City of Lake Geneva, 626 Geneva St, Lake Geneva, WI 53147- 262.248.3673- www.cityoflakegeneva.gov

PLAN COMMISSION AGENDA
MONDAY, AUGUST 18, 2025 - 6:00 PM
COUNCIL CHAMBERS, CITY HALL

Members:
Chair - Mayor Todd Krause; Alderperson Joel Hoiland, Commissioners: John Gibbs, Doug Skates, Jeremy Nafziger, Kyle Cary, and Ann Esarco

City of Lake Geneva's live stream: https://cityoflakegeneva.gov/319/City-Meetings-Video-Stream

1. Call to Order
2. Roll Call
3. Approve Minutes of the July 21, 2025 Plan Commission meeting as distributed
4. Comments from the public as allowed by Wis. Stats. §19.84(2), limited to items on this agenda, except for public hearing items. Comments will be limited to five (5) minutes
5. Acknowledgment of Correspondence
6. Downtown Design Review—Shadi Quattaw
    a. Discussion/Action on Resolution PC-032 for a Downtown Project Review Application filed by Shadi Qattawi, 25420 W Cedar Crest Lane, Lake Villa, IL, for property located at 140 Broad Street, Tax Key No. ZOP 00331.
7. Public Hearing, Review, and Recommendation – Shadi Qattaw
    a. Public Hearing for a Conditional Use Permit application to allow the operation of an indoor entertainment facility on the first floor and expansion of the commercial apartment on the second floor of the building located at 140 Broad Street, Tax Key No. ZOP 00331 filed by Shadi Qattawi, 25420 W Cedar Crest Lane, Lake Villa, IL.
    b. Discussion/Action on Resolution PC-035 for a Conditional Use Permit application to allow the operation of an indoor entertainment facility on the first floor and expansion of the commercial apartment on the second floor of the building located at 140 Broad Street, Tax Key No. ZOP 00331 filed by Shadi Qattawi, 25420 W Cedar Crest Lane, Lake Villa, IL.
8. Public Hearing, Review, and Recommendation – Bailey Freeman
    a. Public Hearing for an Amended Planned Development- Amended General Development Plan and Precise Implementation Plan to allow the expansion of the building located at 148 W Main Street, Tax Key No. ZOP 00385 filed by Bailey Freeman, 601 Black Hawk Drive, Burlington, WI.

b. Discussion/Action on Resolution PC-029 for an Amended Planned Development-Amended General Development Plan and Precise Implementation Plan to allow the expansion of the building located at 148 W Main Street, Tax Key No. ZOP 00385 filed by Bailey Freeman, 601 Black Hawk Drive, Burlington, WI.

9. Planned Development Concept Plan Review – Jeff Leeson

a. Discussion on Planned Development Concept Plan application filed by Jeff Leeson on behalf of Robert Jeffreys 18 LLC, 1554 W Main Street, Lake Geneva, WI, to develop the property located at the southwest corner of North Street & Center Street with two and three-family residential dwellings.

10. Comprehensive Plan Amendment – Jackie Mich

a. Request to change the future land use recommendation for parcels at the northwest corner of Interchange North (STH 120) and US 12) from "Planned Neighborhood" or "Planned Mixed Use".

b. Request to change the future land use recommendation for parcels located at 1336, 1340,1342, and 1350 Elkhorn Rd from "Institutional" to "Mixed Residential" or "Planned Mixed Use".

11. Adjournment

A quorum of the Council may be present; however, no official Council action will be taken.
Requests from persons with disabilities who need assistance to participate in this meeting should be made to the City Clerk's office in advance so that the appropriate accommodations can be made.

CITY OF LAKE GENEVA AMENDED PLAN COMMISSION MINUTES
MONDAY, JULY 21, 2025 - 6:00 PM
COUNCIL CHAMBERS, CITY HALL

Members: Chair - Mayor Todd Krause; Alderperson Joel Hoiland, Commissioners: John Gibbs, Doug Skates, Jeremy Nafziger, Kyle Cary, and Ann Esarco

Call to Order
Mayor Krause called the meeting to order at 6:00 p.m.

Roll Call
Present: Krause, Hoiland, Nafziger, Skates, Cary & Esarco
Absent: Gibbs

Approve Minutes of the June 16, 2025 Plan Commission meeting as distributed
Motion by Cary to approve, second by Hoiland. Motion carried: 6-0

Comments from the public as allowed by Wis. Stats. §19.84(2), limited to items on this agenda, except for public hearing items. Comments will be limited to five (5) minutes
No comments were received from the public.

Acknowledgment of Correspondence
No correspondence was received.

Discussion/Recommendation of Resolution PC-0036 accepting privately owned parcel for dedication as right-of-way, required for 2025 Lake Geneva Street Program
The Commission heard a presentation from Engineer Rauch about accepting a privately owned parcel for dedication as right-of-way, required for 2025 Lake Geneva Street Program.
Motion by Hoiland to approve; second by Skates.
Motion carried: 6-0

~~**Discussion/Recommendation of Resolution PC-0037 transferring city owned property to adjacent property owners per requirement of CUP 06-R28**~~

Public Hearing, Review, and Recommendation – 80 E Geneva Square

Public Hearing for an Amendment to a Precise Implementation Plan – application filed by Greg Hughes, 2737 Central Street, Evanston, IL, to allow for additional signage allowances on a multi-tenant building, located at 80 E Geneva Square, Tax Key Number ZYUP 00137C1.
Building & Zoning Director Hanlon and the applicant presented an Amendment to a Precise Implementation Plan, to allow for additional signage allowances on a multi-tenant building, located at 80 E Geneva Square.
No comments were received from the public.
Motion by Hoiland to close Public Hearing; second by Cary.
Motion carried: 6-0

Discussion/Action on Resolution PC-028 for an Amendment to a Precise Implementation Plan – application filed by Greg Hughes, 2737 Central Street, Evanston, IL, to allow for additional signage allowances on a multi-tenant building, located at 80 E Geneva Square, Tax Key Number ZYUP 00137C1.
Motion by Skates to approve; second by Esarco. To include all staff recommendations and fact findings in the affirmative.
Motion carried: 6-0

Downtown Design Review

Discussion/Action on Resolution PC-033 for a Downtown Design Review Application filed by Justin Bender, W3187 Wildwood Lane, Lake Geneva, WI, for a proposed mural on building façade located at 601 W Main

Street, Tax Key No. ZOP 00291.
Building & Zoning Director Hanlon & representatives from the B.I.D presented a Downtown Design Review Application filed by Justin Bender, W3187 Wildwood Lane, Lake Geneva, WI, for a proposed mural on a building façade located at 601 W Main Street.
Motion by Hoiland to approve; second by Cary.
Motion carried: 6-0

Discussion/Action on Resolution PC-038 for a Downtown Design Review Application filed by Leanne Anthon, 704 W Main Street, Lake Geneva, WI, for proposed signage on building façade located at 704 W Main Street, Tax Key No. ZOP 00307.
Building & Zoning Director Hanlon & representative of the applicant presented a Downtown Design Review Application filed by Leanne Anthon, 704 W Main Street, Lake Geneva, WI, for proposed signage on July 21, 2025 Plan Commission Agenda 2 building façade located at 704 W Main Street.
Motion by Hoiland to approve; second by Cary.
Motion carried: 6-0

Discussion/Action on Resolution PC-040 for a Downtown Design Review Application filed by Kelsey Bradford, 729 Walker Street, Lake Geneva, WI for proposed signage on building façade located at 726 Geneva Street, Tax Key No. ZOP 00262.
Building & Zoning Director Hanlon & applicant presented a Downtown Design Review Application filed by Kelsey Bradford, 729 Walker Street, Lake Geneva, WI for proposed signage on the building façade located at 726 Geneva Street.
Motion by Cary to approve; second by Skates.
Motion carried: 6-0

Comprehensive Plan Amendment

Request to change the future land use recommendation for parcels at the northwest corner of Interchange North (STH 120) and US 12) from "Planned Neighborhood" or "Planned Mixed Use".
The Commission heard a presentation from City Planner Mich regarding a request to change the future land use recommendation for parcels at the northwest corner of Interchange North (STH 120) and US 12) from "Planned Neighborhood" or "Planned Mixed Use."

Request to change the future land use recommendation for parcels located at 1336, 1340,1342, and 1350 Elkhorn Rd from "Institutional" to "Mixed Residential" or "Planned Mixed Use".
The Commission heard a presentation from City Planner Mich regarding a request to change the future land use recommendation for parcels located at 1336, 1340,1342, and 1350 Elkhorn Rd from "Institutional" to "Mixed Residential" or "Planned Mixed Use".

Old Business
There was no old business to discuss.

Adjournment
Motion by Skates to adjourn, second by Cary.
Motion Carried; 6-0.
The meeting adjourned at 6:50pm.

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: August 18, 2025

Agenda Item #6a

Applicant:
Shadi Qattaw
25420 W Cedar Crest Lane
Lake Villa, IL

Request:
140 Broad Street
Downtown Design Review of Façade Remodel and Expansion of Second Floor

Description:
The applicant proposes making the following changes to the building at 140 Broad Street:

- The existing storefront will be demolished and remodeled with new doors, windows, siding, and foundation treatment. The existing entry is recessed from the sidewalk; the proposal is to bring the entry flush with the rest of the façade.
- The second floor will be expanded toward the rear of the building. This expansion will add an additional window to the alley side of the building.

Finish Materials:
The applicant proposes the following building finishes:

- The building will be finished with new LP white siding.
- All trim will be painted red. The applicant has not provided a color swatch for this trim paint. The applicant provided Pantone values. Inputting those values staff has identified the color as a reddish brown or burgundy color.
- All windows will be replaced with black aluminum clad windows.
- According to the Building Plans the foundation will be covered with a thin stone veneer; however, the Façade Rendering shows the thin stone veneer with a paint color. The applicant must address this discrepancy during the meeting.
- According to the Building Plans the existing roof shingles will remain, and the addition roof will be shingled to match the existing.

Staff Recommendations:
Staff was not presented specific material samples or paint colors. For that reason, Staff cannot determine whether the proposed improvements meet the requirements of the Downtown Design Overlay Zoning district (98- 913). Staff have questions about the proposal; however, they have no major concerns.

If the Plan Commission finds that the requirements of Section 98-913 have been met, Staff recommends *approval* with the following conditions:

1. Substantial conformance to the submitted Front Elevation W/Renovation Plan and Renovation Plan drawn by Midwest Design Group dated 11-22-25 revised 4-22-25.
2. The applicant shall secure a sign permit prior to installation of any signage.

3. The applicant shall secure a zoning permit prior to installation of any exterior lighting.
4. Exterior paint must be flat or satin finishes.

RECEIVED
JUN 0 9 2025
By: .....

City of Lake Geneva
Building and Zoning
626 Geneva Street
Lake Geneva, WI 53147

APPLICATION FOR DOWNTOWN DESIGN REVIEW

Site Address & Parcel No.:
140 Broad St., Lake Geneva WI 53147
ZOP 00331

Name & Address of Current Building Owner:
Constance M. Brunk
7220 Aldrich Ave. Richfield, MN 55423

Telephone Number of Current Building Owner: 262-745-9611
Email Address: major@majorreo.com
Owner Signature: Constance M Brunk

Name & Address of Applicant:
Shadi Qattawi
25420 W. Cedar Crest Ln., Lake Villa, IL 60046

Telephone Number of Applicant: 773-759-9009
Email Address: shattawi@yahoo.com

Proposed Design Change:
The proposed design changes are detailed in the attached pdf blueprints. The lower level will be transformed into a restaurant, while the upper level will be remodeled into an apartment unit. Replacing siding, roof, windows.

Zoning District: Lake Geneva

Names & Address of Architect, Engineer, and/or Contractor of Project:
Midwest Design Group/ Michael J. McGee A-7250
Huntley, FL 60142 Elgin, IL (Architect)
Office# 224-800-3030 adam.mdg@gmail.com
License# 184-004261

Description of Project:
Same as above/please review prints pdf or let me know if you need me to print it out.
* Demo and disposal can be done at off hours based on busy season.

Date: 05/May 2025 Signature of Applicant:

Alex Manettas | 140 broad Street Lake Geneva, Wisconsin | Cost Recovery # 25-450

Petitioner Name | Project Address | AR 3785

OFFICE USE ONLY | Description of Request DDR

Agreement for Services

REIMBURSABLE BY THE PETITIONER / APPLICANT. The city may retain the services of the professional consultants (including planners, engineers, architects, attorneys, environmental specialists, recreation specialists, and other experts) to assist in the City's review of a proposals coming before the Plan commission and/or Common Council. The submittal of a development proposal application or petition by a Petitioner shall be construed as an agreement to pay for such professional review services applicable to the proposal including any financing charges that may accrue. The City applies the charges for these services to the Petitioner. The City Administrator at any time may require an applicant to submit an advance deposit **of $500 to $5,000 depending on the complexity and anticipated involvement of the City's consultants** or continuing advance deposits against future billings by the City for recovery of costs provide by this ordinance 98-935(4). **An advanced deposit shall be required for the application related to Extraterritorial matters.** Surplus deposits shall be returned to the Applicant at the conclusion of the project.

_____, as applicant/petitioner for

Project: Rehab of lower and upper level, lower level will be commercial kitchen with restaurant upper level residence

Project Address: 140 Broad St Lake Geneva WI 53147

Parcel No. ZOP 00331

Name: Shadi Qattawi

Address: 25420 W Cedar Crest Ln Lake Villa IL 60046

Cell Phone: (847) - 830 - 4445 Phone: (773) - 759 - 9009

Email: Shqattawi@yahoo.com / alex@architektonllc.com

Dated this June Day of 09, 2025

Alex Manettas

Printed Name of Applicant / Petitioner

Signature of Applicant/Petitioner

Applicant/Petitioner agrees that in addition to those normal costs payable by an applicant/petitioner (e.g., filing or permit fees, publication expenses, recording fees, etc.), that in the event the action applied or petitioned for requires the City of Lake Geneva, in the judgment of its staff, to obtain additional professional service(s), (e.g., engineering, surveying, planning, legal) than would be routinely available "in house" to enable the City to properly address, take appropriate action on, or determine the same, applicant/petitioner shall reimburse the City for the costs thereof

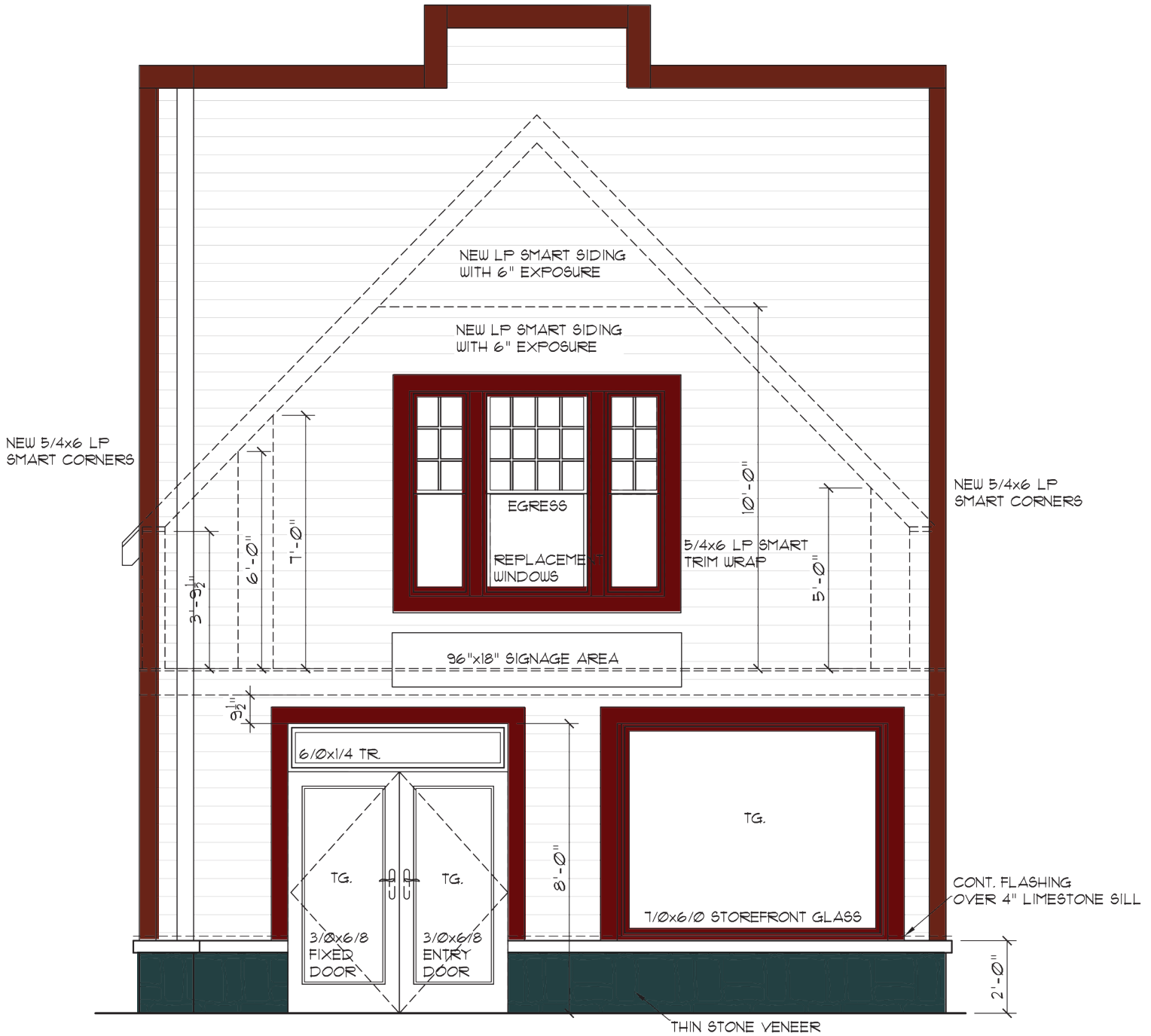
Section 98-935 Fees:

(1) Fees for Procedures or Permits Requested by a Private Party: The fees for the procedures and permits established by this Chapter shall be established by resolution of the Common Council of the City of Lake Geneva

(2) Fees for Procedures Requested by the City of Lake Geneva: There shall be no fee in the case of applications filed in the public interest by the Common Council or the Plan Commission, other agency, or official of the City of Lake Geneva.

(3) Payment of Fees: Fees shall be payable at the time applications are filed with the appropriate officer of the City (per the requirements of this Chapter), and are not refundable.

(4) Professional Consultant Review Services: The City may retain the services of professional consultants (including planners, engineers, architects, attorneys, environmental specialists, recreation specialists, and other experts) to assist in the City's review of a proposal coming before the Plan Commission. The City may apply the charges for these services to the Petitioner. The City will require the Petitioner to sign a professional consultant review services form. The City Administrator at any time may require an applicant to submit an advance deposit **of $500 to $5,000 depending on the complexity and anticipated involvement of the City's consultants** or continuing advance deposits against future billings by the City for recovery of costs provide by this ordinance 98-935(4). **An advanced deposit shall be required for the application related to Extraterritorial matters.** The City may delay acceptance of the application or petition as complete, or may delay final approval of the proposal, until such fees are paid by the Petitioner. The submittal of a development proposal application or petition by a Petitioner shall be construed as an agreement to pay for such professional review services applicable to the proposal. Review fees which are applied to a Petitioner, but which are not paid, may be assigned by the City as a special assessment to the subject property.



C: 33 M: 88 Y: 88 K: 49

C: 82 M: 58 Y: 58 K: 47

C: 0 M: 0 Y: 0 K: 0

FRONT ELEVATION W/ RENOVATION

SCALE: 1/4" = 1'-Ø"

PERMIT CONDITIONS NOTES!

EACH PANE OF SAFETY GLAZING SHALL BE PERMANENTLY LABELED BY THE MANUFACTURE SPECIFYING THE MANUFACTURES NAME, AND THAT IT COMPLIES WITH TEST STANDARDS CPSC 16 CFR 1201.

CARPET SHALL MEET ILLINOIS ACCESSIBILITY CODE REQUIREMENTS, BE SECURELY ATTACHED, TEXTURE TYPE, FIRM CUSHION PAD OR BACKING, OR NO CUSHION PAD OR BACKING, MAX. 1/2" THICK PILE, AND TRIM ALONG EXPOSED EDGES THAT MEETS CHANGE OF LEVEL REQUIREMENTS.

OBTAIN SEPARATE PERMIT FOR ALL FREESTANDING AND WALL SIGNS. ALL SIGNS SHALL COMPLY WITH THE CITY OF ELGIN SIGN ORDINANCE REQUIREMENTS. INCLUDE SIGN PERMIT APPLICATION, SIGN PLAN, ELEVATIONS, AND DETAILS AND ALL DESIGNS, COLOR AND ILLUMINATION DETAILS WITH SUBMITTAL. INDICATE THE EXACT LOCATION OF THE SIGN AND ALL EASEMENTS ON THE SITE PLAN.

INSTALLATION OR ALTERATIONS TO A FIRE ALARM SYSTEM REQUIRES A SEPARATE SUBMITTAL AND PERMIT. WORK SHALL BE COMPLETED BY STATE LICENSED CONTRACTOR. PLAN APPROVAL AND PERMIT IS REQUIRED PRIOR TO START OF WORK AND BEFORE THE ABOVE CEILING INSPECTION.

INSTALLATION OF A SPRINKLER SYSTEM REQUIRES A SEPARATE SUBMITTAL AND PERMIT. WORK SHALL BE COMPLETED STATE LICENSED CONTRACTOR. PLAN APPROVAL AND PERMIT IS REQUIRED PRIOR TO START OF WORK, AND BEFORE THE ABOVE CEILING INSPECTION.

UNIT MUST BE ADDRESSED FRONT AN REAR. ADDRESS MUST BE READABLE FROM THE STREET/ACCESS ROAD.

INSTALL FIRE EXTINGUISHERS PER NFPA 13 AND ACCESSIBILITY REQUIREMENTS DURING DEMOLITION, CONSTRUCTION, AND UPON OCCUPANCY APPROVAL. (48" FRONT REACH, 54" SIDE REACH.)

KEYS FOR THE EXISTING KNOX BOX ARE REQUIRED AT OCCUPANCY.

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND NATIONAL CODES AND ORDINANCES AND ALL AUTHORITIES HAVING JURISDICTION AND IN A PROFESSIONAL MANNER.
ALL INTERIOR PARTITION DIMENSIONS ON PLAN SHEETS ARE NOMINAL DIMENSIONS. THE GENERAL CONTRACTOR IS TO COORDINATE BETWEEN TRADES AFFECTED BY THE WORK AS PART OF THEIR INSTALLATION LAYOUT. ALL EXTERIOR WALLS ARE DIMENSIONED TO INTERIOR FACE OF STUDS AND EXTERIOR FACE OF SHEATHING. FINISHED DIMENSIONS AT CRITICAL AREAS SUCH AS CLOSETS, BATHTUBS, ETC. MUST BE MAINTAINED.

THE SUB-CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE PROCEEDING WITH WORK AND NOTIFY THE SUPERINTENDENT AT ONCE OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK. CONTACT THE ARCHITECT IMMEDIATELY FOR CLARIFICATION.
DO NOT SCALE DRAWINGS FOR DIMENSIONS. NOTIFY THE ARCHITECT IF QUESTIONS OR DISCREPANCIES ARISE.

LOCATIONS AND ROUTING FOR ALL PLUMBING, MECHANICAL, AND ELECTRICAL WORK ARE TO BE COORDINATED BETWEEN TRADES AFFECTED BY THE WORK AS PART OF THEIR INSTALLATION LAYOUT. NO PLUMBING, MECHANICAL, OR ELECTRICAL INFORMATION IS TO BE SCALED FROM THE DRAWINGS. ON-SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF EACH SUB-CONTRACTOR.

EACH CONTRACTOR SHALL INCLUDE LABOR, MATERIALS, TOOLS, EQUIPMENT, ETC. AS REQUIRED TO COMPLETE THEIR WORK.

EACH CONTRACTOR IS TO CLEAN CONSTRUCTION DEBRIS THROUGHOUT THE BUILDING SITE THAT HAS BEEN GENERATED BY THEIR SCOPE OF WORK.

SUB-CONTRACTORS SHALL AMEND AND MAKE GOOD AT THEIR OWN EXPENSE ANY DEFECTS OR FAULTS IN WORKMANSHIP CAUSED BY THEIR WORK FOR A PERIOD OF ONE YEAR FROM DATE OF OCCUPANCY.

