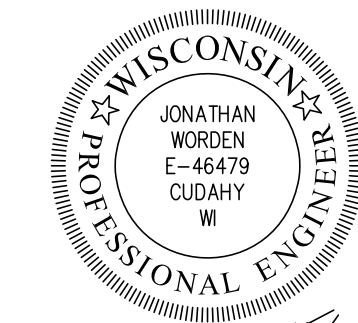
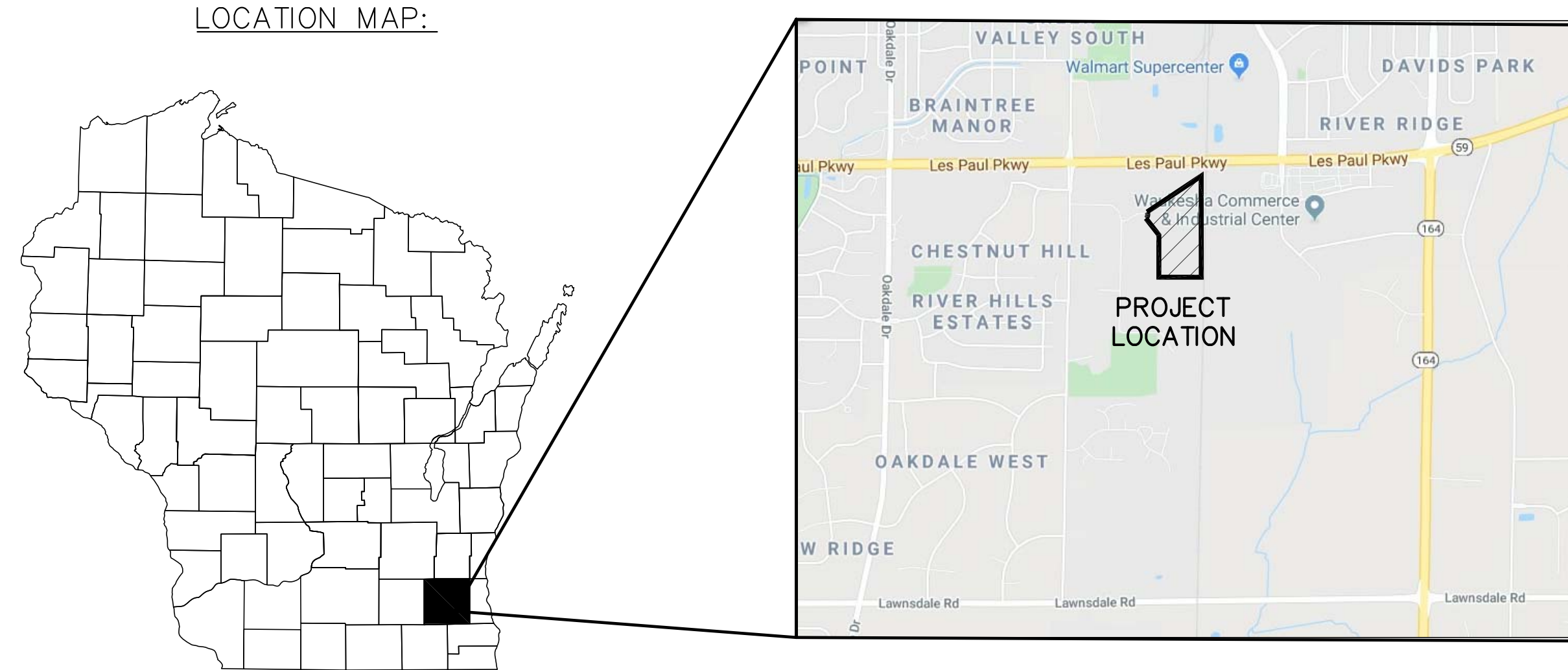


ZT DISTRIBUTION - VENTURE COURT

BUILDING, PARKING LOT, & UTILITY CONSTRUCTION

CITY OF WAUKESHA, WISCONSIN

LOCATION MAP:



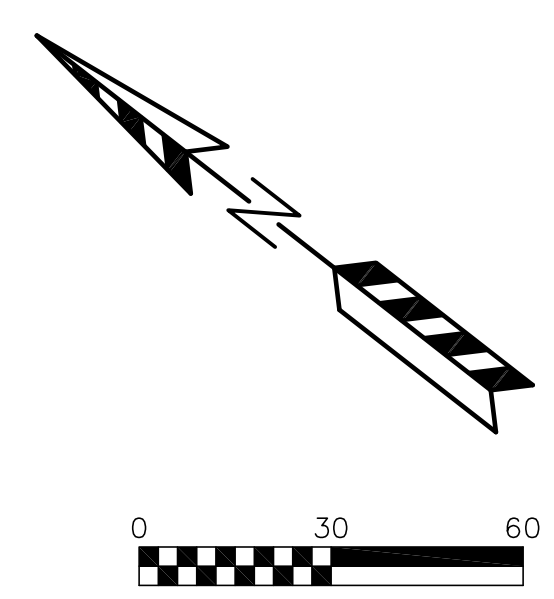
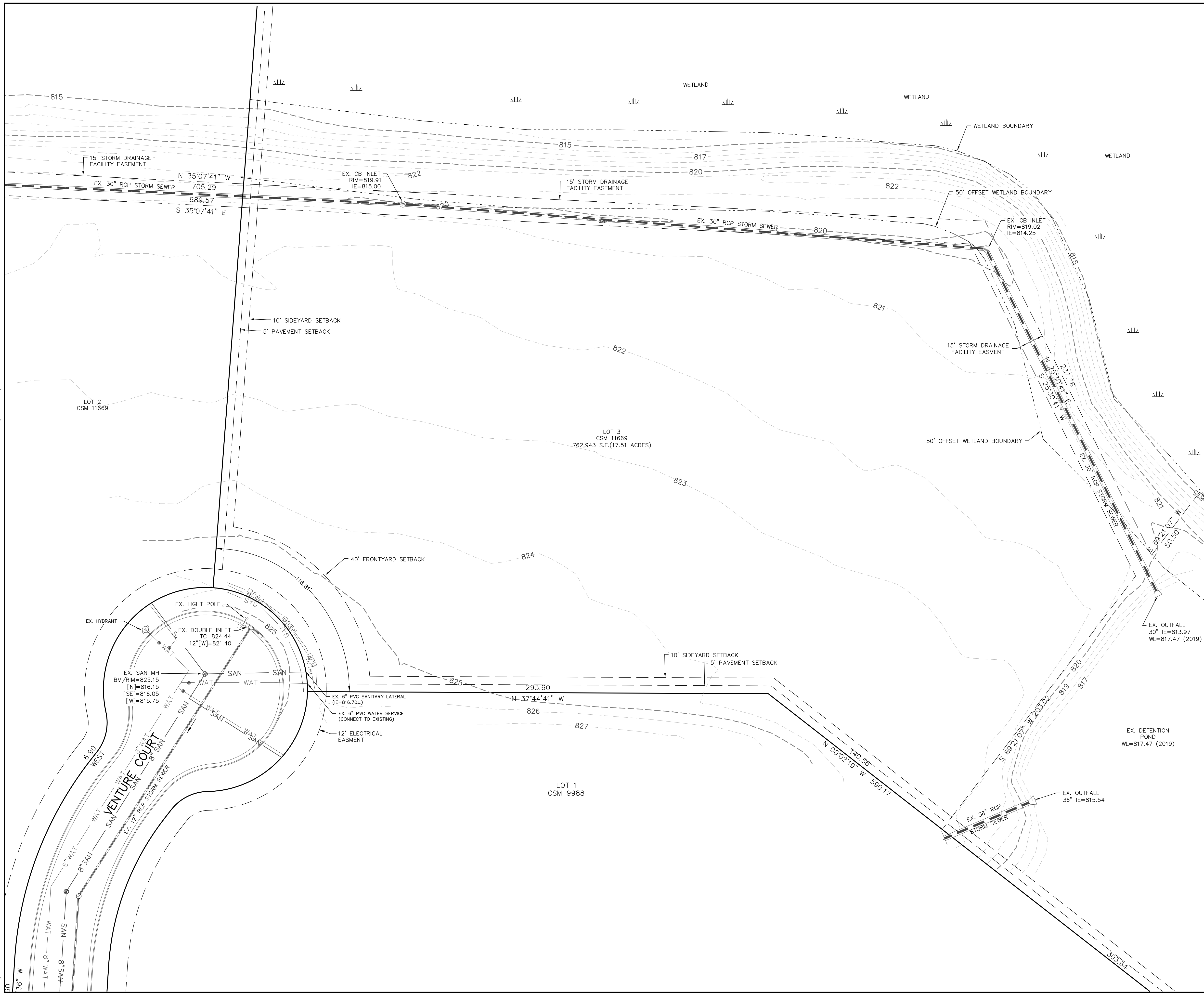
Jonathan Worden
1/27/20

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants

122 Wisconsin Street; West Bend, Wisconsin 53095
Phone (262) 338-6641; www.quamengineering.com

CIVIL SHEET INDEX:	
SHEET	SHEET TITLE
C-100	COVER
C-101	EXISTING SITE PLAN
C-102	GRADING AND EROSION CONTROL PLAN
C-103	UTILITY PLAN
C-104	CONSTRUCTION DETAILS AND GENERAL NOTES

PROJECT CONTACTS:	BENCHMARK:
<p>OWNER: SCOT TROJANOWSKI 5441 S 9TH STREET MILWAUKEE, WI 53221</p> <p>CIVIL: QUAM ENGINEERING, LLC ATTN: KEVIN PARISH 122 WISCONSIN STREET WEST BEND, WI 53095</p>	<p>SITE BENCHMARK: RIM OF SANITARY MANHOLE, CUL-DE-SAC VENTURE COURT ELEV=825.15</p> <p>LOCATION: LOT 1 WAUKESHA CORPORATE CENTER SW 1/4 OF SEC 15, T6N, R7E.</p>
<p>DIGGERS HOTLINE Dial 811 or (800)242-8511 www.DiggersHotline.com</p>	<p>NOTES: THE CONTRACTOR SHALL REFER TO THE MUNICIPAL STANDARD SPECIFICATIONS, WATER SPECIFICATIONS, WISDOT, AND STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN.</p>

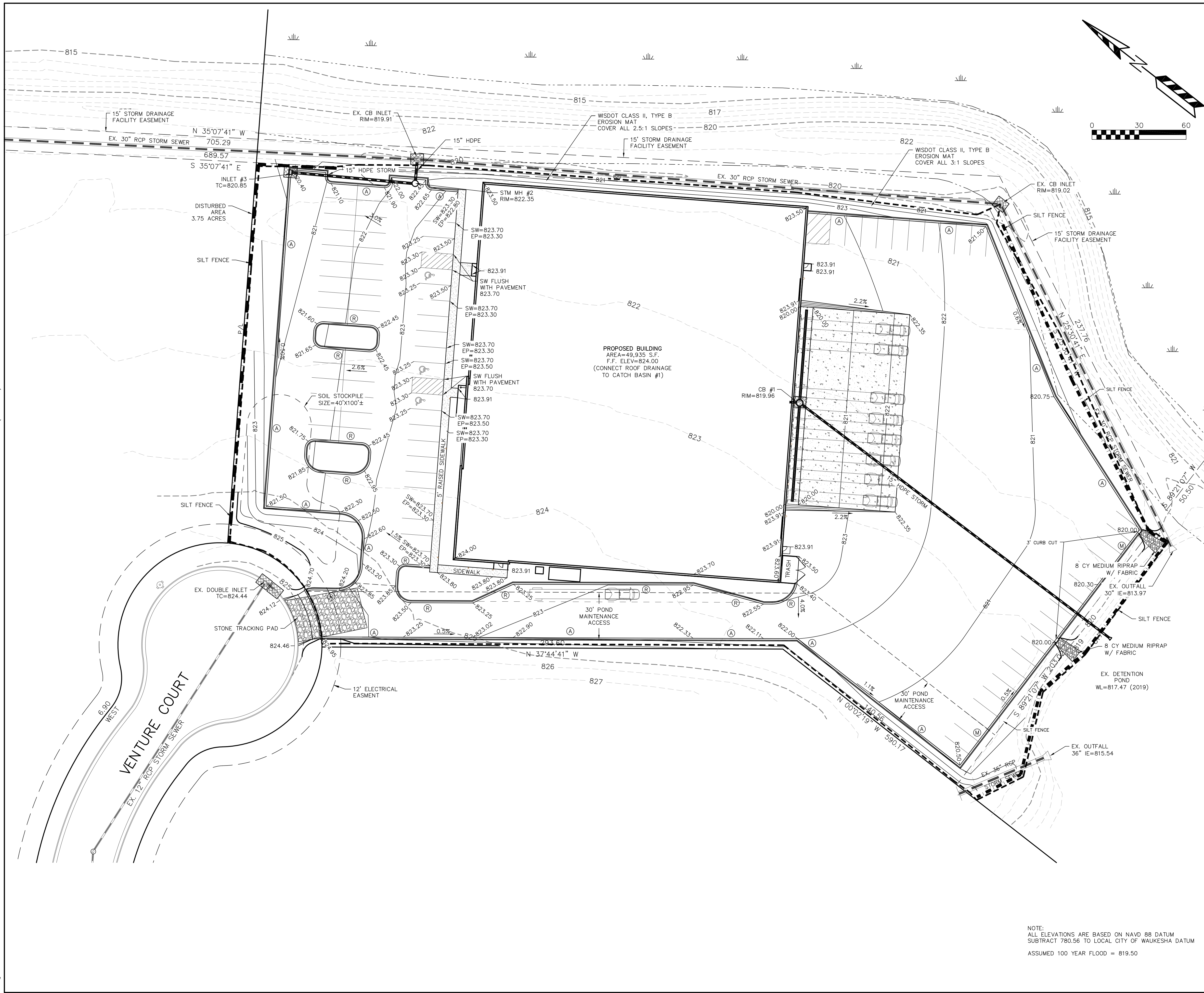


- LEGEND:**
- 702 --- EXISTING MINOR CONTOUR.
 - 700 --- EXISTING MAJOR CONTOUR.
 - OHEL --- OVERHEAD ELECTRIC LINE.
 - BUL --- BURIED ELECTRIC LINE.
 - BULTEL --- BURIED TELEPHONE LINE.
 - FO --- FIBER OPTIC LINE.
 - GAS --- GAS LINE.
 - SAN --- SANITARY SEWER MAIN OR LATERAL.
 - WAT --- WATER MAIN OR SERVICE.
 - STORM SEWER LINE.
 - [ELECTRIC METER SYMBOL] - ELECTRIC METER.
 - [GAS METER SYMBOL] - GAS METER.
 - [GAS VALVE SYMBOL] - GAS VALVE.
 - [FIRE HYDRANT SYMBOL] - FIRE HYDRANT.
 - [POWER POLE SYMBOL] - POWER POLE.
 - [SANITARY SEWER MANHOLE SYMBOL] - SANITARY SEWER MANHOLE.
 - [STORM SEWER MANHOLE SYMBOL] - STORM SEWER MANHOLE.
 - [STORM SEWER INLET SYMBOL] - STORM SEWER INLET.
 - [TELEPHONE PEDESTAL SYMBOL] - TELEPHONE PEDESTAL.
 - [TRANSFORMER SYMBOL] - TRANSFORMER.
 - [WATER VALVE SYMBOL] - WATER VALVE.
 - [X] - EXISTING ITEM (TO BE REMOVED)

ZT DISTRIBUTION - VENTURE COURT
 EXISTING CONDITIONS PLAN
 DATED: FEBRUARY 6, 2020
 C-101

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 Residential and Commercial Site Design Consultants

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EROSION NOTES:
 THE STONE TRACKING PAD SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.

SOIL STOCKPILES SHALL BE LOCATED A MINIMUM OF 75 FEET FROM LAKES, STREAMS, WETLANDS, DITCHES, DRAINAGE WAYS, CURBS AND GUTTERS OR OTHER STORMWATER CONVEYANCE SYSTEM, UNLESS OTHERWISE APPROVED BY THE ENGINEER. MEASURES SHALL BE TAKEN TO MINIMIZE EROSION AND RUNOFF FROM ANY SOIL STOCKPILES THAT WILL LIKELY REMAIN FOR MORE THAN FIVE WORKING DAYS. ANY STOCKPILE THAT REMAINS FOR MORE THAN 30 DAYS SHALL BE COVERED OR TREATED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING.

EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.

CUT AND FILL SLOPES GREATER THAN 2.5:1 SHALL HAVE WISDOT CLASS II, TYPE B EROSION MAT.

EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.

ALL DISTURBED SLOPES OF 4:1 OR GREATER AND DRAINAGE SWALES SHALL BE STABILIZED WITH CURLEX EROSION CONTROL FABRIC (INSTALL PER MANUFACTURER'S SPECIFICATIONS).

TIME SCHEDULE:

MARCH 1, 2020	INSTALL INITIAL EROSION CONTROL DEVICES.
MARCH 15, 2020 - SEPT. 1, 2020	CONSTRUCT PROPOSED BUILDING, PARKING LOT, AND UTILITIES.
SEPT. 1 - OCT. 15, 2020	COMPLETE FINAL LANDSCAPING AND RESTORE ALL PREVIOUS DISTURBED AREAS.

RESTORATION NOTES:

ALL DISTURBED AREAS, EXCEPT STREET PAVEMENT AND SIDEWALK AREAS, SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, FERTILIZER, SEED AND MULCH. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. LAWN AREAS WITH SLOPES GREATER THAN 4:1 SHALL BE SEED WITH OLDS "MOMOM" MIX OR EQUAL. ALL OTHER DISTURBED AREAS SHALL BE SEED WITH MADISON PARKS MIX OR EQUAL. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS.

AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX. SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 6%; POTASH, NOT LESS THAN 6%.

