



Village of



Germantown

Willkommen

Fee must accompany application

- \$810 Minor Addition
- \$1,430 Construction <10,000 SF
- \$2,410 Construction 10,000 SF to 50,000
- \$3,980 Industrial Construction >50,000 SF
- \$3,980 Commercial Construction >50,000
- \$350 Plan Commission Consultation
- \$125 Fire Department Plan Review

Paid On: _____ Check/CC _____

SITE PLAN REVIEW APPLICATION

Pursuant to Section 17.43 of the Municipal Code

Please read and complete this application carefully. All applications must be signed and dated.

1 APPLICANT OR AGENT

Virtus Development LLC
13890 Bishops Dr.
Suite 250
Brookfield, WI 53005

Phone (262) 641-0746

E-Mail greg.nagel@virtusdevelopment.us

PROPERTY OWNER

District One LLC
13890 Bishops Dr.
Suite 250
Brookfield, WI 53005

Phone (262) 641-0746

E-Mail greg.nagel@virtusdevelopment.us

2 PROPERTY ADDRESS

Lot 2 per attached CSM (Tax Parcel ID: 351965002)
and W140 N10363 Fond du Lac Avenue (Tax Parcel ID: 351965001)

3 NEIGHBORING USES - Specify name and type of use, e.g. Enviro Tech - Industrial, Smith - Residential, etc.

North <u>Commercial Restaurant Parking</u>	South <u>Residential</u>	East <u>Industrial</u>	West <u>Residential</u>
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4 READ AND INITIAL THE FOLLOWING:

GN I am aware of the Village of Germantown ordinance requiring fire sprinklers in most new construction.

GN I understand that all new development is subject to Impact and/or Connection Fees that must be paid before building permits will be issued.

GN I understand that an incomplete application will be withdrawn from the Plan Commission agenda and that all resubmissions to the Plan Commission are subject to a new application fee.

5 SIGNATURES - ALL APPLICATION MUST BE SIGNED BY OWNER!

[Signature] 2/4/2016
 Applicant Date

[Signature] 2/4/2016
 Owner Date

Revised 12/5/25

Sharepoint>06-APPLICATIONS ALL>Application Forms>Site Plan



Lisa Budish

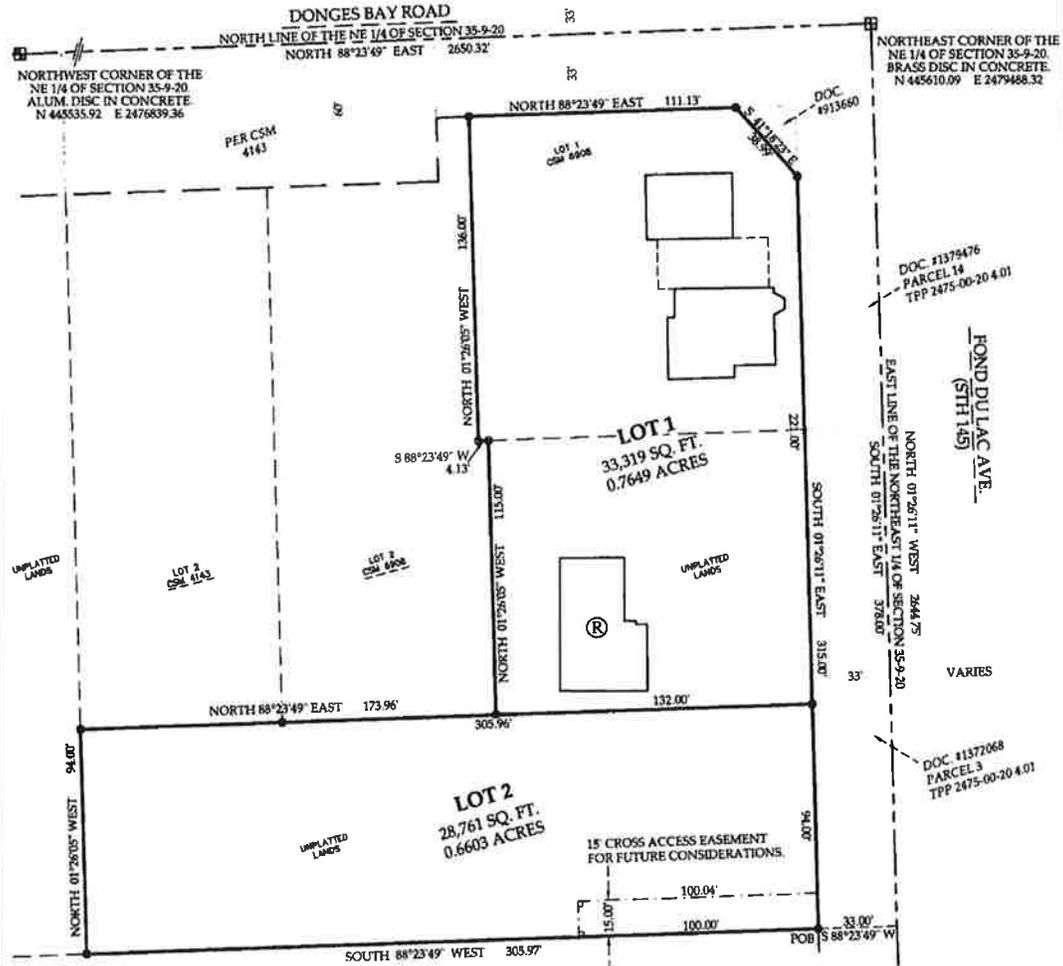
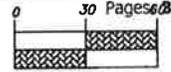
LISA BUDISH
 WASHINGTON COUNTY
 REGISTER OF DEEDS
 Fee: \$30.00

CERTIFIED SURVEY MAP #

LOT 1 OF CERTIFIED SURVEY MAP 6908, RECORDED AS DOCUMENT NO. 1475963, AND UNPLATTED LANDS, ALL BEING PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, COUNTY OF WASHINGTON, STATE OF WISCONSIN.

OWNER OF LOT 1 OF CSM 6908 AND THE UNPLATTED LANDS OF PROPOSED LOT 1:
 DISTRICT ONE LLC
 13890 BISHOPS DRIVE, SUITE 250
 BROOKFIELD, WI 53005

OWNER OF UNPLATTED LANDS OF PROPOSED LOT 2:
 ROBERT J. HACKER TRUST
 MARY ELIZABETH HACKER TRUST
 W113 N17036 DRIFTWOOD CT. 4
 GERMANTOWN, WI 53022

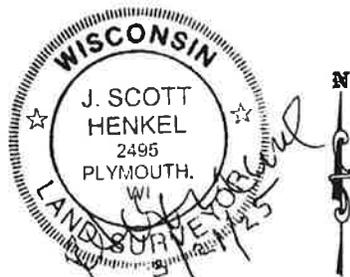
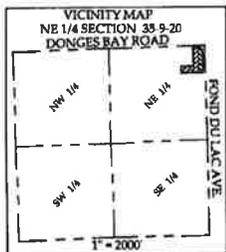


LEGEND

- 1" IRON PIPE FOUND
- 3/4" x 10" REBAR WEIGHING 1.13 LBS./FOOT SET.
- Ⓡ BUILDING TO BE RAZED

EASEMENTS:
 LOTS 1 AND 2 SUBJECT TO POLE LINE RIGHTS OF UNSPECIFIED WIDTH AND LOCATION PER DOCUMENTS #135449 AND #135451.

SETBACKS:
 BUILDING SETBACKS ARE BASED ON THE VICTORY CENTER LLC "KUHNBURG DISTRICT" PLANNED DEVELOPMENT DISTRICT DESCRIBED IN VILLAGE RESOLUTION 16-2018, ADOPTED MARCH 8, 2018.



SOUTHEAST CORNER OF THE NE 1/4 OF SECTION 35-9-20. BRASS DISC IN CONCRETE. N 442966.43 E 2479554.66

BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, (NAD83). THE EAST LINE OF NE 1/4 OF SECTION 35-9-20 BEARS NORTH D1°28'11" WEST.

PSE

122 Wisconsin Street West Fond WI 53086
 262.346.7800 kparish@parishse.com
 FN: NA-01B-17 Date: 9/29/23

REVISED MARCH 21, 2025
 REVISED MARCH 13, 2025
 REVISED MARCH 6, 2025
 REVISED DECEMBER 4, 2023
 REVISED NOVEMBER 10, 2023

SURVEYED BY JOSEPH W. DAVID
 MAPPED BY J. SCOTT HENKEL, PLS

SHEET 1 OF 3

DATE	INVOICE NO.	COMMENT	AMOUNT	NET AMOUNT
02/06/2026	2602	Site Plan Application Fe		1,430.00
DATE 02/06/26			VENDOR Village of Germantown	TOTAL 1,430.00

Village of



Village of Germantown
 Clerk Treasurer
 N112W17001 MEQUON ROAD
 Germantown, WI 53022
 (262)250-4700
 Welcome

02/09/2026 02:56PM PRAVINA P
 001073-0033
 Payment effective date 02/05/2026

MISCELLANEOUS

ZONING FEES (GENZON)

2026 GENZON

1 @ \$1430.00

\$1,430.00

 \$1,430.00

Subtotal

\$1,430.00

Total

\$1,430.00

Tenders

CHECK

Check Number 1025

\$1,430.00

Change due

 \$0.00

Thank you for your payment

Village of Germantown COPY
 DUPLICATE RECEIPT

DATE: 09-17-2024

Designer Information:

Gregory Nagel
 Nagel Architects&Engineers
 13890 Bishops Dr., Ste 250
 Brookfield, WI 53005

On behalf of:
 BUILDING OFFICIAL

PLAN EXAMINATION

<p>PROJECT/SITE DESCRIPTION: Germantown Townhouses</p> <p>PROJECT ADDRESS: W140 N10385 Fond Du Lac Ave Germantown, WI</p> <p>PLAN REVIEW EXPIRATION DATE: 09-17-2025</p>	<p style="text-align: center;">DETAILS:</p> <p>Review Type: Building New Construction</p> <p>Plans Date: # 3/15/24,5/23/24,8/14/24,9/13/24 of Sheets: 22 of 35</p> <p>Project Area (sq. ft.): 7,684 SQ FT</p>
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PLAN EXAMINATION: SPS 361.31(3) plan review approval.

 X **Conditionally Approved** - means that the plans substantially conform to the applicable codes, with the exceptions listed in the approval letter. Approval expires one to three years after the date of approval depending on the type of project. A one-year plan approval extension for interior work is available for a fee prior to expiration of plans.

 Withheld - means that the plans significantly conflict with the codes and must be corrected before DSPS will approve them. Changes, signed and sealed by the registered design professional if necessary, must be submitted to DSPS.

 Denied - means that there are serious conflicts with the codes that will require the submittal of new plans.

SAFEbuilt Wisconsin LLC conducts plan examination and approval services as required by SPS 361.30 on behalf of the local authority having jurisdiction listed above, said local authority being either a certified municipality or appointed agent authorized under SPS 361 Subchapter VI.

Construction documents submitted for review shall be of sufficient clarity, character, and detail to show how the proposed design will conform to the applicable building codes in accordance with SPS 361.31(2)(d). The submittal described above has been reviewed for conformance with applicable Wisconsin Administrative Codes and Wisconsin Statutes. Upon examination, additional information is required to process your submittal and is formally requested in accordance with SPS 361.31(2)(e)2. The application has been placed on hold and the review and approval is pending subject to receipt of the information requested.

The requested information is outlined in the following pages. Revised shall be submitted to the municipality. Revisions shall be identified by a readily discernible means such as shading, highlighting, hatching, or clouding the changed areas prior to plan re-submittal. Failure to do so may delay review.

If the requested information on the following pages is not received within 30 days of the date of this letter, the submittal will be returned denied in accordance with SPS 361.60(5)(g). No fees will be refunded, and a new fee, application form, and submittal of plans/specifications will be required to continue with the project. The

code in effect at the time of new submittal shall apply. SAFEbuilt Wisconsin is committed to helping create better communities and thanks you for your patience and continued cooperation. Feel free to contact the plans examiner should you have any questions or concerns.

Sincerely,



Susan N. Kougiyas, RA
Plans Examiner
SAFEbuilt Wisconsin, LLC
skougiyas@safebuilt.com
cell:262-239-9004

Plan Specific Items:

General

1. Per additional documentation provided by the professional of record, all comments from plan review 12/28/23 and subsequent plan reviews have been resolved with the exception of architectural comment 6 and structural comment 1 below.
2. Review and **Conditional Approval** is for Architectural and Structural only. Mechanical, Electrical, Plumbing, Fire Alarm, Planning & Zoning, Civil and Landscape drawings are not included in this review and approval.
3. **Conditions of Approval as follows:**
Prior to issuance of building permit provide updated drawings to the Building Official that demonstrate compliance to open comments below:
 1. Sheet G003 –Code Summary requires the following corrections:
 - Fire sprinklers are noted to be provided and references NFPA 13D. Per previous correspondence, sprinklers have been omitted.
 - Update Sections 504.3 Allowable Height, 504.4 Allowable Stories, 506.2 Allowable Area and 705.8 Openings to reflect non-sprinklered building limits and compliance.
 2. SPS 361.31(1)(a) w/ A-E 2.02 update seal, signature and date on the following sheets:
 - Current sheets A202 & A203 are dated 8/14/24 and signed and sealed 5/23/24
 - Current sheets S100, S101, S102, S103 & S501 are dated 9/13/24 and signed and sealed 5/23/24
 6. Section 708.4 Continuity - Fire partitions shall extend from the top of the foundation or floor/ceiling assembly below to the underside of the floor or roof sheathing, slab or deck above or to the fire-resistance-rated floor/ceiling or roof/ceiling assembly above and shall be securely attached thereto.
 - Previous verbiage to extend fire partition to underside of sheathing has been removed from sheet A202 & A203. Per this code section, 2-hour fire resistance to extend to underside of roof sheathing.
 1. Section 1803.2 Geotechnical Investigations – Provide geotechnical report.
POR Response: Acknowledged. Soil conditions are assumed. See Foundation and Earthwork note on sheet S500.
 - The geotechnical report requirement shall be contingent on the Building Official's evaluation of soil bearing capacity verification by a qualified, registered professional. for footing and site excavations prior to first pour of foundations.
4. **Resolved 04/03/24** North and east setback lines do not comply to required setbacks. Provide Village of Germantown approval drawings / documentation approving non-compliance.
POR Response: *We have correspondence stating approval for these setbacks by the Village of Germantown. The document is attached to this deliverable.*
SB Response: Document submitted is a draft copy, 4 of 7 pages. Provide complete, executed documentation.
5. **Resolved 04/03/24** IBC Section 106.3.1 Construction Documents – Provide signed and sealed documents by a qualified licensed professional, provide signed SBD.
POR Response: *Acknowledged. Signed and sealed documents will be provided – See Cover Sheet G001. Alson SBD form will be signed and sealed.*
SB Response: Signed and sealed documents submitted. Signature page submitted is not part of the original submitted SBD118. Sign original SBD118 (attached) to provide completed form. Correct building SF – per

- SBD118 = 7,290SF, per G003 = 7,684SF. Correct/confirm Construction Class – per SBD118, 5A; per G003, 5B.
6. **Resolved 04/03/24** SPS 361 31(2)(d)&(e) Provide current applicable codes, occupancy group, occupant load, allowable heights and areas, construction class, etc.
 POR Response: *Acknowledged. This will be provided on the Code Summary sheet of the revised drawing package. -See Sheet # G003.*
 SB Response: IRC is not followed by the State of Wisconsin. Make required corrections.
 7. **Resolved 04/03/24** All changes to the documents, whether in response to a plan review comment or change to the original permit documents, to be clouded and identified.

Architectural

1. **Resolved 2/16/24** IBC Section 107.2.5.1 Design Flood Elevation – Confirm proposed building is not located in the flood plain. Provide Firmette map to demonstrate compliance.
2. **Resolved 2/16/24** IBC Section 506.2 Allowable Area Factor – Demonstrate conformance with this section. Provide allowable and proposed building SF. Confirm balcony SF is included in building floor area square footage.
 POR Response: *Acknowledged. The square footage will be provided and updated on the Code Summary Sheet in revised drawings. Ch. 5, Table 506.2 – See Sheet # G003.*
3. **Resolved 2/16/24** IBC Table 601 Fire Resistance Rating Requirements for Building Elements – Demonstrate compliance with this section; identify rating of all building elements.
 POR Response: *Acknowledged. We will provide the Code Summary Sheet in revised drawings. Ch. 6, Table 602. We will follow construction type 5B which does not require fire-rated assemblies and all units will be sprinklered. – See Sheet #G003.*
 SB Response: Per new sheet G003, construction type has been changed from 5A (per SBD118) to 5B.
4. **Resolved 04/03/24** IBC Table 602 Fire-Resistance Rating Requirements for Exterior Walls Based on Fire Separation Distance – Demonstrate compliance with this section; identify rating of all building elements.
 POR Response: *Acknowledged. We will provide the Code Summary Sheet in revised drawings. Ch. 6, Table 602. We will follow construction type 5B which does not require fire-rated assemblies and all units will be sprinklered. – See Sheet #G003.*
 SB Response: Exterior building wall adjacent to north property line indicates 5' separation. Per Table 602, 5B construction, 1 hr rated wall is required.
5. **Resolved 2/16/24** IBC Section 705.8 Openings – Openings in exterior walls shall comply with Sections 705.8.1 through 705.8.6. Demonstrate compliance with this section at adjacent building corners and property lines.
6. **Not Resolved** IBC Section 708.4 Fire Partition, Continuity – Demonstrate fire partition compliance with this section at separation of units. Provide details.
 POR Response: *Acknowledged. We will provide the Code summary in revised drawings. Ch.6.602.5, Table 601. We will follow construction type 5B which does not require fire rated assemblies and all units will be sprinklered. – See Sheet # G003.*
 SB Response: Repeat Comment – Demonstrate compliance with this section and Section 708.3 Fire-Resistance Rating. Provide required separation. Provide UL details on drawing.
 POR Response: *The wall will be constructed per IBC Section 722 Calculated Fire Resistance, section 722.6 Wood Assemblies table 722.6.2(1) and 722.6.2(2). See wall type 1 - See sheet # A203.*
 SB Response 04/03/24: Party-wall / firewall required to be 2 hour wall per Table 706.4. Continuous air space in concealed space from slab to roof deck as shown in wall type on sheet A203 does not provide required 2 hour firewall. See section 718.
 Per Section 706.5 Horizontal continuity. *Fire walls shall be continuous from exterior wall to exterior wall and shall extend not less than 18 inches (457 mm) beyond the exterior surface of exterior walls.* Indicate with detail on plan which exception you are using to comply with this section.
 Per Section 706.5.2 Horizontal projecting elements. Fire walls shall extend to the outer edge of horizontal projecting elements such as balconies, roof overhangs, canopies, marquees and similar projections that are within 4 feet (1220 mm) of the fire wall. Indicate with detail on plan which exception you are using to comply with this section.
 Per Section 706.6 Vertical continuity. *Fire walls shall extend from the foundation to a termination point not less than 30 inches (762 mm) above both adjacent roofs.* Indicate with detail on plan which exception you are using to comply with this section.
SB Response 09/17/24 - Previous verbiage to extend fire partition to underside of sheathing has been removed from current sheet A202 & A203. Per this code section, 2-hour fire resistance to extend to underside of roof sheathing.

7. **Resolved 05/17/24** IBC Section 714.3.1 Through Penetrations – Provide UL details on drawing for all rated wall, floor and ceiling penetrations.
POR Response: This is a Design-Build project. These details will be handled throughout the process of the project.
 SB Response: Repeat Comment - Provide UL details on drawing for all rated wall, floor and ceiling penetrations.
POR Response: This review is for Architectural and Structural only. Plumbing, Mechanical, Electrical, and Fire Protection will be Design-Build and each discipline will have its own subcontractor who will apply for plan review and permit under a separate contract. Therefore, no penetrations have been designated and no methods or materials for firestopping have been selected. These will be selected by and with each subcontractor as their systems are designed and installed and will ultimately be reviewed by the building inspector in the field.
 SB Response: Repeat Comment - This code section is from IBC and is a building code requirement and as such, information is required for building permit. Provide requirements, details on drawing.
SB Response 05/17/24: Prior to rough framing inspection, all rated penetration and joint details to be submitted to the building official for his review.
8. **Resolved 05/17/24** IBC Section 714.4.2 Membrane Penetrations – Demonstrate compliance with this section per electrical penetrations. Add notes and / or details on drawing for electrical components and penetrations.
POR Response: This is a Design-Build project. These details will be handled throughout the process of the project.
 SB Response: Repeat Comment - Add notes and / or details on drawing for electrical components and penetrations.
POR Response: This review is for Architectural and Structural only. Electrical will be Design-Build and will have its own subcontractor who will apply for plan review and permit under a separate contract. Therefore, no electrical components and penetrations have been designated and no methods or materials for firestopping have been selected. These will be selected by and with each subcontractor as their systems are designed and installed and will ultimately be reviewed by the building inspector in the field.
 SB Response: Repeat Comment - This code section is from IBC and is a building code requirement and as such, information is required for building permit. Provide requirements, details on drawing.
SB Response 05/17/24: Prior to rough framing inspection, all rated penetration and joint details to be submitted to the building official for his review.
9. **Resolved 05/17/24** IBC Section 715 Fire-Resistant Joint Systems – Demonstrate compliance with the section - add details to drawing.
POR Response: This is a Design-Build project. These details will be handled throughout the process of the project.
 SB Response: Repeat Comment - Demonstrate compliance with the section - add details to drawing.
POR Response: This review is for Architectural and Structural only. Plumbing, Mechanical, Electrical, and Fire Protection will be Design-build and each discipline will have its own subcontractor who will apply for plan review and permit under a separate contract. Therefore, no penetrations or fire-resistant joint systems have been designated and no methods or materials for firestopping have been selected. These will be selected by and with each subcontractor as their systems are designed and installed and will ultimately be reviewed by the building inspector in the field.
 SB Response: Repeat Comment - This code section is from IBC and is a building code requirement and as such, information is required for building permit. Provide requirements, details on drawing. This code section has limited relevance to plumbing, mechanical and electrical work.
SB Response 05/17/24: Prior to rough framing inspection, all rated penetration and joint details to be submitted to the building official for his review.
10. **Resolved 05/17/24** IBC Section 718.2.2 Concealed Wall Spaces - Demonstrate compliance with this section at all applicable locations.
POR Response: Acknowledged. We will follow construction type 5B which does not require fire rated assemblies and all units will be sprinklered. However, at the wall partition between units, we will provide a double wall assembly that will run up to the wood trusses and separate the units. – See Sheets# A201, A202, and A203.
 SB Response: Repeat Comment - Identify on plan all fire blocking type and locations.
POR Response: We have identified fire blocking on sheets #A201, A202, A203, A401, A402, A403, and added general notes to the drawings.
 SB Response: Identify on plan all fire blocking type and locations per comment 6 above.

11. **Resolved 04/03/24** IBC Section 718.2.4 Stairways – Provide fire blocking at top and bottom of run.
POR Response: Acknowledged. This will be shown in the drawing sections in the revised drawings. Sheet #A203.
SB Response: Repeat Comment - Fire blocking not shown at bottom of run; call out / label fire blocking at both locations.
12. **Resolved 04/03/24** IBC Section 718.4.2 Draftstopping in Concealed Roof Spaces, R1 & R2 – Confirm / demonstrate compliance with this section.
POR Response: Acknowledged. This will be shown in the drawing sections in the revised drawings. Sheet #A203.
SB Response: Code requires that the draft stopping run up to the underside of the roof sheathing. Correct verbiage on note which indicates to the underside of trusses and wood deck or cite applicable exception to this requirement.
13. **Resolved 04/03/24** IBC Section 803.1.1 Interior Wall & Ceiling Finish Materials & Table 803.11 – Demonstrate specified finishes comply to this section.
POR Response: This is a Design-Build project. These details will be handled throughout the process of the project.
SB Response: Repeat Comment – Provide / demonstrate specified finishes comply to this section.
14. **Resolved 04/03/24** IBC Section 1015 Guards – Demonstrate compliance with this section at balconies, provide dimensions, picket specifics.
POR Response: This is a Design-Build project. These details will be handled throughout the process of the project.
SB Response: Repeat Comment – Provide dimensions per section 1015.4 Opening limitations. Heights have been added to documents.
15. **Resolved 2/16/24** IBC Section 1207.3 Structure-borne Sound – Demonstrate compliance at R-2 adjacency.
16. **Resolved 2/16/24** IBC Section 1301.1 Scope – Provide REScheck.
17. **Resolved 05/17/24** IBC Section 1406.3 Balconies & Similar Projections – Provide 1hr rated floor per Table 601 or extend sprinklers to exterior balconies per exception. Demonstrate compliance with this section.
POR Response: Acknowledged. We will provide the Code summary Sheet in revised drawings. Ch.6.602.5, Table 601. We will follow construction type 5B which does not require fire rated assemblies and all units will be sprinklered. – See Sheet # G003.
SB Response: Add note on drawings that sprinklers to extend to balconies.
POR Response: This review is for Architectural and Structural only. Fire Protection will be Design-Build and will have its own subcontractor who will apply for plan review and permit under a separate contract. Therefore, no fire protection design has been done. However, in consideration of the building use (R-2 townhouses) and construction type (VB), it appears that an NFPA 13D system will be allowed, which will not require the exterior porch or balcony spaces to be sprinklered.
SB Response: This code section is from IBC and is a building code requirement. Provide code requirements on drawings.
18. **Resolved 2/16/24** Section 1607.8.1 Handrails and Guards, Handrails and guards shall be designed to resist a minimum lateral load of 50 pounds per linear foot. Add note and or detail on drawing to demonstrate compliance.
19. **Resolved 2/16/24** Section 1607.8.1.1 Concentrated Load – Handrails and Guards shall be designed to resist a concentrated load of 200 pounds in accordance with Section 4.5.1 of ASCE 7. Add note and detail on drawing to demonstrate compliance.
20. **Resolved 04/03/24:** IBC Section 406.3.4.1 Dwelling Unit Separation – demonstrate compliance at garage to first floor and garage to adjacent stairway. Provide required separation UL details. Provide rated door(s).
21. **Resolved 04/03/24 IBC** Section 1011.7.3 Enclosures Under Interior Stairways – Demonstrate compliance at basement stairway.

Structural

1. **Not Resolved** IBC Section 1803.2 Geotechnical Investigations – Provide geotechnical report.
POR Response: Acknowledged. Soil conditions are assumed. See Foundation and Earthwork note on sheet S500.
SB Response 04/03/24: The geotechnical report requirement shall be contingent on the Building Official's evaluation of soil bearing capacity verification by a qualified, registered professional. for footing and site excavations prior to first pour of foundations.

2. **Resolved 2/16/24** Provide signed and sealed structural calculations
3. **Resolved 2/16/24** IBC Section 107.3.4.1 DEFERRED SUBMITTAL REQUIREMENTS Structural general notes are to include any components of the building that may be considered deferred submittals. IBC Section 107.3.4.1 requires deferred submittals to be approved by the building official. Examples of items that likely should not be deferred include deep foundation elements, deep excavation shoring and prefabricated metal buildings. If items will be deferred the plans are to clearly note the following per IBC Section 107.3.4.1:
 - *To be reviewed by design professional in responsible charge.
 - *Design professional shall affix a notation that the deferred items are in general conformance with their design of the building.
 - * They shall be submitted for review by the building official.
 - * Shall not be installed until approved by building official.Add the above note to drawings and list out all deferred submittals
4. **Resolved 04/03/24 Per** S500, foundations have been designed for an assumed allowable bearing pressure of 3,000psf, calculations use 2,000psf. Correct disparity.

Note: Every effort has been made to identify code violations. Any oversight by the reviewer shall not be considered as authority to violate, set aside, cancel or alter applicable codes or ordinances. The plan review and permit issuance shall not be considered a warranty or guarantee. The designer is responsible for following all applicable federal, state, and municipal codes and ordinances.

General Notes:

SPS 361.40(4) COMPLIANCE STATEMENT. Prior to occupancy of the building or structure, the Wisconsin registered design professional supervising construction, if and as required by SPS 361.40, shall file a written statement with the local authority having jurisdiction in a manner or form acceptable to the local authority. *SPS 361.31(4) REVISIONS TO PLANS.* All revisions and modifications to the plans shall be submitted for review to the local authority granting this approval and shall be approved in writing prior to the work involved in the revision or modification being carried out. *SPS 361.33 EVIDENCE OF APPROVAL.* The designer, builder, or owner shall keep one set of plans bearing the appropriate stamp of approval and a copy of this letter at the building site and open for inspection. *SPS 361.36 EXPIRATION OF PLAN APPROVAL AND EXTENSION.* Plan approval shall expire an amount of time stipulated by subsection (1), according to the type of plan submission, after the approval date indicated on the approved plans and this letter notwithstanding the granting of an extension of plan approval by subsection (2).

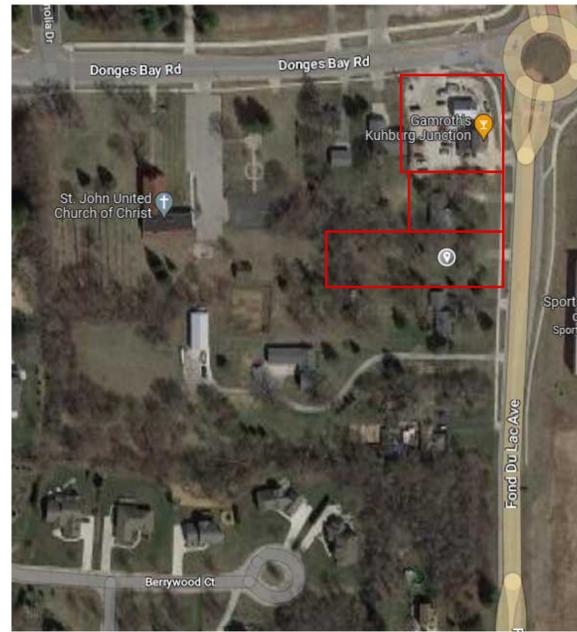
Abbreviations:

SPS: Wisconsin Administrative Code, SAFETY AND PROFESSIONAL SERVICES
IBC: 2015 INTERNATIONAL BUILDING CODE adopted under SPS 361.05
IEBC: 2015 INTERNATIONAL EXISTING BUILDING CODE adopted under SPS 361.05
IMC: 2015 INTERNATIONAL MECHANICAL CODE adopted under SPS 361.05
IFGC: 2015 INTERNATIONAL FUEL GAS CODE adopted under SPS 361.05
HVAC: A system for heating, ventilation, or air conditioning as defined by SPS 361.04(4)
A117.1: ICC/ANSI A117.1-2009 as referenced in IBC Chapter 35

GERMANTOWN TOWNHOUSES

W140 N10385 FOND DU LAC AVE GERMANTOWN, WI 53022

PROJECT LOCATION MAP



1 = SHEETS CONTAINING PLAN REVIEW REVISION.

SHEET LIST

G001:	COVER SHEET
G002:	PERSPECTIVES
G003:	CODE SUMMARY
C1.01:	EXISTING CONDITIONS SURVEY
C1.02:	PURPOSED SITE PLAN
C1.03:	EROSION CONTROL PLAN
C1.04:	GRADING PLAN
C1.05:	UTILITY PLAN
C1.06:	STORMWATER MANAGEMENT DETAILS
C1.07:	STORMWATER MANAGEMENT DETAILS
C1.08:	EROSION CONTROL DETAILS
C1.09:	UTILITY DETAILS
AS101:	PROPOSED SITE PLAN
1:	PLANTING PLAN
A101:	PLANS
A102:	UNIT PLANS
A201:	SECTIONS
A202:	SECTIONS
A203:	SECTIONS
A301:	ELEVATIONS
A302:	ELEVATIONS
A303:	ELEVATIONS
A304:	ELEVATIONS
A401:	WALL SECTIONS
A402:	WALL SECTIONS
A403:	WALL SECTIONS
S100:	FOUNDATION PLAN
S101:	FIRST FLOOR FRAMING PLAN
S102:	SECOND FLOOR FRAMING PLAN
S103:	ROOF FRAMING PLAN
S500:	DETAILS
S501:	DETAILS
E1.0:	ELECTRICAL SITE PLAN
E1.1:	PHOTOMETRIC SITE PLAN
E2.0:	SCHEDULES & DETAILS

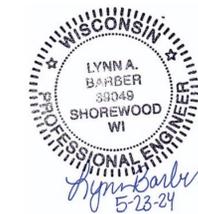


GERMANTOWN TOWNHOUSES

W140 N10385 FOND DU LAC AVE
GERMANTOWN, WI 53022



NAGEL ARCHITECTS + ENGINEERS



REV.	DATE	DESCRIPTION
3	5/23/2024	PLAN REVIEW REVISIONS
2	3/15/2024	PLAN REVIEW REVISIONS
1	2/1/2024	PLAN REVIEW REVISIONS

NO.	DATE	ISSUE NOTE
Project Manager	OROD	Drawn By JP
Date	FEBRUARY, 1, 2024	Reviewed By GN
Project ID	22006	

COVER SHEET

G001





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



2 PERSPECTIVE 2
Scale: 1/4" = 1'-0"



3 PERSPECTIVE 3
Scale: 1/4" = 1'-0"



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

REV.	DATE	DESCRIPTION

NO.	DATE	ISSUE NOTE

Project Manager OROD	Drawn By JP
Date FEBRUARY, 1, 2024	Reviewed By GN
Project ID 22006	

Conditionally
APPROVED
SAFEbuilt
SEE CORRESPONDENCE
NEW CONSTRUCTION
19-23/04 PRODUCT
09/27/24

WISCONSIN
GREGORY V. NAGEL
A-96335
MILWAUKEE
WIS.
ARCHITECT
05.23.24

3	5/23/2024	PLAN REVIEW REVISIONS
2	3/15/2024	PLAN REVIEW REVISIONS
1	2/1/2024	PLAN REVIEW REVISIONS

REV.	DATE	DESCRIPTION
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NO.	DATE	ISSUE NOTE
Project Manager OROD		
Date FEBRUARY, 1, 2024		
Project ID 22006		

Sheet Title

CODE SUMMARY

Sheet No.

