



25217 SOUTH WIND LAKE ROAD
WIND LAKE, WISCONSIN 53185
PHONE 262-409-2530

ELIZABETH RESIDENCE CBRF

5111 WRIGHT AVENUE
RACINE, WISCONSIN 53406

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OWNERSHIP OF DOCUMENTS

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Sheet Title

FLOOR PLAN &
WALL TYPES

Issued For: _____ Date: _____

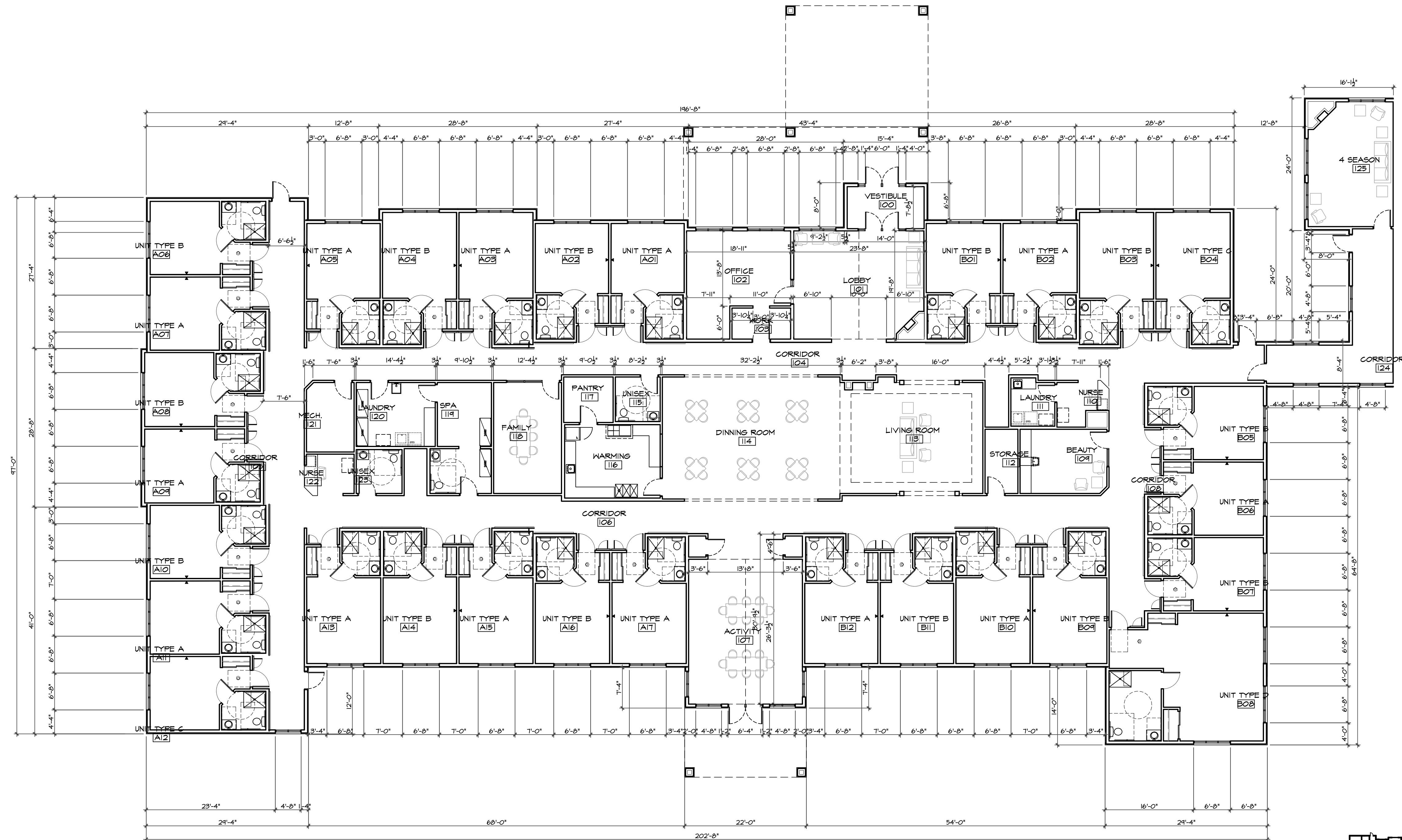
Date: 04-03-2026

Job NO.: 26100.000

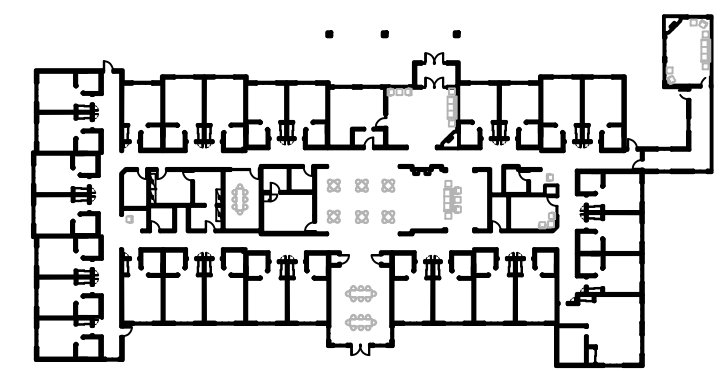
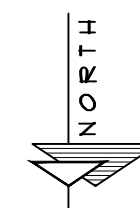
Drawn By: AT

Sheet No.

A1.1



1 FLOOR PLAN
3/32" = 1'-0"



2 KEY PLAN
1/64" = 1'-0"

WALL TYPE NOTES: 1. SEE T11 AND S31 FOR UL AND CLEAR WALL DETAILS 2. USE MOISTURE RESISTANT GIPS	SYMBOL KEY UL EXIT LIGHT EMERGENCY EGRESS LIGHTING CLEAR WALL DETAILS ALL RESTROOM/PLUMBING WALLS

SYMBOL KEY

1

5/8" TYPE 'X' GYPSUM BOARD

2 x 6 @ 16" O.C.

R-19 BATT INSULATION

4 MIL VAPOR BARRIER

1/2" OSB SHEATHING

BUILDING WRAP

FIBER CEMENT SIDING (5" EXPOSURE)

FIRE RATINGS - 1 HOUR UL-4366

WALL TYPES

GENERAL NOTES & SCHEDULE

2

5/8" TYPE 'X' GYPSUM BOARD

2 x 6 @ 16" O.C.

R-19 BATT INSULATION

4 MIL. VAPOR BARRIER

1/2" OSB SHEATHING

BUILDING WRAP

CULTURE STONE VENEER

FIRE RATINGS - 1 HOUR UL-U35F

3 FIRE RATING - 1 HOUR UL-1305

5/8" TYPE 'X' GYPSUM BOARD EACH SIDE

1/2" 25 GA. RESILIENT CHANNELS INSTALLED
HORIZONTALLY SPACED 24 IN. O.C. @
CORRIDOR SIDE OF WALL

2 x 4 @ 16" O.C.

3 1/2" VACUATED FIBERGLASS INSULATION

PROVIDE ACOUSTICAL SEALANT @ FULL
PERIMETER & ALL PENETRATIONS

3A FIRE RATING - 1 HOUR UL-1305

SIM. TO 3 W2 x 6 STUDS @ 16" O.C.

