VILLAGE OF CALEDONIA

Meeting Date: November 24, 2025

Item No. **5A**

PLAN COMMISSION REPORT

Proposal:	Building, Site, & Operation Plan Review
Description:	Review of a request to approve a building, site, and operation plan for the construction and utilization of a ±8,060 square foot industrial building for the property located directly north of 4005 Quick Drive.
Applicant(s):	Nathan Remitz
Address(es):	Quick Drive
Suggested Motion:	That the Plan Commission recommends to the Village Board that the building, site, and operation plan for the construction of a ±8,060 square-foot industrial building located on the parcel directly north of 4005 Quick Drive be approved for the following reasons: 1. The proposed use is allowed by underlying zoning and building, site, and operations plan review process. 2. This use is consistent with the 2035 Comprehensive Land Use Plan designation of manufacturing.

Owner(s):	RA Domanik Investments LLC
Tax Key(s):	104-04-22-27-018-070
Lot Size(s):	1.092 acres
Current Zoning District(s):	M-2, General Manufacturing
Overlay District(s):	N/A
Wetlands:	☐ Yes ☒ No Floodplain: ☐ Yes ☒ No
Comprehensive Plan:	Industrial/Business Park

Background: The applicant is requesting approval of a building, site, and operation plan to construct and utilize a ±8,060 square foot, multi-tenant, industrial building to operate a vehicle warehouse and jewelry distribution business located on the parcel directly north of 4005 Quick Drive. The plans were initially submitted for review in May 2025 and approved by Resolution 2025-045. The applicant has now resubmitted the proposal with modifications to the previously approved plan. The modifications include:

- A larger building footprint of ±8,060 square feet (previously ±6,976 s.f.).
    - The building extended to the east, resulting in a 53.01-foot setback from the rear property line (previously 78.04 feet).
    - Addition of a 1,200-square-foot basement for storage.
    - Interior floor plan changes and revised window configuration, landscaping and grading to accommodate a larger building area.
- Expansion of the west entry covered porch along the entire façade (previously 8' x 5');
- Expansion of the east covered porch along the entire façade (previously 25.5' x 10').
- Substitution of portions of the metal siding with stone veneer on all façades.
- Modification of Light Fixture B to a shielded fixture.

Overall, all modifications comply with code, with the exception of exterior façade materials. More details are provided below.

Building Exterior/Design
The building will feature metal panel siding with a masonry base on all sides. The revised plans show that the east and west elevations will consist primarily of masonry, as recommended by staff in previous review. However, even with this enhancement, the design does not meet zoning requirements that mandate 75% of the visible building perimeter be clad in acceptable exterior materials—metal is not considered a qualifying material under code. A ¾ majority vote of the Plan Commission is required to approve the proposed metal exterior.

The north elevation includes one overhead door not facing a public road. Per design standards, loading areas, service entries, and mechanical equipment must be screened or attractively designed to minimize visual impact. Screening options include densely planted trees or shrubs, opaque fencing, and/or garden walls at least 7 feet tall (plant material must reach 7 feet within 2 years). Staff recommends additional screening be installed on the northwestern portion of the site to minimize visual impact of the overhead door.

The building entrance faces Quick Drive and includes a canopy extending along the masonry portion of the facade. The proposed colors include light brown metal panels and neutral stone beltlines.

Site Design
The building meets all M-2 District setback and height requirements. A 20-foot drainage easement along the southern portion of the site restricts development and landscaping in that area.

The site includes a paved asphalt parking lot with nine standard spaces and one ADA-compliant space, all meeting code for dimensions and setbacks.

A dumpster is proposed on the north side of the building, enclosed with cedar planks. Staff recommends adding vegetative screening around the enclosure to reduce visual impact.

Landscaping
The landscaping plan meets Village requirements. With 160 feet of frontage along Quick Drive, four street trees are required and provided.

To better screen the overhead door from Storage Drive, staff suggests additional plantings along the northwest lot line as stated earlier in this report.

Landscaping consisting of various shrubs and plantings is shown on three sides of the building and complies with code.

Lighting
The applicant has submitted a photometric plan demonstrating that site lighting will comply with the Village's lighting ordinance, ensuring no more than ½ foot-candle of light crosses the lot line. All light fixtures must comply with exterior lighting standards and be installed to prevent glare on neighboring properties. Light fixtures A and B are both shielded, in compliance with code.

Signs
No signage is being proposed as part of this review. Any future signage requests will need to comply with Village Zoning Sign Code and be issued a sign permit prior to installation.

Engineering/Fire Department
Prior to any building permits being issued, the applicant will need to get approvals for stormwater management, erosion control, and grading plans from the Water Utility Department and Engineering Department. The Fire Department indicated no concerns regarding the proposed site plan; however, they will work with the applicant to ensure compliance with fire codes for this building type.

Suggested Motion
If the Plan Commission is comfortable with the proposed development, staff has drafted a suggested motion recommending approval of the ±8,060 square-foot industrial building for the property located directly north of 4005 Quick Drive.

Prepared by:

Natalia Nery de Farias
Planner & Zoning Administrator

Respectfully submitted:

Peter Wagner, AICP
Development Director

Location Map: Quick Drive

patera
ARCHITECTURE + ENGINEERING
4040 N. Calhoun Road Suite #200 • Brookfield, WI 53005
(262) 786-6776 • paterallc.com

October 14, 2025

Village of Caledonia
5043 Chester Ln.
Caledonia, WI 53402

Re: Project narrative for: **New Commercial Building**
Vacant Lot #1
Approx. corner of Storage Drive & Quick Drive
Caledonia, WI

Property Owner:
RA Domanik Investments, LLC
Robert Domanik
8801 Mary Dr.
Mount Pleasant, WI 53406
262.497.9441
bob@domaniksales.com

Agent / Architect / Structure:
Patera
Nathan Remitz
4040 N. Calhoun Rd.
Brookfield, WI 53005
262.786.6776 ext. #103
nathan@paterallc.com

Civil Engineer:
PSE
Jacob Rosbeck, P.E.
122 Wisconsin St.
West Bend, WI 53095
262.346.7800
jrosbeck@parishse.com

This re-submittal was previously submitted and approved earlier in 2025. This updated submittal reflects changes made to the approved drawings. Main updates include:

- a larger building footprint of 7500 s.f. (previously 6713 s.f.)
- West entry covered porch added along entire façade (previously was only a 8'x5' covered porch.
- Western tenant #1 nearly doubled in size with some window re-configurations and interior floor plan changes.
- Far east portion of tenant #1 increased in size by several feet. A 1200 s.f. basement was added below part of this tenant space, for storage.
- The east covered porch was lengthened to include the entire eastern façade
- The site plan remains relatively the same design details but updated to accommodate the larger building footprint. Same amount of parking and trash enclosure. 6 parking stalls are required, and 10 are provided. Landscaping and grading adjusted accordingly. No need for storm water retention yet.

The existing site is a vacant 1.09 acre parcel, zoned "M-2, General Manufacturing". A mixed-use building is proposed consisting of warehousing for private classic cars and a small wholesale jewelry business. Both of which are permitted uses in this zoning district. The lot is a relatively flat, open parcel of land, in an industrial type of development area.

The proposed 7500 s.f. single story slab on grade building will be home to two tenants, both of which are managed by a husband and wife team. Clad in prefinished vertical white metal siding and white stone veneer, metal awnings, and a pitched standing

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seam metal roof (black), the exterior is four sided Architecture, similar in Architectural character to the adjacent properties. A new asphalt parking lot with 10 parking spaces will be constructed, along with a new wood fenced refuse enclosure. New landscaping and code compliant exterior lighting will be provided.

The western tenant space (approx. 1600 s.f.) will be home to a wholesale jewelry business (Robert Anthony). Most of their customers are remote sales, with occasional in-person customers, scheduled by appointment only. It is anticipated to have one part-time employee, with no set hours of operation. When inventory gets delivered to the business, an employee is called in to work.

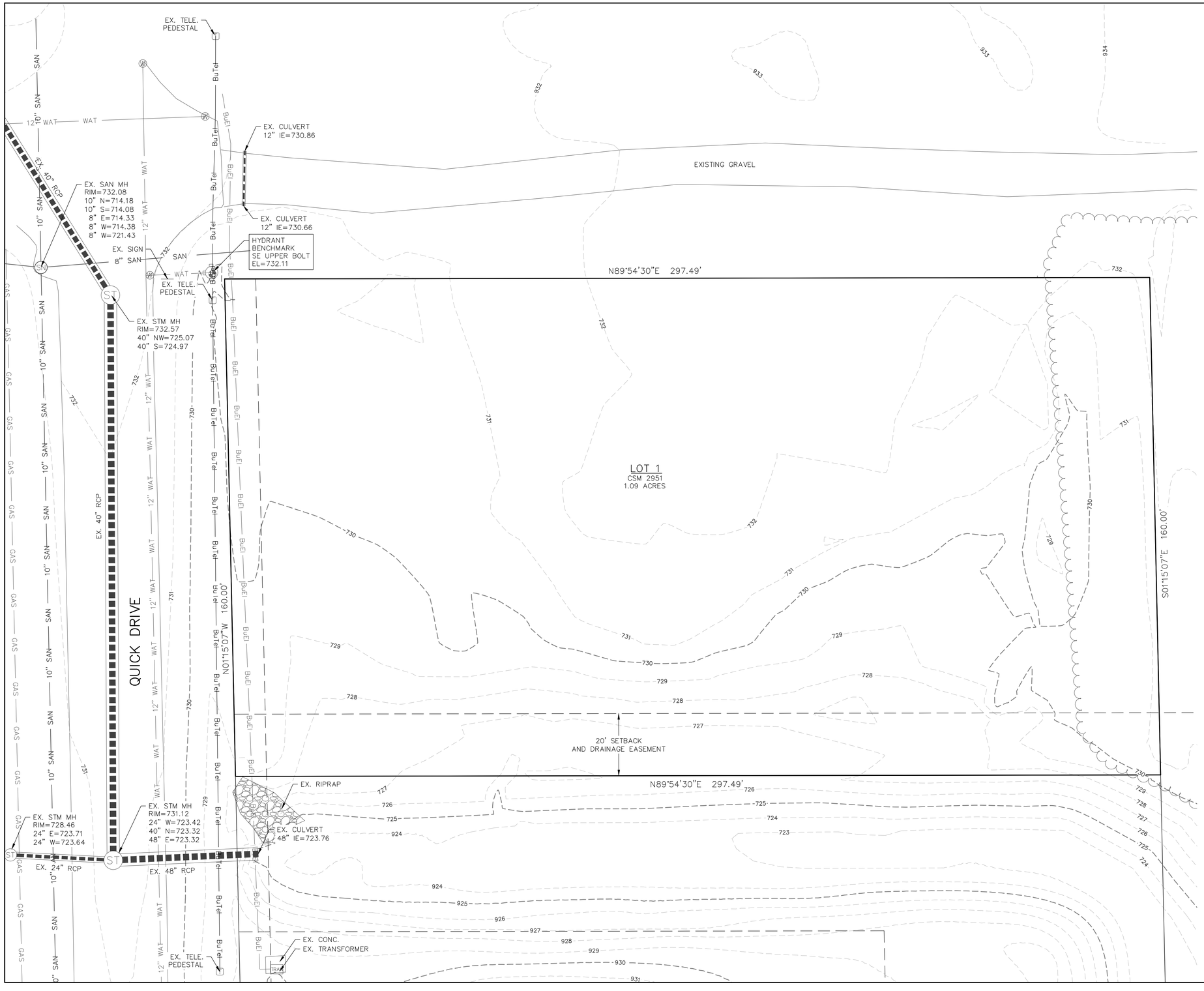
The eastern tenant space (approx.. 5900 s.f.) will be used for classic car warehousing, with some accessory office areas and a covered outdoor patio area at the far east of the building. The owners private collection, in addition to select customers, will utilize this space. It is a common display warehouse, with no major repairs done on vehicles. All work will be typical maintenance (cleaning, upkeep, etc.). No loud noises or smells will be produced.

With the limited number of guests and customers expected to visit the building, traffic impacts will be minimal. The occasional delivery vehicle will take shipments and deliveries. The online nature of the wholesale jewelry tenant, and warehousing of the cars will not negatively affect the adjacent properties or adversely affect the existing infrastructure or utilities.

Sincerely,

Nathan Remitz

Nathan Remitz A.L.A.
Architect / Partner



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	LANDSCAPE PLAN
C1.07	LIGHTING PLAN
C2.01	CONSTRUCTION NOTES
C2.02	SITE DETAILS

WISCONSIN
JACOB ROSBECK
E-42432
HUBERTUS, WI
PROFESSIONAL ENGINEER

10/9/2025

N

0 15 30

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.
- ELEC – ELECTRIC METER.
- GAS – GAS METER.
- GAS – GAS VALVE.
- FIRE HYDRANT.
- E – POWER POLE.
- SN – SANITARY SEWER MANHOLE.
- ST – STORM SEWER MANHOLE.
- STORM SEWER INLET.
- T – TELEPHONE PEDESTAL.
- TRAN – TRANSFORMER.
- W – WATER VALVE.

NO.	DATE	DESCRIPTION

REVISIONS:

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

PROJECT TITLE:
MULTI-TENANT BUILDING
QUICK DRIVE
FRANKSVILLE, WI 53126

PLAN TITLE:
EXISTING CONDITIONS PLAN

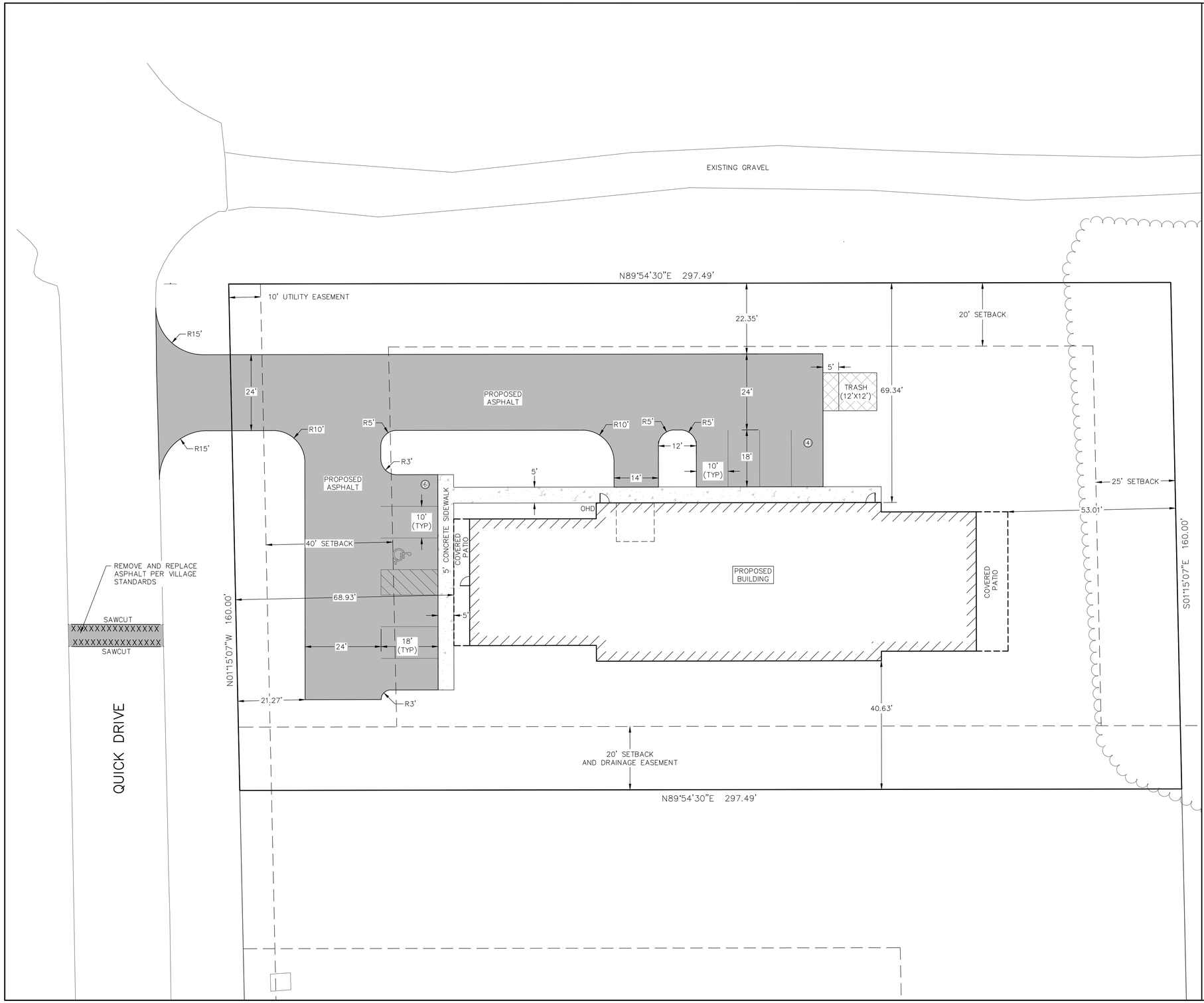
DRAWN BY: **WWS**
DESIGNED BY: **JPR**
CHECKED BY: **KJP**

PLAN DATE: **10/8/2025**

PROJECT NO: **\PA-34-23**

SUBMITTAL

SHEET NO:
C1.01



0 15 30

LEGEND:

(#) – PARKING STALLS IN A ROW

SITE INFORMATION BLOCK

Site Address:	Quick Drive
Legal Description:	Lot 1 CSM No. 2951
Site Acreage	1.092 Acres
Current Zoning:	M-2

Building & Paving Setback Requirements

	Building	Pavement
Front	50 feet	15'
Side	20 feet	--
Rear	25 feet	--

Parking Stalls Required:

Warehousing (1 stall per 2 employees)	12 emplyees = 6 stalls
Parking Stalls Provided:	10 stalls

Proposed Site Areas

Description	Area (sf)	% Impervious
Building	8,060	16.94
Asphalt/Concrete	10,008	21.03
Impervious	18,068	37.97
Lawn	29,521	62.03
Total	47,589	100.00

SITE PLAN NOTES:

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

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
6" CRUSHED AGGREGATE BASE COURSE
4" CONCRETE

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262.346.7800 www.parishse.com

