Village of Germantown ...Willkommen

Fee must accompany application

- ☐ $700 Minor Addition
- ☐ $1,240 Construction <10,000 SF
- ☐ $2,095 Construction 10,000 SF to 50,000
- ☐ $3,460 Industrial Construction >50,000 SF
- ☐ $3,460 Commercial Construction >50,000
- ☐ $200 Plan Commission Consultation
- ☐ $125 Fire Department Plan Review

PAID_____ DATE_____

# 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

Fiduciary Real Estate Development, Inc.
789 N Water St, Ste 200
Milwaukee, WI 53202

Phone (262) 366-4376
E-Mail tderosa@fred-inc.com

PROPERTY OWNER

Phone ( )
E-Mail

**2** PROPERTY ADDRESS

NEC of County Line Road and Lannon Road

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

| North | South | East | West |
|---|---|---|---|
| Agricultural | Residential | Institutional | Residential |

**4** READ AND INITIAL THE FOLLOWING:

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

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

X I understand that an incomplete application will be withdrawn from the Plan Commission agenda and that all resubmissions to the Plan Commission are subject to a new application fee.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

Anthony DeRosa 4/18/2022

Applicant Date Owner Date

Fiduciary
REAL ESTATE DEVELOPMENT, INC

789 N. Water Street, Suite 200, Milwaukee, Wisconsin 53202
hone 414.226.4535 ● Fax 414.226.4523 ● www.fred-inc.com

April 18, 2022

Mr. Jeffery Retzlaff
Village of Germantown
Village Planner & Zoning Administrator
N112W17001 Mequon Road
Germantown, WI 53022

**RE: Plan Commission Consultation April 25, 2022**

Dear Mr. Jeffery Retzlaff:

We are respectfully requesting to be placed on the Plan Commission Agenda for Consultation Review for the following properties located on the NEC of County Line Road & Lannon Road:

- Parcel # 323986
- Parcel # 323995
- Parcel # 323987

Enclosed with this letter, please find the following items relating to the above referenced submittal:

- Application & $200 Check
- Detailed Proposal Description
- Conceptual Multifamily Submission
- Conceptual Industrial Submission

We have made the following changes to our submission since our Plan Commission meeting on March 28, 2022.

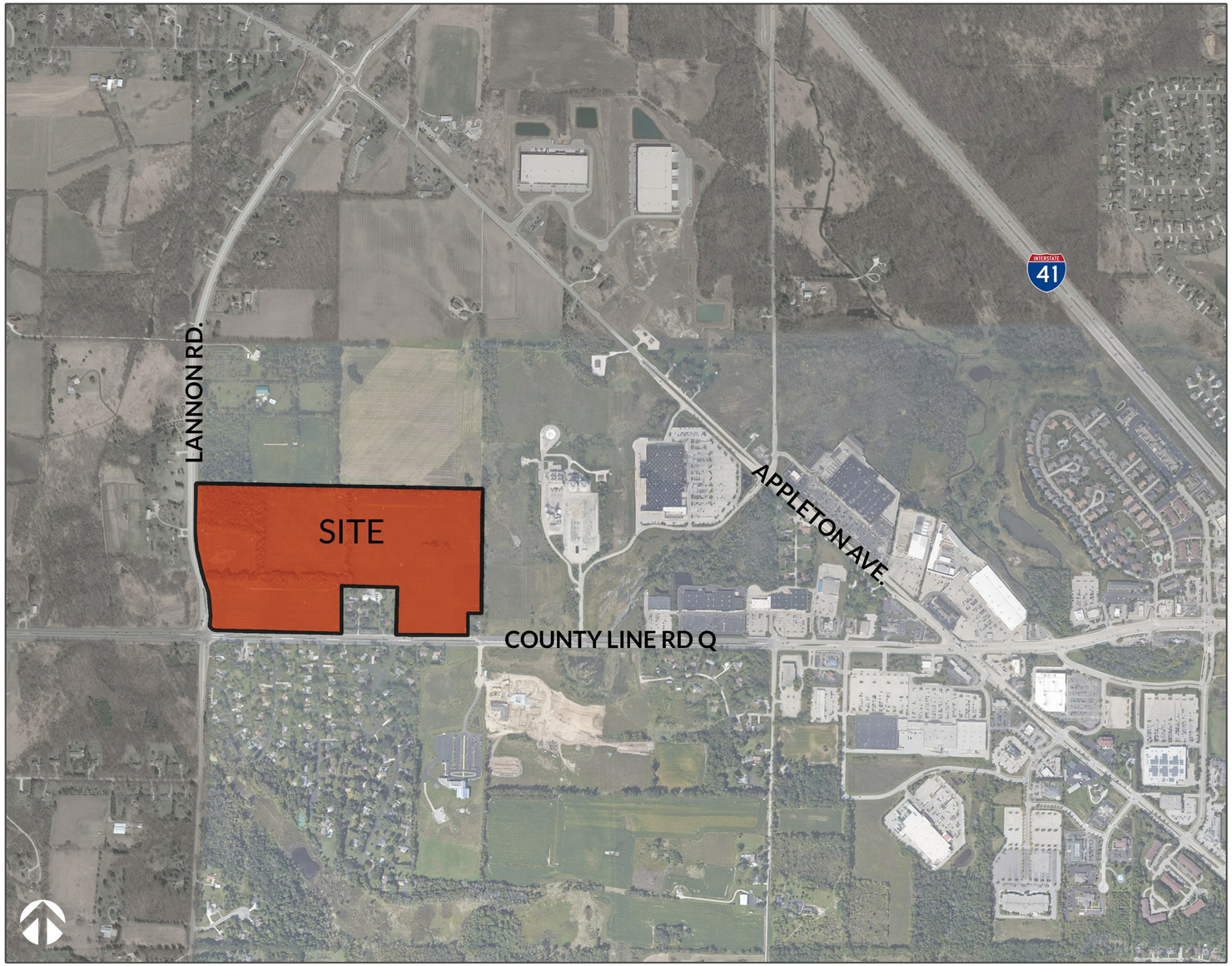
- Removed the 6.1-acre C-store from the hard corner
- Added 6.1 acres to the multifamily development thus reducing the overall density of the project from 11.94 units per acre to 9.66 units per acre
- Minor adjustments to surface and enclosed parking due to new layout that incorporates the additional C-store acreage
- Several modifications have been made to the size and orientation of the industrial buildings

Should you have any comments or questions, I can be reached at (414) 246-8402. I appreciate your assistance and look forward to speaking with you soon.

Regards,

Fiduciary Real Estate Development, Inc.

Anthony DeRosa




SITE CONTEXT MAP

NOT TO SCALE

# PROPOSED DEVELOPMENT AT COUNTY LINE Q AND LANNON ROAD

*Germantown, Wisconsin*

DEVELOPERS

**THE DICKMAN COMPANY**

THE DICKMAN COMPANY, INC. REAL ESTATE

**FIDUCIARY REAL ESTATE DEVELOPMENT INC.**

Fiduciary REAL ESTATE DEVELOPMENT, INC

**DATE: 15 APRIL 2022**

CONCEPTUAL DEVELOPMENT SUBMISSION

Architecture A Sense of Community

1414 UNDERWOOD AVE. WAUWATOSA, WI 53213 414.431.3131 TEL 414.431.0531 FAX WWW.AGARCH.COM

BRIOHN BUILDING CORPORATION

## SITE STATISTICS

## MULTIFAMILY

**TWO STORY WALKUP BUILDINGS WITH 20 UNIT CONFIGURATIONS ALONG WITH A CLUBHOUSE AND POOL**

**20 UNIT BUILDING - 25,797 SF (1,072 SF/UNIT*)**
***SF/UNIT DOES NOT INCLUDE GARAGE**
**TOTAL AREA: 412,752 SF**

**SITE AREA**

**33.1 ACRES (9.66 UNITS/ACRE)**

**UNIT MIX**

| | |
|---|---|
| STUDIO | 32 |
| ONE BEDROOM | 128 |
| TWO BEDROOM | 128 |
| THREE BEDROOM | 32 |
| TOTAL UNIT COUNT | 320 |

**PARKING**

| | |
|---|---|
| ENCLOSED STALLS | 232 (.72 STALLS/UNIT) |
| SURFACE STALLS | 488 (1.52 STALLS/UNIT |
| CLUBHOUSE STALLS | 21 |
| TOTAL | 741 ( 2.31 STALLS/UNIT) |

## INDUSTRIAL

**3 BUILDINGS**

**BUILDING 1: 182,000 SQFT**
**BUILDING 2: 156,00 SQFT**
**BUILDING 3: 208,000 SQFT**

**TOTAL SQFT: 546,000 SQFT**

# The Seasons of Germantown
MULTIFAMILY
Germantown Wisconsin


aga Architecture

1414 UNDERWOOD AVE.
WAUWATOSA, WI 53213

414.431.3131 TEL
414.431.0531 FAX

WWW.AGARCH.COM

Architecture
Engineering
Planning


REVISIONS
NO. DATE DESCRIPTION

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DATE
*14 APRIL 2022*
PROJECT
*P 2143*
SHEET NO.
G223
TYPICAL

1"=100'-0" CAMPUS

# SEASONS AT GERMANTOWN

*Germantown, Wisconsin*

OWNER

**FIDUCIARY REAL ESTATE DEVELOPMENT INC.**

Fiduciary
REAL ESTATE DEVELOPMENT, INC

RENDERING IS REPRESENTATIVE ONLY... SEE DOCUMENTS FOR SPECIFIC DETAILS

**DATE: 15 APRIL 2022**

CONCEPTUAL DEVELOPMENT SUBMISSION

Architecture
*A Sense of* **Community**

1414 UNDERWOOD AVE. WAUWATOSA, WI 53213 414.431.3131 TEL 414.431.0531 FAX WWW.AGARCH.COM

PLOT PARAMETERS: PLOTTED BY: PAUL SPRONG-CERF PREP. PLAN TYPE: LD-CONDOMINIUM DEVELOPMENT COVER
PLOT SCALE: 1:1 PLOT DATE: 4/15/2022 PAPER SIZE: 36.00 X 24.00 INCHES
DISTINC DRIVE: C:\WORKSPACE\STEVEN\WORK\STEVEN\CDP\CDP-PLT.CFG LAST SAVED: 4/11/2022

## SITE STATISTICS

## MULTIFAMILY

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|---|---|
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| SURFACE STALLS | 488 (1.52 STALLS/UNIT |
| CLUBHOUSE STALLS | 21 |
| TOTAL | 741 ( 2.31 STALLS/UNIT) |
| TYPCIAL PARKING DIMENSIONS | 10' X 18' ( 180 SQFT) |

# The Seasons of Germantown
MULTIFAMILY
Germantown Wisconsin


ag Architecture
7414 UNDERWOOD AVE.
WAUWATOSA, WI 53213
414.431.2131 TEL
414.431.0531 FAX
WWW.AGARCH.COM
Architecture Engineering Planning


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DATE
*14 APRIL 2022*
PROJECT
*P 2143*
SHEET NO.
G221
TYPICAL

1"=60'-0" SEASONS SITE PLAN

SHEET PRINTED ON
24x36 ARCH D
FILE PATH:
Autodesk Docs://Seasons of Germantown, WI/Seasons of Germantown_Site Design_R22.rvt

Fiduciary
REAL ESTATE DEVELOPMENT, INC

# Seasons

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# Seasons

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# Seasons

Architecture
A Sense of Community

## SITE STATISTICS

## MULTIFAMILY

**TWO STORY WALKUP BUILDINGS WITH 20 UNIT CONFIGURATIONS ALONG WITH A CLUBHOUSE AND POOL**

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| CLUBHOUSE STALLS | 21 |
| TOTAL | 741 ( 2.31 STALLS/UNIT) |
| TYPCIAL PARKING DIMENSIONS | 10' X 18' ( 180 SQFT) |

**NIGHT GREY/PEARL GREY**

**PEARL GREY /NIGHT GREY**

**AGED PEWTER/COBBLESTONE**

# The Seasons of Germantown
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Germantown Wisconsin

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414.431.0331 FAX

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DATE
*14 APRIL 2022*
PROJECT
*P 2143*
SHEET NO.
G221
TYPICAL

1"=60'-0" SEASONS SITE PLAN

SHEET PRINTED ON:
4/14/2022 1:07 PM
FILE PATH:
AxDesk8:\Desk\Phoenix Ind-FIRED Germantown WI\Phoenix Ind-FIRED Germantown_Site Design_R22.rvt

## WINDOW NOTES

PROVIDE 1/2" WIDE PREFINISHED MUNTINS IN INSULATING GLASS AIR SPACE PER ELEVATIONS.

FIELD VERIFY ALL CUSTOM WINDOWS.

ALL GLASS LOCATIONS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF A DOOR IN THE CLOSED POSITION WILL BE SAFETY GLASS WHER THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.

ALL GLASS IN ANY DOOR SHALL BE SAFETY GLASS.

## EXTERIOR ELEVATION GENERAL NOTES

1. ALL CONDUIT, METERS, VENTS, ETC. TO BE PAINTED TO MATCH ADJACENT SURFACE.
2. GUTTERS AND DOWNSPOUTS ARE PREFINISHED ALUMINUM.
3. SEE SHEET A530 FOR STOREFRONT SCHEDULE.
4. FIBER CEMENT TRIM TO BE ARTIC WHITE.

**EXTERIOR ELEVATION KEY NOTES:**

A THREE DIMENSIONAL ASPHALT SHINGLES

B BRICK - GLACIER GREY

CS MANUFACTURED STONE - GINDER LIMESTONE

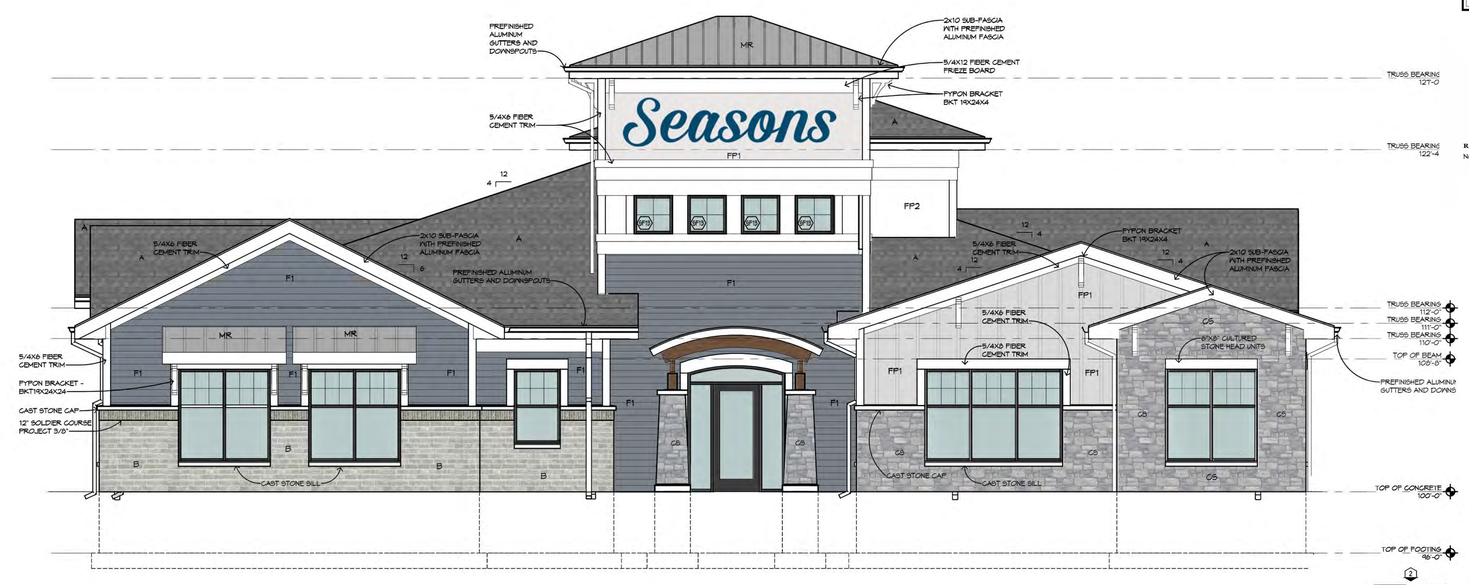
F1 FIBER CEMENT SIDING WITH 5" LAP - NIGHT GRAY

FP1 VERTICAL FIBER CEMENT PANEL BATTENS @ 16" O.C. - PEARL GREY - BATTENS TO MATCH

FP2 SMOOTH FIBER CEMENT PANEL - ARCTIC WHITE

MR STANDING SEAM METAL ROOF

2 A530 EAST 1/4" = 1'-0"




1 A530 WEST 1/4" = 1'-0"

# The Seasons of Germantown
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Germantown Wisconsin

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SHEET PRINTED ON: 9/24/2021 2:28 PM
FILE PATH: S:\Projects\FIRST Romano\Seasons_Arch_Clubhouse.rvt

# 1/4" EXTERIOR ELEVATIONS - CLUBHOUSE

SHEET NO. A530

## WINDOW NOTES

PROVIDE 1/2" WIDE PREFINISHED MUNTINS IN INSULATING GLASS AIR SPACE PER ELEVATIONS.

FIELD VERIFY ALL CUSTOM WINDOWS.

ALL GLASS LOCATIONS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF A DOOR IN THE CLOSED POSITION ALL BE SAFETY GLASS PAIER THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.

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## EXTERIOR ELEVATION GENERAL NOTES

1. ALL CONDUIT, METERS, VENTS, ETC. TO BE PAINTED TO MATCH ADJACENT SURFACE.
2. GUTTERS AND DOWNSPOUTS ARE PREFINISHED ALUMINUM.
3. SEE SHEET A530 FOR STOREFRONT SCHEDULE.
4. FIBER CEMENT TRIM TO BE ARTIC WHITE.