4 FIRE RATING - 1 HOUR UL-180S
5/8" TYPE 'X' GYPSUM BOARD
EACH SIDE
2 x 4 @ 16" O.C.

4A FIRE RATING - 1 HOUR UL-180
SIM. W/
3 1/2" UNFACED FIBERGLASS
INSULATION

4B FIRE RATING - 1 HOUR UL-180
SIM. TO 4 W/
3 1/2" UNFACED FIBERGLASS
INSULATION
2 x 6 STUDS @ 16" O.C.

5
5/8" GYPSUM B.
EACH SIDE
2 x 4 @ 16" O.C.

5A
SIM. W/
3 1/2" UNFACED
FIBERGLASS
INSULATION

5B
5/8" GYPSUM B.
EACH SIDE
2 x 6 @ 16" O.C.

1'-0"

6

5/8" GYPSUM BOARD
 2 x 4 @ 16" O.C.
 AIR SPACE
 2 x 4 @ 16" O.C.
 5/8" GYPSUM BOARD

The diagram shows a cross-section of a wall assembly. On the left, a vertical line is labeled "1'-0\"/>

7 FIRE RATING -
1 HOUR UL-1805
SMOKE BARRIER WALL

5/8" TYPE "X" GYPSUM BOARD
EACH SIDE

2 x 4 @ 16" O.C.

5/8" TYPE "X" GYPSUM BOARD
EACH SIDE

AIR SPACE

2 x 4 @ 16" O.C.

5/8" GYPSUM BOARD

 FIRE RATING - 1 HOUR UL-1805
 5/8" TYPE 'X' GYPSUM BOARD EACH SIDE
 1/2" 25 GA. RESILIENT CHANNELS INSTALLED
 HORIZONTALLY SPACED 24 IN. ON ONE SIDE
 OF WALL
 2 x 4 @ 16" O.C.
 3 1/2" UNFACED FIBERGLASS INSULATION
 PROVIDE ACOUSTICAL SEALANT @ JILL
 FIRE RATING & ALL PENETRATIONS
 FIRE RATING - 1 HOUR UL-1805
 SMOKE BARRIER WALL
 SIM. TO B
 WALL (STUDS @ 16") TO EXTEND
 TO BOTTOM OF ROOF SHEATHING

SYMBOL KEY

	EXIT LIGHT/EMERGENCY EGRESS LIGHTING
	DIRECTIONAL EXIT LIGHT
	FIRE EXTINGUISHER CABINET - SEE 3/1.2
	FIRE ALARM HORN & STROBE CAPABILITY
	INTERCONNECTED SMOKE DETECTORS HARD WIRED w/ BATTERY BACKUP per DHS 03.40
	& CARBON MONOXIDE DETECTION
	INTERCONNECTED HEAT DETECTOR per DHS 03.40 (6)
	DOOR TAG, SEE SHEET A.1.I FOR DOOR SCHEDULE
	WINDOW TAG, SEE SHEET A.1.I FOR WINDOW TYPES
	WALL TYPE TAG, SEE SHEET A.1.I FOR WALL ASSEMBLIES
	ONE HOUR (1-HR) FIRE PARTITION WALL
	ONE HOUR (1-HR) SMOKE BARRIER WALL per DHS A.1.5 & 104.5 FOR SMOKE DOORS

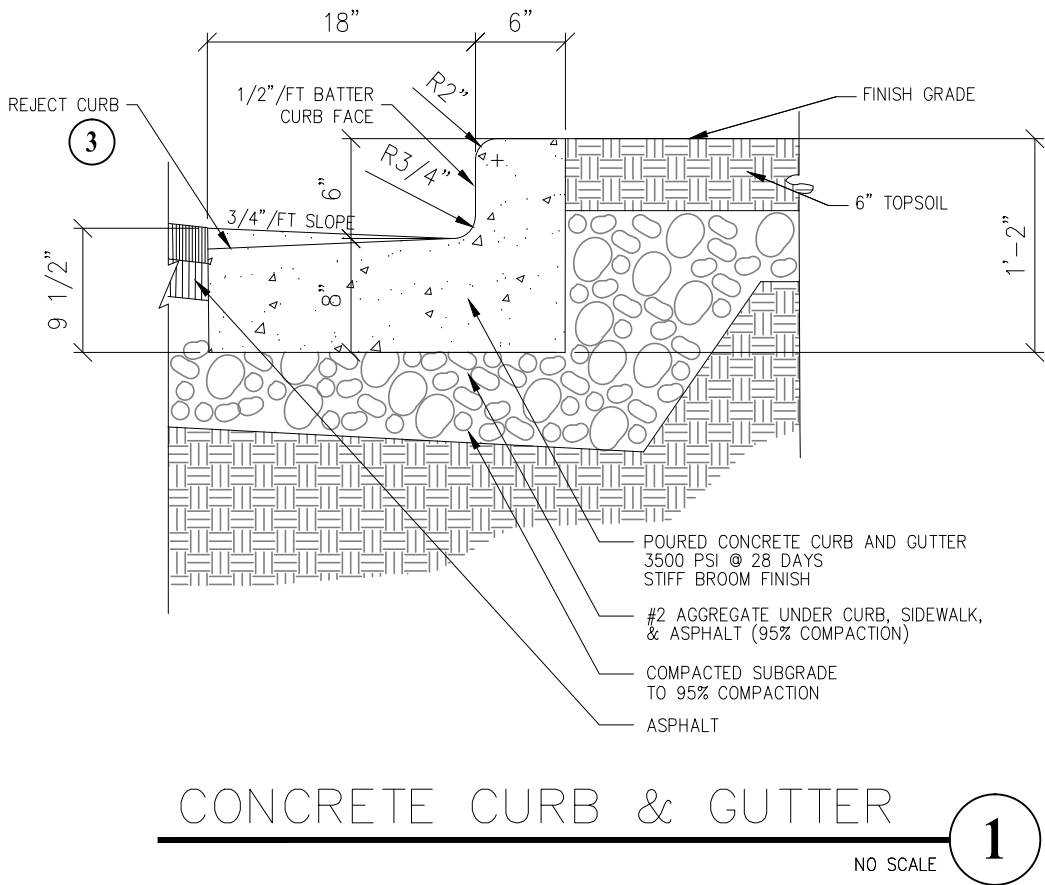
WALL (STUDS & GWB) TO EXTEND TO BOTTOM OF ROOF SHEATHING

GENERAL CONSTRUCTION SPECIFICATIONS:

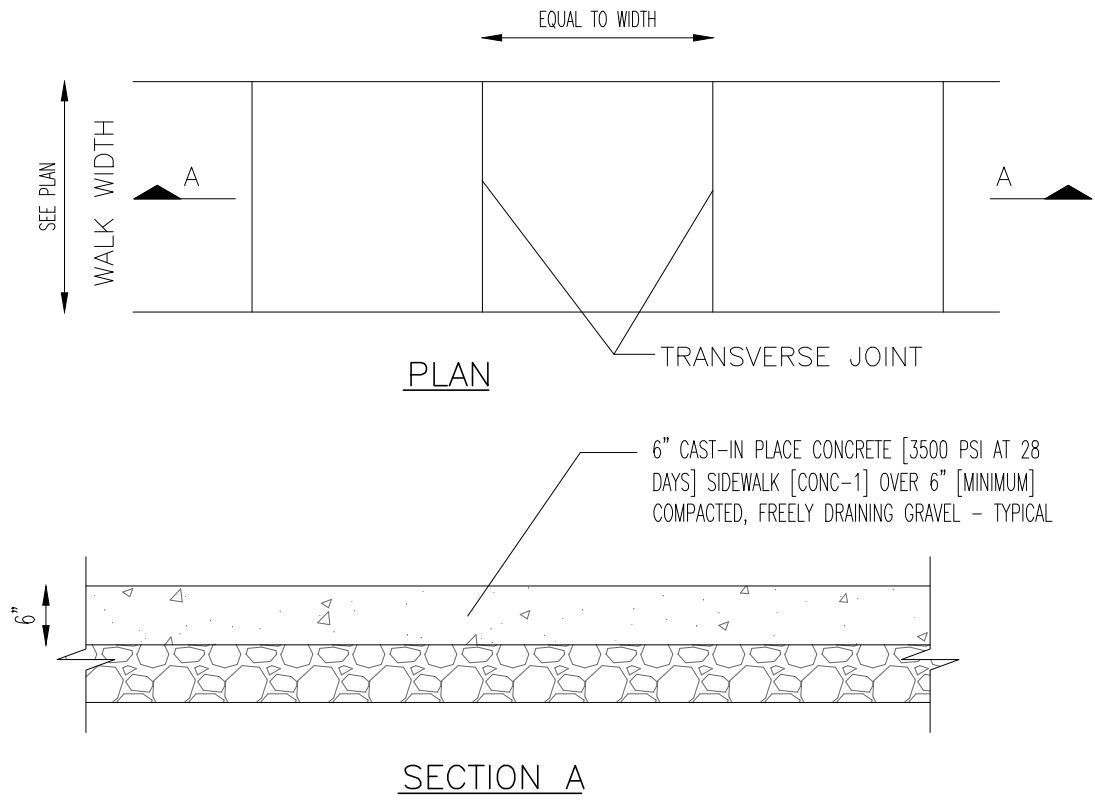
1. All work shall be in accordance with the Standard Specifications for Highway and Structure Construction, State of Wisconsin, Latest Edition; and the City of Racine Ordinances. All permits must be obtained by the contractor prior to commencing work.
2. All erosion control measures specified on this plan shall meet the design criteria, standards and specifications as set forth by the City of Racine and the Department of Natural Resources Wisconsin Technical Standards.
3. All erosion control devices (i.e., silt fence, gravel entrance, etc.) shall be installed prior to commencing construction.
4. All activities on the site shall be conducted in a logical sequence to minimize the area of bare soil exposed at any one time.
5. The owner shall provide all surveying and construction staking for this contract. All contractors shall exercise care and diligence in protecting the same.
6. The contractor shall notify Diggers Hotline, the local municipality and all government agencies that may be affected by the contractor's operations at least three (3) days before breaking ground.
7. Public roads shall not be closed to traffic at any time. All ingress and egress traffic to the project shall be limited to the gravel entrance to the property.
8. Contractor shall be responsible for maintaining the public streets. Public Streets shall be kept free of silt or dirt tracked from areas under construction by sweeping within 24hrs. Dust generated by construction activities shall be minimized by use of watering or other appropriate methods.
9. Upon completion of the work as specified, respread four (4") inches of salvaged topsoil over all disturbed open space areas outside of the proposed roadway and provide seed, fertilizer and mulch per the Standard Specifications.
10. All disturbed areas shall be re-vegetated within seven days of no disturbance. Highway mix #40 shall be used for seeding with an application rate of 4.0 lbs/1000 sf.

GENERAL SPECIFICATIONS FOR PRIVATE STORM SEWER:

1. All work shall be in accordance with the Standard Specifications for Highway and Structure Construction, State of Wisconsin, Latest Edition, and the Town Ordinances and the State of Wisconsin Standard Specifications for Sewer and Water Construction in Wisconsin.
2. The private storm sewer design, permitting, construction, installation, supervision, maintenance, inspection AND testing shall be in accordance with the City of Racine Plumbing Inspection Department and the State of Wisconsin, Chapter SPS 382. All permits must be obtained by the contractor prior to commencing work.
3. Private Storm Sewers shall be HDPE, per the State of Wisconsin Plumbing Code, Chapter SPS 382. Catch Basins and Inlets shall be precast concrete structures in accordance with the Standard Specifications for Sewer & Water Construction in Wisconsin.



CONCRETE SIDEWALK DETAIL:



NOTES:

1. TRANSVERSE JOINTS SHALL BE CUT WITH A JOINTER HAVING A RADIUS OF 1/4" AT SPACING AS INDICATED OR AS DIRECTED BY THE ENGINEER.
2. SIDEWALK SHALL BE 6" THICK AT ALL DRIVEWAY CROSSINGS.

NOTE: ALL UNDERGROUND CONTRACTOR ARE REQUIRED TO FIELD LOCATE EXISTING UTILITIES, STORM SIZE & INVERT PRIOR TO CONSTRUCTION. OBTAIN ALL CITY PERMITS PRIOR TO CONSTRUCTION.

THE BOUNDARY & TOPOGRAPHIC SURVEY WAS PROVIDED BY METROPOLITAN SURVEY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

REMOVE CURB & CONSTRUCT CONCRETE APRON PER CITY STANDARDS (ROAD OPENING PERMIT REQ'D)

ROUTE ALL BUILDING ROOF DRAINS TO INLET MANHOLES SHOWN (BY PLUMBER)