G003

Code Used	Required IBC 2015	Used IBC 2015	Description International Building Code 2015
Occupancy	R-2	R-2	Ch. 3, 310.4; Rule for all buildings being connected.
Construction Type	Type - 5B	Type - 5B	Ch. 6, 602.5, Table 601.
Fire Separation Distance	10 ≤ X < 30	North=5', South=24'	Ch. 6, Table 602.
Openings	N=25%, S=No Limit	North=5%	Ch. 7, Table 705.8, 705.8.5 Exception 1.
Through Penetrations			Ch. 7, 714.3.1. This portion of the project will be design-build.
Membrane Penetrations			Ch. 7, 714.4.2. This portion of the project will be design-build.
Fire-Resistant Joint Systems			Ch. 7, 715. This portion of the project will be design-build.
Allowable Height	60 ft	35'-4"	Ch. 5, Table 504.3.
Sprinklered	Sprinklered	Sprinklered	NFPA 13D.
Allowable Stories	3	2	Ch. 5, Table 504.4.
Allowable Area	21,000 SF	7,684 SF	Ch. 5, Table 506.2.
Ceiling Height	7'-6" Min.	See Drawings	Ch. 10, 1003.2.
Headroom	6'-8" Min.	See Drawings	Ch. 10, 1003.3.1 & 1011.3. Provided over any walking surface, including walks, corridors, aisles, and passageways.
Occupant Load	200 Gross	39 Occupants	Ch. 10, Table 1004.1.2.
Spaces with one exit or exit access doorway	10 / 125'	9.5 / 62'-8"	Ch. 10, 1006.3.2. Table 1006.3.2 (1) & 1006.3.2 (2).
Minimum Number of Exits or access to exits per story	2	2	Ch. 10, 1006.3.2. Table 1006.3.2 (1) & 1006.3.2 (2).
Size of Doors	32" min. 48" max	See Drawings	Ch. 10, 1010.1.1.
Hardware Height	34" min. 48" max	See Drawings	Ch. 10, 1010.1.9.2.
Stair Width	36"	36"	Ch. 10, 1011.2 Exception 1.
Stair Risers	7" Max, 4" Min.	7"	Ch. 10, 1011.5.2.
Stair Treads	11" Min.	11"	Ch. 10, 1011.5.2.
Landings	Width of Stairs	Width of Stairs	Ch. 10, 1011.6.
Handrails	1 Handrail on stair	1	Ch. 10, 1011.11 Exception 1.
Exit Signs	None	None	Ch. 10, 1013.1 Exception 3.
Handrail Height	34" - 38"	See Drawings	Ch. 10, 1014.2 Exception 2.
Handrail Grasability	Type 1 or Type 2		Ch. 10, 1014.3 Exception.
Handrail Extension	12" beyond top riser		Ch. 10, 1014.6 Exception 1.
Exit Access Travel Distance	200 ft	57 ft	Ch. 10, Table 1017.2.
Exit Passageways	3'-0"		Ch. 10, The exit passageways serving an occupant load of less than 50 shall be not less than 36" in Width. 1024.2.
Exit Discharge	3'-0"		Ch. 10, 1028.4.1.
Structure-Borne sound (walls, partitions, and floor/ceiling)	50 IIC	F: Wood 50 IIC C: Wood 50 IIC W: Wood 50 IIC	Ch. 12, 1207.2. IIC rating of not less than 50.

Applicable codes:

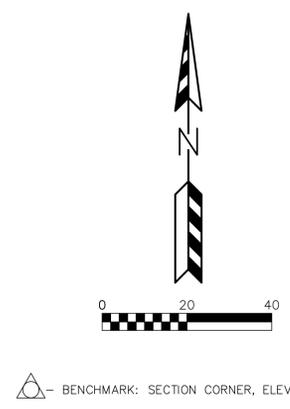
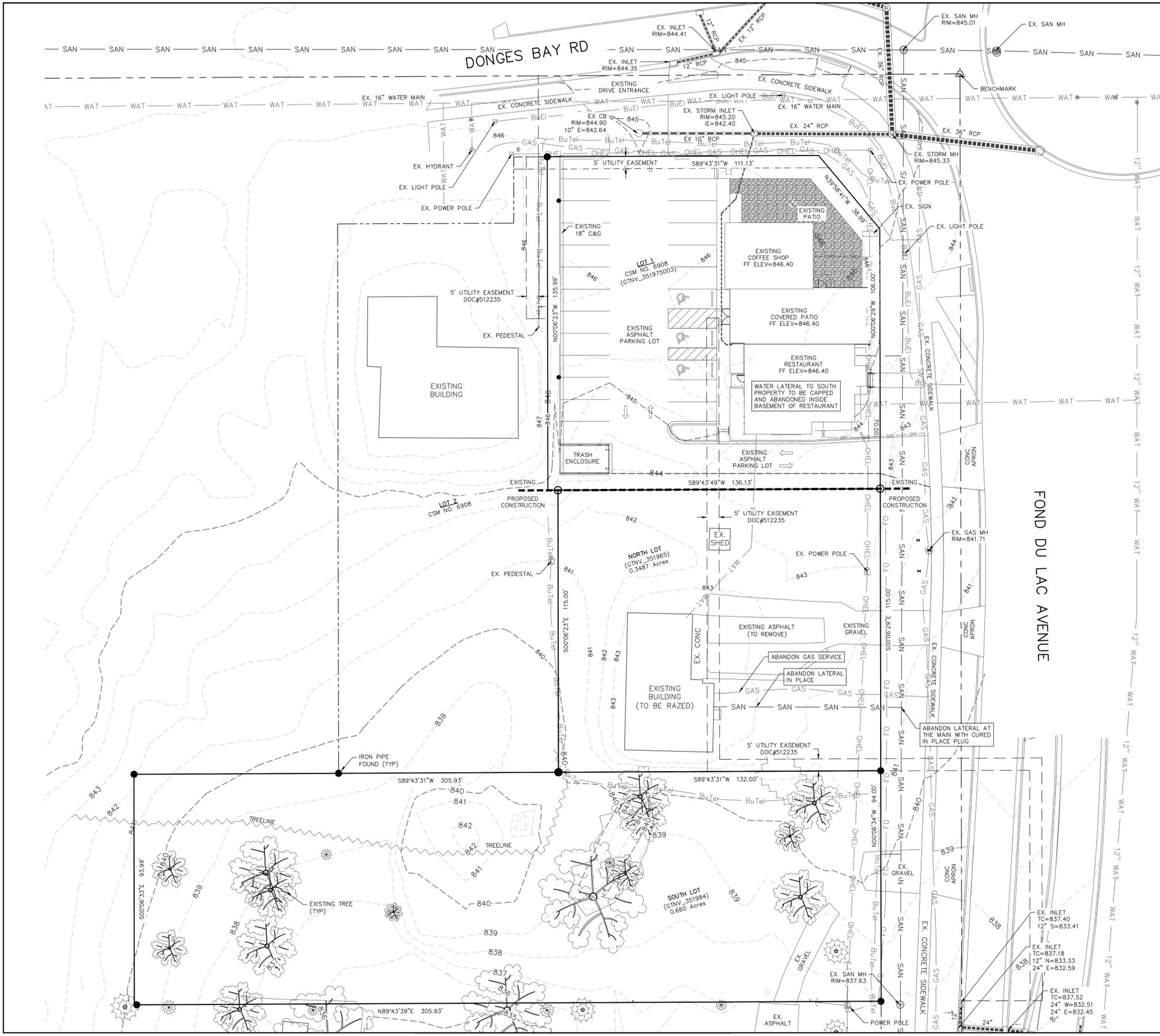
- SPS: Wisconsin Administrative Code, Safety and Professional Services
- IBC: 2015 International Building Code adopted under SPS 361.05
- IEBC: 2015 International Existing Building Code adopted under SPS 361.05
- IMC: 2015 International Mechanical Code adopted under SPS 361.05 (Design Build)
- IFGC: 2015 International Fuel Gas Code adopted under SPS 361.05 (Design Build)
- A117.1: ICC/ANSIA117.1-2009 as referenced in IBC Chapter 35
- NFPA 13D: Standard for the Installation of Sprinkler Systems in One- and Two-Family Dwellings and Manufactured Homes

Conditionally APPROVED SAFEBUILT.

SEE CORRESPONDENCE



NEW CONSTRUCTION SB-23094 PRO002 05/23/24



- LEGEND:**
- 896 --- EXISTING MINOR CONTOUR.
 - 895 --- EXISTING MAJOR CONTOUR.
 - OHEL — OVERHEAD ELECTRIC LINE.
 - BuEl — BURIED ELECTRIC LINE.
 - BuTel — BURIED TELEPHONE LINE.
 - FO — FIBER OPTIC LINE.
 - GAS — GAS LINE.
 - SAN — SANITARY SEWER MAIN OR LATERAL.
 - WAT — WATER MAIN OR SERVICE.
 - — — — — STORM SEWER LINE.
 - (E) — ELECTRIC METER.
 - (G) — GAS METER.
 - (V) — GAS VALVE.
 - (F) — FIRE HYDRANT.
 - (P) — POWER POLE.
 - (SM) — SANITARY SEWER MANHOLE.
 - (ST) — STORM SEWER MANHOLE.
 - (SI) — STORM SEWER INLET.
 - (T) — TELEPHONE PEDESTAL.
 - (TR) — TRANSFORMER.
 - (W) — WATER VALVE.

CIVIL SHEET INDEX:	
SHEET	SHEET TITLE
C1.01	EXISTING CONDITIONS PLAN
C1.02	PROPOSED SITE PLAN
C1.03	EROSION CONTROL PLAN
C1.04	GRADING PLAN
C1.05	UTILITY PLAN
C1.06	STORMWATER MANAGEMENT DETAILS
C1.07	SITE DETAILS
C1.08	EROSION CONTROL DETAILS
C1.09	UTILITY DETAILS



REVISIONS:		
NO.	DATE	DESCRIPTION
1	10.5.23	Address Village Comments

PSE
 PARISH SURVEY & ENGINEERING
 122 Wisconsin Street, West Bend, WI 53095
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PROJECT TITLE:
**GERMANTOWN TOWNHOUSES
 W140 N10385 FOND DU LAC AVE
 GERMANTOWN, WI 53022**

PLAN TITLE:
**EXISTING
 CONDITIONS
 SURVEY**

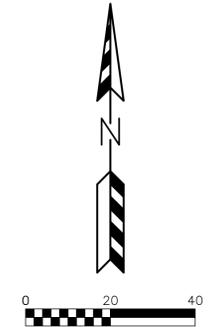
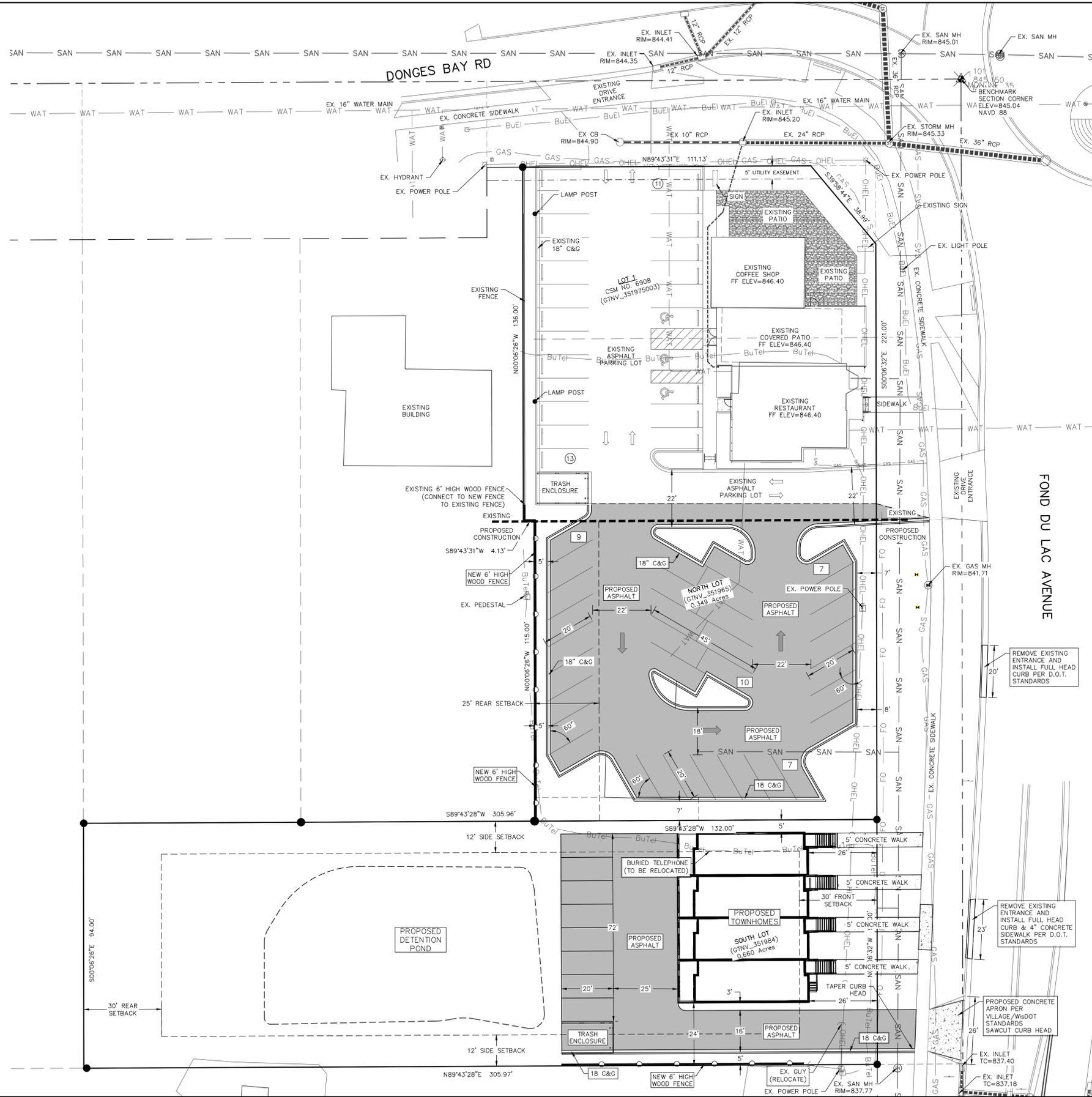
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KJP
 DESIGNED BY:
KJP
 CHECKED BY:
KJP

PLAN DATE:
10-5-2023

PROJECT NO:
 \NA-01-17\

**VILLAGE
 SUBMITTAL**

SHEET NO:
C1.01



PAVING LEGEND

	ASPHALT PAVEMENT 8" CRUSHED AGGREGATE BASE COURSE 2 1/4" ASPHALTIC BINDER 3 LT 58-28 S 1 3/4" ASPHALTIC SURFACE 4 LT 58-28 S
	CONCRETE SIDEWALK 4" CRUSHED AGGREGATE BASE COURSE 5" CONCRETE

SITE INFORMATION BLOCK (TWO SOUTH LOTS)

Parcel ID Numbers:	South Lot	351984
	North Lot	351965
Legal Description:	Metes & Bounds	
Total Site Acreage	1.009 Acres	
Current Zoning:	North Lot	B-3
	South Lot	RS-6
Building Setback Requirements	North Lot	South Lot
Front	None	30 feet
Side	None	12 feet
Rear	25 feet	30 feet
Parking Stalls Provided:	33	7
Existing Site Areas (2 Lots Combined)		
Description	Area (sf)	% Impervious
Building	1,937	4.41
Asphalt/Concrete	2,414	5.49
Impervious	4,351	9.90
Lawn	39,589	90.10
Total	43,940	100.00
Proposed Site Areas (2 Lots Combined)		
Description	Area (sf)	% Impervious
Building	2,915	6.63
Asphalt/Concrete	17,307	39.39
Impervious	20,222	46.02
Lawn	23,718	53.98
Total	43,940	100.00

- SITE PLAN NOTES:**
- DIMENSIONS ARE TO FACE OF CURB AND FACE OF BUILDING UNLESS OTHERWISE NOTED.
 - WHERE CURB ENDS AT CONNECTIONS SMOOTHLY TRANSITION FROM FULL CURB HEIGHT TO ZERO CURB HEIGHT WITHIN A 3' LENGTH.
 - ALL STRIPING AND SIGNAGE SHALL COMPLY WITH THE WISCONSIN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.

REVISIONS:

NO.	DATE	DESCRIPTION
1	10.5.23	Address Village Comments

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PLAN TITLE:
**PROPOSED
 SITE PLAN**

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KJP

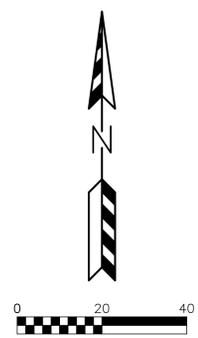
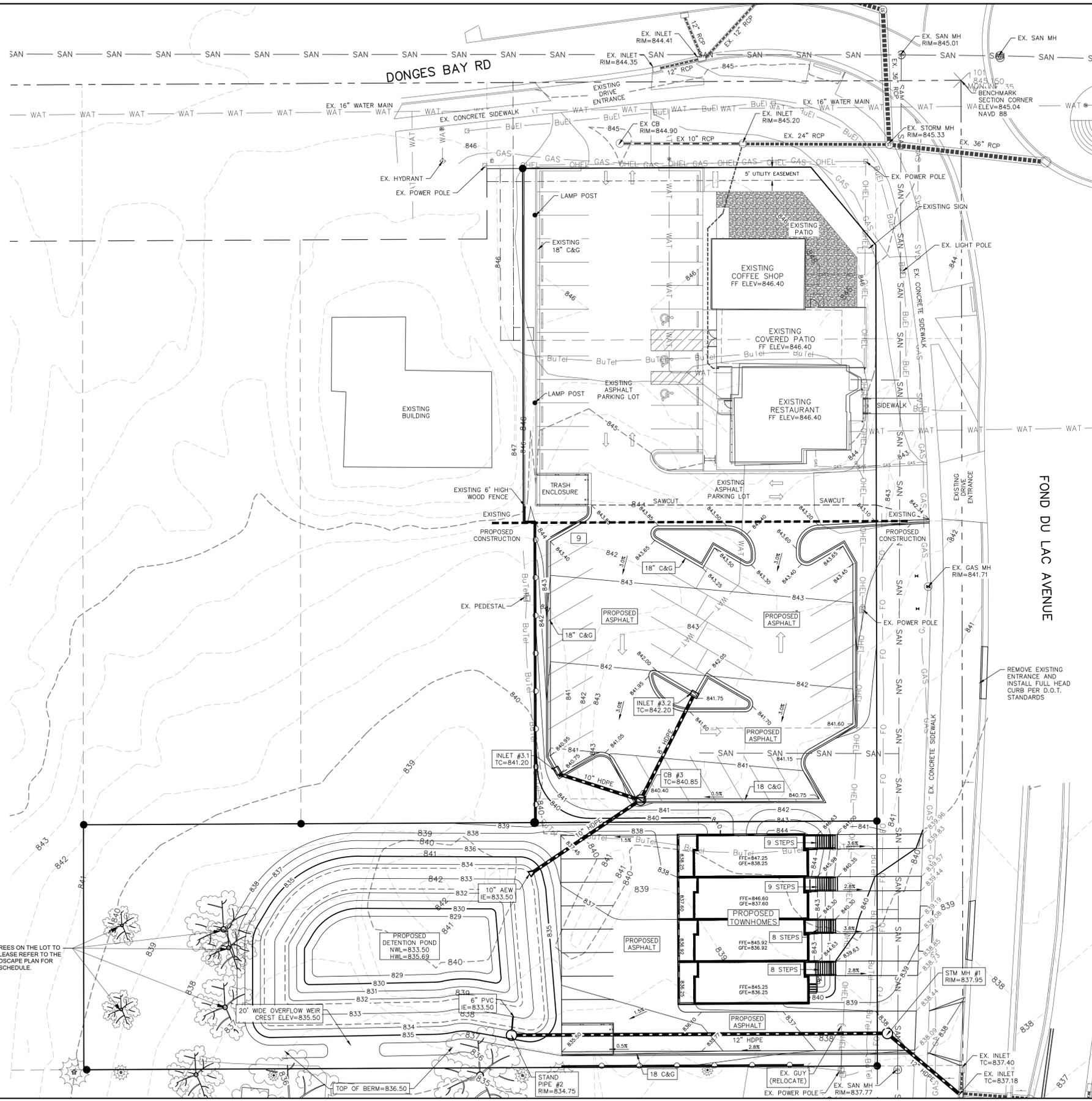
PLAN DATE:
11-13-2023

PROJECT NO:
 \NA-01-17\

**VILLAGE
 SUBMITTAL**

SHEET NO:
C1.02





- LEGEND:**
- - - 936 - - - EXISTING MINOR CONTOUR.
 - - - 935 - - - EXISTING MAJOR CONTOUR.
 - - - 936 - - - PROPOSED MINOR CONTOUR.
 - - - 935 - - - PROPOSED MAJOR CONTOUR.
 - EX 934.23 - EXISTING SPOT ELEVATION.
 - 934.23 - PROPOSED CURB FLANGE ELEVATION.
 - TC 934.23 - PROPOSED TOP OF CURB ELEVATION.
 - SW 934.23 - PROPOSED SIDEWALK ELEVATION.
 - EP 934.23 - PROPOSED EDGE OF PAVEMENT ELEVATION.
 - EXP 934.23 - PROPOSED BUILDING EXPOSURE ELEVATION.
 - FFE 934.23 - PROPOSED BUILDING FIRST FLOOR ELEVATION.
 - PROPOSED STORM SEWER.
 - EXISTING STORM SEWER.

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NO.	DESCRIPTION
1	10.5.23 Address Village Comments

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PROJECT TITLE:
**GERMANTOWN TOWNHOUSES
 W140 N10385 FOND DU LAC AVE
 GERMANTOWN, WI 53022**

PLAN TITLE:
**GRADING
 PLAN**

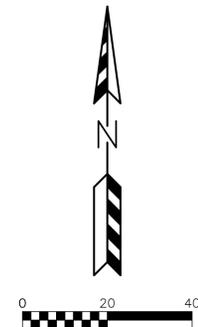
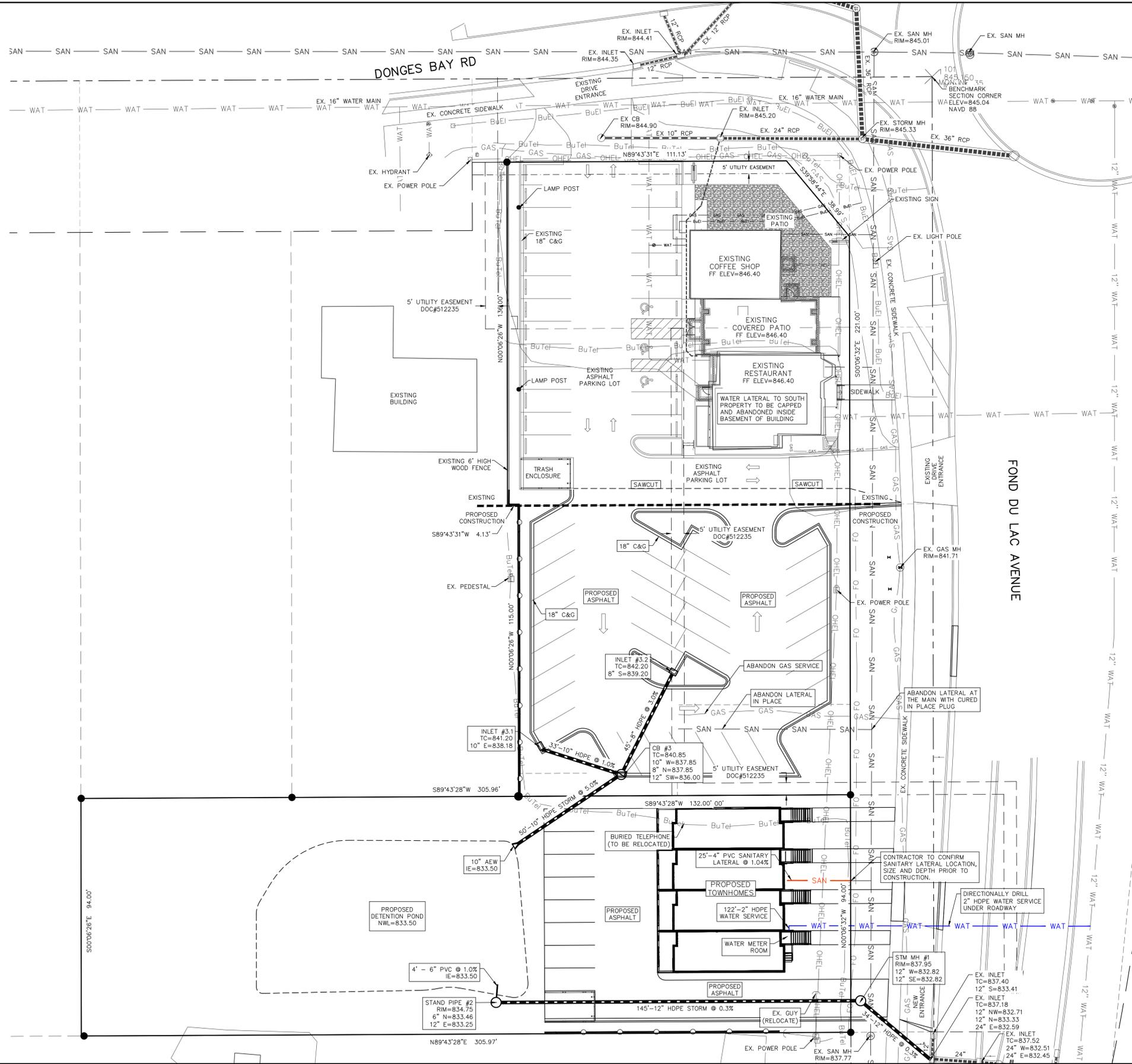
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PLAN DATE:
11-13-2023

PROJECT NO:
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**VILLAGE
 SUBMITTAL**

SHEET NO:
C1.04



STORM SEWER CASTINGS:

STRUCTURE	STRUCTURE DIAMETER	NEENAH CASTING OR EQUIVALENT
INLET #3.2	2' x 3'	R-3067
INLET #3.1	2' x 3'	R-3067
CB #3	4' DIA.	R-3067
STAND PIPE #2	3' DIA.	R-2561
STM MH #1	4' DIA.	R-1661

- LEGEND:**
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 - ⊗ — GAS VALVE.
 - ⊙ — FIRE HYDRANT.
 - ⊕ — POWER POLE.
 - ⊙ — SANITARY SEWER MANHOLE.
 - ⊙ — STORM SEWER MANHOLE.
 - — STORM SEWER INLET.
 - ⊕ — TELEPHONE PEDESTAL.
 - ⊕ — TRANSFORMER.
 - ⊕ — WATER VALVE.
 - SAN — PROPOSED SANITARY SEWER
 - WAT — PROPOSED WATER MAIN
 - STORM SEWER

- UTILITY SERVICE NOTES:**
1. ABANDON EXISTING WATER SERVICE FROM RESTAURANT TO THE EXISTING RESIDENTIAL HOME TO THE SOUTH. THE LATERAL SHALL BE CAPPED AND ABANDONED INSIDE THE BASEMENT OF THE RESTAURANT AND INSPECTED BY SAFE BUILT.
 2. ABANDON EXISTING SEWER LATERAL AT MAIN WITH A CURED-IN-PLACE PLUG.
 3. SANITARY SEWER LATERAL FOR PROPOSED DEVELOPMENT USES AN EXISTING LATERAL TO THE MAIN. CONTRACTOR TO VERIFY THE INTEGRITY OF THE LATERAL AND PROVIDE DOCUMENTATION ON THE CONDITION PRIOR TO NEW LATERAL CONNECTION AND USE.

REVISIONS:

NO.	DATE	DESCRIPTION
1	10.5.23	Address Village Comments

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 GERMANTOWN, WI 53022

PLAN TITLE:
 UTILITY PLAN

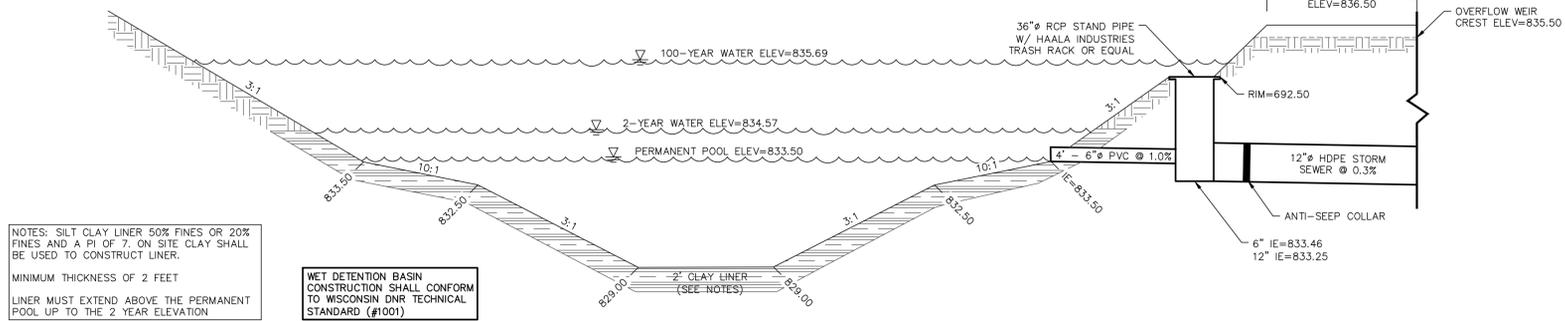
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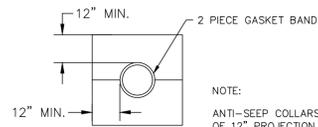
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VILLAGE SUBMITTAL

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 C1.05

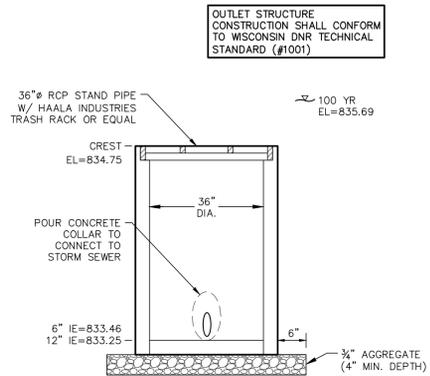


WET DETENTION POND CROSS SECTION

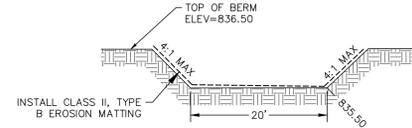


NOTE:
 ANTI-SEEP COLLARS SHALL HAVE A MINIMUM OF 12" PROJECTION FROM THE PIPE OUTSIDE DIAMETER AND SHALL BE SPACED AT AN INTERVAL NOT TO EXCEED 12 TIMES THE PROJECTION. COLLARS SHALL NOT BE PLACED CLOSER THAN WITHIN 2" OF A PIPE JOINT.

