



VILLAGE OF MOUNT HOREB

E. Main Street

Mount Horeb, WI 53572

Phone: (608) 437-6884 Fax: (608) 437-3190

Email: mhinfo@mounthorebwi.info Web: mounthorebwi.info

JOINT VILLAGE BOARD AND PLAN COMMISSION AGENDA

Wednesday, March 27, 2024 at 7:00 PM

Municipal Building Board Room

138 E. Main Street

Mount Horeb, WI

- 1) Call to order
- 2) Roll call
 - a. Village Board
 - b. Plan Commission
- 3) Agenda Items
 - a. Public Hearing Comprehensive Plan Amendment 109 & 113 Valley Drive & 302 Adams Street
 - b. PC: Consideration of Resolution 2024-03 Comprehensive Plan Amendment - Valley Drive & Adam Street
 - c. VB: Consideration of Ordinance 2024-03 Comprehensive Plan Amendment - Valley Drive and Adams Street
 - d. Public Hearing on Zoning Change R-2 to R-3 109 & 113 Valley Drive & 302 Adams
 - e. PC: Recommendation on Ordinance 2024-04 Zoning Change R-2 to R-3 109 & 113 Valley Drive & 302 Adams Street
 - f. VB: Consideration of Ordinance 2024-04 Zoning Change R-2 to R-3, 109 & 113 Valley Drive and 302 Adams Street
 - g. Village Board Adjournment
 - h. Consideration of February 28, 2024 Meeting Minutes
 - i. Consideration of Certified Survey Map to combine 3 lots at 109 & 113 Valley Drive & 302 Adams Street
 - j. Public Hearing Conditional Use Permit Zoning Code 17.14(4)(b) Design Requirement 1920 Commerce Drive - Dental Building
 - k. Consideration of Resolution 2024-04 Conditional Use Permit Design Requirement - Proposed Dental Building
 - l. Public Hearing on Zoning Change PD-1 to General Development Plan 1881 Springdale St

- m. Consideration of Ordinance 2024-05 Zoning Change PD-1 to General Development Plan 1881 Springdale St
- n. Symdon Design Review
- 4) Committee Reports:
 - a. Plan Commission Chair Report
 - b. Village Planner Report
 - c. Building Inspector Report
- 5) Meeting adjournment.

UPON REASONABLE NOTICE, EFFORTS WILL BE MADE TO ACCOMMODATE THE NEEDS OF DISABLED INDIVIDUALS THROUGH APPROPRIATE AIDS AND SERVICES. FOR INFORMATION OR TO REQUEST THIS SERVICE, CONTACT ALYSSA GAFFNEY, CLERK, AT 138 E MAIN STREET, MOUNT HOREB, WI (608) 437-9404.



AGENDA ITEM REPORT

MEETING DATE

March 27, 2024

PREPARED BY

Nicholas Owen, Administrator

AGENDA ITEM # 3.a

Public Hearing Comprehensive Plan Amendment 109 & 113 Valley Drive & 302 Adams Street

BACKGROUND

When considering zoning changes, the Village must make sure that the proposed change is consistent with the future land use designation for the property. If the proposed zoning category is not consistent with the future land use category, an applicant can apply for an amendment to the future land use designation in the Comprehensive plan. If the future land use change is approved, they can then consider the zoning amendment. Per state statutes, the public hearing for the comprehensive plan amendment occurs at the Village Board and the public hearing on a zoning change occurs at the Plan Commission. To allow both bodies to hear the first-hand comments on the project prior to making their decisions on the proposed changes, we have scheduled tonight's meeting as a Joint Village Board/Plan Commission meeting.

Rick North is requesting an amendment to the Village Comprehensive Plan to allow for the construction of three, four-unit townhomes on the vacant lots at Valley Drive and Adams Street. The current future land use designation for the properties is Single Family Residential and the current zoning is R-2 Two-Family Residential. The area immediately surrounding the lots in question contains future land uses for single and two-family as well as multi-family to the south. The three lots in the proposal are all under the minimum 10,000 square feet required for construction of a single or two-family home and with the current high-cost environment for construction, the applicant feels building townhomes is the most affordable way to develop the lots.

Following the public hearing, the Board and Plan commission will have discussion on the request and the Plan Commission will take action on a resolution regarding the change and the Board will take action on the Ordinance drafted for the amendment.

If the comprehensive plan amendment is approved, North will also need approval to rezone the property to R-3 Multi-Family residential and approval of a CSM to consolidate the three lots into one.



AGENDA ITEM REPORT

RECOMMENDATION

ATTACHMENTS

1. 107 Proposed Amendments_Map 4b Future Land Use - Mt Horeb Comp Plan 2022
2. Comp Plan and Zoning Map Amendment for 302 Adams Street 3.27.24
3. 107 Valley Comp Plan Notice 02 15 2024 (30 Day)(byplanner)

Future Land Use Village View

4b

Mount Horeb Comprehensive Plan

- Village of Mount Horeb Boundary
- Town Boundaries
- Extraterritorial Jurisdiction Boundary
- Current Urban Service Area Boundary
- Potential Future Urban Service Area Boundary

- Right of Way
- Potential Future Roads
- Surface Water

Land Use Categories

- Agriculture
- Single-Family Residential (Unsewered)
- Single-Family Residential (Sewered)
- Two-Family Residential
- Multi-Family Residential
- Mobile Home Residential
- Planned Neighborhood
- Central Mixed Use
- Main Street Mixed Use
- Neighborhood Mixed Use
- Planned Business
- Planned Mixed Use
- General Industrial
- Heavy Industrial
- Extraction
- Planned Business Park/Planned Industrial
- Parks and Recreation
- Government and Institutional
- Conservancy
- Environmental Corridor
- Rights-of-Way
- Surface Water
- Long-Term Growth Area

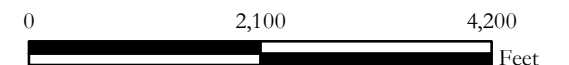
Planned Neighborhood may include:
1. Single-Family (Sewered)
2. Two-Family Residential
3. Multi-Family Residential
4. Government and Institutional
5. Neighborhood Mixed-Use
6. Parks and Recreation



Planned Mixed Use may include:
1. Planned Business
2. Planned Business Park
3. Multi-Family Residential
4. Government and Institutional
5. Park and Open Space



Business Park may include:
1. Light Industrial
2. Planned Business
3. Government and Institutional
4. Park and Open Space



VANDEWALLE & ASSOCIATES INC.
Shaping places, shaping change

Adopted: March 30, 2022
Data Source: Dane County LIO, CARPC, MATPB,
WIDNR, FEMA, USDA



Development of any portion of this area is conditioned on the improvement of a new north-south collector road that provides access to CTH ID, starting at CTH ID and extending north. Development of this area will therefore likely occur from south to north.

Development throughout this area is constrained by utility capacity. Gross densities are limited to a maximum of 2.25 dwelling units per acres, unless alternative utility arrangements are approved by the Village, financed by the developer, and installed and approved by the Village.

Future Land Use Designation:
Single-Family Residential (Sewered)
Proposed Future Land Use Designation:
Multi-Family Residential



MEMORANDUM

To: Village of Mount Horeb Plan Commission and Village Board
From: Village Planner Ben Rohr, AICP
Date: March 27, 2024
Re: Requested Comprehensive Plan Amendment and Zoning Map Amendment for 302 Adams Street, 113 Valley Drive, and 109 Valley Drive

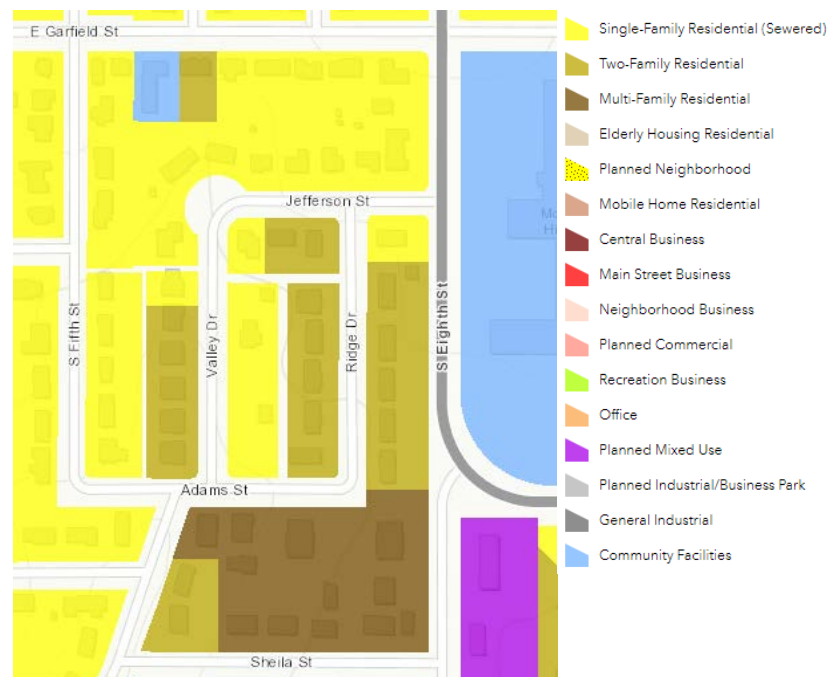
Background

The Village of Mount Horeb has received a request from Rick North (property owner) to amend the Village's Comprehensive Plan Future Land Use Map and Zoning Map at 302 Adams Street, 113 Valley Drive, and 109 Valley Drive. Per state statutes, amendments to the Zoning Map must be consistent with the Comprehensive Plan's Future Land Use Map, reviewed and recommended by the Plan Commission, and then receive final approval by the Village Board.

Comprehensive Plan Amendment Request

Specifically, the request is to amend the Village's Comprehensive Plan Future Land Use map for all three parcels from the **Single-Family Residential (Sewered)** land use category to **Multi-Family Residential** land use category (see map).

The Single-Family Residential (Sewered) land use category only permits a single-family dwelling unit land use, while the Multi-Family Residential land use category permits a wider variety of housing types including multi-family apartments, condos, townhouses, single-family, and two-family land uses. During the last update of the plan in 2021-22, increasing the diversity of housing formats within Mount Horeb emerged as a key community priority. Many goals, objectives, policies, and recommendations reflect this priority. This also included strategic Future Land Use Map changes to promote and permit a variety of housing formats. However, most of the map changes occurred in and around the Springdale Street and Main Street corridors, not within existing residential neighborhoods (such as the subject properties).



Today, this area is made up of a mix of housing types including single-family, two-family, and multi-family. That combination is also shown on the Future Land Use Map with Single-Family (Sewered), Two-Family Residential, and Multi-Family Residential on and directly surrounding the subject properties.

The proposed amendment to the Multi-Family Residential land use category would reflect similar existing and future land use patterns in this neighborhood and enable a potential zoning map amendment to the R-3 Multi-Family zoning district. These amendments would provide greater infill housing development opportunities on the subject properties.

Zoning Map Amendment Request

Specifically, the request is to amend the Village's Zoning District designation on the Zoning Map from the **Two-Family Residential (R-2)** zoning district **Multi-Family Residential (R-3)** zoning district (see map).

The neighborhood includes a variety of zoning districts such as Single-Family Residential (R-1), Two-Family Residential (R-2), and Multi-Family Residential (R-3). This is reflected in the various types of existing housing formats found throughout the neighborhood that includes single-family homes, duplexes, and multi-family buildings.

The R-2 Zoning District only permits single-family or two-family homes and doesn't allow for any type of housing that's three units or greater.

The Multi-Family (R-3) Zoning District is intended to permit small-scale multi-family development, including attached townhomes.

If the proposed Comprehensive Plan Amendments are approved, the new Multi-Family Residential land use designation would allow for a Zoning Map Amendment from R-2 to R-3 to take place. Specifically, within Chapter 6 of the Comprehensive Plan, the Multi-Family land use category is intended to accommodate a variety of residential uses, including multi-family apartments, condos, and townhomes. It also requires that any new development in this category meet the Village's design standards, including architectural components.

The requested Zoning Map amendment is consistent with the Comprehensive Plan (if the proposed amendment is approved) and could be approved under the State's Consistency Requirement. The Consistency Requirement mandates that any amendment to the Zoning Map be consistent with the Comprehensive Plan's Future Land Use Map.



Analysis

Comprehensive Plan Amendment procedural requirements are outlined in Wisconsin State Statutes 66.1001. This requires a public notice 30-days in advance of the public hearing, a public hearing before the Village Board, recommendation by the Plan Commission, and approval by the Village Board.

The Village's Zoning Ordinance Section 17.28 and 17.29 outlines the procedural requirements and conditions that must be found in order to complete a Zoning Map Amendment. This includes a public hearing before the Plan Commission, recommendation by the Plan Commission, and action by the Village Board. It also includes a finding by both bodies that the proposed Zoning Map Amendment is consistent with the adopted Comprehensive Plan's Future Land Use Map.

Planner's Recommendation

I recommend that the Plan Commission recommend approval of the requested Comprehensive Plan Amendment to the Village Board and that the Village Board recommend approval of the requested amendment.

I also recommend (subject to approval of the Comprehensive Plan Amendment) that the Plan Commission recommend approval of the requested amendment to the Zoning Map to the Village Board and that the Village Board recommend approval of the requested amendment.

To note, any potential development of these properties will still require detailed plan review and approvals prior to any building permits or development occurring. A potential approval of the Comprehensive Plan Amendment and Zoning Map Amendment tonight does not automatically enable multi-family development to occur without additional Site Plan and Design Review approval processes also taking place.

Village of Mount Horeb
Public Hearing on Amendment to Comprehensive Plan

Notice is hereby given that the Mount Horeb Village Board and Plan Commission will hold a public hearing on **Wednesday, March 27, 2024 at 7 PM at Mount Horeb Village Hall, 138 E. Main Street.** The public hearing will take place at a joint meeting of the Village Board and Plan Commission.

The public hearing will be held to gather public input on a proposed amendment to the “Village of Mount Horeb Comprehensive Plan.” The Comprehensive Plan sets the policy for the growth, development, and preservation of the community. The proposed amendments would affect the Future Land Use Map (Maps 4a and 4b) of the Plan document. On the Future Land Use Map, the proposed amendments involve the following:

1. Change the Future Land Use designation for three parcels at 302 Adams Street, 113 Valley Drive, and 109 Valley Drive West Main Street (parcel numbers: 060612376115, 060612376222, and 060612376339) from “Single-Family Residential (Sewered)” to “Multi-Family Residential.”

The Comprehensive Plan and the proposed amendments are available for review online at <https://www.mounthorebwi.info/>. Written comments on the proposed amendments to the Comprehensive Plan should be submitted before the public hearing date to the Village Clerk (Alyssa.Gaffney@mounthorebwi.info). All written comments will be forwarded to the Village Board and Plan Commission.

Dated this 15th day of February 2024.

Alyssa Gaffney,
Village Clerk



AGENDA ITEM REPORT

MEETING DATE

March 27, 2024

PREPARED BY

Nicholas Owen, Administrator

AGENDA ITEM # 3.b

PC: Consideration of Resolution 2024-03 Comprehensive Plan Amendment - Valley Drive & Adam Street

BACKGROUND

State statutes require the Plan Commission to adopt a resolution approving amendments to the Village's Comprehensive Plan. Resolution 2024-03 included in your packet, if approved, would make a recommendation that the Village Board approve the proposed amendment to the future land use in the Comprehensive Plan for these properties from single-family to multifamily.

RECOMMENDATION

ATTACHMENTS

1. Resol 2024-03 PC Recommending Resolution 3.27.24

RESOLUTION 2024-03

**RESOLUTION RECOMMENDING AMENDMENTS TO THE
VILLAGE OF MOUNT HOREB COMPREHENSIVE PLAN,**

PLAN COMMISSION OF THE VILLAGE OF MOUNT HOREB, WISCONSIN

WHEREAS, on March 30, 2022 the Village of Mount Horeb adopted the Village of Mount Horeb Comprehensive Plan (hereinafter “Plan”) as the Village’s comprehensive plan under Section 66.1001(4), Wisconsin Statutes, with said Plan including procedures for consideration of amendments to it; and

WHEREAS, Section 66.1001(4), Wisconsin Statutes, establishes the required procedure for a local government to amend a comprehensive plan once it has been initially adopted; and

WHEREAS, the Village of Mount Horeb Plan Commission has the authority and responsibility to recommend amendments to the Plan to the Village Board, under Section 66.1001(4)(b); and

WHEREAS, on March 27, 2024, the Plan Commission reviewed proposed amendments to the Comprehensive Plan’s Future Land Use Map (Map 4a and 4b) which involve changing the future land use categories for three parcels at 302 Adams Street, 113 Valley Drive, and 109 Valley Drive (parcel numbers: 060612376115, 060612376222, and 060612376339) from “Single-Family Residential (Sewered)” to “Multi-Family Residential.” The proposed amendment to the Future Land Use Map is described on a map, copies of which are attached hereto and incorporated by reference herein as Exhibit A; and,

NOW, THEREFORE, BE IT RESOLVED that the Plan Commission of the Village of Mount Horeb hereby recommends that, following a public hearing, the Village Board adopt an ordinance to constitute official Village approval of the proposed amendment to the 2022 Village of Mount Horeb Comprehensive Plan that the Plan Commission recommended for approval at its March 27, 2024 meeting.

This Resolution was adopted at a meeting of the Plan Commission of the Village of Mount Horeb on the 27th day of March, 2024.

PLAN COMMISSION

By: _____
Ryan Czyzewski, Village President

ATTEST:

Alyssa Gaffney, Village Clerk



AGENDA ITEM REPORT

MEETING DATE

March 27, 2024

PREPARED BY

Nicholas Owen, Administrator

AGENDA ITEM # 3.c

VB: Consideration of Ordinance 2024-03 Comprehensive Plan Amendment - Valley Drive and Adams Street

BACKGROUND

In order to amend the future land use designation for a property in the Comprehensive Plan, the Board must adopt an Ordinance approving the change in use. Ordinance 2024-03, if approved, would change the future land use designation for the properties under the application from single-family to multifamily.

RECOMMENDATION

ATTACHMENTS

1. Ord 2024-03 VB Adopting Ordinance 3.27.24

ORDINANCE 2024-03

**ORDINANCE TO ADOPT AMENDMENTS TO THE
VILLAGE OF MOUNT HOREB COMPREHENSIVE PLAN**

**VILLAGE BOARD OF THE VILLAGE OF MOUNT HOREB,
WISCONSIN**

The Village Board of the Village of Mount Horeb, Wisconsin, does ordain as follows:

WHEREAS, pursuant to sections 61.35 and 62.23(2) and (3) of Wisconsin Statutes, the Village of Mount Horeb is authorized to prepare and adopt a comprehensive plan as defined in sections 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes; and

WHEREAS, the Village Board adopted its comprehensive plan on March 30, 2022 entitled “Village of Mount Horeb Comprehensive Plan”; and

WHEREAS, as part of the Village’s original adoption of a comprehensive plan the Village Board adopted and has since followed written procedures designed to foster public participation in every stage of the preparation of a comprehensive plan as required by §66.1001(4)(a) of the Wisconsin Statutes; and

WHEREAS, the Plan Commission of the Village of Mount Horeb, by a majority vote of the entire Commission recorded in its official minutes, has adopted a resolution recommending to the Village Board the adoption of amendment to the Future Land Use Map (Map 4a and 4b) which involve changing the future land use categories for three parcels at 302 Adams Street, 113 Valley Drive, and 109 Valley Drive (parcel numbers: 060612376115, 060612376222, and 060612376339) from “Single-Family Residential (Sewered)” to “Multi-Family Residential.” The proposed amendment to the Future Land Use Map is described on a map, copies of which are attached hereto and incorporated by reference herein as Exhibit A; and,

WHEREAS, the Village of Mount Horeb has, in compliance with the requirements of section 66.1001(4)(d) of the Wisconsin Statutes, provided opportunities for public involvement per its adopted public participation plan; and

WHEREAS, the Village Board held a public hearing on the proposed amendments on March 27, 2024, considered the public comments made and the recommendations of the Plan Commission and staff, and has determined to approve the recommended amendment.

NOW, THEREFORE, the Village Board of Mount Horeb, Wisconsin, does ordain that the proposed amendment is hereby adopted as an amendment to the Village’s Comprehensive Plan pursuant to section 66.1001(4)(c) of Wisconsin Statutes.

Enacted this 27th day of March, 2024.

VILLAGE OF MOUNT HOREB

By:

Ryan Czyzewski, Village President

ATTEST:

Alyssa Gaffney, Village Clerk



AGENDA ITEM REPORT

MEETING DATE

March 27, 2024

PREPARED BY

Nicholas Owen, Administrator

AGENDA ITEM # 3.d

Public Hearing on Zoning Change R-2 to R-3 109 & 113 Valley Drive & 302 Adams

BACKGROUND

If the Comprehensive Plan Amendment is approved, we will then hold a public hearing on the requested rezoning of the property from R-2 two-family residential to R-3 multifamily residential. Following the public hearing, the Board and Plan Commission can discuss the proposed change, then the Plan Commission will make a recommendation to the Board and the Board will take action on an ordinance amending the zoning.

RECOMMENDATION

ATTACHMENTS

1. 107 Valley PH Rezone North 300 Letter
2. Concept Plan For PH Viewing

VILLAGE OF MOUNT HOREB
PUBLIC HEARING
MARCH 27, 2024

The Plan Commission/Historic Preservation Commission of the Village of Mount Horeb will hold a public hearing on the above date at 7:00pm in the Board Room of the Municipal Building, 138 E Main Street, Mount Horeb, WI.

The purpose of the hearing is to consider an application from Rick North for a zoning change from R-2 Two-family Residential to R-3 Multi-family Residential, further described and located at:

0606-123-7633-9 109 Valley Dr
0606-123-7622-2 113 Valley Dr
0606-123-7611-5 302 Adams St



The Village Board, by its Plan Commission/Historic Preservation Commission, will hear all persons concerning all matters and/or objections written or oral at that time.

PUBLISH: Mount Horeb Mail March 7th, 2024
Mount Horeb Mail March 14th, 2024

PROPERTY OWNERS: You are receiving this notice as you own property that is within 300 feet of the proposed conditional use. Please contact Village Administrator Nic Owen at 608 437-6884 ext 2109 or email nic.owen@mounthorebwi.info with any questions.

Preliminary 4 unit Townhouse Concept Plan
For the corner of Valley and Adams Street
Mount Horeb



North Design Build LLC

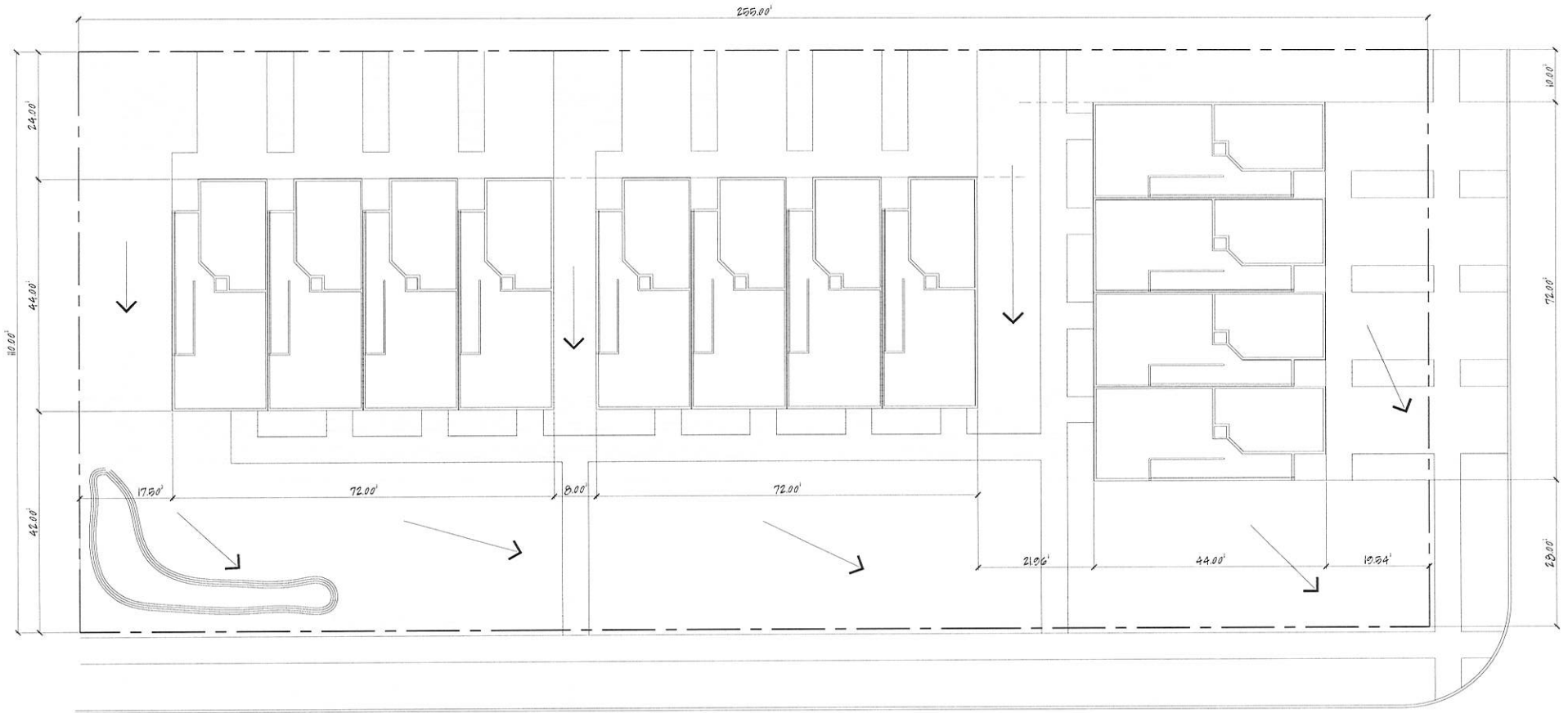
Brad North 608-405-2297

brad@northdb.com

Rick North 608-220-9548

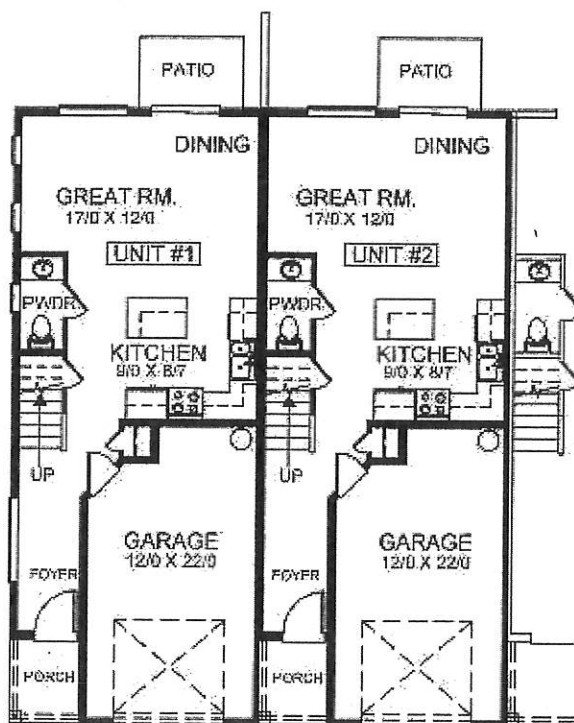
rick@northdb.com

SITE 1



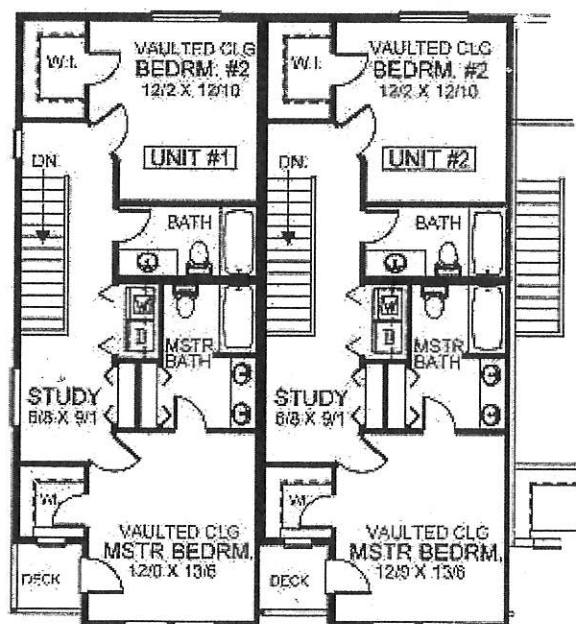
VALLEY DRIVE

ADAMS



LOWER FLR. PLAN

2 UNITS SHOWN



UPPER FLR. PLAN

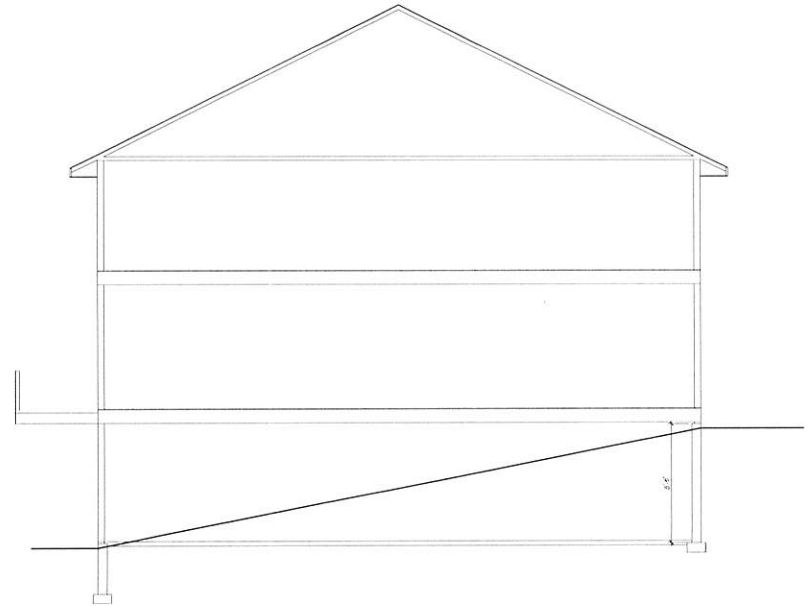
2 UNITS SHOWN

Bldg. Width = 72'-0"
Per unit = 18'-0"
Depth = 44'-0"
1,240 Sq. Ft / unit
4 units shown

Building Designs By Stockton
residential • multi-family • marketing
OFFICE# 1-800-388-0821
E-MAIL: tim@stocktondesign.com
Web Site: <http://www.stocktondesign.com>

4-2851-A

Tim Stockton A.I.B.D.











Projects we have done

Cypress Hill Condos
2007





Cottages at All Saints



Mill Creek Condo
2009





AGENDA ITEM REPORT

MEETING DATE

March 27, 2024

PREPARED BY

Nicholas Owen, Administrator

AGENDA ITEM # 3.e

PC: Recommendation on Ordinance 2024-04 Zoning Change R-2 to R-3 109 & 113 Valley Drive & 302 Adams Street

BACKGROUND

Following the public hearing and discussion, the Plan Commission will make a recommendation on Ordinance 2024-04 changing the zoning for the parcels from R-2 two-family residential to R-3 multifamily residential to allow for the construction of three four-unit townhomes.

RECOMMENDATION

ATTACHMENTS

1. Ord 2024-04 Rezone Valley & Adams

**VILLAGE OF MOUNT HOREB
ORDINANCE 2024-04**

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION
FROM R-2 TWO FAMILY RESIDENTIAL TO MAIN STREET BUSINESS
320 W MAIN STREET

WHEREAS, North Design Build LLC is the owner of the property located at 302 Adams Street, 113 Valley Drive, and 109 Valley Drive in the Village of Mount Horeb further described as parcel numbers: 060612376115, 060612376222, and 060612376339

WHEREAS, North Design Build LLC has made application to the Village to request a change in zoning from R-2 Two Family Residential to R-3 Multi-Family Residential for the above referenced parcels; and

WHEREAS, pursuant to sec. 62.23(7)(d), Stats., the Plan Commission held a public hearing on the application on March 27, 2024, which was preceded by publication of a class 2 notice under ch. 985, Stats.; and

WHEREAS, after the public hearing, the Plan Commission determined that changing the zoning classification of the above referenced property to Multi-Family Residential would promote the public health, safety, and general welfare of the Village and would allow appropriate use of the property, and therefore recommended that the zoning classification of the property be changed; and

WHEREAS, the proposed use is consistent with the Comprehensive Plan; and

WHEREAS, the Village Board concurs with the recommendation of the Plan Commission/Historic Preservation Commission.

NOW THEREFORE, pursuant to sec. 62.23(7)(d), Stats., and Chapter 17.431 of the Village Code, the Village Board of the Village of Mount Horeb, Dane County, Wisconsin, do ordain as follows:

Section 1. Rezoning of the above referenced property shall take effect after passage and posting pursuant to law; and

Sections 2. Subject to above section, zoning classification of the above referenced property is hereby designated Multi-Family Residential, and the Zoning Map of the Village shall be amended accordingly.

The foregoing ordinance was duly adopted by the Village Board of the Village of Mount Horeb at the joint meeting held on March 27, 2020.

By:

Ryan Czyzewski, Village President

ATTEST:

Alyssa Gaffney, Village Clerk

APPROVED: _____

PUBLISHED/POSTED: _____



AGENDA ITEM REPORT

MEETING DATE

March 27, 2024

PREPARED BY

Nicholas Owen, Administrator

AGENDA ITEM # 3.f

VB: Consideration of Ordinance 2024-04 Zoning Change R-2 to R-3, 109 & 113 Valley Drive and 302 Adams Street

BACKGROUND

Following a Plan Commission recommendation, the Board will consider Ordinance 2024-04 changing the zoning for the property to R-3 multifamily residential.

RECOMMENDATION

ATTACHMENTS

None



AGENDA ITEM REPORT

MEETING DATE	PREPARED BY
March 27, 2024	Nicholas Owen, Administrator

AGENDA ITEM # 3.g

Village Board Adjournment

BACKGROUND

The Village Board portion of the meeting has concluded, they will adjourn and leave the table.

RECOMMENDATION

ATTACHMENTS

None



VILLAGE OF MOUNT HOREB

E. Main Street

Mount Horeb, WI 53572

Phone: (608) 437-6884 Fax: (608) 437-3190

Email: mhinfo@mounthorebwi.info Web: mounthorebwi.info

PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION AGENDA

Wednesday, February 28, 2024 at 7:00 PM

DRAFT MEETING MINUTES

- 1) Call to order
The Plan Commission/Historic Preservation Commission met on the above date in the Board Room of the Municipal Building, 138 E. Main Street, Mount Horeb, WI. Chair Ryan Czyzewski called the meeting to order at 7:00pm.
- 2) Roll call
Present were Commissioners Nate Gauger, Andrew Kidd, Destinee Udelhoven and Peggy Zalucha. Sarah Best was absent. Also present were Village Administrator Nic Owen, Village Planner Ben Rohr, Assistant Clerk Jean Culberson, and Siobhan Mertz from the Youth in Government program.
- 3) Agenda Items
 - a. Consideration of January 24, 2024, Meeting Minutes
Zalucha Motioned, Kidd seconded to Consideration of January 24, 2024, Meeting Minutes. Motion carried by unanimous voice vote.
 - b. Discussion/Recommendation: Boundary Agreement Proposal from the Town of Vermont
Owen & Czyzewski gave an overview. The Town of Vermont has presented a Boundary Agreement to the Village of Mount Horeb. The agreement requests that the Village not annex any property in the Town of Vermont without the approval of the town and that the Village amend our Comprehensive Plan to be consistent with development standards in the Town. The term of the agreement would be for ten years. The Commission discussed the lack of benefits to the village and the costs involved with the amendments. The Commission requested the Extraterritorial Zoning Committee meet with the Town to discuss the agreement.
- 4) Committee Reports:
 - a. Plan Commission Chair Report
Czyzewski informed the Commission that the March meeting would be busy with four public hearings, and he was pursuing a new member to replace Kirkland, who resigned.
 - b. Village Planner Report

Rohr reiterated the busy March meeting and informed on the four public hearings.

- c. Building Inspector Report
Report in packet.

5) Meeting adjournment.

Udelhoven motioned to adjourn at 7:26pm and Gauger seconded. Motion passed by unanimous voice vote.

Minutes by Jean Culberson, Assistant Clerk



AGENDA ITEM REPORT

MEETING DATE

March 27, 2024

PREPARED BY

Nicholas Owen, Administrator

AGENDA ITEM # 3.i

Consideration of Certified Survey Map to combine 3 lots at 109 & 113 Valley Drive & 302 Adams Street

BACKGROUND

The attached CSM combines the existing 3 lots into one lot to allow the construction of three four-unit townhomes. Staff have no concerns with the submitted CSM.

RECOMMENDATION

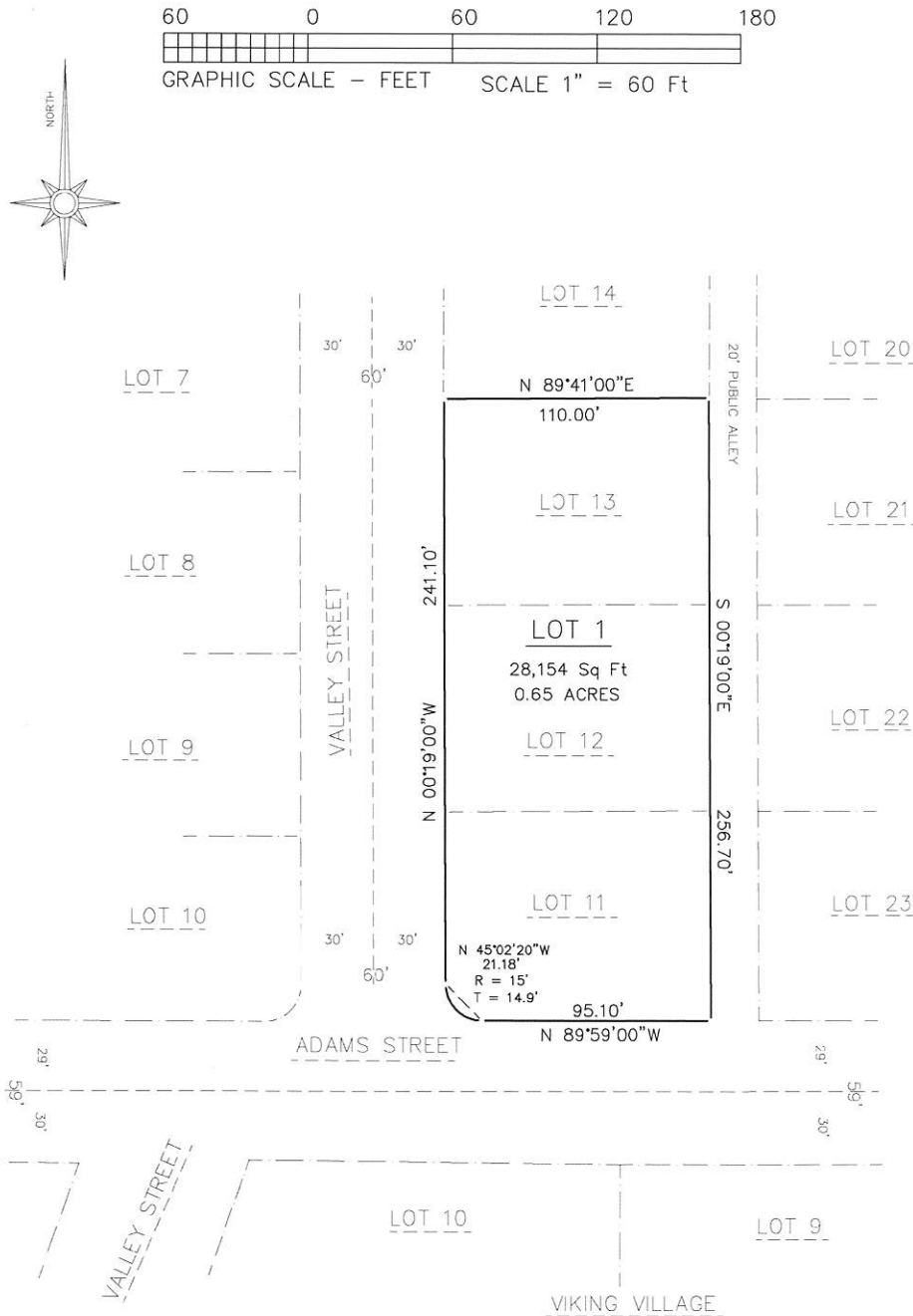
ATTACHMENTS

1. CSM and Site 1 Plan

PRELIMINARY CERTIFIED SURVEY MAP

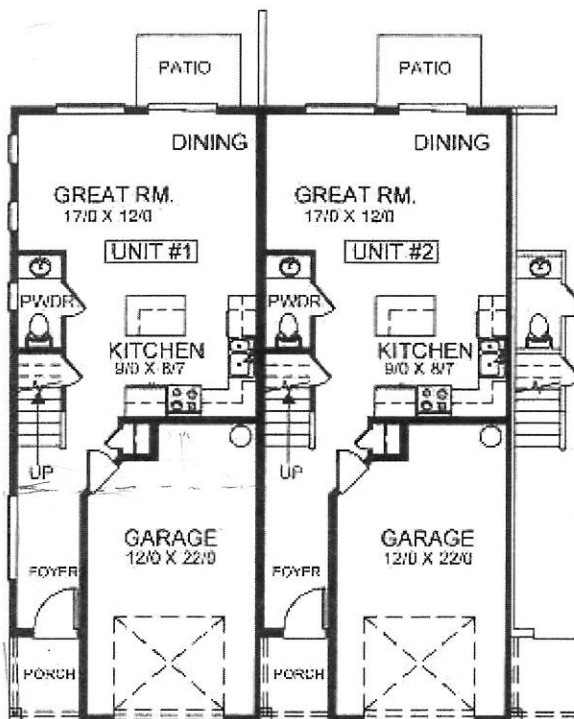
WALKER SURVEYING INC.
5964 LINDA CT. MAZOMANIE, WI. 53560

LOT 11, LOT 12, AND LOT 13, EXCEPT THE EAST 10 FEET FOR A PUBLIC ALLEY WAY,
HALVERSON ADDITION TO MT HOREB, LOCATED IN THE SE 1/4 OF THE SW 1/4,
SECTION 12, T06N, R06E, VILLAGE OF MOUNT HOREB, DANE COUNTY, WISCONSIN.



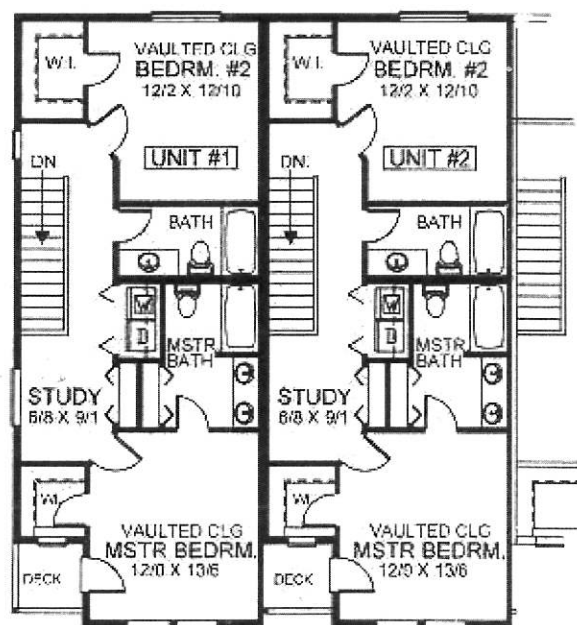
DOCUMENT NO. _____
CERTIFIED SURVEY MAP NO. _____
VOLUME _____ PAGE _____

HA1112RN



LOWER FLR. PLAN

2 UNITS SHOWN



UPPER FLR. PLAN

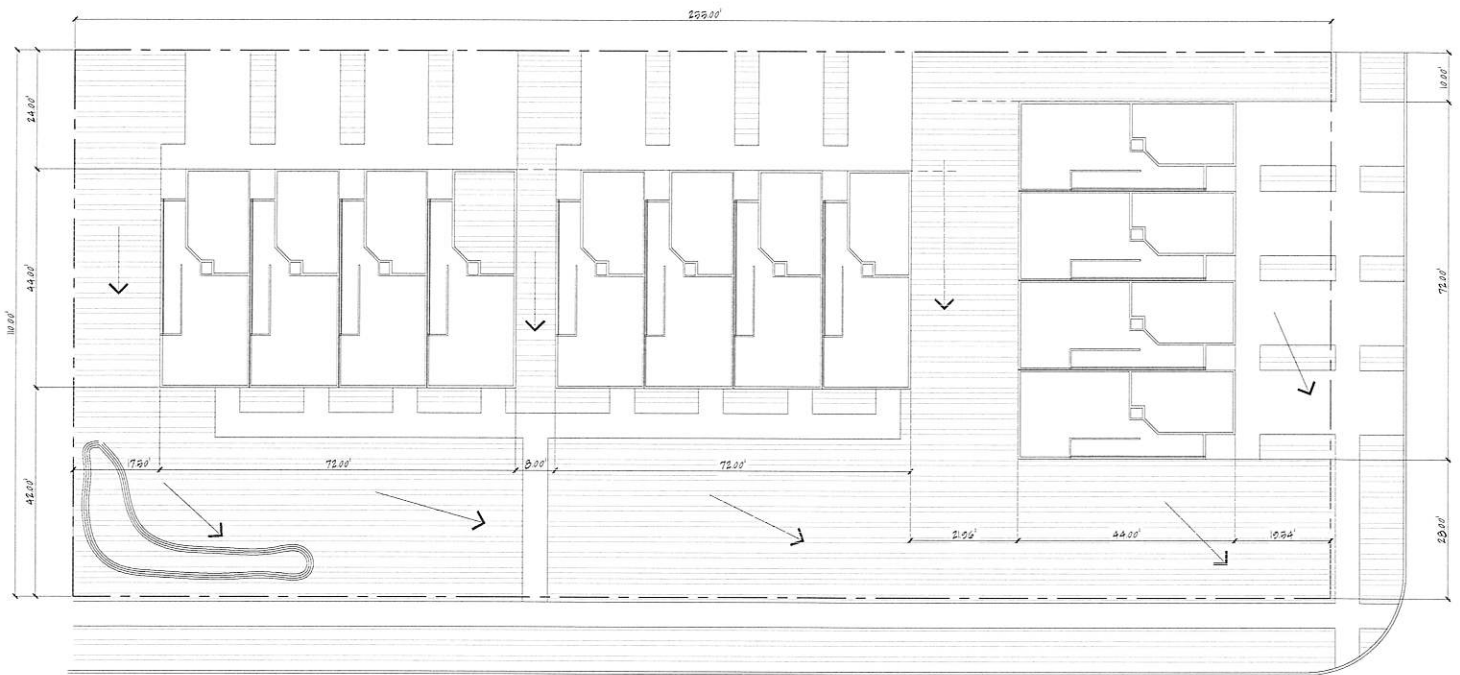
2 UNITS SHOWN

Bldg. Width = 72'-0"
Per unit = 18'-0"
Depth = 44'-0"
1,240 Sq. Ft. / unit
4 units shown

Building Designs By Stockton
residential • multi-family • marketing
OFFICE# 1-800-368-0821
E-MAIL: tim@stocktondesign.com
Web Site: <http://www.stocktondesign.com>

4-2851-A

SITE 1



VALLEY DRIVE

ADAMS



AGENDA ITEM REPORT

MEETING DATE

March 27, 2024

PREPARED BY

Nicholas Owen, Administrator

AGENDA ITEM # 3.j

Public Hearing Conditional Use Permit Zoning Code 17.14(4)(b) Design Requirement
1920 Commerce Drive - Dental Building

BACKGROUND

A public hearing is needed for the conditional use permit to allow for a building to be located outside the minimum 30-foot setback required in the Springdale Street Corridor. The building cannot meet this requirement due to the topography of the site and the steep slope of the property along Springdale Street. Village Planner Ben Rohr reviews the process for considering a conditional use permit and provides his recommendation in his memo, which is included in your packet. Resolution 2024-04 recommends approval of the CUP application to the Village Board.

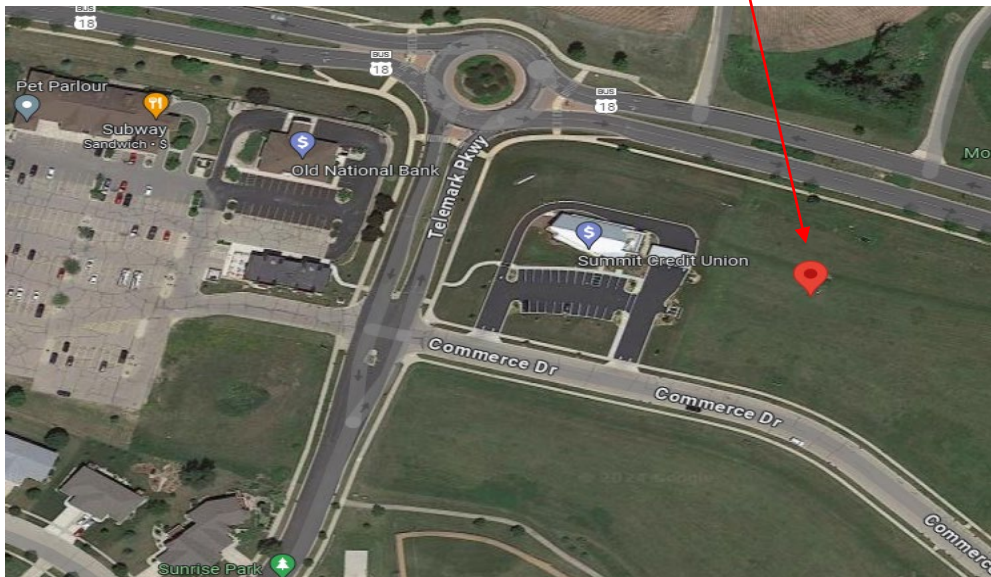
RECOMMENDATION

ATTACHMENTS

1. 1920 Commence Dr PH 300 Letter
2. First Choice Dental CUP, Site Plan, and Design Review Memo for Plan Commission 3.27.24
3. 240319_First Choice Dental REVISED PLANS WITH RENDERINGS
4. Kavon Email

VILLAGE OF MOUNT HOREB
PUBLIC HEARING
MARCH 27, 2024

The Plan Commission/Historic Preservation Commission of the Village of Mount Horeb will hold a public hearing on the above date at 7:00pm in the Board Room of the Municipal Building, 138 E Main Street, Mount Horeb, WI. The purpose of the hearing is to consider a Conditional Use Permit Application from Brad Crowley of 1848 Construction, Inc to allow an exception to the Mount Horeb Zoning code 17.14(4)(b)4.c. related to the design requirements for buildings within the Springdale Street corridor being located at or within 30 feet of all abutting street rights-of-way for a proposed dental building at 1920 Commerce Drive, Lot 151 North Cape Commons, parcel 0607-074-3511-1.



Be it further notified that the Village Board, by its Plan Commission/Historic Preservation Commission, will hear all persons concerning all matters and/or objections written or oral at that time.

PUBLISH: Mount Horeb Mail March 7th, 2024
Mount Horeb Mail March 14th, 2024

PROPERTY OWNERS: You are receiving this notice as you own property that is within 300 feet of the proposed conditional use. Please contact Village Administrator Nic Owen at 608 437-6884 ext 2109 or email nic.owen@mounthorebwi.info with any questions.



MEMORANDUM

To: Village of Mount Horeb Plan Commission
From: Village Planner Ben Rohr, AICP
Date: March 27, 2024
Re: Village Planner's Conditional Use Permit, Site Plan, and Design Review Memo for the Proposed First Choice Dental Development at 1920 Commerce Drive.

Introduction

The applicant, Charles McCall, on behalf of First Choice Dental is proposing a new dental office building at 1920 Commerce Drive. The property is directly adjacent to Summit Credit Union (west), Springdale Street (north), and existing vacant lots within the North Cape Commons Business Park (south and east).

The proposed development is a 7,000 square foot building on a 1.5-acre site that will be a dental office (Personal or Professional Service land use). It also includes an on-site stormwater infiltration basin, surface parking lot, sidewalk connections to Commerce Drive, and landscaped green space.

The site is zoned Planned Industrial, which allows Personal or Professional Services land uses by-right. This project requires a Conditional Use Permit because Design Review Section 17.14(4)(b)4.c. requires that all buildings along Springdale Street be located at or within 30 feet of all abutting street rights-of-way, unless an exception is granted through the conditional use process. The proposed building is 113 feet from Springdale Street and over 70 feet from Commerce Drive.

The applicant is seeking Conditional Use, Site Plan, and Design Review and Action today.

Zoning District, Land Use, and Site Layout Requirements

The Subject Property has Planned Industrial (PI) Zoning:

- The principal proposed land use for this project:
 - Personal or Professional Services (permitted by-right)
- Other land use requirements:
 - Minimum parking requirements (met, see next page)
- Site Design and Landscaping:
 - Except for those areas noted below, all Design Review requirements are met.
 - Exceeds maximum 30' building setback from Springdale Street (requires a Conditional Use Permit)
- PI Zoning District intensity (coverage) and bulk (setback and height) requirements are all met.

Village Standard Type	Village Standard Minimums/Maximums	Proposed Development
Front Setback	25 feet	73 feet
Side Setback	15 feet	37 feet
Rear Setback	30 feet	113 feet
Paved Surface Setback	5 feet (side) 5 feet (rear) 10 feet (street/front)	15 feet (side) 113 feet (rear) 10 feet (front/street)
Building Height	50 feet/5 stories	22 feet/1 story
Landscape Surface Area Ratio	25%	67%
Floor Area Ratio	60% of gross site area	11%
Parking	1 space per 300 square feet of gross floor area	7,000 square feet of gross floor area = 23 required, 37 proposed

Conditional Use Permit Review

All proposed conditional uses must be evaluated based on the review standards of Section 17.57 of the Zoning Ordinance. Section 17.57 states that no application for a conditional use shall be recommended for approval by the Plan Commission, or granted by the Village Board, unless the Commission finds that all the following six conditions are present. These conditions are presented below, in plain text, with my evaluation comments following each condition are underlined.

- (1) That the establishment, maintenance, or operation of the conditional use shall not be detrimental to, or endanger, the public health, safety, morals, comfort, or general welfare.
I believe this condition is met. The proposed development promotes public health by providing another dental clinic to serve Village residents and includes safe vehicle, pedestrian, and bicycle access to and from the site.

- (2) That the uses, values, and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by the establishment, maintenance or operation of the conditional use, and the proposed use is compatible with the then existing use of adjacent land.
I believe this condition is met. The proposed development complements and enhances the architectural aesthetic in the area, provides ample landscaping and green space, and provides multi-modal transportation accessibility. It also functions well as a complimentary land use in this area where the collective uses serve a variety of needs (retail, daycare, parks, office, etc.) and the site layout mirrors a very similar development pattern utilized for Summit Credit Union to the west.

- (3) That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
I believe this condition is met. The proposed development complements and enhances the architectural aesthetic in the area, provides ample landscaping and green space, and provides multi-modal transportation accessibility. It also functions well as a complimentary land use in this area where the collective uses serve a variety of needs (retail, daycare, parks, office, etc.) and the site layout mirrors a very similar development pattern utilized for Summit Credit Union to the west.

- (4) That adequate utilities, access roads, drainage and other necessary site improvements have been or are being provided.

I believe this condition is met. The proposed development is planned to connect to existing road, sidewalk, and utility infrastructure. It also includes on-site stormwater management.

- (5) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

I believe this condition is met. The proposed development takes access from Commerce Drive, nearly 200 feet from Summit Credit Union's existing access drive and does not conflict with any other access points along Commerce Drive. Additionally, a sidewalk connection from Commerce Drive is provided to the front entryway of the structure, which will enable safe pedestrian and bicycle access to the site. Due to significant changes in topography between Springdale Street and Commerce Drive within this property and access restrictions along Springdale Street in this area, it is not feasible to provide transportation access into this site from the north.

- (6) That the conditional use shall conform to all applicable regulations of the (zoning) district in which it is located.

This condition is met. Outside of the need for a Conditional Use Permit to accommodate a larger building setback from the street, the proposed development meets all zoning district requirements.

Village Planner's Recommendations:

I recommend the Plan Commission approve the Conditional Use to exceed the 30-foot maximum building setback for First Choice Dental because of the on-site topographic and access constraints.

Design Review Requirements per Section 17-14:

Design Review by the Plan Commission is required under Section 17.14 of the Zoning Ordinance. Design Review is required for all development projects in the Village, except residential development with three or fewer dwelling units. The Design Review requirements in Section 17.14(4)(b) identify 27 Design Directives. The Plan Commission has the ability to waive any Design Directive or add additional design requirements upon a finding that the additional design requirement would improve the project.

This project complies with Design Review requirements. I recommend the Plan Commission discuss the few remaining waivers required that have been underlined.

1. Site Grading:

- a. The grading plan shall preserve existing grades to the greatest extent possible, particularly at the perimeter of the site.
 - This requirement is met.
- b. In no instance shall proposed grading create transitions to adjoining properties or rights-of-way that are unsafe, unstable or create drainage problems.
 - This requirement is met.
- c. Site grading shall also preserve or create an attractive site appearance in conjunction with the proposed development.
 - This requirement is met.

2. Existing Site Vegetation and Other Natural Features:

- a. The grading and development plans shall preserve, protect, and maintain important existing site vegetation as identified by the Plan Commission. Examples include hedgerows, groves and individual specimen trees.
 - This requirement is met. The site is currently vacant with no existing vegetation.
- b. Topsoil used at the development site should be from on site, to the extent possible, particularly in areas under the drip line of preserved vegetation.
 - The Site Plan is designed to enable the Grading Plan to meet this requirement.

3. Site Layout Relation to Abutting Streets:

- a. In general, the layout of buildings, structures, pavement, parking, and landscaping shall be compatible with the general pattern for similar land uses in the vicinity, as determined by the Plan Commission.
 - This requirement is met. The proposed site layout is very similar to the Summit Credit Union development directly to the west and works within the existing on-site topographic constraints.
- b. The general site layout shall result in an attractive appearance to all abutting streets, as determined by the Plan Commission.
 - The site layout meets this requirement along both Commerce Drive and Springdale Street.

4. Building Setbacks:

- a. Building setbacks shall comply with the requirements of the zoning district, and with the additional requirements listed below in subparagraphs 4.b. and 4.c.

- This requirement is met on all sides of the proposed building.
- b. Within the downtown area, and particularly along Main Street and the commercially developed portions of intersecting streets, the entire street side of buildings shall be located at or within 3 feet of all abutting street rights-of-way, unless an exception is granted through the conditional use process.
 - This requirement is not applicable.
- c. Within the Springdale Street corridor between STH 78 and USH 151, the entire street side of buildings shall be located at or within 30 feet of all abutting street rights-of-way, unless an exception is granted through the conditional use process. Parking shall not be permitted in this area. Drives for one-way circulation and/or emergency vehicle access may be permitted through the conditional use process.
 - This requirement is not met as the building is setback over 100 feet from Springdale Street and 70 feet from Commerce Drive. The developer has applied for a Conditional Use Permit to waive this requirement due to the existing topography of the site.

5. Building Height:

- a. Building heights shall comply with the requirements of the zoning district, and with the additional requirements listed below in subparagraphs 5.b. and 5.c.
 - This requirement is met.
- b. Within the downtown area, and particularly along Main Street and the commercially developed portions of intersecting streets, building heights shall be a minimum of 20 feet and shall be a minimum of 2 stories, unless an exception is granted through the conditional use process.
 - This requirement is not applicable.
- c. Within the Springdale Street corridor between STH 78 and USH 151, building heights shall provide a functional or decorative building tower or related architectural feature that exceeds the height of the majority of the building facade by at least 7 feet, unless an exception is granted through the conditional use process. Roofs, and roof appurtenances such as cupolas, shall not count toward this requirement.
 - This requirement is met. A decorative building tower element is proposed over the main entry way vestibule of the building on the east side, which will be visible from Springdale Street. It is proposed to be 7 feet above the base of the roof that surrounds all four sides of the building and serves to highlight the main entrance to the building.

6. Building Mass:

- a. Buildings over 5,000 square feet of gross floor area shall be subject to the requirements for large developments.
 - The project is 7,000 square feet and is subject to the large development requirements. This includes high-quality building materials and design, clearly defined and visible entryways, and nonreflective, natural, and earth tone building colors (outside of accent elements). This requirement is met as described in section 7, 8, and 9 below.

7. Building Facades:

- a. Long building facades shall be visually broken up and variegated with staggers and offsets as determined appropriate by the Plan Commission.
 - This requirement is met on all four sides through the use of varying roof pitches, windows, doors, and colors.
- b. All building facades facing streets, drives or parking areas shall provide regularly spaced openings for windows and doors, and regularly spaced decorative elements such as piers and columns. The size and spacing of these features shall be compatible with nearby structures that meet this requirement, as determined by the Plan Commission.
 - This requirement is met on all four sides through the use of varying roof pitches, windows, doors, and colors.
- c. All building facades facing streets, drives or parking areas shall provide a pattern of upper story openings that is compatible with the pattern established by the ground floor, as determined by the Plan Commission.
 - This requirement is not applicable for the proposed one-story building.
- d. Within the downtown zoning district, and particularly along Main Street and the commercially developed portions of intersecting streets, building facades shall employ traditional storefront design by providing pilasters, transom windows, cornices, lintels and related decorative details to highlight transitions between the ground floor and upper stories and between upper stories and the parapet.
 - This requirement is not applicable.

8. Exterior Building Materials:

- a. Exterior materials for multifamily, office, commercial, or industrial buildings may not include metal wall panels with exposed exterior fasteners or a reflective surface, concrete panels, plain concrete block, asphalt, or spandrel window panels, unless an exception is granted through the conditional use process. Metal wall panels with concealed exterior fasteners and a nonreflective surface may be used as an accent exterior material on no more than 30% of the area of any exterior façade, unless an exception is granted through the conditional use process.
 - This requirement is met. The proposed exterior building materials include lap siding, small amounts of metal fascia, and glass doors and windows.
- b. Hard and durable materials including decorative block, brick or stone, shall be required on all exterior portions of the structure within 40 inches of the adjacent grade.
 - This requirement is met. The proposed building elevations include a 40-inch stone veneer base around all sides of the building.

9. Exterior Building Colors:

- a. Exterior colors of all buildings, structures, appurtenances and paving shall be compatible and harmonious with those of existing buildings in the immediate area which conform to these design requirements, as determined by the Plan Commission.

- i. Within the downtown area, the Victorian color palette shall be used, or other colors must be approved by the Plan Commission.
 - This requirement is not applicable.
- ii. Throughout the rest of the Village, primary colors including red, blue, green, yellow, black, and fluorescent colors shall not be permitted. Where an integral part of site design, muted versions of these colors may be used, as approved by the Plan Commission.
 - This requirement is met on all portions of structure using different shades of brown colors.
- iii. High gloss paints and other exterior finishes are not permitted.
 - This requirement is met on all portions of the building.
- iv. Color patterns shall be used consistently throughout the property, as determined by the Plan Commission.
 - This requirement is met on all portions of the building.

10. Exterior Doors:

- a. All exterior doors visible from streets, drives or parking areas shall provide decorative design elements.
 - This requirement is met through the use of different styles of windows and doors with trim on all sides of the building.

11. Windows:

- a. Spandrel panels, mirrored glass or heavily-tinted windows are not permitted. Where screening is desired, vertical or horizontal strip blinds may be used.
 - This requirement is met. None of those materials are proposed.
- b. Windows may not be obscured by paper or other attached materials on more than 5% of any individual window panel.
 - This requirement is met. None proposed.

12. Roofs:

- a. Roof forms and materials shall be compatible and harmonious with those of existing buildings in the immediate area which conform to these design requirements, as determined by the Plan Commission.
 - This requirement is met. Several of the surrounding buildings on Commerce Drive have pitched or articulated roofs. The pitched and varying roof lines of the proposed building are in harmony with existing buildings and enhance the architectural interest of the area.
- b. Metal roofs shall not be used for multifamily, office or commercial buildings, unless an exception is granted through the conditional use process.
 - This requirement is met. Asphalt shingles are proposed on the roof.
- c. Roof forms shall be designed to accommodate the requirements in subparagraphs 5.c. and 7.d., above.

- This requirement met with the inclusion of a proposed 7-foot-tall decorative tower element.
- d. Rooftop mechanical equipment shall not exceed the elevation of the lowest point of the surrounding building parapet or roof.
 - This requirement is met. No rooftop mechanicals are proposed.

13. Exterior Building Appurtenances:

- a. Building facades shall be uncluttered by the minimal use and careful placement of brackets, wiring, meter boxes, antennae, gutters, downspouts and other appurtenances. Where necessary, such features shall be colored to blend in, rather than contrast, with the immediately adjacent building exterior.
 - This requirement is met with matching color downspouts proposed.

14. Awnings:

- a. Awnings, where approved by the Plan Commission, shall complement the character of the building.
 - This requirement is met. No awning is proposed.
- b. Soft, weather-treated canvas or vinyl materials which allow for flexible or fixed installation may be used. Metal canopies are prohibited.
 - This requirement is met. No awning is proposed.
- c. Backlighting is prohibited.
 - This requirement is met. No awning is proposed.

15. Trash Containment Structures:

- a. Trash containment structures shall be designed to fully conceal trash storage.
 - This requirement it met. The trash enclosure elevations are provided on Sheet A403 of the submitted package. They include a fully concealed enclosure using matching materials as proposed on the building façade.
- b. Trash containment structures shall be constructed in the same materials and colors as the ground floor of the principal building.
 - This requirement it met. The trash enclosure elevations are provided on Sheet A403 of the submitted package. They include a fully concealed enclosure using matching materials as proposed on the building façade.
- c. Wood or synthetic wood gates shall be used and shall be arranged in a pattern to provide complete opacity. Metal panel gates and metal fence gates with strips are prohibited.
 - This requirement it met. The trash enclosure elevations are provided on Sheet A403 of the submitted package. They include a fully concealed enclosure using matching materials as proposed on the building façade.

16. Freestanding Canopy Structures:

- a. Freestanding canopy structures, such as those providing shelter at a gas station or drive-up banking station, shall be designed to complement the design of the principal building, as determined by the Plan Commission.

- No freestanding canopies are planned. This requirement is met.
- b. Canopy roofs shall employ the same pitch, materials and colors as the roof of the principal building, unless an exception is granted through the conditional use process.
 - No freestanding canopies are planned. This requirement is met.
- c. Canopy supports shall be decorative in nature and shall employ the same materials and colors as the principal building. Exposed nondecorative supporting poles are not permitted.
 - No freestanding canopies are planned. This requirement is met.

17. Other Structures:

- a. Outbuildings shall employ the same high-quality exterior building materials as used on the principal building.
 - No outbuildings are planned. This requirement is met.
- b. Walls and fences shall employ high-quality materials such as metal pickets, stone, decorative block or brick which complement the principal building, as determined by the Plan Commission.
 - No fencing or decorative walls are planned. This requirement is met.

18. Exterior Lighting:

- a. All exterior lighting shall use decorative fixtures, as approved by the Plan Commission. Such fixtures shall be consistent in design theme throughout the site.
 - This requirement is met through the use of black metal lighting fixtures.
- b. All exterior light bulbs shall not be visible from beyond any property line. Directional or cutoff fixtures shall be used to meet this requirement.
 - This requirement is met through the use of downward facing, cutoff fixtures.
- c. Lighting at the property lines shall not exceed 0.5 footcandles over ambient conditions.
 - This requirement is met. Maximum footcandles at the property line are 0.3.
- d. Maximum lighting shall not exceed 10.0 footcandles on the site, except in areas serving in-vehicle uses such as drive-up windows and fueling areas. In such locations, maximum lighting shall not exceed 25.0 footcandles.
 - This requirement is met. All surface parking areas are under 10.0 footcandles.
- e. Freestanding light fixtures shall not exceed a total height of 20 feet.
 - This requirement is met. All proposed freestanding light fixtures are 19 feet tall.

19. Exterior Signage:

- a. Exterior signage shall complement the design of the overall site, as determined by the Plan Commission.
 - The applicant has not submitted signage plans at this time. Following submission, Village staff will review to ensure all Zoning Ordinance requirements are met.
- b. Freestanding sign supports shall be decorative in nature and shall employ the same materials and colors as the principal building. Exposed nondecorative supporting poles are not permitted.

- The applicant has not submitted signage plans at this time. Following submission, Village staff will review to ensure all Zoning Ordinance requirements are met.

20. Outdoor Display or Storage:

- a. All outdoor display and/or storage areas must be clearly depicted and labeled on an approved site plan. Said label shall specify the general types of materials to be displayed or stored, including: retail or rental display; retail or rental vehicle display; long-term business vehicle storage; equipment storage; refuse storage; scrap equipment or vehicle storage.
 - No areas of outdoor display or storage are proposed or approved anywhere else on the site. This requirement is met.
- b. Outdoor storage areas shall be adequately screened from view from adjacent properties and streets, drives and parking areas, as determined by the Plan Commission.
 - This requirement is met. Other than the trash enclosure, there are no areas of outdoor display or storage depicted or approved anywhere else on the site.

21. Pavement Materials:

- a. All traffic circulation, parking and pedestrian areas shall be provided with a hard, durable surface such as concrete, asphalt, pavement blocks or bricks. Gravel is not acceptable.
 - This requirement is met throughout the site.
- b. Durable, porous pavement techniques are encouraged, and the overall coverage of pavement on all sites should be minimized so as to reduce stormwater runoff.
 - This requirement is met.

22. Pedestrian Facilities:

- a. Public sidewalks or multipurpose paths shall be required along all street frontages, per Village standards.
 - This requirement is met. There are existing sidewalks along both Commerce Drive and Springdale Street.
- b. Paved pedestrian connections are required between all street frontage pedestrian facilities and public doorways. Said connections shall be a minimum of 5 feet wide.
 - This requirement is met to Commerce Drive, but not met to Springdale Street. I recommend this be waived for the Springdale Street connection due to the existing topographic constraints of the site.
- c. Where pedestrian connections cross vehicle circulation areas, a crosswalk clearly delineated by color and/or texture is required.
 - This requirement is met. An interior pedestrian crossing path is identified within the on-site parking area.

23. Traffic Circulation:

- a. Traffic circulation patterns shall be safe and understandable by vehicle operators, as determined by the Plan Commission.

- This requirement is met.
- b. Traffic patterns which are determined as too complicated by the Plan Commission shall be prohibited. Complications may be identified due to steep grades, inadequate throat depths, offset intersections, too many intersections within a particular area, dangerous and conflicting traffic movements, movements compromised by limited visibility, or restricted turning radii for the types of vehicles likely present on the site.
 - This requirement is met. Site access is taken from a proposed driveway off of Commerce Drive that does not conflict with any other intersections or access points.
- c. No traffic circulation shall be permitted within 10 feet of a street or drive right-of-way or easement, nor within 5 feet of any other property line, except within the downtown area, or as approved as through the conditional use process.
 - This requirement is met.
- d. Within the Springdale corridor between STH 78 and USH 151, refer to subparagraph 4.c. above regarding limitations on drives located adjacent to street rights-of-way.
 - This requirement is not met as the building is setback over 100 feet from Springdale Street and 70 feet from Commerce Drive. The developer has applied for a Conditional Use Permit to waive this requirement due to the existing topography of the site.

24. Parking:

- a. All parking areas located within required principal building setback areas shall be visually screened from streets by a continuous landscaped hedge, fence, wall or berm with a minimum height of 40 inches over the elevation of the adjacent portion of the parking lot at time of installation. Gaps in this hedge are permitted for pavement approved as part of the site design.
 - This requirement is met with landscaping proposed on all four sides of the site between the building/parking area and the property line.
- b. Within the downtown area, and particularly along Main Street and the commercially developed portions of intersecting streets, parking shall not be located along a street frontage unless an exception is granted through the conditional use process.
 - This requirement is not applicable.
- c. Within the CTH ID corridor between STH 78 and USH 151, refer to subparagraph 4.c. above regarding the prohibition of parking adjacent to street rights-of-way.
 - This requirement is met as no parking is proposed between Springdale Street and the building.
- d. Bicycle parking shall be provided at a rate of one bicycle space for every 10 vehicle parking spaces up to a total of 20 bicycle spaces.
 - This requirement is met by the 4 proposed bicycle parking spaces on the west side of the building.

25. Building Foundation Landscaping:

- a. A minimum 10-foot wide landscaping bed or planter shall be provided along at least 50% of each wall facing a street, drive or parking area, except within the downtown area.
 - This requirement is met with landscaping beds surrounding portions of each façade.
- b. This bed or planter shall be located adjacent to or within 10 feet of the building foundation.
 - This requirement is met with landscaping beds within 10 feet of the building's foundation.
- c. This bed or planter shall be landscaped appropriately as determined by the Plan Commission.
 - This requirement is met with a wide variety of plant types and quantities used around the building façade.

26. Street Frontage Landscaping:

- a. A minimum 10-foot wide landscaped area shall be provided adjacent to the frontage of all streets and drives, except within the downtown area.
 - This requirement is met with landscaping provided along the southern and eastern property lines, and trees provided between Springdale Street and the building.
- b. This area shall be landscaped appropriately as determined by the Plan Commission. At minimum, one canopy-type street tree (maple, oak, hickory, ginkgo, honey locust or similar species) shall be required for every 50 feet of street or drive frontage, except within the downtown area. Said trees shall be a minimum 2-inch to 2.5-inch caliper.
 - This requirement is met with landscaping provided along the southern and eastern property lines, and trees provided between Springdale Street and the building.

27. Parking Lot Landscaping:

- a. Parking lot landscaping shall comply with the requirements of §17.136
 - This requirement is met.
- b. Subsection 24.a., above, shall also apply along street and drive frontages.
 - See above notes on this requirement.
- c. Subsection 24.c., above, shall also apply along CTH ID.
 - See above notes on this requirement.

Village Planner's Recommendations:

I recommend the Plan Commission approve the following:

1. Site Plan and Design Review be contingent upon approval of the Conditional Use Permit to allow the building to exceed the maximum 30-foot setback from all abutting streets.
2. Site Plan and Design Review packet, including waivers for:
 - a. 22.b.: Allow only one pedestrian path to the site from Commerce Drive because it is infeasible to accommodate a connection to Springdale Street due to existing topographic constraints.
3. Village staff review and approval of the following that meets all Design Review requirements. If any waivers are requested by the applicant from the Design Review requirements, the proposed plans must be reviewed and approved by the Plan Commission.
 - a. Sign details (materials, location, height, and size).
4. Any other comments or recommendations of the Village Engineer, Village Fire Department, and/or Plan Commission.

FIRST CHOICE DENTAL MT HOREB

1920 COMMERCE DRIVE
MT. HOREB, WI 53572

PROJECT DATA

LOCATION:
1920 COMMERCE DRIVE
MT. HOREB, WI 53572

REGULATING MUNICIPALITIES:
VILLAGE OF MT HOREB
DANE COUNTY
STATE OF WISCONSIN

BUILDING CODE:
VILLAGE OF MT HOREB ZONING ORDINANCES
DANE COUNTY ZONING ORDINANCES
WISCONSIN ADMINISTRATIVE CODE
2015 INTERNATIONAL BUILDING CODE
ACCESSIBILITY ANSI A117.1 - 2009

PROJECT DESCRIPTION:
NEW 1 STORY "B" OCCUPANCY BUILDING, INCLUDING DENTAL EXAM AND TREATMENT FACILITIES.

OCCUPANCY TYPE:
PRIMARY: BUSINESS - B

CONSTRUCTION TYPE:
TYPE: VB

ALLOWABLE BUILDING AREA & HEIGHT:
MAXIMUM HEIGHT ABOVE GRADE PLANE = 40 FEET
(IBC TABLE 504.3)
MAXIMUM STORIES ALLOWED = 2 STORIES
(IBC TABLE 504.4)
MAXIMUM AREA ALLOWED PER FLOOR = 9,000 SF
(IBC TABLE 506.2)

ACTUAL BUILDING AREA & HEIGHT:
HEIGHT ABOVE GRADE PLANE = 22.25 FEET
STORIES ABOVE GRADE PLANE = 1 STORY W/ MECH. PLATFORM
BUILDING AREA = 7,029 SF

NUMBER OF OCCUPANTS (TABLE 1004.1.2):
B OCCUPANCY = 6,725 SF/ 100 GROSS/NET = 71 OCC
TOTAL OCCUPANTS = 71 OCC

PLUMBING:
WATER CLOSETS
MEN @ 1 / 25 FOR FIRST 50, 1/50 AFTER = 2
WOMEN @ 1 / 25 FOR FIRST 50, 1/50 AFTER = 2
TOTAL REQUIRED = 4
TOTAL PROVIDED = 4
LAVATORIES
MEN @ 1 / 25 FOR FIRST 50, 1/50 AFTER = 2
WOMEN @ 1 / 25 FOR FIRST 50, 1/50 AFTER = 2
TOTAL REQUIRED = 4
TOTAL PROVIDED = 4
SERVICE SINK
1 REQUIRED = 1 PROVIDED
DRINKING FOUNTAIN
1 REQUIRED
OWNER WILL PROVIDE DRINKING WATER VIA WATER BOTTLES OR SIMILAR
ALL FIXTURES TO COMPLY WITH ICC A117.1

FIRE CONTROL:
NON SPRINKLERED BUILDING
PORTABLE FIRE EXTINGUISHERS (IBC SECTION 906.3.1)
HAZARD TYPE = LOW

EXITS:
EXIT(S) REQUIRED TO MEET EXITING DISTANCES = 3
EXIT(S) PROVIDED TO MEET DISTANCES = 3
MIN 60% OF PUBLIC EXTERIOR DOORS TO BE ON ACCESSIBLE ROUTE

ACCESSIBILITY:
FOLLOW IBC 2015 AND ANSI 117.1 (2009)

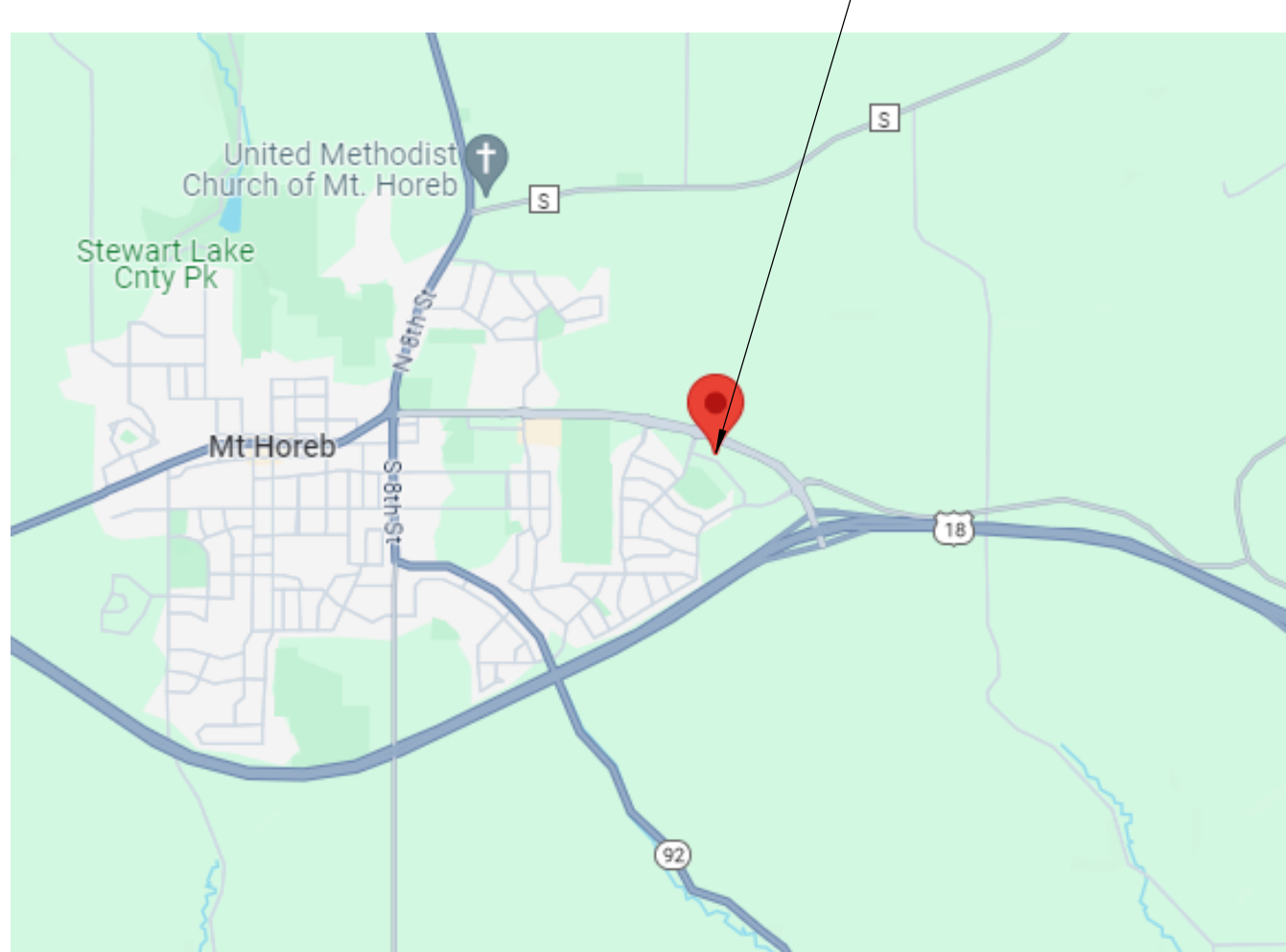
PROJECT GENERAL NOTES:

- CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY UPON DISCOVERING ANY DISCREPANCIES OR CONFLICTING INFORMATION IN THESE DOCUMENTS. CONTRACTOR SHALL CAREFULLY REVIEW AND COMPARE ALL DRAWINGS DURING THE BIDDING PERIOD AND BEFORE INSTALLATION OF THEIR WORK. ANY INCONSISTENCIES IN THE DRAWINGS SHALL BE REPORTED PROMPTLY TO THE ARCHITECT AND ENGINEER(S) FOR CLARIFICATION.
- DO NOT SCALE DRAWINGS. THE DRAWINGS ARE NOT NECESSARILY TO SCALE - USE GIVEN DIMENSIONS. DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
- CONTRACTOR SHALL NOTIFY ARCHITECT AND OWNER IMMEDIATELY UPON DISCOVERING ANY UNANTICIPATED EXISTING SITE CONDITIONS AFFECTING THE EXECUTION OF THESE DOCUMENTS (SUCH AS HAZARDOUS MATERIALS, ETC.).
- CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE AND FEDERAL CODES AND REGULATIONS GOVERNING THIS PROJECT.
- JOB SITE SHALL BE BROOM SWEEP AND CLEAN AT THE END OF EACH DAY. ALL DEBRIS SHALL BE PICKED UP AND DISPOSED OF PROPERLY INTO APPROVED CONTAINER.
- MAINTAIN DESIGNATED EGRESS ROUTES DURING CONSTRUCTION BY KEEPING CLEAR OF CONSTRUCTION DEBRIS AND CLEARLY MARKING THE PATH OF EGRESS TRAVEL.
- ALL MECHANICAL (HVAC), ELECTRICAL, PLUMBING AND FIRE PROTECTION (MEP & FP) DESIGN AND CONSTRUCTION TO BE BY A DESIGN-BUILD DELIVERY METHOD AND ARE SUBSEQUENTLY NOT PART OF THESE DOCUMENTS. IT IS THE MEP CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE GENERAL CONTRACTOR AND WITH THESE DRAWINGS THE FINAL DESIGN, RETROFIT AND INSTALLATION OF THESE SYSTEMS. NOTIFY THE ARCHITECT PRIOR TO MAKING ANY REVISIONS TO THE STRUCTURE OR ARCHITECTURAL FEATURES.
- HVAC CONTRACTOR SHALL SUBMIT PROPER DESIGN DRAWINGS AS NEEDED FOR PLAN APPROVAL AND BUILDING PERMITS.
- WITHIN THIS DOCUMENT "NORTH, SOUTH, EAST, WEST" ARE REFERRED TO AS PROJECT NORTH AND MAY NOT BE TRUE NORTH.
- ALL EXPOSED WOOD AND/OR WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
- PROVIDE GFI OUTLETS NEAR WATER SOURCES AND AS REQUIRED BY IEC.
- PROVIDE FIRE BLOCKING AND DRAFTSTOPPING THROUGHOUT BUILDING PER IBC CHAPTER 7.
- SUBMIT ALL FIXTURES, APPLIANCES, MATERIALS, SHOP DRAWINGS, PLAN MODIFICATIONS TO THE ARCHITECT FOR REVIEW AND APPROVAL.
- IN SOME CASES THE SELECTION OF SPECIFIC ACCESSORIES, HARDWARE, MATERIALS OR FINISHES MAY NOT BE AVAILABLE AT ISSUANCE OF THESE DRAWINGS. THESE INSTANCES ARE INDICATED WITH "TBD", OR "TO BE DETERMINED". IN THESE SITUATIONS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING APPROPRIATE ALLOWANCES TO COVER THE MATERIAL AND INSTALLATION FOR THAT ELEMENT. BASED ON THE BEST INFORMATION PROVIDED. IF NO INFORMATION IS PROVIDED, ASSUME A MID-RANGE PRODUCT COST TO SATISFY THE INTENT OF THE PROJECT. THE CONTRACTOR SHALL CLEARLY STATE IN THEIR BID PROPOSAL WHAT THE ALLOWANCE VALUE AND UNIT PRICE IS, LISTED SEPARATELY FOR EACH ITEM.
- IF THE CONTRACTOR ELECTS TO NOT PROVIDE A PRICE FOR ANY ELEMENT CONTAINED IN THESE DOCUMENTS, FOR WHATEVER REASON, THE CONTRACTOR SHALL CLEARLY INDICATE THIS EXCLUSION IN THEIR BID PROPOSAL. IF NO EXCLUSION IS MADE, IT IS THE CONTRACTUAL OBLIGATION OF THE CONTRACTOR TO PROVIDE THE ELEMENT IN ACCORDANCE WITH THE GENERAL INTENT OF THE DRAWINGS.
- IN THE EVENT OF CONTRADICTION OF DOCUMENTS, SPECIFICATIONS SHALL TAKE PRECEDENT. IF A CONTRADICTION REMAINS, OR IF THE SPECIFICATION DOES NOT CLARIFY, THEN THE CONTRACTOR SHALL ASSUME THE MOST EXPENSIVE OF THE MATERIALS AND INSTALLATION WHEN COMPARING THE CONTRADICTIONARY ITEMS.