THE ARCHITECT IS NOT SUPERVISING THE CONSTRUCTION OF THIS BUILDING. THE USE OF THESE DRAWINGS BY ANY CONTRACTOR, SUB-CONTRACTOR, BUILDER, TRADESMAN, OR WORKMAN SHALL CONSTITUTE A HOLD HARMLESS AGREEMENT BETWEEN THE DRAWING USER AND THE ARCHITECT. THE USER SHALL IN FACT AGREE TO HOLD THE ARCHITECT HARMLESS FOR ANY RESPONSIBILITY IN REGARDS TO THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES AND FOR ANY SAFETY PRECAUTIONS OR PROGRAMS IN CONNECTION WITH THE WORK. THE ARCHITECT SHALL BE HELD HARMLESS FOR ANY RESPONSIBILITY ARISING FROM NEGLIGENCE OF THE CONTRACTOR(S) OR SUBCONTRACTOR.
THE GENERAL CONTRACTOR RETAINS THE RIGHT TO LOCATE AND/OR RE-LOCATE ANY MECHANICAL AND/OR ELECTRICAL SYSTEMS AND INDIVIDUAL COMPONENTS OF SUCH SYSTEMS IN ACCORDANCE WITH ACCEPTABLE STANDARDS OF APPLICABLE BUILDING TRADES AS TO THE SAFETY AND EFFICIENCY OF OPERATION AS DETERMINED BY THE GENERAL CONTRACTOR.
LOCATION OF MECHANICAL EQUIPMENT IS TO BE VERIFIED IN FIELD BASED UPON LAYOUT AND EQUIPMENT REQUIREMENTS. VERIFY EXACT LOCATIONS WITH GENERAL CONTRACTOR PRIOR TO INSTALLATION.

THE FILING OF REGISTERED ARCHITECT'S PLANS WITH THE BUILDING DEPARTMENT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, TENANT OR OWNER. THIS SHALL BE AGREED BEFOREHAND AND INCORPORATED INTO THE LEASE, SUCH PARTY PAYING ALL FEES INCURRED.

THE CONTRACTOR SHALL COMPLY WITH ALL STATE AND VILLAGE LAWS, ORDINANCES, RULES AND REGULATIONS PERTAINING TO THE CONSTRUCTION OF THIS OFFICE. HE SHALL ALSO FILE NECESSARY PLANS AND APPLICATIONS WITH THE CITY DEPARTMENTS AND PAY FOR, AND OBTAIN, ALL CERTIFICATES OF APPROVAL.
DIMENSIONS ARE FROM EXISTING DRYWALLED WALLS TO ROUGH FLOORS, WALLS AND CEILINGS. THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR ACCURACY OF FIELD MEASUREMENTS AND CONDITIONS. WRITTEN SPECIFICATIONS SHALL HAVE PRECEDENCE OVER SCALED DRAWINGS.

ALL PLUMBING AND ELECTRICAL LINES ARE TO BE CONCEALED, UNLESS OTHERWISE SPECIFIED.

THE CONTRACTOR SHALL REMOVE RUBBISH AND DO ALL PATCHING AFTER ROUGHING IN IS COMPLETED.

PER 2018 IBC 803.5 BASE BOARD TRIM AROUND OPENINGS SHALL NOT EXCEED 10% OF THE AGGREGATE WALL & CEILING AREA & SHALL BE OF CLASS I, II, OR III MATERIALS.
PER 2018 IBC 803.3.2 INTERIOR WALL & CEILING FINISH MATERIALS SHALL HAVE A FLAME SPREAD RATING NOT GREATER THAN CLASS II FOR ANY CORRIDOR PROVIDING EXIT ACCESS OR CLASS III FOR ROOMS OR ENCLOSED SPACES WHEN TESTED IN ACCORDANCE WITH ASTM E 84 (SEE 803.6-2).

FINISHED DRYWALL AND ALL SUSPENDED CEILING TILES HEIGHTS TO BE AS NOTED. ALL SUSPENDED CEILING TILES SHALL BE AS NOTED.

THE CONTRACTOR SHALL SUBMIT A LISTED FIRESTOP SYSTEM NUMBER, AND CUT SHEET FOR EACH TYPE OF PENETRATION PRIOR TO INSTALLATION OF THE FIRESTOPPING.

GENERAL NOTES

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND NATIONAL CODES AND ORDINANCES AND ALL AUTHORITIES HAVING JURISDICTION AND IN A PROFESSIONAL MANNER.

ALL INTERIOR PARTITION DIMENSIONS ON PLAN SHEETS ARE NOMINAL DIMENSIONS. THE GENERAL CONTRACTOR IS TO COORDINATE BETWEEN TRADES AFFECTED BY THE WORK AS PART OF THEIR INSTALLATION LAYOUT. ALL EXTERIOR WALLS ARE DIMENSIONED TO INTERIOR FACE OF STUDS AND EXTERIOR FACE OF SHEATHING. FINISHED DIMENSIONS AT CRITICAL AREAS SUCH AS CLOSETS, BATHTUBS, ETC. MUST BE MAINTAINED.

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EACH CONTRACTOR IS TO CLEAN CONSTRUCTION DEBRIS THROUGHOUT THE BUILDING SITE THAT HAS BEEN GENERATED BY THEIR SCOPE OF WORK.

SUB-CONTRACTORS SHALL AMEND AND MAKE GOOD AT THEIR OWN EXPENSE ANY DEFECTS OR FAULTS IN WORKMANSHIP CAUSED BY THEIR WORK FOR A PERIOD OF ONE YEAR FROM DATE OF OCCUPANCY.

THE ARCHITECT IS NOT SUPERVISING THE CONSTRUCTION OF THIS BUILDING. THE USE OF THESE DRAWINGS BY ANY CONTRACTOR, SUB-CONTRACTOR, BUILDER, TRADESMAN, OR WORKMAN SHALL CONSTITUTE A HOLD HARMLESS AGREEMENT BETWEEN THE DRAWING USER AND THE ARCHITECT. THE USER SHALL IN FACT AGREE TO HOLD THE ARCHITECT HARMLESS FOR ANY RESPONSIBILITY IN REGARDS TO THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES AND FOR ANY SAFETY PRECAUTIONS OR PROGRAMS IN CONNECTION WITH THE WORK. THE ARCHITECT SHALL BE HELD HARMLESS FOR ANY RESPONSIBILITY ARISING FROM NEGLIGENCE OF THE CONTRACTOR(S) OR SUBCONTRACTOR.
THE GENERAL CONTRACTOR RETAINS THE RIGHT TO LOCATE AND/OR RE-LOCATE ANY MECHANICAL AND/OR ELECTRICAL SYSTEMS AND INDIVIDUAL COMPONENTS OF SUCH SYSTEMS IN ACCORDANCE WITH ACCEPTABLE STANDARDS OF APPLICABLE BUILDING TRADES AS TO THE SAFETY AND EFFICIENCY OF OPERATION AS DETERMINED BY THE GENERAL CONTRACTOR.
LOCATION OF MECHANICAL EQUIPMENT IS TO BE VERIFIED IN FIELD BASED UPON LAYOUT AND EQUIPMENT REQUIREMENTS. VERIFY EXACT LOCATIONS WITH GENERAL CONTRACTOR PRIOR TO INSTALLATION.

THE FILING OF REGISTERED ARCHITECT'S PLANS WITH THE BUILDING DEPARTMENT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, TENANT OR OWNER. THIS SHALL BE AGREED BEFOREHAND AND INCORPORATED INTO THE LEASE, SUCH PARTY PAYING ALL FEES INCURRED.

THE CONTRACTOR SHALL COMPLY WITH ALL STATE AND VILLAGE LAWS, ORDINANCES, RULES AND REGULATIONS PERTAINING TO THE CONSTRUCTION OF THIS OFFICE. HE SHALL ALSO FILE NECESSARY PLANS AND APPLICATIONS WITH THE CITY DEPARTMENTS AND PAY FOR, AND OBTAIN, ALL CERTIFICATES OF APPROVAL.
DIMENSIONS ARE FROM EXISTING DRYWALLED WALLS TO ROUGH FLOORS, WALLS AND CEILINGS. THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR ACCURACY OF FIELD MEASUREMENTS AND CONDITIONS. WRITTEN SPECIFICATIONS SHALL HAVE PRECEDENCE OVER SCALED DRAWINGS.

ALL PLUMBING AND ELECTRICAL LINES ARE TO BE CONCEALED, UNLESS OTHERWISE SPECIFIED.

THE CONTRACTOR SHALL REMOVE RUBBISH AND DO ALL PATCHING AFTER ROUGHING IN IS COMPLETED.

PER IBC 803.5 TRIM AROUND OPENINGS AND BASE BDS. SHALL NOT EXCEED 10% OF THE AGGREGATE WALL & CEILING AREA & SHALL BE OF CLASS I, II, OR III MATERIALS.
PER IBC 803.3.2 INTERIOR WALL & CEILING FINISH MATERIALS SHALL HAVE A FLAME SPREAD RATING NOT GREATER THAN CLASS II FOR ANY CORRIDOR PROVIDING EXIT ACCESS OR CLASS III FOR ROOMS OR ENCLOSED SPACES WHEN TESTED IN ACCORDANCE WITH ASTM E 84 (SEE 803.6-2).

THE CONTRACTOR SHALL SUBMIT A LISTED FIRESTOP SYSTEM NUMBER, AND CUT SHEET FOR EACH TYPE OF PENETRATION PRIOR TO INSTALLATION OTF THE FIRESTOPPING.

CONTRACTOR RETAINS THE RIGHT TO LOCATE AND OR RELOCATE ANY MECHANICAL SYSTEMS AND INDIVIDUAL COMPONENTS OF SUCH SYSTEMS IN ACCORDANCE WITH ACCEPTABLE STANDARDS OF THE APPLICABLE BUILDING TRADES AS TO THE SAFETY AND EFFICIENCY OF OPERATION AS DETERMINED BY CONTRACTOR

LOCATION OF MECHANICAL EQUIPMENT IS TO BE VERIFIED IN FIELD BASED UPON LAYOUT AND EQUIPMENT REQUIREMENTS. VERIFY EXACT LOCATIONS WITH BUILDER PRIOR TO INSTALLATION.

THE CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND FIELD CONDITIONS PRIOR TO PROCEEDING WITH THEIR WORK. NOTIFY SUPERINTENDENT AND ARCHITECT IF DISCREPANCIES ARE FOUND. DO NOT PROCEED WITH THE WORK UNTIL ALL DISCREPANCIES ARE CORRECTED.

IECC COMPLIANCE STATEMENT

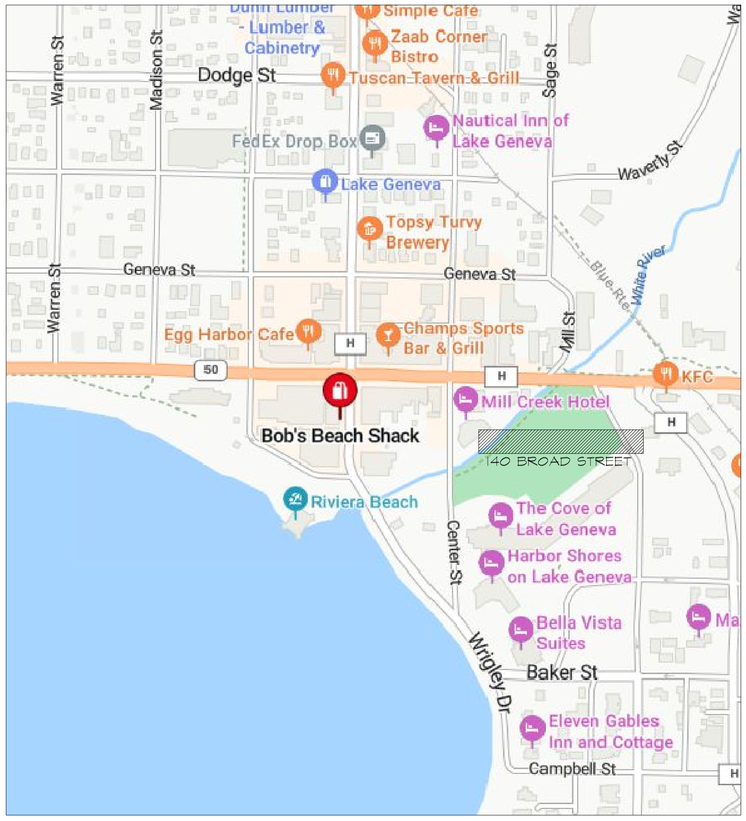
THESE PLANS HAVE BEEN PREPARED UNDER MY DIRECT SUPERVISION, THE IF USED FOR COMPLIANCE WITH SECTION R402.3.5
ENERGY PATHWAY THAT WILL BE FOLLOWED IS " UA TRADE OFF"

ATTACHED PLANS AND SPECIFICATIONS AND STATE THAT, TO
THE BEST OF MY KNOWLEDGE
OF MY CONTRACTUAL OBLIGATION, THEY ARE IN COMPLIANCE
WITH THE INTERNATIONAL ENERGY CODE.

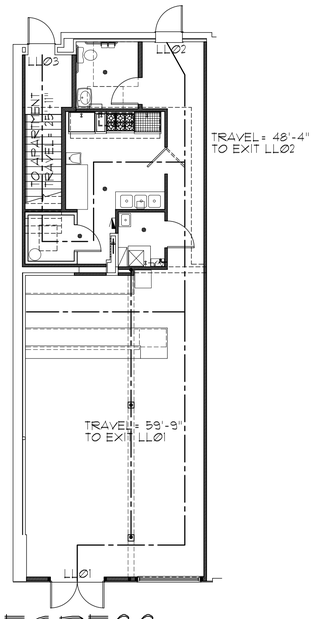
THE ARCHITECT HAS CHOSEN TO CONFORM TO THE PRESCRIPTIVE METHOD AS ALLOWED FOR IN IECC CHAPTER 1

THESE PLANS STATE CERTAIN APPLICABLE ASPECTS OF THE ENERGY CODE AND ARE NOT INTENDED TO RESTATE THE ENTIRE CODE OR ACT AS A REPLACEMENT TO THE CODE. ALL CONTRACTORS ARE TO FAMILIARIZE THEMSELVES WITH THE CODE AND FOLLOW THOSE REQUIREMENTS TO THEIR RELATED PARTICULAR TRADE AND ARE RESPONSIBLE FOR THE SAME.

BUILDING STATISTICS	BUILDING AUTHORITY & CODES	DRAWING INDEX
CLIENT - SITE LOCATION	CITY OF LAKE GENEVA, BUILDING DEPARTMENT 626 GENEVA STREET LAKE GENEVA WI 53147 PH: 262-248-3911	00 BUILDING STATISTICS, GENERAL NOTES, SITE MAP.
140 BROAD STREET LAKE GENEVA WI 53147	BUILDING: 2015 INTERNATIONAL BUILDING CODE ELECTRICAL: 2018 WISCONSIN UNIFORM COMMERCIAL CODE PLUMBING: 2018 WISCONSIN UNIFORM COMMERCAIL CODE MECHANICAL: 2015 INTERNATIONAL MECHANICAL CODE FIRE CODE: 2015 INTERNATIONAL FIRE CODE NFPA: NFPA 2013 ENERGY: 2021 INTERNATIONAL ENERGY CODE ACCESSIBILITY: 2018 WISCONSIN UNIFORM COMMERCIAL CODE	A1 FIRST, SECOND, & FOUNDATION PLANS W/ DEMO. A2. ELEVATIONS W/ DEMO, EXIST. BUILDING CROSS SECTION W/ DEMO. B1 PROPOSED RETAIL SPACE FLOOR PLAN, PROPOSED SECOND FLOOR APARTMENT PLAN, APARTMENT LIGHT & VENT SCHEDULE. B2 EXIST. FOUNDATION PLAN W/ RENOVATION, PROPOSED ROOF PLAN W/ RENOVATION, EGRESS DISTANCE PLAN, STAIR DETAIL, EXIT CAPACITY SCHEDULE, EQUIPMENT AND ROOM FINISH SCHEDULES. B3. UNI-SEX TOILET ROOM DETAILS, RETAIL SPACE DOOR TYPES & NOTES, RETAIL SPACE INT. WALL TYPES, KITCHEN HOOD DETAILS. E1. ELECTRICAL PLANS, GENERAL NOTES & SPECIFICATIONS. M1 COMMERCIAL SPACE HVAC PLANS. P1 COMMERCIAL SPACE PLUMBING PLANS, GENERAL NOTES. P2 PLUMBING DIAGRAMS, GREASE INTERCEPTOR DETS. Y1 BUILDING CROSS SECTIONS "A", RAFTER TIE DETAIL, WALL FRAMING DETAILS, WINDOW INSTALL DETS. Y2. CROSS SECTION "B" Z1. SPECIFICATIONS AND NOTES.
ARCHITECT OF RECORD	**COMPLIANCE STATEMENT**	
MIDWEST DESIGN GROUP INC. 11445 HILLSBORO DRIVE HUNTLEY IL 60142 224-800-3030 EMAIL: adammdg@gmail.com	I HAVE PREPARED, OR CAUSED TO BE PREPARED UNDER MY DIRECT SUPERVISION, THE ATTACHED PLANS AND SPECIFICATIONS AND STATE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF AND TO THE EXTENT OF MY CONTRACTUAL OBLIGATION, THEY ARE IN COMPLIANCE WITH THE 2018 WISCONSIN UNIFORM COMMERCIAL BUILDING CODE, AND 2015 IBC	



SITE MAP



EGRESS DISTANCE PLAN

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

MIDWEST DESIGN GROUP

DESIGNERS
HUNTLEY, IL 60142
OFFICE: 224-800-3030
EMAIL: ADAM.MDG@GMAIL.COM
PROFESSIONAL DESIGN FIRM
LICENSE# 184-004261

RENOVATION TO:
140 BROAD STREET
LAKE GENEVA WI 53147

DATE	REV#	DESCRIPTION OF REVISION
11-22-24	1	PRELIMINARY PLAN FOR REVIEW
12-23-24	2	PHASE 1 PLANS FOR BIDDING ONLY
4-22-25	3	PHASE 2 FINAL PLANS FOR PERMIT

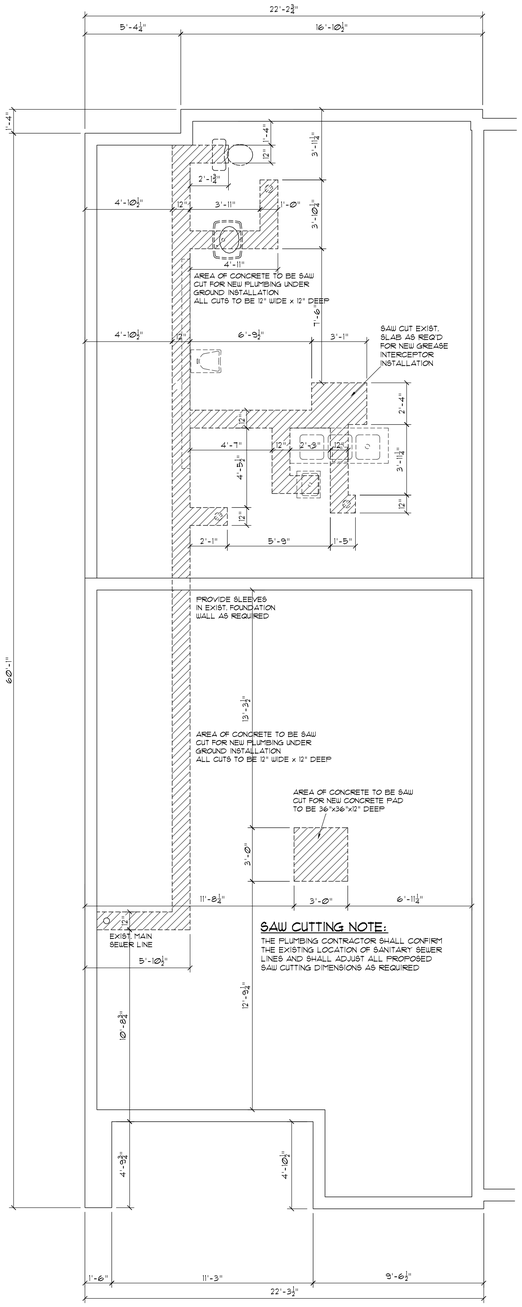
WISCONSIN STAMP MICHAEL J. McGEE ARCHITECT
4-28-25
EXP:7-30-26

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X-140 BROAD STREET.dwg

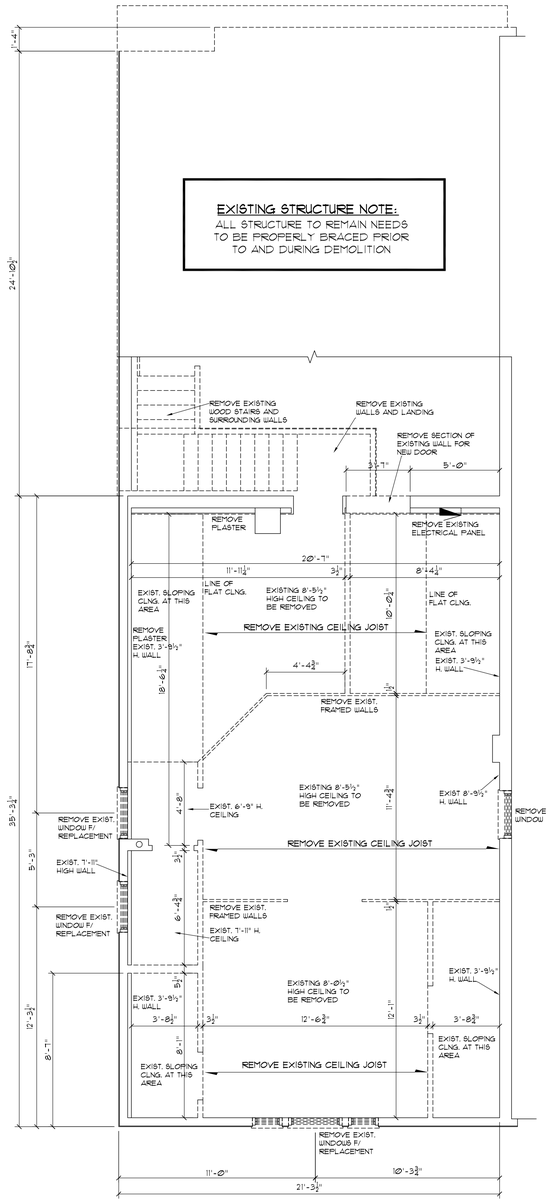
DEMOLITION NOTES

A. G.C. TO FAMILIARIZE THEMSELVES W/ ALL EXISTING CONDITIONS PRIOR TO PROCEEDING W/ ANY WORK.
B. G.C. SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AND SHALL REPORT ALL DISCREPANCIES TO THE ARCHITECT PRIOR TO COMMENCING WORK.
C. PRIOR TO AND DURING DEMOLITION CONTRACTOR SHALL MAINTAIN ALL LIFE SAFETY AND EXIT DEVICES AS REQUIRED BY CITY ORDINANCES. NOTIFY BUILDING OWNER PRIOR TO MOVING OR TAMPERING WITH DEVICES. PROTECT ALL SMOKE DETECTORS FROM CONSTRUCTION DUST AND DEBRIS.
D. ALL DEBRIS, EXCESS MATERIAL ECT. TO BE REMOVED BY THE CONTRACTOR BY THE END OF THE DAY. THE JOB IS TO BE LEFT SUFFICIENTLY CLEAN AS TO WARRANTY OWNER'S APPROVAL.
E. DEMOLISH EXISTING CONSTRUCTION ONLY TO THE EXTENT NECESSARY TO COMPLETE THE INSTALLATION OF NEW WORK. ALL REMAINING EXISTING SURFACES TO BE SQUARE, LEVEL AND PLUMB.
F. CAREFULLY REVIEW PLANS AND DETERMINE UTILITIES THAT ARE REQUIRED TO BE DISCONNECTED AND THOSE THAT WILL REMAIN FUNCTIONAL. COORDINATE WORK WITH THE APPROPRIATE UTILITY PROVIDER. SCHEDULE WORK FOR A MINIMUM OF INTERRUPTION.
G. REMOVE AND SECURE ALL GAS, PLUMBING, ELECTRICAL, AND OTHER UTILITIES ASSOCIATED WITH EQUIPMENT REMOVED FROM SITE. INSTALL REQUIRED MATERIALS TO SECURE AND MAKE SAFE ALL UTILITIES TO REMAIN.
H. G.C. TO CAP OFF ALL ABANDONED PLUMBING, ELECTRICAL, HVAC, AND GAS TO SOURCE IF POSSIBLE AND AS REQUIRED.
I. PROTECT ALL PUBLIC AREAS FROM CONSTRUCTION DEBRIS, DUST, ECT.
J. PREVENT PUBLIC ACCESS TO THE WORK AREA. INSTALL BARRIERS AND SIGNAGE TO ALERT THE GENERAL PUBLIC, EMPLOYEES, AND CONTRACTORS OF DANGERS.
K. ALL ITEMS THAT ARE MARKED OR SHOWN AS EXISTING TO REMAIN ARE TO BE PROTECTED FROM DAMAGE FOR THE DURATION OF CONSTRUCTION.
L. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING SHEETS FOR ADDITIONAL DEMOLITION WORK NOTES AND INFORMATION.
M. ALL UNUSED DRAINS, VENTS AND WATER WILL BE CAPPED WITHIN 24" OF ORIGIN. (NO DEAD ENDS).



