



**Planning Department**  
W239 N2242 Pewaukee Road  
Waukesha WI 53188  
Phone: 262-691-0770

**PLAN COMMISSION  
MEETING NOTICE AND AGENDA  
Thursday, June 12, 2025  
6:00 PM**

Pewaukee City Hall Common Council Chambers  
W240N3065 Pewaukee Road, Pewaukee, WI

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1. Call to Order and Pledge of Allegiance
2. Discussion and Possible Action Regarding Approval of Plan Commission Meeting Minutes
  - 2.1 September 19, 2024
3. The Courtyard at Pewaukee as Requested by Andev Group (0940999001)
  - 3.1 Discussion and Action Regarding a Time Extension Request for the Courtyard at Pewaukee Senior Living Facility Development Located on the Northwest Corner of Meadowbrook Road and Golf Road
4. Winkleman Farm Certified Survey Map, N47 W26699 Lynndale Road as Requested by Brian & Kevin Kazmierczak (PWC 0882999)
  - 4.1 Discussion and Action Regarding a Certified Survey Map to Create a 5-Acre Parcel Containing the Existing Farmhouse, Barns and Outbuildings
5. Smokexpress LLC/Cloud 9 Conditional Use Permit, N20 W22951 Watertown Road, Suite 105 (PWC 0958982004)
  - 5.1 Discussion and Action Regarding a Recommendation to the Common Council for a Conditional Use Permit for the Purpose of Operating a Retail Tobacco and Vape Shop
6. Adjournment

Ami Hurd  
Deputy Clerk  
Community Development Coordinator  
June 6, 2025

**NOTICE**

It is possible that members of other governmental bodies of the municipality may be in attendance to gather information that may form a quorum at the above stated meeting. No action will be taken by any governmental body other than the governmental body specifically referred to above in this notice.

Any person who has a qualifying disability under the Americans with Disabilities Act that requires the meeting or materials at the meeting to be in an accessible format must contact the City Planner/Community Development Director Nick Fuchs, at (262) 691-6007 three business days prior to the meeting so that arrangements may be made to accommodate your request.

**In attendance:**

Mayor S. Bierce, Alderwoman C. Brown, D. Kiser, D. Linsmeier, and C. Wunder.

**Also in attendance:**

City Planner & Community Development Director N. Fuchs, Administrator S. Klein, Department of Public Works Director M. Wagner, and Deputy Clerk/Community Development Coordinator A. Hurd.

1. Call to Order and Pledge of Allegiance

Chairman Bierce called the meeting to order at 6:00pm and requested everyone stand for the Pledge of Allegiance

2. Discussion and Action Regarding the Revised Building Elevations, Shed, and Trash Enclosure Plans for The Courtyard at Pewaukee Property Located at the Northwest Corner of Golf Road and Meadowbrook Road (PWC 0940999001)

Mr. Fuchs stated the development was approved in May of 2023 and the applicant has made some changes to the building elevations, roof lines, and building materials. The front entrance has a new design and the amount of stone on the building has been reduced.

**A motion was made and seconded (D. Kiser, C. Brown) to approve the revised plans for The Courtyard at Pewaukee.** Motion Passed: 5-For, 0-Against.

3. Discussion and Action Regarding a Recommendation to the Common Council for a Comprehensive Master Plan Amendment to Change the Year 2050 Land Use/Transportation Plan Use Designation for the City of Pewaukee for Shorepoint Church for Property Located on the Southwest Corner of Duplainville Road and Capitol Drive From Medium Density Residential (6,500 Sq. Ft. - 1/2 AC/D.U.) and Floodplains, Lowland and Upland Conservancy, and Other Natural Areas to Government/Institutional and Floodplains, Lowland and Upland Conservancy, and Other Natural Areas (PWC 0912983, PWC 0912984, PWC 0912985)

Mr. Fuchs stated the proposed church was approximately 27,745 square feet with a capacity for 600 worshipers and includes a multipurpose room, office space, and classrooms. He noted there were some concerns with access and traffic, and he stated they would like to see the access on Duplainville Road shifted further south, as the current proposed location would be difficult to maintain visibility. Ideally, the access would be located on the adjacent property to the west where traffic would have full access to take a left or right on Capitol Drive.

Chairman Bierce opened the public hearing at 6:10pm.

Adam Neylon, (1357 Lake Park Court) State Representative, stated he attends Shorepoint Church and supports this project and felt it was worth consideration. He stated Shorepoint Church wants to be a lighthouse that guides people to the community.

Brian Engl, Pastor for Shorepoint Church, felt they should use the Wethersfield access through the farmer's property for access, and he has done everything he knows to do to see that happen. They have

also discussed speed bumps or a gate to deal with the traffic, although according to the TIA and the recommendations from the DOT, he did not believe traffic would be a major issue.

Andrew Falkenburg (N17 W27348 Lakefield Drive) stated he was a member of the church and supports the plan. He felt the 500 to 600 attendees weekly would create an economic boom in Pewaukee.

Barb Harmann (935 Quinlan Drive A) stated she supports the church proposal, and noted the church cannot function at its full potential at their current location. She noted that Shorepoint Church also supports the Pewaukee businesses and gives back to the community, and she felt it would be an asset to the area.

Christine Bannister Welch (N40 W22575 Overhill Lane) stated she attends Shorepoint Church and was excited to be part of the growth of Pewaukee.

Mayor Bierce closed the public hearing at 6:24pm.

Ms. Wagner noted that Duplainville Road had just been repaved, and there is a moratorium that no one can cut into the road for three years. The moratorium expires in 2026. Sanitary sewer is present and there is a lateral, but the water main is on the east side of Duplainville Road so they would have to cut into Duplainville Road. The church would not be able to have occupancy until 2026 because of this.

Chairman Bierce felt traffic was still a huge concern. He felt the U-turns on Capitol Drive would be a complete mess, especially with all of the other churches leaving at the same time.

Commissioner Brown referred to the volume chart of the TIA, and felt a change from zero U-turns in the area to 75 was a significant change and felt it would cause an issue. She was also concerned about the 2050 Land Use Plan and the A-1 lands in the area. She felt the land zoned A-1 in the area would be land-locked if the church goes in, because there would no longer be an exit to Duplainville Road. Commissioner Kiser felt Capitol Drive was a State road and was made to accommodate this.

Commissioner Brown did not think there was enough dimension on either side of the church. She did like the front and the angels, as well as the colors. She felt there was not enough landscaping next to the building on the east and west sides, as well as the south rendering. Commissioner Brown added that she was not in favor of closing the Wethersfield access.

Chairman Bierce stated he agreed with the architectural aspects and did not like the back of the building.

Commissioner Schoenemann felt the building looked handsome with all of the ornamentation in front, and she did not mind the east elevation. She suggested adding some ornamentation on the west side of the building coming from Capitol Drive that would mimic the wood columns.

Commissioner Kiser noted that windows would typically be required on the east, west, and south elevations.

It was noted that TADI did the preliminary traffic report, but the State is still reviewing the report, and the final comments have not yet been received. Commissioner Brown mentioned that she wanted to keep the Duplainville Road access no matter what exit there may be onto Capitol Drive. Mr. Fuchs noted the location on Duplainville Road has not yet been determined. Chairman Bierce was under the impression that there would more than likely have to be an access on both Capitol Drive and Duplainville Road.

Ms. Wagner mentioned that the storm water management process still needed to be reviewed. The concern is going to be how the restoration occurs.

Commissioner Linsmeier stated he had no problem with the use, but the ingress and egress of the site was his issue. He felt the project could not move forward if they could not get access onto Capitol Drive.

**A motion was made and seconded (D. Linsmeier, A. Schoenemann) to table Items 3, 4, 5, and 6 for Shorepoint Church.** Motion Passed: 5-For, 0-Against.

4. Discussion and Action and Public Hearing for Shorepoint Church to Rezone Vacant Property Located at the Southwest Corner of Duplainville Road and Capitol Drive and Property Located at N34 W22407 Capitol Drive from Rs-1 Single-Family Residential to I-1 Urban Institutional, and to Rezone Property Located at W223 N3481 Duplainville Road from B-3 General Business to I-1 Urban Institutional for the Purpose of Constructing an Approximately 27,000 Square Foot Church (PWC 0912983, PWC 0912984, PWC 0912985)

Action taken in Item 3.

5. Discussion and Action Regarding a Certified Survey Map for Shorepoint Church for Property Located at the Southwest Corner of Duplainville Road and Capitol Drive for the Purpose of Combining Three Existing Parcels in Order to Construct an Approximately 27,000 Square Foot Church (PWC 0912983, PWC 0912984, PWC 0912985)

Action taken in Item 3.

6. Discussion and Action Regarding the Site and Building Plans for Shorepoint Church for Property Located at the Southwest Corner of Duplainville Road and Capitol Drive for the Purpose of Constructing an Approximately 27,000 Square Foot Church (PWC 0912983, PWC 0912984, PWC 0912985)

Action taken in Item 3.

7. Discussion and Action Regarding a Recommendation to the Common Council for a Comprehensive Master Plan Amendment to Change the Year 2050 Land Use/Transportation Plan Use Designation for the City of Pewaukee for Ken Weber Towing Service and Crossroads Church of Pewaukee, Inc. for Property Located at N27 W26541 Prospect Avenue from Government/Institutional to Retail/Service Commercial (PWC 0930985, PWC 0930984001)

Mr. Fuchs stated Ken Weber Towing Service was looking to acquire 1.2 acres of the Crossroads Church property and combine it with their existing property. At some point the applicant is planning on submitting a Site and Building Plan application in order to expand the storage and parking area further west on their property, as well as a possible building addition. Mr. Fuchs noted there is a condition for a 40-foot buffer yard adjacent to single-family residential, due to the different intensity of uses when the potential expansion occurs. The applicant was looking to have fencing within the 40-foot buffer yard and possibly reducing the 40 feet. The church will still meet the I-1 District standards, but the property line is getting too close to the parking on the church property, so there is a condition for the applicant to establish a ten-foot parking setback. Mr. Fuchs recommended approval.

Chairman Bierce opened the public hearing at 7:21pm.



Tim Langer (155 E. Capitol Drive, Hartland) stated he was the Attorney for the Weber's and stated this was an arrangement between neighbors and there would be no new development.

Karen Behl (N27 W26643 Lauderdale Drive) stated her concern was the increased noise and traffic. She felt the wooded lot provided a lot of buffer from the sound, and reducing the wooded lot would allow more sound to carry to their property and the properties on their street. Ms. Behl did not want a parking lot where all of the towed cars were being stored.

Paul Otto (N26 W26872 Prospect Avenue) stated there is a bit of noise with the business, but the unknown is even scarier because lately they seem to be working on some hobby items and there have been some really loud noises, like a race car.

Dorie Loescher (N27 W26676 Prospect Avenue) referred to the noise from the business, especially a car that has been revving up and there was a lot of banging. She requested there be no access drive on their shared lot line, as the trucks are left outside idling and they can hear it in their living room. Ms. Loescher requested a cleanup of the property and felt it was only a matter of time before Ken Weber's trees come down onto her property.

Mary Loescher (N27 W26676 Prospect Avenue) stated she has a condition where her hearing is more sensitive than the normal ear, and she has to wear noise-cancelling headphones in her own living room because she cannot handle the clanging and banging from the Ken Weber operations. She requested the noise level be toned down.

Leah Otto (N26 W26681 Prospect Avenue) stated a fence was required for sound a barrier when Ken Weber first moved in, but it does not work well, especially when there is revving and backfiring of cars over and over. Ms. Otto noted that the trucks were being kept outside of the gate idling for hours, as well as idling across the street.

Darrell Swift (N26 W26749 Prospect Avenue) stated the business is growing and the number of trucks has increased, as have the crashed-up cars. He questioned if the fluid from the cars was draining into the lake. Mr. Swift requested this be zoned back to residential and felt they should think about moving to a more industrial location that is more suitable for their type of business.

William Kessler (N27 W26609 Lauderdale Drive) stated periodically at 3am he hears the backup noise from the trucks. He requested the Commission not waiver from the 40-foot buffer. Mr. Kessler requested the Commission do what they can to protect the noise levels in the neighborhood.

Ken Weber, owner of Ken Weber Towing Service, stated if this request is approved, they will put another fence back up with whatever the City requires. He noted that the backup beepers are OSHA required and there is no way he can turn them off. He also noted that they do not bring any trucks to their shop that are leaking, and they only bring cars back. Mr. Weber mentioned that he had an issue with one of his on-call employees working on his car at the shop, and it has been addressed and will not happen again. Mr. Weber stated the trucks do not run for hours at a time.

Chairman Bierce closed the public hearing at 7:39pm.

Chairman Bierce felt this land would get developed into something no matter what. He stated the City rarely, if ever, hears complaints about this towing company.

Commissioner Brown felt the area looked more like a junk yard than a towing company, and she was concerned there may be more stock piling. She noted that the bump out of the wall is actually on the property line instead of ten feet from it, so she requested that it be addressed.

Commissioner Linsmeier question what would be done in the new area. Mr. Weber stated the goal is to clean it up and put in a decent buffer for the neighbors. He stated they also wanted to put in a second driveway.

Commissioner Brown agreed that a tree buffer would take the noise away. She wanted to put restrictions on where they could build out and wanted to see a more solid plan.

Attorney Langer stated they were requesting a 20-foot side yard setback and a 35-foot rear yard setback. He felt there would be a lot of undeveloped space with a 40-foot setback because they are required to have 40 percent green space as well. Attorney Langer then referred to page 2 of the staff report and requested the condition that the buffer yard be reserved for plantings only be stricken from the conditions.

Commissioner Schoenemann did not want the condition removed in the event that the applicant comes back with pavement and fencing for the area instead. Attorney Langer was concerned with the limitation of plantings only and noted they wanted to put their fence on the lot line.

**A motion was made and seconded (C. Brown, D. Kiser) to approve keeping the recommendations from City staff.** The motion was immediately rescinded.

**A motion was made and seconded (D. Kiser, C. Brown) to recommend approval of the Comprehensive Master Plan Amendment for Ken Weber Towing Service.** Motion Passed: 3-For, 2-Against (Schoenemann, Linsmeier).

8. Discussion and Action and Public Hearing for Ken Weber Towing Service and Crossroads Church of Pewaukee, Inc. to Rezone a Portion of Property Located at N27 W26541 Prospect Avenue from I-1 Urban Institutional to B-5 Highway Business (PWC 0930985, PWC 0930984001)

**A motion was made and seconded (D. Kiser, C. Brown) to recommend approval of the Rezoning from I-1 to B-5 for Ken Weber Towing Service.** Motion Passed: 3-For, 2-Against (Schoenemann, Linsmeier).

9. Discussion and Action Regarding a Certified Survey Map for Property Located at N27 W26541 Prospect Avenue and N27 W26560 Prospect Avenue for the Purpose of Attaching a Portion of the Crossroads Church of Pewaukee, Inc. Property to the Ken Weber Towing Service Property (PWC 0930985, PWC 0930984001)

**A motion was made and seconded (D. Kiser, C. Brown) to recommend approval the Certified Survey Map for Ken Weber Towing Service including City staff recommendations.** Motion Passed: 4-For, 1-Against (Linsmeier).

10. Discussion Regarding a Conceptual Review for Doug Kiser for the Review of a Proposed Private Park and Event Space for Property Located on Bluemound Road (PWC 0951995001)

Mr. Kiser discussed his plan for the vacant land that he has lived adjacent to since 1996. He and his neighbor would like to keep the property vacant and use it in its existing state and bring in two tents to rent

the property by the hour or by the day. It would most likely be rented April through October, and they will have port-o-pottys on the property. Mr. Kiser mentioned the various industrial and commercial properties in the immediate area that operate two to three shifts a day and essentially operate from 7am to 11pm. He noted that the parking lot would stay gravel as it is, similar to Ryan Park on Ryan Road.

Commissioner Linsmeier questioned how they would control who goes in and out of the property, and Mr. Kiser stated there is a gate along Bluemound Road.

Mr. Kiser stated they would not need to come to the City for a Special Event Permit, and noted that it is similar to event space, as they are only providing the outdoor nature. They are not personally holding the events, and it is simply a rental property without a dwelling on it.

Mr. Fuchs stated this would need a Conditional Use Permit moving forward, as it is an unclassified use and not specifically listed in the Zoning Code. This would allow the property to be used for an event business, and they would not have to get separate approvals for each event.

Commissioner Brown was worried about the property changing hands. Mr. Kiser stated if this does transfer to a new owner, the new applicant would have to come before the Plan Commission for a new use approval. Commissioner Schoenemann was concerned with the temporary aspect of it, especially without a permanent building. Commissioner Linsmeier felt this was more of a park.

Chairman Bierce felt this should be compared to the bars in the area, and the City holds them to a 9:00pm curfew, and he felt that is what should be done here.

No action was taken.

11. Discussion and Action and Public Hearing Regarding Revisions to Permitted Accessory Uses Within the Rs-1 District (Section 340-4.5B.), Rs-2 District (Section 340-4.6B.), Rs-3 District (Section 340-4.7B.), and Rs-4 District (Section 340-4.8B.), and Adding Section 340-2.9B.(2)(1) to the City's Accessory Use and Structure Regulations and Amending Section 126-3.A. Animal Regulations of the City's Municipal Code

Mr. Fuchs was directed to create an ordinance that allows chickens as a permitted accessory use in the Rs-1, Rs-2, Rs-3, and Rs-4 zoning districts. The amendment lists detailed standards in the accessory structure portion of the zoning code, so there would be a new section created for keeping and raising chickens.

Chairman Bierce opened the public hearing at 8:42pm. He closed the public hearing at 8:42pm after hearing no requests to speak.

Mr. Fuchs noted that residents would use the same form for chicken complaints that they would for property complaints. Commissioner Kiser referred to sections 1 and 2 and suggesting limiting complaints to written only, as verbal complaints could get into a he-said she-said issue.

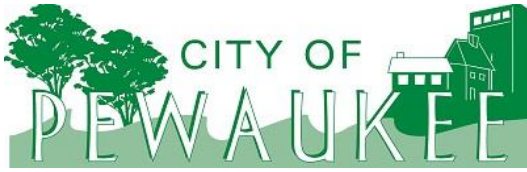
**A motion was made and seconded (D. Linsmeier, A. Schoenemann) to approve the revisions, amendments, and additions to the City's Municipal Code.** Motion Passed: 5-For, 0-Against.

12. Adjournment

**A motion was made and seconded (D. Kiser, D. Linsmeier) to adjourn the meeting at 8:47pm.**  
Motion Passed: 5-For, 0-Against.

Respectfully Submitted,

Ami Hurd  
Deputy Clerk/  
Community Development Coordinator



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## REPORT TO THE PLAN COMMISSION

Meeting of June 12, 2025

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**Date:** June 4, 2025

**Project Name:** The Courtyard at Pewaukee Time Extension

**Project Address/Tax Key No.:** Not Assigned / PWC 0940999001

**Applicant:** ANDEV Group, LLC

**Property Owner:** Pewaukee Golf Road LLC

**Current Zoning:** Rm-3 Multiple-Family Residential District and LC Lowland Conservancy District

**2050 Land Use Map Designation:** High Density Residential and Floodplains, Lowland & Upland Conservancy and Other Natural Areas

**Use of Surrounding Properties:** Golf Rd to the south, Lake Country Trail to the north, Oak Spring subdivision and Lakewood Baptist Church to the west, and Meadowbrook Rd to the east

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### **Project Description/Analysis**

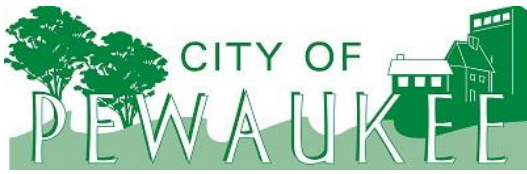
The applicant is requesting a time extension related to the rezoning and site and building plans for the Courtyard at Pewaukee senior living development upon property located at the northwest corner of Golf Road and CTH G.

The project initially received site & building plan approval at the April 20, 2023, Plan Commission meeting and approval of a Comprehensive Master Plan Amendment and Rezoning at the May 1, 2023, Common Council meeting. The Plan Commission later approved revisions to the site and building plans at their September 19, 2024, meeting. The April 20<sup>th</sup> and September 19<sup>th</sup> staff reports are attached for additional information regarding this project.

The applicant has provided a letter indicating that they plan to continue pursuing this project but need additional time to secure financing for the development.

### **Recommendation**

A motion to approve the requested time extension for the Courtyard at Pewaukee development, subject to the applicant applying for a Building Permit no later than September 19, 2026. If a building permit is not submitted by this date, staff shall bring forward a rezoning petition to revert the zoning of the subject property to A-1 District, LC District, and F-1 District.



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## REPORT TO THE PLAN COMMISSION

Meeting of April 20, 2023

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**Date:** 04/13/2023

**Project Name:** Comprehensive Master Plan Amendment, Rezoning, and Site & Building Plan Review

**Project Address/Tax Key No.:** Vacant land at the northwest corner of Golf Road and Meadowbrook Road/PWC 0940999001

**Applicant:** ANDEV Group, LLC

**Property Owner:** Robert J Stenz Family Trust

**Current Zoning:** LC Lowland Conservancy, F-1 Floodplain, and A-1 Agricultural

**2050 Land Use Map Designation:** Low-Medium Density Residential (1/2 Ac. – 2 Ac./D.U.) and Floodplains, Lowland & Upland Conservancy and Other Natural Areas

**Use of Surrounding Properties:** Golf Rd to the south, Lake Country Trail to the north, Oak Spring subdivision and Lakewood Baptist Church to the west, and Meadowbrook Rd to the east.

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### **Project Description/Analysis:**

The applicant, ANDEV Group LLC, submitted a Rezoning Petition, Comprehensive Master Plan Amendment, and a Site & Building Plan Review Application for a proposed Community Based Residential Facility (CBRF) on 28.3 acres of vacant land located at the northwest corner of Golf Road and Meadowbrook Road.

The Plan Commission previously discussed these applications at their March 16, 2023 meeting. Much of the discussion at the March Plan Commission meeting centered around the permanent cul-de-sac that needs to replace the temporary one at the end of Lakefield Drive.

Staff, including the Fire Chief and City Engineer, discussed the permanent cul-de-sac option and recommend that the cul-de-sac be sized to accommodate a WB-62 turning radius. The applicant preferred a smaller design; however, revised the plans to provide the recommended design.

The applicant also revised the plans to slightly enlarge the building footprint to add a total of four additional units. In summary, the revisions made following the March Plan Commission meeting include: a slightly larger building footprint; 80 proposed units versus 76; a cul-de-sac extending from Lakefield Drive; a retaining wall adjacent to the cul-de-sac; and a revised landscape plan, which provides landscaping around and adjacent to the cul-de-sac.

The March Plan Commission staff report is also attached for additional information regarding this development.

**Recommendation:**

A motion to recommend approval of the Rezoning for ANDEV Group LLC to rezone the property bearing Tax Key No. PWC 0940999001 from A-1, LC, and F-1 to Rm-3, LC, and F-1.<sup>1</sup>

A motion to recommend approval of the Comprehensive Master Plan Amendment for ANDEV Group LLC to amend the 2050 Land Use/Transportation Plan map designations for the property bearing Tax Key No. PWC 0940999001 from Low-Medium Density Residential and Floodplains, Lowland & Upland Conservancy and Other Natural Areas to High Density Residential and Floodplains, Lowland & Upland Conservancy and Other Natural Areas.<sup>2</sup>

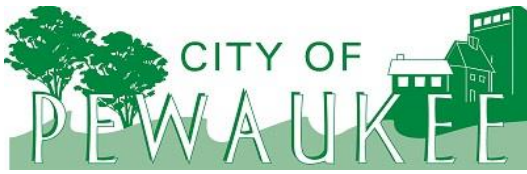
and

A motion to approve the Site & Building Plans for the construction of a senior living facility upon property bearing Tax Key No. PWC 0940999001, subject to the conditions contained within this report.

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<sup>1</sup> The LC Lowland Conservancy District and F-1 Floodplain District boundaries will be modified to follow the most up-to-date field delineations.

<sup>2</sup> The natural resources boundary for the future land use designation will be modified to follow the most up-to-date field delineations.



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## REPORT TO THE PLAN COMMISSION

Meeting of September 19, 2024

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**Date:** September 11, 2024

**Project Name:** The Courtyard at Pewaukee Site & Building Plan Review

**Project Address/Tax Key No.:** Not Assigned / PWC 0940999001

**Applicant:** ANDEV Group, LLC

**Property Owner:** Pewaukee Golf Road LLC

**Current Zoning:** Rm-3 Multiple-Family Residential District and LC Lowland Conservancy District

**2050 Land Use Map Designation:** High Density Residential and Floodplains, Lowland & Upland Conservancy and Other Natural Areas

**Use of Surrounding Properties:** Golf Rd to the south, Lake Country Trail to the north, Oak Spring subdivision and Lakewood Baptist Church to the west, and Meadowbrook Rd to the east

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### **Project Description/Analysis**

The applicant is proposing site and building changes from the previously approved plans for the Courtyard at Pewaukee senior living facility. This project was previously approved at the April 20, 2023, Plan Commission and May 1, 2023, Common Council meetings.

The proposed development consists of a 76-unit senior living facility. The proposed building will consist of 40 apartments in an assisted living section, 36 units in a memory care section, and two courtyards, with one in each section of the building.

The site plan and building footprint are not changing significantly. However, the applicant is now proposing a separate accessory structure and dumpster enclosure, which were previously proposed as a single structure.

The applicant has provided the proposed building elevations along with those previously approved for Plan Commission review. There are changes to rooflines, building materials and the appearance of the entrance and center of the building. The applicant is requesting to replace stone on the building with siding. For example, stone on the building that extended into the gables has been replaced with horizontal and shake siding. Stone does remain at the base of the building.

### **Recommendation**

A motion to approve the revised site and building plans for the Courtyard at Pewaukee project.





June 4, 2025

Members of the Pewaukee Plan Commission

**Re:** Andev Group, LLC's Request for Extension of Time to commence construction regarding its approved Petitions for Amendment of Master Plan, Rezoning District Plan Amendment, Conditional Use, and Application for Site and Building Plan Review regarding the property located at Golf Rd. and Meadowbrook Rd. to allow for development of a Senior Residential Housing Facility (CBRF) of 78 units.

Ladies and Gentlemen,

As you will recall, Andev Group, LLC was the contract purchaser of the approximately 28.3-acre parcel located at the northwest corner of Golf Rd. and Meadowbrook Rd., immediately north of I-94. Following the approvals granted by the City of Pewaukee, and in anticipation of starting construction, Andev Group did conclude its purchase and acquisition of the site.

While it has been extended from April of this year, it was only extended to this September. As the City's staff has been aware, while Andev Group has been diligently pursuing financing options for the project, the market for such investments has slowed markedly. Andev Group remains committed to completion of the project as approved and is not seeking any revisions or amendments other than to grant an additional 12 months from the current expiration date of September 19, 2025 in which to conclude its financing and begin construction. Obviously, Andev Group hopes to secure financing and begin construction as soon as possible.

Andev Group is aware that the neighbors are and have been intimately involved in the progress of the project and this request will enable us to continue to our financing process and get underway.

I am available to answer questions or provide further clarification, if necessary.

Very truly yours,

A handwritten signature in black ink, appearing to read "Michael D. Samuels", written over a horizontal line.

Michael D. Samuels, authorized agent for  
Andev Group, LLC





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CONSENT FROM GANTHER CONSTRUCTION |  
ARCHITECTURE, INC.

PROPOSED PROJECT FOR:

GOLF ROAD  
PEWAUKEE, WI 53072

[illegible]

|                |          |
|----------------|----------|
| Project Number | 21-1016  |
| Date           | 9-3-2024 |

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|----------|----|
| Drawn By | VP |
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| Checked By | KK |
|            |    |

## ARCHITECTURAL SITE DETAILS

1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 26

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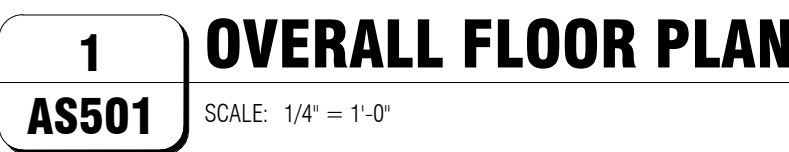
AS501

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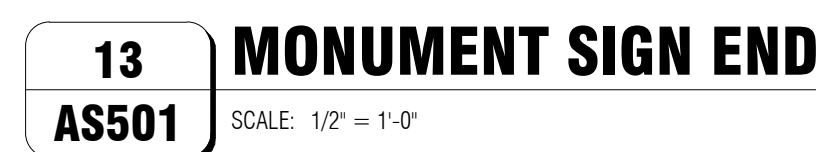
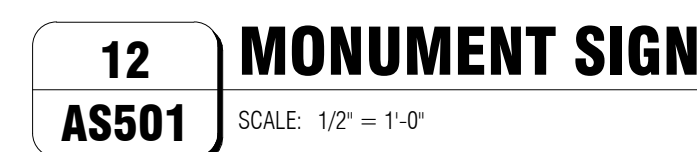
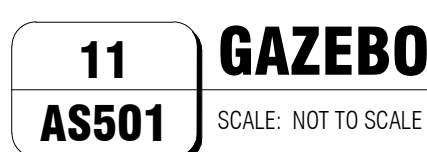
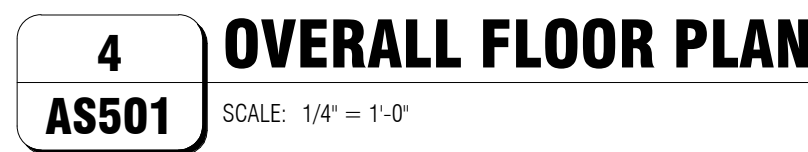
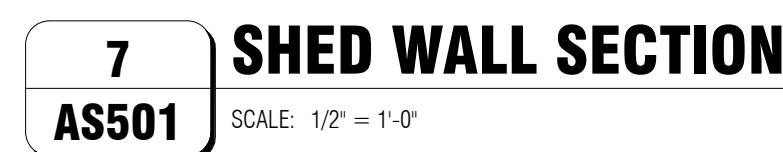
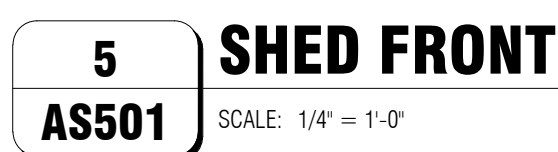
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Page 14



\* KEYNOTES TYPICAL AT ALL ELEVATIONS



# AS501

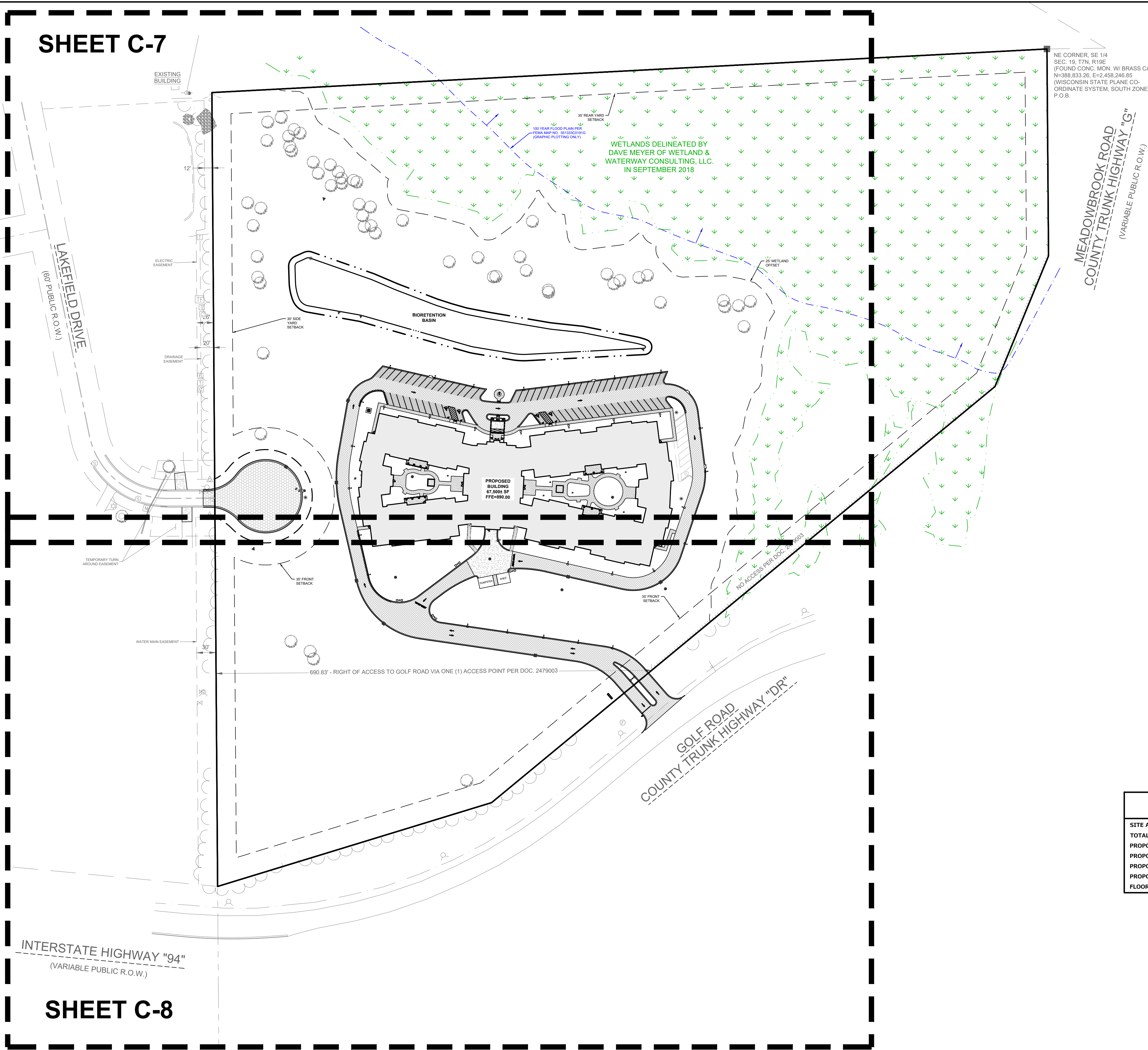


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REVIEWED: \_\_\_\_\_

DESIGNED: ACT \_\_\_\_\_

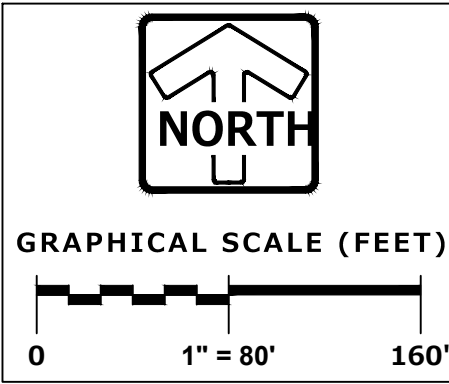
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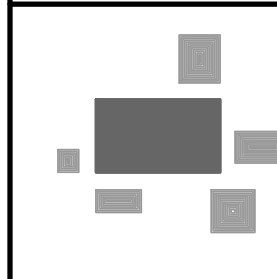


| LEGEND |                                                                                                                                                                                                                             |
|--------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|        | <b>LIGHT DUTY ASPHALT PAVEMENT</b><br>- 6" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED LIMESTONE)<br>- 3" HMA PAVEMENT (2 LIFTS)<br>- 2" BINDER COURSE - 3 LT 58-28 S<br>- 1" SURFACE COURSE - 5 LT 58-28 S          |
|        | <b>HEAVY DUTY ASPHALT PAVEMENT</b><br>- 10" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED LIMESTONE)<br>- 4" HMA PAVEMENT (2 LIFTS)<br>- 2 1/2" BINDER COURSE - 3 LT 58-28 S<br>- 1 1/2" SURFACE COURSE - 5 LT 58-28 S |
|        | <b>CONCRETE PAVEMENT</b><br>- 6" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED LIMESTONE)<br>- 6" PCC                                                                                                                  |
|        | <b>CONCRETE SIDEWALK</b><br>- 4" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED LIMESTONE)<br>- 5" PCC                                                                                                                  |
|        | <b>PAVEMENT IN THE PUBLIC RIGHT OF WAY</b><br>- CONTRACTOR TO MATCH LATEST CITY SPEC.                                                                                                                                       |
|        | <b>4" WHITE STRIPE</b>                                                                                                                                                                                                      |
|        | <b>4" DIAGONAL AT 45° SPACED 2' O.C.</b>                                                                                                                                                                                    |
|        | <b>BOLLARD MOUNTED ADA SIGN (SEE DETAIL)</b>                                                                                                                                                                                |
|        | <b>18" CURB &amp; GUTTER (SEE DETAIL)</b>                                                                                                                                                                                   |
|        | <b>18" REVERSE CURB &amp; GUTTER (SEE DETAIL)</b>                                                                                                                                                                           |
|        | <b>ADA COMPLIANT RAMP W/ TRUNCATED DOMES (SEE DETAIL), TAPER CURB HEAD AND DEPRESS WALK/CURB</b>                                                                                                                            |
|        | <b>ADA STALL INSIGNIA</b>                                                                                                                                                                                                   |
|        | <b>INTEGRAL CURB &amp; WALK (SEE DETAIL)</b>                                                                                                                                                                                |
|        | <b>TAPER CURB HEAD (SEE DETAIL)</b>                                                                                                                                                                                         |
|        | <b>PARKING COUNT (FOR INFORMATION ONLY, NOT TO BE PAINTED)</b>                                                                                                                                                              |

| SITE DATA                    |                         |
|------------------------------|-------------------------|
| SITE AREA:                   | 27.96 AC                |
| TOTAL DISTURBED AREA:        | 14.98 AC                |
| PROPOSED CAR PARKING SPACES: | 69 SPACES (4 ADA SPOTS) |
| PROPOSED PAVEMENT AREA:      | 1.86 AC                 |
| PROPOSED TOTAL IMPERVIOUS:   | 3.39 AC = 12%           |
| PROPOSED GREEN SPACE:        | 24.57 AC = 88%          |
| FLOOR AREA RATIO:            | 1.55 AC = 6%            |

CONTRACTOR RESPONSIBILITY: SEE ADDITIONAL CONSTRUCTION NOTES LOCATED ON SHEET C-2





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# THE COURTYARD AT PEWAUKEE

## GOLF RD & MEADOWBROOK LN

### SITE DIMENSIONAL & PAVING OVERVIEW

| REVISIONS |                                |
|-----------|--------------------------------|
| 1         | UPDATED PC SUBMITTAL 04/12/23  |
| 2         | REV PER CITY COMMENTS 08/07/24 |
|           |                                |
|           |                                |
|           |                                |

REG JOB No. **1338-10**

REG PM **MTS**

START DATE **07-27-22**

SCALE **1" = 80'**

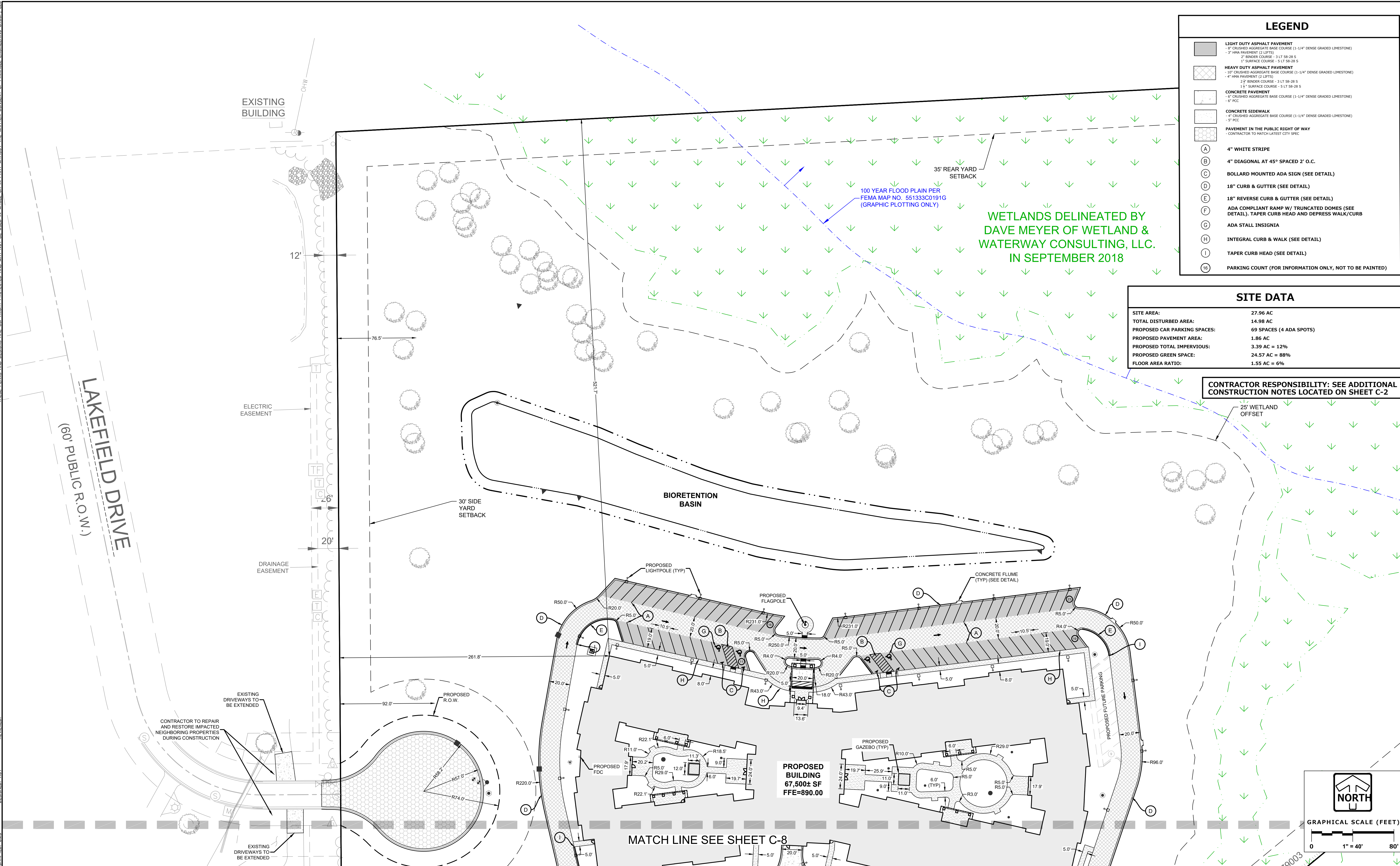
SHEET **C-6**

**C-26**



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DESIGNED: ACT  
DRAFTED: DMS  
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# THE COURTYARD AT PEWAUKEE

## GOLF RD & MEADOWBROOK LN

### SITE DIMENSIONAL & PAVING PLAN

| REVISIONS |                       |          |
|-----------|-----------------------|----------|
| 1         | UPDATED PC SUBMITTAL  | 04/12/23 |
| 2         | REV PER CITY COMMENTS | 08/07/24 |
|           |                       |          |
|           |                       |          |
|           |                       |          |

REG JOB No. 1338-10  
REG PM MTS  
START DATE 07-27-22  
SCALE 1" = 40'

SHEET  
**C-7**  
**C-26**

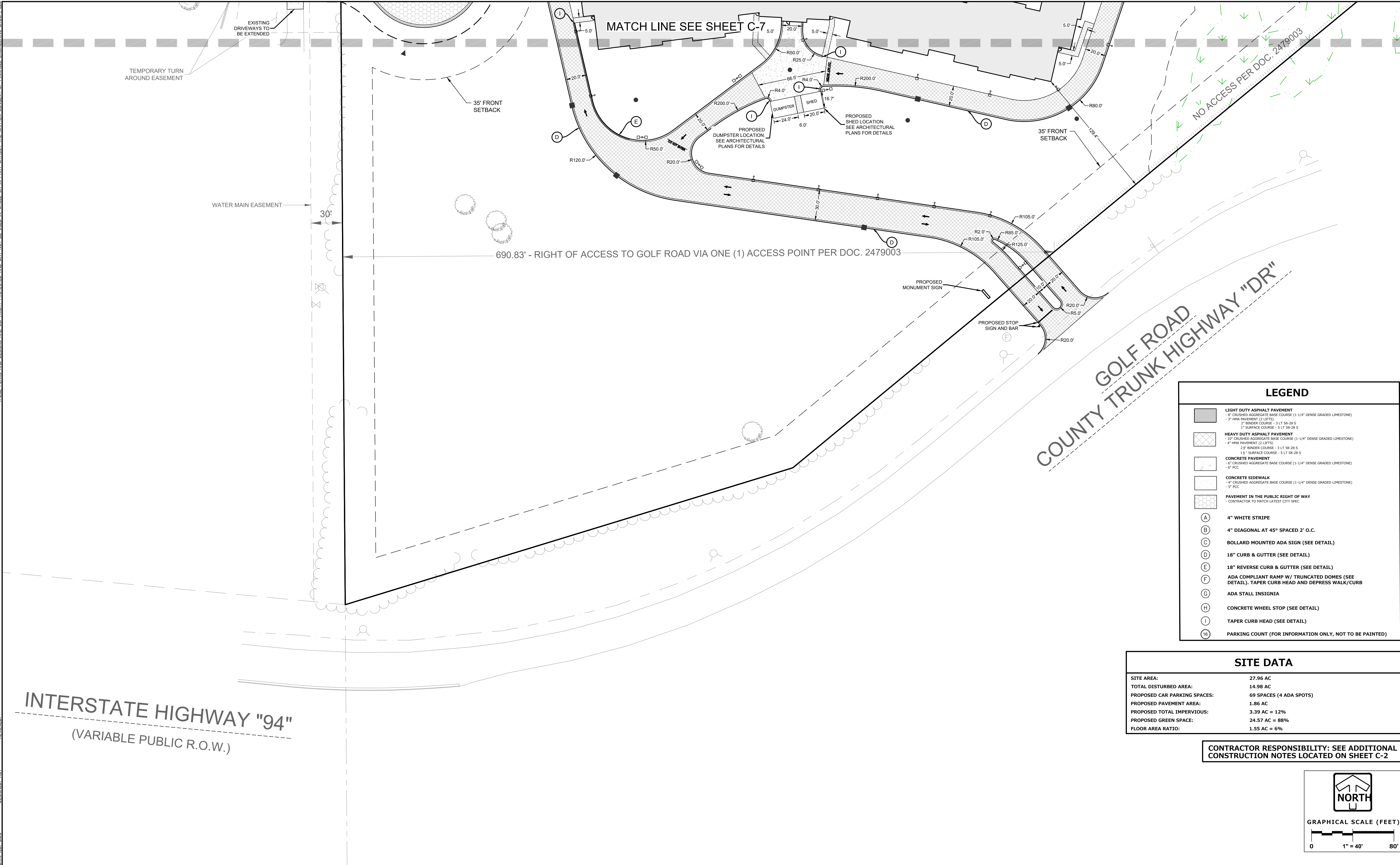


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DESIGNED: DMS

DRAFTED: DMS

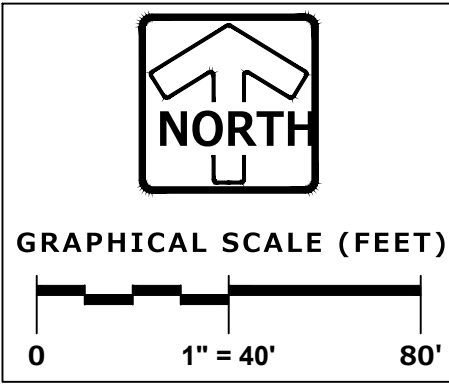
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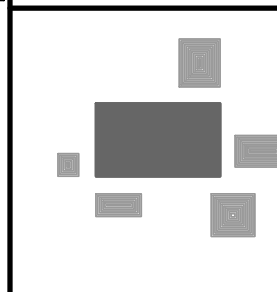


| LEGEND |                                                                                                                                                                                                                             |
|--------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|        | <b>LIGHT DUTY ASPHALT PAVEMENT</b><br>- 8" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED LIMESTONE)<br>- 2" HMA PAVEMENT (2 LIFTS)<br>- 1" SURFACE COURSE - 3 LT 58-28 S                                               |
|        | <b>HEAVY DUTY ASPHALT PAVEMENT</b><br>- 10" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED LIMESTONE)<br>- 4" HMA PAVEMENT (2 LIFTS)<br>- 2 1/2" BINDER COURSE - 3 LT 58-28 S<br>- 1 1/2" SURFACE COURSE - 5 LT 58-28 S |
|        | <b>CONCRETE PAVEMENT</b><br>- 6" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED LIMESTONE)<br>- 6" PCC                                                                                                                  |
|        | <b>CONCRETE SIDEWALK</b><br>- 4" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED LIMESTONE)<br>- 6" PCC                                                                                                                  |
|        | <b>PAVEMENT IN THE PUBLIC RIGHT OF WAY</b><br>- CONTRACTOR TO MATCH LATEST CITY SPEC                                                                                                                                        |
|        | <b>4" WHITE STRIPE</b>                                                                                                                                                                                                      |
|        | <b>4" DIAGONAL AT 45° SPACED 2' O.C.</b>                                                                                                                                                                                    |
|        | <b>BOLLARD MOUNTED ADA SIGN (SEE DETAIL)</b>                                                                                                                                                                                |
|        | <b>18" CURB &amp; GUTTER (SEE DETAIL)</b>                                                                                                                                                                                   |
|        | <b>18" REVERSE CURB &amp; GUTTER (SEE DETAIL)</b>                                                                                                                                                                           |
|        | <b>ADA COMPLIANT RAMP W/ TRUNCATED DOMES (SEE DETAIL), TAPER CURB HEAD AND DEPRESS WALK/CURB</b>                                                                                                                            |
|        | <b>ADA STALL INSIGNIA</b>                                                                                                                                                                                                   |
|        | <b>CONCRETE WHEEL STOP (SEE DETAIL)</b>                                                                                                                                                                                     |
|        | <b>TAPER CURB HEAD (SEE DETAIL)</b>                                                                                                                                                                                         |
|        | <b>PARKING COUNT (FOR INFORMATION ONLY, NOT TO BE PAINTED)</b>                                                                                                                                                              |

| SITE DATA                    |                         |
|------------------------------|-------------------------|
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# THE COURTYARD AT PEWAUKEE

## GOLF RD & MEADOWBROOK LN

### SITE DIMENSIONAL & PAVING PLAN

| REVISIONS |                                |
|-----------|--------------------------------|
| 1         | UPDATED PC SUBMITTAL 04/12/23  |
| 2         | REV PER CITY COMMENTS 08/07/24 |
|           |                                |
|           |                                |
|           |                                |

REG JOB No. **1338-10**

REG PM **MTS**

START DATE **07-27-22**

SCALE **1" = 40'**

SHEET  
**C-8**  
**C-26**

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ARD A  
GOLF ROAD  
EWAUKEE, WI 5307

# THE COURTYARD AT PEWAUKEE

PEWAUKEE, WI 53072

[illegible]

# A101

**PRELIMINARY - NOT FOR CONSTRUCTION**

RC-CHANNEL TO BE PLACED ON SIDE OF WALL W/ WALL TAG. SHEAR WALL SHEATHING / SCREW PATTERNS TO BE ON SIDE OF WALL OPPOSITE RC-CHANNEL.

## FLOOR PLAN GENERAL NOTES

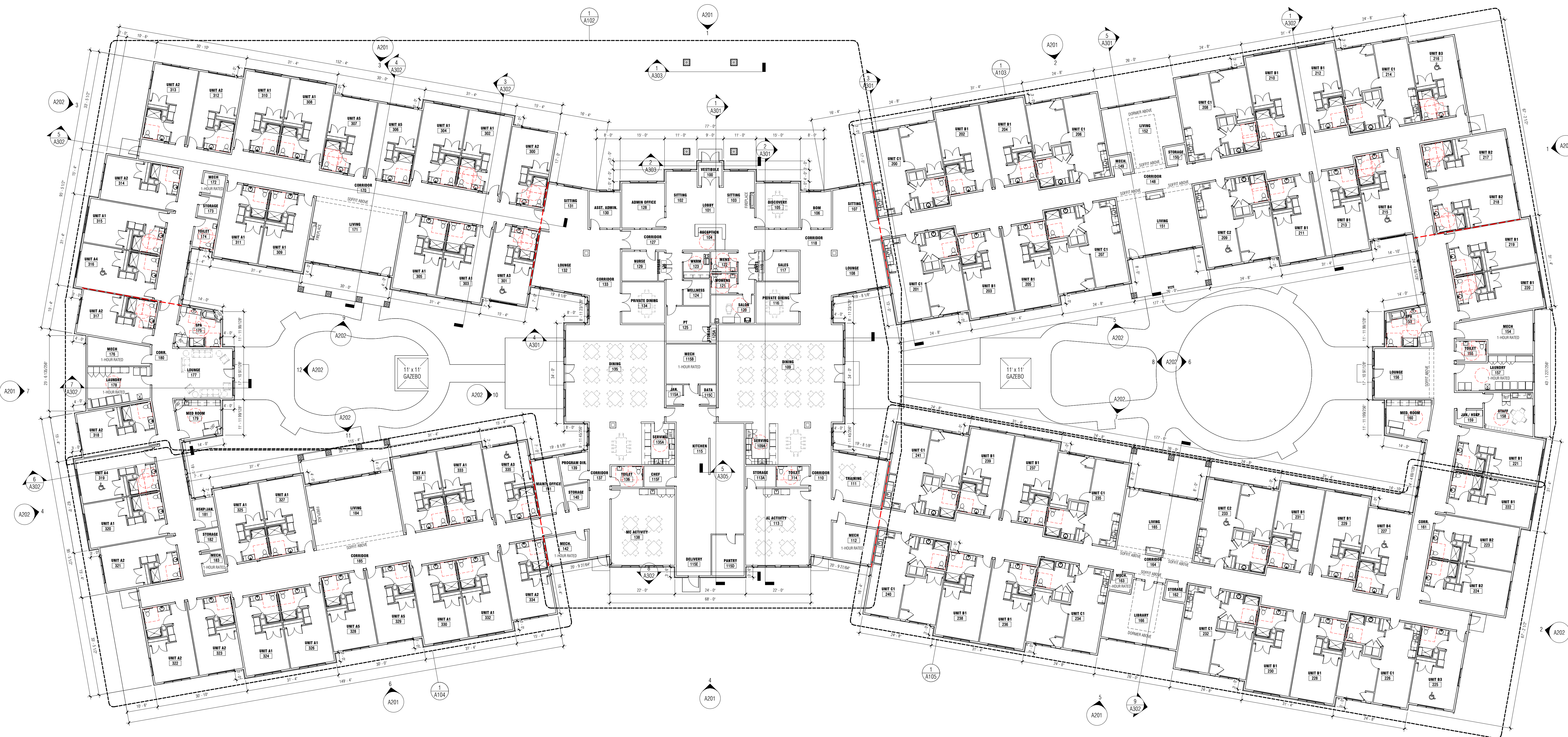
1. ALL WALLS TO BE TYPE 'A' UNLESS NOTED OTHERWISE.
2. ALL EXTERIOR DIMENSIONS ARE FACE OF SHEATHING TO FACE OF SHEATHING.
3. ALL INTERIOR DIMENSIONS ARE FRAMING TO FRAMING UNLESS NOTED OTHERWISE.
4. SEE LIFE SAFETY PLAN TO CONFIRM FIRE RATINGS.
5. WALL TYPE INDICATORS FOR WALL TYPES THAT INCLUDE RESILIENT CHANNEL ARE PLACED ON THE SIDE OF THE WALL TO INSTALL THE RESILIENT CHANNEL.
6. HANDRAIL (TYP. AT BOTH SIDES OR CORRIDORS) SEE DETAILS 18/A501, 19/A501 AND 20/A501.

## BUILDING INFORMATION

**OVERALL BUILDING**  
FIRST FLOOR S.F. = 67,519 s.f.  
CANOPY & PORCHES S.F. = 2,108 s.f.  
MAINTENANCE BUILDING S.F. = 808 s.f.  
TOTAL S.F. = 70,435 s.f.

**TOTAL UNITS = 78**  
**MEMORY CARE UNITS: 36**  
(18) UNIT A1 - MC STUDIO @ 384 s.f.  
(10) UNIT A2 - MC STUDIO @ 384 s.f.  
(2) UNIT A3 - MC ADA STUDIO @ 414 s.f.  
(2) UNIT A4 - MC ADA STUDIO @ 414 s.f.  
(1) UNIT A5 - MC STUDIO @ 385 s.f.

**ASSISTED LIVING UNITS: 42**  
(14) UNIT B1 - AL STUDIO @ 414 s.f.  
(1) UNIT B2 - AL STUDIO @ 431 s.f.  
(4) UNIT B3 - AL STUDIO @ 404 s.f.  
(14) UNIT C1 - AL 1 BED @ 696 s.f.



# 1 OVERALL FLOOR PLAN





**Ganther Construction  
Architecture, Inc.**  
4825 County Road A  
Oshkosh, Wisconsin 54901  
tel. 920.426.4774 fax  
920.426.4788 www.ganther.com

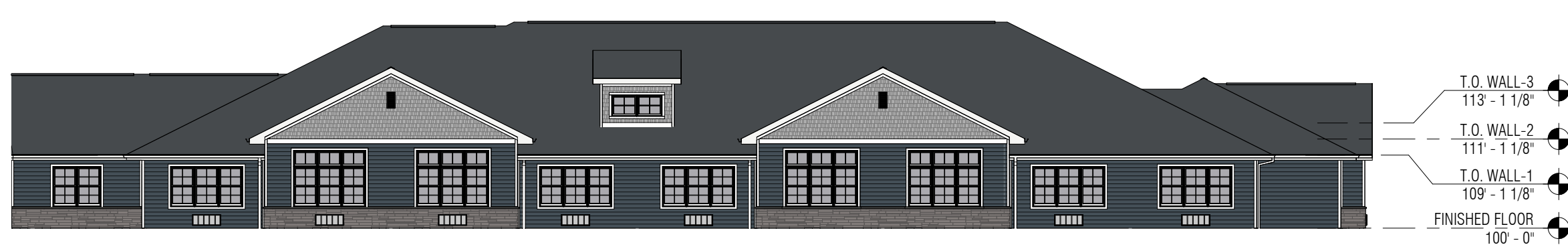
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**1 EXTERIOR NORTH**  
A201 SCALE: 1/16" = 1'-0"



**2 NORTHEAST ELEVATION**  
A201 SCALE: 1/16" = 1'-0"



**3 NORTHWEST ELEVATION**  
A201 SCALE: 1/16" = 1'-0"

| ELEVATIONS KEYNOTE LEGEND |                                                                             |              |
|---------------------------|-----------------------------------------------------------------------------|--------------|
| KEY                       | VALUE                                                                       | KEYNOTE TEXT |
| 1                         | ARCHITECTURAL ROOF SHINGLES: GAF TIMBERLINE: NS CHARCOAL                    |              |
| 3                         | HARDE PLANK 8" SIDING (7" REVEAL): COLOR: NIGHT GRAY                        |              |
| 4                         | HARDE PLANK SHAKES: COLOR: PEARL GRAY                                       |              |
| 5                         | HARDE PLANK TRIM 1 1/4": COLOR: ARTIC WHITE                                 |              |
| 7                         | HARDE PLANK PANEL: COLOR:                                                   |              |
| 8                         | MANUFACTURED STONE CAP: PRESTIGE: COLOR: GRAY                               |              |
| 9                         | MANUFACTURED STONE SILL 24X32": PRESTIGE: COLOR: GRAY                       |              |
| 10                        | PRE-FINISHED ALUMINUM FASCIA AND GUTTER (EAVES): COLOR: WHITE               |              |
| 11                        | PRE-FINISHED ALUMINUM DOWNSPOUT (SEE ROOF PLAN FOR LOCATIONS): COLOR: WHITE |              |
| 12                        | RIDGE VENT (SEE ROOF PLAN)                                                  |              |
| 13                        | VINYL WINDOWS: COLOR: WHITE                                                 |              |
| 14                        | ARCHITECTURAL PTAC LOUVER: COLOR: MATCH SIDING COLOR OR WHITE               |              |
| 15                        | VTAC LOUVER: COLOR TO MATCH SIDING COLOR OR WHITE                           |              |
| 16                        | MANUFACTURED STONE ACCENT 9'X20'                                            |              |
| 17                        | MANUFACTURED STONE TRIM 5'X20'x1 1/2"                                       |              |
| 18                        | HOLLOW METAL DOOR: WHITE                                                    |              |

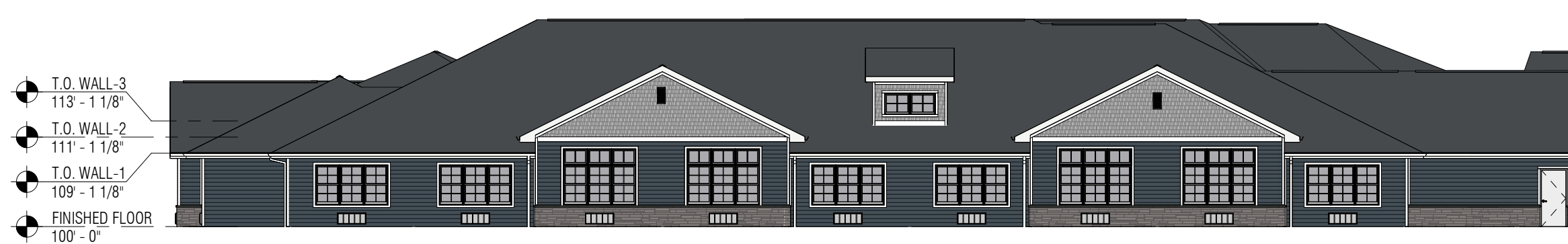
\* KEYNOTES TYPICAL AT ALL ELEVATIONS



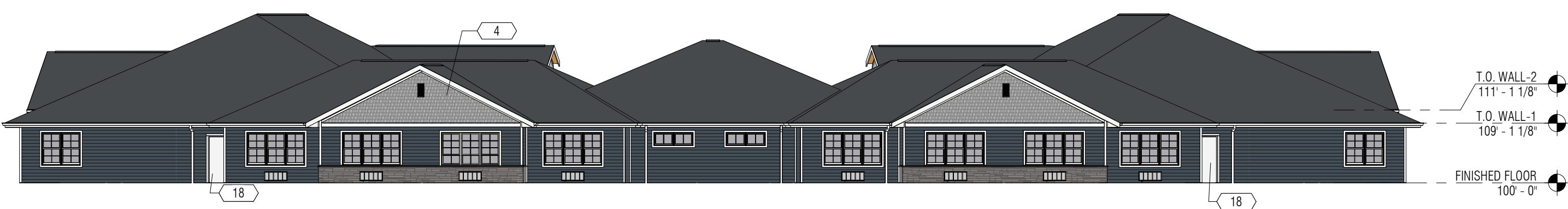
**4 EXTERIOR SOUTH**  
A201 SCALE: 1/16" = 1'-0"



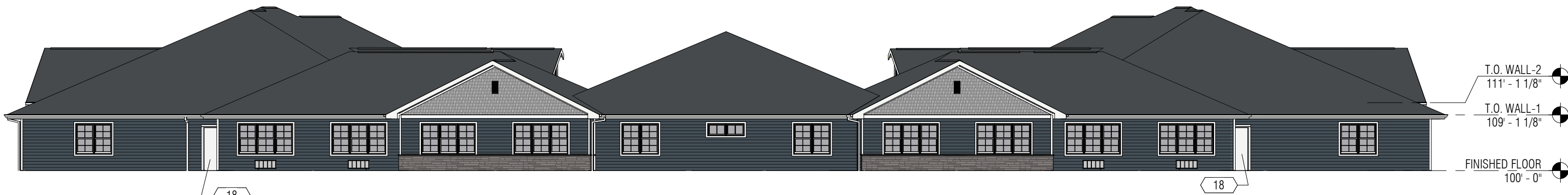
**5 SOUTHEAST ELEVATION**  
A201 SCALE: 1/16" = 1'-0"



**6 SOUTHWEST ELEVATION**  
A201 SCALE: 1/16" = 1'-0"



**7 EXTERIOR WEST**  
A201 SCALE: 1/16" = 1'-0"



**8 EXTERIOR EAST**  
A201 SCALE: 1/16" = 1'-0"

**PRELIMINARY - NOT FOR CONSTRUCTION**

PROPOSED PROJECT FOR:

**THE COURTYARD AT PEWAUKEE**

GOLF ROAD  
PEWAUKEE, WI 53072

| REVISIONS |      |
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Project Number 21-1016  
Date 07/29/2024  
Drawn By VP  
Checked By KK

EXTERIOR ELEVATIONS

**A201**





### STREET ENTRANCE RENDERING

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



## MAIN ENTRANCE RENDERING

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



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tel. 920.426.4774 fax  
920.426.4788 [www.ganther.com](http://www.ganther.com)

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PROPOSED PROJECT FOR:

# THE COURTYARD AT PEWAUKEE

GOLF ROAD  
PEWAUKEE, WI 53072

[illegible]

|                |         |
|----------------|---------|
| Project Number | 21-1016 |
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| Date | 07/29/2024 |
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| Drawn By | VP |
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|            |    |
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| Checked By | KK |
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## PRESENTATION RENDERINGS

# R1





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PROPOSED PROJECT FOR:

## PEWAUKEE, WI

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| Checked By | AI |
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|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p> <math>\frac{1}{2} \times \frac{1}{2} = \frac{1}{4}</math><br/> <math>\frac{1}{4} \times \frac{1}{4} = \frac{1}{16}</math><br/> <math>\frac{1}{16} \times \frac{1}{16} = \frac{1}{256}</math><br/> <math>\frac{1}{256} \times \frac{1}{256} = \frac{1}{65,536}</math><br/> <math>\frac{1}{65,536} \times \frac{1}{65,536} = \frac{1}{4,294,967,296}</math><br/> <math>\frac{1}{4,294,967,296} \times \frac{1}{4,294,967,296} = \frac{1}{18,446,744,073,709,551,616}</math> </p> | <p> <math>\frac{1}{2} \times \frac{1}{2} = \frac{1}{4}</math><br/> <math>\frac{1}{4} \times \frac{1}{4} = \frac{1}{16}</math><br/> <math>\frac{1}{16} \times \frac{1}{16} = \frac{1}{256}</math><br/> <math>\frac{1}{256} \times \frac{1}{256} = \frac{1}{65,536}</math><br/> <math>\frac{1}{65,536} \times \frac{1}{65,536} = \frac{1}{4,294,967,296}</math><br/> <math>\frac{1}{4,294,967,296} \times \frac{1}{4,294,967,296} = \frac{1}{18,446,744,073,709,551,616}</math> </p> |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

# A1

**OVERALL BUILDING**  
FIRST FLOOR S.F. = 67,578 s.f.  
CANOPY & PORCHES S.F. = 1,678 s.f.  
TOTAL S.F. = 69,256 s.f.

TOTAL UNITS = 76  
MEMORY CARE UNITS: 36  
(24) UNIT A1 - MC STUDIO @ 383 s.f.  
(4) UNIT A2 - MC STUDIO @ 392 s.f.  
(8) UNIT A3 - MC STUDIO @ 410 s.f.  
ASSISTED LIVING UNITS: 40  
(20) UNIT B1 - AL STUDIO @ 408 s.f.  
(2) UNIT B2 - AL STUDIO @ 428 s.f.  
(2) UNIT B3 - AL STUDIO @ 492 s.f.  
(14) UNIT C1 - AL ONE BED @ 695 s.f.  
(2) UNIT C2 - AL ONE BED @ 727 s.f.