PROJECT TITLE:
MULTI-TENANT BUILDING
QUICK DRIVE
FRANKSVILLE, WI 53126

PLAN TITLE:
PROPOSED SITE PLAN

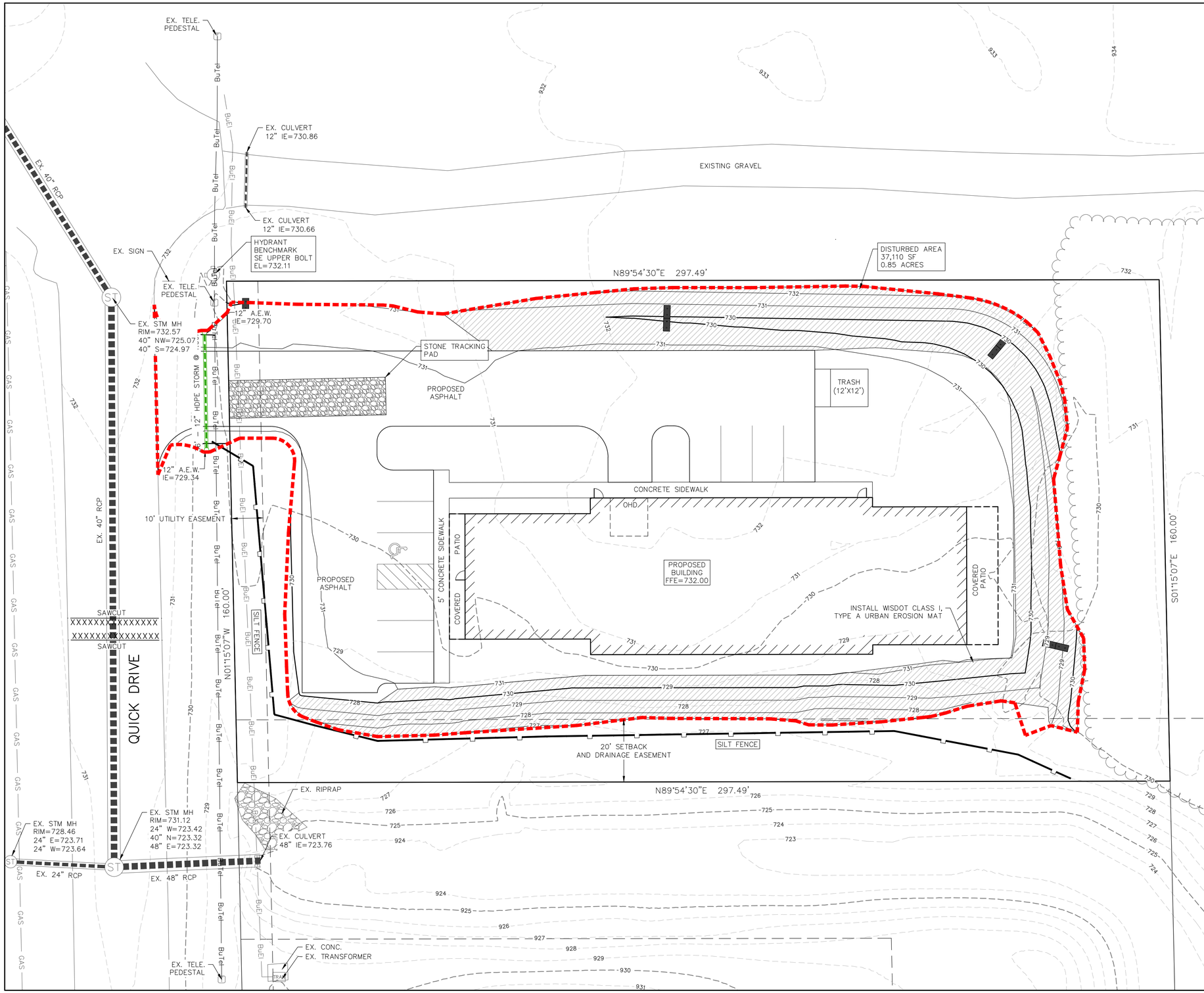
DRAWN BY: **WWS**
DESIGNED BY: **JDR**
CHECKED BY: **KJP**

PLAN DATE: **10/8/2025**

PROJECT NO: **\PA-34-23**

SUBMITTAL

SHEET NO:
C1.02



LEGEND:

- 936 – EXISTING MINOR CONTOUR.
- 935 – EXISTING MAJOR CONTOUR.
- 936 – PROPOSED MINOR CONTOUR.
- 935 – PROPOSED MAJOR CONTOUR.
- PROPOSED STORM SEWER.
- EXISTING STORM SEWER.
- INSTALL WISDOT TYPE D INLET PROTECTION.
- INSTALL EROSION CONTROL MATTING
- INSTALL SILT FENCE.
- INSTALL DITCH CHECK.
- DRAINAGE ARROW.

STAGES OF CONSTRUCTION TIME SCHEDULE:

NOVEMBER 15, 2025

1. INSTALL SITE SILT FENCE, INLET PROTECTION AND TEMPORARY CONSTRUCTION ENTRANCES AS SHOWN ON PLANS. ANY ADDITIONAL CONSTRUCTION ENTRANCES IF APPROVED BY THE VILLAGE OF CALEDONIA SHALL HAVE A TRACKING PAD.

NOVEMBER 16, 2025 – JUNE 1, 2026

2. STRIP TOPSOIL WITHIN GRADING LIMITS AND CONSTRUCT TEMPORARY TOPSOIL STOCKPILE LOCATION ACCORDING TO "SPECIFICATIONS FOR GRADING & EROSION CONTROL" ON "CONSTRUCTION NOTES PAGE".
3. BEGIN PROPOSED SITE GRADING – RESEED SECTIONS OF PROJECT THROUGHOUT THE GRADING PROCESS TO MINIMIZE RUN-OFF.
4. START CONSTRUCTION OF UTILITIES: WATER SERVICE, SANITARY SEWER AND STORM SEWER.
5. CONSTRUCT BUILDING PADS AND BUILDINGS.
6. CONTINUE SITE GRADING.
7. INSTALL BASE COURSES, PROPOSED PAVEMENTS
8. INSTALL LANDSCAPING.
9. APPLY FINAL STABILIZATION TO ENTIRE SITE.

JUNE 2 – 15, 2026

ALL PERMANENT SEEDING SHALL BE COMPLETED BY SEPTEMBER 15. ALL TEMPORARY SEEDING SHALL BE COMPLETED BY OCTOBER 15 (REFER TO DNR STANDARD 1059.)

STABILIZATION FOR ALL EXPOSED SOIL AFTER OCTOBER 15 SHALL CONSIST OF ANIONIC POLYACRYLAMIDE (PAM) IN ADDITION TO TEMPORARY SEEDING IN AREAS WITHOUT EROSION CONTROL MAT. PLACE PAM IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1050. AFTER OCTOBER 15 ALL SLOPES 4:1 OR STEEPER THAT ARE NOT PERMANENTLY VEGETATED SHALL HAVE EROSION MAT INSTALLED IN PREPARATION OF WINTER CONDITIONS.

SPREAD SALVAGED OR IMPORTED TOPSOIL IN PROPOSED LANDSCAPE AREAS AND RESTORE.

CONTRACTOR MAY MODIFY SEQUENCING AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS SET FORTH IN FEDERAL, STATE & LOCAL PERMITS. NOTIFY VILLAGE OF CALEDONIA PRIOR TO CHANGE.

AS CONDITIONS WARRANT DURING CONSTRUCTION ADDITIONAL BMPS SHALL BE INSTALLED TO REDUCE THE MIGRATION OF SEDIMENT THE THE MAXIMUM EXTENT PRACTICABLE

REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AFTER SITE IS STABILIZED AND STABILIZE AND AREAS DISTURBED BY REMOVAL OF BMPS.

REVISIONS:		
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PROJECT TITLE:
MULTI-TENANT BUILDING
QUICK DRIVE
FRANKSVILLE, WI 53126

PLAN TITLE:
EROSION CONTROL PLAN

DRAWN BY: **WWS**

DESIGNED BY: **JDR**

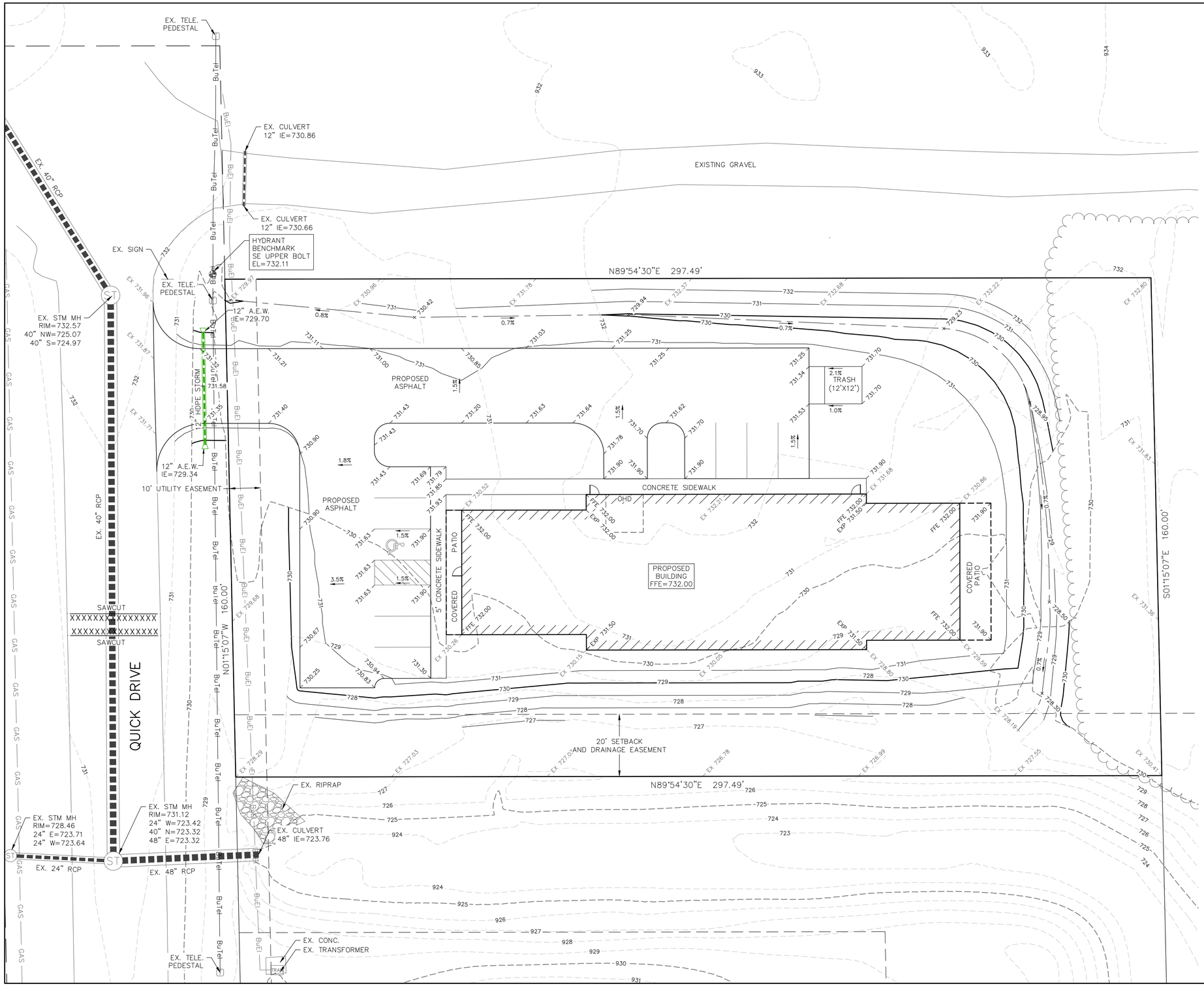
CHECKED BY: **KJP**

PLAN DATE: **10/8/2025**

PROJECT NO: **\PA-34-23**

SUBMITTAL

SHEET NO:
C1.03



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.

REVISIONS:

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PROJECT TITLE:
MULTI-TENANT BUILDING
QUICK DRIVE
FRANKSVILLE, WI 53126

PLAN TITLE:
GRADING PLAN

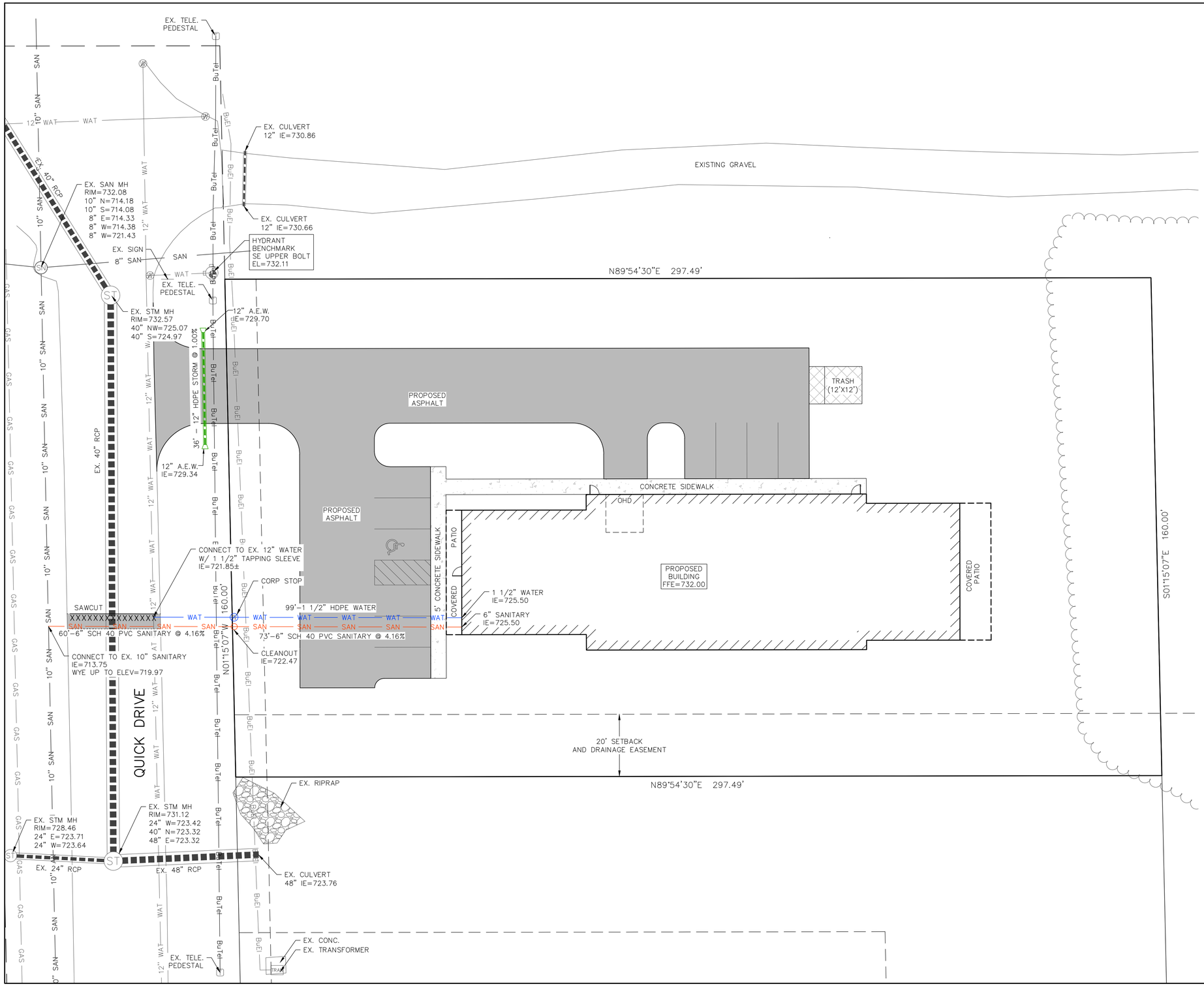
DRAWN BY: **WWS**
DESIGNED BY: **JDR**
CHECKED BY: **KJP**

PLAN DATE: **10/8/2025**

PROJECT NO: **\PA-34-23**

SUBMITTAL

SHEET NO:
C1.04



REVISIONS:

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262.346.7800 www.parishse.com

PROJECT TITLE:
MULTI-TENANT BUILDING
QUICK DRIVE
FRANKSVILLE, WI 53126

PLAN TITLE:
UTILITY PLAN

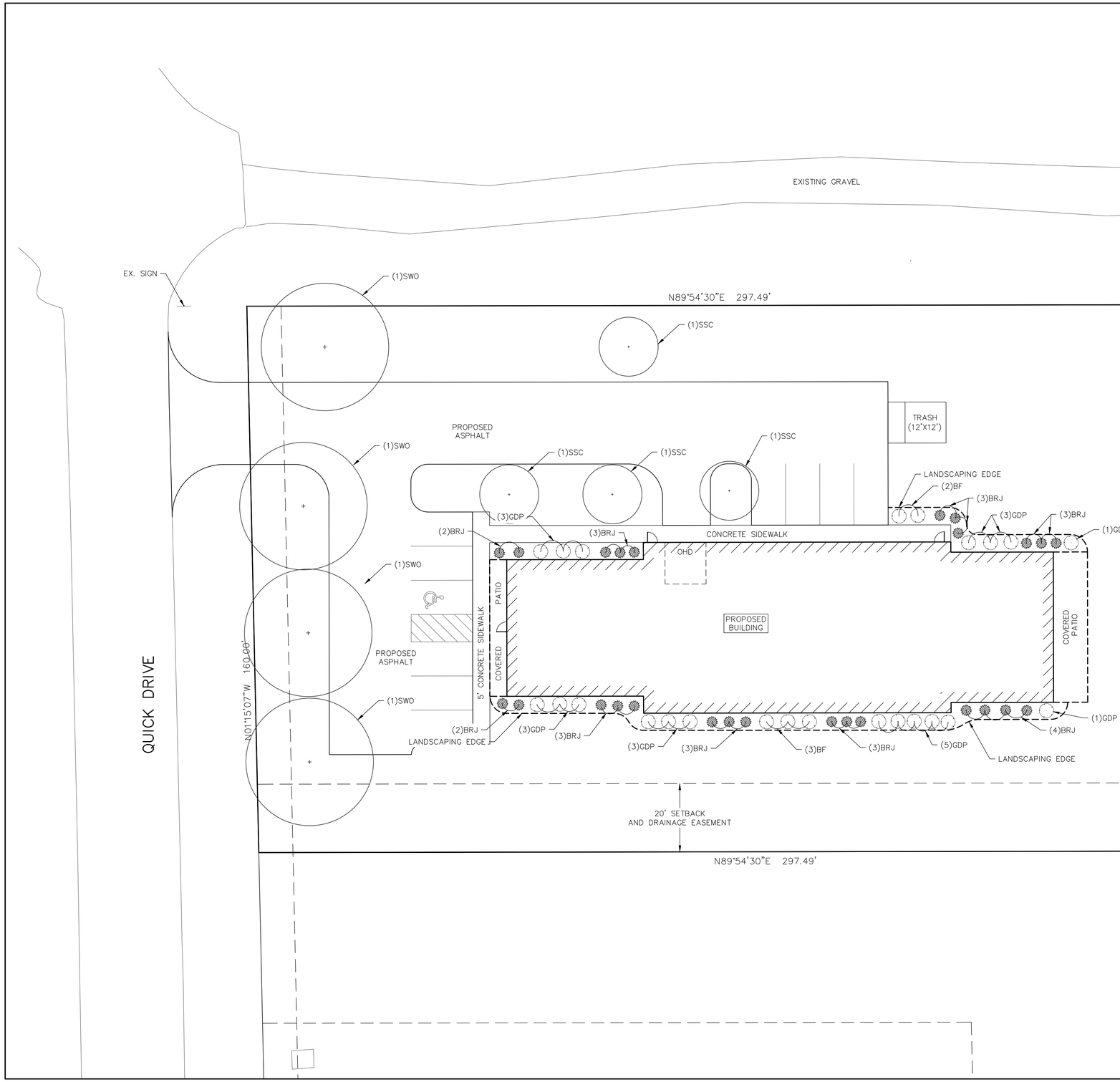
DRAWN BY: **JDR**
DESIGNED BY: **JDR**
CHECKED BY: **KJP**

PLAN DATE: **10/8/2025**

PROJECT NO: **\PA-34-23**

SUBMITTAL

SHEET NO:
C1.05



LANDSCAPE PLANT LIST

Key	Qty	Size	Scientific Name	Common Name	Root	Mature Size
	4		Canopy Trees			
SWO	4	2-1/2"	Quercus bicolor	Swamp White Oak	BB	50'x60'
	4		Low Ornamental Trees			
SSC	4	1- 1/4"	Malus Prunifolia	Spring Snow Crab	BB	20'x25'
	24		Deciduous Shrubs			
BF	5	18"	*Forsythia virdissma 'Bronxensis'*	Bronx Forsythia	POT	2'x3'
GDP	19	18"	*Potentilla fruiticosa 'Farreri'*	Gold Drop Potentilla	POT	2'x3'
	26		Upright Evergreen Shrubs			
BRJ	26	1 G	*Juniperus horizontalis 'Wiltoni'*	Blue Rug Juniper	CON	1'x6'

