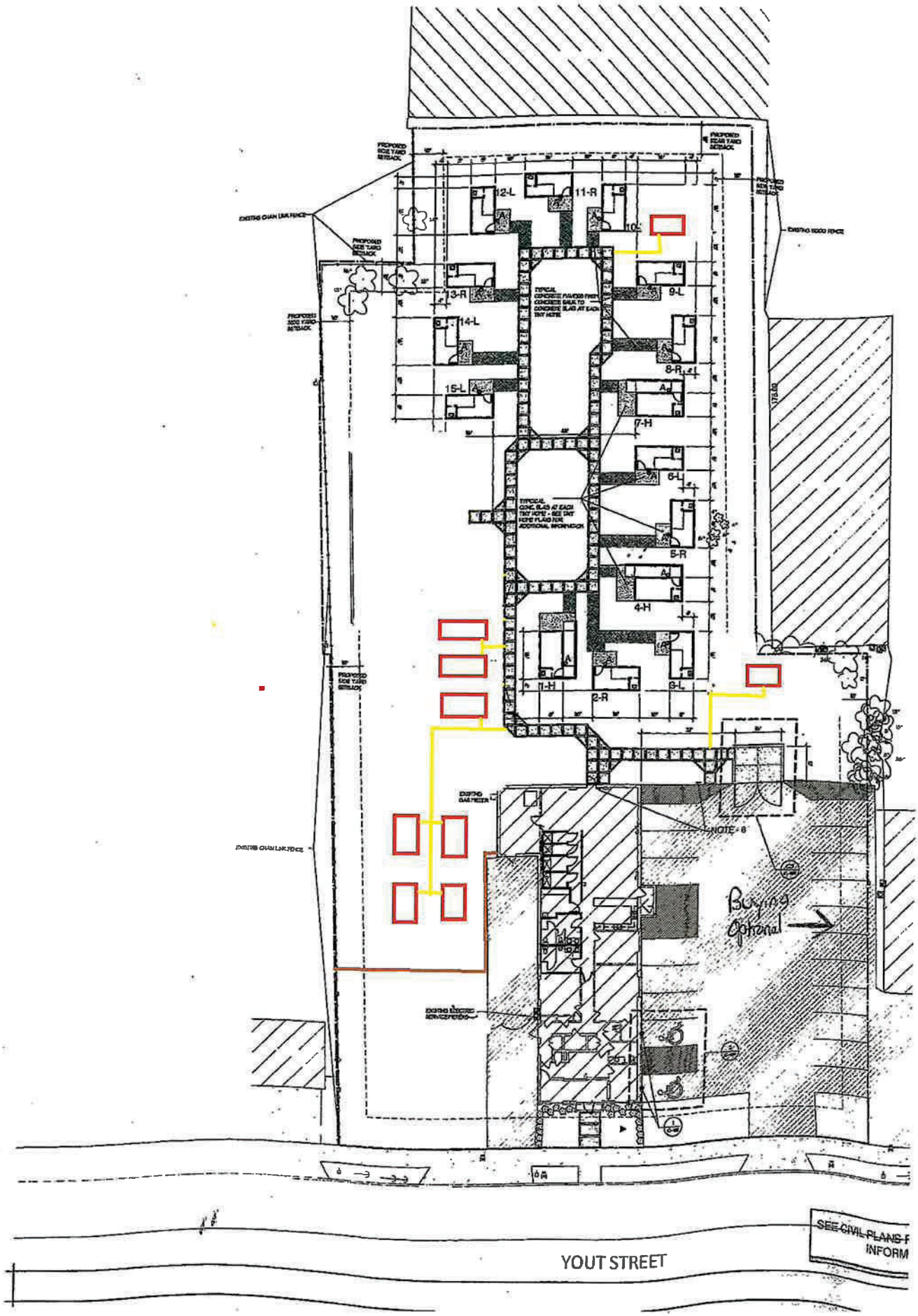
PROPOSED MINOR AMENDMENT TO EXISTING CONDITIONAL USE PERMIT

Veterans Outreach of Wisconsin
1624 Yout Street, Racine, WI, 53404
Tel 262-221-8350
Email info@vowvillages.com
Web https://vowvillages.com/

Proposed Minor Amendment to Existing Conditional Use Permit

Veterans Outreach of Wisconsin is requesting a minor amendment to our existing conditional use permit to allow us to add nine (9) additional tiny homes (please see attached drawing).

All tiny homes are 8' X 16', 128 square feet. Please refer to the attached blueprint for specifics of the homes.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NOTE - 8
Buying Optional
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INFORM

Blake Ave
Blake Ave
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Yout St
Veterans Outreach
Of Wisconsin
Veteran's Market
Clean And Fresh
Rapids Dr

James A. Peterson Veteran Village

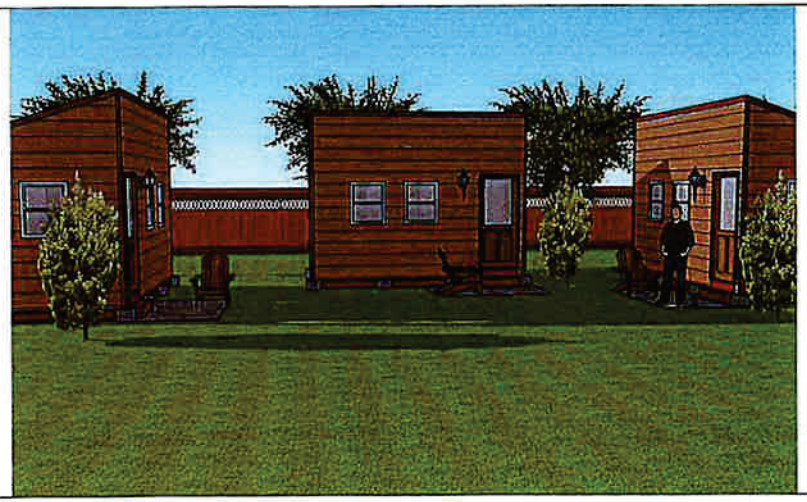
Helping Veterans

Veterans Outreach of Wisconsin

Veterans Outreach of Wisconsin 262-221-8350

Veteran Tiny Home - Left Entry Unit
Congregated Living Facility

1624 Yout Street - Racine, Wisconsin



SHEET INDEX

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Helping Veterans

PROJECT ADDRESS:

Veteran's Outreach of Wisconsin
James A. Peterson Veteran Village
Congregated Living Facility
Left Entry Unit

1624 Yout Street

Racine, Wisconsin

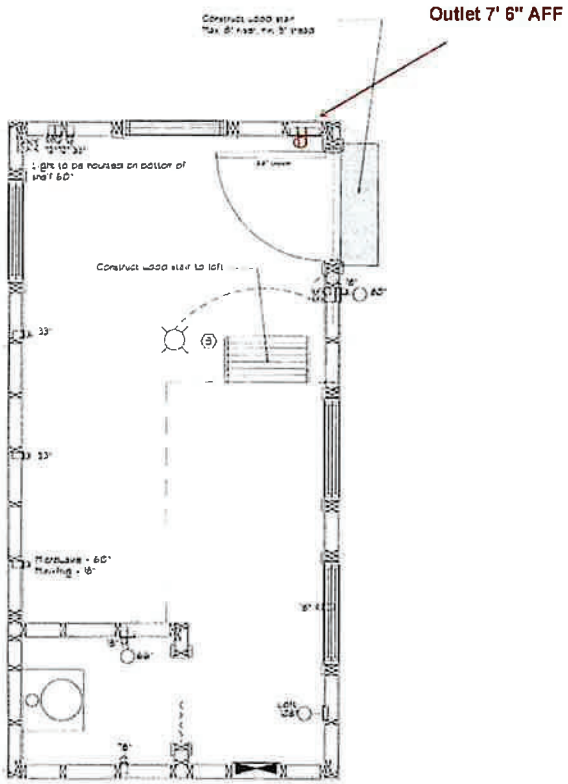
Architects Seal

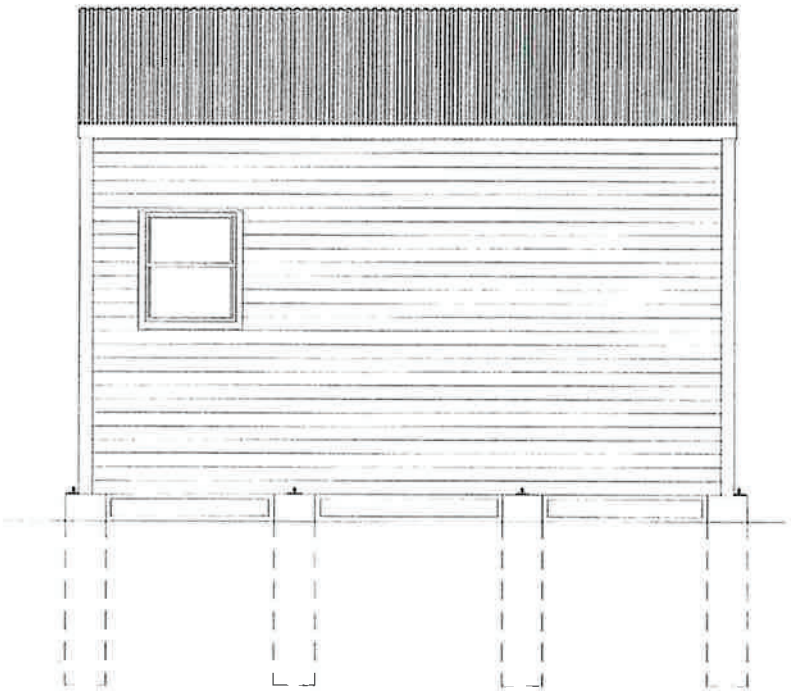
00 01 2016 djfrostjr

COVER SHEET

G-1

2016-5





'Right' sidewall elevation

NOTE:
EXTERIOR MATERIALS AND TRIM MAY VARY DEPENDING ON AVAILABILITY OR DONATIONS

Floor plan - Electrical Plan

1. ELECTRICAL WORK SHALL CONFORM TO THE NATIONAL ELECTRICAL CODE AND ANY APPLICABLE LOCAL CODES.

2. PROVIDE SMOKE DETECTOR VERIFY WITH LOCAL CODE REQUIREMENTS

- STANDARD DUPLEX RECEPTACLE
- TV/CABLE OUTLET
- SINGLE POLE SWITCH
- WALL MOUNTED LIGHT FIXTURE
- CEILING MOUNTED LIGHT FIXTURE
- SMOKE DETECTOR
- ELECTRICAL PANEL
- ELECTRICAL WALL HEATER

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REVISIONS
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Helping Veterans

PROJECT ADDRESS:
Veteran's Outreach of Wisconsin
James A. Peterson Veteran Village
Congregational Living Facility
Unit Entry Unit
1624 Vine Street
Racine, Wisconsin

Oct 01 2016 dfpdwlp

Floor plan and Elevations

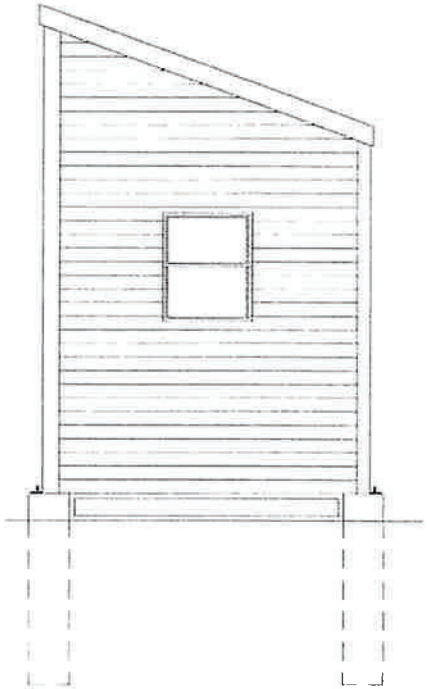
A-1

2016-5

Floor plan and Elevations 3/4"= 1'-0"

'Left' high sidewall elevation

NOTE:
EXTERIOR MATERIALS AND TRIM MAY VARY DEPENDING ON
AVAILABILITY OR DONATIONS



'Front' endwall elevation

NOTE:
EXTERIOR MATERIALS AND TRIM MAY VARY DEPENDING ON
AVAILABILITY OR DONATIONS

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REVISIONS

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Helping Veterans

PROJECT ADDRESS:

Veterans Outreach of Wisconsin
James A. Peterson Veteran Village
Congregated Living Facility
Left Entry Unit

1624 Youll Street

Racine, Wisconsin

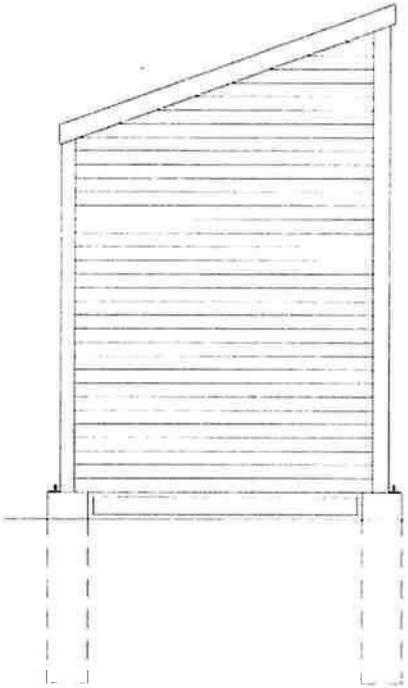
06/01/2016 djfrost jr

Elevations

A-2

2016-5

Elevations 3/4"= 1'-0"



'Rear' endwall elevation

NOTE:
EXTERIOR MATERIALS AND TRIM MAY VARY DEPENDING ON
AVAILABILITY OR DONATIONS

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REVISIONS

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Helping Veterans

PROJECT ADDRESS:

Veterans Outreach of Wisconsin
James A. Fitzpatrick Veterans Village
Congregated Living Facility
Left Entry Unit