ALL FINISH GRADED AREAS SHALL BE SEED AND MULCH BY SEPTEMBER 15TH. IF THE SITE DOES NOT HAVE FINISH GRADED AREAS COMPLETED BY OCTOBER 15TH, ALL DISTURBED AREAS SHALL BE RESTORED WITH TEMPORARY SEEDING (COVER CROP). AREAS NEEDING PROTECTION DURING PERIODS WHEN PERMANENT SEEDING IS NOT APPLIED SHALL BE SEED WITH ANNUAL SPECIES FOR TEMPORARY PROTECTION. SEE TABLE 1 OF THE WISCONSIN DNR CONSERVATION PRACTICE STANDARD 1059, FOR SEEDING RATES OF COMMONLY USED SPECIES. THE RESIDUE FROM THIS CROP MAY EITHER BE INCORPORATED INTO THE SOIL DURING SEEDBED PREPARATION AT THE NEXT PERMANENT SEEDING PERIOD OR LEFT ON THE SOIL SURFACE AND THE PLANTING MADE AS A NO-TILL SEEDING.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SATISFACTORY STAND OF GRASS ON ALL SEEDED AREAS FOR ONE YEAR AFTER THE PROJECT'S FINAL ACCEPTANCE.

OWNER:

SCOT TRJANOWSKI
 5441 S 9TH STREET
 MILWAUKEE, WI 53221

ENGINEER:

QUAM ENGINEERING, LLC
 ATTN: KEVIN PARISH
 122 WISCONSIN STREET
 WEST BEND, WI 53095

LEGEND:

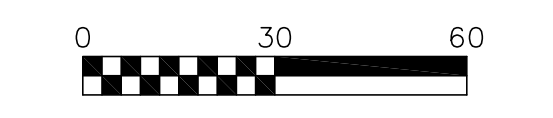
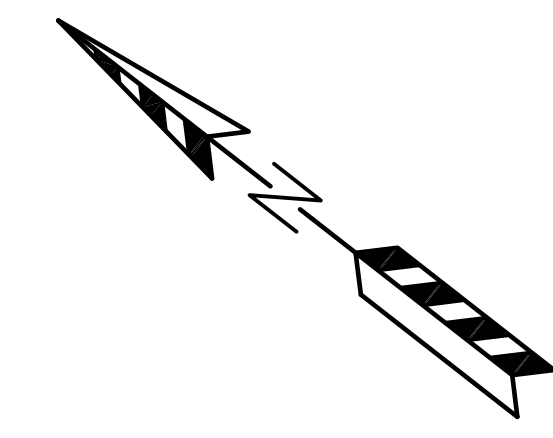
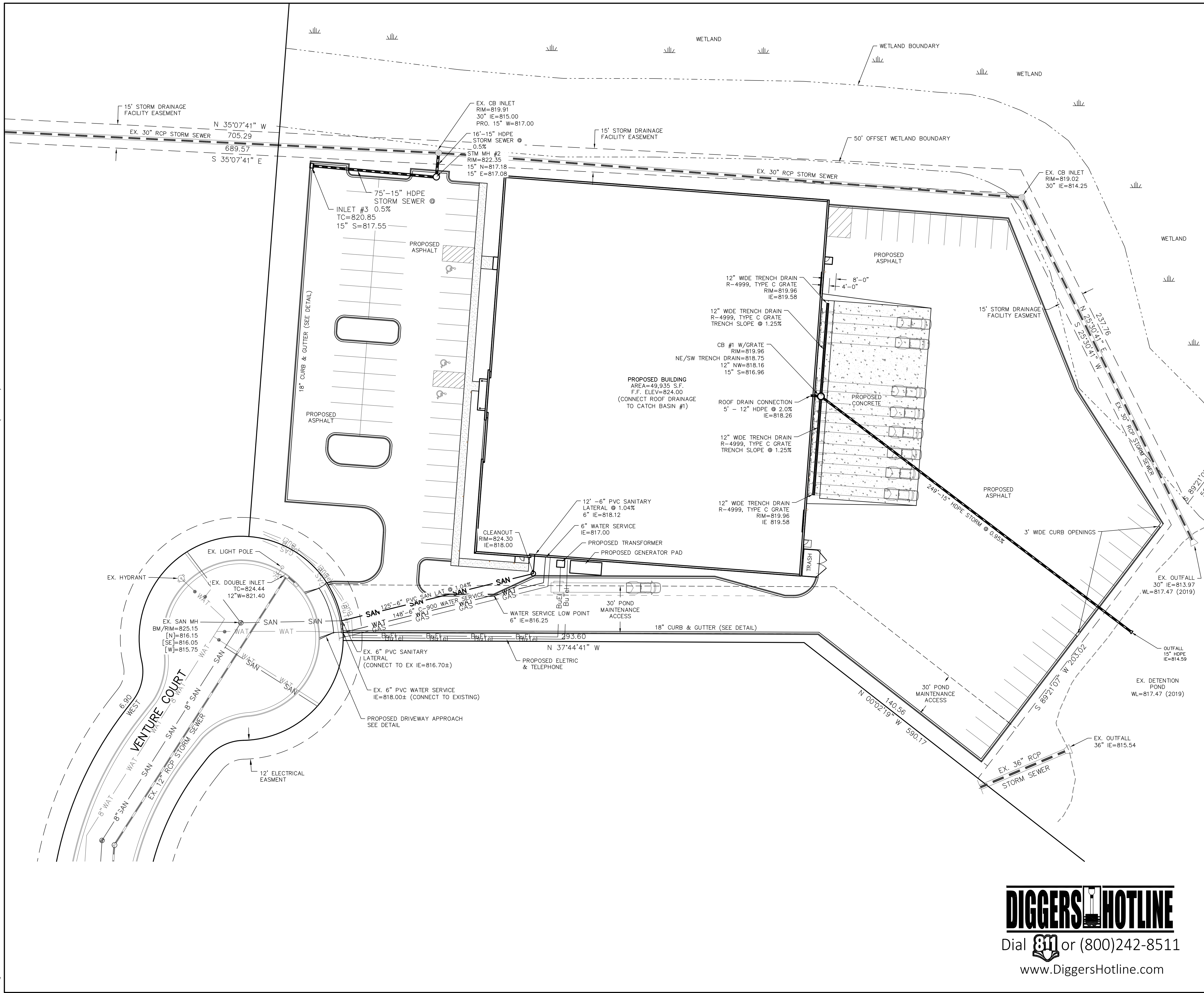
- 822 - EXISTING MINOR CONTOUR.
- 825 - EXISTING MAJOR CONTOUR.
- 822 - PROPOSED MINOR CONTOUR.
- 825 - PROPOSED MAJOR CONTOUR.
- 825.00 - PROPOSED SPOT ELEVATION (EDGE OF PAVEMENT)
- FF=826.00 - FIRST FLOOR ELEVATION.
- EXP=822.50 - BUILDING EXPOSURE ELEVATION.
- [Symbol] - INSTALL WDOT TYPE B INLET PROTECTION.
- EX=702.40 - EXISTING SPOT ELEVATION
- 705.00 - PROPOSED SPOT ELEVATION
- SW=705.00 - SIDEWALK ELEVATION
- EP=705.00 - EDGE OF PAVEMENT ELEVATION
- TC=705.00 - TOP OF CURB ELEVATION
- [Symbol] - SILT FENCE
- (R) - INDICATES REJECT CURB
- (M) - INDICATES MOUNTABLE CURB
- (A) - INDICATES ACCEPT CURB

ZT DISTRIBUTION - VENTURE COURT
 GRADING & EROSION CONTROL PLAN
 DATED: FEBRUARY 6, 2020
C-102

QUAM ENGINEERING, LLC
 Residential and Commercial Site Design Consultants

122 Wisconsin Street; West Bend, Wisconsin 53095
 Phone (262) 338-6641; www.quamengineering.com

NOTE:
 ALL ELEVATIONS ARE BASED ON NAVD 88 DATUM
 SUBTRACT 780.56 TO LOCAL CITY OF WAUKESHA DATUM
 ASSUMED 100 YEAR FLOOD = 819.50



STORM SEWER CASTINGS:

STRUCTURE	STRUCTURE DIAMETER	NEENAH CASTING OR EQUIVALENT
CB #1	4' DIA	R-2540
CB #2	4' DIA	R-1550
INLET #3	2' x 3'	R-3067

UTILITY NOTES:

EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY FOR PROPOSED UTILITY CONNECTIONS AND/OR TO AVOID DAMAGE THERETO. CONTRACTOR SHALL CALL "DIGGERS HOTLINE" PRIOR TO ANY CONSTRUCTION.

ALL UTILITY CONSTRUCTION SHALL BE DONE IN COMPLIANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (LATEST EDITION AND ADDENDUM) AND ALL STATE AND LOCAL CODES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.

ALL SANITARY SEWER, STORM SEWER AND WATER MAIN CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE CITY OF MILWAUKEE AND WISCONSIN DSPS STANDARDS.

THE LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM THE PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.

MAINTAIN AN 8 FOOT MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN PUBLIC SANITARY SEWER, WATER MAIN AND STORM SEWER. PROVIDE 18" MINIMUM VERTICAL SEPARATION WHERE SEWER CROSSES OVER WATER MAIN AND PROVIDE 6" MINIMUM VERTICAL SEPARATION WHERE WATER MAIN CROSSES OVER SEWER.

ANY UTILITIES WHICH ARE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.

ALL UNDERGROUND EXTERIOR NON-METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED IN ACCORDANCE WITH 182.0715(2-) OF STATE STATUTES.

THE CONTRACTOR SHALL FIELD VERIFY LOCATIONS, ELEVATIONS, AND SIZES OF ALL EXISTING UTILITIES PRIOR TO BUILDING CONSTRUCTION AND SHALL REPORT DISCREPANCIES PRIOR TO COMMENCING WORK TO THE ENGINEER OR BUILDING CONTRACTOR.

CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT EXISTING UTILITY COVERS (SUCH AS MANHOLE COVERS, VALVE BOX COVERS, ETC.) TO MATCH FINISHED GRADES OR THE AREAS DISTURBED DURING CONSTRUCTION.

THE CONTRACTOR SHALL CONTACT THE CITY OF WAUKESHA PRIOR TO CONNECTING TO THE 6" WATER MAIN IN VENTURE COURT.

BUILDING LATERALS SHALL BE CONSTRUCTED IN ACCORDANCE WITH LOCAL AND STATE PLUMBING CODES. SITE UTILITY CONTRACTOR SHALL STUB LATERAL TO 5 FEET OUTSIDE BUILDING. SEE INTERIOR PLUMBING PLANS FOR CONTINUATION OF PIPING INTO BUILDING BY BUILDING PLUMBING CONTRACTOR IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION WISCONSIN, LATEST EDITION.

GENERAL CONTRACTOR SHALL COORDINATE WITH LOCAL GAS TELEPHONE, AND ELECTRICAL UTILITIES FOR EXACT LOCATION SIZE AND DEPTH OF NEW SERVICE.

SANITARY SEWER SHALL BE PVC ASTM D-3034, SDR 35 WITH INTEGRAL BELL TYPE ELASTOMERIC JOINTS MEETING THE REQUIREMENTS OF ASTM D-3212.

WATER MAIN SHALL BE AWWA C900 CLASS 150, DR-18 PVC UNLESS INDICATED OTHERWISE.

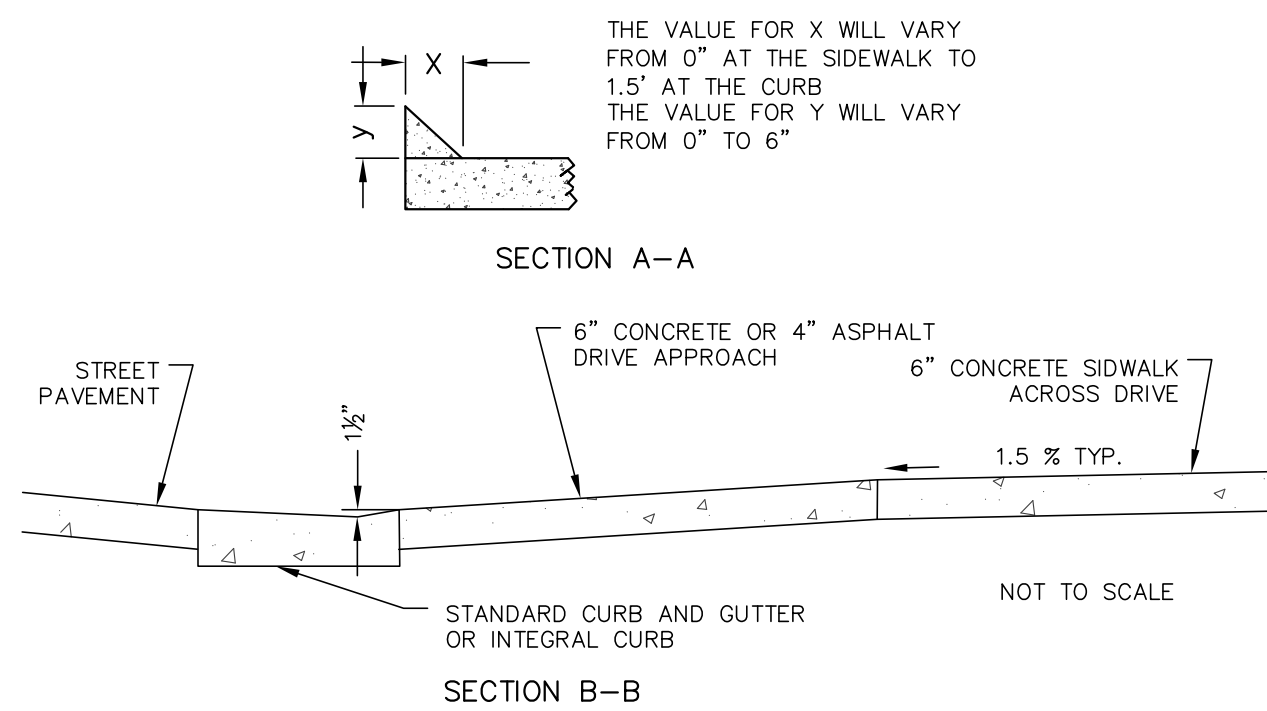
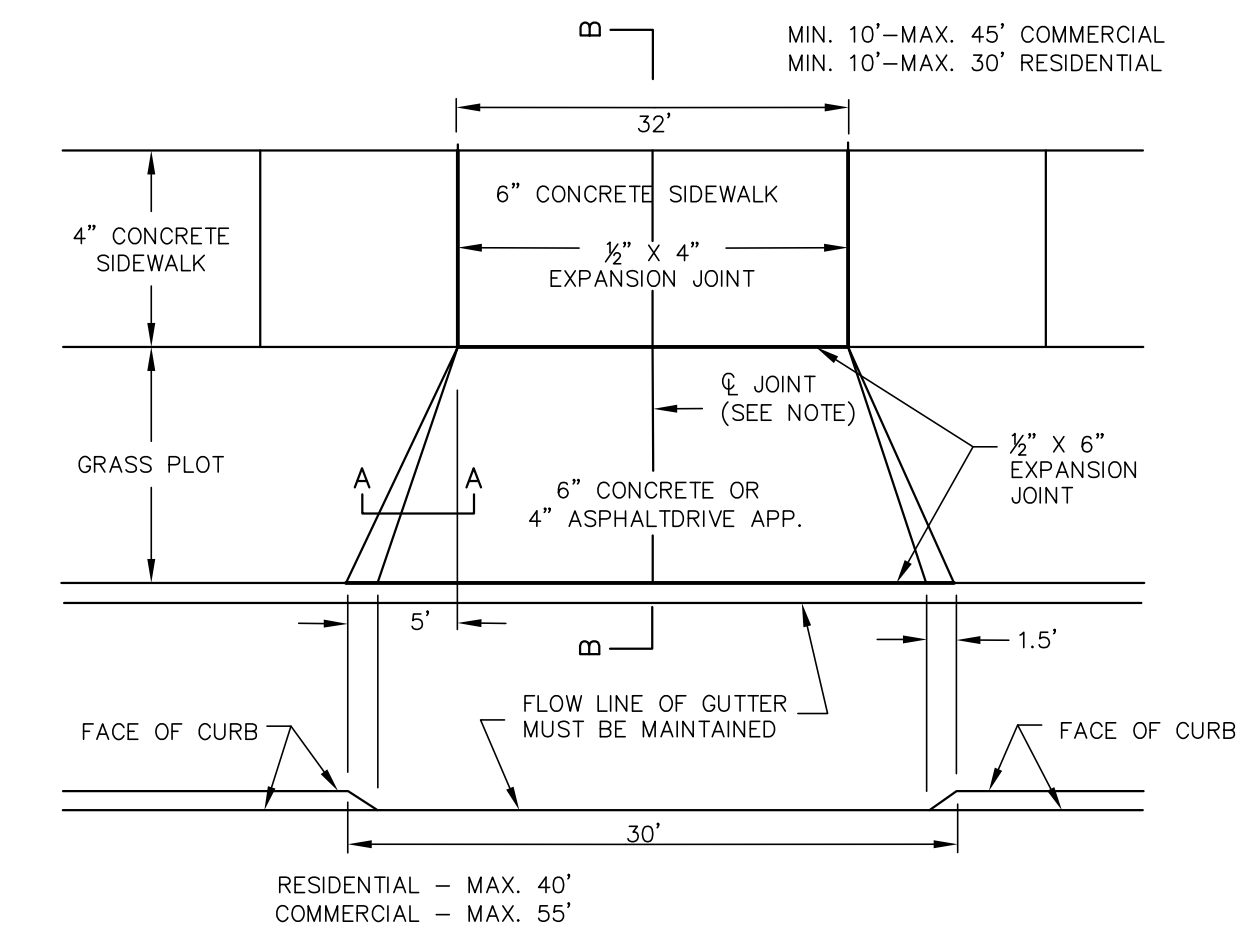
ALL STORM SEWER SHALL BE HDPE SMOOTH WALL INTERIOR CORRUGATED PIPE AS MANUFACTURED BY ADS OR APPROVED EQUAL PIPE SHALL HAVE WATERTIGHT JOINTS AND SHALL MEET THE REQUIREMENTS OF AASHTO M-294, TYPE S.

ALL WORK WITHIN THE CITY RIGHT-OF-WAY REQUIRES A PERMIT FROM THE CITY OF WAUKESHA PUBLIC WORKS DEPARTMENT. NOTIFY CITY 72 HOURS IN ADVANCE OF CONNECTING TO SEWER.