NOTES:

Designated turf areas to receive a minimum of 4" of topsoil, bluegrass seed mix, starter fertilizer, and straw mat mulch.
Individual trees in lawn areas to receive shredded hardwood bark mulch plant rings (4' diameter) spread to a depth of 3".
~~Foundation planting beds and areas between driveways to be mulched with #2 washed stone spread to a depth of 3" over weed barrier fabric.~~

NO.	DATE	REVISIONS: DESCRIPTION

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PROJECT TITLE:
MULTI-TENANT BUILDING
QUICK DRIVE
FRANKSVILLE, WI 53126

PLAN TITLE:
LANDSCAPE PLAN

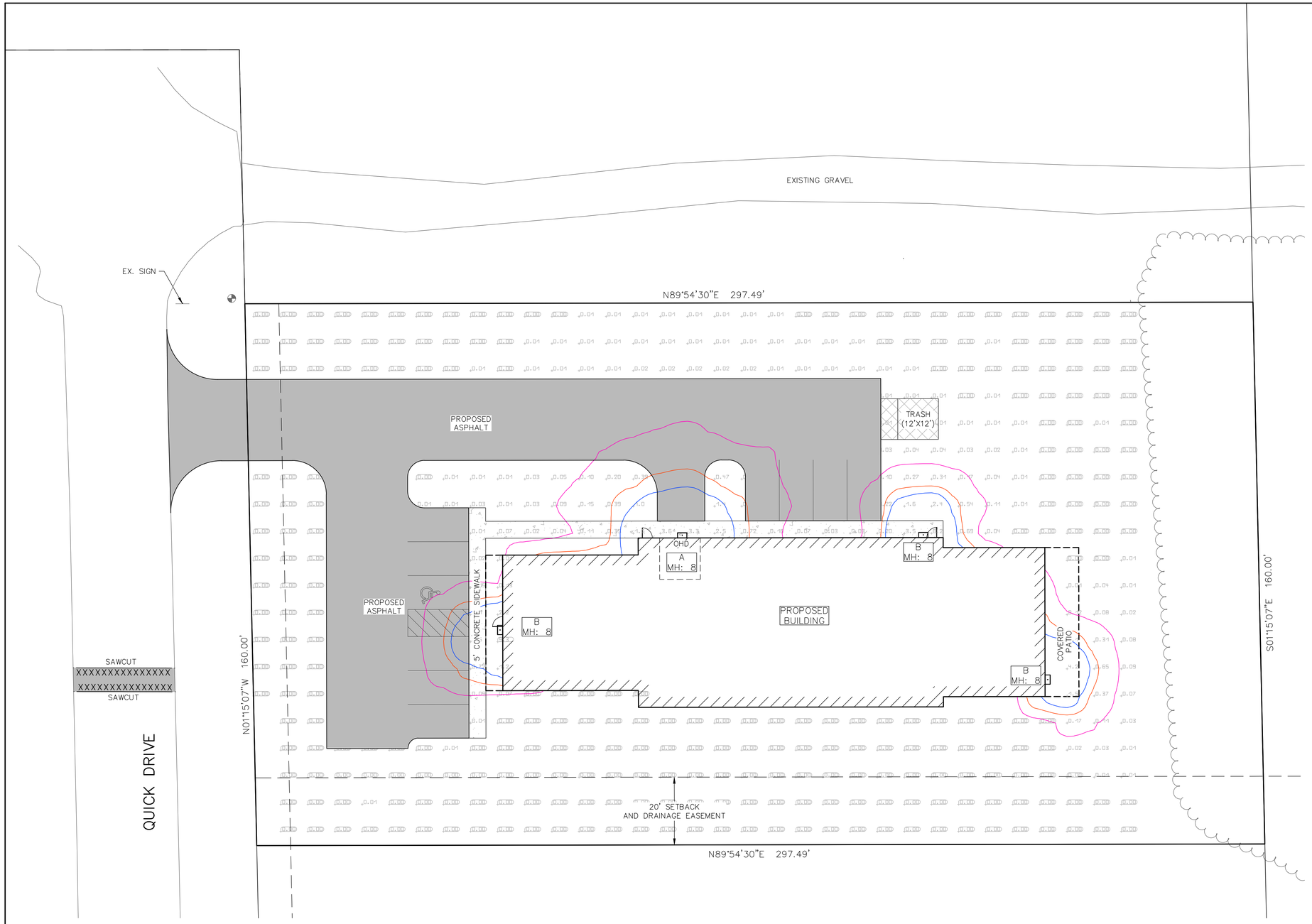
DRAWN BY: **WWS**
DESIGNED BY: **JDR**
CHECKED BY: **KJP**

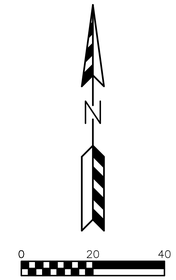
PLAN DATE: **10/8/2025**

PROJECT NO: **\PA-34-23**

SUBMITTAL

SHEET NO:
C1.06





FIXTURE A

FIXTURE B

Luminaire Schedule							
Symbol	Quantity	Label	Manufacturer	Model Number	Lum Lumens	Lum Watts	LLF
	1	A	Cooper Lighting Lumark	LDWP-FC-4B-ED7040	2,239	32	0.9
	3	B	Cooper Lighting Lumark	XTOR1B	1,418	12	0.9

Calculation Summary						
Calc Type	Units	Average	Max	Min	Avg/Min	Max/Min
Illuminance	Fc	0.14	9.33	0	N/A	N/A

NOTES:

1) STANDARD REFLECTANCE OF 80/50/20 UNLESS NOTED OTHERWISE
2) NOT A CONSTRUCTION DOCUMENT, FOR DESIGN PURPOSES ONLY
3) STANDARD INDOOR CALC POINTS @ 30 A.F.F. UNLESS NOTED OTHERWISE
4) STANDARD OUTDOOR CALC POINTS @ GRADE UNLESS NOTED OTHERWISE
5) PSE, LLC ASSUMES NO RESPONSIBILITY FOR INSTALLED LIGHT LEVELS DUE TO FIELD CONDITIONS, ETC.

REVISIONS:

NO.	DATE	DESCRIPTION

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

PROJECT TITLE:
MULTI-TENANT BUILDING
QUICK DRIVE
FRANKSVILLE, WI 53126

PLAN TITLE:
LIGHTING PLAN

DRAWN BY: **JAB**
DESIGNED BY: **JDR**
CHECKED BY: **KJP**

PLAN DATE: **10/8/2025**

PROJECT NO: **\PA-34-23**

SUBMITTAL

SHEET NO:
C1.07

GENERAL SPECIFICATIONS FOR CONSTRUCTION ACTIVITIES:

1. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION, THE STANDARD SPECIFICATIONS FOR SEWER & WATER IN WISCONSIN, AND WISCONSIN ADMINISTRATIVE CODE, SPS 360 382–383, AND THE LOCAL ORDINANCES AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK. THE CONTRACTOR SHALL CONDUCT HIS WORK ACCORDING TO THE REQUIREMENTS OF THE PERMITS.
3. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE MUNICIPALITY FORTY–EIGHT (48) HOURS PRIOR TO THE START OF CONSTRUCTION.
4. THE MUNICIPALITY SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF THE PUBLIC PORTIONS OF THE WORK. THE OWNER SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF ALL PRIVATE PORTIONS OF THE WORK.
5. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY, THEIR AGENTS, ETC, FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
6. SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
7. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL UTILITY INFORMATION SHOWN ON THE PLANS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CALL DIGGERS HOTLINE AT 1–800–242–8511 TO NOTIFY THE UTILITIES OF HIS INTENTIONS, AND TO REQUEST FIELD STAKING OF EXISTING UTILITIES.
8. SILT FENCE AND OTHER EROSION CONTROL FACILITIES MUST BE INSTALLED PRIOR TO CONSTRUCTION OR ANY OTHER LAND DISTURBING ACTIVITY. FOLLOW THE SEQUENCE OF CONSTRUCTION ON THE EROSION CONTROL PLAN FOR MORE DETAILS. INSPECTIONS SHALL BE MADE WEEKLY OR AFTER EVERY RAINFALL OF 0.5" OR MORE. REPAIRS SHALL BE MADE IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EROSION CONTROL FACILITIES ONCE THE THREAT OF EROSION HAS PASSED WITH THE APPROVAL OF THE GOVERNING AGENCY.
9. ANY ADJACENT PROPERTIES OR ROAD RIGHT–OF–WAYS WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED BY THE CONTRACTOR.
10. TRASH AND DEBRIS SHALL NOT BE ALLOWED TO ACCUMULATE ON THIS SITE AND THE SITE SHALL BE CLEAN UPON COMPLETION OF WORK.
11. THE OWNER SHALL HAVE THE RIGHT TO HAVE ALL MATERIALS USED IN CONSTRUCTION TESTED FOR COMPLIANCE WITH THESE SPECIFICATIONS.

SPECIFICATIONS FOR GRADING & EROSION CONTROL:

1. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATIONS OF ALL GRADING AND FOR ACTUAL LAND BALANCE, INCLUDING UTILITY TRENCH SPOIL. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT. CONTRACTOR SHALL NOTIFY OWNER OF THE NEED TO IMPORT OR HAUL OFF SOIL. ON–SITE LOCATIONS SUITABLE FOR BORROW OR FILL MAY BE PRESENT. COORDINATE WITH OWNER.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. A GEOTECHNICAL REPORT MAY BE AVAILABLE FROM THE OWNER.
3. SITE SHALL BE CLEARED TO THE LIMITS SHOWN ON THE PLANS. REMOVE VEGETATION FROM THE SITE BURNING IS NOT PERMITTED. PROTECT TREES AND OTHER FEATURES FROM DAMAGE WITH FENCING.
4. THE GEOTECHNICAL ENGINEER IS RESPONSIBLE FOR VERIFYING COMPACTION AND FILL PLACEMENT IN THE FIELD. THE GEOTECHNICAL ENGINEER MAY SUPERCEDE THESE SPECIFICATIONS IF THERE IS GOOD CAUSE TO DO SO. AN EXPLANATION MUST BE SUBMITTED TO THE ENGINEER IN WRITING BEFORE ANY DEVIATIONS ARE MADE.
5. IF NO GEOTECHNICAL RECOMMENDATION IS AVAILABLE, THEN THE FOLLOWING SPECIFICATIONS SHALL APPLY. ALL FILL SHALL BE CONSIDERED STRUCTURAL FILL AND SHALL BE PLACED IN ACCORDANCE WITH THE FOLLOWING: THE COMPACTED FILL SUBGRADE SHALL CONSIST OF AND SHALL BE UNDERLAIN BY SUITABLE BEARING MATERIALS, FREE OF ALL ORGANIC, FROZEN OR OTHER DELETERIOUS MATERIAL AND INSPECTED AND APPROVED BY THE RESIDENT GEOTECHNICAL ENGINEER.PREPARATION OF THE SUBGRADE, AFTER STRIPPING, SHALL CONSIST OF PROOF–ROLLING TO DETECT UNSTABLE AREAS THAT MIGHT BE UNDERCUT, AND COMPACTING THE SCARIFIED SURFACE TO THE SAME MINIMUM DENSITY INDICATED BELOW.THE COMPACTED FILL MATERIALS SHALL BE FREE OF ANY DELETERIOUS, ORGANIC OR FROZEN MATTER AND SHALL HAVE A MAXIMUM LIQUID LIMIT (ASTM–D–423) AND PLASTICITY INDEX (ASTM D–424) IF 30 AND 10 RESPECTFULLY, UNLESS SPECIFICALLY TESTED AND FOUND TO HAVE LOW EXPANSIVE PROPERTIES AND APPROVED BY AN EXPERIENCED SOILS ENGINEER. THE TOP TWELVE (12") INCHES OF COMPACTED FILL SHOULD HAVE A MAXIMUM THREE (3") INCH PARTICLE DIAMETER AND ALL UNDERLYING COMPACTED FILL A MAXIMUM SIX (6") INCH PARTICLE DIAMETER UNLESS SPECIFICALLY APPROVED BY AN EXPERIENCED SOILS ENGINEER. ALL FILL MATERIAL MUST BE TESTED AND APPROVED UNDER THE DIRECTION AND SUPERVISION OF AN EXPERIENCED SOILS ENGINEER PRIOR TO PLACEMENT, IF THE FILL IS TO PROVIDE NON–FROST SUSCEPTIBLE CHARACTERISTICS, IT MUST BE CLASSIFIED AS A CLEAN GW, GP, SW, OR SP PER UNITED SOIL CLASSIFICATION SYSTEM(ASTM D–2487). FOR STRUCTURAL FILL THE DENSITY OF THE STRUCTURAL COMPACTED FILL AND SCARIFIED SUBGRADE AND GRADES SHALL NOT BE LESS THAN 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR (ASTM D–698) WITH THE EXCEPTION TO THE TOP 12 INCHES OF PAVEMENT SUBGRADE WHICH SHALL A MINIMUM IN–SITU DENSITY OF 100 PERCENT OF THE MAXIMUM DRY DENSITY, OR 5 PERCENT HIGHER THAN UNDERLYING FILL MATERIALS.THE MOISTURE CONTENT OF COHESIVE SOIL SHALL NOT VARY BY MORE THAN –1 TO +3 PERCENT AND GRANULAR SOIL ±3 PERCENT OF OPTIMUM WHEN PLACED AND COMPACTED OR RECOMPACTED, UNLESS SPECIFICALLY APPROVED BY THE SOILS ENGINEER TAKING INTO CONSIDERATION THE TYPE OF MATERIALS AND COMPACTION EQUIPMENT BEING USED. THE COMPACTION EQUIPMENT SHOULD CONSIST OF SUITABLE MECHANICAL EQUIPMENT SPECIFICALLY DESIGNED FOR SOIL COMPACTION. BULLDOZERS OR SIMILAR TRACKED VEHICLES ARE TYPICALLY NOT SUITABLE FOR COMPACTION. MATERIAL THAT IS TOO WET TO PERMIT PROPER COMPACTION MAY BE SPREAD ON THE FILL AND PERMITTED TO DRY. DISCING,HARROWING OR PULVERIZING MAY BE NECESSARY TO REDUCE THE MOISTURE CONTENT TO A SATISFACTORY VALUE, AFTER WHICH IT SHALL BE COMPACTED. THE FINISHED SUBGRADE AREAS OF THE SITE SHALL BE COMPACTED TO 100 PERCENT OF THE STANDARD PROCTOR (ASTM D–398) MAXIMUM DENSITY.
6. NO FILL SHALL BE PLACED ON A WET OR SOFT SUBGRADE THE SUBGRADE SHALL BE PROOF–ROLLED AND INSPECTED BY THE GEOTECHNICAL ENGINEER BEFORE ANY MATERIAL IS PLACED.
7. SUBGRADE TOLERANCES ARE +/– 1" FOR LANDSCAPE AREAS AND +/– ½" FOR ALL PAVEMENT AND BUILDING AREAS.
8. TOPSOIL SHALL BE FREE OF DELETERIOUS MATERIALS, ROOTS, OLD VEGETATION, ROCKS OVER 2" DIAMETER AND SHALL NOT BE EXCESSIVELY CLAYEY IN NATURE. NO CLUMPS LARGER THAN 4" ARE ACCEPTABLE. TOPSOIL MAY BE AMENDED AS NEEDED WITH SAND OR COMPOST TO BE LOOSE WHEN SPREAD.
9. THE CONTRACTOR SHALL MAINTAIN SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE THE EXCAVATION OF TEMPORARY DITCHED OR PUMPING TO ALLEVIATE WATER PONDING. ANY DEWATERING SHALL NOT GO DIRECTLY TO STREAMS, CREEKS, WETLANDS OR OTHER ENVIRONMENTALLY SENSITIVE AREAS WITHOUT BEING TREATED FIRST. A DIRT BAG OR OTHER DEWATERING TREATMENT DEVICE MAY BE USED TO CAPTURE SEDIMENT FROM THE PUMPED WATER.
10. THE STONE TRACKING PAD SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE EXISTING GRAVEL TRAILER PARKING IS TO BE USED AS STONE TRACKING PAD. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.
11. SOIL STOCKPILES SHALL BE LOCATED A MINIMUM OF 75 FEET FROM LAKES, STREAMS, WETLANDS, DITCHES, DRAINAGE WAYS, CURBS AND GUTTERS OR OTHER STORMWATER CONVEYANCE SYSTEM, UNLESS OTHERWISE APPROVED BY THE ENGINEER. MEASURES SHALL BE TAKEN TO MINIMIZE EROSION AND RUNOFF FROM ANY SOIL STOCKPILES THAT WILL LIKELY REMAIN FOR MORE THAN FIVE WORKING DAYS. ANY STOCKPILE THAT REMAINS FOR MORE THAN 30 DAYS SHALL BE COVERED OR TREATED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING.
12. EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
13. CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.
14. EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.
15. ALL DISTURBED SLOPES OF 4:1 OR GREATER AND DRAINAGE SWALES SHALL BE STABILIZED WITH CURLEX EROSION CONTROL FABRIC (INSTALL PER MANUFACTURER'S SPECIFICATIONS).

