



**CITY OF RACINE**

**General Application Form**

Department of City Development  
730 Washington Ave., Rm. 102  
Racine, WI 53403  
Phone: 262-636-9151  
Fax: 262-635-5347

**Type of Reviews**

- 2035 Comprehensive Plan Amendment (\$0 Fee)
- Administrative Review (\$0 Fee)
- Certified Survey Map (\$170 + \$50 per lot)
- Conditional Use Permits (\$695 Fee)
- Design Review (\$0 Fee)
- Research Request (\$0 Fee)
- Rezoning (\$830 Fee)

**APPLICANT NAME:** Joshua Jeffers, President, J. Jeffers & Co.  
**ADDRESS: STREET:** 225 E. Michigan St. #300 **CITY:** Milwaukee **STATE:** WI **ZIP:** 53202  
**TELEPHONE:** 414-501-5610 **CELL PHONE:** 312-622-3266  
**EMAIL:** ioshua@jjeffers.com

**AGENT NAME (IF APPLICABLE):** Mark Linser, Engberg Anderson Architects  
**ADDRESS: STREET:** 320 E. Buffalo St. #500 **CITY:** Milwaukee **STATE:** WI **ZIP:** 53202  
**TELEPHONE:** 414-944-9144 **CELL PHONE:** \_\_\_\_\_  
**EMAIL:** markl@engberganderson.com

**PROPERTY ADDRESS (ES):** 1701 Packard Ave.  
**CURRENT ZONING:** I-2 with a Flex Development Overlay District  
**CURRENT/MOST RECENT PROPERTY USE:** Industrial warehouse  
**PROPOSED USE:** residential development containing 1,2 & 3 bedroom and studio apts.  
**PROPOSED ZONING (only if applicable):** \_\_\_\_\_  
**LEGAL DESCRIPTION AND TAXKEY (only required for CSM, Rezoning and Comprehensive Plan Amendments):** \_\_\_\_\_

**CURRENT COMPREHENSIVE PLAN DESIGNATION: (only for comp plan amendments)** \_\_\_\_\_  
**PROPOSED COMPREHENSIVE PLAN DESIGNATION: (only for comp plan amendments)** \_\_\_\_\_


Are you the owner of the property included in the area of the requested zoning?  
 Yes     No     Option to Purchase     Lease

\*NOTE: The owner of the property (if different than the applicant) must sign this application.

**OWNER & APPLICANT AUTHORIZATION**


The signature(s) hereby certify that the statements made by myself and constituting part of this application are true and correct. I am fully aware that any misrepresentation of any information on this application may be grounds for denial of this application. I agree that if this request is approved, it is issued on the representations made in this submittal, and any approval or subsequently issued building permit(s) or other type of permit(s) may be revoked without notice if there is a breach of representation or conditions of approval. The applicant/owner by their signature understands and agrees that they are responsible for the completion of all on-site and off-site improvements as shown and approved on the final plan:

**Owner (s) Signature:** \_\_\_\_\_ **Date** \_\_\_\_\_  
**Print Name:** \_\_\_\_\_

**Applicant (s) Signature:**  **Date** 9/27/15  
**Print Name:** Joshua Jeffers

- Surface Details**
  - Indicate the surface detail of all outdoor areas (i.e.: grass, gravel, asphalt, concrete, pavers, etc.).
- Sewer/Water**
  - Show the location of all sewer, water and storm sewer lines (only for new construction or project where there is an increase in impervious surface).
- Signage**
  - Provide proposed signage information for the project. (Note: This is required if signage is the reason for the conditional use. If not, signage may be approved separately from the Conditional Use review unless otherwise indicated by Staff).
- Drainage/Grading**
  - Show on-site surface water drainage and grading, and building and ground elevations (new construction only).
- FLOOR PLANS & ELEVATION DRAWINGS TO SCALE:** (Unless otherwise noted, provide 3 copies, One of the three copies shall be no larger than 11"x17". The reduced copy does not need to be to scale. (NOTE: Submit 8 sets for Planned Developments): **If you are unable to provide this information addressing all the requirements below, you may wish to contact an architect to assist you in creating your plans.**
- Scaled Floor Plans**
  - Provide an 'as-built' copy, and a 'proposed build out' copy if any changes to the internal layout are requested. Scaled dimensions of all interior areas shall be provided. These areas may include office spaces, general work areas, storage areas, waiting rooms, repair areas, bathrooms, garage areas, kitchen areas, etc.
- Architecture**
  - Provide detail of existing architectural treatments on the entire building exterior. If remodeling, repairing, or new construction work is part of this proposal, also provide information on proposed colors, materials, and extra features such as awnings, canopies, porticos, etc. Identify what materials the building will be constructed of (i.e.: masonry, brick, etc.). Indicate any proposed changes to the materials (including the roof).
- OTHER INFORMATION**
- Written Description**
  - Provide a DETAILED, WRITTEN description of the proposed business. Provide information about the type of business, machinery involved, type of product produced and/or services being provided, noise issues, parking data, etc. Additional information may be requested throughout the review process.
- Deliveries**
  - Discuss anticipated truck traffic and size of trucks, as well as frequency of deliveries and pick-ups.
- Maintenance Plan**
  - Provide a site maintenance plan, indicating who will be responsible for things such as grass cutting, garbage and litter removal, enforcement of parking standards, clearing of snow, daily site up-keep, etc. If these duties will be contracted out, include a copy of the contractor's proposal or agreement.
- Indicate any plans for future expansion, if applicable**
- Review Fee**
  - **A non-refundable review fee of \$695.00, payable by cash or check, made out to the City of Racine shall be submitted with the complete submittal+. If this request is being made in conjunction with a rezoning request, the combined fee is \$1,120.00.**

I certify that all items checked above have been provided. I understand that not providing all of this information may result in an incomplete application and delay the consideration of my project for approval.

SIGNATURE:  DATE: 9/27/18

## Mark Linser

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**From:** Jonathan Ward <jonathan@jjeffers.com>  
**Sent:** Thursday, September 27, 2018 8:40 PM  
**To:** Mark Linser  
**Cc:** Joshua Jeffers; Danielle Bergner; Melissa Goins  
**Subject:** RE: GML - Owner Signature

Hi Mark,

Here is the brief narrative to answer the last few check boxes on the conditional use permit application:

**Written Description**--The use will be a residential apartment building with 77 units including studio, one-bedroom, two-bedroom and three-bedroom units.

**Deliveries**—only those typical to an apartment building.

**Maintenance Plan**—we will contract with Horizon Management Services, an experienced, multi-family residential property management company in Southeastern Wisconsin.

**Expansion**—we intend to convert the adjacent building at 1700 Packard Ave. into approximately 18-20 additional apartments in the future.

I just followed-up with the broker on the owner's signature. I hope to have it in the morning; otherwise, I'll get it to them separately.

Thanks, have a great trip!

Jonathan Ward, MSPPM  
Vice President, Development

**J. JEFFERS & CO.**

T: 616-446-1296

225 E. Michigan St, #300 Milwaukee, WI 53202

Email: [jonathan@jjeffers.com](mailto:jonathan@jjeffers.com)



**J. JEFFERS & CO.**

# GOLD MEDAL LOFTS

REHABILITATION OF THE HISTORICAL GOLD MEDAL FURNITURE COMPANY.  
 RACINE, WISCONSIN



MILWAUKEE | MADISON | TUCSON | CHICAGO



225 E. Michigan St., Suite 110  
 Milwaukee, WI 53202  
 T: 414-501-5610  
 F: 414-755-0617

GOLD MEDAL LOFTS

1701 Packard Avenue  
 Racine, WI 53403

PROJECT NUMBER 172792.00

PROJECT

SEAL

**CIVIL/LANDSCAPE**

**ARCHITECTURAL**

**APPROVALS LOG**

**SIGMA GROUP**

1300 W CANAL ST.  
 MILWAUKEE, WI 53233  
 PH: (414) 944-2200

- C001 SITE SURVEY
- C002 EROSION CONTROL PLAN
- C100 SITE PLAN
- C200 GRADING PLAN
- C300 UTILITY PLAN
- C400 DETAILS
- C401 DETAILS
- C500 SPECIFICATIONS
- C501 SPECIFICATIONS

**ENGBERG ANDERSON**

303 E. BUFFALO ST.  
 SUITE 500  
 MILWAUKEE, WI 53202  
 PH: (414) 944-9000  
 FX: (414) 944-9100

- A100 BASEMENT PLAN
- A110 FIRST FLOOR PLAN
- A120 SECOND FLOOR PLAN
- A130 THIRD FLOOR PLAN
- A140 ROOF PLAN
- A400 ELEVATIONS
- A401 ELEVATIONS
- A402 ELEVATIONS

DRAWINGS CONSULTANTS

ISSUED FOR:  
 CITY OF RACINE 09-28-2018

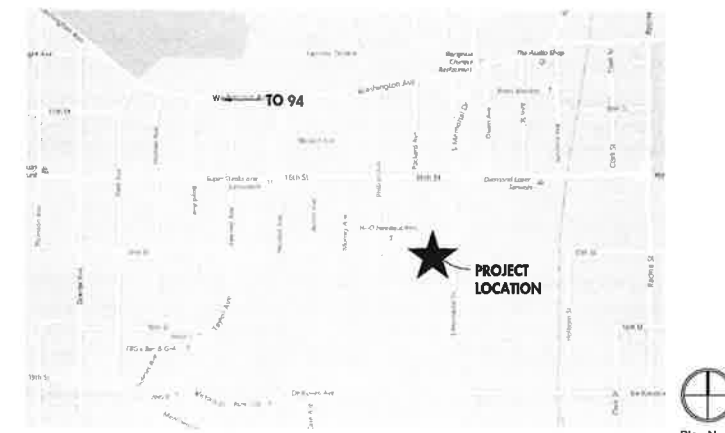
REVISION FOR: DATE  
 NO. DESCRIPTION

**CONDITIONAL USE SET -  
 NOT FOR CONSTRUCTION**

DRAWN BY KB  
 CHECKED BY JMR

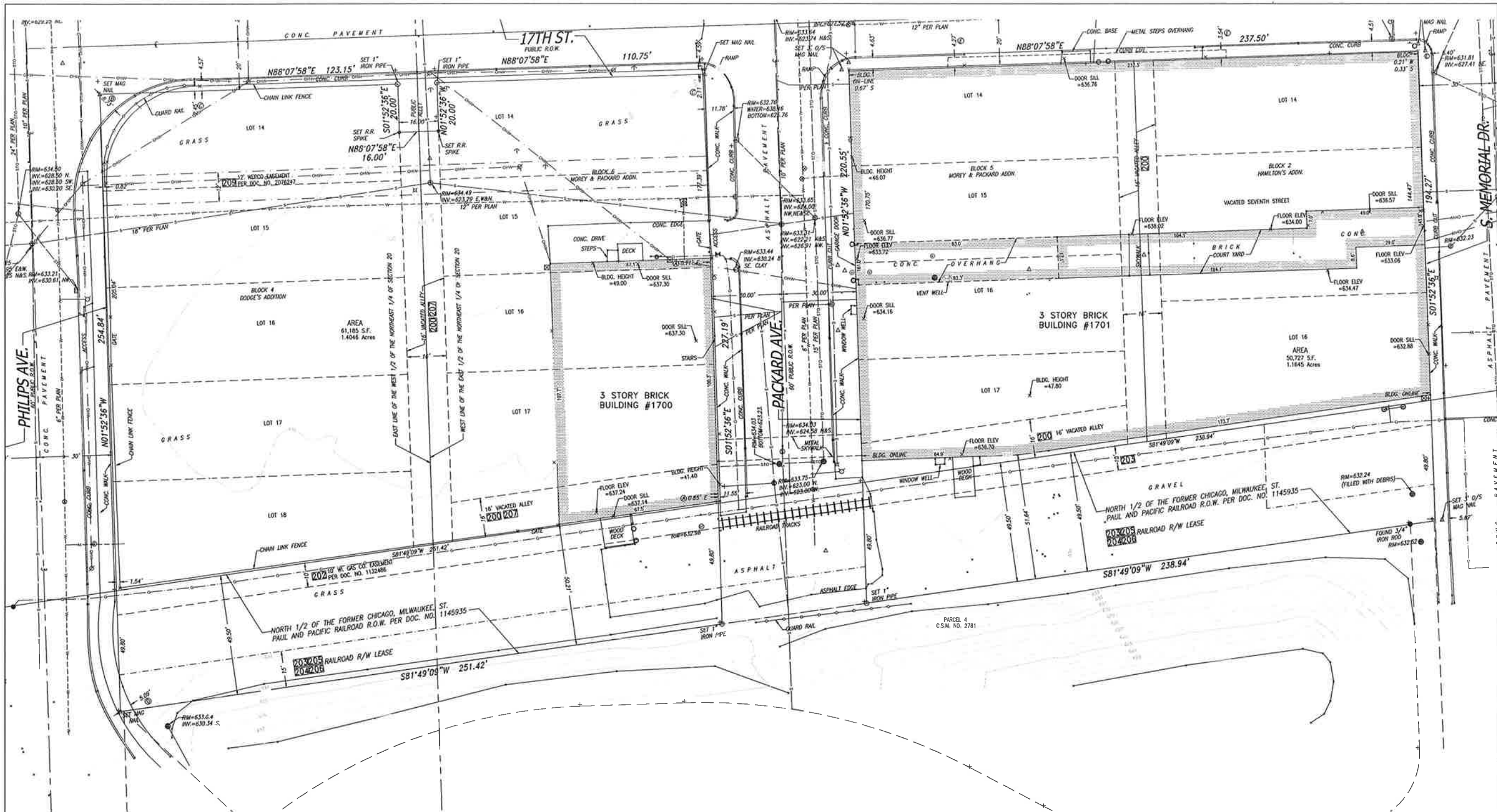
TITLE SHEET

SITE LOCATION MAP



LOCATION MAP

**T101**



**GOLD MEDAL FLATS  
 1701 PACKARD AVENUE  
 RACINE, WISCONSIN 53403**

**SITE SURVEY**

**LEGEND:**

- |                                 |                       |
|---------------------------------|-----------------------|
| --- SECTION 1/4 SECTION LINE    | ○ MANHOLE             |
| — PROPERTY LINE                 | ⊞ CATCH BASIN         |
| - - - EASEMENT                  | ● CATCH BASIN (ROUND) |
| -x-x-x- CHAIN LINK FENCE        | ● ROOF DRAIN          |
| ~ ~ ~ TREE LINE                 | ⊙ HYDRANT             |
| OH — OH — OVERHEAD UTILITY LINE | ⊙ WATER VALVE         |
| E — E — ELECTRIC                | ⊙ GAS VALVE           |
| T — T — TELEPHONE               | ⊙ UTILITY POLE        |
| FO — FO — FIBER OPTIC           | ⊙ GUY WIRE            |
| CTV — CTV — CABLE TV            | ⊙ GAS METER           |
| SAN — SAN — SANITARY SEWER      | ⊙ ELECTRIC METER      |
| FM — FM — FORCE MAIN            | ⊙ UTILITY PEDESTAL    |
| ST — ST — STORM SEWER           | ⊙ TRAFFIC SIGNAL      |
| W — W — WATER MAIN              | ⊙ LIGHT POLE          |
| G — G — GAS                     | ⊙ SOIL BORING         |
| — EXISTING CONTOUR              | ⊙ MONITORING WELL     |

**GENERAL NOTES:**

1. THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES, THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
2. VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
3. DRAWING IS BASED ON FIELD SURVEY COMPLETED BY CHAPUT LAND SURVEYS ON 09/05/2018.
4. DATUM FOR THE PROJECT SURVEY IS NATIONAL GEODETIC VERICAL DATUM OF 1929. BENCHMARK FOR THE PROJECT SURVEY IS 632.13' IRON MON. WITH BRASS CAP SW CORN. OF NE 1/4 SEC. 20, T3N, R23E.