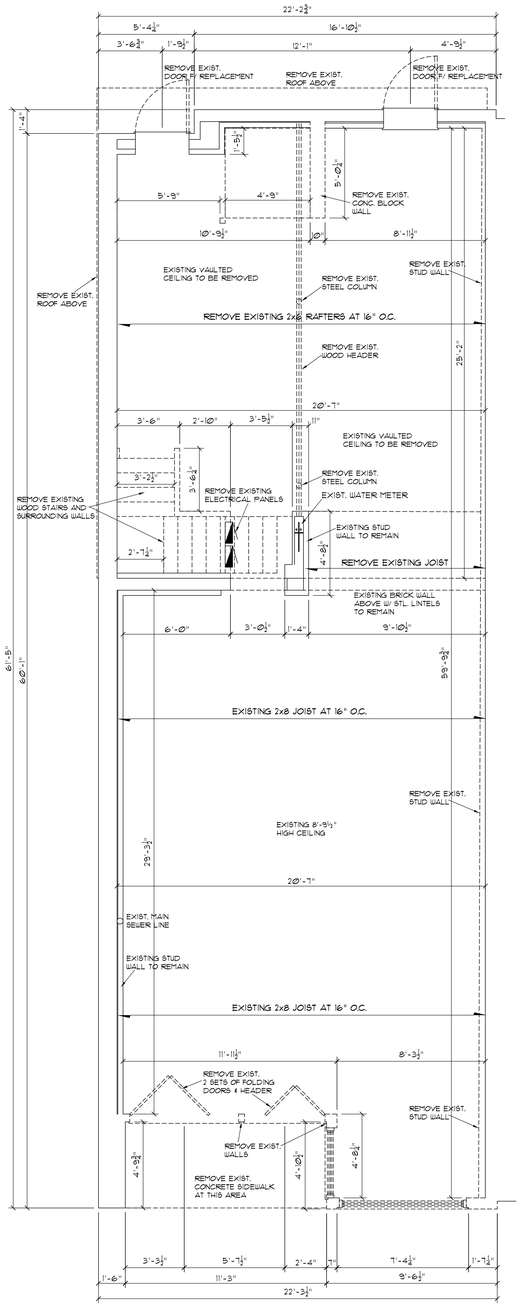
EXISTING FOUNDATION PLAN W/ DEMO.

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



EXISTING SECOND FLOOR PLAN W/ DEMO.

SCALE: 1/4" = 1'-0" RESIDENTIAL APARTMENT



EXISTING FIRST FLOOR PLAN W/ DEMO.

SCALE: 1/4" = 1'-0" COMMERCIAL SPACE

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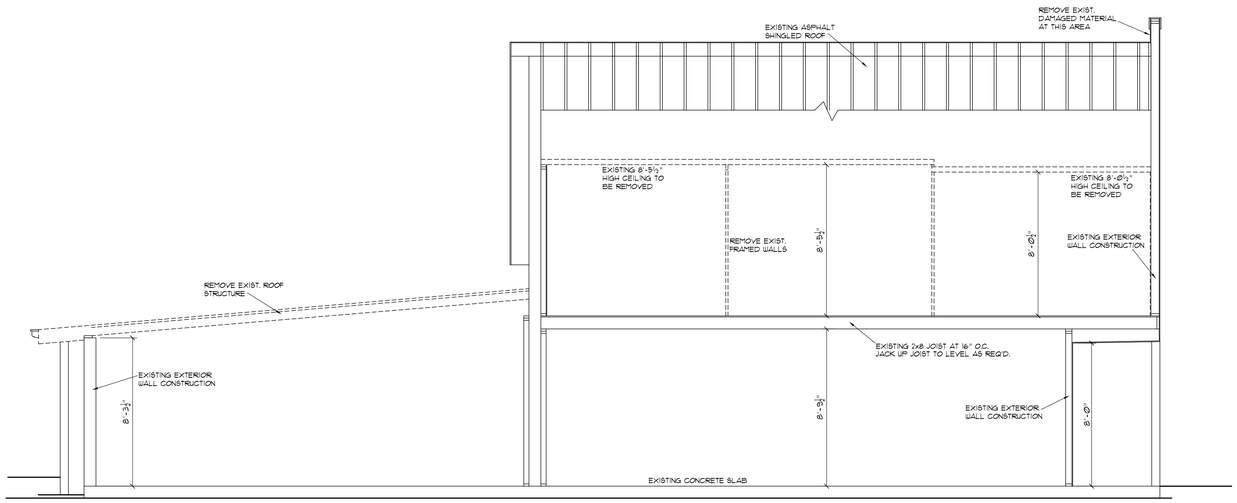
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STAMP
WISCONSIN MICHAEL J. McGEE A-7250 Elgin, IL ARCHITECT

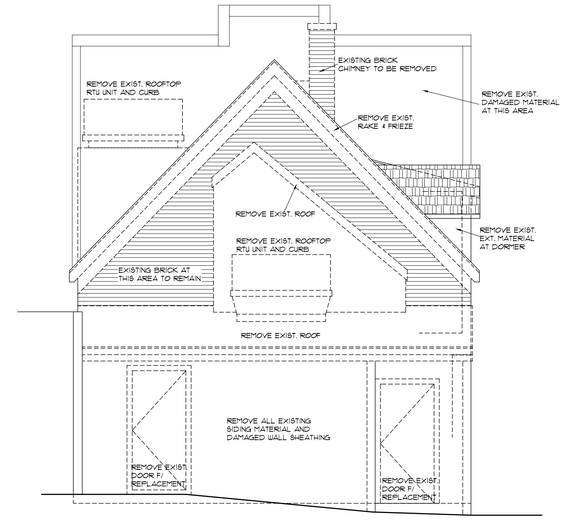
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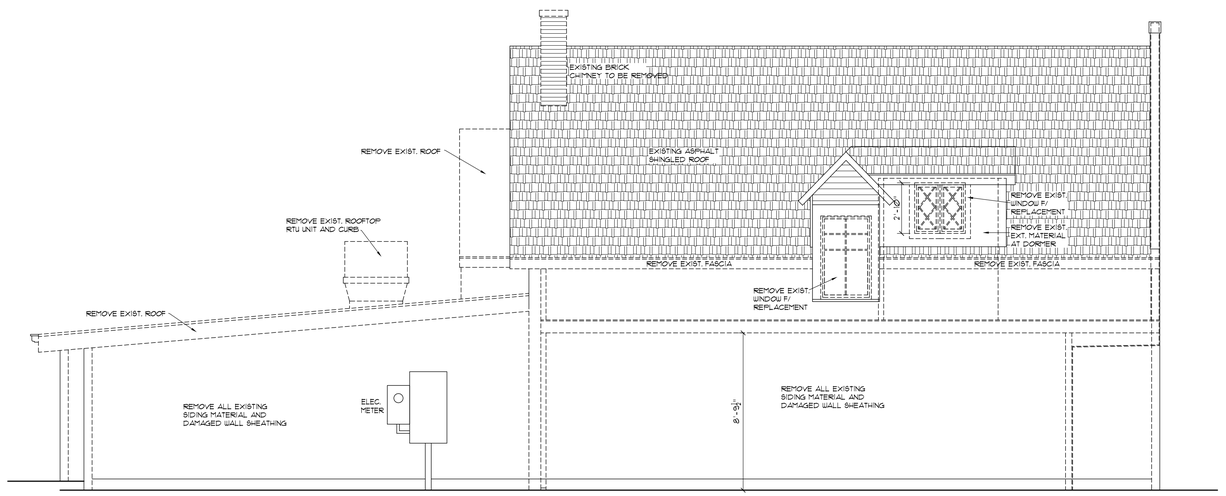
EXISTING BUILDING SECTION W/ DEMO.

SCALE: 1/4" = 1'-Ø"



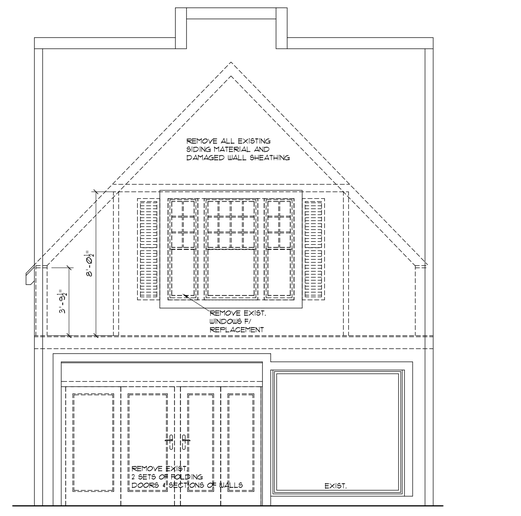
REAR ELEVATION W/ DEMO.

SCALE: 1/4" = 1'-Ø"



LEFT SIDE ELEVATION W/ DEMO.

SCALE: 1/4" = 1'-Ø"



FRONT ELEVATION W/ DEMO.

SCALE: 1/4" = 1'-Ø"

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STAMP

WISCONSIN
MICHAEL J. McGEE
A-7250
Elgin, IL
ARCHITECT

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A2

X-140 BROAD STREET.dwg

FINISH NOTES

INSTALL TAPERED WALLBOARD WITH METAL CORNER BEADS. MACHINE TAPE ALL JOINTS. WALLBOARD SHALL BE ATTACHED ACCORDING TO MANUFACTURERS INSTRUCTIONS. PATCH ALL SCREW HEADS AND LEAVE SURFACE FREE OF DEFECTS. USE FIRE-CODE WALLBOARD WHERE REQUIRED FOR FIRE-RATING AND PROVIDE WATER RESISTANT WALLBOARD AT ALL WET AREAS.

TILE FLOORS, WALLS AND BASE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS AND IN ACCORDANCE WITH THE CERAMIC TILE ASSOCIATIONS RECOMMENDATION FOR EACH USE.

INTERIOR WALLS TO HAVE PRIME COAT PLUS ONE TOP COAT OF FLAT LATEX PAINT.

ALL INTERIOR FINISHES TO BE SELECTED BY THE OWNER PRIOR TO CONSTRUCTION.

ANY WOOD IN OR ON THE EXTERIOR WALLS ARE REQUIRED TO HAVE A 1 HOUR FIRE RATING, OR BE FIRE RETARDANT TREATED.

HVAC NOTES:

THE INTERIOR DESIGN TEMPERATURES USED FOR LOAD CALCUATIONS SHALL BE A MAX. OF 72 DEGREES F. FOR HEATING.
THE INTERIOR DESIGN TEMPERATURES USED FOR LOAD CALCUATIONS SHALL BE A MIN. OF 72 DEGREES F. FOR COOLING.
A PROGRAMMABLE THERMOSTAT IS PROVIDED TO CONTROL THE HEATING AND COOLING SYSTEMS.

IF PROVIDING DUCTWORK IN ANY ATTIC SPACES, SUPPLY DUCTS IN ATTICS SHALL HAVE R-8 INSULATION. R-6 IF NOT COMPLETELY IN THE THERMAL ENVELOPE.
THE BUILDING ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE AS OUTLINED IN THE 2015 IECC.

THE HEATING AND COOLING SYSTEMS SHALL COMPLY WITH THE 2021 IECC, AND SHALL BE SIZED BASED ON BUILDING LOADS CALCUATED IN ACCORDANCE WITH ACCA MANUAL J, AND IN ACCORDANCE WITH ACCA MANUAL "S" APPROVED HEATING AND COOLING CALCUATION METHODS.

DUCT SYSTEMS SERVING HEATING, COOLING, AND VENTILATION EQUIPMENT SHALL BE FABRICATED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 2015 IECC M1601.1, AND ACCA MANUAL D OR OTHER APPROVED METHODS.

- ALL DUCTWORK LOCATED IN UNCONDITIONED ATTICS MUST BE PROVIDED WITH MINIMUM R-8 INSULATION. ALL OTHER DUCTS IN UNCONDITIONED SPACES SHALL HAVE A MINIMUM R-6 INSULATION
- ALL DUCTS, AIRHANDLERS FILTER BOXES AND BUILDING CAVITIES USED FOR DUCTS SHALL BE SEALED
- BUILDING FRAMING CANNOT BE USED AS AIR SUPPLY DUCTS

- MINIMUM OF ONE (1) THERMOSTAT CONTROLLING HVAC SHALL BE PROGRAMMABLE, CAPABLE OF CONTROLLING SYSTEM ON A DAILY BASIS PER 2018 IECC R403.1)
- BUILDING SHALL BE PROVIDED WITH VENTILATION THAT MEETS IRC OR IMC. OUTDOOR AIR INTAKES AND EXHAUST SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN SYSTEM IS NOT OPERATING PER 2012 IECC R403.5
- PROVIDE OUTSIDE AIR FOR COMBUSTION AT FURNACE, BOILER AND WATER HEATER
- MECHANICAL LOCATIONS TO BE DETERMINED BY CONTRACTOR, AND MAY VARY FROM LOCATIONS SHOWN ON PLAN.

THE CONTRACTOR IS TO PROVIDE A FINAL BLOWER DOOR TEST AND AIR DUCT TEST REPORT PRIOR TO OR AT FINAL INSPECTION

THE AIR BARRIER SHALL BE INSTALLED BEHIND ELECTRICAL OR COMMUNICATION BOXES OR AIR SEALED BOXES SHALL BE INSTALLED.

A WHOLE HOUSE MECHANICAL VENTILATION SYSTEM SHALL CONSIST OR ONE OR MORE SUPPLY OR EXHAUST FANS, OR A COMBINATION OF SUCH, AND ASSOCIATED DUCTS AND CONTROLS. INDICATE THE VENTILLATION RATE OR UEATHER IT WILL BE PROVIDED CONTINUOSLY OR INTERMITTENTLY.

KITCHEN EXHAUST HOOD NOTE:

EXHAUST HOOD SYSTEMS CAPABLE OF EXHAUSTING IN EXCESS OF FOUR HUNDRED (400) CUBIC FEET PER MINUTE SHALL BE MECHANICALLY OR NATURALLY PROVIDED WITH MAKEUP AIR AT A RATE APPROXIMATELY EQUAL TO THE EXHAUST RATE. SUCH MAKEUP AIR SYSTEMS SHALL BE EQUIPPED WITH NOT LESS THAN ONE DAMPER. EACH DAMPER SHALL BE A GRAVITY DAMPER OR AN ELECTRICALLY OPERATED DAMPER THAT AUTOMATICALLY OPENS WHEN THE EXHAUST SYSTEM OPERATES. DAMPERS SHALL BE ACCESSIBLE FOR INSPECTION, SERVICE, REPAIR, AND REPLACEMENT WITHOUT REMOVING PERMANENT CONSTRUCTION OR ANY OTHER DUCTS NOT CONNECTED TO THE DAMPED BEING INSPECTED, SERVICED, REPAIRED, OR REPLACED.

TUB-SHOWER NOTE:

PROVIDE FIBERCEMENT OR GLASS MAT GYPSUM BACKERS INSTALLED FOR WALL TILE APPLIED IN ALL TUB / SHOWER AREAS AND WALL PANELS IN SHOWER AREAS WHICH ARE SUBJECT TO DIRECT CONTRACT WITH WATER OR HIGH HUMIDITY.
ALL GLAZING IN DOORS AND ENCLOSURES FOR TUBS, AND SHOWERS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION. GLAZING IN ANY PART OF A BUILDING ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION. GLAZING WITHIN 60 INCHES MEASURED HORIZONTALLY AND IN A STRAIGHT LINE FROM THE WATERS EDGE OF A BATHTUB IS CONSIDERED TO BE A HAZARDOUS LOCATION.

WINDOW FALL PROTECTION NOTE:

ALL WINDOWS SHOWN SHALL FOLLOW FALL PROTECTION CODE R312 OF THE 2018 IRC CODE AND COMPLY WITH SEC. R312.2 ALL WINDOWS WHERE THE TOP OF THE SILL OF AN OPERABLE WINDOW OPENING IS LESS THAN 24" ABOVE THE FINISHED FLOOR AND GREATER THAN 72" ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON EXTERIOR OF THE BUILDING, THE OPERABLE WINDOW SHALL COMPLY. OPERABLE WINDOW OPENINGS WILL NOT ALLOU A 4" DIAMETER SPHERE TO PASS THROUGH WHERE THE WINDOU OPENED ARE IN THEIR LARGEST OPENED POSITION, OR HAVE FALL PROTECTION DEVICES THAT COMPLY WITH ASTM F2090.

WINDOW NOTES:

ALL WINDOUS SHOUN ARE UNITS IN FEET AND INCHES.
ALL WINDOUS TO FOLLOU R312 OF THE 2018 IRC CODE.
ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MIN. NET CLEAR OPENING OF 5.1 SF.

KITCHEN NOTE:

REFER TO KITCHEN DESIGNERS LAYOUT FOR KITCHEN FINAL LAYOUT WITH ALL TRADES TO FOLLOU

GAS APPLIANCE NOTE:

ADEQUATE SUPPLY OF COMBUSTION AIR SHALL BE PROVIDED FOR ALL GAS APPLIANCES IN ACCORDANCE WITH MFR'S SPECIFICATIONS AND 2018 IRC.

GLAZING NOTE!

ALL GLAZING REQUIREMENTS TO FOLLOU THE WISCONSIN UNIFORM CODE AND FOLLOU MANUFACTURER'S SPECIFICATIONS

BATH VENTING NOTE:

ALL BATHROOM EXHAUST FANS ARE TO BE DUCTED TO THE EXTERIOR

ATTIC ACCESS NOTE:

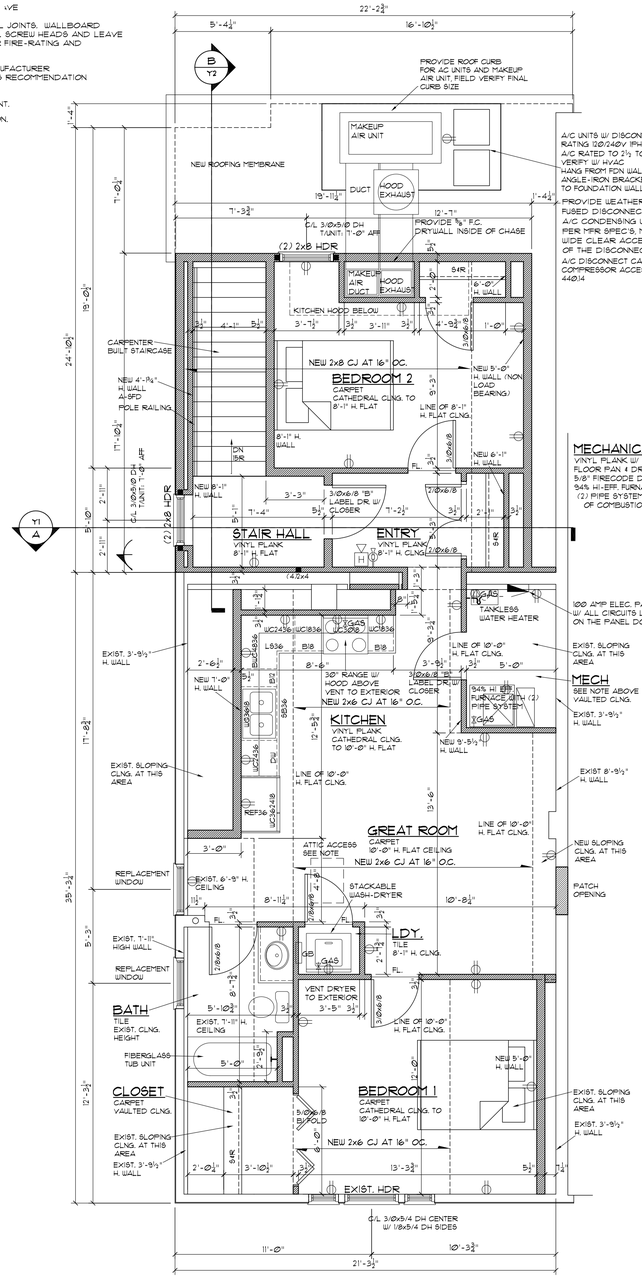
ACCESS PANELS TO ATTICS SHALL BE WEATHER STRIPPED AND INSULATED TO A LEVEL EQUAL TO THE INSULATION ON THE SURROUNDING SURFACES.
22"X36" ATTIC ACCESS. VERIFY LOCATION FOR MIN 30" HEADROOM ABOVE OPENING PER R807.1

CARPENTRY NOTE:

PROVIDE SOLID BLOCKING AT ALL WALL MOUNTED FIXTURES.

PLUMBING NOTES:

MECHANICAL PIPING CARRYING FLUIDS ABOVE 105 DEGREES F. SHALL HAVE R-3 INSULATION PER 2015 IECC CODE REQUIREMENTS.
HOT WATER SUPPLY SHALL BE RECIRCULATING WITH AN AUTOMATIC OR MANUAL RECIRCULATING PUMP.



PROPOSED SECOND FLOOR APARTMENT FLOOR PLAN

SCALE: 1/4" = 1'-0"
RESIDENTIAL APARTMENT: 850 SF.

APARTMENT LIGHT AND VENT SCHEDULE

ROOM NAME	AREA	LIGHT (S.F.)		VENT	
		REQ	ACT	REQ	ACT
GREAT RM.-KITCHEN	316	25.28	**15.0	12.64	**7.5
BEDROOM 1	160	12.80	15.0	6.40	7.5
BEDROOM 2	137	10.96	15.0	5.48	7.5
BATH	48	3.84	8.0	**48cfm	64

REQ'D. LIGHT - 8% OF HABITABLE ROOM AREA
7% OF KITCHEN AREA
8% OF BATHROOM AREA (MIN. 3 S.F.)
* BATHROOM/WATERCLOSET - ARTIFICIAL LIGHT

REQ'D. VENTIL. - 4% OF HABITABLE ROOM AREA
3.5% OF KITCHEN AREA
OR 1 AIR CHANGE EVERY 30 MINUTES
4% OF UTILITY RM AREA
** BATHROOM/WATER CLOSET INDICATES MECH. VENTIL.
1 CFM/S.F. FOR INTERMITTENT

MECHANICAL ROOM NOTE:

VINYL PLANK W/ FLOOR PAN 4 DRAIN TO SANITARY
5/8" FIRECODE D.W. ALL WALLS 4 CLG.
94% HI-EFF. FURNACE
(2) PIPE SYSTEM FOR SUPPLY 4 VENT OF COMBUSTION AIR 4 EXHAUST

BRACING NOTE:

WALLS ARE REQUIRED TO BE BRACED AT A MAX. OF 25'-0" O.C. (BUT NOT TO BE LESS THAN 16% OF THE WALL LENGTH) WITH 48" WIDE BT THE HEIGHT OF THE STORY WITH STRUCTURAL PANEL SHEATHING.

ENERGY CODE NOTES:

ALL UNDOUS AND GLAZED DOORS SHALL FOLLOU THE NOTED MAXIMUM "U" FACTORS, AND REQUIREMENTS NOTED BELOW:
MAXIMUM "U" FACTOR FOR UNDOUS AND GLAZED DOORS= 0.30
MAXIMUM "U" FACTOR FOR SKYLITES= 0.55
ALL NEU UNDOUS AND GLAZED DOORS MUST BEAR THE MANUFACTURES STICKERS SO COMPLIANCE CAN BE CONFIRMED
- BUILDING FRAMING CANNOT BE USED AS AIR SUPPLY DUCTS
- A MINIMUM OF 90% OF ALL LAMPS IN PERMANENTLY INSTALLED LIGHT FIXTURES TO BE HIGH EFFICIENCY
- BLOWER DOOR TEST REQUIRED PER SECTION R402.4.1.2

GENERAL NOTES:

PROVIDE A PERMANENT CERTIFICATE COMPLETED AND POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL LISTING THE PREDOMINANT R-VALUES OF INSULATION INSTALLED, UNDOU U-FACTOR, EQUIPMENT EFFICIENCIES, DUCT SYSTEMS, AND AIR LEAKAGE PER IECC R403.3

ENVELOPE NOTES:

THE BUILDING THERMAL ENVELOPE SHALL BE DURABLE SEALED TO LIMIT INFILTRATION WITH A SUITABLE SOLID MATERIAL BEHIND TUBS AND SHOUERS ON EXTERIOR UALLS

PENETRATION NOTE:

PENETRATIONS BETUEEN STORIES AND THE ROOF SPACE SHALL BE FIRESTOPPED AS UELL AS SOFFITS, DROPPED CEILINGS, ECT.

DESIGN LOADS

UIND SPEED LOAD: ONE HUNDRED FIFTEEN (115) MILES PER HOUR
ROOF SNOU LOAD / LIVE LOAD: THIRTY (30) PSF.
FLOOR LIVE LOADS FOR SLEEPING, AND NON SLEEPING ROOF ARE LISTED THIRTY (30) PSF, AND FOURTY (40) PSF.

STRUCTURAL FRAMING LUMBER

FLOOR JOISTS, CEILING JOISTS, HEADERS AND RAFTERS IN-GRADE BASE VALUE AS DETERMINED BY UESTERN UOOD PRODUCTS ASSOCIATION (USE NO MULTIPLIERS AGAINST BASE VALUE)

ENGINEERED UOOD PRODUCTS

MANUFACTURED STRUCTURAL UOOD PRODUCTS SUCH AS HEADERS AND BEAMS HAVE BEEN DESIGNED BASED UPON MICROLLAMS AND PARALLAMS AS MANUFACTURED BY TRUS-JOIST UEYERHAEUSER

1.8 MICROLLAMS Fb = 2600 psi E = 1,800,000
2.0 PARALLAMS Fb = 2900 psi E = 2,000,000

ENERGY CODE NOTES:

GLAZED DOORS SHALL FOLLOU
THE NOTED MAXIMUM "U" FACTORS, AND REQUIREMENTS NOTED BELOU:
MAXIMUM "U" FACTOR FOR GLAZED DOORS= 0.30

BRACING NOTE:

UALLS ARE REQUIRED TO BE BRACED AT A MAX. OF 25'-0" O.C. (BUT NOT TO BE LESS THAN 16% OF THE UALL LENGTH) UITH 48" UIDE BT THE HEIGHT OF THE STORY UITH STRUCTURAL PANEL SHEATHING.

