

AGENDA

PLAN COMMISSION MEETING

Thursday – June 28 2018 – 7:00 p.m.

Jackson Village Hall

N168W20733 Main St

Jackson, WI 53037

1. Call to Order & Roll Call
2. Minutes – April 26, 2018, Plan Commission Meeting
3. Certified Survey Map – TID #6
4. Concept Plan – Stonewall Ridge – Site Plan Revisions/Density Reduction
5. Citizens to Address the Plan Commission
6. Adjourn

Persons with disabilities requiring special accommodations for attendance at the meeting should contact the Village Hall at least one (1) business day prior to the meeting.

It is possible that members of the Village Board may attend the above meeting. No action will be taken by any governmental body at this meeting other than the governmental body specifically referred to in this meeting notice. This notice is given so that members of the Village Board may attend the meeting without violating the open meeting law.

**DRAFT MINUTES
PLAN COMMISSION MEETING
Thursday – April 26, 2018 – 7:00 p.m.
Jackson Village Hall
N168W20733 Main St
Jackson, WI 53037**

1. Call to Order & Roll Call

Pres. Schwab called the meeting to order at 7:00 p.m.

Members present: Tr. Kruepke, Peter Habel, Steve Schoen, Keith Berben, Jon Weil, and Tr. Emmrich.

Members absent: None.

Staff present: Jim Micech and Brian Kober.

Others present: Tr. Kurtz.

Member Keith Berben had not yet taken the oath of office, so just observed the meeting and did not vote.

2. Minutes – April 5, 2018, (March) Plan Commission Meeting

Motion by Peter Habel, second by Tr. Emmrich to approve the minutes of the April 5, 2018 (March) Plan Commission meeting.

Vote: 6 ayes, 0 nays. Motion carried.

**3. Petition for Direct Annexation – Bielinski Homes (Creekside Villas)
Jackson Drive at Cedar Creek Road**

John Donovan from Bielinski Homes was present to provide an explanation of the annexation.

Motion by Pres. Schwab, second by Tr. Emmrich to recommend to the Village Board the approval of the petition for direct annexation by Bielinski Homes for the land located at Jackson Drive and Cedar Creek Road with a temporary zoning of Planned Unit Development and per staff comments.

Vote: 6 ayes, 0 nays. Motion carried.

4. Planned Unit Development – Center St. Milling Co. – Site Plan

Kristine Jacklin was present to explain the project. The requirement of sprinklers could prohibit the project from occurring. Fire barriers could be an option.

Motion by Peter Habel, second by Tr. Emmrich to recommend to the Village Board the approval of the PUD Amendment – Center St. Milling site plan as presented and per staff comments.

Vote: 6 ayes, 0 nays. Motion carried.

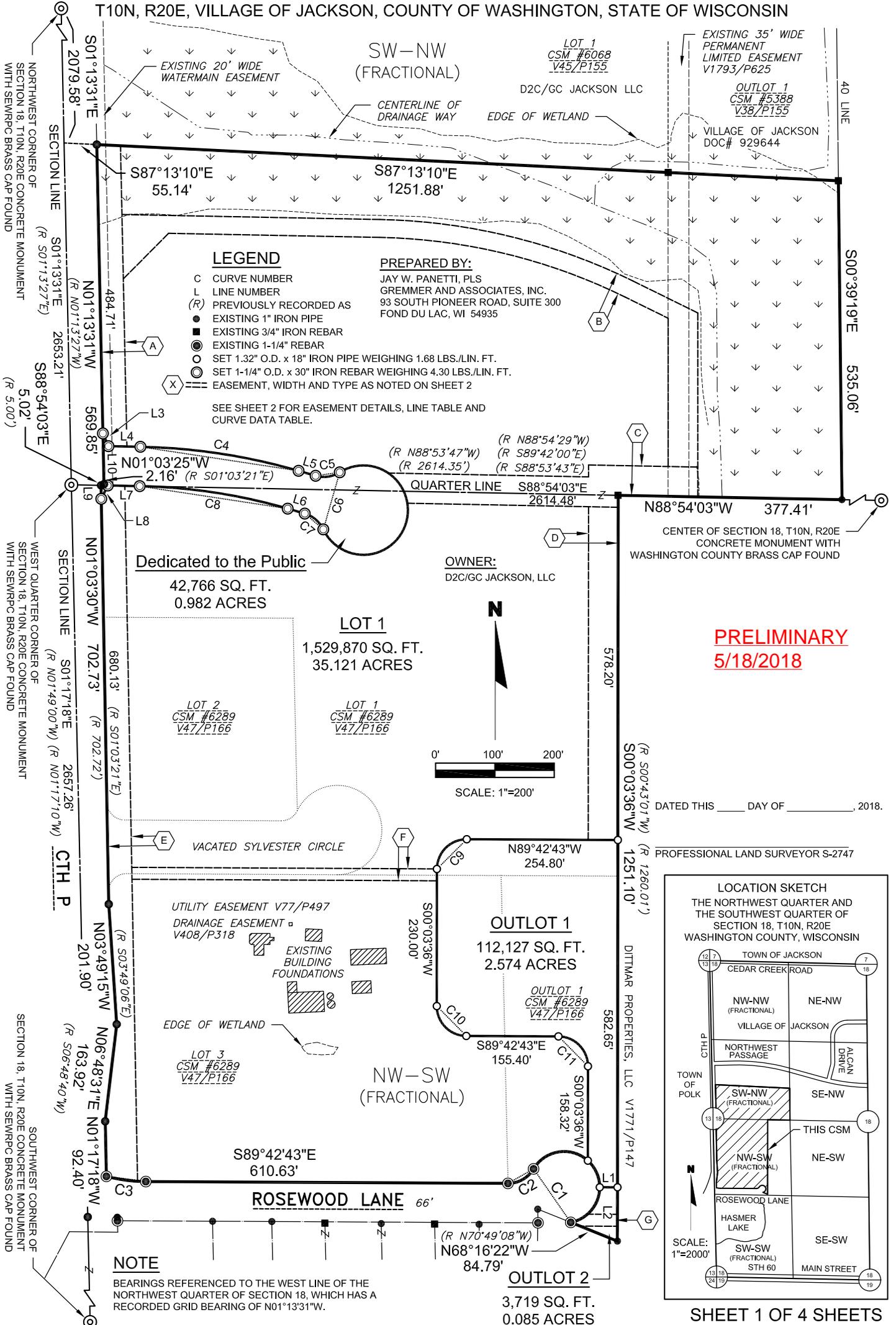
- 5. Conditional Use – Cathedral Builders – Building Addition**
Motion by Peter Habel, second by Tr. Emmrich to recommend to the Village Board the Conditional Use for Cathedral Builders building addition as presented and per staff comments.
Vote: 6 ayes, 0 nays Motion carried.
- 6. Planned Unit Development – Cobblestone Meadows – Preliminary Plat**
Developer Dirk Wildt was present to provide an explanation of the Cobblestone Meadows Development. The proposed street names are Renee Way and Victor Lane for the Development. Mr. Wildt will check with Washington County to ensure that the names have not previously been used in the County.
Motion by Peter Habel, second by Pres Schwab to recommend to the Village Board the Preliminary Plat of Cobblestone Meadows, per staff comments.
Vote: 6 ayes, 0 nays. Motion carried.
- 7. Cobblestone Meadows – Developer’s Agreement**
The Developer’s Agreement has not yet been created for review.
Motion by Pres Schwab, second by Peter Habel to refer the item to the next Plan Commission Meeting.
Vote: 6 ayes, 0 nays. Motion carried.
- 8. Citizens to Address the Plan Commission**
Pres. Schwab introduced Keith Berben as the newest Plan Commission member, replacing Jeff Dalton.

Gloria Teifke has concerns with the parking and lighting for the Center St. Milling Co. proposal.
- 9. Adjourn**
Motion by Peter Habel, second by Jon Weil to adjourn.
Vote: 6 ayes, 0 nays. Meeting adjourned at 7:20 p.m.

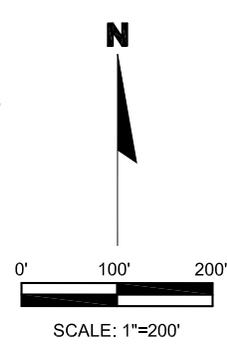
Respectfully submitted by Brian W. Kober, P.E., Director of Public Works/Village Engineer.

CERTIFIED SURVEY MAP NO.

A REDIVISION OF LOTS 1, 2, 3, OUTLOT 1 AND VACATED SYLVESTER CIRCLE OF CERTIFIED SURVEY MAP NO. 6289 VOLUME 47, PAGE 166, BEING PART OF THE FRACTIONAL SW1/4-NW1/4 AND PART OF THE FRACTIONAL NW1/4-SW1/4 OF SECTION 18, T10N, R20E, VILLAGE OF JACKSON, COUNTY OF WASHINGTON, STATE OF WISCONSIN

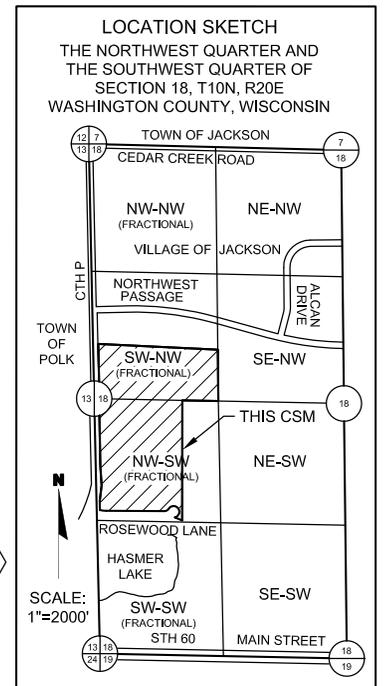


PRELIMINARY
 5/18/2018



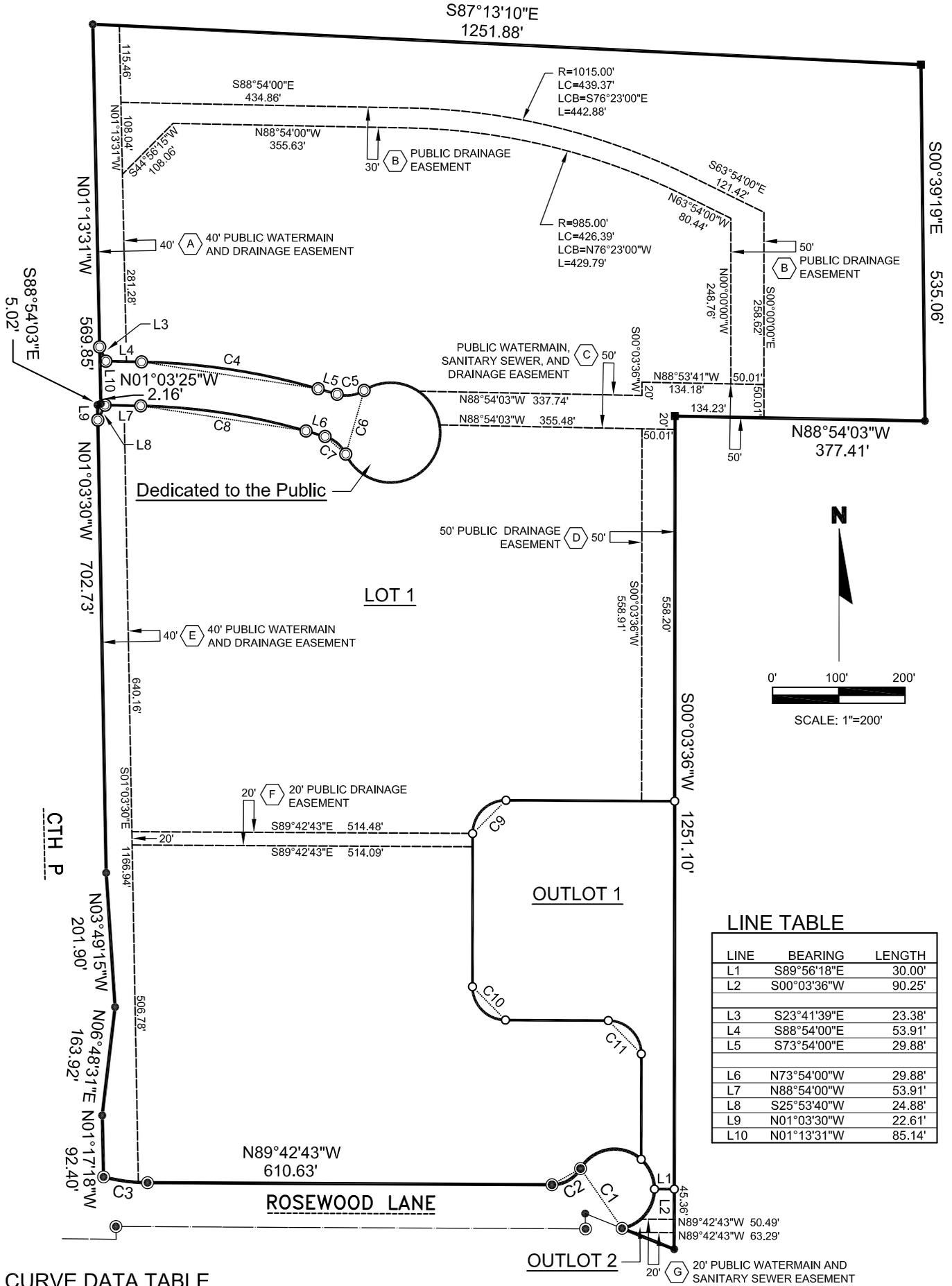
DATED THIS _____ DAY OF _____, 2018.

PROFESSIONAL LAND SURVEYOR S-2747



CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF LOTS 1, 2, 3, OUTLOT 1 AND VACATED SYLVESTER CIRCLE OF CERTIFIED SURVEY MAP NO. 6289 VOLUME 47, PAGE 166, BEING PART OF THE FRACTIONAL SW1/4-NW1/4 AND PART OF THE FRACTIONAL NW1/4-SW1/4 OF SECTION 18, T10N, R20E, VILLAGE OF JACKSON, COUNTY OF WASHINGTON, STATE OF WISCONSIN



LINE TABLE

LINE	BEARING	LENGTH
L1	S89°56'18"E	30.00'
L2	S00°03'36"W	90.25'
L3	S23°41'39"E	23.38'
L4	S88°54'00"E	53.91'
L5	S73°54'00"E	29.88'
L6	N73°54'00"W	29.88'
L7	N88°54'00"W	53.91'
L8	S25°53'40"W	24.88'
L9	N01°03'30"W	22.61'
L10	N01°13'31"W	85.14'

CURVE DATA TABLE

CURVE	LOT	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING	BK TANGENT BEARING	AH TANGENT BEARING
C1	LOT 1	60.00'	228°24'33"	239.19'	109.45'	N34°54'15"W	N79°18'01"E	S30°53'29"W
	OUTLOT 1	60.00'	100°58'45"	105.74'	92.58'	S81°22'51"W		
	OUTLOT 1	60.00'	48°11'28"	50.47'	48.99'	N24°02'02"W		
	OUTLOT 2	60.00'	79°14'20"	82.98'	76.52'	N39°40'52"E		
C2		50.00'	59°23'48"	51.83'	49.54'	S60°35'23"W	S30°53'29"W	N89°42'43"W
C3		267.00'	14°24'43"	67.16'	66.99'	N82°30'22"W	N89°42'43"W	N75°18'01"W
C4		1033.00'	15°00'00"	270.44'	269.67'	S81°23'00"E	S88°54'00"E	S73°54'00"E
C5		50.00'	48°23'40"	42.23'	40.99'	N81°54'10"E	S73°54'00"E	N57°42'21"E
C6		75.00'	83°12'41"	108.92'	99.60'	S16°05'00"W	N57°42'21"E	N25°30'20"W
C7		50.00'	48°23'40"	42.23'	40.99'	N49°42'10"W	N25°30'20"W	N73°54'00"W
C8		967.00'	15°00'00"	253.16'	252.44'	S81°23'00"E	N73°54'00"W	N88°54'00"W
C9		50.00'	90°13'41"	78.74'	70.85'	S45°10'26"W	N89°42'43"W	S00°03'36"W
C10		50.00'	89°46'19"	78.34'	70.57'	N44°49'34"W	S00°03'36"W	S89°42'43"E
C11		50.00'	89°46'19"	78.34'	70.57'	S44°49'34"E	S89°42'43"E	S00°03'36"W

CERTIFIED SURVEY MAP NO. _____

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SURVEYOR'S CERTIFICATE

I, Jay W. Panetti, Registered Land Surveyor, hereby certify:

That at the direction of James G. Blise, agent for D2C/GC Jackson, LLC, I have surveyed, divided, mapped and dedicated the following described parcel of land:

All of Lots 1, 2, 3, Outlot 1 and vacated Sylvester Circle of Certified Survey Map No. 6289, as recorded in Volume 47 on Page 166 of Certified Survey Maps for Washington County as Document No. 1216871, being a part of the Fractional Southwest Quarter of the Northwest Quarter and part of the Fractional Northwest Quarter of the Southwest Quarter of Section 18, Township 10 North, Range 20 East, Village of Jackson, County of Washington, State of Wisconsin, bounded and described as follows:

Commencing at the northwest corner of Section 18, T10N, R20E;
thence S01°13'31"E, along the west line of the northwest quarter of said Section 18, 2079.58 feet;
thence S87°13'10"E, 55.14 feet to the northwest corner of Lot 1 of said Certified Survey Map No. 6289 and the point of beginning;
thence S87°13'10"E, 1251.88 feet to the northeast corner of said Lot 1;
thence S00°39'19"E, along the easterly line of said Lot 1, 535.06 feet to the south line of the northwest quarter of said Section 18;
thence N88°54'03"W, along the south line of the Northwest Quarter of said Section 18, 377.41 feet;
thence S00°03'36"W, 1251.10 feet to the southeast corner of Outlot 1 of said Certified Survey Map No. 6289;
thence N68°16'22"W, along the southerly line of said Outlot 1, 84.79 feet to the existing easterly right-of-way line of Rosewood Lane;
thence northerly along the existing easterly right-of-way line of Rosewood Lane, along the arc of a curve to the left, having a radius of 60.00 feet, whose long chord bears N34°54'15"W 109.45 feet;
thence southwesterly along the existing northerly right-of-way line of Rosewood Lane, along the arc of a curve to the right, having a radius of 50.00 feet, whose long chord bears S60°35'23"W 49.54 feet;
thence N89°42'43"W, along the existing northerly right-of-way line of Rosewood Lane, 610.63 feet;
thence westerly along the existing northerly right-of-way line of Rosewood Lane, along the arc of a curve to the right, having a radius of 267.00 feet, whose long chord bears N82°30'22"W 66.99 feet, to the existing easterly right-of-way line of CTH P;
thence N01°17'18"W, along the existing easterly right-of-way line of CTH P, 92.40 feet;
thence N06°48'31"E, along the existing easterly right-of-way line of CTH P, 163.92 feet;
thence N03°49'15"W, along the existing easterly right-of-way line of CTH P, 201.90 feet;
thence N01°03'30"W, along the existing easterly right-of-way line of CTH P, 702.73 feet to the north line of the southwest quarter of said Section 18;
thence S88°54'03"E, along the north line of the southwest quarter of said Section 18 and the existing easterly right-of-way line of CTH P, 5.02 feet;
thence N01°03'25"W, along the existing east right-of-way line of CTH P, 2.16 feet;
thence N01°13'31"W, along the existing east right-of-way line of CTH P, 569.85 feet to the point of beginning.

Said parcel contains 38.762 acres, more or less. Parcel subject to easements, restrictions and reservations in use or of record.

That this Certified Survey Map is a correct representation of the exterior boundaries of the land surveyed and the division thereof made.

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the Land Division and Subdivision Ordinance of the Village of Jackson, in surveying, dividing, and mapping the same.

Dated this ____ day of _____, 2018.

Jay W. Panetti
Professional Land Surveyor S-2747

This instrument prepared by:
Jay W. Panetti, PLS
Gremmer & Associates, Inc.
93 South Pioneer Road, Suite 300
Fond du Lac, WI 54935
(920) 924-5720

VILLAGE OF JACKSON PLANNING COMMISSION APPROVAL

Approved by the Planning Commission of the Village of Jackson on this ____ day of _____, 2018.

Chair - Mike Schwab

VILLAGE OF JACKSON VILLAGE BOARD APPROVAL

Approved by the Village Board of the Village of Jackson on this ____ day of _____, 2018.

President - Mike Schwab

Village Administrator - John M. Walther

SHEET 3 OF 4 SHEETS

CERTIFIED SURVEY MAP NO. _____

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CORPORATE OWNER'S CERTIFICATE

D2C/GC Jackson, LLC, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land shown and described on this Certified Survey Map to be surveyed, divided, mapped, and dedicated as represented on this Certified Survey Map.

D2C/GC Jackson, LLC, does further certify that this Certified Survey Map is required by s.235.10 or s.236.12 to be submitted to the following for approval or objection:

Village of Jackson Planning Commission
Village of Jackson Village Board

IN WITNESS WHEREOF, the said D2C/GC Jackson, LLC, has caused these presents to be signed by GenCap Jackson Industrial, LLC and JB/MB Jackson, LLC, its members, at Jackson, Wisconsin, and its corporate seal to be hereunto affixed on this _____ day of _____, 2018.

In presence of:

D2C/GC Jackson, LLC
Corporate Name

GenCap Jackson Industrial, LLC
Member

JB/MB Jackson, LLC
Member

James G. Blise

State of Wisconsin)
Washington County) SS

Personally came before me this _____ day of _____, 2018, _____, of the above named corporation, to me known to be the person who executed the foregoing instrument, and to be known to be such member of said corporation, and acknowledged that they executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

Notary Public, State of Wisconsin

My commission expires

CONSENT OF CORPORATE MORTGAGEE

Landmark Credit Union, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this Certified Survey Map, and does hereby consent to the above certificate of D2C/GC Jackson, LLC, owner.

In witness whereof, the said Landmark Credit Union has caused these presents to be signed by _____, its President, and countersigned by _____, its Cashier, at _____, Wisconsin, and its corporate seal to be hereunto affixed this _____ day of _____, 2018.

In the presence of:

Landmark Credit Union

President

Cashier

Date

State of Wisconsin)
_____ County) SS

Personally came before me this _____ day of _____, 2018, _____, President, and _____, Cashier of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such President and Cashier of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

Notary Public, State of Wisconsin

My commission expires

VILLAGE OF JACKSON

Special Use Conditional Use Planned Unit Development Permit # _____

The Village of Jackson, hereby grants a Special Use Conditional Use Planned Unit Development

Permit to:

Name of Business/Applicant: _____

For a property located at (address): STONEWALL DRIVE

Phone number of Business/Applicant: JACKSON DEVELOPMENT

For (land use, activity, sign, site plan, other): CONVERTING 4-FAMILY PADS (LOTS) TO 2-FAMILY / CONVERT 12 FAMILY PADS (LOTS) TO 8 FAMILY LOTS

Impact Mitigation (noise, smoke, dust, odors, etc. affecting adjacent properties): NONE FORSEEN ACTUALLY WILL GIVE MORE GREEN SPACE AND CUT DOWN ON TRAFFIC

Hours of Operation: N/A

Comprehensive/Master Plan Compatibility: WILL REDUCE DENSITY

Building Materials (type, color): AS PER OTHER UNITS IN STONEWALL DEVELOPMENT

Setbacks from rights-of-way and property lines: AS PER SITE PLAN

Screening/Buffering: AS PER APPROVED LANDSCAPE PLAN

Landscape Plan (sizes, species, location): AS PER APPROVED

Signing (dimensions, colors, lighting, location): N/A

Lighting (wattage, style, pole location and height, coverage): N/A

Traffic flow, pedestrian circulation (curb to street width), (parking one/both/neither side(s), (sidewalk/pedestrian way width and material): N/A

Storm-water Management: BY PREVIOUS APPROVED PLAN

Erosion Control: PER VILLAGE INSPECTOR

Fire Hydrant Location(s): ON SITE ALREADY

Knox Box, Posting Site (No Trespass signing), Emergency Telephone #'s: _____

Hazardous Material Storage: N/A

Alarm Systems: N/A

Site Features/Constraints: _____

Parking (no. of spaces, handicapped parking, and dimensions): AS PER PREVIOUS APPROVED PLAN

Tree and shrub preservation: PER PREVIOUS PLAN

Setbacks/height limitations: AS PER VILLAGE

Wastewater Usage Projected: _____ gal/year Water Usage Projected: _____ gal/year

Duration and Review of Conditional Use (expiration, when reviewed: upon complaint, specified period):

TERMS OF THIS PERMIT

1. This permit shall become effective upon the execution and recording by the owners of the premises of an acceptance hereof in such form as to constitute an effective covenant running with the land.
2. The permit shall be void unless: (a) pursuant to the Building and Zoning Codes of the Village, the approved use is commenced or (b) the building permit is obtained within 12 months of the date of Village Board approval.
3. The permit is subject to amendment and termination in accordance with the provisions of the Zoning Code of the Village of Jackson.
4. Construction and operation of the use permit shall be in strict conformity to the approval site, building, and operation plans which were filed in connection with the application for this permit (as attached and /or referenced).
5. Any of the conditions of this permit which would normally be the responsibility of the tenants of the premises, shall be made a part of their lease by the owner.

Granted by: Village Board _____ Date _____ Over the Counter _____ Date _____

John Walther, Administrator

_____, Owner

Please print name

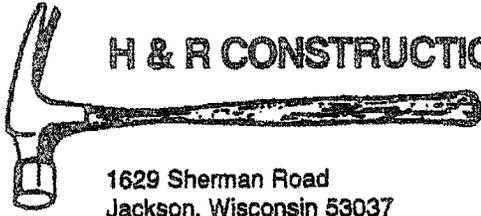
Applications shall be submitted by 4:00 PM on the Friday of the month to be considered by the Planning Commission that month. In some cases, more than the number of copies on the face of this form will be required. Only complete applications shall be presented to the Planning Commission and the Village Board for action. Applications submitted without a pre-submittal conference risk delay by being incomplete.

The Planning Commission meets on the last Thursday of each month unless there is a conflict with a holiday. The Village Board meets on the second Tuesday of each month, and will conduct a public hearing. A decision on the request could be made at that meeting.

EXPLANATION OF TYPES OF INFORMATION (From face of application form):

1. **Application Form: Must be submitted on CD.**
2. Letter of Intent: What you are requesting in your own words. (Be brief)
3. Mailing Labels: It is your responsibility to provide the Village with current owner addresses. If mailed notification is required for your application, an incorrect address may cause you a delay. If the Village prepares the labels for you, there will be an additional charge of \$25.00
4. Proof of Property Ownership: A copy of a deed, tax notice, title insurance policy (first page), recorded plat, etc.
5. Impact Statement: In general, the following points represent most of the topics to be addressed in the impact statement. Specific points will be designated at the pre-submittal conference by staff.
 - A. Annual water consumption estimate (100% occupancy and build-out)
 - B. Annual sewage generation estimate (100% occupancy and build-out)
 - C. Vehicle trip generation (trips per day per unit x number of units)
 - D. Estimated numbers of vehicles and recreational vehicles to be stored and/or parked on site.
 - E. Proposed sign(s) (advertising business, industry, dwelling unit)
 - F. General hours of operation
 - G. Anticipated user profiles (for residential developments)
 - H. Proposed dates of construction and completion
 - I. Unusual conditions which warrant special attention (hazardous materials storage, fire hazards, odors, noise generation, etc.
6. Location Map: Show where the site is relative to a Village map.
7. Development Plan: Shows entire proposal on the site. Includes edge of pavement and/or back of the curb line, sidewalks (existing and proposed), footprints of the structure, drives, parking spaces and fencing, locations of accessory uses, dimensions, etc. Landscape plans and water/sewer/storm plans may be shown combined on the plan if the composition is easily read and understood.
- 8/9. Plat Map: Prints of the preliminary and final (recordable plat), with proper signature blocks.
10. Certified Survey Map: A recordable instrument showing the legal and mapped description of the land division.
11. Annexation Petition/Attachment Request: Shows owner is supporting the annexation.
12. Annexation Map: A recordable map having the legal and mapped description of the parcel to be annexed.
13. Sketch Plan: An informal drawing depicting the proposal for discussion purposes.
14. Landscape Plan: Shows location, size, type, botanical name & common name of proposed trees & shrubs. Also calls out surface treatments. Shows walls, fences & details.
15. Grading/Drainage Plan: Shows original & proposed grades & runoff calculations based on a 10-year storm. It is usually combined with a Storm Sewer Plan. (storm sewer system, ditches, culverts, etc.)
16. Water/Sewer/Storm Sewer Plans: Shows size and location of proposed water mains & fire hydrants; size and location of the proposed sanitary sewer collection system with gradient profiles and invert elevations; shows the proposed storm drainage system as in 15.
17. Street Crossing Sections: Section shows curb, gutter, paving, and sidewalk relative to the right-of-way width.
18. Erosion Control Plan: A map of existing site conditions on a scale of at least 1 inch equals 100 feet showing the site, boundaries and immediately adjacent areas which accurately identify site locations.
19. Proposed Colors and Materials: Submit samples of exterior colors and materials.
20. Improvement Agreement: An agreement between the developer and the Village determining park dedications and the responsibilities for street, water, sewer, and the storm sewer improvements and extensions.
21. Annexation Agreement.

MEETINGS AT WHICH THE REQUEST IS BEING HEARD SHOULD BE ATTENDED BY THE APPLICANT OR A REPRESENTATIVE IN ORDER TO RESPOND TO QUESTIONS AND AVOID DELAYS IN THE APPROVAL PROCESS.



H & R CONSTRUCTION

1629 Sherman Road
Jackson, Wisconsin 53037

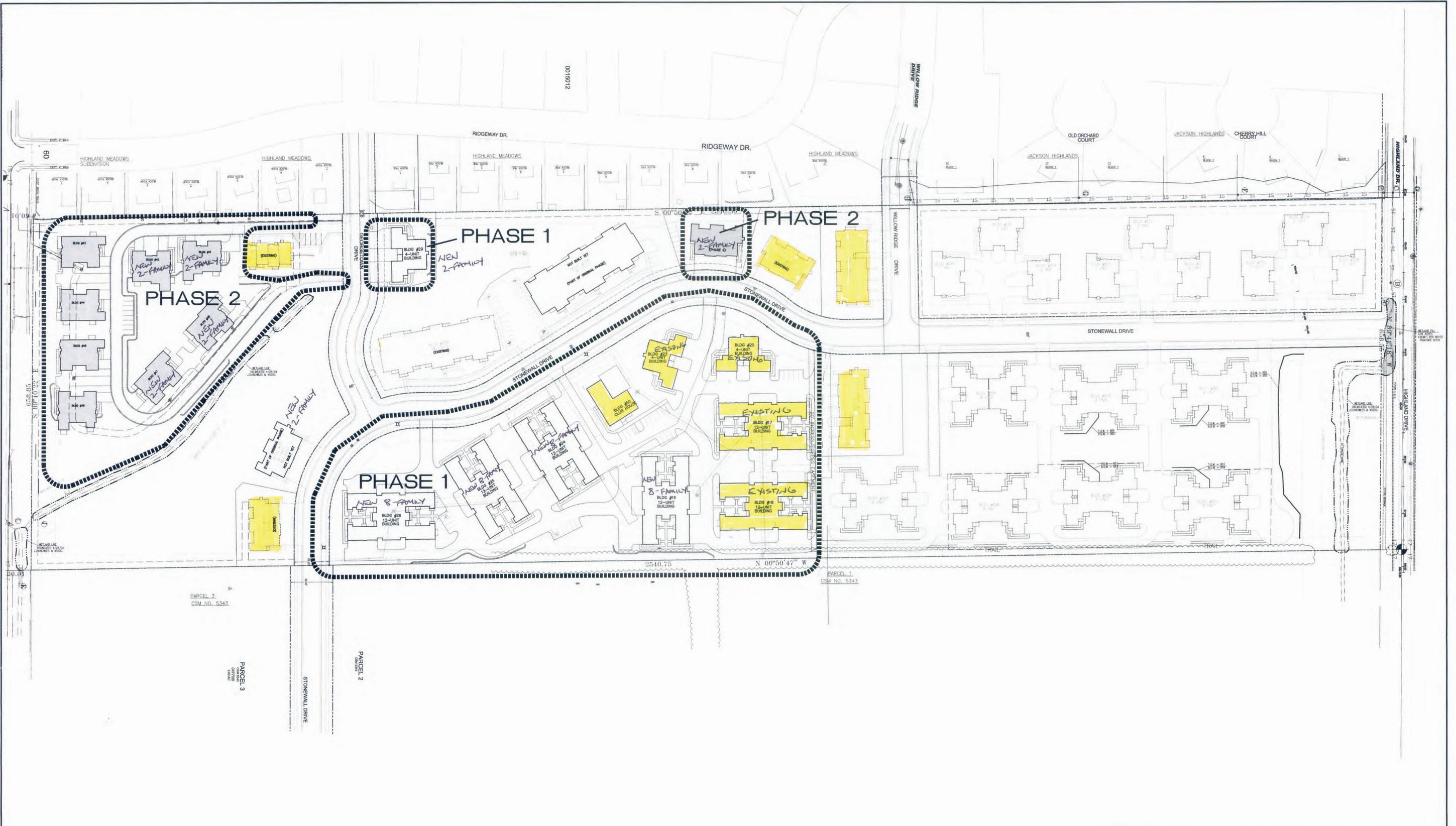
VILLAGE OF JACKSON

JUNE 1, 2018

WE WOULD LIKE TO POSSIBLY CONVERT THE 4-FAMILY LOTS TO 2-FAMILY LOTS, WE WOULD ALSO LIKE TO POSSIBLY CONVERT THE REMAINING 12 FAMILY LOTS TO 8-FAMILY LOTS WE WOULD LIKE TO BUILD WHAT WE BUILT OFF OF SHERMAN RD AND MAPLE ROAD.