1624 Vine Street

Racine, Wisconsin

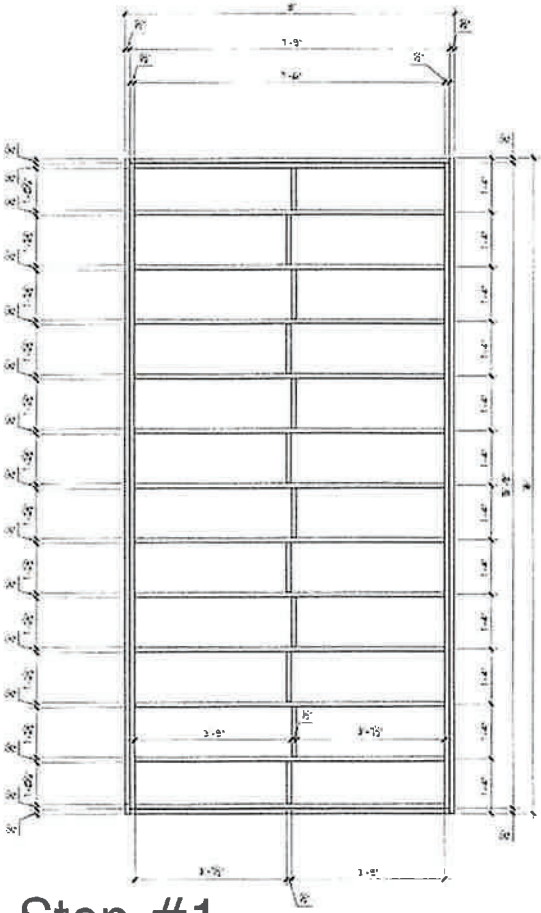
Date: 04.01.2016 Drawn By: J. Frost

Elevations

A-3

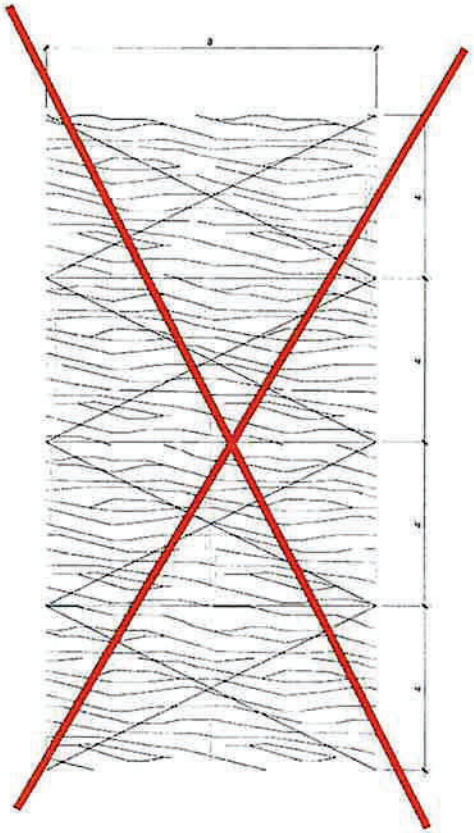
2016-5

Elevations 3/4"= 1'-0"



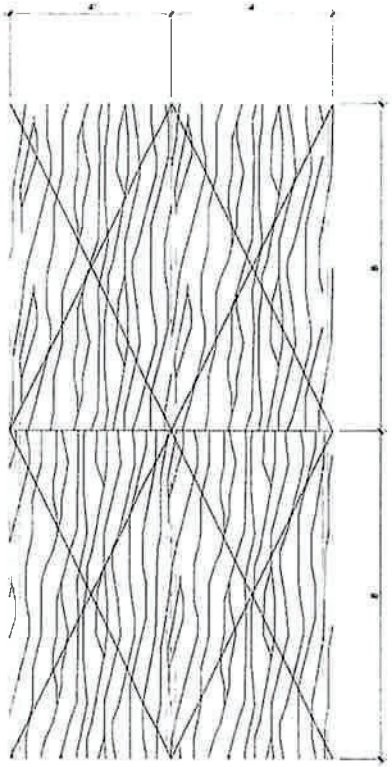
Step #1

Construct floor with 2x6 ~~green treated~~ wood joists spaced at 16" o.c.
Install 2x6 solid blocking between floor joists as shown
Note: Rim joists to be 2-2x6's



~~Step #2~~

~~Apply a ½" bead of sub-floor adhesive to the center of each joist prior to positioning ¾" green treated CDX plywood sheathing as shown. Screw plywood to joists spaced 6" apart at the seams/perimeter and 8" apart on the face of the plywood.~~



Step #3

~~Flip floor framing over.~~
Install 6" (R=19) insulation in joist spaces.
Apply a ½" bead of sub-floor adhesive to the center of each joist prior to positioning ¾" CDX 4'x 8' plywood sheathing as shown.
Screw plywood to joists spaced 6" apart at the seams/perimeter and 8" apart on the face of the plywood.

6 mil poly sheeting between concrete and joists
Install sill sealer and treated bottome plate (2 X6)

Floor Framing Plans 3/4"= 1'-0"

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REVISIONS
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Helping Veterans

PROJECT ADDRESS:

Veterans Outreach of Racine
James A. Richman Veteran Village
Congregated Living Facility
Left Entry Unit

1624 Yout Street

Racine, Wisconsin

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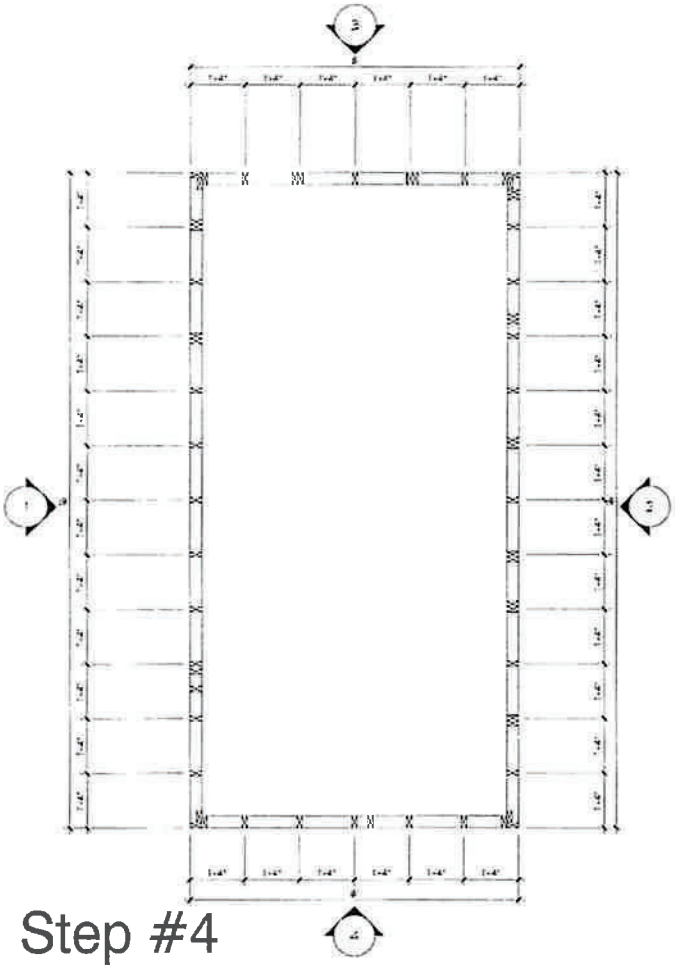
Floor Framing Plans

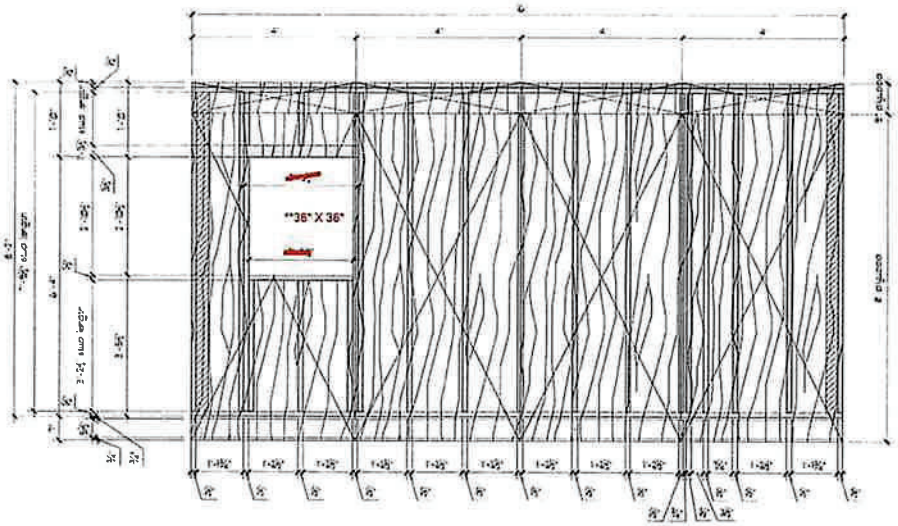
A-5

2016-5



Step #4

Construct 2x4 wood stud walls, spaced as shown.



Step #4.1

Construct 'right' low sidewall and install ½" plywood sheathing
Attach plywood to studs with min. 8d common nail spaced 6" apart at the seams/perimeter and 6" apart on the face of the plywood.

** All window rough openings are 36" X 36"

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REVISIONS
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Helping Veterans

PROJECT ADDRESS:
Veteran's Outreach of Wisconsin
James A. Pelisken Wright Village
Congregated Living Facility
Left Entry Unit
1624 Yout Street
Racine, Wisconsin

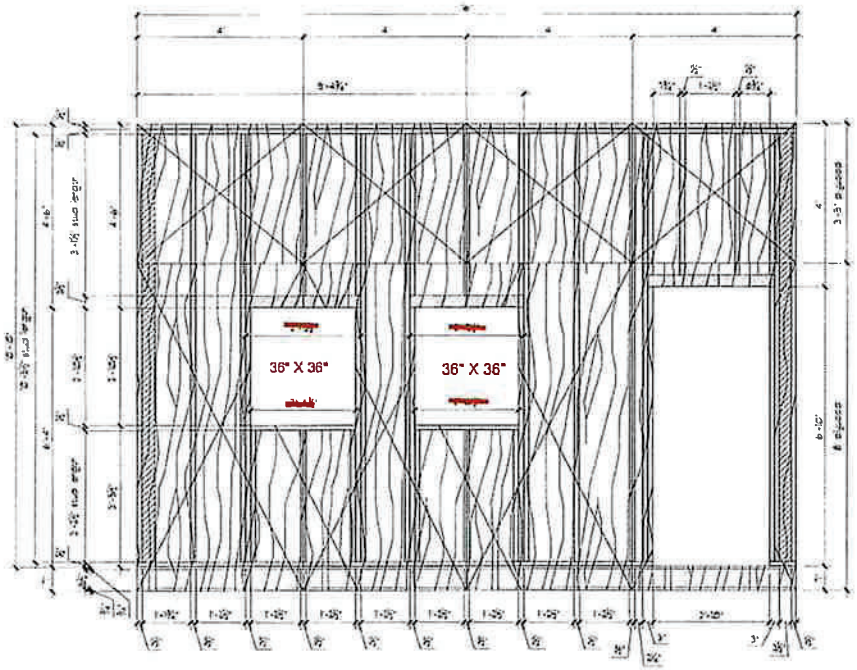
08.01.2016 djfrostjr

Wall Framing Plans

A-6

2016-5

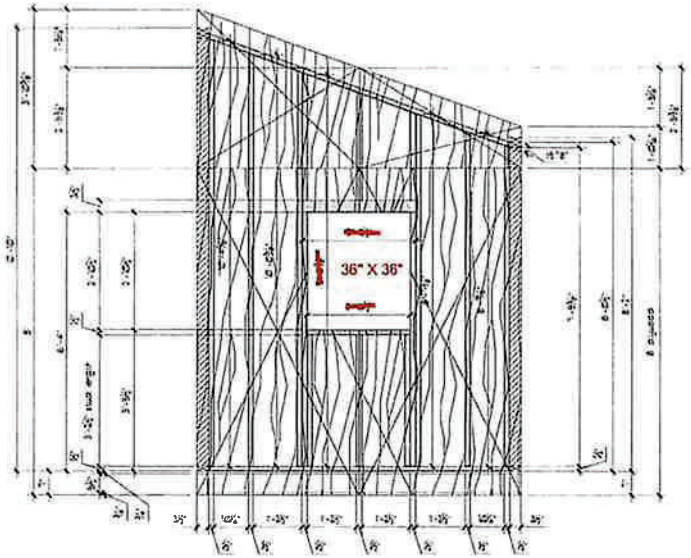
Wall Framing Plans 3/4"= 1'-0"



Step #4.2

Construct 'left' high sidewall and install ½" plywood sheathing
Attach plywood to studs with min. 8d common nail spaced 6" apart at the seams/perimeter and 6" apart on the face of the plywood.

All window rough openings are 36" X 36"



Step #4.3

Construct 'front' endwall and install ½" plywood sheathing
Attach plywood to studs with min. 8d common nail spaced 6" apart at the seams/perimeter and 6" apart on the face of the plywood.