BEAM/ POST NOTE:

- BEAM/ POST CONNECTION TO MEET IRC 2018 R502.6 BEARING. THE ENDS OF EACH JOIST, BEAM OR GIRDER SHALL HAVE NO LESS THEN 1-1/2" OF BEARING ON UOOD OR METAL AND NOT LESS THEN 3" ON MASONRY OR CONCRETE.

GENERAL NOTE:

ALL UOOD IN CONTACT UITH CONCRETE SHALL BE PRESSURE TREATED MATERIAL.

ALL FASTENERS, HANGERS, AND FLASHING FOR PRESSURE TREATED UOOD SHALL BE COMPATIBLE UITH ACQ TREATED LUMBER.

FIRE SUPPRESSION NOTE!

FIRE SPRINKLER AND ALARM SYSTEMS DESIGN AND PLANS BY OTHERS. SPRINKLER LINES AND EQUIPMENT ARE NOT SHOUN ON THIS DRAWING

OCCUPANT LOAD NOTES:

OCCUPANT LOAD OF THE RETAIL SHALL BE POSTED IN A CONSPICUOUS PLACE, NEAR THE EXIT OR DOORUAY FROM THE ROOM OR SPACE, THE LOCAL AUTHORITY SHALL HAVE FINAL APPROVAL OF THE POSTED OCCUPANT LOAD.

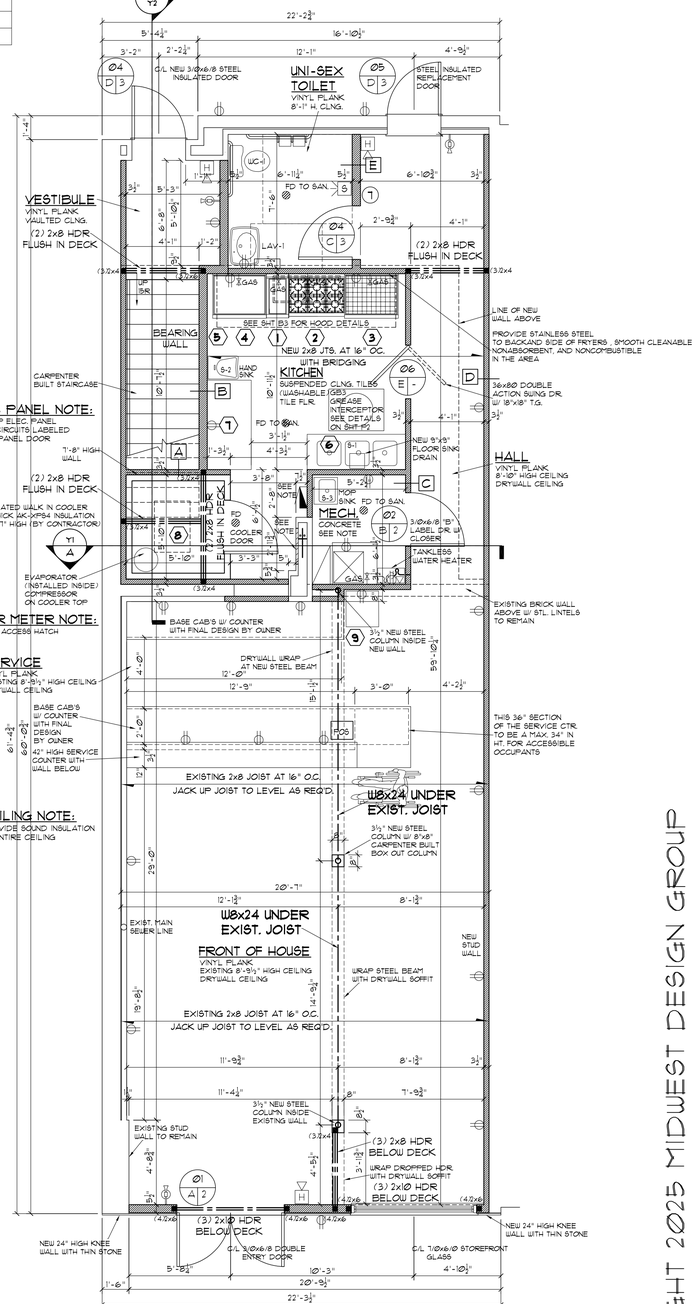
FIRE EXTINGUISHER NOTES:

PROVIDE 10LB. "ABC" TYPE FIRE EXTINGUISHER. MOUNT 48" HIGH MAX. TO HANDLE. TYPE "K" IN KITCHEN.

1. ALL PORTABLE FIRE EXTINGUISHERS MUST COMPLY UITH 2018 NFPA PAMPHLET #10 AND THE LOCAL FIRE DEPARTMENT. IN ADDITION THEY MUST BE PROVIDED DURING THE CONSTRUCTION OF THE BUILDING, AS REQUIRED BY THE FIRE DEPARTMENT.

THE FIRE EXTINGUISHERS MUST BEAR THE LABEL OF AN APPROVED AGENCY, AND INSPECTION TAG.

FIRE ALARM SUBCONTRACTOR TO SUBMIT ALL REQUIRED SHOP DRAWINGS, DIAGRAMS AND CUT SHEETS OF DEVICES REQUIRED FOR A COMPLETE INSTALLATION. CONSULT LOCAL AUTHORITIES FOR EXACT REQUIREMENTS.



PROPOSED RENTAL SPACE FLOOR PLAN W/ RENOVATION

SCALE: 1/4" = 1'-0"
COMMERCIAL SPACE: 1022 SF
RESIDENTIAL APARTMENT: 95 SF

CEILING NOTE:

PROVIDE SOUND INSULATION AT ENTIRE CEILING

MIDWEST DESIGN GROUP

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EQUIPMENT SCHEDULE

KITCHEN EQUIPMENT

TAG	QTY.	MANUFACTURE	DESCRIPTION	MODEL NUMBER	REMARKS
1	1	VULCAN	55, GAS FLOOR DEEP FRYER	LG300-2	90000 BTU, ¾" NPT,
2	1	VULCAN	60" 6 BURNER GAS RANGE W/ OVEN	9X36-6B	168000 BTU (ON LEGS)
3	1	MOTAK	36" GAS CHARBROILER	MBR36	105000 BTU (COUNTERTOP)
4	1	WOLF	TEPPANYAKI GRIDDLE	TYG36C	30000 BTU (COUNTERTOP)
5	1	ACCUREX	RESTURANT HOOD SYSTEM 10'-0" x 3'-0"	SEE CUT SHEETS	HOOD MAKEUP AIR-FIRE SUPPRESSION
6	1	JOHN BOOS	55 3-COMP SINK	E3S8-1620-12R18-X	
7	1	MOTAK	SANDWICH - SALAD PREP TABLE W/ REFRIGERATED BASE	M9T-60-24-X 60 1/5"	115V ON CASTERS
8	1	AMERIKOOLER	WALK N COOLER	QC0606TT+NBRC-448A	208/230V
9	1	TRUE	REFRIGERATED MERCHANDISER ONE SECTION	CVM-13-HC-EGC01	115V/60/1-PH 2.5 AMPS

OWNER HAS THE ABILITY TO SUBSTITUTE ANY ON THE EQUIPMENT LISTED ABOVE FOR A EQUAL ITEM.

FOOD SERVICE EQUIPMENT NOTES:

ALL FOOD SERVICE EQUIPMENT MUST MEET NATIONAL SANITATION FOUNDATION STANDARDS.

ALL HAND SINKS MUST BE EQUIPPED WITH DISPENSED SOAP AND PAPER TOWELS, OR OTHER APPROVED DRYING DEVICE. WASTE RECEPTACLES MUST BE PROVIDED AT ALL HAND SINKS. COVERED WASTE RECEPTACLES MUST BE PROVIDED IN THE WOMEN RESTROOM. "HANDS FREE" FAUCETS ARE REQUIRED AT ALL HAND SINKS IN ALL FOOD PREPARATION AND HANDLING AREAS.

ALL SURFACES OF CABINETRY AND COUNTERS IN AND AROUND FOOD PREPARATION, HANDLING, AND STORAGE, AND BAR AREAS MUST BE SEALED OR OTHERWISE FINISHED TO PROVIDE A CLEANABLE FINISH.

ALL TABLE TOP OR COUNTER TOP APPLIANCES SHALL HAVE 4" LEGS, OR CASTERS STAINLESS STEEL.

ROOM FINISH SCHEDULE - COMMERCIAL SPACE

ROOM NAME	FLOOR	BASE	WALLS	CEILING	CLG' HGT	NOTES
FRONT OF HOUSE	VINYL PLANK	WOOD BASE	GYP BD	5/8" GYP. BD. TYPE "X"	8'-9½" AFF	
SERVICE	VINYL PLANK	WOOD BASE	GYP BD	5/8" GYP. BD. TYPE "X"	8'-9½" AFF	
MECH.	CONCRETE	VINYL BASE	GYP BD	5/8" GYP. BD. TYPE "X"	8'-9½" AFF	
KITCHEN	TILE	TILE BASE	GYP BD	SUSPENDED CLNG.-CLEANABLE	8'-1" AFF	FRP PANELS ON WALLS TO CEILING
UNIT-SEX TOILET	VINYL PLANK	WOOD BASE	GYP BD	5/8" GYP. BD. TYPE "X"	8'-1" AFF	TILE ON WALLS 48" HIGH
HALL	VINYL PLANK	TILE BASE	GYP BD	5/8" GYP. BD. TYPE "X"	8'-9½" AFF	

CUTTING AND NOTCHING

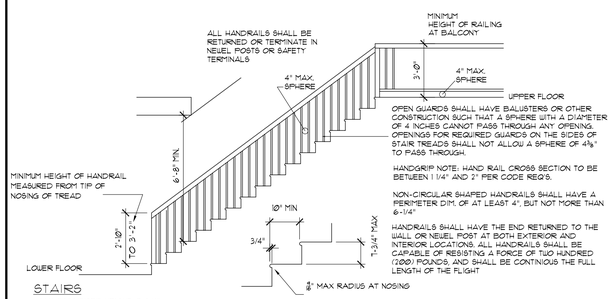
ANY STUD IN AN EXTERIOR WALL OR BEARING PARTITION MAY BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25 PERCENT OF ITS WIDTH. STUDS IN NON-BEARING PARTITIONS MAY BE NOTCHED TO A DEPTH NOT TO EXCEED 40 PERCENT OF A SINGLE STUD WIDTH. ANY STUD MAY BE BORED OR DRILLED, PROVIDED THAT THE DIAMETER OF THE RESULTING HOLE IS NO GREATER THEN 40 PERCENT OF THE STUD WIDTH, THE EDGE OF THE HOLE IS NO CLOSER THEN 5/8 INCH TO THE EDGE OF THE STUD, AND THE HOLE IS NOT LOCATED IN THE SAME SECTION AS A CUT OR NOTCH. A STUD MAY BE BORED TO A DIAMETER NOT EXCEEDING 60 PERCENT OF ITS WIDTH, PROVIDED THAT SUCH STUDS LOCATED IN EXTERIOR WALLS OR BEARING PARTITIONS ARE DOUBLED AND THAT NOT MORE THAN TWO SUCCESSIVE STUDS ARE BORED. BORING OR NOTCHING IN EXCESS OF THAT NOTED SHALL REINFORCED WITH METAL SPLICE PLATES.

WHERE PIPING OR DUCTWORK IS PLACED IN OR PARTLY IN AN EXTERIOR WALL OR INTERIOR LOAD WALL, NECESSITATING A CUTTING OF THE TOP PLATE BY MORE THEN 50 PERCENT OF ITS WIDTH, THE PLATE SHALL BE REINFORCED WITH 24 GAUGE STEEL ANGLE OR OTHER EQUIVALENT SUPPORT SPANNING THE DISTANCE BETWEEN THE APPROPRIATE STUDS.

NOTCHES IN THE TOP OR BOTTOM OF SOLID JOISTS SHALL NOT EXCEED ONE-SIXTH THE DEPTH OF THE JOIST AND SHALL BE LOCATED IN THE MIDDLE THIRD OF THE SPAN. WHERE JOISTS ARE NOTCHED ON THE ENDS, THE NOTCH SHALL NOT EXCEED ONE-FOURTH THE JOIST DEPTH. CANTILEVERED PORTIONS LESS THEN 4 INCHES WIDE SHALL NOT BE NOTCHED UNLESS THE REDUCED SECTION PROPERTIES AND LUMBER DEFECTS ARE CONSIDERED IN THE DESIGN. WHEN IT IS NECESSARY TO PROVIDE A SPACE FOR PIPES, DUCTS OR VENTS, THE DOUBLE JOISTS REQUIRED TO SUPPORT BEARING PARTITIONS WHICH RUN PARALLEL TO THE FLOOR JOISTS SHALL BE SPACED APART TO ACCOMMODATE THE PIPES, DUCTS, VENTS AND BLOCK AT 4 FEET ON CENTER.

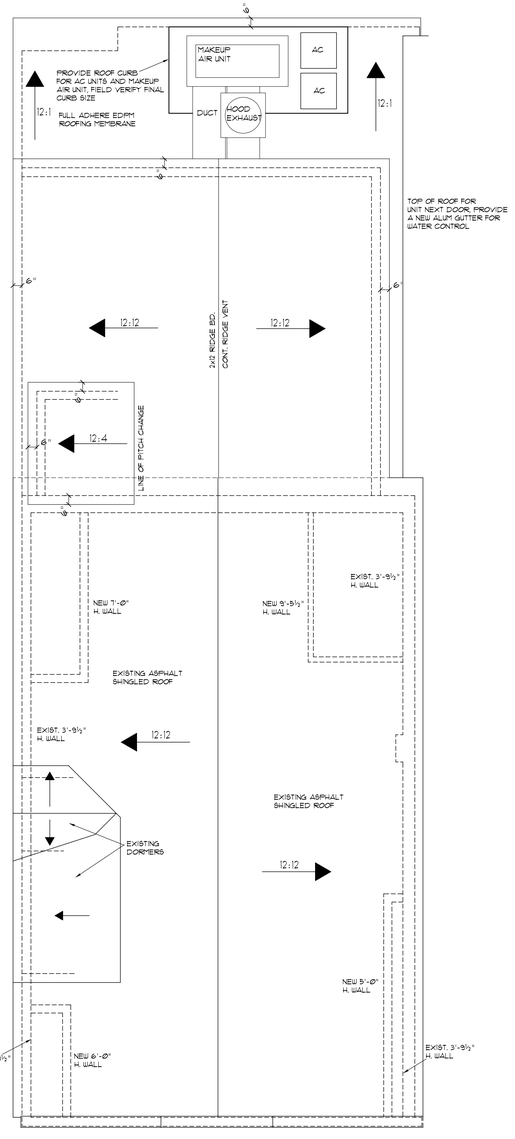
EXIT CAPACITY SCHEDULE

EXIT NUMBER	EXIT MARK	CLEAR DIMENSION	EXIT CALCULATION		
			EXIT UNITS	FACTOR PERSONS	EXIT CAP. PERSONS
1	LL01	34"	1.5	60	90
2	LL02	34"	1.5	60	90
3	LL03	34"	1.5	60	90
SUMMARY			4.5	ACTUAL EXITS	
CODE MINIMUM NUMBER OF EXITS 2			3		



STAIRS

- MAXIMUM RISER HEIGHT: 7-3/4"
- MINIMUM TREAD: 10" NOSE TO NOSE
- MINIMUM HEADROOM: 6'-8"
- FOR WINDERS THE MINIMUM TREAD SIZE SHALL BE 10", MEASURED AT 12" FROM STAIR CONVERGENCE, WITH A 6" MINIMUM TREAD SIZE AT INSIDE STRINGER
- GUARDRAILS TO BE MINIMUM OF 36" HIGH WITH MAXIMUM 4" SPACE BETWEEN BALUSTERS
- HANDRAILS TO BE BETWEEN 34" AND 38" HIGH WITH MAXIMUM 4" SPACE BETWEEN BALUSTERS



PROPOSED ROOF PLAN VIEW W/ RENOVATION

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

ROOFER NOTE:

HOUSEWRAP ON WALLS MUST LAP OVER TOP OF CONCEALED FLASHING & ICE BARRIERS, THEREFORE, AT ALL ROOF/WALL CONVERGENCES, IT IS THE ROOFER'S RESPONSIBILITY TO CUT (IF NECESSARY) AND UNFASTEN HOUSEWRAP ON WALLS SUCH THAT REQUIRED ICE BARRIERS &/OR CONCEALED FLASHING CAN BE INSTALLED PROPERLY AGAINST WALL SHEATHING, AND LAP THE HOUSEWRAP OVER IN A "SHINGLE STYLE" EFFECT. IT IS ALSO THE ROOFER'S RESPONSIBILITY TO REPAIR HOUSEWRAP THAT WAS TORN OR CUT DURING INSTALLATION OF ROOFING MATERIALS AND TO REFASTEN IT TO THE WALL SHEATHING. TAPE USED AT SEAMS MUST BE APPROVED FOR THAT HOUSEWRAP BY ITS MANUFACTURER.

ICE BARRIER:

AN ICE BARRIER THAT CONSISTS OF A LEAST TWO LAYERS OF UNDERLAYMENT CEMENTED TOGETHER OR OF A SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET, SHALL BE USED IN LIEU OF NORMAL UNDERLAYMENT AND EXTEND FROM THE LOWEST EDGES OF ALL ROOF SURFACES TO A POINT AT LEAST 24 INCHES (610 MM) INSIDE THE EXTERIOR WALL LINE OF THE BUILDING. ICE BARRIERS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS NOT ONLY FROM THE LOWEST EDGES, BUT ALSO TO 24" OF EITHER SIDE OF ALL VALLEY'S AND PITCH CHANGES, OVER ENTIRE SURFACE OF ALL ROOFS PITCHED LESS THAN 4:12, AND OVER ALL SADDLES & CRICKETS REGARDLESS OF PITCH. WHERE ROOF SURFACES RUN ADJACENT TO WALLS, ICE BARRIER MUST BE EXTENDED TO RUN CONTINUOUSLY FROM ROOF SURFACE UP WALL SHEATHING A MINIMUM OF 12" UNLESS NOTED OTHERWISE.

ATTIC VENTILATION:

WHEN DETERMINED BY THE BUILDING OFFICIAL DUE TO ATMOSPHERIC OR CLIMATIC CONDITIONS, ENCLOSED ATTICS AND RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. THE NET FREE VENTILATING AREA SHALL BE NOT LESS THEN 1 TO 150 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT THE AREA MAY BE 1 TO 300 PROVIDED AT LEAST 50% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 36" ABOVE EAVE OR CORNICE VENTS. THE NET FREE CROSS-VENTILATION AREA MAY NOT BE LESS THEN 1 TO 300 OF THE AREA OF THE SPACE VENTILATED WHEN THE VAPOR BARRIER HAVING A TRANSMISSION RATE NOT EXCEEDING 1 PERM IS INSTALLED ON THE WARM SIDE OF THE CEILING.

PLUMBING NOTES:

PROVIDE 24" AIR CHAMBERS AT ALL FIXTURES & RISERS. VALVE ALL FIXTURES, EQUIPMENT, & APPLIANCES.

MINIMUM SUPPLY SIZES AND FLOW RATES:

DISHWASHER	1/2" LINE 1.0 GPM.
BATH TUBS	1/2" LINE 2.0 GPM.
KITCHEN SINK	1/2" LINE 2.0 GPM.
LAVATORIES	1/2" LINE 1.0 GPM.
SHOWER	1/2" LINE 2.0 GPM.
WATER CLOSETS	1/2" LINE 3.0 GPM.
LAUNDRY TUB	1/2" LINE 3.0 GPM.
HOSE BIBB	1/2" LINE 5.0 GPM.

CELL CORE PVC IS NOT ALLOWED FOR DRAINAGE, WASTE & VENTING PIPING.

ALL SHOWER OR SHOWER/TUB UNITS MUST HAVE EITHER A THERMOSTIC OR PRESSURE BALANCING SAFETY-MIXING VALVES. SET TO DELIVER A MAX. OF 115 DEG. WATER AT TIME OF INSTALLATION.

PROVIDE A VACUUM BREAK FOR ALL HOSE THREADED OUTLETS.

WASTE DIAGRAM NOTES:
4" DRAINS AND 2" VENTS FOR HORIZONTAL RUNS. ALL STUBS TO FIXTURES @ 2"

THE PLUMBING INSPECTOR SHALL FIELD VERIFY THE DRAIN, WASTE, VENT, AND WATER DISTRIBUTION SYSTEM SHALL BE PROPERLY SIZED IN ACCORDANCE WITH THE APPROPRIATE TABLES FOUND IN 890 APPENDIX A.

ALL FLOOR DRAINS SHALL BE INDIVIDUALLY VENTED, AND ACCESSIBLE AND READILY CLEANED, AND SHALL BE LOCATED SO THAT THEY ARE EASILY VISIBLE.

ALL EXPOSED HOT WATER PIPING SHALL BE INSULATED FROM THE WATER HEATER TO THE FIXTURES WITH A MINIMUM THERMAL RESISTANCE (R-VALUE) OF R-3 INSULATION.

CONCRETE NOTES

CONCRETE FLOOR PATCHES SHALL HAVE HARDENER AND SEALER.

MATCH SAW CUT CONTROL JOINTS AS REQUIRED.

ALL CONCRETE SHALL BE NORMAL WEIGHT AND HAVE A 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI.

ALL REINFORCING BARS SHALL BE ASTM A185. ALL NEW FLATWORK SHALL BE REINFORCED WITH 6x6 W1.4xW1.4 WELDED FABRIC NOTED OTHERWISE.

VERIFY REQUIRED OPENINGS, SLEEVES, EQUIPMENT PADS, DEPRESSION CURBS

FLOOR FINISHES, INSERTS, AND OTHER EMBEDDED ITEMS WITH CONTRACTORS.

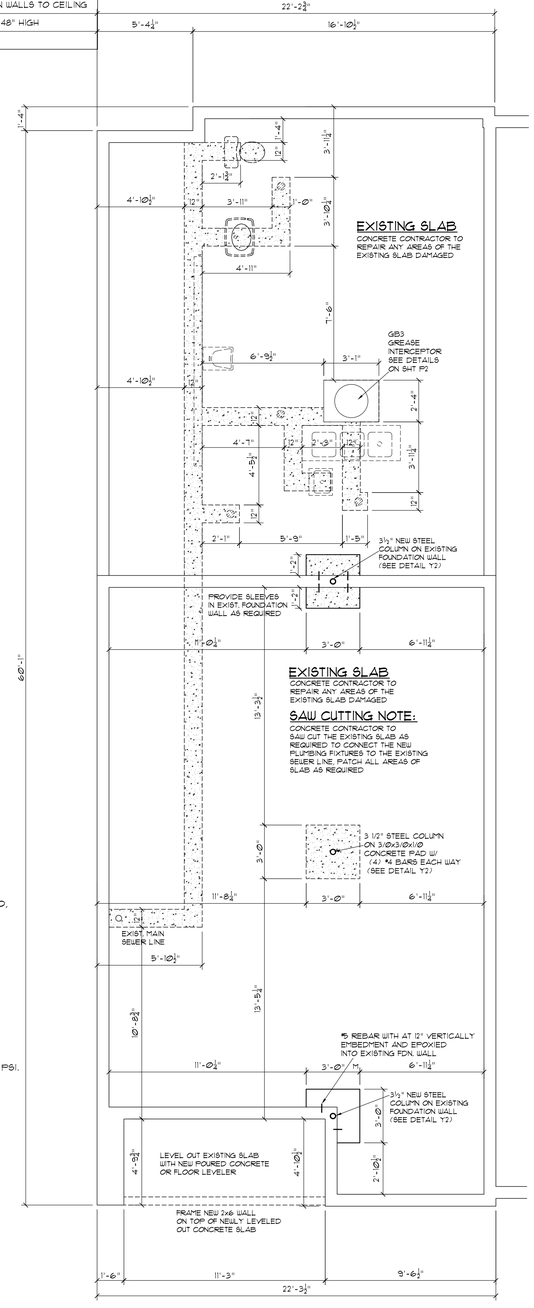
FABRICATORS SHALL SUBMIT CHECKED SHOP DRAWINGS FOR REINFORCING

STEEL AND OTHER DETAILS TO CONTRACTORS FOR APPROVAL.

GENERAL NOTE:

ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED MATERIAL.

ALL FASTENERS, HANGERS, AND FLASHING FOR PRESSURE TREATED WOOD SHALL BE COMPATIBLE WITH ACQ TREATED LUMBER.



