



Required Submittal Item	Applicant Submitted	City Received
6. Lighting Plan a. Location of light fixtures b. A cut sheet of light fixtures with indication of cut-offs or shielding c. Illumination diagram indicating intensity of lighting on the property.		
7. Floor Plan a. Preliminary floor plan layout of all buildings/structures b. Labels for the type of use of the area c. Labels for square footage of the area		
8. Engineering Plan a. Stormwater Plan (Drainage pattern, flow, detention) b. Existing and proposed roadway and access configurations c. Cross access		
9. Signage Plan a. dimensioned color elevations of signage b. A diagram showing the location of the proposed signage		
10. Building/site elevations (if new building or exterior changes planned) a. Building elevations showing all four sides of the buildings in color b. Elevation of trash enclosure area		
11. Building Material Samples (if making exterior changes)		
12. Review Fee		

Acknowledgement and authorization signatures

A conditional use is not like a building permit; applying does not mean it will be approved.

The approval may contain conditions related to the improvement of the site which must be met prior to the issuance of a building occupancy permit. Conditions related to the operational aspect(s) of the business must be complied with at all times. That, in the event site improvement work required by ordinance cannot be completed prior to desired occupancy, a financial assurance, at 100% of the improvement estimate, guaranteeing completion of the required improvements must be placed on file with the City of Racine. Estimates and Assurance documents are subject to the review and final approval by the City. Improvements may include but are not limited to landscaping, fencing, lighting, pavement surfacing and sealing, dumpster enclosures, and exterior building improvements;

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.

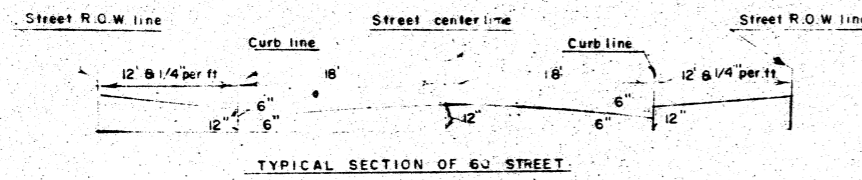
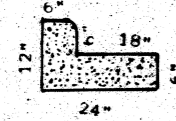
Owner Signature (acknowledgement and authorization): Parit Patel Date: _____

Applicant Signature (acknowledgement): Parit Patel Date: _____



Bearing	Distance	Cosine	Sin	Latitude	Departure
n89-57-00w	135.000	.00087266	-.99999963	.118	-135.000
n00-07-57w	181.000	-.99999732	-.00231256	-181.00	-.419
n89-52-03e	135.000	.00231255	.99999732	.312	135.000
s00-07-57e	181.430	-.99999733	.00231255	181.430	.420
ERROR OF CLOSURE					
	1/90664075.2	.000	.001		
AREA	24464.0	sq.ft.	.56161	acres	

Dimensioned Standard Curb Cross Section



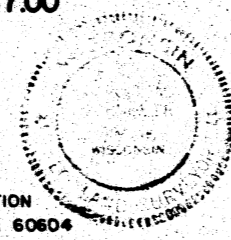
CURB DIST. & WIDTHS ARE ESTABLISHED

ELEVATION ON STREET, CURBS, & SIDEWALKS ARE OFFICIALLY ESTABLISHED

Data on Water Mains was obtained from the City of Racine Water Department. Data on gas mains was obtained from the Wisconsin Natural Gas Co., Racine office.

Data for Sewers obtained onsite for invert. Sewers are public. Data on electric power service was obtained directly from the Wisconsin Electric Power Co., Racine office. 110,220 Electric powers available.

Elevations hereon shown in x.l.f. refer to City of Racine Engineering Department datum. PROJECT REFERENCE POINT: Center of Bathrop Ave and Durand. ELEVATION 67.00



Survey for: GENERAL SERVICES ADMINISTRATION
Name: REGION 5, CHICAGO, ILLINOIS 60604

Harold M. Schneider registered land surveyor do hereby certify that I have made the survey as represented hereon, and that it is correct to the best of my knowledge and belief.