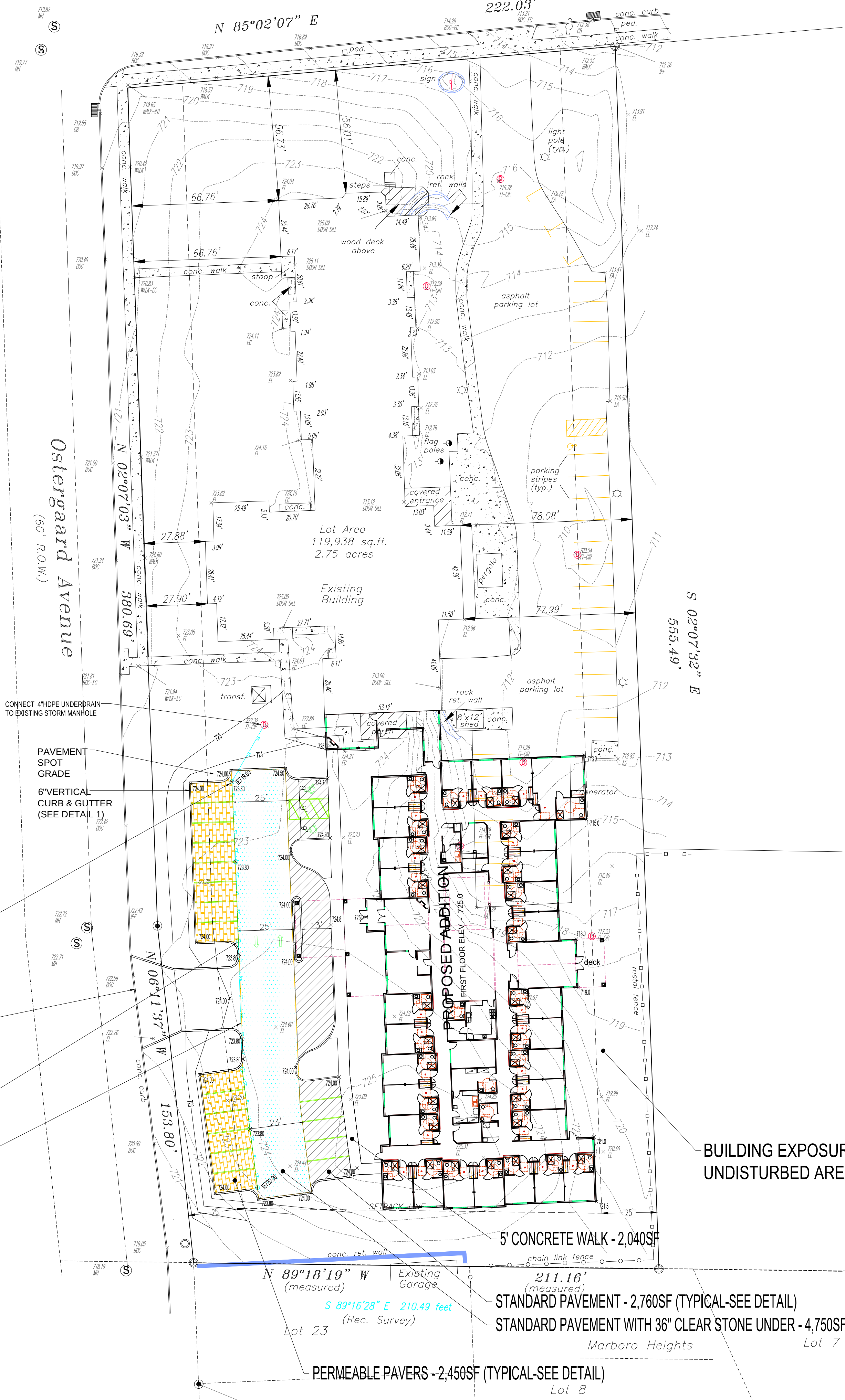
200' - 4"HOPE UNDERDRAIN WITH 4" STONE BASE (SEE DETAIL)

CONNECT 4"HOPE UNDERDRAIN TO EXISTING STORM MANHOLE

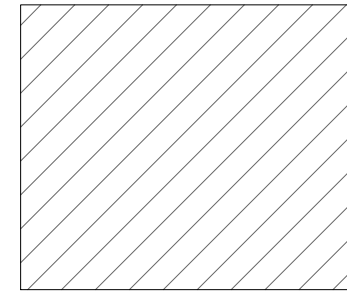
PAVEMENT SPOT GRADE
6"VERTICAL CURB & GUTTER (SEE DETAIL 1)

Ostergard Avenue
(60' R.O.W.)

Wright Avenue
(R.O.W. VARIES)

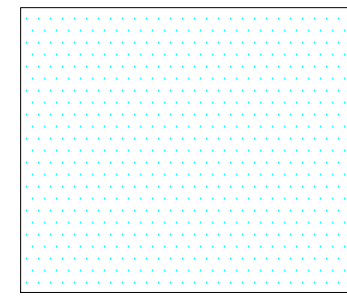


PAVEMENT LEGEND:



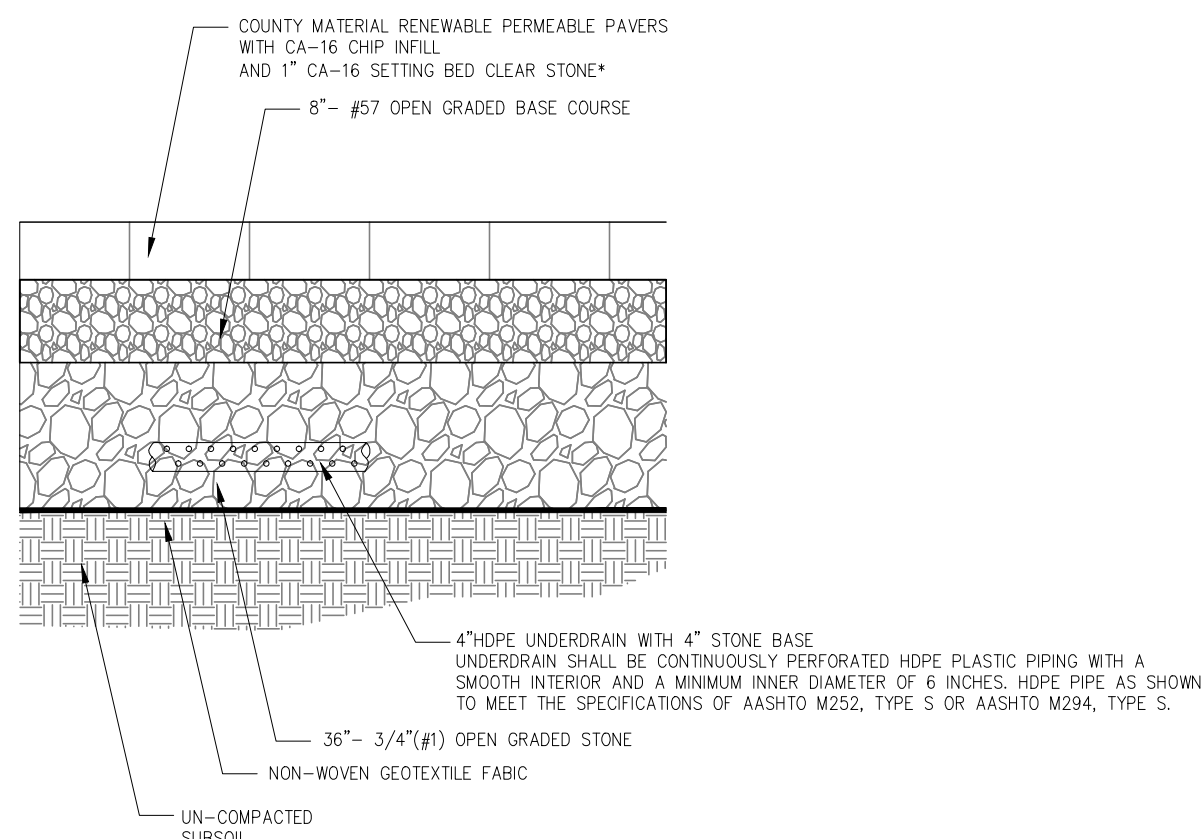
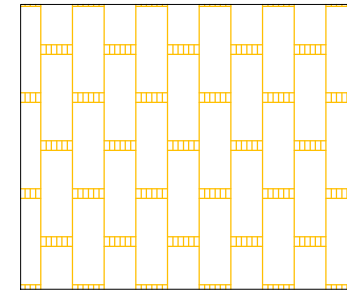
STANDARD DUTY PAVEMENT
4" ASPHALT PAVEMENT
(2 LIFTS)
8" - 3/4" GRAVEL BASE

PAVEMENT LEGEND:



STANDARD DUTY PAVEMENT
4" ASPHALT PAVEMENT
(2 LIFTS)
8" - #57 OPEN GRADED BASE COURSE
36" - 3/4" (#1) OPEN GRADED STONE

PERMEABLE PAVER DETAIL



*NOTE: INSTALLATION PER MANUFACTURES REQUIREMENTS TO MEET OR EXCEED THE WDNR TECHNICAL STANDARD 1008.