Dimensions shown on studs are to shorter length of sloped top that needs to be cut @ 19.78 degrees
Upper plywood Not to be installed until after roof joists, sheathing and nailers are installed

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REVISIONS

Helping Veterans

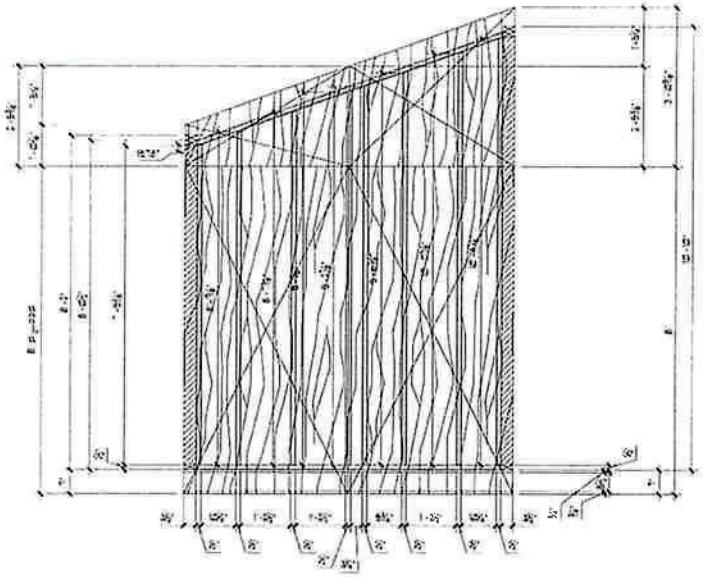
PROJECT ADDRESS:

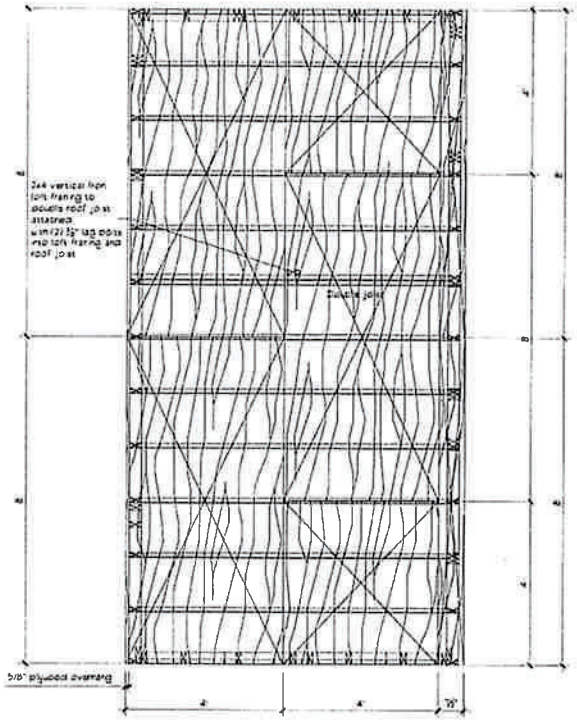
Wall Framing Plans

A-7

2016-5

Wall Framing Plans 3/4"= 1'-0"

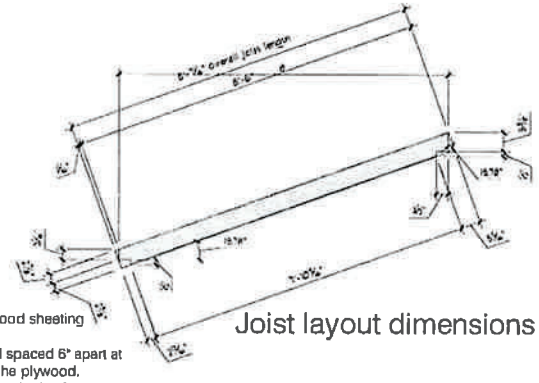




Step #4.4

Construct 'rear' endwall and install ½" plywood sheeting
Attach plywood to studs with min. 8d common nail spaced 6" apart at the seams/perimeter and 6" apart on the face of the plywood.

Dimensions shown on studs are to shorter length of sloped top that needs to be cut @ 19.78 degrees
Upper plywood Not to be installed until after roof joists, sheathing and nailers are installed



Joist layout dimensions

Step #5

Install 2x6 wood roof joists @ 16" o.c. and ½" plywood sheeting
Joist to align with wall stud spacing
Attach plywood to joists with min. 8d common nail spaced 6" apart at the seams/perimeter and 12" apart on the face of the plywood.
Utilize 'H' clips between adjacent plywood panels and edge joints

Wall/Roof Framing Plans 3/4"= 1'-0"

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Helping Veterans

PROJECT ADDRESS:

Veteran's Outreach of Wisconsin
James A. Peterson Veteran Village
Permanent Supportive Housing Facility
Unit Entry Unit

1624 Yout Street

Racine, Wisconsin

06.01.2016 dfrostjr

Wall/Roof Framing Plans

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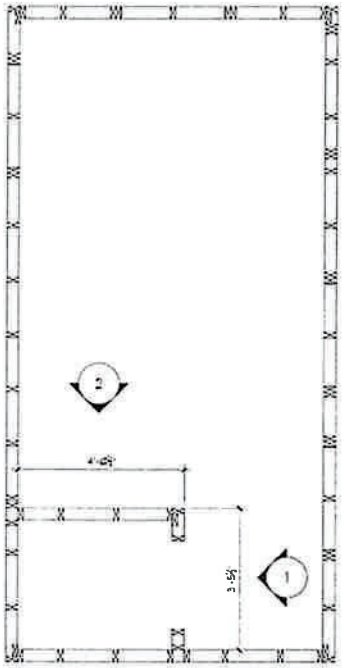
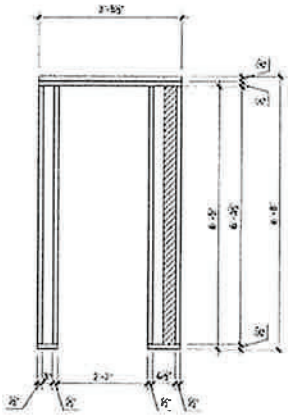
2016-5



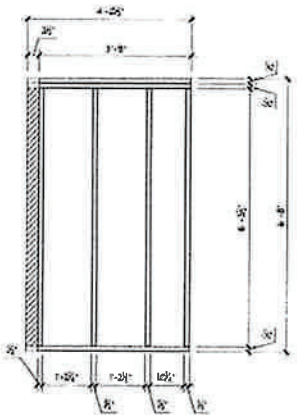
Step #6

Construct interior toilet room walls with 2x4 wood studs



Step #6.1

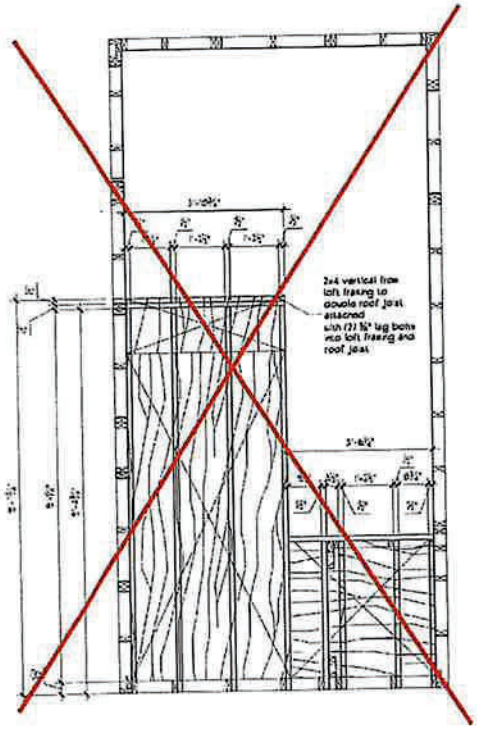
Construct toilet room door wall with 2x4 wood studs spaced as shown



Step #6.2

Construct toilet room wall with 2x4 wood studs spaced as shown

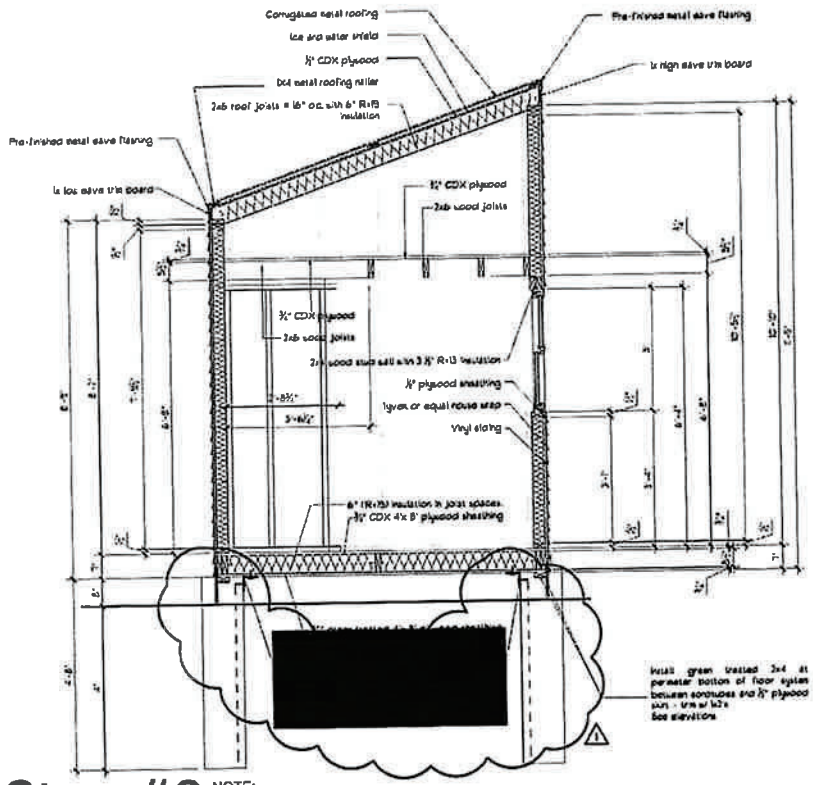
Interior Wall Framing Plans 3/4"= 1'-0"



Step #7

Construct sleeping loft floor with 2x6 wood joists spaced as shown
Construct storage loft above toilet area with 2x6 wood joists spaces as shown

Apply a ½" bead of sub-floor adhesive to the center of each joist prior to positioning ¾" CDX 4'x 8' plywood sheathing as shown.
Screw plywood to joists spaced 6" apart at the seams/perimeter and 8" apart on the face of the plywood.



Step #8

NOTE:
EXTERIOR MATERIALS AND TRIM MAY VARY DEPENDING ON AVAILABILITY OR DONATIONS

8.1 Install ice and water shield on roof sheathing
8.2 Install high, low and endwall 1x eave boards
8.3 Install corrugated metal roof with all required flashing
8.4 Install Tyvek or equal house wrap
8.5 Install windows and doors
8.6 Install vinyl siding
8.7 Install skirt board
8.8 Install electrical system
8.9 Install roof and wall insulation
8.10 Install interior finishes on walls, floors and ceilings
8.11 Install finish electric including outlets and lighting
8.12 Install cabinets and furniture

Sleeping Loft Framing 3/4"= 1'-0"

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REVISIONS:
1 04.07.2015 BUILDING ANCHOR TO FOUNDATION

Helping Veterans

PROJECT ADDRESS:
Veteran's Outreach of Wisconsin
James A. Peterson Veteran Village
Supportive Facility w/ Detached Living Units
Last Mile Way
1824 Yout Street
Racine, Wisconsin

10.12.2016 d | frost jr.
Sleeping Loft Framing
A-10
2016-5

ORIGINAL CONDITIONAL USE PERMIT

City of Racine

City Hall
730 Washington Ave.
Racine, WI 53403
www.cityofracine.org

Legislation Details

File #:	Res.0386-16	**Version:** A	**Name:**	Transitional Living Facility at 1624 Yout Street
Type:	Resolution		**Status:**	Passed
File created:	11/15/2016		**In control:**	City Attorney's Office
On agenda:	11/15/2016		**Final action:**	11/15/2016
Title:	Transitional Living Facility at 1624 Yout Street			

Resolved, that the request by Jeff Gustin, representing Veterans Outreach of Wisconsin, Inc., seeking approval of a conditional use permit to operate a transitional living facility with detached rooming units at 1624 Yout Street is approved, subject to the following conditions:

a. That the plans presented to the Plan Commission on November 9, 2016 be approved subject to the conditions contained herein.

b. That all applicable building, occupancy, health and other permits be obtained from the appropriate City departments and divisions.

c. That this facility shall be required annually to obtain a Rooming House Permit and will be subject to pre-inspection and annual inspection by the City Public Health Department. All requirements of the City's Rooming House Ordinance, particularly the sanitation requirements, must be met.

d. That residential facilities and grounds are intended solely for the use of homeless military veterans residing at 1624 Yout Street and for related transitional living services such as meals, support groups, counseling, personal hygiene, and recreation.

e. That there will be resident on the grounds serving as the onsite representative of Veterans Outreach of Wisconsin.

f. That there shall be no more than 15 detached rooming units on this property and each unit is subject to the following conditions:
1. Each unit shall have a working smoke detector.
2. Each unit shall not have toilet facilities.
3. Each unit shall not have kitchen facilities (refrigerator, freezer, hot plates, microwave ovens, cooking facilities, or other similar appliances).
4. Occupancy in each unit shall not exceed one person.

g. That the central service building shall be configured and used in the following manner:
1. There shall be four toilet rooms with four accompanying water closets.
2. There shall be four shower facilities.
3. There shall be individual lockable doors to each shower facility and said doors shall be visible from the common area.
4. The janitor room shall be located adjacent to the kitchen/shower/laundry areas.
5. The kitchen facilities shall comply with City of Racine, Municipal Code, Chapter 22, Article 21 for storage facilities.
6. That the Veterans Outreach of Wisconsin offices will be located in the central service building as well as a food pantry and clothing distribution services, all for the benefit of homeless military veterans and their immediate family members.
7. The central service building shall be accessible to residents of the facility 24 hours daily.

h. That the hours of that the central service building may be open to the general public are from 8:00 a.m. to 5:00 p.m., Monday through Friday.

i. That quiet time on the grounds shall be from 10:00p.m. until 6:00 a.m., Sunday through Thursday, and 11:00p.m. until 6:00a.m. Friday and Saturday.

j. That there shall be no visitors on the grounds during the designated quiet times.

k. That all other aspects of the use and operation of this facility shall conform to the document titled "Veterans Outreach of Wisconsin, James A. Peterson Veteran Village Policy and Procedure Manual".

l. That trash and recyclables shall be stored in closed containers and screened from view.

m. That resident and staff shall be responsible for site, building and and grounds keeping.

n. That the parking, drive and service dive areas be paved and/or sealed and striped.

o. That a detailed signage plan shall be submitted to the Director of City Development for review and approval prior to installation.

p. That the following shall be accomplished prior to the issuance of an occupancy permit:
1. Parking, drive and service drive areas shall be paved and/or sealed and striped.
2. Landscaping, fencing and other grounds improvements shall be installed in accordance with the site plan as approved by the Plan Commission, and as may be modified by the landscaping plan that has been submitted to the Director of City Development for review and approval.
3. Dumpster enclosure is installed.
4. Painting of the building in accordance with a color scheme that has been submitted to the Director of City Development for review and approval.

q. That if, prior to the issuance of an occupancy permit, improvements in condition "o" are not completed, a financial surety shall be provided to the City in an amount equal in value to the required improvements, subject to the following terms:
1. Financial surety documents shall be submitted for the review and approval of the Director of City Development, shall be issued in the City's favor, shall be in effect for one year from the date of issuance, shall be extended beyond the expiration date if deemed necessary by the City of Racine, and shall require that the issuer give a 90 day notice to the Department of City Development prior to the expiration of said financial security.
2. The City is authorized by this Conditional Use permit to enter the site, implement the plan(s) and draw on the financial security for the cost of implementation if required improvements are not completed by the time of the issuance of an occupancy permit, or by an earlier date as may be required herein.
3. Any costs incurred in excess of the value of the financial security shall be paid by the applicant or the owner or shall be imposed as a special charge against the real property in accordance with applicable statute.
4. That by operating under this Conditional Use, the owner gives permission to the City to enter upon the property for the purposes described herein.

r. That this approval is subject to the resolution of all technical discrepancies, comments and concerns that may be expressed by City staff and officials as they may relate to the review of this conditional use permit, the implementation of approved plans and the successful operation of the facility and grounds.

s. That all codes and ordinances shall be complied with, and required permits acquired.

t. That no minor changes be made from the conditions of this permit without the approval of the Plan Commission and no major changes be made from the conditions of this permit without the approval of the Common Council.

u. That this permit is subject to Plan Commission review for compliance with the listed conditions.

