



Plan & Architectural Review Meeting

Whitewater Municipal Building Community Room,
312 West Whitewater St., Whitewater, WI 53190
*In Person and Virtual

Monday, January 08, 2024 - 6:00 PM

**Citizens are welcome (and encouraged) to join our webinar via computer, smart phone, or telephone.
Citizen participation is welcome during topic discussion periods.**

Plan & Architectural Review Commission
Jan 8, 2024, 6:00 – 8:30 PM (America/Chicago)

Please join my meeting from your computer, tablet or smartphone.
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Please note that although every effort will be made to provide for virtual participation, unforeseen technical difficulties may prevent this, in which case the meeting may still proceed as long as there is a quorum. Should you wish to make a comment in this situation, you are welcome to call this number: (262) 473-0108.

AGENDA

CALL TO ORDER AND ROLL CALL

HEARING OF CITIZEN COMMENTS

No formal Plan Commission action will be taken during this meeting although issues raised may become a part of a future agenda. Specific items listed on the agenda may not be discussed at this time; however, citizens are invited to speak to those specific issues at the time the Council discusses that particular item.

1. Approval of Minutes for December 11, 2023 Plan Commission Meeting

PUBLIC HEARING FOR REVIEW AND POSSIBLE APPROVAL

2. Public Hearing Regarding Consideration of a Conditional use Permit(CUP) for the Proposed Sign Package for Starbucks to be located at 1280 W. Main Street, Parcel #/A170900002.
3. Public Hearing Regarding Consideration of a Conditional Use Permit (CUP) to allow for zero lot line condominiums located at NE 1/4 & NW 1/4 SE 1/4 Sec. 6 T4N, R15 E in the City of Whitewater, Walworth County, Wisconsin (Parcel #'s MM 00001 through MM 00021) for JM Meadowview, LLC.

- 4. Public Hearing for Possible Consideration and Approval of the Preliminary Plat and Possible Consideration and Approval of Final Plat. Parcel #'s MM 00001 through MM 00021) for JM Meadowview, LLC.

Plan Reviews

- 5. Site Plan Review and possible Approval of Proposed zero lot line duplexes located on Meadow View Court Tax Parcel #'s MO 00001 to MO 00021 for US Shelter Homes.
- 6. Continuation of Site Plan Review and Possible Approval of Proposed Contractor Shops located at the corner of N. Prospect and Endeavor Tax Parcel #292-0515-3434-0001 for Becker & Bolton.

FUTURE AGENDA ITEMS

NEXT MEETING DATE

- 7. Next Meeting is February 12, 2024.

ADJOURNMENT

Anyone requiring special arrangements is asked to call the Office of the City Manager / City Clerk (262-473-0102) at least 72 hours prior to the meeting. Those wishing to weigh in on any of the above-mentioned agenda items but unable to attend the meeting are asked to send their comments to:

c/o Neighborhood Services Director
312 W. Whitewater Street
Whitewater, WI 53190
or Idostie@whitewater-wi.gov

A quorum of the Common Council might be present. This notice is given to inform the public that no formal action will be taken at this meeting by the Common Council.



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(262) 473-0108.

MINUTES

CALL TO ORDER AND ROLL CALL

Meeting called to order at 6: 00 p.m.

1. Approval of November 13, 2023 Minutes.

Motion made by Councilmember Hicks, Seconded by Board Member Parker.
Voting Yea: Councilmember Hicks, Board Member Parker, Board Memeber Crone, Vice Chairperson Stanek, Chairperson Miller, Board member McCormick, Board Member Weigel

HEARING OF CITIZEN COMMENTS

There were no citizen comments.

PUBLIC HEARING FOR REVIEW AND POSSIBLE APPROVAL

2. Public Hearing Regarding Consideration of Conditional Use Permit (CUP) to allow for Uhaul rentals for Ace Hardware located at 1415 W Main Street, Parcel # /A487200001

Motion was made by Stanek to allow for Uhaul rentals. Crone requested more discussion related to the parking in the front of the building. Planner recommended that the Commission could put limits as they see fit. Hicks asked if Crone would be ok to allow parking on the west side of the building. Crone added condition not to be parked adjacent to the front of the building, along with the other conditions in planners report.

Motion made by Vice Chairperson Stanek, Seconded by Board Member McCormick.
Voting Yea: Councilmember Hicks, Board Member Parker, Board Member Crone, Vice Chairperson Stanek, Chairperson Miller, Board Member McCormick, Board Member Weigel

PLAN REVIEWS

- 3. Conceptual Plan Review of possible subdivision located on Elkhorn Road for Russell Walton Parcel # WUP 00346

The next step for this project would be for a planned development due to the mixed zoning. McCormick asked about Waltons Way. The street and infrastructure will need to be added. Both entrances are on Elkhorn Road. Parker asked about the zoning to the north which is R-3 and about whether this would be parkland or park land fees. Crone asked if it was possible that all new development could pay fees instead of creating parks. Director Marquardt stated that the Park Board has a say in where parks are located. Stanek was concerned about the no minimum lot size within a planned development. Crone would like the developer to create a walkway to the north to get to the park there. The Plan Commission was in favor of the project moving forward.

- 4. Site Plan Review and Possible Approval of Proposed Contractor shops located at the corner of N. Prospect and Endeavor Tax Parcel # 292-0515-3434-001 for Becker & Bolton.

The applicant was not present at the meeting. McCormick asked about the tenants but thought the parking adequate. Crone asked about retail being allowed. Planner was unsure what type of retail if any would be allowed in an M-1. CDA is very excited to see this project. Hicks asked about the driveway and fencing. The fence shown is the silt fence on the plan. Parker asked about parking in front of garage doors could be counted as parking space. Parker noted that some units showed no storage/bathrooms in some of the units. Brienne Brown 156 N Fremont asked about the drainage and plumbing that might allow for distilleries/wineries. There were questions asked that have to be redirected to the applicant. Crone made a motion to table pending the applicant coming in.

Motion to table made by Board Memeber Crone, Seconded by Vice Chairperson Stanek. Voting Yea: Councilmember Hicks, Board Member Parker, Board Member Crone, Vice Chairperson Stanek, Chairperson Miller, Board Member McCormick, Board Member Weigel

FUTURE AGENDA ITEMS

NEXT MEETING DATE

- 5. Next Meeting is January 8, 2024.

ADJOURNMENT

Meeting was adjourned at 6:46 p.m.

Motion made by Vice Chairperson Stanek, Seconded by Councilmember Hicks.

Voting Yea: Councilmember Hicks, Board Member Parker, Board Member Crone, Vice Chairperson

Stanek, Chairperson Miller, Board Member McCormick, Board Member Weigel

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MEMORANDUM

To: City of Whitewater Plan and Architectural Review Commission

From: Allison Schwark, Zoning Administrator

Date: January 8, 2024

Re: Conditional Use Permit for signage

Summary of Request	
Requested Approvals:	Conditional Use Permit for All uses with drive-in and drive-through facilities (for which the conditions shall, among other issues, maintain visual continuity and attractive pedestrian movement along the street fronts)
Location:	1280 W Main Street
Current Land Use:	Vacant Property
Proposed Land Use:	Starbucks Coffee Shop
Current Zoning:	B-1
Proposed Zoning:	N/A
Future Land Use, Comprehensive Plan:	Community Business

Site Plan Review

The applicant is requesting a Conditional Use Permit for all signage pertaining to the drive-through, as well as an overage of wall signage located at the Starbucks Coffee Shop located at 1280 W Main Street. Signage includes:

1. 2, 48” Siren illuminated wall signs
2. 1, 12” STARBUCKS wall sign
3. 2, Clearance Bar signs
4. 2, Pre-Menu Board signs
5. 2, 3 Panel Order Board signs

Please see enclosed in your packet precise measurements and location of each sign as indicated in the narrative and site plan submitted by the applicant.

According to section 19.54.080 - Permanent business sign group, all businesses requesting more than one wall sign require a Conditional Use Permit. Currently the applicant is requesting 3 wall signs.

According to section 19.54.080 - Permanent business sign group, all order board signs require Plan Commission

approval, and all uses pertaining to drive throughs require a CUP in the B-1 Zoning District. The applicant is requesting 4 order board signs. 2 of the signs being smaller pre-menu signs, and 2 of them being larger full menu signs.

Planner's Recommendations

- 1) Staff recommends that Plan Commission **APPROVE** the Conditional Use Permit with the following conditions:
 - a) The applicant is responsible for planning, design, and implementation of the grading plan for the site. The City of Whitewater shall not be held responsible for any deficiency in the grading plan.
 - b) The project shall be developed in accordance with the approved site plan, architecture, and landscape plan. Any deviation from the approved plans shall require zoning administrator and/or Plan Commission approval.
 - c) Any conditions stipulated by the PARC.

Starbucks

1280 West Main Street

Whitewater, WI 53190

This Starbucks is going to be located at 1280 West Main Street, Whitewater, WI 53190. This location is going to have a drive thru that will have two lanes to the East side of the building, these two lanes will then merge into one lane at the Northeast corner with the drive thru pick-up window located on the West side of the building.

This site has recently gone through a CUP process; however, the signage was not included. This proposal is related to the signage only. The signage will include two internally illuminated 48" Siren wall signs, one 48" Siren wall sign will be located on the West elevation at the drive thru window, the second 48" Siren wall sign will be located on the East elevation at the patio entry. A 12" x 9'-8" "STARBUCKS" internally illuminated wall sign will be located on the South elevation at the storefront. One internally illuminated directional sign will be located at the Southwest corner of the building, exiting the drive thru lane. There will be two clearance bars, one will be installed for each of the two drive thru lanes on the East side of the property. Each of the two drive-thru lanes will have a pre-menu board, these will be positioned on the west side of each lane. The order-point menu board will be located to the North side of the building. Three parking signs will be installed for parking spaces on the South side of the building. An internally illuminated, double-sided monument sign will be located at the Southeast corner of the property. This monument sign will enhance the ability for motorists to locate this Starbucks destination at posted speed limits.

We hereby address the following CUP criteria questions.

That the establishment, maintenance, or operation of the Conditional Use will not create a nuisance for neighboring uses or substantially reduce value of other property.

The conditional use is for signage. This will not create a nuisance for neighboring uses or substantially reduce the value of other properties. The submission as it relates to signage is for signage that is code compliant in nature. The lighting and design of the signage is consistent with the signage in this zoning district. There will not be an adverse impact but rather a positive impact overall created by the development of a Starbucks at this location. The signage is properly situated and will not cause distractions or obstructions. The sign proposed will help transient guests to identify this location thereby preventing motorist distractions while driving.

That utilities, access roads, parking, drainage, landscaping and other necessary site improvements are being provided.

The signage will not have an impact on utilities, access roads, parking, draining, landscaping and other site improvements that have already been approved thru the CUP process. The signage proposed is as follows:

- 48" Siren internally illuminated wall on exterior West elevation at drive-thru window. 4'-0" round wall sign.
- 12" internally illuminated "STARBUCKS" channel letters wall sign on exterior South elevation at storefront. 1'-0" x 9'-8"
- 48" Siren internally illuminated wall on exterior East elevation at patio entry. 4'-0" round wall sign.
- Directional sign, illuminated on new foundation. 3'8" x 1'-8"
- Clearance bar for drive-thru lane. Clearance bar height: 10'-0" with "Clearance 8'-6"" hanging placard. Placard dimensions: 5" x 5'-6"
- Clearance bar for drive-thru lane (right hand). Clearance bar height: 10'-0" with "Clearance 8'-6"" hanging placard. Placard dimensions: 5" x 5'-6"
- Pre-Menu board – Quantity 2 required for 2 lane drive thru. 3'-5 3/8" x 2'-5 1/8" – Overall height: 5'-0 7/8"
- Three-Panel Menu board for drive-thru lane – 3' 6 3/4" x 8'-0" – Overall height: 5'-1 1/2"
- Parking Sign "Order Pick Up" signage - 1'6" x 1'-0" – Quantity 3 required
- Monument sign, double-faced, internally illuminated. 6'-0" x 3'-0"

That the conditional use conforms to all applicable regulations of the district in which it is located, unless otherwise specifically exempted by this ordinance.

The conditional use conforms to all applicable zoning regulations. The proposed signs are for a drive thru restaurant, and they are consistent with the national brand image for Starbucks and comply with the overall intent of the zoning ordinance. For a drive thru establishment to effectively use this property, the signage indicated herein is necessary to ensure that motorists can prepare in time for turns and lane changes when searching for this destination. The drive thru signage will enhance the customer experience by providing the necessary details for a streamlined ordering process.

That the conditional use conforms to the purpose and intent of the City Master Plan.

The overall intent of the Master Plan is to provide the public with a safe and effective means of locating businesses, services, areas, and points of interest. The proposed signs do not produce clutter, are cohesive and appropriate in scale to the size of the building. These signs are keeping with the intent of the Master Plan overall; they are not designed to cause sign clutter and will not cause a nuisance to the city.

STARBUCKS COFFEE 66359
1280 WEST MAIN STREET
WHITEWATER, WI 53190



23-69250

HILTONDISPLAYS

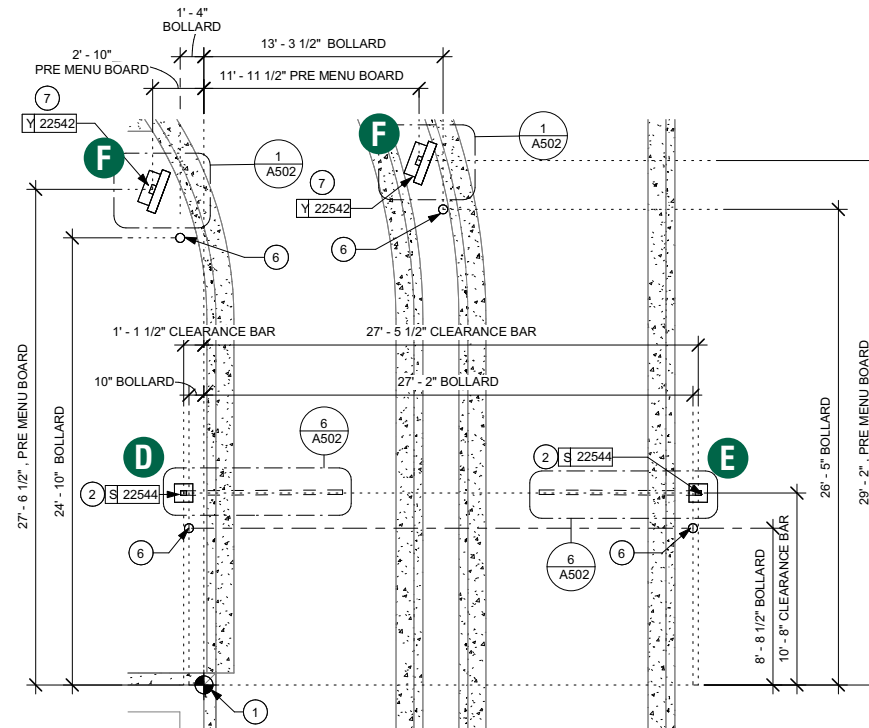
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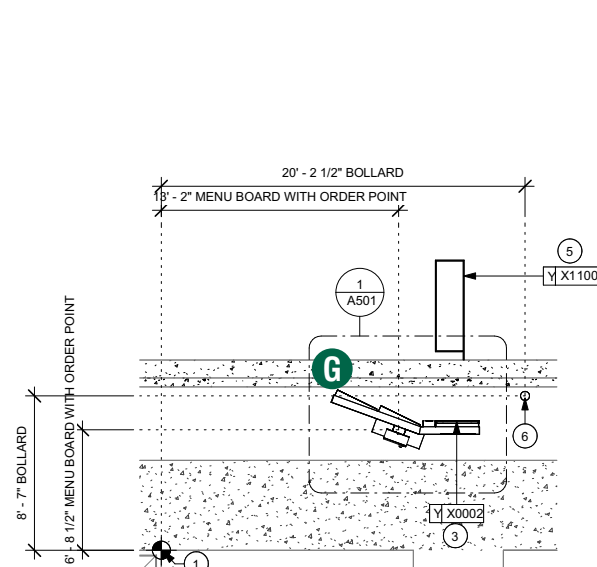
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SITE - DETAIL

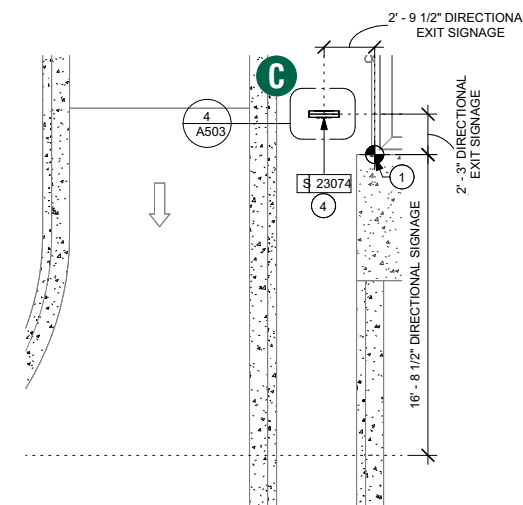
- A** 48" SIREN
- B** 12" CHANNEL LETTERS
- C** 44" TY/EO DIRECTIONAL
- D** CLEARANCE BAR
- E** CLEARANCE BAR - RIGHT
- F** PRE-MENU BOARD
- G** INTEGRATED MENU BOARD
- H** PARKING SIGN
- I** MONUMENT



3 ENLARGED SITE PLAN @ CLEARANCE BAR + PRE-MENU
Scale: 3/32" = 1'-0"



2 ENLARGED SITE PLAN @ DT ORDER POINT
Scale: 3/32" = 1'-0"



1 ENLARGED SITE PLAN @ DIRECTIONAL SIGNAGE
Scale: 3/32" = 1'-0"



Item 2.

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QID 23-69250

JOB NAME

Starbucks 66359

LOCATION

1280 West Main Street
Whitewater, WI 53190

CUSTOMER CONTACT

SALESMAN / PM

Jo Hall

DESIGNER

Ben Tompsett

DWG. DATE

10-06-23

REV. DATE / REVISION

SCALE

As Noted

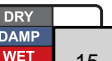
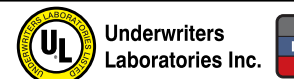
FILE

2023\Starbucks\Locations\
Whitewater WI\23-69250\
SB Whitewater WI 23-69250

DESIGN SPECIFICATIONS ACCEPTED BY:

EST:	CLIENT:
SLS/PM:	LANDLORD:

THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES, THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWING.



ELEVATION

- A** 48" SIREN
- B** 12" CHANNEL LETTERS
- C** 44" TY/EO DIRECTIONAL
- D** CLEARANCE BAR
- E** CLEARANCE BAR - RIGHT
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2 EXTERIOR ELEVATION @ DRIVE THRU WINDOW (WEST)

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

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QID 23-69250

JOB NAME

Starbucks 66359

LOCATION

1280 West Main Street
 Whitewater, WI 53190

CUSTOMER CONTACT

SALESMAN / PM

Jo Hall

DESIGNER

Ben Tompsett

DWG. DATE

10-06-23

REV. DATE / REVISION

SCALE

As Noted

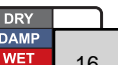
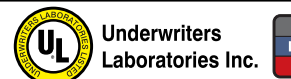
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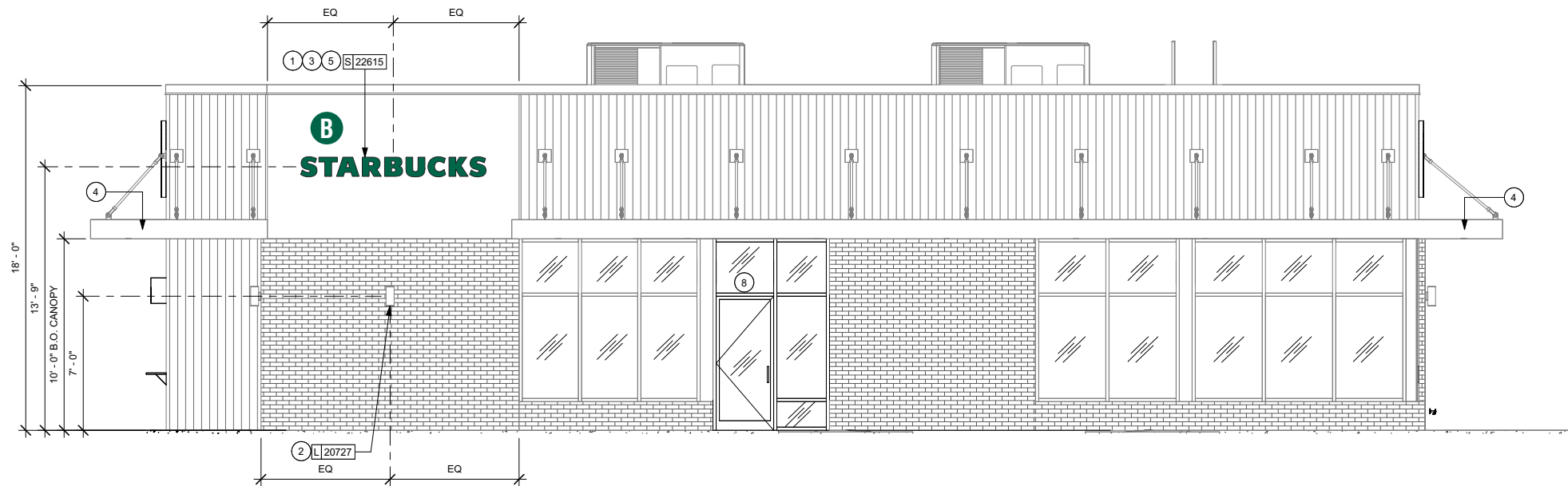
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1 EXTERIOR ELEVATION @ STOREFRONT (SOUTH)
SCALE: 1/8" = 1'-0"

Item 2.

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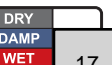
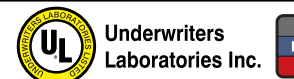
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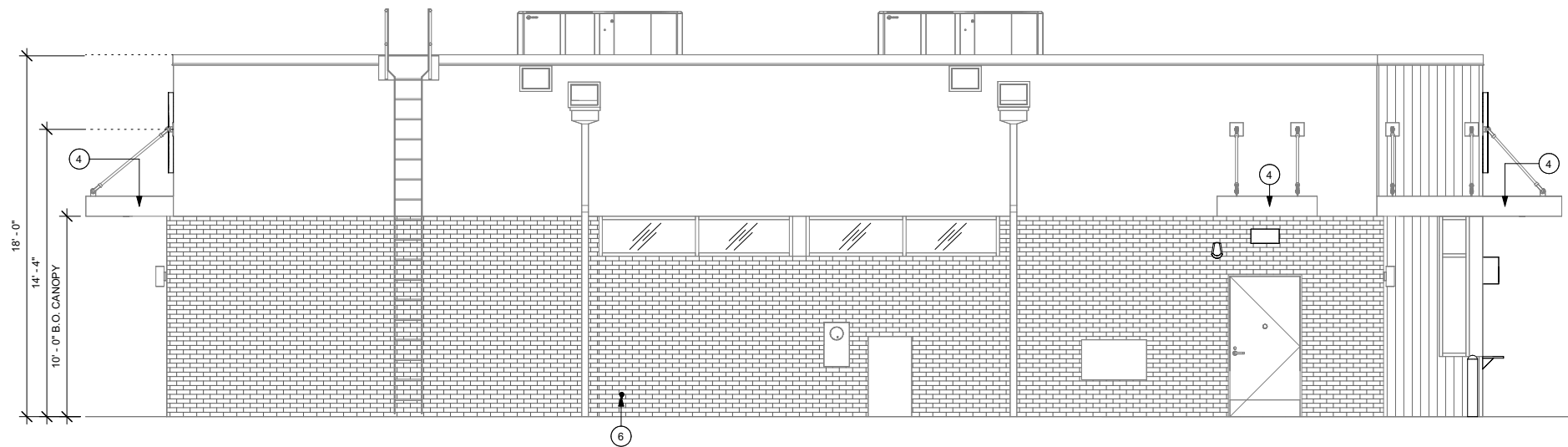
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NO SIGNAGE THIS ELEVATION



① EXTERIOR ELEVATION @ SERVICE ENTRY (NORTH)
SCALE: 1/8" = 1'-0"

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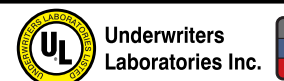
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S/F EXTERIOR TRIMLESS FLEX FACE SIREN WALL SIGN

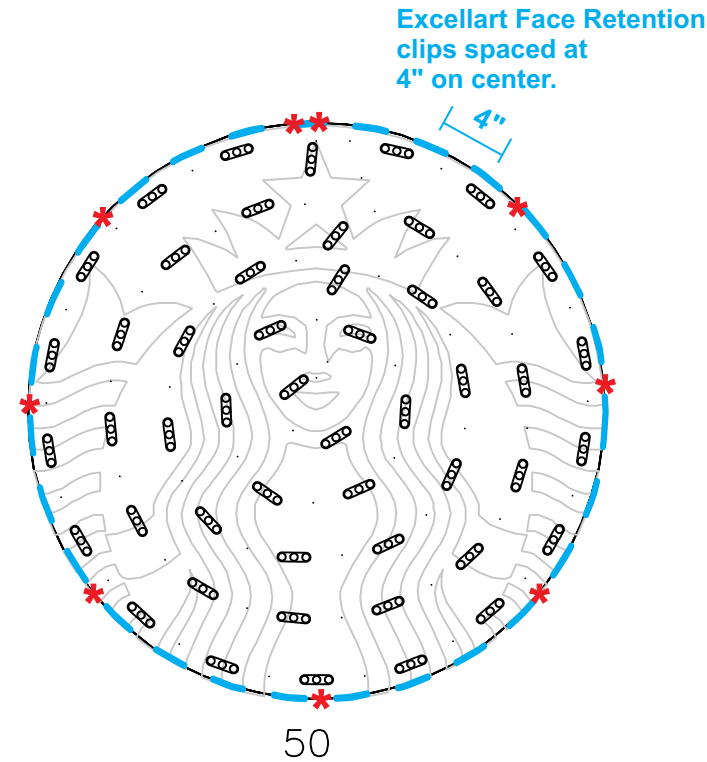
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A



- 1) ACTUAL CHANNEL LETTER POPULATION AND PRODUCT PLACEMENT MAY VARY FROM THIS LAYOUT
- 2) PRISM ENLIGHTEN WHITE 6500K LAID OUT AT 1.5 MODULES PER FOOT, 5.0" ON CENTER
- 3) EACH 60W3 POWER SUPPLY CAN RUN UP TO 72 PRISM ENLIGHTEN WHITE 6500K MODULES
- 4) LAYOUT BASED ON A 2.125" CAN DEPTH
- 5) DIMENSIONS ARE IN INCHES UNLESS STATED OTHERWISE
- 6) 701269-6WEJ1-MB WATTS PER MODULE: .75
- 7) PRIMARY SYSTEM POWER: 46.88 WATTS
- 8) LED MODULE POWER USAGE (secondary): 57.90 WATTS

ESTIMATED PRODUCT B.O.M. PER SIGN:
 50 Each Prism Enlighten White 6500K Modules – 34'
 PN: 701269-6WEJ1-MB
 1 Each 60C2 (Damp/Dry locations) or 60W3 (Wet location) 60W Power Supply 12VDC
 1 Each 100' Roll of Jacketed Cable

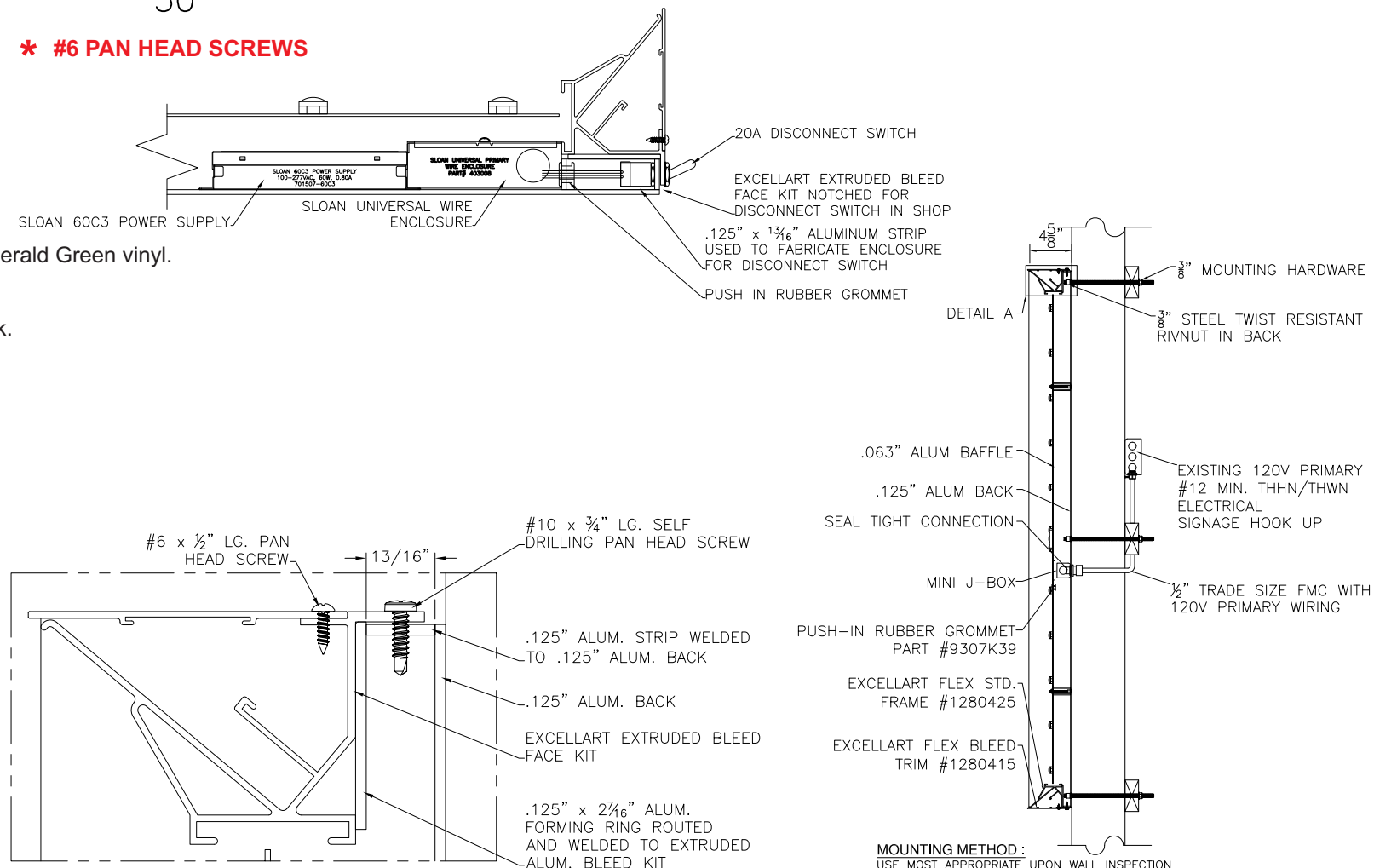
1 FRONT VIEW

Scale: 3/4" = 1' (11x17 Paper)

Specifications:

- A** Single face internally illuminated Excellart EC-Flex Standard flex face cabinet with bleed trim cover.
- B** White 3M 19 oz Panagraphics III Flex Faces with 3M 3630-126 Dark Emerald Green vinyl. Face retention clips spaced every 4".
- C** Interior of cabinet painted reflective white and exterior painted satin black.
- D** Internally illuminated with 6500K Sloan Prism Enlighten LEDs with remote power supply.
- E** 1/4" drain holes located at the bottom of cabinet as required by UL 48 for Electric Signs.
- F** Drain holes to be covered with drain hole covers to reduce light leaks.

* #6 PAN HEAD SCREWS



MOUNTING METHOD:
 USE MOST APPROPRIATE UPON WALL INSPECTION
 - TOGGLE BOLTS W/ HOLLOW CORE PLYWOOD BACKING.
 - EPCON SCREEN THREADED RODS W/SOLID CONCRETE.
 - THRU BOLTS W/ WOOD BLOCKING.

COLOR LEGEND		
	PMS/PAINT	VINYL
	PMS 3425 C	3M 3630-126
	SATIN BLACK	NA
	PMS WHITE	NA

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Underwriters Laboratories Inc. DRY
DAMP
WET

TRIMLESS CHANNEL LETTERS - REMOTE

Qty. 1

B

Item 2.

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EST:	CLIENT:
SLS/PM:	LANDLORD:

THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES, THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWING.

UL Underwriters Laboratories Inc. **DRY DAMP WET** 21

SBC-S22615-SB-12-G-SDS

9'-8"

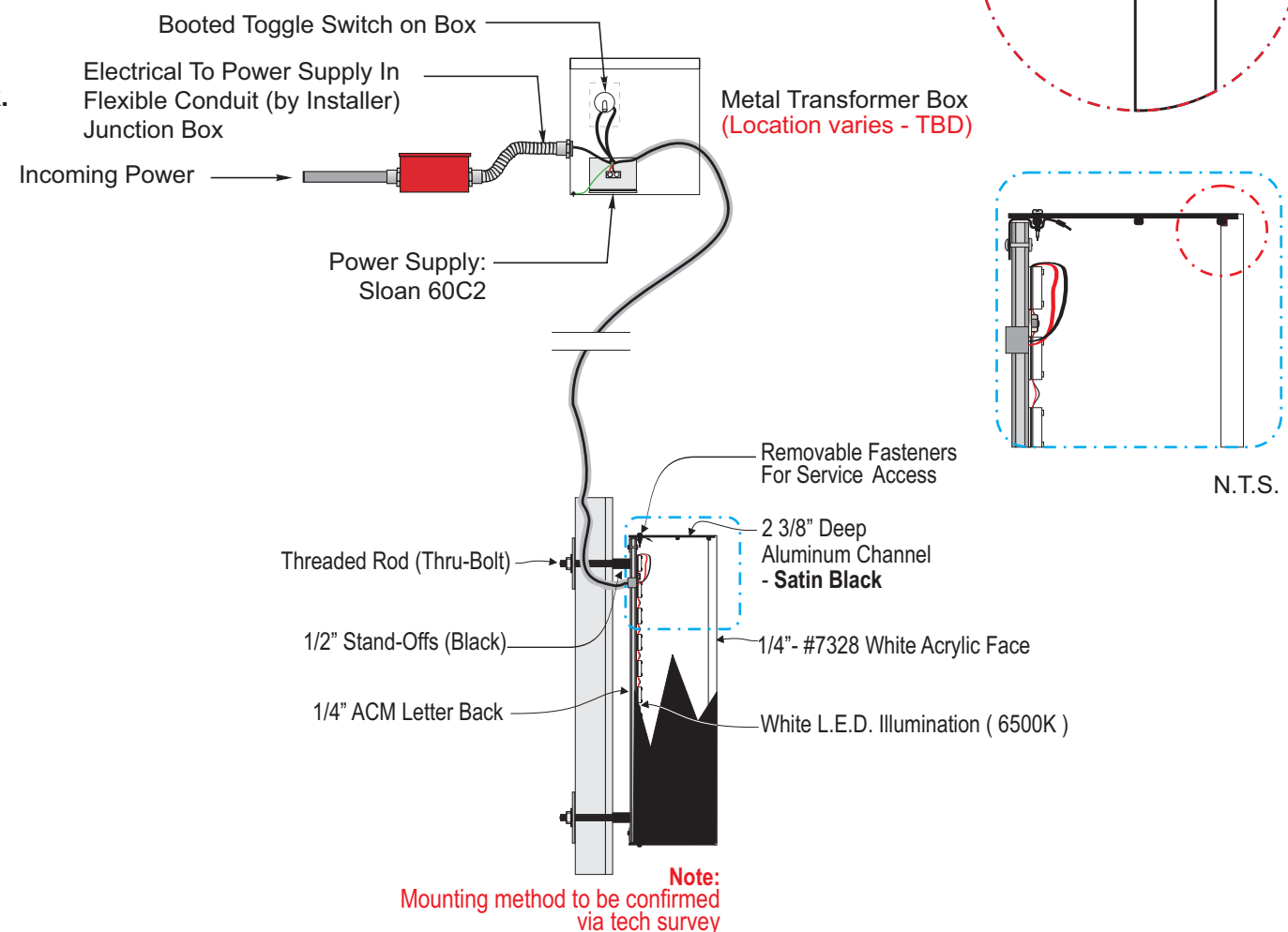
1'-0" **STARBUCKS**

Front View

Scale: 1" = 1'-0" (11x17 Paper)

Specifications:

- A** Internally illuminated SDS LetterForm trimless channel letter with returns painted **satIn black**.
- B** Green faces to be 1/4" 7328 gloss white acrylic with 3M 3630-126 Dark Emerald Green vinyl applied first surface.
- C** Internally illuminated letters with 6500K Sloan white LED mounted to 1/4" ACM back
- D** 1/4" drain holes located at the bottom of each letter as required by UL 48 for Electric Signs.
- E** Drain holes to be covered with drain hole covers to reduce light leaks.



COLOR LEGEND		
	PMS/PAINT	VINYL
	PMS 3425 C	3M 3630-126
	SATIN BLACK	NA
	PMS WHITE	NA

SloanLED
 Leaders in LED Technology
 SloanLED.com Tel 805.676.3200
 Toll-free 888.747.4LED Fax 805.676.3206

DIRECTIONAL - NEW FOUNDATION

SBC-S23074-DIR-IL-NF-XTY-44

Qty. 1



Item 2.

HILTONDISPLAYS
 125 HILLSIDE DRIVE • GREENVILLE SC 29607
 P 800 353 9132 • F 864 242 2204
 www.hiltondisplays.com

QID 23-69250

JOB NAME

Starbucks 66359

LOCATION

1280 West Main Street
Whitewater, WI 53190

CUSTOMER CONTACT

SALESMAN / PM

Jo Hall

DESIGNER

Ben Tompsett

DWG. DATE

10-06-23

REV. DATE / REVISION

SCALE

As Noted

FILE

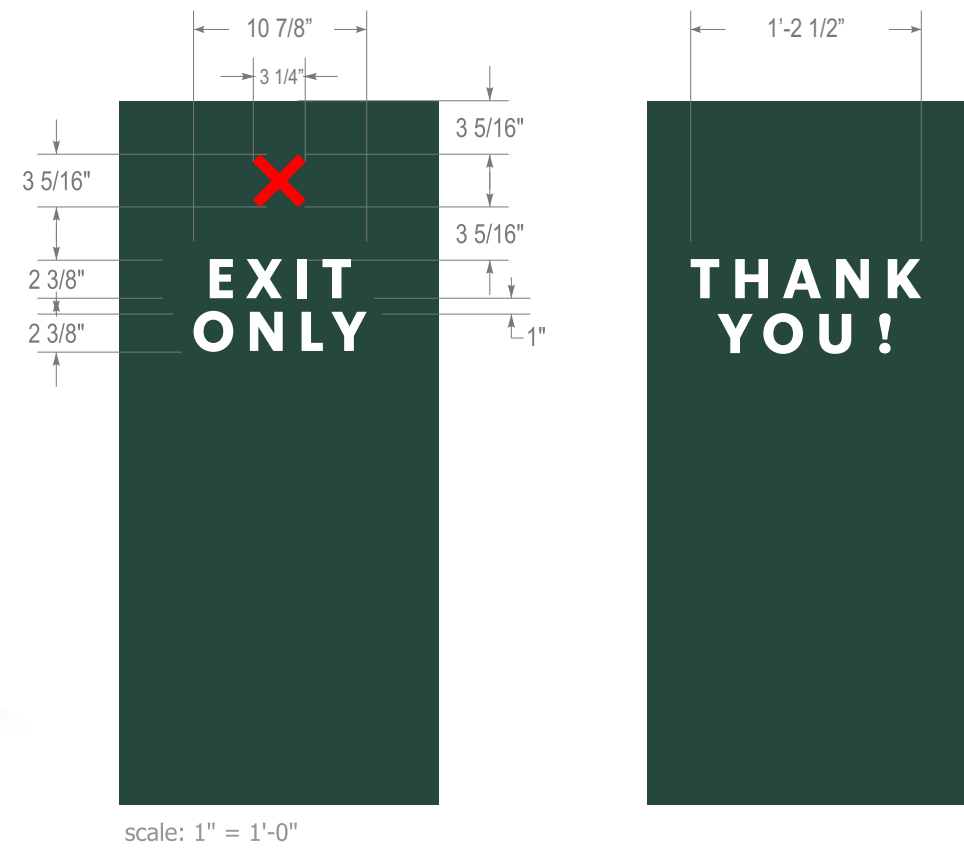
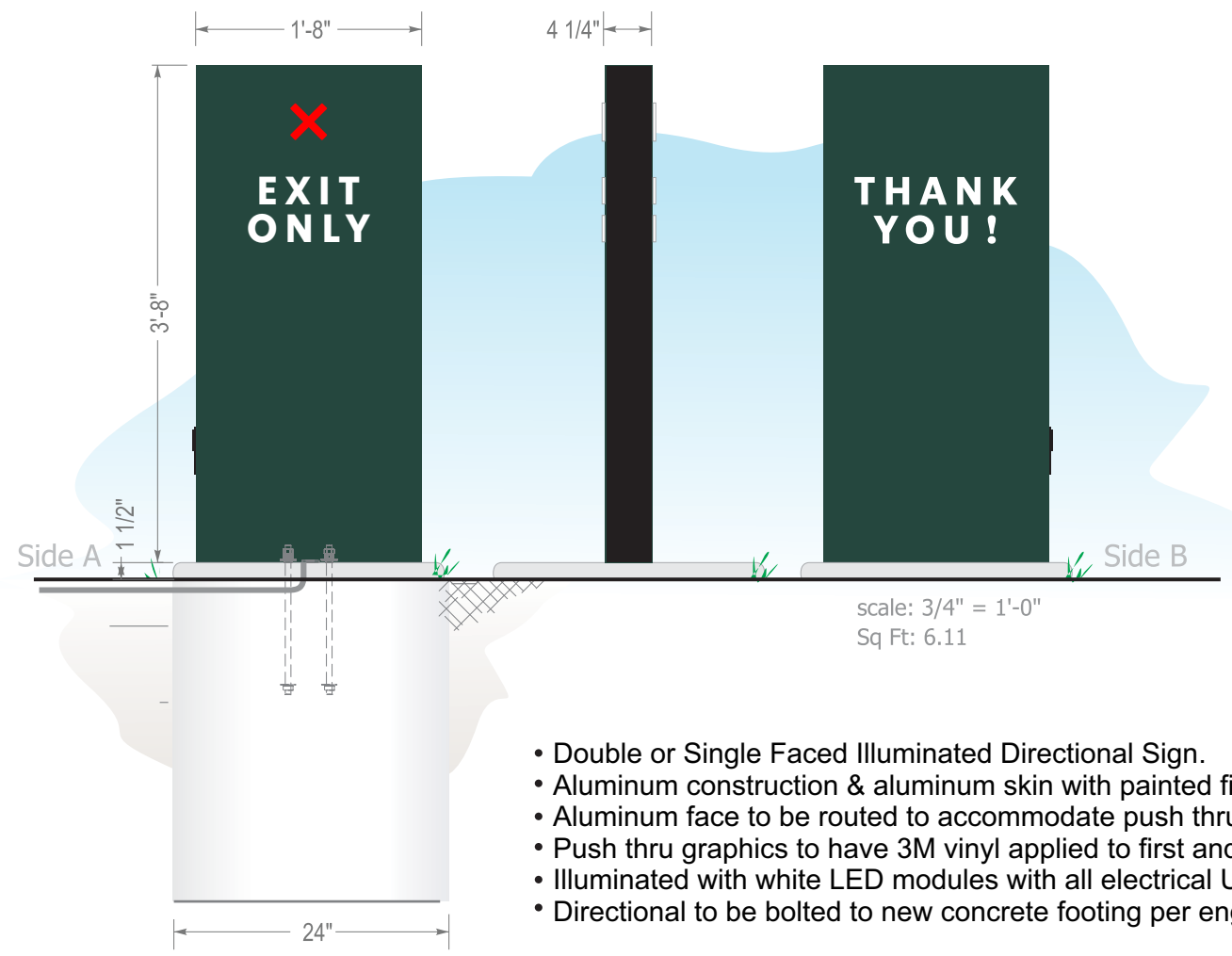
2023\Starbucks\Locations\
Whitewater WI\23-69250\
SB Whitewater WI 23-69250

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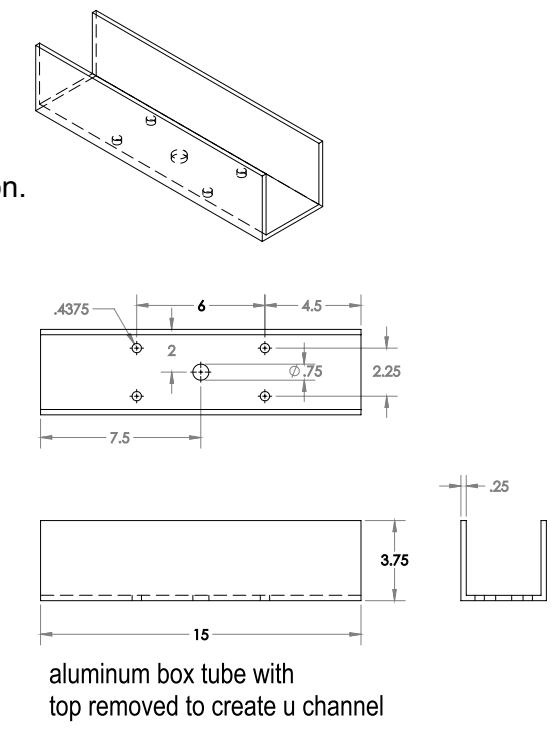
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SLS/PM:	LANDLORD:

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Underwriters Laboratories Inc. DRY DAMP WET 22



- Double or Single Faced Illuminated Directional Sign.
- Aluminum construction & aluminum skin with painted finishes.
- Aluminum face to be routed to accommodate push thru graphics.
- Push thru graphics to have 3M vinyl applied to first and second surface.
- Illuminated with white LED modules with all electrical UL listed and labeled.
- Directional to be bolted to new concrete footing per engineering for site location and soil condition.



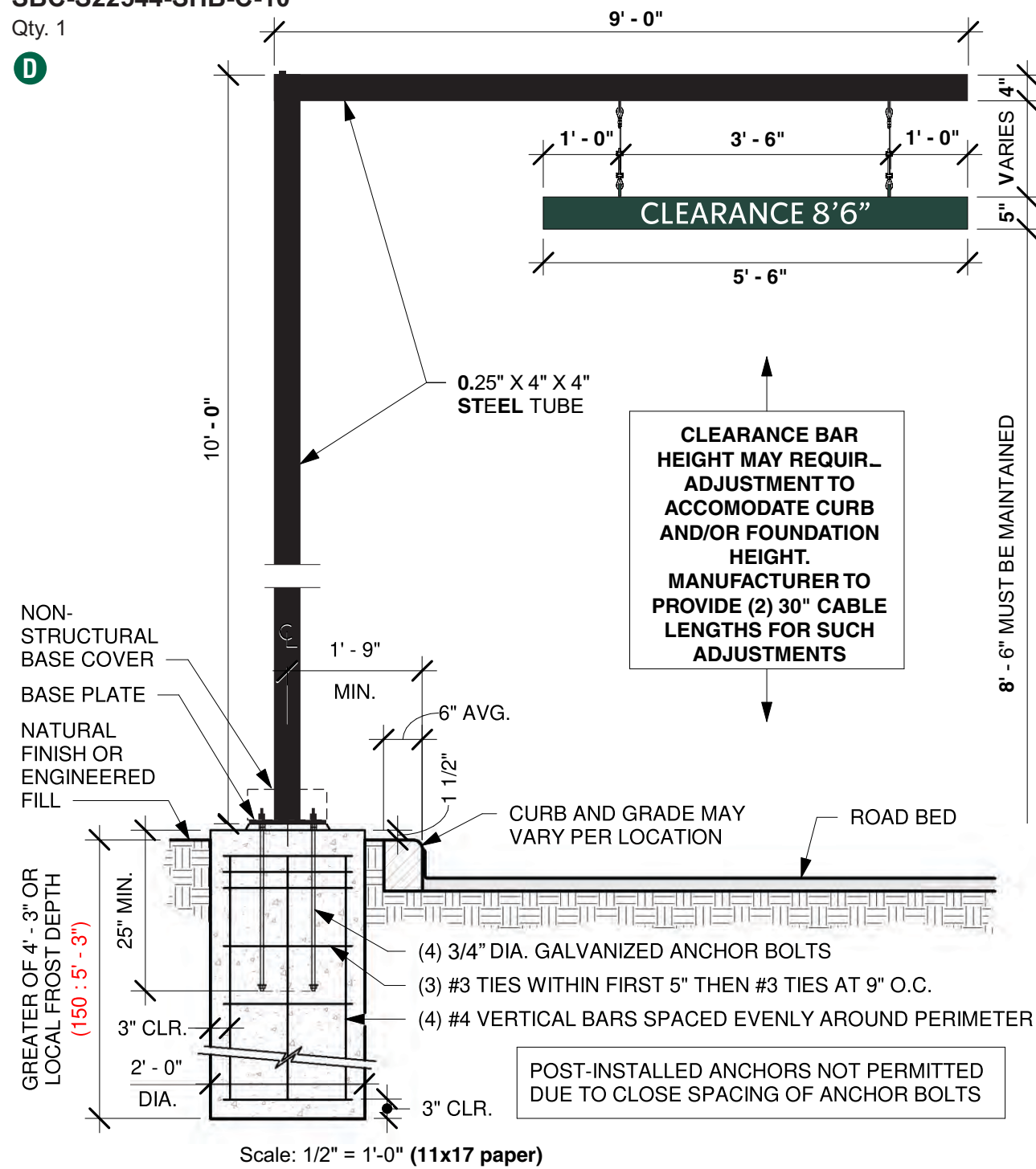
- Colors:**
- Painted Pantone #560 (satin finish)
 - Painted Pantone 419 Black (RAL 7021M) (satin finish)
 - Clear Acrylic (push thru)
 - 3M White Translucent Vinyl (first surface)
 - 3M Diffuser Film (second surface)

REVOLUTION CLEARANCE BAR

SBC-S22544-SHB-C-10

Qty. 1

D



NON-STRUCTURAL BASE COVER
BASE PLATE
NATURAL FINISH OR ENGINEERED FILL

1'-9" MIN.
6" AVG.
1 1/2"

CURB AND GRADE MAY VARY PER LOCATION
ROAD BED

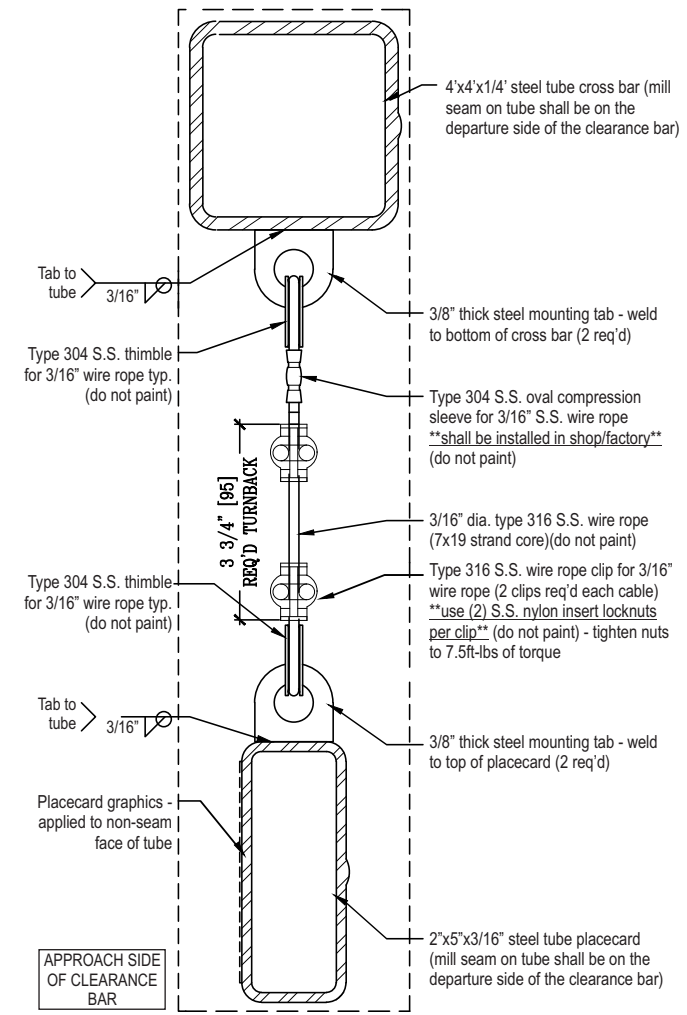
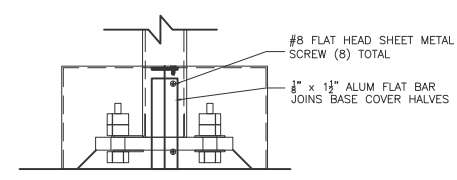
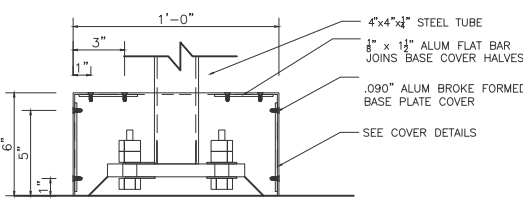
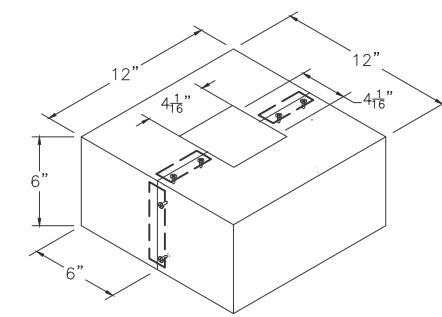
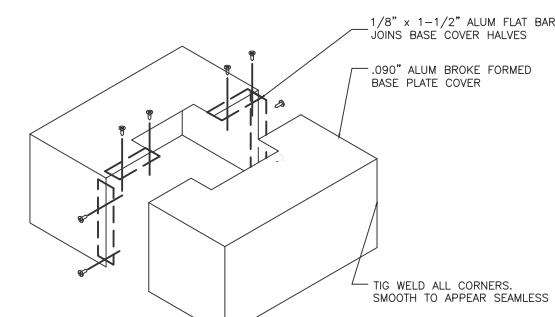
GREATER OF 4' - 3" OR LOCAL FROST DEPTH (150' - 5' - 3")

25" MIN.
3" CLR.
2' - 0" DIA.
3" CLR.

(4) 3/4" DIA. GALVANIZED ANCHOR BOLTS
(3) #3 TIES WITHIN FIRST 5" THEN #3 TIES AT 9" O.C.
(4) #4 VERTICAL BARS SPACED EVENLY AROUND PERIMETER

POST-INSTALLED ANCHORS NOT PERMITTED DUE TO CLOSE SPACING OF ANCHOR BOLTS

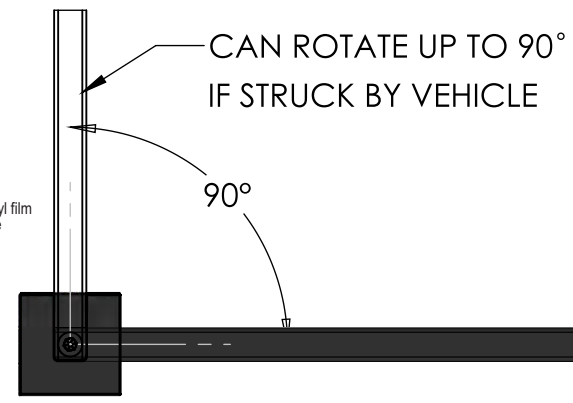
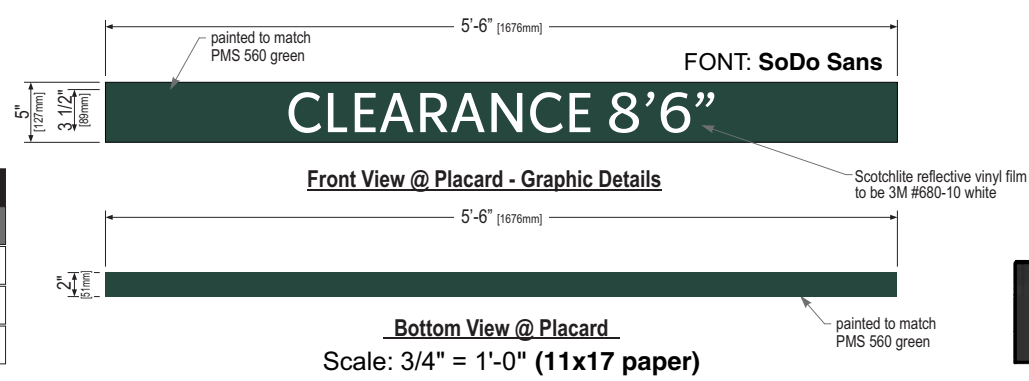
Scale: 1/2" = 1'-0" (11x17 paper)



End Section View

ASSUMED CONDITIONS DESIGN LOADS	
<ul style="list-style-type: none"> 115 MPH wind load (150 MPH Wind Load) Category II, Exposure C Est. Combined Weight of Canopy & DOS: 993 Lbs. Concrete Strength: MN 3000 PSI @ 28 Days 2012 International Building Code, ASCE 7-10 Vertical Soil Bearing Pressure: 2000 PSF 	
Rotate Footing Bolt pattern Relative To Drive Lane Per Site Plan & Signage Configuration Details.	
Route Conduit Per Electrical Site Plan Provide 3" Stub-Up	GC Responsible For Foundations & Footings On All Menu Boards & Drive-Thru Elements. Signage Vendor To Supply Templates & Install Menu Boards Only.

Dimensions in Red Are For 150 MPH Wind Load



COLOR LEGEND		
	PMS/PAINT	VINYL
	PMS 560 C	NA
	PSB 6865/ SATIN BLACK	3M 3630-22
	REFL. WHITE	3M 680-10

QID 23-69250

JOB NAME

Starbucks 66359

LOCATION

1280 West Main Street
Whitewater, WI 53190

CUSTOMER CONTACT

SALESMAN / PM

Jo Hall

DESIGNER

Ben Tompsett

DWG. DATE

10-06-23

REV. DATE / REVISION

SCALE

As Noted

FILE

2023\Starbucks\Locations\
Whitewater WI\23-69250\
SB Whitewater WI 23-69250

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Underwriters Laboratories Inc.

DRY DAMP WET

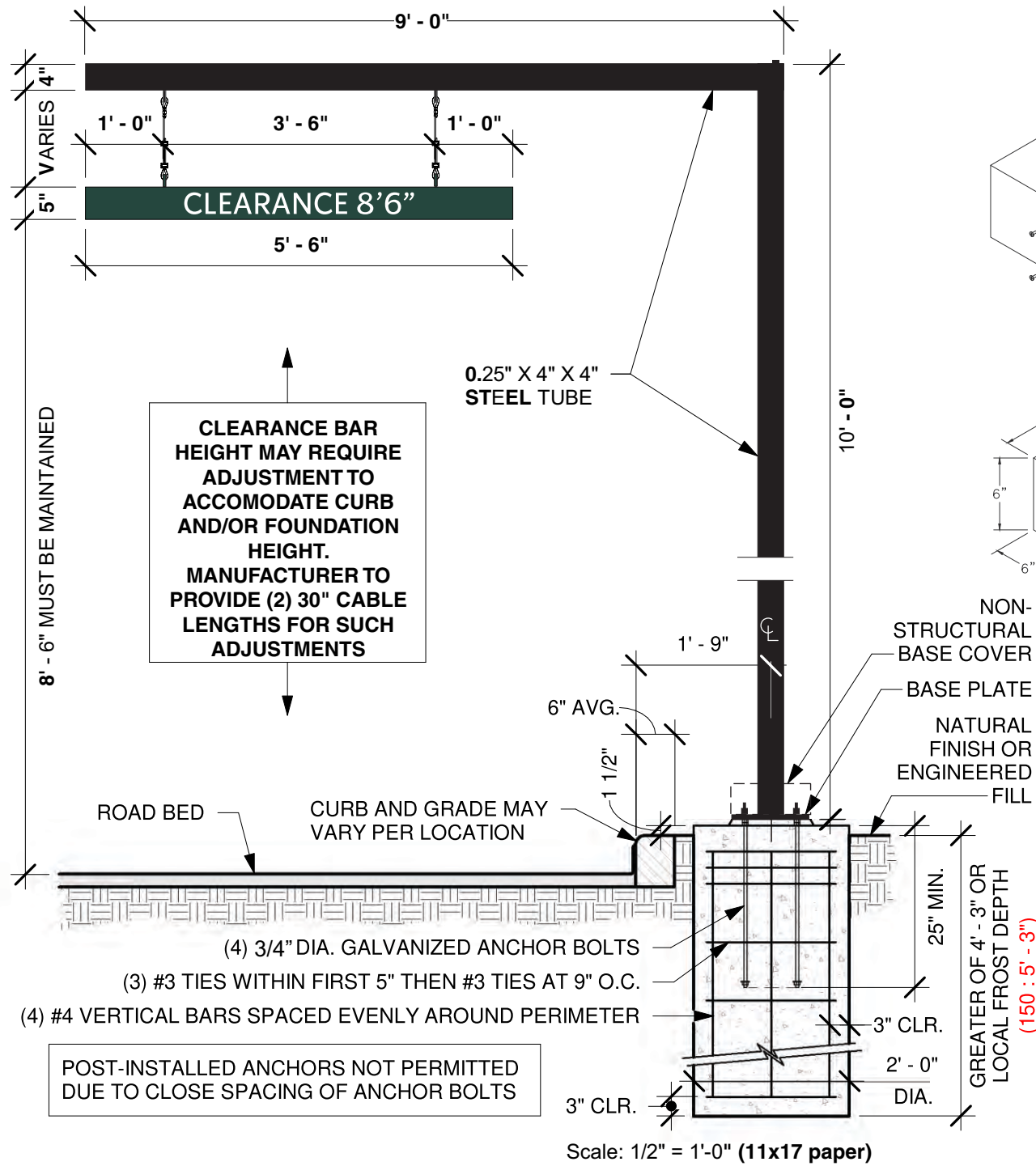
23

REVOLUTION CLEARANCE BAR (RIGHT HAND)

SBC-S22544-SHB-C-10-R

Qty. 1

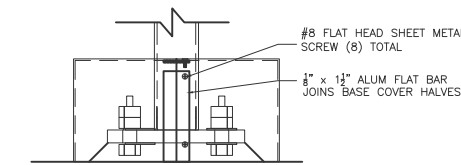
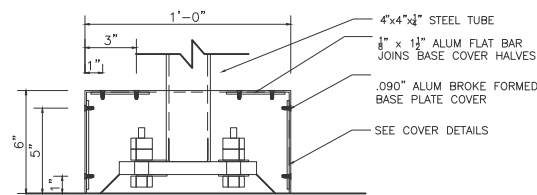
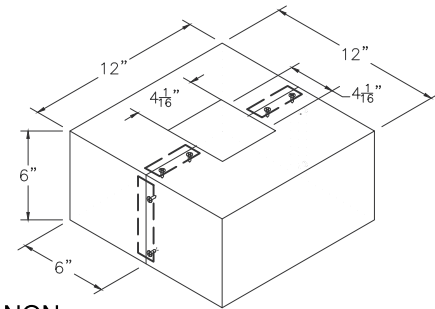
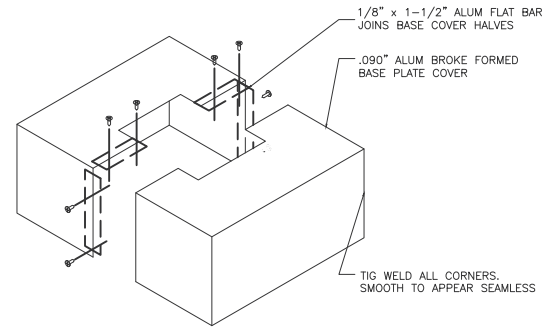
E



CLEARANCE BAR HEIGHT MAY REQUIRE ADJUSTMENT TO ACCOMMODATE CURB AND/OR FOUNDATION HEIGHT. MANUFACTURER TO PROVIDE (2) 30" CABLE LENGTHS FOR SUCH ADJUSTMENTS

- (4) 3/4" DIA. GALVANIZED ANCHOR BOLTS
- (3) #3 TIES WITHIN FIRST 5" THEN #3 TIES AT 9" O.C.
- (4) #4 VERTICAL BARS SPACED EVENLY AROUND PERIMETER

POST-INSTALLED ANCHORS NOT PERMITTED DUE TO CLOSE SPACING OF ANCHOR BOLTS



ASSUMED CONDITIONS DESIGN LOADS

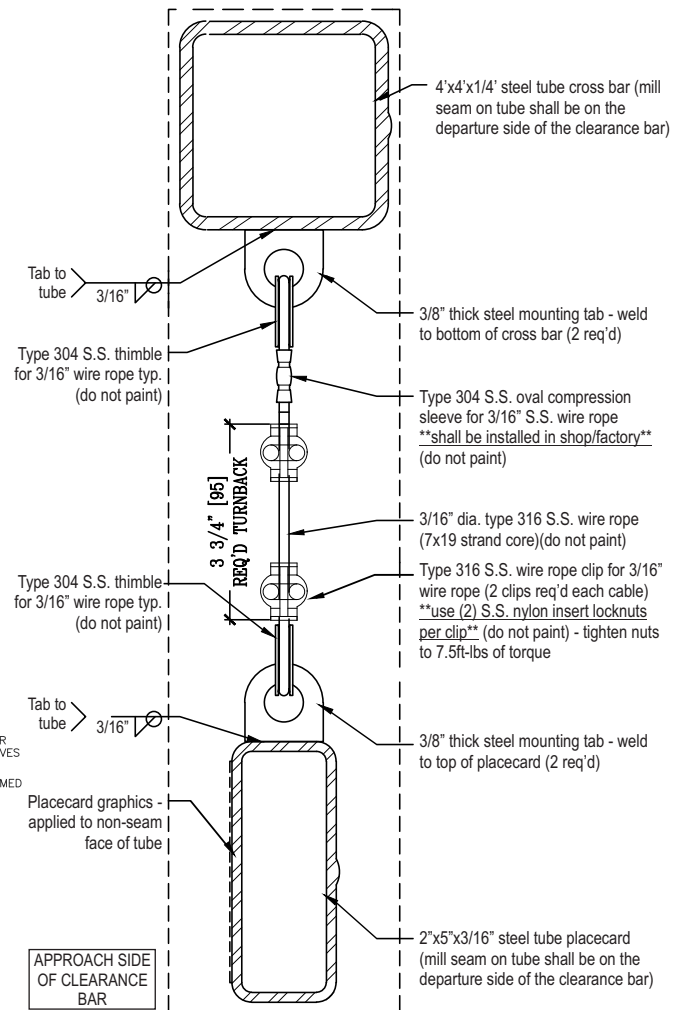
- 115 MPH wind load (150 MPH Wind Load)
- Category II, Exposure C
- Est. Combined Weight of Canopy & DOS: 993 Lbs.
- Concrete Strength: MN 3000 PSI @ 28 Days
- 2012 International Building Code, ASCE 7-10
- Vertical Soil Bearing Pressure: 2000 PSF

Rotate Footing Bolt pattern Relative To Drive Lane Per Site Plan & Signage Configuration Details.

Route Conduit Per Electrical Site Plan Provide 3" Stub-Up

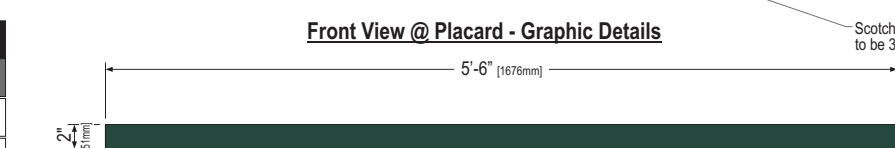
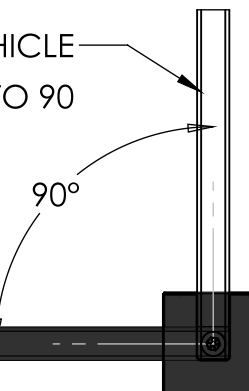
GC Responsible For Foundations & Footings On All Menu Boards & Drive-Thru Elements. Signage Vendor To Supply Templates & Install Menu Boards Only.

Dimensions in Red Are For 150 MPH Wind Load



End Section View

IF STRUCK BY VEHICLE CAN ROTATE UP TO 90



COLOR LEGEND		
	PMS/PAINT	VINYL
	PMS 560 C	NA
	PSB 6865/ SATIN BLACK	3M 3630-22
	REFL. WHITE	3M 680-10

Item 2.

HILTONDISPLAYS
125 HILLSIDE DRIVE • GREENVILLE SC 29607
P 800 353 9132 • F 864 242 2204
www.hiltondisplays.com

QID 23-69250

JOB NAME

Starbucks 66359

LOCATION

1280 West Main Street
Whitewater, WI 53190

CUSTOMER CONTACT

SALESMAN / PM

Jo Hall

DESIGNER

Ben Tompsett

DWG. DATE

10-06-23

REV. DATE / REVISION

SCALE

As Noted

FILE

2023\Starbucks\Locations\
Whitewater WI\23-69250\
SB Whitewater WI 23-69250

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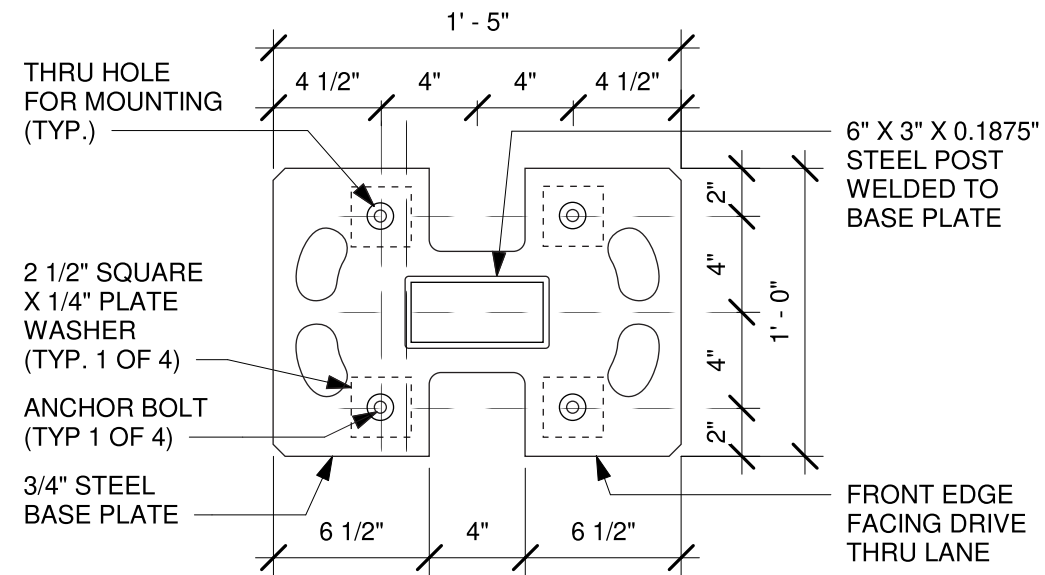
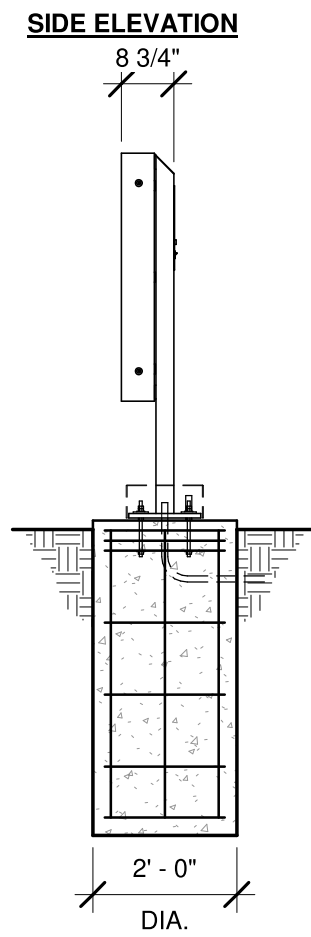
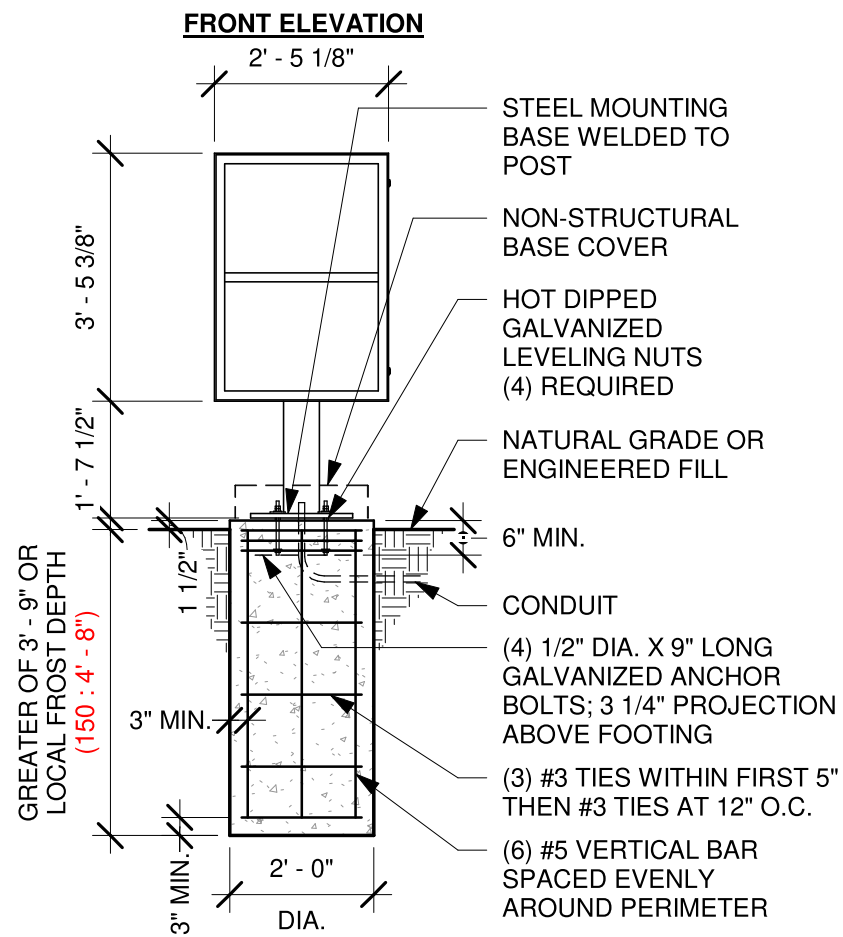
UL Underwriters Laboratories Inc.

DRY
DAMP
WET

PRE-MENU BOARD - INSTALL ONLY

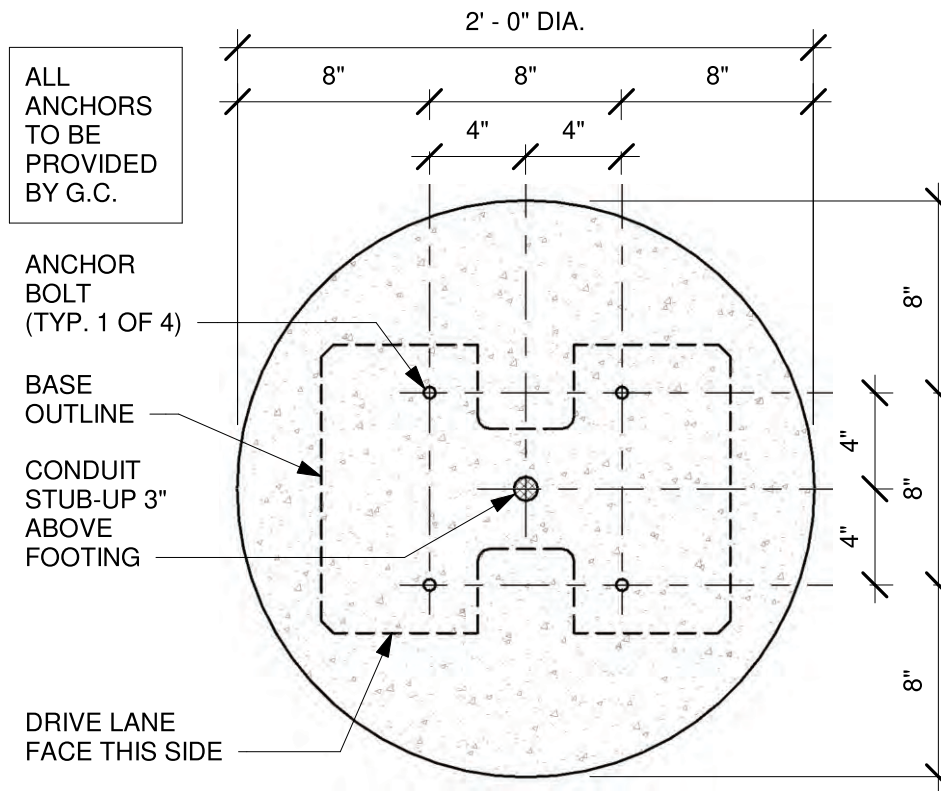
Qty. 2

F



BASE PLATE

scale: 1 1/2" = 1'



BOLT PATTERN (TOP VIEW)

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

DT PRE-MENU GROUND FOOTING

Scale: 3/8" = 1'-0"



Item 2.

HILTONDISPLAYS

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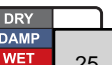
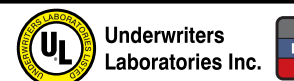
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DTE 3-PANEL MENU BOARD w/ DOS - INSTALL ONLY

Qty. 1



Item 2.

HILTONDISPLAYS
 125 HILLSIDE DRIVE • GREENVILLE SC 29607
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 www.hiltondisplays.com

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JOB NAME

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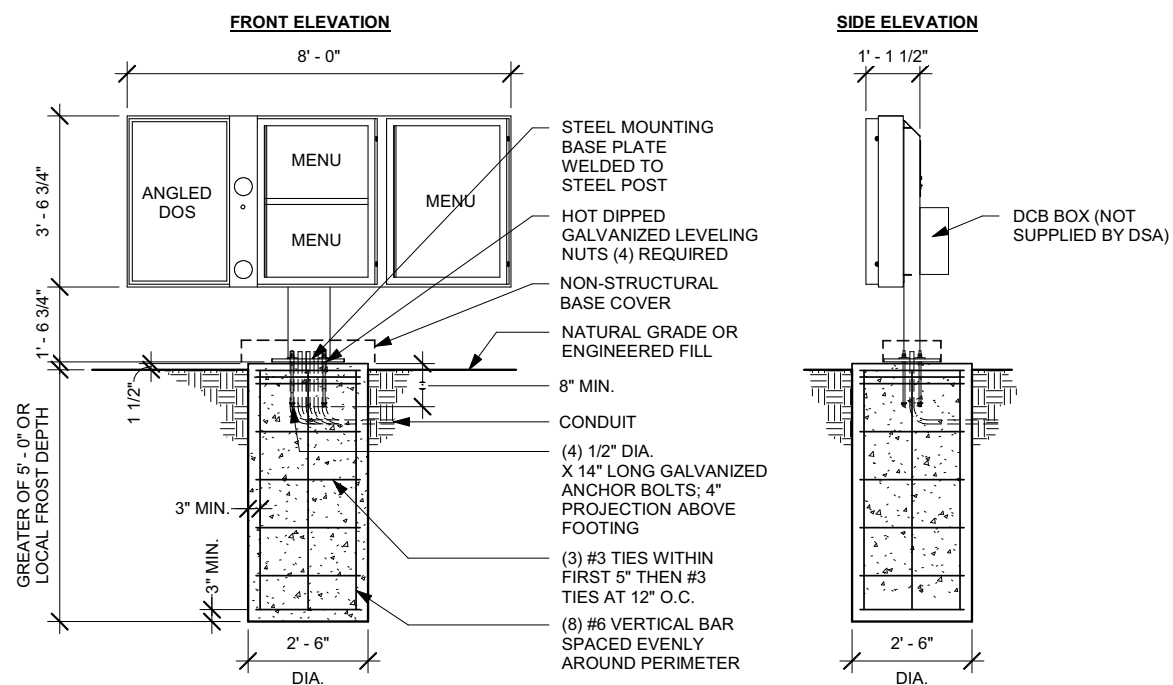
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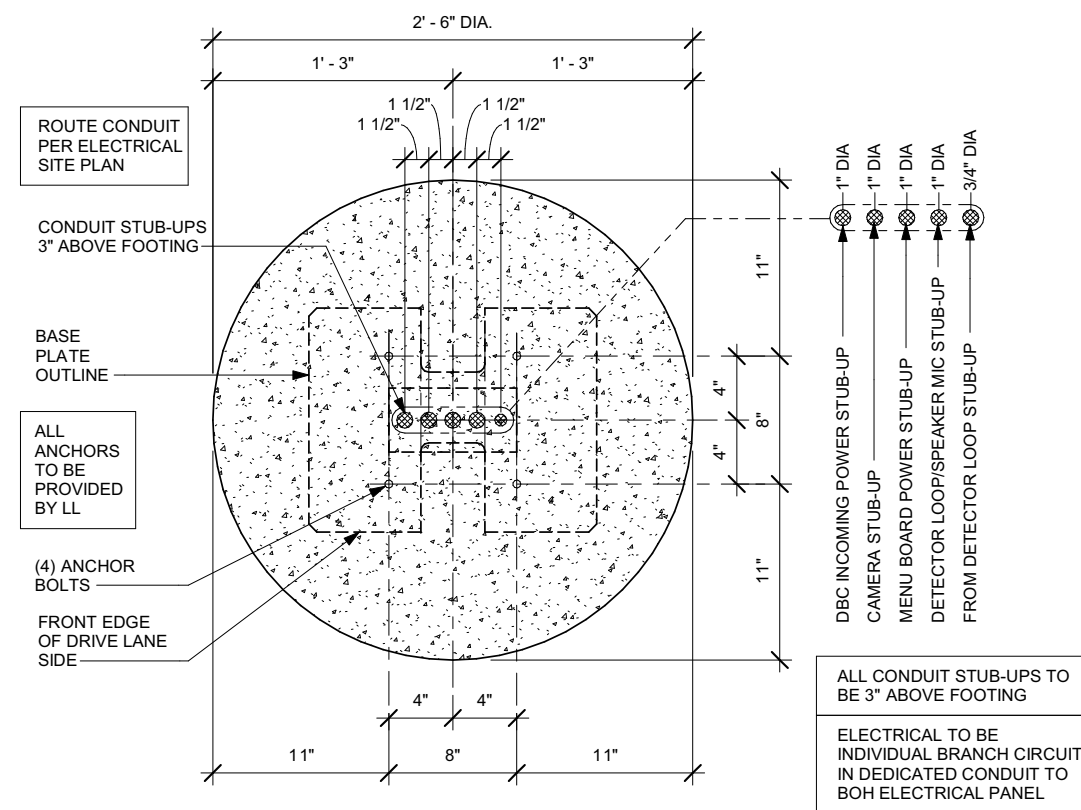
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LANDLORD RESPONSIBLE FOR FOUNDATIONS AND FOOTINGS ON ALL MENU BOARD AND DRIVE THRU ELEMENTS. SIGNAGE VENDOR TO SUPPLY TEMPLATES AND INSTALL MENU BOARDS ONLY.

1 DTE 3-PANEL MENU BOARD W/ DOS GROUND FOOTING

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



2 DTE 3-PANEL MENU BOARD W/ DOS BOLT PATTERN (TOP VIEW)

Scale: 1" = 1'-0"

18" x 12" PARKING SIGN

SBC-PK-1812-FP

Qty. 3



1 Front View
SCALE: 3" = 1'-0"

SPECIFICATIONS

- A. .090" ALUMINUM PARKING SIGN TO BE PAINTED TO PMS 560c
- B. FACE TO HAVE APPLIED DIGITALLY PRINTED VINYL GRAPHICS ON WHITE REFLECTIVE VINYL w/5/16" WHITE REFLECTIVE BORDER.
- C. SIGN PANEL TO BE FASTENED TO U-CHANNEL POST W/ 5/16"x2" BOLTS (QTY. 2)



Item 2.

HILTONDISPLAYS
125 HILLSIDE DRIVE • GREENVILLE SC 29607
P 800 353 9132 • F 864 242 2204
www.hiltondisplays.com

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D/F ILLUMINATED MONUMENT

SBC-S23070-MON-IL-72

Qty. 1



Item 2.

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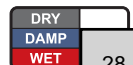
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Scale: 3/4" = 1' (11x17 paper)

- Double Faced Illuminated Monument Sign.
- Aluminum construction & aluminum skin with painted finishes.
- .125" thick face to be routed to accommodate push thru graphics.
- .375" Push thru graphics to have 3M vinyl applied to first and second surface.
- Illuminated with white LED modules with all electrical UL listed and labeled.
- Monument to be bolted to new concrete footing per engineering for site location and soil condition.

Colors:

- Painted Pantone #560 (satin finish)
- Painted Pantone 419 Black (RAL 7021M) (satin finish)
- Clear Acrylic (push thru)
- 3M 3630-126 Dark Emerald Green Translucent Vinyl (first surface)
- 3M White Translucent Vinyl (first surface)
- 3M Diffuser Film (second surface)

Print

Item 2.

Conditional Use Permit Application - Submission #719

Date Submitted: 12/8/2023

City of Whitewater
312 W. Whitewater Street
P.O. Box 178
Whitewater, WI 53190
262-473-0540
www.whitewater-wi.gov

Conditional Use Permit Application

NOTICE:

The Plan Commission meetings are scheduled at 6:00 p.m. on the 2nd Monday of the month. All complete plans must be in by 4:00 p.m. four weeks prior to the meeting.

Address of Property*

1280 WEST MAIN STREET

City*

WHITEWATER

State*

WI

Zip Code*

53190

Owner's First Name*

DSDH

Owner's Last Name*

WHITEWATER LLC

Applicant's First Name*

LAUREN

Applicant's Last Name*

RICHMAN

Mailing Address*

105 CHERYL AVE

City*

BERLIN

State*

MD

Zip Code*

21811

Item 2.

Phone Number*

908-674-4660

Fax Number

Email Address*

RICHMAN@EXPEDITETHEDIEHL.COM

Existing and Proposed Uses:

Current Use of Property*

349-Restaurant, Fast Food

Zoning District*

B-1

Proposed Use:*

349-Restaurant, Fast Food

Conditions

The City of Whitewater Zoning Ordinance authorizes the Plan Commission to place conditions on approved conditional uses. "Conditions" such as landscaping, architectural design, type of construction, construction commencement and completion dates, sureties, lighting, fencing, plantation, deed restrictions, highway access restrictions, increased yards or parking requirements may be affected. "Conditional Uses" may be subject to time limits or requirements for periodic review by staff.

APPLICATION REQUIREMENTS

Item 2.

THE FOLLOWING INFORMATION MUST BE SUBMITTED IN ORDER TO CONSIDER THE APPLICATION COMPLETE:

1. Statement of use, including type of business with number of employees by shift.
2. Scaled plot plan with north arrow, showing proposed site and all site dimensions.
3. All buildings and structures; location, height, materials and building elevations.
4. Lighting plan; including location, height, materials and building elevations.
5. Elevation drawings or illustrations indicating the architectural treatment of all proposed buildings and structures.
6. Off-street parking; locations, layout, dimensions, circulation, landscaped areas, total number of stalls, elevation, curb and gutter.
7. Access; pedestrian, vehicular, service. Points of ingress and egress.
8. Loading ; location, dimensions, number of spaces internal circulation.
9. Landscaping; including location, size and type of all proposed planting materials.
10. Floor plans: of all proposed buildings and structures, including square footage.
11. Signage: Location, height, dimensions, color, materials, lighting and copy area.
12. Grading/draining plan of proposed site.
13. Waste disposal facilities; storage facilities for storage of trash and waste materials.
14. Outdoor storage, where permitted in the district; type, location, height of screening devices.

**One (1) full size, Fifteen (15) 11.x17, and One (1) Electronic Copy (include color where possible) site plan copies, drawn to scale and dimensioned.

STANDARDS FOR REVIEW AND APPROVAL

The Plan and Architectural Commission shall use the following standards when reviewing applications for conditional uses. The applicant is required to fill out the following items and explain how the proposed conditional use will meet the standard for approval.

Standards

That the establishment, maintenance, or operation of the Conditional Use will not create a nuisance for neighboring uses or substantially reduce value of other property. Applicant's explanation:*

The conditional use is for signage. This will not create a nuisance for neighboring uses or substantially reduce the value of other properties. The submission as it relates to signage is for signage that is code compliant in nature. The lighting and design of the signage is consistent with the signage in this zoning district. There will not be an adverse impact but rather a positive impact overall created by the development of a Starbucks at this location. The signage is properly situated and will not cause distractions or obstructions. The sign proposed will help transient guests to identify this location thereby preventing motorist distractions while driving.

Item 2.

That utilities, access roads, parking, drainage, landscaping and other necessary site improvements are being provided.
Applicant's explanation:*

The signage will not have an impact on utilities, access roads, parking, draining, landscaping and other site improvements that have already been approved thru the CUP process. The signage proposed is as follows:

- 48" Siren internally illuminated wall on exterior West elevation at drive-thru window. 4'-0" round wall sign.
- 12" internally illuminated "STARBUCKS" channel letters wall sign on exterior South elevation at storefront. 1'-0" x 9'-8"
- 48" Siren internally illuminated wall on exterior East elevation at patio entry. 4'-0" round wall sign.
- Directional sign, illuminated on new foundation. 3'8" x 1'-8"
- Clearance bar for drive-thru lane. Clearance bar height: 10'-0" with "Clearance 8'-6"" hanging placard. Placard dimensions: 5" x 5'-6"
- Clearance bar for drive-thru lane (right hand). Clearance bar height: 10'-0" with "Clearance 8'-6"" hanging placard. Placard dimensions: 5" x 5'-6"
- Pre-Menu board – Quantity 2 required for 2 lane drive thru. 3'-5 3/8" x 2'-5 1/8" – Overall height: 5'-0 7/8"
- Three-Panel Menu board for drive-thru lane – 3' 6 3/4" x 8'-0" – Overall height: 5'-1 1/2"
- Parking Sign "Order Pick Up" signage - 1'6" x 1'-0" – Quantity 3 required
- Monument sign, double-faced, internally illuminated. 6'-0" x 3'-0"

That the conditional use conforms to all applicable regulations of the district in which it is located, unless otherwise specifically exempted by this ordinance. Applicant's explanations: *

The conditional use conforms to all applicable zoning regulations. The proposed signs are for a drive thru restaurant, and they are consistent with the national brand image for Starbucks and comply with the overall intent of the zoning ordinance. For a drive thru establishment to effectively use this property, the signage indicated herein is necessary to ensure that motorists can prepare in time for turns and lane changes when searching for this destination. The drive thru signage will enhance the customer experience by providing the necessary details for a streamlined ordering process.

That the conditional use conforms to the purpose and intent of the City Master Plan. Applicant's explanation:*

The overall intent of the Master Plan is to provide the public with a safe and effective means of locating businesses, services, areas, and points of interest. The proposed signs do not produce clutter, are cohesive and appropriate in scale to the size of the building. These signs are keeping with the intent of the Master Plan overall; they are not designed to cause sign clutter and will not cause a nuisance to the city.

** Refer to Chapter 19.66 of the City of Whitewater Municipal code, entitled CONDITIONAL USES, for more information.

Applicant's Signature*

Date

Lauren Richman

12/8/2023

Plot Plan Upload

Choose File No file chosen

Plan Upload

SB Whitewater WI 23-69250 v2.pdf

Lighting Plan Upload

Choose File No file chosen

Landscape Plan Upload

Choose File No file chosen

File Upload

Starbucks CUP Narrative.pdf

File Upload

Choose File No file chosen

TO BE COMPLETED BY THE NEIGHBORHOOD SERVICES DEPARTMENT

1. Application was filed and the paid at least four weeks prior to the meeting. \$100.00 fee

Filed on:

[Empty box for Filed on]

Received by:

[Empty box for Received by]

Receipt #

[Empty box for Receipt #]

Application reviewed by staff members

Item 2.

[Empty text box]

3. Class 2 Notice published in Official Newspaper on

[Empty text box]

4. Notices of Public Hearing mailed to property owners on

[Empty text box]

Plan Commission holds the PUBIC HEARING on

[Empty text box]

Public Comments may also be submitted in person or in writing to City Staff.

At the conclusion of the Public Hearing, the Plan Commission will make a decision.

ACTION TAKEN

Conditional Use Permit: By the Plan and Architectural Review Commission

Granted

Not Granted

CONDITIONS PLACED UPON PERMIT BY PLAN AND ARCHITECHTURAL REVIEW COMMISSION:

[Empty text box]

Signature of Plan Commission Chairperson

[Empty signature box]

Date

mm/dd/yyyy

Tips for Minimizing Development Review Costs-A Guide for Applicants

The City of Whitewater assigns its consultant cost associated with reviewing development proposals to the applicant requesting development approval. These costs can vary based on a number of factors. Many of these factors can at least be partially controlled by the applicant for development review. The City recognizes that we are in a time when the need to control costs is at the forefront of everyone's minds. The following guide is intended to assist applicants for City development approvals understand what they can do to manage and minimize the costs associated with review of their application. The tips included in this guide will almost always result in a less costly and quicker review of an application.

MEET WITH NEIGHBORHOOD SERVICES DEPARTMENT BEFORE SUBMITTING AN APPLICATION

If you are planning on submitting an application for development review, one of the first things you should do is have a discussion with the City's Neighborhood Department. This can be accomplished either by dropping by the Neighborhood Services Department counter at City Hall, or by making an appointment with the Neighborhood Services Director. Before you make significant investments in your project, The Department can help you understand the feasibility of your proposal, what City plans and ordinances will apply, what type of review process will be required, and how to prepare a complete application.

SUBMIT A COMPLETE AND THOROUGH APPLICATION

One of the most important things you can do to make your review process less costly to you is to submit a complete, thorough, and well-organized application in accordance with City ordinance requirements. The City has checklists to help you make sure your application is complete. To help you prepare an application that has the right level of detail and information, assume that the people reviewing the application have never seen your property before, have no prior understanding of what you are proposing, and don't necessarily understand the reasons for your request.

FOR MORE COMPLEX OR TECHNICAL TYPES OF PROJECTS, STRONGLY CONSIDER WORKING WITH AN EXPERIENCED PROFESSIONAL TO HELP PREPARE YOUR PLANS

Experienced professional engineers, land planners, architects, surveyors, and landscape architects should be quite familiar with standard developmental review processes and expectations. They are also generally capable of preparing high-quality plans that will ultimately require less time (i.e., less cost for you) for City's planning and engineering consultants to review, saving you money in the long run. Any project that includes significant site grading, stormwater management, or utility work; significant landscaping; or significant building remodeling or expansion generally requires professionals in the associated fields to help out.

FOR SIMPLER PROJECTS, SUBMIT THOROUGH, LEGIBLE, AND ACCURATE PLANS

For less complicated proposals, it is certainly acceptable to prepare plans yourself rather than paying to have them prepared by a professional. However, keep in mind that even though the project may be less complex, the City's staff and planning consultant still need to ensure that your proposal meets all City requirements. Therefore, such plans must be prepared with care. Regardless of the complexity, all site, building and floor plans should:

1. Be drawn to be recognized scale and indicate what the scale is (e.g. 1 inch=40 feet).
2. Include titles and dates on all submitted documents in case pieces of your application get separated.
3. Include clear and legible labels that identify streets, existing and proposed buildings, parking areas, and other site improvements.
4. Indicate what the property and improvements look like today versus what is being proposed for the future.
5. Accurately represent and label the dimensions of all lot lines, setbacks, pavement/parking areas, building heights, and any other pertinent project features.
6. Indicate the colors and materials of all existing and proposed site/building improvements. Including color photos with your application is one inexpensive and accurate way to show the current conditions of the site. Color catalog pages or paint chips can be included to show the appearance of proposed signs, light fixtures, fences, retaining walls, landscaping features, building materials or other similar improvements.

SUBMIT YOUR APPLICATION WELL IN ADVANCE OF THE PLAN AND ARCHITECTURAL REVIEW COMMISSION MEETING

Item 2.

The city normally requires that a complete application be submitted four (4) weeks in advance of the Commission meeting when it will be considered. For simple submittals not requiring a public hearing, this may be reduced to two (2) weeks in advance. The further in advance you can submit your application, the better for you and everyone involved in reviewing the project. Additional review time may give the City's planning consultant and staff an opportunity to address those issues before the Plan and Architectural Review Commission meeting. Be sure to provide reliable contact information on your application form and be available to respond to such questions or requests in a timely manner.

FOR MORE COMPLEX PROJECTS, SUBMIT YOUR PROJECT CONCEPTUAL REVIEW

A conceptual review can be accomplished in several ways depending on the nature of your project and your desired outcomes.

1. Preliminary plans may be submitted to City staff and the planning consultant for a quick informal review. This will allow you to gauge initial reactions to your proposal and help you identify key issues;
2. You may request a sit-down meeting with the Neighborhood Services Director and or Planning consultant to review and more thoroughly discuss your proposal; and/or
3. You can ask to be placed on a Plan and Architectural Review Commission meeting agenda to present and discuss preliminary plans with the Commission and gauge its reaction before formally submitting your development review application.

Overall, conceptual reviews almost always save time, money, stress, and frustration in the long run for everyone involved. For this reason, the City will absorb up to \$200 in consultant review costs for conceptual review of each project.

HOLD A NEIGHBORHOOD MEETING FOR LARGER AND POTENTIALLY MORE CONTROVERSIAL PROJECTS

If you believe your project falls into one or both of these two categories (City staff can help you decide), one way to help the formal development review process go more smoothly is to host a meeting for neighbors and any other interested members of the community. This would happen before any Plan and Architectural Review Commission meeting and often before you even submit a formal development review application.

A neighborhood meeting will give you an opportunity to describe your proposal, respond to questions and concerns, and generally address issues in an environment that is less formal and potentially less emotional than a Plan and Architectural Review Commission meeting. Neighborhood meetings can help you build support for your project, understand other's perspectives on your proposal, clarify misunderstandings, and modify the project and alleviate public concerns before the Plan and Architectural Review Commission meetings. Please notify the City Neighborhood Services Director of your neighborhood meeting date, time and place; make sure all neighbors are fully aware (City staff can provide you a mailing list at no charge); and document the outcomes of the meeting to include with your application.

TYPICAL CITY PLANNING CONSULTANT DEVELOPMENT REVIEW COSTS

The City often utilizes assistance from a planning consultant to analyze requests for land development approvals against City plans and ordinances and assist the City's Plan and Architectural Review Commission and City Council on decision making. Because it is the applicant who is generating the need for the service, the City's policy is to assign most consultant costs associated with such review to the applicant, as opposed to asking general taxpayer to cover these costs.

The development review costs provided below represent the planning consultant's range of costs associated with each particular type of development review. This usually involves some initial analysis of the application well before the public meeting date, communication with the applicant at that time if there are key issues to resolve before the meeting, further analysis and preparation of a written report the week before the meeting, meeting attendance, and sometimes minor follow-up after the meeting. Cost vary depending on a wide range of factors, including the type of application, completeness and clarity of the development application, the size and complexity of the proposed development, the degree of cooperation from the applicant for further information, and the level of community interest. The City has a guide called "Tips for Minimizing Your Development Review Costs" with Information on how the applicant can help control costs.

Type of development review being requested and planning consultant review cost range

Minor Site/Building Plan (e.g., minor addition to building, parking lot expansion, small apartment, downtown building alterations)

- When land use is a permitted use in the zoning district and for minor downtown building alterations-up to \$600
- When use also requires a conditional use permit, and for major downtown building alterations-\$700-\$1,500

Major Site/Building Plan (e.g., new gas station/convenience store, new restaurant, supermarket, larger apartments, industrial building)

- When land use is a permitted use in the zoning district-\$700-\$2,000
- When land use also requires a conditional use permit- \$1,600-\$12,000

Conditional Use Permit with no Site plan Review (e.g., home occupation, sale of liquor request, substitution of use in existing building)

- Up to \$600

Rezoning

- Standard (not PCD) zoning district-\$700-\$2,000
- Planned Community Development zoning district, assuming complete GDP & SIP application submitted at same time-\$2,100-\$12,000

Land Division

- Land Survey Map-up to \$300
- Subdivision Plat- \$1,500-\$3,000
- Plat (does not include any development agreement time)-\$50-\$1,500

Annexation

Typically between \$200-\$400

Item 2.

****Note: The City also retains a separate engineering consultant, who is typically involved in larger projects requiring storm water management plans, major utility work, or complex parking or road access plans. engineering costs are not included above, but will be assigned to the development review applicant. The consultant planner and engineer closely coordinate their reviews to control costs.**

Cost Recovery Certificate and Agreement

The City may retain the services of professional consultants (including planners, engineers, architects, attorneys, environmental specialists, and recreation specialists) to assist in the City's review of an application for development review coming before the Plan and Architectural Review Commission, Board of Zoning Appeals and/or Common Council. In fact most applications require some level of review by the City's planning consultant. City of Whitewater staff shall retain sole discretion in determining when and to what extent it is necessary to involve a professional consultant in the review of an application.

The submittal of an application or petition for development review by an applicant shall be construed as an agreement to pay for such professional review services associated with the application or petition. The City may apply the charges for these services to the applicant and/or property owner in accordance with this agreement. The City may delay acceptance of an application or petition (considering it incomplete), or may delay final action or approval of the associated proposal, until the applicant pays such fees or the specified percentage thereof. Development review fees that are assigned to the applicant, but that are not actually paid, may then be imposed by the City as a special charge on the affected property.

SECTION A: BACKGROUND INFORMATION-to be completed by the Applicant/Property Owner

Applicant's First Name*

Lauren

Last Name*

Richman

Applicant's Mailing Address

105 Cheryl Ave

City*

Berlin

State*

MD

Zip Code*

21811

Applicant's Phone Number*

9086744660

Fax Number

Item 2.

Applicant's Email Address*

richman@expeditethediehl.com

Project Information

Name/Description of Development*

Starbucks - Install signage, including wall signs, directional sign, clearance bars, pre-menu boards, menu board, parking signs, and monument sign.

Address of Development Site*

1280 West Main Street, Whitewater, WI 53190

Property Owner Information (if different from applicant):

Property Owner's First Name

DSDH

Last Name

WHITEWATER LLC

Property Owner's Mailing Address

9251 WILLOW LN

City

FREMONT

State

WI

Zip Code

54940

SECTION B: APPLICANT/PROPERTY OWNER COST OBLIGATIONS. To be filled out by the Neighborhood Services Department

Under this agreement, the applicant shall be responsible for the costs indicated below. In the event the applicant fails to pay such costs, the responsibility shall pass to the property owner, if different. Costs may exceed those agreed to herein only by mutual agreement of the applicant, property owner and City. If and when the City believes that actual costs incurred will exceed those listed below, for reasons not anticipated at the time of the application or under the control of the City administration or consultants, the Neighborhood Services Director or his agent shall notify the applicant and property owner for their approval to exceed such initially agreed costs. If the applicant and property owner do not approve such additional costs, the City may, as permitted by law, consider the application withdrawn and/or suspend or terminate further review and consideration of the development application. In such case, the applicant and property owner shall be responsible for all cost incurred up until that time.

A. Application fee

B. Expected planning consultant review cost

C. Total cost expected of application (A+B)

D. 25% of total cost due at time of application:

Project likely to incur additional engineering or other consultant review costs?

Item 2.

-- Select One --



Balance of costs

The balance of the applicant's costs, not due at time of application, shall be payable upon applicant receipt of one or more itemized invoices from the City. If the application fee plus actual planning and engineering consultant review costs end up being less than the 25% charged to the applicant at the time of application, the City shall refund the difference to the applicant.

SECTION C: AGREEMENT EXECUTION -to be completed by the Applicant and Property Owner

The undersigned applicant and property owner agree to reimburse the City for all costs directly or indirectly associated with the consideration of the applicant's proposal as indicated in this agreement, with 25% of such costs payable at the time of application and the remainder of such costs payable upon receipt of one or more invoices from the City following the execution of development review services associated with the application.

Signature of Applicant/Petitioner*

Date

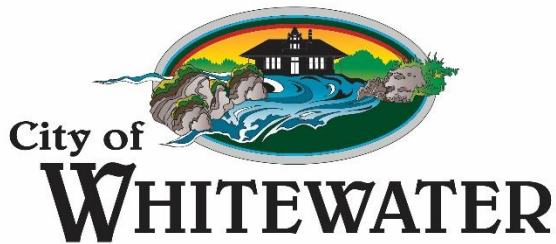
Lauren Richman

12/8/2023

Signature of Property Owner (if different)

Date

mm/dd/yyyy



Neighborhood Services
Department
*Planning, Zoning, Code
Enforcement, GIS
and Building
Inspections*
www.whitewater-wi.gov
Telephone: (262) 473-0540

NOTICE OF PUBLIC HEARING

TO ALL INTERESTED PARTIES:

A meeting of the PLAN AND ARCHITECTURAL REVIEW COMMISSION of the City of Whitewater will be held at the Municipal Building, Community Room, located at 312 W. Whitewater Street on the 8th, day of January at 6:00 p.m. to hold a public hearing for consideration for a Conditional Use permit for Drive-Through Service Order board and increased maximum sign coverage Starbucks located at 1280 W Main Street, Whitewater, WI

53190. Parcel #: /A170900002

The proposal is on file in the office of the Zoning Administrator at 312 W. Whitewater Street.

This meeting is open to the public. COMMENTS FOR, OR AGAINST THE PROPOSED PROJECT MAY BE SUBMITTED IN PERSON OR IN WRITING.

For information, call (262) 473-0540

Llana Dostie, Neighborhood Services Administrative Assistant

MEMORANDUM

To: City of Whitewater Plan and Architectural Review

Commission

From: Allison Schwark, Zoning

Administrator

Date: January 8, 2024

Re: Conditional Use Permit for Subdivision, Preliminary Plat, Final Plat, and Site Plan Review

Summary of Request	
Requested Approvals:	Site Plan Review, CUP, Preliminary and Final Plat
Location:	Meadowview Court
Current Land Use:	Vacant Property
Proposed Land Use:	Zero Lot Line Townhome Duplex Development
Current Zoning:	R-1
Proposed Zoning:	N/A
Future Land Use, Comprehensive Plan:	Two Family/Townhouse Residential

Project Summary

The applicant is requesting a Conditional Use Permit for a multi-unit, zero lot line duplex development within the City of Whitewater. The development includes 38 parcels, 38 units, and 19 buildings with infrastructure already in place. Additionally, the applicant is seeking approval for the preliminary plat, final plat, and site plan review of the duplex development.

Staff Review and Comments

Conditional Use Permit

Planned residential developments such as townhouses, condominiums and cluster housing. In order to allow increasing the intensity of use, the plan commission may allow as a conditional use the following variations from the district requirements:

1. In an approved planned residential development, each dwelling structure need not have an individual lot or parcel having the requisite size and dimensions normally required in the districts. However, the size and the entire development parcel divided by the number of dwellings shall be equal to or larger than the minimum lot area for the district where the site is located;
2. The yard requirements between buildings shall be fixed by the plan commission. Building setbacks from the perimeter of the site shall comply with the front yard, rear yard and side yard requirements of the district;
3. Private streets may be approved to serve uses within the site, provided that the site proposed for PD has frontage on a public street.

Site Plan Review

19.15.040 - Lot area.

Minimum lot area in the R-1 district is ten thousand square feet.

- A. A nonconforming lot that does not meet the minimum lot area above may be considered as a buildable lot if it:
 - a. Meets all other standards including Section 19.60.050.
 - b. Is reviewed and approved by the city plan and architectural review commission.

Site Plan appears to be in full compliance with the following given the requirements of the CUP:

In an approved planned residential development, each dwelling structure need not have an individual lot or parcel having the requisite size and dimensions normally required in the districts. However, the size and the entire development parcel divided by the number of dwellings shall be equal to or larger than the minimum lot area for the district where the site is located.

19.15.050 - Lot width.

Minimum lot width in the R-1 district is eighty feet.

Site Plan appears to be in full compliance with the following given the requirements of the CUP:

In an approved planned residential development, each dwelling structure need not have an individual lot or parcel having the requisite size and dimensions normally required in the districts. However, the size and the entire development parcel divided by the number of dwellings shall be equal to or larger than the minimum lot area for the district where the site is located. Applicant is proposing lot widths between 21.71-77.34 feet.

19.15.060 - Yard requirements.

Minimum yard requirements for the R-1 district are:

- A. Front, twenty-five feet; not more than forty percent of the front yard may be an impervious surface except as a conditional use.
- B. Side, ten feet, corner lot, twenty-five feet
- C. Rear, thirty feet; not more than forty percent of the rear yard may be an impervious surface

except as a conditional use.

Site Plan appears to be in full compliance with the following given the requirements of the CUP:

The yard requirements between buildings shall be fixed by the plan commission. Building setbacks from the perimeter of the site shall comply with the front yard, rear yard and side yard requirements of the district. The applicant is requesting zero lot line development in order to divide each duplex and sell the parcels individually. Each building setback will be in full compliance with setback requirements, however there will be a lot line to divide the two living quarters.

19.15.070 - Lot coverage.

- A. Maximum lot coverage (principal and accessory structures) in the R-1 district is thirty percent.

Site Plan appears to be in full compliance with the following.

19.15.080 - Building height.

Maximum building height in the R-1 district is two and one-half stories or thirty-five feet.

Site Plan appears to be in full compliance with the following.

Preliminary Plat

18.04.042 - Procedure—Preliminary plat.

Plan Commission Action: The city plan commission, within sixty days of the date of filing of preliminary plat with the secretary of the plan commission, shall approve, approve conditionally or reject such plat. In the case of rejection, the plan commission shall list reasons for rejection. The time period within which plan commission action is required shall not commence until the city has received all maps, plans, drawings, and related data necessary for review of the latest version of the preliminary plat. Failure of the city plan commission to act within sixty days shall constitute approval, except where such timeframe is extended by written agreement of the subdivider. After plan commission action, the plan commission secretary shall return one copy of the plat to the subdivider with the date and action endorsed thereon, along with a letter setting forth the conditions of approval or the reasons for rejection. One copy each of the plat and letter shall be placed in the city plan commission's permanent file.

Effect of Preliminary Plat Approval: Approval or conditional approval of a preliminary plat shall not constitute automatic approval of the final plat, except that if the final plat is submitted within twelve months of preliminary plat approval and conforms substantially to the preliminary plat layout as indicated in Wisconsin Statutes, Section 236.11(1)(b), the final plat shall be entitled to approval with respect to such layout. The preliminary plat shall be deemed an expression of approval or conditional approval of the layout submitted as a guide to the preparation of the final plat, which will be subject to further consideration by the city plan commission and city council at the time of its submission.

Existing Conditions.

- A. Contours at verticals of not more than one foot for a slope less than five percent and two feet for a slope of five percent or more.

- B. A scaled drawing of the exterior boundaries of the proposed subdivision referenced to a corner established by the U.S. Public Land Survey, and the total acreage encompassed thereby.
- C. Location of existing property lines, buildings, drives, streams and watercourses, dry runs, lakes, marshes, wetlands, floodplains, shoreland zoning areas, rock outcrops, wooded areas (including individual trees with a diameter at breast height of six inches or more), environmental corridors, and other similar significant features within the parcel being subdivided.
- D. Location, right-of-way width and names of any easements or rights-of-way for existing streets, alleys or other public ways, railroads and utilities within or adjacent to the proposed subdivision.
- E. Type, width and elevation of any adjacent existing street pavements, together with any legally established centerline elevations for streets located outside the city limits.
- F. Water elevations of adjoining lakes, streams or drainageways at the date of the survey, and known or determined high and low water elevations and boundaries of the one-hundred-year floodfringe, floodway, and/or general floodplain.
- G. Subsurface soil, rock and water conditions including depth to bedrock and average depth to ground water table. A ten foot deep soil sample shall be required at the center of each building lot and a fifteen foot deep soil sample shall be provided in the street in front of each lot.
- H. Location, size and invert elevation of any existing sanitary and storm sewers, culverts or drain pipes and the location and size of any existing water and gas mains on or adjacent to the plat and proposed for use in the development. If sewers and water mains are not present on or adjacent to the preliminary plat, the distance to the size of those nearest and the invert elevations of sewers shall be indicated.
- I. Location and names of adjacent subdivisions, parks and cemeteries.
- J. Existing land use and zoning adjacent to or within three hundred feet of the proposed subdivision.

Proposed Conditions.

- A. Location, width, and names of all proposed streets and walkways.
- B. Layout and scale dimensions of all lots and proposed lot and block numbers.
- C. Draft of proposed covenants (if any) to be imposed related to compliance with this chapter.
- D. Location and approximate dimensions of any sites to be reserved or dedicated for parks, playgrounds, greenways or other public uses or which are to be used for shopping centers, church sites or other non-public uses.
- E. Plans showing the proposed locations for streets, walkways, drainageways and public easements, including planned future extensions for reasonable distance beyond the limits of the proposed subdivision when requested.
- F. Final engineering design plans, approved by the director of public works prior to approval of the preliminary plat. In the event the director of public works waives or postpones this requirement, the city shall require a statement from a licensed engineer representing the project which certifies that the technical requirements of this chapter will be met when final engineering design plans (including plans and profiles for public improvements (e.g., city sanitary sewer and water) and grading erosion control and stormwater management plans) are submitted.
- G. A surface water drainage plan for the plat. The plan shall indicate but not be limited to the following: elevation of streets, existing and proposed topography, proposed drainage swales, proposed yard swales, proposed finished first floor elevation ranges, and indications of the direction of drainage.
- H. Arrows to indicate the direction of drainage swales required for intra-block drainage and the following note: "Arrows indicate direction of drainage swale construction during grading and said swales shall be maintained by the lot owner unless modified with approval of the city's director of

public works."

I. A minimum ten-foot wide drainage easement (five feet on each side of the property line) shown along all joint property lines on the plat. Such easement shall be designated as a stormwater drainage easement and shall conform to the drainage plan.

J. Where a subdivider's subsoil investigation indicates potential for groundwater less than ten feet from the proposed street center line elevation, the subdivider shall so note on the face of the plat and indicate the lots affected.

K. After consultation with the city forester, proposed street tree type, location, and size.

Final Plat

18.04.044 - Procedure—Final plat.

Review by Agencies: The plan commission secretary shall transmit an adequate number of copies to the city plan commission; and copies to all affected city boards, commissions or departments, for their review and recommendations concerning matters within their jurisdiction. For the final plat, the subdivider shall be responsible for making all written requests for approval and findings of no objections of the final plat to the State of Wisconsin, in accordance with Section 236.12, Wisconsin Statutes, unless exempted by other sections of Chapter 236. (4) **Plan Commission Recommendation. The plan commission shall recommend approval, denial or approval with conditions, and transmit that recommendation to the city council.**

Final Plat Requirements: The final plat shall meet all technical requirements of Chapter 236, Wisconsin Statutes. In addition, the city shall require the subdivider furnish the following information with respect to the approved, recorded version of the final plat:

A duplicate reproducible copy of the approved and recorded plat on dimensionally stable polyester film (mylar), a digital format to be determined by the director of public works, and eleven folded baseline copies.

Recording of Final Plat. The surveyor shall record a copy of the approved final plat with the appropriate register of deeds, but only after certificates of city council, surveyor, owner, and other certificates required by Section 236.21, Wisconsin Statutes are placed on the face of the plat.

Planner's Recommendations

- 1) Staff recommends that Plan Commission **APPROVE** the Conditional Use Permit and Site Plan with the following conditions:
 - a) The applicant is responsible for planning, design, and implementation of the grading plan for the site. The City of Whitewater shall not be held responsible for any deficiency in the grading plan.
 - b) The project shall be developed in accordance with the approved site plan, architecture, and landscape plan. Any deviation from the approved plans shall require zoning administrator and/or Plan Commission approval.
 - c) All units shall meet building code requirements, and all requirements of the department of public works.

- d) Any conditions stipulated by the PARC.
- 2) Staff recommends that Plan Commission **APPROVE** the Preliminary Plat and Final Plat with the following conditions:
- a) Location, width, and names of all proposed streets and walkways are listed.
 - b) Plat shows layout and scale dimensions of all lots and proposed lot and block numbers.
 - c) Plans show the proposed locations for streets, walkways, drainageways and public easements, including planned future extensions for reasonable distance beyond the limits of the proposed subdivision when requested.
 - d) Final engineering design plans, approved by the director of public works prior to approval of the preliminary plat. In the event the director of public works waives or postpones this requirement, the city shall require a statement from a licensed engineer representing the project which certifies that the technical requirements of this chapter will be met when final engineering design plans (including plans and profiles for public improvements (e.g., city sanitary sewer and water) and grading erosion control and stormwater management plans) are submitted.
 - e) A surface water drainage plan for the plat shall be provided. The plan shall indicate but not be limited to the following: elevation of streets, existing and proposed topography, proposed drainage swales, proposed yard swales, proposed finished first floor elevation ranges, and indications of the direction of drainage.
 - f) A surface water drainage plan for the plat. The plan shall indicate but not be limited to the following: elevation of streets, existing and proposed topography, proposed drainage swales, proposed yard swales, proposed finished first floor elevation ranges, and indications of the direction of drainage.
 - g) Arrows to indicate the direction of drainage swales required for intra-block drainage and the following note shall be shown: "Arrows indicate direction of drainage swale construction during grading and said swales shall be maintained by the lot owner unless modified with approval of the city's director of public works."
 - h) A minimum ten-foot wide drainage easement (five feet on each side of the property line) shown along all joint property lines on the plat. Such easement shall be designated as a stormwater drainage easement and shall conform to the drainage plan.
 - i) The surveyor shall record a copy of the approved final plat with the appropriate register of deeds, but only after certificates of city council, surveyor, owner, and other certificates required by Section 236.21, Wisconsin Statutes are placed on the face of the plat.

**Site Plan Review for: Mound Meadows Subdivision
Development**

Plan Review Standards per Section 1919.63.100:

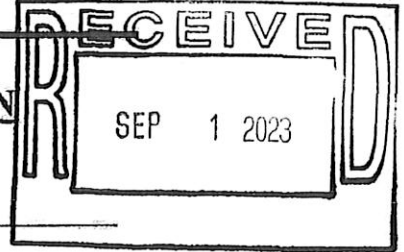
STANDARD	EVALUATION	COMMENTS
1. The proposed structure, addition, alteration or use will meet the minimum standards of this title for the district in which it is located	Yes	The proposed use is surrounded by residential uses.
2. The proposed development will be consistent with the adopted city comprehensive plan	Yes	Comp plan shows area marked for Two Family/Townhouse Residential
3. The proposed development will be compatible with and preserve the important natural features of the site	Yes	Site contains little in the way of natural features.
4. The proposed use will not create a nuisance for neighboring uses, or unduly reduce the values of an adjoining property	Yes	The proposed use is consistent with the Comprehensive Plan.
5. The proposed development will not create traffic circulation or parking problems	No	The project is consistent with the use requirements of the R-1 District,

<p>6. The mass, volume, architectural features, materials and/or setback of proposed structures, additions or alterations will appear to be compatible with existing buildings in the immediate area</p>	<p>Yes</p>	<p>The development will fit and augment its surrounding area.</p>
<p>7. Landmark structures on the National Register of Historic Places will be recognized as products of their own time. Alterations which have no historical basis will not be permitted</p>	<p>N/A</p>	<p>N/A</p>
<p>8. The proposed structure, addition or alteration will not substantially reduce the availability of sunlight or solar access on adjoining properties</p>	<p>Yes</p>	<p>The structure will not affect the sun and light.</p>



Neighborhood Services Department
Planning, Zoning, GIS, Code Enforcement
and Building Inspections

www.whitewater-wi.gov
(262) 473-0143



CONDITIONAL USE PERMIT APPLICATION

Address of Property: LOTS 1-21 MEADOWVIEW CT.

Owner's Name: JM MEADOWVIEW LLC

Applicant's Name: JOINT: JM MEADOWVIEW LLC & U.S. SHELTER HOMES LLC.

Mailing Address: 400 BOULDER RIDGE CT. LAKE GENEVA WI. 53147

Phone #: 262/853-5576 - MARK → M.MARKEN@STARCKRE.COM
224/558-3818 JOHN → JOHN@USSHELTER.COM

Legal Description (Name of Subdivision, Block and Lot of other Legal Descriptions): LOTS 1-21 MOUND MEADOWS AS RECORDED IN CAB. C SUBSE 76 WCR LOCATED IN NE 1/4 & NW 1/4 SE 1/4 SEC 6 T4N R1E. CITY OF WHITEWATER, WALWORTH COUNTY.

Existing and Proposed Uses:

Current Use of Property: 21 SINGLE FAMILY SITES R-1 VACANT LAND

Zoning District: R-1

Proposed Use: 38 DUPLEX ZERO LOT LINE SINGLE FAMILY HOMES

NOTICE: The Plan Commission meetings are scheduled on the 2nd Monday of the month. All complete plans must be in by 4:00 p.m. four weeks prior to the meeting.

UTILIZING PRIOR 19-DUPLEX LOT PLAT.

Conditions

The City of Whitewater Zoning Ordinance authorizes the Plan Commission to place conditions on approved conditional uses. "Conditions" such as landscaping, architectural design, type of construction, construction commencement and completion dates, sureties, lighting, fencing, plantation, deed restrictions, highway access restrictions, increased yards or parking requirements may be affected. "Conditional Uses" may be subject to time limits or requirements for periodic review by staff.