FOUNDATION PLAN W/ RENOVATION

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

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RENOVATION TO:
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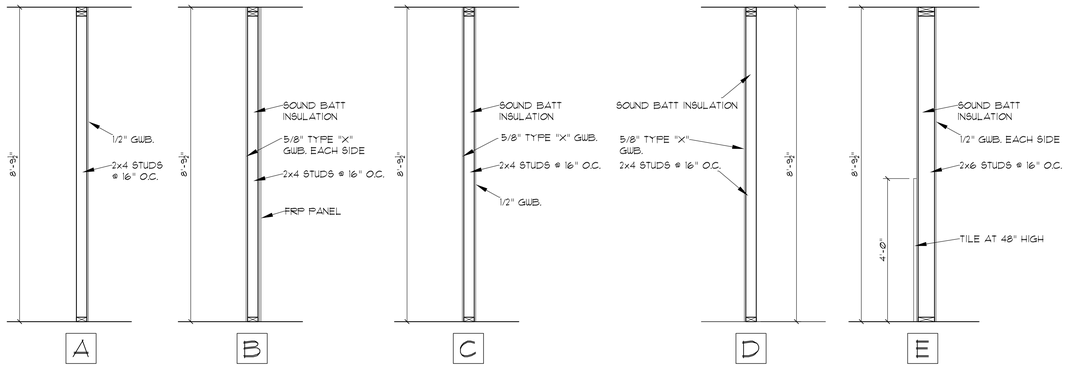
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WISCONSIN
MICHAEL J. McGEE
A-7250
Elgin, IL
ARCHITECT

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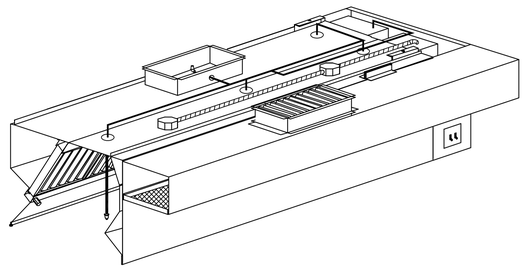
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TYPICAL WALL TYPES

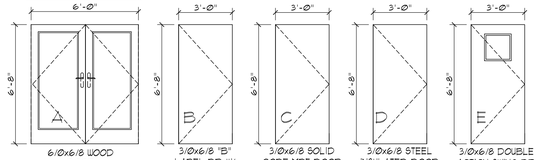
SCALE: 1/2" = 1'-Ø"



HOOD SECTION

SCALE: 1/2" = 1'-Ø"

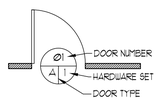
DOOR TYPES



HARDWARE SET 1:
CLOSER, FLOOR/WALLSTOP AS REQ'D.

HARDWARE SET 2:
CLOSER, LOCKSET, FLOOR/WALL STOP AS REQ'D.

HARDWARE SET 3:
PRIVACY LOCKSET, FLOOR/WALLSTOP AS REQ'D.



DOOR SCHEDULE:

DOOR NOTES:

ALL EXTERIOR DOORS TO BE 1-3/4" FLUSH SOLID CORE WITH 18 GA. WELDED HOLLOW METAL FRAMES, AS FLUSH WITH SLABS.

PROVIDE ONE HOUR RATING ON MECH. RM. DOOR INCLUDING CLOSERS AND SMOKE GASKETS. VERIFY RATED FRAMES WHERE REQUIRED.

PROVIDE ACCESSIBILITY GENDER SIGNAGE AT ACCESSIBLE WASHROOMS. ALL SIGNAGE TO COMPLY WITH ILLINOIS ACCESSIBILITY CODE SECTION 400.31

ALL THRESHOLDS TO MEET ADA ACCESSIBILITY REQUIREMENTS.

PROVIDE LOCKS ON ALL OUTSIDE AND STORAGE ROOM DOORS. PROVIDE BATHROOM-STYLE LOCKS ON ALL BATHROOM AND OFFICE DOORS.

DOOR HARDWARE AND LOCKING SCHEDULE TO MEET ALL ILLINOIS ACCESSIBILITY CODE AND 2012 IBC REQUIREMENTS. CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND, AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LBF.

ACCESSIBLE SIGNAGE SHALL COMPLY WITH ANSI STANDARD A117.1 SECTION 4.28 ACCESSIBLE SIGNAGE SHALL BE POSTED ON BATHROOMS ON LATCH SIDE OF DOOR 60" AFF. SIGNAGE SHALL INCLUDE BRAILLE.

ALL INTERIOR DOORS TO BE SOLID CORE WOOD OR FLUSH METAL

ALL DOOR FRAMES TO BE STEEL.

DOORS SHALL HAVE LCN ADA CLOSERS, OR EQUAL, UL LISTED FOR USE ON FIRE DOORS AND CONFORMING TO ANSI A 156.4, GRADE 1, AND THE AMERICANS WITH DISABILITIES ACT

ALL DOORS, WHERE APPLICABLE, SHALL HAVE LEVER OR PUSH/PULL HARDWARE THAT CONFORMS TO THE ADA AND DOES NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST TO OPERATE (1AC 400.310(JX8))

DEAD BOLTS SHALL OPERATE WITH LEVER OR PADDLE RELEASES, THUMB TURNS ARE NOT ALLOWED. KEY OPERATION OF INTERIOR DEADBOLTS IS NOT ALLOWED. DEADBOLTS AT EGRESS DOORS ARE NOT ALLOWED.
PROVIDE DOOR ALARM AND SIGNAGE INDICATING DOOR USED FOR "EMERGENCY EXIT ONLY - ALARM WILL SOUND WHEN OPENED".

FRONT DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS.

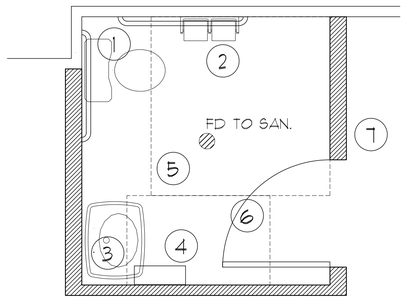
PROVIDE SAFETY GLAZING WITHIN 24" OF THE EDGE OF ANY DOOR PER 2018 IBC 2406.2

ALL DOORS AND LATCHES, SHALL OPEN FROM THE EGRESS SIDE WITHOUT KEY OR SPECIAL KNOWLEDGE AND SHALL NOT REQUIRE MORE THEN ONE MOTION TO OPEN THE LATCH. THUMB TURNS OR KEYED LOCKS ARE NOT AN APPROVED ACCESSIBLE MEANS OF EGRESS PER 2018 IBC 1008.1.8

ALL DOOR FRAMES, HARDWARE, CLOSERS, THAT ARE PART OF THE FIRE RATED OPENING ASSEMBLY SHALL ALSO BE FIRE RATED. THE DOOR AND THESE ITEMS SHALL BE PERMANENTLY LABELED WITH THE MANUFACTURE AND FIRE RATING. THESE ITEMS SHALL BE TESTED IN ACCORDANCE WITH NFPA 252 OR UL10C.

MASTER KEY ALL LOCKS
ALL EXIT AND EXTERIOR DOORS MUST HAVE PANIC HARDWARE, AND BE SELF CLOSING AND TIGHT FITTING.

PROVIDE BLOCKING FOR DOOR STOPS.
CLOSER TO BE MOUNTED TO THE DOOR NOT THE FRAME. CLOSER TYPE TO BE 90 DEG'S.



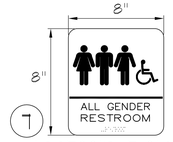
TOILET RM. DIAGRAM

SCALE: 1/2" = 1'-Ø"

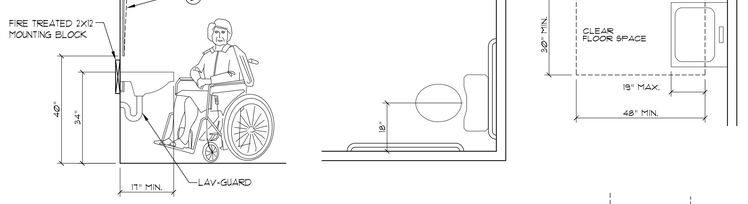
NOTE - SEE FRAMING PLAN FOR ACTUAL ROOM LAYOUTS

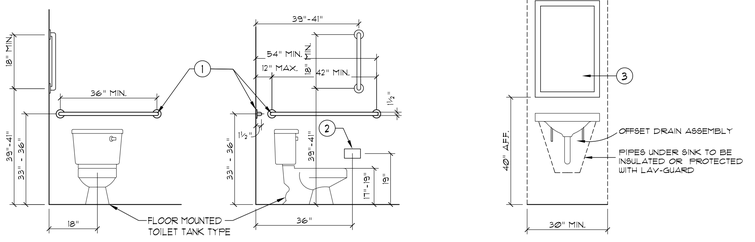
LAVATORY FLOOR PLAN NOTES:

1. GRAB BAR, PROVIDE BLOCKING IN WALL.
2. TISSUE DISPENSER
3. MIRROR 24"X40"
4. PAPER TOWEL DISPENSER VERIFY ADA MOUNTING HT.
5. 60" ADA TURNING RADIUS
6. 30" X 48" CLEAR FLOOR SPACE
7. GENDER/ACCESSIBLE SIGNAGE PER ADA REQ'S AND ILLINOIS ACCESSIBILITY CODE.



ACCESSIBLE SIGNAGE





ADA COMPLIANT FIXTURE DETAILS

SCALE: 1/2" = 1'-Ø"

1. ALL FAUCETS SHALL BE WRIST BLADES, LEVER, PUSH, OR ELECTRONICALLY CONTROLLED.
2. IF A TOWEL DISPENSER REQUIRES A FRONT APPROACH PROVIDE 48" FROM FLOOR TO OPERATING DEVICE (HANDLE).
3. VERIFY WITH LOCAL ORDINANCES FOR AUTOMATIC SHUT-OFF REQUIREMENTS

CONTROLS & OPERATING MECHANISMS:

1. CONTROLS SUCH AS LIGHT SWITCHES OR THERMOSTATS, AND OPERATING MECHANISMS SUCH AS TOWEL DISPENSERS, FIRE EXTINGUISHERS, FLUSH VALVES, ON/OFF SWITCHES FOR HAND DRYERS, ECT. SHALL BE WITHIN ACCESSIBLE REACH RANGE OF 48" FORWARD REACH AND 54" FOR SIDE REACH W/ 30"X48" CLEAR FLOOR SPACE.

2. ALL FAUCETS SHALL BE WRIST BLADES, LEVER, PUSH, OR ELECTRONICALLY CONTROLLED.

3. LOCKS & LATCHES: ALL EXTERIOR EXIT DOORS SHALL BE READILY OPENABLE FROM THE INSIDE WITHOUT USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. THE MAIN EXTERIOR EXIT DOOR IS PERMITTED TO BE EQUIPPED WITH A KEY OPERATED LOCKING DEVICE FROM THE INSIDE AS LONG AS THE LOCKING DEVICE IS A TYPE READILY DISTINGUISHABLE AS LOCKED. A READILY VISIBLE DURABLE SIGN IS POSTED ON THE EGRESS SIDE ON OR ADJACENT TO THE DOOR STATING THIS DOOR TO REMAIN UNLOCKED WHEN THIS BUILDING IS OCCUPIED". THE SIGN SHALL BE IN LETTERS 1" HIGH ON A CONTRASTING BACKGROUND, THE MAIN EXTERIOR DOOR IS A SINGLE DOOR WHICH WHEN UNLOCKED SWINGS FREE.

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LAKE GENEVA WI 53147

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WISCONSIN
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Elgin, IL
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PREFINISHED GUTTERS

4" OR 5" "OGEE" STYLE PREFINISHED ALUMINUM ROLL FORMED SEAMLESS GUTTERS MOUNTED ON FASCIA BOARD. FINAL COLOR TO BE SELECTED BY OWNER.

FLASHING NOTE:

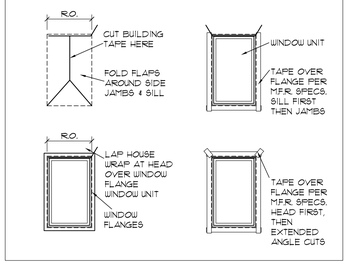
PROVIDE FLASHING AT ALL TOP AND SIDES OF WINDOWS, DOORS, SILLS, AND ROOF VALLEYS.

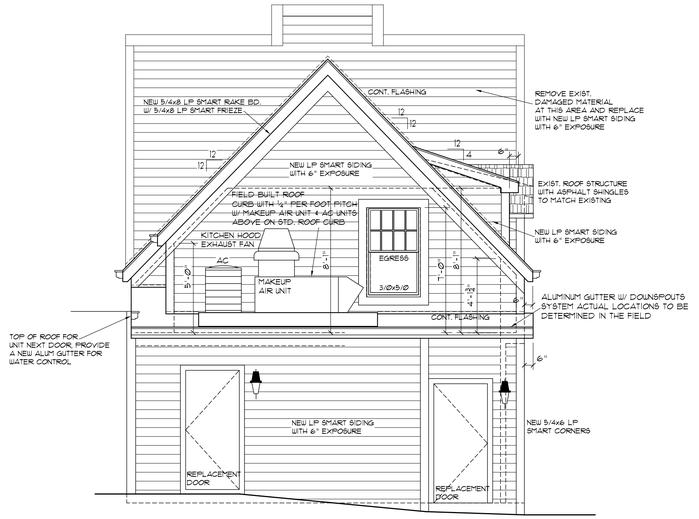
FLASH ALL SILL COPINGS AT MASONRY VENEER OPENINGS

DOWNSPOUT NOTES:

ALL ROOF DOWNSPOUTS SHALL DISCHARGE ON GRADE IN THE FRONT, REAR, OR CORNER SIDE YARD DIRECTION WITH A MAXIMUM EXTENSION OF 5' FROM THE STRUCTURE AND NO CLOSER THAN 5' FROM THE PROPERTY LINE.

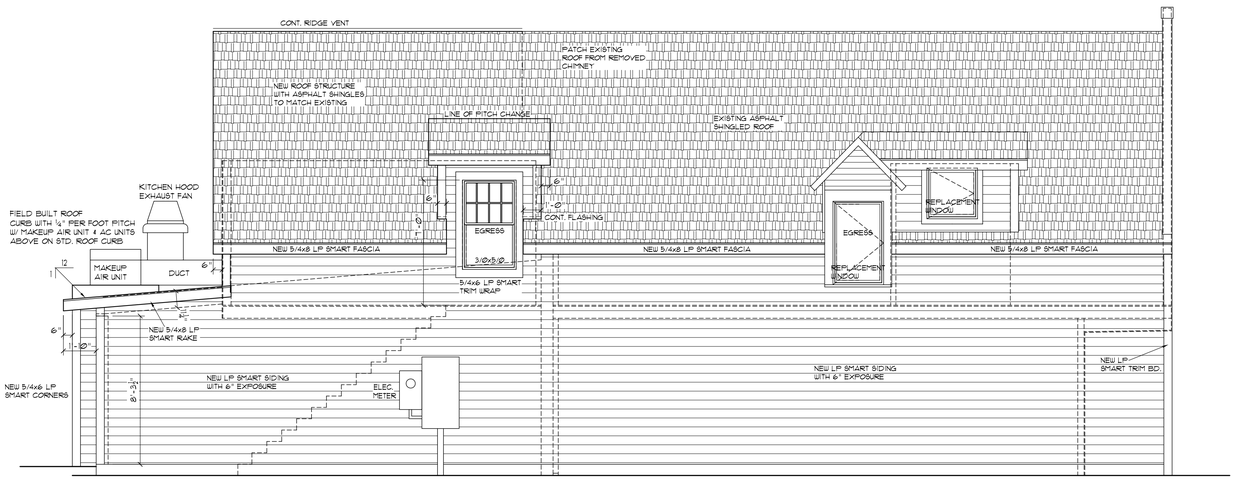
WINDOW FLASHING DETAILS





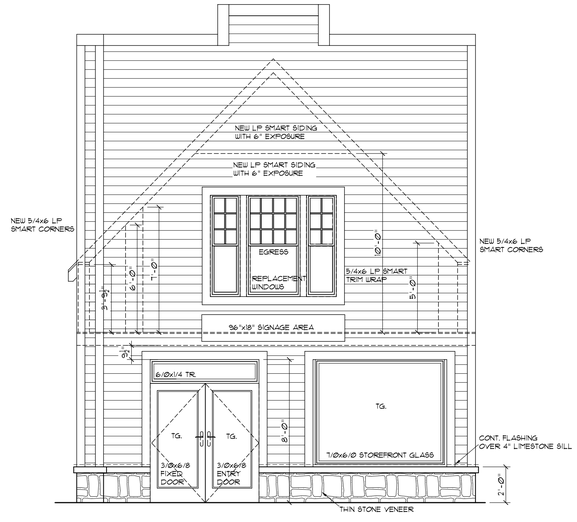
REAR ELEVATION W/ RENOVATION

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



LEFT SIDE ELEVATION W/ RENOVATION

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



FRONT ELEVATION W/ RENOVATION

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

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ARCHITECT

DATE	REV#	DESCRIPTION OF REVISION
11-22-24	1	PRELIMINARY PLAN FOR REVIEW
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B4

X-140 BROAD STREET.dwg

EMERGENCY LIGHTING FIXTURE SCHEDULE

TYPE	MANUFACTURE	LAMPS	DESCRIPTION
EXIT	SURE-LITES CHX SERIES 3000 SELF POWERED EMERGENCY EXIT SIGN	2-2Ø WATT T 6 1/2" AC LAMPS AND 2-6 VOLTS 3.6 WATT DC LAMPS	EXIT SIGN SINGLE OR DOUBLE FACED WITH DIRECTIONAL ARROWS. PROVIDE M-1 POWER PACK
	SURE-LITES XR EMERGENCY LIGHT BATTERY UNIT WITH DUAL SUPPLY	2-3.6V LED LAMPS	EMERGENCY BATTERY LIGHT WALL MOUNTED 12" FROM CEILING. PROVIDE 4 MOUNT UNIT
	SURE-LITES XR EMERGENCY LIGHT BATTERY UNIT WITH DUAL SUPPLY	1-3.6V LED LAMP	EMERGENCY BATTERY LIGHT WALL MOUNTED

EMERGENCY LIGHTING NOTES:

BATTERY UNITS USED AS EMERGENCY SYSTEM TO COMPLY WITH 18-27-7ØØ5.

BATTERY UNITS SHALL BE CONNECTED TO THE LIGHTING CIRCUIT THAT ILLUMINATES THE AREA OF THE BATTERY UNIT.

CONNECT ALL BATTERY UNITS TO THE SAME BRANCH CIRCUIT THAT SERVES THE NORMAL ILLUMINATION IN THAT AREA AND CONNECT AHEAD OF ANY LOCAL SWITCHES.

PROVIDE LOCK-ON CIRCUIT BREAKERS ON CIRCUITS SERVING BATTERY UNITS 24 HOURS ON.

PROVIDE SEPARATE NEUTRAL FOR EXIT CIRCUITS AND EMERGENCY LIGHTING CIRCUITS.

ALL WIRING TO BE ENCLOSED IN SEPARATE RACEWAY SYSTEM, INDEPENDENT OF OTHER WIRING.

PROVIDE SEPARATE NEUTRAL FOR EXIT CIRCUITS AND EMERGENCY LIGHTING CIRCUITS.

MAXIMUM NUMBER OF CONNECTIONS PER CIRCUIT TO BE 15.

EXIT AND EMERGENCY LIGHTING TO BE PROTECTED BY 15 AMP, 1 POLE, PLUG FUSES.

ALL COMPONENTS OF THE MEANS OF EGRESS SHALL BE PROVIDED WITH EMERGENCY LIGHTING WITH MINIMUM 90 MINUTE DURATION. ADDITIONAL EMERGENCY LIGHTING UNITS SHALL BE PROVIDED IN ALL REQUIRED LOCATIONS AND SHALL BE FIELD VERIFIED.

EMERGENCY LIGHTING UNITS SHALL PROVIDE NOT BE LESS THAN 1 FOOT CANDLE (11 LUX) OF ILLUMINATION AT FLOOR LEVEL.

BATTERY BACK UP EXIT SIGNS (90 MIN. MINIMUM) OR DIRECTIONAL SIGNS SHALL BE INSTALLED TO BE READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL THROUGHOUT THE AREA BEING REMODELED. ADDITIONAL EMERGENCY LIGHTING UNITS SHALL BE PROVIDED AND SHALL BE FIELD VERIFIED.

EMERGENCY EXIT SIGNAGE AND EGRESS LIGHTING PROVIDED SHALL COMPLY WITH THE FOLLOWING CODE REQUIREMENTS:
ALL EMERGENCY LIGHTING UNITS ARE REQUIRED TO BE DUAL LAMP UNITS.

ALL EMERGENCY LIGHTING UNITS ARE TO BE PROVIDED WITH 90 MINUTE BATTERY BACKUP, IF NOT ON A GENERATOR SUPPLIED POWER CIRCUIT.

ALL EMERGENCY LIGHTING UNITS SHALL BE ON THE SAME CIRCUIT AS THE NORMAL ROOM LIGHTING AND BE AHEAD OF ANY SWITCHES.

ALL EXIT OR DIRECTIONAL SIGNS ARE TO BE PROVIDED WITH 90 MINUTE BATTERY BACKUP IF NOT ON A GENERATOR SUPPLIED POWER CIRCUIT

ALL EXIT SIGN, DIRECTIONAL SIGN, OR EMERGENCY LIGHTING UNIT CIRCUITS ARE TO BE IDENTIFIED AND PROVIDED WITH A LOCKOUT.

THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL TEST EQUIPMENT TO VERIFY THAT THE PROPOSED EMERGENCY LIGHTING PLAN MEETS THE PERFORMANCE SPECIFICATIONS OF SECTION 1ØØ6.3.1 OF THE IBC.

ELECTRICAL PERMIT CONDITIONS NOTES!

OWNER SHALL MAKE ARRANGEMENTS FOR INSTALLATION OF TELEPHONES, INTERCOMMUNICATIONS AND MUSIC SYSTEMS BEFORE WALLS ARE CLOSED IN.

ALL LIGHT SWITCHES, THERMOSTATS, & OTHER OPERATING CONTROLS SHALL BE MOUNTED NO HIGHER THAN 54" FOR SIDE REACH & 48" HIGH FOR FORWARD REACH.

ALL OUTLETS SHALL BE 15" MINIMUM ABOVE FINISHED FLOOR.

BONDING TO OCCUR AT THE MAIN SWITCH

ALL EXIT & EMERGENCY LIGHTING SHALL BE IN INDEPENDENT RACEWAY & WIRED TO LOCKED CIRCUIT BREAKERS GROUNDING OF METAL BUILDING TO BE THRU WATER MAIN

EXIT LIGHTS WIRE PER ARTICLE 7ØØ NFPA #7Ø SYSTEM SHALL PICK UP LOAD WITHIN 1Ø SECONDS AFTER FAILURE OF NORMAL POWER SUPPLY

VERIFY ALL FIXTURE TYPES AND MANUFACTURERS EMERGENCY LIGHTS TO PROVIDE 1 FOOTCANDLE MINIMUM.

PROVIDE EXIT LIGHT ALONG THE PATH OF EGRESS.

MAINTAIN CLEARANCE IN FRONT OF ALL ELEC. PANELS PER 2Ø15 INTERNATIONAL BUILDING CODE

ALL ELECTRICAL DEVICES, CONDUCTORS AND EQUIPMENT SHALL BE LISTED BY A RECOGNIZED AND APPROVED TESTING LABORATORY.

ACCESSIBLE TEMPORARY AND/OR ABANDONED WIRING CONDUCTORS, CONDUIT SYSTEMS, RACE WAYS, JUNCTION BOXES, ELECTRICAL MATERIALS AND ELECTRICAL EQUIPMENT SHALL BE COMPLETELY REMOVED.

IN NO CASE SHALL THERE BE MORE THAN 1Ø 11Ø-VOLT RECEPTACLES AND/OR LIGHT FIXTURES CONNECTED TO ANY BRANCH CIRCUIT.

ALL FURNACES AND AIR CONDITIONERS SHALL EACH BE SUPPLIED BY A SEPARATE CIRCUIT.

ALL REQUIRED SMOKE DETECTORS SHALL BE 11Ø-VOLT WITH BATTERY-BACKUP, INTERCON-NECTED AND SUPPLIED BY A GENERAL LIGHTING CIRCUIT. WHEN SMOKE DETECTORS ARE IN-STALLED ADJACENT TO UNCONDITIONED SPACES, CONDUIT SHALL HAVE A SIDE ENTRY TO THE JUNCTION BOX.

OUTLETS SHALL NOT BE COMBINED WITH LIGHTING CIRCUITS.

ALL SWITCHES AND OUTLETS SHALL BE CONNECTED TO THE BRANCH CIRCUIT BY USE OF SCREW TERMINALS. NO MORE THAN 1 CONDUCTOR SHALL BE CONNECTED TO AN ELECTRICAL DEVICE SCREW TERMINAL. CONDUCTORS CONNECTED TO SCREWLESS TERMINALS SHALL NOT BE PERMITTED.