ALL APPLICATIONS AND FEES FOR SANITARY SEWER MUST BE COMPLETED AND PAID PRIOR TO CONNECTION TO SEWER.

DIGGERS HOTLINE
 Dial 811 or (800)242-8511
 www.DiggersHotline.com

ZT DISTRIBUTION - VENTURE COURT
 UTILITY PLAN
 DATED: FEBRUARY 6, 2020
 C-103
QUAM ENGINEERING, LLC
 Residential and Commercial Site Design Consultants
 122 Wisconsin Street; West Bend, Wisconsin 53095
 Phone (262) 338-6641; www.quamengineering.com



NOTE: DRIVEWAYS 10' TO 20' WIDE SHALL HAVE ONE \varnothing JOINT. DRIVEWAYS 21' TO 30' WIDE SHALL HAVE TWO \varnothing JOINTS EQUALLY SPACED.

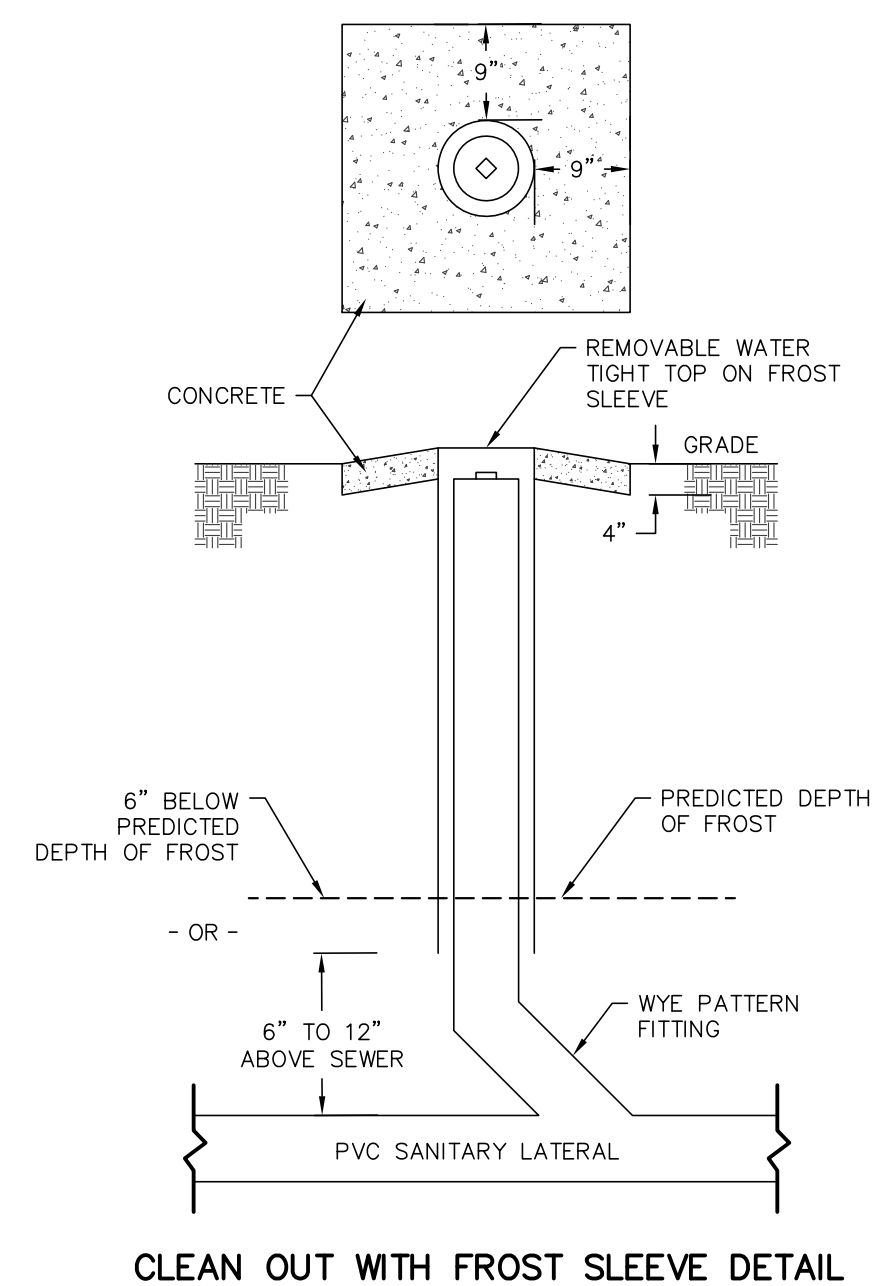
1/2" x 6" EXPANSION JOINT AT THE FACE OF WALK AND BACK OF CURB IS REQUIRED ONLY FOR CONCRETE DRIVE APPROACH

FLARE WIDTH, 3' MIN. TO 5' MAX. (CAN BE WIDER WITH APPROVAL OF THE CITY(ENGINEER))

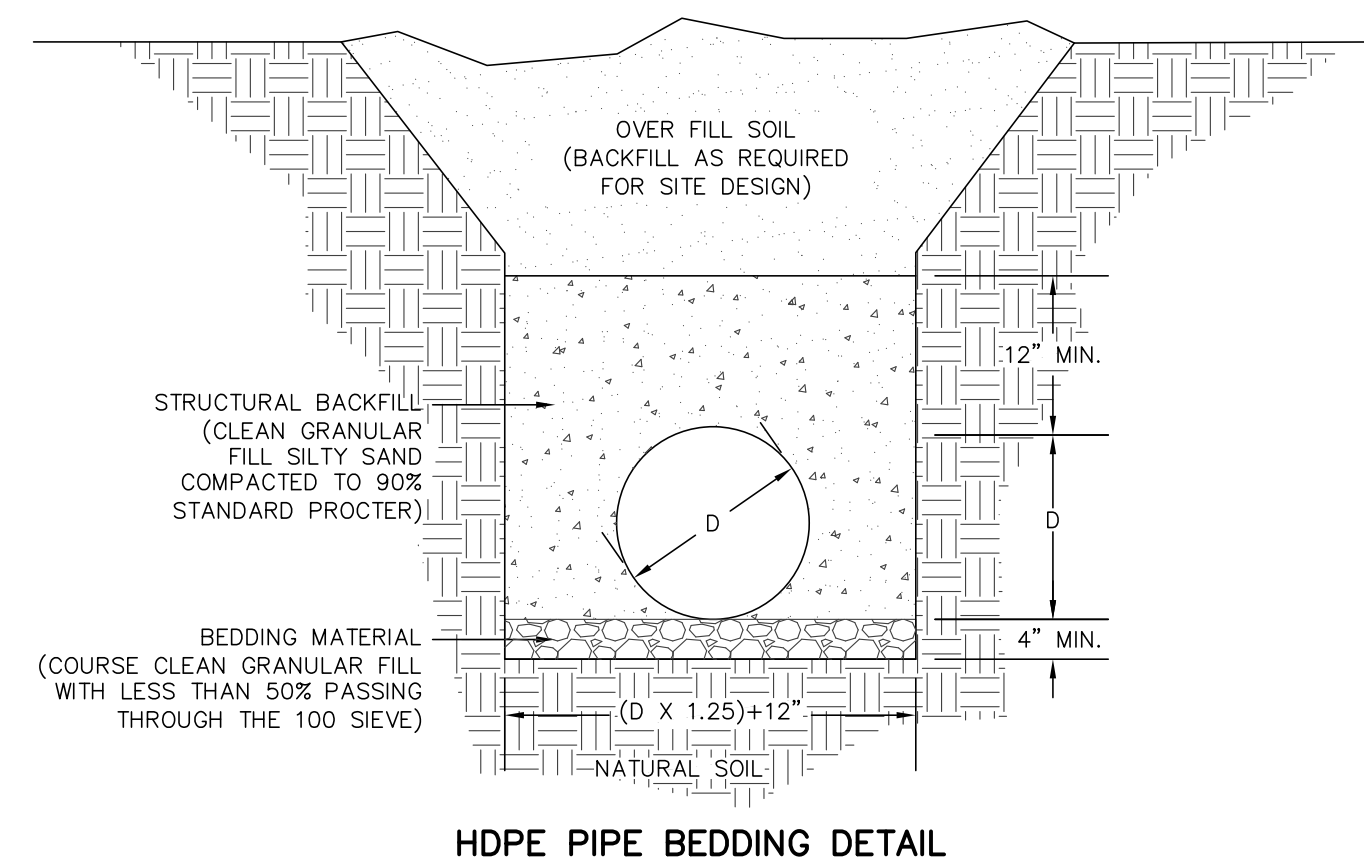
8" CONCRETE ALLOWED FOR APPROACH AND SIDEWALK FOR HEAVY TRAFFIC.

$\pm 0.5\%$ CONSTRUCTION TOLERANCE IN SIDEWALK CROSS-SLOPE. CROSS-SLOPE SHALL NOT EXCEED 2%

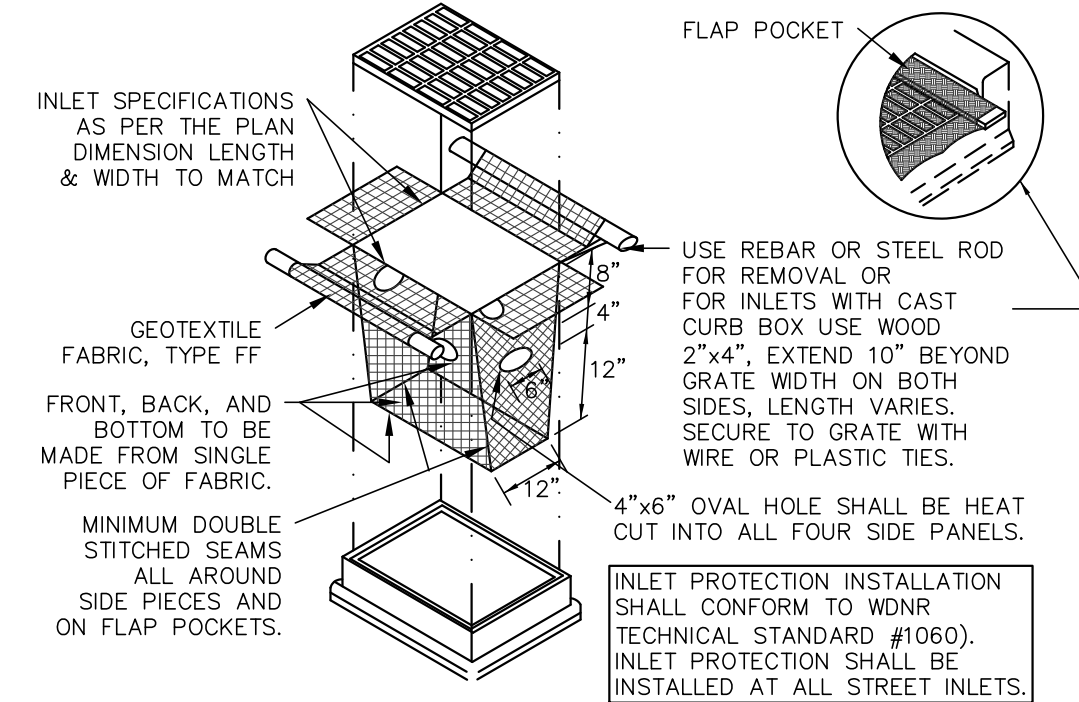
TYPICAL DETAIL OF STANDARD DRIVE APPROACH



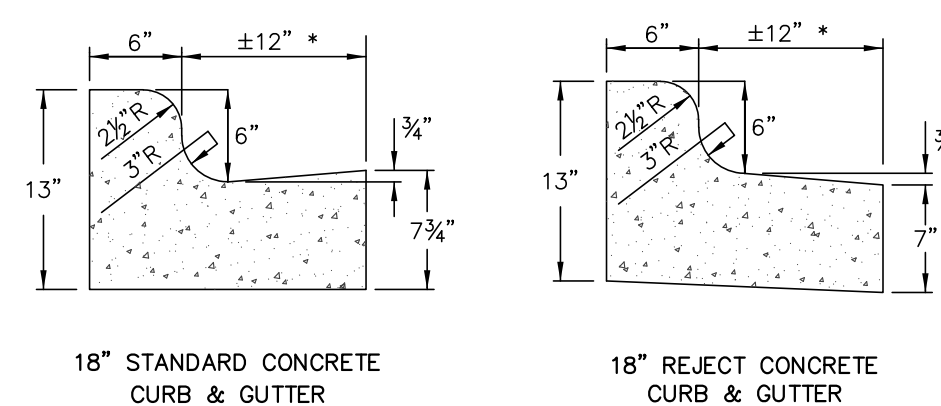
CLEAN OUT WITH FROST SLEEVE DETAIL



HDPE PIPE BEDDING DETAIL



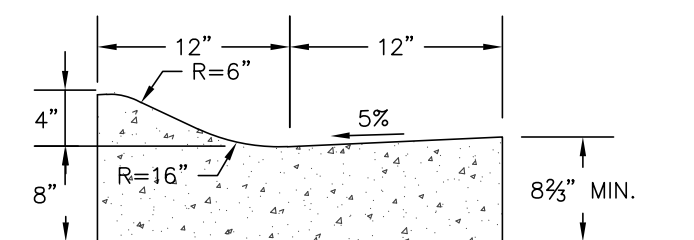
TYPE D INLET PROTECTION DETAIL



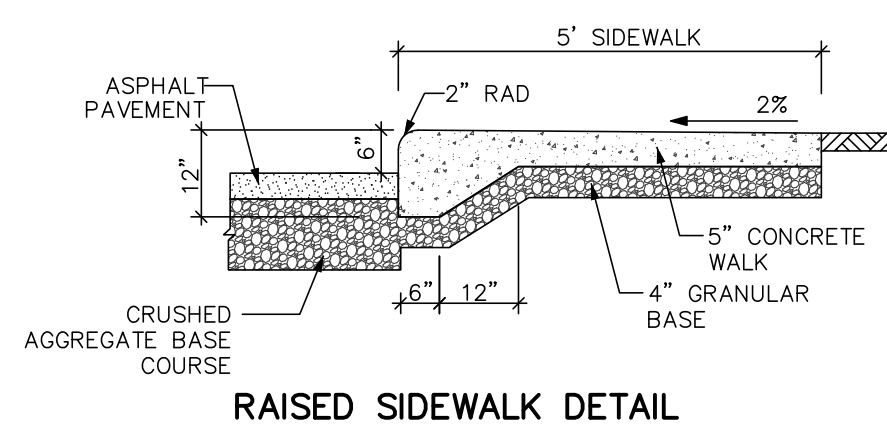
GENERAL NOTES:

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

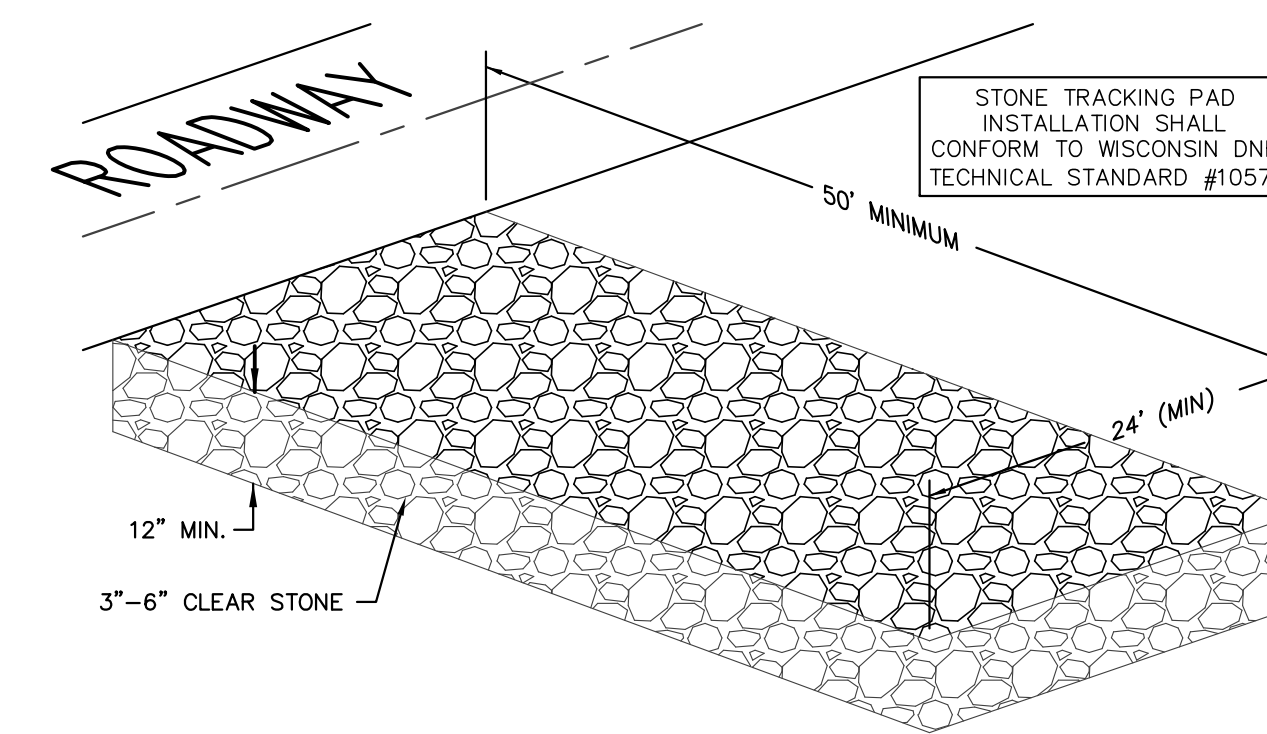
18" CURB AND GUTTER DETAILS



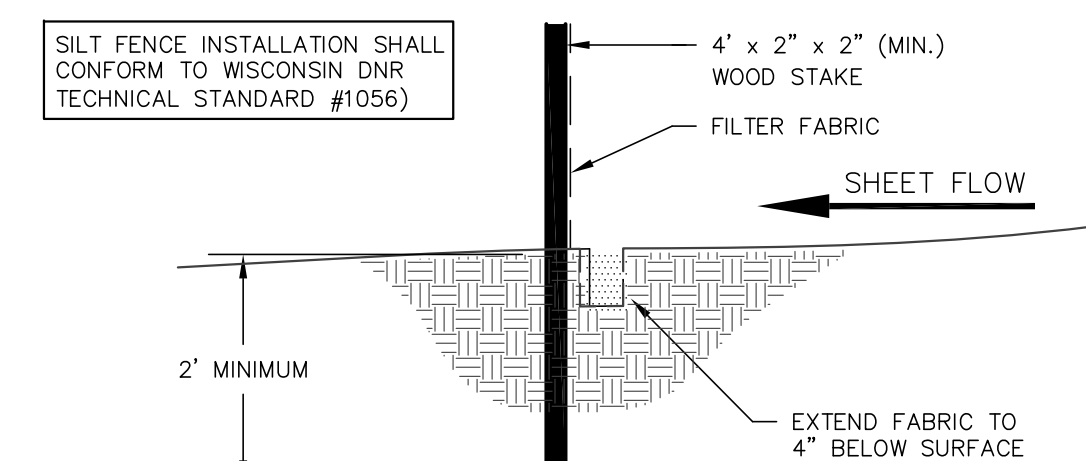
TYPICAL MOUNTABLE CURB SECTION DETAIL



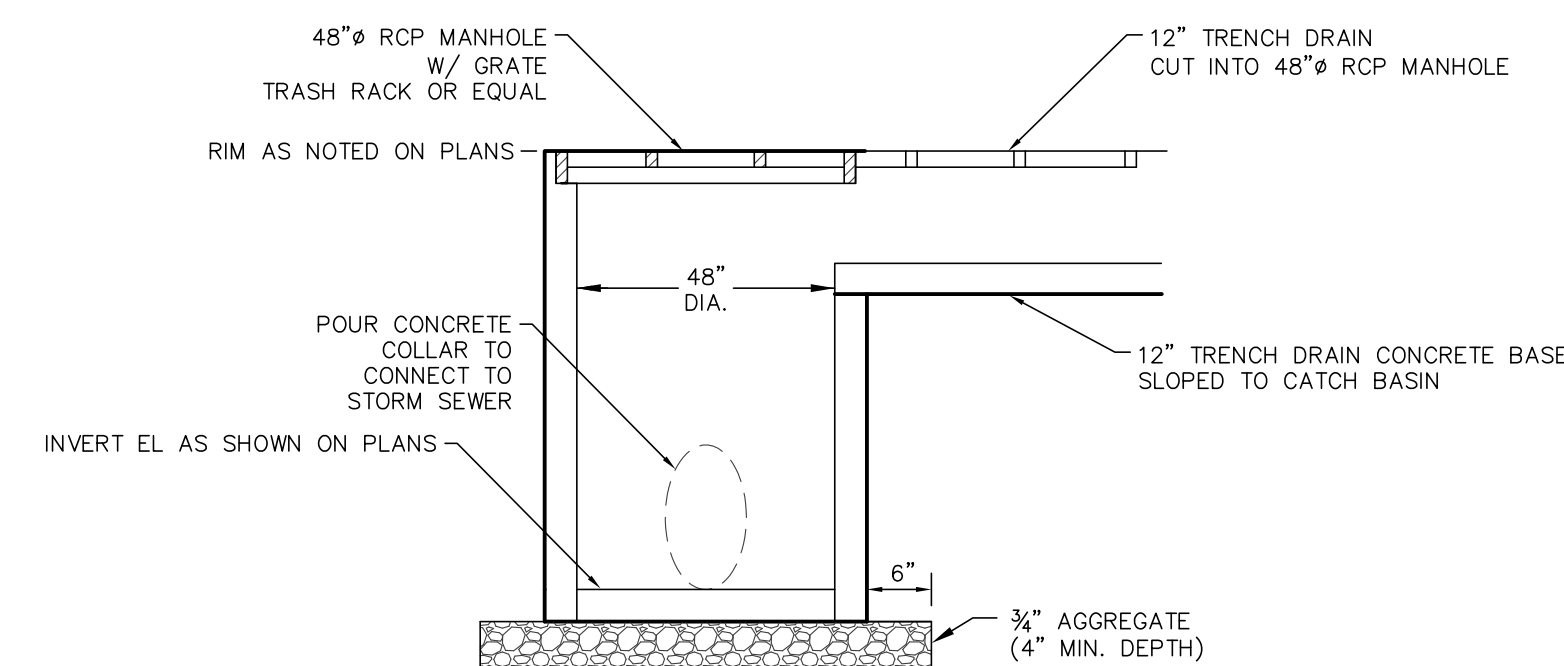
RAISED SIDEWALK DETAIL



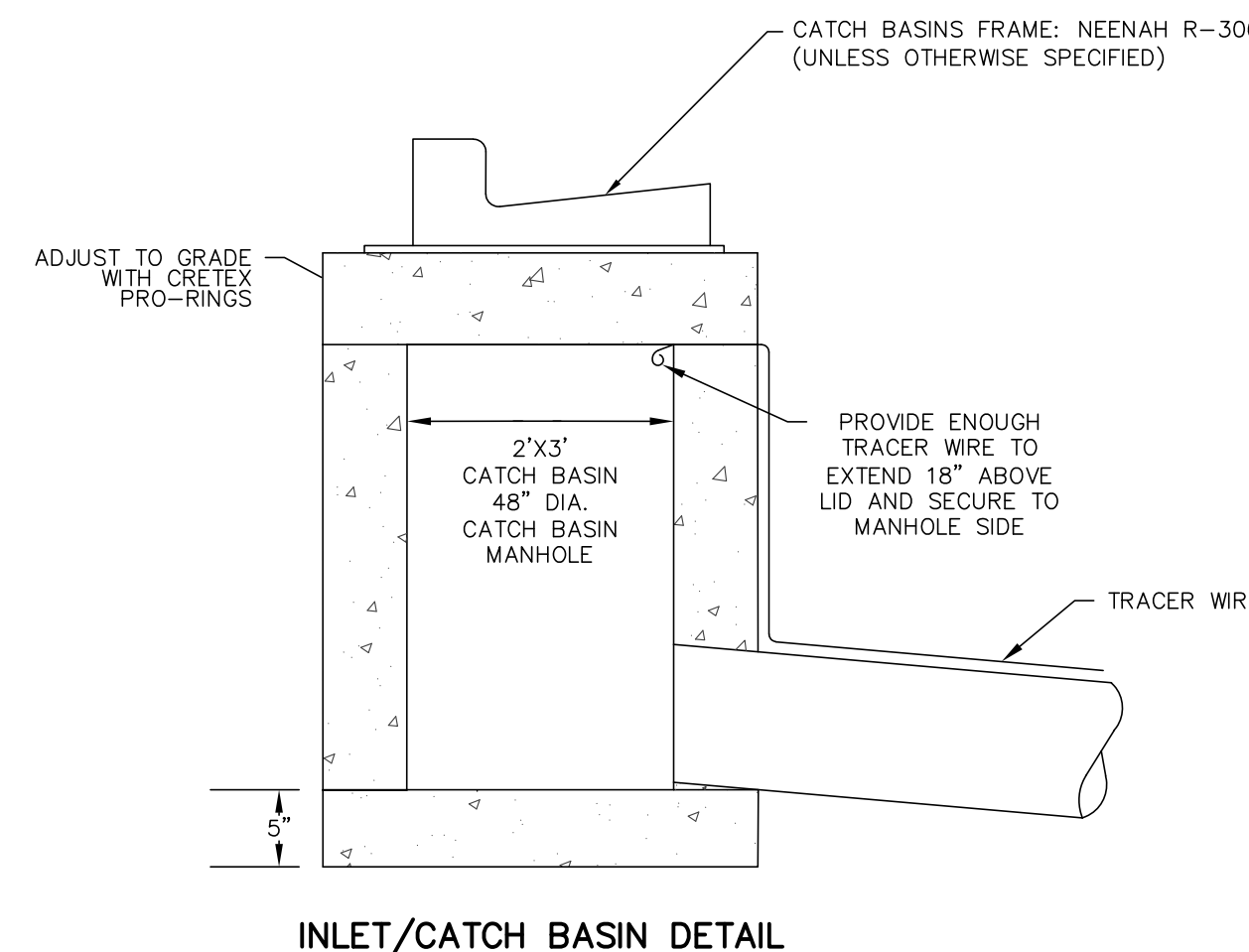
STONE TRACKING PAD DETAIL



SILT FENCE CONSTRUCTION



48" CATCH BASIN W/ GRATE & TRENCH DRAIN CONNECTION DETAIL



INLET/CATCH BASIN DETAIL

ZT DISTRIBUTION - VENTURE COURT
 DETAILS
 DATED: FEBRUARY 6, 2020

C-104

SITE GENERAL NOTES:

1. PROPOSED BUILDING IS ONE STORY.
2. MAXIMUM % GRADE AT RIGHT-OF-WAY TO BE 8%.
3. DUMPSTER ENCLOSURE TO BE LOCATED AS SHOWN ON PLAN. EXACT SIZE OF DUMPSTER ENCLOSURE TO BE DETERMINED PER OWNER'S REQUIREMENTS.
4. SEE GRADING PLAN FOR ALL PROPOSED AND EXISTING CONTOURS AND STORM WATER DRAINAGE PATTERNS.
5. ALL ROOF TOP MECHANICAL UNITS TO BE PAINTED TO MATCH BUILDING.
6. SEE LANDSCAPE PLAN FOR ALL PLANTING LOCATIONS.
7. ALL EXTERIOR LIGHTING FIXTURES TO BE CUT-OFF TYPE.
8. ALL SITE UTILITIES TO BE VERIFIED W/ PROPER AGENCIES PRIOR TO CONSTRUCTION.
9. ALL APPROACHES & CULVERTS IN RIGHT-OF-WAY TO BE VERIFIED W/ LOCAL MUNICIPALITY PRIOR TO CONSTRUCTION.

MODIFY NOTES AS REQUIRED FOR ACTUAL PROJECT

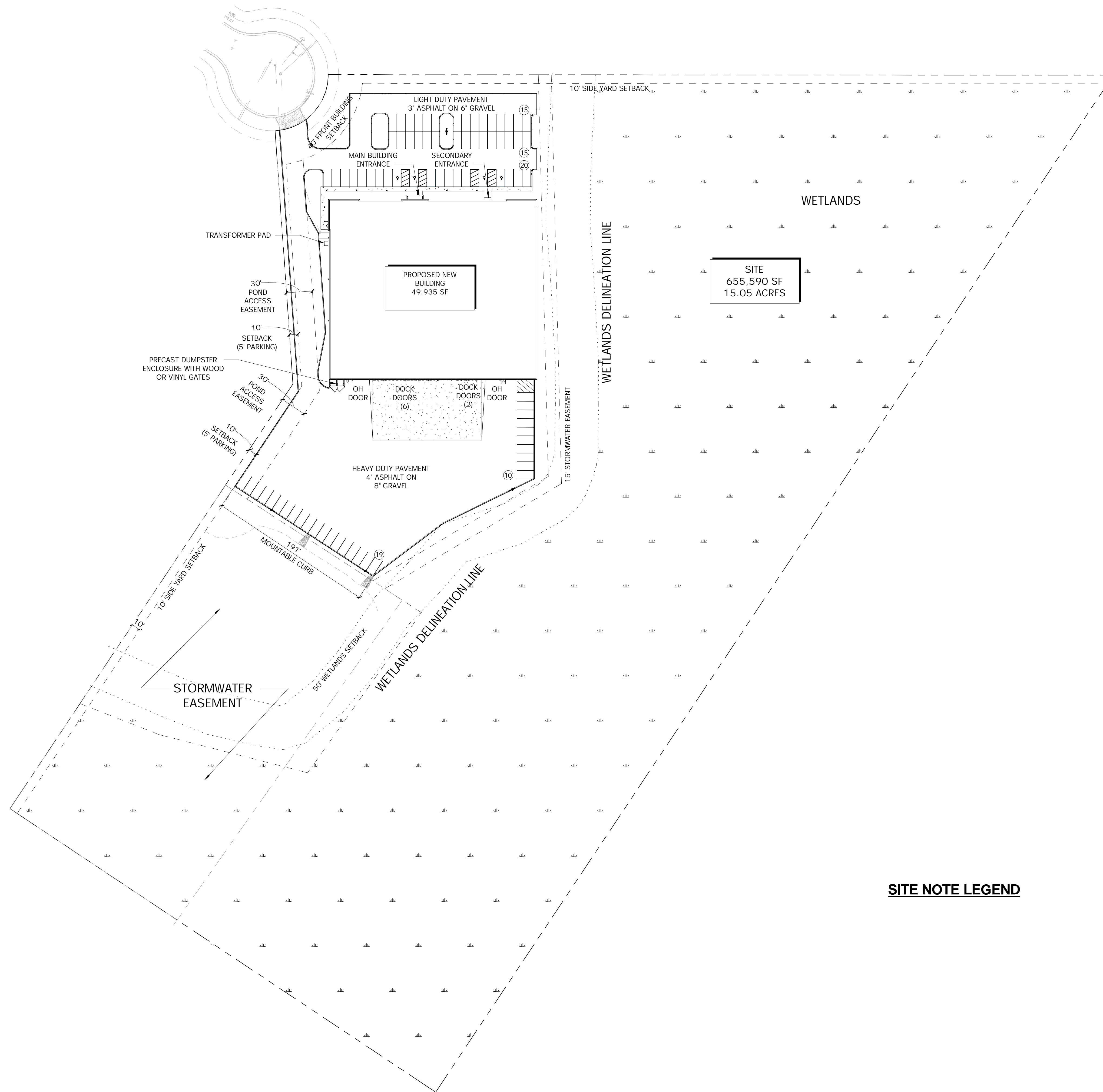
(REFER TO UNDERLINED AND NUMBERED AREAS) AND DELETE EXTRA NOTES

SITE DATA:

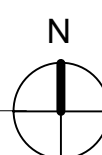
SITE AREA:	762,943 SF 17.51 ACRES
AREA OF PROPOSED BUILDING:	49,920 SF
TOTAL BUILDING FOOTPRINT:	49,920 SF
TOTAL HARD SURFACE AREA:	82,390 SF
CONCRETE AREA:	1,350 SF
HEAVY DUTY PAVING:	65,318 SF
LIGHT DUTY PAVING:	15,722 SF
TOTAL GREEN SPACE AREA:	630,633 SF (82.7% OF SITE)
ZONING DISTRICT:	C-1 (LOWLAND CONSERVANCY, M-3 (LIMITED BUSINESS AND INDUSTRIAL PARK)
ALLOWABLE BUILDING HEIGHT:	50'-0"
BUILDING HEIGHT:	33'-0"
FRONT YARD SETBACK:	40'-0"
SIDE YARD SETBACK:	10'-0"
REAR YARD SETBACK:	10'-0"
PARKING STALL REQUIREMENTS:	
OFFICE:	***1,000 SF***
FACTORY:	***1,000 SF***
TOTAL # OF STALLS REQ'D:	***
TOTAL PARKING PROVIDED:	79 (INCL. H.C. STALLS)
HANDICAP PARKING REQUIRED:	***
HANDICAP PARKING PROVIDED:	3
FUTURE PARKING STALLS:	0