**EXTERIOR ELEVATION KEY NOTES:**

A THREE DIMENSIONAL ASPHALT SHINGLES

B BRICK - GLACIER GREY

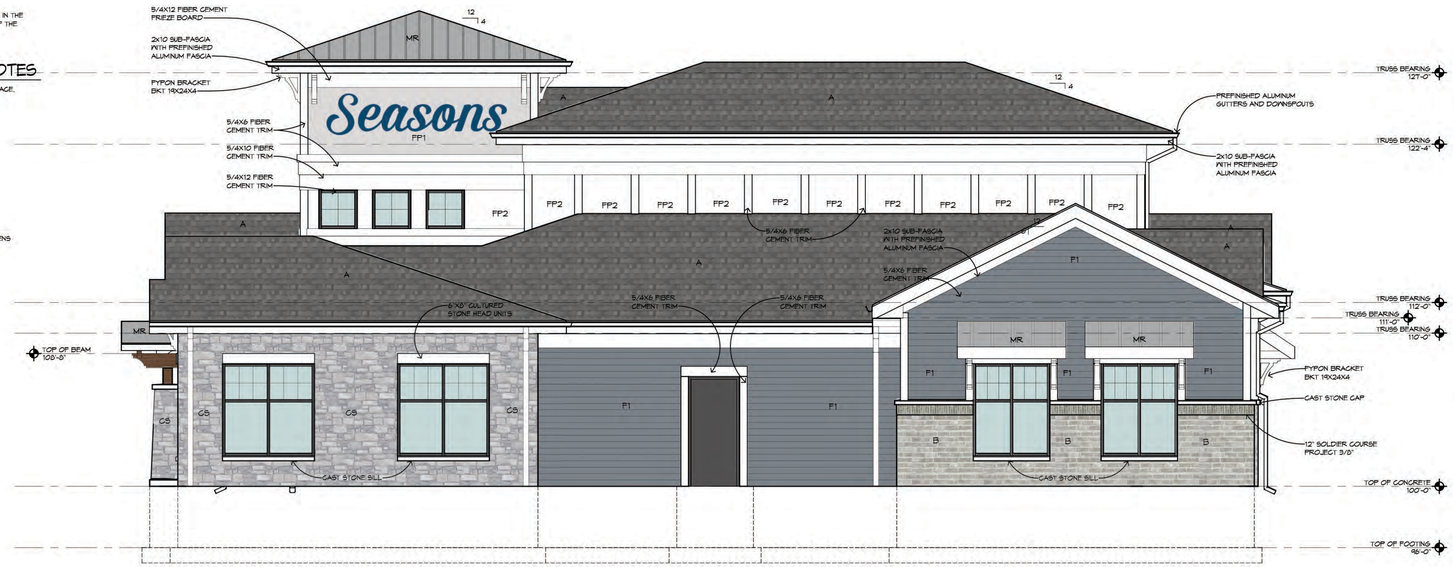
CS MANUFACTURED STONE - CINDER LIMESTONE

F1 FIBER CEMENT SIDING WITH 5" LAP - NIGHT GRAY

FP1 VERTICAL FIBER CEMENT PANEL BATTENS @ 16" O.C. - PEARL GREY - BATTENS TO MATCH

FP2 SMOOTH FIBER CEMENT PANEL - ARCTIC WHITE

MR STANDING SEAM METAL ROOF




2 A531 SOUTH 1/4" = 1'-0"

1 A531 NORTH 1/4" = 1'-0"

# The Seasons of Germantown
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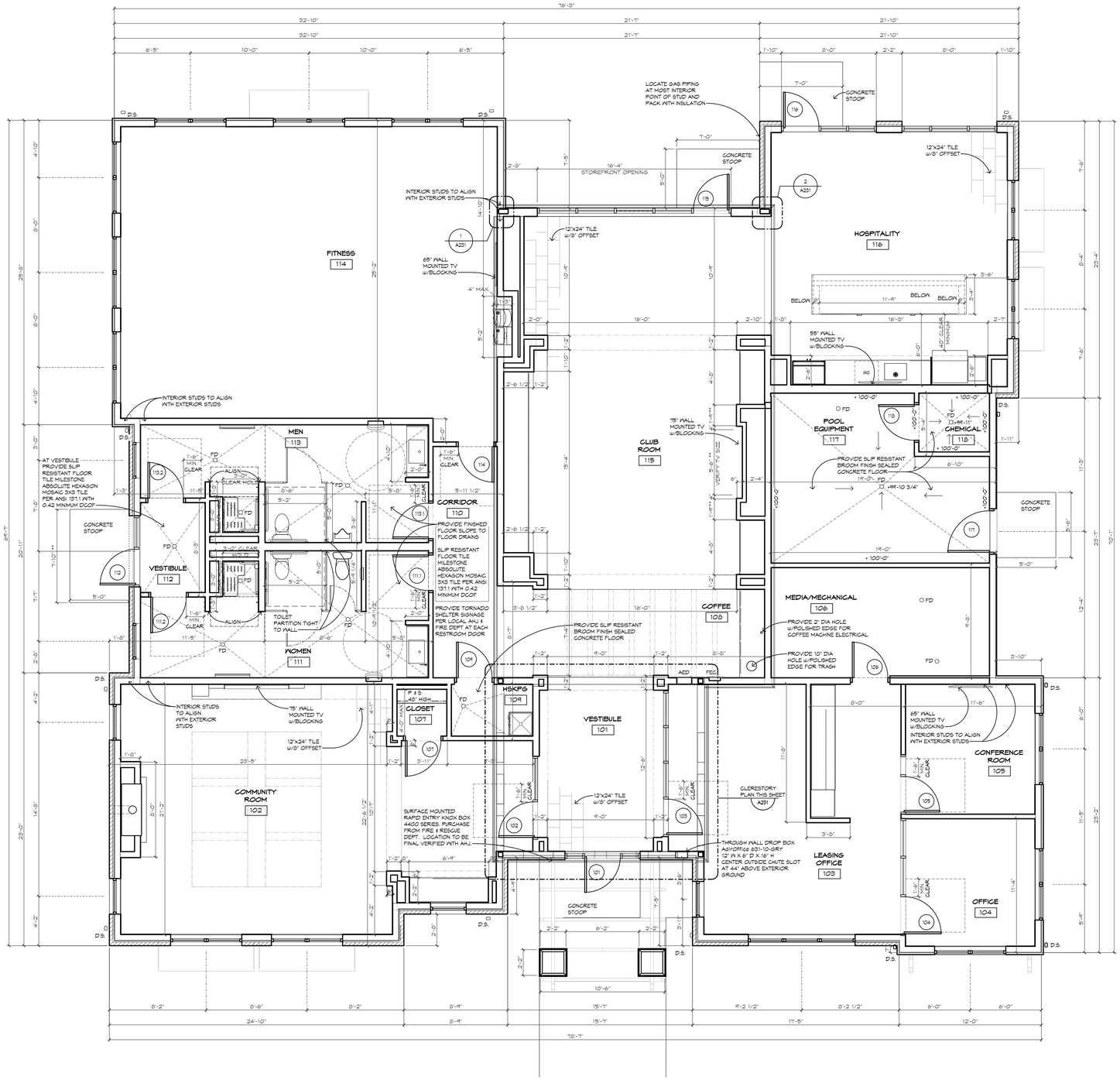
SHEET NO.

# 1/4" EXTERIOR ELEVATIONS - CLUBHOUSE A531


SHEET PRINTED ON:
AUGUST 17, 2018
FILE PATH:
Bldg1-pb2(Revised)\FIRED Romanville(Seasons_Arch_Clubhouse).rvt




## FLOOR PLAN GENERAL NOTES

1. DIMENSIONS AT EXTERIOR WALLS ARE TO FACE OF BRICK OR SHEATHING. ALIGN WITH FOUNDATION WALL BELOW.
2. ALL OTHER DIMENSIONS ARE TO FACE OF STUD.
3. VERIFY ALL ROUGH AND MASONRY OPENINGS (M.O.) WITH APPROVED SHOP DRAWINGS.
4. FIELD VERIFY ALL TOPS, MIRRORS AND CABINETRY DIMENSIONS.
5. VERIFY WALL CONSTRUCTION WITH WALL TYPES.
6. COORDINATE WALL AND FLOOR CERAMIC TILE PATTERN WITH OWNER.
7. COORDINATE LOCATION OF RENT DROP BOX WITH OWNER.
8. PROVIDE TORNADO SHELTER SIGNAGE AT RESTROOMS PER LOCAL AHJ & FIRE DEPARTMENT REQUIREMENT.

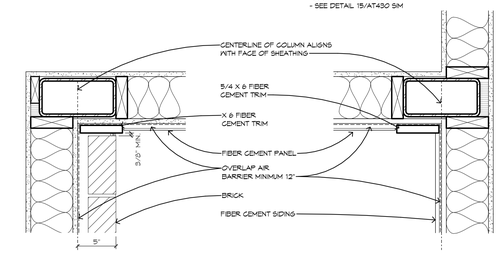
6'-6" * DIMENSIONS SHOWN AS ROUGH OPENINGS FOR SPECIFIC PRODUCTS BASED ON CURRENT INFORMATION AVAILABLE AT TIME OF DRAWING PREPARATION. CONTRACTOR TO VERIFY AS APPROPRIATE.

6'-6" ** PLUS OR MINUS - FOR REFERENCE ONLY.

| | |
|---|---|
| WALL TYPES | SHEET AT330 |
| DOOR SCHEDULE | SHEET AT130 |
| STOREFRONT SCHEDULE | SHEET AS30 |
| ROOM FINISH SCHEDULE | SEE SPECIFICATIONS |

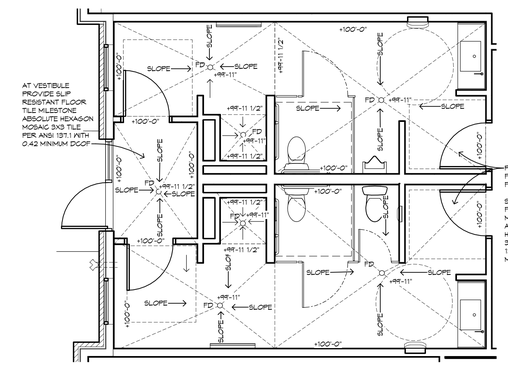
FEC FIRE EXTINGUISHER WITH RECESSED CABINET PER SECTION 10522 - SEE DETAIL 15/AT430

AED AUTOMATED EXTERNAL DEFIBRILLATOR AND CABINET WITH AUDIBLE ALARM
PHILIPS HEARTSTART ONSITE AED
SEMI-RECESSED AED CABINET WITH AUDIBLE ALARM
1205RCI-1 aedunlimited.com
- SEE DETAIL 15/AT430 SIM



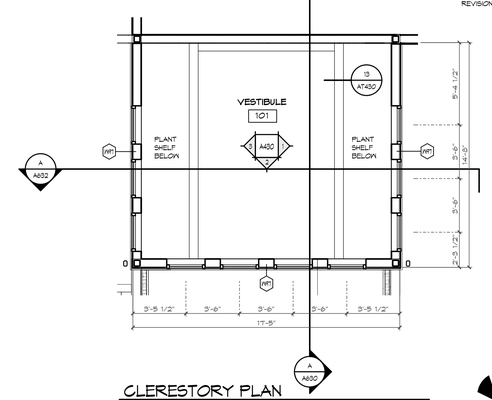

2 A231 PLAN DETAIL
1 1/2" = 1'-0"

1 A231 PLAN DETAIL
1 1/2" = 1'-0"




FLOOR SLOPE PLAN
1/4" = 1'-0" WOMEN 111, MEN 113

ASI #002 REVISIONS:
REVISED PER RFI-016 RESPONSE
REVISIONS PER VILLAGE COMMENTS




CLERESTORY PLAN
1/4" = 1'-0"

# The Seasons of Germantown
MULTIFAMILY
Germantown Wisconsin


Architecture

1414 UNDERWOOD AVE.
WAUWATOSA, WI 53213

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414.431.9331 FAX

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DATE:

PROJECT
2101

SHEET NO.
A231

# 1/4" CLUBHOUSE FLOOR PLAN

SHEET PRINTED ON:
Monday, 11/11/2024
FILE PATH:
B:\#-Jobs\Thomas Inc\-FIELD Plainfield Lj\Thomas Inc_Arch_Clubhouse_Rev.rvt

## EXTERIOR ELEVATION GENERAL NOTES

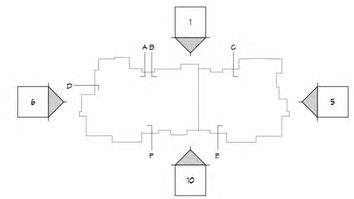
1. PROVIDE CONCRETE SPLASH BLOCKS AT ALL DOWNSPOUTS WHICH SPILL ONTO GRADE OR ROOFS.
2. ALL CONDUIT, METERS, VENTS, ETC. TO BE PAINTED TO MATCH ADJACENT SURFACE.
3. GUTTERS AND DOWNSPOUTS ARE PREFINISHED ALUMINUM.
4. SEE SHEET A822 FOR WINDOW SCHEDULES.

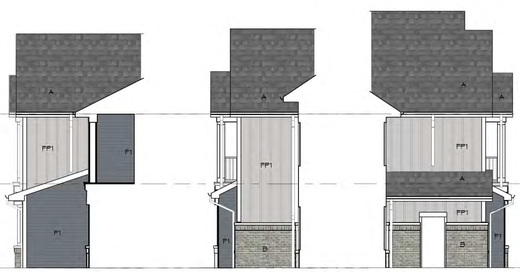
**EXTERIOR ELEVATION KEY NOTES:**

A THREE DIMENSIONAL ASPHALT SHINGLES
B BRICK GLAGER GREY
F1 FIBER CEMENT SIDING WITH 6" EXPOSURE
FP1 VERTICAL FIBER CEMENT PANEL BATTENS AT 16" O.C.
FP2 FIBER CEMENT PANELS

F1 - NIGHT GREY
FP1 - PEARL GREY
FP2 - ARCTIC WHITE

10 A520 — 20 UNIT REAR ELEVATION



9 A520 — SIDE F

8 A520 — SIDE E

7 A520 — SIDE D

6 A520 — 20 UNIT LEFT ELEVATION

5 A520 — 20 UNIT RIGHT ELEVATION

4 A520 — SIDE C

3 A520 — SIDE B

2 A520 — SIDE A

1 A520 — 20 UNIT FRONT ELEVATION

# The Seasons of Germantown
MULTIFAMILY
Germantown Wisconsin


Architecture
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WAUWATOSA, WI 53213
414.431.3131 TEL
414.431.0531 FAX
WWW.AGARCH.COM
Architecture Engineering Planning


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FILE PATH:
BIM 360://Seasons-5-8-20 Prototype FINE/Seasons_Architectural_Revit.rvt

SHEET NO.
A520

1/8" EXTERIOR ELEVATIONS - 20 UNIT

## EXTERIOR ELEVATION GENERAL NOTES

1. PROVIDE CONCRETE SPLASH BLOCKS AT ALL DOWNSPOUTS WHICH SPILL ONTO GRADE OR ROOFS.
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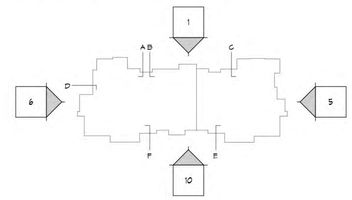
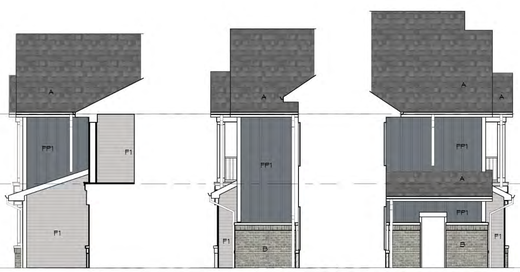
**EXTERIOR ELEVATION KEY NOTES:**

A THREE DIMENSIONAL ASPHALT SHINGLES
B BRICK GLAZER GREY
F1 FIBER CEMENT SIDING WITH 6" EXPOSURE
FP1 VERTICAL FIBER CEMENT PANEL BATTENS AT 16" O.C.
FP2 FIBER CEMENT PANELS

F1 - PEARL GREY SIDING
F2 - NIGHT GREY SIDING
FP1 - NIGHT GREY BOARD AND BATTEI
FP2 - ARCTIC WHITE

10 / A520 — 20 UNIT REAR ELEVATION



9 / A520 — SIDE F

8 / A520 — SIDE E

7 / A520 — SIDE D

6 / A520 — 20 UNIT LEFT ELEVATION

5 / A520 — 20 UNIT RIGHT ELEVATION

4 / A520 — SIDE C

3 / A520 — SIDE B

2 / A520 — SIDE A

1 / A520 — 20 UNIT FRONT ELEVATION

# The Seasons of Germantown
MULTIFAMILY
Germantown Wisconsin


Architecture

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SHEET NO.
A520

# 1/8" EXTERIOR ELEVATIONS - 20 UNIT

## EXTERIOR ELEVATION GENERAL NOTES

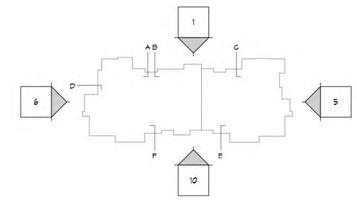
1. PROVIDE CONCRETE SPLASH BLOCKS AT ALL DOWNSPOUTS WHICH SPILL ONTO GRADE OR ROOFS.
2. ALL CONDUIT, METERS, VENTS, ETC. TO BE PAINTED TO MATCH ADJACENT SURFACE.
3. GUTTERS AND DOWNSPOUTS ARE PREFINISHED ALUMINUM.
4. SEE SHEET A522 FOR WINDOW SCHEDULES.

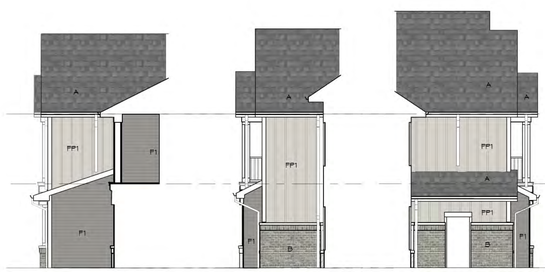
**EXTERIOR ELEVATION KEY NOTES:**

A THREE DIMENSIONAL ASPHALT SHINGLES
B BRICK GLAGER GREY
F1 FIBER CEMENT SIDING WITH 6" EXPOSURE
FP1 VERTICAL FIBER CEMENT PANEL BATTENS AT 16" O.C.
FP2 FIBER CEMENT PANELS

F1 - AGED PEWTER
FP1 - COBBLESTONE
FP2 - ARCTIC WHITE

10 / A520 — 20 UNIT REAR ELEVATION



9 / A520 — SIDE F

8 / A520 — SIDE E

7 / A520 — SIDE D

6 / A520 — 20 UNIT LEFT ELEVATION

5 / A520 — 20 UNIT RIGHT ELEVATION

4 / A520 — SIDE C

3 / A520 — SIDE B

2 / A520 — SIDE A

1 / A520 — 20 UNIT FRONT ELEVATION

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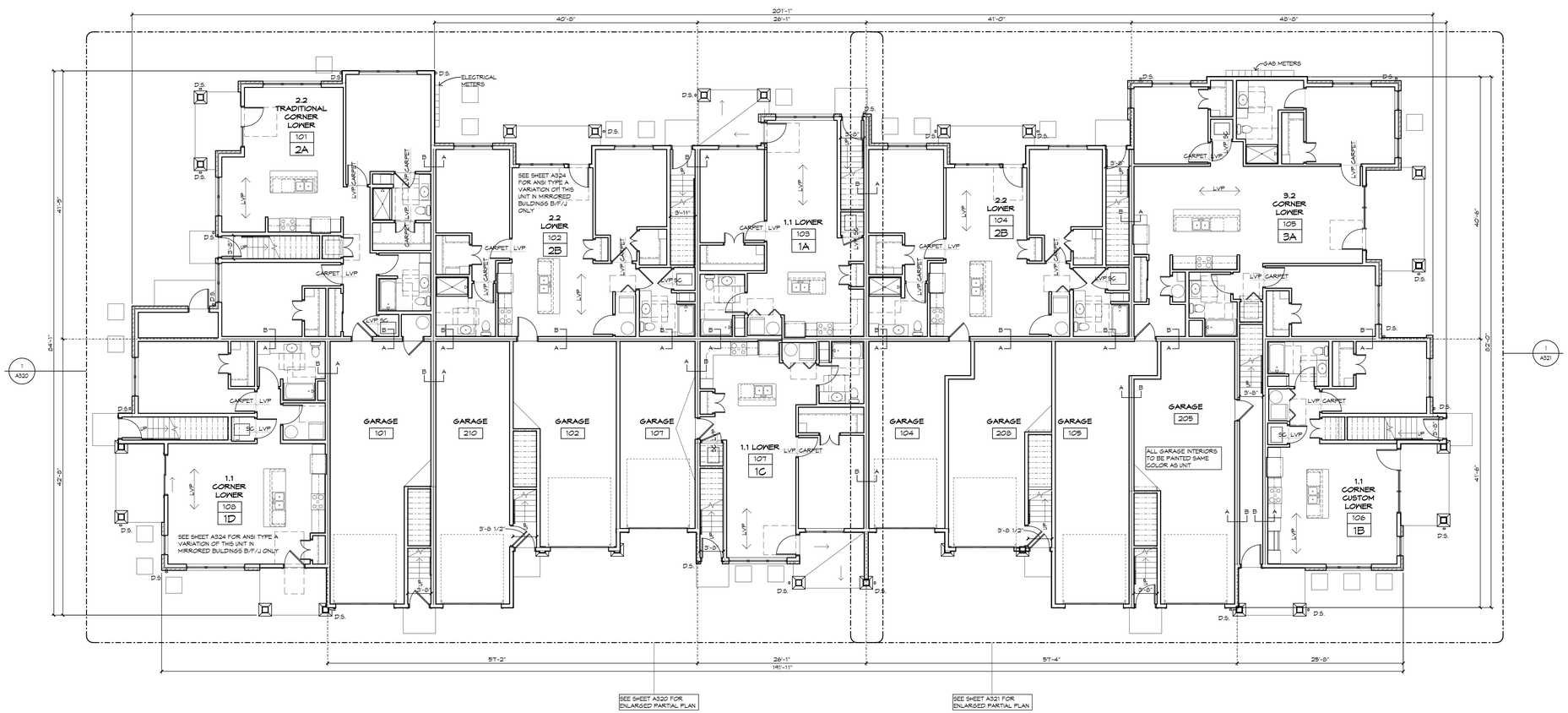
SHEET NO.
A520

1/8" EXTERIOR ELEVATIONS - 20 UNIT




## FLOOR PLAN GENERAL NOTES

DIMENSIONS AT EXTERIOR WALLS ARE TO FACE OF BRICK OR SHEATHING. ALIGN WITH FOUNDATION WALL BELOW.

UPPER FLOOR EXTERIOR DIMENSIONS ARE TO THE FACE OF MASONRY BELOW. ALIGN FRAMING WITH FRAMING BELOW.

ALL OTHER DIMENSIONS ARE TO FACE OF STUD.