Fiscal Note: N/A

Sponsors: Dennis Wiser

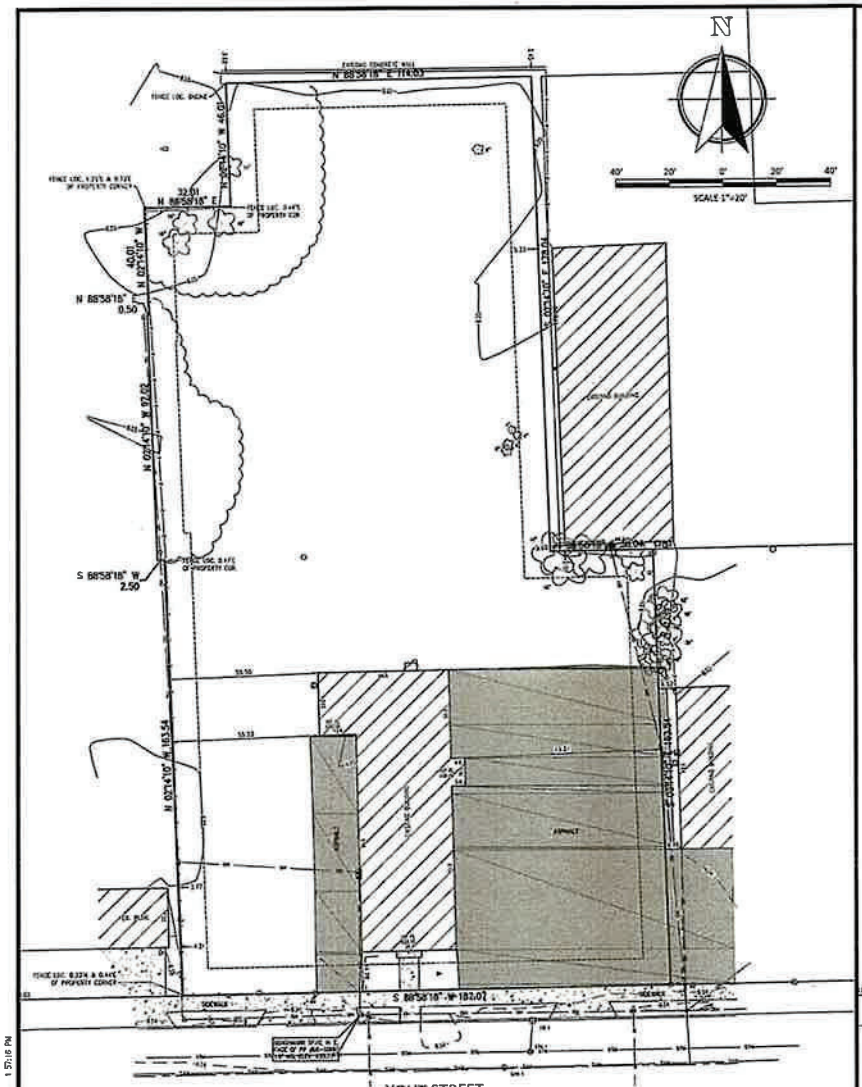
Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
11/15/2016	A	Common Council	Approved as Presented	Pass

AMENDED



EXISTING UTILITY DATA

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RIM 833.76	RIM 833.40
IE. 12" N	IE. 12" S 830.15
IE. 24" W/E 823.51	

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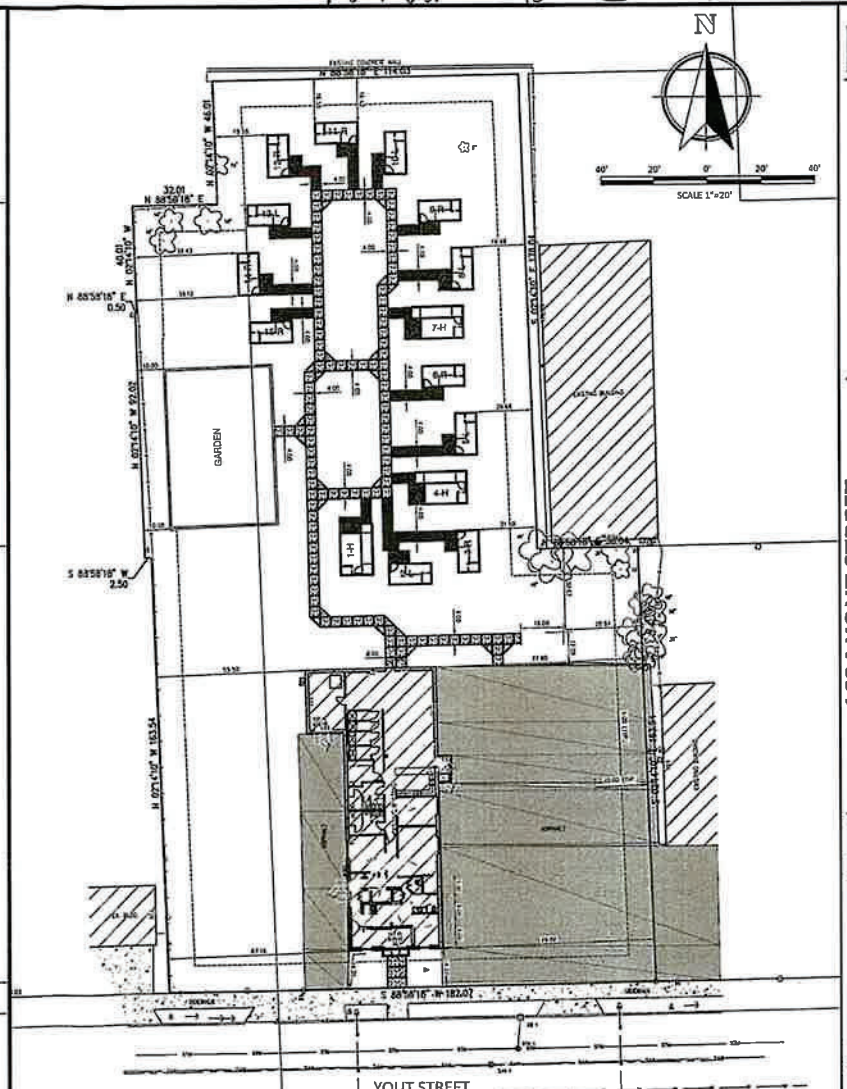
EXISTING CONDITIONS

BEARINGS BASED GRID NORTH, WISCONSIN COORDINATE SYSTEM, SOUTH ZONE, BASED UPON NAD 1927.

ALL ELEVATIONS REFER TO NATIONAL GEODETIC DATUM OF 1929.

LEGEND:

STORM MANHOLE	SANITARY MANHOLE	GAS METER	
CATCH BASIN	SANITARY SEWER	GAS VALVE	
STORM SEWER	HYDRANT	DECIDUOUS TREE	
DOWNSPOUT	WATER VALVE	ELECTRIC METER	
POWER POLE	FENCE	FOUND IRON PIPE	
GUY WIRE	OVERHEAD WIRES	SET IRON PIPE	



SITE PLAN

AMENDED

Nielsen Madsen + Barber
CIVIL ENGINEERS AND LAND SURVEYORS
1458 Horizon Blvd. Suite 200, Racine, WI. 53406
Tele: (262)634-5588 Website: www.nmbsc.net

1624 YOUT STREET
EXISTING CONDITIONS/ SITE PLAN
FOR
VETERANS OUTREACH OF WISCONSIN
CITY OF RACINE, RACINE COUNTY, WISCONSIN

NO	REVISION	BY	DATE

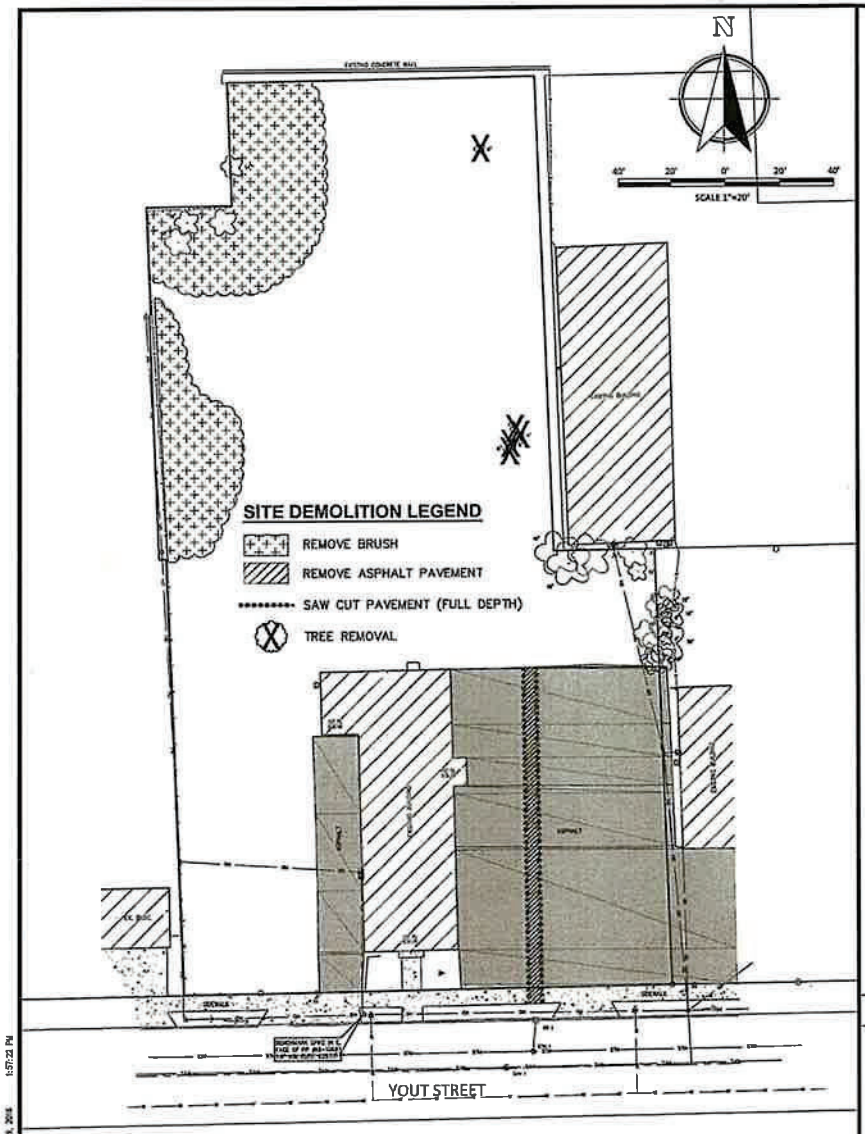
PROJ. MGR: NMM
DRAFTED: AJJ
DATE: 09.23.16
CHECKED: NMM
DATE: 09.26.16

2016.0106.01

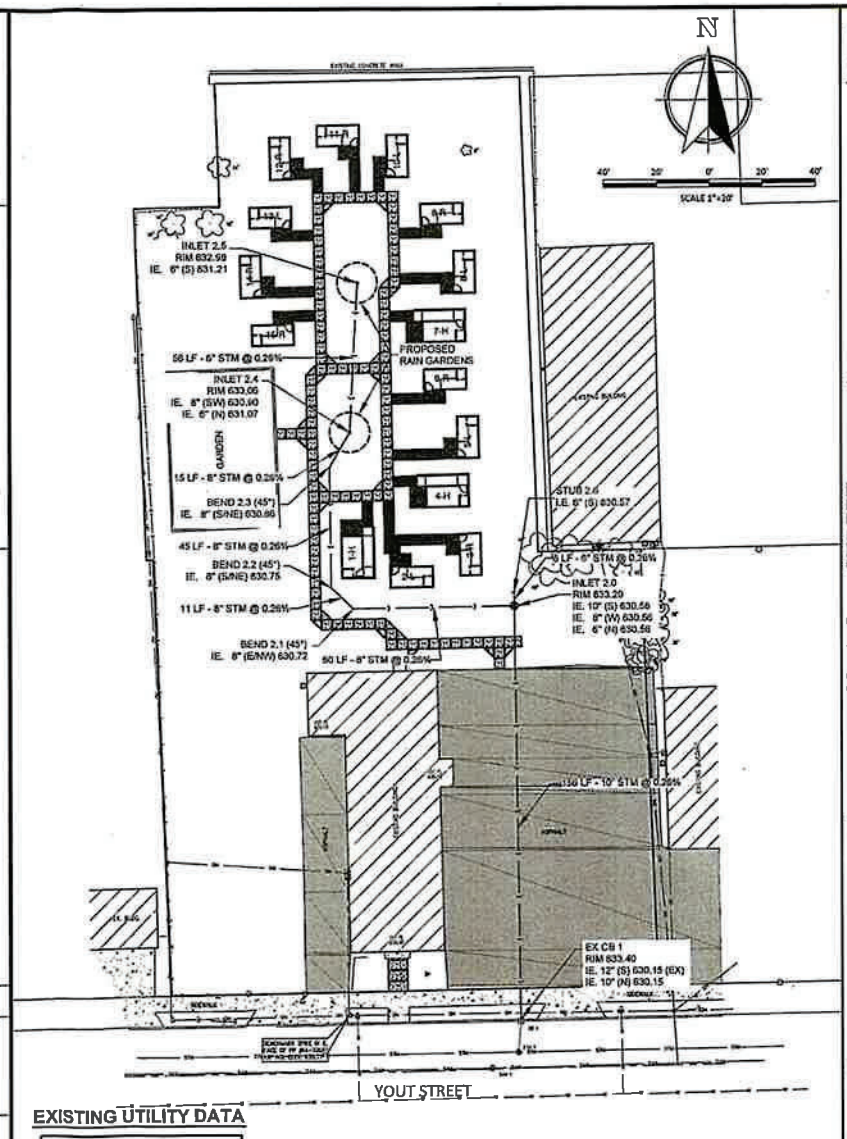
SHEET C-1

ISSUE FOR REVIEW - 10-29-16

Saturday, October 29, 2016 1:57:16 PM



DEMOLITION PLAN



EXISTING UTILITY DATA

MH 1 RIM 633.76 IE. 12" N IE. 24" W/E 623.51	CB 1 RIM 633.40 IE. 12" S 630.15

STORM SEWER UTILITY PLAN

nmb
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1624 YOUT STREET
DEMOLITION PLAN / STORM SEWER UTILITY PLAN
FOR
VETERANS OUTREACH OF WISCONSIN
CITY OF RACINE, RACINE COUNTY, WISCONSIN