STANDARDS FOR REVIEW AND APPROVAL

The Plan and Architectural Commission shall use the following standards when reviewing applications for conditional uses. The applicant is required to fill out the following items and explain how the proposed conditional use will meet the standard for approval.

STANDARD	APPLICANT'S EXPLANATION
A. That the establishment, maintenance, or operation of the Conditional Use will not create a nuisance for neighboring uses or substantially reduce value of other property.	
B. That utilities, access roads, parking, drainage, landscaping, and other necessary site improvements are being provided.	
C. That the conditional use conforms to all applicable regulations of the district in which it is located, unless otherwise specifically exempted by this ordinance.	
D. That the conditional use conforms to the purpose and intent of the city Master Plan.	

**Refer to Chapter 19.66 of the City of Whitewater Municipal Code, entitled CONDITIONAL USES, for more information.

Applicant's Signature: Mark Larkin
DocuSigned by: B3A848EE9BEA4AA...

Date: 9/1/2023

Printed: Mark Larkin

Meadowview Ct. Proposed Statement of Use:

Builder, U.S. Shelter Homes I LLC has entered into a phased purchase agreement with the landowner, JM Meadowview LLC, to acquire and build upon previously developed residential vacant lots located at either side of the existing city owned street, Meadowview Ct. The street and infrastructure had previously been installed and have been left in disarray for years prior to the current ownership. The street in its current condition, as left, creates a diminished value for neighboring parcels and the community.

Over a period of approximately 2.5-years, U.S. Shelter looks to acquire the entire site from JM Meadowview and build duplex style "for sale" housing. We understand a previous plat for 19-duplex home sites (38 units in total), attached hereto, had previously been approved by the city. Our proposed use remains residential in nature, with duplex style (twin) homes being built side-by-side with a zero-lot line, single family ownership.

Purchasers will acquire zero lot line newly built single-family homes, and be responsible for their individual yards and driveway, with a shared, common wall between the two homes. The city will be responsible for the street in its current condition and continue to be responsible for the street in the future. Again, each new owner (38 home purchasers) will maintain their own parcels and drives upon completion of the build and transfer of the deeds.

The city will stand to benefit from future tax revenues with the 38 newly created homes and tax keys. We project this project to have very little additional impact on the city, other than completion of the existing (already city owned) streets.

In addition to approving this conditional use request for zero lot line single family duplex style homesites, both U.S. Shelter and JM Meadowview jointly request the city complete the public infrastructure and roadway in spring of 2024. This will benefit all three parties (the city, the builder and landowner) by creating neighborhood value, which will be a challenge if the roadway is left in its current condition. In the event the road is not completed as outline above, U.S. Shelter may pass on the purchase of these lots and its significant proposed investment to build duplex homes at this site.

U.S. Shelter has shared high level sales pricing and build timeframe projections with the city. As for product offering, the company is proposing to start with 2 styles of duplex units in an initial offering. The goal for Meadowview Ct is to start four (4) new units late this fall, to hit the spring sales market 2024.

The two initial home offerings will include ranch and 2-story style homes. The ranch style will consist of approximately 1,465 square feet of living space, with 3 bedrooms and 2-baths, and an attached 2-car garage. The 2-story style unit will consist of approximately 1,330 square feet of living space, with 3 bedrooms and 2-baths and a 2-car attached garage. There will be options of loft space in lieu of the 3-bedrooms and in the ranch a 2-bedroom plus den option.

Two duplex units will be built upon each of the 19-pads at the same time. We anticipate starting all 19-building pads within 36-months of the initial building permit issuance. The development will utilize a combination of realtors, internet marketing, signage, and specs/staged model homes to market and promote to the public "for sale" new housing.

We look forward to this opportunity to work together to complete a project that can bring new residential rooftops and begin generating tax revenue for the city's future.

Meadowview CT. Proposed Landscaping

Each of the 38 duplex homesites will be finished with its own driveway and walk to the front door. U.S. Shelter proposes fine grading of the homesite and installing seed at the lot, upon completion of the new home. A 2" diameter shade parkway style tree will be installed at the front parkway of each of the 38 new homes.

This work will be completed with the home, with landscaping installed upon substantial completion of each new build.

Meadowview Ct. Driveways

The garages as proposed at Meadowview CT with this use request will primarily be front loading garages. This means the garage doors will be facing the street, with most homesites and as such the driveways will follow, in lieu of running off to the side. In some cases, the garage and driveway may be turned, as side-loaded, however that will not be the norm. This is a variation with some lots, from the previous 19-duplex lot plat.

We do propose to bring up permit plats along with individual building permit requests for each new duplex building at the time we start construction. These individual plats will show the exact layout of each site, for the city's review upon requesting the building permit for that lot. For example, homesite 1 would have two homes and the surveyor will create a permit plat for lot 1 showing both the foundation, lot lines and driveway for each of those two units at the time we request a building permit.

At this time we do not know which style homes will be more popular, and the driveway condition will be slightly different from a 2-story to a ranch home, therefore the driveway layout may vary from the original plat in this regard.

Both home layouts, the ranch or 2-story, fit within the current foundation parameters so they can each be utilized at any of the 19 pad locations.

RE-PLAT OF MEADOWVIEW SUBDIVISION

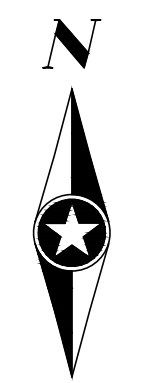
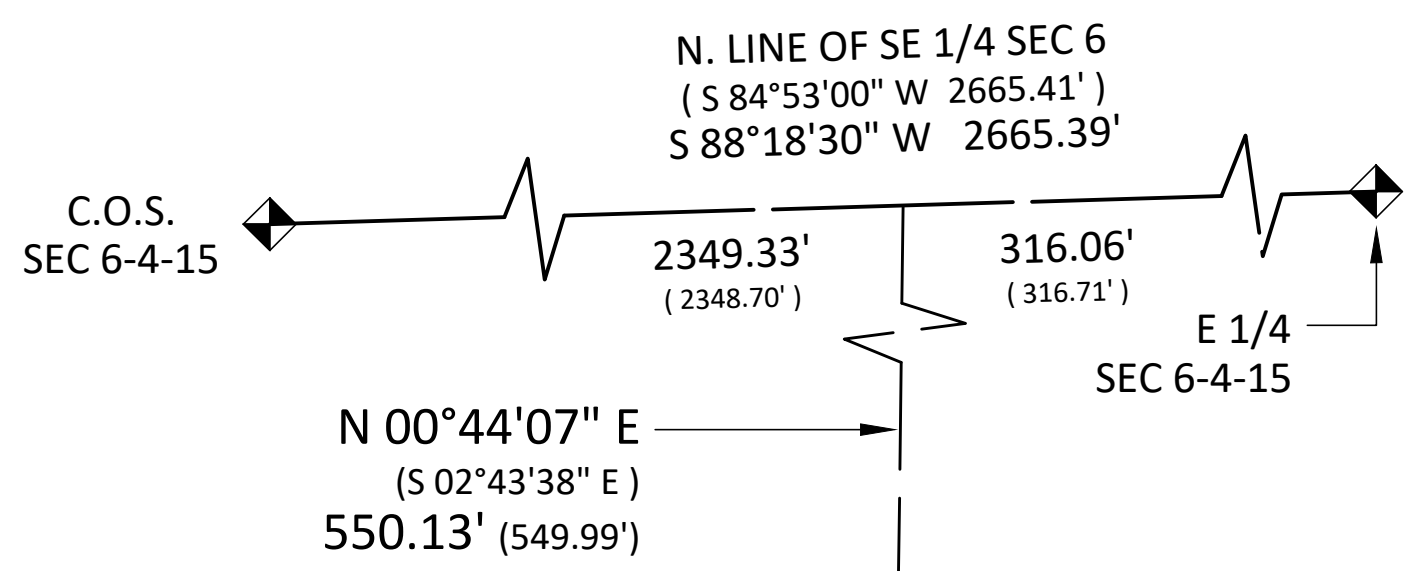
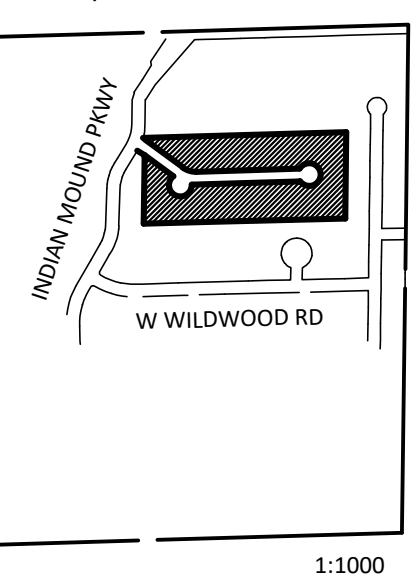
BEING ALL OF LOTS 1 THROUGH 21 OF MOUND MEADOWS, IN THE NW 1/4 AND NE 1/4 OF THE SE 1/4, SECTION 6, T4N, R15E, CITY OF WHITEWATER, WALWORTH COUNTY, WISCONSIN

LEGAL DESCRIPTION

ALL OF LOTS 1 THROUGH 32 OF MEADOW MOUNDS SUBDIVISION IN THE NORTHEAST 1/4 AND NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 4 NORTH, RANGE 15 EAST, IN THE CITY OF WHITEWATER, WALWORTH COUNTY WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL LOTS 1 THROUGH 32 OF MEADOW MOUNDS SUBDIVISION.

LOCATION MAP



BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD83-2011) GRID NORTH, ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 6, BEARING S 88°18'30" W
DISTANCES ARE COMPUTED TO THE NEAREST 0.01' AND MEASURED TO THE NEAREST 0.01'
ANGLES ARE COMPUTED TO THE NEAREST 00°00'00.5" AND MEASURED TO THE NEAREST 00°00'05"

LEGEND

- ◆ - CONCRETE SECTION CORNER MONUMENT W/ BRASS CAP FOUND
- - 2.375" O.D. IRON PIPE SET, 18" LONG, WT. = 3.65 LBS./LIN. FT. 11/16" REBAR SET, 18" LONG, WT. = 1.13 LBS./LIN. FT., AT ALL OTHER LOT & OUTLOT CORNERS
- ⊙ - 3/4" REBAR FOUND (UNLESS OTHERWISE STATED)
- "X" - CHISELED X
- (XXXXXX) - RECORDED AS / DEEDED AS
- ↓ ↓ ↓ ↓ ↓ - WETLANDS PER WDNR

SURVEYOR
KEITH A. KINDRED, PLS S-2082
501 MAPLE AVE
DELAFIELD, WI 53018
(262) 370-0165
KKINDRED@SEHINC.COM

SURVEY FOR
JOHN SORENSON,
U.S. SHELTER HOMES I L.L.C.
N. ELLIS DR. UNIT 213
VOLO, ILLINOIS, 60073
(847) 742-8200

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

DATED 12-11-2023

RE-PLAT OF MEADOWVIEW SUBDIVISION

BEING ALL OF LOTS 1 THROUGH 21 OF MOUND MEADOWS, IN THE NW 1/4 AND NE 1/4 OF THE SE 1/4, SECTION 6, T4N, R15E, CITY OF WHITEWATER, WALWORTH COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, Keith A. Kindred, Professional Land Surveyor hereby certify;

That I have surveyed, divided and mapped lands being all of Lots 1 through 32 of Meadow Mounds, in the Northeast 1/4 and Northwest 1/4 of the Southeast 1/4 of Section 6, T4N, R15E, City of Whitewater, Walworth County, Wisconsin more particularly described as follows:

Being all of Lots 1 through 32 of Meadow Mounds Subdivision.

Said lands contain 393,839 Sq.Ft. or 9.04 Acres.

That I have made such survey, land division and plat by the direction of the owner of said lands.

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

That I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes and the subdivision regulations of the City of Whitewater in surveying, dividing and mapping the same.

Dated this the 12th day of December, 2023.

Keith A Kindred, PLS 2082

GENERAL NOTES

- ALL EASEMENTS SHOWN HEREIN ARE CREATED BY THE ORIGINAL SUBDIVISION PLAT OF MEADOW MOUNDS, AND ARE UTILIZED AND HONORED IN THIS DEVELOPMENT WITH THE EXCEPTION OF THE 5' SIDEWALK EASEMENT SHOWN ALONG THE RIGHT OF WAY OF LOTS 17 THROUGH 26 WHICH IS GRANTED TO THE CITY OF WHITE WATER .

- ALL EASEMENTS GRANTED TO THE CITY OF WHITEWATER, UNLESS OTHERWISE NOTED.

- NO DRAIN TILE WAS WITNESSED AT THE TIME OF FIELD WORK.

- ENTIRE PROPERTY FALLS WITHIN UNSHADED AREA, MINIMAL FLOOD HAZARD RISK, PER FEMA TILE 55127C0009E EFFECTIVE 9/3/2014

- ALL LOTS ARE TO BE SERVED BY CITY OF WHITEWATER SANITARY SEWER AND WATER MAIN.

- THE PLACEMENT OF DECKS, PATIOS, FENCES, OR ANY TYPE OF DECORATIVE LANDSCAPING, DRIVEWAYS OR ADDITIONAL HARD SURFACES WITHIN ANY PART OF A EASEMENT IS PROHIBITED. AN EASEMENT INFRINGEMENT AGREEMENT MAY BE ENTERED INTO WITH THE CITY, IF APPROVED.

- ALL SIDE YARD GRADES MUST BE ADHERED TO, COINCIDENT WITH THE APPROVED MASTER GRADING PLAN FOR THE SUBDIVISION TO ENSURE PROPER STORM WATER DRAINAGE.

- FENCES CANNOT BE CONSTRUCTED IN EASEMENTS WHERE PUBLIC WATER MAIN, SANITARY SEWER, AND STORM SEWER EXIST NOR IN ACCESS ROUTES TO STORM WATER MANAGEMENT FACILITIES).

- ALL HOMES SHALL HAVE DRIVEWAYS PITCHED BACK TO STREET.

- THE WATER VALVE CURB BOX SHALL NOT BE LOCATED IN A DRIVEWAY, NOR SIDEWALK.

- CITY OF WHITEWATER TO BE RESPONSIBLE FOR SNOW CLEARING WITHIN MEADOWVIEW COURT

- THE HEIGHT OF ALL PLANTINGS, BERMS, FENCES, SIGNS AND OTHER STRUCTURES WITHIN THE VISION CORNER EASEMENT IS LIMITED TO 24 INCHES ABOVE THE ELEVATION OF THE CENTER OF THE INTERSECTION. NO ACCESS TO ANY ROADWAY SHALL BE PERMITTED WITHIN THE VISION CORNER EASEMENT.

CONSENT OF CORPORATE MORTGAGEE

_____, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this plat, and does hereby consent to the above certificate of U.S. Shelter Homes, LLC., Owner, this __ day of _____, 20__.

_____, Commercial Lender

STATE OF _____)
_____ COUNTY) SS)
Personally came before me this __ day of _____, 20__, the above named _____, of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such, and acknowledged that they executed the foregoing instrument as such Commercial Lender as the deed of said corporation, by its authority.

(Notary Seal) _____

Notary Public, _____
Name _____

My commission expires _____.

CORPORATE OWNER'S CERTIFICATE OF DEDICATION

U.S. Shelter Homes, LLC., a limited liability corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

U.S. Shelter Homes, LLC., does further certify that this plat is required by S236.10 or S236.12 to be submitted to the following for approval or objection:

- 1) City of Whitewater
- 2) Walworth County
- 3) Department of Administration

IN WITNESS WHEREOF, said _____, has caused these presents to be signed by _____, member at _____, and its corporate seal to be hereunto affixed on this __ day of _____, 20__.

STATE OF _____)
_____ COUNTY) SS)
Personally came before me this ____ day of _____, 20__, the above named _____, member , of the above named limited liability company, to me known to be such member of said limited liability company, and acknowledged that they executed the foregoing instrument as such officers as the deed of said limited liability company, by its authority.

Notary Public

Name _____ County, Wisconsin

My Commission Expires _____

CURVE TABLE								
		RADIUS	DELTA	ARC DIST	CHORD DIST	CHORD BEARING	TAN BEARING 1	TAN BEARING 2
A	R/W	60.00	234°07'33"	245.18	106.86	S65°37'00"E	S51°26'47"W	N02°40'46"W
	LOT 1	60.00	47°55'01"	50.18	48.73	S27°29'16"W	S51°26'47"W	S03°31'45"W
	LOT 2	60.00	32°12'50"	33.73	33.29	S12°34'40"E	S03°31'45"W	S28°41'05"E
	LOT 3	60.00	21°08'11"	22.13	22.01	S39°15'10"E	S28°41'05"E	S49°49'16"E
	LOT 4	60.00	25°46'02"	26.98	26.76	S62°42'17"E	S49°49'16"E	S75°35'18"E
	LOT 5	60.00	31°35'49"	33.09	32.67	N88°36'48"E	S75°35'18"E	N72°48'54"E
	LOT 6	60.00	32°36'05"	34.15	33.68	N56°30'51"E	N72°48'54"E	N40°12'49"E
LOT 7	60.00	42°53'35"	44.92	43.88	N18°46'02"E	N40°12'49"E	N02°40'46"W	
B	LOT 36	117.00	37°52'27"	77.34	75.94	S72°45'38"E	S53°49'25"E	N88°18'08"E
C	R/W	60.00	293°15'58"	307.11	66.00	N01°41'58"W	S35°03'59"E	S31°40'04"W
	LOT 17	60.00	36°40'40"	38.41	37.76	S53°24'19"E	S35°03'59"E	S71°44'39"E
	LOT 18	60.00	30°46'02"	32.22	31.83	S87°07'40"E	S71°44'39"E	N77°29'20"E
	LOT 19	60.00	20°43'42"	21.71	21.59	N67°07'29"E	N77°29'20"E	N56°45'39"E
	LOT 20	60.00	24°49'02"	26.00	25.79	N44°21'07"E	N56°45'38"E	N31°56'36"E
	LOT 21	60.00	32°57'28"	34.51	34.04	N15°27'51"E	N31°56'36"E	N01°00'53"W
	LOT 22	60.00	30°35'43"	32.04	31.66	N16°18'44"W	N01°00'53"W	N31°36'35"W
	LOT 23	60.00	29°00'55"	30.38	30.06	N46°07'03"W	N31°36'35"W	N60°37'30"W
	LOT 24	60.00	28°45'57"	30.12	29.81	N75°00'29"W	N60°37'30"W	N89°23'27"W
	LOT 25	60.00	27°54'52"	29.23	28.94	S76°39'06"W	N89°23'27"W	S62°41'40"W
LOT 26	60.00	31°01'37"	32.49	32.10	S47°10'52"W	S62°41'40"W	S31°40'04"W	

CITY OF WHITEWATER PLAN COMMISSION APPROVAL

THIS SUBDIVISION PLAT APPROVED BY THE CITY PLAN COMMISSION THIS _____ DAY OF _____, 2023

NEIL HICKS, CITY COUNCIL REP.

KARRI ANDERBERG, CLERK

CITY OF WHITEWATER CLERK APPROVAL

THIS SUBDIVISION PLAT APPROVED BY THE CITY CLERK THIS _____ DAY OF _____, 2023

KARRI ANDERBERG, CLERK

CITY OF WHITEWATER CITY COUNCIL APPROVAL

THIS SUBDIVISION PLAT APPROVED BY THE CITY COUNCIL THIS _____ DAY OF _____, 2023

JOHN WEIDL, CITY MANAGER

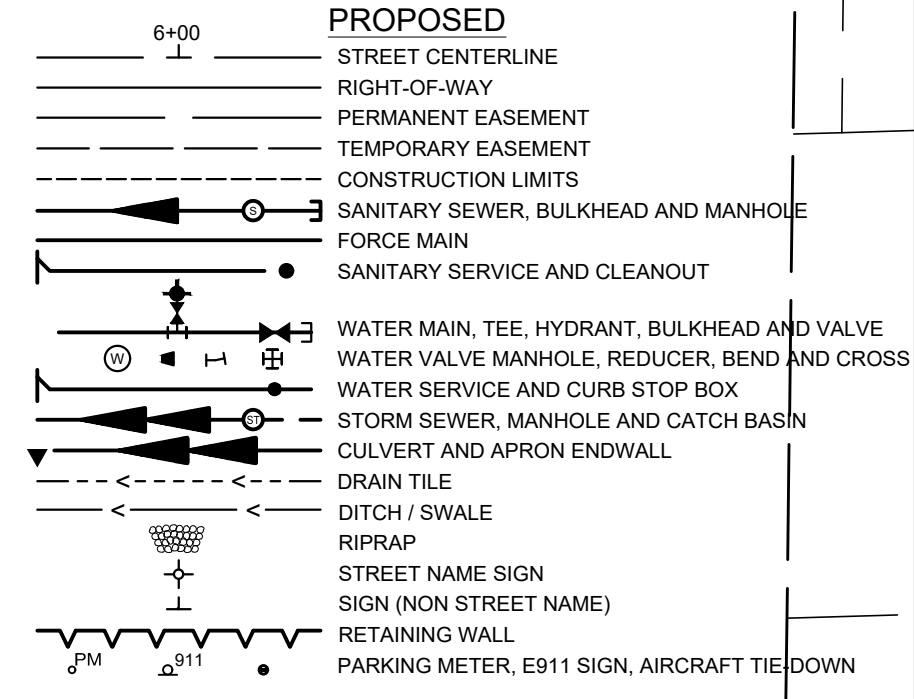
KARRI ANDERBERG, CLERK

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__

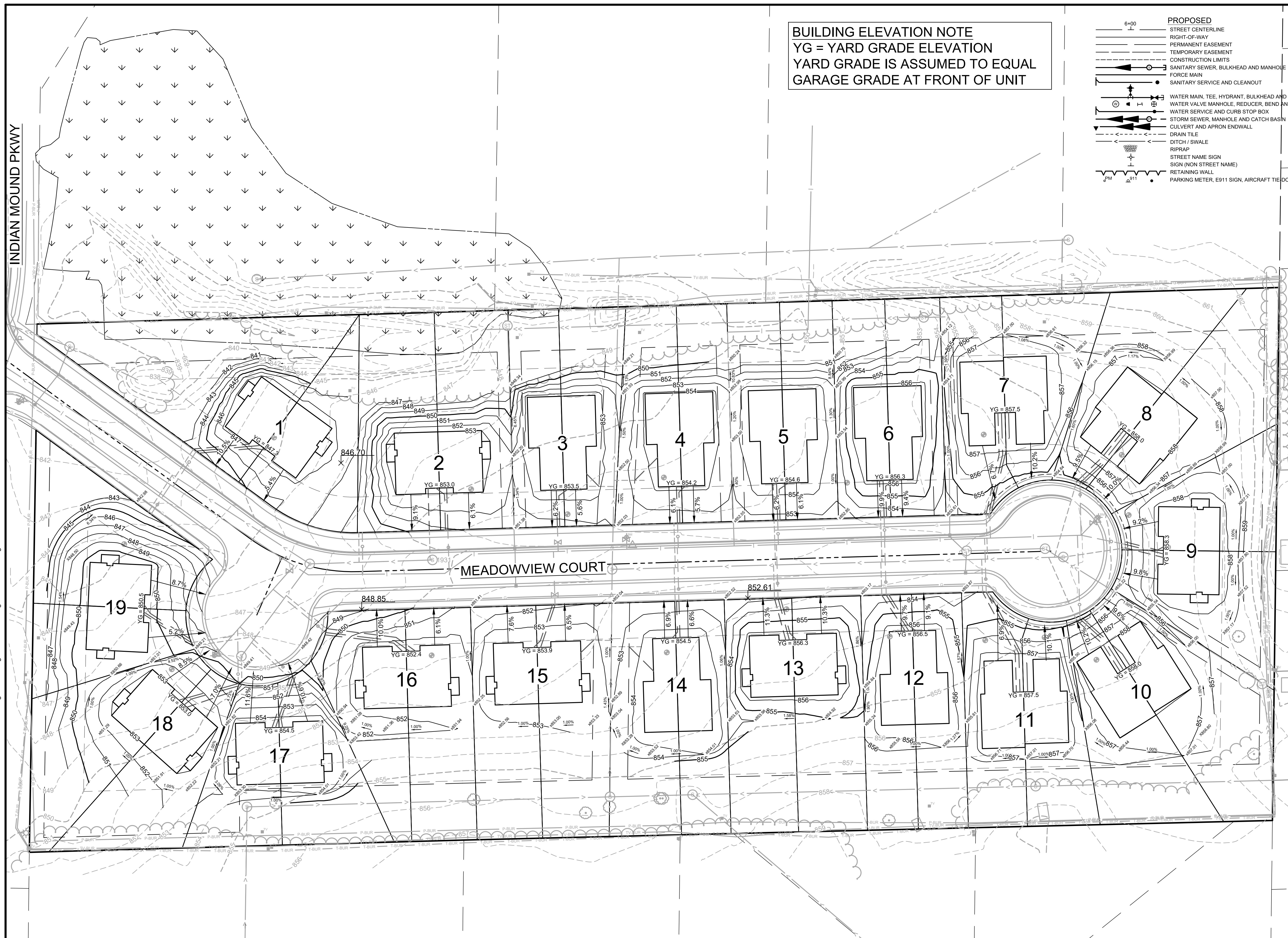
Department of Administration

BUILDING ELEVATION NOTE
 YG = YARD GRADE ELEVATION
 YARD GRADE IS ASSUMED TO EQUAL
 GARAGE GRADE AT FRONT OF UNIT



INDIAN MOUND PKWY

MEADOWVIEW COURT



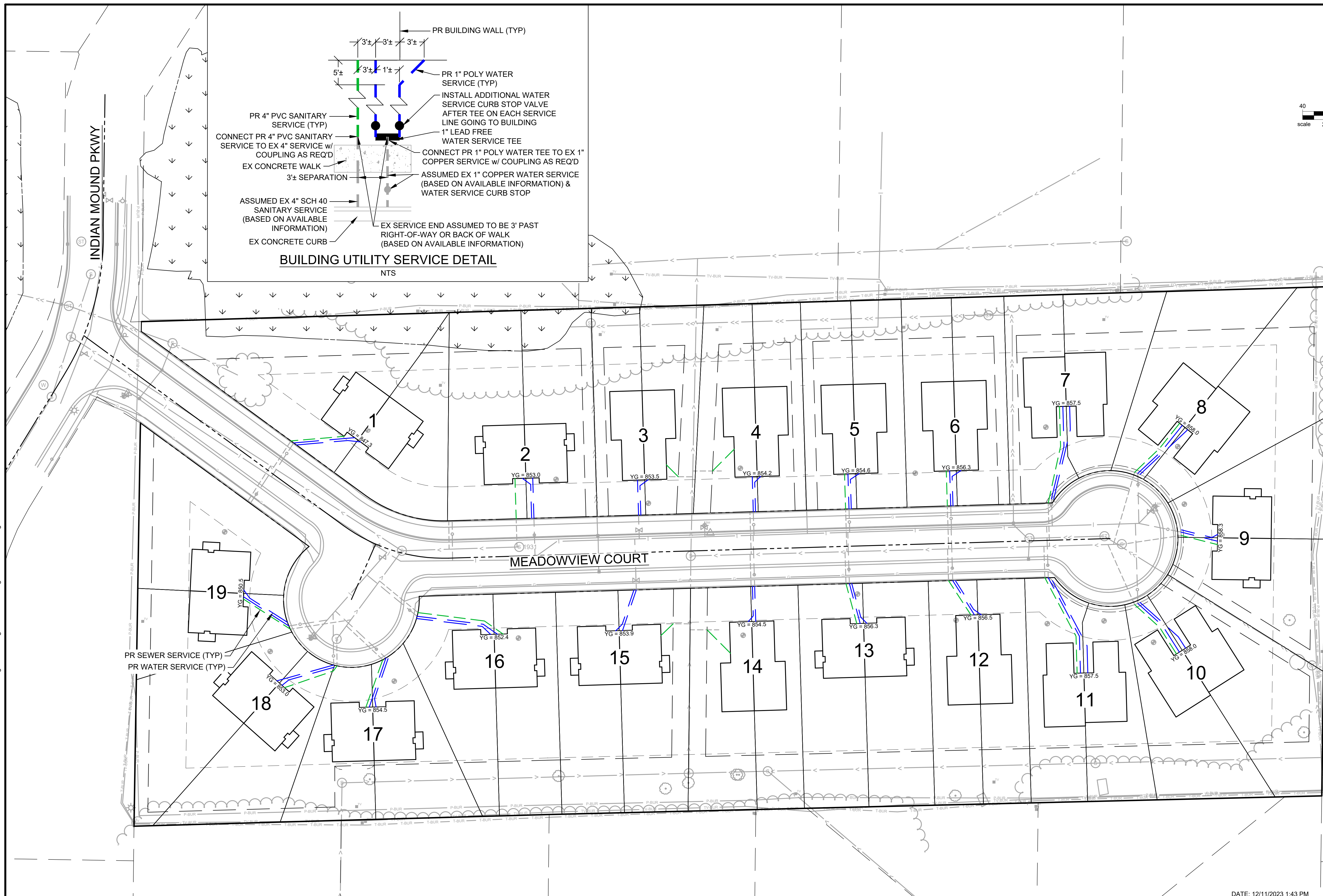
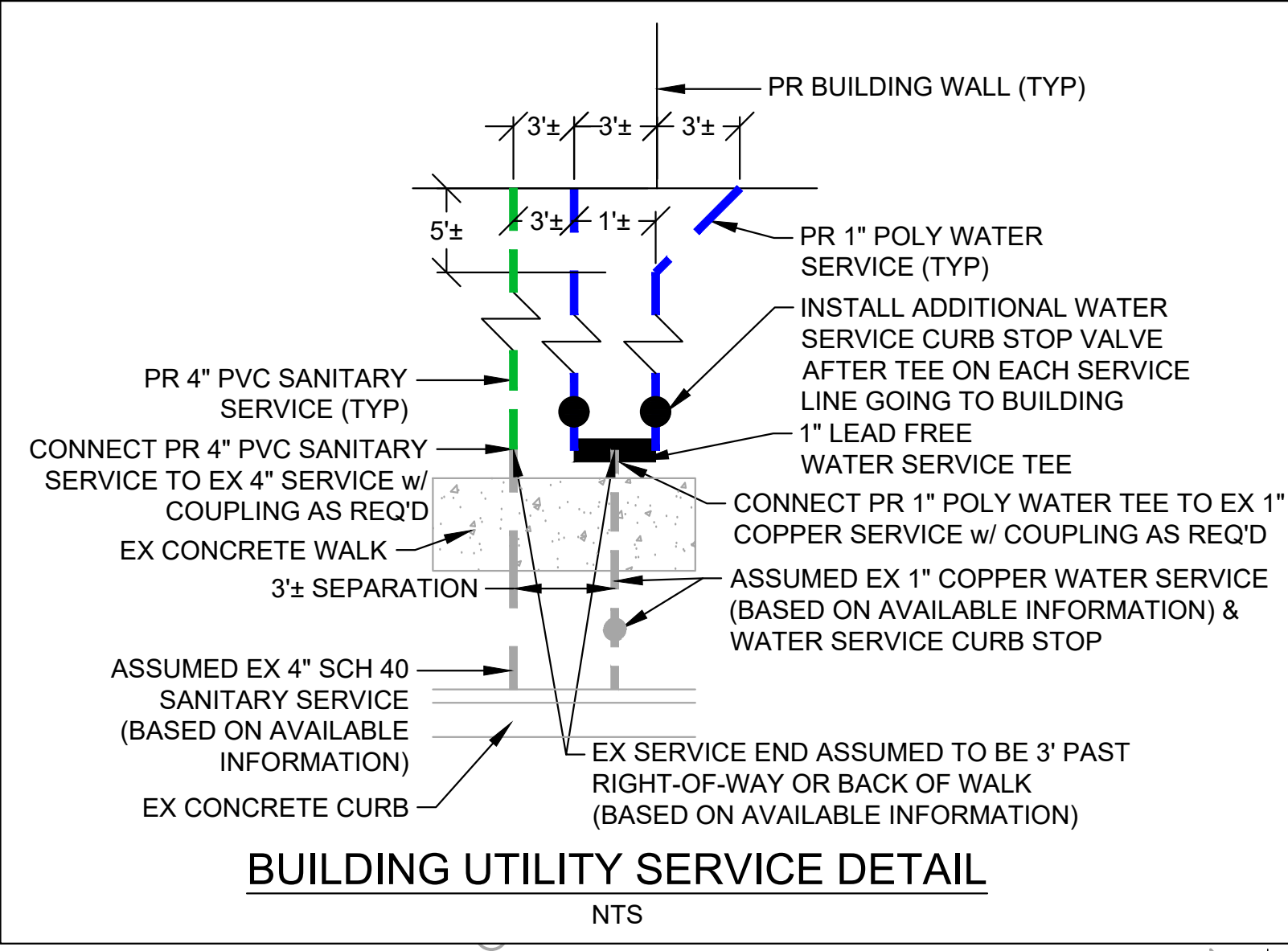
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SEH Project	175452	Rev.#	Revision Issue Description	Date	Rev.#	Revision Issue Description	Date
Drawn By	ZJH						
Designed By	ZJH						
Checked By	MPC						



**MOUND MEADOWS
 CONDO CONVERSION**
 CITY OF WHITEWATER, WI

MASTER GRADING PLAN



Save: 12/11/2023 12:45 PM zhochevar Plot: 12/11/2023 1:43 PM X:\UZ\UUS\SEH\1754525-final-dsgn\51-drawings\10-Civil\caddwg\US1754525.dwg

SEH Project	175452	Rev.#	Revision Issue Description	Date	Rev.#	Revision Issue Description	Date
Drawn By	ZJH						
Designed By	ZJH						
Checked By	MPC						



MOUND MEADOWS
CONDO CONVERSION
CITY OF WHITEWATER, WI

BUILDING UTILITY SERVICE PLAN

DATE: 12/11/2023 1:43 PM

Index of Drawings:

SP Specifications

Duplex Building Type 1 SLAB (1335/A - 1335/B)
 C1 Control Floor Plans
 C2 Control Elevations

Duplex Building Type 1 BASEMENT (1335/A - 1335/B)
 C1 Control Floor Plans
 C2 Control Elevations

Duplex Building Type 2 SLAB (1458/A - 1458/B)
 C1 Control Floor Plans
 C2 Control Elevations

Duplex Building Type 2 BASEMENT (1458/A - 1458/B)
 C1 Control Floor Plans
 C2 Control Elevations

PLAN 1335 2-Story (SLAB)
 A1.1 Slab Foundation Plans
 A2.1 Floor Plans
 A3.1 Electrical Plans
 A4.1 Elevation "A"
 A4.2 Elevation "B"
 A5.1 Building Sections

PLAN 1335 2-Story (BASEMENT)
 A1.1 Basement Foundation Plans
 A2.1 Floor Plans
 A3.1 Electrical Plans
 A4.1 Elevation "A"
 A4.2 Elevation "B"
 A5.1 Building Sections

PLAN 1458 Ranch (SLAB)
 A1.1 Slab Foundation Plans
 A2.1 Floor Plans
 A3.1 Electrical Plans
 A4.1 Elevation "A"
 A4.2 Elevation "B"
 A5.1 Building Sections

PLAN 1458 Ranch (BASEMENT)
 A1.1 Basement Foundation Plans
 A2.1 Floor Plans
 A3.1 Electrical Plans
 A4.1 Elevation "A"
 A4.2 Elevation "B"
 A5.1 Building Sections

D1 Wall Sections & Details
 D2 Wall Sections & Details
 D3 Wall Sections & Details

LOCAL DESIGN LOAD CRITERIA	
SNOW LIVE LOAD (ZONE 2)	30 psf
WIND LOAD (HORIZ. & UPLIFT)	20 lbs./sq. ft.
FLOOR LIVE LOAD	40 psf
GARAGE FLOOR LIVE LOAD	50 psf
EXT. BALCONIES, DECKS, PORCHES	40 psf
CEILING (WITH STORAGE)	20 psf
CEILING (WITHOUT STORAGE)	5 psf
HEATING DESIGN TEMPERATURE	70 degrees F
WEATHERING	Severe
FROST LINE DEPTH (below grade)	48" min.
ICE BARRIER UNDERLAYMENT	Required
TERMITE	Yes

BUILDING CRITERIA:

Wisconsin Administrative Code
 - Chapter SPS 321 (Construction Standards)
 - Chapter SPS 322 (Energy Conservation)
 - Chapter SPS 323 (HVAC)
 - Chapter SPS 324 (Electrical, 2017 NEC amended)
 - Chapter SPS 325 (Plumbing, SPS 382 amended)

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Date:	Proj. No.:	Drawn By:	Chkd. By:
11-10-23	720-606	JUK/RJW	

1	8	15
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4	11	18
5	12	19
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7	14	21

MOUND MEADOWS SUBDIVISION

INDEX OF DRAWINGS

US SHELTER HOMES

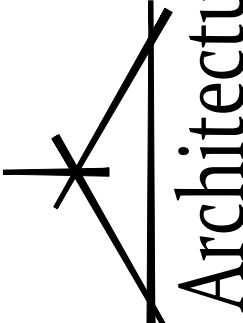


Whitewater, Wisconsin

Sheet No.:

CV

720-606 - SP



Premier Architecture, Inc.

1000 W. Spring St., Ste. 1, South Elgin, IL 60177 (847) 857-7050

SPECIFICATIONS

1.0 GENERAL REQUIREMENTS

- All work shall be performed in accordance with all applicable local, state, and national codes and ordinances and all authorities having jurisdiction. All equipment and appliances, including smoke & CO detectors, air conditioner, water heater(s) and furnace(s), shall be installed in accordance with the listings and the manufacturer's installation instructions.
- All partition dimensions on plan sheets are face of stud interior and exterior. Non-bearing partitions are to be laid out so that stock components will fit exactly within indicated dimension. Finished dimensions at critical areas such as closets, bathtubs, etc. must be held.
- The Contractor shall verify all dimensions and/or discrepancies in plan and report errors to the Architect prior to commencement of the work, or to be responsible for same.
- All sheeting, mechanical and electrical work is to be coordinated between the trades as part of their installation layout.
- On-site verification of all dimensions and conditions shall be the responsibility of each Sub-Contractor.
- Architect shall not have control or charge of, and shall not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions for construction in connection with the work, or for the acts or omissions of the Contractor, Sub-Contractors, or any other persons performing any of the work, or for the failure of any of them to carry out the work in accordance with the intent of the Contractor's documents. Architect shall not be responsible for Illinois Structural and Scaffolding Act.
- Contractor shall provide adequate bracing and/or shoring to insure structural stability of building during construction.

MATERIALS AND WORKMANSHIP:
1.8 All work shall be performed in a workmanlike manner.
1.9 Each Contractor shall include labor, materials, tools, equipment, etc., for the complete construction of the work indicated and specified by the drawings and specifications. Unless otherwise indicated, all work shall be done in accordance with the specifications.

- Materials as specified on drawings shall be used. Substitutions of materials will not be allowed without the written consent of the owner and notification of the architect. The Contractor shall be responsible for all detailing in conjunction (and all other trades affected) by his substitution of materials.
1.11 Each Sub-Contractor shall amend and make good at his own cost, any defects or other faults in his workmanship and/or material.
1.12 Each Contractor is to clean up debris inside and outside the building site which has been caused by his work activities.
1.13 All material finishes and styles including but not limited to exterior siding, roofing, windows, exterior trim, all interior milwork etc. shall be approved by Owner and Architect.
1.14 Energy efficiency verification reporting shall be submitted to the Building within the municipalities required timeframe.

2.0 EXCAVATION AND SITE WORK

- SITE PREP:**
2.1 Excavation around trees not being removed to drip line of trees.
2.2 Comply with section SPS 321.125 of the Wisconsin Administrative Code.
- EXCAVATION:**
2.3 All necessary to raise building site to elevations shown on drawings shall be clean and free of organic material and debris.
2.4 Compacted fill supporting interior building slabs shall be of approved clay and/or granular material placed in lifts not to exceed nine inches loose thickness and compacted to a min. of 95% maximum dry density in accordance with ASTM D 1557 over compacted clay.
2.5 All footings shall bear on firm, undisturbed soil or approved compacted fill, either of which must have a minimum bearing capacity of 3,000 p.s.f., verified by a written soil report.
2.6 Comply with sections SPS 321.13 & SPS 321.14 of the Wisconsin Administrative Code.

BACKFILL & DRAINAGE:
2.7 All backfill at basement foundation level to be material of soil classification GW, GP, SW or SP for current foundation design.
2.8 Backfill shall not be placed against the wall until the wall has sufficient strength and has been sufficiently braced to prevent damage by the backfill.
2.9 The foundation was engineered to comply with the soil conditions of the site and meets HUD's guidelines.
2.10 Comply with section SPS 321.12 of the Wisconsin Administrative Code.

3.0 CONCRETE

- Concrete shall be ready mixed conforming to ACI 308-14-13 Concrete work shall conform to applicable portions of ASTM 318-14 of the American Concrete Institute for unreinforced concrete and referenced standards for cold and hot weather concreting. Additional provisions shall be non-chloride.
2.2 Remove organic material beneath concrete work.
3.1 Concrete for flatwork and in forms shall be min. 5-1/2 bag Portland cement per cubic yard and attain a min. compressive strength of 3000 psi in 28 days. Concrete for basement walls shall be min. 5 bag mix with 50 lb. air entrainment and maximum slump 4"-6" and attain a min. compressive strength of 3000 psi. Grout under bearing plates shall develop a compressive strength of 3000 psi at 28 days.
3.4 The Concrete Contractor shall be responsible for coordination with the General Contractor for the placing of all sleeves in slabs and foundation walls for telephone, plumbing, fire alarm, etc.
3.5 The Concrete Contractor shall install foundation reinforcing steel, anchor bolts, etc. in conformance with the sizes and shapes indicated on the drawings and as may be required by the nature of the work.
3.6 Footings shall bear on min. 3000 psi undisturbed soil. Contractor shall verify bearing capacity. Provide continuous 2" x 4" key in the top of wall footings.
3.7 Reinforcing: Steel reinforcing bars shall conform to ASTM A615/A618M-12 Grade 40 or 60. Provide reinforcing as indicated on plans.
3.8 Patio slabs, stoops and slabs 3/8" max. and maximum 7/8" air entrained and 6 x 6 x 1.4/1.4 W.W.F. Concrete shall be a minimum of 4" thick with WW reinforcement over a minimum 4" gravel base. Slab shall slope away from building (1/8" ft./min.) and be pinned at foundation wall with #5 rebar at 24" o.c.
3.9 Basement and slab-on-grade concrete shall be a minimum of 4" thick over 6 mil vapor barrier (appex 67 min. at all joints) over a minimum 4" gravel base. All residential crawl spaces shall have a vapor barrier.
3.10 Pour all wingwalls monolithically with foundation walls.
3.11 Provide 1/2" dia. galvanized anchor bolts at 72" o.c. (max.) with washers and nuts in middle third of the width of foundation walls (7' min. embedment) at wood sill plates.
3.12 All footings shall extend a minimum of 4"-0" below finished grade and shall be a minimum of 8" x 16" w/ 6" wall (10x20" w/ 10" wall).
3.13 Provide one coat of hot asphaltic waterproofing from the top of footing to above grade level on all foundation walls adjoining all interior space. In areas where a high water table or other severe soil water conditions are known to exist, foundation walls adjoining habitable interior space shall be waterproofed with a membrane extending from the top of footing to finished grade.
3.14 Grouting of sill plates and beam supports is responsibility of the Concrete Contractor.
3.15 Garage slabs to be minimum 6 bag mix, 3500 psi, minimum 3/8" and air entrainment maximum 7% with 6 x 6 x 1.4/1.4 W.W.F. (supported to remain in place from center to upper third of slab for duration of concrete placement), 6 mil vapor barrier and control joints per code.
3.16 Provide exterior flat work for walks, rear steps and porches per plan.
3.17 All gravel base course to be crushed stone, or natural or crushed gravel no less than 4" in thickness and containing not more than 10 percent of material that passes through a No. 4 sieve.
3.18 The Concrete Contractor shall be responsible for, but not limited to, the following:
A. Rigid insulation.
B. Vapor barrier (6 mil).
C. Wire mesh where required.
D. Interior and exterior fill as required.
E. Expansion and control joints.
3.20 The thickness of foundation wall shall be not less than the thickness of the wall it supports. The minimum thickness for frost walls backfilled on both sides shall be 6" with frame walls above, 10" with masonry veneer above. The minimum thickness for basement walls and crawl space walls shall be 8" with frame walls above, 10" with masonry veneer above.
3.21 If driveways are paved with concrete, the driveway shall be a minimum of 5" thick with 4x6x10 W.W.F. over a 4" thick compacted gravel base.
3.22 Crawl space must be provided with an approved vapor retarder. All joints of the vapor retarder shall overlap by 6 inches and be sealed or taped. The edges of the vapor retarder shall extend at least 6 inches up the foundation wall and shall be attached and sealed to the foundation wall or insulation.
3.25 Drain Tile & Filter Fabric ("Form-to-Drain"): to be laid level at base of footing on not less than 2" washed stone along the inside and outside of wall and connected to sump pit. The "Form-to-Drain" shall be protected with filter membrane material and covered with min. of 1/2" washed stone. Sump pits shall be covered with a gasketed or otherwise sealed lid.
3.26 In basements, the entire egress window shall be removable from the back without the use of keys, tools or special knowledge.
3.28 See detail 90.D.3, for Concrete enclosed grounding electrode (UFER)
3.29 Concrete foundation wall reinforcing: See detail sheets.
3.30 Cold Weather Concrete Procedures (Verify with local building official):
- Concrete can be placed when the ambient air temp is 15 degrees Fahrenheit and rising. When ambient air temps fall below 14 degrees Fahrenheit, it is not recommended to place concrete without an external heat source. The concrete delivered to the jobsite should follow the guidelines established in ACI306. Accelerators may also be used at the suppliers/manufacturers recommendations. After concrete placement, insulated blankets should be placed on the concrete and remain in place for 48 hours.

4.0 MASONRY

- Masonry walls shall be laid in mortar meeting ASTM C270-12a ("Type S") specifications with a minimum compressive strength of 1800 PSI at 28 days. Grout in masonry walls shall conform to ASTM C476-10 with a minimum strength of 1800 psi at 28 days.
4.2 Provide samples of brick for Owner's review and approval.
4.3 Mortar shall conform to the Standard Specification for Mortar of Masonry Units - ASTM C270-12a with a minimum compressive strength of 3500 psi.
4.4 Provide 4" cut stone sills at windows and doors unless otherwise noted on plans at masonry areas.
4.5 Anchor masonry to wood studs every 2.667 square feet of wall area with min. 22 ga. galvanized metal wall ties spaced at max. 32" horizontally. Fasten ties through sheathing into wood studs with galvanized ring nuts to provide a minimum penetration of 1". Do not fasten to sheathing.
4.6 Provide temporary forms for masonry arches and chimney caps if req'd.
4.7 Provide thru-wall flashing at window and door heads and sills and as indicated with weep holes and water located at 24" o.c. maximum. Flashing shall be Waco "Copper Fabric" or Owner approved equal.
4.8 Clean masonry with clean water only. Do not use an acid solution. Or receive written permission first.
4.9 Provide lintels as indicated on plan. Minimum bearing of 8" each end.
4.10 Mason Contractor shall follow procedures as shown by the Masonry Institute for any masonry construction below 40 degrees F.

5.0 STEEL

- All structural steel shall conform to AISC specifications for A992, 50 ksi steel and shall be shop coated.
5.2 Connectors shall be bolted or welded. Bolts shall conform to ASTM A325 and be 3/4" dia. unless otherwise noted. (See note 6.44)

6.0 CARPENTRY

- For joists and rafters, lumber shall conform to the National Design specifications for Visually Graded Lumber and its Fastenings ANSI AWC NDS-2015 Edition, 2x10 joist. Hem Fir #2 with a non-adjusted fiber stress bending (Fb) of 1,300,000 and a modulus of elasticity (E) of 1,500,000.
6.2 Wood roof trusses shall be designed for a total load of 50# per sq. ft. (50# IC LL, 10# IC DL, 10# BO DL). Provide hurricane straps and have slotted anchors on non-bearing walls for drywall clip system. Total load shall be 50# at drift areas.
6.3 L-joists (if applicable) shall be designed for a total load of 50#/sq. ft. (40# LL, 10# DL, L/480 live load deflection (1/2" maximum, unless specific written consent is given).
6.4 Truss manufacturer to submit calculations and layouts to fabricator prior to construction.
6.5 Roof truss drawings to be signed and sealed by a Wisconsin Structural Engineer.
6.6 If trusses are required to be stored prior to erection, they shall be stored in a vertical position and protected from the weather.
6.7 Gable end trusses are to be sheathed with 7/16" OSB structural sheathing. Include 2x4 vertical bracing for nailing at 16" o.c.
6.8 Interior bearing walls shall be 2x4 studs at 16" o.c. (or 12" o.c. where indicated), with a double top plate and staggered splice joists with a minimum lap of 48". Walls directly on concrete shall be anchored with 1/2" diameter anchors spaced at 48" on center. All exterior walls shall be 2x4 studs at 16" o.c. (or 12" o.c. where indicated), with a double top plate and staggered splice joists with a minimum lap of 48". Walls directly on concrete shall be anchored with 1/2" diameter anchors spaced at 48" on center. All exterior walls shall be 2x4 studs at 16" o.c. (or 12" o.c. where indicated), with a double top plate and staggered splice joists with a minimum lap of 48". Walls directly on concrete shall be anchored with 1/2" diameter anchors spaced at 48" on center.
6.9 Interior non-bearing partitions shall be 2x4 studs at 24" o.c. with a single top plate and 1/2" gypsum board finish.
6.10 Nonbearing wall studs shall be S-P-F stud grade with non-adjusted Fc (per)=425 p.s.i.
6.11 All second floors utilizing open web floor trusses shall be dropstropped to divide the concealed space into areas not to exceed 1000 s.f. Dropstopping shall be installed parallel to main framing members and shall consist of 1/2" gypsum or 3/8" plywood or other approved material.
6.12 Provide solid bearing eels in walls to all girder trusses and headers, as indicated on foundation. Posts at lower levels continuing the bearing path above, to be the same size at a minimum unless otherwise specified.
6.13 All non-treated sills and plates shall be S-P-F No. 2 or better with non-adjusted Fc (per)=425 and E=1,400,000 or equal, unless otherwise noted.
6.14 Sill plates on concrete shall be pressure treated (PT) and set in sill sealer. PT lumber to be Southern Pine No. 2 or better @19% M.C. max. with non-adjusted Fc (per)=565 and E=1,600,000 or equal, unless otherwise noted.
6.15 Provide 1x3 cross bridging at 7'-0" o.c. max. or approved metal bridging.
6.16 Provide double joists under water heater, washing machine, dryer.
6.17 All tubs and stationary appliances as indicated on plans.
6.18 All floor beams to be constructed with 1/2" plywood. No steel flitches.
6.19 All headers over bearing wall openings to be securely nailed together, and have a min. of 2-2x4 (or 1-2x6) posts under each side unless noted otherwise. Posts to be constructed as cripple studs plus one key stud (i.e. 3-2x4's = three cripple studs & one key stud).

- Exterior openings to have 2-2x10 headers w/ continuous 1/2" plyw. plate unless otherwise noted. Hem Fir No. 1 or better Fb=975 E=1,500,000 (no splits). All multiply headers to be glued & nailed to cut on unit.
6.20 1/2" x 1/2" headers with 1/2" x 1/2" girders and 1/2" x 1/2" girders.
6.21 Roof sheathing shall be 7/16" OSB sheathing (APA 24/16 spin opening) with edge clips, Ply sheathing shall be 3/4" OSB with exterior glue and tongue and groove edges. In tiled areas, 1/4" underlayment shall be applied over sub-floor glue and nailed.
6.22 All exterior walls shall be firestopped at each eight-foot level with solid blocking sealed off with expanding foam or equal. Each trade shall be responsible for firestopping their work.
6.23 Wall sheathing shall be 7/16" OSB sheathing (fully sheathed with OSB structural sheathing). Metal ties to be fastened directly to 2x4 studs at masonry veneer.
6.24 Carpenter to verify door size openings to allow for floor finish.
6.25 Stair assemblies shall be 3'-0" in width to have a 1/4" gap between the center of the stair assembly. Stair treads (at min. 9' 3/4" clear (not including nosing) unless otherwise indicated. Stair risers at 7 3/4" (maximum) with no more than a 3/8" variance between tallest/smallest risers.
6.26 Install 22"x24" attic access and finish ceilings panels to all attics. Install 22"x24" attic access into pentry and into 5 panels - entry wardrobe and walk-in closets to have open shelf with rod (no shoring).
6.28 Jambos to all closets and openings without gasket doors are to have drywall corners.
6.29 Handrail height shall be 34" from finished floor passing under a footing and over the leading edge of the nosing. Handrails must be continuous the full length of the flight, from a point directly above the top riser to a point directly above the lowest riser of the flight. The handrail ends shall terminate into a newel post or safety terminal. Handrails shall be one of the following types or provide equivalent graspability:
Type 1: Handrails with circular cross section to have an outside diameter of 1 3/4" min. (2" max.).
D. Non-circular handrails, to have a perimeter dimension of 4" min. (6" max.) with a max. cross section dimension of 2".
Type 2: A handrail perimeter greater than 6 3/4" shall provide a graspable finger recess area on both sides of the profile. The finger recess shall begin within a distance of 3/4" measured vertically from the tallest portion of the profile and achieve a depth of at least 3/8" within 3/8" below the widest portion of the profile. This required depth shall continue for at least 3/4" to a level that is not less than 1 3/8" below the tallest portion of the profile. The width of the handrail above the recess shall be 1 3/4" min. to 2 3/4" max. Edges to have a .01" min. radius.
6.30 Roof and wall sheathing fasteners to comply with Wisconsin Administrative Code SPS 321.
6.31 Cuts, notches and holes bored in trusses, laminated veneer lumber, glue-laminated members or L-joists are not permitted unless the effects of such are specifically addressed by a registered design professional.
6.32 All exterior fireplace chases, as applicable, must be insulated/drywalled to the finish.
6.33 Fireplace chase, as applicable, shall be insulated and drywalled to the 8 foot mark.
6.34 Ceiling height in bathrooms above plumbing fixtures to be at least 80".
6.35 Provide a minimum 30 inches by 30 inches space at showerheads.
APPROVED firestopping shall be provided at the following locations:
A. Concealed spaces of studs, walls, and partitions, including furred spaces, at ceiling and floor levels.
B. All interconnections between concealed vertical and horizontal spaces, such as occurs at soffits, drop ceilings, cove ceilings, etc.
C. Concealed spaces between stair stringers at the top and bottom of run.
D. Openings around vents, pipes, ducts, chimneys, and fireplaces at the ceiling and floor level, without combustible materials.

- Provide stainless steel or hot-dipped galvanized fasteners, hangers or flashing at treated wood.
6.37 36" high guardrails with openings that do not allow a 4" sphere to pass shall be provided at raised floor areas 30" above adjacent walking surface. Any triangular areas formed by stair riser, tread and bottom rail of the guardrail shall not allow a 6" sphere to pass.
6.38 Trusses shall be connected to wall plates by the use of an approved connector having a resistance to uplift of not less than what is indicated on Roof Truss drawings, and shall be installed in accordance with manufacturer's specifications.
6.39 Carpenter to install an 18" high Thermopy (or equal) kneewall parapet to the exterior wall(s) below, between interior and exterior spaces in attics.
6.40 All exterior fireplaces or chimneys and/or headers to have joint hangers with monofac. approved nuts (fill all holes). Galvanized roofing and box nuts are NOT permitted.
6.41 Provide durable air sealing or foam (no construction adhesive) to seal the building envelope: Top plates sealed to drywall, sill plates caulked to sub floor or slab at all floor lines, joints, knee walls, dropped ceilings, chases, seams & penetrations, openings between door and window jambs, garage walls & ceilings.
6.42 All steel columns shall be mechanically fastened to the concrete footing and to the beam it supports. The use of adjustable columns is strictly prohibited. Shims used to support a column or girder shall not exceed one inch in height.
6.43 Approved firestopping shall be provided at the following locations:
A. Concealed spaces of studs, walls, and partitions, including furred spaces, at ceiling and floor levels.
B. All interconnections between concealed vertical and horizontal spaces, such as occurs at soffits, drop ceilings, cove ceilings, etc.
C. Concealed spaces between stair stringers at the top and bottom of run.
D. Openings around vents, pipes, ducts, chimneys, and fireplaces at the ceiling and floor level, without combustible materials.
6.44 Exterior & interior walls studs not to exceed 16" O.C.
6.45 Any notching and/or drilling of wooden studs shall follow the following:
A. Notching - Any stud in an exterior wall or bearing partition may be cut or notched to a depth not exceeding twenty-five (25%) percent of its depth. Studs in non-bearing partitions may be notched to a depth not to exceed forty (40%) percent of a single stud width; and
B. Drilling - Any stud may be bored or drilled, provided that the diameter of the resulting hole is no more than fifty (50%) percent of the stud width, the edge of the hole is no more than five eighths inch (5/8") to the edge of the stud, and the hole is not located in the same section as a cut or notch. Studs located in exterior walls or bearing partitions drilled over forty (40%) percent and up to sixty (60%) percent shall also be doubled with no more than two successive doubled studs bored.

7.0 MOISTURE CONTROL

- All concealed flashing shall be a minimum of 26 gauge sheet metal.
7.1 Provide sheet metal flashing at roof/ceiling junction.
7.2 Base sill flashing to be equal to 6 mil visqueen polyethylene film.
7.3 Provide 6 mil visqueen polyethylene film under slab at all conditioned space areas with 6" minimum lap at joints.
7.4 All exterior doors to be Type 1 with non-staining high molecular weight acrylic terpolymer, gun grade consistency. Cook as noted and at all openings and dissimilar materials, color approved by owner.
7.5 Provide 6 mil flashing at all window and door heads and sills.
7.6 Solid 48" thick (vertical & horizontal) of 2" (R-10) rigid perimeter insulation at all unheated slab edges within 12" of grade at conditioned areas.
7.7 Provide R-45 blown-in attics in attic spaces at conditioned spaces, R-45 at vaulted ceilings, R-15 fiberglass friction-fit insulation with kraft faced vapor barrier in 2x4 exterior walls (R-19 w/ 2x6 exterior walls). No studs running horizontally.
7.8 R-30 in cantilevers and R-13 in crawl spaces, R-11 in crawl spaces, and from top of foundation down 48". Provide R-30 min. insulation in header area and in California corners. Provide 1" min. closed cell spray foam insulation at basement rim (including foaming sill plate to concrete), 2nd floor rim joist, joist ends at gables, garage HVAC chases, and steel beam penetrations into conditioned space.
7.9 Provide roof vents and soffit vents as shown on plans, elevations and sections. Minimum attic ventilation shall be 1/300 of area if split eave between eave and upper roof vents. At valley set trusses over sheathing, provide minimum 1 sq. ft. openings lower near the eave and upper near the ridge of the valley set roof.
7.10 Install five inch seamless box aluminum gutters and 2" x 3" aluminum downspouts using all necessary accessories. Color by owner.
7.11 Roof shall be (Class "A") seal tab shingles installed over 15# building paper.
7.12 Provide 48" tall water shield at ice dam protection at all eaves and flashing pitches. Ice dam protection to extend from eave's edge to a point measured 24 inches from the interior face of the exterior wall. Flash all roof to wall conditions per the Wisconsin Administrative Code SPS 321.24. Staples are required to fasten on all roof systems.
7.13 The rain gutter and downspout system shall discharge onto approved concrete splash blocks.
7.14 Provide aluminum 7" flashing above all horizontal trim. Color per owner.
7.15 Flashing and sheet metal installation in compliance with SMACMA.
7.16 Electrical boxes, metal and phone, pack insulation around and seal with acoustical caulk and baking.
7.17 Install insulation and gasket weather stripping at all attic openings.
7.18 Vapor retarders shall be installed on the warm-in-winter side of all frame walls (class 1) and exterior walls (class II) with the following exceptions:
7.19 Openings between joist and framing must be foamed or sealed (no fiberglass).
7.20 Provide a sealed air barrier at the following: walls behind showers and tubs at exterior walls, walls behind fireplaces at exterior walls, attic knee-walls or sloped attic walls and walls, skylight shaft walls, exterior walls adjoining porch roof, stair case walls at exterior walls, double walls, garage rim and band adjoining conditioned spaces, all exterior walls, floors above garage, cantilevered floors, dropped ceilings or attic soffits.

8.0 DOORS, WINDOWS, AND GLAZING

- Exterior doors shall be of the sizes and shapes as shown on the plans, pre-hung H.M. Insul. and standard wood frame. Manufacturer to provide all hardware including locks, door sill, metal weatherstripping and weather-stripping. Match door design shown on elevations.
8.2 Insul. door on treated 1x4 bed of mastic.
8.3 Provide rated doors as required by codes and as shown on plans.
8.4 Provide tempered glass at all side by side, sliding glass doors and hazardous locations as indicated by the Wisconsin Administrative Code SPS 321.05.
8.5 Exterior doors shall be flush H.C. Provide primed colonial casing and jambs at all swing doors. Bifolds and sliders to be flush.
8.6 Windows shall have a U-factor of .31 (.35 or lower). Exterior Doors and Garage/House doors shall have a U-factor of .35 or lower. Front door glass shall have a U-factor of .11 (.35 or lower).
8.7 All plates on concrete shall be pressure treated (PT) and set in sill sealer. PT lumber to be Southern Pine No. 2 or better @19% M.C. max. with non-adjusted Fc (per)=565 and E=1,600,000 or equal, unless otherwise noted.
8.8 Provide double joists under water heater, washing machine, dryer.
8.9 All tubs and stationary appliances as indicated on plans.
8.10 All floor beams to be constructed with 1/2" plywood. No steel flitches.
8.11 All headers over bearing wall openings to be securely nailed together, and have a min. of 2-2x4 (or 1-2x6) posts under each side unless noted otherwise. Posts to be constructed as cripple studs plus one key stud (i.e. 3-2x4's = three cripple studs & one key stud).

9.0 FINISHES

- Interior
9.1 Install U.S.G. or approved equal system #2 tapered wallboard with metal corner beads and machine taped joints according to the manufacturer's recommendations, leaving wall surface free from waves, pits, and buckles. Provide 1/2" moisture resistant board at all tub/shower enclosures. Provide min. 3/8" x 1/2" wallboard on all common house walls, common ceilings, and supporting structural elements in the attached garage. Provide 3/8" gypsum board on all walls over 5'-0" in width to have a 1/4" gap between the center of the stair assembly. Stair treads (at min. 9' 3/4" clear (not including nosing) unless otherwise indicated. Stair risers at 7 3/4" (maximum) with no more than a 3/8" variance between tallest/smallest risers.
9.2 Provide 22"x24" attic access and finish ceilings panels to all attics. Install 22"x24" attic access into pentry and into 5 panels - entry wardrobe and walk-in closets to have open shelf with rod (no shoring).
9.3 Jambos to all closets and openings without gasket doors are to have drywall corners.
9.4 Handrail height shall be 34" from finished floor passing under a footing and over the leading edge of the nosing. Handrails must be continuous the full length of the flight, from a point directly above the top riser to a point directly above the lowest riser of the flight. The handrail ends shall terminate into a newel post or safety terminal. Handrails shall be one of the following types or provide equivalent graspability:
Type 1: Handrails with circular cross section to have an outside diameter of 1 3/4" min. (2" max.).
D. Non-circular handrails, to have a perimeter dimension of 4" min. (6" max.) with a max. cross section dimension of 2".
Type 2: A handrail perimeter greater than 6 3/4" shall provide a graspable finger recess area on both sides of the profile. The finger recess shall begin within a distance of 3/4" measured vertically from the tallest portion of the profile and achieve a depth of at least 3/8" within 3/8" below the widest portion of the profile. This required depth shall continue for at least 3/4" to a level that is not less than 1 3/8" below the tallest portion of the profile. The width of the handrail above the recess shall be 1 3/4" min. to 2 3/4" max. Edges to have a .01" min. radius.
9.5 Roof and wall sheathing fasteners to comply with Wisconsin Administrative Code SPS 321.
9.6 Cuts, notches and holes bored in trusses, laminated veneer lumber, glue-laminated members or L-joists are not permitted unless the effects of such are specifically addressed by a registered design professional.
9.7 All exterior fireplace chases, as applicable, must be insulated/drywalled to the finish.
9.8 Fireplace chase, as applicable, shall be insulated and drywalled to the 8 foot mark.
9.9 Ceiling height in bathrooms above plumbing fixtures to be at least 80".
9.10 Provide a minimum 30 inches by 30 inches space at showerheads.
APPROVED firestopping shall be provided at the following locations:
A. Concealed spaces of studs, walls, and partitions, including furred spaces, at ceiling and floor levels.
B. All interconnections between concealed vertical and horizontal spaces, such as occurs at soffits, drop ceilings, cove ceilings, etc.
C. Concealed spaces between stair stringers at the top and bottom of run.
D. Openings around vents, pipes, ducts, chimneys, and fireplaces at the ceiling and floor level, without combustible materials.
9.10 Kitchen cabinets to have finished bottoms and edges of doors and drawers.
9.11 Optional interior railings to be wood stained with kulsters at 4" o.c.
9.12 Cuts, notches and holes bored in trusses, laminated veneer lumber, glue-laminated members or L-joists are not permitted unless the effects of such are specifically addressed by a registered design professional.
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C. Concealed spaces between stair stringers at the top and bottom of run.
D. Openings around vents, pipes, ducts, chimneys, and fireplaces at the ceiling and floor level, without combustible materials.
9.12 Exterior trim to be LP "Smart Trim", Softit & Fosco to be Vinyl. Trims abutting siding shall be caulked, primed and finish one (1) coat.
9.13 Exterior siding shall be horizontal vinyl siding where indicated on elevations.
9.14 All exterior exposed metal (flashing, vents, lintels, etc.) shall be painted. Color approved by owner.
9.15 All finishes on interior walls and/or headers to be submitted to architect for selection and/or approval to the owner by the General Contractor.
9.16 House numbers - Must be 5" high, Non script form and shall be visible from the street at the front of the property.
9.17 An approved vapor retarder shall be provided on exterior walls.
9.18 All roof vents to be painted to match roof color.
9.19 Horizontal siding shall be installed per manufacturer's installation instructions.

10.0 HEATING AND VENTILATION

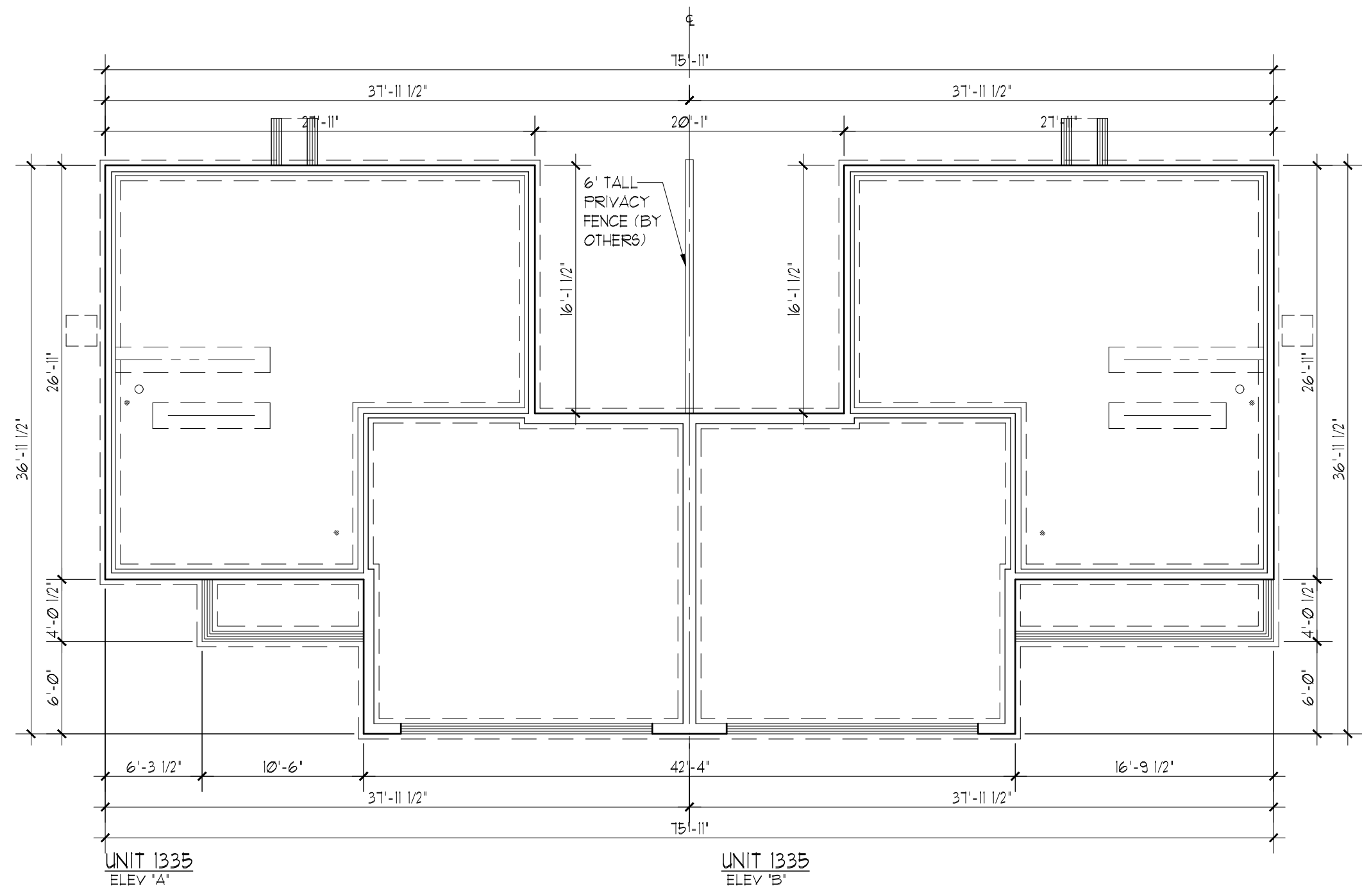
- The heating and cooling systems shall be designed to operate per ASHRAE standards, Wisconsin Administrative Code SPS 321 & 323.
10.1 The heating and cooling systems shall be designed to operate per ASHRAE standards, Wisconsin Administrative Code SPS 321 & 323.
10.2 The heating contractor shall provide a complete and operating system consisting of, but not necessarily limited to, gas fired forced air 92% efficient furnace (m.c.), fans, ducts, radiators, fans in all rooms except bedrooms and bathrooms, all blower units to be taped with UL181 tape, programmable thermostats, etc. Plus optional air conditioning (13 SEER).
10.3 Closets dry venting to be in smooth metal vent pipe, and discharge to the outside of the structure. The connection to the dryer shall be made in accordance with the manufacturer's recommendations.
10.4 Bathroom and powder room exhaust fan shall be sized in accordance with schedule and ducted (with R-3 insulation) to exterior with suitable cap and backdraft damper, minimum 50 cfm, or 110 cfm per 1 square foot of floor space, output at less than 3 zones. Gases between housing and ceiling or wall shall be gasketed, sealed or caulked.
10.5 Sheet metal ducts shall be sized, designed and constructed in accordance with engineer's plans and specifications.
10.6 Combustion air intake shall be installed for furnace and water heater in accordance with NFPA 31-11 (2 combustion air in high, 1 low).
10.7 Class "B" vents to have minimum 1" clearance to all combustibles and be fire stopped at floors.
10.8 All supply and return ducts in storage attics and unheated spaces susceptible to physical damage shall be constructed of galvanized steel or corrosion-resistant metal, and insulated with R8 duct insulation with vapor retarder or approved equal. All other ducts not located completely within the thermal envelope shall be insulated to a min. of R-6.
10.9 All rooms shall have returns other than kitchen & baths.
10.10 Exterior mechanical units are to be elevated 3" min. above the finished grade. Verify placement of optional A/C condenser with the municipality's setback requirements.
10.11 Solid 48" thick (vertical & horizontal) of 2" (R-10) rigid perimeter insulation at all unheated slab edges within 12" of grade at conditioned areas.
10.12 The rain gutter and downspout system shall discharge onto approved concrete splash blocks.
10.13 Provide aluminum 7" flashing above all horizontal trim. Color per owner.
10.14 Flashing and sheet metal installation in compliance with SMACMA.
10.15 Electrical boxes, metal and phone, pack insulation around and seal with acoustical caulk and baking.
10.16 Install insulation and gasket weather stripping at all attic openings.
10.17 Vapor retarders shall be installed on the warm-in-winter side of all frame walls (class 1) and exterior walls (class II) with the following exceptions:
10.18 Openings between joist and framing must be foamed or sealed (no fiberglass).
10.19 Provide a sealed air barrier at the following: walls behind showers and tubs at exterior walls, walls behind fireplaces at exterior walls, attic knee-walls or sloped attic walls and walls, skylight shaft walls, exterior walls adjoining porch roof, stair case walls at exterior walls, double walls, garage rim and band adjoining conditioned spaces, all exterior walls, floors above garage, cantilevered floors, dropped ceilings or attic soffits.

11.0 PLUMBING

- The Plumbing Contractor shall include all necessary labor, materials, and equipment required for a complete and operable installation of all water and sewage systems per all applicable codes.
11.2 Underground water supply and sewer lines shall conform to Wisconsin Administrative Code SPS 384.30.
11.3 Interior water piping shall conform to Wisconsin Administrative Code SPS 384.30.
11.4 All water pipes to fixtures shall be valved, including tubs.
11.5 Interior water and vent piping shall conform to Wisconsin Administrative Code SPS 384.30.
11.6 Provide 40 psi water pressure in water and soil lines every 30' and for each change of direction greater than 45 degrees and at bottom of each stack extending 30' above the floor.
11.7 Water closets: 1.6 gallon flush maximum. Showers, lids and sinks: 3 gallon per minute flow control.
11.8 Provide 70% energy efficiency (E2 EET) vapor vented gas water heaters with temperature and pressure relief valve. Dielectric unions are required.
11.9 Provide 2 foot proof hose bibs on each building with vacuum breakers.
11.10 Provide shower heads and faucets in all bathrooms, shower head
11.11 Plumber shall remove all spots occurring from his work and shall replace removed soils with gravel compacted with vibrating compactors in lifts not exceeding 12".
11.12 Provide a minimum of R3 pipe insulation for all hot water three-quarter inch (3/4") or larger.
11.13 Interior and to a point of stable earth approximately 5' outside of the building line.
11.14 Provide 40 psi water pressure in water and soil lines every 30' and for each change of direction greater than 45 degrees and at bottom of each stack extending 30' above the floor.
11.15 Provide gray box with sill faucets and one standpipe for clothes washer and 2" drain.
11.16 Provide chrome plated fixture supplies and stops for every fixture connection.
11.17 All required fixtures to bear the Watersense® Label.
11.18 All walls to have one coat approved flat latex paint.
11.19 All floor (4) sides of windows to have drywall returns.
11.20 All interior trim work shall be pre-finished primed Colonial. Base to match door casing, approved by owner. Provide solid wood nailing surface for all trim.
11.21 PAINTING:
A. Latex flat Wall paint on ceilings and walls.
B. Each room to receive one (1) coat.
C. Painted front exterior trim - one (1) primer, one (1) finish coat.
D. Exterior garage door to have factory finish.
E. Exterior front door painted one (1) factory and one (1) finish coats.
F. Finish touch up of all nicks and marks on walls prior to carpeting.
G. Stair finish carpet or point interior staircase on all pine.
11.21 Both accessories shall be as follows:
A. Hall Bath: one toilet paper holder.
B. Main or Master Bath with tub or shower - one toilet paper holder.
11.22 VINYL FLOORING in kitchen, laundry/utility rooms, entry, powder room, and baths.
11.26 INTERIOR TRIM
A. Contractor to install all cabinets, vanities, shelving and formica counter tops.
B. Linen and Pantry Closets: Five shelves must be 24" A.F.F. and at 14" o.c. going up with shelves as per plans, shelf brackets max. 48" o.c. with shelf cleats. Shelves shall be white vinyl coated wire.
11.27 Kitchen cabinets to have finished bottoms and edges of doors and drawers.
11.28 Optional interior railings to be wood stained with kulsters at 4" o.c.
11.29 Cuts, notches and holes bored in trusses, laminated veneer lumber, glue-laminated members or L-joists are not permitted unless the effects of such are specifically addressed by a registered design professional.
11.30 All exterior fireplace chases, as applicable, must be insulated/drywalled to the finish.
11.31 Fireplace chase, as applicable, shall be insulated and drywalled to the 8 foot mark.
11.32 Ceiling height in bathrooms above plumbing fixtures to be at least 80".
11.33 Provide a minimum 30 inches by 30 inches space at showerheads.
APPROVED firestopping shall be provided at the following locations:
A. Concealed spaces of studs, walls, and partitions, including furred spaces, at ceiling and floor levels.
B. All interconnections between concealed vertical and horizontal spaces, such as occurs at soffits, drop ceilings, cove ceilings, etc.
C. Concealed spaces between stair stringers at the top and bottom of run.
D. Openings around vents, pipes, ducts, chimneys, and fireplaces at the ceiling and floor level, without combustible materials.
9.10 Kitchen cabinets to have finished bottoms and edges of doors and drawers.
9.11 Optional interior railings to be wood stained with kulsters at 4" o.c.
9.12 Cuts, notches and holes bored in trusses, laminated veneer lumber, glue-laminated members or L-joists are not permitted unless the effects of such are specifically addressed by a registered design professional.
9.13 All exterior fireplace chases, as applicable, must be insulated/drywalled to the finish.
9.14 Fireplace chase, as applicable, shall be insulated and drywalled to the 8 foot mark.
9.15 Ceiling height in bathrooms above plumbing fixtures to be at least 80".
9.16 Provide a minimum 30 inches by 30 inches space at showerheads.
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B. All interconnections between concealed vertical and horizontal spaces, such as occurs at soffits, drop ceilings, cove ceilings, etc.
C. Concealed spaces between stair stringers at the top and bottom of run.
D. Openings around vents, pipes, ducts, chimneys, and fireplaces at the ceiling and floor level, without combustible materials.
9.12 Exterior trim to be LP "Smart Trim", Softit & Fosco to be Vinyl. Trims abutting siding shall be caulked, primed and finish one (1) coat.
9.13 Exterior siding shall be horizontal vinyl siding where indicated on elevations.
9.14 All exterior exposed metal (flashing, vents, lintels, etc.) shall be painted. Color approved by owner.
9.15 All finishes on interior walls and/or headers to be submitted to architect for selection and/or approval to the owner by the General Contractor.
9.16 House numbers - Must be 5" high, Non script form and shall be visible from the street at the front of the property.
9.17 An approved vapor retarder shall be provided on exterior walls.
9.18 All roof vents to be painted to match roof color.
9.19 Horizontal siding shall be installed per manufacturer's installation instructions.

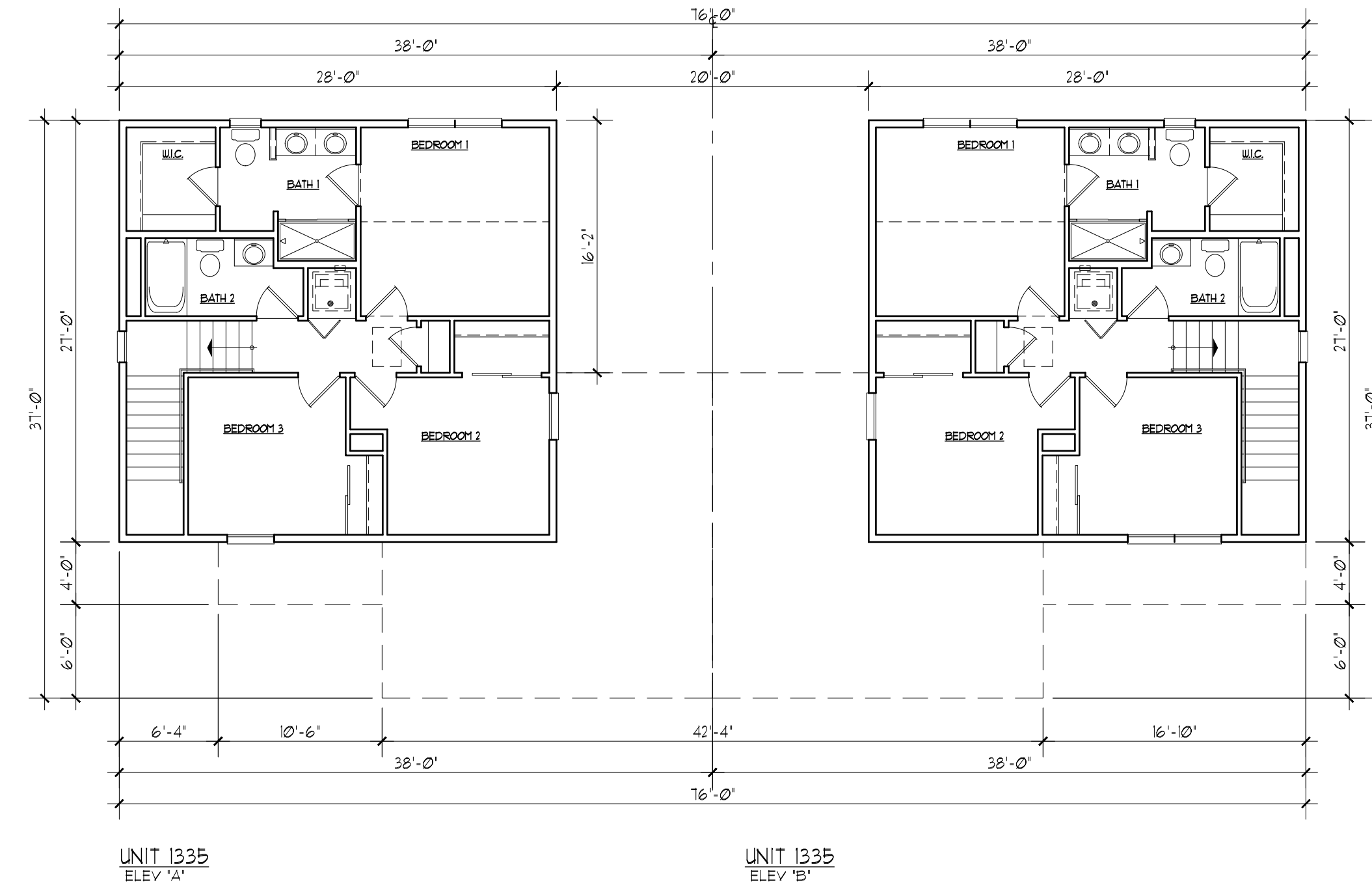
12.0 ELECTRICAL

- The Electrical Contractor shall include all necessary labor, materials, equipment for more than 100 feet of a complete and operable electrical system in each unit.
12.1 The Electrical Contractor shall include all necessary labor, materials, equipment for more than 100 feet of a complete and operable electrical system in each unit.
12.2 The Electrical Contractor shall install all work in accordance with all applicable national, state, and local electrical codes with



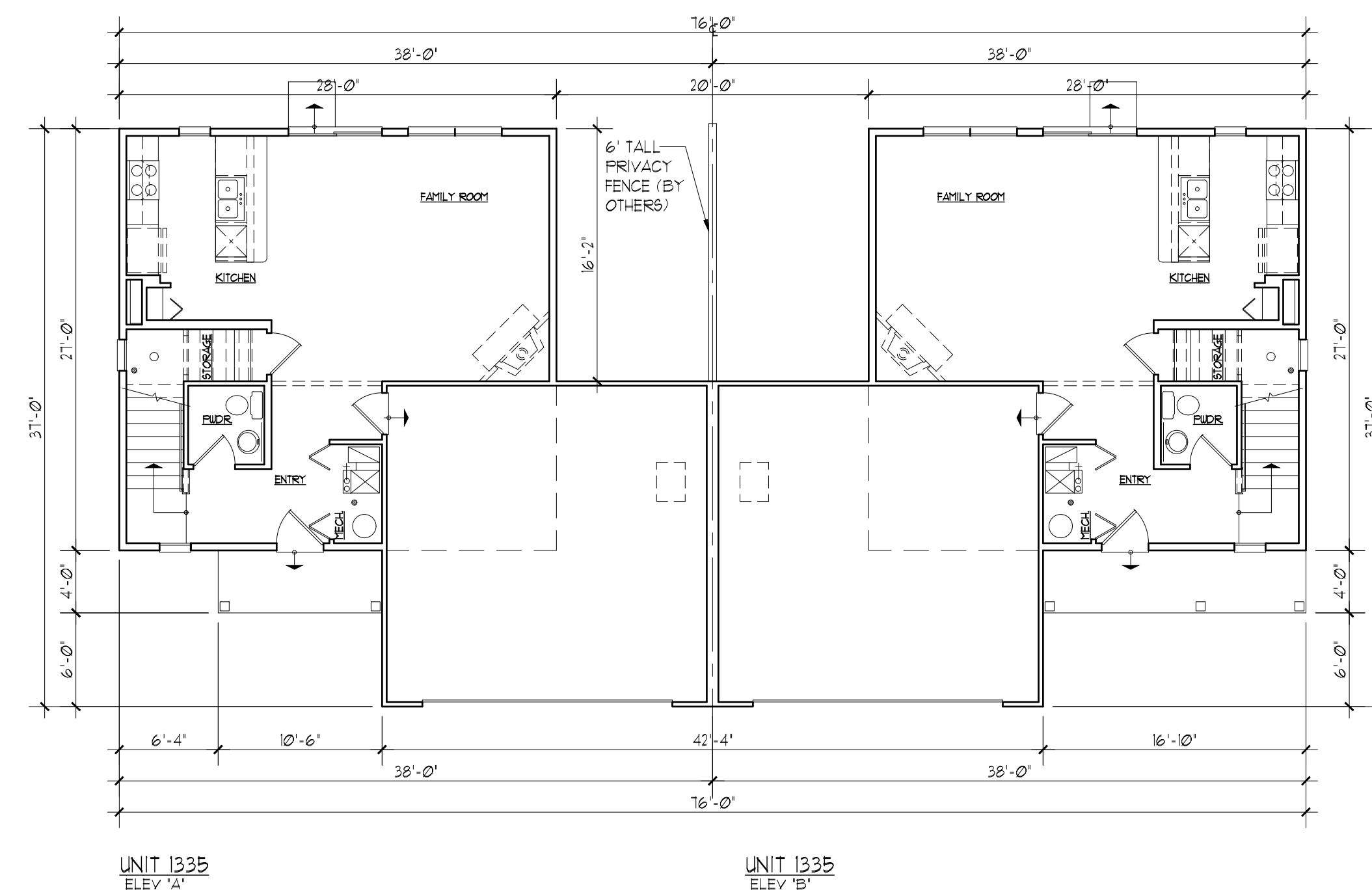
FOUNDATION PLAN
SCALE: 1/8" = 1'-0"

DUPLEX TYPE I (SLAB) (1335/A-1335/B)



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

DUPLEX TYPE I (SLAB) (1335/A-1335/B)



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

DUPLEX TYPE I (SLAB) (1335/A-1335/B)

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Date:	Proj. No.:	Drawn By:	Chkd. By:
11-10-23	720-606	JUK/RUW	

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US SHELTER HOMES
MOUND MEADOWS SUBDIVISION
Whitewater, Wisconsin
U.S. SHELTER
FOUNDATION & FLOOR PLANS
DUPLEX TYPE I (SLAB)

Sheet No.:
C1
C1 2-MW DUPLEX

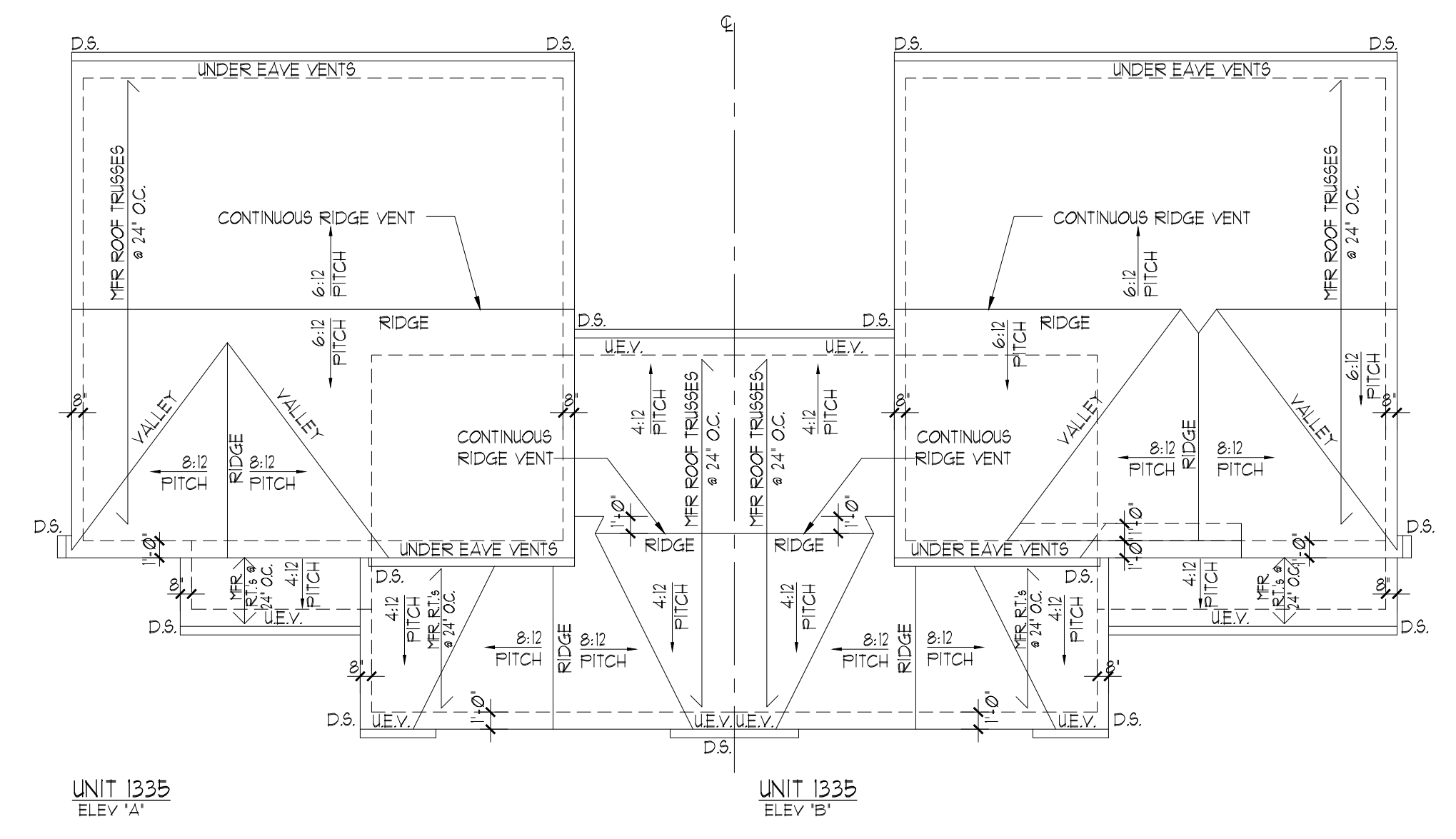
ROOF VENT
 CONTINUOUS RIDGE VENT
 (8 SQUARE INCHES PER LINEAR FOOT)
 SQUARE METAL ROOF VENT
 (3) SQ. IN. NET FREE AREA) MIN. EACH
 CONTINUOUS SOFFIT VENT
 (3) SQUARE INCHES PER LINEAR FOOT)

NOTES
 - ALL EAVE OVERHANGS ARE 12" (UNLESS NOTED OTHERWISE)
 - ALL SIDE RAKE OVERHANGS ARE 8" (UNLESS NOTED OTHERWISE)
 - ALL FRONT ELEV. RAKE OVERHANGS ARE 12" (UNLESS OTHERWISE NOTED)
 - ROOF VENTS INDICATED ARE FOR LOCATION REFERENCE ONLY
 REQUIRED VENTILATION: 1 SQ. FT. OF NET FREE AREA FOR EVERY 200 SQ. FT. OF ATTIC SPACE, SPLIT EVENLY BETWEEN ROOF & SOFFIT VENTS.

TRUSS MFR SHALL DESIGN, PROVIDE AND INSTALL ANY ANCHORAGE OF ROOF TRUSSES TO BEARING WALLS, HEADERS, OR BEAMS REQUIRED TO RESIST WIND UPLIFT OR OTHER DESIGN LOADS.

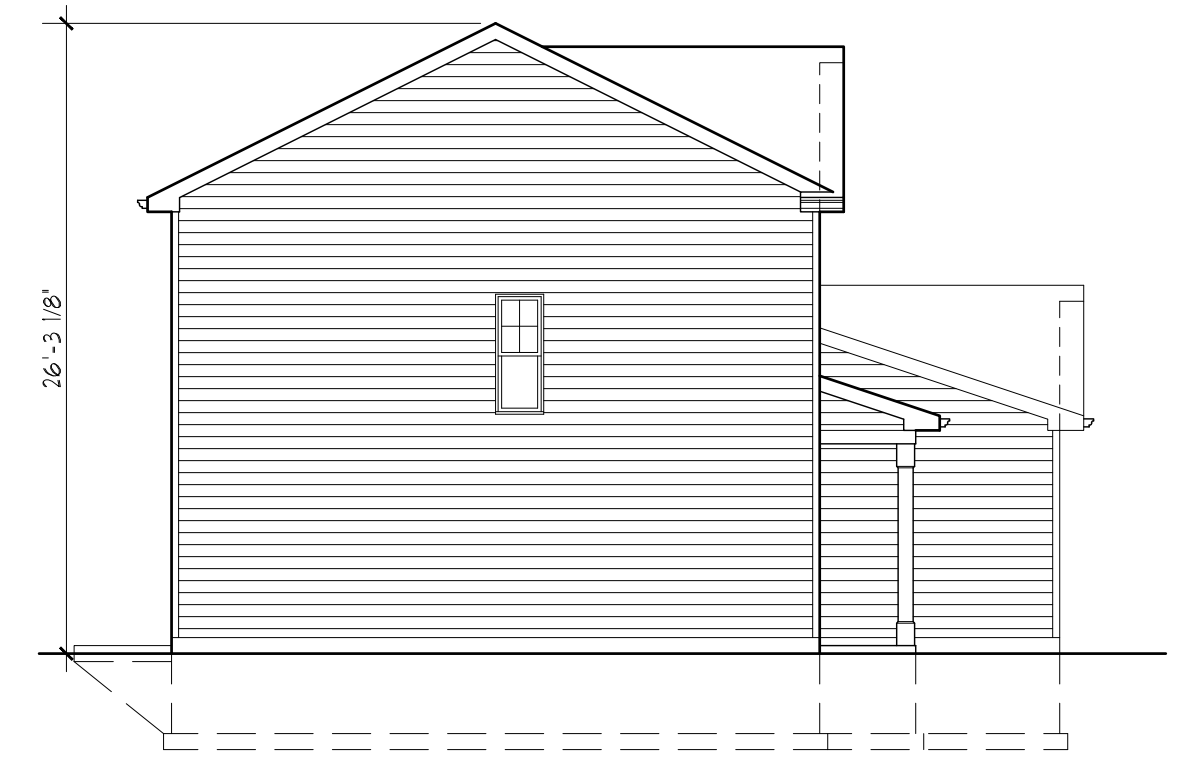
ARCHITECT MUST BE NOTIFIED OF ANY CHANGE OR MODIFICATION OF THIS TRUSS LAYOUT PRIOR TO COMMENCEMENT OF WORK.

BASE PLAN STRUCTURAL MEMBERS APPLY TO ALL PARTIAL PLANS UNLESS NOTED OTHERWISE

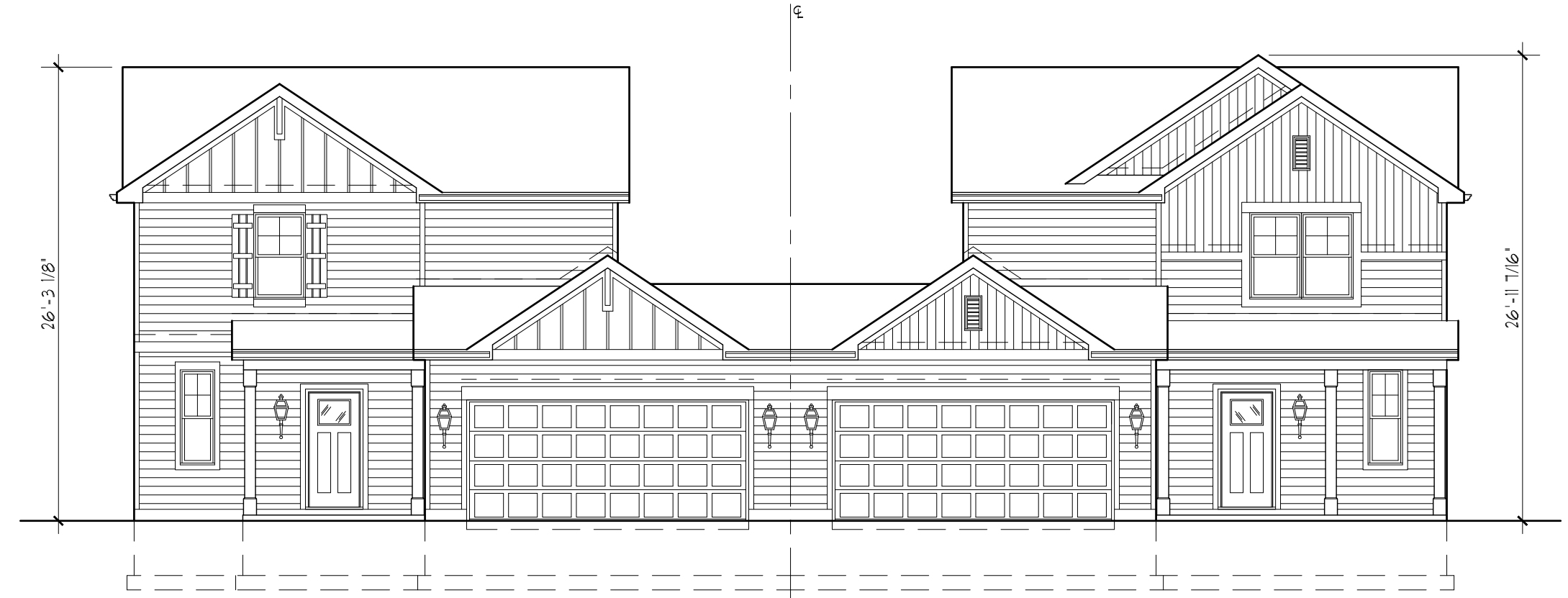


ROOF PLAN
SCALE: 1/8" = 1'-0"

DUPLEX TYPE I (SLAB) (1335/A-1335/B)

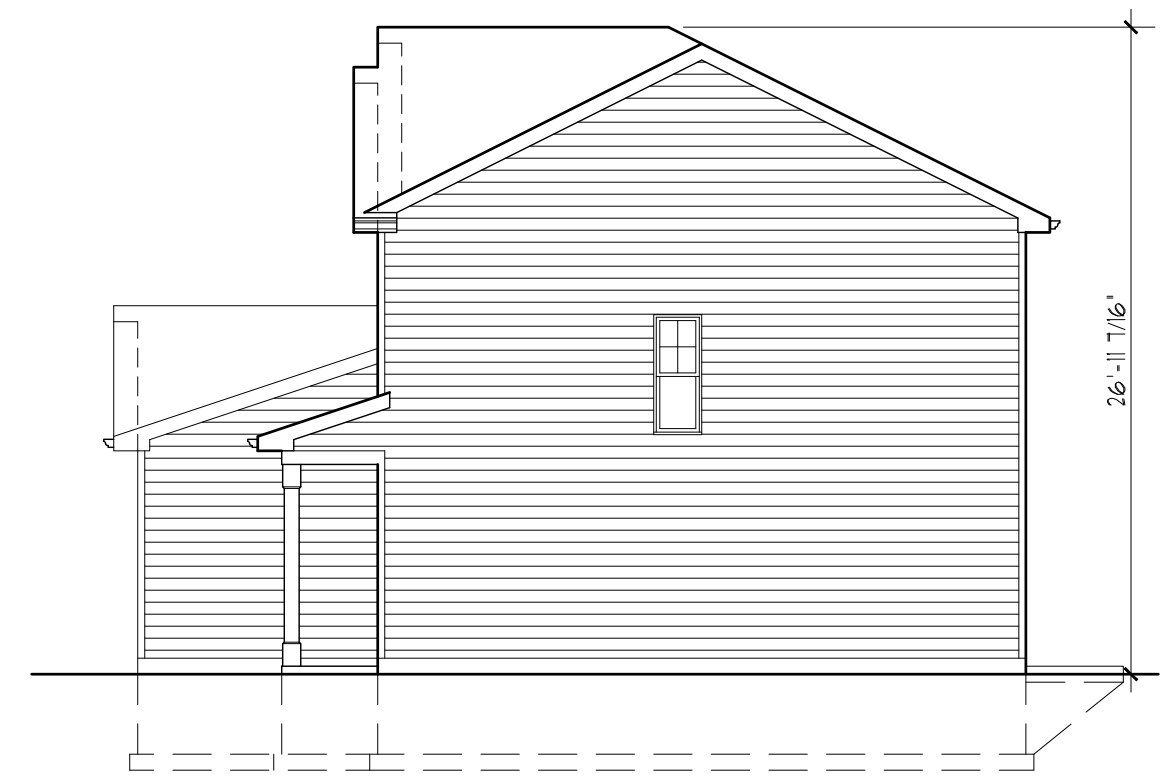


LEFT ELEV DUPLEX TYPE I (SLAB) (1335/A-1335/B)
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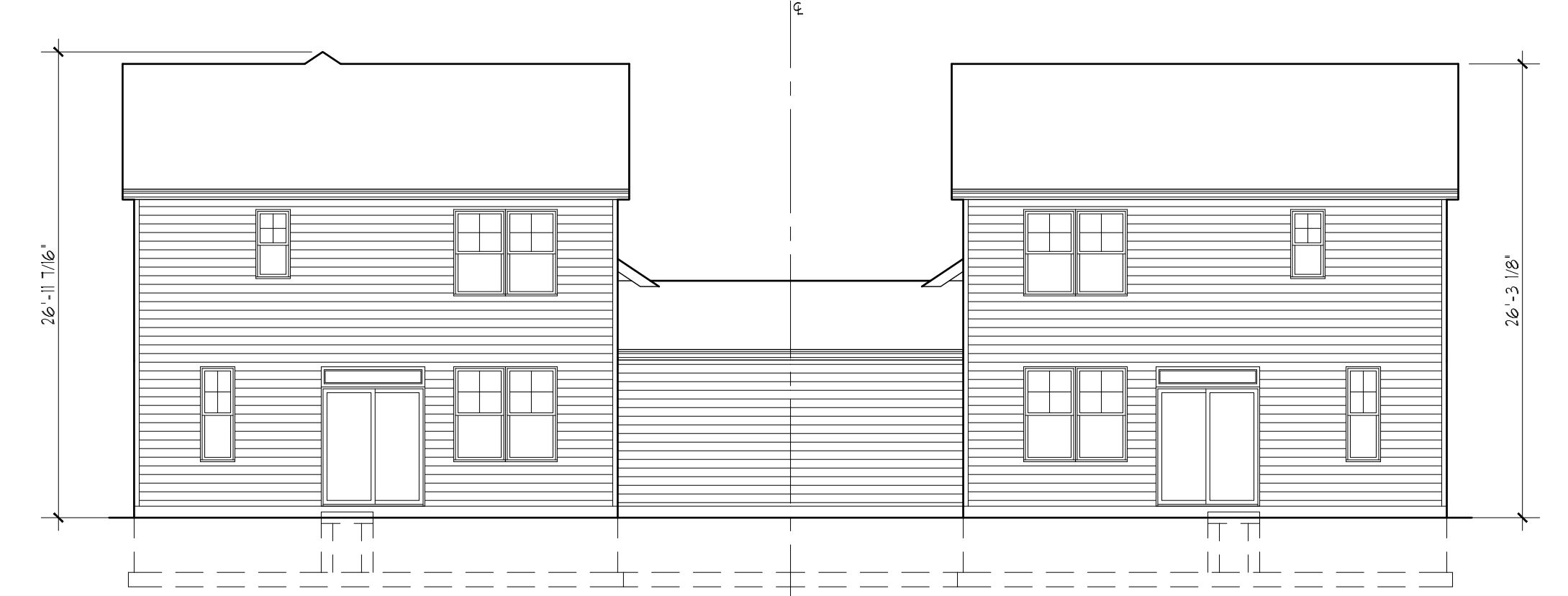


FRONT ELEVATION
SCALE: 1/8" = 1'-0"

DUPLEX TYPE I (SLAB) (1335/A-1335/B)



RIGHT ELEV DUPLEX TYPE I (SLAB) (1335/A-1335/B)
SCALE: 1/8" = 1'-0"



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

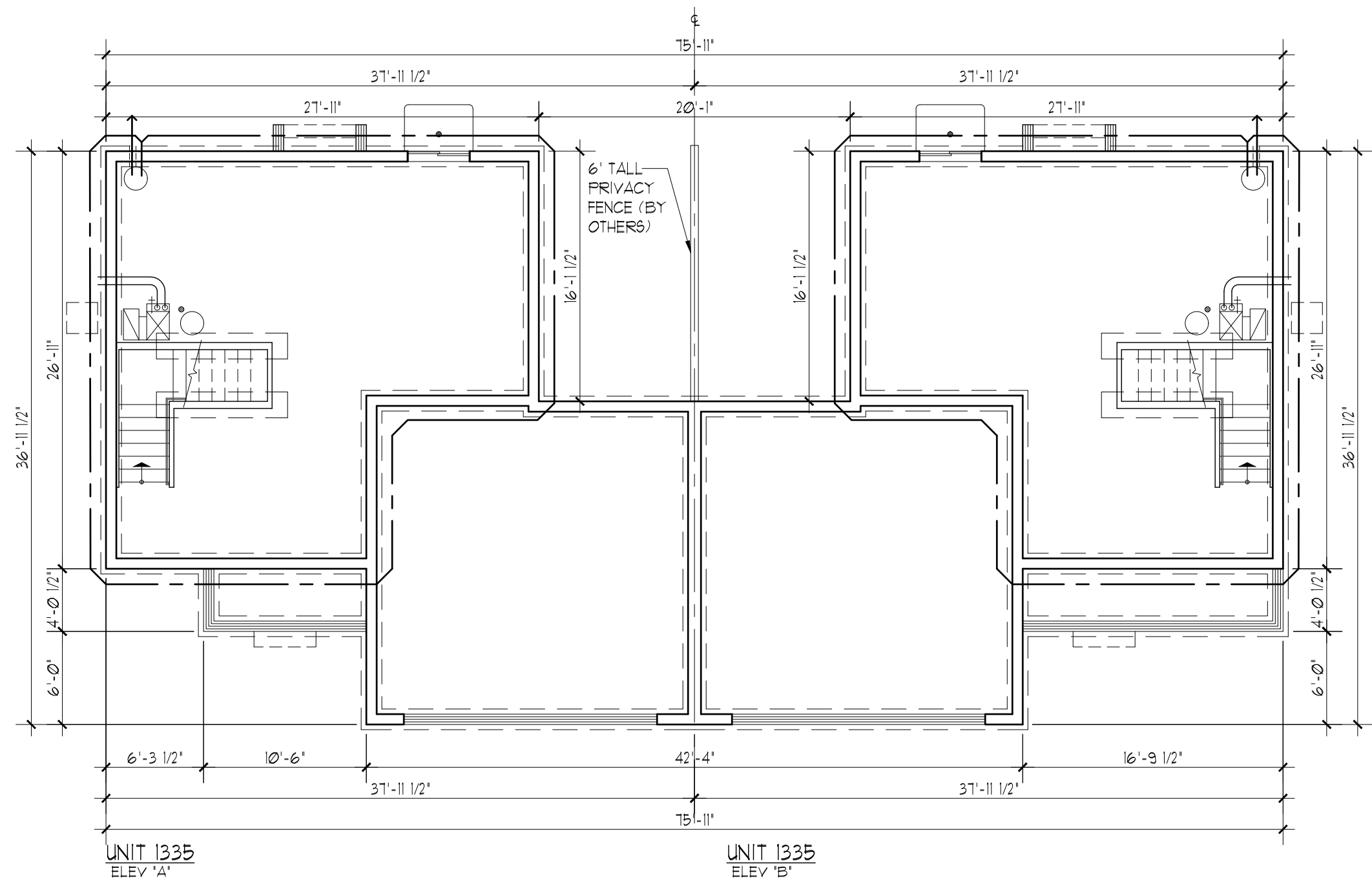
DUPLEX TYPE I (SLAB) (1335/A-1335/B)

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Chkd. By:	

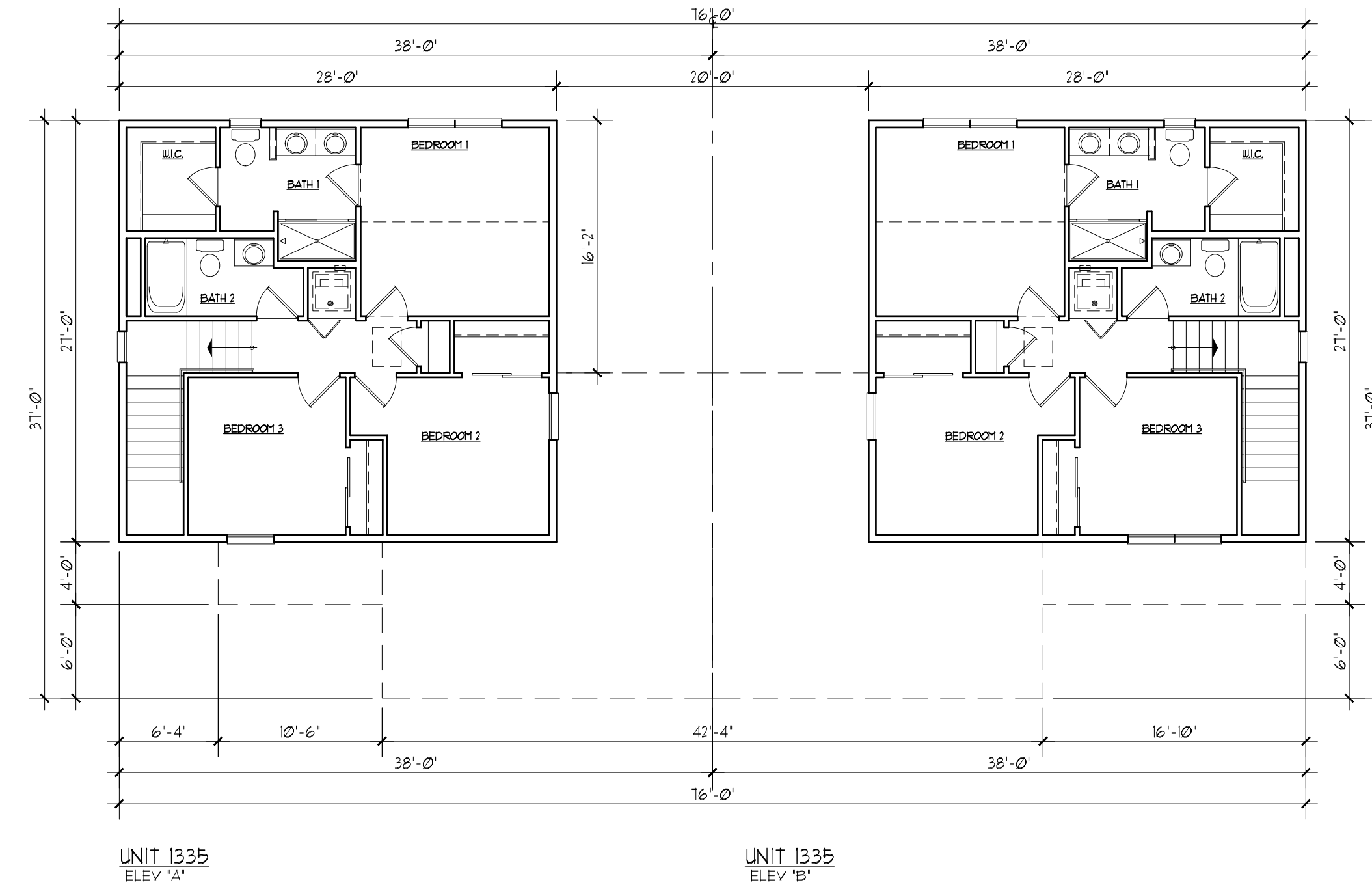
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U.S. SHELTER HOMES
 MOUND MEADOWS SUBDIVISION
 Whitewater, Wisconsin
 DUPLEX TYPE I (SLAB)
 ELEVATIONS



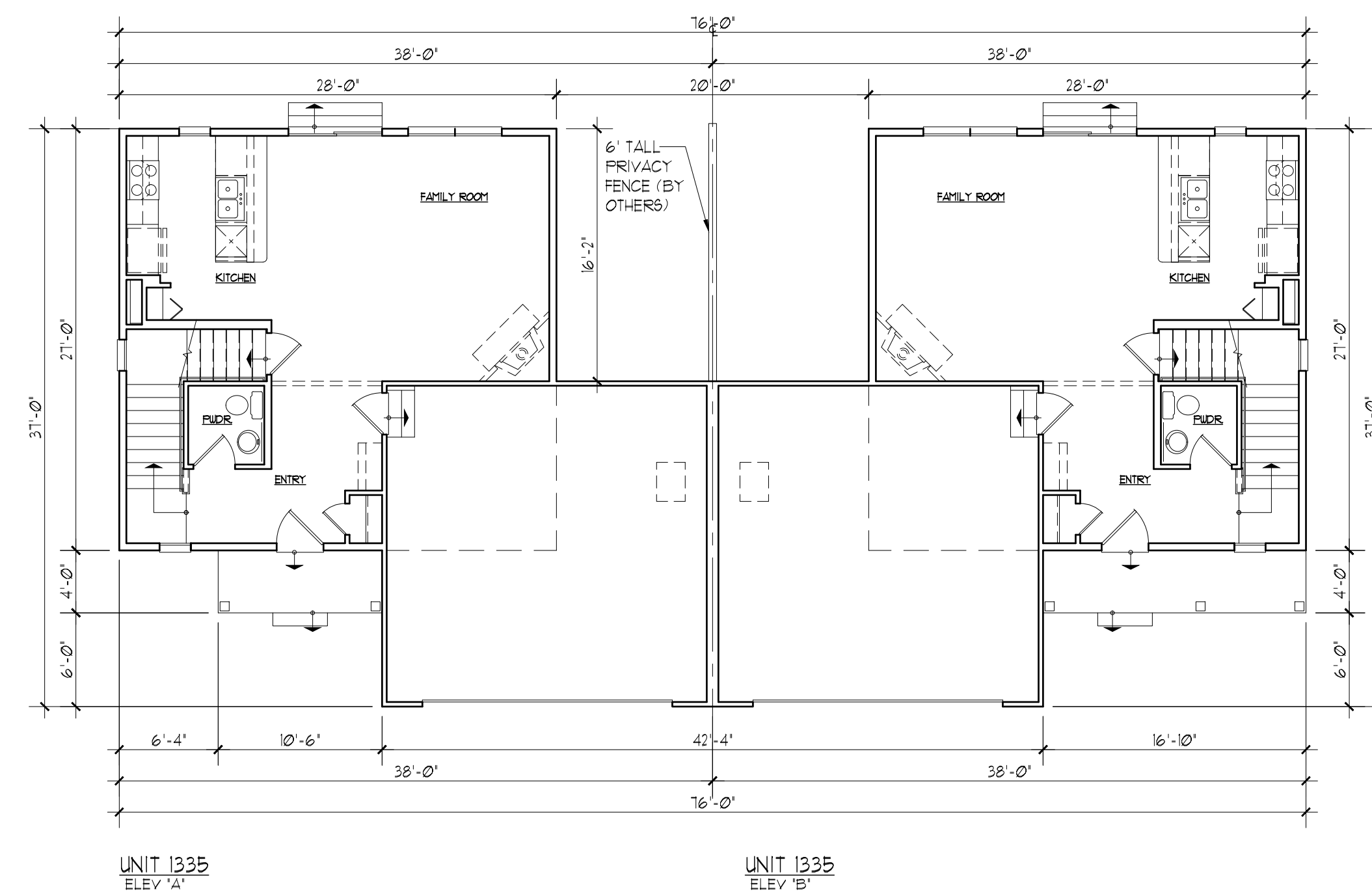
FOUNDATION PLAN
SCALE: 1/8" = 1'-0"

DUPLEX TYPE 1 (BSMT) (1335/A-1335/B)



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

DUPLEX TYPE 1 (BSMT) (1335/A-1335/B)



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

DUPLEX TYPE 1 (BSMT) (1335/A-1335/B)

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Date:	Proj. No.:	Drawn By:	Chkd. By:
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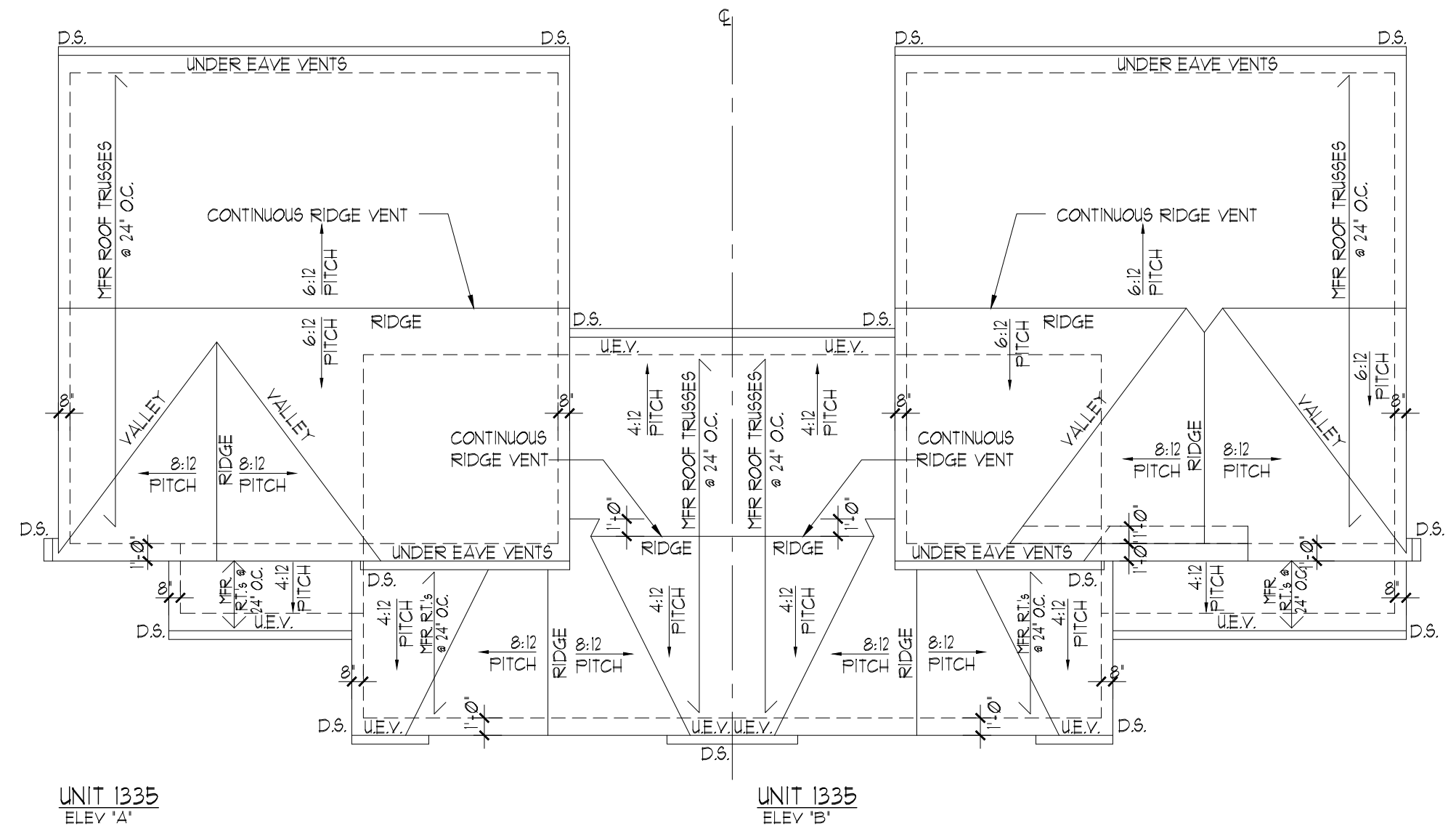
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15	16	17	18	19	20	21

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U.S. SHELTER HOMES
MOUND MEADOWS SUBDIVISION
Whitewater, Wisconsin
U.S. SHELTER
FOUNDATION & FLOOR PLANS
DUPLEX TYPE 1 (BSMT)