VERIFY ALL ROUGH AND MASONRY OPENINGS (M.O.) WITH APPROVED SHOP DRAWINGS.

LVP — INDICATES VINYL PLANK FLOORING INSTALLATION DIRECTION

INDICATES 1 HOUR WALL

INDICATES 2 HOUR WALL

8'-6" * — DIMENSIONS SHOWN AS ROUGH OPENINGS FOR SPECIFIC PRODUCTS BASED ON CURRENT INFORMATION AVAILABLE AT TIME OF DRAWING PREPARATION. CONTRACTOR TO VERIFY AS APPROPRIATE.

6'-6" ** — PLUS OR MINUS - FOR REFERENCE ONLY.

| | |
|---|---|
| 1/4" UNIT PLANS | SHEET A320 - A324 |
| WALL TYPES | SHEET AT320 |
| DOOR SCHEDULE | SHEET AT120 |
| WINDOW SCHEDULE | SHEET A523 |
| ROOM FINISH SCHEDULE | SEE SPEC |

FIRE RATED WALL CONSTRUCTION MUST RUN CONTINUOUS BEHIND TUBS, SHOWERS, ETC.

VERIFY WALL CONSTRUCTION WITH WALL TYPES.

A, B — TYPICAL DEMISING WALL SEE SHEET AT320
SIDE A INSTALL EXTRA LAYER OF DRYWALL PER WALL TYPE
CONTRACTOR OPTION INSTALL OPPOSITE SIDE AS NEEDED

FLOORING TRANSITION LOCATIONS
LOCATE CENTER OF DOOR TYPICAL

CARPET
LVP = LUXURY VINYL PLANK
SC = SEALED CONCRETE @ LOWER LEVEL HVAC ONLY
SV = SHEET VINYL @ UPPER LEVEL HVAC ONLY

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ASI #022 REVISIONS:
REVISIONS PER RFI-022 RESPONSE
REVISIONS PER RFI-033 RESPONSE
REVISIONS PER RFI-034 RESPONSE
ADDED FLOORING TRANSITIONS NOTES
ADDED FLOORING INSTALLATION DIRECTIONS

**REVISIONS**

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|---|---|---|


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**DATE**

**PROJECT**
*2101*

**SHEET NO.**
A221

# 1/8" FIRST FLOOR PLAN - 20 UNIT

SHEET PRINTED ON:
Sunday, October 13, 2024
FILE PATH:
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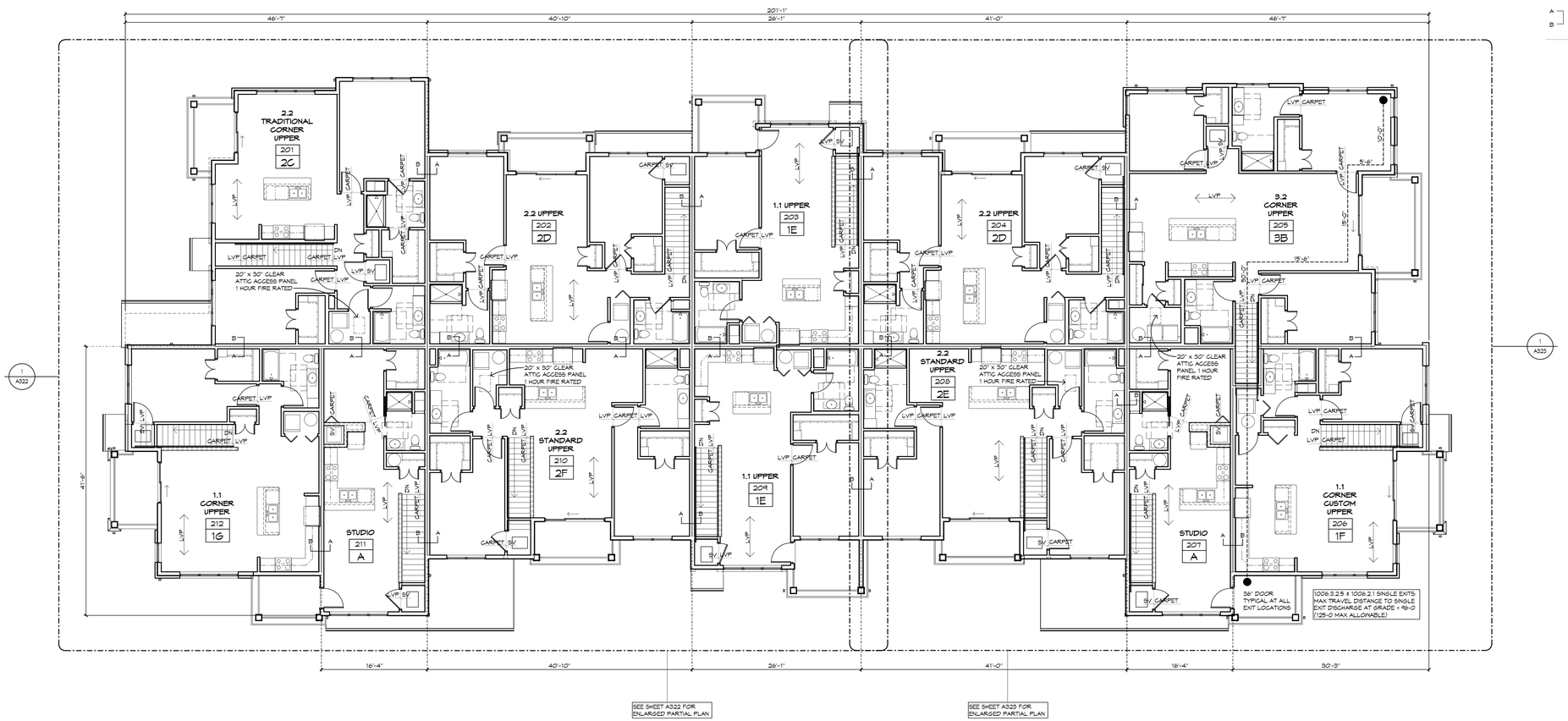


## FLOOR PLAN GENERAL NOTES

DIMENSIONS AT EXTERIOR WALLS ARE TO FACE OF BRICK OR SHEATHING. ALIGN WITH FOUNDATION WALL BELOW.

UPPER FLOOR EXTERIOR DIMENSIONS ARE TO THE FACE OF MASONRY BELOW. ALIGN FRAMING WITH FRAMING BELOW.

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LVP — INDICATES VINYL PLANK FLOORING INSTALLATION DIRECTION

INDICATES 1 HOUR WALL

INDICATES 2 HOUR WALL

6'-6" * — DIMENSIONS SHOWN AS ROUGH OPENINGS FOR SPECIFIC PRODUCTS BASED ON CURRENT INFORMATION AVAILABLE AT TIME OF DRAWING PREPARATION. CONTRACTOR TO VERIFY AS APPROPRIATE.

6'-6" ** — PLUS OR MINUS - FOR REFERENCE ONLY.

| | |
|---|---|
| 1/4" UNIT PLANS | SHEET A320 - A324 |
| WALL TYPES | SHEET AT320 |
| DOOR SCHEDULE | SHEET AT120 |
| WINDOW SCHEDULE | SHEET A520 |
| ROOM FINISH SCHEDULE | SEE SPEC |

FIRE RATED WALL CONSTRUCTION MUST RUN CONTINUOUS BEHIND TUBS, SHOWERS, ETC.

VERIFY WALL CONSTRUCTION WITH WALL TYPES.

A / B — TYPICAL DEMISING WALL SEE SHEET AT320
SIDE A INSTALL EXTRA LAYER OF DRYWALL PER WALL TYPE
CONTRACTOR OPTION INSTALL OPPOSITE SIDE AS NEEDED

FLOORING TRANSITION LOCATIONS
LOCATE CENTER OF DOOR TYPICAL

CARPET
LVP = LUXURY VINYL PLANK
SC = SEALED CONCRETE @ LOWER LEVEL HVAC ONLY
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ASI #002 REVISIONS:
REVISIONS PER RFI-002 RESPONSE
REVISIONS PER RFI-023 RESPONSE
ADDED FLOORING TRANSITIONS NOTES
ADDED FLOORING INSTALLATION DIRECTIONS

**REVISIONS**

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|---|---|---|


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**PROJECT**
*2101*

**SHEET NO.**
A222

# 1/8" SECOND FLOOR PLAN - 20 UNIT


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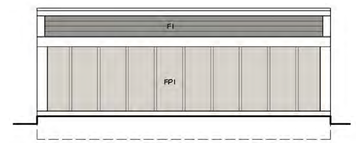
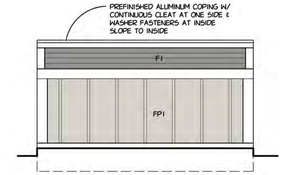
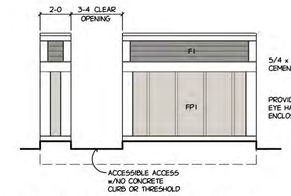
FP1 - COBBLESTONE
FP2 - ARCTIC WHITE



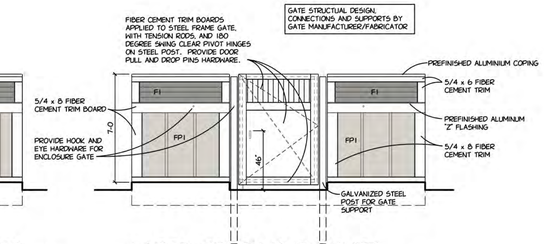

LARGE TRASH ENCLOSURE
BACK ELEVATION 1/4" = 1'-0" 6 G 231



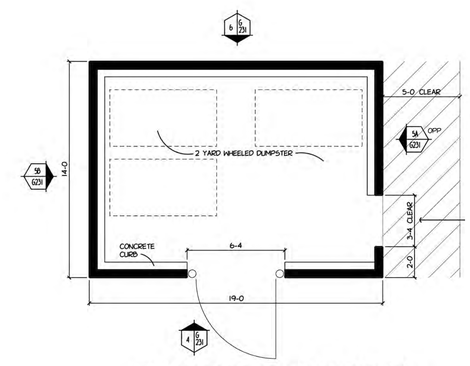

LARGE TRASH ENCLOSURE
SIDE ELEVATION 1/4" = 1'-0" 5B G 231



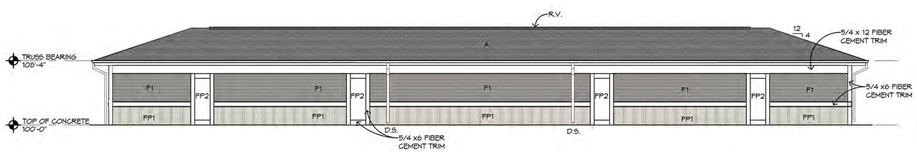

LARGE TRASH ENCLOSURE
SIDE ELEVATION 1/4" = 1'-0" 5A G 231



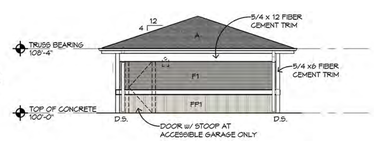

LARGE TRASH ENCLOSURE
FRONT ELEVATION 1/4" = 1'-0" 4 G 231



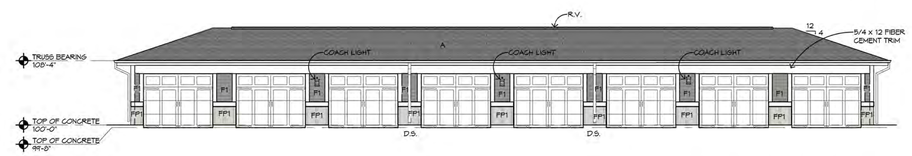

TRASH ENCLOSURE PLAN 3 G231
1/4" = 1'-0"



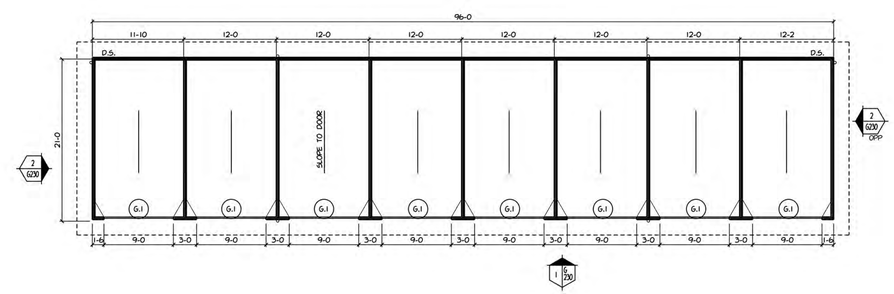

8 CAR GARAGE ELEVATION
1/8" = 1'-0" 3 G 230




GARAGE SIDE ELEVATION
1/8" = 1'-0" 2 G 230




8 CAR GARAGE ELEVATION
1/8" = 1'-0" 1 G 230




8 CAR GARAGE FLOOR PLAN 1 G230
1/8" = 1'-0"

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SHEET NO.
SITE DETAILS G230
TYPICAL

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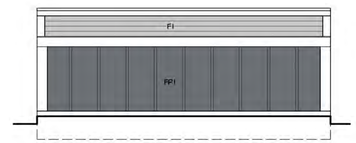
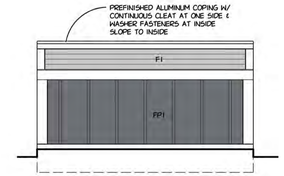
FP1 - NIGHT GREY

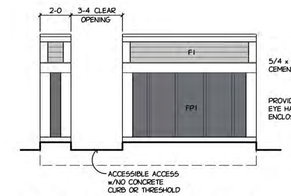
FP2 - ARCTIC WHITE



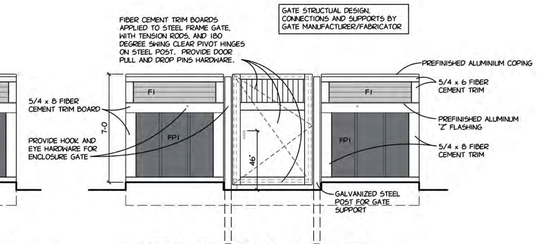

LARGE TRASH ENCLOSURE
BACK ELEVATION 1/4" = 1'-0" 6 G 231



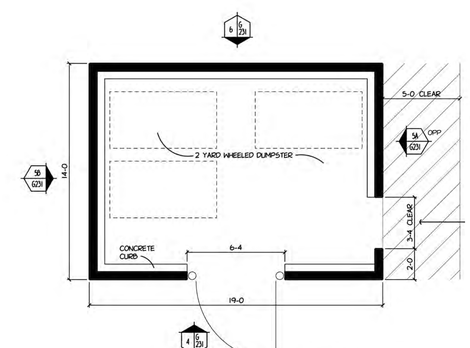

LARGE TRASH ENCLOSURE
SIDE ELEVATION 1/4" = 1'-0" 5B G 231



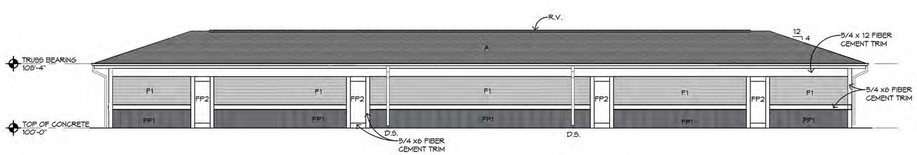

LARGE TRASH ENCLOSURE
SIDE ELEVATION 1/4" = 1'-0" 5A G 231



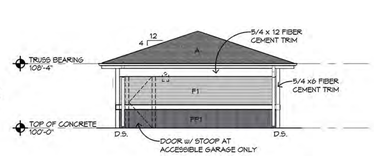

LARGE TRASH ENCLOSURE
FRONT ELEVATION 1/4" = 1'-0" 4 G 231



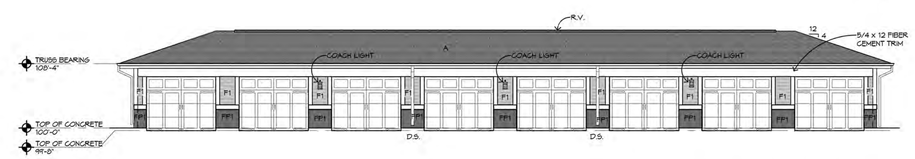

TRASH ENCLOSURE PLAN 3 G 231
1/4" = 1'-0"



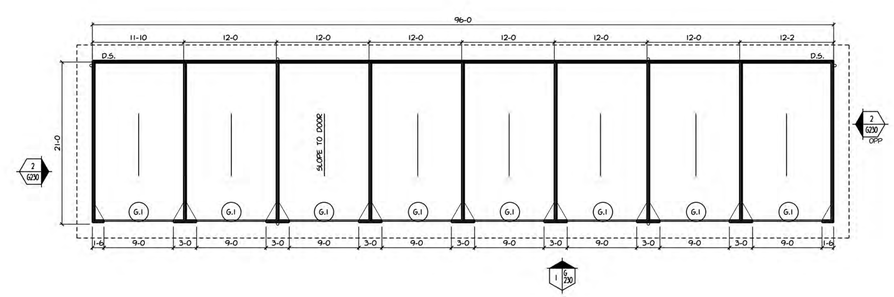

8 CAR GARAGE ELEVATION
1/8" = 1'-0" 3 G 230




GARAGE SIDE ELEVATION
1/8" = 1'-0" 2 G 230




8 CAR GARAGE ELEVATION
1/8" = 1'-0" 1 G 230




8 CAR GARAGE FLOOR PLAN 1 G 230
1/8" = 1'-0"

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DRF
DATE
30 OCT 2020
PROJECT
941
SHEET NO.

SITE DETAILS G230
TYPICAL


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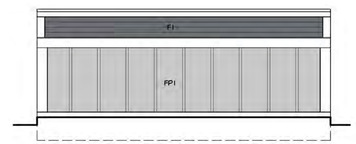
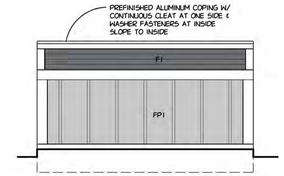
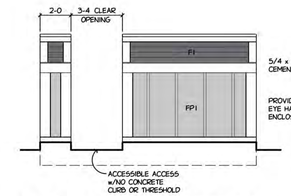
F1 - NIGHT GREY
FP1 - PEARL GREY
FP2 - ARCTIC WHITE



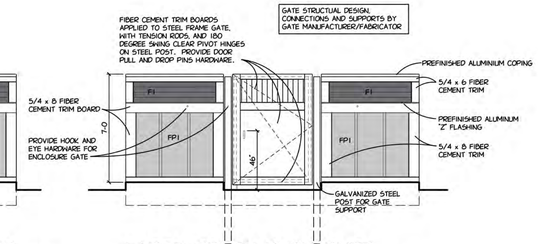

LARGE TRASH ENCLOSURE
BACK ELEVATION 1/4" = 1'-0" 6 G 231



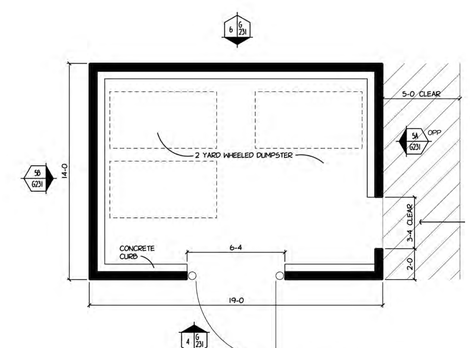

LARGE TRASH ENCLOSURE
SIDE ELEVATION 1/4" = 1'-0" 5B G 231



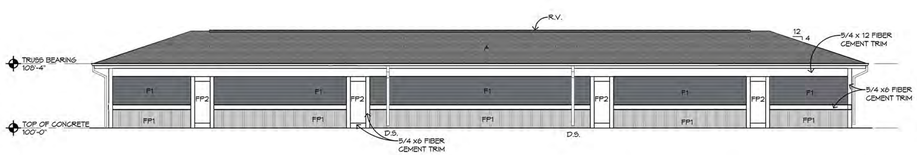

LARGE TRASH ENCLOSURE
SIDE ELEVATION 1/4" = 1'-0" 5A G 231



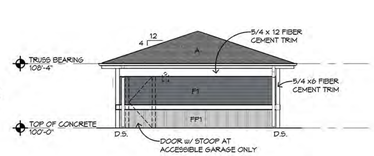

LARGE TRASH ENCLOSURE
FRONT ELEVATION 1/4" = 1'-0" 4 G 231



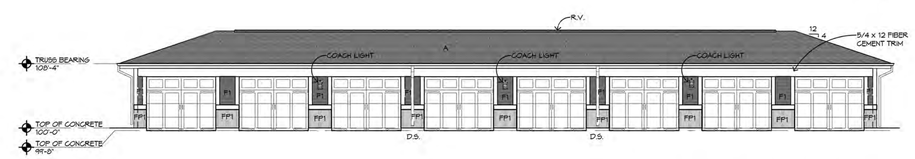

TRASH ENCLOSURE PLAN 3 G 231
1/4" = 1'-0"



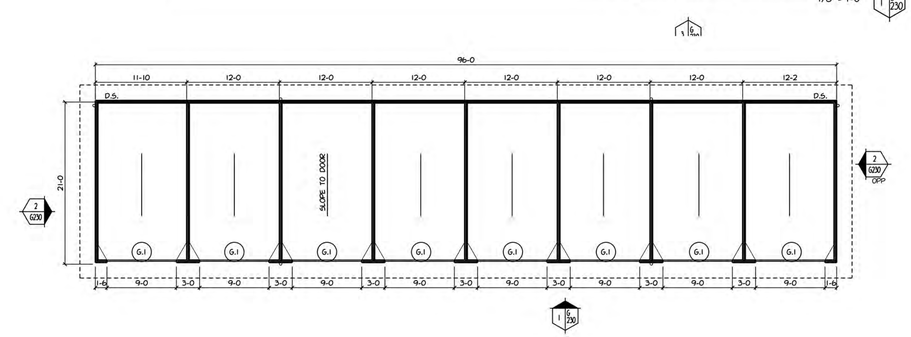

8 CAR GARAGE ELEVATION
1/8" = 1'-0" 3 G 230




GARAGE SIDE ELEVATION
1/8" = 1'-0" 2 G 230




8 CAR GARAGE ELEVATION
1/8" = 1'-0" 1 G 230




8 CAR GARAGE FLOOR PLAN 1 G 230
1/8" = 1'-0"

# The Seasons of Germantown
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DRAWN BY
DRF
DATE
30 OCT 2020
PROJECT
941
SHEET NO.