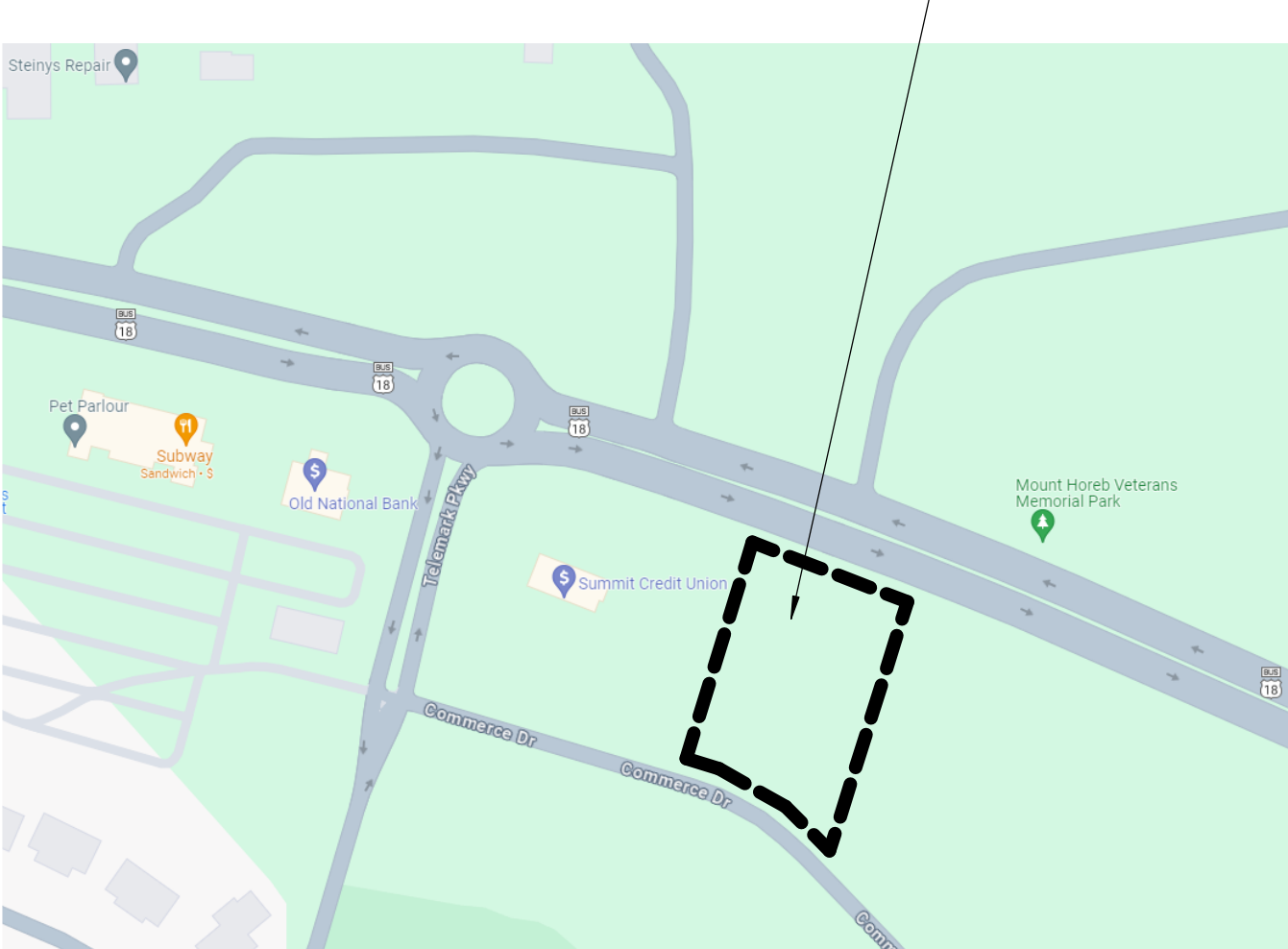
SHEET INDEX

SHEET NUMBER	SHEET NAME	REVISIONS	
		MARK	DATE
GENERAL			
G001	COVER SHEET	CB-01	24.03.14
G002	FIRE SEPARATION & EGRESS PATH	CB-01	24.03.14
CIVIL TITLE			
T100	TITLE SHEET		
CIVIL			
C100	NOTES		
C200	EXISTING SITE & DEMO. PLAN		
C300	SITE PLAN		
C301	FIRE TRUCK TRACKING		
C400	GRADING PLAN		
C401	EROSION CONTROL PLAN		
C500	UTILITY PLAN		
C600	EROSION CONTROL DETAILS		
C601	SITE DETAILS		
C602	UTILITY DETAILS		
ELECTRICAL			
ES101	SITE LIGHTING PLAN		
LANDSCAPE			
L100	LANDSCAPING NOTES & DETAILS		
L200	LANDSCAPE SEEDING & MULCHING PLAN		
L201	LANDSCAPE PLANTING PLAN		
STRUCTURAL			
S001	STRUCTURAL NOTES		
S101	FOUNDATION PLAN		
S301	FRAMING PLANS		
S501	FOUNDATION DETAILS		
S801	STEEL DETAILS		
S901	WOOD DETAILS		
S902	WOOD DETAILS		
S903	WOOD DETAILS		
ARCHITECTURAL GENERAL			
A001	SYMBOLS & ABBREVIATIONS		
A002	INTERIOR PARTITION TYPES AND ROOF ASSEMBLY		
ARCHITECTURAL			
A101	FLOOR PLAN	CB-01	24.03.14
A102	REFLECTED CEILING PLAN	CB-01	24.03.14
A103	ROOF PLAN		
A201	EXTERIOR ELEVATIONS	CB-01	24.03.14
A301	BUILDING SECTIONS	CB-01	24.03.14
A302	WALL SECTIONS	CB-01	24.03.14
A303	WALL SECTIONS		
A401	ENLARGED FLOOR PLANS	CB-01	24.03.14
A402	ENLARGED FLOOR PLANS	CB-01	24.03.14
A403	DUMPSTER ENCLOSURE DETAILS	CB-01	24.03.14
A501	PLAN DETAILS	CB-01	24.03.14
A502	SECTION DETAILS	CB-01	24.03.14
A601	DOOR AND WINDOW SCHEDULES	CB-01	24.03.14
ARCHITECTURAL INTERIORS			
AI101	FINISH FLOOR PLAN	CB-01	24.03.14
AI102	EQUIPMENT AND FURNITURE PLAN	CB-01	24.03.14
AI201	RECEPTION DESK	CB-01	24.03.14
AI202	INTERIOR ELEVATIONS		
AI203	INTERIOR ELEVATIONS		
AI204	INTERIOR ELEVATIONS		
AI601	INTERIOR SCHEDULES		

PROJECT LOCATION



BUILDING LOCATION



Sketchworks
architecture llc

1848
CONSTRUCTION

(mp)²
STRUCTURAL
ENGINEERS
mpengr.com

SNYDER
& ASSOCIATES

FIRST CHOICE DENTAL MT HOREB
NEW CONSTRUCTION
1920 COMMERCE DRIVE
MT. HOREB, WI 53572

Project Status

24.02.23	FOR CONSTRUCTION
1 24.03.14	CB-01

PROJ. #: 23096-01

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ARCHITECTURE 2024

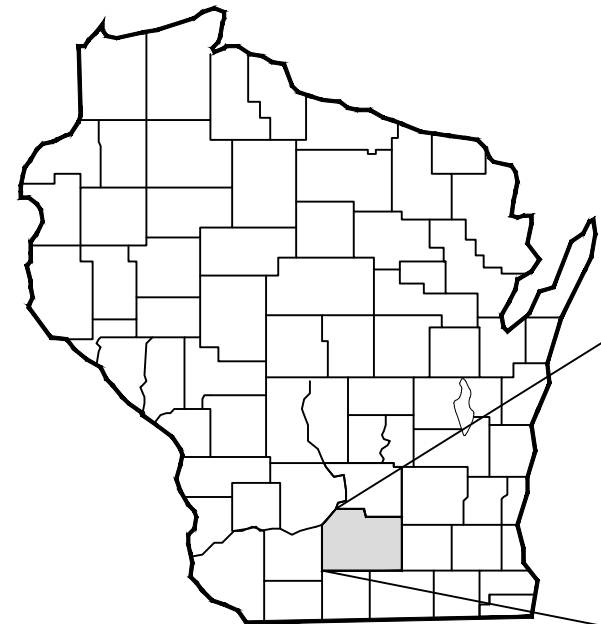
COVER SHEET

G001

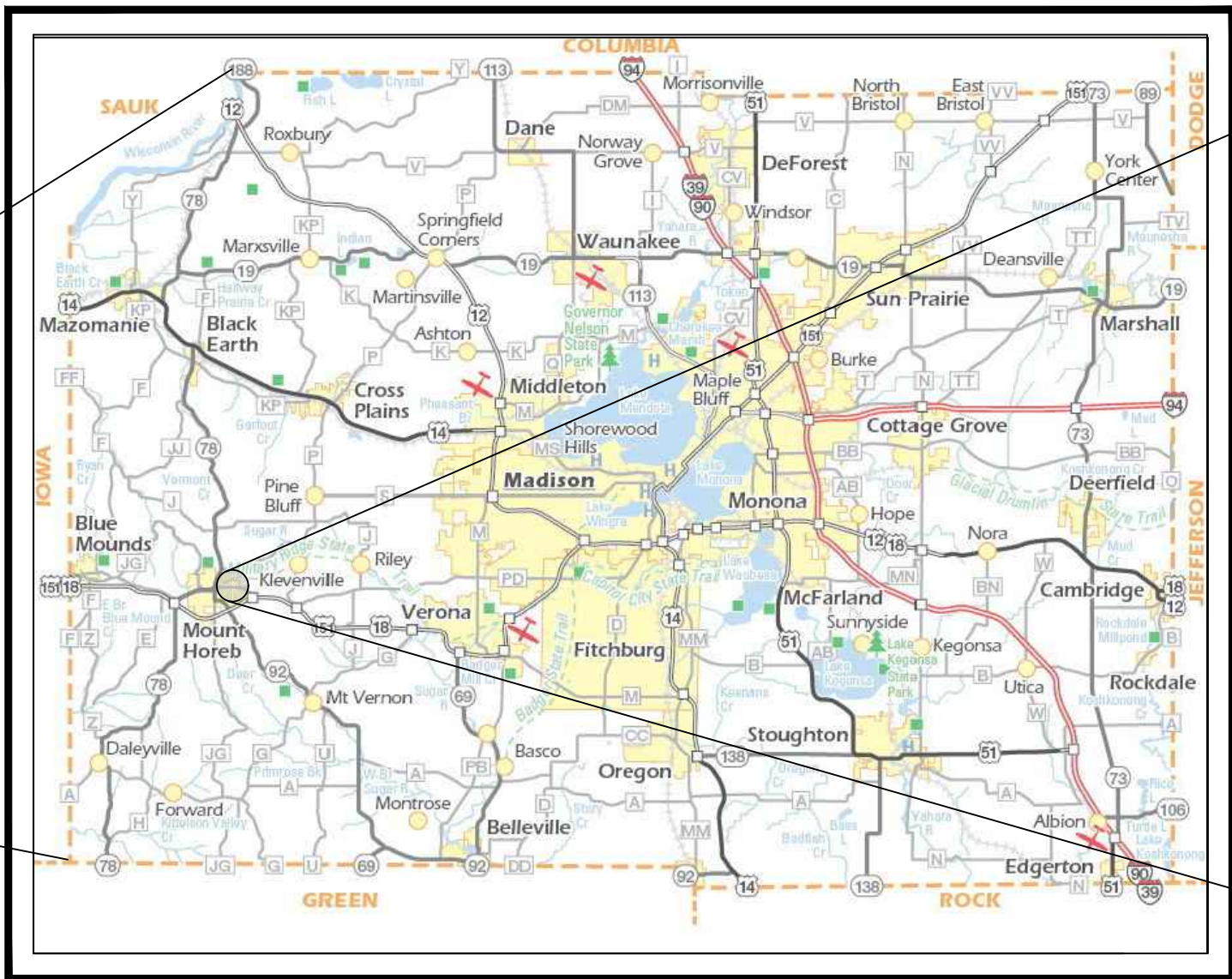
FOR PERMIT

FIRST CHOICE DENTAL MT HOREB

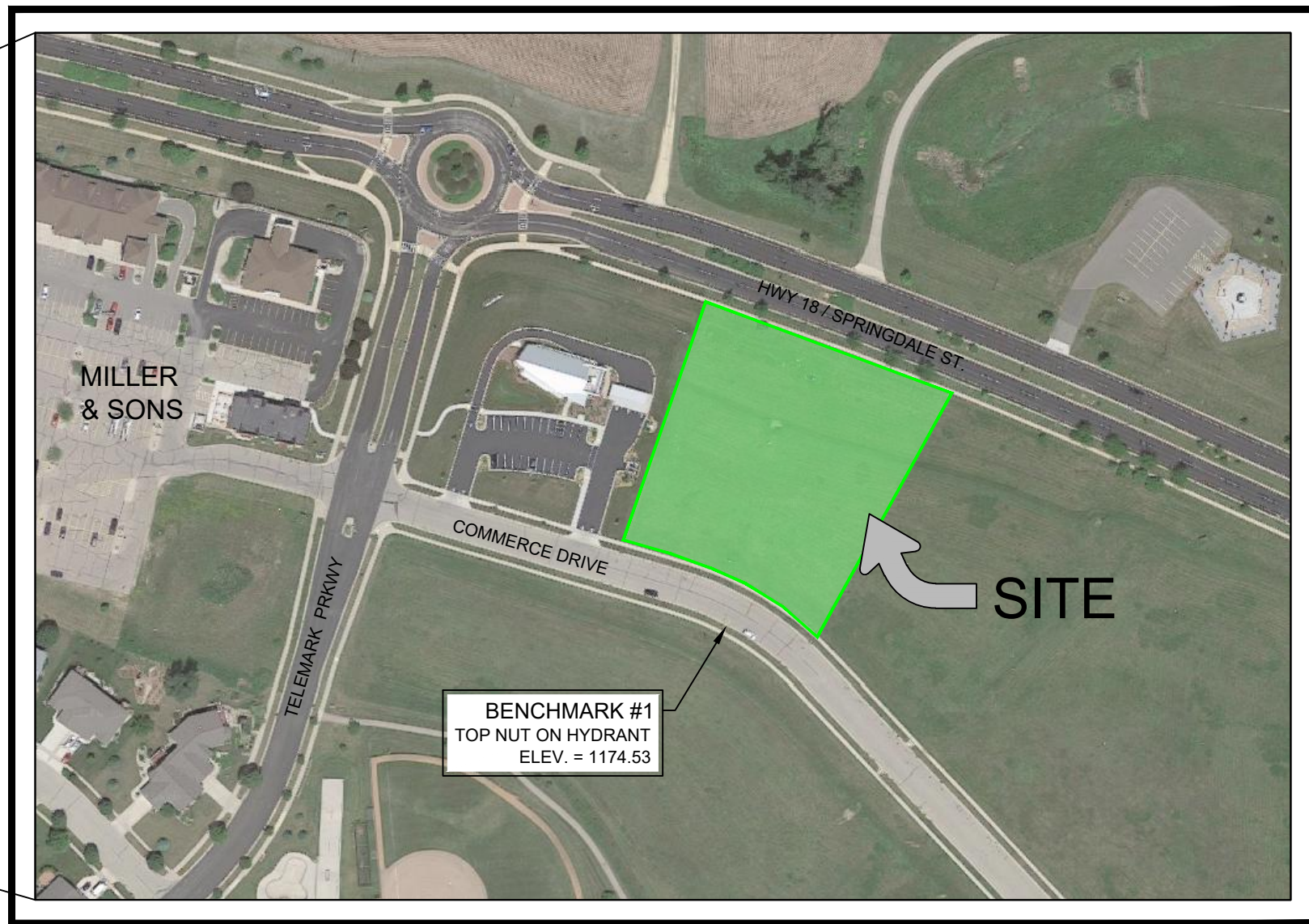
1920 COMMERCE DRIVE, MT. HOREB, WI
SECTION 07, TOWNSHIP 6N, RANGE 7E



REGIONAL MAP



DANE COUNTY
DANE COUNTY, WISCONSIN



SITE LOCATION MAP
VILLAGE OF MT. HOREB,
DANE COUNTY, WISCONSIN



BENCHMARKS

BENCHMARK # 1
TOP NUT ON HYDRANT IN FRONT OF PROJECT PARCEL
ELEV. = 1174.53

CAUTION:

CERTAIN UNDERGROUND UTILITIES HAVE BEEN LOCATED ON THE PLANS. THESE LOCATIONS SHALL NOT BE TAKEN AS CONCLUSIVE. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER SHOWN ON THE DRAWING OR NOT, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. FOR EXACT LOCATION CONTACT DIGGERS HOTLINE 1-800-242-8511

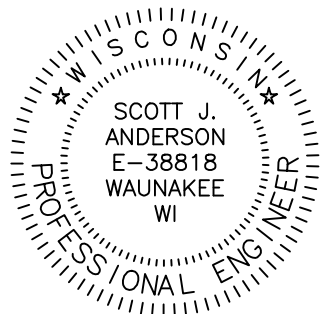


CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

WIS. STATUTE 182.0175 (1974)
REQUIRES MIN. OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE

Sheet List Table

T 100	TITLE SHEET
C 100	NOTES
C 200	EXISTING SITE & DEMO PLAN
C 300	SITE PLAN
C 301	FIRE TRUCK TRACKING
C 400	GRADING PLAN
C 401	EROSION CONTROL PLAN
C 500	UTILITY PLAN
C 600	EROSION CONTROL DETAILS
C 601	SITE DETAILS
C 602	UTILITY DETAILS
L 100	LANDSCAPE NOTES & DETAILS
L 200	LANDSCAPE SEEDING & MULCHING PLAN
L 201	LANDSCAPE PLANTING PLAN



FIRST CHOICE DENTAL MT HOREB

**NEW CONSTRUCTION
1920 COMMERCE DRIVE
MT. HOREB, WI 53572**

Project Status

03-05-2024 FOR CONSTRUCTION

PROJ. #: 23095-1

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ARCHITECTURE 2024

TITLE SHEET

T 100

GENERAL NOTES

SET

EXISTING

PROPOSED

X 1225.25
1225
X
//
□
○

X 1225.25
X
//
□

— C(*) —
 — OC(*) —
 — FO(*) —
 — E(*) —
 — OE(*) —
 — G(*) —
 — HPG(*) —
 — W(*) —
 — S(*) —
 — DUCT(*) —

☐ C
☐ OC
☐ FO
☐ E
☐ OE
☐ G
☐ HPG
☐ W
☒ S

(*) Denotes the survey quality service level for utilities

Sanitary Manhole

ST(*)

UTILITY QUALITY SERVICE LEVELS

QUALITY LEVELS OF UTILITIES ARE SHOWN IN THE PARENTHESES WITH THE UTILITY TYPE AND WHEN APPLICABLE, SIZE.

QUALITY LEVEL (D) INFORMATION IS DERIVED FROM EXISTING UTILITY RECORDS OR ORAL RECOLLECTIONS.

QUALITY LEVEL (C) INFORMATION IS OBTAINED BY SURVEYING AND PLOTTING
VISIBLE ABOVE-GROUND UTILITY FEATURES AND USING PROFESSIONAL JUDGMENT
IN CORRELATING THIS INFORMATION WITH QUALITY D INFORMATION.

QUALITY LEVEL (B) INFORMATION IS OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES.

QUALITY LEVEL (A) IS HORIZONTAL AND VERTICAL POSITION OF UNDERGROUND UTILITIES OBTAINED BY ACTUAL EXPOSURE OR VERIFICATION OF PREVIOUSLY EXPOSED SUBSURFACE UTILITIES, AS WELL AS THE TYPE, SIZE, CONDITION, MATERIAL, AND OTHER CHARACTERISTICS.

UTILITY WARNING

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN COMPRISE ALL SUCH ITEMS IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN ARE IN THE EXACT LOCATION INDICATED EXCEPT WHERE NOTED AS QUALITY LEVEL A.

DEMO NOTES

1. ALL UTILITIES INDICATED ON THE DRAWINGS REFLECT APPROXIMATE LOCATIONS. THE CONTRACTOR IS TO VERIFY EXACT LOCATIONS OF BOTH EXISTING AND PROPOSED UTILITIES PRIOR TO BEGINNING CONSTRUCTION OPERATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE TO EXISTING UTILITIES, WALKWAYS OR OTHER EXISTING STRUCTURES AND IMPROVEMENTS THAT IS A RESULT OF THEIR WORK. THE REPAIR OF SUCH DAMAGE WILL BE AT NO ADDITIONAL COST TO THE OWNER. DOCUMENT ALL EXISTING DAMAGES PRIOR TO BEGINNING WORK. ANY DAMAGES NOT DOCUMENTED SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
3. THE EXISTING CONDITIONS PLAN INDICATES THE APPROXIMATE LOCATIONS OF WORK ITEMS WHICH WILL BE REQUIRED AS PART OF THIS CONTRACT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE THEMSELF WITH THE SITE AND TO VERIFY THE QUANTITIES AND LOCATIONS OF ITEMS TO BE CLEANED UP AND REMOVED.
4. ALL USEABLE SALVAGED MATERIALS TO BE TURNED OVER TO THE OWNER'S REPRESENTATIVE UNLESS OTHERWISE INDICATED.
5. THE CONTRACTOR SHALL TAKE MEASURES TO PROTECT THE EXISTING TREES ON THE SITE FROM ANY DAMAGES DURING THE PROGRESS OF WORK.
6. THE CONTRACTOR IS RESPONSIBLE FOR SECURITY OF THE SITE WHEN LEFT UNATTENDED. FENCES AND OR BARRICADES SHALL BE MAINTAINED ALONG THE LIMITS OF CONSTRUCTION.
7. KEEP THE PREMISES CLEAN AND ORDERLY DURING CONSTRUCTION. DISPOSE OF ALL REMOVED MATERIALS AT AN APPROVED DUMP SITE WITHIN 24 HOURS OF REMOVAL. STOCKPILING ON THE SITE WILL BE ALLOWED ONLY WITH APPROVAL FROM THE OWNER'S REPRESENTATIVE. SCHEDULE REMOVALS TO INSURE THAT NO PARTIALLY DISASSEMBLED EQUIPMENT'S LEFT ON SITE OVERNIGHT.
8. ALL ADJACENT LANDSCAPE, UTILITIES, SIGNS AND HARDSCAPE SHALL REMAIN UNDISTURBED UNLESS SPECIFICALLY AUTHORIZED BY THE OWNER'S REPRESENTATIVE.
9. IF UNEXPECTED CONDITIONS ARE ENCOUNTERED DURING DEMOLITION, NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY FOR RESOLUTION.

GRADING AND EROSION CONTROL

1. THE CONTRACTOR IS TO REVIEW, UNDERSTAND AND ADHERE TO SPOT ELEVATIONS AND CONTOURS AS INDICATED ON THE GRADING PLAN UNLESS SPECIFICALLY AUTHORIZED BY THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL VERIFY THAT ALL MINIMUM AND MAXIMUM SLOPES IDENTIFIED ON THE PLANS ARE ACHIEVABLE IN THE FIELD PRIOR TO START OF WORK.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL STAKING NECESSARY TO COMPLETE THE WORK. THIS SHALL INCLUDE ANY RE-STAKING IF NECESSARY. THE CONTRACTOR SHALL PAY FOR ALL STAKING FOR THE PROJECT UNLESS SPECIFICALLY AGREED TO OTHERWISE IN THE CONTRACT DOCUMENTS.
3. ALL AREAS SHALL BE GRADED TO ACHIEVE POSITIVE DRAINAGE. MINIMUM SLOPE ON LANDSCAPED AREAS SHALL BE 2%; MAXIMUM SLOPE SHALL BE 25% (4:1) UNLESS OTHERWISE INDICATED ON THE PLANS.
4. MAXIMUM ALLOWED FINAL GRADES FOR LONGITUDINAL SLOPE ON WALKS AND PAVED AREAS SHALL BE 5% UNLESS OTHERWISE INDICATED ON THE PLANS.
5. ALL FINAL GRADES FOR WALKS SHALL HAVE A MINIMUM 1% CROSS SLOPE AND MAXIMUM 2% CROSS SLOPE UNLESS OTHERWISE INDICATED ON THE PLANS.
6. EXCAVATION INCLUDES ALL MATERIAL ENCOUNTERED TO WHATEVER DEPTH INDICATED ON THE PLANS. EXCAVATE TO ALLOW FOR PROPER FILL MATERIAL, SLABS, VOIDS, FORMS, AND FOUNDATIONS, AND PROPER COMPACTION ACCORDING TO THE SPECIFICATIONS AND GEOTECHNICAL REPORT. ANY BURIED MATERIAL AND ADDITIONAL EXCAVATION NECESSARY FOR THE CONSTRUCTION OF SITE ELEMENTS IS THE RESPONSIBILITY OF THE CONTRACTOR.
7. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION REGARDING GRADING AND EXCAVATION INCLUDING GUIDELINES AND RESTRICTIONS FOR CROWNWORK AND PLACING OF PAVEMENT AND LANDSCAPE SURFACING FOR THIS PROJECT.
8. ALL BIO-DEGRADABLE EROSION MAT SHALL BE CURLEX NET FREE OR APPROVED EQUAL.
9. ALL STORM DRAIN INLETS SHALL HAVE ADEQUATE EROSION CONTROL PROTECTION IN ACCORDANCE WITH DANE COUNTY STANDARDS.
10. ALL SILT FENCE SHALL BE PROPERLY INSTALLED, MAINTAINED, AND REMOVED UPON ESTABLISHMENT OF TURF.
11. ALL SITES SHALL BE ADEQUATELY PROTECTED TO PREVENT SEDIMENT FROM LEAVING THE SITE.

SANITARY SEWER

1. SANITARY SEWER SHALL BE PVC AND BEDDED WITH CLASS C BEDDING (CLEAR STONE). SEWER SHALL BE SDR-35 FOR DEPTHS UP TO 20' AND SDR-26 FOR DEPTHS GREATER THAN 20'.
2. TRACER WIRE SHALL BE INSTALLED WITH ALL NEW LATERALS IN ACCORDANCE TO THE STANDARD DETAIL DRAWINGS.
3. TRACER WIRE BOXES SHALL BE PROVIDED. "SEWER" SHALL BE STAMPED IN THE LID OF THE ACCESS BOX.
4. DROP MANHOLES SHALL BE OUTSIDE DROP PRECAST CONCRETE STRUCTURES.
5. ALL MANHOLE CASTINGS SHALL BE NEENAH R-1550 WITH TYPE B NON-ROCKING LIDS AND CONCEALED PICK HOLES. EXTERNAL CHIMNEY SEALS SHALL BE INSTALLED.
6. ALL SANITARY SEWER CONSTRUCTION SHALL MEET THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.

STORM SEWER & STORM WATER MANAGEMENT NOTES

1. STORM SEWER SEVER AND STORMWATER MANAGEMENT SHALL BE AS FOLLOWS:
STORM SEWER SHALL BE HDPE UNLESS OTHERWISE SPECIFIED ON PLANS.
2. STORM SEWER PIPE BEDDING SHALL BE CLEAR STONE.
3. MINIMUM COVER FOR ALL STORM SEWER SHALL BE 2'.
4. NYLOPLAST STRUCTURES SHALL MEET ALL MANUFACTURERS INSTALLATION RECOMMENDATIONS.
5. NYLOPLAST STRUCTURES SHALL HAVE STANDARD FRAMES/GRATES UNLESS
6. PRIOR TO FINAL PAVING OPERATIONS, THE UTILITY CONTRACTOR SHALL ADJUST ALL MANHOLE AND INLET RIMS AND VALVE BOXES TO FINISHED GRADE.
7. STORM SEWER WITHIN STREET RIGHT-OF-WAYS SHALL BE REINFORCED CONCRETE PIPE.
8. EXCAVATED MATERIAL FROM THE TRENCH NOT SUITABLE FOR BACKFILL AS DEEMED BY THE ENGINEER SHALL BE REMOVED AND REPLACED WITH SELECT TRENCH BACKFILL.
9. ADJUSTMENT RINGS SHALL HAVE A MINIMUM HEIGHT OF 4" AND A MAXIMUM HEIGHT OF 12". ADJUSTMENT RINGS FOR STORM MANHOLES SHALL BE POLYETHYLENE PLASTIC OR APPROVED EQUAL. CURB INLET ADJUSTMENT RINGS SHALL BE CONCRETE.
10. ALL INFILTRATION BASINS SHALL INCLUDE ENGINEERED SOILS OR PERMAATRIX SOIL AMENDMENT APPLIED PER MANUFACTURER RECOMMENDATIONS.
11. THE LAST THREE PIPES SHALL BE STRAPPED TOGETHER AT END SECTIONS ON ALL PIPES 18" AND GREATER.
12. TRASH GRATES SHALL BE PROVIDED ON ALL END SECTIONS ON ENCLOSED STORM SEWER NETWORKS.
13. BIODEGRADABLE EROSION MAT AND BIODEGRADABLE STAPLES ARE REQUIRED ON ALL SLOPES LESS THAN 3:1 OUTSIDE OF DRAINAGE CHANNELS WHERE EROSION MAT IS REQUIRED.
14. SILT FENCE AND INLET PROTECTION REMOVAL IS REQUIRED AFTER VEGETATION HAS BEEN ESTABLISHED.

WATER MAIN

1. WATER SERVICES 2" OR SMALLER SHALL BE TYPE "K" COPPER OR APPROVED EQUAL.
2. WATER MAIN SHALL BE INSTALLED WITH TRACER WIRE. TRACER WIRE SHALL EXTEND TO THE SURFACE AT ALL HYDRANTS IN A TRACER WIRE ACCESS BOX.
3. WATER MAIN SHALL HAVE A MINIMUM COVER OF 6.5' WITH PROPER CLEARANCES BETWEEN THE WATERMAIN AND STORM/SANITARY SEWERS.
4. WATER VALVES SHALL BE AMERICAN FLOW CONTROL SERIES 2500 RESILIENT WEDGE GATE VALVES OR APPROVED EQUAL.
5. EXCAVATED MATERIAL FROM THE TRENCH NOT SUITABLE FOR BACKFILL AS DEEMED BY THE ENGINEER SHALL BE REMOVED AND REPLACED WITH SELECT TRENCH BACKFILL.
6. ALL WATER MAIN CONSTRUCTION SHALL MEET THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.
7. INSULATION SHALL BE PROVIDED AT ALL STORMS SEWER CROSSINGS OF MAINS AND LATERALS.

ADDITIONAL UTILITY NOTES

1. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION.
2. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO WISCONSIN ADMINISTRATIVE CODE, SECTION SPS 382-384, LATEST EDITION, THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION, AND THE LOCAL ORDINANCES AND SPECIFICATIONS.
3. BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, THE CONTRACTOR 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.
4. ALL CONNECTIONS TO EXISTING PIPES AND MANHOLES SHALL BE CORED CONNECTIONS.
5. PROPOSED SANITARY SEWER, WATER MAIN, AND INTERNALLY CONNECTED STORM SEWER SHOWN ON THIS PLAN SHALL TERMINATE AT POINT FIVE (5) FEET FROM THE EXTERIOR BUILDING WALL. STORM SEWER CONNECTING TO EXTERIOR DOWN SPOUTS SHALL BE PER DETAILS ON THE ARCHITECTURAL PLANS. THE EXACT LOCATION OF ALL DOWN SPOUTS SHALL BE PER THE ARCHITECTURAL PLANS.
6. EXTREME CAUTION MUST BE FOLLOWED REGARDING THE COMPACTION OF ALL UTILITY TRENCHES. MANUALLY COMPACTED GRANULAR BACKFILL IS REQUIRED UNDER AND WITHIN 5 FEET OF ALL PAVEMENT INCLUDING SIDEWALKS. FLOODING OF BACKFILL MATERIAL IS NOT ALLOWED. THE COST OF THIS GRANULAR MATERIAL AND ITS COMPACTION IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF THE PROPOSED UTILITY.
7. PRIOR TO FINAL PAVING OPERATIONS, THE UTILITY CONTRACTOR SHALL ADJUST ALL MANHOLE AND INLET RIMS AND VALVE BOXES TO FINISHED GRADE.
8. TRACER WIRE SHALL BE INSTALLED ON ALL BURIED NON-METALLIC SANITARY SEWERS, PRIVATE SANITARY INTERCEPTOR MAIN SEWERS, STORM BUILDING SEWERS, AND PRIVATE STORM INTERCEPTOR MAIN SEWERS THAT DISCHARGE TO MUNICIPAL MAINS. TRACER WIRE SHALL BE A MINIMUM OF 12-GAUGE, INSULATED, SINGLE-CONDUCTOR COPPER WIRE OR EQUIVALENT. TRACER WIRE COLOR SHALL BE BLUE FOR POTABLE WATER, GREEN FOR SANITARY SEWER, AND BROWN FOR STORM SEWER.

Project Status

[illegible]

PROJ. #:	23095-1
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NOTES

FIRST CHOICE DENTAL MT HOREB

Project Status

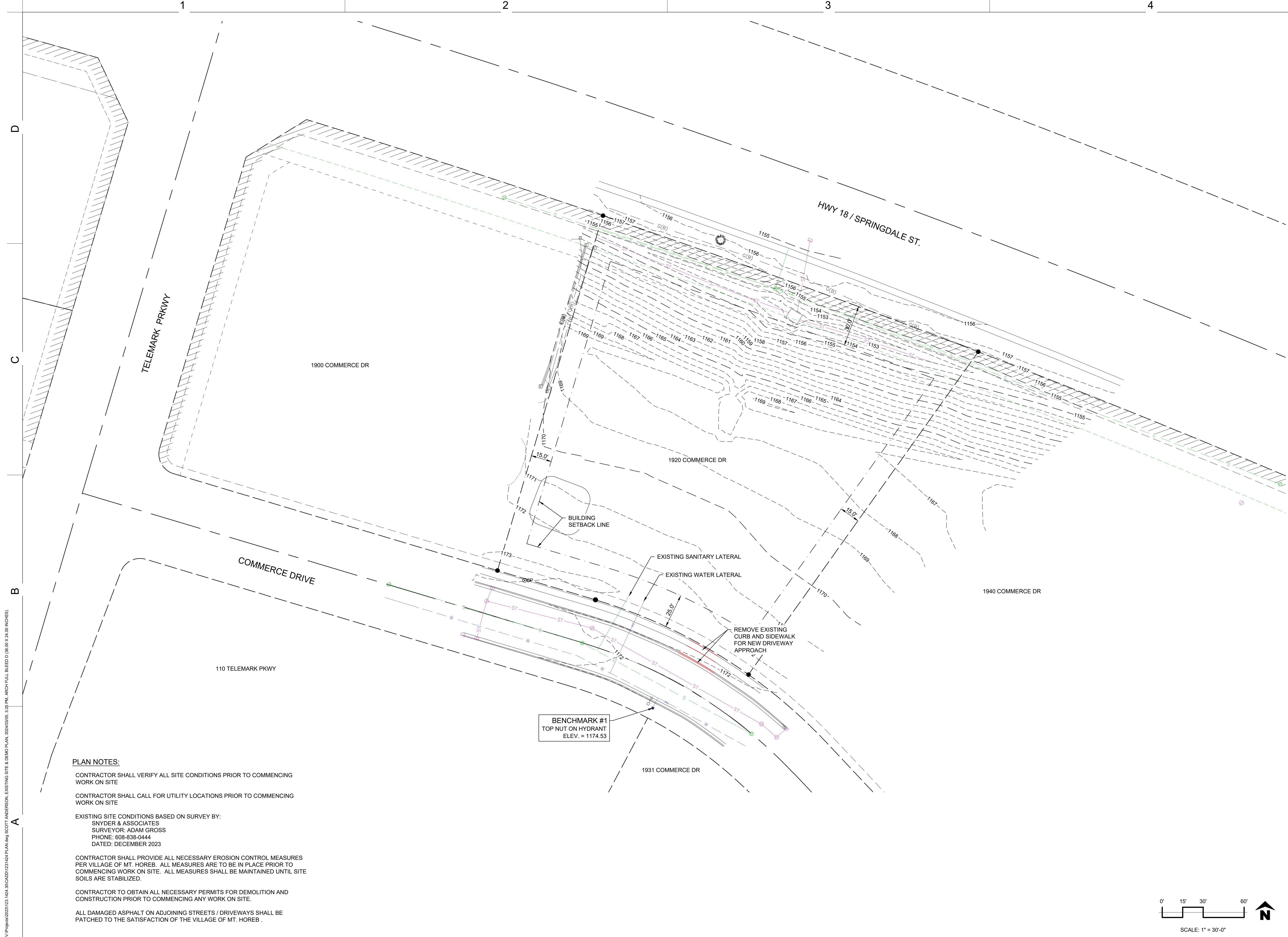
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EXISTING SITE & DEMO PLAN

C 200



PLAN NOTES:

CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS PRIOR TO COMMENCING
WORK ON SITE

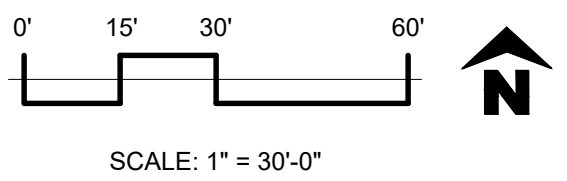
CONTRACTOR SHALL CALL FOR UTILITY LOCATIONS PRIOR TO COMMENCING
WORK ON SITE

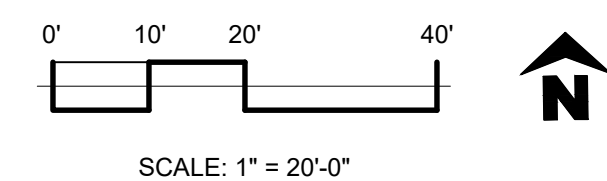
EXISTING SITE CONDITIONS BASED ON SURVEY BY:
SNYDER & ASSOCIATES
SURVEYOR: ADAM GROSS
PHONE: 608-838-0444
DATED: DECEMBER 2023

CONTRACTOR SHALL PROVIDE ALL NECESSARY EROSION CONTROL MEASURES PER VILLAGE OF MT. HOREB. ALL MEASURES ARE TO BE IN PLACE PRIOR TO COMMENCING WORK ON SITE. ALL MEASURES SHALL BE MAINTAINED UNTIL SITE SOILS ARE STABILIZED.

CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS FOR DEMOLITION AND CONSTRUCTION PRIOR TO COMMENCING ANY WORK ON SITE.

ALL DAMAGED ASPHALT ON ADJOINING STREETS / DRIVEWAYS SHALL BE PATCHED TO THE SATISFACTION OF THE VILLAGE OF MT. HOREB .





FIRST CHOICE DENTAL MT HOREB

**NEW CONSTRUCTION
1920 COMMERCE DRIVE
MT. HOREB, WI 53572**

Project Status

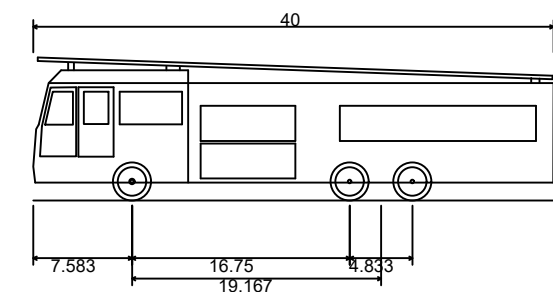
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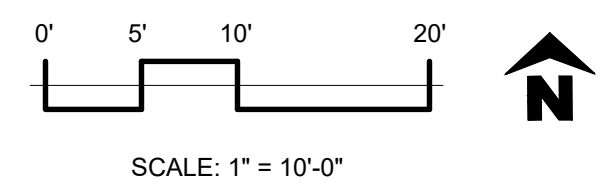
FIRE TRUCK TRACKING

C 301

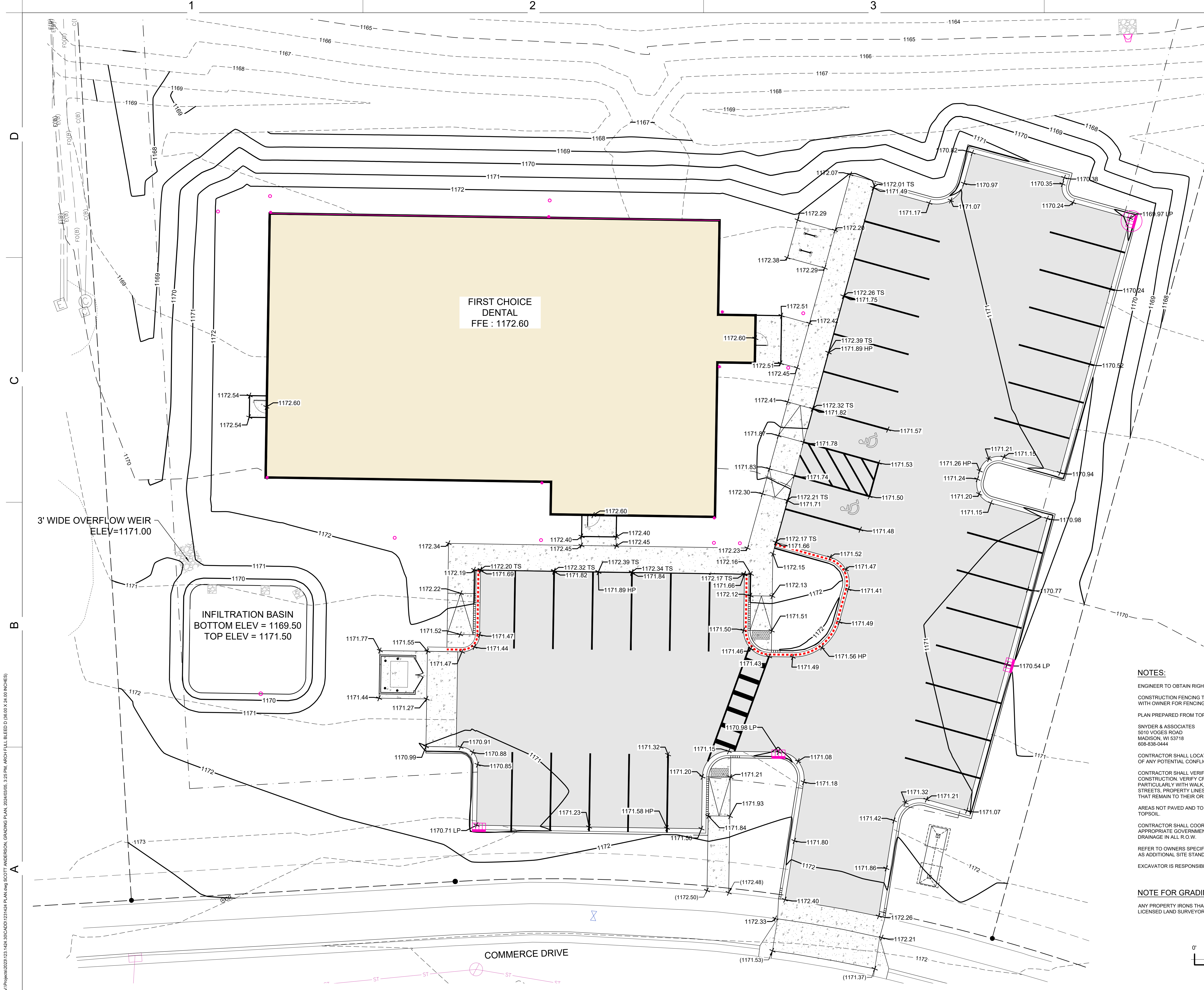


E-ONE HP100 Aerial	
Overall Length	40.000ft
Overall Width	8.333ft
Overall Body Height	11.000ft
Min Body Ground Clearance	1.393ft
Track Width	8.333ft
Lock-to-lock time	6.00s
Max Wheel Angle	45.00°

AERIAL LADDER TRUCK PROFILE INFORMATION



V:\Projects\2023\123 1424 30CAD01\231424 PLAN.dwg SCOTT ANDERSON, GRADING PLAN, 2024/03/05, 3:25 PM, ARCH/FULL BLEED D (36.00 X 24.00 INCHES)



NOTES:

- HP = HIGH POINT FOR DRAINAGE
LP = LOW POINT FOR DRAINAGE
BC = BACK OF CURB
TS = TOP OF CONCRETE SIDEWALK (THICKENED EDGE)
(XXX.XX) = EXISTING GRADE SPOT ELEVATION
XXX.XX = PROPOSED GRADE SPOT ELEVATION
ALL SPOT ELEVATIONS ARE AT THE EDGE OF PAVEMENT (FLAG OF CURB)
HATCHED CURB AND GUTTER DEPICTS REJECT CURB LOCATIONS
ALL LANDSCAPE AND SOD AREAS SHALL HAVE POSITIVE DRAINAGE
- CONSTRUCTION SEQUENCE**
- *INSTALL EROSION/SEDIMENT CONTROL MEASURES
 - *INSTALL STORMWATER MANAGEMENT SEDIMENT BASINS
 - *INSTALL STORM SEWER
 - *INSTALL STRUCTURES
 - *INSTALL PAVEMENTS
 - *INSTALL LAWN/ LANDSCAPE
 - *FLUSH STORM SEWER
 - *REMOVE EROSION CONTROL MEASURES ONLY AFTER ALL PAVEMENTS HAVE BEEN INSTALLED AND ALL SOILS HAVE BEEN STABILIZED

NOTES:

- ENGINEER TO OBTAIN RIGHT-OF-WAY EXCAVATION PERMIT PRIOR TO BEGINNING SITE WORK.
CONSTRUCTION FENCING TO BE INSTALLED AROUND ENTIRE CONSTRUCTION SITE. COORDINATE WITH OWNER FOR FENCING AND GATE LOCATION AND APPROPRIATE SIGNAGE LOCATION.
PLAN PREPARED FROM TOPOGRAPHIC SURVEY BY:
SNYDER & ASSOCIATES
5010 VOGES ROAD
MADISON, WI 53718
608-838-0444
CONTRACTOR SHALL LOCATE ALL UTILITIES WHICH MAY AFFECT THIS WORK NOTIFY THE OWNER OF ANY POTENTIAL CONFLICTS.
CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED ELEVATIONS PRIOR TO START OF CONSTRUCTION. VERIFY CRITICAL ELEVATIONS TO ENSURE CONFORMANCE WITH GRADING PLAN, PARTICULARLY WITH WALK, AND/OR PAVEMENTS TO REMAIN. MEET EXISTING GRADES ALONG STREETS, PROPERTY LINES, AND DRIVEWAY ENTRANCES. RESTORE ALL EXISTING PAVEMENTS THAT REMAIN TO THEIR ORIGINAL, IF NOT BETTER CONDITION. NOTIFY OWNER OF ANY CONFLICTS.
AREAS NOT PAVED AND TO BE LANDSCAPED SHALL RECEIVE MINIMUM OF 4" DEPTH COMPACTED TOPSOIL.
CONTRACTOR SHALL COORDINATE GRADING AND INSTALLATION OF DRIVES IN R.O.W. WITH APPROPRIATE GOVERNMENT AGENCIES. OBTAIN APPROPRIATE PERMITS FOR GRADING AND DRAINAGE IN ALL R.O.W.
REFER TO OWNERS SPECIFICATIONS FOR CURB, APPROACH, AND CONCRETE PROFILES AS WELL AS ADDITIONAL SITE STANDARDS RELATED TO THIS PROJECT.
EXCAVATOR IS RESPONSIBLE FOR ALL EROSION CONTROL INSPECTIONS

NOTE FOR GRADING CONTRACTOR:

- ANY PROPERTY IRONS THAT ARE DISTURBED IN THE GRADING PROCESS SHALL BE RESET BY A LICENSED LAND SURVEYOR AT NO ADDITIONAL COST TO THE OWNER.

FIRST CHOICE DENTAL MT HOREB

**NEW CONSTRUCTION
1920 COMMERCE DRIVE
MT. HOREB, WI 53572**

Project Status

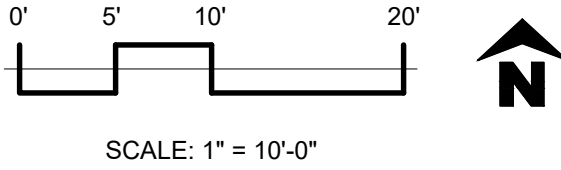
03-05-2024 FOR CONSTRUCTION

PROJ. #: 23095-1

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GRADING PLAN

C 400



1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING COPIES OF ALL PERMITS, INCLUDING WISDNR WPDES DISCHARGE PERMIT (IF APPLICABLE), COUNTY AND LOCAL EROSION CONTROL PERMIT. CONTRACTOR IS RESPONSIBLE FOR ABIDING BY ALL PERMIT REQUIREMENTS AND RESTRICTIONS.
2. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO LAND DISTURBING ACTIVITIES.
3. ALL INSTALLATION AND MAINTENANCE OF EROSION CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE APPLICABLE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WisDNR) TECHNICAL STANDARD, FOUND AT: http://dnr.wi.gov/topic/stormwater/standards/const_standards.html OR THE WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK IF A TECHNICAL STANDARD IS NOT AVAILABLE.
4. ALL EROSION CONTROL FACILITIES SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT AND WARRANTY PERIOD IN CONFORMANCE WITH ALL APPLICABLE PERMITS ISSUED FOR THE PROJECT.
5. ALL EROSION AND SEDIMENTATION CONTROL PRACTICES SHALL BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24 HOUR PERIOD. REPAIRS SHALL BE MADE IMMEDIATELY TO EROSION CONTROL PRACTICES AS NECESSARY.
6. TEMPORARY STOCKPILES SHALL BE STABILIZED IF NOT REMOVED IN 10 DAYS. PERIMETER CONTROL ON THE DOWNHILL SIDE SHALL BE IN PLACE AT ALL TIMES (SILT FENCE OR APPROVED EQUAL).
7. TEMPORARY SEED MIXTURE SHALL CONFORM TO 630.2.1.5.1.4 OF THE WisDOT STANDARD SPECIFICATIONS USE WINTER WHEAT OR RYE FOR FALL PLANTINGS STARTED AFTER SEPTEMBER 1.
8. DISTURBED AREAS THAT CANNOT BE STABILIZED WITH A DENSE GROWTH OF VEGETATION BY SEEDING AND MULCHING DUE TO TEMPERATURE OR TIMING OF CONSTRUCTION, SHALL BE STABILIZED BY APPLYING ANIONIC POLYACRYLAMIDE (PAM) IN ACCORDANCE WITH WisDNR TECHNICAL STANDARD 1050.
9. SEDIMENT SHALL BE REMOVED FROM THE SEDIMENT BASINS TO MAINTAIN A THREE FOOT DEPTH OF TREATMENT, MEASURED BELOW THE NORMAL WATER ELEVATION. SEDIMENT WILL BE REMOVED FROM THE DIVERSION DITCHES WHEN IT REACHES HALF THE HEIGHT OF THE DITCH. SEDIMENT WILL BE REMOVED FROM BEHIND THE SILT FENCE AND DITCH CHECKS WHEN IT REACHES HALF THE HEIGHT OF THE FENCE/BALE THE SILT FENCE AND DITCH CHECKS SHALL BE REPAIRED AS NECESSARY TO MAINTAIN A BARRIER.
10. ALL WATER FROM CONSTRUCTION DEWATERING SHALL BE TREATED IN ACCORDANCE WITH WisDNR TECHNICAL STANDARD 1061 PRIOR TO DISCHARGE TO WATERS OF THE STATE, WETLANDS, OR OFFSITE.
11. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION OF SEDIMENT. ALL DISTURBED AREAS ARE TO DRAIN TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING SITE DEVELOPMENT UNTIL FINAL STABILIZATION IS ACHIEVED. DEPENDING ON HOW THE CONTRACTOR GRADES THE SITE, IT MAY BE NECESSARY TO INSTALL TEMPORARY EROSION CONTROL AND/OR SEDIMENT TRAPS IN VARIOUS LOCATIONS THROUGHOUT THE PROJECT. TEMPORARY SEDIMENT TRAPS SHALL BE DESIGNED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH WisDNR TECHNICAL STANDARD 1063.
12. TRACKED MATERIAL TO ADJACENT STREETS SHALL BE COLLECTED AT THE END OF EACH WORKING DAY OR AS REQUIRED BY THE LOCAL MUNICIPALITY.
13. DUST CONTROL SHALL BE PROVIDED AS NECESSARY IN ACCORDANCE WITH WisDNR TECHNICAL STANDARD 106B.
14. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL EROSION CONTROL FACILITIES AND MEASURES NECESSARY TO CONTROL EROSION AND SEDIMENTATION AT THE PROJECT SITE. THESE FACILITIES AND MEASURES MAY OR MAY NOT BE SHOWN ON THE DRAWINGS AND THEIR ABSENCE ON THE DRAWINGS DOES NOT ALLEViate THE CONTRACTOR FROM PROVIDING THEM. ANY MEASURES AND FACILITIES SHOWN ON THE DRAWINGS ARE THE MINIMUM ACTIONS REQUIRED.
15. ERODED MATERIAL THAT HAS LEFT THE CONSTRUCTION SITE SHALL BE COLLECTED AND RETURNED TO THE SITE BY THE CONTRACTOR.
16. AFTER FINAL VEGETATION IS ESTABLISHED, REMOVE ALL EROSION CONTROL FACILITIES. RESTORE AREAS DISTURBED BY THE REMOVALS.
17. KEEP A COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
18. COMPLETE AND STABILIZE SEDIMENT BASINS/TRAPS PRIOR TO MASS LAND DISTURBANCE TO CONTROL RUNOFF DURING CONSTRUCTION. REMOVE SEDIMENT AS NEEDED TO MAINTAIN 3 FEET OF DEPTH TO THE OUTLET, AND PROPERLY DISPOSE OF SEDIMENT REMOVED DURING MAINTENANCE. CONSTRUCT AND MAINTAIN THE SEDIMENT BASIN PER WisDNR TECHNICAL STANDARDS.
19. PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, OR OTHER CONSTRUCTION MATERIALS) AND DO NOT ALLOW THESE MATERIALS TO BE CARRIED BY RUNOFF INTO THE RECEIVING CHANNEL.
20. FOR NON-CANALIZED FLOW ON DISTURBED OR CONSTRUCTED SLOPES 4:1, USE CLASS I URBAN, TYPE A EROSION CONTROL MATTING. FOR SLOPES GREATER THAN 4:1 BUT LESS THAN 2.5:1, USE CLASS I URBAN TYPE B. FOR SLOPES GREATER THAN 2.5:1 USE CLASS I TYPE B. SELECT EROSION MATTING FROM APPROPRIATE MATRIX IN WisDOT'S FACILITIES DEVELOPMENT MANUAL AND INSTALL AND MAINTAIN PER WisDNR TECHNICAL STANDARDS.
21. FOR CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED AREAS, PROVIDE CLASS I TYPE B EROSION CONTROL MATTING. ELECT EROSION MATTING FROM APPROPRIATE MATRIX IN WisDOT'S FACILITIES DEVELOPMENT MANUAL; INSTALL AND MAINTAIN PER WisDNR TECHNICAL STANDARDS.
22. ALL BIO-DEGRADABLE EROSION MAT SHALL BE CURLEX NET FREE OR APPROVED EQUAL. ALL STAKES SHALL ALSO BE BIO-DEGRADABLE.
23. WATERING OF NEW SEEDING SHALL BE OF A DURATION AND FREQUENCY ADEQUATE TO ENSURE PROPER ESTABLISHMENT OF NEW SEEDING.
24. MAKE PROVISIONS FOR WATERING DURING THE FIRST 8 WEEKS FOLLOWING SEEDING OR PLANTING OF DISTURBED AREAS WHENEVER MORE THAN 7 CONSECUTIVE DAYS OF DRY WEATHER OCCUR.

FIRST CHOICE DENTAL MT HOREB

NEW CONSTRUCTION
1920 COMMERCE DRIVE
MT. HOREB, WI 53572

Project Status

03-05-2024 FOR CONSTRUCTION

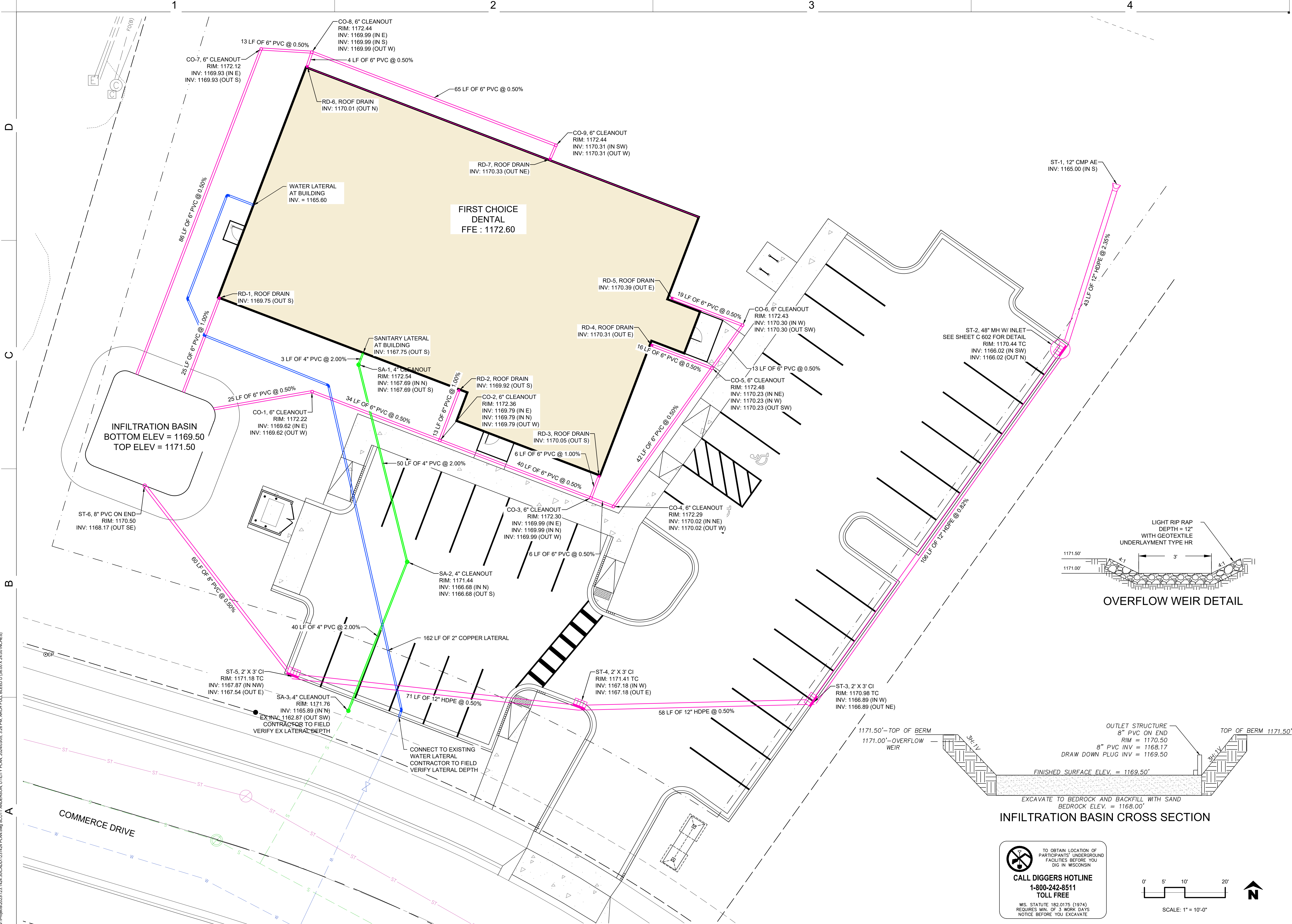
PROJ. #: 23095-1

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UTILITY PLAN

C 500

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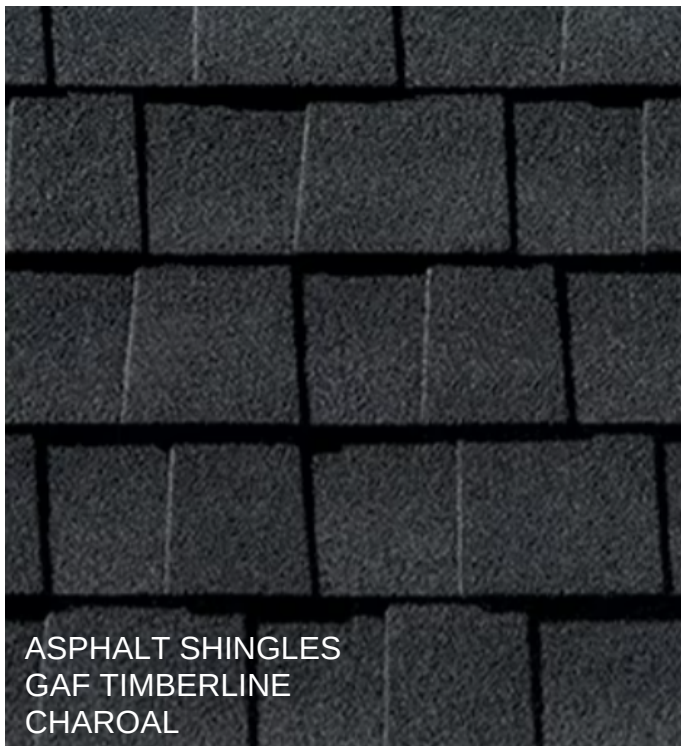
Sketch **works**
architecture llc



Sketch works
architecture llc



Sketch **works**
architecture llc



ASPHALT SHINGLES
GAF TIMBERLINE
CHAROAL



WINDOWS
ANDERSON WINDOWS
DARK BRONZE



STONE VENEER
BUECHEL STONE CORP
AGED PARCHMENT



CEMENT BOARD SIDING
JAMES HARDIE
RICH ESPRESSO



FASCIA & SOFFIT & GUTTER & DOWNSPOUT
NORANDEX
SANDSTONE

FIRST CHOICE DENTAL - MT HOREB EXTERIOR MATERIALS



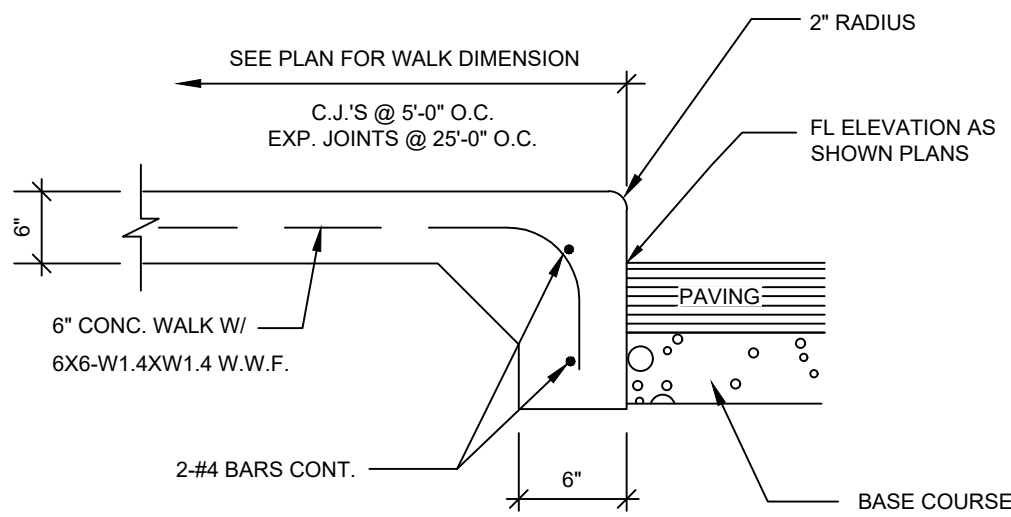
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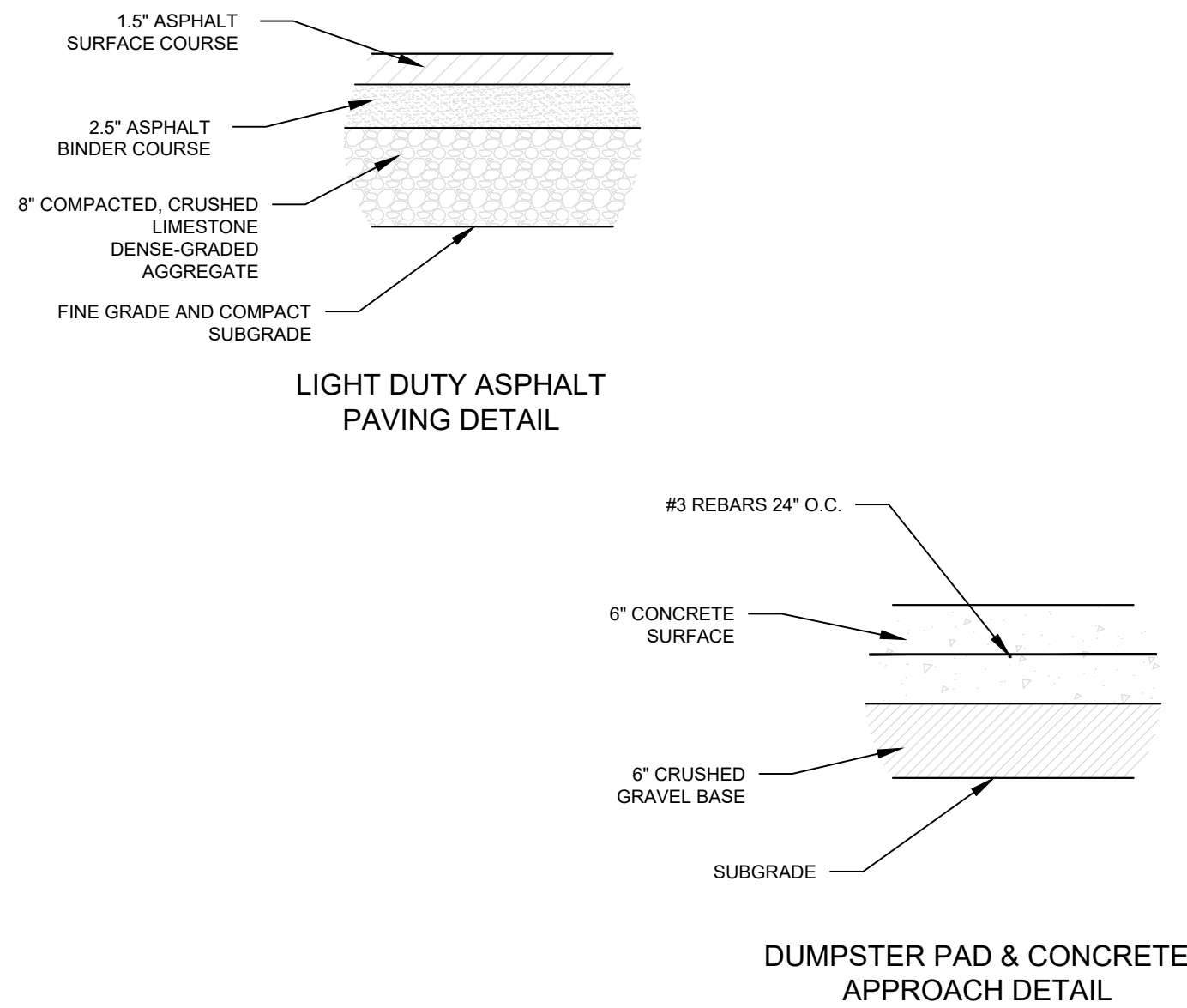
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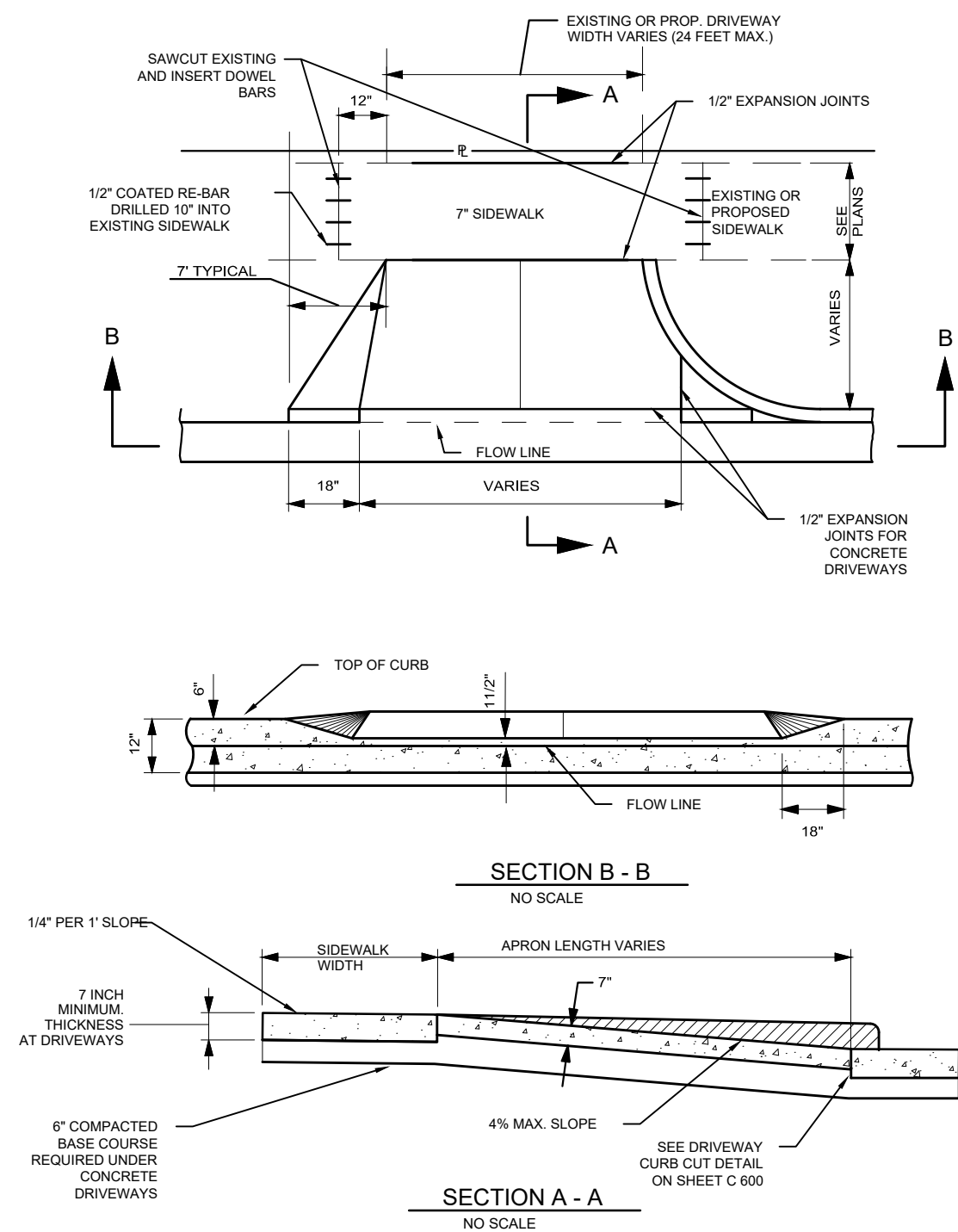
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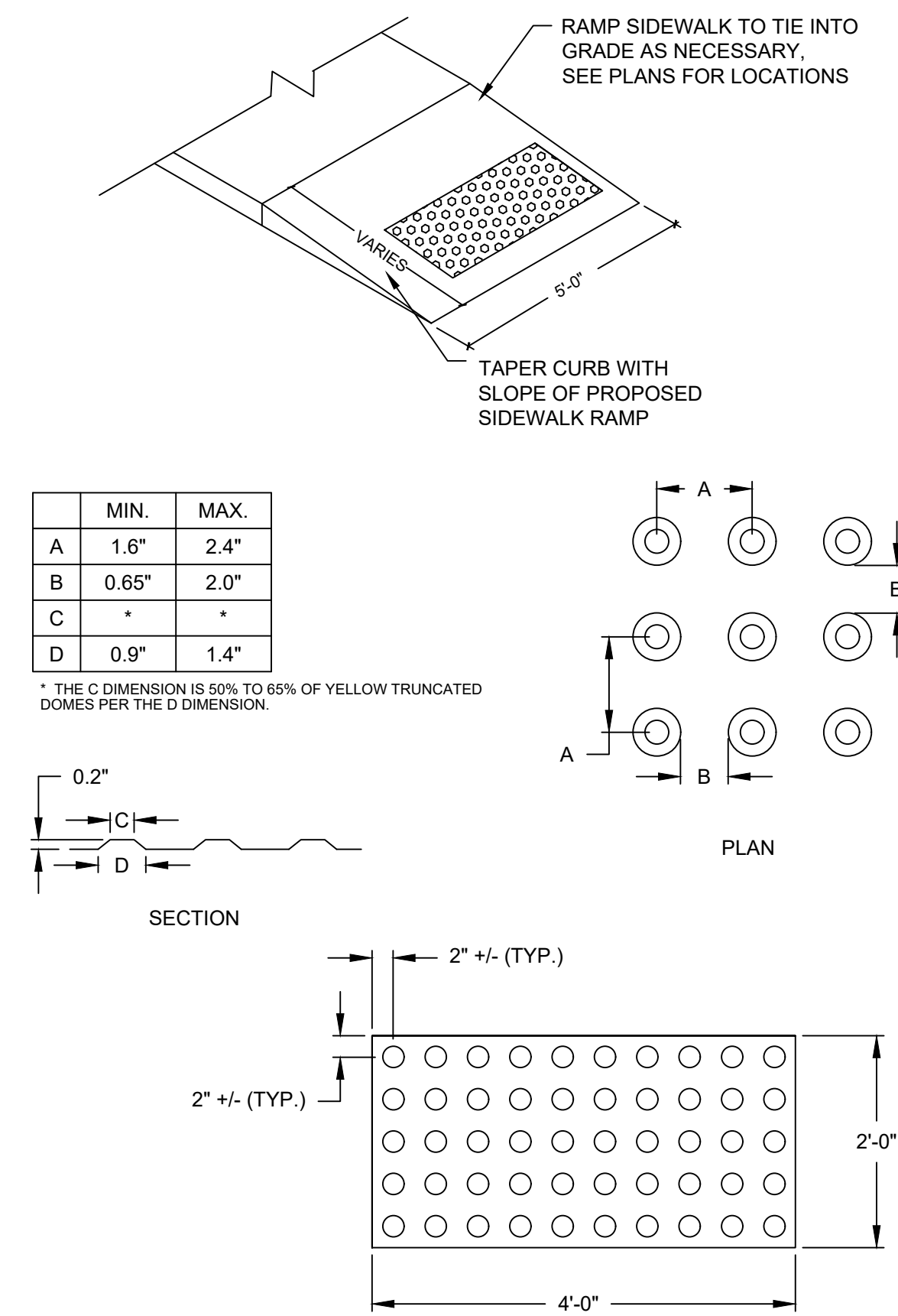
1 THICKENED EDGE SIDEWALK
C 601 NO SCALE



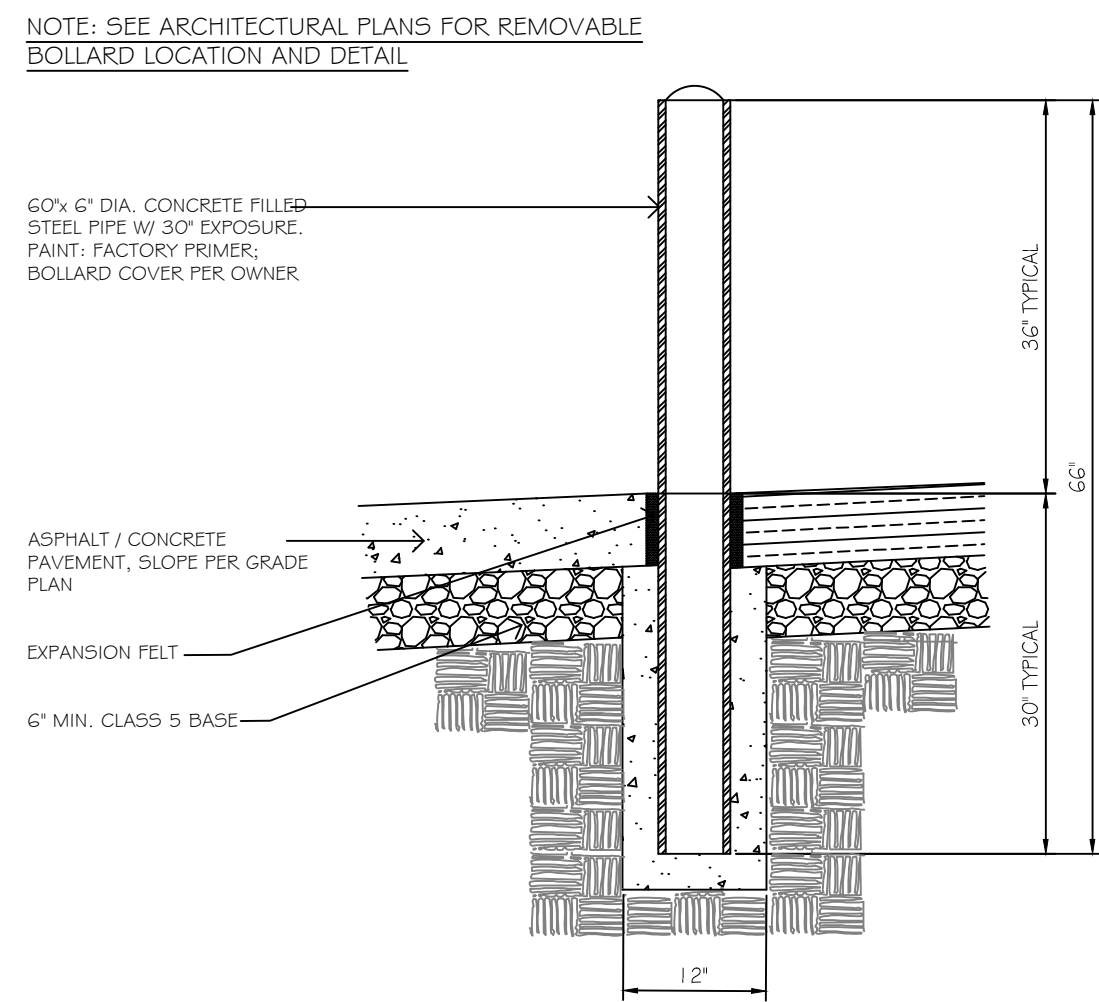
3 PAVEMENT DETAILS
C 601 NO SCALE



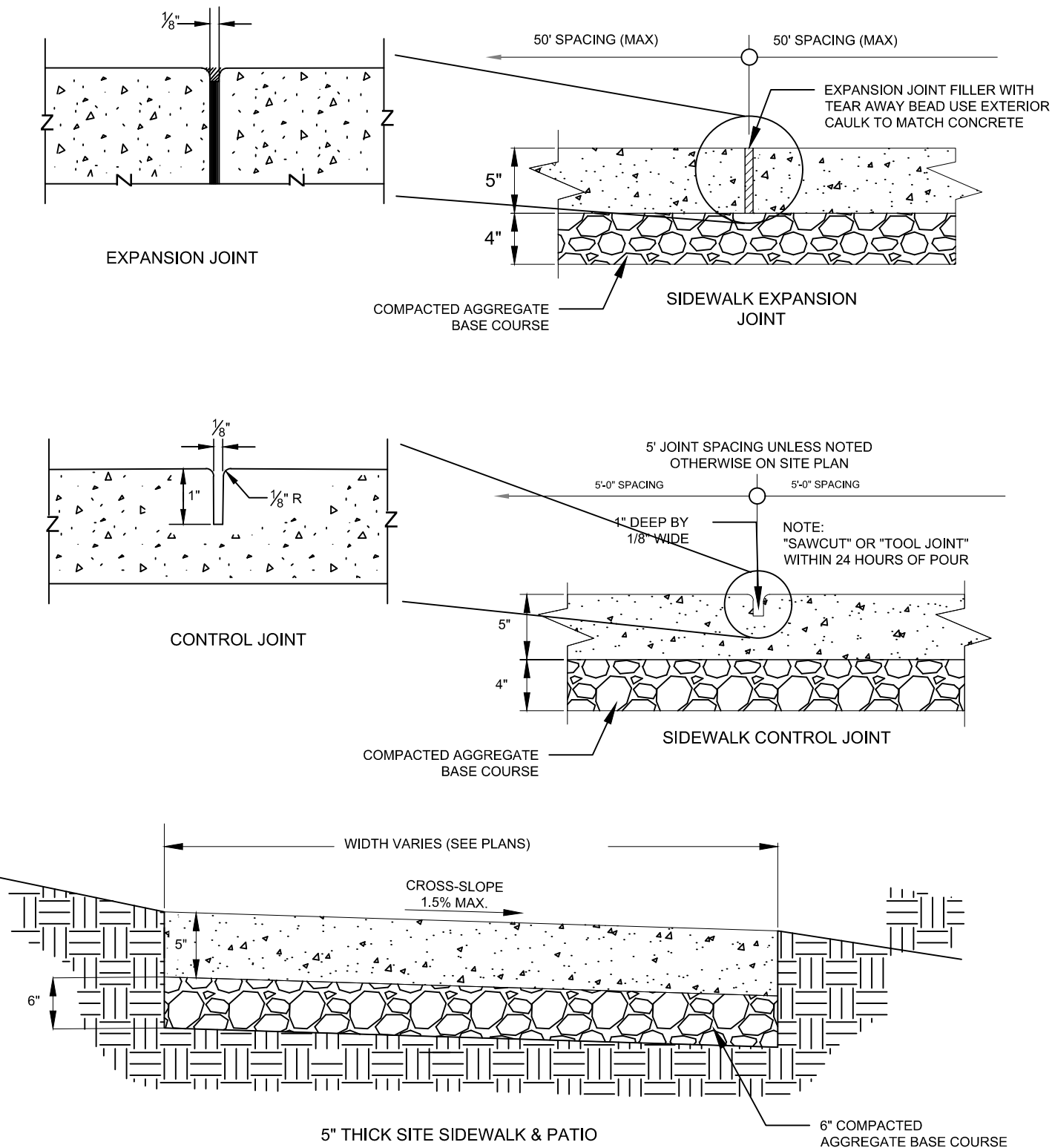
5 DRIVEWAY APPROACH DETAIL
C 601 NO SCALE