S.F. / UNIT = 911 s.f.

CONGREGATE AREA REQUIRED = (76 residents x 90 s.f.) = 6,840 s.f.

CONGREGATE AREA PROVIDED = 10,173 s.f.

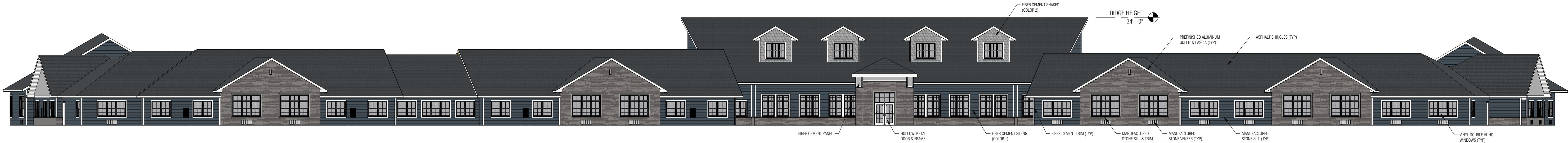


SCALE: 1/16" = 1'-0"

# SITE PLAN REVIEW 03-06-2023

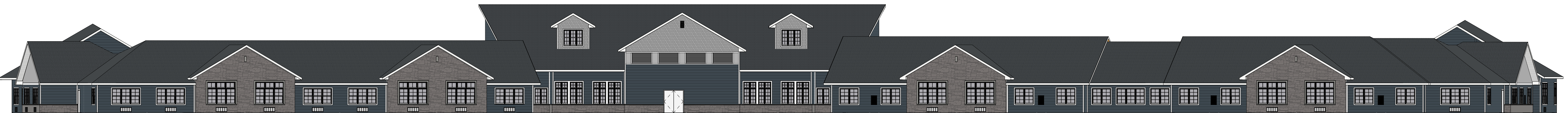


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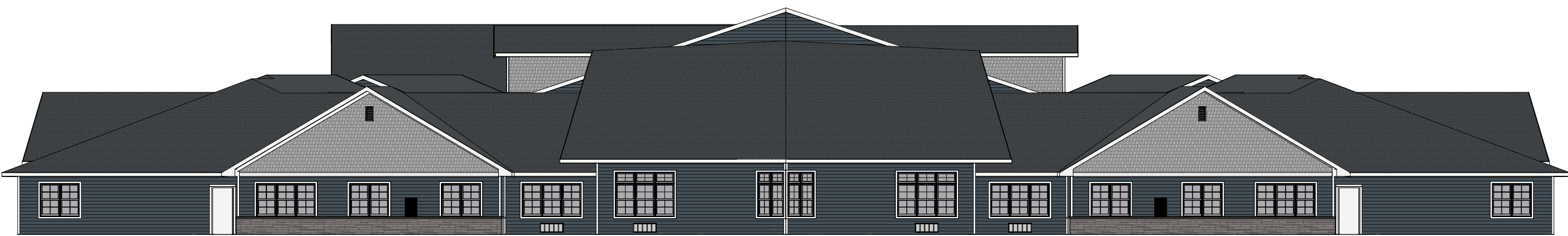
1  
A2  
MAIN BUILDING - NORTH

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



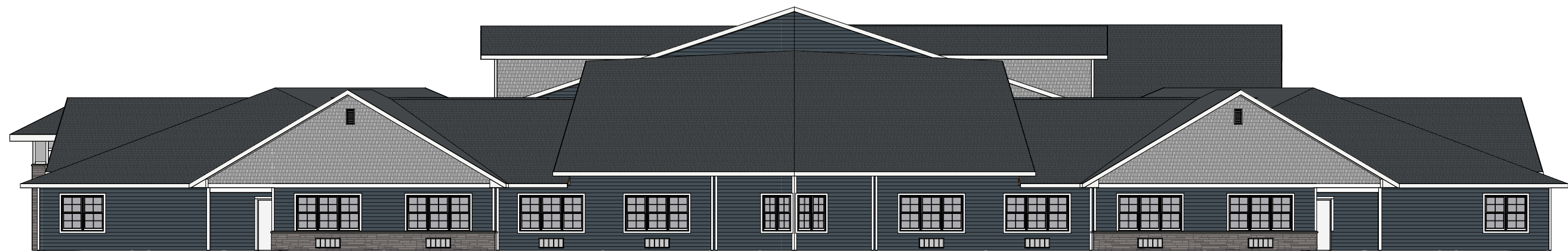
2  
A2  
MAIN BUILDING - SOUTH

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



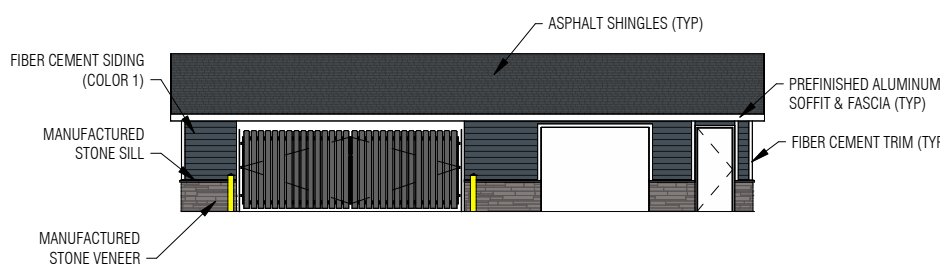
3  
A2  
MAIN BUILDING - EAST

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



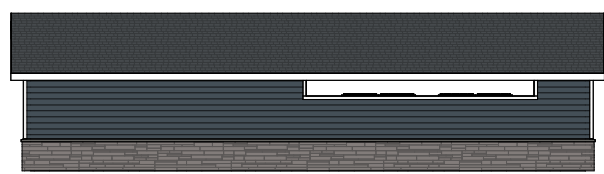
4  
A2  
MAIN BUILDING - WEST

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



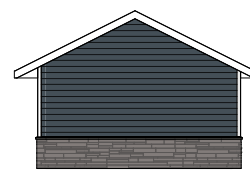
5  
A2  
GARAGE - NORTH

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



6  
A2  
GARAGE - SOUTH

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



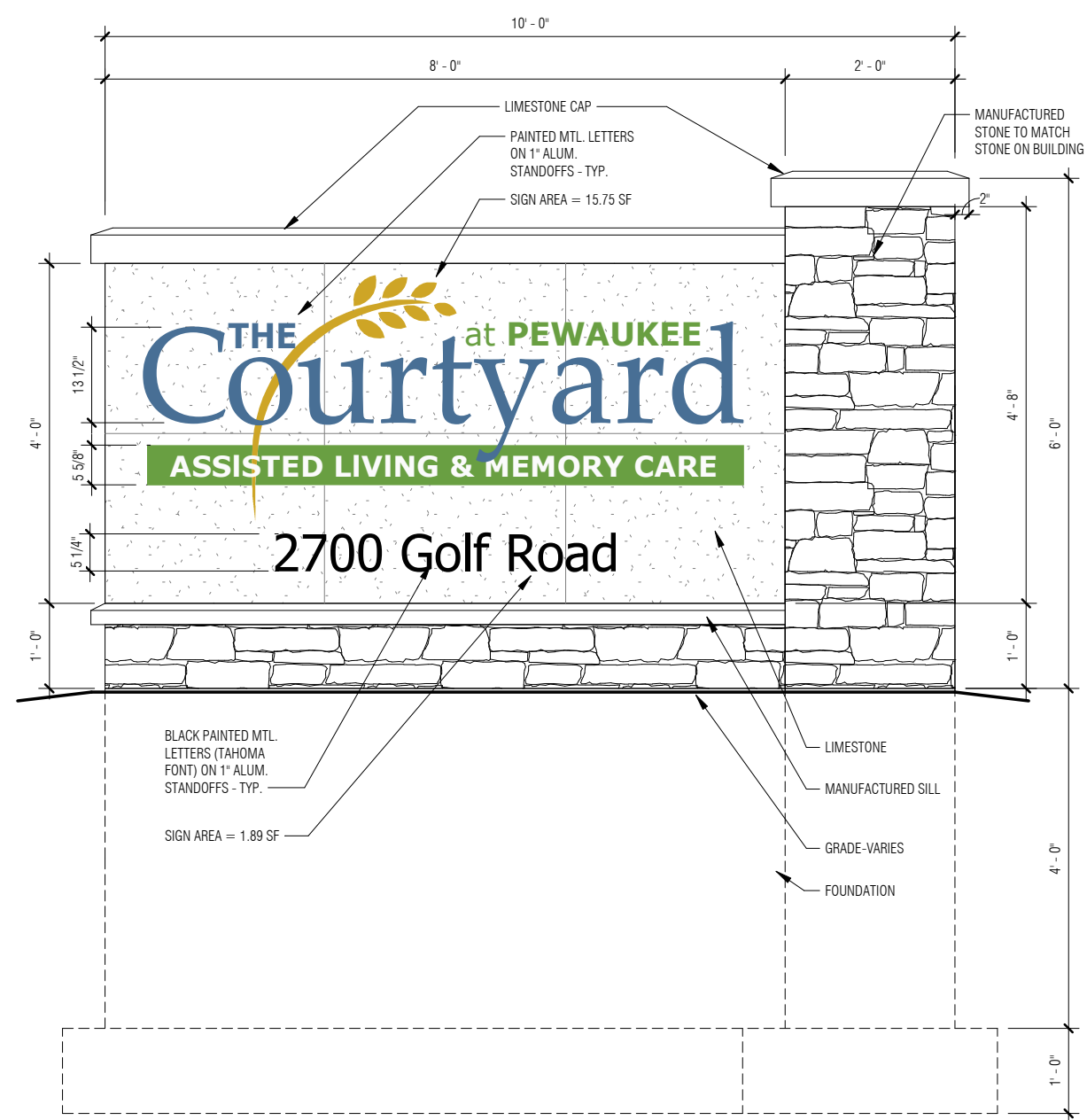
7  
A2  
GARAGE - WEST

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



8  
A2  
GARAGE - EAST

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



9  
A2  
MONUMENT SIGN

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



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PROPOSED PROJECT FOR:

THE COURTYARD AT PEWAUKEE

PEWAUKEE, WI

REVISIONS

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Project Number 21-1016

Date 03/06/2023

Drawn By JR

Checked By AI

PRESENTATION EXTERIOR  
ELEVATIONS

A2

SITE PLAN REVIEW 03-06-2023



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STREET ENTRANCE RENDERING

SCALE: NOT TO SCALE



MAIN ENTRANCE RENDERING

SCALE: NOT TO SCALE



Ganther Construction  
Architecture, Inc.

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PROPOSED PROJECT FOR:

THE COURTYARD AT PEWAUKEE

PEWAUKEE, WI

REVISIONS

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Project Number 21-1016

Date 03/06/2023

Drawn By Author

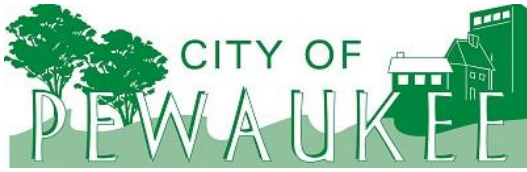
Checked By Checker

PRESENTATION RENDERINGS

A3

SITE PLAN REVIEW 03-06-2023





**Office of the Planner & Community Development Director**  
W240 N3065 Pewaukee Road  
Pewaukee, Wisconsin 53072  
Phone (262) 691-0770 Fax (262) 691-1798  
[fuchs@pewaukee.wi.us](mailto:fuchs@pewaukee.wi.us)

## REPORT TO THE PLAN COMMISSION

Meeting of June 12, 2025

---

**Date:** June 4, 2025

**Project Name:** Kazmierczak Certified Survey Map

**Project Address/Tax Key No.:** N47W26699 Lynndale Road / PWC 0882999

**Applicant:** Briohn Building Corp.

**Property Owner:** Brian Kazmierczak and Kevin Kazmierczak

**Current Zoning:** A-1 Agricultural District, F-1 Floodplain District, and UC Upland Conservancy District

**2050 Land Use Map Designation:** Mixed Office/Retail Commercial, Manufacturing/Fabrication/Warehousing, Floodplains, Lowland, & Upland Conservancy and Other Natural Areas, and Low Density Residential (> 2 Ac./D.U.)

**Use of Surrounding Properties:** Village of Lisbon (agricultural and single-family residential) to the north, agricultural land to the south, CELA and agricultural land to the east, and single-family residential to the west

---

### **Project Description/Analysis**

The applicant is requesting approval of a Certified Survey Map to subdivide the existing 165-acre agricultural property located at N47W26699 Lynndale Road.

The CSM creates a 35-acre parcel that consists of the existing single-family home and the accessory agricultural buildings that are located on the property.

The remaining 130-acres will continue to be utilized for agricultural purposes. There has been discussion with the property owner regarding redevelopment of this land for industrial development. The Plan Commission reviewed a Conceptual Review Application at their October 17, 2024, meeting. That conceptual plan included four single-family lots where the current 35-acre parcel is proposed.

The proposed lot size conforms to the minimum lot width and area requirements of the A-1 District, so no change in zoning or land use is proposed or required. There are no proposed changes to any of the existing structures on the property.

### **Recommendation**

Staff recommends approval of the Certified Survey Map to create a 35-acre parcel of land located at approximately N47W26699 Lynndale Road.



CERTIFIED SURVEY MAP NO. \_\_\_\_\_

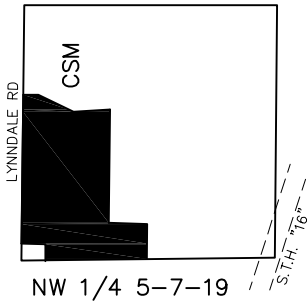
BEING PART OF THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 7 NORTH, RANGE 19 EAST, IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

PREPARED FOR:  
BRIAN & KEVIN KAZMIERCZAK  
W202N11420 MERKEL DR.  
GERMANTOWN, WI 53022

TAX KEY NO.:  
PWC 0882999  
ZONED A-1, AGRICULTURE

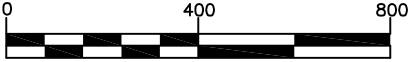
VICINITY MAP  
1" = 2000'

NORTH



NORTH

GRAPHIC SCALE



1 INCH = 400 FT.

- INDICATES FOUND 1" IRON PIPE UNLESS OTHERWISE NOTED.
- INDICATES 1 INCH DIA. IRON PIPE, 18 INCHES IN LENGTH, WEIGHING 1.68 LBS PER LINEAL FOOT, SET.

ALL DISTANCES SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

ALL ANGULAR MEASUREMENTS WERE MADE TO THE NEAREST ONE SECOND

ALL BEARINGS REFER TO NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 5, WHICH HAS A WISCONSIN COUNTY COORDINATE SYSTEM, WAUKESHA COUNTY, BEARING OF N 89°41'55" E.

SEE SHEETS 2-5 FOR LOT DETAILS

LOT 1 SERVED BY ON SITE SEWER & WATER

LOT 1 FALLS IN ZONE X: AREA OF MINIMAL FLOODING AND ZONE A: SPECIAL FLOOD HAZARD AREAS WITHOUT BASE FLOOD ELEVATION, PER FIRM PANEL 55133C0182H, EFFECTIVE DATE 10/19/2023, CITY OF PEWAUKEE

PRIMARY ENVIRONMENTAL CORRIDOR FROM WAUKESHA CO. GIS. NO WETLANDS SHOWN ON GIS OR OBSERVED AT THE TIME OF THE SURVEY.

1' CONTOURS AS PROVIDED BY WAUKESHA COUNTY. ELEVATIONS REFER TO NAVD 88

ALL BEARINGS REFER TO THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 5, WHICH HAS A WISCONSIN COUNTY COORDINATE SYSTEM, WAUKESHA COUNTY BEARING OF N 89°41'55" E.

LYNDALE ROAD  
C.T.H. "JK"

LOT 1  
1,524,924 SQ. FT.  
35.074 ACRES

CENTERLINE OF UNNAMED CREEK

GREENHILL  
DRIVE



CAPITOL SURVEY ENTERPRISES  
2015 LA CHANDELLE CT.  
BROOKFIELD, WI 53045  
PH: (262) 786-6600  
FAX: (262) 786-6608  
WWW.CAPITOLSURVEY.COM

THIS INSTRUMENT DRAFTED BY MICHAEL J. BERRY



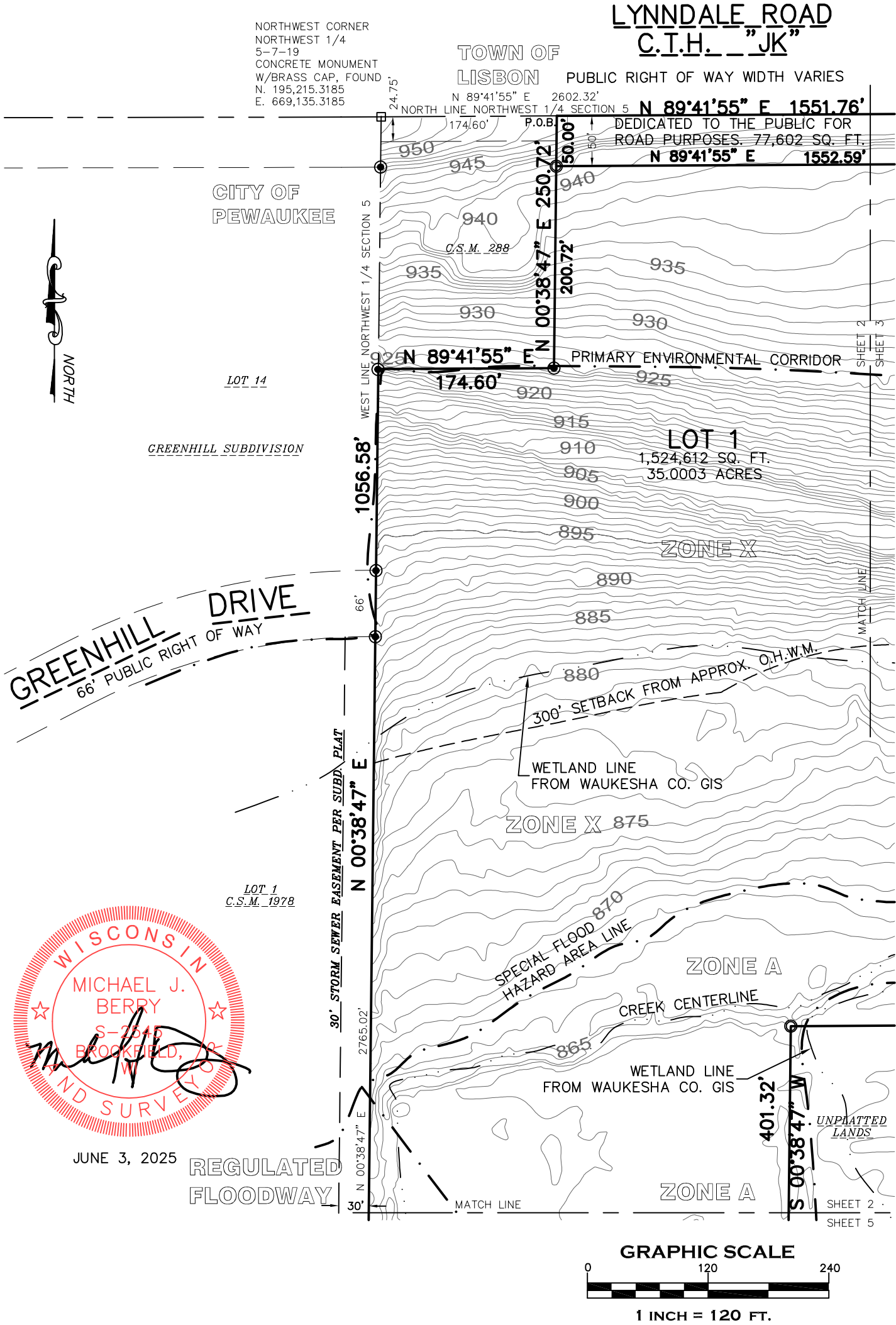
JUNE 3, 2025

SHEET 1 OF 9



CERTIFIED SURVEY MAP NO. \_\_\_\_\_

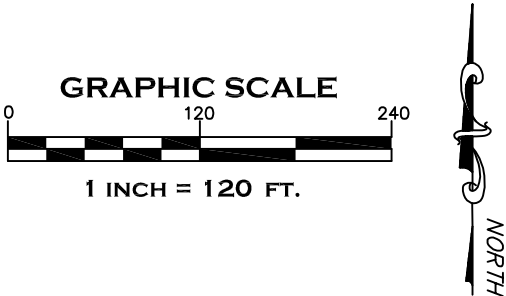
BEING PART OF THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 7 NORTH, RANGE 19 EAST, IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.





CERTIFIED SURVEY MAP NO. \_\_\_\_\_

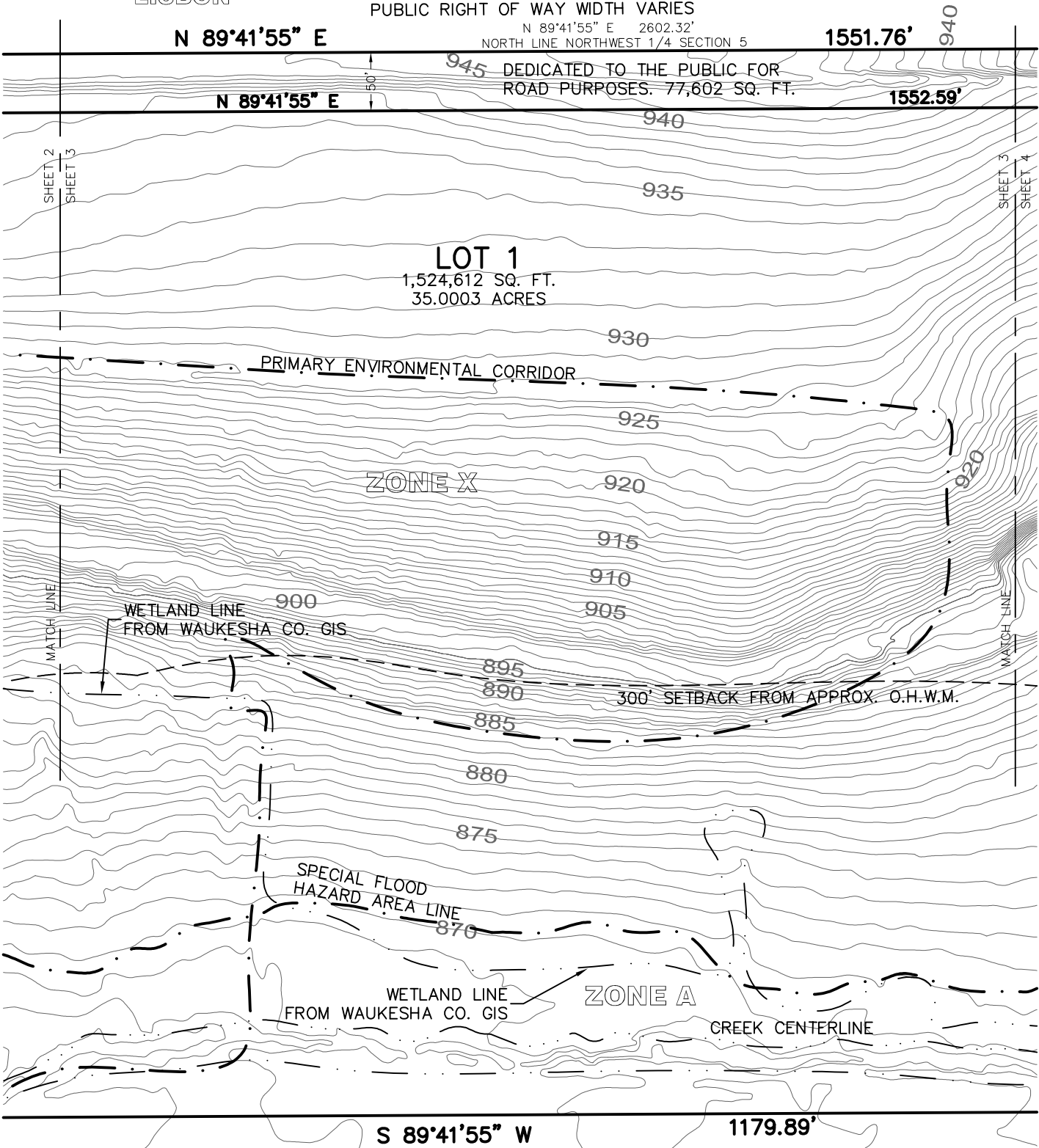
BEING PART OF THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 7 NORTH, RANGE 19 EAST, IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.



JUNE 3, 2025  
TOWNSHIP  
LIBSON

LYNNDALE ROAD  
C.T.H. "JK"

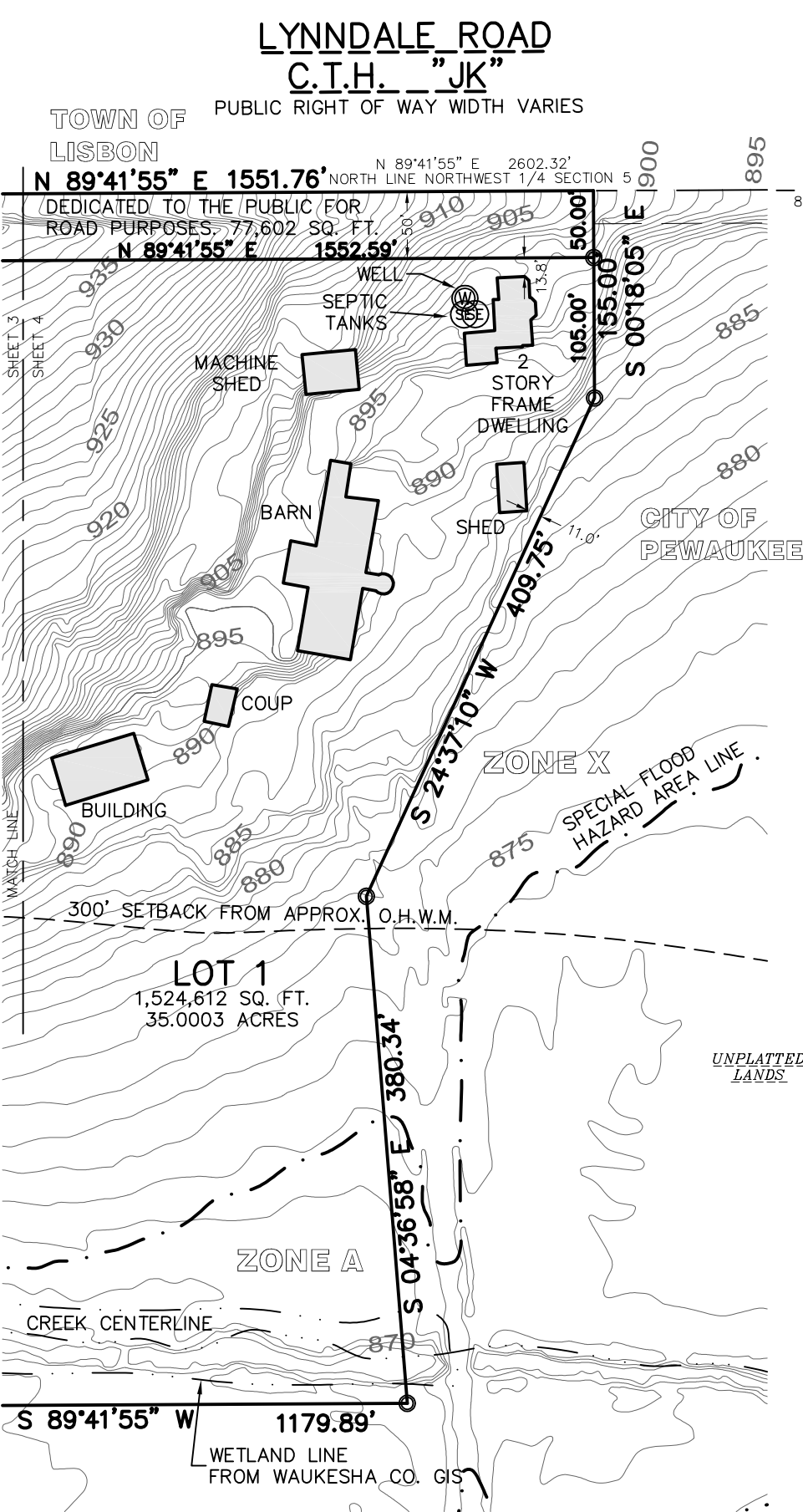
PUBLIC RIGHT OF WAY WIDTH VARIES





CERTIFIED SURVEY MAP NO. \_\_\_\_\_

BEING PART OF THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 7 NORTH, RANGE 19 EAST, IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.



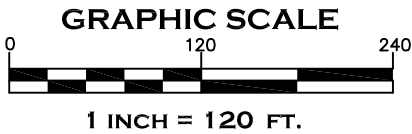
SOUTH LINE  
SOUTHEAST 1/4  
SECTION 32

NORTHEAST CORNER  
NORTHWEST 1/4  
5-7-19  
CONCRETE MONUMENT  
W/BRASS CAP, FOUND

N 89°56'44" E  
56.46'

875.96'

SOUTH 1/4 CORNER  
32-8-19  
CONCRETE  
MONUMENT  
W/BRASS CAP  
N. 195,229.0109  
E. 671,737.3025

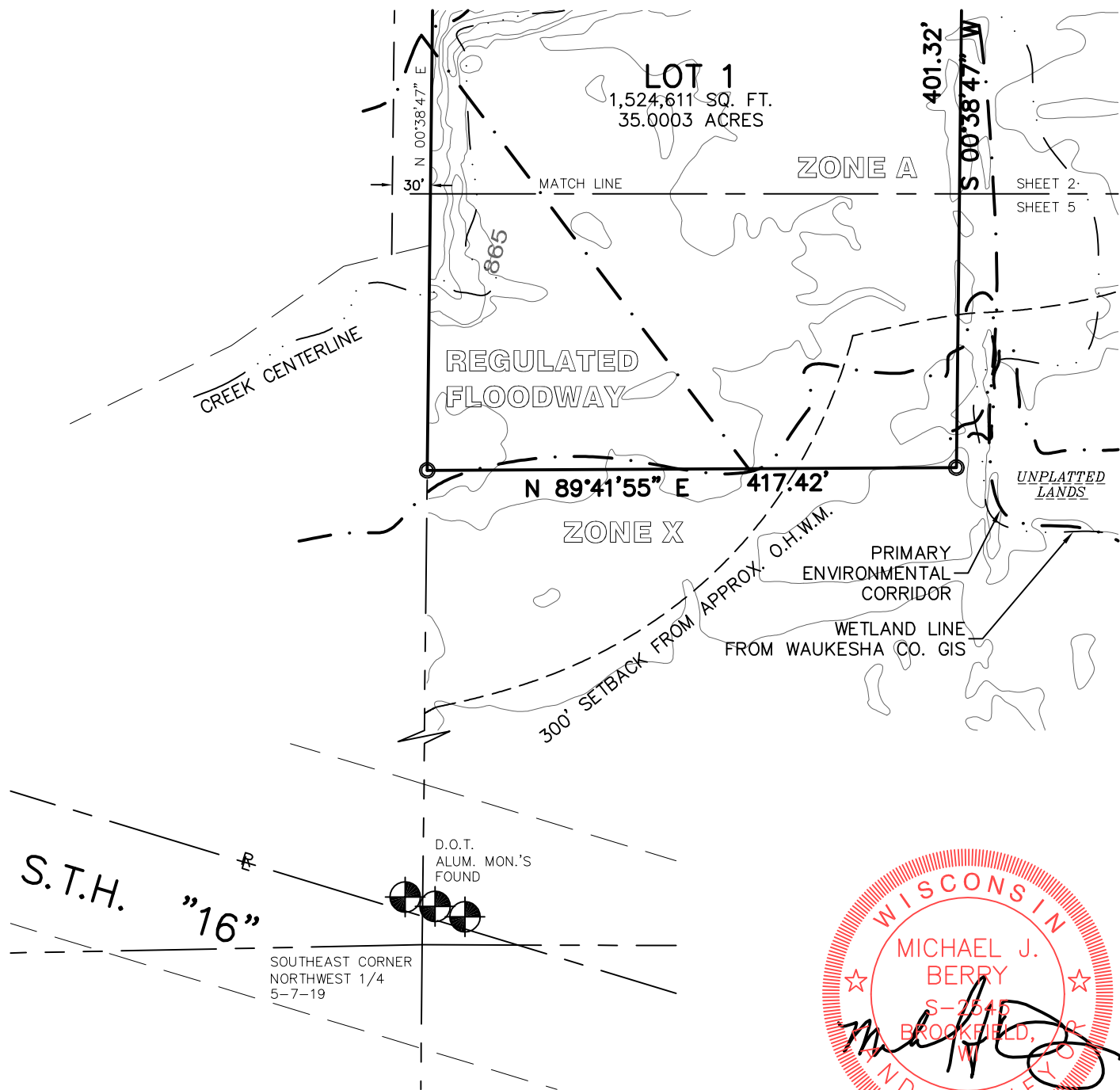
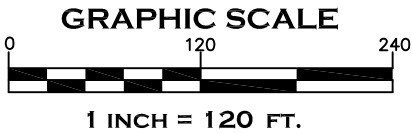


JUNE 3, 2025



CERTIFIED SURVEY MAP NO. \_\_\_\_\_

BEING PART OF THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 7 NORTH, RANGE 19 EAST, IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.



JUNE 3, 2025



CERTIFIED SURVEY MAP NO. \_\_\_\_\_

BEING PART OF THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 7 NORTH, RANGE 19 EAST, IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

I, MICHAEL J BERRY, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY:
THAT I HAVE SURVEYED, DIVIDED AND MAPPED A PART OF THE NORTHWEST 1/4 AND NORTHEAST 1/4, OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 7 NORTH, RANGE 19 EAST, IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID 1/4 SECTION; THENCE N 89°41'55" E ALONG THE NORTH LINE OF SAID SECTION 174.60 FEET TO THE POINT OF BEGINNING OF LANDS TO BE DESCRIBED; THENCE CONTINUING N 89°41'55" E ALONG SAID NORTH LINE 1551.76 FEET; THENCE S 00°18'05" E AS MEASURED NORMAL TO SAID NORTH LINE 155.00 FEET; THENCE S 24°37'10" W 409.75 FEET; THENCE S 04°36'58" E 380.34 FEET; THENCE S 89°41'55" W AND PARALLEL WITH THE NORTH LINE OF SAID 1/4 SECTION 1179.89 FEET; THENCE S 00°38'47" W AND PARALLEL WITH THE WEST LINE OF SAID 1/4 SECTION 401.32 FEET; THENCE S 89°41'55" W AND PARALLEL WITH THE SAID NORTH LINE 417.42 FEET TO A POINT ON THE SAID WEST LINE; THENCE N 00°38'47" E ALONG SAID WEST LINE 1056.58 FEET TO THE SOUTHWEST CORNER OF CERTIFIED SURVEY MAP (CSM) NO. 288; THENCE N 89°41'55" E ALONG THE SOUTH LINE OF SAID CSM AND PARALLEL WITH SAID NORTH LINE 174.60 FEET TO THE SOUTHEAST CORNER OF SAID CSM; THENCE N 00°38'47" E ALONG THE EAST LINE OF SAID CSM AND PARALLEL WITH THE WEST LINE OF SAID 1/4 SECTION 250.72 FEET TO THE POINT OF BEGINNING.

CONTAINING: 1,602,214 SQUARE FEET OR 36.7818 ACRES.

THAT I HAVE MADE SUCH SURVEY, LAND DIVISION AND MAP BY THE DIRECTION OF BRIAN AND KEVIN KAZMIERCZAK, OWNERS OF SAID LAND.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE STATUTES OF THE STATE OF WISCONSIN, CHAPTER 18 OF THE CITY OF PEWAUKEE MUNICIPAL CODE, AND THE ORDINANCES OF WAUKESHA COUNTY IN SURVEYING, DIVIDING, AND MAPPING THE SAME.

DATED THIS 3RD DAY OF JUNE, 2025.

[Signature]
PROFESSIONAL LAND SURVEYOR,
S-2545
STATE OF WISCONSIN





CERTIFIED SURVEY MAP NO. \_\_\_\_\_

BEING PART OF THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 7 NORTH, RANGE 19 EAST, IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

BRIAN AND KEVIN KAZMIERCZAK, AS OWNERS, CERTIFY THAT THEY HAVE CAUSED THE LAND DESCRIBED ABOVE TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS MAP IN ACCORDANCE WITH THE REQUIREMENTS OF S.236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION ORDINANCES OF THE CITY OF PEWAUKEE AND WAUKESHA COUNTY.

IN WITNESS WHEREOF, BRIAN AND KEVIN KAZMIERCZAK HAS CAUSED THESE PRESENTS TO BE SIGNED BY BRIAN AND KEVIN KAZMIERCZAK, AT \_\_\_\_\_, WISCONSIN, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

\_\_\_\_\_  
BRIAN KAZMIERCZAK

\_\_\_\_\_  
KEVIN KAZMIERCZAK

STATE OF WISCONSIN) SS  
WASHINGTON COUNTY)

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, BRIAN KAZMIERCZAK, TO ME KNOW AS THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

\_\_\_\_\_  
NOTARY PUBLIC  
STATE OF WISCONSIN  
MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF WISCONSIN) SS  
WASHINGTON COUNTY)

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, KEVIN KAZMIERCZAK, TO ME KNOW AS THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

\_\_\_\_\_  
NOTARY PUBLIC  
STATE OF WISCONSIN  
MY COMMISSION EXPIRES: \_\_\_\_\_



APRIL 22, 2025



CERTIFIED SURVEY MAP NO. \_\_\_\_\_

BEING PART OF THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 7 NORTH, RANGE 19 EAST, IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

CONSENT OF MORTGAGE

\_\_\_\_\_ DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF \_\_\_\_\_, AS MORTGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE ABOVE CERTIFICATION OF HOUSE 7, LLC, AS OWNER OF SAID LAND.

IN WITNESS WHEREOF, \_\_\_\_\_, HAS CAUSED THESE PRESENTS TO BE SIGNED BY \_\_\_\_\_ AND ITS CORPORATE SEAL HEREUNTO AFFIXED, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

\_\_\_\_\_  
(NAME)  
(TITLE)

STATE OF \_\_\_\_\_ )  
COUNTY ) SS

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, THE ABOVE NAME \_\_\_\_\_, TO ME KNOWN AS THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

\_\_\_\_\_  
NOTARY PUBLIC  
STATE OF WISCONSIN  
MY COMMISSION EXPIRES: \_\_\_\_\_



JUNE 3, 2025



CERTIFIED SURVEY MAP NO. \_\_\_\_\_

BEING PART OF THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 7 NORTH, RANGE 19 EAST, IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

CITY OF PEWAUKEE PLAN COMMISSION APPROVAL

THIS CERTIFIED SURVEY MAP, AND ITS DEDICATION, IS HEREBY APPROVED BY THE PLAN COMMISSION OF THE CITY OF PEWAUKEE ON THIS DAY \_\_\_\_ OF \_\_\_\_\_, 2025.

\_\_\_\_\_  
STEVE BIERCE, MAYOR

\_\_\_\_\_  
DATE

\_\_\_\_\_  
COLLEEN BROWN, PLAN COMMISSION SECRETARY

\_\_\_\_\_  
DATE

CITY OF PEWAUKEE COMMON COUNCIL APPROVAL

THIS CERTIFIED SURVEY MAP, BEING PART OF THE OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 7 NORTH, RANGE 19 EAST, IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN, HAVING BEEN APPROVED BY THE CITY OF PEWAUKEE PLANNING COMMISSION, IS HEREBY APPROVED AND ACCEPTED BY THE CITY OF PEWAUKEE COMMON COUNCIL ON THIS DAY \_\_\_\_ OF \_\_\_\_\_, 2025.

\_\_\_\_\_  
STEVE BIERCE, MAYOR

\_\_\_\_\_  
DATE

\_\_\_\_\_  
KELLY TARCZEWSKI, CITY CLERK

\_\_\_\_\_  
DATE



JUNE 3, 2025





**BRIOHN** BUILDING  
CORPORATION

Certified Survey Map

Project Narrative

*Winklemann Farm – N47 W26699 Lynndale Road*

**DESIGN / BUILD  
CONSTRUCTION**

Briohn Land Development has partnered with the owners of the above-mentioned property to assist in the creation of a Certified Survey Map (CSM) and facilitate the municipal approvals of the same.

The owners have directed us to create a +/- 5-acre lot consisting of the farmhouse, barns, and outbuildings located at the north end of the parent parcel in anticipation of a sale to a residential property owner. The remaining 160-acres would be retained by the current ownership and for the near term continue to be an agricultural use.

**ARCHITECTURAL  
DESIGN**

The request would be to approve the CSM and have the parcel remain zoned as A-1 under the consolidation of farms ordinance.

The surveyor has referred to Chapter 18 of the City's Municipal Code while drafting the CSM and we look forward to receiving the initial review comments from the City once those are available. Given the 45-day review period, we would ask to be placed on the June 19<sup>th</sup>, 2025 Plan Commission meeting for the approval of the same.

**DEVELOPMENT**

**PROPERTY  
MANAGEMENT**





# BRIOHN BUILDING CORPORATION

DESIGN / BUILD  
CONSTRUCTION

ARCHITECTURAL  
DESIGN

DEVELOPMENT

PROPERTY  
MANAGEMENT

June 4, 2025

Nick Fuchs  
Planner & Community Development Director  
City of Pewaukee  
W240 N3065 Pewaukee Road  
Pewaukee, Wisconsin 53072

Re: Response to Staff Comments for the Kazmierczak Certified Survey Map

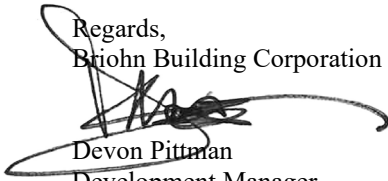
Mr. Fuchs,

We have reviewed the comments from staff regarding the above-mentioned CSM. Please let this letter serve as our formal response to address those comments in advance of the June 12<sup>th</sup> Plan Commission meeting on which we request that this item remain for consideration of the Plan Commission.

1. We will concede that the provision in the city code relating to farm consolidation does not apply to this particular land division. In relation to the comment regarding the Rezoning Application, we have directed our surveyor to change the configuration of the lot to adhere to the requirements of the A-1 district so that a rezoning of the property will not be required.
2. We acknowledge the commentary on Section 18.0206 as it relates to Variances, but given the adherence to the A-1 district standards, this is no longer a concern of the property owner.
3. The lot lines have been revised to be configured in the most standard way possible. Given the topography and the environmental considerations of this area of the property, the configuration of such divisions are logical.
4. Acknowledged. The property owner anticipates that any development of the remnant lands shall adhere to the City of Pewaukee, County of Waukesha, and FEMA requirements surrounding the treatment of floodplain.
5. Acknowledged. The property owner will advise any subsequent owner of such a requirement should it be recommended by staff.

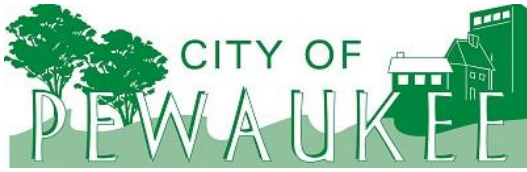
Thank you for your continued help with this project and we look forward to working with you on the approval process.

Regards,  
Briohn Building Corporation

  
Devon Pittman  
Development Manager

Cc: Brian Kazmierczak, Kazmierczak Farms  
Joe Jursenas, Briohn Building Corporation





**Office of the Planner & Community Development Director**  
W240 N3065 Pewaukee Road  
Pewaukee, Wisconsin 53072  
Phone (262) 691-0770 Fax (262) 691-1798  
[fuchs@pewaukee.wi.us](mailto:fuchs@pewaukee.wi.us)

## REPORT TO THE PLAN COMMISSION

Meeting of June 12, 2025

---

**Date:** June 3, 2025

**Project Name:** SmokeXpress, LLC (DBA Cloud 9) Conditional Use

**Project Address/Tax Key No.:** N20W22951 Watertown Road, Suite 105 / PWC 0958982004

**Applicant:** Mohamad Abdelsalam

**Property Owner:** Pewaukee Retail Partners LLC

**Current Zoning:** B-6 Mixed Use Business District

**2050 Land Use Map Designation:** Retail/Service Commercial

**Use of Surrounding Properties:** Kwik Trip and Accent On Dance Studios to the north, M-2 zoned property to the south, M-1 zoned property to the east, and County Highway F and vacant land to the west.

---

### Project Description and Analysis

The applicant filed a Conditional Use Permit requesting approval of a smoke and vape retail store to occupy existing tenant space located at N20W22951 Watertown Road, Suite 105. The store intends to sell tobacco, vape and CBD related products.

The tenant space has an area of 2,113 square feet. The proposed hours of operations are Monday through Sunday, 9:00 a.m. to 10:00 p.m. According to the applicant, the business will have a combination of four to five full-time and part-time employees. Note there are no beer or liquor sales proposed. The site contains about eighty-two parking spaces, which are shared by all tenants.

The applicant is not proposing any exterior site or building modifications other than signage. It is anticipated that the applicant would propose an illuminated wall sign for the business. The applicant has also indicated that they would like to install window decals advertising certain products. The wall sign and any proposed window signage will require staff review of a Sign Permit Application. The allowance for window signage is below and must be adhered to by the applicant.

Permanent Window Sign shall be placed only on the inside of the window and shall not exceed twenty-five (25) percent of the glass area of the window upon which the sign is displayed. Illuminated window signs shall not be illuminated after the business is closed for the day.

The property is zoned B-6 Mixed Use Business District. Note there is also LC Lowland Conservancy District along the rear or south property line.



The B-6 District allows permitted and conditional uses as allowed within the B-4 and B-5 Districts as well as “Any retail, service or office use that is compatible with those uses listed above as determined by the Plan Commission.”

It can also be noted that the B-6 Mixed Use Business District “is intended to provide for the orderly and attractive grouping of buildings which encompass more than one type of nonindustrial business use which are compatible from a traffic, density and general use standpoint.”

The B-4 District generally permits office use. The district intent states:

“The B-4, Office District is intended to provide for Individual or limited office, professional, and special service uses where the office activity would be compatible with neighborhood residential uses and not necessarily exhibit the intense activity of other business districts.”

The B-5 District generally permits auto sales and services type uses as well as building supply stores, motels and hotels, restaurants, transit stations, and commercial kennels. The B-5 District intent is below for review.

“The B-5, Highway Business District is intended to provide for the orderly and attractive grouping at appropriate locations along principal highway routes of those businesses and customer service establishments which are logically related to and dependent upon highway traffic or which are specifically designed to serve the needs of such traffic.”

It can further be noted that 2017 Act 67 made changes regarding Conditional Use Permits (see requirements below). The applicant has provided detailed information related to the proposed business use for Plan Commission and Common Council consideration.

**(de) Conditional use permits.**

**1. In this paragraph:**

- a.** “Conditional use” means a use allowed under a conditional use permit, special exception, or other special zoning permission issued by a city, but does not include a variance.
- b.** “Substantial evidence” means facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion.

**2.**

- a.** If an applicant for a conditional use permit meets or agrees to meet all of the requirements and conditions specified in the city ordinance or those imposed by the city zoning board, the city shall grant the conditional use permit. Any condition imposed must be related to the purpose of the ordinance and be based on substantial evidence.
- b.** The requirements and conditions described under subd. 2. a. must be reasonable and, to the extent practicable, measurable and may include conditions such as the permit's duration, transfer, or renewal. The applicant must demonstrate that the application and all requirements and conditions established by the city relating to the conditional use are or shall be satisfied, both of which must be supported by substantial evidence. The city's decision to approve or deny the permit must be supported by substantial evidence.



3. Upon receipt of a conditional use permit application, and following publication in the city of a class 2 notice under ch. [985](#), the city shall hold a public hearing on the application.
4. Once granted, a conditional use permit shall remain in effect as long as the conditions upon which the permit was issued are followed, but the city may impose conditions such as the permit's duration, transfer, or renewal, in addition to any other conditions specified in the zoning ordinance or by the city zoning board.
5. If a city denies a person's conditional use permit application, the person may appeal the decision to the circuit court under the procedures contained in par. [\(e\) 10](#).

## **Recommendation**

Staff recommends approval of the proposed Conditional Use Permit for SmokeXpress, LLC (DBA Cloud 9) located at N20W22951 Watertown Road, Suite 105, subject to the following conditions:

1. Applicant shall obtain all other governmental approvals, permits, licenses and the like, required for and applicable to the proposed use and sale of tobacco products, including but not limited to the State of Wisconsin Department of Revenue.
2. Hours of operations shall not extend past 10:00 p.m. without an amendment to this Conditional Use Permit.
3. This Conditional Use Permit shall be subject to periodic review to ensure ongoing compliance with applicable City, County and State standards and regulations.
4. Window signage shall be allowed in accordance with Section 340-9.6E. of the Zoning Code. No other lighting, signage, promotional displays, or advertisements shall be affixed to or displayed on the exterior surface of windows or placed within the interior of the store with the intent or for the purpose of being visible through the windows to the exterior of the storefront. All internal lighting, signage, promotional displays, and advertisements must be positioned and directed such that they are not visible through the windows to the exterior.



## Business Narrative

**Submitted by:** SmokeXpress LLC DBA Cloud 9

**Location:** N20W22951 Watertown Road, Suite 105, Pewaukee, WI 53072

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### 1. Business Overview & Purpose

Cloud 9 Smoke & Vape is a legal and fully compliant specialty retail store focused on the sale of regulated tobacco, vape, and CBD-related products. Unlike previous applicants, we are not a convenience store or mixed-use market. We are transparent in our purpose and intend to serve the community with safe, lawful, and responsible product offerings, comparable to nearby retailers such as Kwik Trip.

Our product selection includes:

- **Vapes & E-Cigarettes:** Only legal, FDA-regulated products—no homemade or illicit substances
- **CBD & Hemp Products:** Fully compliant with the 2018 U.S. Farm Bill, sourced from licensed manufacturers
- **Premium Cigars:** Stored in a **dedicated climate-controlled humidor** (planned for future development)
- **Tobacco & Vape Accessories:** Hookahs, rolling papers, lighters, and other lawful items

We fully support the City of Pewaukee’s **Ordinance No. 10-12**, prohibiting chemical synthetic cannabinoids, and maintain a strict zero-tolerance policy on unregulated or chemical synthetic products. All of our staff will be thoroughly trained in Wisconsin age-verification and compliance procedures.

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### 2. Project Request Summary

SmokeXpress LLC is requesting a **Conditional Use Permit (CUP)** for the legal operation of a smoke and vape shop at **Suite 105, N20W22951 Watertown Road**, in an existing commercial building. This business model is entirely distinct from a convenience store and will adhere strictly to local, signage, and operating regulations.

---

### 3. Zoning Compliance – Section 17.0501

We recognize the city’s obligation under Section 17.0501 of the Zoning Ordinance, which prohibits uses that are:

“Hazardous, harmful, offensive, or otherwise adverse to the environment or the value of the neighborhood or community.”

Cloud 9 Smoke & Vape will:

- **Operate legally and transparently** with appropriate licensing
- **Pose no harm or offensive impact** to the neighborhood or environment
- **Maintain a discreet and tasteful storefront**, free of offensive marketing



- **Follow comparable use precedents**, such as the nearby Kwik Trip, which also sells tobacco legally

We respectfully assert that Cloud 9 qualifies under this section and invites fair evaluation as a compliant business.

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#### 4. Response to Prior Denial – Addressing Concerns

We have thoroughly reviewed the City of Pewaukee’s April 1, 2024 denial of a previous CUP application. Below is how we differ and directly respond to each issue raised:

- **Lack of Representation at Hearings:** Our team will be fully present and available for all meetings to represent the application, answer questions, and offer clarifications.
  - **Business Misrepresentation:** We are not a cultural or convenience store. We are a transparent, legal smoke and vape retail store, consistent with permitted uses in the area.
  - **Zoning Compliance Evidence:** We are fully prepared to demonstrate that our store meets zoning permitted uses. Our business use is comparable to approved establishments nearby and have included a document which lists the permitted uses of the building upon purchase in 2016 by the owner.
- 

#### 5. Site & Building Improvements

Cloud 9 will professionally upgrade the interior and storefront of Suite 105 to ensure full compliance with city standards. Planned improvements include:

- Custom shelving and secure display showcases
- Flooring and lighting enhancements
- A back office and storage space (separate from retail floor)
- A bathroom which was installed in 2024
- Full security system installation, including surveillance cameras and employee-only access controls
- ADA-compliant layout and customer entrance

All work will be conducted by licensed contractors and will adhere to all applicable City of Pewaukee building, safety, and zoning codes.

---

#### 6. Future Plans

Cloud 9 has a vision for long-term growth and community involvement, including:

- Installation of a climate-controlled humidor for high-end cigar storage
  - Collaborations with local artists for in-store and exterior custom artwork
  - Continued staff education on compliance and customer safety
  - Potential community outreach efforts to promote responsible product use
  - Annual Donations to the city of pewaukee for city initiatives
-



## 7. Tentative Development Schedule (~May–June 2025)

| Phase                | Timeframe                                                          |
|----------------------|--------------------------------------------------------------------|
| Weeks 1              | Final buildout quotes and contractor agreements                    |
| Weeks 2              | Buildout: shelving, humidifier installation, security system setup |
| Week 3-4             | Final inspections and compliance checks                            |
| <b>Grand Opening</b> | ~30 days after permit approval                                     |

## 8. Estimated Project Value

| Category                           | Estimated Cost    |
|------------------------------------|-------------------|
| Interior Buildout, Labor & Permits | ~\$50,000         |
| Inventory (Tobacco, Vape, CBD)     | ~\$150,000        |
| Fixtures, Signage, Art, Equipment  | ~\$50,000         |
| <b>Total Project Investment</b>    | <b>~\$250,000</b> |

## 9. Conclusion

We want to sincerely thank the City of Pewaukee for its thoughtful and thorough approach in reviewing applications like ours. We understand and respect the careful consideration that goes into permitting businesses of this nature, and we fully appreciate the effort to preserve the standards and character of the community.

SmokeXpress LLC, doing business as Cloud 9, is not only transparent about who we are and what we sell — we take pride in being upfront, honest, and professional. We do not intend to disguise our identity or present ourselves as something we're not. We are a smoke shop for adults, focused strictly on offering regulated, legal products for responsible adult use.

One thing we didn't get a chance to share earlier is that, while many of our products are used recreationally, some are also essential to individuals dealing with chronic health conditions. As a healthcare provider, I've had patients share how difficult it is to find **quality, compliant**

**products** nearby — especially those managing chronic pain from cancer, anxiety, multiple sclerosis, and other conditions. Many have to travel across town to access these products. We hope to become a reliable, local option for those individuals in our community.

Additionally, we want to highlight our full support for the City’s **Ordinance No. 10-12**, which prohibits the sale of chemical synthetic cannabinoids such as Spice, K2, and other “fake marijuana” products. We have a strict zero-tolerance policy when it comes to unregulated or chemical synthetic substances and will **never** offer them in our store. Our goal is to create a safe, trustworthy space — the go-to shop for legal, regulated products that adults in our community can safely rely on.

We also maintain a zero-tolerance policy for loitering, underage customers, or any conduct that could compromise the safety and reputation of our business or the neighborhood. We aim to be a model retail operation — one that contributes not only through tax revenue and local jobs, but also through annual donations to city projects and initiatives that support Pewaukee’s continued growth and well-being.

We’re fully committed to working with the City and Common Council every step of the way. If there are any concerns about our signage, branding, or presentation, we welcome the feedback and are more than willing to make adjustments to meet the community’s expectations. Our goal is to build confidence and trust in our intentions and operations.

We genuinely hope Cloud 9 can be the only smoke shop in this area — operated with professionalism, transparency, and a deep sense of responsibility. We look forward to continuing this dialogue and thank you again for the opportunity to present our vision.

Sincerely,

SmokeXpress LLC  
414-502-4550





**Office of the Planner & Community Development Director**  
W240 N3065 Pewaukee Road  
Pewaukee, Wisconsin 53072  
Phone (262) 691-0770  
Fax (262) 691-1798  
[fuchs@pewaukee.wi.us](mailto:fuchs@pewaukee.wi.us)

**PETITION FOR CONDITIONAL USE**

TO THE HONORABLE MAYOR AND COMMON COUNCIL OF THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

The undersigned hereby petitions the Common Council of the City of Pewaukee, Waukesha County, Wisconsin for a Conditional Use Permit for the purpose of: Operating a retail tobacco and vape shop, including the sale of cigarettes, tobacco products, electronic vaping devices, CBD products, accessories, and the like. We will adhere strictly to all local, state, and federal regulations, including age verification laws and licensing requirements.

**Legal description of property** – Please attach.

**Common property description or name:** Pewaukee Crossings Retail Center

**Property Address:** N20W22951 Watertown Rd, Ste 105 Pewaukee, WI 53186 **Tax Key Number(s):** 0958-928-003

**Property owner(s) (Full Legal Name):** Pewaukee Retail Partners LLC

**Owner's Address:** 14102 Abbeyfield Ave **City/State/Zip:** Rosemount, TX 75068

**Phone:** 612-382-3403 **Email:** matt@amkprop.com

**Applicant (Full Legal Name):**

**Name:** Mohamad Abdelsalam

**Company:** SMOKEXPRESS LLC

**Address:** N20W22951 Watertown Rd, Ste 105

**City/State/Zip:** Pewaukee, WI 53186

**Phone:** 708-845-2357

**Email:** Smokexpresswi@gmail.com

**Contact Person (Full Legal Name):**

**Name:** Mohamed Abdelrahim

**Company:** SMOKEXPRESS LLC

**Address:** N20W22951 Watertown Rd, Ste 105

**City/State/Zip:** Pewaukee, WI 53186

**Phone:** 414-502-4550

**Email:** Smokexpresswi@gmail.com

**Conditional Use submittals must include and be accompanied by the following:**

- ☐ This Application form accurately completed with original signatures.
- ☐ Application Filing Fee, payable to the City of Pewaukee:
  - ☐ \$400.00, plus cost for publication, notice and all attorney fees related to project
- ☐ Five (5) complete collated sets of Application materials to include:
  - ☐ A written project narrative detailing the request, business/use operational information, future development plans, site and building improvements, tentative development schedule, and estimated project value.
  - ☐ Scaled drawings, as may be applicable, including, but not limited to; a site plan, grading/erosion control plan, preliminary storm water management plan, landscape plan, lighting plan, building elevations, colored renderings, sign details and natural resource delineations.
- ☐ All application materials provided in a digital format (Adobe PDF). Materials may be submitted on a USB Flash Drive or emailed to [hurd@pewaukee.wi.us](mailto:hurd@pewaukee.wi.us).
- ☐ Note twelve (12) additional sets of plans will be required for Plan Commission following staff review of the initial submittal. These plans should be revised in response to staff comments as may be necessary.



**Office of the Planner & Community Development Director**  
 W240 N3065 Pewaukee Road  
 Pewaukee, Wisconsin 53072  
 Phone (262) 691-0770  
 Fax (262) 691-1798  
[fuchs@pewaukee.wi.us](mailto:fuchs@pewaukee.wi.us)

The applicant and property owner(s) hereby certify that:

- 1) all statements and other information submitted as part of this application are true and correct to the best of applicant's and property owner(s)' knowledge;
- 2) the applicant and property owner(s) has/have read and understand all information in this application; and
- 3) the applicant and property owner(s) agree that any approvals based on representations made by them in this Application and its submittal, and any subsequently issued building permits or other type of permits, may be revoked without notice if there is a breach of such representation(s) or any condition(s) of approval.

By execution of this application, the property owner(s) authorize the City of Pewaukee and/or its agents to enter upon the subject property(ies) between the hours of 7:00 a.m. and 7:00 p.m. daily for the purpose of inspection while the application is under review. The property owner(s) grant this authorization even if the property has been posted against trespassing pursuant to Wis. Stat. §943.13.

*(The applicant's signature must be from a Managing Member if the business is an LLC, or from the President or Vice President if the business is a corporation. A signed applicant's authorization letter may be provided in lieu of the applicant's signature below, and a signed property owner's authorization letter may be provided in lieu of the property owner's signature[s] below. If more than one, all of the owners of the property must sign this Application).*

**PETITIONER'S/APPLICANT'S SIGNATURE:** 

**NAME & TITLE (PRINT):** Mohamad Abdelsalam Owner of SMOKEEXPRESS LLC

**SIGN AND DATED this** 25th **day of** March, 2025.

DocuSigned by:  
  
F47ECFDF20654D6...

**PROPERTY OWNER'S SIGNATURE:** \_\_\_\_\_

**NAME & TITLE (PRINT):** Matthew Klein

**SIGN AND DATED this** 26th **day of** March, 2025.

**PROPERTY OWNER'S SIGNATURE:** \_\_\_\_\_

**NAME & TITLE (PRINT):** \_\_\_\_\_

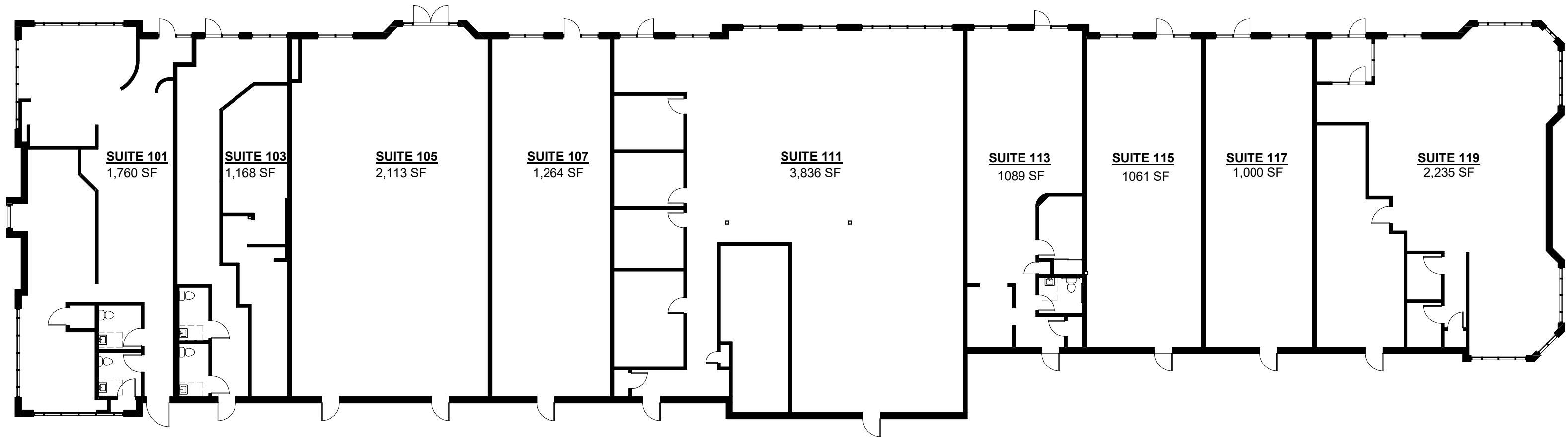
**SIGN AND DATED this** \_\_\_\_\_ **day of** \_\_\_\_\_, \_\_\_\_\_.

City Staff-

**RECEIVED** at City Hall by: \_\_\_\_\_ on \_\_\_\_\_

Fee paid: \$ \_\_\_\_\_ Date: \_\_\_\_\_





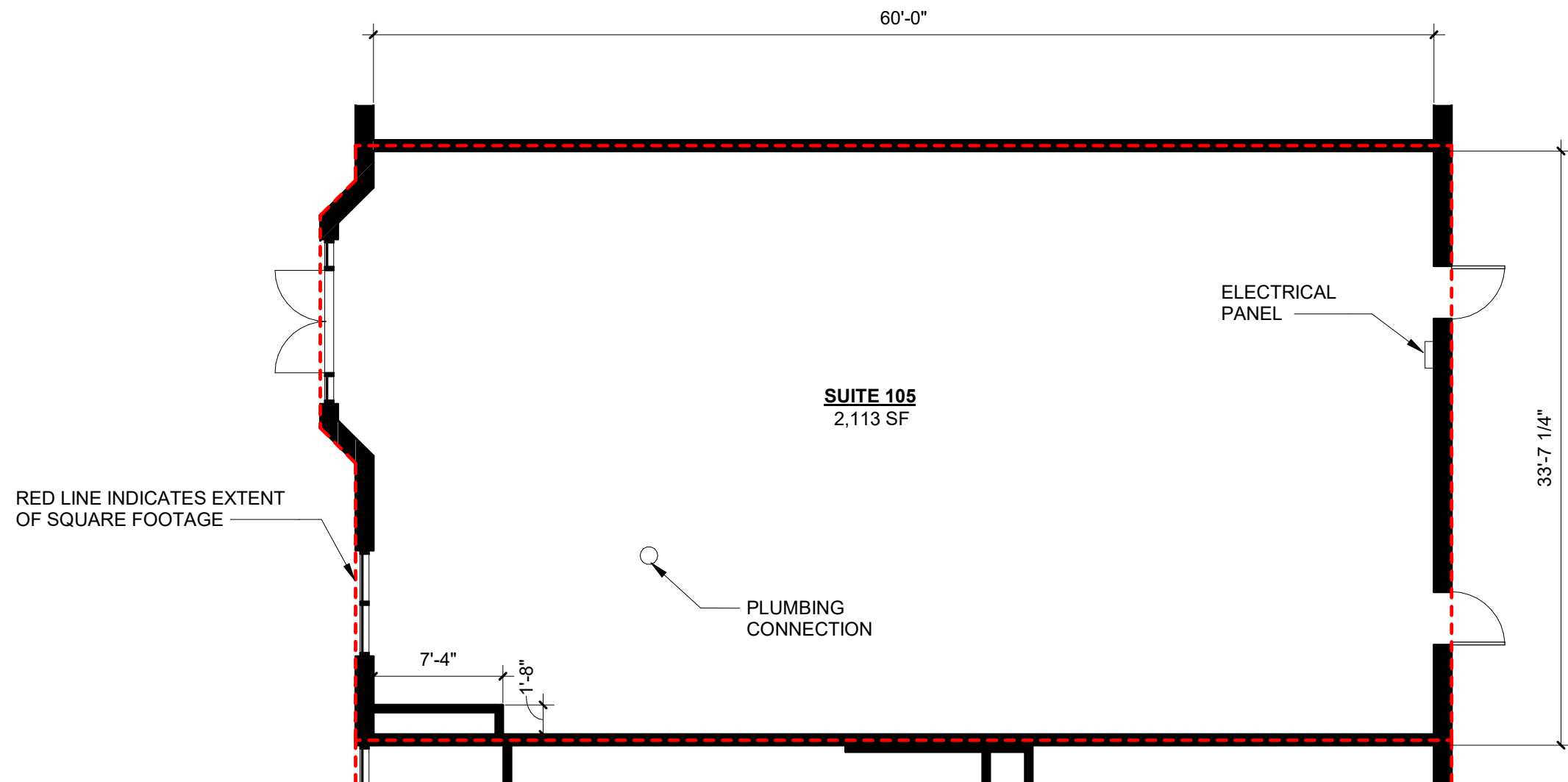
**TOTAL SF:**  
15,526 SF



OVERALL

PEWAUKEE CROSSINGS

1/16" = 1'-0"



# SUITE 105

PEWAUKEE CROSSINGS

1/8" = 1'-0"



## Part A: Premises/Business Information

1 Legal Business Name (individual name if sole proprietor)

SmokeXpress LLC

2 Business Trade Name or DBA

CLOUD 9

3 FEIN

33-4159145

4 Wisconsin Seller's Permit Number

456-1032003553-04

5 Entity Type (check one)

☐ Sole Proprietor☐ Partnership☒ Limited Liability Company☐ Corporation

6 State of Organization

Wisconsin

7 Date of Organization

3/24/25

8 Wisconsin DFI Registration Number

S159734

9 Premises Address (do not use PO Box)

N20W22951 Watertown Rd., Suite 105

10 City

Pewaukee

11 State

WI

12 Zip Code

53186

13 County

Waukesha

14 Governing Municipality

☒ City☐ Town☐ Village

of Pewaukee

15 Aldermanic District

16 Mailing Address (if different from premises address)

745 W. Grange Ave Apt 204

17 City

Milwaukee

18 State

WI

19 Zip Code

53221

20 Premises Phone

708-845-2357

21 Premises Email

SmokeXpresswi@gmail.com

22 Website

Ø

23 Premises Description - Describe the building or buildings where cigarettes, tobacco products, and electronic vaping devices are to be sold and stored. Describe all rooms including living quarters, if used, for the sales and/or storage of cigarettes, tobacco products, and electronic vaping devices and records. Cigarettes, tobacco products, and electronic vaping devices may be sold and stored ONLY on the premises described in this application. Attach a floor plan if possible.