SITE DATA TABLE

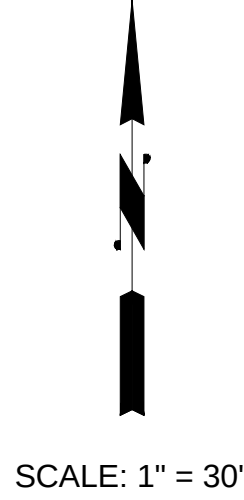
	EXISTING	PROPOSED
PROPERTY AREA :	119,938 S.F.	119,938 S.F.
TOTAL BUILDING FLOOR AREA :	15,510 S.F.	15,510 + 18,270 = 33,780 S.F.
FLOOR AREA RATIO :	15,510 / 119,938 = 12.9%	33,780 / 119,938 = 28.2%
TOTAL PAVED SURFACE AREA (including concrete areas) :	20,730 S.F.	29,800 S.F.
TOTAL OPEN AREA (GREEN SPACE):	83,698 S.F.	56,358 S.F.
LANDSCAPE SURFACE AREA RATIO	83,698 / 119,938 = 69.8%	56,358 / 119,938 = 47.0%
LOT COVERAGE RATIO (20% AREA LESS LANDSCAPE SURFACE AREA)	30.2%	53.0%
TOTAL HARD SURFACE AREA :	38,240 S.F.	63,880 S.F. (27,340 S.F. INCREASE)

BUILDING EXPOSURE WITH UNDISTURBED AREA

STANDARD PAVEMENT - 2,760SF (TYPICAL-SEE DETAIL)

STANDARD PAVEMENT WITH 36" CLEAR STONE UNDER - 4,750SF (TYPICAL-SEE DETAIL)

PERMEABLE PAVERS - 2,450SF (TYPICAL-SEE DETAIL)



SCALE: 1" = 30'

ELIZABETH GARDENS
RACINE, WI

GRADING, PAVING & DRAINAGE PLAN



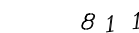
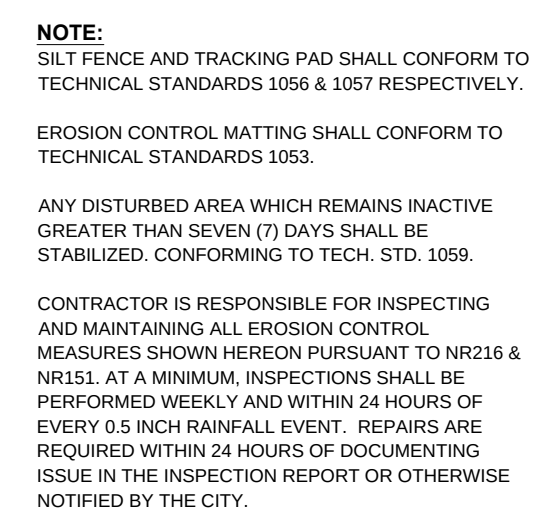
DATE: 05-14-26
BY: MARK R. ELLENA, P.E.
SCALE: 1"=30'

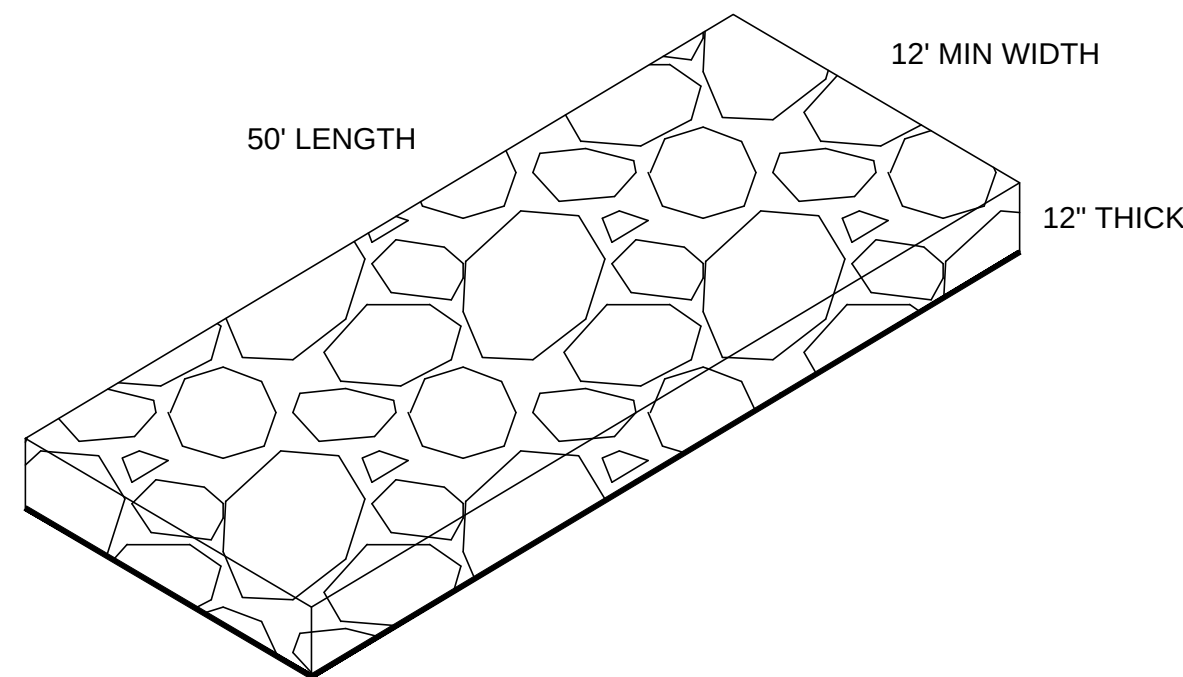
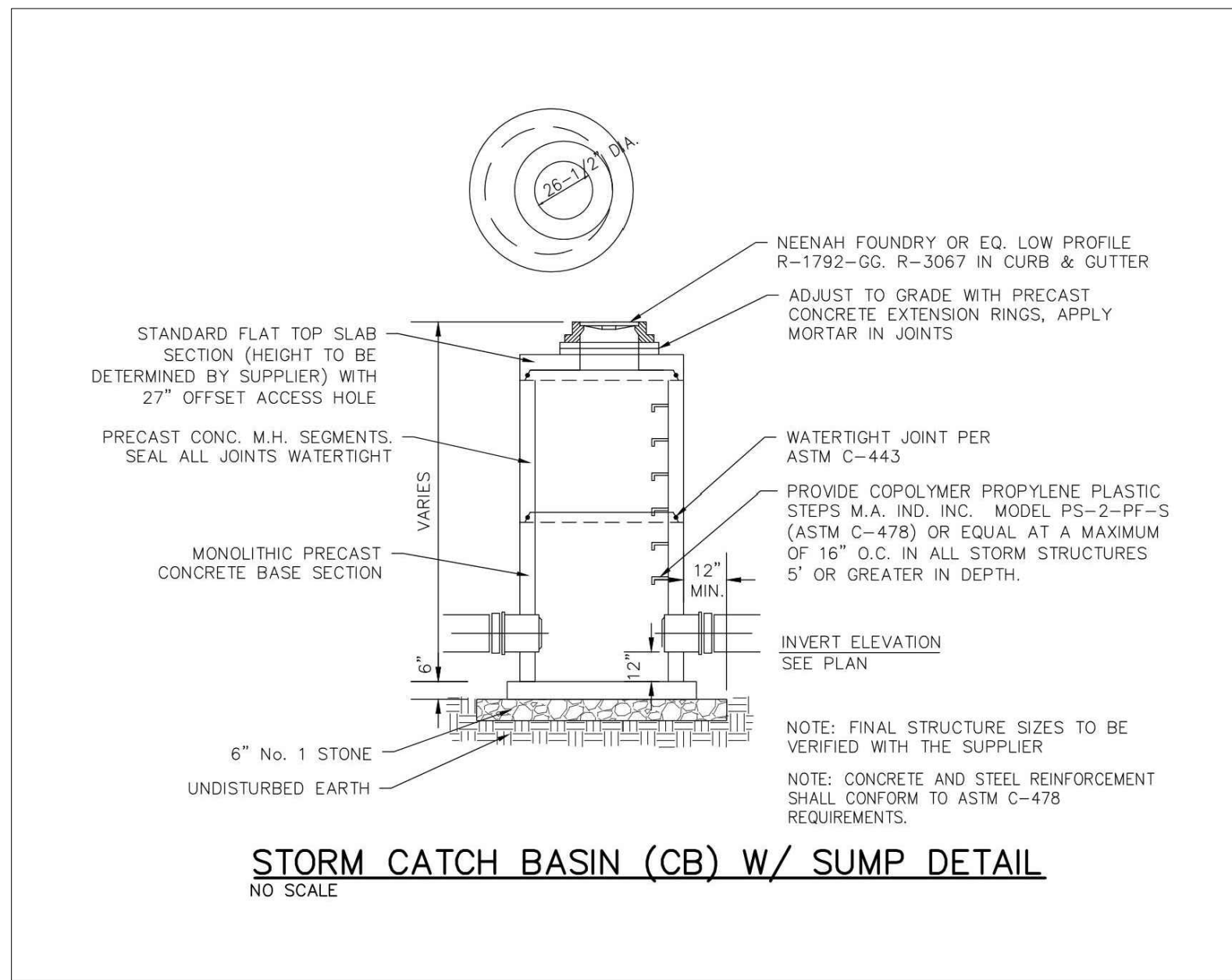
SHEET NUMBER
C200