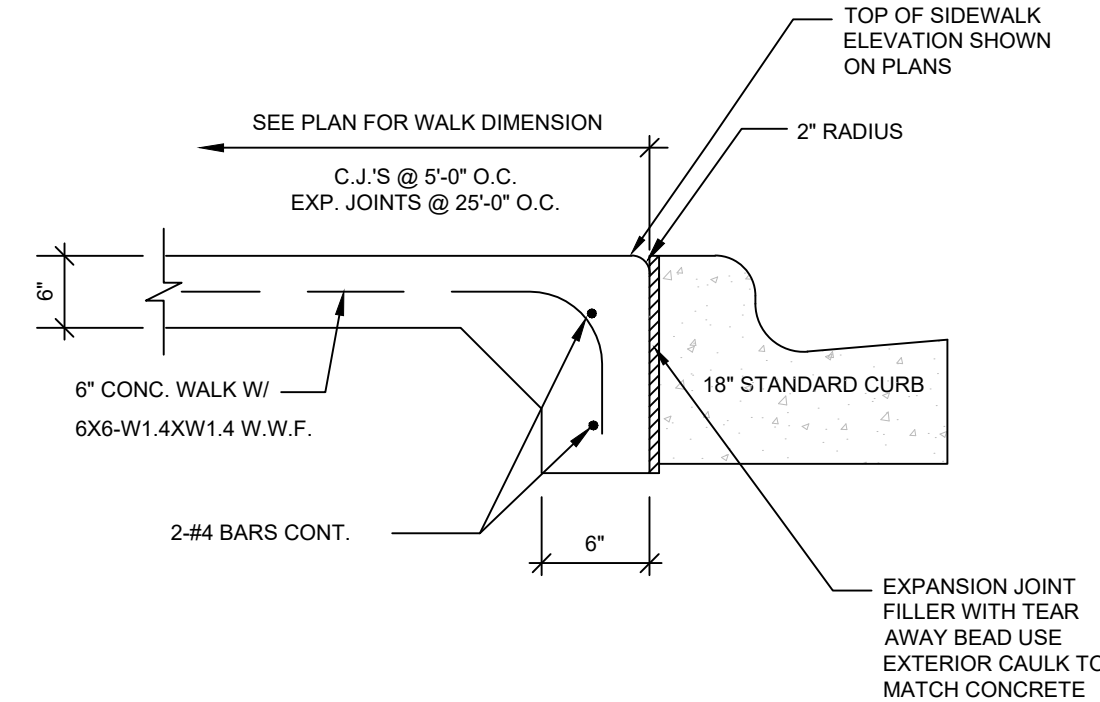
7 TRUNCATED DOME DETAIL
C 601 NO SCALE



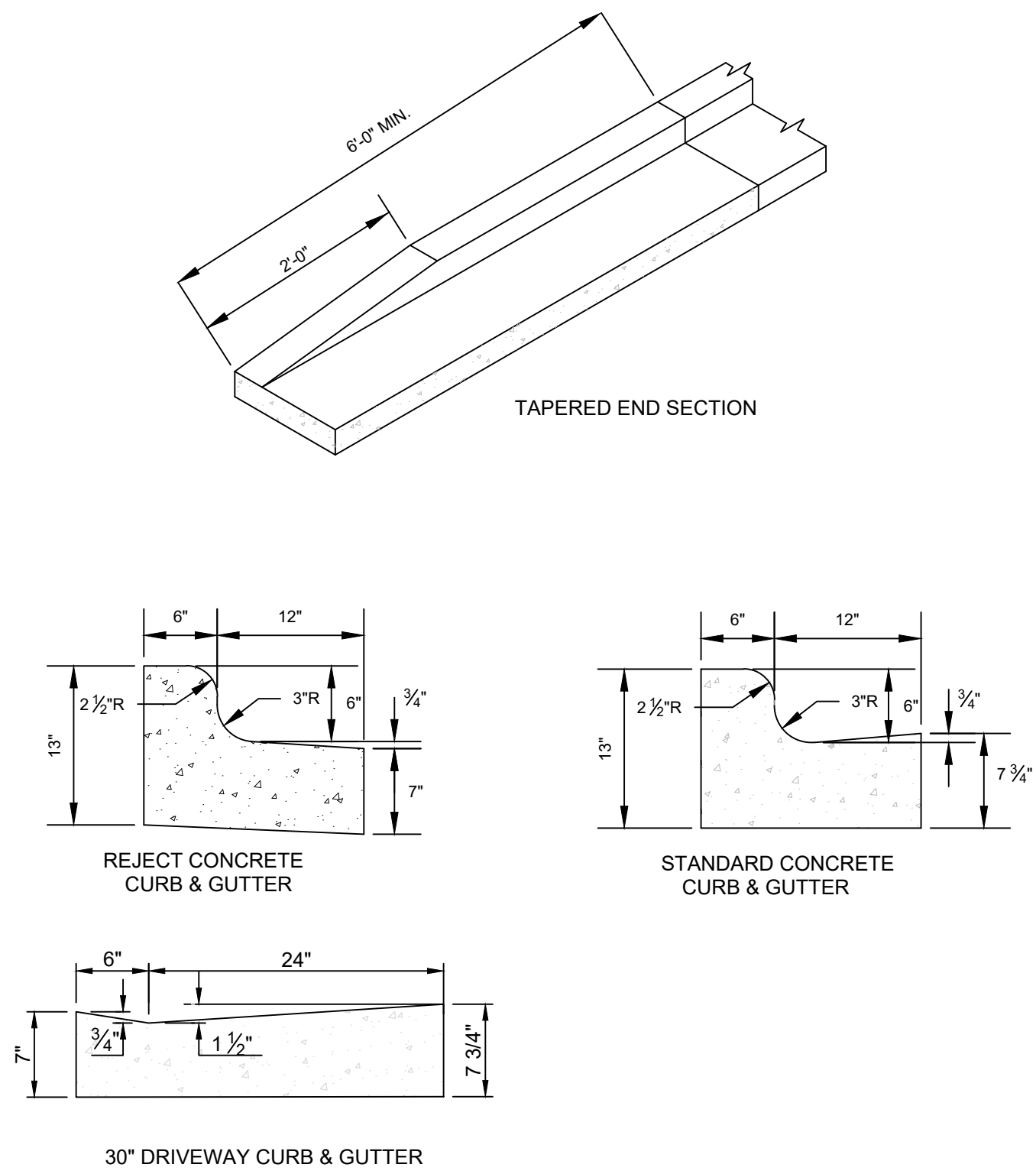
2 BOLLARD DETAIL
C 601 NO SCALE



4 PUBLIC & PRIVATE CONCRETE SIDEWALK
C 601 NO SCALE

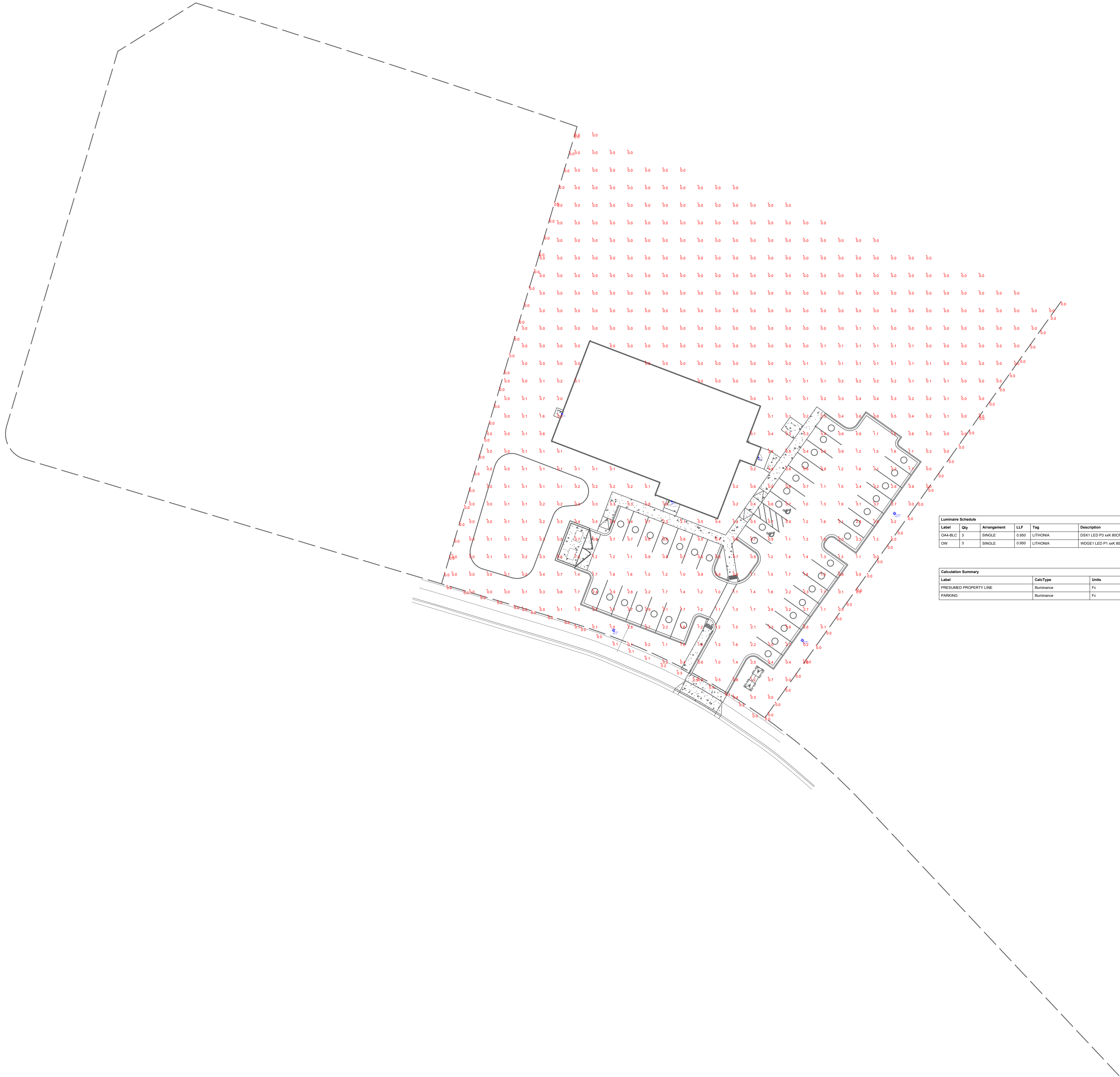


6 SIDEWALK/CURB DETAIL
C 601 NO SCALE



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

8 CONCRETE CURB & GUTTER DETAILS
C 601 NO SCALE



Luminaire Schedule							
Label	Qty	Arrangement	LUF	Tag	Description	Lum. Watts	Total Watts
OM-BLC	3	SINGLE	0.950	LITHOMIA	DSX1 LED P3 w/8 BCR1 BLC4 + 18FT POLE + 3FT BASE	102.17	306.51
OW	3	SINGLE	0.950	LITHOMIA	WDOE1 LED P1 w/8 BCR1 VW	10.0002	30.0006

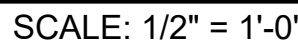
Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PRESUMED PROPERTY LINE	Footcandle	Fc	0.03	0.4	0.0	N/A	N/A
PARKING	Footcandle	Fc	1.53	3.7	0.4	3.63	9.25



COMMENTS		DATE		#	
REVISIONS					

DRAWN BY : LB		DATE : MAR 12, 2024	
MT HOREB, WISCONSIN		SCALE : 1/32" = 1'-0"	
FIRST CHOICE DENTAL		SITE LIGHTING	

- UTILITY WARNING: THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.
- NOTIFY UTILITY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION AND DEPTH OF ALL UTILITIES. AVOID DAMAGE TO UTILITIES AND SERVICES DURING CONSTRUCTION. ANY DAMAGE DUE TO THE CONTRACTOR'S CARELESSNESS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE. COORDINATE AND COOPERATE WITH UTILITY COMPANIES DURING CONSTRUCTION.
- THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLANS AS CLOSELY AS POSSIBLE. ANY SUBSTITUTION OR ALTERATION SHALL NOT BE ALLOWED WITHOUT APPROVAL OF THE OWNER'S REPRESENTATIVE. OVERALL PLANT QUANTITY AND QUALITY SHALL BE CONSISTENT WITH THE PLANS.
- ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARDS FOR NURSERY STOCK" (ANSI Z60.1-LATEST EDITION).
- MULCH SHALL NOT BE PLACED AROUND THE COLLAR OF SHRUB OR TREE. PROVIDE A MINIMUM OF 2" BETWEEN MULCH AND COLLAR OF SHRUB OR TREE.
- ALL PLANT MATERIAL SHALL BE GROWN IN ZONE CAPABLE OF WITHSTANDING LOCAL CLIMATE AND GROWING CONDITIONS.
- TREE OR SHRUB SHALL STAND PLUMB. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACK FILLING.
- LIVE PLANTS CAN BE PLANTED IN THE FIELD DURING THE GROWING SEASON FROM MAY 1 THROUGH OCTOBER 1. ANY SUGGESTED PLANTING TIMES NOT IN THIS WINDOW SHALL BE APPROVED BY LANDSCAPE ARCHITECT. IF PLANTING OCCURS OUTSIDE OF THIS WINDOW, ADDITIONAL MEASURES MAY NEED TO BE TAKEN (I.E. MULCH) TO ENSURE PLANT SURVIVAL. IN THESE INSTANCES, THE CONTRACT PRICE MAY NEED TO BE ADJUSTED ACCORDINGLY.
- PLANTS SHOULD BE WATERED IN AFTER INSTALLATION TO ENSURE THEIR SURVIVAL. THIS TYPICALLY INVOLVES WATERING AT TIME OF INSTALLATION AND 2 TIMES WEEKLY FOR A ONE MONTH PERIOD OR UNTIL GROUND FREEZE UP IF NATURAL RAINFALLS ARE INSUFFICIENT. A SINGLE WATERING EVENT INVOLVES WATERING THE SOIL IN THE PLANTED AREAS TO THE POINT OF SATURATION BUT STOPPING SHORT OF SOIL DISPLACEMENT. SHOULD VERY DRY CONDITIONS DEVELOP WITHIN ONE YEAR OF PLANTING, ADDITIONAL WATERINGS MAY BE NECESSARY. CONSULTANT OR LANDSCAPE ARCHITECT WILL DETERMINE THIS AND CONTRACT PRICES MAY BE ADJUSTED TO ACCOMMODATE THIS ACTION.
- ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY, HEALTHY, FREE OF DISEASE AND INSECTS AND SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS. PLANTS SHALL ALSO BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT VIGOROUS GROWTH.
- ALL PROPOSED PLANTS SHALL BE LOCATED AS SHOWN ON PLANS. ALL TREES TO BE PLANTED A MINIMUM DISTANCE OF 5 FEET FROM PAVEMENTS AND 6 FEET FROM ALL HYDRANTS.
- CONTRACTOR IS RESPONSIBLE FOR PLANTS AWAITING INSTALLATION AND SHALL PROTECT THEM FROM INJURY AND THEFT.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES. GRAPHIC QUANTITIES TAKES PRECEDENCE OVER WRITTEN QUANTITIES.
- THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND TAG ALL PLANT MATERIAL PRIOR TO SHIPPING TO THE SITE. IN ALL CASES, THE OWNER'S REPRESENTATIVE MAY REJECT PLANT MATERIAL AT THE SITE IF MATERIAL IS DAMAGED, DISEASED, OR DECLINING IN HEALTH AT THE TIME OF ONSITE INSPECTIONS OR IF THE PLANT MATERIAL DOES NOT MEET THE MINIMUM SPECIFIED STANDARD IDENTIFIED ON THE PLANS. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL MATERIALS AND PRODUCTS PRIOR TO INSTALLATION.
- THE OWNER'S REPRESENTATIVE MAY ELECT TO UPSIZE PLANT MATERIAL AT THEIR DISCRETION BASED ON SELECTION, AVAILABILITY, OR TO ENHANCE SPECIFIC AREAS OF THE PROJECT. THE CONTRACTOR SHALL VERIFY PLANT MATERIAL SIZES WITH OWNER'S REPRESENTATIVE PRIOR TO PURCHASING, SHIPPING OR STOCKING OF PLANT MATERIALS. SUBMIT CHANGE ORDER REQUEST TO OWNER'S REPRESENTATIVE FOR APPROVAL. IF ADDITIONAL COST IS REQUESTED BY THE CONTRACTOR PRIOR TO INSTALLATION, RE-STOCKING CHARGES WILL NOT BE APPROVED IF THE CONTRACTOR FAILS TO SUBMIT A REQUEST FOR MATERIAL CHANGES.
- THE CONTRACTOR SHALL WARRANTY ALL CONTRACTED WORK AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION HAS BEEN ISSUED BY THE OWNER'S REPRESENTATIVE FOR THE ENTIRE PROJECT UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS.
- LANDSCAPE MATERIAL LOCATIONS SHALL HAVE PRECEDENCE OVER IRRIGATION MAINLINE AND LATERAL LOCATIONS. IF IRRIGATION IS INCLUDED, COORDINATE INSTALLATION OF IRRIGATION EQUIPMENT SO THAT IT DOES NOT INTERFERE WITH THE PLANTING OF TREES OR OTHER LANDSCAPE MATERIAL.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE EXISTS IN ALL LANDSCAPE AREAS. SURFACE DRAINAGE ON LANDSCAPE AREAS SHALL NOT FLOW TOWARD STRUCTURES AND FOUNDATIONS. MAINTAIN SLOPE AWAY FROM FOUNDATIONS PER THE GEOTECHNICAL REPORT RECOMMENDATIONS. ALL LANDSCAPE AREAS BETWEEN WALKS AND CURBS SHALL DRAIN FREELY TO THE CURB UNLESS OTHERWISE IDENTIFIED ON THE GRADE/STEEP PLAN. IN NO CASE SHALL THE GRADE, TURF THATCH, OR OTHER LANDSCAPE MATERIALS DAM WATER AGAINST WALKS. MINIMUM SLOPES ON LANDSCAPE AREAS SHALL BE 2%; MAXIMUM SLOPE SHALL BE 25% UNLESS SPECIFICALLY IDENTIFIED ON THE PLANS OR APPROVED BY THE OWNER'S REPRESENTATIVE.
- PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENED TO A DEPTH OF 8" - 12".
- ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION PER RATE IDENTIFIED BY A SOIL TEST.
- TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, DRAINAGE AREAS, OR UTILITY EASEMENTS. CONTACT OWNER'S REPRESENTATIVE FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS PRIOR TO INSTALLATION.
- THE CENTER OF EVERGREEN TREES SHALL NOT BE PLACED CLOSER THAN 8' AND THE CENTER OF ORNAMENTAL TREES CLOSER THAN 6' FROM A SIDEWALK, STREET OR DRIVE LANE. EVERGREEN TREES SHALL NOT BE LOCATED ANY CLOSER THAN 15' FROM IRRIGATION ROTOR HEADS. NOTIFY OWNER'S REPRESENTATIVE IF TREE LOCATIONS CONFLICT WITH THESE STANDARDS FOR FURTHER DIRECTION.
- ALL EVERGREEN TREES SHALL BE FULLY BRANCHED TO THE GROUND AND SHALL NOT EXHIBIT SIGNS OF ACCELERATED GROWTH AS DETERMINED BY THE OWNER'S REPRESENTATIVE.

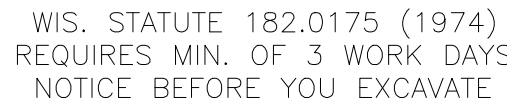


1. IF IRRIGATION HEAD IS LOCATED ADJACENT TO MULCH BEDS, OFFSET HEAD INTO GRASS AREA TO ENSURE STABLE SUPPORT.

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



NO SCALE

Page 74 of 144

FIRST CHOICE DENTAL MT HOREB

**NEW CONSTRUCTION
1920 COMMERCE DRIVE
MT. HOREB, WI 53572**

Project Status

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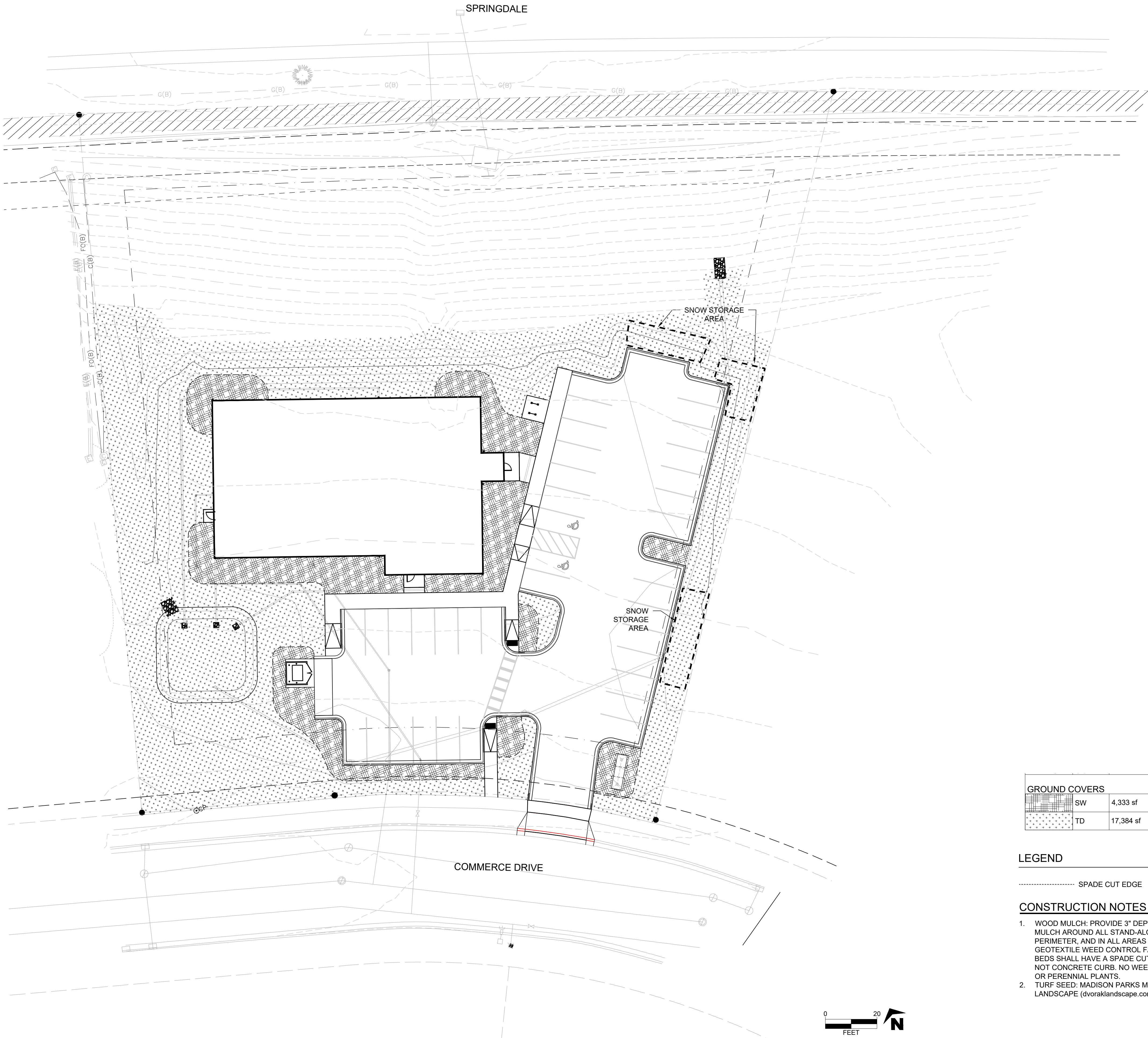
PROJ. #:

3095-1

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ARCHITECTURE 202

LANDSCAPE SEEDING & MULCHING PLAN

L 200



GROUND COVERS					
	SW	4,333 sf	Shrub bed Wood Mulch	Wood Mulch	See construction notes for type
	TD	17,384 sf	Turf Seed	Turf Seed	See construction notes for type

LEGEND

----- SPADE CUT EDGE

CONSTRUCTION NOTES

1. WOOD MULCH: PROVIDE 3" DEPTH SHREDDED HARDWOOD MULCH AROUND ALL STAND-ALONE TREES TO A MIN. 3-FOOT PERIMETER, AND IN ALL AREAS NOTED ON PLANS OVER GEOTEXTILE WEED CONTROL FABRIC. MULCHED LANDSCAPE BEDS SHALL HAVE A SPADE CUT EDGER WHEN PERIMETER IS NOT CONCRETE CURB. NO WEED FABRIC AT GROUND COVER OR PERENNIAL PLANTS.
2. TURF SEED: MADISON PARKS MIX PROVIDED BY DVORAK LANDSCAPE (dvoraklandscape.com) OR APPROVED EQUAL.



PARKING LOT
POINTS = 580

D

C

B

A

LOADING

- DESIGNED IN ACCORDANCE WITH THE CURRENT WISCONSIN COMMERCIAL BUILDING CODE BASED ON THE 2015 INTERNATIONAL BUILDING CODE.
- DESIGN LOADS:
 - ROOF DEAD LOADS:
18 PSF
 - ROOF LIVE LOAD:
20 PSF REDUCIBLE
 - DESIGN SNOW LOAD:
 $P_g = 30 \text{ PSF}$
 $P_f = 0.7(C_e(C_t)(P_g)) = 23.1 \text{ PSF}$
 $C_e = 1.0$
 $C_t = 1.1$
 $I = 1.0$

DRIFTING & UNBALANCED SNOW: PER CODE
 - WIND DESIGN CRITERIA:
ULTIMATE WIND SPEED = 115 MPH
NOMINAL WIND SPEED = 89.1 MPH
EXPOSURE = B
 $I = 1.0$
 $K_z = 1.0$
 $G \text{ Cp} = +/- .018$
 - SEISMIC DESIGN CRITERIA:
SEISMIC USE GROUP = I
SITE CLASS = D
 $S_s = 0.6\%$; $S_1 = 4.6\%$
 $S_a = 0.082$; $S_1 = 0.074$
SEISMIC DESIGN CATEGORY = B
SEISMIC RESISTING SYSTEM = LIGHT FRAME WALLS W/ SHEAR PANELS – ALL OTHER MATERIALS
 $R = 2.0$
DESIGN BASE SHEAR = 0.046*W

GENERAL

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF ALL CONDITIONS PRIOR TO BIDDING. THIS INCLUDES ENSURING ERECTION CAN BE PERFORMED AS DETAILED ON THE PLANS. IF MODIFICATIONS ARE NEEDED TO FACILITATE ERECTABILITY THE BIDDING CONTRACTOR SHALL NOTIFY THE OWNER, ARCHITECT AND ENGINEER AND CLEARLY COMMUNICATE ASSUMPTIONS IN BID DOCUMENTS. THE ENGINEER WILL NOT BE RESPONSIBLE FOR ADDITIONAL COSTS DUE TO REQUIRED MODIFICATIONS OF THESE PLANS TO FACILITATE ERECTION SEQUENCING ETCETERA.
- THE CONTRACTOR IS RESPONSIBLE FOR LIMITING THE AMOUNT OF CONSTRUCTION LOAD IMPOSED UPON NEW OR EXISTING STRUCTURAL FRAMING. CONSTRUCTION LOADS SHALL NOT EXCEED THE DESIGN CAPACITY OF THE FRAMING AT THE TIME THE LOADS ARE IMPOSED.
- THE STRUCTURE IS DESIGNED TO FUNCTION AS A UNIT UPON COMPLETION. THE CONTRACTOR IS RESPONSIBLE FOR HAVING AN INDEPENDENT ENGINEER DESIGN AND FURNISH ALL TEMPORARY BRACING AND/OR SUPPORT THAT MAY BE REQUIRED AS THE RESULT OF THE CONTRACTOR'S CONSTRUCTION METHODS AND/OR SEQUENCES. THE STRUCTURAL ENGINEER SEAL ON THESE DRAWINGS ASSUMES NO LIABILITY FOR THE STRUCTURE DURING CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL MEANS AND METHODS OF CONSTRUCTION AND ALL JOB SITE SAFETY.
- THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO CONSTRUCTION. NOTIFY THE ENGINEER AND ARCHITECT OF ANY DISCREPANCY IMMEDIATELY.
- THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ALL BUILDING MATERIALS AND COMPONENTS. COMPONENT LOCATION INTENT, NOT EXACT LOCATION, UNLESS NOTED SPECIFICALLY. INDEPENDENTLY PREPARED SHOP DRAWINGS ARE REQUIRED OF ALL TRADES FOR COORDINATION AND BEST PRACTICE. ERRORS OR OMISSIONS IN INSTALLATION DUE TO THE CONTRACTOR'S FAILURE TO COORDINATE THE WORK WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR
- THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS.
 - ALL SHOP DRAWINGS MUST BE THOROUGHLY REVIEWED BY THE CONTRACTOR AND STAMPED AS REVIEWED PRIOR TO SUBMITTING TO THE ENGINEER FOR FURTHER REVIEW.
 - THE CONTRACTOR SHALL PROVIDE THEIR REVIEWED SUBMITTAL TO THE ENGINEER IN PDF FORMAT.
 - THE OMISSION OF SHOP DRAWINGS OF ANY MATERIAL SHALL NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF FURNISHING AND INSTALLING SUCH MATERIALS.
 - SHOP DRAWINGS SHALL BE FURNISHED TO THE ENGINEER TO ALLOW FOR 10 WORKING DAYS TO REVIEW AND RETURN.
- THE ARCHITECT AND PLUMBING DESIGNER SHALL DESIGN AND DETAIL SUITABLE DRAINAGE SYSTEM INCLUDING SECONDARY DRAINAGE FOR ALL ROOFS NOT DESIGNED TO HAVE RAINWATER DRAIN OVER A LOW EAVE. IN NO CASE SHALL THE HEIGHT BETWEEN PRIMARY AND SECONDARY DRAIN EXCEED 2 INCHES.
- FOR ALL ROOFS WHERE ROOF DRAINS ARE REQUIRED, OVERFLOW DRAINS HAVING THE SAME SIZE AS PRIMARY ROOF DRAINS SHALL BE INSTALLED WITH INLET FLOW POSITIONED NO MORE THAN 2 INCHES ABOVE THE LOW POINT OF THE ROOF. ALTERNATIVELY, OVERFLOW SCUPPERS HAVING MINIMUM OF THREE TIMES THE WIDTH OF THE PRIMARY DRAIN AND 4 INCHES HIGH LOCATED NO MORE THAN 2 INCHES ABOVE THE LOW POINT OF THE ROOF MAY BE USED.

FOUNDATION

- DESIGN PRESUMPTIVE SOIL BEARING CAPACITY = 2,000 PSF. THE STRUCTURAL ENGINEER MAKES NO WARRANTY AND ASSUMES NO LIABILITY REGARDING ACTUAL SOIL CONDITIONS. THE GENERAL CONTRACTOR SHALL RETAIN A SOILS TESTING FIRM TO VERIFY SOILS MEET OR EXCEED THE PRESUMED CAPACITY. SOILS TESTING FIRM TO PROVIDE RECOMMENDATIONS TO IMPROVE SOIL CONDITIONS WHEN APPLICABLE AND TO PROVIDE RECOMMENDATIONS REGARDING UNDERCUTTING, FILL, SUB-BASE, EXCAVATION AND SITE MONITORING. CONTACT MP2 IF FOUNDATION MODIFICATIONS ARE REQUIRED DUE TO POOR SOILS.
- PROJECT GEOTECHNICAL REPORT SUPERSEDES GEOTECHNICAL INFORMATION PROVIDED ON STRUCTURAL PLANS.
- THE GENERAL CONTRACTOR (GC) SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION PROCEDURES THAT MAY AFFECT ADJACENT EXISTING STRUCTURES, ROADS, OR OTHER SIGNIFICANT PROPERTY. IT IS THE RESPONSIBILITY OF THE GC TO RETAIN A SPECIALTY FOUNDATION DESIGN CONSULTANT, GEOTECHNICAL ENGINEER, OR OTHER ENGINEERING CONSULTANT BEFORE EXCAVATION & AS REQUIRED DURING CONSTRUCTION. THE CONSULTANT SHALL PROVIDE ENGINEERED SOIL RETENTION/STABILIZATION SYSTEM, INSTALLATION GUIDANCE, AND ADJACENT PROPERTY MONITORING AS NEEDED DURING CONSTRUCTION. THE ARCHITECT AND/OR OWNER SHALL BE NOTIFIED IMMEDIATELY IF ADJACENT PROPERTY (FOUNDATION MOVEMENT, CRACKING, ETC) IS DETECTED.
- CONTRACTOR SHALL READ AND FOLLOW ALL RECOMMENDATIONS PROVIDED IN SOIL REPORT. CONTRACTOR SHALL ENGAGE A OTHER QUALIFIED COMPANY TO MONITOR SOIL DURING CONSTRUCTION.
- GRADE AREAS IN ACCORDANCE WITH ELEVATIONS AND GRADES SHOWN ON THE SITE DRAWINGS AND AS REQUIRED FOR DRAINAGE.
- SLAB ON GROUND TO BE CONSTRUCTED ON A MINIMUM OF 6" OF CRUSHED STONE OR GRANULAR FILL COMPACTED TO 95% MODIFIED PROCTOR OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER.
- ALL FILL MATERIAL USED IN GRADING OPERATIONS SHALL BE GRANULAR MATERIAL AND BE FREE OF DEBRIS, BOULDERS OR ORGANIC MATERIAL. FILL SHALL BE PLACED IN MAXIMUM OF 12" LIFTS AND COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DRY DENSITY OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER.
- THE BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE A MINIMUM OF 4'- 0" BELOW FINISHED GRADE.
- ALL FOUNDATIONS AND FOOTINGS SHALL BEAR ON NATIVE SOIL OR COMPACTED GRANULAR FILL HAVING A MINIMUM ALLOWABLE BEARING CAPACITY EQUAL TO THE PRESUMPTIVE CAPACITY ABOVE.
- THE ENGINEER SHALL BE NOTIFIED IF ACTUAL FIELD CONDITIONS DO NOT MEET BEARING REQUIREMENTS, OR IF QUESTIONABLE SOIL CONDITIONS ARE DISCOVERED INCLUDING BUT NOT LIMITED TO PEAT AND OTHER HIGH ORGANIC SOILS.
- ALL BEARING SOIL OR FILL MUST BE PROTECTED FROM FREEZING. THE CONTRACTOR SHALL PROVIDE PROTECTION TO PREVENT FROST PENETRATION BELOW THE CONCRETE BEARING ELEVATIONS. ANY FROZEN SOIL BELOW THE FOUNDATION BEARING LEVEL MUST BE REMOVED PRIOR TO PLACING CONCRETE.
- ALL SLABS ON GRADE AREAS SHALL BE PROOF ROLLED. ALL SOFT SPOTS SHALL BE REMOVED AND REPLACED WITH COMPACTABLE FILL.
- REFER TO THE GEOTECHNICAL INVESTIGATION FOR INFORMATION REGARDING REQUIRED UNDERCUT, EXCAVATION, SIDE SLOPES, SUB-GRADE PREPARATION, AND FILL RECOMMENDATIONS.
- PROVIDE SUB-GRADE PREPARATION AS PER THE PLANS OR PROJECT GEOTECHNICAL REPORT.
- REMOVE TOPSOIL FROM BENEATH ALL PROPOSED CONSTRUCTION AREAS. SALVAGE AND STOCK PILE TOPSOIL. CUT/FILL MATERIAL AS NECESSARY TO MATCH GRADES SHOWN ON DRAWINGS.

CONCRETE CONSTRUCTION

- ALL CONCRETE DESIGN AND CONSTRUCTION SHALL CONFORM TO THE LOCAL BUILDING CODE REQUIREMENTS AND THOSE OF THE LATEST EDITION OF THE FOLLOWING STANDARDS: ACI 318, ACI 315, ACI 301, AND ACI 305 & 306.
- ALL CONCRETE UNLESS SPECIFICALLY NOTED SHALL BE NORMAL WEIGHT (145 PCF) AND SHALL ACHIEVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH (f'c) AS FOLLOWS:
 - FOOTINGS BELOW FROST LINE: $f'c = 3,000 \text{ PSI}$
 - EXTERIOR FOUNDATION WALLS AND GRADE BEAMS THAT ARE EXPOSED TO FREEZING: $f'c = 4,000 \text{ PSI}$
 - INTERIOR AND EXTERIOR SLAB ON GROUND: $f'c = 4,000 \text{ PSI}$
 - ALL OTHER CONCRETE: $f'c = 3,000 \text{ PSI}$
- ALL CONCRETE SUBJECT TO EXTERIOR EXPOSURE SHALL BE AIR ENTRAINED TO 6% (+/- 1.5%) AND HAVE A MAXIMUM 1" AGGREGATE. ALL CONCRETE WITHOUT SUPERPLASTICIZERS SHALL HAVE A MAXIMUM SLUMP OF 4". (SEE ACI TABLE 4.2.1).
- ALL SLABS ON GROUND SHALL BE A MINIMUM 5-BAG MIX AND SHALL UTILIZE 1.5-INCH TOP AGGREGATE IN AN EVENLY DISTRIBUTED AGGREGATE GRADATION.
- CONCRETE SLABS ON GROUND CONTAINING WELDED WIRE REINFORCEMENT FABRIC (WWF) SHALL HAVE THE WWF LOCATED IN THE MIDDLE TO THE UPPER ONE-THIRD OF THE SLAB. WELDED WIRE REINFORCEMENT FABRIC SHALL BE SUPPORTED WITH APPROVED MATERIALS OR SUPPORTS AT SPACING'S NOT TO EXCEED 3 FEET (914 MM) OR IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS. WELDED PLAIN WIRE REINFORCEMENT FABRIC FOR CONCRETE SHALL CONFORM TO ASTM A 185.
- CONCRETE SLABS ON GROUND CONTAINING FIBER REINFORCEMENT SHALL USE A MINIMUM FIBERMESH 300 (OR EQUIVALENT) AND BE USED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
- ALL CONCRETE MIX DESIGNS SHALL MINIMIZE SHRINKAGE AS MUCH AS IS PRACTICAL INCLUDING SELECTION OF AGGREGATE TYPE, SIZE, GRADATIONS W/ C RATIO AND ADD MIXTURES.
- UNLESS THE MIX DESIGN INCLUDES THE USE OF SUPERPLASTICIZERS, CONCRETE WITH A SLUMP GREATER THAN 5" SHALL BE REFUSED.
- ALL CONCRETE REINFORCING STEEL TO BE ASTM A615 GRADE 60. ALL WELDED WIRE FABRIC (WWF) TO BE ASTM A-185. ALL REINFORCING SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH ACI 315 AND 315R.
- ALL REINFORCING BARS AND WWF SHALL BE SET ON CHAIRS AND TIED IN PLACE.
- ALL CONCRETING HAS STARTED, IT SHALL BE CARRIED ON AS A CONTINUOUS OPERATION UNTIL PLACING OF A PANEL OR SECTION, AS DEFINED BY ITS BOUNDARIES OR PREDETERMINED JOINTS, IS COMPLETED. CONCRETE SHALL BE DEPOSITED AS NEARLY AS PRACTICABLE TO ITS FINAL POSITION TO AVOID SEGREGATION DUE TO REHANDLING OR FLOWING.
- CONCRETING OPERATIONS SHALL BE CARRIED ON AT SUCH A RATE THAT THE CONCRETE IS AT ALL TIMES PLASTIC AND FLOWS READILY INTO SPACES BETWEEN REINFORCEMENT.
- CONCRETE SHALL BE THOROUGHLY CONSOLIDATED BY SUITABLE MEANS DURING PLACEMENT AND SHALL BE THOROUGHLY WORKED AROUND REINFORCEMENT AND EMBEDDED FIXTURES AND INTO CORNERS OF THE FORMS. THE TOP SURFACES OF VERTICALLY FORMED LIFTS SHALL BE GENERALLY LEVEL.
- CONCRETE SHALL BE CURED ABOVE 50° (10°C) AND IN A MOIST CONDITION FOR AT LEAST THE FIRST SEVEN DAYS AFTER PLACEMENT. DO NOT PLACE CONCRETE WHEN DURING ANY DAY WHEN THE MEAN DAYLIGHT TEMPERATURE IS LESS THEN 20 DEGREES F°.
- ALL FLAT WORK CONCRETE MUST BE CURED. FLAT WORK IS RECOMMENDED TO BE COVERED IMMEDIATELY FOLLOWING SAW CUTTING AND MAINTAINED CONTINUOUSLY WET FOR 7-DAYS. CURING COMPOUNDS MAY BE USED INSTEAD OF WET CURE WHEN APPROVED BY THE ARCHITECT. CURING COMPOUNDS MUST BE APPLIED AT A MINIMUM OF TWO PERPENDICULAR COATINGS AND PER THE MANUFACTURER'S RECOMMENDATIONS. REGARDLESS OF CURING PROCESS THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONCRETE WITH DEFICIENCIES RELATED TO POOR CURING.
- RETEMPERED CONCRETE, CONCRETE THAT HAS BEEN REMIXED AFTER INITIAL SET OR PARTIALLY HARDENED SHALL NOT BE USED IN THE STRUCTURE.
- ALL LAPS SHALL BE "B" SPLICES UNLESS NOTED OTHERWISE ON THE DRAWINGS OR UNLESS SPECIAL CARE IS TAKEN FOR THE REINFORCING TO BE DETAILED AND PLACED TO PROVIDE STAGGERED LAPS.
- WALL CRACKS DUE TO IMPROPER CURING METHODS, OR WEATHER PROTECTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL CONCRETE SHALL BE CURED FOR A MINIMUM OF SEVEN DAYS.
- UNLESS OTHERWISE APPROVED, ALL EXPOSED CONCRETE WALLS SHALL BE CURED WITH FORMS LEFT IN PLACE FOR SEVEN DAYS. IF FORMS CAN NOT BE LEFT IN PLACE THE CONTRACTOR SHALL SUBMIT IN WRITING TO THE ENGINEER ALL PROPOSED CURING METHODS.
- UNLESS NOTED OTHERWISE ON THE DRAWINGS ALL REINFORCING SHALL BE LAPPED TO DEVELOP ITS CAPACITY AS FOLLOWS:

UNCOATED STANDARD & CLASS "B" TENSION LAP LENGTHS ^{1,5}					CONCRETE COMPRESSIVE STRENGTH f'c=3,000 PSI					CONCRETE COMPRESSIVE STRENGTH f'c=4,000 PSI				
CONCRETE COMPRESSIVE STRENGTH f'c=3,000 PSI					CONCRETE COMPRESSIVE STRENGTH f'c=4,000 PSI					CONCRETE COMPRESSIVE STRENGTH f'c=3,000 PSI				
STD DEVELOPMENT LENGTH ¹					STD DEVELOPMENT LENGTH ¹					STD DEVELOPMENT LENGTH ¹				
BAR SIZE	BTM BARS	TOP BARS ²	BTM BARS	TOP BARS ²	BAR SIZE	BTM BARS	TOP BARS ²	BTM BARS	TOP BARS ²	BAR SIZE	BTM BARS	TOP BARS ²	BTM BARS	TOP BARS ²
#3	17"	22"	22"	28"	#3	15"	19"	19"	25"	#3	15"	19"	19"	25"
#4	22"	29"	29"	38"	#4	19"	25"	25"	33"	#4	19"	25"	25"	33"
#5	28"	36"	36"	47"	#5	24"	31"	31"	41"	#5	24"	31"	31"	41"
#6	33"	43"	43"	56"	#6	29"	37"	37"	49"	#6	29"	37"	37"	49"
#7	48"	63"	63"	81"	#7	42"	54"	54"	71"	#7	42"	54"	54"	71"
#8	55"	72"	72"	93"	#8	48"	62"	62"	81"	#8	48"	62"	62"	81"

- NOTES:
- BASED ON α_c VALUES FROM SECTION 25.4.2.2 IN ACI 318-14:
 - GRADE 60 REINFORCEMENT BARS
 - NORMAL WEIGHT CONCRETE ($\alpha_c=1.0$)
 - NON-EPOXY COATED BARS ($\alpha_c=1.0$)
 - CLEAR COVER > 1.0d; CLEAR SPACING > 2.0d; NOTIFY ENGINEER IF COVER NOT MET.
 - STANDARD LAP SPLICES ARE TO BE USED WHEN < 50% OF BARS ARE LAPPED AT THE SAME LOCATION, INCLUDING TEMPERATURE AND SHRINKAGE LAP SPLICES.
 - PROVIDE CLASS B LAP SPLICES UNLESS DETAILED AND APPROVED BY ENGINEER.
 - CLASS B LAP SPLICES ARE TO BE USED WHEN > 50% OF BARS ARE LAPPED AT THE SAME LOCATION, INCLUDING TEMPERATURE AND SHRINKAGE LAP SPLICES.
 - HORIZONTAL (TOP) BARS HAVE MORE THAN 12" OF FRESH CONCRETE PLACED BELOW REINFORCEMENTS. SPLICE LENGTHS ARE ROUNDED UP TO THE NEAREST INCH.

- 10-MIL (MIN) POLYETHYLENE VAPOR BARRIER WITH JOINTS LAPPED NOT LESS THAN 6" SHALL BE PLACED BETWEEN THE BASE COURSE OR SUBGRADE AND THE CONCRETE FLOOR.
- CALCIUM CHLORIDE AND OR ADMIXTURES CONTAINING CALCIUM CHLORIDE SHALL NOT BE USED.
- PLACING OF CONCRETE SHALL BE DONE IN CONFORMANCE WITH ACI-306 FOR COLD WEATHER AND ACI-305 FOR HOT WEATHER.

- FLOOR SLAB CONTROL JOINTS SHALL FOLLOW THE INTENT SHOWN ON THE PLAN BUT SHALL NOT EXCEED AN ASPECT RATIO OF 1.5 TO 1.0. ALL REINTRANT CORNERS SHALL HAVE CONTROL JOINTS EXTENDING OUT FROM THE INSIDE CORNER. DEAD- END "T" CONTROL JOINTS INTO CONTINUOUS JOINTS SHALL BE AVOIDED.
- NO TACK WELDING WILL BE PERMITTED ON ASTM A615 GRADE 40 OR 60 STEEL.
- CONSTRUCTION JOINTS SHALL BE LOCATED AT CONTROL JOINTS OR CONTRACTION JOINTS.
- ALL SLAB-ON-GRADE SHALL UTILIZE 1.5 INCH TOP AGGREGATE IN AN EVENLY DISTRIBUTED AGGREGATE GRADATION.
- SLAB REINFORCING BARS OR WWF SHALL BE PLACED WITHIN 1-1/2" OF THE TOP OF THE SLAB UNLESS NOTED OTHERWISE. PLACING REINFORCING ON CHAIRS OR BOLSTERS AT 3" TO 4" ON CENTER IS REQUIRED. LIFTING REINFORCING AFTER CONCRETE IS PLACED IS NOT CONSIDERED TO BE AN EFFECTIVE MEANS OF PLACEMENT AND SHALL NOT BE ALLOWED WITHOUT PRIOR WRITTEN CONSENT OF THE ENGINEER.
- SLAB-ON-GRADE FLOOR LEVELNESS (FL) AND FLOOR FLATNESS (FF) REQUIREMENTS SHALL BE COORDINATED WITH THE ARCHITECT BUT SHALL NOT BE LESS THAN FL=39 AND FF=45.
- WALL EXPANSION JOINTS ARE REQUIRED WHERE INDICATED ON THE DRAWINGS BUT NOT TO EXCEED 125 FEET.
- PIPE SLEEVES OVER 1 1/2" IN DIAMETER WHICH PASS THROUGH CONCRETE WALLS OR SLABS SHALL BE SCHEDULE 40 GALVANIZED STEEL PIPE. ALL OTHER SLEEVES SHALL BE 18 GAUGE SHEET METAL. SLEEVES SHALL BE ONE SIZE LARGER THAN OUTSIDE DIAMETER OF PIPE PASSING THROUGH SLEEVE. VERIFY SIZE AND NUMBER WITH MECHANICAL, ELECTRICAL, AND PLUMBING CONTRACTORS.
- ALUMINUM CONDUIT SHALL NOT BE EMBEDDED IN CONCRETE.
- ALL EXHAUST FAN AND EXHAUST STACKS SHALL BE ANCHORED USING 3" DIAMETER HOT-DIP GALVANIZED A-36 THREADED EPOXY ANCHORED ROOFS WITH 12" OF EMBEDMENT. THE ANCHORING ADHESIVE SHALL BE SIMPSON "EPOXY-TIE SET" OR APPROVED EQUAL EPOXY SHALL BE A TWO PART 100 % SOLID EPOXY SUPPLIED AND DISPENSED THROUGH A STATIC MIXING NOZZLE SUPPLIED BY THE MANUFACTURER. DRILLED HOLES MUST BE BRUSHED CLEAN AND BLOWN OUT PRIOR TO INSTALLATION OF THE ANCHORS. FOLLOW ALL SUPPLIERS INSTRUCTIONS FOR INSTALLATION.

STRUCTURAL WOOD FRAMING

- TIMBER DESIGN AND INSTALLATION SHALL CONFORM TO THE LATEST EDITION OF THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION.
 - ALL WOOD FRAMING SHALL CONFORM TO THE FOLLOWING MINIMUM STRENGTH AND GRADING CRITERIA UNLESS SPECIFICALLY SHOWN DIFFERENT ON PLAN. IF SPECIFIC SPECIES AND GRADE OF LUMBER IS UNAVAILABLE CONTACT MP-SQUARED STRUCTURAL ENGINEERS FOR SUITABLE SUBSTITUTIONS.
- | USE | GRADE | Fb (psi) | Fc (psi) | E (psi) |
|--------------------|---------------------------|----------|----------|-----------|
| STUDS SOLID SAWN | SPF SELECT CONSTRUCTION | 1,000 | 1,400 | 1,300,000 |
| STUDS MANUFACTURED | TIMBERSTRAND LSL | 2,250 | 1,950 | 1,500,000 |
| BEAM 2x4 – 2x10 | SPF No. 1 / No. 2 | 875 | 1,150 | 1,400,000 |
| BEAM 2x12 | HEM FIR SELECT STRUCTURAL | 1,400 | 1,150 | 1,600,000 |
| BEAM MANUFACTURED | LVL OR PSL | 2,600 | 2,500 | 1,900,000 |
- ALL CALCULATIONS HAVE BEEN BASED ON NAILS WITH PROPERTIES AS SHOWN IN THE TABLE BELOW. NAIL SUBSTITUTIONS SHALL HAVE EQUAL OR GREATER DIAPHRAGM AND SHEAR CONNECTION CAPACITIES PER LATEST ICC ESR-- 1539 REPORTS.
- | NAIL TYPE | LENGTH (in) | DIAMETER (in) | HEAD (in) |
|-----------|-------------|---------------|-----------|
| 6d | 2 | .099 | .266 |
| 8d | 2.5 | .113 | .297 |
| 10d | 3 | .128 | .312 |
| 16d | 3.5 | .135 | .344 |
- 8D MINIMUM REQUIRED FOR ALL ROOF CONSTRUCTION.

- ALL STRUCTURAL FRAMING LUMBER, PLYWOOD, AND FABRICATED WOOD PRODUCTS SHALL HAVE A MOISTURE CONTENT NOT GREATER THAN 19% AT THE TIME OF INSTALLATION. JOBSITE STORAGE OF ALL WOOD PRODUCTS SHALL PROTECT WOOD MATERIALS FROM DAMAGE DUE TO THE ELEMENTS. NO WARPED OR WEATHER DAMAGED LUMBER, ENGINEERED WOOD OR WOOD TRUSSES SHALL BE USED.
- ALL CONNECTIONS IN CONTACT WITH PRESERVATIVE TREATED WOOD SHALL HAVE A HOT-DIP GALVANIZED COATING OR THE SPECIFIC COATING SHALL BE SUBMITTED TO AND APPROVED BY THE PROJECT ARCHITECT.
- ALL SIZES SHOWN FOR TIMBER MEMBERS ARE STANDARD NOMINAL DIMENSIONS.
- PLYWOOD SHEATHING TO BE GRADED APA STRUCTURAL I
- ALL EXTERIOR EXPOSED TIMBER MEMBERS, WOOD MEMBERS IN DIRECT CONTACT WITH FOUNDATIONS OR EXTERIOR MASONRY AND INTERIOR MEMBERS NOTED TO BE PRESSURE TREATED WITH A NON- ARSENATE COMPOUNDS (ACC PREFERRED).
- ALL BUILDING GULLEAM DESIGN INCLUDING CONNECTIONS AND ROOF DIAPHRAGM SHALL BE PERFORMED BY THE GULLEAM SUPPLIER. SEALED DESIGN CALCULATIONS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD.
- COLUMNS SHALL BE DESIGNED FOR WET SERVICE CONDITION.
- THE GULLEAM SUPPLIER SHALL PROVIDE GENERAL NOTES REGARDING THE HANDLING, STORAGE AND ERECTION OF ALL PROVIDED MATERIALS.
- SHOP DRAWINGS SHALL BE PROVIDED TO THE ARCHITECT AND ENGINEER OF RECORD.
- ALL SIZES SHOWN FOR TIMBER MEMBERS ARE STANDARD NOMINAL DIMENSION.
- ALL BOLTS, LAG SCREWS, SCREWS AND NAILS SHALL HAVE A HOT DIP GALVANIZED FINISH.
- USE STAINLESS STEEL FASTENERS FOR ALL INTERIOR FINISHES AND WALL BOARD CONNECTIONS IN THE BATHHOUSE.
- SIMPSON STRONG-TIE CONNECTORS ARE SPECIFICALLY REQUIRED TO MEET THE STRUCTURAL CALCULATIONS OF PLAN. BEFORE SUBSTITUTING ANOTHER BRAND, CONFIRM LOAD CAPACITY BASED ON RELIABLE PUBLISHED TESTING DATA OR CALCULATIONS. THE ENGINEER OF RECORD IS REQUIRED TO EVALUATE AND GIVE WRITTEN APPROVAL FOR SUBSTITUTION PRIOR TO INSTALLATION.
- ALL SIMPSON CONNECTORS SHALL BE ZMAX (G185) OR HOT-DIP GALVANIZED (HDG).
- THE CONTRACTOR SHALL SUBMIT FOR REVIEW PRIOR TO CONSTRUCTION (1) ONE SET OF CONSTRUCTION PLANS PROVIDED BY THE ROOF TRUSS PROVIDER
- THE INSTALLATION OF BOLTS IN TIMBER MEMBERS SHALL MEET THE REQUIREMENTS OF ANSI/ASME STANDARD B18.2.1
- BOLT HOLES IN TIMBER MEMBERS SHALL BE A MINIMUM OF 1/32" TO A MAXIMUM OF 1/16" LARGER THAN THE BOLT DIAMETER. HOLES SHALL BE ACCURATELY ALIGNED IN MAIN AND SIDE MEMBERS. BOLTS SHALL NOT BE FORBILY DRIVEN.
- A STANDARD CUT WASHER, METAL PLATE OR STEEL STRAP OR PLATE, OF SIZE NOT LESS THAN THE STANDARD CUT WASHER, SHALL BE BETWEEN THE WOOD AND THE BOLT HEAD AND BETWEEN THE WOOD AND THE NUT.
- ROOF TRUSSES TO BE DESIGNED BY THE TRUSS MANUFACTURER PER THE REQUIREMENTS OF THE 2002 WISCONSIN ENROLLED BUILDING CODE AND THE BUILDING PLANS.
- ROOF TRUSS SUPPLIER TO PROVIDE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE SECTION 2303.4.1.

FABRICATED WOOD TRUSSES

- FABRICATE, SUPPLY, AND ERECT WOOD TRUSSES AS SHOWN ON THE DRAWINGS AND AS SPECIFIED. WORK TO INCLUDE ANCHORAGE, BLOCKING, CURBING, MISCELLANEOUS INCIDENTAL FRAMING AND BRACING.
- TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION, AFPA, AND NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION, AFPA/ TPI 1 – 2015, AND THE CURRENT WISCONSIN COMMERCIAL BUILDING CODE.
- FABRICATOR SHALL FURNISH DESIGN DRAWINGS BEARING THE SEAL AND REGISTRATION NUMBER OF DESIGN PROFESSIONAL LICENSED IN THE STATE OF WISCONSIN.
- DRAWINGS SHALL BE APPROVED BY THE ARCHITECT AND ENGINEER PRIOR TO FABRICATION.
- LUMBER USED SHALL BE IDENTIFIED BY GRADE MARK OF A LUMBER INSPECTION BUREAU OR AGENCY APPROVED BY BOARD OF REVIEW OF AMERICAN LUMBER STANDARDS COMMITTEE, AND SHALL BE SIZE, SPECIES, AND GRADE IN ACCORDANCE WITH DESIGN DRAWINGS, AS REQUIRED.
- CONNECTOR PLATES SHALL MEET OR EXCEED ASTM A653 REQUIREMENTS FOR STRUCTURAL STEEL.
- TRUSSES SHALL BE FABRICATED AS SET FORTH IN ANSI/ TPI 1 – 2015 IN ACCORDANCE WITH THE DESIGN DRAWINGS BY AN ESTABLISHED FABRICATOR.
- TRUSSES SHALL BE HANDLED DURING FABRICATION, DELIVERY, AND AT JOB SITE SO AS NOT TO BE SUBJECTED TO EXCESSIVE LATERAL BENDING.
- INSTALLATION SHALL BE IN ACCORDANCE WITH HANDLING, INSTALLING, AND BRACING WOOD TRUSSES, HIB- 91, TPI. TRUSSES SHALL BE SET AND SECURED LEVEL AND PLUMB, AND IN CORRECT LOCATION.
- TRUSSES SHALL BE SUFFICIENTLY BRACED DURING INSTALLATION TO PREVENT TOPPLING OR DOMINING. INSTALL ALL BRACING BEFORE PLACING CONCENTRATED LOADS ATOP TRUSSES.
- CUTTING AND ALTERING OF TRUSSES IS NOT PERMITTED.

STRUCTURAL STEEL FRAMING

- STRUCTURAL STEEL DESIGN AND FABRICATION SHALL BE IN ACCORDANCE WITH THE AISC ASD 13TH EDITION STEEL CONSTRUCTION MANUAL.
- W-SHAPES SHALL CONFORM TO ASTM A992 (Fy = 50 KSI).
- PLATE STEEL SHALL CONFORM TO ASTM A36 (Fy = 36 KSI).
- ALL SQUARE AND RECTANGULAR HSS SHALL CONFORM TO ASTM A500, GRADE B (Fy = 46 KSI).
- ALL CONNECTION BOLTING IS TO BE WITH A 3/4" DIAMETER A-325H BOLTS UNLESS NOTED OTHERWISE. EXCEPT AT MOMENT CONNECTIONS AND SLIP CRITICAL, (SC) BOLT LOCATIONS, BOLTS NEED ONLY BE TIGHTENED TO THE SNUG-TIGHT CONDITIONS. LOAD INDICATOR BOLTS SHALL BE USED AT MOMENT CONNECTIONS AND SLIP CRITICAL CONNECTIONS.
- ALL GALVANIZED MEMBERS SHALL BE GALVANIZED BY THE "DRY GALVANIZING PROCESS" AS DEFINED BY AGA (FLUX AND GALVANIZING APPLIED IN SEPARATE STEPS). PROVIDE ALTERNATE COST TO GALVANIZE PER THE "WET" METHOD (FLUX AND GALVANIZING IN ONE STEP). GALVANIZED MEMBERS SHALL NOT BE QUENCH COOLED.
- ALL WELDING OF GALVANIZED MATERIAL SHALL BE PERFORMED IN SUCH A MANNER AS TO SATISFY ALL OSHA AND AWS REQUIREMENTS. ALL FIELD WELDED LOCATIONS SHALL BE PREPARED AND PRIMED WITH A ZINC RICH PRIMER PRIOR TO PAINTING PER THE MANUFACTURER'S RECOMMENDATIONS. THE SPECIFIC PRIMER TO BE USED SHALL BE TENMEC SERIES 90-97 TENMEC-ZINC @ 3.0-4.0 mils DFT OR APPROVED EQUAL.
- ALL HOLLOW ENCLOSED STEEL MEMBERS SHALL HAVE WEEP HOLES AS REQUIRED. HOLES SHALL BE LOCATED IN THE CENTER OF THE LONGER WALLS OF RECTANGULAR TUBES AND PLACED TO FACE THE INSIDE OR AWAY FROM PUBLIC VIEW WHEN POSSIBLE. INDICATE WEEP HOLE LOCATIONS ON SHOP DRAWINGS.
- ALL BOLTED COLUMN SPLICES, MOMENT CONNECTIONS, BRACING AND MEMBERS FRAMING INTO COLUMNS SHALL BE WITH FULLY TENSIONED A325 OR A490 HIGH STRENGTH BOLTS. ALL SUCH BOLTS SHALL BE PRETENSIONED IN ACCORDANCE WITH AISC TABLE J3.1 "MINIMUM BOLT PRETENSION". ALL BLOTS SHALL HAVE DIRECT TENSION INDICATOR TWIST OFF BOLT HEAD OR SQUIRT WASHER.
- ALL WELDING OF NEW STEEL TO BE WITH E70XX ELECTRODES.
- ALL WELDING SHALL COMPLY WITH THE AWS STRUCTURAL WELDING CODES. ALL WELDING TO BE PERFORMED BY AWS PRE- QUALIFIED WELDERS CERTIFIED FOR THE GIVEN APPLICATION.
- EACH WAY
- ALL EXTERIOR EXPOSED STEEL SHALL BE HOT DIP GALVANIZED OR PRIMED WITH A ZINC RICH PRIMER AND PAINTED WITH AN APPROPRIATE EXTERIOR PAINT. ALL PAINTING AND STEEL PREP SHALL BE IN CONFORMANCE WITH MANUFACTURER'S SPECIFICATION.
- SUBMIT PRODUCT DATA FOR EACH TYPE OF PRODUCT SPECIFIED. SUBMIT MIL TEST REPORTS SIGNED BY MANUFACTURERS CERTIFYING THAT THEIR PRODUCTS COMPLY WITH REQUIREMENTS.
- ALL INSTALLED STEEL SHALL BE SMOOTH – HAZARD FREE.
- SUBMIT SHOP DRAWINGS DETAILING FABRICATION OF STRUCTURAL STEEL COMPONENTS.
- THE GENERAL CONTRACTOR SHALL NOTIFY THE STRUCTURAL ENGINEER OF ANY FABRICATION OR ERECTION ERRORS OR DEVIATIONS FROM THE STRUCTURAL DOCUMENTS, AND MUST RECEIVE WRITTEN APPROVAL FROM THE STRUCTURAL ENGINEER BEFORE ANY FIELD CORRECTIONS ARE MADE.
- OPENINGS MAY NOT BE MADE THROUGH STRUCTURAL STEEL FRAMING TO ACCOMMODATE THE WORK OF OTHER TRADES UNLESS SPECIFICALLY INDICATED ON THE STRUCTURAL DRAWINGS OR APPROVED IN ADVANCE BY THE STRUCTURAL ENGINEER. THIS INCLUDES, BUT IS NOT LIMITED TO, MODIFICATIONS SUCH AS BEAM WEB OPENINGS AND COLUMN WEB OPENINGS.
- THE STRUCTURAL STEEL FRAMING IS CONSIDERED A NON-SELF SUPPORTING STEEL FRAME. THE CONTRACTOR SHALL DESIGN AND INSTALL ADEQUATE TEMPORARY BRACING AND SUPPORTS UNTIL ALL PERMANENT BRACING, MOMENT FRAMES, CONNECTIONS TO SHEAR WALLS AND FLOOR/ ROOF DIAPHRAGMS ARE COMPLETELY CONSTRUCTED, TESTED AND HAVE ATTAINED FULL DESIGN STRENGTH.

MISCELLANEOUS

- ALL DRAWINGS ARE OF EQUAL IMPORTANCE IN DEFINING THE WORK OF THE CONTRACT DOCUMENTS. CONTRACTOR SHALL CAREFULLY REVIEW AND COMPARE ALL DRAWINGS DURING THE BIDDING PERIOD AND BEFORE INSTALLATION OF THEIR WORK. ANY INCONSISTENCIES IN THE DRAWINGS SHALL BE REPORTED PROMPTLY TO THE ENGINEER AND ARCHITECT FOR CLARIFICATION.
- EVERY EFFORT HAS BEEN MADE TO PROVIDE TO SCALE DRAWINGS, HOWEVER THE DRAWINGS ARE NOT NECESSARILY TO SCALE – USE GIVEN DIMENSIONS.
- ALL ANCHOR BOLTS SHOULD HAVE A MIN SPACING OF 6*BOLT DIAMETER FROM EACH OTHER AND EDGE OF PIER/BUILDING LINE.
- ALL WINDOW FRAMES SHALL BE INSTALLED TO ALLOW FOR A MINIMUM OF 1/600 OR 1/2 INCH VERTICAL DEFLECTION OF THE HEADER WHICHEVER IS LESS.
- DIMENSIONS OF EXISTING CONSTRUCTION OR CONSTRUCTION IN PROGRESS SHALL BE VERIFIED AND COORDINATED PRIOR TO FABRICATION OF STRUCTURAL COMPONENTS.

STRUCTURAL ABBREVIATIONS

	AT	JT	JOINT
AB	ANCHOR BOLT		
ACCOM	ACCOMMODATE	KB	KNEE BRACE
AFF	ABOVE FINISH FLOOR		
AGG	AGGREGATE	L	STEEL ANGLE DESIGNATION
ALT	ALTERNATE	LG	LONG / LENGTH
ARCH	ARCHITECT/ ARCHITECTURAL	LGWF	LIGHT GAGE METAL FRAMING
		LLH	LONG LEG HORIZONTAL
B-B	BACK- TO- BACK	LLV	LONG LEG VERTICAL
BL	BUILDING LINE	LP	LOW POINT
BLDG	BLOCK	LVL	LAMINATED VENEER LUMBER
BLK	BEAM		
BM	BOTTOM	MAX	MAXIMUM
BOT	BOTTOM	MBW	MASONRY BEARING WALL
BRG	BEARING	MECH	MECHANICAL
BS	BOTH SIDES	MFG	MANUFACTURE
		MIN	MINIMUM
	CHANNEL DESIGNATION	MISC	MISCELLANEOUS
CB	CATCH BASIN	MTL	METAL
C/C	CENTER- TO- CENTER		
CG	CENTER OF GRAVITY	N/C	NOT IN CONTRACT
CI	CAST IRON	NOM	NOMINAL
CIP	CAST IN PLACE	NTS	NOT TO SCALE
CJ	CONTRACTION OR CONSTRUCTION JOINT	N- S	NORTH- SOUTH DIRECTION
CL	CENTERLINE	OC	ON CENTER
CLJ	CONTROL JOINT	OD	OUTSIDE DIAMETER
CLR	CLEAR	OH	OVER HEAD
CMU	CONCRETE MASONRY UNIT	OPP	OPPOSITE
COL	COLUMN	OS	ONE SIDE
COMP	COMPOSITE		
CONC	CONCRETE	PC	PLUMBING CONTRACTOR
CONN	CONNECTION	P/ C	PRECAST/ PRESTRESSED
CONT	CONTINUOUS	PDF	POWDER DRIVEN FASTENER
CONTR	CONTRACTOR	PEMB	PRE- ENGINEERED METAL BUILDING
D	DEPTH	PERM	PERMETER
Ø	DIAMETER	RJF	PRE- FORMED JOINT FILLER
DIA	DIAMETER	R	PLATE
DIM	DIMENSION	PL	PLATE
DN	DOWN	P/ T	POST TENSIONED
DTL	DETAIL	PROJ	PROJECTION
DWG	DRAWING	PWMT	PAVEMENT
DWL	DOWEL		
		R	RADIUS
EA	EACH	R/ C	REINFORCED CONCRETE
EJ	ELECTRICAL CONTRACTOR	RD	ROOF DRAIN
EL	EXPANSION JOINT	RENF	REINFORCING
ELEV	ELEVATION	REQD	REQUIRED
ENG	ENGINEER		
EQ	EQUAL	SCHED	SCHEDULE
EW	EACH WAY	SIM	SIMILAR
E- W	EAST- WEST DIRECTION	SHT	SHEET
EXIST	EXISTING	SPA	SPACE/ SPACES
EXP	EXPANSION	SPEC	SPECIFICATION
EXT	EXTERIOR	SO	SQUARE
		STSL	STAINLESS STEEL
		STL	STEEL
FB	FLANGE BRACE	STR	STRUCTURAL
FD	FLOOR DRAIN		
FDN	FOUNDATION	TBE	TRUSS BEARING ELEVATION
FF	FINISH FLOOR	THK	THICK
F- F	FACE- TO- FACE	TO F	TOP OF
FL	FRAME LINE	TC	TOP OF CURB ELEVATION
FLG	FLANGE	TL	TOP OF LEDGE ELEVATION
FUT	FUTURE	TP	TOP OF PIER ELEVATION
FTV	FIELD VERIFY	TW	TOP OF WALL ELEVATION
FTG	FOOTING	TOS	TOP OF STEEL ELEVATION
		TSL	TOP OF SLAB ELEVATION
GA	GAGE	Typ	TYPICAL
GALV	GALVANIZED		
GC	GENERAL CONTRACTOR	UNO	UNLESS NOTED OTHERWISE
GL	GRID LINE		
		VERT	VERTICAL
HC	HVAC CONTRACTOR	VERF	VERIFY IN FIELD

1. SEE SHEET S001 FOR ADDITIONAL NOTES.
2. CONTROL JOINTS: ALL CONCRETE SLABS SHALL BE SAW CUT AS SOON AS THE CONCRETE WILL SUPPORT THE SAWING EQUIPMENT AND DOES NOT RAVEL.
DURING THE SAWING OPERATION, ALL SAW CUTTING SHALL BE PERFORMED THE SAME DAY THE CONCRETE IS PLACED. SAW CUTS SHALL BE 1/8" WIDE WITH DEPTHS OF AT LEAST 25% OF THE SLAB THICKNESS. JOINTING PATTERN SHALL BE IN A SQUARE PATTERN, WITH MAXIMUM SPACING OF 12' - 0" FOR 4" THICK SLABS, 15' - 0" FOR 5" THICK SLABS & 14' - 6" FOR 6" THICK SLABS UNLESS NOTED OTHERWISE.
3. CURING: ALL CONCRETE PLAT WORK SHALL BE COVERED IMMEDIATELY FOLLOWING SAW CUTTING AND MAINTAINED CONTINUOUSLY WET FOR A MINIMUM 7 DAYS AFTER PLACING. CURING SHEETS SHALL BE USED, AND ARE TO REMAIN IN PLACE, DURING THIS PERIOD. CURING COMPOUND MAY BE USED AND MUST BE APPLIED PER MANUFACTURER'S RECOMMENDATIONS.
4. VERIFY ALL WALL OPENINGS WITH ARCH & MECH SUBCONTRACTORS PRIOR TO POURING FOUNDATIONS. INSTALL SLEEVES / KNOCK OUT PANELS AS REQ'D.
5. SEE UNDERGROUND PLUMBING DRAWINGS FOR ALL UNDERGROUND PLUMBING REQUIREMENTS PRIOR TO POURING CONCRETE.
6. UNDERDRAIN SYSTEM AND DRAINAGE COURSE TO BE PLACED BENEATH BASEMENT FLOOR SLAB AND ALONGSIDE THE BASEMENT WALLS TO ALLEVIATE HYDROSTATIC PRESSURES. SYSTEM TO BE DESIGNED BY OTHERS.
7. SEE 1/S501 FOR ANCHOR BOLT REQUIREMENTS.
8. SEE 2 & 3/S501 FOR FOOTING AND WALL CORNER REINFORCING REQUIREMENTS.
9. SEE 4 & 5/S501 FOR ADDED REINFORCING AT ROUND & RECTANGULAR OPENINGS.
10. SEE 6/S501 FOR ADDED REINFORCING AT REINTRANT CORNERS. PROVIDE (2) #4 BARS AT ALL DEAD ENDS AND REINTRANT CORNERS, TYP.
11. SEE 7/S501 FOR SLAB JOINT REQUIREMENTS. SLAB CONTROL JOINT SHALL BE AS SHOWN ON PLAN OR SIMILAR. SLAB JOINT ASP RATIO SHALL NOT EXCEED 1:5:1. SEE NOTE 2 ABOVE.
12. SEE 8/S501 FOR CONTROL/EXPANSION JOINTS IN FOUNDATION WALL PER CONCRETE NOTES ON SHEET S001. LOCATE MID BAY BETWEEN COLUMN OR AS INDICATED ON PLAN.
13. SEE 9 & 10/S501 FOR PIPE PENETRATIONS THROUGH FOUNDATION WALL AND BELOW FOUNDATIONS.

STRIP FOOTING SCHEDULE			
FOOTING MARK	FOOTING DIMENSION (W x D)	FOOTING REINF	REMARKS
W1.5	1'-6" x 1'-0"	2-#4 CONT	
W2.0	2'-0" x 1'-0"	2-#5 CONT	
W2.0T	2'-0" x 1'-0"	2-#5 CONT	THICKENED SLAB

1. CENTER FOOTING UNDER WALL, UNO

FOOTING SCHEDULE		
FOOTING MARK	FOOTING DIMENSION (W x L x D)	FOOTING REINFORCING, BOTTOM
F4,0	4'-0" x 4'-0" x 1'-0"	4-#5 EA WAY

1. CENTER FOOTING UNDER COLUMN. WHEN THE FOOTING IS COMBINED WITH A STRIP FOOTING, SUCH AS A RETAINING WALL, THE NET FOOTING SIZE MAY BE LARGER THAN EITHER INDIVIDUAL FOOTING. COMBINE AS SHOWN.

PIER SCHEDULE



A



B



C



D

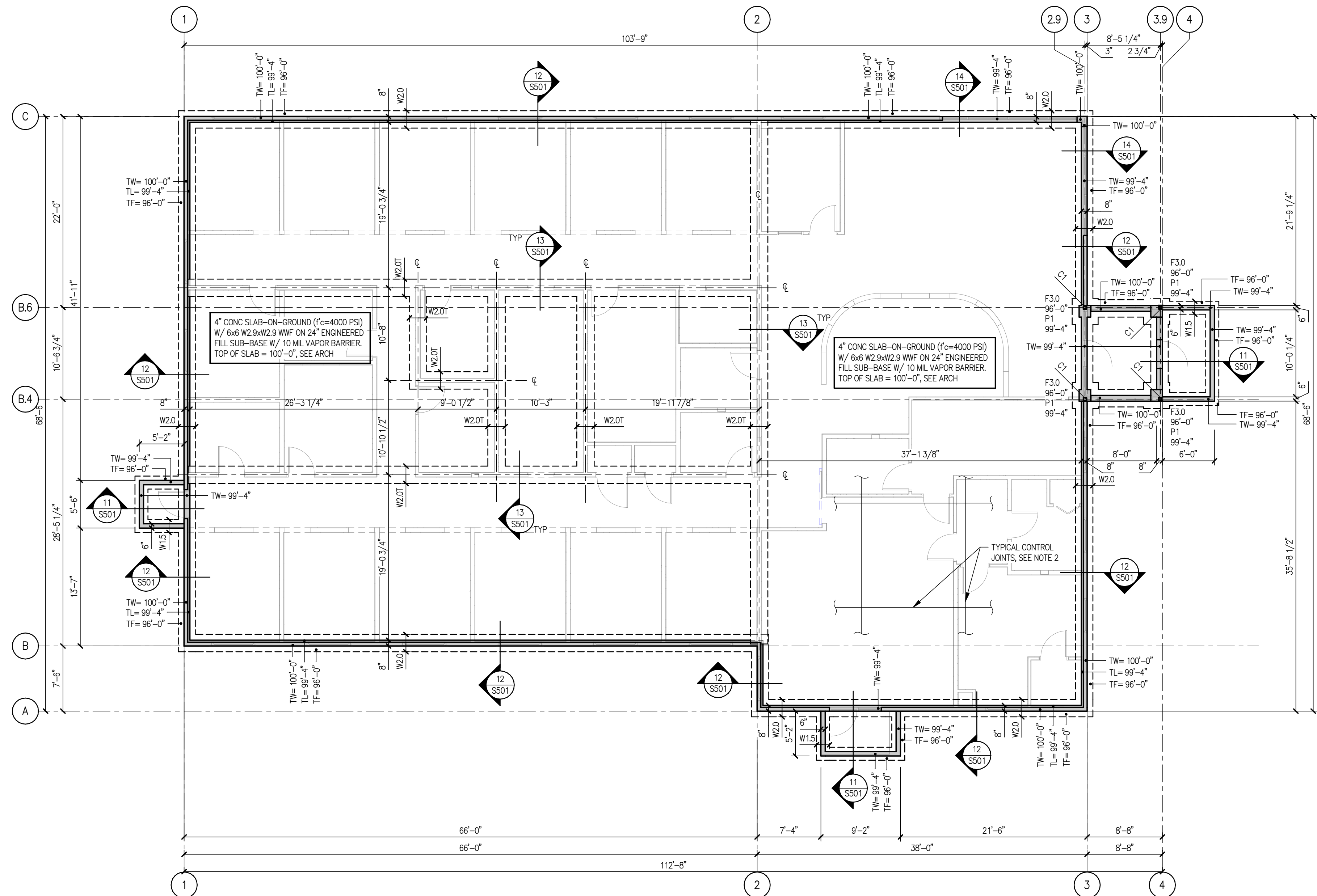
PIER MARK	PIER DESCRIPTION (W x L)	PIER REINFORCING	TYPE
P1	1'-6" x 1'-6"	4-#6 VERT W/ #3 TIES @ 12" OC	A

1. CENTER PIER UNDER COLUMN OR UNDER BEAM BEARING

UNLESS NOTED OTHERWISE

2. PROVIDE DOWELS OF SAME SIZE & NUMBER AS VERTICAL REINFORCEMENT. MINIMUM LAP PER GENERAL NOTES WITH STANDARD ACI HOOK INTO FOOTING.

COLUMN SCHEDULE		
COLUMN MARK	SIZE	BASE PLATE
C1	HSS4x4x1/2	BP1



1 FOUNDATION PLAN
S101 SCALE: 1/8" = 1'-0"

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



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23096-01

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FOUNDATION PLAN

S101

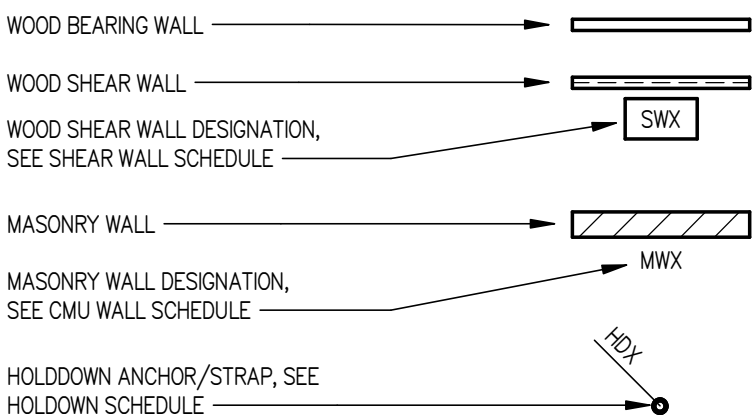
D

C

B

A

WOOD FRAMING LEGEND



PLAN NOTES

- SEE S001 FOR ADDITIONAL NOTES.
- SEE S901 FOR HEADER AND BEAM SCHEDULE, AND WOOD BEARING WALL SCHEDULE FOR STUD SIZE AND SPACING.
- SEE S901 FOR SHEARWALL SCHEDULE.
- SEE S901 FOR MINIMUM FASTENING SCHEDULE.
- ROOF SHEATHING SHALL BE 1/2" APA 24/ 16 SPAN EXP 1 OSB. SEE S901 FOR FASTENING REQUIREMENTS.
- SEE 4/S902 FOR ALLOWABLE HOLE SIZES AND LOCATIONS FOR LVL & PARALLAM BEAMS.
- DESIGN GABLE END TRUSS FOR 25 PSF WIND ON FACE.
- SEE 10/S902 FOR TRUSS BRACING REQUIREMENTS.
- TRUSS-TO-TRUSS CONNECTIONS SHALL BE DESIGNED AND SUPPLIED BY TRUSS SUPPLIER.
- SEE ARCH FOR ALL WINDOW CANOPY/ AWNING/ SIGNAGE LOCATIONS. PROVIDE BLOCKING AS REQUIRED FOR ATTACHMENT TO STUD WALL.
- EXTERIOR WALLS TO BE SW1 SHEAR WALLS UNO.
- TEMPORARY CONSTRUCTION BRACING TO REMAIN IN PLACE UNTIL WALL SHEATHING & HOLDOWNS HAVE BEEN INSTALLED.
- DESIGN UPLIFT ON ROOF TRUSSES AS INDICATED IN THE DESIGN DATA. PROVIDE TIE DOWNS AT EACH TRUSS, AT EVERY POINT OF BEARING.
- RTU LOCATION & WEIGHTS HAVE NOT BEEN PROVIDED TO MP2 AT THIS TIME. VERIFY RTU LOCATION, WEIGHT AND SIZE PRIOR TO TRUSS FABRICATION. TRUSSES TO BE DESIGNED FOR CONCENTRATED/ UNIFORM LOADS AS REQUIRED. CONTRACTOR TO COORDINATE WITH MECHANICAL ENGINEER, ARCHITECT, STRUCTURAL ENGINEER & TRUSS SUPPLIER.