THANKS

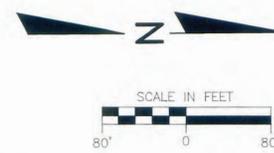
KURT HENNING



SITE INFORMATION

TOTAL DEVELOPMENT LOT SIZE
 TOTAL PROPOSED UNITS
 TOTAL PROPOSED GREEN SPACE

38.27 ACRES
 278 UNITS + CLUB HOUSE
 19.81 ACRES (52%)



CONSTRUCTION SET 6/23/2008

REVISIONS:		T&I ASSOCIATES, INC.		OWNERSHIP OF DOCUMENTS	
DATE	BY	All Rights Reserved		This document, and the data and design incorporated herein, are the intellectual property of T&I Associates, Inc., and is not to be used or in part for any other project or purpose without the expressed written authorization of T&I Associates, Inc.	
		18 WISCONSIN DRIVE, SUITE 54 WALKESHA, WISCONSIN 53186 PHONE 262-437-0400 FAX 262-437-0401		T&I ASSOCIATES, INC. ARCHITECTS, ENGINEERS, PLANNERS	
VILLAGE OF JACKSON, WI					
STONEWALL RIDGE					
SITE PHASING PLAN					
SCALE: 1" = 80'-0"		JOB NO: 07-168.000		DATE: 06-13-08	
DESIGNED BY: ROB		DRAWN BY: ROB		CHECKED BY:	
APPROVED BY:		ENGINEER		DATE	
				SHEET C-1.0	

PROJECT :

STONEWALL RIDGE DEVELOPMENT, LLC
DUPLEX CONDOS; .008 - .016

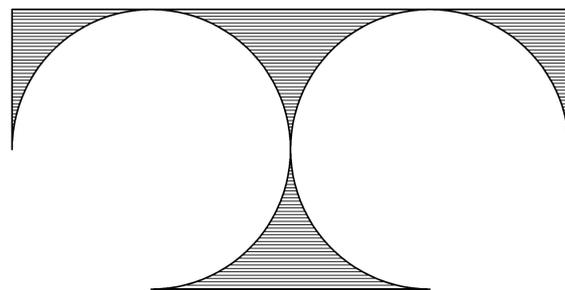
STONEWALL RIDGE DRIVE
Jackson, Wisconsin

Developer:

STONEWALL RIDGE DEVELOPMENT, LLC.

P.O. BOX 130
Sussex, Wisconsin 53089

ARCHITECT :



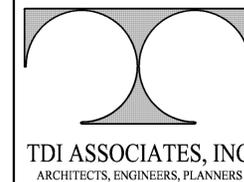
TDI ASSOCIATES, INC.
ARCHITECTS, ENGINEERS, PLANNERS
N8 W22350 JOHNSON DR., SUITE B-4
WAUKESHA, WI 53186
(262) 437-0400

DRAWING INDEX :

- T-1.0 TITLE SHEET
- C-1.0 ENLARGED PARTIAL SITE PLAN
- A-1.0 Foundation Plan
- A-1.1 Main Floor Plan
- A-2.1 Elevations
- A-2.2 Elevations
- A-3.1 Sections
- A-4.1 Interior Elevations & Details
- A-5.1 Roof Plan
- E-1.0 BASEMENT LEVEL ELECTRICAL PLAN
- E-1.1 GROUND LEVEL ELECTRICAL PLAN
- M-1.0 BASEMENT LEVEL MECHANICAL PLAN
- M-1.1 GROUND LEVEL MECHANICAL PLAN

GENERAL NOTES

1. THE ARCHITECT/ENGINEER MAINTAINS NO RESPONSIBILITY FOR THE GENERAL CONTRACTOR, SUBCONTRACTORS, OR THOSE WORKING IN SUCH CAPACITIES, FOR THE METHODS USED, OR LACK THEREOF, IN THE EXECUTION OF THE WORK AND SAFETY PROCEDURES AND PRECAUTIONS TAKEN AT THE PROJECT SITE.
2. CONTRACTORS SHALL ASSUME FULL RESPONSIBILITY - UNRELIEVED BY REVIEW OF SHOP DRAWINGS NOR BY SUPERVISION OR PERIODIC OBSERVATION OF CONSTRUCTION FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS - FOR DIMENSIONS TO BE CONFIRMED AND CORRELATED ON THE JOB SITE AND BETWEEN INDIVIDUAL DRAWINGS OR SETS OF DRAWINGS; FOR FABRICATION PROCESSES AND CONSTRUCTION TECHNIQUES (INCLUDING EXCAVATION, SHORINGS AND SCAFFOLDING, BRACING, ERECTION, FORMWORK, ETC.); FOR COORDINATION OF THE VARIOUS TRADES; FOR SAFE CONDITIONS ON THE JOB SITE; AND FOR THE PROTECTION OF THE PEOPLE AND PROPERTY AT THE JOB SITE.
3. VARIATIONS IN FIELD CONDITIONS RELATIVE TO THE CONTRACT DOCUMENTS SHALL BE REPORTED TO THE ENGINEER. WORK SHALL NOT PROGRESS UNTIL WRITTEN PERMISSION FROM THE ENGINEER IS OBTAINED.
4. THE INFORMATION CONTAINED ON THE DRAWINGS IS IN ITSELF INCOMPLETE, AND VOID UNLESS USED IN CONJUNCTION WITH ALL THE SPECIFICATIONS, TRADE PRACTICES, OR APPLICABLE STANDARDS, CODES, ETC., INCORPORATED THEREIN BY REFERENCE, OF WHICH THE CONTRACTOR CERTIFIES KNOWLEDGE BY SIGNING THE CONTRACT.
5. ARCHITECT/ENGINEER'S REVIEW OF DRAWINGS PREPARED BY THE CONTRACTORS, SUPPLIERS, ETC., ARE ONLY FOR CONFORMANCE WITH THE DESIGN CONCEPT. CONSTRUCTION SHALL NOT START WITHOUT SAID REVIEW AND ONLY SHOP DRAWINGS STAMPED BY THE ARCHITECT/ENGINEER WILL BE ALLOWED AT THE JOB SITE.
6. DRAWINGS ARE NOT TO BE USED FOR SHOP DETAILING OR FOR CONSTRUCTION UNLESS SPECIFICALLY STAMPED BY THE ARCHITECT/ENGINEER ON THE DRAWINGS "FOR DETAILING" OR "FOR CONSTRUCTION". THESE DRAWINGS ARE NOT TO BE REPRODUCED FOR THE PURPOSE OF USING THEM AS SHOP DRAWINGS.
7. UNLESS NOTED OTHERWISE, ALL DETAILS, SECTIONS, AND NOTES ON THE DRAWINGS ARE INTENDED TO BE TYPICAL FOR SIMILAR SITUATIONS ELSEWHERE.
8. ALL DIMENSIONS ON STRUCTURAL DRAWINGS ARE TO BE CHECKED BY THE CONTRACTOR AGAINST ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR CONFIRMING AND CORRELATING ALL DIMENSIONS ON THE JOB SITE AND BETWEEN INDIVIDUAL DRAWINGS AND TRADES.
9. SEE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL OPENINGS, SLEEVES, EQUIPMENT PADS, DEPRESSIONS, CURBS, FLOOR FINISHES, INSERTS, AND OTHER EMBEDDED ITEMS.
10. UNLESS OTHERWISE SHOWN OR NOTED, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE LOCATION AND THE PLACEMENT OF ANY INSERTS, HANGARS, PIPE SLEEVES, HOLES OR ANCHOR BOLTS THAT ARE REQUIRED BY THE MECHANICAL OR ELECTRICAL EQUIPMENT.
11. THE CONTRACTOR SHALL COMPLY WITH THE LATEST OCCUPATIONAL SAFETY HEALTH ACT REQUIREMENTS.
12. ALL CONSTRUCTION SHALL BE PERFORMED IN STRICT CONFORMANCE WITH ALL APPLICABLE STATE AND LOCAL BUILDING CODES.



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Sheet Title
TITLE SHEET

Revisions

Issued Date:

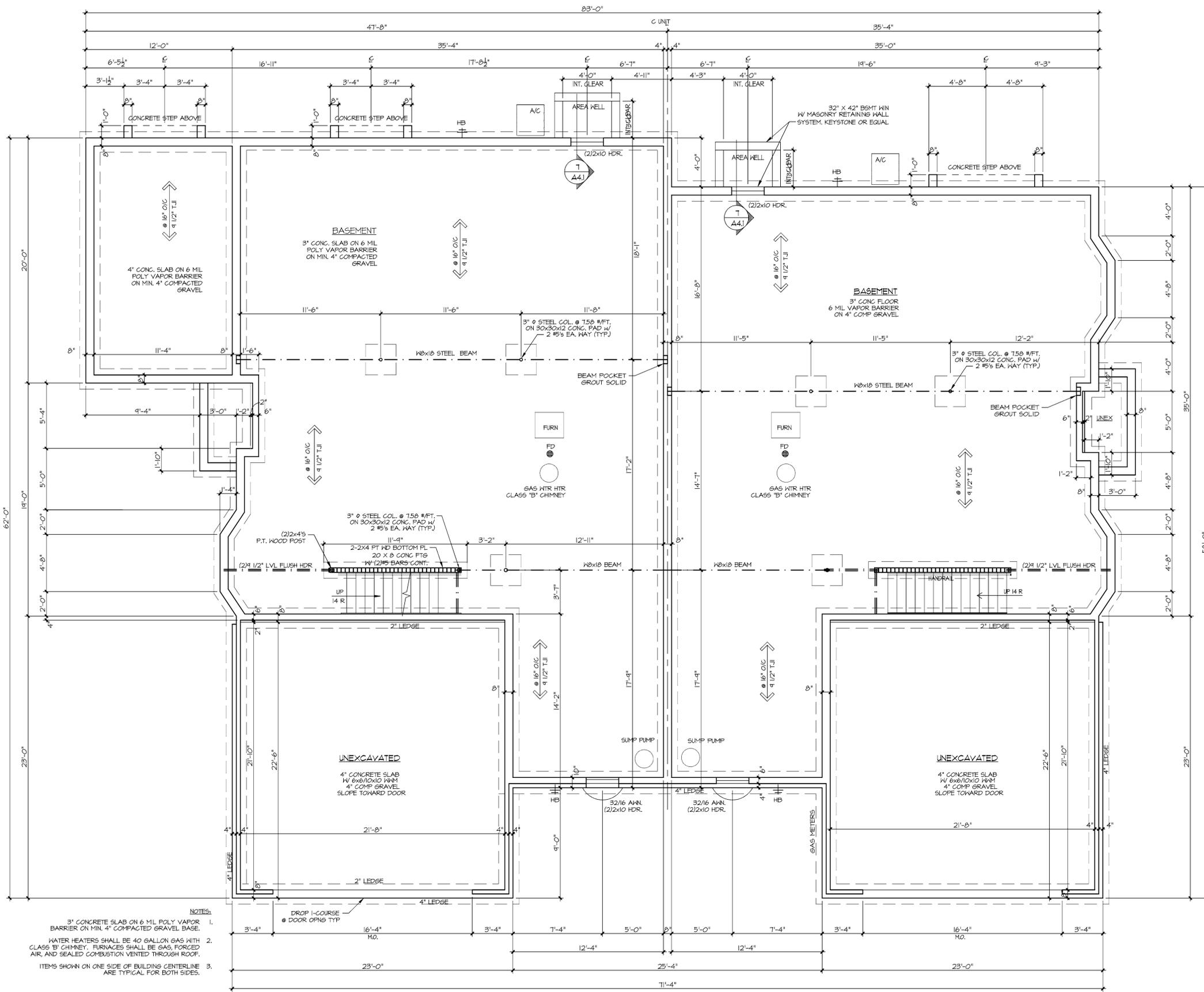
Date: 12-29-04

Job NO.: 03375.008--.016

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Sheet No.

T-1.0



FOUNDATION NOTES:

1. THE SOIL BEARING PRESSURE WAS ASSUMED TO BE 3000 P.S.F. AS NO SOILS BORINGS WERE AVAILABLE AT THE TIME THESE DRAWINGS WERE PREPARED. IF THE SOIL DOES NOT MATCH THE ASSUMED MINIMUM BEARING PRESSURE NOTIFY THE ARCHITECT AT 262-431-0400.
2. IF ANY EXISTING SERVICE LINES, UTILITIES, AND UTILITY STRUCTURES WHICH ARE TO REMAIN IN SERVICE ARE UNCOVERED OR ENCOUNTERED DURING CONSTRUCTION, THEY SHALL BE SAFEGUARDED, PROTECTED FROM DAMAGE AND SUPPORTED IF NECESSARY.
3. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN THE EVENT ANY EXISTING UTILITIES, UTILITY STRUCTURES OR ANY OBSTRUCTION INTERFERES WITH THE PROPER INSTALLATION OF THE FOUNDATION WORK.
4. THE CONTRACTOR SHALL REMOVE AT HIS EXPENSE FROM THE SITE, ALL TOPSOIL, UNSUITABLE, AND OBSTRUCTIONS AS REQUIRED BY THE TESTING LABORATORY AND REPLACE IT WITH COMPACTED (98% MODIFIED PROCTOR) GRANULAR FILL.
5. IN AREAS WHERE THE BEARING CAPACITY OF SOIL AT DESIGN ELEVATION IS LESS THAN THE DESIGN BEARING CAPACITY, THE CONTRACTOR SHALL REMOVE THE UNSUITABLE MATERIAL AND REPLACE IT WITH THE ENGINEERED FILL UP TO THE DESIGN ELEVATION.
6. FILL SHALL BE GRANULAR AND COMPACTED TO A MINIMUM OF 98% MAXIMUM DENSITY (ASTM D1557-10, MODIFIED PROCTOR).
7. THE SOIL BEARING CAPACITY AT EACH FOOTING SHALL BE CHECKED AND APPROVED BY THE TESTING LABORATORY.
8. CONCRETE FOR ANY FOOTING SHALL NOT BE POURED ON FROZEN GROUND OR WHEN WATER IS PRESENT.
9. THE CONTRACTOR SHALL PROVIDE WELL POINTS TO ADEQUATELY LOWER THE GROUND WATER LEVEL AND MAINTAIN THEM AS LONG AS THEY ARE REQUIRED DURING CONSTRUCTION.
10. PROVIDE 3" CLEAR COVER AROUND ALL STEEL REINFORCING IN FOUNDATION WALLS, FOOTINGS AND COLUMN PADS

DESIGN LOADS:

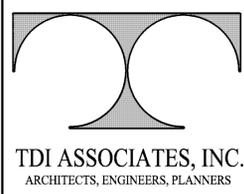
1. CONCRETE: $F_c = 3,000$ P.S.F.
2. REINFORCING STEEL: $F_y = 60,000$ P.S.I.
3. STRUCTURAL STEEL: $F_y = 50,000$ P.S.I. - WIDE FLANGE MEMBERS
 $F_y = 46,000$ P.S.I. - TUBE SECTIONS
 $F_y = 36,000$ P.S.I. - CHANNELS, ANGLES & MISCS.
4. SOIL BEARING DESIGN PRESSURE: 3,000 P.S.F.
5. DESIGN LOADS: ROOF ADHEARED OR MECHANICALLY FASTENED
WIND LOAD 20 P.S.F.
LIVE LOAD 80/100 P.S.F.
DEAD LOAD 27 P.S.F.
COLLATERAL LOAD 3 P.S.F.
6. SNOW LOADS:
GROUND SNOW LOAD 35 P.S.F.
BALANCED ROOF LOAD 27 P.S.F.
UNBALANCED SNOW LOAD:
LEEWARD 45.7 P.S.F.
WINDWARD 8.1 P.S.F.

STRUCTURAL STEEL NOTES:

1. ALL STRUCTURAL STEEL BOLTED CONNECTIONS SHALL USE ASTM A325-N BOLTS UNLESS NOTED OTHERWISE.
2. ALL ANCHOR BOLTS SHALL BE A-307 UNLESS NOTED OTHERWISE.
3. ALL WELDING ELECTRODES SHALL BE GRADE E70XX.
4. ALL FRAMED CONNECTIONS SHALL FOLLOW ALSO RECOMMENDED STANDARD CONNECTIONS OR AS DETAILED ON DRAWINGS. 'BEAM TO BEAM' AND 'BEAM TO COLUMN' (FLANGE OR WEB) CONNECTIONS SHALL USE (2) VERTICAL ANGLES, SHOP WELDED TO EACH SIDE OF BEAM WEB FRAMING INTO SIDE OF OTHER MEMBER, AND BOLTED TO OTHER MEMBER.
5. WHERE ONE OR MORE BEAMS FRAME INTO THE TOP OF A COLUMN, THE LARGEST BEAM SHALL FRAME OVER THE COLUMN CAP LOADING IT CONCENTRICALLY, AND THE OTHER BEAMS SHALL FRAME INTO THE LARGER BEAM. IF THE BEAMS ARE IDENTICAL USE THE BEAM WITH THE LARGER LOAD TO FRAME OVER THE COLUMN CAP PLATE. THE EXCEPTION WILL ONLY BE MOMENT CONNECTIONS OF BEAMS TO COLUMNS, WHICH ARE DETAILED ON DRAWINGS.

- NOTES:**
1. 3" CONCRETE SLAB ON 6 MIL POLY VAPOR BARRIER ON MIN. 4" COMPACTED GRAVEL BASE.
 2. WATER HEATERS SHALL BE 40 GALLON GAS WITH CLASS 'B' CHIMNEY. FURNACES SHALL BE GAS, FORCED AIR, AND SEALED COMBUSTION VENTED THROUGH ROOF.
 3. ITEMS SHOWN ON ONE SIDE OF BUILDING CENTERLINE ARE TYPICAL FOR BOTH SIDES.

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



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FOUNDATION PLAN

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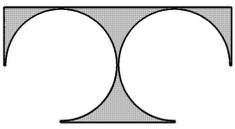
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MAIN FLOOR
PLAN

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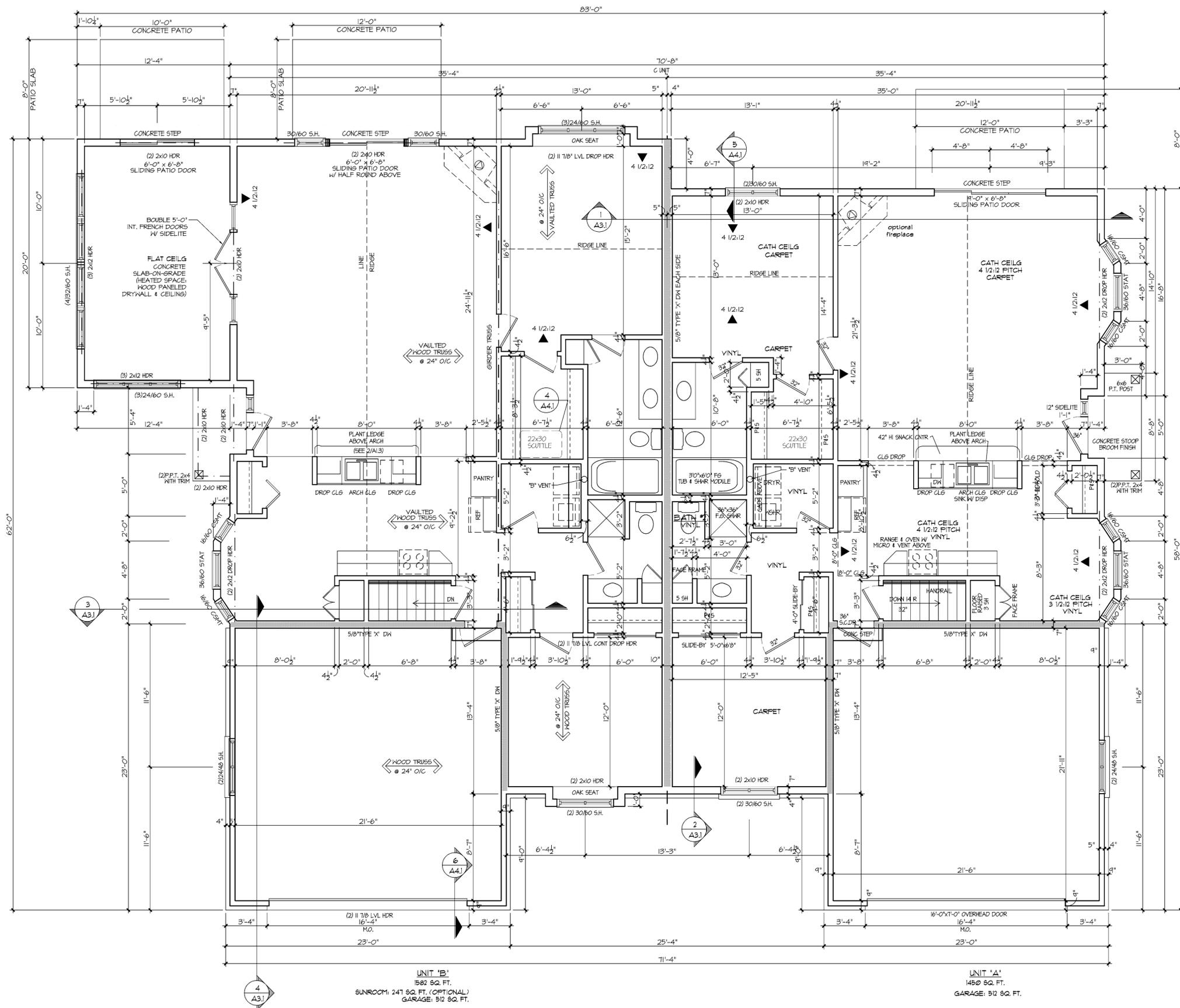
Date: 12-29-04

Job NO.: 03375.008-016

Drawn By: REW

Sheet No.

A1.1

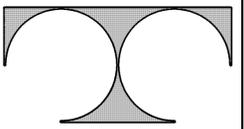


NOTE
VERIFY LOCATION OF FRONT
AND/OR SIDE O.H. GARAGE DOORS
WITH GENERAL CONTRACTOR

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

UNIT 'B'
1582 SQ. FT.
SUNROOM: 241 SQ. FT. (OPTIONAL)
GARAGE: 512 SQ. FT.

UNIT 'A'
1450 SQ. FT.
16'-4" OVERHEAD DOOR
16'-4" M.O.
23'-0"



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Sheet Title
ELEVATIONS

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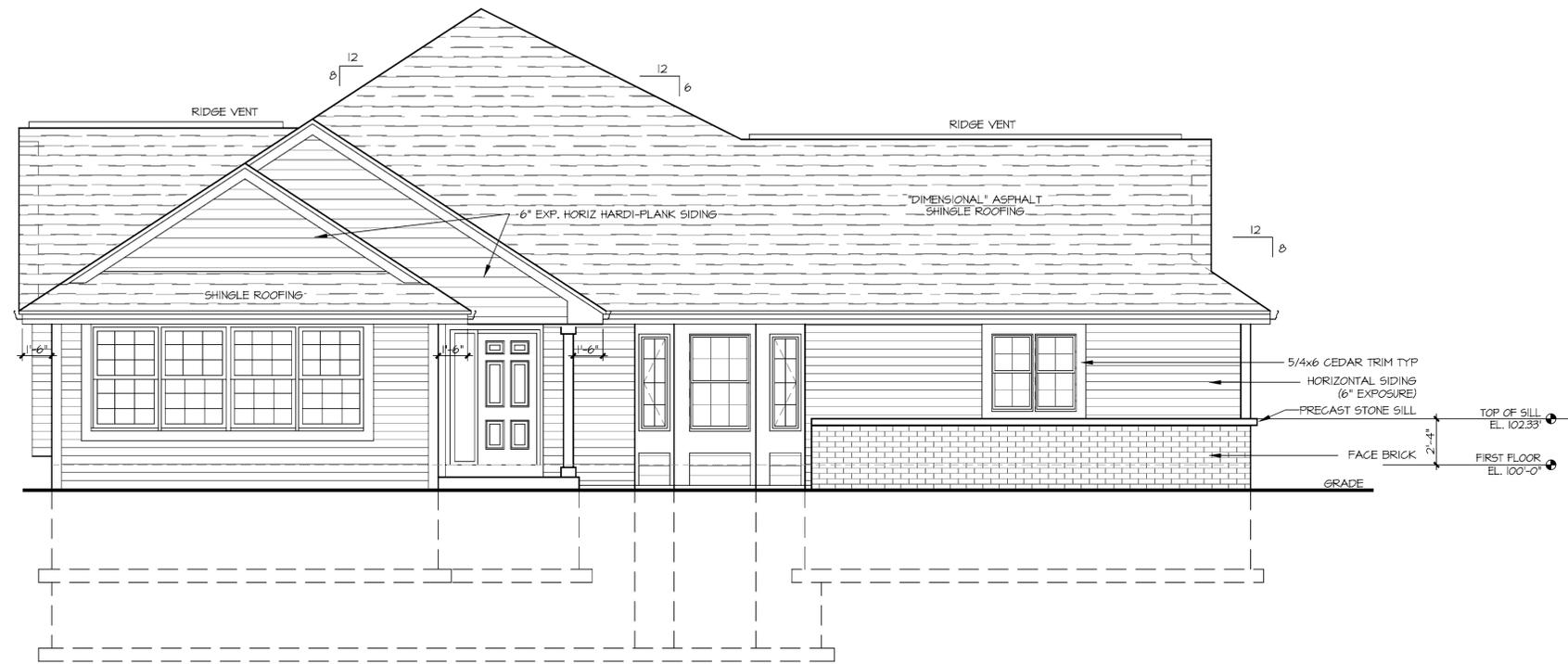
Date: 12-29-04

Job NO.: 03375.008-.016

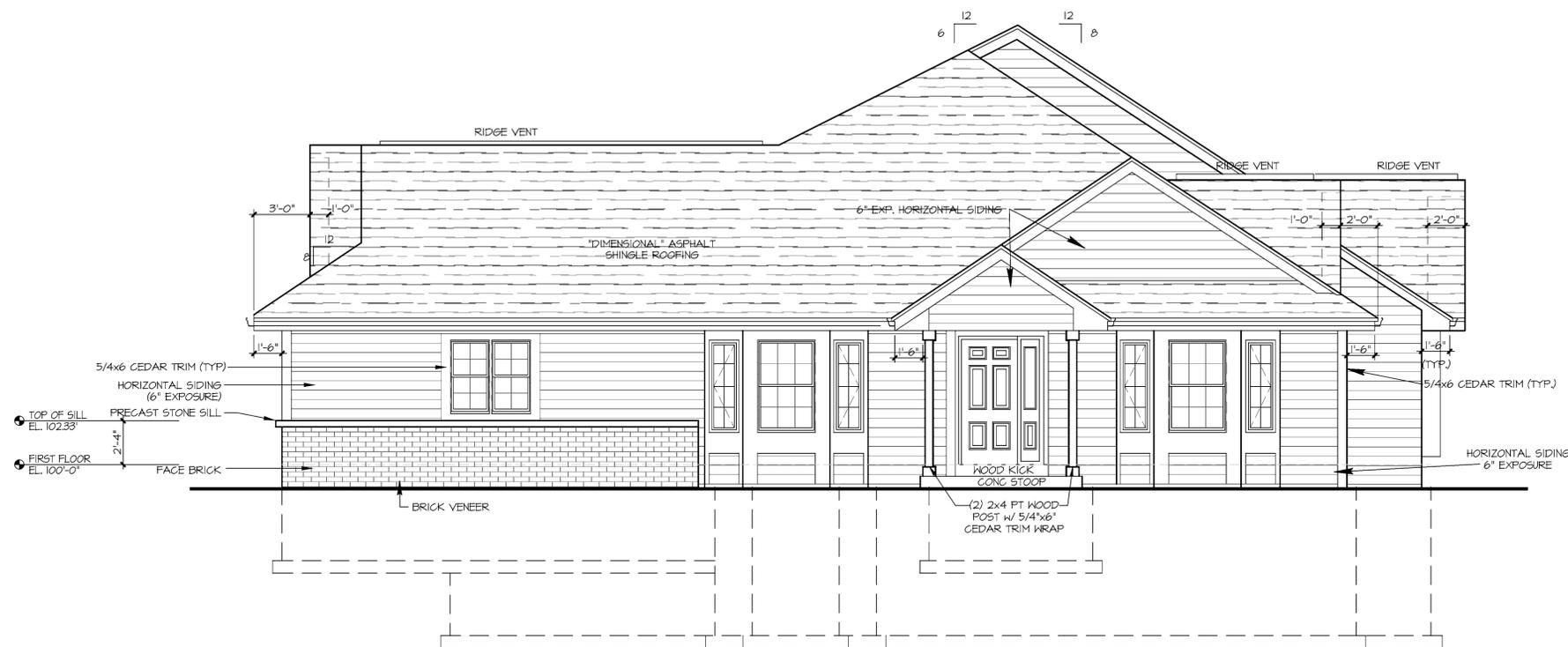
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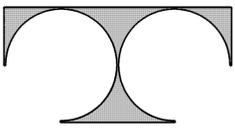
A2.2



1 RIGHT ELEVATION
1/4" = 1'-0"



2 LEFT ELEVATION
1/4" = 1'-0"



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Sheet Title
SECTIONS

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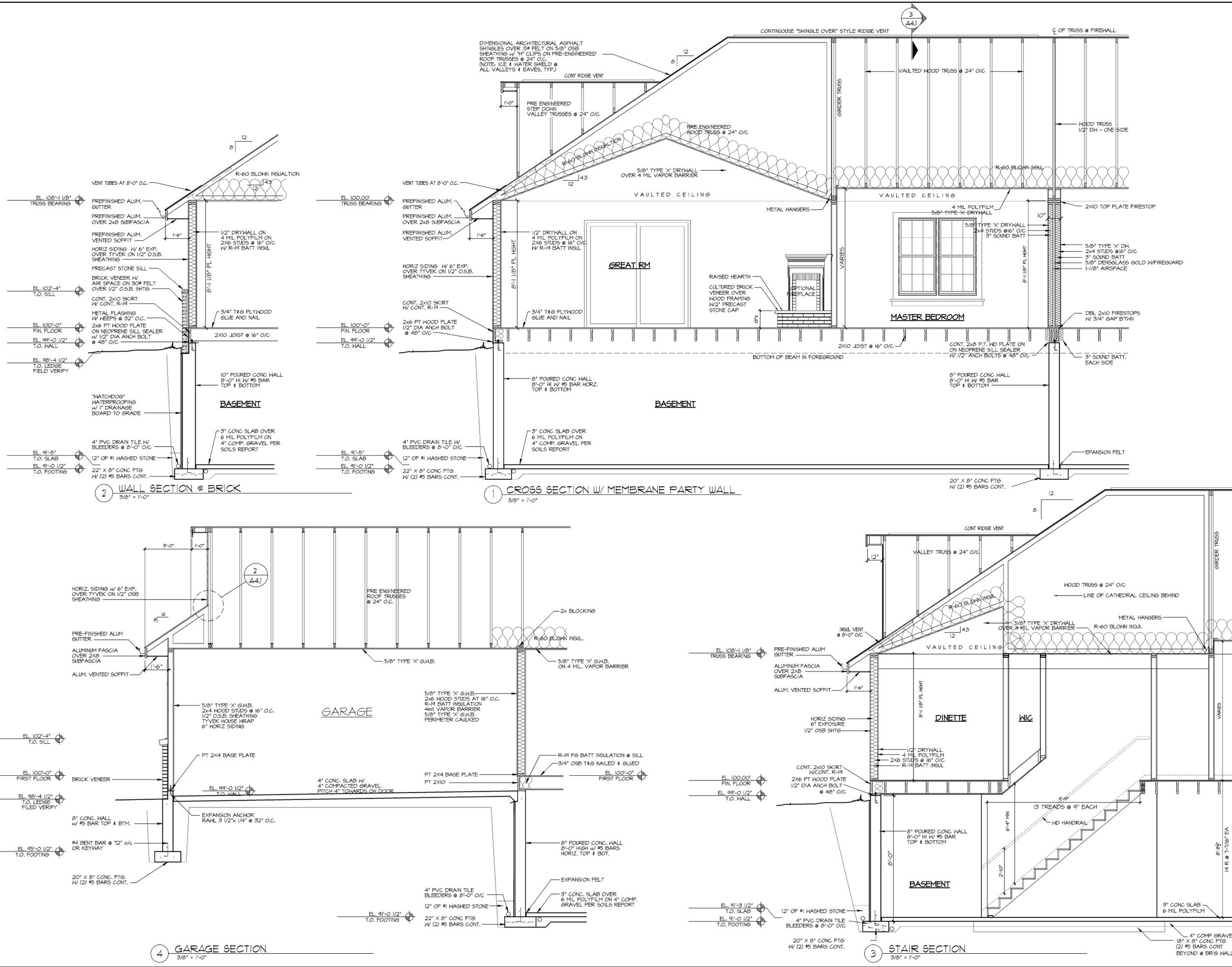
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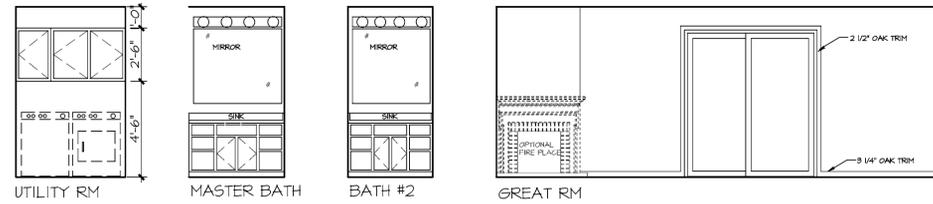
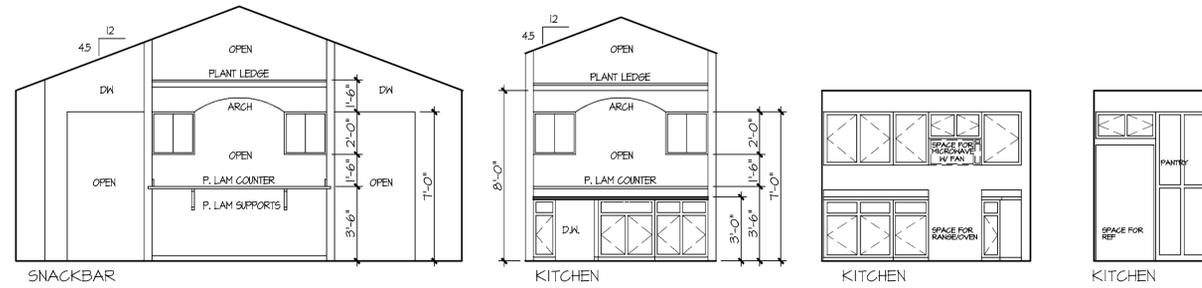
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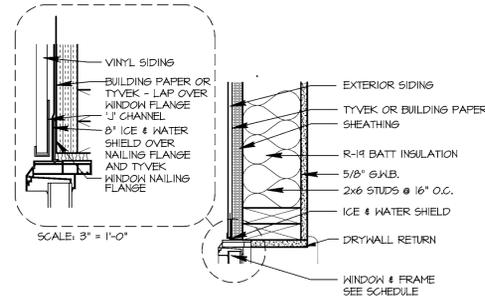
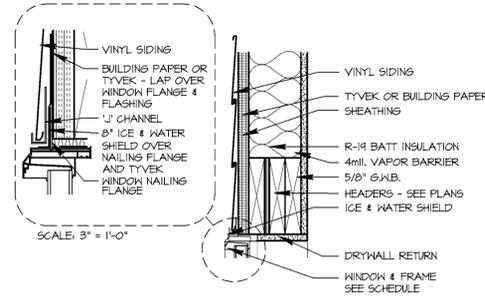
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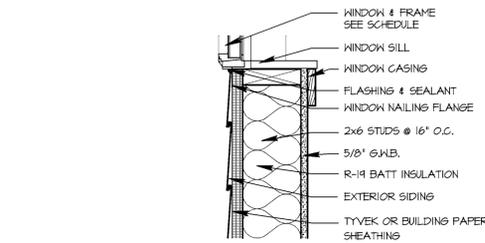