The business is located at N20W22951 Watertown Rd Ste 105, Pewaukee WI 53186, within a shopping center at Pewaukee Crossings. The Sales area will be at front of store, where tobacco products and electronic vapes are displayed and sold. Inventory will be stored in locked back room of the store, separate from customer access. Records will be kept in a secure office space. No living quarters are present on the premises.

## Part B: Questions

1 What products will be sold at this business location? (check all that apply)

☒ Cigarettes☒ Tobacco Products☒ Electronic Vaping Devices

2 How will cigarettes, tobacco, and/or electronic vaping devices be sold? (check all that apply)

☒ Over the counter☐ Vending machine

3 Is the applicant business owned by another business entity?

☐ Yes☒ No

If yes, provide the name(s) and FEIN(s) of the business entity(s) below. Attach additional sheets if necessary.

3a Name of Business Entity:

3b FEIN of Business Entity:

**Part C: Individual Information**

List the name, title, and phone number for each person or entity holding the following titles or positions in the applicant business and any businesses listed in Part B. Question 3: sole proprietor, all officers, directors, and agents of a corporation, all partners of a partnership, and all members and agents of a limited liability company. Attach additional sheets if necessary.

Include Form CTV-101, *Individual Questionnaire*, for each person listed below.

| Last Name   | First Name | Title | Phone        |
|-------------|------------|-------|--------------|
| Abdel Salam | Mohamad    | Owner | 708-845-2357 |
|             |            |       |              |
|             |            |       |              |
|             |            |       |              |

**Part D: Attestation**

One of the following must sign and attest to this application:

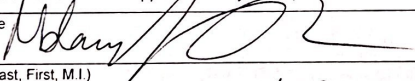
- sole proprietor
- one general partner of a partnership
- one corporate officer
- one managing member of an LLC

**READ CAREFULLY BEFORE SIGNING:**

I understand and agree to the following:

- I will only purchase cigarettes, tobacco, and vapor products from distributors, jobbers, or subjobbers permitted by the Wisconsin Department of Revenue, unless I also hold the proper distributor's permit and pay all applicable excise taxes.
- I will not purchase or exchange products from another retailer, including transferring existing stock to a new owner.
- I will provide tobacco sales training that has been approved by the Wisconsin Department of Health Services to my employees. (<https://witobaccocheck.org>).
- I will not sell single cigarettes.
- I will not sell, give, or otherwise provide cigarettes, tobacco, or any nicotine products to minors.
- I will keep product invoices on the licensed premises for two years and ensure the records are available for inspection by law enforcement. Failure to comply with this will result in criminal penalties, including loss of inventory.
- I will not sell cigarettes or roll-your-own (RYO) tobacco products unless listed on the Wisconsin Department of Justice's directory of certified tobacco manufacturers and brands.

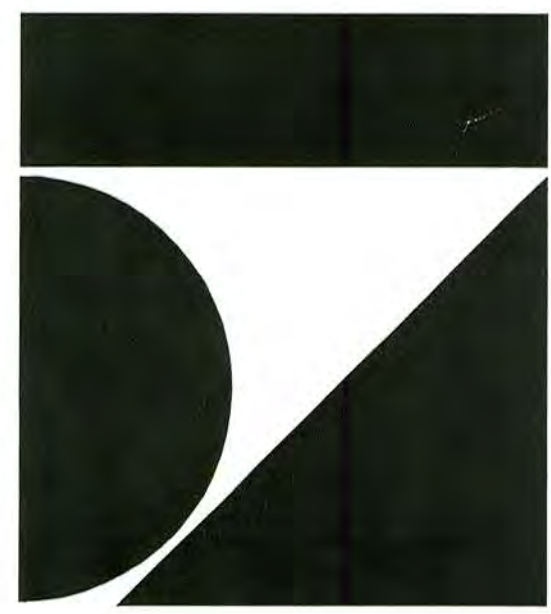
Further, under penalty provided by law, I state that this application has been truthfully answered to the best of my knowledge. I agree to operate this business according to law and that the rights and responsibilities conferred by the license(s), if granted, cannot be assigned to another. Any lack of access to any portion of a licensed premises during inspection will be deemed a refusal to allow inspection. Such refusal is a misdemeanor and grounds for revocation of this license. Any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.

|                                                     |                                                                                    |       |                          |
|-----------------------------------------------------|------------------------------------------------------------------------------------|-------|--------------------------|
| Signature                                           |  | Date  | 03/28/2025               |
| Name (Last, First, M.I.)<br>Abdel Salam, Mohamad S. |                                                                                    |       |                          |
| Title                                               | Owner of Smoke Express LLC                                                         | Email | SmokeExpresswi@gmail.com |
|                                                     |                                                                                    | Phone | 708-845-2357             |

**Part E: For Clerk Use Only**

|                                       |                                 |                      |                |
|---------------------------------------|---------------------------------|----------------------|----------------|
| Date application was filed with clerk | Date license issued             | Date license expires | License number |
| License fees                          | Signature of Clerk/Deputy Clerk |                      |                |





# the Zimmerman Design Group

Architecture Planning Interior & Environmental Design

7707 Harwood Avenue

Milwaukee, WI 53213

414 476 9500

A NEW BUILDING FOR:

## PEWAUKEE CROSSINGS

COUNTY HWY "F" & WATERTOWN ROAD

ZDG PROJECT #: 060033.00

DEPARTMENT OF COMMERCE  
DIVISION OF SAFETY AND BUILDINGS  
SEE CORRESPONDENCE

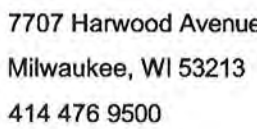
Approved  
Staff  
Design  
C.B.L.  
C.B.L.

Full Plans w/ CB-1

06.14.06

Page 49 of 75



[illegible]

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

ALL ARCHITECTURAL DRAWINGS ARE ORGANIZED IN CONJUNCTION WITH THE ADJACENT GRID LAYOUT. DRAWINGS ARE NUMBERED IN SEQUENTIAL ORDER LEFT TO RIGHT, TOP TO BOTTOM BEGINNING WITH THE UPPER LEFT DRAWING.

LAND INFORMATION SERVICES, INC.  
9722 W. WATERTOWN PLANK ROAD  
WAUWATOSA, WI 53226  
(414)302-9515  
(414)302-9516 - (FAX)

**Floor Plan**  
 X  
 SCALE:  $X/X'' = 1'-0''$   
 NAME OF DRAWING  
 DRAWING IDENTIFICATION  
 SCALE  
 DRAWING NUMBER

**Detail**  
 X  
 A/X  
 DETAIL NUMBER  
 DETAIL REFERENCE  
 SHEET NUMBER

**Wall Section**  
 X  
 A/X  
 WALL SECTION REFERENCE

**Building Section**  
 X  
 A/X  
 BUILDING SECTION REFERENCE

**Interior Elevation**  
 X  
 A/X  
 DETAIL NUMBER  
 SHEET NUMBER

**Exterior Elevation**  
 X  
 A/X  
 DETAIL NUMBER  
 SHEET NUMBER

**Column Grid Line**  
 #  
 COLUMN GRID LINE REFERENCE

**Door**  
 D  
 DOOR NUMBER

**Room**  
 ROOM NAME  
 ROOM NAME & NUMBER

**North Symbol**  
 N  
 NORTH SYMBOL

**Revision Tag**  
 #  
 REVISION TAG

**Keynote Tag**  
 #  
 KEYNOTE TAG

**Wall Type Tag**  
 #  
 WALL TYPE TAG

**Window Tag**  
 #  
 WINDOW TAG

**Demolition / Equipment Tag**  
 #  
 DEMOLITION / EQUIPMENT TAG

|                                                                                     |                       |                                                                                       |                        |
|-------------------------------------------------------------------------------------|-----------------------|---------------------------------------------------------------------------------------|------------------------|
|  | EARTH                 |  | BATT INSULATION        |
|  | SAND, PLASTER, GROUT  |  | STEEL                  |
|  | GRAVEL                |  | GYPSUM WALLBOARD       |
|  | CONCRETE              |  | WOOD, FINISHED         |
|  | PRECAST CONCRETE      |  | WOOD, BLOCKING         |
|  | BRICK                 |  | WOOD SHIM              |
|  | CONCRETE BLOCK        |  | PLYWOOD                |
|  | TERRAZZO              |  | ACOUSTICAL TILE        |
|  | METAL STUD PARTITIONS |  | WOOD STUD PARTITIONS   |
|  | RIGID INSULATION      |  | CEMENTITIOUS SHEATHING |

PIERCE ENGINEERS, INC.  
241 N. BROADWAY, SUITE 500  
MILWAUKEE, WI 53202  
(414)278-6060  
(414)278-6061 - (FAX)

1. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO COMMENCING CONSTRUCTION.
2. FINISHED FLOOR HEIGHT IS 100'-0". REFER TO CIVIL PLAN FOR ACTUAL DATUM ELEVATION.
3. ALL WORK OF THE CONTRACTOR SHALL BE IN ACCORDANCE WITH APPLICABLE BUILDING CODES AND COMPLY WITH ALL GOVERNING LAWS, CODES, ORDINANCES, RULES AND REGULATIONS OF THE CITY, COUNTY STATE AND FEDERAL JURISDICTION INCLUDING REQUIREMENTS OF THE STATE OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES.
4. THE CONTRACTOR SHALL REPORT IMMEDIATELY ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THOSE SHOWN ON THE CONSTRUCTION DOCUMENTS, TO THE ARCHITECT.
5. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL CAREFULLY EXAMINE THE SITE OF THE WORK AND VERIFY GRADE ELEVATIONS, UTILITIES, AND OTHER EXISTING CONDITIONS WHETHER OR NOT SHOWN ON THE DRAWINGS. LOCATE ALL GENERAL SITE REFERENCE DATA FOR PROPERTY LINES AND GRADE ELEVATIONS AND DO THAT WORK WHICH IS NECESSARY TO PREVENT THEIR DISLOCATION OR DESTRUCTION.
6. CONTRACTOR SHALL CLEAR THE CONTRACT WORK AREA ONLY. PROTECT EXISTING UTILITIES, TREES AND/OR NATURAL VEGETATION WHICH IS REQUIRED TO REMAIN.
7. THE CLEARING/FILLING/EXCAVATING OF THIS AREA SHALL BE ACCOMPLISHED IN A MANNER AS TO MINIMIZE THE RUNOFF OF SILT AND SEDIMENT INTO THE STORM DRAINAGE SYSTEM AND ONTO ADJACENT OR DOWNSTREAM PROPERTIES. EROSION CONTROL MEASURES SHALL BE INSTITUTED AS NECESSARY BY THE CONTRACTOR TO ACCOMPLISH THIS EROSION CONTROL. ANY AND ALL EROSION FILLING REQUIRED FOR THIS WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
8. NO DEBRIS, FERTILIZER, FERTILIZED VEGETATION OR WASTE MATERIALS SHALL BE DEPOSITED ON ANY OTHER PROPERTY WITHIN THE BUILDING AREAS, ADJACENT BUILDINGS TO ACHIEVE DRAINAGE AWAY FROM BUILDINGS. SLOPE 5% OR GREATER, AS MAY BE SHOWN, FOR THE FIRST 10'-0" TOWARDS ADJACENT DRAINAGE FACILITIES.
9. FINISH FLOOR TO BE A MINIMUM 4" ABOVE ADJACENT FINISH GRADE.
10. DO NOT SCALE DRAWINGS.
11. VERIFY ALL ROUGH-IN DIMENSIONS FOR ALL BUILT-IN EQUIPMENT PRIOR TO PERFORMING WORK. NO CHANGE ORDERS WILL BE APPROVED FOR CONTRACTOR FAILURE TO DO SO.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING, FITTING OR PATCHING THAT MAY BE REQUIRED TO COMPLETE THE WORK.
13. REPETITIVE FEATURES IN THE CONSTRUCTION DOCUMENTS ARE OFFEN DRAWN ONLY ONCE AND SHALL BE COMPLETELY PROVIDED AS IF DRAWN IN FULL.

VJS  
2000 BLUEMOUND ROAD  
WAUKESHA, WI 53186  
(262)542-9000  
(262)542-1371 - (FAX)

| #          | Title                    |
|------------|--------------------------|
| A0.1       | Coversheet               |
| A0.2       | Title Sheet              |
| AS.1       | Site Plan                |
| A1.1       | Floor Plans              |
| A2.1       | Reflected Ceiling Plan   |
| A3.1       | Roof Plan                |
| A4.1       | Exterior Elevations      |
| A5.1       | Building Sections        |
| A6.1       | Wall Sections & Details  |
| A6.2       | Wall Sections & Details  |
| A6.3       | Wall Sections & Details  |
| A9.1       | Schedules & Door Details |
| Structural |                          |
| S1.0       | FOUNDATION PLAN          |
| S2.0       | ROOF FRAMING PLAN        |
| S3.0       | FOUNDATION DETAILS       |
| S4.0       | FRAMING DETAILS          |
| S4.1       | FRAMING DETAILS          |
| S4.2       | FRAMING DETAILS          |

SITE SIZE: 179,291 S.F. (4.11 ACRES)  
BUILDING ADDITION SIZE: 15,795 s.f.  
BUILDING CODE: WISCONSIN ENROLLED COMMERCIAL BUILDING CODE  
OCCUPANCY CLASSIFICATION: Group M  
CONSTRUCTION TYPE: IIB  
SPRINKLERED: YES

SPECTRUM DEVELOPMENT GROUP LLC  
6526 RIVER PARKWAY  
WAUWATOSA, WI 53213  
(414) 258-8500  
(414) 607-8811 - (FAX)

Sheet

TITLE SHEET

Project

PEWAUKEE CROSSINGS

## Date \_\_\_\_\_

06.14.06

Project Number

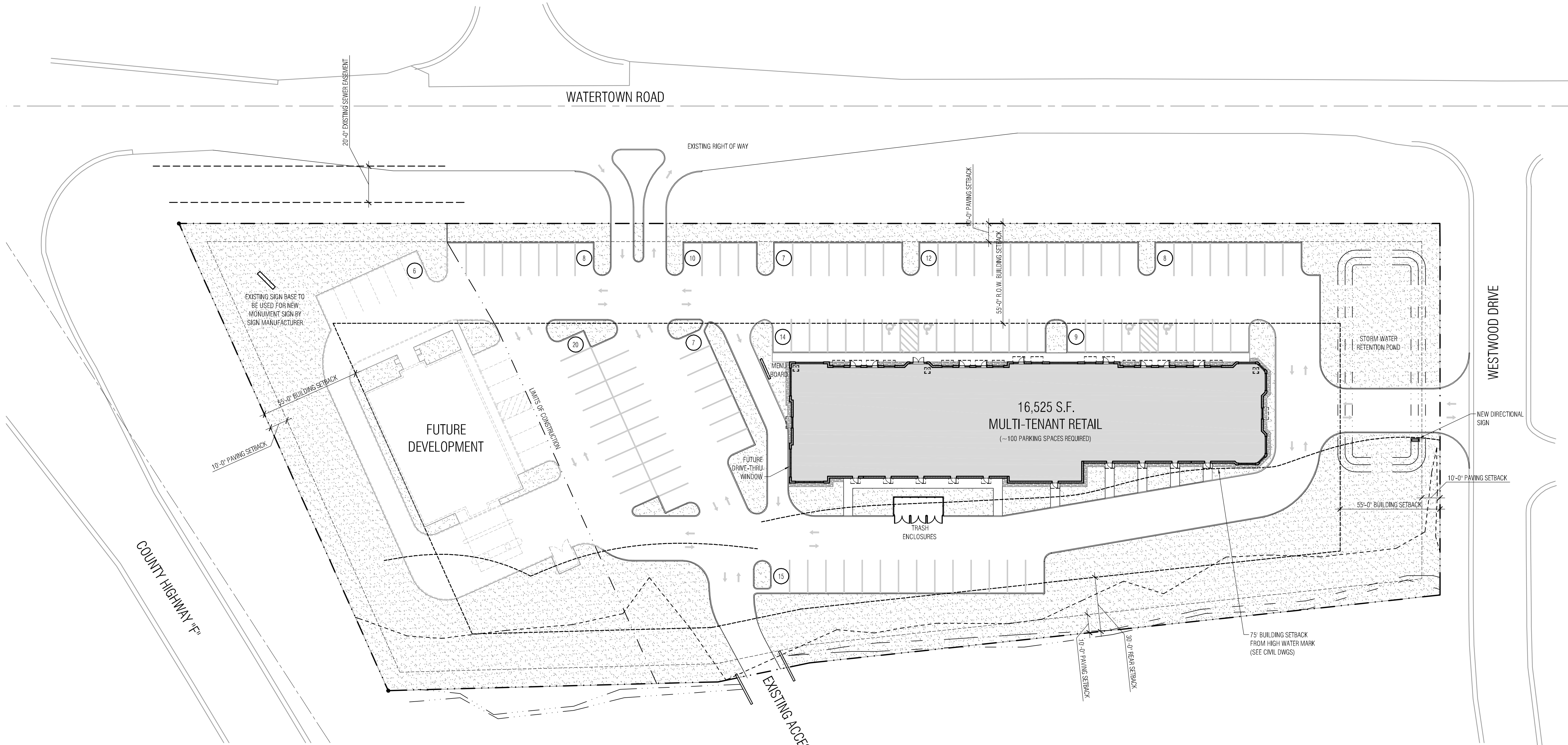
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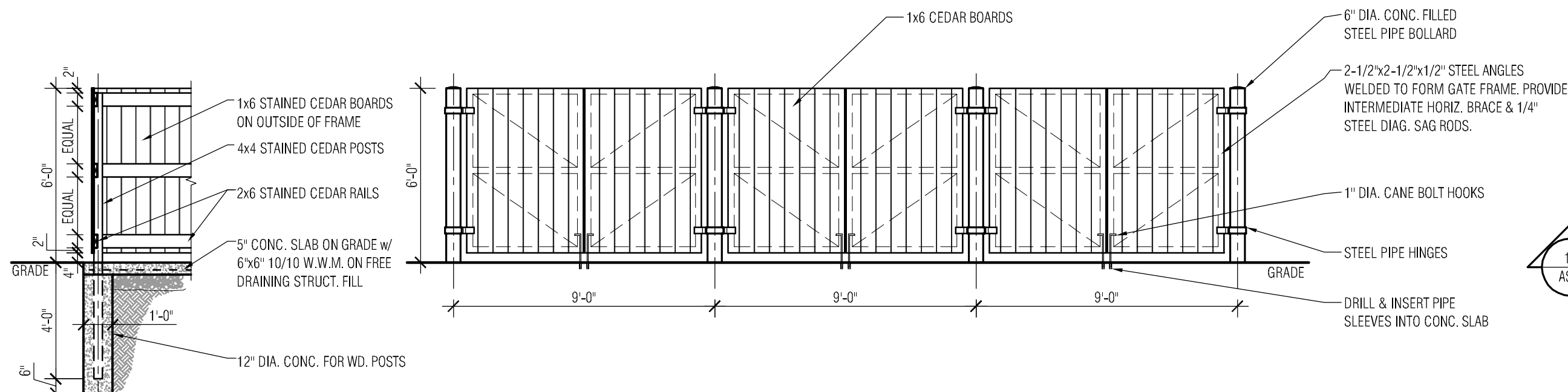
## AO.2



THE CLIENT AGREES TO INDEMNIFY AND HOLD THE ARCHITECT HARMLESS FROM ANY DAMAGE, LIABILITY, OR COST, INCLUDING ATTORNEY'S FEES AND COSTS OF DEFENSE ARISING FROM ANY CHANGES OR ALTERATIONS MADE BY ANYONE OTHER THAN THE ARCHITECT, OR FROM ANY REUSE OF THE DRAWINGS AND DATA, WITHOUT THE PRIOR WRITTEN CONSENT OF THE ARCHITECT.

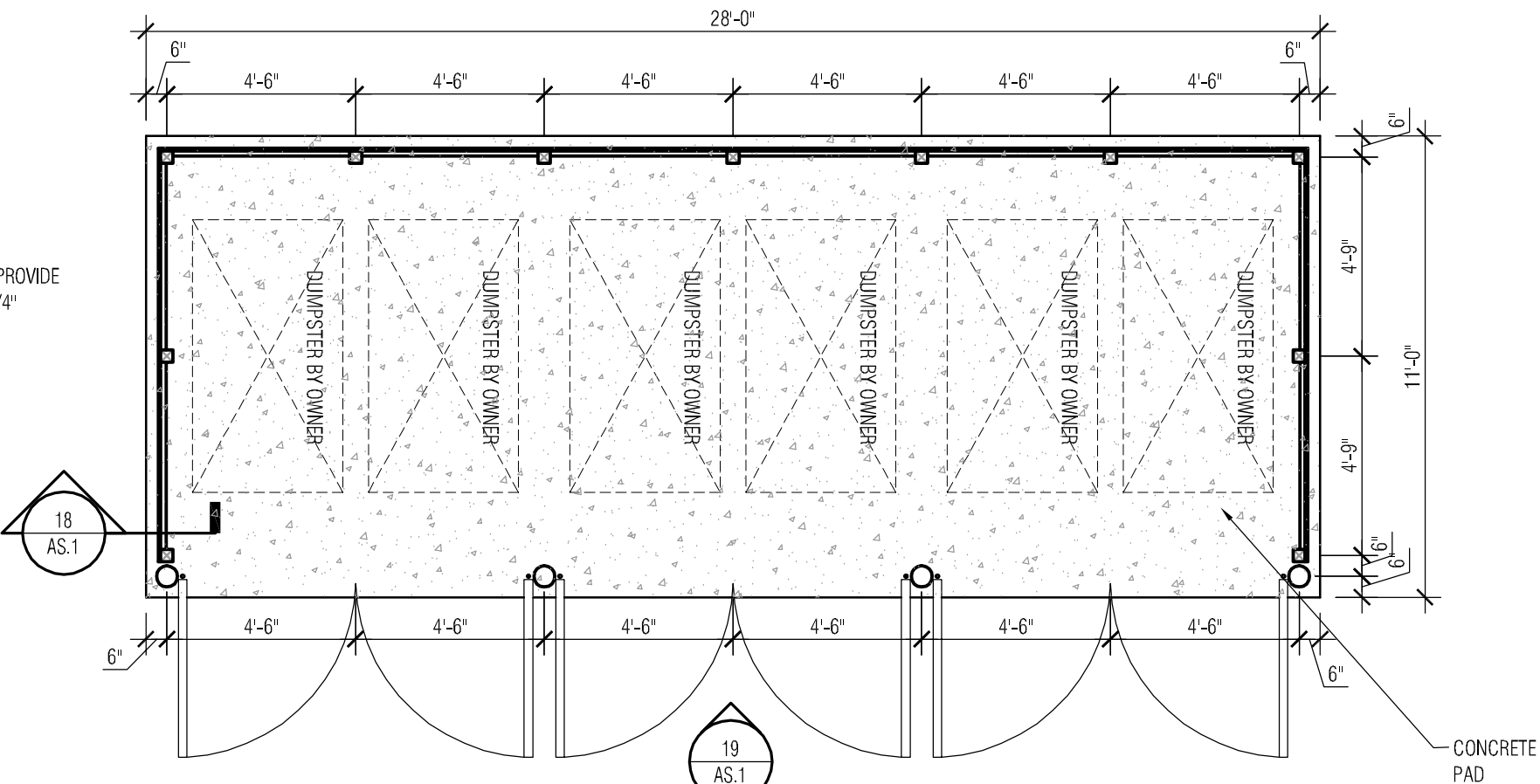


11 Site Plan  
SCALE: 1" = 30'-0"



18 TRASH ENCLOSURE SECTION  
SCALE: 1/4" = 1'-0"

19 TRASH ENCLOSURE ELEVATION  
SCALE: 1/4" = 1'-0"



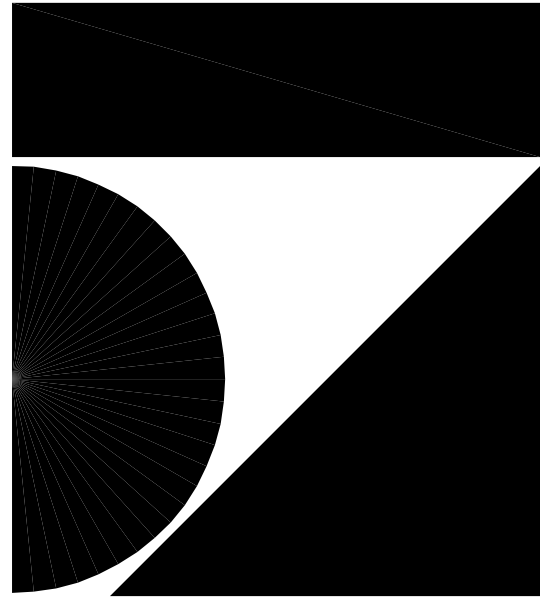
20 TRASH ENCLOSURE PLAN  
SCALE: 1/4" = 1'-0"

\*\*\*NOTE  
REFER TO CIVIL DWGS FOR ALL  
DIMENSIONS AND SITE DETAILS

**SITE INFORMATION**  
TOTAL SITE AREA:  
- 151,164 S.F. (3.47 ACRES)  
CURRENT ZONING:  
- B-6 MIXED USE (CITY OF PEWAUKEE)  
GREEN SPACE:  
- 35% REQUIRED  
- 42% PROVIDED  
BUILDING HEIGHT:  
- 40' MAX.  
BUILDING SETBACKS:  
- 55' FROM RIGHT OF WAY:  
- 30' REAR  
- 30' SIDE  
- 75' FROM HIGH WATER MARK  
PARKING SETBACKS:  
- 10' FROM ALL PROPERTY LINES  
PARKING REQUIREMENTS:  
- 116 SPACES PROVIDED (10' x 18')

the Zimmerman Design Group

Architecture Planning Interior & Environmental Design



7707 Harwood Avenue  
Milwaukee, WI 53213  
414 476 9500

Revisions

Sheet

SITE PLAN

Project

PEWAUKEE CROSSINGS

COUNTY HWY "F" &  
WATERTOWN ROAD  
PEWAUKEE, WI

Date

06.14.06

Project Number

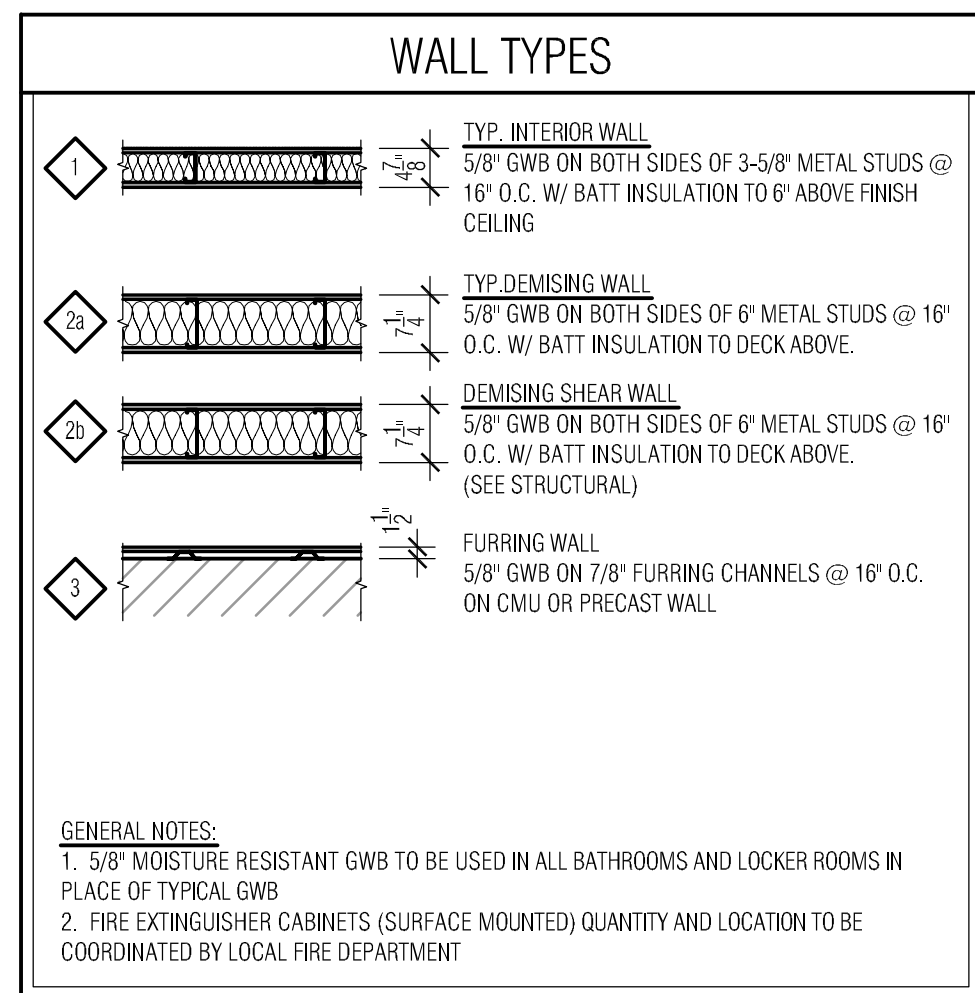
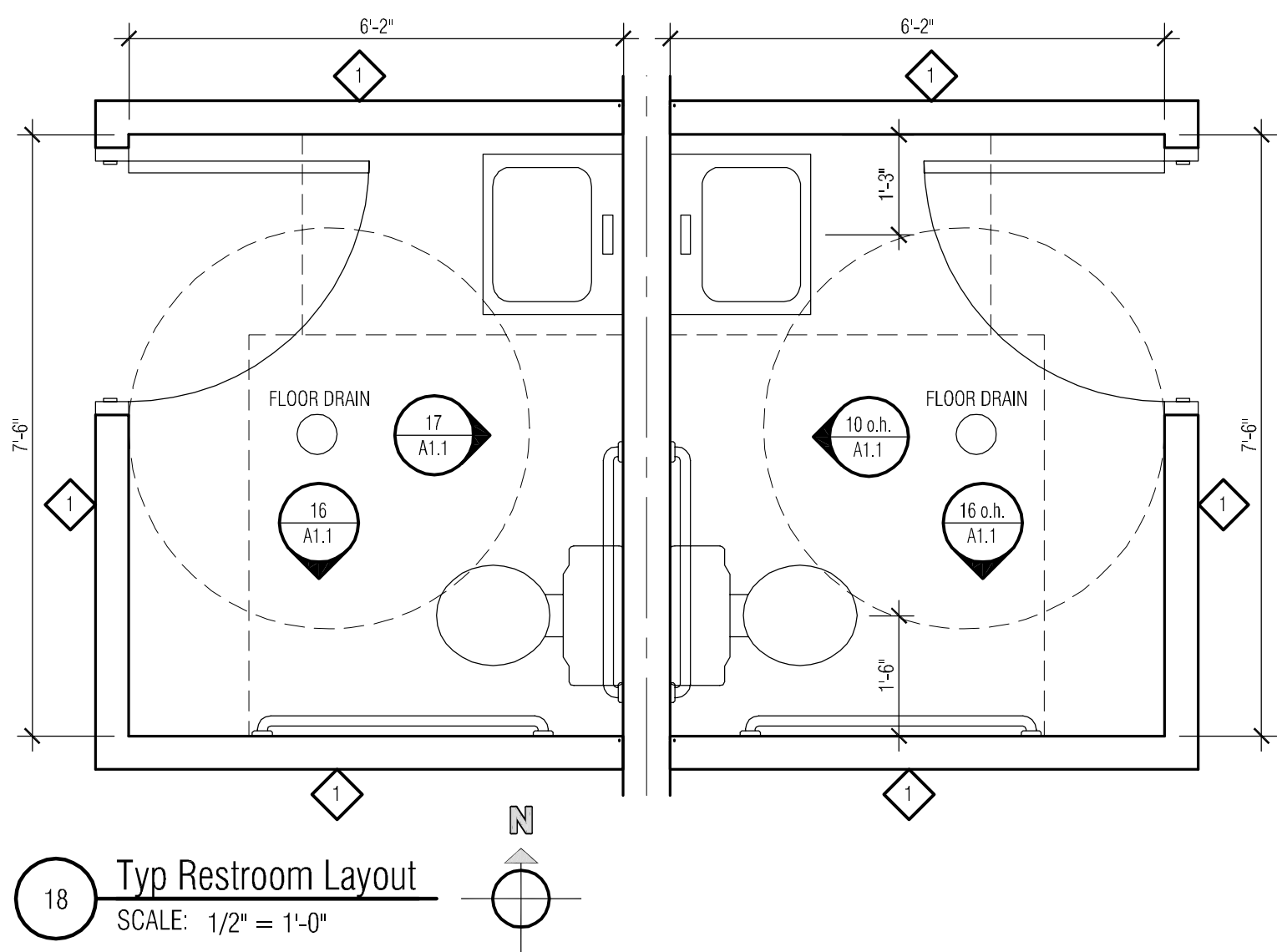
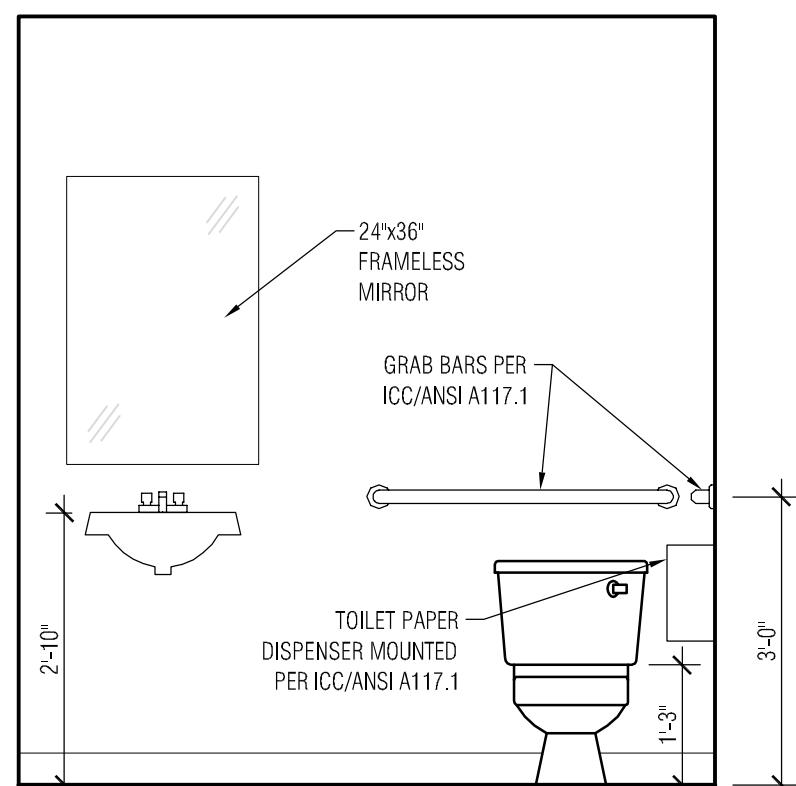
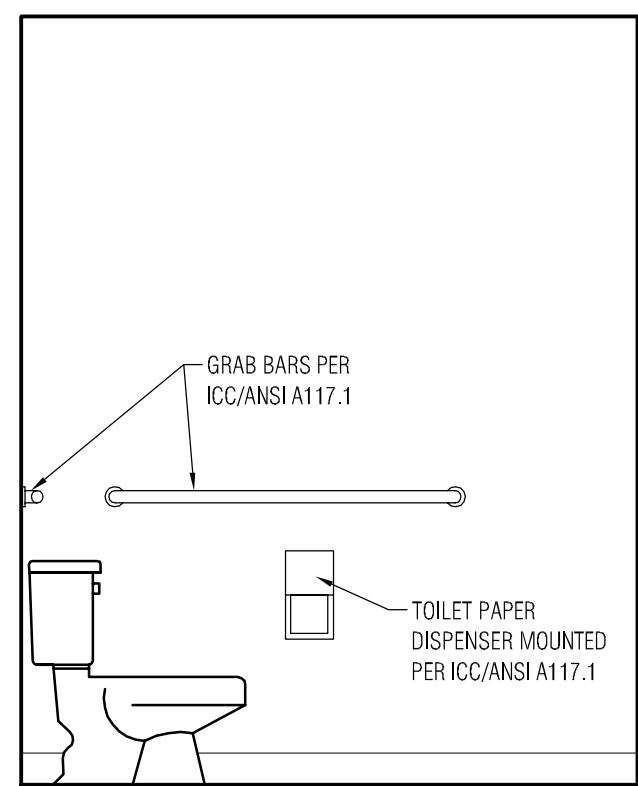
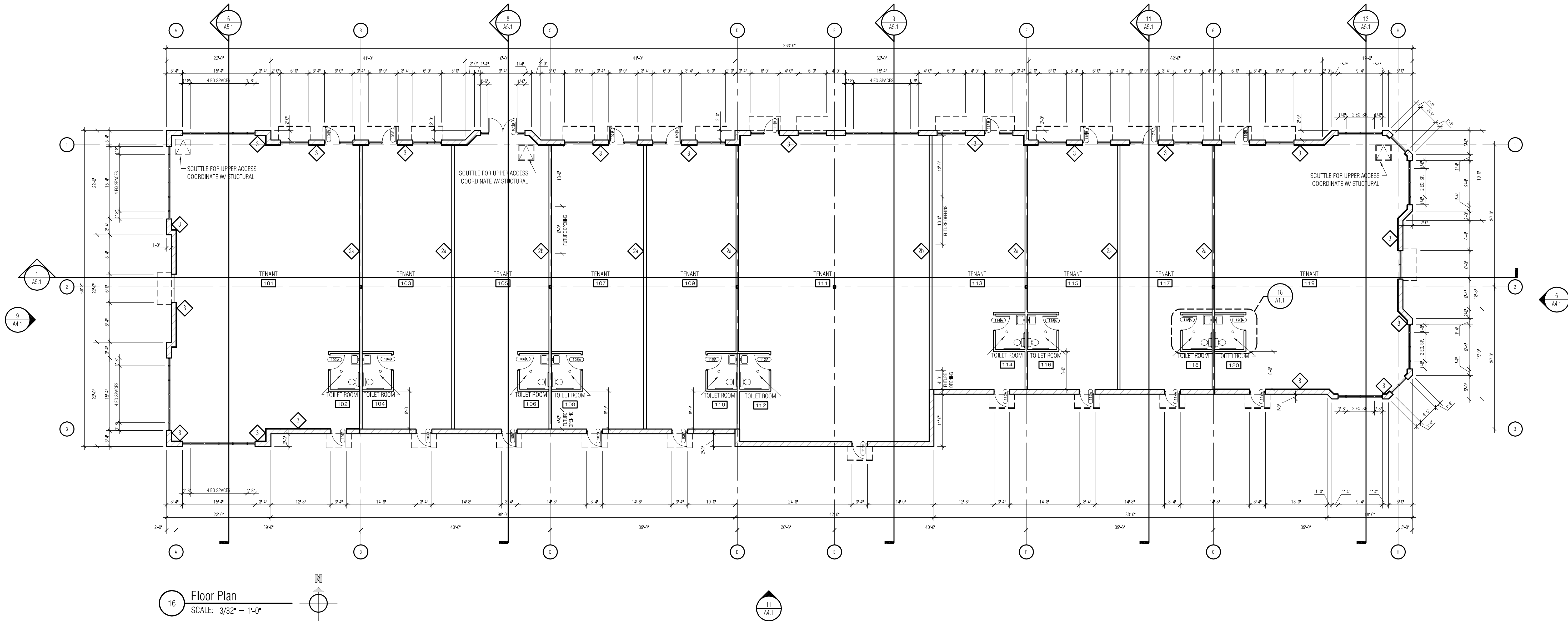
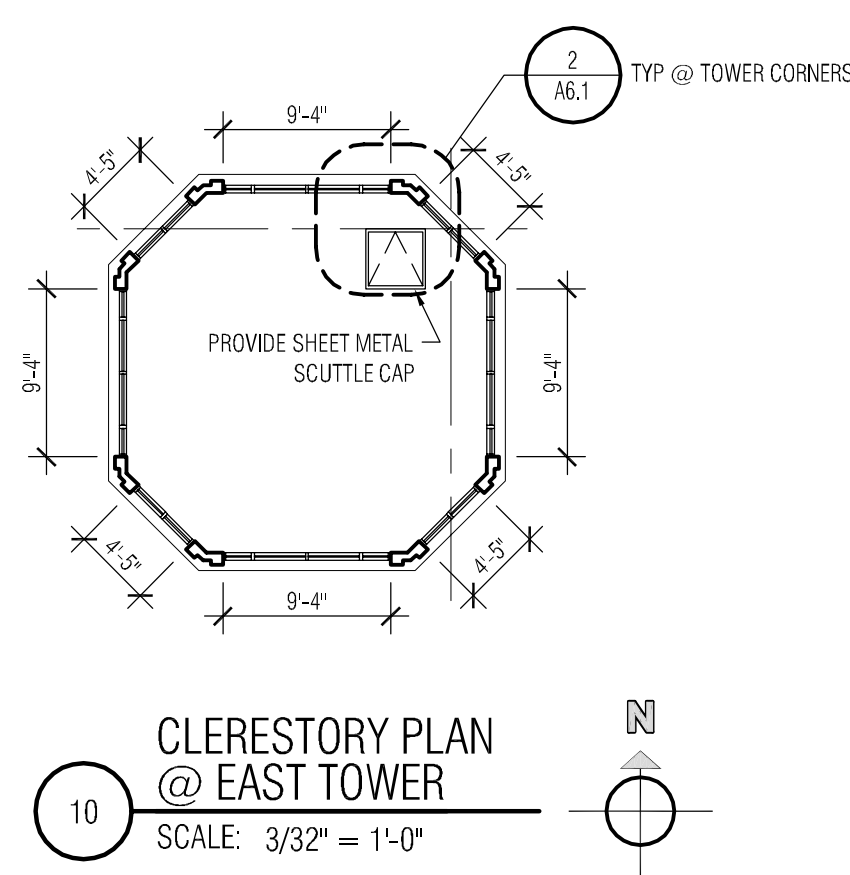
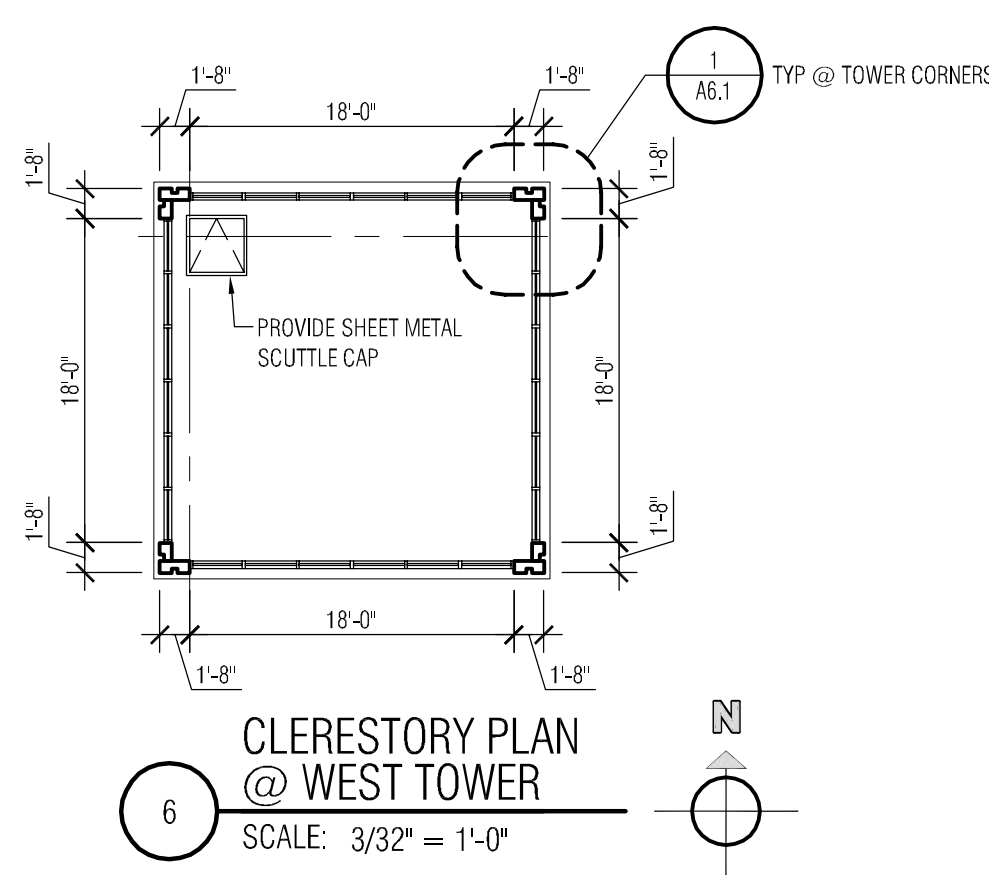
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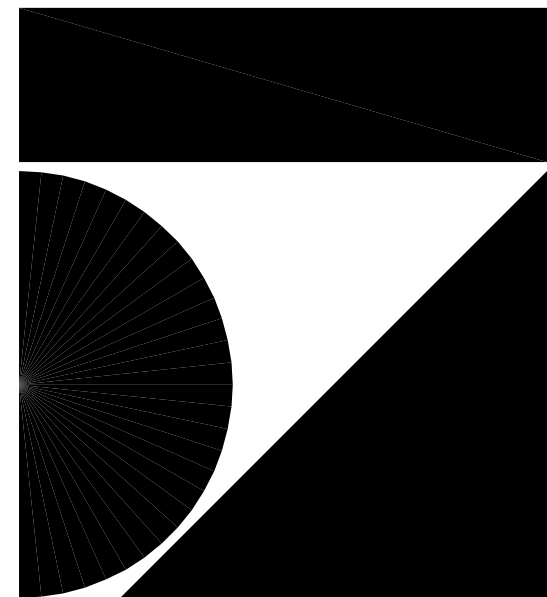


THE CLIENT AGREES TO INDEMNIFY AND HOLD THE ARCHITECT HARMLESS FROM ANY DAMAGES, LIABILITY, OR COST, INCLUDING ATTORNEY'S FEES AND COSTS OF DEFENSE, ARISING FROM ANY CHANGES OR ALTERATIONS MADE BY ANYONE OTHER THAN THE ARCHITECT, OR FROM ANY REUSE OF THE DRAWINGS AND DATA, WITHOUT THE PRIOR WRITTEN CONSENT OF THE ARCHITECT.



the Zimmerman Design Group

Architecture Planning Interior & Environmental Design



7707 Harwood Avenue  
Milwaukee, WI 53213  
414 476 9500

Revisions

Sheet  
FLOOR PLANS

Project  
PEWAUKEE CROSSINGS

COUNTY HWY "F" &  
WATERTOWN ROAD  
PEWAUKEE, WI

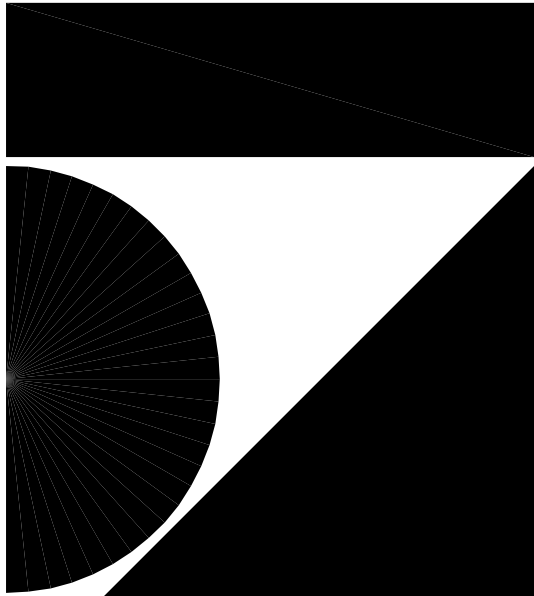
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06.14.06

Project Number  
060033.00

Sheet Number

A1.1





7707 Harwood Avenue  
Milwaukee, WI 53213  
414 476 9500

Revisions

Sheet

REFLECTED CEILING PLAN

Project

PEWAUKEE CROSSINGS

COUNTY HWY "F" &  
WATERTOWN ROAD  
PEWAUKEE, WI

Date

06.14.06

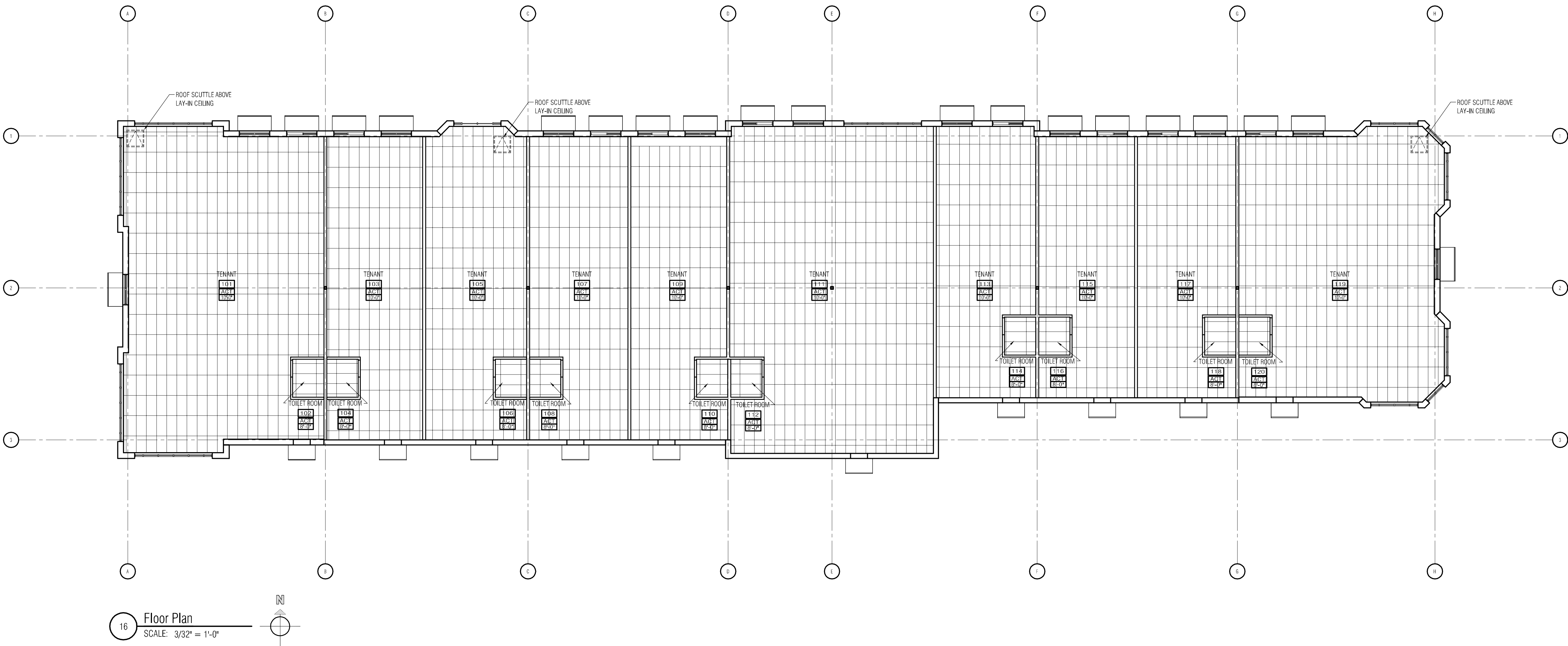
Project Number

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Sheet Number

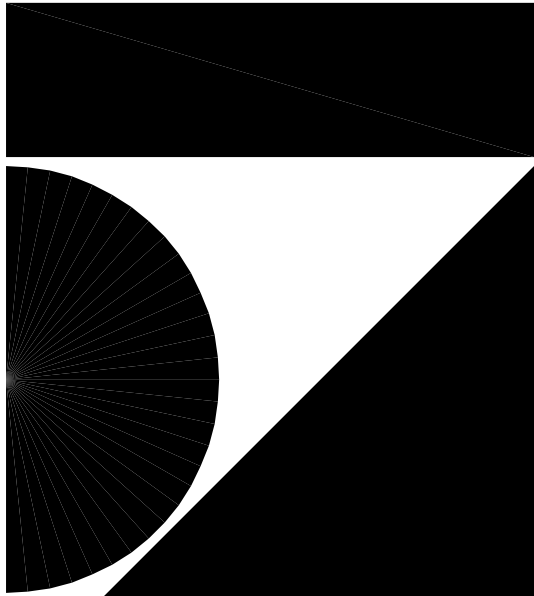
A2.1

THE CLIENT AGREES TO INDEMNIFY AND HOLD THE ARCHITECT HARMLESS FROM ANY DAMAGE, LIABILITY, OR COST, INCLUDING ATTORNEY'S FEES AND COSTS OF DEFENSE, ARISING FROM ANY CHANGES OR ALTERATIONS MADE BY ANYONE OTHER THAN THE ARCHITECT, OR FROM ANY REUSE OF THE DRAWINGS AND DATA, WITHOUT THE PRIOR WRITTEN CONSENT OF THE ARCHITECT.





THE CLIENT AGREES TO INDemnIFY AND HOLD THE ARCHITECT HARMLESS FROM ANY DAMAGE, LIABILITY, OR COST, INCLUDING ATTORNEY'S FEES AND COSTS OF DEFENSE ARISING FROM ANY CHANGES OR ALTERATIONS MADE BY ANYONE OTHER THAN THE ARCHITECT, OR FROM ANY REUSE OF THE DRAWINGS AND DATA, WITHOUT THE PRIOR WRITTEN CONSENT OF THE ARCHITECT.



7707 Harwood Avenue  
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414 476 9500

Revisions

Sheet

ROOF PLAN

Project

PEWAUKEE CROSSINGS

COUNTY HWY "F" &  
WATERTOWN ROAD  
PEWAUKEE, WI

Date

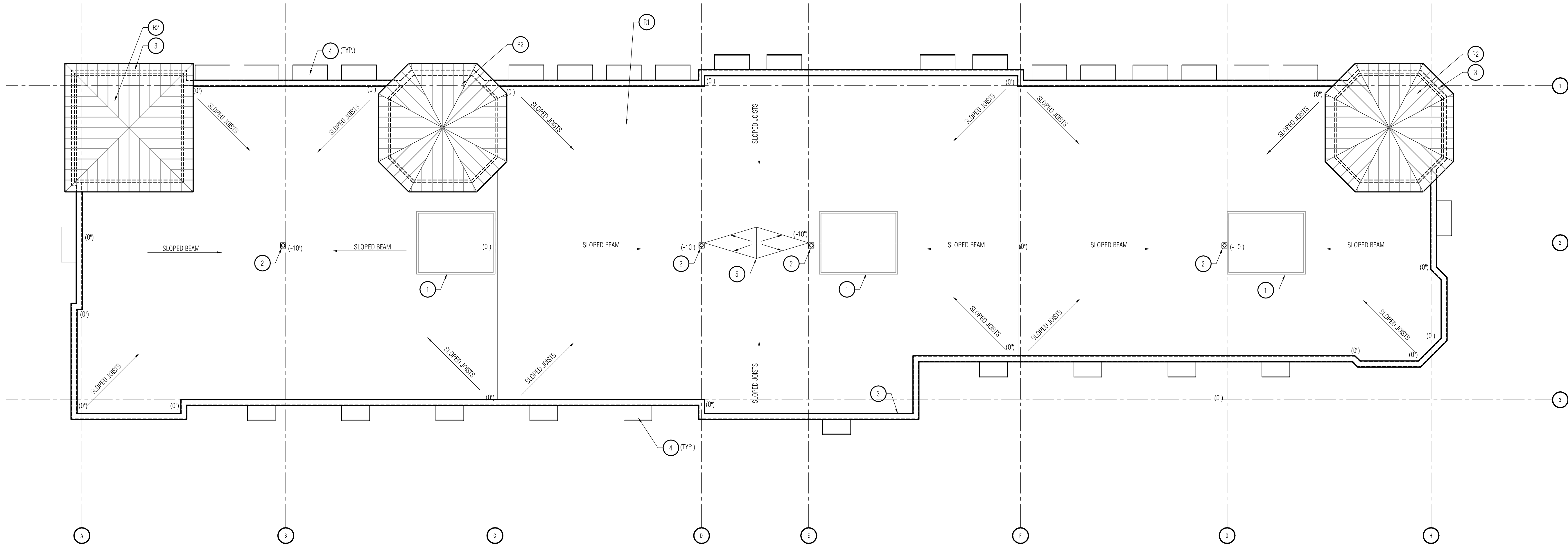
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Project Number

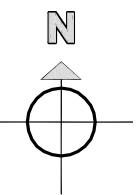
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Sheet Number

A3.1



16 Roof Plan  
SCALE: 3/32" = 1'-0"



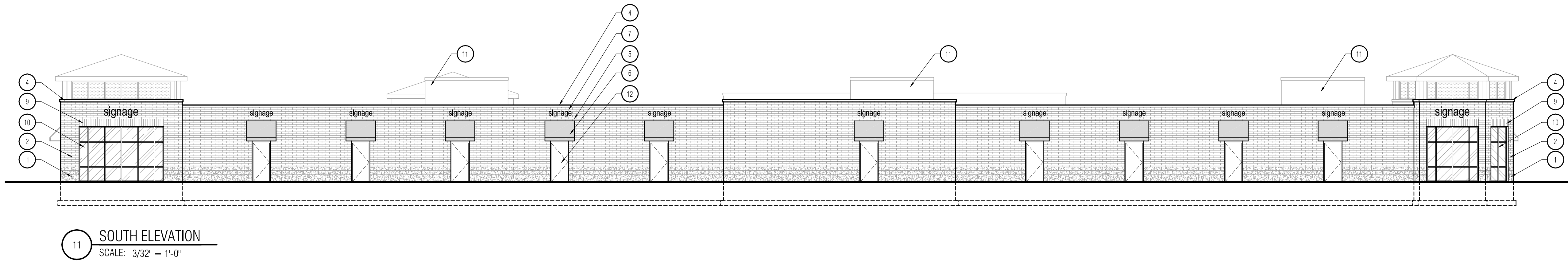
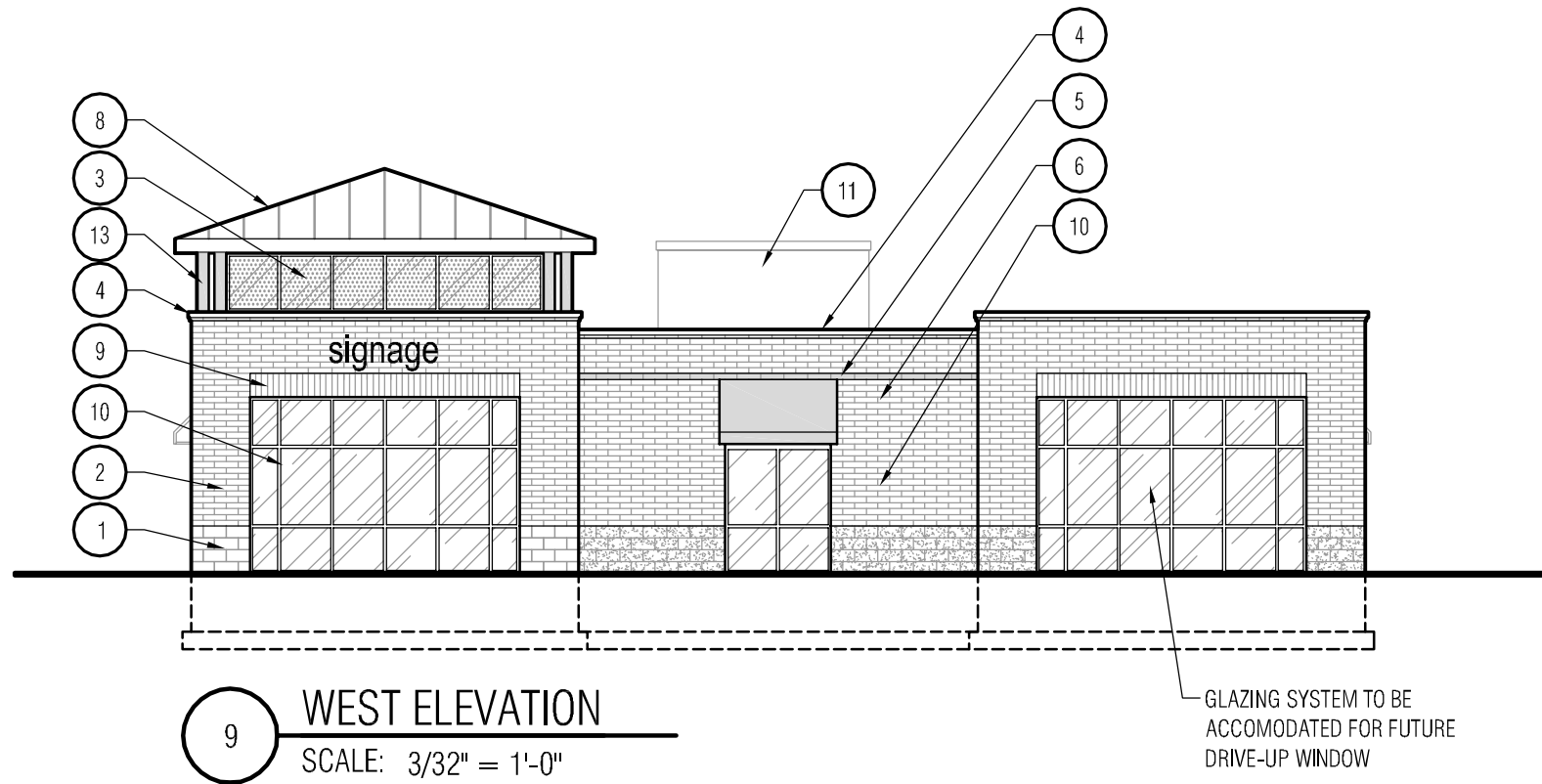
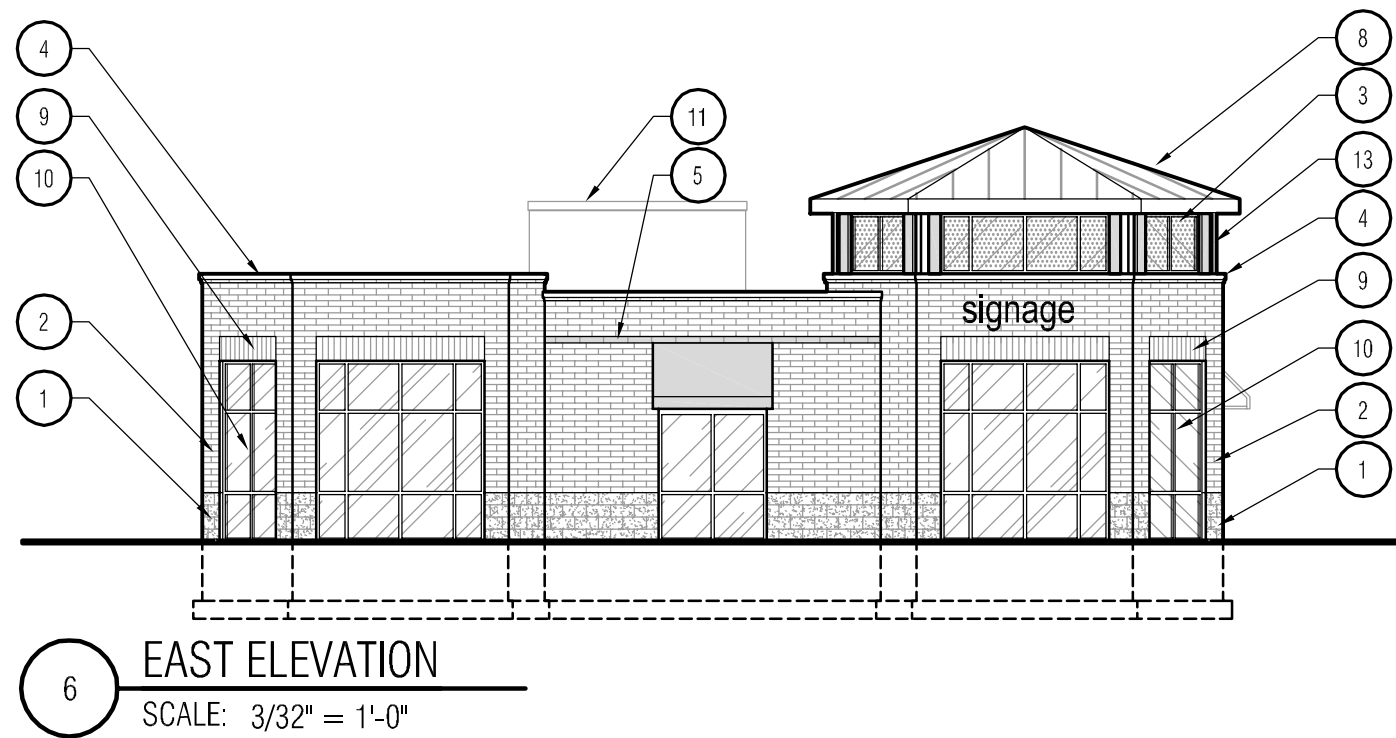
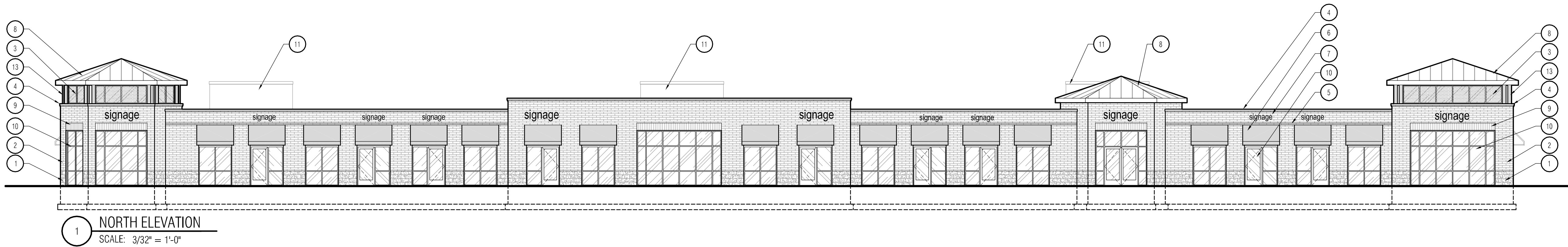
#### ROOF PLAN KEYNOTES