KEYED NOTES	
MARK	DESCRIPTION
①	WOOD TRUSS @ 24" O.C
②	OVERBUILD TRUSS @ 24" O.C
③	2x12 JOISTS @ 12" O.C.
④	SEE ARCH FOR REDUCED TRUSS PROFILE REQUIRED ABOVE MECHANICAL MEZZANINE AND STORAGE ROOM
⑤	GRIDER TRUSS SHALL NOT BEAR ABOVE WALL OPENING. NOTIFY EOR IF GRIDER TRUSS SITS ABOVE HEADER

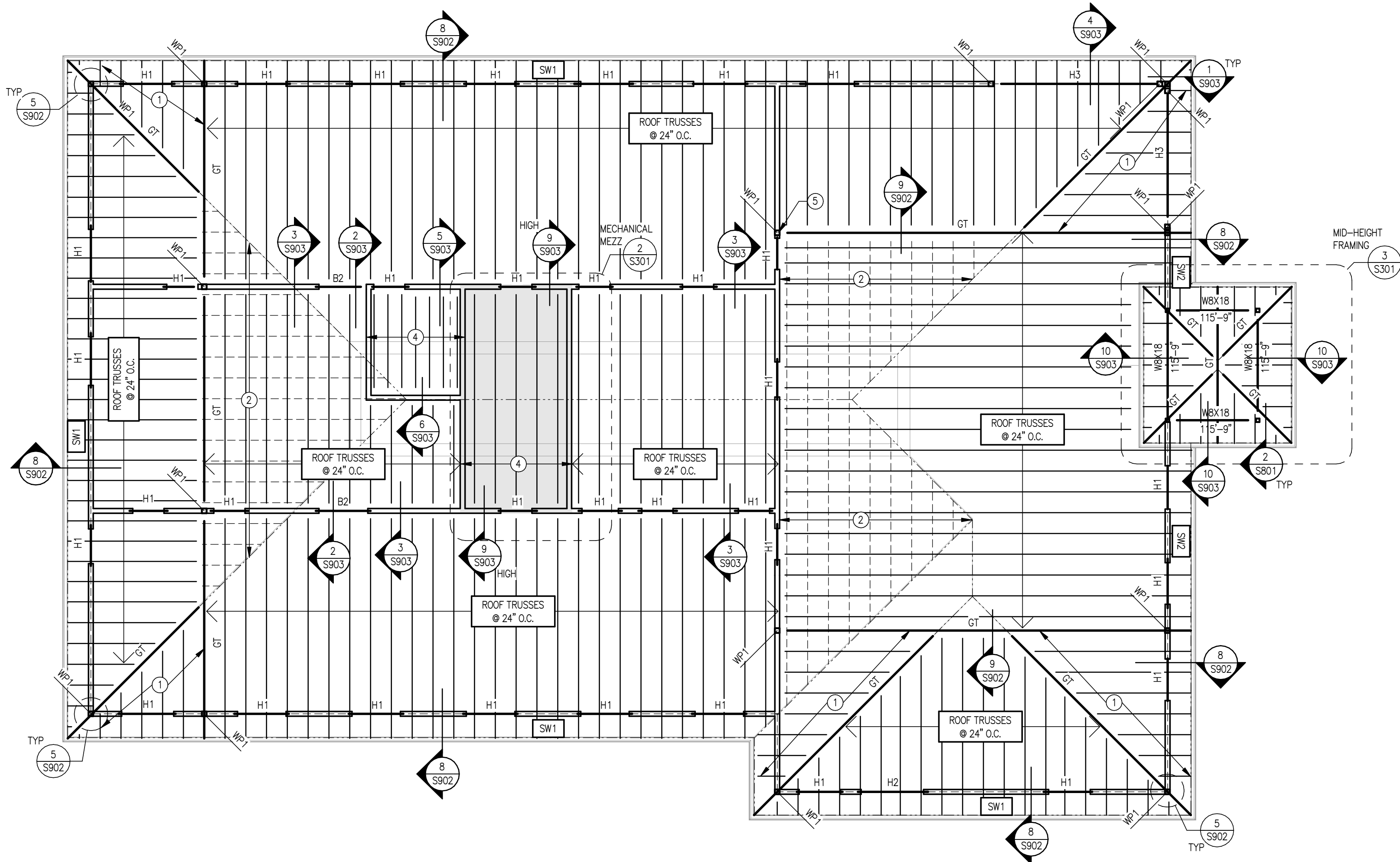
WOOD POST SCHEDULE		
MARK	DESCRIPTION	REMARKS
WP1	6x6 SPF	ALT: (3) 2x6 NAILED BUILT-UP COLUMN, FASTEN w/ 2 ROWS 30d NAILS PER NDS 5.3.3
WP2	4x4 SPF	

ROOF TRUSS LOADING	
DEAD LOAD:	TOP CHORD DL = 10 PSF BOTTOM CHORD DL = 8 PSF
LIVE LOAD:	20 PSF REDUCIBLE
SNOW LOAD:	BALANCED SNOW = 23.1 PSF SNOW DRIFT = SEE SNOW LOADING DIAGRAM BELOW
ULTIMATE WIND LOAD:	25.1 PSF GROSS UPLIFT FIELD 38.0 PSF GROSS UPLIFT PERIMETER 38.0 PSF GROSS UPLIFT CORNERS
DEFLECTION:	L/ 240 LIVE/ SNOW L/ 180 TOTAL



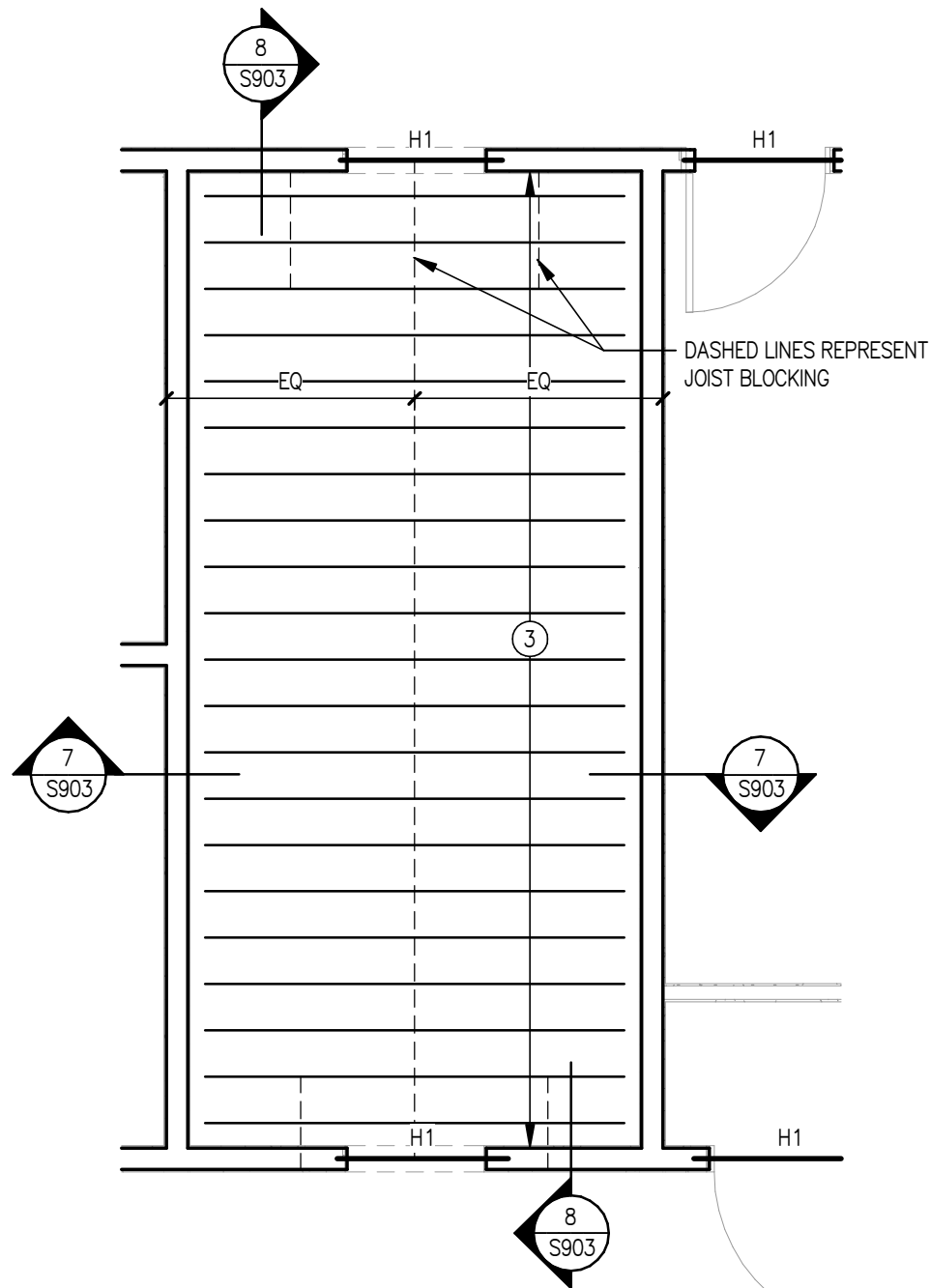
ROOF FRAMING PLAN

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



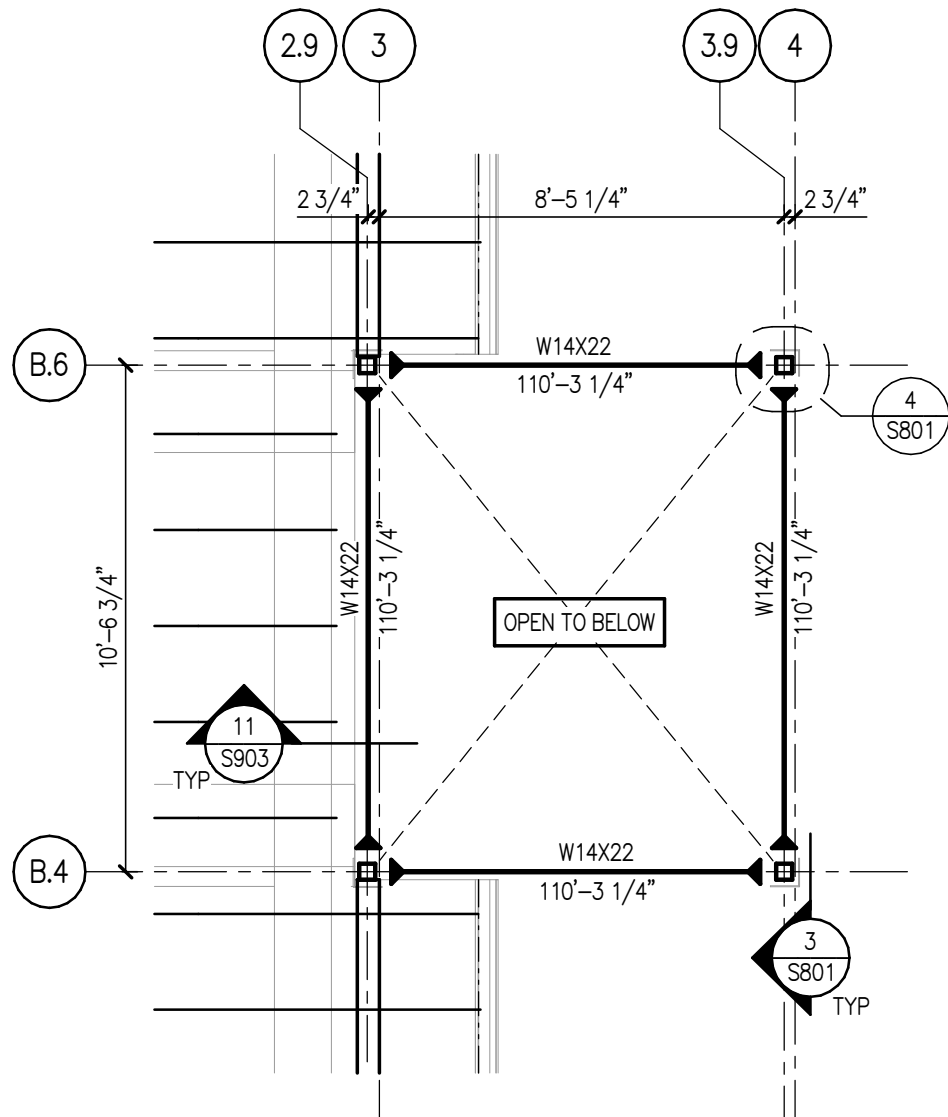
MECHANICAL MEZZANINE

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

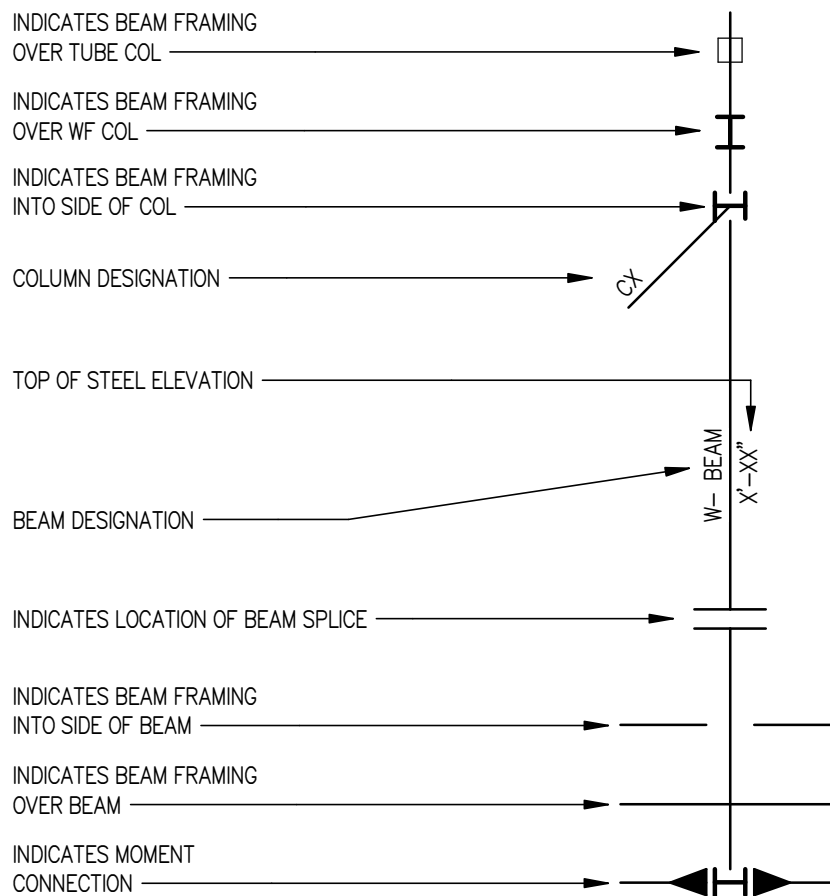


INTERMEDIATE VESTIBULE FRAMING

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



STRUCTURAL STEEL LEGEND



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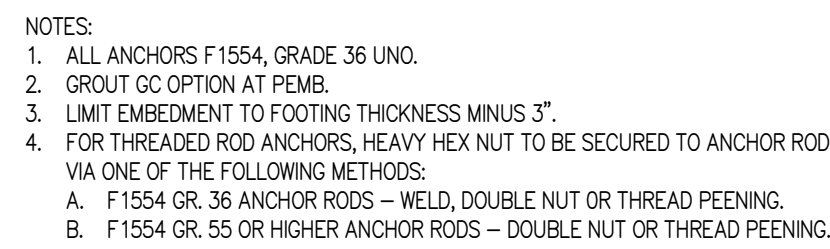
1	2024.02.23	CONSTRUCTION DOCUMENTS

PROJ. #: 23096-01

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ARCHITECTURE 2023

FRAMING
PLANS

S301

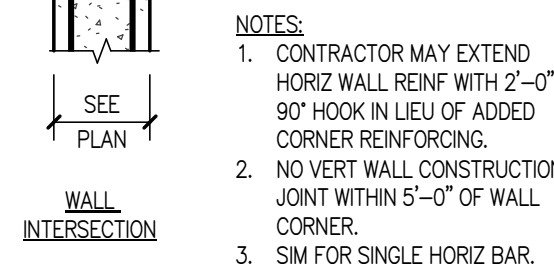


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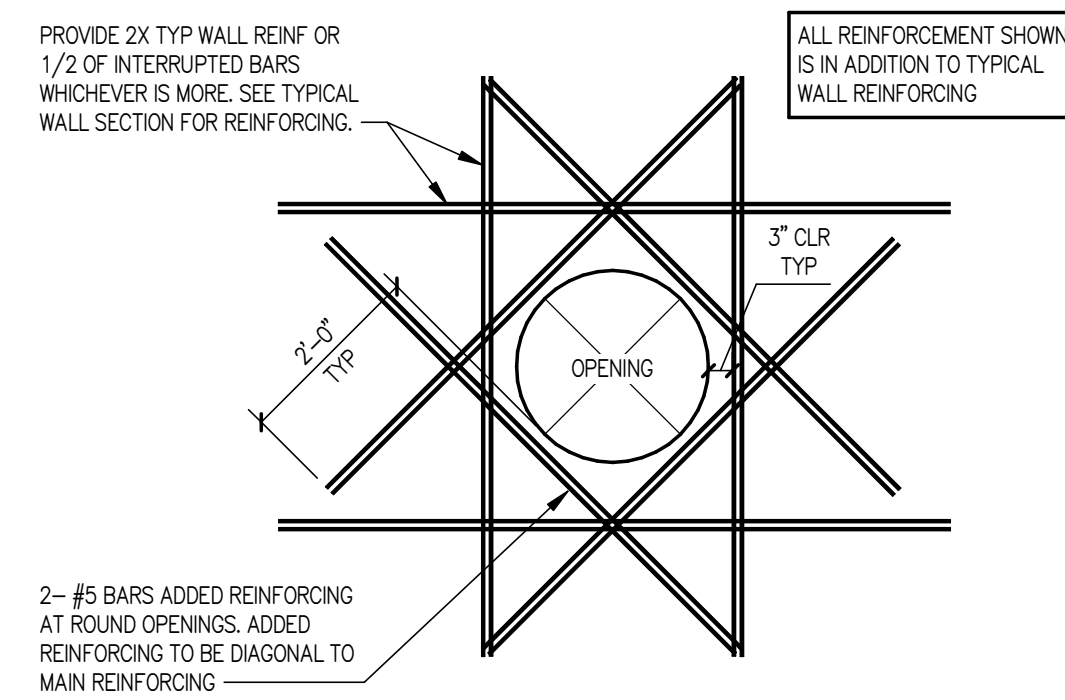


2
S501

SCALE: 3/4" = 1'-0"

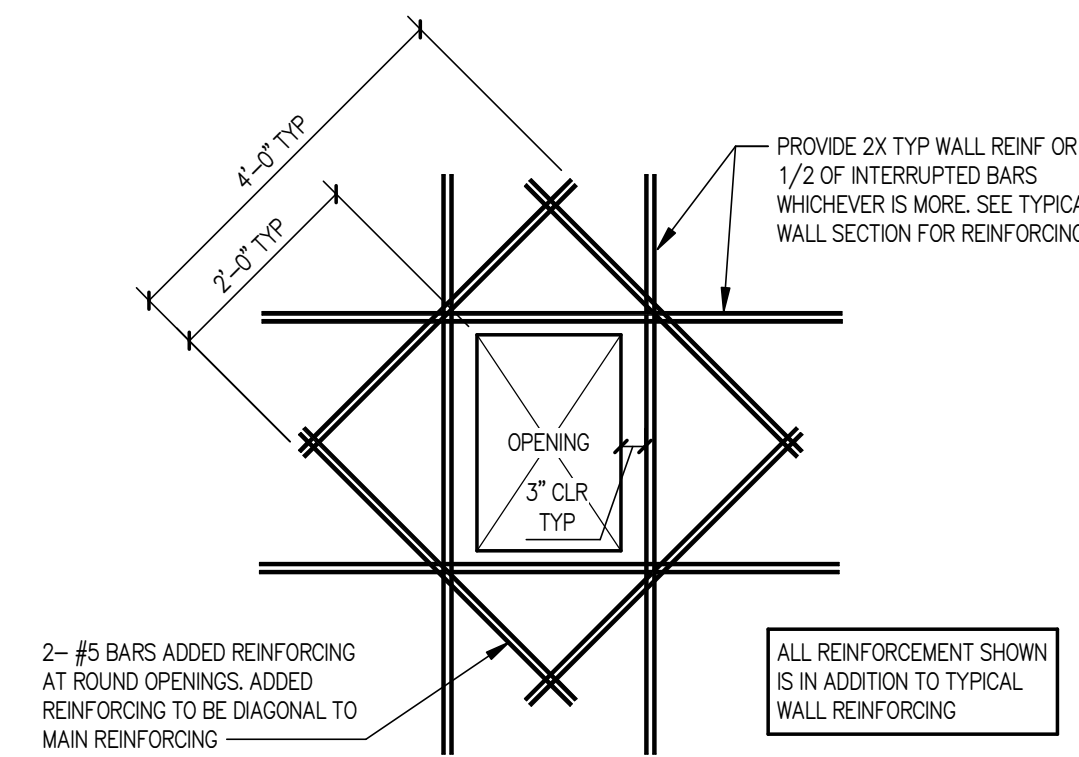


WALL COPI
S501 SCALE: 3/4" = 1'-0"

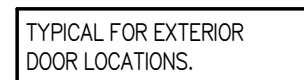


4
S501

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



(S501) SCALE: 1/2" = 1'-0"



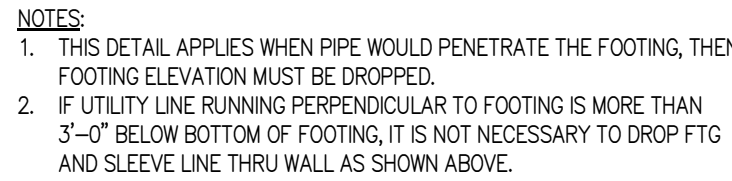
6 CORNERS
S501 SCALE: $3/4" = 1'-0"$



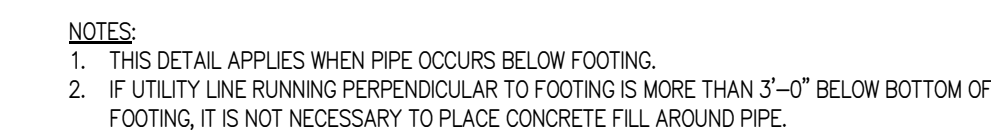
S501 SCALE: $3/4" = 1'-0"$



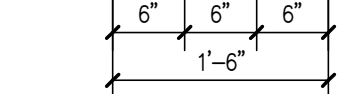
8 WALL CON
S501 SCALE: 3/4" = 1'-0"



S501 SCALE: NT



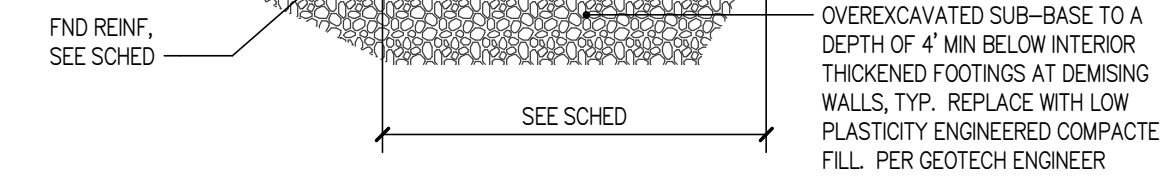
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S501



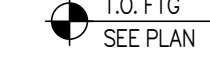
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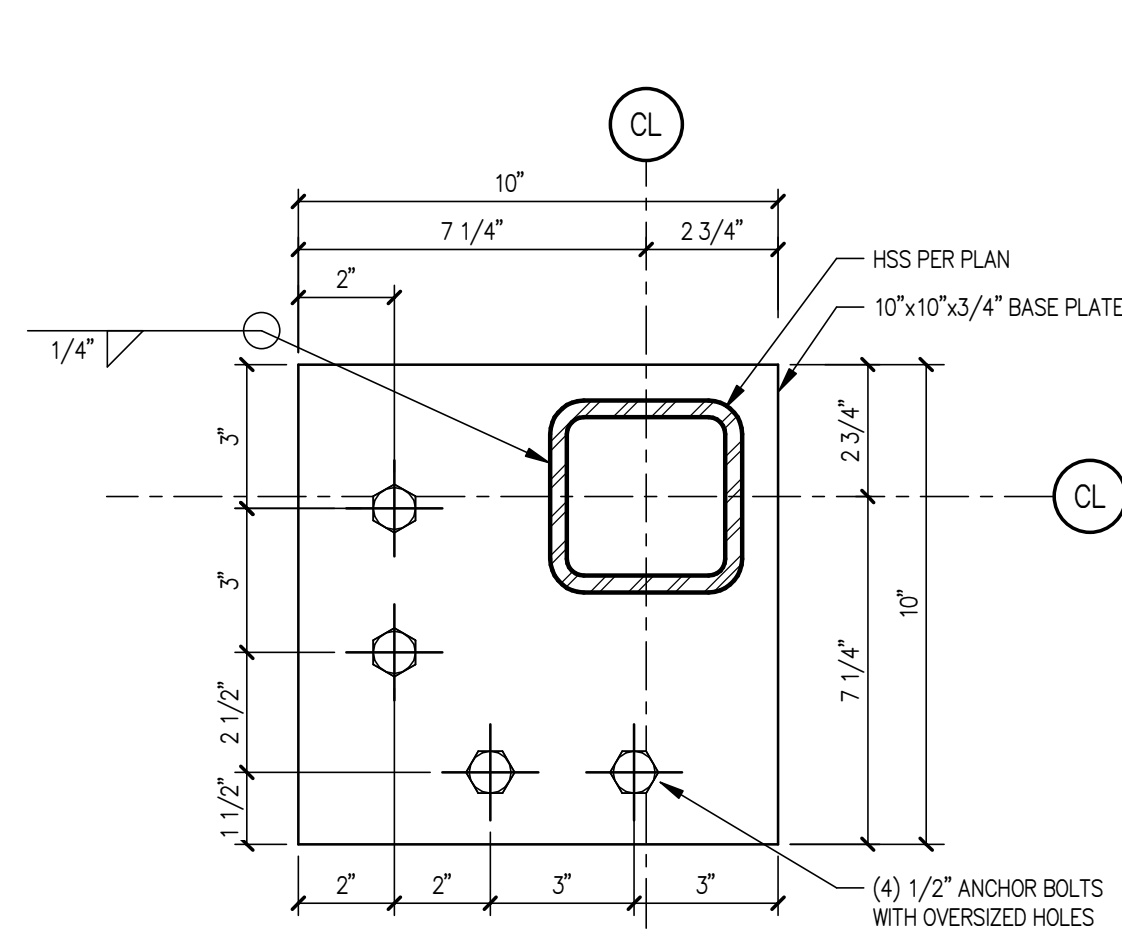
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S501 SCALE: 1" = 1'-0"



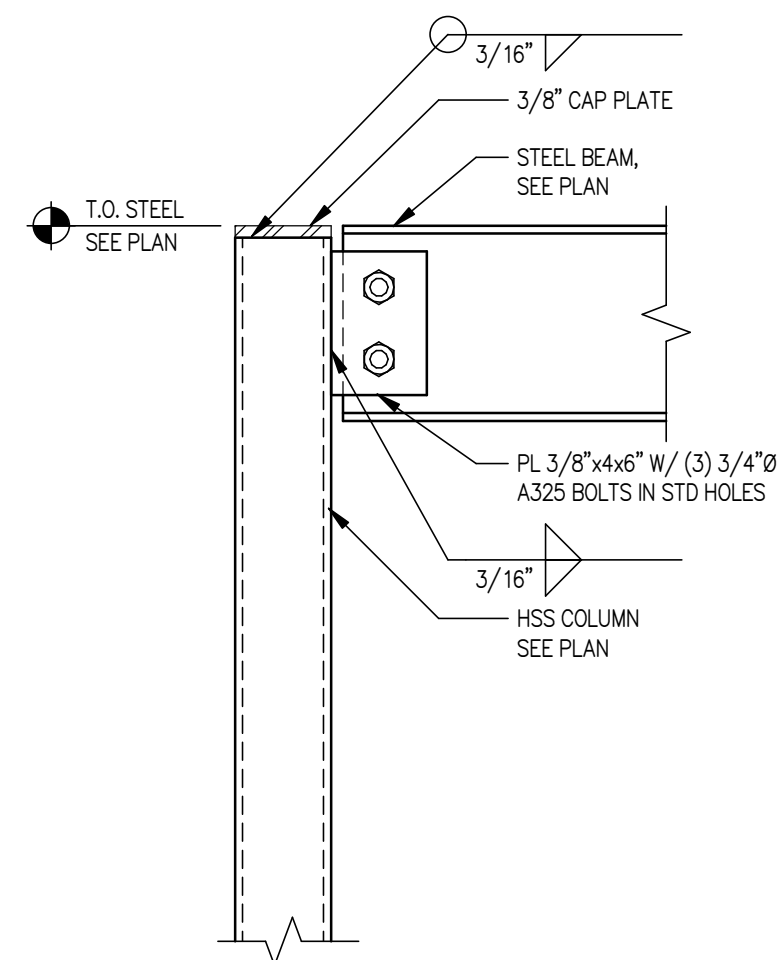
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BP1

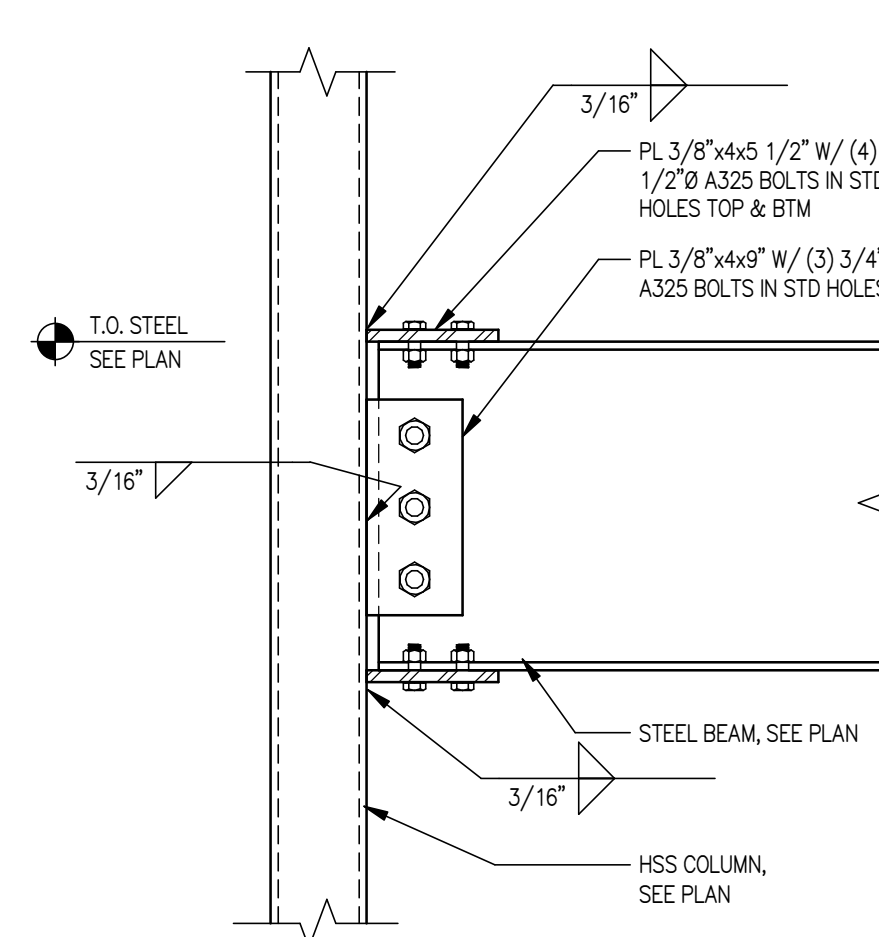
1
S801

COLUMN BASE PLATE

SCALE: 3" = 1'-0"



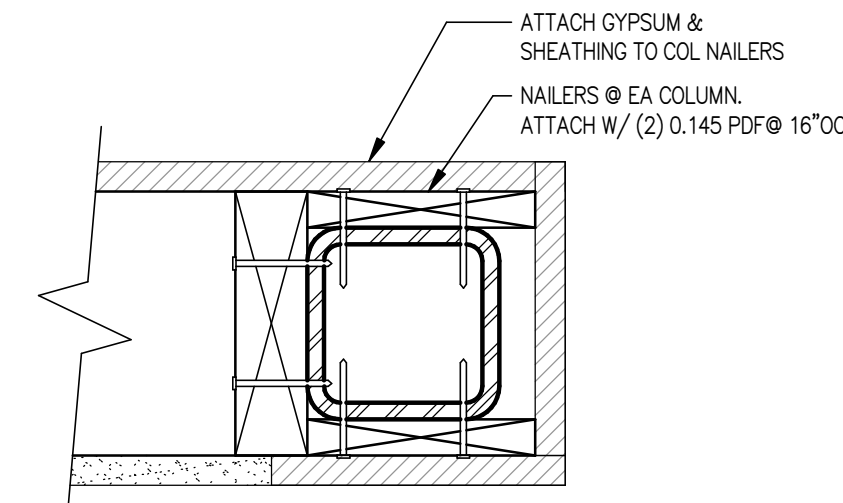
2 BEAM TO HSS COL CONN
S801 SCALE: 1 1/2" = 1'-0"



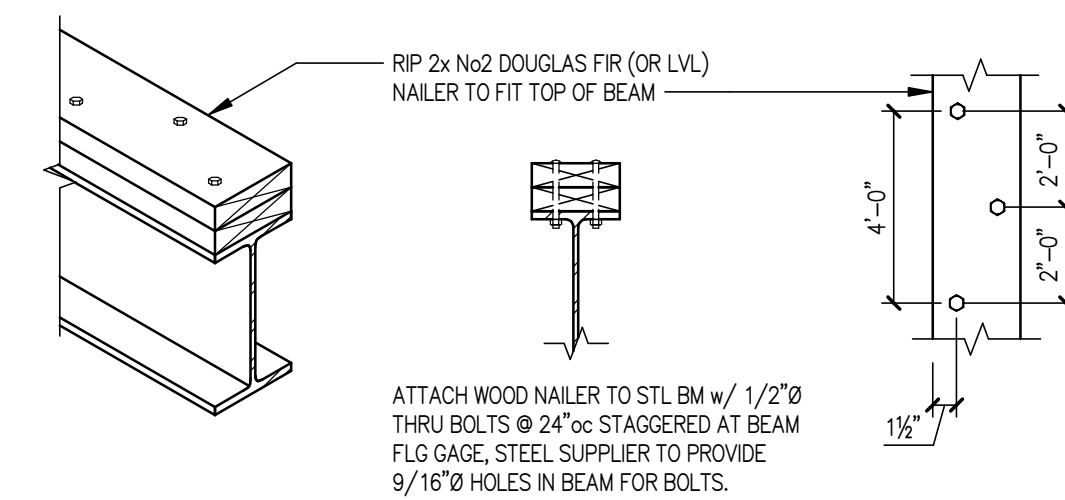
3
S801

TYPICAL MOMENT CONNECTION

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



4 STEEL COLUMN IN STUD WALL
S801 SCALE: 3" = 1'-0"



5 TYPICAL NAILER TO STEEL BEAM DETAILS
S801 SCALE: NTS

FIRST CHOICE DENTAL MT HOREB

NEW CONSTRUCTION
1920 COMMERCE DRIVE
MT. HOREB, WI 53572



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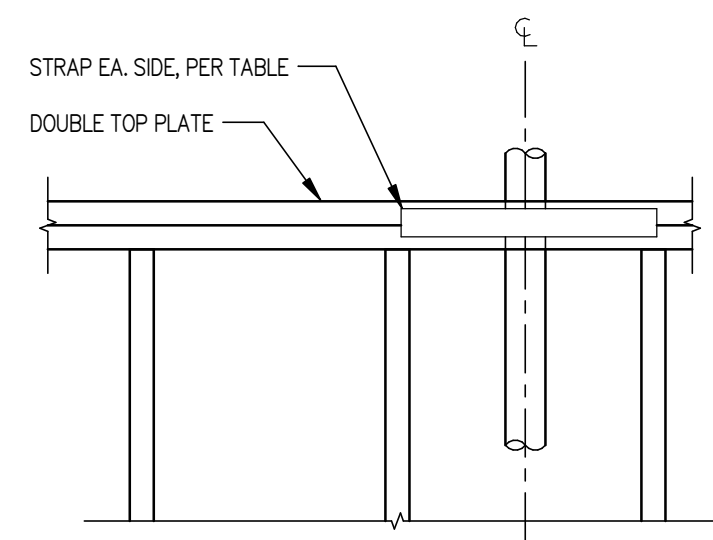
STEEL DETAILS

S801

LOCATION

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TOP PLATE PENETRATION SCHEDULE	
HOLE SIZE	STRAPS
LESS THAN 1/3 STUD WIDTH	NONE REQUIRED
1/3 TO 2/3 OF STUD WIDTH	ST2122 w/ (4) 16d EA. END
OVER 2/3 STUD WIDTH	ST2215 w/ (6) 16d EA. END

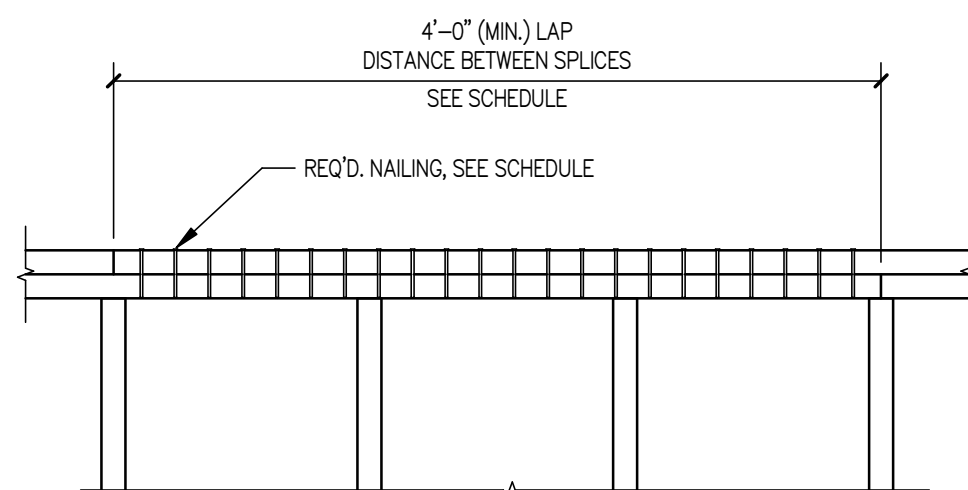


1
S902

TYPICAL TOP PLATE PENETRATION

SCALE: 1" = 1'-0"

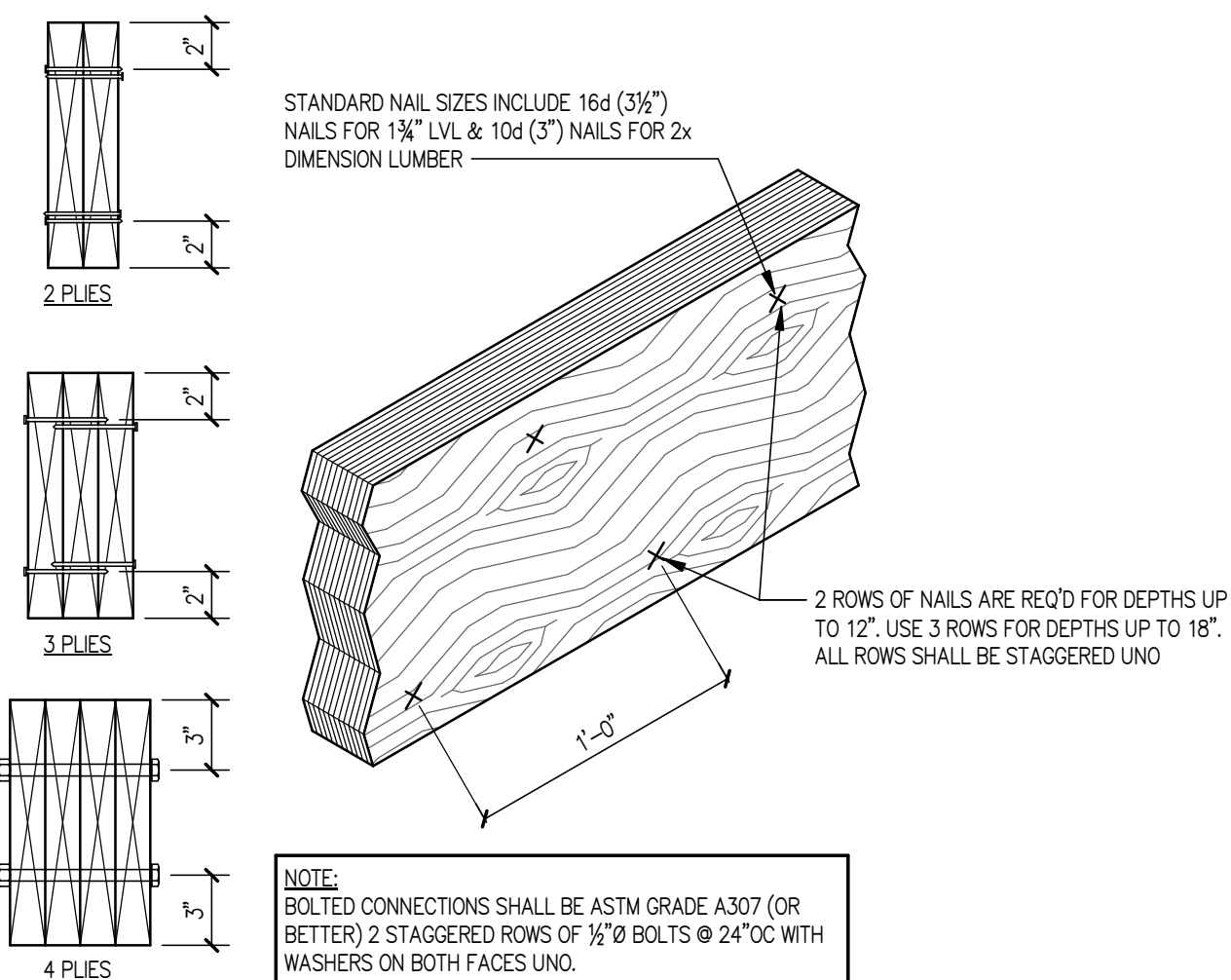
TOP PLATE SPLICE SCHEDULE		
PLATE SIZE	(MIN.) DISTANCE BETWEEN SPLICES	REQUIRED NAILS EACH SIDE OF SPLICE
2x4	4'-0"	(22) 10d COMMONS
2x6	6'-0"	(2) ROWS OF (18) 10d COMMONS
2x8	7'-4"	(2) ROWS OF (23) 10d COMMONS



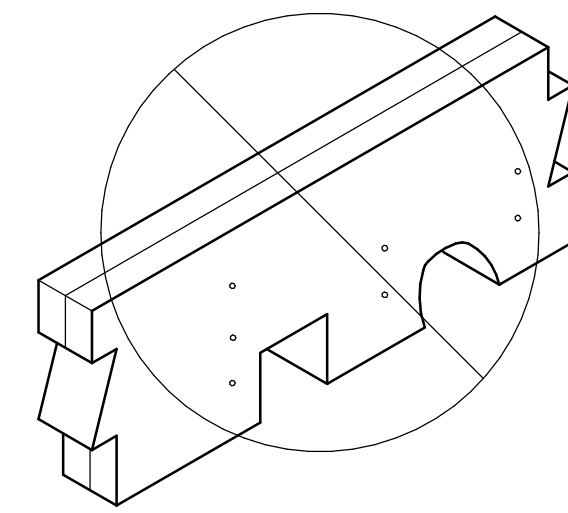
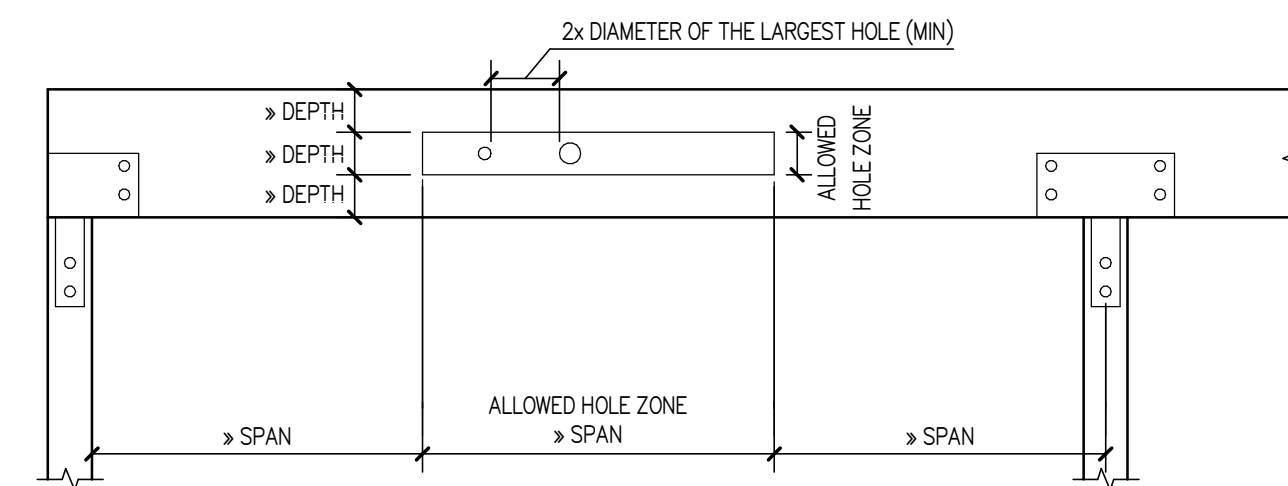
2
S902

TYPICAL TOP PLATE SPLICE

SCALE: 1" = 1'-0"



3 BEAM/HEADER CONNECTION
S902 SCALE: 1 1/2" = 1'-0"

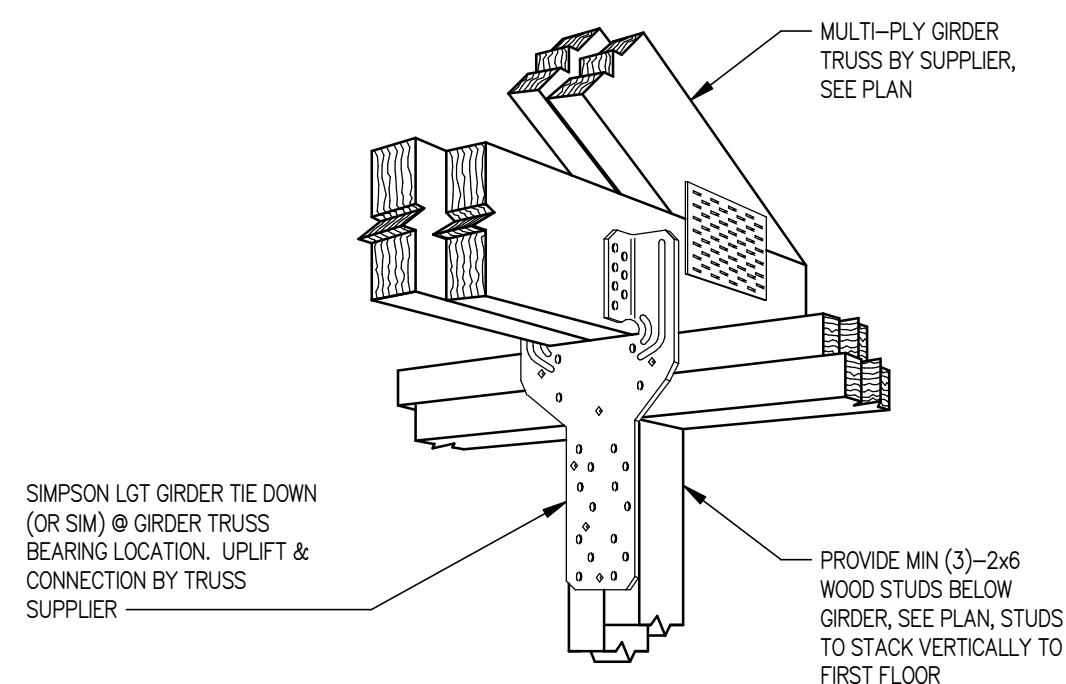


DO NOT CUT, NOTCH OR DRILL HOLES IN
MICROLLAM LVL EXCEPT AS INDICATED IN
TABLE BELOW AND ILLUSTRATION ABOVE.

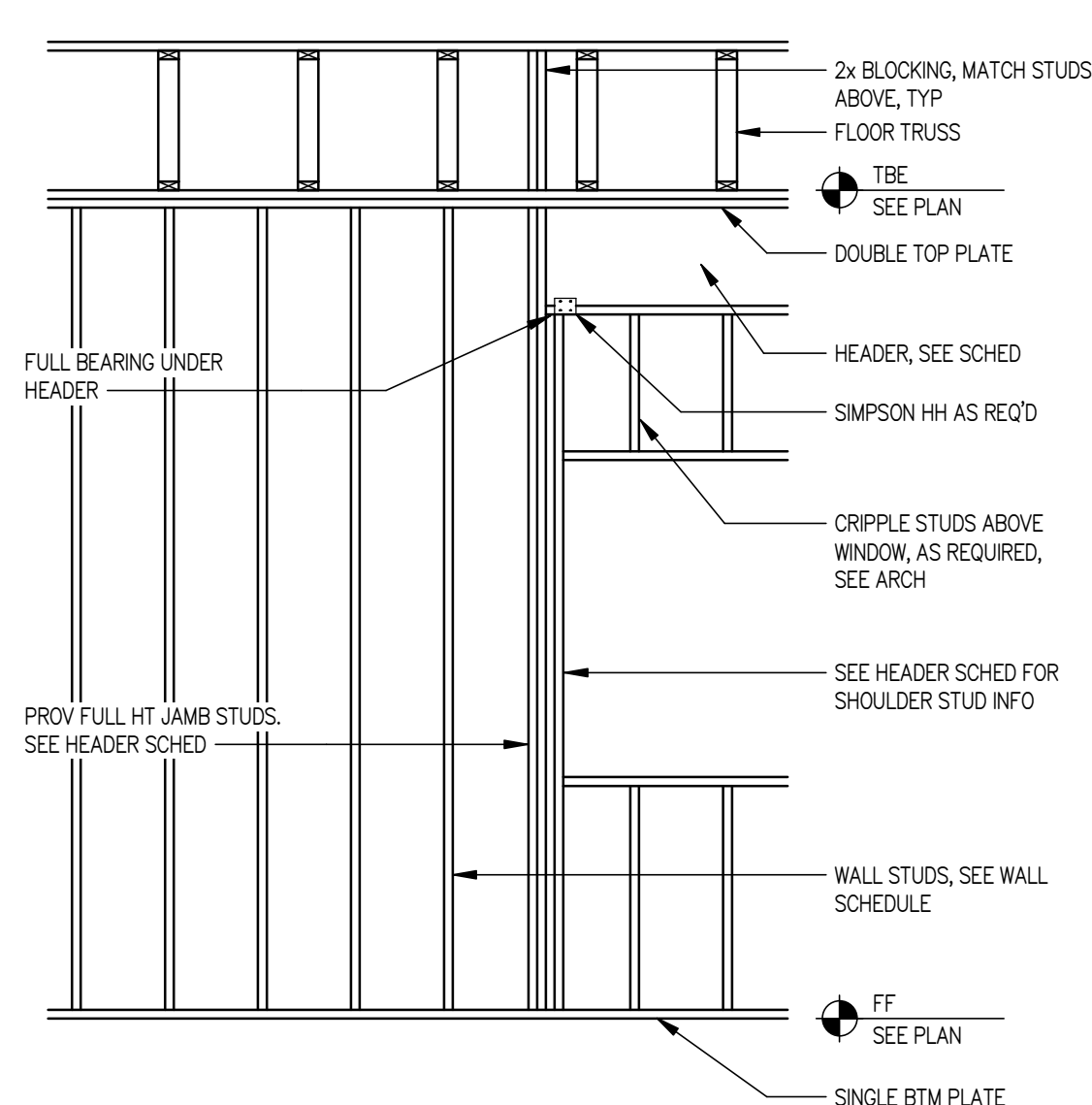
BEAM DEPTH	MAXIMUM ROUND HOLE SIZE
5"	1 3/8" Ø
7 5/8" TO 18"	2" Ø

- NOTES:**
1. THE ALLOWED HOLE ZONE IS SUITABLE ONLY FOR UNIFORMLY LOADED BEAMS USING MAXIMUM LOADS FOR ANY TABLES LISTED IN THIS BROCHURE. FOR OTHER LOAD CONDITIONS OR HOLE CONFIGURATIONS, PLEASE CONTACT YOUR TRUS JOIST MACMILLAN REPRESENTATIVE.
 2. RECTANGULAR HOLES ARE NOT ALLOWED.
 3. HOLES IN CANTILEVERS REQUIRE ADDITIONAL ANALYSIS.
 4. IF LARGER HOLES ARE REQUIRED CONTACT STRUCTURAL ENGINEER FOR EVALUATION.

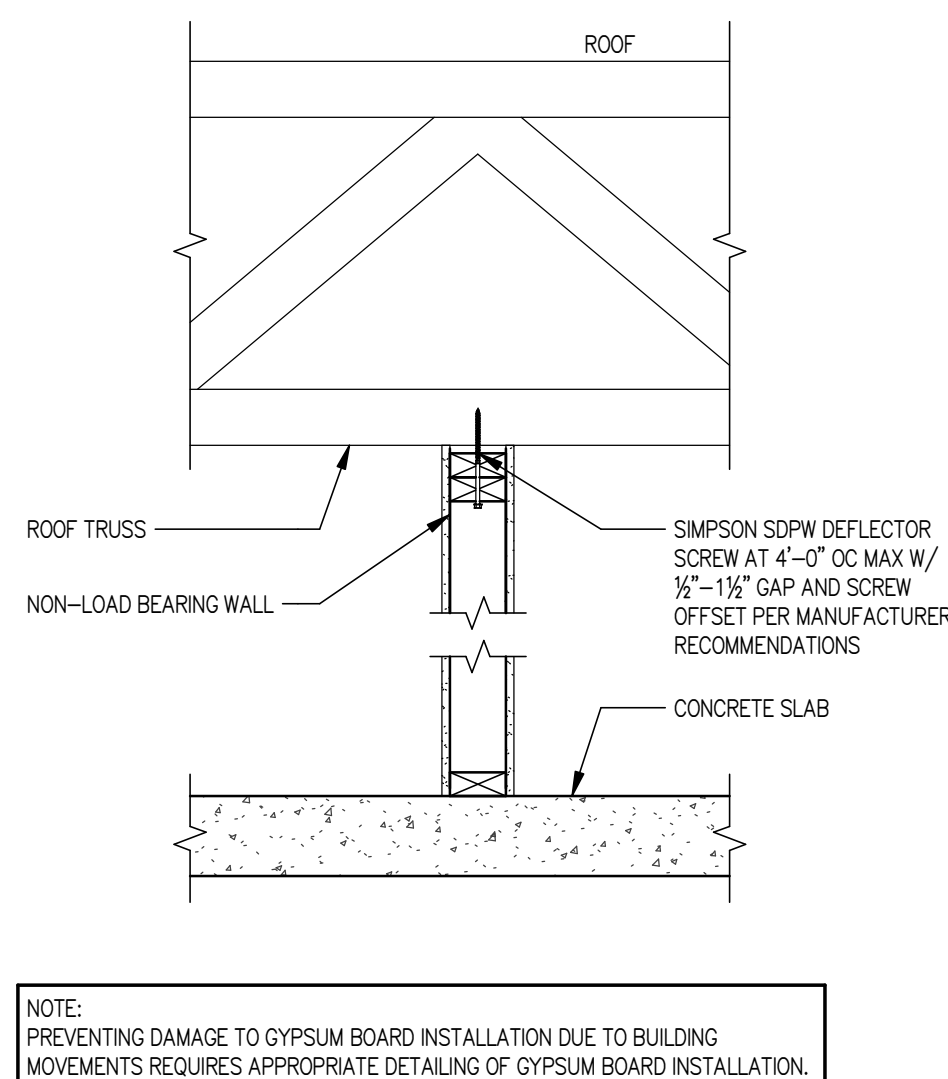
4 ALLOWABLE HOLES IN LVL & PARALLAM BEAMS



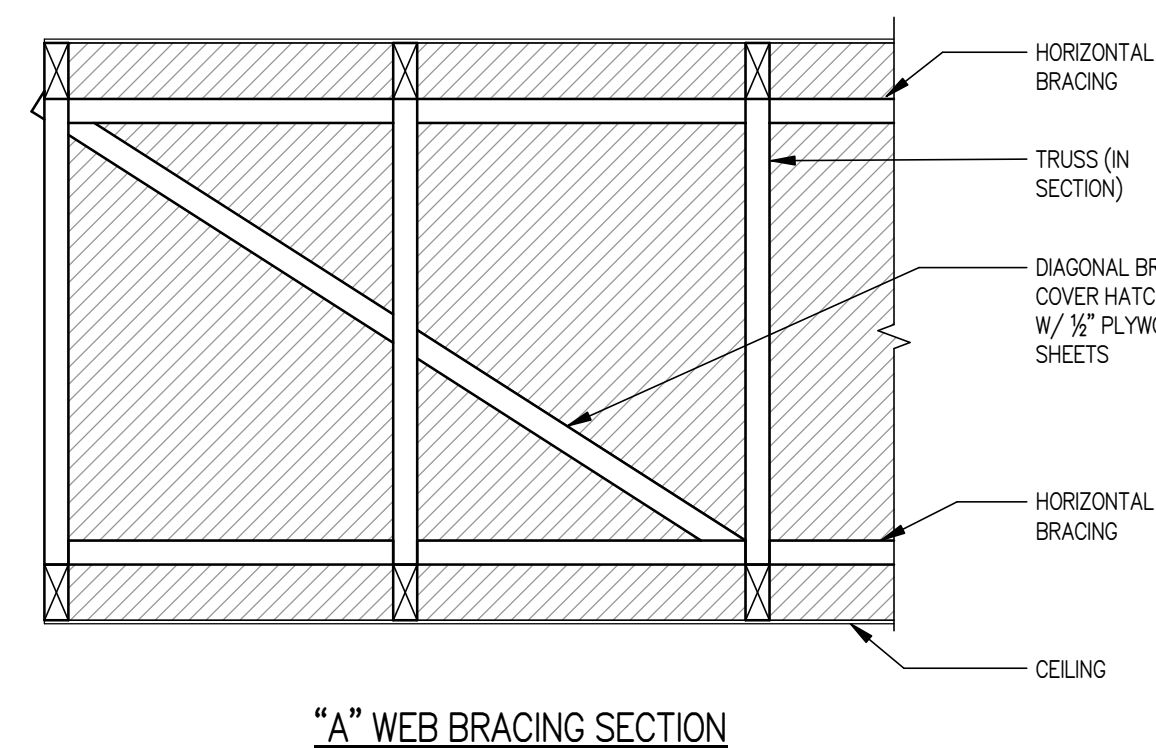
5 GIRDER TRUSS TIE DOWN
S902 SCALE: 1" = 1'-0"



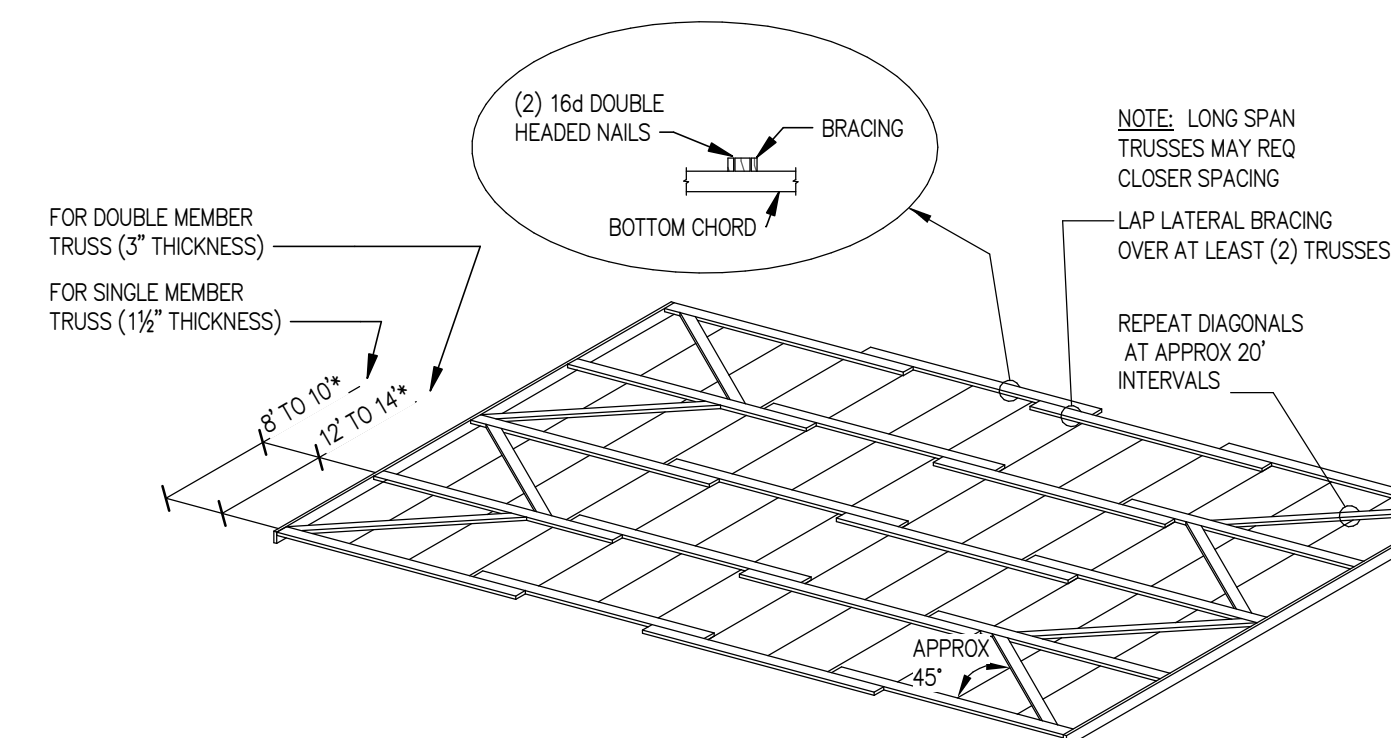
6 WOOD BEARING WALL ELEV
S902 SCALE: $\frac{3}{8}'' = 1'-0''$



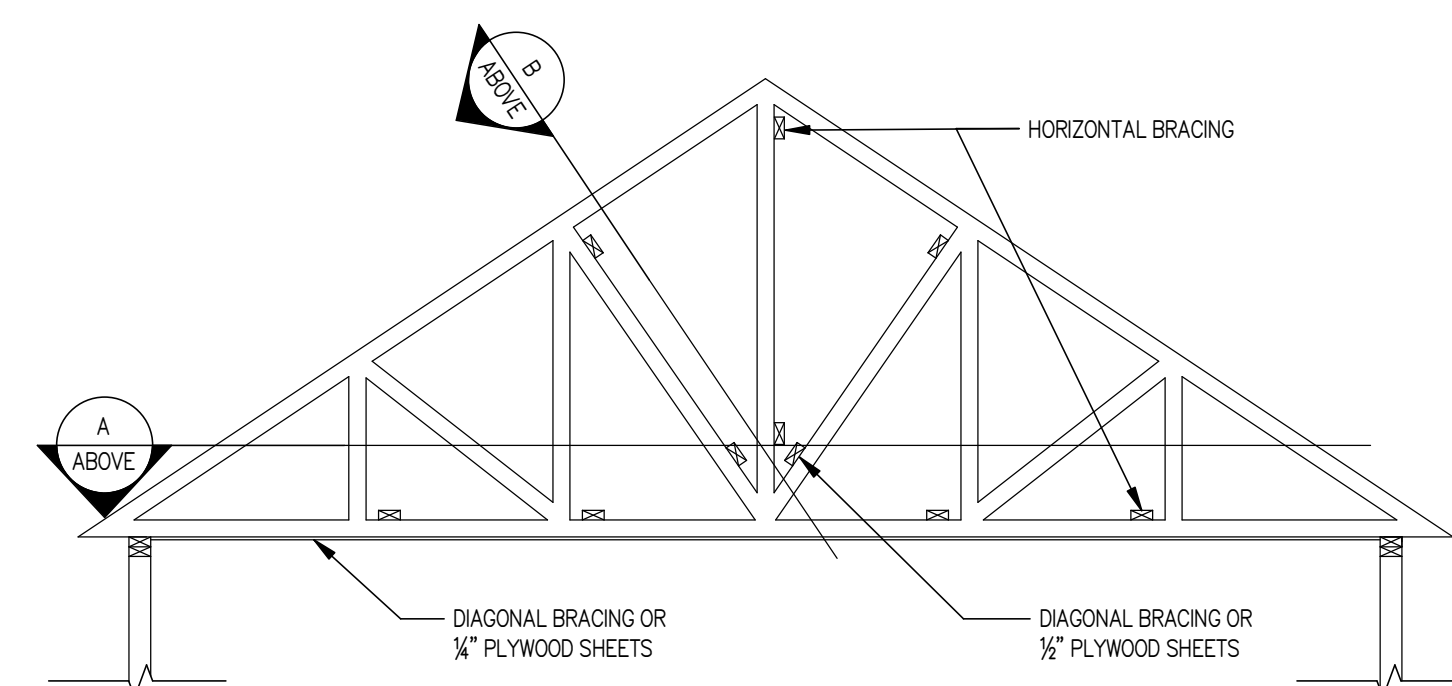
7 TRUSS DEFLECTION DETAIL
S902 SCALE: NTS



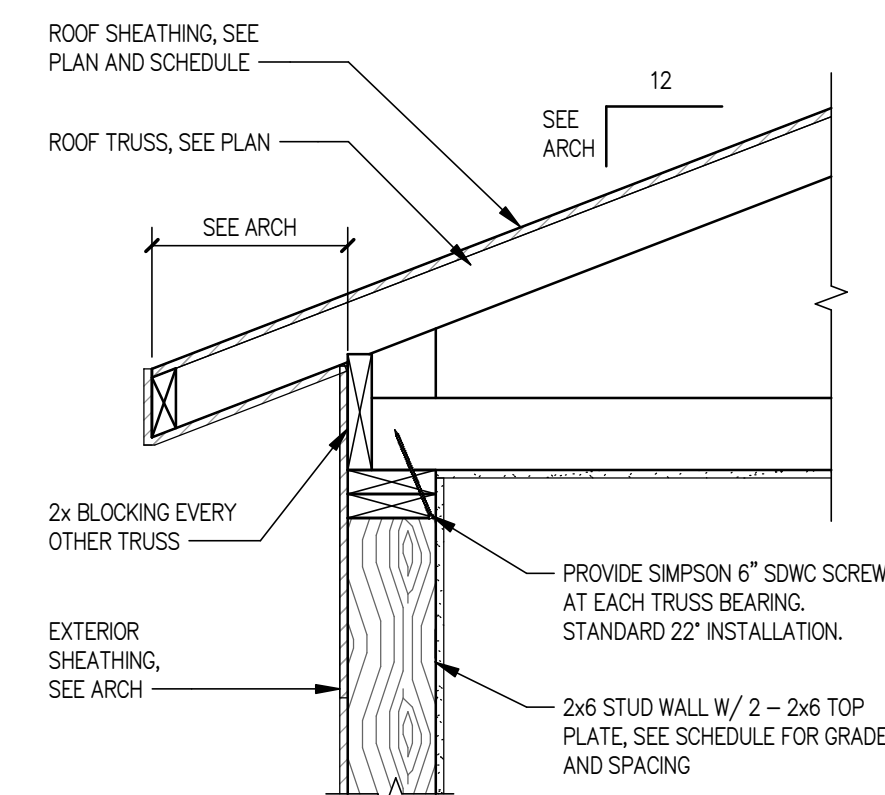
"A" WEB BRACING SECTION



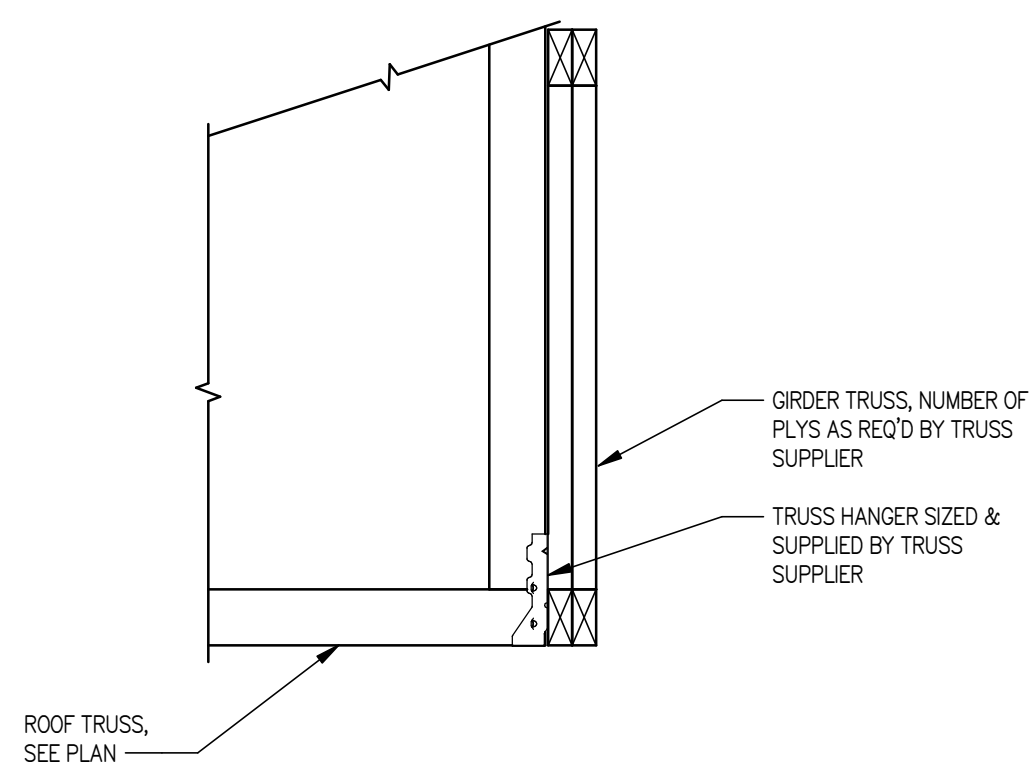
"B" PERMANENT BOTTOM CHORD
GABLE TRUSS BRACING



10 WEB BRACING



8 ROOF TRUSS BEARING DETAIL
S902 SCALE: 1" = 1'-0"



9
S902

TYP TRUSS TO GIRDER CONNECTION

SCALE: 1" = 1'-0"



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1920 COMMERCE DRIVE
MT. HOREB, WI 53572



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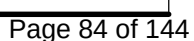
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WOOD DETAILS

S902

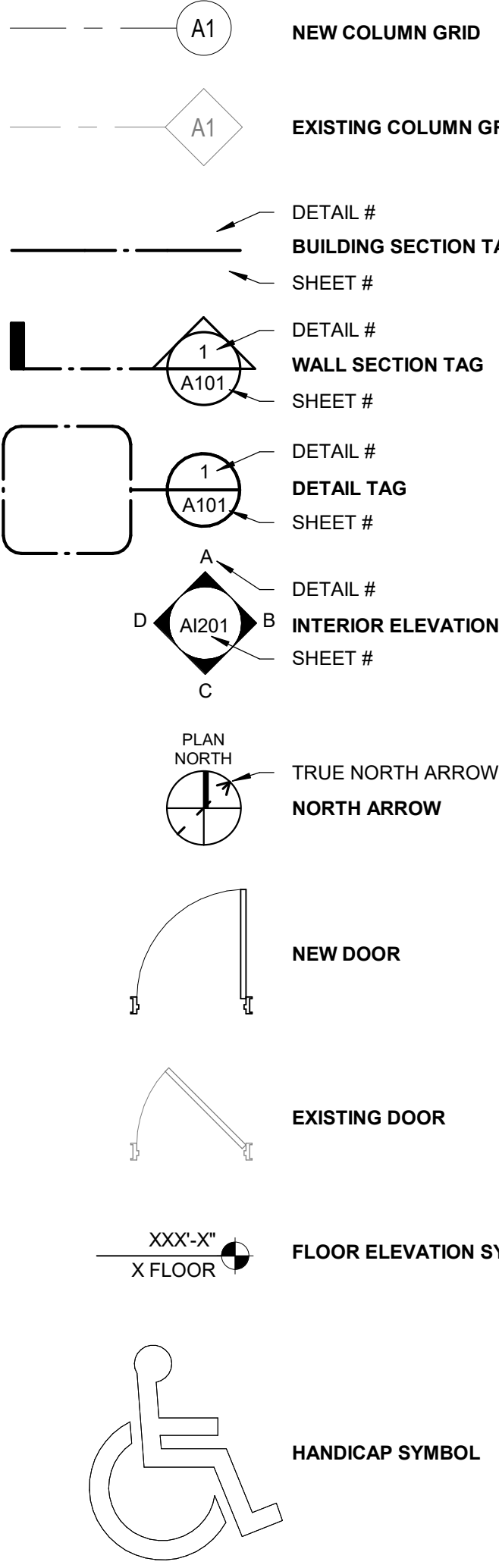


COMMON ABBREVIATIONS:

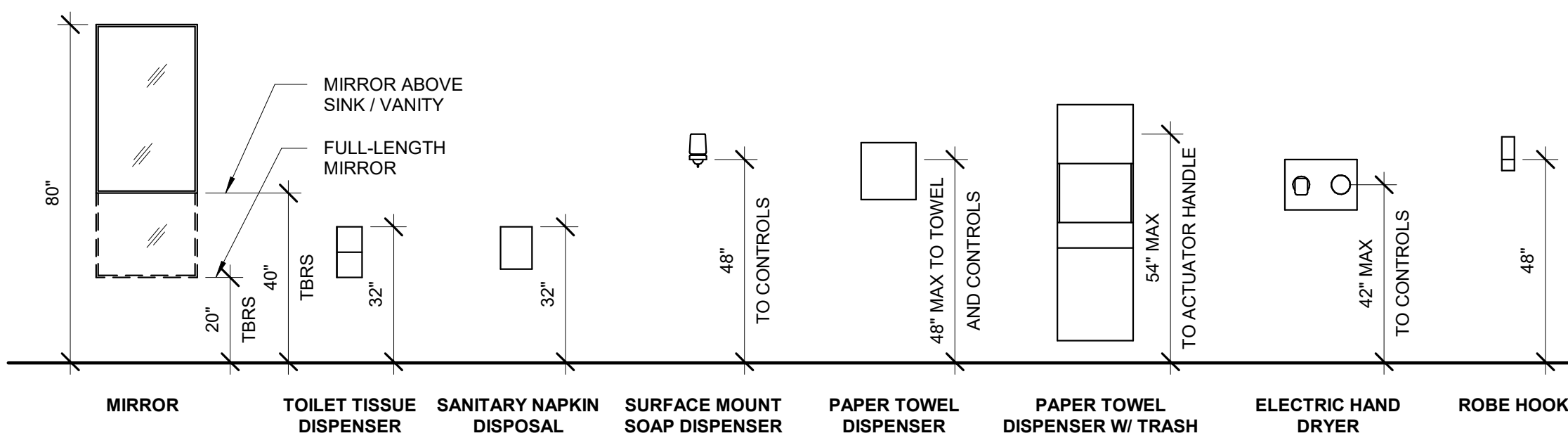
NOTE: ANY ABBREVIATIONS APPEARING IN THESE DOCUMENTS WHICH ARE NOT LISTED BELOW SHALL BE VERIFIED AND CONFIRMED WITH THE ARCHITECT PRIOR TO CONSTRUCTION

AB	ANCHOR BOLT	L	LENGTH
ACT	ACOUSTICAL CEILING TILE	<	STEEL ANGLE
ADA	AMERICANS WITH DISABILITIES ACT	LG	LENGTH/LONG
AFF	ABOVE FINISH FLOOR	LGMF	LIGHT GAUGE METAL FRAMING
AGGR	AGGREGATE	LLH	LONG LEG HORIZONTAL
ALUM	ALUMINUM	LLV	LONG LEG VERTICAL
ALT	ALTERNATE	LP	LOW POINT
ANOD	ANODIZED	LVL	LAMINATED VENEER LUMBER
ARCH	ARCHITECT / ARCHITECTURAL		
B/B	BACK-TO-BACK	MANF	MANUFACTURER
BLDG	BUILDING	MAX	MAXIMUM
BLK	BLOCK	MBW	MASONRY BEARING WALL
BM	BEAM	MC	MECHANICAL CONTRACTOR
BOT	BOTTOM	MEPF	MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION
BO	BOTTOM OF	MIN	MINIMUM
BRG	BEARING	MTL	METAL
BS	BOTH SIDES		
C	CHANNEL DESIGNATION	NIC	NOT IN CONTRACT
CIP	CAST IN PLACE	NOM	NOMINAL
CJ	CONSTRUCTION JOINT	NTS	NOT TO SCALE
CL	CENTER LINE	N-S	NORTH-SOUTH DIRECTION
CLG	CEILING	OC	ON CENTER
CLR	CLEAR DISTANCE	OCEW	ON CENTER EACH WAY
CMU	CONCRETE MASONRY UNIT	OD	OUTSIDE DIAMETER
CF	CONTRACTOR FURNISHED	OH	OVERHEAD
CI	CONTRACTOR INSTALLED	OPP	OPPOSITE
COL	COLUMN	OF	OWNER FURNISHED
CONN	CONNECTION	OI	OWNER INSTALLED
CONT	CONTINUOUS		
CONTR	CONTRACTOR	PC	PLUMBING CONTRACTOR
		PCC	PRECAST CONCRETE
D	DEPTH	PEMB	PRE-ENGINEERED METAL BUILDING
D-B	DESIGN-BUILD	PERIM	PERIMETER
DEMO	DEMOLISH / DEMOLITION	PL	STEEL PLATE
DIAM	DIAMETER	PS CONC	PRE-STRESSED CONCRETE
DIM	DIMENSION	PTD	PAINTED, PRINTED
DN	DOWN	PT CONC	POST-TENSIONED CONCRETE
DTL	DETAIL	PRT	PRESSURE TREATED
DWG	DRAWING		
DWL	DOWEL	RB	RUBBER BASE
		REINF	REINFORCING
EA	EACH	REQD	REQUIRED
EC	ELECTRICAL CONTRACTOR	REQT	REQUIRED
EJ	EXPANSION JOINT	RTU	ROOF TOP UNIT
ELEV	ELEVATION		
ENGR	ENGINEER	SCHD	SCHEDULE
EPDM	ETHYLENE PROPYLENE DIENE MONOMER	SF	SQUARE FOOT
		SHT	SHEET
EQ	EQUAL	SIM	SIMILAR
EW	EACH WAY	SOG	SLAB ON GRADE
E-W	EAST-WEST DIRECTION	SPA	SPACE/SPACES
ETC	EXETERA	SPEC	SPECIFICATION
ETR	EXISTING TO REMAIN	SQ	SQUARE
EXST	EXISTING	STD	STANDARD
EXP	EXPANSION	STL	STEEL
EXT	EXTERIOR	STR	STRUCTURAL
		T	TALL
FDN	FOUNDATION	TBD	TO BE DETERMINED
FE	FIRE EXTINGUISHER	TBRS	TO BOTTOM OF REFLECTIVE SURFACE
FEC	FIRE EXTINGUISHER CABINET	THK	THICK / THICKNESS
FF	FINISH FLOOR	TL	TREATED LUMBER
F-F	FACE-TO-FACE	TO	TOP OF
FIN	FINISH (OR) FINNED	TOC	TOP OF CONCRETE
FLG	FLANGE	TOF	TOP OF FLOOR
FP	FIRE PROTECTION	TOL	TOP OF LEDGE ELEVATION
FRT	FIRE RESISTANT TREATED	TOW	TOP OF WALL
FRTW	FIRE RETARDANT TREATED WOOD	TP	TOP OF PIER ELEVATION
FT	FOOT OR FEET	TYP	TYPICAL
FTG	FOOTING		
FUT	FUTURE	UNO	UNLESS NOTED OTHERWISE
FV	FIELD VERIFY		
		VB	VAPOR BARRIER
GA	GAUGE	VCT	VINYL COMPOSITE TILE
GALV	GALVANIZED	VERT	VERTICAL
GC	GENERAL CONTRACTOR	VIF	VERIFY IN FIELD
GFI	GROUND FAULT INTERRUPTER	VR	VAPOR RETARDER
GL	GLASS or GRID LINE		
GWB	GYPSUM WALL BOARD	W	WIDTH
GYP	GYPSUM	WITH	WITH
		W/O	WITHOUT
H	HEIGHT	WD	WOOD
HM	HOLLOW METAL	WF	WIDE FLANGE
HORIZ	HORIZONTAL	WP	WORKING POINT
HP	HIGH POINT	WSBW	WOOD STUD BEARING WALL
HR	HOUR	WWF	WELDED WIRE FABRIC
HT	HEIGHT		
HVAC	HEATING, VENTILATING & AIR CONDITIONING		
HW	HARDWOOD		
IBC	INTERNATIONAL BUILDING CODE		
ID	INSIDE DIAMETER		
IFC	ISSUED FOR CONSTRUCTION		
INSUL	INSULATION		
INT	INTERIOR		
JT	JOINT		
KO	KNOCKOUT		

ARCHITECTURAL SYMBOLS:



NOTE: THE INFORMATION ON THIS SHEET IS FOR ILLUSTRATIVE PURPOSES AND TO PROVIDE EASE OF ACCESS TO INFORMATION FOR THE GC AND SUB-CONTRACTORS. IT IS THE RESPONSIBILITY OF THE GC AND SUB-CONTRACTORS TO BE KNOWLEDGEABLE OF THE FAIR HOUSING ACT GUIDELINES (FPHAG), THE AMERICANS WITH DISABILITIES ACT GUIDELINES (ADAAG), AND THE AMERICAN NATIONAL STANDARDS INSTITUTE GUIDELINES (ANSI A117.1) TO EXECUTE THEIR WORK IN COMPLIANCE WITH THESE GUIDELINES.