SITE DETAILS G230
TYPICAL


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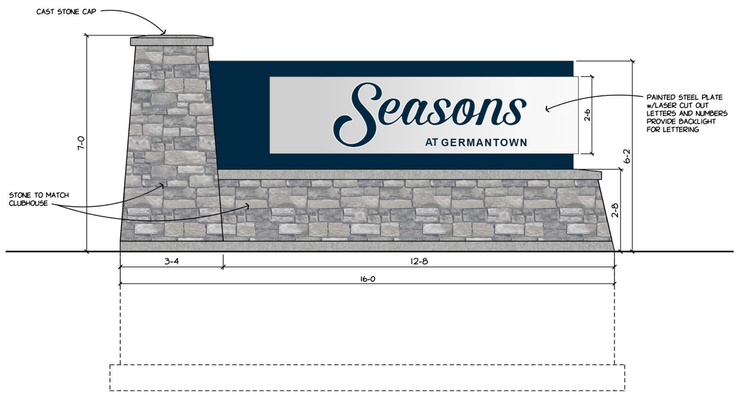
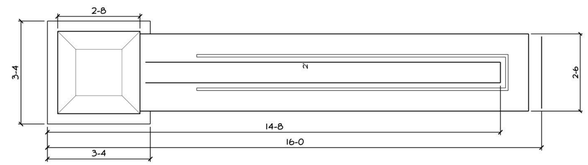
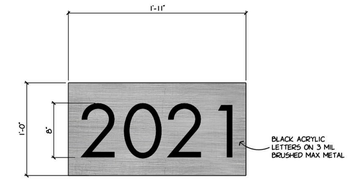


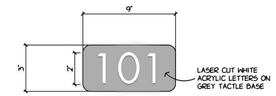

MONUMENT SIGN
1/2" = 1'-0" ELEVATION




MONUMENT SIGN
1/2" = 1'-0" PLAN




BUILDING ID/ADDRESS SIGNAGE
ELEVATION 1 1/2" = 1'-0" 8 G232




DOOR ID SIGNAGE
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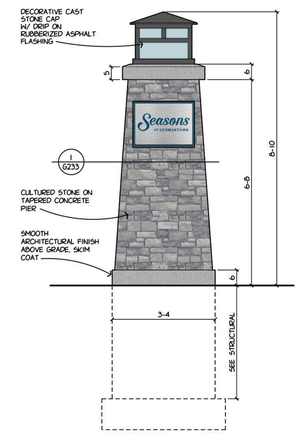
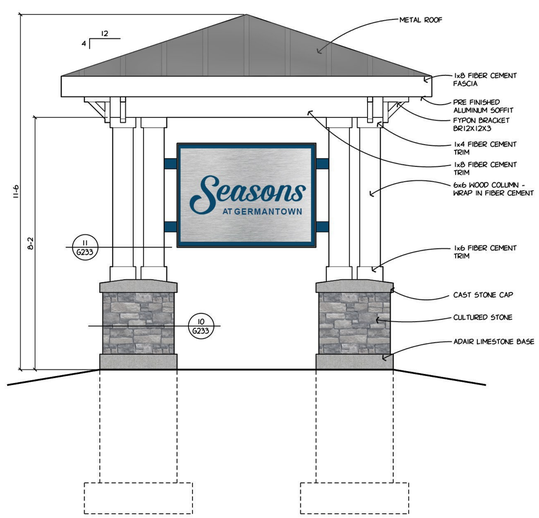
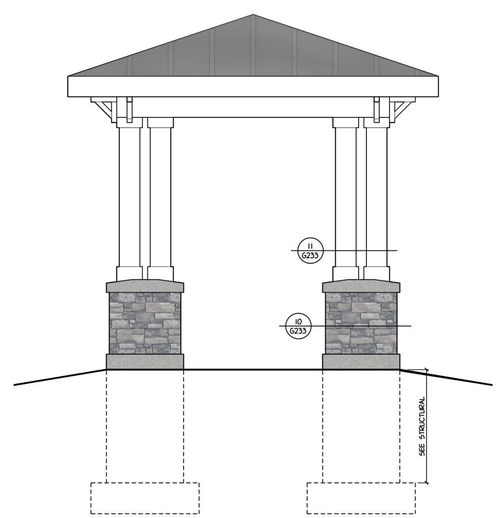


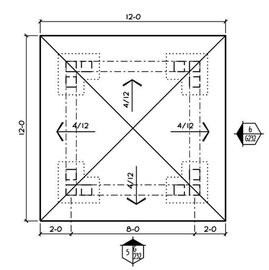

ENTRY COLUMN
ELEVATION 1/2" = 1'-0" 2 G232



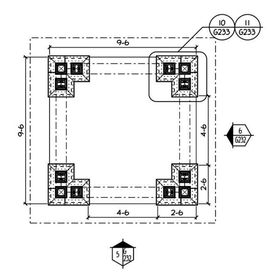

GUARD HOUSE
ELEVATION 1/2" = 1'-0" 6 G232



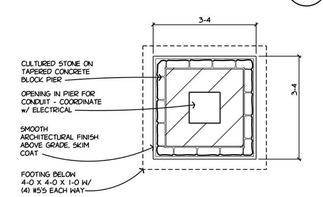

GUARD HOUSE
ELEVATION 1/2" = 1'-0" 5 G232




GUARD HOUSE
ROOF PLAN 1/4" = 1'-0" 4 G232




GUARD HOUSE
PLAN 1/4" = 1'-0" 3 G232




ENTRY COLUMN
PLAN 1/2" = 1'-0" 1 G232

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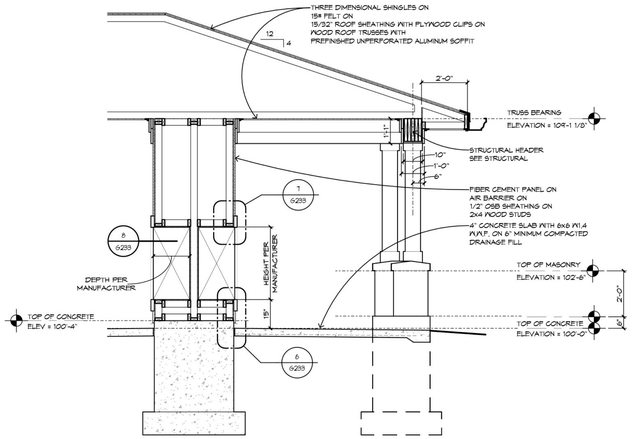
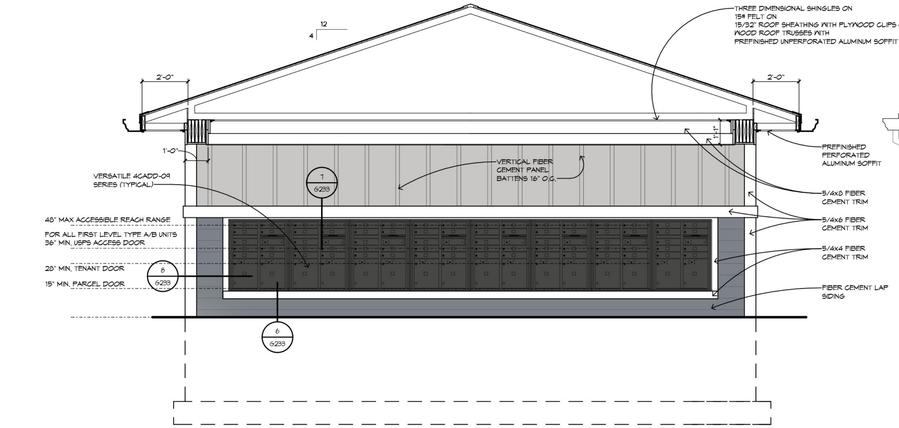
PLOT PARAMETERS: FILE: G:\2018\17-GOODWIN\G233 PLAN CONNECTION SUMMERHOUSE.DWG SHEET: PLOTTED: By AGARCHITECTURE AT 2:12 PM, 4/27/2018 LAYOUT: G232 TYPICAL
DRAWING OBJECTS: L:\VARIOUS\PACKETS\ROUNDED\PLOTTER.CTB,NONPDF,PLT,CTB LAST SAVED: 4/27/2018

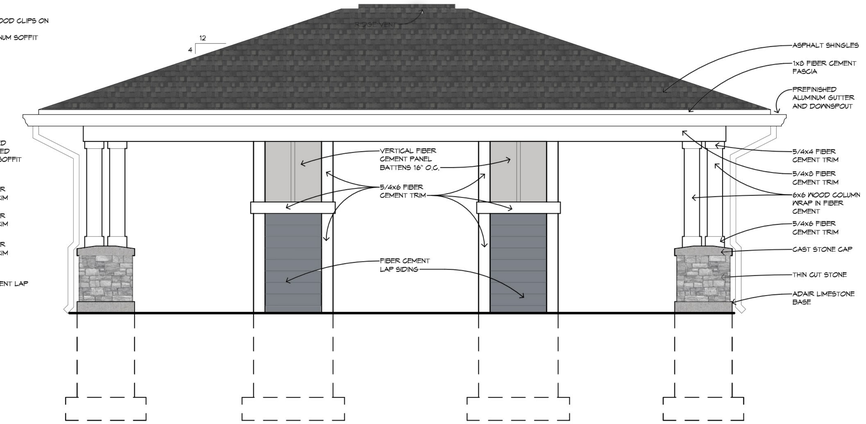

# SITE DETAILS G232
TYPICAL



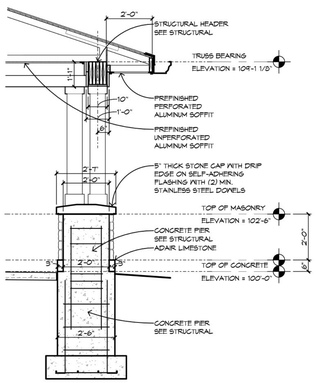

10 / 6233 MAIL PAVILION
3/8" = 1'-0" BUILDING SECTION



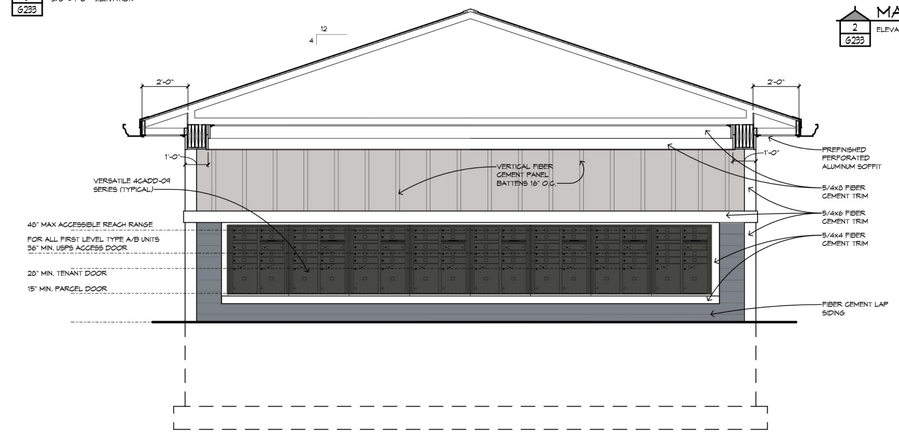

5 / 6233 MAIL PAVILION
3/8" = 1'-0" ELEVATION



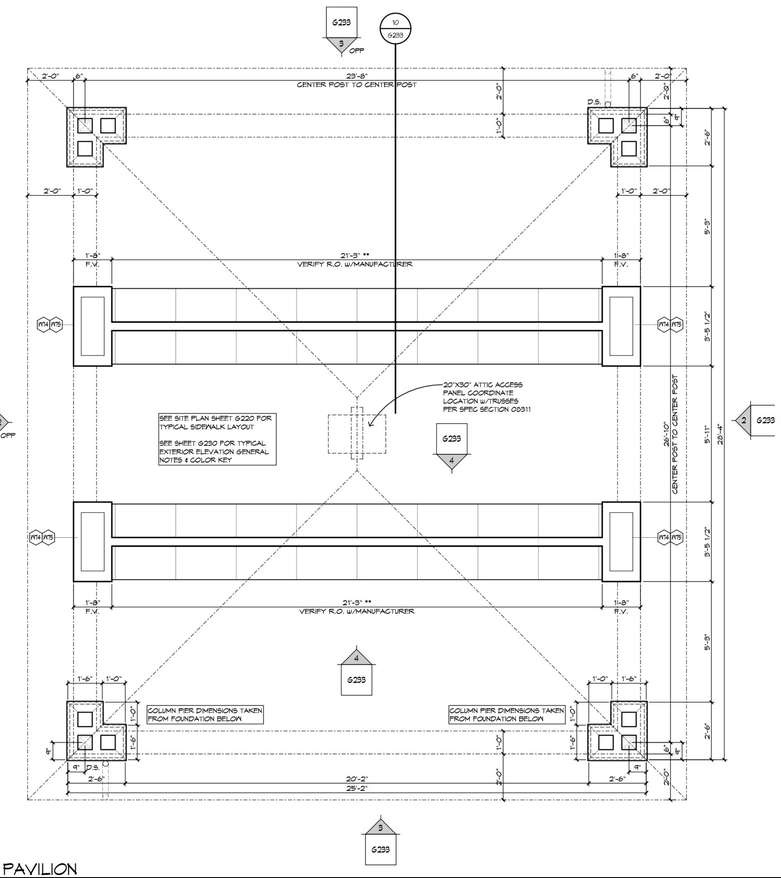

2 / 6233 MAIL PAVILION
ELEVATION



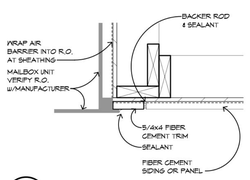

9 / 6233 MAIL PAVILION
3/8" = 1'-0" SECTION



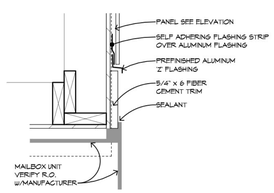

4 / 6233 MAIL PAVILION
3/8" = 1'-0" ELEVATION



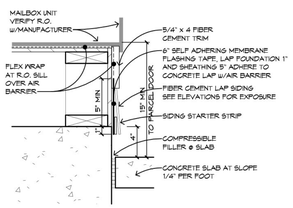

3 / 6233 MAIL PAVILION
3/8" = 1'-0" FLOOR PLAN



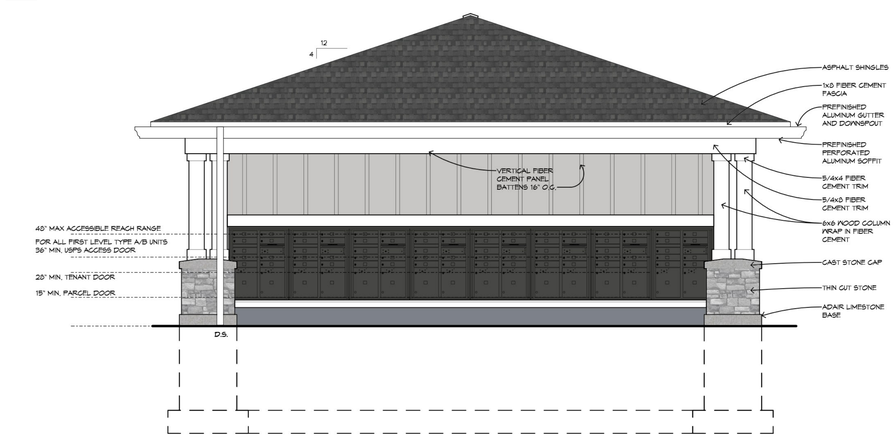

8 / 6233 MAILBOX JAMB
1 1/2" = 1'-0"




7 / 6233 MAILBOX HEAD
1 1/2" = 1'-0"




6 / 6233 MAILBOX SILL
1 1/2" = 1'-0"




3 / 6233 MAIL PAVILION
3/8" = 1'-0" ELEVATION

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DATE
xx MON 2021
PROJECT
934
SHEET NO.
G233
Designer

# SITE DETAILS

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SCALE: AS SHOWN
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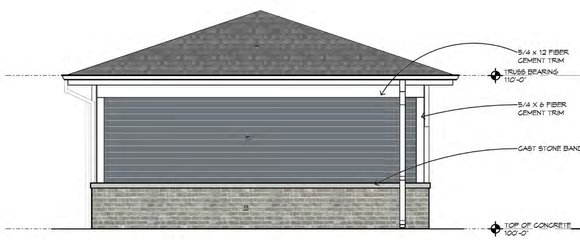
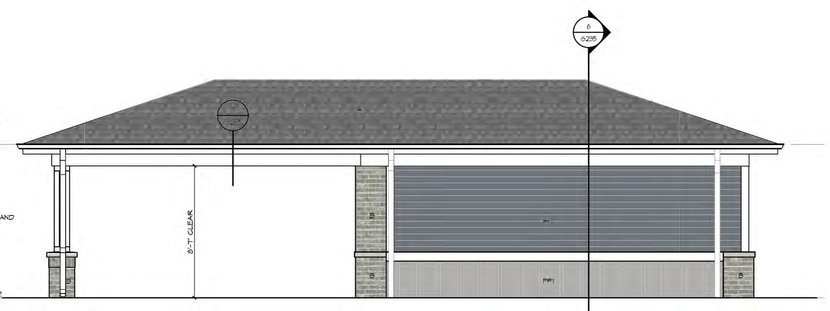
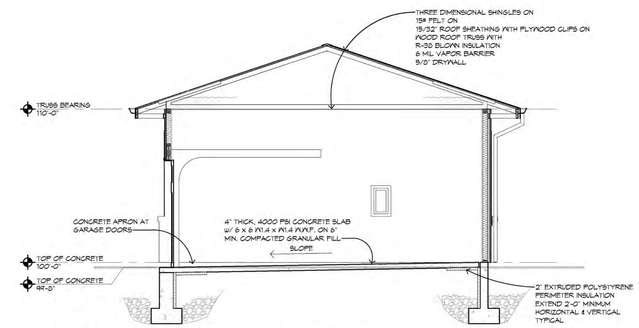


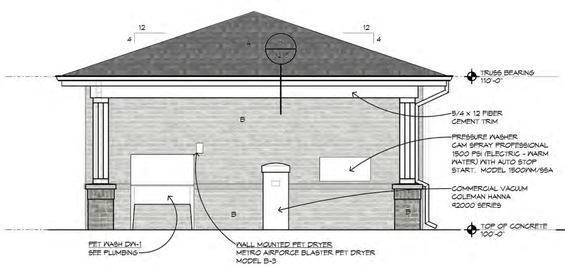

5 / 6235 MAINTENANCE GARAGE SIDE ELEVATION
1/4 = 1'-0"