SPECIFICATIONS FOR PRIVATE UTILITIES:

1. EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE.BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES. IF ANY EXISTING UTILITIES ARE NOT AS SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN. CONTRACTOR SHALL CALL "DIGGERS HOTLINE" PRIOR TO ANY CONSTRUCTION.
2. ALL CONNECTIONS TO EXISTING PIPES AND MANHOLES SHALL BE CORED CONNECTIONS. CONNECTIONS TO WATER MAIN SHALL BE WET TAPPED WITH A STAINLESS STEEL TAPPING SLEEVE.
3. BUILDING LATERALS SHALL BE CONSTRUCTED IN ACCORDANCE WITH LOCAL AND STATE PLUMBING CODES AND IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION WISCONSIN, LATEST EDITION. PROPOSED SANITARY SEWER AND INTERNALLY CONNECTED STORM SEWER SHOWN IN THIS PLAN SHALL TERMINATE AT A POINT FIVE (5) FEET FROM THE EXTERIOR BUILDING WALL. THE EXACT LOCATION OF ALL DOWN SPOUT CONNECTIONS SHALL BE PER THE ARCHITECTURAL PLANS.
4. CONTRACTOR SHALL NOT SHUT OFF WATER OR PLUG SANITARY SEWER IN MUNICIPAL LINES WITHOUT PRIOR APPROVAL.
5. MATERIALS FOR STORM SEWER SHALL BE AS FOLLOWS: STORM SEWER PIPE 48" OR LESS SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) CORRUGATED PIPE WITH AN INTEGRALLY FORMED SMOOTH WATERWAY SUCH AS ADS N–12. FOR PIPE 10" OR LESS IN DIAMETER, PVC, ASTM D–3034, SDR–26, MAY ALSO BE USED. WHERE SPECIFICALLY REQUIRED, REINFORCED CONCRETE PIPE (RCP), ASTM C–76, CLASS III OR HIGHER, MAY BE USED. TRENCH SECTION SHALL BE CLASS "B" FOR PVC AND HDPE AND CLASS "C" FOR CONCRETE (PER STANDARD SPECIFICATIONS). MANHOLES, INLETS AND CATCH BASINS SHALL BE PRE CAST REINFORCED CONCRETE, ASTM C–478. CASTINGS SHALL BE HEAVY DUTY CAST IRON. AREA DRAINS SHALL BE ADSNYLOPLAST OR EQUIVALENT AND SHALL BE A MINIMUM OF 24" IN DIAMETER. CONNECTIONS TO EXISTING PIPES SHALL BE MADE WITH INSERT A WYE OR EQUIVALENT. LAST (3) THREE JOINTS SHALL BE RESTRAINED WITH RODS. PIPE SHALL MEET THE REQUIREMENTS OF AASHTO M–294, TYPE S.
6. MATERIALS FOR SANITARY SEWER SHALL BE AS FOLLOWS: SANITARY SEWER SHALL BE PVC, ASTM D–3034, SDR–35 WITH RUBBER GASKETED JOINTS, CONFORMING TO ASTM D–3212. TRENCH SECTIONS SHALL BE CLASS "B" BEDDING (PER STANDARD SPECIFICATIONS). CRUSHED STONE CHIPS SHALL BE USED FOR BEDDING MATERIAL. CONNECTIONS SHALL BE MAD WITH A INSERT A WYE OR EQUIVALENT. A MINIMUM OF 6' OF COVER IS REQUIRED FOR ALL SANITARY SEWER.
7. MATERIALS FOR WATER SERVICES AND PRIVATE HYDRANTS SHALL BE AS FOLLOWS: WATER SERVICES SHALL BE PVC, HDPE, OR DI AS ALLOWED BY MUNICIPAL CODE, PVC SHALL BE AWWA C–900. DI SHALL BE AWWA C151, CLASS 52 (OR AS REQUIRED BY LOCAL CODE). TRENCH SECTIONS SHALL BE CLASS "B" BEDDING (PER STANDARD SPECIFICATIONS). CRUSHED STONE CHIPS SHALL BE USED FOR BEDDING MATERIAL. CONNECTION SHALL BE MADE WITH A WET TAP, CORPORATE STOP AND VALVE BOX PER MUNICIPAL STANDARDS. A MINIMUM OF 6' COVER IS REQUIRED FOR ALL WATER MAIN. VALVES SHALL BE NON RISING STEM, RESILIENT SEATED GATE VALVES COMPLYING WITH AWWA C509 WITH A THREE PIECE CAST IRON VALVE BOX. INSTALL THRUST BLOCKS AT ALL BENDS AND TEES. DISINFECT ALL NEW LINES AND OBTAIN SAFE WATER SAMPLE PRIOR TO USE. WATER MAIN SHALL BE COPPER TYPE "K" PRESCRIBED IN ANSI/AWWA C800–89 SECTION A.2 FOR "COPPER WATER TUBING" AND TO ASTM, DESIGNATION B42 AND B88–99, AND CURRENT REVISIONS THERE OF UNLESS INDICATED OTHERWISE.
8. EXTREME CAUTION MUST BE FOLLOWED REGARDING THE COMPACTION OF ALL UTILITY TRENCHES. MECHANICALLY COMPACTED GRANULAR BACKFILL IS REQUIRED UNDER & WITHIN 5 FEET OF ALL PAVEMENT INCLUDING SIDEWALKS. FLOODING OF BACKFILL MATERIAL IS NOT ALLOWED.
9. TRACER WIRE (NO.8 SINGLE STRAND COPPER) AND WARNING TAPE SHALL BE INSTALLED ON ALL UTILITIES IN ACCORDANCE WITH THE LOCAL AND STATE CODES. TRACER WIRE SHALL TERMINATE IN A VALVECO TERMINAL BOX AT EACH END IN ACCORDANCE WITH 182.0715(2R) OF STATE STATUTES.
10. MANDREL TESTING ON SANITARY LINES AND PRESSURE TESTING ON WATER MAIN MAY BE REQUIRED BY THE OWNER OR MUNICIPALITY.
11. UPON COMPLETION OF FINAL PAVING OPERATIONS, THE UTILITY CONTRACTOR SHALL ADJUST ALL MANHOLE AND INLET RIMS AND VALVE BOXES TO FINISHED GRADE.
12. ALL UTILITY CONSTRUCTION SHALL BE DONE IN COMPLIANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (LATEST EDITION AND ADDENDUM) AND ALL STATE AND LOCAL CODES. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.
13. ALL SANITARY SEWER, STORM SEWER AND WATER MAIN CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE VILLAGE OF CALEDONIA AND WISCONSIN DSPS STANDARDS.
14. THE LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM THE PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
15. MAINTAIN AN 8 FOOT MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN PUBLIC SANITARY SEWER, WATER MAIN AND STORM SEWER. PROVIDE 18" MINIMUM VERTICAL SEPARATION WHERE SEWER CROSSES OVER WATER MAIN AND PROVIDE 6" MINIMUM VERTICAL SEPARATION WHERE WATER MAIN CROSSES OVER SEWER.
16. ANY UTILITIES WHICH ARE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
17. GENERAL CONTRACTOR SHALL COORDINATE WITH LOCAL GAS TELEPHONE, AND ELECTRICAL UTILITIES FOR EXACT LOCATION SIZE AND DEPTH OF NEW SERVICE.
18. ALL WORK WITHIN THE VILLAGE RIGHT–OF–WAY REQUIRES A PERMIT FROM THE VILLAGE OF CALEDONIA PUBLIC WORKS DEPARTMENT.

SPECIFICATIONS FOR PAVING:

1. AGGREGATES USED IN THE CRUSHED STONE BASE SHALL CONFORM TO THE GRADATION REQUIREMENTS SECTIONS 301.2 AND 305.2.2 OF THE STANDARD SPECIFICATIONS. THICKNESS SHALL BE PER THE DETAIL ON THE PLANS. BASE SHALL BE 1–1/4" INCH DIAMETER LIMESTONE TRAFFIC BOND AGGREGATE BASE COURSE UNLESS NOTED OTHERWISE. SUBSTITUTION AND/OR RECYCLED MATERIALS MAY BE ALLOWED WITH APPROVAL FROM THE OWNER.
2. SUBGRADE SHALL BE PROOFROLLED AND APPROVED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF STONE BASE. EXCAVATE UNSUITABLE AREAS AND REPLACE WITH BREAKER RUN STONE AND RECOMPACT. REFER TO THE GEOTECHNICAL REPORT FOR ADDITIONAL SPECIFICATIONS.
3. EXISTING PAVEMENT SHALL BE SAWCUT IN NEAT STRAIGHT LINES TO FULL DEPTH AT ANY POINT WHERE EXISTING PAVEMENT IS REMOVED. CURB AND WALK SHALL BE REMOVED TO THE NEAREST JOINT. REMOVED PAVEMENT SHALL BE REPLACED WITH THE SAME SECTION AS EXISTING. MUNICIPAL STANDARDS MAY REQUIRE ADDITIONAL WORK.
4. ASPHALT FOR PARKING AREAS AND THE PRIVATE ROAD SHALL BE PER THE DETAILS MATERIALS AND PLACEMENT SHALL CONFORM TO THE DOT STANDARD SPECIFICATIONS, SECTION 450 AND 460 LT 58–28 S IS REQUIRED UNLESS NOTED OTHERWISE A COMMERCIAL GRADE MIX MAY BE SUBSTITUTED ONLY WITH APPROVAL FROM THE OWNER.
5. TACK COAT SHALL BE IN ACCORDANCE WITH THE SUBSECTION 455.2.5 OF THE STANDARD SPECIFICATIONS. THE RATE OF APPLICATION SHALL BE 0.05 GAL/SY.
6. CONCRETE FOR CURB, DRIVEWAYS, WALKS, LOADING DOCKS AND NON–FLOOR SLABS SHALL CONFORM TO THE LATEST VERSION OF SECTION 415 OF THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR CONSTRUCTION. CONCRETE SHALL BE GRADE A, ASTM C–94, 6 BAG MIX WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI. JOINTING SHALL BE PER SECTION 415.3.7 OF THE STANDARD SPECIFICATIONS WITH CONSTRUCTION JOINTS HAVING A MAXIMUM SPACING OF 10". EXPANSION JOINTS SHALL BE PROVIDED EVERY 50'. CONCRETE SHALL BE FINISHED PER SECTION 415.3.8 WITH A MEDIUM BROOM TEXTURE. A CURING MEMBRANE IN CONFORMANCE WITH SECTION 415.3.12 IS REQUIRED. LOADING DOCKS SHALL HAVE REINFORCING CONSISTING OF NOVOMESH 950 FIBER MESH OR #4 BARS AT 24" ON CENTER EACH WAY PER SECTION 415.2.2 OF THE STANDARD SPECIFICATIONS.
7. PAVEMENT MARKINGS SHALL BE PAINT IN ACCORDANCE WITH WISCONSIN DOT SECTION 646 OF THE STANDARD SPECIFICATIONS AND WITH LOCAL CODES. THE FOLLOWING ITEMS SHALL BE PAINTED WITH COLORS NOTED BELOW:

   PARKING STALLS: WHITE
   PEDESTRIAN CROSSWALKS: WHITE
   LANE STRIPING WHERE SEPARATING TRAFFIC IS MOVING IN OPPOSITE DIRECTIONS: YELLOW
   LANE STRIPING WHERE SEPARATING TRAFFIC IS MOVING IN SAME DIRECTIONS: WHITE
   ADA SYMBOLS; WHITE

RESTORATION NOTES:

1. ALL DISTURBED AREAS, EXCEPT STREET PAVEMENT AND SIDEWALK AREAS, SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, FERTILIZER, SEED AND MULCH. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. LAWN AREAS WITH SLOPES GREATER THAN 4:1 SHALL BE SEEDED WITH OLDS "NOMOW" MIX OR EQUAL. ALL OTHER DISTURBED AREAS SHALL BE SEEDED WITH MADISON PARKS MIX OR EQUAL. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS.
2. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX. SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 6%; POTASH, NOT LESS THAN 6%.
3. ALL FINISH GRADED AREAS SHALL BE SEEDED AND MULCHED BY SEPTEMBER 15TH. IF THE SITE DOES NOT HAVE FINISH GRADED AREAS COMPLETED BY OCTOBER 15TH, ALL DISTURBED AREAS SHALL BE RESTORED WITH TEMPORARY SEEDING (COVER CROP). AREAS NEEDING PROTECTION DURING PERIODS WHEN PERMANENT SEEDING IS NOT APPLIED SHALL BE SEEDED WITH ANNUAL SPECIES FOR TEMPORARY PROTECTION. SEE TABLE 1 OF THE WISCONSIN DNR CONSERVATION PRACTICE STANDARD 1059, FOR SEEDING RATES OF COMMONLY USED SPECIES. THE RESIDUE FROM THIS CROP MAY EITHER BE INCORPORATED INTO THE SOIL DURING SEEDBED PREPARATION AT THE NEXT PERMANENT SEEDING PERIOD OR LEFT ON THE SOIL SURFACE AND THE PLANTING MADE AS A NO–TILL SEEDING.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SATISFACTORY STAND OF GRASS ON ALL SEEDED AREAS FOR ONE YEAR AFTER THE PROJECT'S FINAL ACCEPTANCE.

REVISIONS:		
NO.	DATE	DESCRIPTION

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

PROJECT TITLE:
MULTI-TENANT BUILDING
QUICK DRIVE
FRANKSVILLE, WI 53126

PLAN TITLE:
CONSTRUCTION NOTES

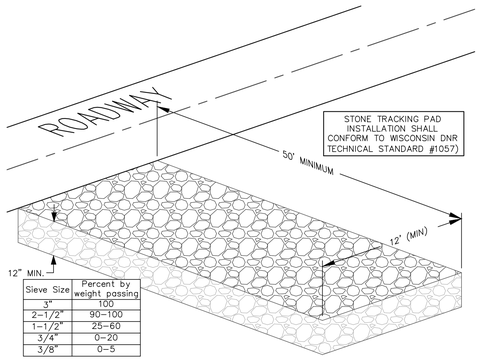
DRAWN BY: **WWS**
DESIGNED BY: **JDR**
CHECKED BY: **KJP**

PLAN DATE: **10/8/2025**

PROJECT NO: **\PA-34-23**

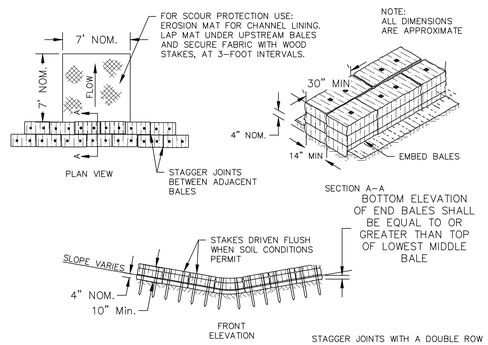
SUBMITTAL

SHEET NO:
C2.01

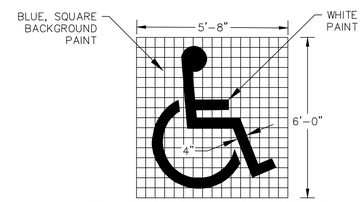


Sieve Size	Percent by weight passing
3"	100
2-1/2"	90-100
1-1/2"	25-60
3/4"	0-20
3/8"	0-5

STONE TRACKING PAD DETAIL



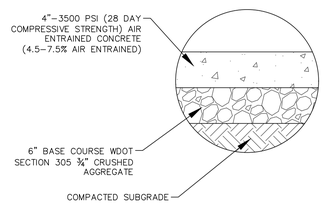
DITCH CHECK DETAIL



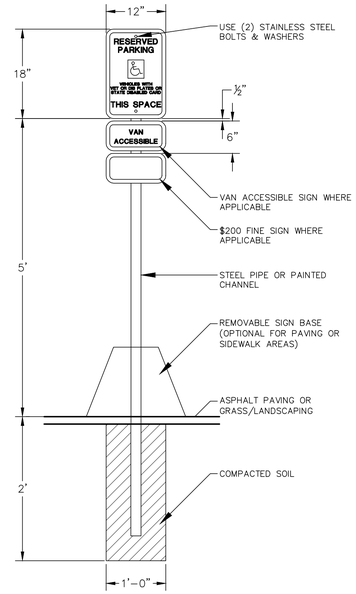
NOTE: GRID FOR LAYOUT PURPOSES ONLY

ADA COMPLIANT ACCESSIBLE STALL PAINTED SYMBOL

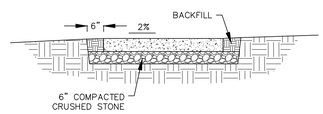
NOT TO SCALE



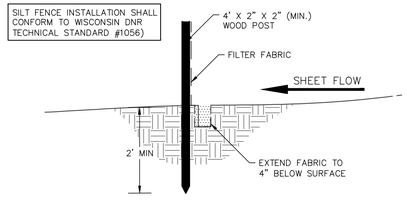
CONCRETE SIDEWALK SECTION



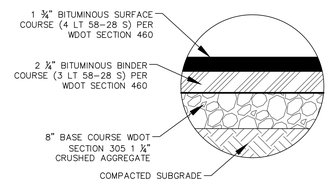
NOTE: SIGN SHALL COMPY WITH CURRENT STATE AND ADA GUIDELINES



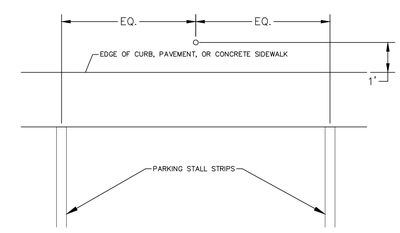
4" CONCRETE SIDEWALK



SILT FENCE CONSTRUCTION (SHEET FLOW)

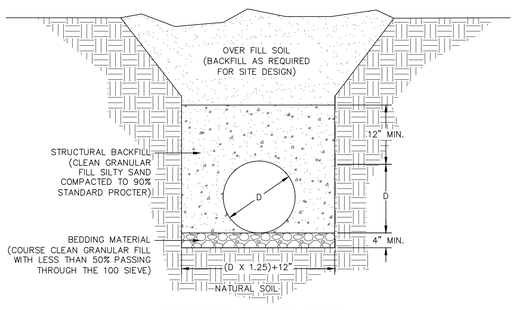


ASPHALT PAVEMENT SECTION

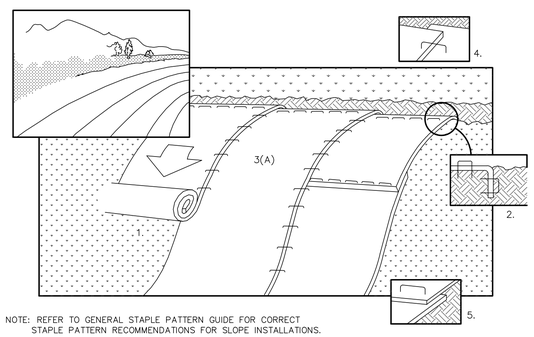


PARKING STALL
PLAN VIEW

ADA COMPLIANT ACCESSIBLE SIGN DETAIL



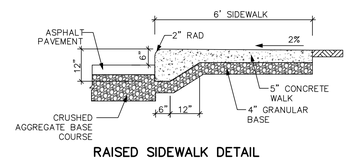
HDPE PIPE BEDDING DETAIL



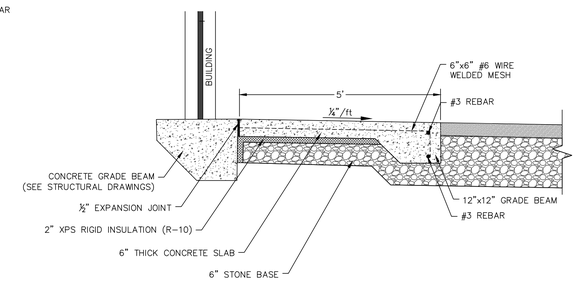
NOTE: REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE PATTERN RECOMMENDATIONS FOR SLOPE INSTALLATIONS.