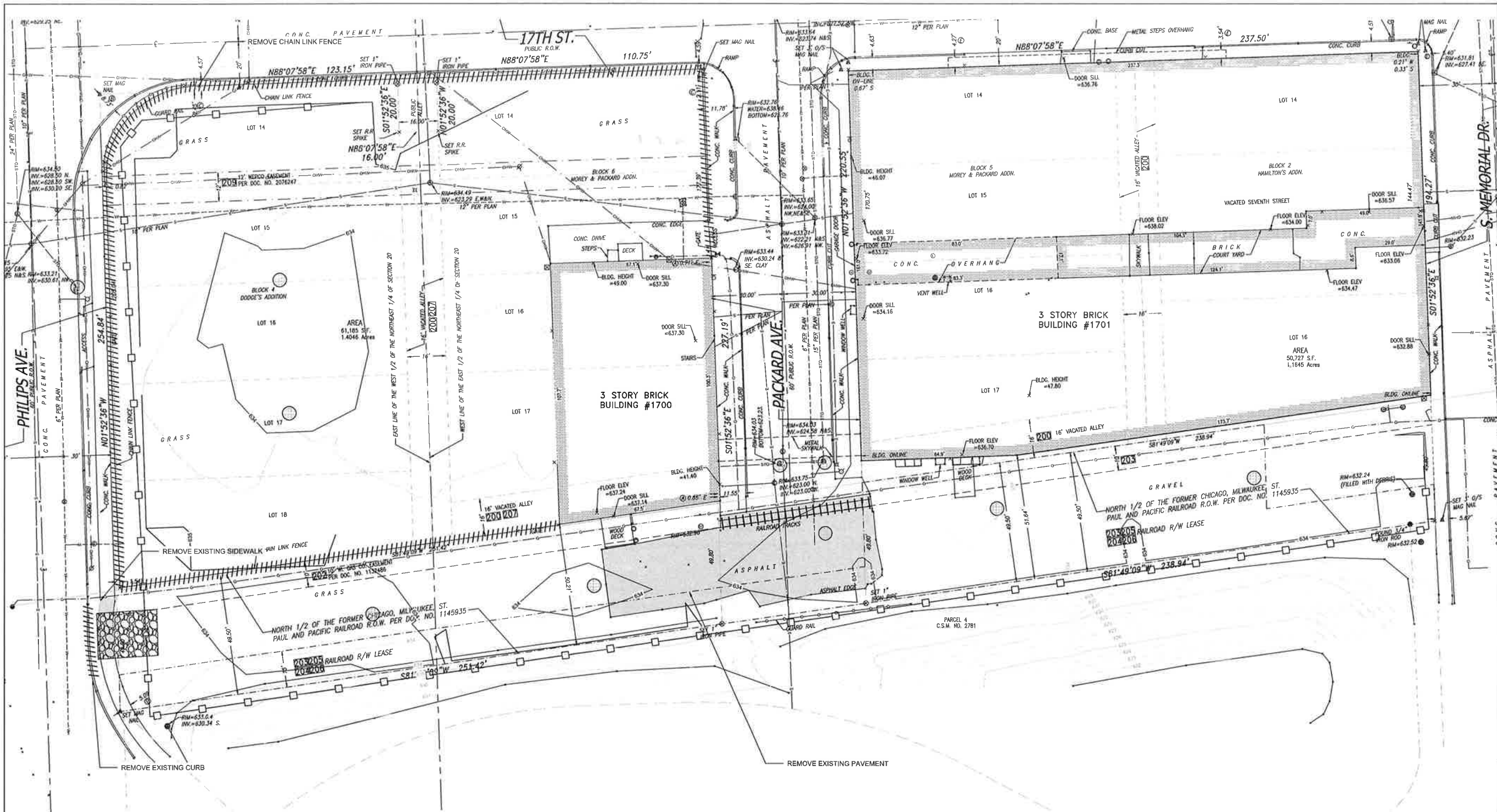
**PRELIMINARY  
 NOT FOR CONSTRUCTION  
 C001**

NO. REVISION	DATE BY
DRAWING NO.	17993-SITE SURVEY.DWG
DRAWN BY:	ARF
DATE:	9-27-18
PROJECT NO.:	17993
CHECKED BY:	CTC
APPROVED BY:	—
SHEET NO.:	—



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

THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.

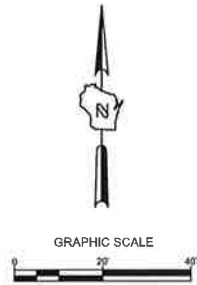


TO OBTAIN LOCATIONS OF  
 PARTIES INVOLVED IN THIS  
 PROJECT BEFORE YOU  
 DO ANY WORK

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

WE STRIVE TO EXCEED YOUR  
 EXPECTATIONS. WE WANT YOUR  
 BUSINESS. PLEASE CONTACT US  
 BEFORE YOU ENGAGE.

MILW. AREA 259-1181



- LEGEND:**
- PROPOSED SILT FENCE (A/C400)
  - PROPOSED INLET PROTECTION (B/C400)
  - PROPOSED TRACKING PAD (C/C400)
  - EXISTING CONTOUR
  - PROPOSED CONTOUR
  - SITE REMOVAL
  - STRUCTURE REMOVAL
  - PAVEMENT REMOVAL

**GENERAL NOTES:**

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3. WORK TO BE COMPLETED IS INDICATED IN BOLD TYPE LINES AND EXISTING CONDITIONS ARE INDICATED BY LIGHT TYPE LINES.
4. ELECTRONIC CIVIL FILES ARE AVAILABLE UPON WRITTEN REQUEST. DO NOT USE ELECTRONIC CIVIL FILES TO LAYOUT FOUNDATIONS, COLUMN LINES, LIGHT POLES, OR OTHER NON CIVIL SITE WORK. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF BUILDING AND ARCHITECTURAL FEATURES.
5. SEE SHEET XXX FOR A COMPLETE LIST OF EROSION CONTROL NOTES AND DETAILS. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO START OF LAND DISTURBING ACTIVITIES.
6. DO NOT BEGIN LAND DISTURBING ACTIVITIES UNTIL AN EROSION CONTROL PERMIT IS OBTAINED FROM LOCAL JURISDICTION.

**EROSION CONTROL PLAN**  
**GOLD MEDAL FLATS**  
**1701 PACKARD AVENUE**  
**RACINE, WISCONSIN 53403**

NO. REVISION	DATE BY

DRAWING NO.	17993-EROSION PLAN.DWG
DRAWN BY:	ARF
DATE:	9-27-18
PROJECT NO.:	17993
CHECKED BY:	CTC
APPROVED BY:	---
SHEET NO.:	---

**PRELIMINARY**  
**NOT FOR CONSTRUCTION**

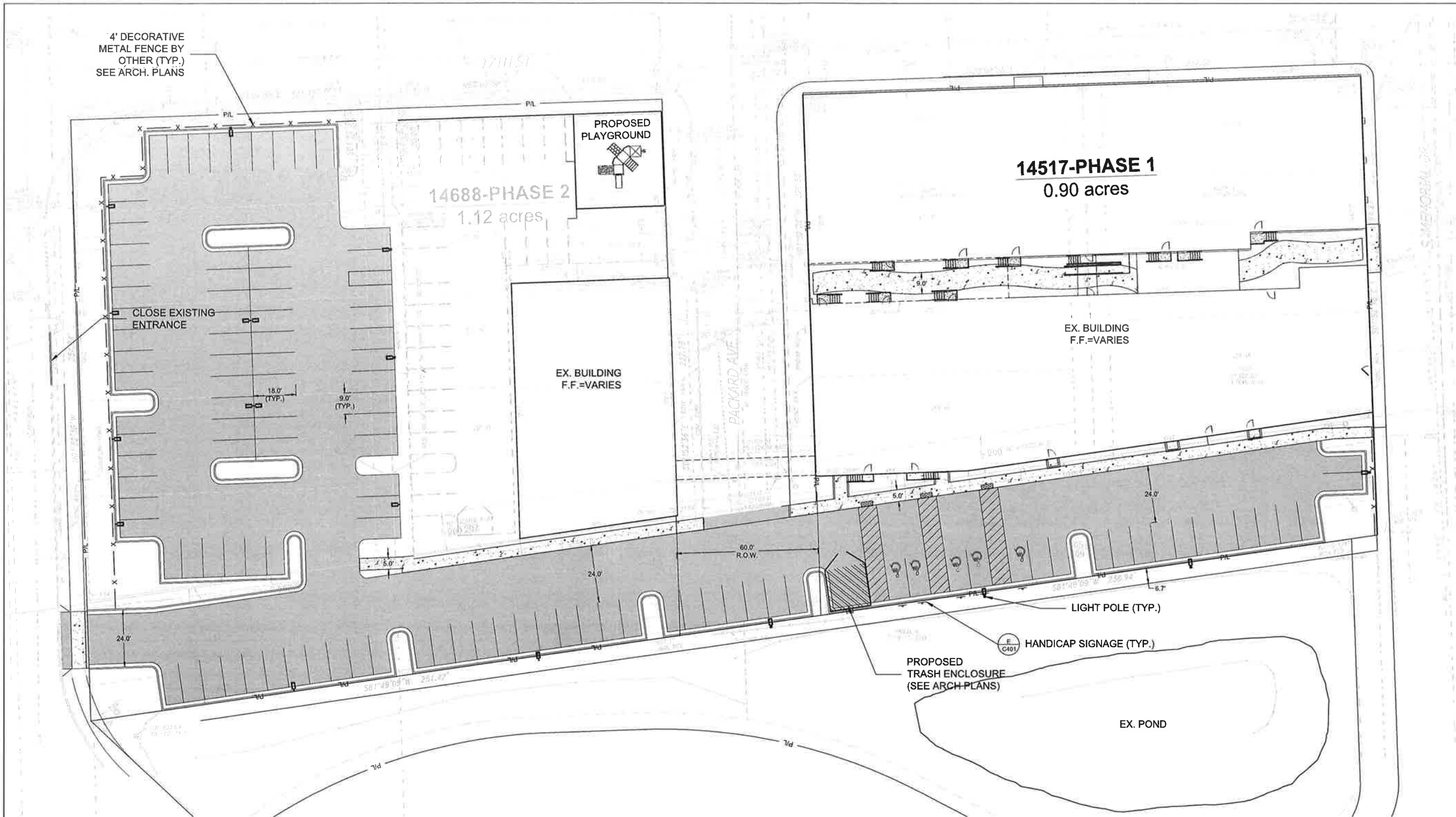
**C002**

**GOLD MEDAL FLATS**  
 1701 PACKARD AVENUE  
 RACINE, WISCONSIN 53403

**SITE PLAN**

NO. REVISION DATE BY

DRAWING NO.	17993- SITE DIMENSION PLAN.DWG
DRAWN BY:	ARF
DATE:	9-27-18
PROJECT NO.:	17993
CHECKED BY:	CTC
APPROVED BY:	---
SHEET NO.:	C100



TO OBTAIN LOCATIONS OF  
 UTILITIES, CONTACT THE  
 UTILITIES BEFORE YOU  
 DO ANY WORKING!

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 1-800-242-8511  
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NO SERVICE RESPONSIBILITY  
 ASSUMED UNLESS OTHERWISE  
 ADVISED BY CONTRACTOR.  
 MILW. AREA 259-1181

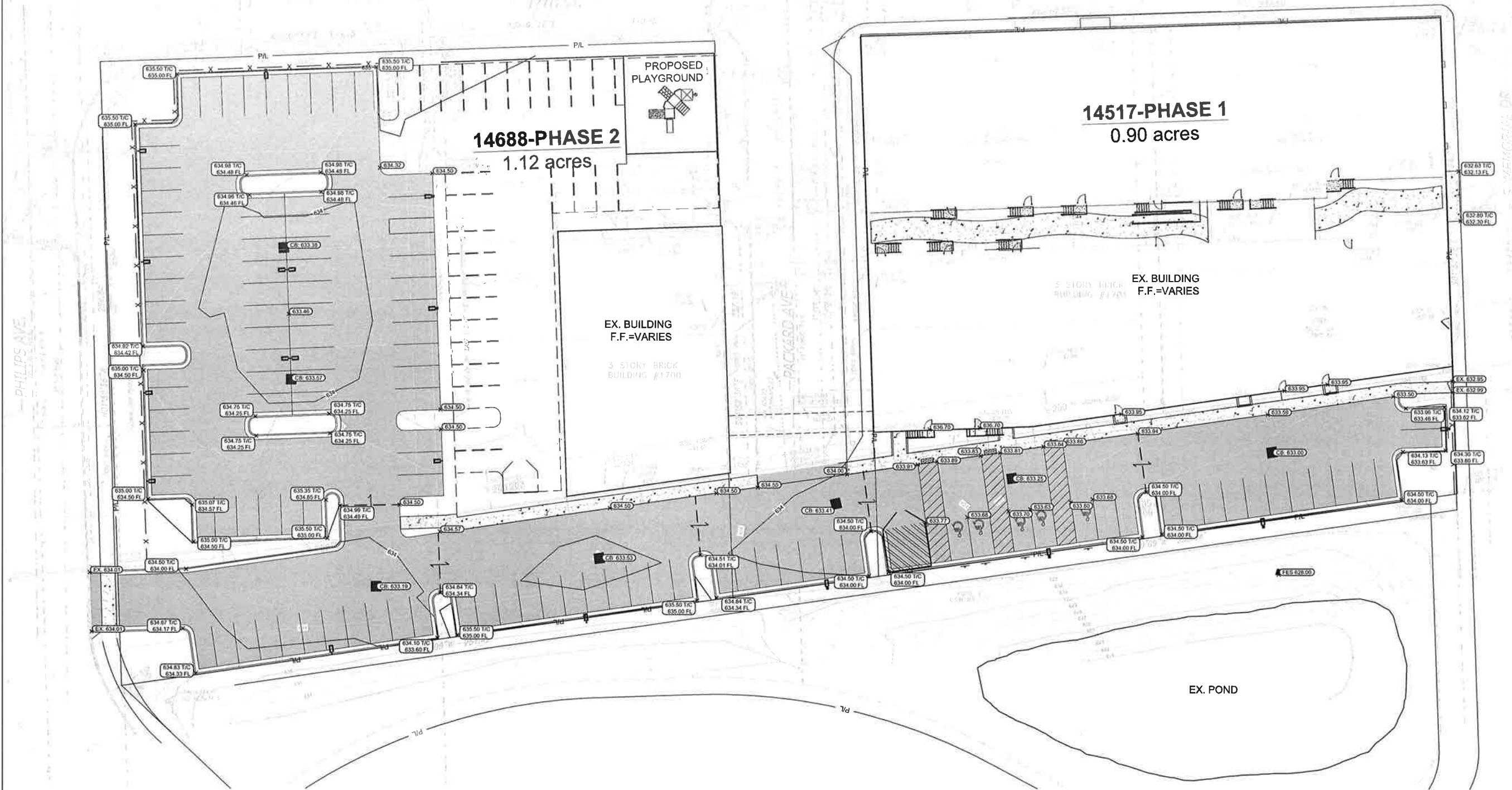
GRAPHIC SCALE

**LEGEND:**

- 5' THICK CONCRETE WALK (C401)
- ASPHALT SURFACE (D C401)
- TRASH ENCLOSURE
- CURB & GUTTER (ACCEPT) (I C401)
- LIGHT POLE

- GENERAL NOTES:**
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  5. DIMENSIONS ARE FROM FACE OF CURB OR EDGE OF PAVEMENT.
  6. WORK WITHIN THE PUBLIC RIGHT OF WAY, INCLUDING BUT NOT LIMITED TO DRIVEWAY OPENINGS, SIDEWALK AND RAMPS, PAVING, AND CURB AND GUTTER SHALL BE COMPLETED PER MUNICIPAL AND/OR COUNTY REQUIREMENTS AND STANDARDS.