4 / 6235 MAINTENANCE GARAGE BACK ELEVATION
1/4 = 1'-0"

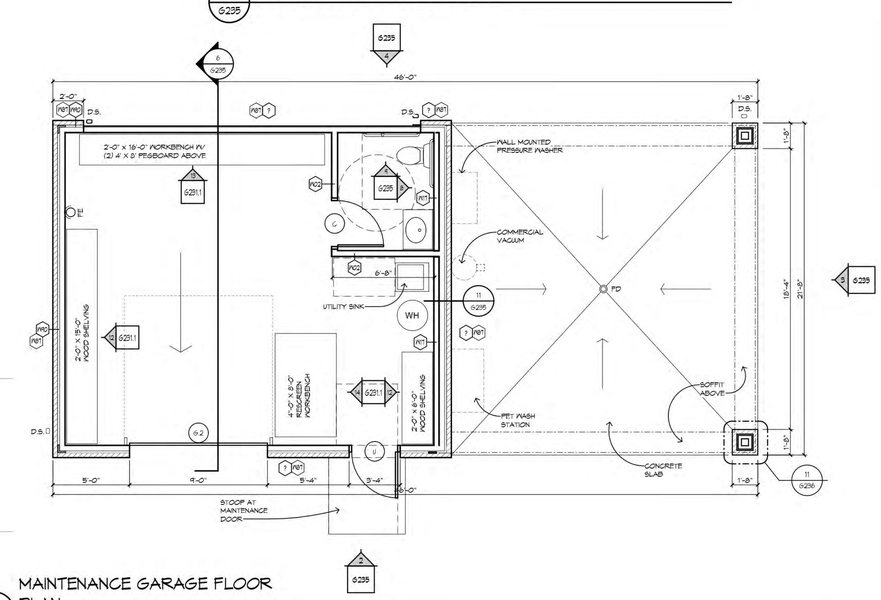



6 / 6235 MAINTENANCE GARAGE SECTION




3 / 6235 MAINTENANCE GARAGE SIDE ELEVATION
1/4 = 1'-0"

2 / 6235 MAINTENANCE GARAGE FRONT ELEVATION
1/4 = 1'-0"




1 / 6235 MAINTENANCE GARAGE FLOOR PLAN
1/4 = 1'-0"

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SHEET NO.
SITE DETAILS G234

SHEET PRINTED ON:
1/15/2021 9:00:00 AM
FILE PATH:
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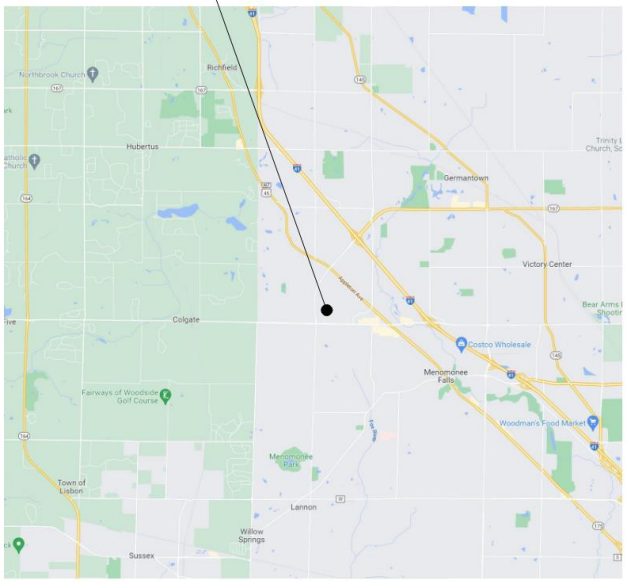
BRIOHN

# Q & Y Business Park Development

**NE Intersection County Hwy Q & Y Germantown, WI 53022**
**April 18, 2022**

# Project Information

PROJECT LOCATION:




6 SITE LOCATION MAP
12" = 1'-0"

PROJECT SITE LOCATION:

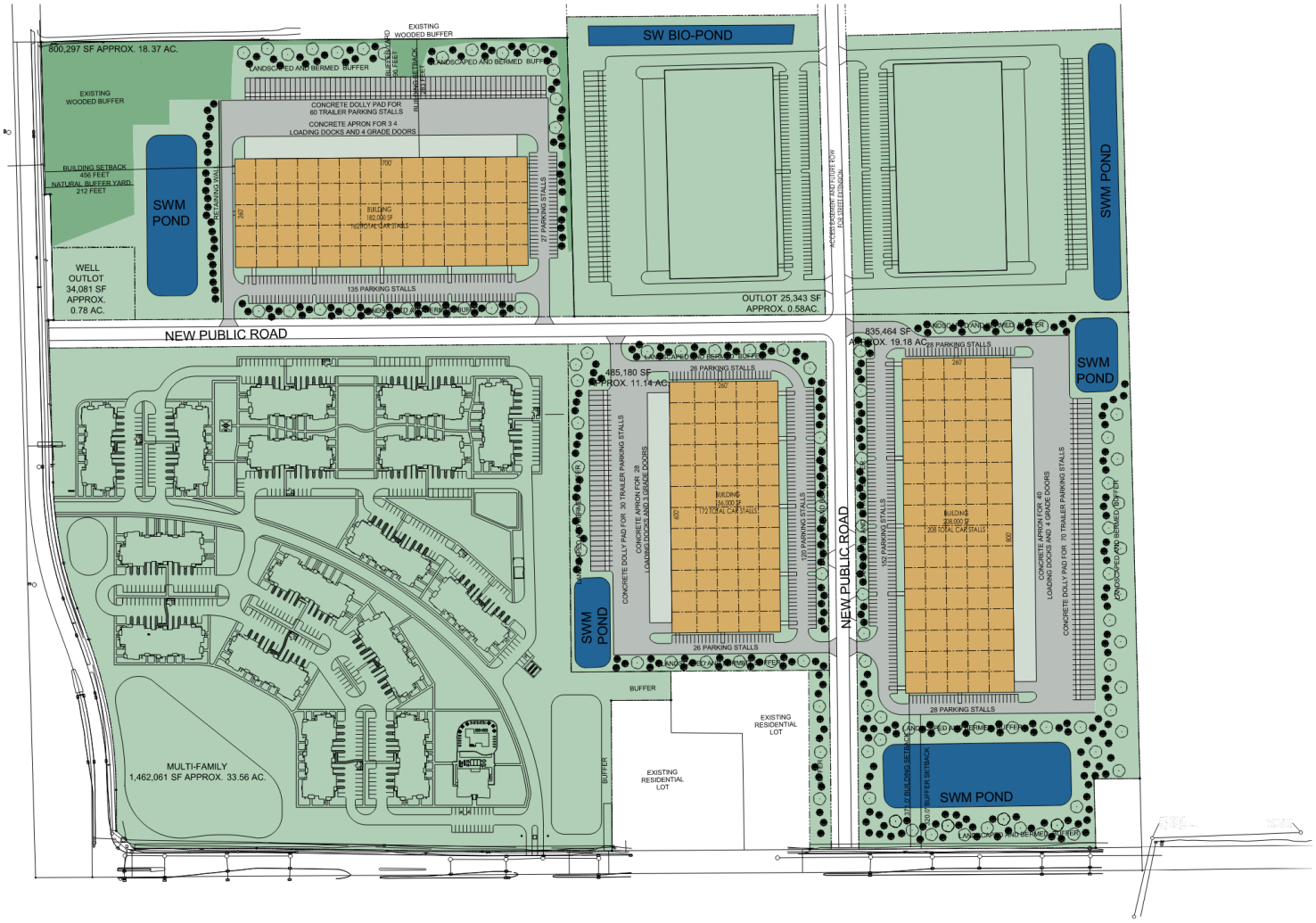
5 VICINITY MAP
12" = 1'-0"

BRIOHN

BRIOHN

BRIOHN

BRIOHN



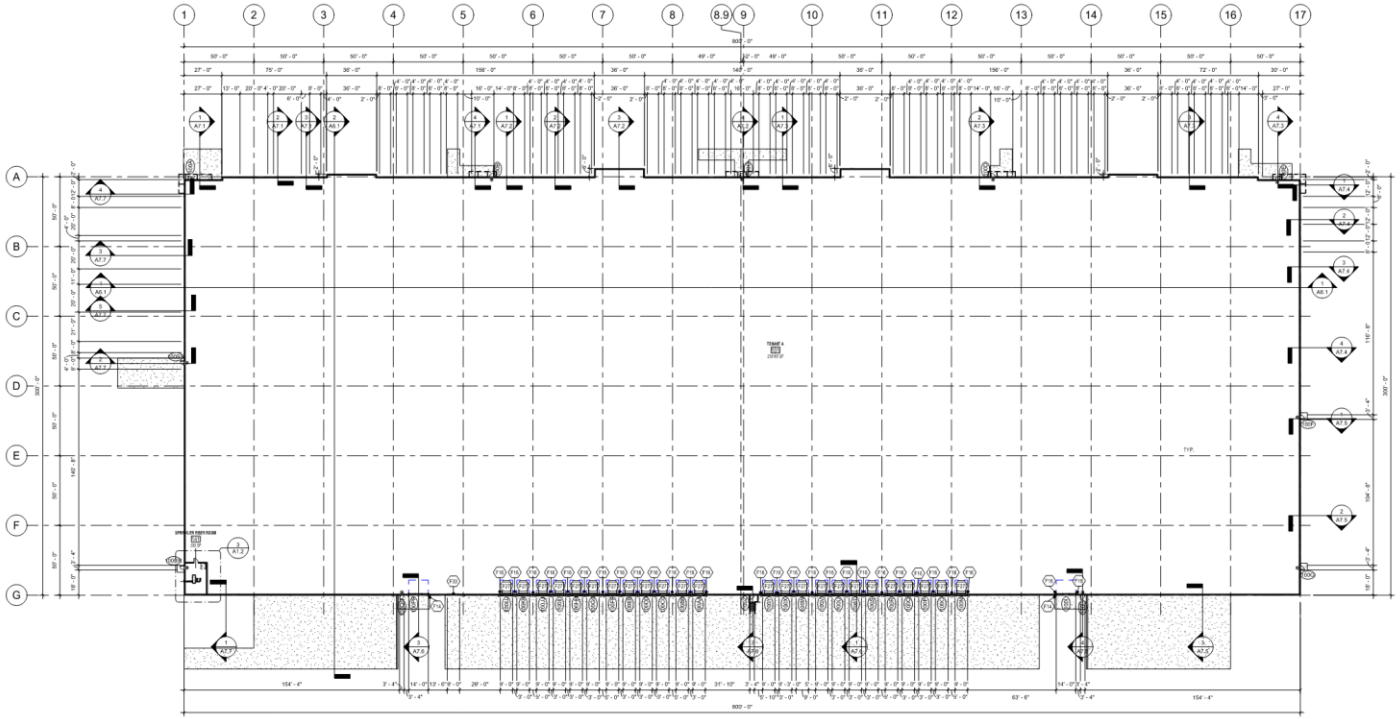

1 Overall Site Plan
1" = 100'-0"

*Stie Plan Option A*

*Your solution for design/build construction.*

BRIOHN

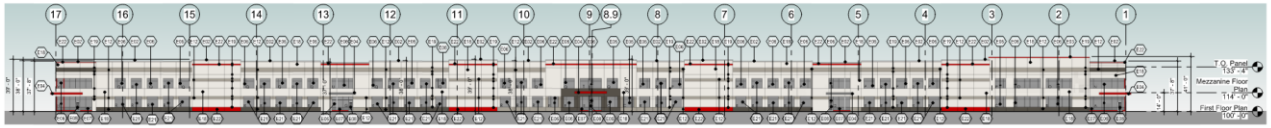
| KEYNOTE LEGEND FLOOR PLAN | |
|---|---|
| MARK | FLOOR PLAN CODED NOTES |
| F14 | 6" DIAMETER X 4'-0" TALL CONCRETE FILLED STEEL PIPE BOLLARDS, PAINTED SAFETY YELLOW. |
| F16 | PAINTED "SAFETY YELLOW" OSHA "Z" SHAPED GUARDS 4'-0" TALL AT OVERHEAD DOOR TRACK LOCATIONS BOLTED TO PRECAST WALL. |
| F27 | DOCK EQUIPMENT: PROVIDE DOCK LEVELER, WITH DOCK SEALS & BUMPERS. |
| F30 | PAINT COLUMNS SAFETY YELLOW FULL HEIGHT |
| F33 | 9'-0" X 10'-0" COMPACTOR DOOR OPENING. |



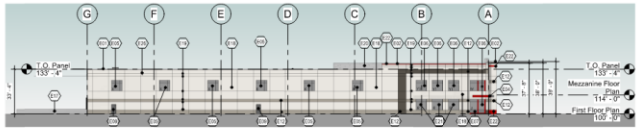
NOTE:
PRECASTER TO ACCOMMODATE ALL EXTERIOR HOLLOW METAL DOORS AND FRAMES WITH AN ADDITIONAL 1/2" TOLERANCE - TYPICAL

1 OVERALL FIRST FLOOR PLAN
1" = 50'-0"

BRIOHN



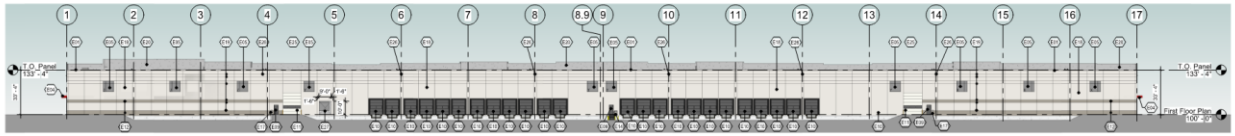

1 SOUTH ELEVATION
1" = 30'-0"



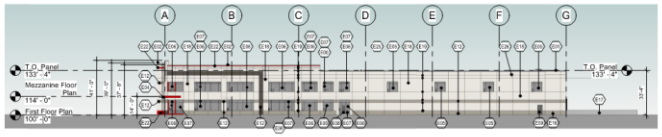

2 WEST ELEVATION
1" = 30'-0"

## KEYNOTE LEGEND ELEVATION

| MARK | ELEVATION CODED NOTES |
|---|---|
| E01 | PRE FINISHED METAL 24 GA. GBRAVIS, STOP COLOR SHALL BE "CLEAR ANODIZED FINISH". |
| E02 | PRE FINISHED METAL 24 GA. METAL CAP/COPING FINISH COLOR SHALL BE "CLEAR ANODIZED FINISH". |
| E03 | PRE FINISHED METAL 24 GA. METAL CAP/COPING FINISH COLOR SHALL BE "RED FINISH". |
| E04 | PRE FINISHED METAL 24 GA. METAL CANOPY AND SOFFIT FINISH COLOR SHALL BE "RED OR GREY FINISH" AS INDICATED ON ELEVATIONS. |
| E05 | FIXED AND THERMALLY BROKEN PRE FINISHED ALUMINUM FRAMED AND 1" INSULATED LOW E TINTED CLERESTORY WINDOWS UNITS. |
| E06 | FIXED AND THERMALLY BROKEN PRE FINISHED ALUMINUM FRAMED AND 1" INSULATED LOW E TINTED STANDARD WINDOWS UNITS. - TRIPLEX |
| E07 | FIXED AND THERMALLY BROKEN PRE FINISHED ALUMINUM FRAMED AND 1" INSULATED LOW E TINTED STANDARD WINDOWS UNITS - SPANDREL |
| E08 | FIXED AND THERMALLY BROKEN PRE FINISHED ALUMINUM FRAMED AND 1" INSULATED LOW E TINTED STANDARD WINDOW AND ENTRY UNITS. |
| E09 | 3'-0" X 7'-0" INSULATED AND PAINTED GALVANIZED HOLLOW METAL DOOR AND FRAME WITH ADA HARDWARE - PAINTED TO MATCH ADJACENT WALL COLOR. |
| E10 | 9'-0" x 11'-0" INSULATED FACTORY PRE FINISHED "WHITE" STEEL OVERHEAD DOOR AND FRAME WITH WEATHER SEAL - PRE FINISHED COLOR TO COMPLIMENT OFF WHITE COLOR OF WALL COLOR. NOTE PROVIDE FULL PANEL VISION LITES. PROVIDE DOCK SEAL OR SHELTER. |
| E11 | 4'-0" x 16'-0" INSULATED FACTORY PRE FINISHED "WHITE" STEEL OVERHEAD DOOR AND FRAME WITH WEATHER SEAL - PRE FINISHED COLOR TO COMPLIMENT OFF WHITE COLOR OF WALL COLOR. NOTE PROVIDE FULL PANEL VISION LITES. PROVIDE DOCK SEAL OR SHELTER. |
| E12 | PRE FINISHED METAL ACCENT BAND "COLOR TO MATCH COLOR KEY" |
| E14 | PRE FINISHED PAINTED GALVANIZED STEEL GRATE STYLE STAIR AND LANDING WITH FRAMING, COLUMNS, GUARDRAILS AND HANDRAILS REQUIRED PER ADA CODE. |
| E16 | FDC FIRE DEPARTMENT CONNECTION AND ALARM AS REQUIRED BY MINNEHONKE FALLS FIRE DEPARTMENT (KNOX BOX LOCATION TO BE VERIFIED WITH FIRE DEPARTMENT OFFICIAL). |
| E17 | PRE STAMPED POURED IN PLACE AND REINFORCED 12" CONCRETE WALLS EXTENDED TO 3'-6" OFF THE FINISH FLOOR PLANNING LOADING DOCK AREA WHERE SHOWN ON FLOOR PLAN. |
| E18 | TYPICAL FOR - BUILDING WALLS SHALL BE CONSTRUCTED OF 10" INSULATED AND PAINTED PRE CAST CONCRETE WALL PANELS. *PAINT FINISH SHALL BE THREE COLORS WITH THE MAIN FIELD COLOR - OFF WHITE WITH THREE ACCENT COLORS AS INDICATED ON ELEVATIONS. |
| E19 | TYPICAL FOR - BUILDING WALLS SHALL BE CONSTRUCTED OF 10" INSULATED AND PAINTED PRE CAST CONCRETE WITH 1 1/2" REVEALS AS INDICATED ON ELEVATIONS*. |
| E20 | PARAPET WALLS LOCATED BEYOND. |
| E21 | PAINTED WINDOW ACCENT - LIGHT GREY. |
| E22 | PAINTED SIGNATURE ACCENT - RED. |
| E25 | WALL MOUNTED LED LIGHT FIXTURES - NOT SHOWN - REFER TO EXTERIOR LIGHTING PLANS. |
| E26 | APPROXIMATE LOCATIONS OF PRE FINISHED METAL SECUTECHON LAMBS TONGUE STYLE SECONDARY ROOF DRAINS AND COVERS. |
| E27 | 9'-0" x 10'-0" COMPACTOR DOOR OPENING. |




3 NORTH ELEVATION
1" = 30'-0"




4 EAST ELEVATION
1" = 30'-0"

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

ROOFS - PROPOSED ROOF INSULATION ENTIRELY ABOVE DECK R-30c( REQUIRED AND R-25c( PROVIDED) MEETS OR EXCEEDS CODE MINIMUM.

WALLS ABOVE GRADE PROPOSED EXTERIOR WALL - MASS (PRECAST INSULATED CONCRETE) R-13.3c( REQUIRED AND R-15.37c( PROVIDED) MEETS OR EXCEEDS CODE MINIMUM.

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

PER TABLE 502.3 BUILDING ENVELOPE REQUIREMENTS: FENESTRATION
VERTICAL (WINDOWS) (SEE MAXIMUM ALLOWED ABOVE GRADE) 15.65%.ACTUAL PROVIDED. REQUIRED U- FACTOR .40; ACTUAL PROVIDED .29 AND SHGC .41

PER SECTION:

C402.1 AIR LEAKAGE THERMAL ENVELOPE.
PROPOSED BUILDING COMPLIES.

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

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

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

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

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

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

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

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

NOTE:
ALL EXTERIOR DOORS SHALL BE NUMBERED ON EXTERIOR SIDE REQUIRED BY THE VILLAGE OF GERMANTOWN.

NOTE:
ROOF TOP UNITS SHALL BE INSTALLED BEHIND THE PARAPETS ON THE ROOF TO PROVIDE SCREENING.