NO.	REVISION	BY	DATE

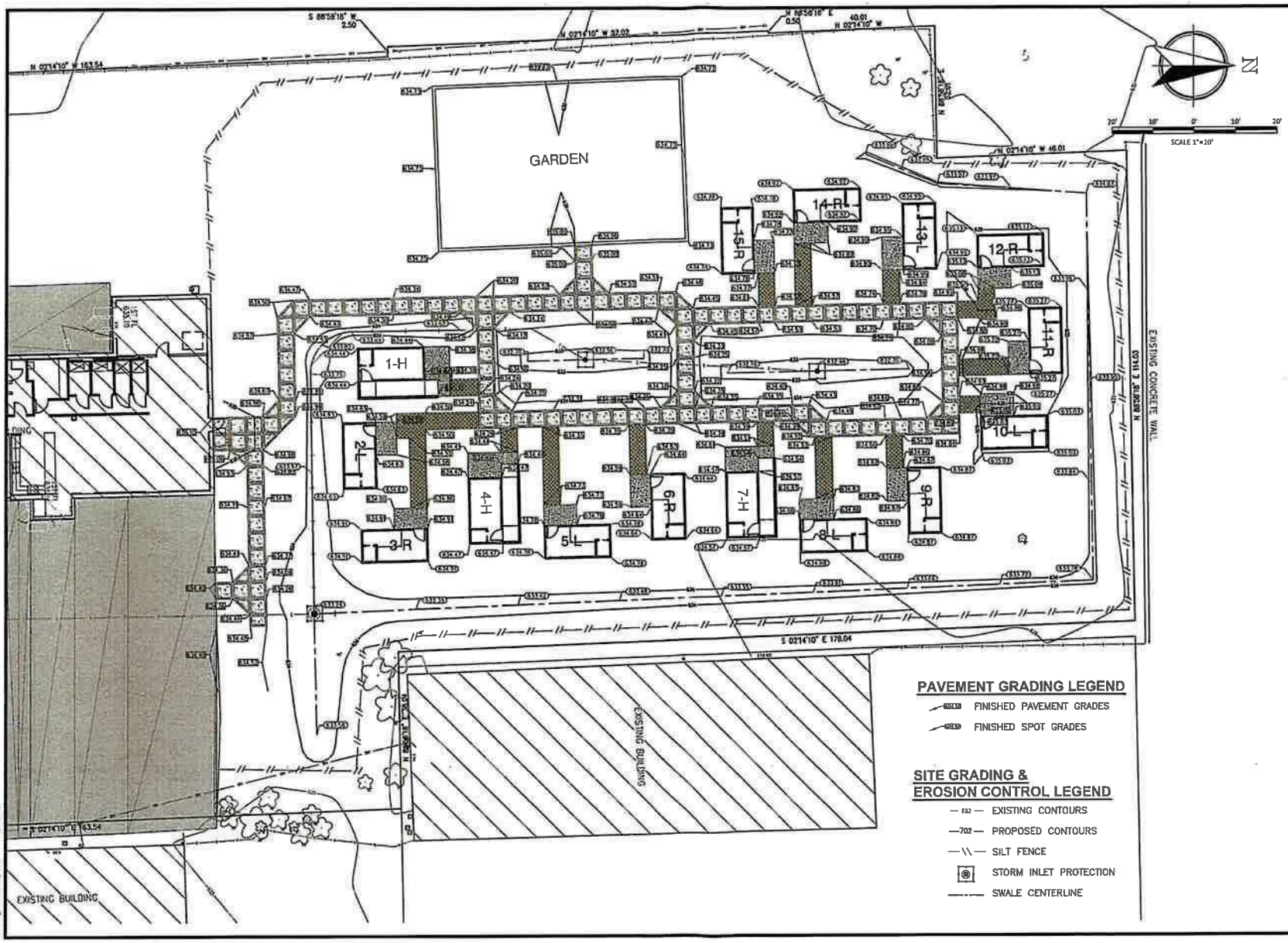
PROJ. MGR: MRM
DRAFTED: AJJ
DATE: 08.31.16
CHECKED: MRM
DATE: 09.06.16

2016.0106.01

SHEET C-2

ISSUE FOR REVIEW - 10-29-16

Saturday, October 29, 2016 1:57:22 PM



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1458 Horizon Blvd. Suite 200, Racine, WI. 53406
Tele: (262)634-5588 Website: www.nmbsc.net

1624 YOUT STREET
SITE GRADING AND EROSION CONTROL PLAN
FOR
VETERANS OUTREACH OF WISCONSIN
CITY OF RACINE, RACINE COUNTY, WISCONSIN

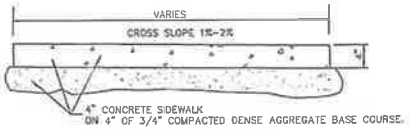
NO.	REVISION	BY	DATE

PROJ. MGR: [illegible]
DRAFTED: [illegible]
DATE: 09.31.16
CHECKED: [illegible]
DATE: 09.06.16

2016.0106.01

SHEET C-3

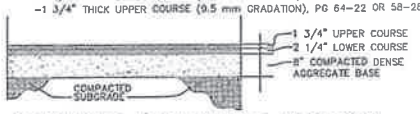
ISSUE FOR REVIEW - 10-29-16



SIDEWALK DETAIL

NOT TO SCALE

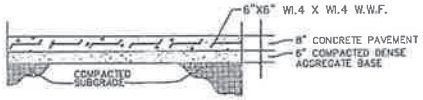
12" PAVEMENT SECTION (TYPICAL)
8" COMPACTED DENSE AGGREGATE BASE
• 1 1/4" GRADATION
(PER SECTION 305.2.2.1 OF THE "STATE SPECIFICATIONS")
• BASE COURSE SHALL EXTEND A MINIMUM OF 12 INCHES BEYOND THE EDGE OF PAVEMENT OR BACK OF CURB.
4" HMA PAVEMENT, WISDOT, TYPE E-0.3
-2 1/4" THICK LOWER COURSE (19 mm GRADATION), PG 64-22 OR 58-28
-1 3/4" THICK UPPER COURSE (9.5 mm GRADATION), PG 64-22 OR 58-28



ASPHALT PAVEMENT SECTION PARKING LOT

NOT TO SCALE

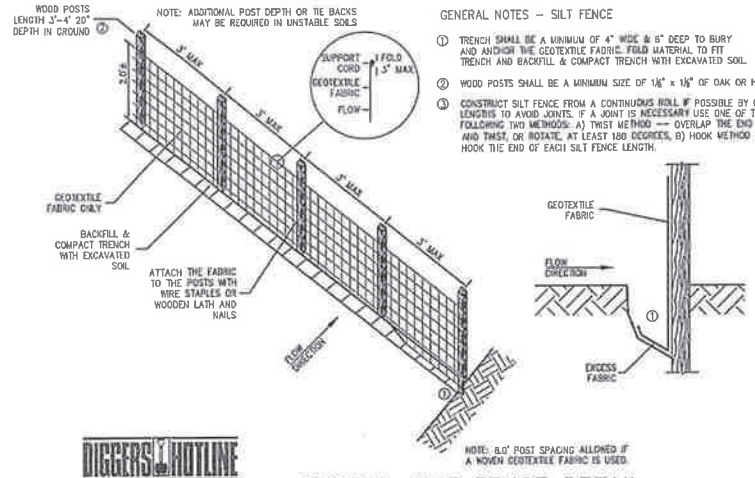
14" PAVEMENT SECTION (TYPICAL)
6" COMPACTED DENSE AGGREGATE BASE
• 1 1/4" GRADATION (SINGLE COURSE)
(PER SECTION 305.2.2.1 OF THE "STATE SPECIFICATIONS")
• BASE COURSE SHALL EXTEND A MINIMUM OF 12 INCHES BEYOND THE EDGE OF CONCRETE.
8" CONCRETE PAVEMENT
(PER SECTION 415 OF THE "STATE SPECIFICATIONS")
• ALL CONCRETE SHALL BE GRADE A-FA, AIR-ENTRAINED, 6-BAG MIX WITH A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3,500 PSI.



8" CONCRETE PAVEMENT SHALL INCLUDE 6"X6" W1.4 X W1.4 W.W.F.

DUMPSTER PAD CONCRETE PAVEMENT SECTION

NOT TO SCALE



GENERAL NOTES – SILT FENCE

① 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.

② WOOD POSTS SHALL BE A MINIMUM SIZE OF 1½" x 1½" OF OAK OR HICKORY.

③ CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS: A) TWIST METHOD -- OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES, B) HOOK METHOD -- HOOK THE END OF EACH SILT FENCE LENGTH.

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Call 811 or (800) 242-8511
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TYPICAL SILT FENCE DETAIL

NOT TO SCALE

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.

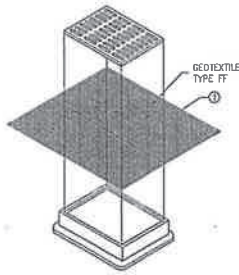
GENERAL NOTES

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE WI DOT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED. 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.

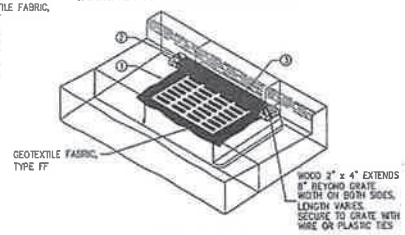
① FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.

② FOR INLET PROTECTION, TYPE C (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES.

③ THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4.



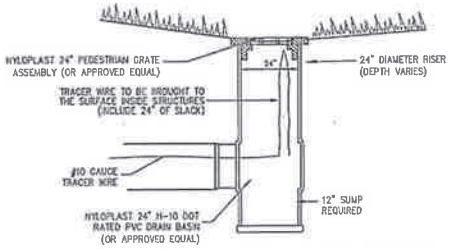
INLET PROTECTION, TYPE B
(WITHOUT CURB BOX)
(CAN BE INSTALLED IN ANY INLET WITHOUT A CURB BOX)



INLET PROTECTION, TYPE C
(WITH CURB BOX)
(CAN BE INSTALLED IN ANY INLET WITH A CURB BOX)

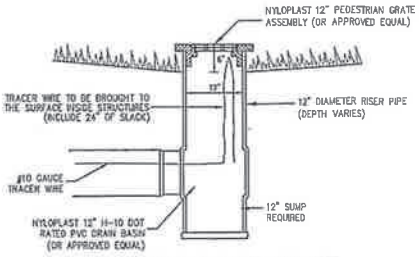
TYPICAL STORMWATER INLET PROTECTION DETAIL

NOT TO SCALE



24" NYLOPLAST INLET DETAIL

NOT TO SCALE



12" NYLOPLAST INLET FOR RAIN GARDENS DETAIL

NOT TO SCALE

Nielsen Madsen + Barber
CIVIL ENGINEERS AND LAND SURVEYORS
1458 Horizon Blvd, Suite 200, Racine, WI, 53406
Tel: (262)634-5588 Website: www.nmbsc.net

1624 YOUT STREET
TYPICAL SECTIONS & CONSTRUCTION DETAILS
FOR
VETERANS OUTREACH OF WISCONSIN
CITY OF RACINE, RACINE COUNTY, WISCONSIN

NO	REVISION	BY	DATE

PROJ. MGR: MBJ
DRAWN: AJ
DATE: 09.21.16
CHECKED: MBJ
DATE: 09.06.16

2016.0106.01

SHEET C-4

ISSUE FOR REVIEW - 10-29-16

Saturday, October 29, 2016 1:52:30 PM

GENERAL NOTES

EROSION CONTROL, EARTHWORK, SITE GRADING AND PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "STATE OF WISCONSIN, STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION", 2014 EDITION, HEREIN REFERRED TO AS THE "STATE SPECIFICATIONS".