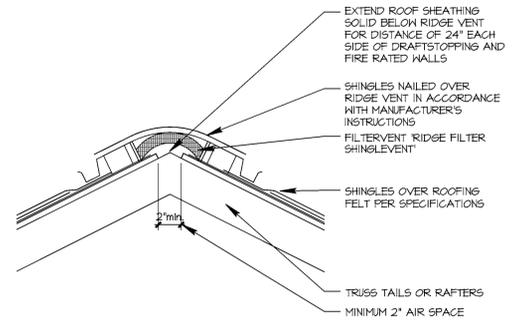
1 INTERIOR ELEVATIONS
1/4" = 1'-0"



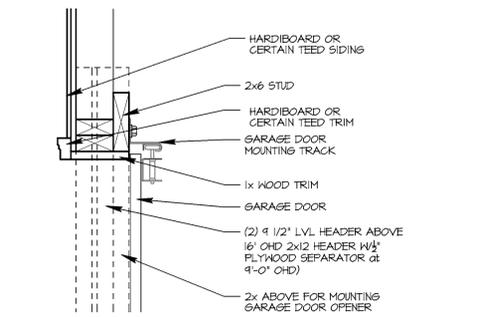
2 FLASHING DETAIL
1/2" = 1'-0"



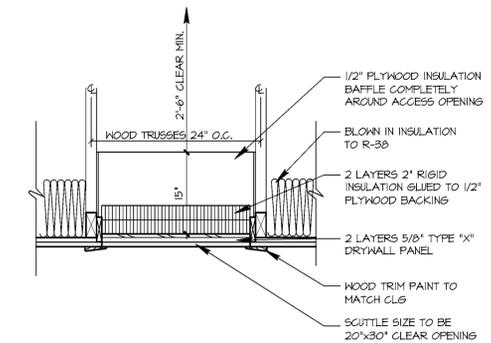
5 HEAD, JAMB & SILL DETAIL
1/2" = 1'-0"



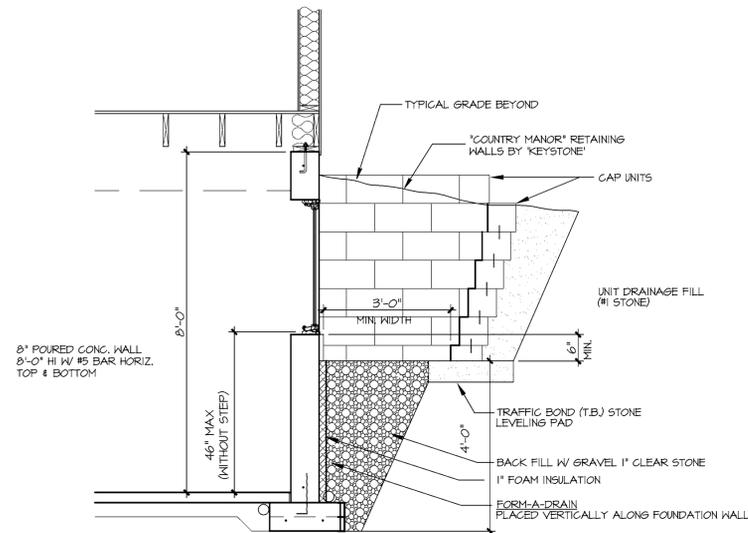
3 RIDGE VENT
1/2" = 1'-0"



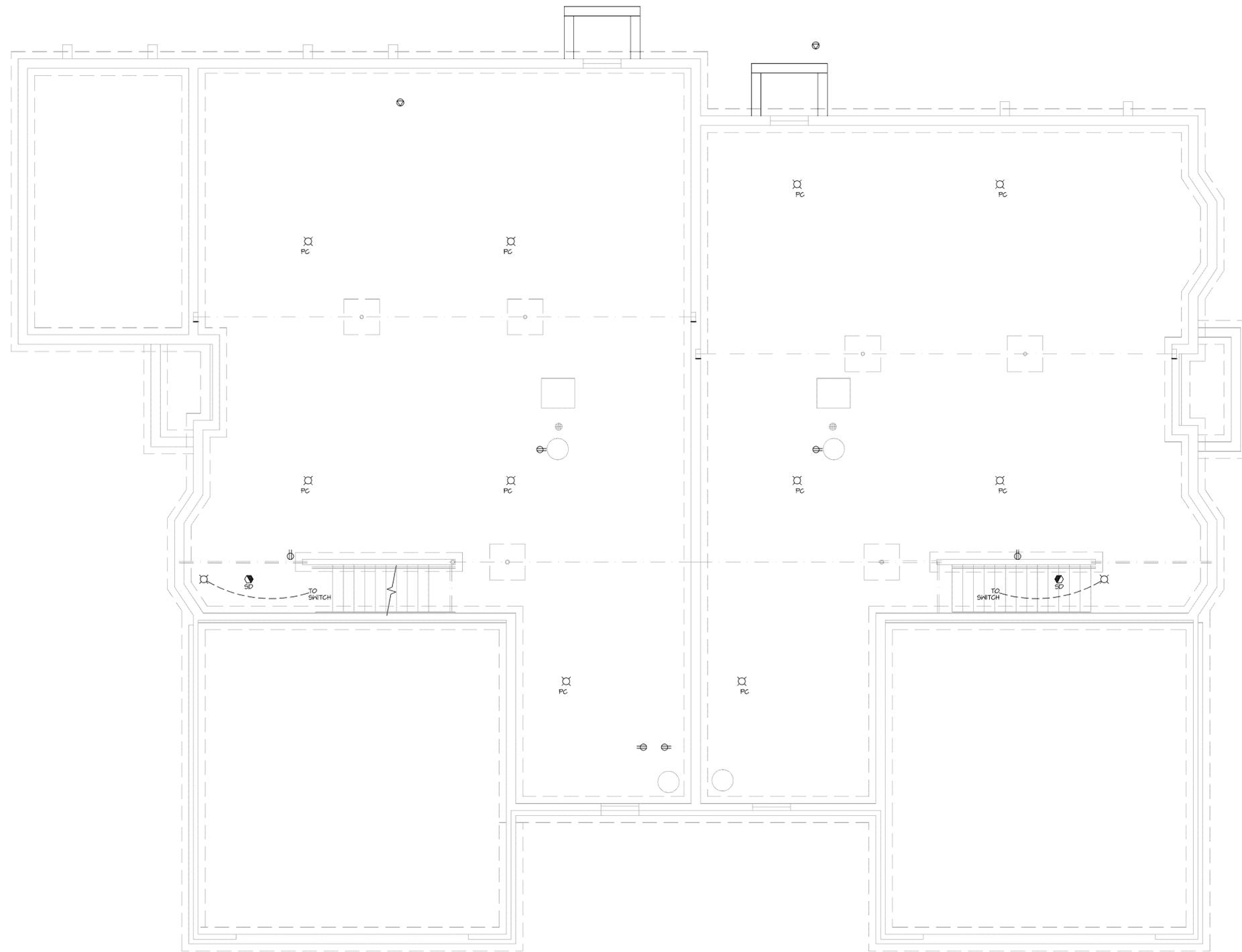
6 GARAGE DR DETAIL
SCALE: 1/2" = 1'-0"



4 ATTIC SCUTTLE
1" = 1'-0"



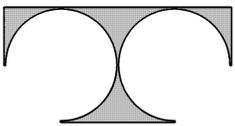
7 AREA WELL SECTION
1/2" = 1'-0"



SYMBOL KEY

- \$ SINGLE POLE SWITCH
- 3-way SWITCH
- 4-way SWITCH
- DIMMER SWITCH
- ⊕ DUPLEX OUTLET
- ⊕ FOURPLEX OUTLET
- 220 OUTLET
- ⊕ DUPLEX GFI OUTLET
- ⊕ DUPLEX WATER PROOF OUTLET
- INDICATES MOUNTING HEIGHT
- ⊕ FLOOR OUTLET
- ⊕ RECESSED LIGHT FIXTURE
- ⊕ CEILING MOUNTED LIGHT FIXTURE
- ⊕ HALL MOUNTED LIGHT FIXTURE
- ⊕ EXTERIOR FLOODLIGHT
- CLIS FAN & LT
- ⊕ EXHAUST FAN
- FANLT COMBO
- CABLE TV OUTLET
- NURSE CALL ALARM
- TELEPHONE JACK
- DOOR BELL
- THERMOSTAT
- MOTOR CONNECTION
- FIRE ALARM FULL & HORN
- FIRE ALARM FULL
- SMOKE DETECTOR
- DISCONNECT

1 BASEMENT LEVEL ELECTRICAL PLAN
1/4" = 1'-0"



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Sheet Title

**BASEMENT
LEVEL
ELECTRICAL
PLAN**

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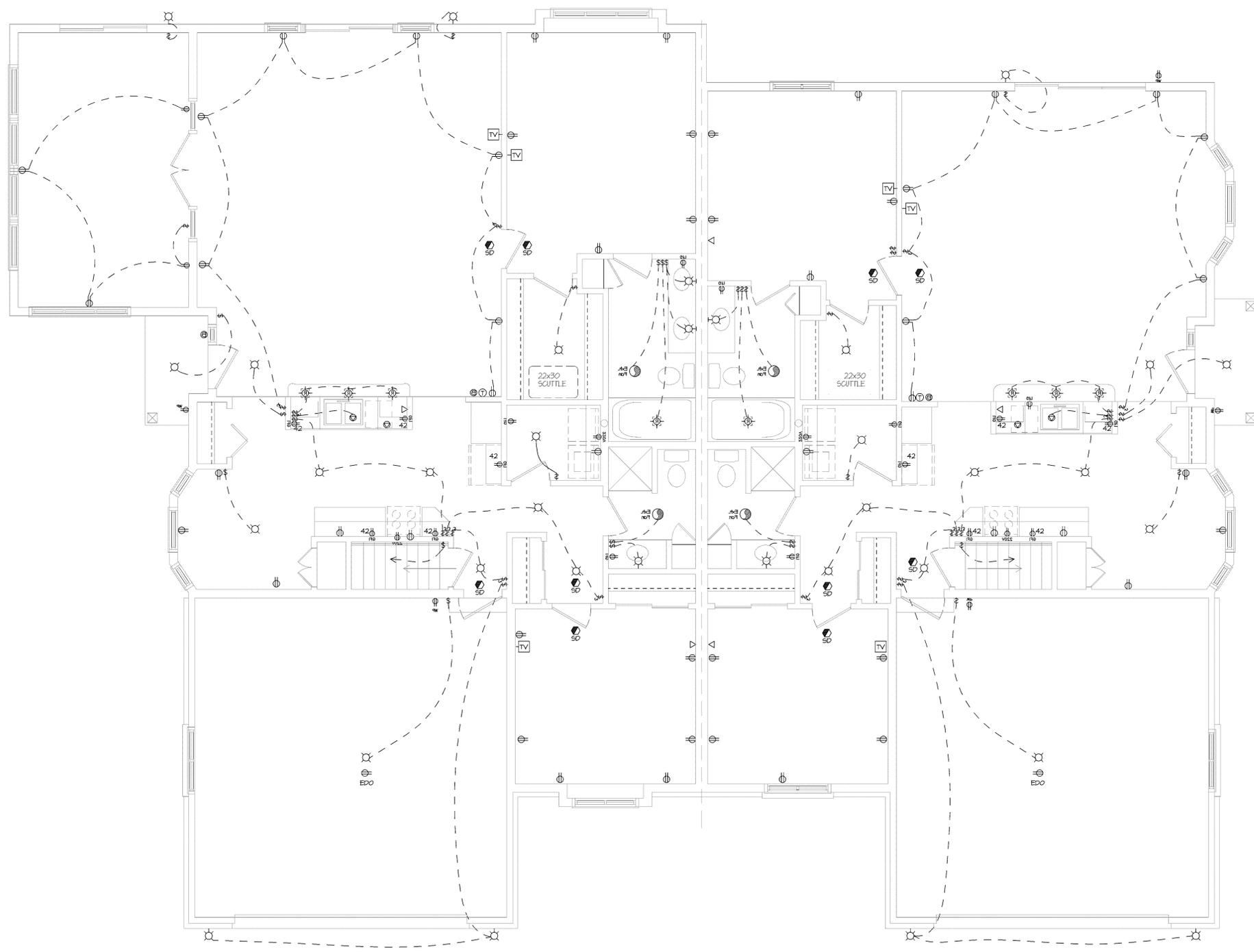
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SYMBOL KEY	
⊞	SINGLE POLE SWITCH
⊞	3-WAY SWITCH
⊞	4-WAY SWITCH
⊞	DIMMER SWITCH
⊞	DUPLEX OUTLET
⊞	FOURPLEX OUTLET
⊞	220 OUTLET
⊞	DUPLEX GFI OUTLET
⊞	DUPLEX WATER PROOF OUTLET
⊞	INDICATES MOUNTING HEIGHT
⊞	FLOOR OUTLET
⊞	RECESSED LIGHT FIXTURE
⊞	CEILING MOUNTED LIGHT FIXTURE
⊞	HALL MOUNTED LIGHT FIXTURE
⊞	EXTERIOR FLOODLIGHT
⊞	CLIG FAN & LT
⊞	EXHAUST FAN
⊞	FAN/LT COMBO
⊞	CABLE TV OUTLET
⊞	NURSE CALL ALARM
⊞	TELEPHONE JACK
⊞	DOOR BELL
⊞	THERMOSTAT
⊞	MOTOR CONNECTION
⊞	FIRE ALARM PULL & HORN
⊞	FIRE ALARM PULL
⊞	SMOKE DETECTOR
⊞	DISCONNECT

1 GROUND LEVEL ELECTRICAL PLAN
1/4" = 1'-0"

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GROUND LEVEL ELECTRICAL PLAN

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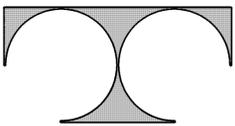
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**BASEMENT
LEVEL
MECHANICAL
PLAN**

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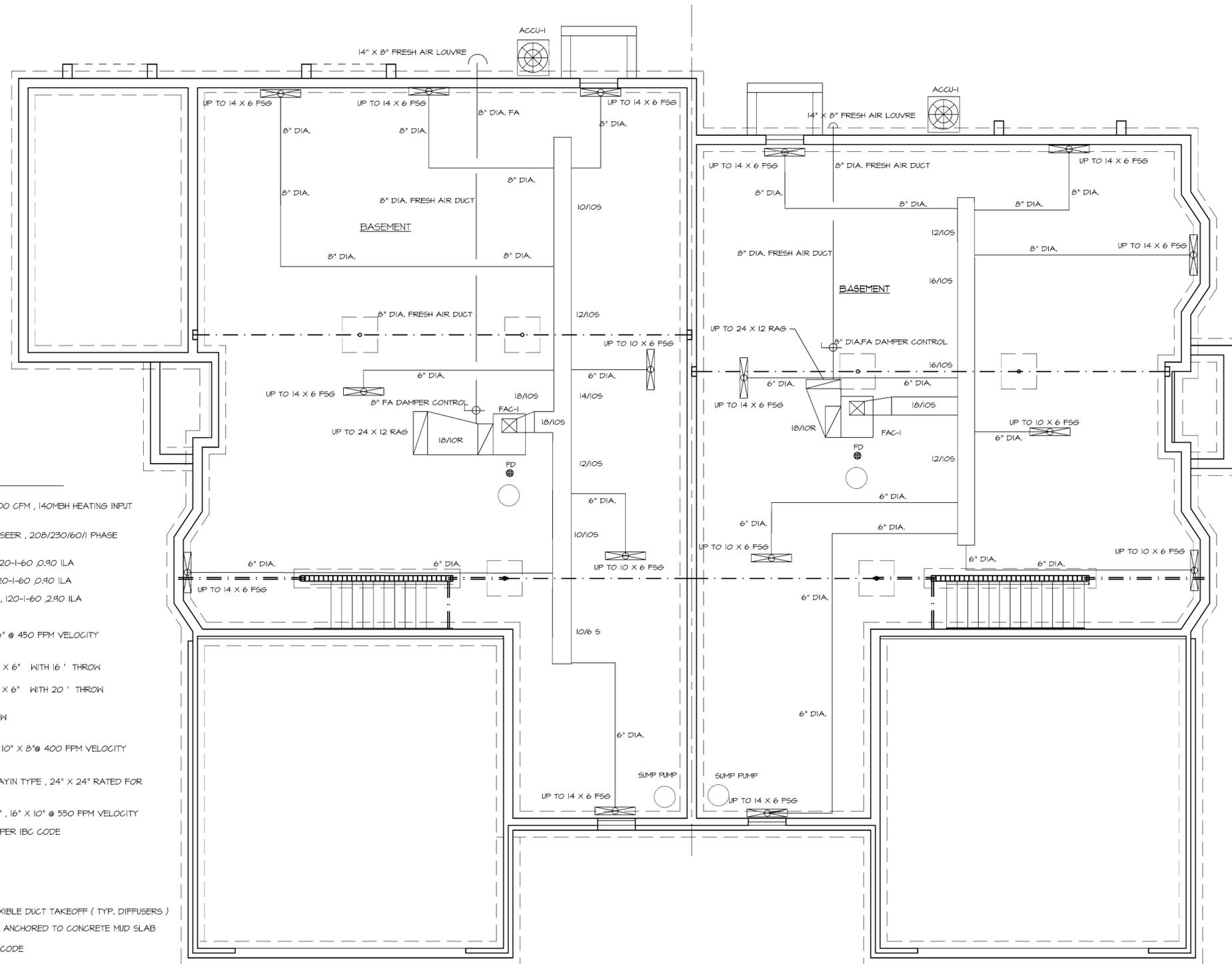
Date: 12-29-04

Job NO.: 03375.008-.016

Drawn By: JRG

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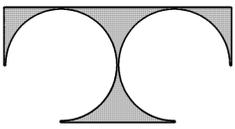
M1.0



MECHANICAL EQUIPMENT SCHEDULES :

- * FCU : AMANA MODEL # AMS90140 -5 ANA HI-EFFICIENCY FURNACES , 2200 CFM , 140MBH HEATING INPUT 115/60/1 PHASE , 18.4 MCA , 90% AFUE , 220 CFM FRESH AIR
- * ACCU-1: AMANA MODEL # VC A60B3A , 5 TONS COOLING CAPACITY , 10.0 SEER , 208/230/60/1 PHASE 3/8" LIQUID , 5/8" SUCTION , 20 MCA , 60MBH COOLING CAPACITY
- * EF-1 : BROAN OR EQUAL MODEL # L-100 CEILING EXHAUST FAN , 90 CFM , 120-1-60 , 0.90 ILA
- * EF-2 BROAN OR EQUAL MODEL # L-100 CEILING EXHAUST FAN , 75 CFM , 120-1-60 , 0.90 ILA
- * EF-2 BROAN OR EQUAL MODEL # L-250 CEILING EXHAUST FAN , 250 CFM , 120-1-60 , 2.90 ILA
- * RC-1 : BROAN OR EQUAL MODEL # 634 TOILET VENT ROOF CAP
- * RETURN WALL REGISTER GRILLE TO BE CONTINENTAL MODEL G35 , 24" X 6" @ 450 FPM VELOCITY WITH CURVED BLADES AND EXTRUDED ALUMINUM SATIN ANODIZED FINISH
- * SIDEWALL SUPPLY GRILLES (SWS) TO BE AIR GUIDE MODEL CLD-2 , 24" X 6" WITH 16 ' THROW @ 500FPM NECK VELOCITY , WHITE COLOR
- * SIDEWALL SUPPLY GRILLES (SWS) TO BE AIR GUIDE MODEL CLD-2 , 48" X 6" WITH 20 ' THROW @ 500FPM NECK VELOCITY , WHITE COLOR
- * FLOOR SUPPLY GRILLES TO BE CONTINENTAL MODEL # 28 WITH 12 ' THROW @ 500FPM NECK VELOCITY , WHITE COLOR
- * RETURN WALL REGISTER GRILLE TO BE AIR GUIDE OR EQUAL MODEL # RA , 10" X 8" @ 400 FPM VELOCITY WITH CURVED BLADES AND EXTRUDED ALUMINUM SATIN ANODIZED FINISH
- * CEILING RETURN AIR DIFFUSERS TO BE AIR GUIDE MODEL AYP OR EQUAL LAYIN TYPE , 24" X 24" RATED FOR @ 500 FPM VELOCITY , WHITE COLOR
- * LOUVRE : AIR GUIDE MODEL OL-2 STANDARD EXTRUDED ALUMINUM 16" X 8" , 16" X 10" @ 550 FPM VELOCITY
- * PROVIDE VOLUME BALANCING DAMPERS AT ALL BRANCH DUCT TAKEOFFS PER IBC CODE
- * SHEETMETAL DUCTWORK TO COMPLY WITH REQUIREMENTS OF IBC CODE
- * SEAL ALL DUCTWORK WITH APPROVED 3 M SEALANT PER IBC CODE
- * RUN MAXIMUM 6'-0" FLEXIBLE DUCT TO DIFFUSER OUTLETS
- * RUN HORIZONTAL BRANCH DUCTWORK WITH CONTINUOUS STEEL PIPE TO FLEXIBLE DUCT TAKEOFF (TYP. DIFFUSERS)
- * UNDERGROUND RETURN DUCTWORK TO BE GALVANIZED COATED PCD PIPE , ANCHORED TO CONCRETE MUD SLAB
- * PROVIDE NEEB CERTIFIED AIR TESTING AND BALANCING REPORT PER IBC CODE
- * PROVIDE FIRESTOPPING AT ALL OPENINGS AROUND DUCTS , PIPES , CONDUITS AND OTHER PENETRATIONS OF FIRE RESISTIVE CONSTRUCTION
- * PROVIDE 1" FIBERGLASS INSULATION ON ALL FRESH AIR DUCTWORK FROM LOUVRE TO FAC-1
- * PROVIDE INTERIOR DUCT INSULATION ON ALL SUPPLY DUCTWORK FROM FAC-1 TO MAIN SUPPLY TRUNK DUCT
- * PLUMBER TO PROVIDE GAS PIPING TO A FAC-1 AND ALL OTHER APPLIANCES
- * TSTAT: HONEYWELL T1300 THERMOSTAT WITH SUB-BASE PROGRAMMABLE TYPE

BASEMENT LEVEL MECHANICAL PLAN
1/4" = 1'-0"



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ARCHITECTS, ENGINEERS, PLANNERS

N8 W22350 JOHNSON DRIVE, SUITE B4
WAUKESHA, WISCONSIN 53186
PHONE 262-437-0400 FAX 262-437-0401

STONEWALL RIDGE DEVELOPMENT, LLC
DUPLEX CONDOS; 008 - 016

STONEWALL RIDGE DRIVE
JACKSON, WISCONSIN

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Sheet Title
**GROUND LEVEL
MECHANICAL
PLAN**

Issued For: _____ Date: _____

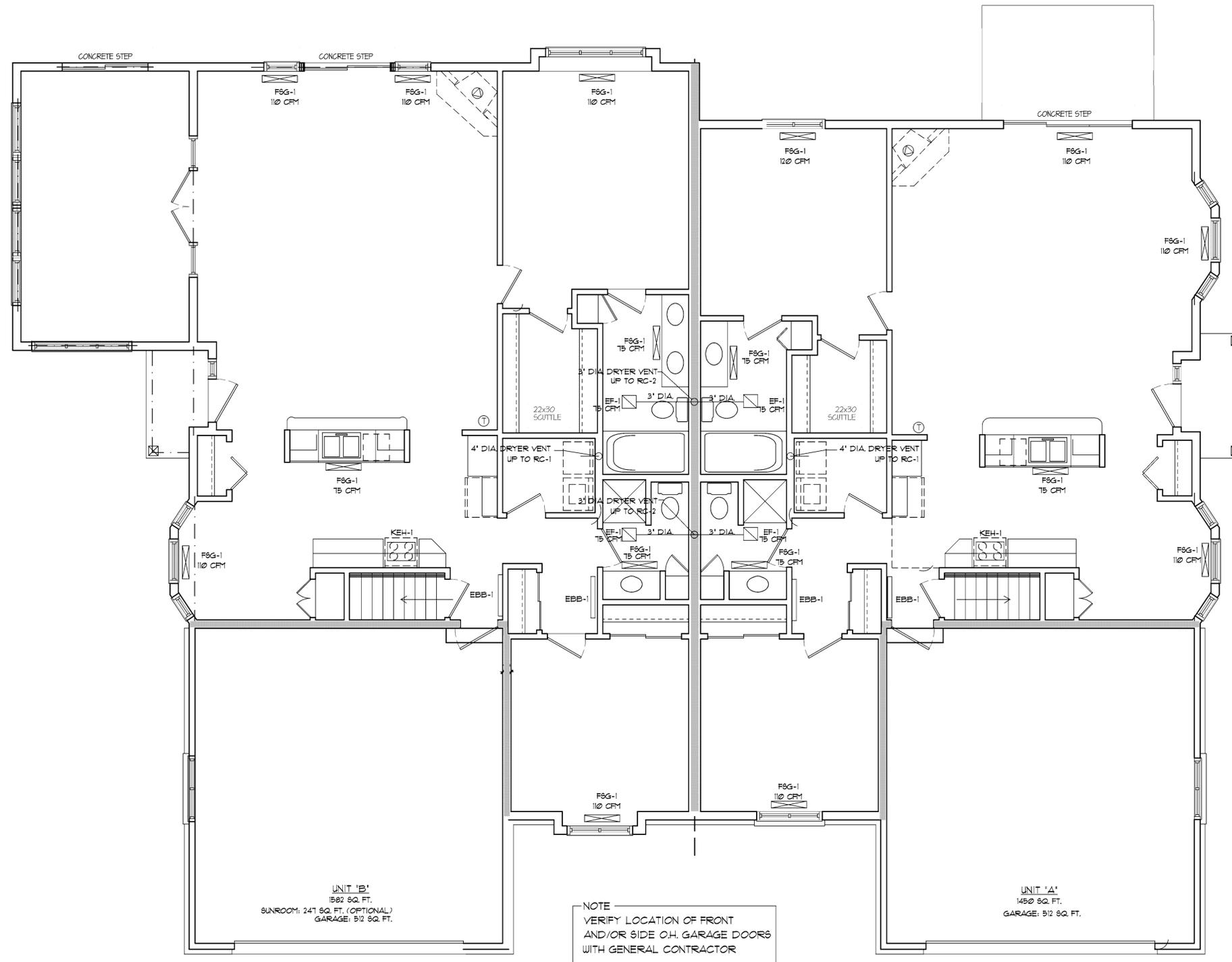
Date: 12-29-04

Job NO.: 03375.008-016

Drawn By: REW

Sheet No.

M1.1

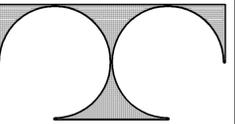


UNIT 'B'
1582 SQ. FT.
SUNROOM: 247 SQ. FT. (OPTIONAL)
GARAGE: 512 SQ. FT.

UNIT 'A'
1450 SQ. FT.
GARAGE: 512 SQ. FT.

NOTE
VERIFY LOCATION OF FRONT
AND/OR SIDE O.H. GARAGE DOORS
WITH GENERAL CONTRACTOR

1 GROUND LEVEL MECHANICAL PLAN
1/4" = 1'-0"



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STONEWALL RIDGE CONDOMINIUMS
FOUR UNIT - BLDG. 20 & 23

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Sheet Title
FOUNDATION PLAN

Issued For: _____ Date: _____
Issued For: _____ Date: _____

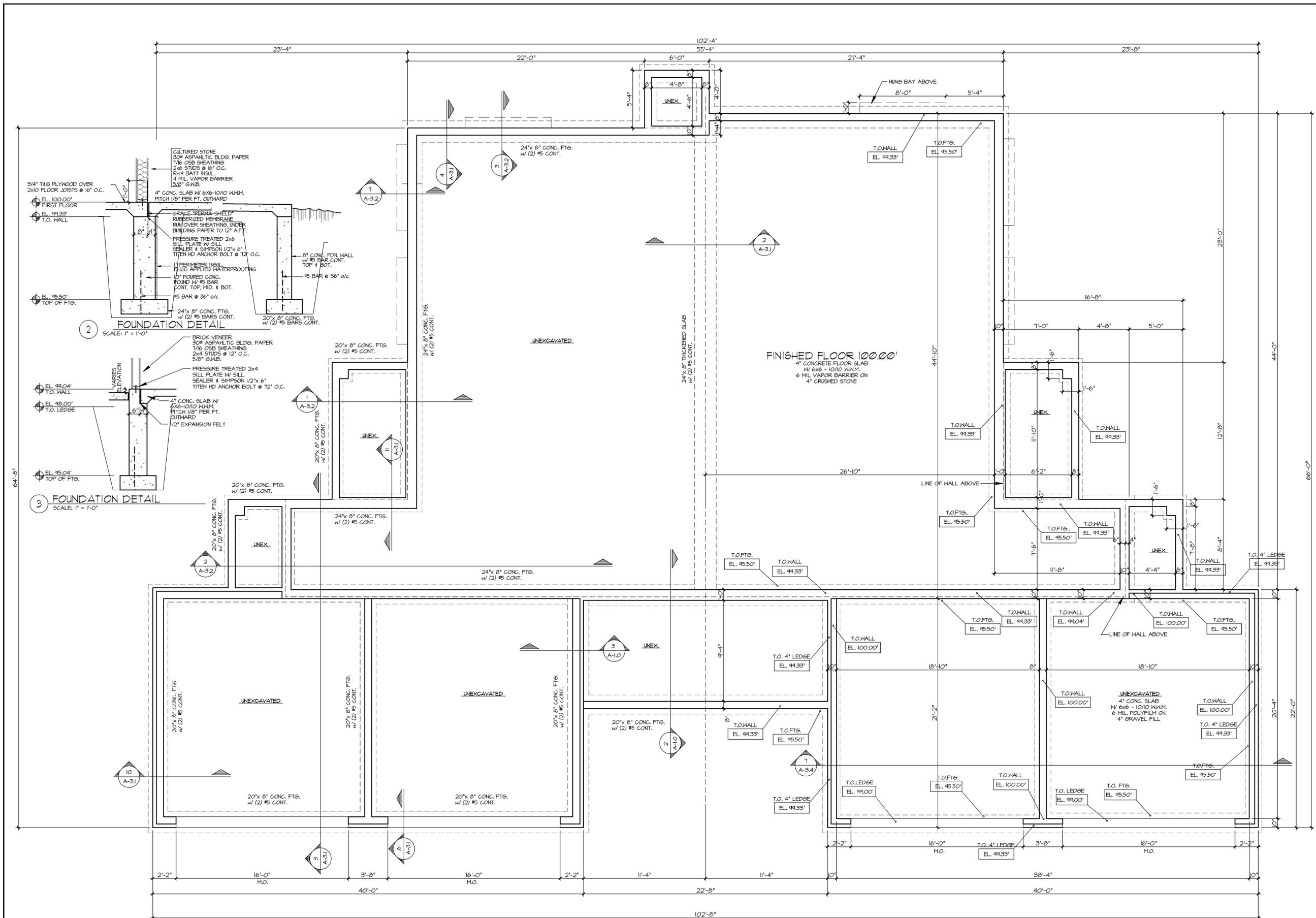
Date: **08-21-07**

Job NO.: **07168.023**

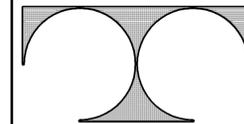
Drawn By: **MMD**

Sheet No. _____

A1.0



FOUNDATION PLAN
SCALE 1/4" = 1'-0"



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Sheet Title
FIRST FLOOR PLAN

Issued For: _____ Date: _____
Issued For: _____ Date: _____

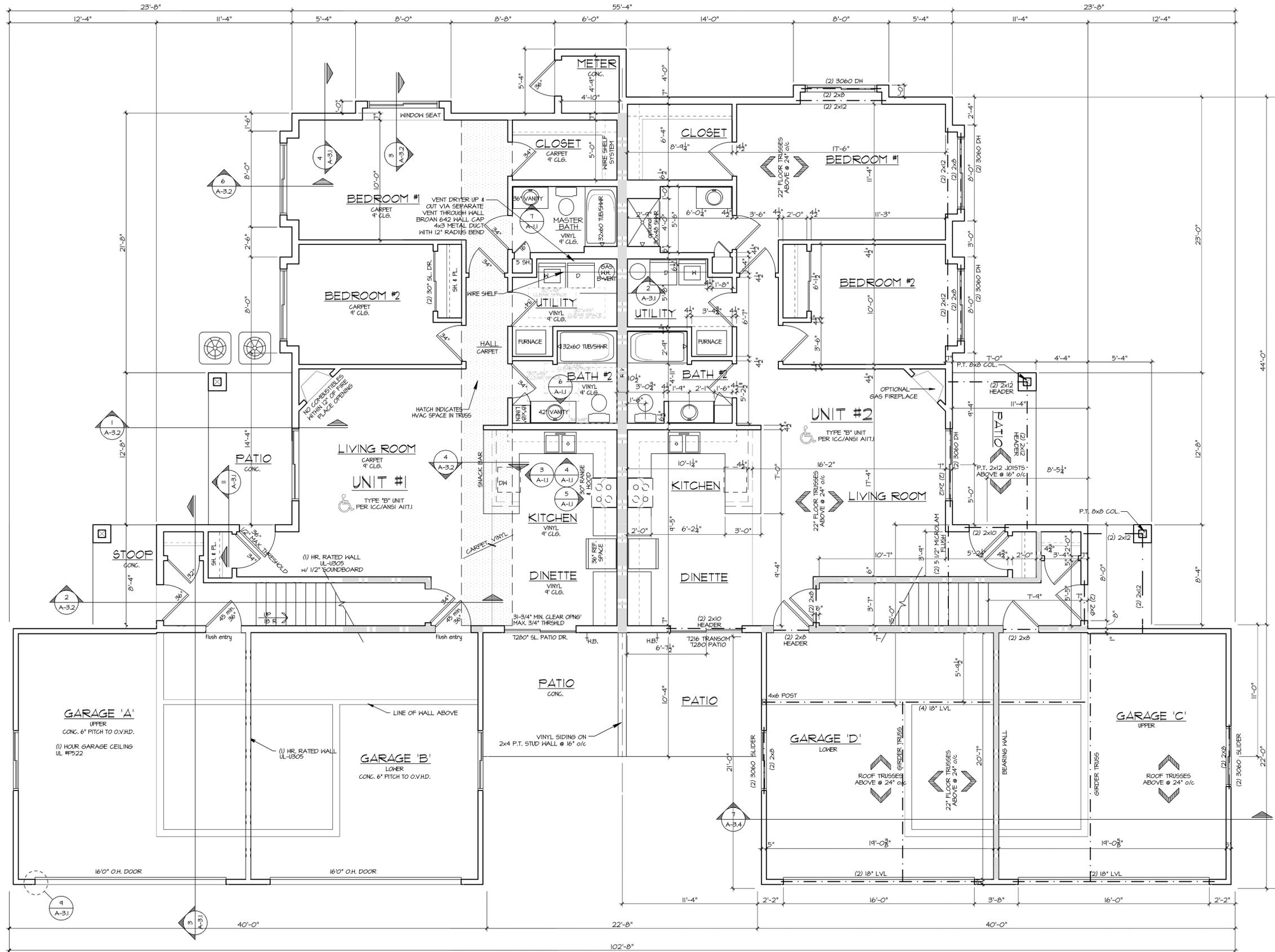
Date: **08-21-07**

Job NO.: **07168.023**

Drawn By: **MMD**

Sheet No. _____

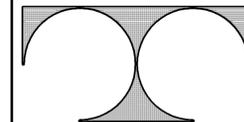
A1.1



WALL TYPES	
	(1) HR RATED WALL

FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"
UNIT 1: 1325 SF.
UNIT 2: 1362 SF.