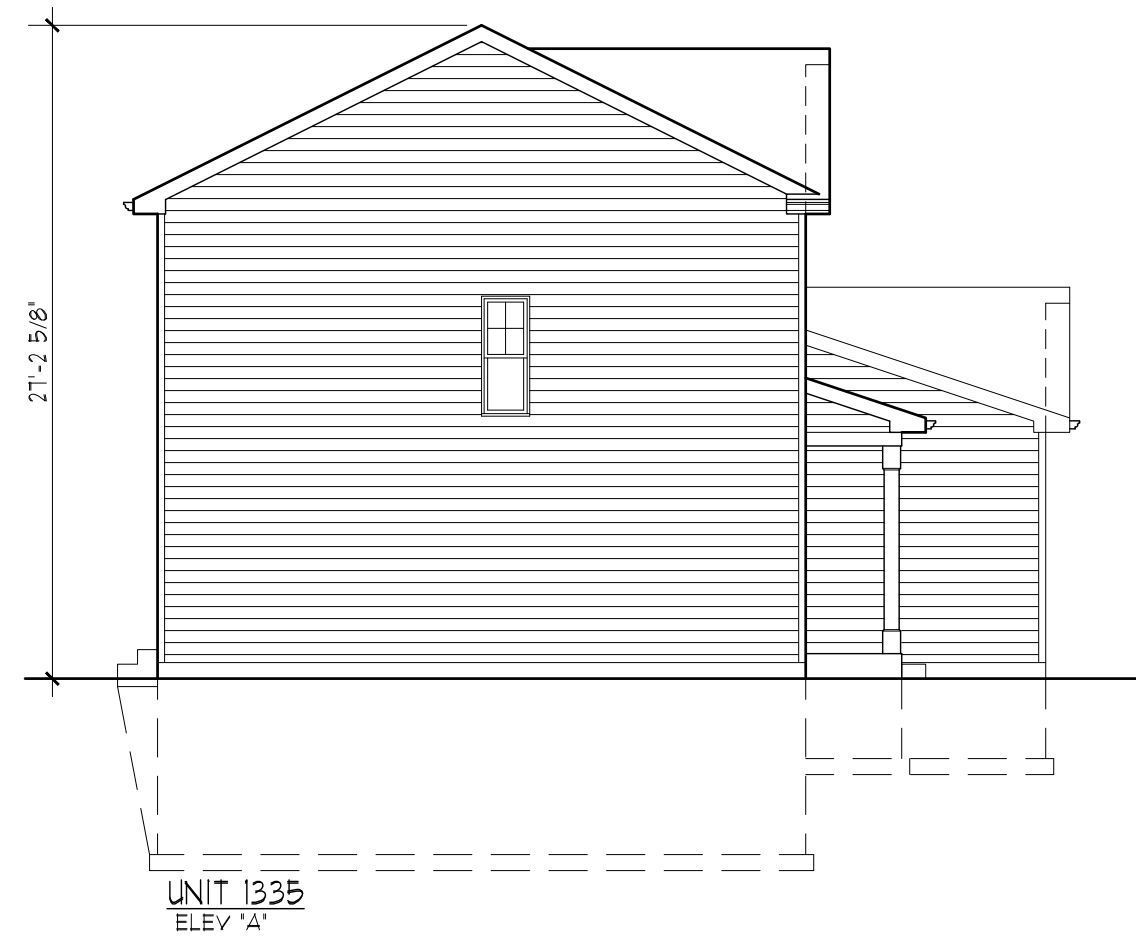
Sheet No.:
C1
C1 2-MW DUPLEX

ROOF VENT	NOTES
-CONTINUOUS RIDGE VENT (8 SQUARE INCHES PER LINEAR FOOT)	- ALL EAVE OVERHANGS ARE 12" (UNLESS NOTED OTHERWISE)
- SQUARE METAL ROOF VENT (3 SQ. IN. NET FREE AREA) MIN. EACH	- ALL SIDE RAKE OVERHANGS ARE 8" (UNLESS NOTED OTHERWISE)
- CONTINUOUS SOFFIT VENT (3.1 SQUARE INCHES PER LINEAR FOOT)	- ALL FRONT ELEV. RAKE OVERHANGS ARE 12" (UNLESS OTHERWISE NOTED)
	- ROOF VENTS INDICATED ARE FOR LOCATION REFERENCE ONLY
	- REQUIRED VENTILATION: 1 SQ. FT. OF NET FREE AREA FOR EVERY 300 SQ. FT. OF ATTIC SPACE, SPLIT EVENLY BETWEEN ROOF & SOFFIT VENTS.
TRUSSES MFR SHALL DESIGN, PROVIDE AND INSTALL ANY ANCHORAGE OF ROOF TRUSSES TO BEARING WALLS, HEADERS, OR BEAMS REQUIRED TO RESIST WIND UPLIFT OR OTHER DESIGN LOADS.	ARCHITECT MUST BE NOTIFIED OF ANY CHANGE OR MODIFICATION OF THIS TRUSS LAYOUT PRIOR TO COMMENCEMENT OF WORK.
BASE PLAN STRUCTURAL MEMBERS APPLY TO ALL PARTIAL PLANS UNLESS NOTED OTHERWISE	

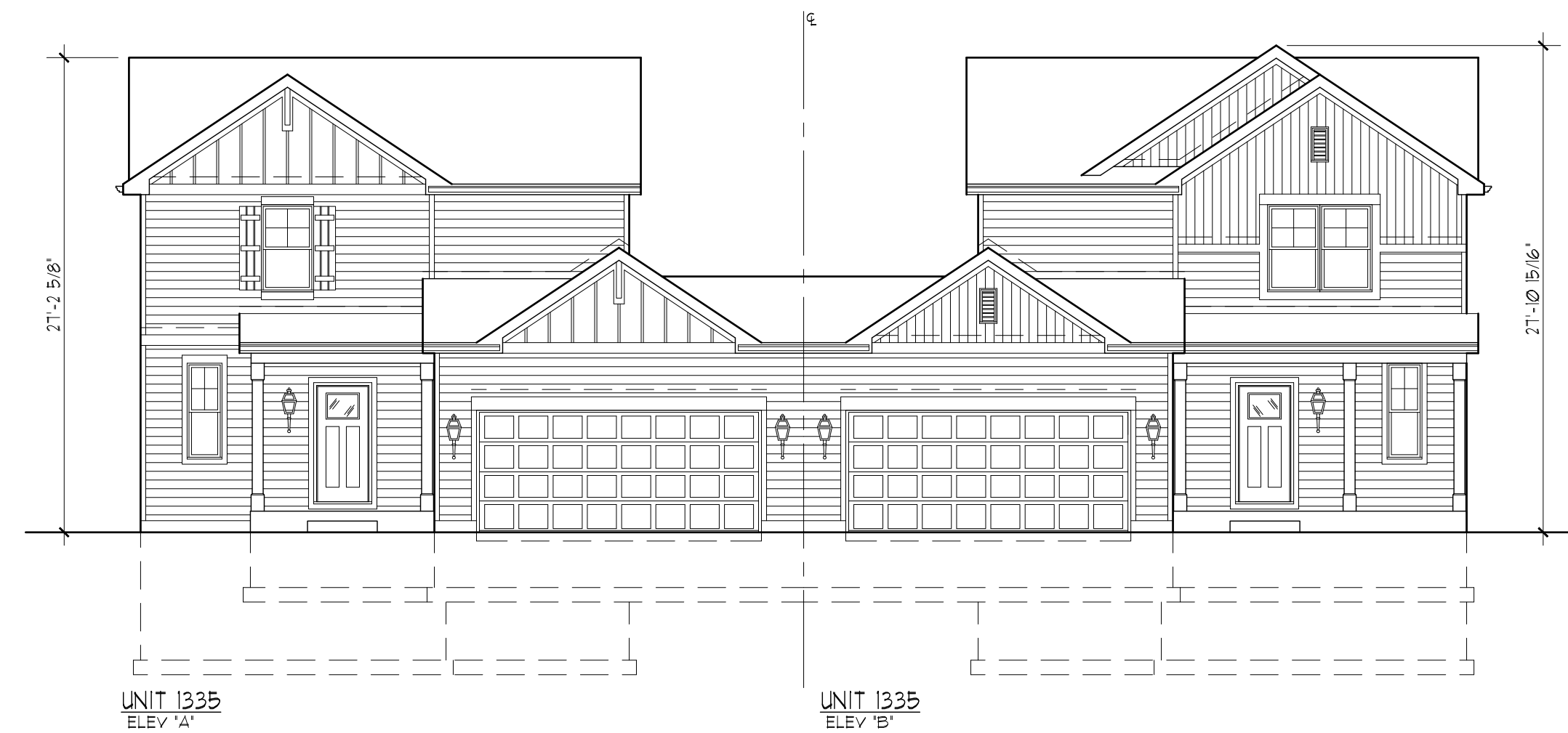


ROOF PLAN
SCALE: 1/8" = 1'-0"

DUPLEX TYPE 1 (B6MT) (1335/A-1335/B)

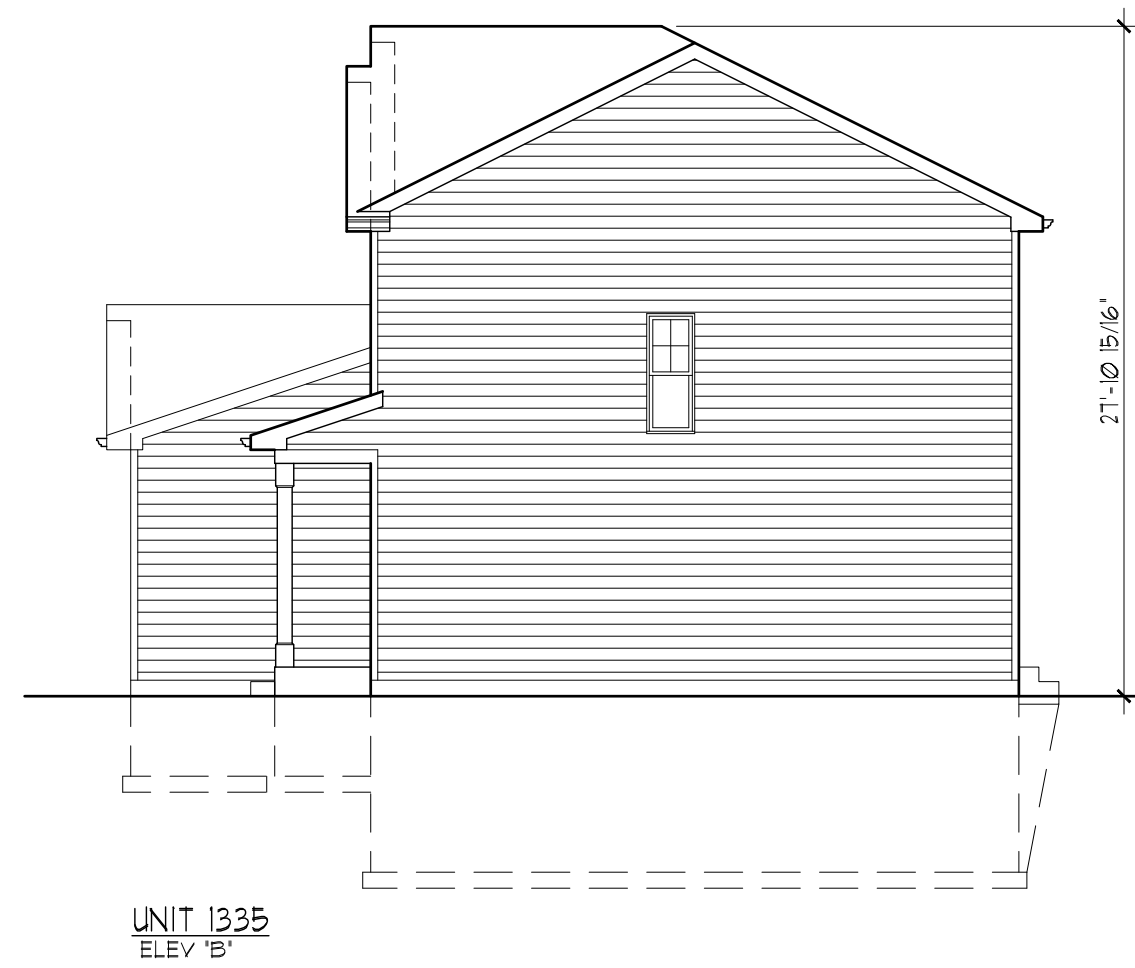


LEFT ELEV DUPLEX TYPE 1 (B6MT) (1335/A-1335/B)
SCALE: 1/8" = 1'-0"



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

DUPLEX TYPE 1 (B6MT) (1335/A-1335/B)



RIGHT ELEV DUPLEX TYPE 1 (B6MT) (1335/A-1335/B)
SCALE: 1/8" = 1'-0"



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

DUPLEX TYPE 1 (B6MT) (1335/A-1335/B)

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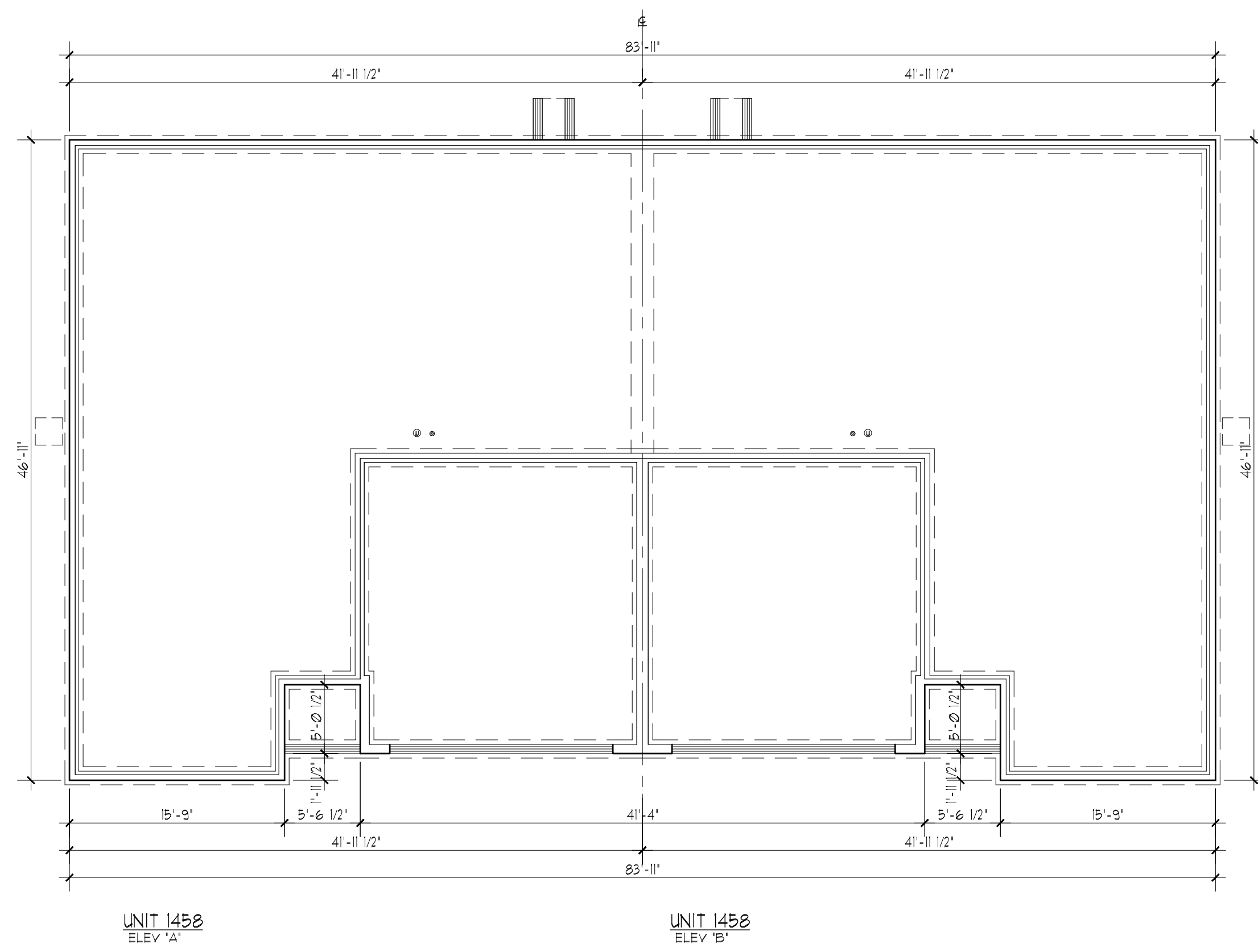
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11-10-23	720-606	JUK/RJW	

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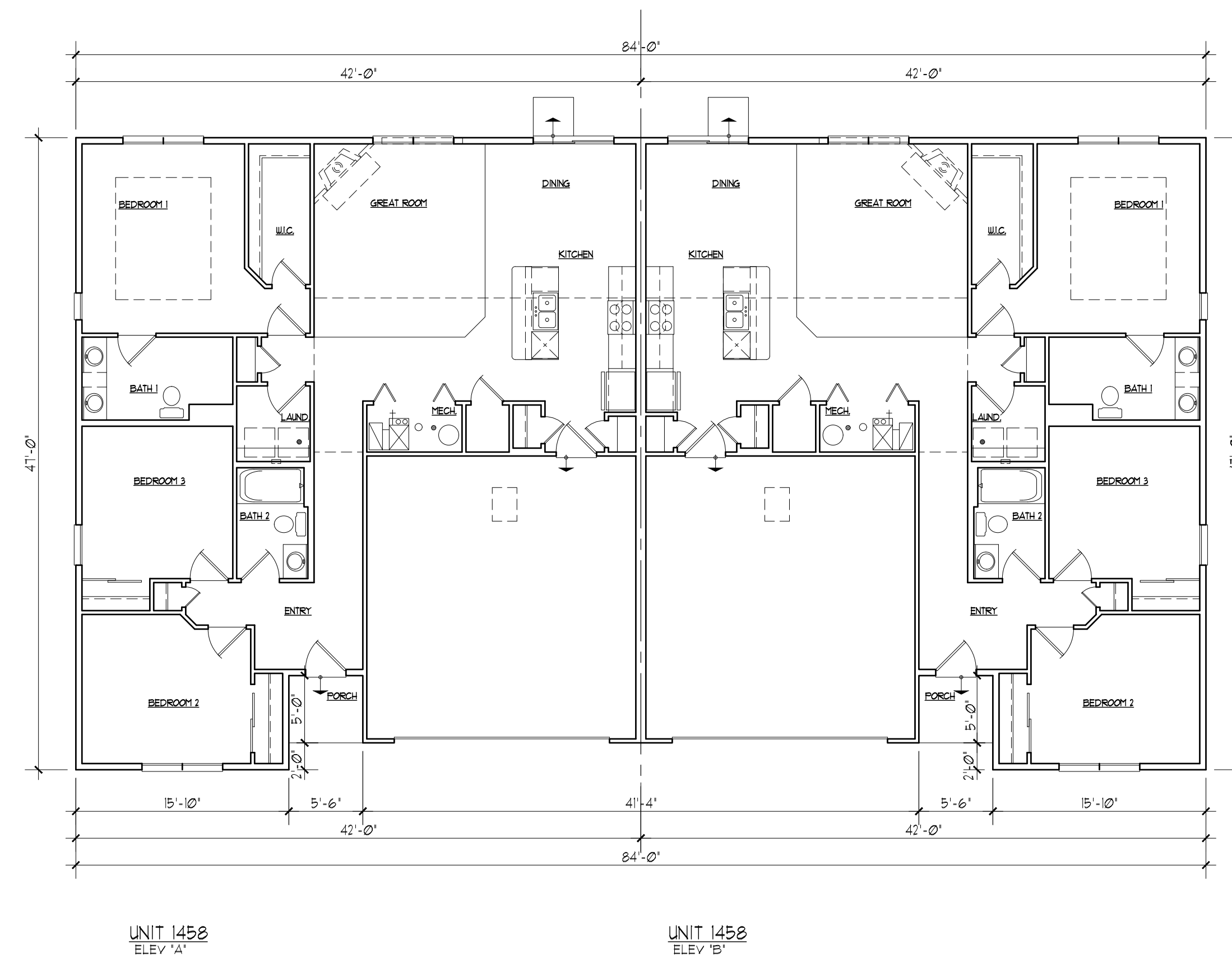
U.S. SHELTER HOMES
MOUND MEADOWS SUBDIVISION
Whitewater, Wisconsin
ELEVATIONS
DUPLEX TYPE 1 (B6MT)

Sheet No.:
C2
C1.2-MW DUPLEX



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

DUPLEX TYPE 2 (SLAB) (1458/A-1458/B)



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

DUPLEX TYPE 2 (SLAB) (1458/A-1458/B)

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Drawn By:	JJK/RJW
Chkd. By:	

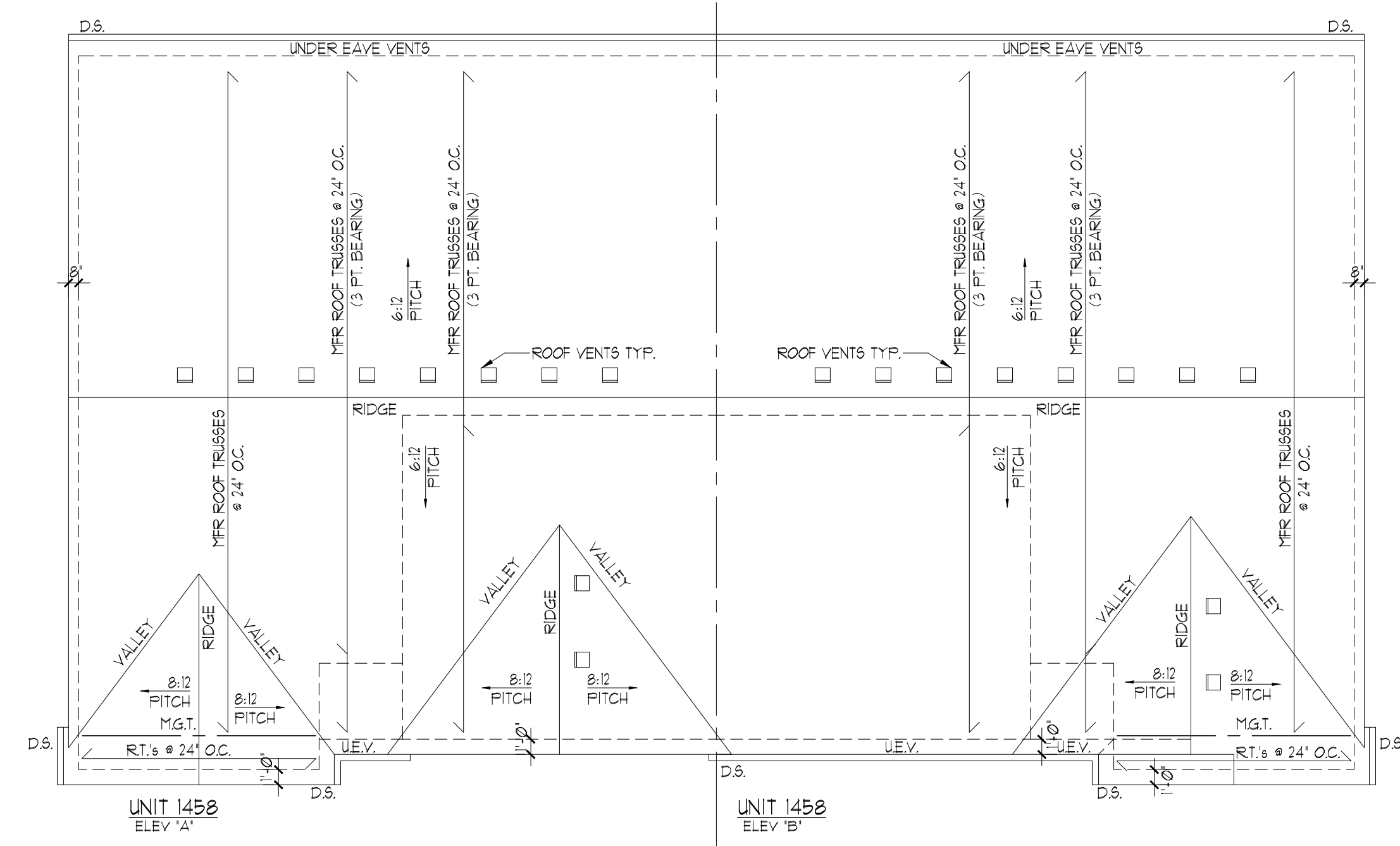
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U.S. SHELTER HOMES
MOUND MEADOWS SUBDIVISION
Whitewater, Wisconsin
FOUNDATION & FLOOR PLANS
DUPLEX TYPE 2 (SLAB)

Sheet No.:
C1
C1 2--MMW DUPLEX

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2	9	16
3	10	17
4	11	18
5	12	19
6	13	20
7	14	21

ROOF VENT		NOTES	
- CONTINUOUS RIDGE VENT (18 SQUARE INCHES PER LINEAR FOOT)	- SQUARE METAL ROOF VENT (9 SQ. IN. NET FREE AREA) MIN. EACH	- CONTINUOUS SOFFIT VENT (3.1 SQUARE INCHES PER LINEAR FOOT)	
TRUSS MFR SHALL DESIGN, PROVIDE AND INSTALL ANY ANCHORAGE OF ROOF TRUSSES TO BEARING WALLS, HEADERS, OR BEAMS REQUIRED TO RESIST WIND UPLIFT OR OTHER DESIGN LOADS.		ARCHITECT MUST BE NOTIFIED OF ANY CHANGE OR MODIFICATION OF THIS TRUSS LAYOUT PRIOR TO COMMENCEMENT OF WORK.	
BASE PLAN STRUCTURAL MEMBERS APPLY TO ALL PARTIAL PLANS UNLESS NOTED OTHERWISE			

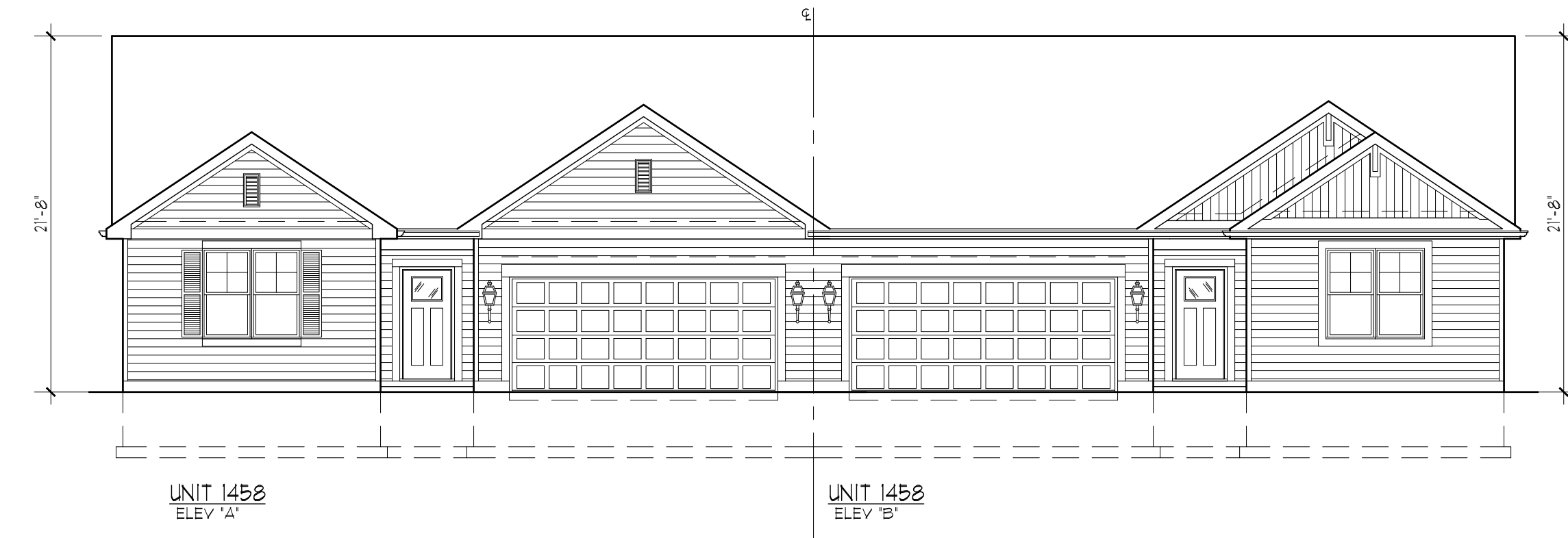


ROOF PLAN
SCALE: 1/8" = 1'-0"

DUPLEX TYPE 2 (SLAB) (1458/A-1458/B)



LEFT ELEV DUPLEX TYPE 2 (SLAB) (1458/A-1458/B)
SCALE: 1/8" = 1'-0"

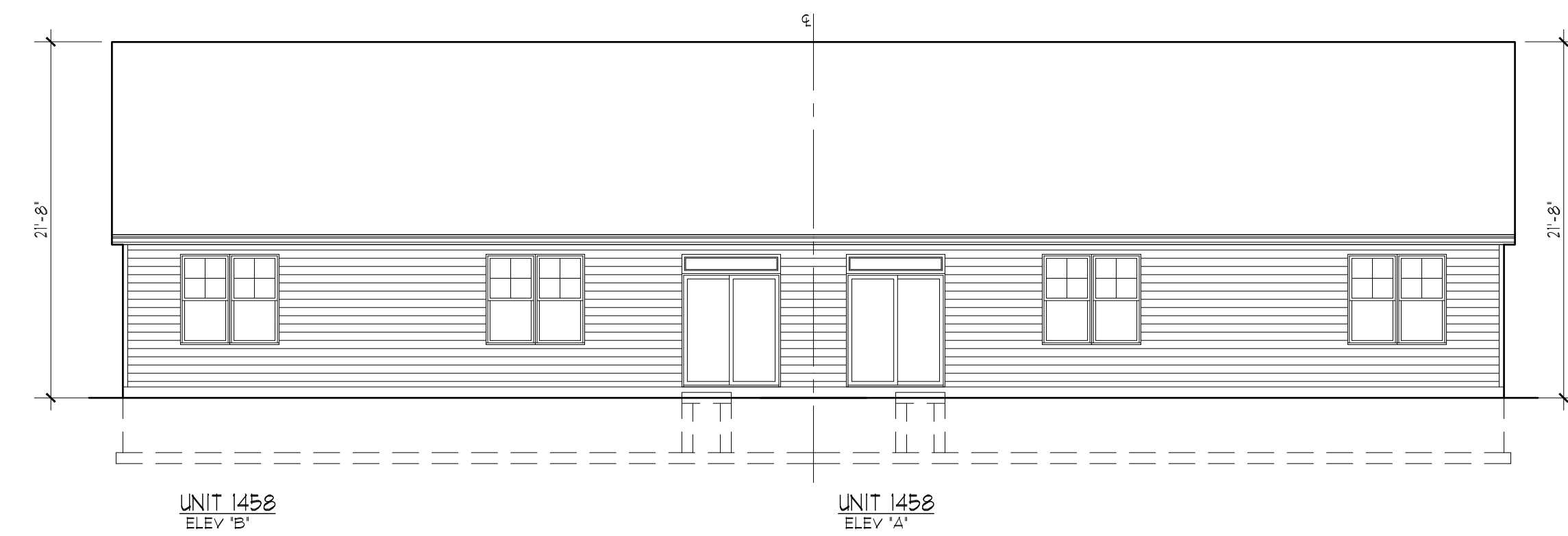


FRONT ELEVATION
SCALE: 1/8" = 1'-0"

DUPLEX TYPE 2 (SLAB) (1458/A-1458/B)



RIGHT ELEV DUPLEX TYPE 2 (SLAB) (1458/A-1458/B)
SCALE: 1/8" = 1'-0"



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

DUPLEX TYPE 2 (SLAB) (1458/A-1458/B)

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Date:	Proj. No.:	Drawn By:	Chkd. By:
11-10-23	720-606	JUK/RJW	

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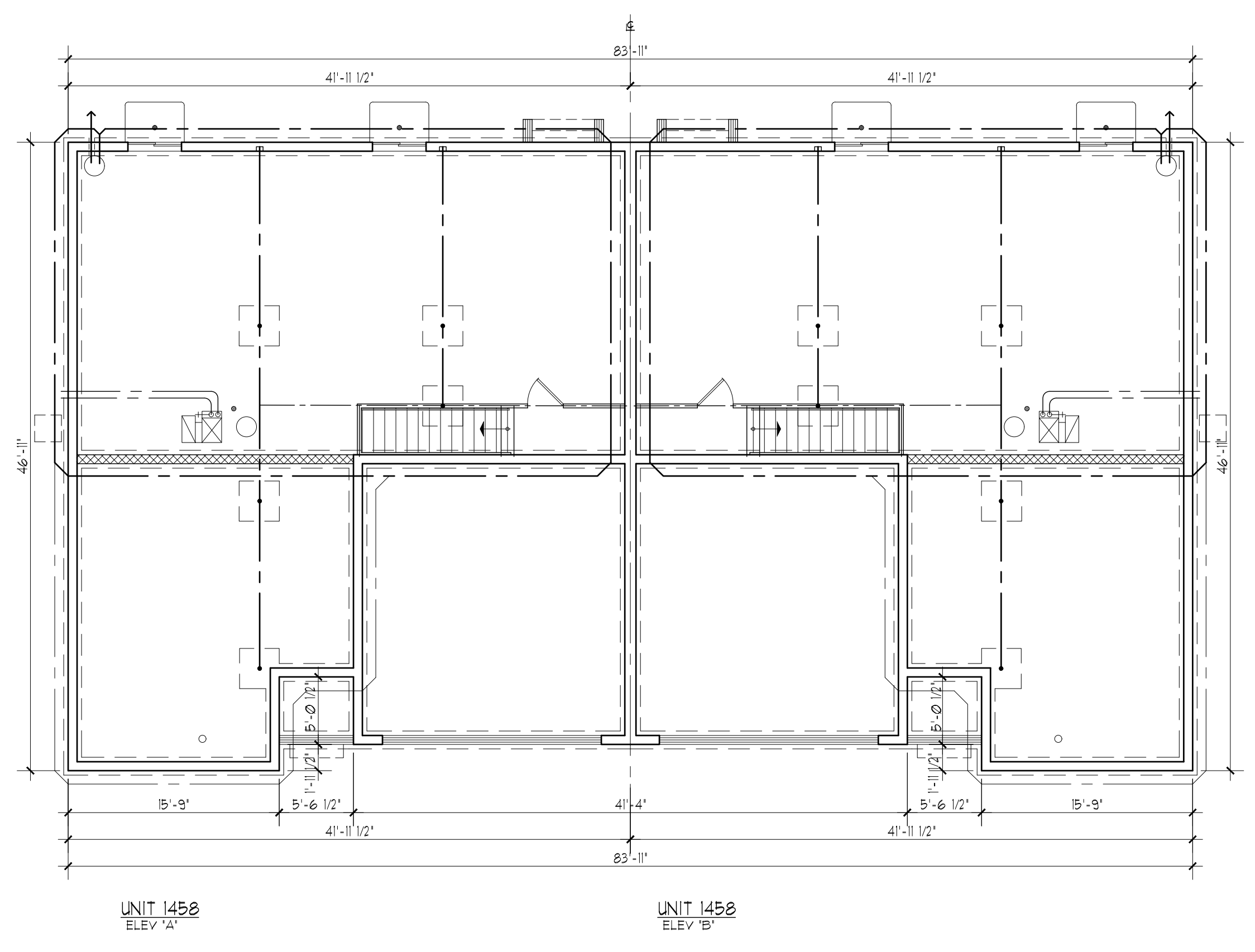
U.S. SHELTER HOMES
MOUND MEADOWS SUBDIVISION ELEVATIONS

Whitewater, Wisconsin

DUPLEX TYPE 2 (SLAB)

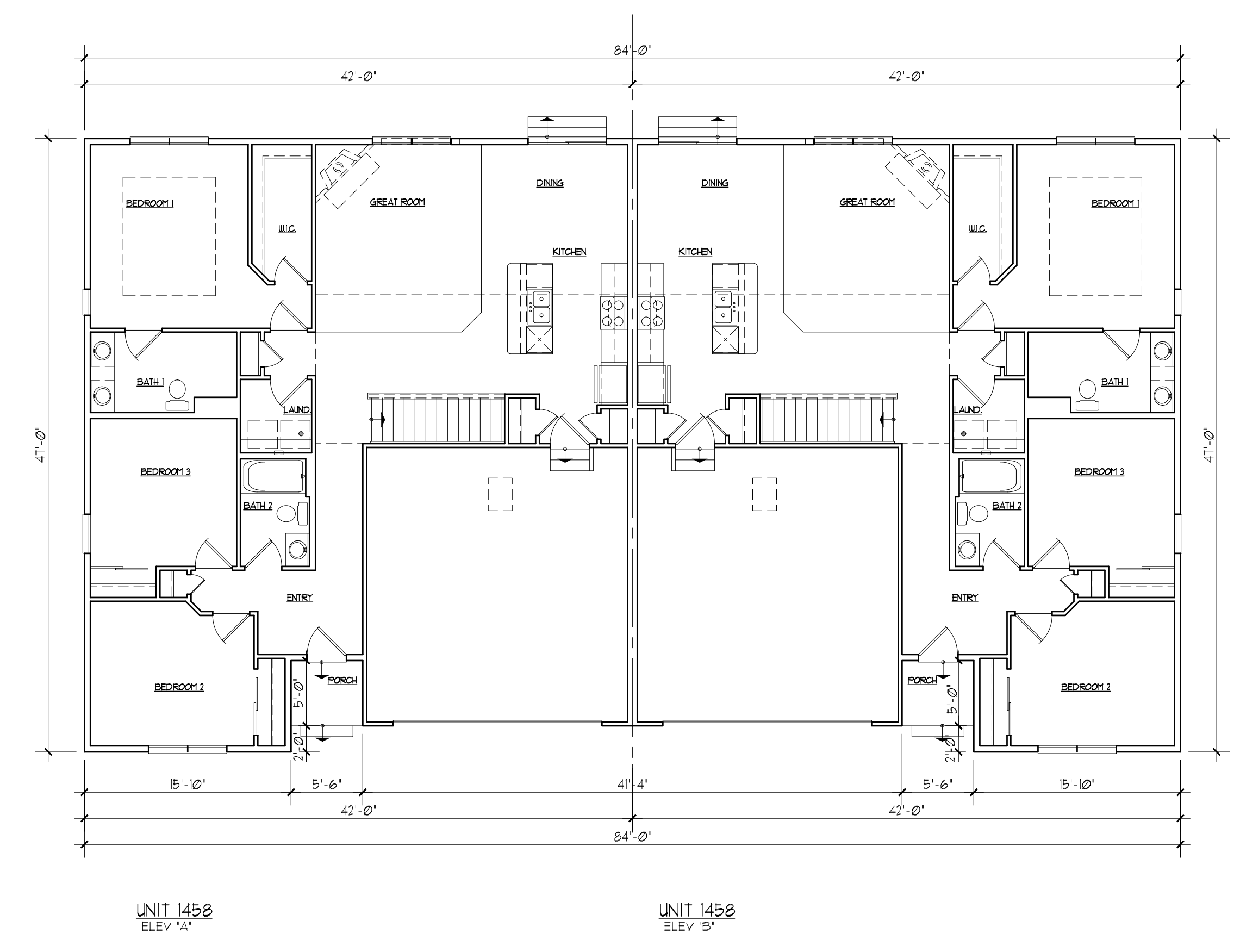
Sheet No.: **C2**

67



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

DUPLEX TYPE 2 (BSMT) (1458/A-1458/B)



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

DUPLEX TYPE 2 (BSMT) (1458/A-1458/B)

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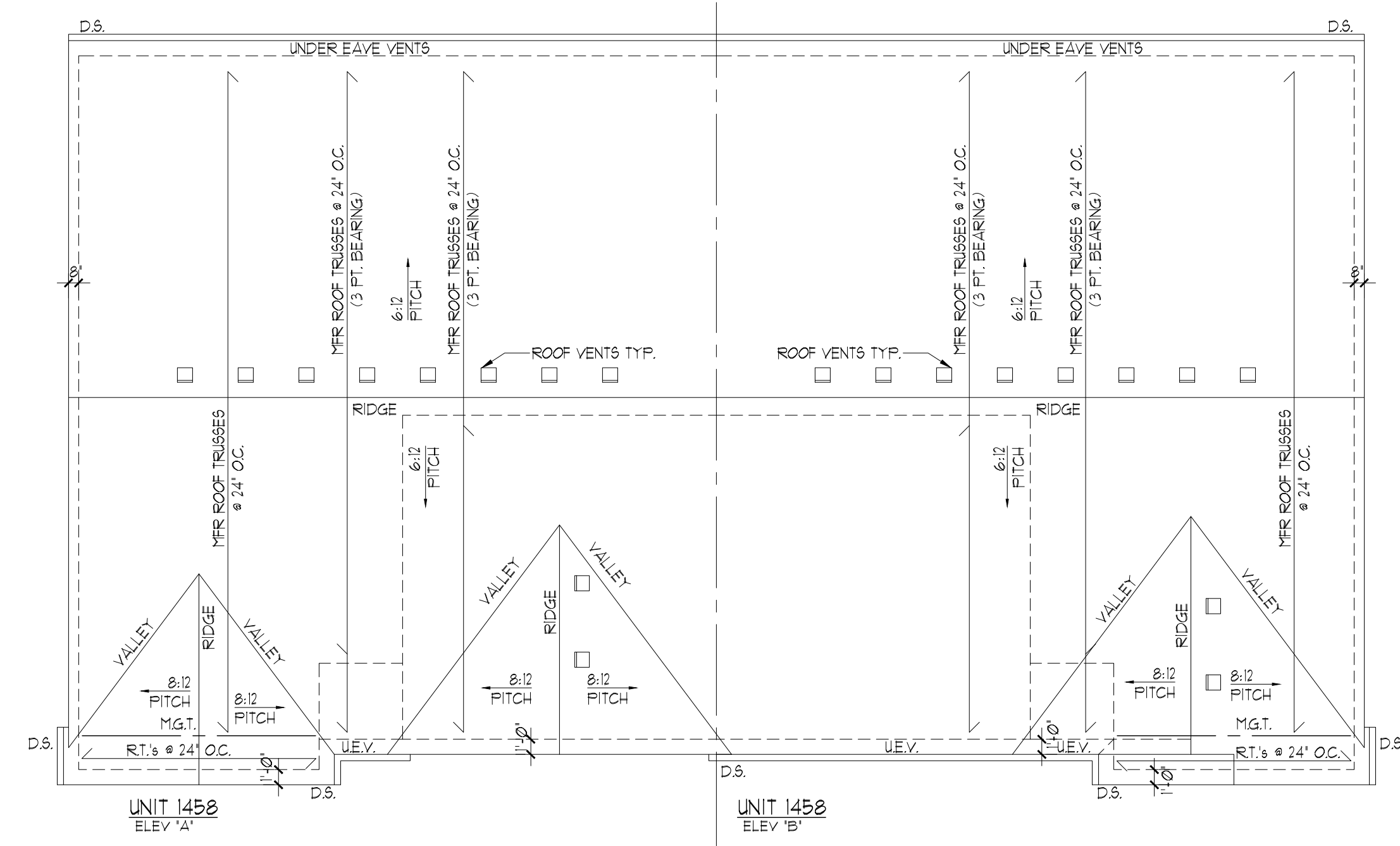
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Date:	Proj. No.:	Drawn By:	Chkd. By:																		
11-10-23	720-606	JJK/RJW																			

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U.S. SHELTER HOMES
MOUND MEADOWS SUBDIVISION
Whitewater, Wisconsin
U.S. SHELTER
FOUNDATION & FLOOR PLANS
DUPLEX TYPE 2 (BSMT)

Sheet No.:
C1
C1_2--MMW DUPLEX

ROOF VENT		NOTES	
-CONTINUOUS RIDGE VENT (18 SQUARE INCHES PER LINEAR FOOT)		- ALL EAVE OVERHANGS ARE 12" (UNLESS NOTED OTHERWISE)	
- SQUARE METAL ROOF VENT (9 SQ. IN. NET FREE AREA) MIN. EACH		- ALL SIDE RAKE OVERHANGS ARE 8" (UNLESS NOTED OTHERWISE)	
-CONTINUOUS SOFFIT VENT (3.1 SQUARE INCHES PER LINEAR FOOT)		- ALL FRONT ELEV. RAKE OVERHANGS ARE 12" (UNLESS OTHERWISE NOTED)	
		- ROOF VENTS INDICATED ARE FOR LOCATION REFERENCE ONLY	
		- REQUIRED VENTILATION: 1 SQ. FT. OF NET FREE AREA FOR EVERY 300 SQ. FT. OF ATTIC SPACE, SPLIT EVENLY BETWEEN ROOF & SOFFIT VENTS.	
TRUSS MFR SHALL DESIGN, PROVIDE AND INSTALL ANY ANCHORAGE OF ROOF TRUSSES TO BEARING WALLS, HEADERS, OR BEAMS REQUIRED TO RESIST WIND UPLIFT OR OTHER DESIGN LOADS.		ARCHITECT MUST BE NOTIFIED OF ANY CHANGE OR MODIFICATION OF THIS TRUSS LAYOUT PRIOR TO COMMENCEMENT OF WORK.	
BASE PLAN STRUCTURAL MEMBERS APPLY TO ALL PARTIAL PLANS UNLESS NOTED OTHERWISE			



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

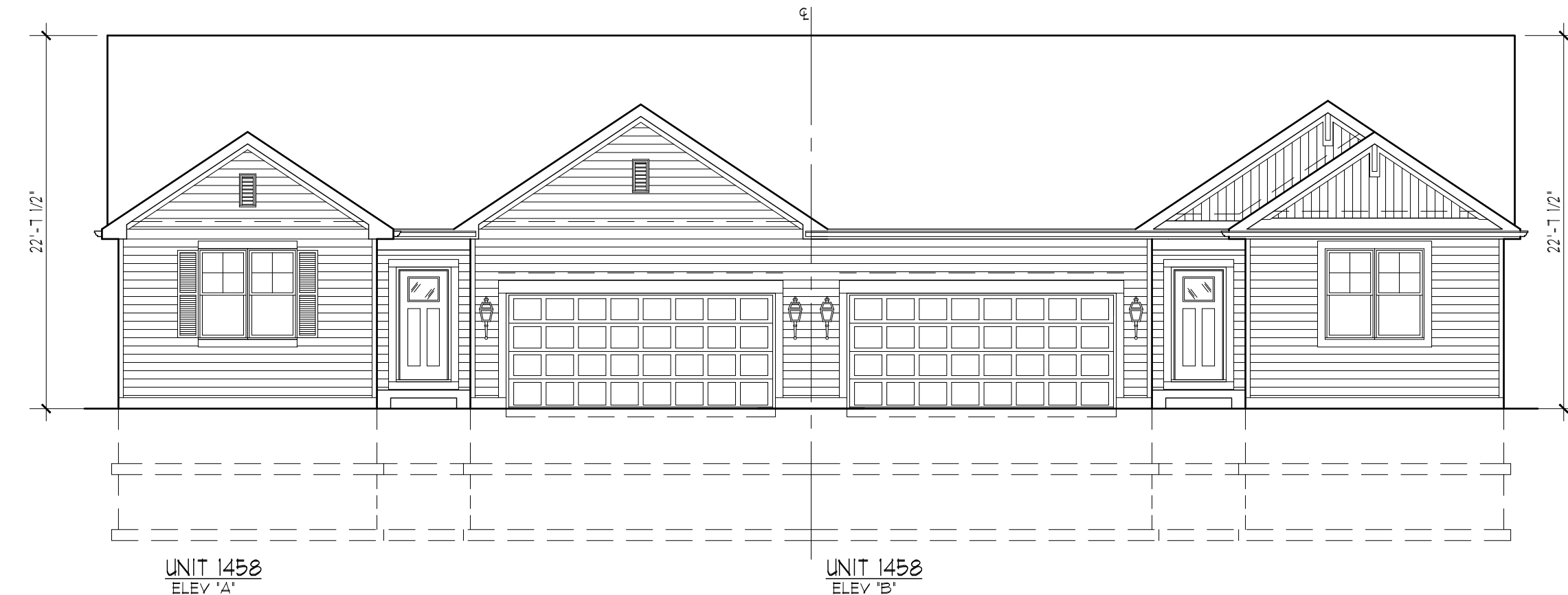
DUPLEX TYPE 2 (BSMT) (1458/A-1458/B)



UNIT 1458 ELEV 'A'
LEFT ELEV **DUPLEX TYPE 2 (BSMT) (1458/A-1458/B)**
SCALE: 1/8" = 1'-0"



UNIT 1458 ELEV 'B'
RIGHT ELEV **DUPLEX TYPE 2 (BSMT) (1458/A-1458/B)**
SCALE: 1/8" = 1'-0"



UNIT 1458 ELEV 'A'
FRONT ELEVATION
SCALE: 1/8" = 1'-0"

DUPLEX TYPE 2 (BSMT) (1458/A-1458/B)



UNIT 1458 ELEV 'B'
REAR ELEVATION
SCALE: 1/8" = 1'-0"

DUPLEX TYPE 2 (BSMT) (1458/A-1458/B)

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11-10-23	720-606	JUK/RJW	

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21
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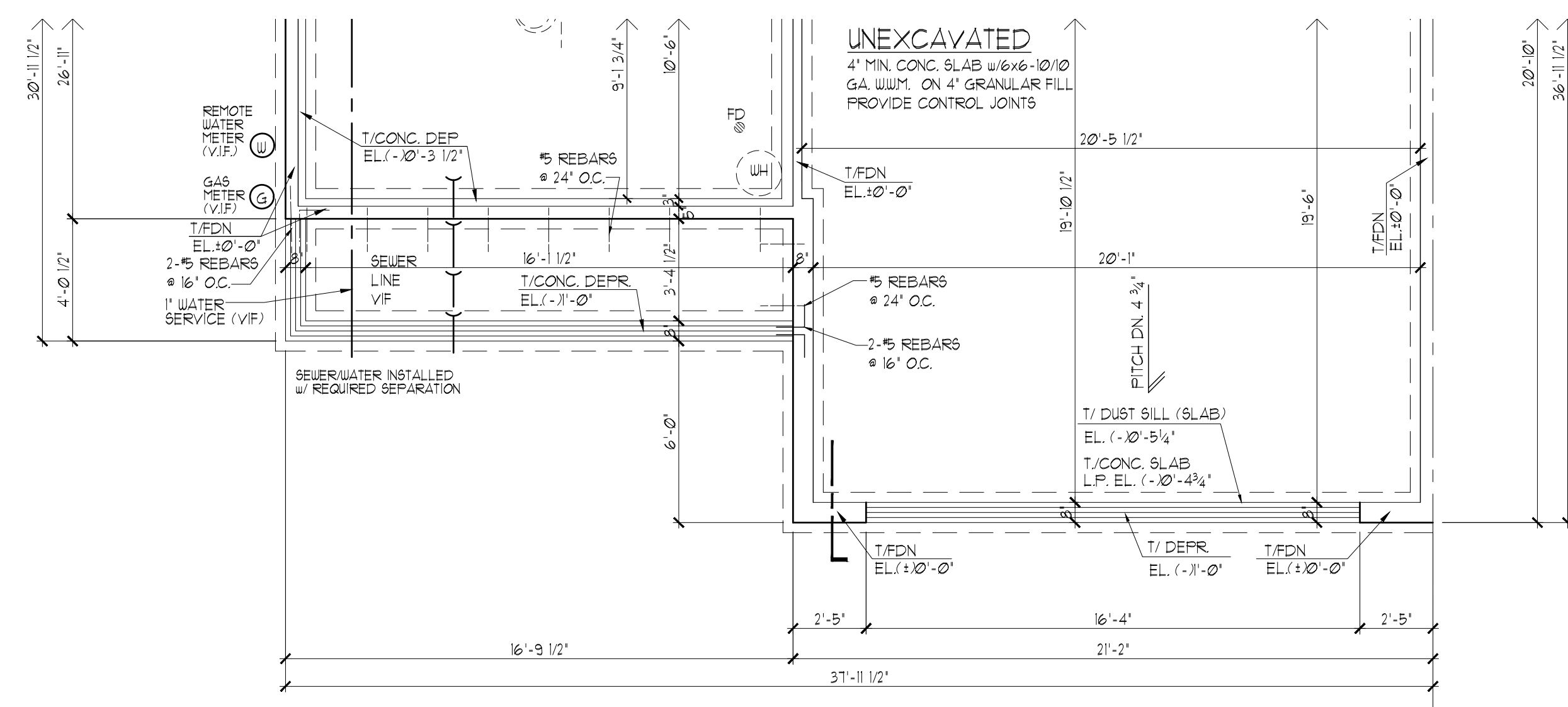
U.S. SHELTER HOMES
MOUND MEADOWS SUBDIVISION ELEVATIONS

Whitewater, Wisconsin

DUPLEX TYPE 2 (BSMT)

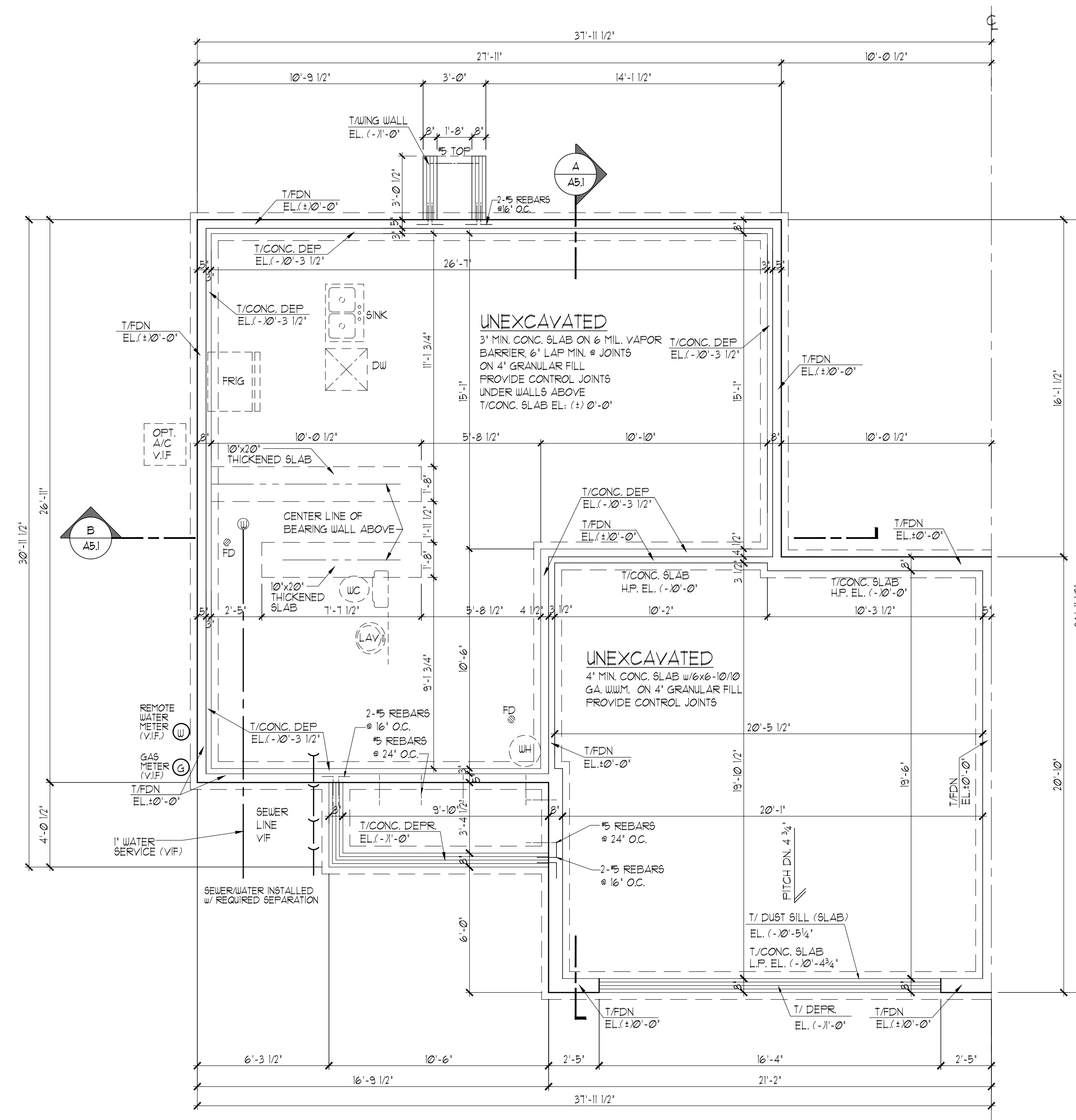
Sheet No.: **C2**

©1.2-MW DUPLEX 89



PART'L. SLAB FOUNDATION PLAN - ELEVATION 'B'

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



SLAB FOUNDATION PLAN - ELEVATION 'A'

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

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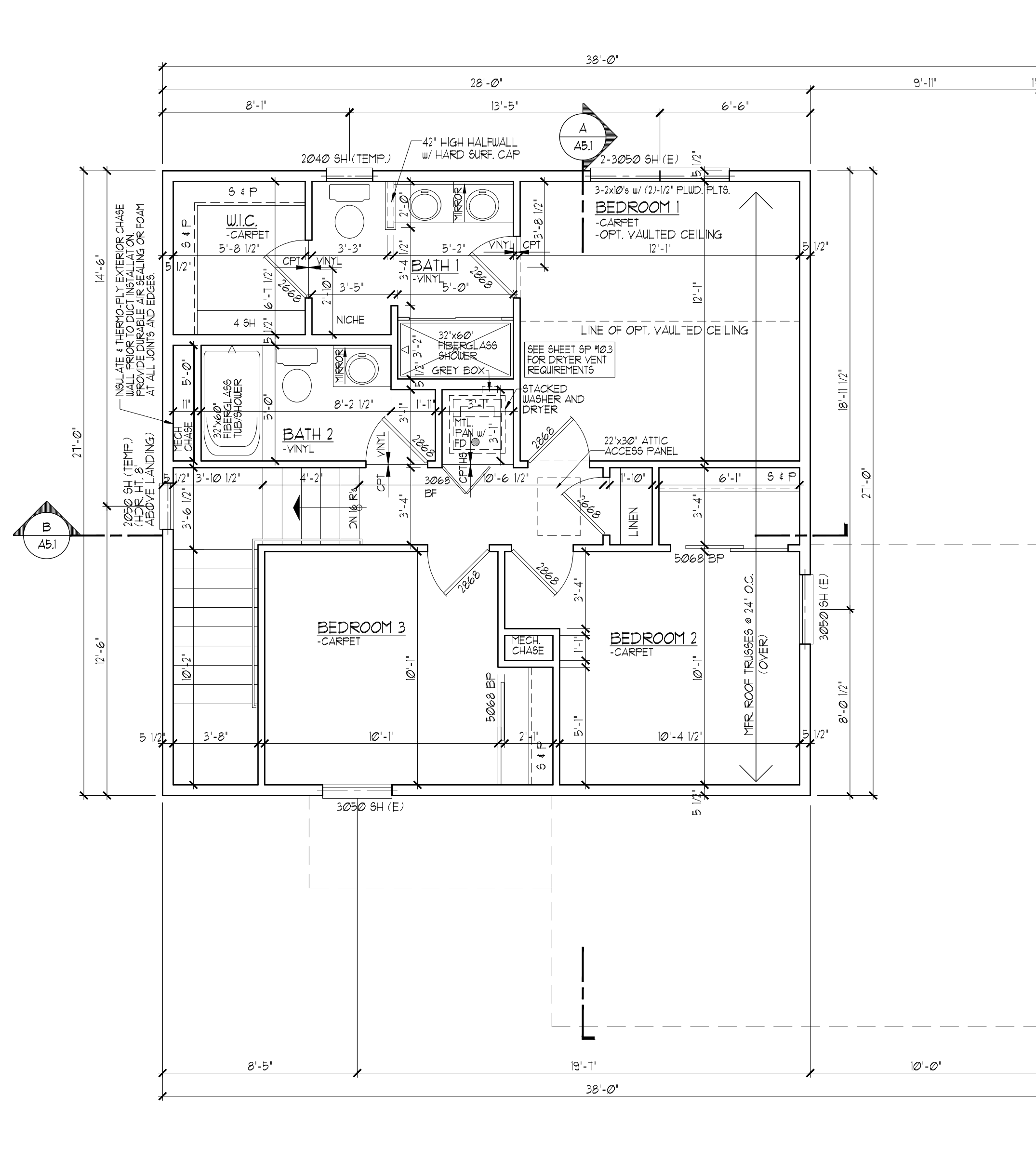
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Proj. No.:	720-606
Drawn By:	JUK/RJW
Chkd. By:	

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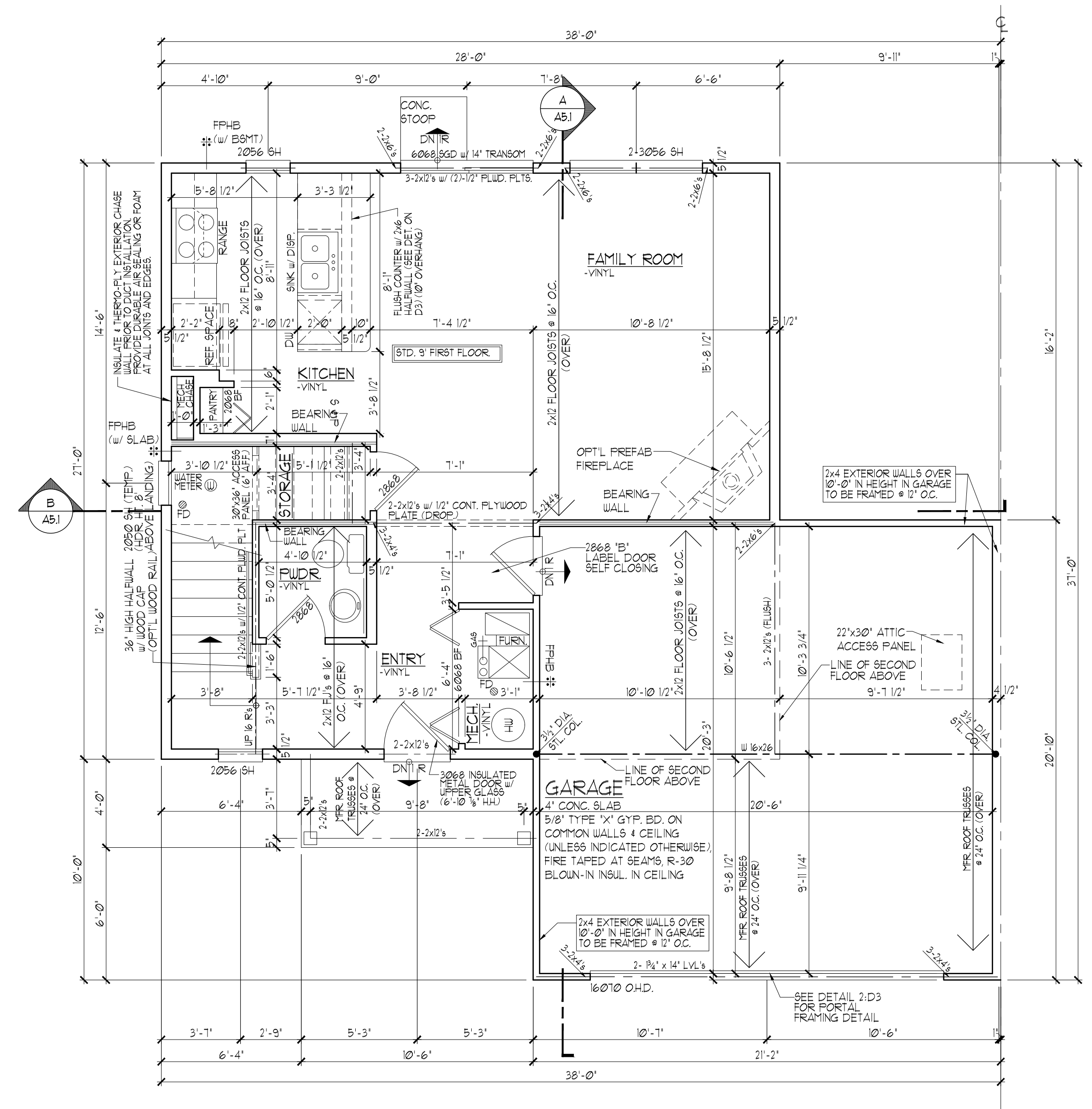
U.S. SHELTER HOMES
MOUND MEADOWS SUBDIVISION
Whitewater, Wisconsin
1335 PLAN

Sheet No.:
A1.1
1335-A1.1

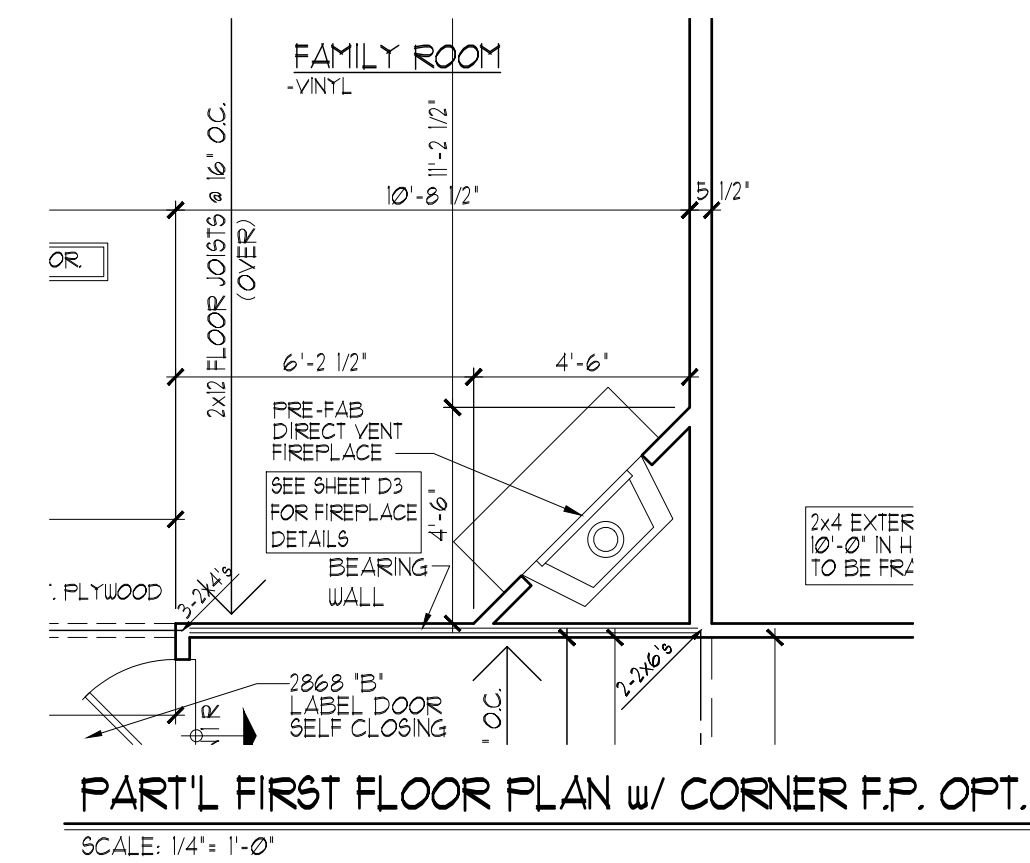
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SECOND FLOOR PLAN (SLAB) - ELEVATION 'A'
SCALE: 1/4" = 1'-0" 694 SQ. FT. TOTAL



FIRST FLOOR PLAN (SLAB) - ELEVATION 'A'
SCALE: 1/4" = 1'-0" 641 SQ. FT. (1335 SQ. FT. TOTAL)



- FLOOR PLAN NOTES:**
- ALL FRAME WALL DIMENSIONS TO BE 3/2" TYP. UNLESS DIMENSIONED OTHERWISE.
 - STANDARD DOOR HEADER HEIGHT, INCLUDING EXTERIOR DOORS, TO BE 6'-10 1/8" ABOVE SUB FLOOR (UNLESS OTHERWISE NOTED).
 - WINDOW HEADER HEIGHT w/ 9'-1 1/8" FIRST FLOOR TO BE 8'-0 1/8" ABOVE SUB FLOOR (UNLESS OTHERWISE NOTED).
 - WINDOW HEADER HEIGHT AT SECOND FLOOR TO BE 1'-0 1/8" ABOVE SUB FLOOR (UNLESS OTHERWISE NOTED).
 - REAR PATIO DOOR HEADER HT. TO BE 1'-10 1/8" ABOVE SUB FLOOR w/ 9'-1 1/8" FIRST FLOOR. ALL OTHER EXTERIOR DOOR TO REMAIN AT STANDARD DOOR HEADER HEIGHT.
 - EXTERIOR OPENINGS TO HAVE 2-2x10's w/ 1/2" CONT. PLY. PLATE HEADER UNLESS OTHERWISE NOTED.
 - DRYWALL WRAP ALL (3) SIDES OF WINDOWS, AND PROVIDE STOOL & APRON.

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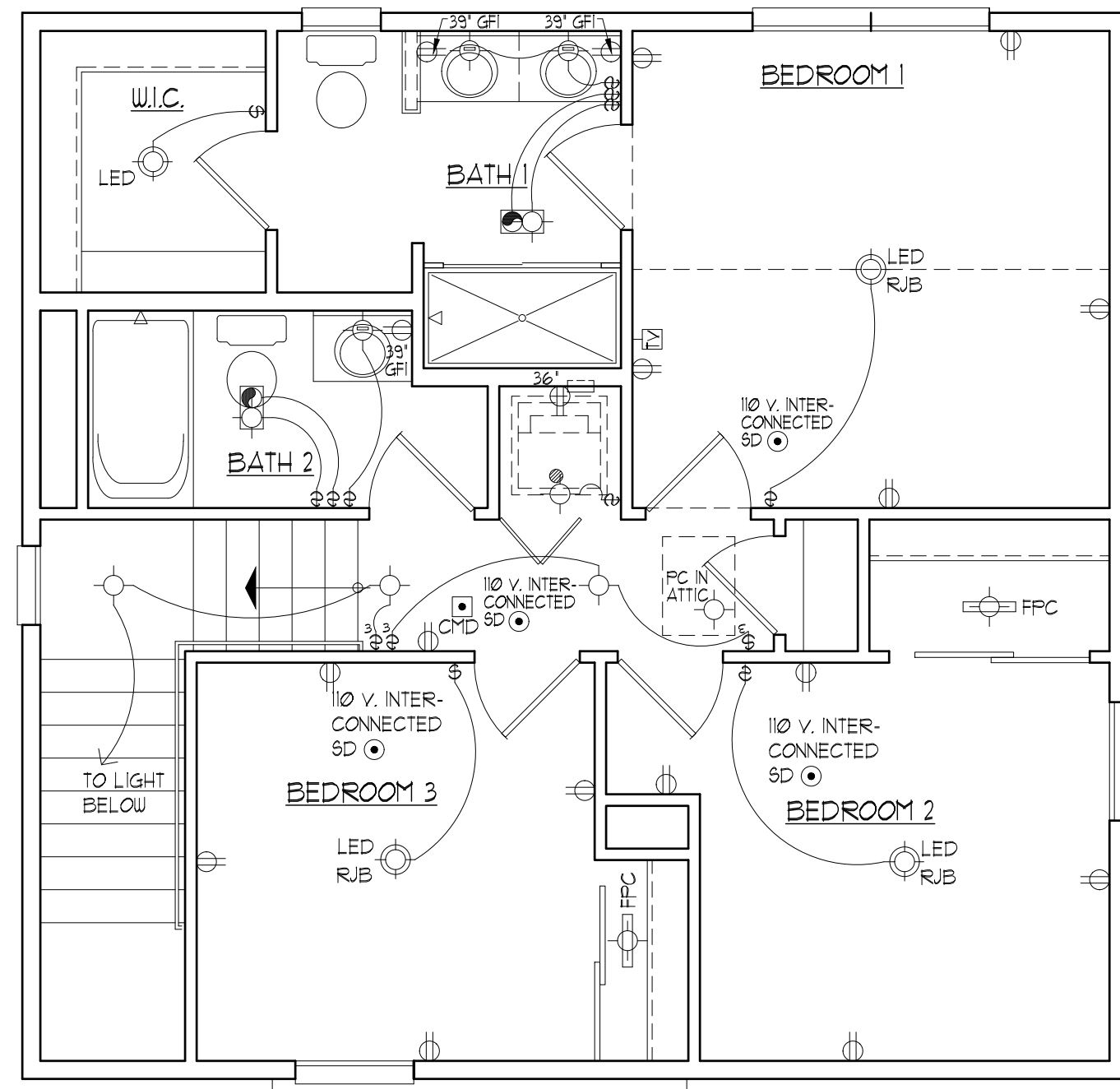
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9	10	11	12	13	14	15	16
17	18	19	20	21			

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U.S. SHELTER HOMES
MOUND MEADOWS SUBDIVISION
Whitewater, Wisconsin
1335 PLAN
FLOOR PLANS (SLAB)

ELECTRICAL KEY

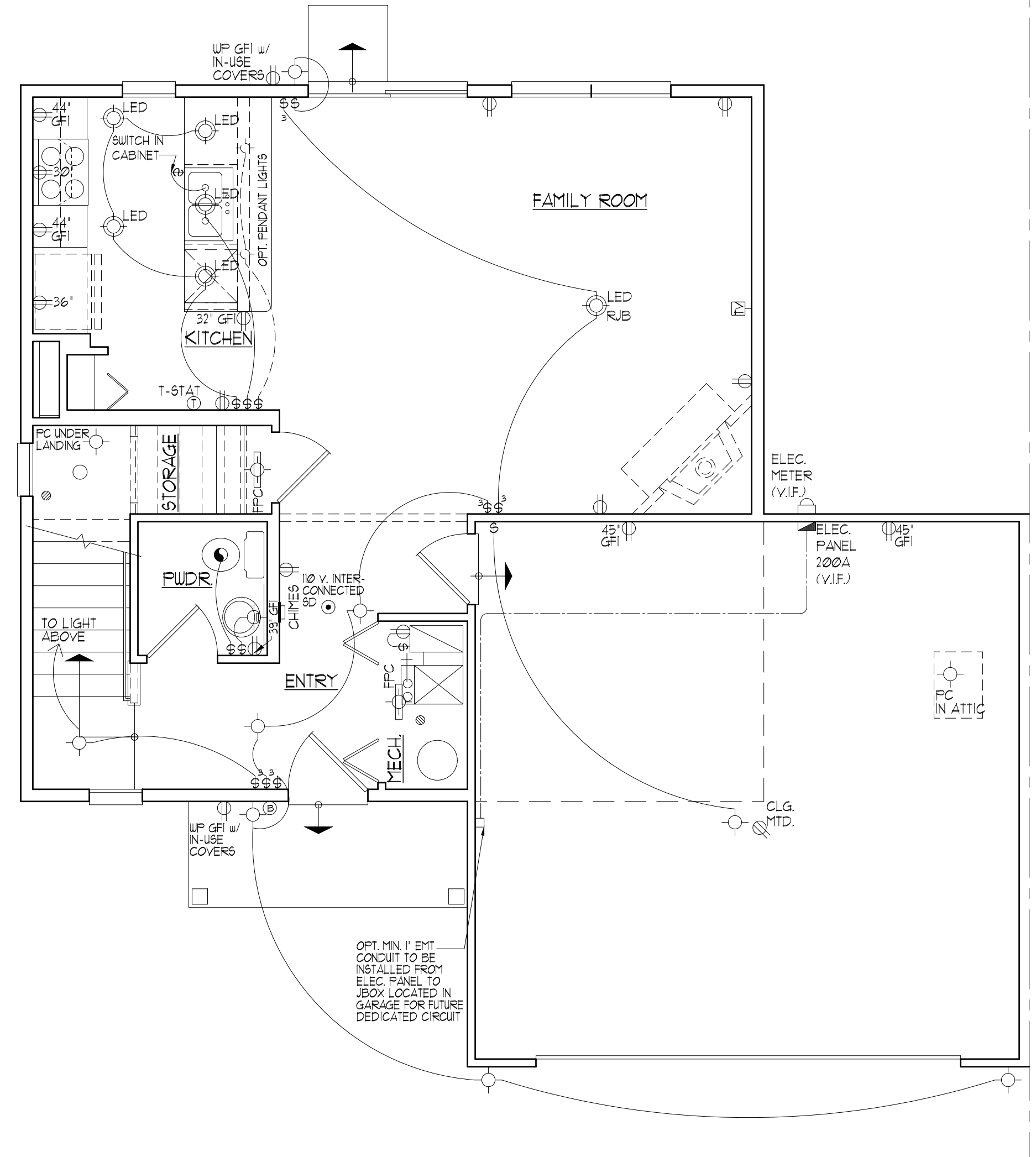
- ⊖ DUPLEX OUTLET
- ⊖ HALF-SWITCHED DUPLEX OUTLET
- ⊖ GFI GROUND FAULT INTERRUPTER DUPLEX OUTLET
- ⊖ WEATHER PROOF 4 GFI DUPLEX OUTLET
- ⊖ SPECIAL PURPOSE OUTLET
- ⊖ 220 VOLT OUTLET
- ⊖ WALL SWITCH
- ⊖ THREE-WAY SWITCH
- ⊖ FOUR-WAY SWITCH
- ⊖ CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
- ⊖ WALL MOUNTED INCANDESCENT LIGHT FIXTURE
- ⊖ PHOTOCELL ACTIVATED LIGHT FIXTURE
- LED ⊖ CEILING MOUNTED LED LIGHT FIXTURE
- ⊖ RECESSED INCANDESCENT LIGHT FIXTURE
- ⊖ 'EYE BALL' LIGHT FIXTURE
- ⊖ LIGHT FIXTURE WITH FULL CHAIN
- ⊖ TRACK LIGHT FIXTURE
- ⊖ FLUORESCENT LIGHT FIXTURE
- ⊖ PC FLUORESCENT LIGHT FIXTURE w/ FULL CHAIN
- ⊖ EXHAUST FAN
- ⊖ EXHAUST FAN/LIGHT FIXTURE
- ⊖ DOOR BELL RINGER
- ⊖ CHIMES
- ⊖ 110V, INTERCONNECTED SMOKE DETECTOR
- ⊖ ELECTRIC DOOR OPERATOR
- ⊖ PHONE
- ⊖ THERMOSTAT
- ⊖ TELEVISION
- ⊖ HEAT DETECTOR
- ⊖ S-PAD SMART PAD
- ⊖ CEILING FAN



SECOND FLOOR ELECTRICAL PLAN (SLAB)

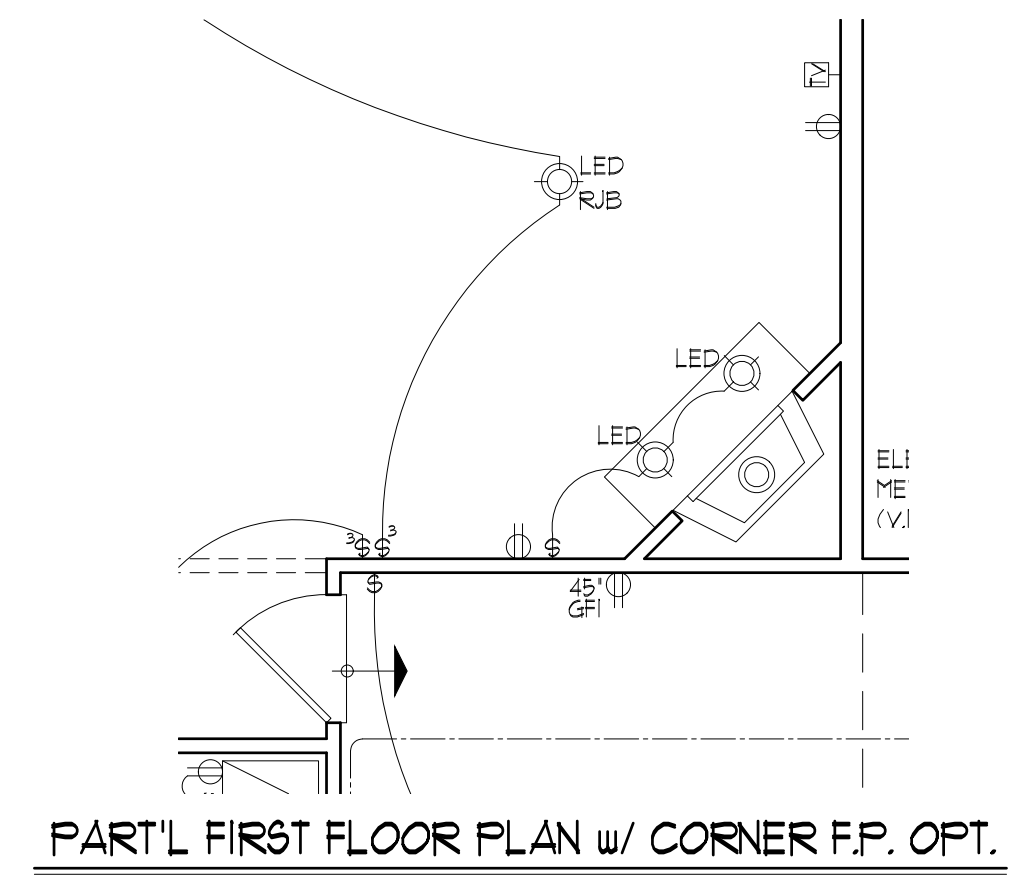
SCALE: 1/4" = 1'-0"

PROVIDE COMBINATION TYPE AFCI BREAKERS FOR ALL CIRCUITS IN ALL HABITABLE ROOMS EXCEPT BATHROOMS & GARAGES.



FIRST FLOOR ELECTRICAL PLAN (SLAB)

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



PART'L FIRST FLOOR PLAN w/ CORNER F.P. OPT.

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

LIGHT & VENT SCHEDULE

ROOM NAME	AREA	LIGHT		VENT		MECH CFM	
		REQ.	ACT.	REQ.	ACT.	REQ.	ACT.
KITCHEN/FAMILY	381.23	30.90	42.32	15.25	32.95	N/A	N/A
BEDROOM 1	146.01	11.68	22.64	9.84	11.54	N/A	N/A
BEDROOM 2	113.42	9.01	11.32	4.54	5.11	N/A	N/A
BEDROOM 3	107.61	8.13	11.32	4.01	5.11	N/A	N/A
POWDR	24.58	N/A	N/A	N/A	N/A	36.81	50.00
BATH 1	64.91	N/A	5.23	N/A	2.69	100.31	100.00
BATH 2	46.95	N/A	N/A	N/A	N/A	10.43	80.00
BASEMENT	510	11.40	16.00	11.40	16.00	N/A	N/A

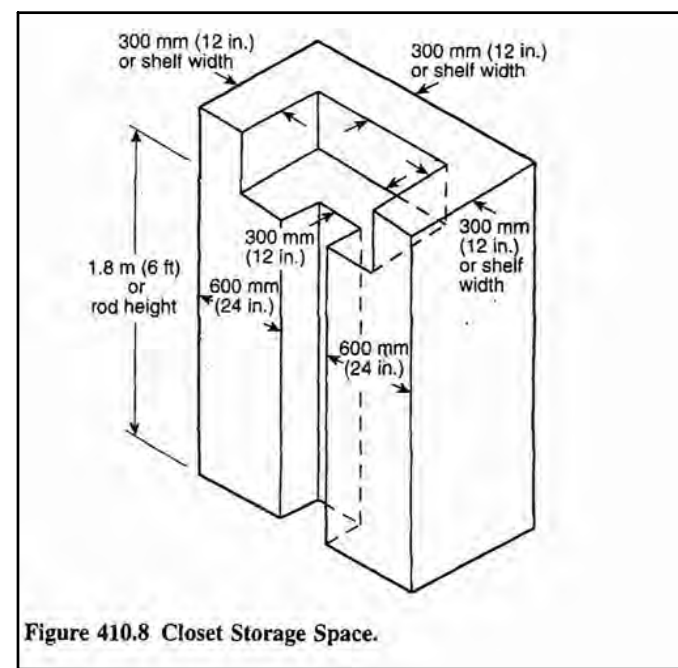
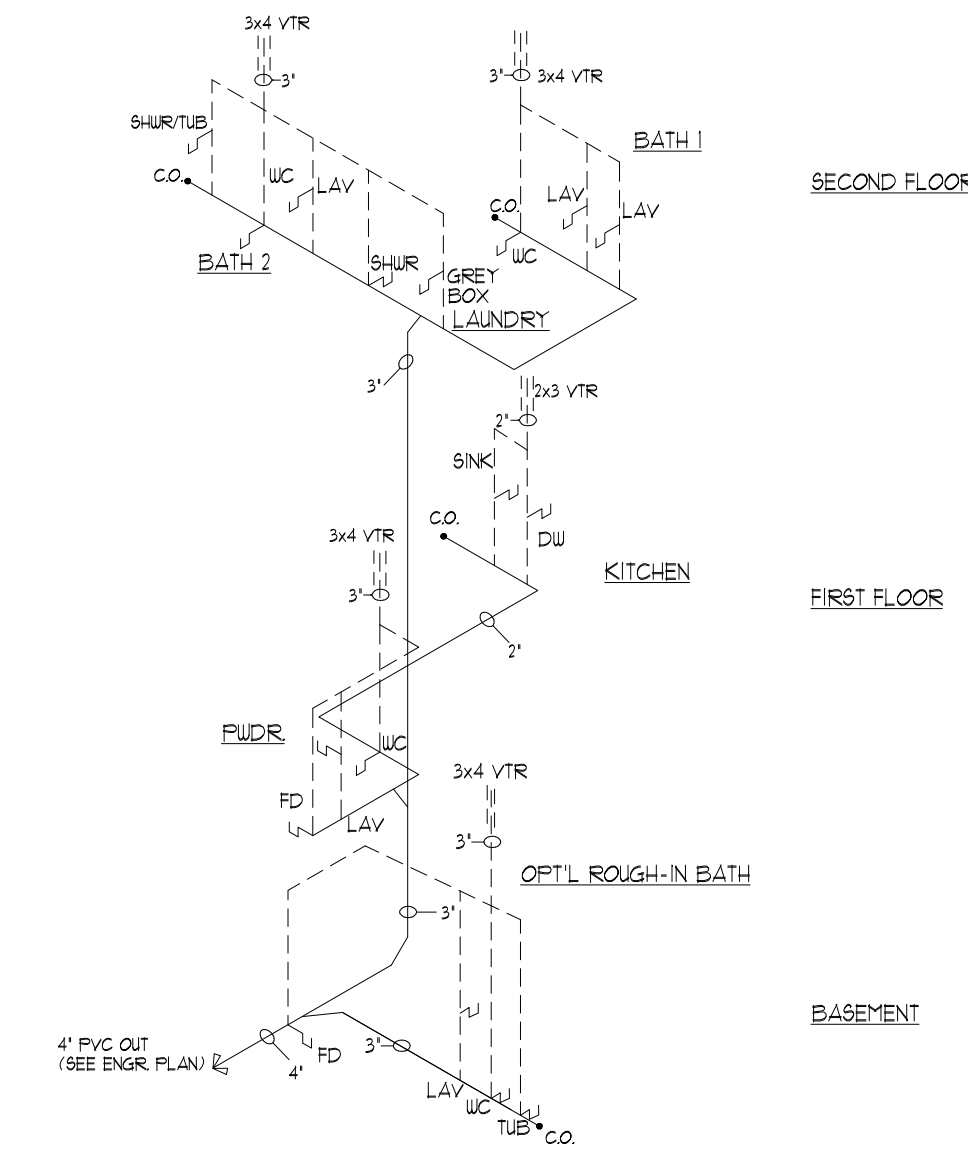


Figure 410.8 Closet Storage Space.

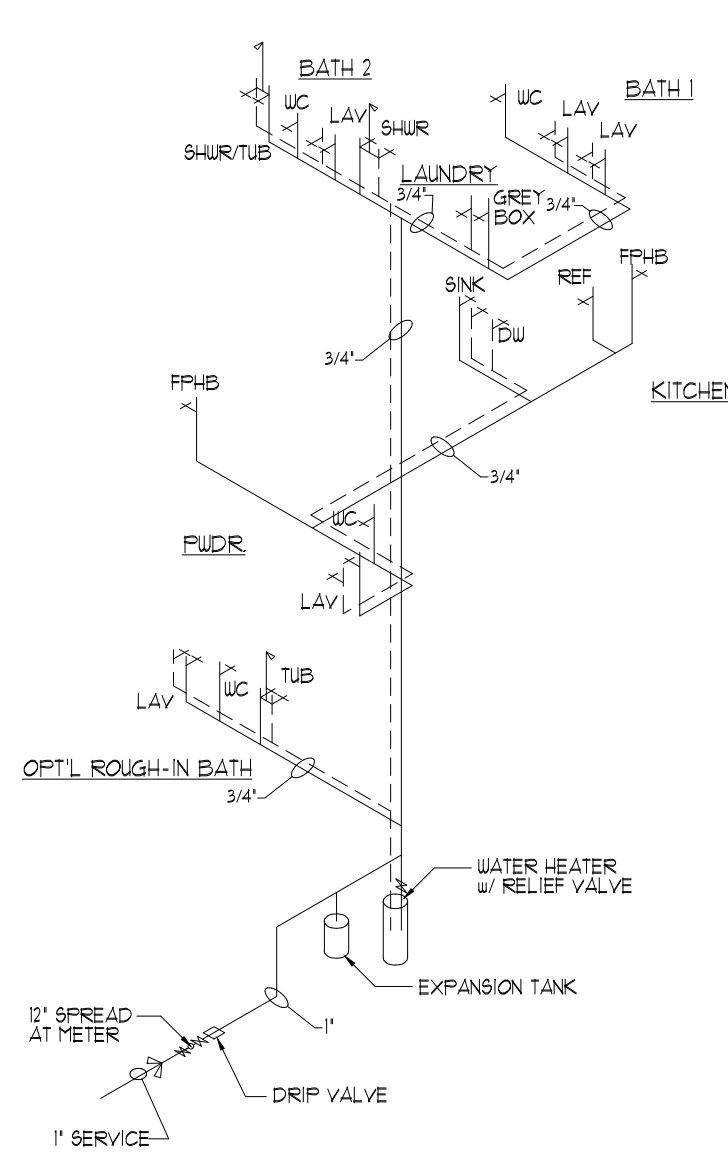
CLEARANCES FOR CLOSET LIGHTING

ALL CLOSET LIGHTING FIXTURES TO HAVE A COMPLETELY ENCLOSED LAMP.



WASTE PIPING DIAGRAM

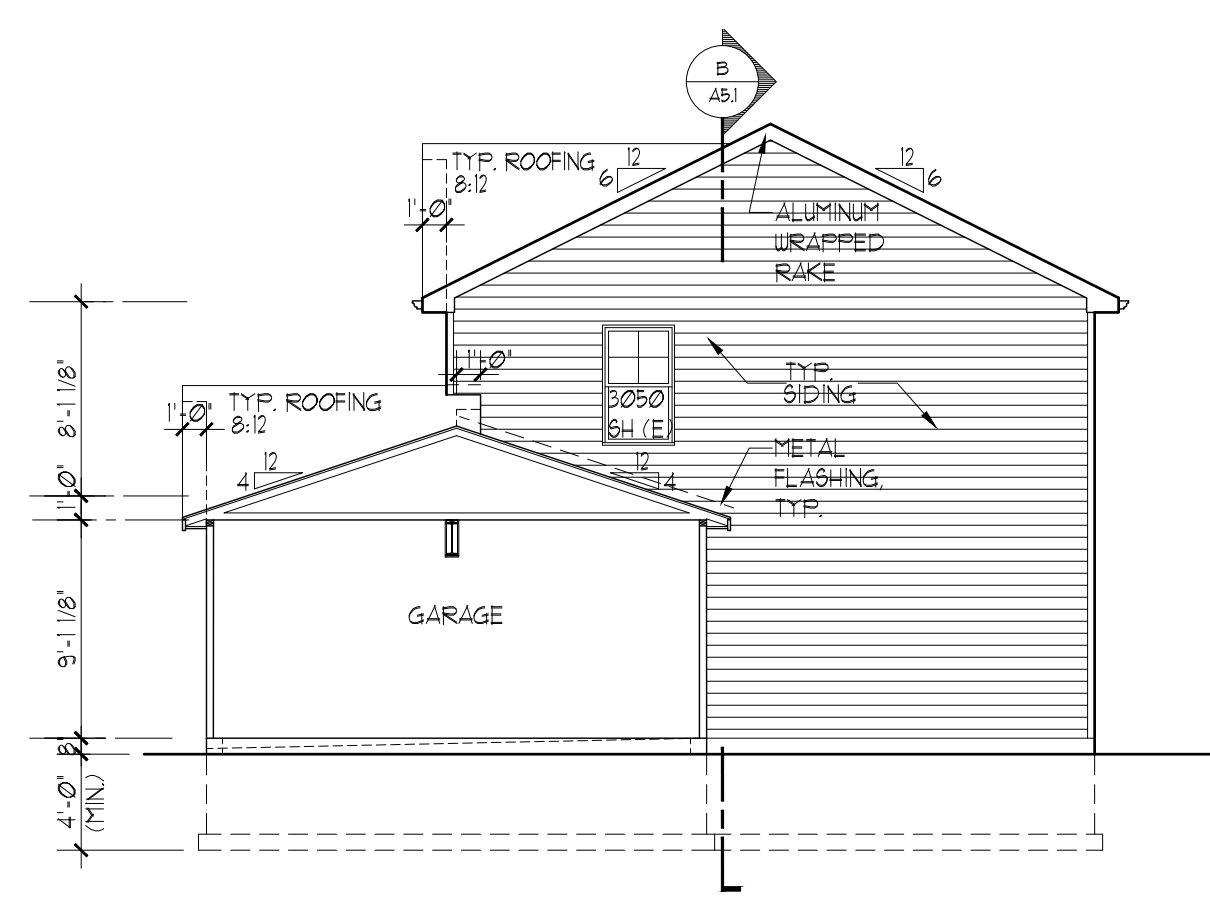
SCALE: NOT TO SCALE



WATER SUPPLY RISER DIAGRAM

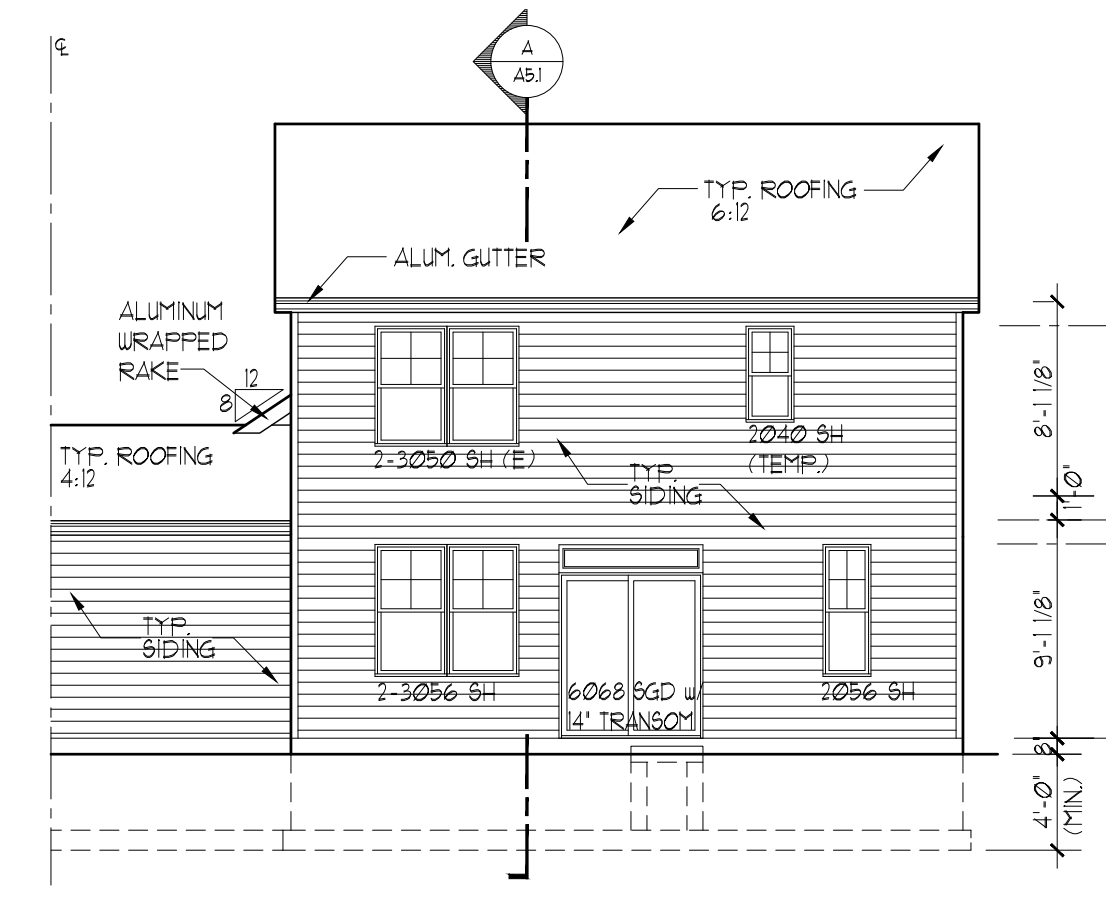
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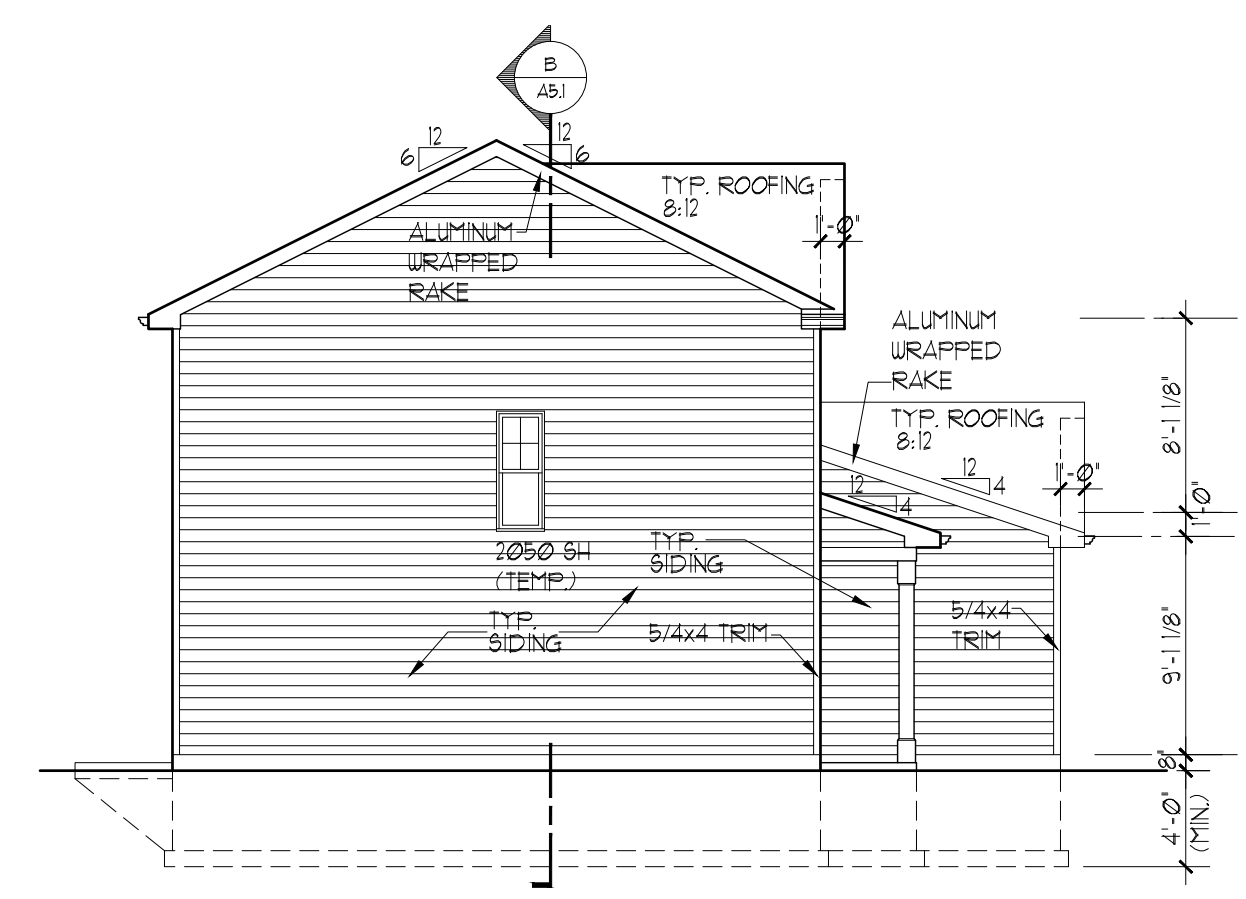
PARTY WALL SIDE ELEVATION

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



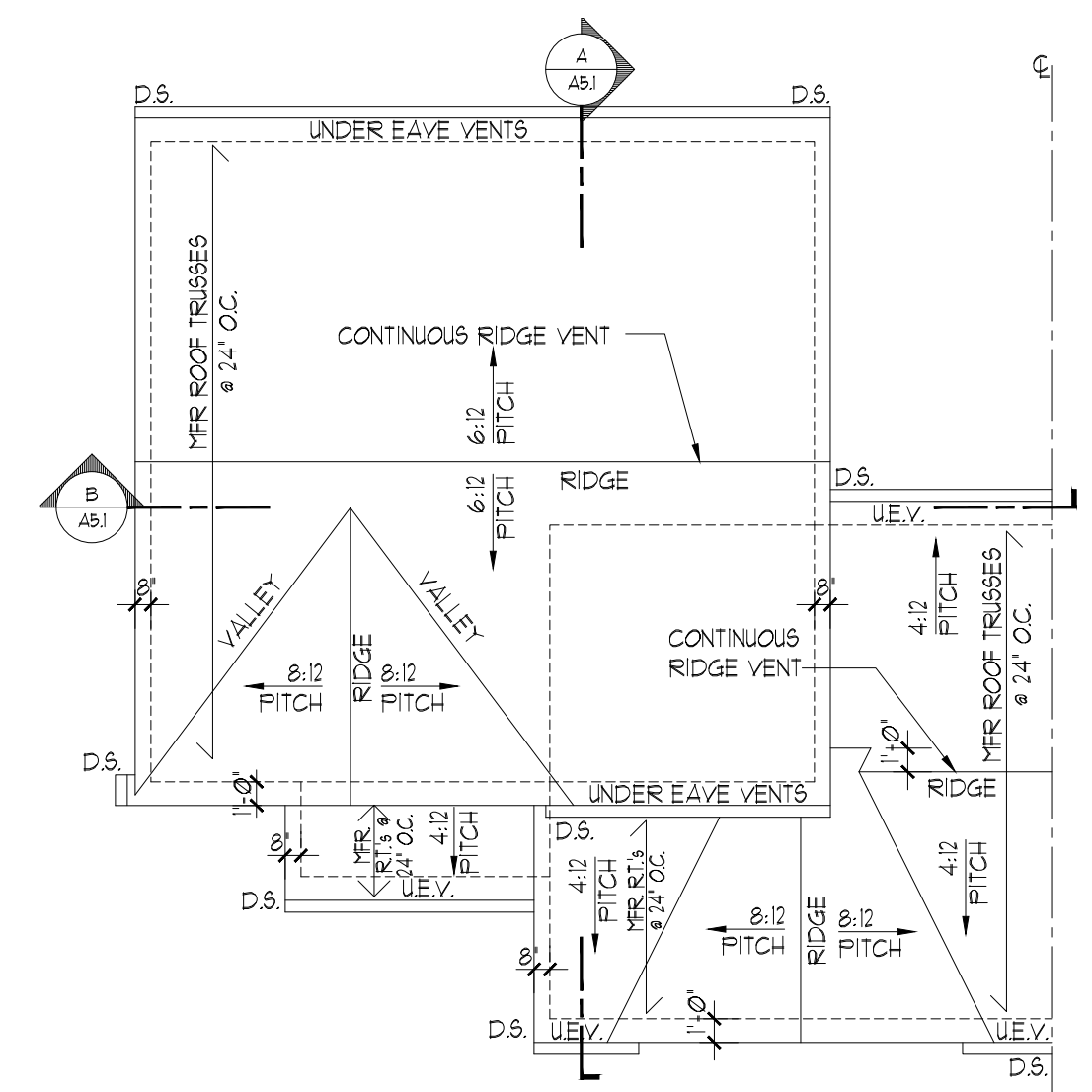
REAR ELEVATION

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



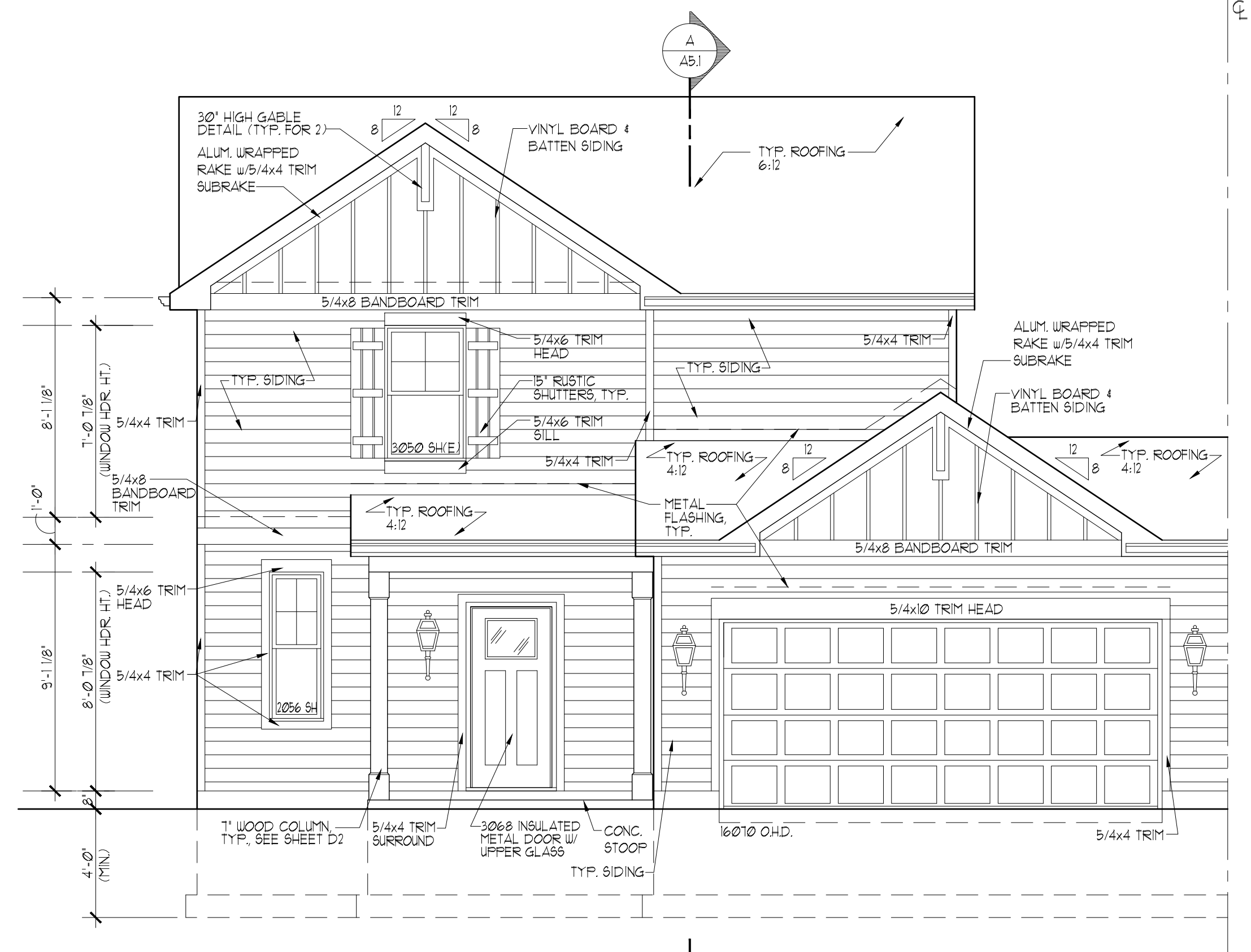
SIDE ELEVATION

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



ROOF PLAN

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



FRONT ELEVATION 'A' (SLAB)

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

- | ROOF VENT | NOTES |
|--|--|
| -CONTINUOUS RIDGE VENT (18 SQUARE INCHES PER LINEAR FOOT) | - ALL EAVE OVERHANGS ARE 12" (UNLESS NOTED OTHERWISE) |
| -SQUARE METAL ROOF VENT (51 SQ. IN. NET FREE AREA) MIN. EACH | - ALL SIDE RAKE OVERHANGS ARE 8" (UNLESS NOTED OTHERWISE) |
| -CONTINUOUS SOFFIT VENT (8.1 SQUARE INCHES PER LINEAR FOOT) | - ALL FRONT ELEV. RAKE OVERHANGS ARE 12" (UNLESS OTHERWISE NOTED) |
| | - ROOF VENTS INDICATED ARE FOR LOCATION REFERENCE ONLY. REQUIRED VENTILATION: 1 SQ. FT. OF NET FREE AREA FOR EVERY 300 SQ. FT. OF ATTIC SPACE, SPLIT EVENLY BETWEEN ROOF & SOFFIT VENTS. |
- TRUSS MFR SHALL DESIGN, PROVIDE AND INSTALL ANY ANCHORAGE OF ROOF TRUSSES TO BEARING WALLS, HEADERS, OR BEAMS REQUIRED TO RESIST WIND UPLIFT OR OTHER DESIGN LOADS.
- ARCHITECT MUST BE NOTIFIED OF ANY CHANGE OR MODIFICATION OF THIS TRUSS LAYOUT PRIOR TO COMMENCEMENT OF WORK.
- BASE PLAN STRUCTURAL MEMBERS APPLY TO ALL PARTIAL PLANS UNLESS NOTED OTHERWISE

- STANDARD ELEVATION NOTES**
- 25 YEAR CLASS 'A' FIBERGLASS SHINGLES-TYPICAL ALL ROOFS
 - SPLASH BLOCKS AT ALL DOWNSPOUT LOCATIONS
 - ALUMINUM FLASHING OVER ALL WINDOWS, DOORS AND WOOD TRIM
 - ALUMINUM FLASHING AT ALL ROOF AND WALL INTERSECTIONS
 - ALL SHUTTERS ARE LOUVERED, PANELED, or RUSTIC AS NOTED PER ELEVATION
 - SEE DETAILS ON SHEET D1 FOR RAKE & EAVE DETAILS.
 - VINYL CORNERS ON REAR
 - FRONT ELEVATION CORNERS TO BE 5/4x4-5/4x4, SEE DETAIL ON SHEET D1)
 - WINDOW TRIM PER ELEVATIONS
 - 3/4" LP 'SMART TRIM' # WINDOW JAMBS w/O SHUTTERS AT FRONT (ONLY IF SHOWN)
 - 3/4" LP 'SMART TRIM' # WINDOW SILLS AT FRONT (ONLY IF SHOWN)
 - WINDOW HEADS AS NOTED PER ELEVATION
 - ALUMINUM POT VENTS TO MATCH ROOF - TYP.
 - FOR BRICK ELEVATIONS, PROVIDE 4" STONE SILLS UNDER FRONT DOOR AND WINDOWS
 - PROVIDE STEEL LINTEL ABOVE WINDOWS AND DOOR WITH BRICK PER LINTEL SCHEDULE.
 - PRECAST STONE LINTEL ABOVE WINDOWS (UNLESS OTHERWISE INDICATED)
 - FOR ELEVATIONS WITH BRICK WAINSCOT, PROVIDE 4" STONE CAP.
 - WINDOW MANUFACTURER TO VERIFY 5.1 SQ. FT. OPENING FOR EGRESS WINDOW

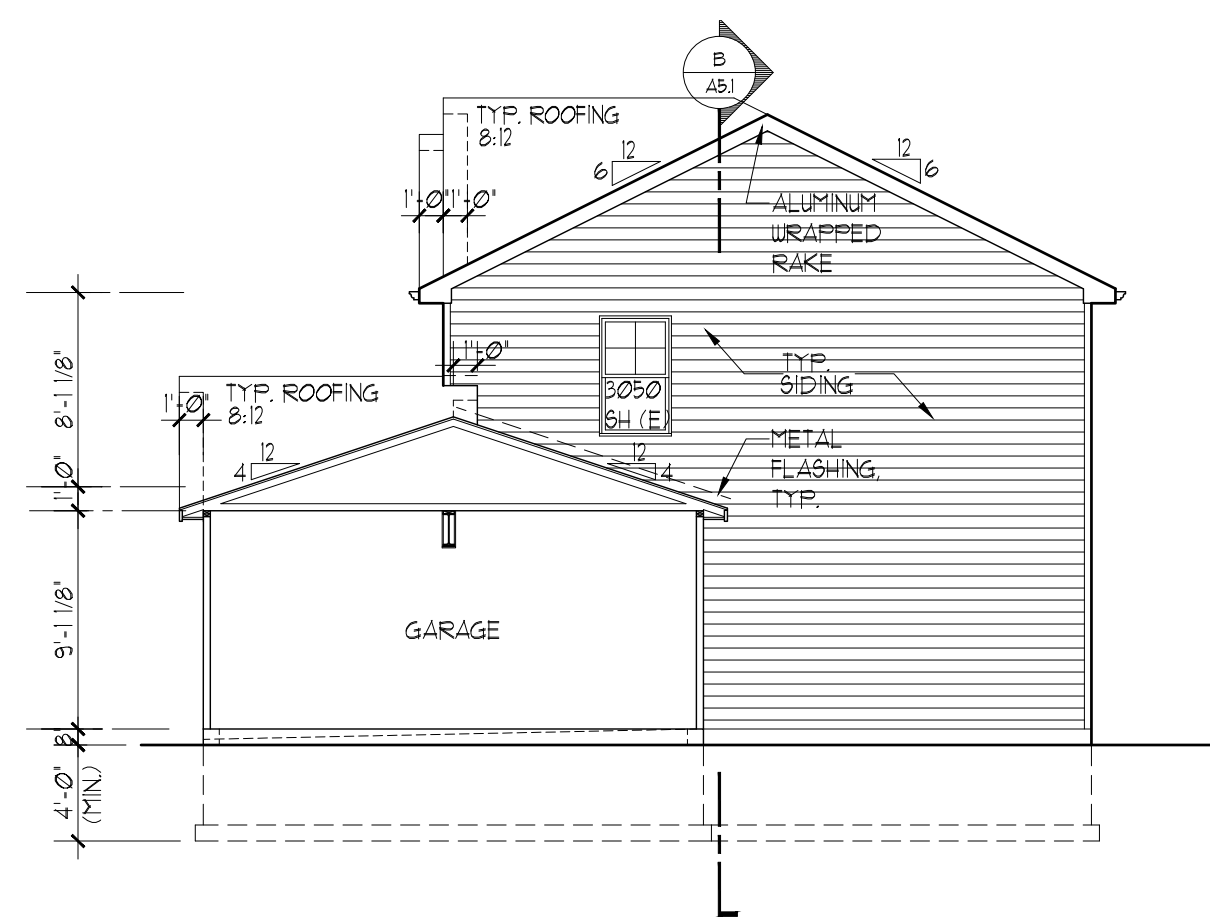
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Chkd. By:	

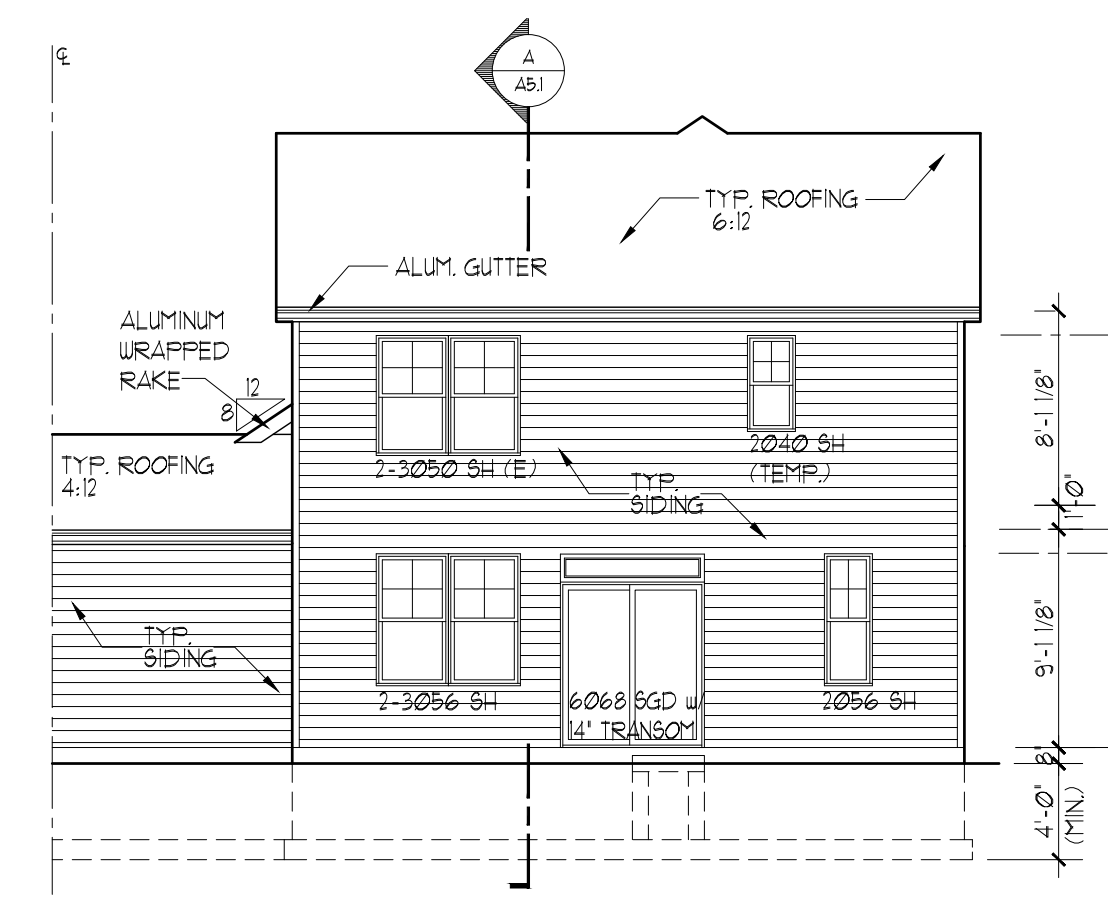
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U.S. SHELTER HOMES
 MOUND MEADOWS SUBDIVISION
 Whitewater, Wisconsin
 1335 PLAN
 ELEVATION "A" (SLAB)

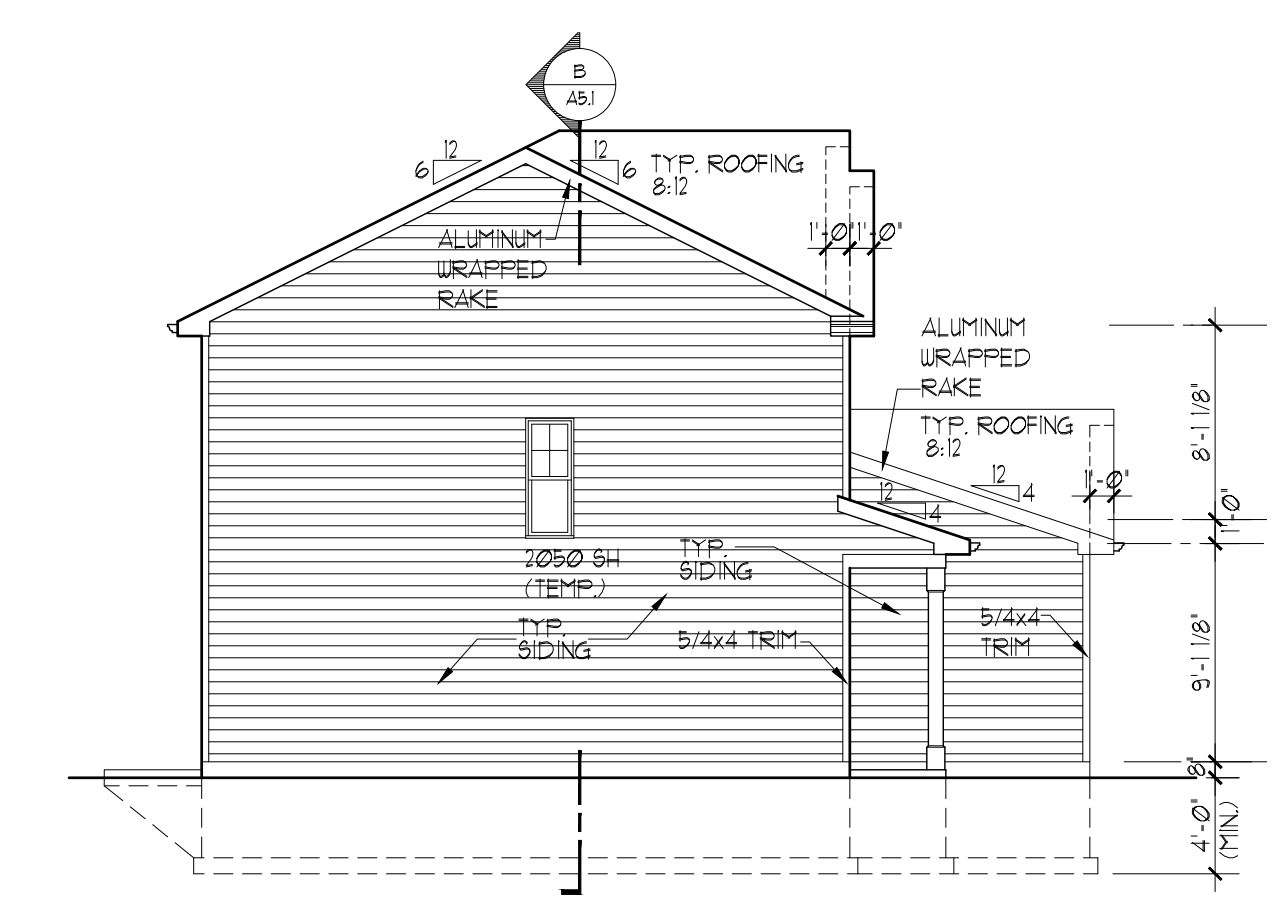
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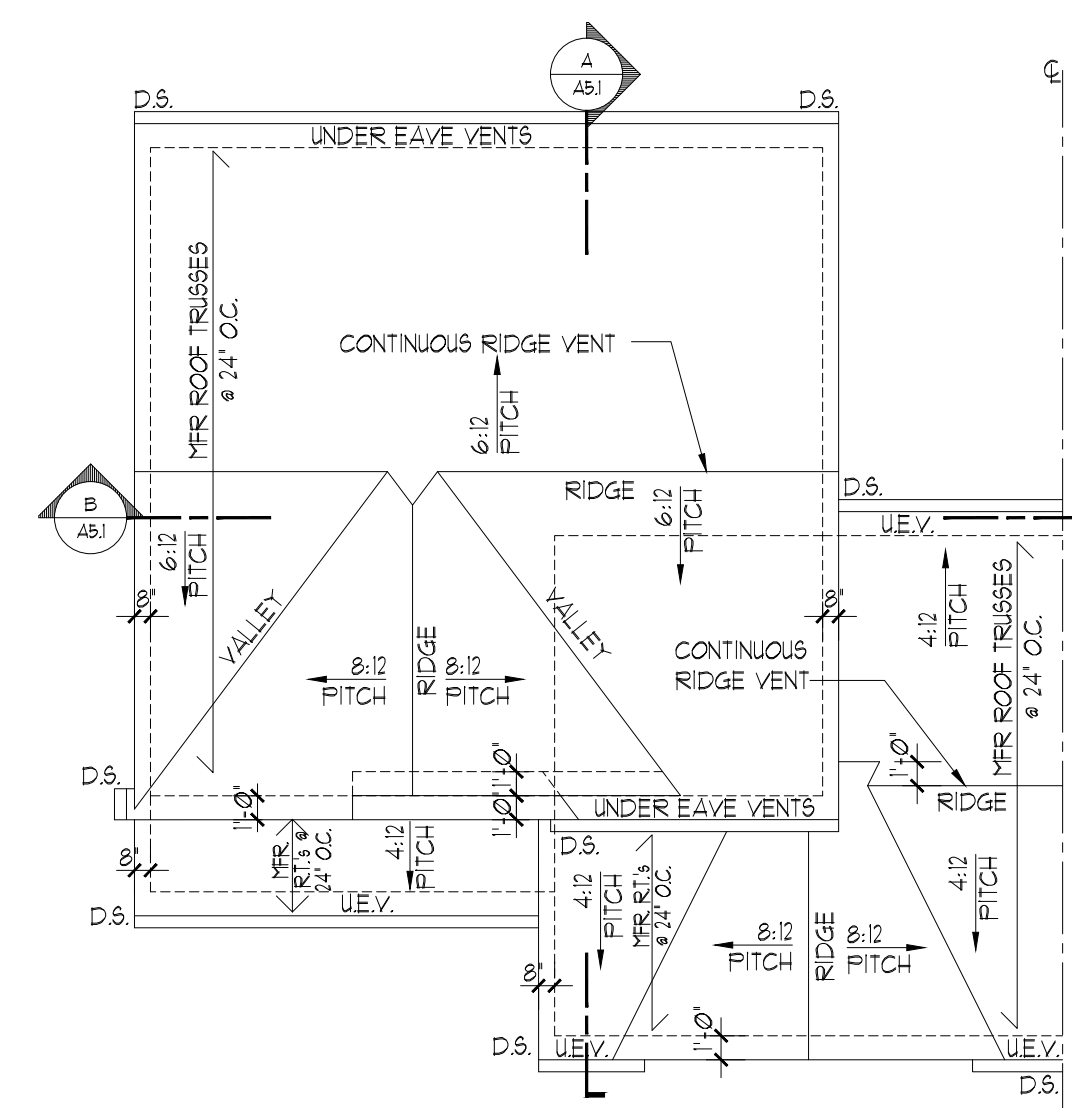
PARTY WALL SIDE ELEVATION
SCALE: 1/8" = 1'-0"



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



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



ROOF VENT
-CONTINUOUS RIDGE VENT (1/8 SQUARE INCHES PER LINEAR FOOT)
-SQUARE METAL ROOF VENT (51 SQ. IN. NET FREE AREA) MIN. EACH
-CONTINUOUS SOFFIT VENT (8.1 SQUARE INCHES PER LINEAR FOOT)

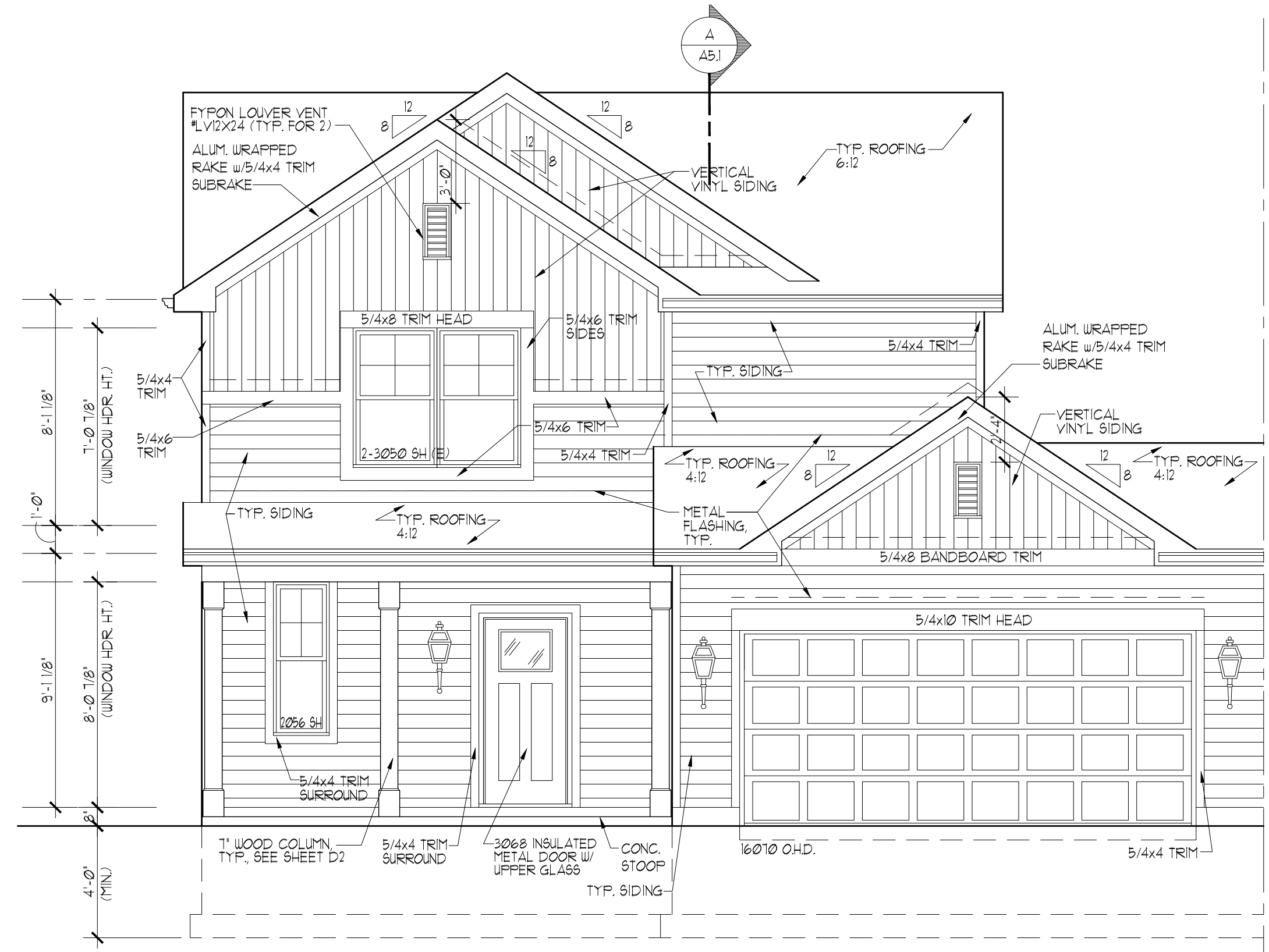
NOTES
- ALL EAVE OVERHANGS ARE 12" (UNLESS NOTED OTHERWISE)
- ALL SIDE RAKE OVERHANGS ARE 8" (UNLESS NOTED OTHERWISE)
- ALL FRONT ELEV. RAKE OVERHANGS ARE 12" (UNLESS OTHERWISE NOTED)
- ROOF VENTS INDICATED ARE FOR LOCATION REFERENCE ONLY. REQUIRED VENTILATION: 1 SQ. FT. OF NET FREE AREA FOR EVERY 300 SQ. FT. OF ATTIC SPACE, SPLIT EVENLY BETWEEN ROOF & SOFFIT VENTS.