ELLENA ENGINEERING CONSULTANTS, LLC
SITE CIVIL ENGINEERING & STORMWATER MANAGEMENT
700 Pilgrim Parkway - Suite 100 Elm Grove, WI 53122
Phone: 262-719-6183 Email: mellen@eeceng.com

1. All work shall be in accordance with the Standard Specifications for Highway and Structure Construction, State of Wisconsin, Latest Edition; and the City of Racine Ordinances. All permits must be obtain by the contractor prior to commencing work.
2. All erosion control measures specified on this plan shall meet the design criteria, standards and specifications as set forth by the City of Racine and the Department of Natural Resources Wisconsin Technical Standards.
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[illegible]



PER WDMR TECH STANDARD 1057

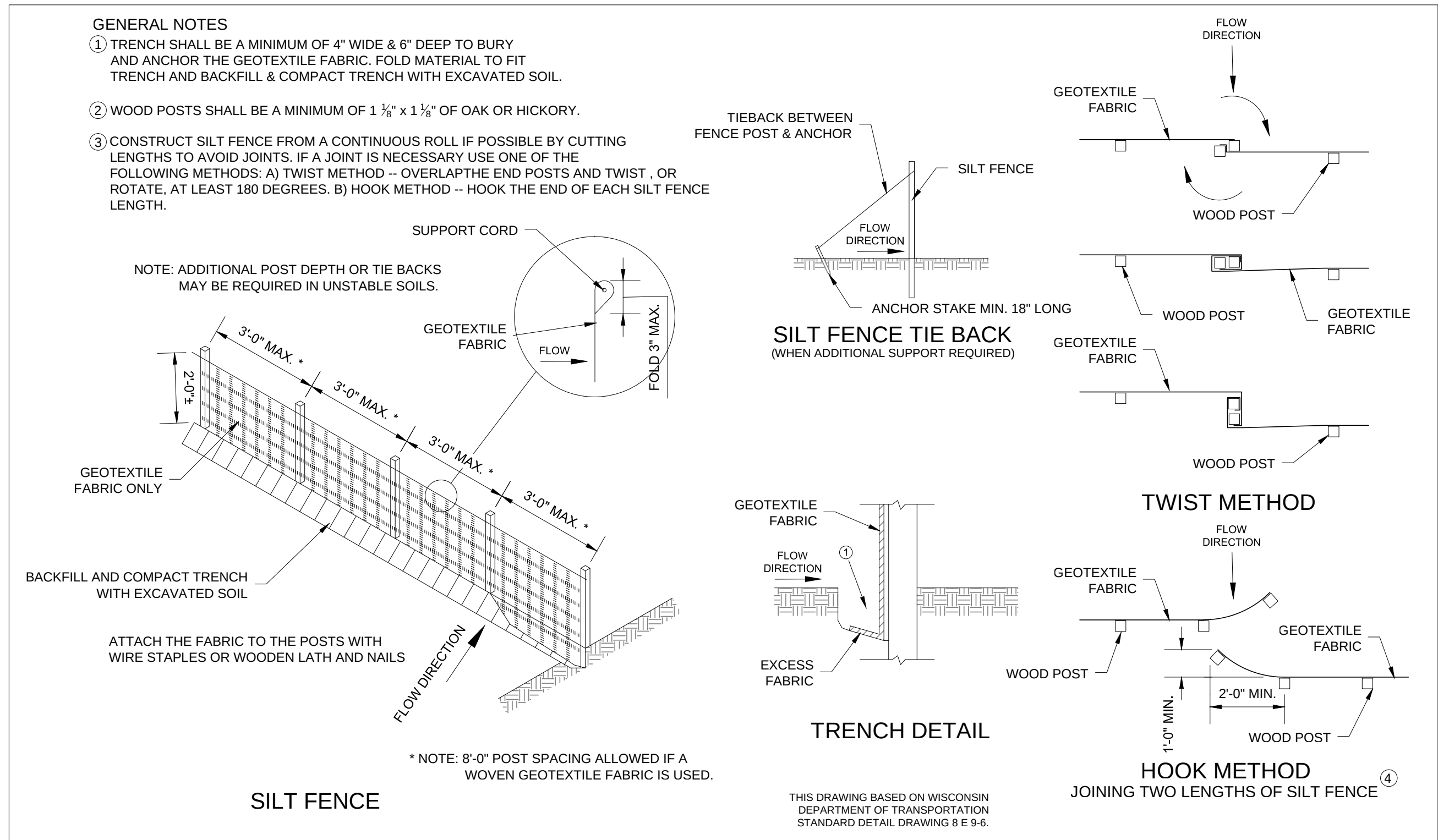
Note 1: Use hard, durable, angular No. 3" stone or recycled concrete meeting the gradation in Wisconsin Department of Transportation (DOT) 2018 Standard Specification, Section 312, Select Crushed Material.