NOTE:
LOW PROFILE THRESHOLDS IN ACCESSIBLE UNITS.
LEVER DOOR HARDWARE @ ENTRIES TO ACCESSIBLE UNITS.



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Sheet Title
SECOND FLOOR PLAN

Issued For: _____ Date: _____
Issued For: _____ Date: _____

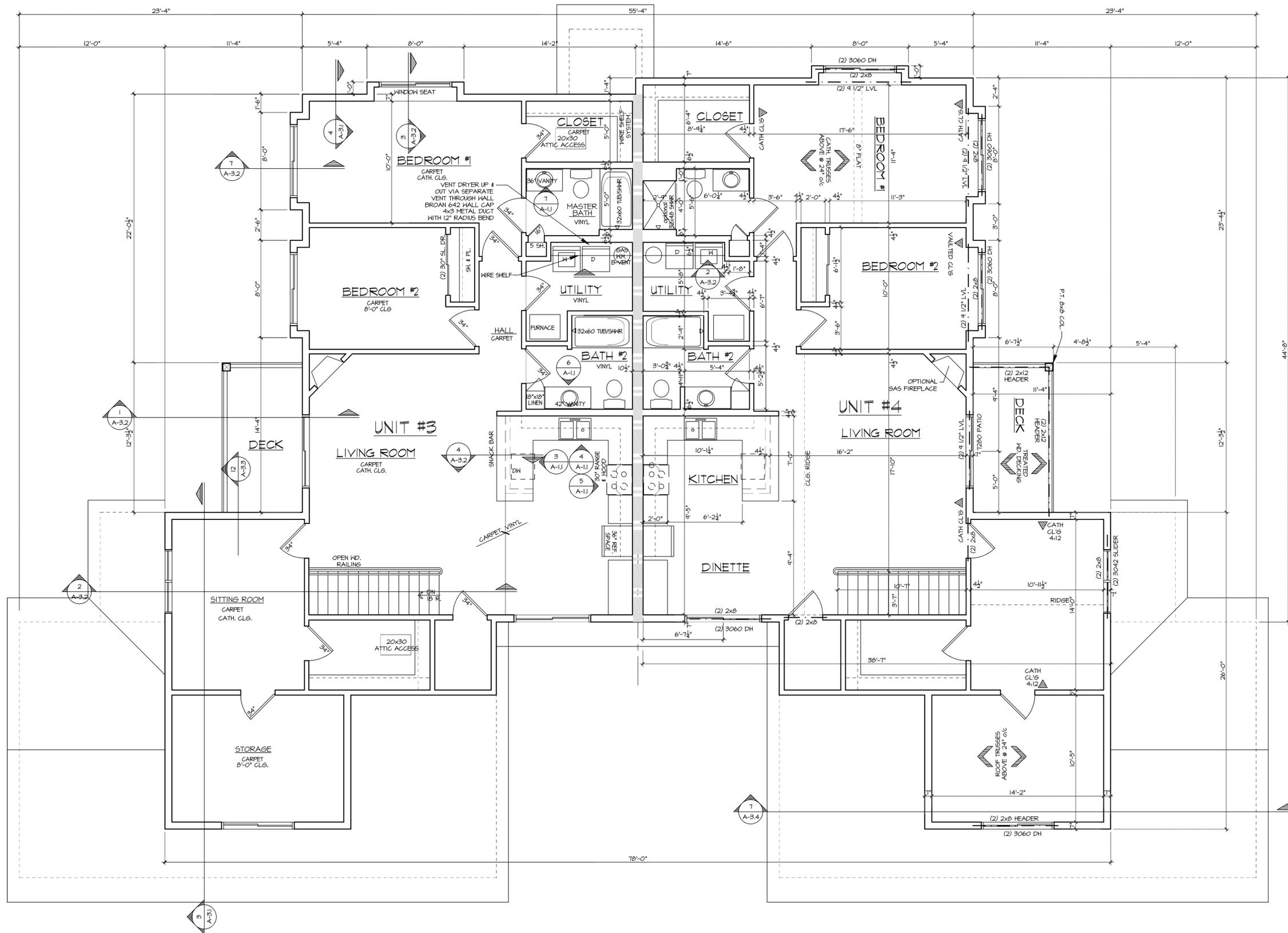
Date: **08-21-07**

Job NO.: **07168.023**

Drawn By: **MMD**

Sheet No.

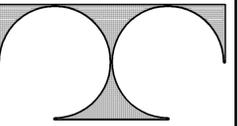
A1.2



WALL TYPES	
	(1) HR RATED WALL

SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"
UNIT 3: 1658 S.F.
UNIT 4: 1645 S.F.



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Sheet Title
EXTERIOR ELEVATIONS

Issued For: _____ Date: _____
Issued For: _____ Date: _____

Date: 08-21-07

Job NO.: 07168.023

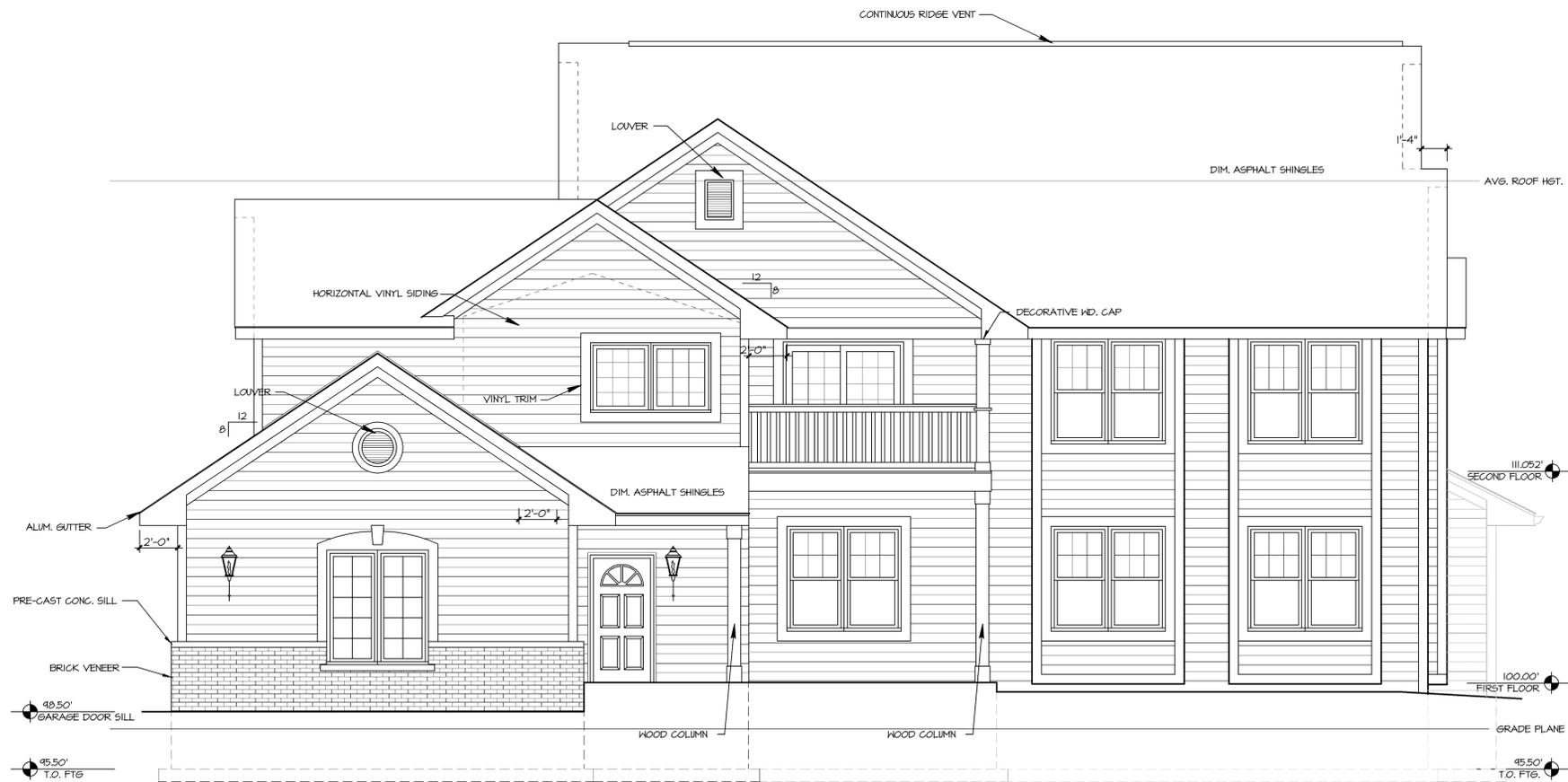
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Sheet No.

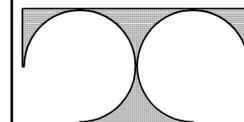
A2.1



REAR ELEVATION
1/4" = 1'-0"



RIGHT SIDE ELEVATION
1/4" = 1'-0"



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Sheet Title
EXTERIOR ELEVATIONS

Issued For: _____ Date: _____
Issued For: _____ Date: _____

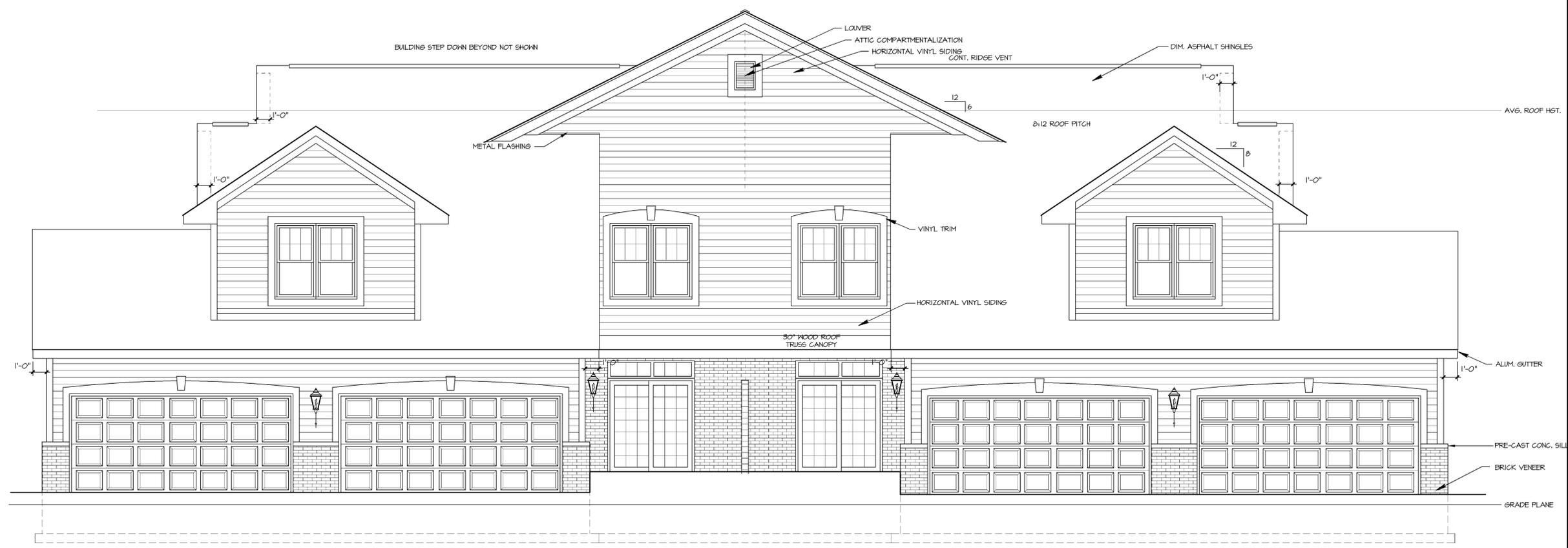
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Job No.: **07168.023**

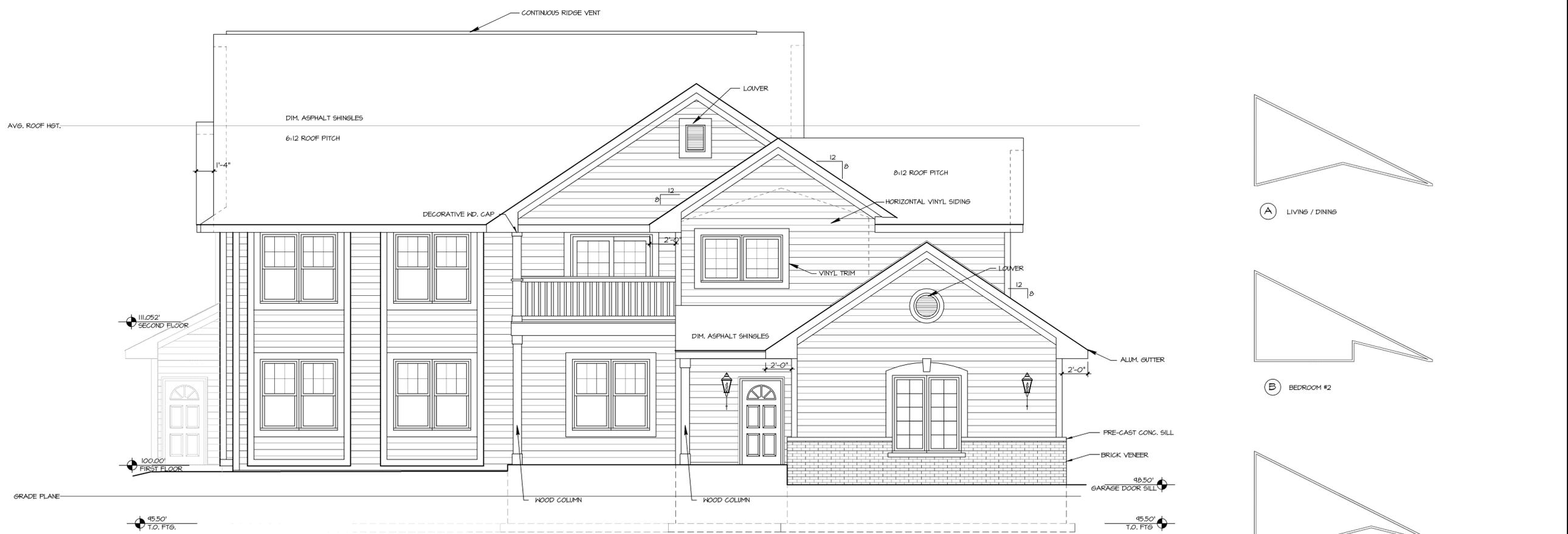
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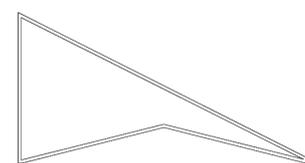
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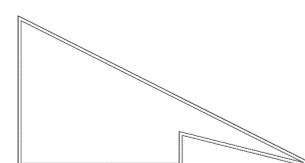
FRONT ELEVATION
SCALE 1/4" = 1'-0"



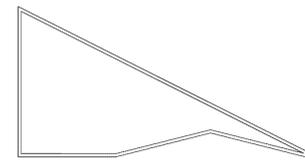
LEFT SIDE ELEVATION
SCALE 1/4" = 1'-0"



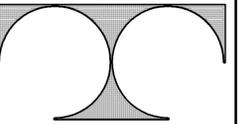
(A) LIVING / DINING



(B) BEDROOM #2



(C) BEDROOM #1



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Sheet Title
SECTIONS
& DETAILS

Issued For: _____ Date: _____
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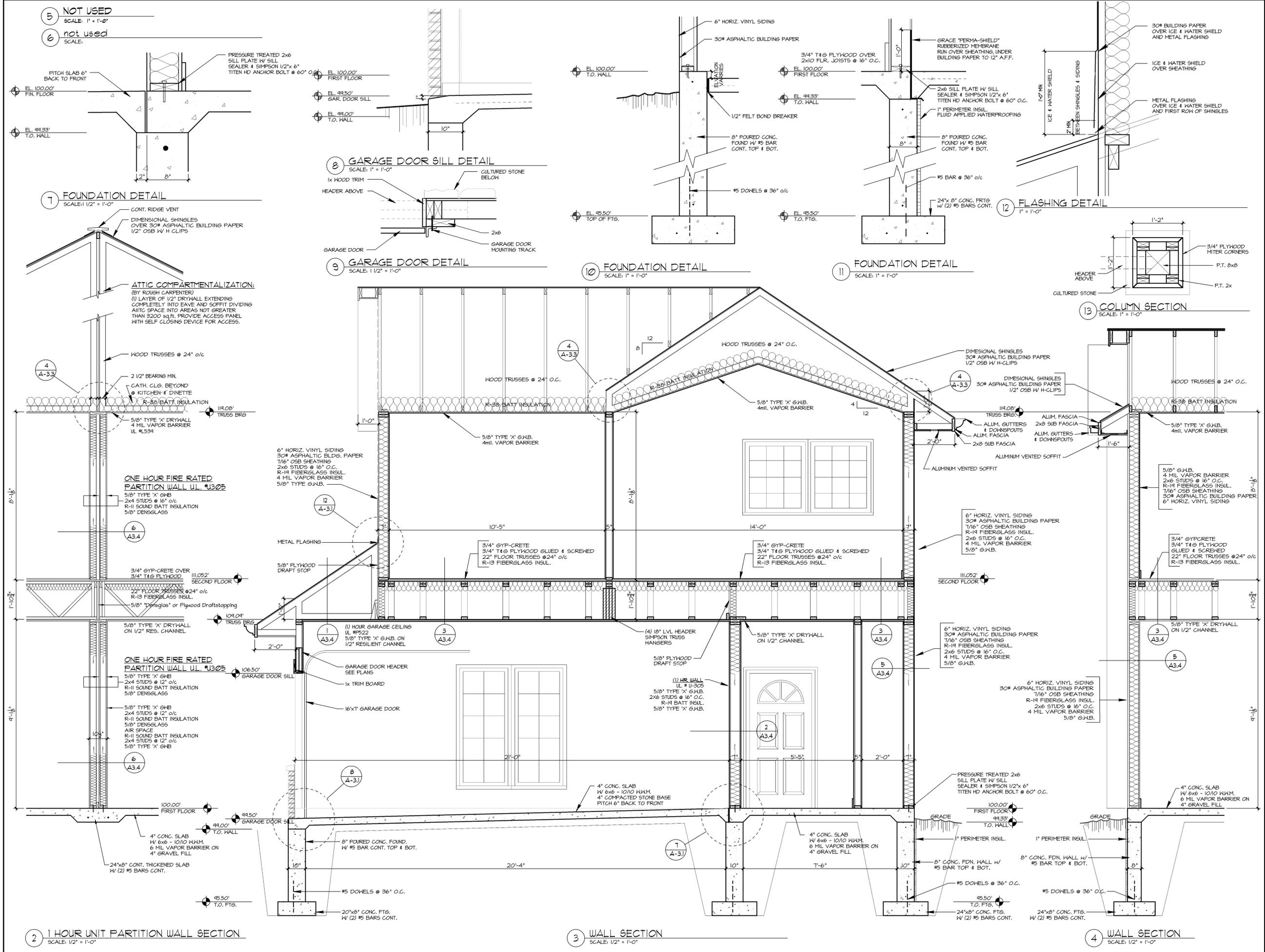
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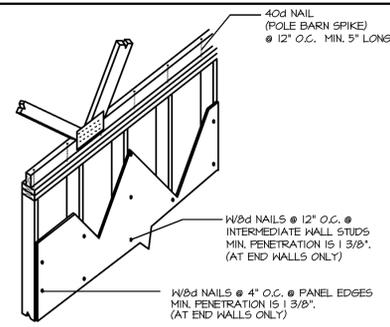
Job NO.: **07168.023**

Drawn By: **MMD**

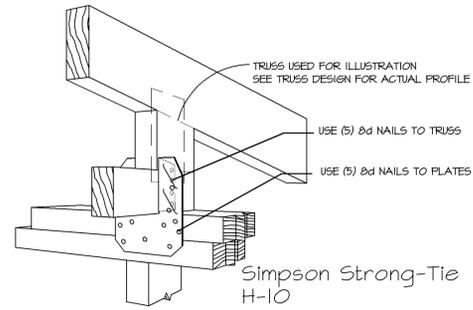
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A3.1

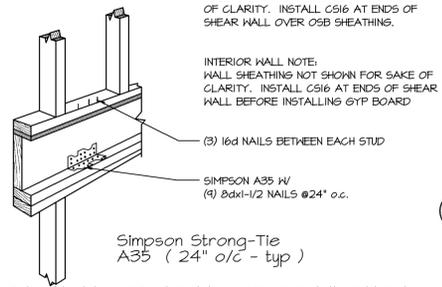




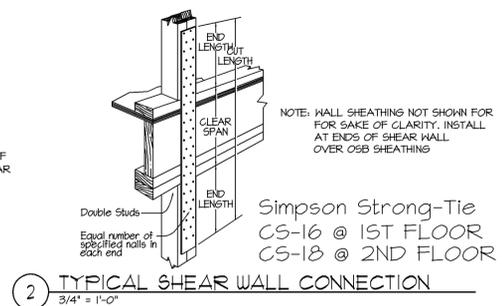
5 TRUSS DETAIL FOR GABLE END CONDITIONS @ SHEAR WALL
1/2" = 1'-0"



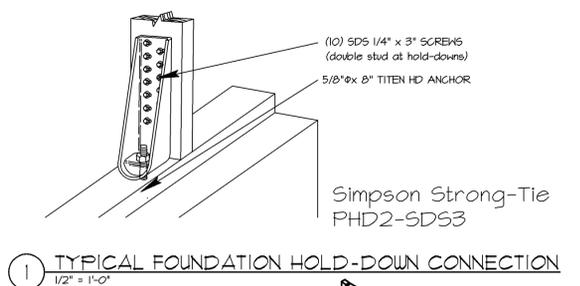
4 TYPICAL TRUSS TO WALL CONNECTION
1" = 1'-0"



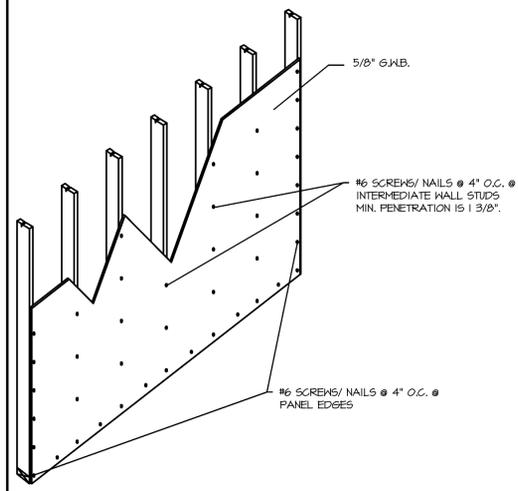
3 TYPICAL FLOOR TO FLOOR CONNECTION
1" = 1'-0"



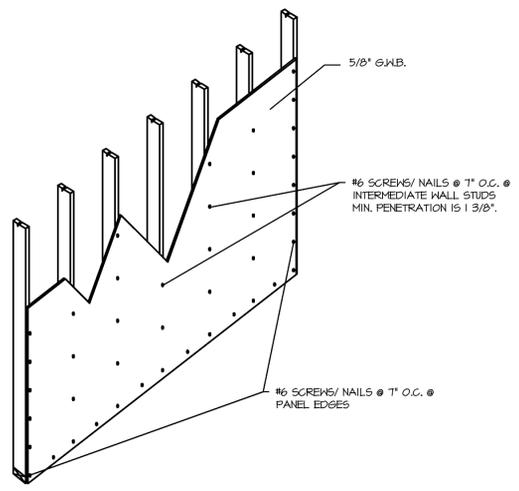
2 TYPICAL SHEAR WALL CONNECTION
3/4" = 1'-0"



1 TYPICAL FOUNDATION HOLD-DOWN CONNECTION
1/2" = 1'-0"



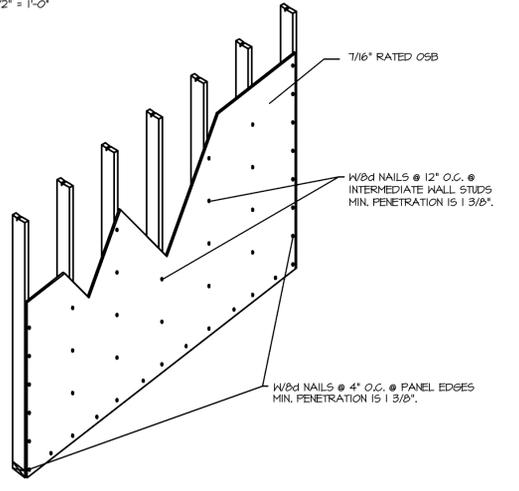
10 SHEAR WALL 4:4 NAIL/SCREW DETAIL
1/2" = 1'-0"



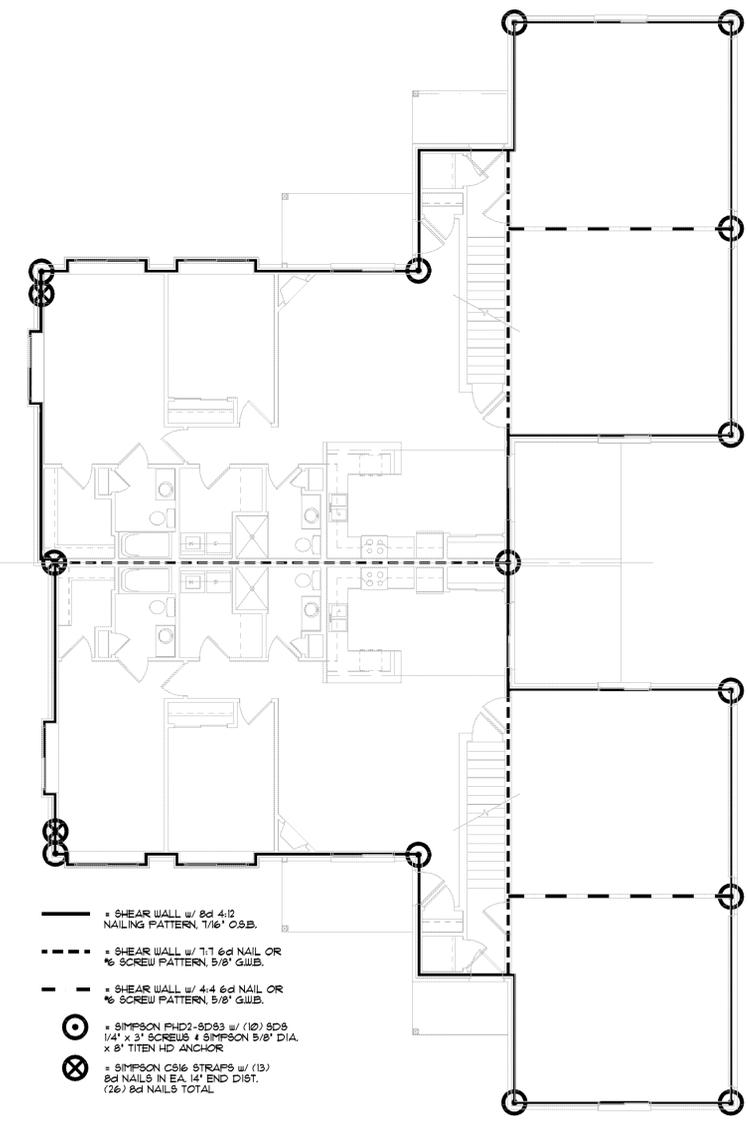
9 SHEAR WALL 1:1 NAIL/SCREW DETAIL
1/2" = 1'-0"

6 NOT USED

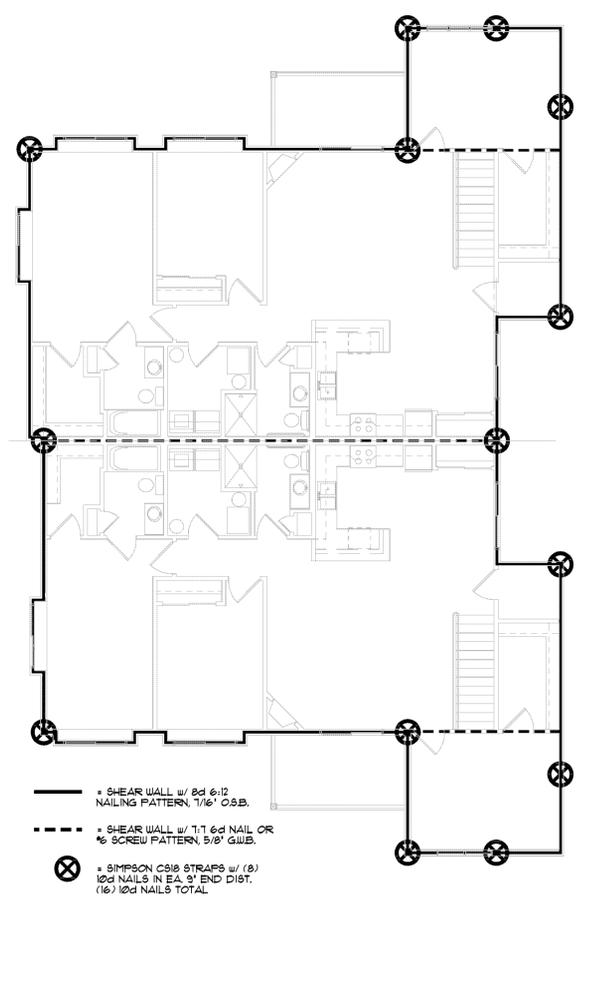
8 NOT USED



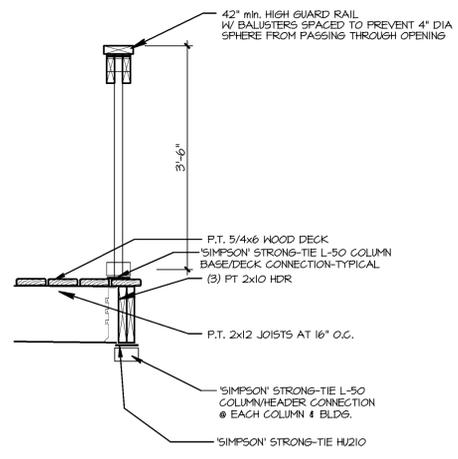
7 SHEAR WALL 4:12 NAIL/SCREW DETAIL
1/2" = 1'-0"



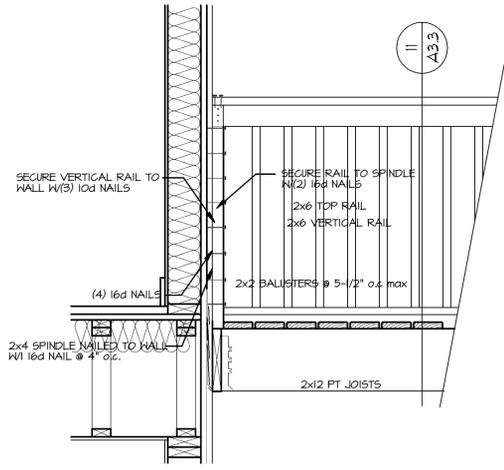
FIRST FLOOR SHEAR WALL PLAN
N.T.S.