Part of S.W. Quarter of Section 15, Town 3 N.R. 2 E. Ref. 2-15-1969 Date of survey

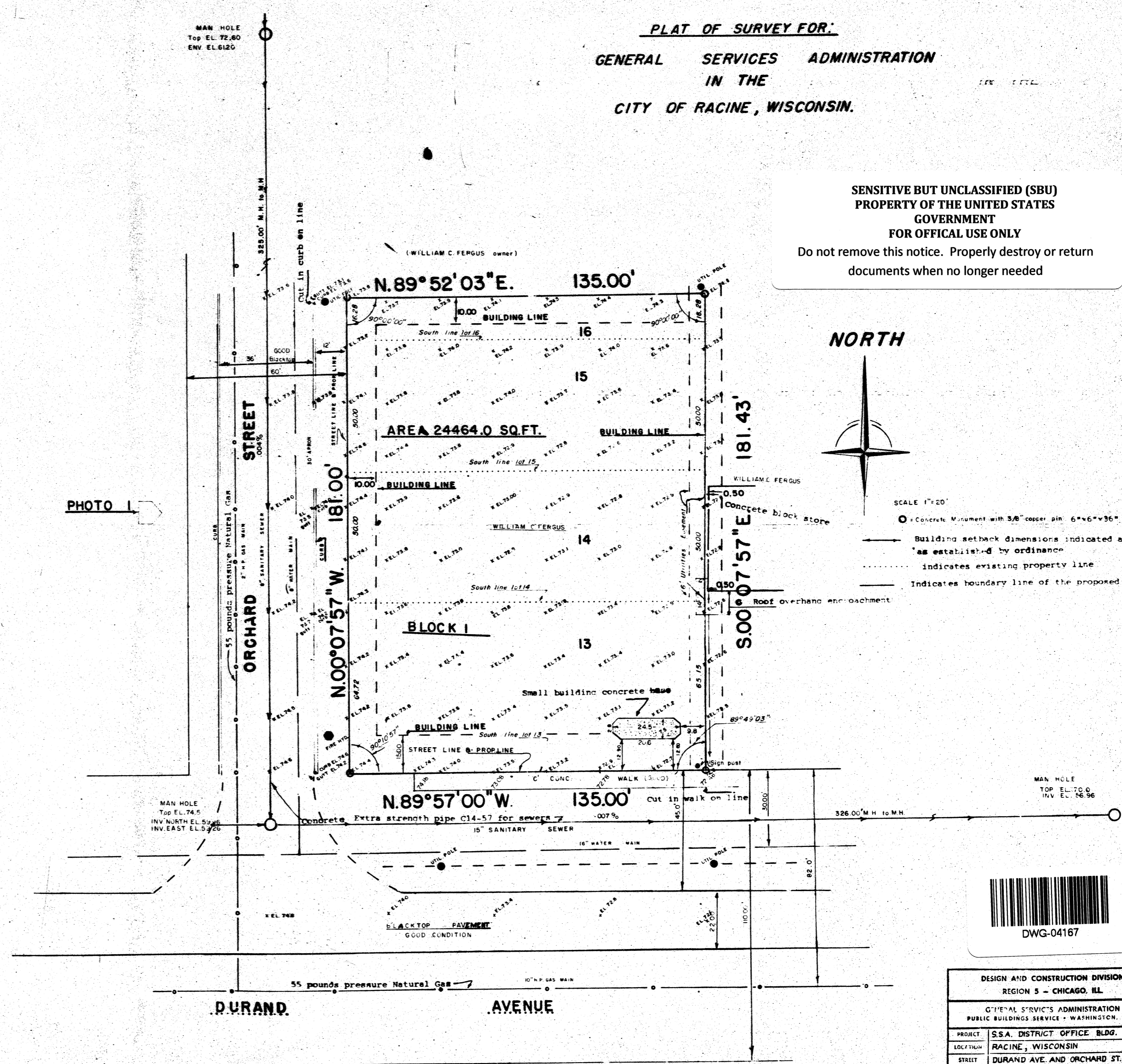
Harold M. Schneider

Surveyed and Plotted by: HAROLD M. SCHNEIDER
3903 Washington Avenue
Racine, Wisconsin 53406

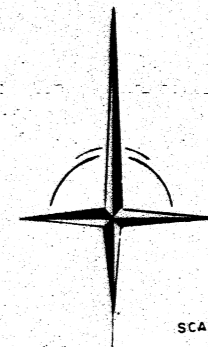
OSLID MASTER

PLAT OF SURVEY FOR:
GENERAL SERVICES ADMINISTRATION
IN THE
CITY OF RACINE, WISCONSIN.