EROSION CONTROL

ALL EROSION AND SEDIMENT CONTROL MEASURES AND DEVICES SHALL BE INSPECTED BY THE CONTRACTOR AS REQUIRED IN THE WISCONSIN ADMINISTRATIVE CODE (SPS 360.21) AND MAINTAINED PER SPS 360.22:

1. THE CONTRACTOR SHALL CHECK THE EROSION AND SEDIMENT CONTROL PRACTICES FOR MAINTENANCE NEEDS AT ALL THE FOLLOWING INTERVALS UNTIL THE SITE IS STABILIZED:
   (A) AT LEAST WEEKLY.
   (B) WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. A RAINFALL EVENT SHALL BE CONSIDERED TO BE THE TOTAL AMOUNT OF RAINFALL RECORDED IN ANY CONTINUOUS 24-HOUR PERIOD.
2. THE CONTRACTOR SHALL MAINTAIN A MONITORING RECORD WHEN THE LAND DISTURBING CONSTRUCTION ACTIVITY INVOLVES ONE OR MORE ACRES. THE MONITORING RECORD SHALL CONTAIN AT LEAST THE FOLLOWING INFORMATION:
   (A) THE CONDITION OF THE EROSION AND SEDIMENT CONTROL PRACTICES AT THE INTERVALS SPECIFIED ABOVE.
   (B) A DESCRIPTION OF THE MAINTENANCE CONDUCTED TO REPAIR OR REPLACE EROSION AND SEDIMENT CONTROL PRACTICES.

EROSION AND SEDIMENT CONTROL INSPECTIONS AND ENFORCEMENT ACTIONS MAY BE CONDUCTED BY THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES AND AUTHORIZED AGENTS DURING AND AFTER THE CONSTRUCTION OF THIS PROJECT.

ALL EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO COMMENCING EARTH DISTURBING ACTIVITIES. CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL DEVICES UNTIL THE SITE HAS ESTABLISHED A VEGETATIVE COVER AND IS STABILIZED. ADDITIONAL EROSION CONTROL MAY BE REQUIRED BY THE OWNER, ENGINEER OR MUNICIPALITY TO MEET FIELD CONDITIONS.

INSTALL SILT FENCE PER SECTION 628 OF THE "STATE SPECIFICATIONS" AND WDNR TECHNICAL STANDARD 1056 AT THE LOCATIONS SHOWN ON THE PLAN. ERECT SILT FENCE PRIOR TO STARTING A CONSTRUCTION OPERATION THAT MIGHT CAUSE SEDIMENTATION OR SILTATION AT THE SITE OF THE PROPOSED SILT FENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REMOVAL OF ALL REQUIRED SILT FENCE MATERIAL.

ALL PROPOSED STORM SEWER STRUCTURES AND ADJACENT EXISTING STORM INLETS SHALL HAVE A LAYER OF GEOTEXTILE FABRIC (TYPE "FF") INSTALLED BETWEEN THE FRAME & GRATE TO PREVENT SEDIMENT OR SILT FROM ENTERING THE SYSTEM. THE FILTER FABRIC SHALL BE INSPECTED BY THE CONTRACTOR AND REPLACED IF NECESSARY EVERY 14 DAYS AND AFTER EACH RAINFALL.

A MINIMUM 25' WIDE X 50' LONG TRACKING PAD (3-6 INCH STONE) SHALL BE INSTALLED AT THE ENTRANCE TO THE SITE (TO BE DETERMINED BY THE CONTRACTOR) TO PREVENT SOIL FROM BEING TRACKED ONTO ADJACENT PAVEMENTS AND PUBLIC ROADS. INSTALLATION AND MAINTENANCE OF THE TRACKING PAD SHALL BE PERFORMED ACCORDING TO WDNR TECHNICAL STANDARD 1057. ALL TRACKED SOIL FROM THE CONSTRUCTION SITE SHALL BE COLLECTED FROM PAVED STREETS AT THE END OF EACH WORKING DAY. PERIODIC STREET SWEEPING SHALL BE CONDUCTED BY THE CONTRACTOR TO KEEP THE PUBLIC AND/OR PRIVATE ROADWAYS FREE OF DUST AND DIRT.

THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING WIND EROSION (DUST) DURING CONSTRUCTION AT HIS/HER EXPENSE (WHEN NECESSARY OR AS REQUIRED BY LOCAL INSPECTORS).

SITE GRADING & SUB-GRADE PREPARATION

ALL EXISTING TOPSOIL AND OTHER NON-STRUCTURAL MATERIAL WITHIN THE PROPOSED BUILDING PAD, PAVEMENT SECTIONS AND STRUCTURAL FILL AREAS SHALL BE STRIPPED AND STOCKPILED AT A LOCATION DETERMINED BY THE CONTRACTOR AND OWNER.

EXCAVATE, GRADE & SHAPE SUBGRADE TO THE LINES AND GRADES SHOWN ON THE PLANS. SEE TYPICAL SECTIONS FOR PAVEMENT THICKNESS AND MATERIALS.

UPON COMPLETION OF THE GRADING AND COMPACTION OF THE SUBGRADE, A PROOF ROLL SHALL BE CONDUCTED BY THE CONTRACTOR ON ALL SUBGRADES TO RECEIVE DENSE AGGREGATE BASE COURSE. THE CONTRACTOR SHALL PROVIDE A FULLY LOADED QUAD-AXLE TRUCK (18 TON MINIMUM LOAD) TO PERFORM THE PROOF ROLL. CONTRACTOR SHALL COORDINATE THE PROOF ROLL WITH THE OWNER OR HIS REPRESENTATIVES TO ENSURE THEY ARE PRESENT.

TEMPORARY SEEDING IS REQUIRED FOR ALL STOCKPILES AND OTHER EXPOSED LAND AREAS IF NOT UTILIZED WITHIN 30 DAYS. AT THE COMPLETION OF THE PAVEMENT WORK, RE-SPREAD SALVAGED TOPSOIL TO PROVIDE A MINIMUM SIX-INCH (6") LAYER IN ALL LANDSCAPE AND LAWN AREAS. ALL DISTURBED AREAS SHALL BE SEEDED, FERTILIZED AND MULCHED IN ACCORDANCE WITH SECTIONS 627, 629 AND 630 OF THE "STATE SPECIFICATIONS" OR RESTORED PER SPECIFIC DETAILS IN THE SITE LANDSCAPE PLAN.

AT THE COMPLETION OF THE PROJECT THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL ABANDONED, EXCESS, WASTE, STOCKPILED AND SPOIL MATERIAL IN ACCORDANCE WITH SECTION 205.3.12 OF THE "STATE SPECIFICATIONS". THIS WORK SHALL BE DONE AT THE CONTRACTOR'S EXPENSE.

PAVEMENT SPECIFICATIONS

DENSE AGGREGATE BASE COURSE SHALL MEET THE REQUIREMENTS OF SECTION 305 OF THE "STATE SPECIFICATIONS". THE COMPLETED BASE SHALL BE EITHER EIGHT (8") OR FOUR (4") INCHES TOTAL IN ACCORDANCE WITH THE "TYPICAL SECTIONS & CONSTRUCTION DETAILS" SHEET(S) OF THE PLAN SET AND SHALL BE CONSTRUCTED IN FOUR-INCH (4") LIFTS ACCORDING TO SUBSECTION 305.3.2.2 OF THE "STATE SPECIFICATIONS".

ASPHALTIC CONCRETE PAVEMENT SHALL BE WISC DOT TYPE E-0.3 MEETING THE REQUIREMENTS OF SECTION 460 OF THE "STATE SPECIFICATIONS". PAVEMENT SHALL BE INSTALLED IN TWO (2) LIFTS IN ACCORDANCE WITH THE "TYPICAL SECTIONS & CONSTRUCTION DETAILS" SHEET(S) OF THE PLAN SET. A TACK COAT SHALL BE INSTALLED BETWEEN THE LOWER AND UPPER COURSES IN ACCORDANCE WITH SECTION 455.3.2 OF THE "STATE SPECIFICATIONS".

CONCRETE FOR SIDEWALKS AND THE DUMPSTER PAD SHALL BE GRADE A-FA, AIR-ENTRAINED, AS SPECIFIED IN SUBSECTION 501.3.1 OF THE "STATE SPECIFICATIONS". ALL EXTERIOR CONCRETE SHALL BE "READY-MIXED" AND RECEIVE A BROOM FINISH WHERE APPLICABLE. ALL CONCRETE WORK SHALL BE CURED IN ACCORDANCE WITH THE REQUIREMENTS OF SUBSECTION 415.3.10 OF THE "STATE SPECIFICATIONS".

"PUBLIC" CONCRETE SIDEWALKS SHALL BE FOUR INCHES (4") IN THICKNESS ON FOUR INCHES (4") OF DENSE AGGREGATE BASE COURSE UNLESS IT IS BEING PLACED ACROSS A DRIVEWAY OPENING IN WHICH CASE IT SHALL BE SIX INCHES (6") IN THICKNESS ON EIGHT INCHES (8") OF COMPACTED BASE COURSE. ALL PUBLIC SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "TYPICAL SECTIONS & CONSTRUCTION DETAILS" SHEET(S) OF THE PLAN SET.

CONCRETE PAVEMENT (DUMPSTER PAD APRON) SHALL BE EIGHT INCHES (8") IN THICKNESS ON SIX INCHES (6") OF DENSE AGGREGATE BASE COURSE IN ACCORDANCE WITH THE "TYPICAL SECTIONS & CONSTRUCTION DETAILS" SHEET(S) OF THE PLAN SET.

CONTRACTION JOINTS SHALL BE AT FOUR-FOOT (4') INTERVALS FOR FOUR-FOOT (4') WIDE SIDEWALK.

EXPANSION JOINTS SHALL BE PLACED AS OUTLINED IN SUBSECTION 601.3.6 OF THE "STATE SPECIFICATIONS". FILLER MATERIAL FOR EXPANSION JOINTS SHALL BE 1/2" FIBER MATERIAL.

CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT ALL UTILITY COVERS (SUCH AS MANHOLES, VALVE BOXES, ETC.) TO MATCH THE FINISHED GRADES OF THE AREA AFFECTED BY THE CONSTRUCTION.

PARKING LOT STRIPING, DIRECTIONAL ARROWS AND HANDICAPPED ACCESSIBLE SYMBOLS SHALL BE INSTALLED WITH WISC DOT APPROVED TRAFFIC PAINT (WHITE) IN ACCORDANCE WITH SECTION 646 OF THE "STATE SPECIFICATIONS". ALL PARKING STRIPING SHALL BE FOUR INCHES (4") IN WIDTH AND SHALL BE INSTALLED AT THE LOCATIONS SHOWN ON THE PLANS OR AS DIRECTED BY THE OWNER.

GENERAL NOTES

CONTRACTOR SHALL VERIFY ALL ELEVATIONS, LOCATIONS AND SIZES OF EXISTING SANITARY AND STORM SEWERS, WATER MAINS, GAS & ELECTRIC LINES OR OTHER UTILITIES PRIOR TO STARTING CONSTRUCTION. AS-BUILT (FIELD) DATA SHALL BE USED TO CHECK ALL PROPOSED UTILITY CROSSINGS FOR CONFLICTS.

CONTRACTOR SHALL CONTACT DIGGER'S HOTLINE A MINIMUM OF 72 HOURS BEFORE THE START OF CONSTRUCTION TO IDENTIFY ADJACENT UNDERGROUND UTILITIES. THE LOCATION OF EXISTING PRIVATE UTILITIES MAY NOT BE SHOWN ON THE PLANS AND SHOULD BE LOCATED BY THE OWNER PRIOR TO CONSTRUCTION.

ANY WATER PUMPED FROM PITS, TRENCHES, WELLS OR PONDS SHALL BE TREATED FOR SEDIMENT REMOVAL PRIOR TO DISCHARGE OFF-SITE. PUMPING OPERATIONS SHALL BE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1061. PUMPED WATER CAN BE TREATED IN RETENTION BASINS, FILTER BAGS, STONE FILTERS OR BY OTHER WDNR APPROVED METHODS. QUALITY OF PUMPED WATER SHALL BE CONTINUOUSLY MONITORED DURING PUMPING OPERATIONS.

THE EXACT LOCATION OF ALL BUILDING LATERALS, ROOF DRAIN RISERS AND DOWNSPOUTS (IF APPLICABLE) SHALL BE PER THE ARCHITECTURAL OR MECHANICAL DRAWINGS.

STORM SEWER SPECIFICATIONS

MATERIAL FOR STORM SEWERS SHALL BE IN ACCORDANCE WITH THE STATE OF WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES (SPS) AND CITY OF RACINE SPECIFICATIONS.

STORM SEWER CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN", 6TH EDITION, DECEMBER 22, 2003 WITH ADDENDA NO. 1 AND NO. 2, HEREIN REFERRED TO AS THE "STANDARD SPECIFICATIONS".

* THE STORM SEWER SYSTEM WAS SIZED ACCORDING TO SPS TABLE 382.36-4 "MAXIMUM CAPACITY OF STORM WATER HORIZONTAL CONVEYANCE PIPING FOR CONCRETE, ASTM C76 AND ASTM C14". ANY MATERIAL APPROVED BY THE CITY OF RACINE AND THE WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES MAY BE USED AT THE SLOPES AND SIZES DESIGNED.

STORM SEWER, ROOF DRAIN AND TUBING MATERIALS SHALL CONFORM TO SPS 384.30 OF THE WISCONSIN ADMINISTRATIVE CODE. REINFORCED CONCRETE PIPE (RCP) AND POLYVINYL CHLORIDE (PVC) MATERIALS SHALL BE SELECTED FROM TABLE 384.30-6. CORRUGATED HIGH DENSITY POLYETHYLENE (HDPE) PIPE MATERIAL (IF SELECTED) SHALL MEET THE REQUIREMENTS OF AASHTO M-252 FOR 4"-10" DIAMETER SIZES AND AASHTO M294 FOR 12"-48" DIAMETER SIZES.

BEDDING AND COVER MATERIAL SHALL BE SAND, CRUSHED STONE CHIPS OR CRUSHED STONE SCREENINGS CONFORMING TO CHAPTER 8.43.2 OF THE "STANDARD SPECIFICATIONS".

ALL STORM SEWERS INSTALLED IN EXISTING OR PROPOSED PAVED AREAS SHALL BE BACKFILLED WITH COMPACTED GRANULAR MATERIAL IN ACCORDANCE WITH TABLE 37, CHAPTER 8.43.4 OF THE "STANDARD SPECIFICATIONS". BACKFILL MATERIAL SHALL EXTEND A MINIMUM OF FIVE FEET (5') OUTSIDE OF THE PAVEMENT LIMITS. TRENCHES RUNNING PARALLEL TO AND LESS THAN FIVE FEET (5') FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE COMPACTED GRANULAR BACKFILL.