**PRELIMINARY**  
**NOT FOR CONSTRUCTION**



**GOLD MEDAL FLATS**  
**1701 PACKARD AVENUE**  
**RACINE, WISCONSIN 53403**

**GRADING PLAN**

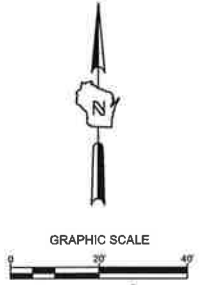
NO. REVISION DATE BY

DRAWING NO. 17993-GRADING PLAN.DWG  
 DRAWN BY: ARF  
 DATE: 9-27-18  
 PROJECT NO: 17993  
 CHECKED BY: CTC  
 APPROVED BY: ---  
 SHEET NO.:

TO OBTAIN LOCATIONS OF  
 FACILITIES, CONTACT  
 FACILITIES BEFORE YOU  
 DIG TO INQUIRE

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

BE RESPONSIBLE  
 BEFORE YOU DIG  
 NOTICE BEFORE YOU EXCAVATE  
 MILW. AREA 250-1181



**LEGEND:**

	5' THICK CONCRETE WALK	(C C401)
	ASPHALT SURFACE	(D C401)
	TRASH ENCLOSURE	
	CURB & GUTTER (ACCEPT)	(I C401)
	EXISTING CONTOUR	
	PROPOSED CONTOUR	
	PROPOSED CURB & GUTTER SPOT GRADE	
	T/C: TOP OF CURB GRADE	
	F/L: FLOW LINE CURB GRADE	
	PROPOSED ASPHALT SPOT GRADE	

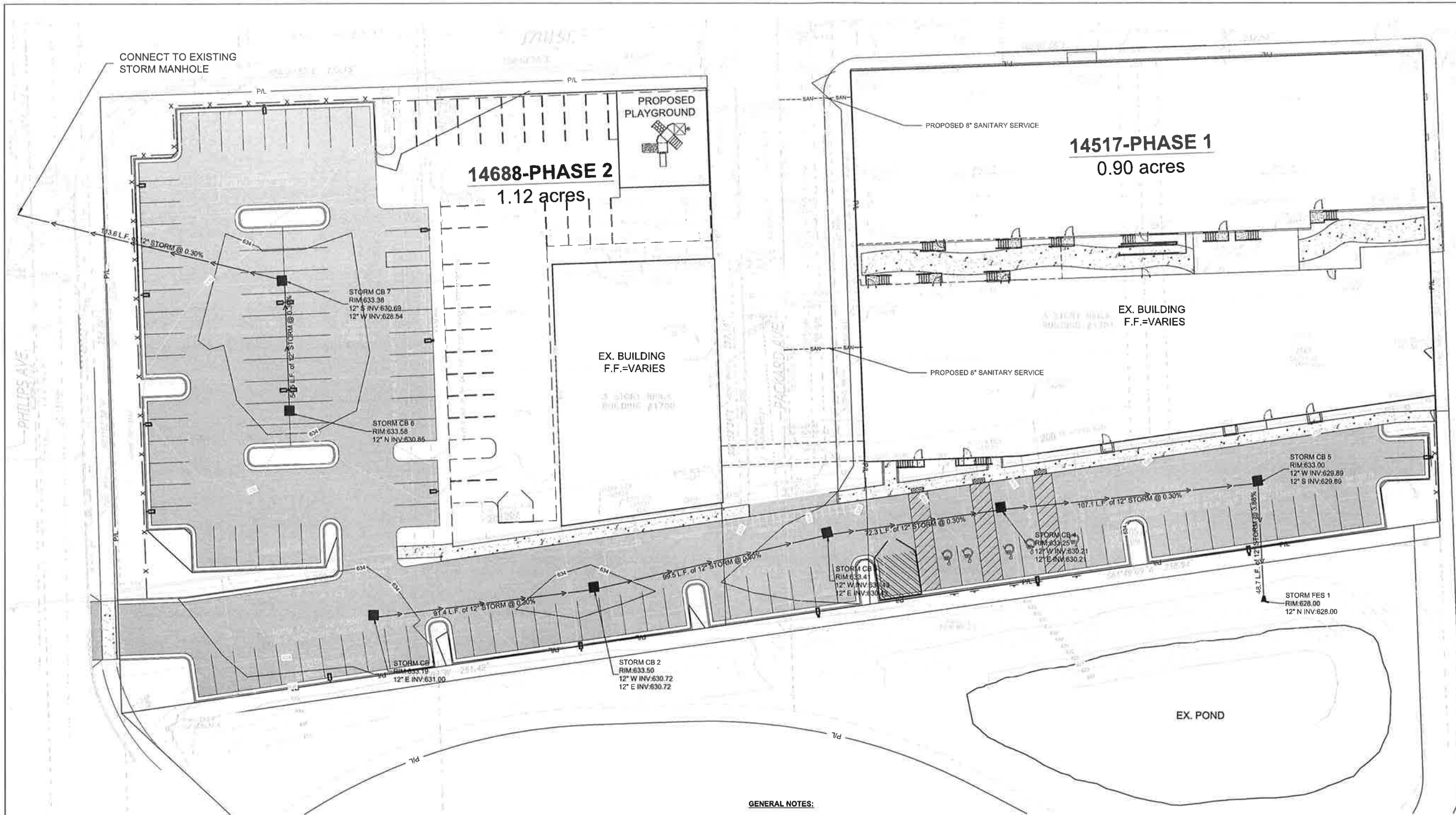
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7. EARTHWORK SHALL BE IN ACCORDANCE WITH GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.

**PRELIMINARY**  
**NOT FOR CONSTRUCTION**

**C200**





**GOLD MEDAL FLATS**  
 1701 PACKARD AVENUE  
 RACINE, WISCONSIN 53403

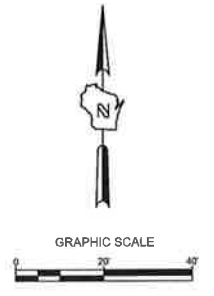
**UTILITY PLAN**

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5. ALL UTILITIES WITHIN 5 FEET OF PAVED AREAS SHALL REQUIRE GRANULAR BACKFILL. SLURRY BACKFILL IS REQUIRED FOR ALL WORK IN PUBLIC RIGHT OF WAY.
6. PRIVATE STORM INLETS IN PAVEMENT SHALL REQUIRE DRAIN TILE STUBS OF 10 FEET IN TWO DIRECTIONS FOR SUBDRAINAGE. RIM GRADE FOR STORM INLETS IN CURB AND GUTTER ARE FLOW LINE GRADES.
7. WORK IN PUBLIC RIGHT OF WAY SHALL FOLLOW MATERIAL AND INSTALLATION REQUIREMENTS PER MUNICIPAL AND/OR COUNTY.
8. PRIVATE STORM SEWER 12-INCH DIAMETER OR LARGER SHALL BE HDPE. BELOW 12-INCH DIAMETER SHALL BE PVC SDR-35 ASTM D3034. PRIVATE WATER MAIN SHALL BE CLASS 150 DR 18 PVC CONFORMING TO AWWA C-900. PRIVATE SANITARY SEWER SHALL BE PVC SDR-35 ASTM D3034.
9. COORDINATE FINAL LOCATION AND DESIGN OF PRIVATE UTILITY SERVICES (ELECTRIC, GAS, PHONE, CABLE) WITH UTILITY COMPANIES.
10. IF PROJECT IS DESIGN BUILD MEP, THE GENERAL CONTRACTOR IS REQUIRED TO PROVIDE FINAL SEWER AND WATER DESIGN SHOWING LOCATION, INVERTS AND SIZES TO THE ENGINEER FOR FINAL REVIEW AND VERIFICATION PRIOR TO STARTING UNDERGROUND UTILITY CONSTRUCTION.

**LEGEND:**

---	W	PROPOSED WATER SERVICE
---	SAN	PROPOSED SANITARY SERVICE
---		PROPOSED STORM SEWER
---	E	PROPOSED ELECTRICAL SERVICE
---	T	PROPOSED TELEPHONE SERVICE
---	G	PROPOSED GAS SERVICE
■		PROPOSED STORM INLET



CALL DIGGERS HOTLINE  
 1-800-242-8511  
 TOLL FREE  
 IN STATE (800) 242-8511  
 RESIDENTS: 1-800-242-8511  
 NOTICE: BEFORE YOU EXCAVATE  
 MILW. AREA 259-1181

THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.

**PRELIMINARY  
 NOT FOR CONSTRUCTION**

NO.	REVISION	DATE	BY

DRAWING NO.	17993-UTILITY PLAN.DWG
DRAWN BY:	ARF
DATE:	9-27-18
PROJECT NO.:	17993
CHECKED BY:	CTC
APPROVED BY:	---
SHEET NO.:	---

**C300**

**CONSTRUCTION SEQUENCE FOR EROSION CONTROL INCLUDES:**

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
2. INSTALL SILT FENCING AND INLET PROTECTION.
3. INITIATE STOCKPILING OF IMPORTED MATERIAL. PLACE SILT FENCE AROUND STOCKPILE(S).
4. STRIP TOPSOIL FROM STORM WATER BASIN LOCATION AND STOCKPILE.
5. CONSTRUCT STORM WATER BASIN AND INSTALL TEMPORARY OUTLET AND EMERGENCY OVERFLOW. BASIN IS TO BE USED AS A SEDIMENTATION BASIN DURING THE COURSE OF CONSTRUCTION.
6. CONSTRUCT DIVERSION SWALES, DIRECT RUNOFF TO STORM BASIN. INSTALL ASSOCIATED DITCH CHECKS.
7. INSTALL RIP-RAP AT STORM WATER BASIN AS SHOWN ON THE PLANS.
8. STRIP TOPSOIL FROM REMAINDER OF SITE IN A PROGRESSIVE MANNER, AND STOCKPILE.
9. PERFORM ROUGH SITE GRADING. STABILIZE FINISHED AREAS AS THE WORK PROGRESSES. USE EROSION MATTING WHERE CALLED FOR ON THE PLANS. PER WDNR TECHNICAL STANDARD 1059, AREAS THAT RECEIVE TEMPORARY SEEDING SHALL HAVE A MINIMUM TOPSOIL DEPTH OF 2 INCHES. AREAS THAT RECEIVE PERMANENT SEEDING SHALL HAVE A MINIMAL TOPSOIL DEPTH OF 4 INCHES.
10. PREPARE BUILDING PAD AND BEGIN FOUNDATIONS WORK FOR BUILDING.
11. INSTALL UTILITIES. INSTALL ANY ADDITIONAL INLET PROTECTION ON NEW STORM SEWER AND INSTALL RIP-RAP AT NEW STORM SEWER OUTFALLS.
12. REMOVE TEMPORARY OUTLET CONTROL STRUCTURE ON BASIN AND INSTALL PAVEMENTS.
13. STABILIZE AREAS REMAINING WITHIN 7 DAYS OF COMPLETION OF FINAL GRADING AND TOPSOILING.
14. REMOVE EXCESS SEDIMENT FROM STORMWATER BASINS AND RETURN BASINS TO THEIR DESIGN DIMENSIONS AND VOLUMES.
15. REMOVE EROSION CONTROL MEASURES ONLY WHEN SITE IS FULLY STABILIZED.

**EROSION CONTROL NOTES:**

1. CONSTRUCTION SITE EROSION CONTROL AND SEDIMENTATION CONTROL SHALL COMPLY WITH THE REQUIREMENTS OF THE LOCAL MUNICIPALITY AND SHOW EXEMPT EROSION CONTROL METHODS AS SHOWN AND SPECIFIED IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS.
2. ALL EROSION CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND SHALL BE INSTALLED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON THE SITE.
3. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED FOR STABILITY AND OPERATION AFTER A RAINFALL OF 0.5 INCHES OR MORE, BUT NO LESS THAN ONCE EVERY WEEK. MAINTENANCE OF ALL EROSION CONTROL STRUCTURES SHALL BE PROVIDED TO INSURE INTENDED PURPOSE IS ACCOMPLISHED. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP AND REMOVAL OF ALL SEDIMENT WHEN LEAVING PROPERTY. EROSION CONTROL MEASURES MUST BE IN WORKING CONDITION AT END OF EACH WORK DAY. DOCUMENT AND MAINTAIN RECORDS OF INSPECTIONS IN ACCORDANCE WITH WDNR NR216 REQUIREMENTS.
4. SILT FENCE SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THE CONSTRUCTION PLANS. SEDIMENT DEPOSITS SHALL BE REMOVED FROM BEHIND THE SILT FENCE WHEN DEPOSITS REACH A DEPTH OF 8 INCHES. THE SILT FENCE SHALL BE REPAIRED OR REPLACED AS NECESSARY TO MAINTAIN A BARRIER.
5. FILTER FABRIC SHALL BE INSTALLED BENEATH INLET COVERS TO TRAP SEDIMENT PER INLET PROTECTION DETAIL IN THE LOCATIONS SHOWN ON THE CONSTRUCTION PLANS.
6. EROSION CONTROL MEASURES SHALL BE MAINTAINED ON A CONTINUING BASIS UNTIL SITE IS FULLY STABILIZED.
7. PERIODIC STREET SWEEPING SHALL BE COMPLETED TO MAINTAIN ADJACENT STREETS FREE OF DUST AND DIRT.
8. SILT FENCE SHALL BE INSTALLED IN HORSESHOE FASHION AROUND ANY TOPSOIL AND FILL STOCKPILES.
9. SITE Dewatering. WATER PUMPED FROM THE SITE SHALL BE TREATED BY SEDIMENT BASINS OR OTHER APPROPRIATE MEASURES SPECIFIED IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS. WATER MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE, ADJACENT SITES, OR RECEIVING CHANNELS.
10. WASTE AND MATERIAL DISPOSAL. ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, WASTEWATER, TOXIC MATERIALS, OR HAZARDOUS MATERIALS) SHALL BE PROPERLY DISPOSED AND NOT ALLOWED TO BE CARRIED OFF-SITE BY RUNOFF OR WIND.
11. TRACKING. EACH SITE SHALL HAVE GRAVELED ROADS, ACCESS DRIVES AND PARKING AREAS OF SUFFICIENT WIDTH AND LENGTH TO PREVENT SEDIMENT FROM BEING TRACKED ONTO PUBLIC OR PRIVATE ROADWAYS. ANY SEDIMENT REACHING A PUBLIC OR PRIVATE ROAD SHALL BE REMOVED BY STREET CLEANING, TO THE SATISFACTION OF THE MUNICIPALITY, BEFORE THE END OF EACH WORKDAY. FLUSHING MAY NOT BE USED UNLESS SEDIMENT WILL BE CONTROLLED BY A SEDIMENT BASIN OR PRACTICE SPECIFIED IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS. NOTIFY MUNICIPALITY OF ANY CHANGES IN STABILIZED CONSTRUCTION ENTRANCE LOCATION.
12. SEDIMENT CLEANUP. ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF A STORM EVENT SHALL BE CLEANED UP BY THE END OF THE NEXT WORKDAY. ALL OTHER OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE CLEANED UP BY THE END OF THE WORKDAY.
13. ALL DISTURBED GROUND LEFT INACTIVE FOR SEVEN OR MORE DAYS SHALL BE STABILIZED BY TEMPORARY OR PERMANENT SEEDING, MULCHING, SODDING, COVERING WITH TARPS, OR EQUIVALENT PRACTICE FOUND IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARD. IF TEMPORARY SEEDING IS USED, A PERMANENT COVER SHALL ALSO BE REQUIRED AS PART OF THE FINAL SITE STABILIZATION. SEEDING OR SODDING SHALL BE REQUIRED AS PART OF THE FINAL SITE STABILIZATION.
14. SOIL OR DIRT STORAGE PILES SHALL BE LOCATED A MINIMUM OF TWENTY FIVE FEET FROM ANY DOWNSLOPE ROAD, LAKE, STREAM, WETLAND, OR DRAINAGE CHANNEL. STRAW BALE OR FILTER FABRIC FENCES SHALL BE PLACED ON THE DOWN SLOPE SIDE OF THE PILES. IF REMAINING FOR MORE THAN THIRTY DAYS, PILES SHALL BE STABILIZED BY MULCHING, VEGETATIVE COVER, TARPS OR OTHER MEANS.
15. WHEN THE DISTURBED AREA HAS BEEN STABILIZED BY PERMANENT VEGETATION OR OTHER MEANS, TEMPORARY PRACTICES, SUCH AS FILTER FABRIC FENCES, STRAW BALES, SEDIMENT AND SEDIMENT TRAPS, FOUND IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS SHALL BE REMOVED.
16. NOTIFY THE LOCAL MUNICIPALITY HAVING JURISDICTION WITHIN TWO WORKING DAYS OF COMMENCING ANY LAND DEVELOPMENT OR LAND DISTURBING ACTIVITY.
17. OBTAIN PERMISSION FROM THE LOCAL MUNICIPALITY HAVING JURISDICTION PRIOR TO MODIFYING THE EROSION CONTROL PLAN.
18. REPAIR ANY SILTATION OR EROSION DAMAGE TO ADJOINING SURFACES AND DRAINAGE WAYS RESULTING FROM LAND DEVELOPMENT OR LAND DISTURBING ACTIVITIES.
19. KEEP A COPY OF THE EROSION CONTROL PLAN ON SITE.
20. CONTRACTOR SHALL, TO THE EXTENT POSSIBLE, MINIMIZE DISTURBANCE OF EXISTING VEGETATION DURING CONSTRUCTION.
21. CONTRACTOR SHALL, TO THE EXTENT POSSIBLE, MINIMIZE COMPACTION OF TOPSOIL AND PRESERVE TOPSOIL IN GREENSPACE AREAS.
22. WASH WATER FROM VEHICLES AND WHEEL WASHING SHALL BE CONTAINED AND TREATED PRIOR TO DISCHARGE.
23. CONTRACTOR SHALL MAINTAIN SPILL KITS ON-SITE.
24. PERMANENT TURF SEEDING OF DISTURBED AREA MUST OCCUR PRIOR TO SEPTEMBER 15TH IF ADEQUATE TIME IS NOT AVAILABLE TO APPLY PERMANENT SEEDING PRIOR TO SEPTEMBER 15TH, THEN DISTURBED AREAS SHALL BE TEMPORARILY SEEDING WITH AN ANNUAL RYE GRASS PER WDNR TECHNICAL STANDARD 1059, WHERE THE TEMPORARY SEEDING MUST OCCUR PRIOR TO OCTOBER 15TH.
25. IF TEMPORARY SEEDING IS NOT COMPLETED BY OCTOBER 15TH, APPLY SOIL STABILIZERS AND DORMANT SEED TO DISTURBED AREA PER WDNR TECHNICAL STANDARD 1059. INSPECT ANIONIC PAM APPLICATION AT A MINIMUM FREQUENCY OF EVERY TWO MONTHS AND REAPPLY AS NECESSARY.