TRUSS MFR SHALL DESIGN, PROVIDE AND INSTALL ANY ANCHORAGE OF ROOF TRUSSES TO BEARING WALLS, HEADERS, OR BEAMS REQUIRED TO RESIST WIND UPLIFT OR OTHER DESIGN LOADS.

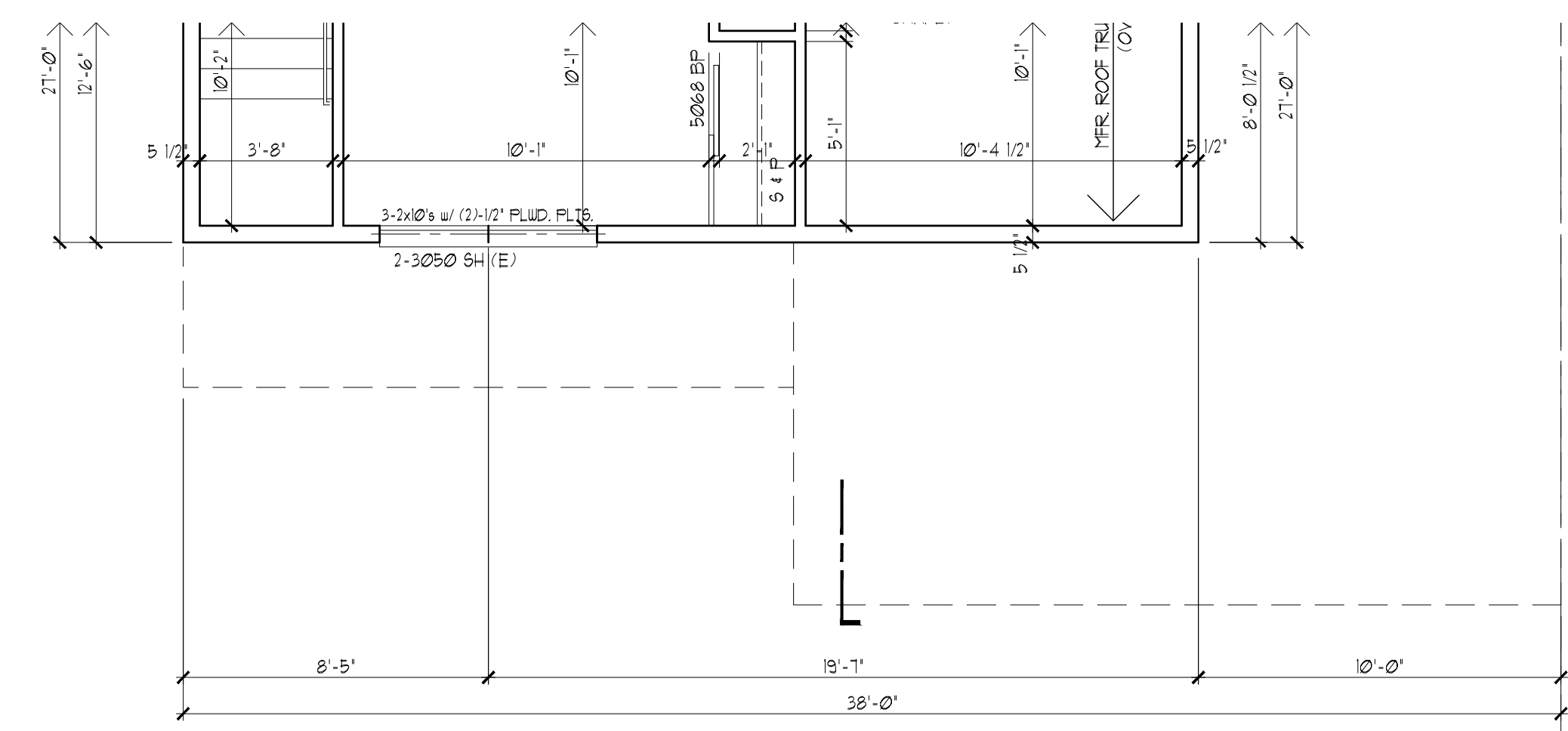
ARCHITECT MUST BE NOTIFIED OF ANY CHANGE OR MODIFICATION OF THIS TRUSS LAYOUT PRIOR TO COMMENCEMENT OF WORK.

BASE PLAN STRUCTURAL MEMBERS APPLY TO ALL PARTIAL PLANS UNLESS NOTED OTHERWISE

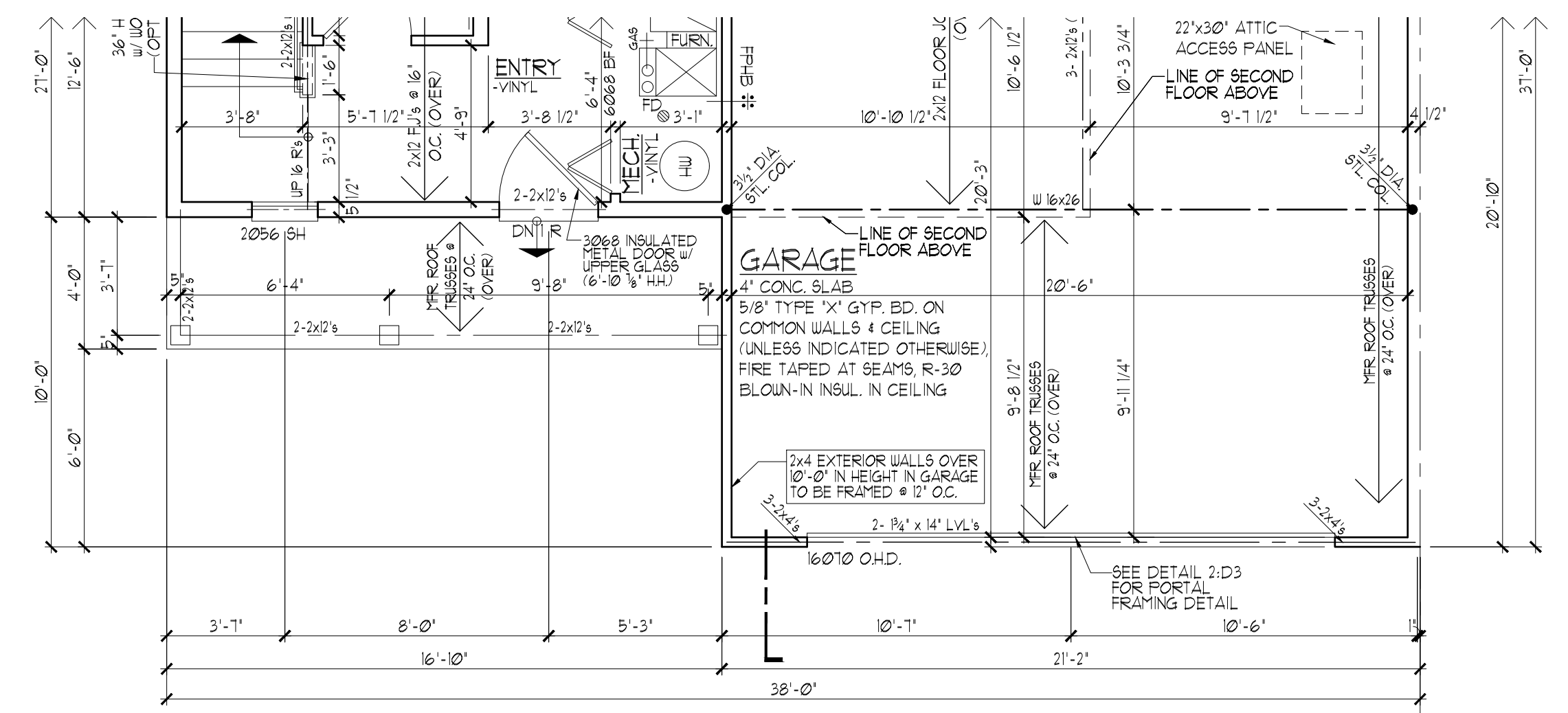
ROOF PLAN
SCALE: 1/8" = 1'-0"



FRONT ELEVATION 'B' (SLAB)
SCALE: 1/4" = 1'-0"



PART'L. SECOND FLOOR PLAN (SLAB) - ELEVATION 'B'
SCALE: 1/4" = 1'-0"



PART'L. FIRST FLOOR PLAN (SLAB) - ELEVATION 'B'
SCALE: 1/4" = 1'-0"

STANDARD ELEVATION NOTES

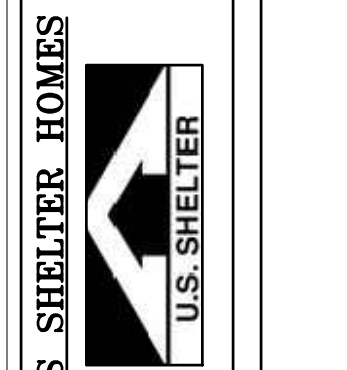
- 25-YEAR CLASS 'A' FIBERGLASS SHINGLES-TYPICAL ALL ROOFS
- FLASH BLOCKS AT ALL DOWNSPOUT LOCATIONS
- ALUMINUM FLASHING OVER ALL WINDOWS, DOORS AND WOOD TRIM
- ALUMINUM FLASHING AT ALL ROOF AND WALL INTERSECTIONS
- ALL SHUTTERS ARE LOUVERED, paneled, or rustic as noted per elevation
- SEE DETAILS ON SHEET D1 FOR RAKE & EAVE DETAILS.
- VINYL CORNERS ON REAR
- FRONT ELEVATION CORNERS TO BE 5/4x4-5/4x4, SEE DETAIL ON SHEET D1)
- WINDOW TRIM PER ELEVATIONS
- 3/4x4 LP "SMART TRIM" @ WINDOW JAMBS W/O SHUTTERS AT FRONT (ONLY IF SHOWN)
- 3/4x4 LP "SMART TRIM" @ WINDOW SILLS AT FRONT (ONLY IF SHOWN)
- WINDOW HEADS AS NOTED PER ELEVATION
- ALUMINUM FOOT VENTS TO MATCH ROOF - TYP.
- FOR BRICK ELEVATIONS: PROVIDE 4" STONE SILLS UNDER FRONT DOOR AND WINDOWS
- PROVIDE STEEL LINTEL ABOVE WINDOWS AND DOOR WITH BRICK PER LINTEL SCHEDULE.
- PRECAST STONE LINTEL ABOVE WINDOWS (UNLESS OTHERWISE INDICATED)
- FOR ELEVATIONS WITH BRICK WAINSCOT, PROVIDE 4" STONE CAP.
- WINDOW MANUFACTURER TO VERIFY 5.1 SQ. FT. OPENING FOR EGRESS WINDOW

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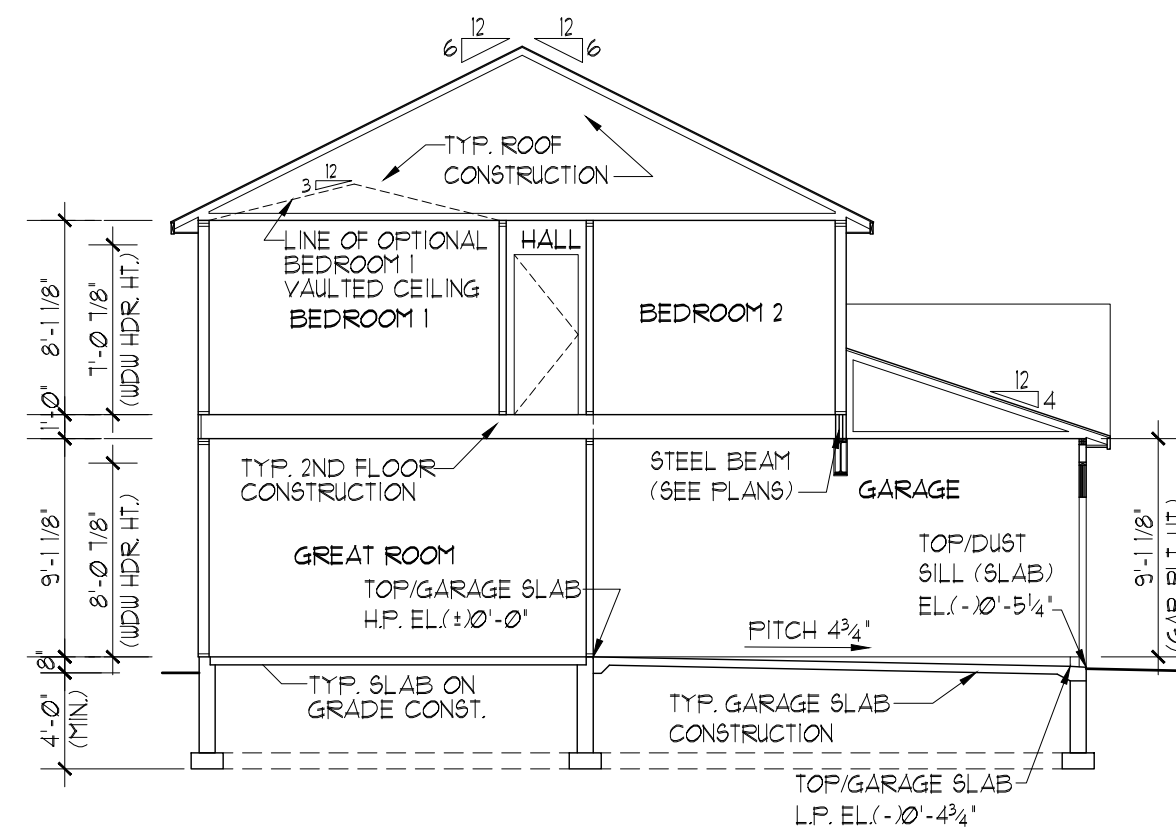
Whitewater, Wisconsin



MOUND MEADOWS SUBDIVISION
ELEVATION "B" (SLAB)
1335 PLAN

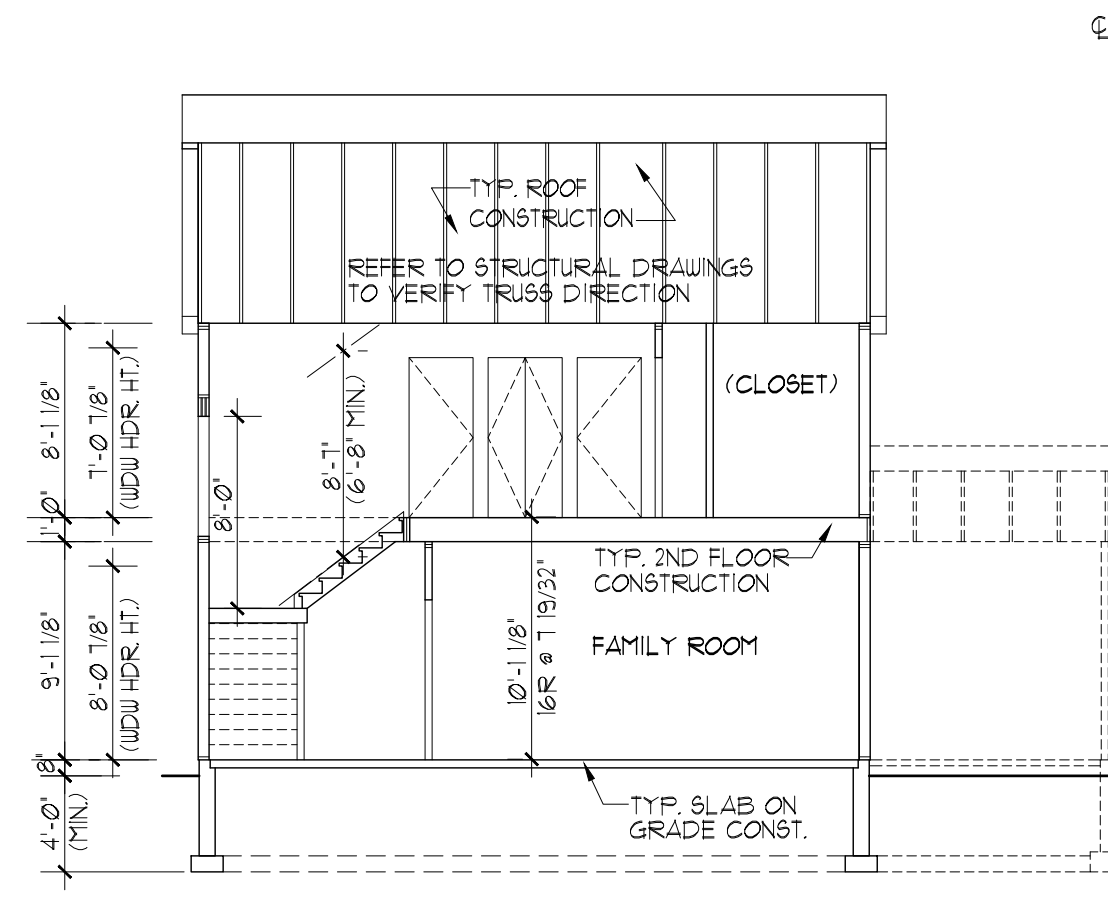
Sheet No.:

A4.2



BUILDING SECTION 'A' - SLAB w/ 9' FIRST FLOOR

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

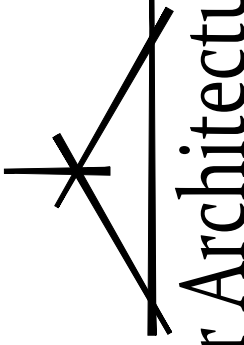



BUILDING SECTION 'B' - SLAB w/ 9' FIRST FLOOR

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

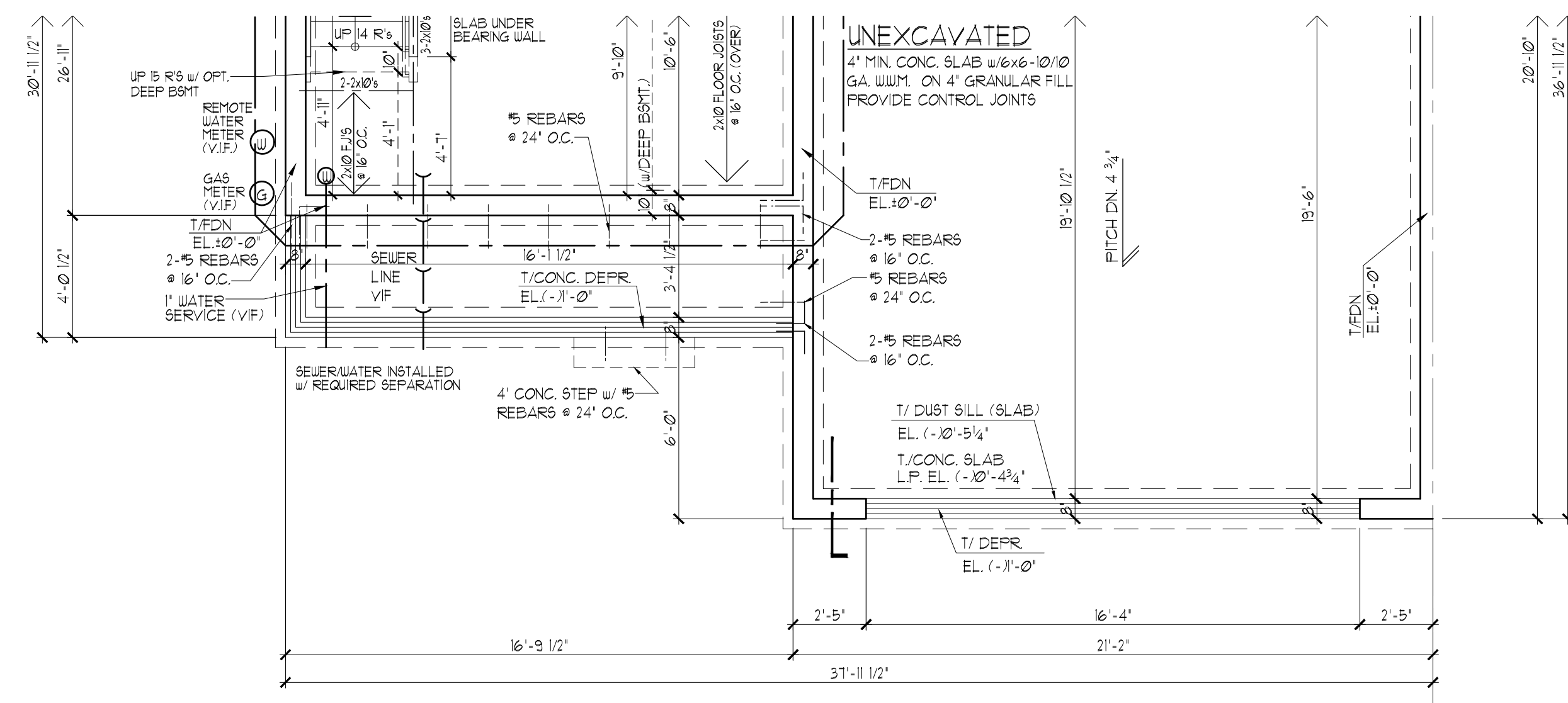
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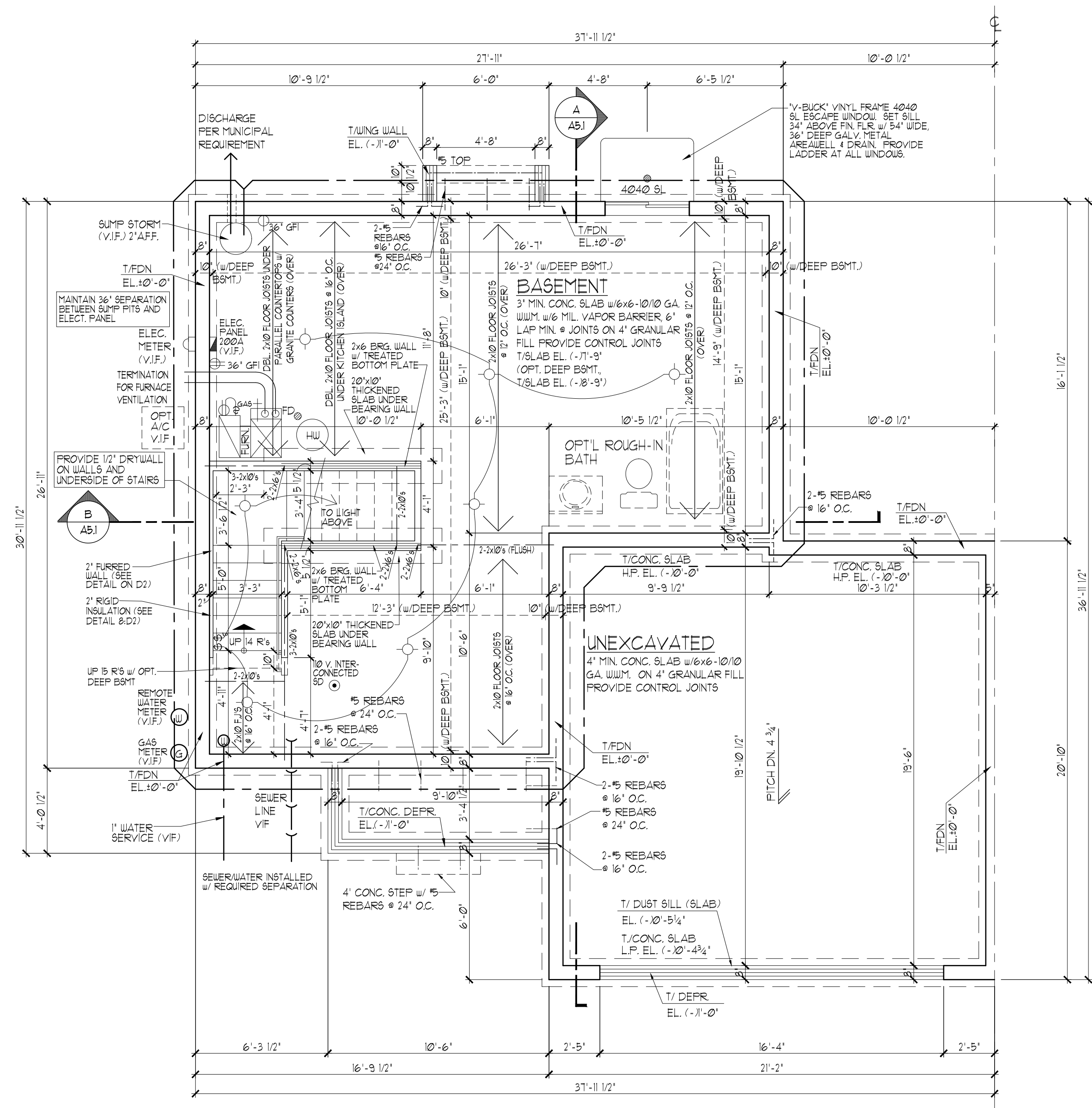

U.S. SHELTER HOMES
 MOUND MEADOWS SUBDIVISION
 Whitewater, Wisconsin
 BUILDING SECTIONS (SLAB) 1335 PLAN

Sheet No.:
A5.1
 1335-A5.1



PART'L. BSMT. FOUNDATION PLAN - ELEVATION 'B'

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



BASEMENT FOUNDATION PLAN - ELEVATION 'A'

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

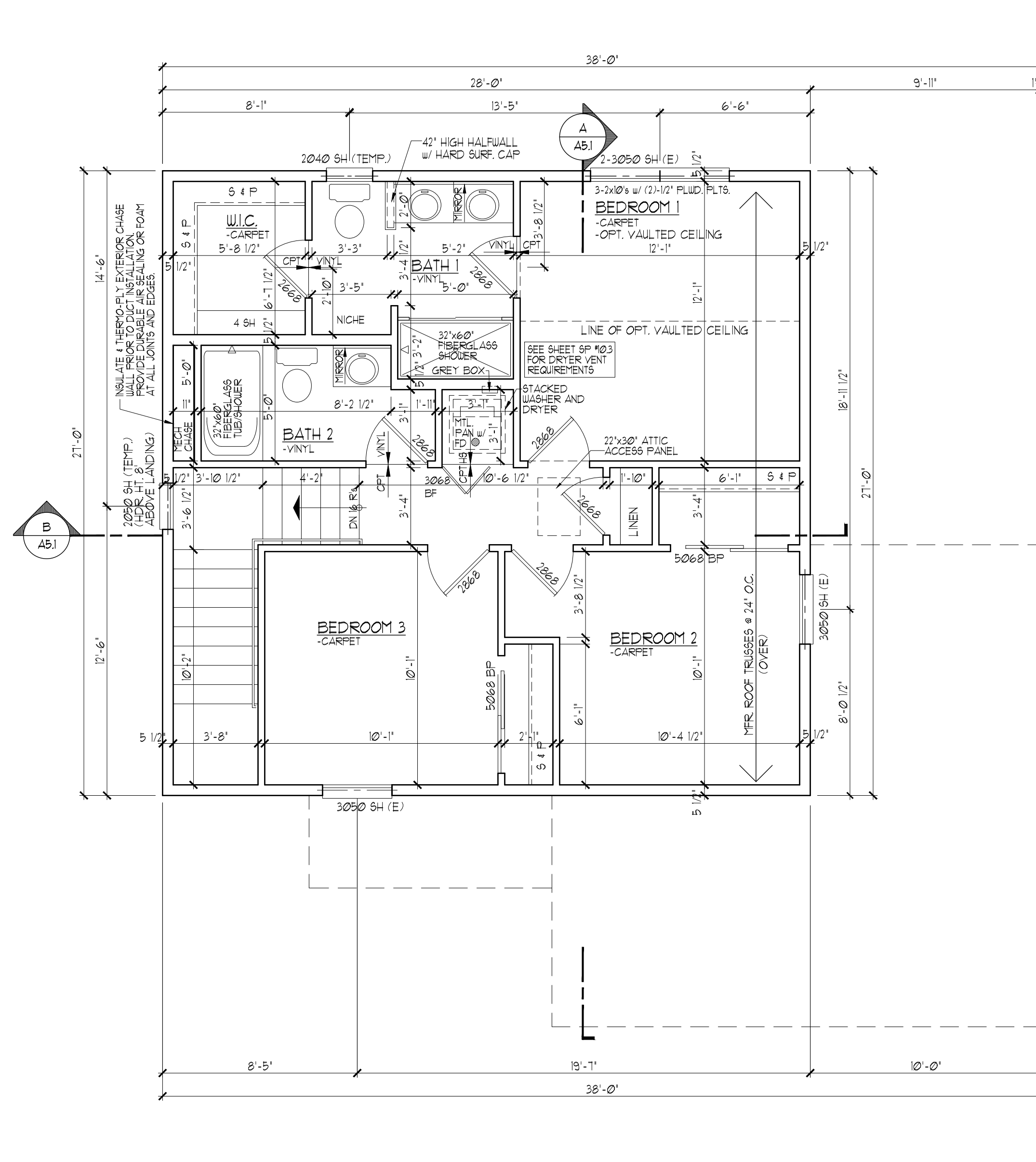
5'10 5/8 FT.

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11-10-23	720-606	JUK/RJW																			
Date:	Proj. No.:	Drawn By:	Chkd. By:																		

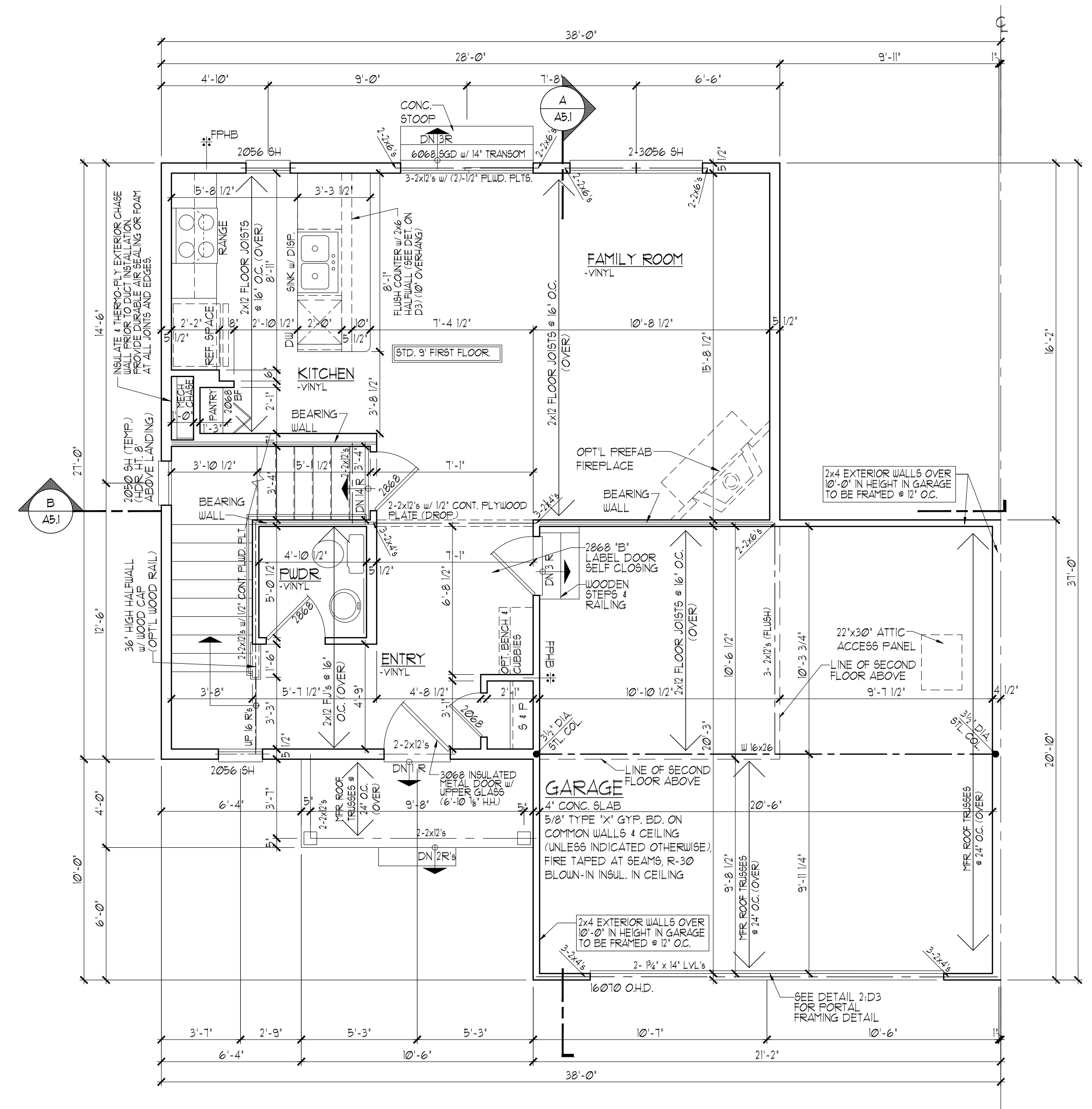
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U.S. SHELTER HOMES
 MOUND MEADOWS SUBDIVISION
 BASEMENT FOUNDATION PLANS
 1335 PLAN

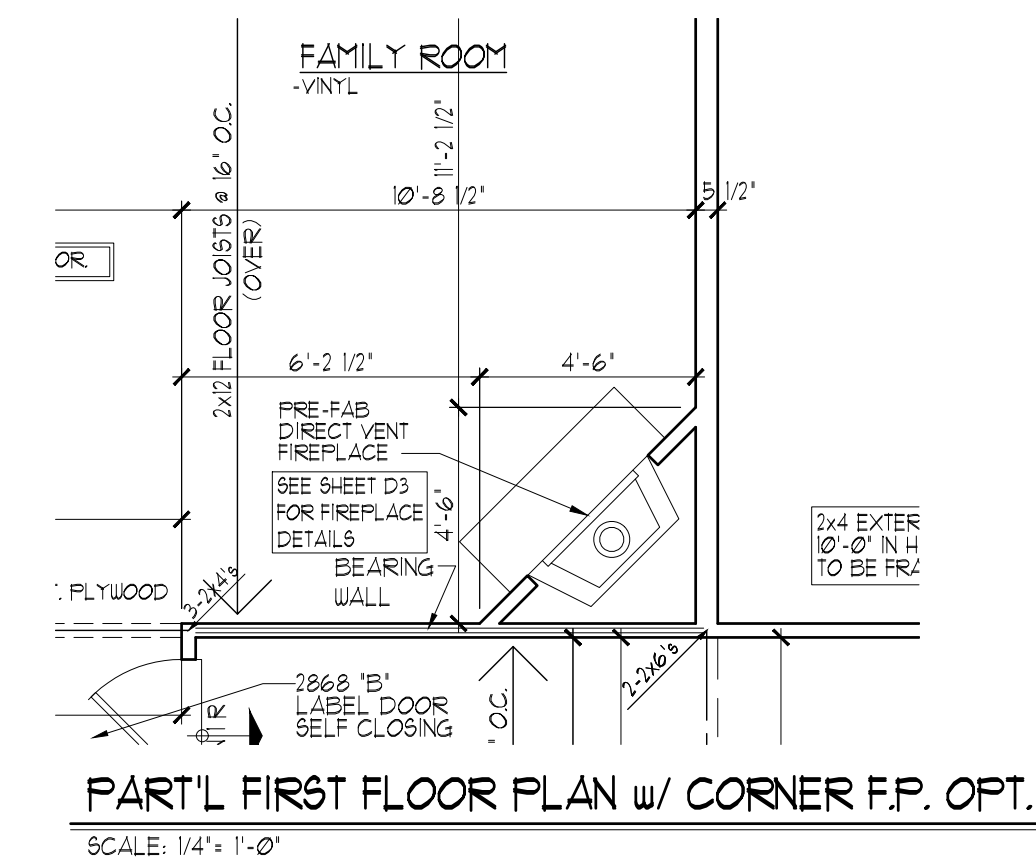
Sheet No.:
A1.1
 1335-A1.1



SECOND FLOOR PLAN (BSMT.) - ELEVATION 'A'
 SCALE: 1/4" = 1'-0" 694 SQ. FT. TOTAL



FIRST FLOOR PLAN (BSMT.) - ELEVATION 'A'
 SCALE: 1/4" = 1'-0" 641 SQ. FT. (1335 SQ. FT. TOTAL)



- FLOOR PLAN NOTES:**
- ALL FRAME WALL DIMENSIONS TO BE 3/2" TYP. UNLESS DIMENSIONED OTHERWISE.
 - STANDARD DOOR HEADER HEIGHT, INCLUDING EXTERIOR DOORS, TO BE 6'-10 1/8" ABOVE SUB FLOOR (UNLESS OTHERWISE NOTED).
 - WINDOW HEADER HEIGHT w/ 9'-1 1/8" FIRST FLOOR TO BE 8'-0 1/8" ABOVE SUB FLOOR (UNLESS OTHERWISE NOTED).
 - WINDOW HEADER HEIGHT AT SECOND FLOOR TO BE 1'-0 1/8" ABOVE SUB FLOOR (UNLESS OTHERWISE NOTED).
 - REAR PATIO DOOR HEADER HT. TO BE 1'-10 1/8" ABOVE SUB FLOOR w/ 9'-1 1/8" FIRST FLOOR. ALL OTHER EXTERIOR DOOR TO REMAIN AT STANDARD DOOR HEADER HEIGHT.
 - EXTERIOR OPENINGS TO HAVE 2-2x10's w/ 1/2" CONT. PLY. PLATE HEADER UNLESS OTHERWISE NOTED.
 - DRYWALL WRAP ALL (3) SIDES OF WINDOWS, AND PROVIDE STOOL & APRON.

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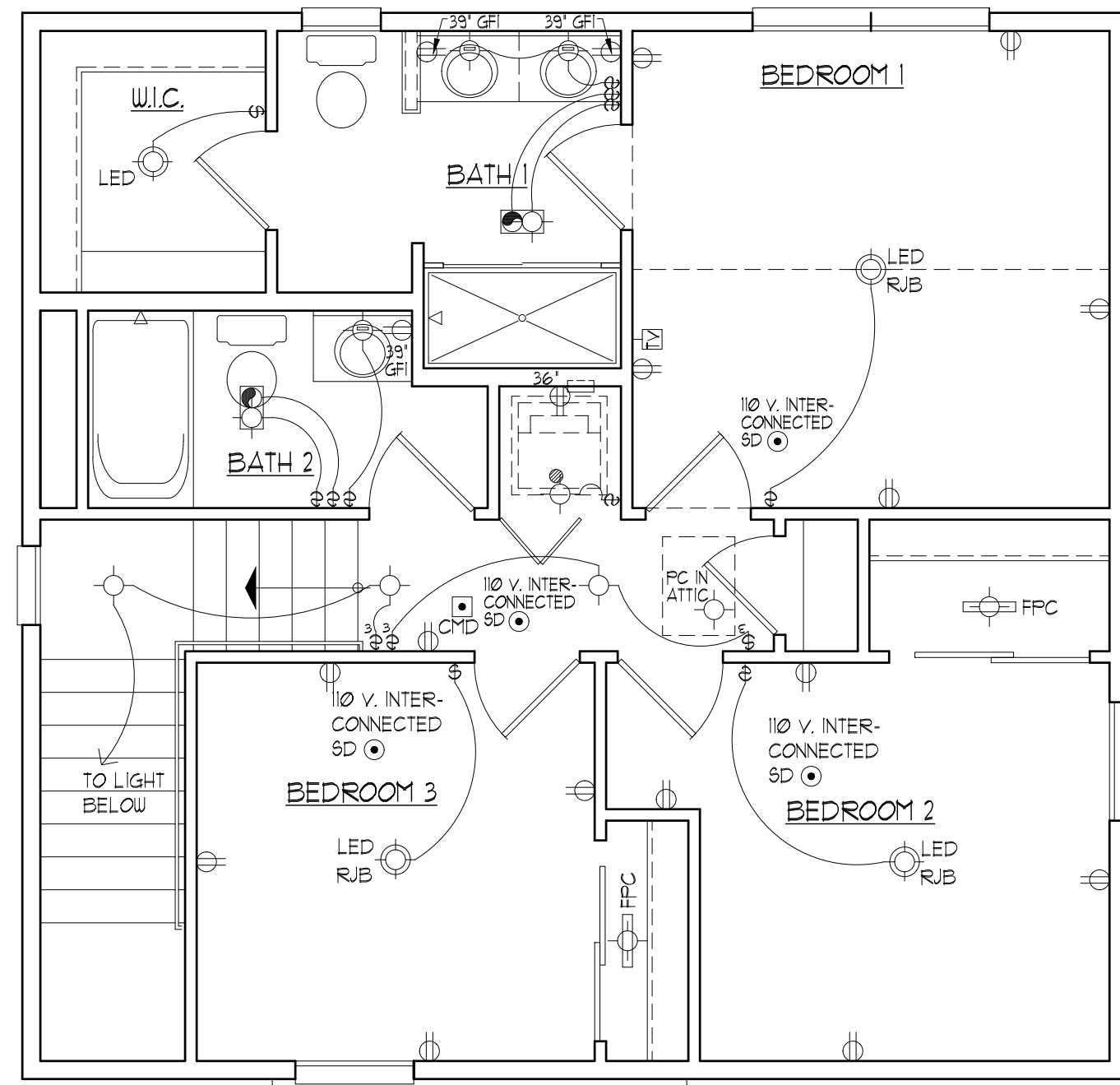
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13	20	14	21				

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U.S. SHELTER HOMES
 MOUND MEADOWS SUBDIVISION
 Whitewater, Wisconsin
 1335 PLAN
 FLOOR PLANS (BSMT.)

ELECTRICAL KEY

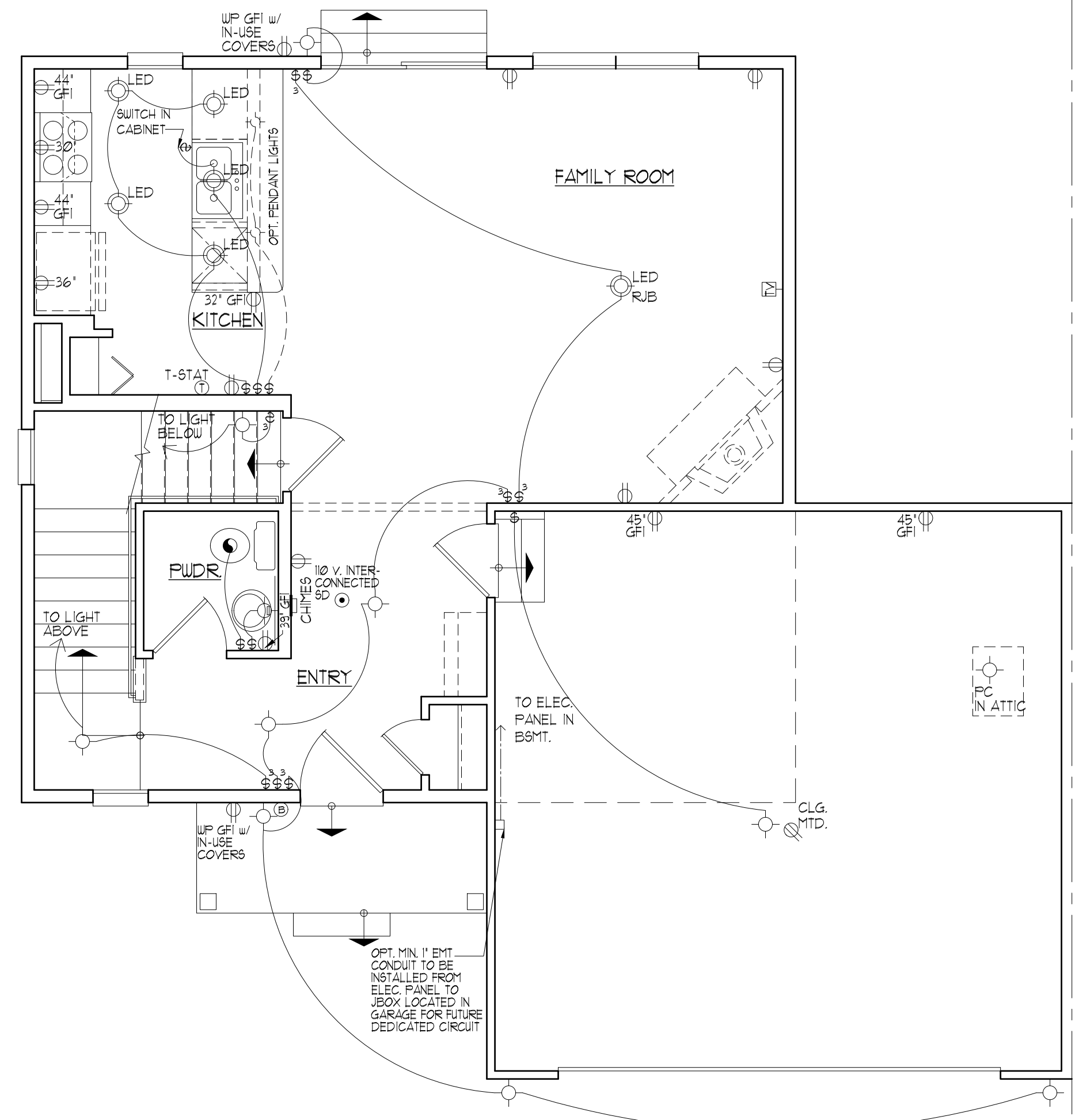
- DUPLEX OUTLET
- HALF-SWITCHED DUPLEX OUTLET
- GROUND FAULT INTERRUPTER DUPLEX OUTLET
- WEATHER PROOF 4 GFI DUPLEX OUTLET
- SPECIAL PURPOSE OUTLET
- 220 VOLT OUTLET
- WALL SWITCH
- THREE-WAY SWITCH
- FOUR-WAY SWITCH
- CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
- WALL MOUNTED INCANDESCENT LIGHT FIXTURE
- PHOTOCCELL ACTIVATED LIGHT FIXTURE
- CEILING MOUNTED LED LIGHT FIXTURE
- RECESSED INCANDESCENT LIGHT FIXTURE
- 'EYE BALL' LIGHT FIXTURE
- LIGHT FIXTURE WITH FULL CHAIN
- TRACK LIGHT FIXTURE
- FLUORESCENT LIGHT FIXTURE
- FLUORESCENT LIGHT FIXTURE w/ FULL CHAIN
- EXHAUST FAN
- EXHAUST FAN/LIGHT FIXTURE
- DOOR BELL RINGER
- CHIMES
- 110V INTERCONNECTED SMOKE DETECTOR
- ELECTRIC DOOR OPERATOR
- PHONE
- THERMOSTAT
- TELEVISION
- HEAT DETECTOR
- S-PAD SMART PAD
- CEILING FAN



SECOND FLOOR ELECTRICAL PLAN (BSMT.)

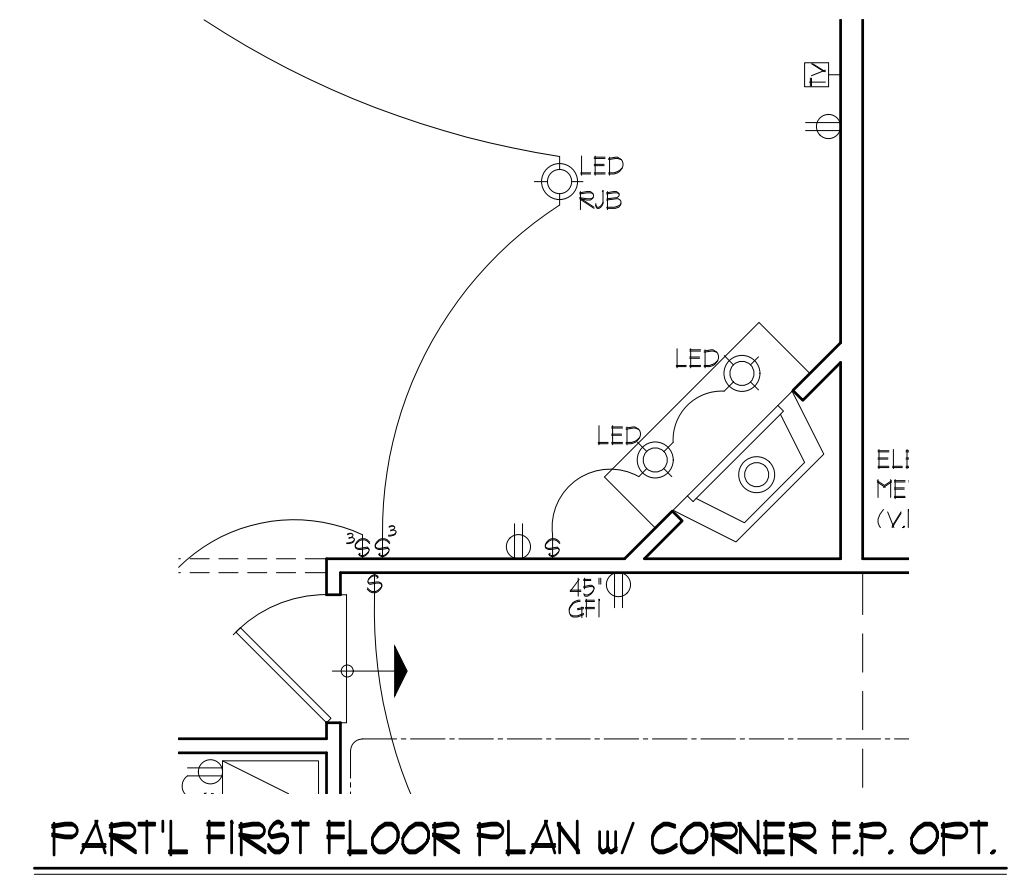
SCALE: 1/4" = 1'-0"

PROVIDE COMBINATION TYPE AFCI BREAKERS FOR ALL CIRCUITS IN ALL HABITABLE ROOMS EXCEPT BATHROOMS & GARAGES.



FIRST FLOOR ELECTRICAL PLAN (BSMT.)

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



PART'L FIRST FLOOR PLAN w/ CORNER F.P. OPT.

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

LIGHT & VENT SCHEDULE

ROOM NAME	AREA	LIGHT		VENT		MECH CFM	
		REQ.	ACT.	REQ.	ACT.	REQ.	ACT.
KITCHEN/FAMILY	381.23	30.350	42.32	15.25	32.95	N/A	N/A
BEDROOM 1	146.01	11.68	22.64	9.84	11.54	N/A	N/A
BEDROOM 2	113.42	9.01	11.32	4.54	5.11	N/A	N/A
BEDROOM 3	107.61	8.13	11.32	4.01	5.11	N/A	N/A
POWDR	24.58	N/A	N/A	N/A	N/A	36.81	50.00
BATH 1	64.91	N/A	5.23	N/A	2.69	100.31	100.00
BATH 2	46.95	N/A	N/A	N/A	N/A	10.43	80.00
BASEMENT	510	11.40	16.00	11.40	16.00	N/A	N/A

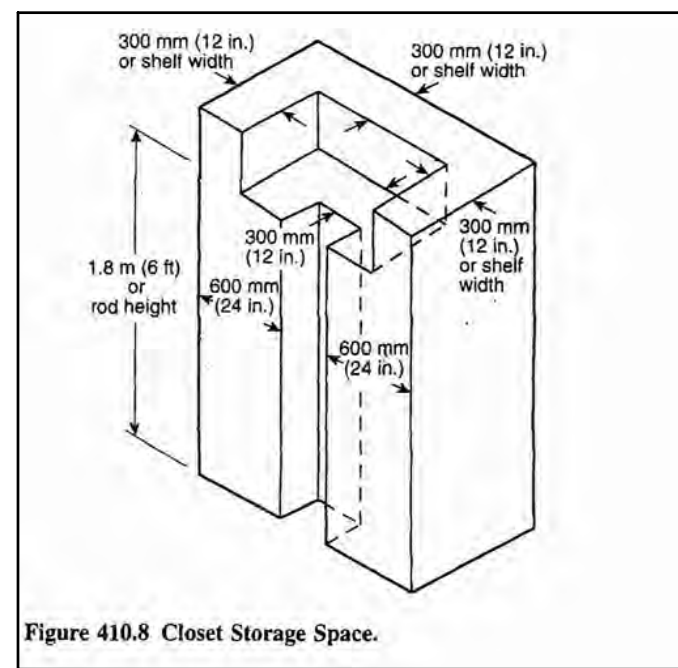
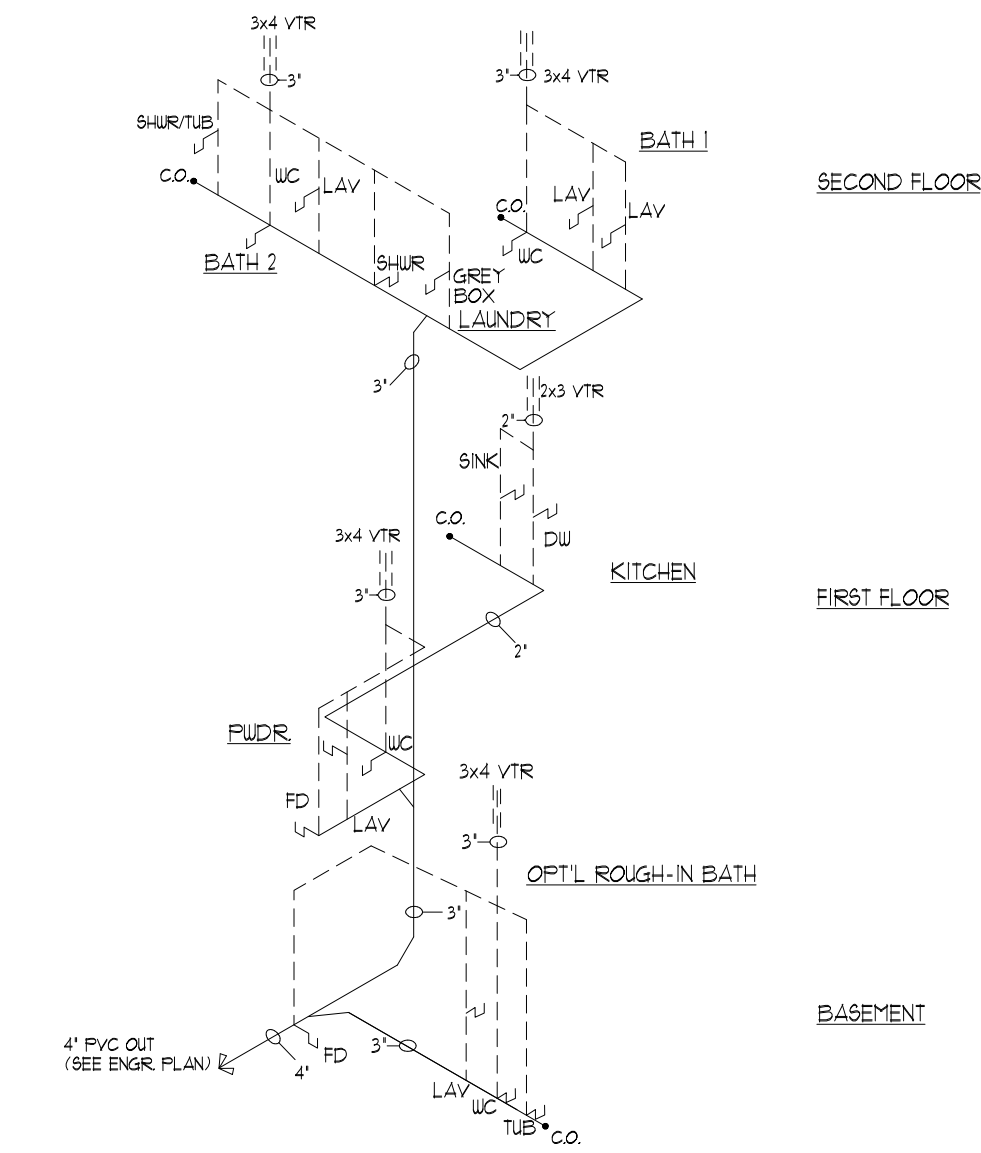


Figure 410.8 Closet Storage Space.

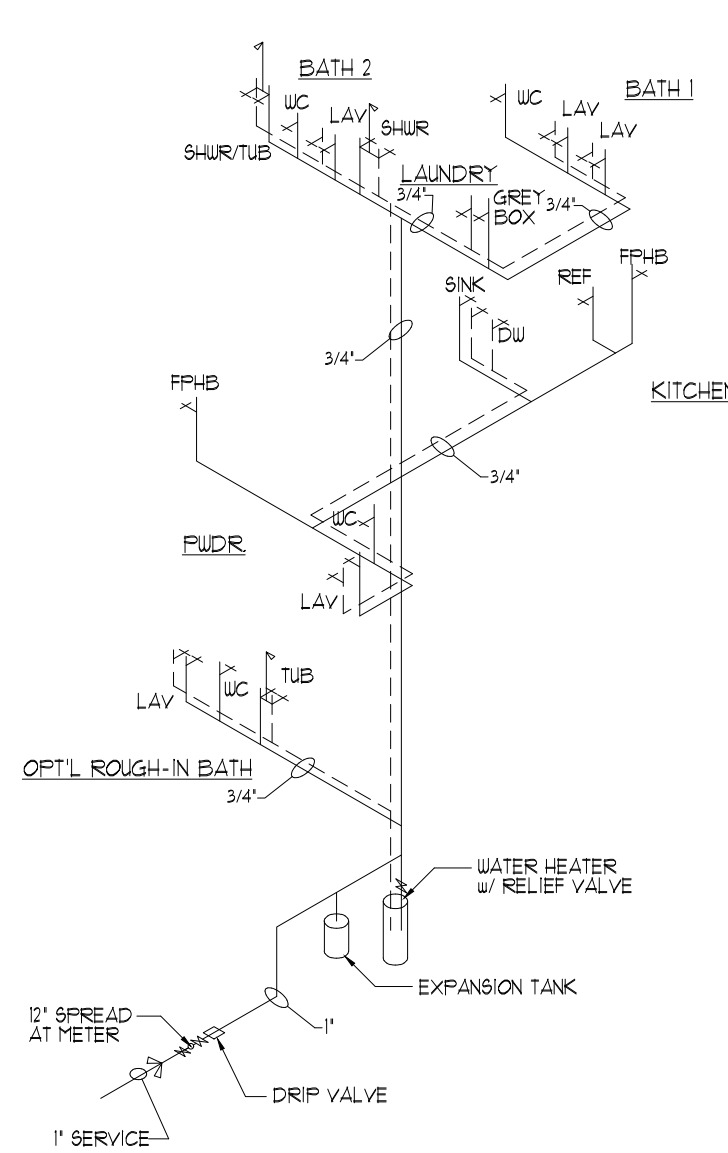
CLEARANCES FOR CLOSET LIGHTING

ALL CLOSET LIGHTING FIXTURES TO HAVE A COMPLETELY ENCLOSED LAMP.



WASTE PIPING DIAGRAM

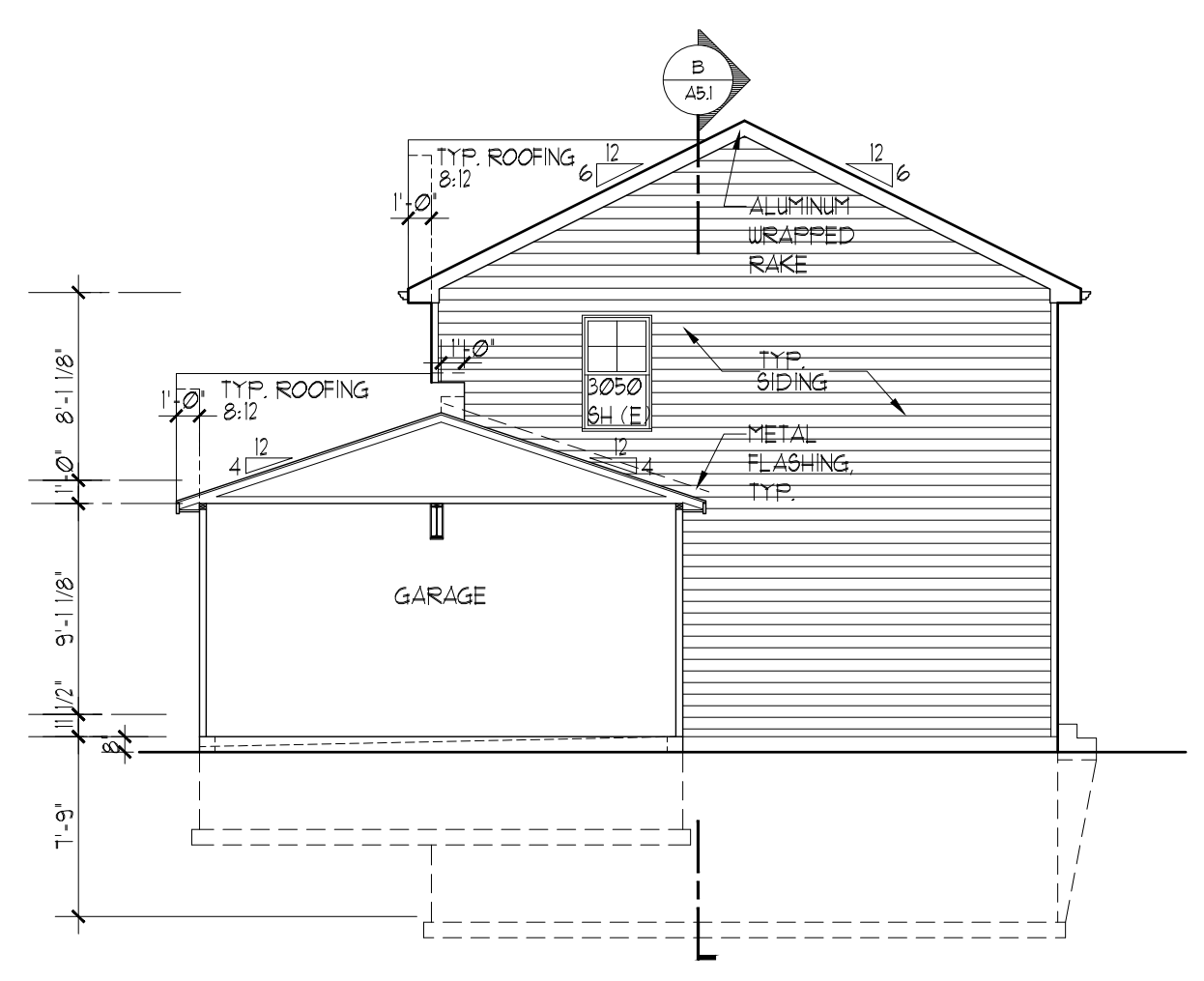
SCALE: NOT TO SCALE



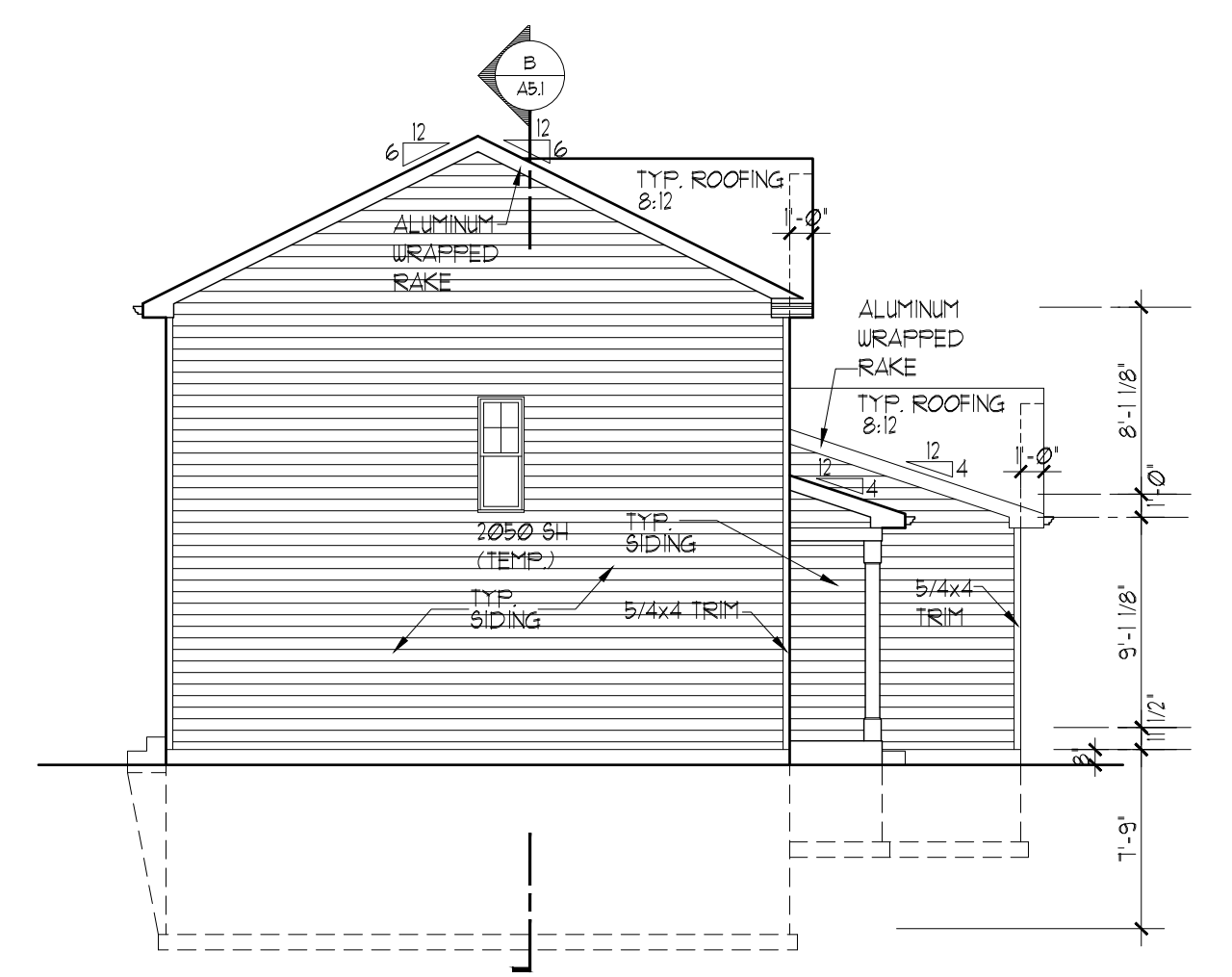
WATER SUPPLY RISER DIAGRAM

SCALE: NOT TO SCALE

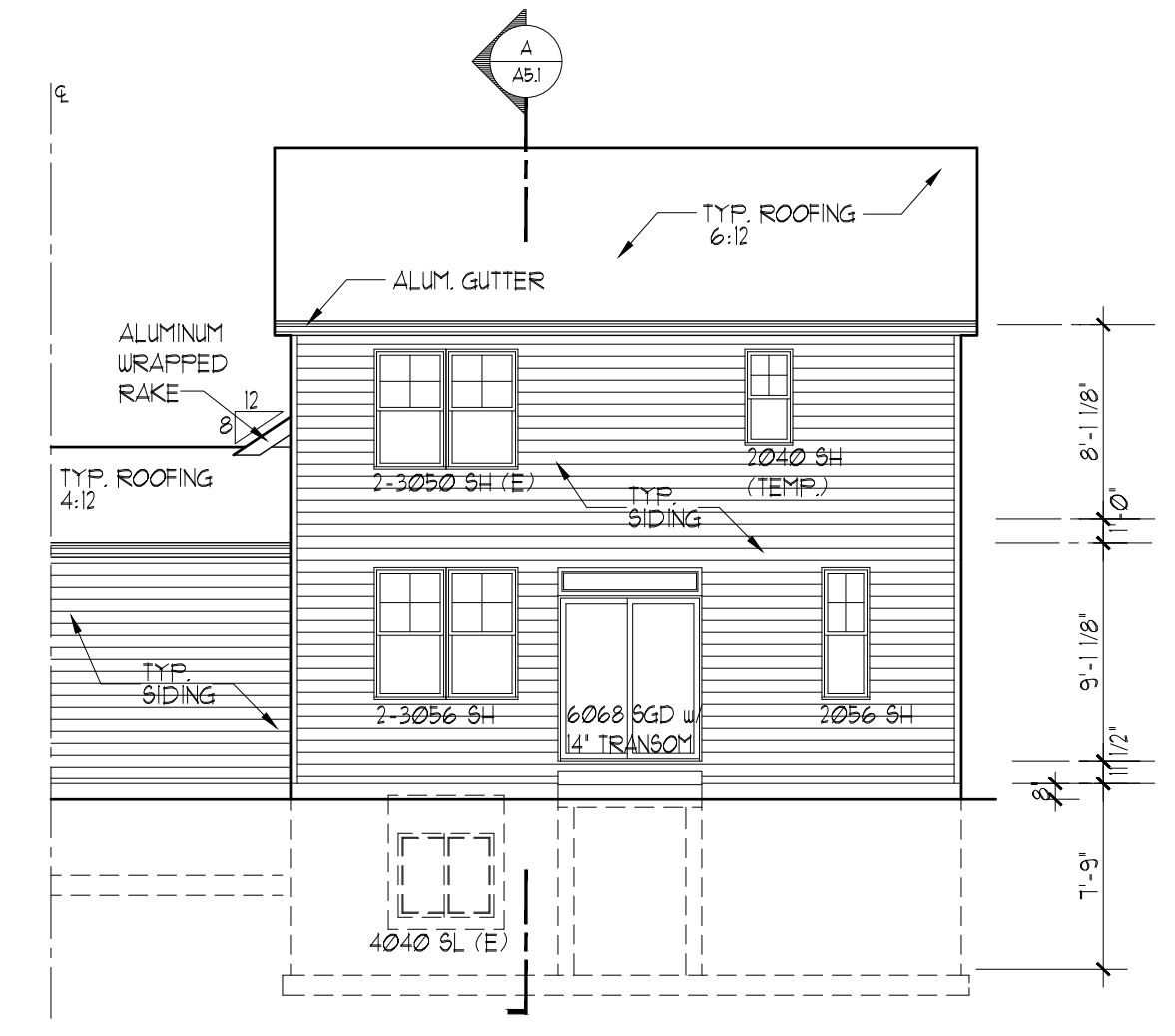
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Date:	11-10-23	Proj. No.:	720-606	Drawn By:	JUK/RJW	Chkd. By:															



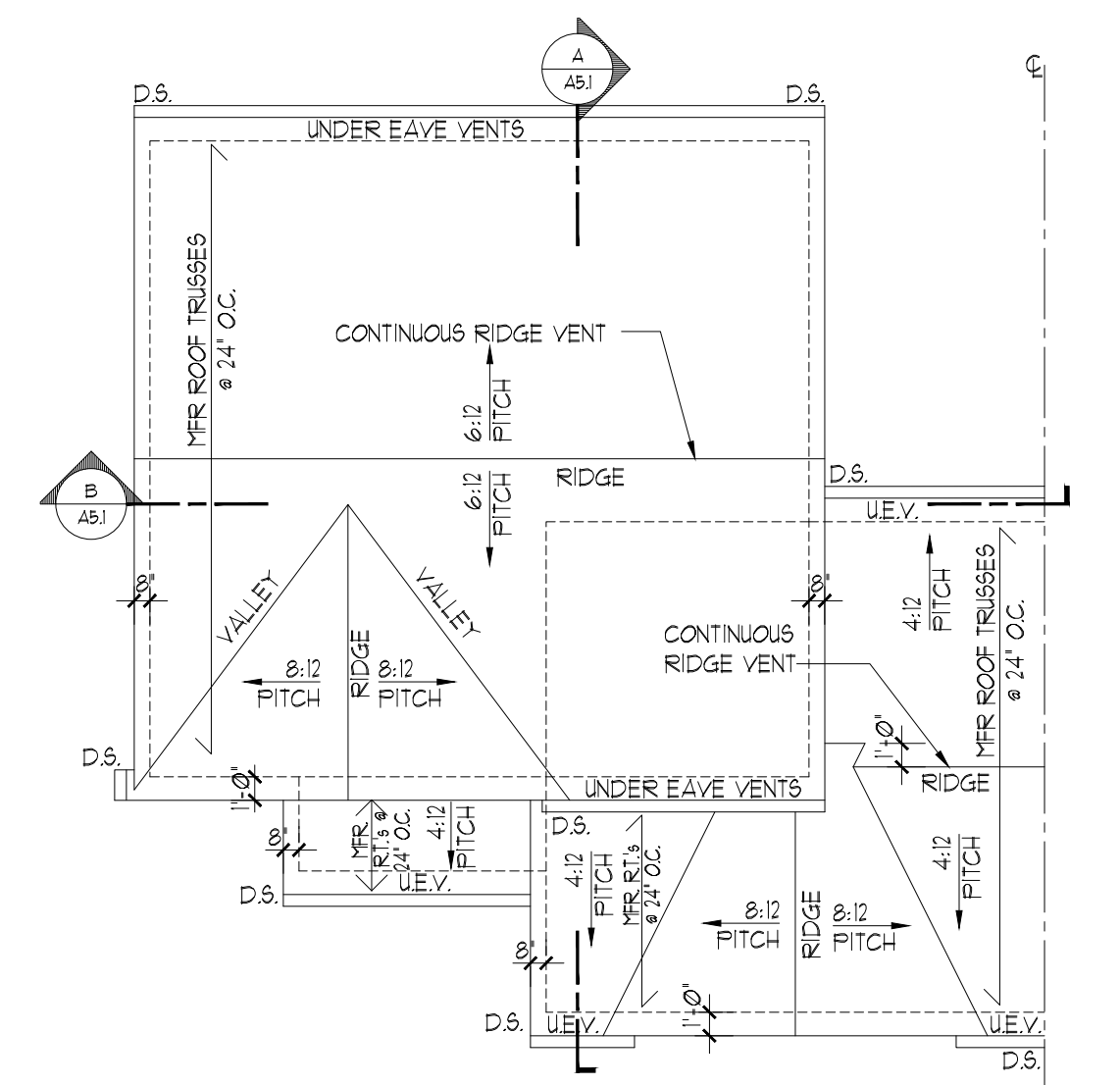
PARTY WALL SIDE ELEVATION
SCALE: 1/8" = 1'-0"



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



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



ROOF VENT
-CONTINUOUS RIDGE VENT (18 SQUARE INCHES PER LINEAR FOOT)
-SQUARE METAL ROOF VENT (51 SQ. IN. NET FREE AREA) MIN. EACH
-CONTINUOUS SOFFIT VENT (8.1 SQUARE INCHES PER LINEAR FOOT)

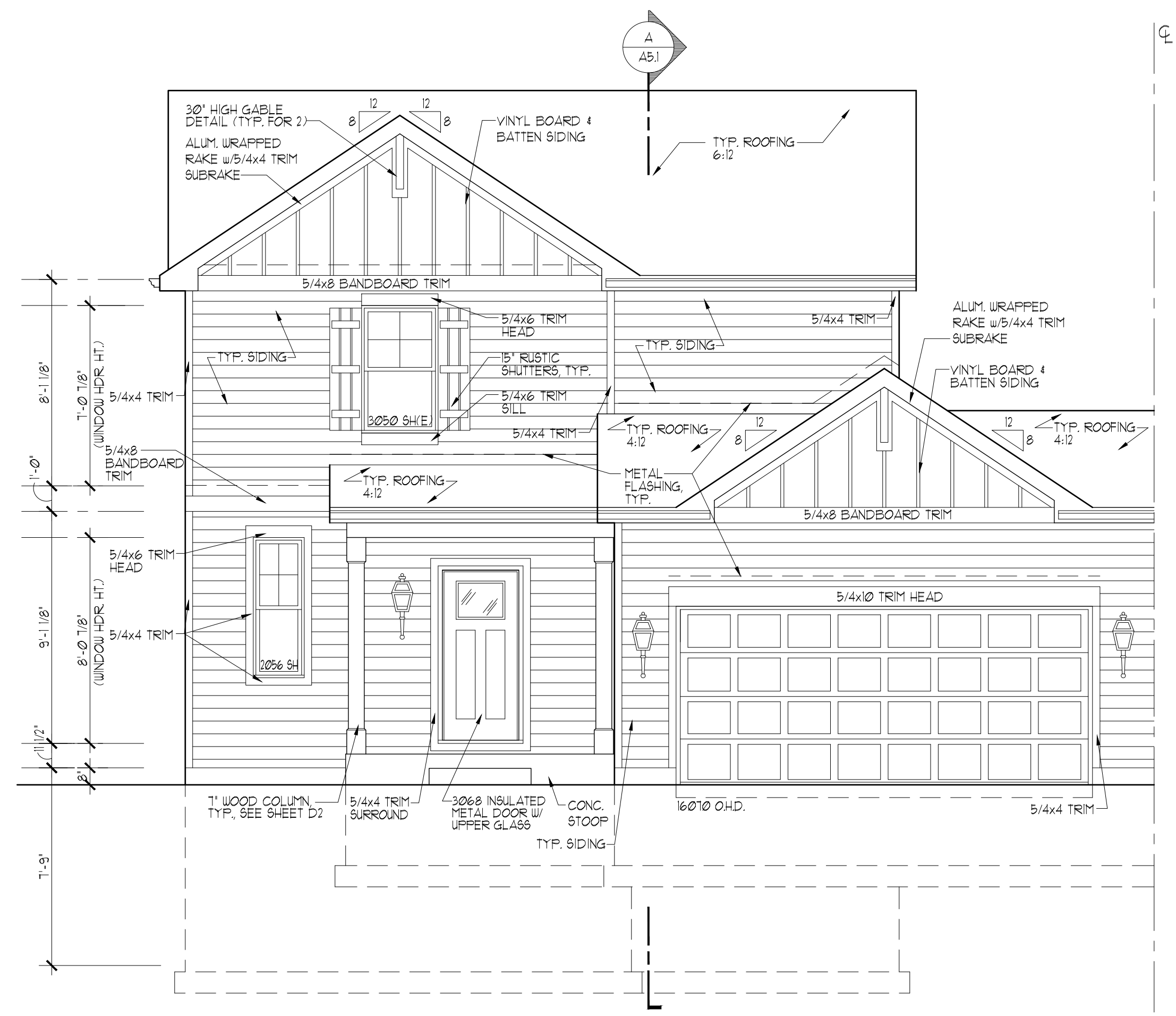
NOTES
- ALL EAVE OVERHANGS ARE 12" (UNLESS NOTED OTHERWISE)
- ALL SIDE RAKE OVERHANGS ARE 8" (UNLESS NOTED OTHERWISE)
- ALL FRONT ELEV. RAKE OVERHANGS ARE 12" (UNLESS OTHERWISE NOTED)
- ROOF VENTS INDICATED ARE FOR LOCATION REFERENCE ONLY. REQUIRED VENTILATION: 1 SQ. FT. OF NET FREE AREA FOR EVERY 300 SQ. FT. OF ATTIC SPACE, SPLIT EVENLY BETWEEN ROOF & SOFFIT VENTS.

TRUSS MFR SHALL DESIGN, PROVIDE AND INSTALL ANY ANCHORAGE OF ROOF TRUSSES TO BEARING WALLS, HEADERS, OR BEAMS REQUIRED TO RESIST WIND UPLIFT OR OTHER DESIGN LOADS.

ARCHITECT MUST BE NOTIFIED OF ANY CHANGE OR MODIFICATION OF THIS TRUSS LAYOUT PRIOR TO COMMENCEMENT OF WORK.

BASE PLAN STRUCTURAL MEMBERS APPLY TO ALL PARTIAL PLANS UNLESS NOTED OTHERWISE

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



FRONT ELEVATION 'A' (BSMT)
SCALE: 1/4" = 1'-0"

STANDARD ELEVATION NOTES

- 75 YEAR GLASS 1/4" FIBERGLASS SHINGLES-TYPICAL ALL ROOFS
- SPLASH BLOCKS AT ALL DOWNSPOUT LOCATIONS
- ALUMINUM FLASHING OVER ALL WINDOWS, DOORS AND WOOD TRIM
- ALUMINUM FLASHING AT ALL ROOF AND WALL INTERSECTIONS
- ALL SHUTTERS ARE LOUVERED, PANELED, or RUSTIC AS NOTED PER ELEVATION
- SEE DETAILS ON SHEET D1 FOR RAKE & EAVE DETAILS.
- VINYL CORNERS ON REAR
- FRONT ELEVATION CORNERS TO BE 5/4x4-5/4x4, SEE DETAIL ON SHEET D1)
- WINDOW TRIM PER ELEVATIONS
- 3/4" LP 'SMART TRIM' & WINDOW JAMBS W/O SHUTTERS AT FRONT (ONLY IF SHOWN)
- 3/4" LP 'SMART TRIM' & WINDOW SILLS AT FRONT (ONLY IF SHOWN)
- WINDOW HEADS AS NOTED PER ELEVATION
- ALUMINUM POT VENTS TO MATCH ROOF - TYP.
- FOR BRICK ELEVATIONS, PROVIDE 4" STONE SILLS UNDER FRONT DOOR AND WINDOWS
- PROVIDE STEEL LINTEL ABOVE WINDOWS AND DOOR WITH BRICK PER LINTEL SCHEDULE.
- PRECAST STONE LINTEL ABOVE WINDOWS (UNLESS OTHERWISE INDICATED)
- FOR ELEVATIONS WITH BRICK WAINSCOT, PROVIDE 4" STONE CAP.

WINDOW MANUFACTURER TO VERIFY 5.1 SQ. FT. OPENING FOR EGRESS WINDOW

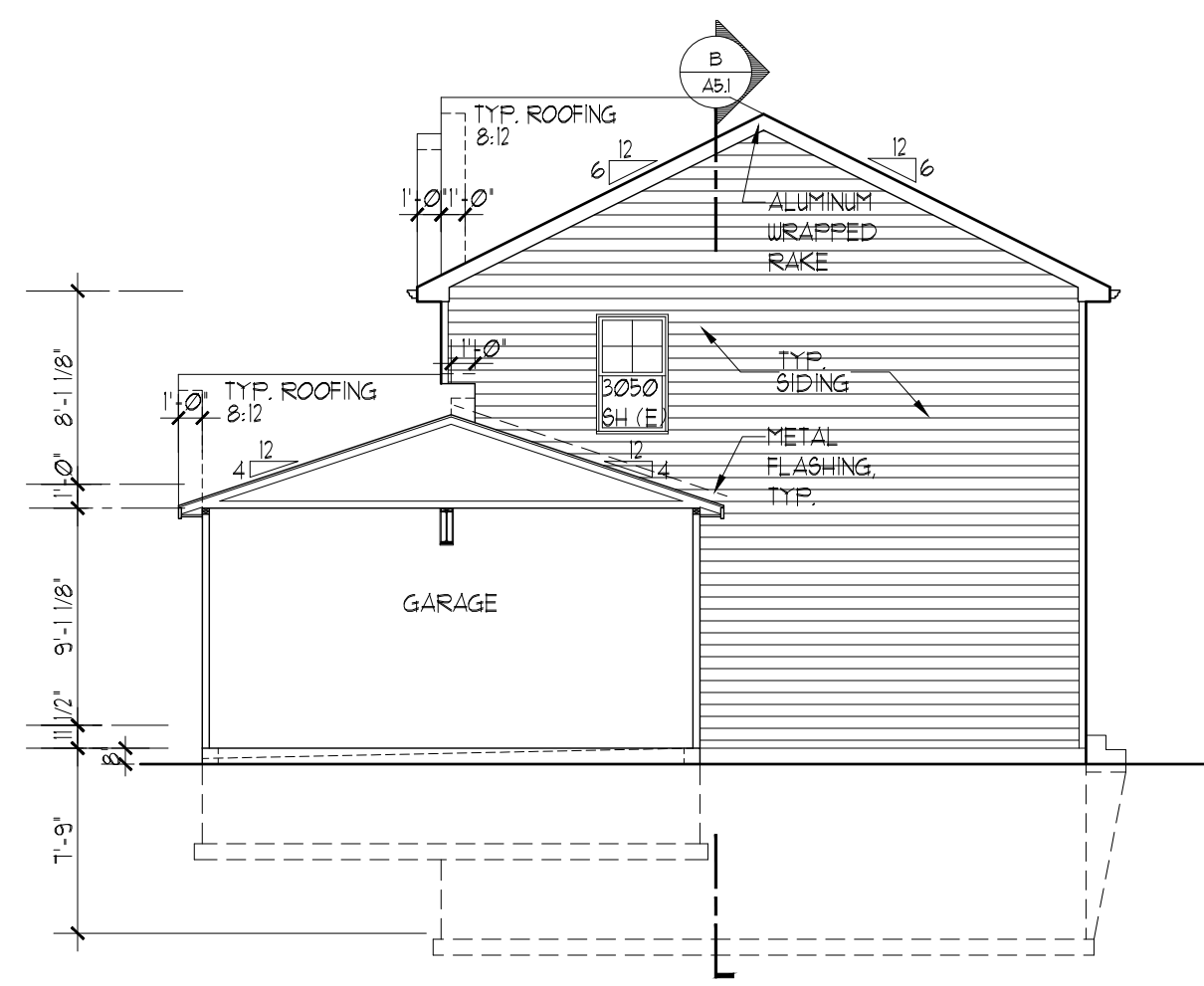
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Chkd. By:	

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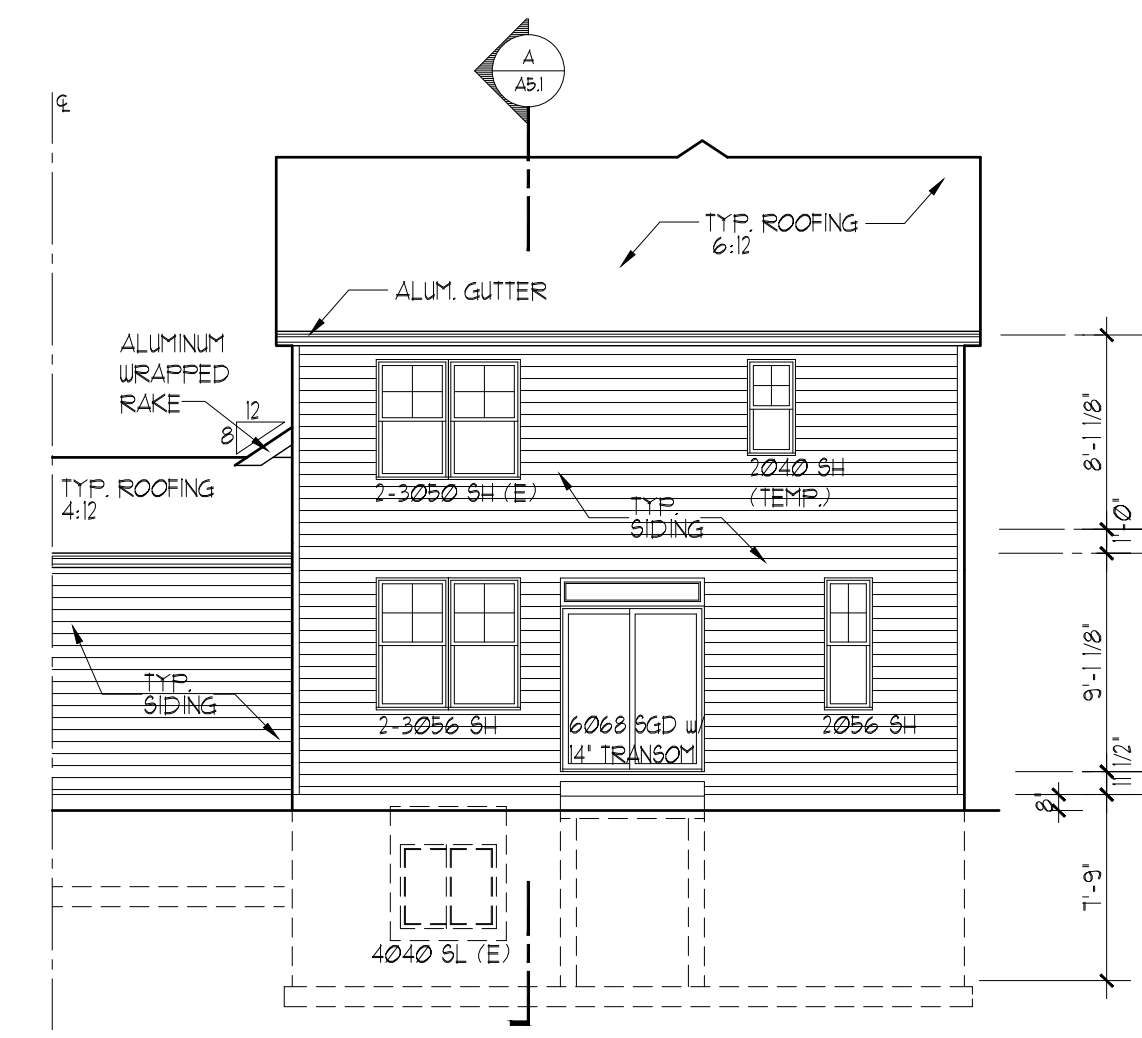
U.S. SHELTER HOMES
MOUND MEADOWS SUBDIVISION
Whitewater, Wisconsin
1335 PLAN
ELEVATION "A" (BSMT)

Sheet No.:
A4.1
1335-A4.1



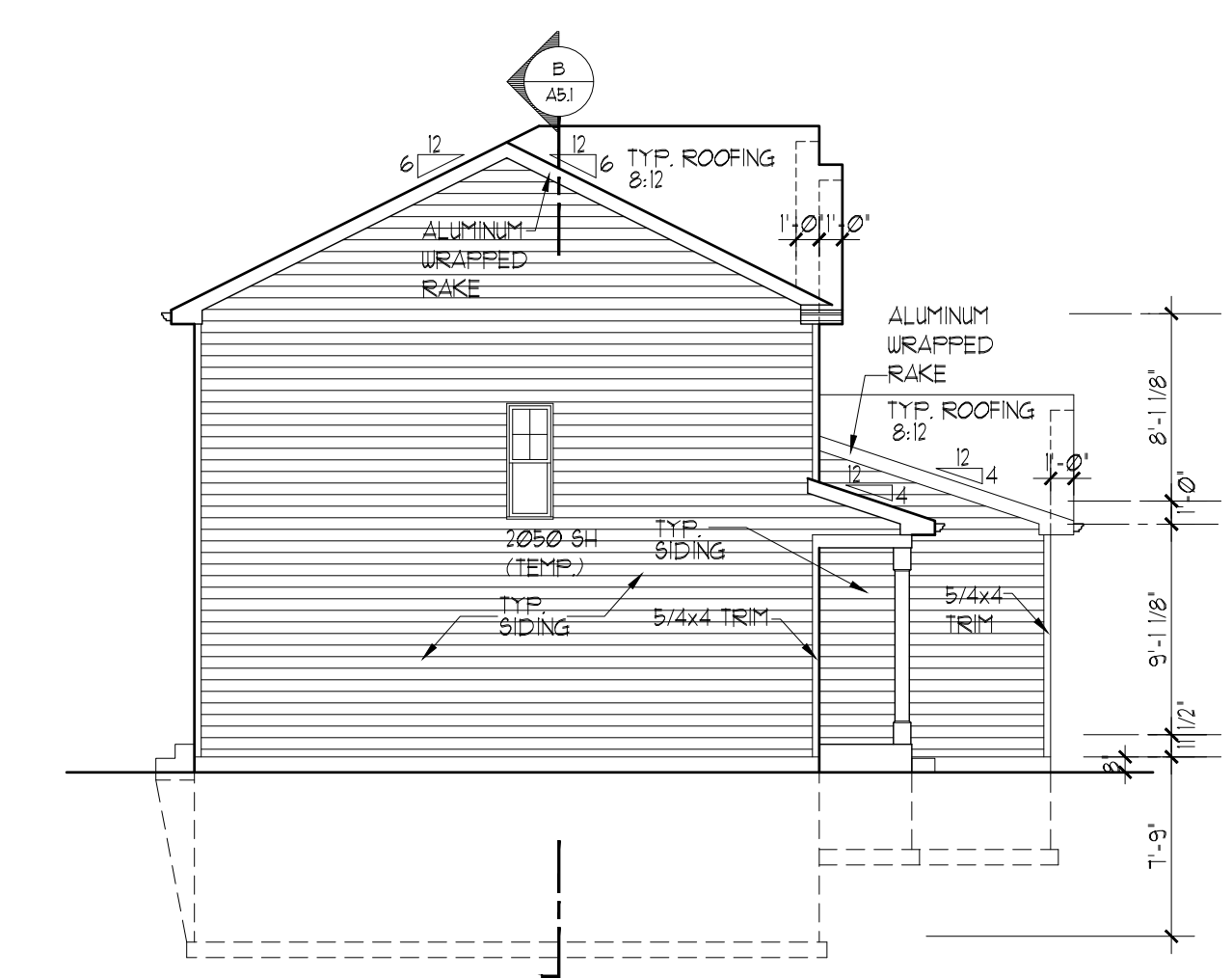
PARTY WALL SIDE ELEVATION

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



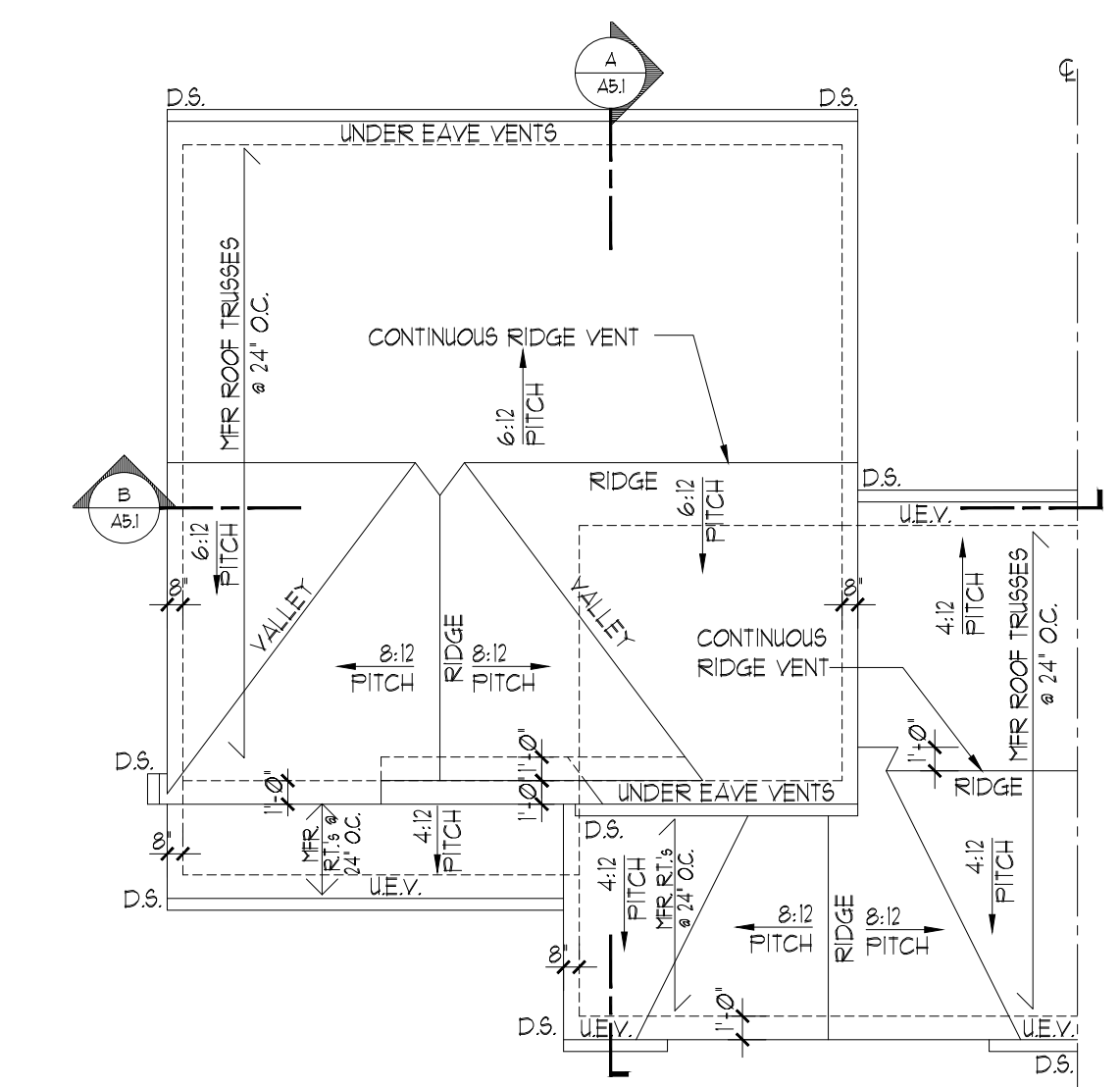
REAR ELEVATION

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



SIDE ELEVATION

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



ROOF VENT
 -CONTINUOUS RIDGE VENT (1/8 SQUARE INCHES PER LINEAR FOOT)
 -SQUARE METAL ROOF VENT (51 SQ. IN. NET FREE AREA) MIN. EACH
 -CONTINUOUS SOFFIT VENT (1/81 SQUARE INCHES PER LINEAR FOOT)

NOTES
 - ALL LEAVE OVERHANGS ARE 12" (UNLESS NOTED OTHERWISE)
 - ALL SIDE RAKE OVERHANGS ARE 8" (UNLESS NOTED OTHERWISE)
 - ALL FRONT ELEV. RAKE OVERHANGS ARE 12" (UNLESS OTHERWISE NOTED)
 - ROOF VENTS INDICATED ARE FOR LOCATION REFERENCE ONLY. REQUIRED VENTILATION: 1.50 SQ. FT. OF NET FREE AREA FOR EVERY 300 SQ. FT. OF ATTIC SPACE, SPLIT EVENLY BETWEEN ROOF & SOFFIT VENTS.

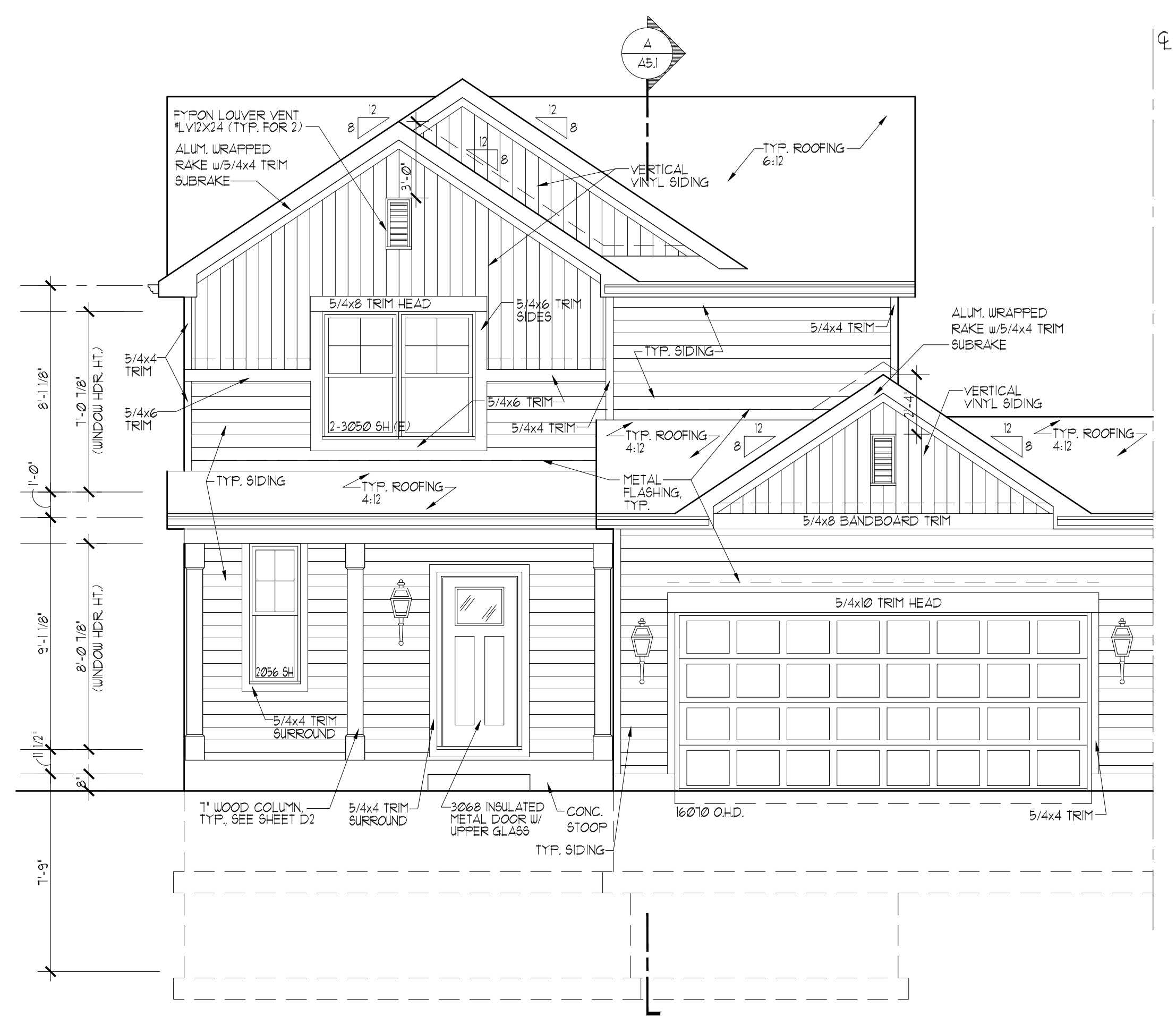
TRUSS MFR SHALL DESIGN, PROVIDE AND INSTALL ANY ANCHORAGE OF ROOF TRUSSES TO BEARING WALLS, HEADERS, OR BEAMS REQUIRED TO RESIST WIND UPLIFT OR OTHER DESIGN LOADS.

ARCHITECT MUST BE NOTIFIED OF ANY CHANGE OR MODIFICATION OF THIS TRUSS LAYOUT PRIOR TO COMMENCEMENT OF WORK.