SENSITIVE BUT UNCLASSIFIED (SBU)
PROPERTY OF THE UNITED STATES
GOVERNMENT
FOR OFFICIAL USE ONLY
Do not remove this notice. Properly destroy or return documents when no longer needed



NORTH



SCALE 1"=20'

- Concrete Monument with 3/8" copper pin 6"x6"x36"
- Building setback dimensions indicated are as established by ordinance
- Indicates existing property line
- Indicates boundary line of the proposed site.



DESIGN AND CONSTRUCTION DIVISION REGION 5 - CHICAGO, ILL.	
GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE - WASHINGTON, D. C.	
PROJECT	S.S.A. DISTRICT OFFICE BLDG.
LOCATION	RACINE, WISCONSIN
STREET	DURAND AVE. AND ORCHARD ST.
PROJ. NO.	W.D. 60220
DRAWN BY	11/1969
CHECKED BY	
DRAWING TITLE	BOUNDARY, TOPOGRAPHICAL AND UTILITIES SURVEY
DRAWING NO.	1-1

24X -- DO NOT SCALE

Project Summary:

Aura Senior Living is seeking to convert the vacant, former social security building, to an Assisted Living Facility. This will house and provide 24 hour care for up to 22 Residents, once renovation is complete.

Hours of Operation:

24 Hours a day, 7 days a week.

Anticipated Delivery Schedule:

No recurring deliveries are expected. Any necessary materials or equipment for the project will be delivered during regular operating hours, scheduled to avoid disruption to public access.

Maintenance Plan:

The area will have an exterior maintenance schedule to make sure the property stays clean and the landscaping is up to date. Along with an interior maintenance plan to keep the building up to date. Both these plans will be in conjunction with guidelines by Wisconsin Legislature: Chapter DHS 88.

General Use of the Building and Lot:

The property will serve as an Assisted Living Facility. A permanent home with 22 beds for up to 22 Residents. We expect many of the residents will be non-ambulatory, the building will be ADA compliant to accommodate their needs. These residents will receive 24hr round the clock care and meals. Provided by the staff of 25 employees.

Site Plan:

See Survey Drawing

Notes:

- * There is no aisle for parking spaces.
- * Trash is located north west corner of the parking lot.

- * The fire hydrant is located on the west side of the building.
- * The location of signage, with setbacks is located on the south side of the building.

Zoning Analysis Table:

See Survey Drawing

Notes:

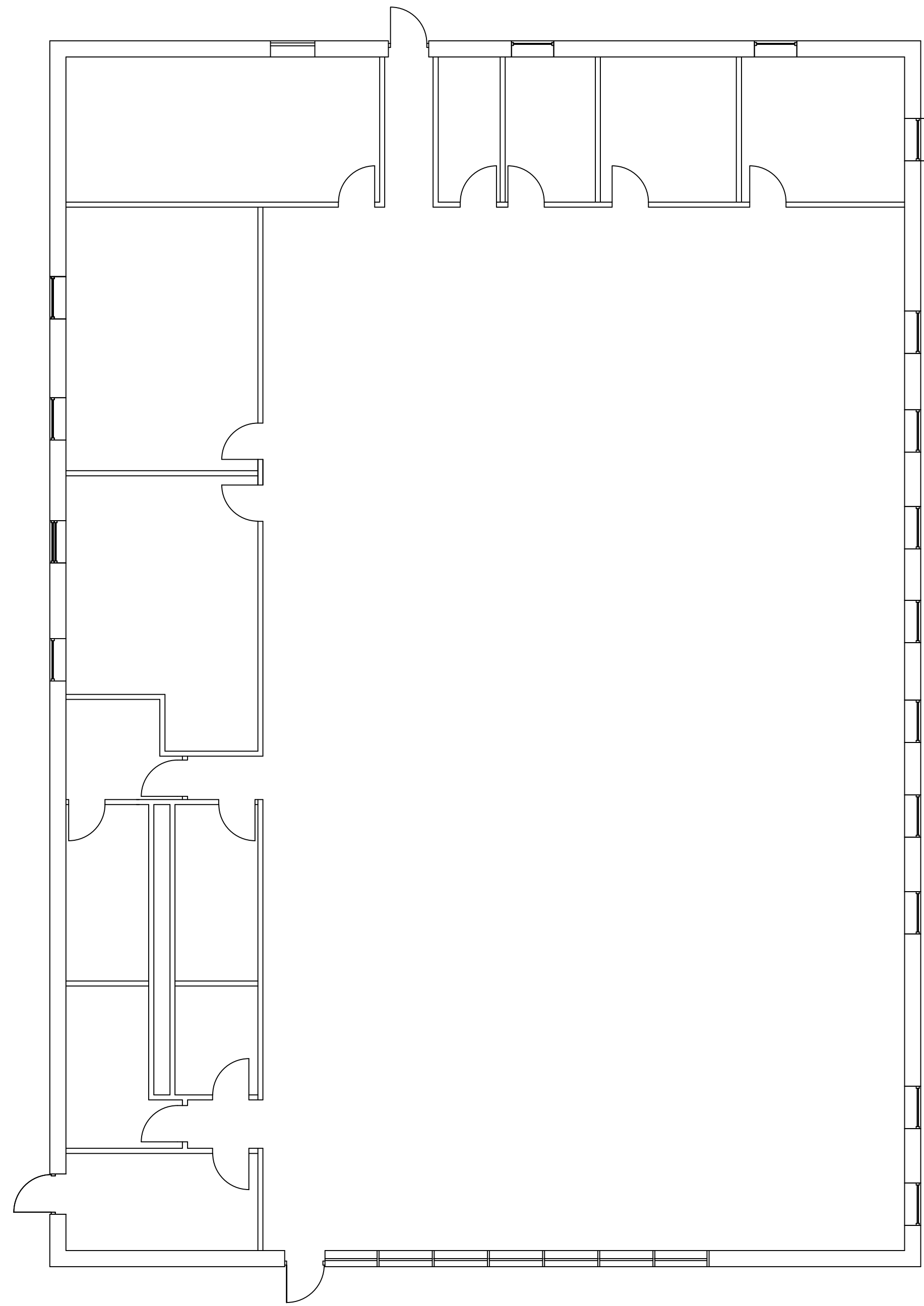
- * Building is 8,000 sq ft.
- * Height of the building and all structures is 12 ft all brick.
- * The percentage of greenspace is 20%.
- * The number of parking spaces is 30.

Landscape Plan:

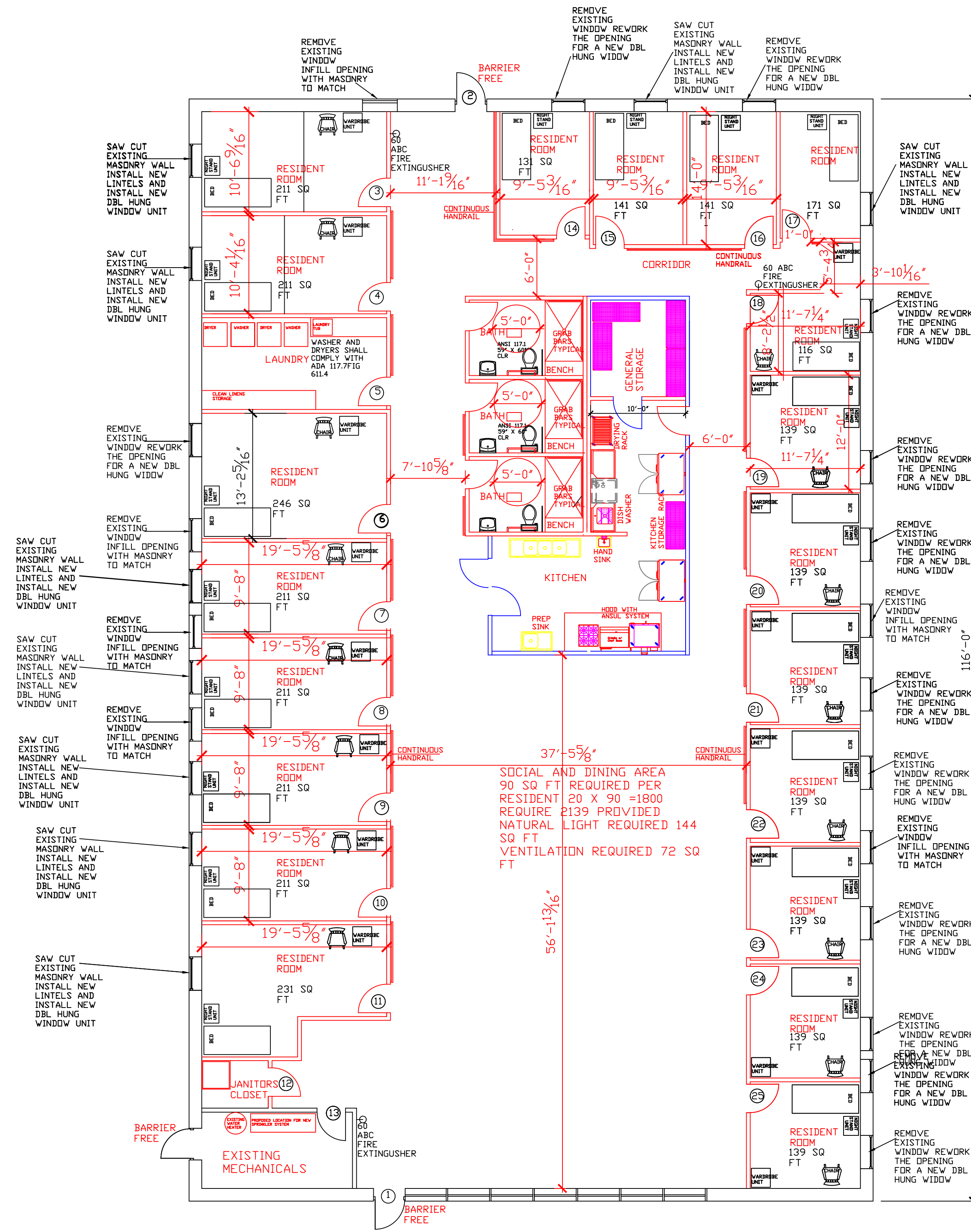
Aura Senior Living will use the existing landscaping that is currently there which includes evergreens, buring bush, and 5 trees. Aura Senior Living will add seasonal flowers. There is a fence located on the northside.

Lighting Plan:

Aura Senior Living will utilize existing light fixtures that are located on the exterior of the building. Modifications will be made to make sure the light does not inhibit any traffic.



FLOOR PLAN - EXISTING
SCALE 1/8" = 1'-0"



FLOOR PLAN - proposed
SCALE 1/8" = 1'-0"