**GOLD MEDAL FLATS**  
 1701 PACKARD AVENUE  
 RACINE, WISCONSIN 53403

**DETAILS**

NO. REVISION DATE BY

DRAWING NO. 17993-DETAILS.DWG

DRAWN BY: ARF

DATE: 9-27-18

PROJECT NO: 17993

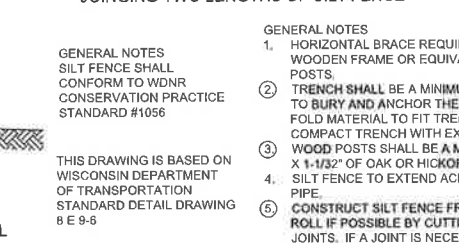
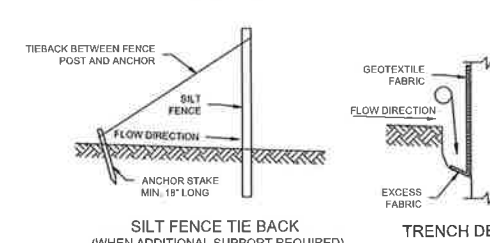
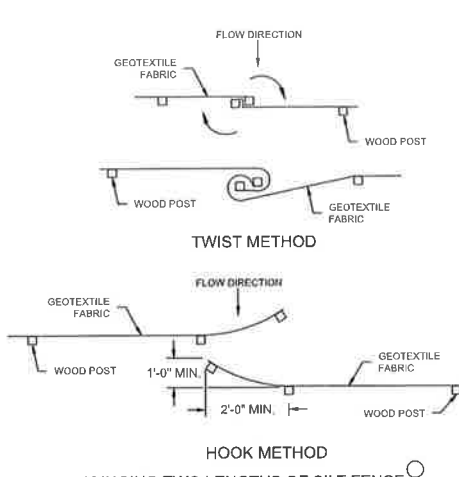
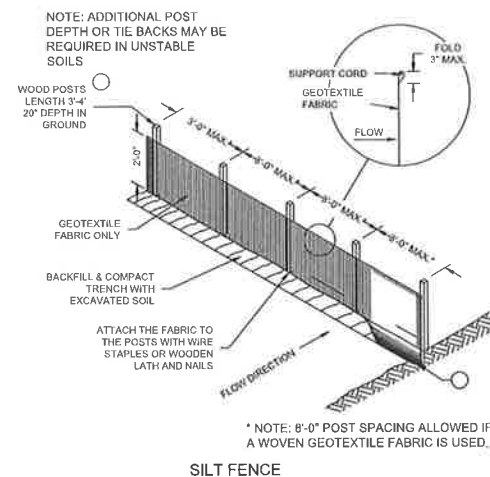
CHECKED BY: CTC

APPROVED BY: ---

SHEET NO.:

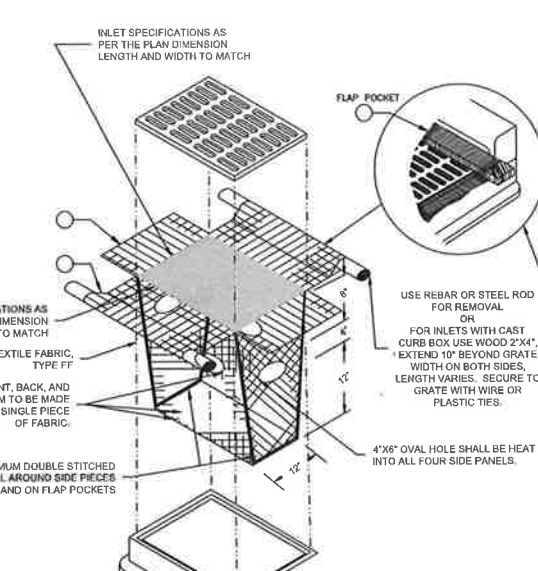
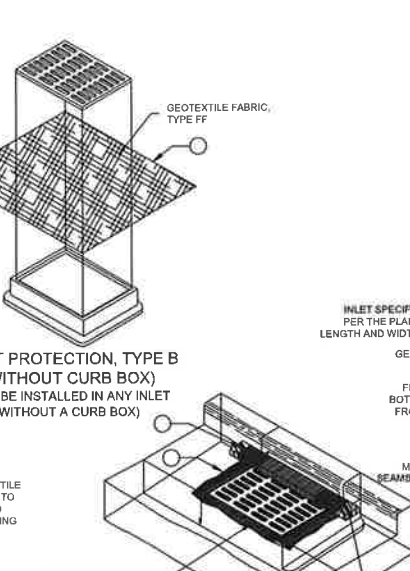
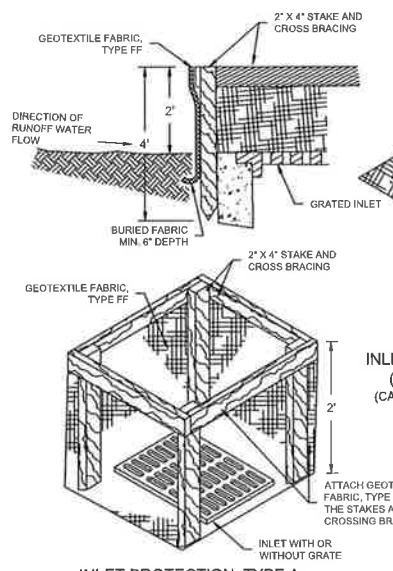
**C400**

**PRELIMINARY**  
**NOT FOR CONSTRUCTION**



**(A) SILT FENCE: WDNR TS-1056**  
 NOT TO SCALE

- GENERAL NOTES**
1. HORIZONTAL BRACE REQUIRED WITH 2"x4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS.
  2. TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.
  3. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1-1/2" X 1-1/2" OF OAK OR HICKORY.
  4. SILT FENCE TO EXTEND ACROSS THE TOP OF THE PIPE.
  5. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ON THE FOLLOWING TWO METHODS: A) OVERLAP THE END POSTS AND TWIST OR ROTATE, AT LEAST 180 DEGREES. B) HOOK THE END OF EACH SILT FENCE LENGTHS.
- THIS DRAWING IS BASED ON WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARD DETAIL DRAWING 8 E 9-8

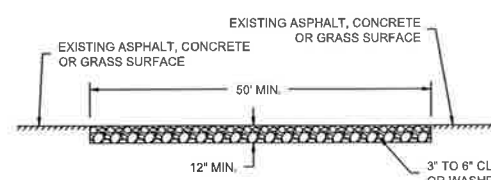


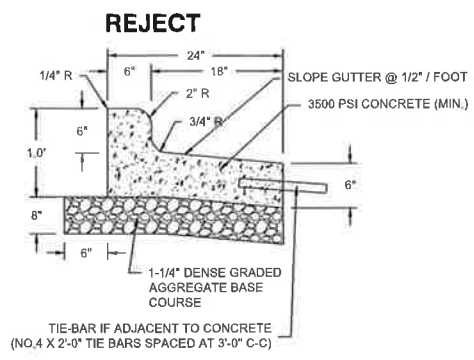
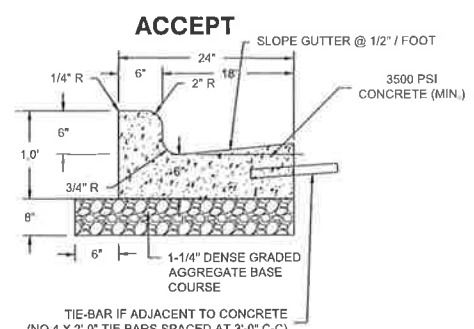
- GENERAL NOTES**
1. MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.
  2. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.
  3. FINISHED FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL. FOR INLET PROTECTION, TYPE C (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.
  4. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4.

- INSTALLATION NOTES**
- TYPE B & C TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE. THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.
- TYPE D DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE. TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE. THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY THE CONTRACTOR SHALL CINCHE THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

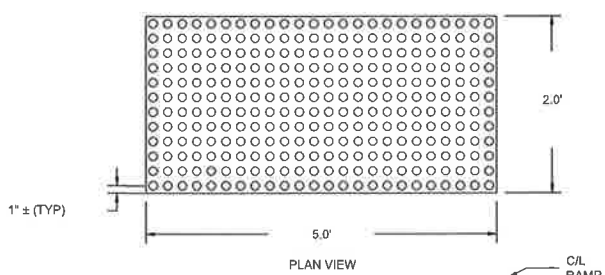
- GENERAL NOTE:**  
 INLET PROTECTION SHALL CONFORM TO WDNR CONSERVATION PRACTICE STANDARD #1060
- THIS DRAWING IS BASED ON WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARD DETAIL DRAWING 8 E 10-2

**(B) INLET PROTECTION TYPE A, B, C, AND D: WDNR TS-1060**  
 NOT TO SCALE





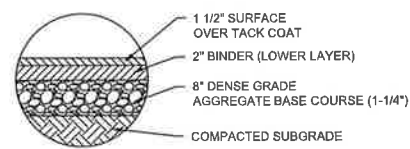
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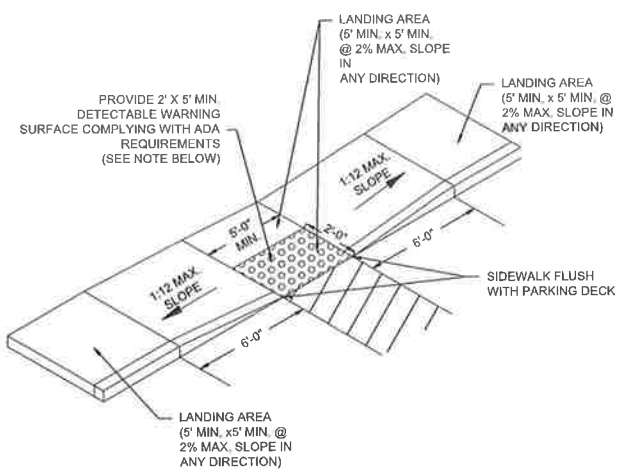
	MIN.	MAX.
A	1.6"	2.4"
B	0.65"	1.5"
C	X	X
D	0.9"	1.4"

X = THE C DIMENSIONS IS 50% TO 65% OF THE D DIMENSION

**A TRUNCATED DOMES DETAIL**  
 NOT TO SCALE

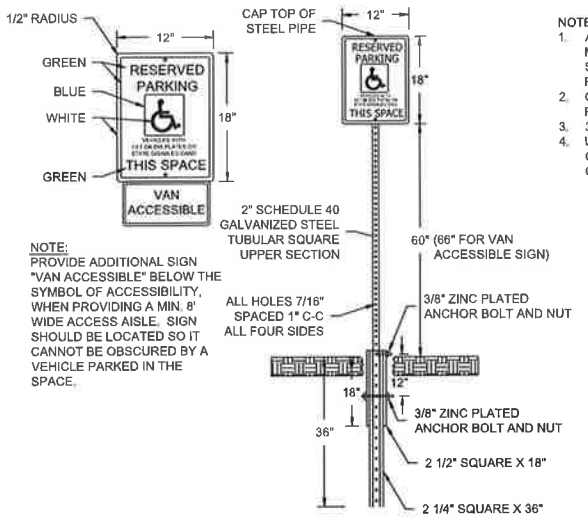


**D ASPHALT PAVEMENT SECTION**  
 NOT TO SCALE

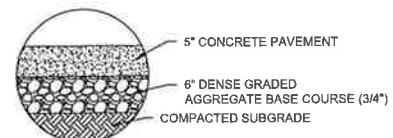


- NOTES:**
- CONTRACTOR TO VERIFY ADA RAMP DETAIL WITH CITY AND ADJUST AS NEEDED.
  - PROVIDE DETECTABLE WARNING CONSISTING OF RAISED TRUNCATED DOMES OF SIZE, SPACING AND CONTRAST REQUIRED BY ADA GUIDELINES.
  - DETECTABLE WARNINGS SHALL BE PER CITY STANDARDS.

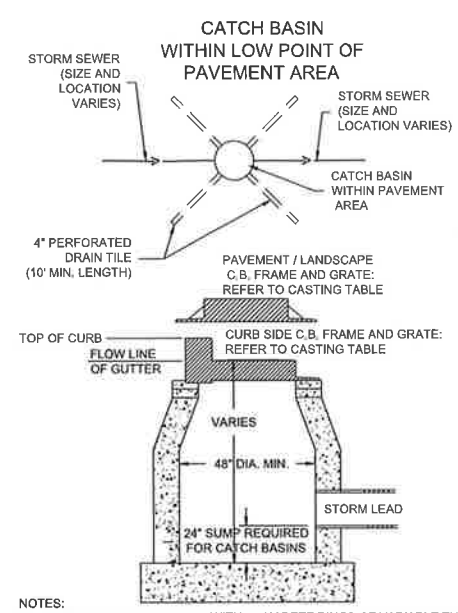
**B ADA RAMP DETAIL (TYPE 1)**  
 NOT TO SCALE



**E HANDICAP SIGN & POST**  
 NOT TO SCALE



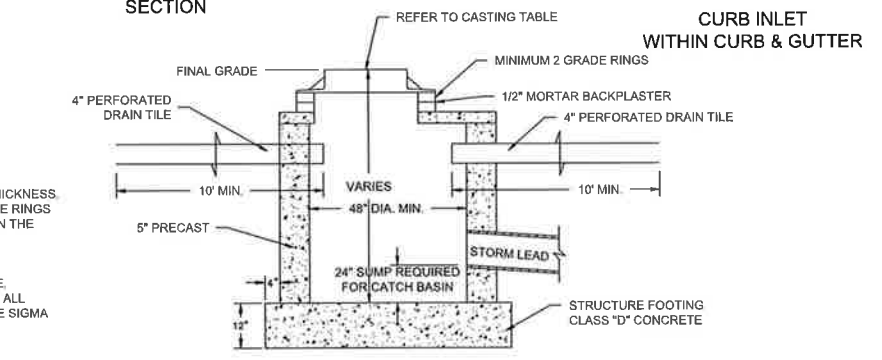
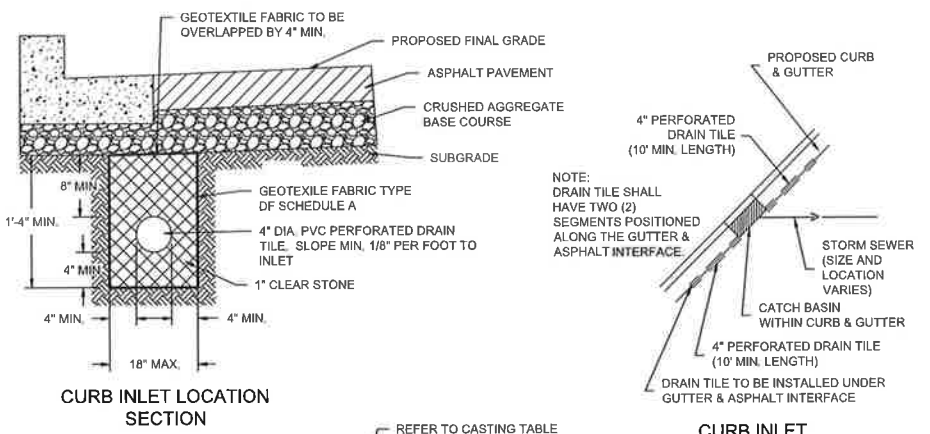
**C CONCRETE SIDEWALK SECTION**  
 NOT TO SCALE



- NOTES:**
- ADJUST FRAME TO GRADE WITH CONCRETE RINGS OF VARIABLE THICKNESS. MAXIMUM RING HEIGHT = 6\"/>
  - CONCRETE AND REINFORCEMENT STEEL SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION C-478.
  - 3\"/>
  - UNLESS NOTED ON THE PLANS CONTRACTOR IS RESPONSIBLE FOR ALL CATCH BASIN SIZING AND SHALL PROVIDE A SHOP DRAWING TO THE SIGMA GROUP, INC. BEFORE THEY ARE RELEASED FOR PRODUCTION.