BASE PLAN STRUCTURAL MEMBERS APPLY TO ALL PARTIAL PLANS UNLESS NOTED OTHERWISE

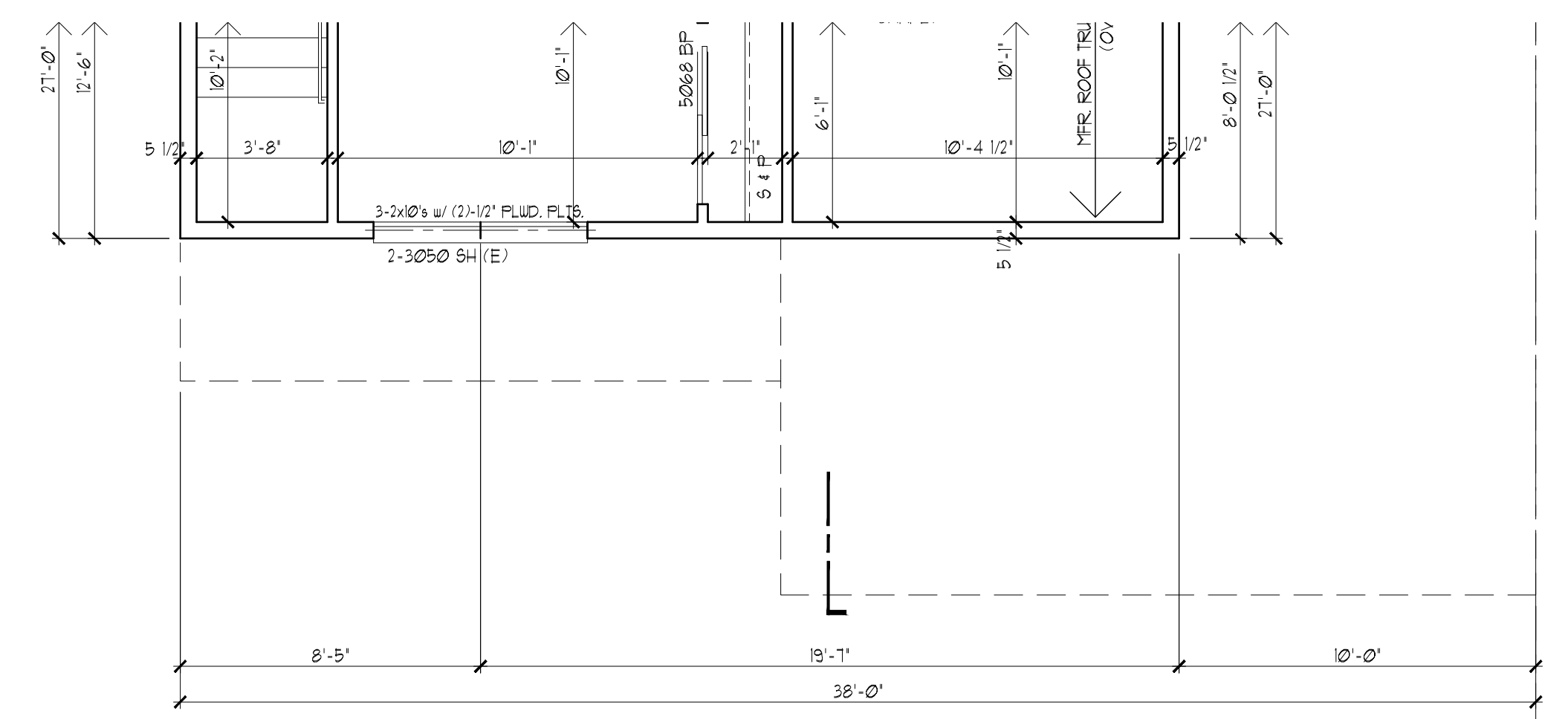
ROOF PLAN

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



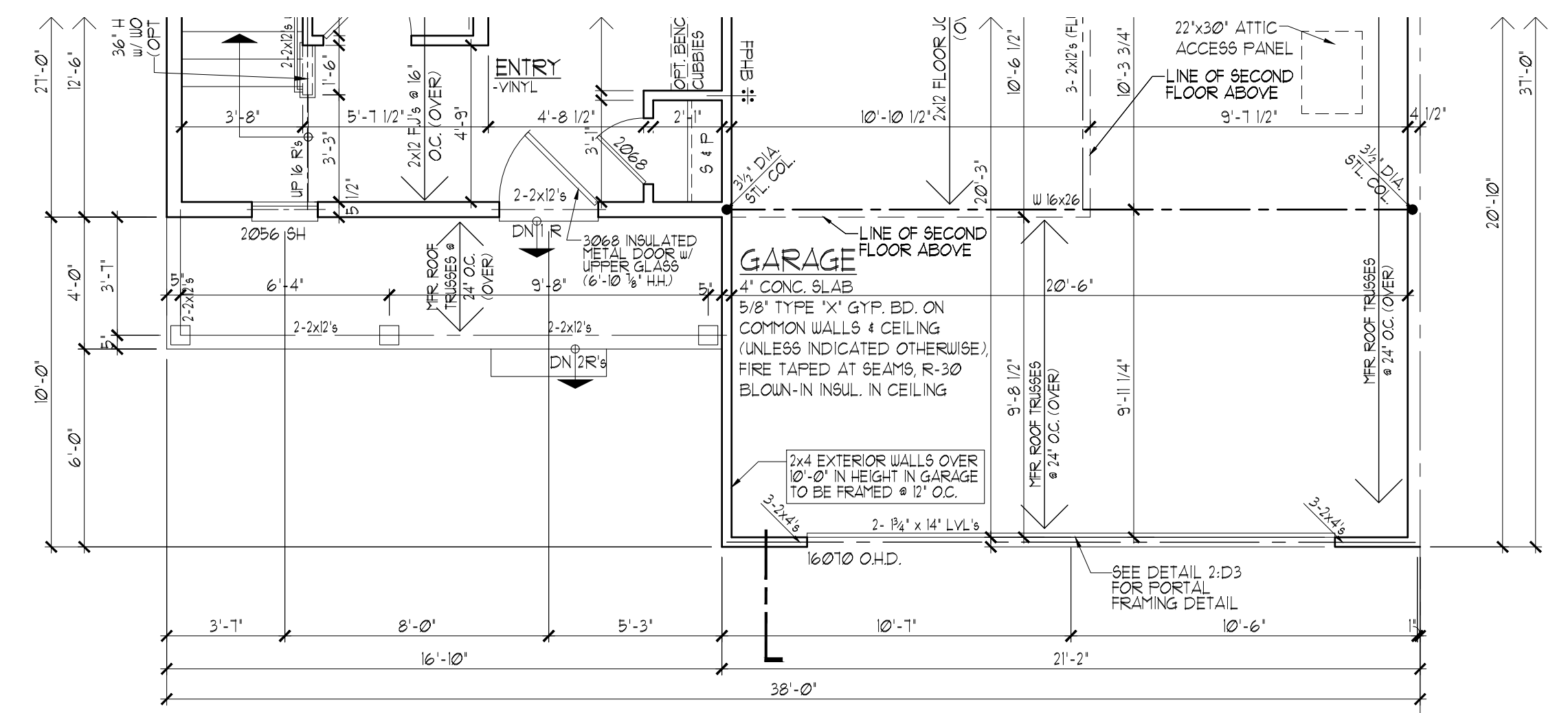
FRONT ELEVATION 'B' (BSMT)

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



PART'L. SECOND FLOOR PLAN (BSMT) - ELEVATION 'B'

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



PART'L. FIRST FLOOR PLAN (BSMT) - ELEVATION 'B'

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

STANDARD ELEVATION NOTES

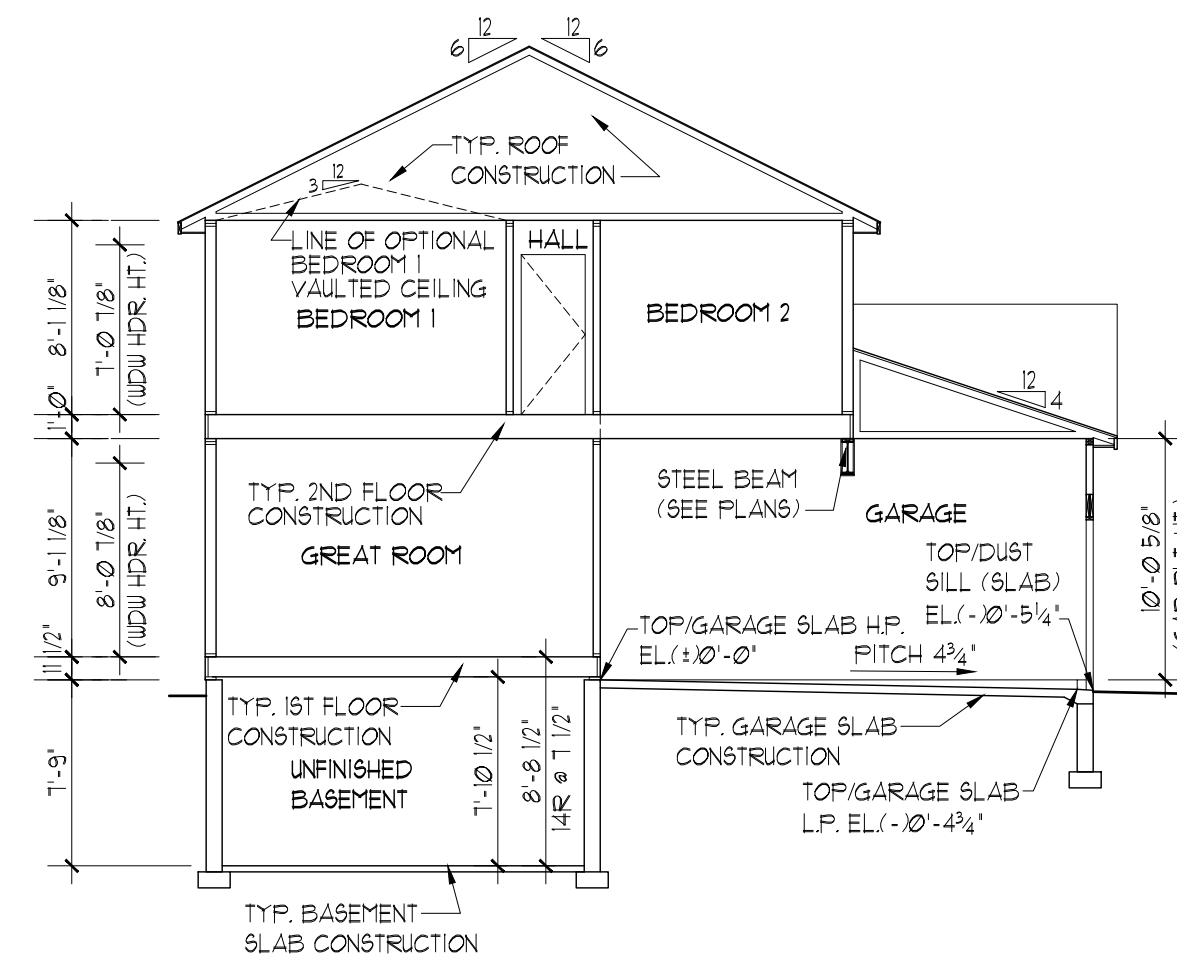
- 25 YEAR CLASS 'A' FIBERGLASS SHINGLES-TYPICAL ALL ROOFS
- FLASH BLOCKS AT ALL DOWNSPOUT LOCATIONS
- ALUMINUM FLASHING OVER ALL WINDOWS, DOORS AND WOOD TRIM
- ALUMINUM FLASHING AT ALL ROOF AND WALL INTERSECTIONS
- ALL SHUTTERS ARE LOUVERED, paneled, or rustic AS NOTED PER ELEVATION
- SEE DETAILS ON SHEET D1 FOR RAKE & EAVE DETAILS
- VINYL CORNERS ON REAR
- FRONT ELEVATION CORNERS TO BE 5/4x4-5/4x4, SEE DETAIL ON SHEET D1
- WINDOW TRIM PER ELEVATIONS
- 3/4x4 LP 'SMART TRIM' @ WINDOW JAMBS W/O SHUTTERS AT FRONT (ONLY IF SHOWN)
- 3/4x4 LP 'SMART TRIM' @ WINDOW SILLS AT FRONT (ONLY IF SHOWN)
- WINDOW HEADS AS NOTED PER ELEVATION
- ALUMINUM FOOT VENTS TO MATCH ROOF - TYP.
- FOR BRICK ELEVATIONS: PROVIDE 4" STONE SILLS UNDER FRONT DOOR AND WINDOWS
- PROVIDE STEEL LINTEL ABOVE WINDOWS AND DOOR WITH BRICK PER LINTEL SCHEDULE
- PRECAST STONE LINTEL ABOVE WINDOWS (UNLESS OTHERWISE INDICATED)
- FOR ELEVATIONS WITH BRICK WAINSCOT, PROVIDE 4" STONE CAP.
- WINDOW MANUFACTURER TO VERIFY 5.1 SQ. FT. OPENING FOR EGRESS WINDOW

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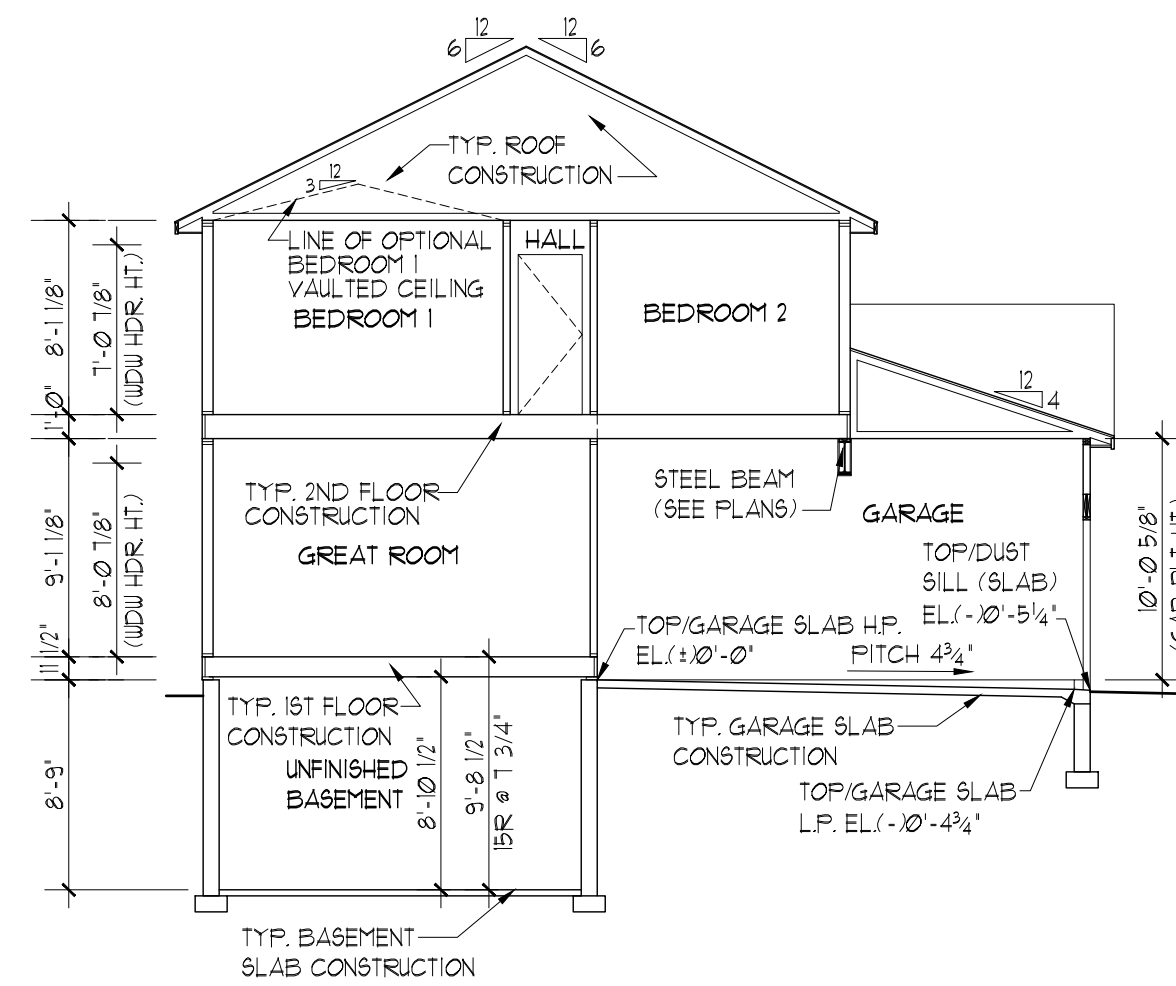
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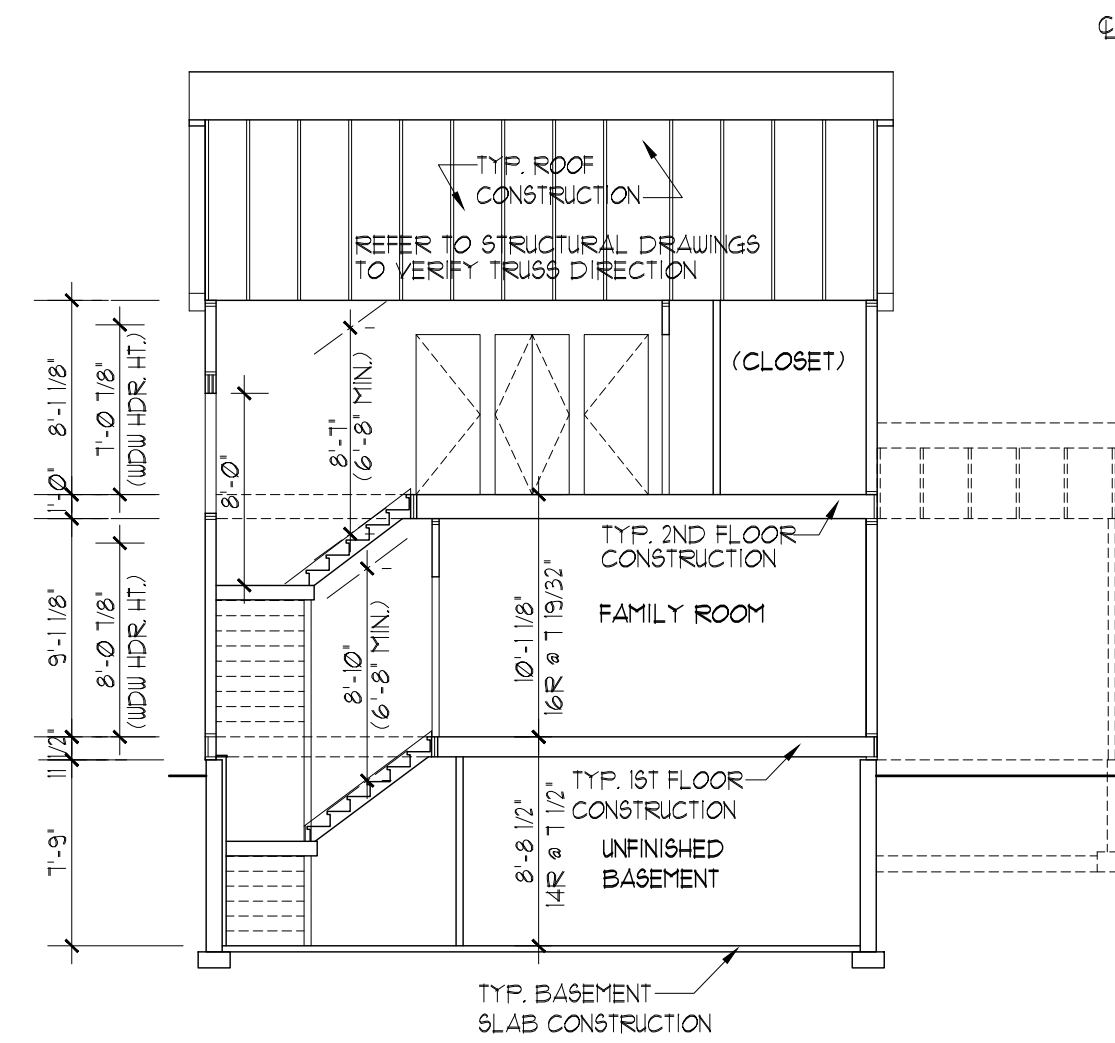
US SHELTER HOMES
 MOUND MEADOWS SUBDIVISION
 Whitewater, Wisconsin
 1335 PLAN
 ELEVATION "B" (BSMT)



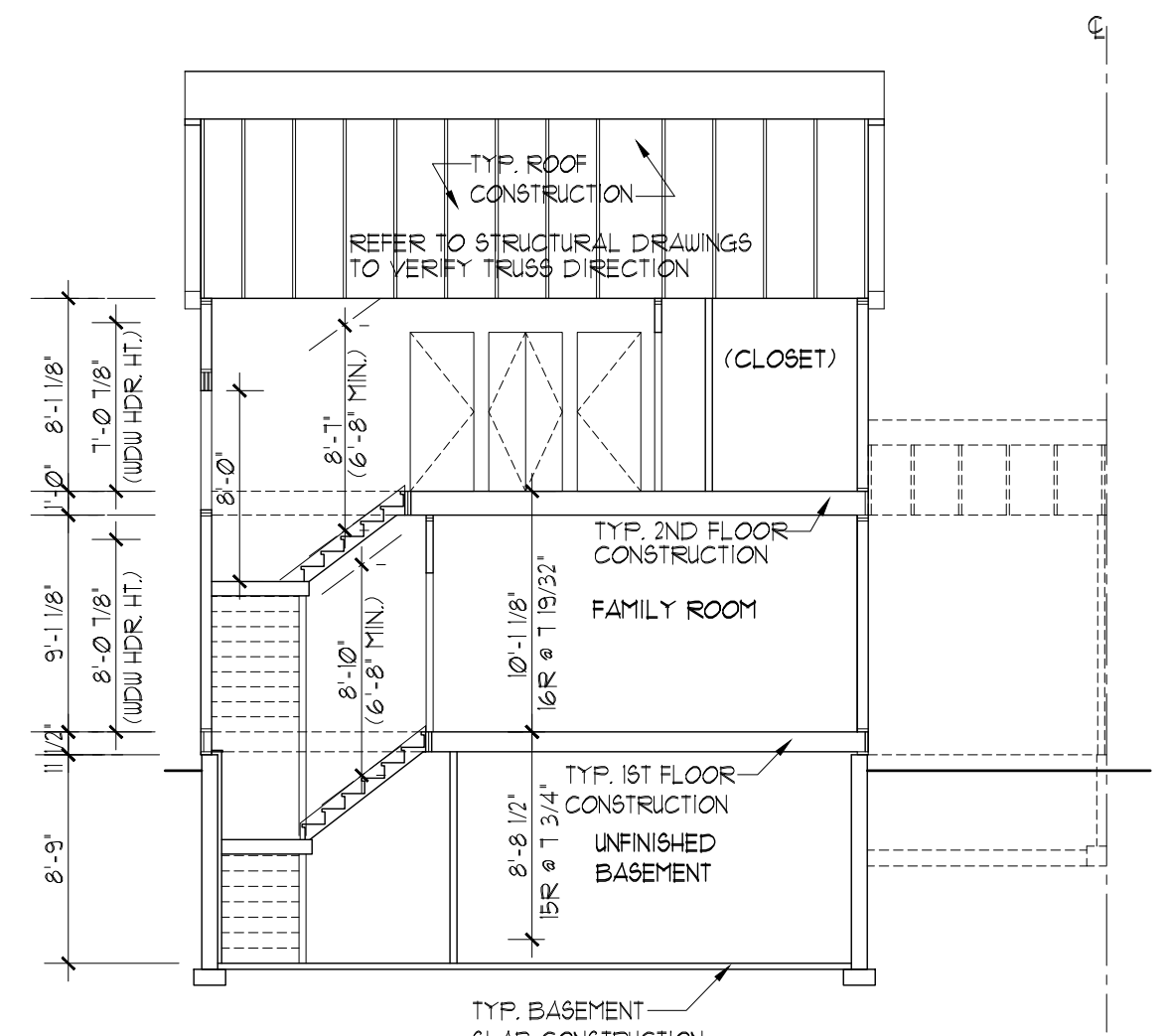
BUILDING SECTION 'A' - BASEMENT w/ 9' FIRST FLOOR
SCALE: 1/8" = 1'-0"



BUILDING SECTION 'A' - 9' FIRST FLOOR w/ OPT. DEEP BSMT
SCALE: 1/8" = 1'-0"



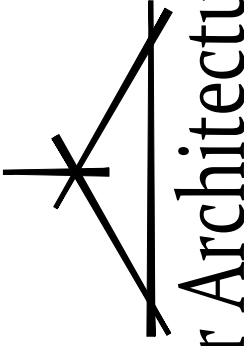
BUILDING SECTION 'B' - BASEMENT w/ 9' FIRST FLOOR
SCALE: 1/8" = 1'-0"

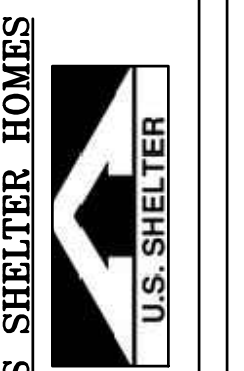


BUILDING SECTION 'B' - 9' FIRST FLOOR w/ OPT. DEEP BSMT
SCALE: 1/8" = 1'-0"

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Date:	11-10-23	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21
Proj. No.:	720-606																					
Drawn By:	JUK/RJW																					
Chkd. By:																						


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U.S. SHELTER HOMES
 MOUND MEADOWS SUBDIVISION
 BUILDING SECTIONS (BASEMENT)
 1335 PLAN

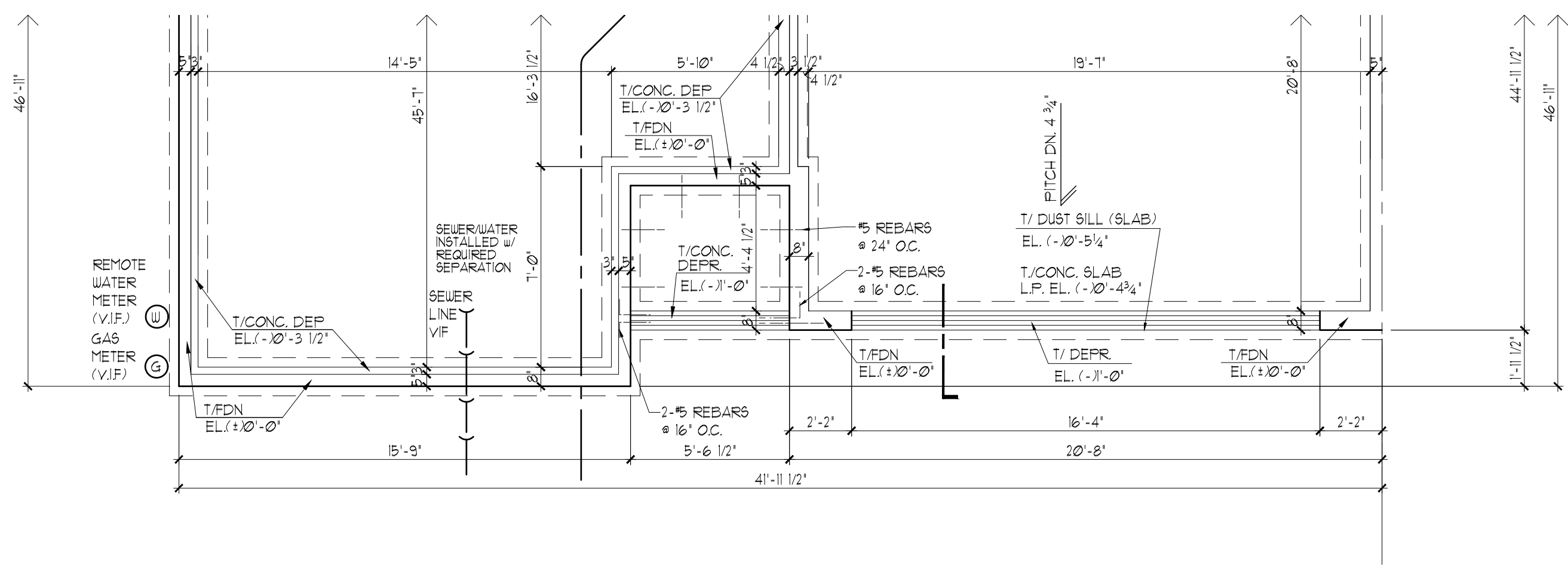
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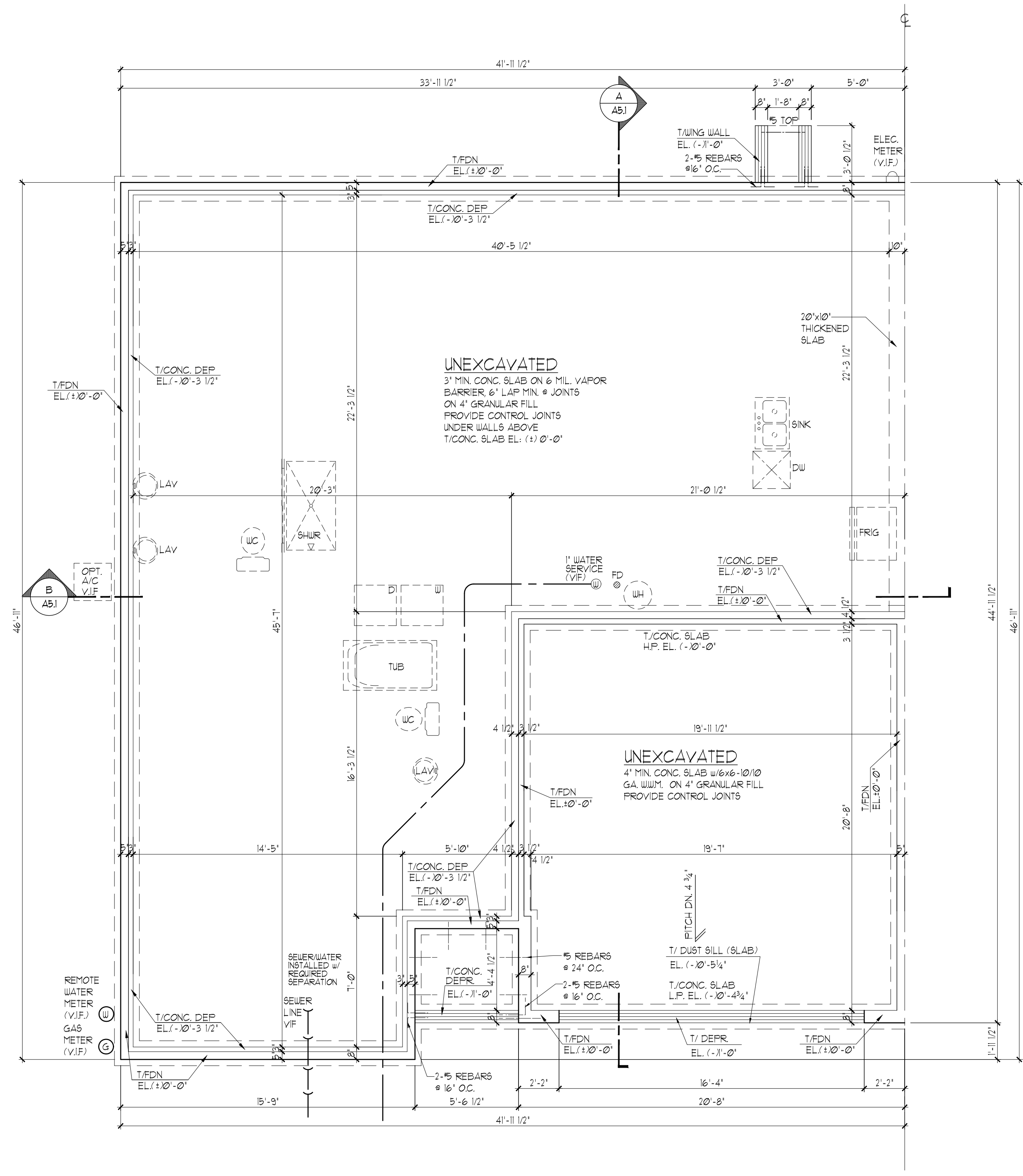
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U.S. SHELTER HOMES
MOUND MEADOWS SUBDIVISION
Whitewater, Wisconsin
1458 PLAN
SLAB FOUNDATION PLANS

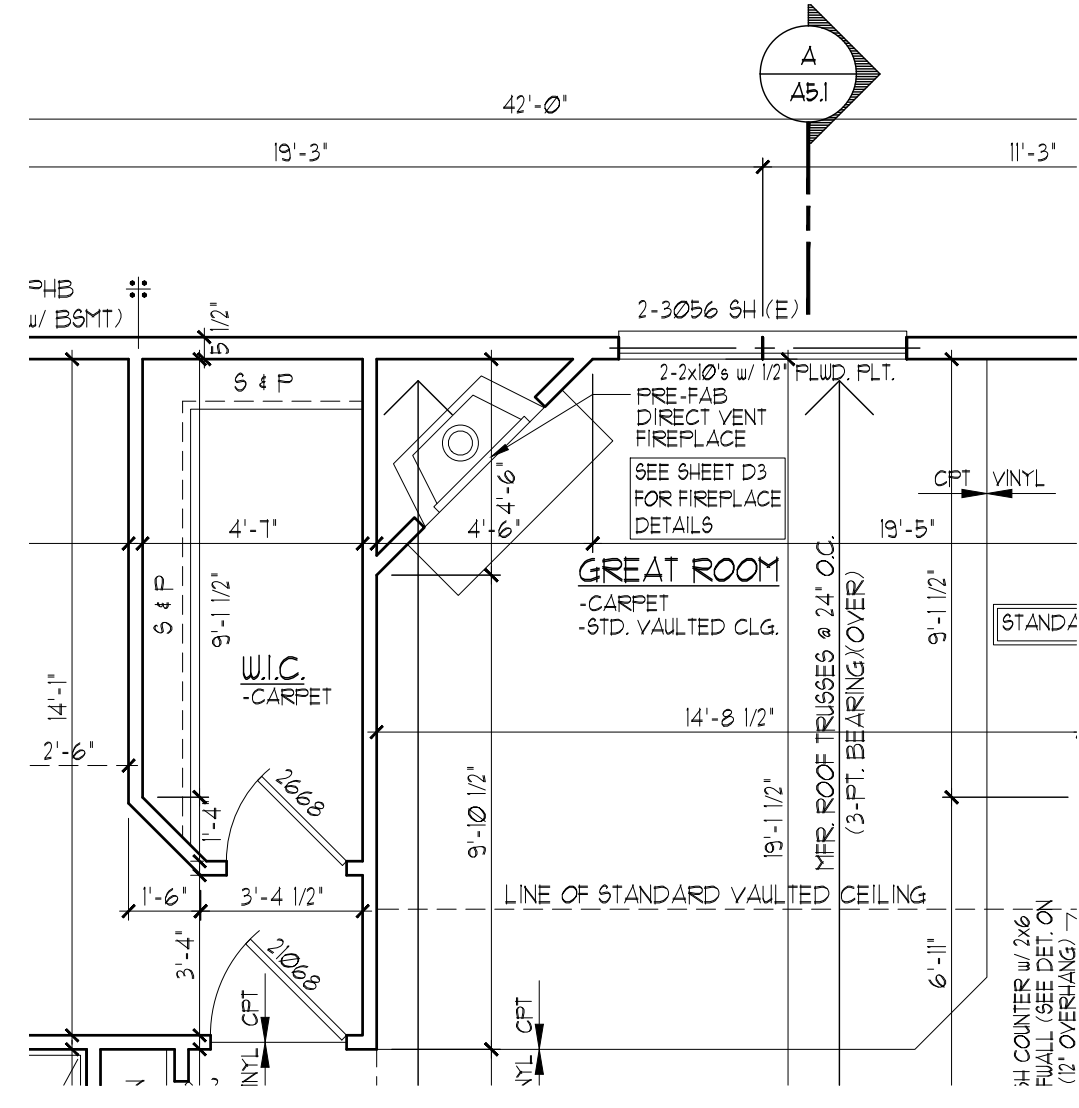
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1458-A1.1



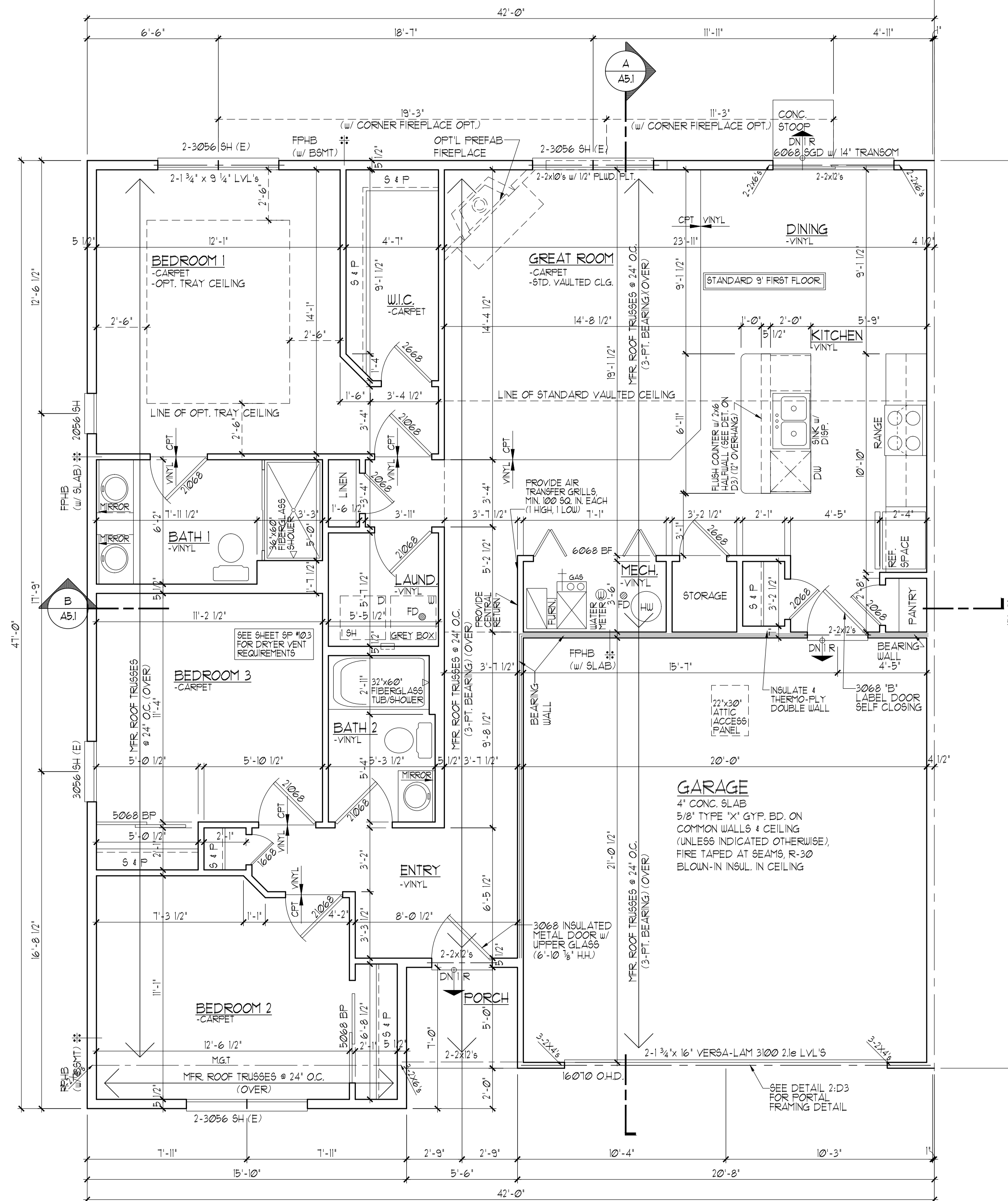
PART'L. SLAB FOUNDATION PLAN - ELEVATION 'B'
SCALE: 1/4" = 1'-0"



SLAB FOUNDATION PLAN - ELEVATION 'A'
SCALE: 1/4" = 1'-0"



PART'L FIRST FLOOR PLAN w/ OPT'L. FIREPLACE
SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN (SLAB) - ELEVATION 'A'
SCALE: 1/4" = 1'-0" 1458 SQ. FT.

FLOOR PLAN NOTES:
 -ALL FRAME WALL DIMENSIONS TO BE 3/2" TYP. UNLESS DIMENSIONED OTHERWISE.
 -STANDARD DOOR HEADER HEIGHT, INCLUDING EXTERIOR DOORS, TO BE 6'-0" 1/8" ABOVE SUB FLOOR (UNLESS OTHERWISE NOTED).
 -WINDOW HEADER HEIGHT w/ 9'-1 1/8" FIRST FLOOR TO BE 8'-0" 1/8" ABOVE SUB FLOOR (UNLESS OTHERWISE NOTED).
 -REAR PATIO DOOR HEADER HT. TO BE 1'-0" 1/8" ABOVE SUB FLOOR w/ 9'-1 1/8" FIRST FLOOR. ALL OTHER EXTERIOR DOOR TO REMAIN AT STANDARD DOOR HEADER HEIGHT.
 -EXTERIOR OPENINGS TO HAVE 2-2x10's w/ 1/2" CONT. PLY. PLATE HEADER UNLESS OTHERWISE NOTED.
 -DRYWALL WRAP ALL (3) SIDES OF WINDOWS, AND PROVIDE STOOL & APRON.

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Date:	11-10-23
Proj. No.:	720-606
Drawn By:	JUK/RJW
Chk'd By:	

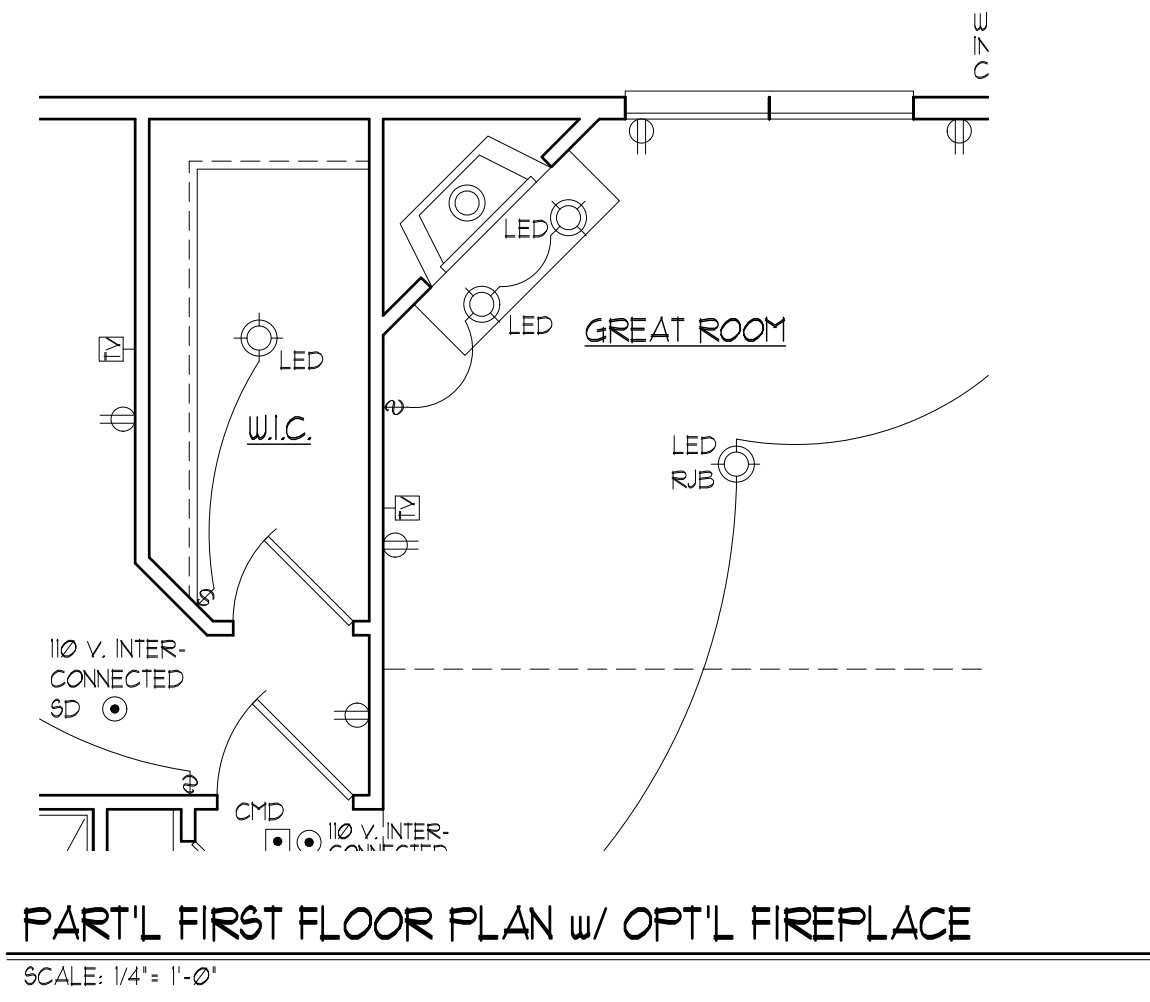
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U.S. SHELTER HOMES
 MOUND MEADOWS SUBDIVISION
 1458 PLAN
 FLOOR PLANS (SLAB)

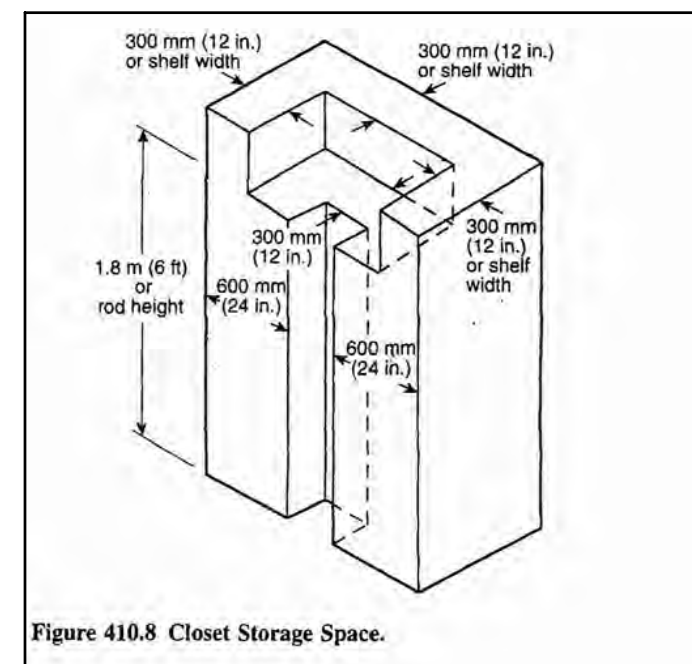
Sheet No.:
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ELECTRICAL KEY

- DUPLEX OUTLET
- HALF-SWITCHED DUPLEX OUTLET
- GFI GROUND FAULT INTERRUPTER DUPLEX OUTLET
- WEATHER PROOF GFI DUPLEX OUTLET
- SPECIAL PURPOSE OUTLET
- 220V 220 VOLT OUTLET
- WALL SWITCH
- THREE-WAY SWITCH
- FOUR-WAY SWITCH
- CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
- WALL MOUNTED INCANDESCENT LIGHT FIXTURE
- PHOTOCELL ACTIVATED LIGHT FIXTURE
- CEILING MOUNTED LED LIGHT FIXTURE
- RECESSED INCANDESCENT LIGHT FIXTURE
- 'EYE BALL' LIGHT FIXTURE
- LIGHT FIXTURE WITH FULL CHAIN
- TRACK LIGHT FIXTURE
- FLUORESCENT LIGHT FIXTURE
- FLUORESCENT LIGHT FIXTURE w/ FULL CHAIN
- EXHAUST FAN
- EXHAUST FAN/LIGHT FIXTURE
- DOOR BELL RINGER
- CHIMES
- 110V, INTERCONNECTED SMOKE DETECTOR
- ELECTRIC DOOR OPERATOR
- PHONE
- THERMOSTAT
- TELEVISION
- HEAT DETECTOR
- SMART PAD
- CEILING FAN

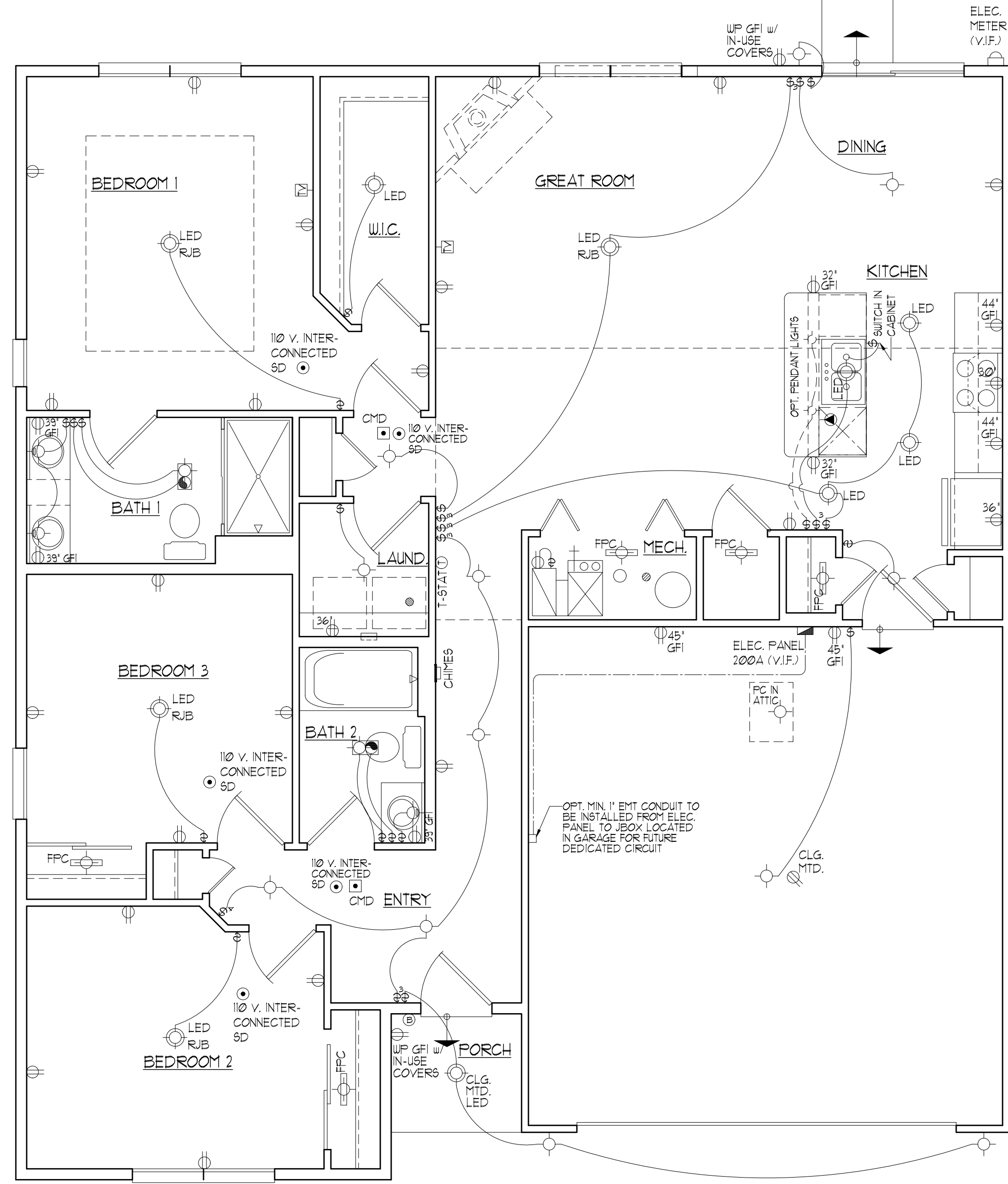


PROVIDE COMBINATION TYPE AFCI BREAKERS FOR ALL CIRCUITS IN ALL HABITABLE ROOMS EXCEPT BATHROOMS & GARAGES.

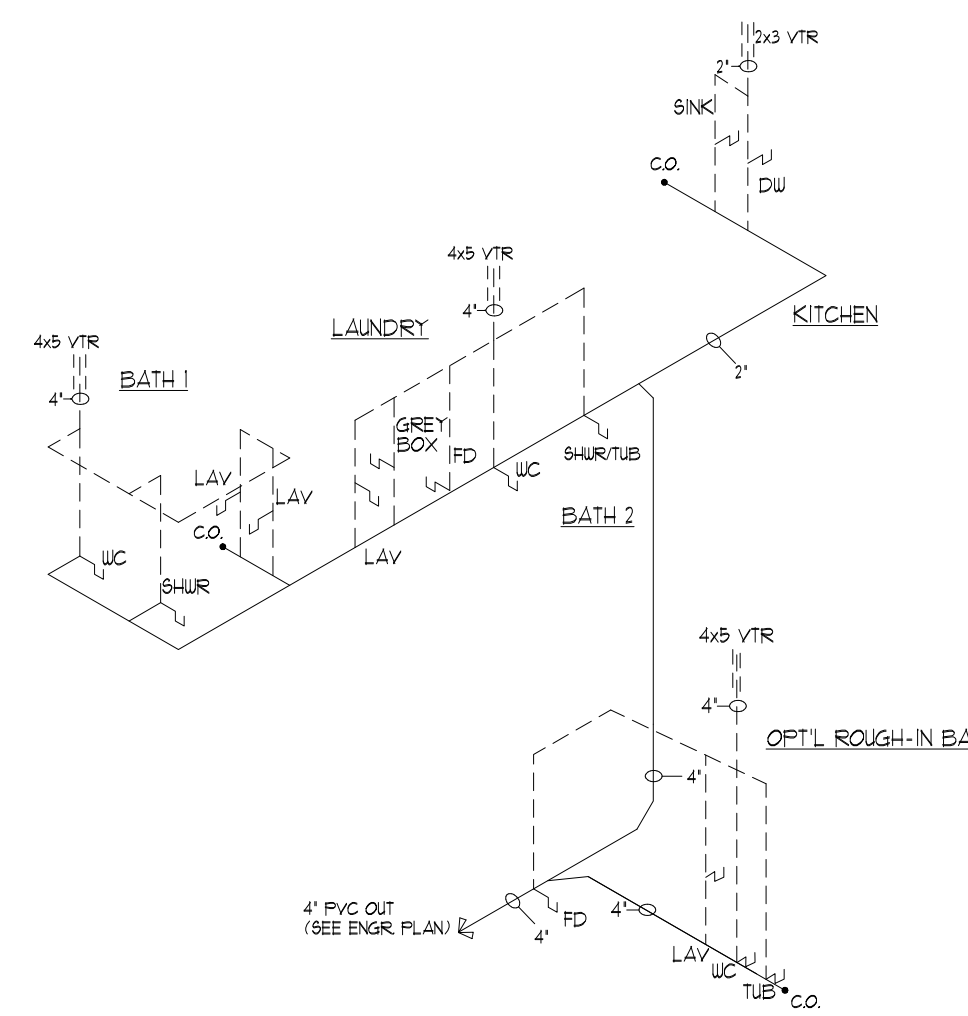


CLEARANCES FOR CLOSET LIGHTING
 ALL CLOSET LIGHTING FIXTURES TO HAVE A COMPLETELY ENCLOSED LAMP.

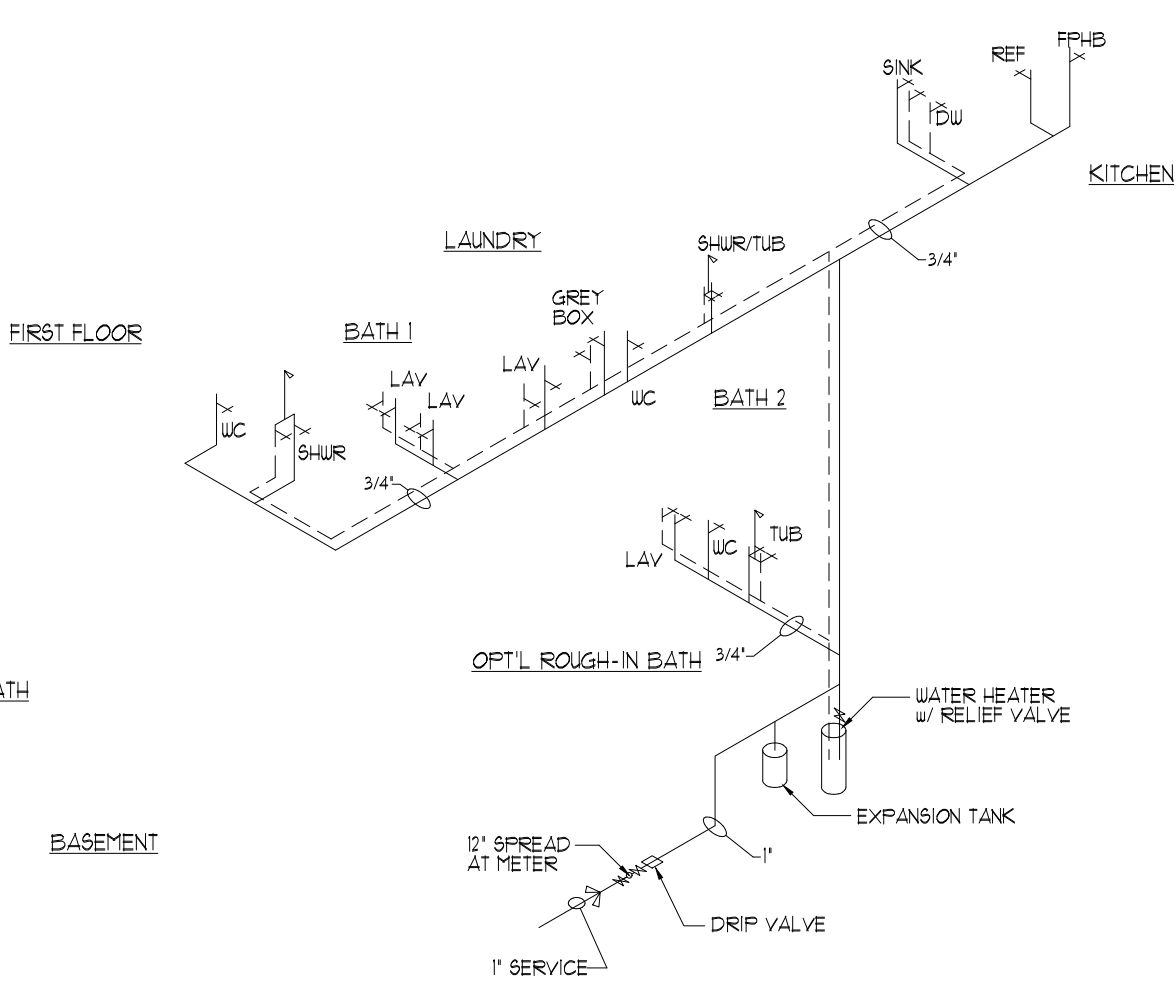
ROOM NAME	AREA	LIGHT		VENT		MECH CFM	
		REQ.	ACT.	REQ.	ACT.	REQ.	ACT.
KIT./GREAT RM/DIN.	489.61	39.17	66.09	19.59	33.33	N/A	N/A
BEDROOM 1	181.53	15.00	29.44	7.50	19.03	N/A	N/A
BEDROOM 2	133.90	10.71	22.64	5.36	11.54	N/A	N/A
BEDROOM 3	121.03	10.16	11.32	5.06	5.71	N/A	N/A
BATH 1	65.33	N/A	N/A	N/A	N/A	91.99	100.00
BATH 2	42.81	N/A	N/A	N/A	N/A	64.32	70.00
BASMENT	923.41	18.41	32.00	18.41	32.00	N/A	N/A
OPT'L FULL BSMT.	1394.18	21.00	32.00	21.00	32.00	N/A	N/A



FIRST FLOOR ELECTRICAL PLAN (SLAB)
 SCALE: 1/4\"/>



WASTE PIPING DIAGRAM



WATER SUPPLY RISER DIAGRAM

Item 5.

15	16	17	18	19	20	21
8	9	10	11	12	13	14
1	2	3	4	5	6	7

Date: 11-10-23
 Proj. No.: 720-606
 Drawn By: JUK/RJW
 Chkd. By:

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U.S. SHELTER HOMES

MOUND MEADOWS SUBDIVISION

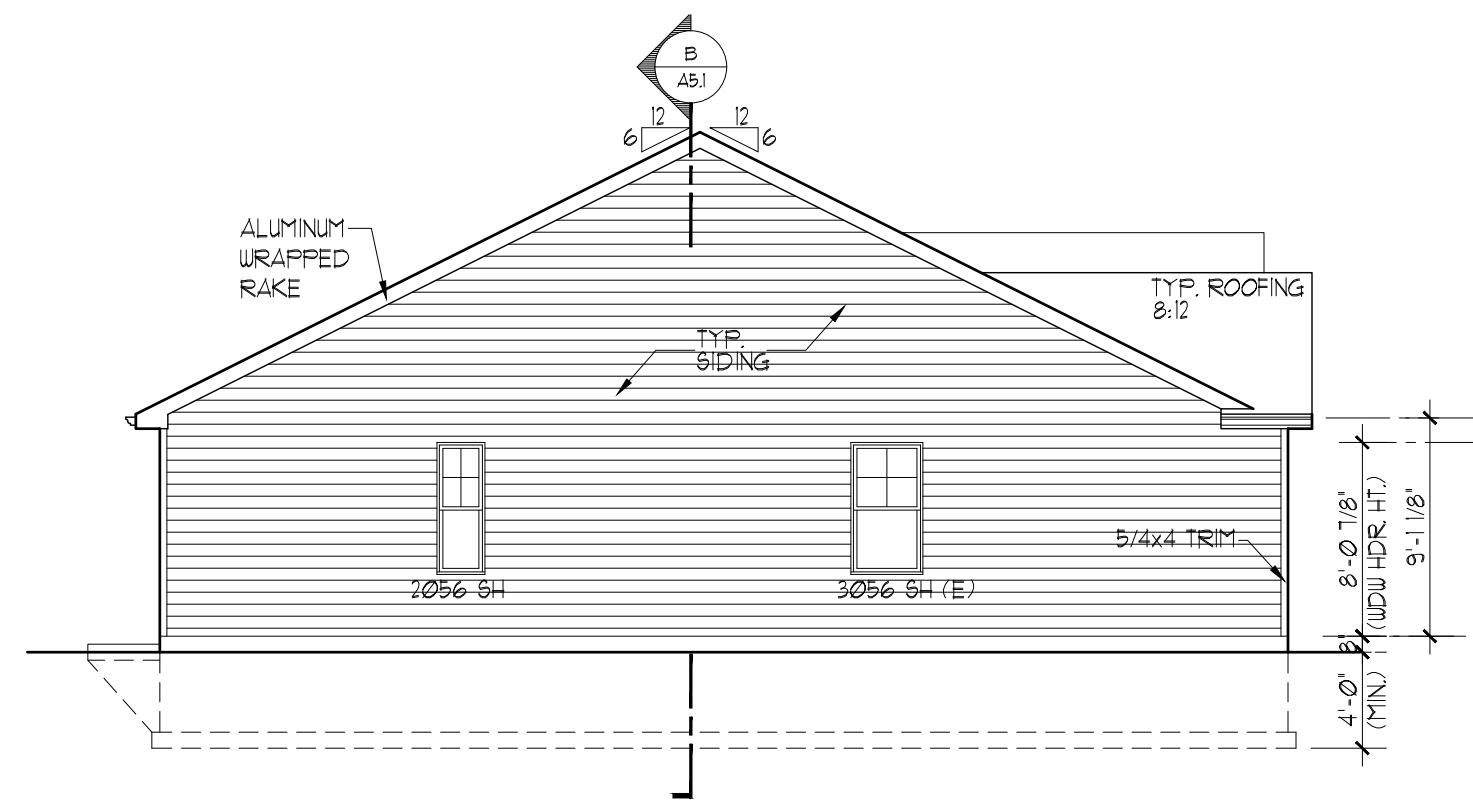
Whitewater, Wisconsin

1458 PLAN

ELECTRICAL FLOOR PLANS (SLAB)

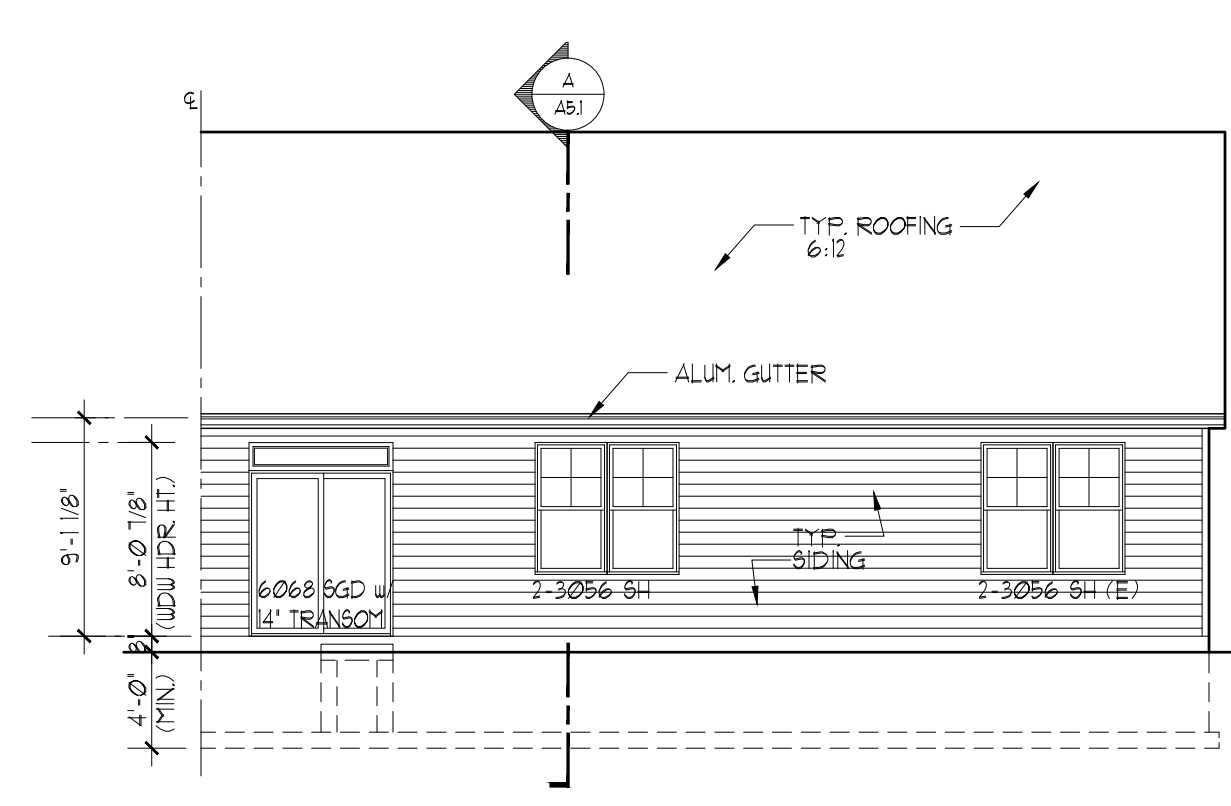
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1458-A3.1



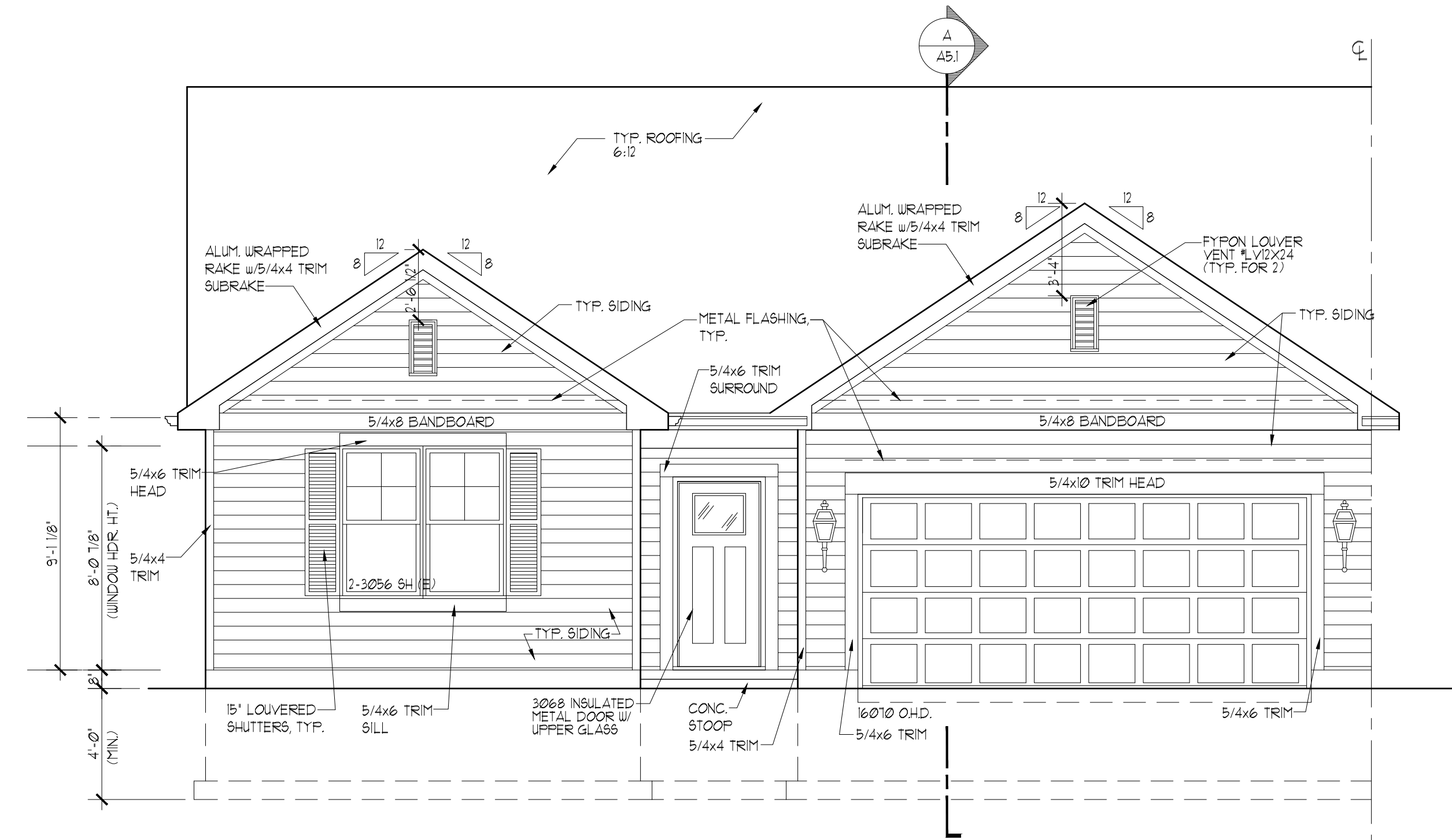
SIDE ELEVATION

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



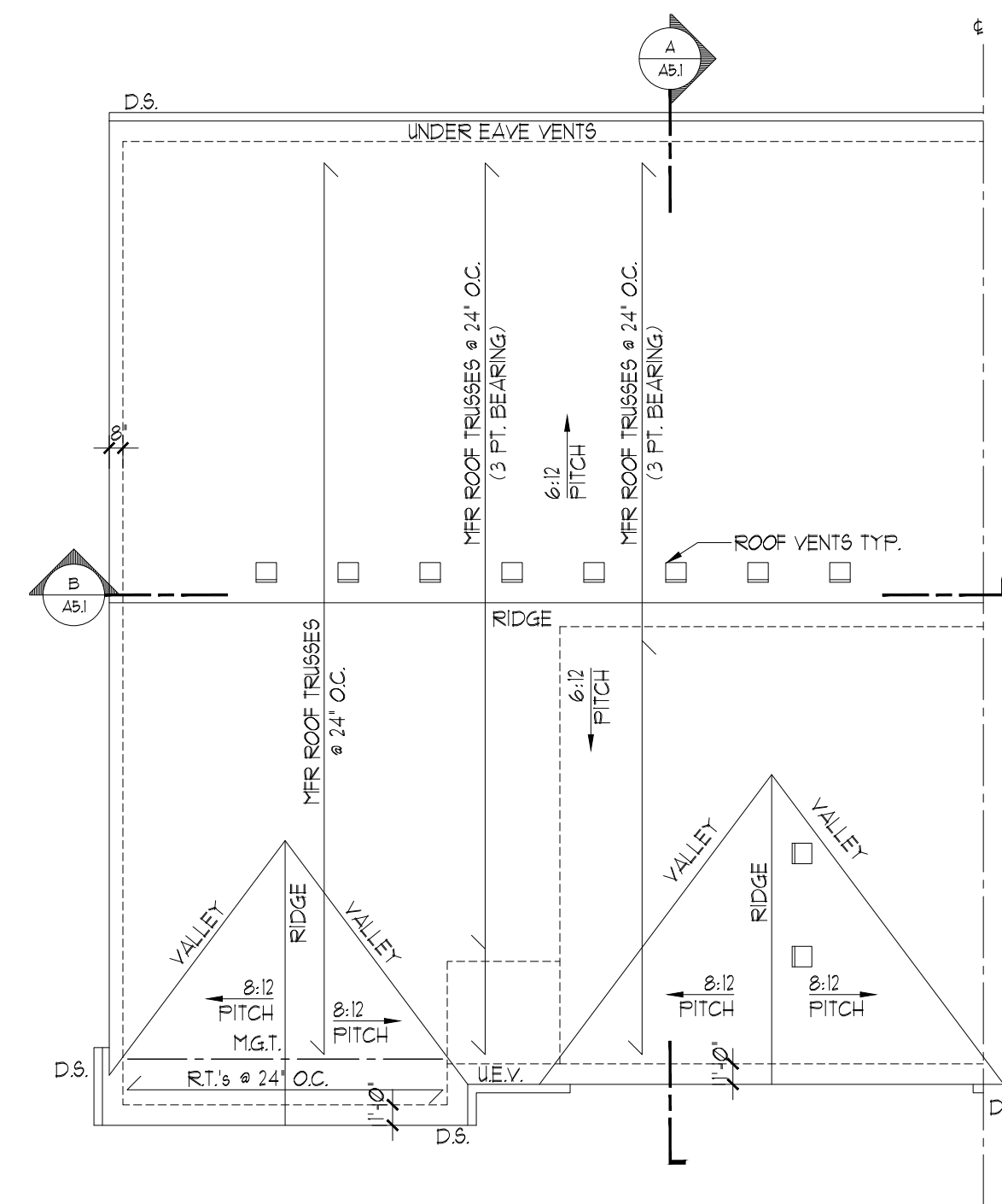
REAR ELEVATION

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



FRONT ELEVATION 'A' (SLAB)

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



<p>ROOF VENT</p> <ul style="list-style-type: none"> -CONTINUOUS RIDGE VENT (8 SQUARE INCHES PER LINEAR FOOT) -SQUARE METAL ROOF VENT (51 SQ. IN. NET FREE AREA) MIN. EACH -CONTINUOUS SOFFIT VENT (31 SQUARE INCHES PER LINEAR FOOT) 	<p>NOTES</p> <ul style="list-style-type: none"> - ALL EAVE OVERHANGS ARE 12" (UNLESS NOTED OTHERWISE) - ALL SIDE RAKE OVERHANGS ARE 8" (UNLESS NOTED OTHERWISE) - ALL FRONT ELEV. RAKE OVERHANGS ARE 12" (UNLESS OTHERWISE NOTED) - ROOF VENTS INDICATED ARE FOR LOCATION REFERENCE ONLY. REQUIRED VENTILATION: 1 SQ. FT. OF NET FREE AREA FOR EVERY 300 SQ. FT. OF ATTIC SPACE, SPLIT EVENLY BETWEEN ROOF & SOFFIT VENTS.
<p>TRUSS MFR SHALL DESIGN, PROVIDE AND INSTALL ANY ANCHORAGE OF ROOF TRUSSES TO BEARING WALLS, HEADERS, OR BEAMS REQUIRED TO RESIST WIND UPLIFT OR OTHER DESIGN LOADS.</p>	
<p>ARCHITECT MUST BE NOTIFIED OF ANY CHANGE OR MODIFICATION OF THIS TRUSS LAYOUT PRIOR TO COMMENCEMENT OF WORK.</p>	
<p>BASE PLAN STRUCTURAL MEMBERS APPLY TO ALL PARTIAL PLANS UNLESS NOTED OTHERWISE</p>	

ROOF PLAN

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

STANDARD ELEVATION NOTES

- 75 YEAR CLASS 'A' FIBERGLASS SHINGLES-TYPICAL ALL ROOFS
- SPLASH BLOCKS AT ALL DOWNSPOUT LOCATIONS
- ALUMINUM FLASHING OVER ALL WINDOWS, DOORS AND WOOD TRIM
- ALUMINUM FLASHING AT ALL ROOF AND WALL INTERSECTIONS
- ALL SHUTTERS ARE LOUVERED, PANELED, or RUSTIC AS NOTED PER ELEVATION
- SEE DETAILS ON SHEET D1 FOR RAKE & EAVE DETAILS.
- VINYL CORNERS ON REAR
- FRONT ELEVATION CORNERS TO BE 5/4x4-5/4x4, SEE DETAIL ON SHEET D1)
- WINDOW TRIM PER ELEVATIONS
- 3/4x4 LP 'SMART TRIM' @ WINDOW JAMBS w/O SHUTTERS AT FRONT (ONLY IF SHOWN)
- 3/4x4 LP 'SMART TRIM' @ WINDOW SILLS AT FRONT (ONLY IF SHOWN)
- WINDOW HEADS AS NOTED PER ELEVATION
- ALUMINUM POT VENTS TO MATCH ROOF - TYP.
- FOR BRICK ELEVATIONS, PROVIDE 4" STONE SILLS UNDER FRONT DOOR AND WINDOWS
- PROVIDE STEEL LINTEL ABOVE WINDOWS AND DOOR WITH BRICK PER LINTEL SCHEDULE.
- PRECAST STONE LINTEL ABOVE WINDOWS (UNLESS OTHERWISE INDICATED)
- FOR ELEVATIONS WITH BRICK WAINSCOT, PROVIDE 4" STONE CAP.
- WINDOW MANUFACTURER TO VERIFY 5.7 SQ. FT. OPENING FOR EGRESS WINDOW

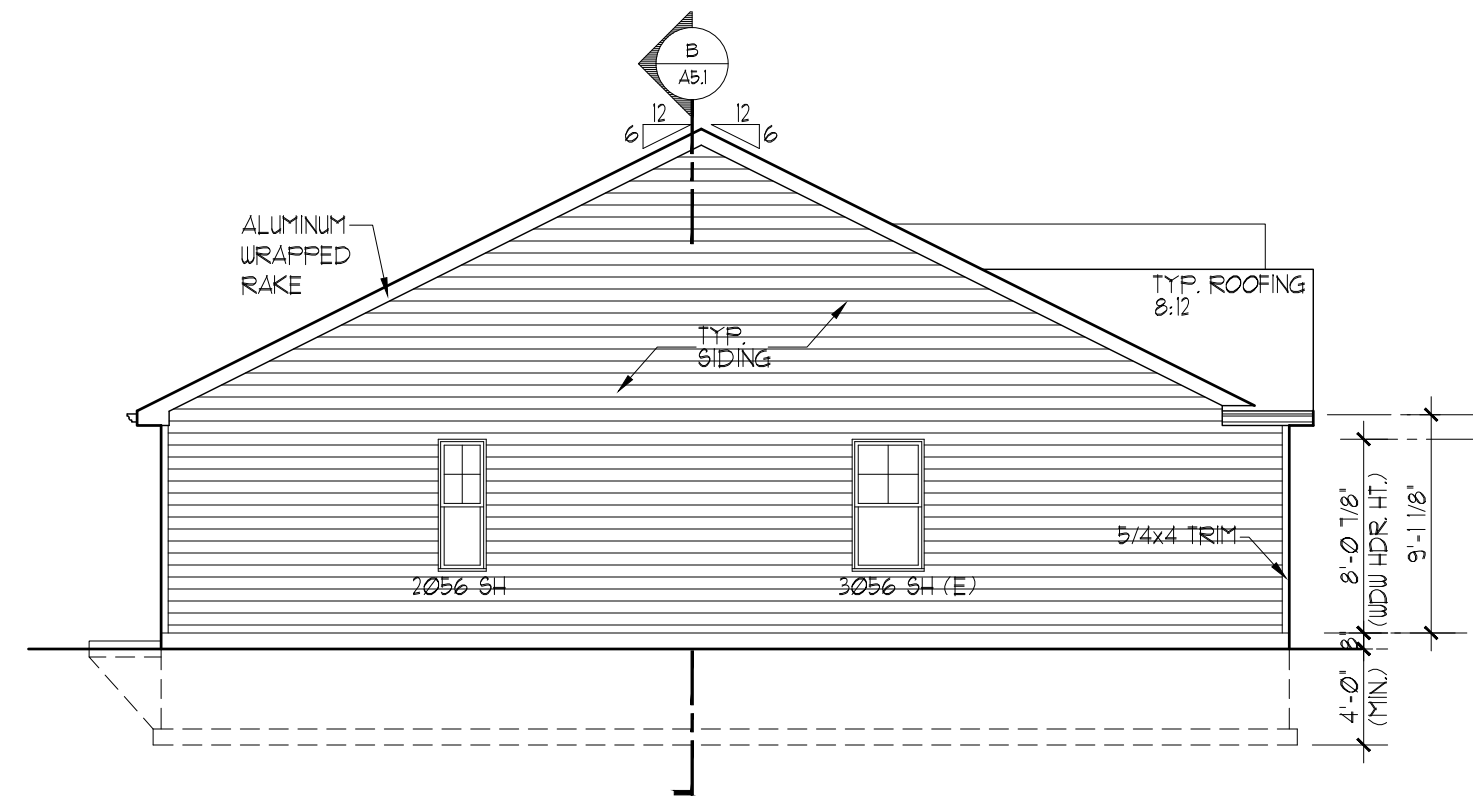
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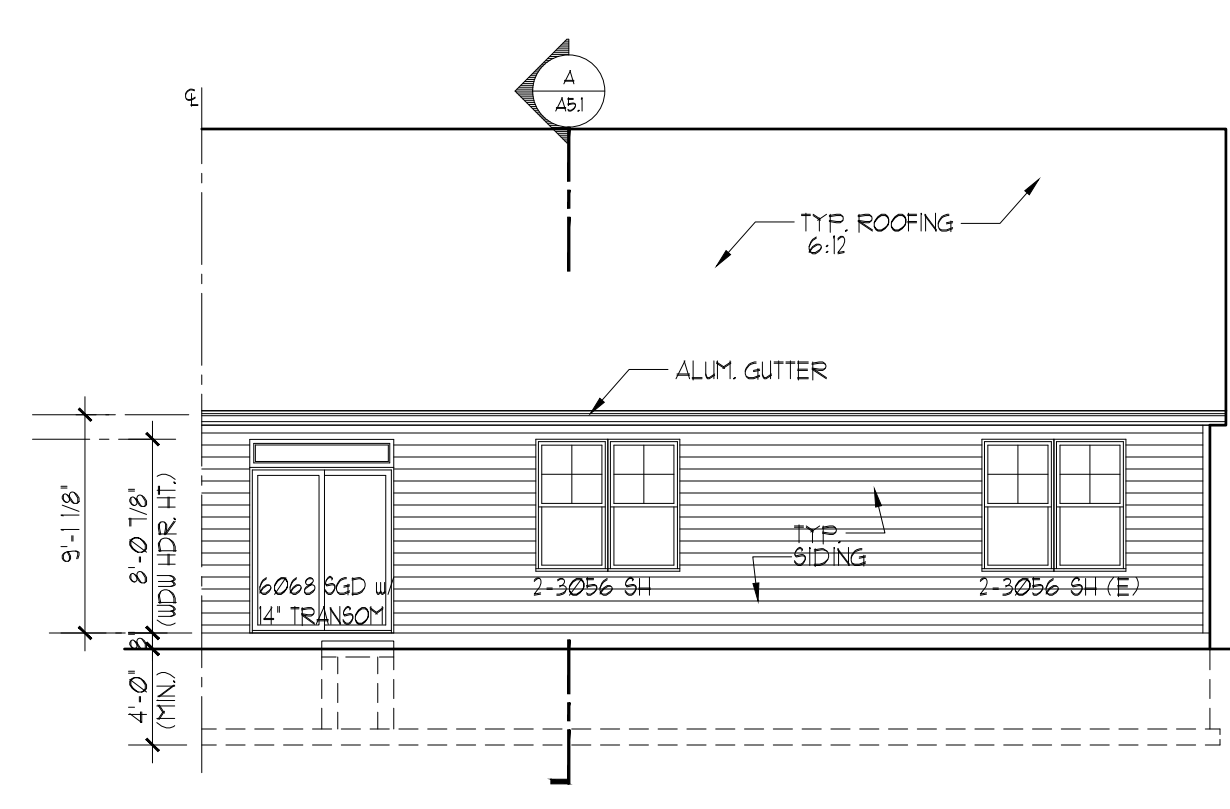
U.S. SHELTER HOMES
 MOUND MEADOWS SUBDIVISION
 Whitewater, Wisconsin
 1458 PLAN
 ELEVATION "A" (SLAB)

Sheet No.:
A4.1
 1458-A4.1



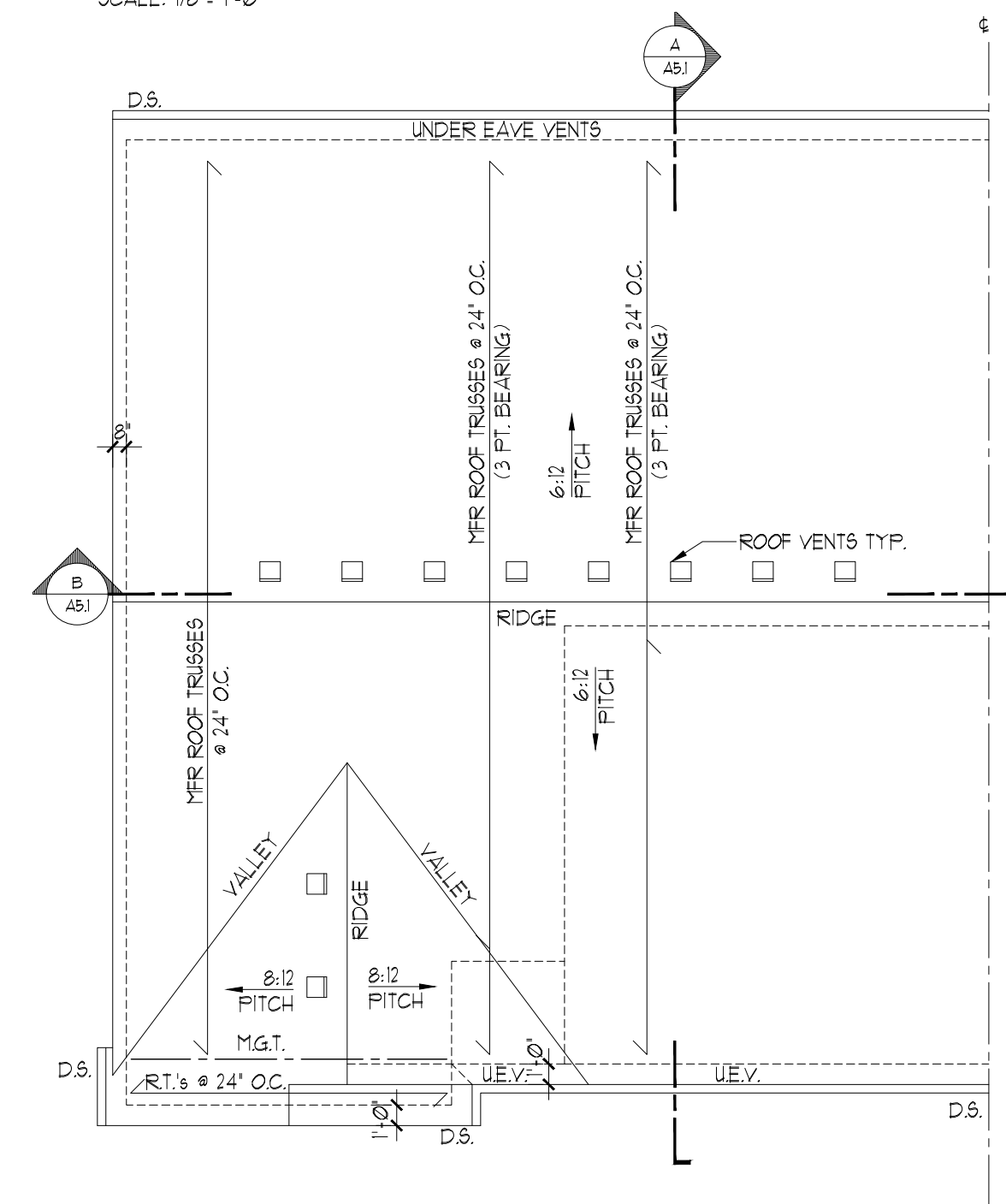
SIDE ELEVATION

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



REAR ELEVATION

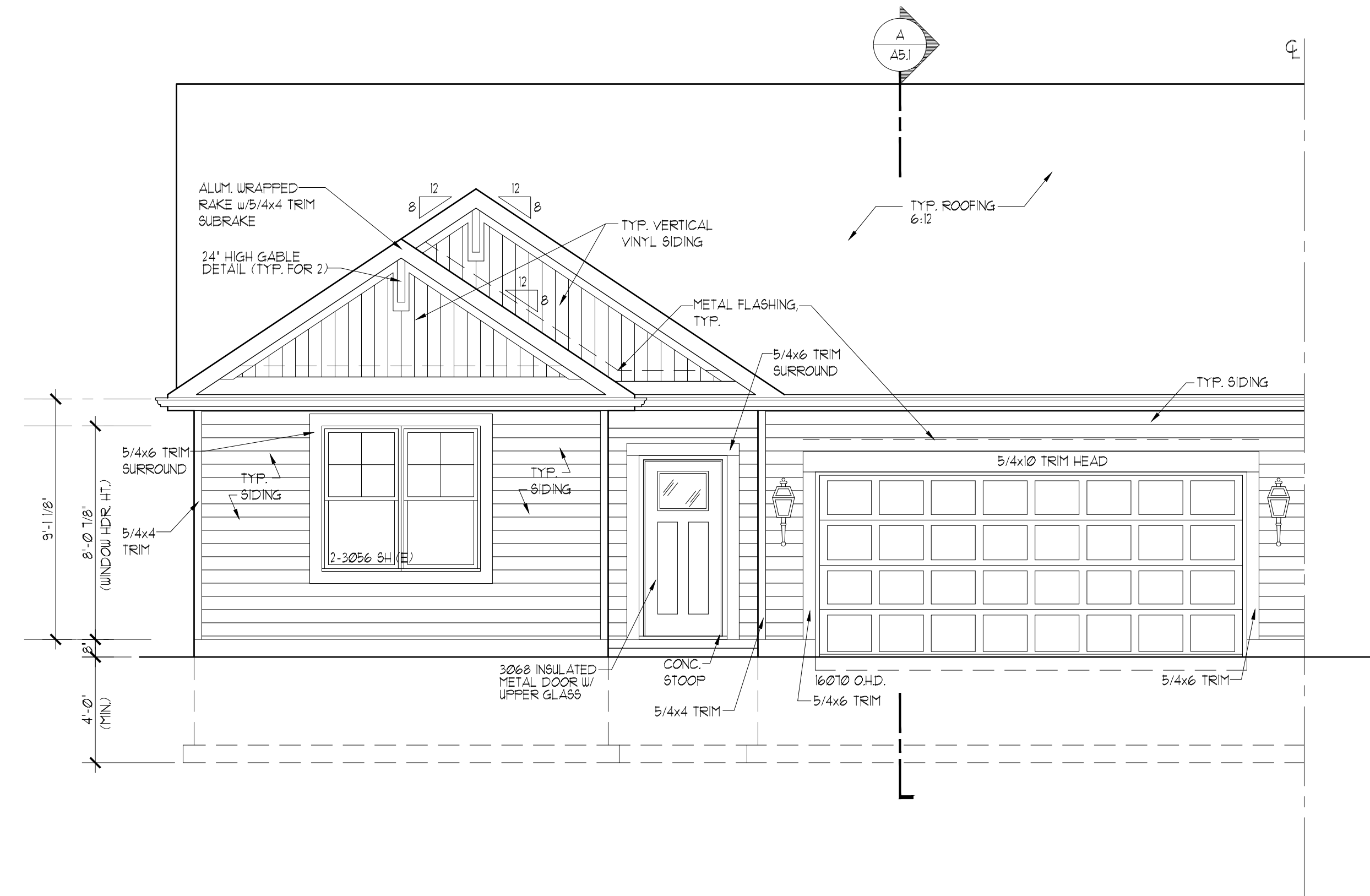
SCALE: 1/8" = 1'-0"



ROOF VENT	NOTES
-CONTINUOUS RIDGE VENT (18 SQUARE INCHES PER LINEAR FOOT)	- ALL EAVE OVERHANGS ARE 12" (UNLESS NOTED OTHERWISE)
- SQUARE METAL ROOF VENT (51 SQ. IN. NET FREE AREA) MIN. EACH	- ALL SIDE RAKE OVERHANGS ARE 8" (UNLESS NOTED OTHERWISE)
- CONTINUOUS SOFFIT VENT (9.7 SQUARE INCHES PER LINEAR FOOT)	- ALL FRONT ELEV. RAKE OVERHANGS ARE 12" (UNLESS OTHERWISE NOTED)
	- ROOF VENTS INDICATED ARE FOR LOCATION REFERENCE ONLY. REQUIRED VENTILATION: 1 SQ. FT. OF NET FREE AREA FOR EVERY 300 SQ. FT. OF ATTIC SPACE, SPLIT EVENLY BETWEEN ROOF & SOFFIT VENTS.
TRUSS MFR SHALL DESIGN, PROVIDE AND INSTALL ANY ANCHORAGE OF ROOF TRUSSES TO BEARING WALLS, HEADERS, OR BEAMS REQUIRED TO RESIST WIND UPLIFT OR OTHER DESIGN LOADS.	
ARCHITECT MUST BE NOTIFIED OF ANY CHANGE OR MODIFICATION OF THIS TRUSS LAYOUT PRIOR TO COMMENCEMENT OF WORK.	
BASE PLAN STRUCTURAL MEMBERS APPLY TO ALL PARTIAL PLANS UNLESS NOTED OTHERWISE	

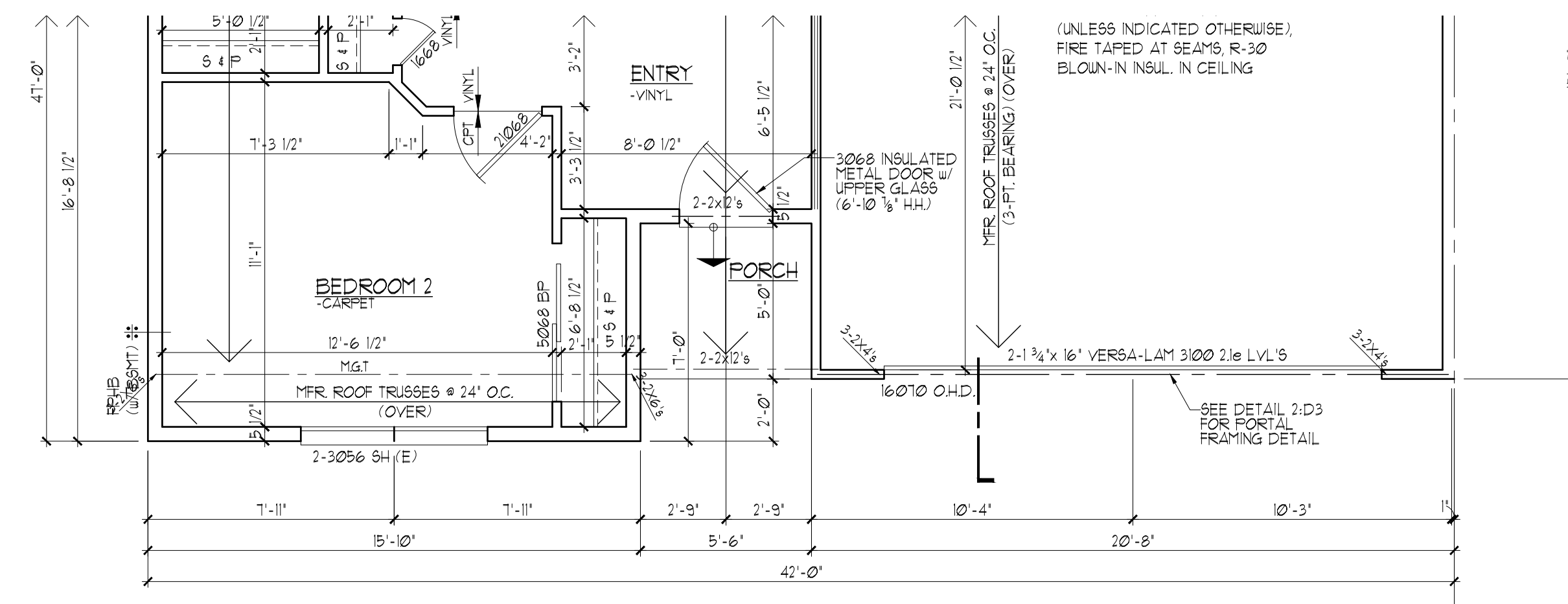
ROOF PLAN

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



FRONT ELEVATION 'B' (SLAB)

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



PART'L. FIRST FLOOR PLAN (SLAB) - ELEVATION 'B'

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

STANDARD ELEVATION NOTES

- 25-YEAR CLASS 'A' FIBERGLASS SHINGLES-TYPICAL ALL ROOFS
- FLASH BLOCKS AT ALL DOWNSPOUT LOCATIONS
- ALUMINUM FLASHING OVER ALL WINDOWS, DOORS AND WOOD TRIM
- ALUMINUM FLASHING AT ALL ROOF AND WALL INTERSECTIONS
- ALL SHUTTERS ARE LOUVERED, paneled, or rustic as noted per elevation
- SEE DETAILS ON SHEET D1 FOR RAKE & EAVE DETAILS.
- VINYL CORNERS ON REAR
- FRONT ELEVATION CORNERS TO BE 5/4x4-5/4x4, SEE DETAIL ON SHEET D1)
- WINDOW TRIM PER ELEVATIONS
- 3/4x4 LP 'SMART TRIM' @ WINDOW JAMBS W/O SHUTTERS AT FRONT (ONLY IF SHOWN)
- 3/4x4 LP 'SMART TRIM' @ WINDOW SILLS AT FRONT (ONLY IF SHOWN)
- WINDOW HEADS AS NOTED PER ELEVATION
- ALUMINUM FOOT VENTS TO MATCH ROOF - TYP.
- FOR BRICK ELEVATIONS: PROVIDE 4" STONE SILLS UNDER FRONT DOOR AND WINDOWS
- PROVIDE STEEL LINTEL ABOVE WINDOWS AND DOOR WITH BRICK PER LINTEL SCHEDULE.
- PRECAST STONE LINTEL ABOVE WINDOWS (UNLESS OTHERWISE INDICATED)
- FOR ELEVATIONS WITH BRICK WAINSCOT, PROVIDE 4" STONE CAP.
- WINDOW MANUFACTURER TO VERIFY 5.7 SQ. FT. OPENING FOR EGRESS WINDOW

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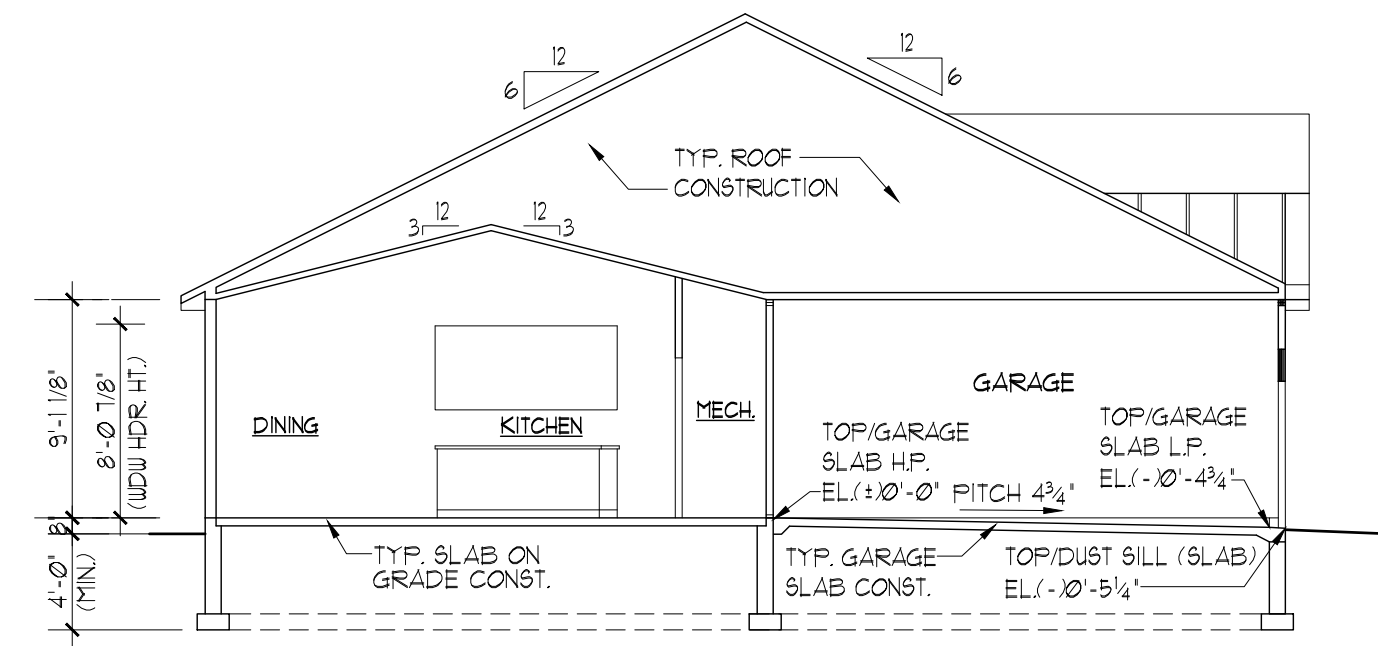
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 MOUND MEADOWS SUBDIVISION
 Whitewater, Wisconsin

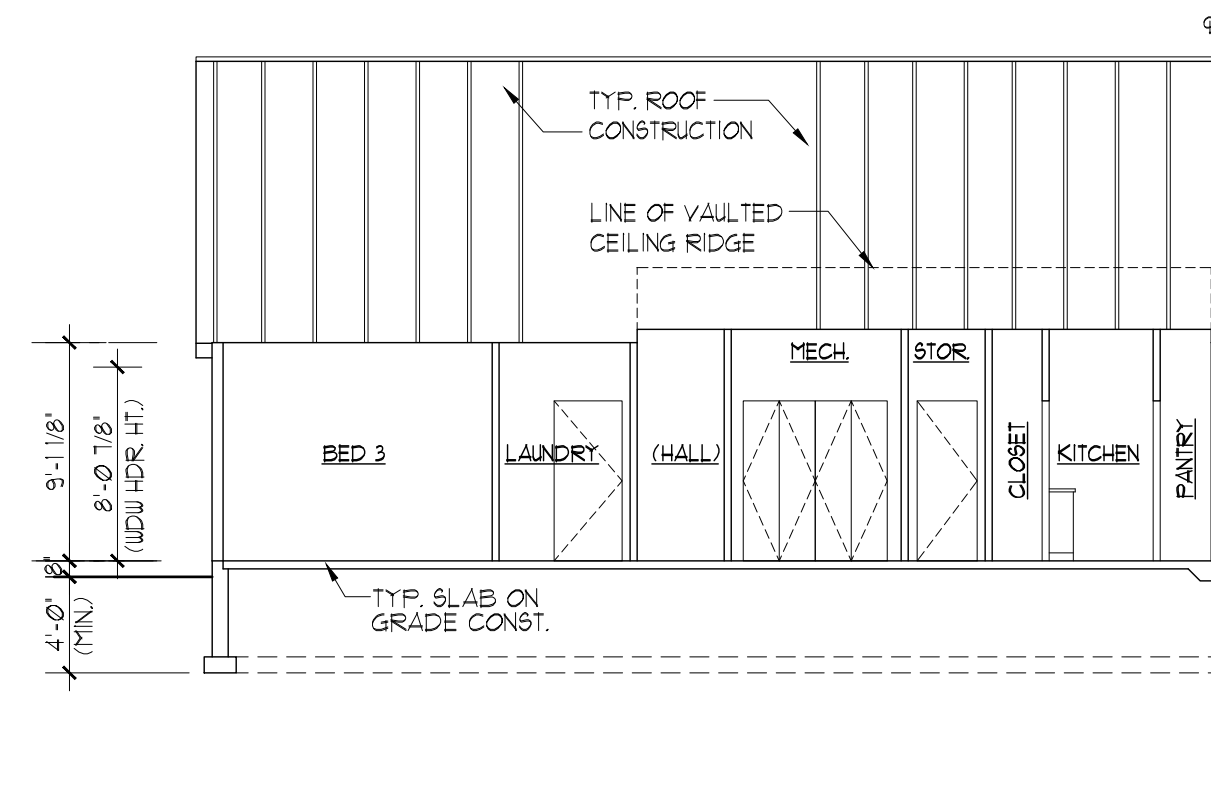
U.S. SHELTER HOMES

1458 PLAN
 ELEVATION "B" (SLAB)

Sheet No.:
A4.2



BUILDING SECTION 'A' - SLAB w/ 9' FIRST FLOOR
SCALE: 1/8" = 1'-0"



BUILDING SECTION 'B' - SLAB w/ 9' FIRST FLOOR
SCALE: 1/8" = 1'-0"

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Drawn By:	JJK/RJW
Chkd. By:	

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MOUND MEADOWS SUBDIVISION

Whitewater, Wisconsin

U.S. SHELTER

BUILDING SECTIONS (SLAB)

1458 PLAN

Sheet No.:

A5.1

1458-A5.1

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Proj. No.:	720-606
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Chk'd. By:	

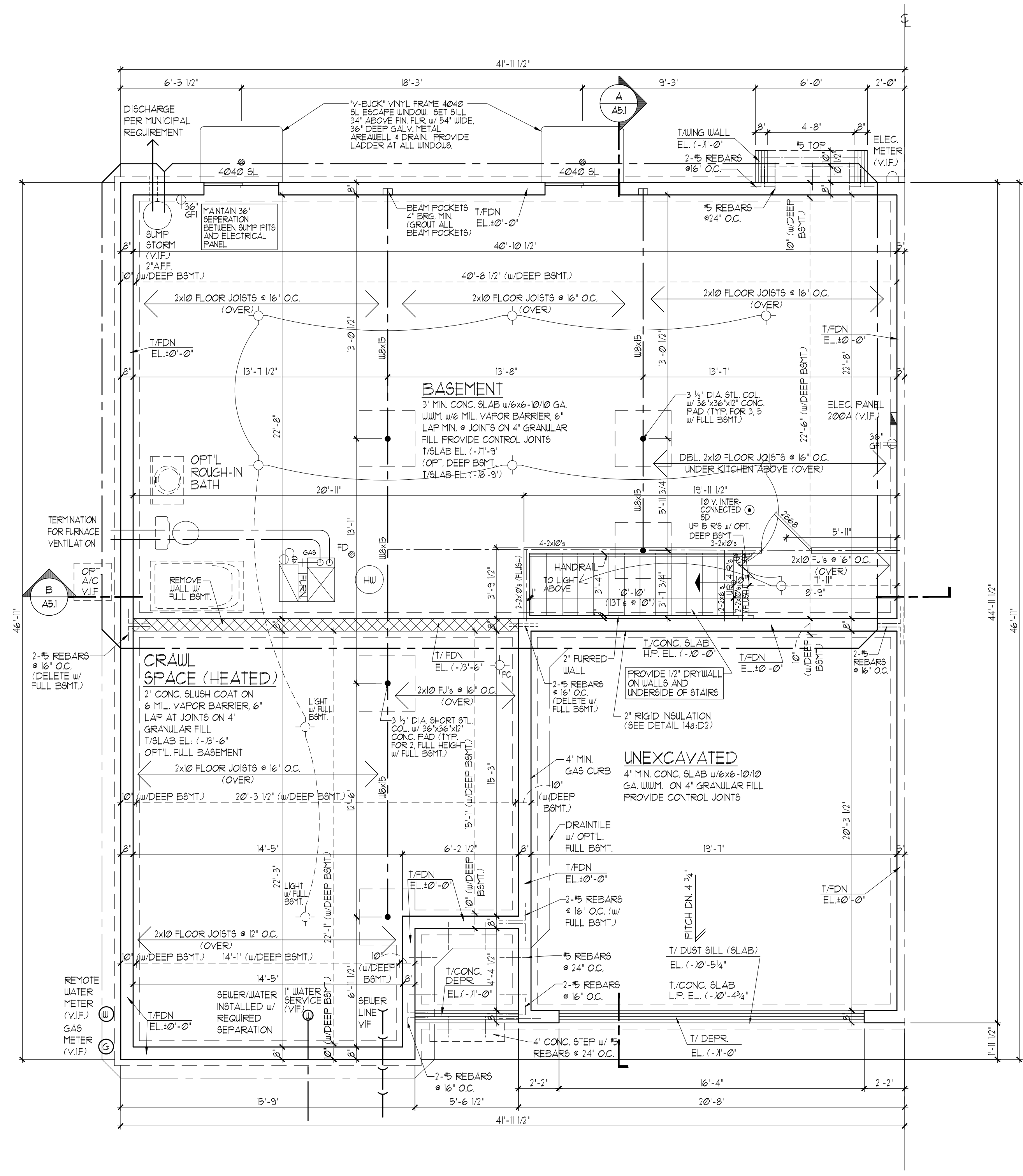
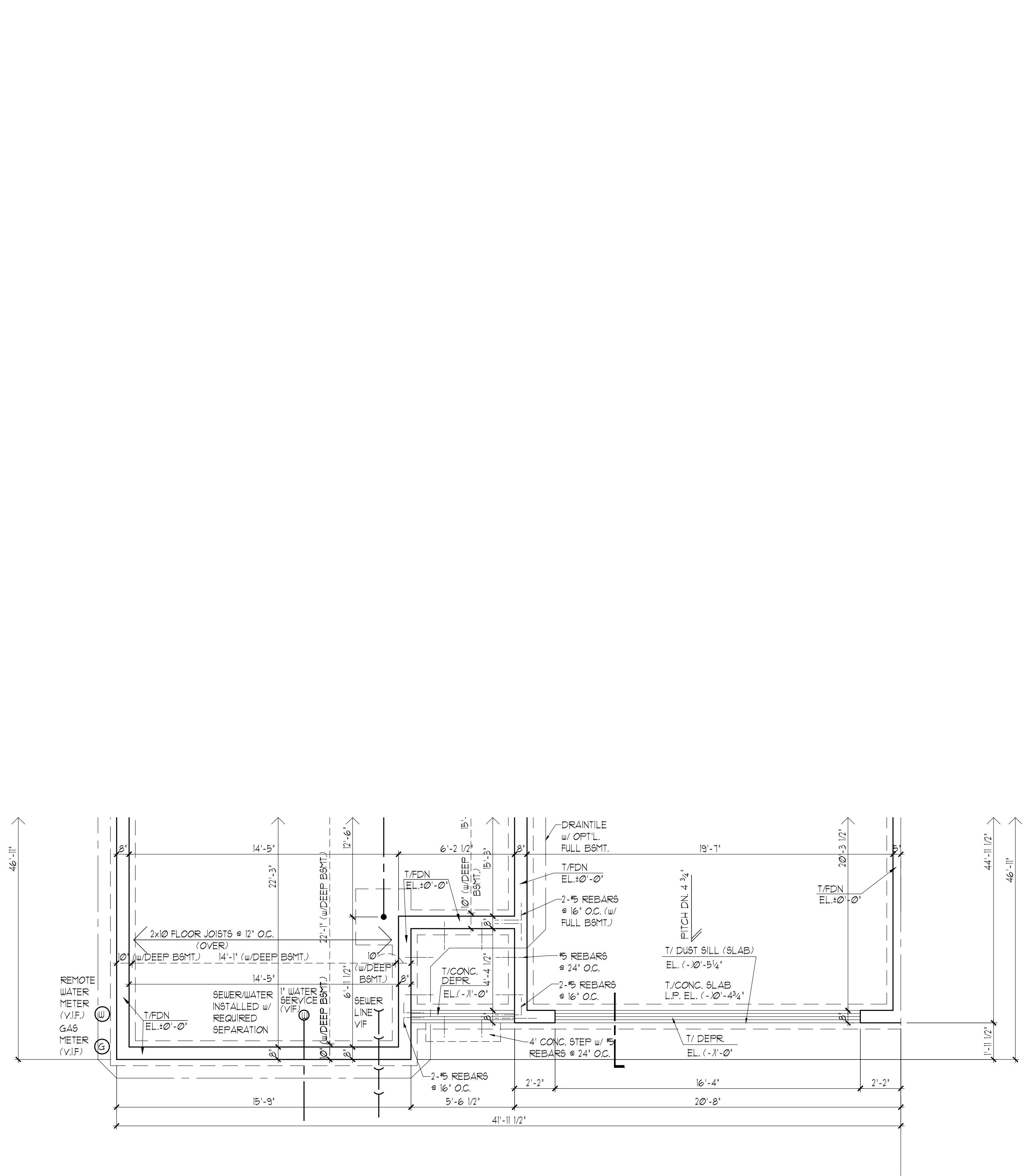
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US SHELTER HOMES
 Whiterwater, Wisconsin

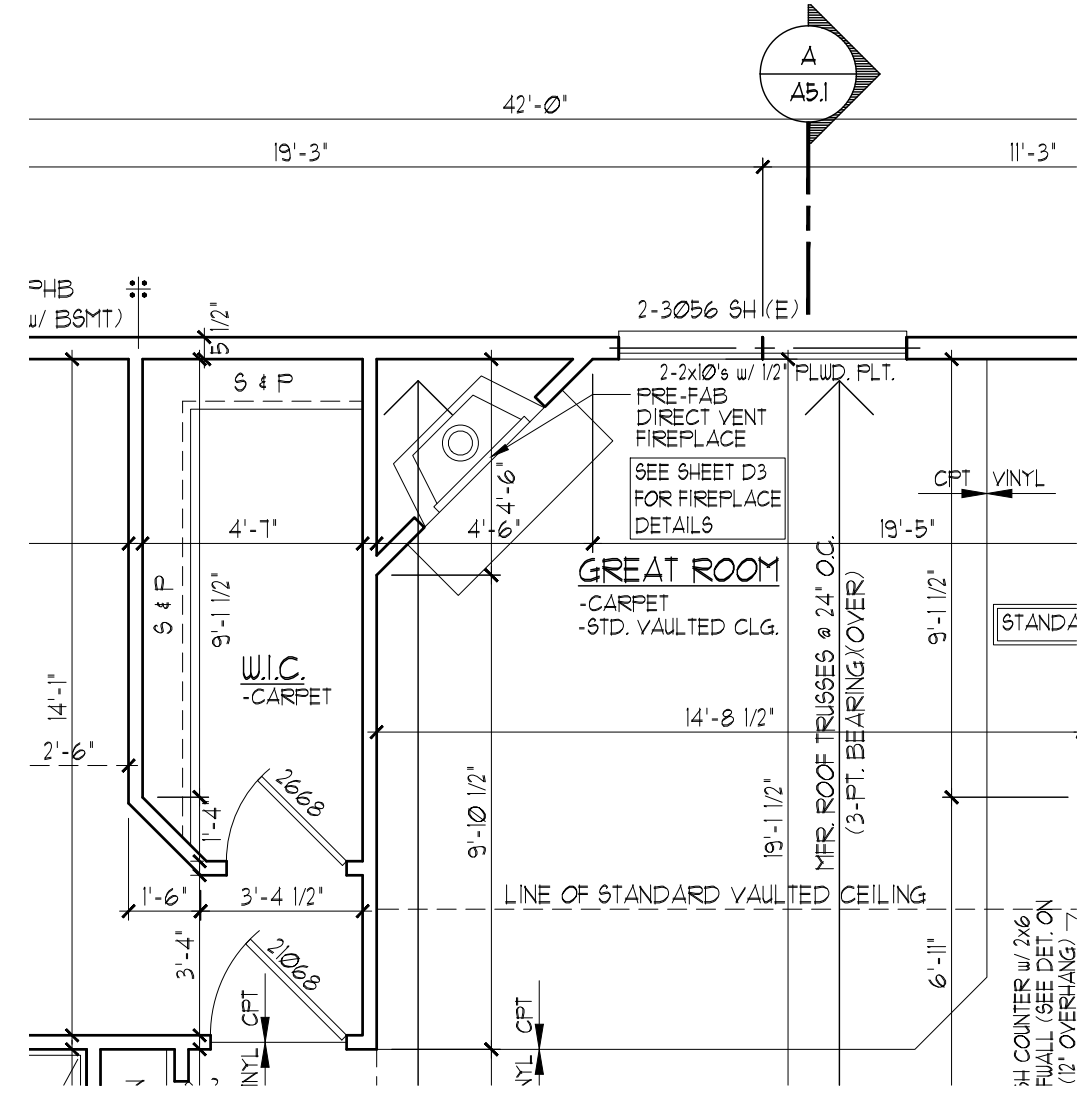
U.S. SHELTER

MOUND MEADOWS SUBDIVISION
 BASEMENT FOUNDATION PLANS

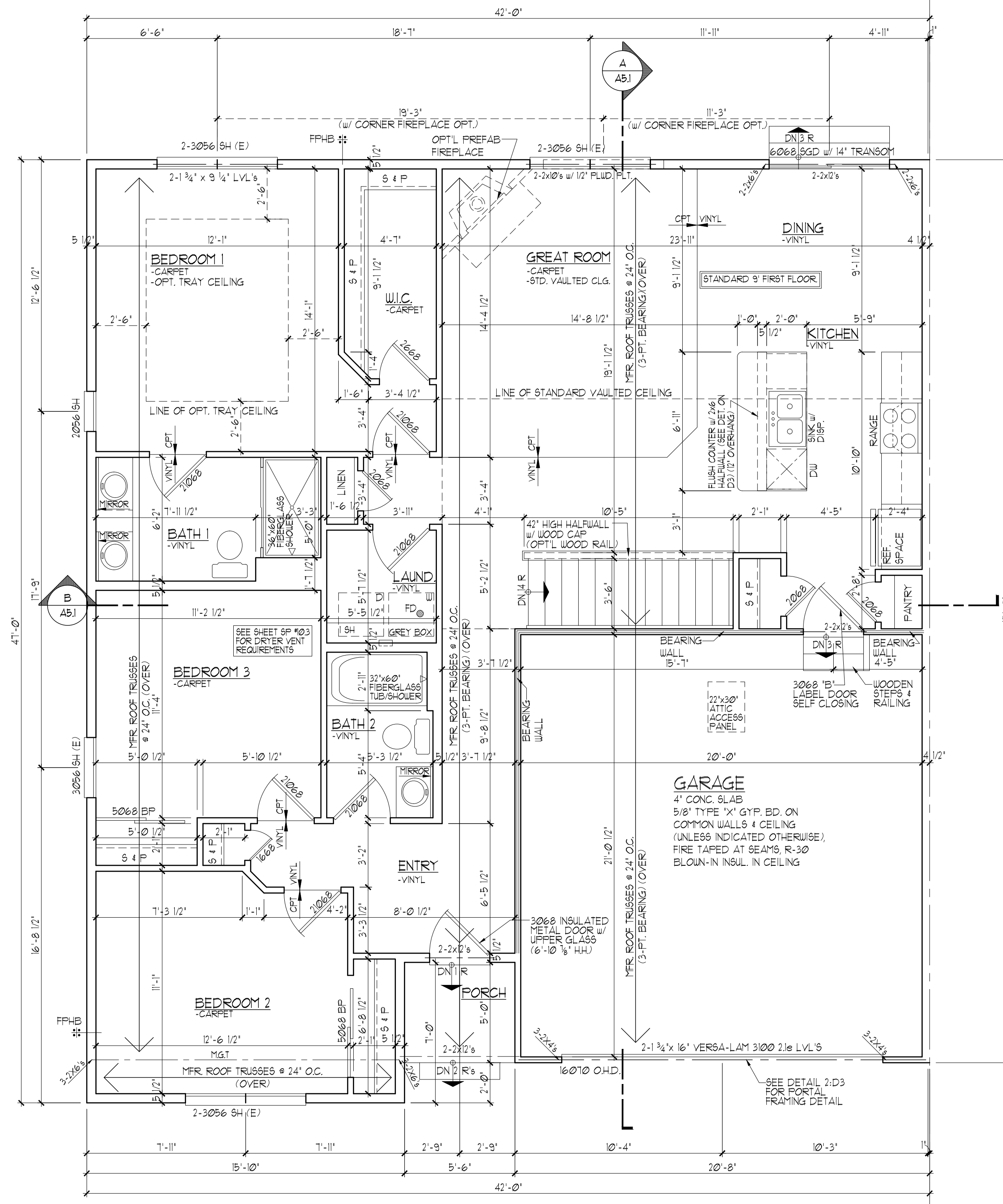
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 1458-A1.1



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12	19
13	20
14	21



PART'L FIRST FLOOR PLAN w/ OPT'L. FIREPLACE
SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN (BSMT) - ELEVATION 'A'
SCALE: 1/4" = 1'-0" 1458 SQ. FT.

FLOOR PLAN NOTES:
 -ALL FRAME WALL DIMENSIONS TO BE 3/2" TYP. UNLESS DIMENSIONED OTHERWISE.
 -STANDARD DOOR HEADER HEIGHT, INCLUDING EXTERIOR DOORS, TO BE 6'-0" 1/8" ABOVE SUB FLOOR (UNLESS OTHERWISE NOTED).
 -WINDOW HEADER HEIGHT w/ 9'-1 1/8" FIRST FLOOR TO BE 8'-0" 1/8" ABOVE SUB FLOOR (UNLESS OTHERWISE NOTED).
 -REAR PATIO DOOR HEADER HT. TO BE 1'-0" 1/8" ABOVE SUB FLOOR w/ 9'-1 1/8" FIRST FLOOR. ALL OTHER EXTERIOR DOOR TO REMAIN AT STANDARD DOOR HEADER HEIGHT.
 -EXTERIOR OPENINGS TO HAVE 2-2x10's w/ 1/2" CONT. PLY. PLATE HEADER UNLESS OTHERWISE NOTED.
 -DRYWALL WRAP ALL (3) SIDES OF WINDOWS, AND PROVIDE STOOL & APRON.

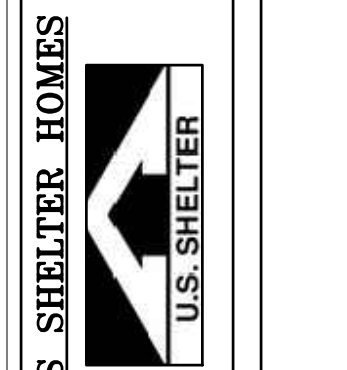
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5	12	19
6	13	20
7	14	21

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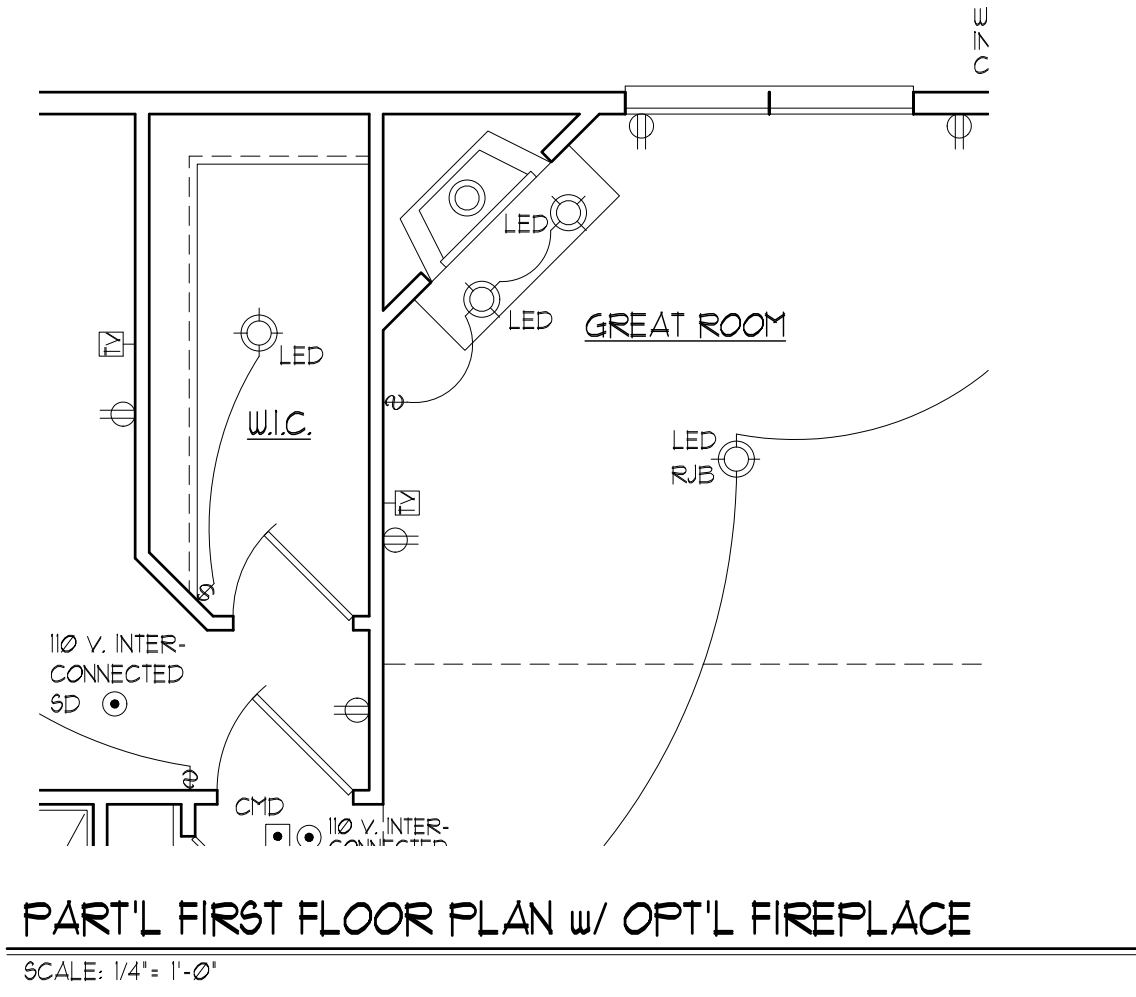
MOUND MEADOWS SUBDIVISION
 FLOOR PLANS (BSMT)

Sheet No.:

A2.1

ELECTRICAL KEY

- ⊖ DUPLEX OUTLET
- ⊖ HALF-SWITCHED DUPLEX OUTLET
- ⊖ GFI GROUND FAULT INTERRUPTER DUPLEX OUTLET
- ⊖ WEATHER PROOF GFI DUPLEX OUTLET
- ⊖ SPECIAL PURPOSE OUTLET
- 220V ⊖ 220 VOLT OUTLET
- ⊖ WALL SWITCH
- ⊖ THREE-WAY SWITCH
- ⊖ FOUR-WAY SWITCH
- ⊖ CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
- ⊖ WALL MOUNTED INCANDESCENT LIGHT FIXTURE
- ⊖ PHOTOCELL ACTIVATED LIGHT FIXTURE
- LED ⊖ CEILING MOUNTED LED LIGHT FIXTURE
- ⊖ RECESSED INCANDESCENT LIGHT FIXTURE
- ⊖ 'EYE BALL' LIGHT FIXTURE
- ⊖ LIGHT FIXTURE WITH PULL CHAIN
- ⊖ TRACK LIGHT FIXTURE
- ⊖ FLUORESCENT LIGHT FIXTURE
- PC ⊖ FLUORESCENT LIGHT FIXTURE w/ PULL CHAIN
- ⊖ EXHAUST FAN
- ⊖ EXHAUST FAN/LIGHT FIXTURE
- ⊖ DOOR BELL RINGER
- ⊖ CHIMES
- ⊖ 110V, INTERCONNECTED SMOKE DETECTOR
- ⊖ ELECTRIC DOOR OPERATOR
- ⊖ PHONE
- ⊖ THERMOSTAT
- ⊖ TELEVISION
- ⊖ HEAT DETECTOR
- ⊖ SMART PAD
- ⊖ CEILING FAN



PROVIDE COMBINATION TYPE AFCI BREAKERS FOR ALL CIRCUITS IN ALL HABITABLE ROOMS EXCEPT BATHROOMS & GARAGES.