ANTI-SEEP COLLAR DETAIL



STAND PIPE DETAIL



OVERFLOW WEIR CROSS SECTION

NO.	DATE	DESCRIPTION
1	10.5.23	Address Village Comments

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PROJECT TITLE:
**GERMANTOWN TOWNHOUSES
 W140 N10385 FOND DU LAC AVE
 GERMANTOWN, WI 53022**

PLAN TITLE:
**STORMWATER
 MANAGEMENT
 DETAILS**

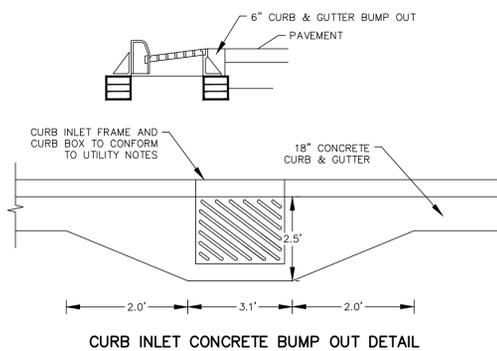
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PLAN DATE:
10-5-2023

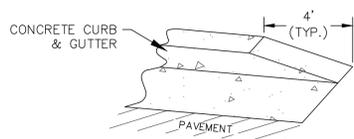
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**VILLAGE
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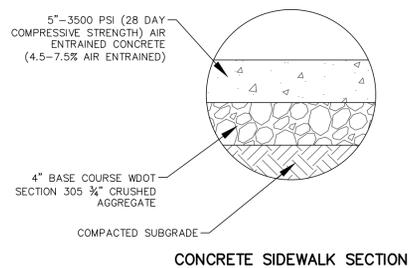
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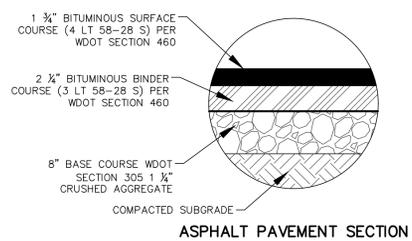
CURB INLET CONCRETE BUMP OUT DETAIL



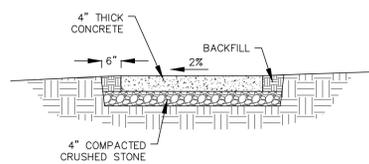
CURB TAPER DETAIL



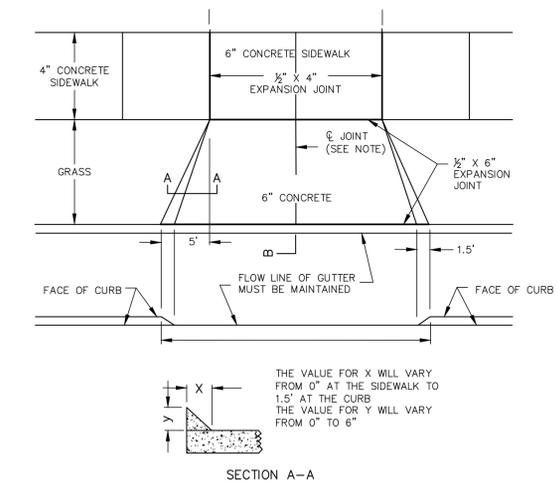
CONCRETE SIDEWALK SECTION



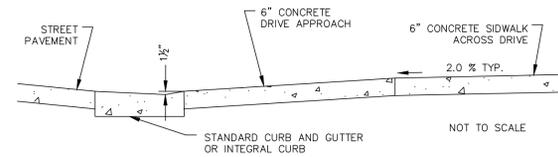
ASPHALT PAVEMENT SECTION



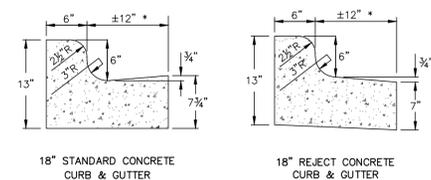
CONCRETE SIDEWALK



SECTION A-A



TYPICAL DETAIL OF STANDARD DRIVE APPROACH



18" STANDARD CONCRETE CURB & GUTTER

18" REJECT CONCRETE CURB & GUTTER

GENERAL NOTES:

- LATERAL CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 15' NOR LESS THAN 6' IN LENGTH. THE JOINTS SHALL BE A MINIMUM OF 3" IN DEPTH. EXPANSION JOINTS SHALL BE PLACED TRANSVERSELY AT RADIUS POINTS ON CURVES OF RADIUS 200' OR LESS, AND AT ANGLE POINTS, OR AS DIRECTED BY THE ENGINEER. THE EXPANSION JOINT SHALL BE A ONE PIECE ASPHALTIC MATERIAL HAVING THE SAME DIMENSIONS AS CURB & GUTTER AT THAT STATION AND BE 1/2" THICK. IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED CRUSHED STONE.
- * CURB APRON ±12" TO FIT STANDARD CURB MACHINE.

18" CURB AND GUTTER DETAILS

NO.	DATE	DESCRIPTION
1	10.5.23	Address Village Comments

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PLAN TITLE:
SITE DETAILS

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 DESIGNED BY:
KJP
 CHECKED BY:
KJP

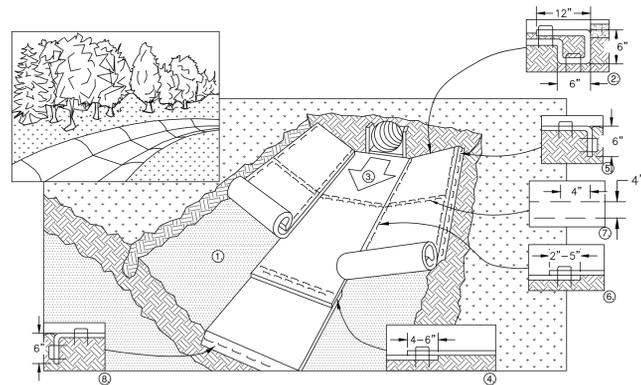
PLAN DATE:
7-20-2023

PROJECT NO:
 \NA-01-17\

**VILLAGE
 SUBMITTAL**

SHEET NO:
C1.07

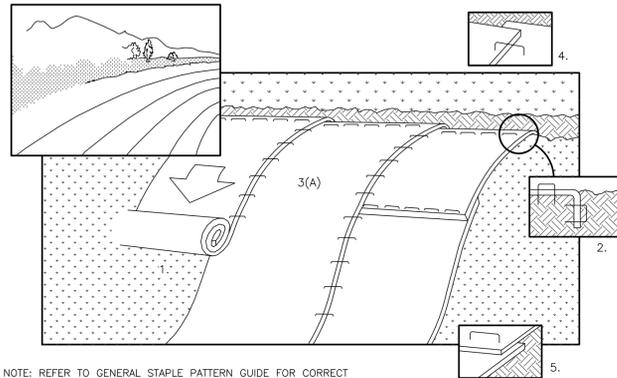
MAXIMUM PERIOD OF BARE SOIL FOR SLOPES > 20%		
SLOPE AREA DRAINS TO SEDIMENT BASIN OR SEDIMENT TRAP?	MAXIMUM PERIOD OF BARE SOIL EXPOSURE (CALENDAR DAYS)	
	LAND DISTURBANCE BETWEEN SEPTEMBER 16TH AND MAY 1ST	LAND DISTURBANCE BETWEEN MAY 2ND AND SEPTEMBER 15TH
YES	90	90
NO	60	30



- PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED.
- BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET
- ROLL CENTER BLANKET IN DIRECTION OF WATER FLOW IN BOTTOM OF CHANNEL. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO THE SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER.
- PLACE CONSECUTIVE BLANKETS END OVER END (SHINGLE STYLE) WITH A 4-6" OVERLAP. USE A DOUBLE ROW OF STAPLES STAGGERED 4" APART AND 4" ON CENTER TO SECURE BLANKETS.
- FULL LENGTH EDGE OF BLANKETS AT TOP OF SIDE SLOPE MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
- ADJACENT BLANKETS MUST BE OVERLAPPED APPROXIMATELY 4" AND STAPLED.
- A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT INTERVALS. USE A DOUBLE ROW OF STAPLES STAGGERED 4" APART AND 4" ON CENTER OVER ENTIRE WIDTH OF THE CHANNEL.
- THE TERMINAL END OF THE BLANKETS MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.

NOTE: ALL STAPLES MUST BE 6" OR GREATER IN LENGTH

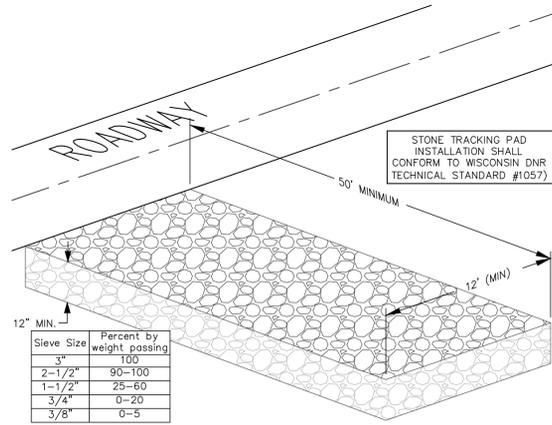
EROSION CONTROL MAT – CHANNEL INSTALLATION



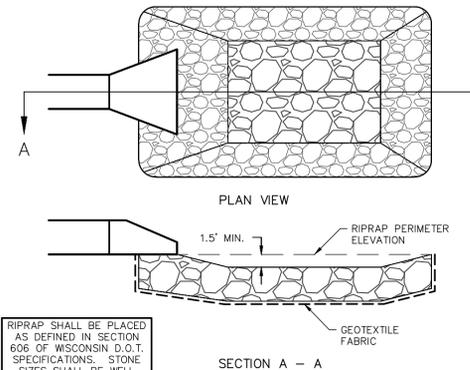
NOTE: REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE PATTERN RECOMMENDATIONS FOR SLOPE INSTALLATIONS.

- PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED.
NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
- BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
- ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE.
- THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
- WHEN BLANKETS MUST BE SPICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY
- ALL BLANKETS MUST BE SECURELY FASTENED TO THE SLOPE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER.

EROSION CONTROL MAT – SLOPE INSTALLATION

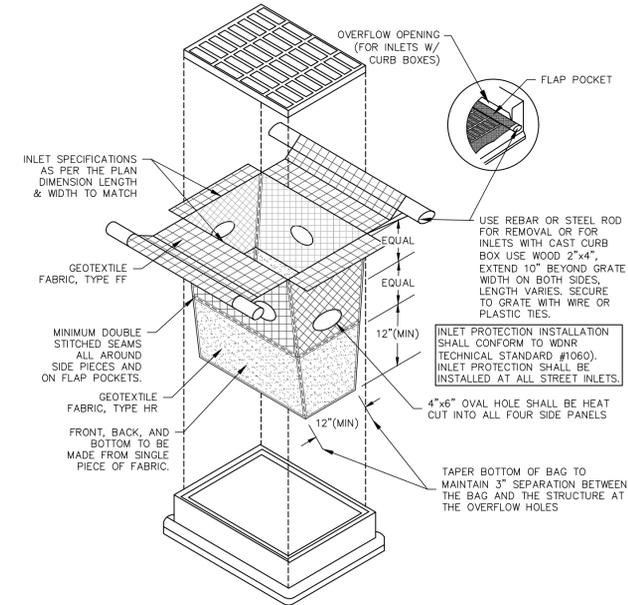


STONE TRACKING PAD DETAIL



RIPRAP/STILLING BASIN DETAIL

RIPRAP SHALL BE PLACED AS DEFINED IN SECTION 606 OF WISCONSIN D.O.T. SPECIFICATIONS. STONE SIZES SHALL BE WELL GRADED WITH A MINIMUM OF 6 INCH DIAMETER.



TYPE D-HR INLET PROTECTION DETAIL

INLET SPECIFICATIONS AS PER THE PLAN DIMENSION LENGTH & WIDTH TO MATCH

GEOTEXTILE FABRIC, TYPE FF

MINIMUM DOUBLE STITCHED SEAMS ALL AROUND SIDE PIECES AND ON FLAP POCKETS.

GEOTEXTILE FABRIC, TYPE HR

FRONT, BACK, AND BOTTOM TO BE MADE FROM SINGLE PIECE OF FABRIC.

OVERFLOW OPENING (FOR INLETS W/ CURB BOXES)

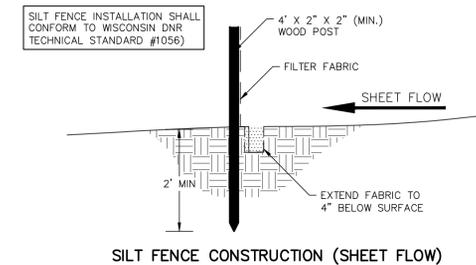
FLAP POCKET

USE REBAR OR STEEL ROD FOR REMOVAL OR FOR INLETS WITH CAST CURB BOX USE WOOD 2"x4", EXTEND 10" BEYOND GRATE WIDTH ON BOTH SIDES. LENGTH VARIES. SECURE TO GRATE WITH WIRE OR PLASTIC TIES.

INLET PROTECTION INSTALLATION SHALL CONFORM TO WDNR TECHNICAL STANDARD #1060. INLET PROTECTION SHALL BE INSTALLED AT ALL STREET INLETS.

4"x6" OVAL HOLE SHALL BE HEAT CUT INTO ALL FOUR SIDE PANELS

TAPER BOTTOM OF BAG TO MAINTAIN 3" SEPARATION BETWEEN THE BAG AND THE STRUCTURE AT THE OVERFLOW HOLES



SILT FENCE CONSTRUCTION (SHEET FLOW)

SILT FENCE INSTALLATION SHALL CONFORM TO WISCONSIN DNR TECHNICAL STANDARD #1056

REVISIONS:	
NO.	DATE DESCRIPTION
1	XX-XX-XX XXXXXXXXXXXXXXXXXXXX

PSE
PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800
www.parishse.com

PROJECT TITLE:
**GERMANTOWN TOWNHOUSES
W140 N10385 FOND DU LAC AVE
GERMANTOWN, WI 53022**

PLAN TITLE:
EROSION CONTROL DETAILS

DRAWN BY:
KJP

DESIGNED BY:
KJP

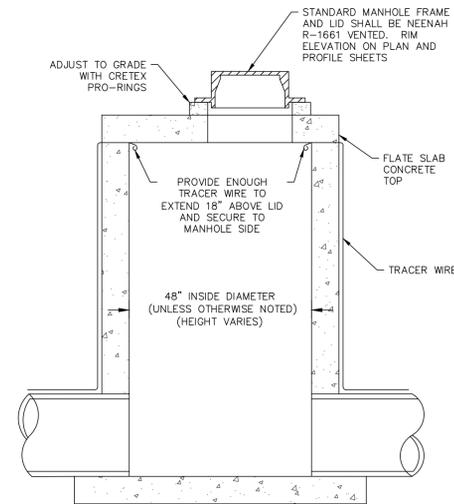
CHECKED BY:
KJP

PLAN DATE:
7-20-2023

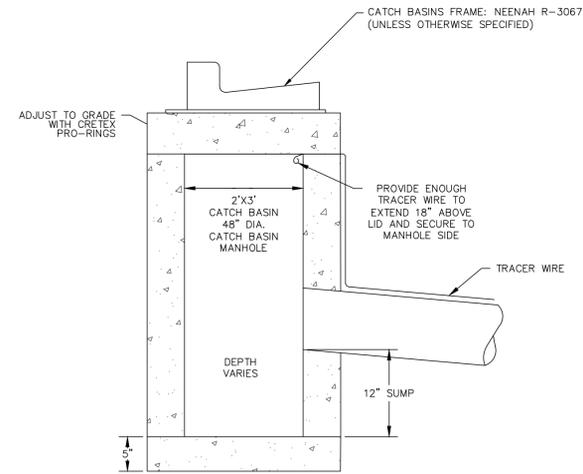
PROJECT NO:
\NA-01-17

VILLAGE SUBMITTAL

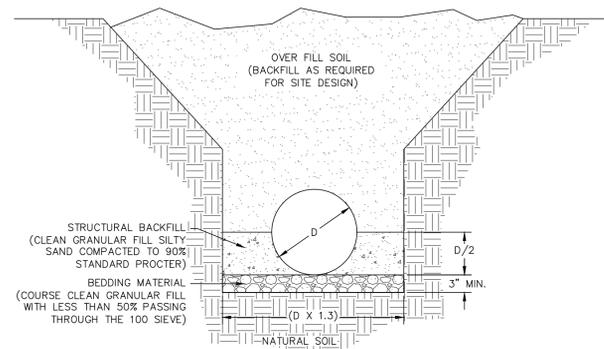
SHEET NO:
C1.08



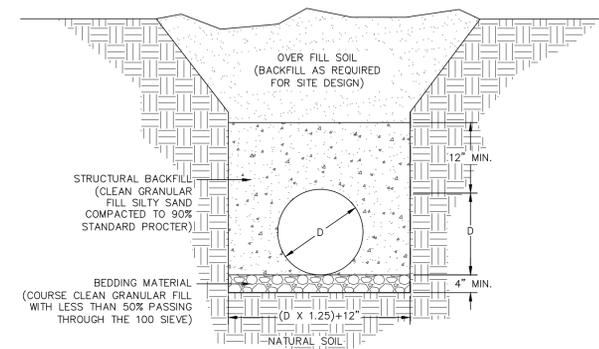
STORM MANHOLE DETAIL



INLET/CATCH BASIN DETAIL



RCP PIPE BEDDING DETAIL



HDPE PIPE BEDDING DETAIL

REVISIONS:	
NO.	DATE DESCRIPTION
1	XX-XX-XX XXXXXXXXXXXXXXXXXXXX

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 PARISH SURVEY & ENGINEERING
 122 Wisconsin Street, West Bend, WI 53095
 262.346.7800 www.parishse.com

PROJECT TITLE:
**GERMANTOWN TOWNHOUSES
 W140 N10385 FOND DU LAC AVE
 GERMANTOWN, WI 53022**

PLAN TITLE:
**UTILITY
 DETAILS**

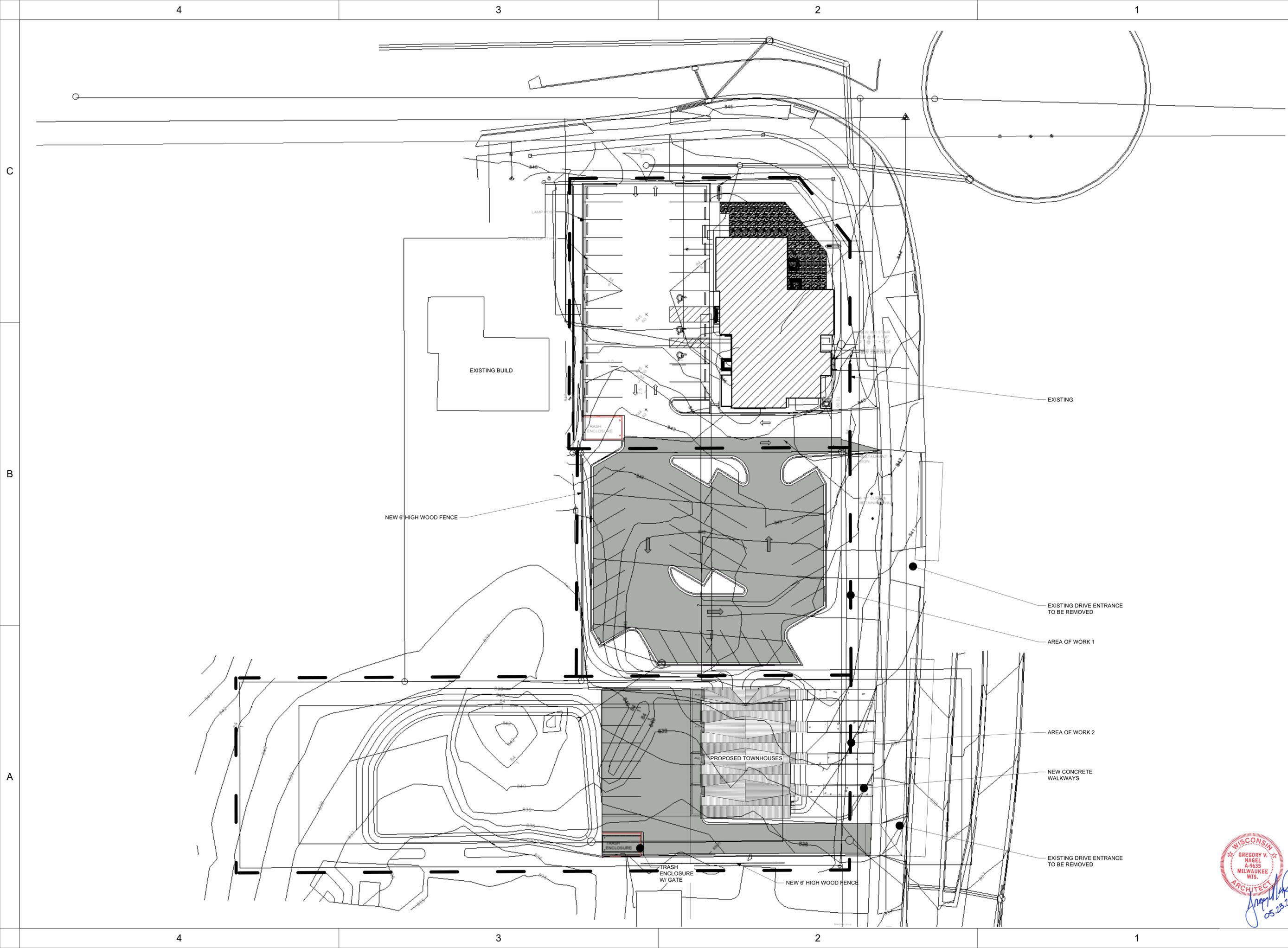
DRAWN BY:
KJP
 DESIGNED BY:
KJP
 CHECKED BY:
KJP

PLAN DATE:
7-20-2023

PROJECT NO:
 \NA-01-17\

**VILLAGE
 SUBMITTAL**

SHEET NO:
C1.09



REV.	DATE	DESCRIPTION

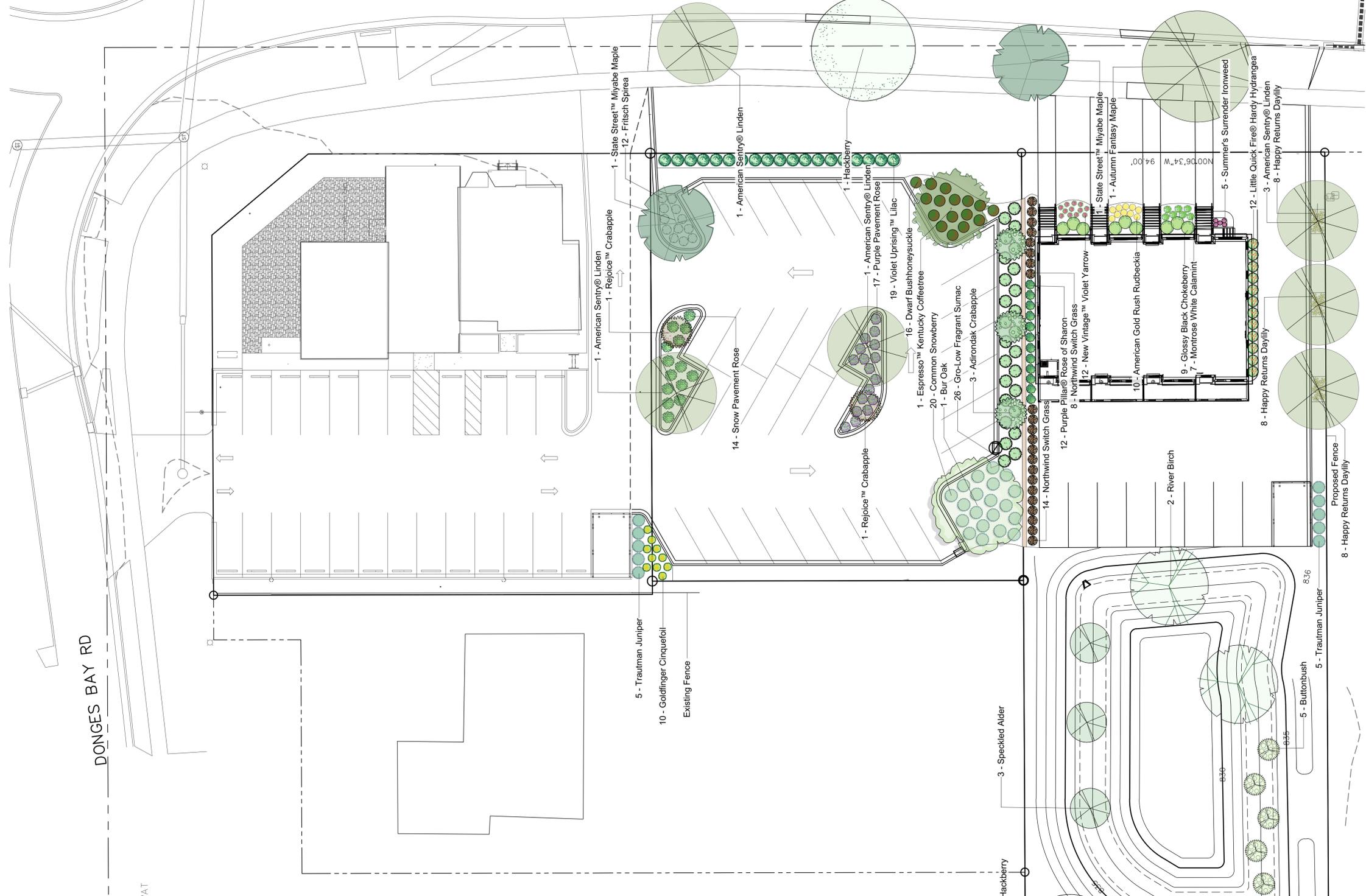
NO.	DATE	ISSUE NOTE

Project Manager	OROD	Drawn By	JP
Date	FEBRUARY, 1, 2024	Reviewed By	GN
Project ID	22006		



Plant List

Image	Qty	Latin Name	Common Name
	26	<i>Rhus glabra</i> 'Discolor'	One Leaf Fragrant Sumac
	14	<i>Rosa rugosa</i> 'Snow Pavement'	Snow Pavement Rose
	3	<i>Caryopteris fortunei</i> 'Wisconsin Red'	Wisconsin Red Miterweed
	3	<i>Celtis occidentalis</i>	Hackberry
	2	<i>Betula nigra</i>	River Birch
	3	<i>Alnus incana</i> var. <i>rugosa</i>	Speckled Alder
	24	<i>Hemodorum 'Happy Returns'</i>	Happy Returns Daylily
	12	<i>Hydrangea paniculata</i> 'Santitas LP' 'LPT 2112'	Little Quick Fire® Hardy Hydrangea
	5	<i>Cypripedium acaule</i>	Bloodroot
	12	<i>Adonis vernalis</i> 'Blue Wonder' 'PPT3, 700'	New Vintage™ Violet Yarrow
	2	<i>Mahoe 'Piquet'</i>	Rejoice™ Crabapple
	12	<i>Spiraea filifolia</i>	Fritsch Spirea
	2	<i>Acer miyabe</i> 'State Street'	State Street™ Miyabe Maple
	6	<i>The american 'Mollyberry'</i>	American Sentry® Linden
	22	<i>Pieris virginiana 'Northwest'</i>	Northwest Switch Grass
	3	<i>Milv 'Adirondak'</i>	Adirondak Crabapple
	9	<i>Arceuthobium var. alba</i>	Glossy Black Chokeberry
	7	<i>Calluna vulgaris 'Monrose White'</i>	Monrose White Calamint
	5	<i>Vaccinium 'Summer's Surrender'</i> 'PPT8, 815'	Summer's Surrender Ironweed
	1	<i>Gymnocladia dioica 'Espresso JFS'</i>	Espresso™ Kentucky Coffeetree
	10	<i>Rubus 'American Gold Rush' 'PPT6, 618'</i>	American Gold Rush Rutbeckia
	10	<i>Juniperus chinensis 'Trautman'</i>	Trautman Juniper
	2	<i>Quercus macrocarpa</i>	Bur Oak
	17	<i>Rosa rugosa 'Purple Pavement'</i>	Purple Pavement Rose
	10	<i>Dasycarpus fulvicaulis 'Goldfinger'</i>	Goldfinger Chokeberry
	16	<i>Dwarf bushhoneysuckle</i>	Dwarf Bushhoneysuckle
	20	<i>Syringa vulgaris 'alba'</i>	Common Snowberry
	12	<i>Hibiscus syriacus 'Little Quick Fire'</i> 'PPT12, 1215'	Little Quick Fire® Hardy Hydrangea
	1	<i>'Aurum Fantasy Maple'</i>	Aurum Fantasy Maple
	19	<i>Syringa vulgaris 'JN Knight Select' 'PPT9'</i>	Violet Uprising™ Lilac



DONGES BAY RD

MAT

WAT



Germantown Townhouses

Drawing scale	1" = 16' (1/16" = 1')	Client Name	Brian Thomas
Sheet Title	Planting Plan	Client Address	W140 N10385 Fond Du Lac Ave Germantown, WI 53222
Sheet Number	1	Date Revised	11/3/2023

GENERAL NOTES - FLOOR PLAN

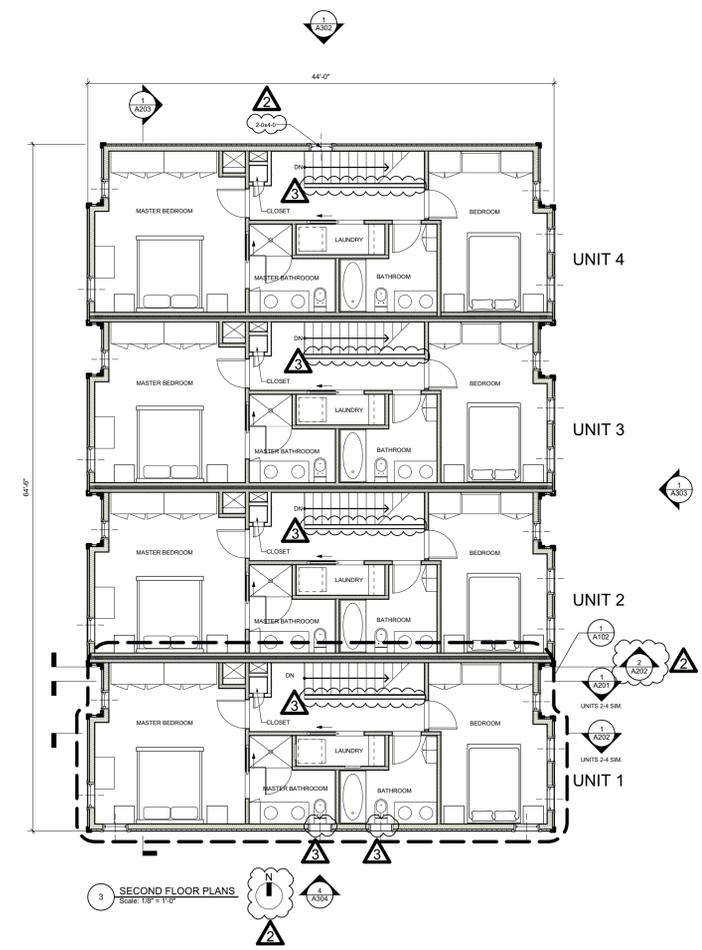
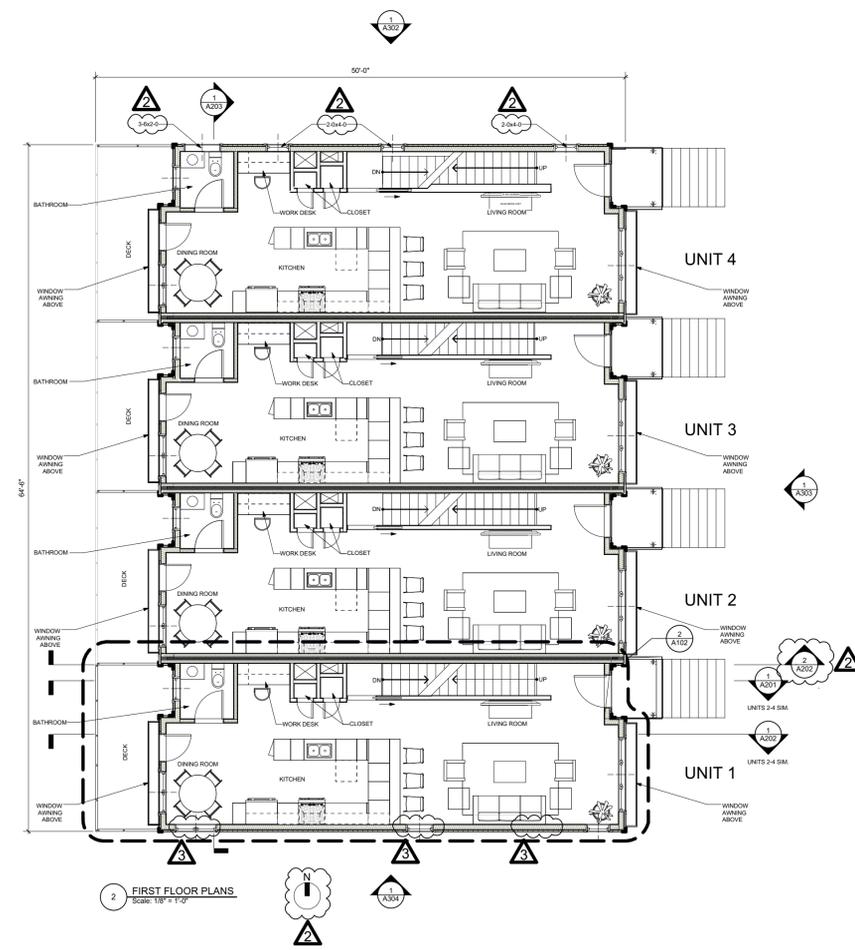
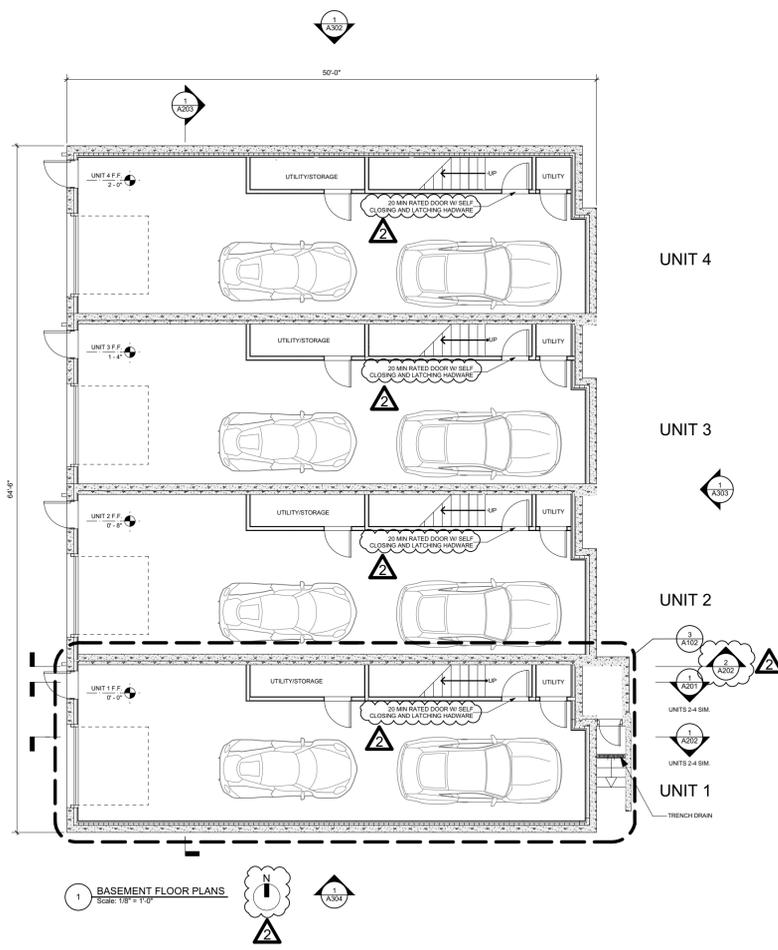
1. ALL FINISHES TO BE CLASS C PER IBC 803.1.1 AND 803.11.
2. FIRE BLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALL AND PARTITIONS, INCLUDING FURRED SPACES, PER IBC 718.2.2 CONCEAL WALL SPACES.