	IF 18\"/>					
	CASTING	GRATE	IF 34\"/>			
CURB INLET	MEENAR 3175	B	MEENAR 3067	A	MEENAR 3225H	C
AREA INLET	MEENAR 3050	C				

**M INLET AND CATCH BASIN**  
 NOT TO SCALE



GOLD MEDAL FLATS  
 1701 PACKARD AVENUE  
 RACINE, WISCONSIN 53403

**DETAILS**

NO. REVISION DATE BY

DRAWING NO. 17993-DETAILS.DWG  
 DRAWN BY: ARF  
 DATE: 9-27-18  
 PROJECT NO: 17993  
 CHECKED BY: CTC  
 APPROVED BY: —  
 SHEET NO.:

**PRELIMINARY  
 NOT FOR CONSTRUCTION**

**C401**

GENERAL:

- 1. EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY, AND NO RESPONSIBILITY IS ASSUMED BY THE OWNER OR ENGINEER FOR THEIR ACCURACY OR COMPLETENESS.
2. CONTRACTOR IS RESPONSIBLE FOR MAKING THEIR OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERE TO. CONTRACTOR SHALL HAVE SITE MARKED BY DIGGER'S HOTLINE AND SHALL HAVE PRIVATE UTILITIES MARKED BY A PRIVATE UTILITY LOCATOR PRIOR TO CONSTRUCTION.
3. LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLANS. LENGTHS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR.

SITE CLEARING:

- 1. EXCEPT FOR STRIPPED TOPSOIL OR OTHER MATERIALS INDICATED TO REMAIN ON OWNER'S PROPERTY, CLEARED MATERIALS SHALL BECOME CONTRACTOR'S PROPERTY AND SHALL BE REMOVED FROM PROJECT SITE.
2. MINIMIZE INTERFERENCE WITH ADJOINING ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES DURING SITE-CLEARING OPERATIONS.
11. FILL DEPRESSIONS CAUSED BY CLEARING AND GRUBBING OPERATIONS WITH SATISFACTORY SOIL MATERIAL UNLESS FURTHER EXCAVATION OR EARTHWORK IS INDICATED.
18. SEPARATE RECYCLABLE MATERIALS PRODUCED DURING SITE CLEARING FROM OTHER NONRECYCLABLE MATERIALS. STORE OR STOCKPILE WITHOUT INTERMIXING WITH OTHER MATERIALS AND TRANSPORT THEM TO RECYCLING FACILITIES.

SITE WATER SERVICE:

- 1. COMPLY WITH STANDARDS OF STATE PLUMBING CODE (SPS CH. 382, 384), LOCAL WATER UTILITY REQUIREMENTS AND STANDARDS OF AUTHORITIES HAVING JURISDICTION FOR FIRE-SUPPRESSION AND WATER SERVICE PIPING INCLUDING MATERIALS, FITTINGS, APPURTENANCES, INSTALLATION, TESTING, SERVICE TAPS, ETC.
2. DO NOT INTERRUPT SERVICE TO FACILITIES OCCUPIED BY OWNER OR OTHERS UNLESS PERMITTED BY OWNERS OF SUCH FACILITIES AND THEN ONLY AFTER ARRANGING TO PROVIDE TEMPORARY WATER-DISTRIBUTION SERVICE.
11. WATER MAIN CONNECTION: TAP WATER MAIN WITH SIZE AND LOCATION INDICATED ON PLAN IN ACCORDANCE WITH LOCAL WATER UTILITY REQUIREMENTS.
15. INSTALL PVC AWWA PIPE ACCORDING TO ASTM F645 AND AWWA M23 AND CHAPTER 4.6.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.

SITE WATER SERVICE CONT.:

- 19. INSTALL TRACER WIRE FOR NON-METALLIC WATER SERVICES IN ACCORDANCE WITH SPS SECTION 382.40(8)(K). TRACER WIRE INSULATION COLOR SHALL BE BLUE FOR POTABLE WATER SERVICE PIPING.
21. PVC PIPING GASKETED JOINTS: USING JOINING MATERIALS ACCORDING TO AWWA C900. CONSTRUCT JOINTS WITH ELASTOMERIC SEALS AND LUBRICANTS ACCORDING TO ASTM D2774 OR ASTM D3139 AND PIPE MANUFACTURER'S WRITTEN INSTRUCTIONS.

SANITARY SEWERAGE:

- 1. ALL PRIVATE SANITARY SEWER WORK SHALL BE IN ACCORDANCE WITH THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES (DPS) PLUMBING CODE - CHAPTERS SPS 382 AND SPS 384 AND LOCAL MUNICIPAL REQUIREMENTS.
2. ALL PUBLIC SANITARY SEWER WORK SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION (STANDARD SPECIFICATIONS) AND LOCAL MUNICIPAL REQUIREMENTS.
11. AFTER INSTALLATION OF SEWER PIPE CLEAN ALL DEBRIS FROM SEWER AND INSPECT INTERIOR OF PIPING TO DETERMINE WHETHER LINE DISPLACEMENT OR OTHER DAMAGE HAS OCCURRED. CONDUCT DEFLECTION TESTING OF INSTALLED PIPE IN ACCORDANCE WITH SECTION 3.2.6(1)(4) OF THE STANDARD SPECIFICATIONS.

STORM DRAINAGE:

- 1. ALL PRIVATE STORM SEWER WORK SHALL BE IN ACCORDANCE WITH THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES (DPS) PLUMBING CODE - CHAPTERS SPS 382 AND SPS 384 AND LOCAL MUNICIPAL REQUIREMENTS.
2. ALL PUBLIC STORM SEWER WORK SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION (STANDARD SPECIFICATIONS) AND LOCAL MUNICIPAL REQUIREMENTS.
11. PROVIDE AND INSTALL CLEANOUTS IN ACCORDANCE WITH SPS CHAPTER 382.35. INSTALL CLEANOUTS AND RISER EXTENSIONS FORM SEWER PIPES TO PROPOSED GRADE.
18. DISPOSAL: REMOVE SURPLUS SOIL AND WASTE MATERIAL, INCLUDING DEBRIS, TO AN APPROPRIATELY LICENSED AND LEGALLY DISPOSE OF IT OFF OWNER'S PROPERTY.

EARTH MOVING:

- 1. ALL EARTH WORK SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER PRESENTED IN THE SITE GEOTECHNICAL REPORT, GEOTECHNICAL ENGINEER RECOMMENDATIONS MADE IN THE FIELD AND THESE SPECIFICATIONS, IN CASE OF CONFLICT BETWEEN THESE SPECIFICATIONS AND THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER, THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER SHALL GOVERN.
2. CONTRACTOR SHALL PROVIDE MATERIAL TEST REPORTS FROM A QUALIFIED TESTING AGENCY INDICATING TEST RESULTS FOR CLASSIFICATION ACCORDING TO ASTM D2487 AND LABORATORY COMPACTION CURVES ACCORDING TO ASTM D 1557 FOR EACH ON-SITE AND OFF-SITE SOIL MATERIAL PROPOSED FOR FILL AND BACKFILL.
29. GRADING GENERAL: UNIFORMLY GRADE AREAS TO A SMOOTH SURFACE, FREE OF IRREGULAR SURFACE CHANGES. COMPLY WITH COMPACTION REQUIREMENTS AND GRADE TO CROSS SECTIONS, LINES, AND ELEVATIONS INDICATED.
37. DISPOSAL: REMOVE SURPLUS SOIL AND WASTE MATERIAL, INCLUDING DEBRIS, TO AN APPROPRIATELY LICENSED AND LEGALLY DISPOSE OF IT OFF OWNER'S PROPERTY.

PRELIMINARY NOT FOR CONSTRUCTION C500



GOLD MEDAL FLATS 1701 PACKARD AVENUE RACINE, WISCONSIN 53403

SPECIFICATIONS

NO. REVISION DATE BY

DRAWING NO. 17993-DETAILS.DWG

DRAWN BY: ARF

DATE: 9-27-18

PROJECT NO: 17993

CHECKED BY: CTC

APPROVED BY:

SHEET NO.:



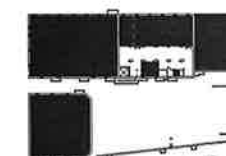
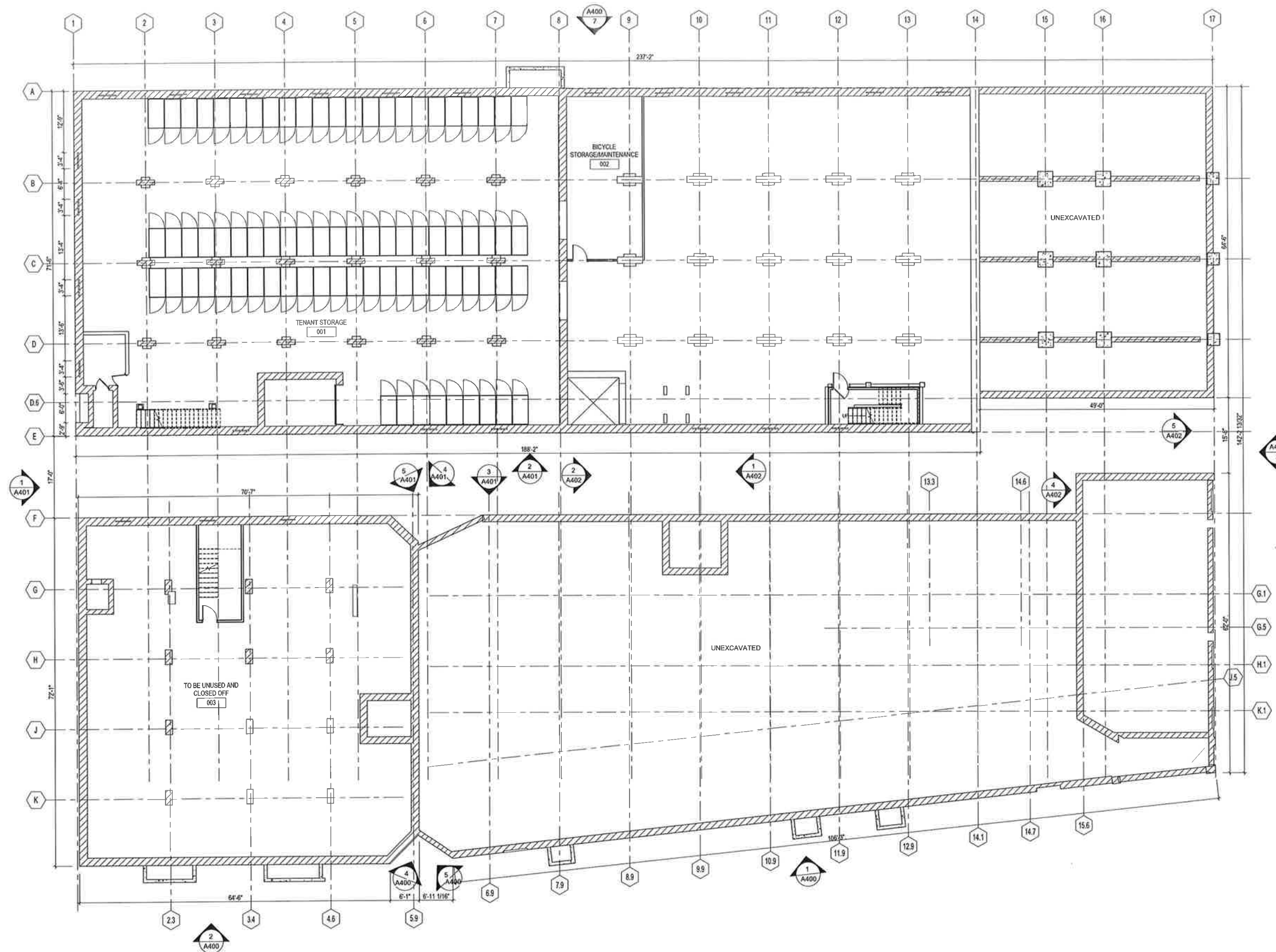
**GOLD MEDAL LOFTS**