MODIFY NOTES AS REQUIRED FOR ACTUAL PROJECT

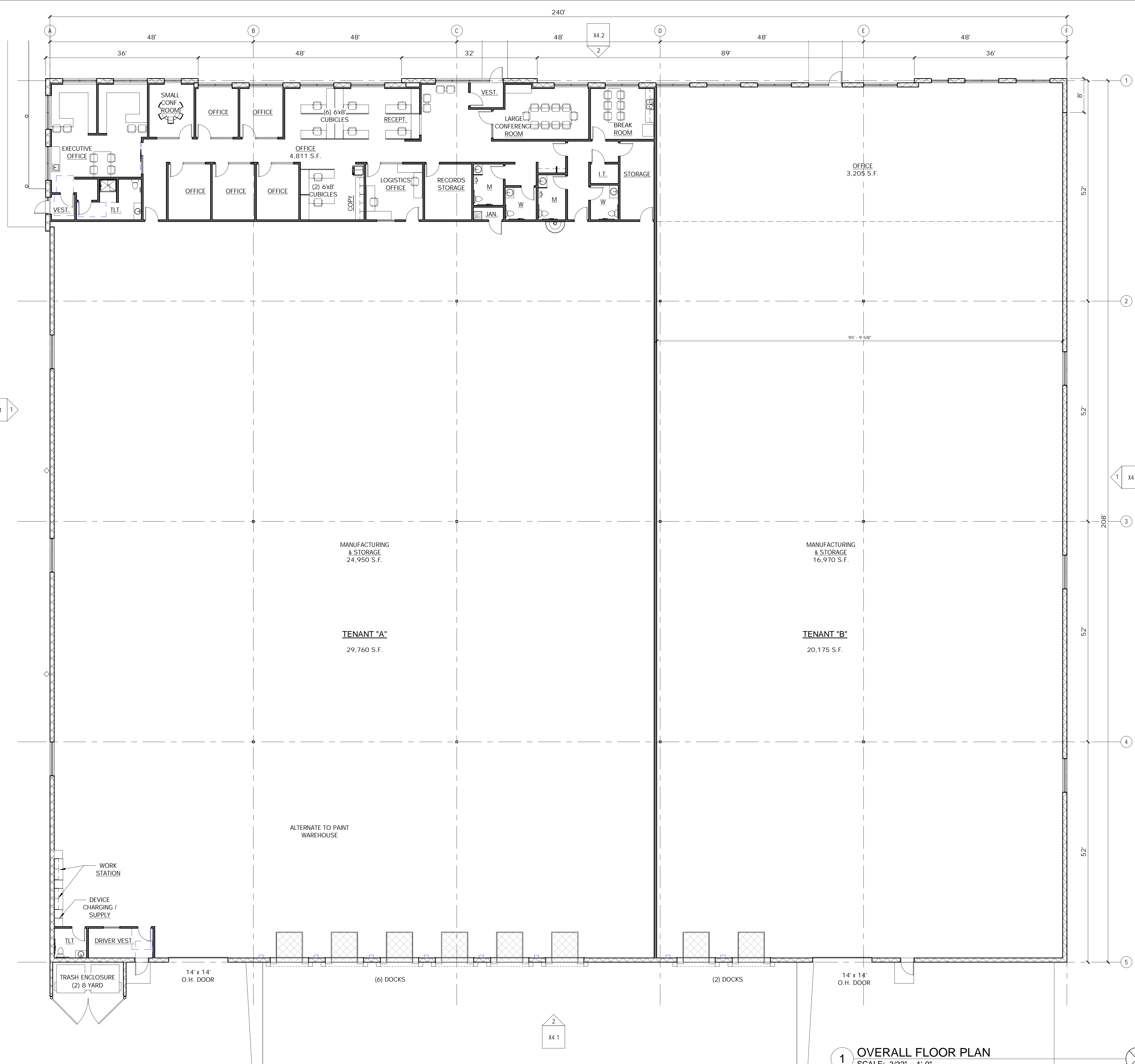
(REFER TO UNDERLINED AND NUMBERED AREAS) AND DELETE EXTRA NOTES



SITE NOTE LEGEND



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DESIGN 2 CONSTRUCT
 DEVELOPMENT CORPORATION

N173 W21010
 NORTHWEST PASSAGE WAY
 JACKSON, WI 53037

PHONE 262.677.9933
 FAX 262.677.9934

info@design2construct.com

BUILDING DESIGN FOR:
PROPOSAL 19-00201

SHEET TITLE
 OVERALL FLOOR PLAN

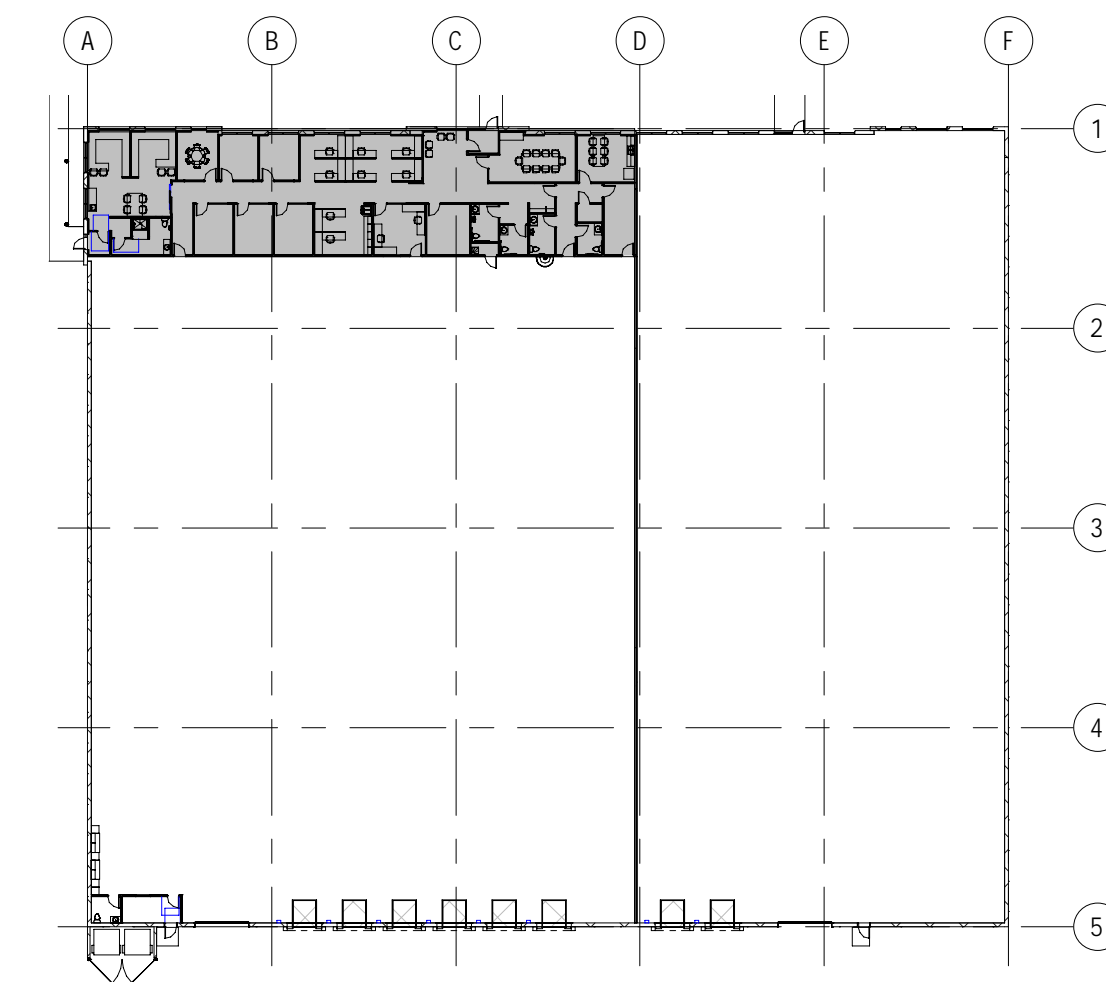
REVISIONS

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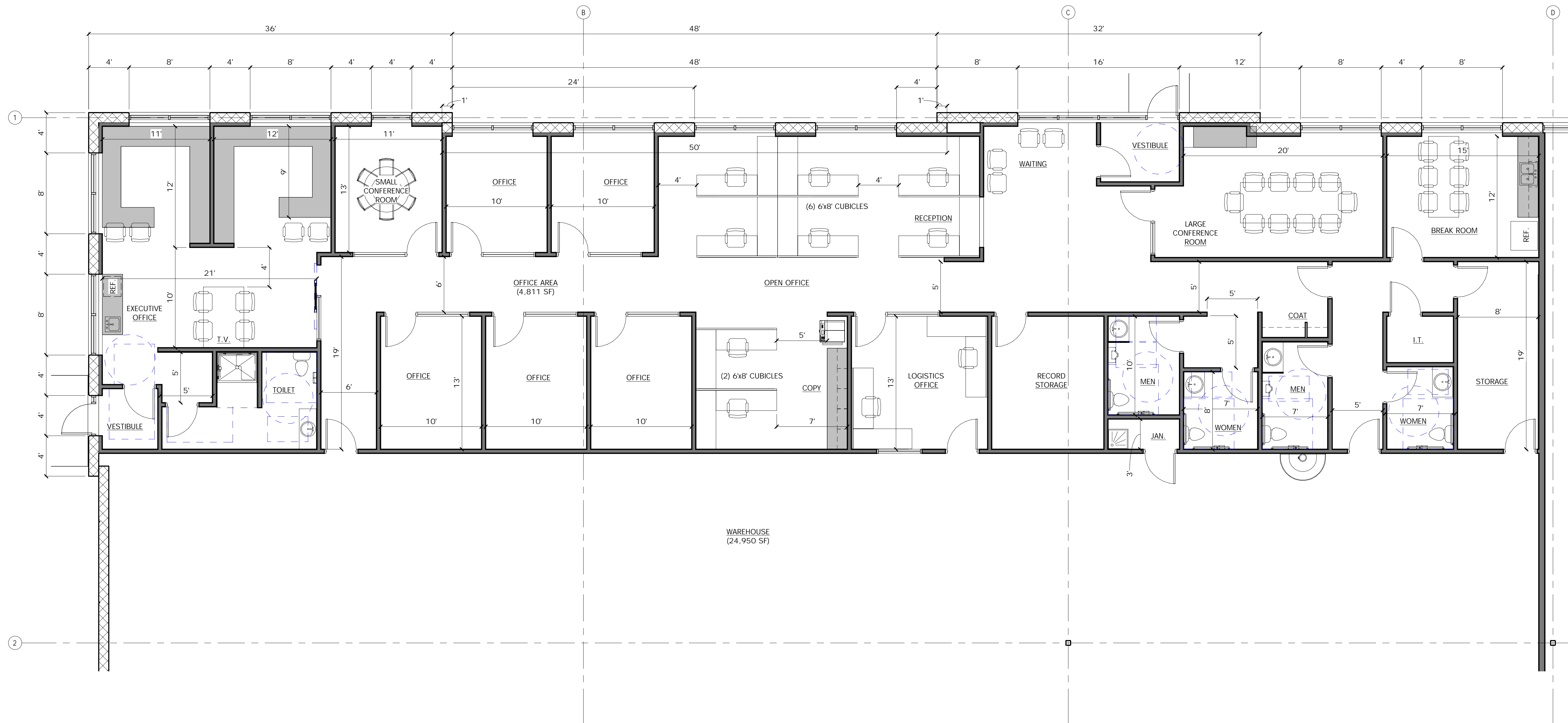
A2.0

1 OVERALL FLOOR PLAN
 SCALE: 3/32" = 1'-0"

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KEY PLAN



1 ENLARGED OFFICE PLAN
 SCALE: 3/16" = 1'-0"

BUILDING DESIGN FOR:
PROPOSAL 19-00201

SHEET TITLE
 ENLARGED OFFICE PLAN

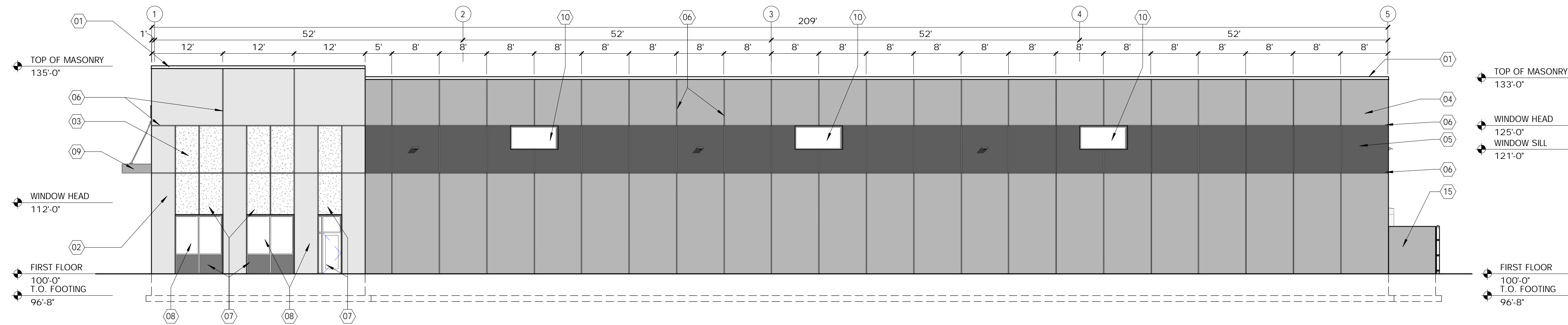
REVISIONS

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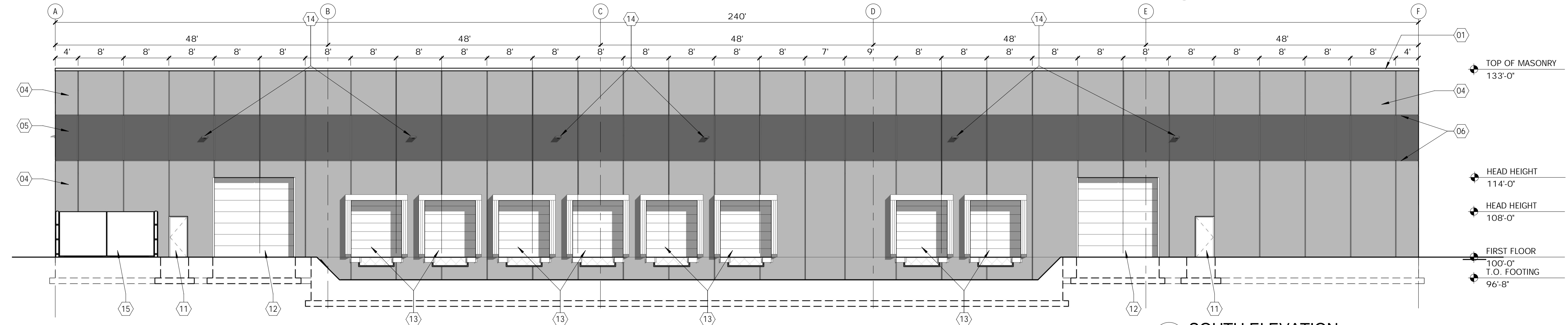
A2.1

ELEVATION NOTE LEGEND

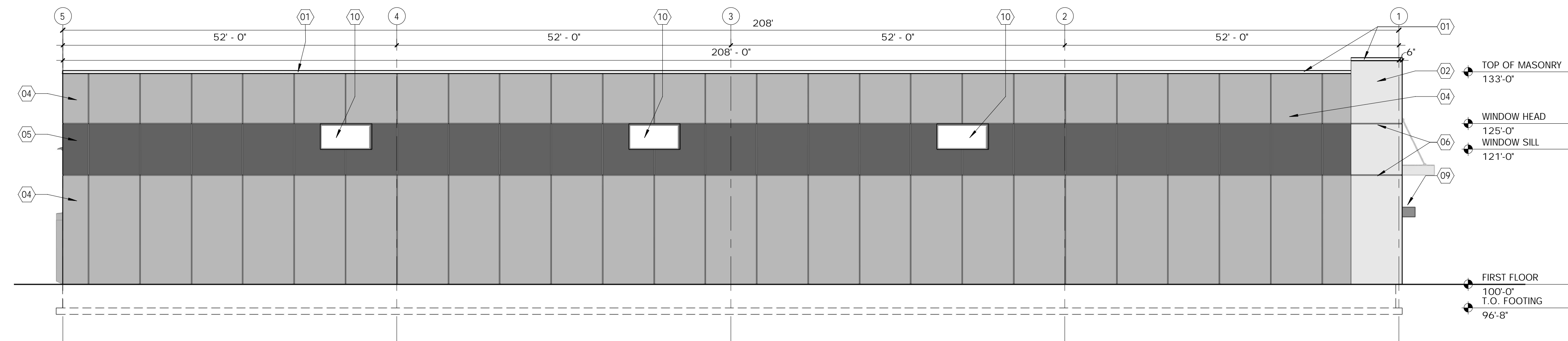
- 01 PREFINISHED METAL COPING
- 02 PAINTED PRECAST CONCRETE WALL PANEL - WHITE
- 03 PAINTED PRECAST CONCRETE WALL PANEL - RED
- 04 PAINTED PRECAST CONCRETE WALL PANEL - LIGHT GREY
- 05 PAINTED PRECAST CONCRETE WALL PANEL - DARK GREY
- 06 PRECAST CONCRETE WALL PANEL REVEAL
- 07 SPANDREL GLAZING
- 08 PREFINISHED THERMALLY BROKEN STOREFRONT SYSTEM w/ INSULATED GLASS
- 09 PREFINISHED METAL CANOPY
- 10 PREFINISHED THERMALLY BROKEN ALUMINUM FRAME w/ INSULATED GLASS
- 11 INSULATED HOLLOW METAL DOOR AND FRAME (PAINTED)
- 12 14' x 14' PREFINISHED STEEL INSULATED OVERHEAD DOOR
- 13 9' x 10' PREFINISHED STEEL INSULATED OVERHEAD DOOR w/ DOCK SEAL
- 14 LED WALL-PAK LIGHT FIXTURE
- 15 TRASH ENCLOSURE - PRECAST WALLS WITH WOOD OR VINYL GATE



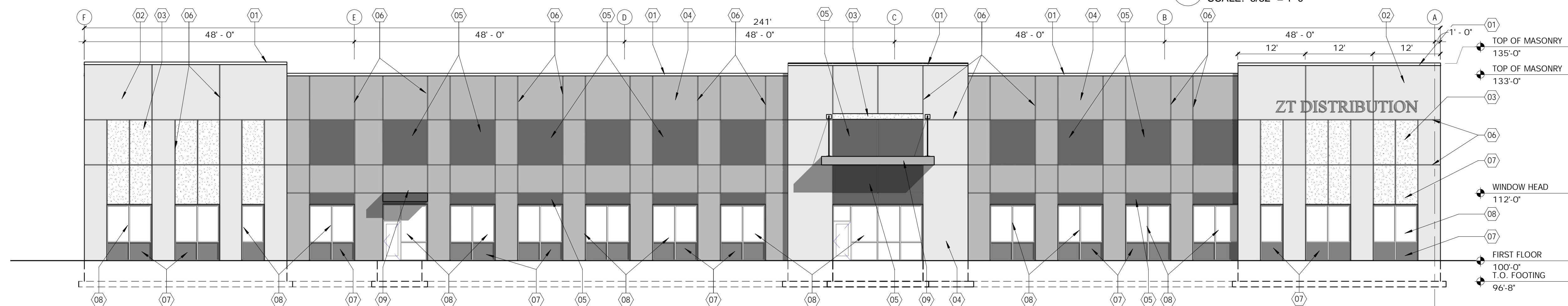
4 WEST ELEVATION
SCALE: 3/32" = 1'-0"



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



2 EAST ELEVATION
SCALE: 3/32" = 1'-0"



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



N173 W21010
NORTHWEST PASSAGE WAY
JACKSON, WI 53037
PHONE 262.677.9933
FAX 262.677.9934

info@design2construct.com

BUILDING DESIGN FOR:
PROPOSAL 19-00201

SHEET TITLE

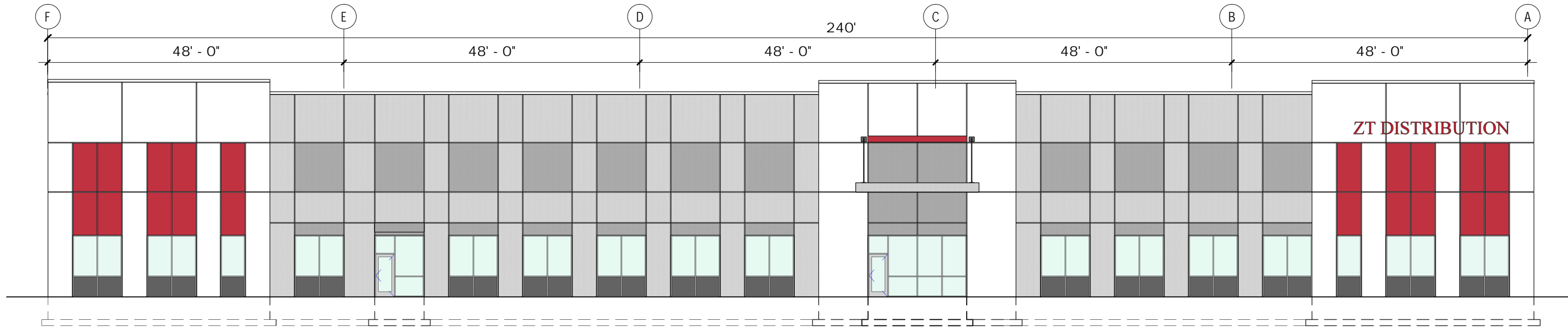
EXTERIOR ELEVATIONS

REVISIONS

PROJECT DATA

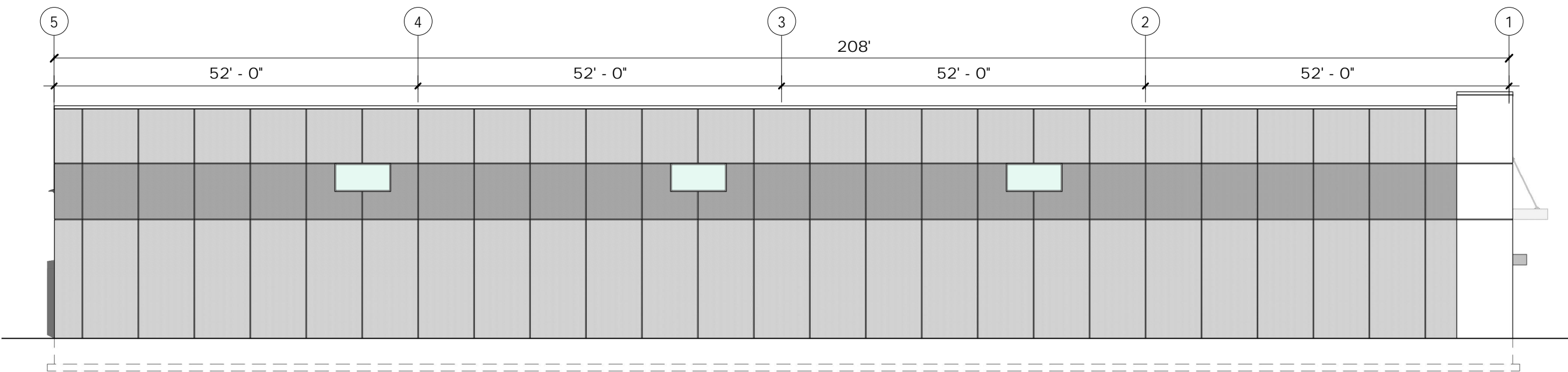
DATE	02.11.2020
JOB NO.	19-00201
SET USE	PRELIMINARY
DRAWN BY	JMH
SHEET NO.	