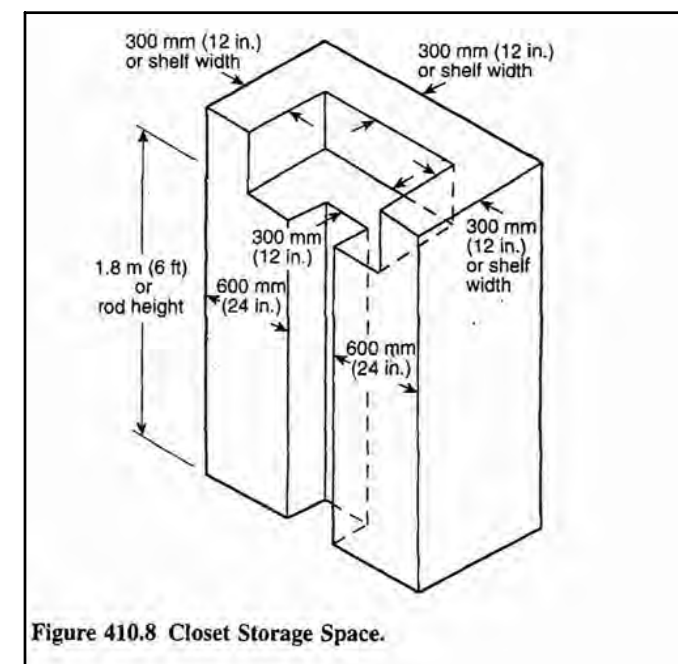
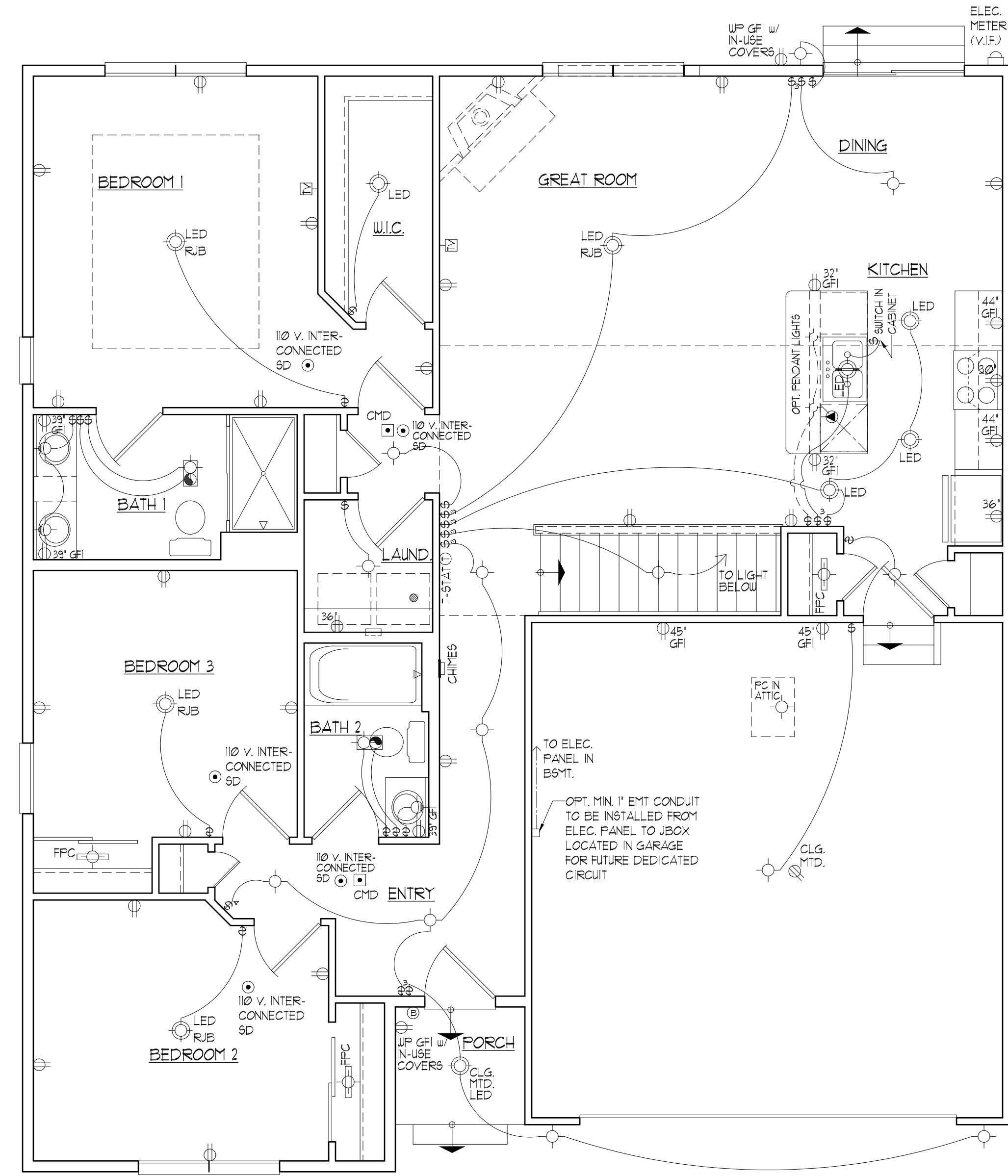
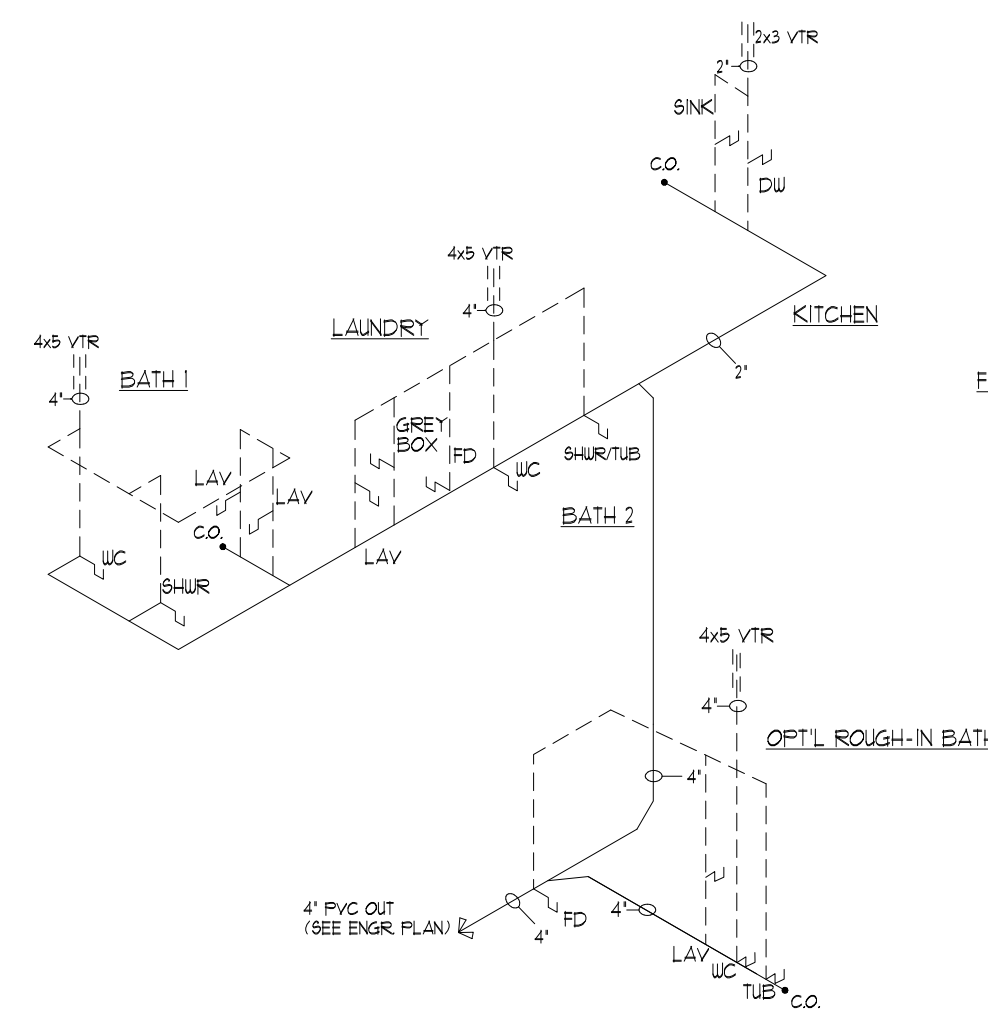


Figure 410.8 Closet Storage Space.
CLEARANCES FOR CLOSET LIGHTING
ALL CLOSET LIGHTING FIXTURES TO HAVE A COMPLETELY ENCLOSED LAMP.

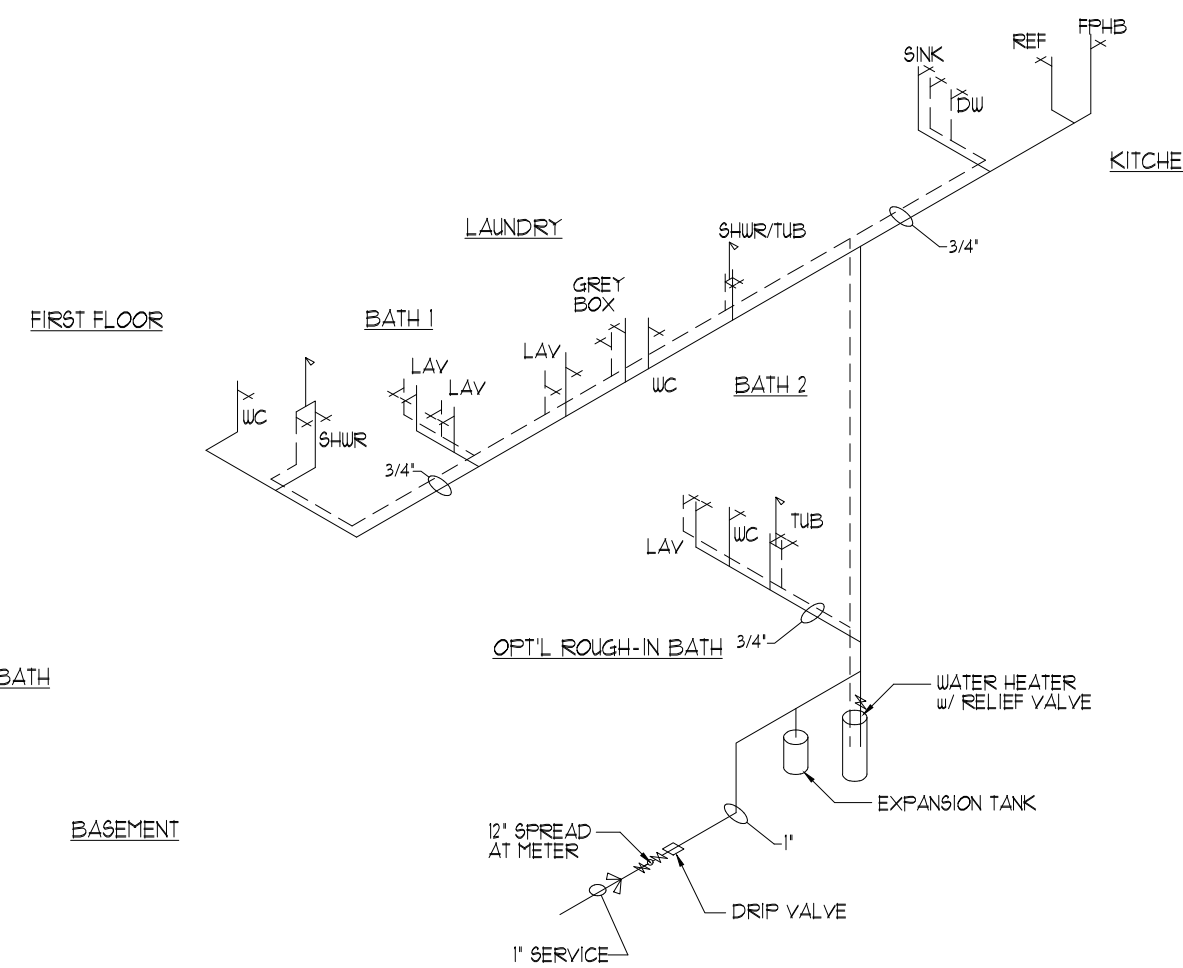
ROOM NAME	AREA	LIGHT		VENT		MECH CFM	
		REQ.	ACT.	REQ.	ACT.	REQ.	ACT.
KIT/GREAT RM/DIN.	489.61	39.17	66.09	19.59	33.33	N/A	N/A
BEDROOM 1	181.53	15.00	29.44	7.50	19.03	N/A	N/A
BEDROOM 2	133.90	10.71	22.64	5.36	11.54	N/A	N/A
BEDROOM 3	121.03	10.16	11.32	5.06	5.71	N/A	N/A
BATH 1	65.33	N/A	N/A	N/A	N/A	91.99	100.00
BATH 2	42.81	N/A	N/A	N/A	N/A	64.22	70.00
BASMENT	923.41	18.41	32.00	18.41	32.00	N/A	N/A
OPT'L FULL BSMT.	1394.18	21.00	32.00	21.00	32.00	N/A	N/A



FIRST FLOOR ELECTRICAL PLAN (BSMT)
SCALE: 1/4\"/>



WASTE PIPING DIAGRAM



WATER SUPPLY RISER DIAGRAM

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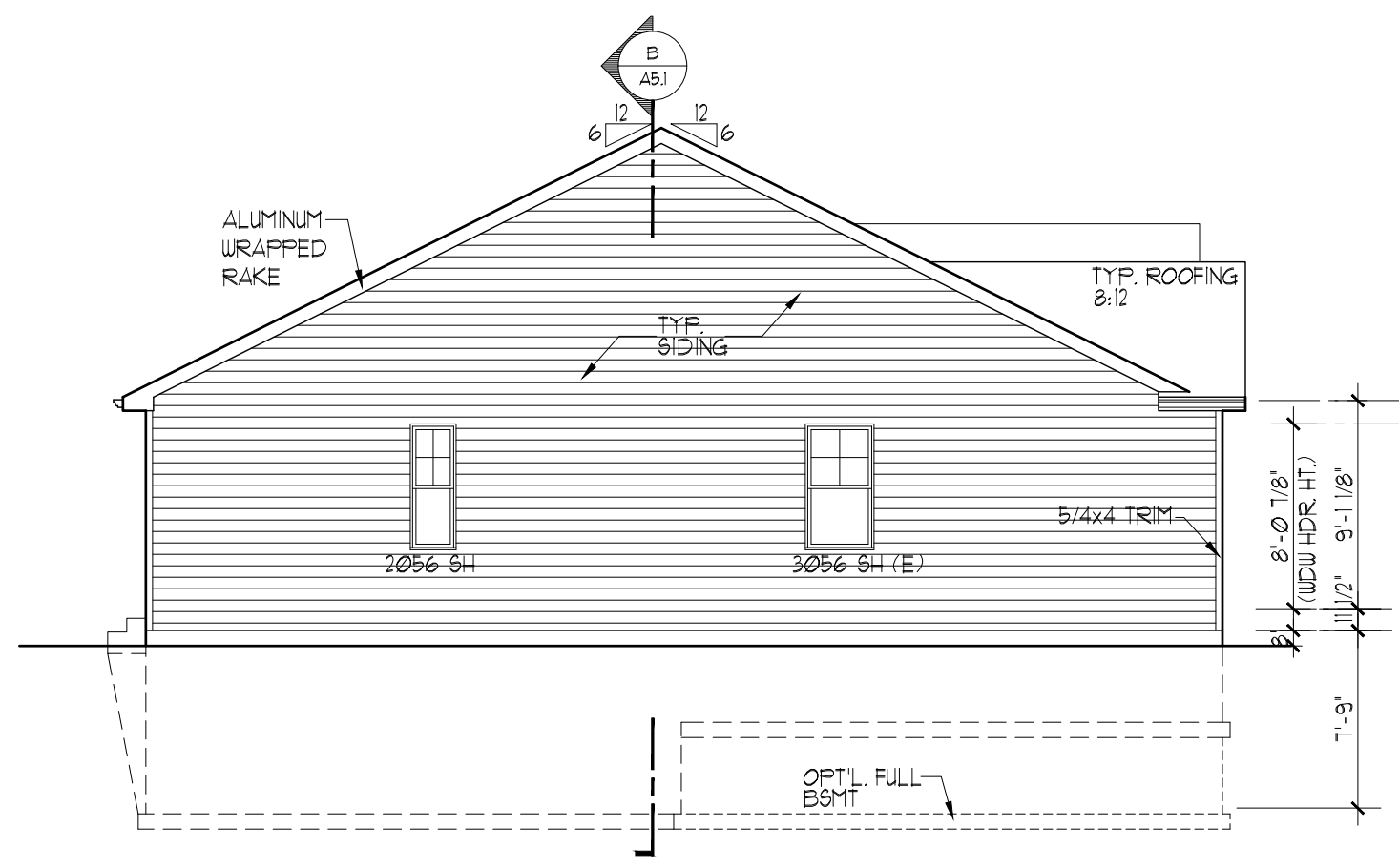
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ELECTRICAL FLOOR PLANS (BSMT)

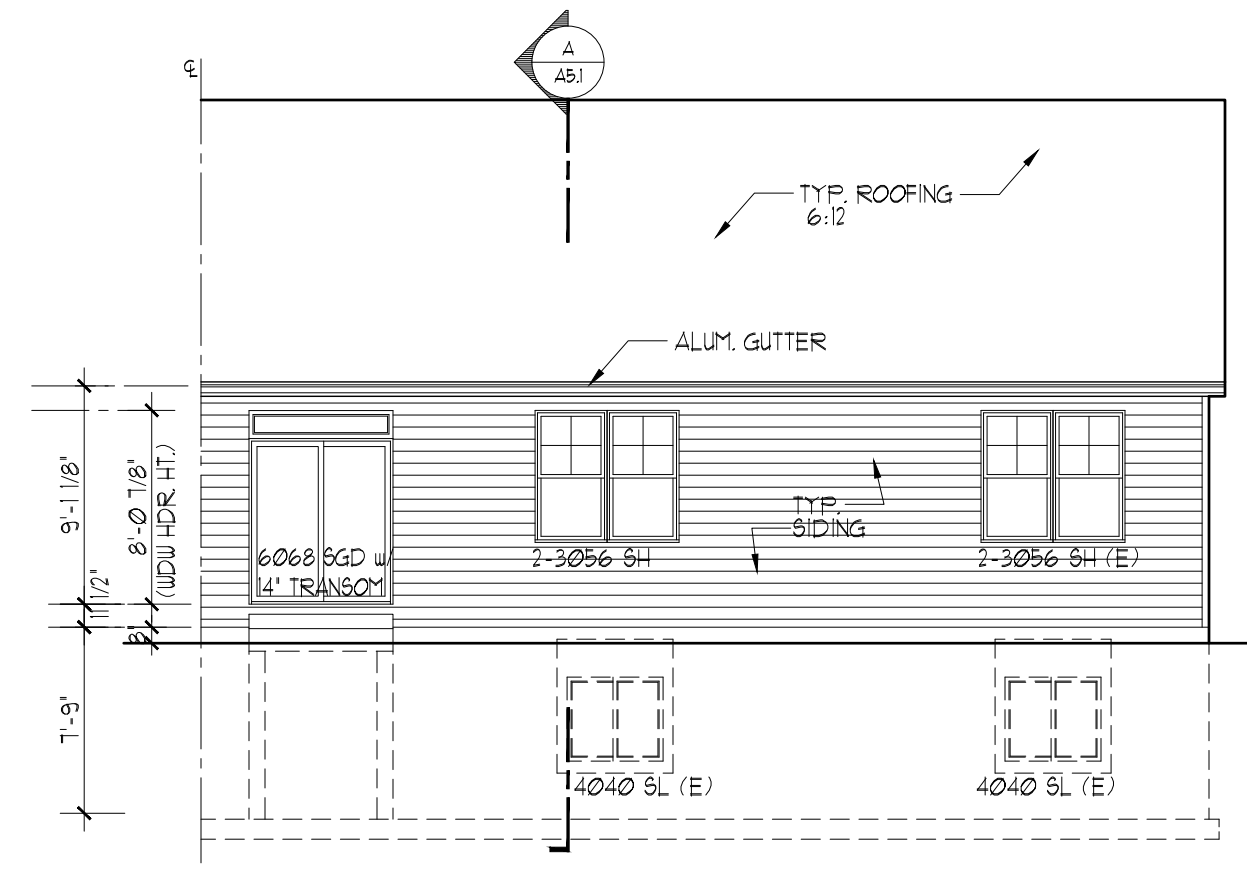
Whitewater, Wisconsin
1458 PLAN

Sheet No.:
A3.1



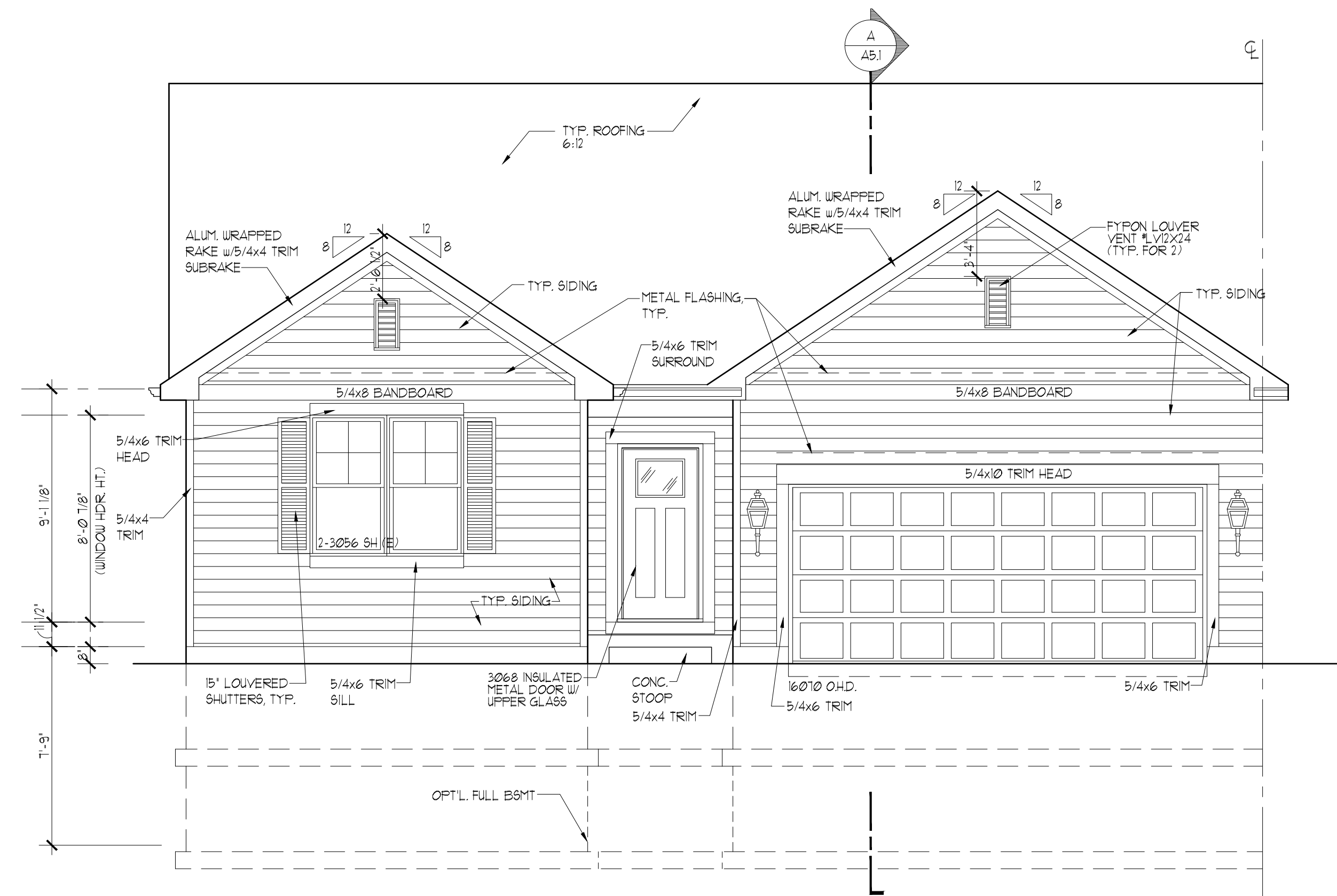
SIDE ELEVATION

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



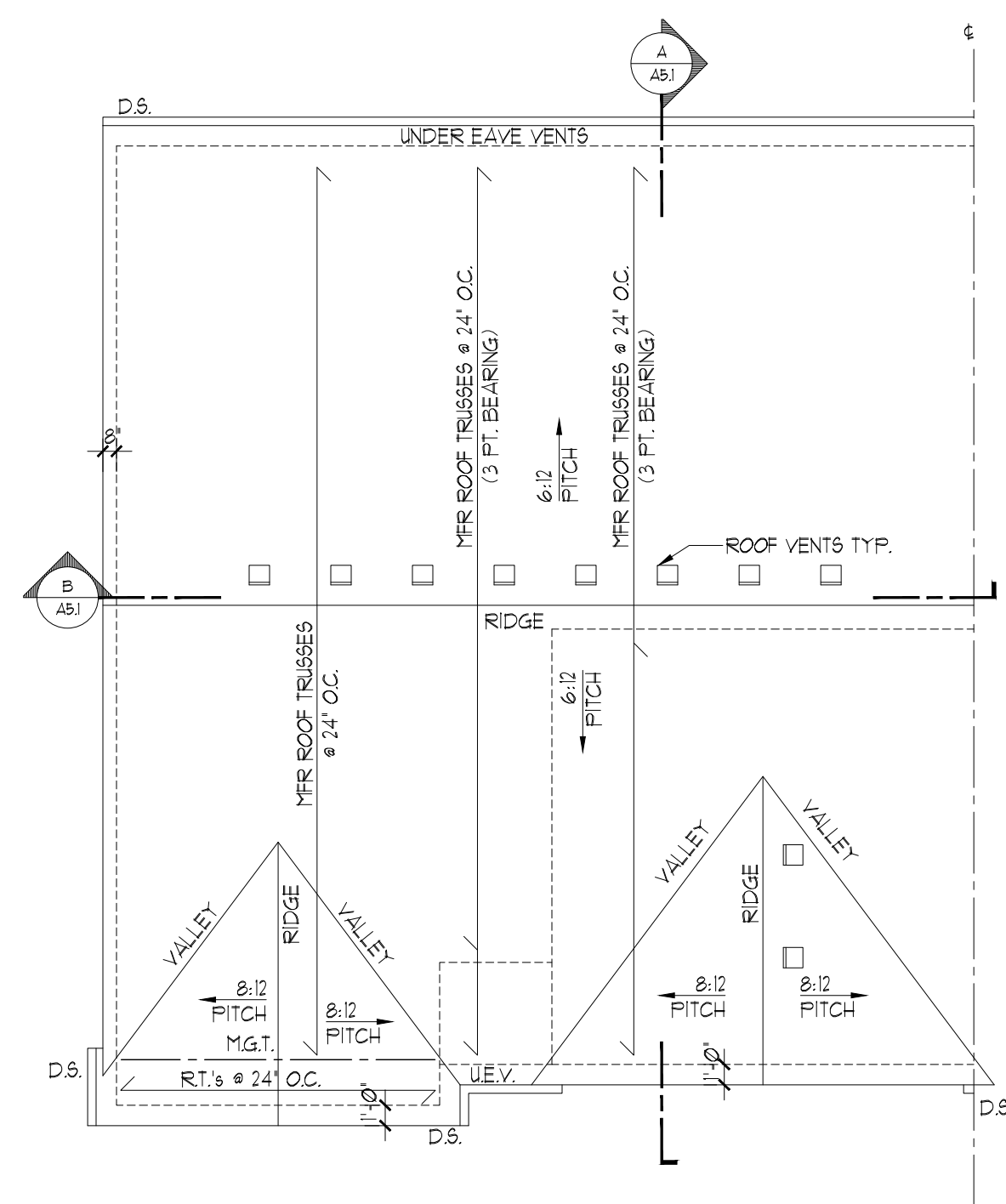
REAR ELEVATION

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



FRONT ELEVATION 'A' (BSMT)

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



ROOF VENT	NOTES
-CONTINUOUS RIDGE VENT (8 SQUARE INCHES PER LINEAR FOOT)	- ALL EAVE OVERHANGS ARE 12" (UNLESS NOTED OTHERWISE)
- SQUARE METAL ROOF VENT (51 SQ. IN. NET FREE AREA) MIN. EACH	- ALL SIDE RAKE OVERHANGS ARE 8" (UNLESS NOTED OTHERWISE)
- CONTINUOUS SOFFIT VENT (31 SQUARE INCHES PER LINEAR FOOT)	- ALL FRONT ELEV. RAKE OVERHANGS ARE 12" (UNLESS OTHERWISE NOTED)
TRUSS MFR SHALL DESIGN, PROVIDE AND INSTALL ANY ANCHORAGE OF ROOF TRUSSES TO BEARING WALLS, HEADERS, OR BEAMS REQUIRED TO RESIST WIND UPLIFT OR OTHER DESIGN LOADS.	- ROOF VENTS INDICATED ARE FOR LOCATION REFERENCE ONLY. REQUIRED VENTILATION: 1 SQ. FT. OF NET FREE AREA FOR EVERY 300 SQ. FT. OF ATTIC SPACE, SPLIT EVENLY BETWEEN ROOF & SOFFIT VENTS.
ARCHITECT MUST BE NOTIFIED OF ANY CHANGE OR MODIFICATION OF THIS TRUSS LAYOUT PRIOR TO COMMENCEMENT OF WORK.	

ROOF PLAN

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

STANDARD ELEVATION NOTES

- 75 YEAR CLASS 'A' FIBERGLASS SHINGLES-TYPICAL ALL ROOFS
- SPLASH BLOCKS AT ALL DOWNSPOUT LOCATIONS
- ALUMINUM FLASHING OVER ALL WINDOWS, DOORS AND WOOD TRIM
- ALUMINUM FLASHING AT ALL ROOF AND WALL INTERSECTIONS
- ALL SHUTTERS ARE LOUVERED, PANELED, or RUSTIC AS NOTED PER ELEVATION
- SEE DETAILS ON SHEET D1 FOR RAKE & EAVE DETAILS.
- VINYL CORNERS ON REAR
- FRONT ELEVATION CORNERS TO BE 5/4x4-5/4x4, SEE DETAIL ON SHEET D1)
- WINDOW TRIM PER ELEVATIONS
- 3/4x4 LP 'SMART TRIM' & WINDOW JAMBS W/O SHUTTERS AT FRONT (ONLY IF SHOWN)
- 3/4x4 LP 'SMART TRIM' & WINDOW SILLS AT FRONT (ONLY IF SHOWN)
- WINDOW HEADS AS NOTED PER ELEVATION
- ALUMINUM POT VENTS TO MATCH ROOF - TYP.
- FOR BRICK ELEVATIONS, PROVIDE 4" STONE SILLS UNDER FRONT DOOR AND WINDOWS
- PROVIDE STEEL LINTEL ABOVE WINDOWS AND DOOR WITH BRICK PER LINTEL SCHEDULE.
- PRECAST STONE LINTEL ABOVE WINDOWS (UNLESS OTHERWISE INDICATED)
- FOR ELEVATIONS WITH BRICK WAINSCOT, PROVIDE 4" STONE CAP.
- WINDOW MANUFACTURER TO VERIFY 5.1 SQ. FT. OPENING FOR EGRESS WINDOW

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Date:	11-10-23
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Drawn By:	JUK/RJW
Chkd. By:	

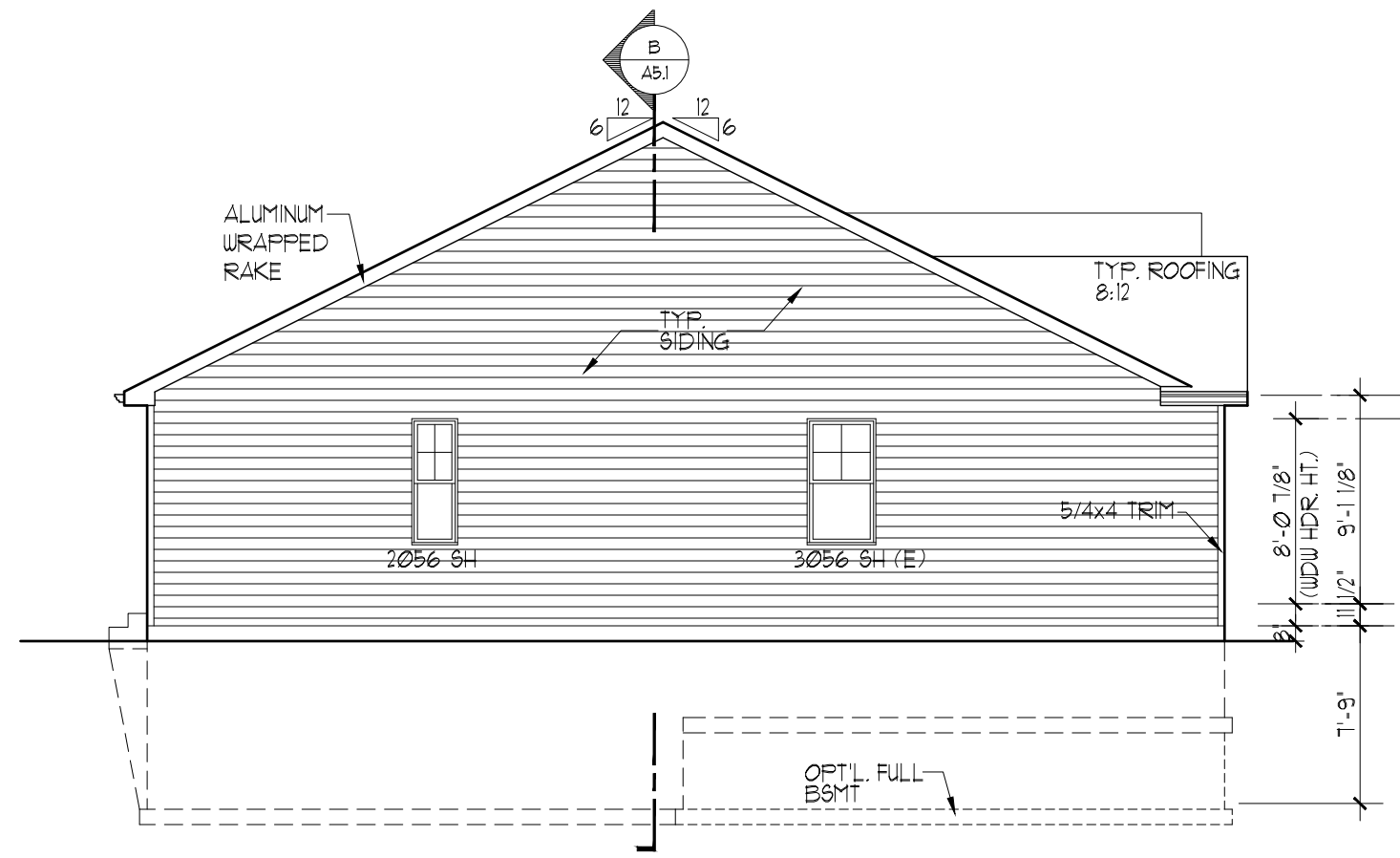
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Whitewater, Wisconsin

U.S. SHELTER HOMES
MOUND MEADOWS SUBDIVISION

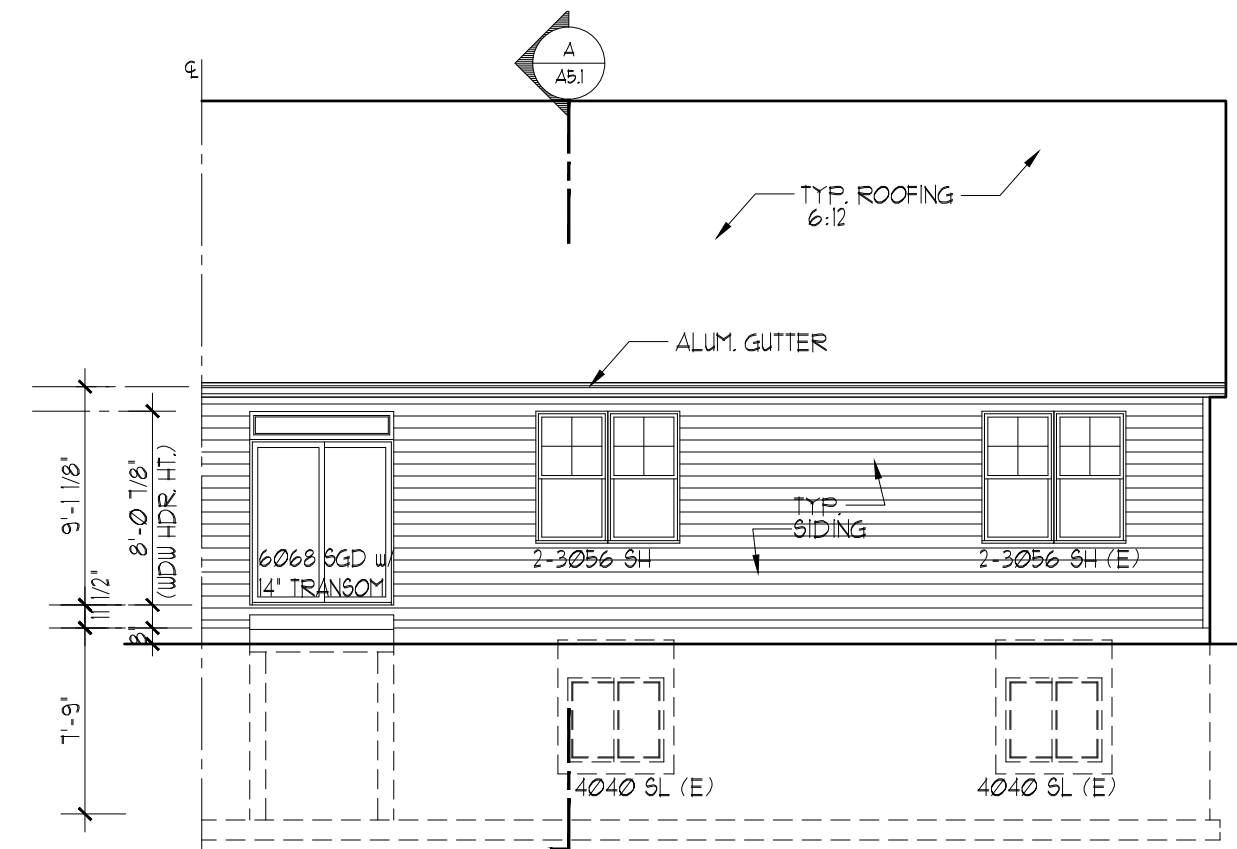
ELEVATION "A" (BSMT) 1458 PLAN

Sheet No.: **A4.1**



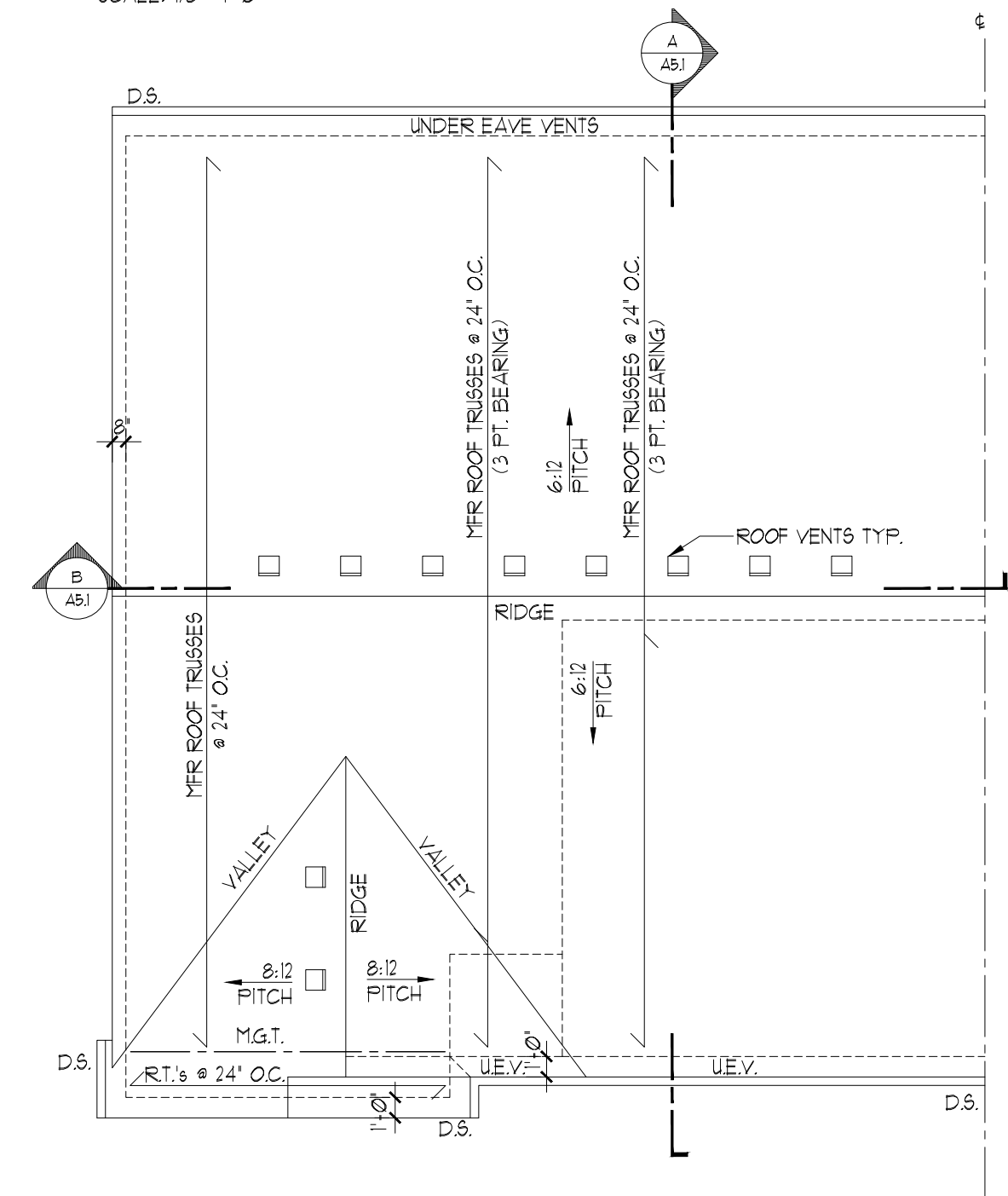
SIDE ELEVATION

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



REAR ELEVATION

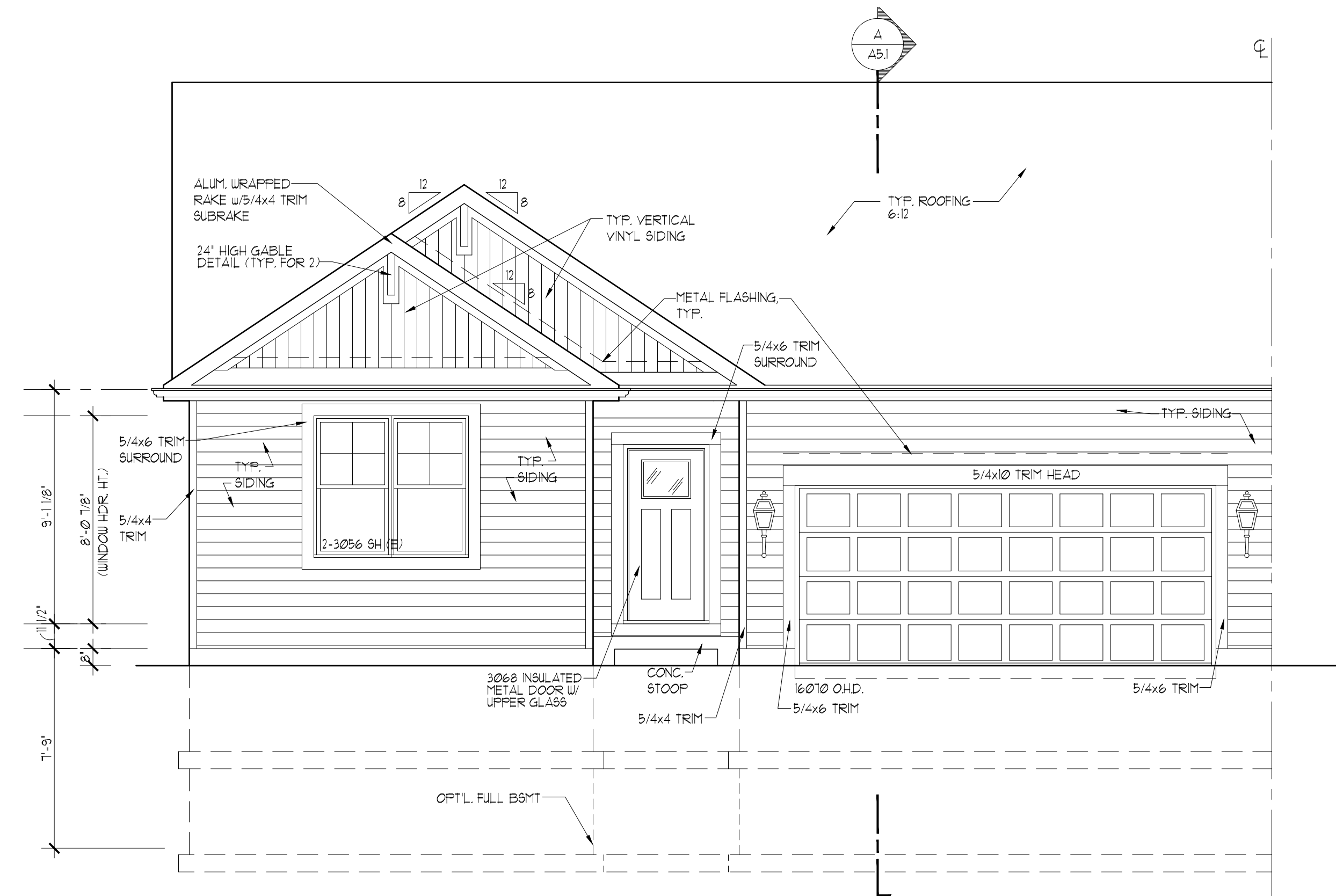
SCALE: 1/8" = 1'-0"



ROOF VENT	NOTES
-CONTINUOUS RIDGE VENT (8 SQUARE INCHES PER LINEAR FOOT)	- ALL EAVE OVERHANGS ARE 12" (UNLESS NOTED OTHERWISE)
- SQUARE METAL ROOF VENT (51 SQ. IN. NET FREE AREA) MIN. EACH	- ALL SIDE RAKE OVERHANGS ARE 8" (UNLESS NOTED OTHERWISE)
- CONTINUOUS SOFFIT VENT (9.7 SQUARE INCHES PER LINEAR FOOT)	- ALL FRONT ELEV. RAKE OVERHANGS ARE 12" (UNLESS OTHERWISE NOTED)
	- ROOF VENTS INDICATED ARE FOR LOCATION REFERENCE ONLY. REQUIRED VENTILATION: 1 SQ. FT. OF NET FREE AREA FOR EVERY 300 SQ. FT. OF ATTIC SPACE, SPLIT EVENLY BETWEEN ROOF & SOFFIT VENTS.
TRUSSES PER SHALL DESIGN, PROVIDE AND INSTALL ANY ANCHORAGE OF ROOF TRUSSES TO BEARING WALLS, HEADERS, OR BEAMS REQUIRED TO RESIST WIND UPLIFT OR OTHER DESIGN LOADS.	
ARCHITECT MUST BE NOTIFIED OF ANY CHANGE OR MODIFICATION OF THIS TRUSS LAYOUT PRIOR TO COMMENCEMENT OF WORK.	
BASE PLAN STRUCTURAL MEMBERS APPLY TO ALL PARTIAL PLANS UNLESS NOTED OTHERWISE	

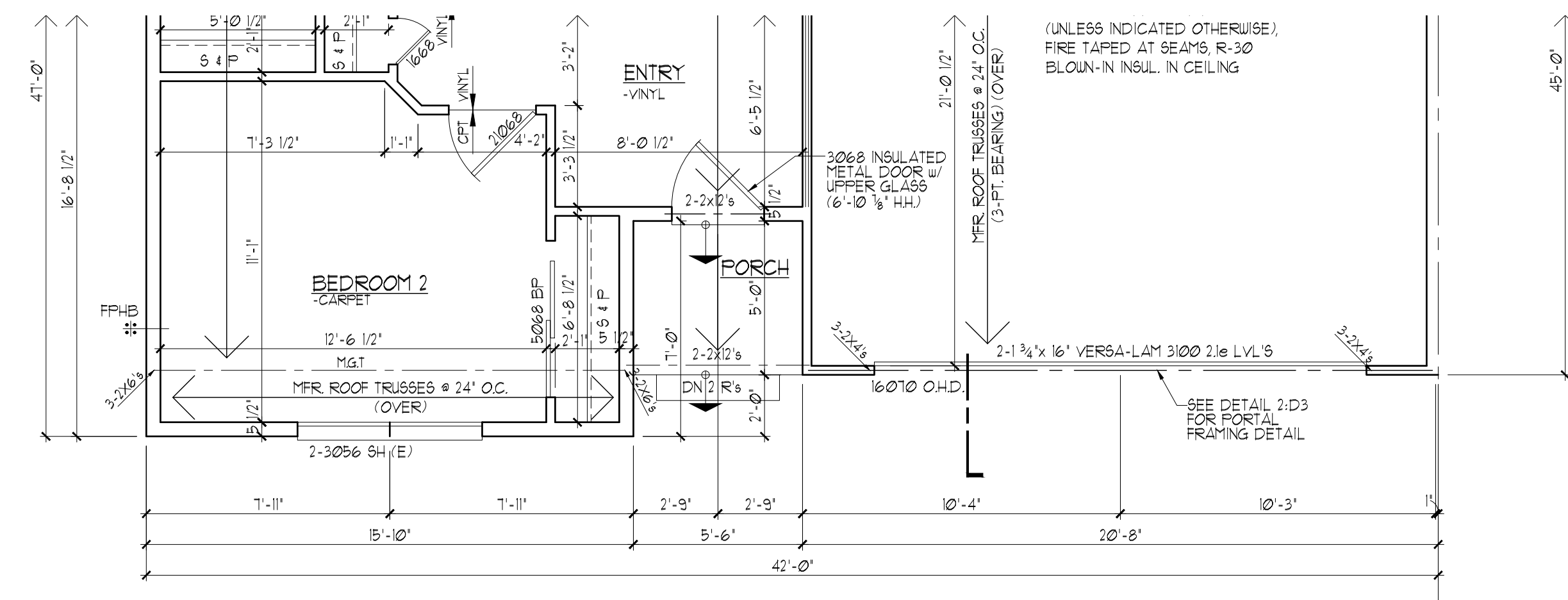
ROOF PLAN

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



FRONT ELEVATION 'B' (BSMT)

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



PART'L. FIRST FLOOR PLAN (BSMT) - ELEVATION 'B'

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

STANDARD ELEVATION NOTES

- 25-YEAR CLASS 'A' FIBERGLASS SHINGLES-TYPICAL ALL ROOFS
- FLASH BLOCKS AT ALL DOWNSPOUT LOCATIONS
- ALUMINUM FLASHING OVER ALL WINDOWS, DOORS AND WOOD TRIM
- ALUMINUM FLASHING AT ALL ROOF AND WALL INTERSECTIONS
- ALL SHUTTERS ARE LOUVERED, paneled, or rustic as noted per elevation
- SEE DETAILS ON SHEET D1 FOR RAKE & EAVE DETAILS.
- VINYL CORNERS ON REAR
- FRONT ELEVATION CORNERS TO BE 5/4x4-5/4x4, SEE DETAIL ON SHEET D1)
- WINDOW TRIM PER ELEVATIONS
- 3/4x4 LP "SMART TRIM" @ WINDOW JAMBS W/O SHUTTERS AT FRONT (ONLY IF SHOWN)
- 3/4x4 LP "SMART TRIM" @ WINDOW SILLS AT FRONT (ONLY IF SHOWN)
- WINDOW HEADS AS NOTED PER ELEVATION
- ALUMINUM FOOT VENTS TO MATCH ROOF - TYP.
- FOR BRICK ELEVATIONS, PROVIDE 4" STONE SILLS UNDER FRONT DOOR AND WINDOWS
- PROVIDE STEEL LINTEL ABOVE WINDOWS AND DOOR WITH BRICK PER LINTEL SCHEDULE.
- PRECAST STONE LINTEL ABOVE WINDOWS (UNLESS OTHERWISE INDICATED)
- FOR ELEVATIONS WITH BRICK WAINSCOT, PROVIDE 4" STONE CAP.
- WINDOW MANUFACTURER TO VERIFY 5.7 SQ. FT. OPENING FOR EGRESS WINDOW

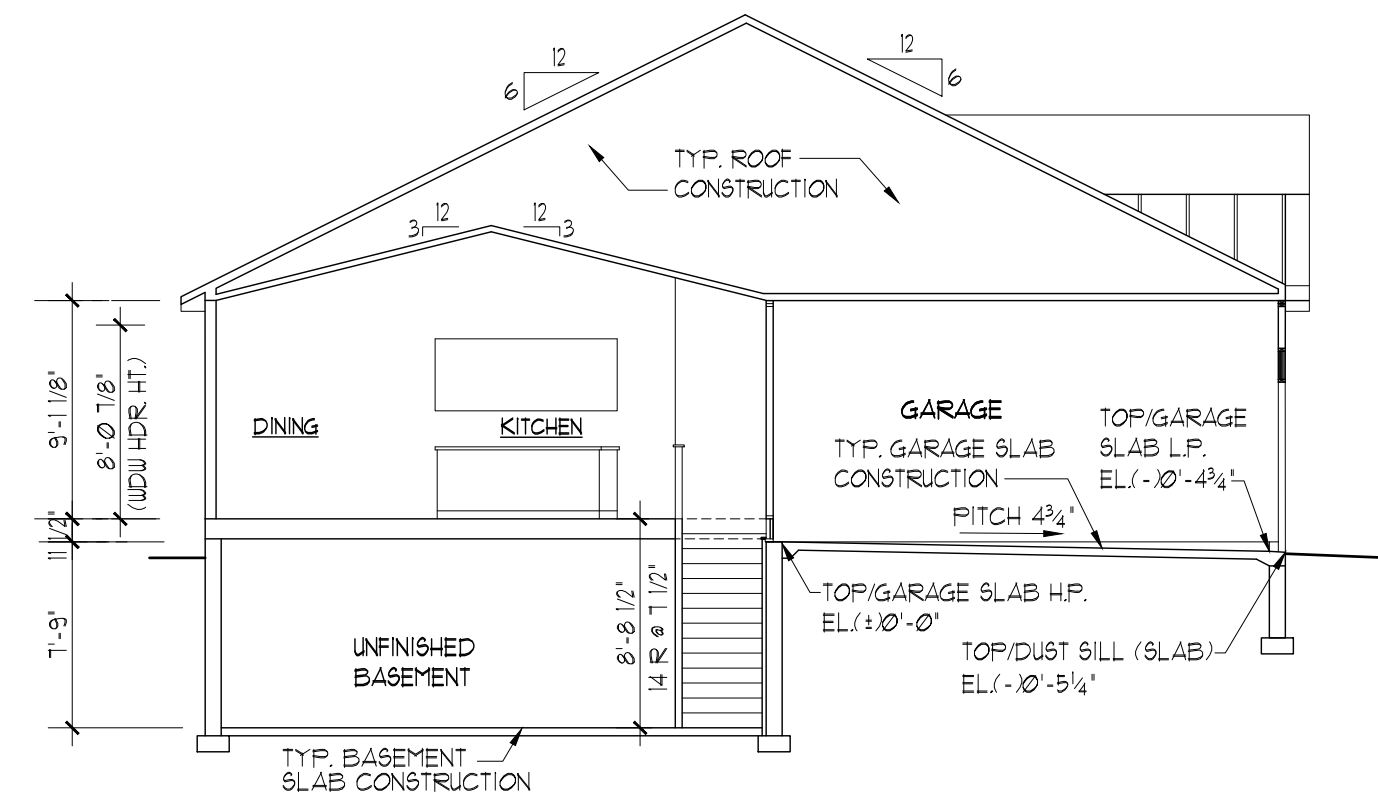
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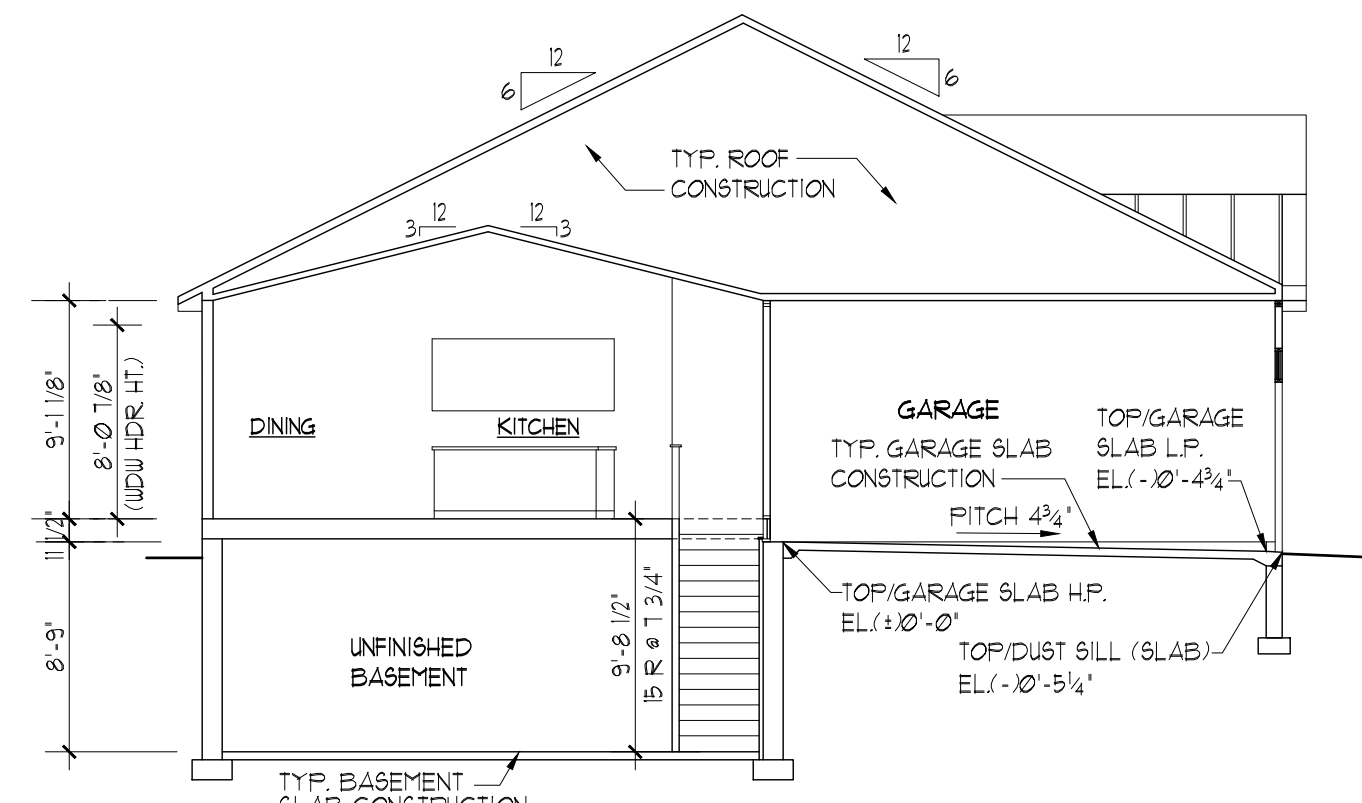
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U.S. SHELTER HOMES
 MOUND MEADOWS SUBDIVISION
 Whitewater, Wisconsin
 1458 PLAN
 ELEVATION "B" (BSMT)

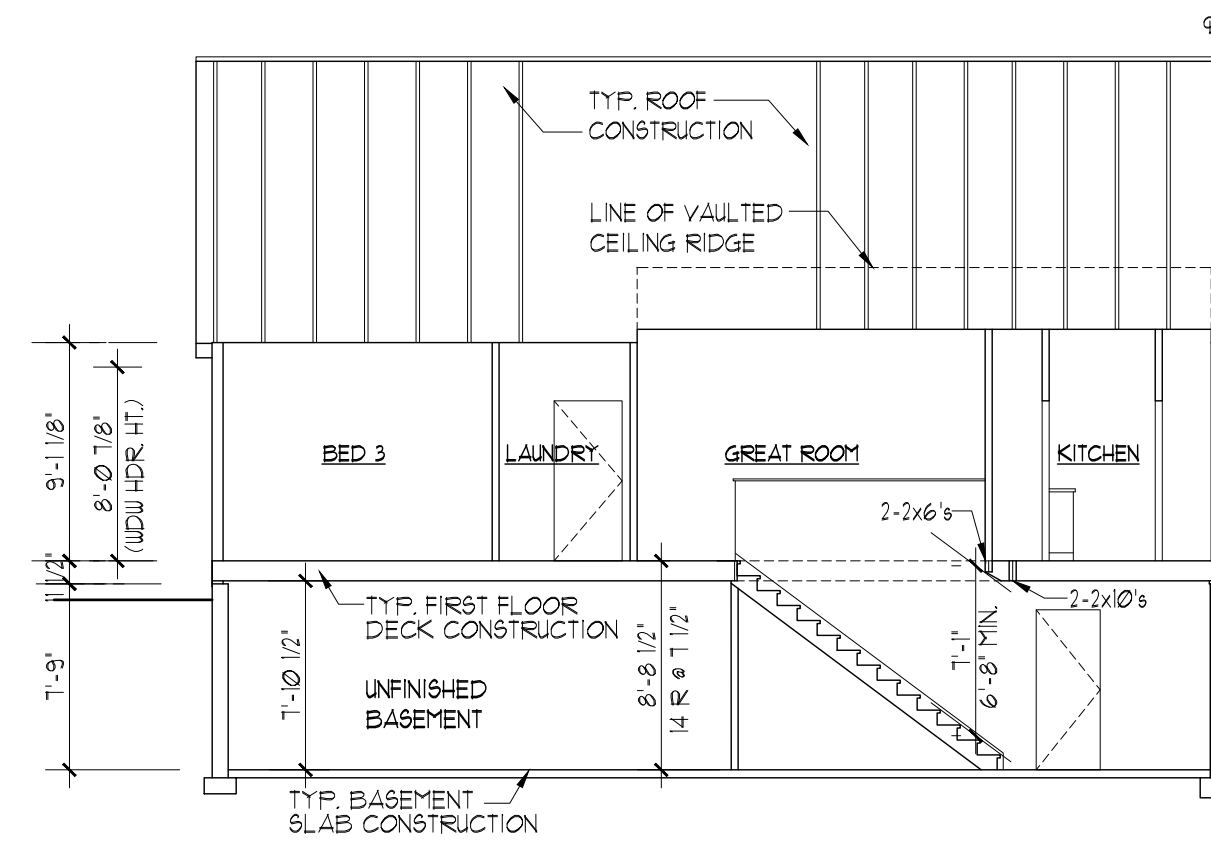
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A4.2
 1458-A4.2



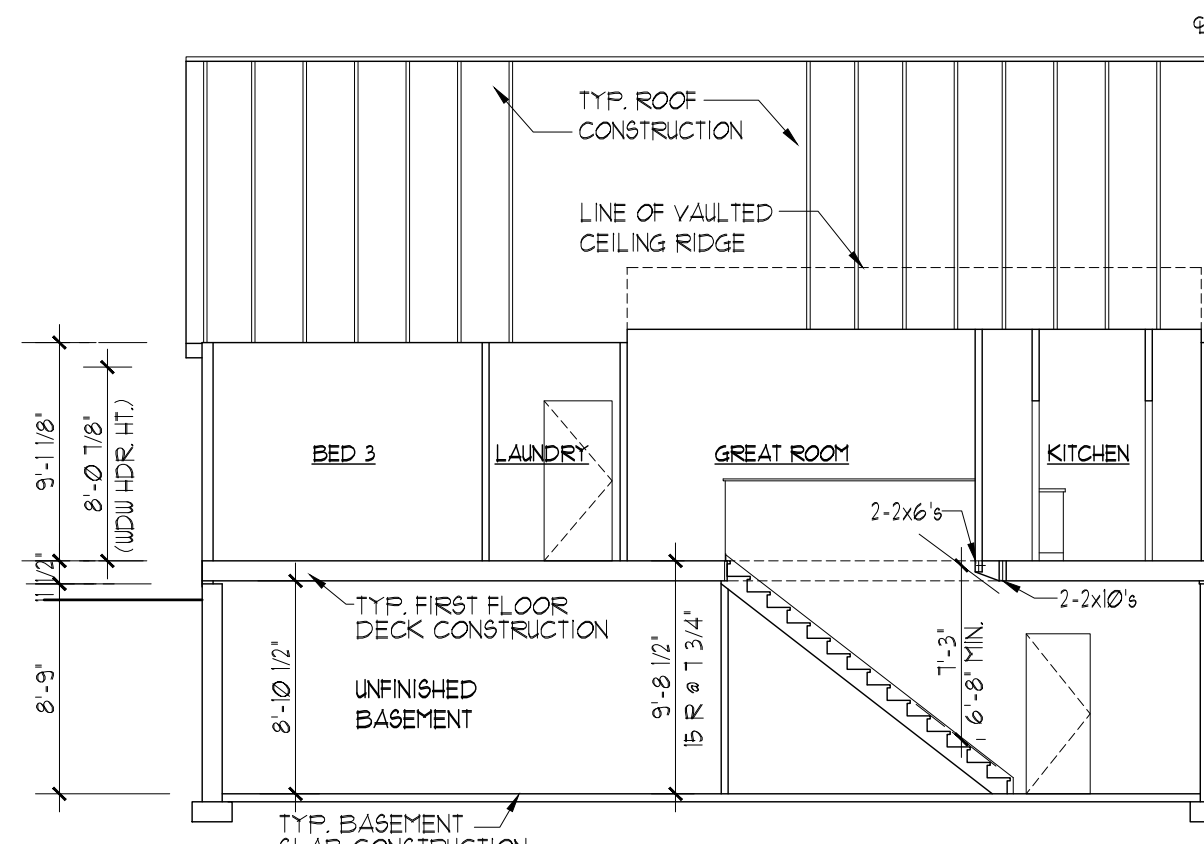
BUILDING SECTION 'A' - BASEMENT w/ 9' FIRST FLOOR
SCALE: 1/8" = 1'-0"



BUILDING SECTION 'A' - 9' FIRST FLOOR w/ OPT. DEEP BSMT
SCALE: 1/8" = 1'-0"



BUILDING SECTION 'B' - BASEMENT w/ 9' FIRST FLOOR
SCALE: 1/8" = 1'-0"



BUILDING SECTION 'B' - 9' FIRST FLOOR w/ OPT. DEEP BSMT
SCALE: 1/8" = 1'-0"

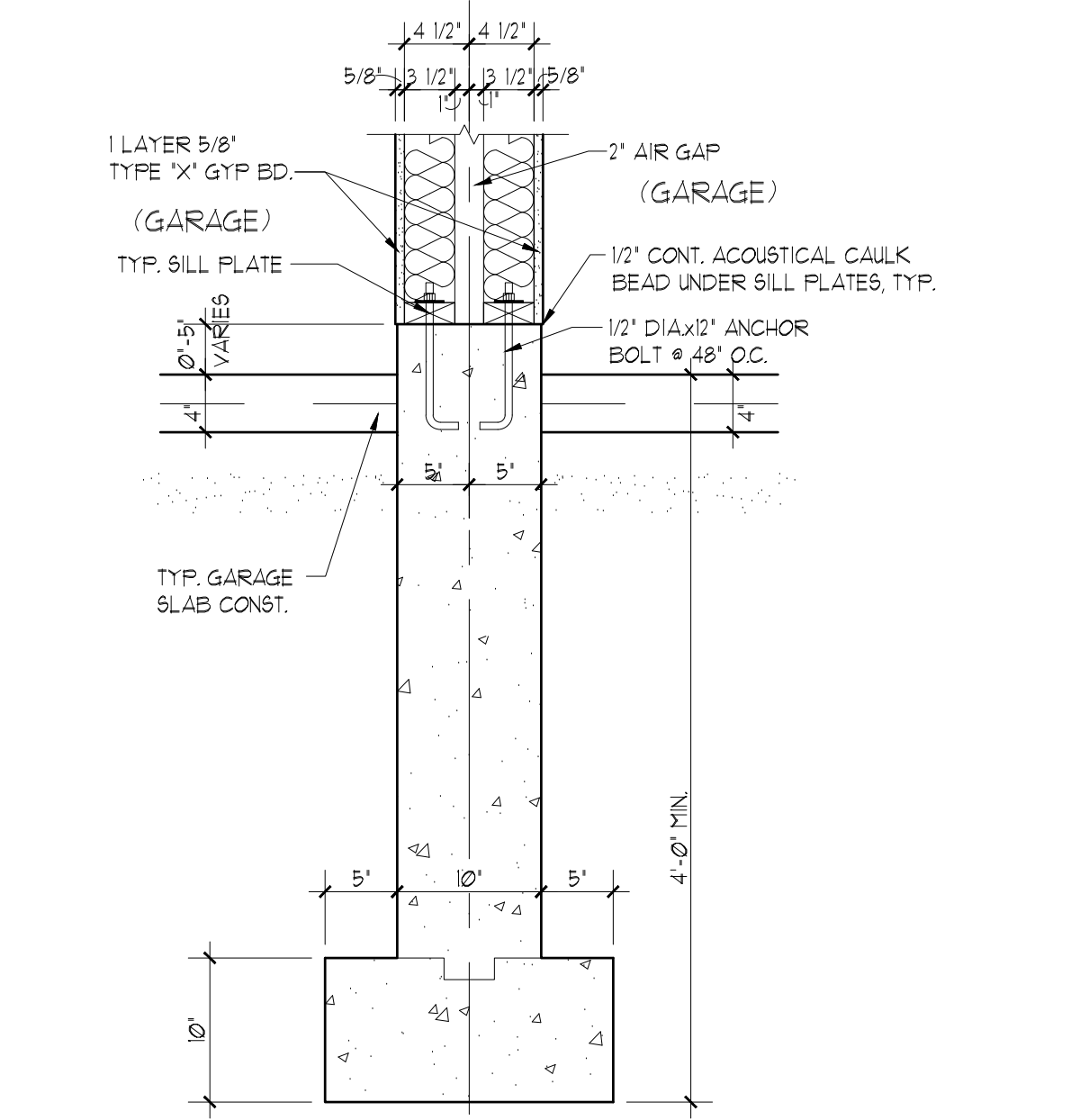
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Date:	11-10-23	8	15
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Drawn By:	JUK/RJW	10	17
Chk'd By:		11	18
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		13	20
		14	21

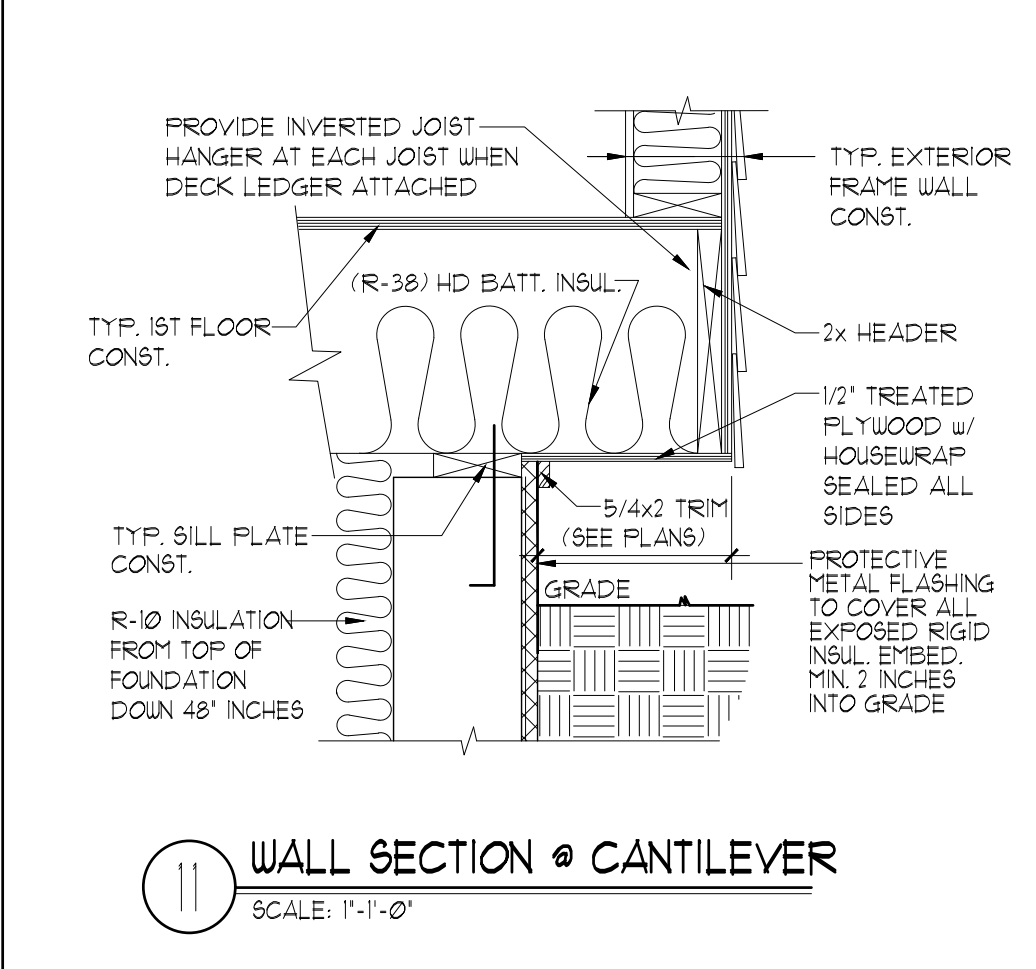
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U.S. SHELTER HOMES
MOUND MEADOWS SUBDIVISION
Whitewater, Wisconsin
1458 PLAN
BUILDING SECTIONS (BASEMENT)

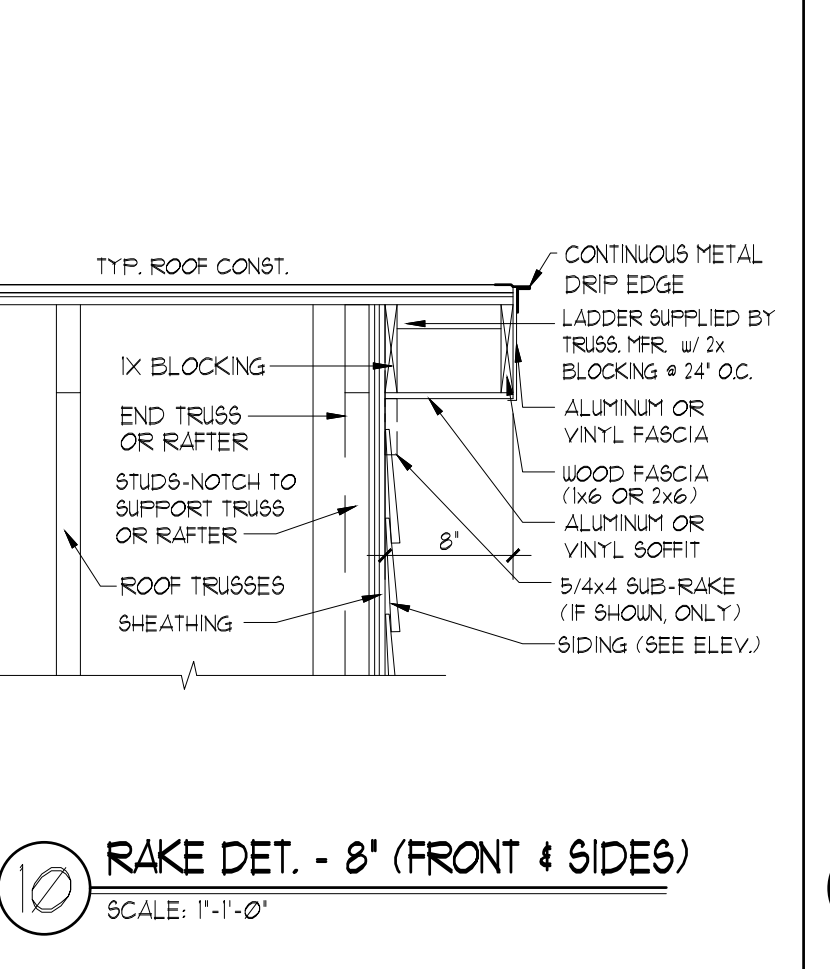
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1458-A5.1



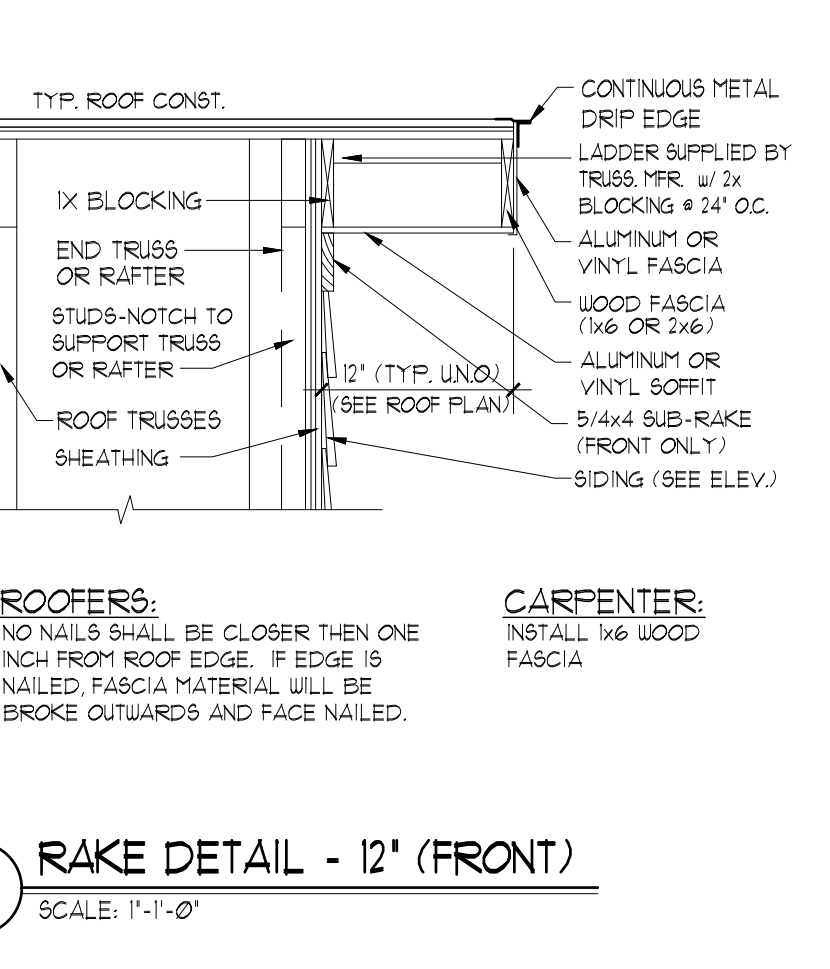
12 WALL SECTION @ GARAGE PARTY WALL
SCALE: 1/4"=1'-0"



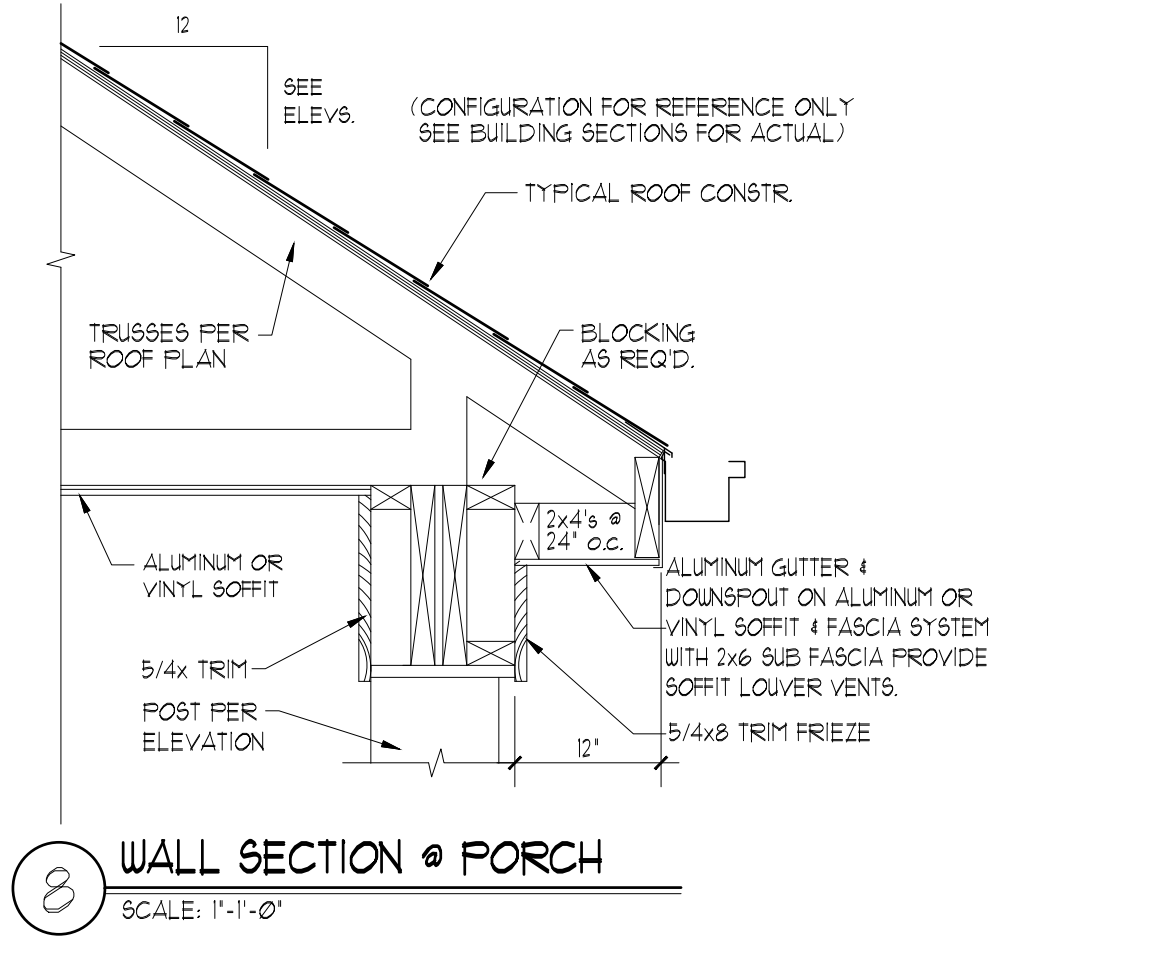
11 WALL SECTION @ CANTILEVER
SCALE: 1/4"=1'-0"



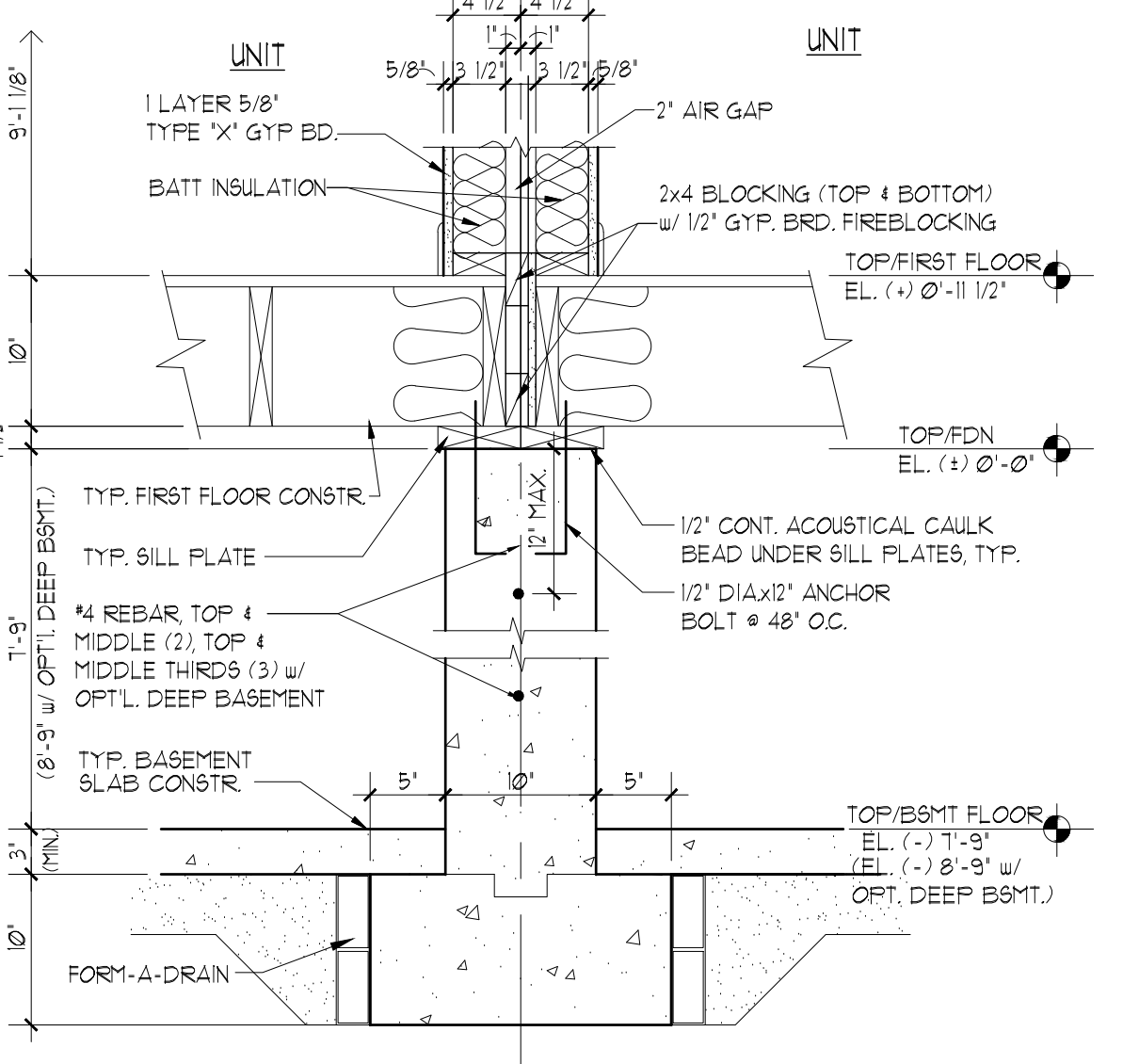
10 RAKE DET. - 8' (FRONT & SIDES)
SCALE: 1/4"=1'-0"



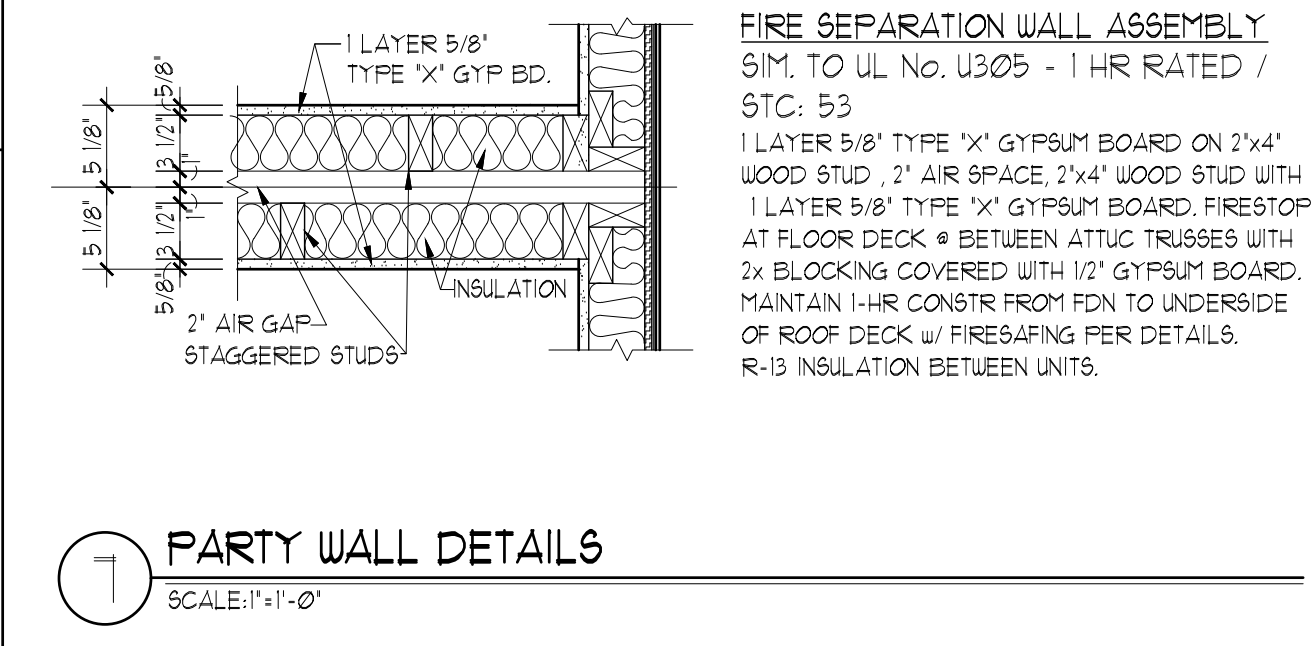
9 RAKE DETAIL - 12' (FRONT)
SCALE: 1/4"=1'-0"



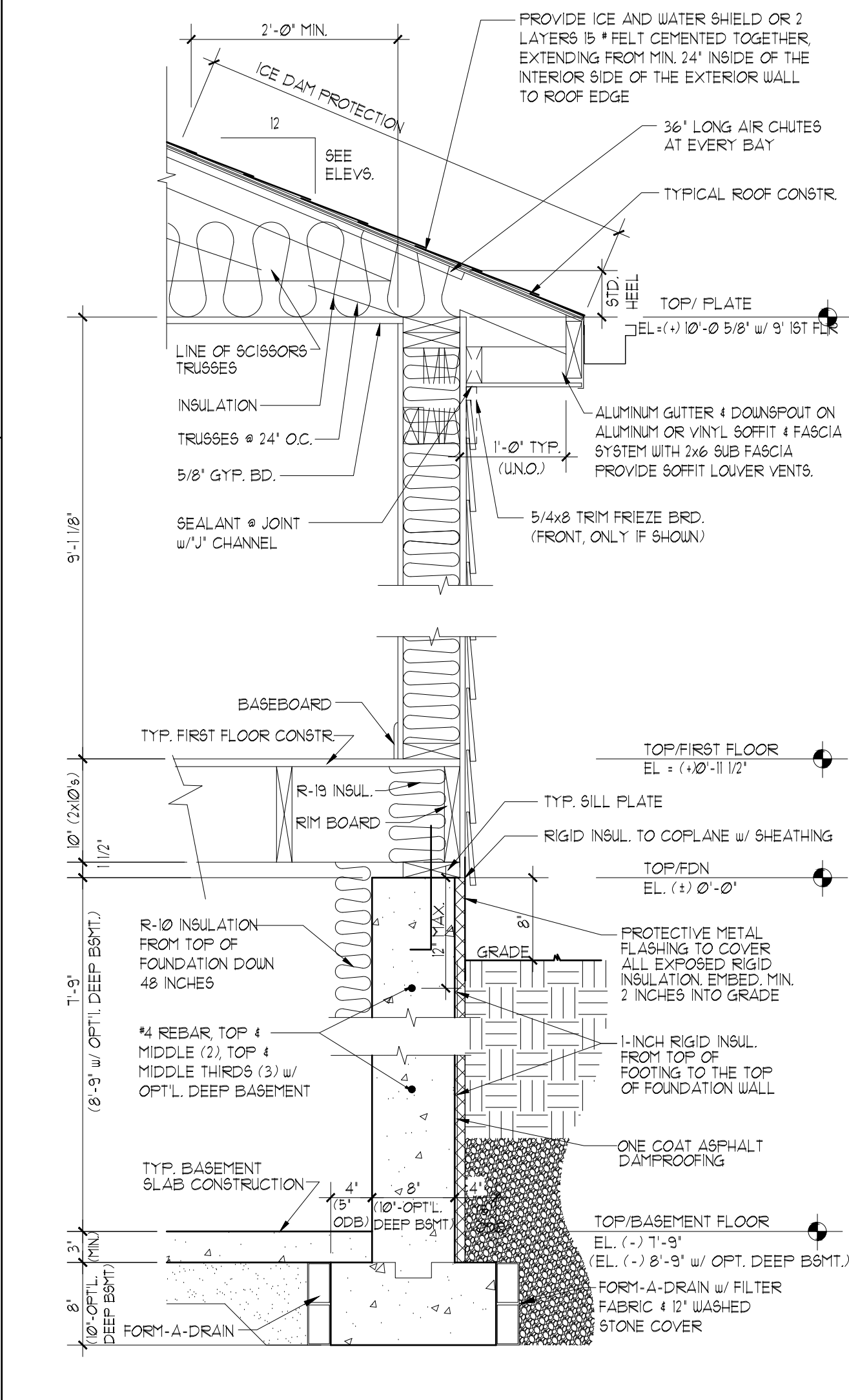
8 WALL SECTION @ PORCH
SCALE: 1/4"=1'-0"



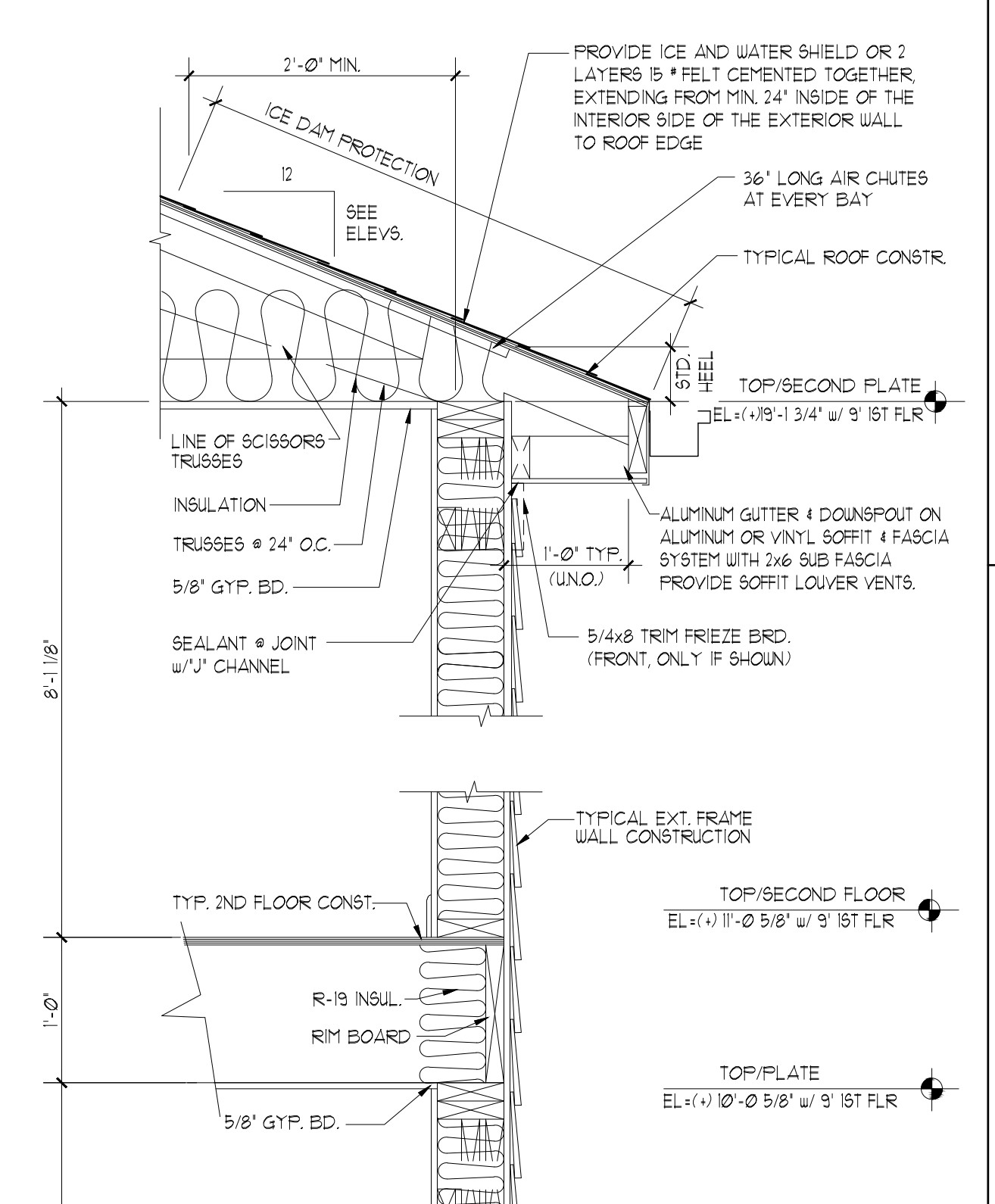
13 WALL SECTION @ BASEMENT PARTY WALL
SCALE: 1/4"=1'-0"



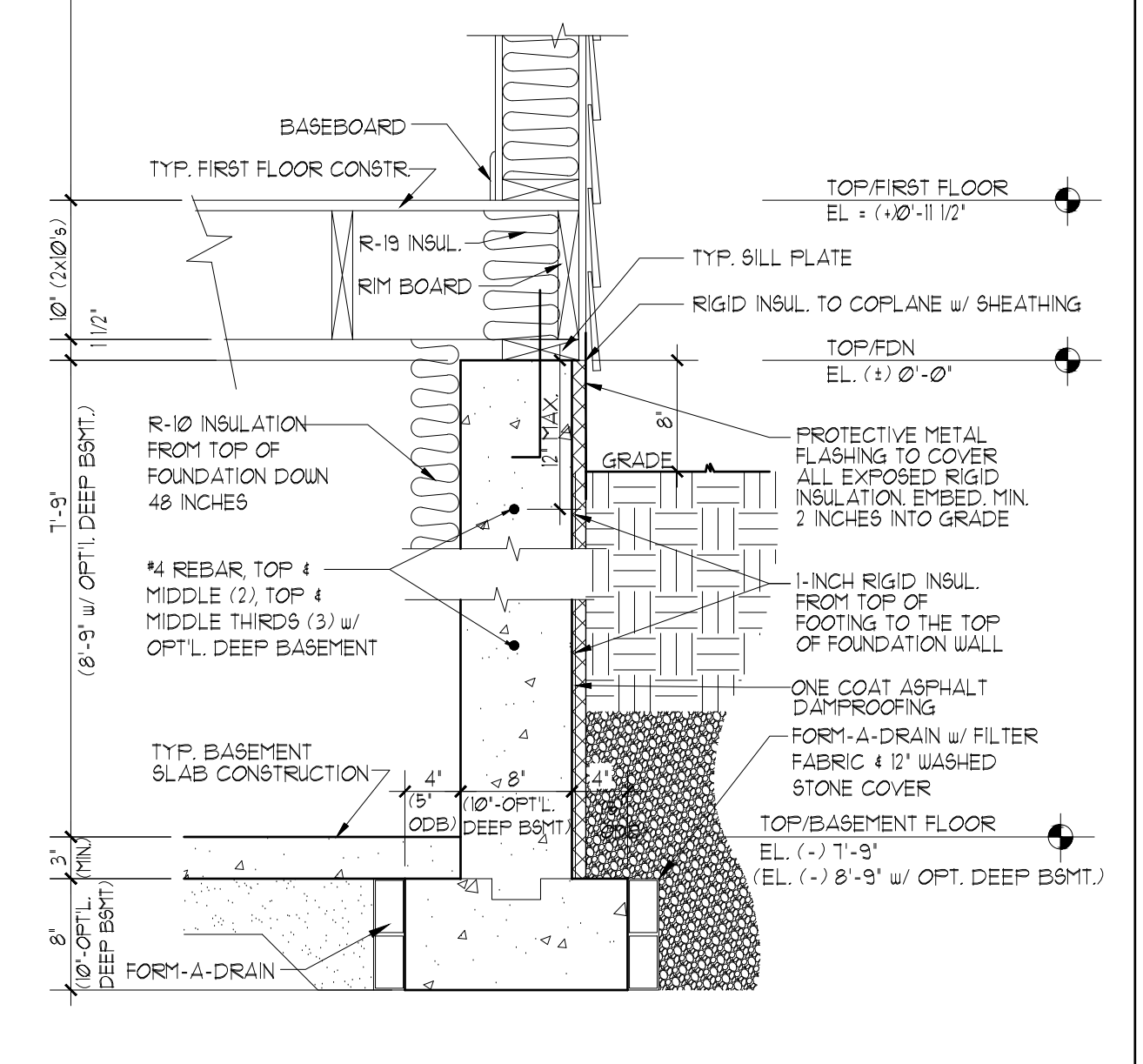
1 PARTY WALL DETAILS
SCALE: 1/4"=1'-0"



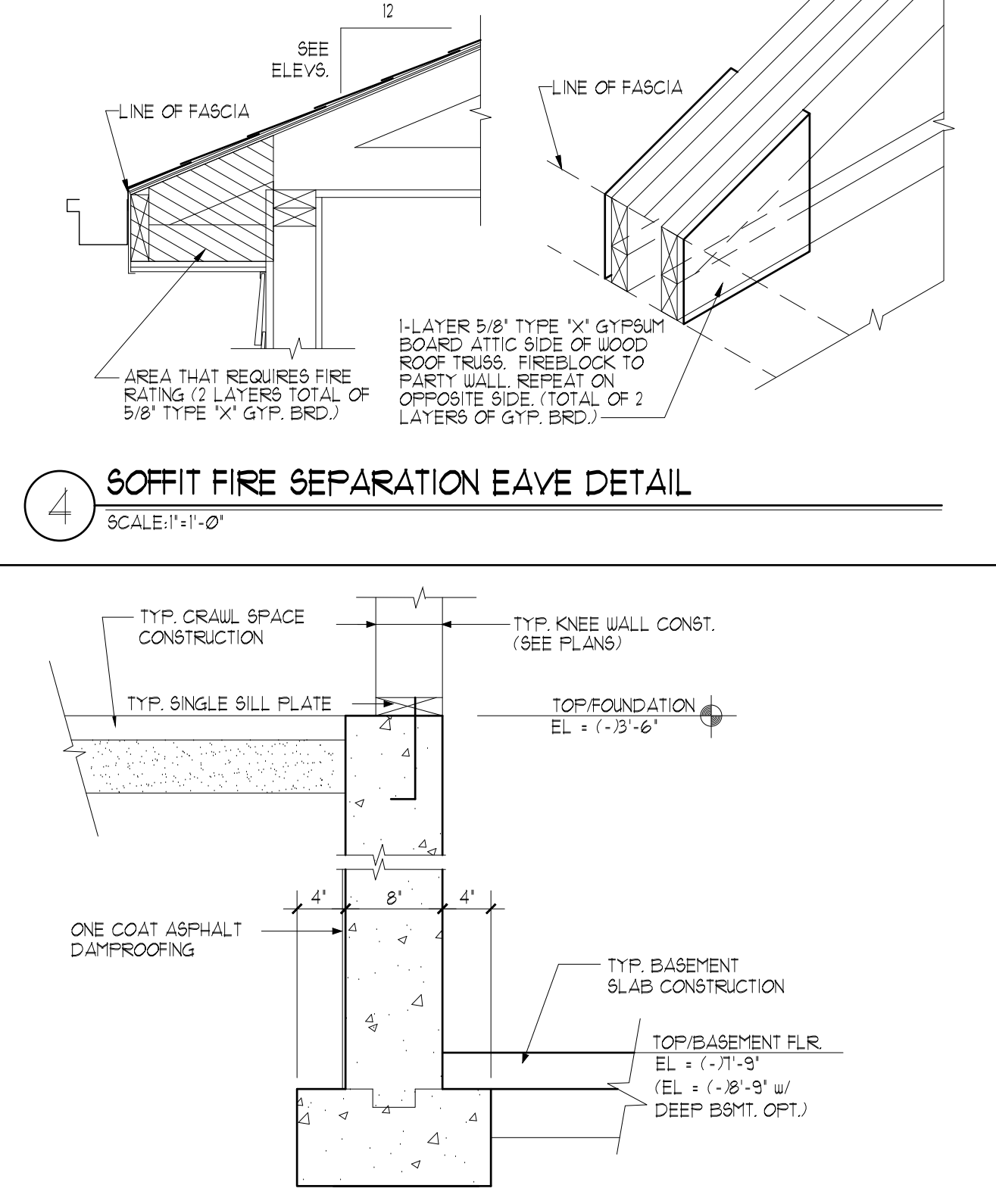
6 WALL SECTION @ BASEMENT 2x6 FRAME (RANCH)
SCALE: 1/4"=1'-0"



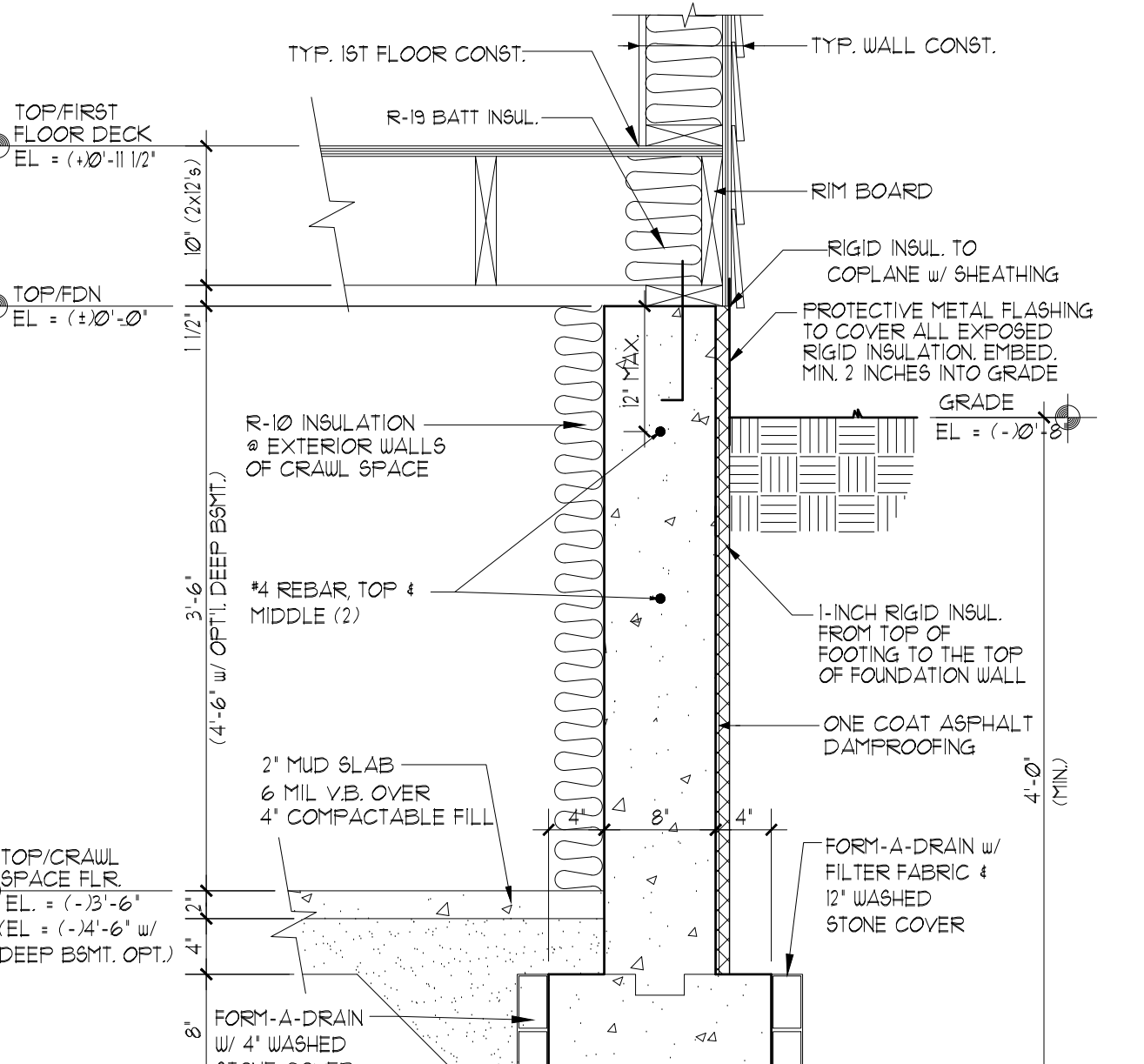
4 SOFFIT FIRE SEPARATION EAVE DETAIL
SCALE: 1/4"=1'-0"



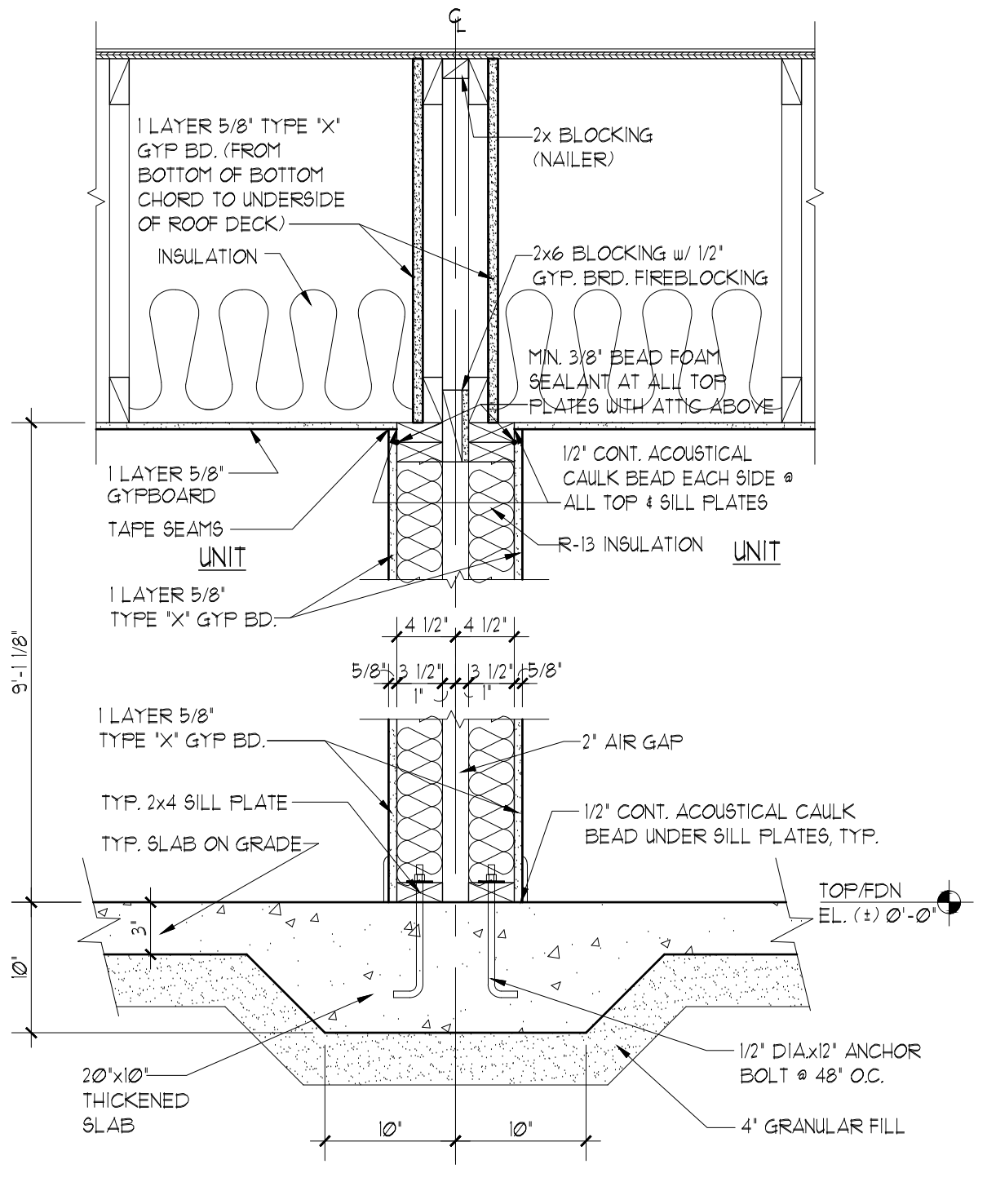
5 WALL SECTION @ BASEMENT 2x6 FRAME (2-STORY)
SCALE: 1/4"=1'-0"



3 WALL SECTION @ CRAWL SPACE
SCALE: 1/4"=1'-0"



2 WALL SECTION @ CRAWL SPACE
SCALE: 1/4"=1'-0"



14 WALL SECTION @ SLAB PARTY WALL
SCALE: 1/4"=1'-0"

TYP. ROOF CONST.
CLASS 'A' SEAL TAB ROOF SHINGLES OVER 1/4" BLDG. PAPER ON 1/2" OSB SHEATHING w/ 1/4" CLIPS ON ROOF FRAMING (SEE PLANS). R-49 BLOW-IN INSULATION 5/8" GYP. BRD. PROVIDE STARTER STRIP OF 2 LAYERS 1/4" FELT CEMENTED TOGETHER OR ICE/WATER SHIELD AT ALL EAVES AND FLASHING PLANTS. PROVIDE HOLD-DOWN CONNECTORS TO TOP PLATE AT EACH TRUSS, 5/8" GYP/SM BOARD SCREWED TO UNDERSIDE OF ROOF TRUSSES.

FASCIA & SOFFIT
ALUMINUM OR VINYL SOFFIT & FASCIA (PER BUILDER)

FLOOR CONSTRUCTION (2x10)
3/4" T & G PLYWOOD (GLUED & NAILLED) SUB-FLOOR 2x10 JOISTS (SEE PLANS FOR SPAN AND SPACING) 1/2" CROSS BRIDGING OR APPROVED METAL BRIDGING NOT OVER 1'-0" O.C. (AT TILED AREAS PROVIDE 1/4" UNDERLAYMENT). (AT FLOORS OVER UNHEATED SPACE BELOW, PROVIDE R-30 INSULATION)

FLOOR CONSTRUCTION (2x12)
3/4" T & G PLYWOOD (GLUED & NAILLED) SUB-FLOOR 2x12 JOISTS (SEE PLANS FOR SPAN AND SPACING) 1/2" CROSS BRIDGING OR APPROVED METAL BRIDGING NOT OVER 1'-0" O.C. (AT TILED AREAS PROVIDE 1/4" UNDERLAYMENT). (AT FLOORS OVER UNHEATED SPACE BELOW, PROVIDE R-30 INSULATION)

TYP. EXT. FRAME WALL
TYP. HORIZONTAL VINYL SIDING (SEE ELEVATIONS) OVER HOUSEWRAP OVER 1/4" OSB STRUCTURAL SHEATHING (FULLY SHEATHED w/ 1/4" OSB) 2x6 WOOD STUDS AT 16" O.C. UNO. w/ R-15 BATT INSUL. (R-19 w/ 2x6 WALLS) UNLESS OTHERWISE NOTED (SEE PLANS) & 6 MIL VAPOR BARRIER. 1/2" GYP/SM BOARD WALL FINISH.

TYP. SILL PLATE-SLAB
2x6 PRESSURE TREATED SILL SET IN SILL SEALER ATTACHED TO FOUNDATION w/ 1/2" DIA. x 12" ANCHOR BOLTS 1' INTO CONC. w/ NUTS AND WASHERS @ 12" O.C. MINIMUM 2 PER PIECE. START ANCHOR BOLTS 1'-0" FROM EACH CORNER.

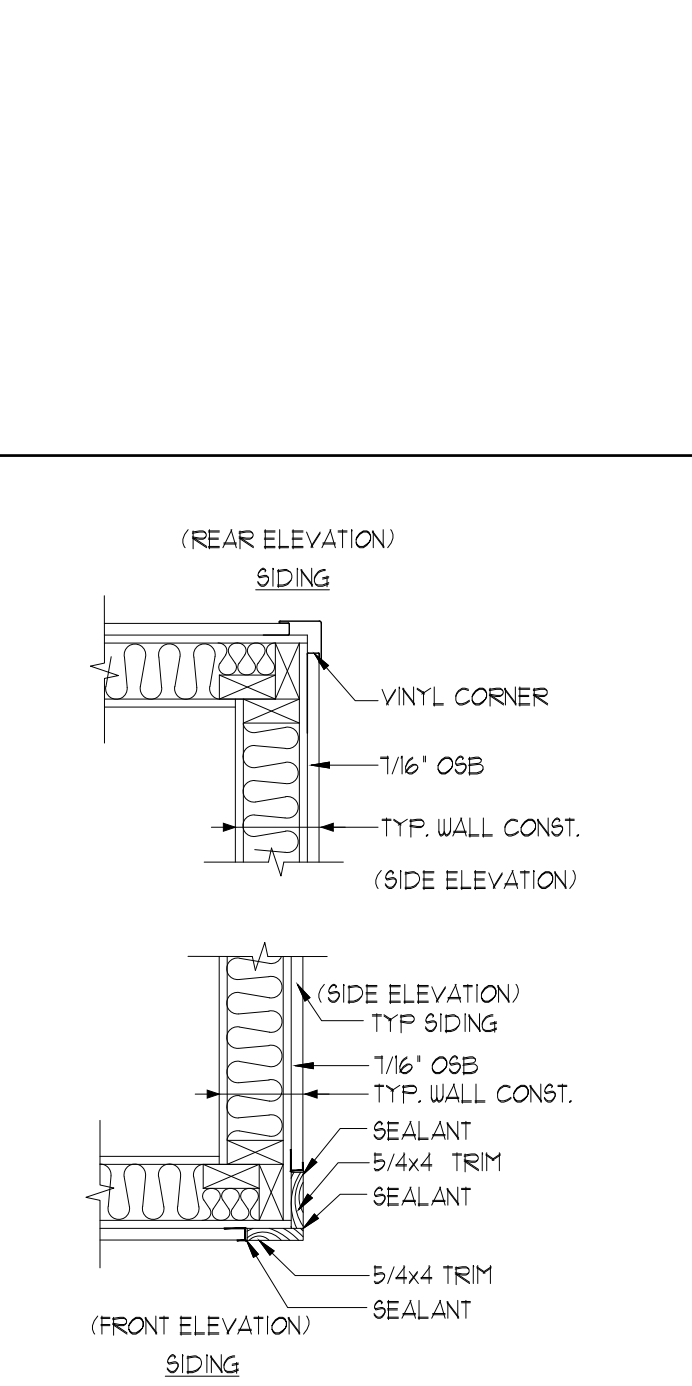
TYP. SILL PLATE-BASEMENT
2x6 PRESSURE TREATED SILL SET IN SILL SEALER AND ATTACHED TO FOUNDATION w/ 1/2" DIA. x 12" ANCHOR BOLTS 1' INTO CONC. w/ NUTS AND WASHERS @ 12" O.C. MINIMUM 2 PER PIECE. START ANCHOR BOLTS 1'-0" FROM EACH CORNER.

TYP. SLAB ON GRADE (INTERIOR)
3" MIN. CONC. SLAB ON 6 MIL VAPOR BARRIER. 6" LAP MIN. @ JOINTS ON 4" GRANULAR FILL. PROVIDE CONTROL JOINTS UNDER WALLS ABOVE T.CONC. SLAB EL. (+) 0'-0".

TYP. GARAGE SLAB
4" MIN. CONC. SLAB w/ 6x6-10/10 GA. W/MT. ON 6 MIL VAPOR BARRIER. 6" LAP MIN. @ JOINTS ON 4" GRANULAR FILL. PROVIDE CONTROL JOINTS.

TYP. CRAWL SPACE
2" CONC. SLUSH COAT w/ 6 MIL VAPOR BARRIER. 6" LAP AT JOINTS ON 4" GRANULAR FILL (HEATED) 1/8" LAB EL. (+) 0'-0".

TYP. BASEMENT SLAB
3" MIN. CONC. SLAB w/ 6x6-10/10 GA. W/MT. ON 6 MIL VAPOR BARRIER. 6" LAP MIN. @ JOINTS ON 4" GRANULAR FILL. PROVIDE CONTROL JOINTS. 1/8" LAB EL. (+) 0'-0".