\*\*FOR ALL ELEVATION MARKS (0') REFERS TO JOIST BEARING (SEE STRUCTURAL)

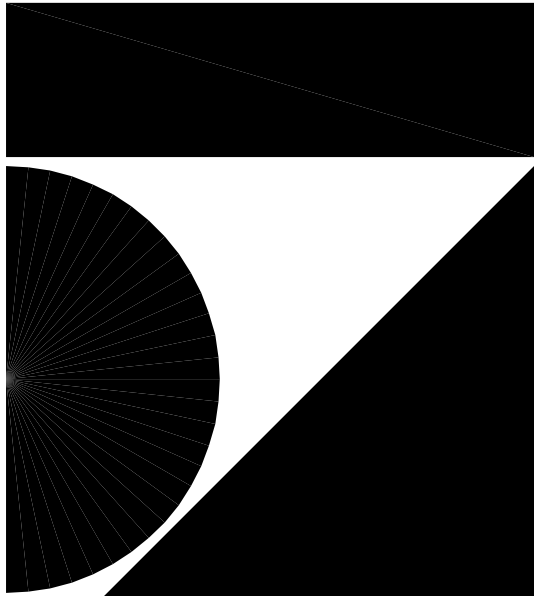
- R1 ROOF SYSTEM #1  
LOOSE LAID BALLASTED SINGLE-PLY MEMBRANE ROOFING ON 4" EPS INSULATION (R25 MIN.)  
OVER 3/4" PERLITE BARRIER BOARD ON METAL ROOF DECK ON OPEN WEB METAL JOISTS AND  
BEAMS (SEE STRUCTURAL)
- R2 ROOF SYSTEM #2  
STANDING SEAM METAL ROOF PANELS ON FIRE RESISTANT EXTERIOR GRADE SHEATHING  
ON 6" METAL STUD FRAMING (SEE STRUCTURAL)
- 1 MECHANICAL SCREENS - 6'-0" HIGH HORIZONTAL RIB METAL PANEL (PAINTED TO MATCH  
BRICK) ATTACHED TO TUBE STEEL STRUCTURE (SEE STRUCTURAL)
- 2 ROOF DRAIN
- 3 WALL PROFILE BELOW
- 4 AWNING BELOW
- 5 TAPERED INSULATION CRICKET



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| ELEVATION KEYNOTES |                                                                      |
|--------------------|----------------------------------------------------------------------|
| 1                  | SPLIT-FACE CMU                                                       |
| 2                  | DECADE 90 MASONRY UNITS                                              |
| 3                  | ALUMINUM STOREFRONT GLAZING W/ FROSTED GLAZING                       |
| 4                  | PREFINISHED METAL COPING                                             |
| 5                  | ACCENT BAND OF DECADE 90 MASONRY UNITS                               |
| 6                  | VINYL FABRIC AWNINGS                                                 |
| 7                  | CHANNEL LETTER SIGNAGE W/ INTERNAL ILLUMINATION                      |
| 8                  | PREFINISHED STANDING SEAM METAL ROOFING SYSTEM                       |
| 9                  | SOLDIER BRICK COURSE LINTEL                                          |
| 10                 | INSULATED ALUMINUM STOREFRONT GLAZING                                |
| 11                 | ROOF TOP UNIT SCREEN PANEL PAINTED TO MATCH BRICK                    |
| 12                 | INSULATED HOLLOW METAL DOOR AND FRAME                                |
| 13                 | PAINTED TUBE STEEL AND BREAK METAL CLOSURES AT ALL CORNERS OF TOWERS |



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EXTERIOR ELEVATIONS

Project

PEWAUKEE CROSSINGS

COUNTY HWY "F" &  
WATERTOWN ROAD  
PEWAUKEE, WI

Date

06.14.06

Project Number

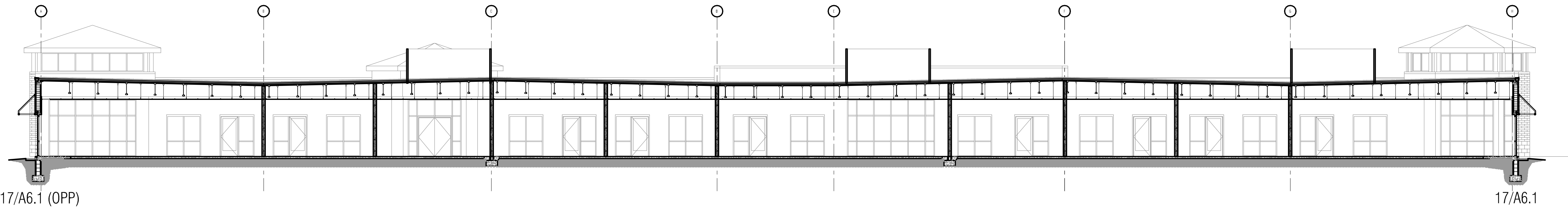
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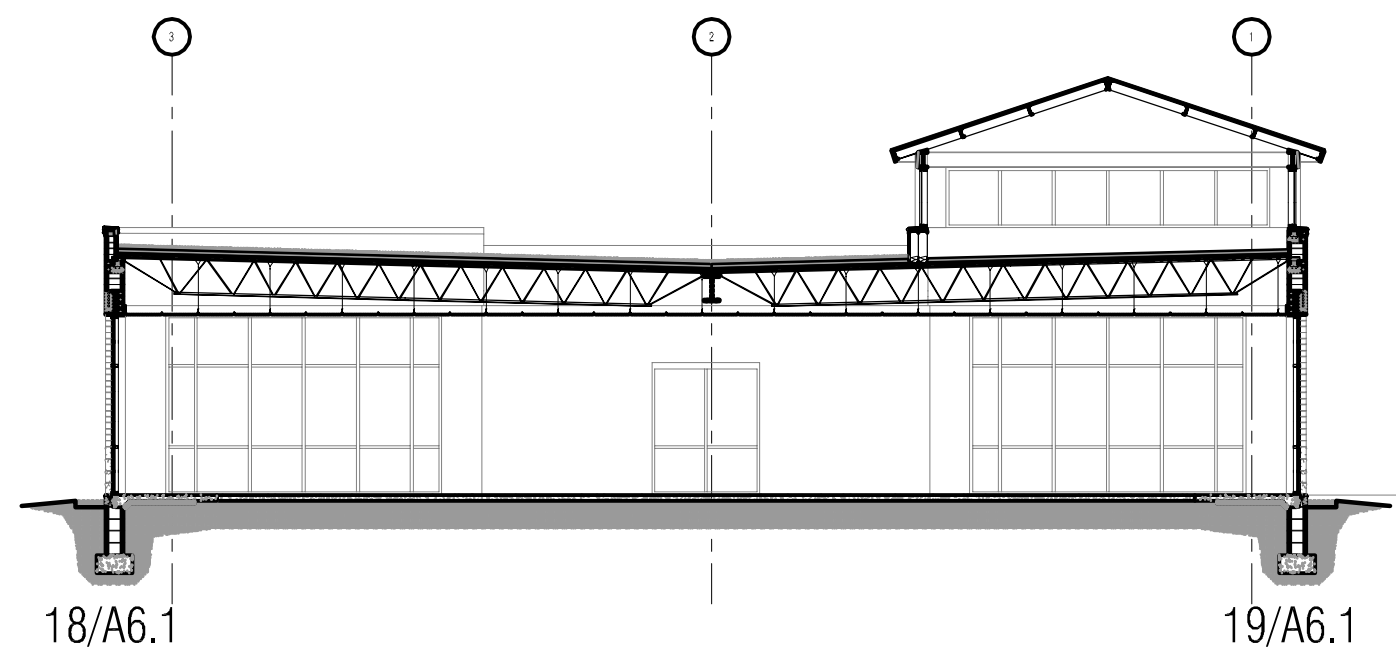
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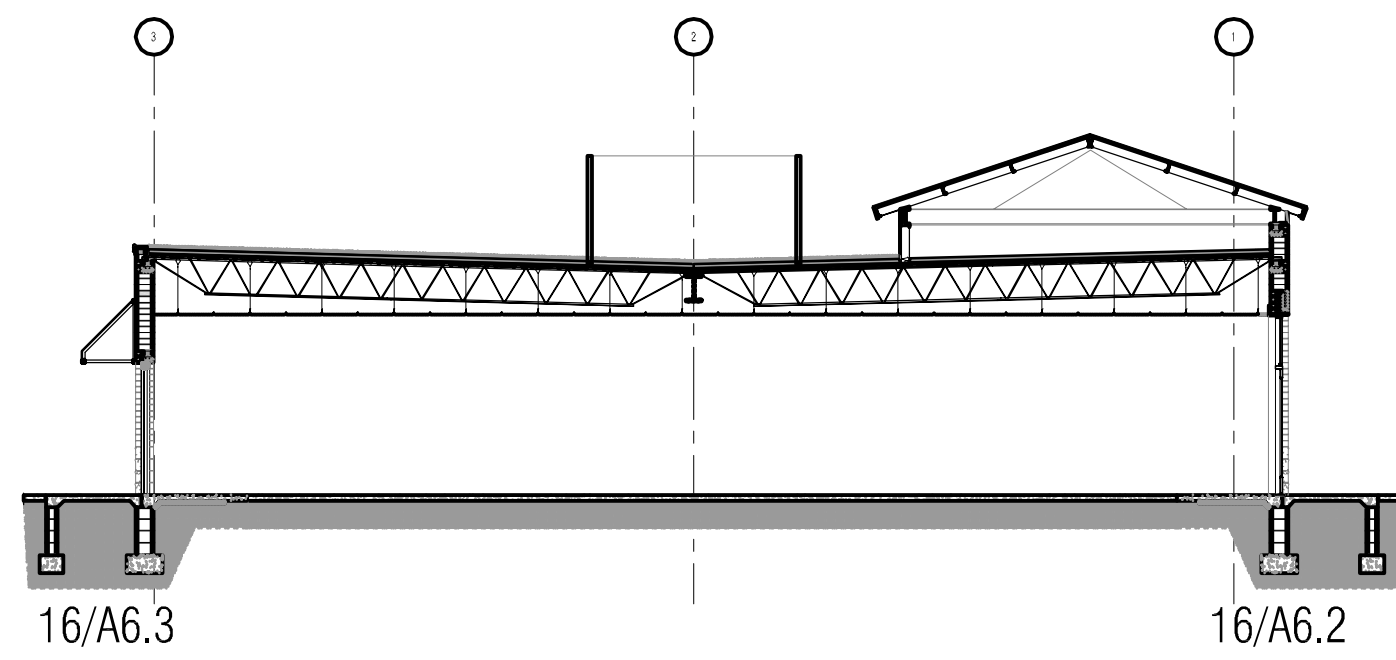
THE CLIENT AGREES TO INDEMNIFY AND HOLD THE ARCHITECT HARMLESS FROM ANY DAMAGE, LIABILITY, OR COST, INCLUDING ATTORNEY'S FEES AND COSTS OF DEFENSE, ARISING FROM ANY CHANGES OR ALTERATIONS MADE BY ANYONE OTHER THAN THE ARCHITECT, OR FROM ANY REUSE OF THE DRAWINGS AND DATA, WITHOUT THE PRIOR WRITTEN CONSENT OF THE ARCHITECT.



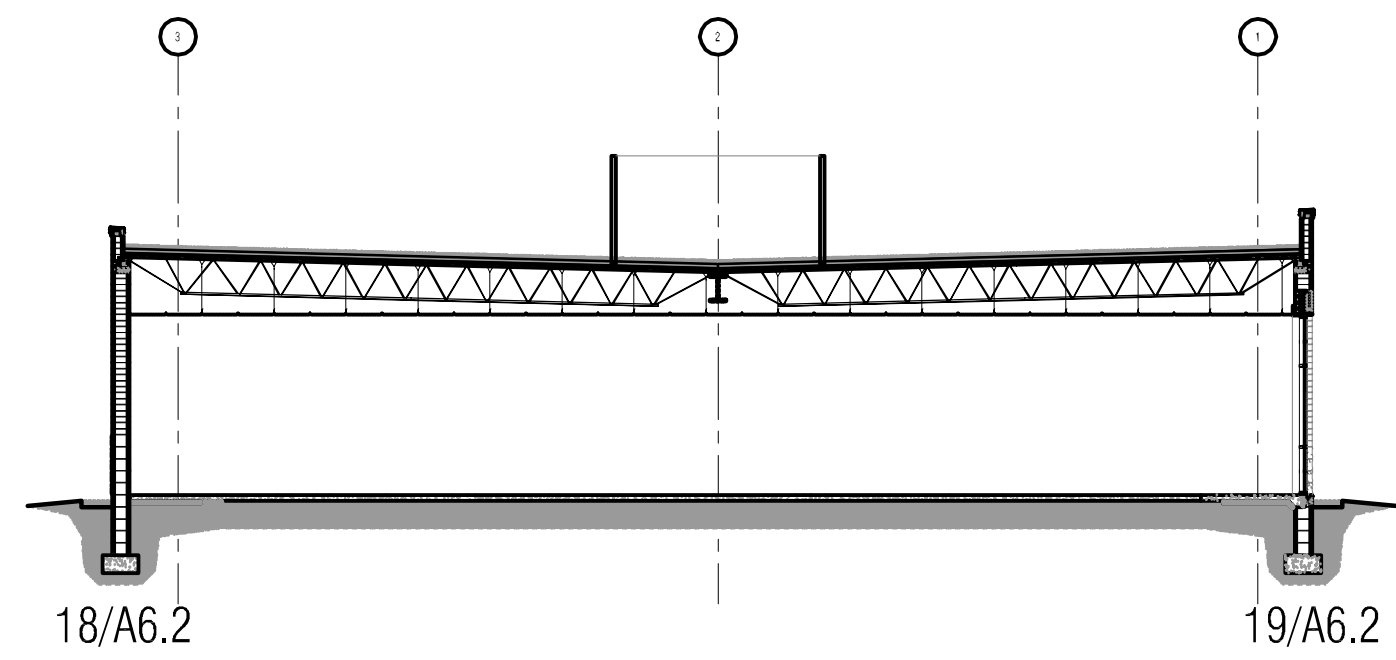
1 EAST/WEST BUILDING SECTION LOOKING NORTH  
SCALE: 3/32" = 1'-0"



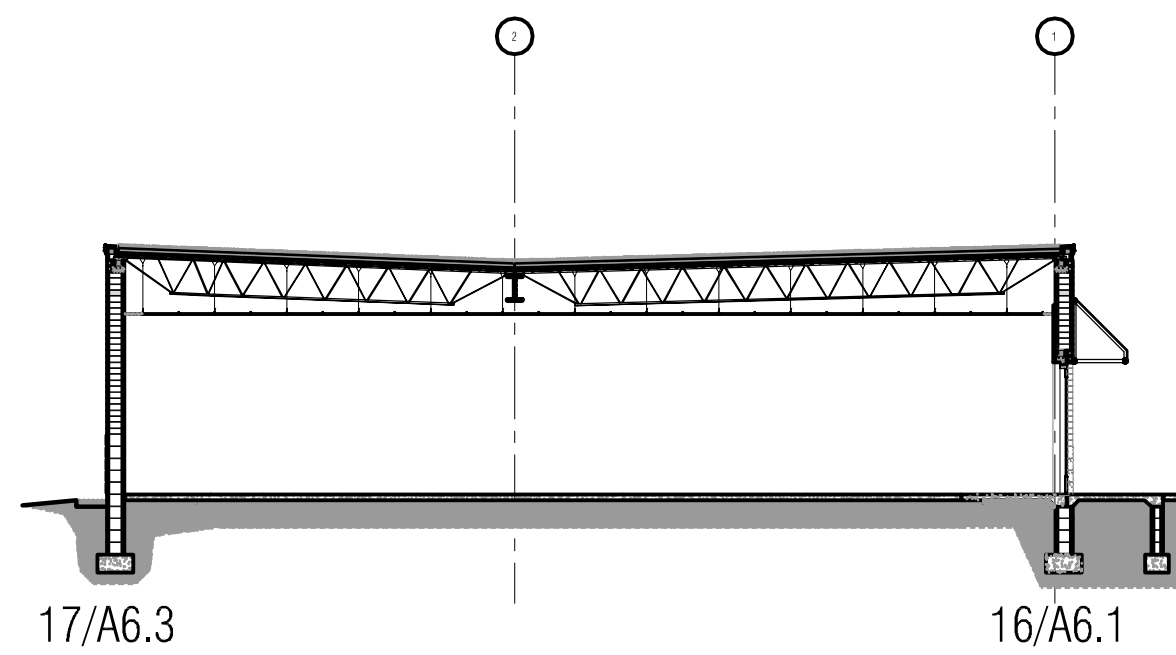
6 NORTH/SOUTH BUILDING SECTION @ WEST TOWER  
SCALE: 3/32" = 1'-0"



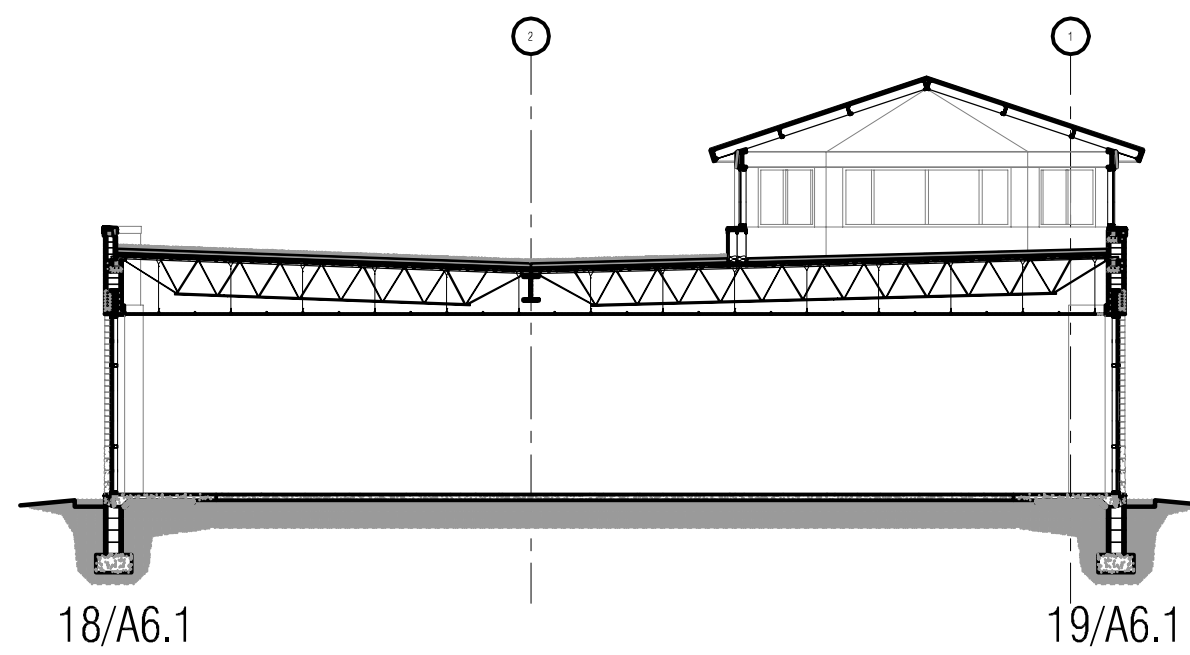
8 NORTH/SOUTH BUILDING SECTION  
SCALE: 3/32" = 1'-0"



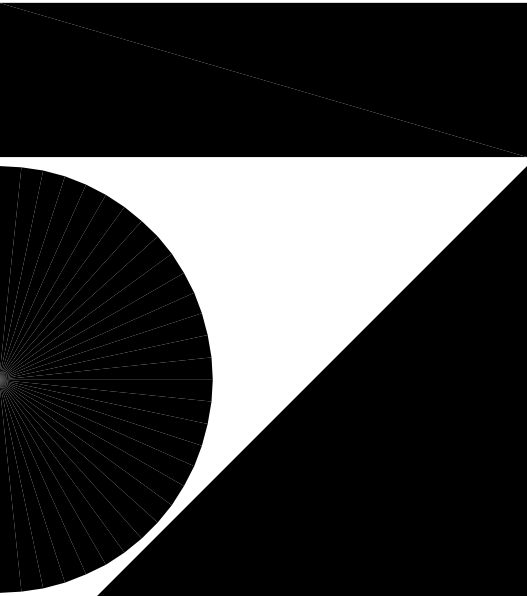
9 NORTH/SOUTH BUILDING SECTION  
SCALE: 3/32" = 1'-0"



11 NORTH/SOUTH BUILDING SECTION  
SCALE: 3/32" = 1'-0"



13 NORTH/SOUTH BUILDING SECTION @ EAST TOWER  
SCALE: 3/32" = 1'-0"



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Revisions

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BUILDING SECTIONS

Project

PEWAUKEE CROSSINGS

COUNTY HWY "F" &  
WATERTOWN ROAD  
PEWAUKEE, WI

Date

06.14.06

Project Number

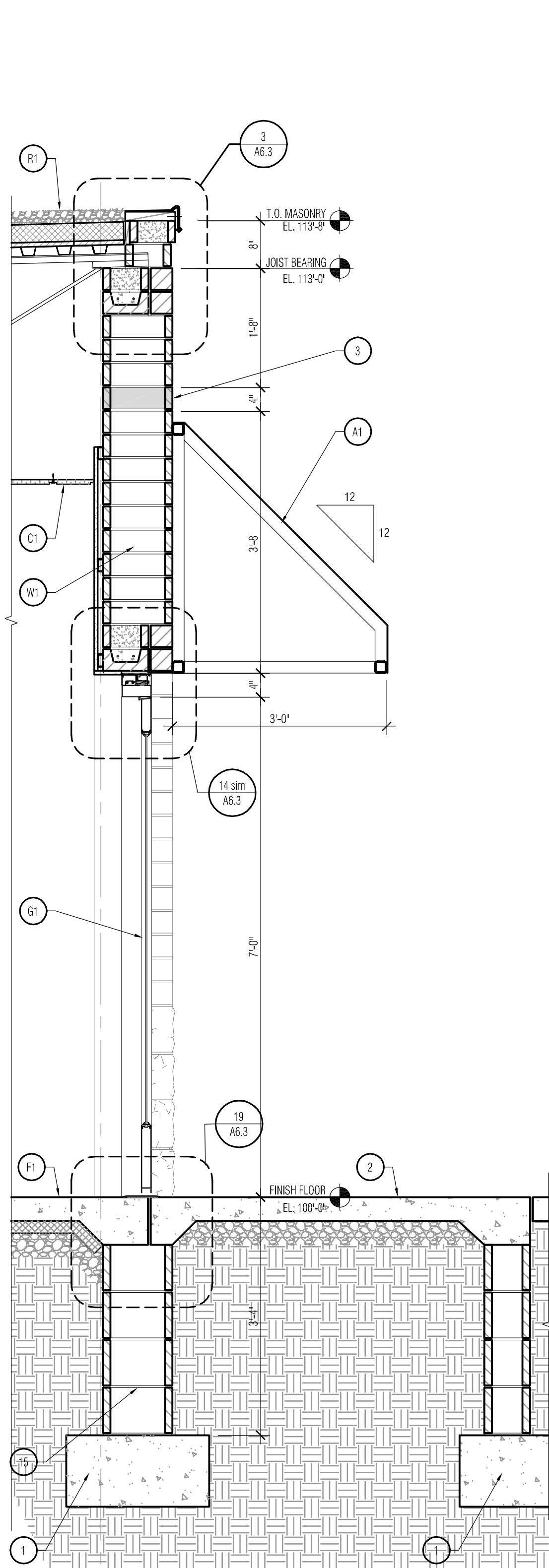
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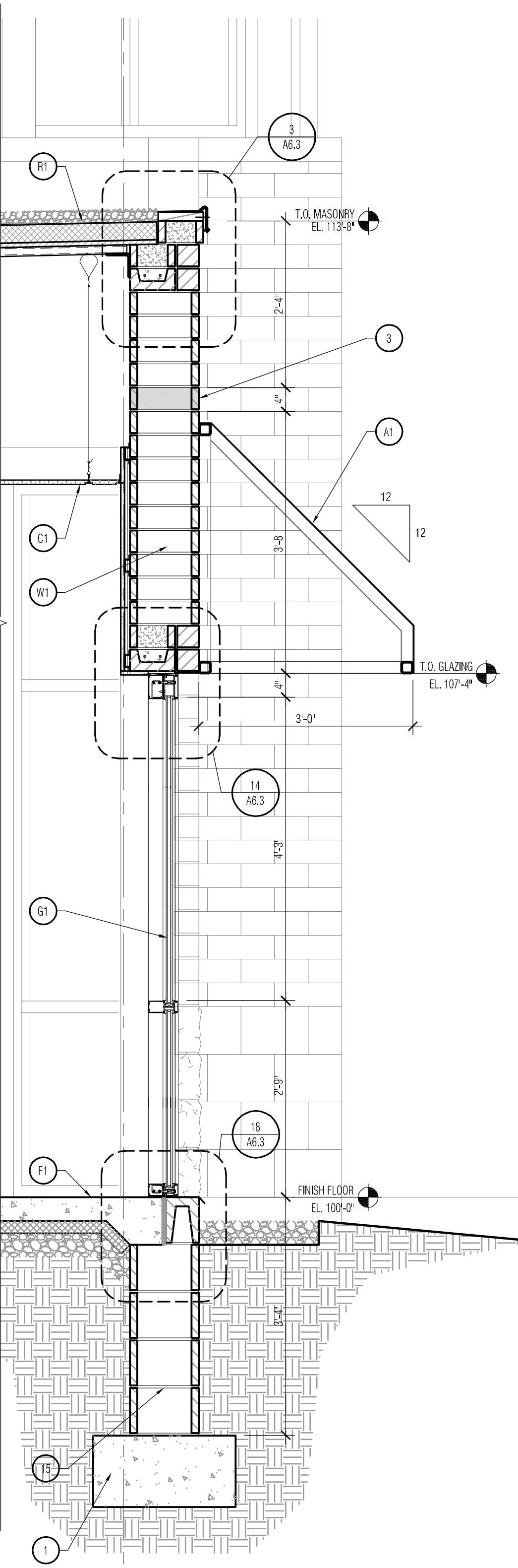
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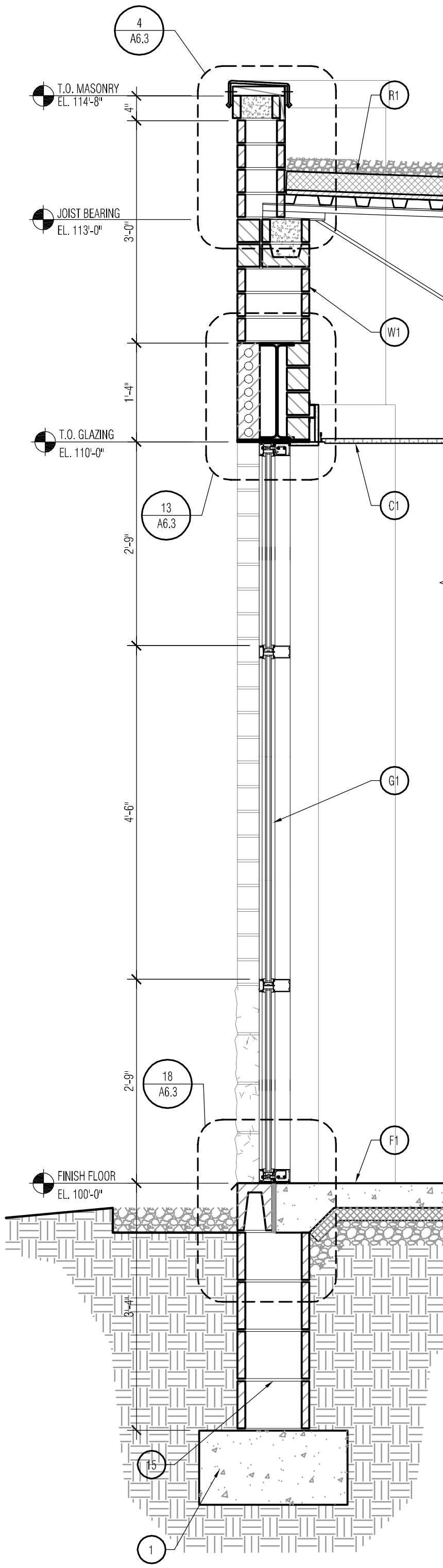
1 Tower Corner Detail  
SCALE: 1-1/2" = 1'-0"



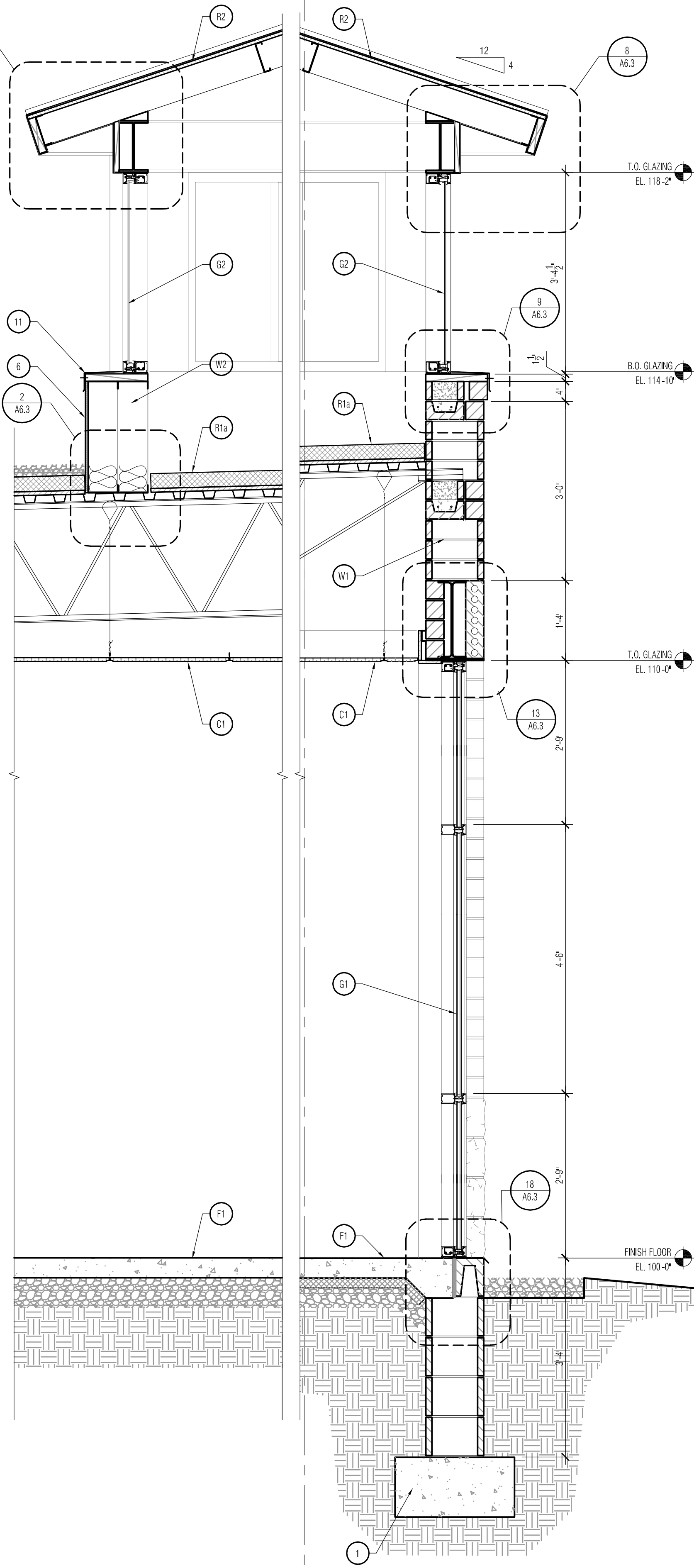
16 Wall Section @ Typ Front Entry  
SCALE: 3/4" = 1'-0"



17 Wall Section @ Typ Window Unit  
SCALE:  $3/4" = 1'-0"$



18 Wall Section  
SCALE:  $3/4" = 1'-0"$



19 Wall Section East and West Towers  
SCALE: 3/4" = 1'-0"

**F1 FLOOR SYSTEM #1**  
4" REIN. CONCRETE SLAB ON VAPOR BARRIER ON COMPACTED GRANULAR FILL. PROVIDE 2" RIGID INSULATION PER CODE @ FOUNDATION PERIMETER WALL. PROVIDE ISOLATION JOINT MATERIAL AT COLUMNS AND PERIMETER (SEE STRUCTURAL)

**W1 WALL SYSTEM #1**  
12" SPLIT-FACE CMU TO 2-8" A.F.F., 10" DECADE 90 BRICK (4"x16") ABOVE, W/ FOAMED IN PLACE INSULATION AT ALL EXTERIOR CONDITIONS

**W2 WALL SYSTEM #2**  
12" FIRE RESISTANT SHEATHING ON DOUBLE 6" METAL STUD FRAMING @ 16" O.C., PROVIDE INSULATION AT BOTTOM OF WALL

**W3 WALL SYSTEM #3**  
12" FIRE RESISTANT SHEATHING ON 6" METAL STUD FRAMING @ 16" O.C., PROVIDE INSULATION AT BOTTOM OF WALL

**G1 GLAZING SYSTEM #1**  
STOREFRONT SYSTEM W/ 1" INSUL. GLASS UNITS, PREFINISHED ALUMINUM FRAMING SYSTEM, W/ THERMAL BREAK, SILL FLASHING, METAL CLOSURES, AND SHIMS ATTACHED TO METAL ANGLE & 2x WOOD BLOCKING

**G2 GLAZING SYSTEM #2**  
STOREFRONT SYSTEM W/ SINGLE PANE FROSTED GLASS UNITS, PREFINISHED ALUMINUM FRAMING SYSTEM, W/ THERMAL BREAK, SILL FLASHING, METAL CLOSURES, AND SHIMS ATTACHED TO METAL ANGLE & 2x WOOD BLOCKING

**R1 ROOF SYSTEM #1**  
LOOSE Laid BALLASTED SINGLE-PLY MEMBRANE ROOFING ON 4" EPS INSULATION (R25 MIN.) OVER 3/4" PERLITE BARRIER BOARD ON METAL ROOF DECK ON OPEN WEB METAL JOISTS AND BEAMS (SEE STRUCTURAL)

**R1a ROOF SYSTEM #1a**  
4" EPS INSULATION (R25 MIN.) OVER 3/4" PERLITE BARRIER BOARD ON METAL ROOF DECK ON OPEN WEB METAL JOISTS AND BEAMS (SEE STRUCTURAL)

**R2 ROOF SYSTEM #2**  
STANDING SEAM METAL ROOF PANELS ON FIRE RESISTANT EXTERIOR GRADE SHEATHING ON 6" METAL STUD FRAMING (SEE STRUCTURAL)

**C1 CEILING SYSTEM #1**  
2x4 SUSPENDED CEILING TILE (SEE FINISH SCHEDULE AND R.C.P. FOR MATERIAL AND HEIGHT)

**A1 AWNING SYSTEM #1**  
VINYL FABRIC AWNING ON ALUMINUM FRAMING (OPEN SIDES)

**CP1 COPING SYSTEM #1**  
PRE-FINISHED 2 PIECE METAL GRAVEL STOP W/ CONTINUOUS HOLD-DOWN CLIPS ON 2x WOOD NAILERS ANCHORED TO TOP OF WALL.

**1** REINFORCED CONCRETE FOUNDATION (SEE STRUCTURAL)

**2** POURED CONCRETE SIDEWALK/STOOP ON 6" COMPACTED FILL. PROVIDE 1/2" ISOLATION JOINT MATERIAL @ EXTERIOR WALL CONDITIONS (SEE STRUCTURAL)

**3** DECADE 90 BRICK ACCENT BAND

**4** STEEL TIE, CHANNEL, W/ LAP OR LINTEL (SEE STRUCTURAL)

**5** PRE-FINISHED BREAK/METAL BEAM. PROVIDE BREAK JOINTS AS NECESSARY TO PREVENT DEFORMATION

**6** ADHERE ROOF MEMBRANE TO PARAPET WALL AND TERMINATE UNDER WALL COPING SYSTEM

**7** FIRE TREATED WOOD BLOCKING

**8** 2'-0" WIDE STONE MOW STRIP W/ METAL EDGE.

**9** 2" RIGID PERIMETER INSULATION (PER CODE).

**10** ALUMINUM STOREFRONT DOOR AND FRAME

**11** METAL SILL FLASHING

**12** WOOD SHIMS W/ BACKER ROD AND SEALANT ON BOTH SIDES

**13** HOLLOW METAL DOOR AND FRAME

**14** SOLDIER BRICK COURSE

**15** 12" CMU FOUNDATION WALL

**16** 8" TURNED CMU BOND BEAM

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## Revisions

Sheet

## WALL SECTIONS & DETAILS

## Project

## PEWAUKEE CROSSINGS

COUNTY HWY "F" &  
WATERTOWN ROAD  
PEWAUKEE, WI

Date \_\_\_\_\_

06.14.06

Project Number

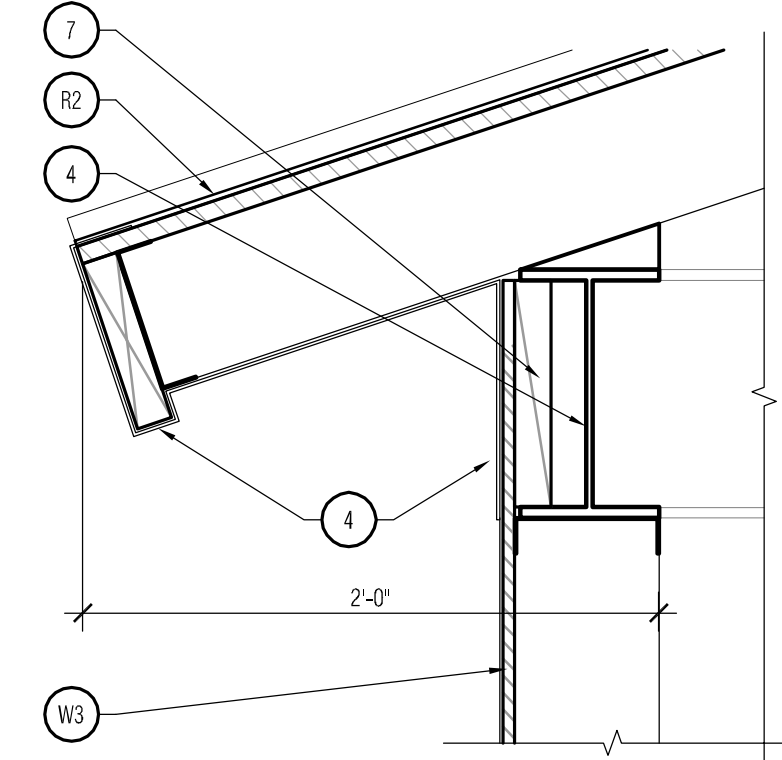
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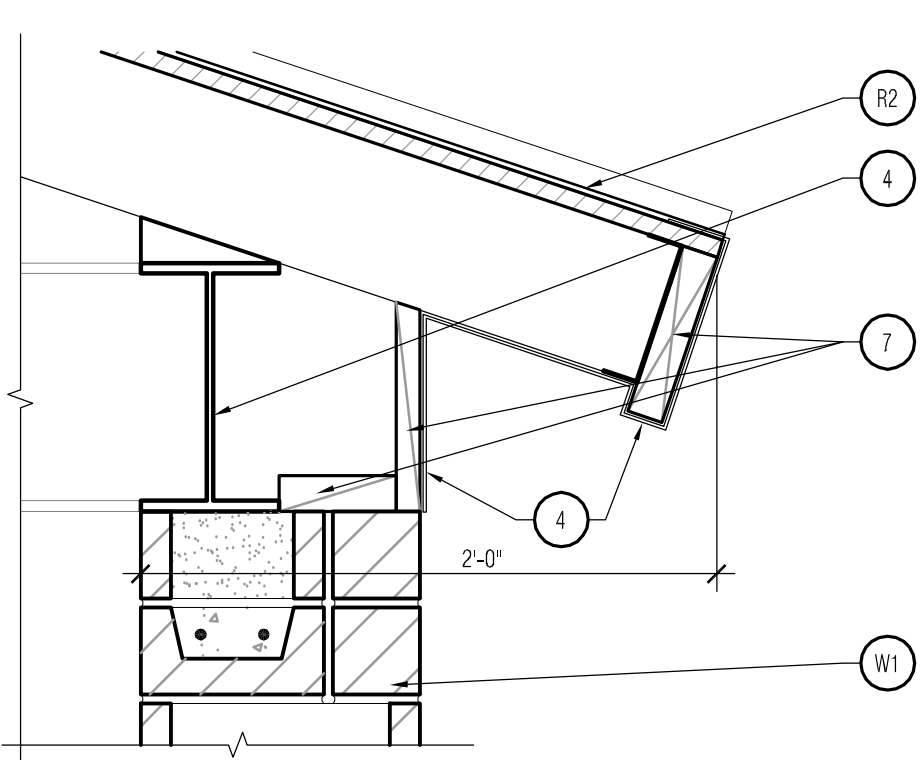
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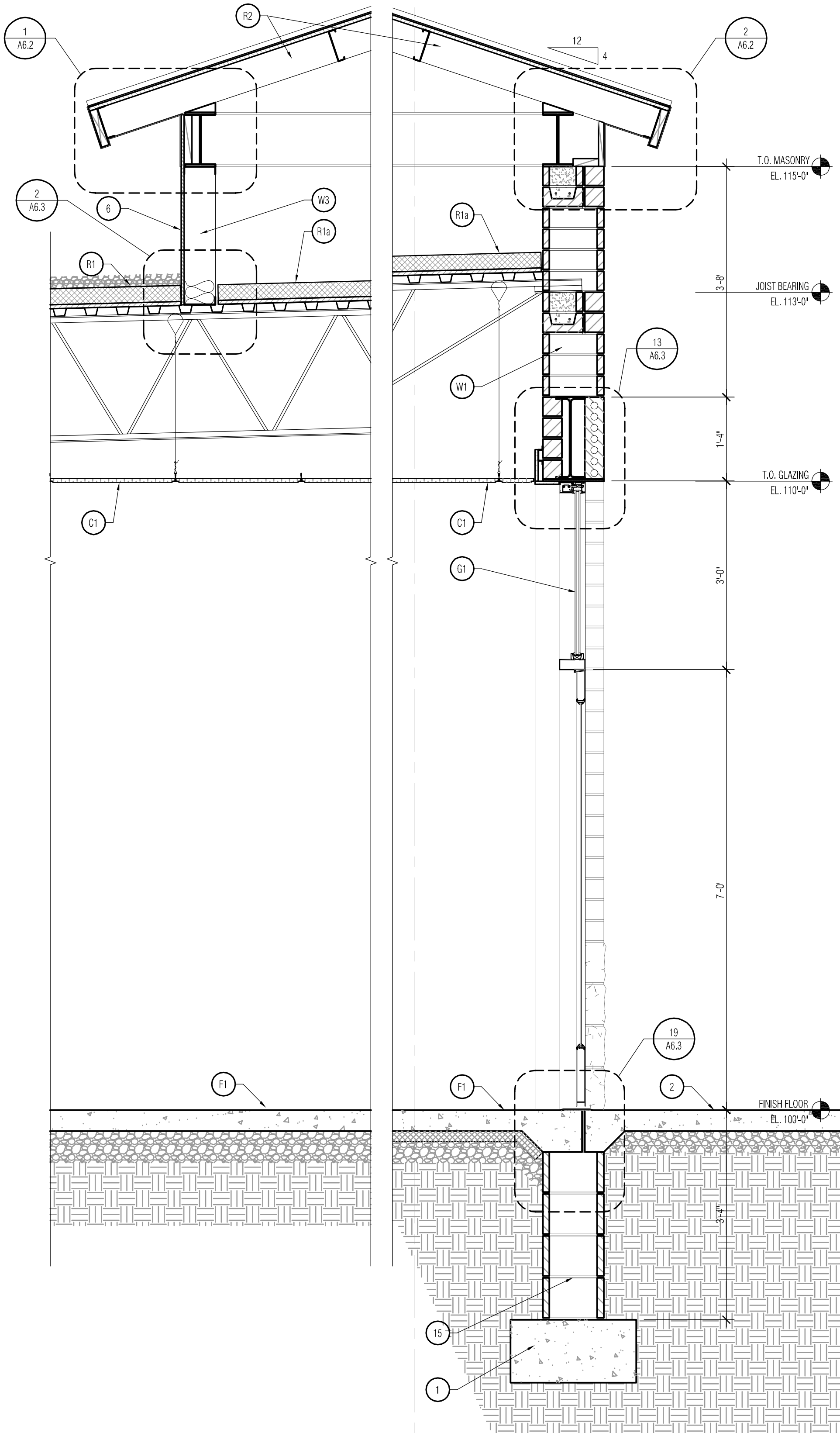
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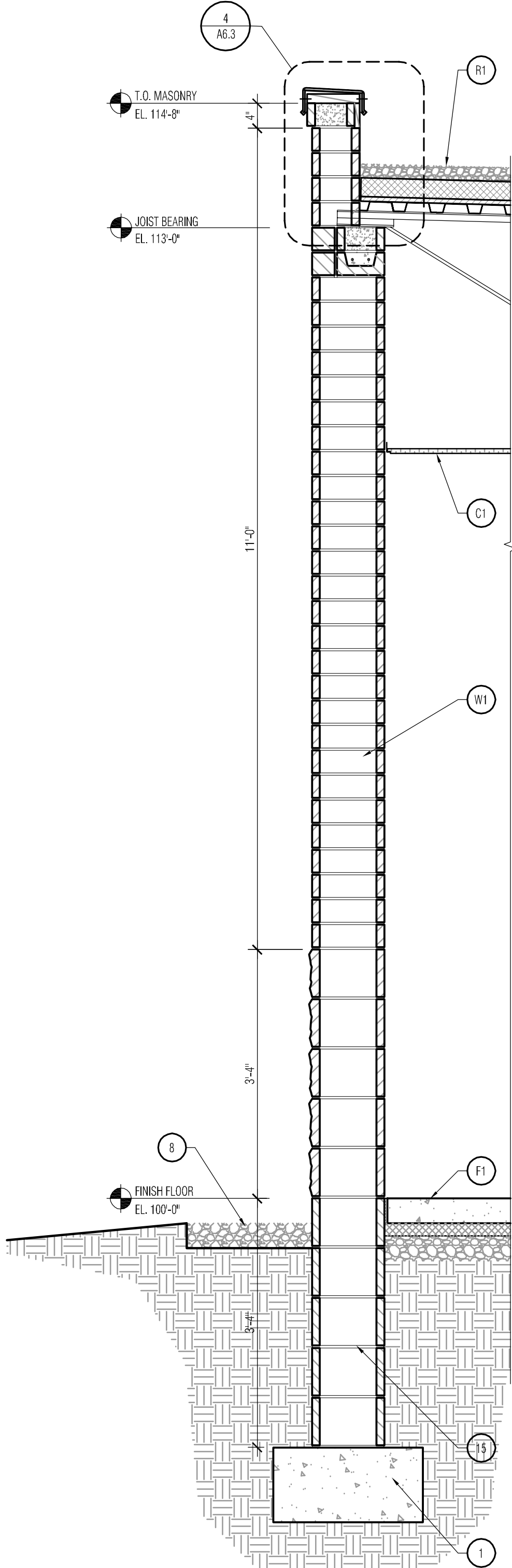
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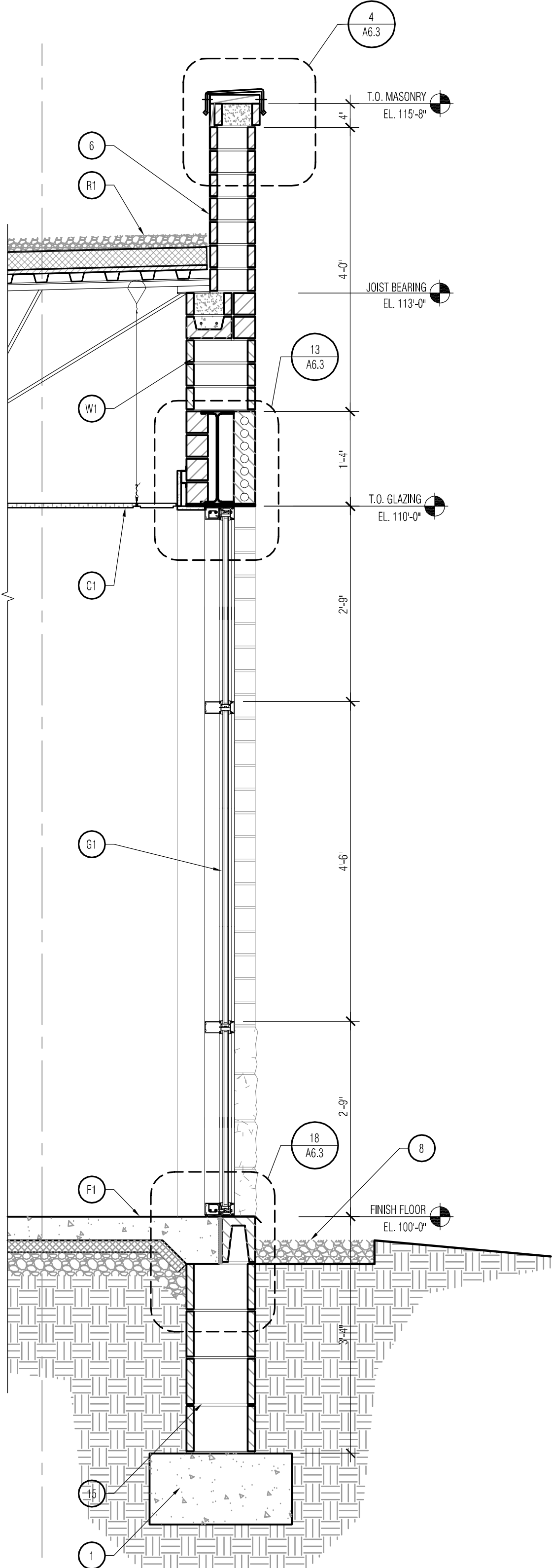
2 Tower Connection Detail  
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16 Wall Section @ Middle Tower  
SCALE: 3/4" = 1'-0"



18 Wall Section  
SCALE: 3/4" = 1'-0"

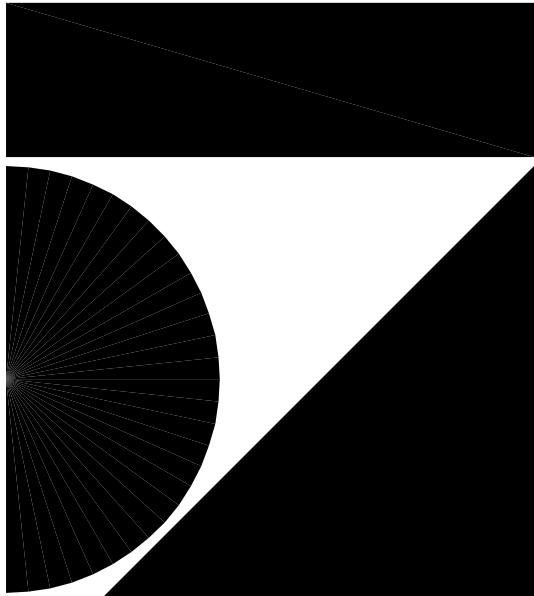


19 Wall Section  
SCALE: 3/4" = 1'-0"

| SECTION KEYNOTES |                                                                                                                                                                                                                                      |
|------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| F1               | FLOOR SYSTEM #1<br>4" REINF. CONCRETE SLAB ON VAPOR BARRIER ON COMPACTED GRANULAR FILL. PROVIDE 2" RIGID INSULATION PER CODE @ FOUNDATION PERIMETER WALL. PROVIDE ISOLATION JOINT MATERIAL AT COLUMNS AND PERIMETER (SEE STRUCTURAL) |
| W1               | WALL SYSTEM #1<br>12" SPLIT-FACE CMU TO 2'-8" A.F.F., DECADE 90° BRICK (4"x16" NOM) ABOVE, W/ FOAMED IN PLACE INSULATION AT ALL EXTERIOR CONDITIONS                                                                                  |
| W2               | WALL SYSTEM #2<br>1/2" FIRE RESISTANT SHEATHING ON DOUBLE 6" METAL STUD FRAMING @ 16" O.C., PROVIDE INSULATION AT BOTTOM OF WALL                                                                                                     |
| W3               | WALL SYSTEM #3<br>1/2" FIRE RESISTANT SHEATHING ON 6" METAL STUD FRAMING @ 16" O.C., PROVIDE INSULATION AT BOTTOM OF WALL                                                                                                            |
| G1               | GLAZING SYSTEM #1<br>STOREFRONT SYSTEM W/ 1" INSUL. GLASS UNITS, PREFINISHED ALUMINUM FRAMING SYSTEM, W/ THERMAL BREAK, SILL FLASHING, METAL CLOSURES, AND SHIMS ATTACHED TO METAL ANGLE & 2x WOOD BLOCKING                          |
| G2               | GLAZING SYSTEM #2<br>STOREFRONT SYSTEM W/ SINGLE PANE FROSTED GLASS UNITS, PREFINISHED ALUMINUM FRAMING SYSTEM, W/ THERMAL BREAK, SILL FLASHING, METAL CLOSURES, AND SHIMS ATTACHED TO METAL ANGLE & 2x WOOD BLOCKING                |
| R1               | ROOF SYSTEM #1<br>LOOSE LAID BALLASTED SINGLE-PLY MEMBRANE ROOFING ON 4" EPS INSULATION (R25 MIN.) OVER 3/4" PERLITE BARRIER BOARD ON METAL ROOF DECK ON OPEN WEB METAL JOISTS AND BEAMS (SEE STRUCTURAL)                            |
| R1a              | ROOF SYSTEM #1a<br>4" EPS INSULATION (R25 MIN.) OVER 3/4" PERLITE BARRIER BOARD ON METAL ROOF DECK ON OPEN WEB METAL JOISTS AND BEAMS (SEE STRUCTURAL)                                                                               |
| R2               | ROOF SYSTEM #2<br>STANDING SEAM METAL ROOF PANELS ON FIRE RESISTANT EXTERIOR GRADE SHEATHING ON 6" METAL STUD FRAMING (SEE STRUCTURAL)                                                                                               |
| C1               | CEILING SYSTEM #1<br>2x4 SUSPENDED CEILING TILE (SEE FINISH SCHEDULE AND R.C.P. FOR MATERIAL AND HEIGHT).                                                                                                                            |
| A1               | AWNING SYSTEM #1<br>VINYL FABRIC AWNING ON ALUMINUM FRAMING (OPEN SIDES)                                                                                                                                                             |
| CP1              | COPING SYSTEM #1<br>PRE-FINISHED 2 PIECE METAL GRAVEL STOP W/ CONTINUOUS HOLD-DOWN CLIPS ON 2x WOOD NAILERS ANCHORED TO TOP OF WALL.                                                                                                 |
| 1                | REINFORCED CONCRETE FOUNDATION (SEE STRUCTURAL)                                                                                                                                                                                      |
| 2                | POURED CONCRETE SIDEWALK/STOOP ON 6" COMPACTED FILL. PROVIDE 1/2" ISOLATION JOINT MATERIAL @ EXTERIOR WALL CONDITIONS (SEE STRUCTURAL)                                                                                               |
| 3                | DECADE 90° BRICK ACCENT BAND                                                                                                                                                                                                         |
| 4                | STEEL TUBE, CHANNEL, BEAM OR LINTEL (SEE STRUCTURAL)                                                                                                                                                                                 |
| 6                | PREFINISHED BREAKMETAL WRAP, PROVIDE BREAK JOINTS AS NECESSARY TO PREVENT DEFORMATION                                                                                                                                                |
| 6                | ADHERE ROOF MEMBRANE TO PARAPET WALL AND TERMINATE UNDER WALL COPING SYSTEM                                                                                                                                                          |
| 7                | FIRE TREATED WOOD BLOCKING                                                                                                                                                                                                           |
| 8                | 2'-0" WIDE STONE MOW STRIP W/ METAL EDGE.                                                                                                                                                                                            |
| 9                | 2" RIGID PERIMETER INSULATION (PER CODE).                                                                                                                                                                                            |
| 10               | ALUMINUM STOREFRONT DOOR AND FRAME                                                                                                                                                                                                   |
| 11               | METAL SILL FLASHING                                                                                                                                                                                                                  |
| 12               | WOOD SHIMS W/ BACKER ROD AND SEALANT ON BOTH SIDES                                                                                                                                                                                   |
| 13               | HOLLOW METAL DOOR AND FRAME                                                                                                                                                                                                          |
| 14               | SOLDIER BRICK COURSE                                                                                                                                                                                                                 |
| 15               | 12" CMU FOUNDATION WALL                                                                                                                                                                                                              |
| 16               | 8" UPTURNED CMU BOND BEAM                                                                                                                                                                                                            |

the Zimmerman Design Group

Architecture Planning Interior & Environmental Design



7707 Harwood Avenue  
Milwaukee, WI 53213  
414 476 9500

Revisions

Sheet

WALL SECTIONS & DETAILS

Project

PEWAUKEE CROSSINGS

COUNTY HWY "F" &  
WATERTOWN ROAD  
PEWAUKEE, WI

Date

06.14.06

Project Number

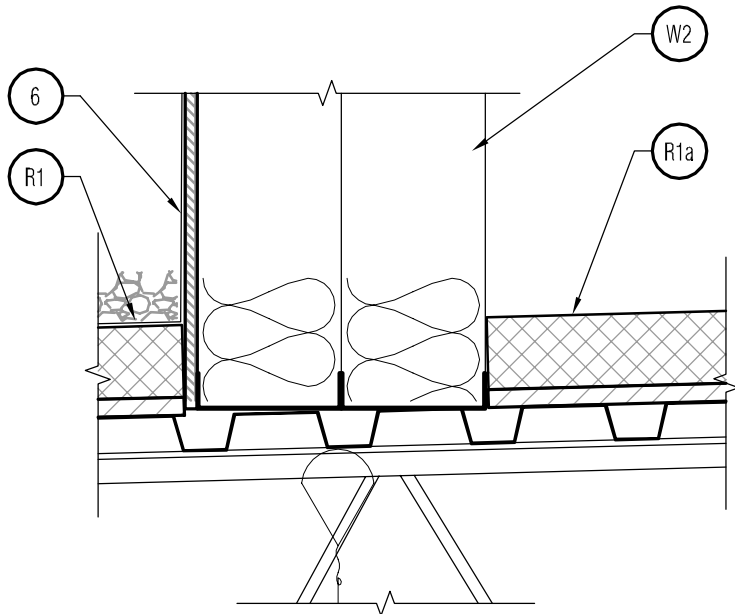
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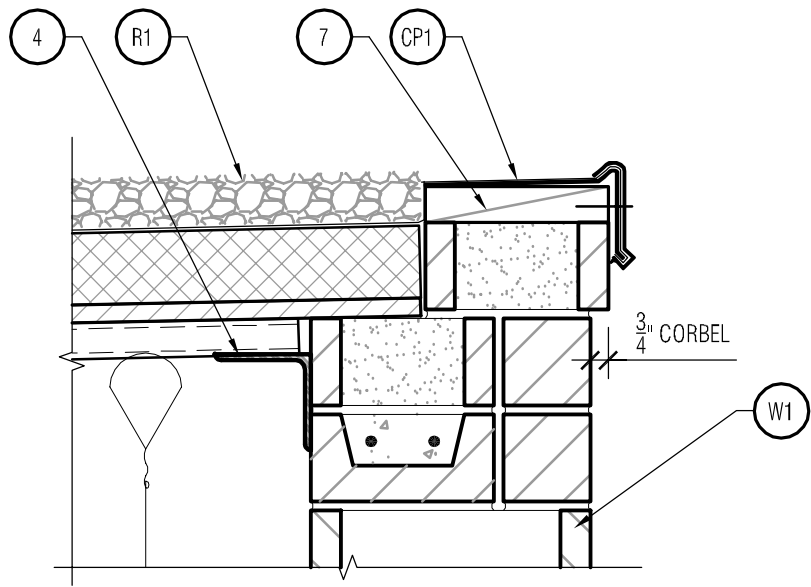
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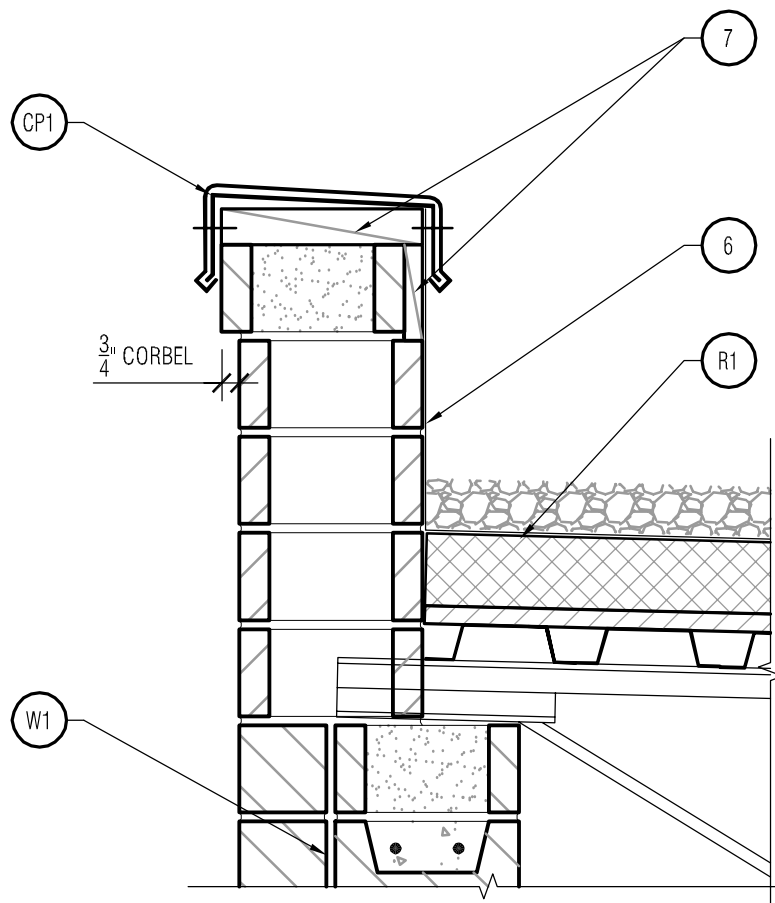
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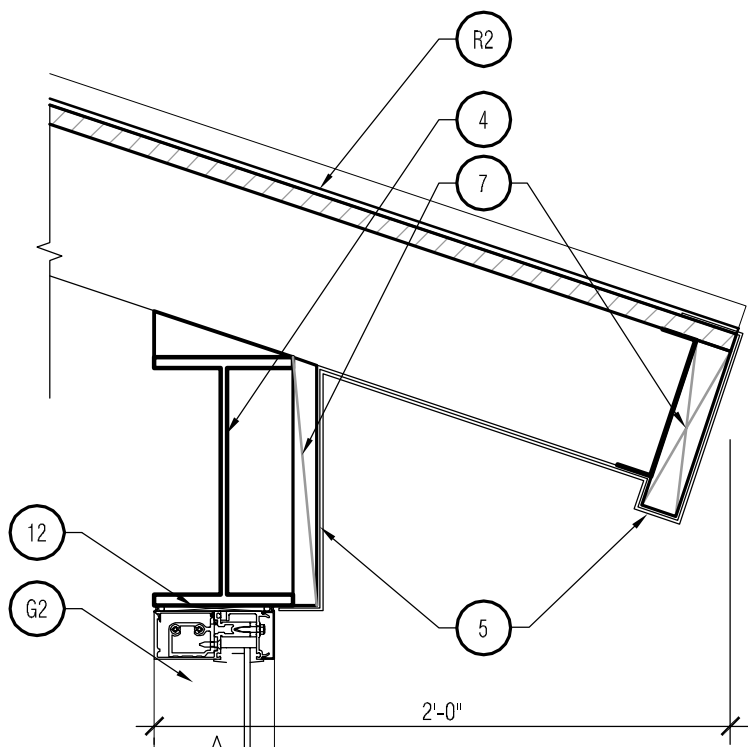
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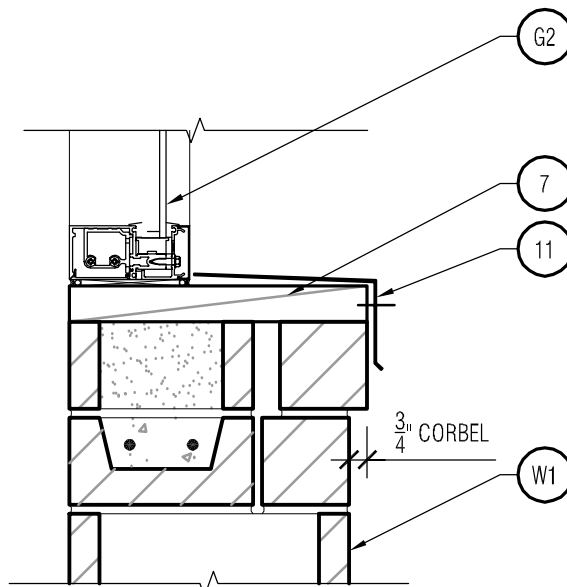
3 Coping System #1  
SCALE: 1-1/2" = 1'-0"



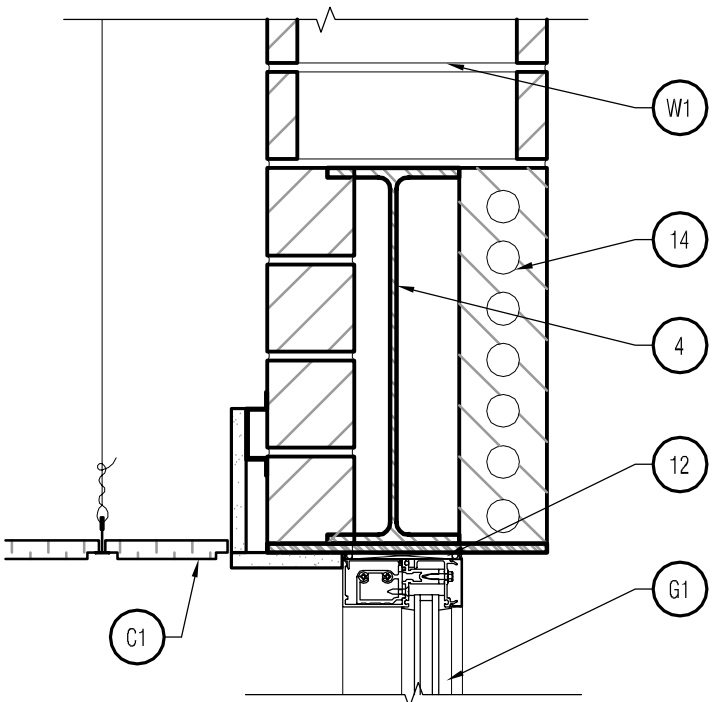
4 Coping System #2  
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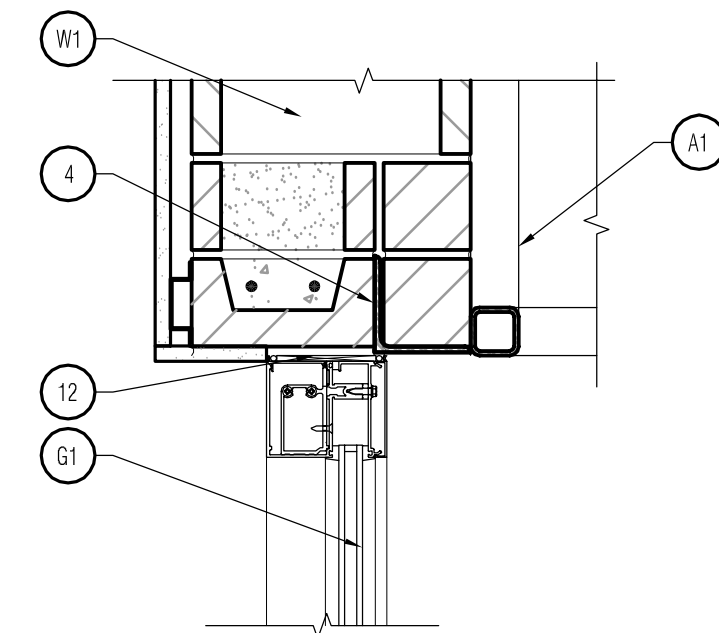
8 Roof Edge Detail  
SCALE: 1-1/2" = 1'-0"