A4.1



NORTH ELEVATION

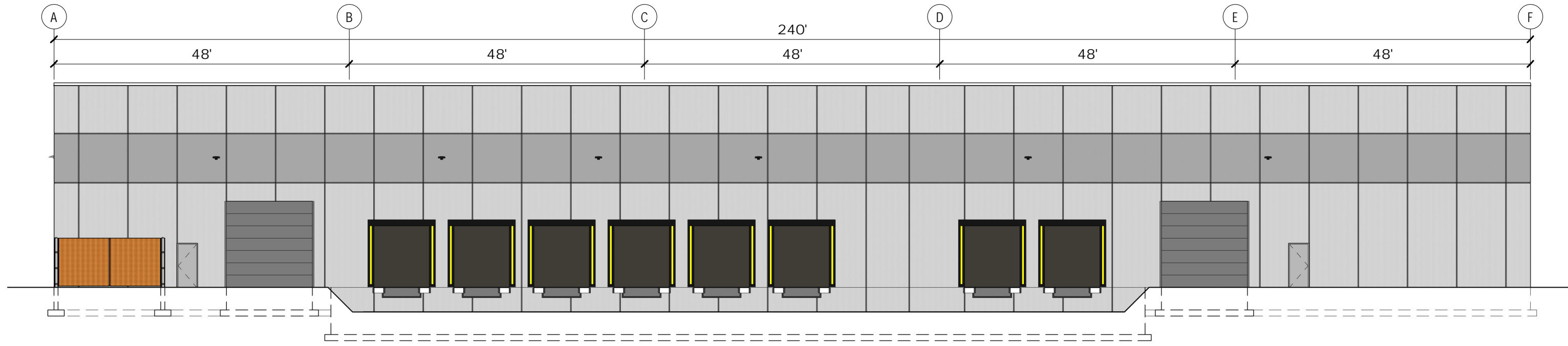
SCALE: 1/16" = 1'-0"



EAST ELEVATION

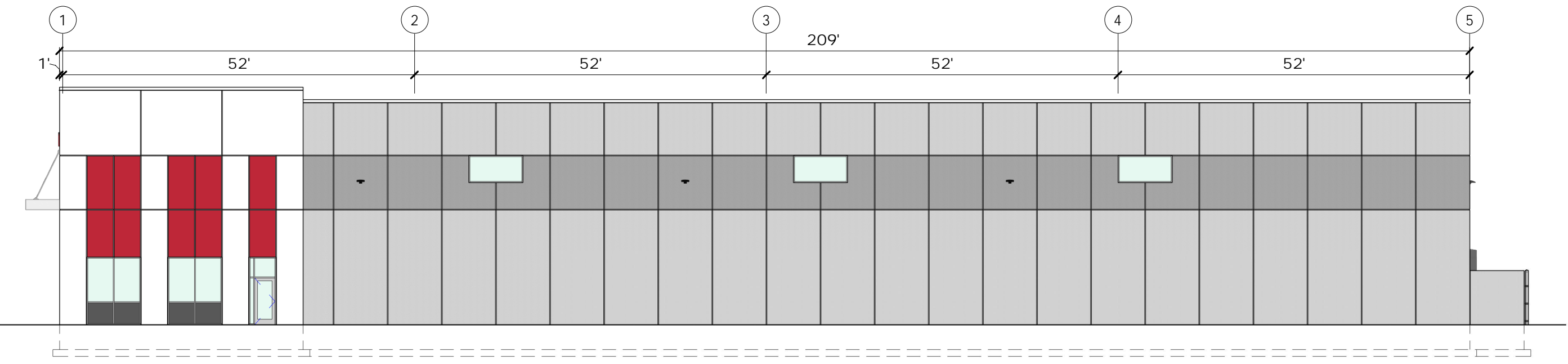
SCALE: 1/16" = 1'-0"





SOUTH ELEVATION

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



WEST ELEVATION

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











PLANT SCHEDULE

CANOPY TREES (INSTALL IN ACCORDANCE WITH DETAIL 1/L2.0)

CODE	SCIENTIFIC NAME	COMMON NAME	QTY.	PLANTING SIZE	MATURE SIZE
ACFAF	Acer x freemanii 'Autumn Fantasy'	Autumn Fantasy Maple	3	2.5' Cal. B4B	H-50', W-30'
ACM95	Acer miyabei 'State Street'	State Street Miyabe Maple	3	2.5' Cal. B4B	H-50', W-40'
CEOCF	Celtis occidentalis 'Prairie Pride'	Prairie Pride Hackberry	3	2.5' Cal. B4B	H-50', W-45'
GIBAG	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo (male)	2	2.5' Cal. B4B	H-50', W-30'
GLT15	Gleditsia triacanthos inermis 'Shademaster'	Shademaster Honeylocust	3	2.5' Cal. B4B	H-50', W-35'
QUB1	Quercus bicolor	Swamp White Oak	1	2.5' Cal. B4B	H-60', W-60'
TAD9B	Taxodium distichum 'Mickelson'	Shaunee Brave Bald Cypress	1	2.5' Cal. B4B	H-60', W-20'

ORNAMENTAL TREES (INSTALL IN ACCORDANCE WITH DETAIL 3/L2.0)

CODE	SCIENTIFIC NAME	COMMON NAME	QTY.	PLANTING SIZE	MATURE SIZE
STR1M	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	1	Ø B4B, multi-stem	H-25', W-15'

EVERGREEN TREES (INSTALL IN ACCORDANCE WITH DETAIL 2/L2.0)

CODE	SCIENTIFIC NAME	COMMON NAME	QTY.	PLANTING SIZE	MATURE SIZE
PIFFA	Picea pungens 'Fat Albert'	Fat Albert Spruce	3	Ø Tall B4B	H-20', W-15'
THON	Thuja occidentalis 'Nigra'	Dark Green Arborvitae	13	Ø Tall B4B	H-25', W-10'

EVERGREENS / BROADLEAF EVERGREEN SHRUBS (INSTALL IN ACCORDANCE WITH DETAIL 4/L2.0)

CODE	SCIENTIFIC NAME	COMMON NAME	QTY.	PLANTING SIZE	MATURE SIZE
JUCHM	Juniperus chinensis 'Mountbatten'	Mountbatten Chinese Juniper	8	4' Tall B4B	H-12', W-5'
JUC5G	Juniperus chinensis 'Sea Green'	Sea Green Juniper	5	18' Spread Pot	H-4', W-6'
TAMET	Taxus x media 'Tauntoni'	Tauntoni Yew	1	24' Spread B4B	H-4', W-5'

DECIDUOUS SHRUBS (INSTALL IN ACCORDANCE WITH DETAIL 4/L2.0)

CODE	SCIENTIFIC NAME	COMMON NAME	QTY.	PLANTING SIZE	MATURE SIZE
EUALC	Euonymus alatus 'Compactus'	Dwarf Burning Bush	6	24" Tall B4B	H-5', W-1'
HYPAL	Hydrangea paniculata 'Jane'	Little Lime Hydrangea	20	18" Tall Pot	H-4', W-4'
PHOPD	Physocarpus opulifolius 'Dart's Golden'	Dart's Golden Ninebark	3	36" Tall B4B	H-6', W-1'
PHORM	Physocarpus opulifolius 'Monro'	Purple Leaf Ninebark	2	36" Tall B4B	H-7', W-8'
RHARG	Rhus aromatica 'Gro-low'	Grow Low Sumac	1	18" Spread Pot	H-2', W-5'
SPBET	Spiraea betulifolia 'Tor'	Tor Birchleaf Spirea	8	18" Tall Pot	H-3', W-3'
SYMEF	Syringa meyeri 'Palibin'	Dwarf Korean Lilac	8	2' Tall B4B	H-5', W-1'
SYPEN	Syringa x 'Penda'	Blooming Purple Lilac	1	24" Tall Pot	H-5', W-5'

PERENNIALS / GRASSES / VINES

CODE	SCIENTIFIC NAME	COMMON NAME	QTY.	PLANTING SIZE	SPACING
CAAC	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	43	1" Pot	24" O.C.
HEGB	Hemerocallis 'Going Bananas'	Going Bananas Daylily	43	1" Pot	18" O.C.
MISIP	Miscanthus sinensis purpurascens	Flamegrass	22	1" Pot	36" O.C.
NEUL	Nepeta x 'Walker's Low'	Walker's Low Catmint	11	1" Pot	24" O.C.
PEAL5	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage	11	1" Pot	18" O.C.
SPHE	Sporobolus heterolepis	Prairie Dropseed	20	1" Pot	18" O.C.

LANDSCAPE CALCULATIONS - WAUKESHA

LANDSCAPE REQUIREMENTS		REQUIRED	PROVIDED
SITE ZONING = M-3			
LOT AREA = 763,479 SF			
GREENSPACE AREA = 621,256 SF			
NORTH PARKING LOT PAVED AREA = 23,455 SF			
NORTH PARKING LOT INTERIOR LANDSCAPE AREA = 1183 SF			
GREENSPACE REQUIREMENTS - MINIMUM 25% GREENSPACE		25%	81.4%
621,256 SF GREENSPACE / 763,479 SF LOT AREA = 0.814			
PARKING LOT INTERIOR LANDSCAPE REQUIREMENTS - MINIMUM 5%			
1183 SF INTERIOR LANDSCAPE / 23,455 SF PARKING AREA = 0.0504		5%	5.0%
PARKING LOT INTERIOR LANDSCAPE ISLANDS TO BE PLANTED WITH TREES, SHRUBS, FLOWERS AND SIMILAR PLANTINGS		YES	YES
PARKING LOT SCREENING FROM RIGHT-OF-WAY REQUIRED		YES	YES-TREES, SHRUBS & ORNAMENTAL GRASSES

GRASS SEED MIX

GRASS SEED SHALL CONSIST OF THE FOLLOWING VARIETIES (OR APPROVED EQUAL):

- 20% KENTUCKY BLUEGRASS (SOD QUALITY)
- 10% MERCURY KENTUCKY BLUEGRASS
- 20% KENNELLE KENTUCKY BLUEGRASS
- 25% CREEPING RED FESCUE
- 15% WICKED PERENNIAL RYEGRASS
- 10% FINESTA 4 PERENNIAL RYEGRASS

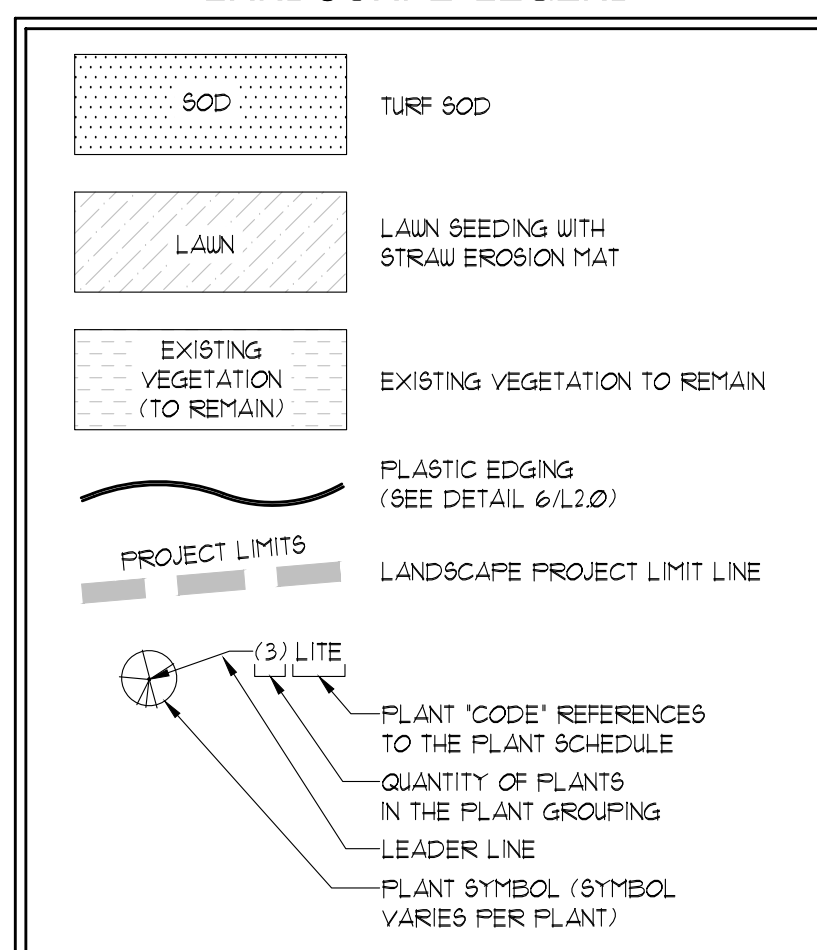
SEEDING RATE SHALL BE 4-12 POUNDS PER 1000 SQUARE FEET

SEEDS SHALL BE INSTALLED 1/2" TO 3/4" BELOW FINISH GRADE.

ABBREVIATIONS

ABBREVIATION	FULL WORDS
B4B	Balled and burlapped
CAL	Caliper
DBH	Diameter at breast height (Measured 4'-6" above finish grade)
DIA.	Diameter
EX.	Existing
HTT	Height to tip
O.C.	On center
SQ. FT. -OR- SF	Square feet
TR	Tree

LANDSCAPE LEGEND



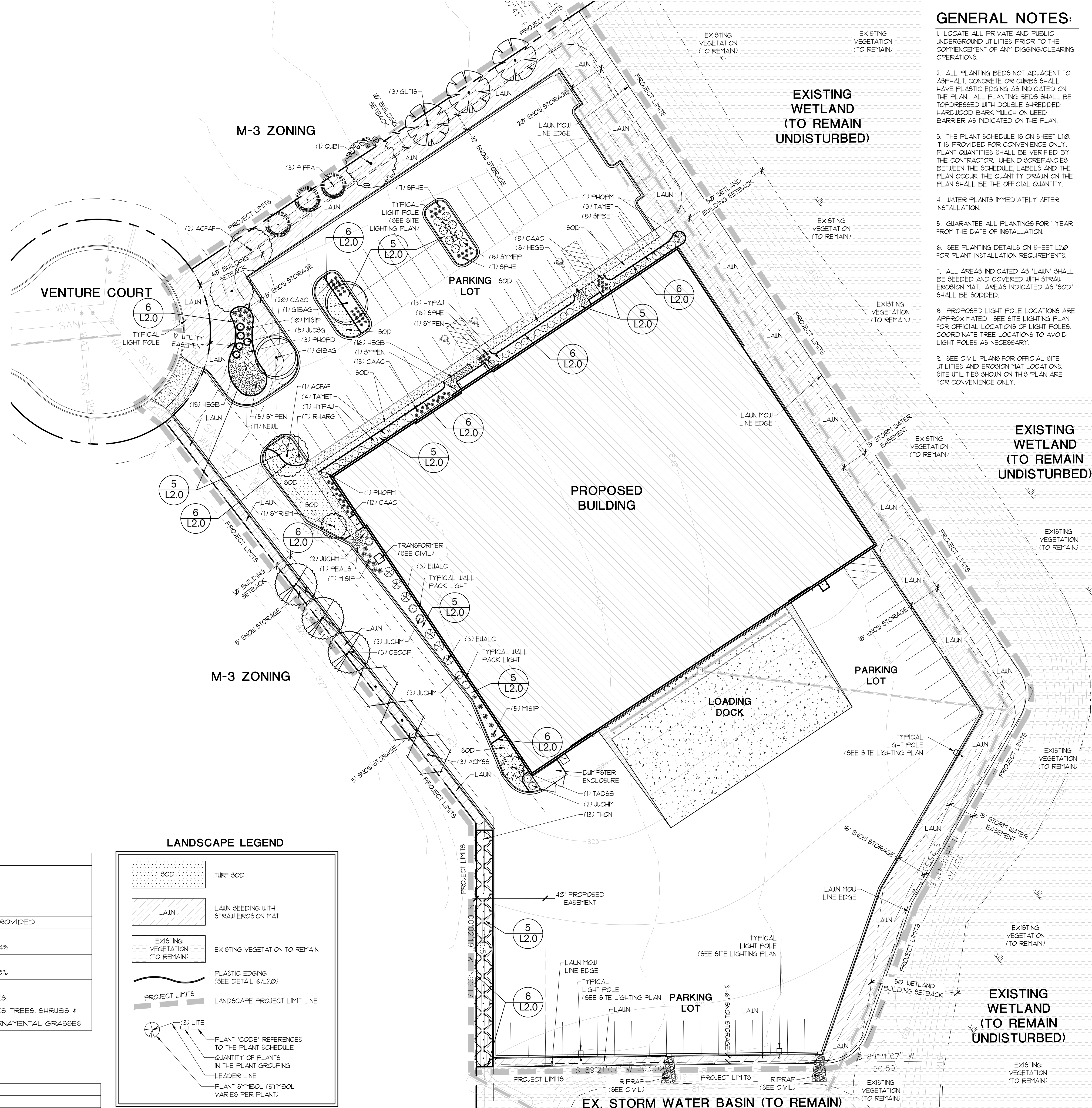
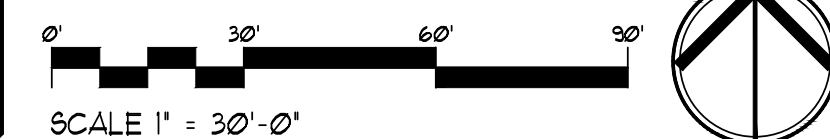
LANDSCAPE DETAILS ON SHEET L2.0.