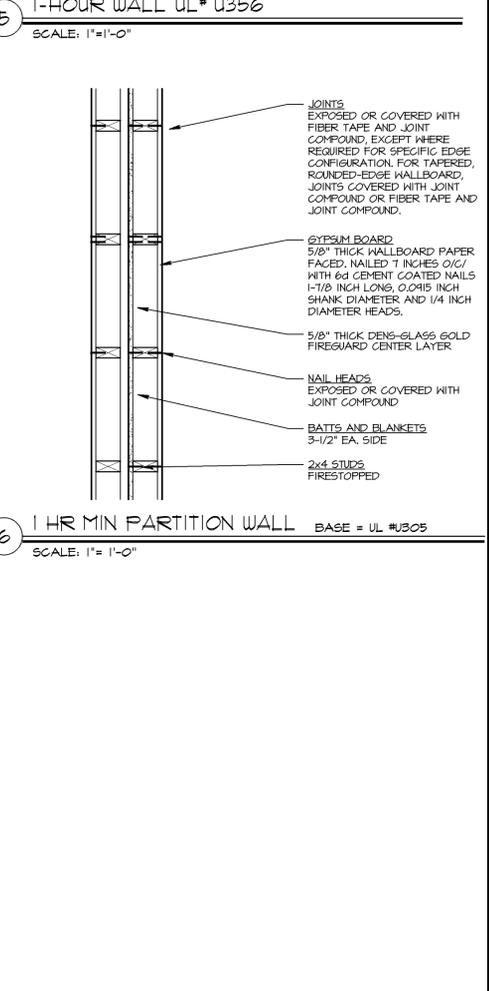
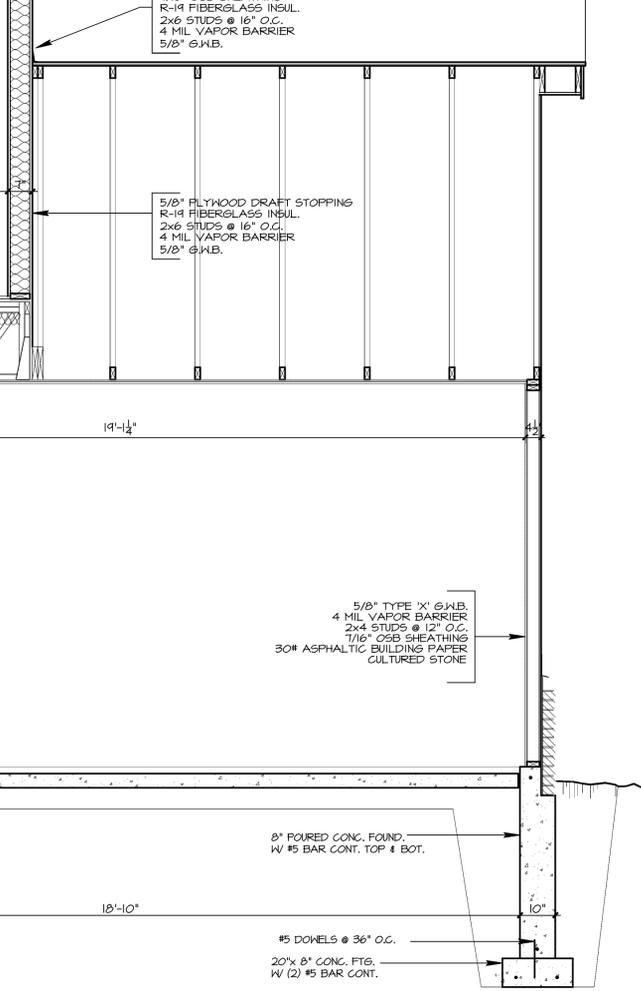
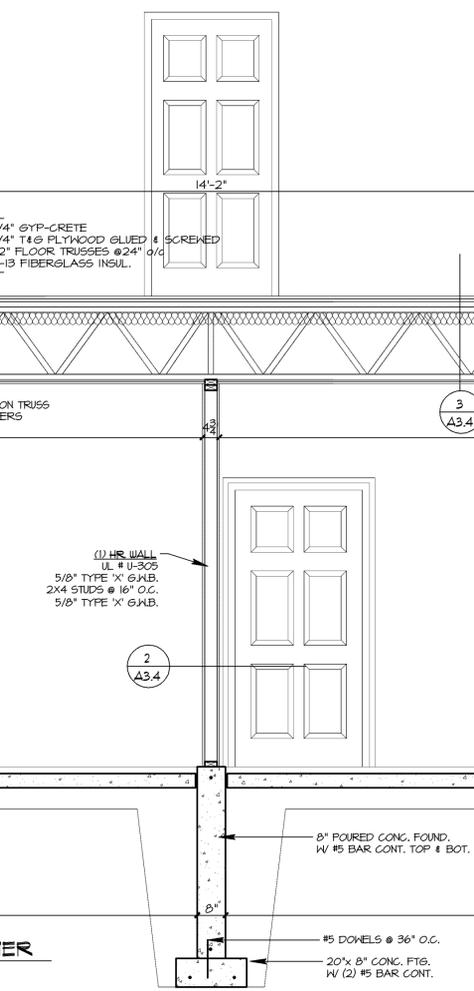
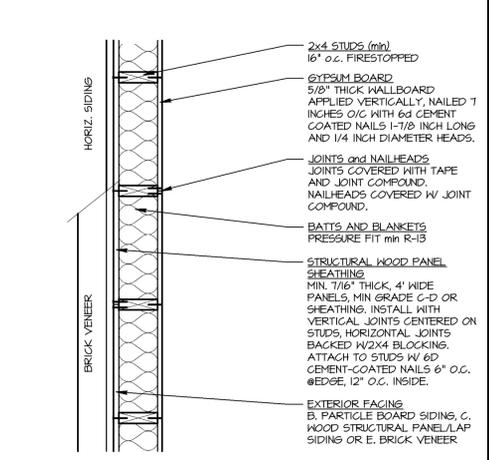
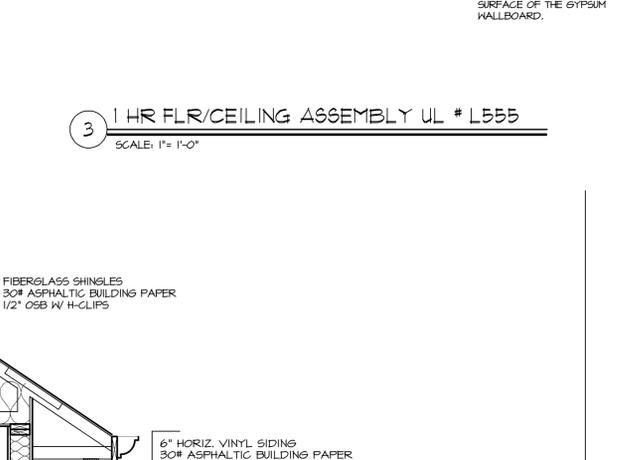
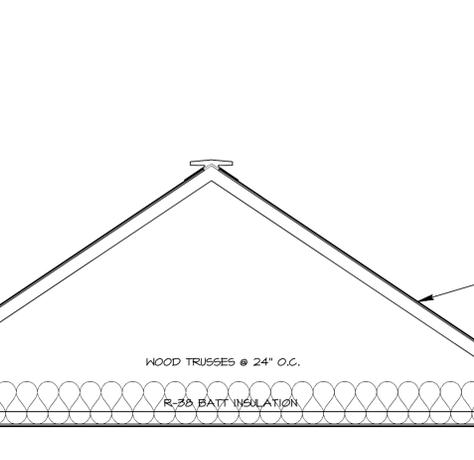
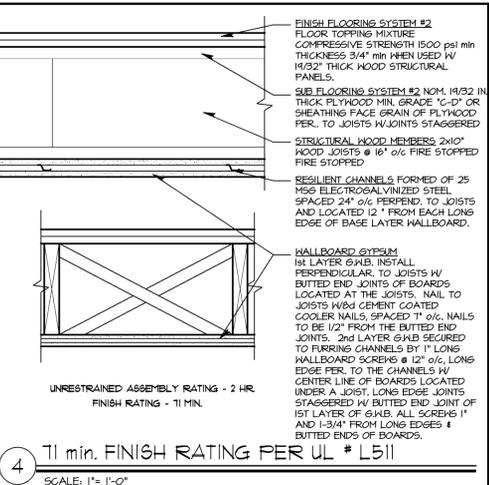
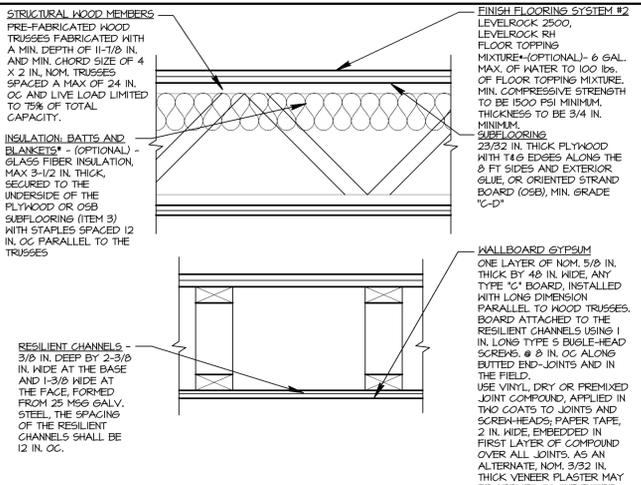
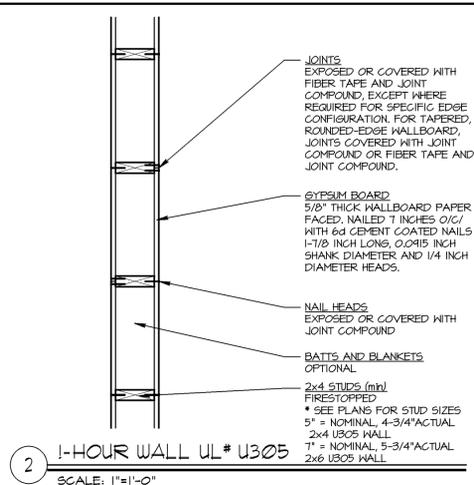
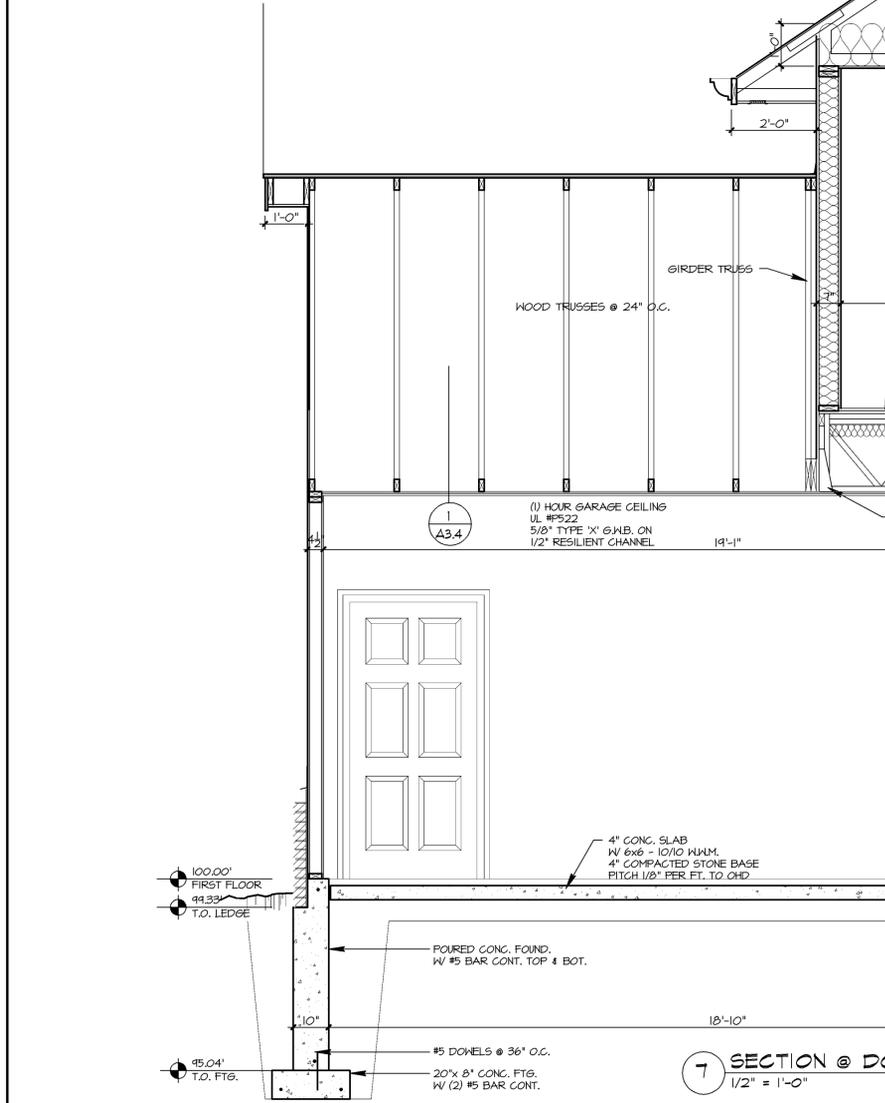
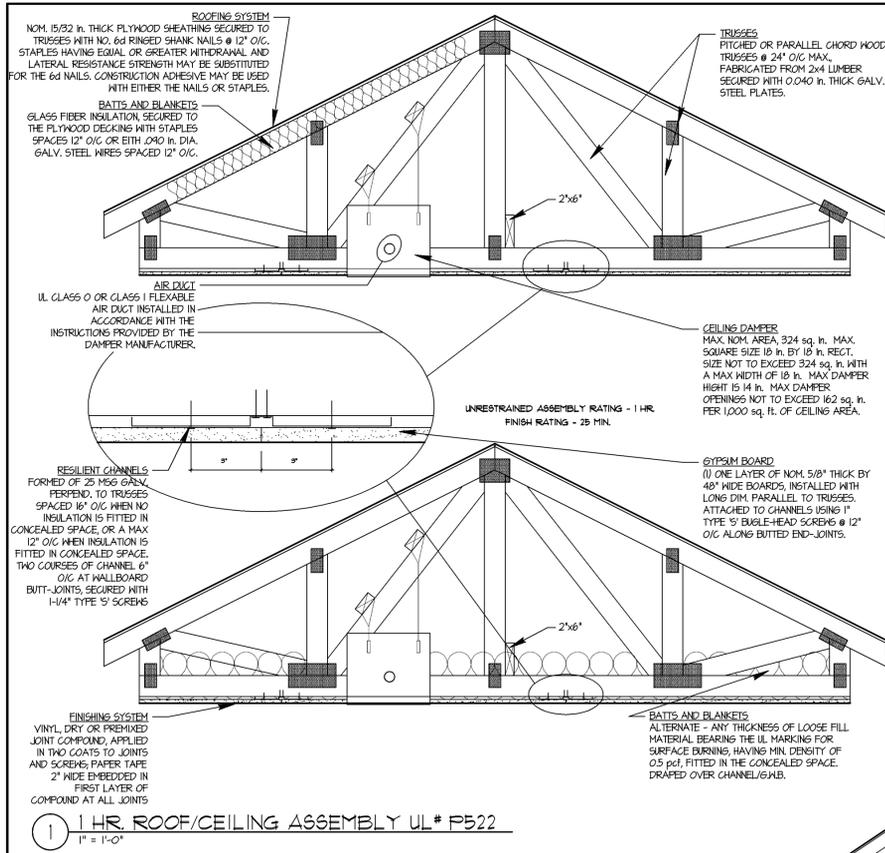
SECOND FLOOR SHEAR WALL PLAN
N.T.S.

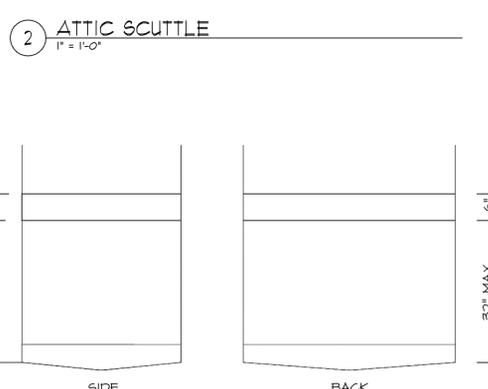
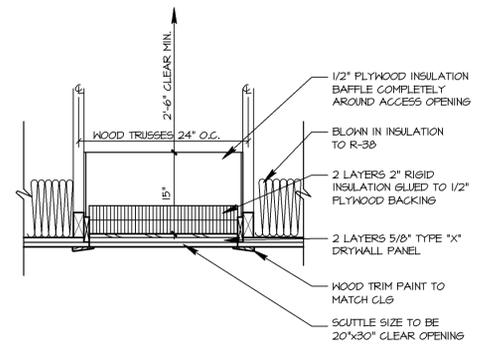
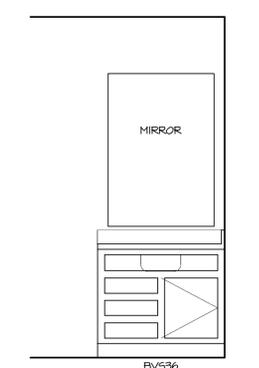
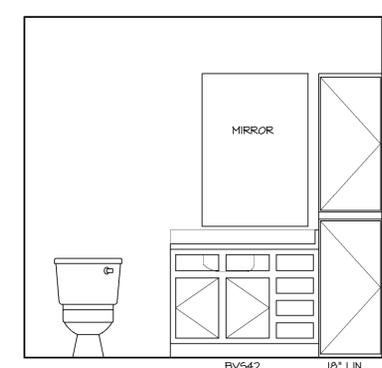
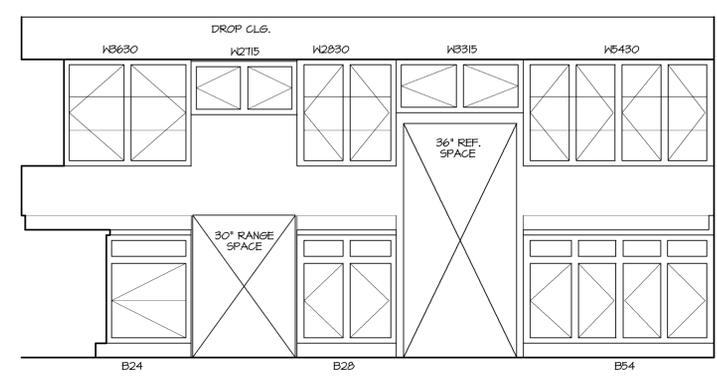
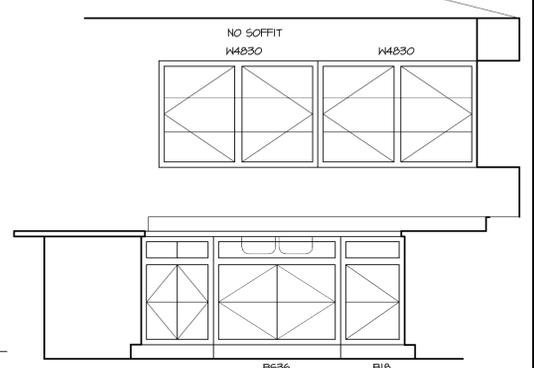
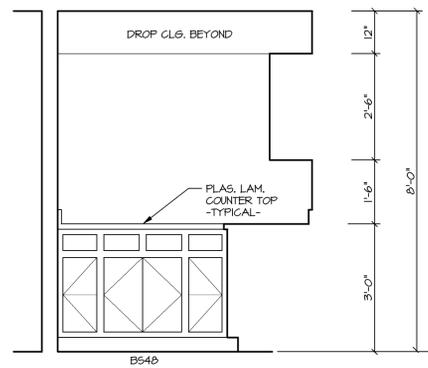
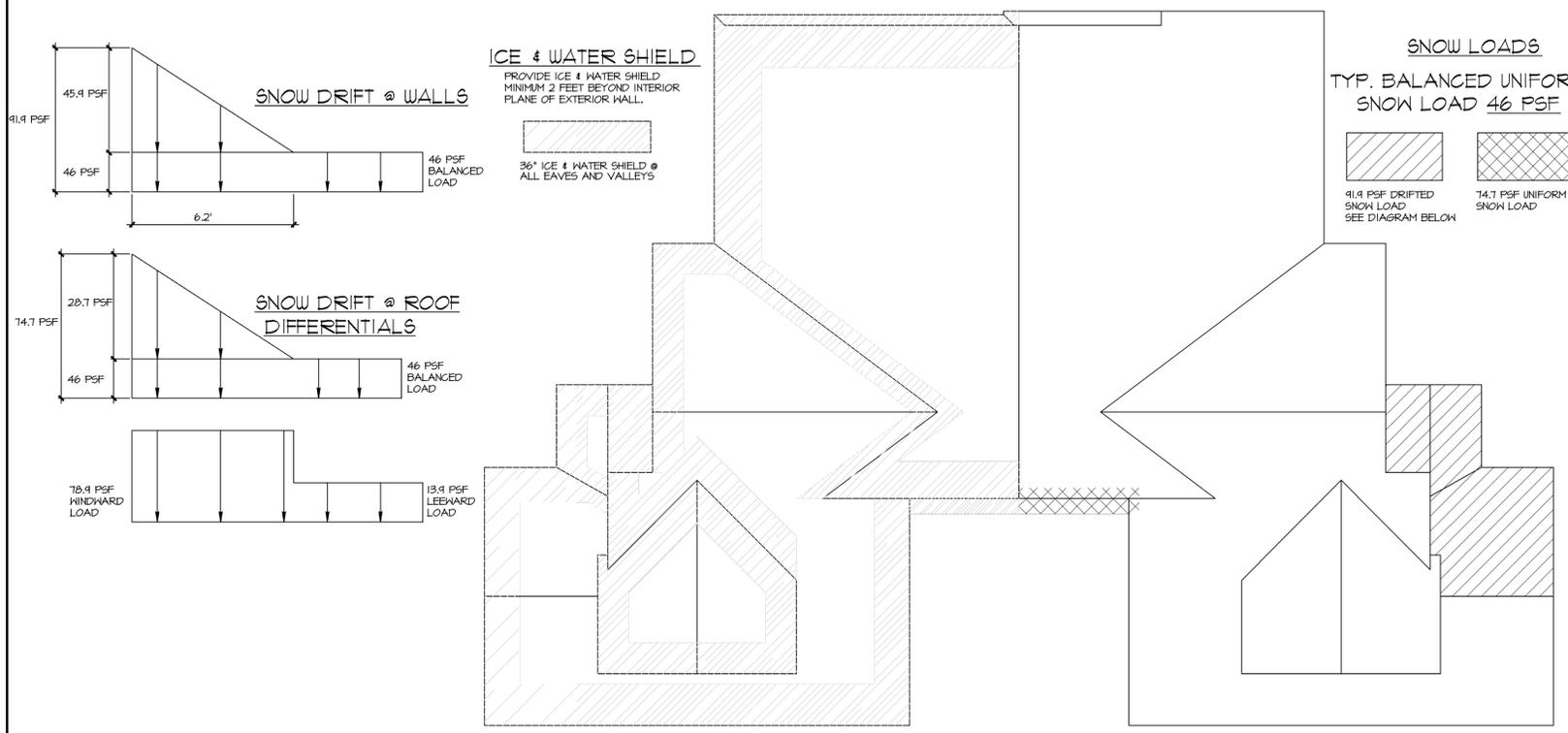


11 RAILING SECTION DETAIL
1/2" = 1'-0"



12 RAILING END CONDITION
1/2" = 1'-0"

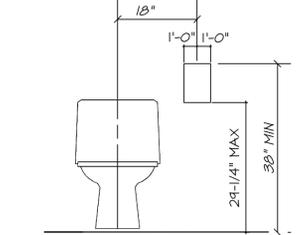
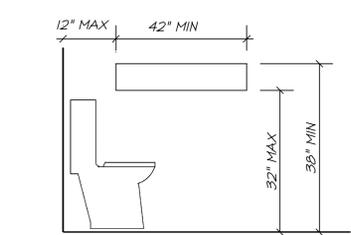
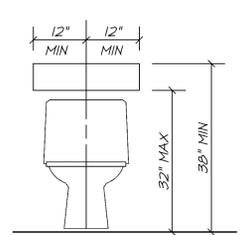




ACCESSIBILITY GUIDELINES (FIRST FLOOR UNITS)

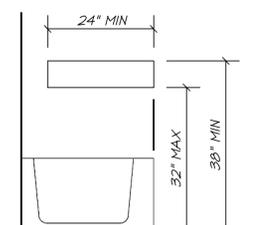
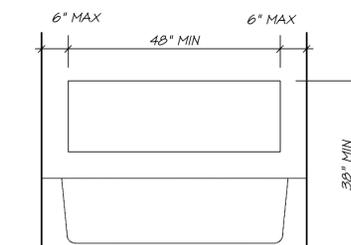
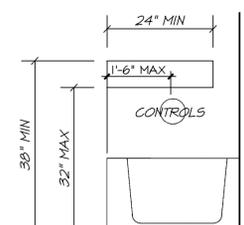
LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS AND OTHER ENVIRONMENTAL CONTROLS LOCATED NO HIGHER THAN 48 INCHES, AND NO LOWER THAN 15 INCHES, ABOVE THE FLOOR. IF THE REACH IS OVER AN OBSTRUCTION (FOR EXAMPLE, KITCHEN CABINETS BETWEEN 20 AND 25 INCHES IN DEPTH, THE MAXIMUM HEIGHT IS REDUCED TO 44 INCHES FOR FORWARD APPROACH OR 46 INCHES FOR SIDE APPROACH, PROVIDED THE OBSTRUCTION IS NO MORE THAN 24 INCHES IN DEPTH).

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



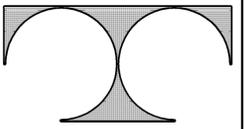
LOCATION OF GRAB BAR REINFORCEMENTS FOR ADAPTABLE WATER CLOSETS

LOCATION FOR REINFORCEMENT FOR TILT-UP GRAB BAR



LOCATION OF GRAB BAR REINFORCEMENTS FOR ADAPTABLE BATHTUBS

NOTE: THE AREAS OUTLINED IN DASHED LINES REPRESENT LOCATIONS FOR FUTURE INSTALLATION OF GRAB BARS FOR TYPICAL FIXTURE CONFIGURATIONS.



TDI ASSOCIATES, INC.
ARCHITECTS, ENGINEERS, PLANNERS

N8 W22350 JOHNSON DRIVE, SUITE B4
WAUKESHA, WISCONSIN 53186
PHONE 262-437-0400 FAX 262-437-0401

STONEWALL RIDGE CONDOMINIUMS
FOUR UNIT - BLDG. 20 & 23

STONEWALL RIDGE DRIVE
JACKSON, WISCONSIN

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Sheet Title
ELECTRICAL PLANS

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Issued For: _____ Date: _____

Date: **08-21-07**

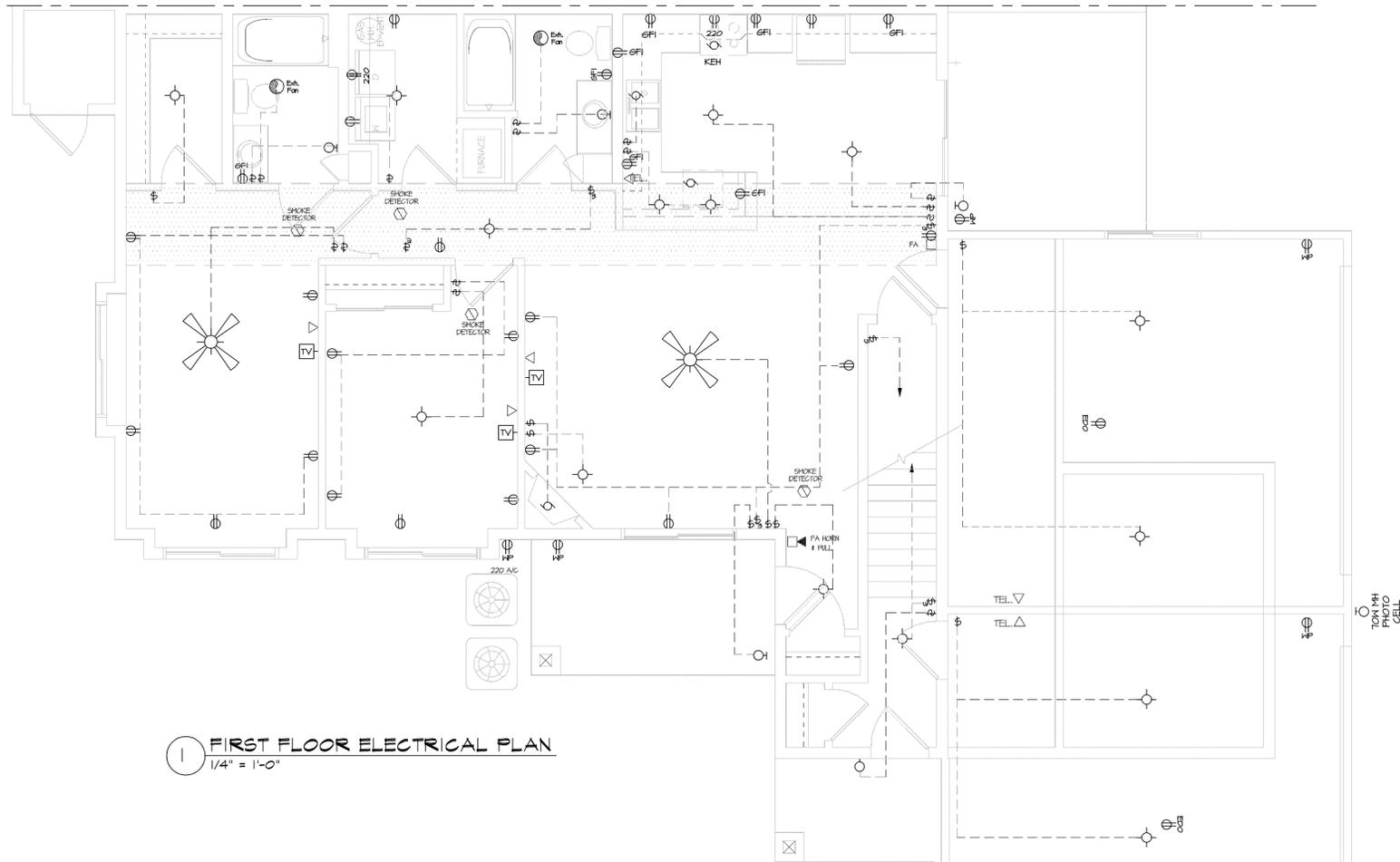
Job NO.: **07168.023**

Drawn By: **MMD**

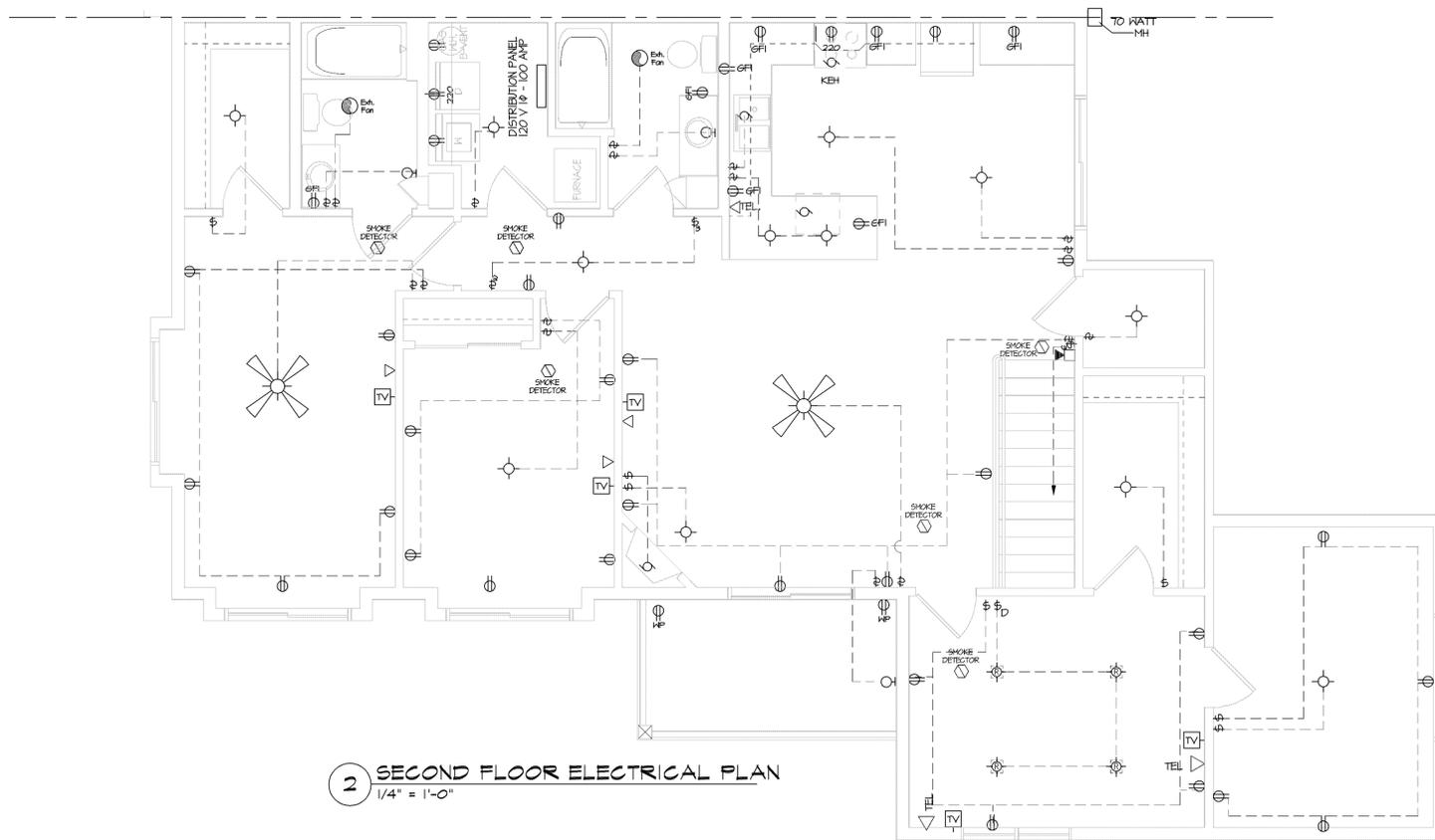
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E1.1

SYMBOL KEY		
⊗	SINGLE POLE SWITCH	
⊗	3-WAY SWITCH	
⊗	4-WAY SWITCH	
⊗	DIMMER SWITCH	
⊗	DUPLEX OUTLET	
⊗	FOURPLEX OUTLET	
⊗	220 OUTLET	
⊗	DUPLEX GFI OUTLET	
⊗	DUPLEX WATER PROOF OUTLET	
⊗	INDICATES MOUNTING HEIGHT	
⊗	FLOOR OUTLET	
⊗	RECESSED LIGHT FIXTURE	
⊗	CEILING MOUNTED LIGHT FIXTURE	
⊗	WALL MOUNTED LIGHT FIXTURE	
⊗	EXTERIOR FLOODLIGHT	
⊗	CL'S FAN & LT	
⊗	DATA COMMUNICATION	
⊗	EXHAUST FAN	
⊗	FAN/LT COMBO	
⊗	MOTOR	
⊗	CABLE TV OUTLET	
⊗	NURSE CALL ALARM	
⊗	TELEPHONE JACK	
⊗	DOOR BELL	
⊗	THERMOSTAT	
⊗	FIRE ALARM PULL & HORN	
⊗	FIRE ALARM PULL	
⊗	SMOKE DETECTOR	
⊗	DISCONNECT	
⊗	KEH	KITCHEN EXHAUST FAN



1 FIRST FLOOR ELECTRICAL PLAN
1/4" = 1'-0"



2 SECOND FLOOR ELECTRICAL PLAN
1/4" = 1'-0"

Project:

STONEWALL RIDGE CONDOMINIUMS

JACKSON, WISCONSIN
FOUR UNITS - SLAB ON GRADE .020, & .023

Developer:

STONEWALL JACKSON, LLC.

18345 WEST BOELTER LANE
BROOKFIELD, WI 53005
TEL: 262.523.1155
FAX: 262.523.1166

Architect / Designer:

TDI Associates, Inc.

N8 W22350 Johnson Dr. Suite B-4
Waukesha, Wisconsin 53186
TEL: 262.437.0400
FAX: 262.437.0401

FOUNDATION NOTES

- THE SOIL BEARING PRESSURE WAS VERIFIED TO BE A MIN. OF 2000 P.S.F. IF THE SOIL ENCOUNTERED DOES NOT INDICATE A MIN. SOIL BEARING PRESSURE OF 2000 PSF NOTIFY THE ARCHITECT AT 262/437-0400.
- IF ANY EXISTING SERVICE LINES, UTILITIES, AND UTILITY STRUCTURES WHICH ARE TO REMAIN IN SERVICE ARE UNCOVERED OR ENCOUNTERED DURING CONSTRUCTION THEY SHALL BE SAFEGUARDED, PROTECTED FROM DAMAGE AND SUPPORTED IF NECESSARY.
- THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN THE EVENT ANY EXISTING UTILITIES, UTILITY STRUCTURES OR ANY OBSTRUCTION INTERFERES WITH THE PROPER INSTALLATION OF THE FOUNDATION WORK.
- THE CONTRACTOR SHALL REMOVE AT HIS EXPENSE FROM THE SITE, ALL TOPSOIL, UNSUITABLE, AND OBSTRUCTIONS AS REQUIRED BY THE TESTING LABORATORY AND REPLACE IT WITH COMPACTED (90% MODIFIED PROCTOR) GRANULAR FILL.
- IN AREAS WHERE THE BEARING CAPACITY OF SOIL AT DESIGN ELEVATION IS LESS THAN THE DESIGN BEARING CAPACITY, THE CONTRACTOR SHALL REMOVE THE UNSUITABLE MATERIAL AND REPLACE IT WITH THE ENGINEERED FILL UP TO THE DESIGN ELEVATION.
- FILL SHALL BE GRANULAR AND COMPACTED TO A MINIMUM OF 90% MAXIMUM DENSITY (ASTM D1557-10, MODIFIED PROCTOR).
- THE SOIL BEARING CAPACITY AT EACH FOOTING SHALL BE CHECKED AND APPROVED BY THE TESTING LABORATORY.
- CONCRETE FOR ANY FOOTING SHALL NOT BE POURED ON FROZEN GROUND OR WHEN WATER IS PRESENT.
- THE CONTRACTOR SHALL PROVIDE WELL POINTS TO ADEQUATELY LOWER THE GROUND WATER LEVEL AND MAINTAIN THEM AS LONG AS THEY ARE REQUIRED DURING CONSTRUCTION.
- PROVIDE 3" CLEAR COVER AROUND ALL STEEL REINFORCING IN FOUNDATION.