NOTE:
ALL WINDOWS SHALL BE LOW "E" COATED BRONZE-GREY TINTED 1" INSULATED GLAZING SET IN THERMALLY BROKEN "CLEAR" ANODIZED ALUMINUM WINDOW FRAMES WITH ACCENT METAL WHERE REFERENCED ON THE ELEVATIONS SHALL MATCH "CLEAR" COLOR. SPANDREL GLASS SHALL BE "BRONZE" TO COMPLIMENT VISION GLASS. U - VALUE / FACTOR - .29 WITH SH GC - .41

WINDOW TYPE NOTES:

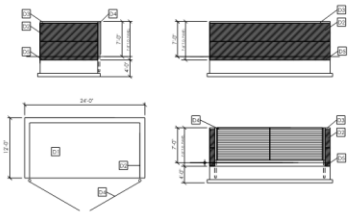
SEE WINDOW TYPES ON SHEET A5.2 FOR INFORMATION ON SPECIFIED WINDOWS.

ELEVATION PAINT COLOR KEY:

- OFF WHITE BASE FIELD COLOR
- LIGHT GREY PRIMARY ACCENT COLOR
- MEDIUM GREY SECONDARY ACCENT COLOR
- RED SIGNATURE ACCENT COLOR (PMS 485c)

DUMPSTER ENCLOSURE CODED NOTES:

- D1 6" THICK CONCRETE REINFORCED FLOOR SLAB ON COMPACTED GRAVEL BASE.
- D2 PRECAST WALL PANELS FINISH AND COLOR TO MATCH BUILDING
- D3 PREFINISHED METAL COPING. (24 GA.) COLOR: TO MATCH WALL COLOR
- D4 HORIZONTAL COMPOSITE SLATS ON GALVANIZED STEEL GATE FRAME. SLAT COLOR: GREY TO MATCH WALL COLOR. PROVIDE GALVANIZED SUPPORT POSTS.
- D5 REINFORCED POURED CONCRETE FOUNDATION WALL AND FOOTING - REFER TO STRUCTURAL DRAWINGS




5 TRASH ENCLOSURE
1/8" = 1'-0"

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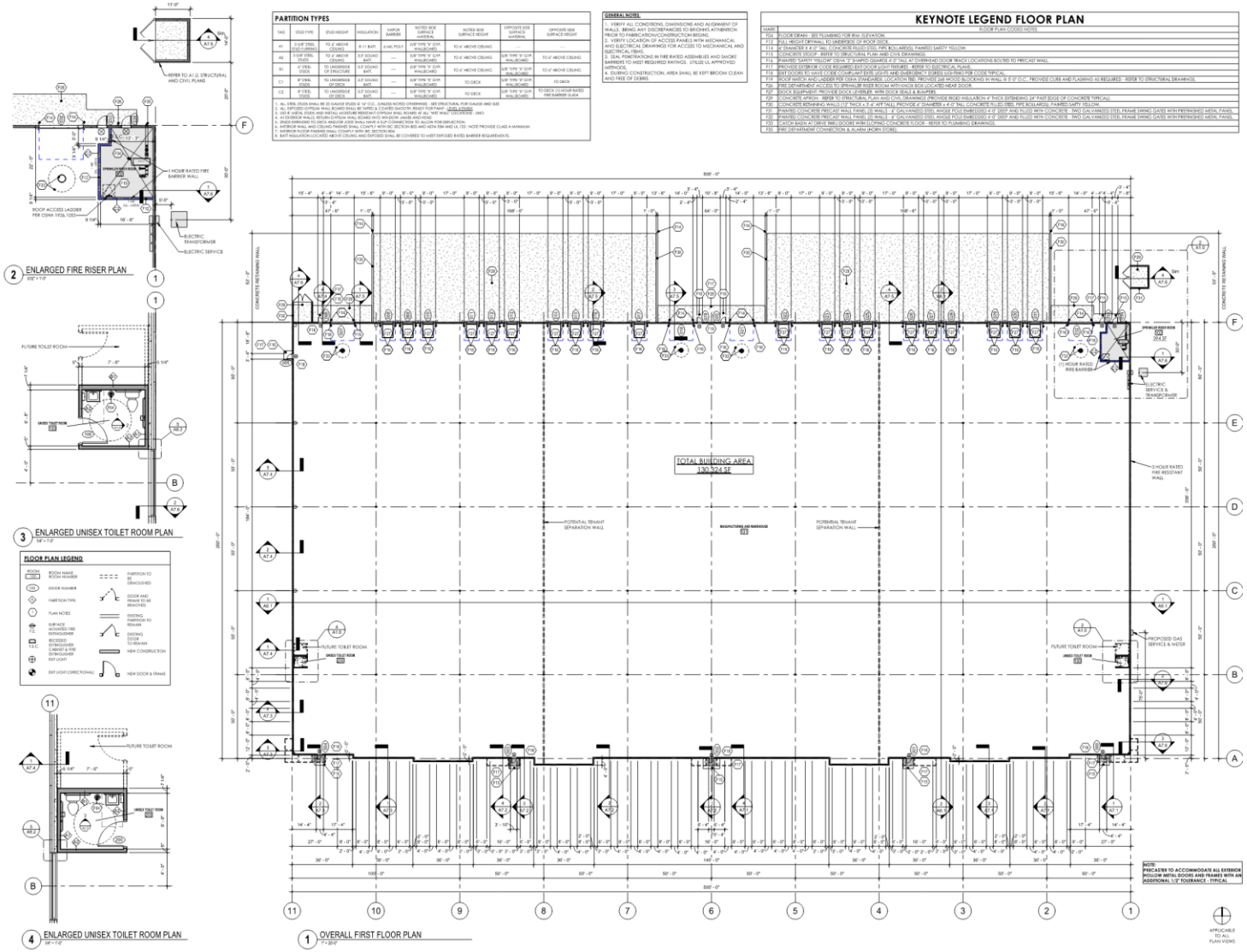
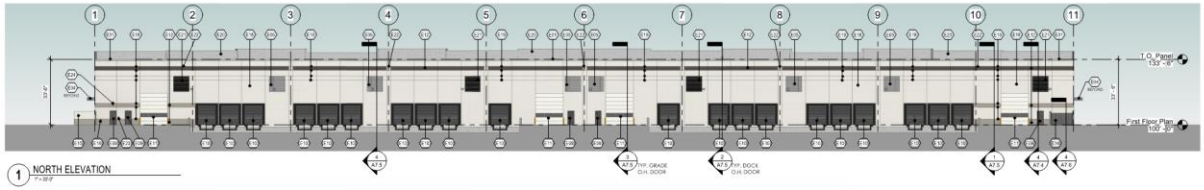


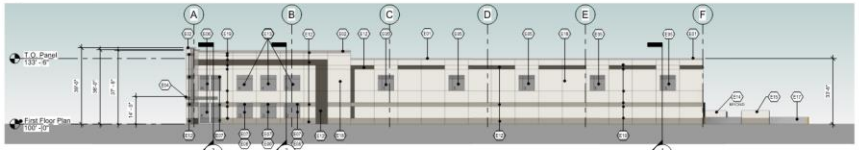



*Your solution for design/build construction.*

BRIOHN



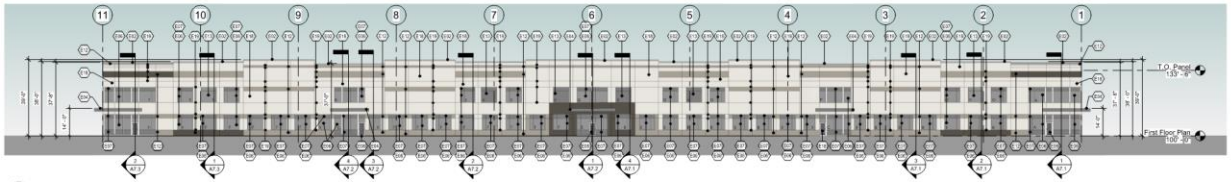

1 NORTH ELEVATION
1" = 30'-0"



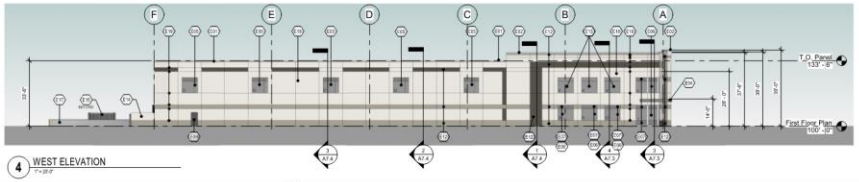

2 EAST ELEVATION
1" = 20'-0"

SAFETY GLAZING:
PER IBC 2406.4 PROVIDE SAFETY GLAZING IN HAZARDOUS LOCATIONS AS REQUIRED DEFINED IN THIS CODE SECTION. GLAZING SHALL MEET CPSC SAFETY GLAZING TEST.

NOTE: ALL SPANDREL GLAZING SHALL BE TEMPERED/SAFETY GLAZING.




3 SOUTH ELEVATION
1" = 30'-0"




4 WEST ELEVATION
1" = 30'-0"

NOTE:
ALL EXTERIOR DOORS SHALL BE NUMBERED ON EXTERIOR SIDE REQUIRED BY THE VILLAGE OF GERMANTOWN FIRE DEPARTMENT.

NOTE:
ALL WINDOWS SHALL BE LOW "E" COATED BRONZE-GREY TINTED 1" INSULATED GLAZING SEE IN THERMALLY BROKEN "CLEAR" ANODIZED ALUMINUM WINDOW FRAMES WITH ACCENT METAL WHERE REFERENCED ON THE ELEVATIONS SHALL MATCH "CLEAR" COLOR. SPANDREL GLASS SHALL BE "BRONZE" TO COMPLIMENT VISION GLASS. U - VALUE / FACTOR - .29 WITH SH. GC - .41

WINDOW TYPE NOTES:
SEE WINDOW TYPES ON SHEET A5.2 FOR INFORMATION ON SPECIFIED WINDOWS.

ELEVATION PAINT COLOR KEY:

- OFF WHITE BASE FIELD COLOR
- LIGHT GREY PRIMARY ACCENT COLOR
- MEDIUM GREY SECONDARY ACCENT COLOR

THE PROPOSED COMMERCIAL NON-RESIDENTIAL BUILDING TO BE LOCATED IN CLIMATE ZONE 6 (PER IECC SECTION 301) PER TABLE 502.2 (1) BUILDING ENVELOPE REQUIREMENTS - OPAQUE ASSEMBLIES:

ROOFS - PROPOSED ROOF INSULATION ENTIRELY ABOVE DECK R-20c) REQUIRED AND R-26c) PROVIDED MEETS OR EXCEEDS CODE MINIMUM.

WALLS ABOVE GRADE PROPOSED EXTERIOR WALL - MASS (PRECAST INSULATED CONCRETE) R-13.3c) REQUIRED AND R-15.37c) PROVIDED MEETS OR EXCEEDS CODE MINIMUM.

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

PER TABLE 502.3 BUILDING ENVELOPE REQUIREMENTS: FENESTRATION
VERTICAL FENESTRATION (40% MAXIMUM ALLOWED ABOVE GRADE) 10.32% ACTUAL PROVIDED. REQUIRED U- FACTOR .40 ACTUAL PROVIDED .29 AND SHGC .40

PER 201.3 IECC:

C402.5 AIR LEAKAGE THERMAL ENVELOPE
PROPOSED BUILDING COMPLIES.

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

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

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

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

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

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

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

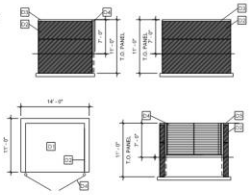
C402.5.8 RECESSED LIGHTING.
NOT APPLICABLE TO PROPOSED BUILDING.

## KEYNOTE LEGEND ELEVATION

| MARK | (ELEVATION CODED NOTE) |
|---|---|
| E01 | PRE FINISHED METAL 24 GA. GRAVEL STOP COLOR SHALL BE "CLEAR ANODIZED FINISH". |
| E02 | PRE FINISHED METAL 24 GA. METAL CAP/COPING FINISH COLOR SHALL BE "CLEAR ANODIZED FINISH". |
| E03 | PRE FINISHED METAL 24 GA. METAL CANOPY AND SOFFIT FINISH COLOR SHALL BE "GREY FINISH" AS INDICATED ON ELEVATIONS. |
| E05 | FIXED AND THERMALLY BROKEN PRE FINISHED ALUMINUM FRAMED AND 1" INSULATED LOW-E TINTED CLERESTORY WINDOWS UNITS. |
| E06 | FIXED AND THERMALLY BROKEN PRE FINISHED ALUMINUM FRAMED AND 1" INSULATED LOW-E TINTED STANDARD WINDOWS UNITS - VISION. |
| E07 | FIXED AND THERMALLY BROKEN PRE FINISHED ALUMINUM FRAMED AND 1" INSULATED LOW-E TINTED STANDARD WINDOWS UNITS - SPANDREL. |
| E08 | FIXED AND THERMALLY BROKEN PRE FINISHED ALUMINUM FRAMED AND 1" INSULATED LOW-E TINTED STANDARD WINDOW AND ENTRY UNIT. |
| E09 | 3'-0" x 7'-0" INSULATED AND PAINTED GALVANIZED HOLLOW METAL DOOR AND FRAME WITH ADA HARDWARE - PAINTED TO MATCH ADJACENT WALL COLOR (PROVIDE HEAD BAN TRIM). |
| E10 | 9'-0" x 10'-0" INSULATED FACTORY PRE FINISHED "WHITE" STEEL OVERHEAD DOOR AND FRAME WITH WEATHER SEAL - PRE FINISHED COLOR TO COMPLEMENT OFF WHITE COLOR OF WALL COLOR. NOTE PROVIDE FULL PANEL VISION LITES (PROVIDE 4" DIA x 2'-0" HIGH PAINTED STEEL BOLLARDS - DOORSEAL AND BARRIER TO BE COMBINED BY BRIOHN BASED ON MANUFACTURER'S REQUIREMENT PRIOR TO INSTALLATION PROVIDED BAR GUARDS). |
| E11 | 14'-0" x 14'-0" INSULATED FACTORY PRE FINISHED "WHITE" STEEL OVERHEAD DOOR AND FRAME WITH WEATHER SEAL - PRE FINISHED COLOR TO COMPLEMENT OFF WHITE COLOR OF WALL COLOR. NOTE PROVIDE FULL PANEL VISION LITES (PROVIDE 4" DIA x 2'-0" HIGH PAINTED STEEL BOLLARDS). |
| E12 | PRE FINISHED METAL 24 GA. WINDOW SILL COLOR TO MATCH COLOR KEY. |
| E13 | PAINTED WINDOW ACCENT (LIGHT GREY). |
| E14 | PAINTED/FINISHED SIDEWALLS TO BE CONSTRUCTED OF PAINTED POLISHED AND REINFORCED 12" CONCRETE WALLS OR PAINTED PRE-CAST CONCRETE 10" WALLS "PAINT FINISH TO MATCH OFF WHITE OF MAIN BUILDING WALLS AS INDICATED ON ELEVATIONS. |
| E15 | FREE STANDING TRASH ENCLOSURE (SIDEWALLS) TO BE CONSTRUCTED OF PAINTED POLISHED AND REINFORCED 12" CONCRETE WALLS OR PAINTED PRE-CAST CONCRETE 10" WALLS "PAINT FINISH TO MATCH OFF WHITE OF MAIN BUILDING WALLS AS INDICATED ON ELEVATIONS. REFER TO STRUCTURAL DRAWINGS AND DETAIL SHEET. |
| E16 | FDC, FIRE DEPARTMENT CONNECTION AND ALARM AS REQUIRED BY GERMANTOWN FIRE DEPARTMENT. |
| E17 | FREE STANDING POURED IN PLACE AND REINFORCED 12" CONCRETE WALLS EXTENDS TO 3'-0" OFF THE FINISH FLOOR PLANNING LOADING DOCK AREA WHERE SHOWN ON FLOOR PLAN. |
| E18 | TYPICAL FOR - BUILDING WALLS SHALL BE CONSTRUCTED OF 10" INSULATED AND PAINTED PRE-CAST CONCRETE WALL PANELS "PAINT FINISH SHALL BE THREE COLORS WITH THE MAIN FIELD COLOR - OFF WHITE WITH THREE ACCENT COLORS AS INDICATED ON ELEVATIONS. |
| E19 | TYPICAL FOR - BUILDING WALLS SHALL BE CONSTRUCTED OF 10" INSULATED AND PAINTED PRE-CAST CONCRETE WITH 1 1/2" REVEALS AS INDICATED ON ELEVATIONS. |
| E20 | PAINTED WALL LOCATED BEYOND. (FULL HEIGHT RUBBER MEMBRANE FLASHING REFER TO SECTIONS / DETAILS REFERENCED). |
| E21 | MECHANICAL LOUVER SIZE TO FIT IN THE WINDOW BUCKS OPENING - COORDINATE WITH MECHANICAL LOUVERS TO BE SELF FRAMING. |
| E22 | APPROXIMATE LOCATIONS OF PRE FINISHED METAL DOWNSPOUTS (LARGE TRIANGLE STYLE) SECONDARY ROOF DRAINS AND COVERS. |
| E23 | PROVIDE ENTRY BOX - VERIFY LOCATION WITH FIRE INSPECTOR PRIOR TO INSTALLATION. |
| E24 | PROVIDE ALARM (WORK / STROBE). |

DUMPSTER ENCLOSURE CODED NOTES:

1. 6" THICK CONCRETE REINFORCED FLOOR SLAB ON COMPACTED GRAVEL BASE.
2. PRECAST WALL PANELS DOWN TO FOOTING. FINISH AND COLOR TO MATCH BUILDING
3. PREFINISHED METAL COPING. (24 GA.) COLOR: TO MATCH WALL COLOR
4. HORIZONTAL COMPOSITE SLATS ON GALVANIZED STEEL GATE FRAME. SLAT COLOR: GREY TO MATCH WALL COLOR. PROVIDE GALVANIZED SUPPORT POSTS.

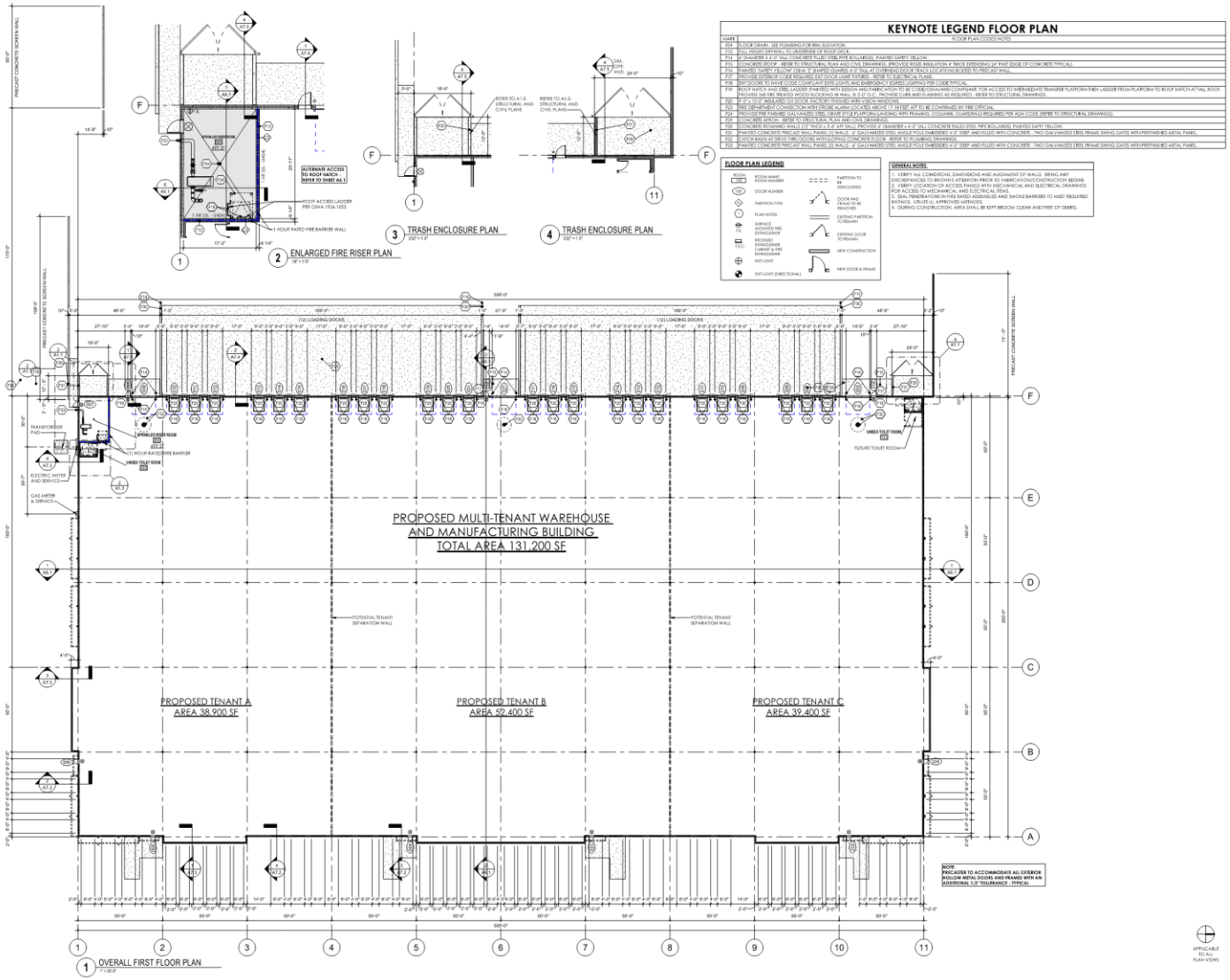



5 TRASH ENCLOSURE
1/8" = 1'-0"



Your solution for design/build construction.