1. 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.
2. 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.
3. ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
5. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY
6. 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



RAISED SIDEWALK DETAIL



CONCRETE APRON AT OVERHEAD DOOR

NO.	DATE	DESCRIPTION

REVISIONS:

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

PROJECT TITLE:
MULTI-TENANT BUILDING
QUICK DRIVE
FRANKSVILLE, WI 53126

PLAN TITLE:
SITE DETAILS

DRAWN BY: **WWS**
DESIGNED BY: **JDR**
CHECKED BY: **KJP**

PLAN DATE: **10/8/2025**

PROJECT NO: **\PA-34-23**

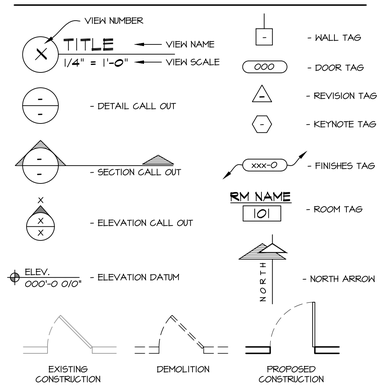
SUBMITTAL

SHEET NO:
C2.02

ABBREVIATIONS

AFF	Above Finished Floor
ALUM	Aluminum
ARCH	Architect
BLDG	Building
BLKG	Blocking
BRG	Bearing
CLG	Ceiling
CONC	Concrete
CONSTR	Construction
CONT	Continuous
CONTR	Contract(or)
CTR	Center
DP	Deep
DBL	Double
DET	Detail
DIA	Diameter
DIM	Dimension
DN	Down
DR	Door
DS	Downspout
DWG	Drawing
EA	Each
ELEC	Electrical
ELEV	Elevation
EP	Electrical Panel
EXT	Exterior
FC	Fire Code
FD	Floor Drain
FDN	Foundation
FG	Fiberglass
FIN	Finished
FLR	Floor
FT	Foot or Feet
FTG	Footing
GYP	Gypsum
HT	Height
HC	Handicap
HDR	Header
HR	Hour
HVAC	Heating, Ventilating & Air Conditioning
INCL	Including
INSUL	Insulation
INT	Interior
JST	Joist
KD	Kiln Dried
LAV	Lavatory
LT	Light
LVL	Laminated Veneer Lumber
MAX	Maximum
MC	Moisture Content
MECH	Mechanical
MET	Metal
MFR	Manufacturer
MIN	Minimum
MISC	Miscellaneous
NIC	Not in Contract
NO	Number
NONCOM	Noncombustible
NTS	Not to Scale
O/	On, Over
OC	On Center
OPNG	Opening
OPP	Opposite
OH	Overhead
PLY	Plywood
PROP	Property
PT	Point
PVMT	Pavement
PWR	Power
PSF	Pounds per Square Foot
PSL	Parallam Structure Lumber
PLF	Per linear foot
R	Riser
RAD	Radius
REF	Refrigerator
REINF	Reinforcing
REQD	Required
REV	Revision
RM	Room
RO	Rough Opening
SECT	Section
SHT	Sheet
SHTG	Sheeting
SIM	Similar
SPEC	Specified
STD	Standard
STOR	Storage
SYP	Southern Yellow Pine
T	Tread
T & G	Tongue & Groove
TEMP	Temporary
THK	Thick
TOF	Top of Footing
TRTD	Treated
TV	Television
TYP	Typical
UL DES	Underwriters Laboratory Designation
UNO	Unless Noted Otherwise
VB	Vapor Barrier
VCT	Vinyl Composite Tile
VEN	Veneer
W	Wide
W/	With
WD	Wood
WIN	Window
W/O	Without
WP	Weatherproof
WWF	Welded Wire Fabric
&	And
@	At
℄	Center Line
DIA	Diameter

SYMBOL LEGEND



SCOPE OF DRAWING:

THESE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF ARCHITECTURAL DESIGN INTENT, THE DIMENSIONS OF THE BUILDING, THE MAJOR ARCHITECTURAL ELEMENTS AND THE TYPE OF STRUCTURAL, MECHANICAL AND ELECTRICAL SYSTEMS. THE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE REQUIREMENTS OF THE CONTRACT. ON THE BASIS OF GENERAL SCOPE INDICATED OR DESCRIBED, THE TRADE CONTRACTORS SHALL FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK INTENDED.

PLAN NOTES:

1. ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTORS MUST REVIEW ALL DETAILS OF THEIR TRADES AND BE RESPONSIBLE FOR THE SAME.
2. DO NOT SCALE DIMENSIONS FROM DRAWINGS, CONSULT THE ARCHITECT WITH ANY QUESTIONS.
3. ALL INTERIOR WALLS ARE DIMENSIONED FINISH TO FINISH UNLESS NOTED OTHERWISE. (SEE WINDOW TYPES FOR ACTUAL DIMENSIONS)
4. PLACEMENT OF BUILDING COMPONENTS, MECHANICAL EQUIP. APPLIANCES AND ELECTRICAL COMPONENTS IS SUBJECT TO FIELD ADJUSTMENT. ACTUAL CONSTRUCTION MAY NOT CONFORM EXACTLY TO THE LOCATIONS INDICATED ON THESE DRAWINGS

GENERAL NOTES:

1. THE DESIGNER MAINTAINS NO RESPONSIBILITY FOR THE GENERAL CONTRACTOR, SUBCONTRACTORS, OR THOSE WORKING IN SUCH CAPACITIES, FOR THE METHODS USED, OR LACK THEREOF, IN THE EXECUTION OF THE WORK AND SAFETY PROCEDURES AND PRECAUTIONS TAKEN AT THE PROJECT SITE.
2. CONTRACTORS SHALL ASSUME FULL RESPONSIBILITY - UNRELIEVED BY REVIEW OF SHOP DRAWINGS NOR BY SUPERVISION OR PERIODIC OBSERVATION OF CONSTRUCTION FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS - FOR DIMENSIONS TO BE CONFIRMED AND CORRELATED ON THE JOB SITE AND BETWEEN INDIVIDUAL DRAWINGS OR SETS OF DRAWINGS; FOR FABRICATION PROCESSES AND CONSTRUCTION TECHNIQUES (INCLUDING EXCAVATION, SHORING AND SCAFFOLDING, BRACING, ERECTION, FORM WORK, ETC.); FOR COORDINATION OF THE VARIOUS TRADES; FOR SAFE CONDITIONS ON THE JOB SITE; AND FOR THE PROTECTION OF THE PEOPLE AND PROPERTY AT THE JOB SITE.
3. THE INFORMATION CONTAINED ON THE DRAWINGS IS IN ITSELF INCOMPLETE, AND VOID UNLESS USED IN CONJUNCTION WITH ALL THE SPECIFICATIONS, TRADE PRACTICES, OR APPLICABLE STANDARDS, CODES, ETC., INCORPORATED THEREIN BY REFERENCE, OF WHICH THE CONTRACTOR CERTIFIES KNOWLEDGE BY SIGNING THE CONTRACT.
4. UNLESS NOTED OTHERWISE, ALL DETAILS, SECTIONS, AND NOTES ON THE DRAWINGS ARE INTENDED TO BE TYPICAL FOR SIMILAR SITUATIONS ELSEWHERE
5. UNLESS OTHERWISE SHOWN OR NOTED, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE LOCATION AND THE PLACEMENT OF ANY INSERTS, HANGARS, PIPE SLEEVES, HOLES OR ANCHOR BOLTS THAT ARE REQUIRED BY THE MECHANICAL OR ELECTRICAL EQUIPMENT.
6. THE CONTRACTOR SHALL COMPLY WITH THE LATEST OCCUPATIONAL SAFETY HEALTH ACT REQUIREMENTS.
7. ALL STATE OF WISCONSIN, LOCAL AND O.S.H.A. SAFETY CODES SHALL BE A PART OF THESE PLANS, AND IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO SEE THAT ALL PARTIES THAT WORK AT OR VISIT THE JOB SITE COMPLY WITH SAME.

SITE & BUILDING DATA :

2015 IBC CODE

USE AND OCCUPANCY CLASSIFICATION; (chapter-3)
NON-SEPARATED MIXED USE: "S-1" IS MOST RESTRICTIVE
"S-1" - MODERATE HAZARD STORAGE (ENCLOSED PARKING GARAGE)
"B" - BUSINESS OCCUPANCY

ALLOWABLE AREA AND HEIGHT; "S-1" (V-B)" ONE STORY - 9,000 sq. ft.

ACTUAL AREA;

TOTAL BUILDING AREA:	8,723 sq. ft.
TENANT #1 AREA:	1,613 sq. ft.
TENANT #2 FIRST FLOOR AREA:	5,899 sq. ft.
TENANT #2 BASEMENT AREA:	1,211 sq. ft.

SPRINKLERS; NONE

CONSTRUCTION TYPE; (Table-601) "V-B"

FIRE RATINGS (per table 601 & 602)

STRUCTURAL FRAME;	0 - HR. RATING
BEARING WALLS EXTERIOR;	0 - HR. RATING
BEARING WALLS INTERIOR;	0 - HR. RATING
NON-BEARING WALLS EXTERIOR;	0 - HR. RATING
NON- BEARING WALLS INTERIOR;	0- HR. RATING
FLOOR CONSTRUCTION;	0 - HR. RATING
ROOF CONSTRUCTION;	0 - HR. RATING

EXIT TRAVEL DISTANCE; (table 1017.2) 200 feet

COMMON PATH OF TRAVEL; (per 1006.2.1)
75 FEET - "B" BUSINESS
100 FEET - "S-1" MODERATE HAZARD STORAGE

TOTAL OCCUPANCY LOADING (per TABLE 1004.1.1)

23 TOTAL OCCUPANTS IN BUILDING

TENANT #1: (8 TOTAL OCCUPANTS)
(OFFICE (BUSINESS) AREAS = 6 OCCUPANTS (SEE OCCUPANCY PLAN)
(STORAGE AREAS) = 2 OCCUPANTS (SEE OCCUPANCY PLAN)

TENANT #2: (REQUESTED REDUCTION TO 15 MAX. OCCUPANTS)
(STORAGE / MECH AREAS) = 18 OCCUPANTS (SEE OCCUPANCY PLAN)
(OFFICE (BUSINESS) AREAS) = 9 OCCUPANTS (SEE OCCUPANCY PLAN)

PLUMBING FIXTURE REQUIREMENTS: (per TABLE 2902.1)

TENANT #1:

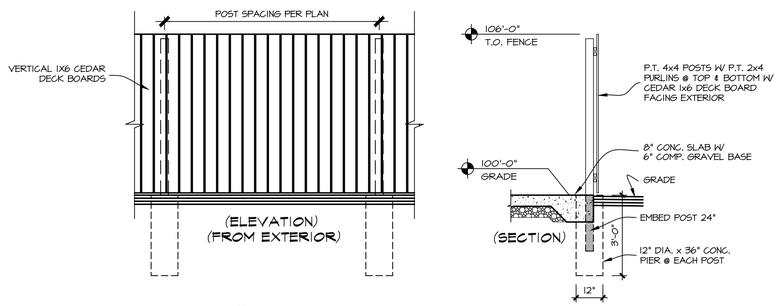
WATER CLOSETS "B BUSINESS"			
MALE (1 PER 25)	(4 / 25) = .16 REQUIRED	1 UNISEX REQ'D (PER 2902.2, EX #2)	1 UNISEX PROPOSED
FEMALE (1 PER 25)	(4 / 25) = .16 REQUIRED		
LAVATORIES (1 PER 40)	(8 / 40) = .2 REQUIRED		

TENANT #2:

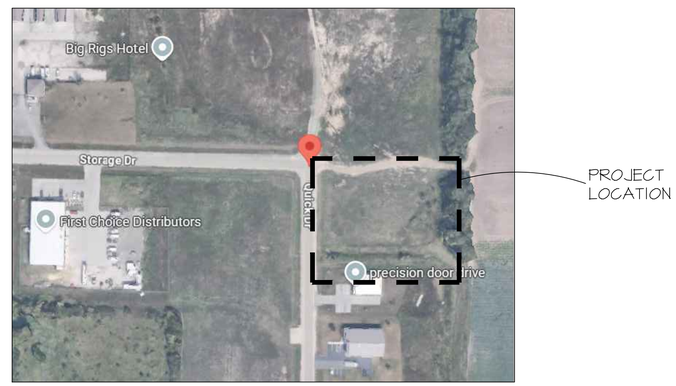
WATER CLOSETS "B BUSINESS"			
MALE (1 PER 25)	(8 / 25) = .32 REQUIRED	1 UNISEX REQ'D (PER 2902.2, EX #2)	1 UNISEX PROPOSED
FEMALE (1 PER 25)	(8 / 25) = .32 REQUIRED		
LAVATORIES (1 PER 40)	(15 / 40) = .375 REQUIRED		

SHEET INDEX

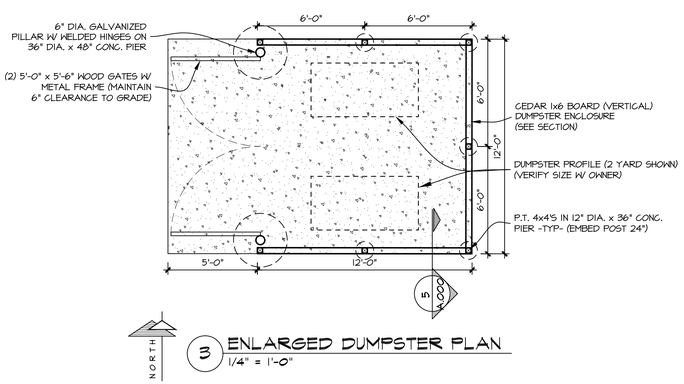
T.100	BUILDING DATA, SATELLITE IMAGE, RENDER & GENERAL NOTES
A.001	STANDARD MOUNTING HEIGHTS & GENERIC ACCESSIBILITY STANDARDS
A.002	EGRESS & OCCUPANCY PLANS & DETAILS
A.100	FOUNDATION PLAN & DETAILS
A.101	FIRST FLOOR PLAN, ENLARGED RESTROOM PLANS, & WALL TYPES
A.120	ROOF PLAN
A.200	ELEVATIONS
A.300	SECTIONS
A.301	SECTIONS
A.500	ROOM FINISH & DOOR SCHEDULE, DOOR, FRAME, & HARDWARE
S.100	STRUCTURAL SPECIFICATIONS
S.101	BUILDING LOADING DIAGRAMS
S.102	CONCRETE SCHEDULES & DETAILS
S.103	STRUCTURAL SPECIFICATIONS & DETAILS
S.104	LATERAL BRACING & DETAILS



4 DUMPSTER ENCLOSURE DETAILS
3/8" = 1'-0"



1 SATELLITE IMAGE



3 ENLARGED DUMPSTER PLAN
1/4" = 1'-0"

2 PROPOSED RENDERING (NEW FROM N.W.)

NOT FOR CONSTRUCTION

patera ARCHITECTURE + ENGINEERING
4040 N. Calhoun Road Suite #200 • Brookfield, WI 53005
(OFFICE) 262-786-6776

REVISIONS:
11/24-5/25: PREVIOUS BLD.
7/31/25: PRELIM #1
9/9/25: PRELIM #2
10/9/25: BID SET
-
-
-

CALEDONIA MIXED-USE BUILDING

CORNER OF STORAGE DRIVE & QUICK DRIVE
CALEDONIA, WI

SHEET TITLE:
BUILDING DATA, SATELLITE IMAGE, RENDER & GENERAL NOTES

T.100

DATE: JULY 31, 2025

PROJECT NUMBER: 18-324.3

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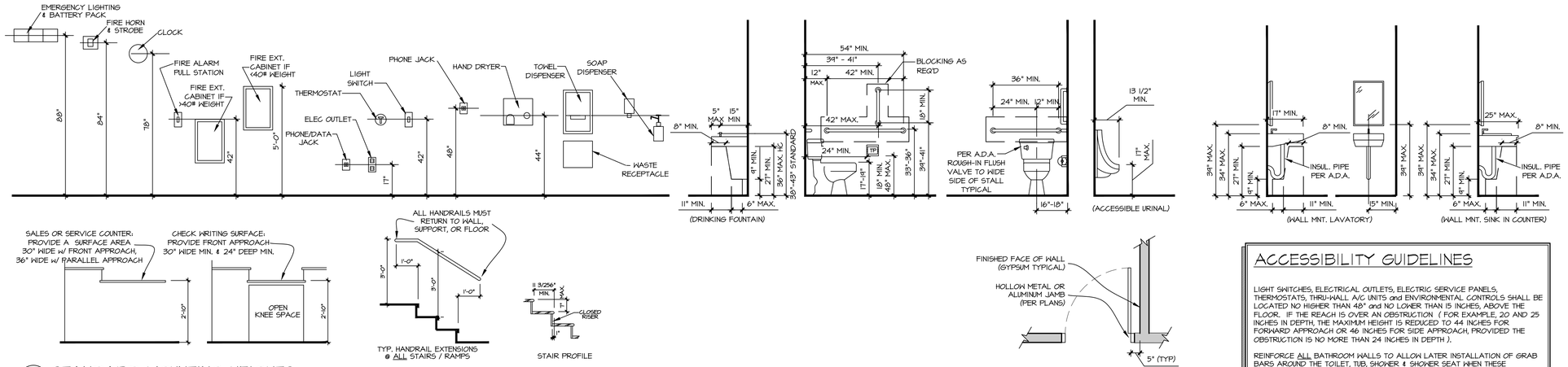


1 STANDARD MOUNTING HEIGHTS
3/8" = 1'-0"

ACCESSIBILITY GUIDELINES

LIGHT SWITCHES, ELECTRICAL OUTLETS, ELECTRIC SERVICE PANELS, THERMOSTATS, THRU-WALL A/C UNITS and ENVIRONMENTAL CONTROLS SHALL BE LOCATED NO HIGHER THAN 48" and NO LOWER THAN 15 INCHES, ABOVE THE FLOOR. IF THE REACH IS OVER AN OBSTRUCTION (FOR EXAMPLE, 20 AND 25 INCHES IN DEPTH, THE MAXIMUM HEIGHT IS REDUCED TO 44 INCHES FOR FORWARD APPROACH OR 46 INCHES FOR SIDE APPROACH, PROVIDED THE OBSTRUCTION IS NO MORE THAN 24 INCHES IN DEPTH).

REINFORCE ALL BATHROOM WALLS TO ALLOW LATER INSTALLATION OF GRAB BARS AROUND THE TOILET, TUB, SHOWER & SHOWER SEAT WHEN THESE FACILITIES ARE PROVIDED. REINFORCEMENT FOR GRAB BARS MAY BE PROVIDED BY PLYWOOD OR WOOD BLOCKING.

304.3.1.1 In new buildings and facilities, the turning space shall be a circular space with a 67" minimum diameter.

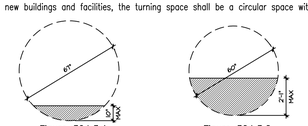


Figure 304.3.1 Figure 304.3.2

304.3.1.1.1 New Overlap: Turning spaces shall be permitted to include knee and toe complying with Section 306. Where the turning space includes knee and toe clearances under an obstruction, the overlap shall comply with all of the following:

1. The depth of the overlap shall not be more than 10 inches and
2. The depth shall not exceed the depth of the knee and toe clearances provided, and
3. The overlap shall be permitted only within the turning circle area shaded in figure 304.3.1

304.3.1.2 In existing buildings and facilities, the turning space shall be a circular space with a 60" minimum diameter

305.3.1 New Buildings and Facilities. In new buildings and facilities, the clear floor space shall be 52" inches minimum in length and 30 inches minimum in width.

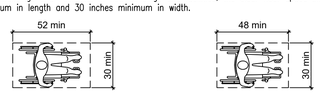


Figure 305.3.1 Clear Floor or Ground Space – New Biuildings

Figure 305.3.2 Clear Floor or Ground Space – Existing Biuildings

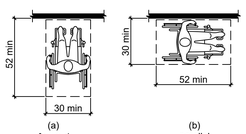


Figure 305.5 Positions

305.3.2 In existing Buildings and Facilities, the clear floor space shall be 48" inches minimum in length and 30 inches minimum in width.

306.3 Knee Clearance.

306.3.1 General. Space under an element between 9 inches (230 mm) and 27 inches (685 mm) above the finish floor or ground shall be considered knee clearance and shall comply with 306.3.

306.3.2 Maximum Depth. Knee clearance shall extend 25 inches (635 mm) maximum under an element at 9 inches (230 mm) above the finish floor or ground.

306.3.3 Minimum Required Depth. Where knee clearance is required under an element as part of a clear floor space, the knee clearance shall be 11 inches (280 mm) deep minimum at 9 inches (230 mm) above the finish floor or ground, and 8 inches (205 mm) deep minimum at 27 inches (685 mm) above the finish floor or ground.

306.3.4 Clearance Reduction. Between 9 inches (230 mm) and 27 inches (685 mm) above the finish floor or ground, the knee clearance shall be permitted to reduce at a rate of 1 inch (25 mm) in depth for each 6 inches (150 mm) in height.