1701 Packard Avenue  
Racine, WI 53403

PROJECT NUMBER 172792.00

ISSUED FOR:  
CITY OF RACINE 09-28-2018

REVISION FOR: DATE  
NO. DESCRIPTION



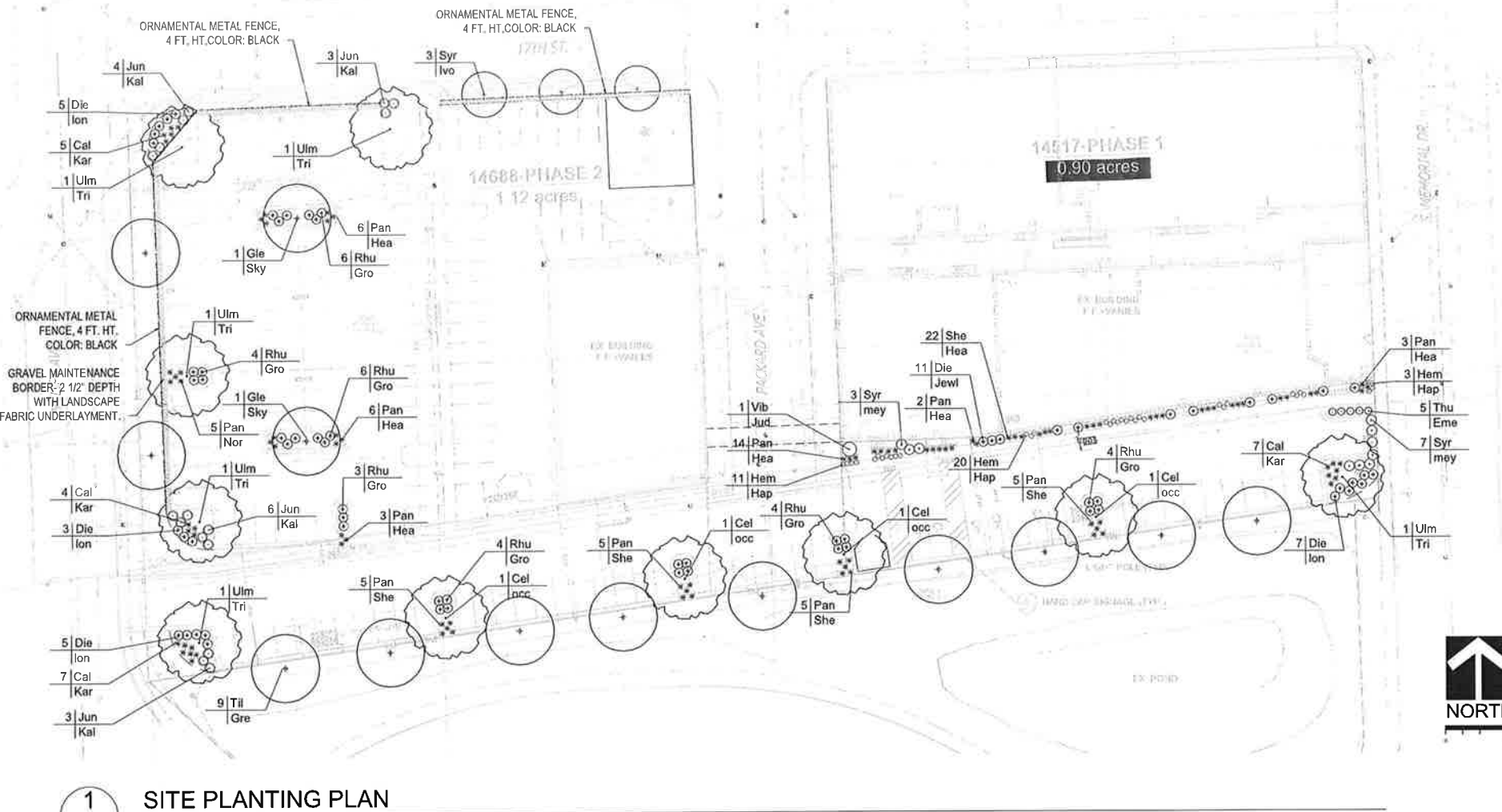
**BASEMENT  
KEY PLAN** Plan North

DRAWN BY KB  
CHECKED BY JMR

**BASEMENT PLAN**

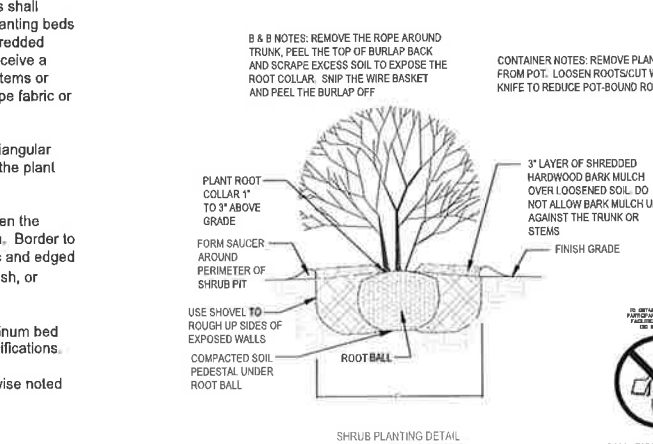
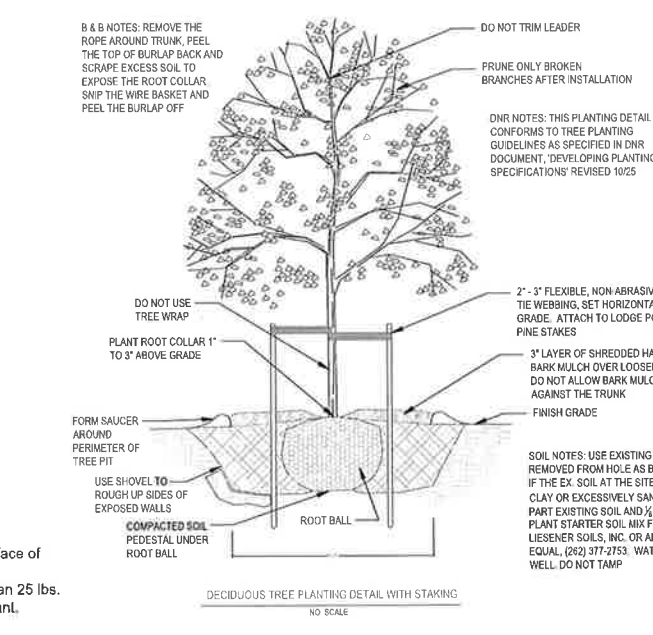
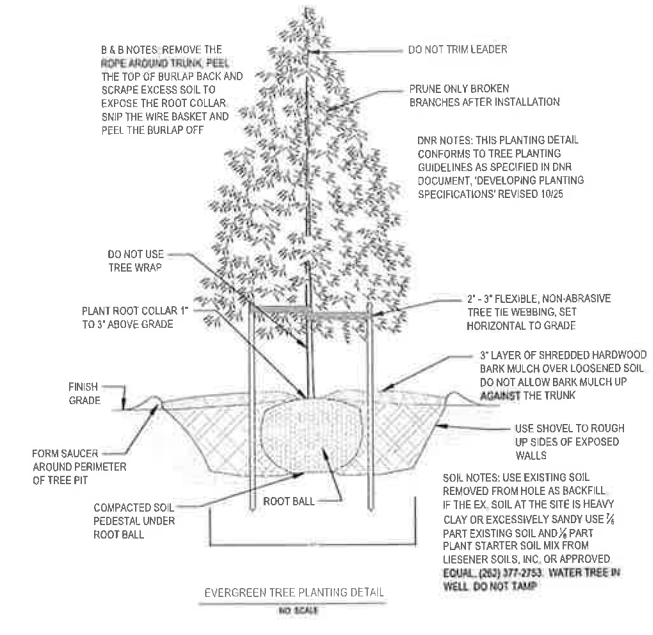
**1 BASEMENT PLAN**  
SCALE: 1/8" = 1'-0"





1 SITE PLANTING PLAN  
L.O SCALE: 1" = 30'-0"

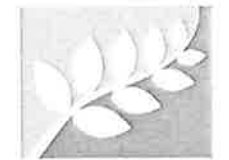
PLANT INSTALLATION DETAILS:



LANDSCAPE NOTES

LANDSCAPE INSTALLATION:

- All written dimensions supersede scaled dimensions.
- The Contractor shall verify location of all underground utilities and additional information prior to commencement of site construction.
- Rough grading and drainage construction is to be completed prior to Landscape Contractor's work. Verify all existing site and grading conditions prior to construction.
- All work shall be in conformance with all applicable local codes and ordinances.
- All areas disturbed by grading or site construction shall be fine graded, planted, or seeded. See Plan for seed locations. See notes for specified seed mixes and installation procedures.
- Contractor shall verify plant quantities shown on the Plan and provide a list to the Client identifying the species and sizes to be used throughout the project. The Landscape Architect or Owner's Representative reserves the right to reject any substandard planting material. Rejected material shall be removed from the project site immediately.
- All turf grass areas shall receive a blended topsoil mix to a depth of six (6) inches. Contractor shall provide positive drainage away from all buildings for a minimum of ten (10) feet.
- Soil preparation for perennial and groundcover planting beds shall be as follows:
  - Remove all roots, lumps, stones, sod and other extraneous materials harmful or toxic to plant growth.
  - Perennial and groundcover planting beds shall receive a twelve (12) inch mixture consisting of nine (9) inch blended topsoil, three (3) inch Purple Cow Classic compost (Purple Cow Organics, LLC (608) 831-0349) or approved equal. Add 1/2 lb. of 5-10-5 garden fertilizer per 100 square feet and roto-til amendments into the planting bed. Avoid damage to existing tree roots where applicable by lightly working amendments into soil with pitch fork.
  - Mix amended planting soil either prior to planting or apply on surface of planting bed and mix thoroughly before planting.
  - Grade, rake, and roll planting bed with roller weighing not less than 25 lbs. or more than 100 lbs. per linear foot so as to leave in condition to plant.
  - Grade planting bed to a twelve (12) inch crown at center.
- All mixed planting beds with perennials, groundcover, shrubs, and trees shall receive a two (2) inch to (3) three inch layer of shredded bark mulch. All planting beds with perennials and/or groundcover only shall receive a (2) inch layer of shredded bark mulch. All shrubs and trees planted singly or together in beds shall receive a three (3) inch layer of shredded bark mulch. Do not allow mulch to touch stems or trunks of perennials, shrubs, or trees. Unless otherwise noted, no landscape fabric or weed barrier is to be installed.
- Unless otherwise shown, all perennials and shrubs to be planted in a triangular arrangement. For plants not shown individually, refer to spacing shown in the plant schedule.
- Maintenance Border - Install a 30 inch wide maintenance border between the concrete curb of the parking lot and ornamental fence as noted on the Plan. Border to consist of 2.5-inch layer of medium Mississippi stone over landscape fabric and edged with commercial grade, Permaloc 3/8" X 4" aluminum bed edging in mill finish, or approved equal. Install edging per supplier's specifications.
- Plant Bed Edging - Install commercial grade, Permaloc 3/8" X 4" aluminum bed edging in mill finish, or approved equal. To be installed per supplier's specifications.
- All trees shall be staked as shown on the planting details unless otherwise noted on the Plan.



new eden  
LANDSCAPE ARCHITECTURE  
Milwaukee, Wisconsin  
Phone (414) 530-1000 newedenlandscape.com

GOLD MEDAL FLATS  
Racine, WI

Site Planting Plan

REVISIONS:


SCALE: per detail  
DATE: 09/26/2018  
DRWN BY: RMS CHKD BY:  
SHEET:  
**L.O**  
CALL DIGGERS HOTLINE  
1-800-242-8511  
TOLL FREE  
WE HAVE RECOMMENDED  
MUNICIPALITY TO USE FOR  
MUN. AREA 200-1581

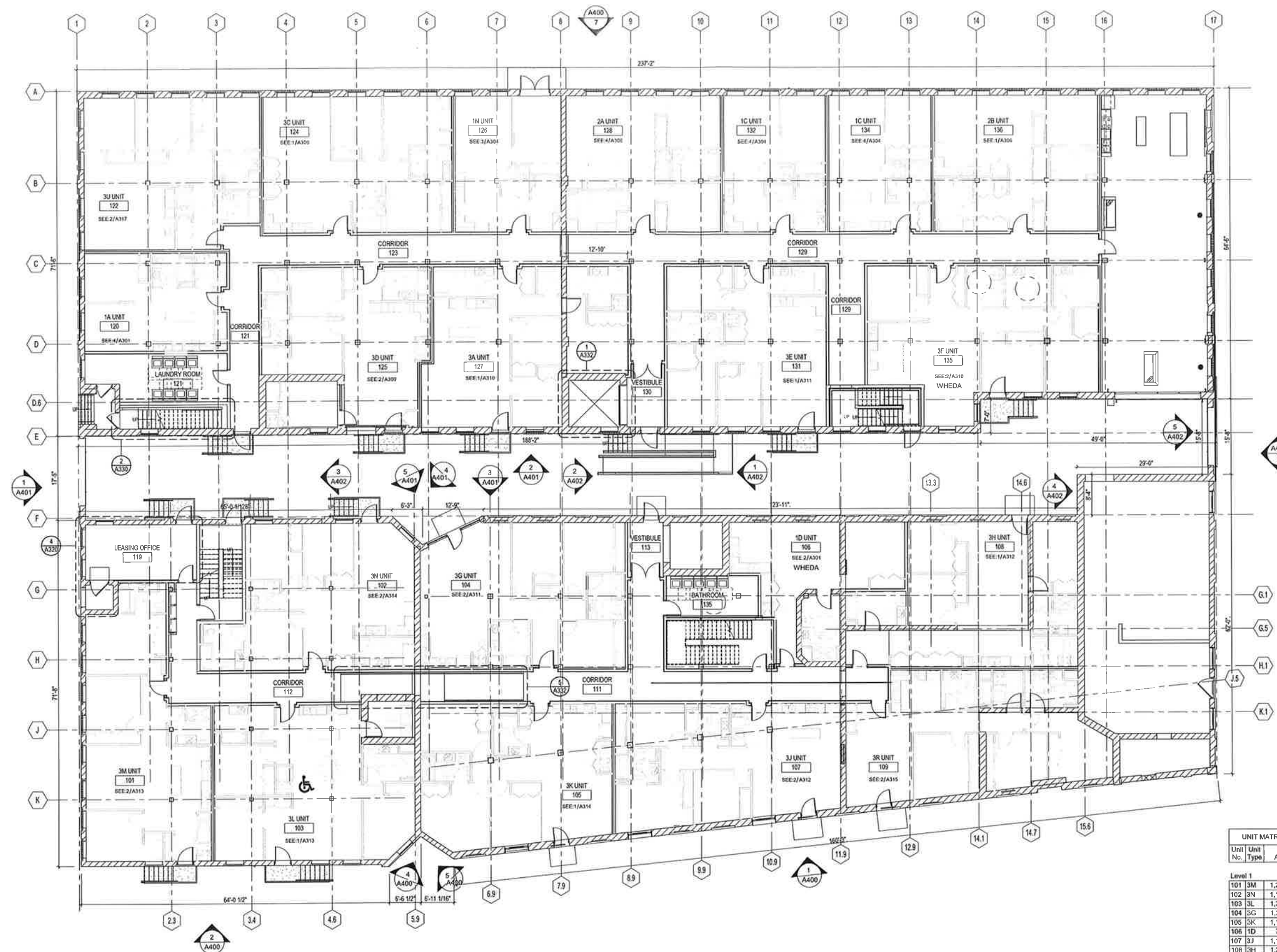
**GOLD MEDAL LOFTS**

1701 Packard Avenue  
Racine, WI 53403

PROJECT NUMBER 172792.00

ISSUED FOR:  
CITY OF RACINE 09-28-2018

REVISION FOR: DATE  
NO. DESCRIPTION



**1 LEVEL 1 PLAN**  
SCALE: 1/8" = 1'-0"

**UNIT MATRIX-FIRST FLOOR**

Unit No.	Unit Type	Area	Bed Rooms	Baths
101	3M	1,221 SF	3	2
102	3N	1,139 SF	3	2
103	3L	1,321 SF	3	2
104	3G	1,257 SF	3	2
105	3K	1,149 SF	3	2
106	1D	755 SF	1	1
107	3J	1,137 SF	3	2
108	3H	1,266 SF	3	2
109	3R	1,253 SF	3	2
120	1A	675 SF	1	1
122	3U	1,138 SF	3	2
124	3C	1,100 SF	3	2
125	3D	1,100 SF	3	2
126	1N	623 SF	1	1
127	3A	1,223 SF	3	2
128	2A	908 SF	2	1
131	3E	1,101 SF	3	2
132	1C	600 SF	1	1
134	1C	600 SF	1	1
135	3F	1,320 SF	3	2
136	2B	962 SF	2	1
21		21,750 SF		



**1ST FL KEY PLAN**  
Plan North

DRAWN BY KB  
CHECKED BY JMR

**FIRST FLOOR PLAN**





225 E. Michigan St., Suite 110  
Milwaukee, WI 53202  
T: 414-501-5610  
F: 414-755-0617

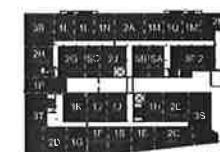
**GOLD MEDAL LOFTS**

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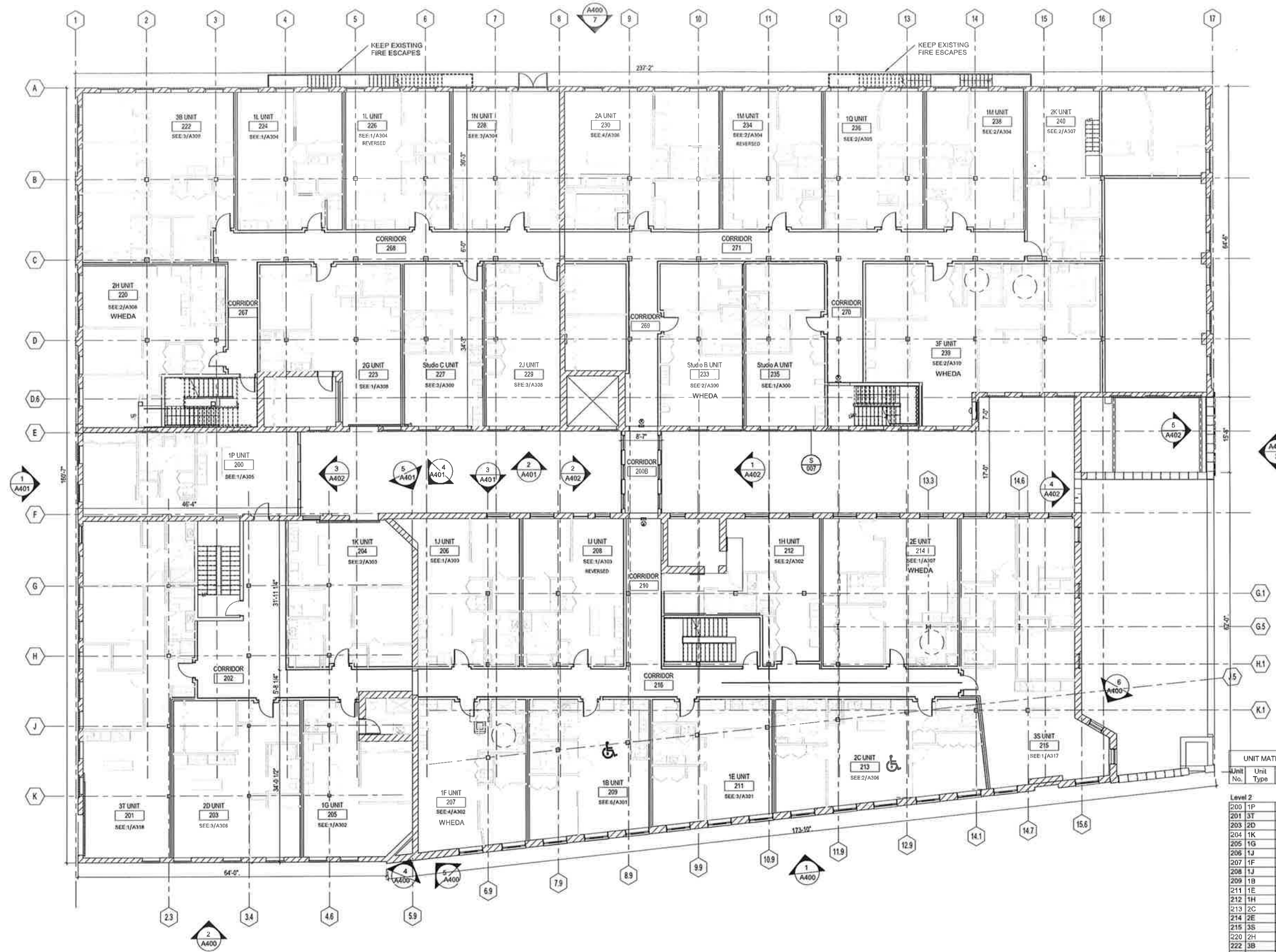