COMMERCIAL TOILET ROOM ACCESSORY MOUNTING HEIGHTS

3/8" = 1'-0"

TOILET GRAB BARS & BLOCKING

PROVIDE 2x BLOCKING AND GRAB BARS; SEE TOILET GRAB BAR DIAGRAMS

LAVATORY CLEAR SPACE

48" x 30" LAVATORY CLEAR FLOOR SPACE WITH FORWARD APPROACH; CENTERED ON SINK

LAVATORY (SINK)

SHALL NOT OVERLAP TOILET CLEAR FLOOR SPACE; TOP OF RIM SHALL BE 34" MAXIMUM ABOVE FINISHED FLOOR

TOILET HEIGHT

SEAT OF TOILET SHALL BE 17" MIN AND 19" MAX ABOVE FINISHED FLOOR

TOILET CLEAR FLOOR SPACE

56" x 60" CLEAR; LAVATORY MAY NOT OVERLAP THE TOILET CLEAR FLOOR SPACE

WALL-MOUNTED DIAPER CHANGING TABLE

IF PROVIDED: 48" x 30" CENTERED CLEAR FLOOR SPACE WITH FORWARD APPROACH; CHANGING SURFACE SHALL BE AT 34" MAX ABOVE FINISHED FLOOR

TURNING SPACE

PROVIDE 60" TURNING SPACE; KNEE/TOE CLEARANCES MAY OCCUR UNDER LAVATORY

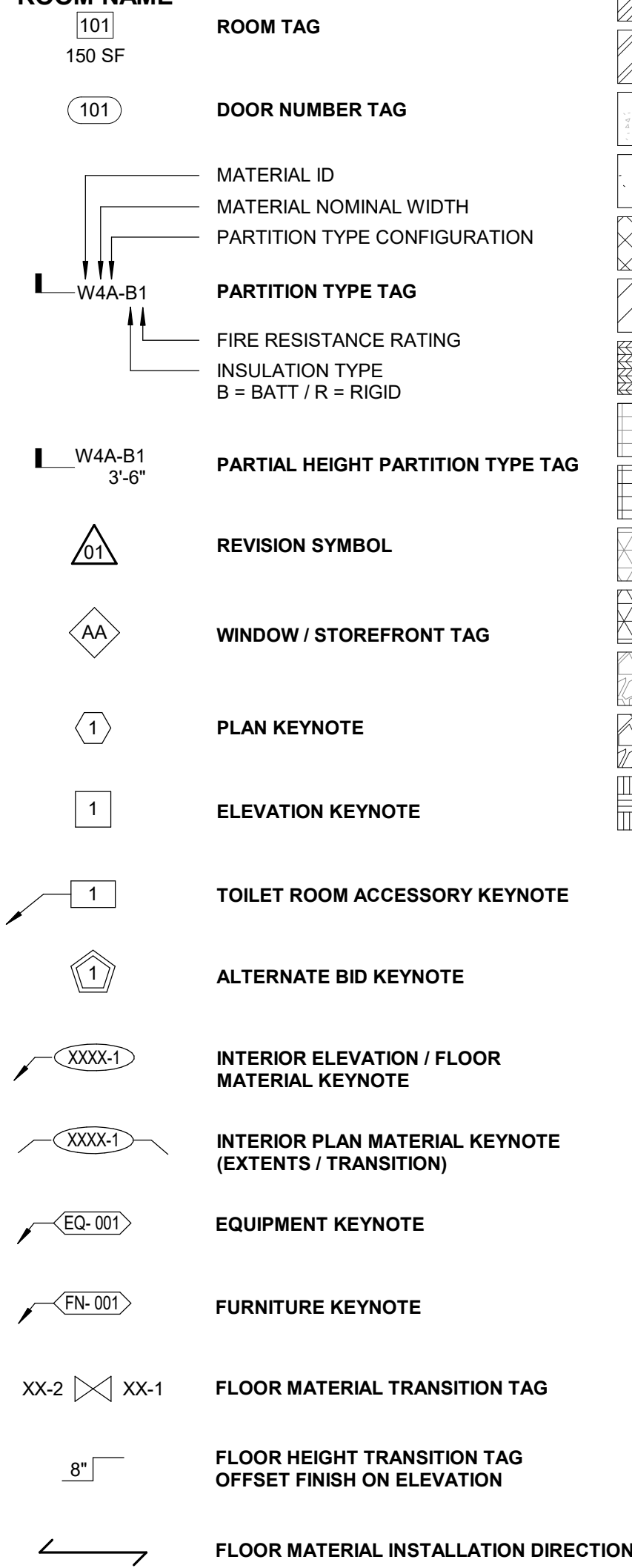
DOOR SWING

DOORS SHALL NOT SWING INTO ANY CLEAR FLOOR SPACE UNLESS ANOTHER 30" x 48" CLEAR FLOOR SPACE IS PROVIDED WITHIN THE ROOM OUTSIDE OF THE DOOR SWING

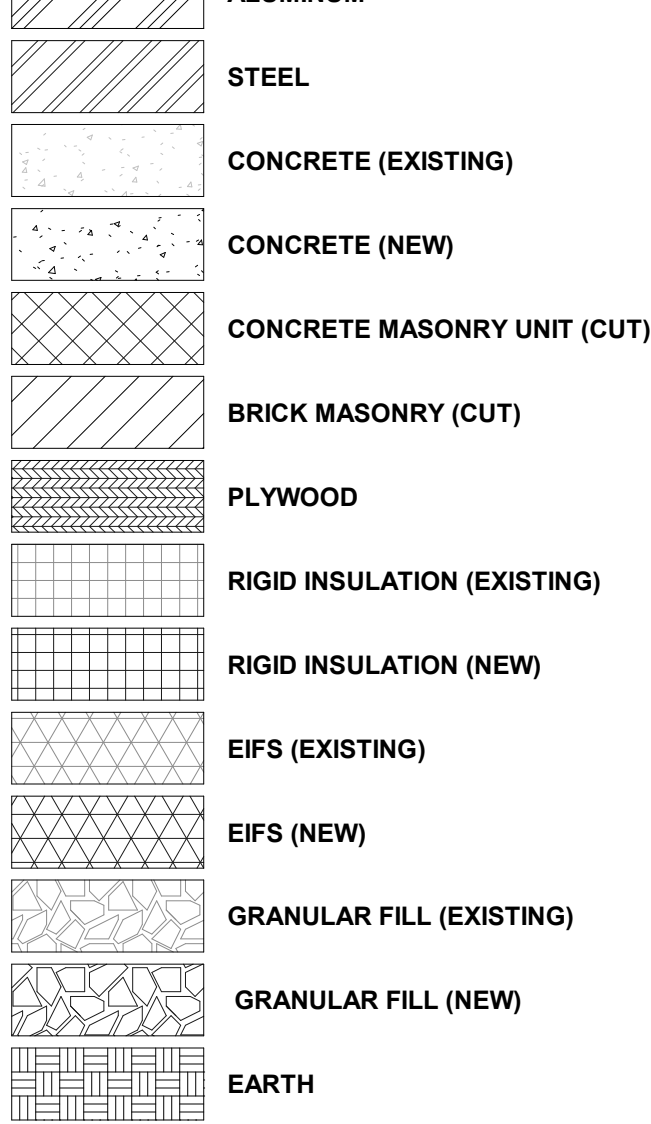
DOOR CLEAR FLOOR SPACE

60" IN FRONT OF THE SWING SIDE OF THE DOOR AND 18" MINIMUM FROM THE LATCH-SWING SIDE OF THE DOOR

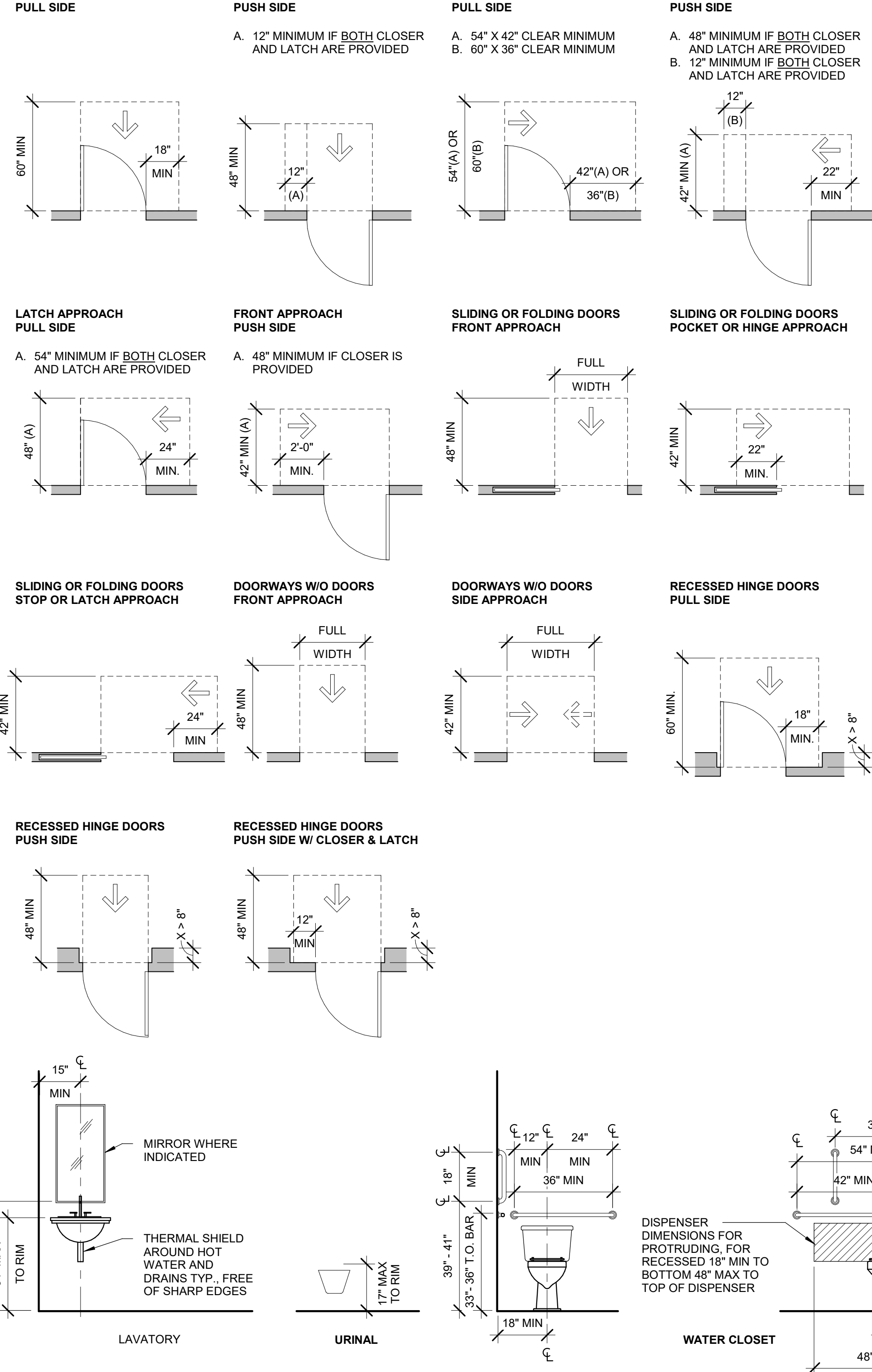
ARCHITECTURAL TAGS & KEYNOTES:



ARCHITECTURAL HATCH PATTERNS:

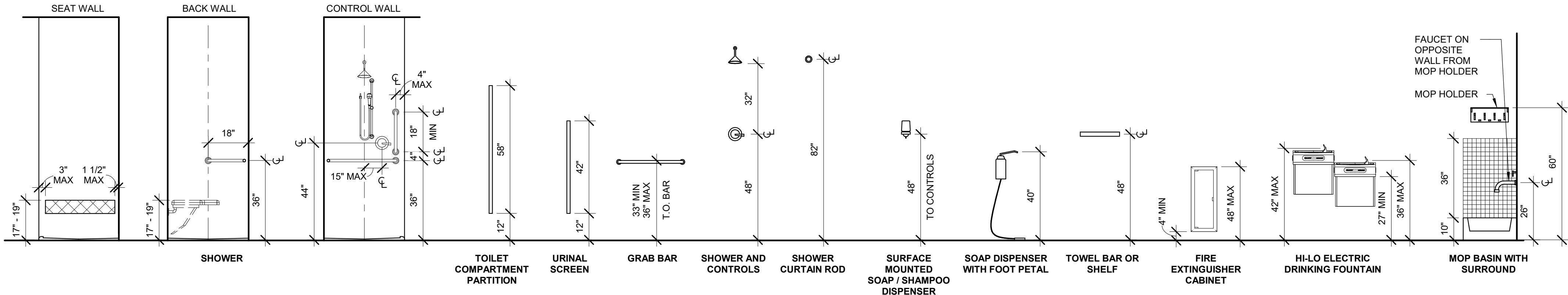


MANEUVERING CLEARANCES AT DOORS:



COMMERCIAL TOILET ROOM FIXTURES

3/8" = 1'-0"



COMMERCIAL PLUMBING FIXTURE AND ACCESSORY MOUNTING HEIGHTS

3/8" = 1'-0"

SINGLE STALL RESTROOM CLEARANCES

3/8" = 1'-0"

Project Status

24.02.23 FOR CONSTRUCTION

PROJ. #: 23096-01

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SYMBOLS & ABBREVIATIONS

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PARTITION TYPE NOTES:

ALL INTERIOR PARTITIONS ARE TO BE W4B WALL TYPE UNLESS NOTED OTHERWISE

- A. SEE 2009 UNDERWRITER'S LABORATORY DIRECTORY FOR ADDITIONAL INFORMATION ON WALL RATING SPECIFICS AND ALLOWABLE MATERIALS.
- B. FIRE RATED ASSEMBLIES: ALL SEAMS TO HAVE TAPE AND JOINT COMPOUND APPLIED. ALL SCREW HEADS TO HAVE JOINT COMPOUND APPLIED. WHERE AN ASSEMBLY FACE IS NOT VISIBLE TO AN OCCUPIED SPACE, COMPOUND AND TAPE CAN BE COMPLETED AT A LEVEL 1 FINISH.
- C. PROVIDE TREATED WOOD AT ALL LOCATIONS WHERE WOOD IS IN CONTACT WITH CONCRETE AND/OR MASONRY.
- D. PROVIDE MOISTURE RESISTANT GYPSUM BOARD AT ALL WET AREAS INCLUDING KITCHENS, BATHROOMS, AND RESTROOMS.
- E. PROVIDE ACOUSTICAL INSULATION AND ACOUSTICAL SEALANT AT TOP & BOTTOM OF WALLS AND ALL WALL PENETRATIONS AT ALL CORRIDOR AND UNIT DEMISING WALLS. FOR SOUND IMPROVEMENT, DO NOT ALIGN PENETRATIONS BETWEEN UNITS (EG WALL OUTLETS).
- F. ALL GYPSUM SHALL EXTEND TO BOTTOM OF ROOF DECK OR FULL HEIGHT OF PARTITION UNLESS NOTED OTHERWISE.
- G. STC RATINGS ARE ESTIMATES BASED ON STC TESTING. ACTUAL INSTALLED PERFORMANCE MAY VARY.

ASSEMBLY TYPE NOTES:

- A. SEE 2009 UNDERWRITER'S LABORATORY DIRECTORY OR GYPSUM ASSOCIATION'S FIRE RESISTANCE DESIGN MANUAL FOR ADDITIONAL INFORMATION ON RATING SPECIFICS AND ALLOWABLE MATERIALS.
- B. PROVIDE TREATED WOOD AT ALL LOCATIONS WHERE WOOD IS IN CONTACT WITH CONCRETE AND/OR MASONRY.
- C. ALL GYPSUM IN CEILING-FLOOR OR ROOF ASSEMBLIES SHALL BE TYPE-C, UNLESS NOTED OTHERWISE.
- D. PROVIDE INSULATION AS DESCRIBED IN ASSEMBLY DETAIL. REFER TO THE ASSEMBLY'S SPECIFIC MANUAL FOR ADDITIONAL REQUIREMENTS OR RESTRICTIONS.

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NEW CONSTRUCTION
1920 COMMERCE DRIVE
MT. HOREB, WI 53572

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**INTERIOR
PARTITION
TYPES AND
ROOF
ASSEMBLY**

A002

"FW" WALL TYPE - FURRING WOOD FRAMED	FW2					FW4A					FW6A				
	CONFIGURATIONS	FW2				CONFIGURATIONS	FW4A				CONFIGURATIONS	FW6A	FW6A-B		
	GWB TYPE	STANDARD				GWB TYPE	STANDARD				GWB TYPE	STANDARD	STANDARD		
	INSULATION TYPE	N/A				INSULATION TYPE	N/A				INSULATION TYPE	N/A	BATT		
	FIRE RATING	N/A				FIRE RATING	N/A				FIRE RATING	N/A	N/A		
	FIRE TEST	N/A				FIRE TEST	N/A				FIRE TEST	N/A	N/A		
	STC RATING	N/A				STC RATING	-	-			STC RATING	-	-		

"W" WALL TYPE - WOOD FRAMED	W4A					W6A					W4B					W6B					W6C				
	CONFIGURATIONS	W4A	W4A-B	W4A-B1		CONFIGURATIONS	W6A	W6A-B	W6A-B1		CONFIGURATIONS	W4B				CONFIGURATIONS	W6B	W6B-B			CONFIGURATIONS	W6C	W6C-B		
	GWB TYPE	STANDARD	STANDARD	TYPE X		GWB TYPE	STANDARD	STANDARD	TYPE X		GWB TYPE	STANDARD				GWB TYPE	STANDARD	STANDARD			GWB TYPE	STANDARD	STANDARD		
	INSULATION TYPE	N/A	BATT	BATT		INSULATION TYPE	N/A	BATT	BATT		INSULATION TYPE	N/A				INSULATION TYPE	N/A	BATT			INSULATION TYPE	N/A	BATT		
	FIRE RATING	N/A	N/A	1 HOUR		FIRE RATING	N/A	N/A	1 HOUR		FIRE RATING	N/A				FIRE RATING	N/A	N/A			FIRE RATING	N/A	N/A		
	FIRE TEST	N/A	N/A	UL# U305		FIRE TEST	N/A	N/A	UL# U305		FIRE TEST	N/A				FIRE TEST	N/A	N/A			FIRE TEST	N/A	N/A		
	STC RATING	34	36	36		STC RATING	36	40	40		STC RATING	34				STC RATING	34	40			STC RATING	34	40		

CEILING TYPE - MECHANICAL ROOM	RAB-1					ACT-1					GWB-1				
	GWB TYPE	STANDARD				FINISH MATERIAL	ACOUSTICAL CEILING TILE				FINISH MATERIAL	TYPE-C GYPSUM BOARD			
	INSULATION TYPE	-				INSULATION TYPE	N/A				INSULATION TYPE	N/A			
	FIRE RATING	-				FIRE RATING	N/A				FIRE RATING	N/A			
	FIRE TEST	-				FIRE TEST	N/A				FIRE TEST	N/A			
	STC RATING	-				STC RATING	N/A				STC RATING	N/A			

FOR PERMIT



- A. MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION IMPROVEMENTS TO BE DESIGN BUILD, UNLESS NOTED OTHERWISE, DESIGNED AS REQUIRED BY CURRENT BUILDING CODES. MEP DESIGN BUILD CONTRACTOR(S) RESPONSIBLE FOR ENSURING CODE COMPLIANT CONSTRUCTION OF NEW SYSTEMS IN TENANT SPACES.
- B. PROVIDE SOUND INSULATION IN ALL RESTROOM WALL, MECHANICAL ROOMS AND OPERATORIES.
- C. PROVIDE MOISTURE RESISTANT GWB AT ALL PLUMBING WALLS.
- D. PROVIDE ACCESSIBLE TOILET ROOM FIXTURES AND ACCESSORIES PER MOUNTING HEIGHTS INDICATED ON SHEET A001.
- E. PROVIDE 2X BLOCKING AT ALL GRAB BAR LOCATIONS PER ANSI A117.1 2009
- F. PROVIDE APPROA ADDED THRESHOLDS AT ALL NEW FLOOR TRANSITIONS AND DOORWAYS.
- G. EXTERIOR DIMENSIONS ARE FROM GRIDLINE TO GRIDLINE, OR TO EDGE OF FOUNDATION WALL UNLESS NOTED OTHERWISE. PLEASE CONTACT ARCHITECT WITH ANY DISCREPANCIES.
- H. INTERIOR DIMENSIONS FOR NEW CONSTRUCTION ARE TO FACE OF FRAME OR COLUMN CENTERLINE UNLESS NOTED OTHERWISE. ALL DIMENSIONS FROM EXISTING WALLS ARE FROM FINISH FACE UNLESS NOTED OTHERWISE.
- I. ALL DOORS WITH A CLOSE PROXIMITY OF A PERPENDICULAR WALL SHALL HAVE A TYPICAL DIMENSION OF 6" FROM FACE OF FRAME TO DOOR OPENING UNLESS NOTED OTHERWISE.
- J. VERIFY ALL EXISTING CONDITIONS AND ADJUST WALL DIMENSIONS ACCORDINGLY. CONTACT ARCHITECT WITH ANY DISCREPANCIES.
- K. CONTRACTOR SHALL NOTIFY ARCHITECT, ENGINEER AND OWNER IMMEDIATELY UPON DISCOVERING ANY UNANTICIPATED STRUCTURAL CONDITIONS OR DISCREPANCIES WITH PROPOSED MODIFICATIONS.
- L. FIRE EXTINGUISHER CABINETS SHALL BE RATED TO MEET THE ASSOCIATED WALL FIRE RATING.
- M. GENERAL CONTRACTOR TO SECURE CONSTRUCTION AREA DURING CONSTRUCTION WORK. SEAL ALL DOORS AS REQUIRED. CONSTRUCT AND MAINTAIN A FLOOR TO CEILING DUST BARRIER, TO PROVIDE SEPARATION FOR DUST, DEBRIS AND SOUND.
- N. COORDINATE ALL FINISHES WITH OWNER. ALL MATERIALS CALLED OUT IN DRAWINGS AND SCHEDULES TO BE USED AS DESIGN INTENT.
- O. GYP WALL JOINTS TO BE NO GREATER THAN 30"-0" APART AND ORIENTED ON FRAME EDGE OF OPENINGS. JOINTS TO BE NO GREATER THAN 1/4" AND FILLED WITH JOINT COMPOUND.

NEW CONSTRUCTION
1920 COMMERCE DRIVE
MT. HOREB, WI 53572

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D

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C2 MECHANICAL PLATFORM RCP

1/8" = 1'-0"

A1 OP ROOM ENLARGED RCP TYP.

1/4" = 1'-0"

A2 FIRST FLOOR RCP

1/8" = 1'-0"

RCP KEYNOTES:

- 8'-0" WIDE 4'-0" RADIUS 4" DEEP ACT CIRCULAR CLOUD AT 8'-0" AFF. IN LINE WITH SHAPE OF FRONT DESK.
- PAINTED GWB FASTENED TO UNDERSIDE OF STRUCTURE AT 10'-3 3/8" AFF, SURFACE MOUNTED LIGHTING.
- PAINTED GWB FASTENED TO UNDERSIDE OF STRUCTURE HEIGHT VARIES.
- 3/4" TONGUE AND GROOVE WOOD SOFFIT STAIN HONEY TEAK TO MATCH ARCHITECTURAL SAMPLE. FASTENED TO UNDERSIDE OF STRUCTURE AT 10'-4 1/2" AFF.
- 24" VENTED ALUMINUM SOFFIT.
- DOWNSPOUT LOCATION.
- EXAM LIGHT, CENTERED OVER EQUIPMENT. OWNER SPECIFIED. AND BLOCKING TO BE COORDINATED BY GC.
- 1/8" MASS LOADED VINYL ON THE BOTTOM OF ROOF TRUSSES
- GWB BULKHEAD AT 8'-0" AFF
- PROVIDE 2 LAYERS 5/8" GWB FOR CEILING
- OC SENSOR.
- MASTER LIGHT CONTROL.
- PHONE SET ON COUNTER.
- SOFFIT VENTS TO MATCH HONEY TEAK TONGUE AND GROOVE WOOD SOFFIT.

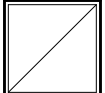
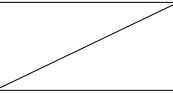
REFLECTED CEILING PLAN GENERAL NOTES:

- CENTER CEILING GRID IN ROOM. LEAVING A MINIMUM TILE DIMENSION OF NOT LESS THAN 1'-0", UNLESS NOTED OTHERWISE
- COORDINATE HVAC WITH ARCHITECT PRIOR TO INSTALLATION (SUPPLY DIFFUSERS, RETURN LOUVERS, TRANSFER GRILLS, EXHAUST GRILLS, AND ANY OTHER FIXTURE).
- ALL LIGHT FIXTURE FINISHES TO BE COORDINATED BY GC UNLESS NOTED OTHERWISE. EXCEPT FOR JANITORIAL, MECHANICAL, AND UNFINISHED MAINTENANCE ROOMS
- LIGHTING SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. LIGHT FIXTURES TO BE DESIGNED BY ELECTRICIAN OR LIGHTING DESIGNER. COORDINATE LIGHTING LAYOUT WITH ARCHITECT PRIOR TO INSTALLATION.
- FOLLOW THE STATE AND NATIONAL CODE REQUIREMENTS AND MINIMUM LIGHTING FOOT CANDLE REQUIREMENTS.
- CENTER ALL CEILING MOUNTED LIGHT FIXTURES. LIFE SAFETY DEVICES, SPEAKERS, SPRINKLERS, AND OTHER ELEMENTS IN THE ACOUSTIC CEILING TILE IN BOTH DIRECTIONS, UNLESS NOTED OTHERWISE.
- MEP & FP CONTRACTORS SHALL COORDINATE WITH ARCHITECT PRIOR TO CONSTRUCTION START TO MINIMIZE CEILING MOUNTED FIXTURES AND EQUIPMENT. CONDUIT SHALL BE RUN AT 90 DEGREE ANGLES TO THE SPACE. UNLESS NOTED OTHERWISE, AND SHALL BE CONCEALED WHERE POSSIBLE.
- ALL SUSPENDED CEILINGS ARE TO BE 9'-0" AFF UNLESS OTHERWISE NOTED.

ELECTRICAL NOTES:

- SOUND MASKING (HALLWAYS, RECEPTION, AND WAITING AREA), TVS, AND WAP QUANTITY AND LOCATIONS TO BE COORDINATED WITH CASEY.
- INCLUDE HDMI CABLE IN EACH OP, MULTI-PURPOSE TV, AND TWO IN ORTHO PED.
- INCLUDE COAX CONNECTION FOR EACH TV LOCATION (OP, ORTHO PED, WAITING AREA, MULTI-PURPOSE) WITH MULTI-PURPOSE ROOM TV TO RECIEVE DATA AND COAX.
- DATA:
 - ONE DROP WITH TWO PORTS REQUIRED AT EACH OF THE FOLLOWING LOCATIONS - HEAD WALL OF EACH OP, HEAD WALL OF ORTHO PED CONSULT ROOM, IT ROOM, CONSULTATION ROOM, TRAY PREP, PAN-X, EACH DENTIST CHAIR.
 - TWO DROPS WITH TWO PORTS REQUIRED AT EACH OF THE FOLLOWING LOCATIONS - LAB.
 - ONE DROP WITH FOUR PORTS REQUIRED AT EACH OF THE FOLLOWING LOCATIONS - EACH RECEPTION DESK CHAIR.
 - ONE DROP WITH ONE PORT AT EACH OF THE FOLLOWING LOCATIONS - MULTI PURPOSE ROOM TV.

CEILING PLAN FIXTURES:

-  2'X2' PANEL LIGHT
 - LED BULB
 - CF/CI
-  2'X4' PANEL LIGHT
 - LED BULB
 - CF/CI
-

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NEW CONSTRUCTION
1920 COMMERCE DRIVE
MT. HOREB, WI 53572

Project Status

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1 24.03.14 CB-01

PROJ. #: 23096-01

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PLAN
NORTH
TRUE NORTH ROTATION

0' 2' 4' 8'
0' 1/4" 1/2" 1"
SCALE: 1/8" = 1'-0"

REFLECTED
CEILING PLAN

A102

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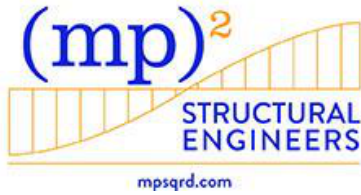
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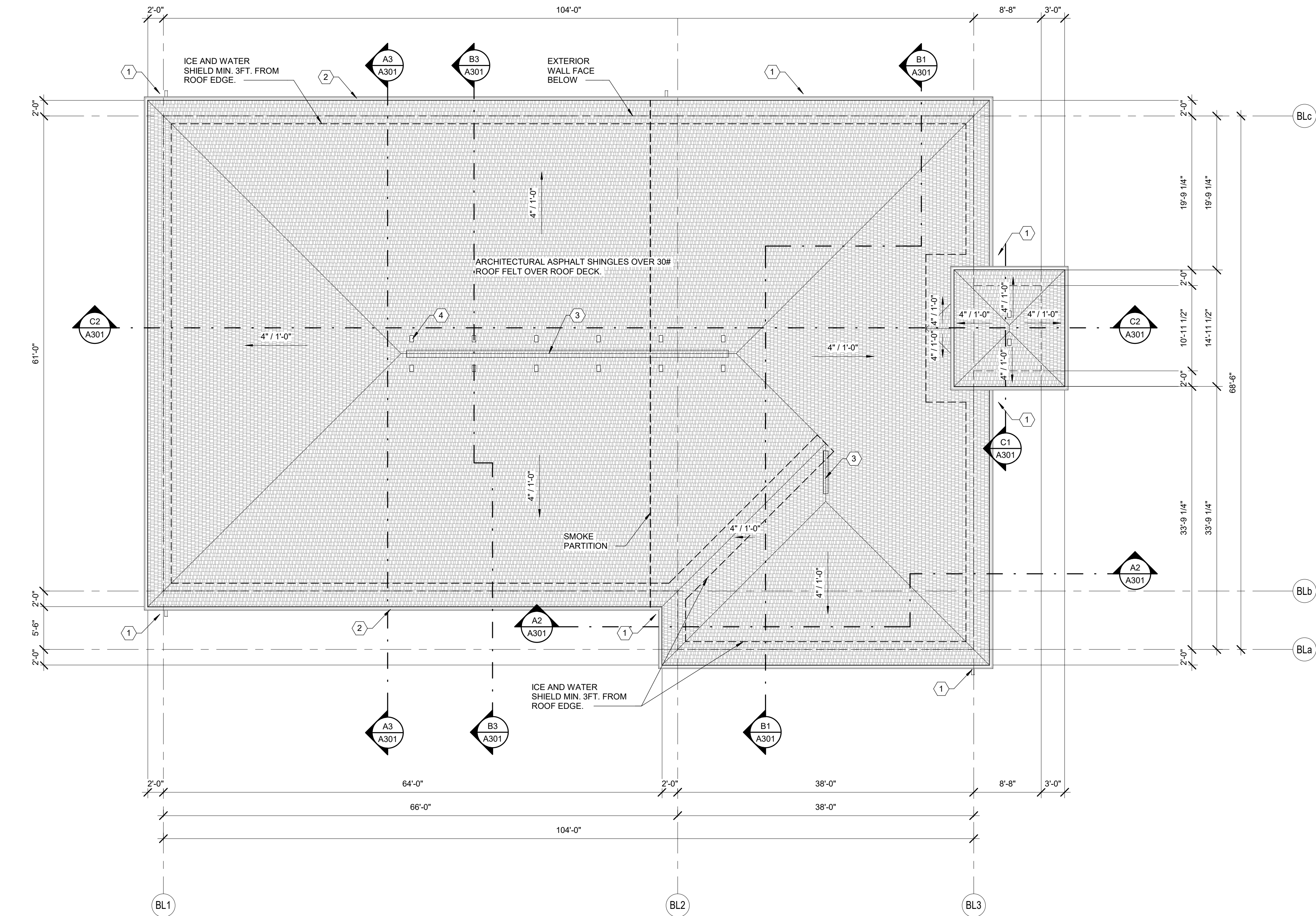
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- ROOF PLAN GENERAL NOTES:**
- A. EXTERIOR DIMENSIONS ARE FROM GRIDLINE TO GRIDLINE, OR TO EDGE OF FOUNDATION WALL, UNLESS OTHERWISE NOTED. PLEASE CONTACT ARCHITECT WITH ANY DISCREPANCIES.
- B. DIMENSIONS ARE TO FACE OF EAVE UNLESS NOTED OTHERWISE. VERIFY ALL EXISTING CONDITIONS AND ADJUST WALL DIMENSIONS ACCORDINGLY. CONTACT ARCHITECT WITH ANY DISCREPANCIES.
- C. MECHANICAL CHASE INTERIOR WALLS SHALL BE CONTINUOUS TO BOTTOM OF RATED CEILING ASSEMBLY CAP. MAINTAIN CONTINUITY OF FIRE RATING FROM LOWEST FLOOR THROUGH ROOF OR AS OTHERWISE INDICATED.
- D. FINAL DOWNSPOUT / SCUPPER LOCATION(S) SHOULD BE COORDINATED BETWEEN THE ROOFING CONTRACTOR, THE ARCHITECT AND THE CIVIL ENGINEER, VERIFY LOCATION OF DOWNSPOUTS.
- # ROOF PLAN KEYNOTES:**
- 1 DOWNSPOUT LOCATION, SEE A102.
- 2 GUTTER LOCATED AROUND FULL PERIMETER OF ROOF FOOTPRINT
- 3 CONTINUOUS SHINGLE-OVER STYLE RIDGE VENT MIN 18 SQ. INCHES PER LINEAL FOOT OF NET FREE AREA
- 4 ROOF VENT MIN 60 SQ. INCHES OF NET FREE AREA



ROOF VENT CALCULATIONS:

6724 SF ROOF=
1614 SQ INCHES NET FREE AREA RIDGE VENT
CONTINUOUS SHINGLE-OVER SYLE RIDGE VENT MIN 18
SQ. INCHES PER LINEAL FOOT OF NET FREE AREA
ROOF VENT MIN 60 SQ. INCHES OF NET FREE AREA
1614 SQ INCHES NET FREE AREA SOFFIT VENT



A1 ROOF PLAN
1/8" = 1'-0"

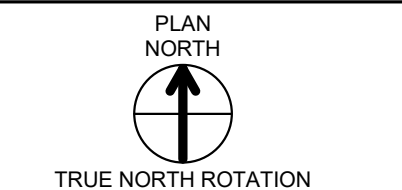
FIRST CHOICE DENTAL MT HOREB
NEW CONSTRUCTION
1920 COMMERCE DRIVE
MT. HOREB, WI 53572

Project Status

24.02.23 FOR CONSTRUCTION

PROJ. #: 23096-01

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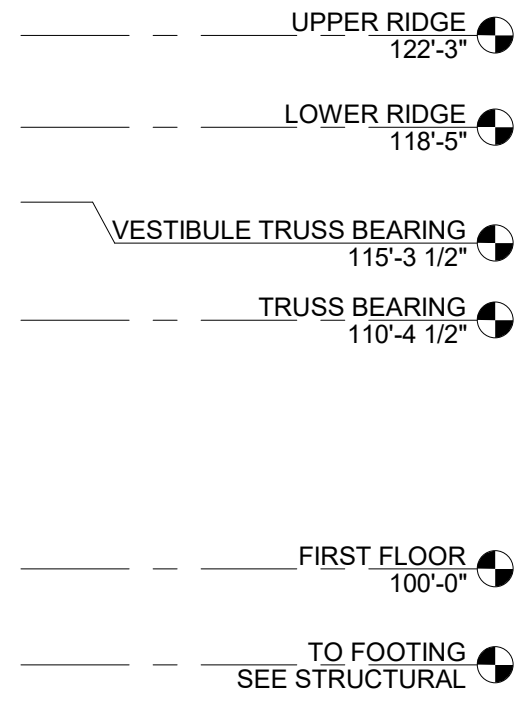
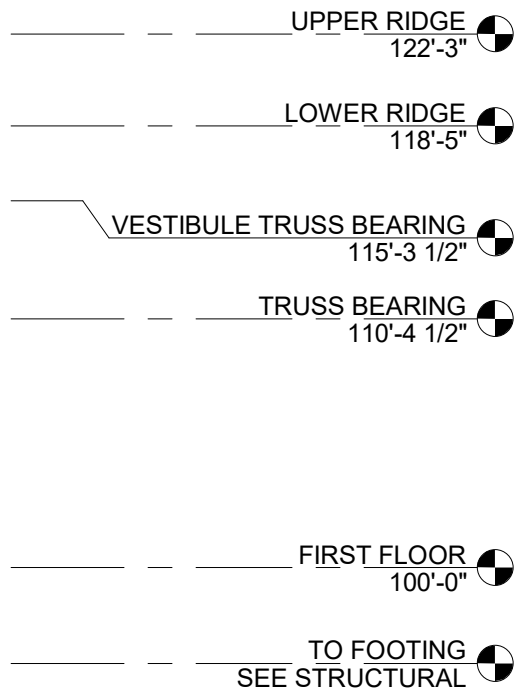
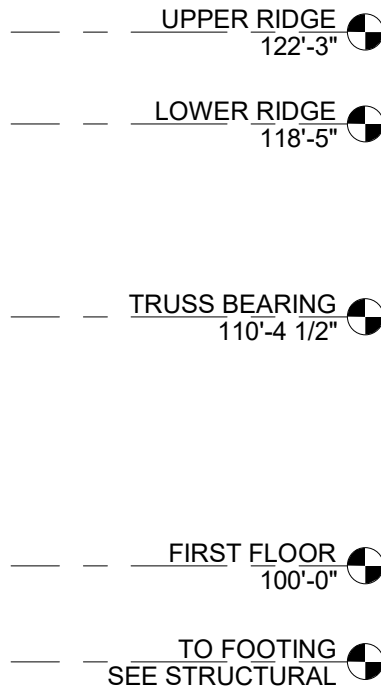
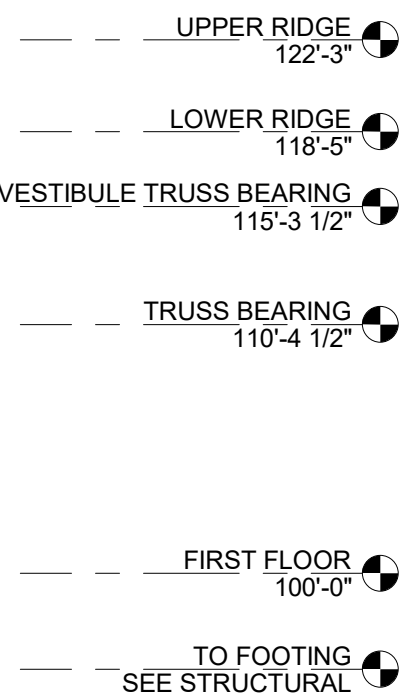


0' 2' 4' 8'
0' 1/4" 1/2" 1"
SCALE: 1/8" = 1'-0"

ROOF PLAN

A103

FOR PERMIT


$$1/8" = 1'-0"$$

$$1/8'' = 1'-0''$$

$$1/8" = 1'-0"$$

$$1/8'' = 1'-0''$$

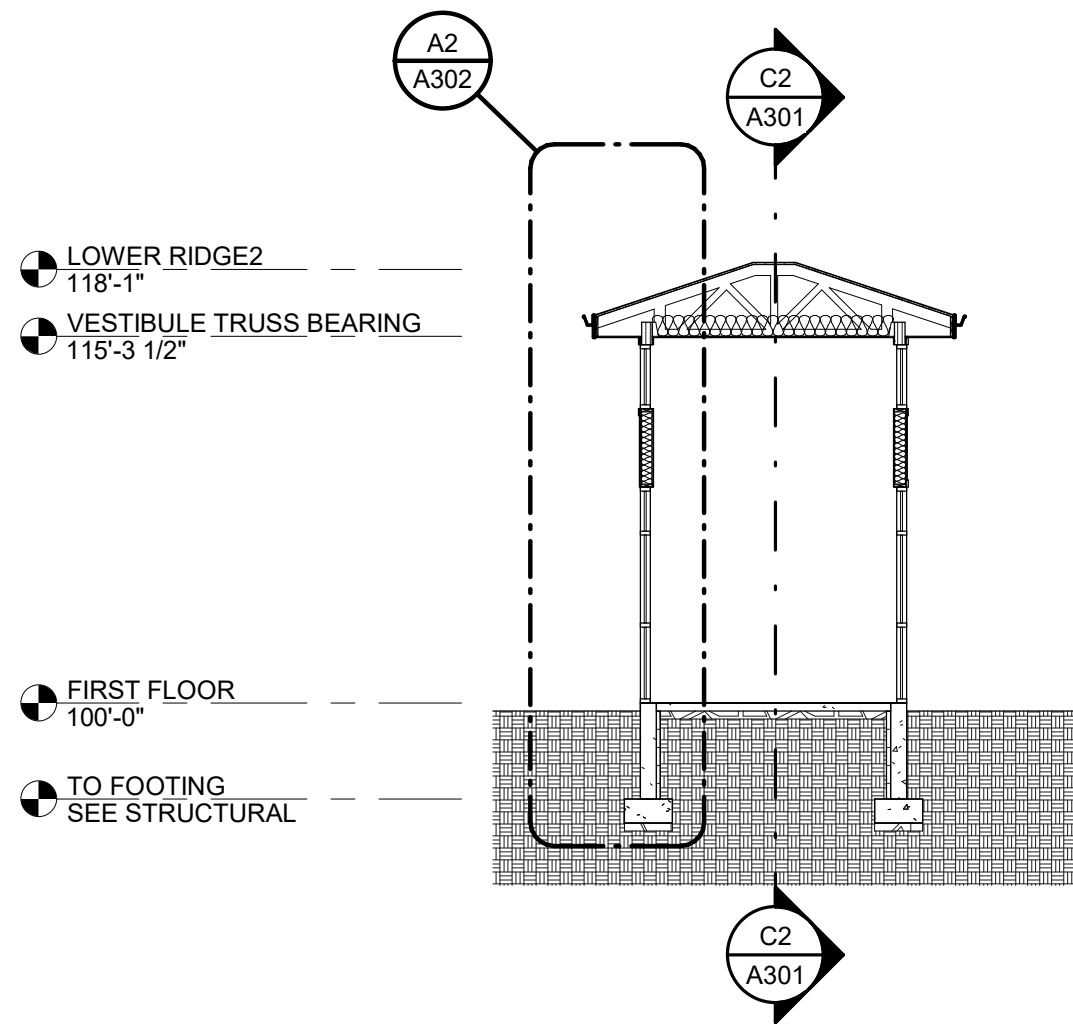

NOTE: MATERIAL CALLOUTS ARE TYPICAL FOR ALL LIKE CONDITIONS ON ELEVATIONS



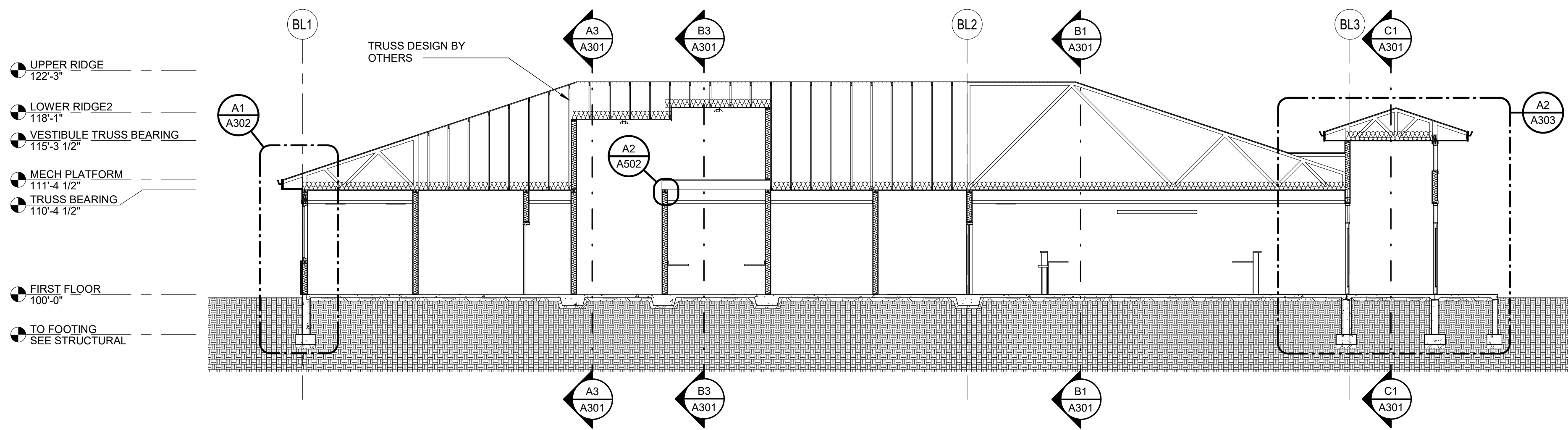
A201

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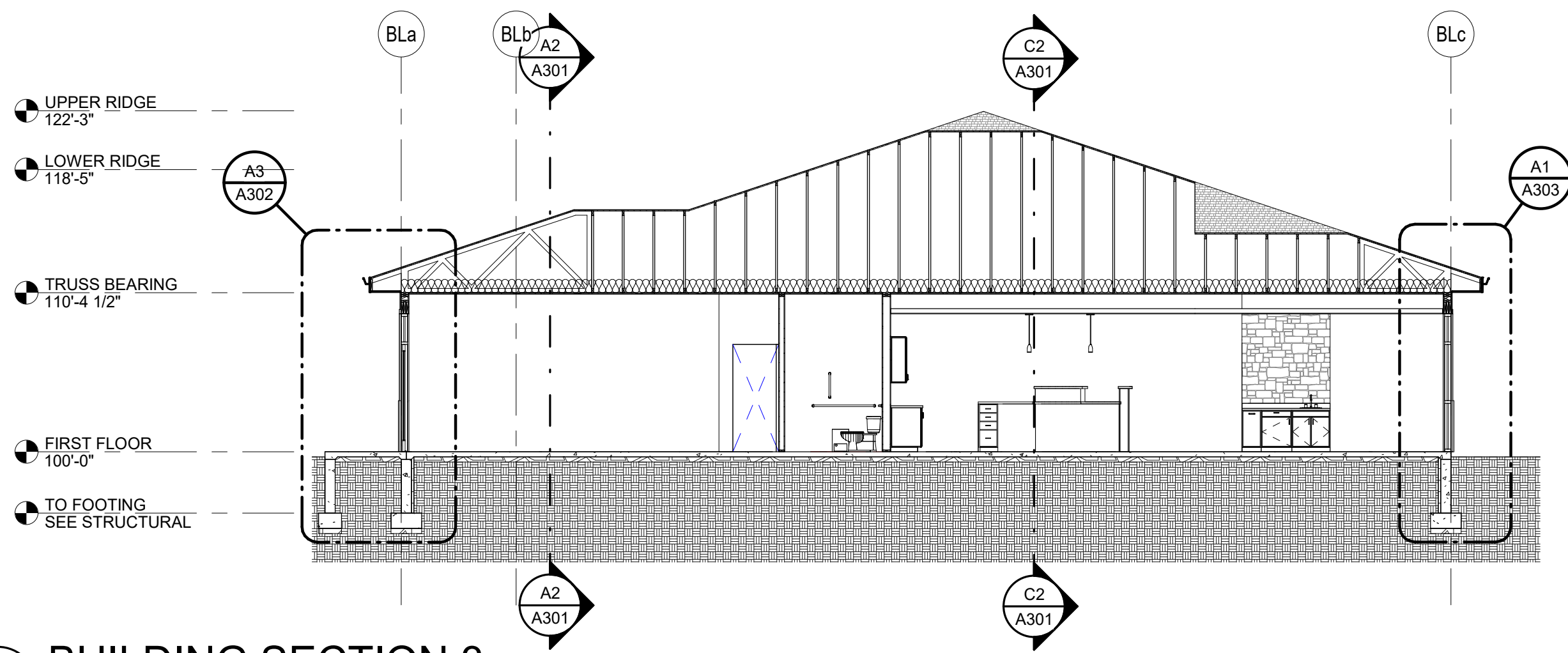
A
B
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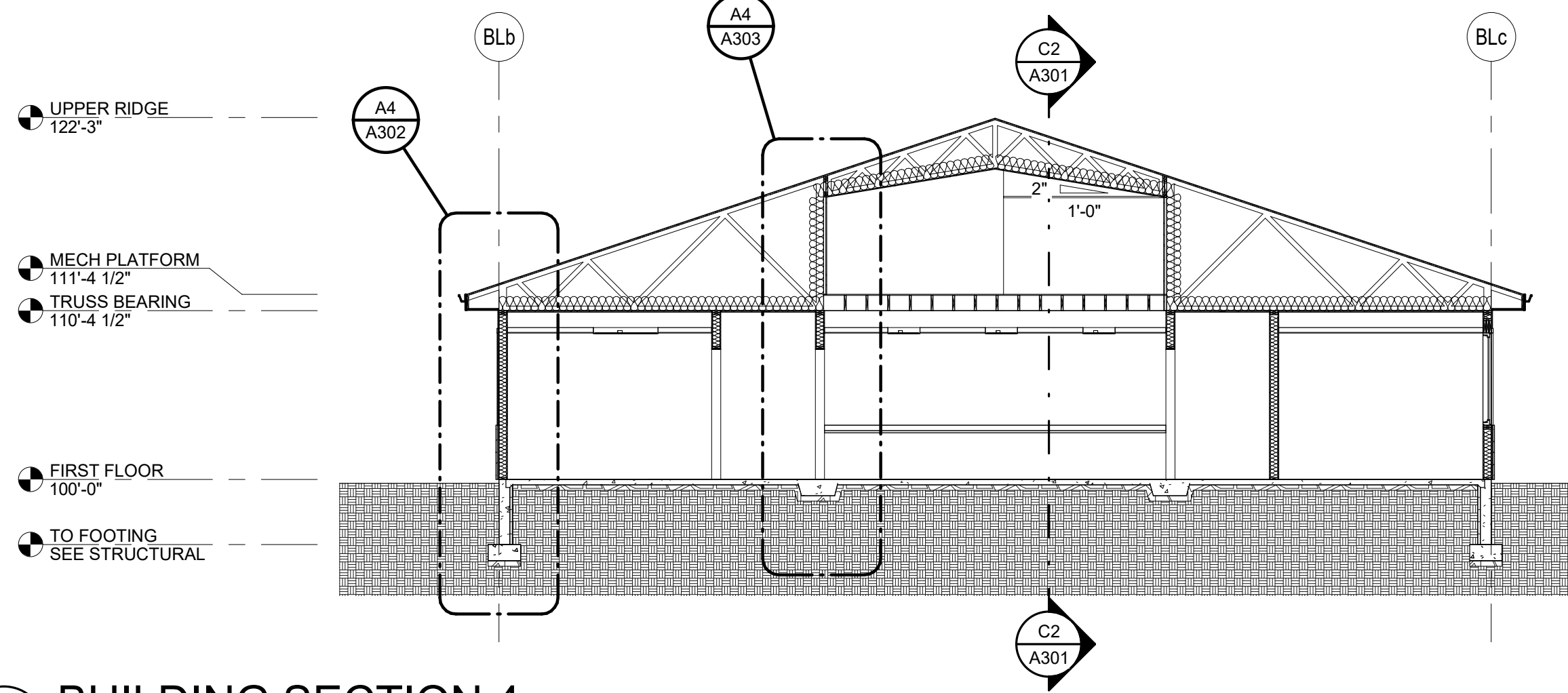
C1 BUILDING SECTION 1
1/8" = 1'-0"



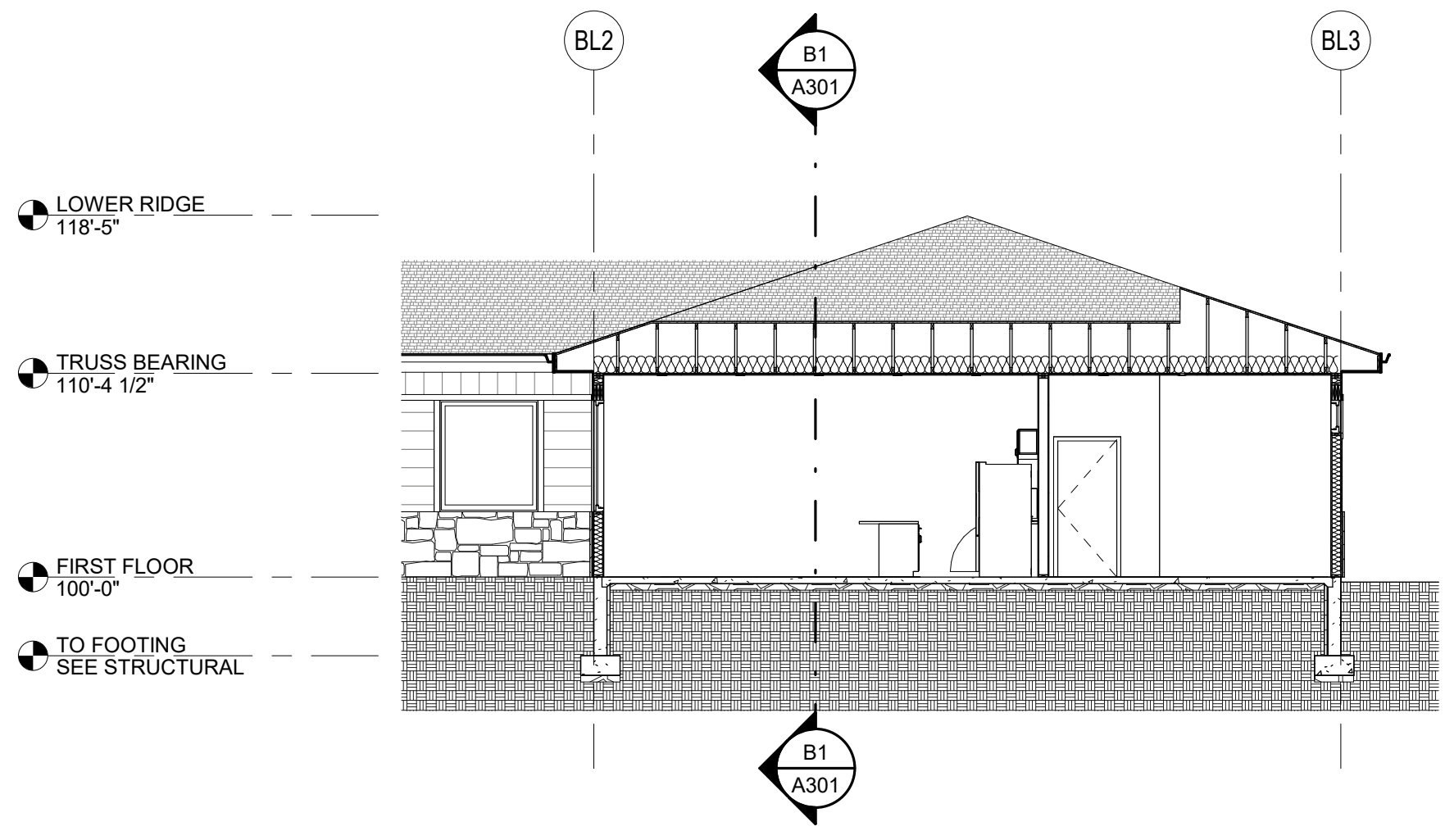
C2 BUILDING SECTION 2
1/8" = 1'-0"



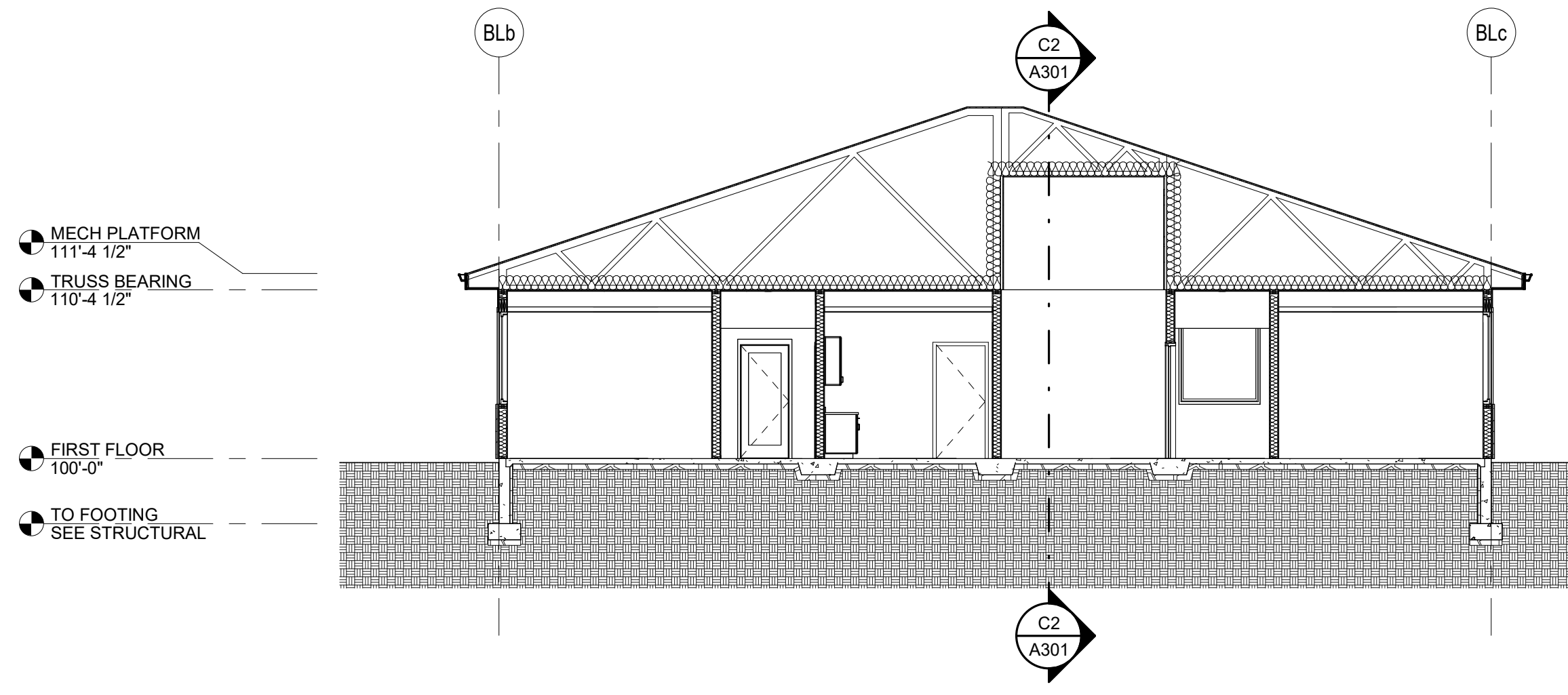
B1 BUILDING SECTION 3
1/8" = 1'-0"



B3 BUILDING SECTION 4
1/8" = 1'-0"



A2 BUILDING SECTION 5
1/8" = 1'-0"



A3 BUILDING SECTION 6
1/8" = 1'-0"

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0' 2' 4' 8'
0' 1/4" 1/2" 1"
SCALE: 1/8" = 1'-0"

**BUILDING
SECTIONS**

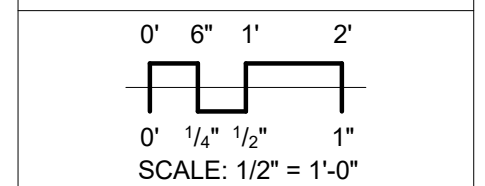
A301

FOR PERMIT

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1920 COMMERCE DRIVE
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24.02.23	FOR CONSTRUCTION	
1 24.03.14	CB-01	

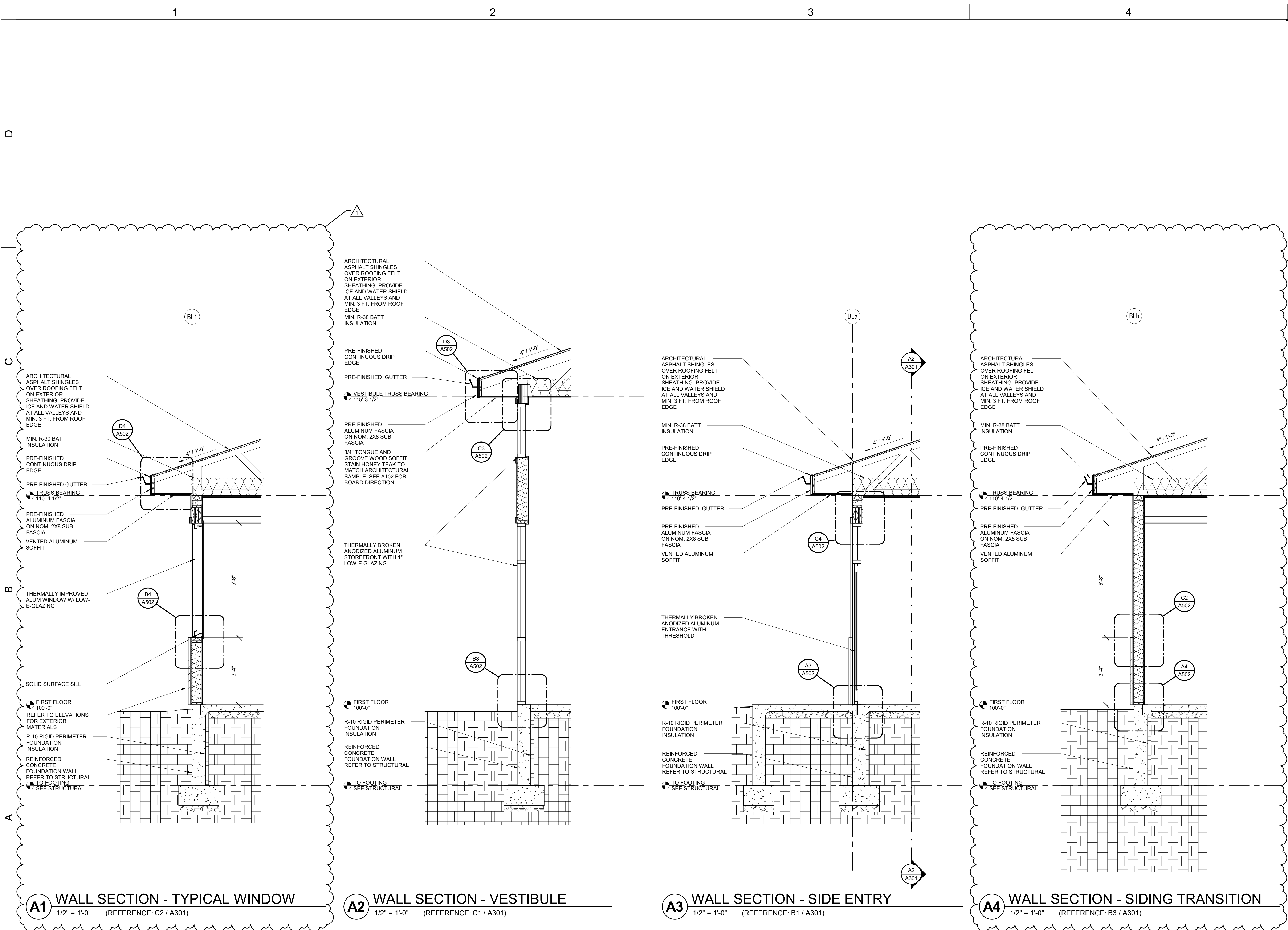
PROJ. #:	23096-01
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**WALL
SECTIONS**

A302

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0' 6" 1' 2'

0' 1/4" 1/2" 1"

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

WALL
SECTIONS

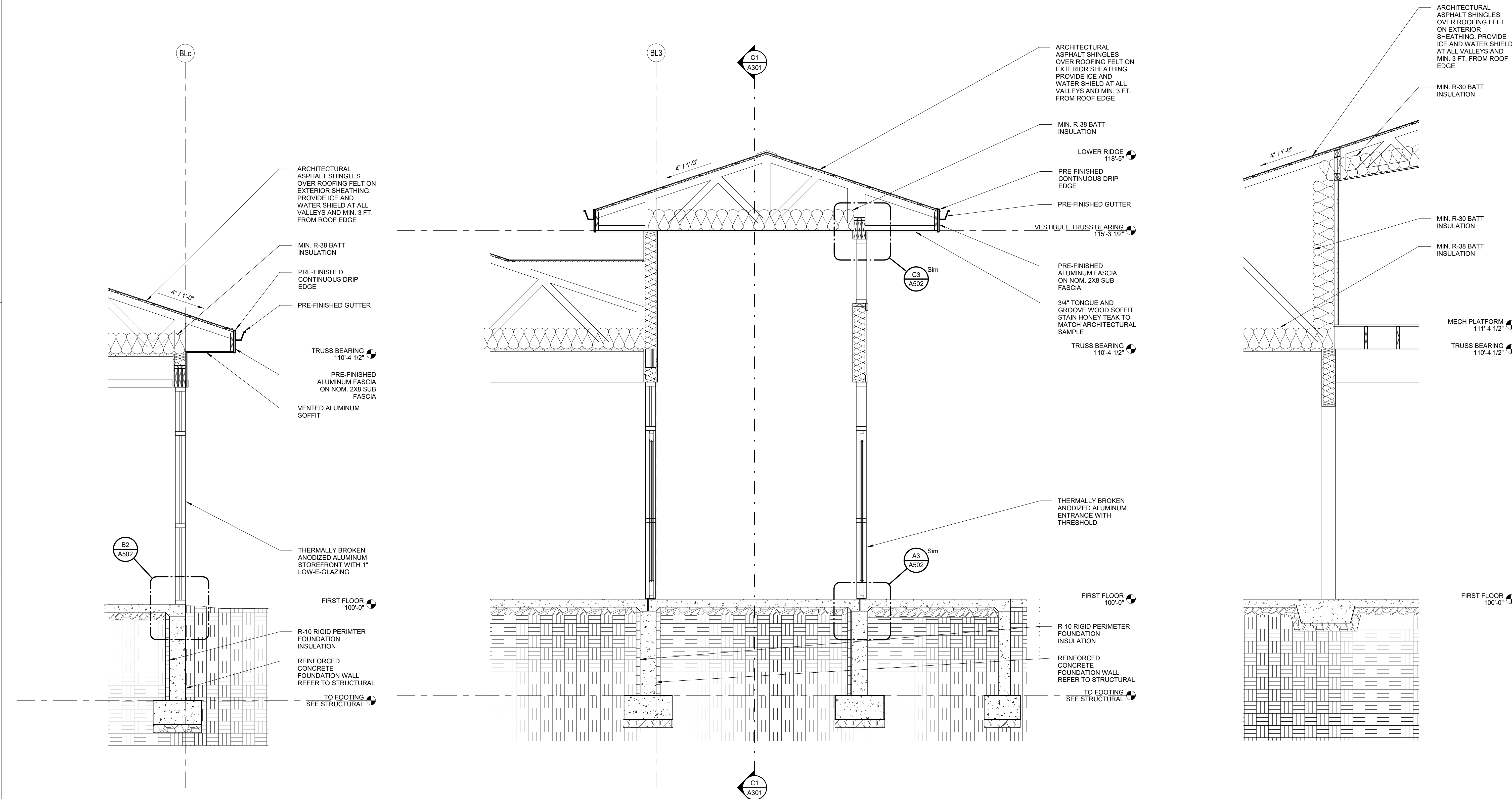
A303

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NEW CONSTRUCTION

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A1 WALL SECTION - TYPICAL STOREFRONT
1/2" = 1'-0" (REFERENCE: B1 / A301)

A2 WALL SECTION - MAIN ENTRY
1/2" = 1'-0" (REFERENCE: C2 / A301)

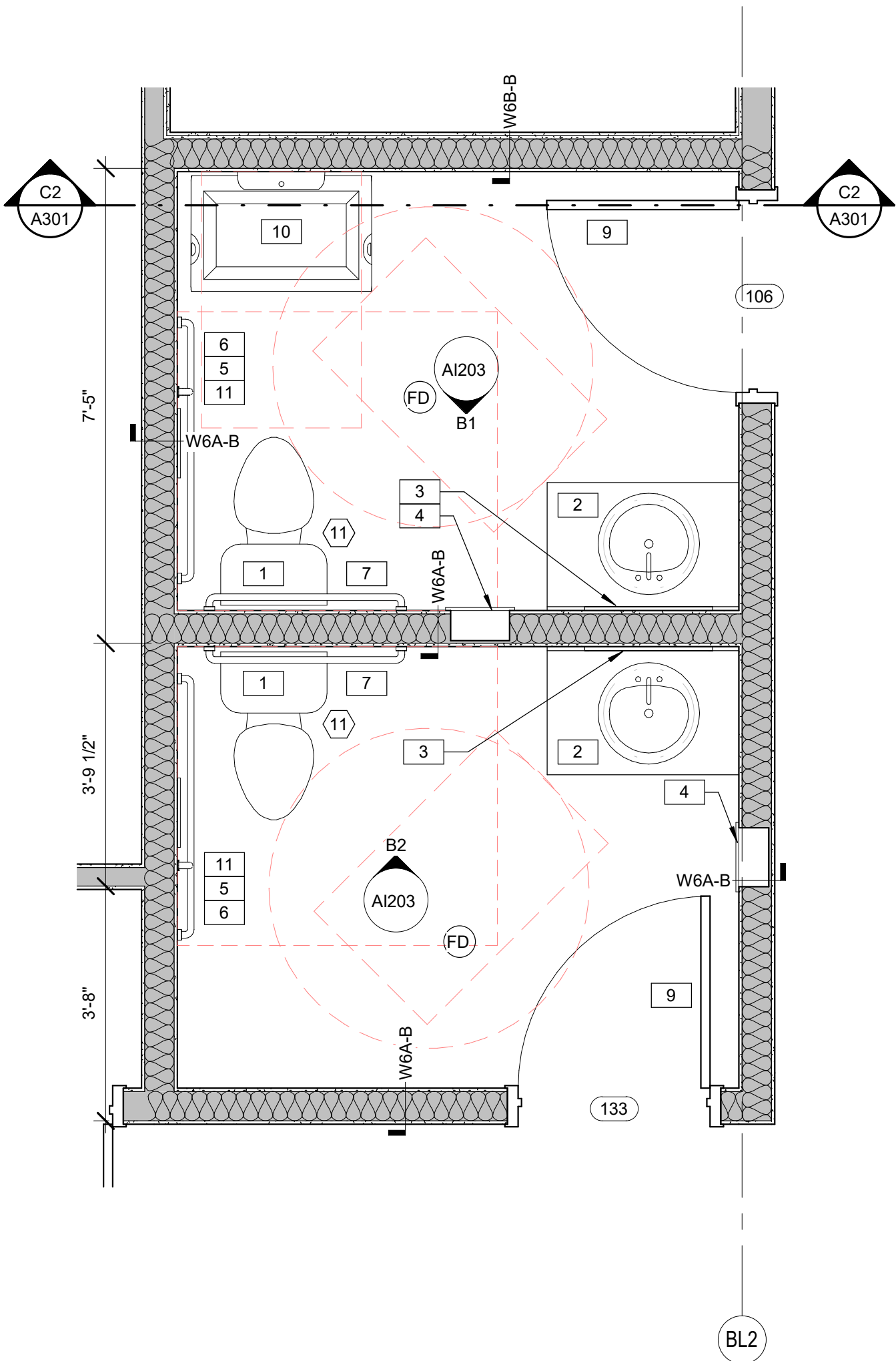
A4 WALL SECTION - MECH PLATFORM
1/2" = 1'-0" (REFERENCE: B3 / A301)

FOR PERMIT

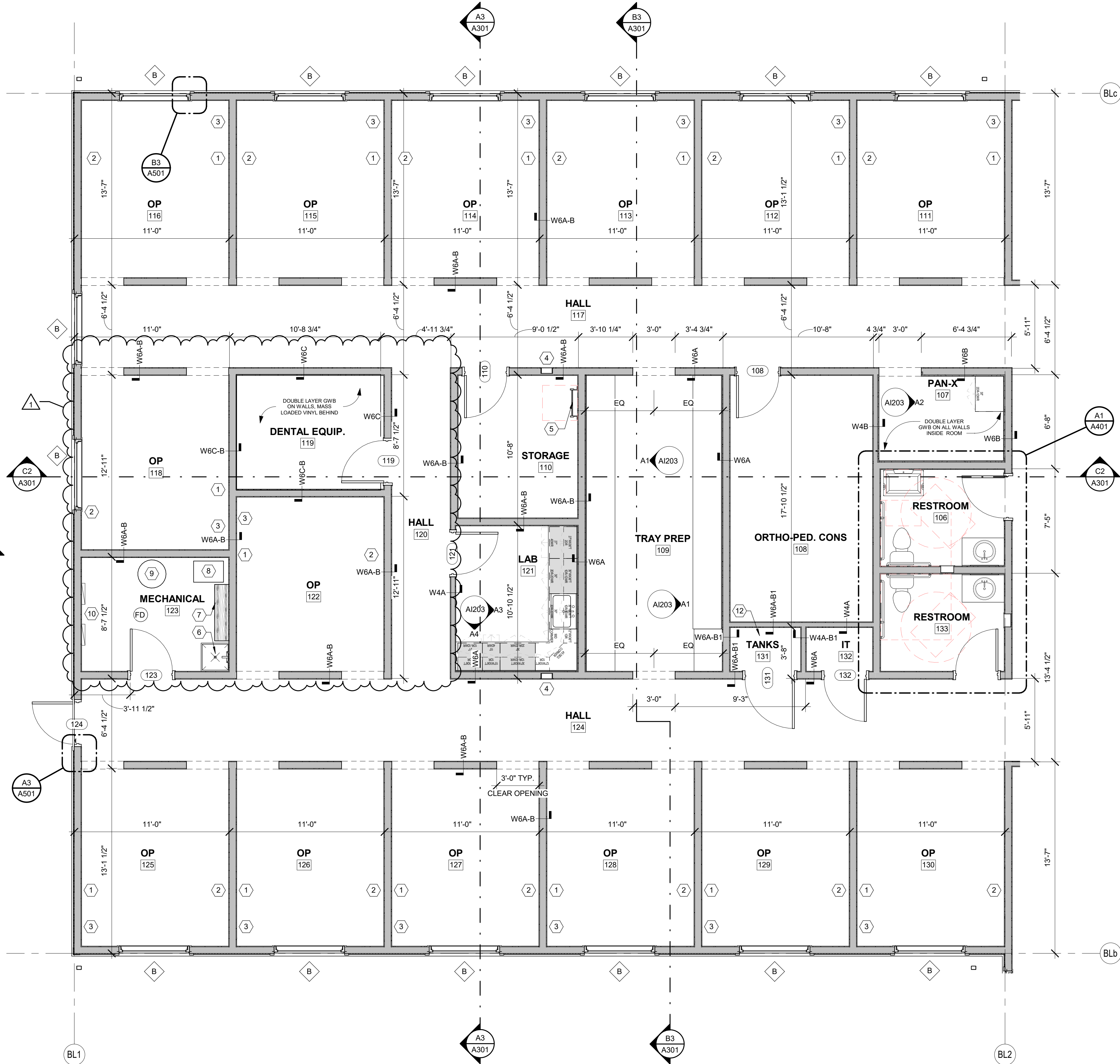
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A
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A1 ENLARGED RESTROOMS
1/2" = 1'-0" (REFERENCE: A2 / A401)



A2 FLOOR PLAN - AREA 1
1/4" = 1'-0" (REFERENCE: 1 / A101)

ENLARGED PLAN GENERAL NOTES:

- ALL DIMENSIONS SHOWN ARE NOMINAL, REFER TO DETAILS FOR EXACT PARTITION TYPE SIZES. ALL DIMENSIONS ARE FACE OF FRAME TO FACE OF FRAME.
- PROVIDE SOUNDS INSULATION IN ALL RESTROOM WALLS, MECHANICAL ROOMS AND OPERATORIES.
- THE THICKNESS OF TILE, WOOD BASE, WAINSCOTING, TRIM AND SIMILAR APPLIED FINISHES ARE NOT INCLUDED IN ROOM DIMENSIONS; THOSE ELEMENTS WILL BE DIMENSIONED IN THE DETAIL.
- FIELD VERIFY OPENING AND ROOM SIZES FOR FINISH MATERIALS AND CABINETRY PRIOR TO ORDERING AND INSTALLATION.
- PROVIDE SOLID WOOD BLOCKING FOR CABINETRY, SHELVING, TOILET ACCESSORIES, AND TELEVISION MOUNTS.
- PROVIDE SOLID WOOD BLOCKING AT ALL GRAB BAR LOCATIONS PER ANSI A117.1 2009
- ALL CABINET LAYOUTS SHOWN ARE BASED ON GENERAL INFORMATION, AVAILABILITY OF SPECIFIC CABINET SIZES AND CONFIGURATIONS MAY VARY BY MANUFACTURER.
- CABINET SUPPLIER TO VERIFY QUANTITY AND PLACEMENT OF FINISHED END PANELS AND FILLER STRIPS REQUIRED FOR FINAL LAYOUTS. ALL EXPOSED SURFACES SHALL BE FINISHED.
- CABINET SUPPLIER TO COORDINATE ACTUAL APPLIANCE AND FIXTURE SELECTIONS WITH CABINET LAYOUTS.
- SCRIBE ALL CABINET FILLERS TO WALL AND TEMPLATE COUNTERTOPS TO FIT AS-BUILT CONDITIONS. CAULK AT PERIMETER OF COUNTERTOP BACK AND SIDE SPLASHES.
- INSTALL BASE AND FLOOR FINISH BEHIND ALL APPLIANCES.
- ALL FINISHES, APPLIANCES, EQUIPMENT, CABINET LAYOUTS AND ACCESSORIES TO BE APPROVED BY ARCHITECT/DESIGNER PRIOR TO INSTALLATION.
- SEE TYPICAL INTERIOR TRIM DETAILS FOR WINDOW SILLS, CASING AT DOORS AND WINDOWS, WALL BASE, AND SPECIAL DESIGN TREATMENTS. ENSURE ALL TRIM FINISH MATCHES IN COLOR, SPECIES AND FINISH.
- SEE A001 FOR TYPICAL FIXTURE MOUNTING HEIGHTS. ALL EXPOSED PLUMBING BELOW SINKS TO BE WRAPPED IN THERMAL BARRIERS.
- GYP WALL JOINTS TO BE NO GREATER THAN 30'-0" APART AND ORIENTED ON FRAME EDGE OF OPENINGS. JOINTS TO BE NO GREATER THAN 1/4" AND FILLED WITH JOINT COMPOUND.

PLAN KEYNOTES:

- RIGHT SIDE ONE SURFACE MOUNTED COAT HOOK 8" OFF OF PARTITION WALLS CENTER OF MOUNT TO BE 60" AFF. BOBRICK, B-682 OR SIMILAR IN OPERATORIES.
- LEFT SIDE TWO SURFACE MOUNTED COAT HOOKS. FIRST HOOK TO START 8" OFF OF PARTITION WALLS CENTER OF MOUNT TO BE 60" AFF. HOOKS TO BE 16" APART FROM OUTSIDE EDGE TO OUTSIDE EDGE. BOBRICK, B-682 OR SIMILAR IN OPERATORIES.
- TV BLOCKING
- FIRE EXTINGUISHER CABINET - SEMI RECESSED CABINET
- LADDER TO MECHANICAL MEZZANINE, ABOVE. GC TO COORDINATE
- FLOOR SINK - REFER TO PLUMBING
- STORAGE SHELVES
- WATER HEATER
- WATER SOFTENER
- ELECTRICAL PANEL
- GC TO PROVIDE SOLID WOOD BLOCKING AT ALL GRAB BAR LOCATIONS PER ANSI A117.1 2009
- PROVIDE 2 LAYERS 5/8" GWB FOR CEILING

TOILET ROOM ACCESSORIES

SCHEDULE:

- | # | DESCRIPTION |
|----|---|
| 1 | FLOOR MOUNTED TOILET |
| 2 | 36" WIDE ADA ACCESSIBLE VANITY SINK, SEE A001 FOR MOUNTING HEIGHTS |
| 3 | 24"x36" MIRROR CENTERED ABOVE SINK AND LIGHT FIXTURE. SEE A001 FOR MOUNTING HEIGHT |
| 4 | BOBRICK B-38034 TRIM LINE SERIES RECESSED PAPER TOWEL DISPENSER/WASTE RECEPTACLE, SEE A001 FOR MOUNTING HEIGHTS |
| 5 | WALL MOUNTED TOILET PAPER DISPENSER, SEE A001 FOR MOUNTING HEIGHTS |
| 6 | 42" LONG HORIZONTAL GRAB BAR & 18" LONG VERTICAL GRAB BAR, SEE A001 FOR MOUNTING HEIGHTS |
| 7 | 36" LONG HORIZONTAL GRAB BAR, SEE A001 FOR MOUNTING HEIGHTS |
| 8 | ADA COMPLIANT SHOWER, SHOWER CONTROLS OPPOSITE SEAT. REF A001 FOR ADA MOUNTING HEIGHTS. |
| 9 | ROBE HOOK ON BACK OF DOOR, 48" AFF. SEE A001 FOR MOUNTING HEIGHTS |
| 10 | FOUNDATIONS 5410339 BABY CHANGE STATION, HORIZONTAL, SURFAC MOUNT, STAINLESS STEEL |
| 11 | BOBRICK B-35303 RECESSED SANITARY NAPKIN DISPOSAL, STAINLESS STEEL |

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& ASSOCIATES

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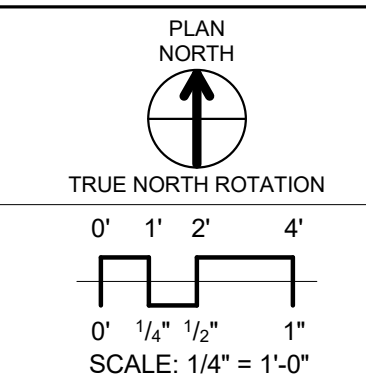
NEW CONSTRUCTION
1920 COMMERCE DRIVE
MT. HOREB, WI 53572

Project Status

24.02.23	FOR CONSTRUCTION
1 24.03.14	CB-01

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**ENLARGED
FLOOR PLANS**

A401

FOR PERMIT

- A. ALL DIMENSIONS SHOWN ARE NOMINAL. REFER TO DETAILS FOR EXACT PARTITION TYPE SIZES. ALL DIMENSIONS ARE FACE OF FRAME TO FACE OF FRAME.
- B. PROVIDE SOUNDS INSULATION IN ALL RESTROOM WALLS, MECHANICAL ROOMS AND OPERATORIES.
- C. THE THICKNESS OF TILE, WOOD BASE, WAINSCOTING, TRIM AND SIMILAR APPLIED FINISHES ARE NOT INCLUDED IN ROOM DIMENSIONS; THOSE ELEMENTS WILL BE DIMENSIONED IN THE DETAILS.
- D. FIELD VERIFY OPENING AND ROOM SIZES FOR FINISH MATERIALS AND CABINETRY PRIOR TO ORDERING AND INSTALLATION.
- E. PROVIDE SOLID WOOD BLOCKING FOR CABINETRY, SHELVING, TOILET ACCESSORIES, AND TELEVISION MOUNTS.
- F. PROVIDE SOLID WOOD BLOCKING AT ALL GRAB BAR LOCATIONS PER ANSI A117.1 2009
- G. ALL CABINET LAYOUTS SHOWN ARE BASED ON GENERAL INFORMATION, AVAILABILITY OF SPECIFIC CABINET SIZES AND CONFIGURATIONS MAY VARY BY MANUFACTURER.
- H. CABINET SUPPLIER TO VERIFY QUANTITY AND PLACEMENT OF FINISHED END PANELS AND FILLER STRIPS REQUIRED FOR FINAL LAYOUTS. ALL EXPOSED SURFACES SHALL BE FINISHED.
- I. CABINET SUPPLIER TO COORDINATE ACTUAL APPLIANCE AND FIXTURE SELECTIONS WITH CABINET LAYOUTS.
- J. SCRIBE ALL CABINET FILLERS TO WALL AND TEMPLATE COUNTERTOPS TO FIT AS-BUILT CONDITIONS. CAULK AT PERIMETER OF COUNTERTOP BACK AND SIDE SPLASHES.
- K. INSTALL BASE AND FLOOR FINISH BEHIND ALL APPLIANCES.
- L. ALL FINISHES, APPLIANCES, EQUIPMENT, CABINET LAYOUTS AND ACCESSORIES TO BE APPROVED BY ARCHITECT/DESIGNER PRIOR TO INSTALLATION.
- M. SEE TYPICAL INTERIOR TRIM DETAILS FOR WINDOW SILLS, CASING AT DOORS AND WINDOWS, WALL BASE, AND SPECIAL DESIGN TREATMENTS. ENSURE ALL TRIM FINISH MATCHES IN COLOR, SPECIES AND FINISH.
- N. SEE A001 FOR TYPICAL FIXTURE MOUNTING HEIGHTS. ALL EXPOSED PLUMBING BELOW SINKS TO BE WRAPPED IN THERMAL BARRIERS.
- O. GYP WALL JOINTS TO BE NO GREATER THAN 30°-0" PART AND ORIENTED ON FRAME EDGE OF OPENINGS. JOINTS TO BE NO GREATER THAN 1/4" AND FILLED WITH JOINT COMPOUND.