FULL SIZE SINGLE-POLE, 2-POLE AND 3-POLE CIRCUIT BREAKERS SHALL BE ALLOWED ONLY 1 CONDUCTOR PER SCREW TERMINAL. MINI-CIRCUIT BREAKERS AND DOUBLE/SINGLE-POLE COMBINATION CIRCUIT BREAKERS SHALL NOT BE INSTALLED IN ANY MAIN SERVICE PANEL, SUB-PANEL OR DISCONNECT ENCLOSURE OF ANY SIZE OR TYPE.

ALL CONDUCTOR MATERIAL SHALL BE COPPER.

IN NO CASE SHALL COMMERCIAL WIRING BE LESS THAN #2 COPPER WIRE AWG.

EMERGENCY LIGHTING SHALL BE PROVIDED IN COMMERCIAL BATHROOMS.

THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 9Ø MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH SECTION 27Ø2. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE AT THE FLOOR.

THE POWER SOURCE FOR ALL EMERGENCY MEANS OF EGRESS LIGHTING SHALL BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM IN ACCORDANCE WITH NFPA 11Ø.

ALL CONTROLLED RECEPTACLES SHALL BE PERMANENTLY MARKED IN ACCORDANCE WITH NEC 4Ø6.3(E) AND BE UNIFORMLY DISTRIBUTED THOUGH THE SPACE.

EITHER SPLIT CONTROLLED RECEPTACLES SHALL BE PROVIDED WITH ONE (1) RECEPTACLE CONTROLLED, OR A FULLY CONTROLLED RECEPTACLE SHALL BE LOCATED WITHIN 12" OF EACH FULLY UNCONTROLLED RECEPTACLE. THE OCCUPANT SHALL BE ABLE TO MANUALLY OVERRIDE AN AREA FOR NOT MORE THAT 2 HOURS.

OCCUPANCY SENSORS SHALL BE
INSTALLED IN ALL ROOMS 3ØØ SQUARE FEET OR LESS.

ELECTRICAL POWER & FIRE ALARM KEY:

- CIRCUIT BREAKER. ALL ELECTRICAL LINES TO BE CONCEALED
- EMERGENCY PULL STATION
- DUAL HEAD EMERGENCY LIGHTS. VERIFY LAYOUT. BATTERY BACKUP. PROVIDE 1 FOOTCANDLE MINIMUM OF EMERGENCY LIGHTING AND CAPABLE OF HANDELING 1½ HOURS MINIMUM.
- DUPLEX WALL RECEPTACLE
- GFI DUPLEX WALL RECEPTACLE
- WP GFI WATERPROOF GFI DUPLEX WALL RECEPTACLE
- EMERGENCY HORN/STROBE LIGHT
- FIRE ALARM STROBE LIGHT
- EMERGENCY EXIT SIGNAGE W/ BATTERY BACKUP, DIRECTIONAL WHERE REQ'D. "SURE-LITES" OR EQUAL. ALL LETTERS SHALL BE SIX (6") INCHES HIGH AND THE MINIMUM WIDTH OF EACH STROKE SHALL BE ¾". THE WORD EXIT SHALL BE HIGH CONTRAST WITH THE BACKGROUND.
- EXIT DUAL HEAD COMBO EXIT-EMERGENCY LIGHTS. VERIFY LAYOUT. BATTERY BACKUP. PROVIDE 1 FOOTCANDLE MINIMUM OF EMERGENCY LIGHTING AND CAPABLE OF HANDELING 1½ HOURS MINIMUM.
- OUTDOOR SINGLE HEAD EMERGENCY LIGHT. VERIFY LAYOUT. BATTERY BACKUP. PROVIDE 1 FOOTCANDLE MINIMUM OF EMERGENCY LIGHTING AND CAPABLE OF HANDELING 1½ HOURS MINIMUM.
- SMOKE DETECTOR & CARBON MONOXIDE DETECTORS SHALL BE INTERCONNECTED 11Ø V WITH BATTERY BACK-UPS.
- NITE LED NIGHT PENDANT LIGHT 9W SWITCHED TO BE ON WHEN OVERHEAD LIGHTS ARE OFF. WALL MOUNTED COMPACT LED'S ACCEPTABLE
- WALL MTD LED FIXTURE
- LED RECESSED LITES
- THERMOSTAT
- $ TYPICAL SWITCH
- BROAN #36Ø OR EQUAL EXHAUST FAN, CFM NOTED 1/4" STATIC PRESSURE, 155Ø RPM FAN SPEED 9ØW. MOTOR WITH AUTOMATIC DAMPER. VENT TO EXT.
- CEILING FAN WITH BOX TO BE RATED FOR 5Ø LBS.

THE PROPOSED LIGHTING SHALL BE IN COMPLIANCE WITH THE 2Ø21 ENERGY CONSERVATION CODE.

EMERGENCY LIGHTS AND EXIT UNIT EQUIPMENT REQUIRED TO BE CONNECTED TO THE SAME BRANCH CIRCUIT AS GENERAL LIGHTING IN THE AREA. PER NEC, SECTION 7ØØ-12(E)

EACH AREA THAT IS REQUIRED TO HAVE MANUAL CONTROL OF THE LIGHTING SHALL ALSO ALLOW THE OCCUPANT TO REDUCE THE CONNECTED LIGHTING LOAD IN A REASONABLY UNIFORM ILLUMINATION PATTERN BY AT LEAST 5Ø%. LIGHTING REDUCTION SHALL BE ACHIEVED BY CODE APPROVED METHODS AND MEET IECC, SECTION 4Ø5.2.2.1 REQUIREMENTS.

THE PROPOSED LIGHTS IN THE SUSPENDED CEILING SHALL BE INDEPENDENTLY SUPPORTED. AN APPROVED SUPPORT SYSTEM SHALL BE PROVIDED ON OPPOSING CORNERS OF THE LIGHT FIXTURE. THE FRAMING MEMBERS OF THE SUSPENDED CEILING SHALL NOT BE THE SOLE MEANS OF SUPPORT FOR THE FIXTURE.

OCCUPANCY SENSORS ARE REQUIRED IN ALL ROOMS 3ØØ SQUARE FEET OR LESS. THESE OCCUPANCY SENSORS SHALL BE MANUAL ON OR SHALL BE CONTROLLED TO AUTOMATICALLY TURN THE LIGHTING ON TO NOT MORE THAN 5Ø PERCENT POWER. FULL AUTOMATIC ON IS PERMITTED IN RESTROOMS, RETAIL AREA'S, AND CORRIDORS.

IN ROOMS THAT ARE NOT PROVIDED WITH AN OCCUPANCY SENSOR (GREATER THAN 3ØØ SQ. FT.) INDICATE AN AUTOMATIC TIME SWITCH CONTROL DEVICE IN COMPLIANCE WITH SECTION C4Ø3.2.1

THE PROPOSED LIGHTING SHALL BE IN COMPLIANCE WITH THE ADOPTED ENERGY CONSERVATION CODE.

EMERGENCY LIGHTS AND EXIT UNIT EQUIPMENT REQUIRED TO BE CONNECTED TO THE SAME BRANCH CIRCUIT AS GENERAL LIGHTING IN THE AREA. PER NEC, SECTION 7ØØ-12(E)

ALL EMERGENCY AND EXIT LIGHTS WILL BE FIELD VERIFIED.

THE EQUIPMENT AND/OR PROCEDURES REFERRED TO IN THE FOLLOWING ARTICLES OF THE NATIONAL ELECTRICAL
CODE, 2Ø17 EDITION, ARE HEREBY PROHIBITED AND SHALL
NOT BE INSTALLED IN THE CITY:
ARTICLE 32Ø OPEN WIRING ON INSULATORS,
ARTICLE 336 NON-METALLIC SHEATHED CABLE,
ARTICLE 338 SERVICE ENTRANCE CABLE,
ARTICLE 339 UNDERGROUND FEEDER AND BRANCH CIRCUIT CABLE,
ARTICLE 342 NON-METALLIC EXTENSIONS,
ARTICLE 352-21 SURFACE NON-METALLIC RACEWAYS,
ARTICLE 6Ø4 MANUFACTURED WIRING SYSTEMS, AND
ALL SUSPENDED EQUIPMENT, SUCH AS DUCTWORK, LIGHTING GRID, SOFFITS, ECT. SHALL BE SUPPORTED FROM THE BUILDING STRUCTURE DESIGNED TO SUPPORT ADDITIONAL LOADS. (JOIST, BEAMS, ECT.). SUPPORT FROM THE ROOF DECK IS NOT ALLOWED UNLESS IT IS SPECIFICALLY NOTED.

LIGHT FIXTURES LOCATED IN THE ZONE ABOVE/AROUND A SHOWER STALL SHALL BE LISTED FOR DAMP LOCATIONS, OR LISTED FOR WET LOCATIONS WHERE SUBJECT TO SHOWER SPRAY.

THE NUMBER AND LOCATION OF EXIT SIGNS AND EMERGENCY LIGHTS MAY BE REQUIRED TO BE ADDED TO OR CHANGED BASED ON SITE CONDITIONS.

OBTAIN SEPARATE PERMIT FOR ALL WALL SIGNS. ALL SIGNS SHALL COMPLY WITH THE CITY OF LAKE GENEVA SIGN ORDINANCE REQUIREMENTS. INCLUDE SIGN PERMIT APPLICATION, SIGN PLAN, ELEVATIONS, AND DETAILS AND ALL DESIGNS, COLOR, AND ILLUMINATION DETAILS WITH SUBMITTAL. INDICATE THE EXACT LOCATION OF THE SIGN AND ALL EASEMENTS ON THE SITE PLAN.

ELECTRIC SERVICE PANEL: MAINTAIN 3Ø" WIDTH AND 36" DEPTH CLEARANCES IN FRONT OF PANEL.

AUTOMATIC RECEPTACLE CONTROLS ARE NOT REQUIRED FOR THE FOLLOWING:
a. SPECIFICALLY DESIGNATED RECEPTACLES FOR EQUIPMENT REQUIRING CONTINUOUS OPERATION (24 HOURS PER DAY, 365 DAYS PER YEAR)

b. SPACES WHERE AN AUTOMATIC CONTROL WOULD ENDANGER THE SAFETY OR SECURITY OF ROOM OR BUILDING OCCUPANTS.

EACH AREA THAT IS REQUIRED TO HAVE MANUAL CONTROL OF THE LIGHTING SHALL ALSO ALLOW THE OCCUPANT TO REDUCE THE CONNECTED LIGHTING LOAD IN A REASONABLY UNIFORM ILLUMINATION PATTERN BY AT LEAST 5Ø% OF ALL 15 & 2Ø AMP LIGHTING REDUCTION SHALL BE ACHIEVED BY CODE APPROVED METHODS AND MEET IECC, SECTION 4Ø5.2.2.1 REQUIREMENTS.

GENERAL ELECTRICAL & LIGHTING NOTES

NOTE: E.C. TO VERIFY ALL FIXTURES

SEE ELECTRICAL AND MECHANICAL SHEETS FOR FIXTURE DESCRIPTIONS.

PROVIDE LIGHTING IN ALL CLOSETS PER SECTION 41Ø8.8 OF ORD. 2ØØ3-16.

LUMINAIRES MUST BE MOUNTED PER ARTICLE 3ØØ.

FOLLOW IECC FOR SWITCH OF LIGHTING - BI-LEVEL SWITCHING (2Ø18).

PROVIDE A NEUTRAL WIRE AT EACH SWITCH BOX LOCATIONS.

ALL RECEPTACLES REQUIRE A PIGTAIL GROUNDING WIRE TO THE BOX.

PROVIDE ARC FLASH WARNING FOR QUALIFIED PERSONS AS STATED IN NEC 11Ø.16. THIS WARNING LABEL SHALL IDENTIFY THE DEGREE OF LEVEL OF POTENTIAL FLASH HAZARD THAT IS PRESENT IN THE INSTALLATION SO THAT THE APPROPRIATE FLASH PROTECTION CLOTHING (PPE) WILL BE WORN.

ALL LIGHT SWITCHES, THERMOSTATS, & OTHER OPERATING CONTROLS SHALL BE MOUNTED NO HIGHER THAN 54" FOR SIDE REACH & 48" HIGH FOR FORWARD REACH.

BONDING TO OCCUR AT THE MAIN SWITCH

ALL EXIT & EMERGENCY LIGHTING ARE EXISTING

MAINTAIN CLEARANCE IN FRONT OF ALL ELEC. PANELS PER 2Ø15 IBC.

ALL ELECTRICAL DEVICES, CONDUCTORS AND EQUIPMENT SHALL BE LISTED BY A RECOGNIZED AND APPROVED TESTING LABORATORY.

CIRCUIT BREAKER PANEL FOR THE SUITE IS LOCATED IN THE RETAIL SPACE AND CONFIDENTLY ACCESSIBLE. ALL ELECTRICAL LINES TO BE CONCEALED. LED CEILING FIXTURES IN SUITE TO MEET EDISON REQUIREMENT LIGHTING RATIOS.

ALL CONDUCTOR MATERIAL SHALL BE COPPER.

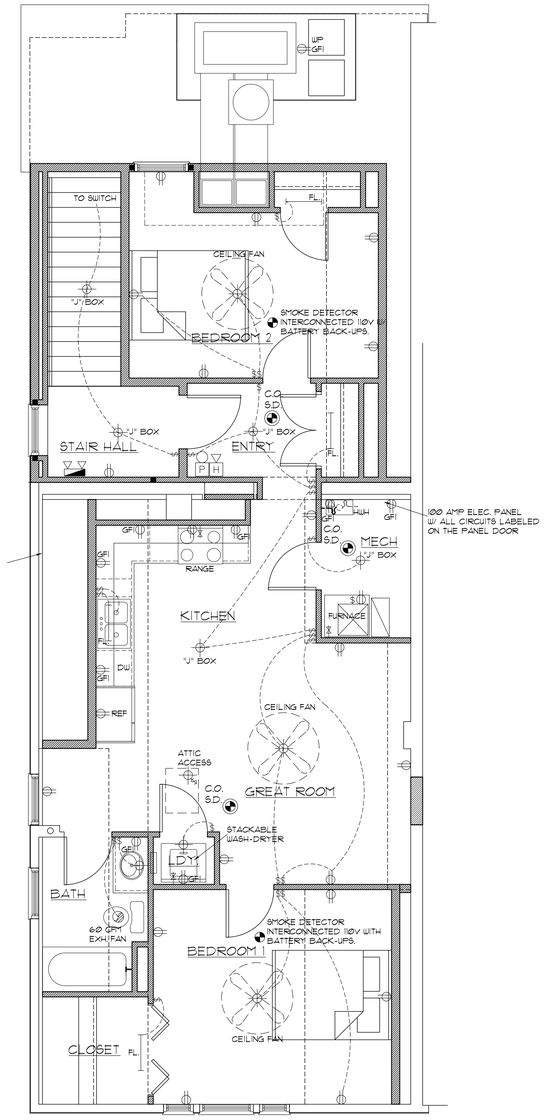
IN NO CASE SHALL COMMERCIAL WIRING BE LESS THAN #12 COPPER WIRE AWG PER SECTION 22Ø.3(B)(1) OF ORD. 2ØØ3-16.

RECEPTACLES MUST BE INSTALLED AT BRANCH CIRCUIT RATING PER ORD. 2ØØ3-16 SECTION 21Ø.21.

INSTALL BOLT-ON TYPE BREAKER PANELS WITH MAIN BREAKERS PER ORD. 2ØØ3-16 SECTION 4Ø8.

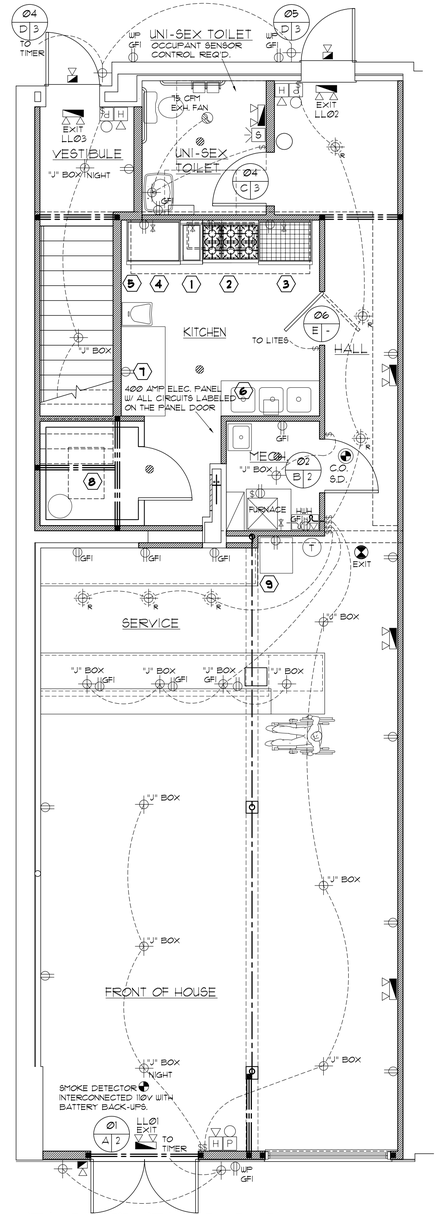
THE ELECTRICIAN CONTRACTOR SHALL VERIFY ALL POWER REQUIREMENTS AND RECEPTACLE MOUNTING HEIGHTS WITH THE MANUFATURE OF ALL THE EQUIPMENT.

ELECTRICAL INSPECTOR TO FIELD VERIFY THAT THE NEW WATER HEATER IS JUMPERED BETWEEN THE COLD AND HOT WATER PIPES WITH A JUMPER SIZED ACCORDING TO TABLE 25Ø.66 PER NEC 25Ø.1Ø4(A)(1), AND THAT ANY METAL GAS PIPING IS BONDED.



SECOND FLOOR APARTMENT ELECTRICAL PLAN

SCALE: 1/4" = 1'-Ø"



FIRST FLOOR ELECTRICAL PLAN

SCALE: 1/4" = 1'-Ø"

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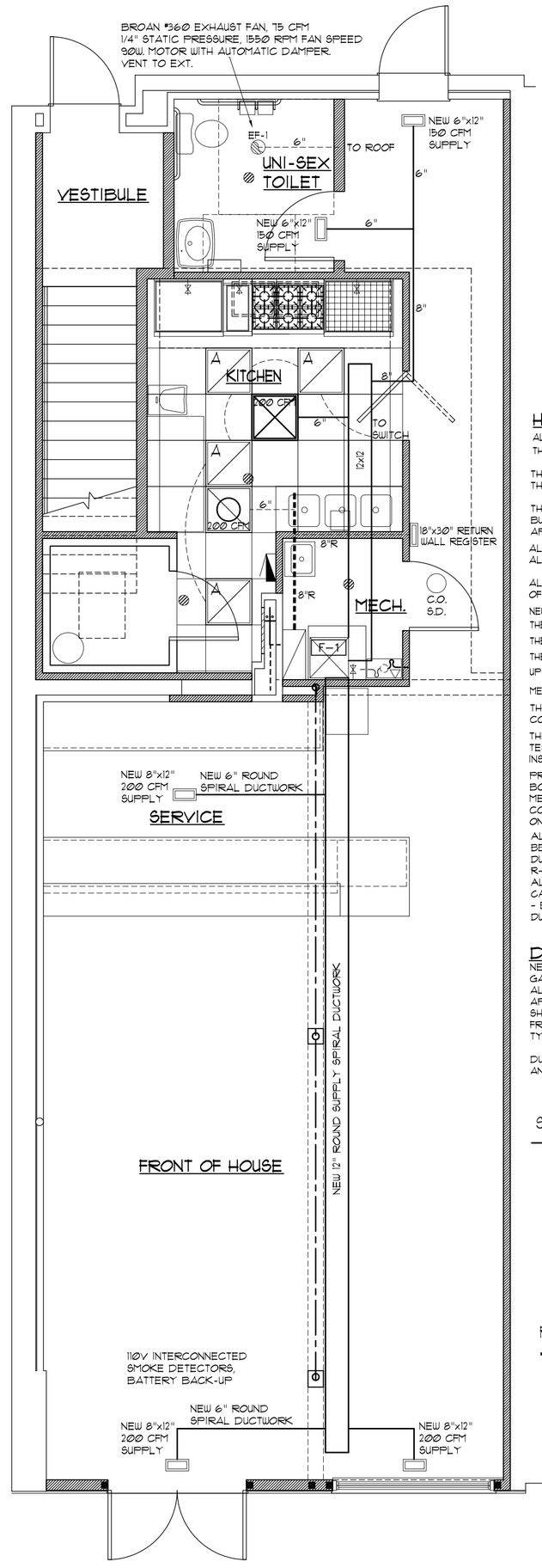
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E1

X-140 BROAD STREET.dwg



CEILING HEIGHT NOTE!

8'-1" HIGH CEILING TYPICAL FOR ALL 24"x24" SUSPENDED CEILING TILES AS NOTED

REFLECTED CLNG. PLAN NOTES:

THE CONTRACTOR IS RESPONSIBLE FOR INCLUDING IN HIS BID PRICE ANY WORK THAT MAY BE REQUIRED BY THE BUILDING OR FIRE OFFICIALS TO THE FIRE SYSTEMS INCLUDING BUT NOT LIMITED TO, THE ADDITION AND OR RELOCATION OF THE FIRE HORNS, STROBE LITES, AND SMOKE DETECTORS.

SUSPENDED ITEMS NOTE!

ALL ITEMS WHICH ARE TO BE SUSPENDED (E.G. SUSP. CEILING, ELECTRICAL, MECHANICAL, AND PLUMBING EQUIPMENT, ETC.) SHALL BE SUSPENDED FROM THE TOP CHORD OF THE BAR JOISTS UNLESS SPECIFICALLY STATED OTHERWISE BY THE JOIST MFR'S STRUCTURAL ENGINEER.

CO & SMOKE DETECTOR NOTE:

THE CARBON MONOXIDE ALARM MAY BE COMBINED WITH SMOKE DETECTING DEVICES PROVIDED THAT THE COMBINED UNIT COMPLIES WITH THE RESPECTIVE PROVISIONS OF THE ADMINISTRATIVE CODE, REFERENCE STANDARDS, AND DEPARTMENTAL RULES RELATING TO BOTH SMOKE DETECTING DEVICES AND CARBON MONOXIDE ALARMS AND PROVIDED THAT THE COMBINED UNIT EMITS AN ALARM IN A MANNER THAT CLEARLY DIFFERENTIATES THE HAZARD. DETECTOR SHALL BE EITHER BATTERY POWERED, PLUG-IN WITH BATTERY BACK-UP, OR WIRED INTO THE STRUCTURE'S AC POWER LINE WITH SECONDARY BATTERY BACK-UP.

CARBON MONOXIDE & SMOKE DETECTOR = CO

ALL SMOKE DETECTORS & CARBON MONOXIDE DETECTORS SHALL BE INTERCONNECTED 110V WITH BATTERY BACK-UPS.

LIGHTING FIXTURES:

EACH AREA THAT IS REQUIRED TO HAVE MANUAL CONTROL OF THE LIGHTING SHALL ALSO ALLOW THE OCCUPANT TO REDUCE THE CONNECTED LIGHTING LOAD IN A REASONABLY UNIFORM ILLUMINATION PATTERN BY AT LEAST 50%. LIGHTING REDUCTION SHALL BE ACHIEVED BY CODE APPROVED METHODS AND MEET IECC, SECTION 805.2.2.1 REQUIREMENTS. METHOD FOR LIGHTING REDUCTION AS SHOWN ON REFLECTIVE CLNG. PLAN.

A — NOTE: E.C. TO VERIFY ALL FIXTURES WITH OWNER
"A" 2'X2' LAY-IN 3 LAMP 32 W. FLOURESCENT FIXTURE W/ 18 CELL DIFFUSER
"METALUX" OR EQUAL. E.C. TO VERIFY. TOTAL 96W.

HVAC NOTES:

ALL NATURAL GAS PIPING SHALL BE SCHEDULE 40 B.I. ALL GAS PIPE 2 IN. AND SMALLER SHALL BE THREADED PIPE AND ALL GAS PIPE 2 1/2 IN. AND LARGER SHALL BE WELDED.

THE INTERIOR DESIGN TEMPERATURES USED FOR LOAD CALCULATIONS SHALL BE A MAX. OF 72 DEGREES F. FOR HEATING. THE INTERIOR DESIGN TEMPERATURES USED FOR LOAD CALCULATIONS SHALL BE A MIN. OF 72 DEGREES F. FOR COOLING.

THE HEATING AND COOLING SYSTEMS SHALL COMPLY WITH THE 2015 IECC, AND THE SIZE SHALL BE VERIFIED BASED ON BUILDING LOADS CALCUATED IN ACCORDANCE WITH ACCA MANUAL J, AND IN ACCORDANCE WITH ACCA MANUAL "S" APPROVED HEATING AND COOLING CALCUATION METHODS.

ALL NEW RIGID DUCTS SHALL BE SUPPORTED WITH APPROVED HANGERS THAT ARE SPACED AT NO MORE THAN 10'-0". ALL NEW FLEXIBLE DUCTS SHALL BE SUPPORTED IN ACCORDANCE WITH THE MANUFACTURE'S INSTALLATION INSTRUCTIONS.