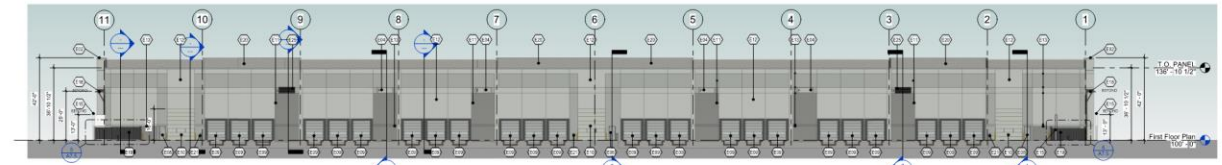
BRIOHN



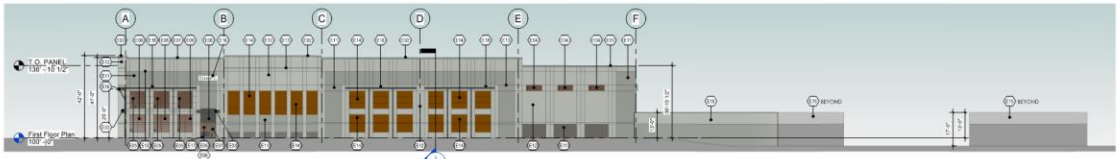



Your solution for design/build construction.

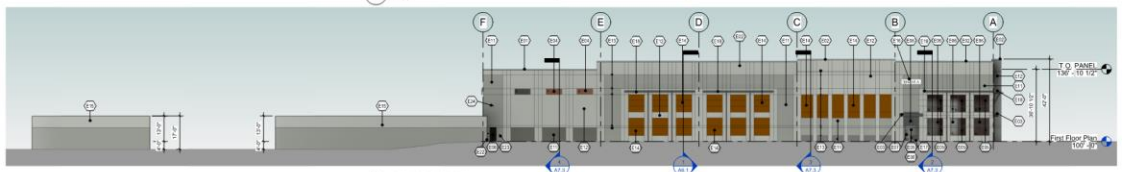
BRIOHN



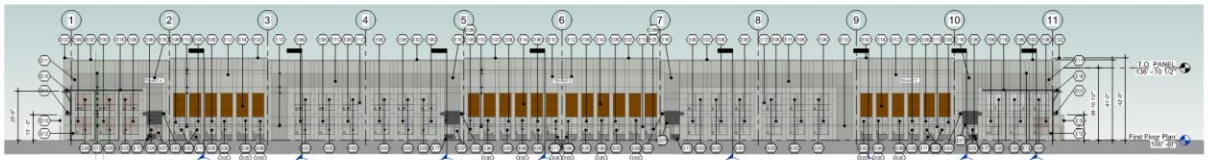

1 WEST ELEVATION
1" = 20'-0"




2 NORTH ELEVATION
1" = 20'-0"




4 SOUTH ELEVATION
1" = 20'-0"




3 EAST ELEVATION
1" = 20'-0"

ELEVATION PAINT COLOR KEY:

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

PAINT COLOR 2: SHERWIN WILLIAMS "SW 2850 CHELSEA GRAY" - LIGHT ACCENT

PAINT COLOR 3: SHERWIN WILLIAMS "SW 7019 GAUNTLET GRAY" - DARK ACCENT

PAINT COLOR 4: SHERWIN WILLIAMS "SW 9100 UMBER RUST" - WOOD-LOOK ACCENT

NOTE:
ALL EXTERIOR DOORS WHERE REQUIRED SHALL BE NUMBERED ON EXTERIOR SIDE REQUIRED BY THE OAK CREEK FIRE DEPARTMENT.

NOTE:
ALL WINDOWS SHALL BE LOW "E" COATED BRONZE-GREY TINTED 1" INSULATED GLAZING SET IN THERMALLY BROKEN "CLEAR" ANODIZED ALUMINUM WINDOW FRAMES WITH ACCENT METAL WHERE REFERENCED ON THE ELEVATIONS SHALL MATCH "CLEAR" COLOR. SPANDREL GLASS SHALL BE "BRONZE" TO COMPLEMENT VISION GLASS. U - VALUE / FACTOR - .29 WIFRM SC - .41

WINDOW TYPE NOTES:
SEE WINDOW TYPES ON SHEET A5.2 FOR INFORMATION ON SPECIFIED WINDOWS.

SAFETY GLAZING:
PER IBC 2406.4 PROVIDE SAFETY GLAZING IN HAZARDOUS LOCATIONS AS REQUIRED DEFINED IN THIS CODE SECTION. GLAZING SHALL MEET CPSC SAFETY GLAZING TEST.

NOTE:
ROOF TOP UNITS SHALL BE INSTALLED BEHIND THE PARAPETS ON THE ROOF TO PROVIDE SCREENING.

EXTERIOR SYSTEMS

**INSULATED PRECAST WALL PANEL SYSTEM:** 10" (3-4-3) INSULATED PRECAST CONCRETE WALL PANEL (R-14)

**ROOF ASSEMBLY:** BALLASTED ROOF MEMBRANE ON 5.75" DIRECT TO DECK APPROVED EPS INSULATION (R25 - TWO LAYERS, STAGGERED) ON METAL DECK (SEE STRUCTURAL DRAWINGS)

**INSULATED WOOD-LOOK EXTERIOR PRECAST WALL PANEL SYSTEM:** 10 (3-4-3) INSULATED PRECAST CONCRETE WALL PANEL (R-14) WITH WOOD-LOOK FORM LINER PATTERNED PANEL

THE PROPOSED COMMERCIAL NON-RESIDENTIAL BUILDING TO BE LOCATED IN CLIMATE ZONE 4 IPSR 2009 IECC SECTION 501 FIRE TABLE 503.2.1.1.1. BUILDING SHELL SYSTEM REQUIREMENTS - OPTIONS SUMMARY:

ROOFS - PROPOSED ROOF INSULATION ENTIRELY ABOVE DECK R-30+3 REQUIRED AND R-26+3 PROVIDED MEETS OR EXCEEDS CODE MINIMUM.

WALLS ABOVE GRADE PROPOSED EXTERIOR WALL - MASS (PRECAST INSULATED CONCRETE) R-13.3+3 REQUIRED AND R-14+3 PROVIDED MEETS OR EXCEEDS CODE MINIMUM.

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

FIXED WINDOWS SHALL MEET 2015 IECC TABLE C402.4
ENTRANCE DOORS SHALL MEET 2015 IECC TABLE C402.4
PER TABLE C402.4 BUILDING ENVELOPE REQUIREMENTS: FENESTRATION
VERTICAL FENESTRATION ALLOWED (40% MAXIMUM ALLOWED ABOVE GRADE) 9% ACTUAL PROVIDED OK
REQUIRED U - FACTOR .38 AND PROVIDED U - FACTOR .29 OK
REQUIRED SHGC NEW EXPOSURE .45 PROVIDED .45
REQUIRED SHGC N EXPOSURE .53 PROVIDED .53

PER 2015 IECC:

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

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

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

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

C402.5.4 DOORS AND ACCESS OPENINGS TO SHAFTS, CHUTES, STAIRWAYS AND ELEVATOR LOBBIES.
PROPOSED BUILDING COMPLIES.

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

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

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

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

## KEYNOTE LEGEND ELEVATION

| MARK | ELEVATION CODED NOTES |
|---|---|
| 01 | PRE FINISHED METAL 24 GA. GRAVEL STOP COLOR SHALL BE "CLEAR ANODIZED FINISH" |
| 02 | PRE FINISHED METAL 24 GA. METAL CAP/COPING FINISH COLOR SHALL BE "CLEAR ANODIZED FINISH" |
| 03 | PRE FINISHED METAL 24 GA. METAL CANOPY AND SOFFIT FINISH COLOR SHALL BE "GREY FINISH" AS INDICATED ON ELEVATIONS. |
| 04 | FIXED AND THERMALLY BROKEN PRE FINISHED ALUMINUM FRAMED AND 1" INSULATED LOW-E TINTED CLERESTORY WINDOWS UNIT - VISION. |
| 05 | FIXED AND THERMALLY BROKEN PRE FINISHED ALUMINUM FRAMED AND 1" INSULATED LOW-E TINTED STANDARD WINDOWS UNITS - VISION. NOTE PROVIDE STAMPERED GLASS. |
| 06 | FIXED AND THERMALLY BROKEN PRE FINISHED ALUMINUM FRAMED AND 1" INSULATED LOW-E TINTED STANDARD WINDOWS UNITS - SPANDREL. |
| 07 | FIXED AND THERMALLY BROKEN PRE FINISHED ALUMINUM FRAMED AND 1" INSULATED LOW-E TINTED STANDARD WINDOW AND ENTRY UNITS. |
| 08 | 3' 0" x 7' 0" INSULATED AND PAINTED GALVANIZED HOLLOW METAL DOOR AND FRAME WITH ADA HARDWARE - PAINTED TO MATCH ADJACENT WALL COLOR. INCLUDE PRE FINISHED GALVANIZED METAL DRIP EDGE AT HEAD - FINISH TO DOOR FRAME AND DOOR COLOR |
| 09 | 9' 0" x 10' 0" INSULATED FACTORY PRE FINISHED "WHITE" STEEL OVERHEAD DOOR AND FRAME WITH WEATHER SEAL - PRE FINISHED COLOR TO COMPLEMENT OFF WHITE COLOR OF WALL COLOR. NOTE PROVIDE FULL PANEL VISION LITES. PROVIDE 2' 0W x 2' 0" H PAINTED STEEL BOLLARDS. (SEE DETAIL) AND (N) BIRCH (BASED ON BRANDS) REQUIREMENTS PRIOR TO INSTALLATION. |
| 010 | 14' 0" x 16' 0" INSULATED FACTORY PRE FINISHED "WHITE" STEEL OVERHEAD DOOR AND FRAME WITH WEATHER SEAL - PRE FINISHED COLOR TO COMPLEMENT OFF WHITE COLOR OF WALL COLOR. NOTE PROVIDE FULL PANEL VISION LITES. PROVIDE 6' 0W x 3' 6" H PAINTED STEEL BOLLARDS. |
| 011 | PRE FINISHED METAL ACCENT BAND COLOR TO MATCH COLOR KEY. |
| 012 | TYPICAL FOR - BUILDING WALLS SHALL BE CONSTRUCTED OF 10" INSULATED AND PAINTED PRE-CAST CONCRETE WALL PANELS. PAINT FINISH SHALL BE THREE COLORS WITH THE MAIN FIELD COLOR - OFF WHITE WITH THREE ACCENT COLORS AS INDICATED ON ELEVATIONS. |
| 013 | TYPICAL FOR - BUILDING WALLS SHALL BE CONSTRUCTED OF 10" INSULATED AND PAINTED PRE-CAST CONCRETE WITH 1 1 / 2" REVEALS AS INDICATED ON ELEVATIONS. |
| 014 | INSULATED WOOD-LOOK EXTERIOR PRECAST WALL WITH EQUIVALENT TO MIN. R-14. PANEL SYSTEM PAINTED COLOR 4. |
| 015 | SCREEN OF PRECAST CONCRETE SCREEN WALL - PAINTED TO MATCH ADJACENT BUILDING WALL PANEL COLORS. |
| 016 | PROVIDE SIGNAGE ABOVE ENTRY. |
| 017 | PAINTED PRECAST CONCRETE SILLS CURB WALL - REFER TO REFERENCED WALL SECTION AND DETAIL |
| 018 | PAINTED 1/8" STEEL FRAMED SUNSHADE. |
| 019 | TRASH ENCLOSURE SIDEWALLS TO BE CONSTRUCTED OF PAINTED POURED AND REINFORCED 12" CONCRETE WALLS OR PAINTED PRE-CAST CONCRETE 10" WALLS. PAINT FINISH TO MATCH OFF WHITE OF MAIN BUILDING WALLS AS INDICATED ON ELEVATIONS. NOTE SWING GATES TO BE PREFINISHED METAL PANEL ON GALVANIZED STEEL FRAME WITH BRACING AND POSTS. |
| 020 | PARAPET WALLS LOCATED BEYOND. (FIG). HEIGHT RUBBER ASSEMBLAE. FLASHING REFER TO SECTIONS / DETAILS REFERENCED. |
| 021 | PRE FLASHING POURED IN PLACE AND REINFORCED 12" CONCRETE WALLS EXTENDS TO 3'-6" OFF THE FINISH FLOOR FLASHING LOADING DOCK AREA WHERE SHOWN ON FLOOR PLAN. |
| 022 | PROVIDE KNOX BOX - VERIFY LOCATION WITH FIRE INSPECTOR PRIOR TO INSTALLATION. IMPROVED KNOX BOX - VERIFY LOCATION WITH FIRE INSPECTOR PRIOR TO INSTALLATION. |
| 023 | FDC FIRE DEPARTMENT CONNECTION AND ALARM AS REQUIRED BY OAK CREEK FIRE DEPARTMENT. |
| 024 | PROVIDE Alarm (HORN / STROBE) |
| 025 | MECHANICAL LOUVER SIZE TO FIT IN TYP. WINDOW ROUGH OPENING. COORDINATE WITH MECHANICAL LOUVERS TO BE SEE DRAWING. |

Fiduciary
REAL ESTATE DEVELOPMENT, INC

# Seasons at Germantown

## Detailed Proposal Description

**Germantown, WI**

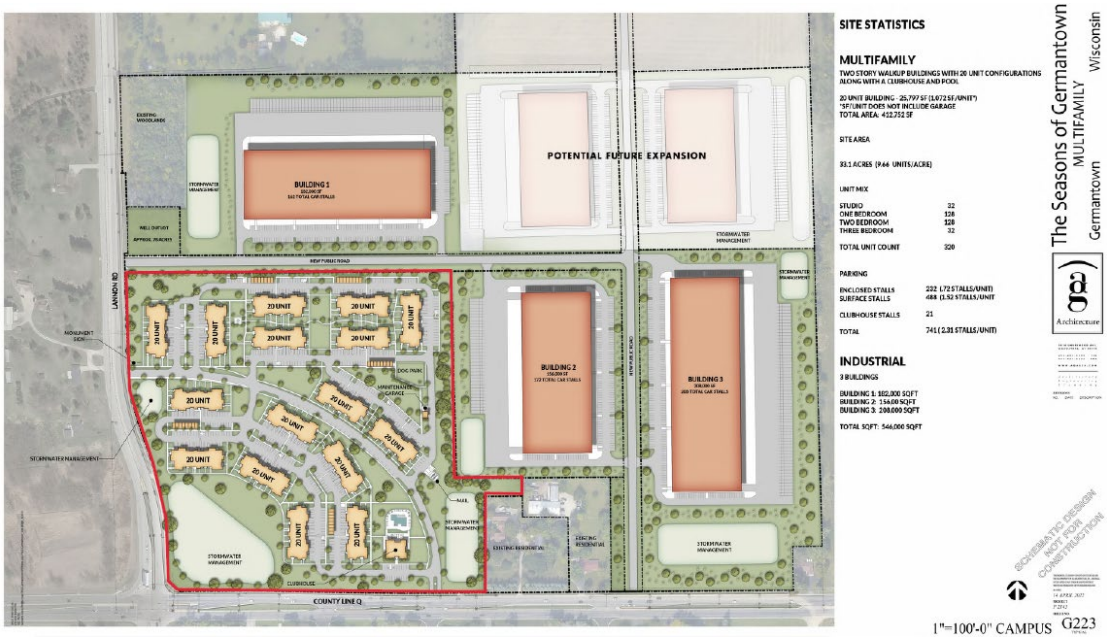
**April 25, 2022**

Seasons
Redefine Suburban Living

789 N. Water Street, Suite 200, Milwaukee, Wisconsin 53202
Phone 414.226.4535 ● Fax 414.226.4523 ● www.fred-inc.com

## Subject Property

The subject property is located at the northeast corner of County Line Road (Hwy Q) and Lannon Road (Hwy Y). The total proposed development site is approximately 89 acres, of which approximately 33.1 acres will be utilized for the proposed multifamily development. The subject property is currently vacant farmland.



## Proposed Development

The Seasons at Germantown is an institutional grade, best-in-class market rate, amenity rich multifamily development designed with the end user in mind. The development has a true suburban feel with a significant amount of green space. The community will consist of two-story walkup buildings with 20 unit configurations. The buildings have been designed in a townhouse style which feature ground level, private direct entrances as well as attached garages for select apartments. The apartments, which include studio, one bedroom, two bedroom, and three bedroom floor plans, are strategically placed within the buildings.

Careful attention was taken to maximize floor plan efficiency, functionality and flexibility to provide residents with a great value. Each of the 320 market rate apartment homes will feature modern finishes including open concept floor plans, designer cabinetry, expansive windows, quartz countertops, upgraded appliances, oversized balconies/patios, large walk-in closets and 9-foot ceilings. Flooring will consist of high quality grade carpet in all bedrooms and designer plank flooring throughout the balance of the apartment. All units will include a split HVAC system (similar to what is in a single family home), individual hot water heaters, energy efficient windows and a full-size washer and dryer to maximize efficiency and comfort. The building layouts and floor plan

designs of this development provide a variety of housing options and price points that will cater to a broad demographic group.

In addition to the individual unit features, the 5,000 square foot clubhouse has been designed to create an unparalleled resident experience with its resort style pool, 24-hour fitness center with high end cardio equipment and club room with an entertaining style kitchen. Pedestrian walkways will also be featured throughout the site, including connections to the onsite dog park.

***Building and Unit Counts:*** The multifamily development will include sixteen (16) freestanding buildings with 20 apartment units per building for a total of 320 apartments. The unit mix consists of 32 studios (10% of total), 128 one-bedrooms (40% of total), 128 two-bedrooms (40% of total), and 32 three-bedrooms (10% of total). The overall density is approximately 9.66 units/acre.

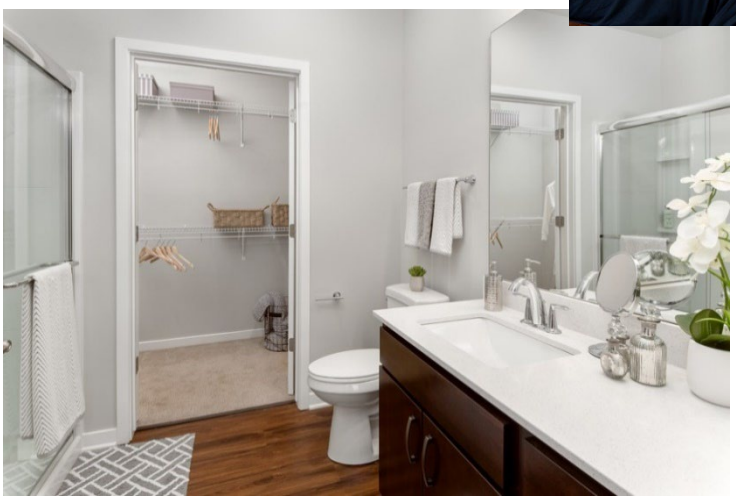
***Design/Materials:*** The exterior finish of the buildings includes brick, oversized windows and fiber cement siding. A mix of large balconies and private patios complement the exterior elevations and the gabled roof details contribute to the suburban feel of the community.