REV.	DATE	DESCRIPTION
3	5/23/2024	PLAN REVIEW REVISIONS
2	3/15/2024	PLAN REVIEW REVISIONS
1	2/1/2024	PLAN REVIEW REVISIONS

NO.	DATE	ISSUE NOTE
Project Manager	OROD	Drawn By MC
Date	FEBRUARY, 1, 2024	Reviewed By GN
Project ID	22006	

PLANS

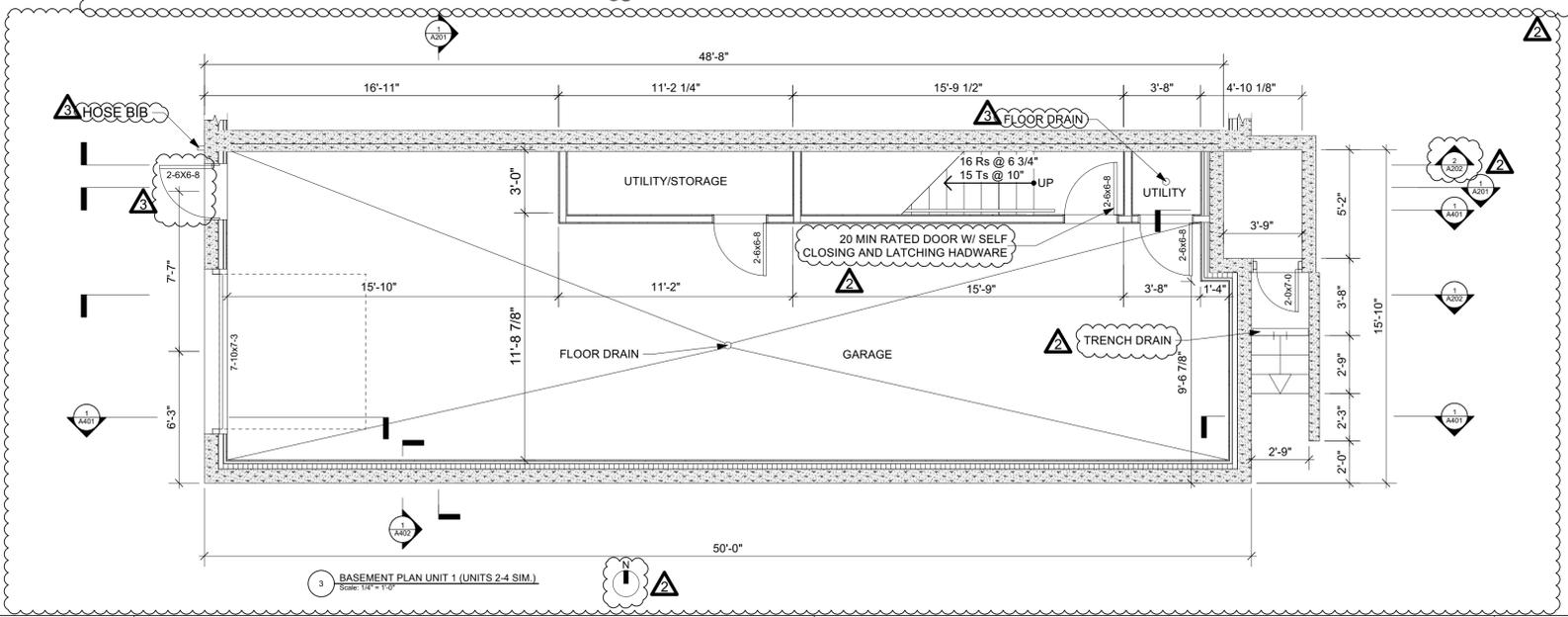
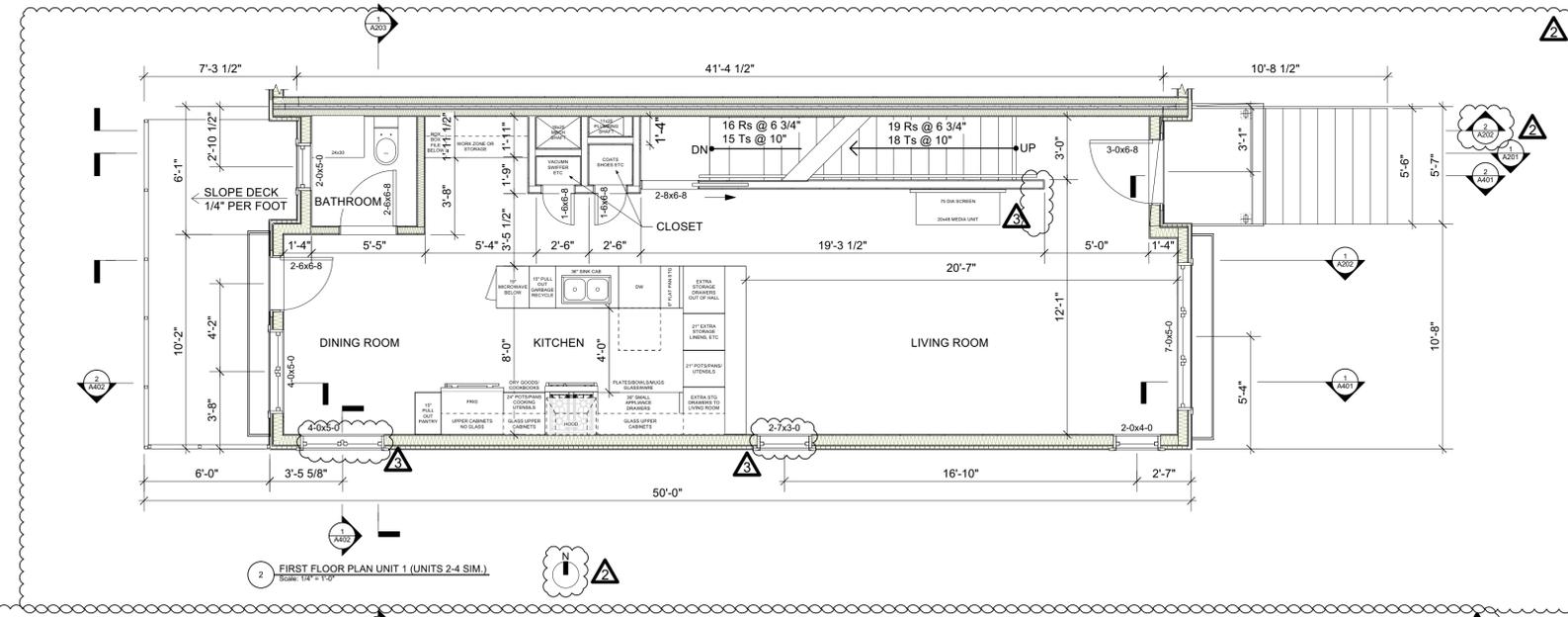
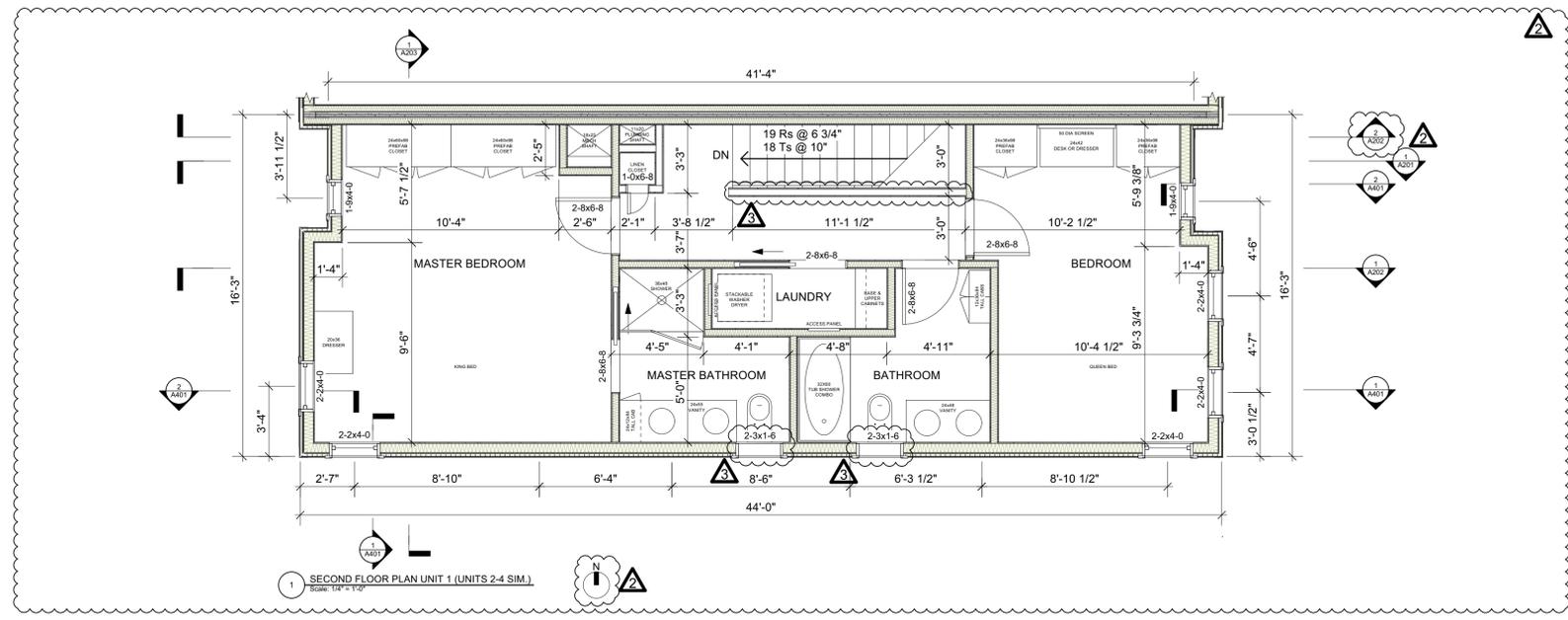
Sheet No. **A101**



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GREGORY V. NAGEL
A-9335
MILWAUKEE
WIS.
ARCHITECT
05.23.24



NEW CONSTRUCTION
59-12044-PROJ004
05/17/24



ROOM NAME	SQ FT
MASTER BEDROOM	157
MASTER BATHROOM	40
MASTER CLOSET	23
STUDY	104
BATHROOM	40
BEDROOM	157
BEDROOM CLOSET	22
HALLWAY	13
CLOSET	3
OVERALL 2ND FL	559

DINING ROOM	87
BALCONY	105
KITCHEN	143
BATHROOM	24
LAUNDRY ROOM	26
LIVING ROOM	238
CLOSET	7
HALLWAY	53
PORCH	27
OVERALL 1ST FL	710

GARAGE	592
UTILITY/STORAGE	10
UTILITY/STORAGE	32
HALLWAY	18
OVERALL BASEMENT FL	652
OVERALL 1 UNIT	1,824
OVERALL 4 UNITS	7,684



GERMANTOWN TOWNHOUSES

W140 N10385 FOND DU LAC AVE
GERMANTOWN, WI 53022



NAGEL ARCHITECTS + ENGINEERS

REV.	DATE	DESCRIPTION
3	5/23/2024	PLAN REVIEW REVISIONS
2	3/15/2024	PLAN REVIEW REVISIONS
1	2/1/2024	PLAN REVIEW REVISIONS

NO.	DATE	ISSUE NOTE
Project Manager	OROD	Drawn By JP
Date	FEBRUARY, 1, 2024	Reviewed By GN
Project ID	22006	



UNIT PLANS

A102

4

3

2

1

REV.	DATE	DESCRIPTION
3	5/23/2024	PLAN REVIEW REVISIONS
2	3/15/2024	PLAN REVIEW REVISIONS
1	2/1/2024	PLAN REVIEW REVISIONS

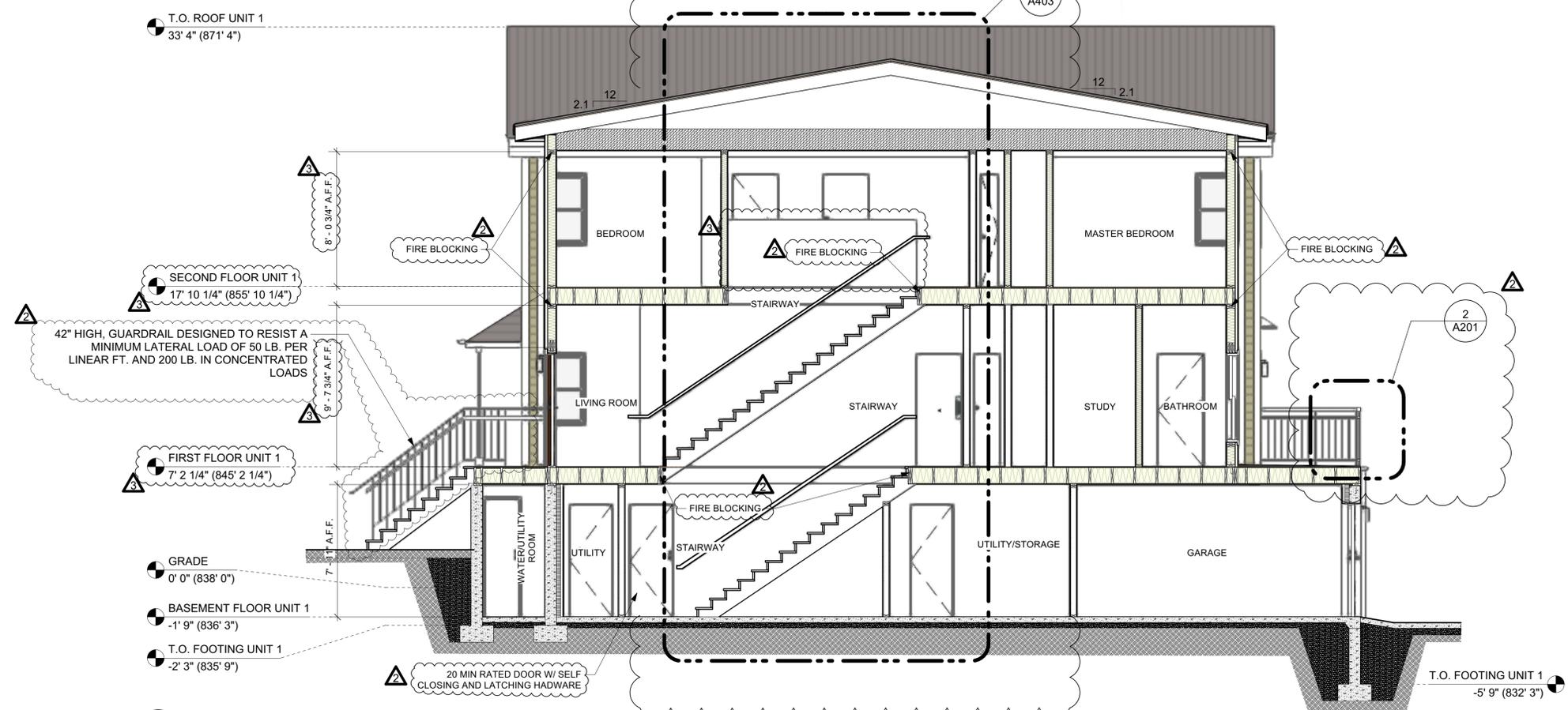
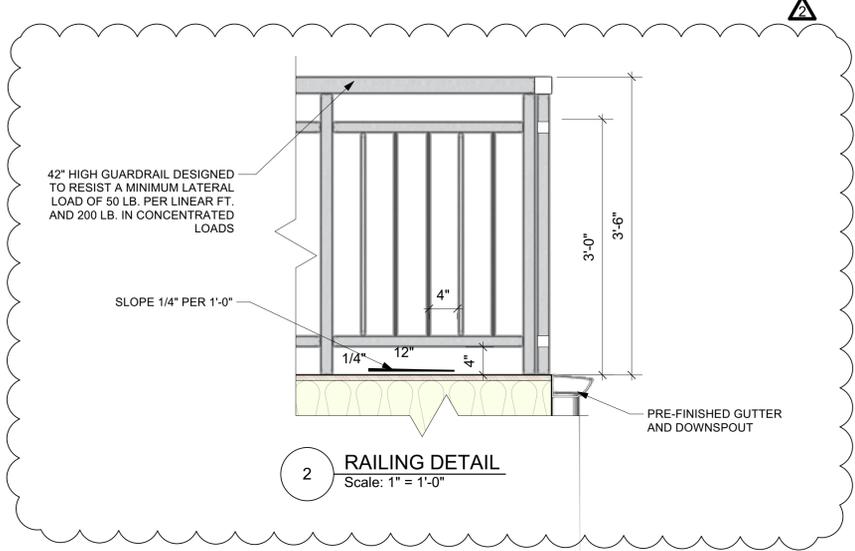
NO.	DATE	ISSUE NOTE
Project Manager	OROD	Drawn By JP
Date	FEBRUARY, 1, 2024	Reviewed By GN
Project ID	22006	

SECTIONS

Sheet No. **A201**

GENERAL NOTES - BUILDING SECTION

1. ALL FINISHES TO BE CLASS C PER IBC 803.1.1 AND 803.11.
2. FIRE BLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALL AND PARTITIONS, INCLUDING FURRED SPACES, PER IBC 718.2.2 CONCEAL WALL SPACES.
3. DRAFTSTOPPING SHALL BE PROVIDED IN ATTICS, OVERHANGS, PER IBC 718.4.2.
4. PRIOR TO ROUGH FRAMING INSPECTION, ALL RATED PENETRATIONS AND JOINT DETAILS TO BE SUBMITTED TO THE BUILDING OFFICIAL FOR HIS REVIEW.

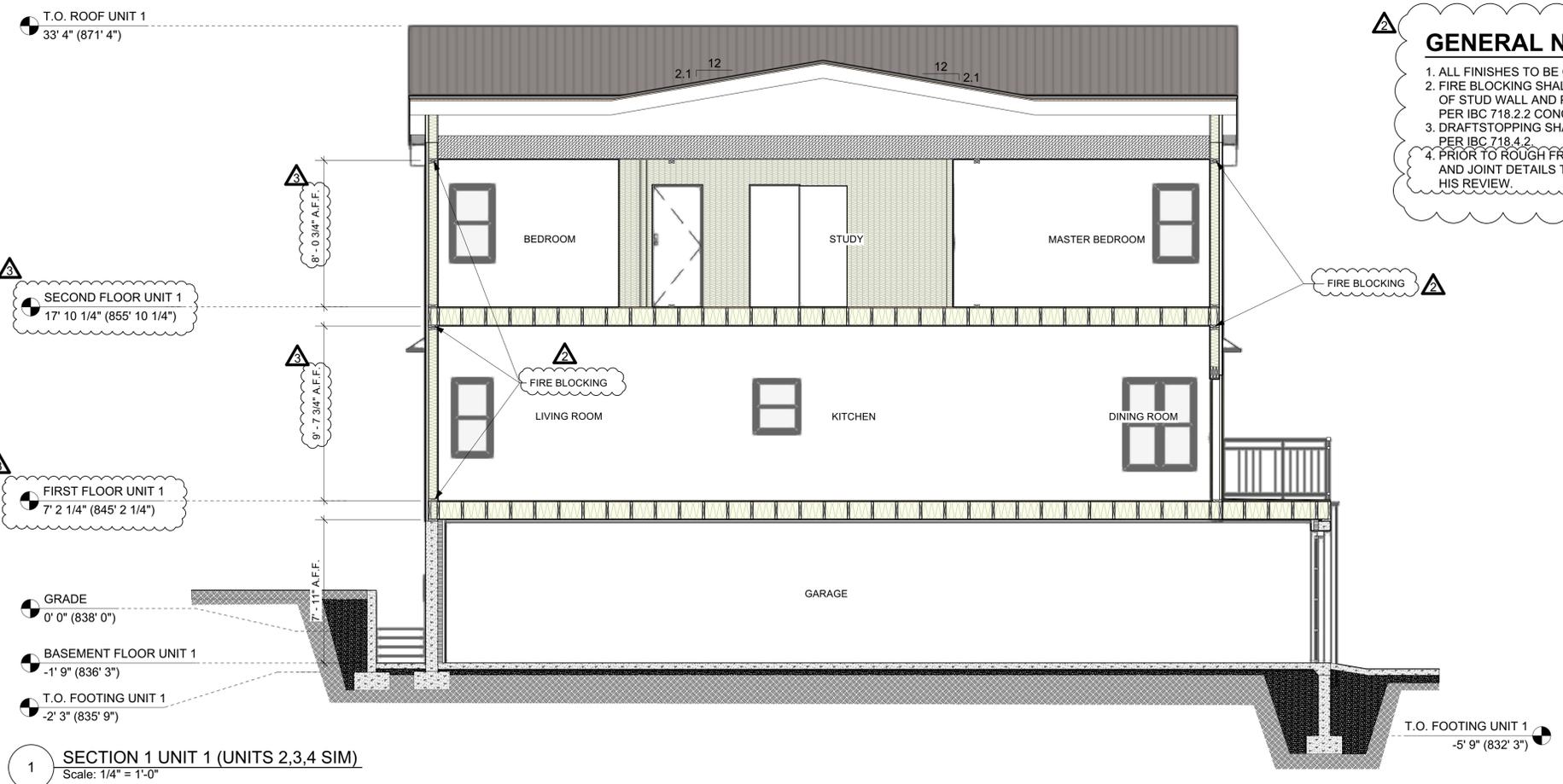


1 BUILDING SECTION - UNIT 1 (UNITS 2,3,4 SIM)
Scale: 1/4" = 1'-0"

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SEE CORRESPONDENCE

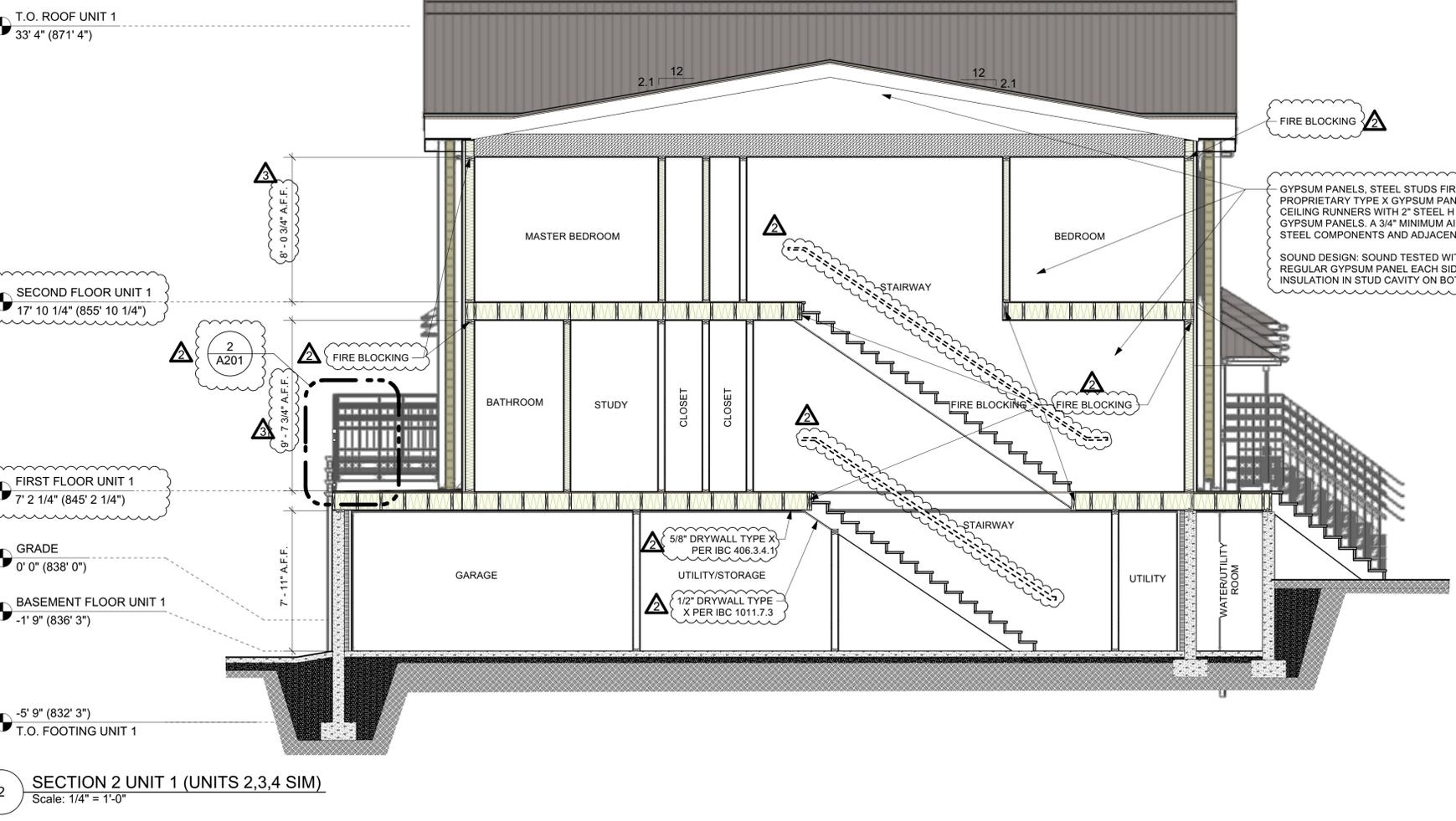
WISCONSIN
GREGORY V. NAGEL
A-96355
MILWAUKEE
WIS.
ARCHITECT
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NEW CONSTRUCTION
59-22006-1000002
05/23/24



GENERAL NOTES - BUILDING SECTION

1. ALL FINISHES TO BE CLASS C PER IBC 803.1.1 AND 803.11.
2. FIRE BLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALL AND PARTITIONS, INCLUDING FURRED SPACES, PER IBC 718.2.2 CONCEAL WALL SPACES.
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REV.	DATE	DESCRIPTION
4	8/14/2024	PLAN REVIEW REVISION
3	5/23/2024	PLAN REVIEW REVISION
2	3/15/2024	PLAN REVIEW REVISION
1	2/1/2024	PLAN REVIEW REVISION

NO.	DATE	ISSUE NOTE
Project Manager	OROD	Drawn By JP
Date	FEBRUARY, 1, 2024	Reviewed By GN
Project ID	22006	

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SB-25000-9500002
09/17/24

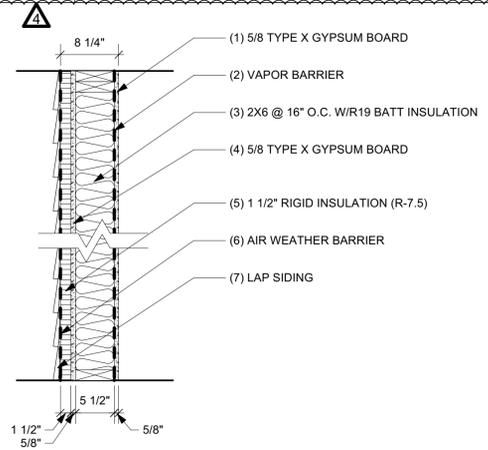
#	FIRE RATING	(MIN)
1		40**
2		0
3		20
4		40**
5		0
6		0
7		0
TOTAL		100 MIN *

(PER IBC TABLE 722.6.2(1) AND 722.6.2(2))

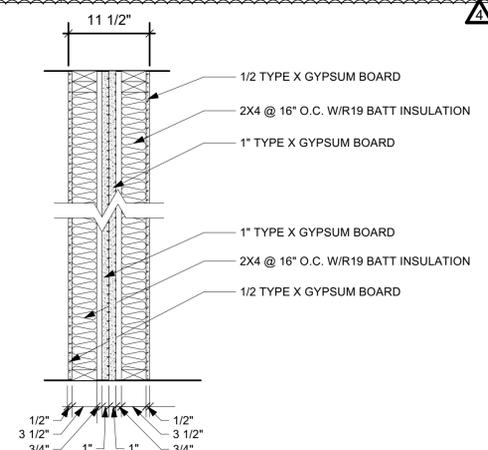
* SECTION 722.6.1.1 MAXIMUM FIRE-RESISTANCE RATING. FIRE-RESISTANCE RATINGS CALCULATED FOR ASSEMBLIES USING THE METHODS IN SECTION 722.6 SHALL BE LIMITED TO A MAXIMUM OF 1 HOUR.

** TABLE 722.6.2(1) TIME ASSIGNED TO WALLBOARD MEMBRANES a,b,c,d FOOT NOTE d. THE MEMBRANE ON THE UNEXPOSED SIDE SHALL NOT BE INCLUDED IN DETERMINING THE FIRE RESISTANCE OF THE ASSEMBLY. WHERE DISSIMILAR MEMBRANES ARE USE ON A WALL ASSEMBLY, THE CALCULATION SHALL BE MADE FROM THE LEAST FIRE-RESISTANT (WEAKER) SIDE.

PER SECTION 6.2.6 FASTENING - THE FASTENING REQUIREMENTS FOR ASSEMBLIES DEVELOPED BY SECTION 722.6 SHOULD BE IN ACCORDANCE WITH CHAPTER 23 AS STATED IN SECTION 722.6.2.6 - SEE STRUCTURAL FOR FASTENING REQUIREMENTS.



2 WALL TYPE 1
Scale: 1" = 1'-0"



3 WALL TYPE 2 - GA ASW 0801/ U336
Scale: 1" = 1'-0"

GENERAL NOTES - BUILDING SECTION

1. ALL FINISHES TO BE CLASS C PER IBC 803.1.1 AND 803.11.
2. FIRE BLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALL AND PARTITIONS, INCLUDING FURRED SPACES, PER IBC 718.2.2 CONCEAL WALL SPACES.
3. DRAFTSTOPPING SHALL BE PROVIDED IN ATTICS, OVERHANGS, PER IBC 718.4.2.
4. PRIOR TO ROUGH FRAMING INSPECTION, ALL RATED PENETRATIONS AND JOINT DETAILS TO BE SUBMITTED TO THE BUILDING OFFICIAL FOR HIS REVIEW.