306.3.5 Width. Knee clearance shall be 30 inches (760 mm) wide minimum.

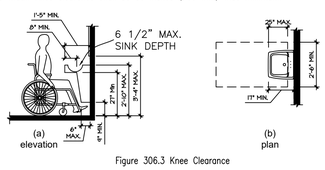


Figure 306.3 Knee Clearance

306.2 Toe Clearance.

306.2.1 General. Space under an element between the finish floor or ground and 9 inches (230 mm) above the finish floor or ground shall be considered toe clearance and shall comply with 306.2.

306.2.2 Maximum Depth. Toe clearance shall extend 25 inches (635 mm) maximum under an element.

306.2.3 Minimum Required Depth. Where toe clearance is required at an element as part of a clear floor space, the toe clearance shall extend 17 inches (430 mm) minimum under the element.

306.2.4 Additional Clearance. Space extending greater than 6 inches (150 mm) beyond the available knee clearance at 9 inches (230 mm) above the finish floor or ground shall not be considered toe clearance.

306.2.5 Width. Toe clearance shall be 30 inches (760 mm) wide minimum.

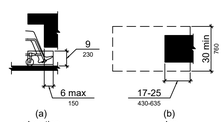
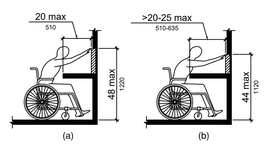


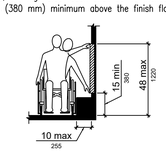
Figure 306.2 Toe Clearance

308.2.2 Obstructed High Reach. Where a high forward reach is over an obstruction, the clear floor space shall extend beneath the element for a distance not less than the required reach depth over the obstruction. The high forward reach shall be 48 inches (1220 mm) maximum where the reach depth is 20 inches (510 mm) maximum. Where the reach depth exceeds 20 inches (510 mm), the high forward reach shall be 44 inches (1120 mm) maximum and the reach depth shall be 25 inches (635 mm) maximum.



308.3 Side Reach.

308.3.1 Unobstructed. Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48 inches (1220 mm) maximum and the low side reach shall be 15 inches (380 mm) minimum above the finish floor or ground.



308.3.2 Obstructed High Reach. Where a clear floor or ground space allows a parallel approach to an element and the high side reach is over an obstruction, the height of the obstruction shall be 34 inches (865 mm) maximum and the depth of the obstruction shall be 24 inches (610 mm) maximum. The high side reach shall be 48 inches (1220 mm) maximum for a reach depth of 10 inches (255 mm) maximum. Where the reach depth exceeds 10 inches (255 mm), the high side reach shall be 46 inches (1170 mm) maximum for a reach depth of 24 inches (610 mm) maximum.

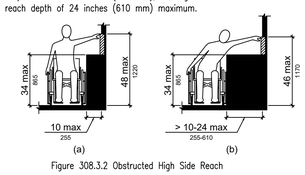


Figure 308.3.2 Obstructed High Side Reach

2 GENERIC ACCESSIBILITY DETAILS & STANDARDS
N.T.S.

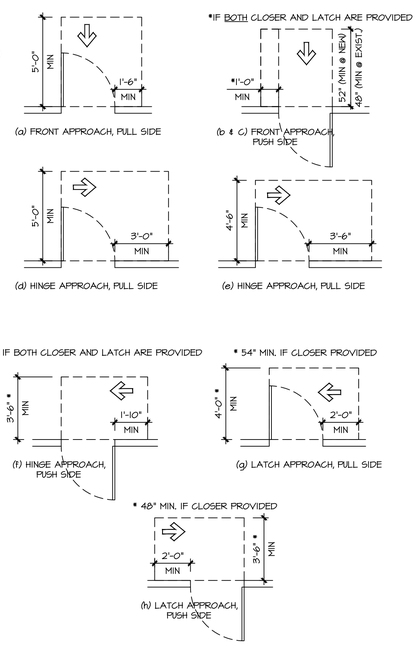
404.2.10 Door and Gate Surfaces. Swinging door and gate surfaces within 10 inches (255 mm) of the finish floor or ground measured vertically shall have a smooth surface on the push side extending the full width of the door or gate. Parts creating horizontal or vertical joints in these surfaces shall be within 1/16 inch (1.6 mm) of the same plane as the other. Cavities created by added kick plates shall be capped.

404.2.11 Vision Lights. Doors, gates, and side lights adjacent to doors or gates, containing one or more glazing panels that permit viewing through the panels shall have the bottom of at least one glazed panel located 43 inches (1090 mm) maximum above the finish floor.

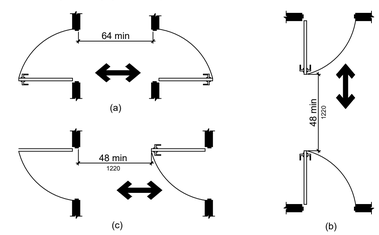
404.3 Automatic and Power-Assisted Doors and Gates. Automatic doors and automatic gates shall comply with 404.3. Full-powered automatic doors shall comply with ANSI/BHMA A156.10 (incorporated by reference, see "Referenced Standards" in Chapter 1). Low-energy and power-assisted doors shall comply with ANSI/BHMA A156.19 (1997 or 2002 edition) (incorporated by reference, see "Referenced Standards" in Chapter 1).

404.3.2 Maneuvering Clearance. Clearances at power-assisted doors and gates shall comply with 404.2.4. Clearances at automatic doors and gates without standby power and serving an accessible means of egress shall comply with 404.2.4.

404.2.4.3 Recessed Doors and Gates. Maneuvering clearances for forward approach shall be provided when any obstruction within 18 inches (455 mm) of the latch side of a doorway projects more than 8 inches (205 mm) beyond the face of the door, measured perpendicular to the face of the door or gate.



404.2.5 Doors in Series and Gates in Series. The distance between two hinged or pivoted doors in series and gates in series shall be 48 inches (1220 mm) minimum plus the width of doors or gates swinging into the space.



CHAPTER 6: PLUMBING ELEMENTS AND FACILITIES

602 Drinking Fountains

602.2 Clear Floor Space. Units shall have a clear floor or ground space complying with 306 positioned for a forward approach and centered on the unit.

EXCEPTION: A parallel approach complying with 306 shall be permitted at units for children's use where a clear floor space is centered on the drinking fountain

602.4 Spout Location. The spout shall be located 15 inches (380 mm) minimum from the vertical support and 5 inches (125 mm) maximum from the front edge of the unit, including bumpers.

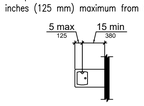


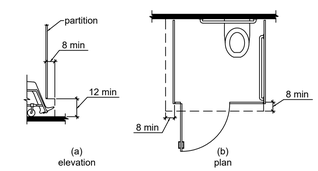
Figure 602.2.4 Drinking Fountain Spout Location

602.2.5 Water Flow. The spout shall provide a flow of water 4 inches (100 mm) high minimum and shall be located 5 inches (125 mm) maximum from the front of the unit. The angle of the water stream shall be measured horizontally relative to the front face of the unit. Where spouts are located less than 3 inches (75 mm) of the front of the unit, the angle of the water stream shall be 30 degrees maximum. Where spouts are located between 3 inches (75 mm) and 5 inches (125 mm) maximum from the front of the unit, the angle of the water stream shall be 15 degrees maximum.

602.3 Drinking Fountains for Standing Persons. Spout outlets of drinking fountains for standing persons shall be 38 inches (965 mm) minimum and 43 inches (1090 mm) maximum above the finish floor or ground.

604.9.5.1 Toe Clearance. The front partition and at least one side partition shall provide a toe clearance of 12 inches minimum above the finish floor and 8 inches deep minimum beyond the compartment-side face of the partition, exclusive of partition support members.

EXCEPTION: Toe clearance at the front partition is not required in a wheelchair compartment greater than 64 inches deep with a wall-hung water closet or 67 inches deep with a floor-mounted water closet. Toe clearance at the side partition is not required in a wheelchair compartment greater than 68 inches wide.



605 Urinals

605.2 Height and Depth. Urinals shall be the stall-type or the wall-hung type with the rim 17 inches (430 mm) maximum above the finish floor or ground. Urinals shall be 13 1/2 inches (345 mm) deep minimum measured from the outer face of the urinal rim to the back of the fixture.

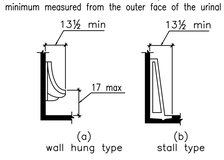


Figure 605.2 Height and Depth of Urinals

605.3 Clear Floor Space. A clear floor or ground space complying with 305 positioned for forward approach shall be provided.

605.4 Flush Controls. Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with 309.

605.3 Clear Floor Space. A clear floor or ground space complying with 305 positioned for forward approach shall be provided.

605.4 Flush Controls. Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with 309.

606 Lavatories and Sinks

606.2 Clear Floor Space. A clear floor space complying with 305, positioned for a forward approach, and knee and toe clearance complying with 306 shall be provided.

606.3 Height. Lavatories and sinks shall be installed with the front of the higher of the rim or counter surface 34 inches (865 mm) maximum above the finish floor or ground.

606.4 Faucets. Controls for faucets shall comply with 309. Hand-operated metering faucets shall remain open for 10 seconds minimum.

606.5 Exposed Pipes and Surfaces. Water supply and drain pipes under lavatories and sinks shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under lavatories and sinks.

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9/9/25: PRELIM #2
10/9/25: BID SET
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-

CALEDONIA MIXED-USE BUILDING

CORNER OF STORAGE DRIVE & QUICK DRIVE
CALEDONIA, WI

SHEET TITLE:
STANDARD MOUNTING HEIGHTS & GENERIC ACCESSIBILITY DETAILS & STANDARDS

A.001

DATE: JULY 31, 2025

PROJECT NUMBER: 18-324.3

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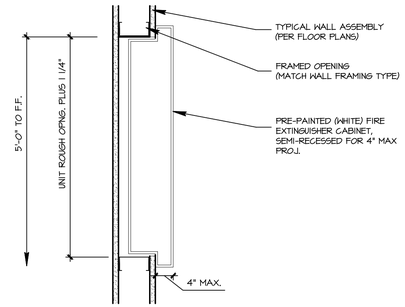
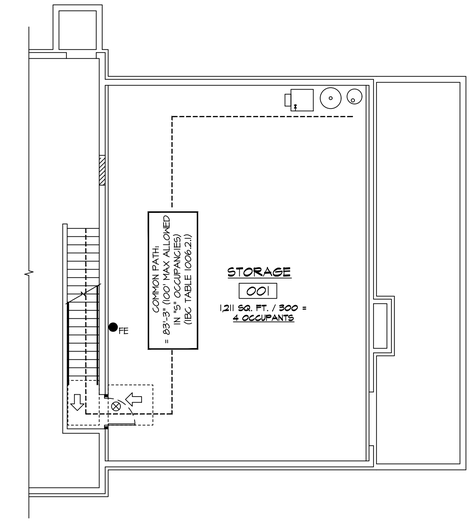
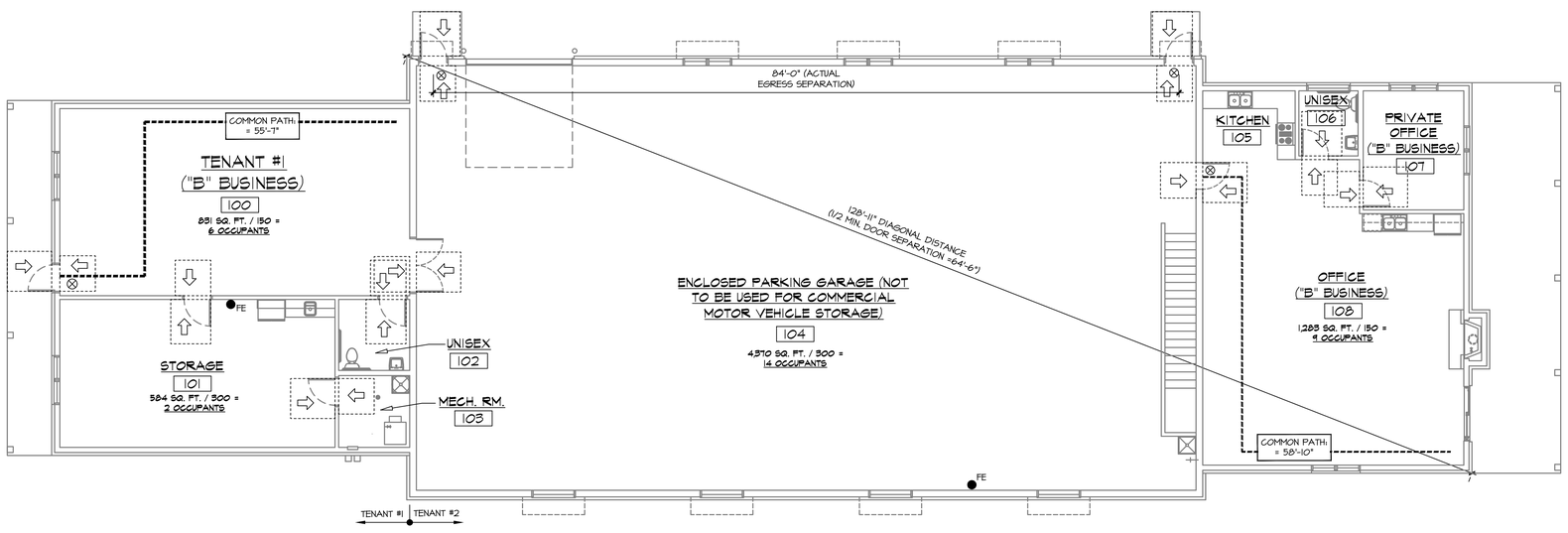


3 FIRE EXTINGUISHER CABINET SECTION
1 1/2" = 1'-0"



2 BASEMENT EGRESS/OCCUPANCY PLAN
1/8" = 1'-0"



1 FIRST FLOOR EGRESS/OCCUPANCY PLAN
1/8" = 1'-0"

PLAN KEY:	FIRE EXTINGUISHER KEY:
⊗ = NEW ILLUMINATED "EXIT" SIGNAGE W/ EMERGENCY BACKUP LIGHTING ⊗ = NEW DIRECTIONAL, ILLUMINATED "EXIT" SIGNAGE W/ EMERGENCY BACKUP LIGHTING	FE ● = NEW 5LB, CLASS ABC FIRE EXTINGUISHER, "UL 2A:10B:C" IN NEW SEMI-RECESSED CABINET W/ 4" MAXIMUM PROJECTION. SEE DETAIL 3/A.002

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CALEDONIA MIXED-USE BUILDING

CORNER OF STORAGE DRIVE & QUICK DRIVE
CALEDONIA, WI

SHEET TITLE:
EGRESS & OCCUPANCY PLAN & DETAILS

A.002

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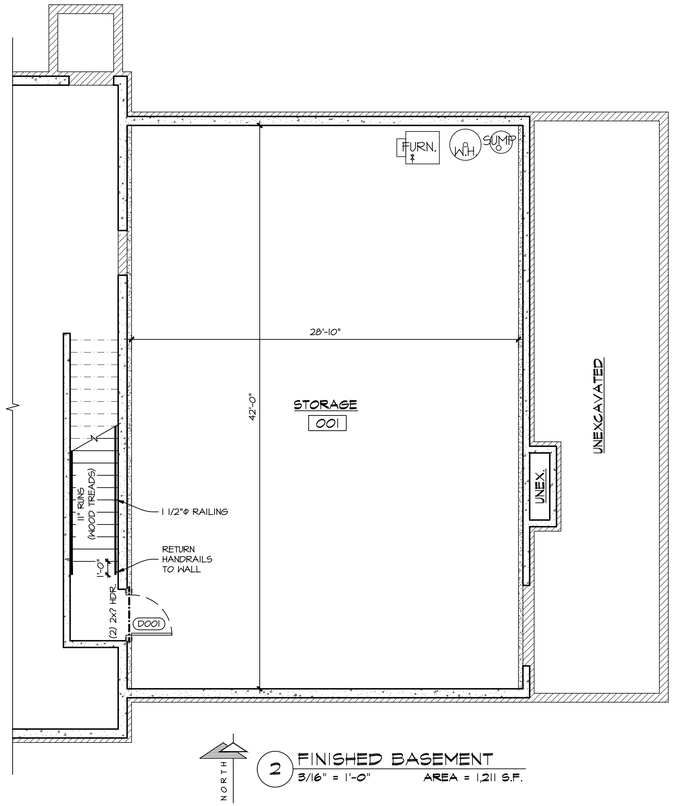
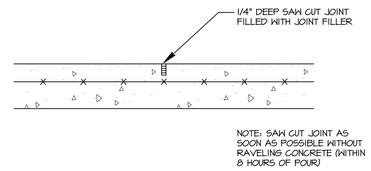
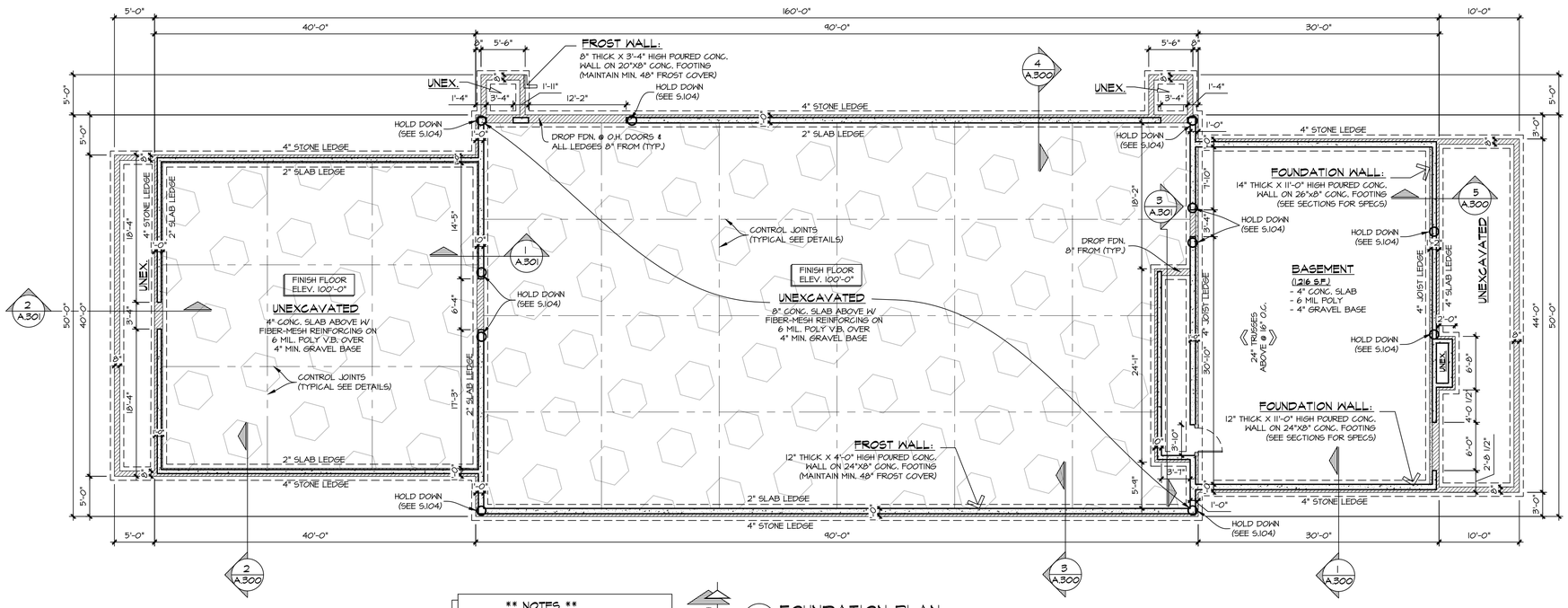