ALL EXISTING EXHAUST FANS SHALL BE VENTED DIRECTLY TO THE EXTERIOR AND THE EXHAUST DUCT INSULATED WITH A MIN. OF R5

NEW THERMOSTAT IS ACCESSIBLE BY FRONTAL APPROACH ONLY, THEN THE MOUNTING HEIGHT OF THE THERMOSTAT SHALL BE 4'-0" AFF. WHERE THE THERMOSTAT IS ACCESSIBLE FROM A SIDE APPROACH, THEN THE MOUNTING HEIGHT OF THE THERMOSTAT SHALL BE 4'-6" AFF.

THERMOSTAT SHALL BE PROGRAMMABLE W/ A 7 DAY SCHEDULE 4 A MANUAL OVERRIDE UP TO 2 HOURS OR AN OCCUPANCY SENSOR.

MECHANICAL CONTRACTOR SHALL FIELD VERIFY LOCATION OF GAS METER.

THE AIR BARRIER SHALL BE INSTALLED BEHIND ELECTRICAL OR COMMUNICATION BOXES OR AIR SEALED BOXES SHALL BE INSTALLED.

THE CONTRACTOR IS TO PROVIDE A FINAL BLOWER DOOR TEST AND AIR DUCT TEST REPORT PRIOR TO OR AT FINAL INSPECTION

PROVIDE OUTSIDE AIR FOR COMBUSTION AT FURNACE, BOILER AND WATER HEATER

MECHANICAL LOCATIONS TO BE DETERMINED BY CONTRACTOR, AND MAY VARY FROM LOCATIONS SHOWN ON PLAN

ALL DUCTWORK LOCATED IN UNCONDITIONED ATTICS MUST BE PROVIDED WITH MINIMUM R-8 INSULATION. ALL OTHER DUCTS IN UNCONDITIONED SPACES SHALL HAVE A MINIMUM R-6 INSULATION

ALL DUCTS, AIRHANDLERS FILTER BOXES AND BUILDING CAVITIES USED FOR DUCTS SHALL BE SEALED
- BUILDING FRAMING CANNOT BE USED AS AIR SUPPLY DUCTS

DUCTWORK NOTE:

NEW SPIRAL DUCTS 26 GA. UP TO 12" ROUND, AND 24 GA. UP TO 24" ROUND 12'-0" AFF.
ALL CONNECTIONS TO BE SEALED WITH AN APPROVED SEALANT, AND SCREWED TOGETHER WITH SHEET METAL FASTENERS. DUCTS TO BE SUPPORTED FROM THE EXISTING STEEL BAR JOIST WITH DURO TYPE CABLES WITH CABLE LOCKS.

DUCT SIZING IS BASED ON Ø.10 SP IN MAIN DUCTS, AND Ø.30 SP IN ALL BRANCH DUCTS.

SUPPLY LEGEND
- NEW SUPPLY DUCTWORK
- NEW 24"x24" DIFFUSERS
- NEW 8"x12" SUPPLY REGISTER
- NEW 6"x12" SUPPLY REGISTER

RETURN LEGEND
- MAIN TRUNK LINE
- ROUND DUCTWORK
- 24"x24" RETURN VENT PERFORATED
- NEW 18"x30" RETURN WALL REGISTER

PROPOSED COMMERCIAL HVAC SYSTEM PLAN WITH REFLECTIVE CEILING PLAN

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

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M1

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PLUMBING SPECIFICATIONS:

THIS CONTRACTOR SHALL THOROUGHLY FAMILIARIZE HIM/HERSELF WITH THE PLANS AND SHALL VERIFY EXISTING SITE CONDITIONS AT THE JOB SITE BEFORE SUBMITTING BID. FAILURE TO RECOGNIZE WORK REQUIRED SHALL BE AT THE EXPENSE OF THIS CONTRACTOR. NO CONSIDERATION SHALL BE GIVEN FOR ADDITIONAL COMPENSATION AFTER THE LETTING OF BIDS.

PLUMBING CONTRACTOR SHALL COORDINATE THE ACTUAL LOCATION OF THE SEWER AND WATER CONNECTIONS WITH THE LOCAL MUNICIPAL PUBLIC WORKS DEPARTMENT AND SHALL INSTALL AND MAKE SEWER AND WATER CONNECTIONS IN ACCORDANCE WITH THEIR REQUIREMENTS.

ENTIRE INSTALLATION SHALL BE PERFORMED IN A FIRST-CLASS WORKMANLIKE MANNER. THE COMPLETED SYSTEMS SHALL BE FULLY OPERATIONAL± ACCEPTANCE BY THE OWNER SHALL BE A CONDITION OF THE CONTRACT. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES IN ORDER TO AVOID INTERFERENCES, PRESERVE MAXIMUM HEADROOM, AND AVOID OMISSIONS.

CONTRACTOR TO MAKE ALL NECESSARY TAPS, AS CALLED FOR ON THE DRAWINGS.

CONTRACTOR SHALL REMOVE ALL DEBRIS ON A REGULAR BASIS AND UPON COMPLETION OF THE JOB AND CLEAN ALL FIXTURES.

COVER ALL HOT AND COLD LINES, ROOF DRAINS AND HORIZONTAL DOWNSPOUT PIPING. PIPE COVERING TO BE SHALL BE 3 1/2 LB. DENSITY FIBERGLASS WITH MOLDED FITTINGS AND BUTT JOINTS AND VAPOR BARRIER.

IT SHALL BE THE RESPONSIBILITY OF THIS CONTRACTOR TO START UP, ADJUST AND CHECK FOR PROPER OPERATION ALL EQUIPMENT INSTALLED UNDER HIS CONTRACT.

CONTRACTOR SHALL ALLOW IN THEIR INITIAL BID THE COST OF SERVICE ON ALL EQUIPMENT INSTALLED UNDER HIS CONTRACT FOR A PERIOD OF ONE (1) YEAR FROM DATE OF FINAL ACCEPTANCE OF THE WORK.

ONLY MAIN SHUT-OFF VALVES ARE SHOWN. PLUMBING CONTRACTOR SHALL PROVIDE ALL OTHER SHUT-OFF VALVES IN ACCORDANCE WITH ALL LOCAL CODES.

ALL LINES SHALL BE VENTED. ALL WASTE VENTS SHALL BE 2" MINIMUM WITH A 2"X4" MINIMUM INCREASER THROUGH THE ROOF. WASTE VENT SHALL BE LOCATED A MINIMUM OF 30" FROM A PARAPET WALL. SOIL STACK VENT SHALL BE 4" MINIMUM WITH A 4"X5" MINIMUM INCREASER THROUGH THE ROOF.

ALL PLUMBING PIPES AND FIXTURES SHALL BE ADEQUATELY PROTECTED FROM FREEZING.

ALL WATER PIPING SHALL BE TESTED WITH WATER UNDER PRESSURE OF 100 PSI FOR 10 MINUTES, AND MADE TIGHT AT THIS PRESSURE.

ALL INTERIOR DOMESTIC WATER LINES SHALL BE ABOVE FLOOR AND SHALL BE RUN JUST BELOW INSULATION LEVEL.

WATER HEATERS W/ VERTICAL PIPE RISERS SHALL HAVE A HEAT TRAP ON BOTH THE INLET AND OUTLET OF THE WH. UNLESS THE WH.HAS AN INTEGRAL HEAT TRAP OR IS PART OF A CIRCULATING SYSTEM.

SERVICE WATER HEATING APPLIANCES SHALL MEET THE MIN. STANDARDS AS SET FORTH IN TABLE N1004.1 OF THE 2012 IBC. PROVIDE ADDITIONAL DOCUMENTATION. APPLIANCES NOT MEETING THE MIN. REQ'S. WILL NOT PASS THE REQ±S. FINAL INSPECTION FOR THE STRUCTURE.

ALL LAV. FAUCETS FOR PUBLIC USE SHALL BE PROVIDED WITH AN AUTO. SAFETY WATER MIXING DEVICE TO PREVENT SUDDEN UNANTICIPATED CHANGES IN WATER TEMP. OR EXCESSIVE WATER TEMPS. THE SAFETY WATER MIXING DEVICE SHALL COMPLY WITH ANSI/ASSE 1016-1996 OR 1017-1998 IN ACCORDANCE WITH SEC. 890.210, AN SHALL BE ADJUSTED TO A MAX. SETTING OF 100 DEGREES F. AT THE TIME OD INSTALL.

SEE ARCHITECTURAL DRAWINGS FOR FIXTURE MOUNTING HEIGHTS AND DIMENSIONS.

UNDERGROUND WASTE AND VENTS SHALL BE SCHEDULE 40 PVC PLASTIC PIPE AND FITTINGS.

ALL SOIL, WASTE AND VENT PIPING SHALL BE SUBJECTED TO A HYDROSTATIC TEST OF NOT LESS THAN 10 FEET OF WATER COLUMN FOR 15 MINUTES BEFORE INSPECTION STARTS AND PROVEN TIGHT.

BEFORE TURNING PLUMBING SYSTEM OVER TO THE OWNER, CHLORINATE ALL DOMESTIC WATER PIPING FOR A PERIOD OF 24 HOURS. AFTER CHLORINATION HAS BEEN COMPLETED, FLUSH ALL PIPING UNTIL WATER RUNS CLEAR AND IS RESIDUAL CHLORINE FREE.

ABOVE GROUND WASTE AND VENTS SHALL BE SCHEDULE 40 PVC PLASTIC PIPE AND FITTINGS.

ALL UNDERGROUND WATERPIPING SHALL BE TYPE K COPPER.

ALL ABOVE GROUND WATER PIPING SHALL BE PLASTIC APPROVED BY THE UNIFORM MI6. BLDG. CODE.

PLUMBING CONTRACTOR SHALL PROVIDE ALL PROPER ADAPTERS FOR TRANSITION BETWEEN UNDERGROUND AND ABOVE GROUND WASTE AND VENT PIPING SYSTEMS.

ALL FLOOR DRAINS SHALL BE VENTED.

PLUMBING CONTRACTOR SHALL PROVIDE A VACUUM RELIEF VALVE WHERE A WATER HEATER OR HOT WATER STORAGE TANK IS LOCATED HIGHER THAN THE FIXTURE OUTLETS.

PLUMBING CONTRACTOR SHALL PROVIDE A PROPERLY SIZED THERMAL EXPANSION TANK FOR ALL CLOSED WATER SYSTEMS.

ALL BACKFLOW DEVICES SHALL BE TESTED AND CERTIFIED PRIOR TO FINAL INSPECTION AND/OR OCCUPANCY.

ALL BACKFLOW TESTING OR ANY REQUIRED REPAIRS ON BACKFLOW EQUIPMENT SHALL BE CONDUCTED BY A STATE OF WISCONSIN CERTIFIED CCCD INSPECTOR.

PLUMBING CONTRACTOR SHALL BE REQUIRED TO HAVE A COPY OF THEIR STATE OF WISCONSIN PLUMBING LICENSE ON SITE.

PLUMBING CONTRACTOR SHALL PROVIDE A FULL SIZE CLEAN-OUT LOCATED WITHIN FIVE (5) FEET OF THE BUILDING FOUNDATION OR OUTSIDE, IN DIRECT LINE WITH THE BUILDING DRAIN AND SEWER.

HOT WATER AT ALL BATHROOM FAUCETS TO BE 110 D. MAX. ALL OTHER FIXTURES 120 D. MIN.

ALL BACKFLOW DEVICES TO BE CERTIFIED AND A COPY GIVEN TO INSPECTOR AT FINAL INSPECTION.

PROVIDE ACCESSIBLE WATER SHUT-OFF VALVE WITHOUT THE USE OF A LADDER.

COMPLY WITH THE 2015 INT. ENERGY CONVERSATION CODE SECTION 504 SERVICE WATER HEATING. 504.4 HEAT TRAPS. WATER HEATING EQUIPMENT NOT SUPPLIED WITH INTEGRAL HEAT TRAPS ANS SERVING NON-CIRCULATING SYSTEMS SHALL BE PROVIDED WITH HEAT TRAPS ON THE SUPPLY AND DISCHARGE PIPING ASSOCIATED WITH THE EQUIPMENT.

WATER SUPPLY FIXTURE UNIT CALCULATIONS

COMMERCIAL SPACE:

(1) LAVATORY @ 1 W.S.F.U. = 1 W.S.F.U.
(1) TOILETS @ 3 W.S.F.U. = 3 W.S.F.U.
(2) KITCHEN SINK BASIN @ 1 W.S.F.U. = 2 W.S.F.U.
(1) MOP SINK BASIN @ 3 W.S.F.U. = 3 W.S.F.U.

APARTMENT:

(1) LAVATORY @ 1 W.S.F.U. = 1 W.S.F.U.
(1) TOILETS @ 3 W.S.F.U. = 3 W.S.F.U.
(1) KITCHEN SINK BASIN @ 1 W.S.F.U. = 1 W.S.F.U.
(1) DISHWASHER @ 1 W.S.F.U. = 1 W.S.F.U.
(1) SHOWER OR TUB @ 2 W.S.F.U. = 2 W.S.F.U.
(1) WASHING MACHINE @ 2 W.S.F.U. = 2 W.S.F.U.

19 W.S.F.U.= 1" SERVICE

PLUMBING NOTE:
ALL PLUMBING TO COMPLY WITH 2018 WISCONSIN UNIFORM BUILDING CODE

INDEX

HOT WATER SUPPLY LINES
COLD WATER SUPPLY LINES
GAS SUPPLY LINES

PLEASE NOTE THAT THE CONTRACTOR HAS THE RIGHT TO CHANGE THE LOCATION OF THE SPECIFIED PLUMBING WASTE OR VENTILATION LINES NOTED ABOVE AS LONG AS THE CODE IS MET.

ALL VENT PIPING MUST BE SCREENED FROM VIEW AT ROOF

PLUMBING NOTES:

ISOLATION SHUT OFF VALVES SHALL BE INSTALLED ON SUPPLY BRANCH PIPES TO PERMIT THE WATER SUPPLY TO ALL FIXTURES IN EACH SEPARATE ROOMS.

NO HORIZONTAL DRY VENTS NOT MORE THAN FORTY FIVE DEGREES (45) FROM THE VERTICAL ARE PERMITTED. FLOOR DRAINS ARE EXEMPT FROM THIS REQUIREMENT.

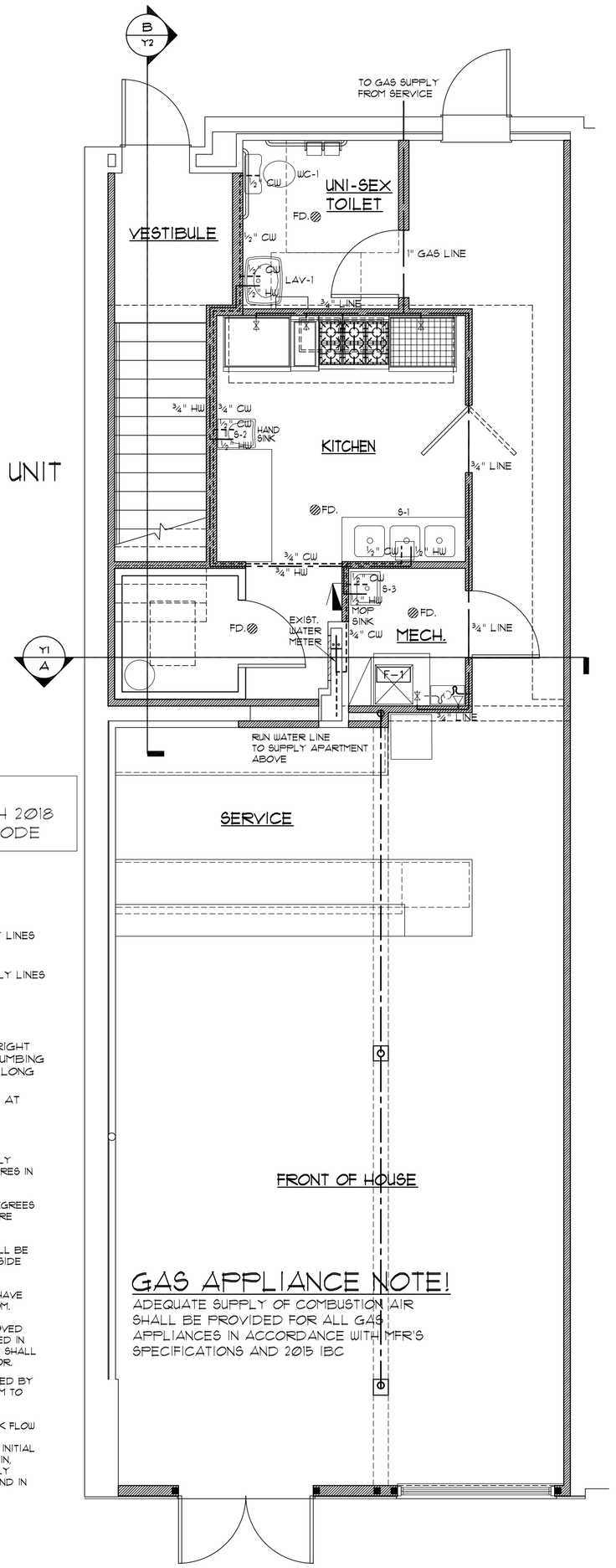
THE INLET AND OUTLET SIDE OF THE WATER METER AND SHALL BE PROVIDED WITH A DRAIN DOUN VALVE ON THE DISCHARGE SIDE OF THE METER.

WATER CLOSETS INSTALLED IN ACCESSIBLE STALLS SHALL HAVE THE FLUSH HANDLE MOUNTED ON THE WIDE SIDE OF THE ROOM.

THE INCOMING WATER SERVICE PIPE SHALL HAVE AN APPROVED REDUCED PRESSURE BACKFLOW PREVENTER (RPZ) INSTALLED IN LINE OF EQUAL PIPE DIAMETER OF THE WATER SERVICE AND SHALL BE LOCATED NO MORE THAN FIVE FEET (5) ABOVE THE FLOOR.

THE FIRE PROTECTION BACK FLOE DEVICE SHALL BE LOCATED BY THE FIRE SPRINKLER SUB CONTRACTOR AND SHALL CONFORM TO ALL REQUIRED CODES.

LOCAL PLUMBING INSPECTOR SHALL FIELD VERIFY ALL BACK FLOW DEVICES SHALL BE TESTED AND APPROVED BY A CROSS CONNECTION CONTROL DEVICE INSPECTOR (CCCDI) BEFORE INITIAL OPERATION. INSPECTOR SHALL ALSO FIELD VERIFY THE DRAIN, WASTE, VENT, AND DISTRIBUTION SYSTEM SHALL BE PROPERLY SIZED IN ACCORDANCE WITH THE APPROPRIATE TABLES FOUND IN 890.APPENDIX A.

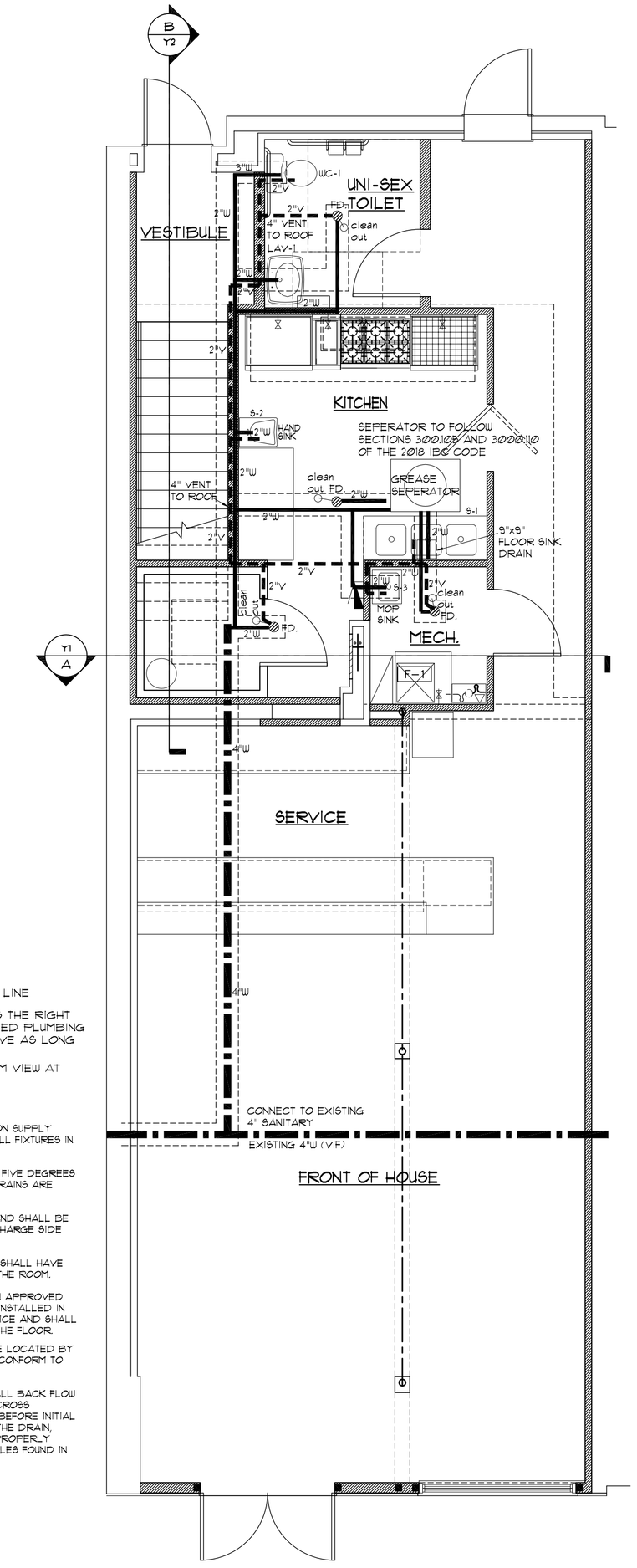


GAS APPLIANCE NOTE!

ADEQUATE SUPPLY OF COMBUSTION AIR SHALL BE PROVIDED FOR ALL GAS APPLIANCES IN ACCORDANCE WITH MFR'S SPECIFICATIONS AND 2015 IBC

PLUMBING WATER SUPPLY & GAS LINE PLAN

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



INDEX

PVC WASTE LINE
PVC VENTILATION LINE

PLEASE NOTE THAT THE CONTRACTOR HAS THE RIGHT TO CHANGE THE LOCATION OF THE SPECIFIED PLUMBING WASTE OR VENTILATION LINES NOTED ABOVE AS LONG AS THE CODE IS MET.

ALL VENT PIPING MUST BE SCREENED FROM VIEW AT ROOF

PLUMBING NOTES:

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NO HORIZONTAL DRY VENTS NOT MORE THAN FORTY FIVE DEGREES (45) FROM THE VERTICAL ARE PERMITTED. FLOOR DRAINS ARE EXEMPT FROM THIS REQUIREMENT.