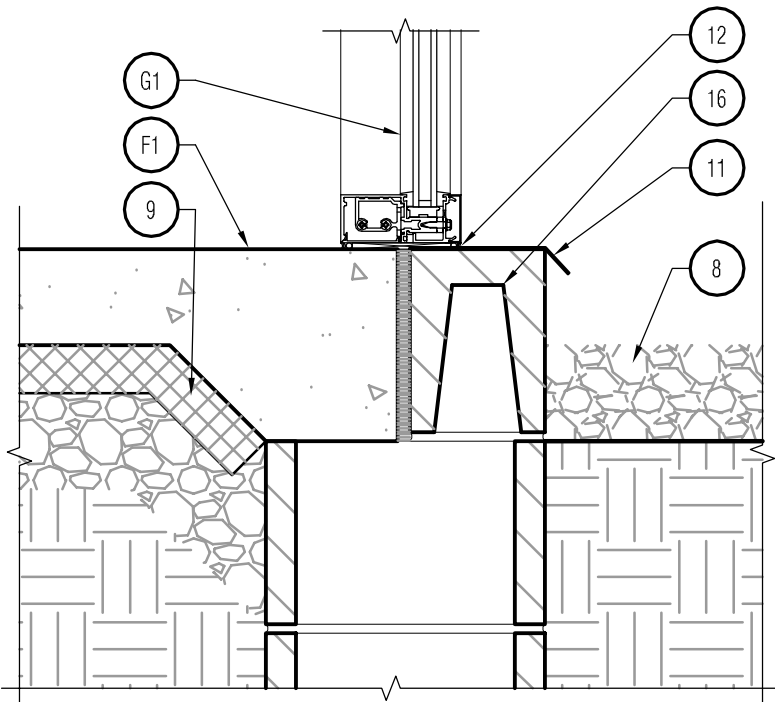
9 Sill Detail  
SCALE: 1-1/2" = 1'-0"



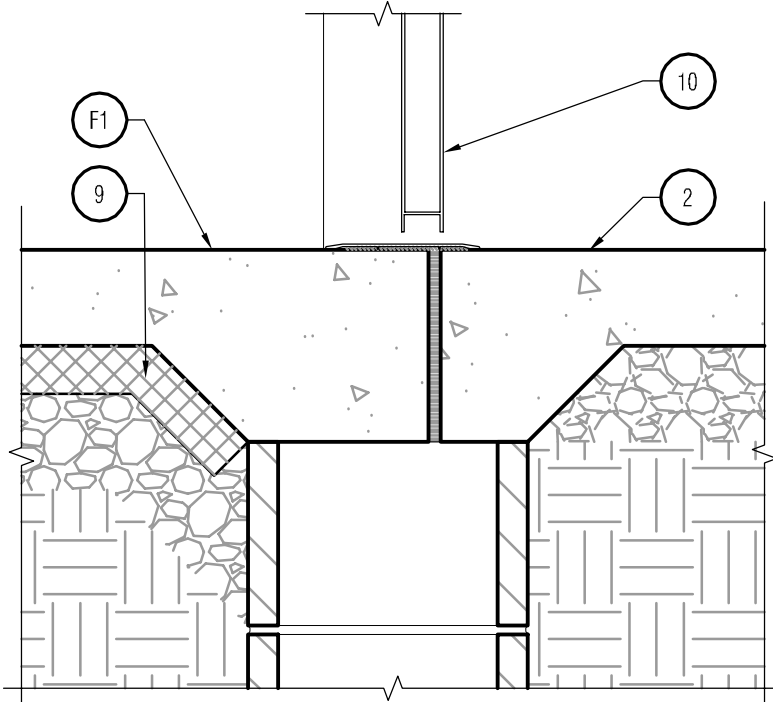
13 Lintel Detail  
SCALE: 1-1/2" = 1'-0"



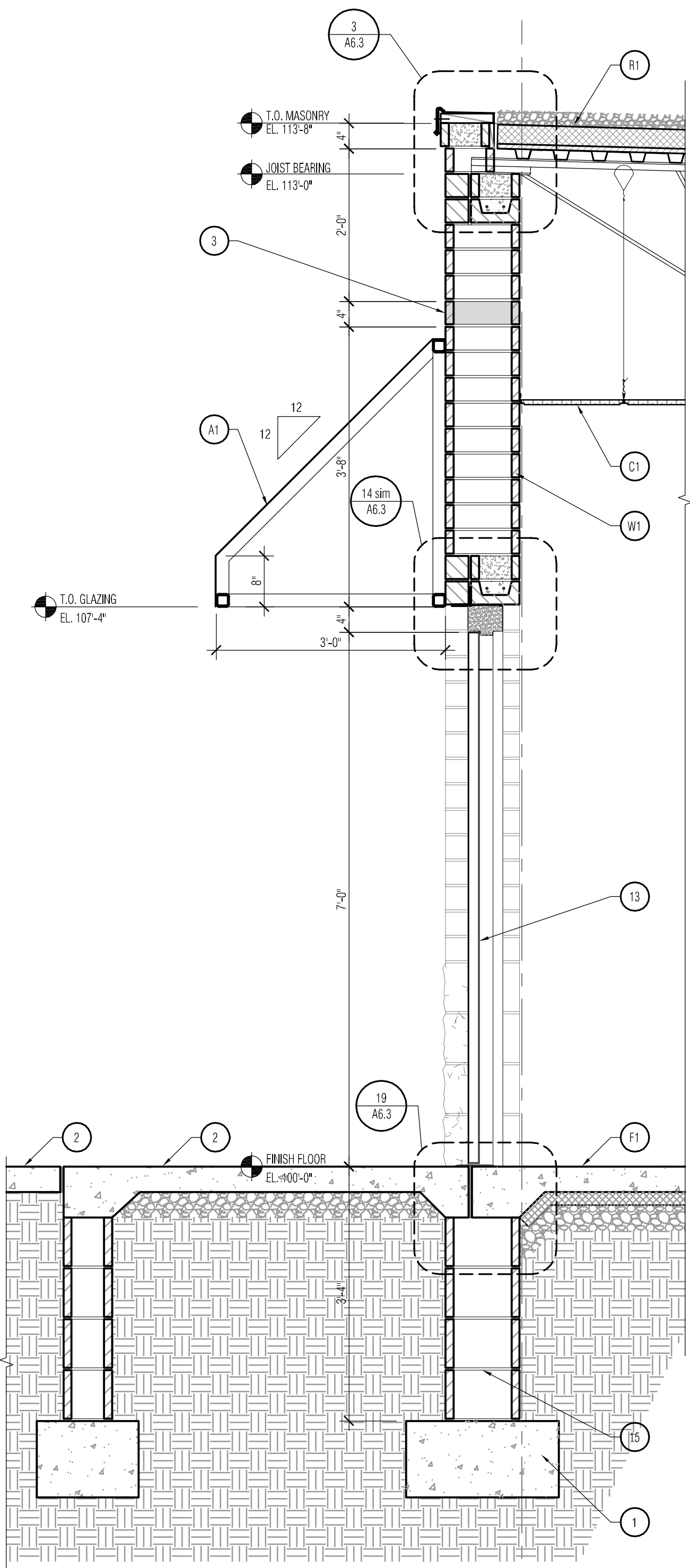
14 Lintel Detail  
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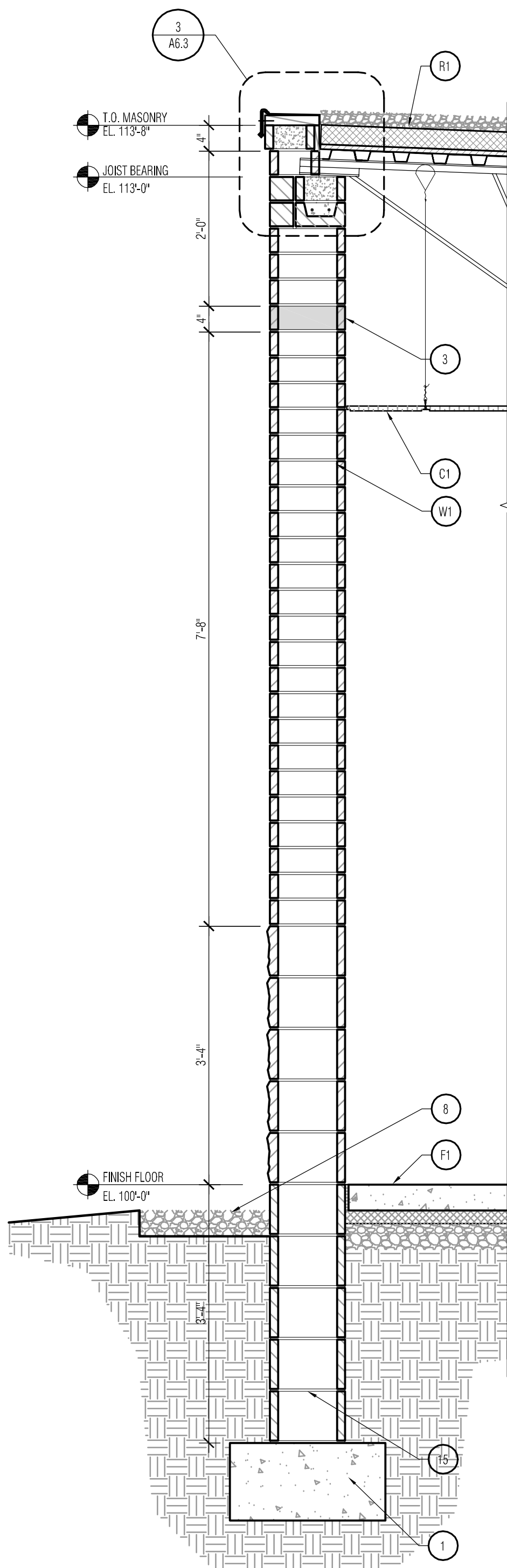
18 Foundation Detail  
SCALE: 1-1/2" = 1'-0"



19 Foundation Detail  
SCALE: 1-1/2" = 1'-0"



16 Wall Section @ Rear Exit Door  
SCALE: 3/4" = 1'-0"

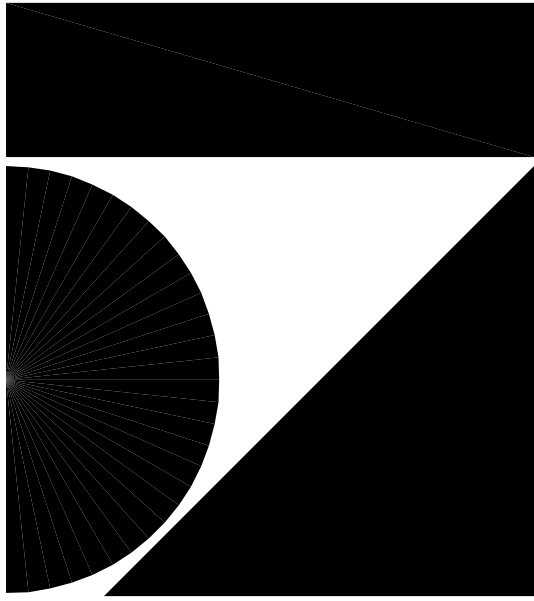


17 Wall Section  
SCALE: 3/4" = 1'-0"

| SECTION KEYNOTES |                                                                                                                                                                                                                                      |
|------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| F1               | FLOOR SYSTEM #1<br>4" REINF. CONCRETE SLAB ON VAPOR BARRIER ON COMPACTED GRANULAR FILL. PROVIDE 2" RIGID INSULATION PER CODE @ FOUNDATION PERIMETER WALL. PROVIDE ISOLATION JOINT MATERIAL AT COLUMNS AND PERIMETER (SEE STRUCTURAL) |
| W1               | WALL SYSTEM #1<br>12" SPLIT-FACE CMU TO 2'-8" A.F.F., 'DECADE 90' BRICK (4"x16" NOM) ABOVE, W/ FOAMED IN PLACE INSULATION AT ALL EXTERIOR CONDITIONS                                                                                 |
| W2               | WALL SYSTEM #2<br>1/2" FIRE RESISTANT SHEATHING ON DOUBLE 6" METAL STUD FRAMING @ 16" O.C., PROVIDE INSULATION AT BOTTOM OF WALL                                                                                                     |
| W3               | WALL SYSTEM #3<br>1/2" FIRE RESISTANT SHEATHING ON 6" METAL STUD FRAMING @ 16" O.C., PROVIDE INSULATION AT BOTTOM OF WALL                                                                                                            |
| G1               | GLAZING SYSTEM #1<br>STOREFRONT SYSTEM W/ 1" INSUL. GLASS UNITS, PREFINISHED ALUMINUM FRAMING SYSTEM, W/ THERMAL BREAK, SILL FLASHING, METAL CLOSURES, AND SHIMS ATTACHED TO METAL ANGLE & 2x WOOD BLOCKING                          |
| G2               | GLAZING SYSTEM #2<br>STOREFRONT SYSTEM W/ SINGLE PANE FROSTED GLASS UNITS, PREFINISHED ALUMINUM FRAMING SYSTEM, W/ THERMAL BREAK, SILL FLASHING, METAL CLOSURES, AND SHIMS ATTACHED TO METAL ANGLE & 2x WOOD BLOCKING                |
| R1               | ROOF SYSTEM #1<br>LOOSE LAID BALLASTED SINGLE-PLY MEMBRANE ROOFING ON 4" EPS INSULATION (R25 MIN.) OVER 3/4" PERLITE BARRIER BOARD ON METAL ROOF DECK ON OPEN WEB METAL JOISTS AND BEAMS (SEE STRUCTURAL)                            |
| R1a              | ROOF SYSTEM #1a<br>4" EPS INSULATION (R25 MIN.) OVER 3/4" PERLITE BARRIER BOARD ON METAL ROOF DECK ON OPEN WEB METAL JOISTS AND BEAMS (SEE STRUCTURAL)                                                                               |
| R2               | ROOF SYSTEM #2<br>STANDING SEAM METAL ROOF PANELS ON FIRE RESISTANT EXTERIOR GRADE SHEATHING ON 6" METAL STUD FRAMING (SEE STRUCTURAL)                                                                                               |
| C1               | CEILING SYSTEM #1<br>2x4 SUSPENDED CEILING TILE (SEE FINISH SCHEDULE AND R.C.P. FOR MATERIAL AND HEIGHT)                                                                                                                             |
| A1               | AWNING SYSTEM #1<br>VINYL FABRIC AWNING ON ALUMINUM FRAMING (OPEN SIDES)                                                                                                                                                             |
| CP1              | COPING SYSTEM #1<br>PRE-FINISHED 2 PIECE METAL GRAVEL STOP W/ CONTINUOUS HOLD-DOWN CLIPS ON 2x WOOD NAILERS ANCHORED TO TOP OF WALL.                                                                                                 |
| 1                | REINFORCED CONCRETE FOUNDATION (SEE STRUCTURAL)                                                                                                                                                                                      |
| 2                | POURED CONCRETE SIDEWALK/STOOP ON 6" COMPACTED FILL. PROVIDE 1/2" ISOLATION JOINT MATERIAL @ EXTERIOR WALL CONDITIONS (SEE STRUCTURAL)                                                                                               |
| 3                | DECADE 90' BRICK ACCENT BAND                                                                                                                                                                                                         |
| 4                | STEEL TUBE, CHANNEL, BEAM OR LINTEL (SEE STRUCTURAL)                                                                                                                                                                                 |
| 5                | PRE-FINISHED BREAKMETAL WRAP, PROVIDE BREAK JOINTS AS NECESSARY TO PREVENT DEFORMATION                                                                                                                                               |
| 6                | ADHERE ROOF MEMBRANE TO PARAPET WALL AND TERMINATE UNDER WALL COPING SYSTEM                                                                                                                                                          |
| 7                | FIRE TREATED WOOD BLOCKING                                                                                                                                                                                                           |
| 8                | 2'-0" WIDE STONE MOW STRIP W/ METAL EDGE                                                                                                                                                                                             |
| 9                | 2" RIGID PERIMETER INSULATION (PER CODE)                                                                                                                                                                                             |
| 10               | ALUMINUM STOREFRONT DOOR AND FRAME                                                                                                                                                                                                   |
| 11               | METAL SILL FLASHING                                                                                                                                                                                                                  |
| 12               | WOOD SHIMS W/ BACKER ROD AND SEALANT ON BOTH SIDES                                                                                                                                                                                   |
| 13               | HOLLOW METAL DOOR AND FRAME                                                                                                                                                                                                          |
| 14               | SOLDIER BRICK COURSE                                                                                                                                                                                                                 |
| 15               | 12" CMU FOUNDATION WALL                                                                                                                                                                                                              |
| 16               | 8" UPTURNED CMU BOND BEAM                                                                                                                                                                                                            |

the Zimmerman Design Group

Architecture Planning Interior & Environmental Design



7707 Harwood Avenue  
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Revisions

Sheet

WALL SECTIONS & DETAILS

Project

PEWAUKEE CROSSINGS

COUNTY HWY "F" &  
WATERTOWN ROAD  
PEWAUKEE, WI

Date

06.14.06

Project Number

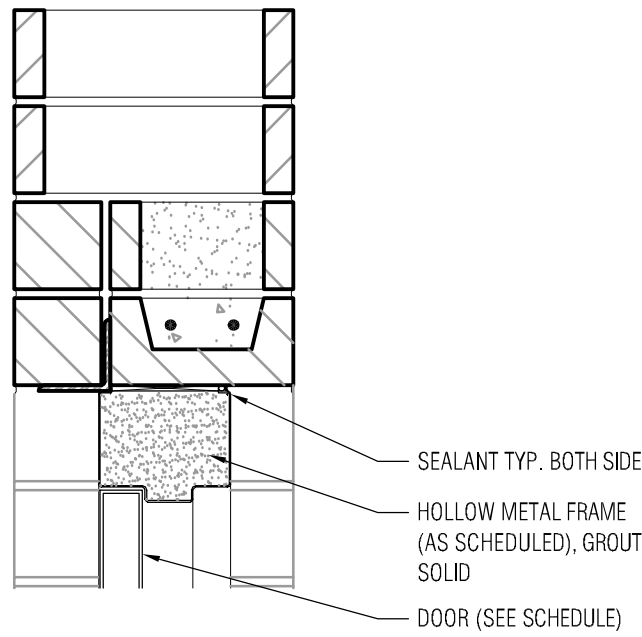
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Sheet Number

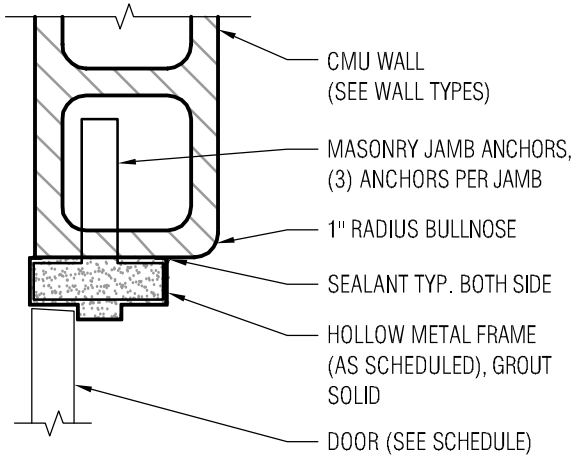
A6.3



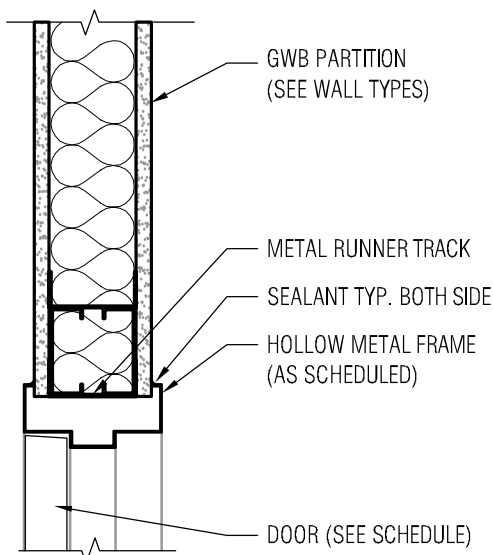
THE CLIENT AGREES TO INDEMNIFY AND HOLD THE ARCHITECT HARMLESS FROM ANY DAMAGE, LIABILITY, OR COST, INCLUDING ATTORNEY'S FEES AND COSTS OF DEFENSE, ARISING FROM ANY CHANGES OR ALTERATIONS MADE BY ANYONE OTHER THAN THE ARCHITECT, OR FROM ANY REUSE OF THE DRAWINGS AND DATA, WITHOUT THE PRIOR WRITTEN CONSENT OF THE ARCHITECT.



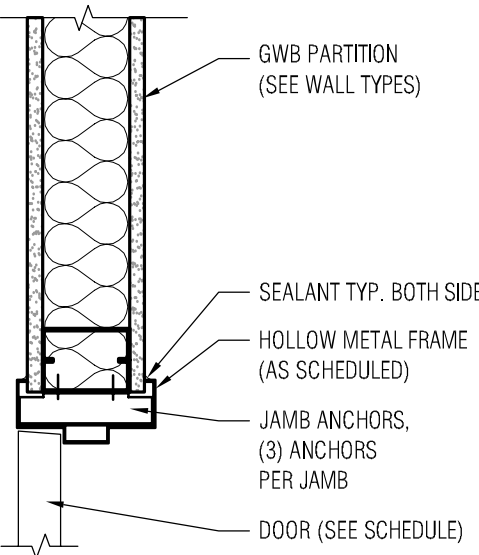
1 Hollow Metal Door Head @ CMU Wall  
SCALE: 1 1/2" = 1'-0"



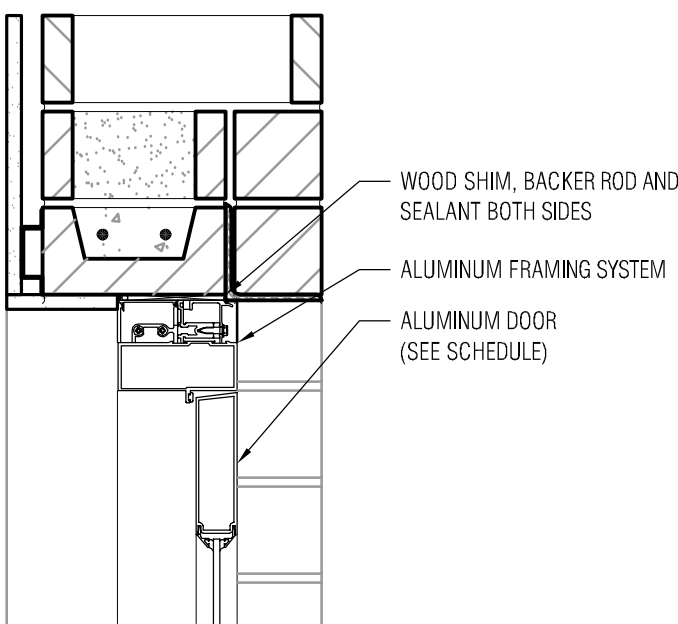
2 Hollow Metal Door Jamb @ CMU Wall  
SCALE: 1 1/2" = 1'-0"



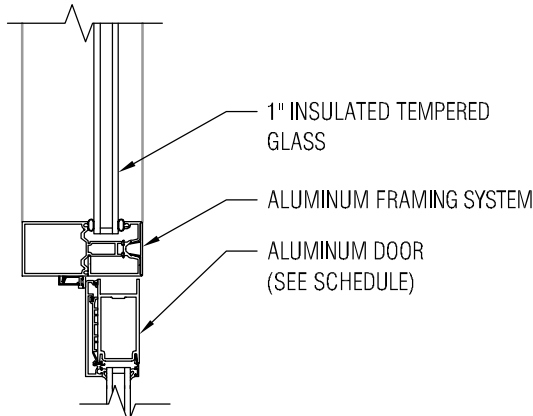
6 Hollow Metal Door Head @ Typ. Interior Door  
SCALE: 1 1/2" = 1'-0"



7 Hollow Metal Door Jamb @ Typ. Interior Door  
SCALE: 1 1/2" = 1'-0"



11 Aluminum Door Head  
SCALE: 1 1/2" = 1'-0"



12 Aluminum Door Jamb w/ Sidelight  
SCALE: 1 1/2" = 1'-0"

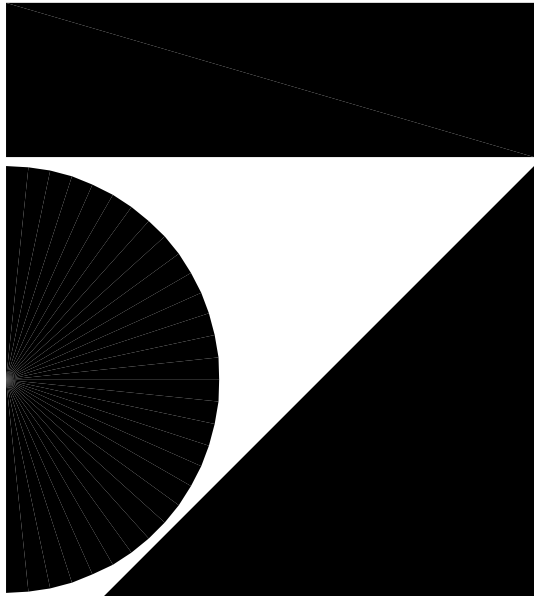
| DOOR TYPES                              |  |  | FRAME TYPES                                                    |  |  |
|-----------------------------------------|--|--|----------------------------------------------------------------|--|--|
|                                         |  |  | NOTE:<br>SEE ELEVATIONS FOR EXTERIOR DOOR FRAME CONFIGURATIONS |  |  |
|                                         |  |  |                                                                |  |  |
|                                         |  |  |                                                                |  |  |
| TYPE 1<br>DOOR W/ FULL<br>GLAZING       |  |  | TYPE B<br>TYP DOOR FRAME                                       |  |  |
| TYPE 2<br>DOUBLE DOOR<br>W/FULL GLAZING |  |  | TYPE C<br>TYP EXT. DOOR<br>FRAME                               |  |  |
| TYPE 3<br>SINGLE SWING<br>DOOR          |  |  |                                                                |  |  |

| DOOR AND FRAME SCHEDULE |       |        |      |      |        |       |      |        |         |         |             |          |                          |
|-------------------------|-------|--------|------|------|--------|-------|------|--------|---------|---------|-------------|----------|--------------------------|
| No.                     | DOOR  |        |      |      |        | FRAME |      |        | DETAIL  |         | FIRE RATING | HARDWARE | REMARKS                  |
|                         | WIDTH | HEIGHT | TYPE | MATL | FINISH | TYPE  | MATL | FINISH | HEAD    | JAMB    |             |          |                          |
| 101A                    | 3'-0" | 7'-0"  | 3    | H.M. | PAINT  | C     | H.M. | PAINT  | 1/A9.1  | 2/A9.1  |             | HS-2     |                          |
| 101B                    | 3'-0" | 7'-0"  | 1    | ALUM | ANOD   | A     | ALUM | ANOD   | 11/A9.1 | 12/A9.1 |             | HS-1     |                          |
| 102A                    | 3'-0" | 7'-0"  | 3    | WOOD | PAINT  | B     | H.M. | PAINT  | 6/A9.1  | 7/A9.1  |             | HS-3     | PAINT RESTROOM SIDE ONLY |
| 103A                    | 3'-0" | 7'-0"  | 3    | H.M. | PAINT  | C     | H.M. | PAINT  | 1/A9.1  | 2/A9.1  |             | HS-2     |                          |
| 103B                    | 3'-0" | 7'-0"  | 1    | ALUM | ANOD   | A     | ALUM | ANOD   | 11/A9.1 | 12/A9.1 |             | HS-1     |                          |
| 104A                    | 3'-0" | 7'-0"  | 3    | WOOD | PAINT  | B     | H.M. | PAINT  | 6/A9.1  | 7/A9.1  |             | HS-3     | PAINT RESTROOM SIDE ONLY |
| 105A                    | 3'-0" | 7'-0"  | 3    | H.M. | PAINT  | C     | H.M. | PAINT  | 1/A9.1  | 2/A9.1  |             | HS-2     |                          |
| 105B                    | 6'-0" | 7'-0"  | 2    | ALUM | ANOD   |       | ALUM | ANOD   | 11/A9.1 | 12/A9.1 |             | HS-1     | SEE PLANS AND ELEVATIONS |
| 106A                    | 3'-0" | 7'-0"  | 3    | WOOD | PAINT  | B     | H.M. | PAINT  | 6/A9.1  | 7/A9.1  |             | HS-3     | PAINT RESTROOM SIDE ONLY |
| 107A                    | 3'-0" | 7'-0"  | 3    | H.M. | PAINT  | C     | H.M. | PAINT  | 1/A9.1  | 2/A9.1  |             | HS-2     |                          |
| 107B                    | 3'-0" | 7'-0"  | 1    | ALUM | ANOD   | A     | ALUM | ANOD   | 11/A9.1 | 12/A9.1 |             | HS-1     |                          |
| 108A                    | 3'-0" | 7'-0"  | 3    | WOOD | PAINT  | B     | H.M. | PAINT  | 6/A9.1  | 7/A9.1  |             | HS-3     | PAINT RESTROOM SIDE ONLY |
| 109A                    | 3'-0" | 7'-0"  | 3    | H.M. | PAINT  | C     | H.M. | PAINT  | 1/A9.1  | 2/A9.1  |             | HS-2     |                          |
| 109B                    | 3'-0" | 7'-0"  | 1    | ALUM | ANOD   | A     | ALUM | ANOD   | 11/A9.1 | 12/A9.1 |             | HS-1     |                          |
| 110A                    | 3'-0" | 7'-0"  | 3    | WOOD | PAINT  | B     | H.M. | PAINT  | 6/A9.1  | 7/A9.1  |             | HS-3     | PAINT RESTROOM SIDE ONLY |
| 111B                    | 3'-0" | 7'-0"  | 1    | ALUM | ANOD   | A     | ALUM | ANOD   | 11/A9.1 | 12/A9.1 |             | HS-1     |                          |
| 111C                    | 3'-0" | 7'-0"  | 3    | H.M. | PAINT  | C     | H.M. | PAINT  | 1/A9.1  | 2/A9.1  |             | HS-2     |                          |
| 112A                    | 3'-0" | 7'-0"  | 3    | WOOD | PAINT  | B     | H.M. | PAINT  | 6/A9.1  | 7/A9.1  |             | HS-3     | PAINT RESTROOM SIDE ONLY |
| 113A                    | 3'-0" | 7'-0"  | 3    | H.M. | PAINT  | C     | H.M. | PAINT  | 1/A9.1  | 2/A9.1  |             | HS-2     |                          |
| 113B                    | 3'-0" | 7'-0"  | 1    | ALUM | ANOD   | A     | ALUM | ANOD   | 11/A9.1 | 12/A9.1 |             | HS-1     |                          |
| 114A                    | 3'-0" | 7'-0"  | 3    | WOOD | PAINT  | B     | H.M. | PAINT  | 6/A9.1  | 7/A9.1  |             | HS-3     | PAINT RESTROOM SIDE ONLY |
| 115A                    | 3'-0" | 7'-0"  | 3    | H.M. | PAINT  | C     | H.M. | PAINT  | 1/A9.1  | 2/A9.1  |             | HS-2     |                          |
| 115B                    | 3'-0" | 7'-0"  | 1    | ALUM | ANOD   | A     | ALUM | ANOD   | 11/A9.1 | 12/A9.1 |             | HS-1     |                          |
| 116A                    | 3'-0" | 7'-0"  | 3    | WOOD | PAINT  | B     | H.M. | PAINT  | 6/A9.1  | 7/A9.1  |             | HS-3     | PAINT RESTROOM SIDE ONLY |
| 117A                    | 3'-0" | 7'-0"  | 3    | H.M. | PAINT  | C     | H.M. | PAINT  | 1/A9.1  | 2/A9.1  |             | HS-2     |                          |
| 117B                    | 3'-0" | 7'-0"  | 1    | ALUM | ANOD   | A     | ALUM | ANOD   | 11/A9.1 | 12/A9.1 |             | HS-1     |                          |
| 118A                    | 3'-0" | 7'-0"  | 3    | WOOD | PAINT  | B     | H.M. | PAINT  | 6/A9.1  | 7/A9.1  |             | HS-3     | PAINT RESTROOM SIDE ONLY |
| 119A                    | 3'-0" | 7'-0"  | 3    | H.M. | PAINT  | C     | H.M. | PAINT  | 1/A9.1  | 2/A9.1  |             | HS-2     |                          |
| 119B                    | 3'-0" | 7'-0"  | 1    | ALUM | ANOD   | A     | ALUM | ANOD   | 11/A9.1 | 12/A9.1 |             | HS-1     |                          |
| 120A                    | 3'-0" | 7'-0"  | 3    | WOOD | PAINT  | B     | H.M. | PAINT  | 6/A9.1  | 7/A9.1  |             | HS-3     | PAINT RESTROOM SIDE ONLY |

| HARDWARE SETS                                                                                                                                                                     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| HS-1 (DOUBLE ALUM. EXTERIOR DOORS)<br>PIN HINGES<br>PANIC DEVICE W/ PULL & EXT. KEY CYLINDER<br>- (INTERNAL RODS W/ TOP & BOTTOM PINS)<br>CLOSURE<br>THRESHOLD & WEATHERSTRIPPING |
| HS-2 (SINGLE EXTERIOR H.M. DOORS)<br>1-1/2 PAIR B.B. HINGES<br>RIM MOUNTED PANIC DEVICE W/ NO EXTERIOR HARDWARE<br>CLOSURE<br>THRESHOLD & WEATHERSTRIPPING                        |
| HS-3 (RESTROOM HARDWARE)<br>1-1/2 PAIR BUTT HINGES<br>PRIVACY LOCK SET                                                                                                            |
| **GENERAL NOTE: PROVIDE DOOR BUMPERS OR STOPS AT EACH NON-CLOSURE DOOR                                                                                                            |

| SCHEDULES LEGEND                                                                                                       |
|------------------------------------------------------------------------------------------------------------------------|
| H.M. HOLLOW METAL<br>ALUM ALUMINUM<br>ANOD ANODIZED<br>C.T. CERAMIC TILE<br>EXP EXPOSED<br>ACT ACOUSTICAL CEILING TILE |

| ROOM FINISH SCHEDULE |             |       |      |       |       |         |       |
|----------------------|-------------|-------|------|-------|-------|---------|-------|
| ROOM                 | FLOOR       | WALLS |      |       |       | REMARKS |       |
| No                   | NAME        | MAT'L | BASE | NORTH | EAST  | SOUTH   | WEST  |
| 101                  | TENANT      | EXP   | EXP  | EXP   | EXP   | EXP     | EXP   |
| 102                  | TOILET ROOM | CT    | CT   | PAINT | PAINT | PAINT   | PAINT |
| 103                  | TENANT      | EXP   | EXP  | EXP   | EXP   | EXP     | EXP   |
| 104                  | TOILET ROOM | CT    | CT   | PAINT | PAINT | PAINT   | PAINT |
| 105                  | TENANT      | EXP   | EXP  | EXP   | EXP   | EXP     | EXP   |
| 106                  | TOILET ROOM | CT    | CT   | PAINT | PAINT | PAINT   | PAINT |
| 107                  | TENANT      | EXP   | EXP  | EXP   | EXP   | EXP     | EXP   |
| 108                  | TOILET ROOM | CT    | CT   | PAINT | PAINT | PAINT   | PAINT |
| 109                  | TENANT      | EXP   | EXP  | EXP   | EXP   | EXP     | EXP   |
| 110                  | TOILET ROOM | CT    | CT   | PAINT | PAINT | PAINT   | PAINT |
| 111                  | TENANT      | EXP   | EXP  | EXP   | EXP   | EXP     | EXP   |
| 112                  | TOILET ROOM | CT    | CT   | PAINT | PAINT | PAINT   | PAINT |
| 113                  | TENANT      | EXP   | EXP  | EXP   | EXP   | EXP     | EXP   |
| 114                  | TOILET ROOM | CT    | CT   | PAINT | PAINT | PAINT   | PAINT |
| 115                  | TENANT      | EXP   | EXP  | EXP   | EXP   | EXP     | EXP   |
| 116                  | TOILET ROOM | CT    | CT   | PAINT | PAINT | PAINT   | PAINT |
| 117                  | TENANT      | EXP   | EXP  | EXP   | EXP   | EXP     | EXP   |
| 118                  | TOILET ROOM | CT    | CT   | PAINT | PAINT | PAINT   | PAINT |
| 119                  | TENANT      | EXP   | EXP  | EXP   | EXP   | EXP     | EXP   |
| 120                  | TOILET ROOM | CT    | CT   | PAINT | PAINT | PAINT   | PAINT |



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Revisions

Sheet

SCHEDULES & DOOR DETAILS

Project

PEWAUKEE CROSSINGS

COUNTY HWY "F" &  
WATERTOWN ROAD  
PEWAUKEE, WI

Date

06.14.06

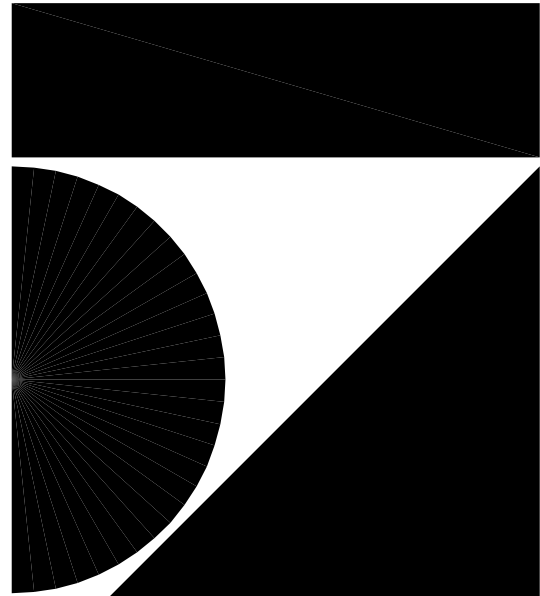
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Revisions

Sheet  
**FOUNDATION PLAN**

Project  
**PEWAUKEE CROSSINGS**

COUNTY HWY "F" &  
WATERTOWN ROAD  
PEWAUKEE, WI

Date  
**06.14.06**

Project Number  
**060033.00**

Sheet Number

**S1.0**

## CMU WALL CONSTRUCTION NOTES

- CMU SHALL BE LAID IN RUNNING BOND WITH TYPE S MORTAR (TYPE M BELOW GRADE).
- ALL REINFORCED CELLS SHALL BE GROUTED WITH PEA GRAVEL. CONCRETE HAVING A MIN. COMPRESSIVE STRENGTH OF 3,000 PSI.
- HORIZONTAL REINFORCING AND BOND BEAM REINFORCING AT CORNERS SHALL BE LAPPED A MINIMUM OF 48 BAR DIAMETERS, OR 24" INCHES, WHICHEVER IS LARGER.
- CLEANOUTS SHALL BE PROVIDED IN THE BOTTOM COURSE OF MASONRY FOR EACH GROUT POUR, WHEN THE POUR HEIGHT EXCEEDS 5 FEET.
- GROUT LIFTS SHALL NOT EXCEED 5 FEET. CONSOLIDATE GROUT AT TIME OF PLACEMENT.
- FACE SHELLS AND WEB FORMING CELLS SHALL BE FULL-BEDDED IN THE STARTING COURSE ON FOUNDATIONS, AND IN ALL COURSES OF PIERS AND PILASTERS.
- PROVIDE HORIZONTAL JOINT REINFORCING AT 16" O.C. VERTICALLY (8" O.C. IN PARAPET WALLS) UNO.
- HORIZONTAL JOINT REINFORCING SHALL BE TERMINATED AT CONTROL JOINTS. BOND BEAM REINFORCING SHALL BE CONTINUOUS.
- REFER TO ARCHITECTURAL DRAWINGS FOR CONTROL JOINT SPACINGS.
- SOLID OR SOLID GROUTED CMU SHALL BE PROVIDED IN COURSES IMMEDIATELY ABOVE AND BELOW ANY CHANGES IN WT/THICKNESS.

## FOOTING SCHEDULE

| MARK | DIMENSIONS |        |       | REINFORCEMENT      | REMARKS |
|------|------------|--------|-------|--------------------|---------|
|      | WIDTH      | LENGTH | DEPTH |                    |         |
| F1   | 3'-6"      | 3'-6"  | 1'-0" | 3 - #5 E.W.        |         |
| F2   | 5'-0"      | 5'-0"  | 1'-2" | 5 - #6 E.W.        |         |
| F3   | 4'-4"      | 4'-4"  | 1'-0" | 4 - #6 E.W.        |         |
| U1   | 2'-0"      | CONT.  | 1'-0" | 2 - #5 x CONT.     |         |
| U2   | 1'-8"      | CONT.  | 1'-0" | 2 - #5 x CONT.     |         |
| U3   | 3'-6"      | CONT.  | 1'-3" | 4 - #5 x CONT. TAB |         |

FOOTING SCHEDULE NOTES:  
1. E.W. = EACH WAY  
T = TOP  
B = BOTTOM  
CONT. = CONTINUOUS

## MATERIAL DESIGN PROPERTIES

|                                                              |                  |  |
|--------------------------------------------------------------|------------------|--|
| <b>CONCRETE STRENGTHS:</b>                                   |                  |  |
| FOOTINGS                                                     | f'c = 3000 psi   |  |
| CONCRETE WALLS                                               | f'c = 4000 psi   |  |
| SLAB ON GRADE                                                | f'c = 4000 psi   |  |
| <b>MASONRY STRENGTHS:</b>                                    |                  |  |
| ASTM C 90, grade N (CMU)                                     | f'm = 1800 psi   |  |
| ASTM C 95, grade N (CONCRETE BRICK)                          | f'm = 1800 psi   |  |
| MORTAR (ASTM C 210):                                         |                  |  |
| TYPE M                                                       | f_u = 2500 psi   |  |
| TYPE S                                                       | f_u = 1800 psi   |  |
| GROUT (ASTM C 416):                                          |                  |  |
| BOND BEAMS (pea gravel)                                      | f'c = 3000 psi   |  |
| MASONRY WALLS AND PIERS (pea gravel)                         | f'c = 3000 psi   |  |
| <b>REINFORCING STEEL STRENGTHS:</b>                          |                  |  |
| BAR (ASTM A 615, grade 60)                                   | F_y = 60,000 psi |  |
| UWF (ASTM A 185)                                             | F_y = 65,000 psi |  |
| <b>STRUCTURAL STEEL STRENGTHS:</b>                           |                  |  |
| UP SHAPES (ASTM A992)                                        | F_y = 50,000 psi |  |
| ANGLES, CHANNELS, PLATES, & BARS (ASTM A36)                  | F_y = 36,000 psi |  |
| SQUARE & RECTANGULAR TS OR HS6 SECTIONS (ASTM A500, grade B) | F_y = 46,000 psi |  |
| ROUND HS6 SECTIONS (ASTM A500, grade B)                      | F_y = 42,000 psi |  |
| STEEL PIPE (ASTM A53, grade B)                               | F_y = 35,000 psi |  |
| HIGH STRENGTH BOLTS (ASTM A325)                              |                  |  |

## COLUMN SCHEDULE

| MARK | SIZE          | BASE IE & ANCHOR BOLTS            | REMARKS |
|------|---------------|-----------------------------------|---------|
| C1   | W55 6x6x5/16" | 1E 1"x12"x1'-0" w/ 4 - 3/4" A.B.s |         |

DESIGN CODE: WISCONSIN ENROLLED COMMERCIAL BUILDING CODE 2002

**WIND LOAD INFORMATION:**  
BASIC WIND SPEED: 90 MPH  
BUILDING CATEGORY: 100  
WIND LOAD IMPORTANCE FACTOR (I\_w): B  
WIND EXPOSURE: ± 1B  
INTERNAL PRESSURE COEFFICIENTS

**WIND LOADS:**  
MAIN FORCE WIND RESISTING SYSTEM: WALLS  
PARAPET: 15 psf  
ROOF UPLIFT: 25 psf  
COMPONENTS AND CLADDING: -15 psf (GROSS)  
WALLS: 10 psf  
PARAPET: 40 psf  
ROOF UPLIFT: -20 psf (GROSS)  
ROOF POSITIVE PRESSURE: 10 psf

**SEISMIC LOAD INFORMATION:**  
SEISMIC USE GROUP: I  
SEISMIC LOAD IMPORTANCE FACTOR (I\_e): 1.00  
SPECTRAL RESPONSE COEFFICIENT (S\_ds): 0.094  
SPECTRAL RESPONSE COEFFICIENT (S\_d1): 0.052  
SEISMIC SITE CLASS: C  
SEISMIC DESIGN CATEGORY: A  
SEISMIC FORCE RESISTING SYSTEM: ORDINARY REINFORCED MASONRY SHEAR WALLS  
DESIGN BASE SHEAR ANALYSIS PROCEDURE: 0.038U  
EQUIVALENT LATERAL-FORCE

## MILD REINFORCING STEEL MINIMUM CLEAR COVER

CONCRETE CAST AGAINST EARTH AND PERMANENTLY EXPOSED TO EARTH:  
FOOTINGS: 3"

CONCRETE EXPOSED TO EARTH OR WEATHER:  
WALLS, COLUMNS, BEAMS:  
UP THROUGH #5 BARS: 1 1/2"  
#6 THRU #8 BARS: 2"

CONCRETE NOT EXPOSED TO EARTH OR WEATHER:  
WALLS:

UP THROUGH #11 BARS: 3/4"  
#14 AND #18 BARS: 1 1/2"  
ELEVATED SLABS:  
TOP: 3/4"  
BOTTOM: 1"

BEAMS: TOP/BOTTOM/SIDE

COLUMNS: SIDES

(DIMENSIONS ABOVE ARE MINIMUMS, UNLESS NOTED OTHERWISE IN DETAILS)

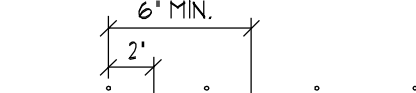
## DESIGN DATA

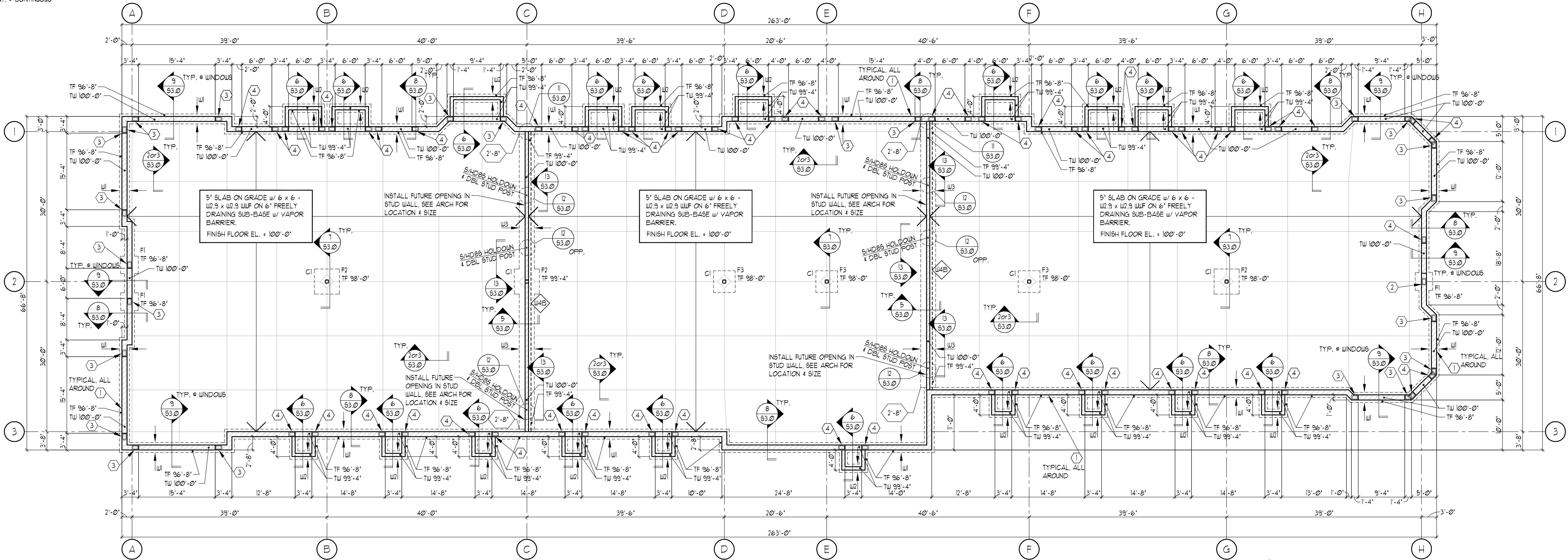
**SNOW LOAD INFORMATION:**  
GROUND SNOW (P\_g): 30 psf  
SNOW EXPOSURE FACTOR (C\_e): 1.00  
SNOW LOAD IMPORTANCE FACTOR (I\_s): 1.00  
THERMAL FACTOR (C\_t): 1.00 (12 AT OVERHANG)  
BALANCED SNOW LOAD (P\_f): 21 psf ± DRIFT  
(SEE SNOW DRIFT PLAN, SXXX)

**SOIL LOAD INFORMATION:**  
SOIL BEARING PRESSURE: P = 3000 psf  
(TO BE FIELD VERIFIED)  
SOILS INFORMATION FROM GILES ENGINEERING ASSOCIATES, INC.  
REPORT #16-0605045 DATED MAY 31, 2006.

**LIVE LOADS:**  
STAIRWAYS, CORRIDORS, LOBBIES, COMMON AREAS: 100 psf  
MECHANICAL / ELECTRICAL ROOMS: 100 psf  
RETAIL SPACE: 100 psf  
FIRST FLOOR: 100 psf  
ROOF: SEE SNOW LOAD INFO

## REINFORCING NOTES

- REINFORCING SHALL BE DETAILED IN ACCORDANCE WITH ACI 318 (CURRENT EDITION).
- ALL LAPS SHALL BE CLASS 'B' PER ACI 318 UNLESS OTHERWISE NOTED ON THE DESIGN DRAWINGS, OR UNLESS THE DETAILER TAKES SPECIAL CARE TO PROVIDE STAGGERED LAPS. USE TOP BAR LAP LENGTHS FOR ALL HORIZONTAL WALL BARS AND FOR TOP BARS IN SLABS AND BEAMS OVER 12 INCHES DEEP.
- LAP LENGTH SHALL BE SPECIFICALLY NOTED ON PLACING DRAWINGS WHERE MORE THAN ONE BAR MAKES UP A CONTINUOUS STRING.
- CORNER BARS WITH CLASS 'B' PER ACI 318 LAPS SHALL BE PROVIDED AT ALL WALL CORNERS AND INTERSECTIONS.
- HORIZONTAL BARS, EXCEPT FOR CONTINUOUS STRINGS FROM ONE CORNER OF OPENING TO ANOTHER SHALL BE DETAILED TO SHOW THE DISTANCE FROM AT LEAST ONE END OF THE BAR TO THE NEAREST BUILDING GRID LINE OF WALL.
- WELDED WIRE FABRIC SHALL BE LAPPED AND/OR ANCHORED TO DEVELOP F\_y PER ACI 318.  

- PROVIDE MINIMUM COVER PER ACI318, 7.1.1.
- PROVIDE ISOLATION BOARD WHERE SLABS ABUT VERTICAL SURFACES AS SHOWN IN DETAIL 4/63.0



1  
S1.0

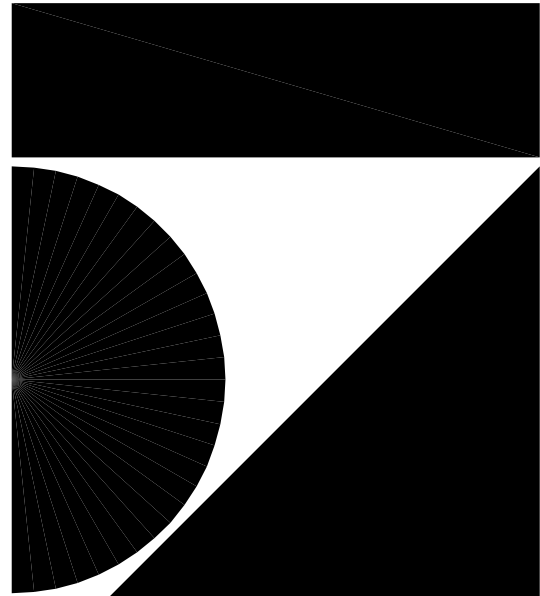
## FOUNDATION PLAN

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

NOTES:

- SEE SHEET S3.0 FOR MASONRY WALL & PIER SCHEDULE





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PE Project 06102

Revisions

Sheet  
ROOF FRAMING PLAN

Project  
PEWAUKEE CROSSINGS

COUNTY HWY "F" &  
WATERTOWN ROAD  
PEWAUKEE, WI

Date  
06.14.06

Project Number  
060033.00

Sheet Number

**S2.0**

## ROOF TRUSS DESIGN NOTES

NOTE: ROOF TRUSS DESIGNER TO VERIFY MINIMUM DESIGN LOADS.

### DEFLECTION LIMITS:

LIVE LOAD

L/360

TOTAL LOAD

L/240

### LOADS:

ROOF DEAD LOAD

25 psf

ROOF WIND LOAD ( $W_u$ )

8 psf HORIZONTAL

(ALSO SEE DESIGN DATA FOR ADDITIONAL WIND LOADS)

BALANCED SNOW LOAD ( $W_s$ )

SEE DESIGN DATA

UNBALANCED SNOW LOAD (SEE KEY BELOW)

WINDWARD LOAD ( $W_u$ )

7 psf

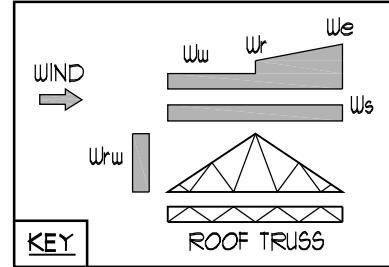
LEEWARD LOAD AT RIDGE ( $W_s$ )

44 psf

LEEWARD LOAD AT EAVE ( $W_s$ )

44 psf

APPLY DESIGN DRIFT LOADS TO ROOF TRUSSES WHERE REQUIRED BY WISCONSIN BUILDING CODE, CURRENT EDITION. SEE SNOW DRIFT PLAN S/52.0.



## JOIST DESIGN NOTES

- JOIST MFR. SHALL DESIGN JOISTS FOR ALL APPLICABLE DEAD, LIVE, WIND, AND SEISMIC LOADS. FOR SPECIAL JOIST LOADING SEE ROOF PLAN & DRIFT DIAGRAM.
- JOISTS SHALL BE DESIGNED FOR A MIN. 25 PSF DL AND 25 PSF SL (BALANCED) ROOF LOAD.
- THE EFFECTS OF UNBALANCED SNOW LOAD SHALL BE CONSIDERED PER ASCE 7, SECTION 1.6.
- JOIST MFR. SHALL COORDINATE ALL EQUIPMENT LOADS WITH APPROPRIATE MANUFACTURER, SUCH AS: CEILING, HUNG EQUIPMENT, RTU's, ETC.
- JOIST MFR. SHALL COORDINATE WITH MECHANICAL THE WEIGHTS AND LOCATIONS OF MECHANICAL EQUIPMENT AND LOCATION OF DUCT RUNS SO THEY DO NOT CONFLICT WITH JOIST MEMBERS, PRIOR TO FABRICATION OF JOISTS.
- STEEL JOISTS AND BRIDGINGS AS SHOWN ON THE DRAWINGS SHALL BE DESIGNED FOR GROSS WIND UPLIFT OF 20 psf, OR A MINIMUM NET WIND UPLIFT OF 3psf, WHICHEVER CAUSES THE GREATEST EFFECT.
- BRIDGING CONNECTION TO WALLS AND STEEL FRAMING BY JOIST MFR.
- JOISTS AND SEAT CONNECTION SHALL BE DESIGNED TO RESIST AXIAL SEISMIC LOADS AS NOTED, OR TO RESIST A HORIZONTAL FORCE ACTING PARALLEL TO THE JOIST, NOT LESS THAN 5 PERCENT OF THE DEAD PLUS LIVE LOAD REACTION (IBC 16101.4), WHICH EVER IS GREATER.
- REINFORCE JOISTS WHERE CONCENTRATED LOADS DO NOT OCCUR AT A PANEL POINT.
- JOIST BRIDGING, WHERE SHOWN, IS A SCHEMATIC REPRESENTATION FOR GENERAL INFORMATION. PURPOSES ONLY. JOIST SUPPLIER SHALL BE RESPONSIBLE FOR PROVIDING BRIDGING WHICH COMPLIES WITH ALL REQUIREMENTS, INCLUDING LOCATION SIZE AND CONFIGURATION, EXCEPT WHERE SPECIAL REQUIREMENTS ARE SPECIFICALLY NOTED. SUPPLIER SHALL GIVE DUE CONSIDERATION TO THE RELATIVE STIFFNESSES OF JOISTS AND ADJACENT STRUCTURAL ELEMENTS.

## STEEL FRAMING LEGEND

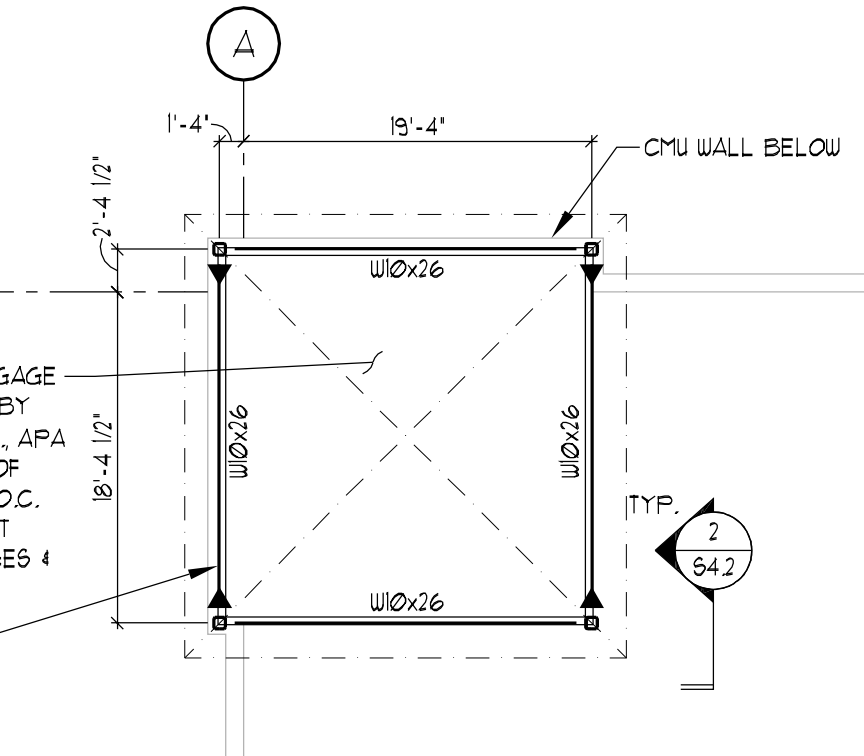
- BEAM CANTILEVER
- BEAM FRAMED OVER BEAM
- COLUMN SIZE / MARK
- BEAM FRAMED OVER WF COLUMN
- BEAM FRAMED OVER TS COLUMN
- BEAM SPLICE
- BEAMS FRAMED INTO SIDE OF WF COLUMN
- BEAM - TO - COLUMN MOMENT CONNECTION REACTION
- BEAMS FRAMED INTO SIDE OF BEAM
- BEAM SIZE / DESIGNATION w/ TOP OF STEEL ELEVATION
- BEAM FRAMED INTO SIDE OF TS COLUMN

## STEEL FRAMING NOTES

- TOP OF STEEL & JOIST BEARING
- UNLESS OTHERWISE NOTED ON PLANS, ROOF DECK SHALL BE 1/4" 10GA TYPE B GALV. DECK INSTALLED IN A MANNER SUCH THAT IT IS CONTINUOUS OVER A MINIMUM OF THREE SPANS. SHEET END AND SHEET TO STRUCTURE FASTENERS SHALL BE WELDED USING 5/8" PUDDLE WELDS. SIDELAP FASTENERS SHALL BE #10 HEX HEAD SCREWS. AS A MINIMUM USE 36/4 PATTERN w/ SIDELAP FASTENERS. PERIMETER FASTENING SHALL CORRESPOND TO INTERIOR FASTENING AS A MINIMUM. PARTIAL PANELS SHALL BE WELDED IN EVERY VALLEY.
- WHERE DECK MUST BE DISCONTINUOUS DUE TO CHANGE IN DIRECTION OR ROOF PITCH, PROVIDE 22 GA CLOSURE/CONTINUITY PL. FASTENED TO DECK @ 8" O.C.
- PROVIDE FOR DECK SUPPORT FRAMING AT RTU SHAFTS, ROOF HATCH, AND EXHAUST FANS WEIGHING LESS THAN 350 LBS. PROVIDE SIMILAR FRAMING AT ROOF DRAINS, AND ALL DECK PENETRATIONS GREATER THAN 12" (SEE ARCH AND MECH DUGS).
- BEAM CONNECTIONS SHALL BE DESIGNED FOR END REACTIONS AS DEFINED ON P. 4-9 OF THE AISC MANUAL 9TH ED., UNLESS NOTED OTHERWISE. CONNECTION SCHEDULE ON 6/54.0 SHOULD BE USED AS A MINIMUM.
- STRUCTURAL STEEL/JOIST FRAMING NOT DIMENSIONED ON PLAN SHALL BE SPACED EQUALLY BETWEEN DIMENSIONED MEMBERS.
- SEE SHEET 53.0 FOR LINTEL SCHEDULE.
- "MSH" INDICATES "METAL STUD HEADER". SEE DETAIL 9/54.1 FOR INFO.
- "▲" DENOTES L3x3x1/4 DIAG. BRACE FROM BOTTOM FLANGE TO JOIST TOP CHORD PANEL POINT OR TOP CHORD OF ADJ. JOISTS AS APPLICABLE
- SEE DETAIL 6/54.2 FOR SPECIAL JOIST DIAGRAMS.

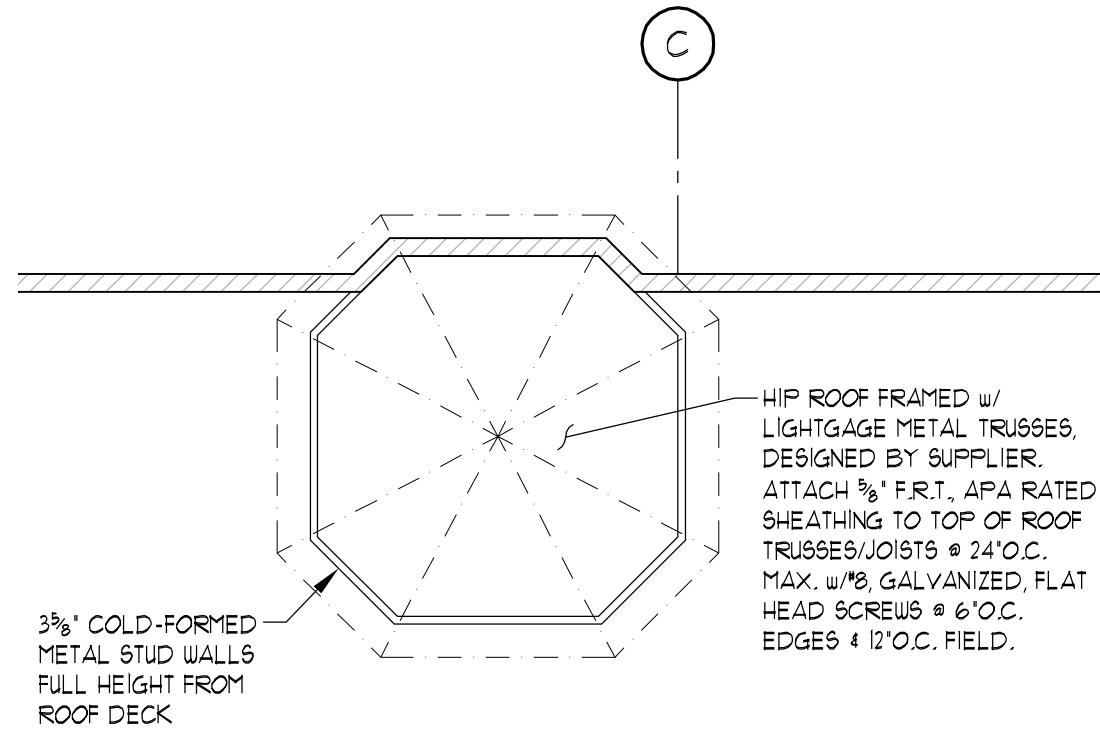
## SNOW DRIFT DIAGRAM

SCALE: N.T.S.