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

15	16	17	18	19	20	21
8	9	10	11	12	13	14
1	2	3	4	5	6	7

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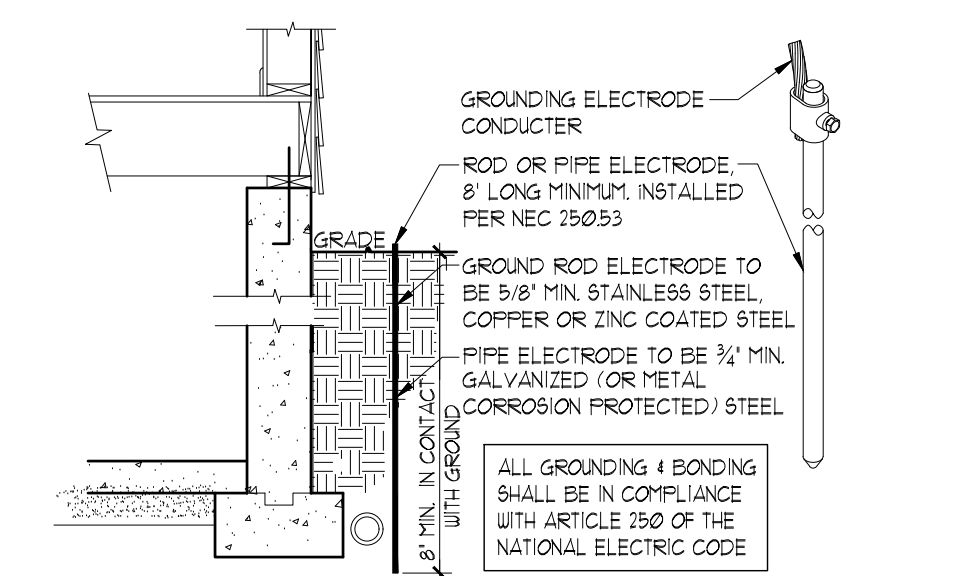
Whitewater, Wisconsin

U.S. SHELTER HOMES

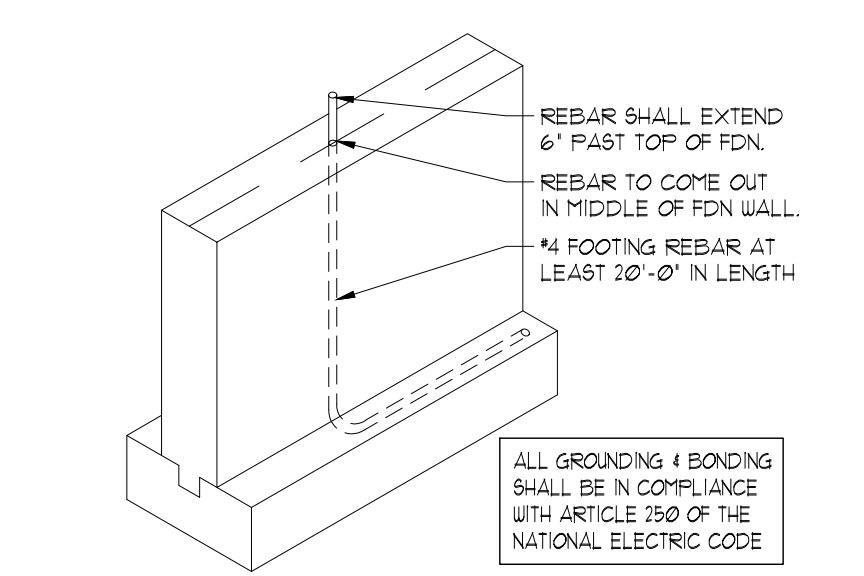
U.S. SHELTER

MOUND MEADOWS SUBDIVISION

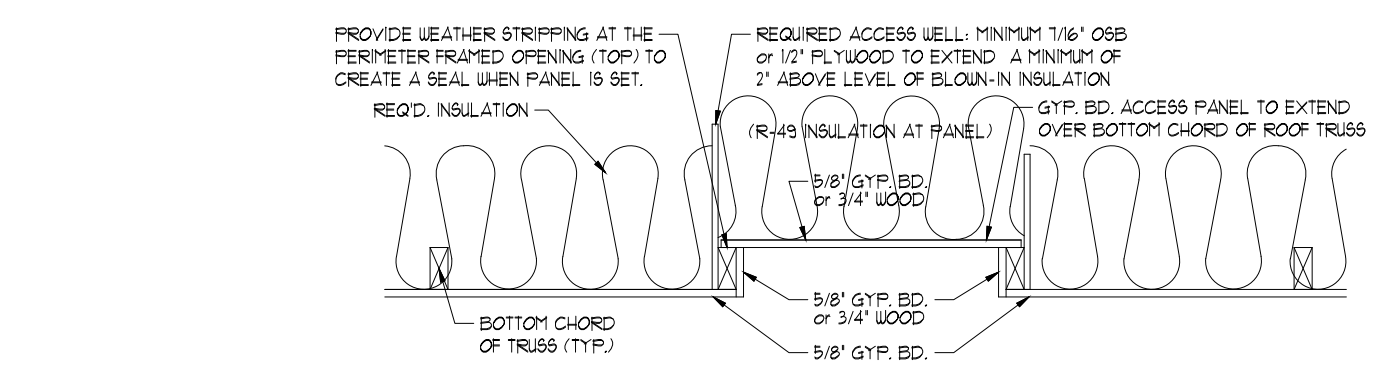
WALL SECTIONS & DETAILS



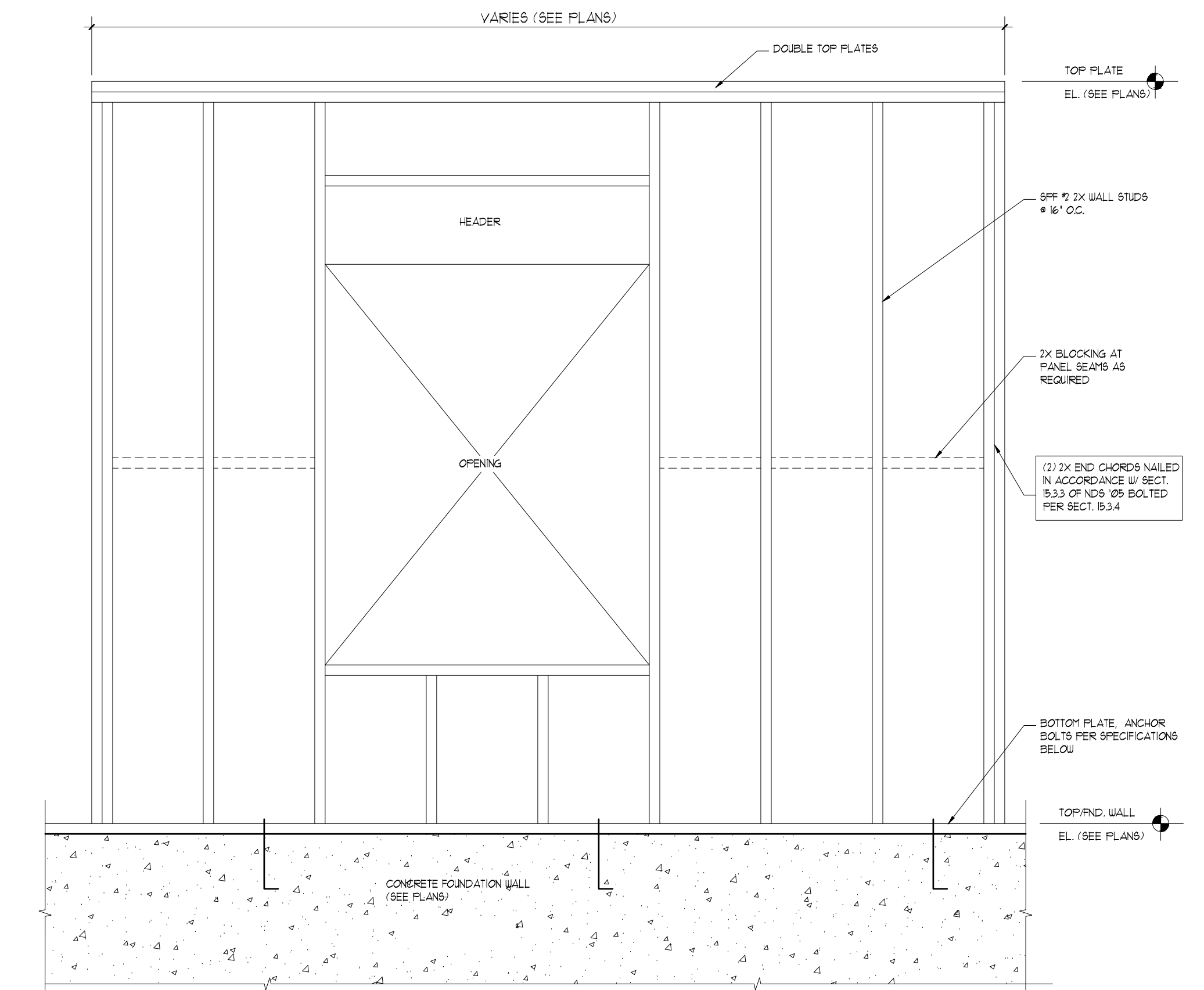
11a GROUNDING ELECTRODE - ROD OR PIPE
SCALE: 1/2"=1'-0"



11b GROUNDING ELECTRODE - UFER
SCALE: 1/2"=1'-0"

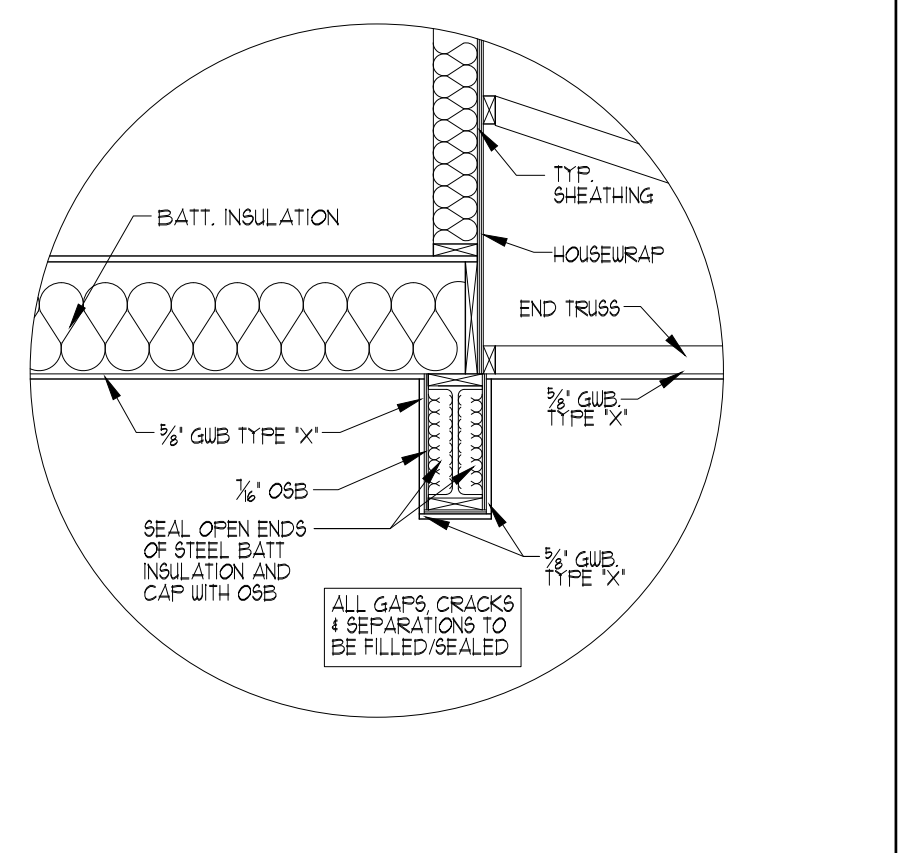


12 ATTIC ACCESS DETAIL
SCALE: 3/4"=1'-0"

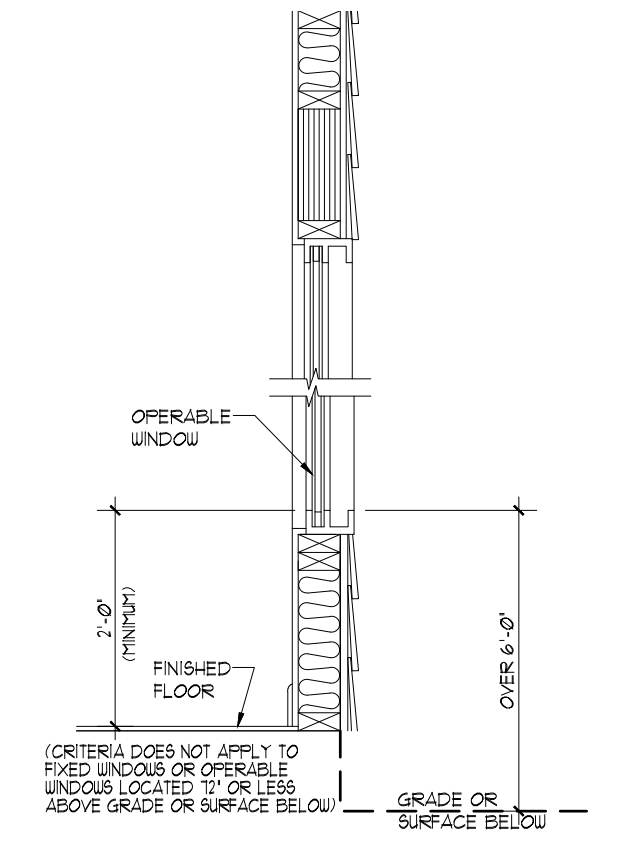


- TYPE 'A' SHEARWALL 2-STORY (ALL EXTERIOR FRAME WALLS)**
- (1) LAYER 1/8" OSB SHEATHING ON EXTERIOR FACE - SECOND FLOOR
 - PANEL EDGES & BOUNDARIES + 8d NAILS # 6" O.C.
 - INTERMEDIATE SUPPORTS + 8d NAILS # 12" O.C.
 - (2) LAYER 1/8" OSB SHEATHING ON EXTERIOR FACE - FIRST FLOOR
 - PANEL EDGES & BOUNDARIES + 8d NAILS # 3" O.C.
 - INTERMEDIATE SUPPORTS + 8d NAILS # 12" O.C.
 - 1/2" x 2" HOOKED ANCHOR RODS (1" EMBEDMENT) # 48" O.C.
 - (2) 2x STUDS EACH END.
- TYPE 'A' SHEARWALL 1-STORY (RANCH) (ALL EXTERIOR FRAME WALLS)**
- (1) LAYER 1/8" OSB SHEATHING ON EXTERIOR FACE
 - PANEL EDGES & BOUNDARIES + 8d NAILS # 6" O.C.
 - INTERMEDIATE SUPPORTS + 8d NAILS # 12" O.C.
 - 1/2" x 2" HOOKED ANCHOR RODS (1" EMBEDMENT) # 12" O.C.
 - (2) 2x STUDS EACH END.
- TYPE 'B' SHEARWALL 2-STORY (HOUSE/GARAGE WALLS)**
- (1) LAYER 1/2" OR 5/8" (SEE PLANS) GYPSUM SHEATHING ON EACH FACE - FIRST FLOOR
 - PANEL EDGES & BOUNDARIES + 5d COOLER # 1" O.C. (OR No. 6-1/4" (1 5/8"-5/8" GYP) SCREWS # 4" O.C.)
 - INTERMEDIATE SUPPORTS + 5d COOLER # 12" O.C. (OR No. 6-1/4" (1 5/8"-5/8" GYP) SCREWS # 12" O.C.)
 - 1/2" x 2" HOOKED ANCHOR RODS (1" EMBEDMENT) # 48" O.C.
 - (2) 2x STUDS EACH END.
- TYPE 'B' SHEARWALL 1-STORY (RANCH) (HOUSE/GARAGE WALLS)**
- (1) LAYER 1/2" OR 5/8" (SEE PLANS) GYPSUM SHEATHING ON EACH FACE
 - PANEL EDGES & BOUNDARIES + 5d COOLER # 1" O.C. (OR No. 6-1/4" (1 5/8"-5/8" GYP) SCREWS # 4" O.C.)
 - INTERMEDIATE SUPPORTS + 5d COOLER # 12" O.C. (OR No. 6-1/4" (1 5/8"-5/8" GYP) SCREWS # 12" O.C.)
 - 1/2" x 2" HOOKED ANCHOR RODS (1" EMBEDMENT) # 12" O.C.
 - (2) 2x STUDS EACH END.
- TYPE 'C' SHEARWALL 2-STORY (IF SPECIFICALLY CALLED OUT)**
- (1) LAYER 1/2" (MIN) GYPSUM SHEATHING ON EXTERIOR FACE - SECOND FLOOR
 - PANEL EDGES & BOUNDARIES + 5d COOLER # 1" O.C. (OR No. 6-1/4" (1 5/8"-5/8" GYP) SCREWS # 4" O.C.)
 - INTERMEDIATE SUPPORTS + 5d COOLER # 12" O.C. (OR No. 6-1/4" (1 5/8"-5/8" GYP) SCREWS # 12" O.C.)
 - (2) 2x STUDS EACH END.
- TYPE 'C' SHEARWALL 1-STORY (RANCH) (IF SPECIFICALLY CALLED OUT)**
- (1) LAYER 1/2" (MIN) GYPSUM SHEATHING ON EXTERIOR FACE
 - PANEL EDGES & BOUNDARIES + 5d COOLER # 1" O.C. (OR No. 6-1/4" (1 5/8"-5/8" GYP) SCREWS # 4" O.C.)
 - INTERMEDIATE SUPPORTS + 5d COOLER # 12" O.C. (OR No. 6-1/4" (1 5/8"-5/8" GYP) SCREWS # 12" O.C.)
 - 1/2" x 2" HOOKED ANCHOR RODS (1" EMBEDMENT) # 12" O.C.
 - (2) 2x STUDS EACH END.

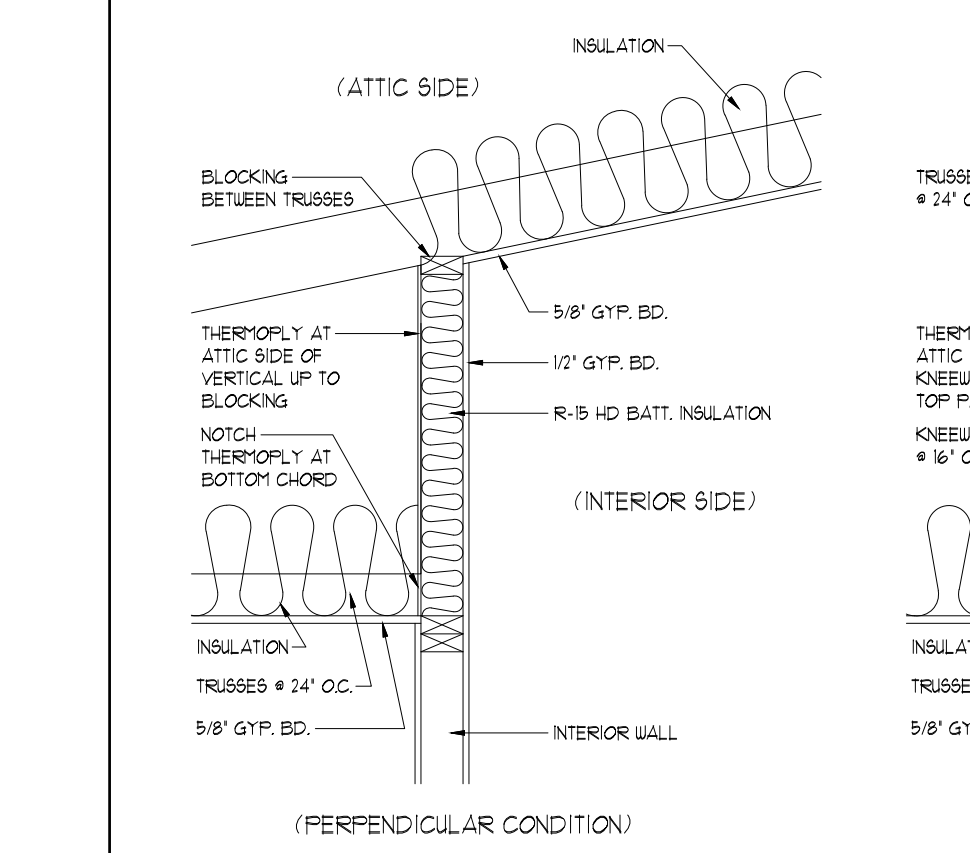
3 SHEARWALL DETAIL/SPECIFICATIONS
NO SCALE



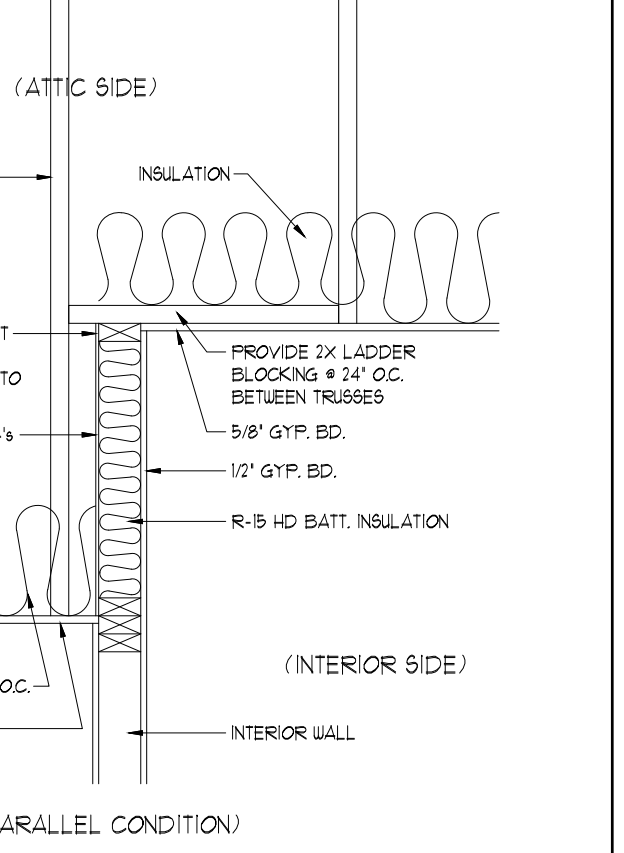
10 GARAGE DRAFTSTOPPING @ STEEL BEAM
SCALE: NONE



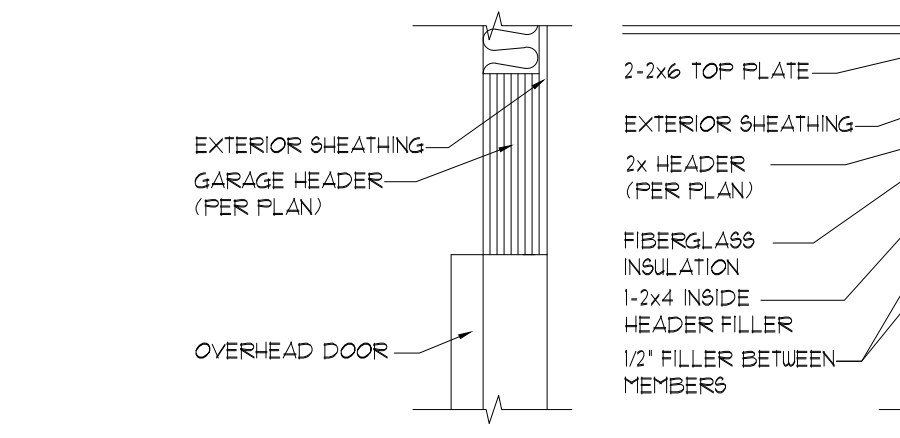
9 WINDOWS OVER 12' ABOVE GRADE (SURFACE BELOW)
SCALE: 1"-1'-0"



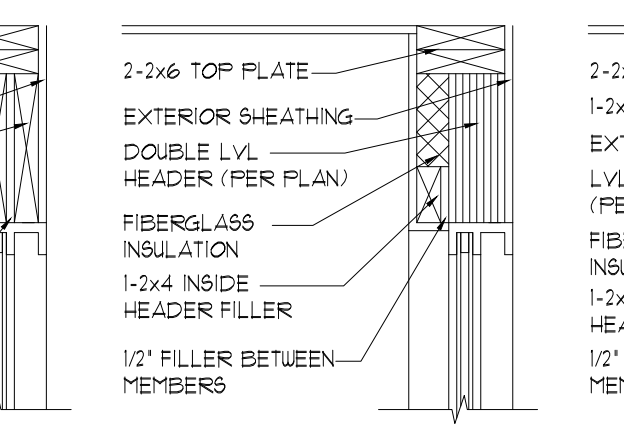
8 VAULT DETAIL AT INTERIOR WALL
SCALE: NONE



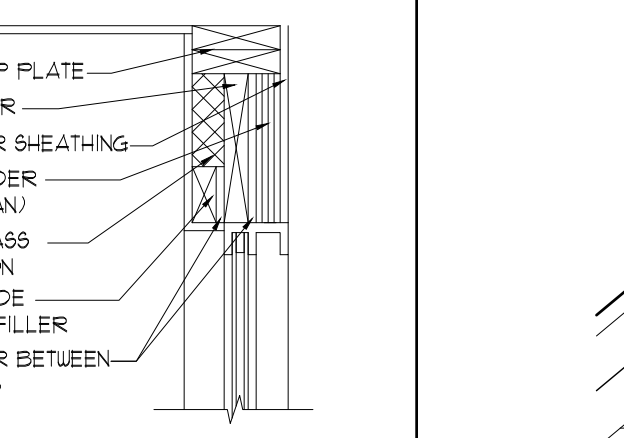
7 GARAGE ATTIC ADJACENT TO HOUSE ATTIC
SCALE: 1"-1'-0"



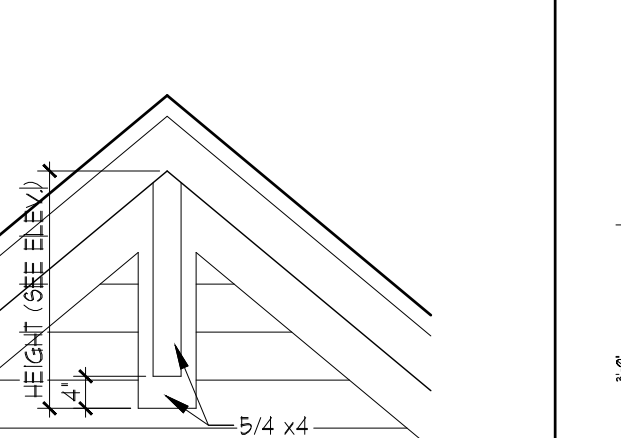
6 GARAGE HEADER DETAIL
SCALE: 1/2"=1'-0"



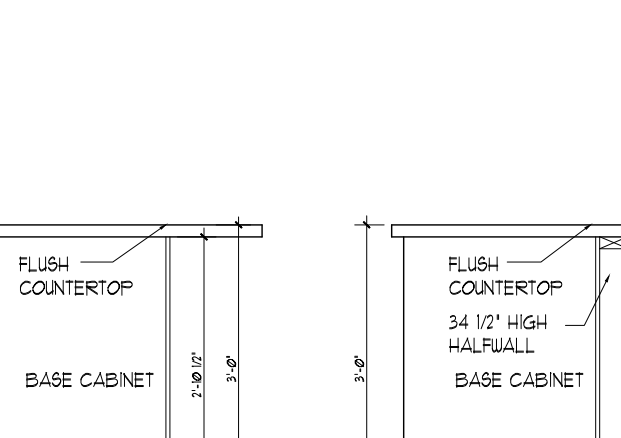
DOUBLE 2x HEADER DETAIL
SCALE: 1/2"=1'-0"



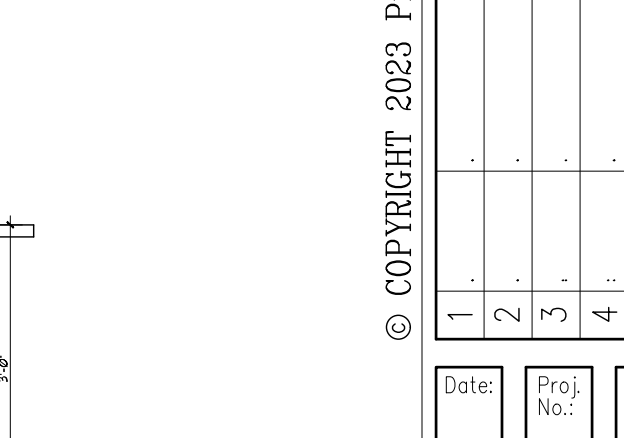
DOUBLE LVL HEADER DETAIL
SCALE: 1/2"=1'-0"



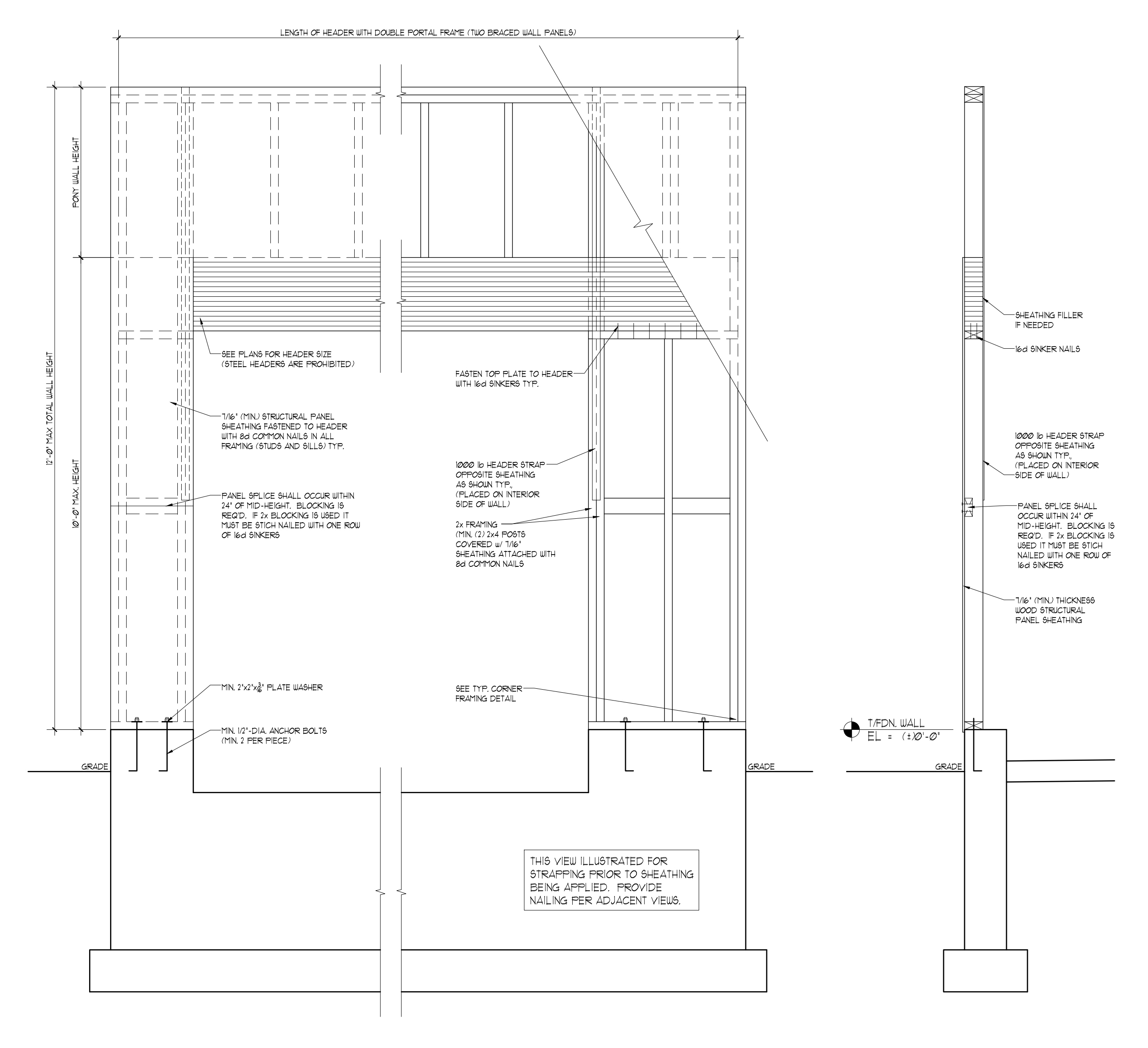
SINGLE LVL HEADER DETAIL
SCALE: 1/2"=1'-0"



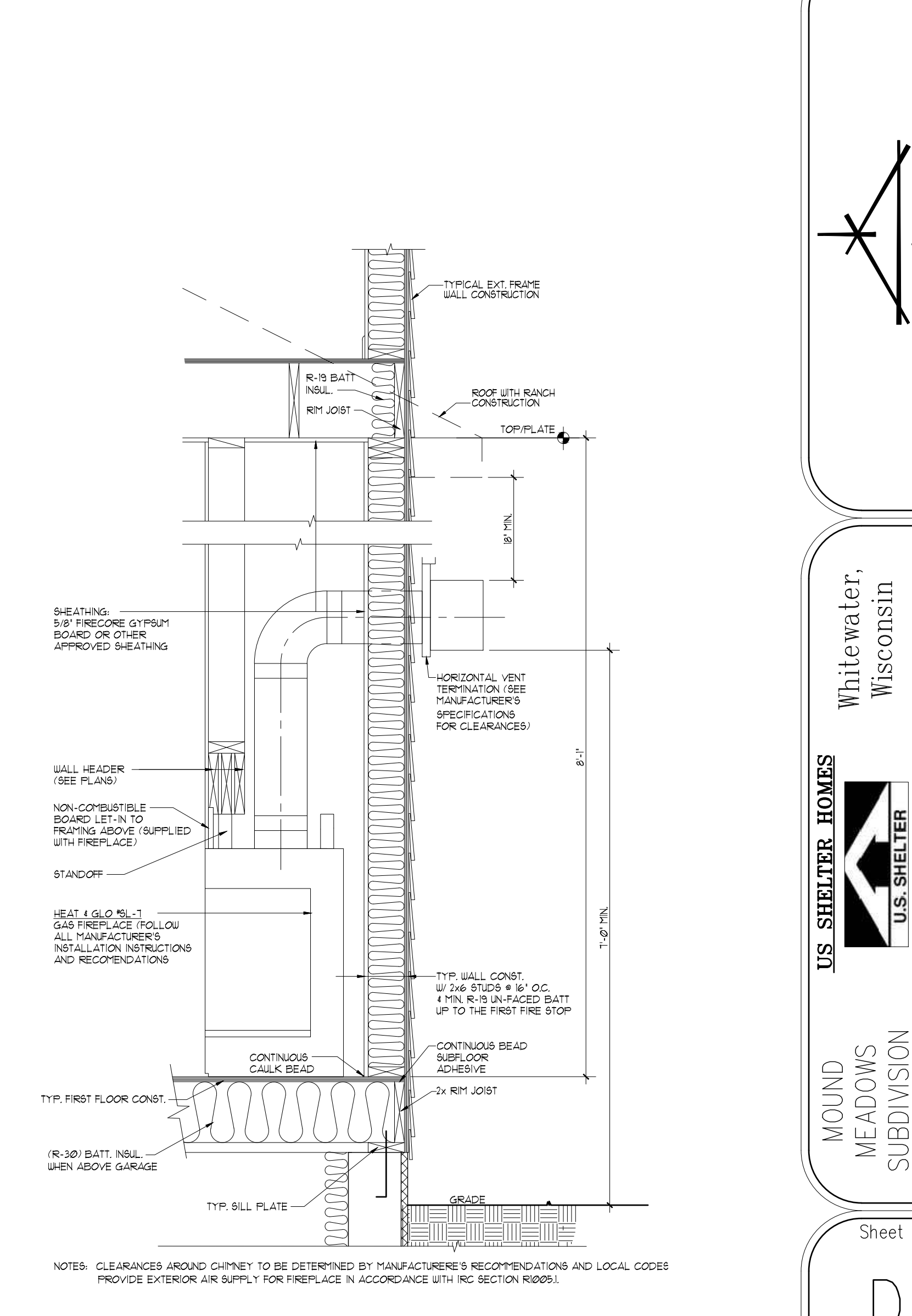
5 GABLE DETAIL
SCALE: 1/2"=1'-0"



4 KITCHEN COUNTER OVERHANG DETAILS
SCALE: 1/2"=1'-0"



2 PORTAL FRAMING DETAIL
NO SCALE APPLIES TO ALL WOOD FRAMED GARAGE DOOR HEADERS



1 GAS FIREPLACE DETAIL
SCALE: 1"-1'-0"

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15	16	17	18	19	20	21
8	9	10	11	12	13	14
1	2	3	4	5	6	7

Date: 11-10-23
Proj. No.: 720-606
Drawn By: JUK/RJW
Chk'd By:

Premier Architecture, Inc.
1000 W. Spring St., Ste. 1, South Elgin, IL 60177 (847) 857-7050

US SHELTER HOMES
MOUND MEADOWS SUBDIVISION
Whitewater, Wisconsin
U.S. SHELTER

Sheet No.: **D3**
96

MEMORANDUM

To: City of Whitewater Plan and Architectural Review Commission

From: Allison Schwark, Zoning Administrator

Date: January 8, 2024

Re: Site Plan Review

Summary of Request	
Requested Approvals:	Site Plan Review
Location:	Prospect Drive Parcel # 292-0515-3434-001
Current Land Use:	Vacant Property
Proposed Land Use:	Commercial Contractor Shops/ Business workshops
Current Zoning:	M-1
Proposed Zoning:	N/A
Future Land Use, Comprehensive Plan:	Business/Industrial Park

Site Plan Review

The applicant is requesting a Site Plan Review for commercial new construction in the Business Park for Contractor Shops, to be utilized by several different companies in need of business space. The proposed project on the corner of Prospect and Endeavor includes 7 new buildings, stormwater management systems, and 2 ingress egress points, with parking throughout.

19.36.040 - Lot area.

Minimum lot area in the M-1 district is twenty thousand square feet.

Site Plan appears to be in full compliance with the following.

19.36.050 - Lot width.

Minimum lot width in the M-1 district is one hundred fifty feet.

Site Plan appears to be in full compliance with the following.

19.36.060 - Yard requirements.

Minimum yard requirements for the M-1 district are:

- A. Front, thirty feet;

- B. Side, fifteen feet, corner lots thirty feet;
- C. Rear, thirty feet, except the rear yard setback to any railroad right-of-way shall be at least fifteen feet under a conditional use;

Site Plan appears to be in full compliance with the following.

19.36.070 - Lot coverage.

There is no maximum percentage lot coverage for buildings with the exception of the provisions needed for landscape, circulation, and other site planning considerations. Building size, coverage, and locations must still conform to the other regulations including stormwater management. Landscape and environmental features shall follow principles of sustainability and environmental quality and shall locate landscape elements in highly visible locations, especially in the fronts of buildings, and should include canopy trees, understory and/or evergreen trees, and shrubs.

Site Plan appears to be in full compliance with the following.

19.36.080 - Building height.

Maximum building height in the M-1 district is one hundred feet, with the exception that the maximum building height is three stories within one hundred feet of a residential use or a property zoned as a residential district.

The maximum building height is also subject to fire safety limitations. The maximum building height may be increased under the provisions of a conditional use permit which will include, but is not limited to, consideration of issues regarding shadows cast by buildings, views, impacts on neighbors, and microclimate.

Site Plan appears to be in full compliance with the following.

19.51.130 - Number of parking stalls—General requirements.

Manufacturing and processing plants, laboratories and warehouses = 1 stall for each 2 employees working per shift

Retail and service, commercial = 1 stall for each 250 square feet of primary floor area

Site Plan does not appear to be in compliance.

Each 50X50 building is 2,500square feet requiring **10 parking stalls per building, with a total of 70 parking stalls. The proposed site plan depicts 36 parking stalls.**

- A. **A party may apply to the plan and architectural review commission for a permit allowing less than the number of stalls required herein, but not less than one stall per five hundred square feet of primary floor area for retail and commercial service uses.**
- B. The commission may grant such a permit if it is not against the best interest of the public.
- C. Even if a permit is granted, the applicant shall be required to have sufficient land and a plan to install the maximum required stalls under this section should it become necessary, except within the PD zoning district.
- D. The permit may be revoked at any time by the commission upon notice and hearing if good cause is shown for the revocation of the permit. Within a PD district only, adjacent on-street parking may apply toward the minimum parking requirements, if approved by the plan commission.

Planner's Recommendations

1) Staff recommends that Plan Commission **APPROVE** the Site Plan with the following conditions:

- a) The applicant is responsible for planning, design, and implementation of the grading plan for the site. The City of Whitewater shall not be held responsible for any deficiency in the grading plan.

- b) The project shall be developed in accordance with the approved site plan, architecture, and landscape plan. Any deviation from the approved plans shall require zoning administrator and/or Plan Commission approval.
- c) Applicant requests approval for reduced parking which shall not be less than one stall per five hundred square feet of primary floor area.
- d) All units shall meet building code requirements, and include proper plumbing.
- e) Any conditions stipulated by the PARC.

<p align="center">Site Plan Review for: Becker and Bolton, LLC Contractor Shops</p>		
<p align="center"><i>Plan Review Standards per Section 1919.63.100:</i></p>		
<p align="center">STANDARD</p>	<p align="center">EVALUATION</p>	<p align="center">COMMENTS</p>
<p>1. The proposed structure, addition, alteration or use will meet the minimum standards of this title for the district in which it is located</p>	<p>Yes</p>	<p>The proposed use is surrounded by M-1 uses.</p>
<p>2. The proposed development will be consistent with the adopted city comprehensive plan</p>	<p>Yes</p>	<p>Comp plan shows area marked for business/industrial.</p>
<p>3. The proposed development will be compatible with and preserve the important natural features of the site</p>	<p>Yes</p>	<p>Site contains little in the way of natural features.</p>
<p>4. The proposed use will not create a nuisance for neighboring uses, or unduly reduce the values of an adjoining property</p>	<p>Yes</p>	<p>The proposed use is consistent with the Comprehensive Plan.</p>
<p>5. The proposed development will not create traffic circulation or parking problems</p>	<p>No</p>	<p>The project is consistent with the use requirements of the M-1 District, however does not currently meet parking requirements.</p>

<p>6. The mass, volume, architectural features, materials and/or setback of proposed structures, additions or alterations will appear to be compatible with existing buildings in the immediate area</p>	<p>Yes</p>	<p>The building will fit and augment its surrounding area.</p>
<p>7. Landmark structures on the National Register of Historic Places will be recognized as products of their own time. Alterations which have no historical basis will not be permitted</p>	<p>N/A</p>	<p>N/A</p>
<p>8. The proposed structure, addition or alteration will not substantially reduce the availability of sunlight or solar access on adjoining properties</p>	<p>Yes</p>	<p>The structure will not affect the sun and light.</p>

CONTRACTOR SHOPS

NEW CONTRACTOR BUILDING

DESIGN CODE

IBC 2015 WITH WISCONSIN AMENDMENTS

DESIGN CRITERIA

1. ROOF LOAD	
GROUND SNOW LOAD / ROOF SNOW LOAD	30 PSF / 25 PSF
IMPORTANCE FACTOR (I)	1.0
EXPOSURE FACTOR (Ce)	0.9
THERMAL FACTOR (Ct)	1.0
2. WIND LOAD,	
METHOD: SIMPLIFIED PROVISION FOR LOW-RISE BUILDING	
BUILDING ENCLOSURE: FULLY ENCLOSED	
COMPONENTS AND CLADDING:	
MAIN WIND FORCE RESISTING SYSTEM	15 PSF
EDGE STRIP WIDTH	10%
WALL INTERIOR ZONE	+16 / -17 PSF
WALL EDGE ZONE	+16 / -21 PSF
ROOF LIFT (NET)	10 PSF
WIND SPEED	90 MPH
IMPORTANCE FACTOR	1.0
EXPOSURE CATEGORY	C
3. SEISMIC,	
ANALYSIS PROCEDURE: "SIMPLIFIED"	
IMPORTANCE FACTOR	1.0
SEIZMIC USE GROUP	11
SOIL SITE CLASS	D
SEISMIC DESIGN CATEGORY	A
BASIC SIESMIC FORCE RESISTING SYSTEM:	
A. BRACED FRAME SYSTEM	
B. LIGHT FRAME SHEAR WALL	
MAX. BASE SHEAR	400 PSF
C3	.013
R	6.5
C3	.013
R	6.5
4. FLOOR LOADS	
PUBLIC AND COMMERCIAL	100 PSF
5. MATERIALS	
CONCRETE (FULLY CURED @ 28 DAYS)	
FOOTINGS	3,500 PSF
FOUNDATION WALLS & STOOPS	4,000 PSF
REINFORCED STEEL (Fy),	
REBAR	ASTM A615/A775, GRADE 60
WELDED WIRE FABRIC	ASTM A185, PLAIN
STRUCTURAL STEEL (Fy):	
ALL STEEL SHAPES	ASTM A572, GRADE 50
HOLLOW STRUCTURAL STEEL SHAPES	ASTM A500B
HIGH STRENGHT BOLTS	ASTM A325N
HEADED ANCHOR BOLTS	ASTM A307, GRADE A
WELDING ELECTRODES	E70XX
WOOD FRAMING	
TRUSSES	S.P.F. #1/ #2
STUDS	S.P.F. #1, OR HEM. FIR #2
ENGINEERED LUMBER PRESSURE	
LAMINATED VENEER LUMBER (LVL)	Fb = 2,950 1.9E
6. SOIL BEARING PRESSURE	
TO BE SITE VERIFIED BY CONTRACTOR	2,000 PSF

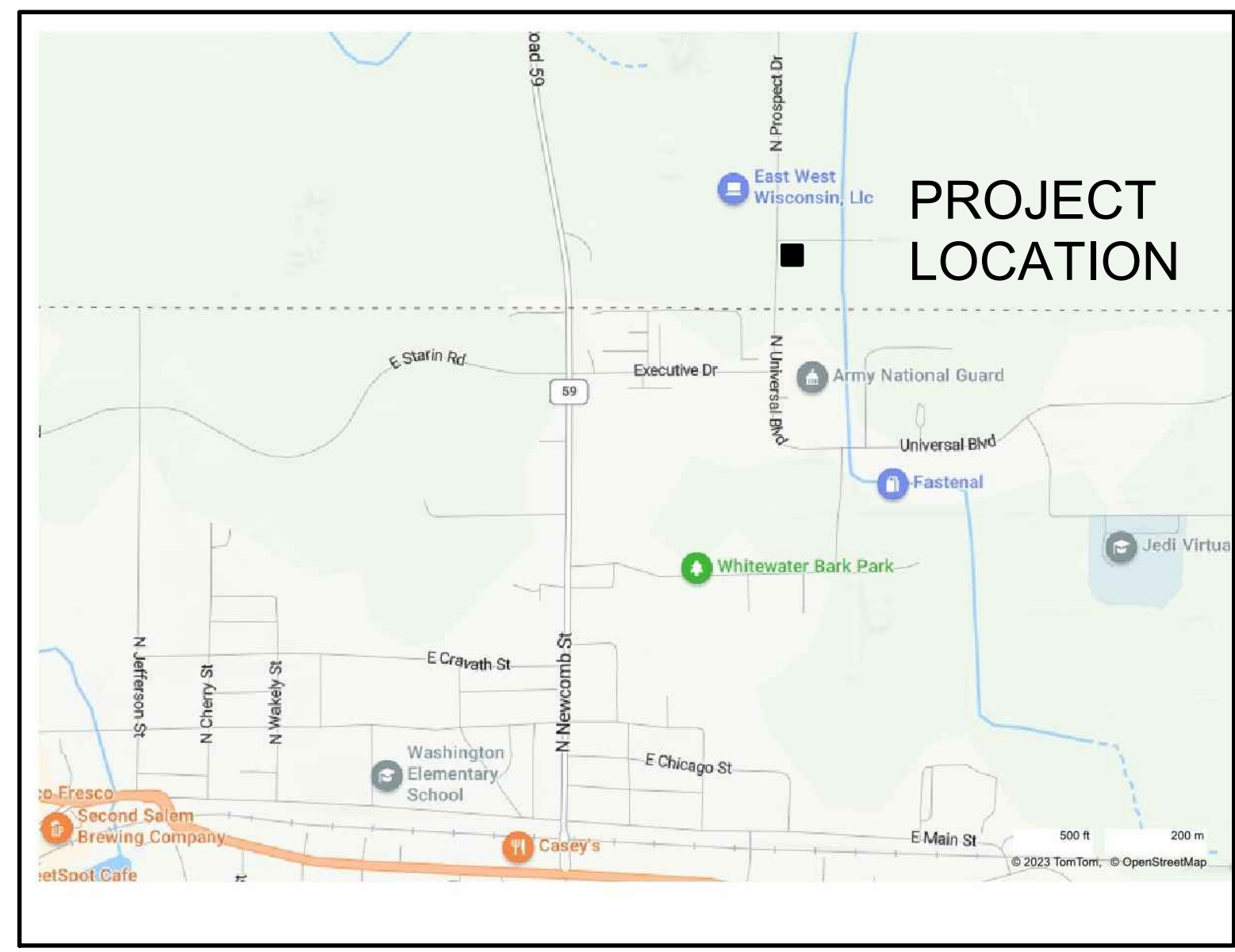
WHITEWATER, WISCONSIN

PROJECT INFORMATION

CONSTRUCTION TYPE:	TYPE VB
	NON HEATED
BUILDING FOOT PRINT	SEE FLOOR PLANS
NO. OF FLOORS	1
SPRINKLED	NONE
SOIL BEARING	3000 psi

DRAWING INDEX

C1	PROJECT INFO, PLAN INDEX
S1	SITE PLAN / EROSION CONTROL
S2	SITE WORK DEATILS
G1	GRADING PLAN / DETAILS
L1	LANDSCAPE PLAN
A1	CB1 - CB2 - CB3 FOUNDATION, FOUNDATION DETAILS
A2	CB4 - CB5 FOUNDATION
A3	CB6 FOUNDATION PLAN, SLAB DETAILS
A4	CB7 FOUNDATION
A5	CB1 - CB2 - CB3 FLOOR PLANS, TYPICAL DOOR SCHEDULE, RESTROOM ELEVATIONS
A6	CB4 - CB5 FLOOR PLANS,
A7	CB6 FLOOR PLANS,
A8	CB7 FLOOR PLANS,
A9	CB1 - CB2 - CB3 ELEVATIONS
A10	CB4 - CB5 ELEVATIONS
A11	CB6 ELEVATIONS
A12	CB7 ELEVATIONS
A13	WALL SECTIONS



PROJECT LOCATION

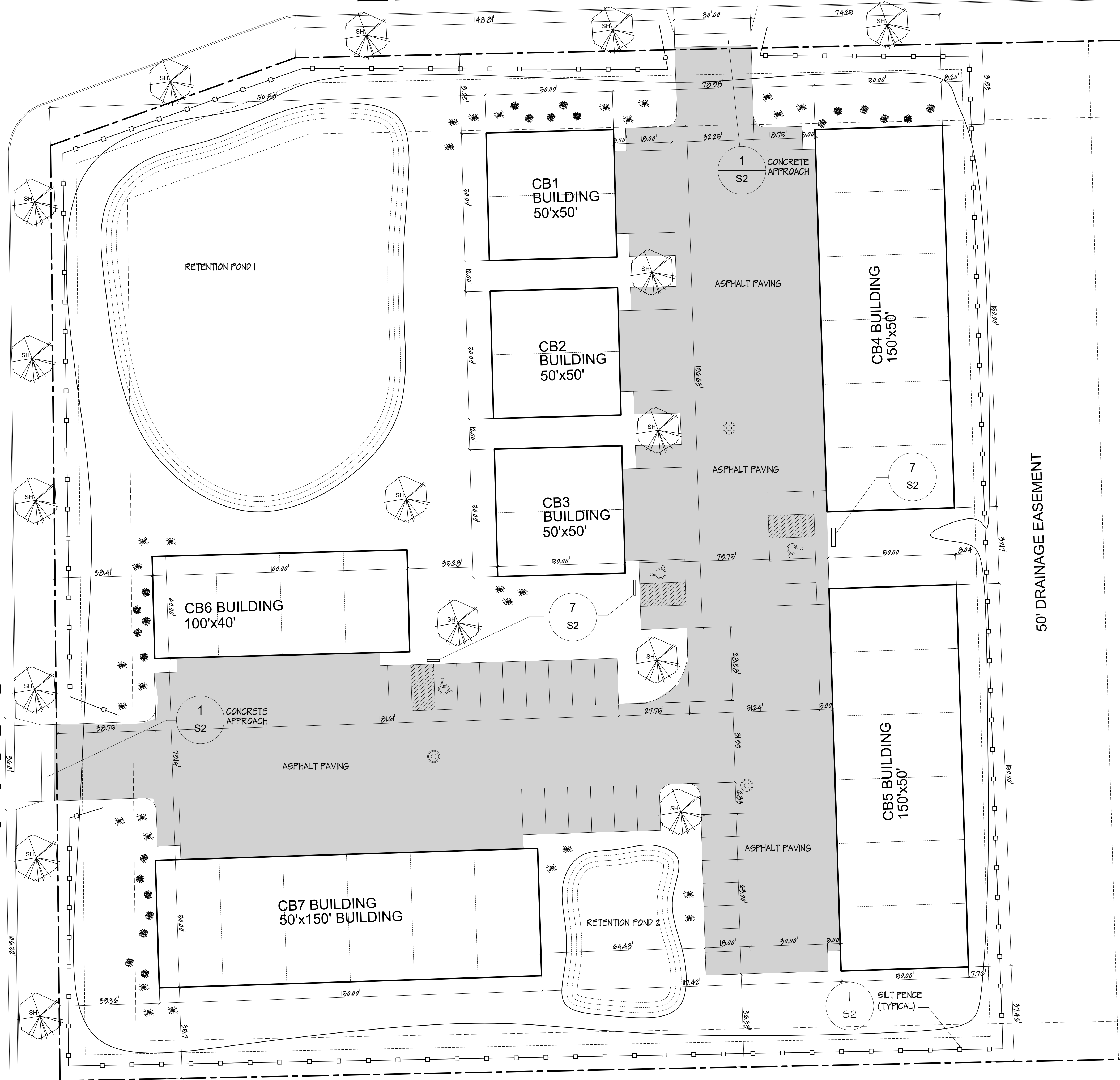
ISSUE DATE
10-30-2023 SITE PLAN REVIEW
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DISCLAIMER THE ORIGINAL PLAN WAS DRAFTED BY ANOTHER DESIGN FIRM. THE OWNER OF THE PLAN AUTHORIZED CHANGES TO THE PLAN FOR CONSTRUCTION. OWNER AS RESPONSIBLE FOR ALL CHANGES MADE TO THE ORIGINAL PLAN. ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR MUST CHECK ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR THE SAME. THE DESIGNER MAKING CHANGES SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES OR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
EXISTING CONDITIONS ALL EXISTING CONDITIONS WERE ARRIVED BY SITE MEASUREMENT OR TAKEN FROM AN EXISTING BLUEPRINT PROVIDED BY THE OWNER. ALTHOUGH EVERY EFFORT HAS BEEN MADE FOR ACCURACY IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THEIR SUBCONTRACTORS TO VERIFY AND PLACE OF COMPLETE A SITE VISIT AND CONFIRM ALL EXISTING CONDITIONS FOR ALL ELEMENTS AND PLACEMENT OF EXISTING MECHANICALS AND/OR STRUCTURAL COMPONENTS THAT EFFECT THE WORK AREAS.
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">CONTRACTOR SHOPS</p> <p style="writing-mode: vertical-rl; transform: rotate(180deg);">501 PROSPECT DRIVE</p> <p style="writing-mode: vertical-rl; transform: rotate(180deg);">WHITEWATER, WISCONSIN</p> <p style="writing-mode: vertical-rl; transform: rotate(180deg);">DAVID & GOLIATH ENT.</p> <p style="writing-mode: vertical-rl; transform: rotate(180deg);">JANESVILLE, WISCONSIN</p>
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">RICHARD GRISMER</p> <p style="writing-mode: vertical-rl; transform: rotate(180deg);">ARCHITECT</p> <p style="writing-mode: vertical-rl; transform: rotate(180deg);">3871 LAKESIDE DRIVE</p> <p style="writing-mode: vertical-rl; transform: rotate(180deg);">ROCKFORD, IL 61101</p> <p style="writing-mode: vertical-rl; transform: rotate(180deg);">815-601-5544</p>
MECHANICAL NOTE ALL MECHANICAL LOCATION ARE SUGGESTED AND PLACEMENT WILL BE DETERMINED BY THEIR RESPECTIVE CONTRACTORS FOR MAXIMUM EFFICIENCY. PROJECT WILL BE COMPLETED AS A DESIGN-BUILD PROJECT AND EACH CONTRACTOR SHALL PROVIDE ALL DESIGNED SHOP DRAWINGS AS REQUIRED PRIOR TO START OF CONSTRUCTION FOR ANALYSIS BY GC AND/OR OWNER FOR EVALUATION. ANY PLANS, REVISING MUST BE COMPLETED PRIOR TO START OF CONSTRUCTION. MECHANICAL CONTRACTOR IS ALSO RESPONSIBLE FOR PROVIDING ALL FINAL SHOP DRAWINGS, CALCULATIONS, FEES, ETC. TO SECURE ALL REQUIRED PERMITS.
FILE
WHITEWATER 2.DWG
SHEET
C1

ENDEAVOR DRIVE

SITE / EROSION CONTROL PLAN

SCALE: 1" = 20'-0"

PROSPECT DRIVE



ISSUE DATE
10-30-2023 SITE PLAN REVIEW

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CONTRACTOR SHOPS
501 PROSPECT DRIVE
WHITEWATER, WISCONSIN
DAVID & GOLIATH ENT.
JANESVILLE, WISCONSIN

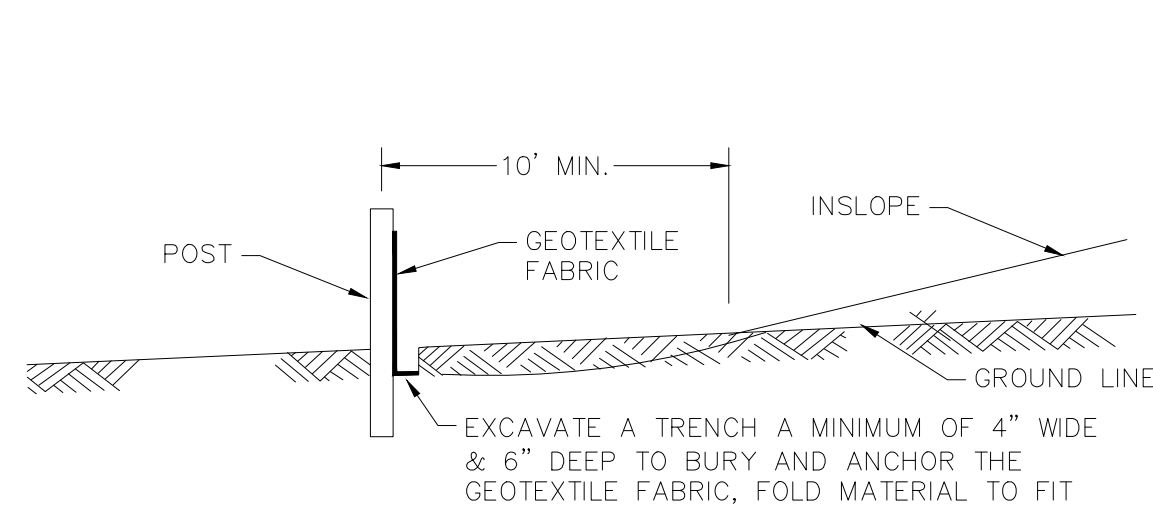
RICHARD GRISMER
ARCHITECT
3871 LAKESIDE DRIVE
ROCKFORD, IL 61101
815-601-5544

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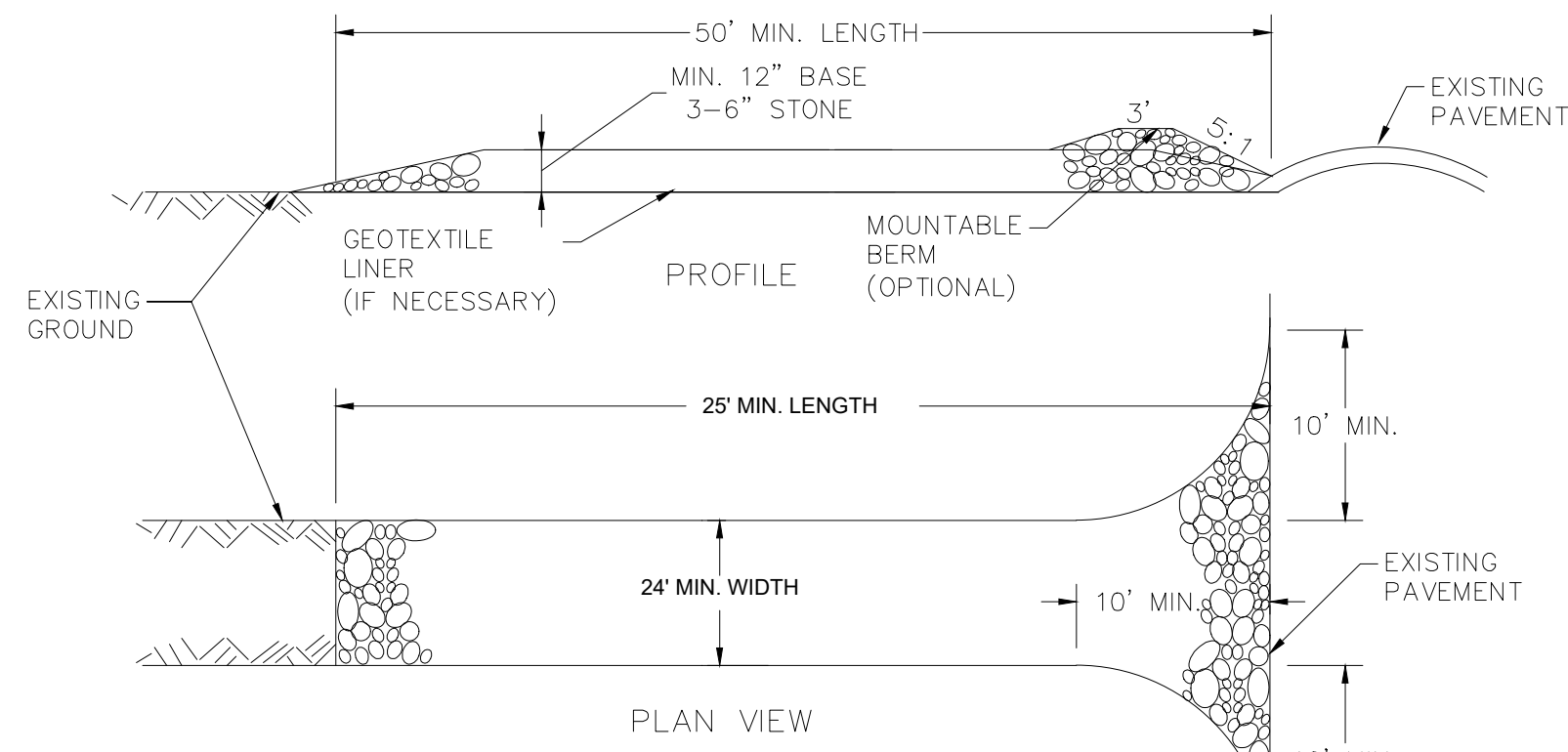
FILE
WHITEWATER 2.DWG

SHEET
S1

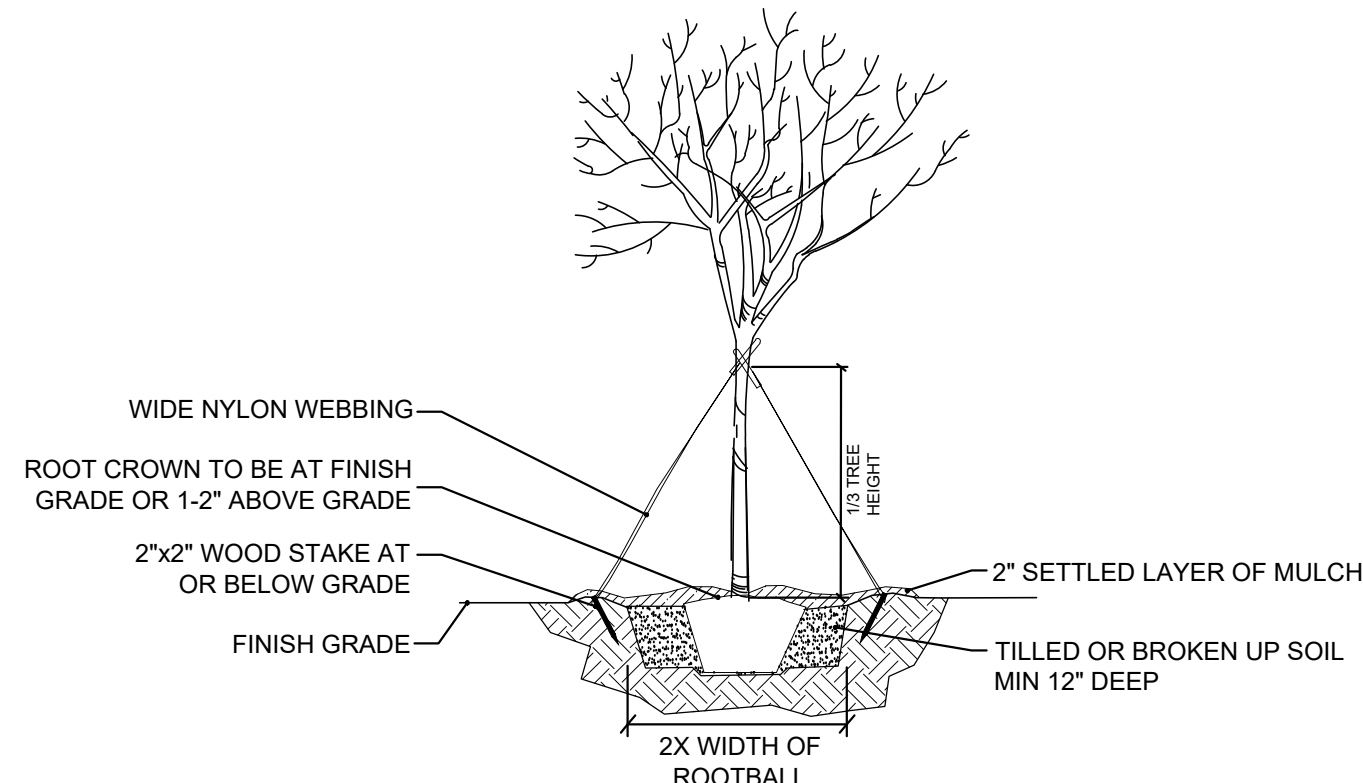
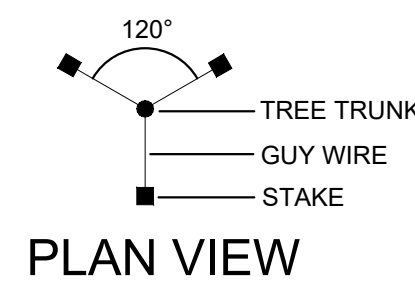
DIGGERS HOTLINE
CALL TOLL FREE 1-800-242-8511
MILWAUKEE AREA 414-259-1181
FAX A LOCATE 1-800-336-3860
TDD (HEARING IMPAIRED) 1-800-542-2289
ONLINE: www.DiggersHotline.com
WISCONSIN STATE REG. #15176. STATE LICENSE REQUIRED FOR CONTRACTORS.
OR STATE LICENSE REQUIRED PRIOR TO CONSTRUCTION.



1 SILT FENCE
S2 NOT TO SCALE

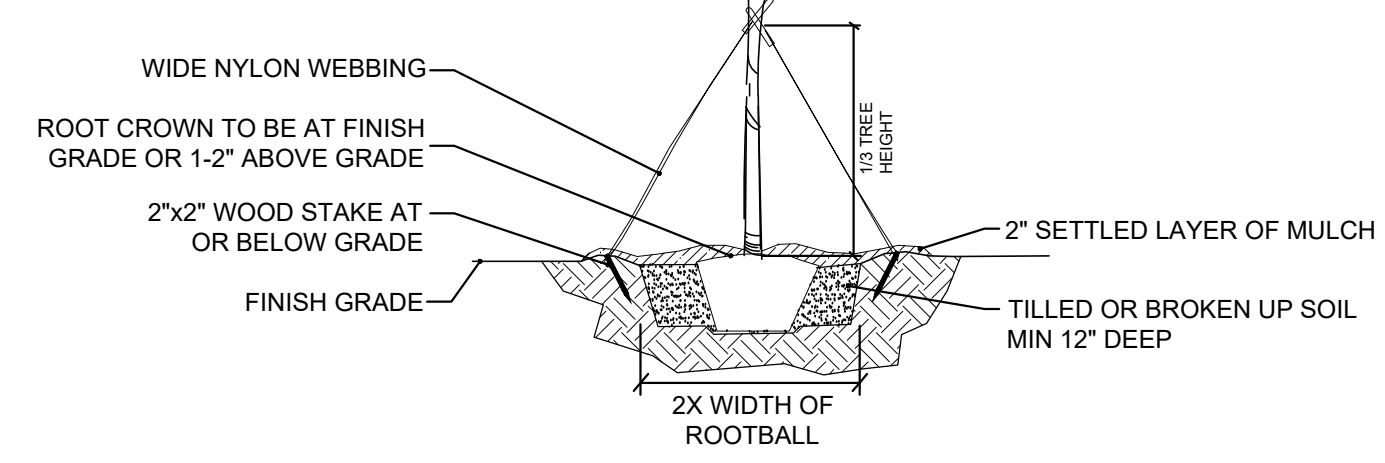
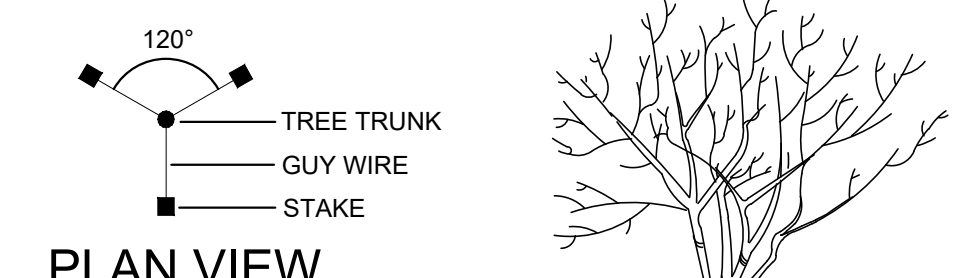


2 STONE TRACKING PAD
S2 NOT TO SCALE



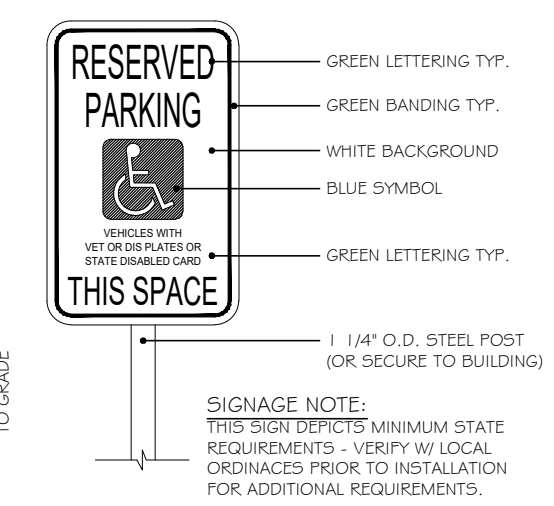
- NOTES: TREE PLANTING (>2" CAL.)**
1. ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1-2004). PLANT ACCORDING TO ANSI A300 PART 6.
 2. DIG THE PLANTING HOLE A MINIMUM OF 2X WIDTH OF ROOTBALL FOR AT LEAST THE FIRST 12 INCHES OF DEPTH. BELOW 12 INCHES, DIG HOLE WIDE ENOUGH TO PERMIT ADJUSTING. DO NOT DIG THE HOLE DEEPER THAN ROOT BALL DEPTH.
 3. SCARIFY THE SUBGRADE AND SIDES OF THE PLANTING HOLE WHEN PLANTING IN CLAY SOILS (MORE THAN 15% CLAY).
 4. LIFT AND SET THE TREE BY ROOT BALL ONLY. DO NOT LIFT USING THE TREE TRUNK AND DO NOT USE TREE TRUNK AS A LEVER.
 5. SET THE TOP OF THE ROOT BALL LEVEL WITH THE SOIL SURFACE OR SLIGHTLY HIGHER IF THE SOIL IS PRONE TO SETTLING.
 6. AFTER THE TREE IS SET IN PLACE, REMOVE BURLAP, WIRE AND STRAPS FROM AT LEAST THE UPPER 1/3 OF THE ROOTBALL.
 7. BACKFILL WITH EXISTING SOIL THAT HAS BEEN WELL-TILLED OR BROKEN UP. DO NOT ADD AMENDMENTS TO THE BACKFILL SOIL. AMEND THE SURFACE WITH MULCH.
 8. USE THREE 2" X 2" WOOD STAKES DRIVEN INTO UNDISTURBED SOIL A MINIMUM OF 16 INCHES. SPACE STAKES EQUALLY AROUND THE TREE.
 9. ATTACH 3/4" NYLON WEBBING TO CONNECT THE TREE TO STAKES. ATTACH WEBBING AT 1/3 THE TREE HEIGHT.
 10. APPLY A 2-3" (SETTLED) DEPTH OF PINE STRAW OR BARK MULCH TO THE PLANTING SURFACE. LEAVE A 2" SPACE AROUND THE TRUNK FOR AIR CIRCULATION.
 11. PRUNING SHALL BE LIMITED TO DEAD, DISEASED, OR BROKEN LIMBS ONLY AND SHALL BE IN ACCORDANCE WITH ANSI A300 SPECIFICATIONS.
 12. REMOVE ANY TRUNK WRAP REMAINING AT TIME OF PLANTING. NO WRAPS SHALL BE PLACED ON TRUNK.

3 TREE PLANTING (>2" CAL.)
S2 NOT TO SCALE

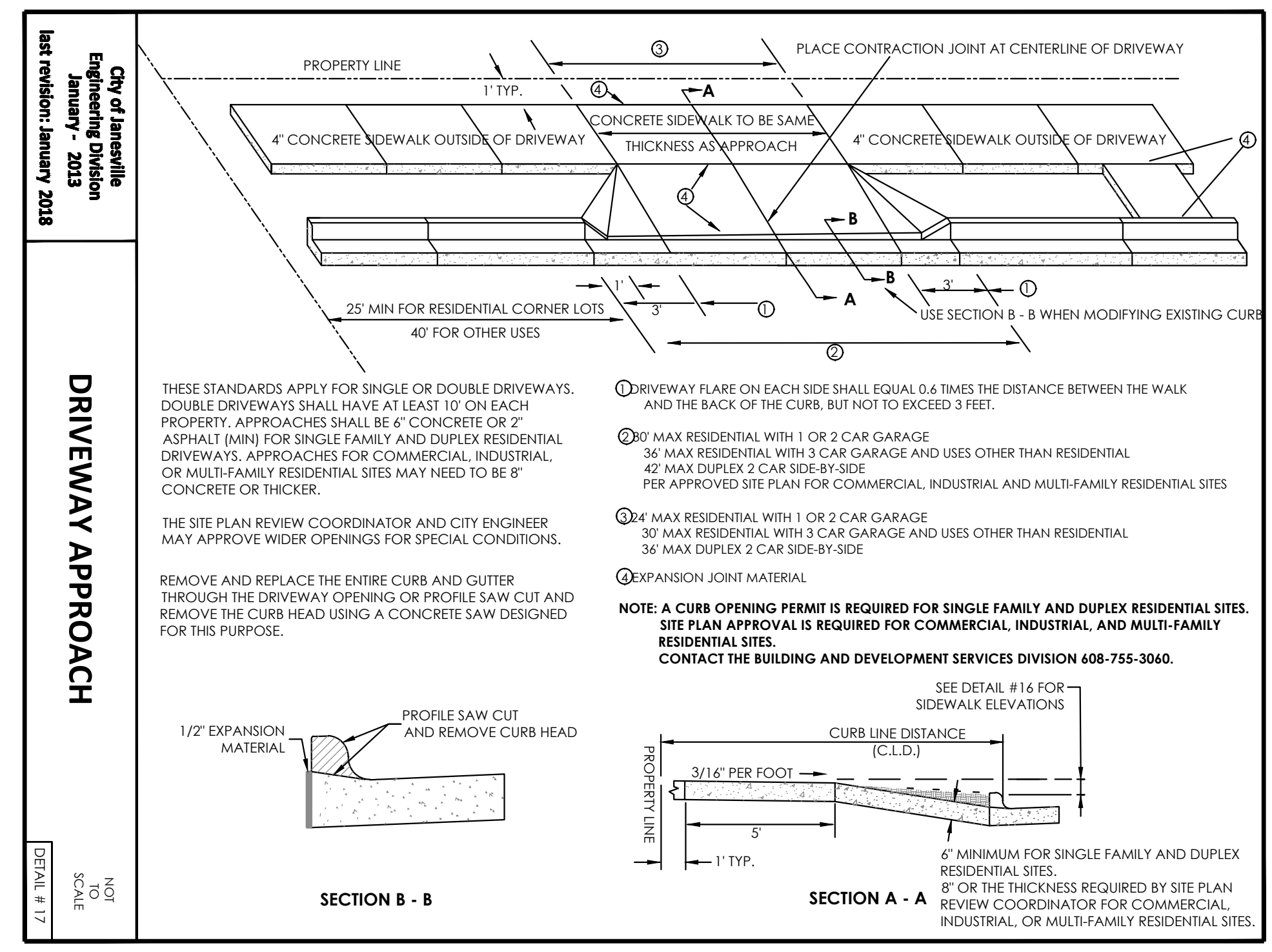


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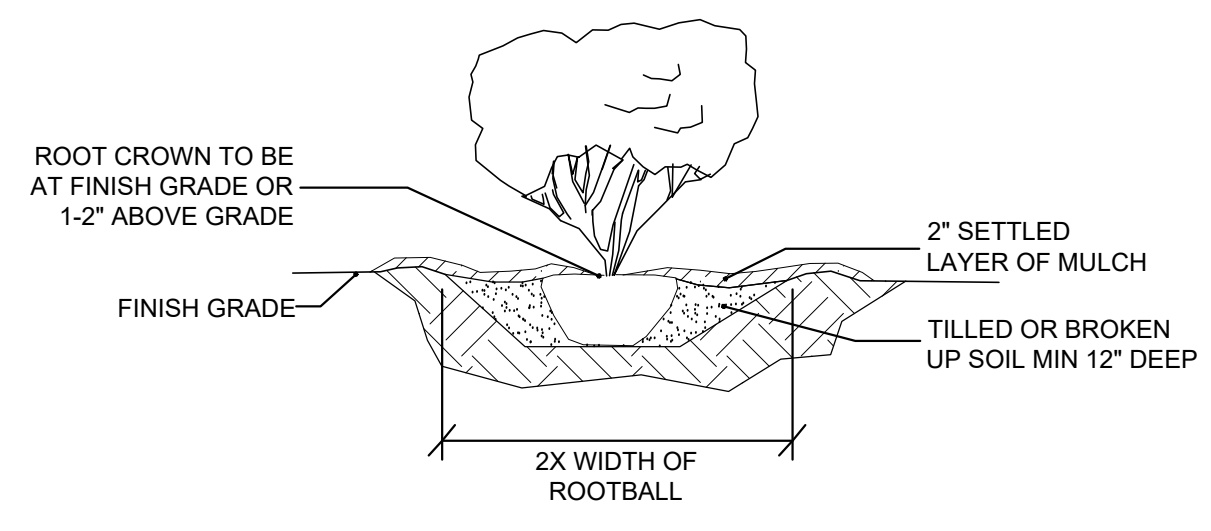
5 TREE PLANTING (>2" CAL.)
S2 NOT TO SCALE



7 ADA SIGN REQUIREMENTS
S2 NOT TO SCALE

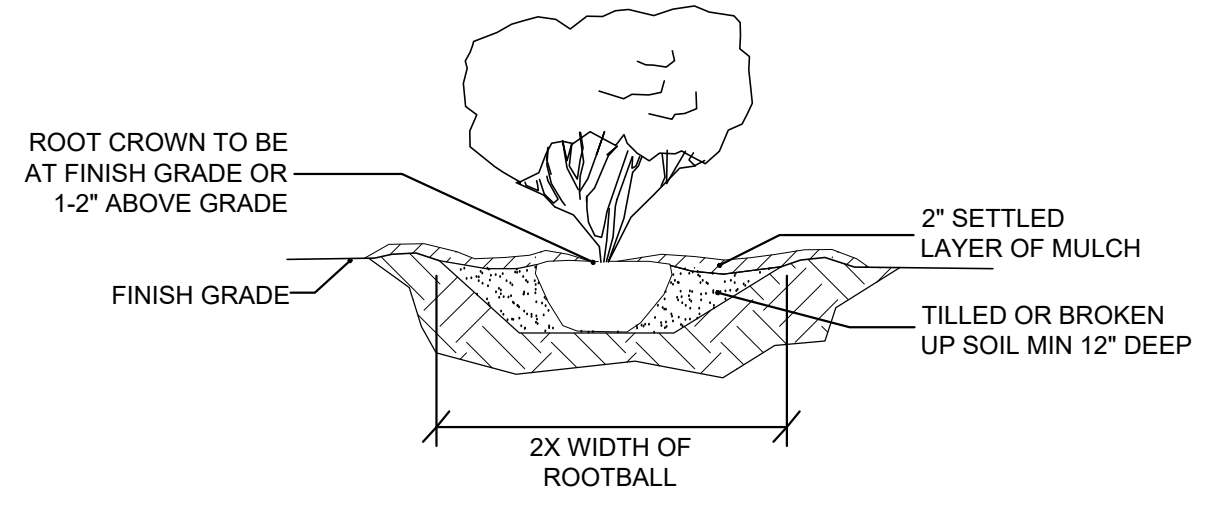


DRIVEWAY APPROACH
NOT TO SCALE



- NOTES: TYPICAL SHRUB PLANTING, INDIVIDUAL PLANTING HOLE.**
1. DIG PLANTING HOLE AT LEAST 2X THE WIDTH OF THE ROOT BALL OR CONTAINER.
 2. SCARIFY SUBGRADE AND SIDES OF PLANTING HOLE WHEN PLANTING IN CLAY SOIL.
 3. SET THE TOP OF THE ROOT BALL LEVEL WITH THE SOIL SURFACE, OR 1-2" ABOVE IF THE SOIL IS PRONE TO SETTLING.
 4. IF CONTAINER GROWN PLANT, GENTLY SLIDE PLANT OUT OF CONTAINER. DISTURB THE ROOTS.
 5. IF BAB PLANT, REMOVE BURLAP FROM AT LEAST THE TOP 12 INCHES OF THE ROOTBALL, WITHOUT DISTURBING THE ROOTBALL. REMOVE ALL CORD FROM THE TRUNK. REMOVE BURLAP AND WIRE BASKET (IF PRESENT) FROM THE ROOT BALL.
 6. BACK FILL THE PLANTING HOLE WITH EXCAVATED NATIVE SOIL, BROKEN UP OR TILLED. WATER TO REMOVE AIR POCKETS. DO NOT ADD AMENDMENTS.
 7. PLACE PINE STRAW OR BARK MULCH ON THE SURFACE TO A (SETTLED) DEPTH OF 1 TO 3 INCHES.

4 TYP. SHRUB PLANTING: INDIVIDUAL PLANTING HOLE
S2 NOT TO SCALE



- NOTES: TYPICAL SHRUB PLANTING, INDIVIDUAL PLANTING HOLE.**
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 5. IF BAB PLANT, REMOVE BURLAP FROM AT LEAST THE TOP 12 INCHES OF THE ROOTBALL, WITHOUT DISTURBING THE ROOTBALL. REMOVE ALL CORD FROM THE TRUNK. REMOVE BURLAP AND WIRE BASKET (IF PRESENT) FROM THE ROOT BALL.
 6. BACK FILL THE PLANTING HOLE WITH EXCAVATED NATIVE SOIL, BROKEN UP OR TILLED. WATER TO REMOVE AIR POCKETS. DO NOT ADD AMENDMENTS.
 7. PLACE PINE STRAW OR BARK MULCH ON THE SURFACE TO A (SETTLED) DEPTH OF 1 TO 3 INCHES.

6 TYP. SHRUB PLANTING: INDIVIDUAL PLANTING HOLE
S2 NOT TO SCALE

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FILE
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SHEET
S2

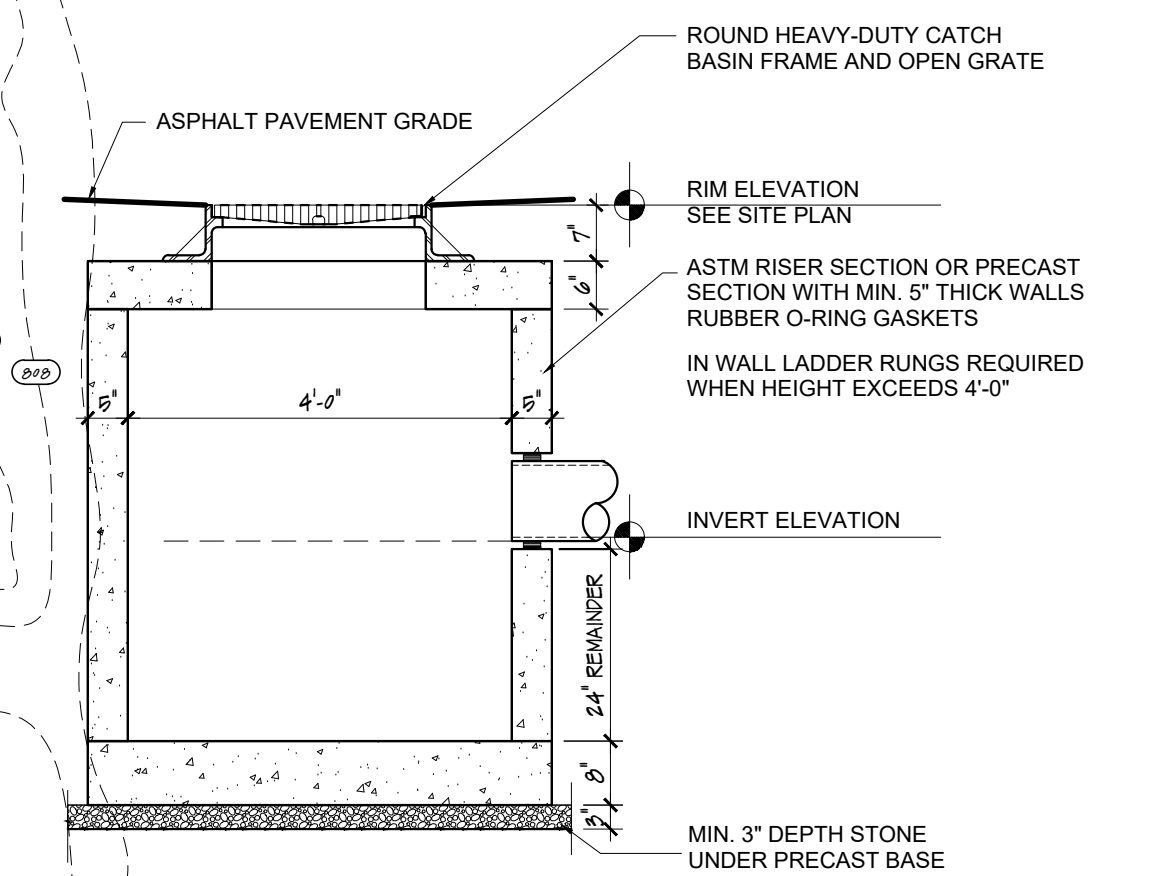
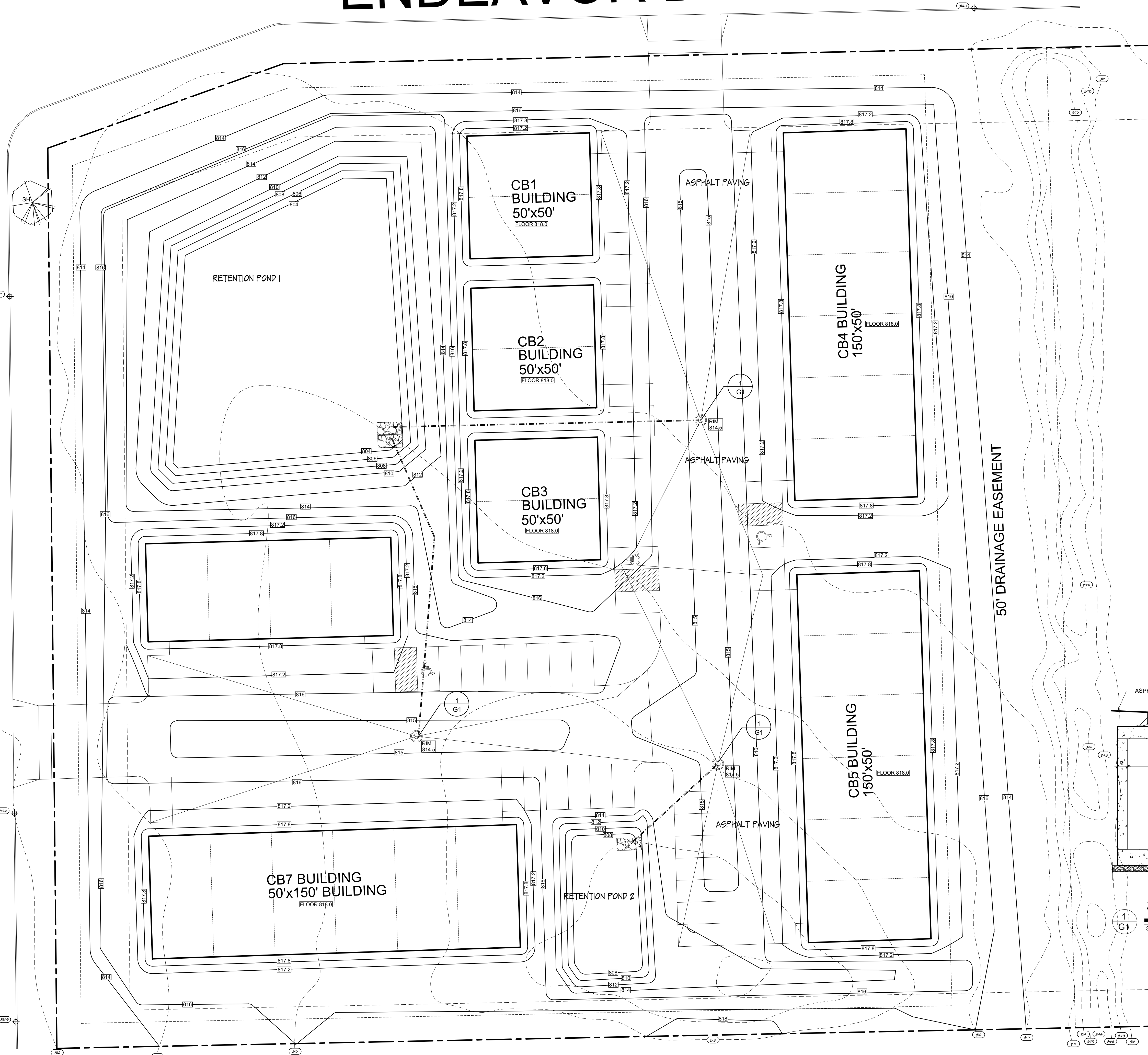
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ENDEAVOR DRIVE

GRADING PLAN

SCALE: 1" = 20'-0"

PROSPECT DRIVE



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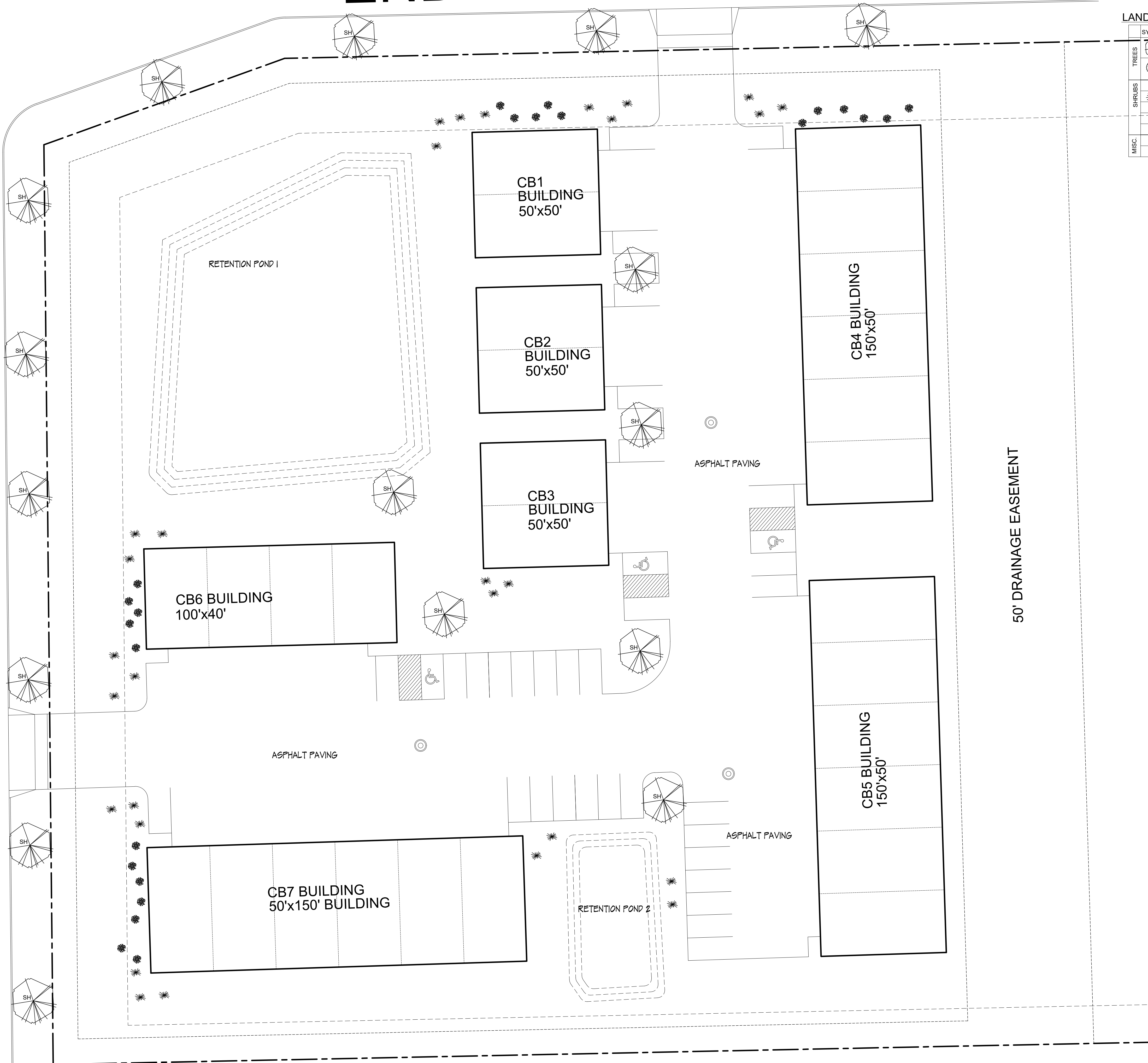
LANDSCAPING PLAN

SCALE: 1" = 20'-0"

LANDSCAPE PLANT SCHEDULE

TREES	SYMBOL	TAG	COMMON NAME	INSTALL SIZE	ROOT	MATURE SIZE
	SH		SKYLINE HONEYLOCUST	2-1/2" CAL. MIN.	B. B.	50' HIGH x 30' WIDE
	JB		JAPANESE BLOODGOOD MAPLE	2-1/2" CAL. MIN.	B. B.	15' HIGH x 8'-10' WIDE
SHRUBS	SYMBOL	TAG	COMMON NAME	INSTALL SIZE	ROOT	MATURE SIZE
	AWV		ARROW WOOD VIBURNUM	18-24" HIGH	5 GALLON	30" HIGH x 18" WIDE
	EVG		EVERGREEN TREE	60" HIGH	B. B.	60"-84" HIGH x 18"-36" WIDE
	EBF		ELISA BLUE FESCUE	18"-24" HIGH	5 GALLON	24" HIGH x 18" WIDE
	PMD		PARDON ME DAY LILLY	12"-18" HIGH	1 GALLON	GROUP FLOWER
	GVB		GREEN VELVET BOXWOOD	18-30" HIGH	5 GALLON	36" HIGH x 36" WIDE
MISC.	SYMBOL	TAG	COMMON NAME	INSTALL SIZE	ROOT	MATURE SIZE
			BADGER PREMIUM SEED MIX @ 5lbs PER 1,000 sq'			

PROSPECT DRIVE



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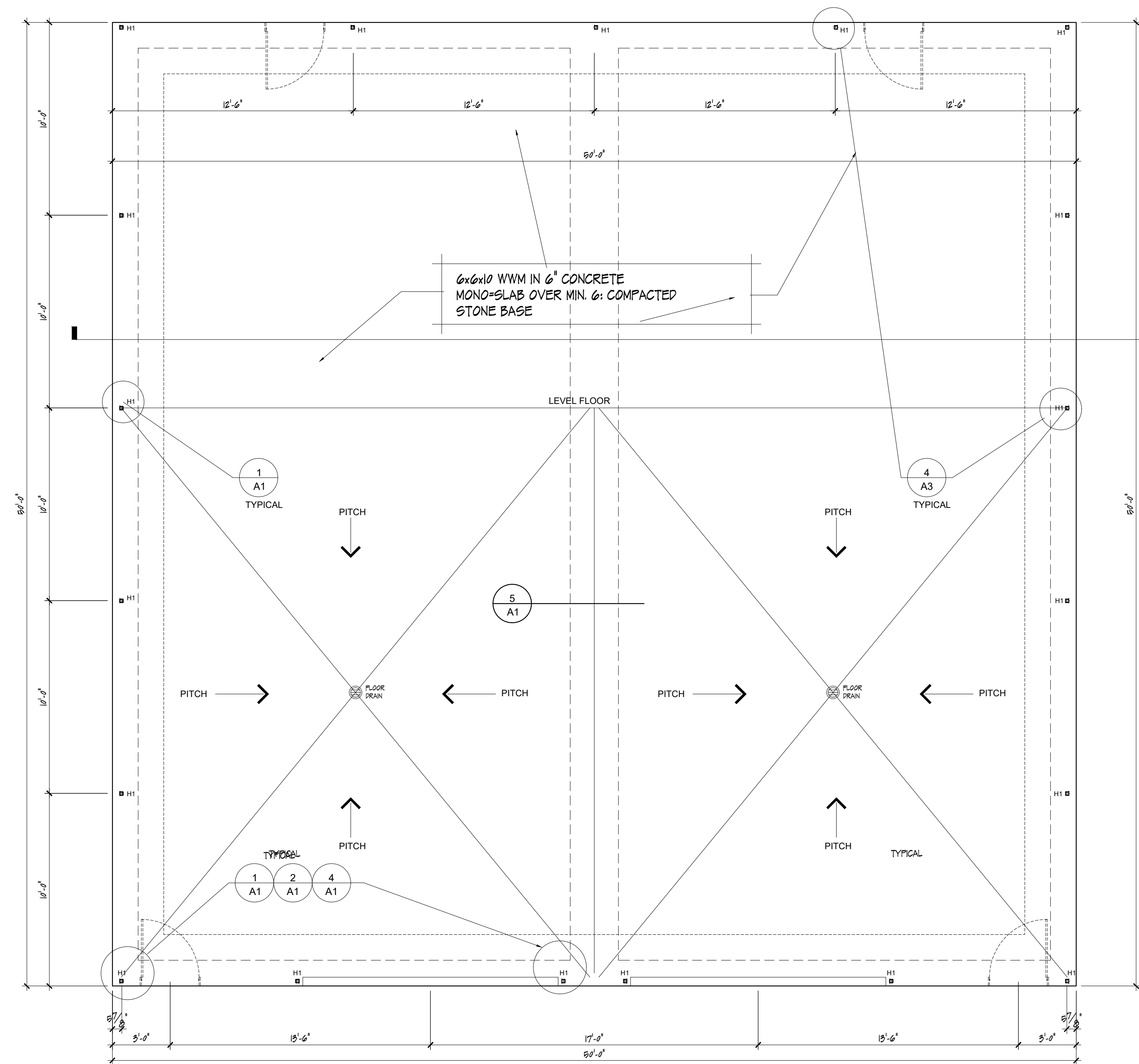
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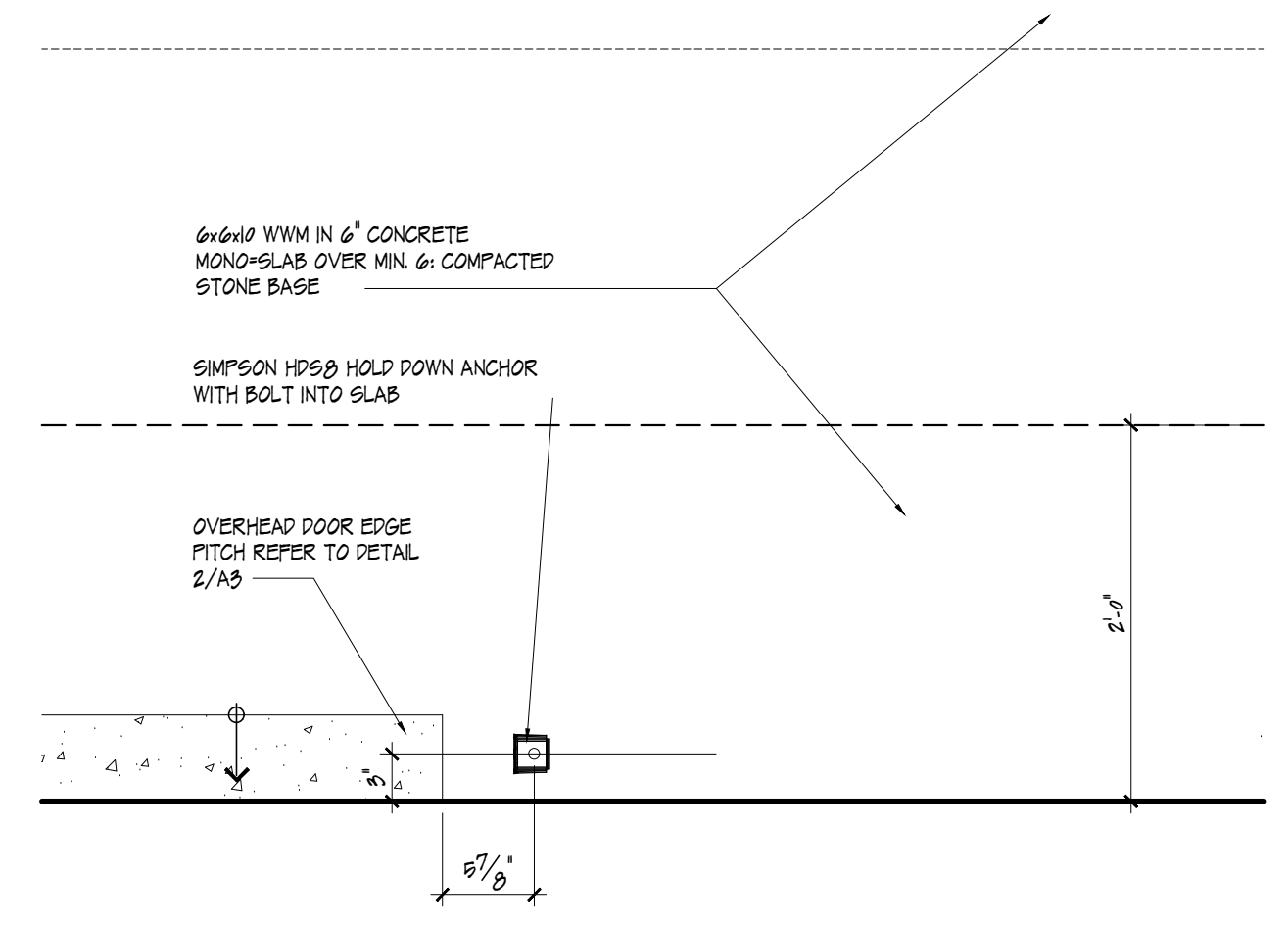
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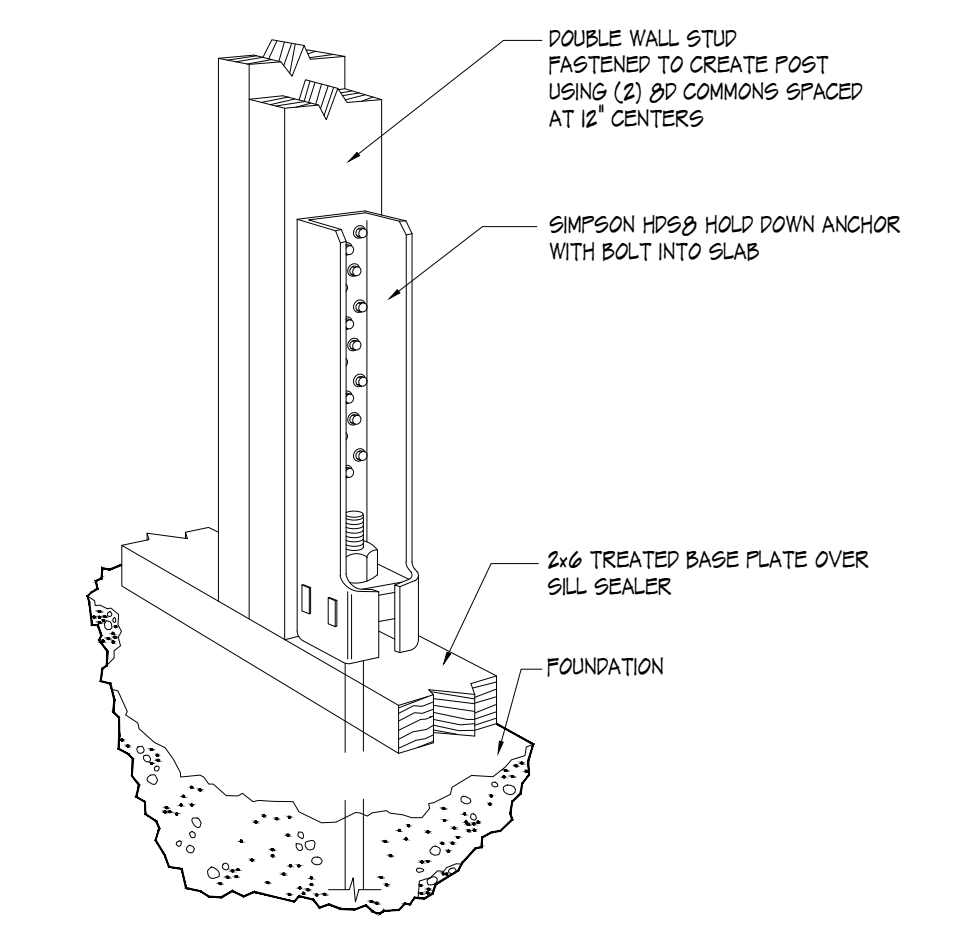
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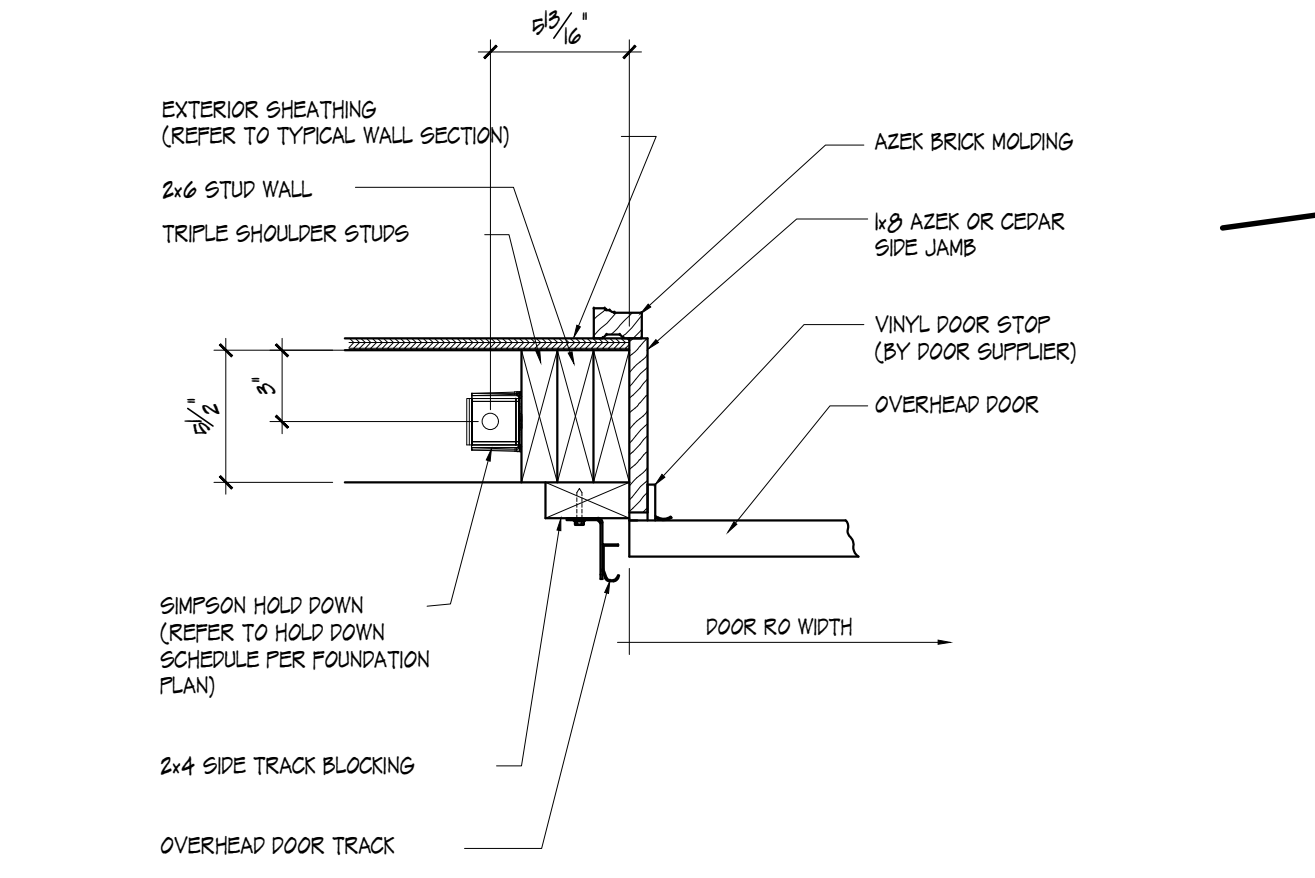
CB1 - CB2 - CB3 FOUNDATION / SLAB PLAN
SCALE: 1/4" = 1'-0"



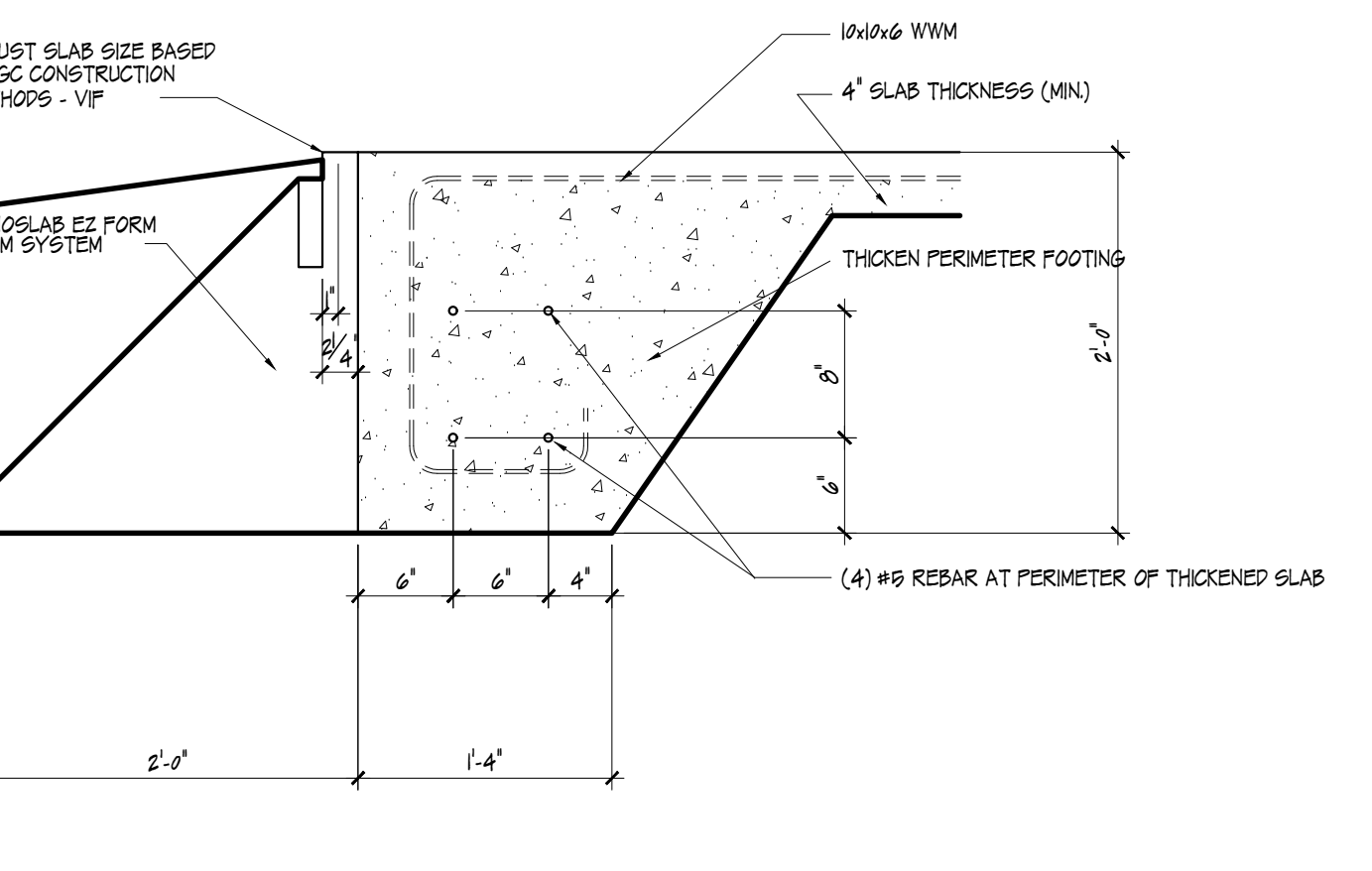
OH DOOR HOLD DOWN SET
SCALE: 1" = 1'-0"



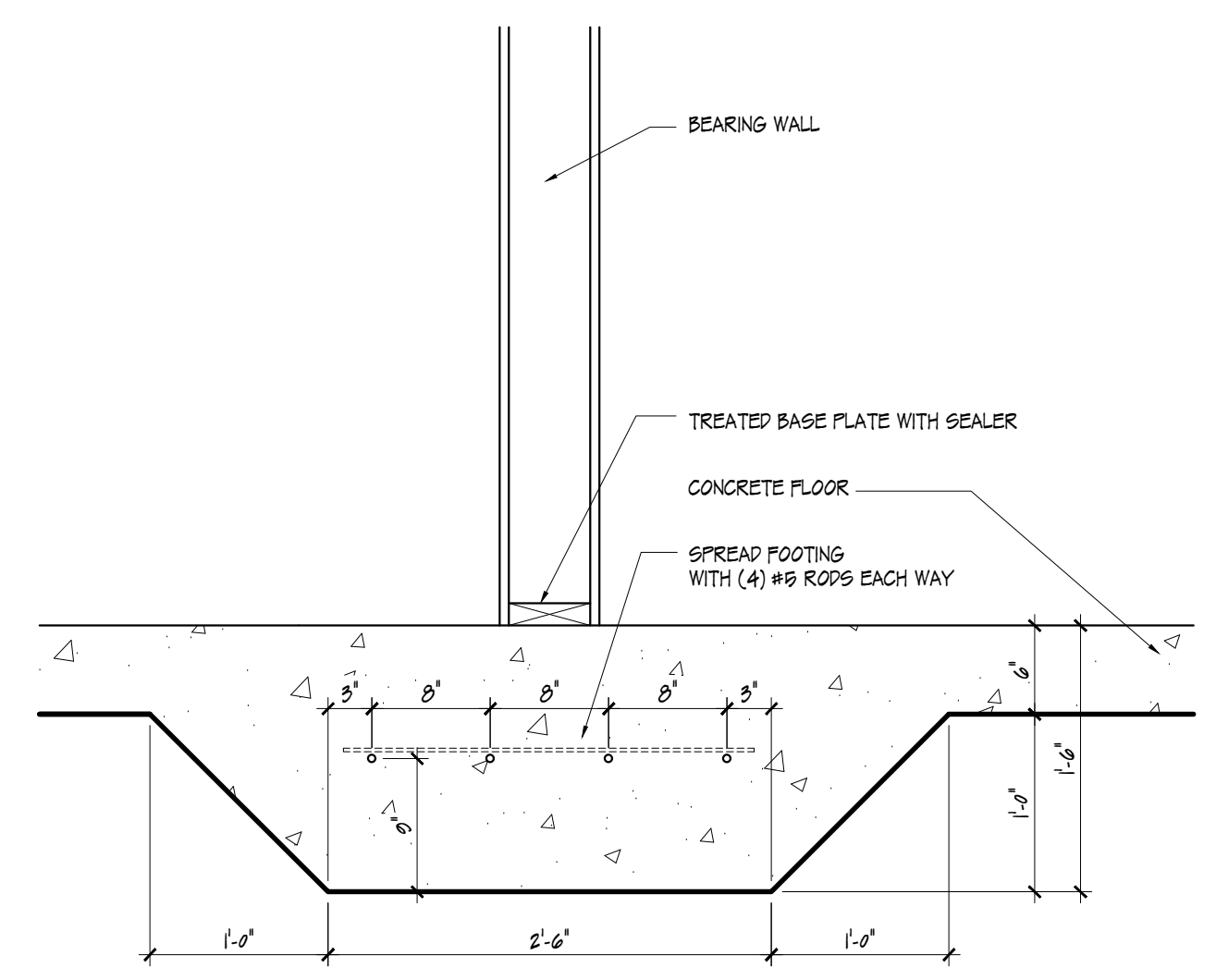
HOLD DOWN PERSPECTIVE
SCALE: NONE



OH DOOR JAMB DETAIL
SCALE: 1-1/2" = 1'-0"



MONOSLAB EZ FORM SECTION
SCALE: 1" = 1'-0"



FOOTING DETAIL
SCALE: 1" = 1'-0"

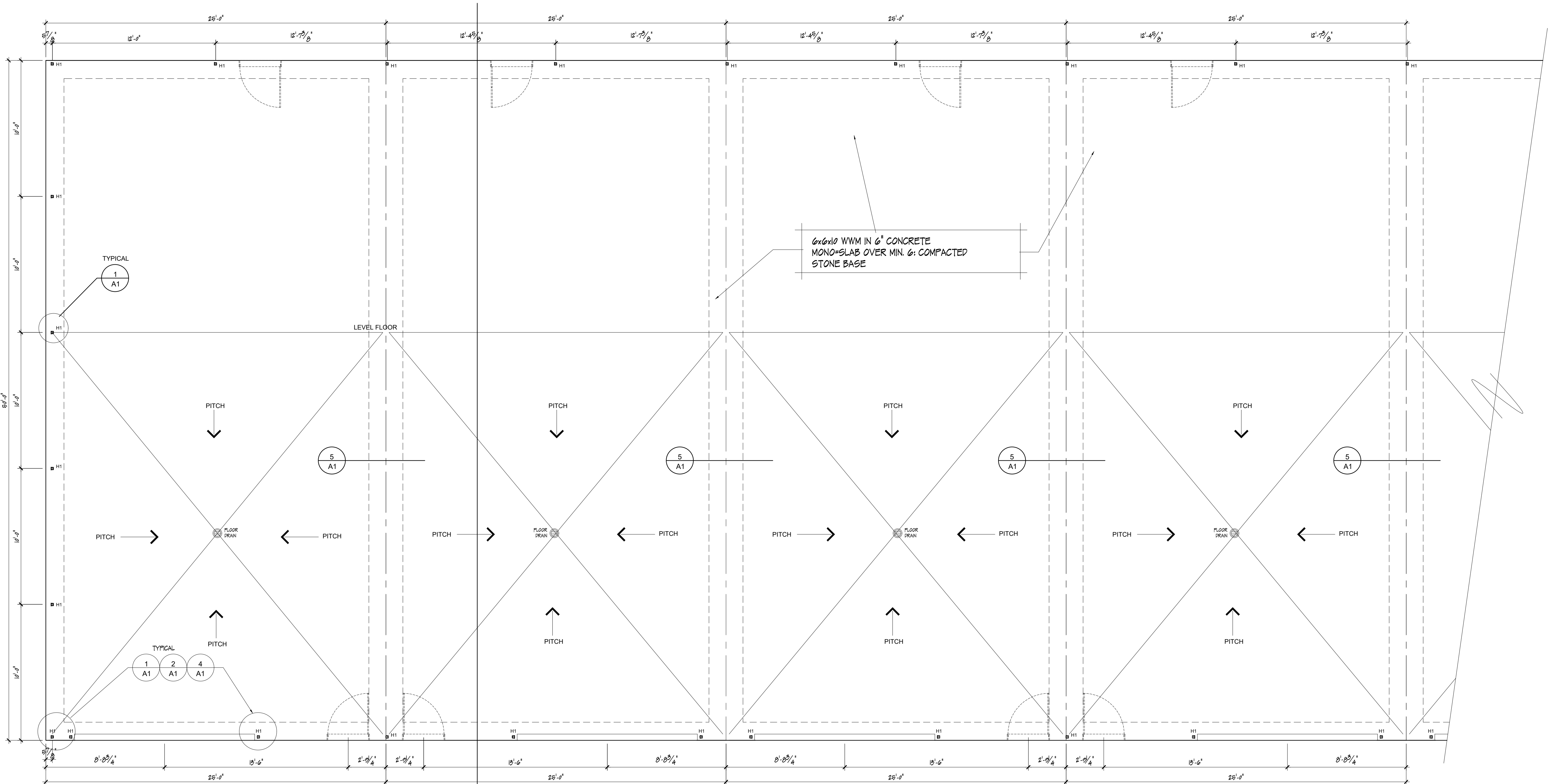
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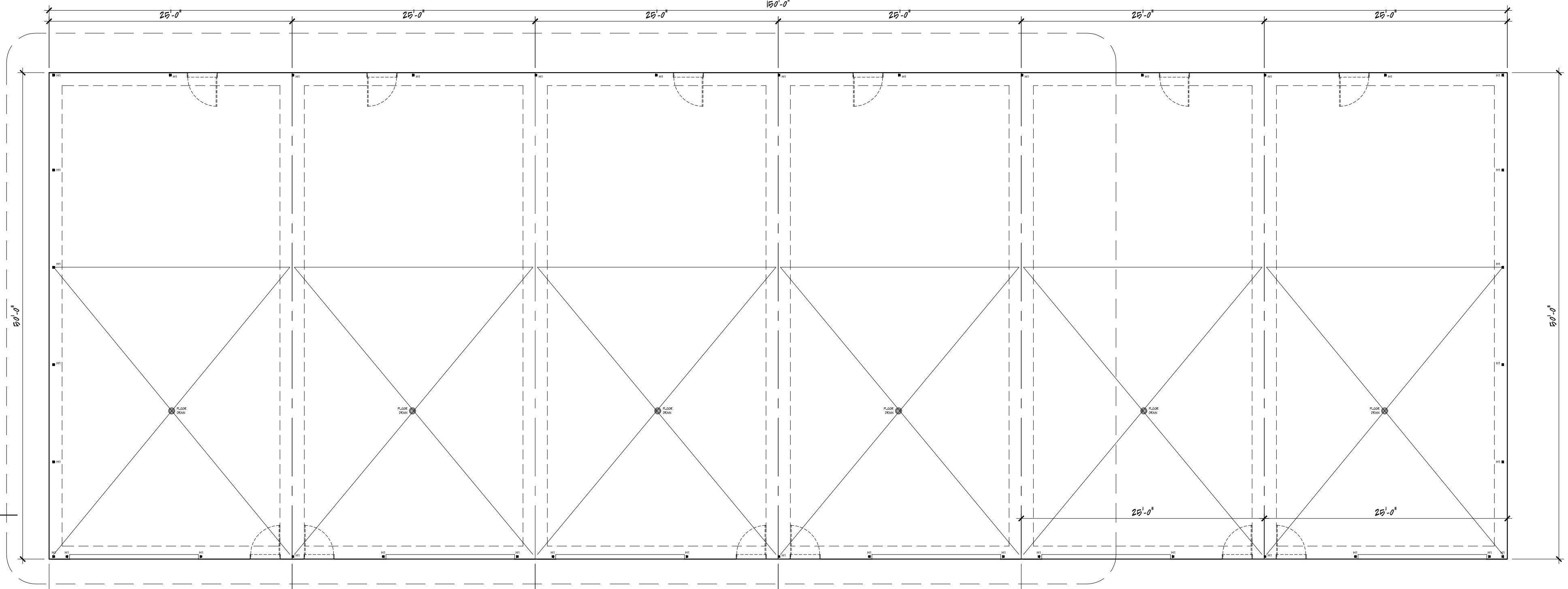
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SHEET

CB1 - CB2 - CB3 FOUNDATION



CB4 - CB5 FOUNDATION / SLAB PLAN

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CB4 - CB5 FOUNDATION / SLAB PLAN

CB4 - CB5 FOUNDATION

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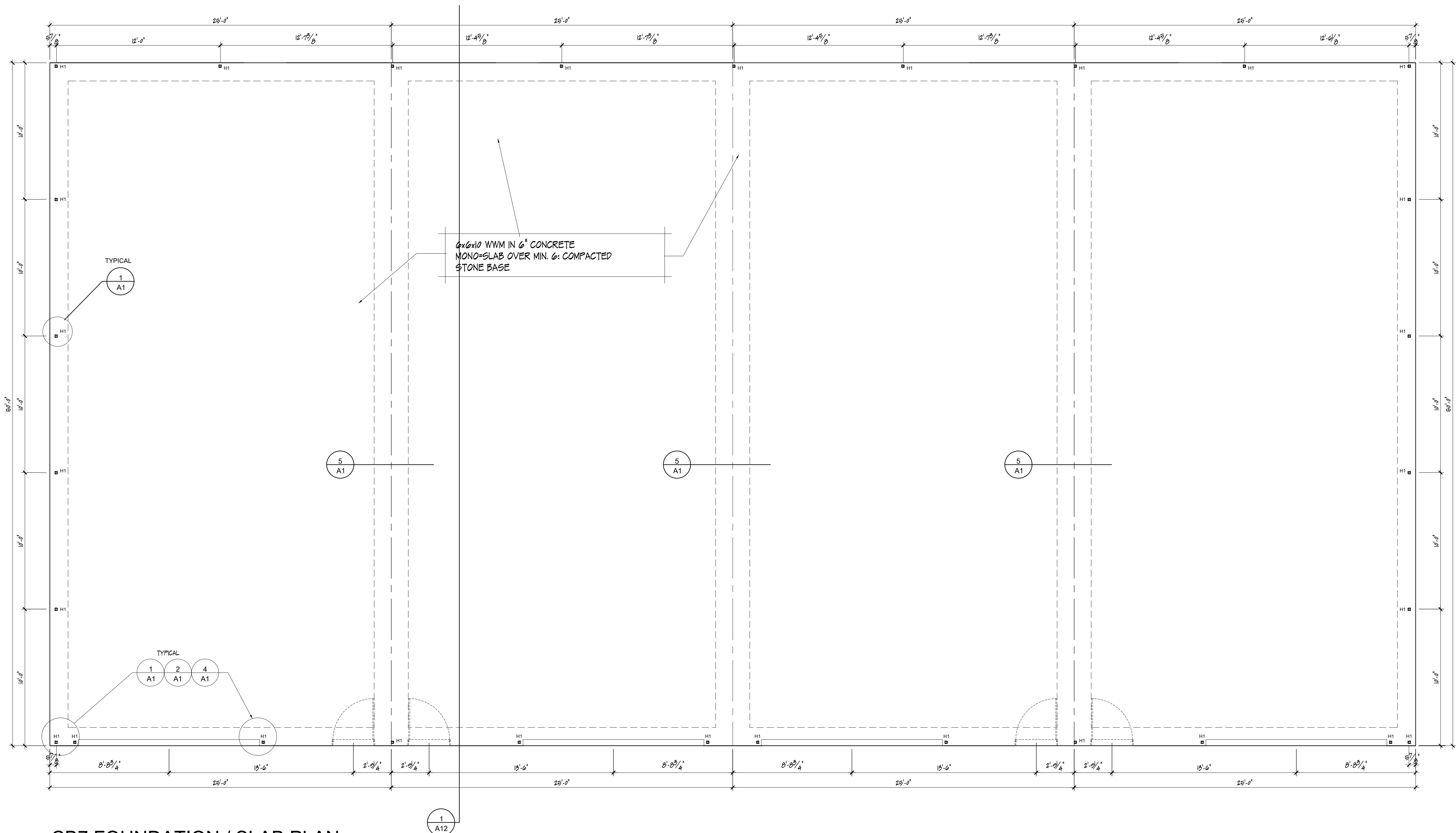
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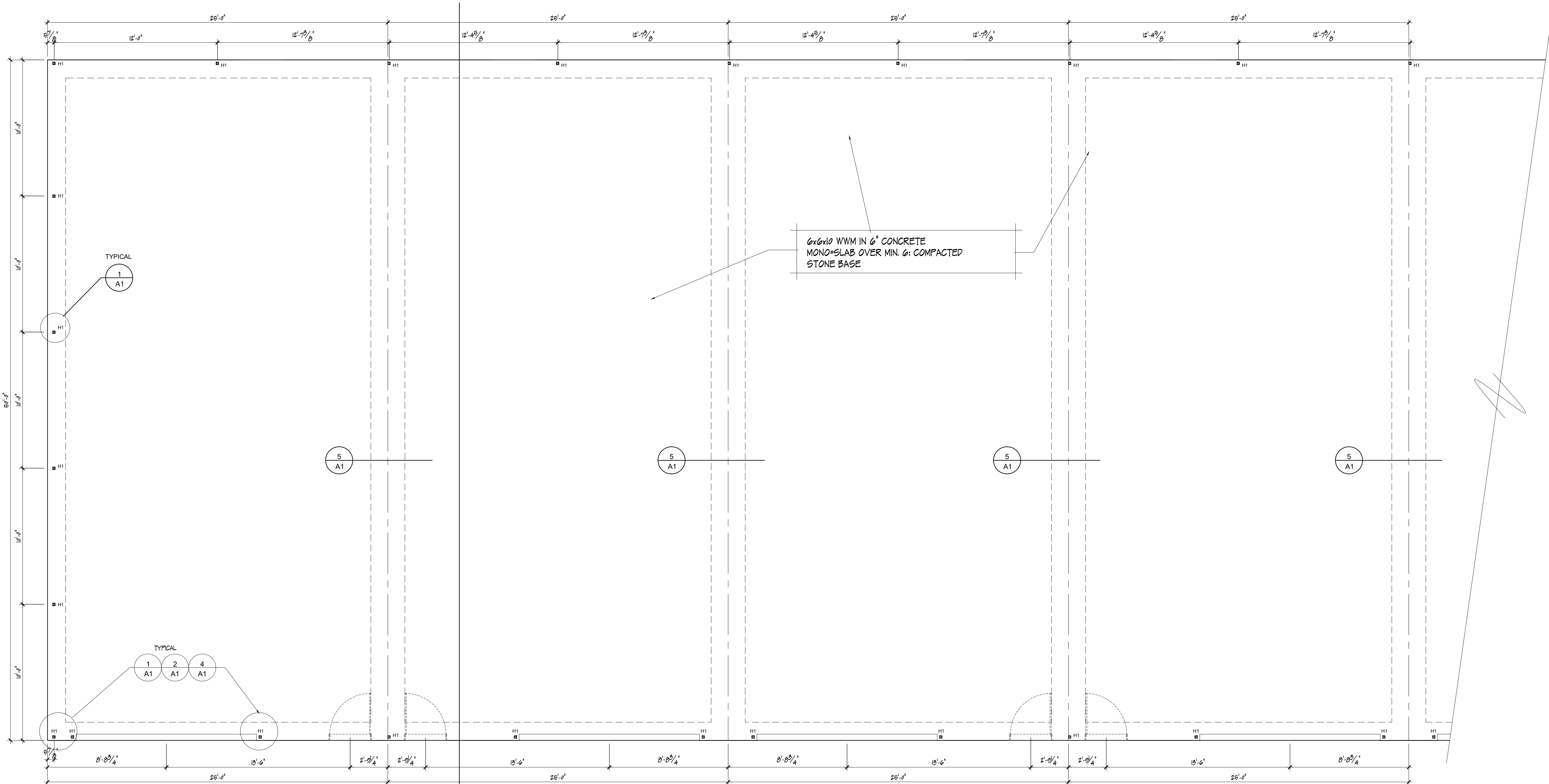
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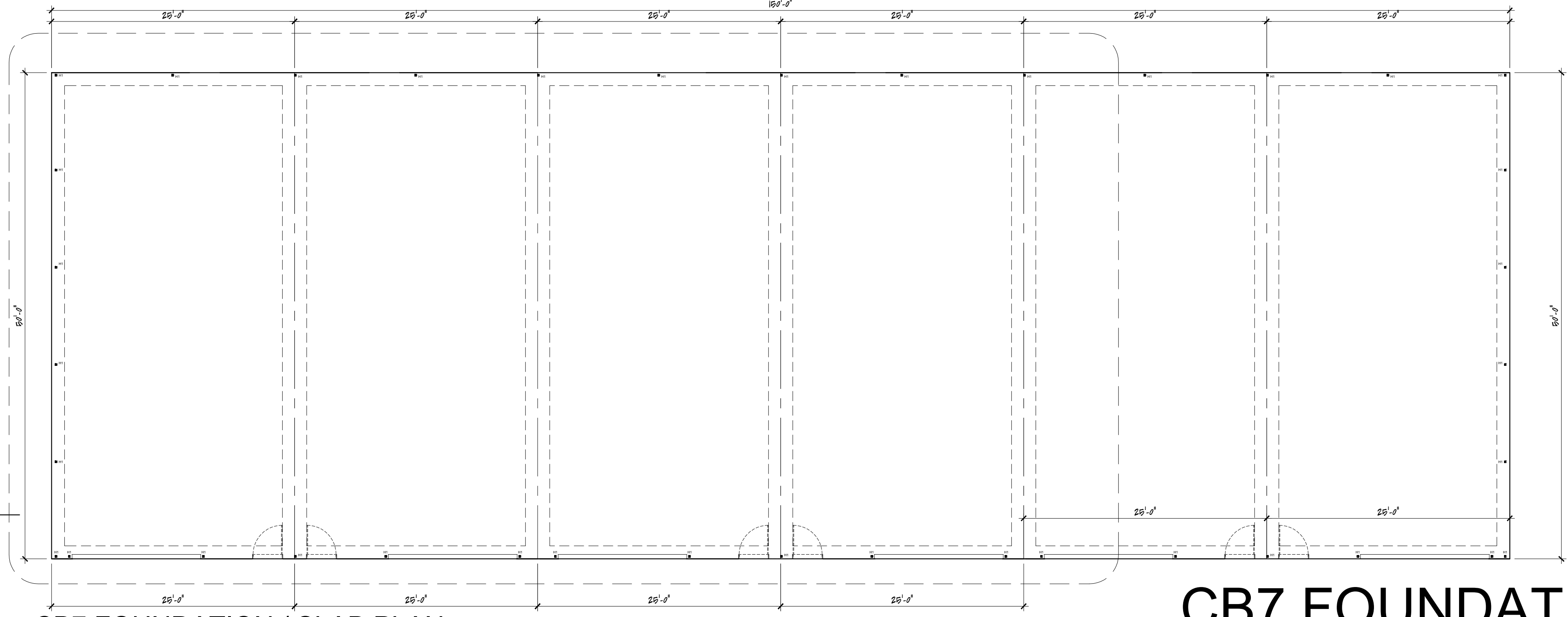
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REFER TO ENLARGED
1/4" SCALE ABOVE

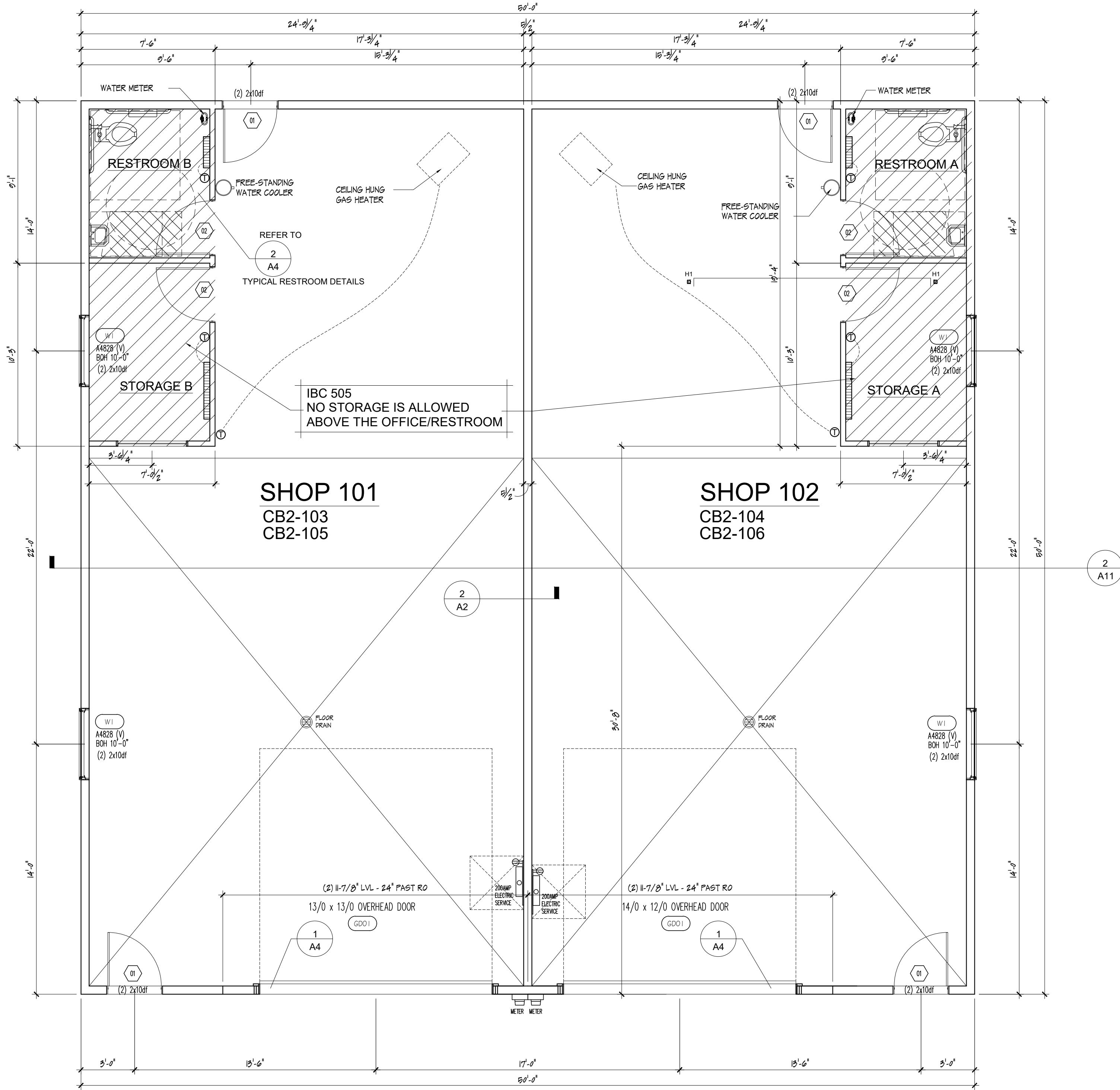


CB7 FOUNDATION / SLAB PLAN

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

CB7 FOUNDATION

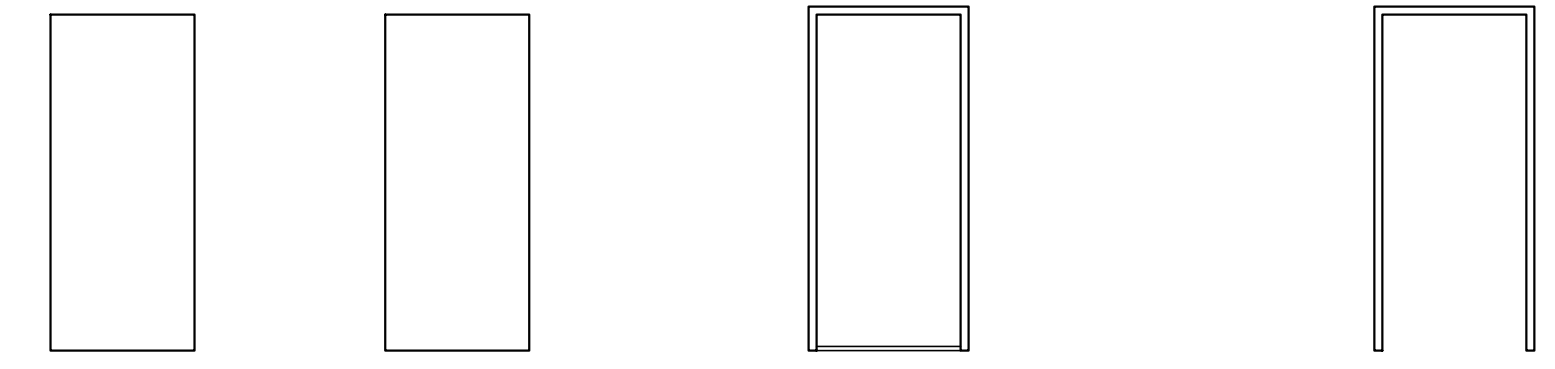
A4



CB1 - CB2 - CB3 FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 2500 /sf APPROX.