***Parking:*** Parking will be provided through a mix of building-attached garages containing twelve spaces throughout eight attached garages, detached garages with eight bays each, and surface parking. Total parking provided is 741 spaces for all 320 units, resulting in a parking ratio of 2.31 spaces per unit. The plan includes 232 enclosed garage spaces for an overall garage ratio of .72 garage spaces/unit. Code requires 2 parking spaces per dwelling unit, including one garage space per unit. We are confident that the parking provided is more than adequate for a project of this size based on our experiences with other similar type projects.

***Access and Circulation:*** Two access points will be provided to the development as shown on the site plan. The main entrance will be on County Line Road (Hwy Q) with a secondary access point on Lannon Road (Hwy Y).

***Landscape/Buffering and Pedestrian Ways:*** The site plan reveals a greened-up site featuring courtyards and pedestrian walkways that flow throughout the development and provide great connectivity.

***Finishes:*** Apartment finishes include: upgraded stainless steel appliance package, upgraded cabinetry with 42" upper cabinets, large windows, open concept floor plans, in-unit full size washer / dryer, walk in closets, and oversized balconies/patios.



**Development Details**

- Multifamily Property Size: 33.1 acres
- Current Zoning:
  - A-1 Agricultural District
- The 2020 Land Use Plan earmarks this site as Commercial & Industrial/Office.
- Residential Density: 9.66 units per acre

- Significant Increment in Property Assessed Value:
  - Current property assessed value: $85,100
  - Estimated property assessed value upon completion: $52,500,000

- Architecture
    - Two story design that is in scale with adjacent properties
        - Parcel to the North – Agricultural uses
        - Parcel to the South – Single family homes/Grace Evangelical Lutheran Church
        - Parcel to the East – WE Energies Power Plant/Walmart
        - Parcel to the West – Agricultural/Single family homes
- Storm Water Management
    - Utilizing the natural site characteristics to manage all storm water management on site
    - No additional runoff will be created from the development

**Market Demand**

There are a multitude of characteristics that help support the long-term success of a multifamily development including location, community amenities, quality of construction, and overall cost of living. The demand for additional rental housing along with the current overall strength of the local rental market provides Fiduciary an opportunity to bring this "Class A" development to the market.

Fiduciary's market research indicates pent up demand for a unique type of new, luxury apartment rentals in the Village of Germantown. Specifically, there is a growing demand for alternatives to single family homes. Many of the multifamily housing options in the local submarket are older communities with dated finishes and amenities which cannot fulfill the current market demand.

In recent years, demand, especially from young professionals and empty nesters, has shifted away from home ownership towards multifamily housing. There is a demand for new, high-end market rate apartment homes in Germantown from those that are looking to downsize or no longer own a home, but want to stay within the community, as well as from those professionals that work for employers in the area. This demand is from a demographic group that will spend their money in the communities in which they live and is looking for an upscale development to call home.

Fiduciary is targeting a different demographic that is not looking to live in the typical 3 or 4 story building with common corridors, but rather a smaller scale building type with private, direct entries creating more of a condo or townhome type feel. This group wants the community they live in to feel more suburban with an abundance of green space, walkability within the development, abundant amenity package and conveniently located.

Given the site characteristics and the pent up demand for high quality multifamily housing in this area, Fiduciary has identified that the highest and best use for the subject property is a multi-family development.

**About Fiduciary Real Estate Development, Inc.**

Fiduciary Real Estate Development, Inc. (FRED) is an experienced developer and investor in commercial real estate focusing on multifamily projects. Founded in 1984, FRED's proven track record of successful investment management has grown the business into one of Wisconsin's largest real estate companies. The company owns and manages more than 9,000 market rate apartments, with an owned portfolio conservatively valued at over $1.5 billion.

FRED's mission is to develop and manage exceptional residential communities that provide a distinctive living experience through enthusiastic service and dynamic teamwork. Visionary leadership, accountability with integrity and camaraderie and passion for people guide the vision of creating communities that are vibrant and enrich residents' lives.

Below are a few of Fiduciary's most recent awards.

ORCHARD HILLS
Oak Creek, WI

**INNOVATIVE MARKETING OF THE YEAR**
2020 AOMA TOBY Awards

LIBERTY SQUARE
Sun Prairie, WI

**SENIOR HOUSING PROPERTY OF THE YEAR**
2020 AOMA TOBY Awards

STONE POINT
Menomonee Falls, WI

**GEN X PROPERTY OF THE YEAR**
2020 AOMA TOBY Awards

FRED
Milwaukee, WI

**INNOVATIVE MARKETING OF THE YEAR**
2019 AOMA TOBY Awards

LIBERTY SQUARE
Sun Prairie, WI

**SENIOR HOUSING OF THE YEAR**
2019 AOMA TOBY Awards

DOMAIN
Madison, WI

**MILLENNIAL PROPERTY OF THE YEAR**
2019 AOMA TOBY Awards

CREEKWOOD
Green Bay, WI

**GEN X PROPERTY OF THE YEAR**
2019 AOMA TOBY Awards

50TWENTY
Madison, WI

**PROPERTY OF THE YEAR (201-300 UNITS)**
2019 AASCW

DREXEL RIDGE
Oak Creek, WI

**TOP PROJECT OF THE YEAR**
2018 Daily Reporter

SADDLE BROOK
Pewaukee, WI

**PROPERTY EXCELLENCE: GENERATION Y**
2018 AOMA TOBY Award

VALLEY VIEW
Fitchburg, WI

**PROPERTY EXCELLENCE: GENERATION X**
2018 AOMA TOBY Award

22 SLATE
Madison, WI

**PROPERTY EXCELLENCE: NEW CONSTRUCTION**
2018 AOMA TOBY Award

STATE STREET STATION
Wauwatosa, WI

**PROPERTY EXCELLENCE: 150+ UNITS**
2018 AOMA TOBY Award

BARRINGTON PLACE
Madison, WI

**ASSISTANT MANAGER OF THE YEAR**
2018 AOMA TOBY Award

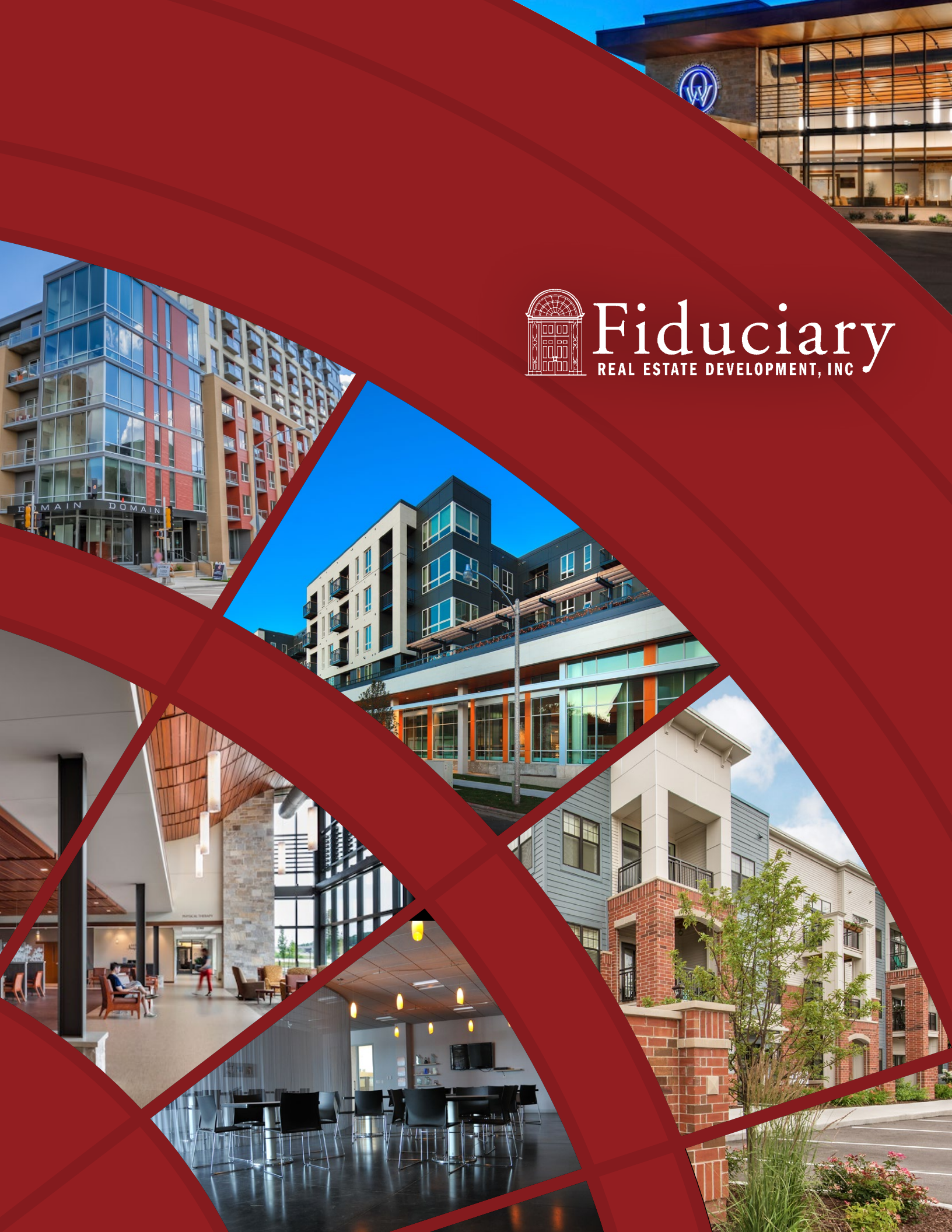
FORTE
Greenfield, WI

**PROPERTY MANAGER OF THE YEAR**
2018 AOMA TOBY Award

VALLEY VIEW
Fitchburg, WI

**MAINTENANCE TECH OF THE YEAR**
2018 AASCW

Fiduciary
REAL ESTATE DEVELOPMENT, INC
MILWAUKEE'S
BEST AND BRIGHTEST®
COMPANIES
TO WORK FOR
WINNER 2021
2020 2019 2018 2017
LIVING THE DIFFERENCE

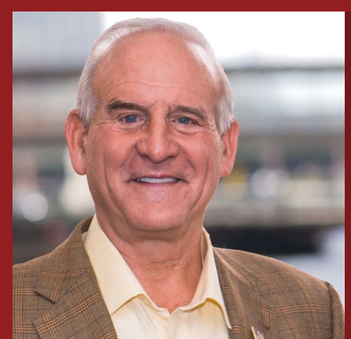



# Fiduciary

REAL ESTATE DEVELOPMENT, INC

# OUR FOUNDERS

**WILLIAM ARPE** William (Bill) R. Arpe is Chairman of Fiduciary Real Estate Development, Inc. (FRED). Prior to serving as FRED's Chairman, Bill served as President and CEO between 1984 and 2012. He, along with Ted Kellner, founded FRED in 1984. Since that time, FRED has grown from being an acquirer and property manager of stabilized multifamily apartments, into the fully integrated real estate development and investment management company that it is today.



**TED KELLNER** Ted Kellner, CFA is the Executive Chairman of Fiduciary Real Estate Development, Inc. (FRED) and one of the founding members of FRED. He is the retired founder and portfolio manager of Fiduciary Management, Inc., an investment management firm established in 1980.

# ABOUT US

**Fiduciary Real Estate Development, Inc. (FRED) is an experienced developer and investor in commercial real estate focusing on multifamily, mixed-use, medical office and industrial projects.**

Founded in 1984, FRED's proven track record of successful investment management has grown the business into Wisconsin's largest property management company.

The company owns and manages more than 8,000 market rate apartments throughout the states of Wisconsin, Minnesota and Illinois with an owned portfolio conservatively valued at over $1 Billion.

In addition, FRED has over 25 years of real estate development and in-house construction experience. The company has developed over 5,500 market rate apartments, 1,000 single-family lots, 600 condominiums and has converted over 1,100 units to condominiums.

**OVER 8,000 MARKET RATE APARTMENTS OWNED & MANAGED**

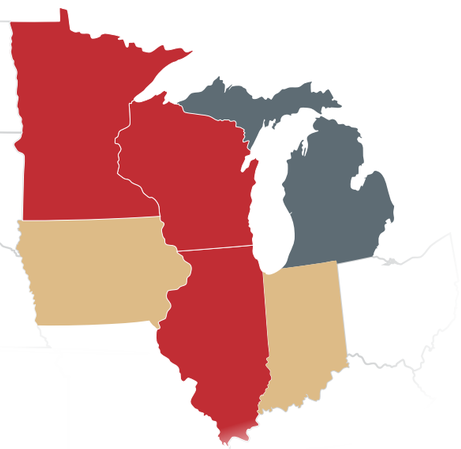
**OWNED PORTFOLIO VALUED AT OVER $1 BILLION**

**OVER 400,000 SQF OF COMMERCIAL REAL ESTATE VALUED AT $100 MILLION**

**1,000 SINGLE-FAMILY LOTS & 600 CONDOMINIUMS**

# WHAT WE DO

**FRED'S REPUTATION AND EXPERTISE CONSISTENTLY ENSURES SUCCESSFUL DEVELOPMENTS FOR SINGLE FAMILY COMMUNITIES, MULTIFAMILY COMMUNITIES AND COMMERCIAL DEVELOPMENT.**



***Multifamily Communities*** FRED manages 30+ apartment communities consisting of over 8,000 apartment homes in Wisconsin, Minnesota and Illinois. We are proud of creating, building, and managing our own communities; controlling and designing quality from start to finish.

***Commercial Development*** From a state of the art medical campus to a children's educational facility, we have developed and constructed build to suit industrial and office buildings for our clients. By listening to their needs, we have been able to provide award-winning facilities that accommodate their growing needs.

***Single Family Communities*** Our years of experience help us to acquire key land parcels while skillfully steering the development through government approval processes. Our development team oversees all of the critical stages of development including land acquisition, design planning, approval process, infrastructure improvement, construction, and marketing and sales.

## EXECUTIVE TEAM

**BRETT MILLER** Brett is the President and CEO of FRED. He is responsible for the company's vision, mission and strategy as well as building a diversified portfolio of single family, multifamily and commercial real estate.

**STEVE BERSELL** Steve is the Chief Operating Officer of FRED. He is responsible for risk management, development operations and legal. He has extensive development, brokerage and legal background in Wisconsin and Illinois.

**AUSTIN MAUTZ** Austin is the Chief Financial Officer of FRED. He is responsible for all finance and accounting for the company, management of investor relations and equity procurement.

**KATHY NETTESHEIM** Kathy is the Chief Management Officer of FRED. She is responsible for overseeing the daily operations of over 8,000 multifamily units and ensuring that FRED provides a dynamic, high quality living experience to our residents.

**PETER TODD** Peter is the Vice President of Construction for FRED. Peter has been with the company since 2015 and is charged with leadership of the Construction Division. This includes creation of design/construction standards and processes, understanding market conditions, maintaining development quality standards and employee development/retention.

## DEVELOPMENT TEAM

**CRAIG RADDATZ** Craig is an Executive Vice President at FRED. In his 23 years with FRED, he had been responsible for identifying development opportunities for the company. He has successfully developed residential communities in over a dozen municipalities in the state of Wisconsin.

**RYAN SCHULTZ** Ryan is an Executive Vice President at FRED and the founder of HSI Properties, LLC. Ryan is responsible for prospecting new development opportunities and sourcing equity financing for the company. As President of HSI Properties, Ryan led nearly $300MM of overall development in several different commercial property segments including multifamily, healthcare, industrial and retail. Ryan remains the managing member and controlling interest in the HSI limited partnerships.

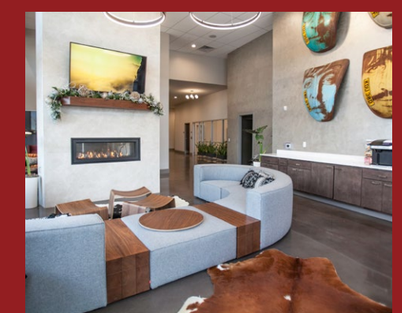
**TONY DEROSA** Tony is a Vice President and project principal with FRED. Tony is responsible for leading the company's growing development team including all aspects of the firm's development activities, from sourcing opportunities to working closely with lenders, architects and contractors. Over the course of his career, Tony has been in involved in more than $500M of real estate development transactions.

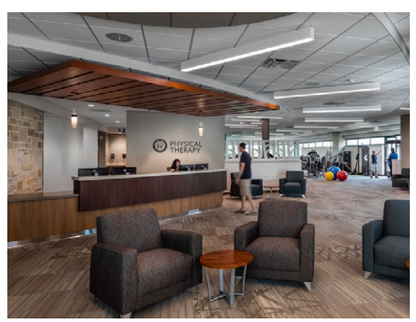
## DEVELOPMENT PROJECTS

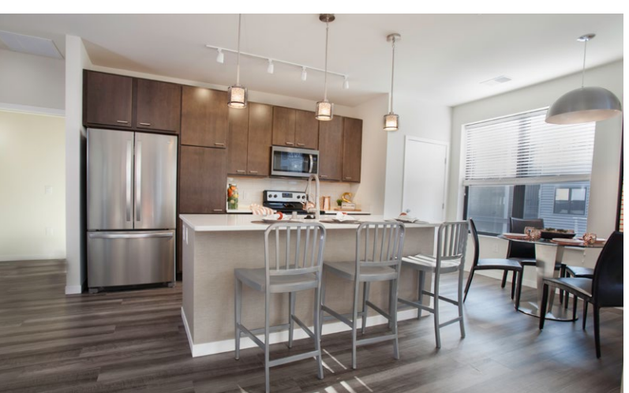
# SEASONS MULTIFAMILY COMMUNITIES

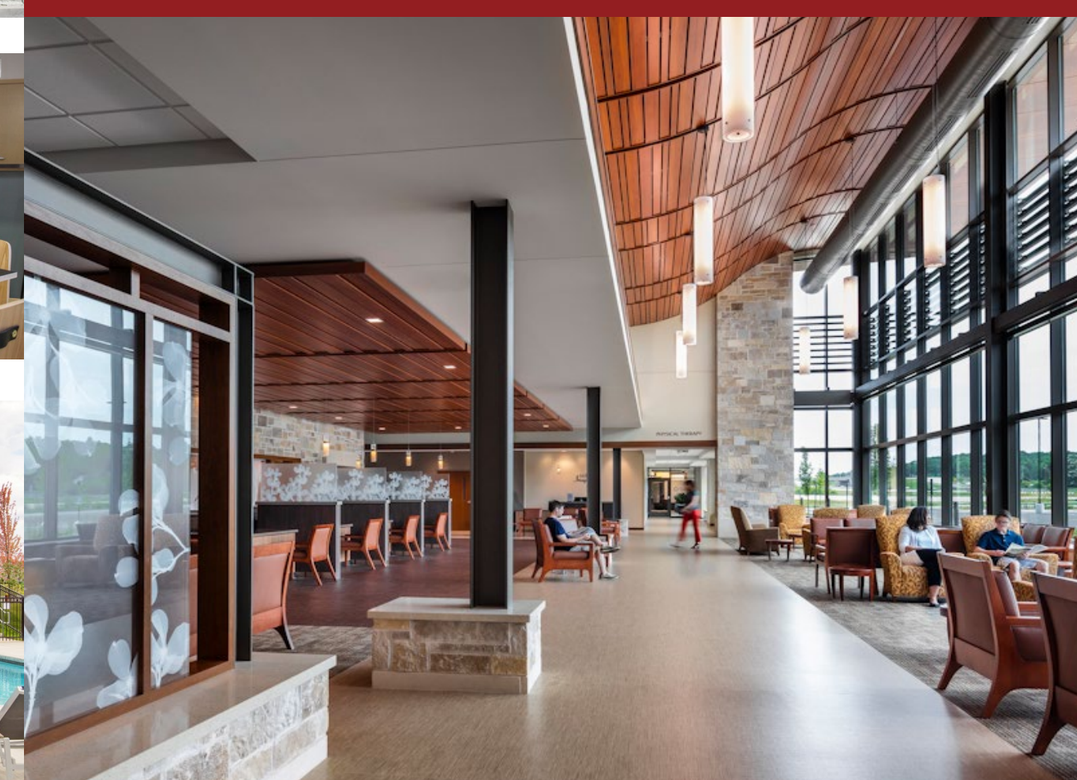
**SEASONS EMBODIES THE EVOLUTION OF LUXURY SUBURBAN LIVING** by providing an exceptional location blended with high end amenities and finishes tailored to suit our residents' lifestyle. Located in a park like setting, our Seasons locations provide a true suburban feel with the convenience of city life only minutes away. The unparalleled experience of the clubhouse, resort-style pool and 24-hour fitness center contribute to a higher standard of living for our residents.

## DEVELOPMENT PROJECTS









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