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

GYPSUM PANELS, STEEL STUDS FIRE DESIGN: TWO LAYERS 1" x 24" PROPRIETARY TYPE X GYPSUM PANELS INSERTED BETWEEN 2" FLOOR AND CEILING RUNNERS WITH 2" STEEL H STUDS BETWEEN ADJACENT PAIRS OF GYPSUM PANELS. A 3/4" MINIMUM AIRSPACE MUST BE MAINTAINED BETWEEN STEEL COMPONENTS AND ADJACENT FRAMING.

SOUND DESIGN: SOUND TESTED WITH 2 x 4 STUD WALL FACED WITH 1/2" REGULAR GYPSUM PANEL EACH SIDE OF ASSEMBLY AND 3-1/2" GLASS FIBER INSULATION IN STUD CAVITY ON BOTH SIDES. PROPRIETARY GYPSUM PANELS

REV.	DATE	DESCRIPTION
4	8/14/2024	PLAN REVIEW REVISIONS
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NO.	DATE	ISSUE NOTE
Project Manager	OROD	Drawn By JP
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Project ID	22006	

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GREGORY V. NAGEL
A-94355
MILWAUKEE
WIS.
ARCHITECT
05.23.24

4

3

2

1

Project Title

Architect

Consultant

REV.	DATE	DESCRIPTION
3	5/23/2024	PLAN REVIEW REVISIONS
2	3/15/2024	PLAN REVIEW REVISIONS
1	2/1/2024	PLAN REVIEW REVISION

NO.	DATE	ISSUE NOTE
Project Manager	OROD	Drawn By JP
Date	FEBRUARY, 1, 2024	Reviewed By GN
Project ID	22006	

Sheet Title

Sheet No.



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

Conditionally
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NEW CONSTRUCTION
18-2350M PRO0012
05/17/24



4

3

2

1

Project Title

Architect

Consultant

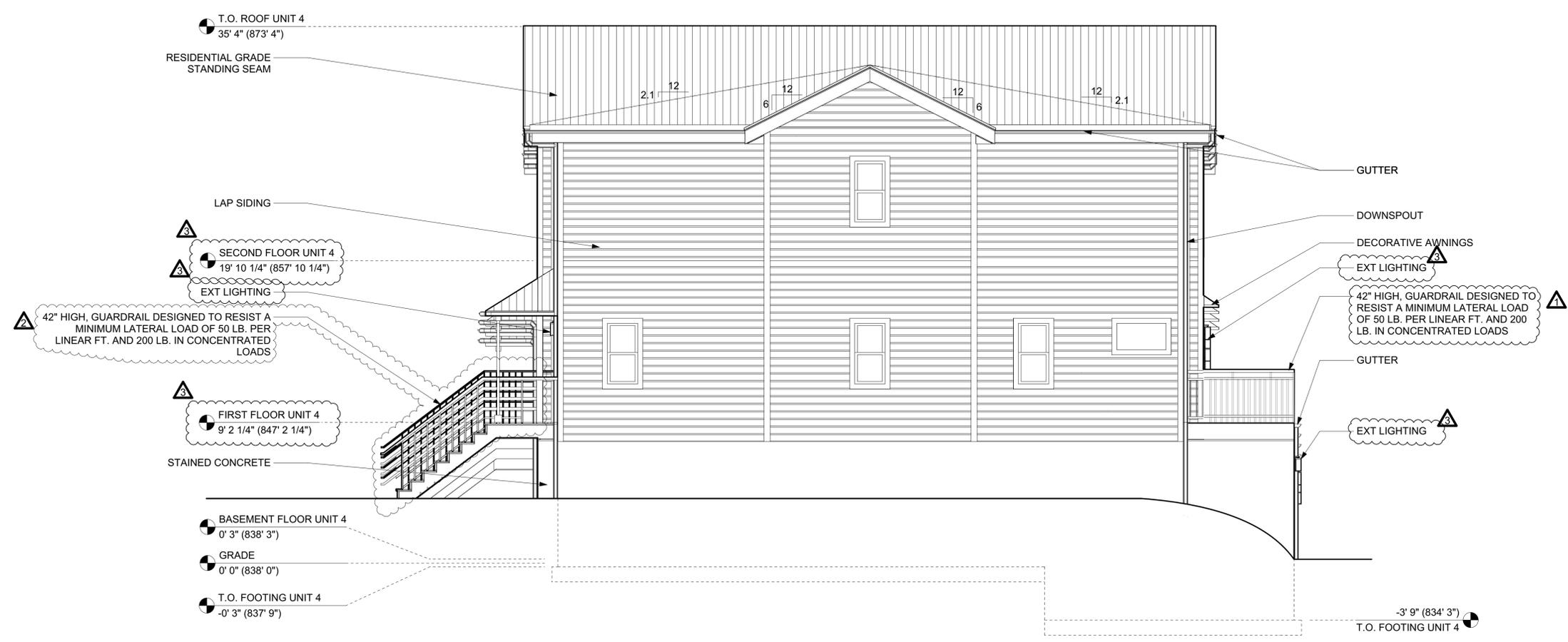
REV.	DATE	DESCRIPTION
3	5/23/2024	PLAN REVIEW REVISIONS
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1	2/1/2024	PLAN REVIEW REVISIONS

NO.	DATE	ISSUE NOTE

Project Manager	OROD	Drawn By	JP
Date	FEBRUARY, 1, 2024	Reviewed By	GN
Project ID	22006		

Sheet Title

Sheet No.



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

Conditionally
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SAFEbuilt.
Bill G...
SEE CORRESPONDENCE

WISCONSIN
GREGORY V.
NAGEL
A-96335
MILWAUKEE
WIS.
ARCHITECT
Gregory V. Nagel
05.23.24

NEW CONSTRUCTION
SB-2360M-FR00052
05/23/24

4

3

2

1

REV.	DATE	DESCRIPTION
3	5/23/2024	PLAN REVIEW REVISIONS
2	3/15/2024	PLAN REVIEW REVISIONS
1	2/1/2024	PLAN REVIEW REVISIONS

NO.	DATE	ISSUE NOTE
Project Manager	OROD	Drawn By JP
Date	FEBRUARY, 1, 2024	Reviewed By GN
Project ID	22006	

ELEVATIONS

Sheet No. **A303**



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

Conditionally
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SEE CORRESPONDENCE

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NAGEL
A-96335
MILWAUKEE
WIS.
ARCHITECT

Gregory V. Nagel
05.23.24

NEW CONSTRUCTION
SB-236RM PRO0052
09/17/24

4

3

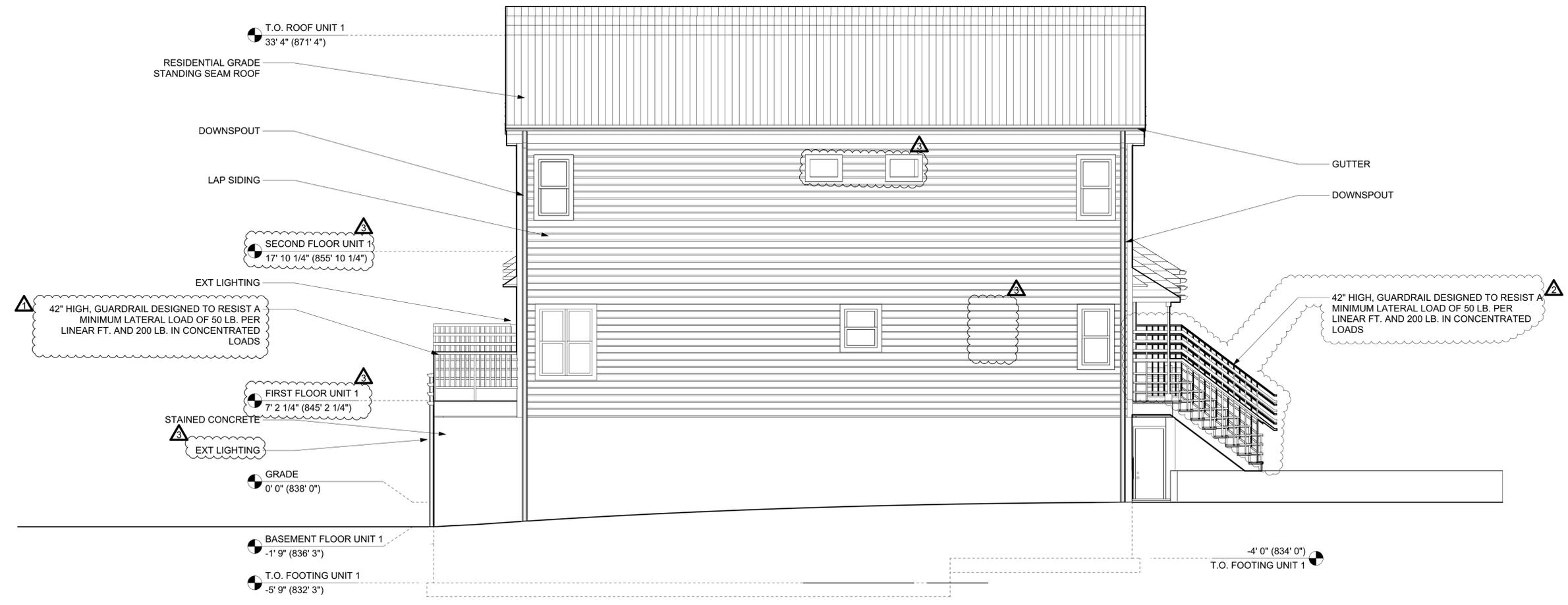
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1

C

B

A



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

REV.	DATE	DESCRIPTION
3	5/23/2024	PLAN REVIEW REVISIONS
2	3/15/2024	PLAN REVIEW REVISIONS
1	2/1/2024	PLAN REVIEW REVISIONS

NO.	DATE	ISSUE NOTE
Project Manager	OROD	Drawn By JP
Date	FEBRUARY, 1, 2024	Reviewed By GN
Project ID	22006	

ELEVATIONS

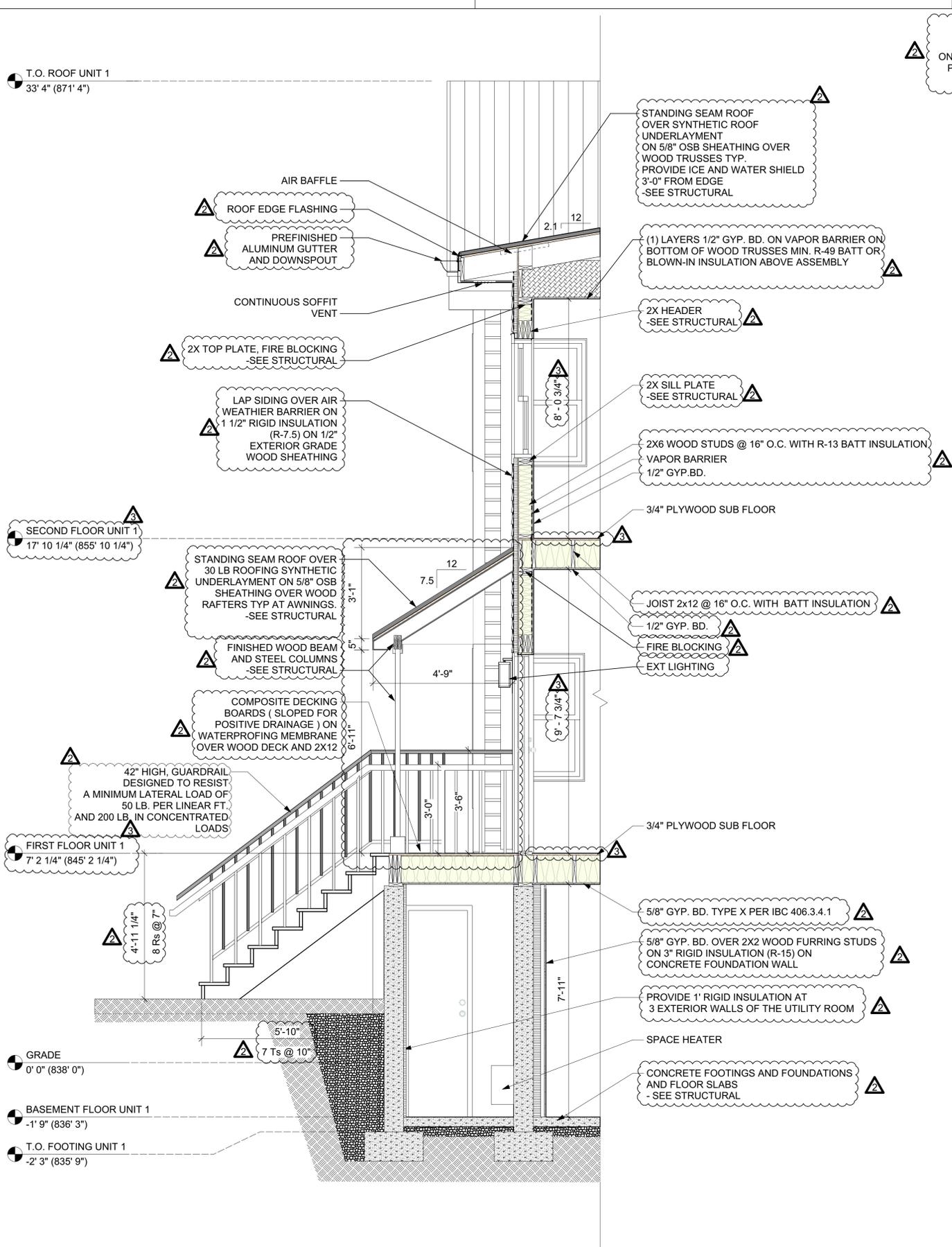
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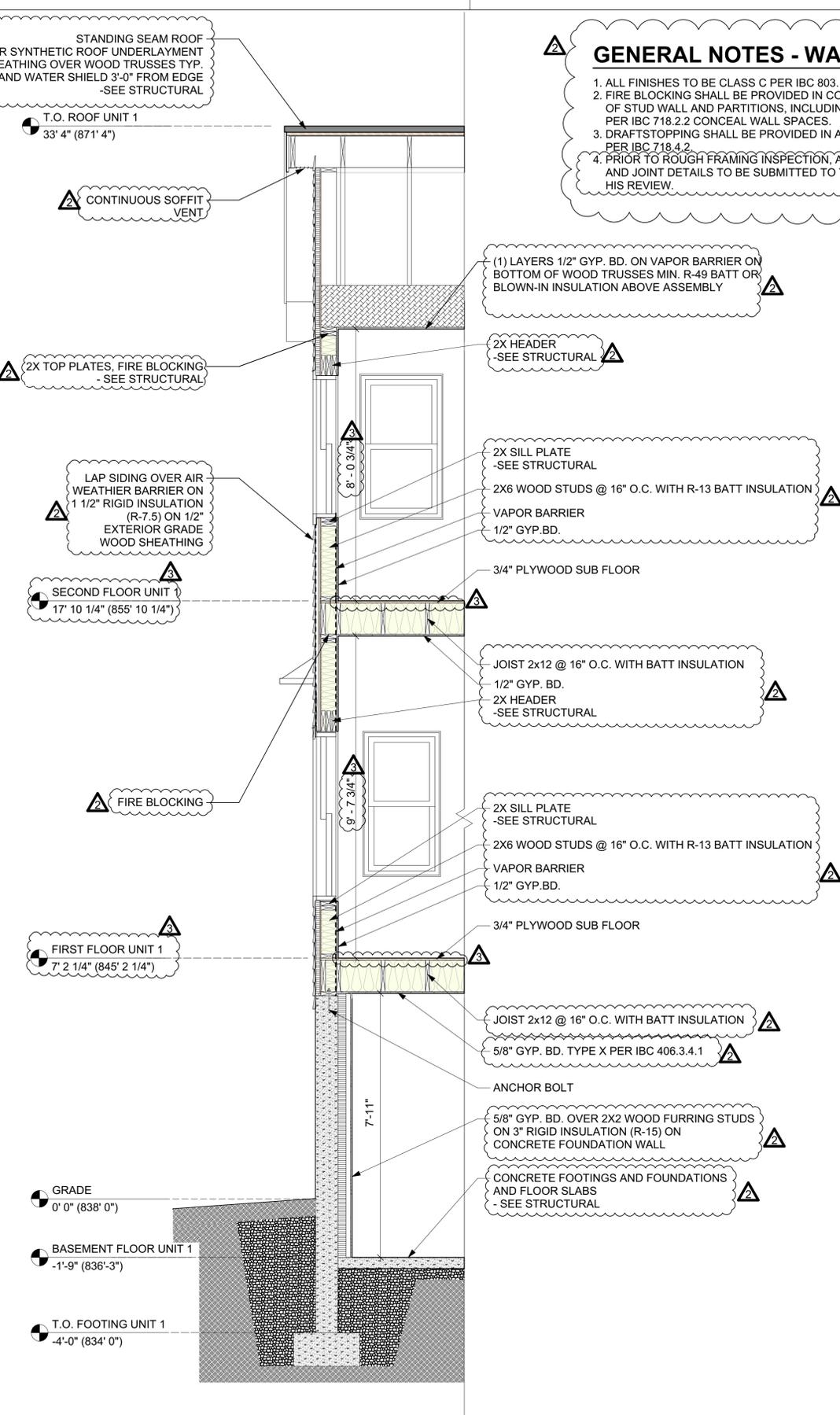


NEW CONSTRUCTION
58-2359M PRO0032
09/17/24

Gregory V. Nagel
05.23.24



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



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

GENERAL NOTES - WALL SECTION

1. ALL FINISHES TO BE CLASS C PER IBC 803.1.1 AND 803.11.
2. FIRE BLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALL AND PARTITIONS, INCLUDING FURRED SPACES, PER IBC 718.2.2 CONCEAL WALL SPACES.
3. DRAFTSTOPPING SHALL BE PROVIDED IN ATTICS, OVERHANGS, PER IBC 718.4.2.
4. PRIOR TO ROUGH FRAMING INSPECTION, ALL RATED PENETRATIONS AND JOINT DETAILS TO BE SUBMITTED TO THE BUILDING OFFICIAL FOR HIS REVIEW.

REV.	DATE	DESCRIPTION
3	5/23/2024	PLAN REVIEW REVISIONS
2	3/15/2024	PLAN REVIEW REVISIONS
1	2/1/2024	PLAN REVIEW REVISIONS

NO.	DATE	ISSUE NOTE
Project Manager	OROD	Drawn By JP
Date	FEBRUARY, 1, 2024	Reviewed By GN
Project ID	22006	

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WISCONSIN
GREGORY V. NAGEL
A-9355
MILWAUKEE
WIS.
ARCHITECT

4

3

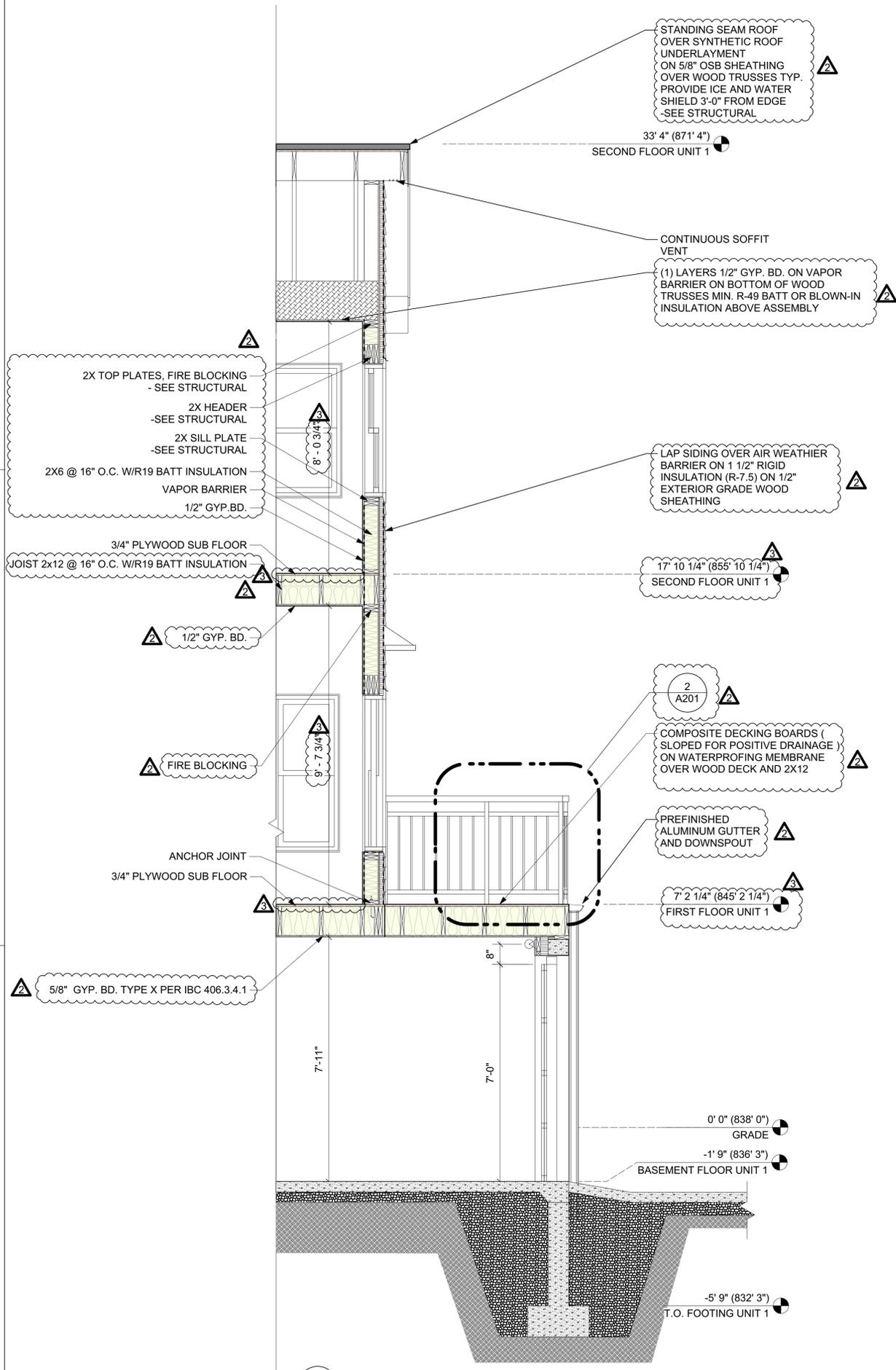
2

1

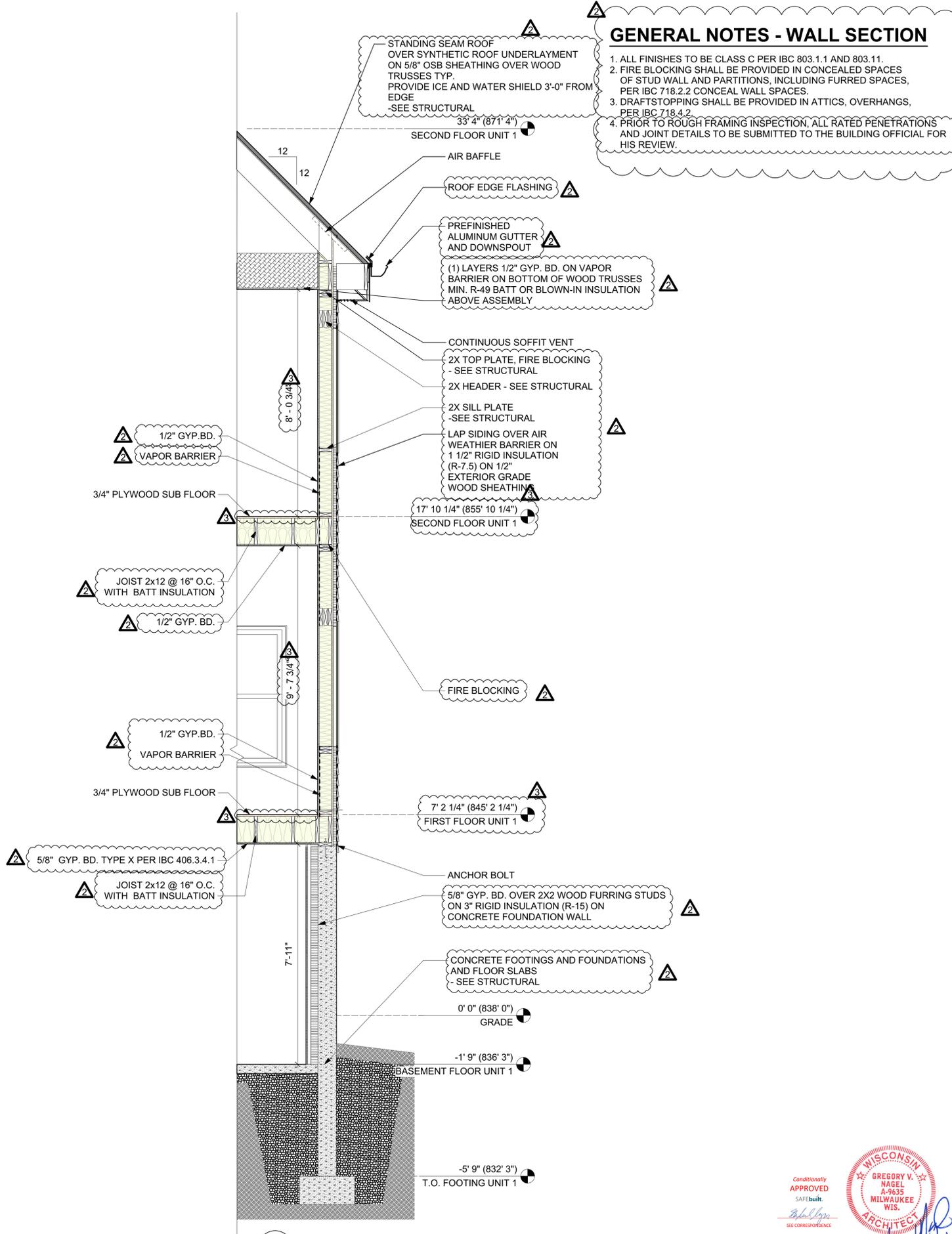
C

B

A



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



1 WALL SECTION 4
Scale: 1/2" = 1'-0"

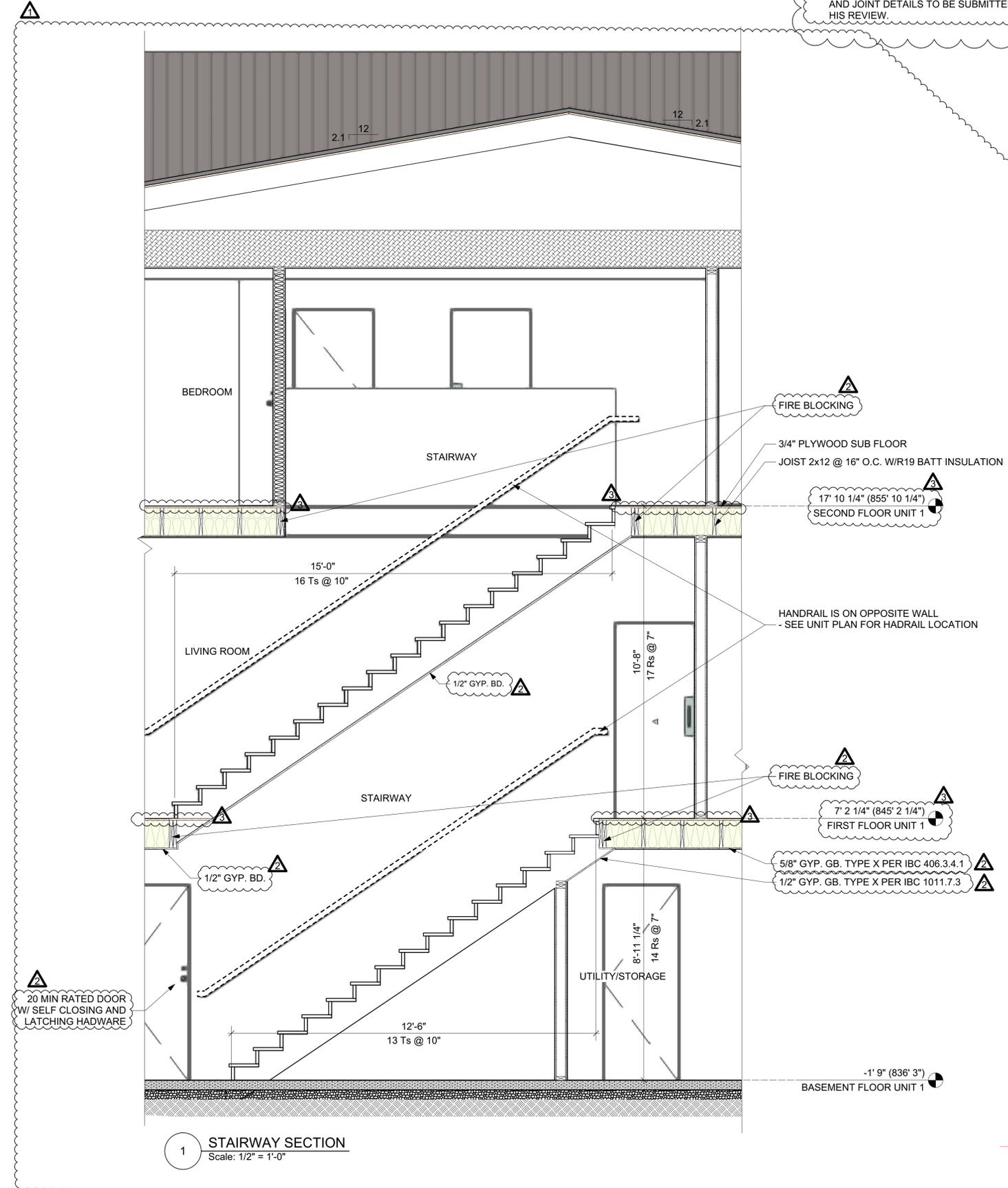
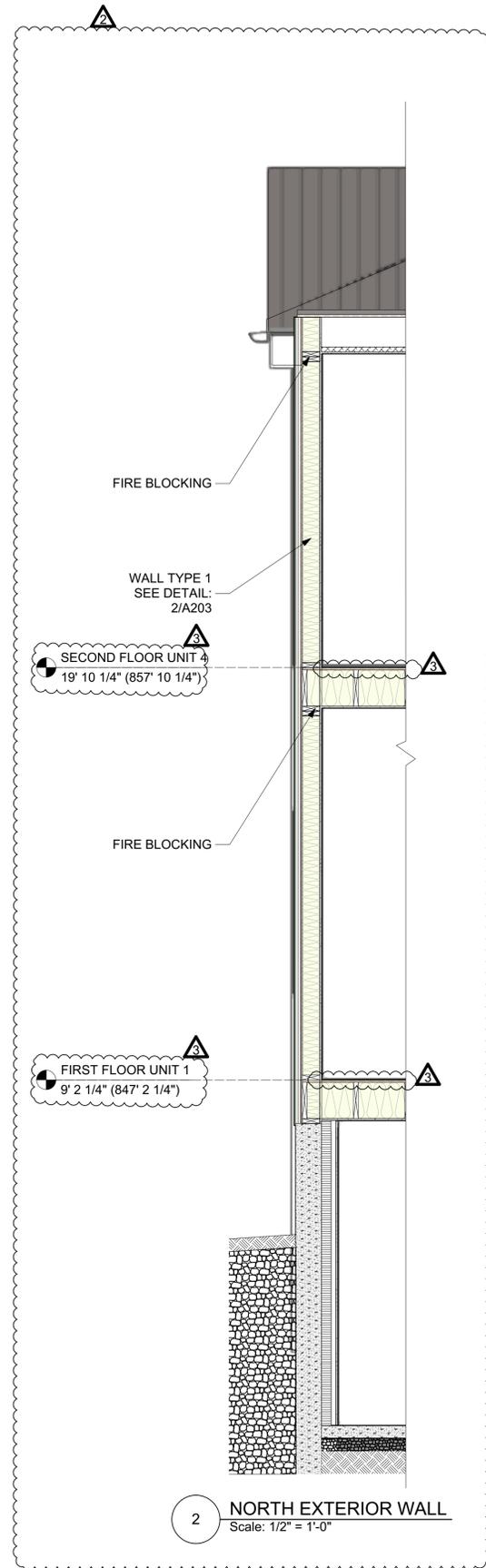
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1	2/1/2024	PLAN REVIEW REVISIONS