DESIGN LOADS

- CONCRETE: $F_c = 3,000$ P.S.I.
- REINFORCING STEEL: $F_y = 60,000$ P.S.I.
- STRUCTURAL STEEL: $F_y = 46,000$ P.S.I. - COLUMNS
 $F_y = 50,000$ P.S.I. - BEAMS
- SOIL BEARING DESIGN PRESSURE: 2,000 P.S.F.
- DESIGN LOADS: ROOF
WIND LOAD 20 P.S.F.
LIVE LOAD 46 P.S.F.
DEAD LOAD 14 P.S.F.
- DESIGN LOADS: SECOND FLOOR
WIND LOAD 20 P.S.F.
LIVE LOAD 40 P.S.F.
DEAD LOAD 25 P.S.F.
- DESIGN LOADS: FIRST FLOOR
LIVE LOAD 40 P.S.F.
DEAD LOAD 15 P.S.F.
- RAILING OR GUARDRAIL
CONCENTRATED LOAD = 200#
- IMPORTANCE FACTOR = 1.0
SEISMIC FACTOR = 1.0
SNOW FACTOR = 1.0
WIND FACTOR = 1.0
- SNOW LOAD FACTORS
 $C_e = 1.0$
 $C_t = 1.1$ TYPICAL
 $C_t = 1.2$ WORST CASE
 $C_t = 1.1$ ABOVE ATTICS
 $C_s = 1.0$
- SEISMIC DESIGN CATEGORY = A
- WIND LOAD FACTORS
EXPOSURE 'B'
WIND SPEED = 90 M.P.H.
- SITE SOIL CLASS = D

BUILDING CODE INFORMATION WISCONSIN COMMERCIAL BUILDING CODE (JANUARY 1, 2005)

OCCUPANCY R-2 = RESIDENTIAL
TYPE V B CONSTRUCTION
ALTERNATE STANDARD APPROVAL EVALUATION #200425-A

IBC 708.3 FIRE RESISTANCE RATING -
THE FIRE RESISTANCE RATINGS OF THE DWELLING UNIT FIRE PARTITION WALLS SHALL BE 1 HOUR

STRUCTURAL FRAME = 0 HR
BEARING WALL (EXTERIOR) = 0 HR
BEARING WALL (INTERIOR) = 0 HR
NON-BEARING WALL (EXTERIOR) = 0 HR (> 30FT)
NON-BEARING WALL (INTERIOR) = 0 HR (any code approved material)
FIRE PARTITION WALL CONSTRUCTION = 1 HR (PER IBC 708.3)
FLOOR CONSTRUCTION = 0 HR (1 HR PER IBC 710.3)
ROOF CONSTRUCTION = 0 HR

IBC 710.3 FIRE RESISTANCE RATING -
THE FIRE RESISTANCE RATINGS OF THE DWELLING UNIT HORIZONTAL ASSEMBLIES SHALL BE 1 HOUR

IBC 310.3 REQUIRED DWELLING UNIT AND GUESTROOM SEPARATION-
WALLS AND FLOORS SEPARATING DWELLING UNITS IN THE SAME BUILDING SHALL BE FIRE PARTITIONS OR HORIZONTAL ASSEMBLIES AS REQUIRED BY SECTIONS 708 & 710

DRAWING INDEX :

- T1.0 TITLE SHEET
T1.1 ALTERNATE STANDARD
- G2.0 Site Development Plan
G3.0 Site Grading Plan
- A1.0 Foundation Plan
A1.1 First Floor Plan
A1.2 Second Floor Plan
- A2.1 Rear & Right Side Elevations
A2.2 Front & Left Side Elevations
- A3.1 Sections & Details
A3.2 Deck & Stair Sections, Details
A3.3 Shear Wall Plans & Details
A3.4 Garage Section & UL Details
A3.5 Roof Plan, Snow Loading, Ice/Water Shield, Accessibility Guidelines, & Interior Elevations
- E1.1 First, & Second Floor Electrical Plans



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

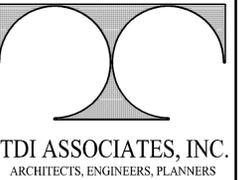
TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

GENERAL NOTES

- THE ARCHITECT/ENGINEER MAINTAINS NO RESPONSIBILITY FOR THE GENERAL CONTRACTOR, SUBCONTRACTORS, OR THOSE WORKING IN SUCH CAPACITIES, FOR THE METHODS USED, OR LACK THEREOF, IN THE EXECUTION OF THE WORK AND SAFETY PROCEDURES AND PRECAUTIONS TAKEN AT THE PROJECT SITE.
- CONTRACTORS SHALL ASSUME FULL RESPONSIBILITY - UNRELIEVED BY REVIEW OF SHOP DRAWINGS NOR BY SUPERVISION OR PERIODIC OBSERVATION OF CONSTRUCTION FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS - FOR DIMENSIONS TO BE CONFIRMED AND CORRELATED ON THE JOB SITE AND BETWEEN INDIVIDUAL DRAWINGS OR SETS OF DRAWINGS, FOR FABRICATION PROCESSES AND CONSTRUCTION TECHNIQUES (INCLUDING EXCAVATION, SHORING AND SCAFFOLDING, BRACING, ERECTION FORMWORK, ETC.) FOR COORDINATION OF THE VARIOUS TRADES, FOR SAFE CONDITIONS ON THE JOB SITE, AND FOR THE PROTECTION OF THE PEOPLE AND PROPERTY AT THE JOB SITE.
- VARIATIONS IN FIELD CONDITIONS RELATIVE TO THE CONTRACT DOCUMENTS SHALL BE REPORTED TO THE ENGINEER. WORK SHALL NOT PROGRESS UNTIL WRITTEN PERMISSION FROM THE ENGINEER IS OBTAINED.
- THE INFORMATION CONTAINED ON THE DRAWINGS IS IN ITSELF INCOMPLETE, AND VOID UNLESS USED IN CONJUNCTION WITH ALL THE SPECIFICATIONS, TRADE PRACTICES, OR APPLICABLE STANDARDS, CODES, ETC., INCORPORATED THEREIN BY REFERENCE, OF WHICH THE CONTRACTOR CERTIFIES KNOWLEDGE BY SIGNING THE CONTRACT.
- ARCHITECT/ENGINEER'S REVIEW OF DRAWINGS PREPARED BY THE CONTRACTORS, SUPPLIERS, ETC. ARE ONLY FOR CONFORMANCE WITH THE DESIGN CONCEPT. CONSTRUCTION SHALL NOT START WITHOUT SAID REVIEW, AND ONLY SHOP DRAWINGS STAMPED BY THE ARCHITECT/ENGINEER WILL BE ALLOWED AT THE JOB SITE.
- DRAWINGS ARE NOT TO BE USED FOR SHOP DETAILING OR FOR CONSTRUCTION UNLESS SPECIFICALLY STAMPED BY THE ARCHITECT/ENGINEER ON THE DRAWINGS "FOR DETAILING" OR "FOR CONSTRUCTION". THESE DRAWINGS ARE NOT TO BE REPRODUCED FOR THE PURPOSE OF USING THEM AS SHOP DRAWINGS.
- UNLESS NOTED OTHERWISE, ALL DETAILS, SECTIONS, AND NOTES ON THE DRAWINGS ARE INTENDED TO BE TYPICAL FOR SIMILAR SITUATIONS ELSEWHERE.
- ALL DIMENSIONS ON STRUCTURAL DRAWINGS ARE TO BE CHECKED BY THE CONTRACTOR AGAINST ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR CONFIRMING AND CORRELATING ALL DIMENSIONS ON THE JOB SITE AND BETWEEN INDIVIDUAL DRAWINGS AND TRADES.
- SEE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL OPENINGS, SLEEVES, EQUIPMENT PADS, DEPRESSIONS, CURBS, FLOOR FINISHES, INSERTS, AND OTHER EMERGED ITEMS.
- UNLESS OTHERWISE SHOWN OR NOTED, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE LOCATION AND THE PLACEMENT OF ANY INSERTS, HANGARS, PIPE SLEEVES, HOLES OR ANCHOR BOLTS THAT ARE REQUIRED BY THE MECHANICAL OR ELECTRICAL EQUIPMENT.
- THE CONTRACTOR SHALL COMPLY WITH THE LATEST OCCUPATIONAL SAFETY HEALTH ACT REQUIREMENTS.
- ALL CONSTRUCTION SHALL BE PERFORMED IN STRICT CONFORMANCE WITH ALL APPLICABLE STATE AND LOCAL BUILDING CODES.
- FIREPLACES SHALL MEET THE REQUIREMENTS OF IUR 64.22 (1).

Table 2304.4.1 - Fastening Schedule

CONNECTION	FASTENINGS(a)	LOCATION	CONNECTION	FASTENINGS(a)	LOCATION
1. Joist to sill or girder	3 - 8d common 3 - 3"x0.25" nail 3 - 3" x 14 gauge staple	top nail	23. Build-up corner studs	1-6d common 3"x0.25" nail 3" x 14 gauge staple	24" o.c. 16" o.c. 16" o.c.
2. Bridging to joist	2 - 8d common 2 - 3"x0.25" nail 2 - 3" x 14 gauge staple	top nail each end	24. Build-up girder and beams	20d common 3" o.c. 3"x0.25" nail at 24" o.c. 3" x 14 gauge staple at 24" o.c.	face nail at top and bottom staggered on opposite sides
3. 1"x6" subfloor or less to each joist	2 - 8d common	face nail	25. 2" planks	1-6d common	at each bearing
4. Wider than 1"x6" subfloor to each joist	3 - 8d common	face nail	26. Collar tie to rafter	3 - 1-6d common 4 - 3"x0.25" nail 4 - 3" x 14 gauge staple	top nail
5. 2" subfloor to joist or girder	2 - 8d common	blind and face nail	27. Jack rafter to hip	3 - 1-6d common 4 - 3"x0.25" nail 4 - 3" x 14 gauge staple	top nail
6. Sole plate to joist or blocking	1-6d at 16" o.c. 3"x0.25" nail at 8" o.c. 3" x 14 gauge staple at 12" o.c.	typical face nail	28. Roof rafter to 2-ty ridge beam	2 - 1-6d common 3 - 3"x0.25" nail 3 - 3" x 14 gauge staple	top nail
Sole plate to joist or blocking at braced wall panel	3 - 1-6d at 16" 3"x0.25" nail at 16" 3" x 14 gauge staple per 16"	braced wall panels	29. Roof rafter to 2-ty ridge beam	2 - 1-6d common 3 - 3"x0.25" nail 3 - 3" x 14 gauge staple	top nail
7. Top plate to stud	2 - 1-6d common 3 - 3"x0.25" nail 3 - 3" x 14 gauge staple		30. Ledger strip	3 - 1-6d common 4 - 3"x0.25" nail 4 - 3" x 14 gauge staple	face nail
8. Stud to sole plate	2 - 1-6d common 3 - 3"x0.25" nail 3 - 3" x 14 gauge staple	top nail	31. Head structural panels and particleboards, subfloor, roof and wall sheathing (to framing)	1/2" and less 1/2" to 3/4" 3/4" or 6d(1) 3/4" or 6d(1) 2 - 16 gauge(1) 2-16 gauge(1) 2-16 gauge(1)	end nail
9. Double studs	1-6d at 24" o.c. 3"x0.25" nail at 8" o.c. 3" x 14 gauge staple at 8" o.c.	face nail	Single Floor (combination sub-floor- underlayment to framing)	1 1/8" to 1 1/4" 3/4" and less 1/2" to 1" 1 1/8" to 1 1/4" 1-6d(1) or 8d(1) 1-6d(1) or 8d(1)	face nail
10. Double top plates	2 - 1-6d at 16" o.c. 3"x0.25" nail at 12" o.c. 3" x 14 gauge staple at 12" o.c.	typical face nail	32. Panel siding (to framing)	1/2" or less 5/8"	face nail
Double top plates	0 - 1-6d common 12 - 3"x0.25" nail 12 - 3" x 14 gauge staple typical face nail	lap splice	33. Fiberboard sheathing(s)	1/2" 25/32"	face nail
11. Blocking between joists or rafters to top plate	3 - 8d common 3 - 3"x0.25" nail 3 - 3" x 14 gauge staple	top nail	For 5/8" 1 inch x 25.4 mm. a. Common or box nails are permitted to be used except where otherwise stated. b. Nails spaced at 6 inches on center at edges, 12 inches at intermediate supports except 6 inches at supports where spans are 48 inches or more. For nailing wood structural panel and particleboard diaphragms and shear walls, refer to Section 2305. Nails for wall sheathing are permitted to be common box or casing. c. Common or deformed shank. d. Common. e. Deformed shank. f. Corrosion-resistant siding or casing nail. g. Fasteners spaced 3 inches on center at exterior edges and 6 inches on center at intermediate supports. h. Corrosion-resistant roofing nails with nominal 7/16 inch diameter head and 1-1/2 inch length for 1/2 inch sheathing and 1-3/4 inch length for 25/32 inch sheathing. i. Corrosion-resistant staples with nominal 7/16 inch crown and 1-1/8 inch length for 1/2 inch sheathing and 1-1/2 inch length for 25/32 inch sheathing. j. Panel supports at 24 inches. Casing or finish nails spaced 6 inches in the long direction of the panel, unless otherwise marked. k. Casing or finish nails spaced 6 inches on panel edges, 12 inches at intermediate supports. l. Panel supports at 24 inches. Casing or finish nails spaced 6 inches on panel edges, 12 inches at intermediate supports. m. For roof sheathing applications, 8d nails are the minimum required for wood structural panels. n. Staples shall have a minimum crown of 7/16 inch. o. For roof sheathing applications, fasteners spaced 4 inches on center at edges, 6 inches at intermediate supports. p. Fasteners spaced 4 inches on center at edges, 6 inches at intermediate supports for subfloor and wall sheathing and 3 inches on center at edges, 6 inches at intermediate supports for roof sheathing.	top nail	
12. Rim joist to top plate	8d at 6" (52mm) o.c. 3"x0.25" nail at 8" o.c. 3" x 14 gauge staple at 6" o.c.	top nail	34. Interior paneling	1/4" 3/8"	4d(1) 6d(1)
13. Top plates, laps and intersections	2 - 1-6d common 3 - 3"x0.25" nail 3 - 3" x 14 gauge staple	face nail			
14. Continous header, two pieces	1-6d common	16" o.c. along edge			
15. Ceiling joists to plate	3 - 8d common 3 - 3"x0.25" nail 3 - 3" x 14 gauge staple	top nail			
16. Continous header to stud	4 - 8d common	top nail			
17. Ceiling joists, laps over partitions (see section 2308.10.4.1, Table 2308.10.4.1)	3 - 1-6d common minimum, Table 2308.10.4.1 4 - 3"x0.25" nail 4 - 3" x 14 gauge staple	face nail			
18. Ceiling joists to parallel rafters (see section 2308.10.4.1, Table 2308.10.4.1)	3 - 1-6d common minimum, Table 2308.10.4.1 4 - 3"x0.25" nail 4 - 3" x 14 gauge staple	face nail			
19. Rafter to plate (see section 2308.10.4.1, Table 2308.10.4.1)	3 - 8d common 3 - 3"x0.25" nail 3 - 3" x 14 gauge staple	top nail			
20. 1" diagonal brace to each stud and plate	2 - 8d common 2 - 3"x0.25" nail 2 - 3" x 14 gauge staple face nail	face nail			
21. 1" x 8" sheathing to each bearing wall	2 - 8d common	face nail			
22. Wider than 1" x 8" sheathing to bearing wall	3 - 8d common	face nail			



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STONEWALL RIDGE CONDOMINIUMS
FOUR UNIT - BLDG. 20 & 23

STONEWALL RIDGE DRIVE
JACKSON, WISCONSIN

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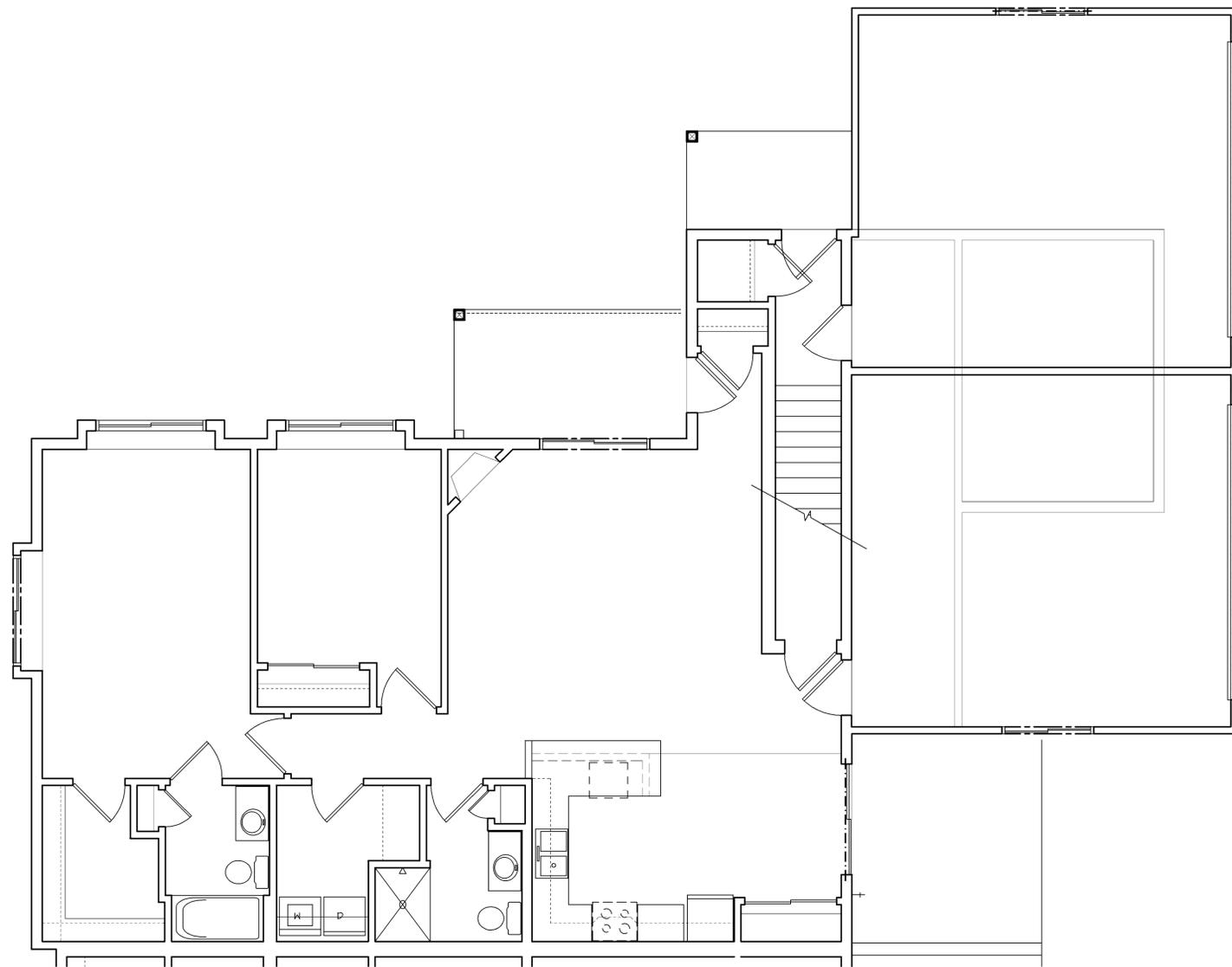
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Job NO.: 07168.023

Drawn By: MMD

Sheet No.

T1.0



FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

ALTERNATE STANDARD INFORMATION
ALTERNATE STANDARD APPROVAL EVALUATION #200425-A

2003 WISCONSIN ENROLLED COMMERCIAL BUILDING CODE

IBC 1004.2.5 - COMMON PATH OF EGRESS TRAVEL

IN OCCUPANCIES OTHER THAN GROUPS H-1, H-2 AND H-3, THE COMMON PATH OF EGRESS TRAVEL SHALL NOT EXCEED 75 FEET.

2000 WISCONSIN COMMERCIAL BUILDING CODE COMMENTARY

CHAPTER COMM 66.36 TYPES OF EXITS

EXCEPTION (2)(B) A RESCUE PLATFORM OF COMBUSTIBLE CONSTRUCTION MAY BE USED AS A REQUIRED SECOND EXIT FOR BUILDINGS WITH 3 OR FEWER STORIES.

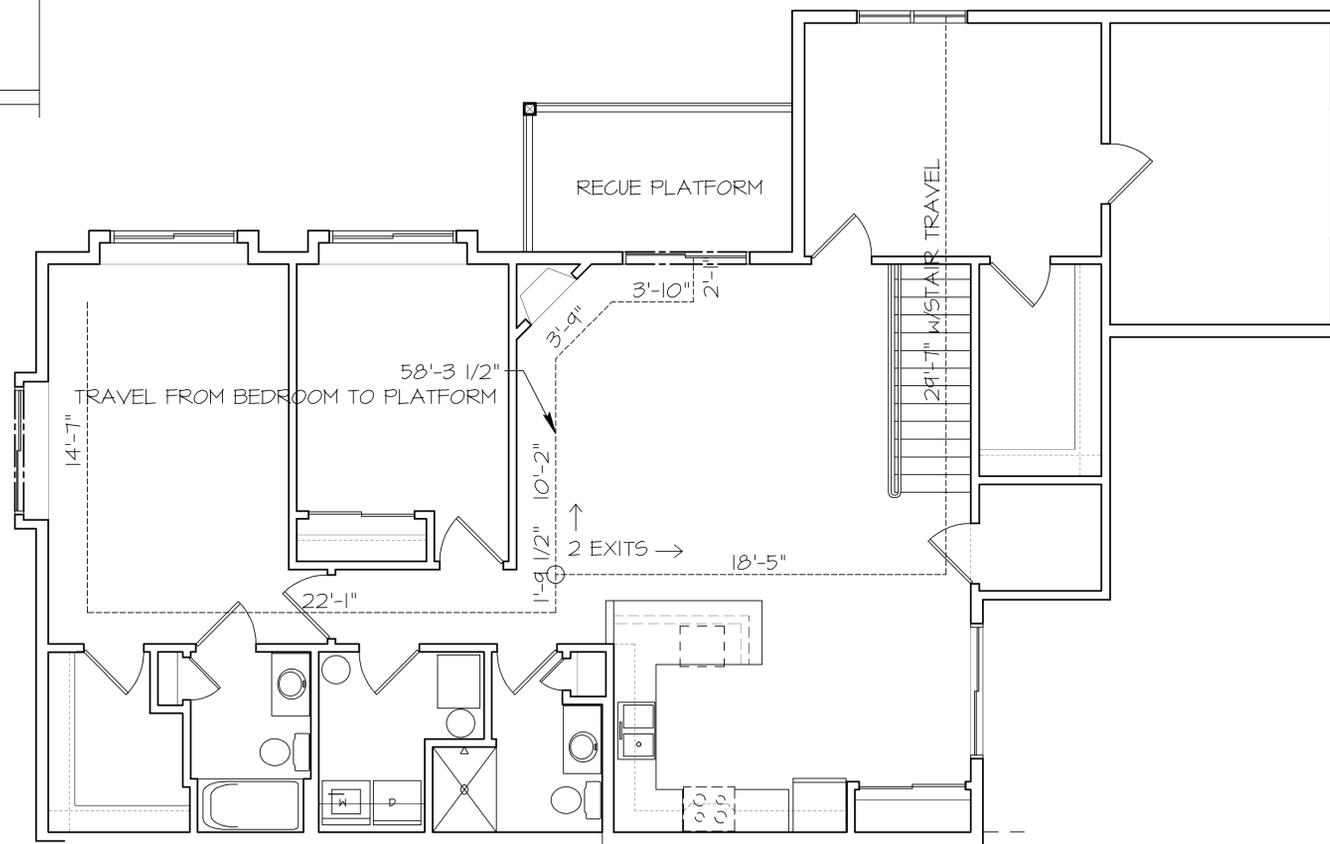
CHAPTER COMM 66.36 TYPES OF EXITS

GENERAL (1) & EXCEPTION (2)(d) MINIMUM 1/2 OF REQUIRED EXITS ARE REQUIRED TO GRADE OR STAIRWAYS. WINDOWS MAY BE USED FOR EXITING SHALL BE PROVIDED IN EACH BEDROOM AND SHALL BE 20" WIDE x 24" HIGH

PROPOSED ALTERNATE STANDARD

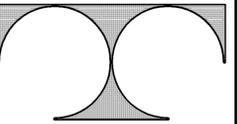
WE PROPOSE THAT THE NATURAL PATH (EGRESS) FOR EXITING RUNS PARALLEL TO FIXED WALLS/HALF WALLS AND THAT WHEN THE WALL IS BUILT ON A DIAGONAL THAT THE PARALLEL ROUTE (A DIAGONAL PATH) BE ALLOWED. WE PLAN TO USE IN ADDITION TO THE AMENDED PATH, THE DECK AS A RESCUE PLATFORM FOR OUR SECOND REQUIRED MEANS OF EXITING WITH A TRAVEL DISTANCE LESS THAN 75 FEET.

WE PROPOSE TO USE EGRESS WINDOWS COMPLYING WITH THE SIZES SET BY IBC 1009.1 & 903.2.12.1.1. FOR A SECOND EXIT OUT OF THE BASEMENT LEVEL, THERE ARE (2) EGRESS WINDOWS OPENING DIRECTLY TO GRADE AND A STAIRCASE LEADING UPSTAIRS TO ANOTHER EXIT FROM THE BASEMENT LEVEL. THERE IS A TOTAL OF THREE EXITS FROM THE BASEMENT LEVEL



SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"



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STONEWALL RIDGE CONDOMINIUMS
FOUR UNIT - BLDG. 20 & 23

STONEWALL RIDGE DRIVE
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Sheet Title

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STANDARD

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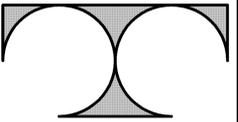
Date: 08-21-07

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**SHERMAN CREEK MULTIFAMILY
BLDGs #33, 34, 35 & 36**

Sherman Road
Village of Jackson, WISCONSIN

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Sheet Title
**FOUNDATION
PLAN
BUILDING #33**

Revisions
-

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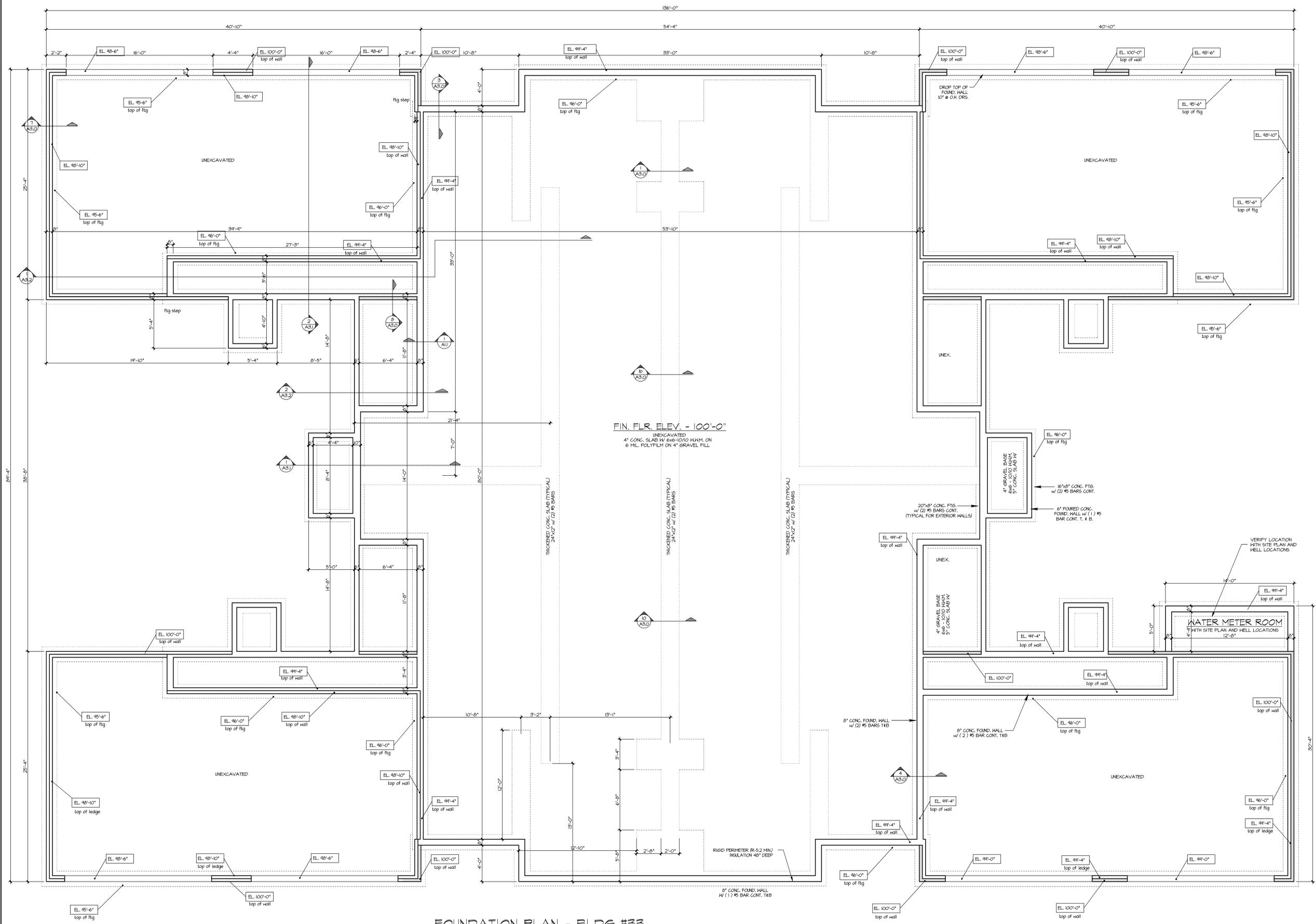
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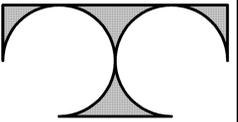
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FOUNDATION PLAN - BLDG #33
SCALE 1/4" = 1'-0"



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**SHERMAN CREEK MULTIFAMILY
BLDGS #33, 34, 35 & 36**

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Village of Jackson, WISCONSIN

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Sheet Title
**FOUNDATION PLAN
BLDGS #34, 35 & 36**

Revisions

Issued Date: **4/25/03**

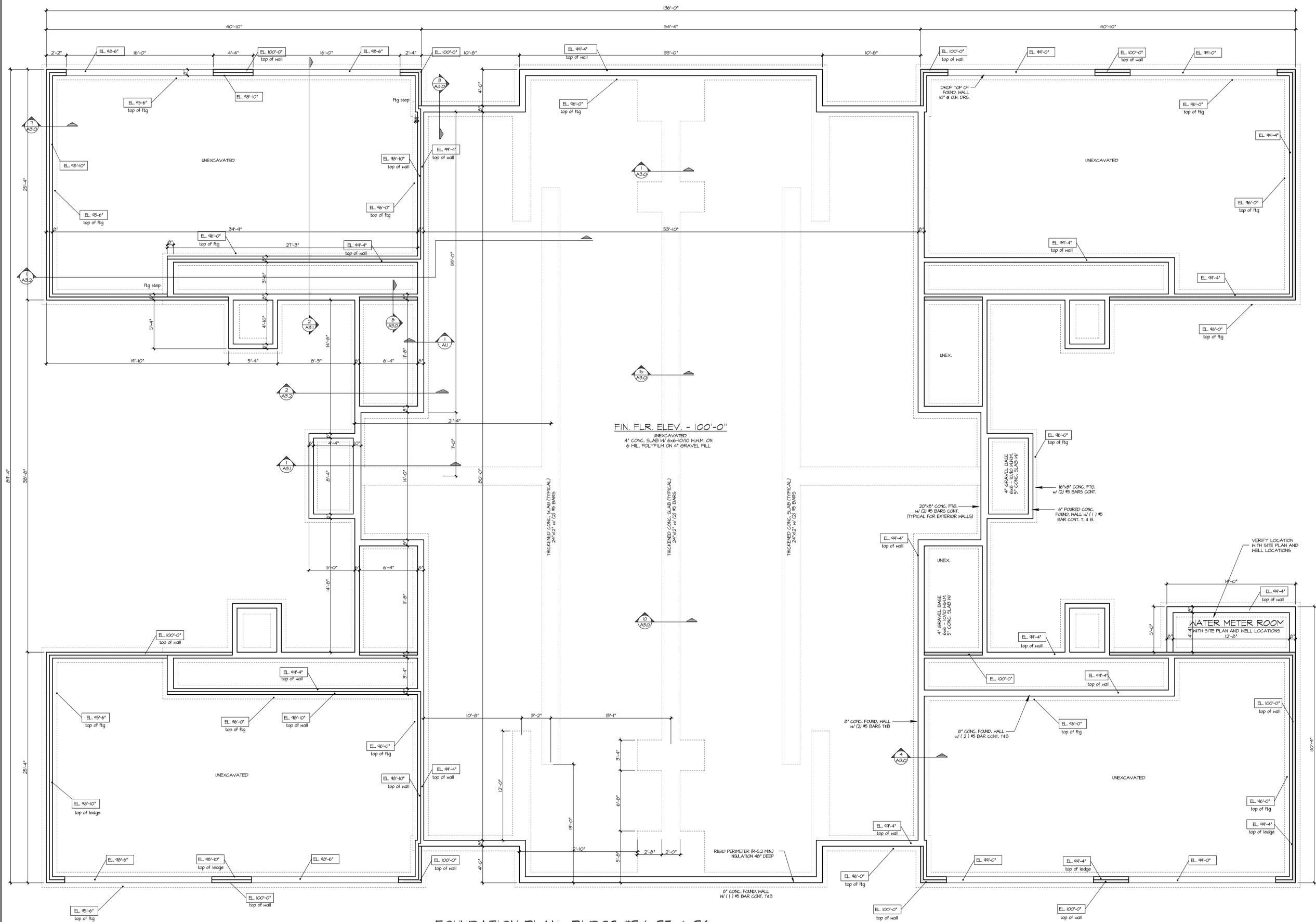
Date: **1-13-03**

Job NO.: **2-390.033**

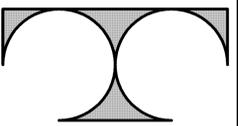
Drawn By: **AKL**

Sheet No.

A.I.I.