INDEX OF SHEETS

SHEET	TITLE
L1.0	LANDSCAPE PLAN
L2.0	LANDSCAPE DETAILS

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL DIGGERS HOTLINE
 1-800-242-8511
 TOLL FREE
WIS. STATUTE 182.0175(1974)
 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.

INFORMATION SHOWN ON THIS DRAWING IS BASED ON A SITE PLAN DEVELOPED BY DESIGN 2 CONSTRUCT, TOPOGRAPHIC SURVEY AND CIVIL DRAWINGS COMPLETED BY OTHERS. THE LANDSCAPE ARCHITECT MAKES NO WARRANTIES OR REPRESENTATIONS AS TO THE ACCURACY AND COMPLETENESS OF THE SITE PLAN, SURVEY AND CIVIL DRAWINGS. ALL INFORMATION SHOWN ON THE DRAWINGS SHALL BE FIELD VERIFIED BY THE CONTRACTOR.



GENERAL NOTES:

- LOCATE ALL PRIVATE AND PUBLIC UNDERGROUND UTILITIES PRIOR TO THE COMMENCEMENT OF ANY DIGGING/CLEARING OPERATIONS.
- ALL PLANTING BEDS NOT ADJACENT TO ASPHALT, CONCRETE OR CURBS SHALL HAVE PLASTIC EDGING AS INDICATED ON THE PLAN. ALL PLANTING BEDS SHALL BE TOPDRESSED WITH DOUBLE SHREDDED HARDWOOD BARK MULCH ON LEED BARRIER AS INDICATED ON THE PLAN.
- THE PLANT SCHEDULE IS ON SHEET L1.0. IT IS PROVIDED FOR CONVENIENCE ONLY. PLANT QUANTITIES SHALL BE VERIFIED BY THE CONTRACTOR. WHEN DISCREPANCIES BETWEEN THE SCHEDULE, LABELS AND THE PLAN OCCUR, THE QUANTITY DRAIN ON THE PLAN SHALL BE THE OFFICIAL QUANTITY.
- WATER PLANTS IMMEDIATELY AFTER INSTALLATION.
- GUARANTEE ALL PLANTINGS FOR 1 YEAR FROM THE DATE OF INSTALLATION.
- SEE PLANTING DETAILS ON SHEET L2.0 FOR PLANT INSTALLATION REQUIREMENTS.
- ALL AREAS INDICATED AS 'LAWN' SHALL BE SEEDING AND COVERED WITH STRAW EROSION MAT. AREAS INDICATED AS 'SOD' SHALL BE SODDED.
- PROPOSED LIGHT POLE LOCATIONS ARE APPROXIMATED. SEE SITE LIGHTING PLAN FOR OFFICIAL LOCATIONS OF LIGHT POLES. COORDINATE TREE LOCATIONS TO AVOID LIGHT POLES AS NECESSARY.
- SEE CIVIL PLANS FOR OFFICIAL SITE UTILITIES AND EROSION MAT LOCATIONS. SITE UTILITIES SHOWN ON THIS PLAN ARE FOR CONVENIENCE ONLY.

PARAGON DESIGN GROUP, LLC
 • SITE DESIGN •
 • LANDSCAPE ARCHITECTURE •
 • PLANNING •
 2776 North Sholes Avenue
 Milwaukee, WI 53210
 Tel: 414-449-1555
 Fax: 414-449-2425
 www.paragongd.com

PROJECT NAME
ZT DISTRIBUTION

PROJECT LOCATION
 VENTURE COURT
 WAUKESHA, WI 53189

CLIENT NAME & ADDRESS

SHEET TITLE
LANDSCAPE PLAN

REVISIONS
 Date By

PROFESSIONAL SEAL

WISCONSIN LANDSCAPE ARCHITECT
 BRIAN J. BOEDING
 No. 401
 MILWAUKEE, WIS.
 Signature: [Signature] Date: 2/19/2020

USE OF INFORMATION

THESE DRAWINGS, AS INSTRUMENTS OF SERVICE, REMAIN THE PROPERTY OF PARAGON DESIGN GROUP, LLC. ANY CHANGES, PUBLICATION OR UNAUTHORIZED USE IS PROHIBITED UNLESS EXPRESSLY APPROVED.

FILE NAME	ZT Distr LA
DRAWN BY	BJB
CHECKED BY	BJB
PDG PROJECT #	19-808
DATE	2-19-2020
SHEET NO.	

PLAN COMMISSION RE-SUBMITTAL - NOT FOR CONSTRUCTION
L1.0

PROJECT NAME

ZT DISTRIBUTION

PROJECT LOCATION

VENTURE COURT
WAUKESHA, WI 53189

CLIENT NAME & ADDRESS

SHEET TITLE

LANDSCAPE
DETAILS

REVISIONS

Date By

PROFESSIONAL SEAL



Signature: *Brian J. Boeding*
Date: 2-19-2020

USE OF INFORMATION

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FILE NAME ZT Distr LA

DRAWN BY BJB

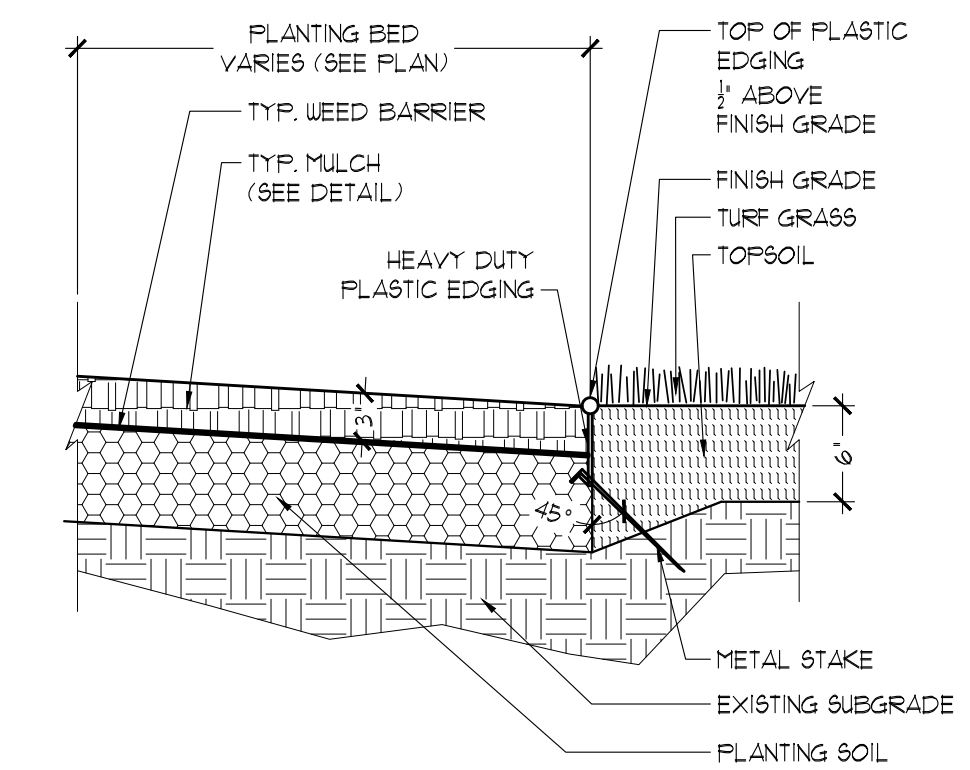
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PDG PROJECT # 19-808

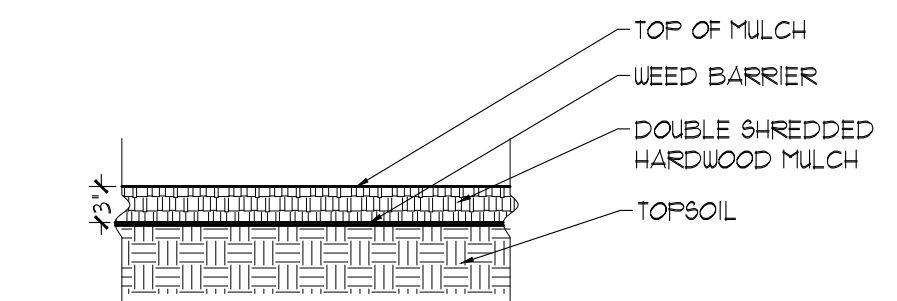
DATE 2-19-2020

SHEET NO.

L2.0



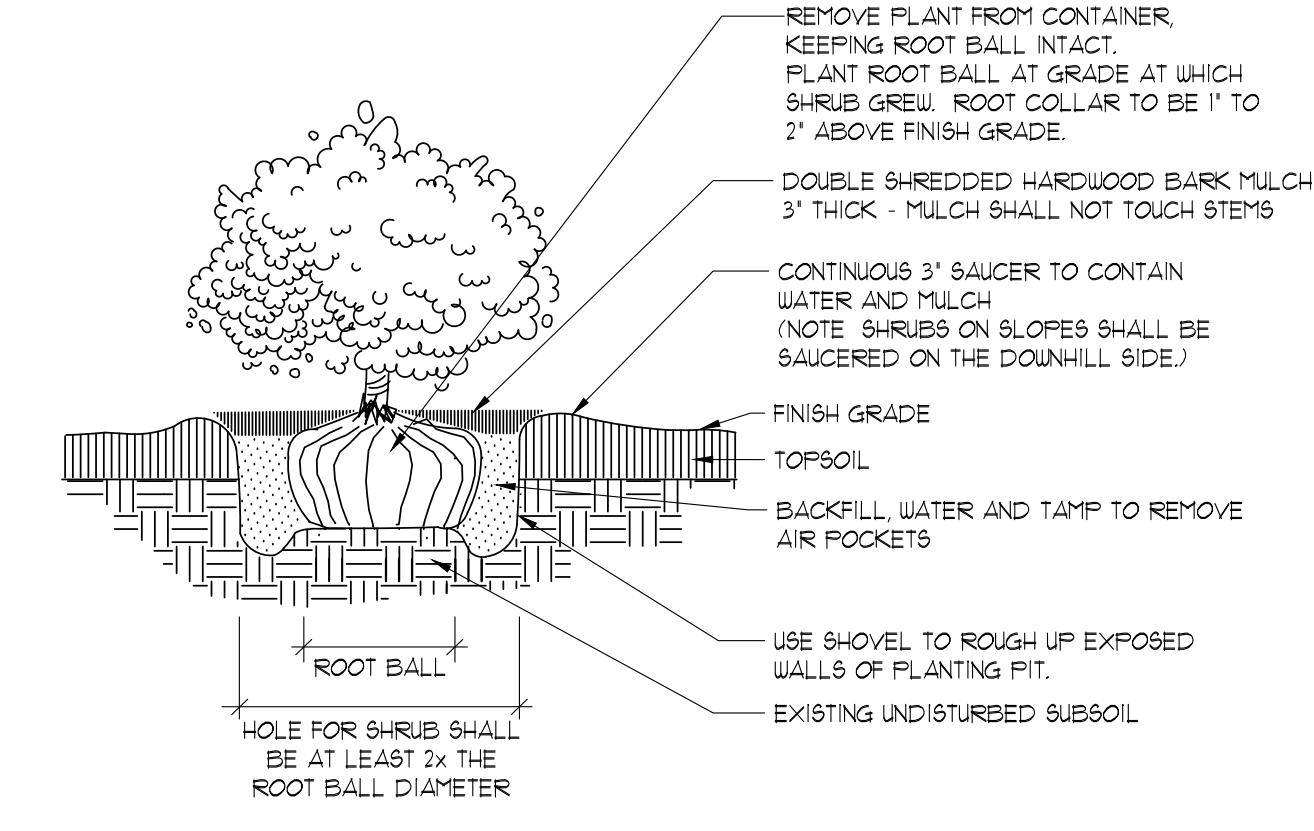
6 TYPICAL PLASTIC EDGE SECTION
SCALE: 1" = 1'-0"



5 TYPICAL SHREDDED HARDWOOD MULCH SECTION
SCALE: 3/4" = 1'-0"

SHRUB PLANTING NOTES

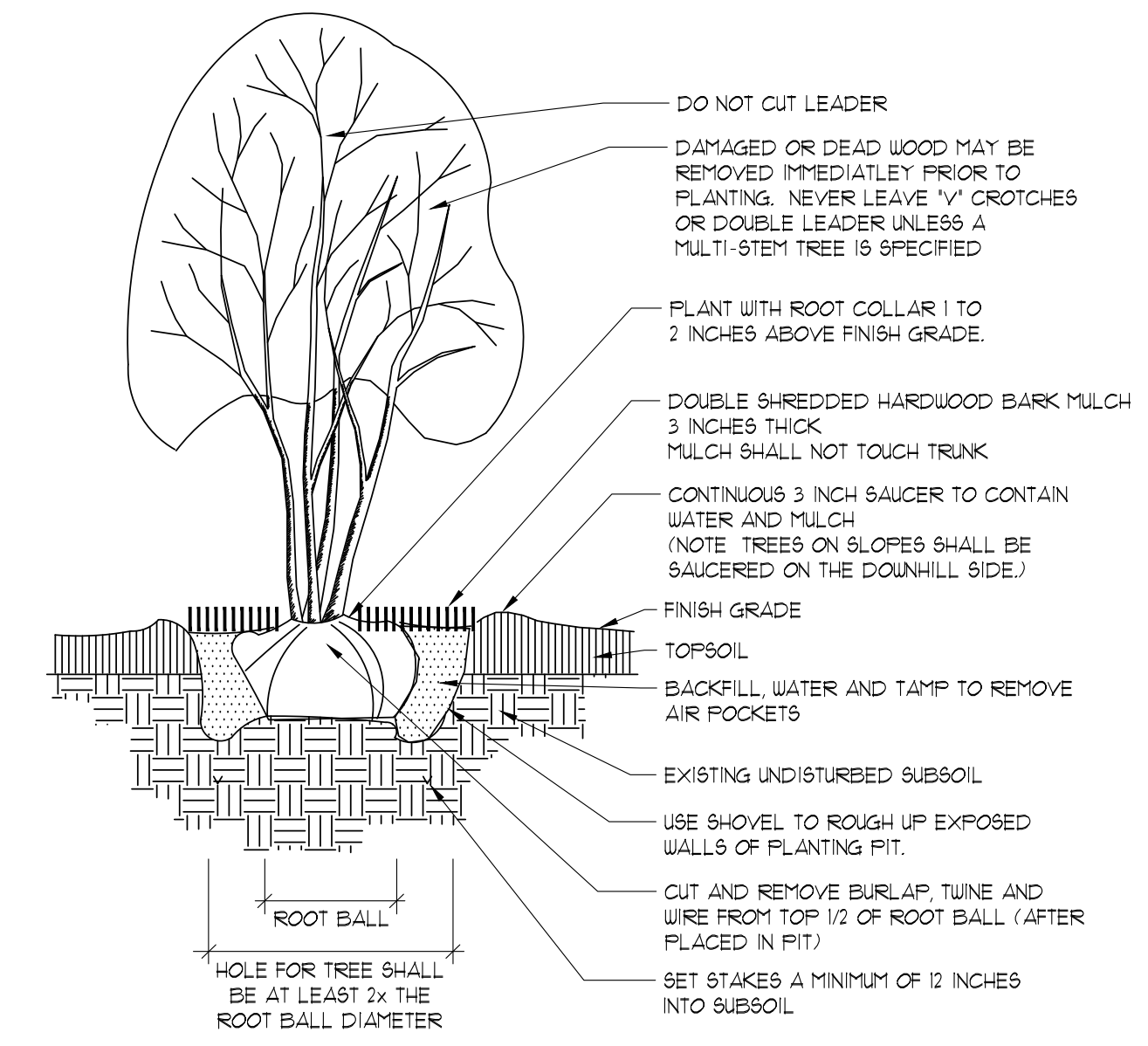
1. PRUNING - CLEANLY PRUNE DAMAGED BRANCHES AND ROOTS AT THIS TIME. ADDITIONAL PRUNING SHOULD BE ONLY FOR SHAPING PURPOSES.
2. PLANTING - ALL SYNTHETIC MATERIAL SHOULD BE REMOVED FROM THE ROOTS, TRUNK, OR CROWN OF PLANT. SET THE PLANT SO IT WILL BE AT ITS ORIGINAL DEPTH SLIGHTLY ABOVE EXISTING GRADE. BACKFILL WITH SPECIFIED SOIL MIX.
3. WATERING - THE BACKFILL AND ROOTS OF ALL NEWLY SET PLANT MATERIAL SHOULD BE WATERED AS BACKFILLING IS DONE SO THE SOIL AND ROOTS ARE THOROUGHLY SOAKED.