A 10-GAUGE TRACER WIRE SHALL BE INSTALLED THE ENTIRE LENGTH OF ALL PRIVATE STORM SEWERS, ROOF DRAINS AND STORM BUILDING SEWER LATERALS PER SPS 382.30(7)(d)10. THE TRACER WIRE SHALL BE EXTENDED TO THE SURFACE AT THE BUILDING WALL AND ALL OTHER SYSTEM LIMITS (FOR EACH SYSTEM INSTALLED) AND ENCLOSED IN A RISER BOX WITH "STORM" ON THE COVER.

STORM SEWER INLETS (INL) SHALL BE 24" DIAMETER NYLOPLAST STRUCTURES, OR APPROVED EQUAL, RESPECTIVELY, IN ACCORDANCE WITH CITY OF RACINE SPECIFICATIONS, UNLESS OTHERWISE STATED ON PLANS. STORM SEWER INLETS (INL) SHALL BE 12" DIAMETER NYLOPLAST STRUCTURES, OR APPROVED EQUAL, FOR AREAS WITH PROPOSED RAIN GARDENS.

ALL MANHOLES AND CATCH BASINS SHALL BE FURNISHED WITH A NEENAH R-2560-EA FRAME & GRATE. ALL NYLOPLAST BASINS SHALL BE FURNISHED WITH A NEENAH R-5901-E FRAME AND GRATE FOR ACCEPTING RUNOFF OR AN APPROVED EQUAL.

ALL CATCH BASINS AND INLET MANHOLES SHALL BE FURNISHED WITH A MINIMUM 12" SUMP.

ALL STORM SEWERS, CATCH BASINS, MANHOLES AND INLETS SHALL BE CONSTRUCTED WITH WATER AND GAS TIGHT JOINTS IN CONFORMANCE WITH SPS 384.40.

ANY AND ALL EXISTING SIDEWALKS, CURBS OR PAVEMENTS DISTURBED TO INSTALL UNDERGROUND UTILITIES SHALL BE SAWCUT AT THE NEAREST JOINT AND REPLACED IN KIND PER CITY OF RACINE SPECIFICATIONS.

AT THE COMPLETION OF THE PROJECT THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL ABANDONED, EXCESS, WASTE, STOCKPILED AND SPOIL MATERIAL IN ACCORDANCE WITH SECTION 205.3.12 OF THE "STATE SPECIFICATIONS". THIS WORK SHALL BE DONE AT THE CONTRACTOR'S EXPENSE.

STORM WATER MAINTENANCE PLAN

THE STORM WATER DRAINAGE / WATER QUALITY SYSTEM BEING INSTALLED AS PART OF THIS DEVELOPMENT SHALL BE INSPECTED ON A SEMIANNUAL BASIS.

AS PART OF THE INSPECTION, ANY SILT, SEDIMENT OR DEBRIS BUILT UP IN THE BOTTOM OF THE STRUCTURE SHALL BE REMOVED AND DISPOSED OF.

IF EXCESSIVE AMOUNTS OF SEDIMENT ARE PRESENT, THE MAINTENANCE SCHEDULE SHALL BE ADJUSTED ACCORDINGLY OR A PAVEMENT SWEEPING PROGRAM ESTABLISHED TO MINIMIZE THE SEDIMENT LOADING ENTERING THE STORM WATER DRAINAGE/WATER QUALITY SYSTEM.

THE PROPERTY OWNER IS ULTIMATELY RESPONSIBLE FOR ENSURING THAT THE STORM WATER LEAVING THE SITE IS AS CLEAN AS PRACTICABLE.

Nielsen Madsen + Barber
CIVIL ENGINEERS AND LAND SURVEYORS
1458 Horizon Blvd. Suite 200, Racine, WI. 53406
Tele: (262)634-5588 Website: www.nmbsc.net

1624 YOUT STREET
CONSTRUCTION SPECIFICATIONS
FOR
VETERANS OUTREACH OF WISCONSIN
CITY OF RACINE, RACINE COUNTY, WISCONSIN

NO	REVISION	BY	DATE

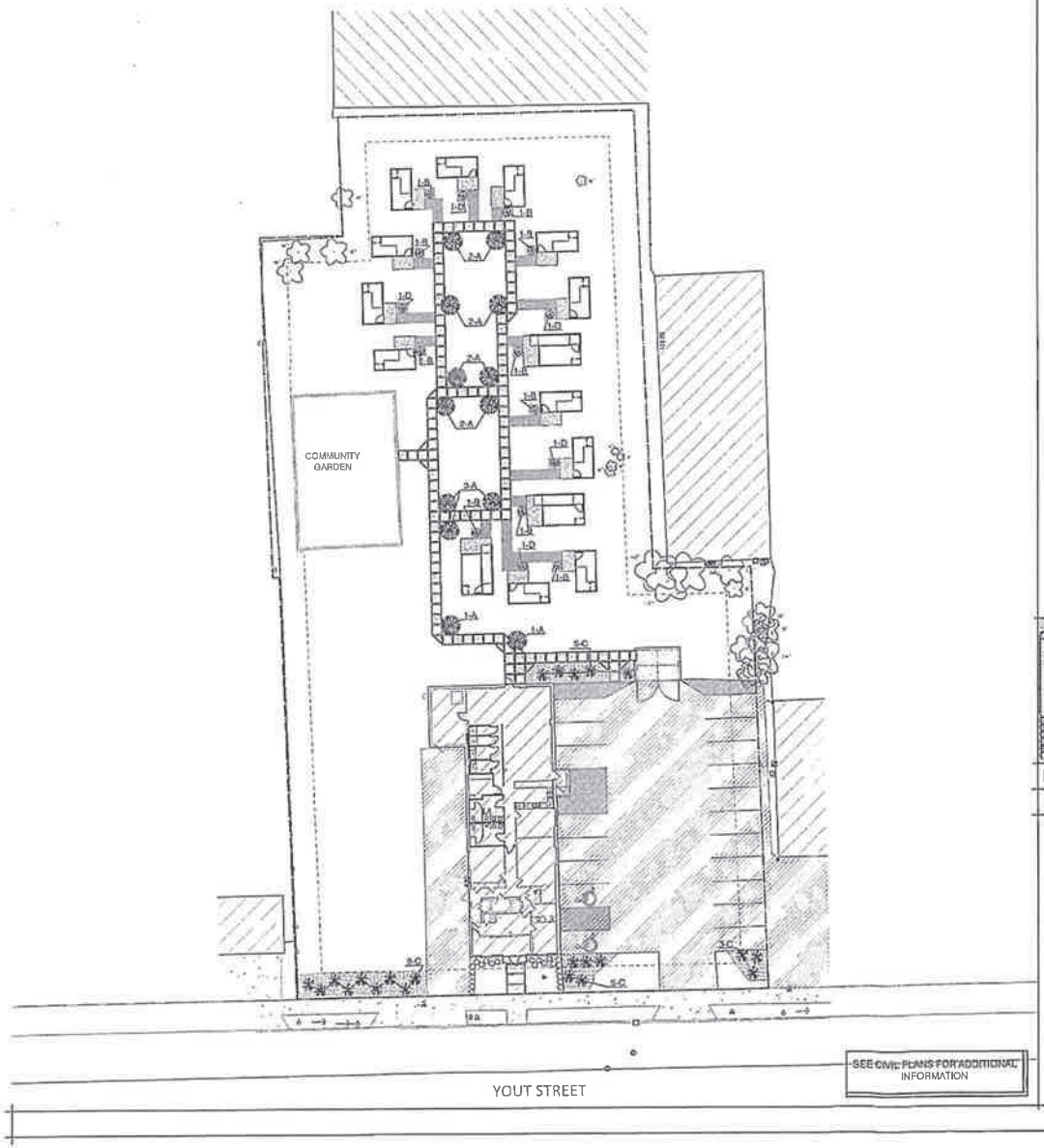
PROJ. MGR: [illegible]
DRAFTED: [illegible]
DATE: [illegible]
CHECKED: [illegible]
DATE: [illegible]

2016.0106.01

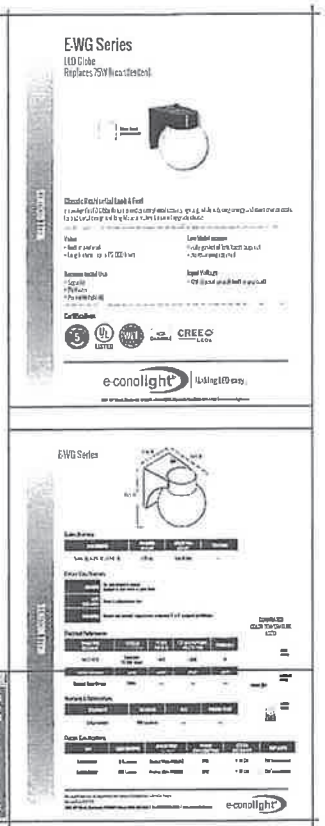
SHEET
C-5

ISSUE FOR REVIEW - 10-29-16

Saturday, October 29, 2016 1:57:33 PM



LIGHT PHOTOMETRICS



PORCH LIGHT SPECIFICATIONS

LANDSCAPE SCHEDULE

- (13-A) - 2" RED MAPLE - B/B
- (10-B) - 3 GAL. BURNING BUSH
- (22-C) - 6' BLUE SPRUCE - B/B
- (5-D) - 3 GAL ENDLESS SUMMER HYDRANGEA
- MULCH AROUND BASE OF TREES/SHRUBS AS SHOWN

LANDSCAPING MUST BE IMPLEMENTED BY SEPTEMBER 1, 2017

LANDSCAPE PLAN 1" = 20'-0"

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djfrostjr@gmail.com

REVISIONS:

1 10.29.2016 CORRECTIONS FOR PLAN COMMISSION
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Helping Veterans

PROJECT ADDRESS:

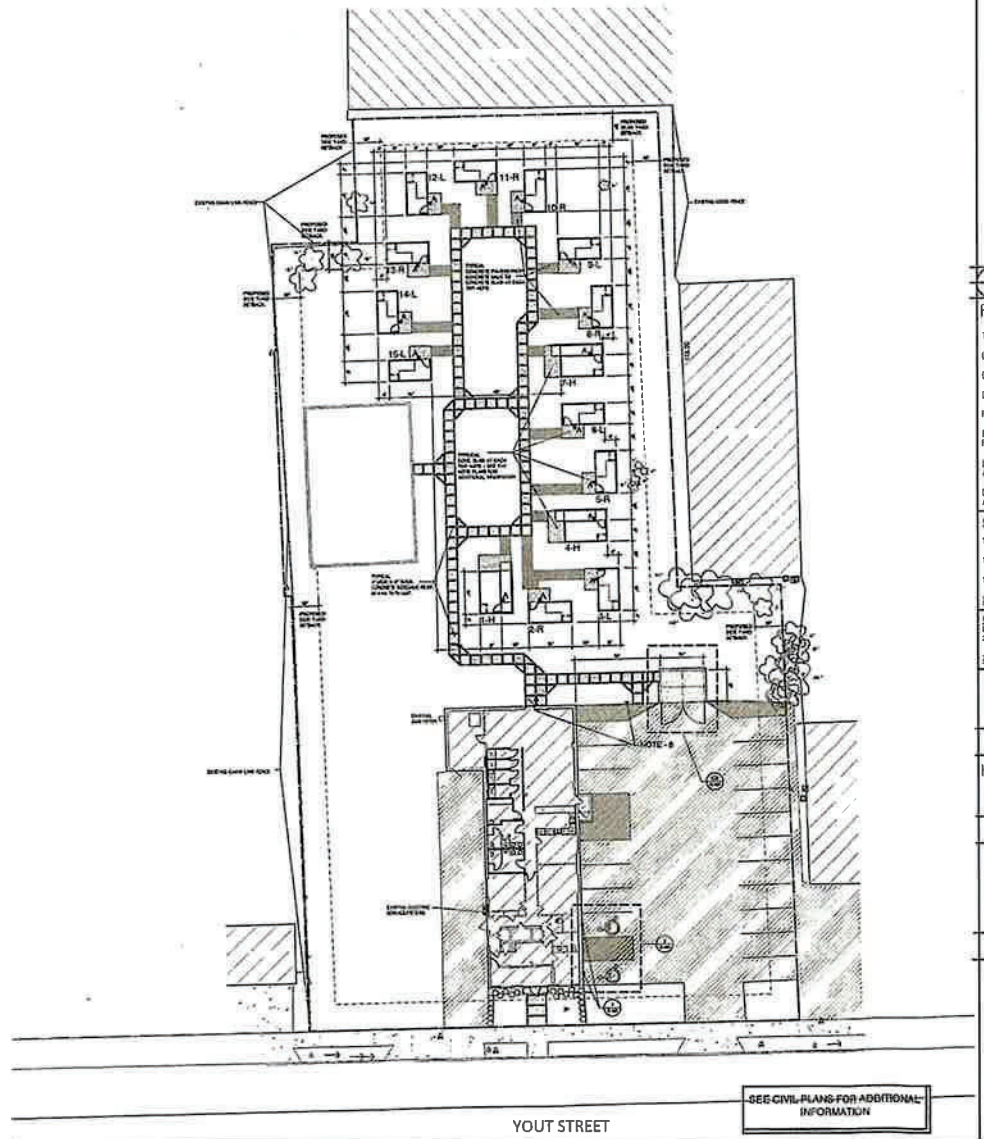
Veteran's Outreach of Wisconsin
James A. Peterson Veteran Village
Housing Facility with Detached Living Units
1524 Yout Street
Racine, Wisconsin

10.12.2016 djfrostjr.

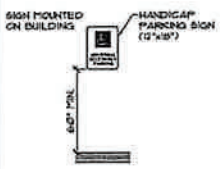
LANDSCAPE PLAN

C-102

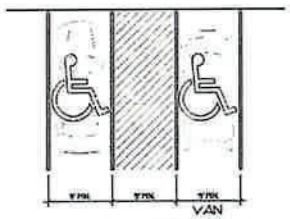
2016-6



SITE PLAN 1" = 20'-0"



C1 HANDICAPPED PARKING STALL SIGN



C2 PARKING SPACE ACCESS AISLE

PARKING REQUIREMENTS

TOTAL BUILDING AREA = 4,058 S.F.