2 FINISHED BASEMENT
3/16" = 1'-0"
AREA = 1,211 S.F.



2 CONTROL JOINT IN FLOOR
1 1/2" = 1'-0"



** NOTES **

RADIANT HEAT @ HATCHED LOCATIONS

NORTH

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

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CALEDONIA MIXED-USE BUILDING

CORNER OF STORAGE DRIVE & QUICK DRIVE
CALEDONIA, WI

SHEET TITLE:
FOUNDATION PLAN & DETAIL

A.100

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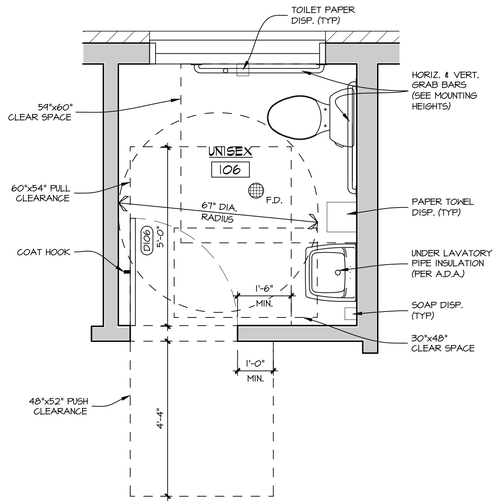
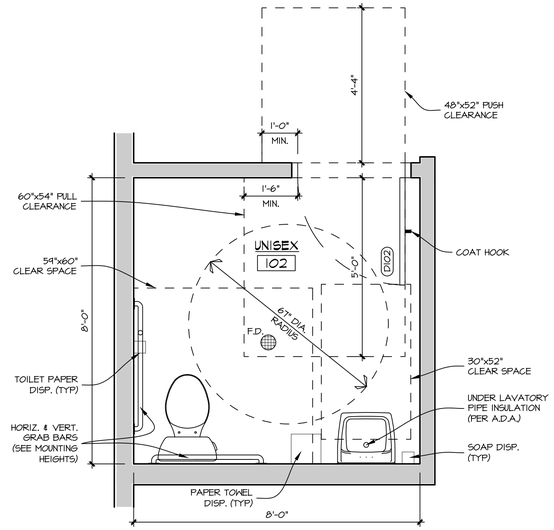
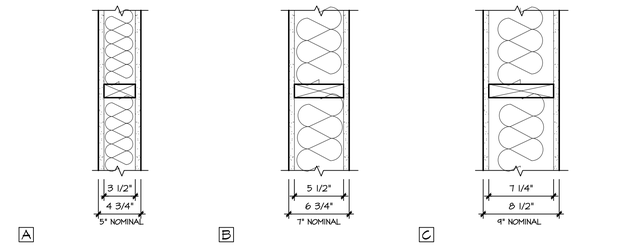


3 ENLARGED RESTROOM PLAN
1/2" = 1'-0"



2 ENLARGED RESTROOM PLAN
1/2" = 1'-0"



A

TYP. SOUND INSUL. INTERIOR WALLS:
5/8" G.W.B. @ OFFICE SIDES OF 2x4 WOOD STUDS AT 16" O.C. 5/8" MOISTURE RESISTANT G.W.B. @ RESTROOM SIDES. 5/8" CEMENT BOARD @ ALL TILE LOCATIONS. 3 1/2" SOUND BATTS. RUN ALL TO DECK ABOVE.

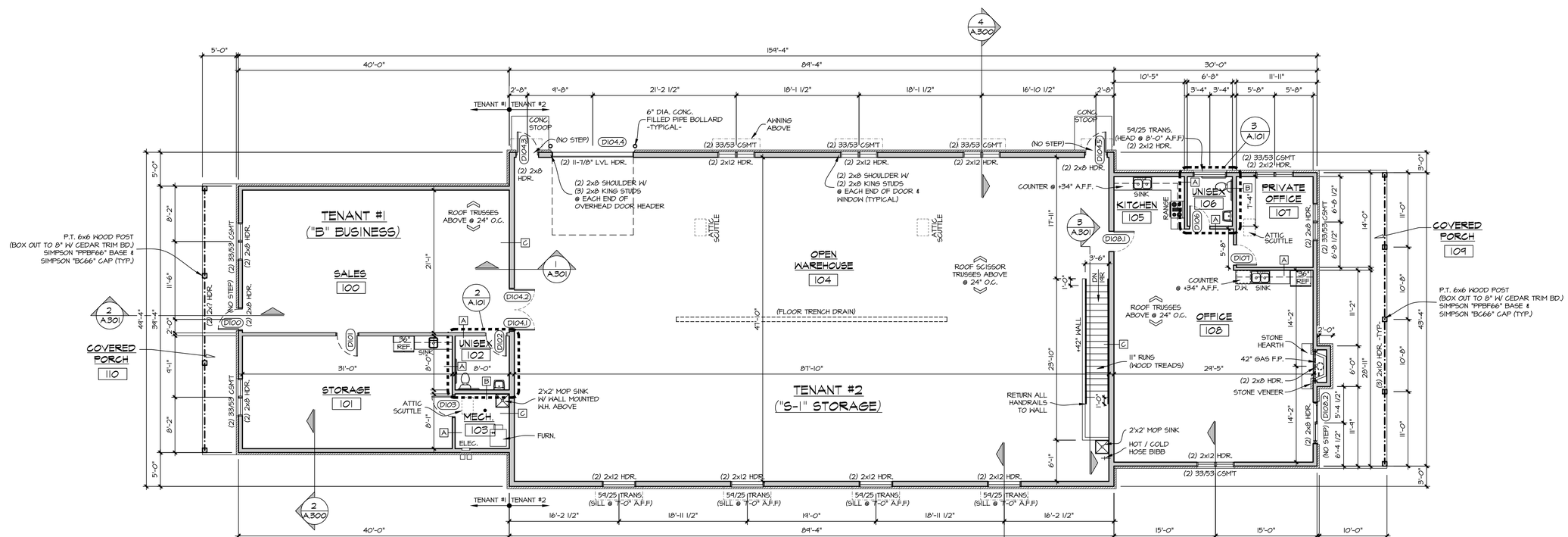
B

SOUND INSUL. INTERIOR WALLS:
5/8" G.W.B. @ OFFICE SIDES OF 2x6 WOOD STUDS AT 16" O.C. 5/8" MOISTURE RESISTANT G.W.B. @ RESTROOM SIDES. 5/8" CEMENT BOARD @ ALL TILE LOCATIONS. 5 1/2" SOUND BATTS. RUN ALL TO DECK ABOVE.

C

SOUND INSUL. INTERIOR WALLS:
5/8" G.W.B. @ OFFICE SIDES OF 2x8 WOOD STUDS AT 16" O.C. 5/8" MOISTURE RESISTANT G.W.B. @ RESTROOM SIDES. 5/8" CEMENT BOARD @ ALL TILE LOCATIONS. 5 1/2" SOUND BATTS. RUN ALL TO DECK ABOVE.

WALL TYPES
1-1/2" = 1'-0"



1 FIRST FLOOR PLAN
1/8" = 1'-0"
AREA = 7,433 S.F.

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CALEDONIA MIXED-USE BUILDING

CORNER OF STORAGE DRIVE & QUICK DRIVE
CALEDONIA, WI

SHEET TITLE:
FIRST FLOOR PLAN, ENLARGED RESTROOM PLANS, & WALL TYPES

A.101

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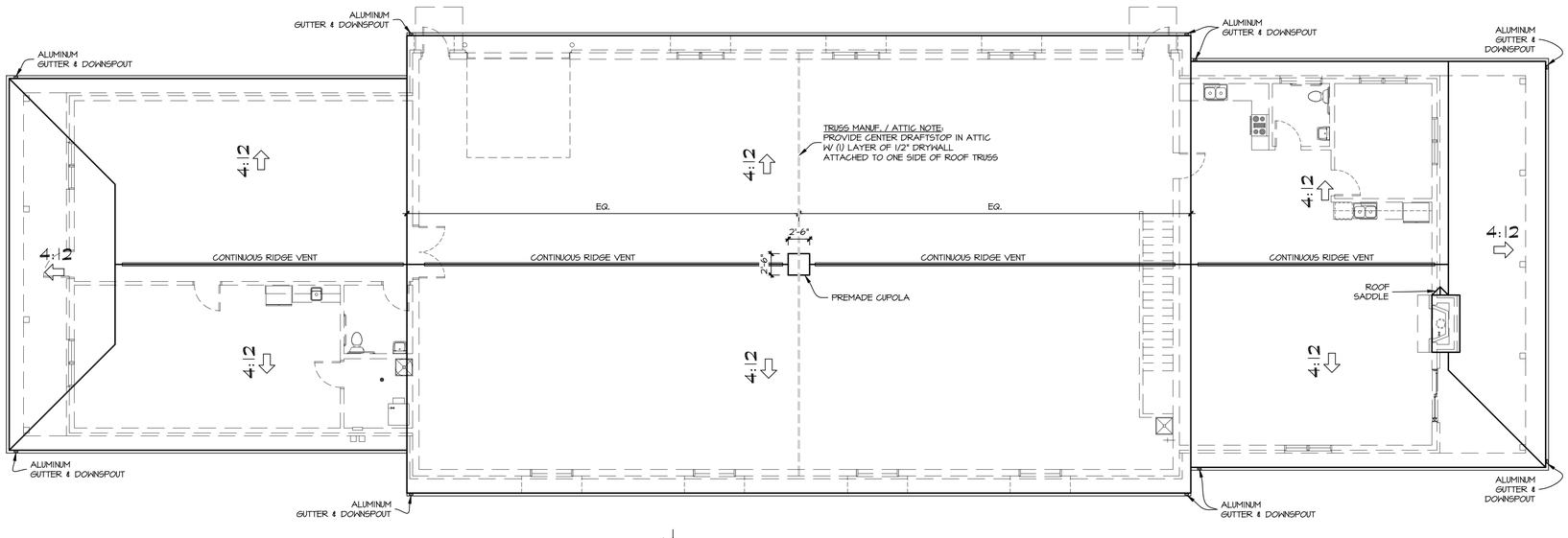

1 ROOF PLAN
1/8" = 1'-0"

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CALEDONIA MIXED-USE BUILDING

CORNER OF STORAGE DRIVE & QUICK DRIVE
CALEDONIA, WI

SHEET TITLE:
PROPOSED ROOF PLAN

A.120

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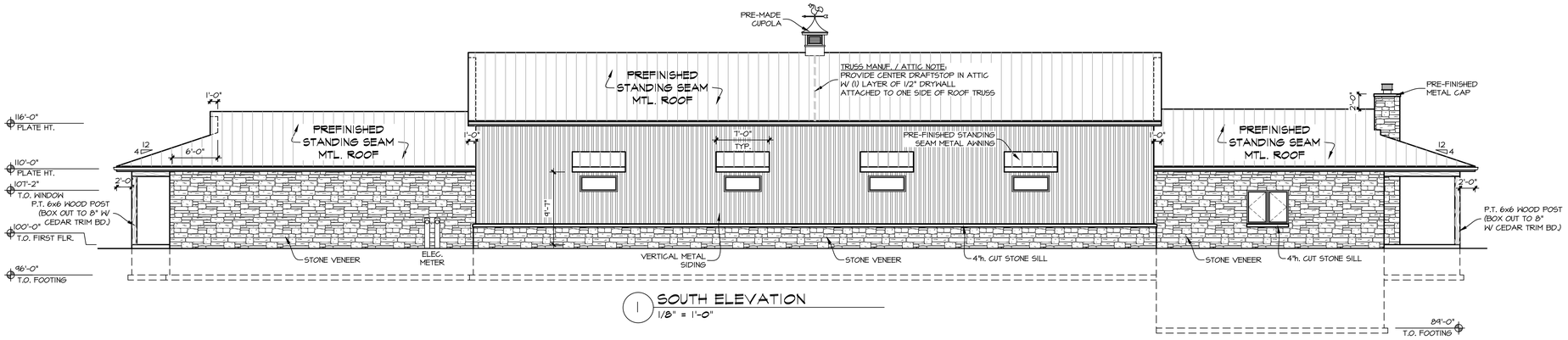
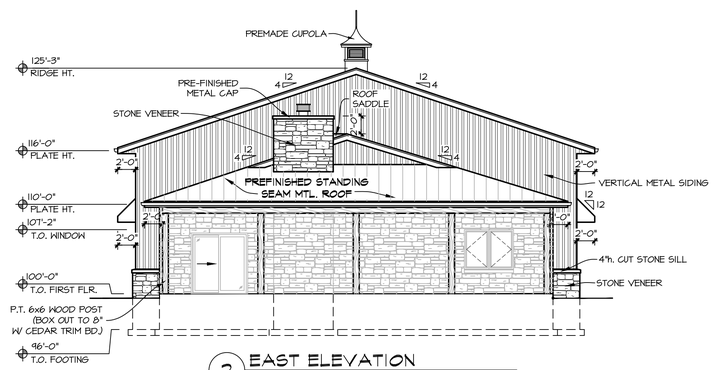
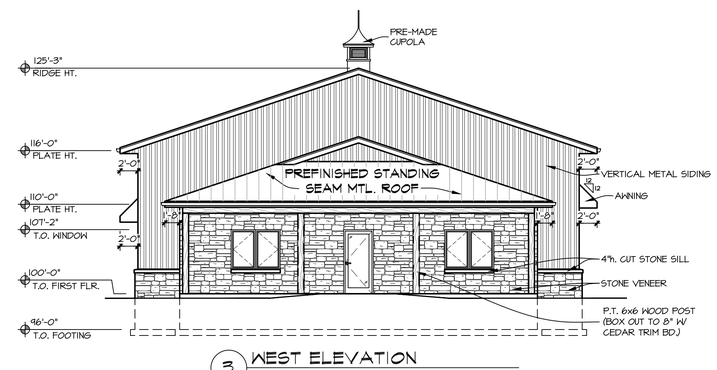


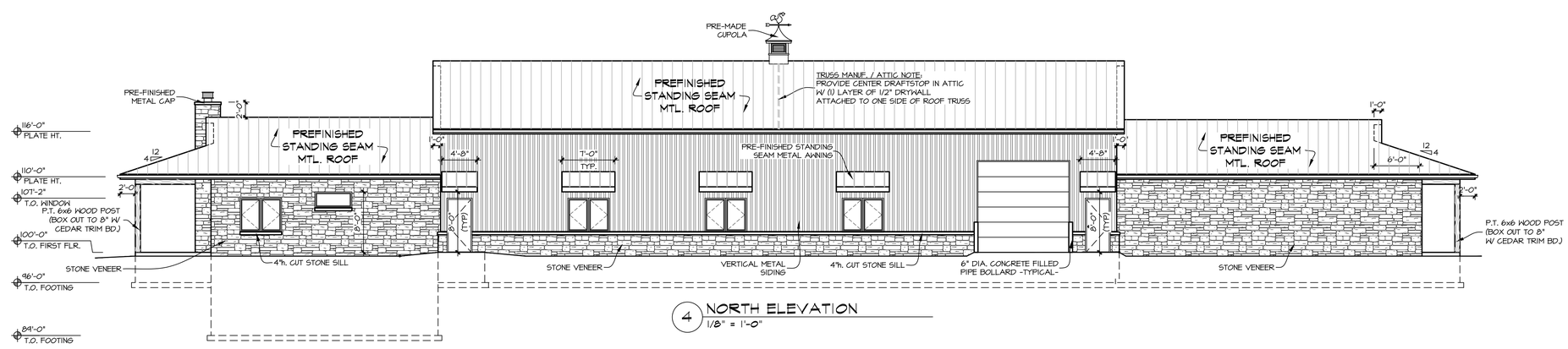
1 SOUTH ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"



3 WEST ELEVATION
1/8" = 1'-0"



4 NORTH ELEVATION
1/8" = 1'-0"

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CALEDONIA MIXED-USE BUILDING

CORNER OF STORAGE DRIVE & QUICK DRIVE
CALEDONIA, WI

SHEET TITLE:
ELEVATIONS

A.200

DATE: JULY 31, 2025

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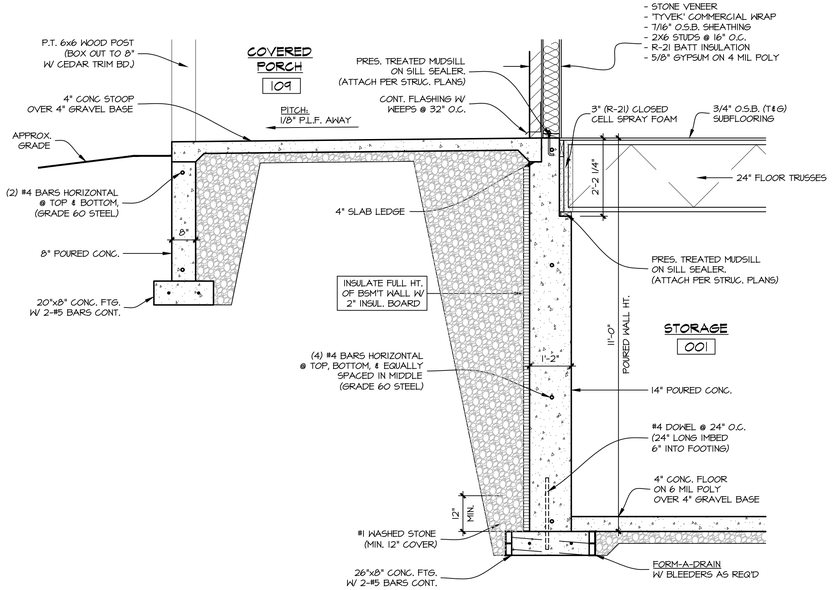
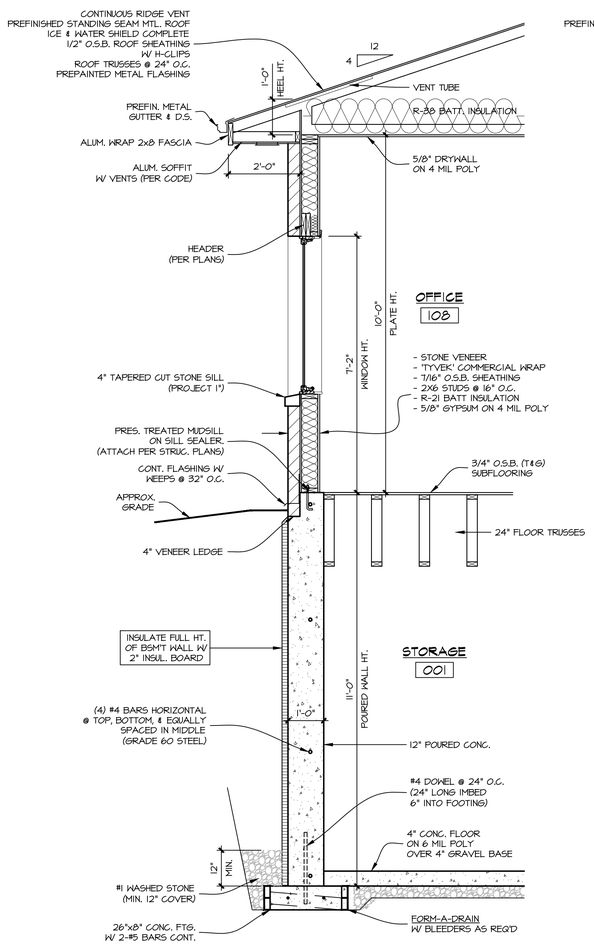
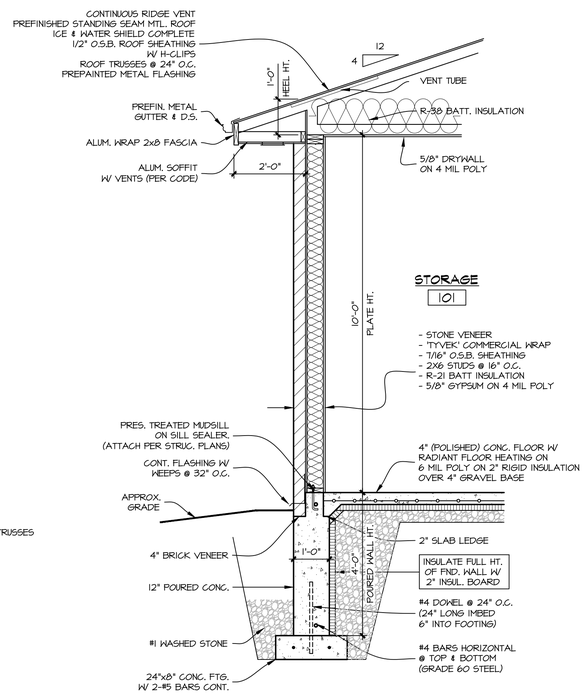