**2ND FL KEY PLAN**



DRAWN BY: KB  
CHECKED BY: JMR

**SECOND FLOOR PLAN**



**1 LEVEL 2 PLAN**  
SCALE: 1/8" = 1'-0"

**UNIT MATRIX-SECOND FLOOR**

Unit No.	Unit Type	Area	Bed Rooms	Baths
200	1P	779 SF	1	1
201	1T	1,449 SF	3	2
202	2D	851 SF	2	1
204	1K	754 SF	1	1
205	1G	718 SF	1	1
206	1J	647 SF	1	1
207	1F	687 SF	1	1
208	1J	642 SF	1	1
209	1B	674 SF	1	1
211	1E	643 SF	1	1
212	1H	596 SF	1	1
213	2C	906 SF	2	1
214	2E	851 SF	2	1
215	3S	1,295 SF	3	2
220	2H	851 SF	2	1
222	3B	1,104 SF	3	2
223	2G	980 SF	2	1
224	1L	623 SF	1	1
226	1L	616 SF	1	1
227	Studio C	546 SF	1	1
228	1N	635 SF	1	1
229	2J	825 SF	2	1
230	2A	929 SF	2	1
233	Studio B	577 SF	1	1
234	1M	586 SF	1	1
235	Studio A	547 SF	1	1
236	1Q	587 SF	1	1
238	1M	581 SF	1	1
239	3F	1,369 SF	3	2
240	2K	903 SF	2	1
30		23,773 SF		

**A120**

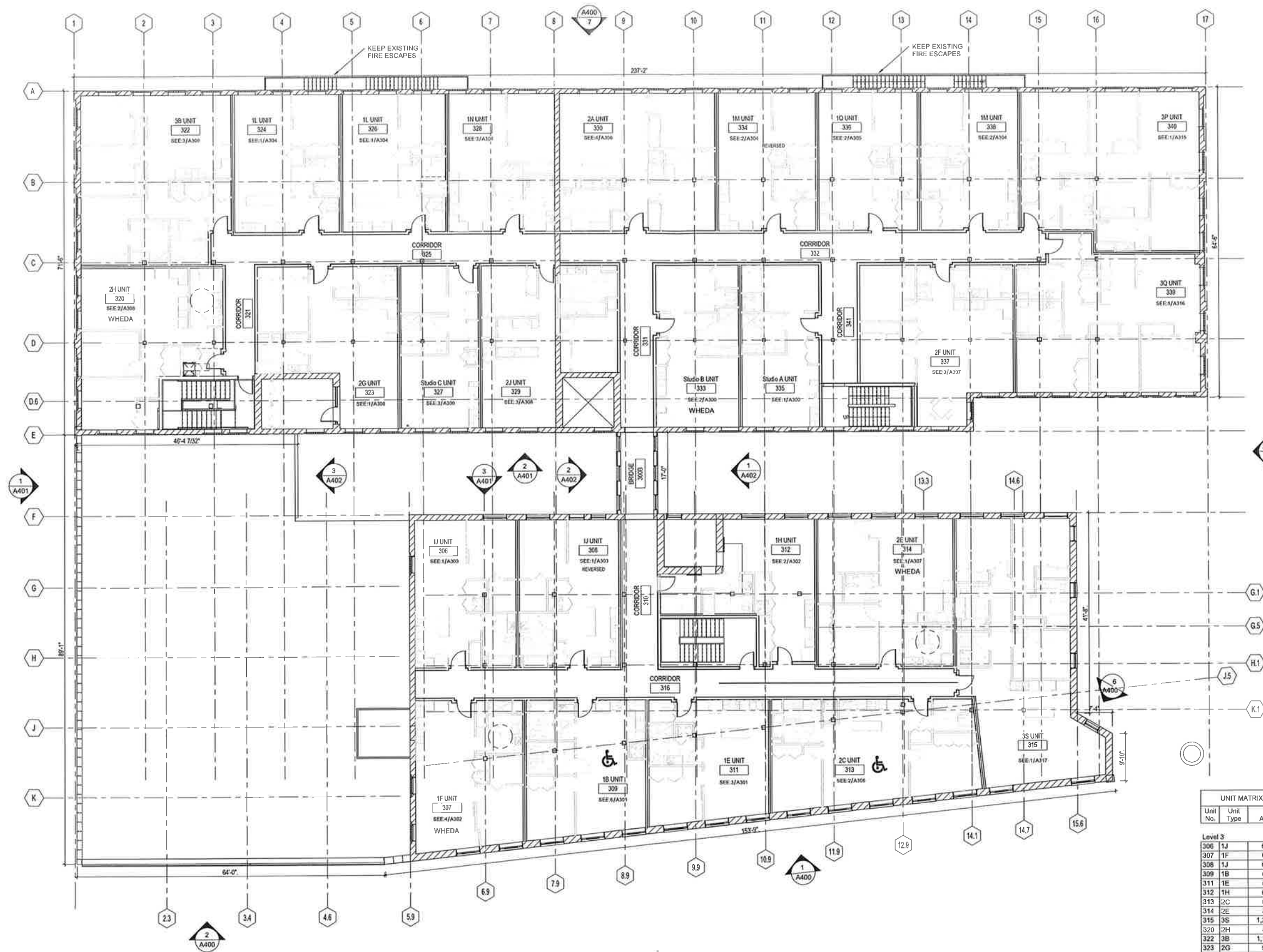
**GOLD MEDAL LOFTS**

1701 Packard Avenue  
Racine, WI 53403

PROJECT NUMBER 172792.00

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REVISION FOR: DATE  
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**1 LEVEL 3 PLAN**  
SCALE: 1/8" = 1'-0"

**UNIT MATRIX-THIRD FLOOR**

Unit No.	Unit Type	Area	Bed Rooms	Baths
306	1J	647 SF	1	1
307	1F	687 SF	1	1
308	1J	637 SF	1	1
309	1B	699 SF	1	1
311	1E	626 SF	1	1
312	1H	604 SF	1	1
313	2C	896 SF	2	1
314	2E	861 SF	2	1
315	3S	1,298 SF	3	2
320	2H	851 SF	2	1
322	3B	1,104 SF	3	2
323	2G	978 SF	2	1
324	1L	623 SF	1	1
326	1L	616 SF	1	1
327	Studio C	546 SF	1	1
328	1N	635 SF	1	1
329	2J	810 SF	2	1
330	2A	920 SF	2	1
333	Studio B	577 SF	1	1
334	1M	566 SF	1	1
335	Studio A	547 SF	1	1
336	1Q	567 SF	1	1
337	2F	897 SF	2	1
338	1M	581 SF	1	1
339	3Q	1,136 SF	3	2
340	3P	1,167 SF	3	2
		20,116 SF		

**3RD FL KEY PLAN**  
Plan North.

DRAWN BY KB  
CHECKED BY JMR

**THIRD FLOOR PLAN**

**A130**



Plan North

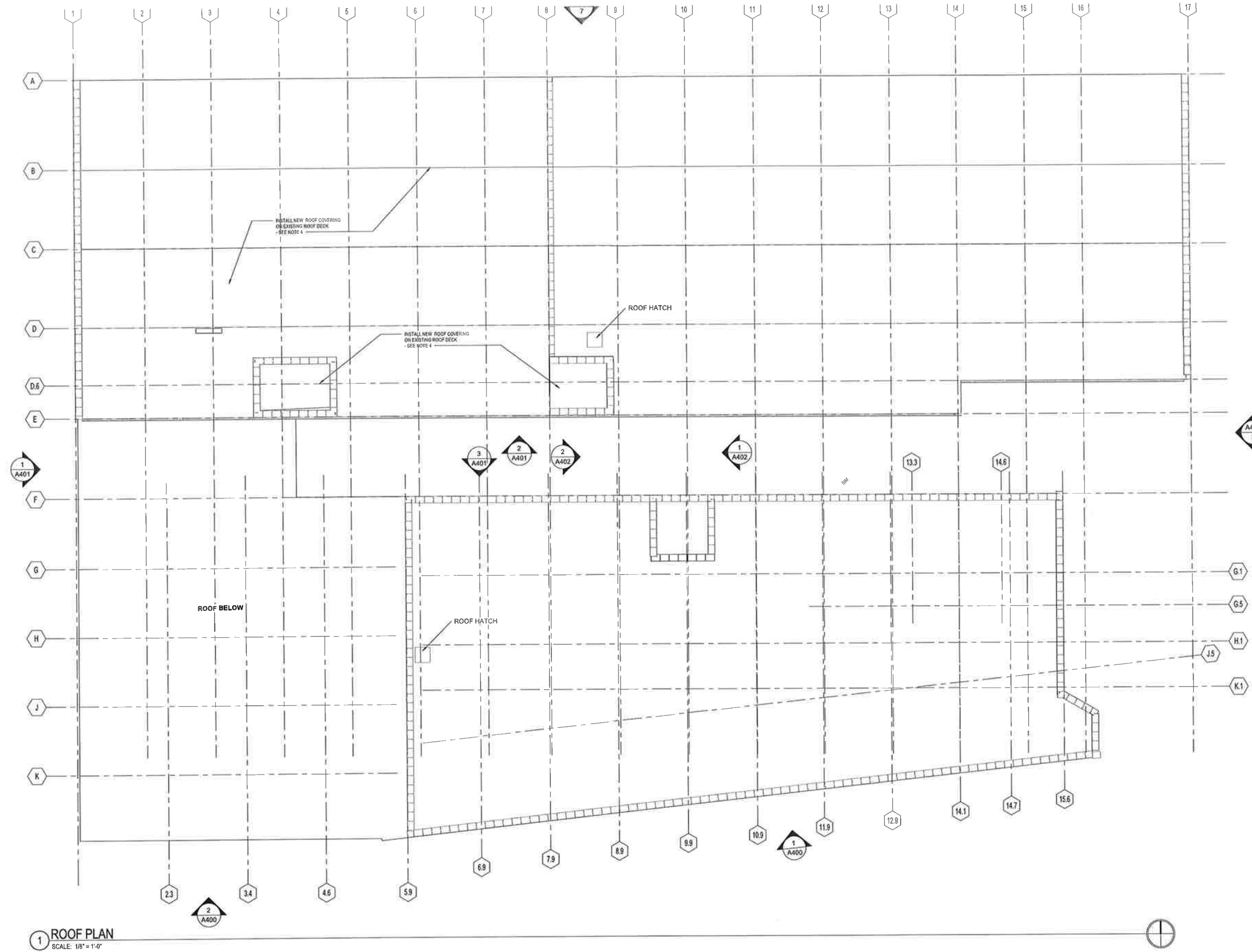
**GOLD MEDAL LOFTS**

1701 Packard Avenue  
Racine, WI 53403

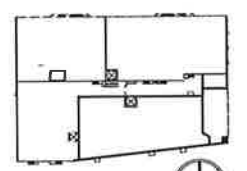
PROJECT NUMBER 172792.00

ISSUED FOR:  
CITY OF RACINE 09-28-2018

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



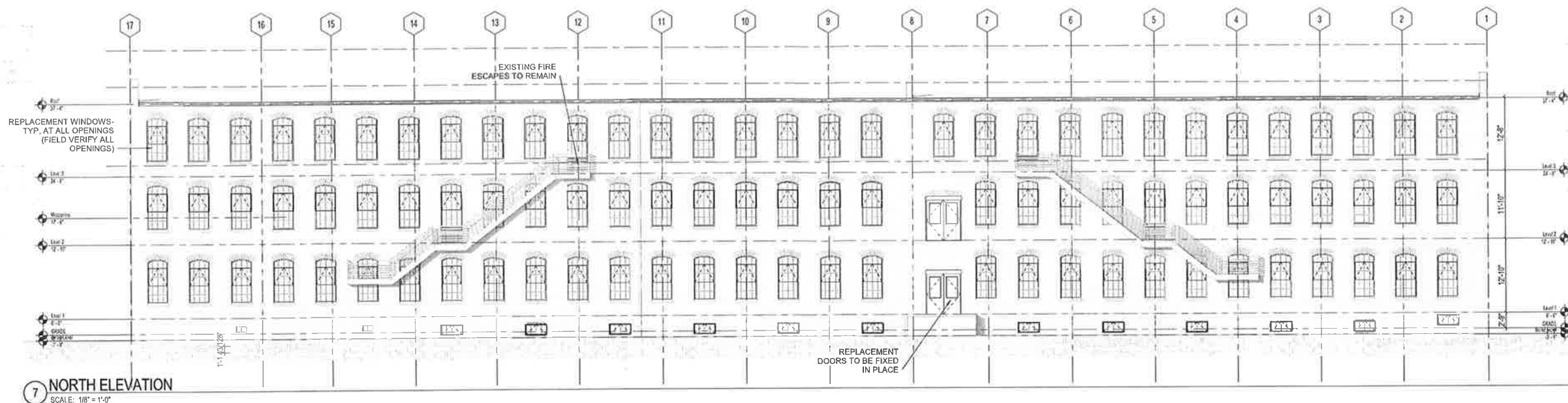
**KEY PLAN**  
Plan North

DRAWN BY KB  
CHECKED BY JMR

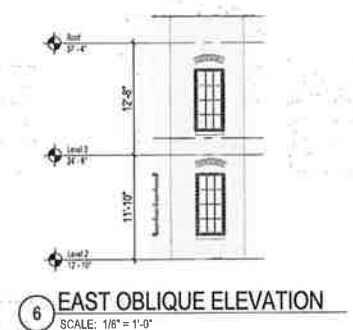
**ROOF PLAN**

- GENERAL NOTES**
- DRAWING INFORMATION BASED ON THIRD PARTY DOCUMENTATION. FIELD VERIFY CONDITIONS WHEN CONDUCTING DEMOLITION PROCEDURES. NOTIFY ARCHITECT IMMEDIATELY OF ANY ERRORS OR UNCOVERED ELEMENTS THAT MAY HAVE HISTORICAL SIGNIFICANCE PRIOR TO REMOVAL.
  - REMOVE EXISTING GUTTERS AND EXTERIOR DOWNSPOUTS. STORE FOR REINSTALLATION AFTER RE-ROOFING. REPLACE DAMAGED OR FAILING UNITS WITH MATCHING PROFILE ONLY. FINISH SHOULD BE GALVANIZED OR PAINTED METAL. DO NOT USE ANODIZED OR BRASS METALIC FINISHES.
  - EXISTING MASONRY SHALL BE LIGHTLY CLEANED WITH THE LEAST HARMFUL METHOD AS POSSIBLE. IT IS NOT NECESSARY FOR THE MASONRY TO BE RETURNED TO ORIGINAL COLOR AND STATE. SUBMIT CLEANING METHOD INCLUDING EQUIPMENT, NOZZLE PRESSURE AND CLEANING CHEMICAL MAKE UP FOR ARCHITECT REVIEW AND SUBMISSION FOR APPROVAL TO THE STATE OF WISCONSIN HISTORIC PRESERVATION OFFICER IN CHARGE OF THIS PROJECT.
  - REMOVE ROOF COVERING DOWN TO ROOF DECK. REPAIR ROOF DECK AS REQUIRED WITH MATCHING MATERIAL. FOR MORE CONSTRUCTION DETAILS FOR RE-ROOFING PLAN, NO FASTENERS SHALL PENETRATE ROOF DECK. SEE 1/A420.
  - REMOVE DAMAGED TERRA COTTA ONLY. REPLACE WITH MATCHING UNITS WITH HISTORICALLY APPROPRIATE METHODS.