Note 2: Slope the stone tracking pad in a manner to direct runoff to an approved treatment practice.

Note 3: Tracking pad shall be underlain with a WisDOT Type F geotextile fabric.

Note 4: Install tracking pad across full width of the access point, or restrict existing traffic to a dedicated egress lane at least 12 feet wide across the top of the pad.

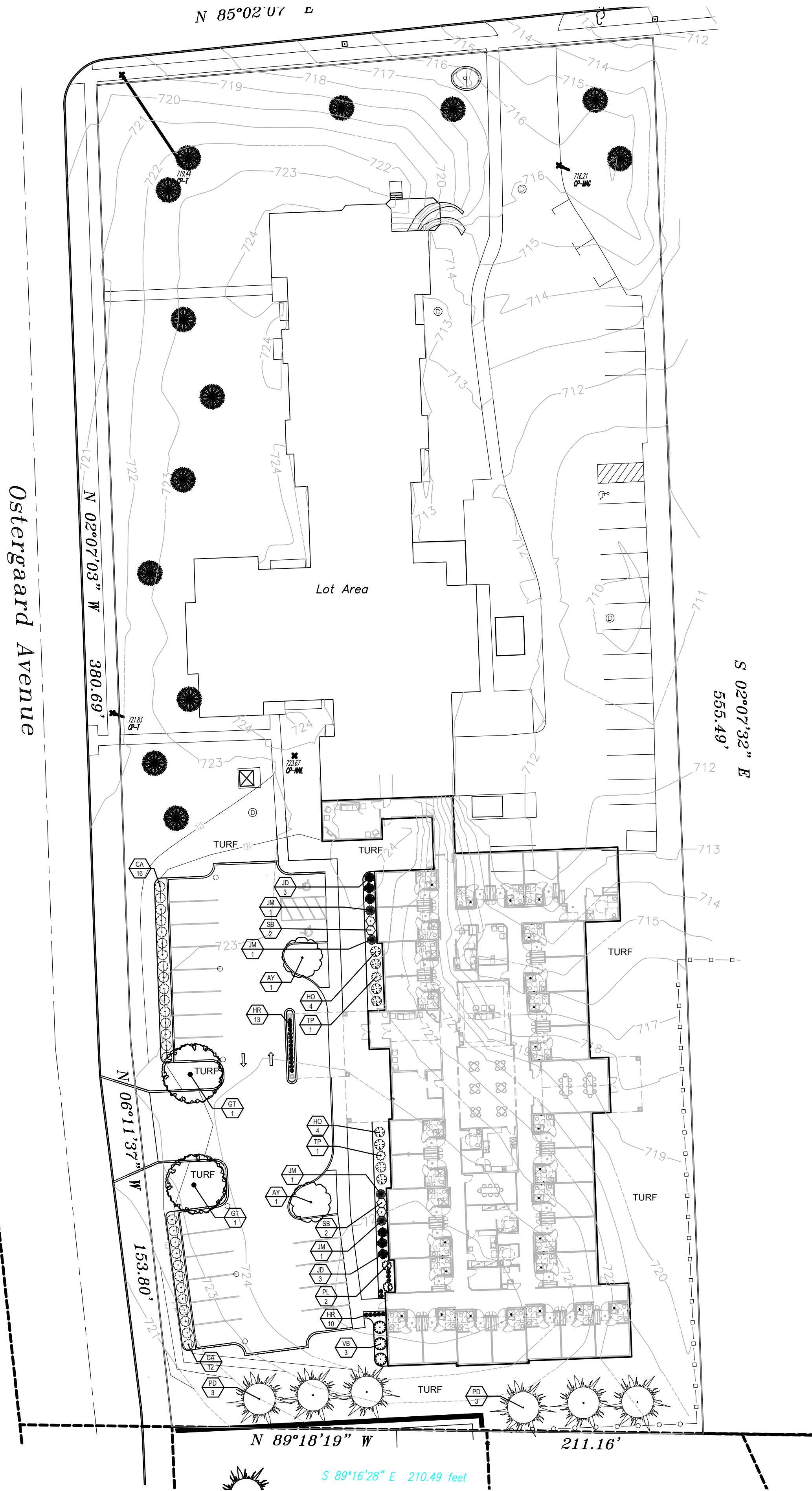
Note 5: If a 50' pad length is not possible due to site geometry, install the maximum length practicable and supplement with additional practices as needed.



SILT FENCE DETAIL



 ELLENA ENGINEERING CONSULTANTS, LLC SITE CIVIL ENGINEERING & STORMWATER MANAGEMENT 700 Pilgrim Parkway - Suite 100 Elm Grove, WI 53122 Phone: 262-719-6183 Email: mellenaa@eeceng.com	DATE	DESCRIPTION
ELIZABETH GARDENS RACINE, WI DETAILS	 <i>Mark R. Ellena</i> DATE: 05-14-26 BY: MARK R. ELLENA, PE SCALE: 1"=30'	
	SHEET NUMBER	
	C400	

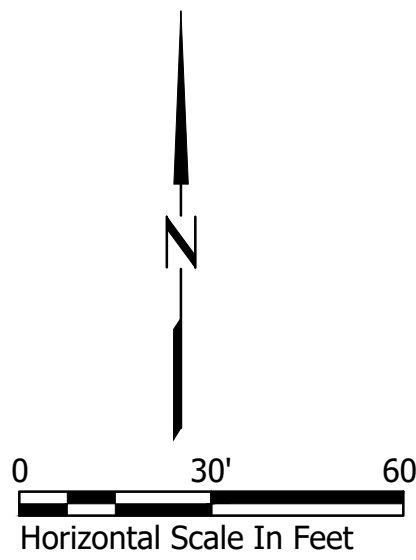


Plant Schedule						
Key	Botanical Name	Common Name	Qty	Size	Root	Spacing
Shade Trees						
AY	Acer miyabei 'Morton' State Street	State Street Maple	2	2" Cal.	B&B	as shown
GT	Gleditsia triacanthos 'Shademaster'	Shademaster Honeylocust	2	2" Cal.	B&B	as shown
Evergreen Trees						
JM	Juniperus scopulorum 'Medora'	Medora Juniper	4	4' High	B&B	as shown
PD	Picea glauca 'Densata'	Black Hills Spruce	6	7' High	B&B	as shown
TP	Thuja occidentalis 'Holmstrup'	Dwarf Holmstrup Arborvitae	2	4' High	B&B	as shown
Evergreen Shrubs						
JD	Juniperus x pfitzeriana 'Daub's Frosted'	Daub's Frosted Juniper	6	18" spread	Container	48" o.c.
Deciduous Shrubs						
CA	Cornus sericea 'Arctic Fire'	Arctic Fire Red Twig Dogwood	28	24" High	Container	54" o.c.
HO	Hydrangea paniculata 'Bobo'	Bobo Hydrangea	8	18" High	Container	4' o.c.
PL	Physocarpus opulifolius 'Ziemichael'	Lucky Devil Ninebark	2	18" High	Container	4' o.c.
SB	Spiraea x bumalda 'Magic Carpet'	Magic Carpet Spirea	4	18" High	Container	4' o.c.
VB	Viburnum dentatum Christom 'Blue Muffin'	Blue Muffin Viburnum	3	30" High	B&B	6' o.c.
Perennials/Grasses						
HR	Hemerocallis 'Happy Returns'	Happy Returns Daylily	23	1 Gal.	Container	18" o.c.