(A-c) - ASSEMBLY AREA/COMMUNITY ROOM = 1,012 S.F.

(B) - BUSINESS AREA/STORAGE = 1,208 S.F.

(R-1) - RESIDENTIAL = 1,138 S.F.

PER ZONING CODE SECT 114-1186 - OFF-STREET PARKING TABLE

(A-c) CLASS B PARKING CLASS = 10 STALLS/1000 S.F. OF GROSS FLOOR AREA

(B) CLASS B PARKING CLASS = 4 STALLS/1000 S.F. OF GROSS FLOOR AREA

(R-1) CLASS B PARKING CLASS = 5 STALLS/1000 S.F. OF GROSS FLOOR AREA

CALCULATION OF PARKING BY SEPARATE USES

1,012/1000 = 1.012 X 10 = 10.12 OR 10 STALLS REQUIRED

1,208/1000 = 1.08 X 4 = 7.84 OR 8 STALLS REQUIRED

1,138 / 1000 = 1.138 X 5 = 5.69 OR 6 PARKING STALLS REQUIRED

24 PARKING STALLS REQUIRED - 18 STALLS PROVIDED.

CALCULATION OF PARKING BY INDIVIDUAL USE
IF TOTAL BUILDING CLASSIFIED R-1 = 4,058 S.F./1000 = 4.058 X 5 =
20.29 OR 20 PARKING STALLS REQUIRED

20 PARKING STALLS REQUIRED - 18 STALLS PROVIDED.

VETERANS OUTREACH OF WISCONSIN WILL PROVIDE ADDITIONAL PARKING STALLS ON WEST SIDE OF BUILDING IF NEED ARISES

SITE LIGHTING

A PORCH LIGHT WITH 75 WATT LED EQUIVALENT AT EACH DETACHED LIVING UNIT FRONT DOOR AND AT NEW NORTH DOOR IN COMMUNITY BUILDING
SEE SPEC SHEET ON LIGHT FIXTURE ON SHEET C-102

DETACHED LIVING UNITS

(3) - HANDICAPPED UNITS
UNITS 1, 4, 7

(5) - RIGHT ENTRY UNITS
UNITS 2, 5, 8, 10, 11, 13

(7) - LEFT ENTRY UNITS
UNITS 3, 6, 9, 12, 14, 15

SITE PLAN NOTES

1. ELECTRICAL CONTRACTOR TO PROVIDE PLANS TO THE CITY OF RACINE SHOWING ANY NEW ELECTRICAL SERVICE TO COMMUNITY BUILDING AS WELL AS ELECTRICAL SERVICE TO EACH DETACHED LIVING UNIT

2. VETERANS OUTREACH TO WORK WITH NEIGHBORS TO THE WEST TO DETERMINE OWNERSHIP OF WEST FENCE LINE.
THE FENCE IS ON VOW PROPERTY.
BASED ON CONTINUITY OF FENCE DIRECTION AND TYPE IT IS ASSUMED THAT THE FENCE BELONGS TO VOW.
CITY OF RACINE REQUIRES INSTALLATION OF PRIVACY FENCE ALONG WEST PROPERTY LINE.
INSTALL 6' HIGH WOOD PRIVACY FENCE ALONG WEST PROPERTY LINE.
UTILIZE DETAIL C3 THIS SHEET FOR FENCE, SIMILAR TO CONSTRUCTION OF DUMPSTER ENCLOSURE FENCE

3. PROVIDE FIRE EXTINGUISHER IN EACH DETACHED LIVING UNIT

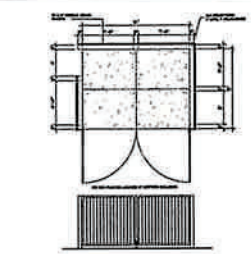
4. NO PETS (EXCEPT WISCONSIN SERVICE ANIMALS) ARE ALLOWED ON THE SITE OR IN DETACHED LIVING UNITES OR THE COMMUNITY BUILDING.

5. NO TENTS, CANOPIES, OR TARPS SHALL BE PERMITTED ON THE SITE.

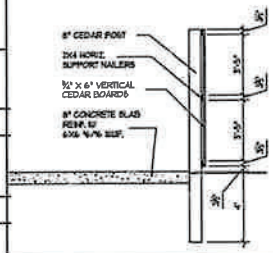
6. NOT OUTDOOR FIRES OR FIRE PITS SHALL BE IGNITED OR KINDLED ON THE SITE, INCLUDING BURNING OF GARBAGE AND WASTE.

7. NATURAL GAS OR PROPANE FIRE PIT WILL BE PERMITTED AS WELL AS GAS, PROPANE OR CHARCOAL GRILLING IS PERMITTED.

8. INCLUDE CLEAR MARKINGS ON EACH UNIT SHOWING THE UNIT NUMBER (FOR FIRE DEPARTMENT) ALONG WITH A CLEARLY NUMBERED SIGN ON SITE AND IN THE COMMUNITY BUILDING THAT IS AVAILABLE TO ALL OCCUPANTS. SEE DETACHED LIVING UNIT BUILDING ELEVATIONS FOR DETAILS



DUMPSTER ENCLOSURE PLAN



DUMPSTER ENCLOSURE SECTION

C3 DUMPSTER ENCLOSURE DETAILS

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REVISIONS:

1	10.29.2016 CORRECTIONS FOR PLAN COMMISSION
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Helping Veterans

PROJECT ADDRESS:

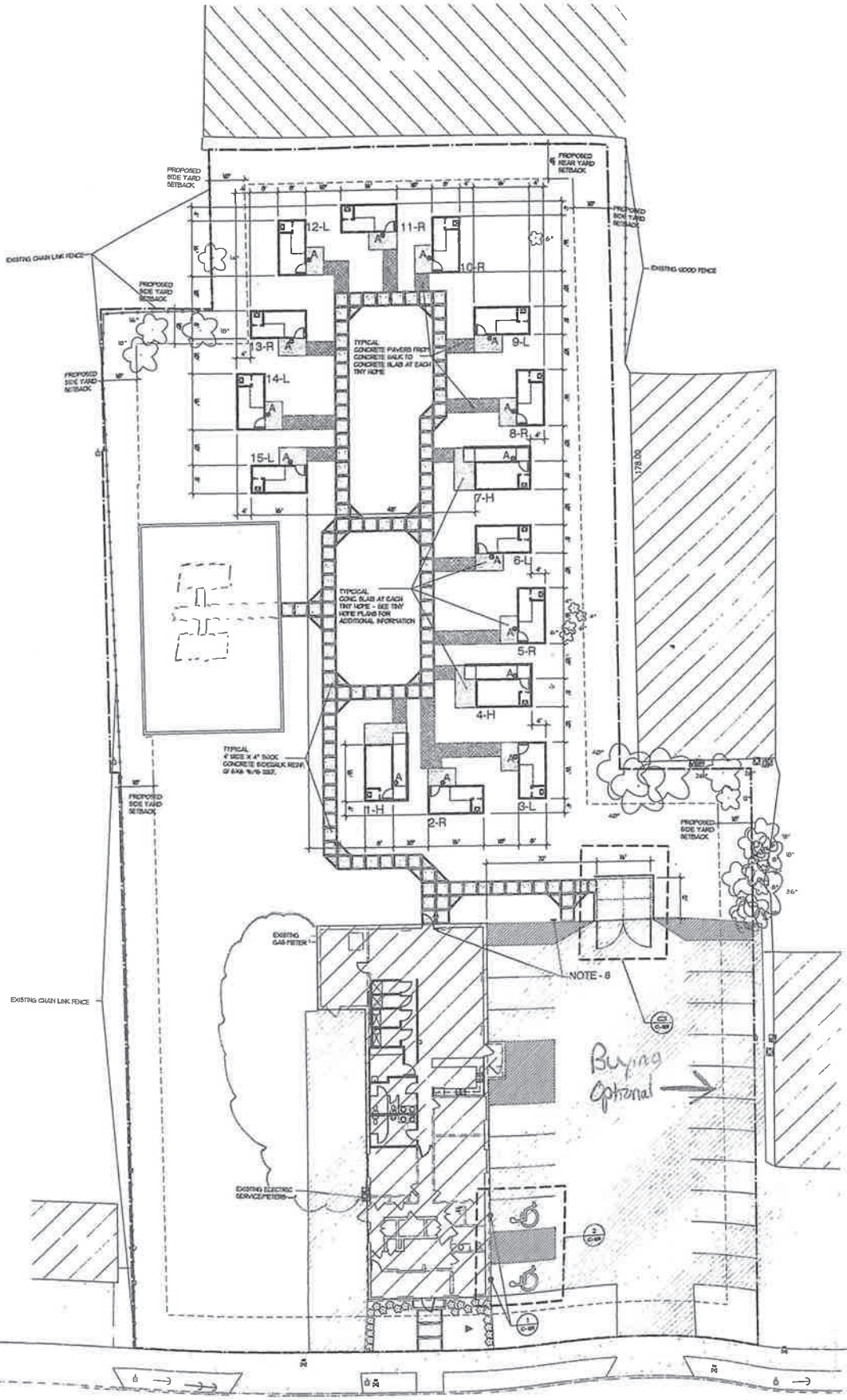
Veterans Outreach of Wisconsin
James A. Petersen Veteran Village
Housing Facility with Detached Living Units
1624 Yout Street
Racine, Wisconsin

10.12.2016 d.j. frost jr.

SITE PLAN

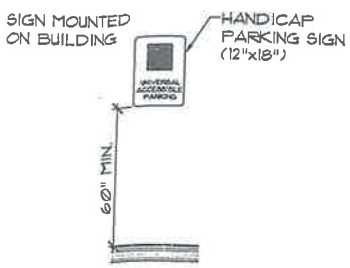
C-101

2016-6



YOUT STREET

SEE CIVIL PLANS FOR ADDITION INFORMATION



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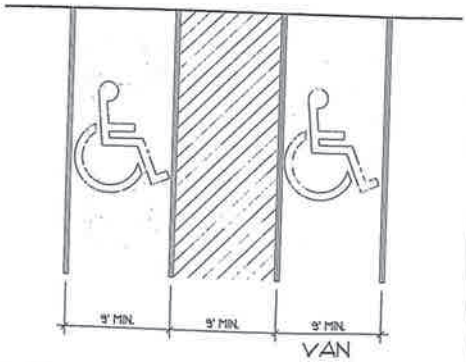


C2 PARKING SPACE ACCESS AISLE

PARKING REQUIREMENTS

TOTAL BUILDING AREA = 4,056 S.F.

(A-3) - ASSEMBLY AREA/COMMUNITY ROOM = 1,012 S.F.

(B) - BUSINESS AREA/STORAGE = 1,906 S.F.

(R-1) - RESIDENTIAL = 1,138 S.F.

PER ZONING CODE SECT 114-1188 - OFF-STREET PARKING TABLE

(A-3) CLASS 8 PARKING CLASS = 10 STALLS/1000 S.F. OF GROSS FLOOR AREA

(B) CLASS 5 PARKING CLASS = 4 STALLS/1000 S.F. OF GROSS FLOOR AREA

(R-1) CLASS 6 PARKING CLASS = 5 STALLS/1000 S.F. OF GROSS FLOOR AREA

CALCULATION OF PARKING BY SEPARATE USES

1,012/1000 = 1,012 X 10 = 10.12 OR 10 STALLS REQUIRED

1,960/1000 = 1.96 X 4 = 7.84 OR 8 STALLS REQUIRED

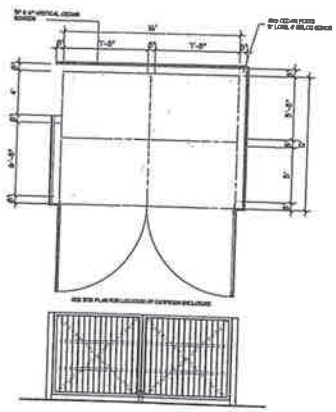
1,138 / 1000 = 1.138 X 5 = 5.69 OR 6 PARKING STALLS REQUIRED

24 PARKING STALLS REQUIRED - 19 STALLS PROVIDED

CALCULATION OF PARKING BY INDIVIDUAL USE
IF TOTAL BUILDING CLASSIFIED R-1 = 4,056 S.F./1000 = 4.056 X 5 = 20.28 OR 20 PARKING STALLS REQUIRED

20 PARKING STALLS REQUIRED - 19 STALLS PROVIDED

VETERAN'S OUTREACH OF WISCONSIN WILL PROVIDE ADDITIONAL PARKING STALLS ON WEST SIDE OF BUILDING IF NEED ARISES

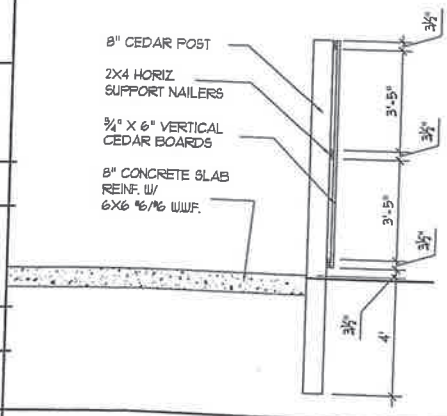


DUMPSTER ENCLOSURE PLAN

SITE LIGHTING

HOA

PORCH LIGHT WITH 75 WATT LED EQUIVALENT AT EACH DETACHED LIVING UNIT FRONT DOOR AND AT NEW NORTH DOOR IN COMMUNITY BUILDING
SEE SPEC SHEET ON LIGHT FIXTURE ON SHEET C-102



DUMPSTER ENCLOSURE SECTION

C3 DUMPSTER ENCLOSURE DETAILS

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UNITS 1, 4, 7

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SITE PLAN 1" = 20'-0"

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REVISIONS:

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Helping Veterans
V. O. W.
Veterans' Outreach of Wisconsin
262.221.6350

PROJECT ADDRESS:

Veteran's Outreach of Wisconsin
James A. Peterson Veteran Village
Rooming Facility with Detached Living Units

1624 Yout Street

Racine, Wisconsin

10.12.2016 d.j.frost,jr.

SITE PLAN

C-101

2016-6