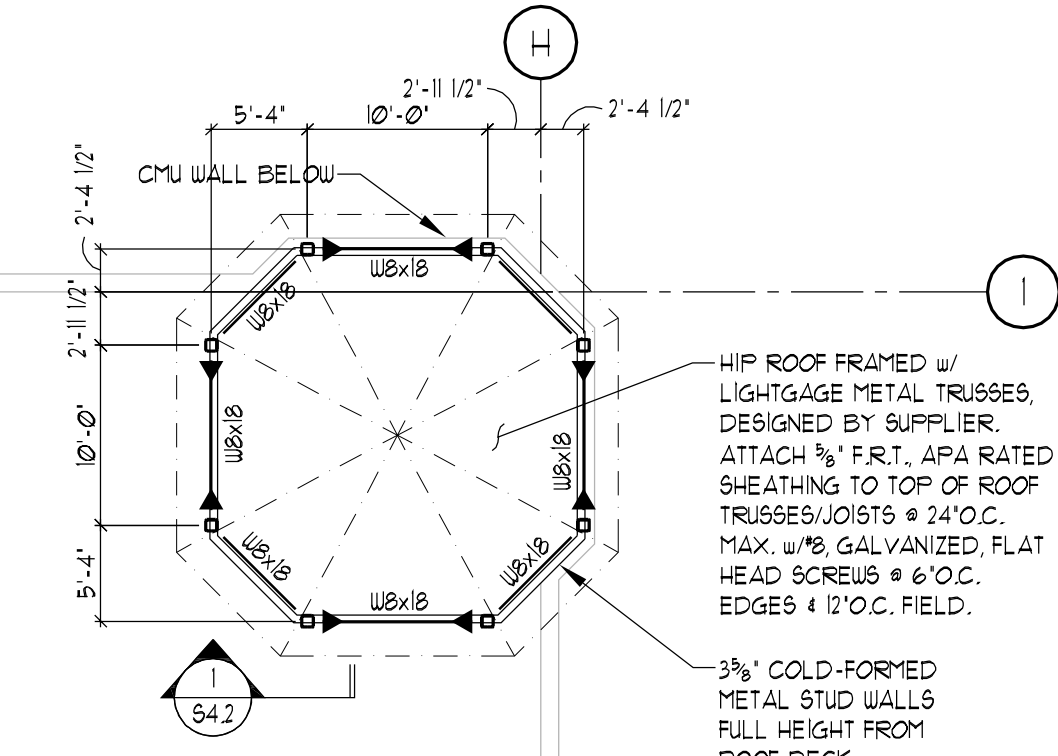
## HIGH ROOF FRAMING PLAN @ WEST TOWER

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



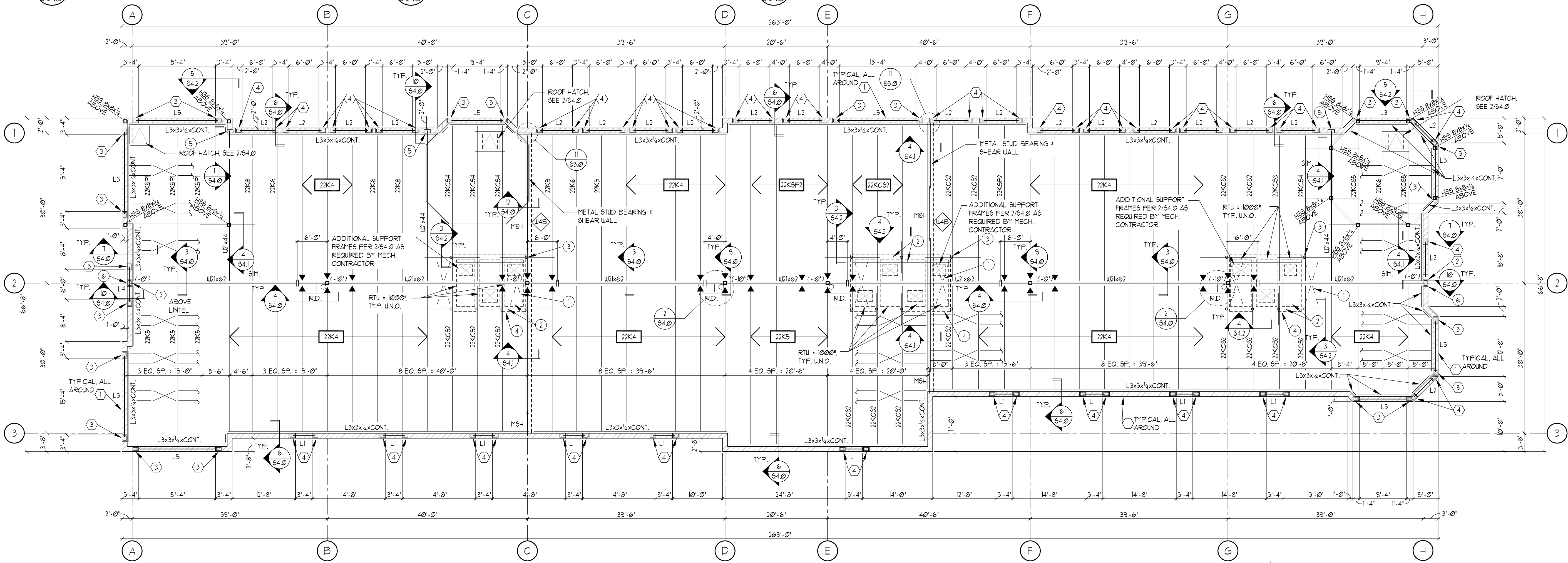
## HIGH ROOF FRAMING PLAN @ CENTER TOWER

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



## HIGH ROOF FRAMING PLAN @ EAST TOWER

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

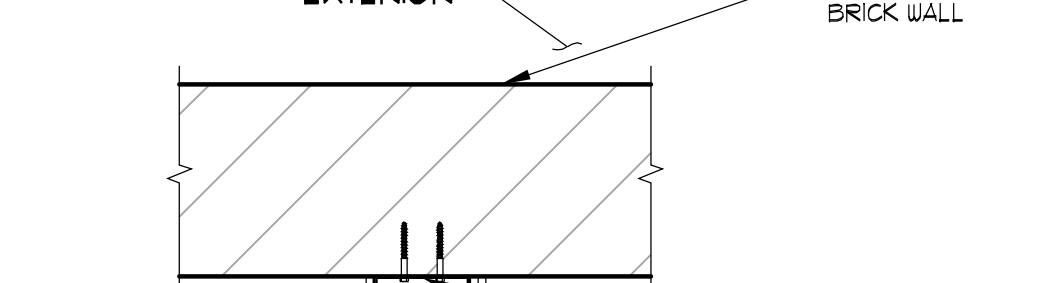


## ROOF FRAMING PLAN

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



| MARK | SIZE/REINFORCING                                                                       | COMMENTS                                                                                                                                                                         |
|------|----------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ①    | 12" CMU/CONCRETE<br>BRICK w/ 4 BARS<br>VERTICAL @ 48" O.C.                             | CENTER REINFORCING IN WALL, U.N.O. REINFORCING AT PIERS<br>SUBSTITUTES FOR WALL REINFORCING. ADJUST SPACING ABOVE &<br>BELOW OPENINGS TO ENSURE MAXIMUM BAR SPACING @ 4'-0" O.C. |
| ②    | 12"x16" CMU/CONCRETE<br>BRICK PIER w/ 4- 1/2<br>BARS VERTICAL @ 12"<br>TIES @ 16" O.C. | 4- 1/2 BARS FULL HEIGHT<br>                                                                     |
| ③    | 12"x16" CMU/CONCRETE<br>BRICK PIER w/ 4- 1/2<br>BARS VERTICAL                          | BAR BETWEEN LINTEL<br>BRG & FOUNDATION<br><br>2- 1/2 FULL HEIGHT                                |
| ④    | 12"x16" CMU/CONCRETE<br>BRICK PIER w/ 1- 1/2<br>BARS VERTICAL                          | GROUT CORE SOLID FOR<br>3 COURSES BELOW BRG.<br><br>1- 1/2 FULL HEIGHT                          |

- 
- A cross-sectional diagram of a metal stud sheathing detail. The diagram shows a vertical metal stud with a horizontal metal flange at the top. The flange is attached to a horizontal CMU/Concrete Brick Wall. The wall is labeled "EXTERIOR" on the left and "CMU/CONCRETE BRICK WALL" on the right. The interior side of the wall is labeled "INTERIOR". The metal stud is labeled "6\" METAL STUDS". The sheathing is labeled "1/2\" SHEATHING". The edge nail sheathing is labeled "EDGE NAIL SHEATHING TO END STUD". The attachment is labeled "ATTACH END STUD DIRECTLY TO INSIDE FACE OF CMU WALL w/ 1/2\" x 4\" LONG TARPON SCREWS @ 6\" O.C. FULL HEIGHT OF STUD".

Technical drawing showing a cross-section of a wall and footing, detailing reinforcement and construction requirements.

**Reinforcement Details:**

- FOOTING:** SEE FDN. PLAN FOR FOOTING SIZE & REINF.
- WALL:**
  - PROVIDE HORIZ. JOINT REINF. @ 16' O.C.
  - DOUELS w/ STD. 90° HOOK TO MATCH SIZE & SPACING OF VERTICAL BARS, EXTEND 24" MIN INTO MASONRY WALL
- SLAB:**
  - SEE FOUNDATION PLAN FOR SLAB THICKNESS AND REINFORCING
  - 1/2" ISOLATION BOARD
  - TOP OF SLAB EL. SEE PLAN
  - REINFORCING IN SOLID GROUTED CELLS SEE PLAN FOR SIZE AND SPACING

**Dimensions & Notes:**

- EQ. (Equal) dimensions are indicated for the footing and wall sections.
- 3" CLEAR dimension is shown at the base of the wall.
- TOP OF FTG. EL. SEE PLAN

The technical drawing consists of two main parts: a plan view at the top and a section view at the bottom.

- Plan View:** Shows a square column cross-section with side dimensions of 14" MIN. (TYP). It illustrates the connection between a horizontal member (labeled "CONSTRUCTION OR CONTROL JOINT, TYP.") and a vertical member (labeled "COLUMN, SEE PLAN"). The joint is offset by 30". A "STEEL TUBE COLUMN OR CONCRETE PIER, SEE PLAN" is shown extending from the joint. A "1/2\" ISOLATION BOARD" is indicated near the joint.
- Section View:** Labeled "SECTION A" at the bottom right. It shows a cross-section of the joint. The horizontal member has a height of 14" MIN. (TYP). The vertical member is labeled "COL. PIER OR WALL". The joint details include "MAIN FOUR" and "INFL FOUR" reinforcement bars. A note states: "CONSTRUCTION JOINT: SEE TYP. DETAILS - RUN U/F THROUGH JOINT".

| MARK | SIZE                                  | CONFIGURATION                                                                                                   | REMARKS                   |
|------|---------------------------------------|-----------------------------------------------------------------------------------------------------------------|---------------------------|
| L1   | 11 $\frac{3}{8}$ x 7 $\frac{1}{8}$ PC |  2 - #3 TOP<br>2 - #4 BOTTOM | PROVIDE 1/2" CLEAR COVER  |
| L2   | 11 $\frac{3}{8}$ x 7 $\frac{1}{8}$ PC |  3 - #3 TOP<br>3 - #5 BOTTOM | PROVIDE 1/2" CLEAR COVER  |
| L3   | W8x18 w/ E 5/16x0'-11"xCONT.          | EQUAL<br>                    | INFILL FOLLOWING ERECTION |
| L4   | W8x24 w/ E 5/16x0'-11"xCONT.          | EQUAL<br>                    | INFILL FOLLOWING ERECTION |
| L5   | W6x24 w/ E 5/16x0'-11"xCONT.          | EQUAL<br>                    | INFILL FOLLOWING ERECTION |

3. CENTER BEAMS WITHIN WIDTH OF BLOCK UNLESS NOTED OTHERWISE.
4. PROVIDE HORIZONTAL REINFORCING IN THE JOINT ABOVE THE LINTEL, AND EXTEND 24" BEYOND EDGE OF OPENING.
5. REFER TO ARCHITECTURAL DRAWINGS FOR OPENING LOCATIONS, ELEVATIONS, & SIZES.
6. EXTEND BOTTOM PLATES FULL LENGTH.
7. BOTTOM REIN TO BE 1" NARROWER THAN NOMINAL TOTAL WALL THICKNESS, UNLESS NOTED OTHERWISE. WRAP ENDS OF STEEL LINTEL w/ BUILDING PAPER AND GROUT SOLID.

This diagram is a cross-sectional view of a column and footing assembly. The column is shown above a footing, with a construction joint indicated by a dashed line. The footing is embedded in a foundation. Various construction details are labeled with numbers 1 through 6, and other features are labeled with text. Dimensions are provided for the footing and the column's base.

Labels and dimensions include:

- COLUMN, SEE PLAN
- SLAB ON GRADE, SEE PLAN
- 1/4" (with a circle around the fraction)
- 1' (dimension for footing width)
- 2' (dimension for footing depth)
- 3' (dimension for footing width)
- 1. COLUMN AND FOOTING UNLESS NOTED OTHERWISE
- 2. CONSTRUCTION JOINT, SEE TYPICAL DETAILS
- 3. NON-SHRINK GROUT
- 4. TOP OF SLAB EL., SEE PLAN
- 5. TOP OF FTG. EL., SEE PLAN
- 6. 1/4" SETTING IS ON 3/4" GROUT
- 4. ANCHOR BOLTS
- FOOTING, SEE PLAN

The diagram illustrates a cross-section of a concrete slab joint. Key features include:
 

- Reinforcement:** A central horizontal bar with a diameter of  $\phi 1/4"$  is shown. It is bent up at an angle of  $45^\circ$  on both sides of the joint.
- Dimensions:** The distance from the center of the joint to the bend-up points is labeled as  $15'-0"$  O.C. MAX. The total length of the central bar is  $30'-0"$ .
- Joint Details:** The joint is labeled as a "REMOVEABLE PLASTIC OR HARDBOARD PRE-FORMED STRIP, OR SAWCUT JOINT AS SHOWN AS SAWCUT WILL NOT TRAVEL CONCRETE, WITHIN 12 HOURS".
- Other Labels:**
  - "DEPTH TO BE THE SMALLER OF 1/4 THE SLAB THICKNESS OR 2'".
  - "WUF (CUT EVERY OTHER WIRE AT JOINT)".
  - "TOP OF SLAB EL. SEE PLAN".
  - "6' FREELY DRAINING SUB-BASE".

**NOTES:**

1. SEE THE FOUNDATION PLAN FOR SLAB THICKNESS, REINFORCEMENT, AND JOINT LOCATIONS.
2. SLAB SHALL BE PLACED USING 'STRIP' OR 'LANE' CONSTRUCTION.
3. FILL JOINTS WITH SEMI-RIGID EPOXY MATERIAL.

630 SCALE: N.T.S.

TOP OF FTG. EL. SEE PLAN

BENT BARS TO BE THE SAME SIZE AND QUANTITY AS TYPICAL REINFORCING

FOOTING DEPTH MINIMUM

1'-0"

2'-4" MAXIMUM STEP

TOP OF FTG. EL. SEE PLAN

SEE SCHEDULE FOR FOOTING THICKNESS AND REINFORCING

CLASS B, CATEGORY 6 LAP FOR 'OTHER' BARS.

NOTES:

1. 4'-0" FOOTING STEP LENGTH MINIMUM.
2. CATEGORY 6 REFERS TO CATEGORIES FOR USE IN DETERMINING

Diagram illustrating the cross-section of a building exterior wall and foundation, showing structural details and dimensions.

**Labels and Dimensions:**

- SEE FDN. PLAN** (Foundation Plan)
- 3/4" RIGID INSULATION**
- 1/4" x 2" x 8" @ 12" O.C. INTO SIDEWALK**
- 1/4" @ 12" O.C. EA. WAY**
- 24"** (Wall thickness)
- PITCH TO DRAIN**
- EXTERIOR**
- 6" CMU WALL**
- 1/4" @ 4'-0" O.C.**
- 8"** (Foundation width)
- BUILDING**
- SEE FTMG. DTLS. FOR WALL REINF.**
- SEE FDN. PLAN FOR FTG. SIZE & REINF.**

Diagram illustrating the foundation plan for a slab on grade, showing the slab thickness, reinforcement bar placement, and joint location.

Labels and dimensions:

- $\frac{3}{4}'' \times 11'-4''$  SMOOTH GREASED REINFORCING BAR @ 12" O.C. LOCATED @ MID-HEIGHT OF SLAB, PLACED LEVEL 1 PERPENDICULAR TO JOINT.
- JWF SHALL NOT BE CONTINUOUS ACROSS THE JOINT, EXCEPT @ COLUMN ISOLATION JOINTS
- TOP OF SLAB EL. SEE PLAN
- 6" FREELY DRAINING SUB-BASE

NOTES:

1. SEE THE FOUNDATION PLAN FOR SLAB THICKNESS, REINFORCEMENT, AND JOINT LOCATIONS.
2. SLAB SHALL BE PLACED USING "STRIP" OR "LINE" CONSTRUCTION.
3. FILL JOINTS WITH SEMI-RIGID EPOXY MATERIAL.
4. SMOOTH COUPLER BARS SHALL BE SAWN, NOT SHEARED.

Architectural drawing showing a cross-section of a wall and foundation. The drawing includes the following details and callouts:

- 1/2" ISOLATION BOARD**: Indicated by a line pointing to the insulation layer above the foundation.
- SEE FOUNDATION PLAN FOR SLAB THICKNESS AND REINFORCING**: Callout pointing to the foundation slab.
- PROVIDE HORIZ. JOINT REINF. @ 16" O.C.**: Callout pointing to horizontal reinforcement in the foundation.
- EQ.**: Two labels indicating equal dimensions for the foundation width and height.
- SEE FDN. PLAN FOR FOOTING SIZE & REINF.**: Callout pointing to the footing area.
- TOP OF WALL EL. SEE PLAN**: Callout pointing to the top of the wall.
- 12" BOND BEAM w/2" x 5xCONT.**: Callout pointing to the bond beam above the foundation.
- REINFORCING IN SOLID GROUTED CELLS SEE PLAN FOR SIZE AND SPACING**: Callout pointing to the reinforcement in the grouted cells.
- DOVELS w/ STD. 90° HOOK TO MATCH SIZE & SPACING OF VERTICAL BARS. EXTEND 24" MIN INTO MASONRY WALL**: Callout pointing to the reinforcement details in the wall.
- TOP OF FTG. EL. SEE PLAN**: Callout pointing to the top of the footing.

COLD-FORMED METAL SHEAR WALL. SEE PLAN FOR LOCATION.  
 ATTACH BOTTOM TRACK OF WALL TO SOLID GROUTED CMU w/ 1/4"x2" LONG TAPCON SCREWS w/ H/W @ 8" O.C. CENTER IN WALL.  
 1/2" ISOLATION BOARD EACH SIDE.  
 SEE FOUNDATION PLAN FOR SLAB THICKNESS AND REINFORCING.  
 TOP OF WALL EL. SEE PLAN.  
 TOP OF FTG. EL. SEE PLAN.  
 1/2" FIRE RETARDANT TREATED APA RATED SHEATHING.  
 ATTACH TO STUDS w/ #6 GALV. SCREWS @ 4" O.C. EDGES & 12" O.C. FIELD. BLOCK WALL PANEL EDGES PER NOTE #6.  
 COLD-FORMED METAL SHEAR WALL NOTES.  
 USE MIN. 60006162-43(33ka1) METAL STUDS @ 16" O.C. INSTALL BRIDGING PER DETAIL 4/541 TO STUD ON OPPOSITE SIDE OF SHEATHING.  
 SINGLE COURSE OF 8" CMU GROUTED SOLID w/ 1" #5 BAR CONCT. BELOW WALL @ 1/4" BENT DOUELS INTO FTG. @ 48" O.C.  
 3' CLR.  
 EQ. 8' EQ.  
 SEE FDN. PLAN FOR FOOTING SIZE & REINF.

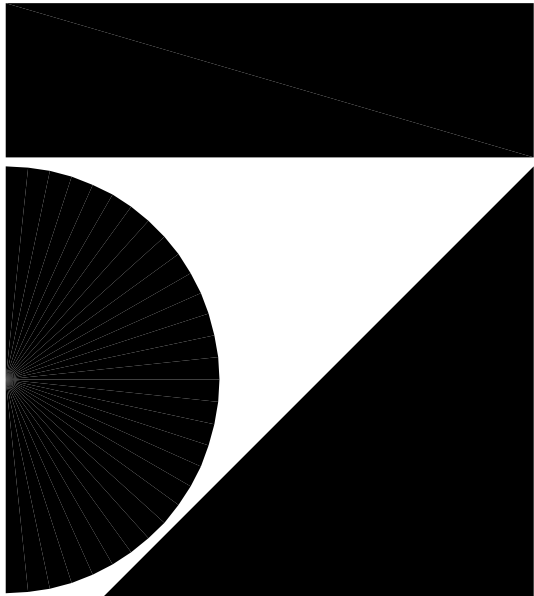
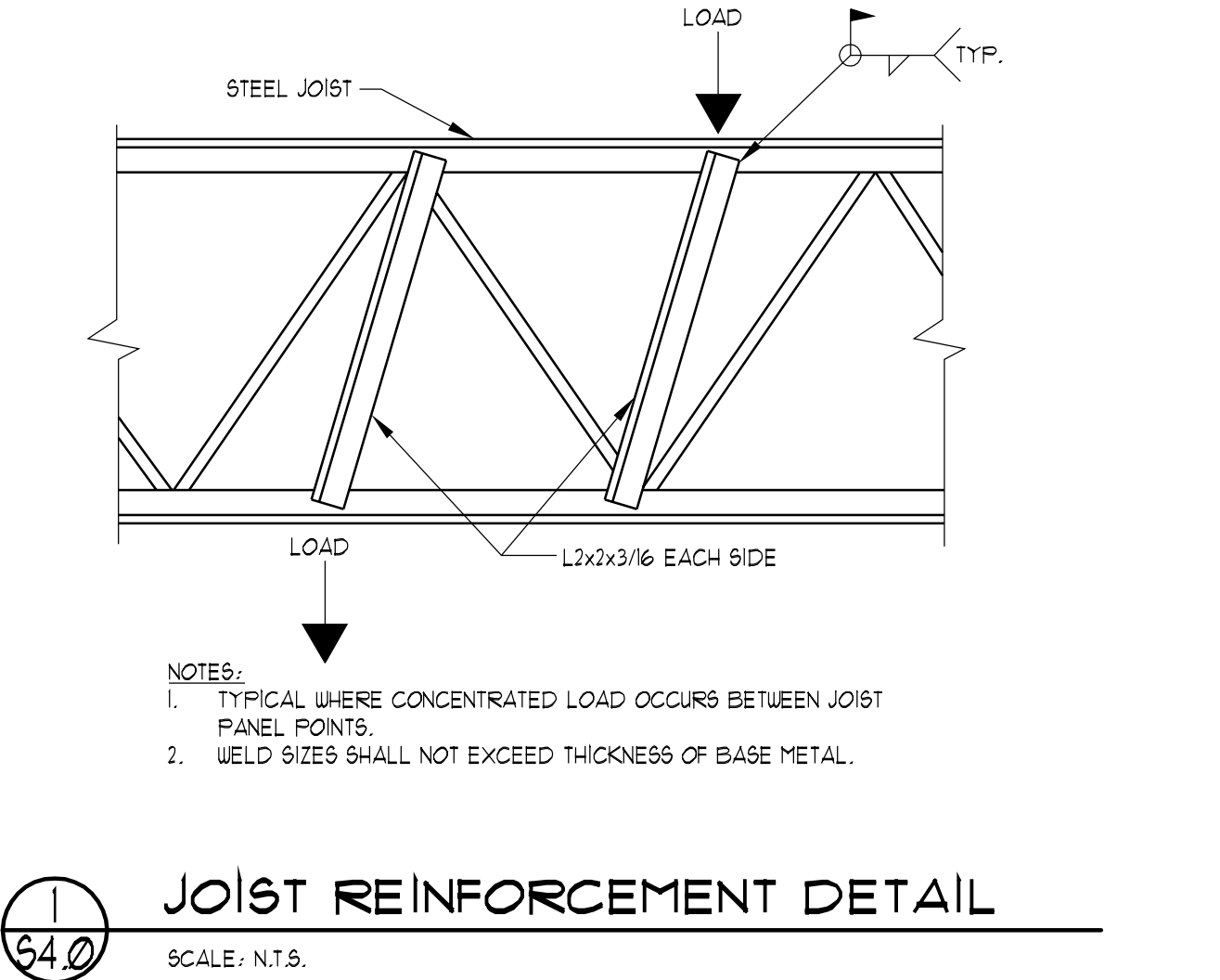
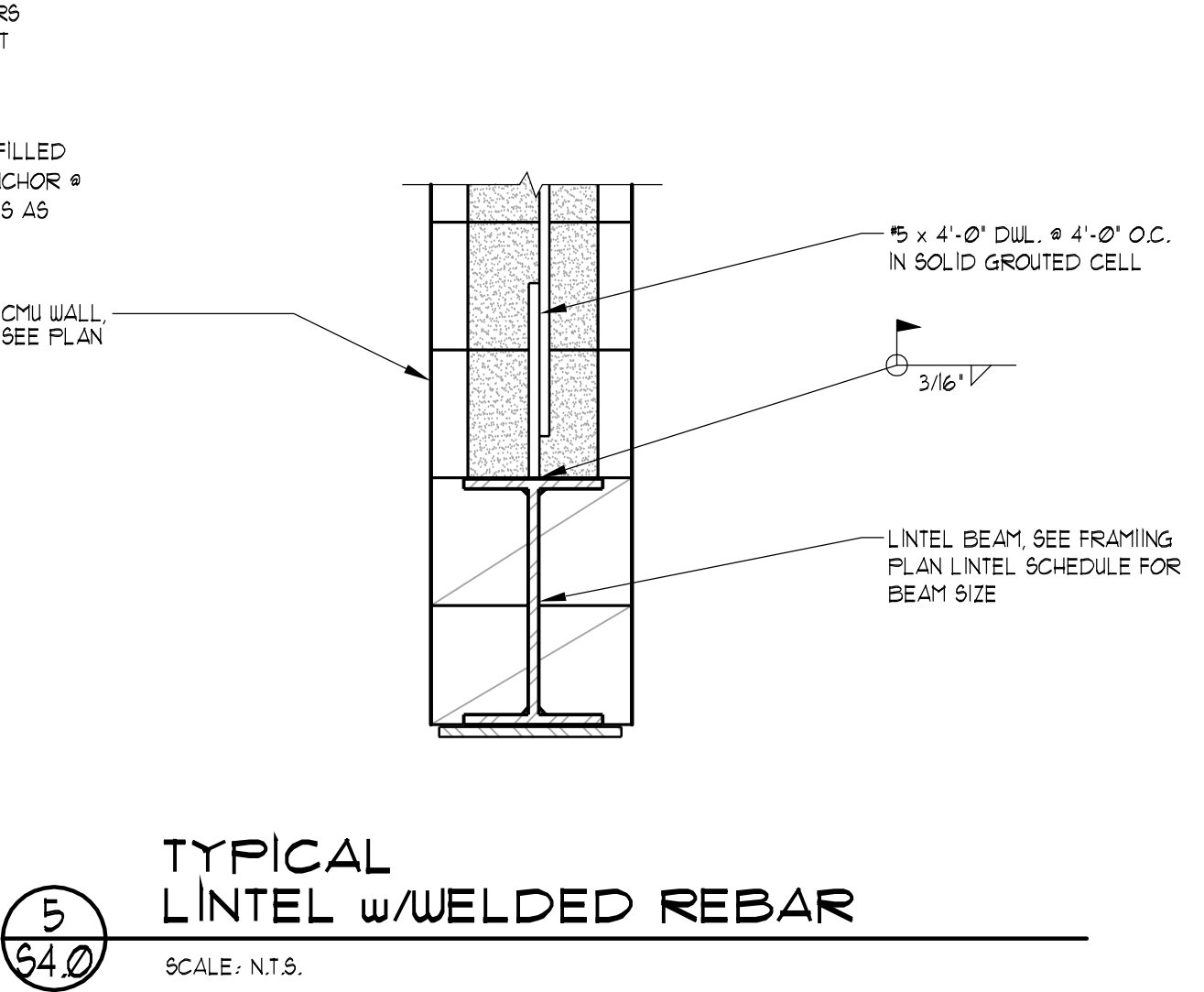
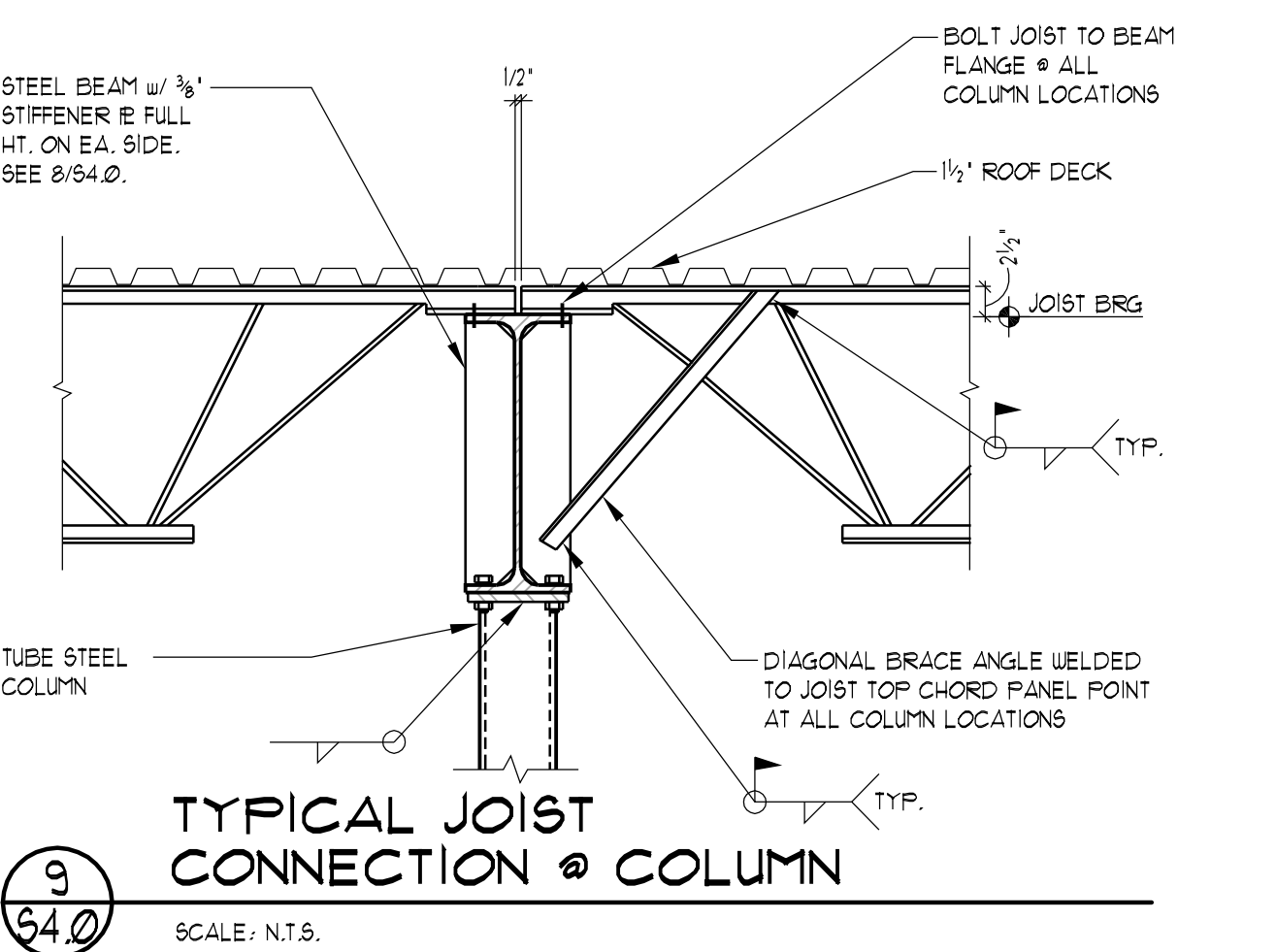
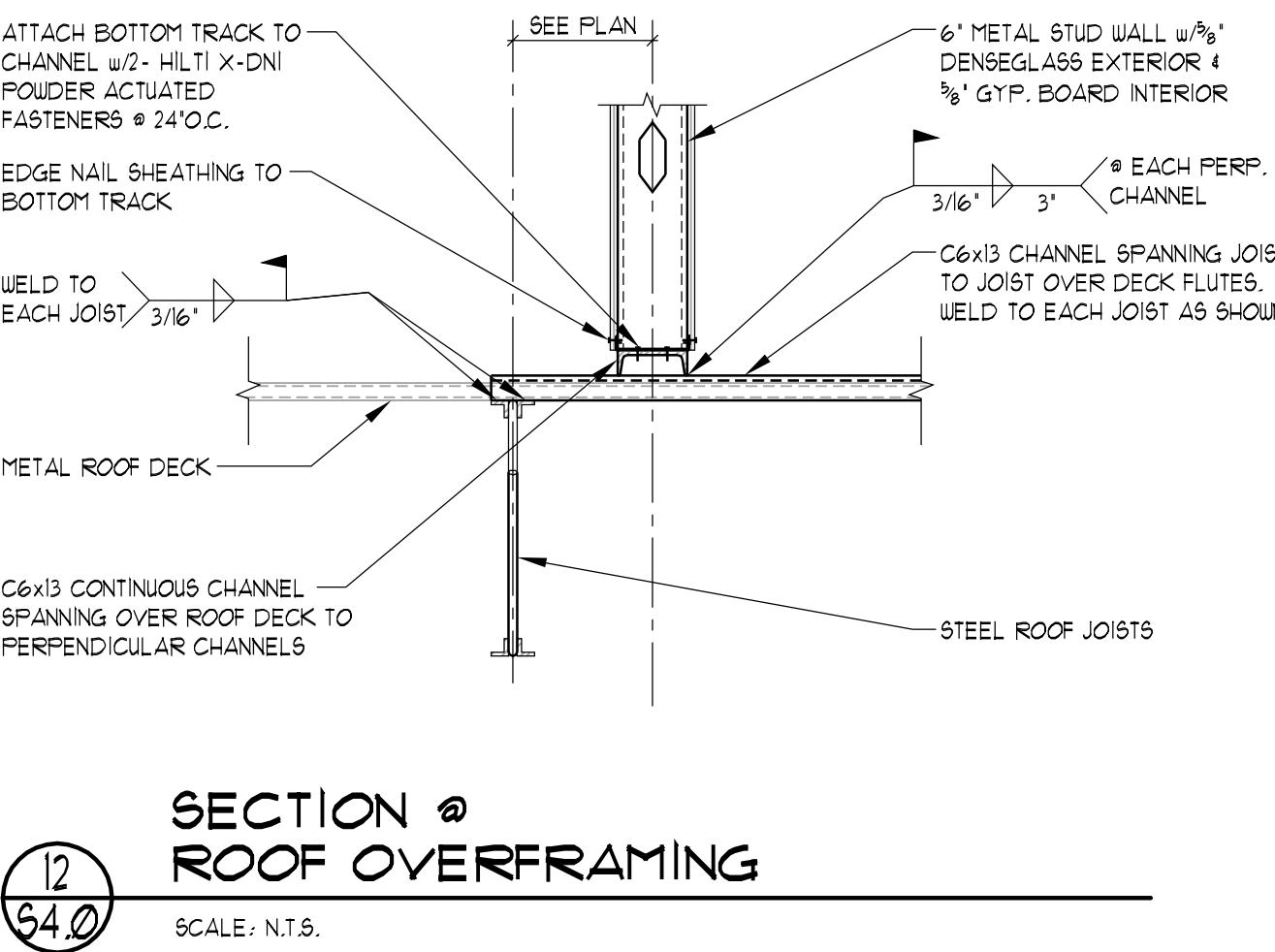
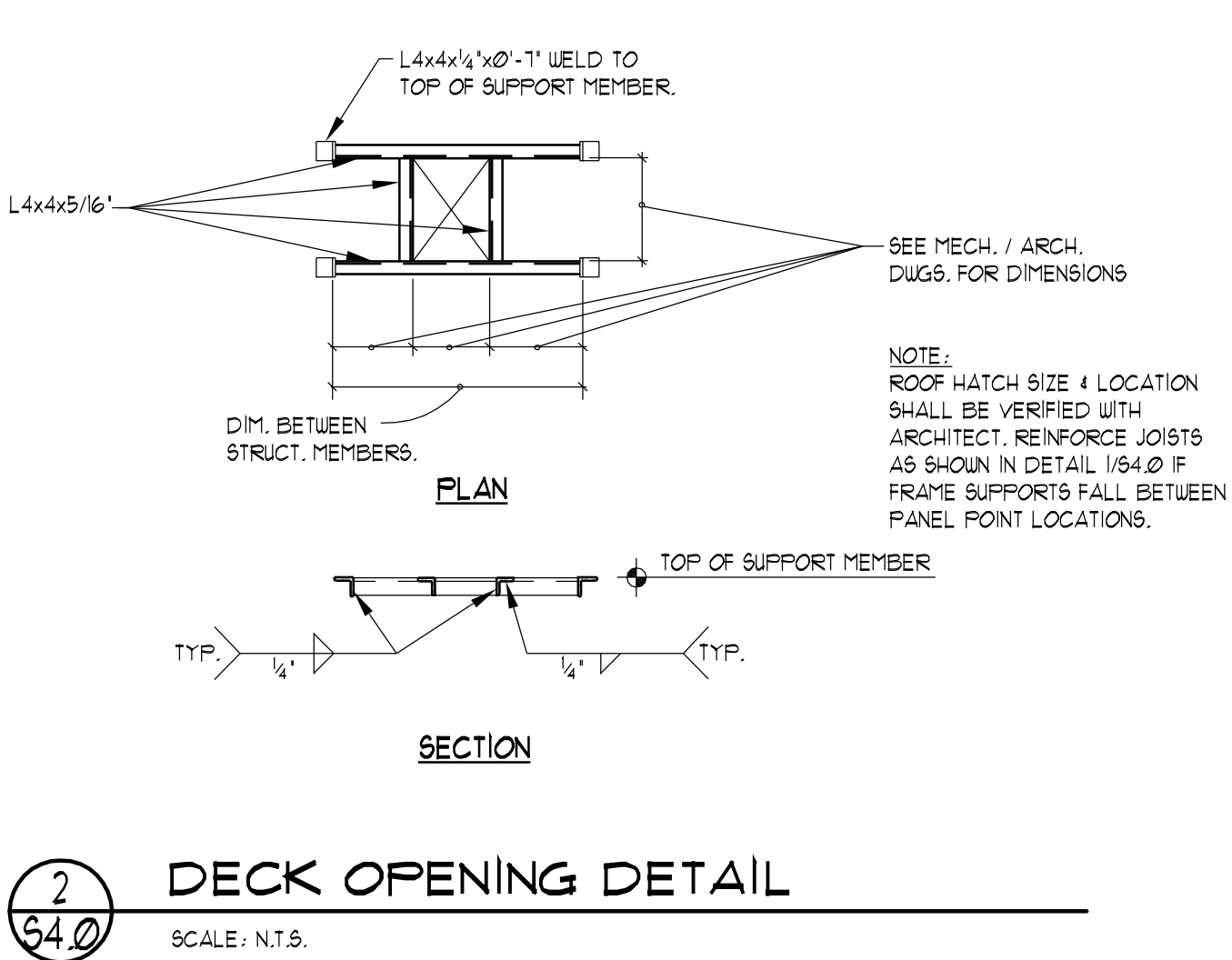
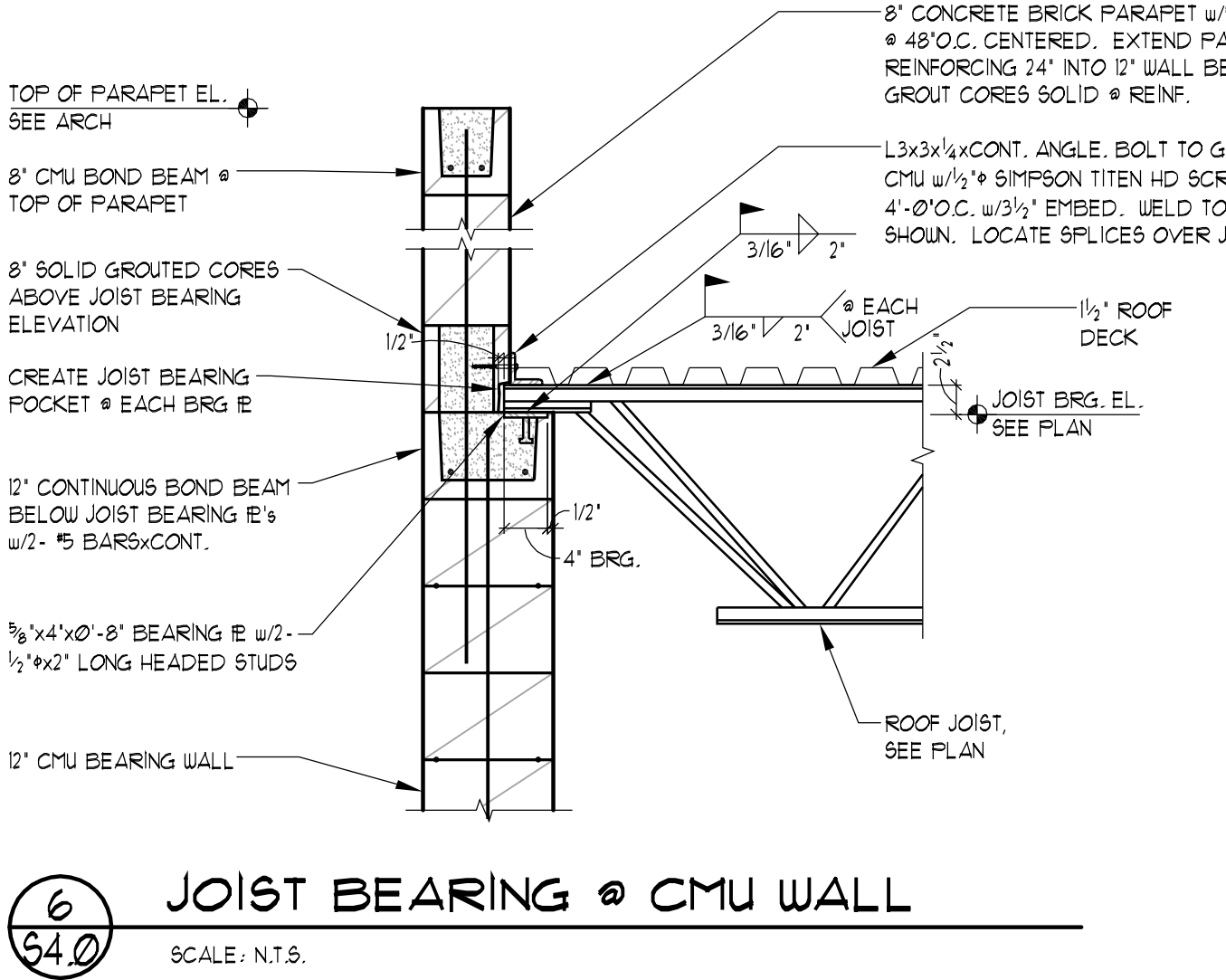
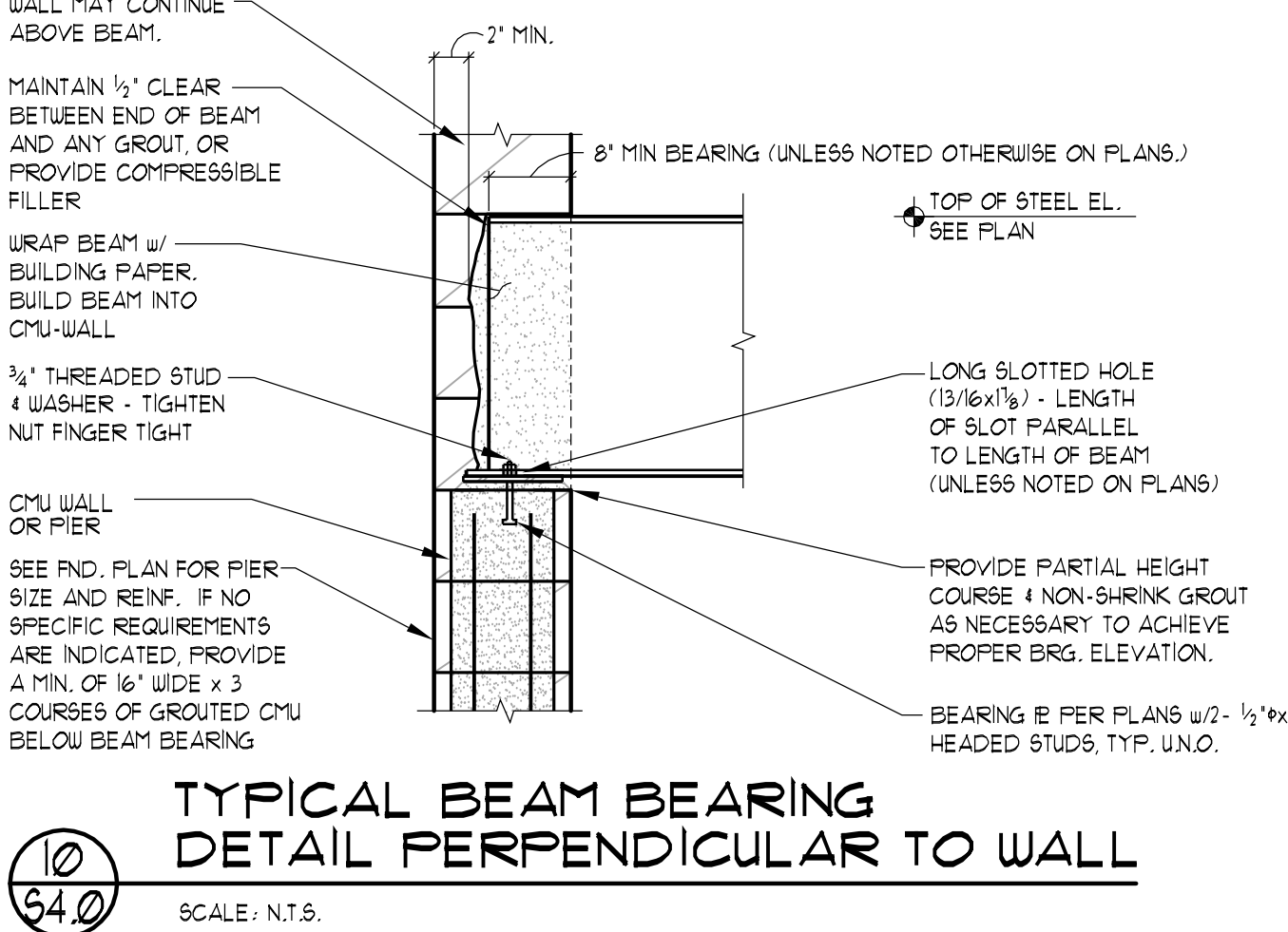
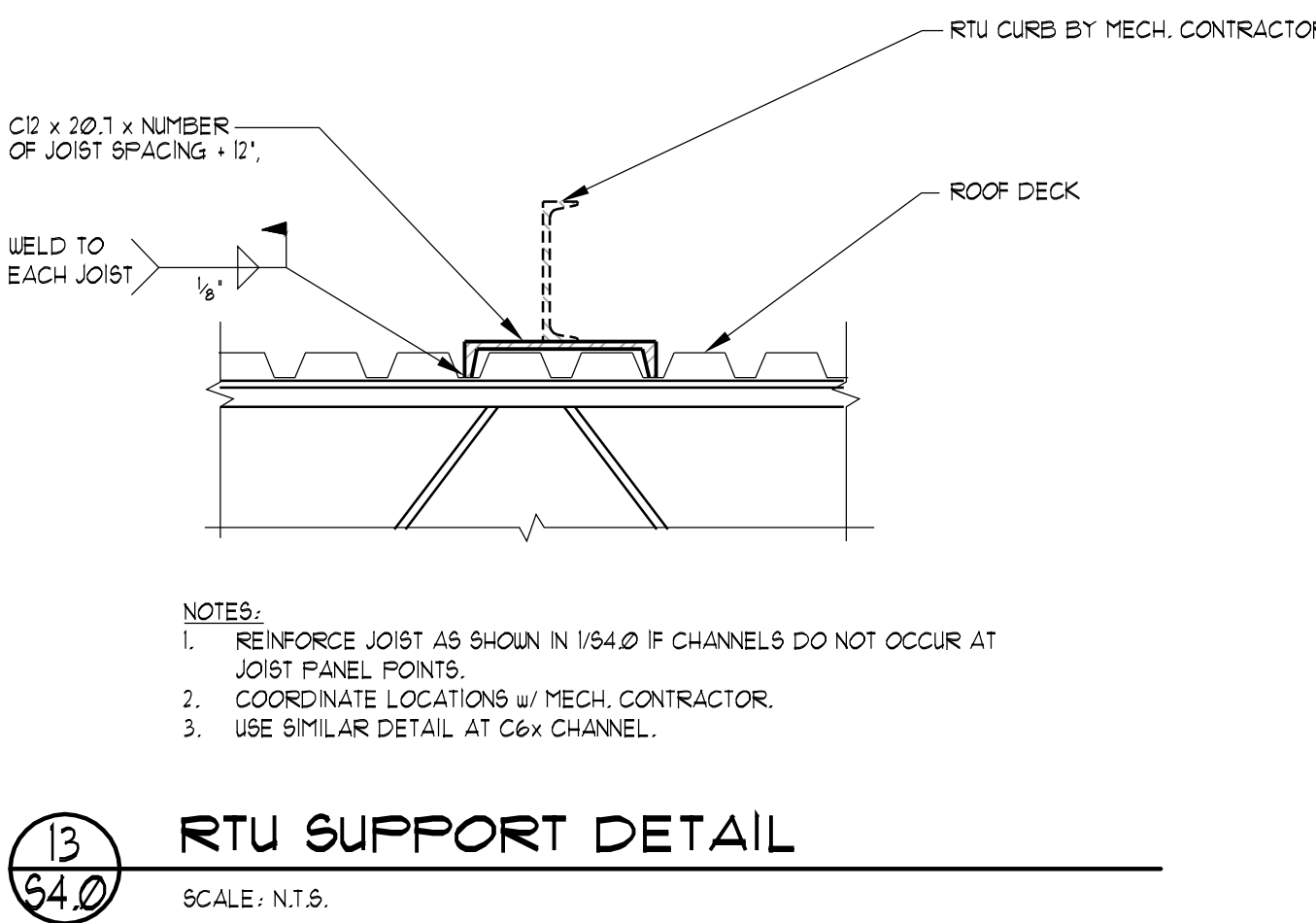
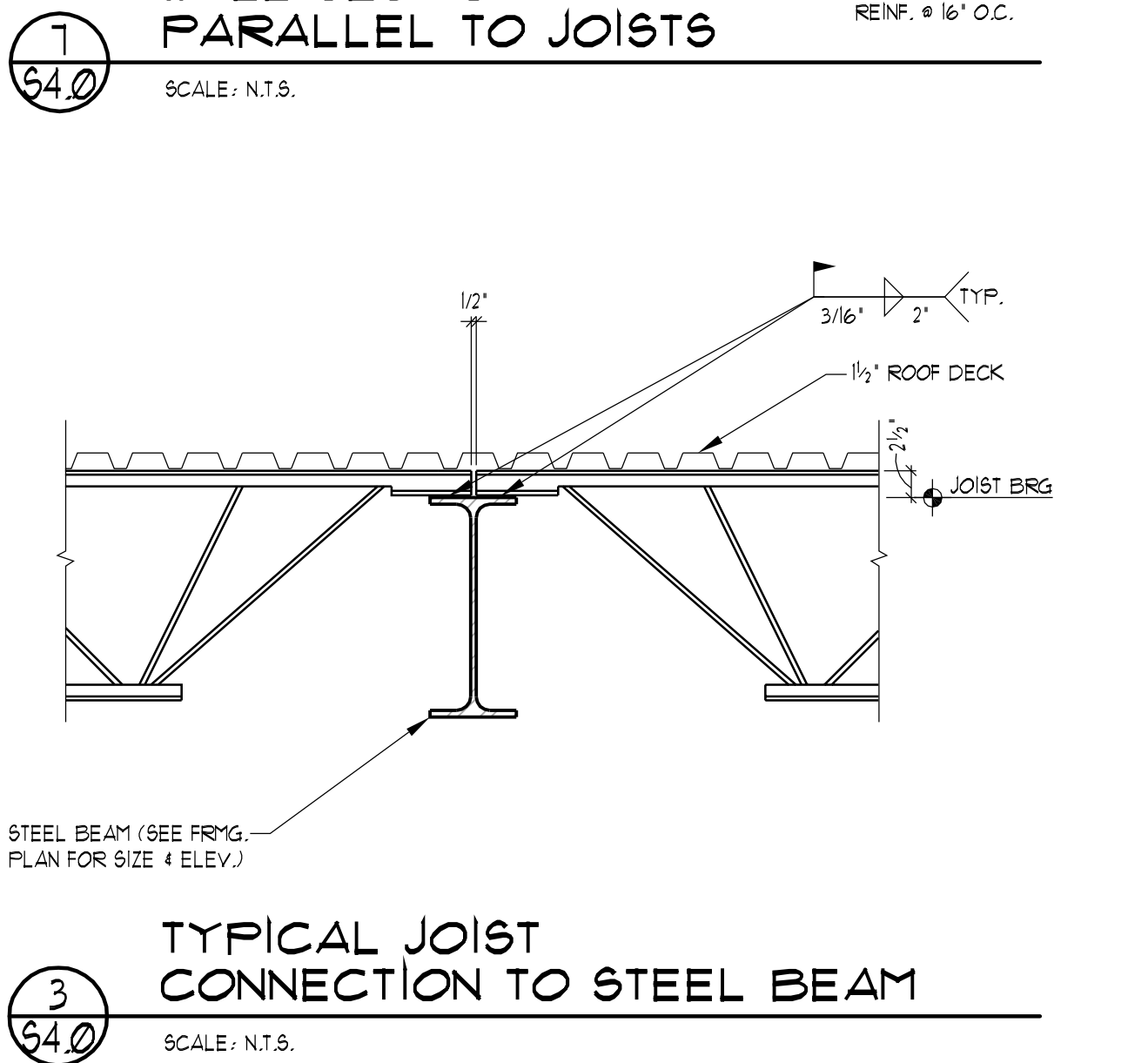
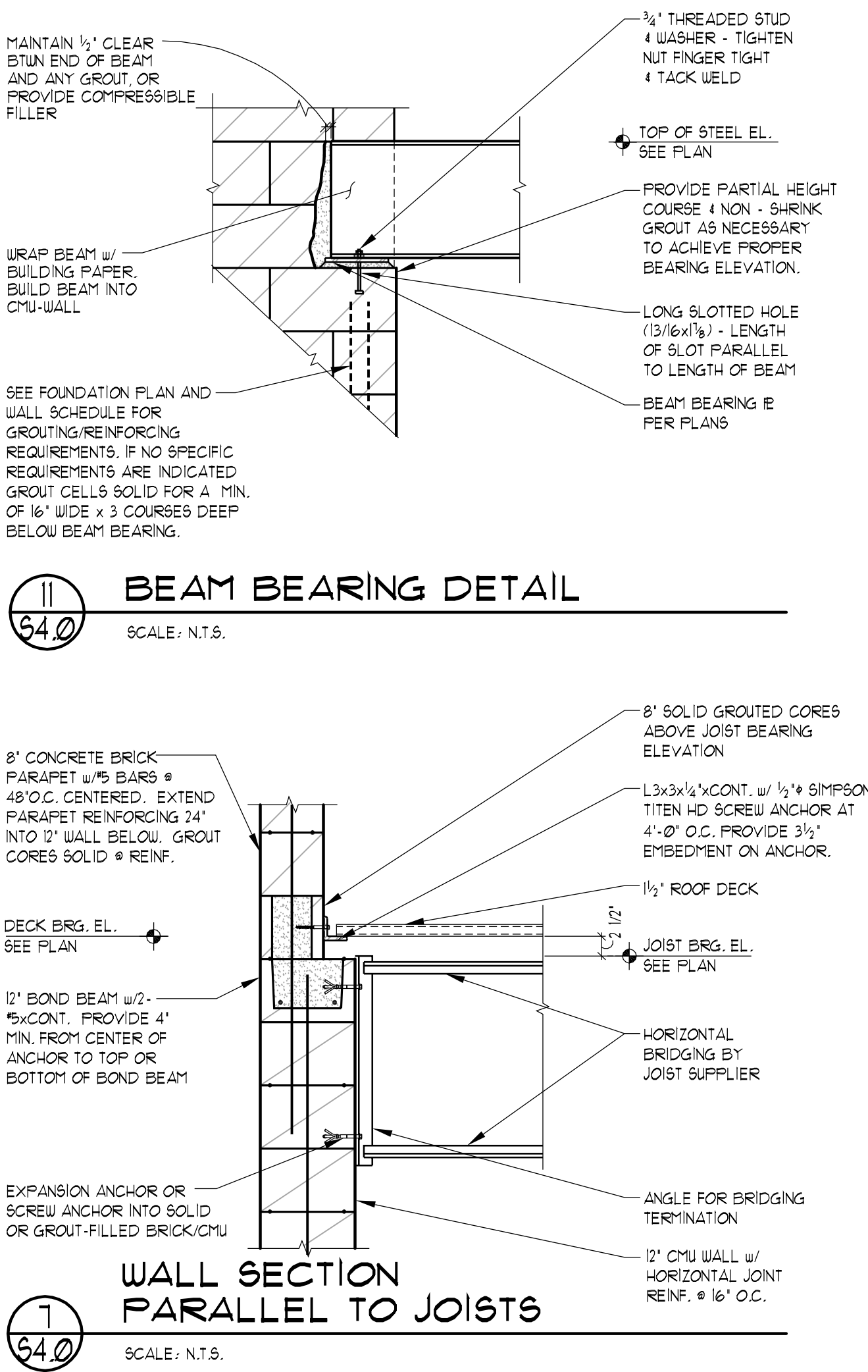
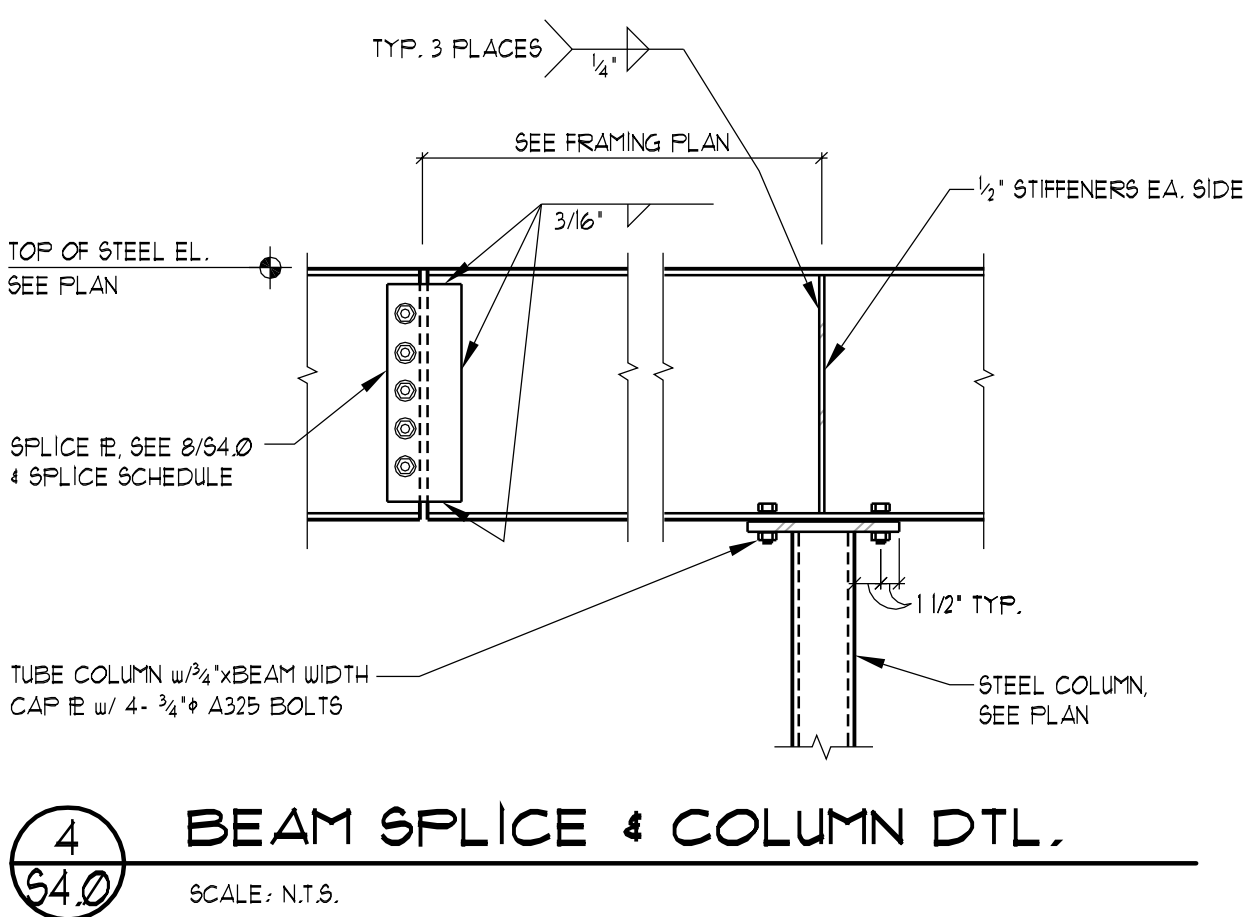
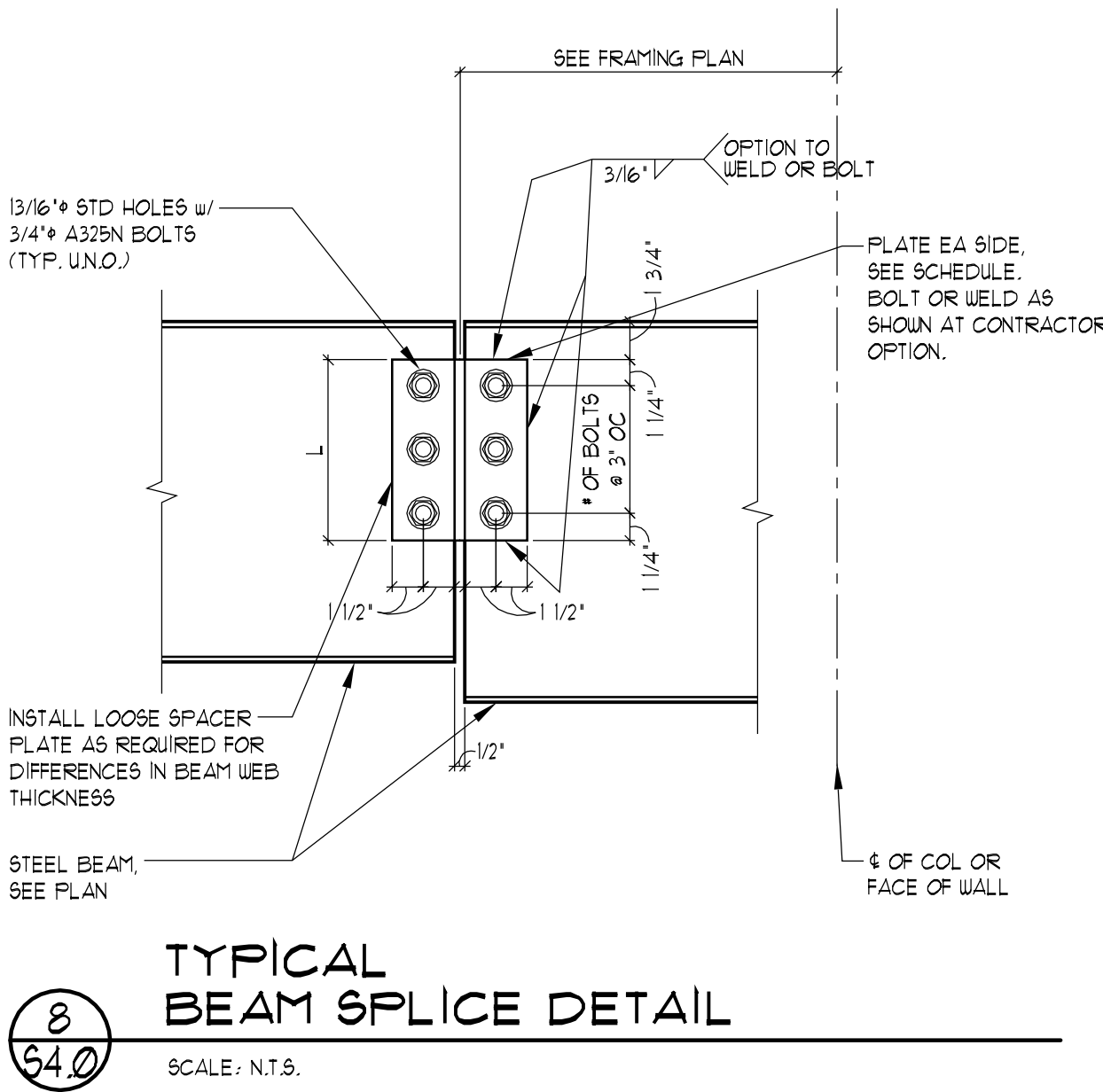
The image contains two technical drawings of wall reinforcement details. The left drawing shows a corner reinforcement detail with dimensions: LAP = 2'-4", 3'-0" vertical height, 0'-0" horizontal distance from the corner, and 0'-6" vertical distance from the corner. Labels include: HEAVY DUTY PREFAB CORNERS AT 16' O.C. VERTICAL and HEAVY DUTY WALL REINF. AT 16' O.C. VERTICAL. The right drawing shows an end wall reinforcement detail with dimensions: 2'-8" horizontal distance from the end, 3'-0" vertical height, and 2'-6" vertical distance from the base. Labels include: HEAVY DUTY WALL REINF. AT 16' O.C. VERTICAL and HEAVY DUTY PREFAB TEE AT 16' O.C. VERTICAL.

**NOTES:**

1. USE LADDER TYPE HORIZ REINF. AT MULTI-WYTHE AND/OR BRICK AND BLOCK CONSTRUCTION

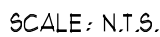


THE CLIENT AGREES TO INDEMNIFY AND HOLD THE ARCHITECT HARMLESS FROM ANY DAMAGE, LIABILITY, OR COST, INCLUDING ATTORNEY'S FEES AND COSTS OF DEFENSE ARISING FROM ANY CHANGES OR ALTERATIONS MADE BY ANYONE OTHER THAN THE ARCHITECT, OR FROM ANY REUSE OF THE DRAWINGS AND DATA, WITHOUT THE PRIOR WRITTEN CONSENT OF THE ARCHITECT.