PLANTINGS, STRUCTURES AND OTHER REPRESENTATIONS SHOWN ON THIS PLAN ARE FOR THE PURPOSE OF CONVEYING LANDSCAPE DESIGN FEATURES. REFER TO PREPARED CONTRACT DOCUMENTS FOR SPECIFIC ITEMS INCLUDED IN ANY PARTICULAR PHASE OF LANDSCAPE CONSTRUCTION.

LANDSCAPE PLAN



LANDSCAPE DEVELOPMENT FOR
ELIZABETH RESIDENCE - RACINE
5111 WRIGHT STREET
RACINE, WISCONSIN 53406

LANDSCAPE
ARCHITECTURE

DESIGN BY: GAR

DRAWN BY: GAR

DATE: 5/20/2026

REVISED:

SCALE: 1"=30'-0"

SHEET: L100

TREES
ON THE MOVE

5611 S. Calhoun Road
New Berlin, WI 53151
Phone: (262) 679-5200
treesonthemove.com

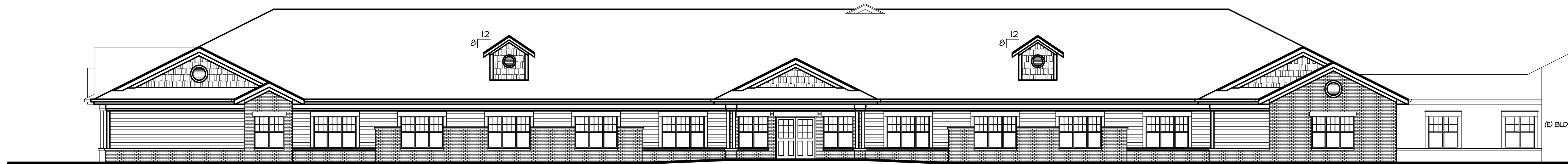




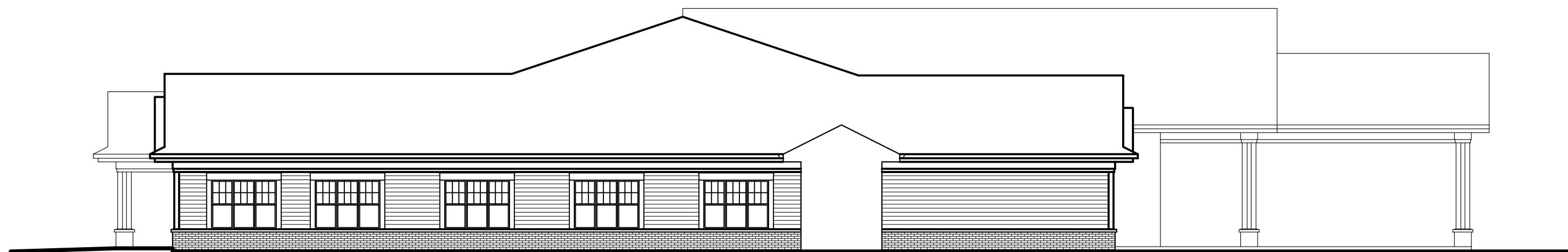
4 NORTH ELEVATION
3/32" = 1'-0"



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



4 SOUTH ELEVATION
3/32" = 1'-0"

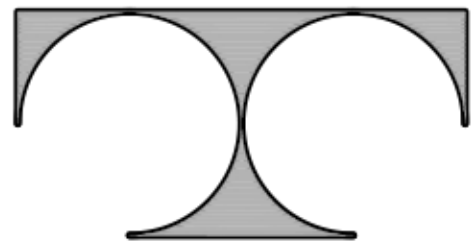


4 WEST ELEVATION
3/32" = 1'-0"



COURT YARD

ELIZABETH RESIDENCE
RACINE

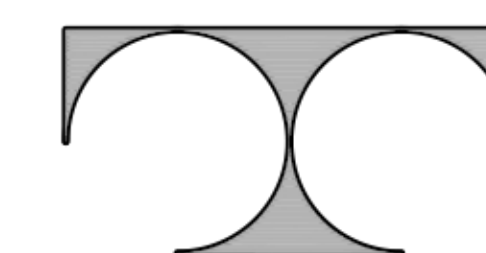


TDI ASSOCIATES, INC.
ARCHITECTURE & PLANNING
25217 SOUTH WIND LAKE ROAD
WIND LAKE, WISCONSIN 53185
PHONE 262-469-2330
May 29th, 2026



EAST AERIAL

ELIZABETH RESIDENCE
RACINE



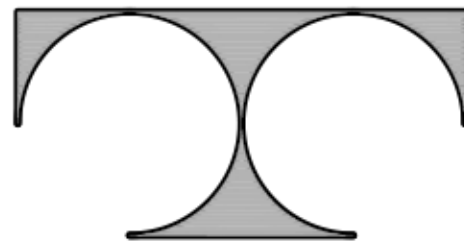
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EAST ELEVATION

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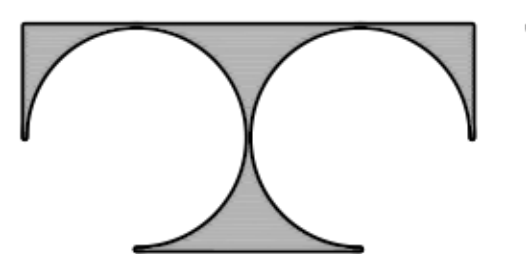


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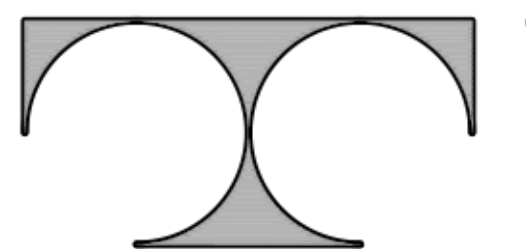
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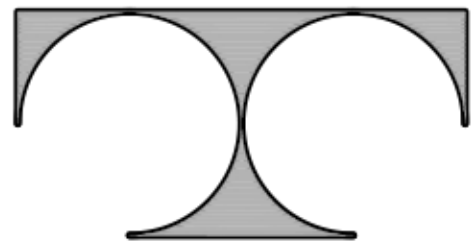
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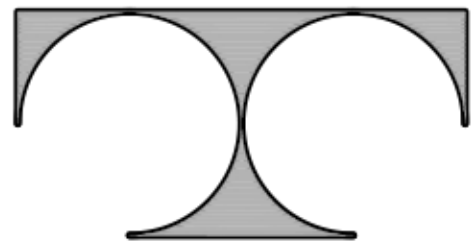


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