ENTIRE BUILDING SHALL BE SPRINKLERED PROTECTED

EXISTING BUILDING 70'-0' X 116'-0' = 8120 GROSS SQ FT

OCCUPANCY CALCULATIONS
PROPOSED RESIDENCE

DINNING AND RECREATION 90
SQ FT PER RESIDENCE
TYPICAL SINGLE RESIDENT

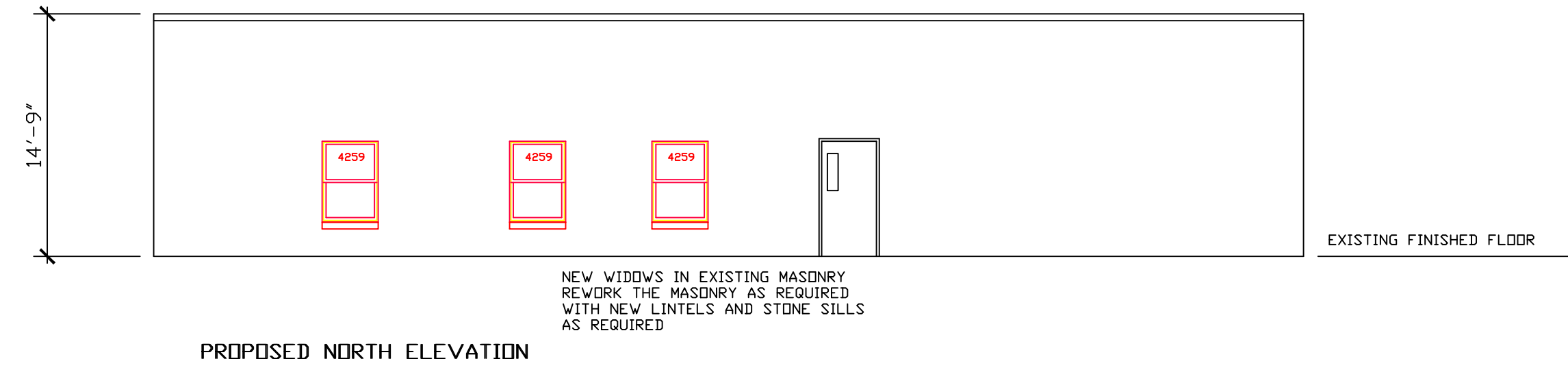
DATE

REVISIONS

WILLIAM A MORRIS ARCHITECT LLC
5313 87TH PLACE
PLEASANT PRAIRIE WI. 53158

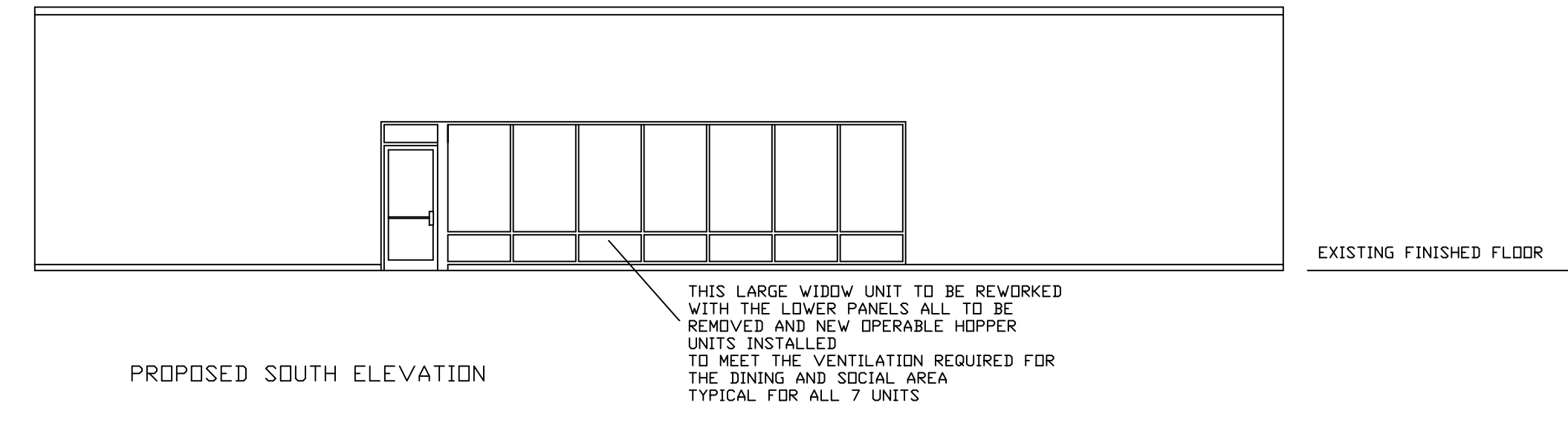
PROPOSED NEW CBRF FACILITY
4020 DURRAND AVENUE
RACINE WI. 53403

A3



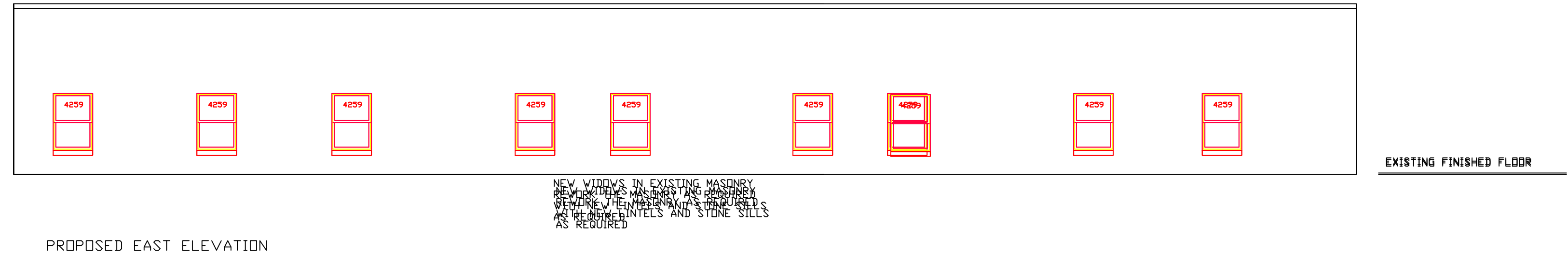
PROPOSED NORTH ELEVATION

NEW WINDOWS IN EXISTING MASONRY
REWORK THE MASONRY AS REQUIRED
WITH NEW LINTELS AND STONE SILLS
AS REQUIRED



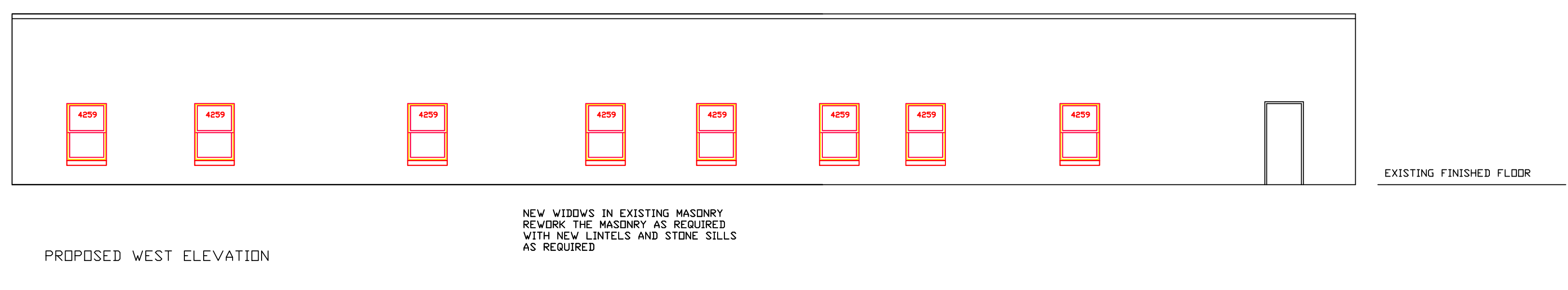
PROPOSED SOUTH ELEVATION

THIS LARGE WINDOW UNIT TO BE REWORKED
WITH THE LOWER PANELS ALL TO BE
REMOVED AND NEW OPERABLE HOPPER
UNITS INSTALLED
TO MEET THE VENTILATION REQUIRED FOR
THE DINING AND SOCIAL AREA
TYPICAL FOR ALL 7 UNITS



PROPOSED EAST ELEVATION

NEW WINDOWS IN EXISTING MASONRY
REWORK THE MASONRY AS REQUIRED
WITH NEW LINTELS AND STONE SILLS
AS REQUIRED



PROPOSED WEST ELEVATION

NEW WINDOWS IN EXISTING MASONRY
REWORK THE MASONRY AS REQUIRED
WITH NEW LINTELS AND STONE SILLS
AS REQUIRED

DATE

REVISIONS

WILLIAM A MORRIS ARCHITECT LLC
5313 87TH PLACE
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PROPOSED NEW CBRF FACILITY
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RACINE WI. 53403

A4



EXISTING BLDG EAST



EXISTING BLDG WEST



EXISTING BLDG SOUTH



EXISTING BLDG NORTH

DATE

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