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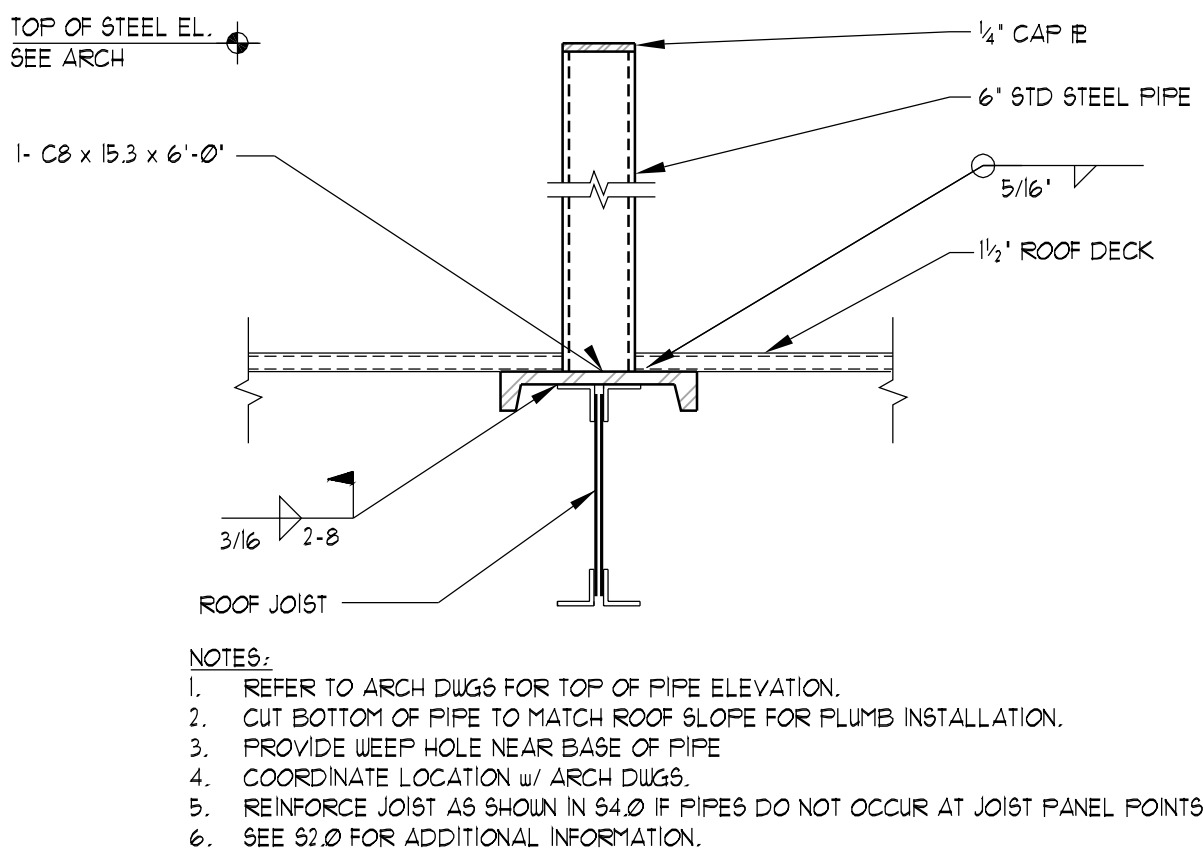




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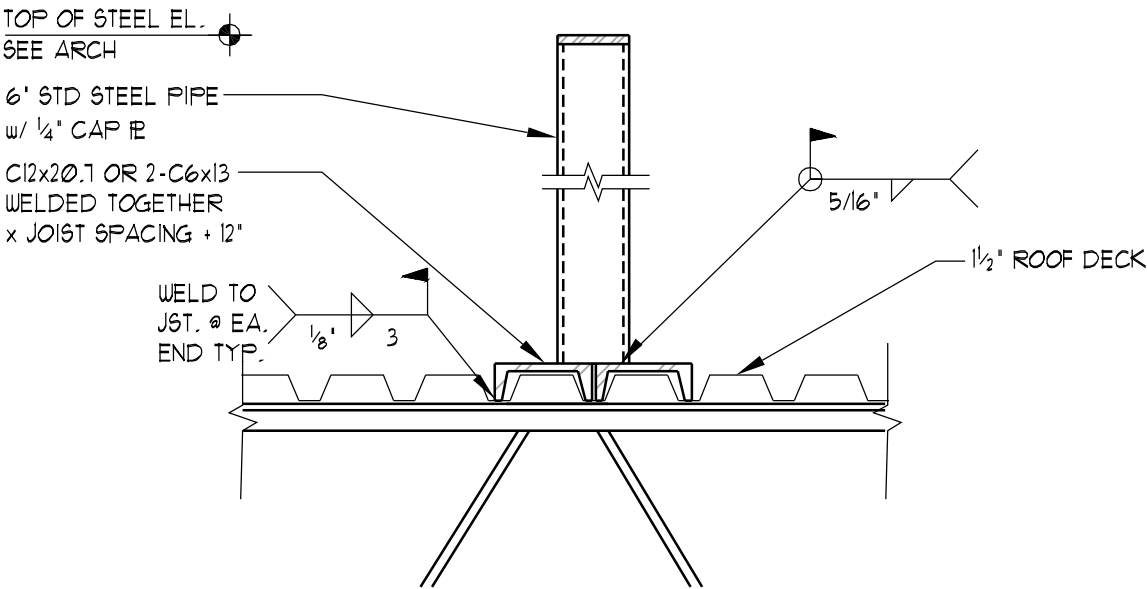
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|----------------|--------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 03200          | CONCRETE REINFORCEMENT         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                | GENERAL                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 1.1            | Scope                          | A. Perform all Work required to complete the Concrete Reinforcement indicated by the Contract Documents, and furnish all items necessary for its proper installation.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 1.2            | References                     | A. American Concrete Institute (ACI) <ol style="list-style-type: none"><li>ACI 117, Standard Specifications for Tolerances for Concrete Construction and Materials.</li><li>ACI 301, Standard Specifications for Structural Concrete.</li><li>ACI 315, Manual of Standard Practice for Detailing Reinforced Concrete Structures.</li><li>ACI 318, Building Code Requirements for Reinforced Concrete.</li></ol> B. American Society for Testing and Materials (ASTM) <ol style="list-style-type: none"><li>ASTM A62, Standard Specification for Steel Wire, Plain, for Concrete Reinforcement.</li><li>ASTM A185, Standard Specification for Steel Welded Wire Fabric, Plain, for Concrete Reinforcement.</li><li>ASTM A615, Standard Specification for Deformed and Plain Billet Steel Bars for Concrete Reinforcement.</li></ol> C. American Welding Society's (AWS) <ol style="list-style-type: none"><li>AWS A5.1, Mild Steel Covered Arc-Welding Electrodes.</li><li>AWS D1.4, Reinforcing Steel Welding Code.</li></ol> D. Concrete Reinforcing Steel Institute (CRSI) <ol style="list-style-type: none"><li>Manual of Standard Practice.</li><li>Recommended Practice for Placing Reinforcing Bars.</li></ol> |
| 1.3            | Quality Assurance              | A. Welders' Qualifications: Welders shall be qualified in accordance with AWS D1.4.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 2              | PRODUCTS                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 2.1            | Materials                      | A. Bars: New billet steel, ASTM A615 Grade 60, ASTM A706 Grade 60, or ASTM A816 Grade 80, Designation S1. See Contract Documents for specified steel.<br>B. Tie Wires and Splices: ASTM A62.<br>C. Welded Wire Fabric: ASTM A185 supplied in flat sheets only.<br>D. Welding Electrodes: Mild steel covered arc-welding types conforming to AWS A5.1.<br>E. Bar Supports: As required for assembling and supporting reinforcement in place. <ol style="list-style-type: none"><li>Typical: CRSI Class B pre-galvanized.</li></ol>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 2.2            | Fabrication                    | A. Conform with the requirements of ACI 315 where specific details are not shown or where the Drawings and specifications are not more demanding.<br>B. Conform with the requirements of ACI 317 for reinforcement fabricating tolerances.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 3              | EXECUTION                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 3.1            | Preparation                    | A. Clean reinforcement of loose rust, mill scale and other foreign materials immediately prior to placement.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 3.2            | Installation                   | A. Comply with CRSI recommended practice for "Placing Reinforcing Bars" for details and methods of reinforcement placement and supports and as herein specified.<br>B. Provide supports for reinforcement including bolsters, chairs, spacers and other devices suitable for proper spacing, supporting and fastening reinforcing in place. Use wire bar type supports complying with CRSI "Manual of Standard Practice".<br>C. Space reinforcing bars in compliance with ACI 318.<br>D. Place reinforcement to obtain proper coverage for concrete protection. Arrange, space and tie the bars and bar supports together with steel wire. Set wire to ends into the concrete. Place and tie column downs.<br>E. Splice reinforcement with contact lapped splices in accordance with ACI 318 Class B considering both basic and top bar tables, unless indicated otherwise on the Drawings.<br>F. Welding <ol style="list-style-type: none"><li>Employ shielded metal-arc method and conform to AWS D1.4.</li><li>Only A706 Grade 60 rebar to be welded. No welding of A816 Grade 80 rebar permitted.</li><li>Install welded wire fabric with one square plus 2 inches and end laps. Offset end laps.</li></ol>      |
| 3.3            | Field Bending or Straightening | A. When permitted, bend or straighten reinforcement partially embedded in concrete in accordance with the following procedures. <ol style="list-style-type: none"><li>Reinforcing bar sizes No. 3 through No. 5 may be bent cold the first time, provided reinforcement bar temperature is above 32 degrees Fahrenheit.</li><li>For other bar sizes, preheat reinforcement bars before bending in accordance with the procedures of ACI 301, Reinforcement and Reinforcement Support Section.</li></ol>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| END OF SECTION |                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

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|-------|------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 03300 | CAST-IN-PLACE CONCRETE |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|       | GENERAL                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 1.1   | Scope                  | A. Perform all Work required to complete the Cast-In-Place Concrete indicated by the Contract Documents and furnish all items necessary for its proper installation.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 1.2   | References             | A. American Concrete Institute (ACI) <ol style="list-style-type: none"><li>ACI 301, Specification for Structural Concrete for Buildings.</li><li>ACI 302, Guide for Concrete Floor and Slab Construction.</li><li>ACI 304, Recommended Practice for Measuring, Mixing and Placing Concrete.</li><li>ACI 305, Recommended Practice for Hot Weather Concrete.</li><li>ACI 306, Recommended Practice for Cold Weather Concrete.</li><li>ACI 308, Standard Practice for Curing Concrete.</li><li>ACI 318, Building Code Requirements for Reinforced Concrete.</li></ol> B. American Society for Testing and Materials (ASTM) <ol style="list-style-type: none"><li>ASTM C33, Standard Specification for Concrete Aggregates.</li><li>ASTM C150, Standard Specification for Portland Cement.</li><li>ASTM C260, Standard Specification for Air-Entraining Admixtures for Concrete.</li><li>ASTM C484, Standard Specification for Chemical Admixtures for Concrete.</li></ol> |
| 1.3   | Submittals             | A. The Contractor shall submit the following. <ol style="list-style-type: none"><li>Certified copies of mix designs for each concrete class specified including compressive strength test reports. Submit mix designs to the Engineer 7 days prior to first pour.</li></ol>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 1.4   | Quality Assurance      | A. Requirements of ACI 301 shall govern work, materials and equipment related to this section; specifications herein set minimum results required, and references to procedures are intended to establish minimum guides.<br>B. When concreting during hot weather, conform with ACI 305R.<br>C. When concreting during cold weather, conform with ACI 306R.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 2     | PRODUCTS               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 2.1   | Materials              | A. Portland cement: Portland cement shall conform with ASTM C150 Type I or II.<br>B. Aggregates: <ol style="list-style-type: none"><li>Coarse aggregate shall conform with ASTM C33. Aggregates shall be in the saturated surface dry condition.</li><li>Fine natural sand shall conform with ASTM C33.</li></ol> C. Water: Water shall be clean and potable, free from impurities detrimental to concrete.<br>D. Other Admixtures: As approved by the Engineer. Calcium chloride or admixtures containing calcium chloride shall not be permitted.<br>E. Non-Shrink Grout under Column Base Plates: Premixed grout containing non-metallic aggregates and requiring only addition of water at the site. Minimum design strength 6,000 psi. Grout shall not contain gypsum.                                                                                                                                                                                             |
| 2.2   | Mixes                  | A. General Requirements <ol style="list-style-type: none"><li>Prepare design mixes for each type and strength of concrete. Design concrete in accordance with ACI 318, Chapter 5, "Proportioning on the basis of field experience or trial mixtures".</li></ol> B. Concrete Mix Design Schedule. Compressive strength in psi after 28 days when tested in accordance with ASTM C38. The water/cement ratio specified shall be calculated using the weight of cement plus the weight of flyash, slag and silica fume. <ol style="list-style-type: none"><li>Footings = 3000psi, 4" slump, 1-1/2" max. aggregate, 4% air entraining, 0.58 max. water/cement ratio.</li><li>Interior slab-on-grade = 4000psi, 3" slump, 3/4" max. aggregate, 1% air entraining, 0.48 max. water/cement ratio.</li><li>Miscellaneous concrete = 4000psi, 4" slump, 3/4" max. aggregate, 2% air entraining, 0.48 max. water/cement ratio.</li></ol>                                          |
| 2.3   | Mixing                 | A. Mix concrete in accordance with ASTM C94.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |



ROOF SCREEN DETAIL

SCALE: N.T.S.



ROOF SCREEN DETAIL

SCALE: N.T.S.

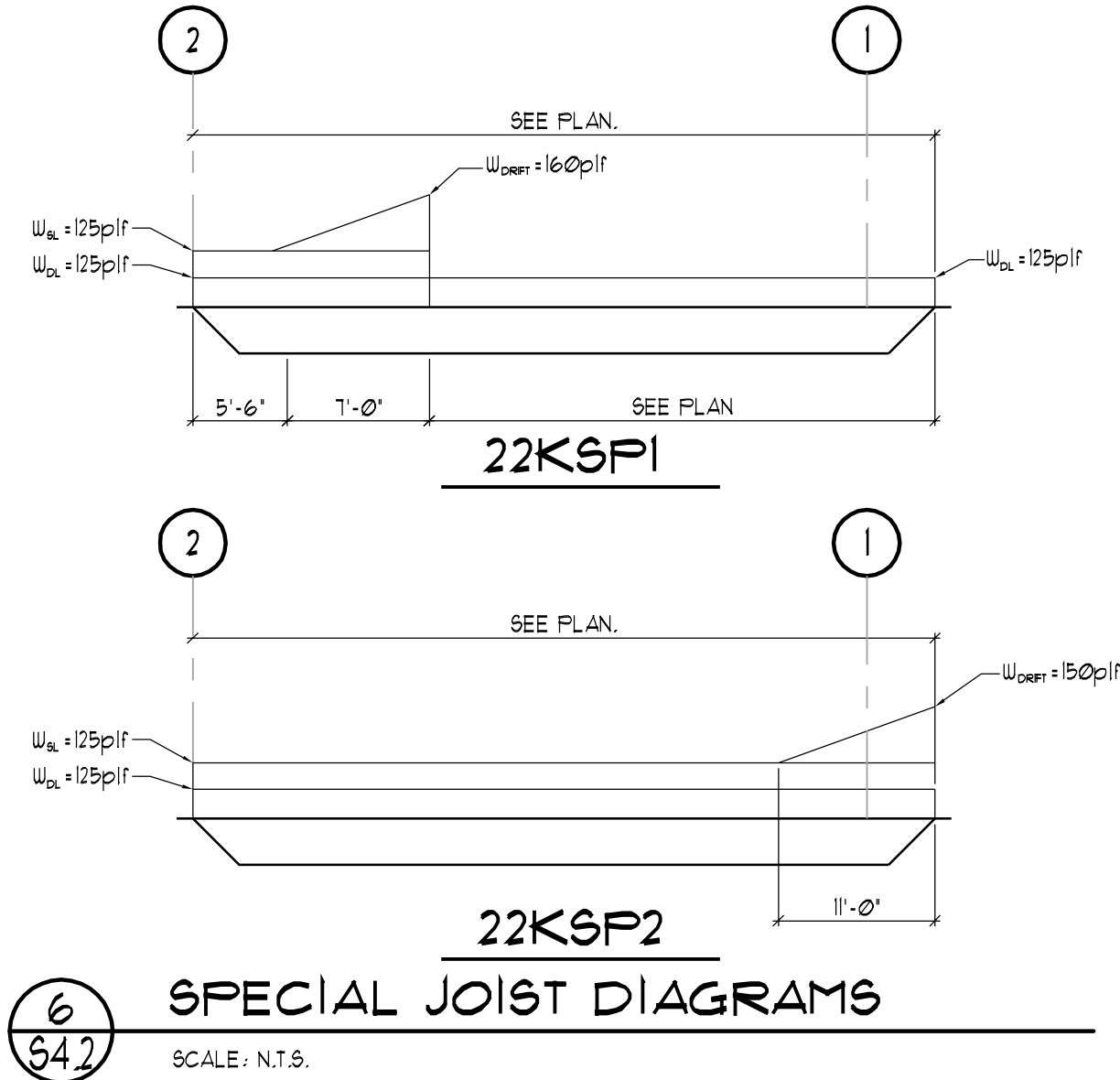
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| 3              | EXECUTION                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|                | 3.1 Placing Concrete                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| A.             | Place concrete in compliance with ACI 304.                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| B.             | Consolidating                                                            | 1. Use vibrators for thorough consolidation of concrete.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| C.             | Place and finish floor slabs in accordance with ACI 302.1R, Section 7.2. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 3.2            | Curing                                                                   | A. General Requirements <ol style="list-style-type: none"><li>Cure concrete in accordance with the recommendation of ACI 308.</li></ol>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 3.3            | Field Quality Control                                                    | A. All testing agencies shall meet the requirements of ASTM E309.<br>B. Field testing and preparation shall be performed in accordance with ACI 301. Tests of concrete shall be made by an ACI Concrete Field Testing Technician Grade I, or equivalent.<br>C. The Independent Testing Agency shall provide the following. <ol style="list-style-type: none"><li>Perform testing in accordance with ACI 318.</li><li>Test concrete to control slumps according to ASTM C143.</li><li>Test concrete for required compressive strength as follows.<ol style="list-style-type: none"><li>Make and cure 3 specimen cylinders according to ASTM C31 for each 100 cubic yards or every 5,000 square feet of slab area of each mix design of concrete placed in any one day. When the total quantity of concrete with a given mix design is less than 30 cubic yards, the strength tests may be waived by the Engineer, if in their judgment, adequate evidence of satisfactory strength is provided.</li><li>Test specimen cylinders at age 7 days and age 28 days for specified strength according to ASTM C38.</li></ol></li></ol> |
| 3.4            | Finishing                                                                | A. Concrete Surface Finishes <ol style="list-style-type: none"><li>Footings shall be form finished.</li><li>Interior slab-on-grade shall be steel trowel finished.</li><li>Do not use steel trowel on surfaces that are scheduled to be exposed to freeze/thaw cycles.</li></ol>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| END OF SECTION |                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |

|                |                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|----------------|------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 04100          | MORTAR                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|                | GENERAL                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 1.1            | Scope                  | A. Perform all Work required to complete the Mortar indicated by the Contract Documents, and furnish all items necessary for its proper installation.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 1.2            | References             | A. American Society for Testing and Materials (ASTM) <ol style="list-style-type: none"><li>ASTM C270, Standard Specification for Mortar for Unit Masonry.</li><li>ASTM C476, Standard Specification for Grout for Masonry.</li></ol>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 1.3            | Quality Assurance      | A. Mortar supplied shall be from a Portland Cement/Lime mixture. Masonry cement or mortar cement shall not be acceptable.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 2              | PRODUCTS               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 2.1            | Materials              | A. Portland Cement/Lime Mortar: Shall comply with this specification. Masonry cement and mortar cement are not acceptable. <ol style="list-style-type: none"><li>Portland Cement: Portland cement shall conform with ASTM C150, Type 1.</li><li>Lime: Lime shall conform with ASTM C207, Type S, hydrated lime.</li><li>Water: Water shall be clean, potable, and free from impurities detrimental to mortar.</li><li>Other Admixtures: As approved by the Engineer. Calcium chloride or admixtures containing calcium chloride shall not be permitted.</li></ol>                                                                                                                                                                                                                                                                                                                                                                         |
| 3              | EXECUTION              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 3.1            | Proportions and Mixing | A. Meet requirements of ASTM C270 and proportion mortar types as specified.<br>B. Meet requirements of ASTM C476 for masonry grout and proportion grout type as specified.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 3.2            | Mortar Schedule        | A. Exterior Masonry Walls <ol style="list-style-type: none"><li>Mortar: Type S cement-lime mortar conforming with ASTM C270.</li><li>Proportions:<ul style="list-style-type: none"><li>Portland Cement - one part</li><li>Lime - over 1/4 to 1/2 parts</li><li>Fine aggregate - over 2 3/4 to 3 3/4 parts</li></ul></li><li>Mortar color: As required to produce mortar as established by the samples.</li></ol> B. Exterior Reinforced Load Bearing Masonry Walls <ol style="list-style-type: none"><li>Mortar: Type M cement-lime mortar conforming with ASTM C270.</li><li>Proportions:<ul style="list-style-type: none"><li>Portland Cement - one part</li><li>Lime - 1/4 part</li><li>Fine aggregate - over 3 to 3 3/4 parts</li></ul></li><li>Mortar color: As required to produce mortar as established by samples.</li><li>Waterproofing admixture: One pound per cubic foot of cementitious materials, when requested.</li></ol> |
| 3.3            | Grout Schedule         | A. Reinforcing Load Bearing Walls and Partitions <ol style="list-style-type: none"><li>Grout: Coarse grout conforming with ASTM C476, 3000 psi minimum.</li><li>Proportions:<ul style="list-style-type: none"><li>Portland Cement - one part</li><li>Lime - over 0 to 1/10 part</li><li>Fine aggregate - over 2 1/4 to 3 parts</li></ul></li><li>Slump: Grout shall contain enough water to provide a slump of 8 to 11 inches, as measured by a slump cone test.</li></ol> B. Bearing Plates and Linels <ol style="list-style-type: none"><li>Grout: Fine grout conforming with ASTM C476, 3000 psi minimum.</li><li>Proportions:<ul style="list-style-type: none"><li>Portland Cement - one part</li><li>Lime - over 0 to 1/10 part</li><li>Fine aggregate - 2 1/4 parts</li></ul></li><li>Slump: Grout shall contain enough water to provide a slump of 8 to 11 inches, as measured by a slump cone test.</li></ol>                     |
| END OF SECTION |                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

|       |                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
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| 04200 | CONCRETE MASONRY UNITS |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|       | GENERAL                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 1.1   | Scope                  | A. Perform all Work required to complete the Concrete Masonry Units indicated by the Contract Documents, and furnish all items necessary for its proper installation.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 1.2   | References             | A. American Society for Testing and Materials (ASTM) <ol style="list-style-type: none"><li>ASTM C55, Standard Specification for Concrete Brick.</li><li>ASTM C90, Standard Specification for Hollow Load-Bearing Concrete Masonry Units.</li></ol> B. American Concrete Institute (ACI) <ol style="list-style-type: none"><li>ACI 530, Building Code Requirements for Masonry Structures.</li></ol> C. National Concrete Masonry Association (NCMA) <ol style="list-style-type: none"><li>NCMA TEK 12-48, Steel for Concrete Masonry Reinforcement.</li></ol>                                                                                                                                        |
| 2     | PRODUCTS               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 2.1   | Materials              | A. Concrete Masonry Units <ol style="list-style-type: none"><li>Solid load bearing units: Conforming to ASTM C55, ASTM C145, and ASTM C331; Grade N, Type 1, normal weight, size, type, and special shapes as indicated on the Drawings.</li><li>Hollow load bearing units: Conforming to ASTM C55, ASTM C90, and ASTM C331; Grade N, Type 1, normal weight, size, type, and special shapes as indicated on the Drawings.</li></ol> B. Concrete Brick: Conforming to ASTM C55; Grade N, Type 1, normal weight, size, type, and special shapes as indicated on the Drawings.<br>C. Mortar: Refer to Section 04100 Mortar.<br>D. Grout: Refer to Section 04100 Mortar.<br>E. Water: Clean and potable. |

|                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
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| 3              | EXECUTION                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                | 3.1 Laying Concrete Masonry Units                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| A.             | Lay first course of masonry in full mortar bed. Lay additional course in full mortar bed on shell surface and at ends. Lay concrete brick, scraps, or plugs in full mortar bed with head and edge joints completely filled.                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| B.             | Lay hollow units with the thicker edge of the face shell up. Lay corners prior to laying mid-span. Rock closure units into place with the head joints showed against the adjacent in-place units.                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| C.             | Where fresh masonry joints masonry that is partially set or totally set, the exposed surface of the set masonry shall be cleaned so as to obtain the best possible bond with the new work. All loose masonry and mortar shall be removed. If it becomes necessary to "stop-off" a horizontal run of masonry, this shall be done only by raking out the mortar joint one-half length in each course and, if grout is used, stopping grout four inches back of the rock. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| D.             | Cover tops of walls at end of day's work and when rain or snow is imminent with waterproof membrane. Overhang two feet on each side of wall and anchor securely. Protect masonry from weather or construction damage.                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 3.2            | Joints                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | A. Mortar joints shall be straight, clean, and uniform in thickness. Any mortar joints greater than or less than tolerance range shall be rejected. <ol style="list-style-type: none"><li>Initial bed joint thickness shall be a minimum of 1/4 inch to a maximum of 3/4 inch.</li><li>Bed joint thickness shall be a 3/8-inch, with a maximum variation of plus or minus 1/8 inch.</li><li>Head joint thickness shall be a 3/8 inch, with a maximum variation of minus 1/8 inch or plus 3/8 inch.</li></ol> B. Horizontal and vertical mortar joints shall have full mortar coverage on the face shells and on the webs surrounding cells to be filled with grout.<br>C. Vertical head joints shall be buttered well for full mortar coverage on the face shell of the unit. Joints shall be shored tightly so that mortar bonds with both adjacent units. |
| 3.3            | Reinforcing                                                                                                                                                                                                                                                                                                                                                                                                                                                            | A. Install continuous joint reinforcing 16 inches on centers vertically for running bond & 8 inches on center at piers. Install joint reinforcing in the first and second bed joints above and below openings, and extend reinforcing 24 inches beyond each side of opening.<br>B. Lay joint reinforcing splice a minimum of 6 inches, and use prefabricated corners and tees at appropriate locations. Center reinforcing in joint area to provide a minimum of 1/2-inch mortar coverage on each side.<br>C. Reinforcing bars shall be placed within tolerance limits recommended in NCMA TEK 12-48 unless otherwise noted on Drawings.                                                                                                                                                                                                                    |
| 3.4            | Grouting                                                                                                                                                                                                                                                                                                                                                                                                                                                               | A. Grout pour in vertical cells shall not exceed 4 feet. Inspect and clean grout spaces to ensure bond. Install shoring and bracing, if required, to resist grout and pressure. Secure in place and inspect reinforcement.<br>B. Fill with grout, vertical cells, bond beams, linels, and other designed members having reinforcement. Fill with grout, at calls in units adjacent to openings. Provide solid bearing under structural members by filling hollow units with grout at least 8 inches vertically and at least 16 inches horizontally.                                                                                                                                                                                                                                                                                                         |
| 3.5            | Control Joints                                                                                                                                                                                                                                                                                                                                                                                                                                                         | A. Locate control joints as indicated on the Drawings, but do not exceed 30 feet on centers for exterior walls and 45 feet on centers for interior partitions.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 3.6            | Building Expansion Joint                                                                                                                                                                                                                                                                                                                                                                                                                                               | A. Locate expansion joints as indicated on the Drawings.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 3.7            | Flashing                                                                                                                                                                                                                                                                                                                                                                                                                                                               | A. Install flashing to be used in the masonry work and as indicated on the Drawings.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 3.8            | Embedded Items                                                                                                                                                                                                                                                                                                                                                                                                                                                         | A. Sulfur flashing, sleeves, anchors, clips, mechanical and electrical items, and accessories as work progresses. Obtainably out units to fit all embedded items with all holes neatly patched.<br>B. Install all bearing plates where indicated on the Drawings. Set bearing plates in grout bed, level and to the proper elevation.<br>C. Install loose linels, as indicated on the Drawings. Fill voids at metal frames with mortar and build in frame anchors.                                                                                                                                                                                                                                                                                                                                                                                          |
| END OF SECTION |                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

|       |                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|-------|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 05100 | STRUCTURAL METAL FRAMING |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|       | GENERAL                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 1.1   | Scope                    | A. Perform all Work required to complete the Structural Metal Framing as indicated by the Contract Documents, and furnish all items necessary for proper installation.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 1.2   | References               | A. American Institute of Steel Construction (AISC) <ol style="list-style-type: none"><li>Manual of Steel Construction</li></ol> B. American Society for Testing and Materials (ASTM) <ol style="list-style-type: none"><li>ASTM A36, Standard Specification for Structural Steel.</li><li>ASTM A53, Standard Specification for Pipe, Steel, Black and Hot-Dipped, Zinc-Coated Welded and Seamless.</li><li>ASTM A571, Standard Specification for Carbon Steel Bolts and Studs, 10,000 PSI Tensile Strength.</li><li>ASTM A575, Standard Specification for High-Strength Bolts for Structural Steel Joints.</li><li>ASTM A570, Standard Specification for Cold-Formed Welded and Seamless Carbon Steel Structural Tubing in Rounds and Shapes.</li><li>ASTM A582, Standard Specification for Structural Steel Shapes.</li></ol> C. American Welding Society (AWS) <ol style="list-style-type: none"><li>AWS D1.1, Structural Welding Code.</li></ol> D. Steel Structures Painting Council <ol style="list-style-type: none"><li>Painting Manual.</li></ol> |
| 1.3   | Submittals               | A. Provide 3 sets of shop drawings indicating sizes, type, and dimensions of all structural steel members.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 1.4   | Quality Assurance        | A. Welding Qualifications: Welding procedures, welders, welding operations, and tacklers shall be qualified in accordance with AWS D1.1.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 2     | PRODUCTS                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 2.1   | Fabrication              | A. General Requirements <ol style="list-style-type: none"><li>Fabricate structural steel in accordance with AISC and requirements of regulatory agencies.</li><li>Connections<ol style="list-style-type: none"><li>Connections not shown to be in accordance with requirements of AISC.</li></ol></li><li>Welded Construction<ol style="list-style-type: none"><li>Weld in accordance with AISC and AWS D1.1.</li></ol></li><li>Shop Painting<ol style="list-style-type: none"><li>Apply shop prime paint to obtain a uniform dry film thickness of not less than 2 mil and suitable to receive field painting.</li><li>Omni prime paint on surfaces to receive shear connectors, top flanges at beams where metal deck is to be fastened by welding, flaying surfaces of friction type bolted connections or where cementitious trespopping is to be applied.</li></ol></li></ol>                                                                                                                                                                        |
| 3     | EXECUTION                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 3.1   | Inspection               | A. Contractor to verify that all anchor bolts have been installed properly. Unsatisfactory conditions shall be corrected before erection may begin.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 3.2   | Erection                 | A. Comply with the AISC Specification and Code of Standard Practice.<br>B. Welding <ol style="list-style-type: none"><li>All welding for structural steel connections shall be in accordance with AWS D1.1.</li></ol> C. Grind welds to a smooth finish where structure is architecturally exposed.<br>D. Shop Painting <ol style="list-style-type: none"><li>Immediately after erection clean and touch-up painting on field welds, bolted connections, unpainted exposed areas, and abraded areas of the shop paint or structural steel as required.</li></ol>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

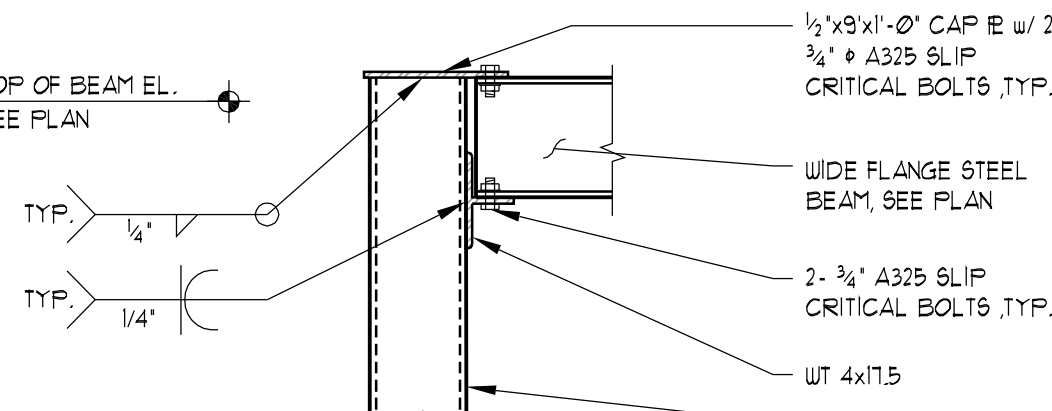


SPECIAL JOIST DIAGRAMS

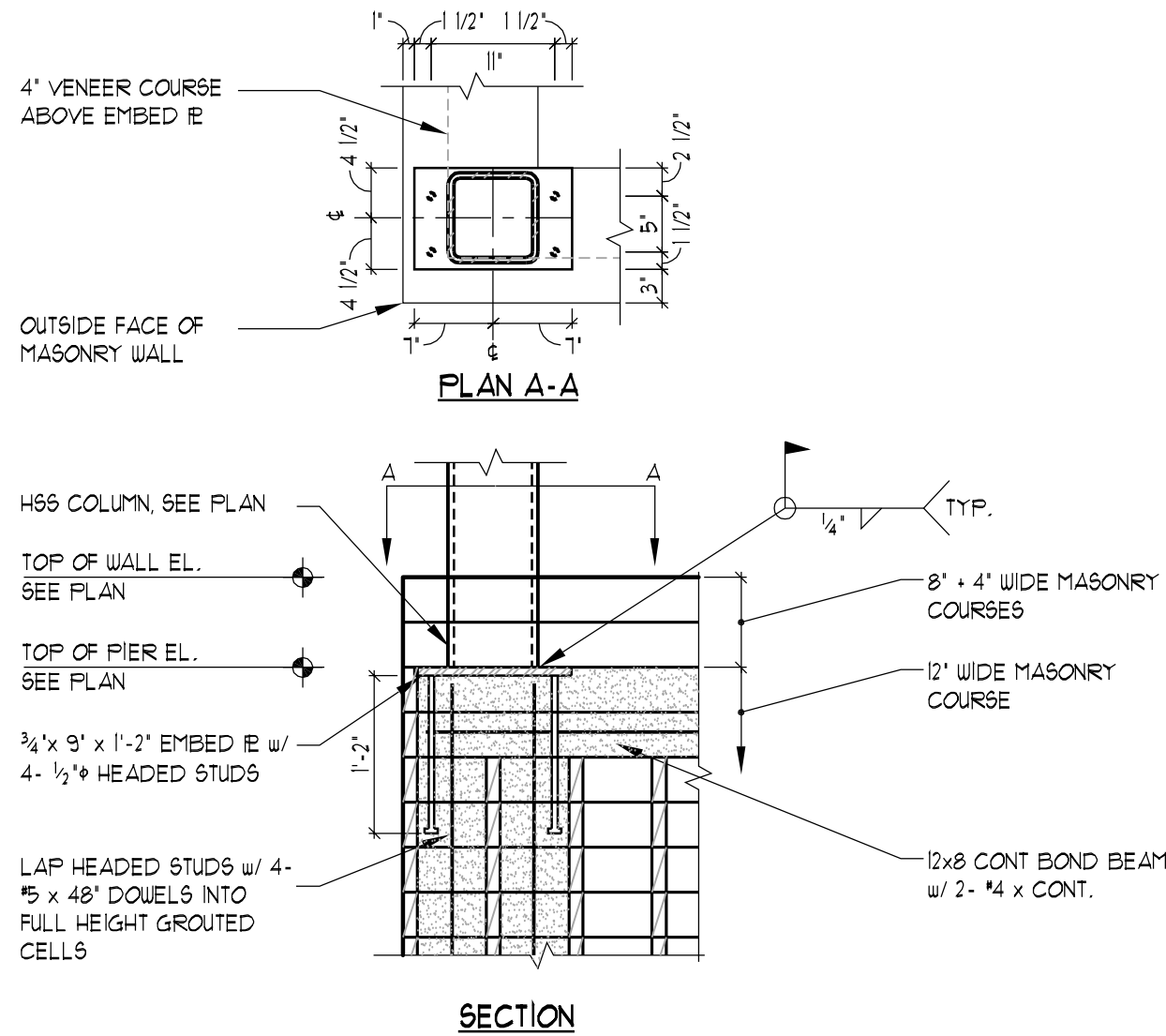
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HSS COLUMN & BEAM MOMENT CONNECTION DETAIL

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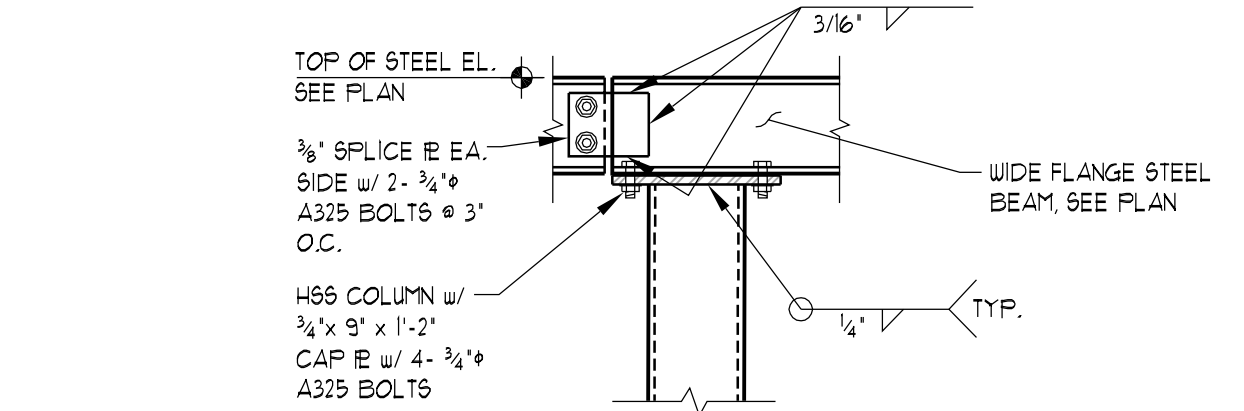


|                |                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|----------------|----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 05300          | METAL DECKING        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|                | GENERAL              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 1.1            | Scope                | A. Perform all Work required to erect the Metal Decking as indicated by the Contract Documents, and furnish all items necessary for proper installation.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 1.2            | References           | A. Steel Deck Institute (SDI) <ol style="list-style-type: none"><li>American Iron and Steel Institute (AISI)</li><li>AISI, Design of Cold-Formed Steel Structural Members.</li><li>AISI, Specification for the Design of Cold-Formed Steel Structural Members.</li></ol> C. American Society for Testing and Materials (ASTM) <ol style="list-style-type: none"><li>ASTM A911, Standard Specification for Steel, Sheet, Carbon, Cold-Rolled, Structural Quality.</li></ol> D. American Welding Society (AWS) <ol style="list-style-type: none"><li>AWS D13, Structural Welding Code - Sheet Steel.</li></ol>                                                                                                                                                                                                                                                  |
| 1.3            | Quality Assurance    | A. Each welder, welding operator, and tackler shall be certified as qualified under AWS D1.3 for the welding process of sheet steel attachment.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 2              | PRODUCTS             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 2.1            | Materials            | A. All decking shall be fabricated from steel conforming to the AISI - Specifications, Section A3.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 2.2            | Roof Deck            | A. Roof deck shall be wide rib of type, size and gauge as indicated on the Drawings. <ol style="list-style-type: none"><li>Roof deck shall be prime painted as indicated on the Drawings.</li></ol>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 2.3            | Accessories          | A. Accessories such as closures, pour stops, girder filler plates shall be as indicated on the Drawings.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 2.4            | Mechanical Fasteners | A. Fasteners shall be sized and spaced to provide equivalence to a 5/8 inch diameter puddle weld at the spacing indicated on the Drawings.<br>B. Acceptable Fasteners: <ol style="list-style-type: none"><li>Screw Type<ol style="list-style-type: none"><li>12-24 x 7/8 inch Tracox and 12-24 x 1 1/4 inch Tracox screws as manufactured by ITW Builders. Appropriate screw size shall be selected for the structural thickness to which decking is being attached.</li></ol></li></ol>                                                                                                                                                                                                                                                                                                                                                                      |
| 2.5            | Side Lap Fasteners   | A. Side laps shall be drill type of thread diameter as indicated on the Drawings. Fasteners shall be SCH Tracox IT screws as manufactured by ITW Builders, or approved equal.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 3              | EXECUTION            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 3.1            | Erection             | A. Erection of steel deck shall be placed in accordance with Drawings, manufacturer's recommendations, and SDI referenced documents.<br>B. Place deck panels on structural supports and adjust to final position with ends aligned. Lay end joints or butt ends as indicated on the Drawings. Attach firmly to the supports immediately after placement in order to form a safe working platform. <ol style="list-style-type: none"><li>Welding<ol style="list-style-type: none"><li>Anchor deck units to steel supporting members by arc spot puddle welds of size and weld pattern as indicated on the Drawings.</li></ol></li><li>Mechanical Fasteners<ol style="list-style-type: none"><li>Fasten side laps and perimeter edges of units between supports with self drilling screws of size and spacing as indicated on the Drawings.</li></ol></li></ol> |
| END OF SECTION |                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |



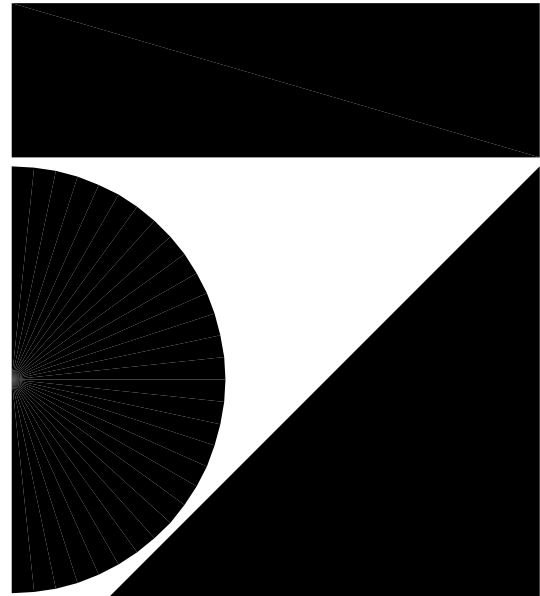
HSS COLUMN BASE DETAIL

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HSS COLUMN & BEAM MOMENT CONNECTION DETAIL

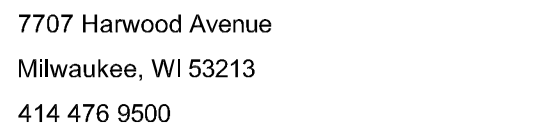
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7707 Harwood Avenue  
Milwaukee, WI 53213  
414 476 9500

PERCE  
ENGINEERS, Inc.  
241 North Broadway, Suite 900  
Milwaukee, WI 53202  
414.278.6000  
414.278.6001 fax  
PE Project 08102





Revisions

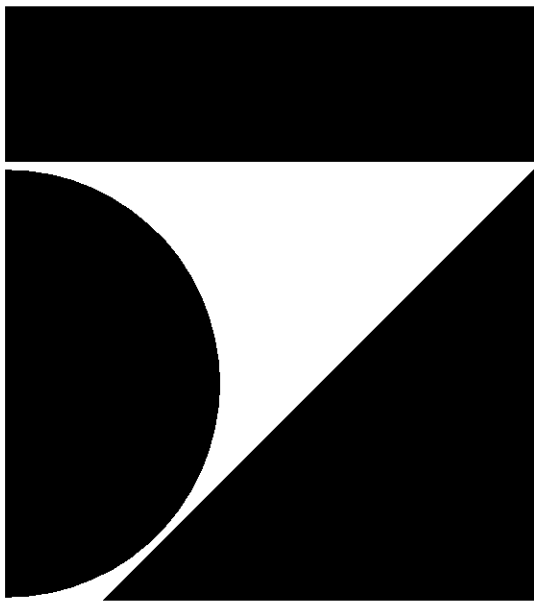
## L1.0

## (ASPHALT PAVEMENT)



Scale: 1" = 20'-0"





7707 Harwood Avenue  
Milwaukee, WI 53213  
414 476 9500

Revisions

Sheet

LANDSCAPE DETAILS,  
SCHEDULES & NOTES

Project

PEWAUKEE CROSSINGS

COUNTY HWY "F" &  
WATERTOWN ROAD  
PEWAUKEE, WI

Date

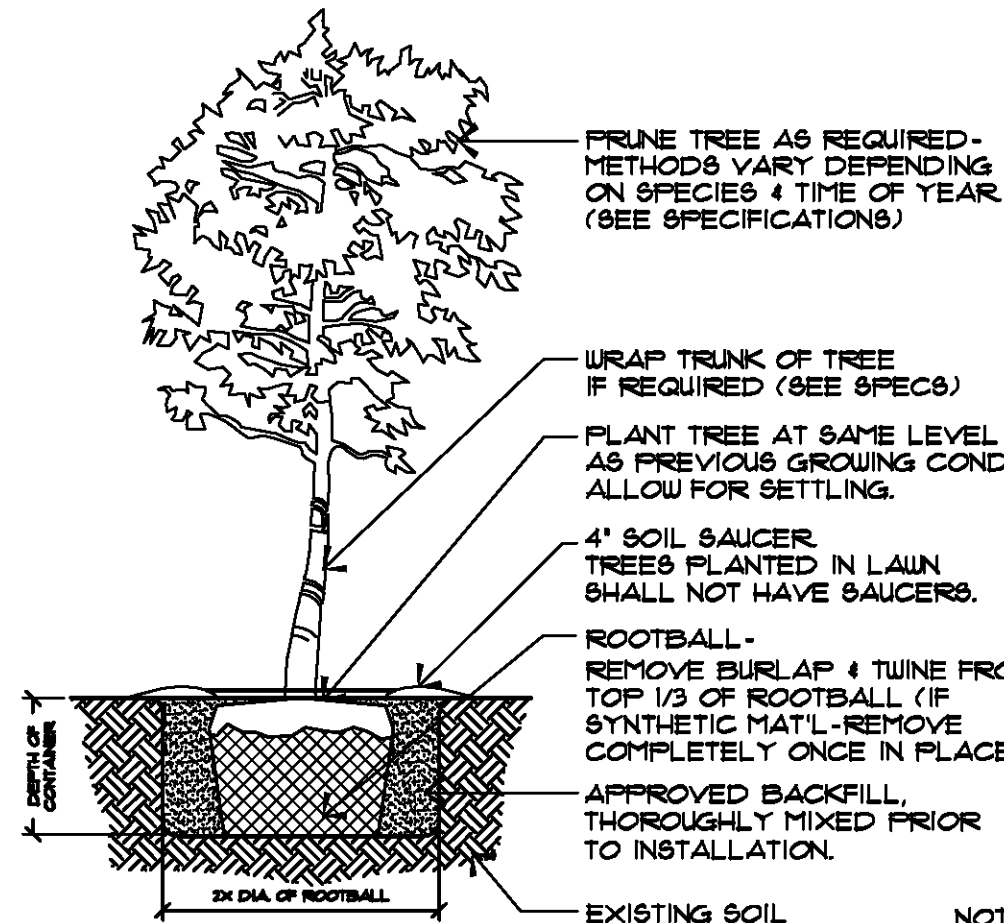
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Project Number

060033.00

Sheet Number

L1.1

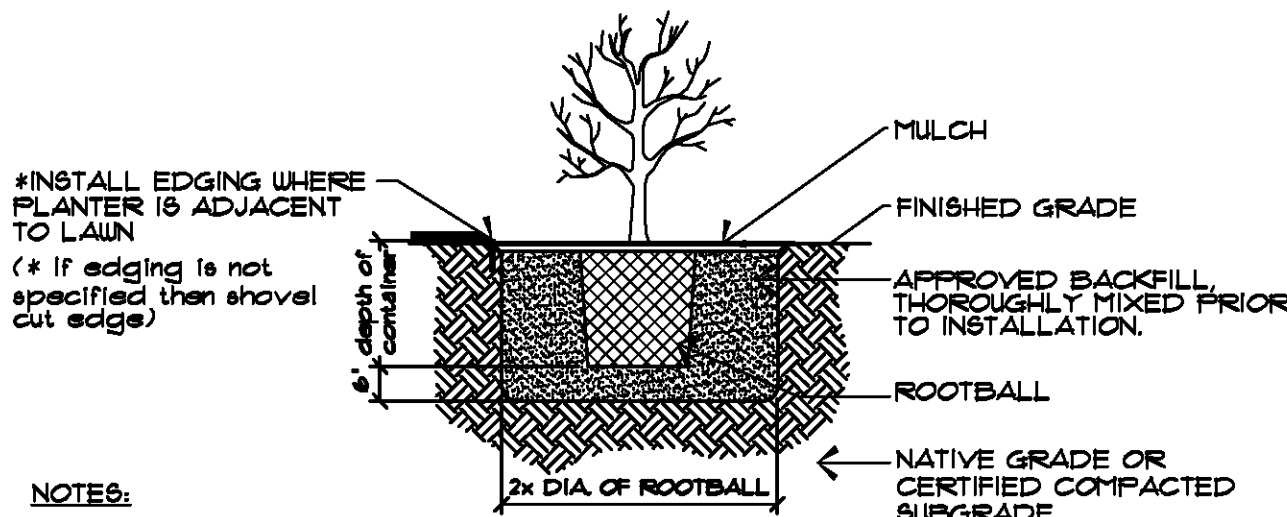


## TREE PLANTING

NOT TO SCALE

### NOTES:

-SEE PLANTING SPECS PRIOR TO INSTALLATION OF PLANT MATERIALS.



## SHRUB PLANTING

NOT TO SCALE

### NOTES:

-SEE PLANTING SPECS PRIOR TO INSTALLATION OF PLANT MATERIALS.

## Plant Schedule

1. All written dimensions supercede scaled dimensions.
2. All dimensions are taken from face of curb, wall or existing building foundations.
3. The Contractor shall verify location of all underground utilities and additional information prior to commencement of site construction.
4. Rough grading and drainage is to be completed prior to Landscape Contractor's work. Verify all existing site and grading conditions prior to construction.
5. All work shall be in conformance with all applicable local codes & ordinances.
6. All areas disturbed by grading or site construction shall be fine graded and seeded. See plans for seed locations.
7. Contractor shall verify plant quantities shown on plan and provide a list to the Client identifying the species and sized to be used throughout the project. The Landscape Architect reserved the right to reject any sub-standard planting material. Such rejected material shall be removed from the project site immediately.
8. All planting beds shall receive a blended topsoil mix to a depth of 6". Contractor shall provide positive drainage away from all buildings for a minimum of 10'. Remove excessive clay, gravel & stones which would be detrimental to healthy plant growth. Roto-til new topsoil into existing soil.
9. All perennial and groundcover areas shall receive a blend of organic soil amendmets prior to planting. Roto-til the amendmets into the existing soil to a depth of 12". Avoid damage to existing tree roots where applicable by lightly working amendmets into soil with pitch fork

Add per 100 square feet:  
1-2 c.f. bale of Peat Moss  
1/2 lb. of 5-10-5 garden fertilizer (Ozsmocote or Milorganite)  
1/2 lb. granular sulphur  
1/2 lb. Bone meal  
1/4 c.y. of mushroom compost
10. All perennial and groundcover areas shall receive a 1-2" layer of shredded bark mulch. Do not allow mulch to touch stems or leaves of perennials! All woody planting areas shall receive a 3" layer. Unless otherwise noted, no landscape fabric or weed barrier is to be installed.
11. Unless otherwise shown, all perennials & shrubs to be planted in a triangular arrangement. For plants not shown individually, refer to the spacing shown in the plant schedule.
12. Before 60-day maintenance period ends, Contractor to install a 6" shovel-cut bed edge wherever noted.

### SEEDING INSTALLATION

- Optimally, seeding shall be completed between 5/1 and 6/15, or between 9/1 and 10/1.
- No seeding shall occur if the wind exceeds 6 MPH.
- Prior to applying the seed, Contractor shall stake the seeding zones for approval by Landscape Architect
- Seeds shall be viable and will be mixed using a sand filler material
- Straw mulch shall be clean without seeds and blown onto seedbed at a rate of 55 bales per acre
- Based on availability, seed not available may be substituted following approval by Landscape Architect.

### SEED MIXES (See plans for locations)

#### MAINTAINED TURF:

"Bluemound Top Quality Lawn Seed Mix."  
Available from Prince Seed Corp., Marshfield WI, 800-777-2486. Or approved equal.  
To be installed & maintained per supplier's specifications.

- 10% Apollo Kentucky Bluegrass
- 10% Midnight Kentucky Bluegrass
- 15% Viva Kentucky Bluegrass
- 15% Dragon Kentucky Bluegrass
- 20% Creeping Red Fescue
- 15% Palmer III Perennial Ryegrass
- 15% Panther Perennial Ryegrass

Apply @ 5 lbs per 1000 SF.

#### PRAIRIE MIX:

"Short Prairie For Medium Soils."  
Available from Prairie Nursery, Westfield WI, 800-476-9453. Or approved equal.  
To be installed & maintained per supplier's specifications.

Apply @ 4 lbs per AC. Also apply Annual Ryegrass cover-crop @ 5 lbs per AC.

#### WETLAND MIX:

"Detention Basin Wet Prairie Mix."  
Available from Prairie Nursery, Westfield WI. Or Approved equal.  
To be installed & maintained per supplier's specifications.

Apply @ 4 lbs per AC.

### SEEDING NOTES

1. The seedbed shall be prepared for optimal native seed germination after placement of the landscape trees.
2. This work shall consist of preparing the seedbeds and furnishing, sowing and mulching the required seed on the various seeded turf areas, as outlined in the site plans or other areas designated by the Landscape Architect, all in accordance with the requirements of this specification.
3. Grading and topsoiling shall be completed before sowing the seed mix. The area to be seeded shall be worked with discs, harrows, or other appropriate equipment until a reasonably even and loose seedbed is obtained immediately in advance of the seeding.
4. The seed mixture shall be sown by means of equipment adapted to the purpose, or it may be scattered uniformly over the areas to be seeded. Scattering seed by hand shall be done only with satisfactory hand seeders and only at such times when the air is sufficiently calm to prevent seeds from blowing away. If the area is hand sown, the soil surface must be raked following seeding.
5. Clean straw, free of debris and seeds, shall be applied as mulch on all newly seeded areas. Mulch shall be uniformly spread over the designated area at a rate of 55 bales per acre. Mulch material shall be chopped and blown into the seeded area.

## Plant Schedule

### P L A N T L I S T

| KEY | QTY. | BOTANICAL NAME | COMMON NAME | SIZE | ROOT | REMARKS |
|-----|------|----------------|-------------|------|------|---------|
|-----|------|----------------|-------------|------|------|---------|

#### DECIDUOUS CANOPY TREES

|              |   |                              |                            |          |     |  |
|--------------|---|------------------------------|----------------------------|----------|-----|--|
| Acce. 'Aut.' | 4 | Acce. Freeman 'Autumn Blaze' | Autumn Blaze Maple         | 28' Cal. | B/B |  |
| Acce. 'Gra'  | 3 | Acce. snc. 'Green Mountain'  | Green Mountain Sugar Maple | 3' Cal.  | B/B |  |
| Gla. 'Gra'   | 8 | Gleditsia tr. 'Shademaster'  | Shademaster Honeylocust    | 3' Cal.  | B/B |  |
| Til. 'Gra'   | 3 | Tilia ton. 'Sterling Silver' | Sterling Silver Linden     | 3' Cal.  | B/B |  |

#### DECIDUOUS UNDERSTORY TREES

|            |    |                                 |                            |          |     |  |
|------------|----|---------------------------------|----------------------------|----------|-----|--|
| Cre. 'Un'  | 1  | Crataegus vtr. 'Unmarking'      | Unmarking Hawthorn         | 2' cal.  | B/B |  |
| Mal. 'Ada' | 1  | Malus 'Adams'                   | Adams Crabapple            | 28' Cal. | B/B |  |
| Py. 'Aut.' | 10 | Pyrus calleryana 'Autumn Blaze' | Autumn Blaze Pear          | 2' Cal.  | B/B |  |
| Sy. 'Ivo'  | 3  | Syringa ret. 'Ivory Silk'       | Ivory Silk Jap. Tree Lilac | 28' Cal. | B/B |  |

#### CONIFEROUS SHRUBS

|             |    |                                 |                        |        |      |  |
|-------------|----|---------------------------------|------------------------|--------|------|--|
| Jun. 'Kali' | 55 | Juniperus chi. 'Kali's Compact' | Kali's Compact Juniper | 8 Gal. | Com. |  |
| Tax. 'Gem'  | 22 | Taxus x media 'Gem'             | Gem Dwarfform Tree     | 8 Gal. | Com. |  |

#### DECIDUOUS SHRUBS

|             |    |                                 |                                |            |      |  |
|-------------|----|---------------------------------|--------------------------------|------------|------|--|
| Col. 'Luc'  | 24 | Coloreaster lucida              | Hedge Coloreaster              | 18-24" Ht. | Com. |  |
| Col. 'Van'  | 46 | Coloreaster x 'Vernal'          | Hedge Coloreaster              | 15-18" Ht. | Com. |  |
| Euc. 'Com'  | 10 | Eucryphia alata 'Compacta'      | Compact Burning Bush           | 48-60" Ht. | B/B  |  |
| For. 'Hap'  | 21 | Forseythia 'Happy Camellial'    | Happy Camellial Forsythia      | 18' Ht.    | Com. |  |
| Hyd. 'Ank'  | 26 | Hydrangea arb. 'Annabelle'      | Annabelle Hydrangeas           | 36" Ht.    | Com. |  |
| Rhu. 'Gro'  | 29 | Rhus aromatica 'Viro Lox'       | Gro Lox Sumac                  | 18' Ht.    | Com. |  |
| Ros. 'CRU'  | 44 | Rosa 'Carefree Wonder'          | Carefree Wonder Rose           | 18' Ht.    | Com. |  |
| Spi. 'Pro'  | 40 | Spiraea jap. 'Proserpine'       | Proserpine Spirea              | 24-30' Ht. | Com. |  |
| Spi. 'Gra'  | 56 | Spiraea ch. 'Graham'            | Graham's Spirea                | 24-30' Ht. | Com. |  |
| Sy. 'Pali'  | 8  | Syringa major 'Palibon'         | Palibon Lilac                  | 36-36" Ht. | B/B  |  |
| Vib. 'Aut.' | 21 | Viburnum dentatum 'Autumn Jazz' | Autumn Jazz Arrowwood Viburnum | 48' Ht.    | B/B  |  |

#### PERENNIALS & GRASSES

|              |    |                                 |                           |        |      |  |
|--------------|----|---------------------------------|---------------------------|--------|------|--|
| Hem. 'Hig'   | 32 | Hemerocallis 'Higerson'         | Higerson Daylily          | 1 Gal. | Com. |  |
| Mis. 'Flor.' | 10 | Miscanthus sin. 'Flaming Light' | Flaming Light Pampasgrass | 1 Gal. | Com. |  |





LAND INFORMATION SERVICES, INC.  
ENGINEERS, SURVEYORS & CONSULTANTS  
9722 WATERTOWN PLANK ROAD  
BUILDING 34  
WATERTOWN, WI 53126  
T 414-393-9515 F 414-393-9516

J.J.S.  
09/11/06

REVISED GRADES ALONG WATERWAY

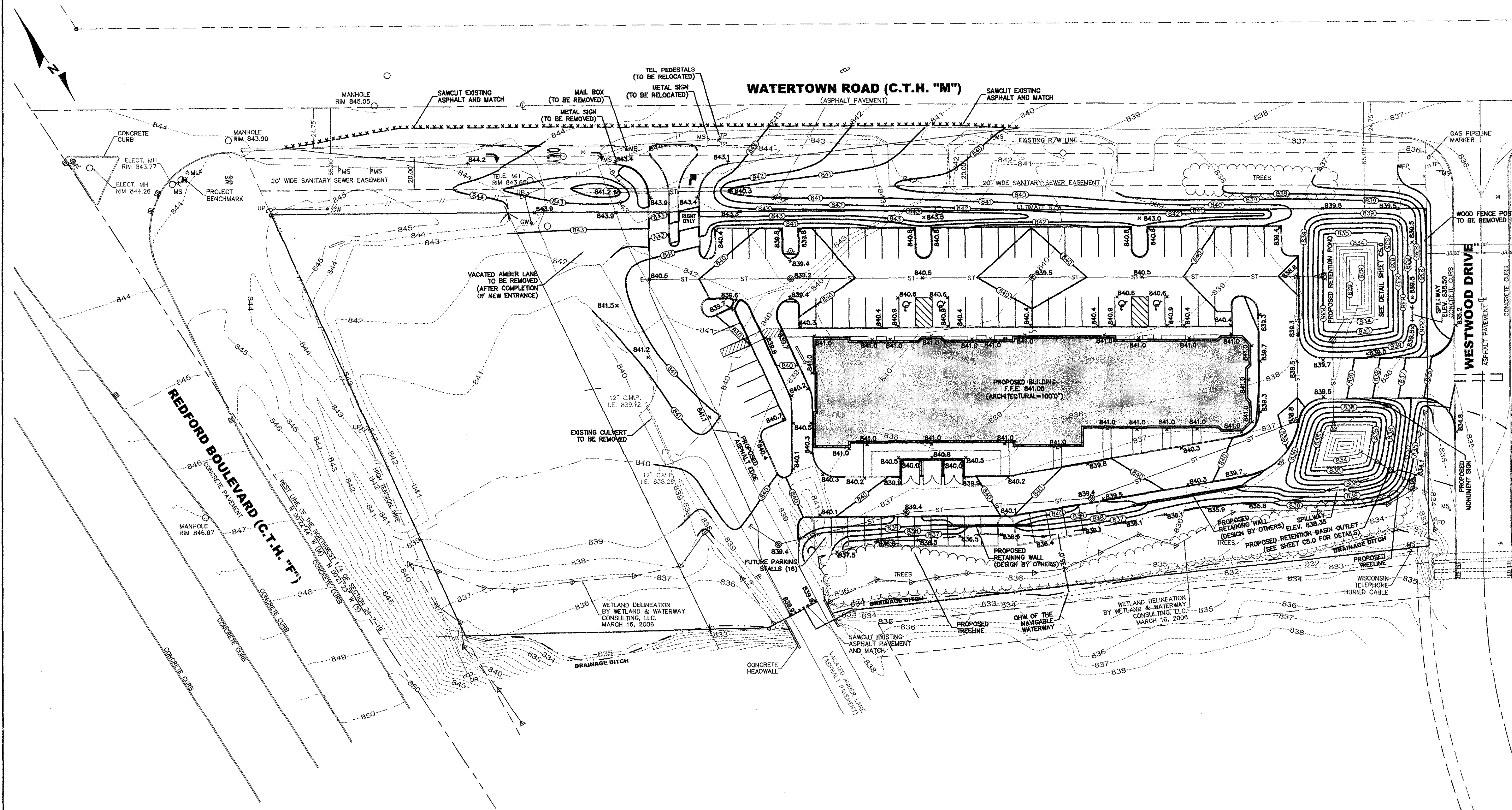
# SITE GRADING PLAN PEWAUKEE CROSSINGS C.T.H. "F" & C.T.H. "M" PEWAUKEE, WI

DRAWN BY: N.G.K.  
CHECKED BY: M.A.B.  
DATE: 08/29/06  
JOB NUMBER: C05076R12

*actually  
located on  
waterway*

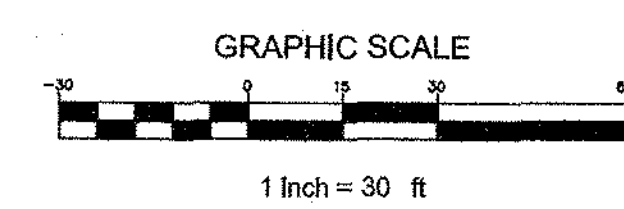
**C1.0**  
SHEET 1 OF 5

X:\CIVIL\2005\C05076R12.dwg, Mark Balch



CALL DIGGERS HOTLINE  
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TOLL FREE  
WIS. STATUTE (REG. 00000000)  
NEVER BEFORE TOLD INFORMATION  
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MILW. AREA 226-1181

THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS DRAWING ARE APPROXIMATE. THE EXACT LOCATION OF ANY UTILITY SHALL BE DETERMINED BY THE USER OF THIS DRAWING.



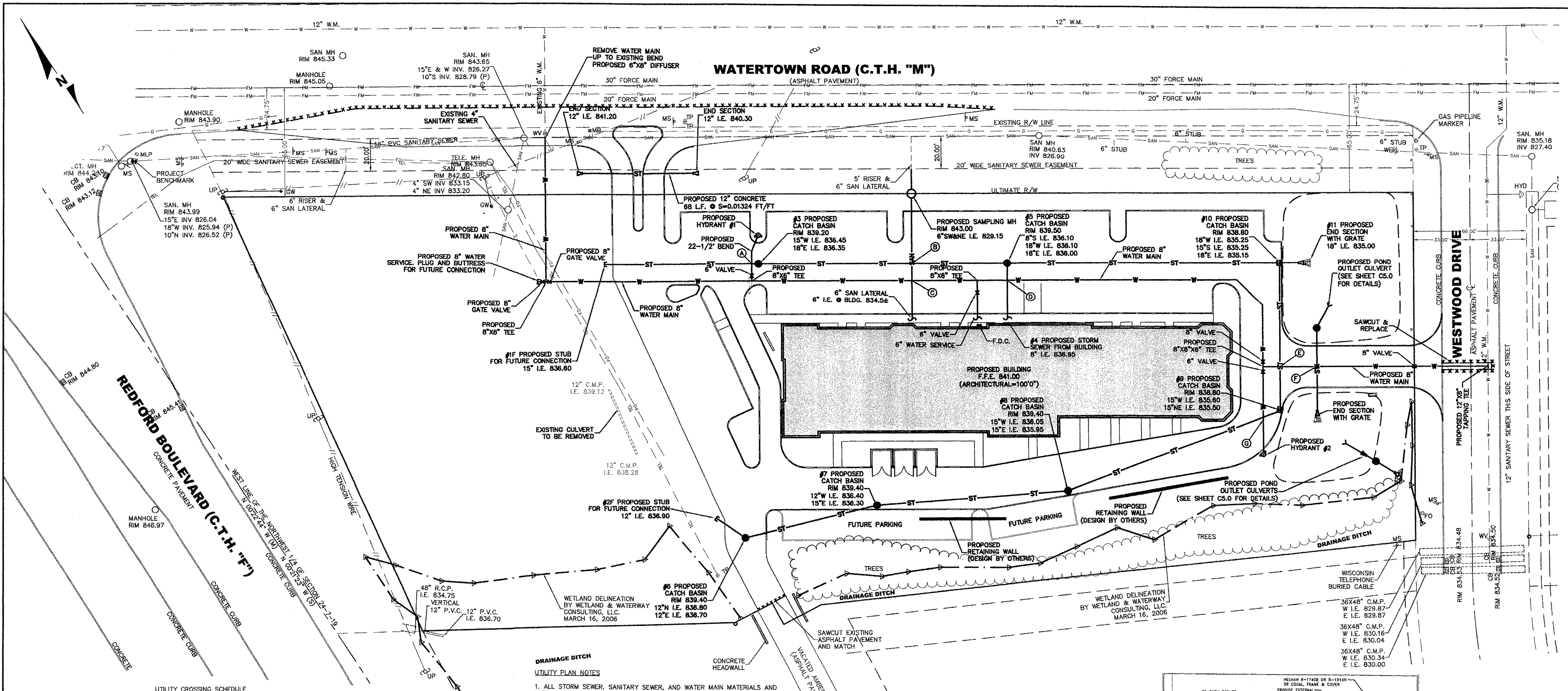
### GRADING NOTES:

- 1.) ALL ELEVATIONS ALONG PROPOSED CURB ARE AT THE BOTTOM OF CURB.
- 2.) ALL WORK IN C.T.H. "M" (WATERTOWN ROAD) SHALL BE PERMITTED BY WAUKESHA COUNTY AND PERFORMED ACCORDING TO WAUKESHA COUNTY SPECIFICATIONS.
- 3.) PROPOSED ENTRANCE DRIVE, RIGHT-TURN LANE, ACCELERATION LANE, AND DRAINAGE ALONG WATERTOWN ROAD SUBJECT TO CHANGE PER WAUKESHA COUNTY REVIEW.