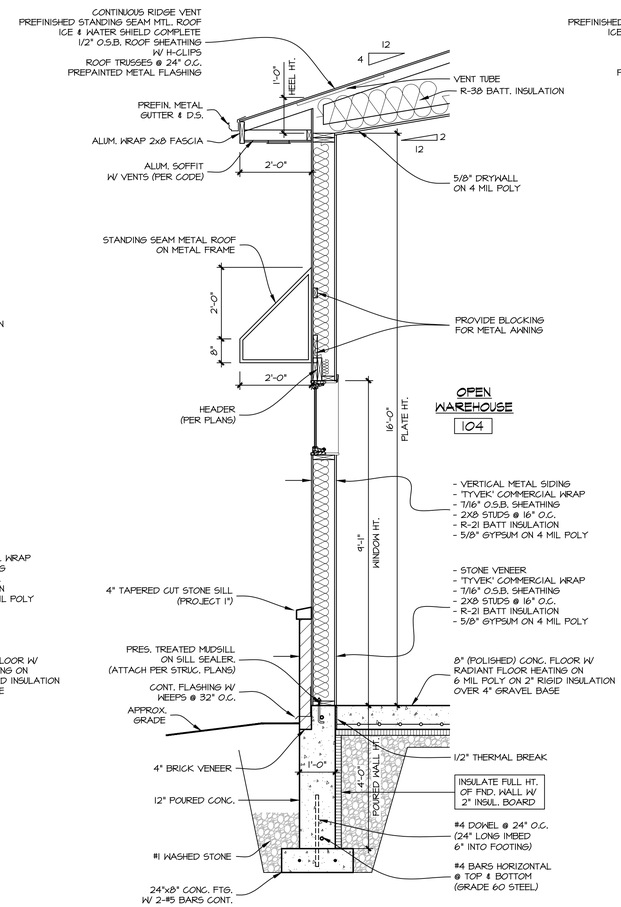
5 FOUNDATION SECTION
1/2" = 1'-0"



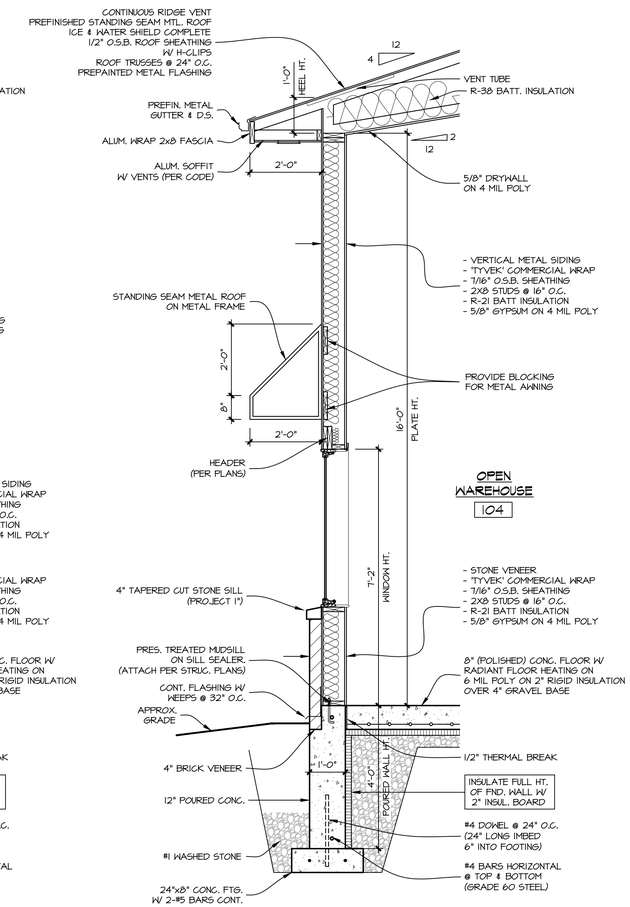
1 WALL SECTION
1/2" = 1'-0"



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



3 WALL SECTION
1/2" = 1'-0"



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

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9/9/25: PRELIM #2
10/9/25: BID SET
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CALEDONIA MIXED-USE BUILDING

CORNER OF STORAGE DRIVE & QUICK DRIVE
CALEDONIA, WI

SHEET TITLE:
SECTIONS

A.300

DATE: JULY 31, 2025

PROJECT NUMBER: 18-324.3

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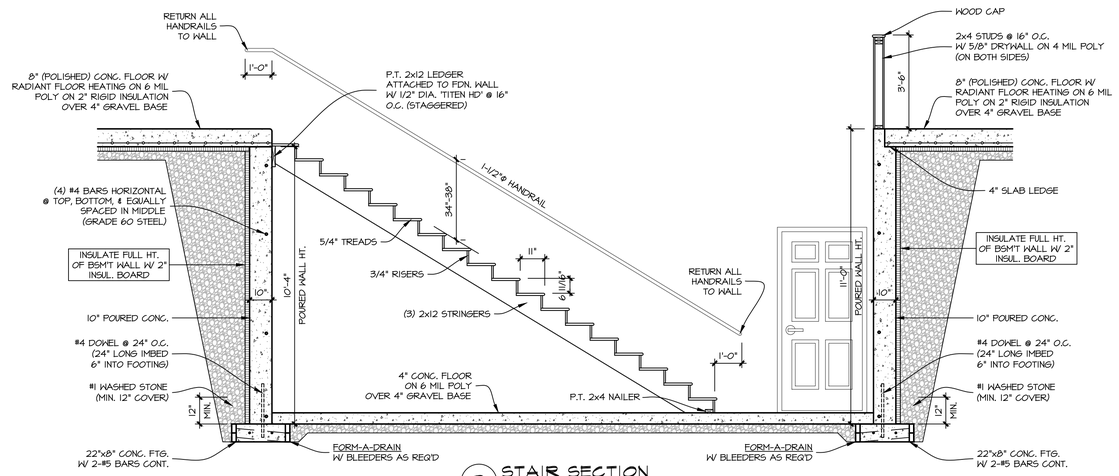
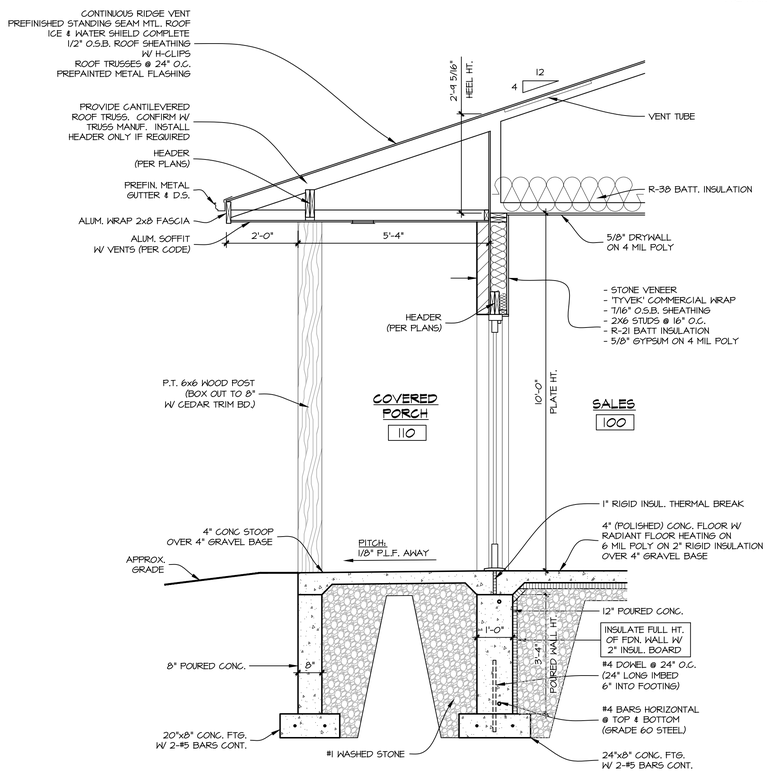
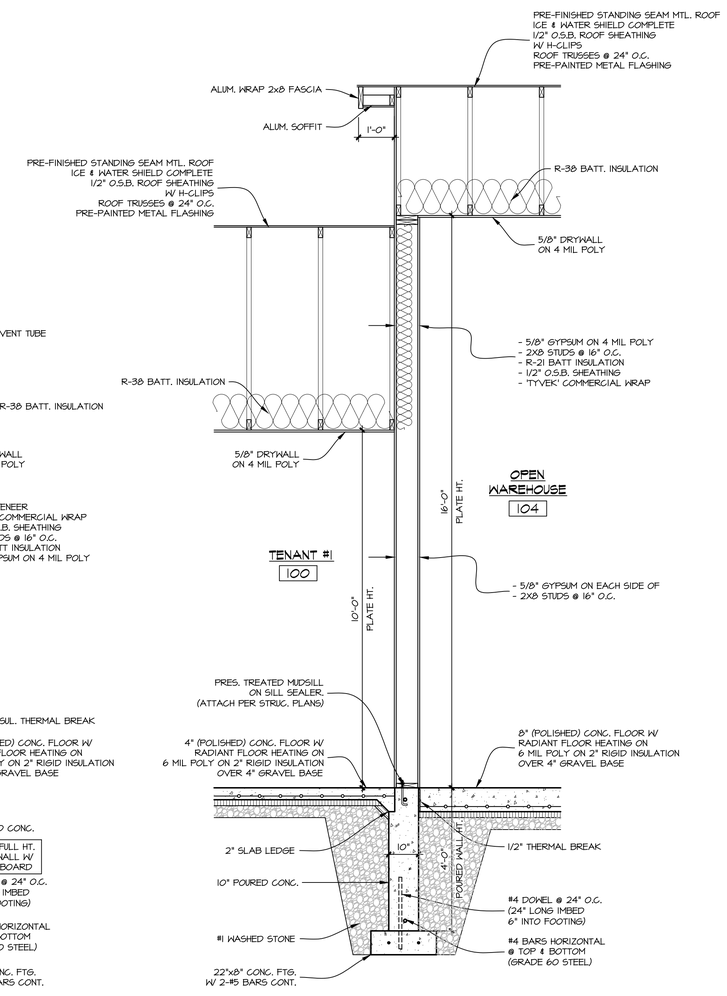


3 STAIR SECTION
3/8" = 1'-0"



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



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

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CALEDONIA MIXED-USE BUILDING

CORNER OF STORAGE DRIVE & QUICK DRIVE
CALEDONIA, WI

SHEET TITLE:
SECTIONS & ROOF PLAN

A.301

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FINISH KEY

C-*	CARPET-COLOR	PWB	PREFINISHED WOOD BASE	SS	STAINLESS STEEL PANEL
CT-*	CERAMIC TILE-COLOR	S&V	STAIN & VARNISH	M	METAL
VCT-*	VINYL COATED TILE-COLOR	P-*	PAINT-COLOR		
V-*	SHEET VINYL-COLOR	LAM.	FLOATING WOOD LAMINATE PARQUET FLOOR	AT-1	VINYL FILM ACOUSTICAL TILE 2x2
SC	(EPOXY) SEALED CONCRETE	GL	GLASS	AT-2	ACOUSTICAL TILE 2x2
VB	VINYL BASE	WD	WOOD	AT-4	ACOUSTICAL TILE 2x4
CB-*	CERAMIC TILE 6"h. BASE-COLOR	HM	HOLLOW METAL		
WB	WOOD BASE	ALUM	ALUMINUM	GP-*	GYPSUM PAINTED-COLOR
QT.	QUARRY TILE	CONC.	EXPOSED CONCRETE	SGP-*	SUSPENDED GYPSUM PAINTED-COLOR
QB.	6" HIGH QUARRY TILE BASE	PC	POLISHED CONCRETE	ES	EXPOSED STRUCTURE
FRP	FIBERGLASS REINFORCED PANELS	EP	EPOXY PAINT	ESP-*	EXPOSED STRUCTURE PAINTED-COLOR

HARDWARE SETS

HARDWARE SET #1

PIANO HINGE
PUSH / PULL
KEY LOCK SET
CLOSER
STOP
WEATHER STRIPING
ADA THRESHOLD

HARDWARE SET #2

1-1/2 PR. HINGES
PRIVACY LOCK SET (LEVER TYPE)
CLOSER
STOP

HARDWARE SET #3

1-1/2 PR. HINGES
OFFICE LOCK SET (LEVER TYPE)
CLOSER
STOP

HARDWARE SET #4

1-1/2 PR. HINGES
STORAGE LOCK SET (LEVER TYPE)
CLOSER
STOP

HARDWARE SET #5

1-1/2 PR. HINGES
KEY LOCK SET (LEVER TYPE)
STOP
CLOSER

ROOM FINISH SCHEDULE

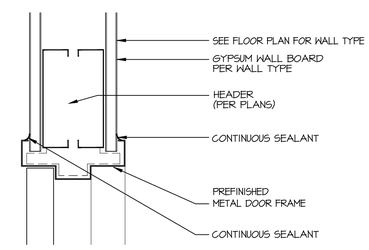
NO.	ROOM NAME	FLOOR	BASE	WALLS NORTH	WALLS EAST	WALLS SOUTH	WALLS WEST	CEILING MAT'L	CEILING HEIGHT	REMARKS
100	BUSINESS AREA	PC	VB	P	P	P	P	GP	10'-0"	-
101	STORAGE	PC	VB	P	P	P	P	GP	10'-0"	-
102	UNISEX	CT	CB	CT	P	P	P	GP	10'-0"	C. TILE WALLS TO 48" A.F.F.
103	MECHANICAL	CONC.	-	P	P	P	P	GP	10'-0"	-
104	OPEN WAREHOUSE	PC	-	P	P	P	P	ES	16'-0"	RADIANT IN-FLOOR HEATING
105	MECHANICAL	CONC.	-	P	P	P	P	GP	10'-0"	RADIANT IN-FLOOR HEATING
106	UNISEX	CT	CB	P	CT	P	P	GP	10'-0"	C. TILE WALLS TO 48" A.F.F. RADIANT IN-FLOOR HEATING
107	PRIVATE OFFICE	PC	VB	P	P	P	P	GP	10'-0"	RADIANT IN-FLOOR HEATING
108	OFFICE	PC	VB	P	P	P	P	GP	10'-0"	RADIANT IN-FLOOR HEATING

DOOR SCHEDULE

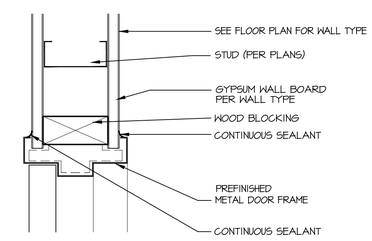
ALL DOORS TO HAVE LEVER HARDWARE UNLESS NOTED OTHERWISE

MARK	ROOM NAME	DOOR SIZE W / H	DOOR TYPE	DOOR MAT'L	DOOR FINISH	FRAME TYPE	FRAME MAT'L	FRAME FINISH	HEAD	JAMB	SILL	HDW	REMARKS
D001	STORAGE	3'-0"x 7'-0"	B	WD	S&V	F1	HM	P	-	-	-	4	-
D100	TENANT #1 BUSINESS	3'-0"x 7'-0"	A	AL	ANOD.	F1	AL	ANOD.	-	-	-	1	-
D101	STORAGE	3'-0"x 7'-0"	B	WD	S&V	F1	HM	P	-	-	-	4	-
D102	UNISEX	3'-0"x 7'-0"	B	WD	S&V	F1	HM	P	-	-	-	2	-
D103	MECHANICAL	3'-0"x 7'-0"	B	WD	S&V	F1	HM	P	-	-	-	4	-
D104.1	OPEN WAREHOUSE	3'-0"x 7'-0"	B	WD	S&V	F1	HM	P	-	-	-	5	-
D104.2	OPEN WAREHOUSE	3'-0"x 7'-0"	B	WD	S&V	F1	HM	P	-	-	-	5	-
D104.3	OPEN WAREHOUSE	3'-0"x 7'-0"	B	M	P	F1	HM	P	-	-	-	1	-
D104.4	OPEN WAREHOUSE	12'-0"x 12'-0"	-	FG	-	-	-	-	-	-	-	-	OVERHEAD DOOR W/ OPENER
D104.5	OPEN WAREHOUSE	3'-0"x 7'-0"	B	M	P	F1	HM	P	-	-	-	1	-
D106	UNISEX	3'-0"x 6'-8"	B	WD	S&V	PRE HUNG	WD	P	-	-	-	2	-
D107	PRIVATE OFFICE	3'-0"x 6'-8"	B	WD	S&V	PRE HUNG	WD	P	-	-	-	3	-
D108.1	OFFICE	3'-0"x 6'-8"	B	WD	S&V	PRE HUNG	WD	P	-	-	-	5	-
D108.2	OFFICE	6'-0"x 6'-8"	-	FG	-	-	-	-	-	-	-	-	PATIO DOOR

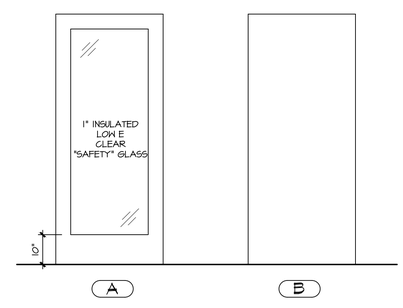
1 SCHEDULES
N.T.S



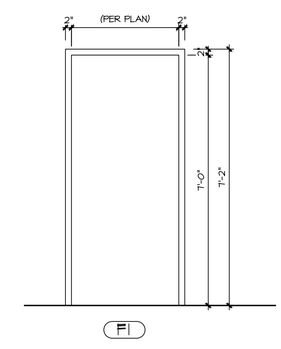
2 INTERIOR DOOR HEAD @ STUD WALL
3" = 1'-0"



3 INTERIOR DOOR JAMB @ STUD WALL
3" = 1'-0"



DOOR TYPES



FRAME TYPES

patera
ARCHITECTURE + ENGINEERING
4040 N. Calhoun Road Suite #200 • Brookfield, WI 53005
(OFFICE) 262-786-6776

REVISIONS:
11/24-5/25: PREVIOUS BLD.
7/31/25: PRELIM #1
9/9/25: PRELIM #2
10/9/25: BID SET
-
-
-

CALEDONIA MIXED-USE BUILDING

CORNER OF STORAGE DRIVE & QUICK DRIVE
CALEDONIA, WI

SHEET TITLE:
ROOM FINISH & DOOR SCHEDULE, DOOR, FRAME, & WALL TYPES, ENL. REST. PLANS & DETAILS

A.500

DATE: JULY 31, 2025

PROJECT NUMBER: 18-324.3

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