- 1 BENCH; MATCH LOCKERS PLAM.
- 2 LOCKERS, PLAM. SUPPLIED BY GC.
- 3 FURNITURE OWNER FURNISHED, OWNER INSTALLED
- 4 FIRE EXTINGUISHER CABINET - SEMI RECESSED CABINET
- 7 KNOX BOX - COORDINATE FINAL LOCATION WITH FIRE DEPT.
- 8 OP TP LOCATION GC TO COORDINATE WITH ELECTRICAL TB
- 10 GC TO PROVIDE SOLID WOOD BLOCKING AT ALL GRAB BAR LOCATIONS PER ANSI A117.1 2009

- 1 FLOOR MOUNTED TOILET
- 2 36" WIDE ADA ACCESSIBLE VANITY SINK, SEE A001 FOR
- 3 MOUNTING HEIGHTS
- 4 24"x36" MIRROR CENTERED ABOVE SINK AND LIGHT
- 5 FIXTURE, SEE A001 FOR MOUNTING HEIGHT
- 6 BOBRICK B-38034 TRIM LINE SERIES RECESSED PAPER
- 7 TOWEL DISPENSER/WASTE RECEPTACLE, SEE A001 FOR
- 8 MOUNTING HEIGHTS
- 9 WALL MOUNTED TOILET PAPER DISPENSER, SEE A001
- 10 FOR MOUNTING HEIGHTS
- 11 42" LONG HORIZONTAL GRAB BAR & 18" LONG VERTICAL
- 12 GRAB BAR, SEE A001 FOR MOUNTING HEIGHTS
- 13 36" LONG HORIZONTAL GRAB BAR, SEE A001 FOR
- 14 MOUNTING HEIGHTS
- 15 ADA COMPLIANT SHOWER, SHOWER CONTROLS
- 16 OPPOSITE SEAT, REF A001 FOR ADA MOUNTING
- 17 HEIGHTS
- 18 ROBE HOOK ON BACK OF DOOR, 48" AFF, SEE A001 FOR
- 19 MOUNTING HEIGHTS
- 20 FOUNDATIONS S410339 BABY CHANGE STATION,
- 21 HORIZONTAL, SURFAC MOUNT, STAINLESS STEEL
- 22 BOBRICK B-35303 RECESSED SANITARY NAPKIN
- 23 DISPENSAL, STAINLESS STEEL

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PLAN
NORTH

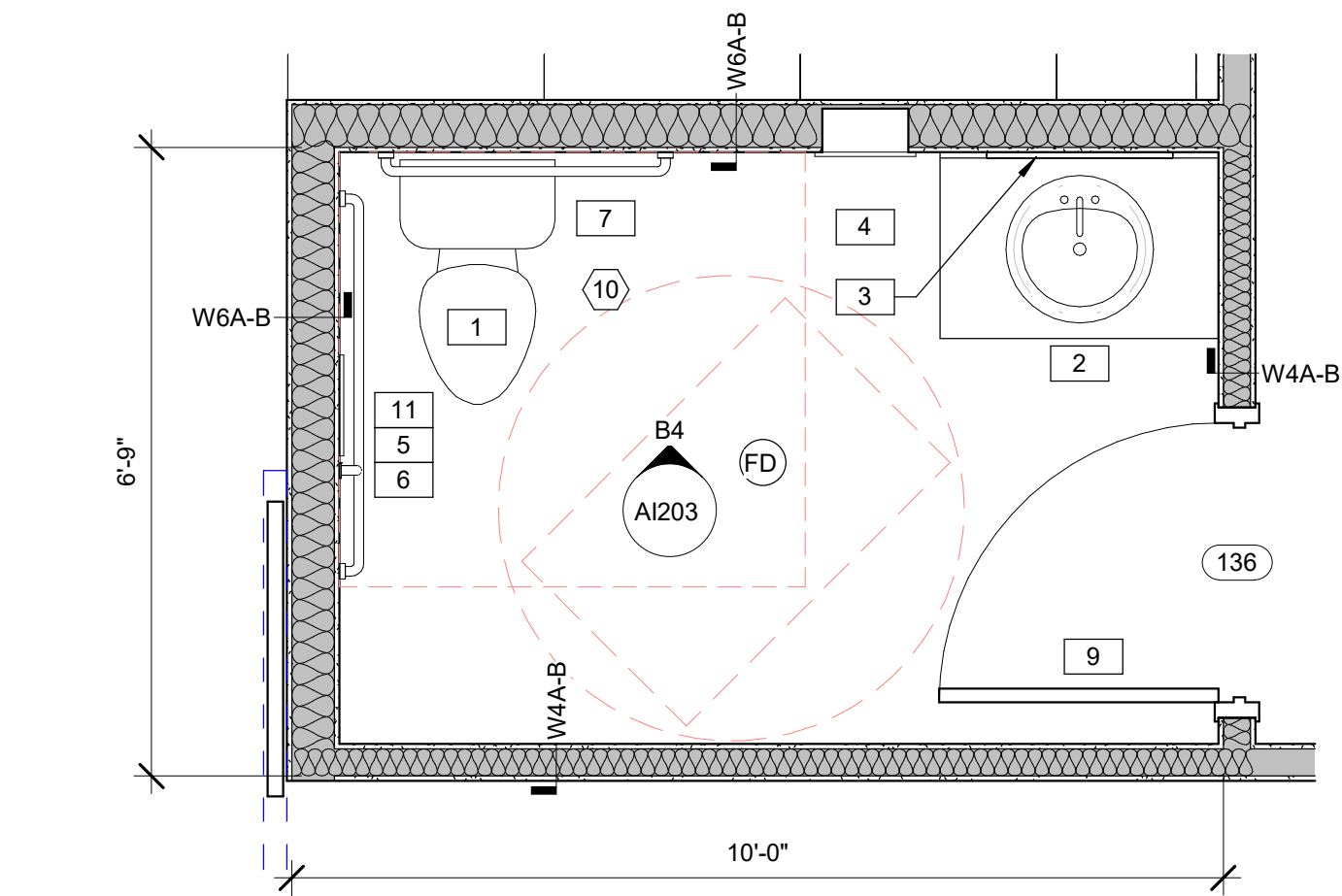
TRUE NORTH ROTATION

0' 1' 2' 4'

0' 1/4" 1/2" 1"

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

A402



This detailed floor plan shows a bathroom stall with the following features and dimensions:

- Dimensions:**
 - Overall width: 9'-2"
 - Overall depth: 10'-11 3/4"
 - Top section width: 4'-6 3/4"
 - Top section depth: 4'-7 1/4"
 - Bottom section depth: 3'-4"
 - Right side depth: 3'-1 1/2"
 - Bottom right depth: 7'-10 1/4"
 - Bottom left depth: 11"
- Fixtures and Equipment:**
 - Top Left:** A door labeled '8' with a window.
 - Top Right:** A 'SHELVING AND TOILET RACK' labeled 'C2' and '138B'.
 - Bottom Left:** A toilet labeled '2' with a pedestal.
 - Bottom Right:** A toilet labeled '1'.
 - Center:** A circular mirror or light fixture labeled 'A1203' and 'B3'.
 - Right Wall:** A mirror or light fixture labeled 'A'.
 - Bottom Center:** A circular fixture labeled 'FD' and '10'.
 - Bottom Left Wall:** A circular fixture labeled '3' and '4'.
 - Bottom Right Wall:** A circular fixture labeled '6', '5', and '11'.
 - Top Wall:** A circular fixture labeled 'W6A-B'.
 - Bottom Wall:** A circular fixture labeled 'W6A-B'.
 - Left Wall:** A circular fixture labeled 'W4A'.
 - Right Wall:** A circular fixture labeled 'W4A'.
- Other Labels:** '138A' is located near the top left door, and 'W4A' is located near the bottom left door.

A2 FLOOR PLAN - AREA 2
1/4" = 1'-0" (REFERENCE: 1 / A101)

A2 FLOOR PLAN - AREA 2
1/4" = 1'-0" (REFERENCE: 1 / A101)



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NEW CONSTRUCTION
1920 COMMERCE DRIVE
MT. HOREB, WI 53572

Project Status

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TRUE NORTH ROTATION

0' 6" 1' 2'

The diagram shows two identical rectangular blocks placed side-by-side on a horizontal surface. A horizontal line represents the ground. The blocks are represented by rectangles with thick black outlines. The left block is on the left, and the right block is on the right, with a small gap between them. The surface is indicated by a horizontal line passing through the bottom of both blocks.

0' 1/4" 1/2" 1"

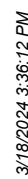
DUMPSTER ENCLOSURE DETAILS

A403

FOR PERMIT

NEW CONSTRUCTION
1920 COMMERCE DRIVE
MT. HOREB, WI 53572

A501



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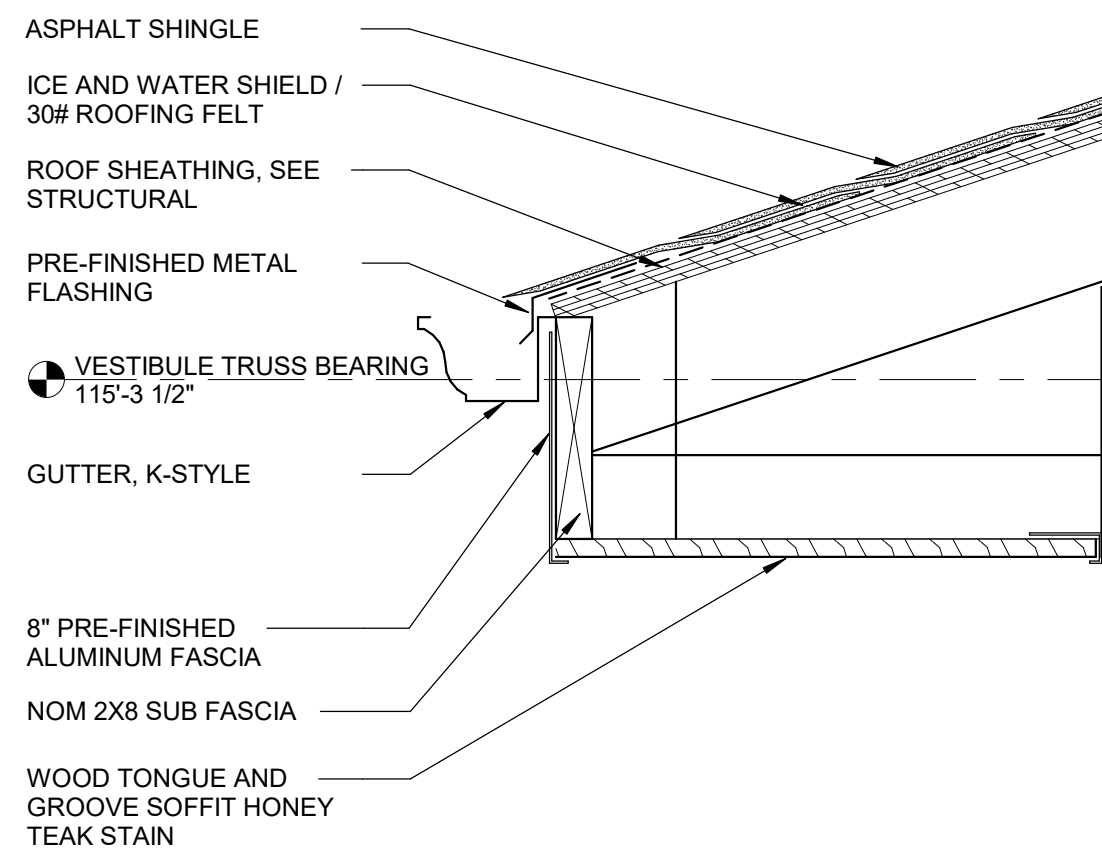
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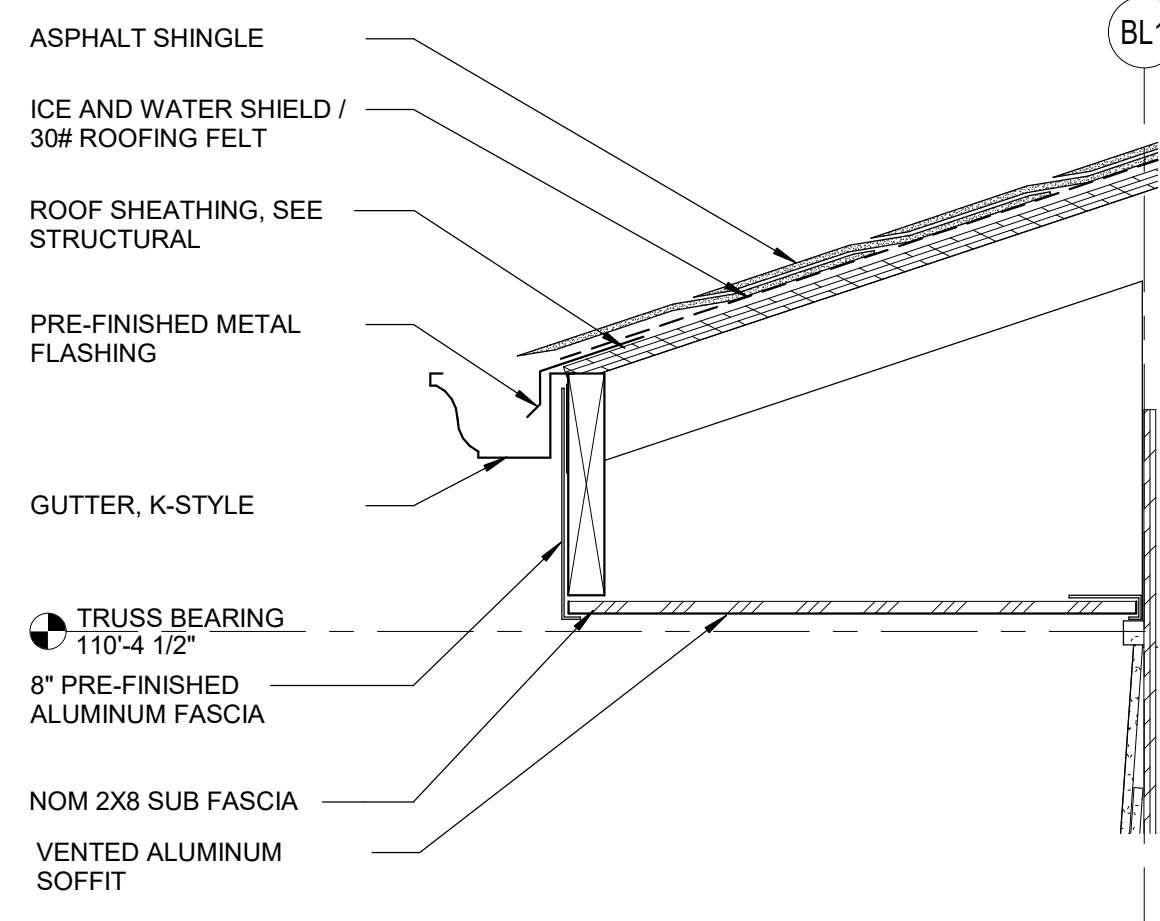
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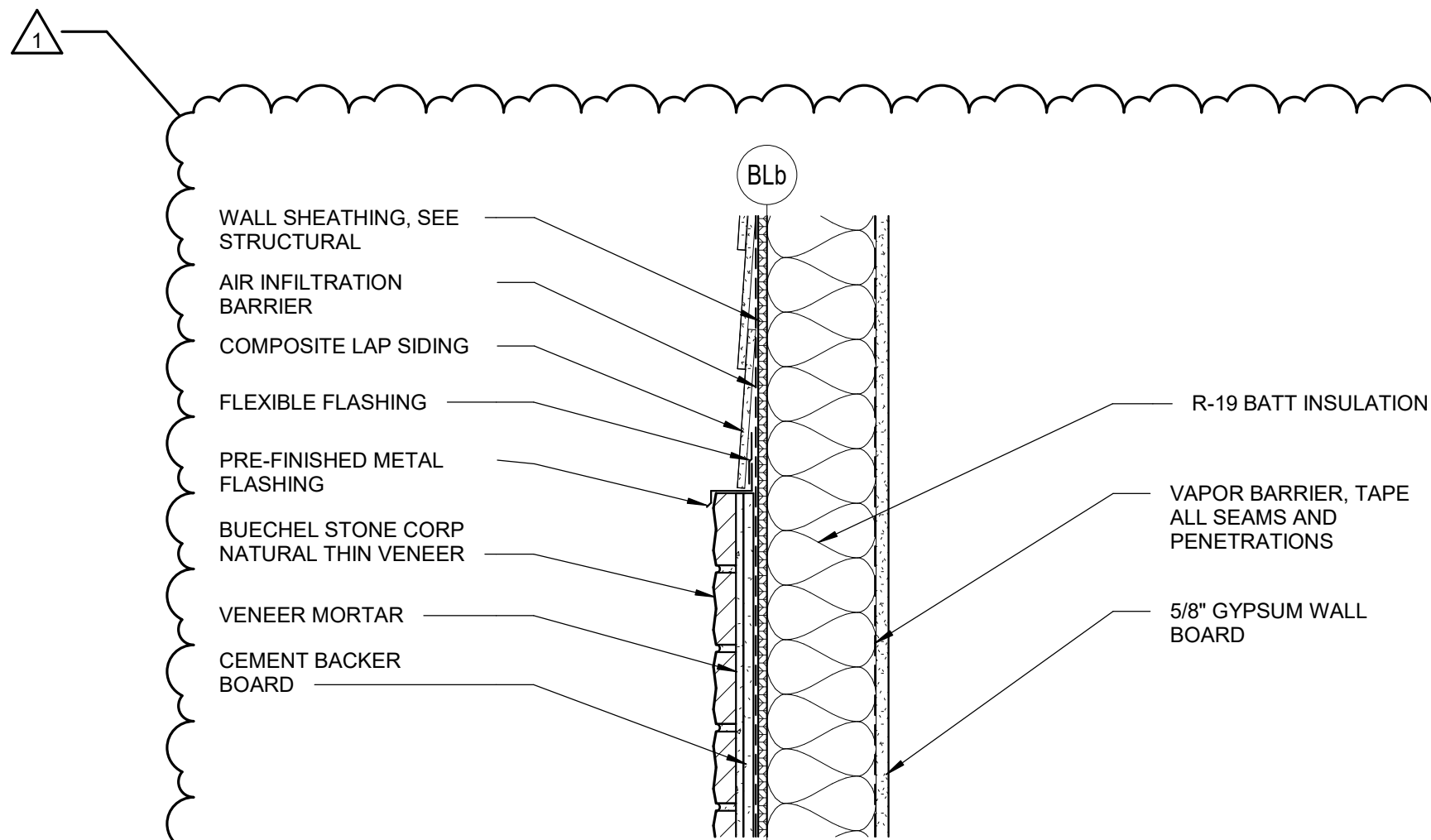
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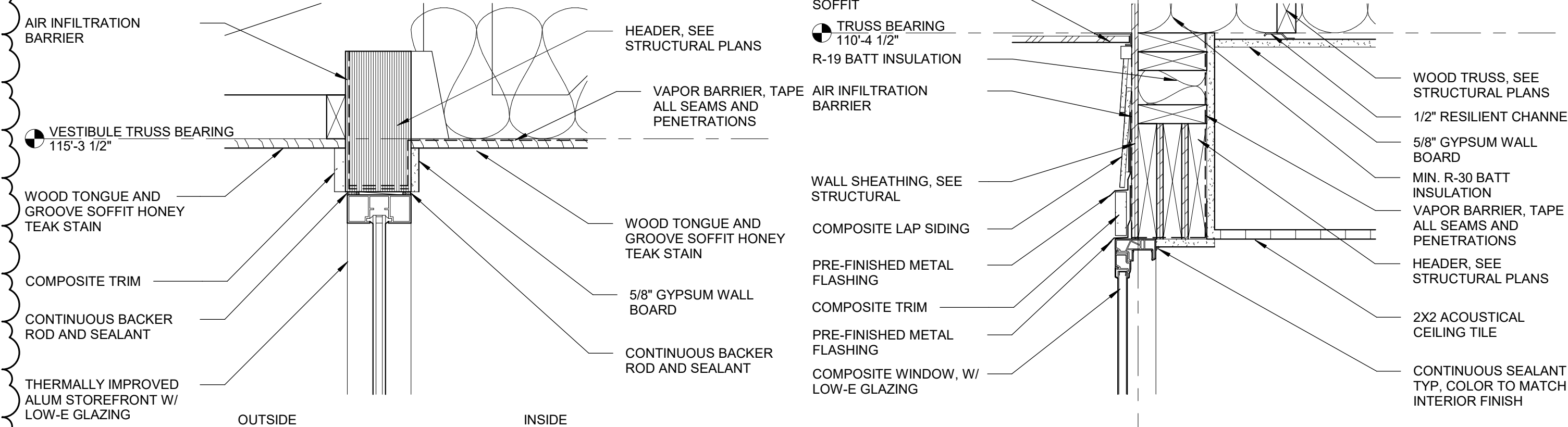
D3 ENTRY ROOF SOFFIT
1 1/2" = 1'-0" (REFERENCE: A2 / A302)



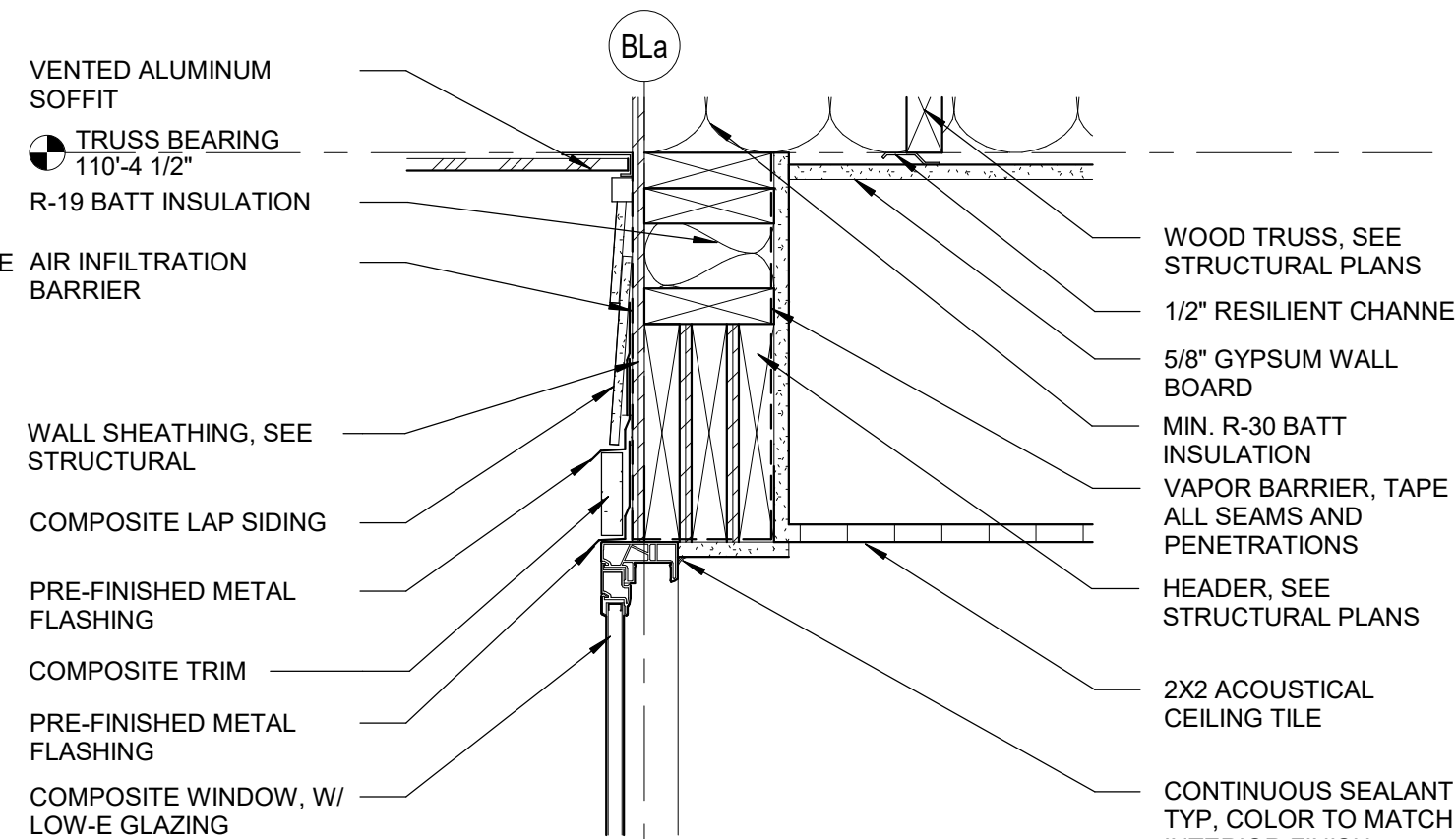
D4 ROOF SOFFIT, TYP.
1 1/2" = 1'-0" (REFERENCE: A1 / A302)



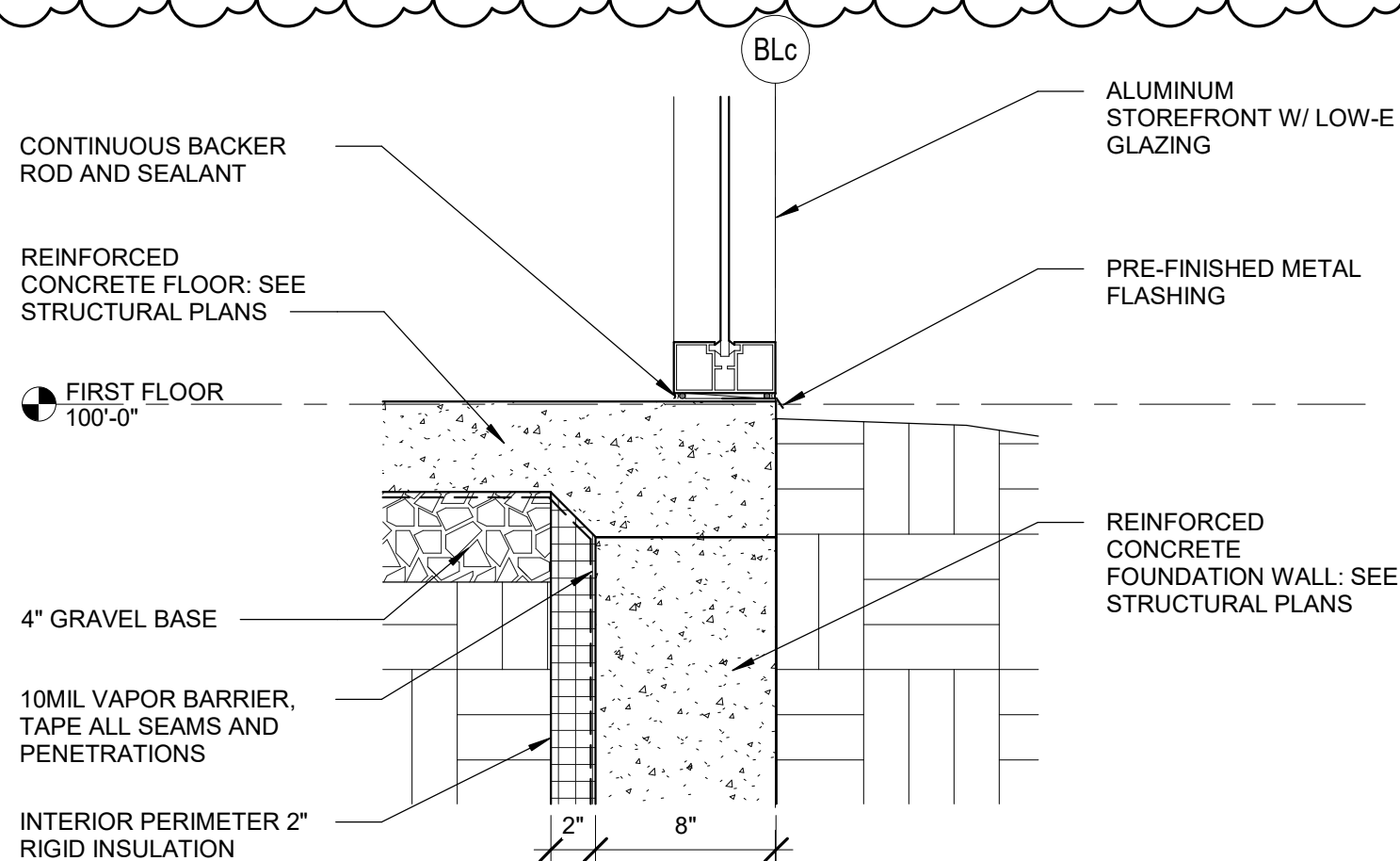
C2 STONE SIDING TRANSITION, TYP.
1 1/2" = 1'-0"



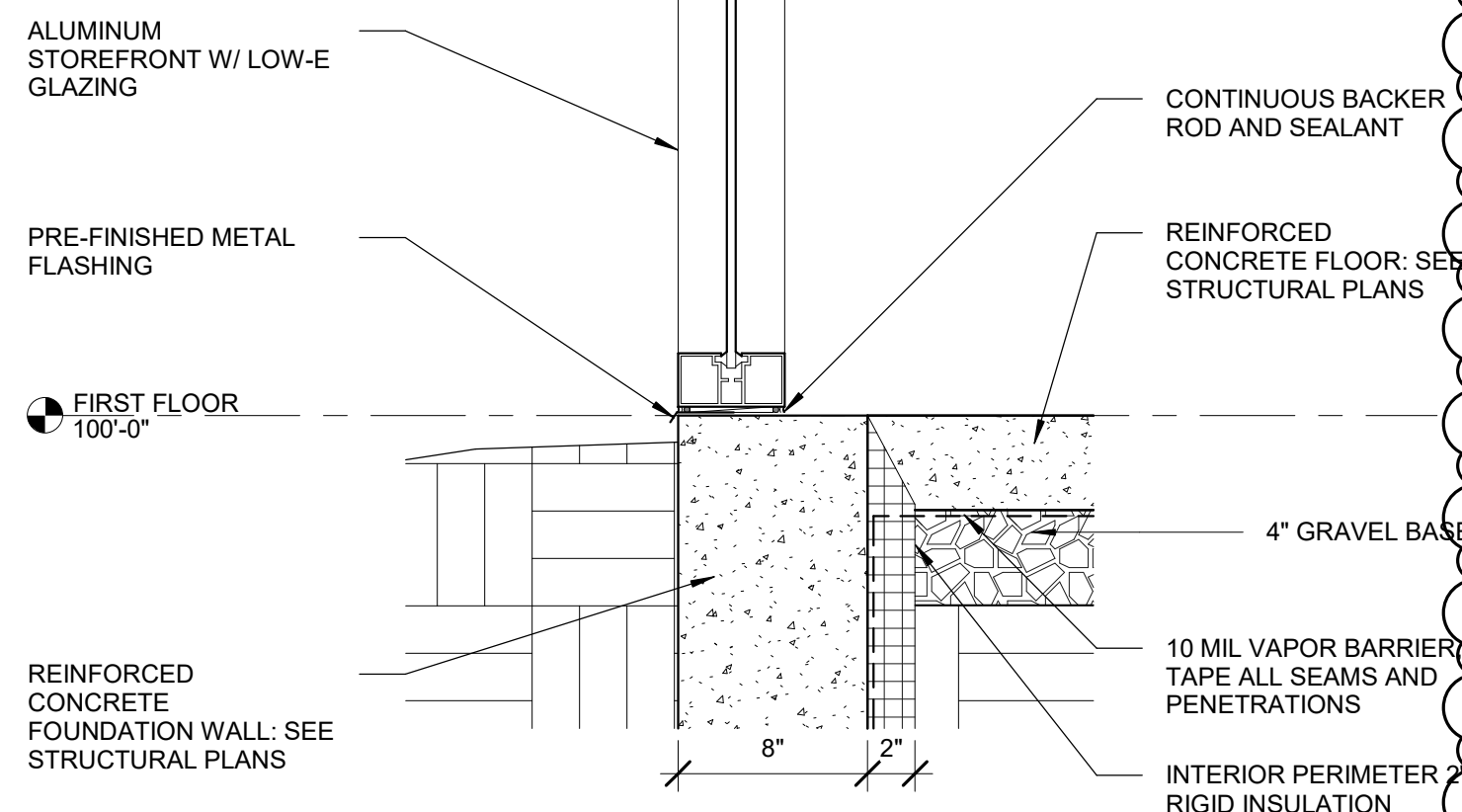
C3 ENTRY STOREFRONT HEADER
1 1/2" = 1'-0" (REFERENCE: A2 / A302)



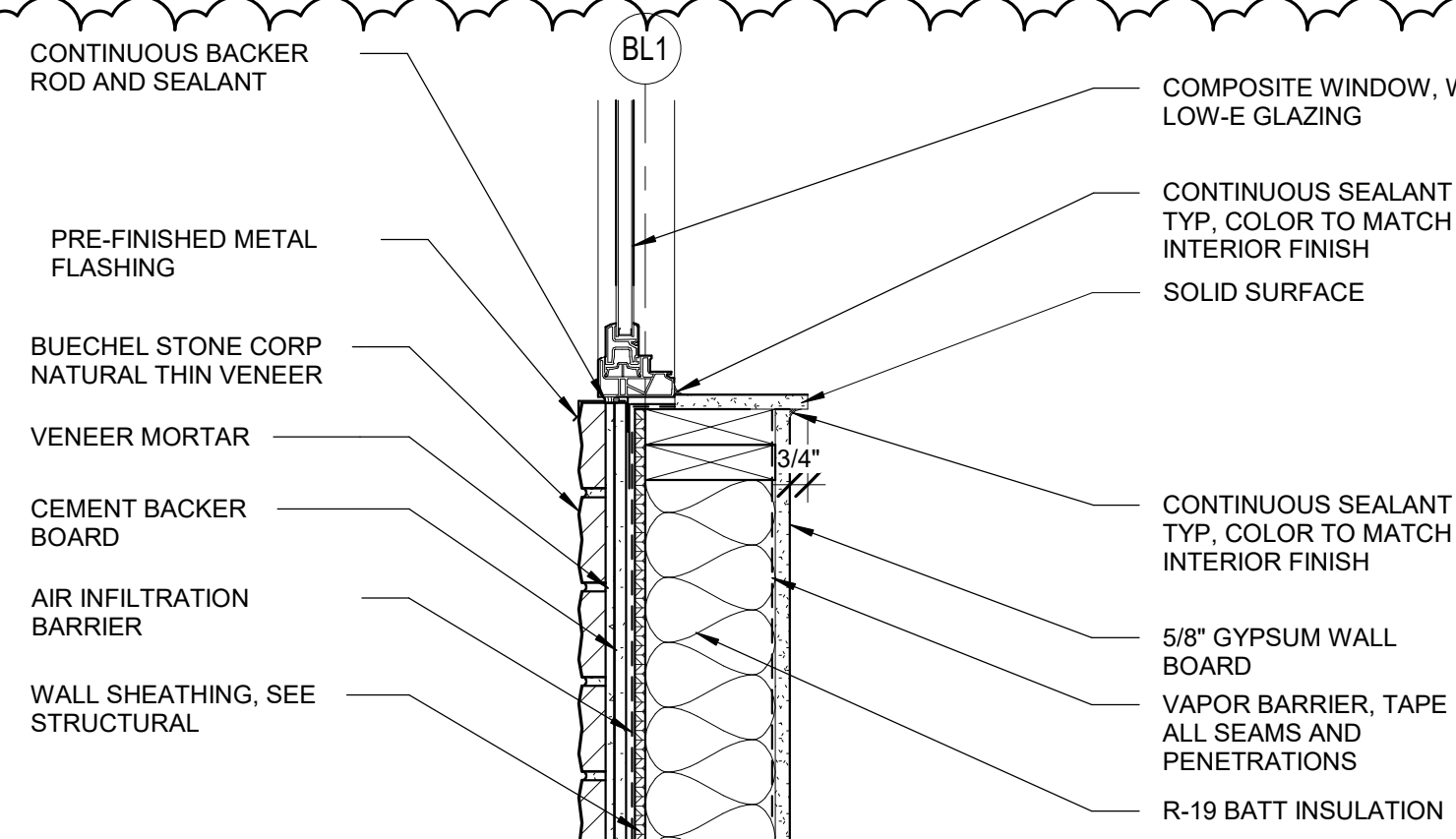
C4 WINDOW HEADER, TYP.
1 1/2" = 1'-0" (REFERENCE: A3 / A302)



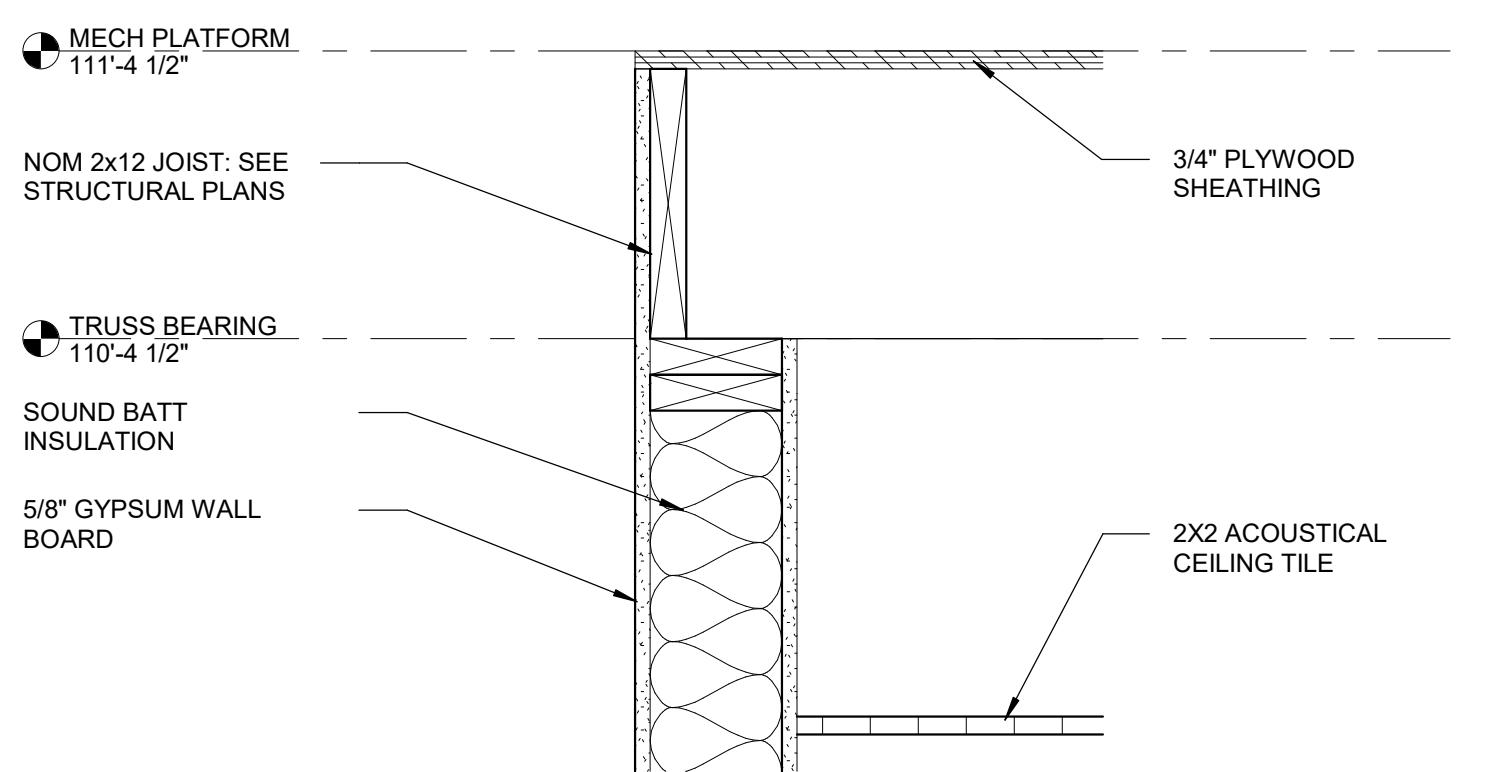
B2 STOREFRONT BASE, TYP.
1 1/2" = 1'-0" (REFERENCE: A1 / A303)



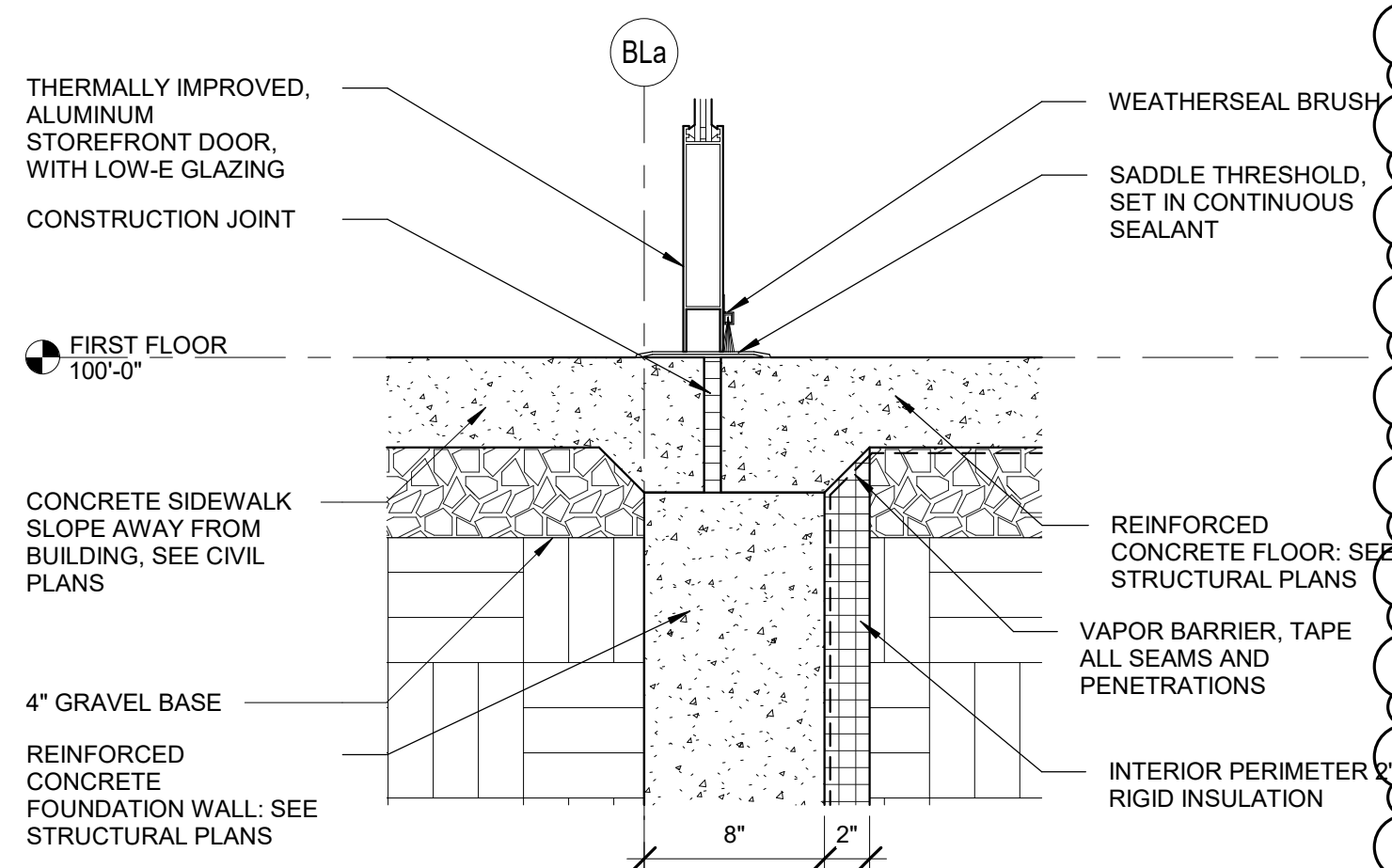
B3 ENTRY STOREFRONT BASE
1 1/2" = 1'-0" (REFERENCE: A2 / A302)



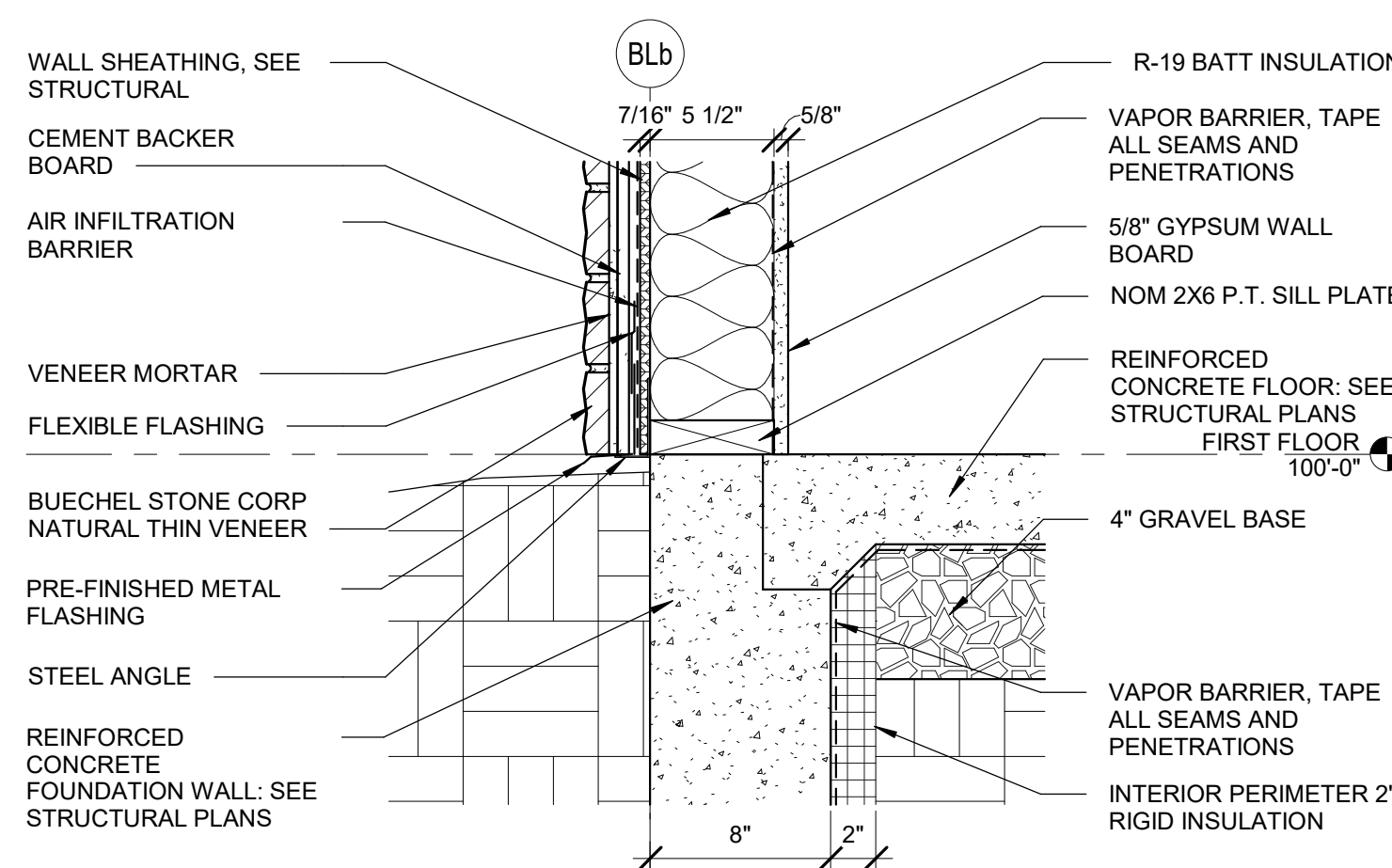
B4 WINDOW BASE, TYP.
1 1/2" = 1'-0" (REFERENCE: A1 / A302)



A2 MECH PLATFORM DOUBLE HEIGHT
1 1/2" = 1'-0" (REFERENCE: C2 / A301)



A3 STOREFRONT DOOR THRESHOLD, TYP.
1 1/2" = 1'-0" (REFERENCE: A3 / A302)



A4 WALL BASE, TYP.
1 1/2" = 1'-0" (REFERENCE: A4 / A302)

Project Status

24.02.23	FOR CONSTRUCTION
1 24.03.14	CB-01

PROJ. #: 23096-01

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SECTION
DETAILS

A502

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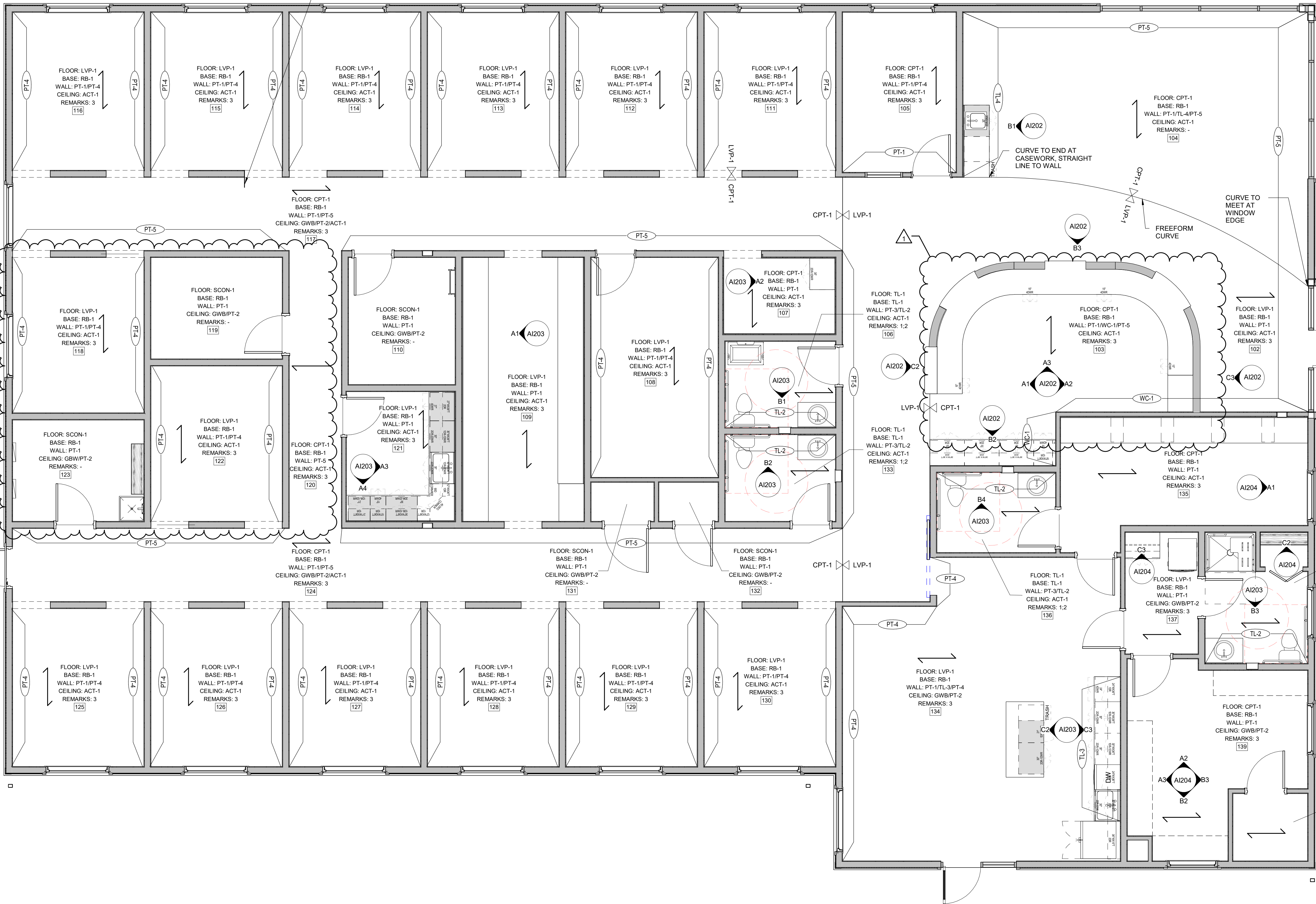
4

ROOM FINISH SCHEDULE REMARKS	
NO.	REMARK
1	WALL TILE INSTALL- HORIZONTAL; BRICK PATTERN; 1/2 OFFSET
2	FLOOR TILE INSTALL- HORIZONTAL WITH SINK WALL; BRICK PATTERN; 1/3 OFFSET
3	INSTALL ASHLAR IN DIRTECTION OF ARROWS NOTED ON AI101
4	INSTALL QUARTER TURN FLOOR
5	1X6 T&G WOOD PLANK APPEARANCE SOFFIT FASTENED TO UNDERSIDE OF STRUCTURE AT 10'-4 1/2" AFF.

FINISH PLAN ROOM TAG

- 101 ROOM NUMBER
REMARKS: 1 ROOM FINISH REMARK
CEILING: ACT-1 CEILING FINISH
WALL: PT-1 WALL FINISH
BASE: RB-1 BASE FINISH
FLOOR: LVP-1 FLOOR FINISH

GYP WALL JOINTS TO BE NO GREATER THAN 30'-0" APART AND ORIENTED ON FRAME EDGE OF OPENINGS. JOINTS TO BE NO GREATER THAN 1/4" AND FILLED WITH JOINT COMPOUND.



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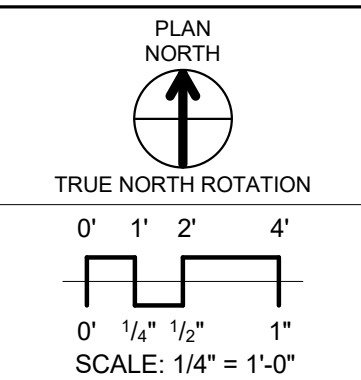
NEW CONSTRUCTION
1920 COMMERCE DRIVE
MT. HOREB, WI 53572

Project Status

24.02.23	FOR CONSTRUCTION
1 24.03.14	CB-01

PROJ. #: 23096-01

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FINISH FLOOR
PLAN

AI101

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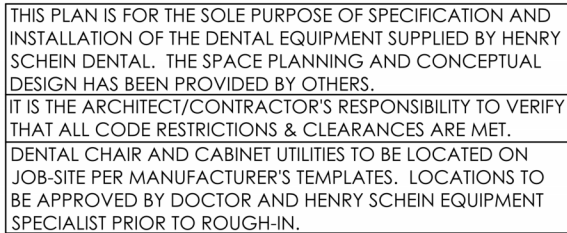
A1 FLOOR PLAN FINISH PLAN
1/4" = 1'-0"

NEW CONSTRUCTION
1920 COMMERCE DRIVE
MT. HOREB, WI 53572

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PLAN NORTH  TRUE NORTH ROTATION	

EQUIPMENT AND FURNITURE PLAN

AI102



PROPOSED FLOOR PLAN
1/4"=1'-0"

HENRY SCHEIN
INTEGRATED DESIGN STUDIO
10920 W LINCOLN AVE, WEST ALLIS, WI 53227
henryscheinintegrateddesign.com

**FIRST CHOICE DENTAL
MT. HOREB**

**FIRST CHOICE DE
MT. HOREB**

920 COMMERCE DRIVE
MT. HOREB, WI 53572

HENRY SCHEIN REP:
MIKE MUELLENBACH

WISCONSIN

PHONE #:
(414) 915-9044

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PROJECT NUMBER:
24-0530

PROJECT START DATE:
03/14/2024

FINALS START DATE:
03/14/2024

DRAWN BY: AL
FINALS BY:
CHECKED BY:

REVISIONS:

[illegible]

INT.SQ.FT.= PER A

SCALE: 1/4"=1'-0"	SHT. S 42 x
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FLOOR PLAN

SA.C

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& ASSOCIATES

- 1 SLIDING SHELF FOR CARD READER UNDER DESK
- 2 HIGH COUNTER, 4'-3" AFF
- 3 LOW COUNTER, 3'-3" AFF
- 4 LOW COUNTER, 2'-10" AFF

NEW CONSTRUCTION
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AI201



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GENERAL FINISH NOTES:

- A. ENSURE ALL MANUFACTURERS RECOMMENDATIONS ARE MET FOR PREPARATION OF SUBSTRATE, INCLUDING MOISTURE CONTENT, CLEANLINESS AND APPLICATION OF PRIMERS IF NEEDED.
- B. ENSURE ADA COMPLIANCE ON ALL FINISH FLOORING HEIGHTS AND TRANSITIONS.
- C. PROVIDE PHYSICAL SUBMITTALS ON ALL COLOR AND MATERIAL SELECTIONS WITH OWNER AND ARCHITECT PRIOR TO CONSTRUCTION.
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- F. FIELD VERIFY ALL CABINET LAYOUTS AND COORDINATE DIMENSIONS WITH SELECTED APPLIANCES AND FIXTURES. PROVIDE END PANELS AT ALL EXPOSED CABINET ENDS.
- G. ALL, BUT NOT LIMITED TO, ELECTRICAL PANELS, FIRE EXTINGUISHER CABINETS (EXCEPT GLASS AND EXTINGUISHER), GRILLES, WALL / CEILING DIFFUSERS, WALL MOUNTED BOXES, AND ACCESS PANELS TO BE PAINTED THE SAME COLOR AS THE WALL / GWB CEILING WHICH THEY ARE MOUNTED.
- H. CONTRACTOR IS RESPONSIBLE FOR THE EFFECT OF PAINTING / NOT PAINTING ELEMENTS PER CODE REQUIREMENTS. CONTRACTOR TO INFORM ARCHITECT IMMEDIATELY IF THEY FIND THESE ACTIONS IN VIOLATION OF CODE.
- I. ALIGN GROUT LINES IN WALL TILE WITH THE GROUT LINES OF THE FLOOR TILE.
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- K. ALL WINDOWS TO HAVE SOLID SURFACE SILL (SSM-2) UNLESS NOTED OTHERWISE.
- L. ALL DENTAL EQUIPMENT FINISHED TO BE COORDINATED BY GC.
- M. ALL WINDOWS TO HAVE WINDOW TREATMENT, SUPPLIED BY CLIENT.

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NEW CONSTRUCTION
1920 COMMERCE DRIVE
MT. HOREB, WI 53572

Project Status

24.02.23 FOR CONSTRUCTION

PROJ. #: 23096-01

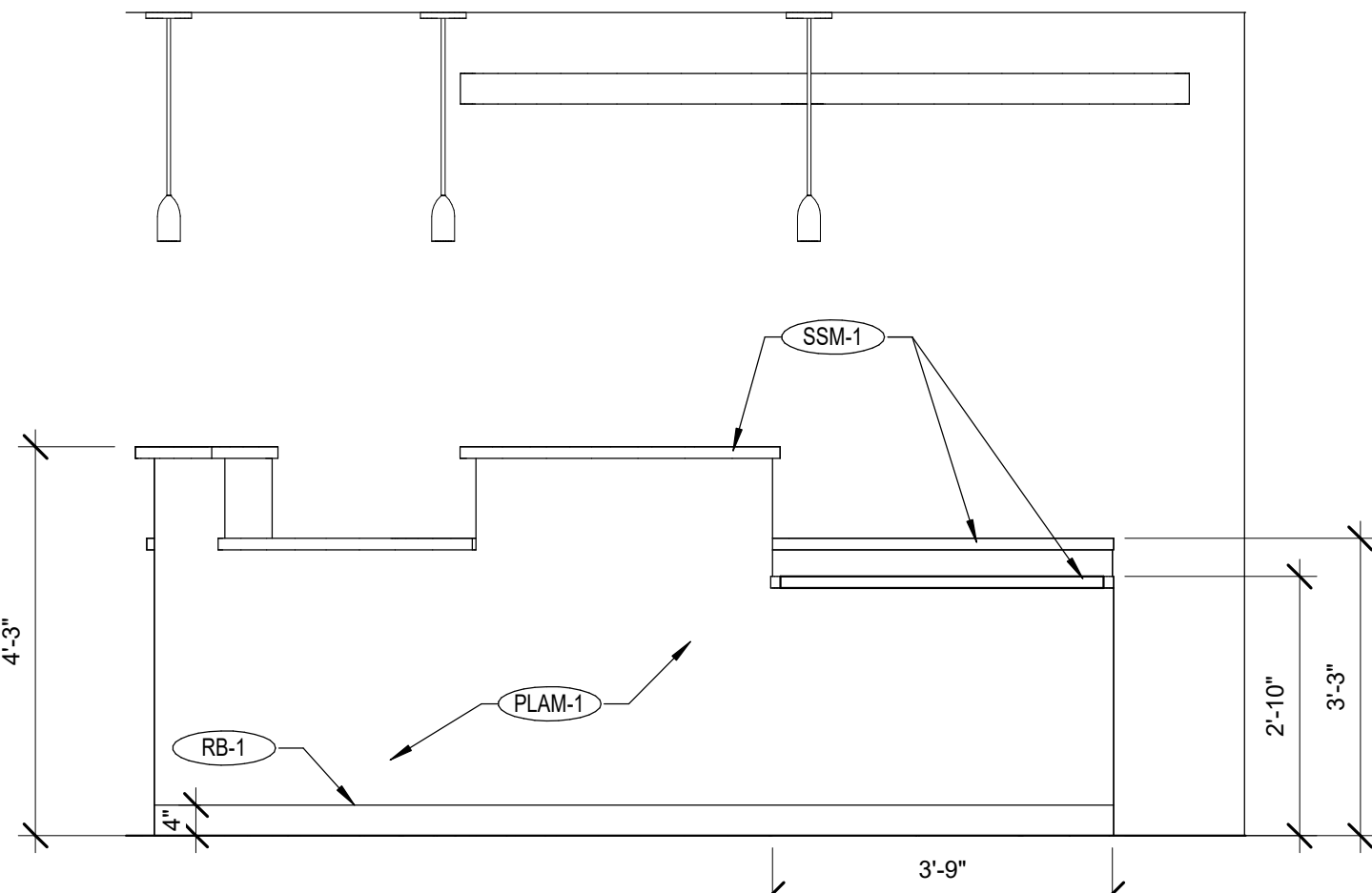
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0' 6" 1' 2'
0' 1/4" 1/2" 1"
SCALE: 1/2" = 1'-0"

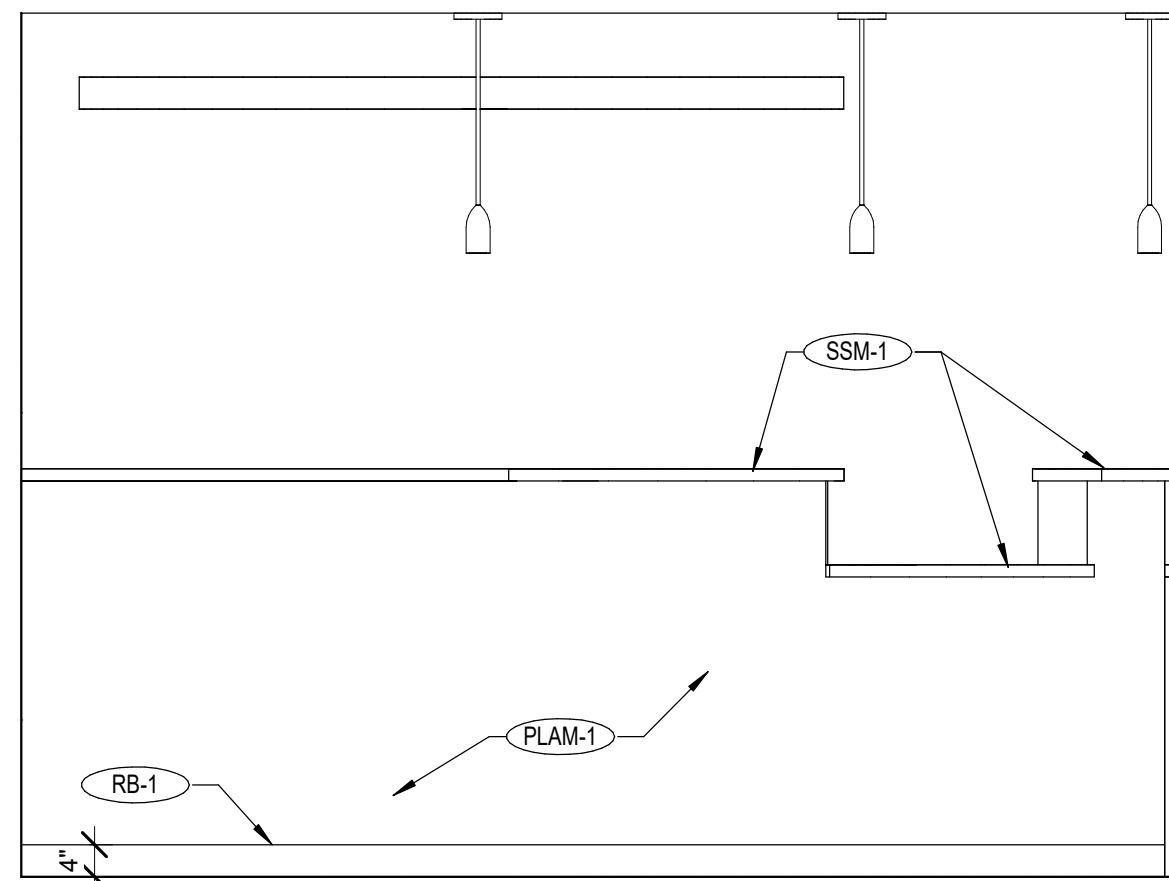
INTERIOR
ELEVATIONS

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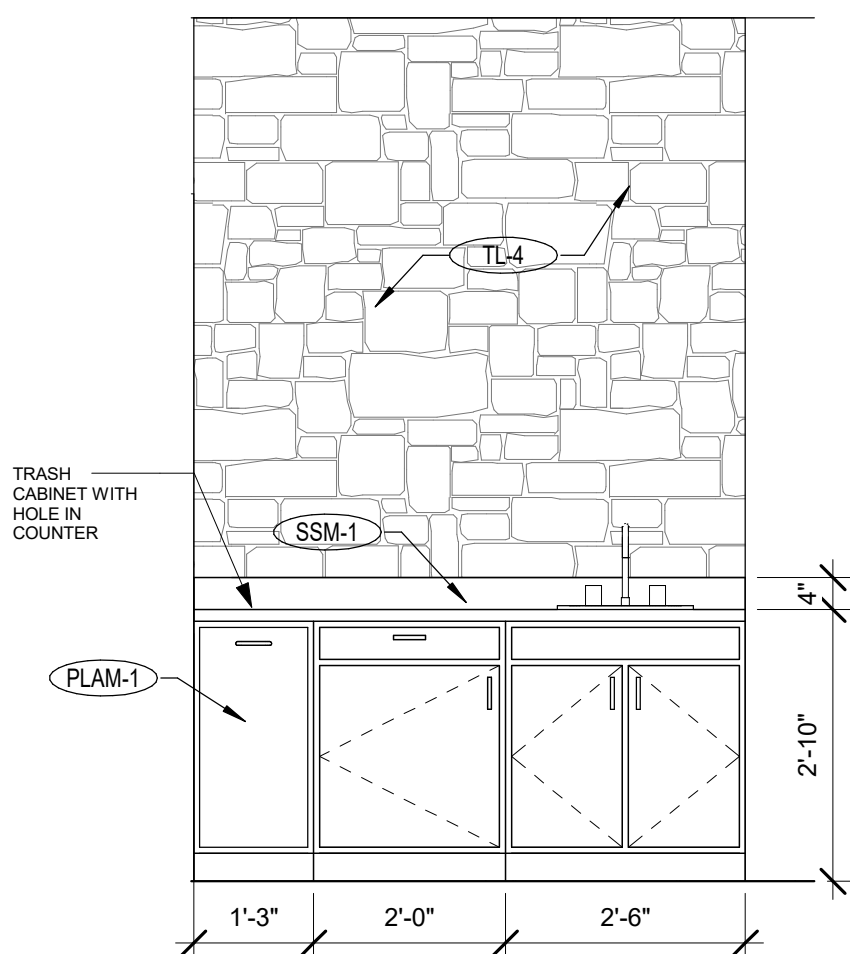
FOR PERMIT



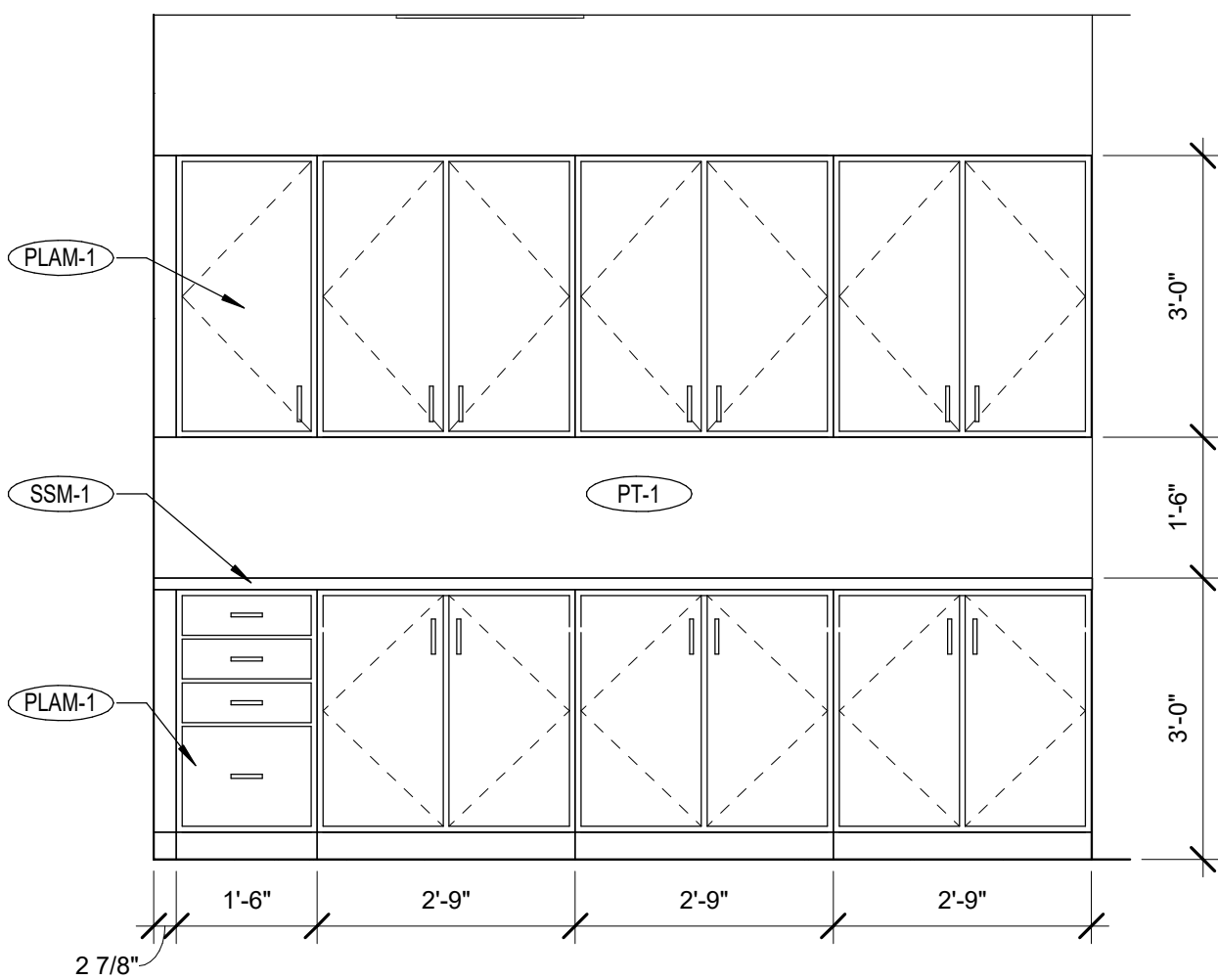
C2 RECEPTION DESK ENTRY VIEW
1/2" = 1'-0"



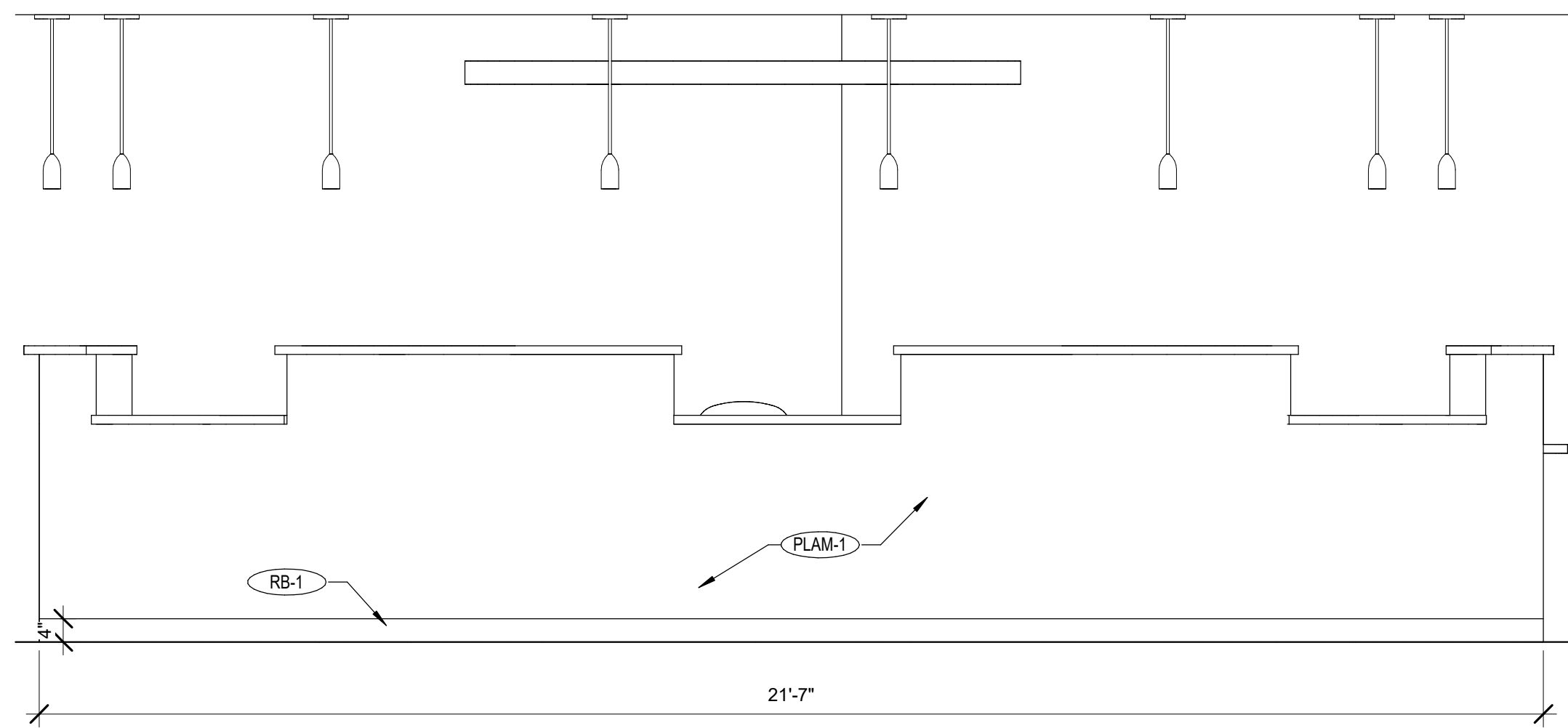
C3 RECEPTION DESK CHECKOUT
1/2" = 1'-0"



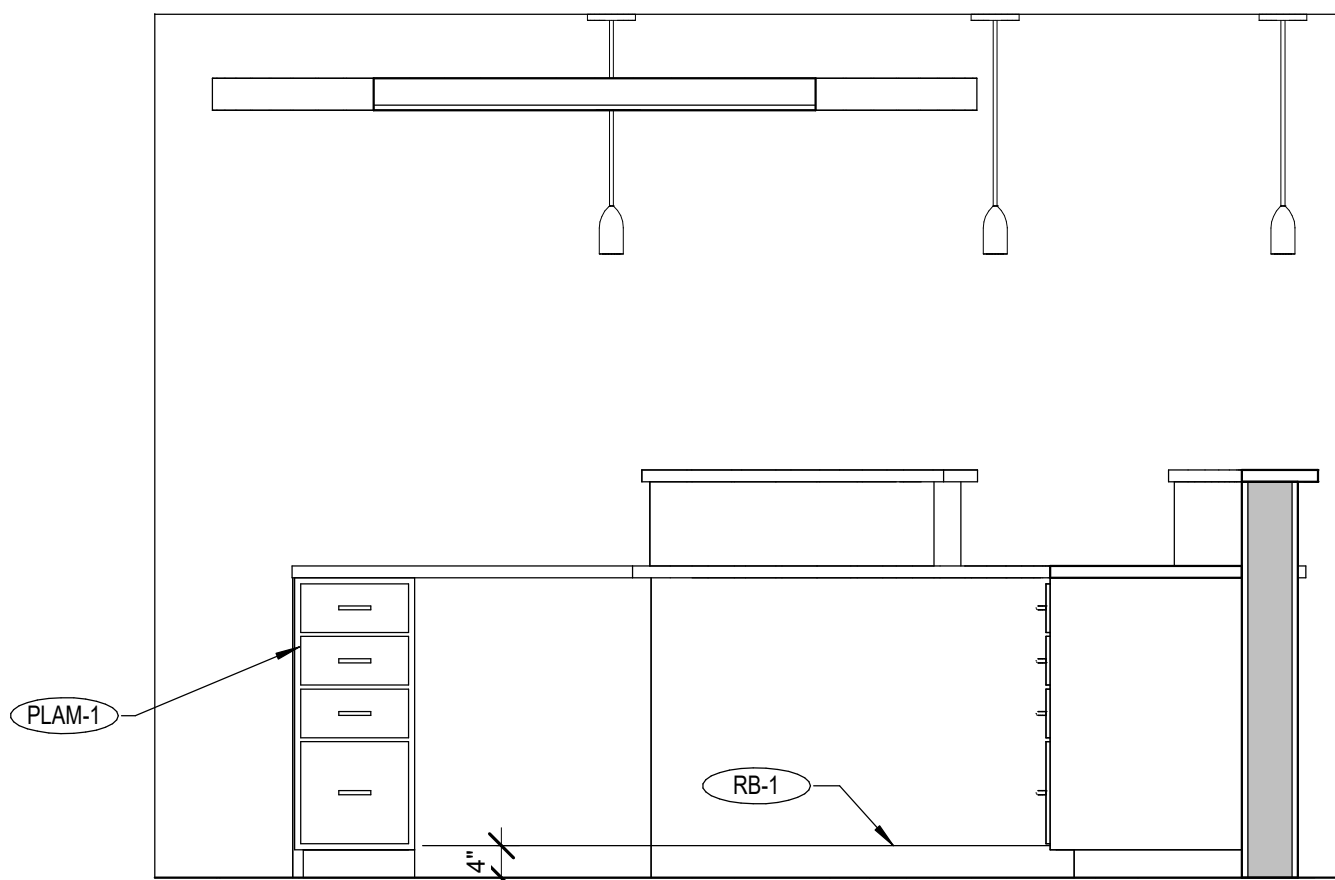
B1 COFFEE STATION
1/2" = 1'-0"



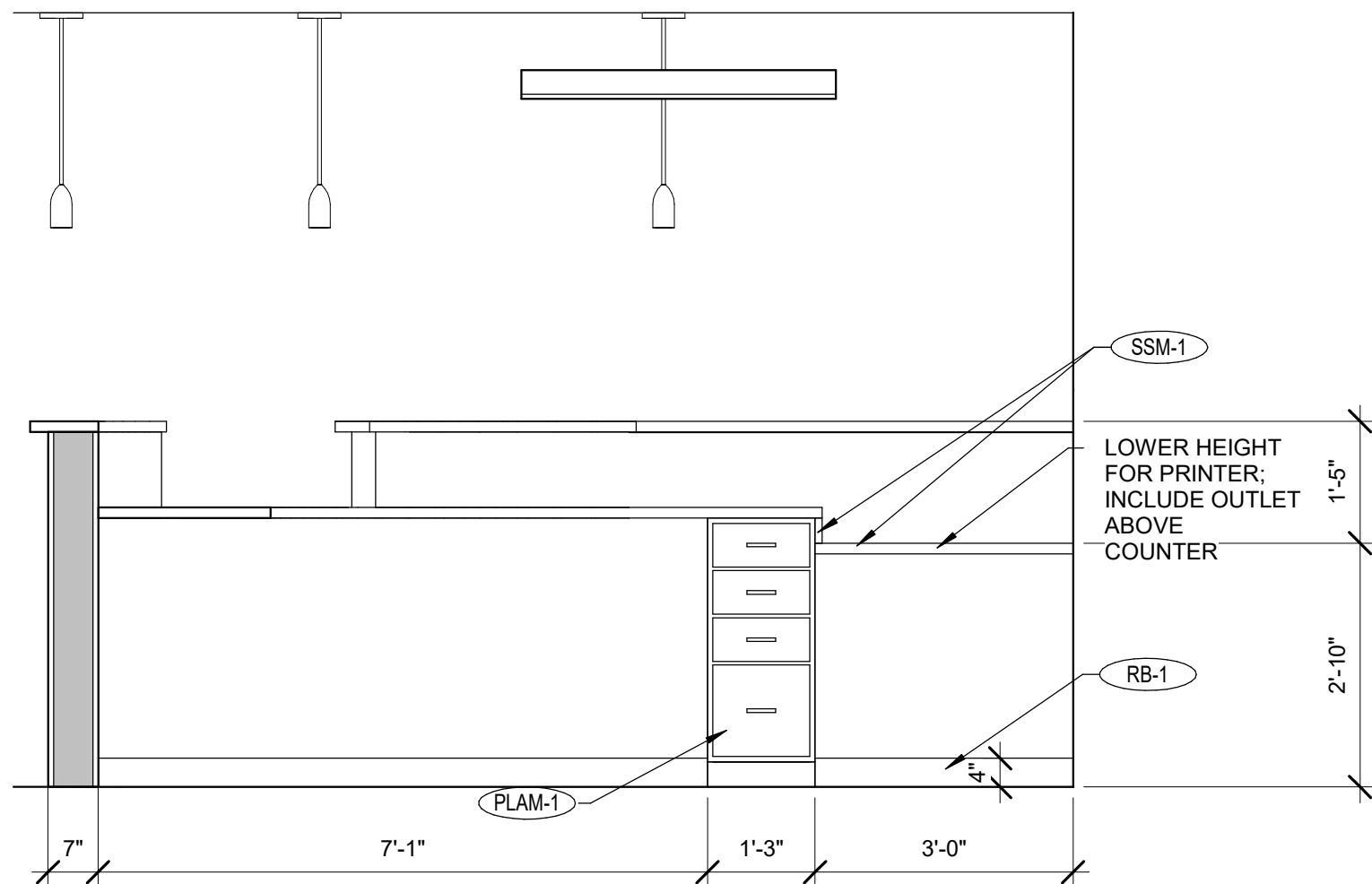
B2 RECEPTION DESK INTERIOR - NORTH
1/2" = 1'-0"