DOOR SCHEDULE

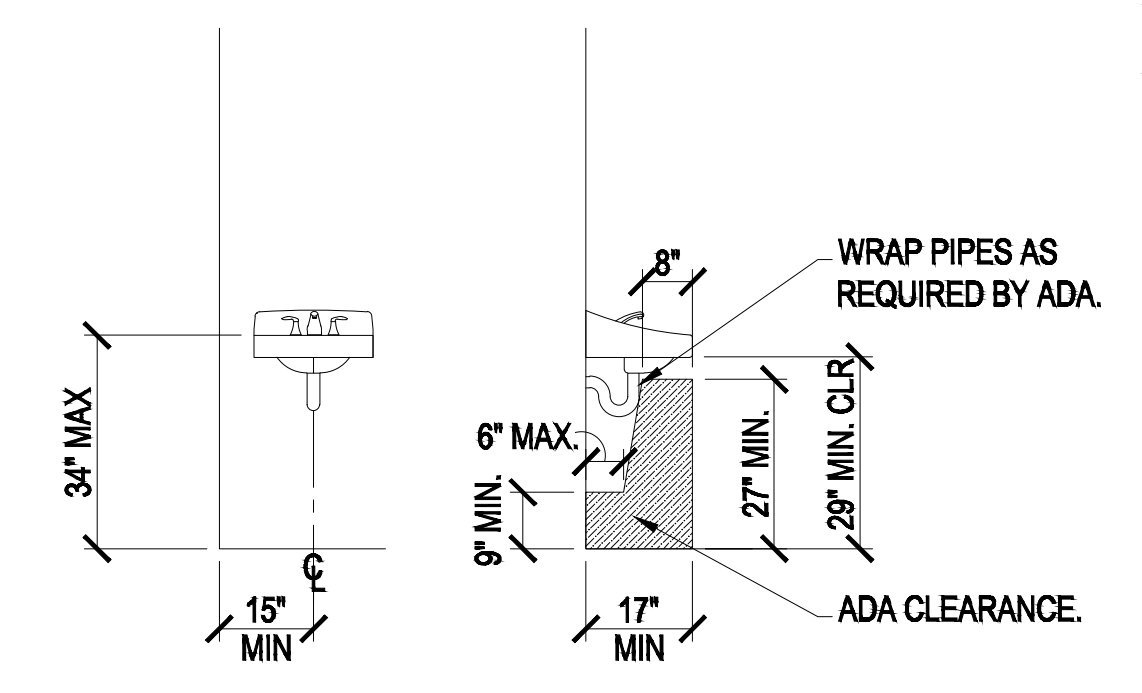
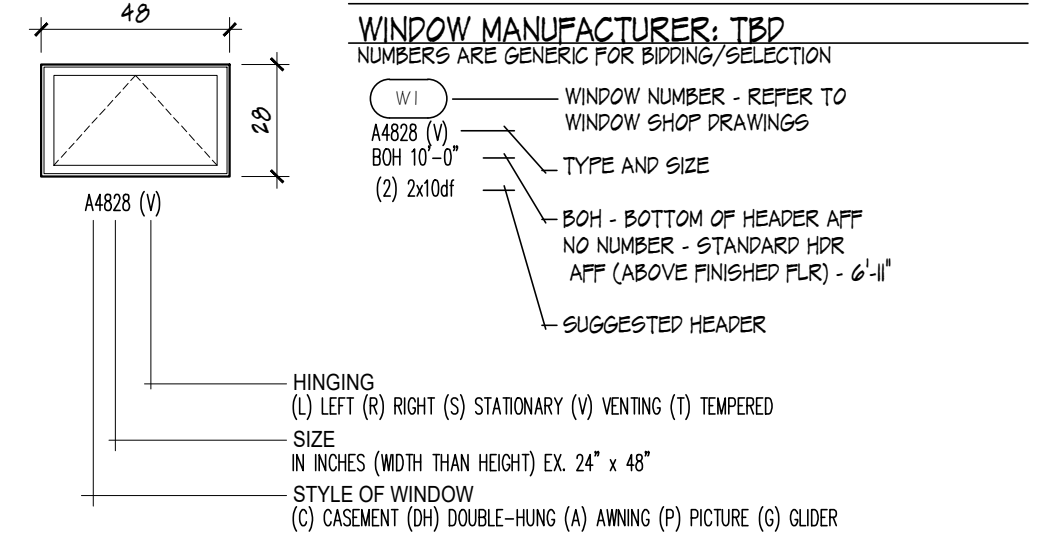
NO	DOOR					FRAME			LABEL	REMARKS	HARDWARE
	SIZE	TYPE	MATERIAL	FINISH	GLASS	TYPE	MATERIAL	FINISH			
01	3'-0" x 6'-8"	1	STEEL	PAINT	-	A	WOOD	PAINT	-	-	KEYED LOCK, (3) HINGES, WEATHERSTRIP
02	3'-0" x 6'-8"	2	WOOD	STAIN	-	B	WOOD	STAIN	-	-	PRIVACY LOCK AT RESTROOM, KEYED LOCK LOCK AT OFFICES



DOOR AND FRAME TYPE NOTES

- PROVIDE ADA COMPLIANT ACCESSIBLE AT ALL NEW DOORS
- REINFORCE ALL DOORS FOR HARDWARE
- PRIME AND PAINT WOOD JAMBS AT STEEL DOORS TO MATCH DOOR COLORS
- STEEL DOORS TO BE EXTERIOR GRADE - INSULATED
- LEVER STYLE FOR ALL DOORS TO BE "SCHLAGE, JUNOPER, S-SERIES" OR SIMILAR.
- HARDWARE FINISH TO BE BRUSHED OR SATIN, CHROME, OR STAINLESS STEEL.

WINDOW TAG INFO



TOILET ELEVATIONS
 SCALE: 3/8" = 1'-0"

NOTE: PROVIDE BLOCKING IN WALL FOR ALL WALL HUNG FIXTURES.

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CONTRACTOR SHOPS
 501 PROSPECT DRIVE
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 DAVID & GOLIATH ENT.
 JAMESVILLE, WISCONSIN

RICHARD GRISMER ARCHITECT
 3871 LAKESIDE DRIVE
 ROCKFORD, IL 61101
 815-601-5544

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FILE
 WHITEWATER 2 DWG

SHEET

A5

CB1 - CB2 - CB3 FLOOR PLAN

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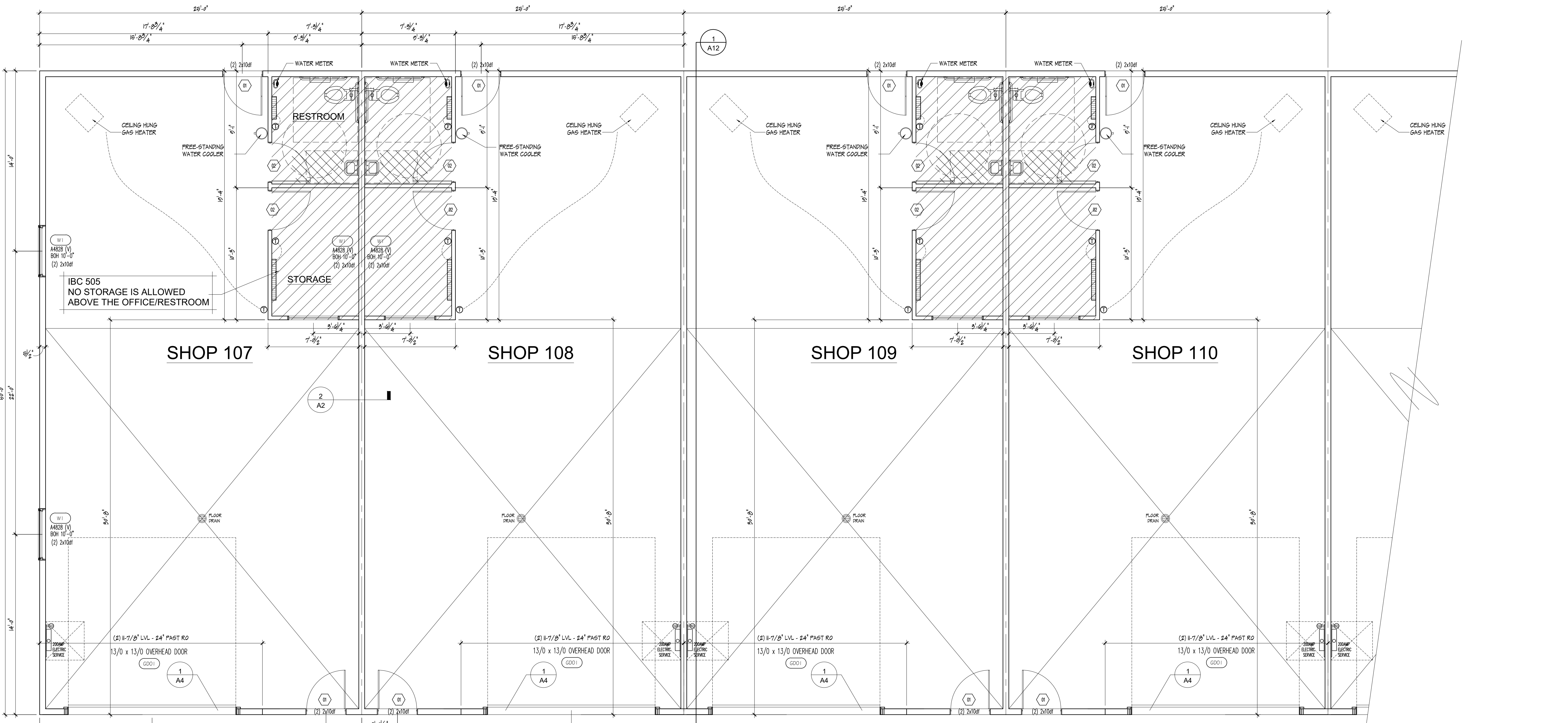
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FILE
WHITEWATER 2 DWG
SHEET

A6

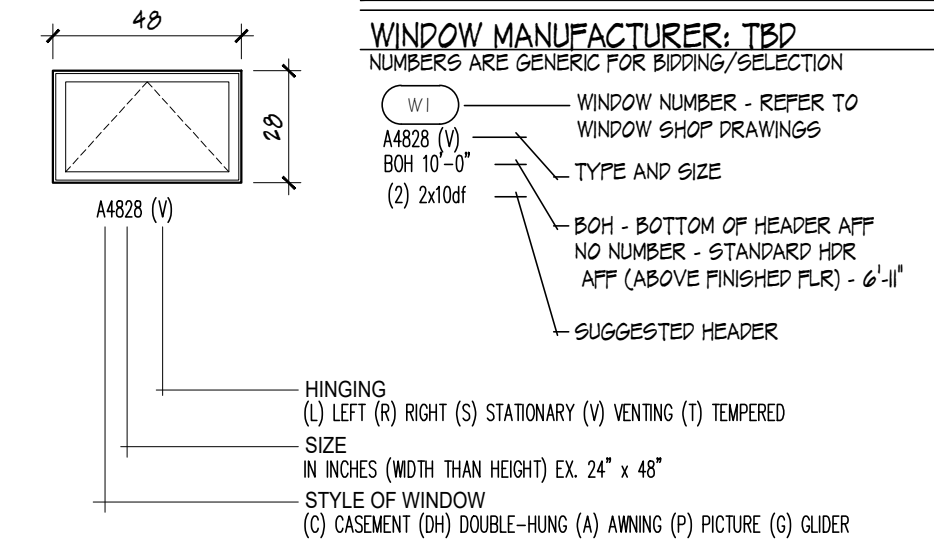


CB4 FLOOR PLAN

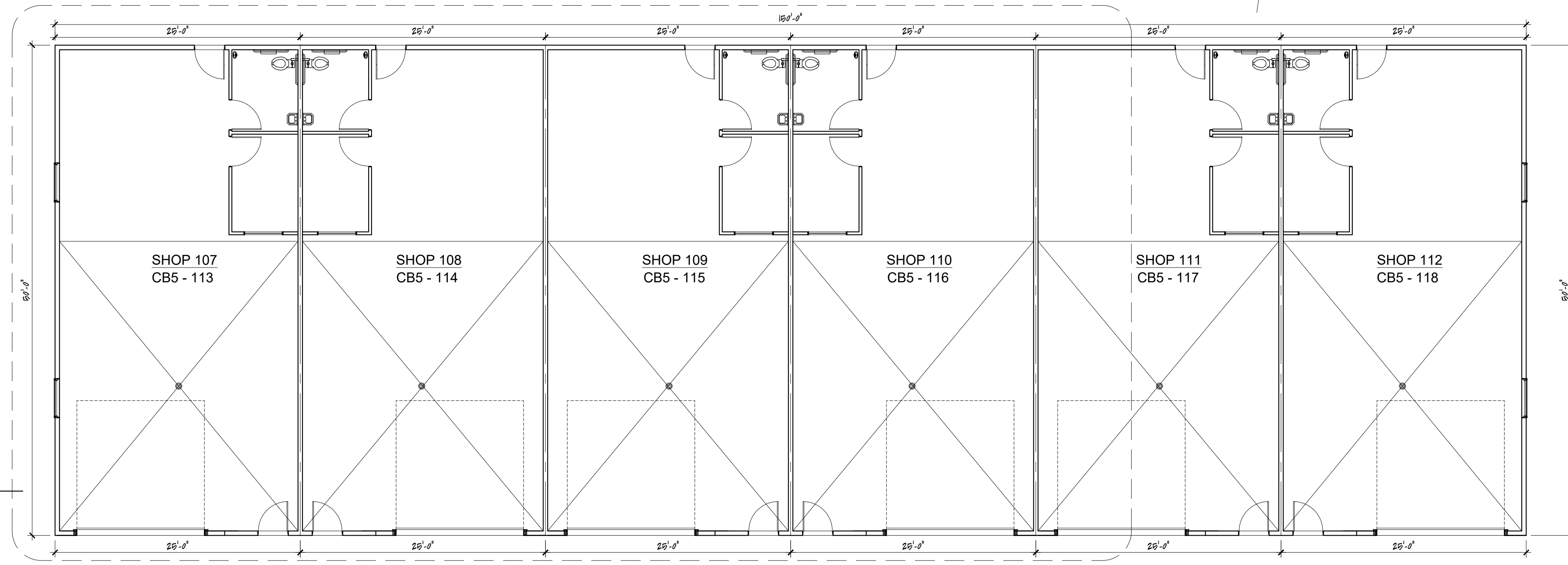
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7500 /sf
APPROX.

WINDOW TAG INFO



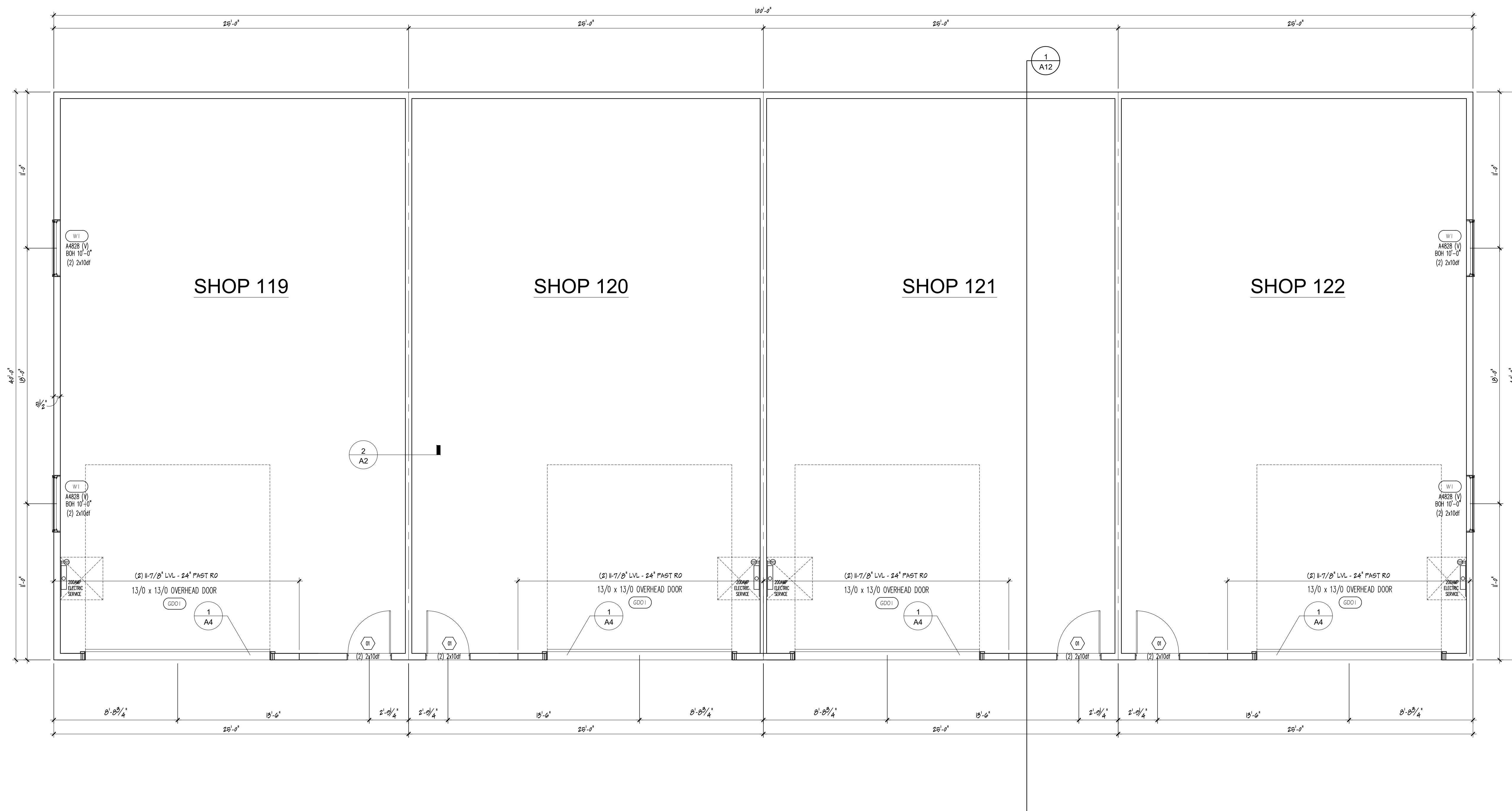
REFER TO ENLARGED
1/4" SCALE ABOVE



CB4 FLOOR PLAN

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

CB4 - CB5 FLOOR PLAN



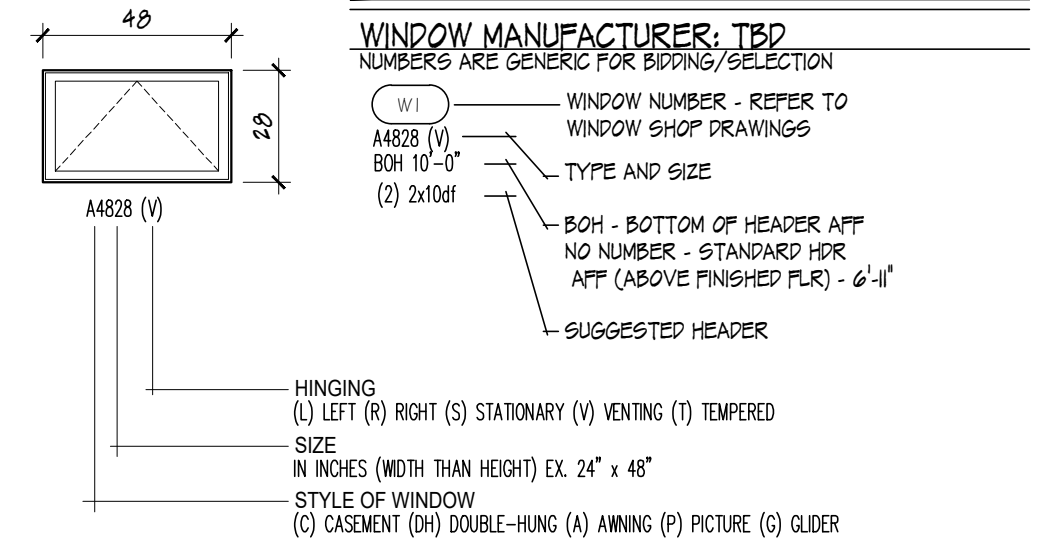
CB4 FLOOR PLAN

4000 /sf

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

APPROX.

WINDOW TAG INFO



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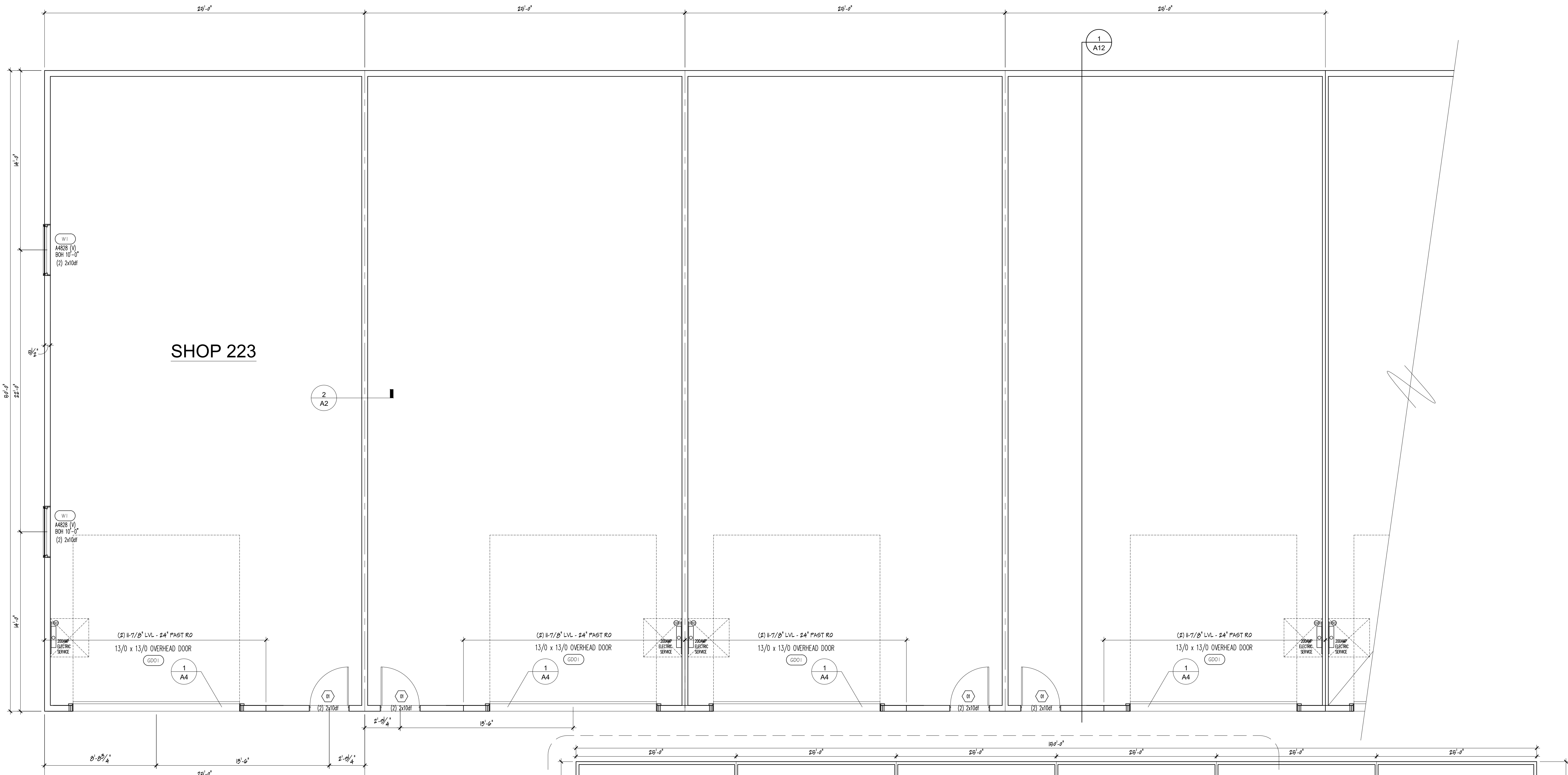
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FILE
WHITEWATER 2.DWG
SHEET
A7

CB6 FLOOR PLAN

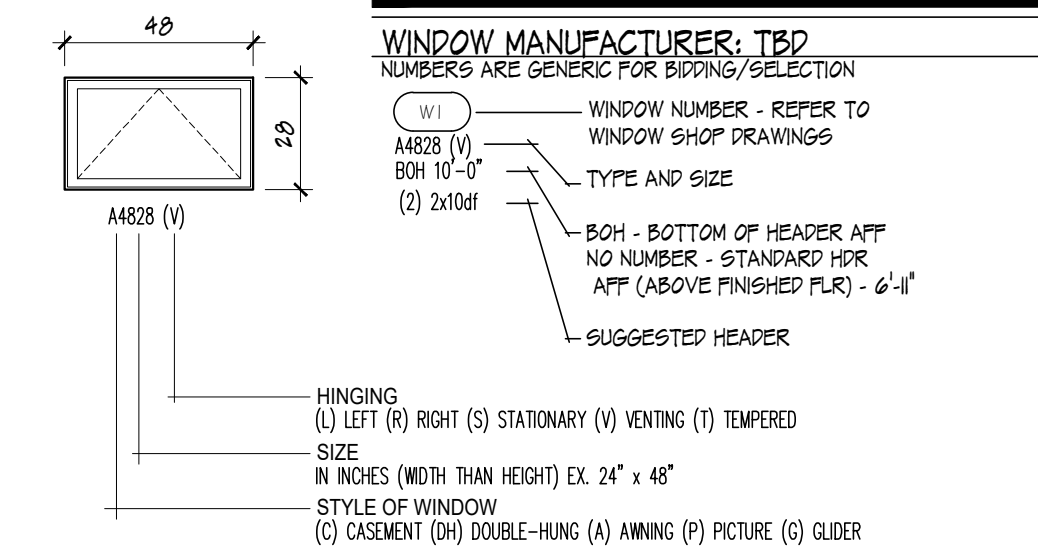


CB4 FLOOR PLAN

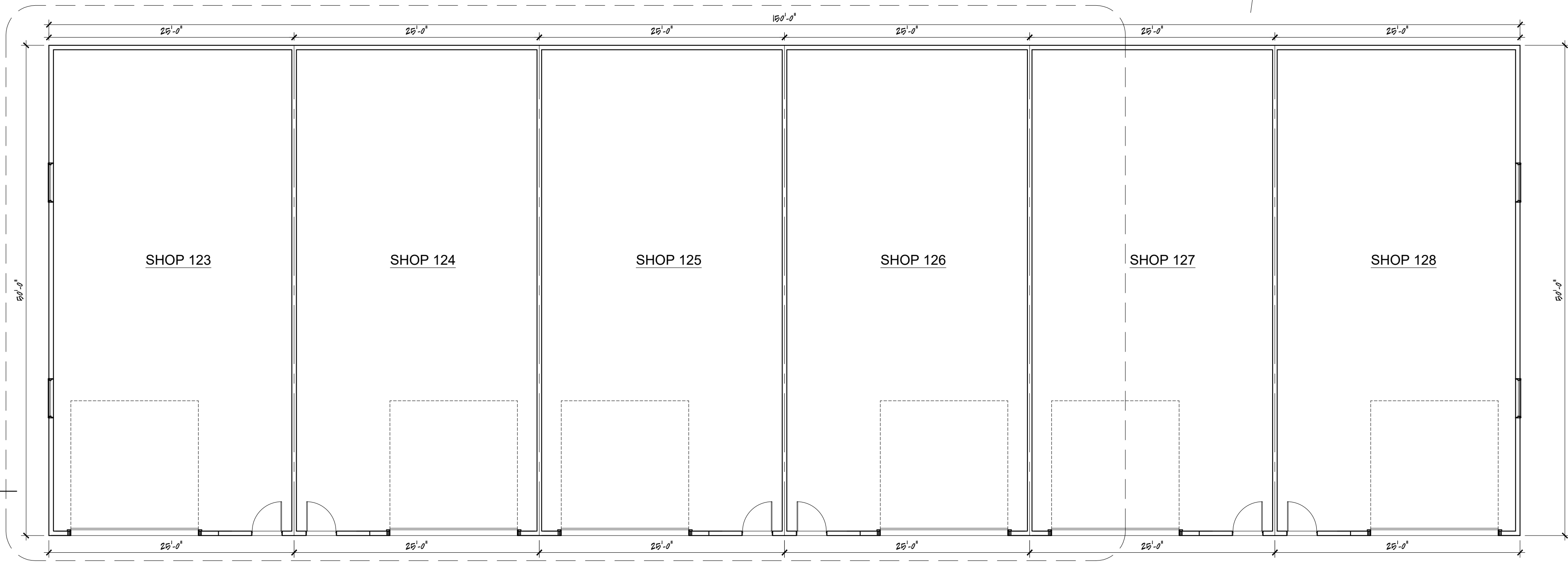
7500 /sf
APPROX.

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

WINDOW TAG INFO



REFER TO ENLARGED
1/4" SCALE ABOVE



CB7 FLOOR PLAN

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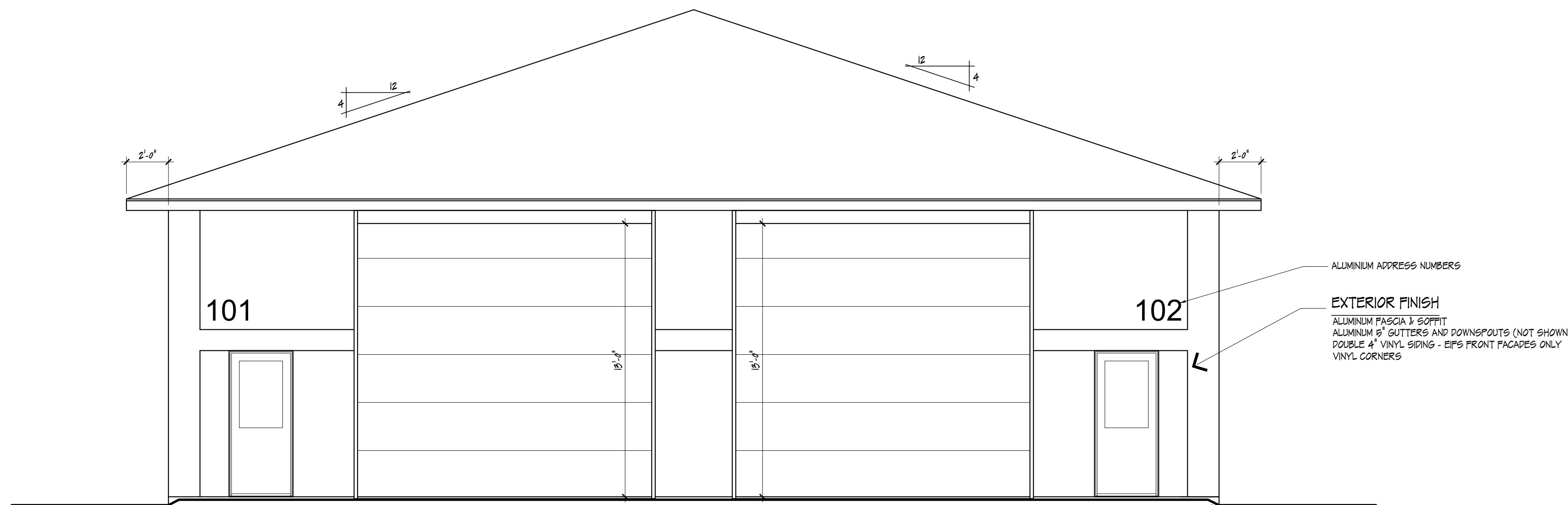
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FILE
WHITWATER 2.DWG

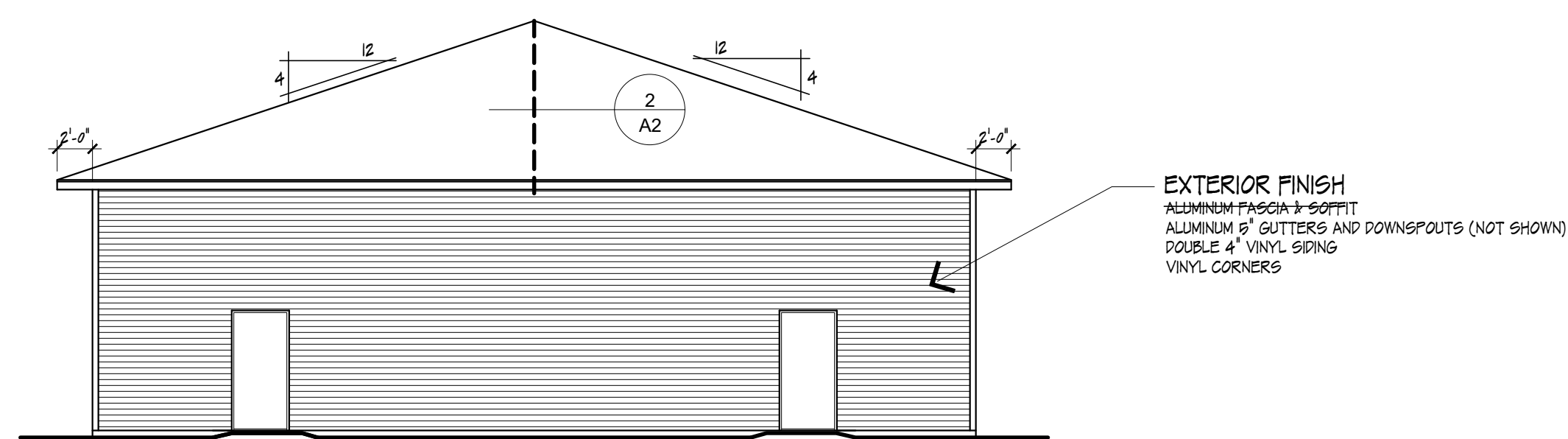
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A8



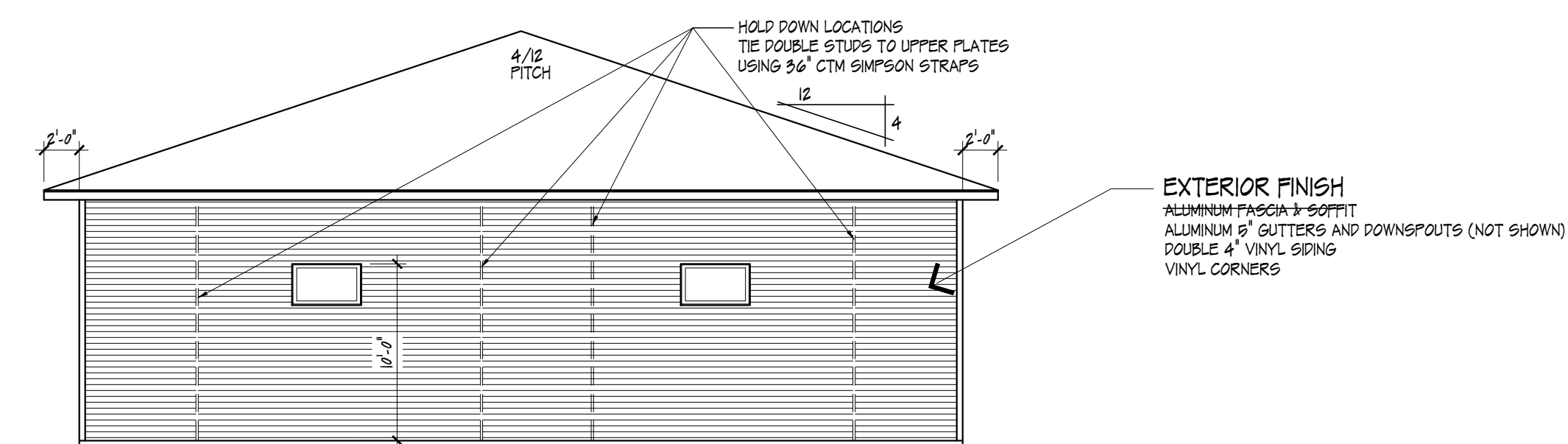
FRONT ELEVATION

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



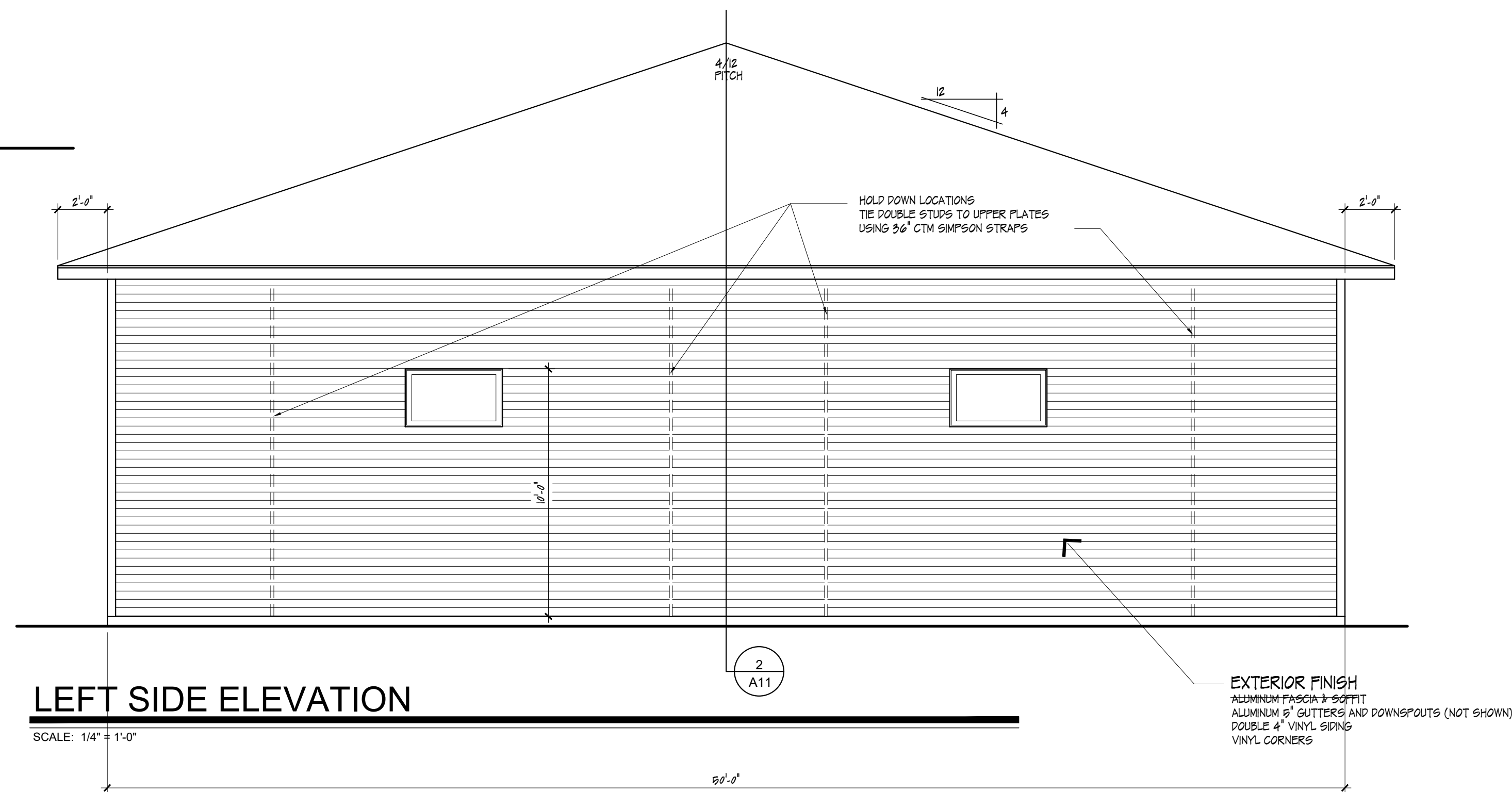
REAR ELEVATION

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



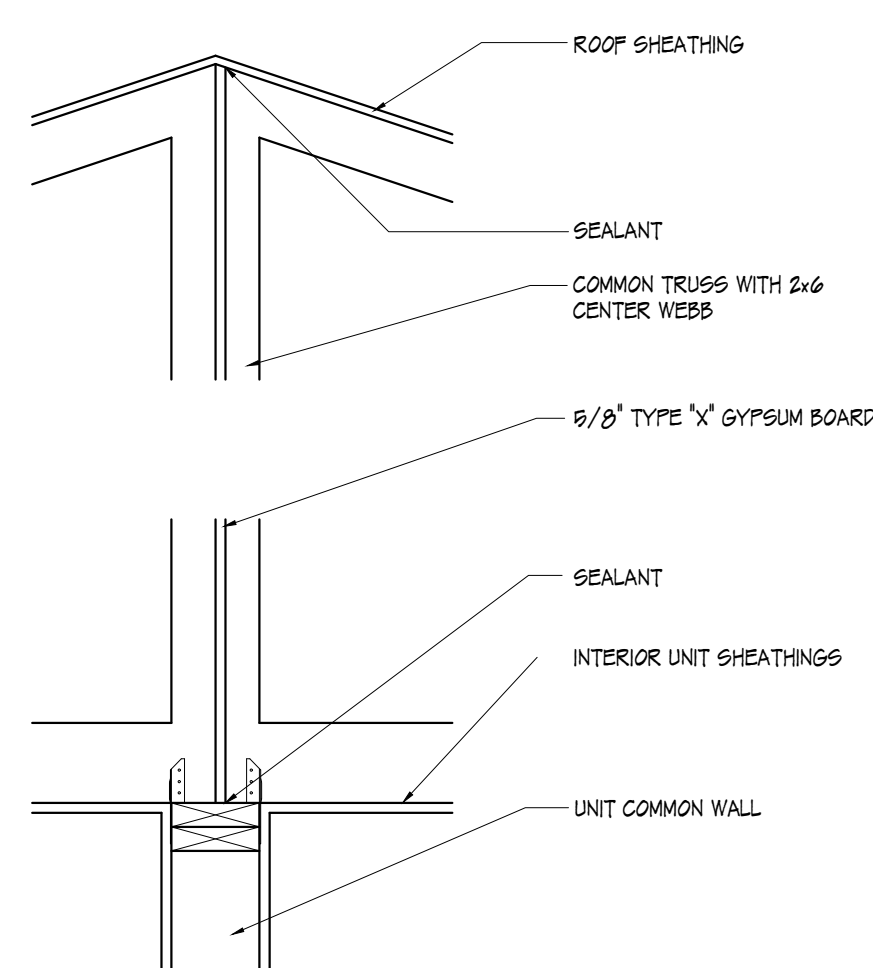
RIGHT SIDE ELEVATION

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



LEFT SIDE ELEVATION

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

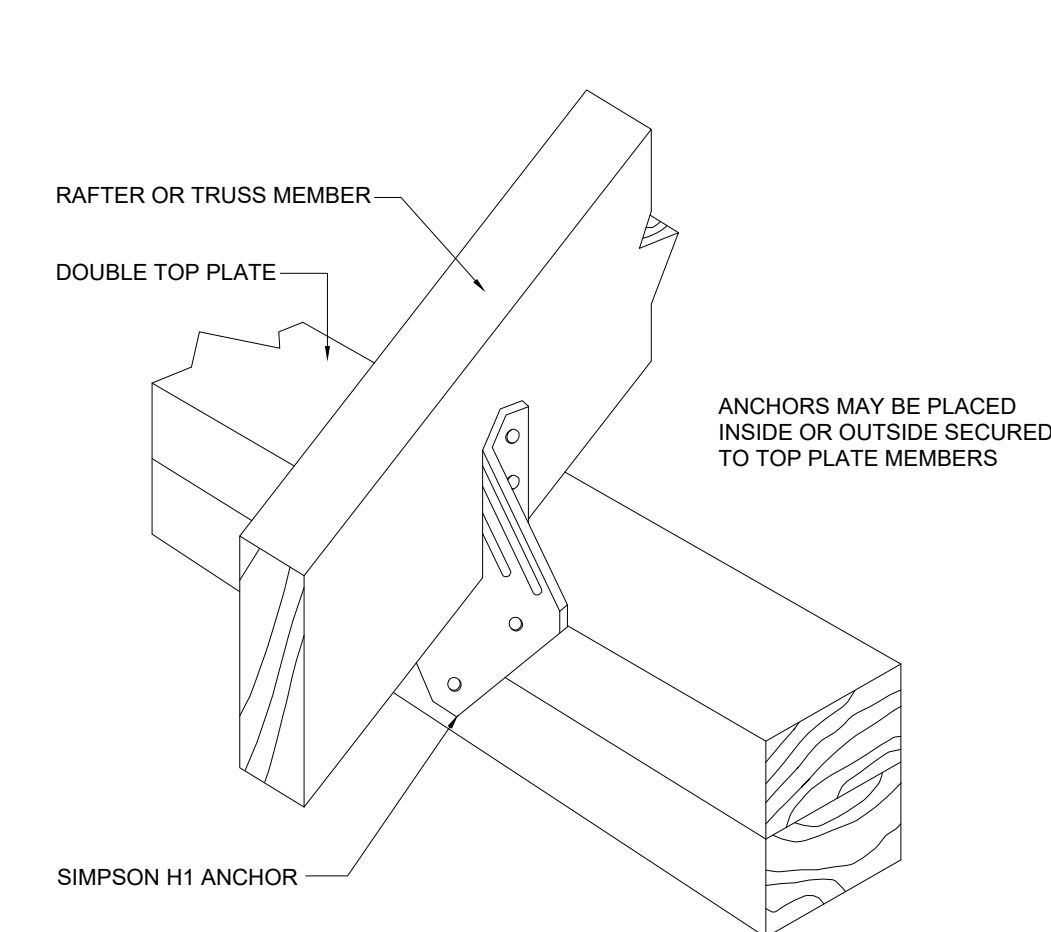


ATTIC SEPARATION WALL

1 A9

SCALE: 1" = 1'-0"

ATTIC SEPARATION WALL



RAFTER / TRUSS ANCHOR

2 A9

SCALE: NONE

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FILE

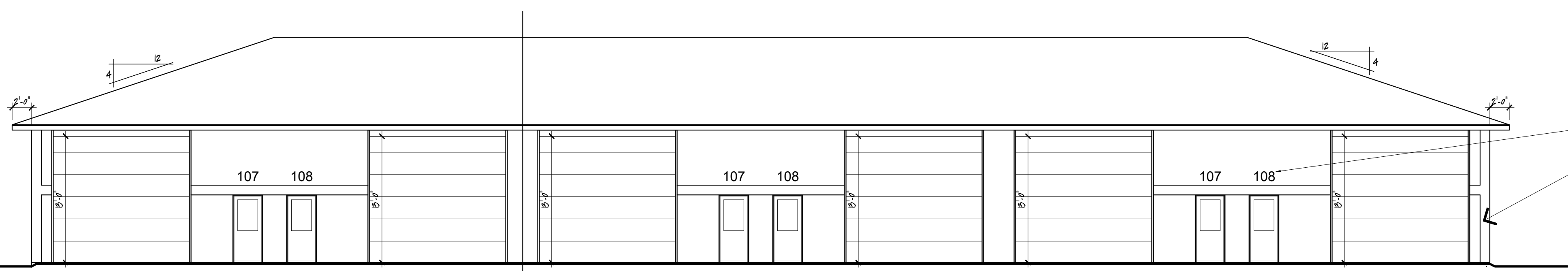
WHITEWATER 2.DWG

SHEET

A9

CB1 - CB2 - CB3 ELEVATIONS

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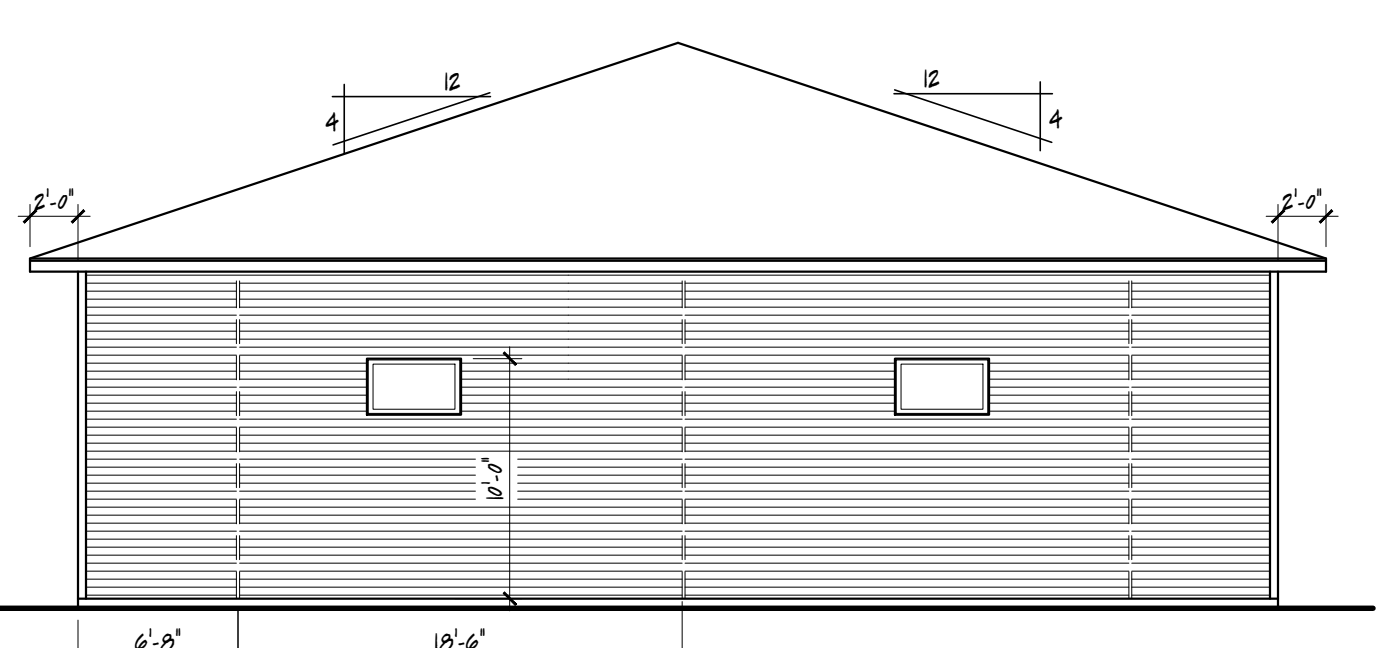


ALUMINUM ADDRESS NUMBERS

EXTERIOR FINISH
ALUMINUM FASCIA & SOFFIT
ALUMINUM 5" GUTTERS AND DOWNSPOUTS (NOT SHOWN)
DOUBLE 4" VINYL SIDING - EIFS FRONT FACADES ONLY
VINYL CORNERS

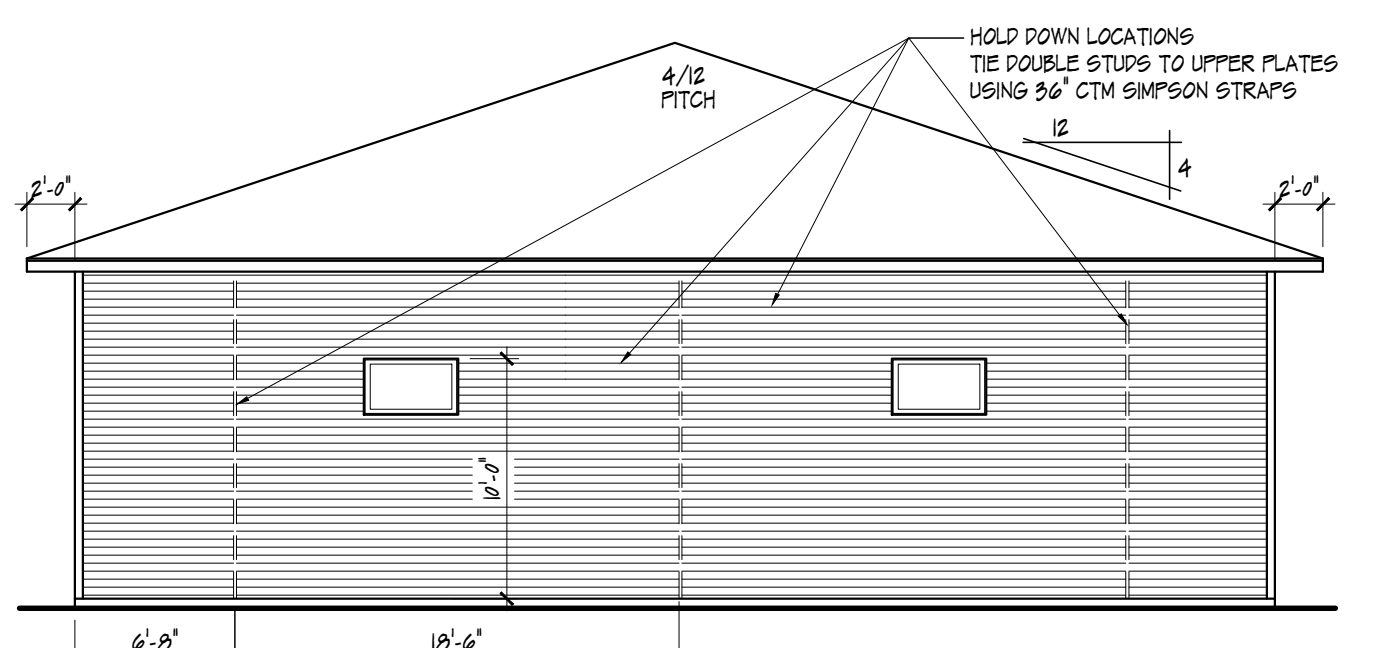
FRONT ELEVATION

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



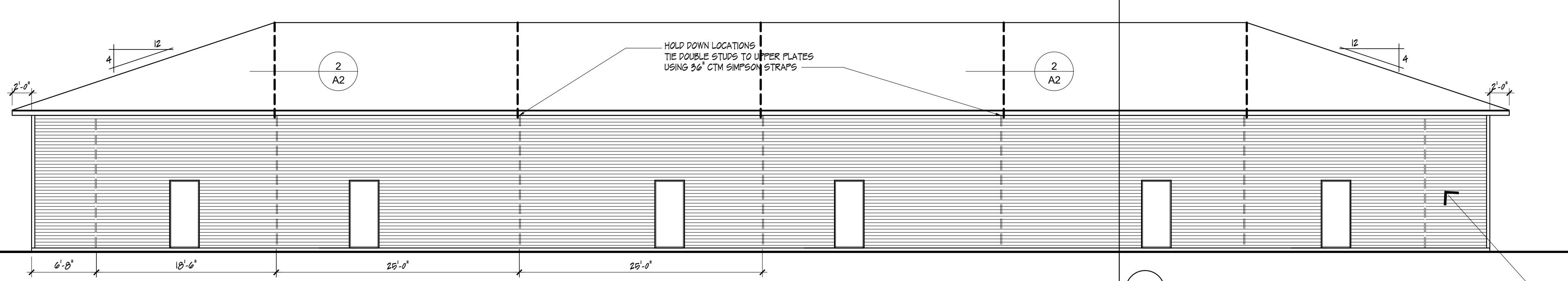
LEFT SIDE ELEVATION

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



RIGHT SIDE ELEVATION

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



REAR ELEVATION

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

EXTERIOR FINISH
ALUMINUM FASCIA & SOFFIT
ALUMINUM 5" GUTTERS AND DOWNSPOUTS (NOT SHOWN)
DOUBLE 4" VINYL SIDING
VINYL CORNERS

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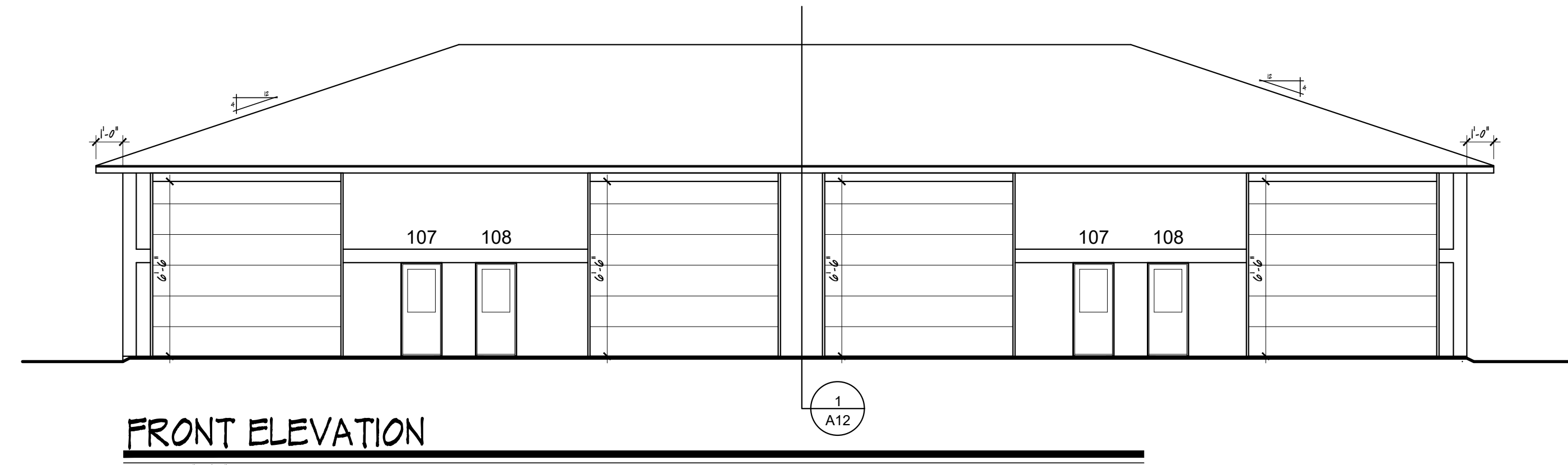
FILE
WHITEWATER 2.DWG

SHEET

A10

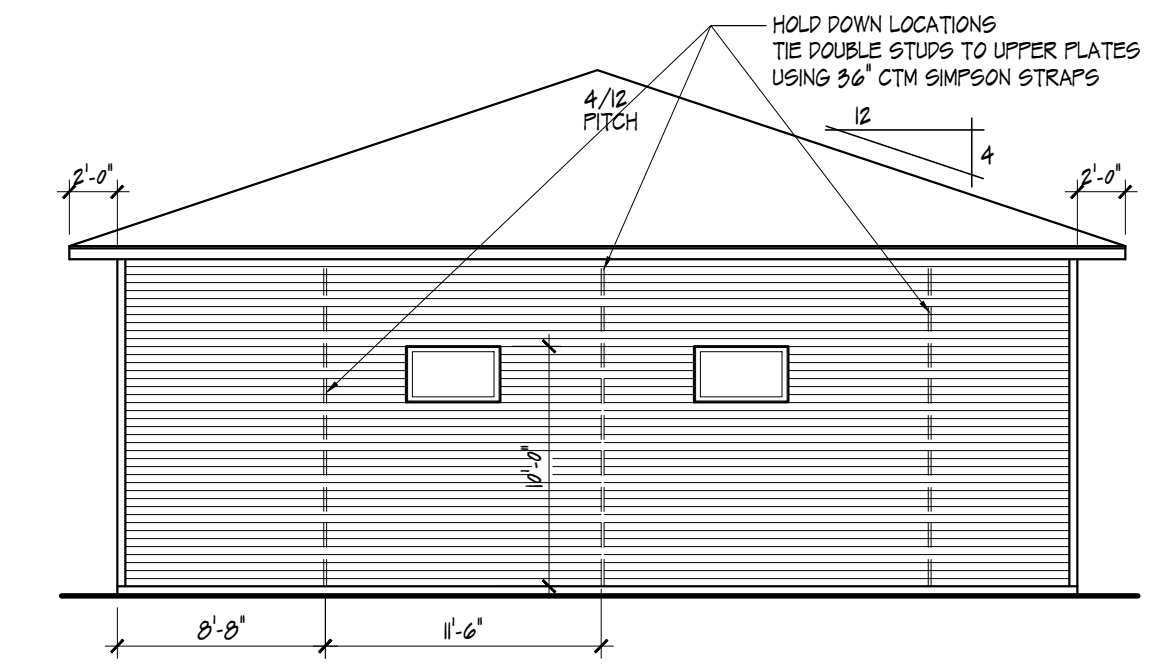
CB4 - CB5 ELEVATIONS

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CONTRACTOR SHOPS 501 PROSPECT DRIVE WHITEWATER, WISCONSIN DAVID & GOLIATH ENT. JANESVILLE, WISCONSIN	
RICHARD GRISMER ARCHITECT 3871 LAKESIDE DRIVE ROCKFORD, IL 61101 815-601-5544	
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FILE	WHITEWATER 2.DWG
SHEET	A11



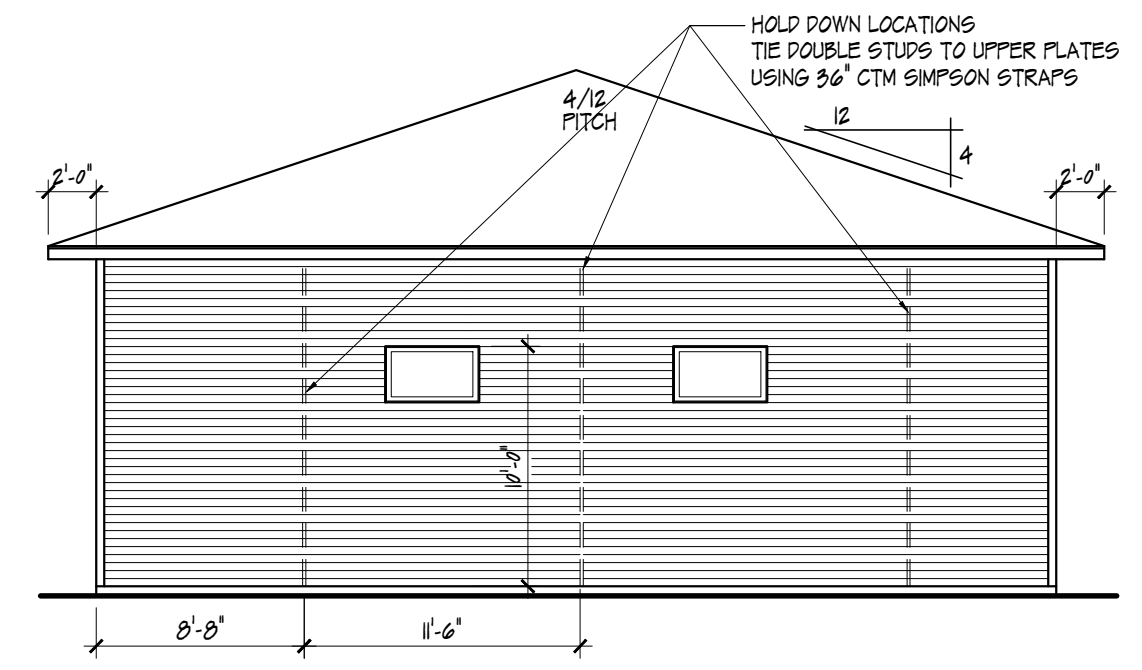
FRONT ELEVATION

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



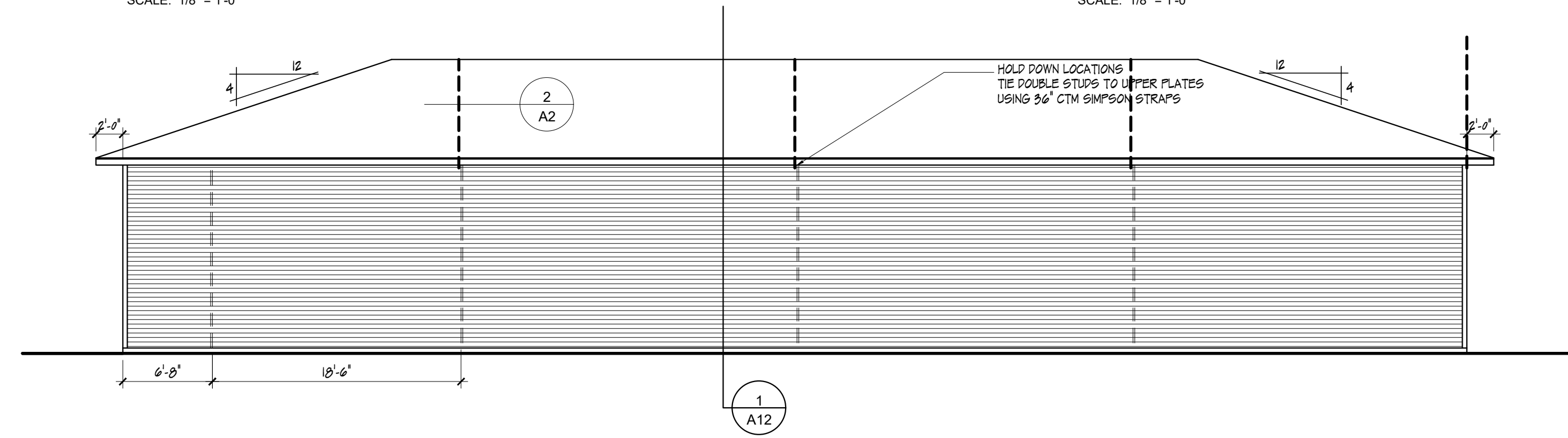
LEFT SIDE ELEVATION

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



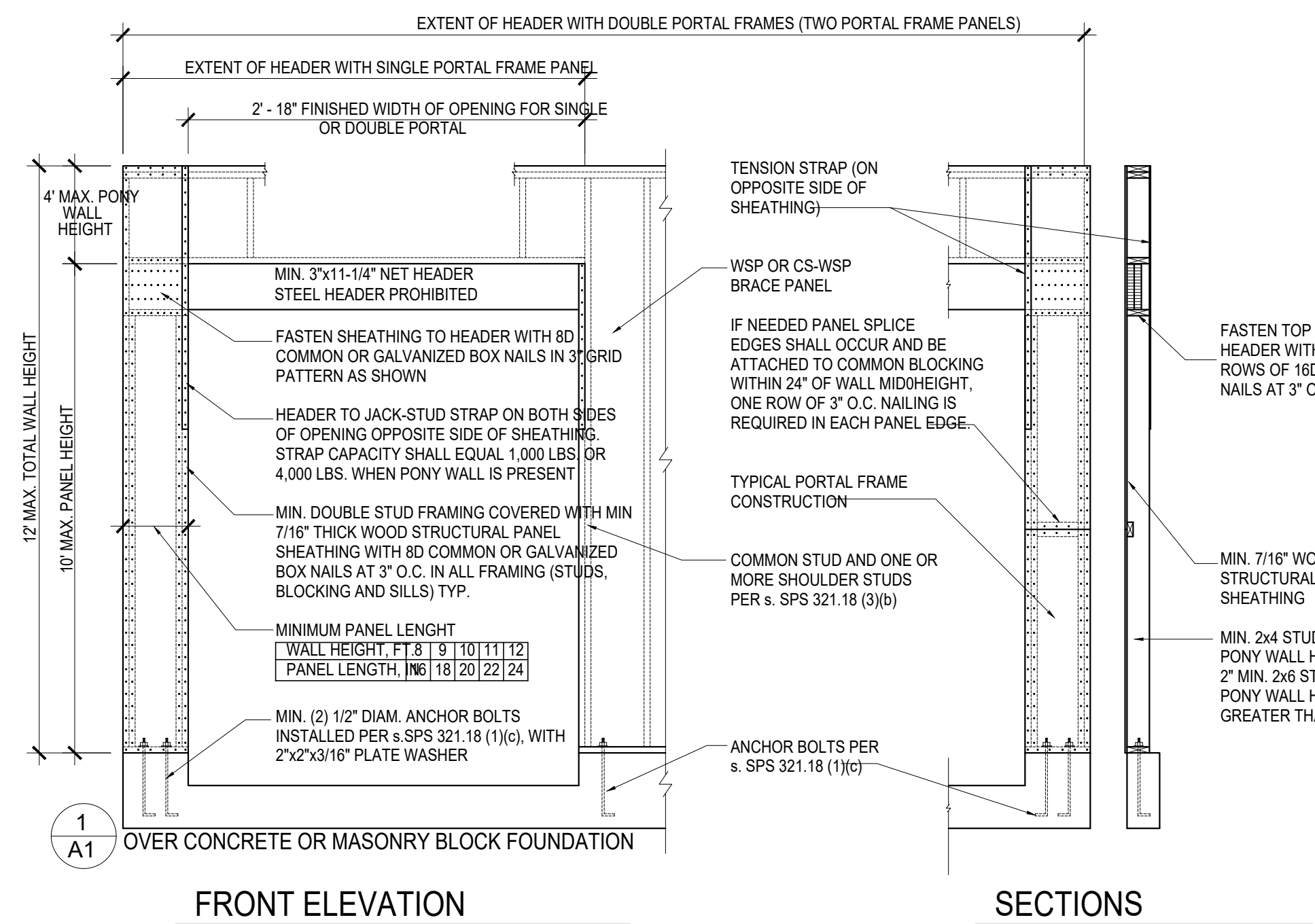
RIGHT SIDE ELEVATION

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



REAR ELEVATION

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



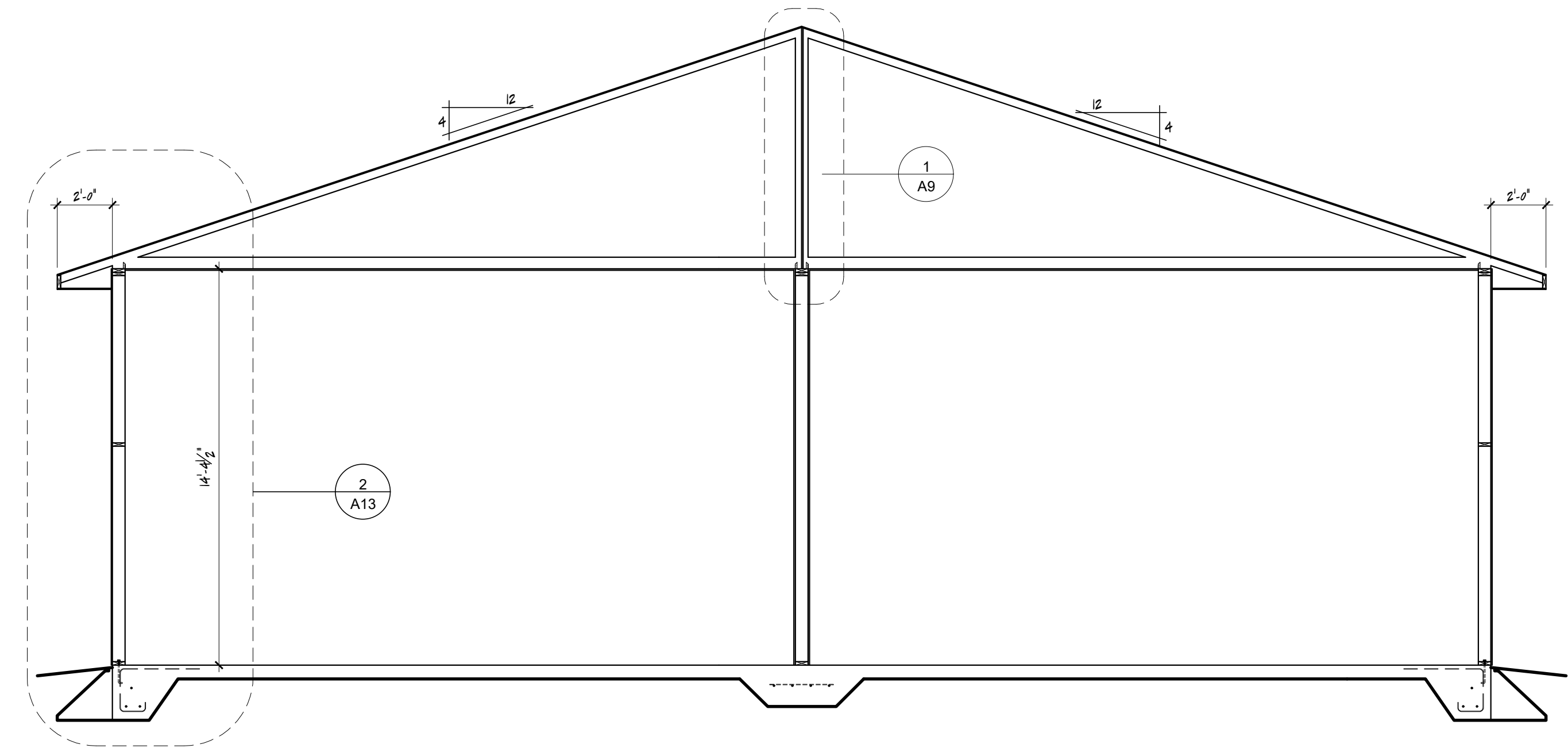
FRONT ELEVATION

SECTIONS

PF - PORTAL FRAME BRACE CONSTRUCTION

SCALE: NONE

PORTAL FRAMING - 01



FRAMING SECTION

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

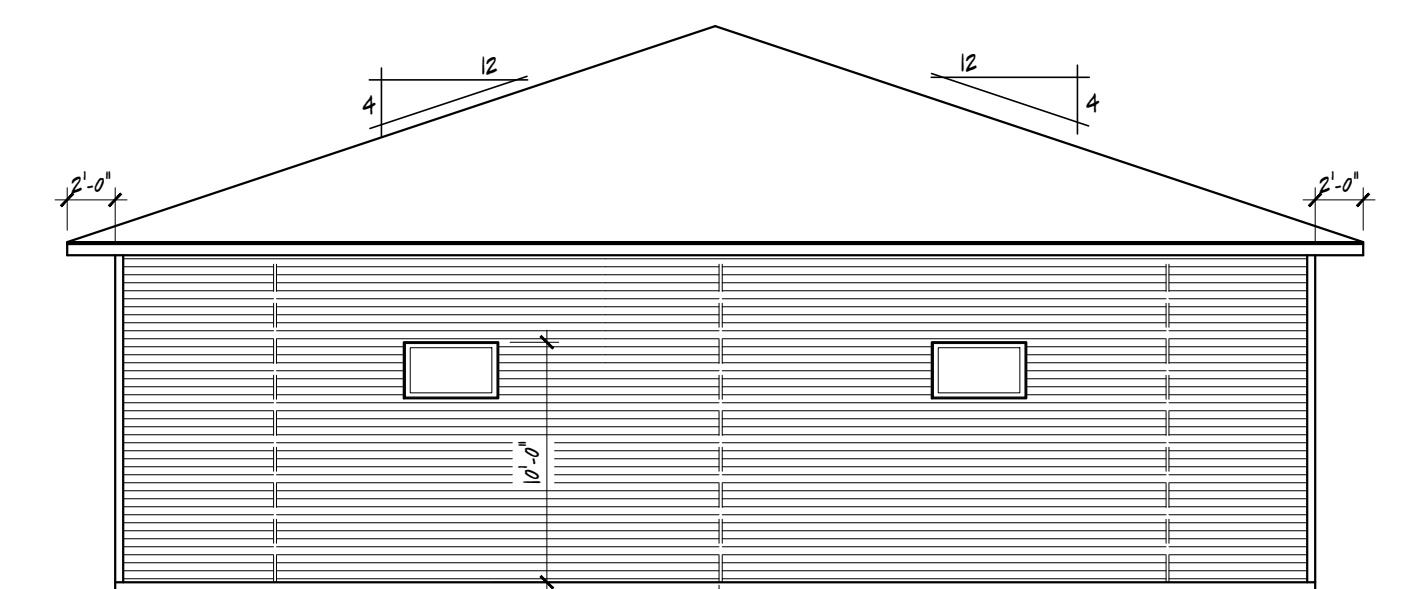
CB6 ELEVATIONS

ISSUE DATE	
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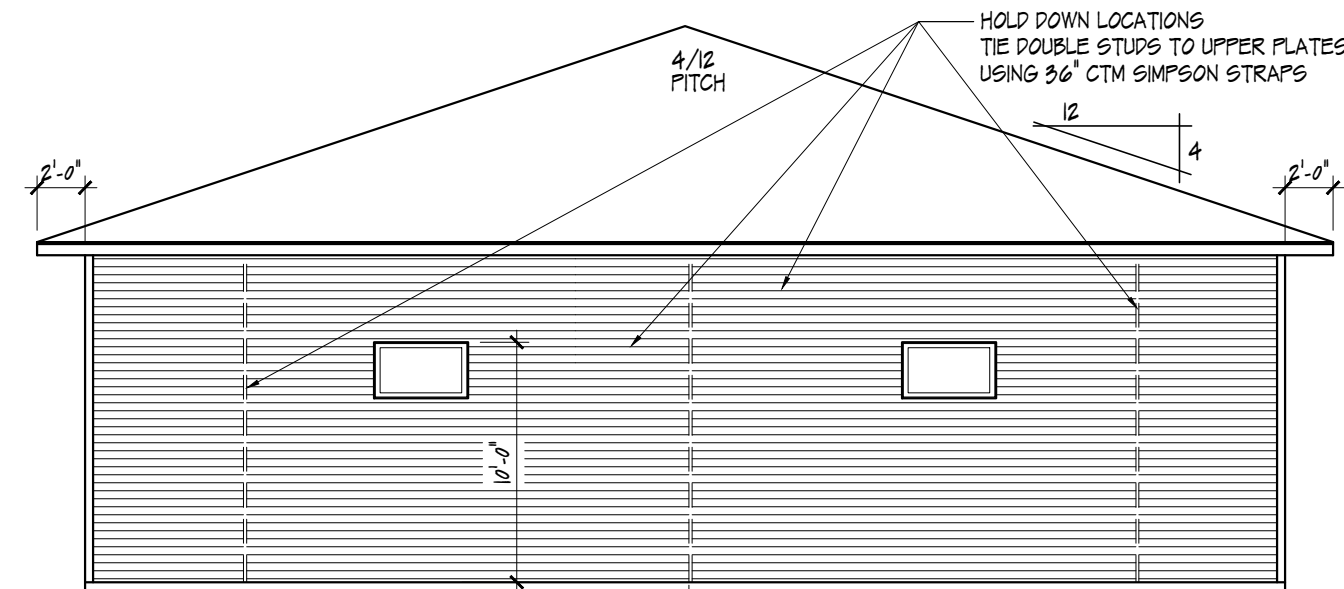
FRONT ELEVATION

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



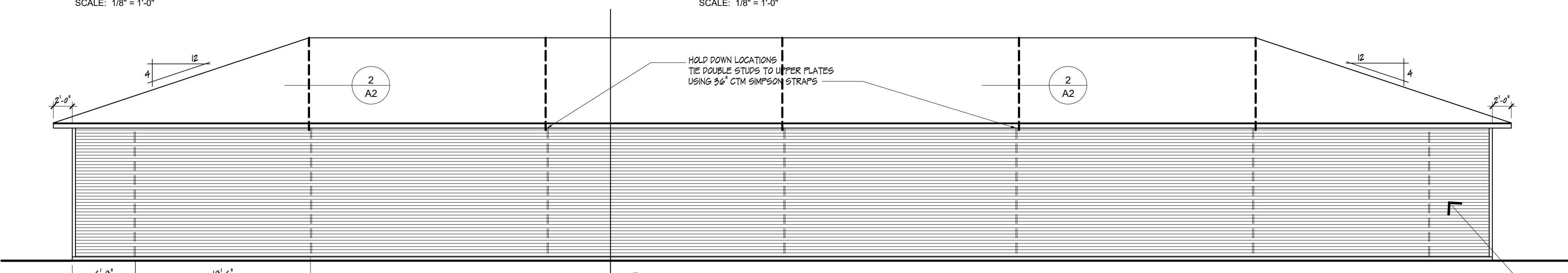
LEFT SIDE ELEVATION

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



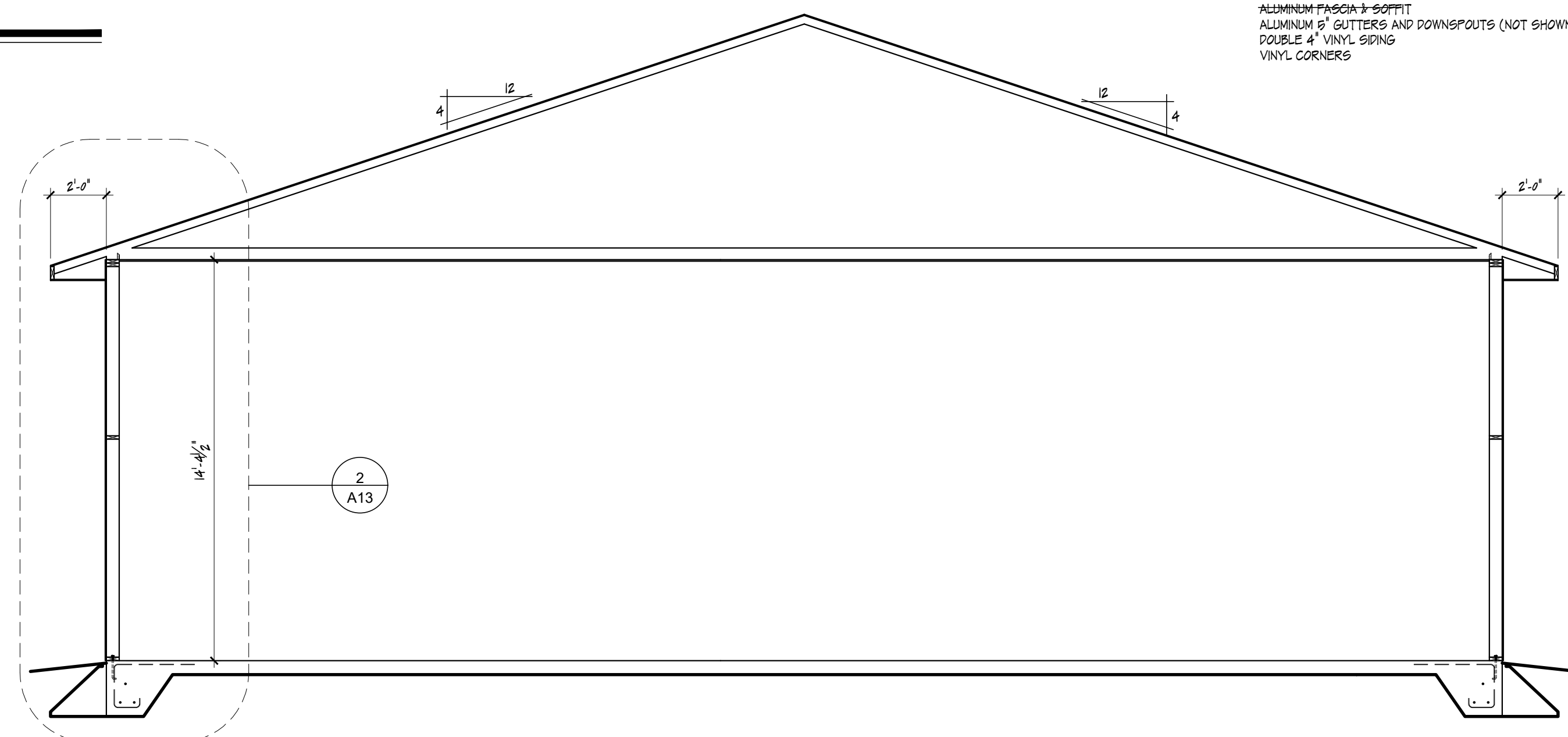
RIGHT SIDE ELEVATION

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



REAR ELEVATION

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



FRAMING SECTION

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

CONTRACTOR SHOPS
501 PROSPECT DRIVE
WHITEWATER, WISCONSIN
DAVID & GOLIATH ENT.
JANESVILLE, WISCONSIN

RICHARD GRISMER
ARCHITECT
3871 LAKESIDE DRIVE
ROCKFORD, IL 61101
815-601-5544

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FILE
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SHEET

A12

CB7 ELEVATIONS

ISSUE DATE	
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FILE
 WHITEWATER 2.DWG

SHEET
A13

ROOF SYSTEM

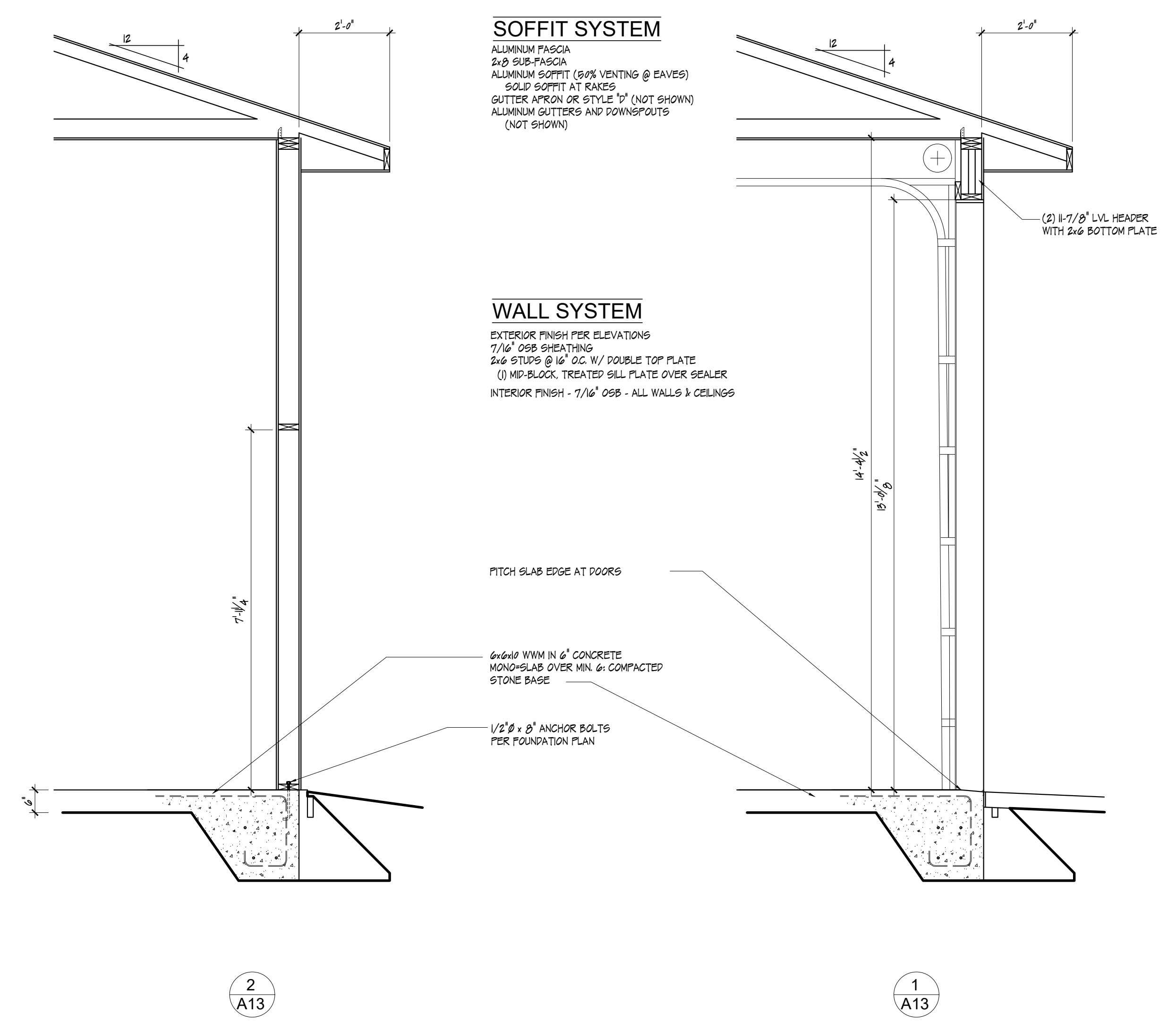
ROOF VENTING AS REQUIRED
 ASPHALT SHINGLES OVER 19# FELT
 (1) ROW ICE/WATER AT ROOF EDGE PERMETER
 1/2" OSB ROOF SHEATHING WITH CLIPS
 ROOF TRUSS SYSTEM - ENGINEERING AND LAYOUT BY SUTTLER

SOFFIT SYSTEM

ALUMINUM FASCIA
 2" SUB-FASCIA
 ALUMINUM SOFFIT (80% VENTING @ EAVES)
 BOLD SOFFIT AT RAFTERS
 GUTTER APRON OR STYLE "X" (NOT SHOWN)
 ALUMINUM GUTTERS AND DOWNSPOUTS (NOT SHOWN)

WALL SYSTEM

EXTERIOR FINISH PER ELEVATIONS
 7/16" OSB SHEATHING
 2x6 STUDS @ 16" O.C. W/ DOUBLE TOP PLATE
 (1) MD-BLOCK TREATED SILL PLATE OVER SEALER
 INTERIOR FINISH - 7/16" OSB - ALL WALLS & CEILINGS



FRAMING SECTION

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

Print

Plan Review Application Form - Submission #692

Date Submitted: 11/14/2023

City of Whitewater

Application for Plan Review

312 W. Whitewater Street
P.O. Box 178
Whitewater, WI 53190
262-470-0540
www.whitewater-wi.gov

NOTICE

The Plan Commission meetings are scheduled at 6:00 p.m. on the 2nd Monday of each month. All completed plans must be in by 9:00 a.m. four weeks prior to the scheduled meeting. If not, the item will be placed on the next available Plan Commission meeting agenda.

Please complete the following application. Refer to Chapter 19.63 of the City of Whitewater Municipal Code of Ordinances, entitled PLAN REVIEW, for more information on the application.

One (1) 11x17 copies and 1 Electronic Copy (include color where possible). If a full size plan is needed we will request same. All plans should be drawn to scale; represent actual existing and proposed site conditions in detail; and indicate the name, address, and phone number of the applicant, land owner, architect, engineer, landscape designer, contractor, or others responsible for preparation. It is often possible and desirable to include two or more of the above 8 plans on one map. The Zoning Administrator or Plan and Architectural Review Commission may request more information, or may reduce the submittal requirements. If any of the above plans is not submitted, the applicant should provide a written explanation of why it is not submitted.

IDENTIFICATION AND INFORMATION ON APPLICATION

Applicant's First Name*

Ben

Applicant's Last Name*

Bolton

Applicant's Address*

3649 Westminster Road

City*

Janesville

State*

WI

Zip Code*

53546

Phone Number*

608-444-9945

Email Address*

info@goliathleasing.com

Owner of site, according to current property tax records (as of the date of the application):

Becker & Bolton LLC

Street Address of property:*

501 N Prospect Drive, Whitewater, WI 53190

Legal Description (Name of subdivision, block and Lot or other Legal Description):*

Lot1, CSM 3845-18-151, DOC 1022740

Agent or Representative assisting in Application (Engineer, Architect, Attorney, etc.)

First Name

N/A

Last Name

Name of Firm:

Firm Address

City

State

Zip Code

Phone Number

Fax Number

Email Address

Item 6.

Name of Contractor:

David & Goliath, INC

Has either the applicant or owner had any variances issued to them, on any property?*

Yes.

No.

If YES, please indicate the type of variance issued and indicate whether conditions have been complied with.

EXISTING AND PROPOSED USES:

Current Land Use:

Principal Use:

Commercial

Accessory or Secondary Uses:

N/A

Proposed Use

Contractor Shops

No. of occupants proposed to be accomodated:

28

No. of employees:

Varies

Zoning District in which property is located:

M-1

Section of City Zoning Ordinance that identifies the proposed land use in the Zoning District in which property is located:

N/A

PLANS TO ACCOMPANY APPLICATION

Applications for permits shall be accompanied by drawings of the proposed work, drawn to scale, showing, when necessary, floor plans, sections, elevations, structural details, computations and stress diagrams as the building official may require.

PLOT PLAN

When required by the building official, there shall be submitted a plot plan in a form and size designated by the building official for filing permanently with the permit record, drawn to scale, with all dimension figures, showing accurately the size and exact location of all proposed new construction and the relation to other existing or proposed buildings or structures on the same lot, and other buildings and structures on adjoining property within 15 feet of the property lines. In the case of demolitions, the plot plan shall show the buildings or structures to be demolished and the buildings or structures on the same lot that are to remain.

STANDARDS

A. The proposed structure, addition, alteration or use will meet the minimum standards of this title for the district in which it is located. Applicant's explanation: *

This was the understanding

B. The proposed development will be consistent with the adopted city master plan. Applicant's explanation:*

Yes, I believe so.

C. The proposed development will be compatible with and preserve the important natural features of the site. Applicant's explanation:*

To Provide independent work shops for Small local contractors.

D. The proposed use will not create a nuisance for neighboring uses, or unduly reduce the values of an adjoining property. Applicant's explanation:*

No, it will not.

E. The proposed development will not create traffic circulation or parking problems. Applicant's explanation:*

This are contractor shops used for individual use for local tradesmen's in need of extended workspace and storage.

F. The mass, volume, architectural features, materials and/or setbacks of proposed structures, additions, or alterations will appear to be compatible with existing buildings in the immediate area. The Applicant's explanation:*

Yes, we believe it will.

G. Landmark structures on the National Register of Historic Places will be recognized as products of their own time. Alterations which have no historical basis will not be permitted. Applicant's explanation:*

This is not a landmark Structure.

H. The proposed structure, addition, or alteration will not substantially reduce the availability of sunlight or solar access on adjoining properties. Applicant's explanation:*

These will not effect the adjoining properties.

CONDITIONS

The City of Whitewater Zoning Ordinance authorizes the Plan Commission to place conditions on approved uses. Conditions can deal with the points listed below (Section 19.63.080). Be aware that there may be discussion at the Plan commission in regard to placement of such conditions upon your property. You may wish to supply pertinent information.

"Conditions" such as landscaping, architectural design, type of construction, construction, commencement and completion dates, sureties, lighting, fencing, plantation, deed restrictions, highway access restrictions, increased

Applicant's Signature*

Date

Ben K. Bolton

11/13/2023

Plot Plan Upload

WHITEWATER FINAL 11-14-2023.pdf

Plan Upload

Choose File No file chosen

File Upload

Choose File No file chosen

File Upload

Choose File No file chosen

File Upload

Choose File No file chosen

File Upload

Choose File No file chosen

APPLICATION FEES:

Fee for Plan Review Application: \$100

Date Application Fee Received by City

Receipt No.

[Empty text box for Date Application Fee Received by City]

[Empty text box for Receipt No.]

Received by:

[Empty text box for Received by:]

TO BE COMPLETED BY CODE ENFORCEMENT/ZONING OFFICE:

Item 6.

Date of notice sent to owners of record of opposite & abutting properties:

Date set for public review before Plan & Architectural Review Board:

ACTION TAKEN

Plan Review

Granted

Not Granted by Plan & Architectural Review Commission.

CONDITIONS PLACED UPON PERMIT BY PLAN AND ARCHITECTURAL REVIEW COMMISSION;

Signature of Plan Commission Chairman

Date

Tips for Minimizing Development Review Costs-A Guide for Applicants

The City of Whitewater assigns its consultant cost associated with reviewing development proposals to the applicant requesting development approval. These costs can vary based on a number of factors. Many of these factors can at least be partially controlled by the applicant for development review. The City recognizes that we are in a time when the need to control costs is at the forefront of everyone's minds. The following guide is intended to assist applicants for City development approvals understand what they can do to manage and minimize the costs associated with review of their application. The tips included in this guide will almost always result in a less costly and quicker review of an application.

MEET WITH NEIGHBORHOOD SERVICES DEPARTMENT BEFORE SUBMITTING AN APPLICATION

If you are planning on submitting an application for development review, one of the first things you should do is have a discussion with the City's Neighborhood Department. This can be accomplished either by dropping by the Neighborhood Services Department counter at City Hall, or by making an appointment with the Neighborhood Services Director. Before you make significant investments in your project, The Department can help you understand the feasibility of your proposal, what City plans and ordinances will apply, what type of review process will be required, and how to prepare a complete application.

SUBMIT A COMPLETE AND THOROUGH APPLICATION

One of the most important things you can do to make your review process less costly to you is to submit a complete, thorough, and well-organized application in accordance with City ordinance requirements. The City has checklists to help you make sure your application is complete. To help you prepare an application that has the right level of detail and information, assume that the people reviewing the application have never seen your property before, have no prior understanding of what you are proposing, and don't necessarily understand the reasons for your request.

FOR MORE COMPLEX OR TECHNICAL TYPES OF PROJECTS, STRONGLY CONSIDER WORKING WITH AN EXPERIENCED PROFESSIONAL TO HELP PREPARE YOUR PLANS

Experienced professional engineers, land planners, architects, surveyors, and landscape architects should be quite familiar with standard developmental review processes and expectations. They are also generally capable of preparing high-quality plans that will ultimately require less time (i.e., less cost for you) for City's planning and engineering consultants to review, saving you money in the long run. Any project that includes significant site grading, stormwater management, or utility work; significant landscaping; or significant building remodeling or expansion generally requires professionals in the associated fields to help out.

FOR SIMPLER PROJECTS, SUBMIT THOROUGH, LEGIBLE, AND ACCURATE PLANS

For less complicated proposals, it is certainly acceptable to prepare plans yourself rather than paying to have them prepared by a professional. However, keep in mind that even though the project may be less complex, the City's staff and planning consultant still need to ensure that your proposal meets all City requirements. Therefore, such plans must be prepared with care. Regardless of the complexity, all site, building and floor plans should::

1. Be drawn to be recognized scale and indicate what the scale is (e.g. 1 inch=40 feet).
2. Include titles and dates on all submitted documents in case pieces of your application get separated.
3. Include clear and legible labels that identify streets, existing and proposed buildings, parking areas, and other site improvements.
4. Indicate what the property and improvements look like today versus what is being proposed for the future.
5. Accurately represent and label the dimensions of all lot lines, setbacks, pavement/parking areas, building heights , and any other pertinent project features.
6. Indicate the colors and materials of all existing and proposed site/building improvements. Including color photos with your application is one inexpensive and accurate way to show the current conditions of the site. Color catalog pages or paint chips can be included to show the appearance of proposed signs, light fixtures, fences, retaining walls, landscaping features, building materials or other similar improvements.

SUBMIT YOUR APPLICATION WELL IN ADVANCE OF THE PLAN AND ARCHITECTURAL REVIEW COMMISSION MEETING

Item 6.

The city normally requires that a complete application be submitted four (4) weeks in advance of the Commission meeting when it will be considered. For simple submittals not requiring a public hearing, this may be reduced to two (2) weeks in advance. The further in advance you can submit your application, the better for you and everyone involved in reviewing the project. Additional review time may give the City's planning consultant and staff an opportunity to address those issues before the Plan and Architectural Review Commission meeting. Be sure to provide reliable contact information on your application form and be available to respond to such questions or requests in a timely manner.

FOR MORE COMPLEX PROJECTS, SUBMIT YOUR PROJECT CONCEPTUAL REVIEW

A conceptual review can be accomplished in several ways depending on the nature of your project and your desired outcomes.

1. Preliminary plans may be submitted to City staff and the planning consultant for a quick informal review. This will allow you to gauge initial reactions to your proposal and help you identify key issues;
2. You may request a sit-down meeting with the Neighborhood Services Director and or Planning consultant to review and more thoroughly discuss your proposal; and/or
3. You can ask to be placed on a Plan and Architectural Review Commission meeting agenda to present and discuss preliminary plans with the Commission and gauge its reaction before formally submitting your development review application.

Overall, conceptual reviews almost always save time, money, stress, and frustration in the long run for everyone involved. For this reason, the City will absorb up to \$200 in consultant review costs for conceptual review of each project.

HOLD A NEIGHBORHOOD MEETING FOR LARGER AND POTENTIALLY MORE CONTROVERSIAL PROJECTS

If you believe your project falls into one or both of these two categories (City staff can help you decide), one way to help the formal development review process go more smoothly is to host a meeting for neighbors and any other interested members of the community. This would happen before any Plan and Architectural Review Commission meeting and often before you even submit a formal development review application.

A neighborhood meeting will give you an opportunity to describe your proposal, respond to questions and concerns, and generally address issues in an environment that is less formal and potentially less emotional than a Plan and Architectural Review Commission meeting. Neighborhood meetings can help you build support for your project, understand other's perspectives on your proposal, clarify misunderstandings, and modify the project and alleviate public concerns before the Plan and Architectural Review Commission meetings. Please notify the City Neighborhood Services Director of your neighborhood meeting date, time and place; make sure all neighbors are fully aware (City staff can provide you a mailing list at no charge); and document the outcomes of the meeting to include with your application.

TYPICAL CITY PLANNING CONSULTANT DEVELOPMENT REVIEW COSTS

The City often utilizes assistance from a planning consultant to analyze requests for land development approvals against City plans and ordinances and assist the City's Plan and Architectural Review Commission and City Council on decision making. Because it is the applicant who is generating the need for the service, the City's policy is to assign most consultant costs associated with such review to the applicant, as opposed to asking general taxpayer to cover these costs.

The development review costs provided below represent the planning consultant's range of costs associated with each particular type of development review. This usually involves some initial analysis of the application well before the public meeting date, communication with the applicant at that time if there are key issues to resolve before the meeting, further analysis and preparation of a written report the week before the meeting, meeting attendance, and sometimes minor follow-up after the meeting. Cost vary depending on a wide range of factors, including the type of application, completeness and clarity of the development application, the size and complexity of the proposed development, the degree of cooperation from the applicant for further information, and the level of community interest. The City has a guide called "Tips for Minimizing Your Development Review Costs" with Information on how the applicant can help control costs.

Type of development review begin requested and planning consultant review cost range

Minor Site/Building Plan (e.g., minor addition to building, parking lot expansion, small apartment, downtown building alterations)

- When land use is permitted in the zoning district and for minor downtown building alterations up to \$600
- When use also requires a conditional use permit, and for major downtown building alterations-\$700-\$1,500

Major Site/Building Plan (e.g., new gas station/convenience store, new restaurant, supermarket, larger apartments, industrial building)

- When land use is a permitted use in the zoning district \$700-\$2,000
- When land use also requires a conditional use permit-\$1,600-\$12,000

Conditional use Permit with no Site Plan Review (e.g., home occupation, sale of liquor request, substitution of use in existing building)

- Up to \$600

Rezoning

- Standard (not PCD) zoning district-\$400-\$2,000
- Planned Community Development zoning district, assuming complete GDP & SIP application submitted at same time-\$2,100-\$12,000

Land Division

- Land Survey map-up to \$300
- Subdivision Plat-\$1,500-\$3,000
- Plat (does not include any development agreement time) -\$50-\$1,500

Annexation

Typically between \$200-\$400

Note on Potential Additional Review Costs:

The city also retains a separate engineering consultant, who is typically involved in larger projects requiring storm water management, plans, major utility work, or complex parking or road access plans. Engineering costs are not included above, but will also be assigned to the development review application. The consultant planner and engineer closely coordinate their reviews to control costs.

Cost Recovery Certificate and Agreement

The City may retain the services of professional consultants (including planners, engineers, architects, attorneys, environmental specialists, and recreation specialists) to assist in the City's review of an application for development review coming before the Plan and Architectural Review Commission, board of Zoning Appeals and/or Common Council. In fact most applications require some level of review by the City's planning consultant. City of Whitewater staff shall retain sole discretion in determining when and to what extent it is necessary to involve a professional consultant in the review of an application.

The submittal of an application or petition for development review by an applicant shall be construed as an agreement to pay for such professional review services associated with the application or petition. The City may apply the charges for these services to the applicant and/or property owner in accordance with this agreement. The City may delay acceptance of an application or petition (considering it incomplete), or may delay final action or approval of the associated proposal, until the applicant pays such fees or the specified percentage thereof. Development review fees that are assigned to the applicant, but that are not actually paid, may then be imposed by the City as a special charge on the affected property.

SECTION A: BACKGROUND INFORMATION

To be filled out by the Applicant/Property Owner

Applicant's Information

First Name*

Benjamin

Last Name*

Bolton

Address*

3649 Westminster Road

City*

Janesville

State*

WI

Zip Code*

53546

Item 6.

Phone Number*

608-444-9945

Fax Number

N/A

Email Address*

info@goliathleasing.com

Name/Description of Development*

Contractor Shops

Address of Development Site*

501 N Prospect Drive, Whitewater, WI

Tax key Number(s) of Site

292-0515-3434-001

Property Owner Information (if different from applicant):

First Name

Benjamin

Last Name

Bolton

Address

3649 Westminster Road

City

Janesville

State

WI

Zip Code

53546

SECTION B: APPLICANT/PROPERTY OWNER COST OBLIGATIONS To be filled out by the City's Neighborhood Services Director

Under this agreement, the applicant shall be responsible for the costs indicated below. In the event the applicant fails to pay such costs, the responsibility shall pass to the property owner, if different. Costs may exceed those agreed to herein only by mutual agreement of the applicant, property owner and City. If and when the City believes that actual costs incurred will exceed those listed below, for reasons not anticipated at the time of the application or under the control of the City administration or consultants, the Neighborhood Services Director or his agent shall notify the applicant and property owner for their approval to exceed such initially agreed costs. If the applicant and property owner do not approve such additional costs, the City may, as permitted by law, consider the application withdrawn and/or suspend or terminate further review and consideration of the development application. In such case, the applicant and property owner shall be responsible for all cost incurred up until that time.

A. Application fee

100.00

B. Expected planning consultant review cost

C. Total cost expected of application (A+B)

D. 25% of total cost, due at time of application

Project likely to incur additional engineering or other consultant review costs?

Yes



The balance of the applicant's costs, not due at the time of application, shall be payable upon applicant receipt of one or more itemized invoices from the City. If the application fee plus actual planning and engineering consultant review costs end up being less than the 25% charged to the applicant at the time of the application, the City shall refund the difference to the applicant.

SECTION C: AGREEMENT EXECUTION

To be filled out by the Applicant and Property Owner.

The undersigned applicant and property owner agree to reimburse the City for all costs directly or indirectly associated with the consideration of the applicant's proposal as indicated in this agreement, with 25% of such costs payable at the time of application and the remainder of such costs payable upon receipt of one or more invoices from the City following the execution of development review services associated with the application.

Signature of Applicant/Petitioner*

Ben Bolton

Date

11/13/2023

Signature of Property Owner (if different)

Ben Bolton

Date

11/13/2023