4 SHRUB PLANTING DETAIL
SCALE: NOT TO SCALE

MULTI-STEM TREE STAKING AND PLANTING NOTES

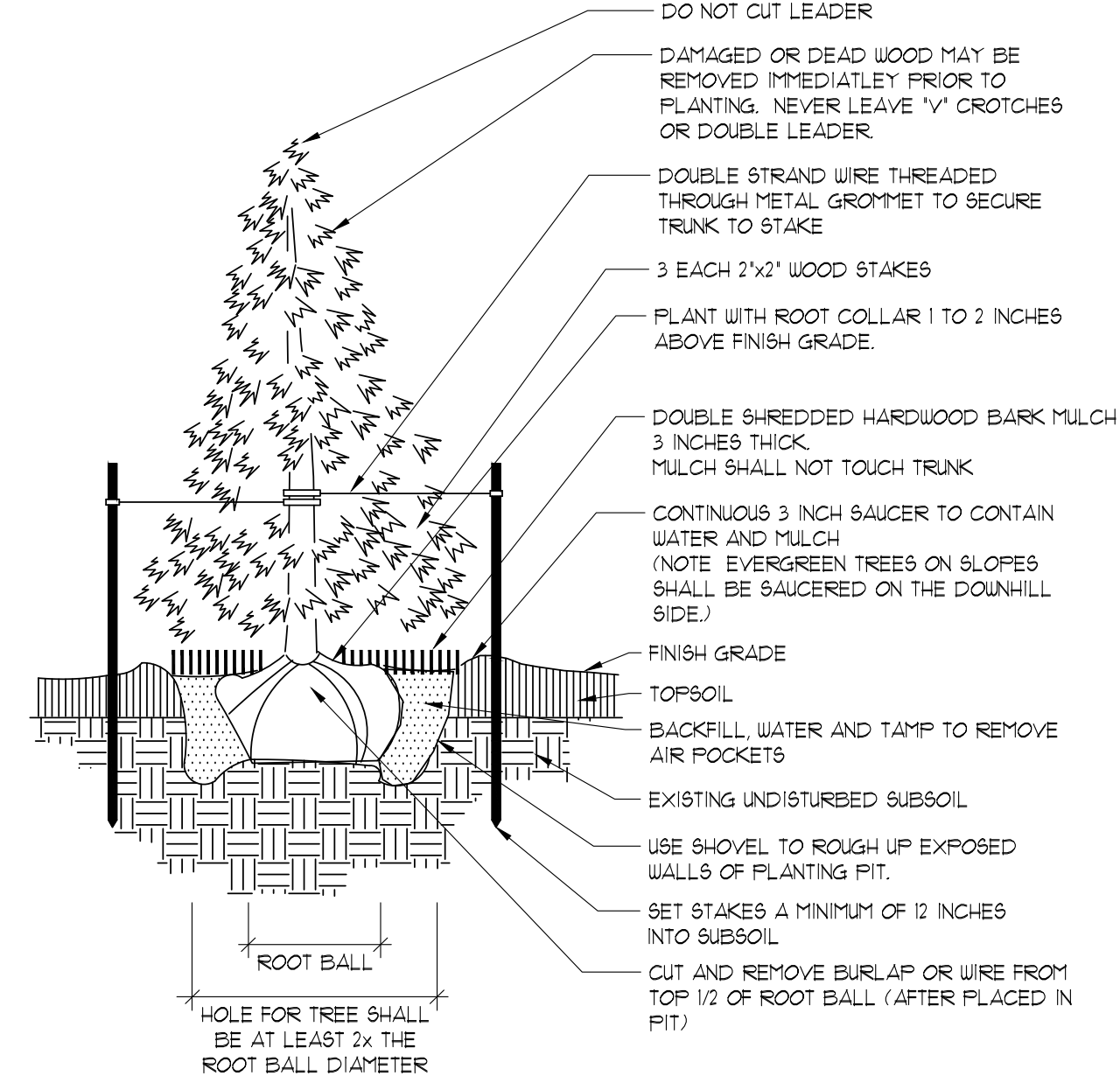
1. STAKING - MULTI-STEM TREES SHALL NOT BE STAKED. TREES WILL BECOME STRONGER FASTER WHEN THE TOP 2/3 OF THE TREE IS FREE TO SWAY.
2. PRUNING - CLEANLY PRUNE DAMAGED BRANCHES AND ROOTS AT THIS TIME. ADDITIONAL PRUNING SHOULD BE ONLY FOR SHAPING PURPOSES.
3. PLANTING - ALL SYNTHETIC MATERIAL SHOULD BE REMOVED FROM THE ROOTS, TRUNK, OR CROWN OF PLANT. SET THE PLANT SO IT WILL BE AT ITS ORIGINAL DEPTH SLIGHTLY ABOVE EXISTING GRADE. BACKFILL WITH SPECIFIED SOIL MIX.
4. WATERING - THE BACKFILL AND ROOTS OF ALL NEWLY SET PLANT MATERIAL SHOULD BE WATERED AS BACKFILLING IS DONE SO THE SOIL AND ROOTS ARE THOROUGHLY SOAKED.



3 MULTI-STEM TREE PLANTING
SCALE: NOT TO SCALE

EVERGREEN TREE STAKING AND PLANTING NOTES

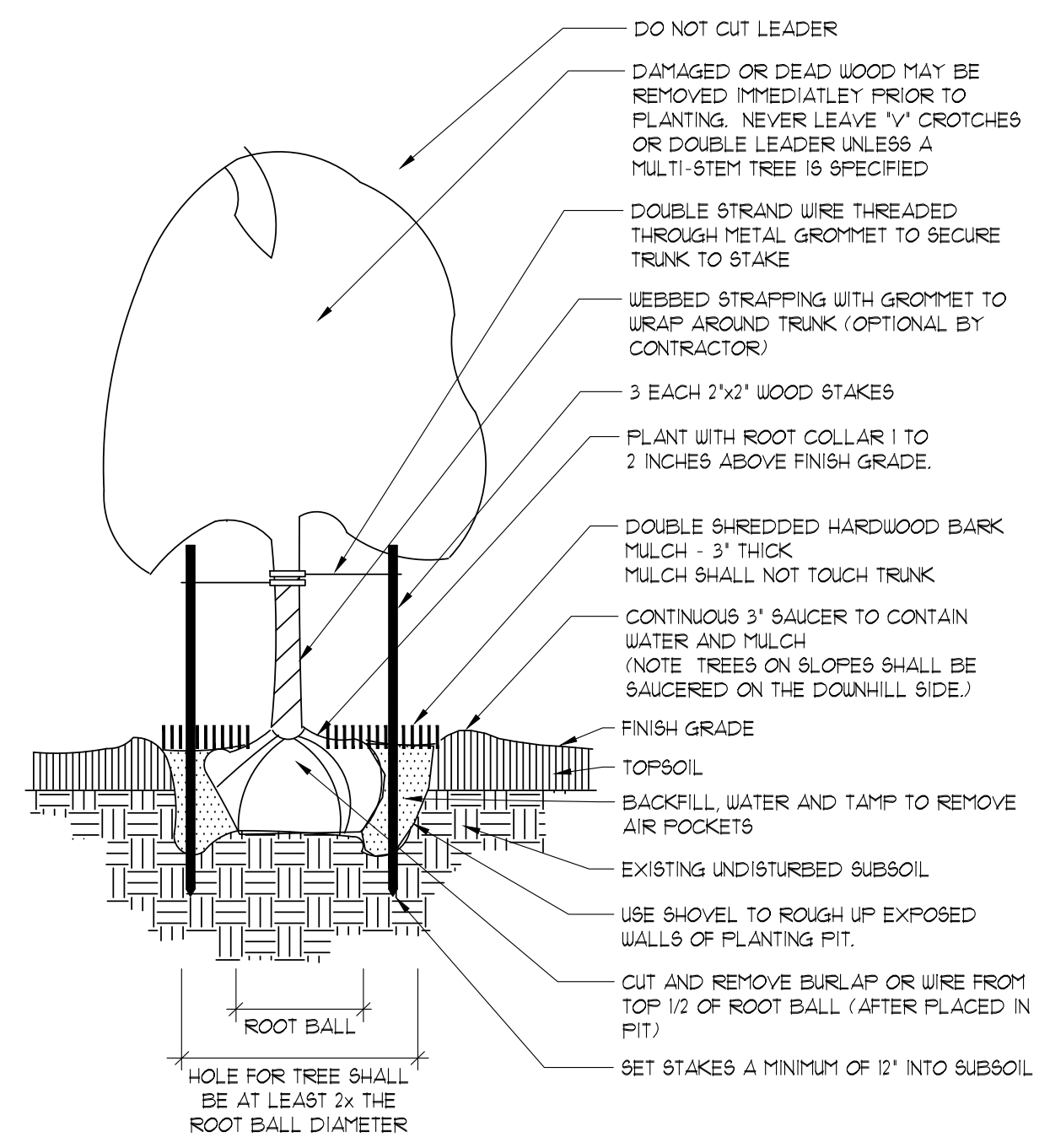
1. STAKING - ONLY EVERGREEN TREES THAT ARE UNABLE TO REMAIN UPRIGHT AFTER PLANTING SHALL BE STAKED. EVERGREEN TREES WILL BECOME STRONGER FASTER WHEN THE TOP 2/3 OF THE EVERGREEN TREE IS FREE TO SWAY. TIE WEBBED STRAPPING TO THE TREE 1/3 UP THE TRUNK AND WIRE TO THREE STAKES POSITIONED EVENLY AROUND THE EVERGREEN TREE. STAKES SHOULD BE DRIVEN DEEPLY INTO THE GROUND TO PREVENT DISLIDGING. CHECK AT LEAST EVERY THREE MONTHS FOR BINDING OR OTHER PROBLEMS. STAKES AND TIES SHOULD BE REMOVED SIX MONTHS TO ONE YEAR AFTER PLANTING.
2. PRUNING - CLEANLY PRUNE ONLY DAMAGED BRANCHES AND ROOTS AT THIS TIME. ADDITIONAL PRUNING SHOULD BE ONLY FOR SHAPING PURPOSES.
3. PLANTING - ALL SYNTHETIC MATERIAL SHOULD BE REMOVED FROM THE ROOTS, TRUNK, OR CROWN OF PLANT. SET THE PLANT SO IT WILL BE AT ITS ORIGINAL DEPTH SLIGHTLY ABOVE EXISTING GRADE. BACKFILL WITH SPECIFIED SOIL MIX.
4. WATERING - THE BACKFILL AND ROOTS OF ALL NEWLY SET PLANT MATERIAL SHOULD BE WATERED AS BACKFILLING IS DONE SO THE SOIL AND ROOTS ARE THOROUGHLY SOAKED.



2 EVERGREEN TREE PLANTING
SCALE: NOT TO SCALE

TREE STAKING AND PLANTING NOTES

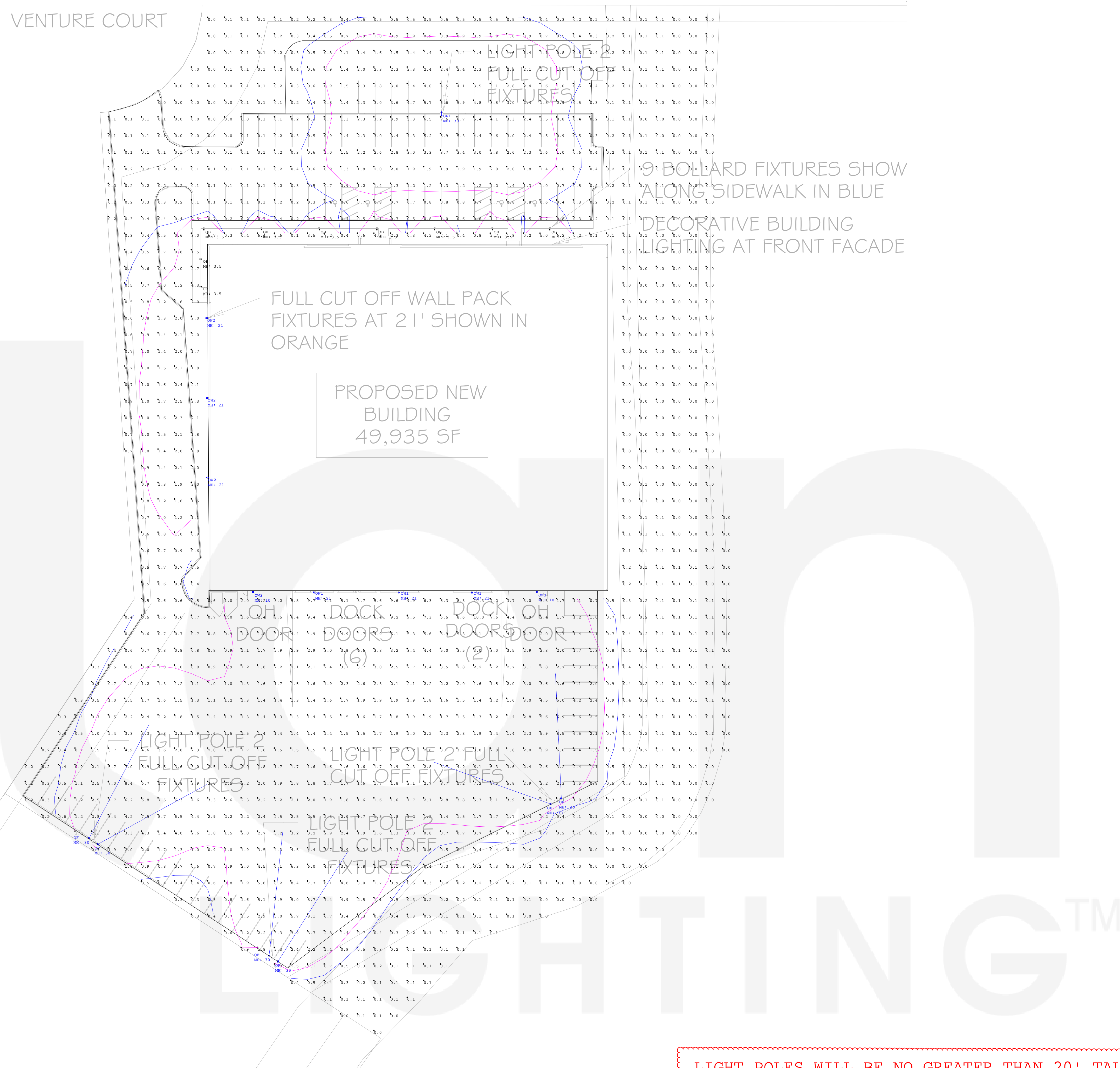
1. STAKING - ONLY TREES THAT ARE UNABLE TO REMAIN UPRIGHT AFTER PLANTING SHALL BE STAKED. TREES WILL BECOME STRONGER FASTER WHEN THE TOP 2/3 OF THE TREE IS FREE TO SWAY. TIE WEBBED STRAPPING TO THE TREE 1/3 UP THE TRUNK AND WIRE TO THREE STAKES POSITIONED EVENLY AROUND THE TREE. STAKES SHOULD BE DRIVEN DEEPLY INTO THE GROUND TO PREVENT DISLIDGING. CHECK AT LEAST EVERY THREE MONTHS FOR BINDING OR OTHER PROBLEMS. STAKES AND TIES SHOULD BE REMOVED SIX MONTHS TO ONE YEAR AFTER PLANTING.
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4. WATERING - THE BACKFILL AND ROOTS OF ALL NEWLY SET PLANT MATERIAL SHOULD BE WATERED AS BACKFILLING IS DONE SO THE SOIL AND ROOTS ARE THOROUGHLY SOAKED.



1 DECIDUOUS TREE PLANTING
SCALE: NOT TO SCALE

PLAN COMMISSION RE-SUBMITTAL - NOT FOR CONSTRUCTION

VENTURE COURT



Scale: 1 inch= 30 Ft.

LIGHT POLES WILL BE NO GREATER THAN 20' TALL
LIGHTING COLOR WILL BE NO GREATER THAN 4,000K

Luminaire Schedule						
Symbol	Label	Quantity	Manufacturer	Catalog Number	Lumens	LLF Watts
[Symbol]	OB	9	EATON - LUMIERE (FORMER COOPER LIGHTING)	303-B1-LEDB2-4000-UNV-T2-DIM10-BK	1433	1.000 15.5
[Symbol]	OF	6	Visionaire Lighting LLC	VMF-1-FM-64LC-10-4K-UNV-KM-XX (2 FIXT. PER POLE ON BULLHORN)	26296	0.900 219
[Symbol]	OP1	1	Visionaire Lighting LLC	VSX-1-T3-25L-4K-UNV	23865	0.900 167
[Symbol]	OW1	3	Visionaire Lighting LLC	VSX-1-T4-25L-4K-UNV-WM-XX-BAWP	23518	0.900 167
[Symbol]	OW2	3	Visionaire Lighting LLC	VSX-1-T2-10L-4K-UNV-WM-XX-BAWP	9620	0.900 70
[Symbol]	OW3	2	Visionaire Lighting LLC	VSC-1-T3-16LC-3-4K-UNV-WM	2355	0.900 18

Calculation Summary						
Label	Avg	Max	Min	Avg/Min	Max/Min	Units
SITE	1.42	10.3	0.0	N.A.	N.A.	Fc
PARKING-DRIVE	2.23	10.3	0.0	N.A.	N.A.	Fc

Milwaukee Main Office
16350 W. Glendale Dr.
New Berlin, WI 53151
Phone: 262-785-0144
layouts@elanlighting.com



THESE CALCULATIONS ARE ESTIMATES
BASED ON INFORMATION AVAILABLE
AT TIME OF LAYOUT REQUEST AND
DO NOT REPRESENT ON-SITE
CONDITIONS WITH 100% ACCURACY.

Date: 1/23/2020

Paper Size: ARCH E1 - 30x42

ZT DISTRIBUTION SITE