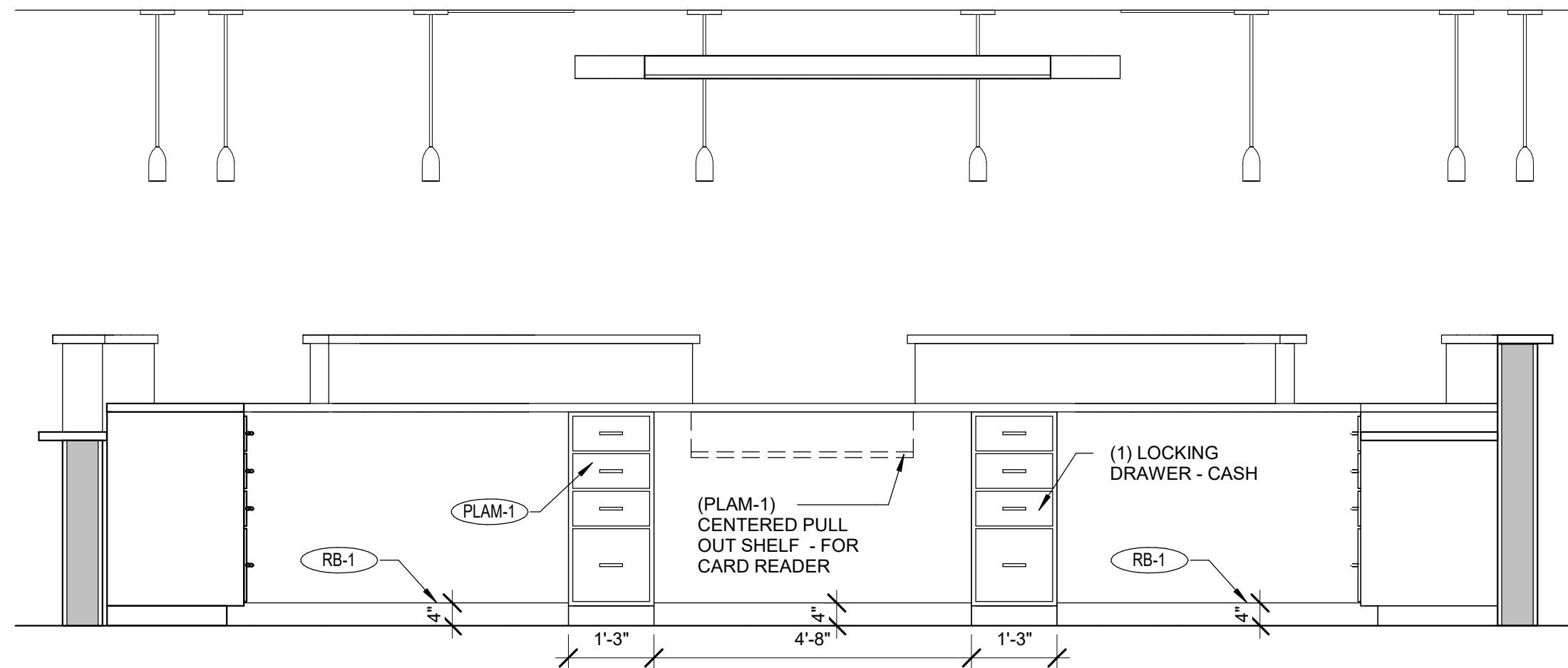
B3 RECEPTION DESK FRONT
1/2" = 1'-0"



A1 RECEPTION DESK INTERIOR - EAST
1/2" = 1'-0"



A2 RECEPTION DESK INTERIOR - WEST
1/2" = 1'-0"



A3 RECEPTION DESK INTERIOR - SOUTH
1/2" = 1'-0"

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GENERAL FINISH NOTES:

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1920 COMMERCE DRIVE
MT. HOREB, WI 53572

Project Status

24.02.23 FOR CONSTRUCTION

PROJ. #: 23096-01

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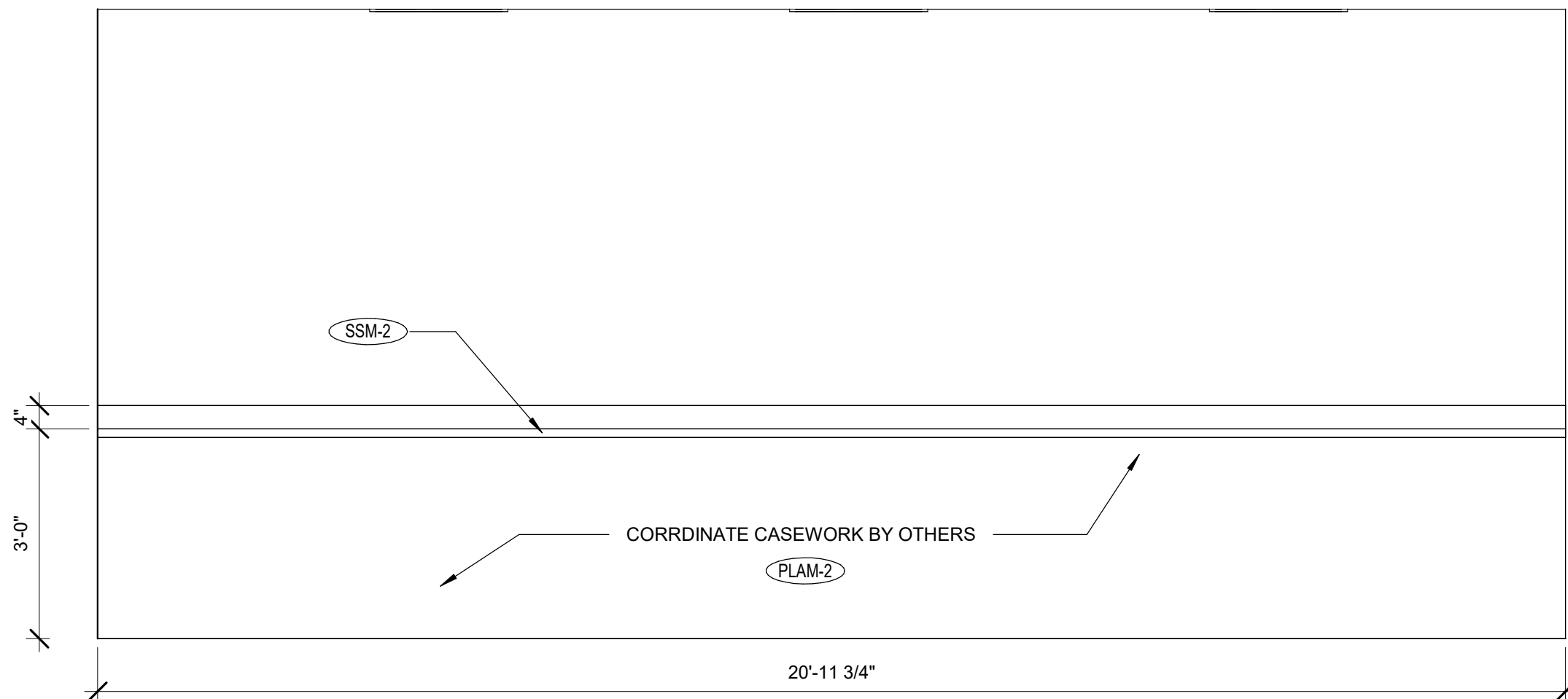
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0' 1/4" 1/2" 1"
SCALE: 1/2" = 1'-0"

INTERIOR
ELEVATIONS

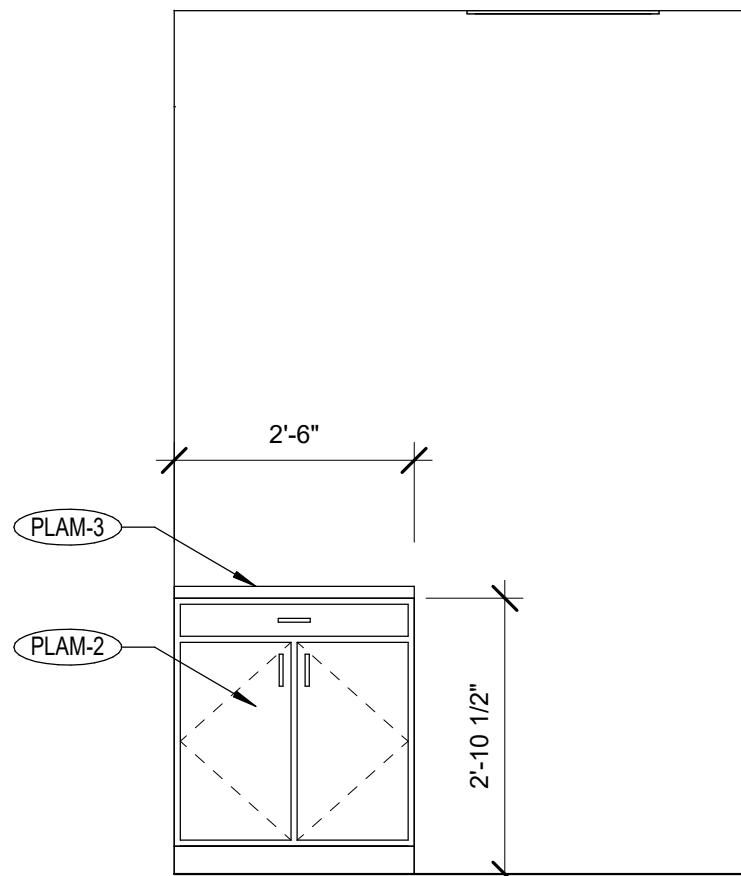
AI203

FOR PERMIT

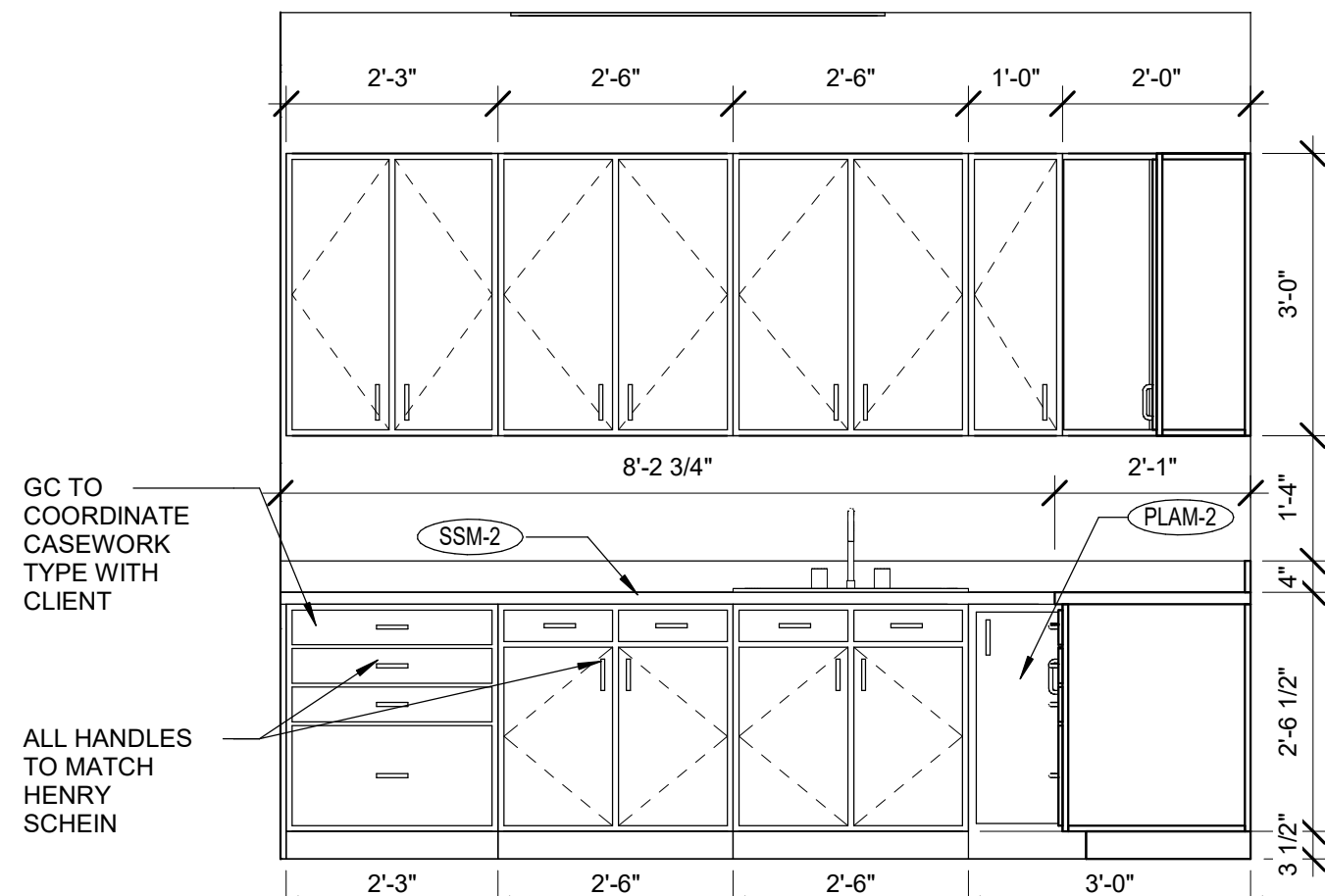
A1 TRAY PREP, TYP.
1/2" = 1'-0"



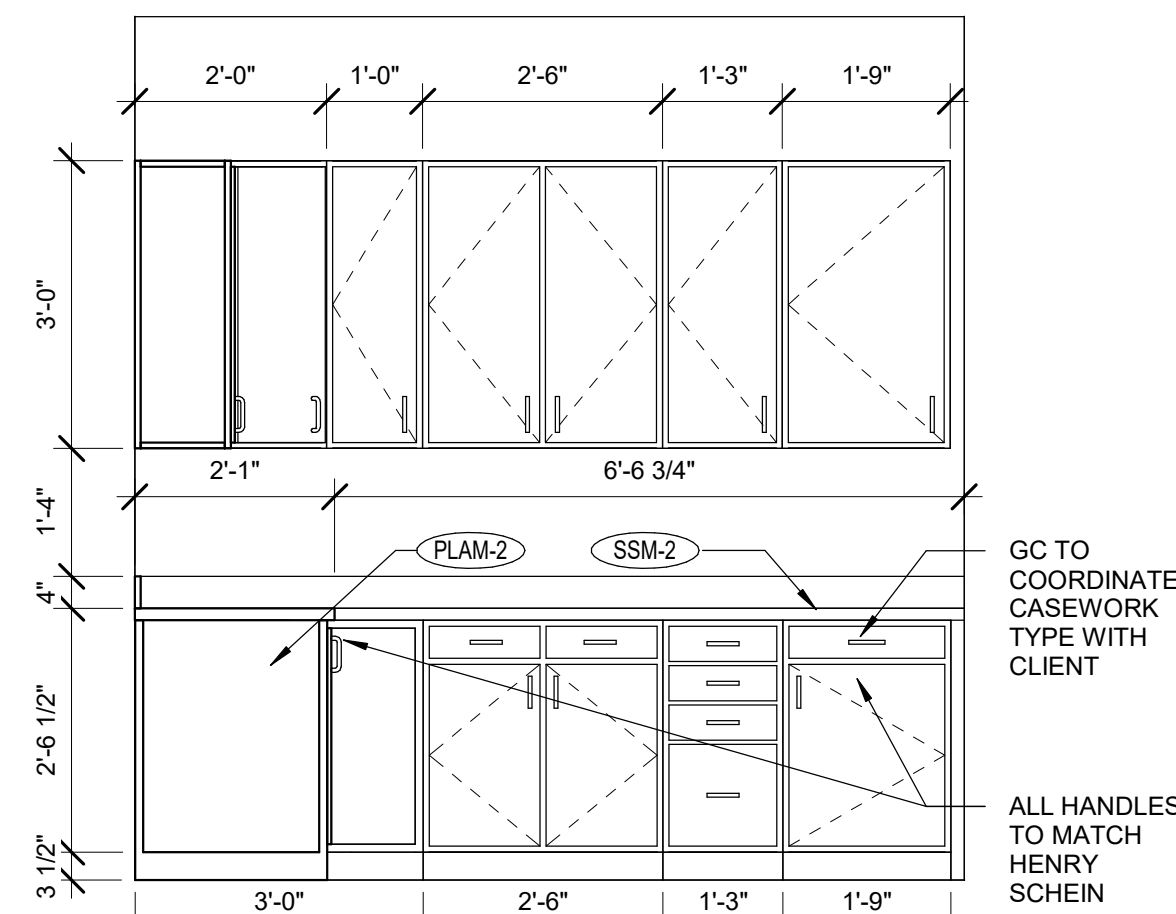
A2 PAN-X WEST WALL
1/2" = 1'-0"



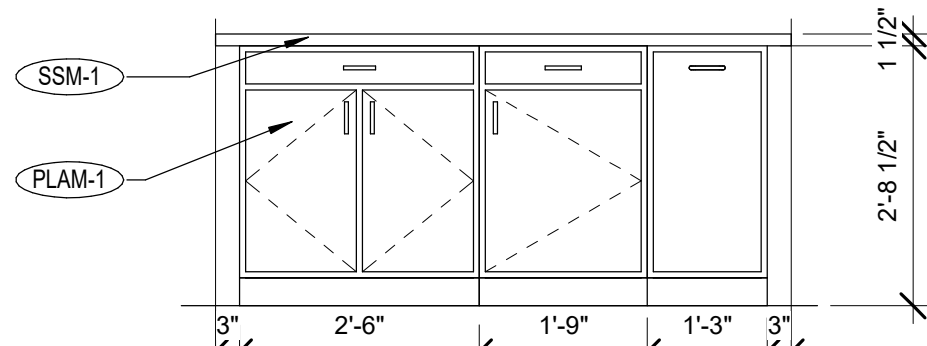
A3 LAB WEST WALL
1/2" = 1'-0"



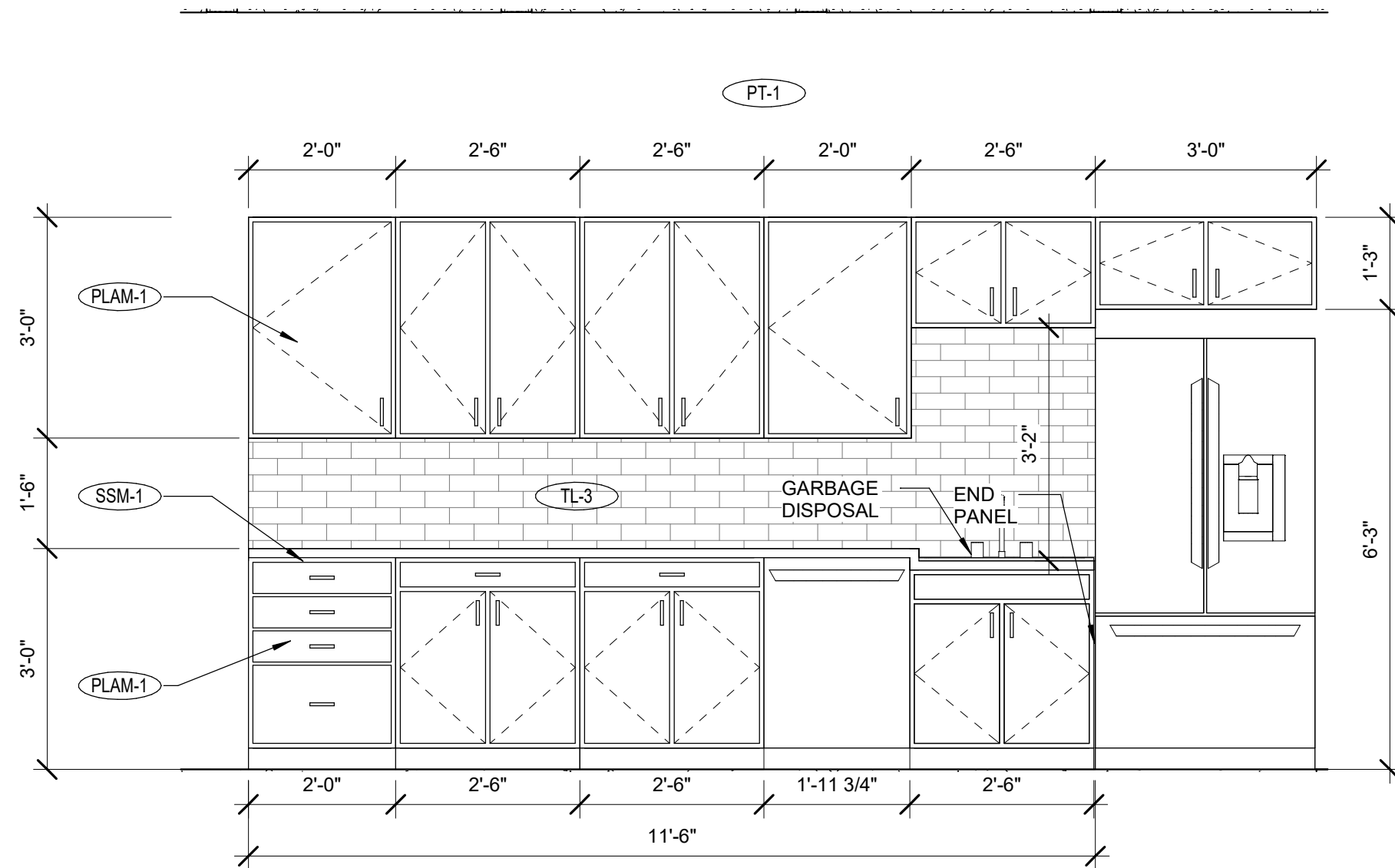
A4 LAB NORTH WALL
1/2" = 1'-0"



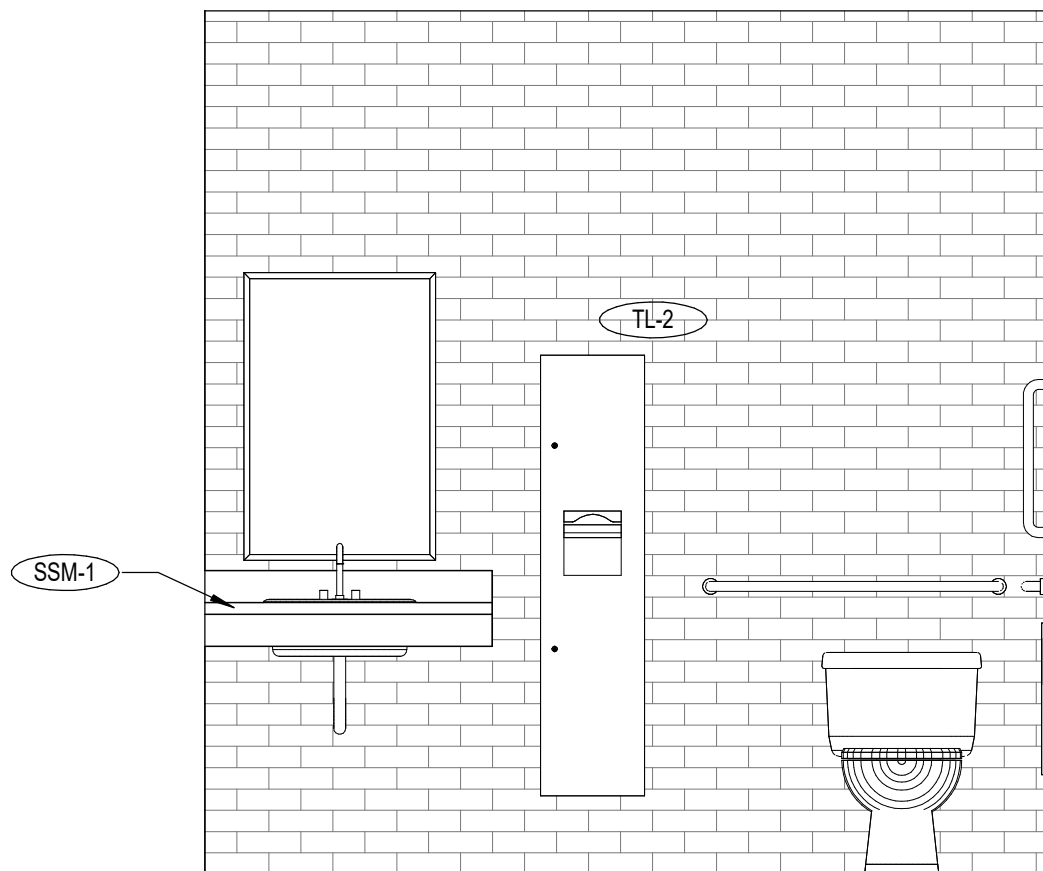
C2 BREAK ROOM ISLAND
1/2" = 1'-0"



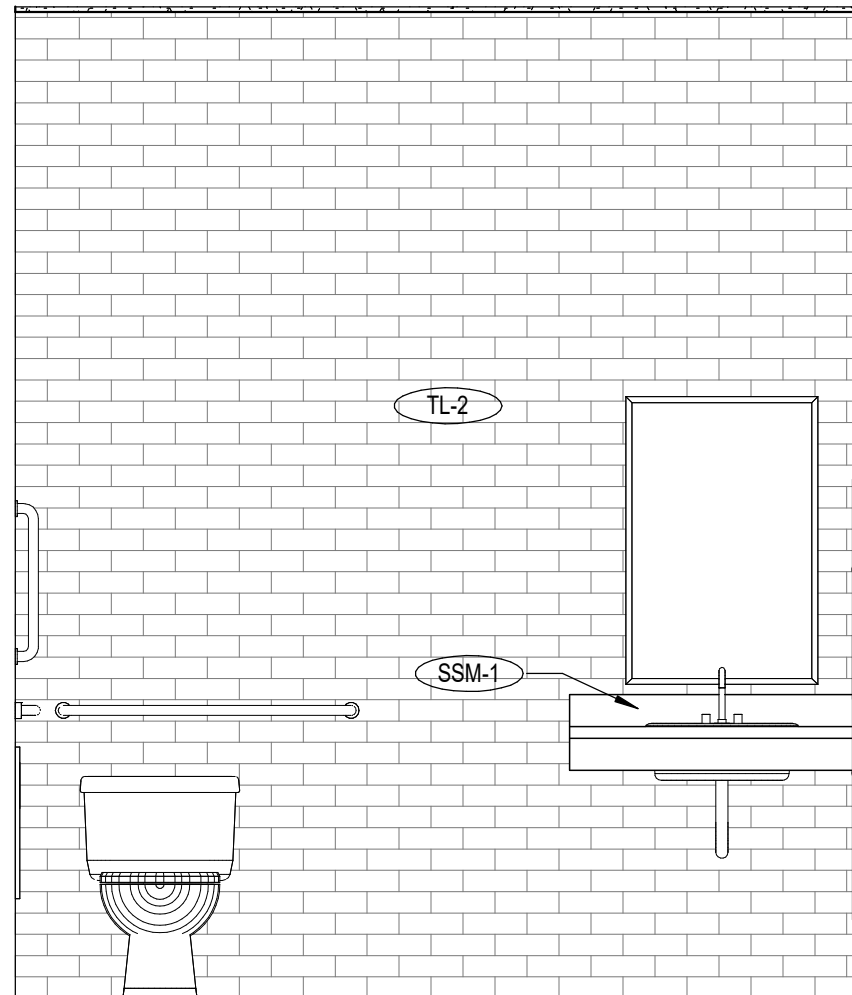
C3 BREAKROOM CASEWORK ELEV.
1/2" = 1'-0"



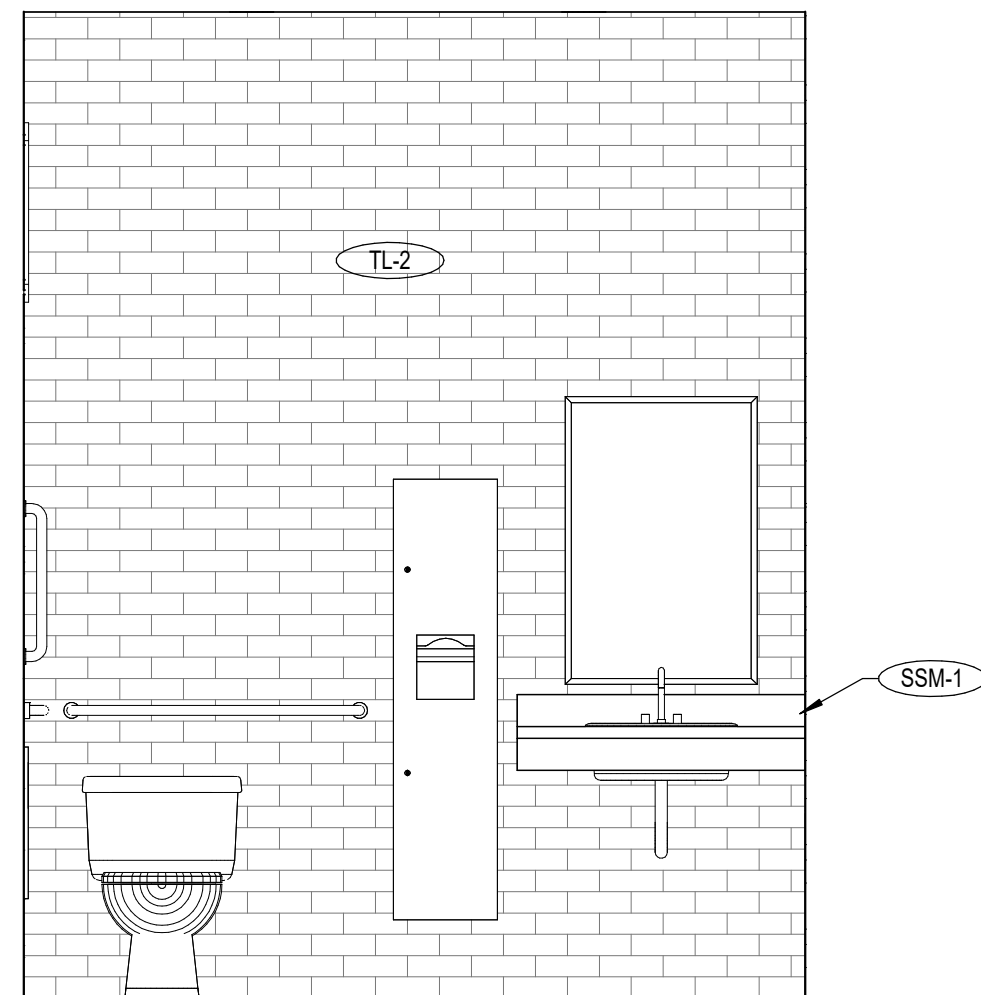
B1 RESTROOM 106 NORTH
1/2" = 1'-0"



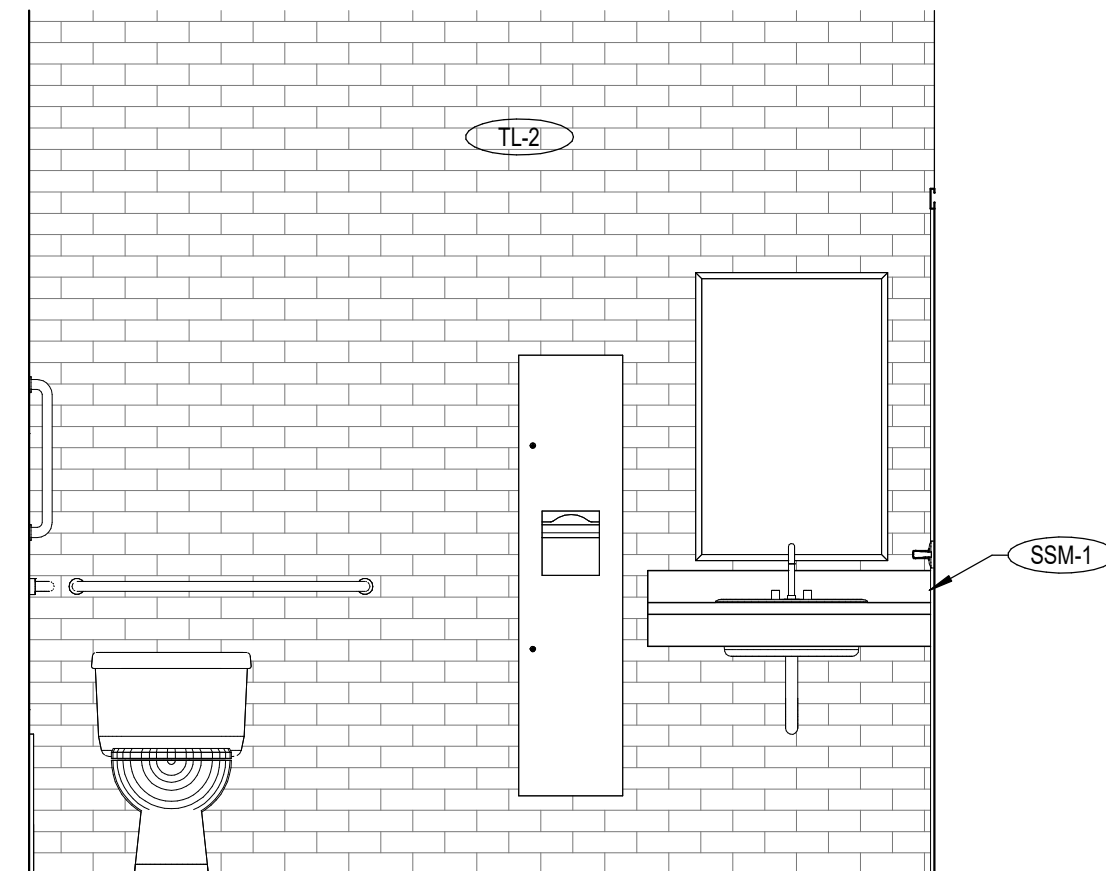
B2 RESTROOM 133 SOUTH
1/2" = 1'-0"



B3 RESTROOM 138 NORTH
1/2" = 1'-0"



B4 RESTROOM 136 SOUTH
1/2" = 1'-0"



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GENERAL FINISH NOTES:

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1920 COMMERCE DRIVE
MT. HOREB, WI 53572

Project Status

24.02.23 FOR CONSTRUCTION

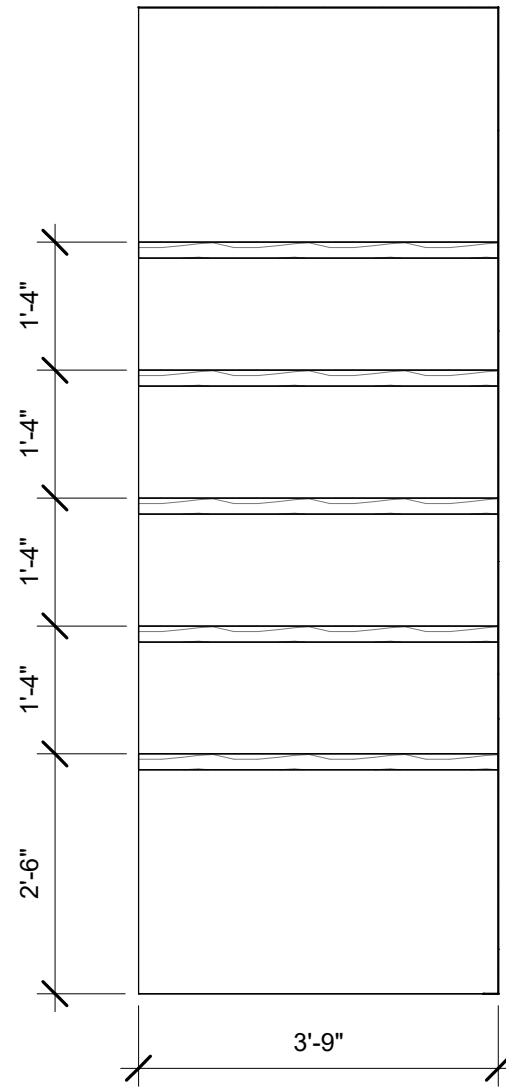
PROJ. #: 23096-01

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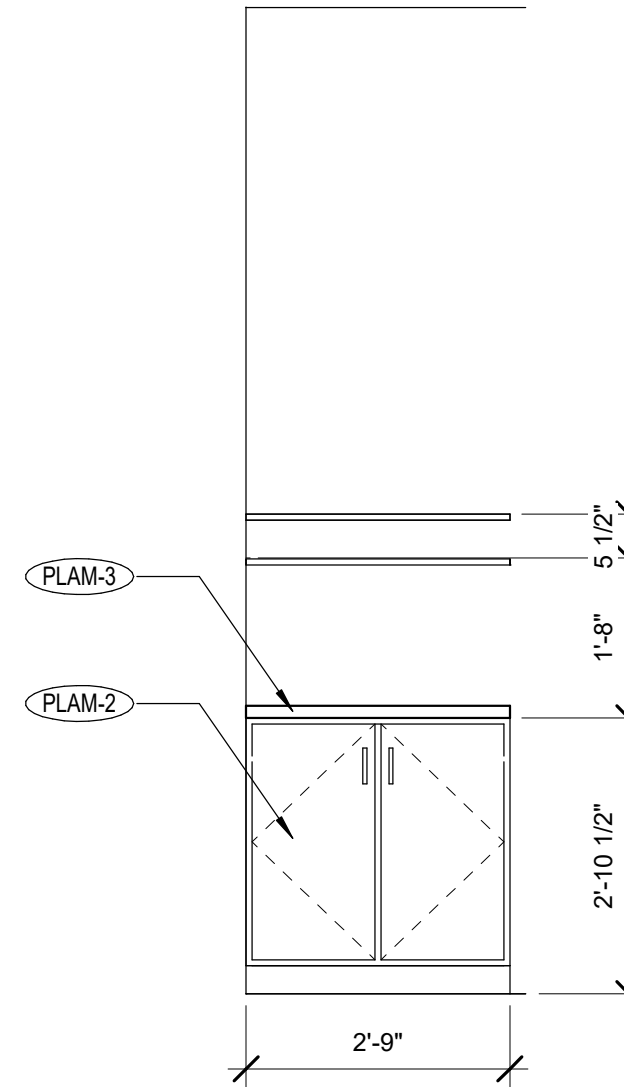
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0' 1/4" 1/2" 1"
SCALE: 1/2" = 1'-0"

**INTERIOR
ELEVATIONS**

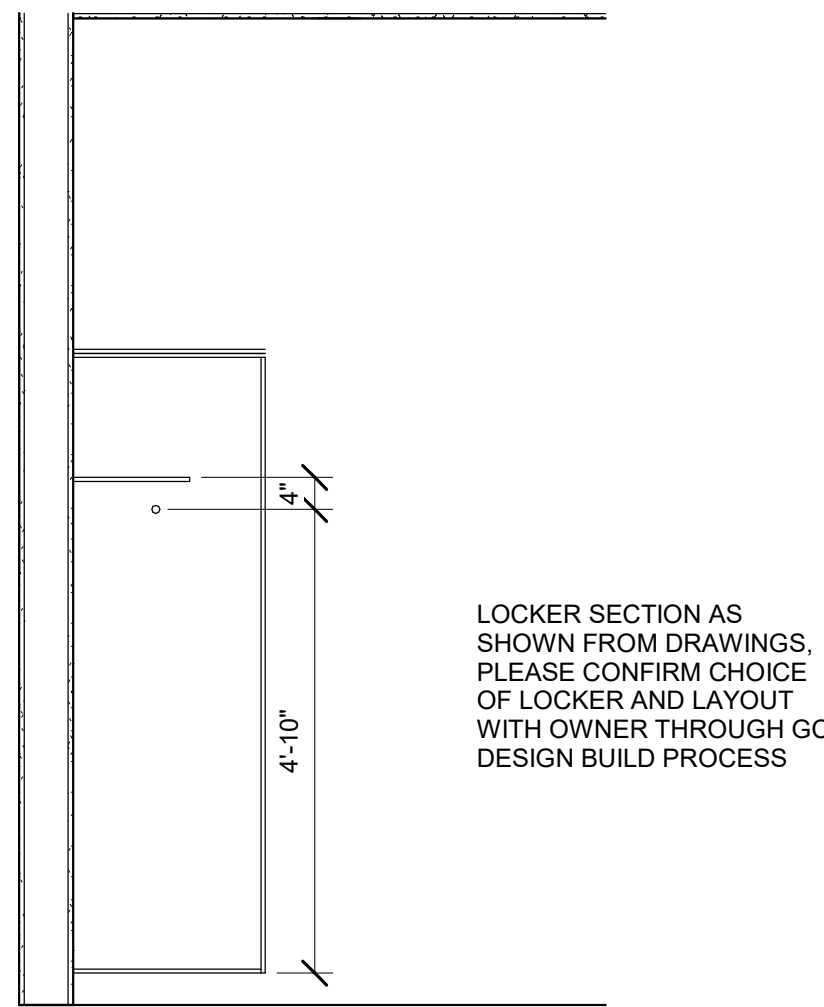
AI204



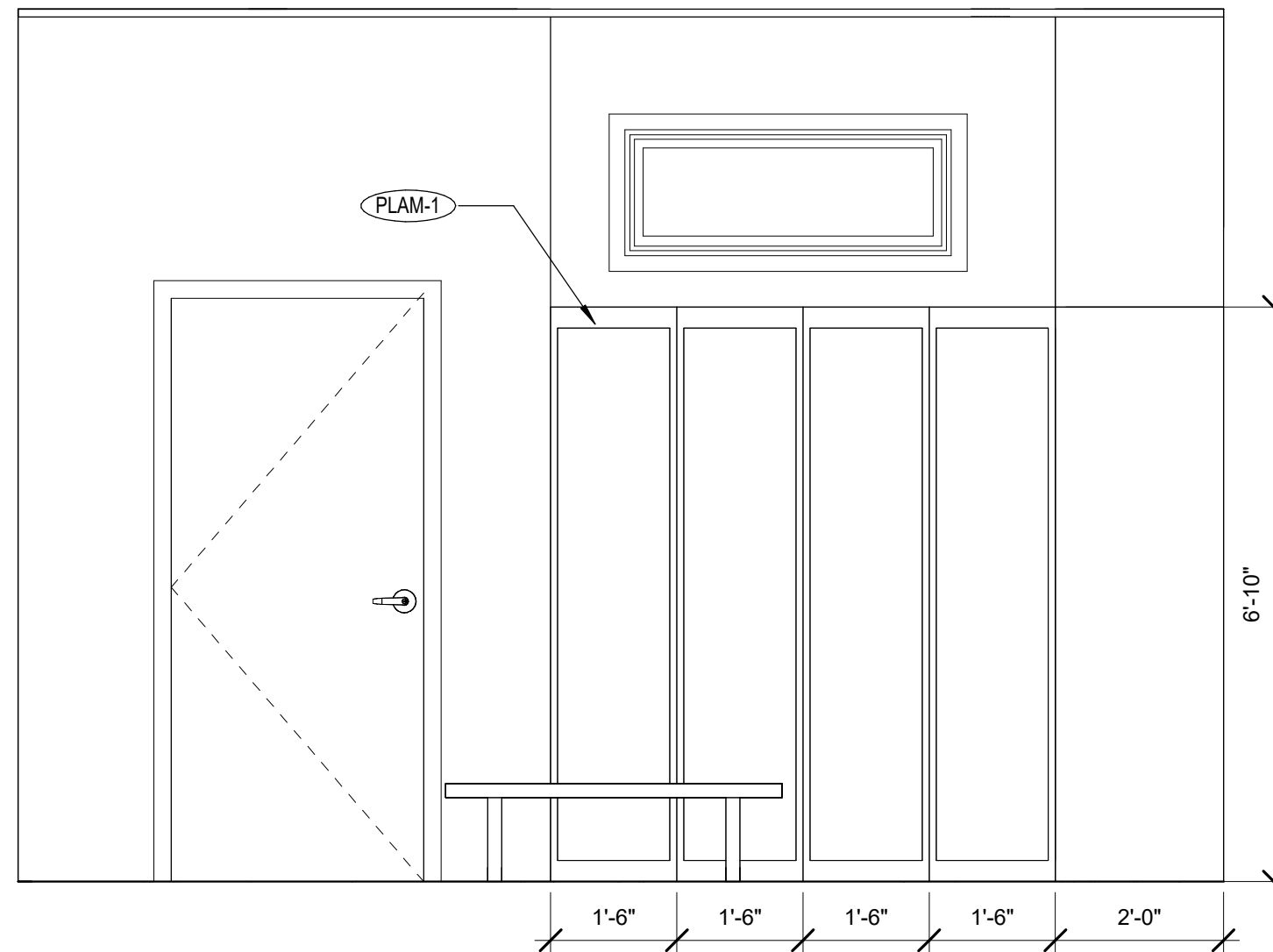
C2 RESTROOM 138 SHELVES
1/2" = 1'-0"



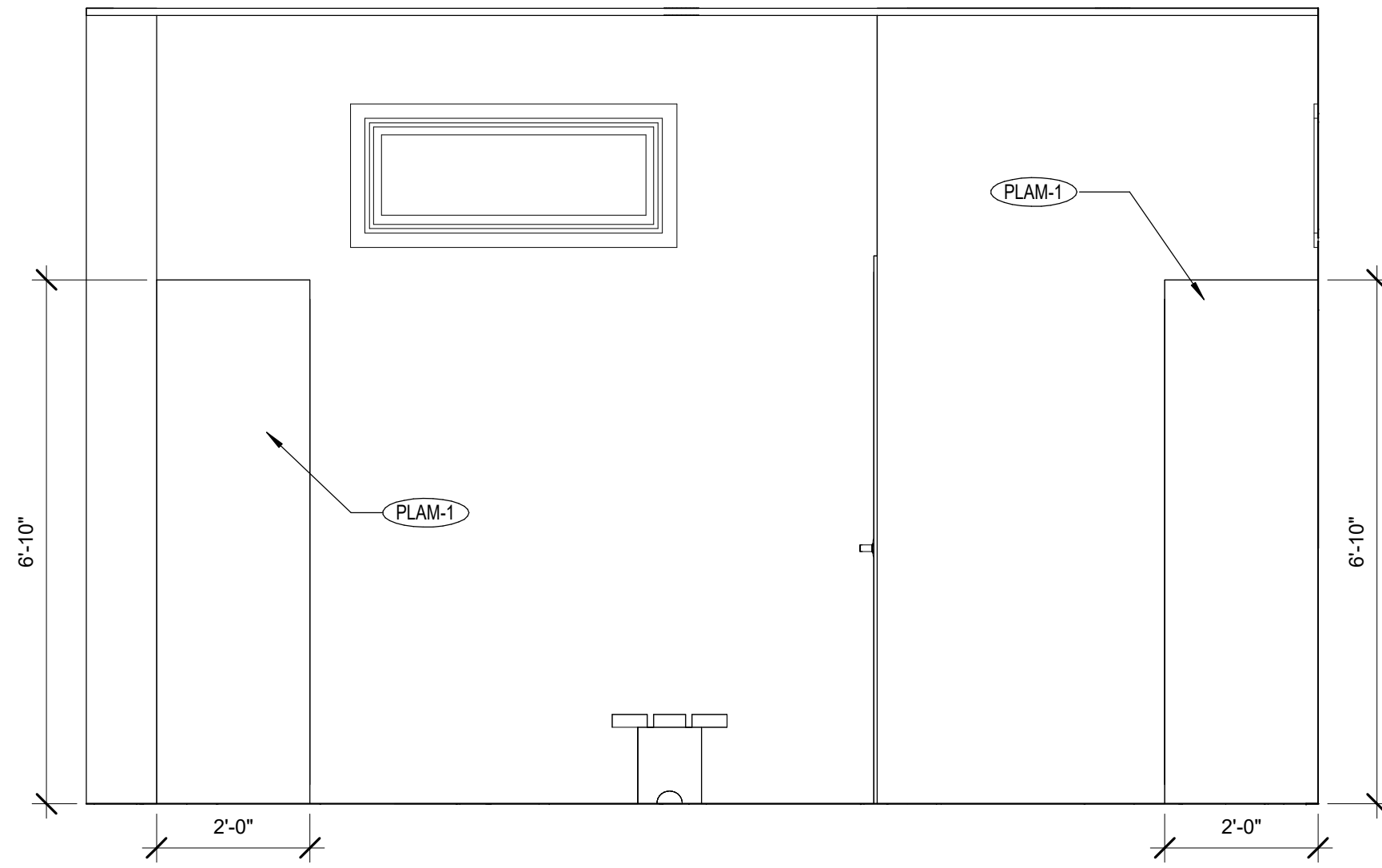
C3 LAUNDRY SHELVES
1/2" = 1'-0"



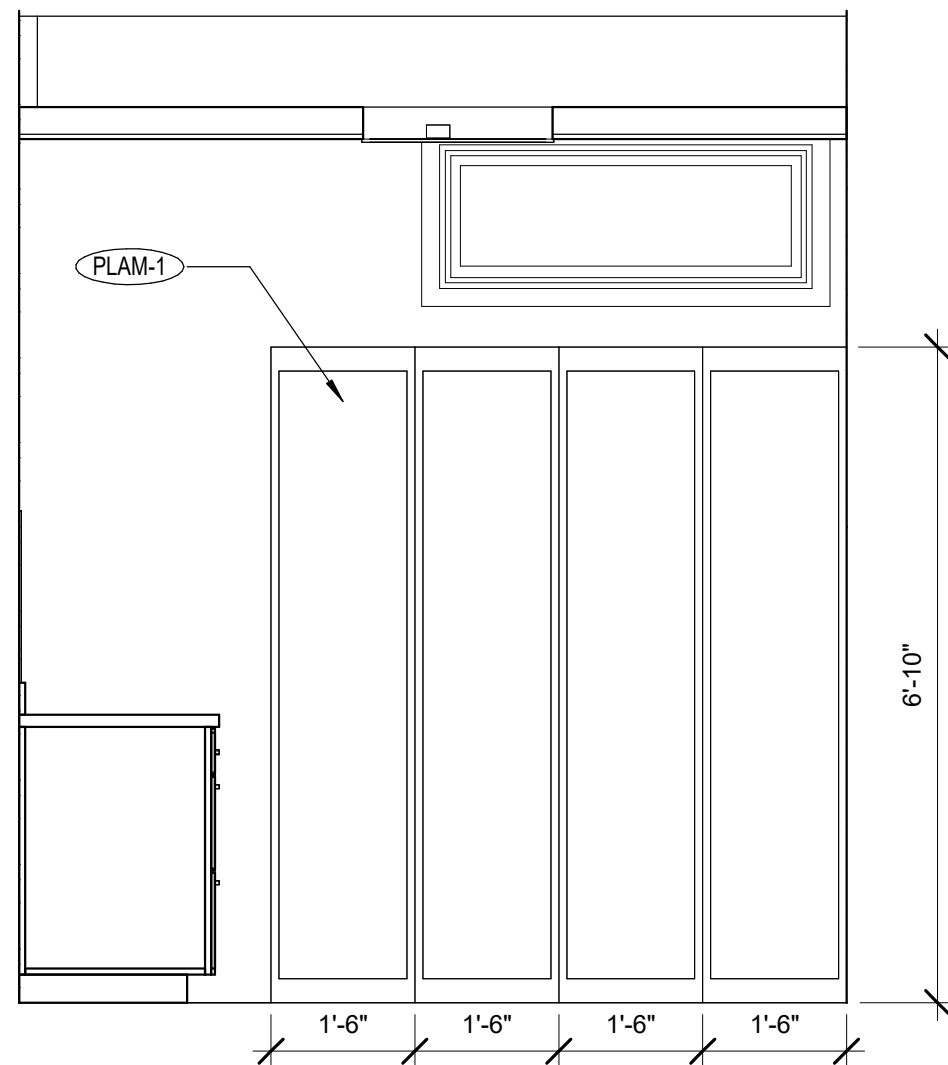
B1 LOCKER SECTION
1/2" = 1'-0"



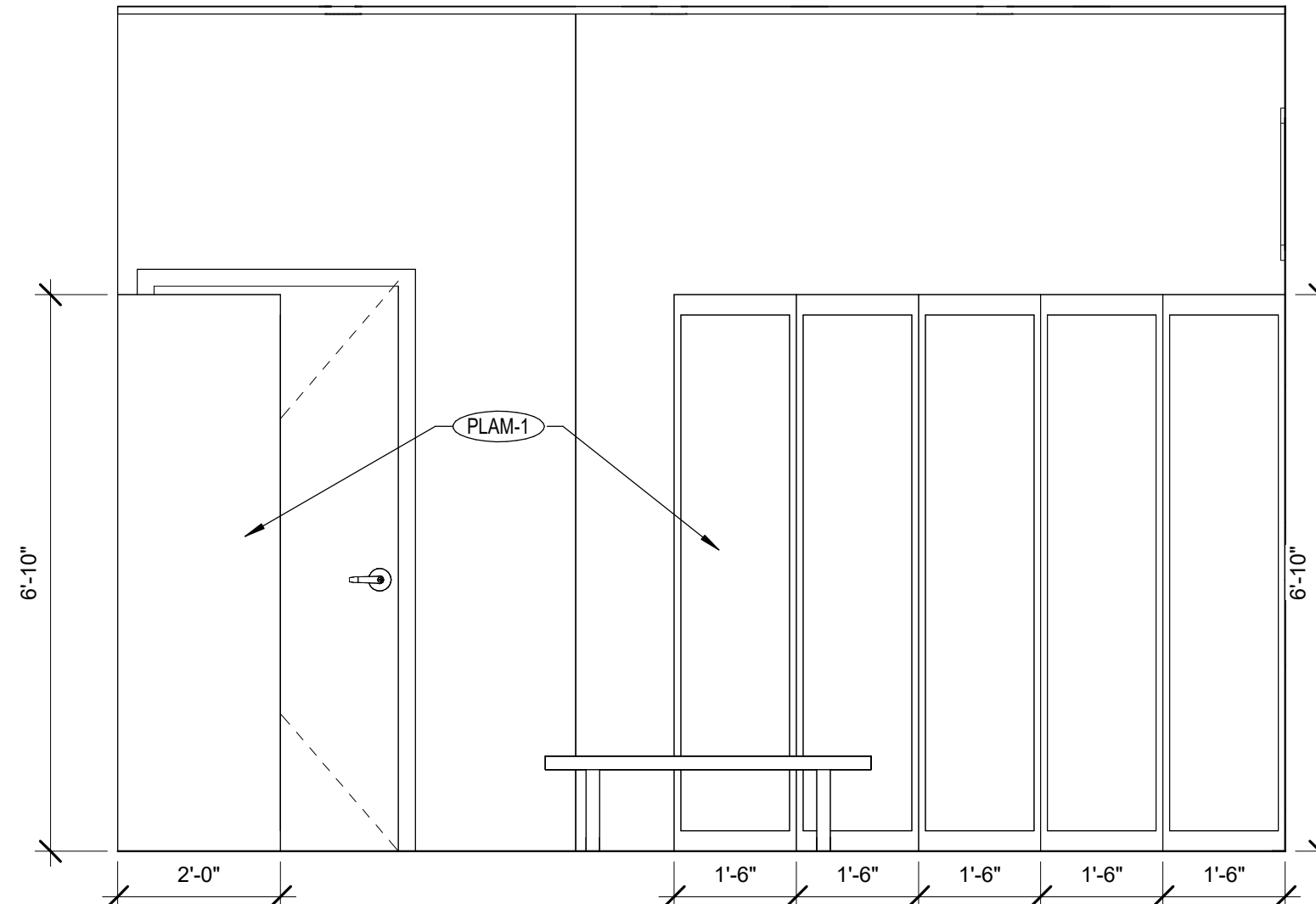
B2 LOCKER ROOM NORTH WALL
1/2" = 1'-0"



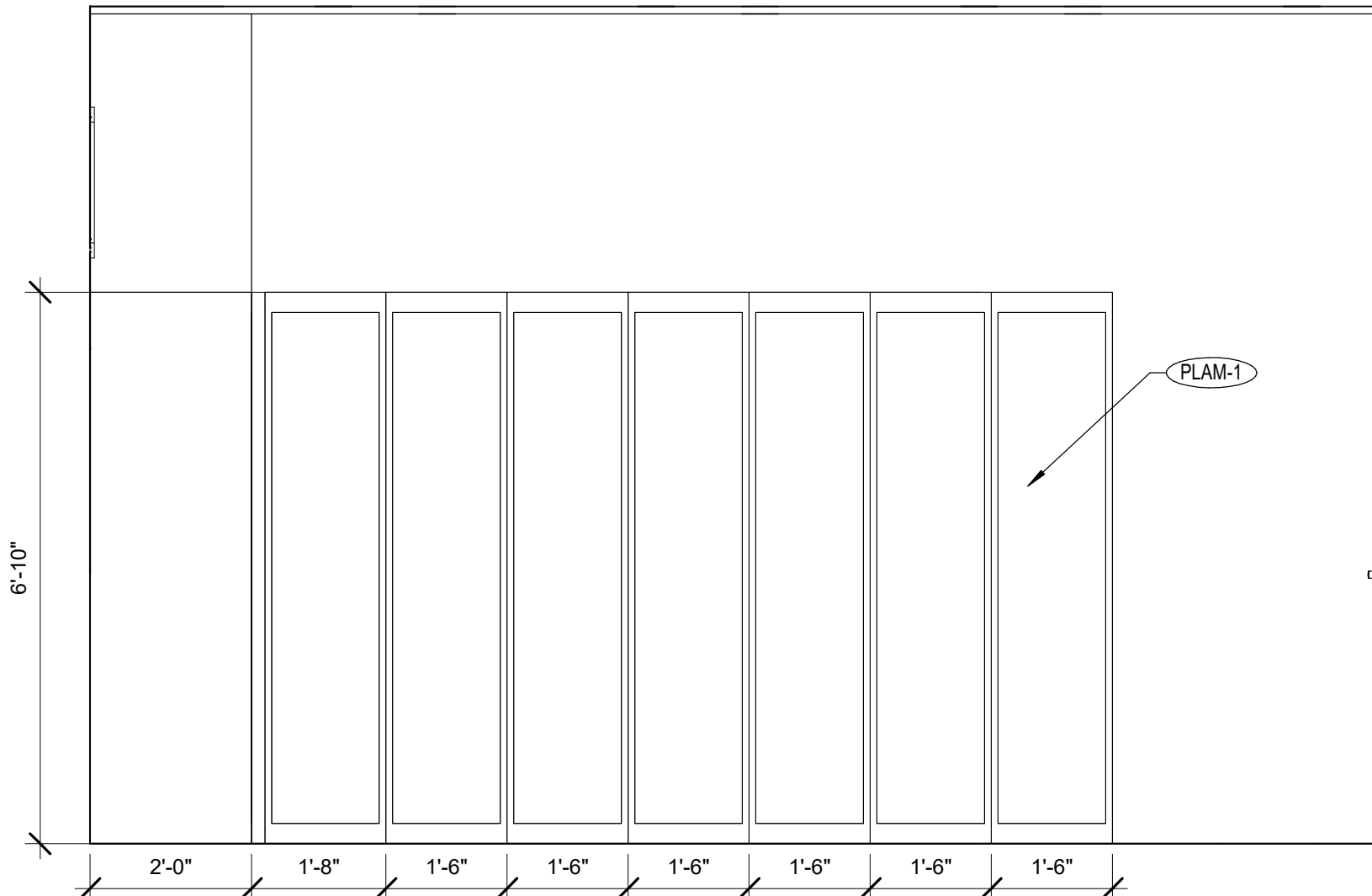
B3 LOCKER ROOM WEST WALL
1/2" = 1'-0"



A1 DOCTORS OFFICE LOCKERS
1/2" = 1'-0"



A2 LOCKER ROOM SOUTH WALL
1/2" = 1'-0"



A3 LOCKER ROOM EAST WALL
1/2" = 1'-0"

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INTERIOR FINISHES SCHEDULE

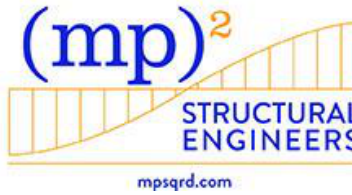
MARK	DESCRIPTION	MANUFACTURER	PATTERN	PATTERN NO.	COLOR	COLOR NO.	SIZE	REP CONTACT INFO	REMARKS
06 20 23 - INTERIOR FINISH CARPENTRY									
PLAM-1	LAMINATE CASEWORK; MATCHING EXISTING	WILSONART	PHANTOM ECRU	8212K-28	-	-	-	-	
PLAM-2	LAMINATE CASEWORK	WILSONART	5TH AVE ELM	7966K-12	-	-	-	-	
PLAM-3	LAMINATE COUNTERTOP	WILSONART	DESIGNER WHITE	D352	-	-	-	-	
09 30 00 - TILING									
TL-1	PORCELAIN FLOOR TILE; BOSTIK GROUT -Misty Gray H144	DALETILE	ASTRONOMY	-	SOLSTICE	AT72	12X24	-	1
TL-2	WET WALL	CERAMIC TILE WORKS	VILLAGE	-	CLOUD	-	3X6	-	1
TL-3	BACKSPLASH; WALL TILE	CERAMIC TILE WORKS	VILLAGE	-	SILVER MIST	-	3X6	-	2
TL-4	DECORATIVE STACKED VENEERED STON	DALETILE	STACKED STONE	-	GOLDEN SUN	S783	6X24	-	
09 51 00 - ACOUSTICAL CEILINGS									
ACT-1	ACOUSTICAL CEILING TILE	ARMSTRONG	DUNE	-	WHITE	-	2X2 GRID	-	
09 61 19 - CONCRETE FLOOR STAINING									
SCON-1	SEALED CONCRETE	-	-	-	-	-	-	-	
09 65 00 - RESILIENT FLOORING									
LVP-1	LUXURY VINYL TILE	SHAW CONTRACT	TERRAIN II 12 MIL	0453V	ECHO	00775	6"X48"	-	
RB-1	RESILIENT WALL BASE	TARKETT; JOHNSONITE	-	-	GREY	WG 48	4" COVE BASE	Smith, Melissa <Melissa.Smith@tarkett.com>	
09 68 00 - CARPETING									
CPT-1	CARPET TILE	SHAW CONTRACT	BALCONY	5T389	BRANCH	88760	24x24	Koreen Pelot <koreen.pelot@shawcontract.com>	
CPT-2	WALK-OFF CARPET TILE	SHAW CONTRACT	WELCOME II	5T031	STERLING	31557	24x24	Koreen Pelot <koreen.pelot@shawcontract.com>	
09 72 00 - WALL COVERINGS									
WC-1	WALL COVERING; TYPE II	MOMENTUM	SURF	-	CYCLONE	L2-SF-20	-	Jamie Cooper <Jcooper@mormtex.com>	
09 91 23 - INTERIOR PAINTING									
PT-1	WALL PAINT	SHERWIN WILLIAMS	EIDER WHITE	-	-	-	-	-	
PT-2	CEILING PAINT	SHERWIN WILLIAMS	CEILING BRIGHT WHITE	-	-	-	-	-	
PT-3	ACCENT PAINT/ TRIM PAINT	SHERWIN WILLIAMS	ELLIE GRAY	-	-	-	-	-	
PT-4	ACCENT PAINT	SHERWIN WILLIAMS	EVERGREEN FOG	-	-	-	-	-	
PT-5	ACCENT PAINT	SHERWIN WILLIAMS	COMFORT GRAY	-	-	-	-	-	
12 24 00 - WINDOW SHADES									
WS-1	SOLAR ROLLER SHADES; 5% OPENESS	SPRING WINDOW FASHION	CROSSHATCH	-	-	-	-	-	3
12 36 00 - COUNTERTOPS									
SSM-1	SOLID SURFACE MATERIAL	WILSONART	ARCTIC DUNE	9253CM	-	-	-	-	
SSM-2	SOLID SURFACE MATERIAL	WILSONART	AVALANCHE MELANGE	9175ML	-	-	-	-	

INTERIOR FINISHES SCHEDULE REMARKS

NO.	REMARK
1	BOSTIK GROUT MISTY GRAY H144
2	BOSTIK GROUT CLASSIC BONE H158
3	LENGTH AND HEIGHT TO MATCH WINDOWS IN SPACE; TO BE APPLIED WHERE SHADES ARE NEEDED TO HELP BLOCK SUN

GENERAL FINISH NOTES:

- A. ENSURE ALL MANUFACTURERS RECOMMENDATIONS ARE MET FOR PREPARATION OF SUBSTRATE, INCLUDING MOISTURE CONTENT, CLEANLINESS AND APPLICATION OF PRIMERS IF NEEDED.
- B. ENSURE ADA COMPLIANCE ON ALL FINISH FLOORING HEIGHTS AND TRANSITIONS.
- C. PROVIDE PHYSICAL SUBMITTALS ON ALL COLOR AND MATERIAL SELECTIONS WITH OWNER AND ARCHITECT PRIOR TO CONSTRUCTION.
- D. INSTALL FLOORING UNDER ALL EQUIPMENT AND MILLWORK.
- E. PROVIDE TRANSITION STRIPS TO ALL DISSIMILAR FLOOR MATERIALS. TRANSITIONS OCCURRING AT DOORWAYS, CENTER THE TRANSITION ON OPENING UNLESS NOTED OTHERWISE.
- F. FIELD VERIFY ALL CABINET LAYOUTS AND COORDINATE DIMENSIONS WITH SELECTED APPLIANCES AND FIXTURES, PROVIDE END PANELS AT ALL EXPOSED CABINET ENDS.
- G. ALL, BUT NOT LIMITED TO, ELECTRICAL PANELS, FIRE EXTINGUISHER CABINETS (EXCEPT GLASS AND EXTINGUISHER), GRILLES, WALL / CEILING DIFFUSERS, WALL MOUNTED BOXES, AND ACCESS PANELS TO BE PAINTED THE SAME COLOR AS THE WALL / GWB CEILING WHICH THEY ARE MOUNTED.
- H. CONTRACTOR IS RESPONSIBLE FOR THE EFFECT OF PAINTING / NOT PAINTING ELEMENTS PER CODE REQUIREMENTS. CONTRACTOR TO INFORM ARCHITECT IMMEDIATELY IF THEY FIND THESE ACTIONS IN VIOLATION OF CODE.
- I. ALIGN GROUT LINES IN WALL TILE WITH THE GROUT LINES OF THE FLOOR TILE.
- J. OUTLETS, COVER PLATES, AND SWITCH PLATES ON VINYL WALL COVERING WALLS TO BE COVERED IN EXACT MATCHING VINYL WALL COVERING FOR AN UNINTERRUPTED WALL GRAPHIC.
- K. ALL WINDOWS TO HAVE SOLID SURFACE SILL (SSM-2) UNLESS NOTED OTHERWISE.
- L. ALL DENTAL EQUIPMENT FINISHED TO BE COORDINATED BY GC.
- M. ALL WINDOWS TO HAVE WINDOW TREATMENT, SUPPLIED BY CLIENT.



FIRST CHOICE DENTAL MT HOREB

NEW CONSTRUCTION
1920 COMMERCE DRIVE
MT. HOREB, WI 53572

Project Status

24.02.23 FOR CONSTRUCTION

PROJ. #: 23096-01

© SKETCHWORKS
ARCHITECTURE 2024

INTERIOR
SCHEDULES

AI601

ROOM FINISH SCHEDULE LEGEND

ABBREVIATION	TERM
ACP	ACOUSTICAL CEILING PANEL
ACT	ACOUSTICAL CEILING TILE
AWP	ACOUSTICAL WALL PANEL
CG	CORNER GUARD
CONC	CONCRETE
CPT	CARPET
CT	CERAMIC TILE
DP	DECORATIVE PANEL
FILM	FILM
FRP	FIBERGLASS REINFORCED PLASTIC
GRAN	GRANITE
GT	GROUT
LVP	LUXURY VINYL PLANK
LVT	LUXURY VINYL TILE
PLAM	PLASTIC LAMINATE
PT	PAINT
QSM	QUARTZ SURFACE MATERIAL
RB	RESILIENT BASE
RF	RESINOUSE FLOORING
RS	ROLLER SHADE
RUB	RUBBER FLOORING
SSM	SOLID SURFACE MATERIAL
ST	STAIN
WB	WOOD BASE
WC	WALL COVERING
WD	WOOD

ROOM FINISH SCHEDULE REMARKS

NO.	REMARK
1	WALL TILE INSTALL- HORIZONTAL: BRICK PATTERN; 1/2 OFFSET
2	FLOOR TILE INSTALL- HORIZONTAL WITH SINK WALL; BRICK PATTERN; 1/3 OFFSET
3	INSTALL ASHLAR IN DIRTECTION OF ARROWS NOTED ON A1101
4	INSTALL QUARTER TURN FLOOR
5	1X8 T&G WOOD PLANK APPEARANCE SOFFIT FASTENED TO UNDERSIDE OF STRUCTURE AT 10'-4 1/2" AFF.

ROOM FINISH SCHEDULE

ROOM NUMBER	ROOM NAME	FLOOR	BASE	WALL	CEILING	REMARKS
FIRST FLOOR						
101	VESTIBULE	CPT-2	RB-1	PT-1	WOOD	4:5
102	HALL	LVP-1	RB-1	PT-1	ACT-1	3
103	RECEPTION	CPT-1	RB-1	PT-1/WC-1/PT-5	ACT-1	3
104	WAITING	CPT-1	RB-1	PT-1/TL-4/PT-5	ACT-1	-
105	CONS	CPT-1	RB-1	PT-1/PT-4	ACT-1	3
106	RESTROOM	TL-1	TL-1	PT-3/TL-2	ACT-1	1,2
107	PAN-X	CPT-1	RB-1	PT-1	ACT-1	3
108	ORTHO-PED. CONS	LVP-1	RB-1	PT-1/PT-4	ACT-1	3
109	TRAY PREP	LVP-1	RB-1	PT-1	ACT-1	3
110	STORAGE	SCON-1	RB-1	PT-1	GWB/PT-2	-
111	OP	LVP-1	RB-1	PT-1/PT-4	ACT-1	3
112	OP	LVP-1	RB-1	PT-1/PT-4	ACT-1	3
113	OP	LVP-1	RB-1	PT-1/PT-4	ACT-1	3
114	OP	LVP-1	RB-1	PT-1/PT-4	ACT-1	3
115	OP	LVP-1	RB-1	PT-1/PT-4	ACT-1	3
116	OP	LVP-1	RB-1	PT-1/PT-4	ACT-1	3
117	HALL	CPT-1	RB-1	PT-1/PT-5	GWB/PT-2/ ACT-1	3
118	OP	LVP-1	RB-1	PT-1/PT-4	ACT-1	3
119	DENTAL EQUIP.	SCON-1	RB-1	PT-1	GWB/PT-2	-
120	HALL	CPT-1	RB-1	PT-5	ACT-1	3
121	LAB	LVP-1	RB-1	PT-1	ACT-1	3
122	OP	LVP-1	RB-1	PT-1/PT-4	ACT-1	3
123	MECHANICAL	SCON-1	RB-1	PT-1	GWB/PT-2	-
124	HALL	CPT-1	RB-1	PT-1/PT-5	GWB/PT-2/ ACT-1	3
125	OP	LVP-1	RB-1	PT-1/PT-4	ACT-1	3
126	OP	LVP-1	RB-1	PT-1/PT-4	ACT-1	3
127	OP	LVP-1	RB-1	PT-1/PT-4	ACT-1	3
128	OP	LVP-1	RB-1	PT-1/PT-4	ACT-1	3
129	OP	LVP-1	RB-1	PT-1/PT-4	ACT-1	3
130	OP	LVP-1	RB-1	PT-1/PT-4	ACT-1	3
131	TANKS	SCON-1	RB-1	PT-1	GWB/PT-2	-
132	IT	SCON-1	RB-1	PT-1	GWB/PT-2	-
133	RESTROOM	TL-1	TL-1	PT-3/TL-2	ACT-1	1,2
134	MULTI-PURPOSE	LVP-1	RB-1	PT-1/TL-3/PT-4	GWB/PT-2	3
135	DOCTORS OFFICE	CPT-1	RB-1	PT-1	ACT-1	3
136	RESTROOM	TL-1	TL-1	PT-3/TL-2	ACT-1	1,2
137	LAUNDRY	LVP-1	RB-1	PT-1	GWB/PT-2	3
138	RESTROOM	TL-1	TL-1	PT-3/TL-2	GWB/PT-2	1,2
139	LOCKER ROOM	CPT-1	RB-1	PT-1	GWB/PT-2	3
140	CHANGE	CPT-1	RB-1	PT-1	GWB/PT-2	3
MEZZANINE						
210	MECHANICAL PLATFORM	-	-	-	-	-

FOR PERMIT

Village of Mount Horeb
Village Administrator, Nic Owen
138 East Main Street
Mount Horeb WI 53572

RE: March 27 Hearing--Proposed PD-1 Planned Development Zoning Change

Mr. Owen:

Having received notice of the Zoning change request I am responding as a directly adjacent property owner.

I do not believe that the proposed use of a three story, mostly residential structure is appropriate for this lot; although a development consistent with the existing style of businesses could certainly be a good addition to the area. Those existing businesses being the grocery store, small strip mall, bank and another small business. None of these businesses are more than one story.

The proposed project is being called "mixed used", but is mostly residential, with just one commercial space. To be consistent with current village planning it isn't the right place for residential development.

I am also in agreement with the points brought up by my neighbors regarding this proposal and see no reason to repeat them here.

I would request that this proposal not be approved.

Thank you,
Rosemary Kavon
1826 Fjord Pass

RESOLUTION 2024-04

CONDITIONAL USE PERMIT FOR EXCEPTION TO MOUNT HOREB ZONING CODE 17.14(4)(b)4.c.

WHEREAS, an application for a Conditional Use Permit to allow an exception to the Mount Horeb Zoning code 17.14(4)(b)4.c. related to the design requirements for buildings within the Springdale Street corridor being located at or within 30 feet of all abutting street rights-of-way for a proposed dental building at 1920 Commerce Drive, Lot 151 North Cape Commons, parcel 0607-074-3511-1, has been filed with the Village of Mount Horeb by First Choice Dental; and

WHEREAS, said property is currently zoned PI Planned Industrial in which the Zoning code 17.14(4)(b)4.c. states within the Springdale Street corridor between STH 78 and USH 151, the entire street side of buildings shall be located at or within 30 feet of all abutting street rights-of-way, unless an exception is granted through the conditional use process; and

WHEREAS, the matter was the subject of a public hearing before the Plan Commission/Historic Preservation Commission on March 27, 2024, after due notice as required by law; and

WHEREAS, the Plan Commission is recommending approval of the following Conditional Use exception from Village Code 17.14(4)(b)4.c.

WHEREAS, after due consideration and being fully advised in the premises, the Board of Trustees of the Village of Mount Horeb deems it to be in the interest of the general public to allow the desired exception of said property, as hereinafter set forth, as a Conditional Use; and

WHEREAS, the proposed use is consistent with the Village of Mount Horeb Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Trustees of the Village of Mount Horeb, Dane County, Wisconsin, that a Conditional Use Permit to allow an exception to the 30 feet on North Cape Commons Subdivision Lot 151 is hereby granted.

Introduced and passed this 27th day of March, 2024.

By: _____
Ryan Czyzewski, Village President

ATTEST:

Alyssa Gaffney, Village Clerk



AGENDA ITEM REPORT

MEETING DATE

March 27, 2024

PREPARED BY

Nicholas Owen, Administrator

AGENDA ITEM # 3.I

Public Hearing on Zoning Change PD-1 to General Development Plan 1881 Springdale St

BACKGROUND

The Plan Commission will hold a public hearing on the proposed general development plan to allow a three-story mixed use building. The building would consist of 1,250 square feet of commercial space on the main level and 24 multifamily housing units. The parcel is currently vacant and located in the south-east corner of the development with Millers Grocery Store. I have included a letter from a neighbor opposing the zoning change in the packet.

Following the public hearing, the Plan Commission will discuss and make a recommendation on Ordinance 2024-05 for the General Development Plan for the project. If approved, the applicant will need to come back for approval of the second step of the Planned Development Process, the Specific Implementation Plan, which sets out the specific details of the plan, such as the design, landscaping, lighting and signage components.

RECOMMENDATION

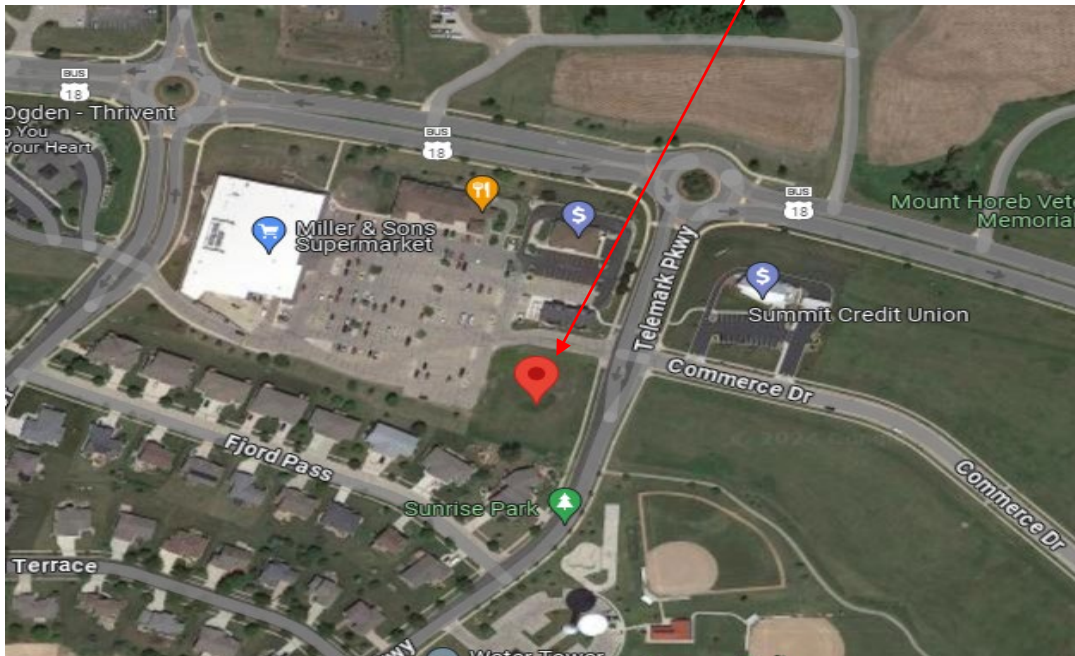
ATTACHMENTS

1. 1881 Springdale Street PH 300 Letter
2. Concept Letter & Plans
3. Varney Letter_wout email
4. Kavon Email
5. Taft Letter

VILLAGE OF MOUNT HOREB
PUBLIC HEARING
MARCH 27, 2024

The Plan Commission/Historic Preservation Commission of the Village of Mount Horeb will hold a public hearing on the above date at 7:00pm in the Board Room of the Municipal Building, 138 E Main Street, Mount Horeb, WI.

The purpose of the hearing is to consider an application from MMI, LLC for a zoning change from PD-1 Planned Development with underlying Planned Business zoning to a modified Planned development - General Development Plan for a proposed 3-story mixed-use building including commercial space and a 24-unit multi-family dwelling project to be located at 1881 Springdale Street, further described as parcel 0607-073-0429-1.



The Village Board, by its Plan Commission/Historic Preservation Commission, will hear all persons concerning all matters and/or objections written or oral at that time.

PUBLISH: Mount Horeb Mail March 7th, 2024
Mount Horeb Mail March 14th, 2024

PROPERTY OWNERS: You are receiving this notice as you own property that is within 300 feet of the proposed conditional use. Please contact Village Administrator Nic Owen at 608 437-6884 ext 2109 or email nic.owen@mounthorebwi.info with any questions.

January 30, 2024

Nic Owen
Administrator
Village of Mount Horeb
138 East Main Street
Mt. Horeb, WI 53573



Re: Letter of Intent – GDP Review
1881 Springdale
Mt. Horeb, WI

Mr. Nic Owen,

The following is submitted together with plans and elevations for Plan Commission consideration at a General Development Plan (GDP) level.

Organizational Structure:

Owner:

MMI LLC
5701 Voges Rd
Madison, WI 53718
Contact: Tim Neitzel
Phone: 608-516-8601
tim@airtemperature.com

Architect:

Knothe & Bruce Architects, LLC
8401 Greenway Blvd., Ste. 900
Middleton, WI 53562
(608) 836-3690
Contact: Matt Tills
mtills@knothebruce.com

Engineer:

Snyder & Associates
5010 Voges Rd
Madison, WI 53718
Contact: Scott Anderson, P.E.
Phone: 608-838-0444
sanderson@snyder-associates.com

Landscape Design:

Snyder & Associates
5010 Voges Rd
Madison, WI 53718
Contact: Andy Meessmann, PLA
Phone: 608-838-0444
ameessmann@snyder-associates.com

Project Location:

The proposed development is located at 1881 Springdale St., Parcel Number: 060707304291, west of Telemark Parkway, south of Commerce Drive, adjacent to Miller's grocery store. The existing 0.9-acre parcel is currently undeveloped with grassy vegetation across the site. The project Owner also has ownership of the adjacent .5 acre parcel (# 060707304441) which consists primarily of shared parking and vehicular access for Miller's grocery store. A new cross-access easement will be created to provide access to the principal project site.

Zoning

The current property is zoned PD-1. The proposed project will require a GDP and SIP amendment to the existing Planned Development to permit the following:

- Residential use on the ground floor
- Building height of 3 stories

Project Description:

The project consists of a 3-story, 24 unit mixed use building with 1,252 SF of commercial space and enclosed first-floor parking. The building will include a mix of studio, one bedroom and two-bedroom units. Residential amenities include: a community room, exercise room and outdoor grilling/gathering space for residents' use.