FOUNDATION PLAN- BLDGS #34, 35 & 36
SCALE 1/4" = 1'-0"



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SHERMAN CREEK MULTIFAMILY
BLDGs #33, 34, 35 & 36

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Sheet Title
FIRST FLOOR PLAN

Revisions

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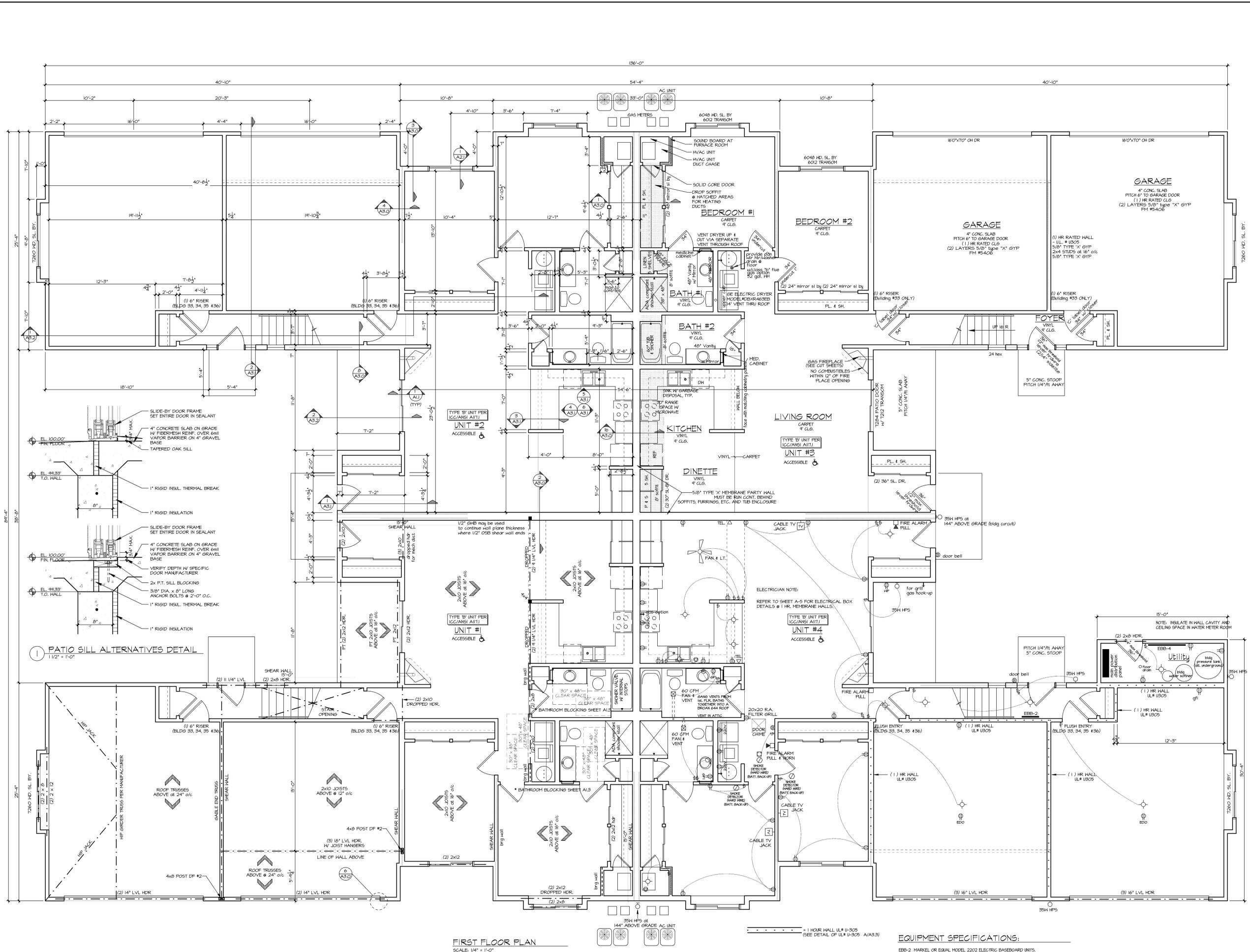
Date: **1-13-03**

Job NO.: **2-390.033**

Drawn By: **AKL**

Sheet No.

A1.2

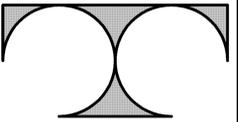


FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

EQUIPMENT SPECIFICATIONS:

EBB-2 MARKEL OR EQUAL MODEL 2202 ELECTRIC BASEBOARD UNITS. WATT SIZE LISTED: 250 WATTS PER FOOT, 240-660, 300 WATTS. BUILT IN THERMAL RELAY 240V/2. VOLT, 120°F THERMOSTAT.

EBB-4 MARKEL OR EQUAL MODEL 2204 ELECTRIC BASEBOARD UNITS. SIZE LISTED: 250 WATTS PER FOOT, 1000 WATTS, 240-1-60, 120°F BUILT IN THERMOSTAT.



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Sheet Title
SECOND FLOOR PLAN

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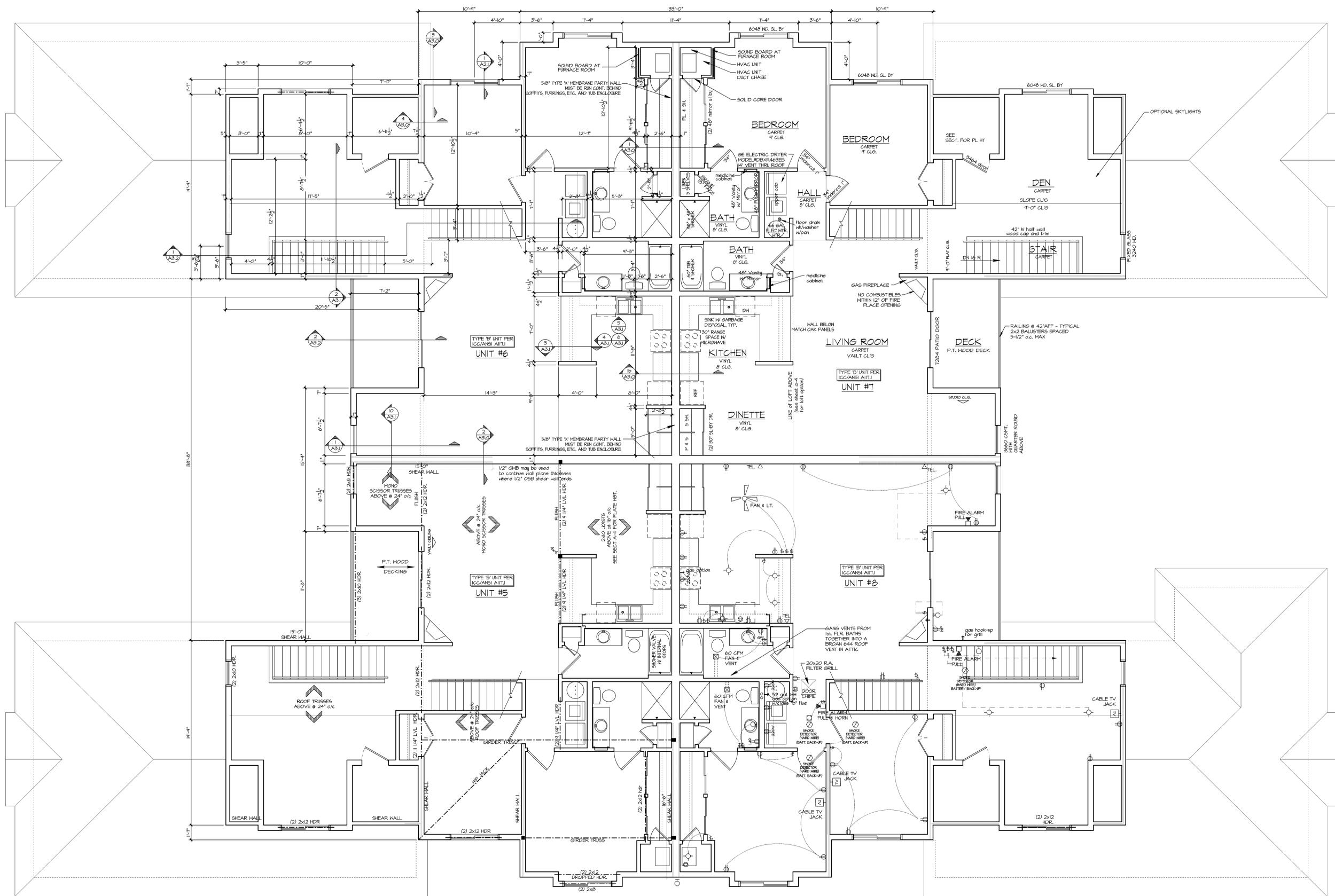
Date: 1-13-03

Job NO.: 2-390.033

Drawn By: AKL

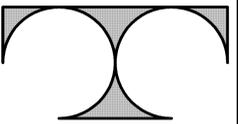
Sheet No.

A1.3



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

— = SHEAR WALL (SEE DETAIL #2/A3.3)



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Sheet Title
LOFT FLOOR
PLAN

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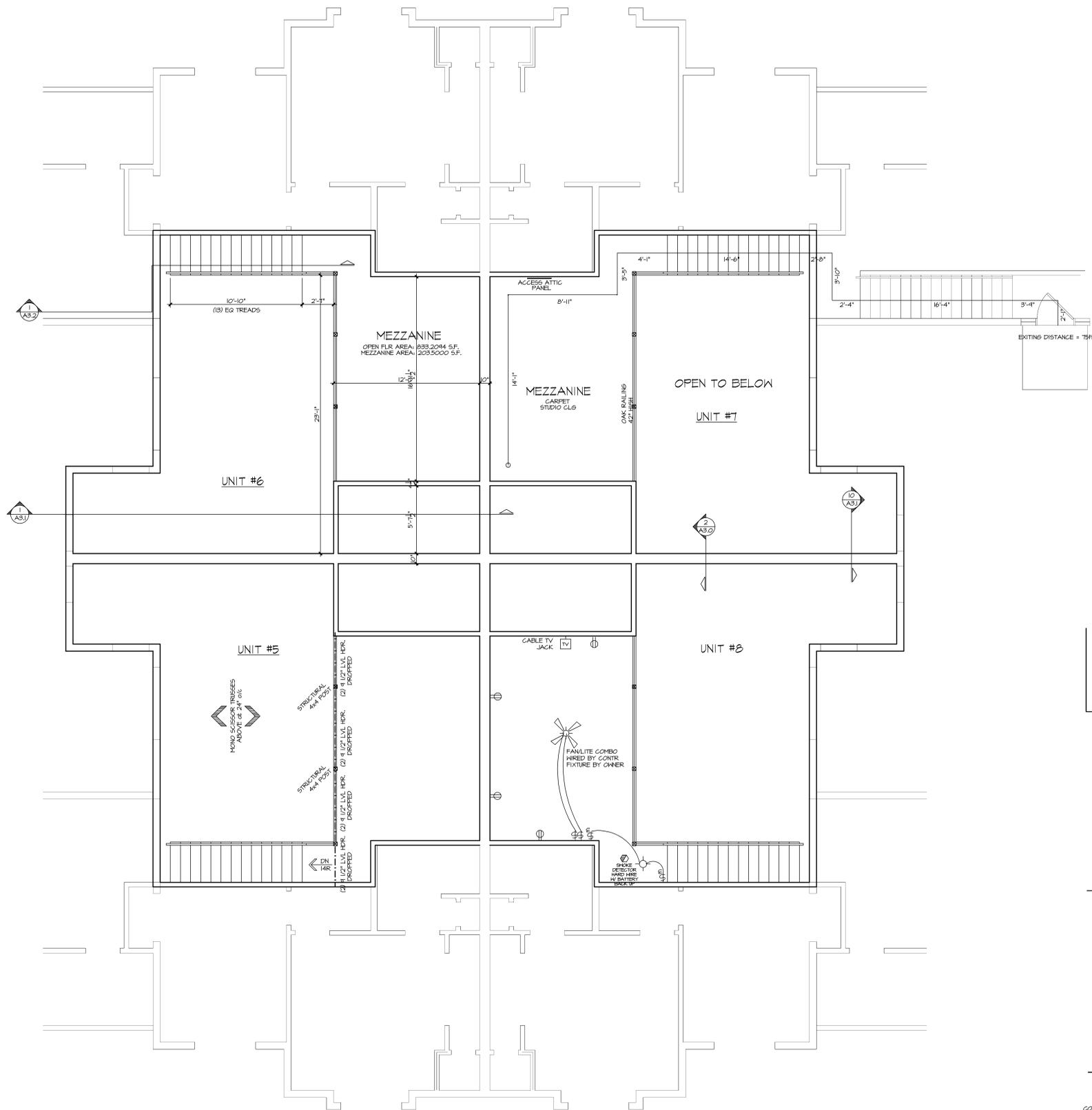
Date: 1-13-03

Job NO.: 2-390.033

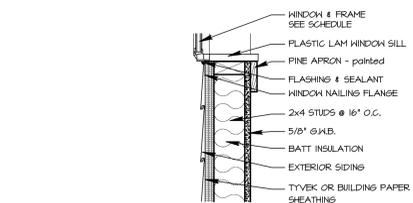
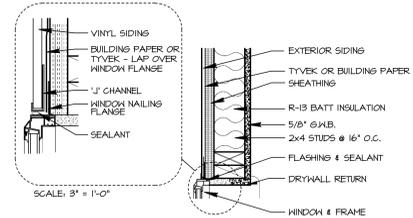
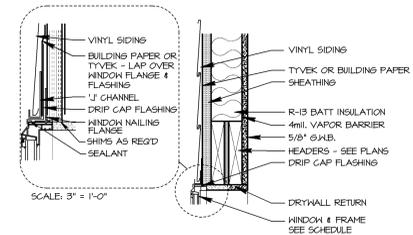
Drawn By: AKL

Sheet No.

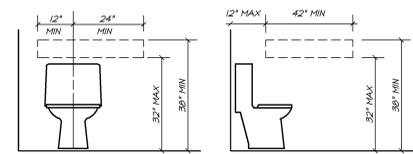
A1.4



LOFT FLOOR PLAN
SCALE: 1/4" = 1'-0"



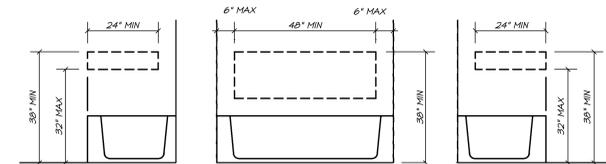
1 HEAD, JAMB & SILL DETAIL
SCALE: 1/2" = 1'-0"



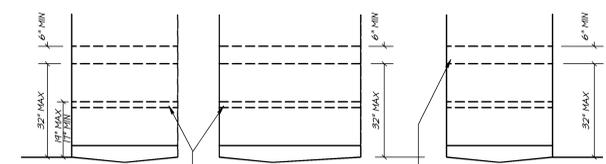
ACCESSIBILITY GUIDELINES (FIRST FLOOR UNITS)
LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS AND OTHER ENVIRONMENTAL CONTROLS LOCATED NO HIGHER THAN 48 INCHES, AND NO LOWER THAN 15 INCHES ABOVE THE FLOOR. IF THE REACH IS OVER AN OBSTRUCTION (FOR EXAMPLE, KITCHEN CABINETS) BETWEEN 20 AND 25 INCHES IN DEPTH, THE MAXIMUM HEIGHT IS REDUCED TO 44 INCHES FOR FORWARD APPROACH OR 46 INCHES FOR SIDE APPROACH, PROVIDED THE OBSTRUCTION IS NO MORE THAN 24 INCHES IN DEPTH.

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

REINFORCED AREAS FOR INSTALLATION OF GRAB BARS WATER CLOSETS IN ADAPTABLE BATHROOMS



LOCATION OF GRAB BAR REINFORCEMENTS FOR ADAPTABLE BATHTUBS

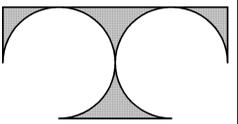


LOCATION OF SEAT REINFORCEMENTS FOR ADAPTABLE SHOWERS

COMPLY WITH ANSI A117.1 SECTION 1008.1.2 & 610
NOTE: THE AREAS OUTLINED IN DASHED LINES REPRESENT LOCATIONS FOR FUTURE INSTALLATION OF SHOWER SEAT FOR TYPICAL CONFIGURATIONS. PLUMBER TO SUPPLY TUB/SHOWER FIXTURES WITH BUILT-IN SUPPORT FOR FIXTURE SHOWER SEATS.

LOCATION OF GRAB BAR REINFORCEMENTS FOR ADAPTABLE SHOWERS

NOTE: THE AREAS OUTLINED IN DASHED LINES REPRESENT LOCATIONS FOR FUTURE INSTALLATION OF GRAB BARS FOR TYPICAL FIXTURE CONFIGURATIONS. PLUMBER TO SUPPLY TUB/SHOWER FIXTURES WITH BUILT-IN SUPPORT FOR FIXTURE GRAB BARS.



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EAST ELEVATION - BUILDING #33
SCALE: 1/4"=1'-0"

NOTE:
SIDING FASTENING: MIN. 0.313 INCH HEAD DIAMETER AND 0.125 INCH SHANK DIAMETER,
GALVANIZED AND LONG ENOUGH TO PENETRATE THE STUD MIN. 0.75 INCH SPACE
@ 16 INCHES O.C. HORIZONTAL AND 5' O.C. VERTICAL.



NORTH ELEVATION - BUILDING #33
SCALE: 1/4"=1'-0"

SHERMAN CREEK MULTIFAMILY
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Sheet Title
ELEVATIONS
BUILDING #33

Revisions
-

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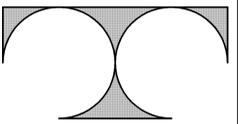
Date: 1-13-03

Job NO.: 2-390.033

Drawn By: AKL

Sheet No.

A2.0



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EAST ELEVATION - BUILDING #34, 35 & 36
SCALE: 1/4"=1'-0"

NOTE:
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GALVANIZED AND LONG ENOUGH TO PENETRATE THE STUD MIN. 0.75 INCH SPACE
@ 16 INCHES O.C. HORIZONTAL AND 5' O.C. VERTICAL.



NORTH ELEVATION - BUILDING #34, 35 & 36
SCALE: 1/4"=1'-0"

SHERMAN CREEK MULTIFAMILY
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Sheet Title
ELEVATIONS
BUILDING
#34, 35 & 36

Revisions
-

Issued Date: 4/25/03

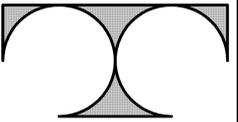
Date: 1-13-03

Job NO.: 2-390.033

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A2.1



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Sheet Title
ELEVATIONS
& SECTION

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Date: 1-13-03

Job NO.: 2-390.033

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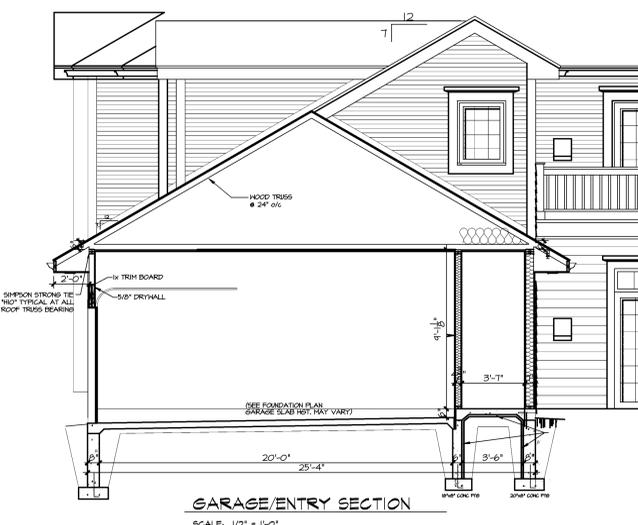
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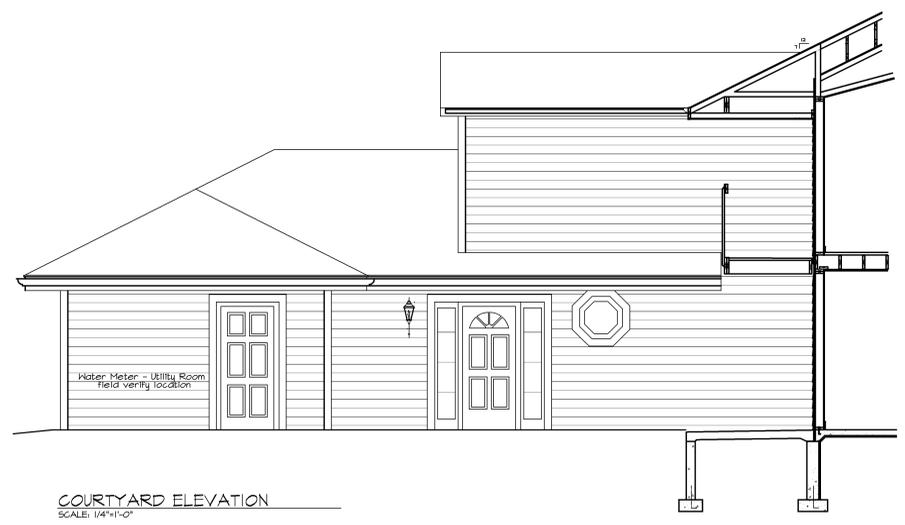


NOTE:
SIDING FASTENERS: MIN. 0.315 INCH HEAD DIAMETER AND 0.125 INCH SHANK DIAMETER.
GALVANIZED AND LONG ENOUGH TO PENETRATE THE STUD MIN. 0.75 INCH SPACE.
16 INCHES O.C. HORIZONTAL AND 5\"/>

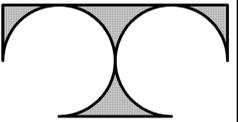
WEST ELEVATION
SCALE: 1/4"=1'-0"



GARAGE/ENTRY SECTION
SCALE: 1/2" = 1'-0"



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



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Sheet Title
SECTIONS & DETAILS

Revisions

Issued Date: 4/25/03

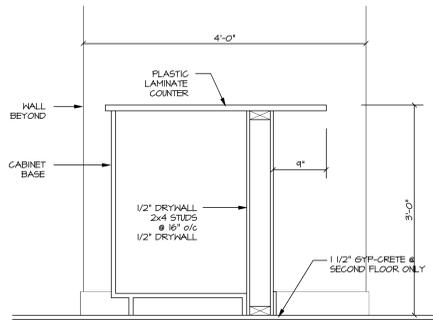
Date: 1-13-03

Job NO.: 2-390.033

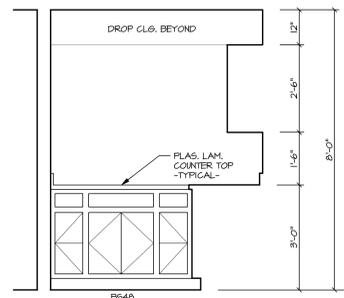
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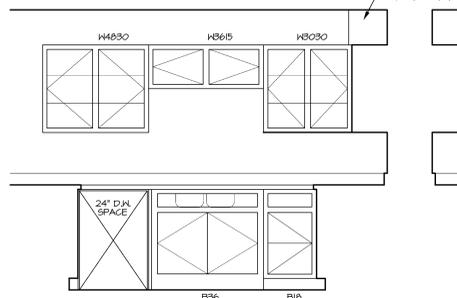
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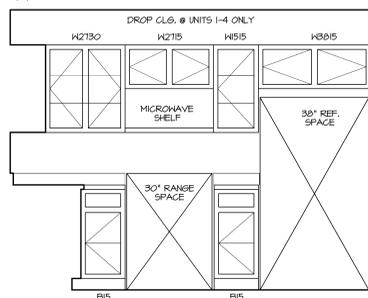
3 SNACK COUNTER SECTION
SCALE: 1" = 1'-0"



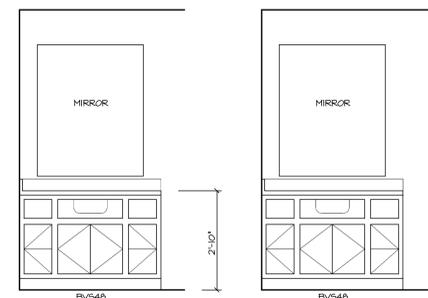
4 CABINET ELEV.
SCALE: 1/2" = 1'-0"



5 CABINET ELEV.
SCALE: 1/2" = 1'-0"



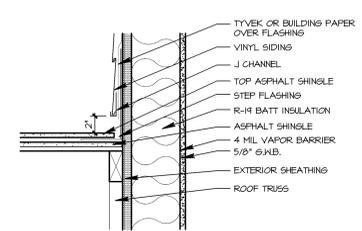
6 CABINET ELEV.
SCALE: 1/2" = 1'-0"



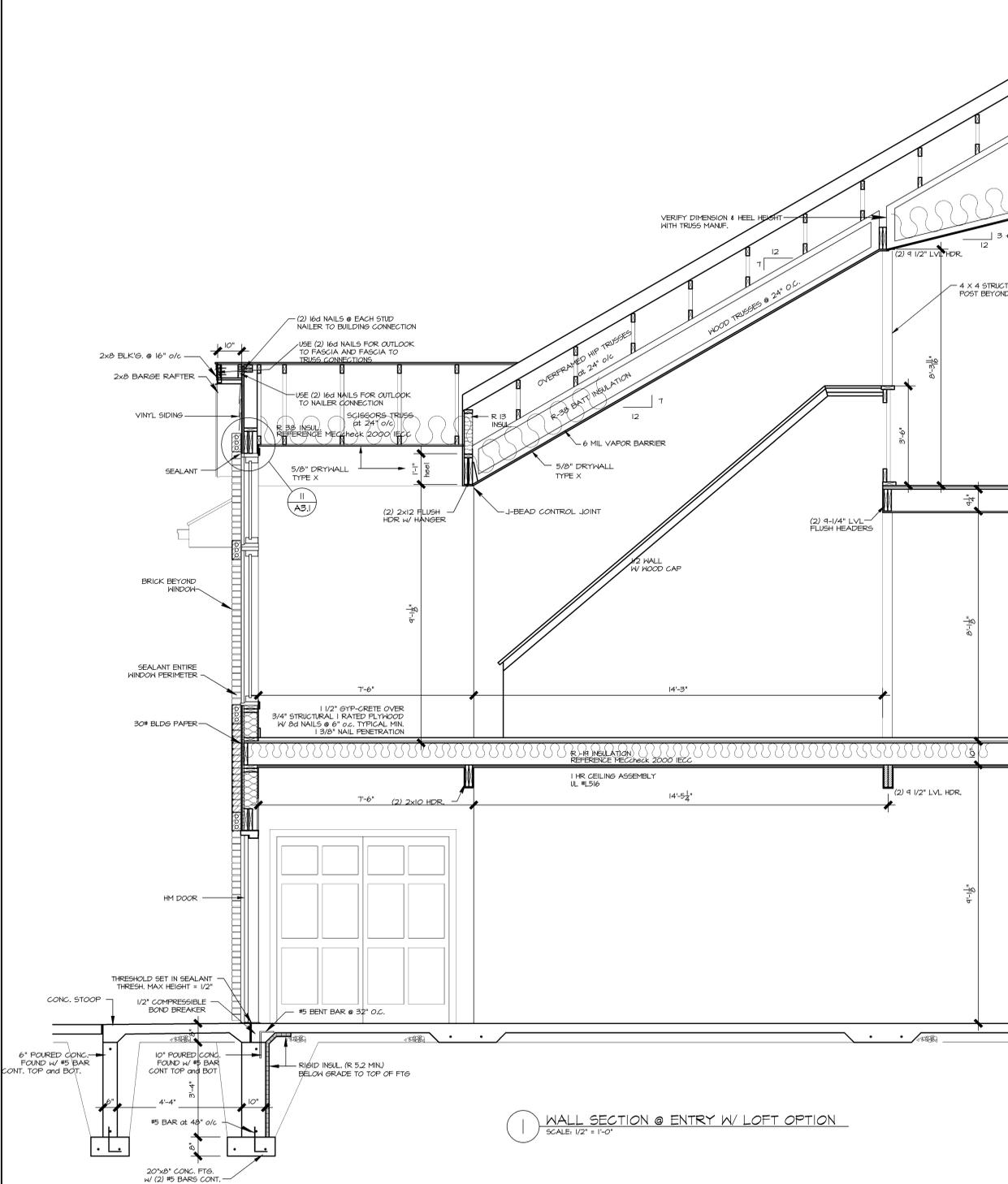
7 CABINET ELEV.
SCALE: 1/2" = 1'-0"



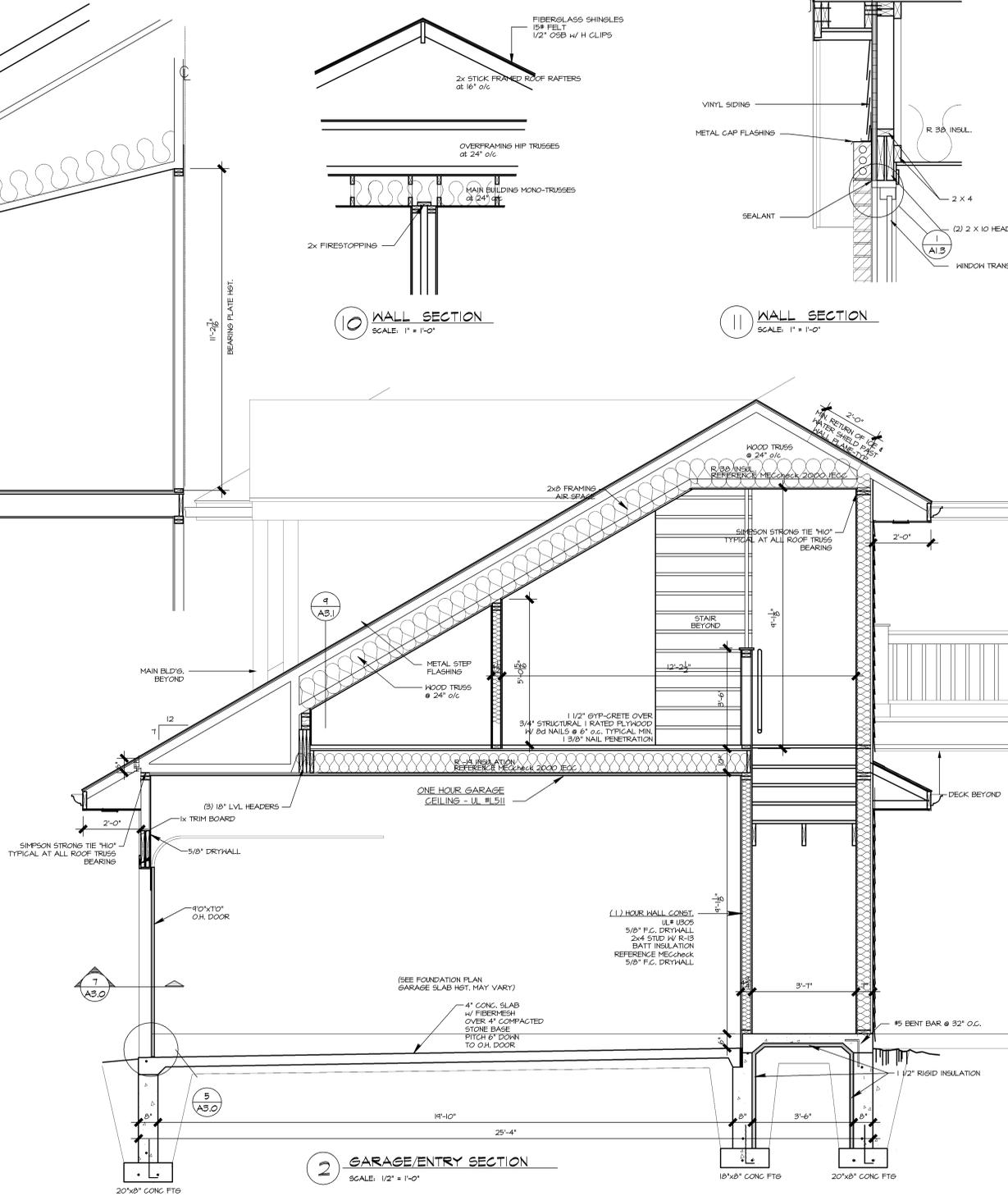
8 CABINET ELEV.
SCALE: 1/2" = 1'-0"



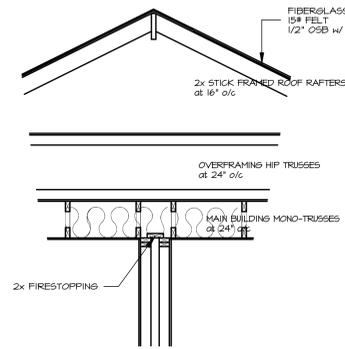
9 FLASHING DETAIL
SCALE: 1 1/2" = 1'-0"



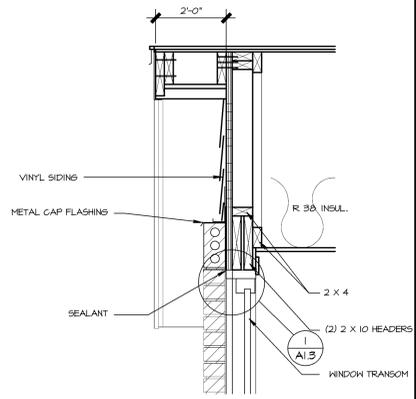
1 WALL SECTION @ ENTRY W/ LOFT OPTION
SCALE: 1/2" = 1'-0"



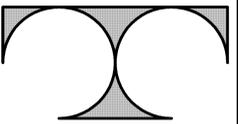
2 GARAGE/ENTRY SECTION
SCALE: 1/2" = 1'-0"



10 WALL SECTION
SCALE: 1" = 1'-0"



11 WALL SECTION
SCALE: 1" = 1'-0"



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Sheet Title
SECTION
& DETAILS

Revisions

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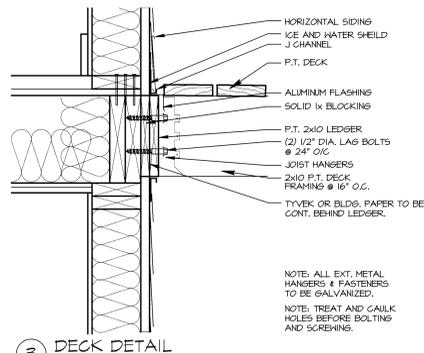
Date: 1-13-03