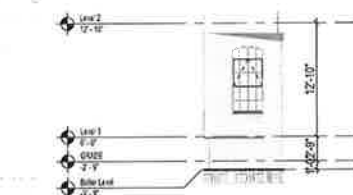
**A140**



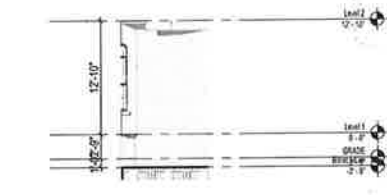
**7 NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



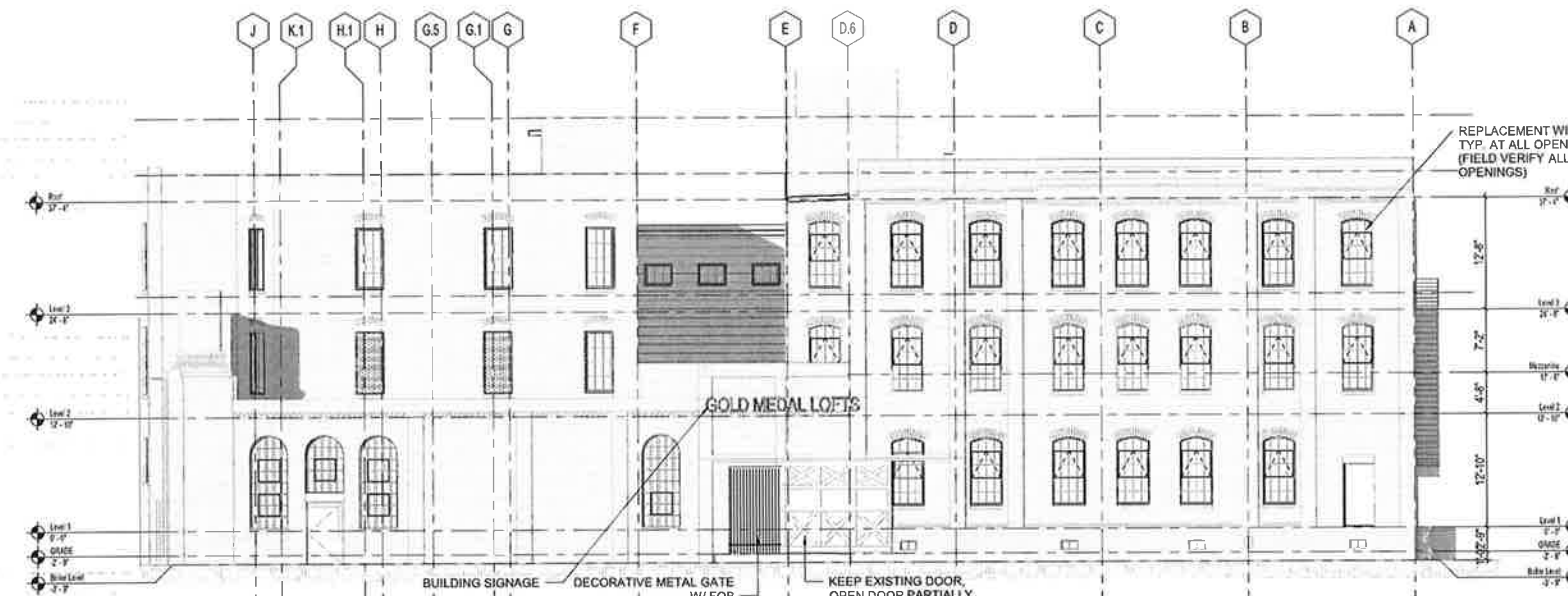
**6 EAST OBLIQUE ELEVATION**  
SCALE: 1/8" = 1'-0"



**5 SOUTH NOOK LOOKING WEST**  
SCALE: 1/8" = 1'-0"

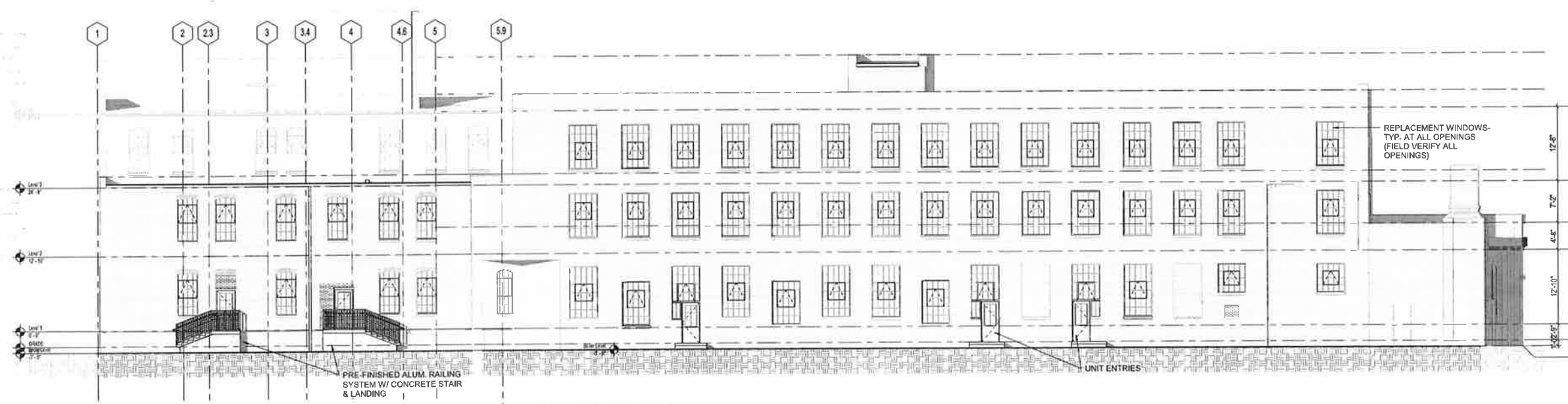


**4 ALLEY NOOK LOOKING EAST**  
SCALE: 1/8" = 1'-0"



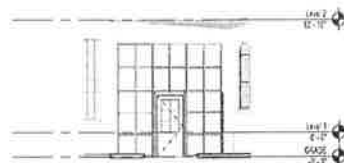
**3 EAST ELEVATION**  
SCALE: 1/8" = 1'-0"

EXISTING BRICK TO BE REPAIRED AND/OR TUCK-POINTED BUT NOT CLEANED

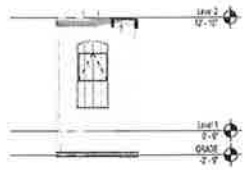


**2 SOUTH ELEVATION - WEST**

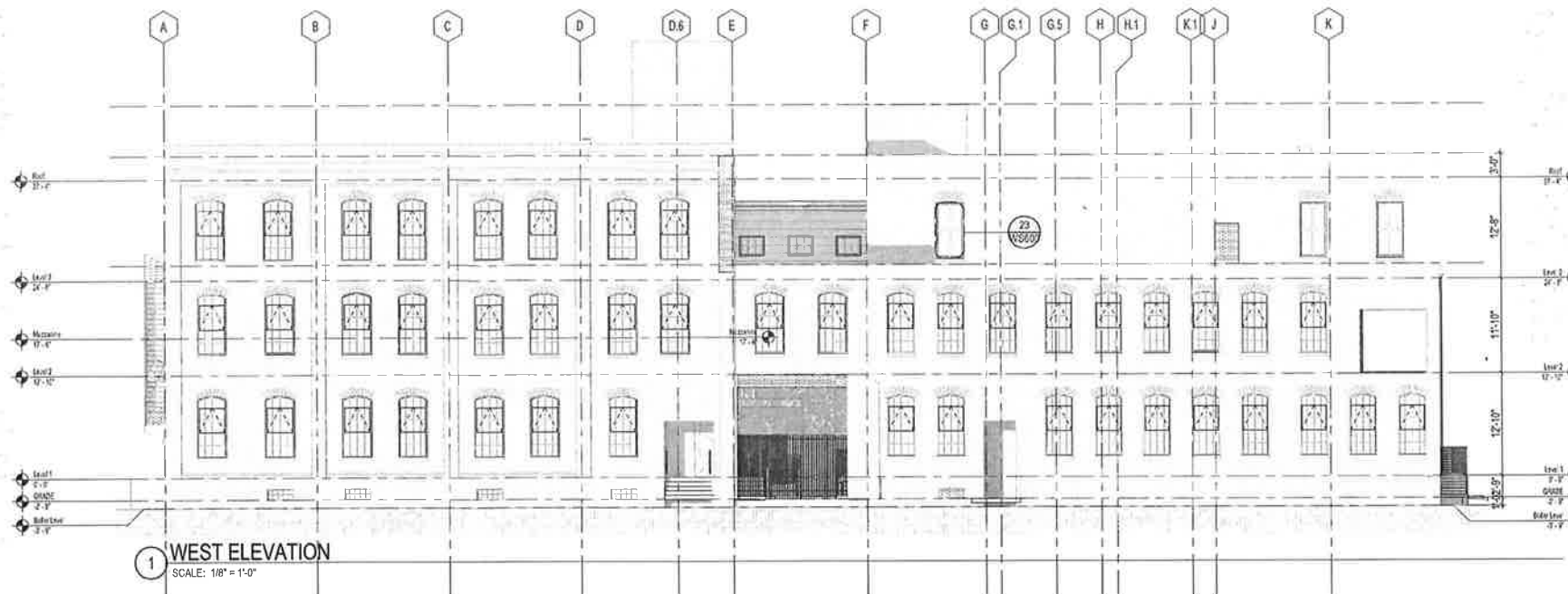
**1 SOUTH ELEVATION - EAST**



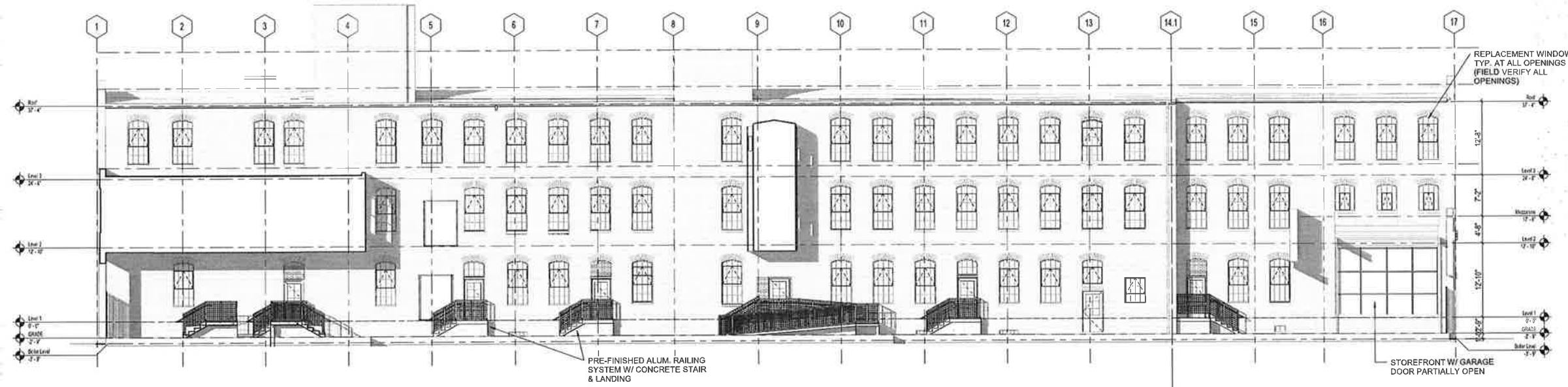
5 NORTH ALLEY AMENITY SPACE  
SCALE: 1/8" = 1'-0"



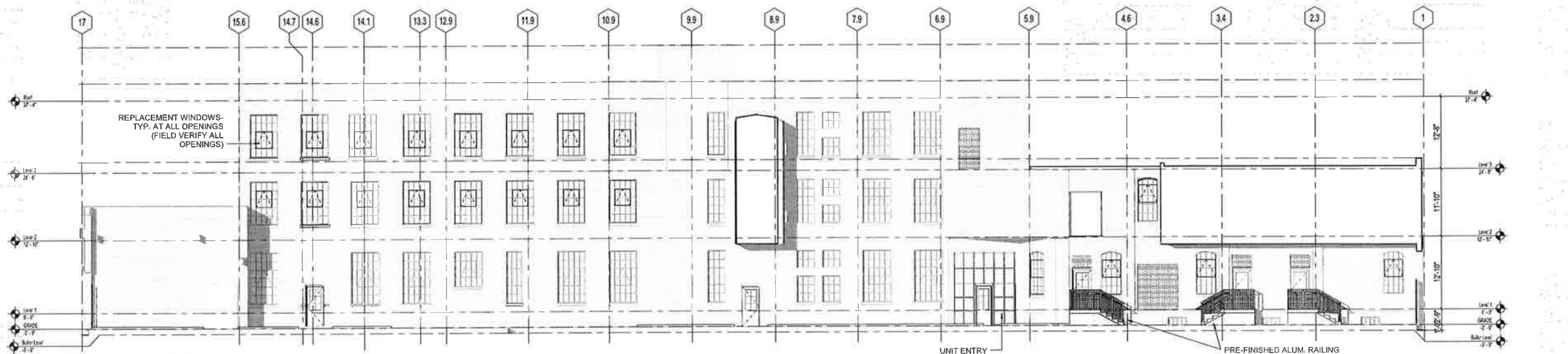
4 ALLEY NOOK LOOKING WEST  
SCALE: 1/8" = 1'-0"



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



2 NORTH ALLEY COURT ELEVATION  
SCALE: 1/8" = 1'-0"



3 SOUTH ALLEY COURT ELEVATION  
SCALE: 1/8" = 1'-0"

REPLACEMENT WINDOWS-  
TYP. AT ALL OPENINGS  
(FIELD VERIFY ALL  
OPENINGS)

PRE-FINISHED ALUM. RAILING  
SYSTEM W/ CONCRETE STAIR  
& LANDING

STOREFRONT W/ GARAGE  
DOOR PARTIALLY OPEN

DRAWN BY KB  
CHECKED BY JMR

**ELEVATIONS**

**GOLD MEDAL LOFTS**

1701 Packard Avenue  
Racine, WI 53403

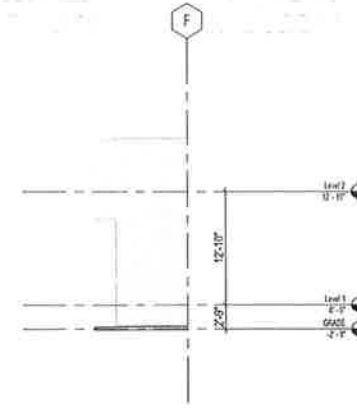
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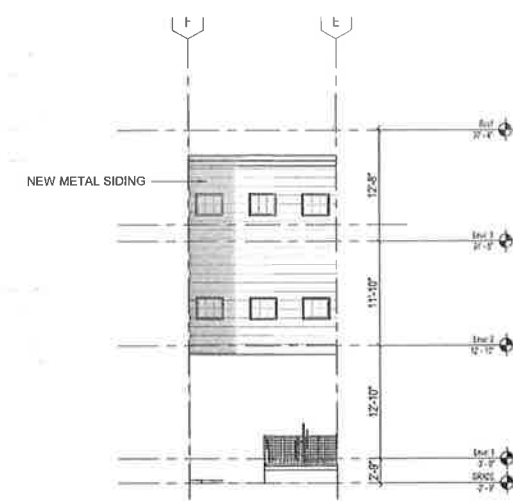
REVISION FOR: NO. DESCRIPTION DATE

DRAWN BY: Author  
CHECKED BY: Checker

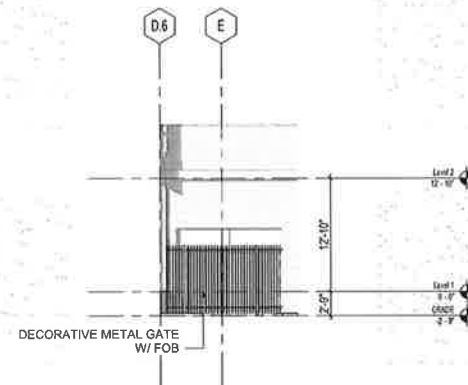
**ELEVATIONS**



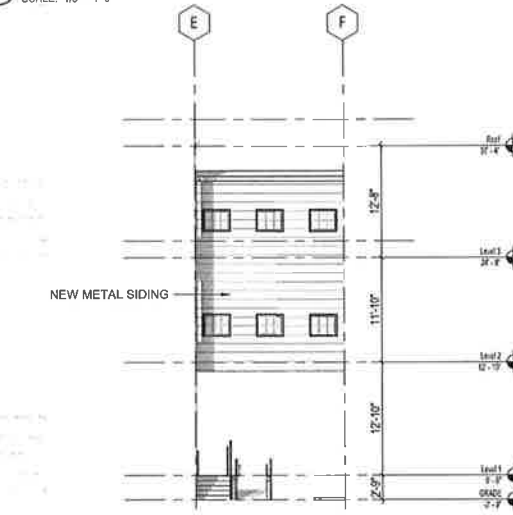
**4 EAST ALLEY ELEVATION 1**  
SCALE: 1/8" = 1'-0"



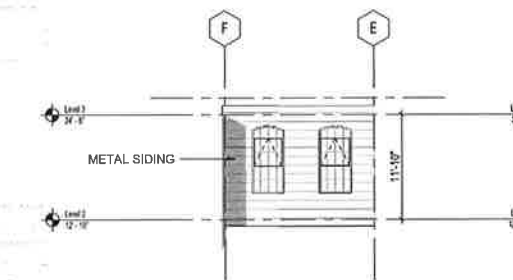
**1 WEST ALLEY BRIDGE ELEVATION**  
SCALE: 1/8" = 1'-0"



**5 EAST ALLEY ELEVATION 2**  
SCALE: 1/8" = 1'-0"



**2 EAST ALLEY BRIDGE ELEVATION**  
SCALE: 1/8" = 1'-0"



**3 WEST ALLEY ELEVATION**  
SCALE: 1/8" = 1'-0"