The shallow bedrock on the site limits underground facilities. A basement level will not be provided. The garage parking portion of the first floor is partially below grade along the street side resulting in a perceived building height of two stories along the south property edge. This is the site that abuts the single family residences to the south.

Architectural Design:

The design aesthetic is a traditional residential vernacular style consisting of composite board-and batten siding, horizontal lap siding, and stone veneer base. The roof will be pitched with two step-down areas for visual interest. Residents' will have access to a rooftop patio on the NE corner of the building. All units will have private balconies, in-unit laundry, high-quality interior finishes and modern amenities. Windows will be high-quality aluminum or fiberglass composite.

On-Site Parking:

The parking garage on the first floor will be reserved for residents' use. Surface parking for both commercial and residential use will be provided. Circulation and connection to the existing adjacent parking lot will be coordinated via a new cross-access easement as required.

Proposed modifications to the adjacent parcel (# 060707304441) include: a new garage entry drive for the proposed building; restriping of the existing parking stalls; and a new curbed stormwater feature to benefit the overall vehicular traffic circulation to the grocery store parking lot from Commerce Drive.

Stormwater/ Landscape Design:

Preliminary stormwater management design concept includes: two new stormwater basins. One is located within the center of the primary site adjacent to the residents' common patio area. The second is located on the adjacent site as a new curbed island, positioned to improve traffic circulation into the grocery store parking lot.

Landscaping design includes a variety of screening plantings adjacent to the building as well as trees and shrubs. Planting types will be selected based on native and low-maintenance varieties. A line of trees will be located along the south edge of the property to provide visual screening to the single-family houses to the south.

Social & Economic Benefits:

This development will provide high- quality housing in an area with access to walk-able amenities and outdoor public spaces. Located between the commercial development (Miller and Sons Supermarket) and single family housing to the SW, this development is an ideal location for quality, medium density housing.

Project Data:**Site / Building Data** (Parcel 060707304291 only, unless noted otherwise):

Lot Area:	40,445 S.F./0.93 acres
Floor Area: (see below)	31,318 S.F.
Floor Area Ratio:	.77
Dwelling Units:	24 D.U.
Lot Area/D.U.:	1,685 S.F./ D.U.
Density:	25.8 units / acre
Lot Coverage:	
Impervious:	21,484 S.F. (53.1%)
Pervious:	18,961 S.F.
Building Height:	3 Stories/ 47' +/-
Commercial Area:	1,252 S.F.

Dwelling Unit Mix

Studio	04 (17%)
One Bedroom	08 (33%)
Two Bedroom	12 (50%)
Total Dwelling Units	24

Building Floor Area

Floor 1 (excl. garage)	5,216 S.F.
Floor 2	14,331 S.F.
Floor 3	11,771 S.F.
Total Area	31,318 S.F.

Garage Area (Floor 1) 10,084 S.F.

Parking (Auto) (Parcel 060707304291)

Garage	23
Surface	10
Total Area	33 stalls
Parking Ratio	1.38 stalls/unit

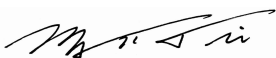
Additional shared parking in adjacent parcel

Surface 18 stalls

Parking Ratio of
Incl. shared parking: 2.1 stalls/unit

Thank you for your time and consideration of this GDP proposal.

Sincerely,



Matt Tills, AIA

MIXED-USE DEVELOPMENT

1881 SPRINGDALE STREET, MOUNT
HOREB, WI

PROJECT NUMBER: 2363

OWNER
MMI LLC
Tim Neitzel
5701 Vogus Road,
Madison, WI, 53718
Phone: 608.516.8601
tim@airtemperature.com

ARCHITECT
KNOTHE & BRUCE ARCHITECTS
Kevin Burow, AIA
8401 Greenway Blvd, Suite 900
Middleton, WI 53562
Phone: 608.836.3690
KBurow@knothebruce.com

LANDSCAPE DESIGN
SYNDER & ASSOCIATES, INC.
Andy Meessmann, PLA
5010 Vogus Road,
Madison, WI, 53718
Phone: 608.838.0444
ameessmann@snyder-associates.com

CIVIL ENGINEER
SYNDER & ASSOCIATES, INC.
Scott Anderson, P.E.
5010 Vogus Road,
Madison, WI, 53718
Phone: 608.838.0444
sanderson@snyder-associates.com

SHEET INDEX

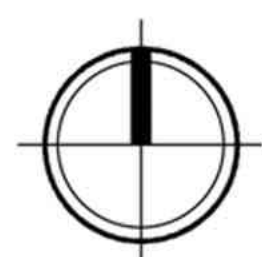
	COVER SHEET
	LOCATOR MAP
SITE	
C-1.1	ARCHITECTURAL SITE PLAN
C300	CIVIL SITE PLAN
L100	LANDSCAPE PLAN

ARCHITECTURAL

A-1.1	FIRST FLOOR PLAN
A-1.2	SECOND FLOOR PLAN
A-1.3	THIRD FLOOR PLAN
A-1.4	ROOF PLAN
A-2.1	ELEVATIONS
A-2.2	ELEVATIONS



GDP SUBMITTAL - JANUARY 30, 2024



SITE LOCATOR MAP

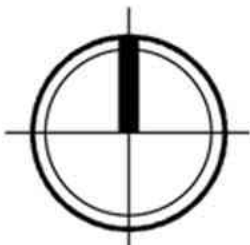
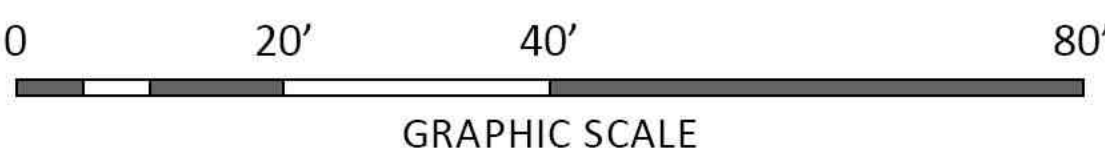
MIXED-USE DEVELOPMENT
1881 SPRINGDALE STREET, MOUNT HOREB, WI

GDP SUBMITTAL | 01.30.2024 | #2363





Site Development Data:	
Zoning	GDP/PD
Densities:	
Lot Area	40,445 S.F./0.93 ACRES
Dwelling Units	24 units
Lot Area / D.U.	1,685 S.F./ DU.
Density	26 units/Acre
Lot Coverage:	MAX. 40%
Building Footprint	15,490 S.F.
Community Patio	736 S.F.
Paving Footprint	5,258 S.F.
Total Footprint	21,484 S.F. (53.12%)
Building Height	3 stories, +/- 47'-0"
Floor Area Calculations:	
First Floor	5,216 S.F.
Second Floor	14,331 S.F.
Third Floor	11,771 S.F.
Total:	31,318 S.F.
Parking Garage	10,084 S.F.
Commercial Area	1,252 S.F.
Dwelling Unit Mix:	
Studio	4 (17%)
One Bedroom	8 (33%)
Two Bedroom	12 (50%)
Total Dwelling Units	24
Vehicle Parking Stalls:	
Parking Garage	23
Surface	5
Commercial	5
Total	33 stalls
Parking Ratio	1.38 stalls/unit



C- 1.1

ARCHITECTURAL SITE PLAN

MIXED-USE DEVELOPMENT
1881 SPRINGDALE STREET, MOUNT HOREB, WI

GDP SUBMITTAL | 01.30.2024 | #2363



V:\Project\2023\123_1425_30\CADD\1231425 PLAN.dwg ALEXANDER KEEFE SITE PLAN 2024/01/26 11:23 AM ARCH+FULL BLEED D (8.00 X 24.00 INCHES)



SITE INFORMATION SUMMARY
ZONING DISTRICT: GDP/PO
TOTAL SITE AREA: 40,445 SF (0.93 AC)
BUILDING FOOTPRINT: 15,490 SF (0.36 AC)
PATIO AREA: 736 SF (0.02 AC)
SIDEWALK AREA: 2,065 SF (0.05 AC)
PAVED AREA: 3,193 SF (0.07 AC)
PROPOSED IMPERVIOUS AREA: 21,484 SF (53.12%)

1881 SPRINGDALE STREET

SITE PLAN

MT HOREB, DANE COUNTY, WI

SNYDER & ASSOCIATES, INC.



Project No: 123.1425.30

Sheet C 300

5010 VOEGES ROAD
MADISON, WISCONSIN 53718
515-964-2020 | www.snyder-associates.com

Sheet C 300

Project No: 123.1425.30

MARK	REVISION	DATE	BY
	Checked By: CHKD	Scale: 1" = 20'	
	Engineer: SJA	Date: 01-26-2024	T-R-S: TTN-RRW-SS
	Technician: AJK		

V:\Project\2023\123.1425.30\CAD\1231425.LAND - PLAN.dwg KRYA.FYNN 22/3/24 EXHIBIT L 2024/01/29 1:41 PM ARCH FULL BLEED D (36.00 X 24.00 INCHES)



PLANT SCHEDULE						
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
GROUND COVERS						
	SB2	4,362 sf	Shrub bed	Shrub Bed	---	
	TD	8,485 sf	Turf Seed Drought Tolerant Dwarf Fescue Blend	Turf Seed	seed	
	TB2	8,440 sf	Turf Sod	Kentucky Bluegrass	sod	
BIORETENTION PLUGS						
	BP	1,000	Bio Plugs	Bio Plugs	4"	Plug

CONCEPT PLANT SCHEDULE

	CANOPY TREE	12
	ORNAMENTAL TREE	15
	UPRIGHT EVERGREEN	19
	EVERGREEN	13

LANDSCAPE REGULATIONS

BUILDING FOUNDATION
REGULATION: A MINIMUM TEN-FOOT-WIDE LANDSCAPING BED OR PLANTER SHALL BE PROVIDED ALONG AT LEAST 50% OF EACH WALL FACING A STREET, DRIVE OR PARKING AREA, EXCEPT WITHIN THE DOWNTOWN AREA.

PROVIDED: SEE STREET FRONTAGE

STREET FRONTAGE
REGULATION: A MINIMUM TEN-FOOT-WIDE LANDSCAPED AREA SHALL BE PROVIDED ADJACENT TO THE FRONTAGE OF ALL STREETS AND DRIVES, EXCEPT WITHIN THE DOWNTOWN AREA

PROVIDED: 10' WIDE BEDS PROVIDED ALONG TELEMARK PARKWAY AND COMMERCE DRIVE

REGULATION: AT MINIMUM, ONE CANOPY-TYPE STREET TREE SHALL BE REQUIRED FOR EVER 50 FEET OF STREET OF DRIVE FRONTAGE, EXCEPT WITHIN THE DOWNTOWN AREA.

TELEMARK PARKWAY: 246' FRONTAGE/50' = 4.92
PROVIDED: 5 STREET TREES

COMMERCE DRIVE: 158' FRONTAGE/50' = 3.16
PROVIDED: 4 STREET TREES

PARKING AREA
REGULATION: ALL OFF-STREET VEHICULAR PARKING AREAS WITH MORE THAN SIX VEHICLES SHALL PROVIDE AND MAINTAIN ONE CANOPY-TYPE TREE FOR EACH 12 PARKING SPACES

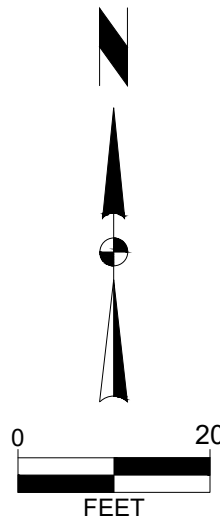
TOTAL PARKING SPACES: 10 STALLS
PROVIDED: 1 CANOPY TREE

REGULATION: THERE SHALL BE A SCREENING BARRIER WHERE AN OFF-STREET PARKING AREA FOR FOUR OR MORE VEHICLES ABUTS WITHIN 25 FEET OF AN ADJOINING LOT LINE IN ANY RESIDENTIAL ZONING DISTRICTS.

PROVIDED: PLANT BEDS ADJACENT TO PARKING LOT FORM THE SCREENING BARRIER

REGULATION: ALL PARKING AREAS SHALL BE REQUIRED TO ACCUMULATE A MINIMUM NUMBER OF POINTS. PARKING AREAS FOR FOUR OR MORE VEHICLES ARE REQUIRED TO ACCUMULATE 15 POINTS FOR EACH SPACE

10 STALLS = 150 POINTS
PROVIDED: 3 CANOPY TREES = 150 POINTS



1881 SPRINGDALE STREET

LANDSCAPE PLAN

MT HOREB, DANE COUNTY, WI

SNYDER & ASSOCIATES

Project No: 123.1425.30

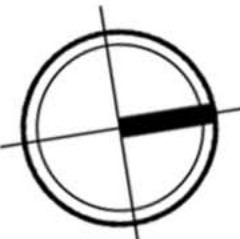
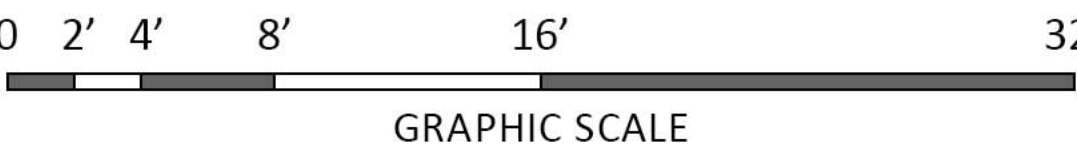
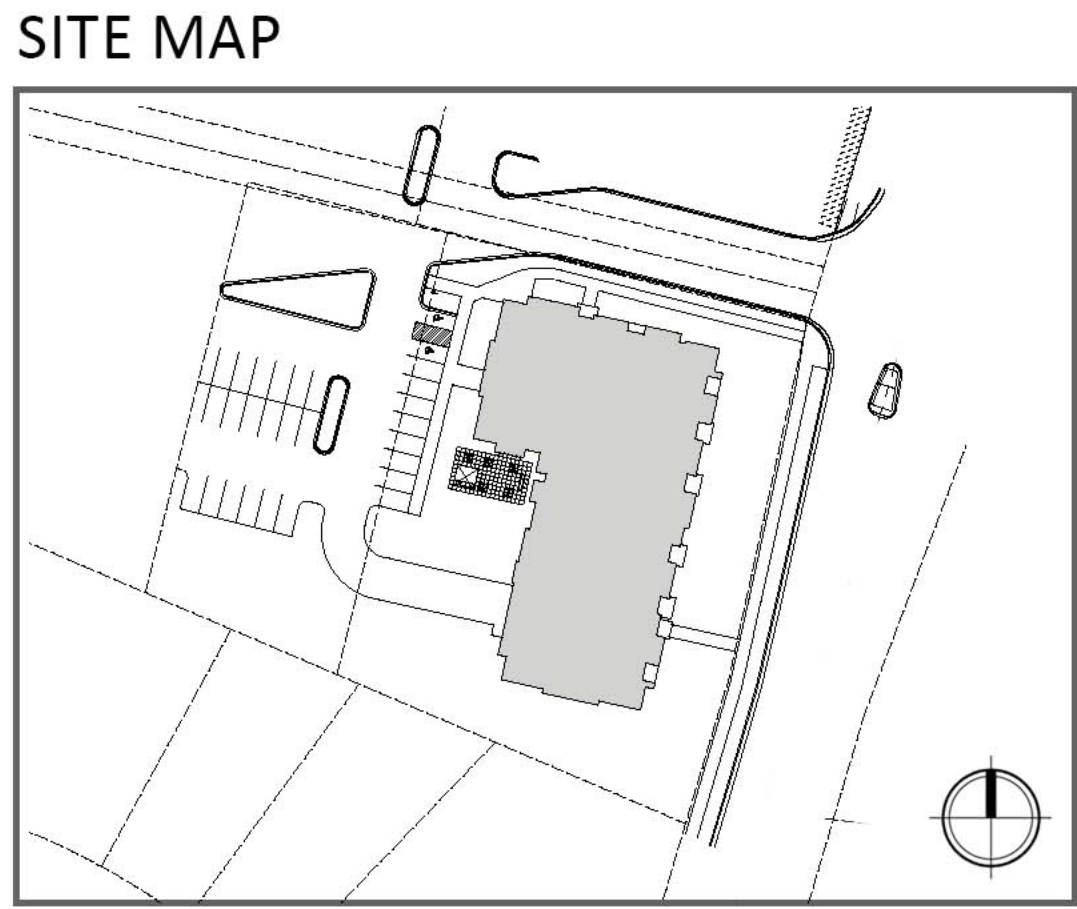
Sheet L100

5010 VOEGES ROAD
MADISON, WISCONSIN 53718
515-964-2020 | www.snyder-associates.com

Sheet L100

UNIT MIX	
STUDIO	4
1 BEDROOM	8
2 BEDROOM	12
TOTAL	24

LEGEND	
	CIRCULATION
	AMMENITY
	STUDIO
	1 BEDROOM
	2 BEDROOM
	MECH./STORAGE
	GARAGE
	TRASH/RECYCLE
	COMMERCIAL
	ROOF DECK



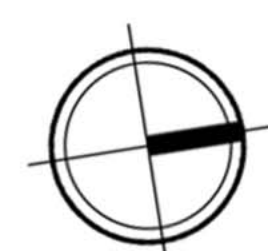
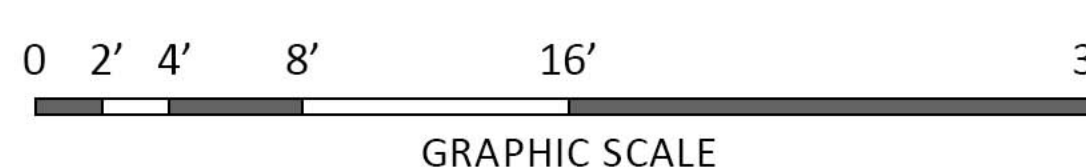
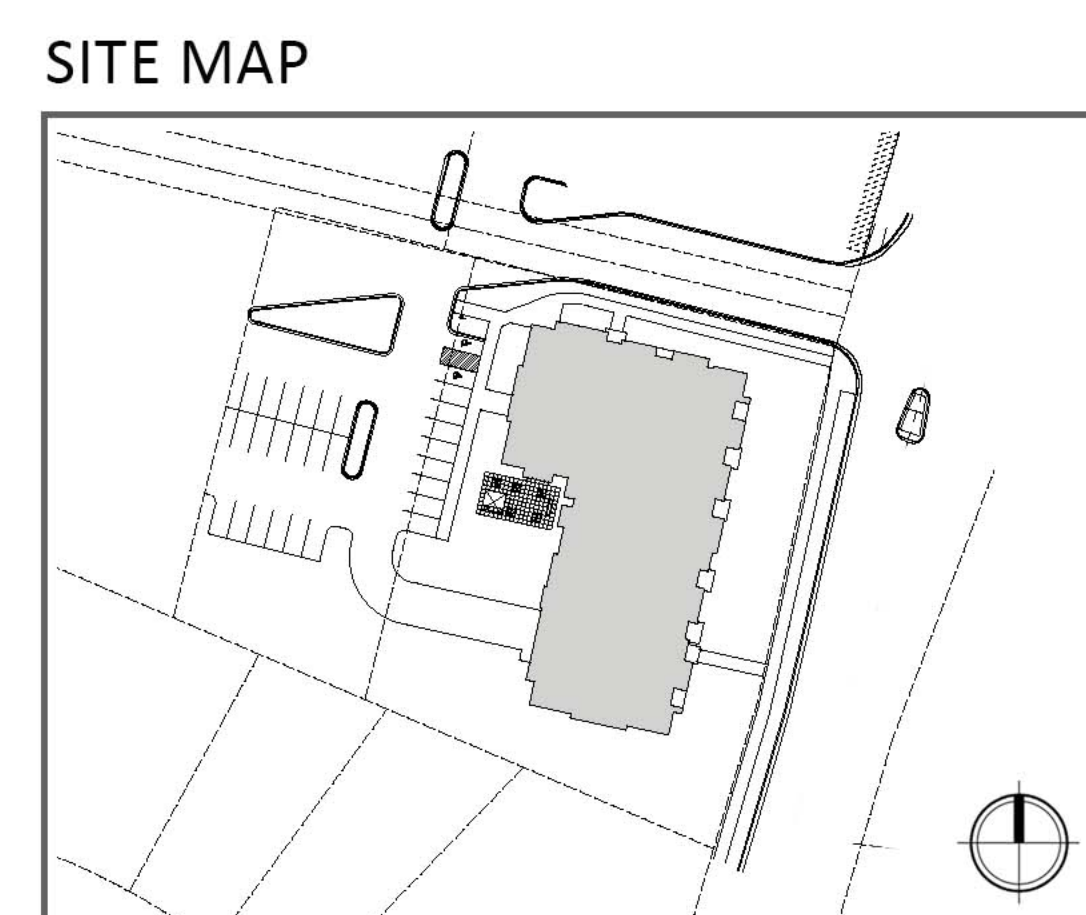
A- 1.1

FIRST FLOOR PLAN

MIXED-USE DEVELOPMENT
1881 SPRINGDALE STREET, MOUNT HOREB, WI

GDP SUBMITTAL | 01.30.2024 | #2363





A- 1.2

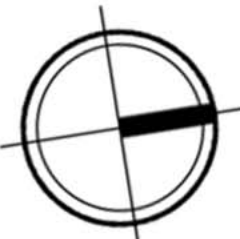
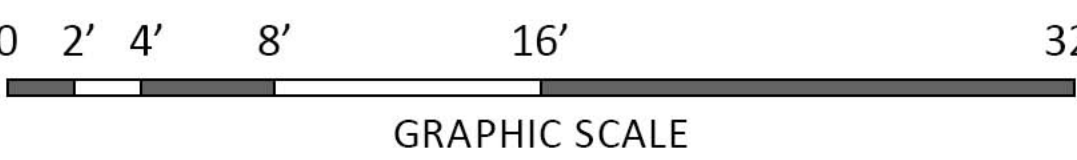
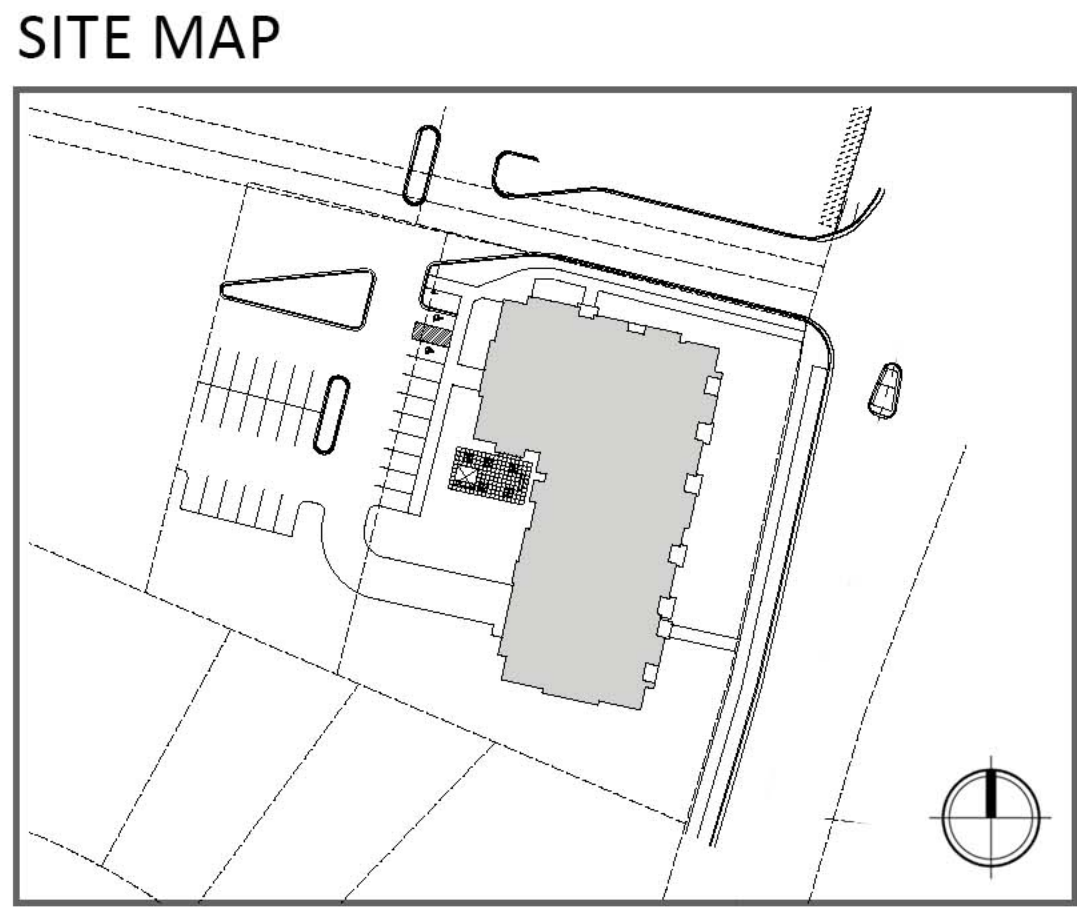
SECOND FLOOR PLAN

MIXED-USE DEVELOPMENT
 1881 SPRINGDALE STREET, MOUNT HOREB, WI
 GDP SUBMITTAL | 01.30.2024 | #2363



LEGEND

- CIRCULATION
- AMMENITY
- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- MECH./STORAGE
- GARAGE
- TRASH/RECYCLE
- COMMERCIAL
- ROOF DECK

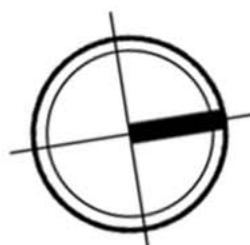
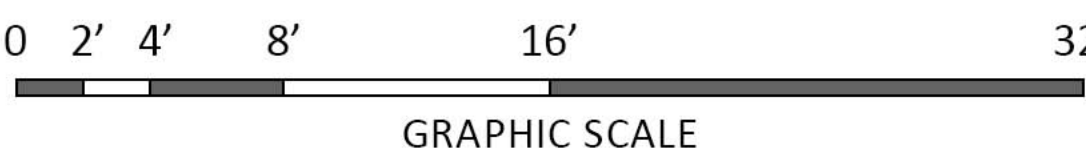
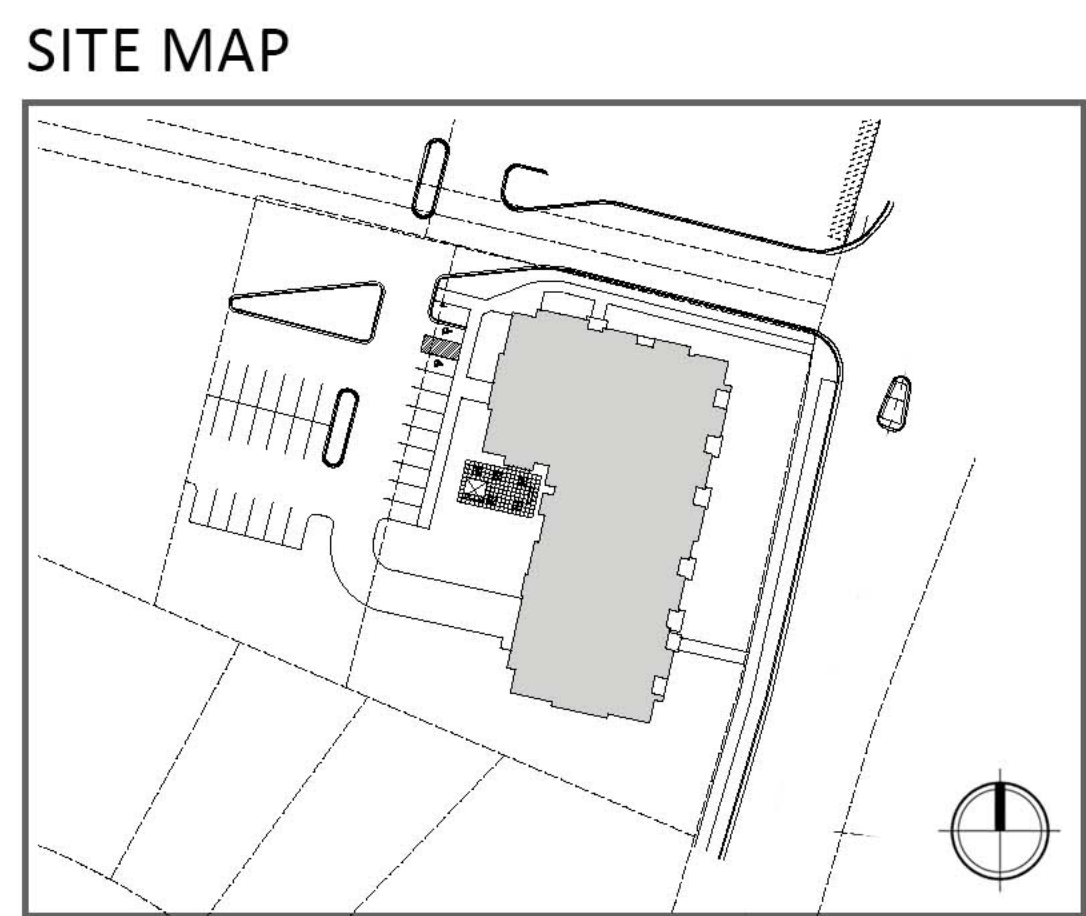


A- 1.3

THIRD FLOOR PLAN

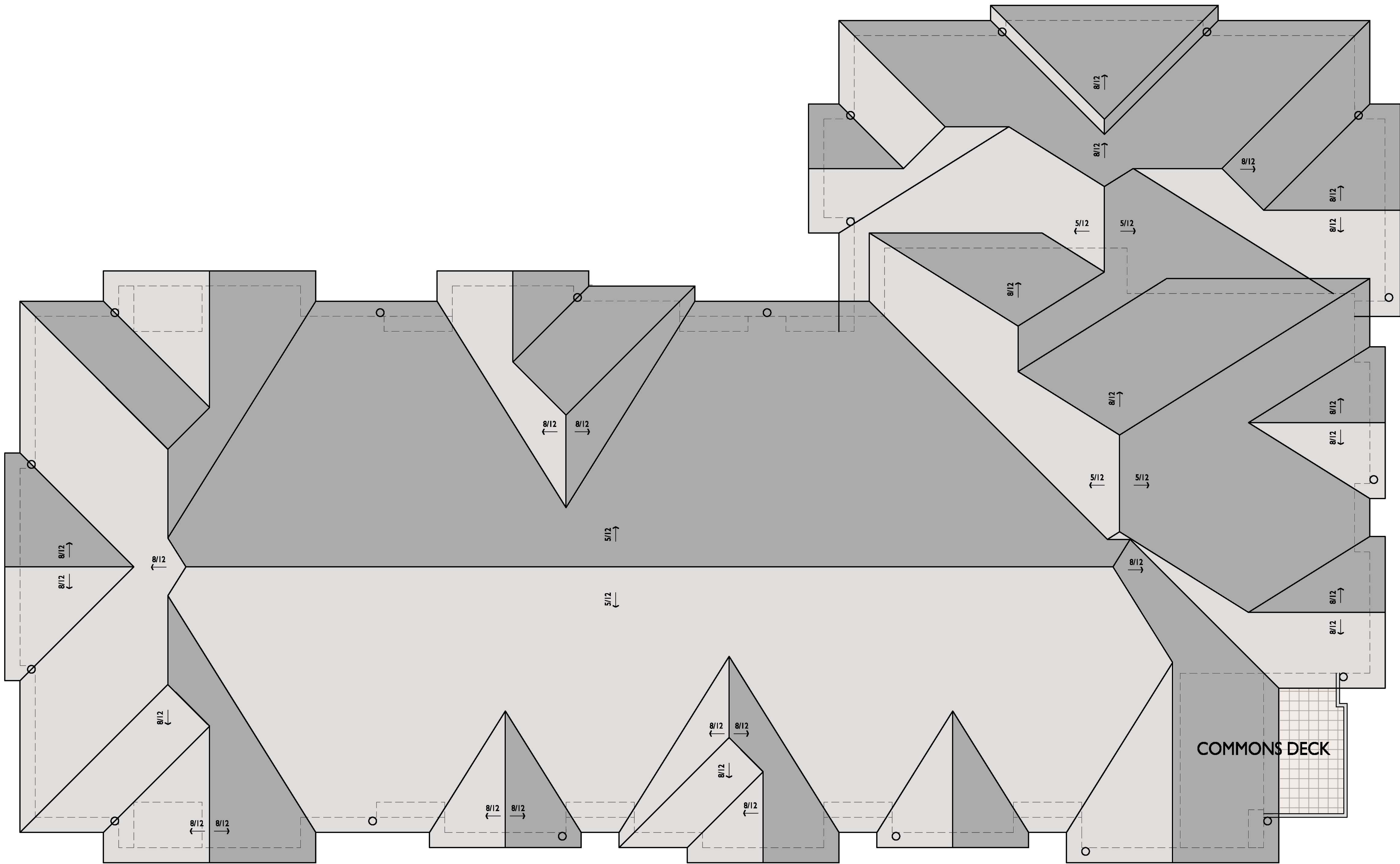
MIXED-USE DEVELOPMENT
1881 SPRINGDALE STREET, MOUNT HOREB, WI
GDP SUBMITTAL | 01.30.2024 | #2363





A- 1.4

ROOF PLAN



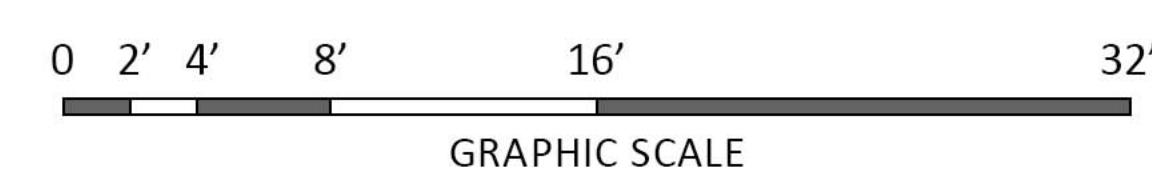
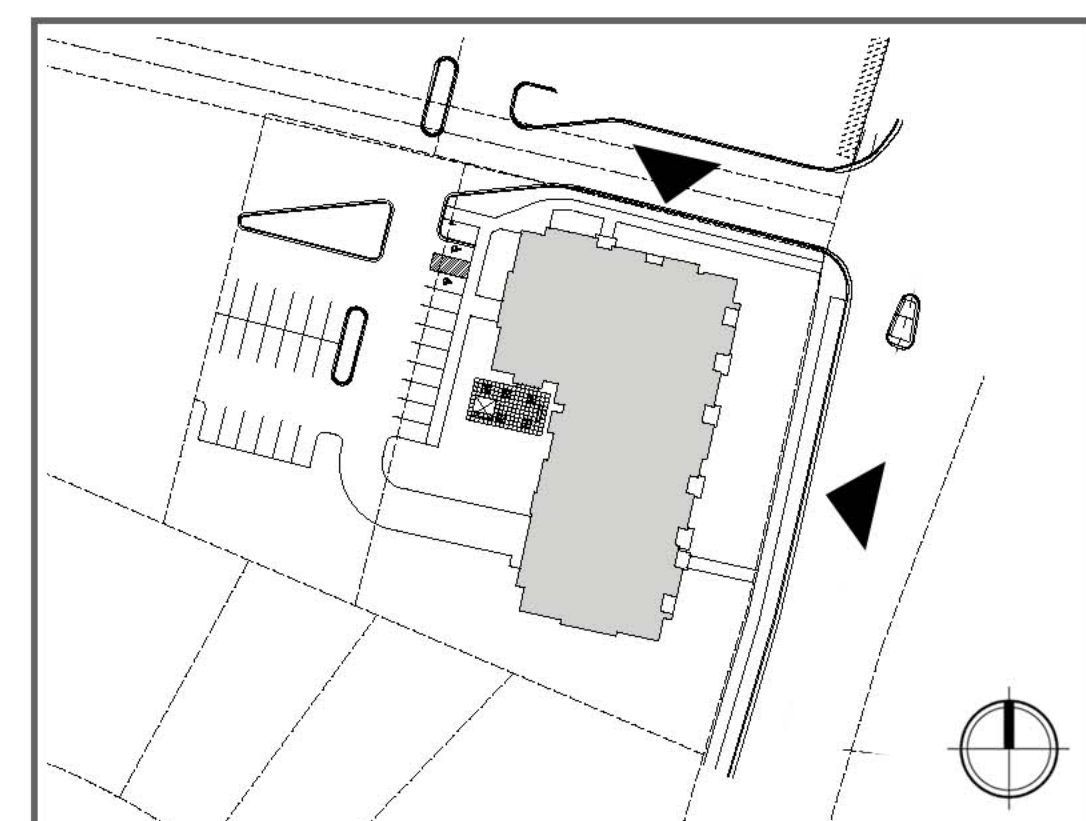


EAST ELEVATION ALONG TELEMAR PARKWAY



NORTH ELEVATION

SITE MAP



A- 2.1

ELEVATIONS

MIXED-USE DEVELOPMENT
1881 SPRINGDALE STREET, MOUNT HOREB, WI

GDP SUBMITTAL | 01.30.2024 | #2363



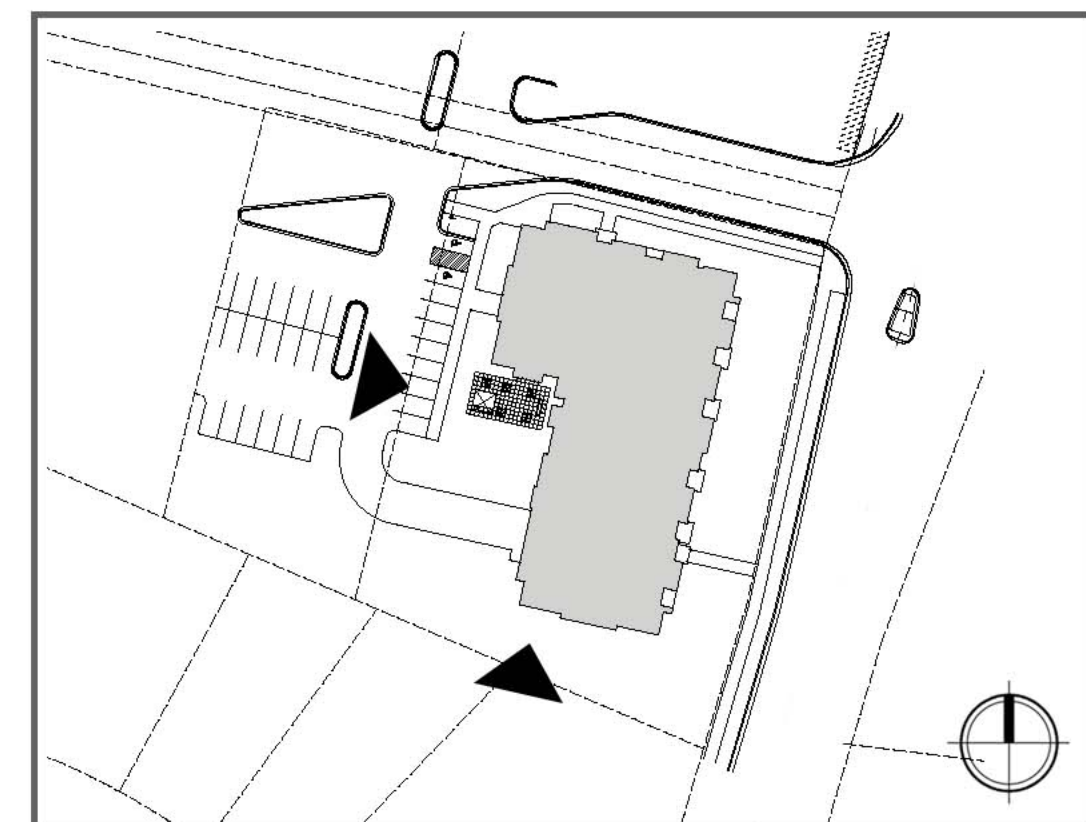


WEST ELEVATION



SOUTH ELEVATION

SITE MAP



0 2' 4' 8' 16' 32'
GRAPHIC SCALE

A- 2.2

ELEVATIONS

MIXED-USE DEVELOPMENT
1881 SPRINGDALE STREET, MOUNT HOREB, WI

GDP SUBMITTAL | 01.30.2024 | #2363

Michael V. Varney

1824 Fjord Pass
Mt. Horeb, WI 53572

Mr. Nic Owen
Village Administrator
Village of Mt. Horeb
138 E. Main St.
Mt. Horeb, WI 53572

Dear Mr. Owen,

I am writing in reference to the letter I received from the Village of Mt. Horeb regarding a public hearing on March 27 concerning the proposed PD-1 Planned Development zoning change for the property at 1881 Springdale Street in Mt. Horeb.

As a "backyard neighbor" to this property, I must state in the strongest possible language that I object to this change. When my neighbors and I purchased our homes on Fjord Pass in the late 2010s, we did so based on the known zoning restrictions and the character of existing structures in our neighborhood. We relied on the Village's zoning decision that governed future construction on vacant land in our neighborhood as part of our decision to put down roots where we did.

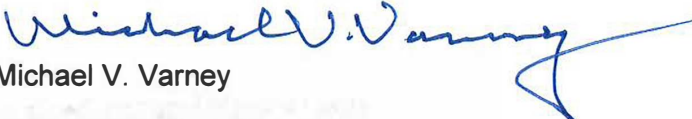
Existing commercial buildings between Springdale Street and Fjord Pass are tasteful, low-profile buildings that include Miller's Supermarket, the small adjacent strip center, an adjacent bank and a structure in the Miller's out lot. ALL of these one-story buildings have a horizontal roofline, represent the character of this neighborhood and (we assume) comport with the Village's intentions for development. We found these buildings to be completely compatible with our residential properties located immediately south on Fjord Pass.

What is NOT acceptable is multi-story, vertically-oriented building of any kind. It seems apparent that the developers requesting this zoning modification want to maximize their profits on a lot with a small footprint by building vertically. The problem is that they want to do this at the expense of the families who already live there. Building vertically is inconsistent with the Village's original planning strategy. A three-story behemoth would be a completely out of place on this lot. There are other locations in Mt. Horeb where this kind of building can be sited.

Mt. Horeb is a beautiful community that has maintained its character and charm as it has grown. Growth seems to have been well-managed by the Village. Please stay true to your original planning intentions. I urge you to consider the rights of residents who have already invested in this neighborhood and who have relied on Village planning. Please DENY the requested change in zoning that would allow the construction of any structure that is out of character with its place in our neighborhood.

Thank you.

Sincerely,


Michael V. Varney

Village of Mount Horeb
Village Administrator, Nic Owen
138 East Main Street
Mount Horeb WI 53572

RE: March 27 Hearing--Proposed PD-1 Planned Development Zoning Change

Mr. Owen:

Having received notice of the Zoning change request I am responding as a directly adjacent property owner.

I do not believe that the proposed use of a three story, mostly residential structure is appropriate for this lot; although a development consistent with the existing style of businesses could certainly be a good addition to the area. Those existing businesses being the grocery store, small strip mall, bank and another small business. None of these businesses are more than one story.

The proposed project is being called "mixed used", but is mostly residential, with just one commercial space. To be consistent with current village planning it isn't the right place for residential development.

I am also in agreement with the points brought up by my neighbors regarding this proposal and see no reason to repeat them here.

I would request that this proposal not be approved.

Thank you,
Rosemary Kavon
1826 Fjord Pass

DONALD A. TAFT
1828 Fjord Pass
Mount Horeb, WI 53572-3631

Cell Phone: 608-622-4280

Email:

13 March 2024

Village of Mount Horeb
Attention: Mr. Nic Owen, Village Administrator
138 East Main Street
Mount Horeb, WI 53572

Dear Mr. Owen:

Thank you for inviting me to attend and to speak at the 27 March hearing about a proposed PD-1 Planned Development Zoning Change.

I plan to attend and to speak. This note will give attendees a record of what I will say.

Section (b) of 17.49 PD-1 Planned Development District states that its provisions and purpose apply for “areas of the community experiencing a lack of significant investment.” Our part of Mount Horeb is **not** experiencing a lack of significant investment. We have seen a dozen streets of residential homes, dental offices, a credit union branch, and a convenience store built in recent years. Our part of Mount Horeb is vibrant; **not** lacking in significant investment. We believe that the provision of PD-1 Planned Development do **not** apply to this project.

Further, Section 6(a) goes on to say a project could be considered if it is “compatible with the physical nature of the site, with particular concern for the preservation of natural features and open space.” All of the other buildings in and around this space are single-story buildings. There are **no** multiple-story buildings let alone one of three stories.

The adjacent property owners believe that this project does **not** meet the requirement of PD-1 Planned Development District. Furthermore, even if PD-1 were to apply, this project is not compatible with the site.

We respectfully request that the project be disapproved.

Sincerely,

Donald A. Taft

27MarHearing

**VILLAGE OF MOUNT HOREB
ORDINANCE 2024-05**

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION FROM PLANNED
DISTRICT TO GENERAL DEVELOPMENT PLAN FOR
PARCEL 0607-073-0429-1 AT 1881 SPRINGDALE STREET

WHEREAS, MMI LLC is the owner of parcel 0607-073-0429-1, located at 1881 SPRINGDALE Street in the Village of Mount Horeb; and

WHEREAS, MMI LLC has made application to request the zoning classification of the above referenced property be changed from PD-1 Planned Development with underlying Planned Business zoning to a modified Planned development - General Development Plan for a proposed 3-story mixed-use building including commercial space and a 24-unit multi-family dwelling project

WHEREAS, the Village Plan Commission held a public hearing regarding the zoning request on March 27, 2024 which was preceded by publication of a class 2 notice under ch. 985, Stats.; and

WHEREAS, the Village Plan Commission determined that changing the zoning classification of the above referenced property from PD-1 Planned Development with underlying Planned Business zoning to a modified Planned development - General Development Plan would promote the public health, safety, and general welfare of the Village and would allow appropriate use of the property, and therefore recommends that the zoning classification of the property be changed as requested; and

WHEREAS, the proposed use is consistent with the Comprehensive Plan; and

WHEREAS, the Village Board concurs with the recommendation of the Plan Commission.

NOW THEREFORE, the Village Board of the Village of Mount Horeb, Dane County, Wisconsin, do ordain as follows:

Section 1. Rezoning of the above referenced property shall take effect after passage and posting pursuant to law; and

Section 2. Subject to the above section, the zoning classification of the above referenced property is hereby designated modified Planned development - General Development Plan, and the Zoning Map of the Village shall be amended accordingly.

The foregoing ordinance was duly adopted by the Village Board of the Village Mount Horeb at its special meeting held on March 27, 2024.

By:

Ryan Czyzewski, Village President

ATTEST:

Alyssa Gaffney, Village Clerk

APPROVED: _____

PUBLISHED/POSTED: _____



AGENDA ITEM REPORT

MEETING DATE

March 27, 2024

PREPARED BY

Nicholas Owen, Administrator

AGENDA ITEM # 3.n

Symdon Design Review

BACKGROUND

Cleary Building Corp is submitting a design review application for the addition of a cold storage building at the current Symdon Motors Site. The main issue with the application is that the height of the proposed building exceeds the 15 feet maximum height for an accessory structure in the Planned Business zoning. In residential districts, the code allows for a Conditional Use Permit to be approved to allow the height of accessory structures to exceed the 15 feet maximum if it meets certain requirements, but that option is not allowed in PB zoning. If the Commission is supportive, staff can begin the process of amending to code to allow for a CUP in the PB zoning district as well.

Additionally, staff is working with the applicant to verify that the new building will not put the site over the maximum allowed impervious area and that the building is not inside the DOT Highway setback. Cleary is working on having an engineer verify the impervious area, and if needed, the building can be moved onto the existing impervious surface. Cleary is also working to verify they are outside the DOT setback. Additional information will be added to the packet as it is received.

RECOMMENDATION

ATTACHMENTS

1. SYMDON MOTORS - WRITTEN NARRATIVE FOR PLAN COMM
2. SYMDON MOTORS SITE PLAN FOR PROPOSED COLD STORAGE BUILDING
3. SYMDON MOTORS - COLORED ELEVATIONS AND FLOOR PLAN
4. Accessory Structure Height Limitations Memo for Plan Commission 3.27.24



P.O. BOX 930220
VERONA, WI 53593-0220
(608) 845-9700 / Fax (608) 845-7070
www.clearybuilding.com



To: Village of Mount Horeb Plan Commission

From: Cleary Building Corporation: Nick Urumoglu

Date: February 26, 2024

Re: Design Review for Proposed Cold Storage Building at Symdon Motors 2011 Springdale Street

Written Narrative:

Property owner: Ron Symdon

Address: 2011 Springdale Street
Mount Horeb, WI, 53572

Construction Contractor: Cleary Building Corporation – Nick Urumoglu

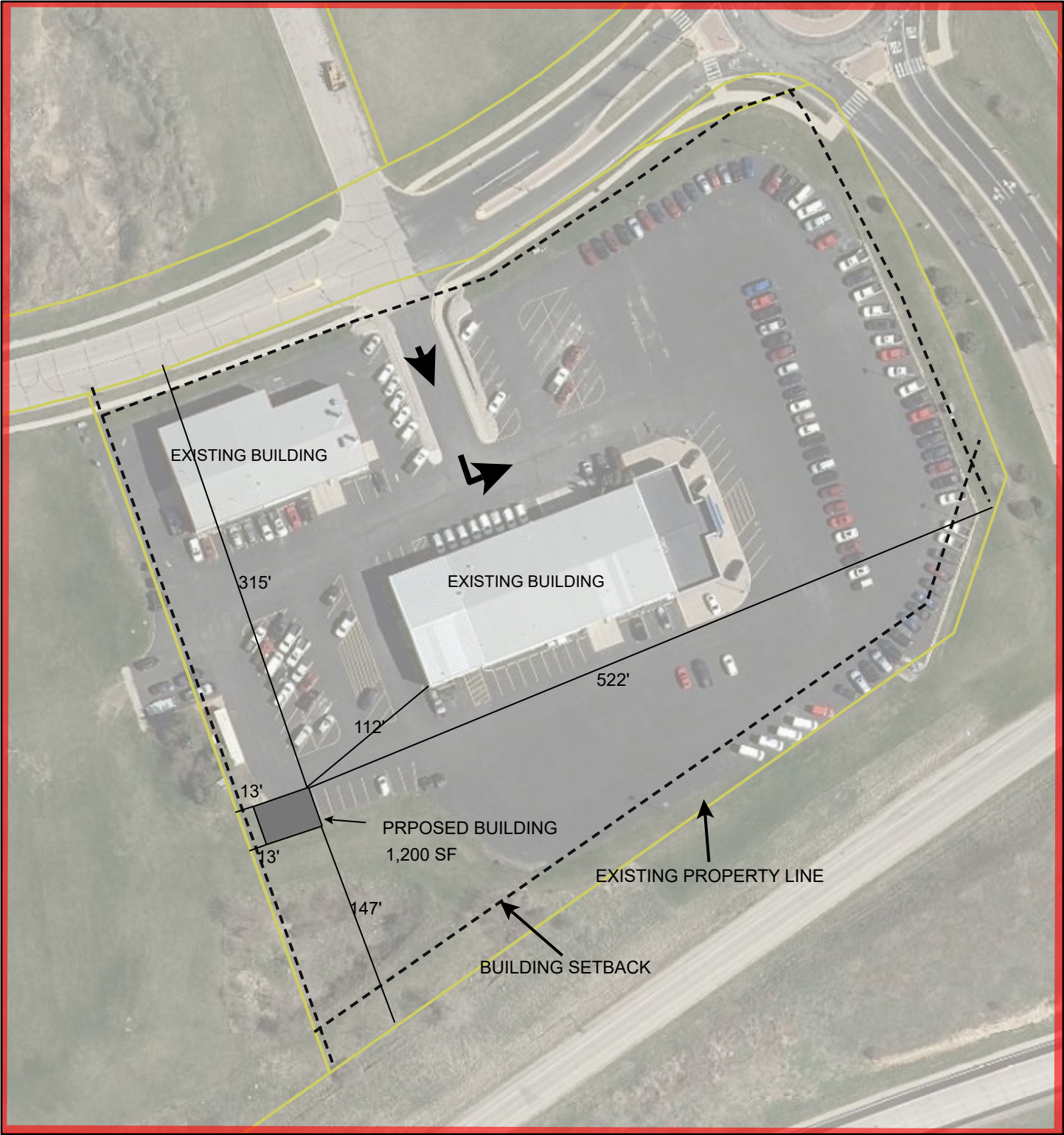
Address: 190 Paoli Street
Verona, WI, 53593

The purpose of this written narrative is to provide background to The Village of Mount Horeb Plan Commission regarding the Design review for a new Cold Storage Building to serve Symdon Motors at 2011 Springdale Street, located at the Southwest corner of the Springdale Street and Lillehammer Lane. The proposed building would be 30 feet wide by 40 feet long for a total of 1,200 square foot. The proposed building has an eave height of 15' 4" with a peak height of 20' 4" and a mean height average of 17' 10". The proposed cold storage building is a Post Frame structure with corrugated steel exterior using exposed fasteners for both siding and roofing finishes. These materials are similar to the exterior finish of the two existing buildings. The east face of the proposed building contains two overhead doors. The North sidewall contains a single man door. The other two sides of the building are blank walls. The proposed building would serve as additional unoccupied cold storage for Symdon Motors.

The proposed cold storage building would be built at the South West corner of the existing asphalted parking lot. Approx. three parking stalls or approximately 540 square feet of existing asphalt would be removed for the proposed building to be built over that area. Given the existing asphalt is an impervious surface, the new building itself will add only approximately 660 square feet of new impervious surface. All non-impervious green space disturbed by construction is planned to be return to its existing state as typical lawn grass.

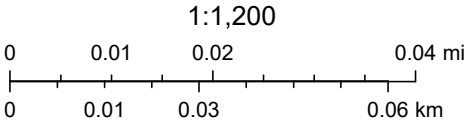
built with pride before the  *is applied*

Symdon Motors Cold Storage Building



February 27, 2024

 Parcels



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community



P.O Box 930220
Verona, WI 53593-0220
Phone: (608) 845-9700
Fax: (608) 845-7070

2/26/2024
SYMDON MOTORS, INC
Doc ID: 8316620240226115440
Job ID: 2023105415

Elevations & Floor Plan

Customer Information

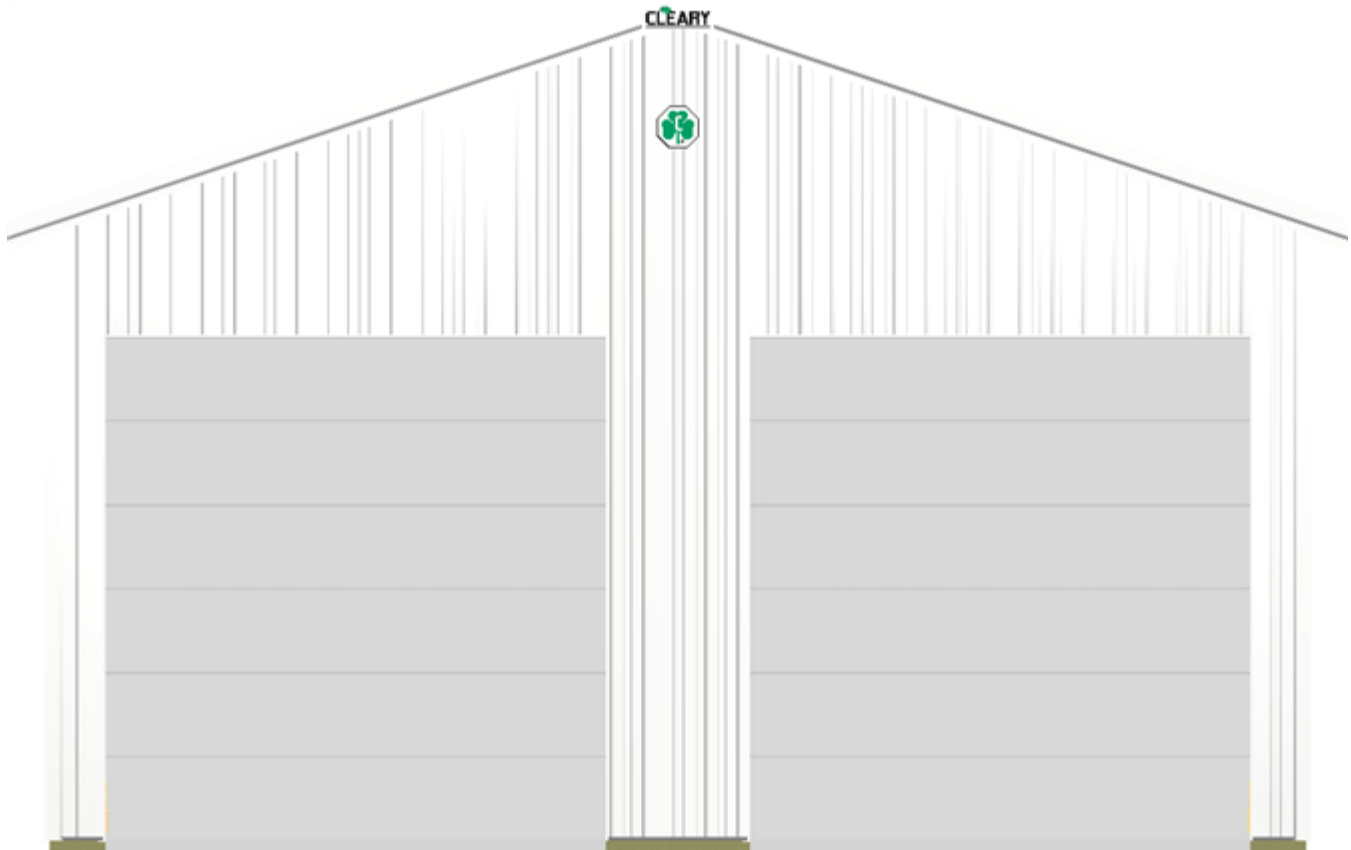
Building Specification For:

SYMDON MOTORS, INC
2011 SPRINGDALE ST
MOUNT HOREB, WISCONSIN 53572
Home Phone: () -
Cell Phone: (608) 437-5555
Email: RSYMDON@SYMDON.NET

Building Site Location:

Location: N/A
Tenant: N/A
2011 SPRINGDALE ST
MOUNT HOREB, WISCONSIN 53572
County: DANE

Elevations for Building 1



East End Wall 1 on Building 1

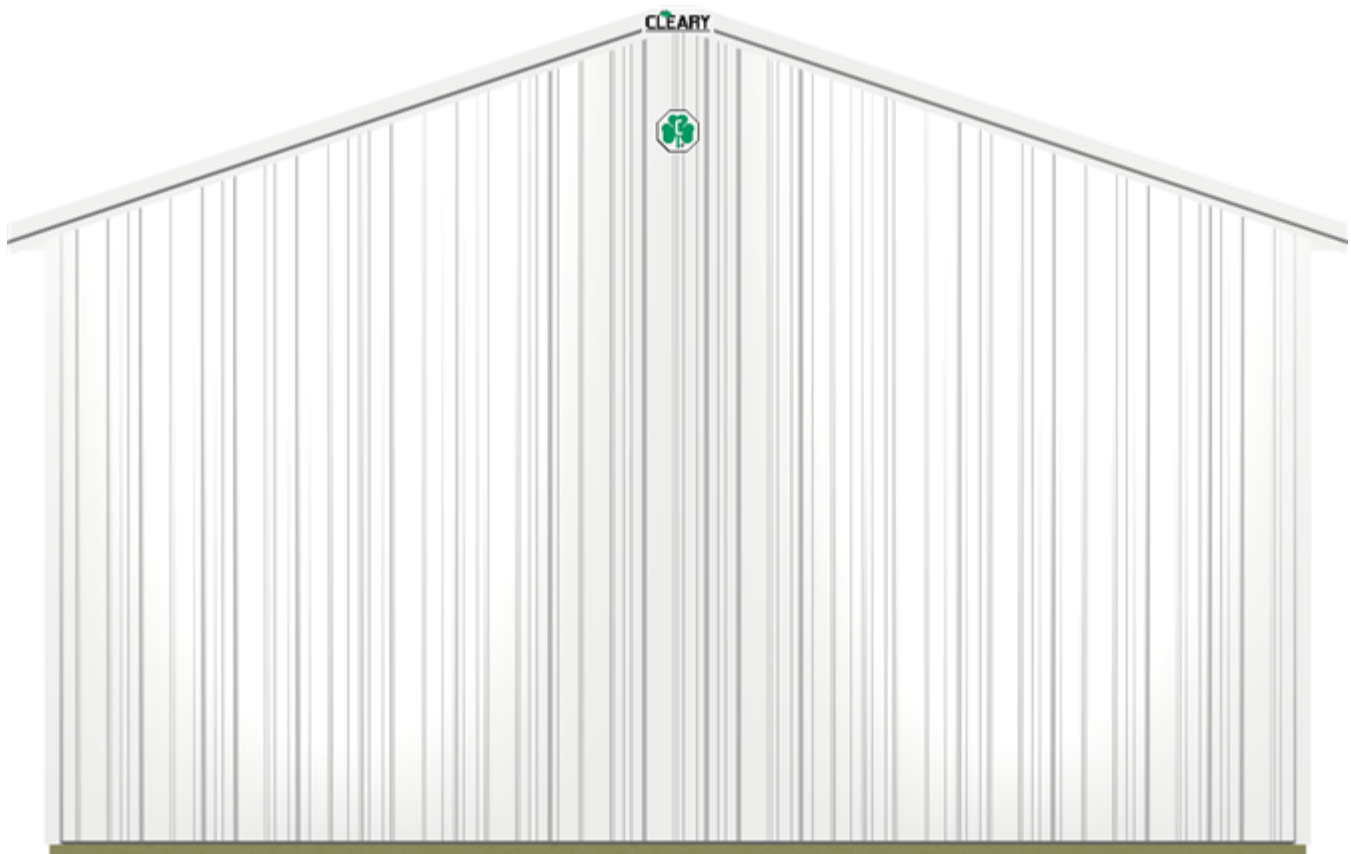
Note: These colors are as close to the actual colors as permitted by printing. Actual metal samples must be reviewed with your Sales Specialist. Colors vary depending upon position and angles.



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Verona, WI 53593-0220
Phone: (608) 845-9700
Fax: (608) 845-7070

2/26/2024
SYMDON MOTORS, INC
Doc ID: 8316620240226115440
Job ID: 2023105415

Elevations & Floor Plan



West End Wall 2 on Building 1

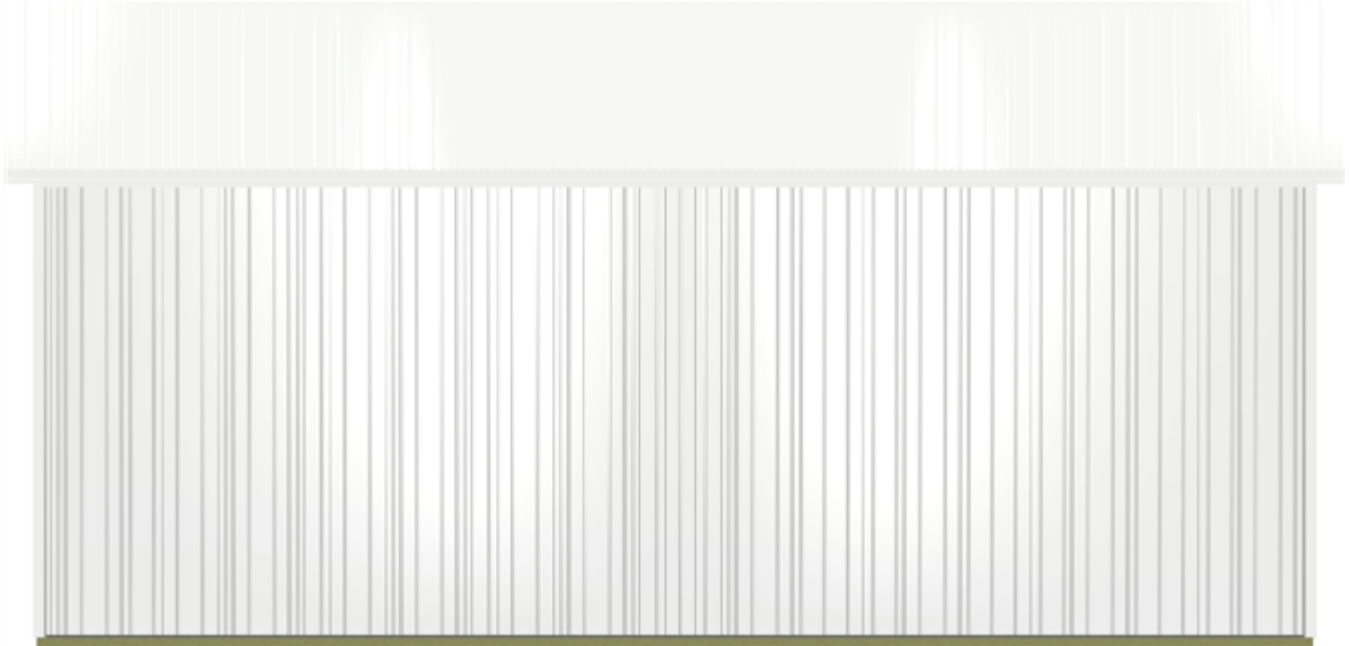
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Verona, WI 53593-0220
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Fax: (608) 845-7070

2/26/2024
SYMDON MOTORS, INC
Doc ID: 8316620240226115440
Job ID: 2023105415

Elevations & Floor Plan



South Side Wall 1 on Building 1

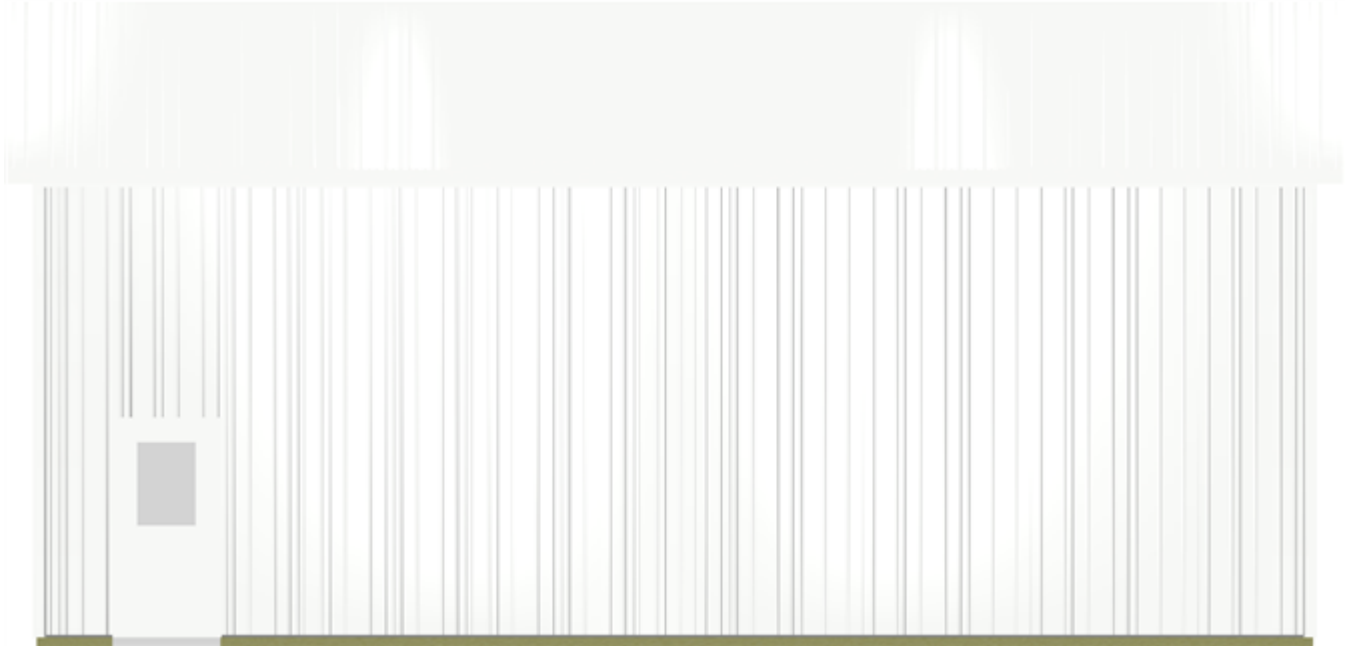
Note: These colors are as close to the actual colors as permitted by printing. Actual metal samples must be reviewed with your Sales Specialist. Colors vary depending upon position and angles.



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2/26/2024
SYMDON MOTORS, INC
Doc ID: 8316620240226115440
Job ID: 2023105415

Elevations & Floor Plan

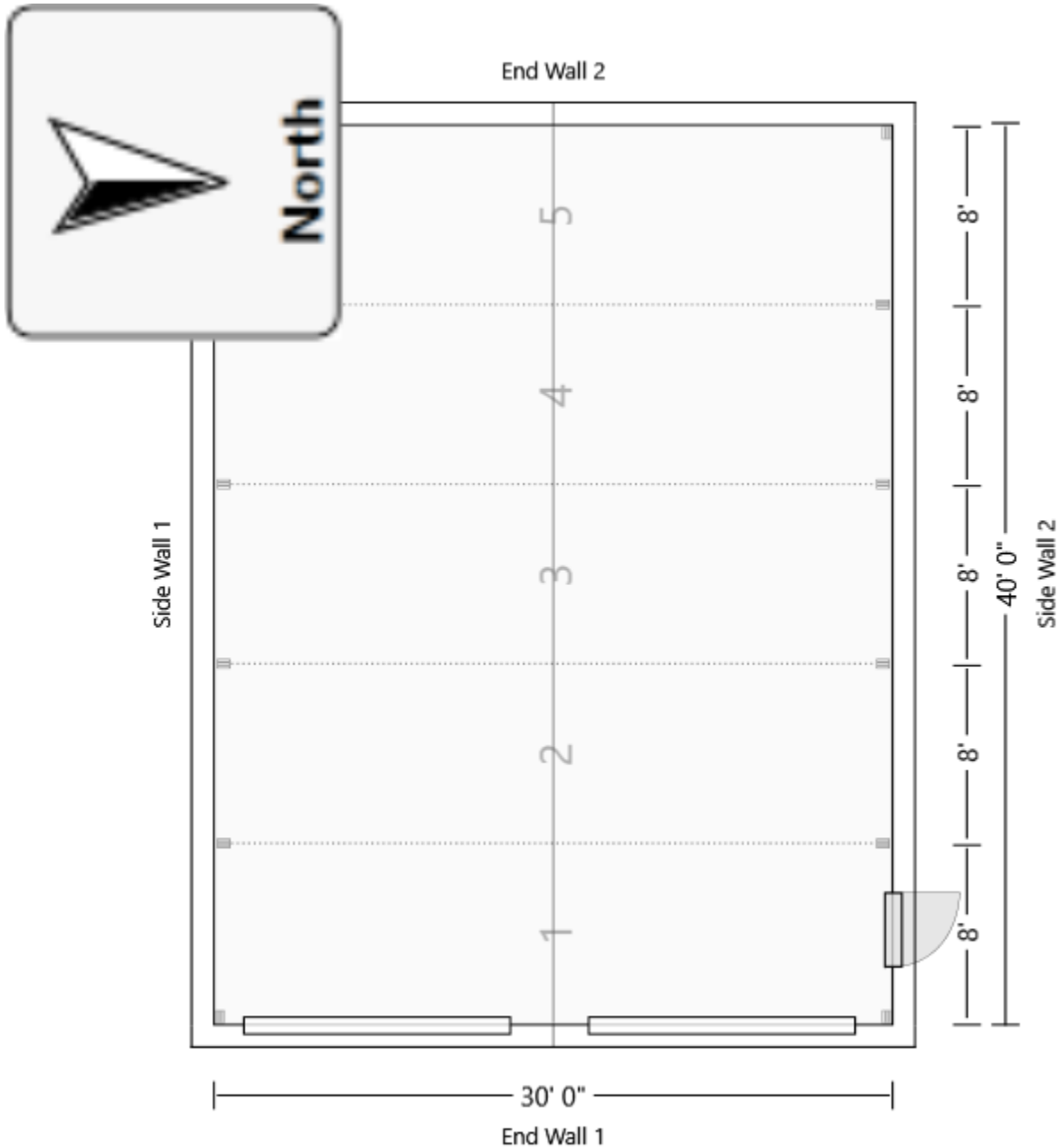


North Side Wall 2 on Building 1

Note: These colors are as close to the actual colors as permitted by printing. Actual metal samples must be reviewed with your Sales Specialist. Colors vary depending upon position and angles.

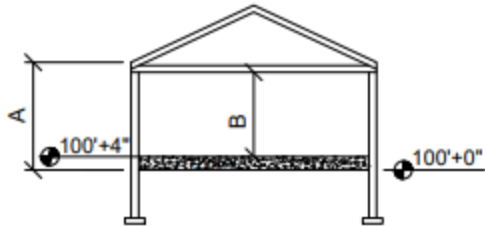
Elevations & Floor Plan

Floor Plan



Elevations & Floor Plan

Interior Clearances and Exterior Heights



Standard Lower Chord Truss (SLC)

Top of concrete floor must be at 100'+4" for this foundation type. If thicker concrete floor is desired, the extra thickness will be below the 100'+0" mark.

Interior Clearances:

"B"=Clearance from finished floor to bottom of truss: **13' 8"**
(Clearance is reduced by the thickness of any ceiling and the thickness of any floor covering)

Exterior Heights:

"A" = Actual Eave Height: **15' 4"**
Roof Peak Height: **20' 4"**
Roof Pitch: **4/12**



MEMORANDUM

To: Village of Mount Horeb Plan Commission
From: Village Planner Ben Rohr, AICP
Date: March 27, 2024
Re: Discussion on Accessory Structure Height Requirements

Introduction

In 2018, the Village addressed accessory structure heights in the R-1, R-2, and MSB zoning districts. This included a provision that allowed accessory buildings to exceed the 15-foot height limit, with a Conditional Use Permit. In recent discussions related to a potential project on an existing developed commercial property, the applicant wished to exercise the same provision to increase the height of an accessory structure. However, this is not possible because the language in Section 17.16(5) specifically states:

“Height limitations. No accessory building in an R-1 or R-2 Residential District or Main Street Business District shall exceed 15 feet in height, as measured from the floor to the midpoint between the eaves and the peak, unless a conditional use permit is granted. The accessory building will not be allowed to exceed the elevation of the principal structure on the lot. In all other zoning districts, accessory buildings shall comply with the height limits set forth in Chart 1 of this chapter.”

Chart 1 is the code’s summary table of all lot, yard, and building requirements for all zoning districts. Commercial zoning districts (NB, PB, CB, and PO) have a maximum 15-foot height limit for all accessory structures. For comparison, the industrial zoning districts (I-1, I-2, and PI) have a maximum 60-foot height limit for all accessory structures.

I’ve attached Chart 1 of the Zoning Code for reference.

Discussion

In the upcoming Zoning Ordinance rewrite project, we will reevaluate and address accessory building heights across all districts. However, the timing of that project’s completion is not anticipated for another year.

In the interim, the Village Administrator and I are seeking a discussion with the Plan Commission on whether there should be an amendment to the current code or if we should wait to address it more holistically within the rewrite. If we pursue the interim amendment route, I suggest something like the following language for Section 17.16(5):

“Height limitations. No accessory building in ~~any district an R-1 or R-2 Residential District or Main Street Business District~~ shall exceed ~~the height limits set forth in Chart 1 of this chapter~~ 15 feet in height, as measured from the floor to the midpoint between the eaves and the peak, unless a conditional use permit is granted. The accessory building will not be allowed to exceed the elevation of the principal structure on the lot.” ~~In all other zoning districts, accessory buildings shall comply with the height limits set forth in Chart 1 of this chapter.”~~

If we wait to address this issue through the rewrite process, the 15-foot height maximum would continue to apply for all accessory structures in commercial zoning districts until the new code is completed and adopted in 2025.

For context, I don’t recommend the Village continue using a Conditional Use Permit to waive requirements like this because there are far fewer ways for the community to deny a Conditional Use with recent state statutory changes. This issue will be wholistically addressed within the new Zoning Code rewrite project, but an interim approach of using the Conditional use Permit method uniformly across all zoning districts may make sense given the circumstances.

ZONING CODE

17 Attachment 2

Village of Mount Horeb

Chart 1

Lot, Yard and Building Requirements

[Amended 5-3-2000 by Ord. No. 2000-05; 4-5-2006 by Ord. No. 2006-08; 9-6-2006 by Ord. No. 2006-23; 1-3-2007 by Ord. No. 2007-01; 1-2-2008 by Ord. No. 2008-02; 7-8-2009 by Ord. No. 2009-18; 11-6-2013 by Ord. No. 2013-10; 8-3-2016 by Ord. No. 2016-01; 9-5-2018 by Ord. No. 2018-08; 10-3-2018 by Ord. No. 2018-11; 7-10-2019 by Ord. No. 2019-03]

	Min. Lot Area (square feet)	Min. Lot Width (feet) (at front setback line)	Min. Street Frontage at Right-of-Way (feet)	Max. Building Height (feet)/ Size	Max. Impervious Surface (%)	Principal Building Min. Front Yard (feet)	Principal Building Min. Side Yard (feet)	Principal Building Min. Rear Yard (feet)	Accessory Building Max. Height (feet)	Accessory Building Min. Distance from Side Lot Line (feet)	Accessory Building Min. Distance from Rear Lot Line (feet)	Design Review Required
Old Village Area R-1 and R-2 17.73	10,000	75	50/40	35/2.5 stories	40	30	8 min./ 16 combined ²	30	15 ¹³	3	5 ¹¹	No
R-1	10,000	75	50/40 ¹	35/2.5 stories	40	30	8 min./ 20 combined ²	40	15 ¹³	5	5 ¹¹	No
R-2 (single family, 2-flats, duplex)	10,000	75	50/40 ¹	35/2.5 stories	40	30	8 min./ 20 combined ²	35	15 ¹³	5	5 ¹¹	No
R-2 (zero lot line)	10,000 ³	Total of 75/min. 25 per individual dwelling	Total of 50/40 min. 20/15 per individual dwelling ¹	35/2.5 stories	65	30	0/8 ⁴	35	15 ¹³	5	5 ¹¹	No
R-3	See Note #5	75	50/40 ¹	35/2.5 stories	40	30	15	25	15	5	5 ¹¹	Yes
R-3 (townhouses/ zero lot line)	See Note #5	75	50/40 ¹	35/2.5 stories	40	30	15	25	15	5	5 ¹¹	Yes

MOUNT HOREB CODE

	Min. Lot Area (square feet)	Min. Lot Width (feet) (at front setback line)	Min. Street Frontage at Right-of-Way (feet)	Max. Building Height (feet)/ Size	Max. Impervious Surface (%)	Principal Building Min. Front Yard (feet)	Principal Building Min. Side Yard (feet)	Principal Building Min. Rear Yard (feet)	Accessory Building Max. Height (feet)	Accessory Building Min. Distance from Side Lot Line (feet)	Accessory Building Min. Distance from Rear Lot Line (feet)	Design Review Required
R-4	See Note #5	Total of 75/min. 20 per individual dwelling	Total of 50/40 min. 20/15 per individual dwelling ¹	35/2.5 stories	40	30	15	25	15	5	5 ¹¹	Yes
MSB	2,400	24	50/40 ¹	N/A	90	As existing as of January 1, 2009	8 ⁴	20 ¹⁰	15 ¹³	5	5	Yes
NB	10,000	75	50/40 ¹	35/5,000 square feet for ground floor	80	20	8 min./ 20 combined ²	25	15	5	5	Yes
PB ⁷	20,000	75	50/40 ¹	45/ See Group Developments	75	20	10	25	15	5	5	Yes
CB	2,000	24	N/A	50 max/ 20 min.	N/A	N/A	N/A	N/A	15	5	5	Yes
PO	20,000	75	50/40 ¹	45/ See Group Developments	75	20	10	25	15	5	5	Yes
I-1	20,000	100	50/40 ¹	35	60	10	30	20	60	10	10	Yes
I-2	40,000	100	50/40 ¹	35	60	10	30	20	60	10	10	Yes
P1	40,000	100	50/40 ¹	50	75	25 ⁹	15/30 ¹²	30	60	3 ¹¹	3 ¹¹	Yes
A-1	5 acres ⁸	200	50/40 ¹	35/2.5 stories	N/A	30	30	30	100	45	45	No
CO-1	N/A	N/A	50/40 ¹	35	N/A	30	30	30	60	10	10	Yes
PD-1	3 acres ⁸	See PD-1 for regulations determination										

NOTES:

ZONING CODE

- ¹ Minimum street frontage of 50 feet on a regular street, and 40 feet for a cul-de-sac for individual attached dwellings a minimum of 20 feet on a regular street and 15 feet on a cul-de-sac applies.
- ² For corner lots, the sides yard adjacent to the street shall not be less than 30 feet for residential properties and 20 feet for commercial properties.
- ³ Total of 10,000 square feet before the structure is divided and then lots must be a minimum of 4,000 square feet.
- ⁴ The lot line adjacent to a common wall will be 0 feet from side yard or will meet the Building Code and Fire Code in the case of V-shaped duplexes and twin homes. See also, § 17.20(1)(a)2 and (1)(a)3. **[Amended 3-3-2021 by Ord. No. 2021-02]**
- ⁵ For multifamily dwelling units, the following minimum square footage of lot area applies:
 - Efficiency and 1 bedroom: 1,800 square feet.
 - 2 bedroom units: 2,900 square feet.
 - 3 bedroom units: 3,200 square feet.
 - 4 or more bedroom units: 4,300 square feet.The minimum lot area for single family and two-family shall be the same as in the R-2 District.
- ⁶ For townhomes split into individual attached dwellings, the minimum lot area shall be equivalent to the formula for all multifamily dwellings, above, and the minimum lot width shall be 20 feet for interior units and 30 feet for end units.
- ⁷ Shopping centers require a minimum area of three acres, a minimum street frontage of 400 feet, a minimum 100-foot front yard setback, a minimum of 40-foot rear yard setback and a minimum of 40-foot side yard setback.
- ⁸ For residential unit only.
- ⁹ Minimum 40-foot front yard setback for a lot adjacent to a street with an officially mapped right-of-way equal to or exceeding 100 feet.
- ¹⁰ Minimum of 20 feet from a nonresidential rear lot line and a minimum of 30 feet from a residential rear lot line.
- ¹¹ Minimum of 10 feet from an alley.
- ¹² Minimum of 20 feet setback from residential side lot line, and 15 feet from nonresidential side lot line.
- ¹³ Excess of 15 feet in height by conditional use permit process only.

Accessory buildings are not permitted to encroach upon any easement and are not permitted in the front yard except in Zoning District A-1 with an 80-foot setback required or on certain corner lots with a conditional use permit in the residential zoning districts per Section 17.16(8)

For properties adjacent to a limited access highway or the Military Ridge Trail right-of-way, where extra lot depth has been provided in accordance with Ch. 18.40(3)(a) of this Code and the same is noted on the plat, the 30 feet immediately adjacent to such highway or right-of-way shall not be counted to meet any minimum side or rear yard requirement.



AGENDA ITEM REPORT

MEETING DATE	PREPARED BY
March 27, 2024	
AGENDA ITEM # 4.c	
Building Inspector Report	
BACKGROUND	
RECOMMENDATION	
ATTACHMENTS	
None	