NO.	DATE	ISSUE NOTE
Project Manager	OROD	Drawn By JP
Date	FEBRUARY, 1, 2024	Reviewed By GN
Project ID	22006	





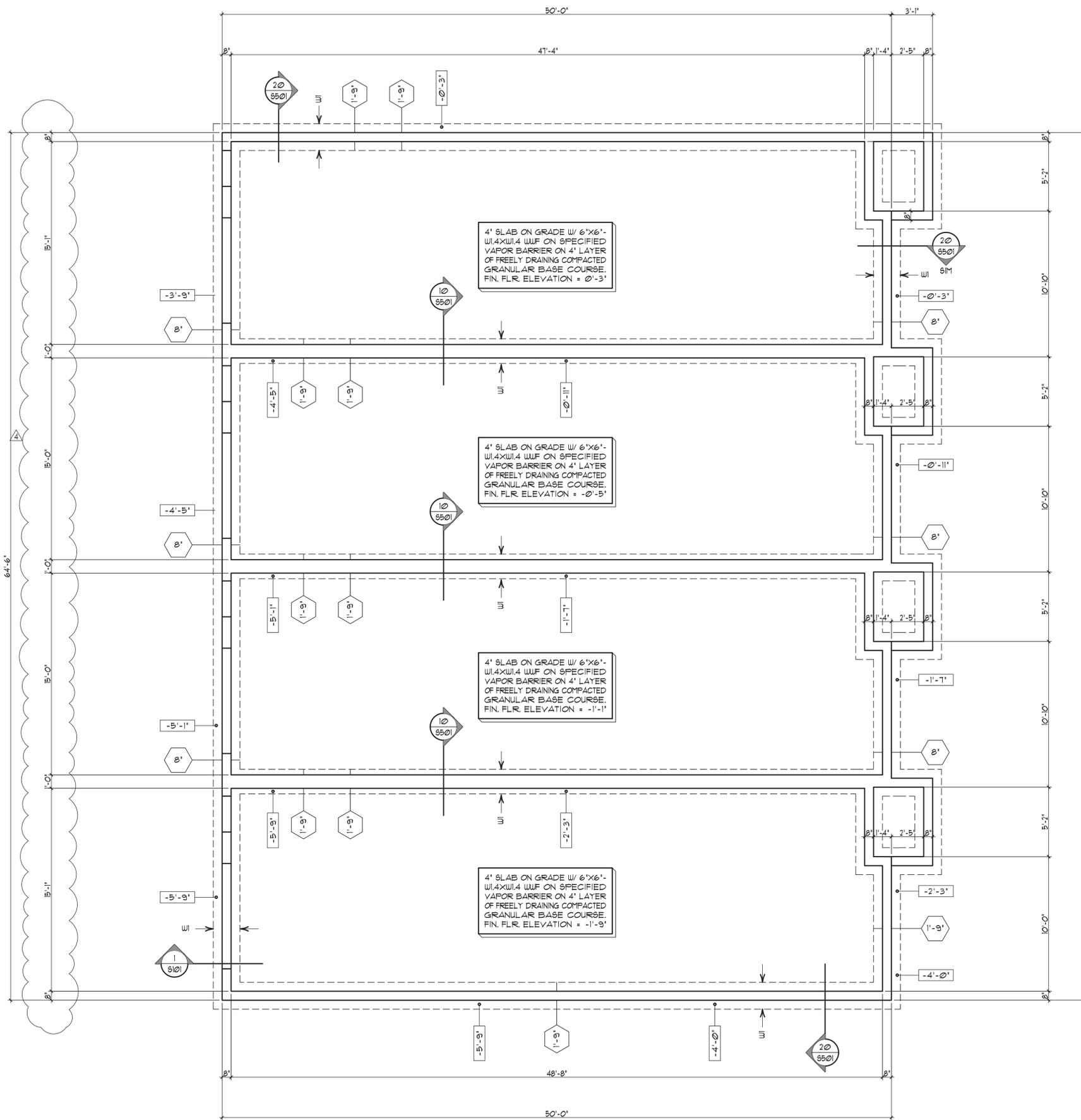
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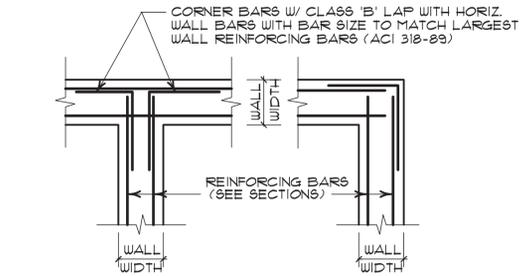
NO.	DATE	ISSUE NOTE
Project Manager	OROD	Drawn By JP
Date	FEBRUARY, 1, 2024	Reviewed By GN
Project ID	22006	

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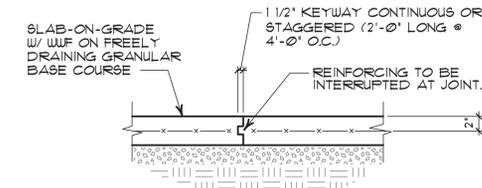
WISCONSIN ARCHITECT
GREGORY V. NAGEL
A-94355
MILWAUKEE WIS.
05.23.24



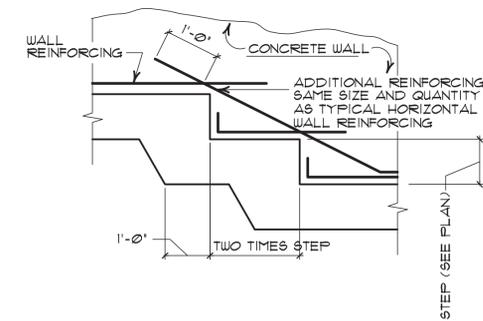
FOUNDATION PLAN
FINISHED FLOOR ELEVATION = VARIES
1/4"=1'-0"



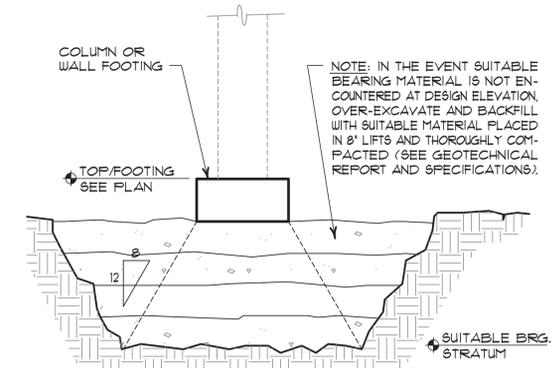
1 TYP. CORNER REINFORCING
S100 SCALE: NONE



2 TYP. SLAB CONSTR. JOINT
S100 SCALE: NONE



3 FOOTING STEP DETAIL
S100 SCALE: NONE



4 OVER-EXCAVATION & BACKFILL
S100 SCALE: NONE
BACKFILL WITH LEAN CONCRETE IS AN ACCEPTABLE ALTERNATIVE

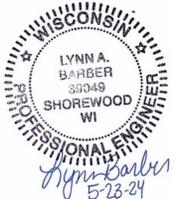


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Project

GERMANTOWN TOWNHOUSES

W140 N10385 FOND DU LAC AVE
GERMANTOWN, WI



Sheet Title

FOUNDATION PLAN

Revisions

Item	Date	By
3	05/22/2024	LB
4	09/13/2024	LB

Project Engineer LB

Drawn By LB

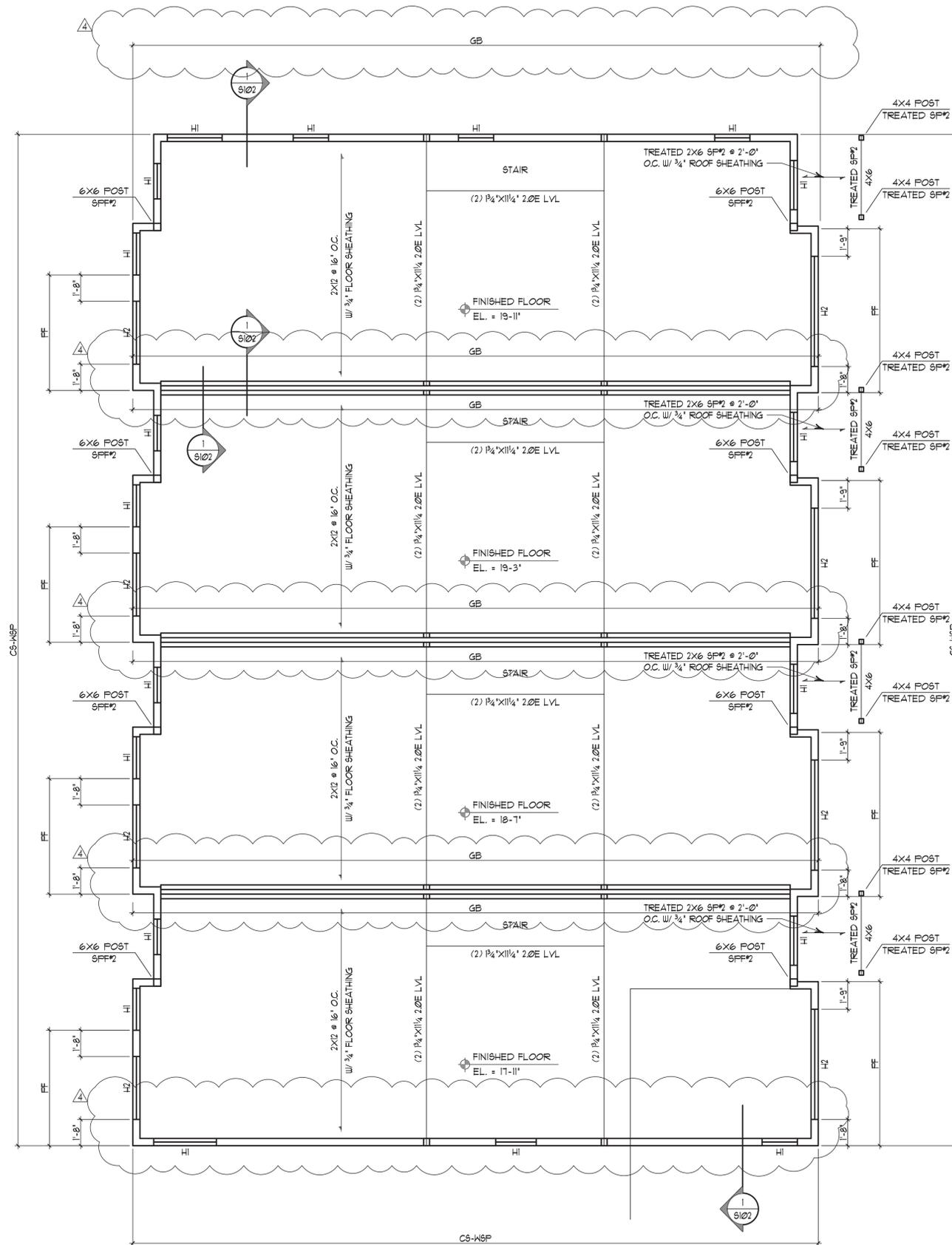
Project No. 24009

Date 02/01/2024

Sheet No.



S100



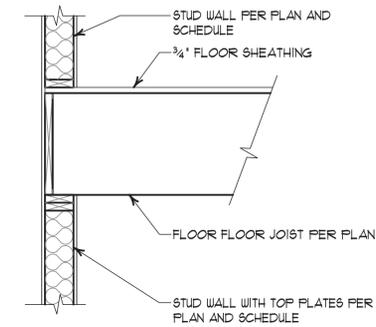
SECOND FLOOR FRAMING PLAN
FINISHED FLOOR ELEVATION = VARIES
1/4" = 1'-0"

HEADER SCHEDULE					
MARK	DESCRIPTION	F _b	F _v	F _c	NUMBER OF SHOULDERS
H1	(3) 2X8	875	135	425	2
H2	(3) 2X12	875	135	425	2

NOTES:
1) H2 REQUIRED AT ALL PORTAL FRAMES

WOOD BEARING WALL SCHEDULE										
MARK	NOMINAL	SFC (IN)	STUD REQUIREMENT				PLATE REQUIREMENT			NOTES
			GRADE	F _b	F _c	E _x 1000/2000	GRADE	F _b	F _c	
BW1	2X6	16	SFF STUD	675	725	12	SFF STUD	675	425	1
BW2	2X4	16	SFF STUD	675	725	12	SFF STUD	675	425	2, 4
BW3	2X4	16	DFL #2	900	1350	16	DFL #2	900	625	3, 4

NOTES:
1) ALL EXTERIOR WALLS ARE BW1
2) ALL INTERIOR 2ND FLOOR LOAD BEARING WALLS ARE BW2
3) ALL INTERIOR 1ST FLOOR LOAD BEARING WALLS ARE BW3
4) PROVIDE SOLID WOOD BLOCKING AT 4'-0" O.C. BETWEEN STUDS.



1
S102
SCALE: NONE
FLOOR JOIST AT LOAD BEARING WOOD STUD WALL

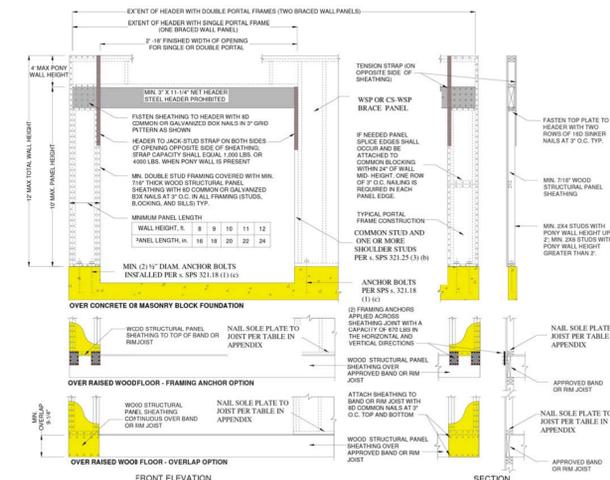


Figure 321.25-A
METHOD PF - PORTAL FRAME BRACE CONSTRUCTION

2
S102
SCALE: NONE
PORTAL FRAME WALL BRACING



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Project
GERMANTOWN TOWNHOUSES

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GERMANTOWN, WI



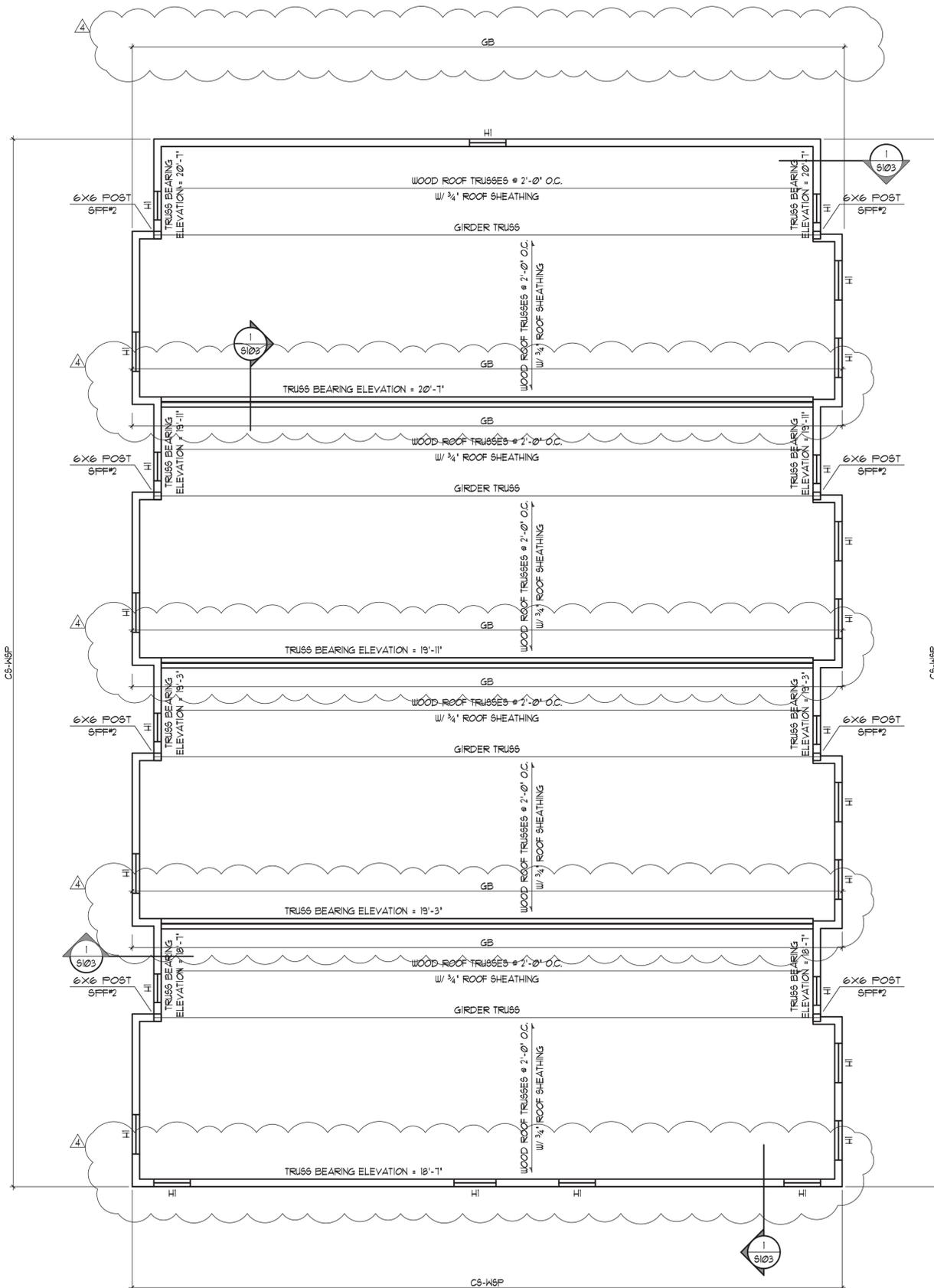
Sheet Title
SECOND FLOOR FRAMING PLAN

Revisions		
Item	Date	By
4	09/13/2024	LB

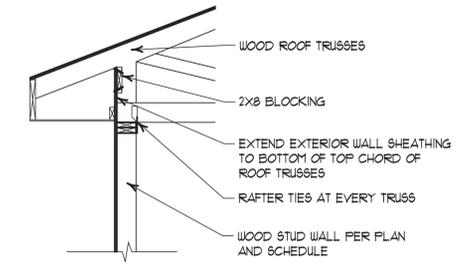
Project Engineer **LB**
Drawn By **LB**
Project No. **24009**
Date **02/01/2024**



Sheet No. **S102**



ROOF FRAMING PLAN
 TRUSS BEARING ELEVATION = VARIES
 1/4" = 1'-0"



1 ROOF TRUSS @ EXTR. WALL
 S103 SCALE: NONE

Table 321.25-G BRACING METHODS^{1,2}

Material	Minimum Brace Material Thickness or Size	Maximum Nominal Wall Height ³	Minimum Braced Wall Panel Width or Brace Angle	Connection Criteria	
				Minimum Fasteners	Maximum Spacing
Intermittent Bracing Methods					
LIB ⁴ Let-in bracing	1x4 wood brace (or approved metal brace installed per manufacturer instructions)	10'	45° angle and maximum 16" o.c. stud spacing ⁵	2-8d common nails or 3-8d box nails (2.38" long x 0.113" diameter)	Per stud and top and bottom plates ⁶
DWB Diagonal wood boards	3/4" (1" nominal) for maximum 24" o.c. stud spacing	10'	48°	2-8d box nails (2.38" long x 0.113" diameter) or 2-1 3/4" long 16-gauge staples	Per stud and top and bottom plates ⁶
WSP Wood structural panel	3/8" for maximum 16" o.c. stud spacing; 7/16" for maximum 24" o.c. stud spacing	10'	48°	6d common nail or 8d box nail (2.38" long x 0.113" diameter) or 2-1 3/4" long 16-gauge staples, 1.14" long	6" edges, 12" field (nails) 3" edges, 6" field (staples)
SFB Structural fiber-board sheathing	1/2" for maximum 16" o.c. stud spacing	10'	48°	1 1/2" long x 0.120" diameter galvanized roofing nails or 1"-curved 16-gauge staples 1.14" long	3" edges, 6" field
GB Gypsum board (installed on both sides of wall)	1/2" for maximum 24" o.c. stud spacing	10'	96°	5d cooler nails, or #6 screws	7" edges, 7" field (including top and bottom plates)
Continuous Sheathing Bracing Methods					
CS-WSP ⁷ Continuous sheathed WSP	3/8" for maximum 16" o.c. stud spacing; 7/16" for maximum 24" o.c. stud spacing	12'	Refer to Table 321.25-H	Same as WSP	Same as WSP
CS-SFB ⁸ Continuous sheathed SFB	1/2" for maximum 16" o.c. stud spacing			Same as SFB	Same as SFB
PF Portal frame	7/16"	12'	Narrow Panel Bracing Refer to Figure 321.25-A	Refer to Figure 321.25-A	Refer to Figure 321.25-A

¹The interior side of all exterior walls shall be sheathed with minimum 1/2" gypsum wallboard unless otherwise permitted to be excluded by this subsection. All edges of panel-type wall bracing, except horizontal joints in GB bracing, shall be attached to framing or blocking.
²The actual measured wall height shall include stud height and thickness of top and bottom plates. The actual wall height shall be permitted to exceed the listed nominal values by not more than 4/8 inches. Tabulated bracing amounts in a. SFS 321.25 (b) are based on a 10'-0" nominal wall height for all bracing methods and shall be permitted to be adjusted to other nominal wall heights not exceeding 12 feet in accordance with footnotes to Table 321.25-I or Table 321.25-J.
³LIB is not permitted for walls supporting a roof and two floors. Two LIB braces installed at a 60° angle from horizontal shall be permitted to be substituted for each 45° angle LIB brace.
⁴Bracing with CS-WSP and CS-SFB shall have sheathing installed on all sheathable surfaces above, below, and between wall openings.
⁵Shall be attached to the top and bottom plates and any intermediate studs, in one continuous length.
⁶Each braced panel may contain no more than one hole, having a maximum dimension of no more than ten percent of the least dimension of the panel, and confined to the middle three-fourths of the panel.



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Project
GERMANTOWN TOWNHOUSES

W140 N10385 FOND DU LAC AVE
 GERMANTOWN, WI



Sheet Title
ROOF FRAMING PLAN

Revisions

Item	Date	By
1	09/13/2024	LB

Project Engineer **LB**
 Drawn By **LB**
 Project No. **24009**

Date **02/01/2024**
 Sheet No.



NEW CONSTRUCTION
 SB-2303M PRO302
 09/13/24

S103

DESIGN CRITERIA

PERFORM ALL CONSTRUCTION IN CONFORMANCE WITH THE BUILDING AND DESIGN CODES REFERENCED WITHIN THESE DOCUMENTS. THE PROJECT DOCUMENTS REFER TO THE FOLLOWING CODES AND STANDARDS, UNO:

WISCONSIN COMMERCIAL BUILDING CODE, 2018; INTERNATIONAL BUILDING CODE (IBC), 2015, UNIFORM DWELLING CODE (UDC) 2011

STRUCTURAL CONCRETE: "BUILDING CODE REQUIREMENTS FOR VERTICAL CONCRETE"
THE AMERICAN CONCRETE INSTITUTE (ACI 318-14).

CONCRETE MASONRY: "BUILDING CODE REQUIREMENTS FOR CONCRETE MASONRY STRUCTURES"
THE AMERICAN CONCRETE INSTITUTE (ACI 530-13).

STRUCTURAL STEEL: "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS" (AISC 360-10).

DESIGN LIVE LOADS

ROOF LOADING	
LIVE LOAD	20 PSF
GROUND SNOW LOAD (Fg)	30 PSF
ROOF SLOPE FACTOR (Cs)	1.0
EXPOSURE FACTOR (Ce)	1.0
IMPORTANCE FACTOR (Is)	1.0
THERMAL FACTOR (Ct)	1.0
THERMAL FACTOR - CANOPY (Ct)	1.2
ROOF SNOW LOAD (P)	21 PSF
ROOF SNOW LOAD - CANOPY (P)	25.2 PSF
DRIFT	23.8 PSF
DRIFT (CANOPY)	21.5 PSF
FLOOR LOADING	
RESIDENTIAL	40 PSF
LATERAL EARTH PRESSURE (ACTIVE)	40 PSF/FT

WIND DESIGN DATA

ULTIMATE WIND SPEED (3 SECOND GUST)	115 MPH
WIND DIRECTIONALITY FACTOR (Kd)	0.85
MEAN ROOF HEIGHT (CANOPY)	115 FT
WIND EXPOSURE CATEGORY	B
WIND EXPOSURE CLASSIFICATION	4/- 018
CANOPY HEIGHT (H)	115 FT
CANOPY (L)	115 FT
K1 (CASE 1)	0.1
K1 (CASE 2)	0.1
TOPOGRAPHIC FACTOR (Kzt)	1.0
VELOCITY PRESSURE (qz)	201 PSF
ROOF NET UPLIFT	242 PSF
DESIGN PROCEDURE	DIRECTIONAL PROCEDURE

SEISMIC DESIGN LOADS

SEISMIC USE GROUP / OCCUPANCY CATEGORY	II
SEISMIC LOAD IMPORTANCE FACTOR (Ie)	1
SEISMIC SITE CLASS	D
MAPPED SPECTRAL RESPONSE ACCELERATION (Sa)	0.11
MAPPED SPECTRAL RESPONSE ACCELERATION (S1)	0.249
SPECTRAL RESPONSE COEFFICIENT (Sds)	0.22
SPECTRAL RESPONSE COEFFICIENT (Sd1)	0.18
SEISMIC DESIGN CATEGORY	B

GENERAL NOTES

STRUCTURAL DRAWINGS ARE INTENDED TO BE USED WITH ARCHITECTURAL, PLUMBING AND MECHANICAL DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE REQUIREMENTS OF ALL DRAWINGS INTO THEIR SHOP DRAWINGS AND WORK.

NO OPENINGS, OTHER THAN THOSE SHOWN ON DESIGN DRAWINGS AND APPROVED SHOP DRAWINGS, SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT AND ENGINEER.

NO CHANGE IN SIZE OR DIMENSION OF STRUCTURAL MEMBERS SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT AND ENGINEER.

CONTRACTOR SHALL REVIEW AND STAMP ALL SHOP DRAWINGS BEFORE SUBMITTING TO THE ARCHITECT.

OPENINGS OF 1'-4" AND LESS ON A SIDE ARE GENERALLY NOT SHOWN ON THE STRUCTURAL DRAWINGS. REFER TO ARCHITECTURAL AND MECHANICAL DRAWINGS FOR LOCATION AND DIMENSIONS OF THOSE OPENINGS. PROVIDE REINFORCING AROUND OPENINGS PER TYPICAL DETAILS SHOWN ON STRUCTURAL DRAWINGS.

THE CONTRACTOR IS RESPONSIBLE FOR LIMITING THE AMOUNT OF CONSTRUCTION LOAD IMPOSED ON STRUCTURAL FRAMING. CONSTRUCTION LOADS SHALL NOT EXCEED THE CAPACITY OF THE FRAMING AT THE TIME THE LOADS ARE IMPOSED.

THE STRUCTURE IS DESIGNED TO FUNCTION AS A UNIT UPON COMPLETION. THE CONTRACTOR SHALL FURNISH ALL TEMPORARY BRACING AND/OR SUPPORTS REQUIRED AS THE RESULT OF THE CONTRACTOR'S CONSTRUCTION METHODS AND/OR SEQUENCES.

DO NOT SCALE THESE DRAWINGS. USE DIMENSIONS.

CONTRACTOR'S CONSTRUCTION AND/OR ERECTION SEQUENCES SHALL RECOGNIZE AND CONSIDER THE EFFECTS OF THERMAL MOVEMENTS OF STRUCTURAL ELEMENTS DURING THE CONSTRUCTION PERIOD. EXPANSION JOINTS SHOWN ON THE DRAWINGS HAVE BEEN DESIGNED TO ACCOMMODATE ANTICIPATED THERMAL MOVEMENT AFTER THE BUILDING IS COMPLETE.

THE CONTRACTOR SHALL INFORM THE ARCHITECT AND ENGINEER IN WRITING OF ANY DEVIATION FROM THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL NOT BE RELIEVED OF THE RESPONSIBILITY FOR SUCH DEVIATION BY THE ARCHITECT'S AND ENGINEER'S APPROVAL OF SHOP DRAWINGS, PRODUCT DATA, ETC. UNLESS THE CONTRACTOR HAS SPECIFICALLY INFORMED THE ARCHITECT AND ENGINEER OF SUCH DEVIATION AT THE TIME OF SUBMISSION, AND THE ARCHITECT AND ENGINEER HAVE GIVEN WRITTEN APPROVAL TO THE SPECIFIC DEVIATION.

ALL THINGS WHICH, IN THE OPINION OF THE CONTRACTOR, APPEAR TO BE DEFICIENCIES, OMISSIONS, CONTRADICTIONS AND AMBIGUITIES, IN THE PLANS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER. PLANS AND/OR SPECIFICATIONS WILL BE CORRECTED OR A WRITTEN INTERPRETATION OF THE ALLEGED DEFICIENCY, OMISSION, CONTRADICTION OR AMBIGUITY WILL BE MADE BY THE ARCHITECT AND ENGINEER BEFORE THE AFFECTED WORK PROCEEDS.

CONTRACTOR NOTES

PROVIDE ANY NECESSARY TEMPORARY BRACING OR GUYS TO PROVIDE LATERAL SUPPORT OF THE BUILDING UNTIL PERMANENT FRAME IS COMPLETELY INSTALLED.

CONTRACTOR SHALL HIRE A SHORING ENGINEER & CONTRACTOR TO DESIGN AND PROVIDE ALL SHORING REQUIRED TO SUPPORT EXISTING CONSTRUCTION AND NEW CONSTRUCTION AS REQUIRED TO BUILD THIS PROJECT.

SHORING AND UNDERPINNING SHALL BE DESIGNED TO LIMIT HORIZONTAL AND VERTICAL MOVEMENT OF EXISTING CONSTRUCTION OF 1/4" MAXIMUM IN ANY DIRECTION.

IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND CONSTRUCTION SEQUENCE IN ORDER TO ENSURE THE SAFETY OF THE BUILDING AND WORKMEN DURING CONSTRUCTION (MEANS & METHODS OF CONSTRUCTION). THIS INCLUDES, BUT IS NOT LIMITED TO: SHORING, UNDERPINNING, TEMPORARY BRACING, ETC.

FIELD VERIFY ALL DIMENSIONS & EXISTING SIZES AND CONDITIONS SHOWN ON THESE CONSTRUCTION DOCUMENTS LOCATING EXISTING BUILDING ELEMENTS PRIOR TO PREPARING SHOP DRAWINGS & FABRICATING MATERIALS. GENERAL CONTRACTOR TO COORDINATE ANY CHANGES WITH ARCHITECT & ENGINEER.

EXISTING FRAMING SHOWN ON THESE DRAWINGS IS BASED ON AVAILABLE DOCUMENTATION & FIELD OBSERVATION TO DATE. FIELD VERIFY ACTUAL DIMENSIONS/CONFIGURATIONS OF ALL STRUCTURAL MEMBERS AS NECESSARY FOR NEW CONSTRUCTION. IF SIZES DIFFER, NOTIFY ENGINEER PRIOR TO PROCEEDING WITH WORK. FIELD VERIFY ALL EXISTING MEMBER SIZES AND LOCATIONS AS REQUIRED TO PROPERLY INSTALL ALL NEW STRUCTURAL MEMBERS AS SHOWN. MODIFY AND RELOCATE ALL OTHER WORK (PLUMBING, ELECTRICAL, HVAC, ETC.) AS REQUIRED TO INSTALL NEW STRUCTURAL MEMBERS AS SHOWN ON THESE DRAWINGS.

ALL DIMENSIONS AND ELEVATIONS SHALL BE VERIFIED BY CONTRACTOR AND COORDINATED WITH ARCHITECT'S DRAWINGS. INFORM ARCHITECT OF ANY DISCREPANCIES.

SEE ARCHITECT'S DRAWINGS FOR FLOOR FITCHES, DEPRESSIONS, ETC.

IN THE CASE OF DISCREPANCIES OR CONFLICTS IN THE DRAWINGS, CONTRACTOR SHALL ASSUME THE MORE COSTLY DESIGN DURING BIDDING AND SHALL REQUEST CLARIFICATION PRIOR TO CONSTRUCTION. COORDINATE CHANGES WITH ARCHITECT AND ENGINEER.