Job NO.: 2-390.033

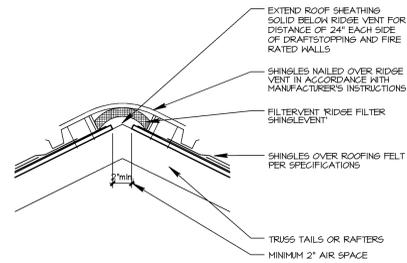
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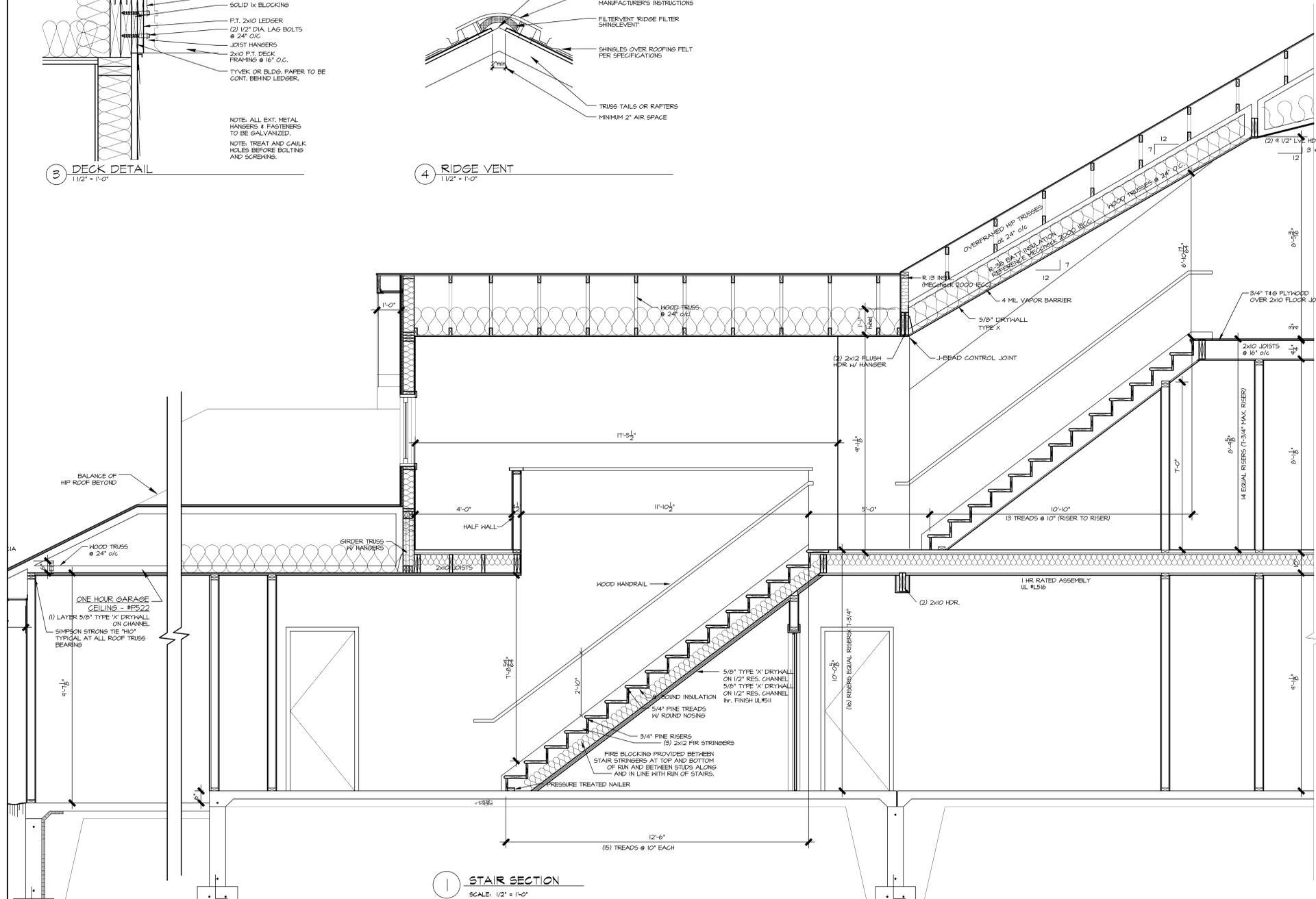
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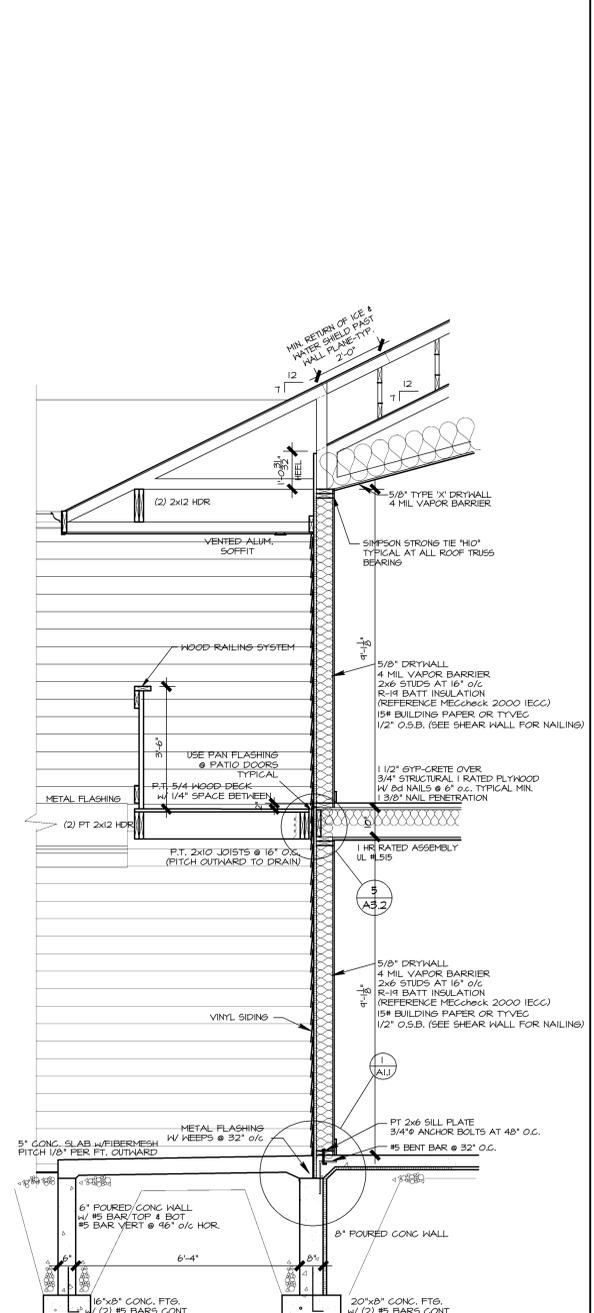
3 DECK DETAIL
1 1/2" = 1'-0"



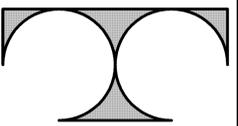
4 RIDGE VENT
1 1/2" = 1'-0"



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



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



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Sheet Title
**ROOF PLAN
& STRUCTURAL
DETAILS**

Revisions
-

Issued Date: **4/25/03**

Date: **1-13-03**

Job NO.: **2-390.033**

Drawn By: **AKL**

Sheet No.

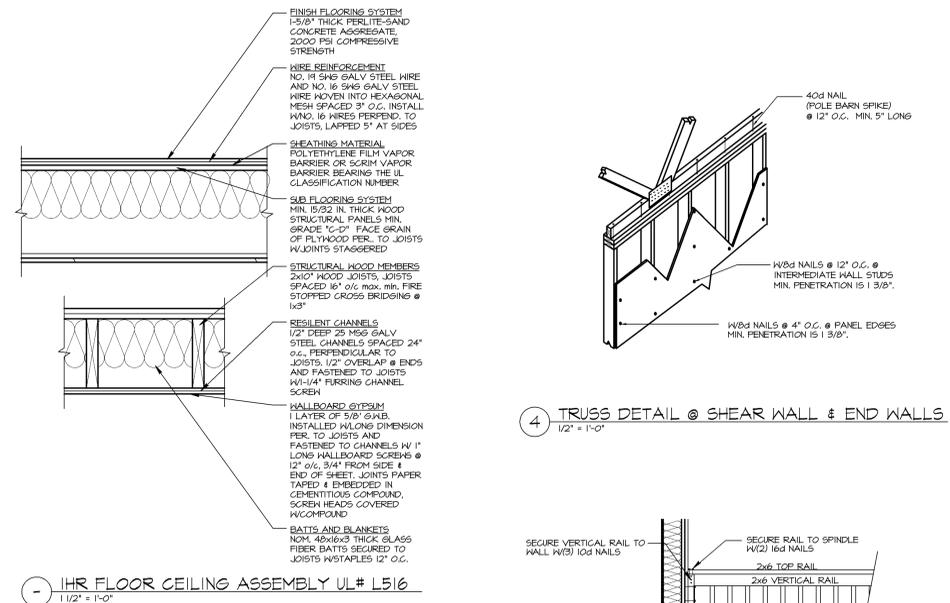
A3.3

Table 2304.9.1 - Fastening Schedule

CONNECTION	FASTENINGS(amt)	LOCATION
1. Joist to sill or girder	3 - 8d common 3 - 3"x0.131" nail 3 - 3" 14 gauge staple	toe nail
2. Bridging to joist	2 - 8d common 2 - 3"x0.131" nail 2 - 3" 14 gauge staple	toe nail each end
3. 1"x6" subfloor or less to each joist	2 - 8d common	face nail
4. Wider than 1"x6" subfloor to each joist	3 - 8d common	face nail
5. 2" subfloor to joist or girder	2 - 8d common	blind and face nail
6. Sole plate to joist or blocking	16d at 16" o.c. 3"x0.131" nail at 8" o.c. 3" 14 gauge staple at 12" o.c.	typical face nail
Sole plate to joist or blocking at braced wall panel	3 - 16d at 16" 3"x0.131" nail at 16" 3" 14 gauge staple per 16"	braced wall panels
7. Top plate to stud	2 - 16d common 3 - 3"x0.131" nail 3 - 3" 14 gauge staple	toe nail
8. Stud to sole plate	2 - 16d common 4 - 3"x0.131" nail 3 - 3" 14 gauge staple	toe nail
9. Double studs	2 - 16d common 3 - 3"x0.131" nail 3 - 3" 14 gauge staple	end nail
10. Double top plates	16d at 24" o.c. 3"x0.131" nail at 8" o.c. 3" 14 gauge staple at 8" o.c.	face nail
11. Blocking between joists or rafters to top plate	2 - 16d at 16" o.c. 3"x0.131" nail at 12" o.c. 3" 14 gauge staple at 12" o.c.	typical face nail
12. Rm joist to top plate	3 - 8d common 3 - 3"x0.131" nail 3 - 3" 14 gauge staple	toe nail
13. Top plates, laps and intersections	2 - 16d common 3 - 3"x0.131" nail 3 - 3" 14 gauge staple	face nail
14. Continuous header, two pieces	16d common	face nail
15. Ceiling joists to plate	3 - 8d common 5 - 3"x0.131" nail 5 - 3" 14 gauge staple	toe nail
16. Continuous header to stud	4 - 8d common	toe nail
17. Ceiling joists, laps over partitions (See section 2308.10.4.1, Table 2308.10.4.1)	3 - 16d common minimum, Table 2308.10.4.1 4 - 3"x0.131" nail 4 - 3" 14 gauge staple	face nail
18. Ceiling joists to parallel rafters (See section 2308.10.4.1, Table 2308.10.4.1)	3 - 16d common minimum, Table 2308.10.4.1 4 - 3"x0.131" nail 4 - 3" 14 gauge staple	face nail
19. Rafter to plate (See section 2308.10.4.1, Table 2308.10.4.1)	3 - 8d common 3 - 3"x0.131" nail 3 - 3" 14 gauge staple	toe nail
20. 1" diagonal brace to each stud and plate	2 - 8d common 2 - 3"x0.131" nail 2 - 3" 14 gauge staple face nail	face nail
21. 1" x 8" sheathing to each bearing wall	2 - 8d common	face nail
22. Wider than 1" x 8" sheathing to bearing wall	3 - 8d common	face nail

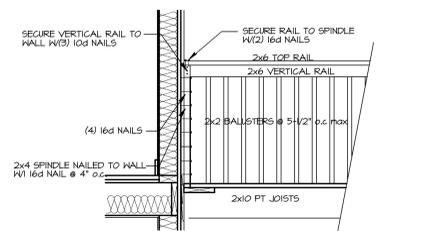
CONNECTION	FASTENINGS(amt)	LOCATION
23. Build-up corner studs	16d common 3"x0.131" nail 3" 14 gauge staple	24" o.c. 16" o.c. 16" o.c.
24. Build-up girder and beams	20d common 32" o.c. 3"x0.131" nail at 24" o.c. 3" 14 gauge staple at 24" o.c.	face nail at top and bottom staggered on opposite sides
25. 2" planks	2 - 20d common 3 - 3"x0.131" nail 3 - 3" 14 gauge staple	face nail at ends and at each splice
26. Collar tie to rafter	3 - 10d common 4 - 3"x0.131" nail 4 - 3" 14 gauge staple	toe nail
27. Jack rafter to hip	3 - 10d common 4 - 3"x0.131" nail 4 - 3" 14 gauge staple	toe nail
28. Roof rafter to 2-by ridge beam	2 - 16d common 4 - 3"x0.131" nail 3 - 3" 14 gauge staple	toe nail
29. Joist to band joist	2 - 16d common 3 - 3"x0.131" nail 3 - 3" 14 gauge staple	face nail
30. Ledger strip	3 - 16d common 4 - 3"x0.131" nail 4 - 3" 14 gauge staple	face nail
31. Hood structural panels and particleboard, subfloor, roof and wall sheathing (to framing)	1/2" and less 1/4/32" to 3/4" 7/8" to 1" Single Floor (Combination sub-floor-underslating to framing) 1 1/8" to 1 1/4" 3/4" and less 1 1/8" to 1 1/4"	6d(c), 2 3/8"x0.131" nail(n) 1-3/4" 16 gage(c) 8d or 6d(c) 2 3/8"x0.131" nail(p) 2" 16 gage(p) 8d(c) 10d(c) or 8d(c) 8d(c) 10d(c) or 8d(c) 6d(f) 8d(f)
32. Panel siding (to framing)	1/2" or less 5/8"	6d(f) 8d(f)
33. Fiberboard sheathing(g)	1/2"	No. 11 gage roofing nail(h) 8d common nail no. 16 gage staple(i)
33. Interior paneling	1/4" 3/8"	No. 11 gage roofing nail(h) 8d common nail no. 16 gage staple(i) 4d(j) 6d(k)

For Sls: 1 inch = 25.4 mm.
a. Common or box nails are permitted to be used except where otherwise stated.
b. Nails spaced at 6 inches on center at edges, 12 inches at intermediate supports except 6 inches at supports where spans are 40 inches or more. For nailing wood structural panel and particleboard diaphragms and shear walls, refer to Section 2305. Nails for wall sheathing are permitted to be common, box or casing.
c. Common or deformed shank.
d. Common.
e. Deformed shank.
f. Corrosion-resistant siding or casing nail.
g. Fasteners spaced 3 inches on center at exterior edges and 6 inches on center at intermediate supports.
h. Corrosion-resistant roofing nails with 7/16 inch diameter head and 1-1/2 inch length for 1/2 inch sheathing and 1-3/4 inch length for 25/32 inch sheathing.
i. Corrosion-resistant staples with nominal 7/16 inch crown and 1-1/8 inch length for 1/2 inch sheathing and 1-1/2 inch length for 25/32 inch sheathing.
j. Panel supports at 16 inches (20 inches if strength axis in the long direction of the panel), unless otherwise marked.
k. Casing or finish nails spaced 6 inches on panel edges, 12 inches at intermediate supports.
l. Panel supports at 24 inches. Casing or finish nails spaced 6 inches on panel edges, 12 inches at intermediate supports.
m. Staples shall have a minimum crown of 7/16 inch.
n. For roof sheathing applications, fasteners spaced 4 inches on center at edges, 8 inches at intermediate supports.
o. Fasteners spaced 4 inches on center at edges, 8 inches at intermediate supports for subfloor and wall sheathing and 3 inches on center at edges, 6 inches at intermediate supports for roof sheathing.
p. Fasteners spaced 4 inches on center at edges, 8 inches at intermediate.

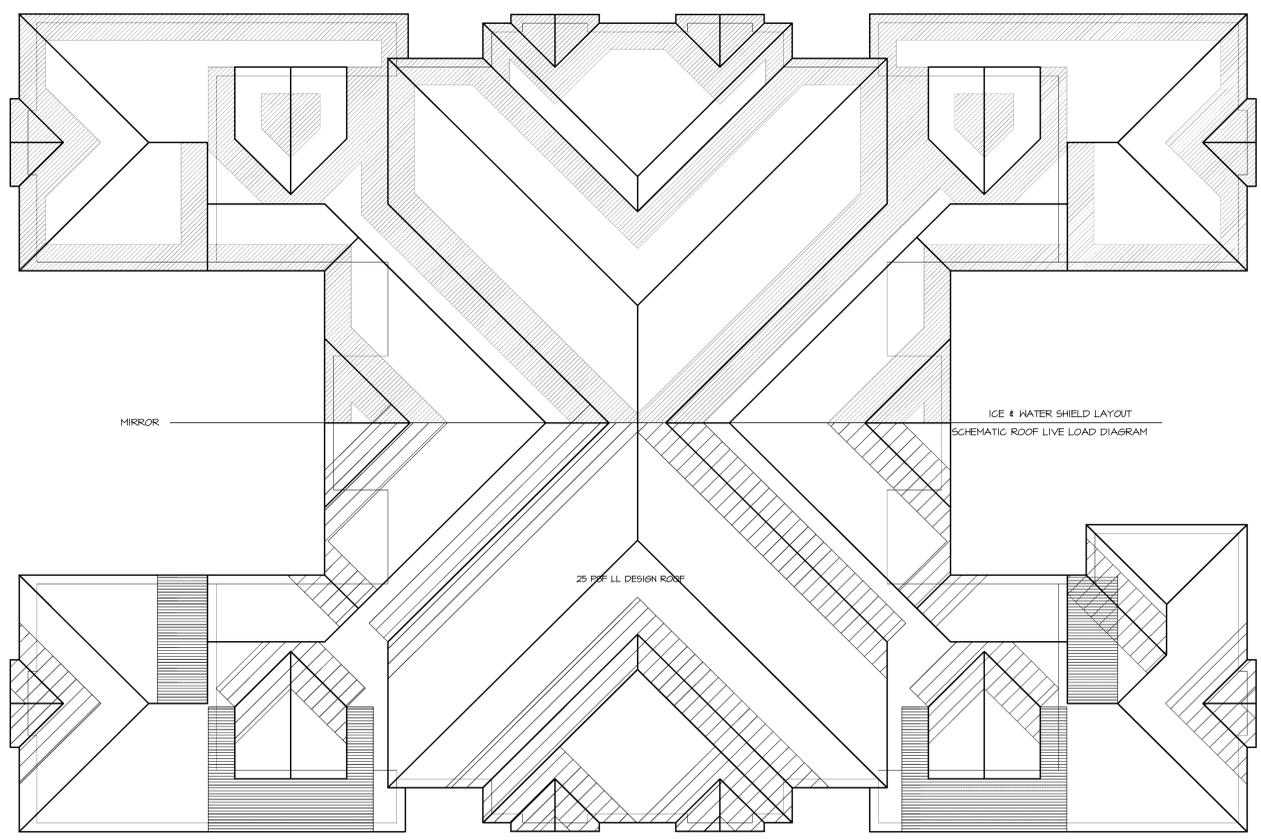


① IHR FLOOR CEILING ASSEMBLY UL# L516
1/2" = 1'-0"

④ TRUSS DETAIL @ SHEAR WALL & END WALLS
1/2" = 1'-0"



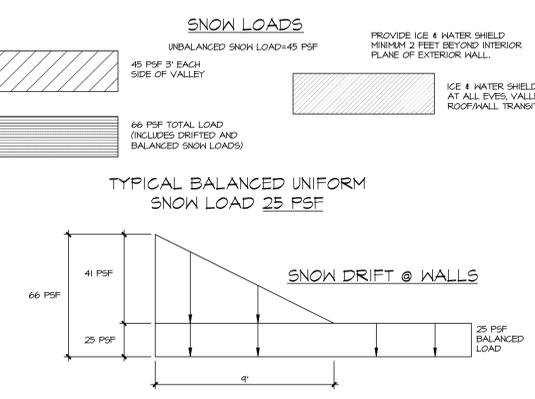
⑤ RAILING END CONDITION
1/2" = 1'-0"



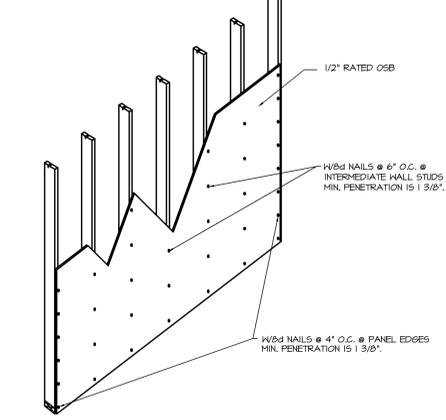
ROOF PLAN
SCALE: 1/8" = 1'-0"

Dryer Exhausting Information—Use Metal Duct Only

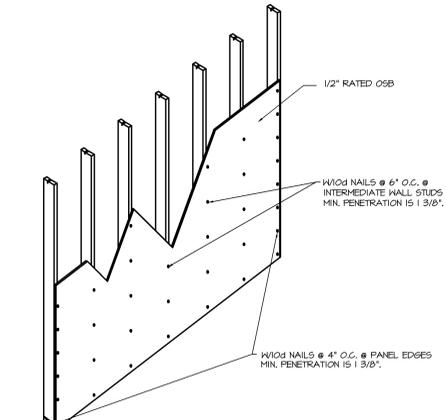
Domestic Dryer Models	Number of run Turns	Best Performance			
		Maximum Length of 4 Dia. Rigid Metal Duct Exhaust Hood Type		Maximum Length of 4 Dia. Flexible Metal Duct Exhaust Hood Type	
		A	B	A	B
Super & Extra-Large 6.0 Capact. Models All Electric Dryers	0	50 ft.	60 ft.	55 ft.	45 ft.
	1	45 ft.	45 ft.	40 ft.	30 ft.
	2	35 ft.	35 ft.	30 ft.	20 ft.
	3	25 ft.	25 ft.	20 ft.	15 ft.
	4	25 ft.	15 ft.	15 ft.	10 ft.
Super & Extra-Large 6.0 Capact. Models All Gas Dryers	0	45 ft.	50 ft.	30 ft.	15 ft.
	1	35 ft.	20 ft.	20 ft.	10 ft.
	2	25 ft.	10 ft.	10 ft.	—
	3	15 ft.	—	—	—
Extra-Large 5.7 Capact. Electric and Gas Dryers	0	60 ft.	48 ft.	50 ft.	18 ft.
	1	52 ft.	40 ft.	22 ft.	14 ft.
	2	44 ft.	32 ft.	14 ft.	10 ft.
	3	32 ft.	24 ft.	—	—
	4	28 ft.	16 ft.	—	—



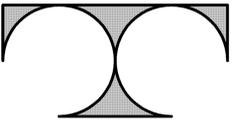
③ ROOF PLAN WITH SNOW, DRIFTED, AND SLIDING LOADS.
SCALE: 1/8" = 1'-0"



② SHEAR WALL DETAIL - SECOND FLOOR
1/2" = 1'-0"



① SHEAR WALL DETAIL - FIRST FLOOR
1/2" = 1'-0"



TDI ASSOCIATES, INC.
ARCHITECTS, ENGINEERS, PLANNERS

N8 W22350 JOHNSON DRIVE, SUITE B4
WAUKESHA, WISCONSIN 53186
PHONE 262-437-0400 FAX 262-437-0401

PROJECT :

Sherman Creek Condominiums
Buildings #33,34,35 & 36

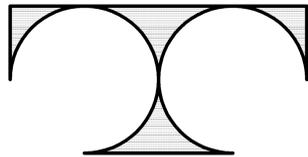
Sherman Road
Village of Jackson, Wisconsin

Developer:

H & R Construction

1629 Sherman Road
Jackson, WI 53037
(262) 677-3233

ARCHITECT :



TDI ASSOCIATES, INC.

ARCHITECTS, ENGINEERS, PLANNERS
N8 W22350 JOHNSON DRIVE SUITE B-4
WAUKESHA, WI 53186
(262) 437-0400

GENERAL NOTES

1. THE ARCHITECT/ENGINEER MAINTAINS NO RESPONSIBILITY FOR THE GENERAL CONTRACTOR, SUBCONTRACTORS, OR THOSE WORKING IN SUCH CAPACITIES, FOR THE METHODS USED, OR LACK THEREOF, IN THE EXECUTION OF THE WORK AND SAFETY PROCEDURES AND PRECAUTIONS TAKEN AT THE PROJECT SITE.
2. CONTRACTORS SHALL ASSUME FULL RESPONSIBILITY - UNRELIEVED BY REVIEW OF SHOP DRAWINGS NOR BY SUPERVISION OR PERIODIC OBSERVATION OF CONSTRUCTION FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS - FOR DIMENSIONS TO BE CONFIRMED AND CORRELATED ON THE JOB SITE AND BETWEEN INDIVIDUAL DRAWINGS OR SETS OF DRAWINGS; FOR FABRICATION PROCESSES AND CONSTRUCTION TECHNIQUES (INCLUDING EXCAVATION, SHORING AND SCAFFOLDING, BRACING, ERECTION, FORM WORK, ETC.); FOR COORDINATION OF THE VARIOUS TRADES; FOR SAFE CONDITIONS ON THE JOB SITE; AND FOR THE PROTECTION OF THE PEOPLE AND PROPERTY AT THE JOB SITE.
3. VARIATIONS IN FIELD CONDITIONS RELATIVE TO THE CONTRACT DOCUMENTS SHALL BE REPORTED TO THE ENGINEER. WORK SHALL NOT PROGRESS UNTIL WRITTEN PERMISSION FROM THE ENGINEER IS OBTAINED.
4. THE INFORMATION CONTAINED ON THE DRAWINGS IS IN ITSELF INCOMPLETE, AND VOID UNLESS USED IN CONJUNCTION WITH ALL THE SPECIFICATIONS, TRADE PRACTICES, OR APPLICABLE STANDARDS, CODES, ETC., INCORPORATED THEREIN BY REFERENCE, OF WHICH THE CONTRACTOR CERTIFIES KNOWLEDGE BY SIGNING THE CONTRACT.
5. ARCHITECT/ENGINEER'S REVIEW OF DRAWINGS PREPARED BY THE CONTRACTORS, SUPPLIERS, ETC., ARE ONLY FOR CONFORMANCE WITH THE DESIGN CONCEPT. CONSTRUCTION SHALL NOT START WITHOUT SAID REVIEW, AND ONLY SHOP DRAWINGS STAMPED BY THE ARCHITECT/ENGINEER WILL BE ALLOWED AT THE JOB SITE.
6. DRAWINGS ARE NOT TO BE USED FOR SHOP DETAILING OR FOR CONSTRUCTION UNLESS SPECIFICALLY STAMPED BY THE ARCHITECT/ENGINEER ON THE DRAWINGS "FOR DETAILING" OR "FOR CONSTRUCTION". THESE DRAWINGS ARE NOT TO BE REPRODUCED FOR THE PURPOSE OF USING THEM AS SHOP DRAWINGS.
7. UNLESS NOTED OTHERWISE, ALL DETAILS, SECTIONS, AND NOTES ON THE DRAWINGS ARE INTENDED TO BE TYPICAL FOR SIMILAR SITUATIONS ELSEWHERE.
8. ALL DIMENSIONS ON STRUCTURAL DRAWINGS ARE TO BE CHECKED BY THE CONTRACTOR AGAINST ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR CONFIRMING AND CORRELATING ALL DIMENSIONS ON THE JOB SITE AND BETWEEN INDIVIDUAL DRAWINGS AND TRADES.
9. SEE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL OPENINGS, SLEEVES, EQUIPMENT PADS, DEPRESSIONS, CURBS, FLOOR FINISHES, INSERTS, AND OTHER EMBEDDED ITEMS.
10. UNLESS OTHERWISE SHOWN OR NOTED, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE LOCATION AND THE PLACEMENT OF ANY INSERTS, HANGARS, PIPE SLEEVES, HOLES OR ANCHOR BOLTS THAT ARE REQUIRED BY THE MECHANICAL OR ELECTRICAL EQUIPMENT.
11. THE CONTRACTOR SHALL COMPLY WITH THE LATEST OCCUPATIONAL SAFETY HEALTH ACT REQUIREMENTS.
12. ALL CONSTRUCTION SHALL BE PERFORMED IN STRICT CONFORMANCE WITH ALL APPLICABLE STATE AND LOCAL BUILDING CODES.
13. FIREPLACES SHALL MEET THE REQUIREMENTS OF IMC CHAPTERS 849 (IF HOOD IS USED AS A FUEL), AND IF66 (IF FUEL GAS IS USED AS A FUEL).
15. SMOKE DETECTORS INTERCONNECTED ON EACH FLOOR LEVEL OF EACH UNIT PER IBC 907.2.10.1.2

DRAWING INDEX :

- T1.0 TITLE SHEET
- NS 1 Site Development Plan
- NS 2 Grading and Erosion Control Plan
- A1.0 Foundation Plan - Bldg 33
- A1.1 Foundation Plan Bldg - 34,35 & 36
- A1.2 1/4" First Floor Plan
- A1.3 1/4" Second Floor Plan
- A1.4 1/4" Loft Floor Plan
- A2.0 Exterior Elevations Bldg 33
- A2.1 Exterior Elevations Bldg 34,35 & 36
- A2.2 Exterior Elevation & Section
- A3.0 Wall Sections
- A3.1 Wall Sections and Details
- A3.2 Details
- A3.3 Roof Plan & Structural Details

FOUNDATION NOTES

1. THE SOIL BEARING CAPACITY WAS ASSUMED TO BE 3000 P.S.F. AS NO SOILS BORINGS WERE AVAILABLE AT THE TIME THESE DRAWINGS WERE PREPARED. IF THE SOIL DOES NOT MATCH THE ASSUMED MINIMUM BEARING CAPACITY NOTIFY THE ARCHITECT AT 262/437-0400.
2. IF ANY EXISTING SERVICE LINES, UTILITIES, AND UTILITY STRUCTURES WHICH ARE TO REMAIN IN SERVICE ARE UNCOVERED OR ENCOUNTERED DURING CONSTRUCTION, THEY SHALL BE SAFEGUARDED, PROTECTED FROM DAMAGE AND SUPPORTED IF NECESSARY.
3. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN THE EVENT ANY EXISTING UTILITIES, UTILITY STRUCTURES OR ANY OBSTRUCTION INTERFERES WITH THE PROPER INSTALLATION OF THE FOUNDATION WORK.
4. THE CONTRACTOR SHALL REMOVE AT HIS EXPENSE FROM THE SITE, ALL TOPSOIL, UNSUITABLE, AND OBSTRUCTIONS AS REQUIRED BY THE TESTING LABORATORY AND REPLACE IT WITH COMPACTED (98% MODIFIED PROCTOR) GRANULAR FILL.
5. IN AREAS WHERE THE BEARING CAPACITY OF SOIL AT DESIGN ELEVATION IS LESS THAN THE DESIGN BEARING CAPACITY, THE CONTRACTOR SHALL REMOVE THE UNSUITABLE MATERIAL AND REPLACE IT WITH THE ENGINEERED FILL UP TO THE DESIGN ELEVATION.
6. FILL SHALL BE GRANULAR AND COMPACTED TO A MINIMUM OF 98% MAXIMUM DENSITY (ASTM D1557-10, MODIFIED PROCTOR).
7. THE SOIL BEARING CAPACITY AT EACH FOOTING SHALL BE CHECKED AND APPROVED BY THE TESTING LABORATORY.
8. CONCRETE FOR ANY FOOTING SHALL NOT BE POURED ON FROZEN GROUND OR WHEN WATER IS PRESENT.
9. THE CONTRACTOR SHALL PROVIDE WELL POINTS TO ADEQUATELY LOWER THE GROUND WATER LEVEL AND MAINTAIN THEM AS LONG AS THEY ARE REQUIRED DURING CONSTRUCTION.
10. PROVIDE 3" CLEAR COVER AROUND ALL STEEL REINFORCING IN FOUNDATION.

DESIGN LOADS

1. CONCRETE: $F'_c = 3,000$ P.S.I.
2. REINFORCING STEEL: $F_y = 60,000$ P.S.I.
3. STRUCTURAL STEEL: $F_y = 46,000$ P.S.I. - COLUMNS
 $F_y = 50,000$ P.S.I. - BEAMS
4. SOIL BEARING DESIGN PRESSURE: 3,000 P.S.F.
5. DESIGN LOADS: ROOF
WIND LOAD SEE STRUCTURAL REPORT
LIVE LOAD 30 P.S.F.
DEAD LOAD 17 P.S.F.
- DESIGN LOADS: FIRST FLOOR
LIVE LOAD 40 P.S.F.
DEAD LOAD 25 P.S.F.
- DESIGN LOADS: SECOND FLOOR
WIND LOAD SEE STRUCTURAL REPORT
LIVE LOAD 40 P.S.F.
DEAD LOAD 25 P.S.F.
- RAILING OR GUARDRAIL
CONCENTRATED LOAD = 200#
6. IMPORTANCE FACTOR
SEISMIC FACTOR = 1.0
SNOW FACTOR = 1.0
WIND FACTOR = 1.0
- SNOW LOAD FACTORS
 $C_e = 1.0$
 $C_t = 1.0$ TYPICAL
 $C_t = 1.2$ ABOVE GRADE
 $C_t = 1.1$ ABOVE ATTICS
 $C_s = 1.0$
7. SEISMIC DESIGN CATEGORY = A
8. WIND LOAD FACTORS
EXPOSURE 'B'
WIND SPEED = 90 M.P.H.
9. SITE CLASS 'C'

SHERMAN CREEK MULTIFAMILY
BLDGs #33, 34, 35 & 36

Sherman Road
Village of Jackson, Wisconsin

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Sheet Title
TITLE SHEET

Revisions
-

Issued Date: 4/25/03

Date: 1-13-03

Job NO.: 2-390.033

Drawn By: AKL

Sheet No.

T1.0

STAFF REVIEW COMMENTS
Plan Commission Meeting – June 22, 2018

1. Certified Survey Map – TID #6

Building Inspection

- No comments.

Public Works/Engineering

- The CSM has been modified to incorporate detention pond changes and storm sewer easements necessary for TIF #6 development. If Sylvester Court is to be renamed this would be a good time to do it. Recommend approval of the CSM.

Police Department

- No comments.

Fire Department

- No comments.

Administrative/Planning

- No additional comments. Recommend Approval.

2. Concept Plan – Stonewall Ridge – Site Plan Revisions/Density Reduction

Building Inspection

- This is coming back to the Plan Commission for review due the change of building types and due to the decrease in overall residential units
- Remaining building pads that were approved previously consisted of a total of 92 residential units. With this new layout the developer is proposing to reduce the total of remaining units to 46 (50% less) and the strip along Highway 60 to remain commercial use.
- Recommending have staff work with the developer to layout the inner area where the eight family buildings will be constructed for continuous flow through this area and connect with the existing internal private streets.
- Recommend approval

STAFF REVIEW COMMENTS
Plan Commission Meeting – June 22, 2018

Public Works/Engineering

- The existing installed onsite utilities will need to be verified with the proposed final locations of the residential units. All utilities that have not been used will need to be properly abandoned per Village specs.

Police Department

- No comments.

Fire Department

- No comments.

Administrative/Planning

- No additional comments.