### LEGEND

- SAWCUT LINE MATCH
- EXISTING PAVEMENT
- 836 - - - - - EXISTING CONTOUR
- 836 - - - - - PROPOSED CONTOUR
- 836.5 x - - - - - PROPOSED ELEVATION
- ST - - - - - EXISTING STORM SEWER
- ST - - - - - PROPOSED STORM SEWER





UTILITY CROSSING SCHEDULE

|   |                                             |
|---|---------------------------------------------|
| A | 15" STM I.E. 836.47, 6" WAT I.E. 832.3±     |
| B | 18" STM I.E. 836.20, 6" SAN I.E. 833.8±     |
| C | 6" SAN I.E. 834.0±, 8" WAT I.E. 831.5±      |
| D | 8" STM I.E. 836.21, 8" WAT I.E. 832.8±      |
| E | 15" STM I.E. 835.43, 8" WAT I.E. 832.4±     |
| F | 14"x23" STM I.E. 834.68, 8" WAT I.E. 832.0± |
| G | 15" STM I.E. 835.62, 6" WAT I.E. 832.2±     |

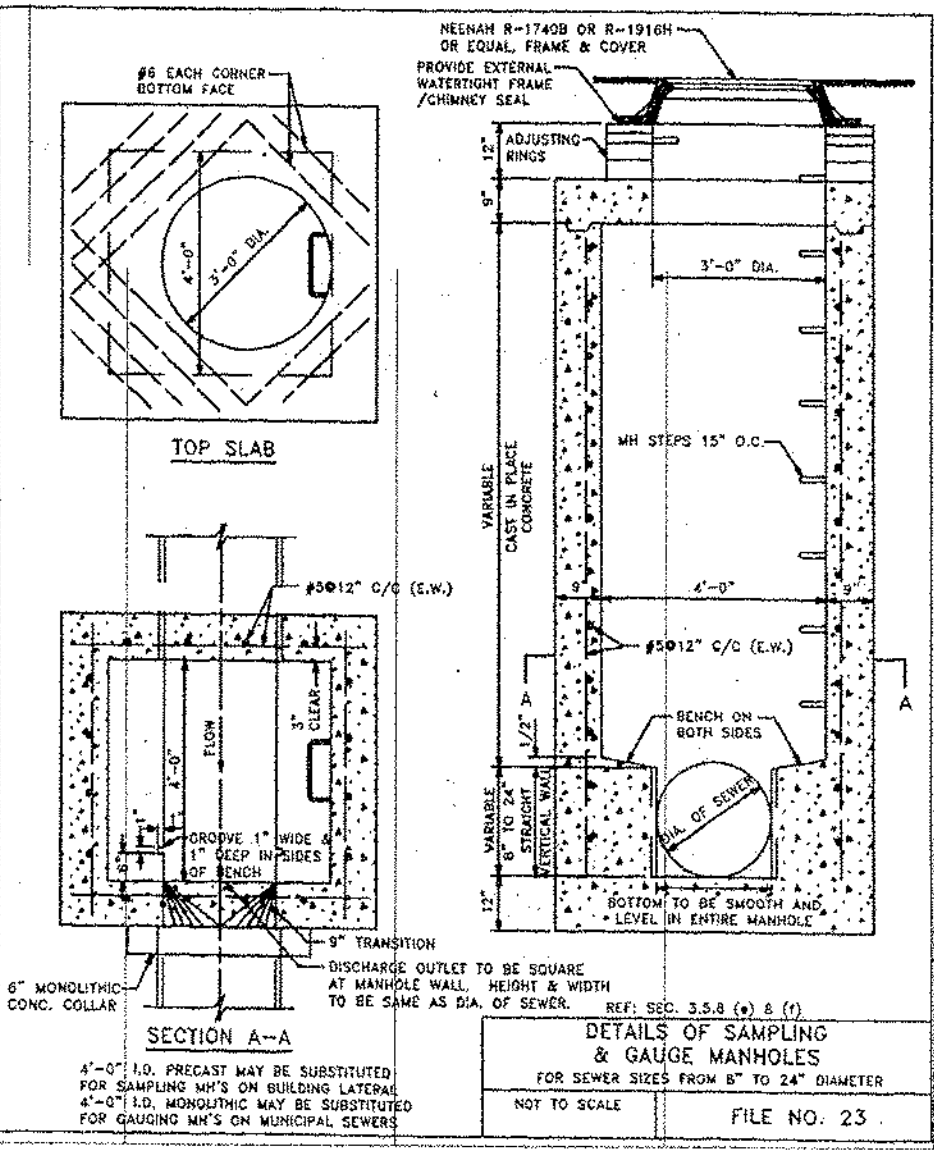
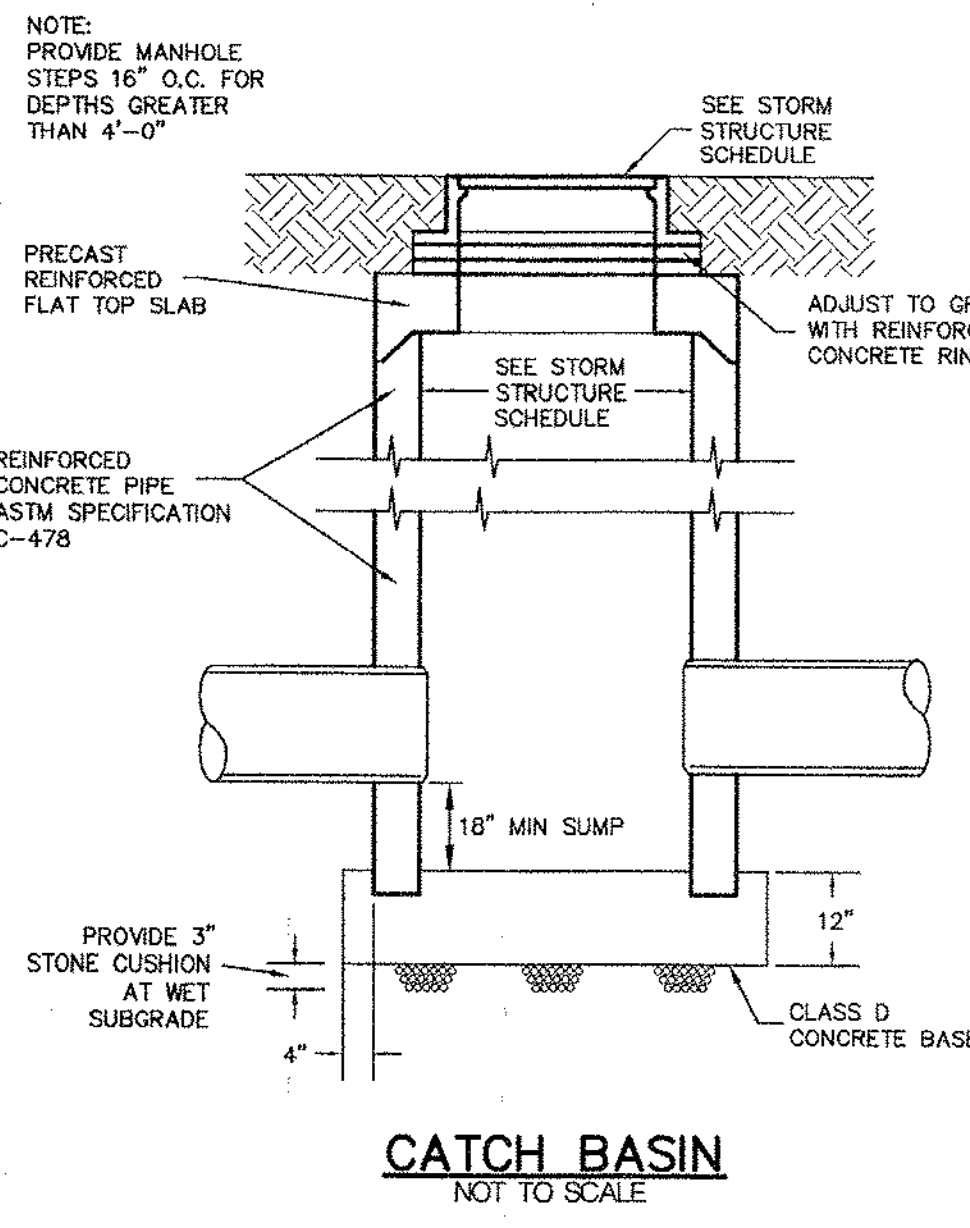
STORM WATER STRUCTURE SCHEDULE

| CODE | TYPE                     | COVER    | RIM ELEV. | SIZE (INCHES) | INVERT IN | INVERT OUT | REMARKS |
|------|--------------------------|----------|-----------|---------------|-----------|------------|---------|
| 3    | 42" DIAMETER CATCH BASIN | R-2501-A | 839.20    | 15            | 836.45    | 836.35     |         |
| 5    | 42" DIAMETER CATCH BASIN | R-2501-A | 839.50    | 18            | 836.10    | 836.00     |         |
| 6    | 42" DIAMETER CATCH BASIN | R-2501-A | 839.40    | 12            | 836.80    | 836.70     |         |
| 7    | 42" DIAMETER CATCH BASIN | R-3229-A | 839.10    | 12            | 836.40    | 836.30     |         |
| 8    | 42" DIAMETER CATCH BASIN | R-3229-A | 839.10    | 15            | 836.05    | 835.95     |         |
| 9    | 42" DIAMETER CATCH BASIN | R-3229-A | 838.80    | 15            | 835.60    | 835.50     |         |
| 10   | 42" DIAMETER CATCH BASIN | R-3229-A | 838.80    | 18            | 835.25    | 835.15     |         |

- UTILITY PLAN NOTES
1. ALL STORM SEWER, SANITARY SEWER, AND WATER MAIN MATERIALS AND INSTALLATION PER APPLICABLE SECTIONS OF THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN AND WISCONSIN ADMINISTRATIVE PLUMBING CODE, UNLESS OTHERWISE SPECIFIED ON PLANS.
  2. PROPOSED WATER MAIN SHALL HAVE A MINIMUM OF 6' OF COVER.
  3. CONTRACTOR TO VERIFY ALL SEWER AND WATER CONNECTIONS BEFORE ANY CONSTRUCTION.
  4. ALL WORK IN THE RIGHT-OF-WAY SHALL BE DONE PER CITY OF PEWAUKEE, AND WAUKESHA COUNTY REQUIREMENTS AND SPECIFICATIONS.
  5. SEE INTERIOR PLUMBING PLANS FOR THE EXACT SIZE AND LOCATION OF PROPOSED WATER AND SANITARY CONNECTIONS TO THE PROPOSED BUILDING.
  6. ALL EXTERIOR UTILITY PIPE MATERIAL SHALL CONFORM TO WS. ADMIN. CODE COMM 84.30 AND THE CITY OF PEWAUKEE REQUIREMENTS.
  7. INVERT ELEVATIONS LISTED IN THE UTILITY CROSSING SCHEDULE PROVIDE MINIMUM SEPARATION FOR UTILITY CROSSINGS.
  8. ALL UTILITIES WITHIN THE RIGHT OF WAY TO 5 FEET BEHIND THE CURB AND GUTTER SHALL HAVE SLURRY BACKFILL.
  9. WATER UTILITY MUST BE NOTIFIED 48 HOURS IN ADVANCE FOR THE FOLLOWING ACTIVITIES: WATER MAIN TAP OR OPEN CUTTING, WATER MAIN FILLING, WATER MAIN FLUSHING, WATER MAIN SAMPLING, AND ANY OTHER TIME WATER WILL NEED TO BE UTILIZED. CONTACT JANE MUELLER AT 262 691 0804.
  10. ALL OPEN-ENDED PIPE OUTLETS FROM STORM SEWERS SHALL HAVE A GRATE TO SECURE THE OPEN END OF THE PIPE.

STORM WATER PIPE SCHEDULE

| FROM | TO | WATER DISCHARGE (CFS) | SIZE (DIA.) | LENGTH (FT.) | SLOPE (FT/FT) | MATERIAL                     |
|------|----|-----------------------|-------------|--------------|---------------|------------------------------|
| 1F   | 3  | 2.57                  | 15"         | 90           | 0.00167       | H.D.P.E. (ADS N-12 OR EQUAL) |
| 2F   | 6  | 1.62                  | 12"         | 21           | 0.00476       | H.D.P.E. (ADS N-12 OR EQUAL) |
| 3    | 5  | 4.25                  | 18"         | 145          | 0.00172       | H.D.P.E. (ADS N-12 OR EQUAL) |
| 4    | 5  | 2.16                  | 8"          | 36           | 0.02361       | H.D.P.E. (ADS N-12 OR EQUAL) |
| 5    | 10 | 7.13                  | 18"         | 160          | 0.00469       | H.D.P.E. (ADS N-12 OR EQUAL) |
| 6    | 7  | 2.10                  | 12"         | 79           | 0.00380       | H.D.P.E. (ADS N-12 OR EQUAL) |
| 7    | 8  | 2.80                  | 15"         | 112          | 0.00223       | H.D.P.E. (ADS N-12 OR EQUAL) |
| 8    | 9  | 3.23                  | 15"         | 133          | 0.00263       | H.D.P.E. (ADS N-12 OR EQUAL) |
| 9    | 10 | 3.46                  | 15"         | 87           | 0.00287       | H.D.P.E. (ADS N-12 OR EQUAL) |
| 10   | 11 | 10.94                 | 18"         | 12           | 0.01250       | H.D.P.E. (ADS N-12 OR EQUAL) |



LEGEND

- SAW CUT LINE MATCH EXISTING PAVEMENT
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED ELEVATION
- EXISTING STORM SEWER
- PROPOSED STORM SEWER

NOTE: ALL ELEVATIONS ALONG PROPOSED CURB ARE AT THE BOTTOM OF CURB.

SITE UTILITY PLAN

# PEWAUKEE CROSSINGS

## C.T.H. "F" & C.T.H. "M"

PEWAUKEE, WI

DRAWN BY: N.G.K.  
CHECKED BY: M.A.B.  
DATE: 08/29/06  
JOB NUMBER: C05076R12

C2.0  
SHEET 2 OF 5

LIS  
LAND INFORMATION SERVICES, INC.  
ENGINEERS, SURVEYORS & CONSULTANTS  
9722 WATERTOWN PLANK ROAD  
BUILDING 5.4  
WATERTOWN, WI 53226  
T 414-302-8515 F 414-302-8516

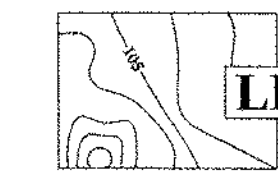
09/12/08  
REVISED STORM SEWER FOR STRUCTURE #6 & 6 THROUGH 9

TO OBTAIN LOCATIONS OF  
PARTICIPATING UNDERGROUND  
UTILITIES, CONTACT THE  
PEWAUKEE UTILITY BOARD  
AT 262-691-0804.

**DIGGERS HOTLINE**  
CALL DIGGERS HOTLINE  
1-800-242-6811  
TOLL FREE  
MS STATUTE 19.07(2)(b)7A  
REQUIRES MIN. 3 WEEKS NOTICE BEFORE YOU EXCAVATE  
NEAR ARCS 200-1100

THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN  
ON THIS PLAN ARE THE PROPERTY OF PEWAUKEE AND  
SHOULD NOT BE USED FOR ANY OTHER PURPOSES.





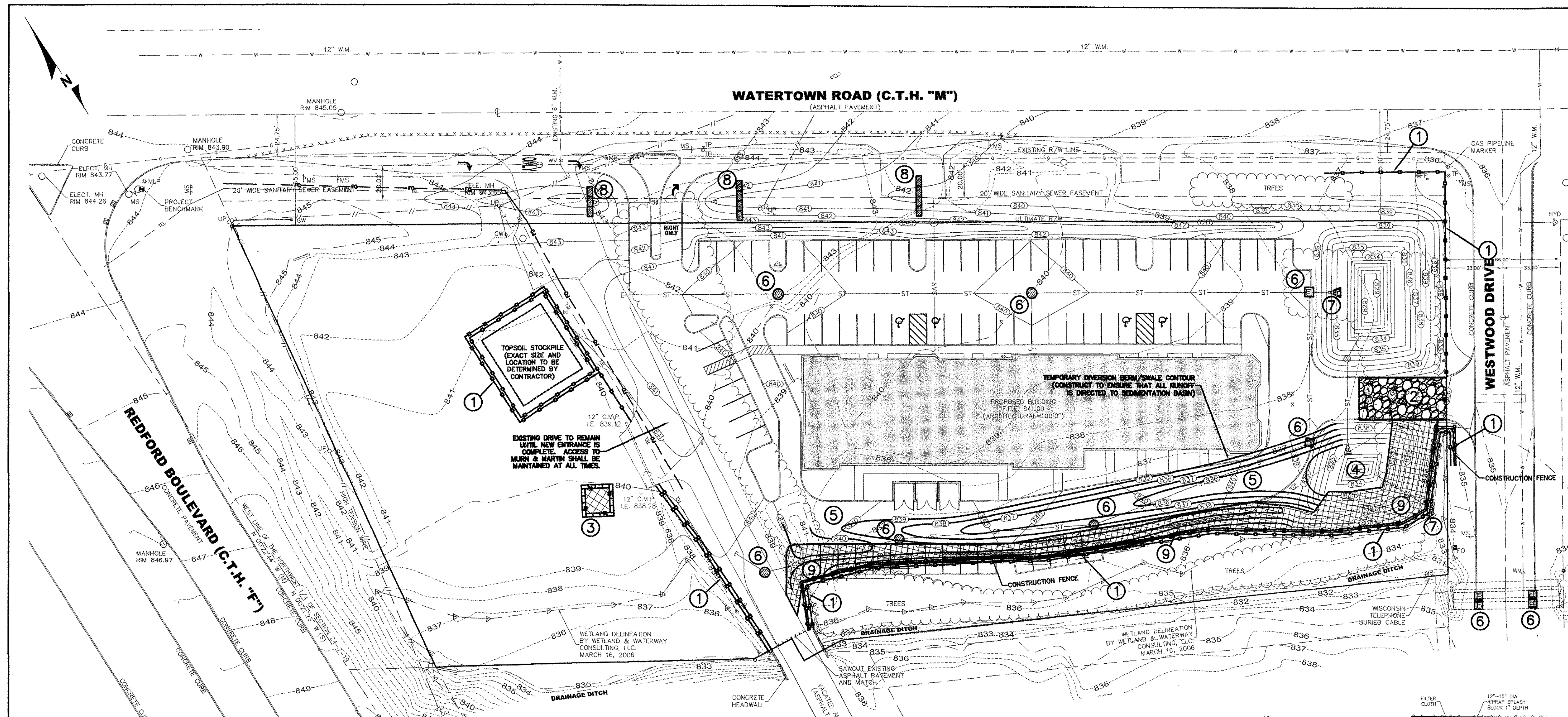
LAND INFORMATION SERVICES, INC.  
ENGINEERS, SURVEYORS & CONSULTANTS  
9022 WATERTOWN PLANK ROAD  
BUILDING 34  
WATERTOWN, WI 53226  
TEL: 480-9000 FAX: 480-9001

EROSION CONTROL PLAN  
**PEWAUKEE CROSSINGS**  
**C.T.H. "F" & C.T.H. "M"**  
PEWAUKEE, WI

DRAWN BY: N.G.K.  
CHECKED BY: M.A.B.  
DATE: 08/29/06  
JOB NUMBER: C05076R12

**C3.0**  
SHEET 3 OF 5

X:\CIVIL\2005\C05076R12.dwg, Mark Balch



**CONSTRUCTION SCHEDULE**

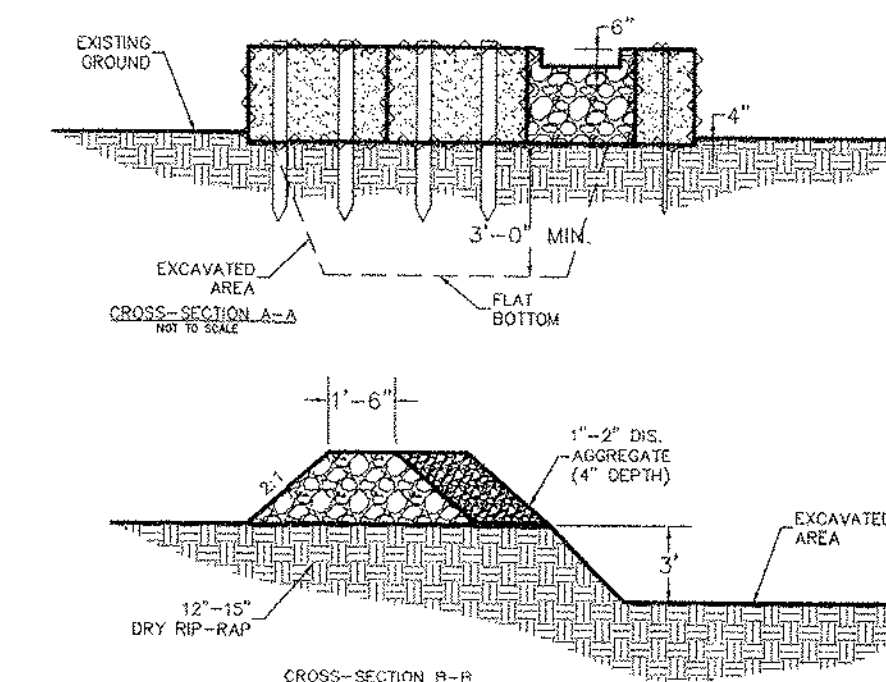
1. INSTALL SILT FENCE AND CONSTRUCTION FENCE (WDNR CONSERVATION PRACTICE STANDARD 1056).
2. INSTALL CONSTRUCTION EXIT (WDNR CONSERVATION PRACTICE STANDARD 1057).
3. INSTALL TEMPORARY DEWATERING BASIN.
4. CONSTRUCT PROPOSED SEDIMENTATION BASIN, IMMEDIATELY VEGETATE AND MULCH WITH A FAST-GROWING GRASS SEED MIXTURE (WDNR CONSERVATION PRACTICE STANDARD 1064, 1059 AND 1058) AND INSTALL EROSION MATTING ON ALL SLOPES OF 4:1 OR GREATER. ALL DEWATERING ACTIVITIES SHALL BE DIRECTED TO THE TEMPORARY DEWATERING BASIN.
5. CONSTRUCT DIVERSION SWALE FROM EAST TO WEST USING SOILS EXCAVATED FROM THE SEDIMENTATION BASIN. IMMEDIATELY VEGETATE AND MULCH WITH A FAST-GROWING GRASS SEED MIXTURE (WDNR CONSERVATION PRACTICE STANDARD 1064, 1059 AND 1058) AND INSTALL EROSION MATTING ON ALL SLOPES OF 4:1 OR GREATER, AS WORK ON THE BERM PROGRESSES WESTWARD.
6. REMOVE TEMPORARY DEWATERING BASIN AND RE-DIRECT ALL DEWATERING PRACTICES TO SEDIMENTATION BASIN.
7. STRIP TOPSOIL AND PERFORM ROUGH GRADING FOR THE REMAINDER OF THE SITE. STOCKPILE SOIL IN AREA INDICATED ON THE EROSION CONTROL PLAN AND SURROUND PILE WITH SILT FENCE AS SHOWN ON PLAN.
8. EXCAVATE FOR FOOTINGS.
9. CONSTRUCT PROPOSED BUILDING.
10. INSTALL UTILITIES TO BUILDING. INSTALL STORM SYSTEM IN PARKING LOT.
11. INSTALL INLET PROTECTION (WDNR CONSERVATION PRACTICE STANDARD 1060).
12. CONSTRUCT CONCRETE CURB AND GUTTER, ASPHALT AND CONCRETE PAVEMENT AREAS AND CONCRETE SIDEWALK AS SHOWN ON PLAN.
13. PERFORM FINAL GRADING OF SITE.
14. SEED/SOD THE DISTURBED AREA IMMEDIATELY UPON COMPLETION OF FINAL GRADING (WDNR CONSERVATION PRACTICE STANDARD 1059 AND 1058).
15. UPON COMPLETION OF CONSTRUCTION AND ONCE VEGETATION HAS BEEN ESTABLISHED, REMOVE TEMPORARY EROSION CONTROL MEASURES AND SEED/SOD DISTURBED AREAS.

**MAINTENANCE PLAN**

1. ALL CONSTRUCTION TRAFFIC TO ENTER/EXIT SITE AT THE SPECIFIED LOCATION VIA WESTWOOD DRIVE.
2. ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CHECKED FOR STABILITY AND OPERATION FOLLOWING EVERY RUNOFF PRODUCING RAINFALL, BUT IN NO CASE LESS THAN ONCE EVERY WEEK. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY TO MAINTAIN ALL PRACTICES AS DESIGNED.
3. SEDIMENT WILL BE REMOVED FROM BEHIND THE SILT FENCE WHEN IT BECOMES APPROXIMATELY 0.5 FEET DEEP AT THE FENCE. THE SILT FENCE WILL BE REPAIRED AS NECESSARY TO MAINTAIN A BARRIER.
4. ALL SEEDING AREAS WILL BE FERTILIZED, RESEED AS NECESSARY, AND MULCHED TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.
5. ANY SEDIMENT REACHING A PUBLIC RIGHT OF WAY SHALL BE CLEANED (NOT FLUSHED) AT THE END OF EACH WORKDAY.
6. IMPLEMENT WINTER STABILIZATION PLAN PRIOR TO FREEZING ACTIVITIES.
7. FINAL STABILIZATION OF THE SITE IS APPROXIMATELY SIX MONTHS.
8. RESPONSIBILITY FOR FOLLOWING THE MAINTENANCE PLAN SHALL FALL ON THE GENERAL CONTRACTOR.

**WINTER STABILIZATION CONTINGENCY PLAN**

1. ALL DISTURBED AREAS TO BE STABILIZED AND/OR VEGETATED BY NOVEMBER 1, 2006.
2. IF SITE IS NOT STABILIZED BY NOVEMBER 1, 2006, THE FOLLOWING PROCEDURES SHOULD BE TAKEN:
  - A. INSPECT SILT FENCE AND REPAIR AS NECESSARY TO MAINTAIN A BARRIER.
  - B. INSPECT DIVERSION SWALE/BERM TO ENSURE SITE RUNOFF WILL BE DIRECTED TO SEDIMENTATION BASIN.
  - C. ENSURE EROSION MATTING PLACEMENT, RESEED AS NECESSARY TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER, ONE MONTH PRIOR TO WINTER SEASON.
  - D. INSPECT SEDIMENTATION BASIN AND REGRADE AS NECESSARY.
  - E. ALL UNVEGETATED AREAS SHALL BE SPRAYED WITH A POLYMER/TACKIFIER TO STABILIZE FOR THE DURATION OF THE WINTER SEASON.



**③ TEMPORARY DEWATERING BASIN**  
NOT TO SCALE

**SITE DEWATERING NOTES**

1. ANY SITE DEWATERING MUST INCLUDE TREATMENT OF WATER TO REMOVE SEDIMENT PRIOR TO DISCHARGE TO THE WATERWAY.
2. ALL SITE RUNOFF SHALL BE DIRECTED TO THE SEDIMENTATION BASIN VIA THE DIVERSION SWALE/BERM, DURING CONSTRUCTION.
3. ALL DEWATERING SHALL BE DIRECTED TO THE SEDIMENTATION BASIN, DURING CONSTRUCTION.
4. NO SITE DEWATERING SHALL BE DISCHARGED DIRECTLY INTO THE WATERWAY.
5. PUMPING RATE INTO TEMPORARY DEWATERING BASIN SHALL NOT EXCEED 70 GPM.

**LEGEND**

|         |                      |
|---------|----------------------|
| XXXXXXX | SAWTOOTH LINE MATCH  |
| ---     | EXISTING CONTOUR     |
| ---     | PROPOSED CONTOUR     |
| 836.5 x | PROPOSED ELEVATION   |
| ---     | EXISTING STORM SEWER |
| ---     | PROPOSED STORM SEWER |

NOTE: ALL ELEVATIONS ALONG PROPOSED CURB ARE AT THE BOTTOM OF CURB.

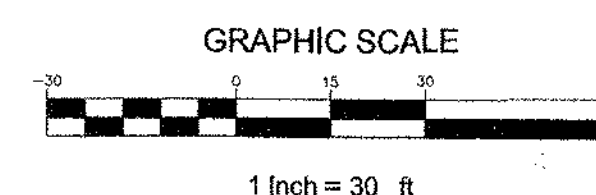
**EROSION CONTROL PRACTICES SCHEDULE**

(DETAILS ON SHEET C5.0)

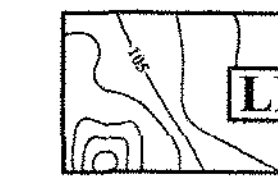
- ① SILT FENCE
- ② CONSTRUCTION EXIT
- ③ TEMPORARY DEWATERING BASIN
- ④ SEDIMENTATION BASIN
- ⑤ DIVERSION SWALE/BERM
- ⑥ INLET GRATE SCREEN
- ⑦ OUTLET PROTECTION FOR END APRON
- ⑧ STAKED STRAW BALES
- ⑨ EROSION MATTING

TO OBTAIN LOCATIONS OF PARCELS UNDERGOING PRACTICES, PLEASE CALL:  
**DIGGERS HOTLINE**  
CALL DIGGERS HOTLINE  
1-800-242-8881  
TOLL FREE  
MIS STATUTE 182.02(2)(7)(a)  
REQUIRES MIN. 5 WORK DAYS  
NOTICE BEFORE YOU EXCAVATE  
MILW. AREA 255-1101

THE LOCATIONS OF EXISTING UTILITIES ARE SHOWN ON THIS DRAWING AND ARE APPROXIMATE. THERE MAY BE VARIATIONS FROM THE SHOWN LOCATIONS. THE USER SHALL VERIFY THE LOCATION OF UTILITIES PRIOR TO EXCAVATION.







LAND INFORMATION SERVICES, INC.  
ENGINEERS, SURVEYORS & CONSULTANTS  
9722 WATERTOWN PLANK ROAD  
BUILDING 5-2  
WAUKESHA, WI 53126  
T 414-302-9515 F 414-302-9516

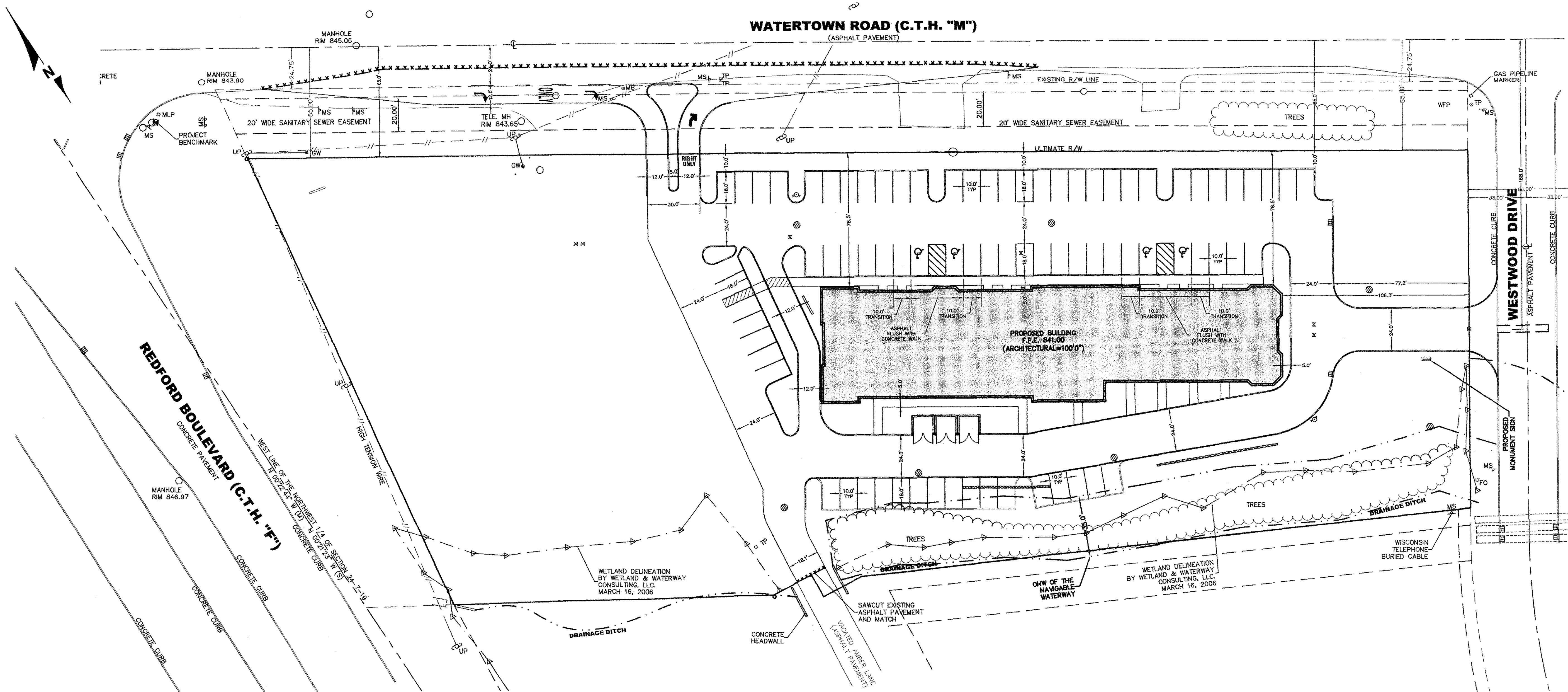
SITE PAVING PLAN  
**PEWAUKEE CROSSINGS**  
**C.T.H. "F" & C.T.H. "M"**  
PEWAUKEE, WI

DRAWN BY: N.G.K.  
CHECKED BY: M.A.B.  
DATE: 08/29/06  
JOB NUMBER: C05076R12

**C4.0**  
SHEET 4 OF 5

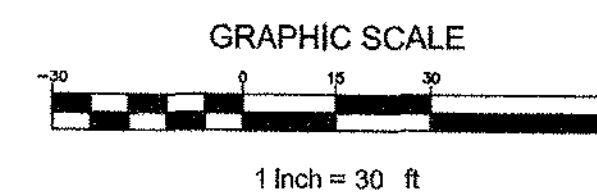
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**WATERTOWN ROAD (C.T.H. "M")**  
(ASPHALT PAVEMENT)

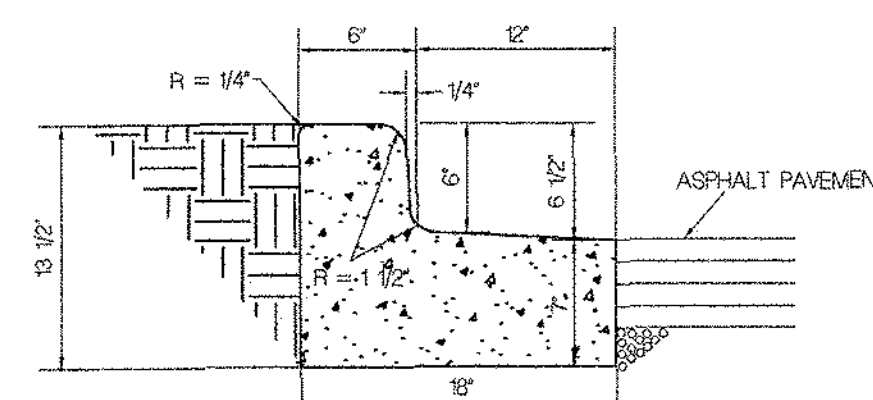


**PAVING NOTES:**

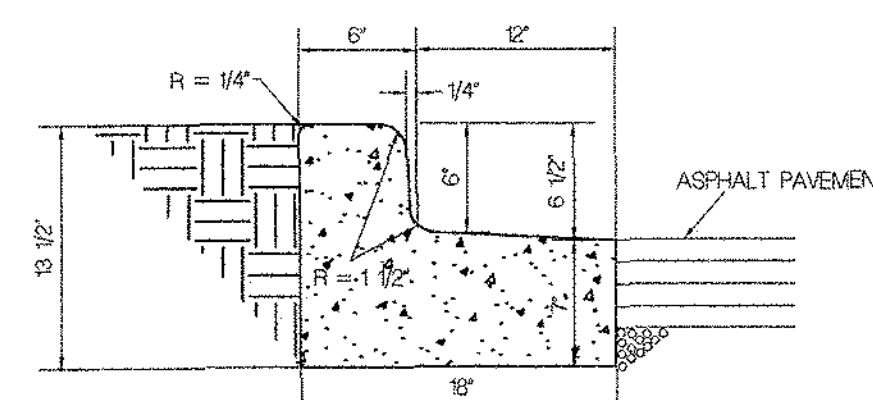
- 1.) ALL DIMENSIONS TAKEN TO FACE OF CURB UNLESS OTHERWISE NOTED. B.O.C.=BACK OF CURB.
- 2.) ALL WORK IN C.T.H. "M" (WATERTOWN ROAD) SHALL BE PERFORMED ACCORDING TO WAUKESHA COUNTY SPECIFICATIONS.
- 3.) PROPOSED ENTRANCE DRIVE, RIGHT-TURN LANE, AND ACCELERATION LANE SUBJECT TO CHANGE PER WAUKESHA COUNTY.



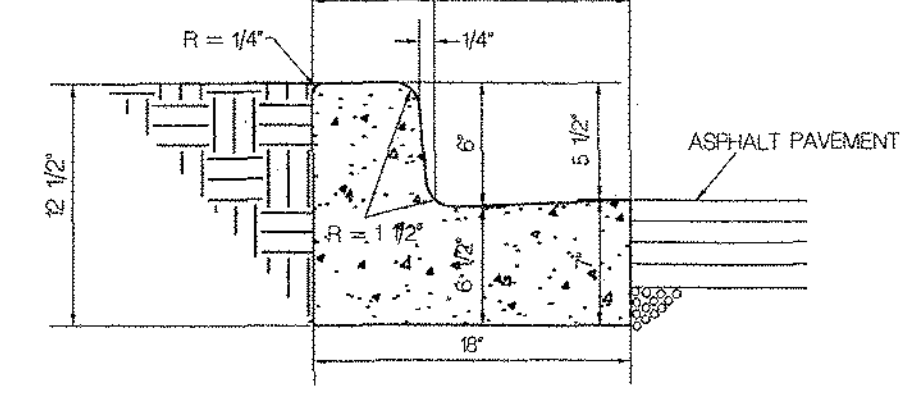
**1 SIDEWALK SECTION ADJACENT TO HANDICAPPED PARKING AREA**  
NOT TO SCALE



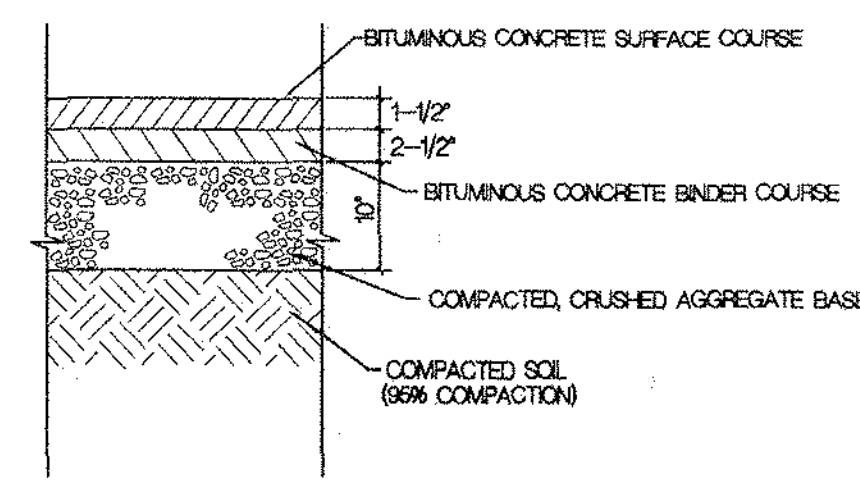
**2 HIGH SIDE CONCRETE CURB DETAIL**  
NOT TO SCALE



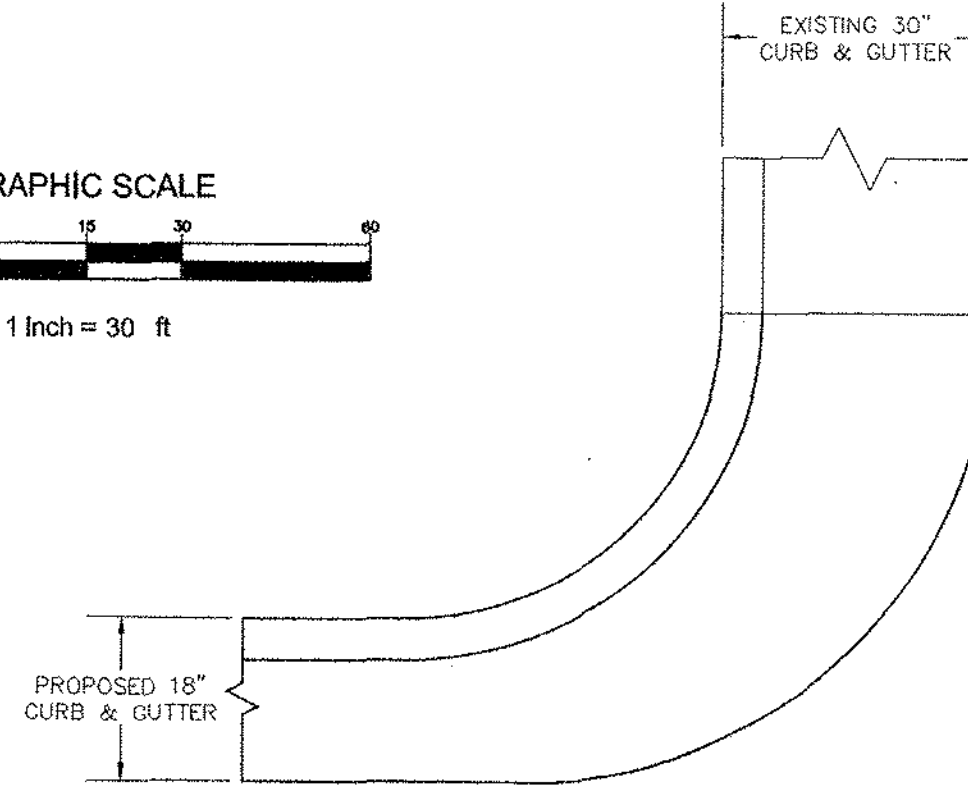
**3 LOW SIDE CONCRETE CURB DETAIL**  
NOT TO SCALE



**4 HEAVY DUTY ASPHALT PAVEMENT (PARKING AREA)**  
NOT TO SCALE



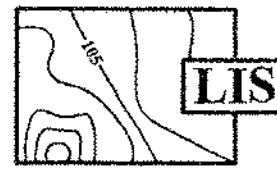
**5 CONCRETE CURB TRANSITION DETAIL**  
NOT TO SCALE



**DIGGERS HOTLINE**  
CALL DIGGER HOTLINE  
1-800-242-4011  
TOLL FREE  
WE STAY OPEN 24 HOURS A DAY  
NO MATTER HOW DARK OR RAINY IT IS  
WE'LL BE THERE TO HELP YOU

UNDERSTANDING THE USE OF THIS INFORMATION IS SOLELY THE RESPONSIBILITY OF THE USER. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR OBTAINING ALL NECESSARY INFORMATION FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE APPROPRIATE AGENCIES.





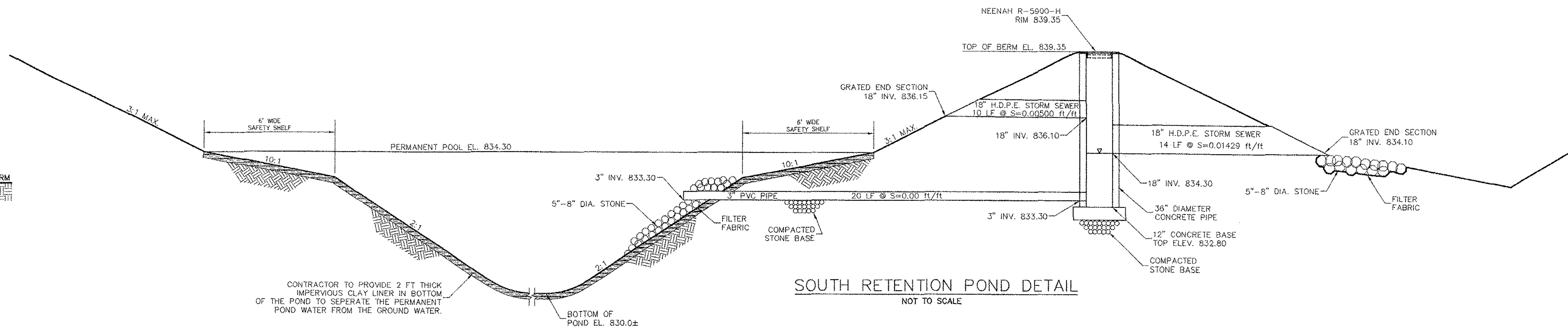
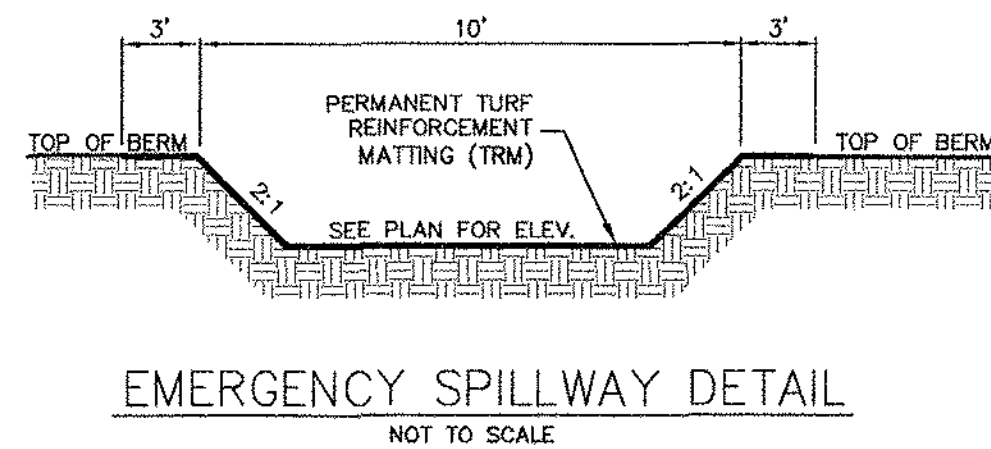
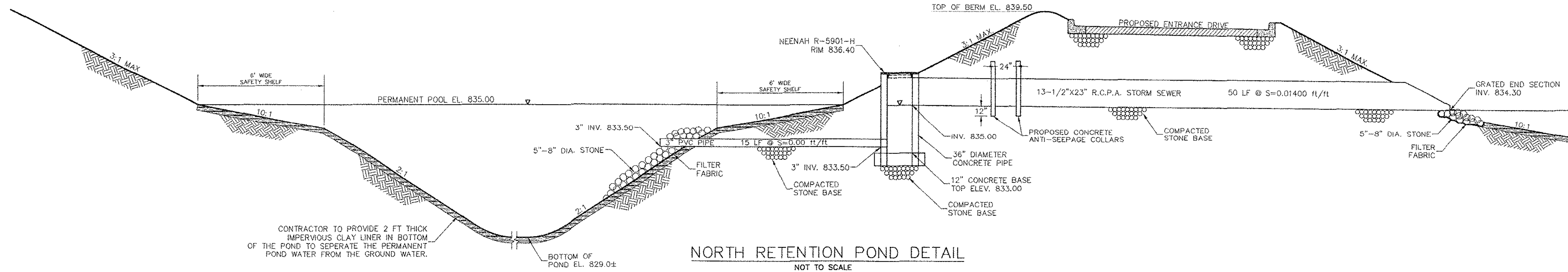
LAND INFORMATION SERVICES, INC.  
ENGINEERS, SURVEYORS & CONSULTANTS  
9722 WATERTOWN PLANK ROAD  
BUILDING 545  
WADSWORTH, WI 53226  
TEL: 414-303-9515 FAX: 414-303-9516

SITE GRADING & EROSION CONTROL DETAILS  
**PEWAUKEE CROSSINGS**  
**C.T.H. "F" & C.T.H. "M"**  
PEWAUKEE, WI

DRAWN BY: N.G.K.  
CHECKED BY: M.A.B.  
DATE: 08/29/06  
JOB NUMBER: C05076R12

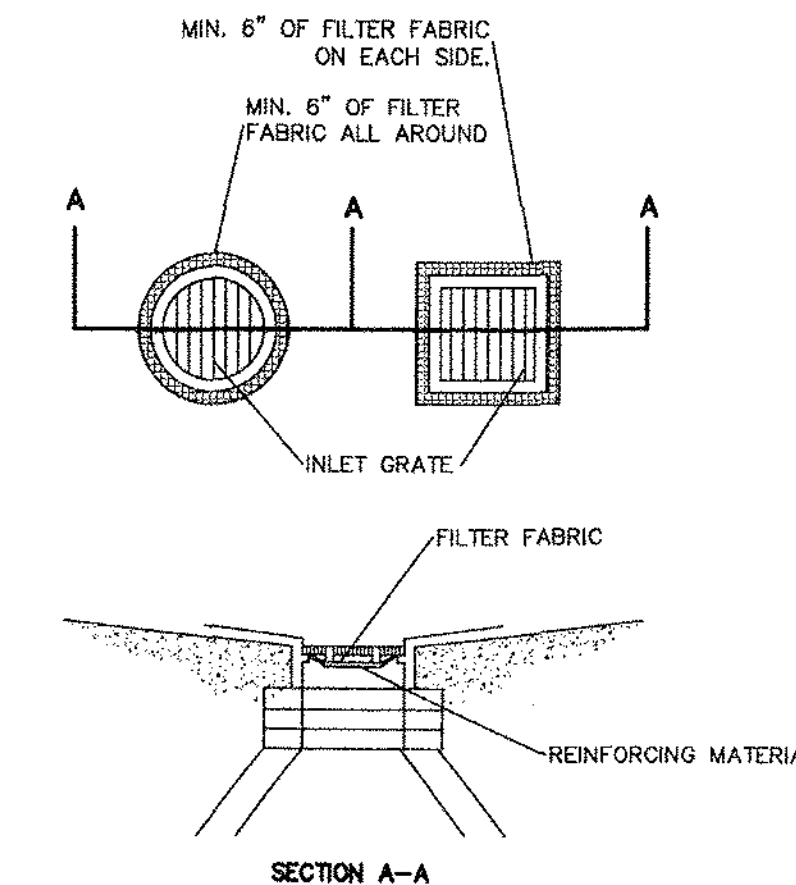
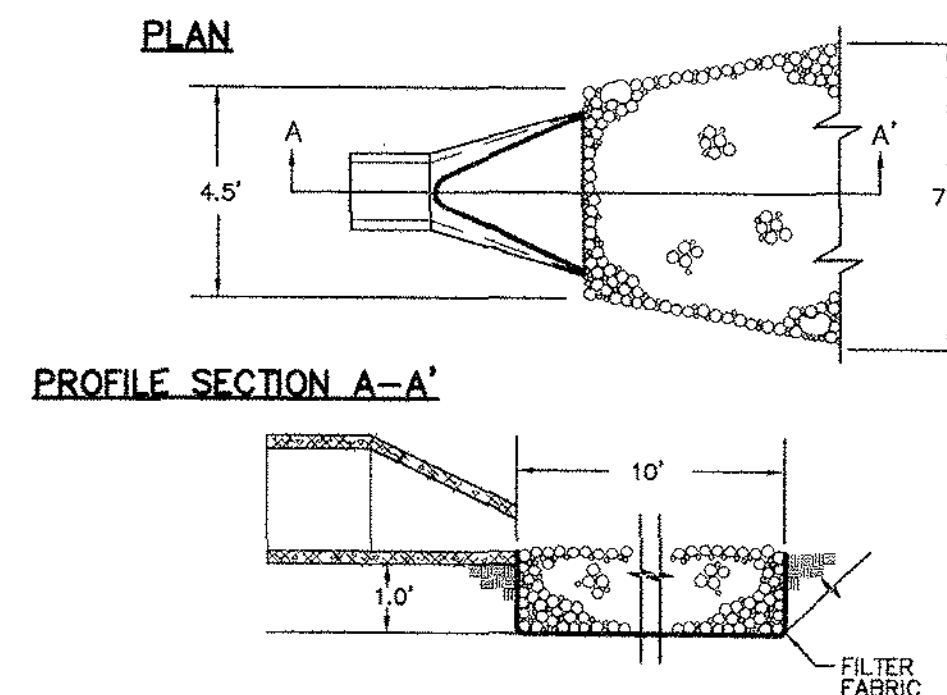
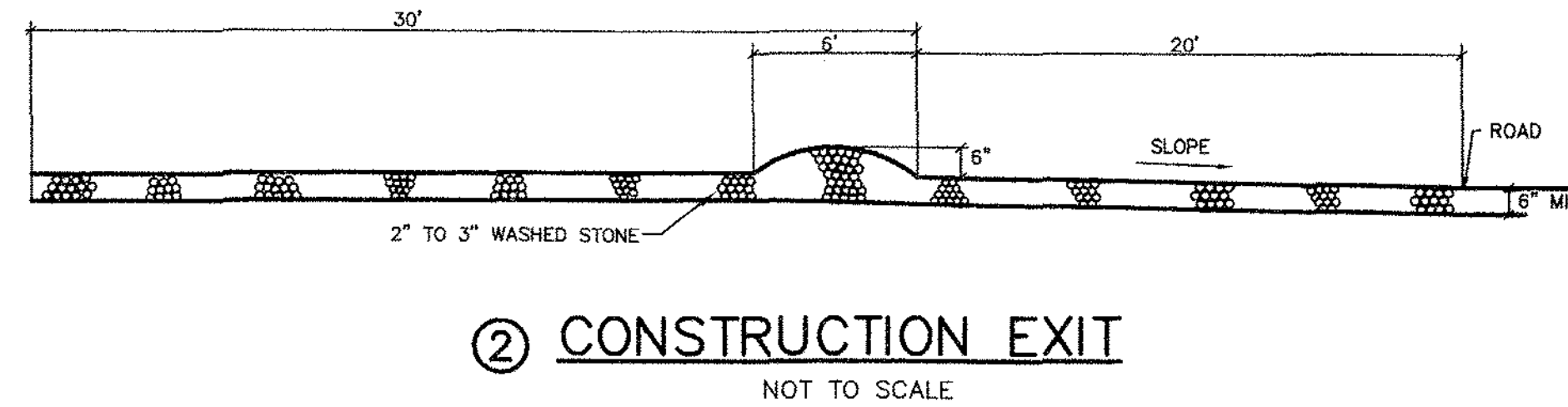
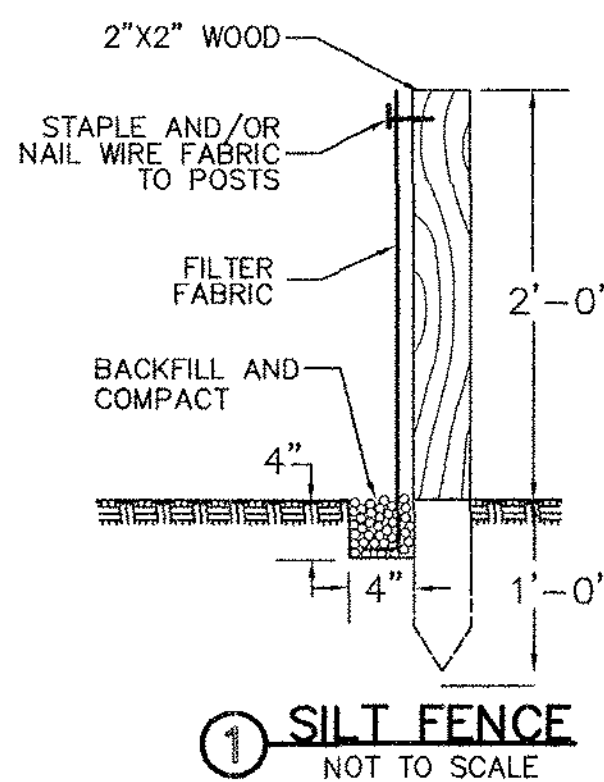
**C5.0**  
SHEET 5 OF 5

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**SILT FENCE CONSTRUCTION SPECIFICATIONS**

1. CONSTRUCT SILT FENCE AROUND THE DISTURBED AREAS AS SHOWN ON EROSION CONTROL PLAN, TO PREVENT SEDIMENT FROM BEING WASHED INTO THE DRAINAGE SYSTEM.
2. LOCATE POSTS DOWNSLOPE OF FABRIC TO HELP SUPPORT FENCING.
3. WHEN JOINTS ARE NECESSARY, SECURELY FASTEN THE FABRIC AT A SUPPORT POST WITH OVER LAP TO THE NEXT POST.
4. FILTER FABRIC TO BE OF NYLON, POLYESTER, PROPYLENE OR ETHYLENE YARN WITH EXTRA STRENGTH - 100 LB/LIN. IN. (MINIMUM) - AND WITH A FLOW RATE OF 10 GAL./SQ. FT./MIN. FABRIC SHOULD CONTAIN ULTRAVIOLET RAY INHIBITORS AND STABILIZERS REACHING A STABILITY OF 90 PERCENT USING TEST METHOD ASTM D-4355.
5. THE FILTER FABRIC SHALL BE ANCHORED BY SPREADING AT LEAST 8 INCHES OF FABRIC IN A 4" X 4" TRENCH.
6. THE FILTER FABRIC SHALL BE STAPLED AND/OR NAILED TO THE UPSLOPE SIDE OF THE POSTS, USING AT LEAST 0.5 INCH STAPLES.
7. POST TO BE 2X2" PINE, 3 FEET LONG. THE MAXIMUM SPACING OF POSTS FOR NON-WOVEN SILT FENCE, SHALL BE 3 FEET. (NO SUPPORT CORD IS REQUIRED FOR THE 3 FOOT POST SPACING.) THE MAXIMUM POST SPACING FOR NONWOVEN FABRIC WITH SUPPORT NET AND TOP SUPPORT CORD OR FOR WOVEN FABRIC WITH SUPPORT CORD SHALL BE 8 FEET.

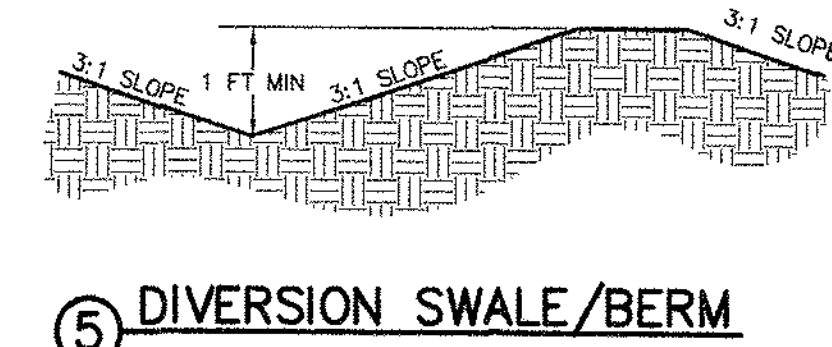
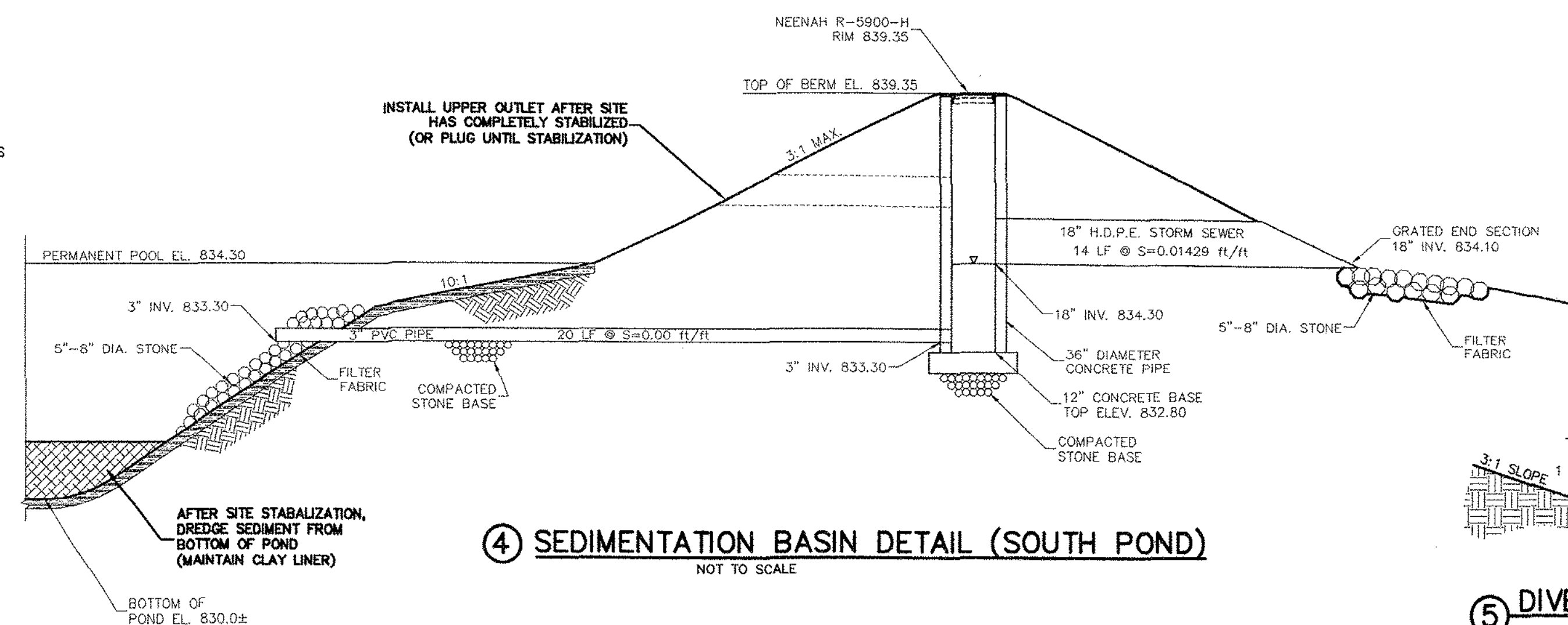
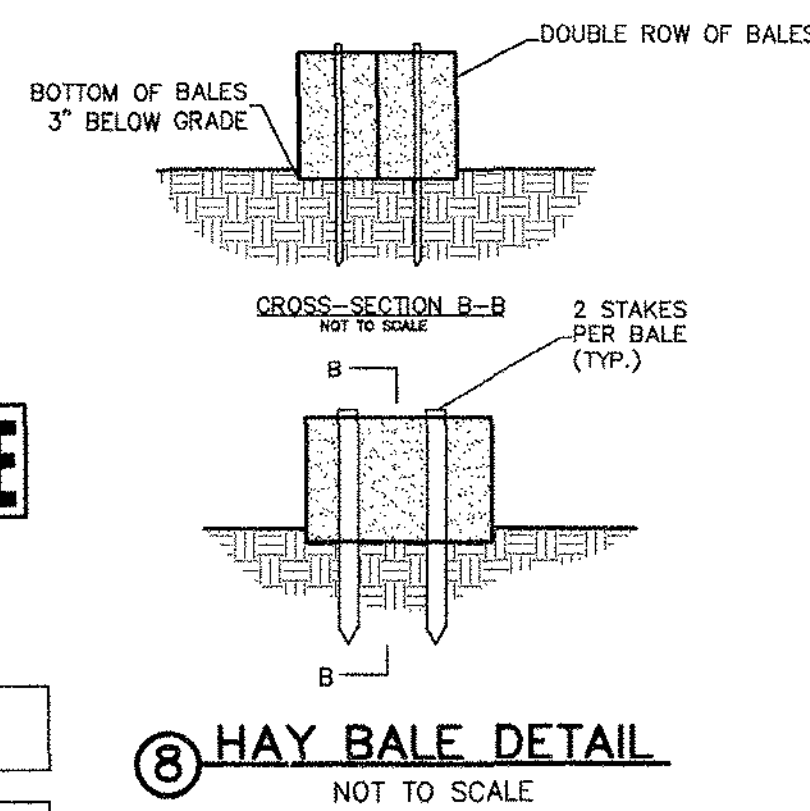


**CONSTRUCTION SPECIFICATIONS**

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

**INLET GRATE SCREEN CONSTRUCTION SPECIFICATIONS**

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



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UNDERGROUND UTILITIES ARE ONLY INDICATED AS SHOWN ON PLANS. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.

THE INFORMATION ON THIS PLAN IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.

## **Cloud 9 Smoke Shop – Response to Staff Comments**

### **1. Do you have a floor plan designed yet for the tenant space? If so, that should be provided with your submission to Plan Commission.**

**Response:** Yes, we do have a preliminary floor plan for the tenant space. We will include it with our upcoming submission to the Plan Commission.

### **2. What are your proposed hours of operations?**

**Response:** Our preferred hours are **9:00 AM to 10:00 PM**. However, if staying open past 9:00 PM would require an amendment that could delay the approval process, we're absolutely fine with operating from **8:00 AM to 9:00 PM** instead. We're open to either option—please advise which would be most efficient at this stage.

### **3. How many employees are anticipated?**

**Response:** We anticipate employing 4 to 5 team members, made up of both full-time and part-time staff to ensure consistent coverage and high-quality customer service throughout all business hours.

Staff responsibilities will include:

- Stocking and organizing inventory
- Cleaning and maintaining store appearance
- Operating the register and handling customer transactions
- Assisting customers with product information and general inquiries

This staffing structure allows us to maintain a clean, organized, and customer-focused environment while ensuring flexible coverage for weekends, sick days, and peak hours.

Employee 1 (Full-Time):

Monday – Friday | 9:00 AM – 4:00 PM

Employee 2 (Full-Time):

Monday – Friday | 4:00 PM – 10:00 PM

Employee 3 (Part-Time):

Saturday & Sunday | 9:00 AM – 4:00 PM

Employee 4 (Part-Time):

Saturday & Sunday | 4:00 PM – 10:00 PM

Employee 5 (Part-Time/Flex): Available as needed for weekend coverage, sick days, and additional support during peak hours or special events.



**4. Please confirm there are no beer or liquor sales proposed.**

**Response:** Confirmed! There will be absolutely no beer or liquor sales at Cloud 9. We will only be offering tobacco and related products as permitted.

**5. Staff anticipates recommending the following conditions:**

**5.1 “Applicant shall obtain all other governmental approvals, permits, licenses and the like, required for and applicable to the proposed use and sale of tobacco products, including but not limited to the State of Wisconsin Department of Revenue.”**

**Response:** We fully understand and support this condition. We have already obtained our sales permit through the Wisconsin Department of Revenue, and we have submitted the City of Pewaukee tobacco permit application as part of our Conditional Use materials. If anything additional is needed to complete our approval package, please let us know—we’re eager to make sure everything is properly in order.

**Seller’s Permit:** 456-1032003553-04

**Legal Name:** SMOKEEXPRESS LLC

**5.2 “Hours of operations shall not extend past 9:00 p.m. without an amendment to this Conditional Use Permit.”**

**Response:** Understood—we accept this condition. If possible, we would like to request an amendment to allow operation until 10:00 PM, but only if this does **not** delay the approval process. If it does, we are happy to proceed with the 9:00 AM to 9:00 PM schedule.

**5.3 “This Conditional Use Permit shall be subject to periodic review to ensure ongoing compliance with applicable City, County and State standards and regulations.”**

**Response:** We are completely supportive of this and welcome periodic reviews. We’re committed to staying fully compliant with all regulations.

**5.4 “No lighting or promotional displays shall be affixed to or displayed on the exterior surface of windows or affixed to the interior surface of windows if visible from the exterior.”**

**Response:** We understand and will comply with this guideline. The only visible displays we anticipate include modest items such as an “Open” sign and small decals indicating product types (e.g., “Vape,” “CBD,” “Cigars”). We would like to discuss appropriate options for exterior signage visibility, especially since the plaza becomes quite dark in the evenings. If neon signs are not preferred, we’re open to using LED signage with controlled brightness or other city-approved alternatives.