FOUNDATION AND EARTHWORK

ISOLATED AND CONTINUOUS FOUNDATIONS HAVE BEEN DESIGNED FOR AN ASSUMED ALLOWABLE NET BEARING PRESSURE OF 2,000 PSF. THE OWNER AND CONTRACTOR ARE RESPONSIBLE FOR VERIFYING THESE ASSUMPTIONS WITH ACTUAL CONDITIONS PRIOR TO CONSTRUCTION OR BUILD AT THEIR OWN RISK. ACHIEVING AN ALLOWABLE BEARING PRESSURE DOES NOT PRECLUDE THE BUILDING FROM BEING SUBJECT TO DIFFERENTIAL MOVEMENT. SHOULD THE OWNER BE CONCERNED, THEY SHALL ENGAGE THE SERVICES OF A LICENSED GEOTECHNICAL ENGINEER TO INVESTIGATE AND PROVIDE RECOMMENDATIONS.

ALL FOOTING AND SLAB SUBGRADES, INCLUDING PIT SLABS, SHALL BE COMPACTED TO 95 PERCENT OF MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT BASED ON LABORATORY DESIGNATION ASTM D1557. ALL BACKFILL AROUND AND ABOVE ALL FOUNDATION ELEMENTS, FOOTINGS, CAPS, MATS AND PITS SHALL BE COMPACTED TO 90 PERCENT OF MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT BASED ON LABORATORY DESIGNATION ASTM D1557.

ALL ORGANIC AND/OR OTHER UNSUITABLE MATERIALS SHALL BE REMOVED FROM SUBGRADE AND BACKFILL AREAS WITH ACCEPTABLE GRANULAR FILL, COMPACTED TO 95 PERCENT OF MAXIMUM DENSITY. FILL SHALL BE PLACED IN LIFTS NOT TO EXCEED 8 INCHES IN LOOSE THICKNESS.

NO MID SLABS, FOOTINGS OR SLABS SHALL BE PLACED INTO OR AGAINST SUBGRADE CONTAINING FREE WATER, FROST OR ICE. SHOULD WATER OR FROST ENTER A FOOTING ELEVATION AFTER SUBGRADE APPROVAL, THE SUBGRADE SHALL BE RE-INSPPECTED BY THE OWNER'S SOIL TESTING LABORATORY AFTER REMOVAL OF WATER OR FROST.

THE CONTRACTOR SHALL PROVIDE ALL NECESSARY MEASURES TO PREVENT ANY FROST OR ICE FROM PENETRATING ANY FOOTING OR SLAB SUBGRADE BEFORE AND AFTER PLACING OF CONCRETE AND UNTIL SUCH SUBGRADES ARE FULLY PROTECTED BY THE PERMANENT BUILDING STRUCTURE.

WHERE FILL MATERIAL IS REQUIRED ON BOTH SIDES OF GRADE BEAMS OR WALLS, IT SHALL BE PLACED SIMULTANEOUSLY.

WHERE FILL MATERIAL IS PLACED ON ONE SIDE OF A WALL (OR GRADE BEAM), THE WALL (OR GRADE BEAM) SHALL BE ADEQUATELY SHORED AND BRACED OR THE MATERIAL SHALL NOT BE PLACED UNTIL SUPPORTING FLOOR SLABS HAVE BEEN POURED AND SET OR FLOOR FRAMING HAS BEEN INSTALLED.

CONTRACTOR SHALL BE RESPONSIBLE TO ADEQUATELY PROTECT ALL EXCAVATION. WHERE NECESSARY, SHEET AND SHORE THE EXCAVATION WITH ALL REQUIRED TIEBACKS AND BRACING AS DETERMINED BY CONTRACTOR'S ENGINEER.

DO NOT BACKFILL AGAINST CANTILEVER RETAINING WALLS UNTIL THE CONCRETE HAS ATTAINED 100% OF ITS DESIGN STRENGTH.

THE CONCRETE FOR EACH ISOLATED FOOTING SHALL BE PLACED IN ONE (1) CONTINUOUS PLACEMENT.

ALL SLAB AND FOOTING MID SLABS SHALL BE THOROUGHLY CLEANED IMMEDIATELY PRIOR TO THE FOUNDATION CONCRETE PLACEMENT.

ALL PERIMETER WALL AND COLUMN FOOTINGS SHALL BEAR A MINIMUM OF 4'-0" BELOW FINISHED GRADES. ALL WALL AND COLUMN FOOTINGS OUTSIDE THE BUILDING PERIMETER SHALL BEAR A MINIMUM OF 5'-0" BELOW FINISHED GRADES SHOWN ON THE CIVIL DRAWINGS.

SEE PLUMBING DRAWINGS FOR UNDER FLOOR DRAINAGE SYSTEM AND SPECIAL GRANULAR FILL MATERIALS.

SEE ARCHITECTURAL DRAWINGS FOR ALL WATERPROOFING AND DAMPPROOFING DETAILS.

FOOTING SCHEDULE			
MARK	FOOTING DIMENSIONS	FOOTING REINFORCING	NOTES
W1	2'-0"X1'-0"	(2) #5 CONT.	

NOTES:

- B = BOTTOM, T = TOP
- SEE SECTIONS AND DETAILS FOR REQUIRED FOOTING DOUELS.

CAST-IN-PLACE CONCRETE

ALL WORK TO BE DONE IN ACCORDANCE WITH ACI 318 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE DESIGN AND CONSTRUCTION (CURRENTLY ADOPTED EDITION).

CEMENT SHALL CONFORM TO ASTM C150 TYPE I. USE ONLY ONE BRAND OF CEMENT FOR ALL EXPOSED TO VIEW CONCRETE. AGGREGATES SHALL CONFORM TO ASTM C33 (REGULAR WEIGHT). ALL CONCRETE SHALL CONTAIN AN APPROVED WATER REDUCING ADMIXTURE. ALL EXPOSED CONCRETE SHALL BE AIR-ENTRAINED. NO CALCIUM CHLORIDE SHALL BE USED IN ANY CONCRETE.

REINFORCING STEEL SHALL BE NEW DEFORMED BARS. REINFORCING BARS SHALL CONFORM TO ASTM A618, GRADE 60. ALL WELDED WIRE FABRIC SHALL CONFORM TO ASTM A1064, GRADE 65. ALL TIES, STIRRUPS AND FIELD BENT BARS TO HAVE Fy = 40,000 PSI.

WHERE REINFORCING BARS ARE SHOWN CONTINUOUS, PROVIDE CLASS B TENSION LAP SPLICES (12" MINIMUM) EXCEPT WHERE NOTED OR DETAILED OTHERWISE. LAP WUF WIRE SPACING PLUS 2" (6" MINIMUM).

DETAIL AND PROVIDE SUITABLE WIRE SPACERS, CHAIRS, TIES, ETC., FOR SUPPORTING REINFORCING STEEL AND WELDED WIRE FABRIC IN THE PROPER POSITION WHILE PLACING CONCRETE.

PROVIDE DOUELS OF SAME SIZE AND SPACING AT VERTICAL WALL OR COLUMN PIER REINFORCING AT THE FOUNDATION, UNLESS NOTED OTHERWISE. DOUELS SHALL BE TIED IN PLACE PRIOR TO CONCRETE PLACEMENT.

PROVIDE BENT CORNER BARS TO MATCH AND LAP WITH HORIZONTAL BARS AT CORNERS AND INTERSECTIONS OF WALLS AND FOOTINGS.

CHECKED SHOP DRAWINGS SHOWING REINFORCING DETAILS, INCLUDING STEEL SIZES, SPACING AND PLACEMENT SHALL BE SUBMITTED FOR ENGINEER'S REVIEW PRIOR TO FABRICATION.

DRAWINGS SHOWING LOCATION OF CONSTRUCTION AND CONTROL JOINTS AND PLACING SEQUENCE SHALL BE SUBMITTED FOR ENGINEER'S REVIEW PRIOR TO PREPARATION OF THE REINFORCING STEEL SHOP DRAWINGS.

HORIZONTAL CONSTRUCTION JOINTS ARE NOT PERMITTED IN CONCRETE MEMBERS UNLESS SHOWN ON THE DRAWINGS OR APPROVED IN ADVANCE. VERTICAL CONSTRUCTION JOINTS OR BULKHEADS SHALL BE MADE AT MIDSPAN OR POINTS OF MINIMUM SHEAR.

SIZE OF CONCRETE POURS BETWEEN CONSTRUCTION JOINTS SHALL BE LIMITED TO:

- WALLS: MAXIMUM LENGTH 100 FT WITH INTERMEDIATE CONTROL JOINTS APPROXIMATELY 30 FT. DO NOT LOCATE WITHIN 5 FT OF A CORNER OR COLUMN. COORDINATE LOCATIONS WITH VENEER JOINTS.
- SLAB ON GRADE: 3,600 SQUARE FT WITH MAXIMUM DIMENSION OF 60 FT; PLACE IN LANE OR STRIP FASHION WITH INTERMEDIATE CONTROL JOINTS AT APPROXIMATELY 15 FT FOR EXPOSED CONCRETE SURFACES. COORDINATE LOCATIONS WITH FLOOR FINISHES.

VERIFY LOCATION OF OPENINGS SHOWN THROUGH CONCRETE SLABS OR WALLS AND COORDINATE ANY ADDITIONAL REQUIRED OPENINGS WITH OTHER TRADES AND THE ARCHITECT/ENGINEER.

CONCRETE EXPOSED TO FREEZING AND THAWING SHALL CONTAIN 6% (PLUS OR MINUS 15%) ENTRAINED AIR.

THICKEN SLABS ON GRADE BELOW NON-BEARING INTERIOR MASONRY WALLS.

ALUMINUM CONDUIT OR PIPING MAY NOT BE EMBEDDED IN ANY CONCRETE.

SLAB ON GRADE CONCRETE MIX TO HAVE LOW SHRINKAGE CHARACTERISTICS AND A LOW WATER/CEMENT RATIO. PROVIDE PLASTICIER AS REQUIRED. APPLY AN APPROPRIATE FLOOR HARDNER (NOT SHAKE-ON). SLAB TO BE LEVEL AND 'SUPERFLAT' PER ACI 312.1R.

CONCRETE PLACEMENT: BEFORE PLACING CONCRETE, VERIFY THAT INSTALLATION OF FORMWORK, REINFORCEMENT AND EMBEDDED ITEMS ARE COMPLETE AND THAT REQUIRED INSPECTIONS HAVE BEEN PERFORMED.

DEPOSIT CONCRETE CONTINUOUSLY IN ONE LAYER OR IN HORIZONTAL LAYERS OF SUCH THICKNESS THAT NO NEW CONCRETE WILL BE PLACED ON CONCRETE THAT HAS HARDENED ENOUGH TO CAUSE SEAMS OR PLANES OF WEAKNESS. IF A SECTION CANNOT BE PLACED CONTINUOUSLY, PROVIDE CONSTRUCTION JOINTS AS INDICATED. DEPOSIT CONCRETE TO AVOID SEGREGATION. CONSOLIDATE PLACED CONCRETE WITH MECHANICAL VIBRATING EQUIPMENT ACCORDING TO ACI 301.

COLD-WEATHER PLACEMENT: COMPLY WITH ACI 306.1.
HOT-WEATHER PLACEMENT: COMPLY WITH ACI 301.

CONCRETE MIXES: THE FOLLOWING MAX AND MIN VALUES ARE TO BE USED AS GUIDELINES FOR PROVIDING CONCRETE THAT MEETS THE STRENGTH AND FINISH REQUIREMENTS OF THE CONCRETE FOR EACH USE. EXACT VALUES OF EACH ARE TO BE DETERMINED BY THE SUPPLIER & COORDINATED WITH THE CONCRETE CONTRACTOR AND GENERAL CONTRACTOR (OR CM) FOR EACH SPECIFIC USE WITH THE GIVEN CONDITIONS, ADMIXTURES, ETC.

	MIN.	MAX.	SLUMP	W/C	MAX AIR
FOOTINGS	3,000 PSI	1-1/2"	3-1/2" TO 5"	0.51	-
INT. SOG	4,000 PSI	1-1/2"	2-1/2" TO 4"	0.50	-
PIERS	4,000 PSI	3/4"	3-1/2" TO 5"	0.50	NOTE 2

TABLE NOTES:

- CONCRETE PERMANENTLY EXPOSED TO FREEZE/THAW CYCLES SHALL BE AIR ENTRAINED FOR THE DESIGNATED AMOUNT WITH A TOLERANCE OF PLUS OR MINUS 1-1/2.
- WALLS OR PIERS EXPOSED TO VIEW AND FREEZE/THAW ARE TO HAVE 5% AIR ENTRAINMENT.
- ALL OTHER CONCRETE USED ON THE PROJECT ONLY REQUIRE AIR ENTRAINMENT IF IT IS PERMANENTLY EXPOSED TO FREEZE/THAW CONDITIONS.

CONCRETE COVER TO REINFORCING STEEL, UNLESS NOTED OTHERWISE, SHALL BE AS FOLLOWS:

CONCRETE CAST AGAINST EARTH AND PERMANENTLY EXPOSED TO EARTH:	
FOOTINGS	3"
CONCRETE EXPOSED TO EARTH AND WEATHER:	
WALLS, COLUMNS, PIERS, BEAMS:	
UP THROUGH #5 BARS	1-1/2"
#4 THROUGH #8	2"
FORMED SURFACES NOT IN CONTACT WITH EARTH OR EXPOSED TO WEATHER:	
WALLS	
UP THROUGH #11 BARS	3/4"
#4 AND #8	1-1/2"
ELEVATED SLABS	
TOP	3/4"
BOTTOM	1"
BEAMS	
TOP/BOTTOM/SIDE	1-1/2"
COLUMNS	
SIDES	1-1/2"

STRUCTURAL STEEL NOTES

STEEL MATERIALS SHALL CONFORM TO THE FOLLOWING MINIMUM REQUIREMENTS UNLESS OTHERWISE NOTED ON THE CONTRACT DOCUMENTS.

ROLLED SHAPES AND CHANNELS: ASTM A572 OR A992, MIN. Fy=50 KSI
ANGLES & FLATES: ASTM A36 MIN. Fy=36 KSI

ALL DETAILING, FABRICATION AND ERECTION SHALL CONFORM TO THE REQUIREMENTS OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) ASD SPECIFICATION AND CODES, 16TH EDITION.

WHERE NO CAMBER IS INDICATED, FABRICATE BEAMS SO THAT ANY NATURAL CAMBER IS UPWARD AFTER ERECTION.

SPLICES SHALL BE ALLOWED ONLY AT LOCATIONS SPECIFICALLY INDICATED ON THE STRUCTURAL DRAWINGS UNLESS APPROVED OTHERWISE BY THE EOR IN WRITING.

SHOP DRAWINGS: SHOW FABRICATION OF STRUCTURAL STEEL COMPONENTS. INCLUDE DETAILS OF CUTS, CONNECTIONS, SPLICES, CAMBER HOLES AND OTHER PERTINENT DATA. INCLUDE EMBEDMENT DRAWINGS. INDICATE WELDS BY STANDARD AISC SYMBOLS, DISTINGUISHING BETWEEN SHOP AND FIELD WELDS, AND SHOW SIZE, LENGTH AND TYPE OF EACH WELD. SHOW BACKING BARS THAT ARE TO BE REMOVED AND SUPPLEMENTAL FILLET WELDS WHERE BACKING BARS ARE TO REMAIN. INDICATE TYPE, SIZE AND LENGTH OF BOLTS, DISTINGUISHING BETWEEN SHOP AND FIELD BOLTS. IDENTIFY FRETENSION AND SLIP CRITICAL, HIGH-STRENGTH BOLTED CONNECTIONS. SHOW ALL COPES, HOLES, OPENINGS AND MODIFICATIONS REQUIRED IN STRUCTURAL STEEL MEMBERS FOR ERECTION OR THE WORK OF OTHER TRADES ON THE SHOP DRAWINGS FOR APPROVAL BY THE DESIGN PROFESSIONALS.

FIELD MODIFICATION OF STRUCTURAL STEEL IS PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL OF THE DESIGN PROFESSIONALS.

REGARDLESS OF THICKNESS, ALL WELDING WORK SHALL CONFORM TO THE REQUIREMENTS OF AISC D11, 'STRUCTURAL WELDING CODE - STEEL', 2010 EDITION OR NEWER, AND SHALL BE PERFORMED BY AUIS CERTIFIED WELDERS.

THERE SHALL BE NO FIELD CUTTING OF STRUCTURAL STEEL MEMBERS FOR THE WORK OF OTHER TRADES WITHOUT THE PRIOR WRITTEN APPROVAL OF THE STRUCTURAL ENGINEER.

AFTER FABRICATION AND JUST PRIOR TO SITE APPLICATION OF SPRAY-ON FIREPROOFING, ALL STRUCTURAL STEEL SHALL BE CLEANED OF ALL RUST, LOOSE MILL SCALE AND OTHER FOREIGN MATERIALS, PRIMING AND PAINTING OF STRUCTURAL STEEL WILL NOT BE REQUIRED EXCEPT FOR STEEL THAT IS PERMANENTLY EXPOSED.

GALVANIZE ALL STRUCTURAL STEEL PERMANENTLY EXPOSED TO THE WEATHER, CLEAN AND TOUCH UP GALVANIZING AFTER ERECTION.

SOURCE QUALITY CONTROL: ENGAGE A QUALIFIED TESTING AGENCY TO PERFORM SHOP TESTS AND INSPECTIONS. PROVIDE TESTING AGENCY WITH ACCESS TO PLACES WHERE STRUCTURAL-STEEL WORK IS BEING FABRICATED OR PRODUCED TO PERFORM TESTS AND INSPECTIONS.

BOLTED CONNECTIONS: INSPECT SHOP-BOLTED CONNECTIONS ACCORDING TO RCSC'S 'SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS.'

WELDED CONNECTIONS: VISUALLY INSPECT SHOP-WELDED CONNECTIONS ACCORDING TO AISC D11/D11M AND THE FOLLOWING INSPECTION PROCEDURES, AT TESTING AGENCY'S OPTIONS:

- LIQUID PENETRANT INSPECTION: ASTM E 165.
- MAGNETIC PARTICLE INSPECTION: ASTM E 091; PERFORMED ON ROOT PASS AND ON FINISHED WELD. CRACKS OR ZONES OF INCOMPLETE FUSION OR PENETRATION ARE NOT ACCEPTED.
- ULTRASONIC INSPECTION: ASTM E 164.
- RADIOGRAPHIC INSPECTION: ASTM E 94.

EXAMINATION: VERIFY, WITH CERTIFIED STEEL ERECTOR PRESENT, ELEVATIONS OF CONCRETE BEARING SURFACES AND LOCATIONS OF ANCHOR RODS, BEARING PLATES, AND OTHER EMBEDMENTS FOR COMPLIANCE WITH REQUIREMENTS. PREPARE A CERTIFIED SURVEY OF EXISTING CONDITIONS. INCLUDE BEARING SURFACES, ANCHOR RODS, BEARING PLATES, AND OTHER EMBEDMENTS SHOWING DIMENSIONS, LOCATIONS, ANGLES AND ELEVATIONS.

PREPARATION: PROVIDE TEMPORARY SHORES, GUYS, BRACES AND OTHER SUPPORTS DURING ERECTION TO KEEP STRUCTURAL STEEL SECURE, PLUMB, AND IN ALIGNMENT AGAINST TEMPORARY CONSTRUCTION LOADS AND LOADS EQUAL IN INTENSITY TO DESIGN LOADS. REMOVE TEMPORARY SUPPORTS WHEN PERMANENT STRUCTURAL STEEL, CONNECTIONS AND BRACING ARE IN PLACE UNLESS OTHERWISE INDICATED.

TRUSS SHOP DRAWING NOTES

WOOD TRUSS SHOP DRAWINGS SHALL SHOW THE FOLLOWING INFORMATION:
1. INFORMATION WHICH THE RESPONSIBLE BUILDING DESIGN PROFESSIONAL WILL CHECK FOR COMPLIANCE WITH CONTRACT DOCUMENTS.
a. ERECTION PLAN: SHOWING DIMENSIONED LOCATION AND TRUSS IDENTIFICATION.
b. BEARING DETAILS: SHOWING BEARING LENGTH, WIDTH, DEPTH INDICATING CONFORMANCE TO DESIGN CALCULATIONS.
c. DESIGN LOADS: ALL DEAD AND LIVE LOADS SHALL BE SHOWN ON THE BEARING PLAN OR TRUSS ELEVATION INDICATING CONFORMANCE TO TRUSS CALCULATIONS.
d. ALL PERMANENT BRACING: SHOW TOP CHORD, BOTTOM CHORD & WEB MEMBER BRACING ON FRAMING PLAN AND TRUSS ELEVATION. SUPPLIER AND INSTALLER OF THIS BRACING SHALL ALSO BE INDICATED.
e. TRUSS DIMENSIONS: SHOW DEPTH, SPAN BEARING, HEIGHT AND SLOPES AT ALL CRITICAL POINTS.
2. INFORMATION THAT SHALL BE THE RESPONSIBILITY OF THE FABRICATOR AND TRUSS DESIGNER AND SHALL BE PROVIDED FOR INFORMATION WITH THE SHOP DRAWING SUBMITTAL.
a. MEMBER DESIGN: INCLUDING WEB CONFIGURATION, MEMBER SIZE, GRADE OF LUMBER, FABRICATED SPLICES AND MEMBER BRACING REQUIRED BY TRUSS DESIGN.
b. INTERIOR CONNECTION: DESIGN AND SHOW DETAIL OF WEB AND CHORD CONNECTIONS, CONNECTOR PLATES AND PLATE CAPACITIES.
c. ERECTION PLAN: SHOW SPACING AND LAYOUT OF ANY TEMPORARY BRACING REQUIRED FOR ERECTION.
d. STRUCTURAL DESIGN OF TRUSSES: SUBMIT COMPLETE TRUSS CALCULATIONS AND OBTAIN ALL APPROVALS NECESSARY FOR CONFORMANCE TO BUILDING CODE. VERIFY SUBMITTAL AND APPROVAL BY SENDING COPY TO BUILDING DESIGN PROFESSIONAL.
e. CONTRACTOR: FURNISH INSTALLER WITH ALL DATA NECESSARY FOR PROPER INSTALLATION.

WOOD FRAMING NOTES

ERECTION OF ALL WOOD FRAMING SHALL CONFORM TO THE NATIONAL FOREST PRODUCTS ASSOCIATION DESIGN SPECIFICATIONS, AMERICAN PLYWOOD ASSOCIATION AND THE STATE OF WISCONSIN BUILDING CODE, LATEST EDITIONS.

THE STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE DRAWINGS OF ALL OTHER DISCIPLINES AND THE SPECIFICATIONS. THE CONTRACTOR SHALL VERIFY THE REQUIREMENTS OF OTHER TRADES AS TO SLEEVES, CHASES, HANGERS, INSERTS, ANCHORS, HOLES AND OTHER ITEMS TO BE PLACED OR SET IN THE STRUCTURAL WORK.

DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED SUBJECT TO APPROVAL BY THE ENGINEER.

ROOF DECK SHALL BE MINIMUM 5/8 INCH APA RATED SHEATHING, EXPOSURE I.

LAMINATED VENEER LUMBER (LVL) SHALL HAVE A MINIMUM DESIGN STRENGTH:
Fo=2,900 PSI
E= 2,026 G PSI

FLOOR JOISTS SHALL BE 9FF 11/2, OR AN EQUIVALENT WITH A MINIMUM DESIGN STRENGTH:
Fo=815 PSI
E= 1,426 G PSI

SOUTHERN PINE (SP) 12, SHALL HAVE A MINIMUM DESIGN STRENGTH:
Fo=1,000 PSI
E= 1,426 G PSI

ALL NAILING SHALL BE CAREFULLY DRIVEN AND NOT OVERDRIVEN. THE USE OF STAPLES IS PROHIBITED.

ROOF SHEATHING NAILS SHALL BE HOT-DIPPED GALVANIZED.

CONTRACTOR SHALL COORDINATE THE LOCATION OF ALL REQUIRED SHEAR WALL ANCHORS.

ALL FRAMING EXPOSED TO THE WEATHER OR IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED IN ACCORDANCE WITH THE AMERICAN WOOD PRESERVERS ASSOCIATION SPECIFICATIONS. WHERE POSSIBLE, ALL CUTS AND HOLES SHOULD BE COMPLETED BEFORE TREATMENT. CUTS AND HOLES DUE TO THE ON-SITE FABRICATION SHALL BE BRUSHED WITH 2 COATS OF COPPER NAPHTHENATE SOLUTION CONTAINING A MINIMUM OF 2% METALLIC COPPER IN SOLUTION PER AWPA STANDARD MR.

PREFABRICATED METAL JOIST HANGERS, HURRICANE CLIPS, HOLD-DOWN ANCHORS AND OTHER ACCESSORIES SHALL BE AS MANUFACTURED BY 'SIMPSON STRONG-TIE COMPANY' OR APPROVED EQUAL. INSTALL ALL ACCESSORIES PER THE MANUFACTURER'S REQUIREMENTS. ALL STEEL SHALL HAVE A MINIMUM 18 GA THICKNESS (PER ASTM A653) AND BE GALVANIZED (G90 COATING).

SHEATHING NOTES

WOOD PANEL PRODUCTS:

THICKNESS: AS NEEDED TO COMPLY WITH REQUIREMENTS SPECIFIED, BUT NOT LESS THAN THICKNESS INDICATED.

FACTORY MARK PANELS TO INDICATE COMPLIANCE WITH APPLICABLE STANDARD.

EXTERIOR WALL SHEATHING: OSB/PLYWOOD SHEATHING: DOC P6 I, EXTERIOR, STRUCTURAL I SHEATHING.

INTERIOR WALL SHEATHING: NON-STRUCTURAL ENGINEERED WOOD PANEL: APA TRADEMARKED. WIDTH: 5/8'.

ROOF SHEATHING: OSB/PLYWOOD SHEATHING: DOC P6 I, EXTERIOR, STRUCTURAL I SHEATHING.

FASTENERS: PROVIDE FASTENERS OF SIZE AND TYPE INDICATED THAT COMPLY WITH REQUIREMENTS SPECIFIED. FOR ROOF SHEATHING, PROVIDE FASTENERS WITH HOT-DIP ZINC COATING COMPLYING WITH ASTM A 153/A 153M.

NAILS, BRADS, AND STAPLES: ASTM F 1661.

POUWER-DRIVEN FASTENERS: FASTENER SYSTEMS WITH AN EVALUATION REPORT ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION BASED ON ICC-ES ACT10.

DO NOT USE MATERIALS WITH DEFECTS THAT IMPAIR QUALITY OF SHEATHING OR PIECES THAT ARE TOO SMALL TO USE WITH MINIMUM NUMBER OF JOINTS OR OPTIMUM JOINT ARRANGEMENT. ARRANGE JOINTS SO THAT PIECES DO NOT SPAN BETWEEN FEWER THAN THREE SUPPORT MEMBERS.

CUT PANELS AT PENETRATIONS, EDGES, AND OTHER OBSTRUCTIONS OF WORK; FIT TIGHTLY AGAINST ABUTTING CONSTRUCTION UNLESS OTHERWISE INDICATED.

SECURELY ATTACH TO SUBSTRATE BY FASTENING AS INDICATED, COMPLYING WITH THE FOLLOWING: TABLE 2304.9.1 'FASTENING SCHEDULE,' IN THE ICC'S INTERNATIONAL BUILDING CODE.

USE COMMON WIRE NAILS UNLESS OTHERWISE INDICATED. SELECT FASTENERS OF SIZE THAT WILL NOT FULLY PENETRATE MEMBERS WHERE OPPOSITE SIDE WILL BE EXPOSED TO VIEW OR WILL RECEIVE FINISH MATERIALS. MAKE TIGHT CONNECTIONS. INSTALL FASTENERS WITHOUT SPLITTING WOOD.

WOOD STRUCTURAL PANEL INSTALLATION: COMPLY WITH APPLICABLE RECOMMENDATIONS IN APA FORM NO. E30, 'ENGINEERED WOOD CONSTRUCTION GUIDE,' FOR TYPES OF STRUCTURAL-USE PANELS AND APPLICATIONS INDICATED.

DELEGATED DESIGN ITEMS

THE CONTRACTOR SHALL EMPLOY OR RETAIN A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF WISCONSIN TO DESIGN AND DETAIL DELEGATED DESIGN ITEMS TO MEET THE PERFORMANCE AND DESIGN CRITERIA ESTABLISHED AS PART OF THE BASE BUILDING STRUCTURE INDICATED IN THE CONTRACT DOCUMENTS.

THE CONTRACTOR SHALL FORWARD THE REVIEWED DELEGATED DESIGN DOCUMENTS TO THE BUILDING OFFICIAL, ARCHITECT AND ENGINEER OF RECORD WITH NOTATIONS FROM THE DESIGN PROFESSIONALS IN RESPONSIBLE CHARGE AND THE CONTRACTORS INDICATING THAT THE SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND ARE IN GENERAL CONFORMANCE TO THE DESIGN OF THE BUILDING. THE DELEGATED DESIGN ITEMS SHALL NOT BE INSTALLED UNTIL THE SUBMITTED DOCUMENTS HAVE BEEN APPROVED BY

IBC 2015 TABLE 2304.10.1 MINIMUM FASTENING SCHEDULE, UNO		
DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION
ROOF		
1. BLOCKING BETWEEN CEILING JOISTS, RAFTERS OR TRUSSES TO TOP PLATE OR OTHER FRAMING BELOW	3-8d COMMON (2-1/2"x0.131") OR 3-10d BOX (3"x0.128") ^{1/2} OR 3-3"x0.131" NAILS ^{1/2} OR 3-3" 14 GAGE STAPLES, 1/16" CROWN	EACH END, TOENAIL
BLOCKING BETWEEN RAFTERS OR TRUSSES NOT AT THE WALL TOP PLATE, TO RAFTER OR TRUSS	(2) -8d COMMON (2-1/2"x0.131") 2-3"x0.131" NAILS 2-3" 14 GAGE STAPLES	EACH END, TOENAIL
FLAT BLOCKING TO TRUSS AND WEB FILLER	2-16d COMMON (3-1/2"x0.162") 2-3"x0.131" NAILS 3-3" 14 GAGE STAPLES	END NAIL
2. CEILING JOIST TO TOP PLATE	16d COMMON (3-1/2"x0.162") ^{1/2} OR 3"x0.131" NAILS @ 6" O.C. 3"x14 GAGE STAPLES @ 6" O.C.	FACE NAIL
3. CEILING JOIST NOT ATTACHED TO PARALLEL RAFTERS, LAPS OVER PARTITIONS (NO THRUST) (SEE SECTION 2308.1.3), TABLE 2308.1.3.1)	3-8d COMMON (2-1/2"x0.131") OR 3-10d BOX (3"x0.128") ^{1/2} OR 3-3"x0.131" NAILS ^{1/2} OR 3-3" 14 GAGE STAPLES, 1/16" CROWN	EACH JOIST, TOENAIL
4. CEILING JOIST ATTACHED TO PARALLEL (HEEL JOINT) (SEE SECTION 2308.1.3), TABLE 2308.1.3.1)	FER TABLE 2308.1.3.1	FACE NAIL
5. COLLAR TIE TO RAFTER	3-10d COMMON (3"x0.128") OR 4-10d BOX (3"x0.128") ^{1/2} OR 4-3"x0.131" NAILS ^{1/2} OR 4-3" 14 GAGE STAPLES, 1/16" CROWN	FACE NAIL
6. RAFTER OR ROOF TRUSS TO TOP PLATE (SEE SECTION 2308.1.5), TABLE 2308.1.5)	3-10d COMMON (3"x0.128") OR 3-16d BOX (3-1/2"x0.162") ^{1/2} OR 4-10d BOX (3"x0.128") ^{1/2} OR 4-3"x0.131" NAILS ^{1/2} OR 4-3" 14 GAGE STAPLES, 1/16" CROWN	TOENAIL
7. ROOF RAFTERS TO RIDGE VALLEY OR HIP RAFTERS; OR ROOF RAFTER TO 2-INCH RIDGE BEAM	2-16d COMMON (3-1/2"x0.162") OR 3-10d BOX (3"x0.128") ^{1/2} OR 3-3"x0.131" NAILS ^{1/2} OR 3-3" 14 GAGE STAPLES, 1/16" CROWN	TOENAIL
	3-10d COMMON (3"x0.128") OR 3-16d BOX (3-1/2"x0.162") ^{1/2} OR 4-10d BOX (3"x0.128") ^{1/2} OR 4-3"x0.131" NAILS ^{1/2} OR 4-3" 14 GAGE STAPLES, 1/16" CROWN	TOENAIL

IBC 2015 TABLE 2304.10.1 MINIMUM FASTENING SCHEDULE, UNO		
DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION
FLOOR		
22. JOIST TO SILL, TOP PLATE, OR GIRDER	3-8d COMMON (2-1/2"x0.131") OR 3-10d BOX (3"x0.128") ^{1/2} OR 3-3"x0.131" NAILS ^{1/2} OR 3-3" 14 GAGE STAPLES, 1/16" CROWN	TOENAIL
23. RIM JOIST, BAND JOIST, OR BLOCKING TO TOP PLATE, SILL OR OTHER FRAMING BELOW	8d COMMON (2-1/2"x0.131") OR 10d BOX (3"x0.128") ^{1/2} OR 3"x0.131" NAILS ^{1/2} OR 3" 14 GAGE STAPLES, 1/16" CROWN	6" O.C., TOENAIL
24. 1"x6" SUBFLOOR OR LESS TO EACH JOIST	2-8d COMMON (2-1/2"x0.131") 2-10d BOX (3"x0.128")	FACE NAIL
25. 2" SUBFLOOR TO JOIST OR GIRDER	2-16d COMMON (3-1/2"x0.162")	FACE NAIL
26. 2" PLANKS (PLANK & BEAM - FLOOR & ROOF)	2-16d COMMON (3-1/2"x0.162")	EACH BEARING, FACE NAIL
27. BUILT-UP GIRDERS AND BEAMS, 2" LUMBER LAYERS	20d COMMON (4"x0.192")	32" O.C., FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES
	10d BOX (3"x0.128") ^{1/2} OR 3"x0.131" NAILS ^{1/2} OR 3" 14 GAGE STAPLES, 1/16" CROWN	24" O.C., FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES
	AND 2-20d COMMON (4"x0.192") OR 3-10d BOX (3"x0.128") ^{1/2} OR 3-3"x0.131" NAILS ^{1/2} OR 3-3" 14 GAGE STAPLES, 1/16" CROWN	ENDS AND AT EACH SPLICE, FACE NAIL
28. LEDGER STRIP SUPPORTING JOISTS OR RAFTERS	3-16d COMMON (3-1/2"x0.162") OR 4-10d BOX (3"x0.128") ^{1/2} OR 4-3"x0.131" NAILS ^{1/2} OR 4-3" 14 GAGE STAPLES, 1/16" CROWN	EACH JOIST OR RAFTER, FACE NAIL
29. JOIST TO BANK JOIST OR RIM JOIST	3-16d COMMON (3-1/2"x0.162") OR 4-10d BOX (3"x0.128") ^{1/2} OR 4-3"x0.131" NAILS ^{1/2} OR 4-3" 14 GAGE STAPLES, 1/16" CROWN	EACH NAIL
30. BRIDGING OR BLOCKING TO JOIST, RAFTER OR TRUSS	2-8d COMMON (2-1/2"x0.131") OR 2-10d BOX (3"x0.128") ^{1/2} OR 2-3"x0.131" NAILS ^{1/2} OR 2-3" 14 GAGE STAPLES, 1/16" CROWN	EACH END, TOENAIL

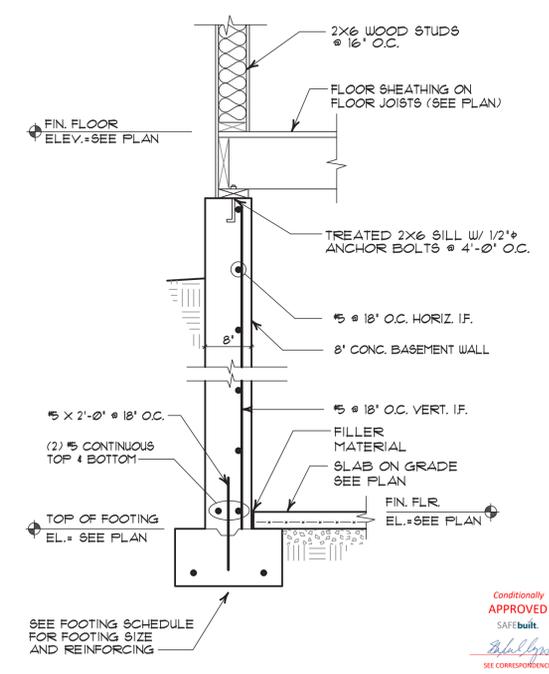
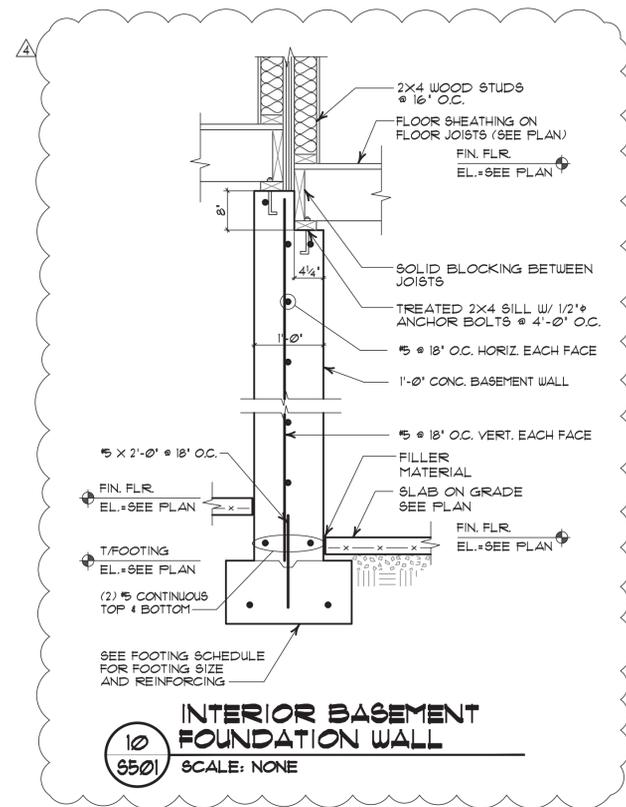
IBC 2015 TABLE 2304.10.1 MINIMUM FASTENING SCHEDULE, UNO			
DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION	
WALL			
8. STUD TO STUD (NOT AT BRACED WALL PANELS)	16d COMMON (3-1/2"x0.162") ^{1/2} 10d BOX (3"x0.128") ^{1/2} OR 3"x0.131" NAILS ^{1/2} OR 3-3" 14 GAGE STAPLES, 1/16" CROWN	24" O.C. FACE NAIL	16" O.C. FACE NAIL
9. STUD TO STUD AND ABUTTING STUDS AT INTERSECTING WALL CORNERS (AT BRACED WALL PANELS)	16d COMMON (3-1/2"x0.162") ^{1/2} OR 16d BOX (3-1/2"x0.135") ^{1/2} OR 3"x0.131" NAILS ^{1/2} OR 3-3" 14 GAGE STAPLES, 1/16" CROWN	16" O.C. FACE NAIL	12" O.C. FACE NAIL
10. BUILT-UP HEADER (2" TO 2" HEADER)	16d COMMON (3-1/2"x0.162") ^{1/2} OR 16d BOX (3-1/2"x0.135") ^{1/2} OR	16" O.C. EACH EDGE, FACE NAIL	12" O.C. EACH EDGE, FACE NAIL
11. CONTINUOUS HEADER TO STUD	4-8d COMMON (2-1/2"x0.131") ^{1/2} OR 4-10d BOX (3"x0.128") ^{1/2}	TOENAIL	
12. TOP PLATE TO TOP PLATE	16d COMMON (3-1/2"x0.162") ^{1/2} OR 10d BOX (3"x0.128") ^{1/2} OR 3"x0.131" NAILS ^{1/2} OR 3-3" 14 GAGE STAPLES, 1/16" CROWN	16" O.C. FACE NAIL	12" O.C. FACE NAIL
13. TOP PLATE TO TOP PLATE, AT END JOINTS	8-16d COMMON (3-1/2"x0.162") ^{1/2} OR 12-10d BOX (3"x0.128") ^{1/2} OR 12-3"x0.131" NAILS ^{1/2} OR 12-3" 14 GAGE STAPLES, 1/16" CROWN	EACH SIDE OF END JOINT, FACE NAIL (MINIMUM 24" LAP SPLICE LENGTH EACH SIDE OF END JOINT)	
14. BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (NOT AT BRACED WALL PANELS)	16d COMMON (3-1/2"x0.162") ^{1/2} 16d BOX (3-1/2"x0.135") ^{1/2} OR 3"x0.131" NAILS ^{1/2} OR 3" 14 GAGE STAPLES, 1/16" CROWN		16" O.C. FACE NAIL
15. BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING AT BRACED WALL PANELS	3-16d COMMON (3-1/2"x0.162") ^{1/2} OR 3-16d BOX (3-1/2"x0.135") ^{1/2} OR 4-3"x0.131" NAILS ^{1/2} OR 4-3" 14 GAGE STAPLES, 1/16" CROWN		16" O.C. FACE NAIL
16. STUD TO TOP OR BOTTOM PLATE	4-8d COMMON (2-1/2"x0.131") ^{1/2} OR 4-16d BOX (3"x0.128") ^{1/2} OR 4-3"x0.131" NAILS ^{1/2} OR 4-3" 14 GAGE STAPLES, 1/16" CROWN	TONAIL	END NAIL
17. TOP OR BOTTOM PLATE TO STUD	2-16d COMMON (3-1/2"x0.162") ^{1/2} OR 3-10d BOX (3"x0.128") ^{1/2} OR 3-3"x0.131" NAILS ^{1/2} OR 3-3" 14 GAGE STAPLES, 1/16" CROWN	END NAIL	
18. TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS	2-16d COMMON (3-1/2"x0.162") ^{1/2} OR 3-10d BOX (3"x0.128") ^{1/2} OR 3-3"x0.131" NAILS ^{1/2} OR 3-3" 14 GAGE STAPLES, 1/16" CROWN	FACE NAIL	
19. 1" BRACE TO EACH STUD AND PLATE	2-8d COMMON (2-1/2"x0.131") ^{1/2} OR 2-10d BOX (3"x0.128") ^{1/2} OR 2-3"x0.131" NAILS ^{1/2} OR 2-3" 14 GAGE STAPLES, 1/16" CROWN	FACE NAIL	
20. 1"x6" SHEATHING TO EACH BEARING	2-8d COMMON (2-1/2"x0.131") ^{1/2} OR 2-10d BOX (3"x0.128") ^{1/2}	FACE NAIL	
21. 1"x8" AND WIDER SHEATHING TO EACH BEARING	3-8d COMMON (2-1/2"x0.131") ^{1/2} OR 3-10d BOX (3"x0.128") ^{1/2}	FACE NAIL	

ROOF TRUSS DESIGN LOADS

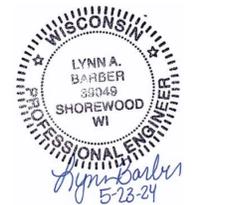
- ALL TRUSSES SHALL BE DESIGNED FOR A MINIMUM OF 23.1 PSF SNOW LOAD PLUS 20 DEAD LOAD (10 TOP CHORD, 10 BOTTOM CHORD).
- ALL TRUSSES SHALL BE DESIGNED FOR A MINIMUM UPLIFT OF 20 PSF OVER INTERIOR SPACES AND 30 PSF AT EXTERIOR CANOPIES AND SOFFITS (MINUS TOTAL DEAD LOAD).
- OTHER LIVE LOADS SHOWN ON THESE DRAWINGS ARE IN ADDITION TO THOSE LISTED ABOVE.

ROOF TRUSS BRACING NOTES

- ALL BRACING SHOWN OR DESCRIBED SHALL BE MINIMUM 2X4 WITH (2) 16d IN EVERY TRUSS IT CROSSES.
- ALL TRUSS TOP CHORDS SHALL BE CONTINUOUSLY BRACED BY THE ROOF DECKING.
- ALL TRUSS WEB MEMBERS SHALL BE BRACED @ 4'-0" O.C. UNLESS CALCULATIONS SHOW OTHERWISE.
- ALL HORIZONTAL BRACINGS SHALL BE STIFFENED @ 20'-0" O.C. WITH EITHER:
 - DIAGONAL BRACING EXTENDED TO A SHEAR WALL PARALLEL TO THE ORIGINAL BRACING.
 - A 1/2" FLYWOOD SHEET EXTENDED TO ROOF DECK OR SHEAR WALL.
- ALL TRUSS BOTTOM CHORDS SHALL BE BRACED AT 6'-0" O.C. UNLESS CALCULATIONS SHOW OTHERWISE. CONTINUOUS SHEETING APPLIED TO BOTTOM CHORD WILL SATISFY THIS BRACING REQUIREMENT.



Project
GERMANTOWN TOWNHOUSES
W140 N10385 FOND DU LAC AVE
GERMANTOWN, WI



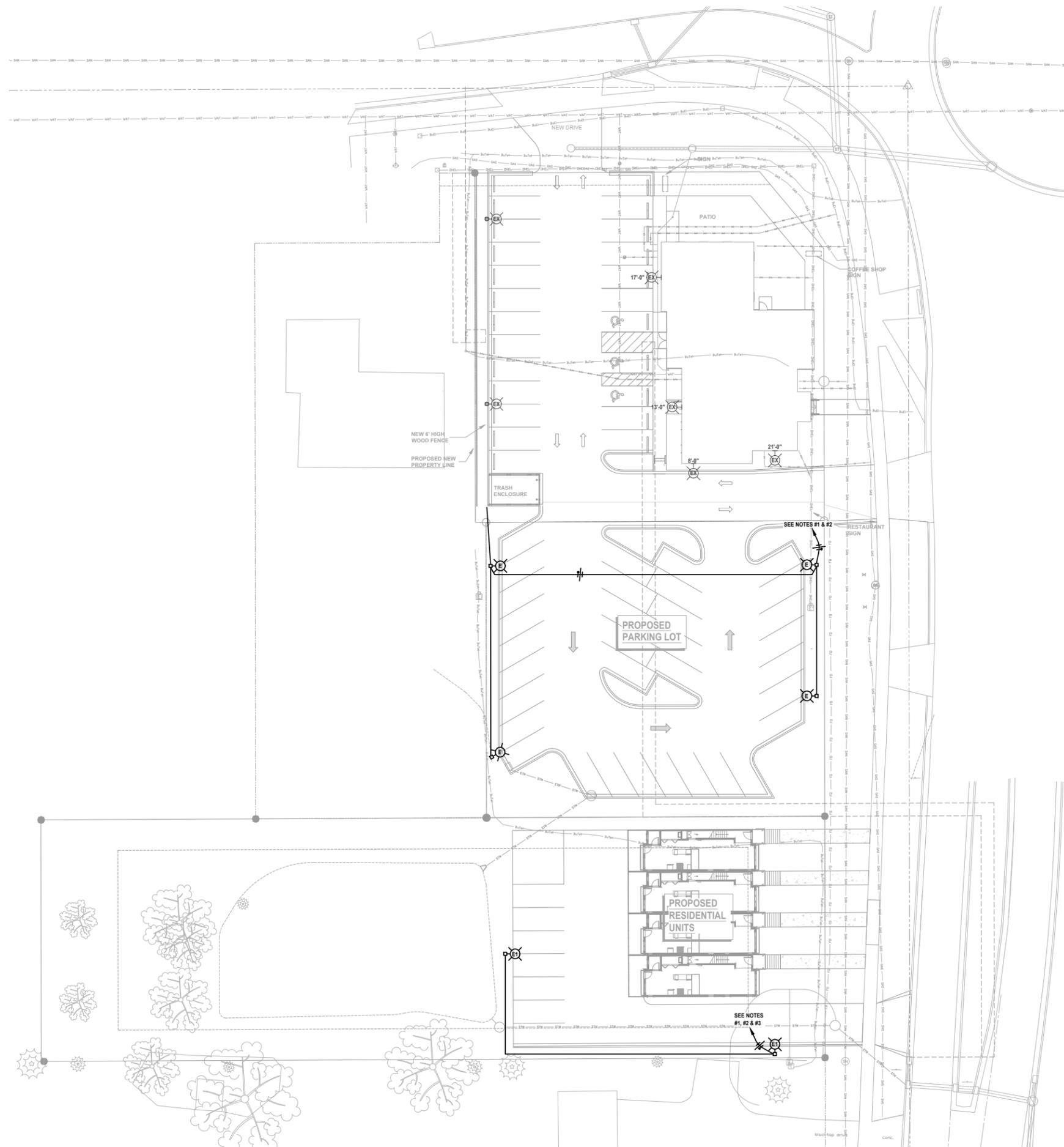
Sheet Title
DETAILS

Revisions	Item	Date	By
3		05/22/2024	LB
4		09/13/2024	LB

Project Engineer **LB**
Drawn By **LB**
Project No. **24009**
Date **02/01/2024**
Sheet No.

20
5501
SCALE: NONE

S501



- NOTES:**
- EACH LIGHT FIXTURE TO HAVE MOTION SENSOR CONTROL. LIGHT FIXTURES TO DIM TO 33% AFTER 15 MINUTES OF NO MOTION DETECTED. ALL LIGHTS TO COME TO FULL BRIGHTNESS WHEN ONE MOTION SENSOR IS ACTIVATED.
 - 2 #8 THWN & 1 #8 GND. IN 3/4" C. TO LIGHTING PANEL VIA PHOTOCELL-ON, TIMECLOCK-OFF.
 - TO ELECTRICAL PANEL IN RESIDENTIAL BUILDING IN UTILITY ROOM UNDER STAIRS.

SYMBOLS / ABBREVIATIONS

	WALL BRACKET/WALL SCONCE FIXTURE - SEE FIXTURE SCHEDULE
	SURFACE/PENDANT FIXTURE - SEE FIXTURE SCHEDULE
	RECESSED DOWNLIGHT FIXTURE - SEE FIXTURE SCHEDULE
	POLE & LUMINAIRE(S) FIXTURE - SEE FIXTURE SCHEDULE
	SWITCHED CIRCUIT
	BRANCH CIRCUIT
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AFI	ARC FAULT INTERRUPTER
AMP	AMPERES/AMPERAGE
AV	AUDIO VISUAL
BB	BATTERY BACKUP
BFC	BELOW FINISHED CEILING
BOL	BUILT-IN OVERLOAD
BRKR	BREAKER
BWE	BAKED WHITE ENAMEL
CBA	COLOR BY ARCHITECT
CP	CONTROL PANEL
CRCT	CIRCUIT
CTL	CONTROL
DCP	DOCK EQUIPMENT CONTROL PANEL
DISC	DISCONNECT
EC	ELECTRICAL CONTRACTOR
EM	EMERGENCY
ER	EXISTING RELOCATED
ETC	ELECTRONIC TIME CLOCK CONTROL
EX	EXISTING TO REMAIN
EXD	EXISTING TO BE DEMO'D
EXR	EXISTING TO BE RELOCATED
EWC	ELECTRIC WATER COOLER
FAAP	FIRE ALARM ANNUNCIATOR PANEL
FACP	FIRE ALARM CONTROL PANEL
FLA	FULL LOAD AMPS
FLSW	FLOAT SWITCH
FPC	FIRE PROTECTION CONTRACTOR
FURN	FURNISHED
GC	GENERAL CONTRACTOR
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
GND	GROUND
HOA	HAND-OFF-AUTOMATIC SWITCH
HP	HORSEPOWER
HVAC	HEATING AND VENTILATING CONTRACTOR
IG	ISOLATED GROUND
INT	INTEGRAL
IR	IN ROOM
IU	IN UNIT
JB	JUNCTION BOX
KW	KILOWATTS
LCP	LIGHTING CONTROL PANEL
LOC	LOCATION
LT	LOW TEMPERATURE
LTSW	LIGHT SWITCH
LVT	LOW VOLTAGE THERMOSTAT
MAG	MAGNETIC STARTER
MAN	MANUAL STARTER
MCA	MINIMUM CIRCUIT AMPS
MSP	MANUAL STARTER WITH PILOT LIGHT
NL	NIGHT LIGHT
NU	NEAR UNIT
OHP	OVERHEAT PROTECTION
OS	OCCUPANCY SENSOR
OU	ON UNIT
PB	PUSH BUTTON
PC	PLUMBING CONTRACTOR
PESW	PNEUMATIC ELECTRIC SWITCH
PHOTO	PHOTOCELL
PW	PREWIRED
RC	REFRIGERATION CONTRACTOR
RCC	REFRIGERATION CONTROL CONTRACTOR
RECEPT	RECEPTACLE
SSA	SELECTED BY ARCHITECT
SC	SEPARATE CIRCUIT
SPSW	SPEED SWITCH
SS	SOFT START
ST	SHUNT TRIP
SW	SWITCH
T	LINE VOLTAGE THERMOSTAT
TBD	TO BE DETERMINED
TC	TIME CLOCK
TCC	TEMPERATURE CONTROL CONTRACTOR
TCP	TEMPERATURE CONTROL PANEL
UM	UNIT MANUFACTURER
UNO	UNLESS NOTED OTHERWISE
VFD	VARIABLE FREQUENCY DRIVE
W	WATTS
WP	WEATHER PROOF ("WHILE-IN-USE")
XFMR	TRANSFORMER

REVISIONS	
DATE	DESCRIPTION

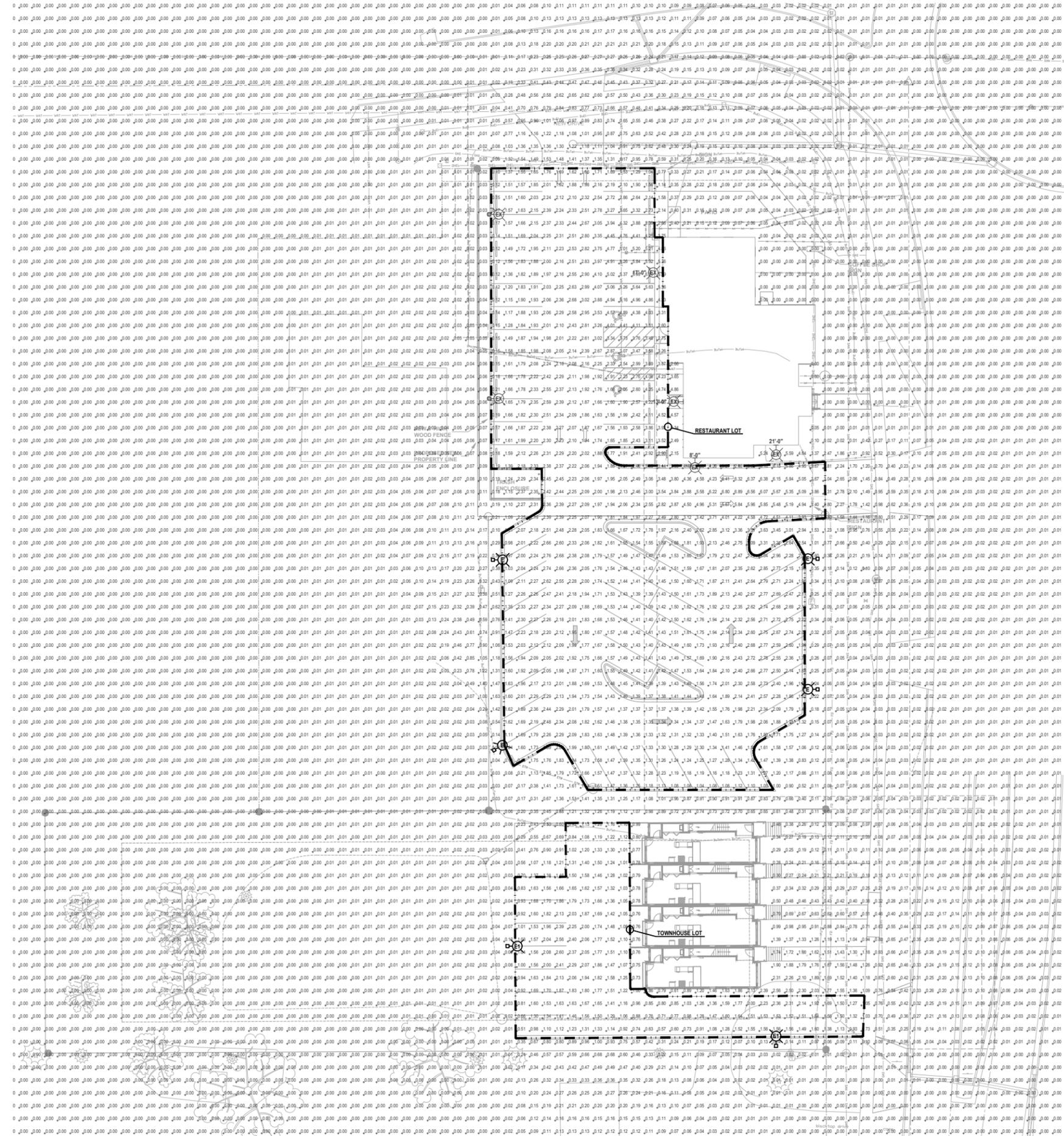
PROJECT: **Germantown Townhouses**
 W140 N10385 Fond du Lac Avenue
 Germantown, WI 53022

Corp: 608.789.8100
 KORNACKI & ASSOCIATES, INC.
 Electrical Design Consultants
 262-784-3323
 2845 S. Moorland Rd., New Berlin, WI 53151

WISCONSIN PROFESSIONAL ENGINEER
 DAVID B. KORNACKI
 E-33120-6
 NEW BERLIN, WI
 Date: 07/18/23

DATE ISSUED	07/18/23
PROJECT NO.	23124
PROJECT MANAGER	D.B.K.
DRAWN BY	S.M.B.
CHECKED BY	D.B.K.
APPROVED BY	D.B.K.

SHEET NO.
E1.0



**LIGHTING ANALYSIS NOTES:
(RESTAURANT LOT)**

1. AVERAGE FOOTCANDELS: 2.37
2. MAXIMUM FOOTCANDELS: 6.89
3. MINIMUM FOOTCANDELS: 0.97
4. MAXIMUM/MINIMUM RATIO: 7.1:1
5. AVERAGE/MINIMUM RATIO: 2.4:1

**LIGHTING ANALYSIS NOTES:
(TOWNHOUSE LOT)**

1. AVERAGE FOOTCANDELS: 1.43
2. MAXIMUM FOOTCANDELS: 2.60
3. MINIMUM FOOTCANDELS: 0.51
4. MAXIMUM/MINIMUM RATIO: 5.1:1
5. AVERAGE/MINIMUM RATIO: 2.8:1

PHOTOMETRIC SITE PLAN
SCALE: 1"=20'-0"

REVISIONS	
DATE	DESCRIPTION

PROJECT:
Germantown Townhouses
W140 N10385 Fond du Lac Avenue
Germantown, WI 53022

Corporation Registration #S042848-RS-10069574
KORNACKI & ASSOCIATES, INC.
Electrical Design Consultants
262-784-3323
2845 S. Moorland Rd., New Berlin, WI 53151

WISCONSIN PROFESSIONAL ENGINEER
DAVID B. KORNACKI
E-33120-6
NEW BERLIN, WI
David B. Kornacki
Date: 07/18/23

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D.B.K.
DRAWN BY
S.M.B.
CHECKED BY
D.B.K.
APPROVED BY
D.B.K.

SHEET NO.
E1.1

TYPE	INPUT WATTS	VOLTS	LUMENS	COLOR TEMP	CRI		DESCRIPTION	MANUFACTURER	CATALOG NUMBER	BUG RATING	SHIELDING	FINISH	MOUNTING	CONTROLS		SEE NOTES
					70+	80+								90+	INTEGRAL	
E	93	120	8362	4000K	●	●	POLE & LUMINAIRE	LITHONIA	DSX0 LED-P4-40K-80CRI-BLC4-MVOLT-SPA-NLTAIR2 PIRHN	003	ACRYLIC	SBA	SEE DETAIL 1/E2.0	OS	PHOTO ON TC OFF	#1
E1	93	120	8096	4000K	●	●	POLE & LUMINAIRE	LITHONIA	DSX0 LED-P4-40K-80CRI-BLC3-MVOLT-SPA-NLTAIR2 PIRHN	002	ACRYLIC	SBA	SEE DETAIL 1/E2.0	OS	PHOTO ON TC OFF	#1

FIXTURE SCHEDULE NOTES:

1. EACH LIGHT FIXTURE TO HAVE MOTION SENSOR CONTROL. LIGHT FIXTURES TO DIM TO 33% AFTER 15 MINUTES OF NO MOTION DETECTED. ALL LIGHTS TO COME TO FULL BRIGHTNESS WHEN ONE MOTION SENSOR IS ACTIVATED.

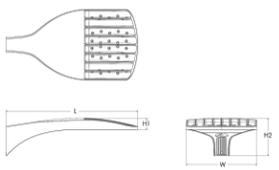


D-Series Size 0 LED Area Luminaire



Specifications

EPA: 0.44 ft² (0.04 m²)
 Length: 26.18" (66.5 cm)
 Width: 14.06" (35.7 cm)
 Height H1: 2.26" (5.7 cm)
 Height H2: 7.46" (18.9 cm)
 Weight: 23 lbs (10.4 kg)



Ordering Information

Color Temperature: **E, E1**

Introduction

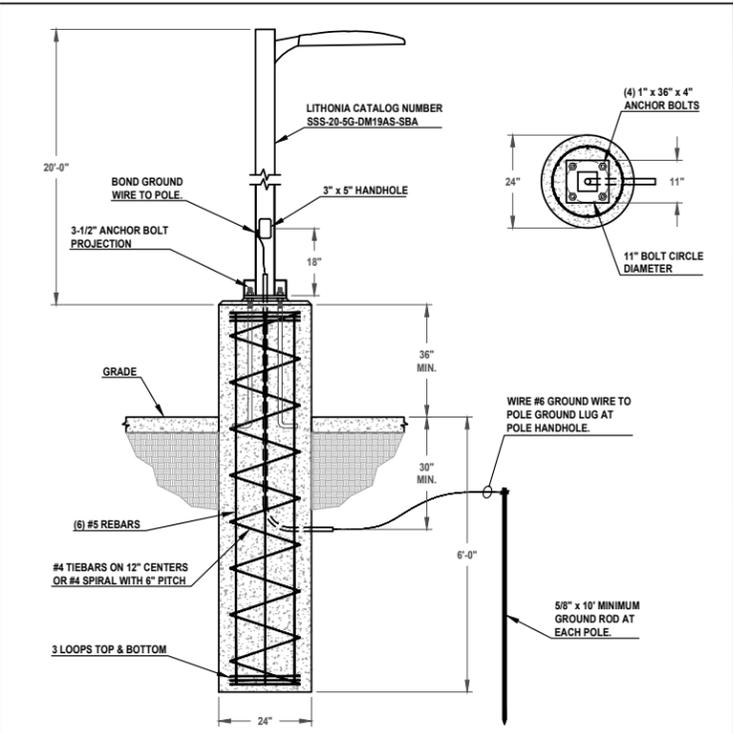
The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications, with typical energy savings of 70% and expected service life of over 100,000 hours.

Ordering Information EXAMPLE: DSX0 LED P6 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

Series	LEDs	Color Temperature	Color Rendering Index	Beam/Distribution	Mounting	Notes					
DSX0 LED	Forward optics		70CRI	Type I (short)	TSM	Type V medium	MVOLT (120V-277V)*				
	P1	P5			30K	3000K	TSLG	Type V low glare	HVOLT (147V-480V)†		
	P2	P6			40K	4000K	TSM	Type V wide	VVOLT (277V-480V)†		
	P3	P7			50K	5000K	T3M	Type II medium			
	Rotated optics				80CRI	Type II medium	TBLG	Type II low glare*			
	P4						50K	5000K	T4M	Type IV medium	
	P10	P12					27K	2700K	T4LG	Type IV low glare*	
	P11	P13					30K	3000K	T4M	Type IV medium	
							35K	3500K	LCCO	Left corner cutout†	
							40K	4000K	IFM	Forward throw medium	
		40K	4000K	RCCO			Right corner cutout†				
		50K	5000K								
		50K	5000K								
		50K	5000K								

Control options	Other options	Finish options	
Shipped installed NLTAIR2 PIRHN All light AIGI gm 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 20' ± 1" ± 1"	PER Seven pin receptacle only (controls ordered separately) ** FAD Field adjustable output % ± BL30 Bi-level switched dimming, 20% ± ± BL30 Bi-level switched dimming, 20% ± ± DIMC 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) †	Shipped installed H5 Reversible shield (black finish standard) † L90 Left rotated optics † R90 Right rotated optics † CCE Coastal Construction † MA 80°C ambient operation † Shipped separately EGOR External Glare Shield (reversible, field install required, matches housing finish) BSDB Bird Spikes (field install required)	DSX0D Dark bronze DBL0D Black DNAXD Natural Aluminum DNW0D White DBR0D Textured dark bronze DBL0D Textured black DNATD Textured natural aluminum DNW0D Textured white

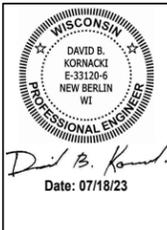


1 ELECTRICAL FIXTURE TYPES 'E' & 'E1' MOUNTING DETAIL
 NOT TO SCALE

REVISIONS	DESCRIPTION
DATE	

Germantown Townhouses
 PROJECT:
 W140 N10385 Fond du Lac Avenue
 Germantown, WI 53022

Corporation Registration #53022818-10069574
KORNACKI & ASSOCIATES, INC.
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