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PLUMBING WASTE LINE PLAN

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

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LAKE GENEVA WI 53147

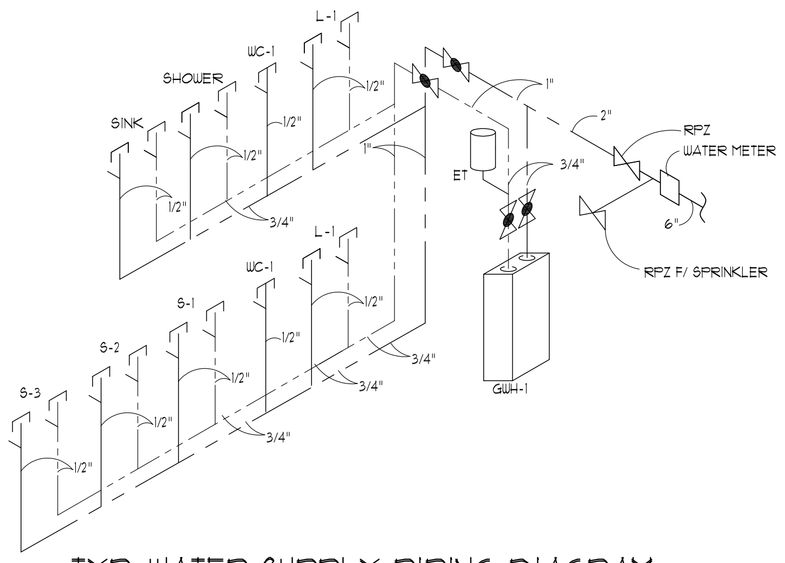
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WISCONSIN
MICHAEL J. McGEE
A-7250
Elgin, IL
ARCHITECT

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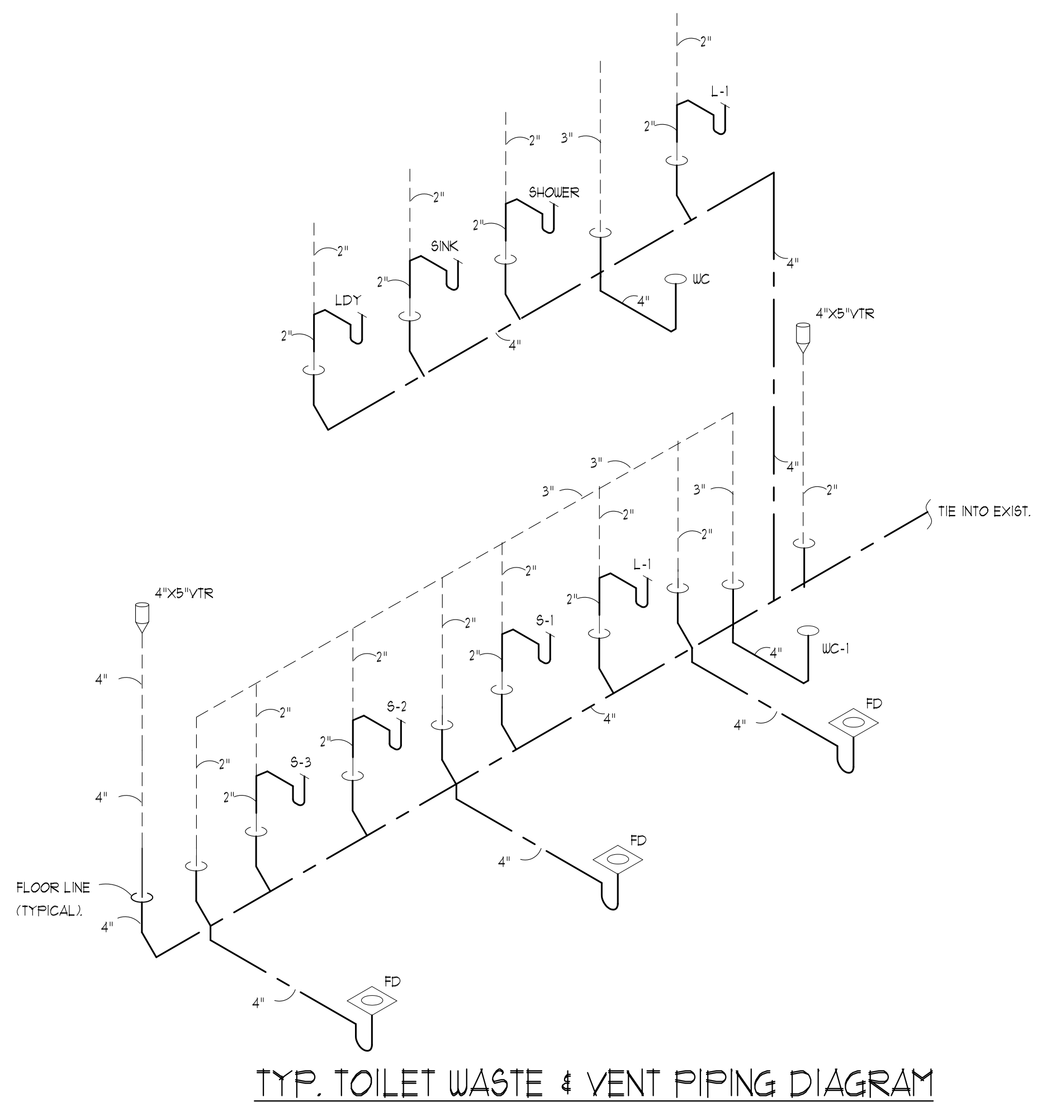
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TYP. WATER SUPPLY PIPING DIAGRAM

N.T.S.



TYP. TOILET WASTE & VENT PIPING DIAGRAM

N.T.S.

SPECIFICATIONS

Notes:

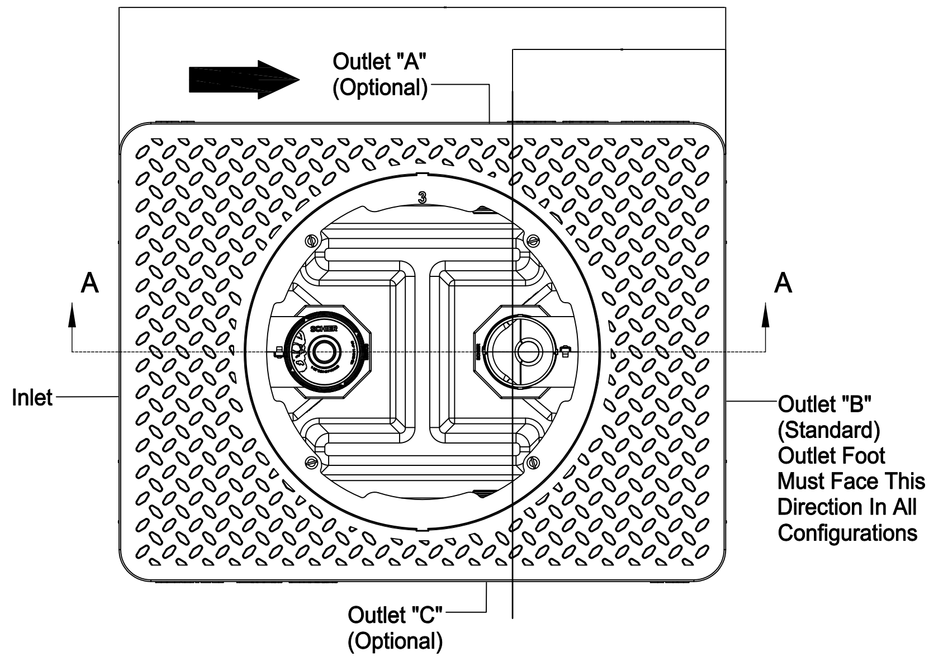
1. 4" FPT inlet/outlet with 4" plain end fittings.
2. Unit weight - 69 lbs. (wet weight 404 lbs.)
3. Maximum operating temperature: 150° F continuous
4. Capacities - Liquid: 40 gal.
   Grease: 272 lbs. (37.2 gal.) @50 GPM
   Grease: 175 lbs. (17.4 gal.) @75 GPM
   Solids: 1.9 gal.
5. Built-in flow control.
6. For gravity drainage applications only.
7. Do not use for pressure applications.
8. Cover placement allows full access to tank for proper maintenance.
9. Vent not required unless per local code.
10. Engineered inlet and outlet diffusers are removable to inspect/clean piping.
11. Integral air relief / anti-siphon.
12. Designed for indoor, on-floor, below-grade or low-profile under sink installations.

ENGINEER SPECIFICATION GUIDE

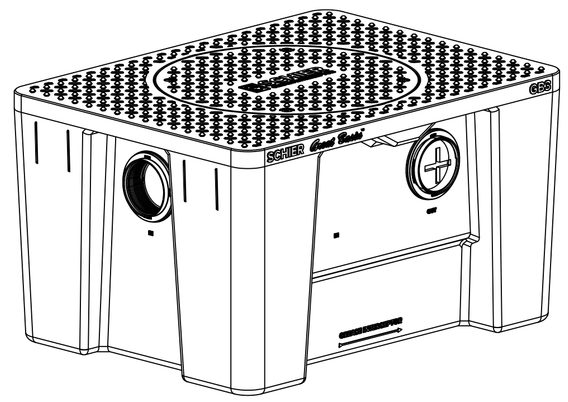
Schier Great Basin™ grease interceptor model # GB3 shall be lifetime guaranteed and made in USA of seamless, rotationally-molded polyethylene with minimum 5/16" uniform wall thickness. Interceptor shall be furnished for above or below grade installation. Interceptor shall be certified to ASME A112.14.3 (Type C) and CSA B481.1, with field cut riser system, built-in flow control and three outlet options. Interceptor flow rate shall be 50 or 75 GPM. Interceptor grease capacity shall be 272 lbs. @ 50 GPM or 175 lbs. @ 75 GPM. Cover shall provide water/gas-tight seal and have minimum 450 lbs. load capacity.

CERTIFIED PERFORMANCE

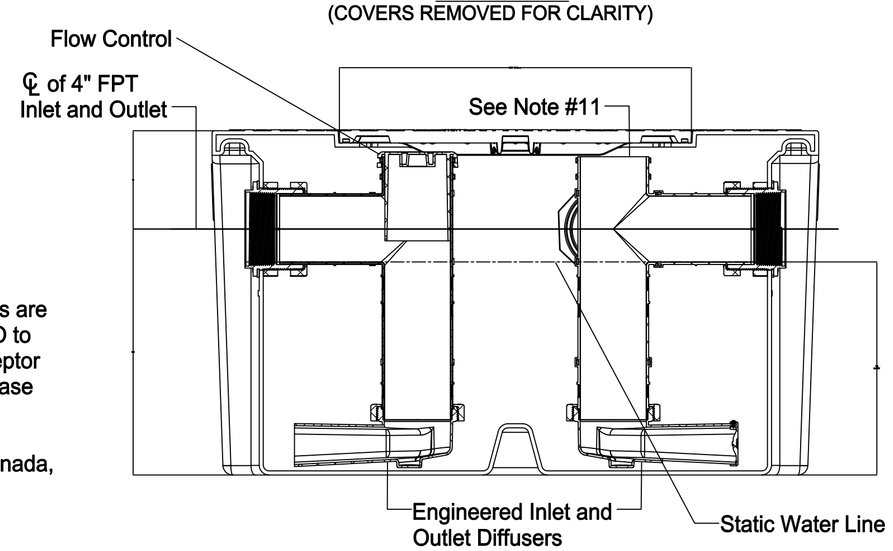
Great Basin™ hydromechanical grease interceptors are third party performance-tested and listed by IAPMO to ASME #A112.14.3 and CSA B481.1 grease interceptor standards and greatly exceed requirements for grease separation and storage. They are compliant to the Uniform Plumbing Code, the National Standard Plumbing Code, the National Plumbing Code of Canada, and the International Plumbing Code.



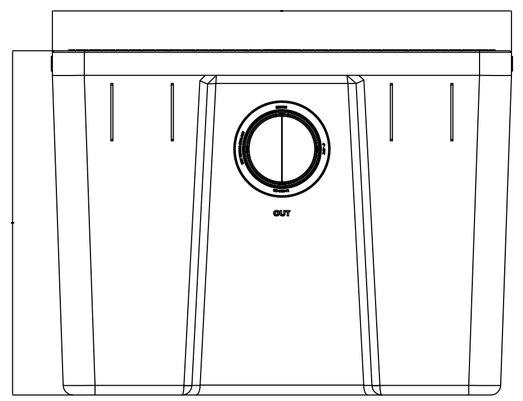
TOP VIEW
(COVERS REMOVED FOR CLARITY)



ISOMETRIC VIEW



SECTION A-A



END VIEW

MODEL NUMBER: GB3

PART NUMBER: 4070-001-04

DESCRIPTION: GB3 GREASE INTERCEPTOR 50 GPM / 75 GPM, 4" FPT INLET/OUTLET, WITH 4" PLAIN END FITTING ADAPTERS AND PEDESTRIAN RATED COVER

PROPRIETARY AND CONFIDENTIAL

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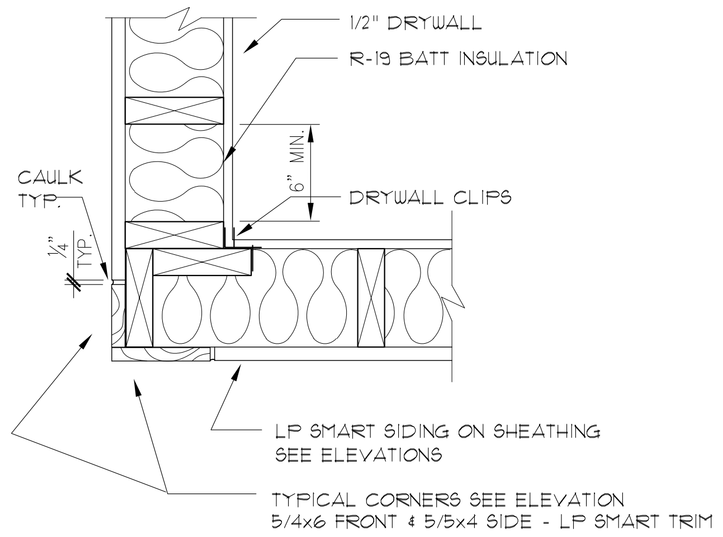


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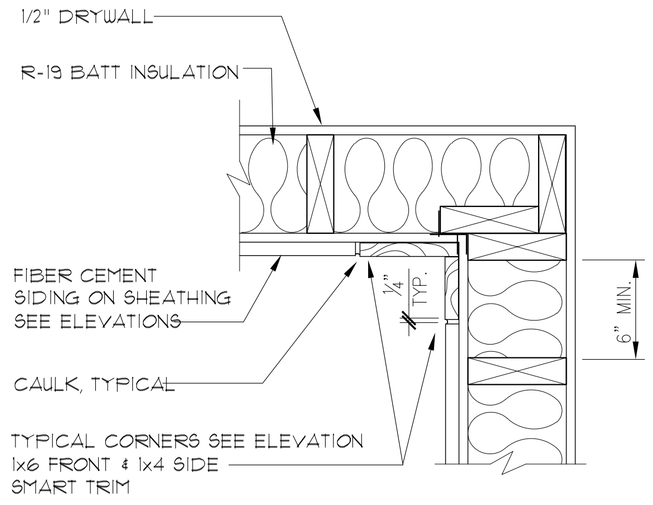
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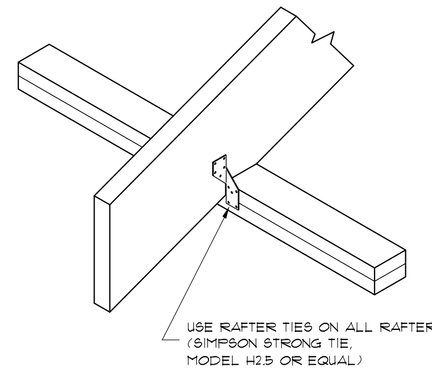
TYPICAL OUTSIDE CORNER DETAIL

SCALE: 1 1/2"=1'-Ø"



TYPICAL INSIDE CORNER DETAIL

SCALE: 1 1/2"=1'-Ø"



DETAIL - RAFTER TIE

SCALE:1/2" = 1'-Ø"

NOTE:

RAFTER TIES TO BE INSTALLED AT ALL RAFTERS

STEPS

1. APPLY SILL FLASHING
2. APPLY BEAD OF SEALANT AT BACK OF WINDOW FLANGE & SET WINDOW (PAN HEAD SCREWS MUST BE USED TO FACILITATE INSPECTION)
3. APPLY BEAD OF SEALANT AT SIDE JAMBS
4. APPLY JAMB FLASHING
5. APPLY BEAD OF SEALANT AT HEAD
6. APPLY HEAD FLASHING
7. IN WATER SHEDDING FASHION, STARTING AT THE BASE OF THE WALL & WORKING TOWARDS THE TOP, INSTALL THE WRB TO THE FACE OF THE SHEATHING. TUCK WRB UNDER SILL FLASHING, AND OVER JAMB & HEAD FLASHING.
8. WITH SHEATHING TAPE, CONNECT THE WRB TO THE FLASHING (ALL 4 SIDES)

WINDOW INSTALLATION

WEATHER RESITIVE BARRIER (WRB) APPLIED AFTER THE WINDOW INSTALLATION. FLASHING APPLIED OVER THE FACE OF THE MOUNTING FLANGE.

SEAL THE WINDOW FRAME TO OPENING. APPLY A ⅜" NOM. DIA BEAD TO THE BACKSIDE (INTERIOR) OF THE WINDOW FLANGE, IN LINE WITH ANY PRE-PUNCHED HOLES OR SLOTS.

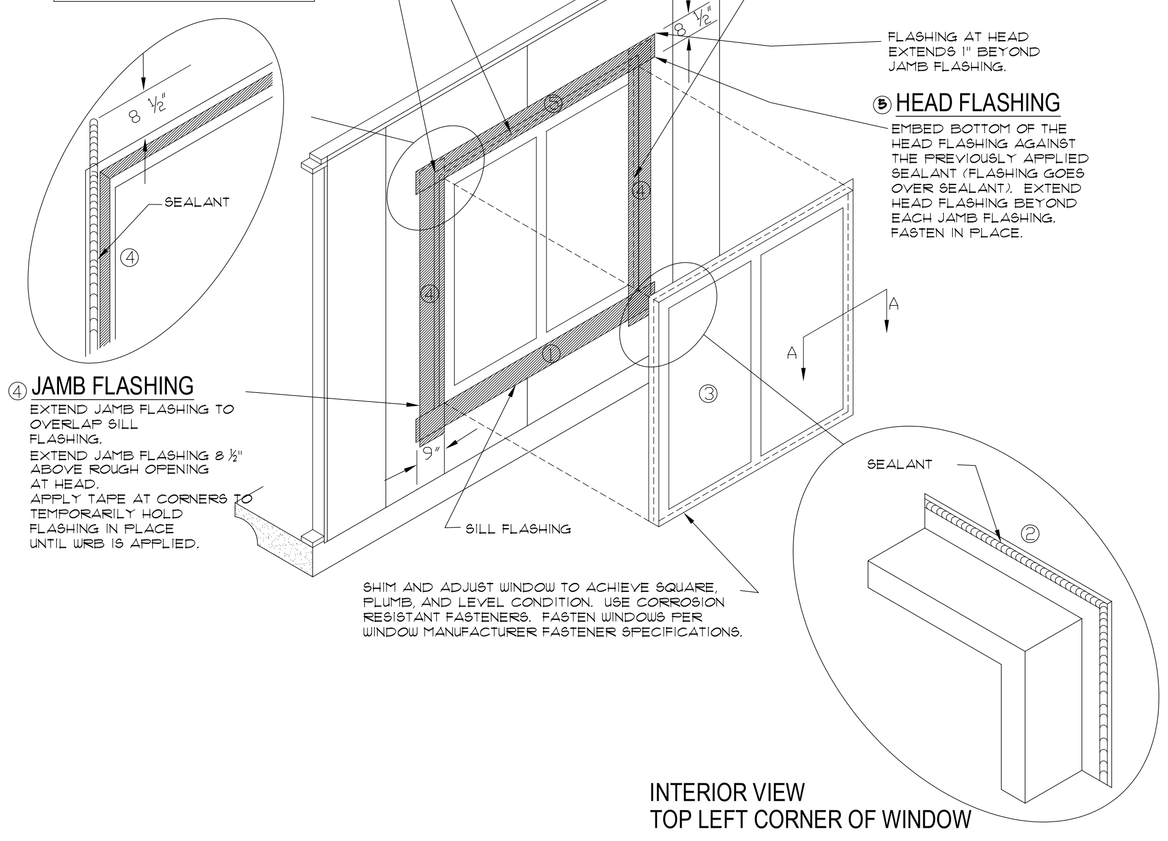
③ JAMB FLASHING

APPLY CONT. SEAL TO THE MOUNTING FLANGES AT THE TOP (HEAD) AND SIDES (JAMBS) OF WINDOW. EXTEND SEALANT AT JAMBS 8 ½" ABOVE THE RO. AT HEAD, EMBED JAMB FLASHING INTO SEALANT AND FASTEN IN PLACE. (FLASHING GOES OVER SEALANT).

FLASHING AT HEAD EXTENDS 1" BEYOND JAMB FLASHING.

⑤ HEAD FLASHING

EMBED BOTTOM OF THE HEAD FLASHING AGAINST THE PREVIOUSLY APPLIED SEALANT (FLASHING GOES OVER SEALANT). EXTEND HEAD FLASHING BEYOND EACH JAMB FLASHING. FASTEN IN PLACE.

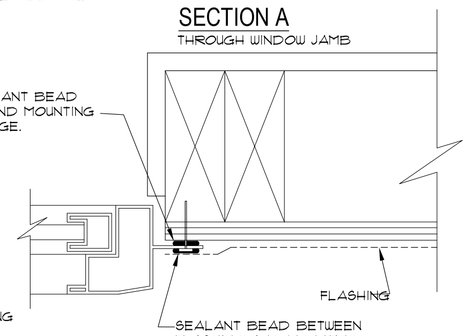


④ JAMB FLASHING

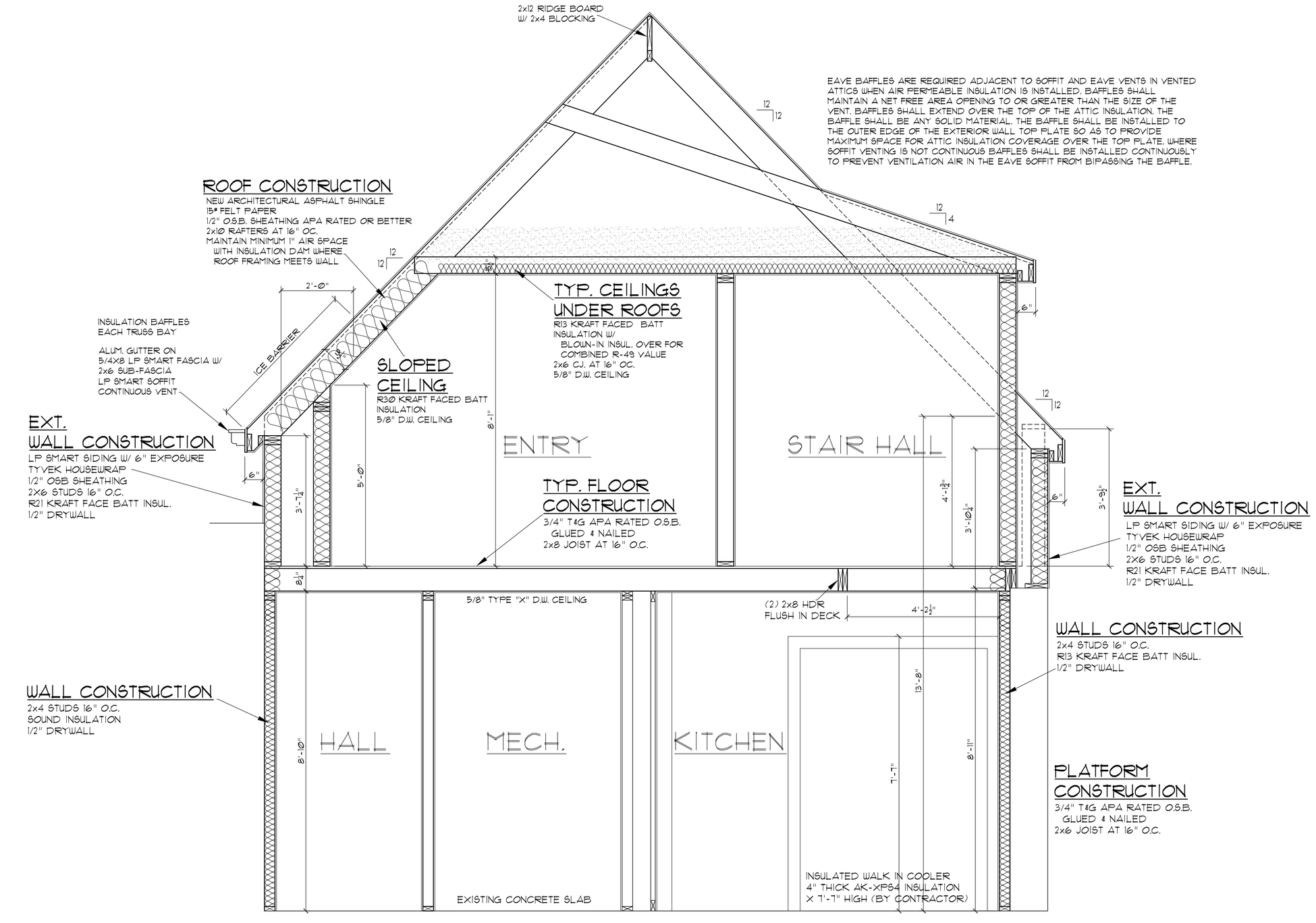
EXTEND JAMB FLASHING TO OVERLAP SILL FLASHING.
EXTEND JAMB FLASHING 8 ½" ABOVE ROUGH OPENING AT HEAD.
APPLY TAPE AT CORNERS TO TEMPORARILY HOLD FLASHING IN PLACE UNTIL WRB IS APPLIED.

SECTION A

THROUGH WINDOW JAMB



INTERIOR VIEW
TOP LEFT CORNER OF WINDOW



EAVE BAFFLES ARE REQUIRED ADJACENT TO SOFFIT AND EAVE VENTS IN VENTED ATTICS WHEN AIR PERMEABLE INSULATION IS INSTALLED. BAFFLES SHALL MAINTAIN A NET FREE AREA OPENING TO OR GREATER THAN THE SIZE OF THE VENT. BAFFLES SHALL EXTEND OVER THE TOP OF THE ATTIC INSULATION. THE BAFFLE SHALL BE ANY SOLID MATERIAL. THE BAFFLE SHALL BE INSTALLED TO THE OUTER EDGE OF THE EXTERIOR WALL TOP PLATE SO AS TO PROVIDE MAXIMUM SPACE FOR ATTIC INSULATION COVERAGE OVER THE TOP PLATE. WHERE SOFFIT VENTING IS NOT CONTINUOUS BAFFLES SHALL BE INSTALLED CONTINUOUSLY TO PREVENT VENTILATION AIR IN THE EAVE SOFFIT FROM BYPASSING THE BAFFLE.

BUILDING CROSS SECTION "A"

SCALE: 1/2" = 1'-Ø"

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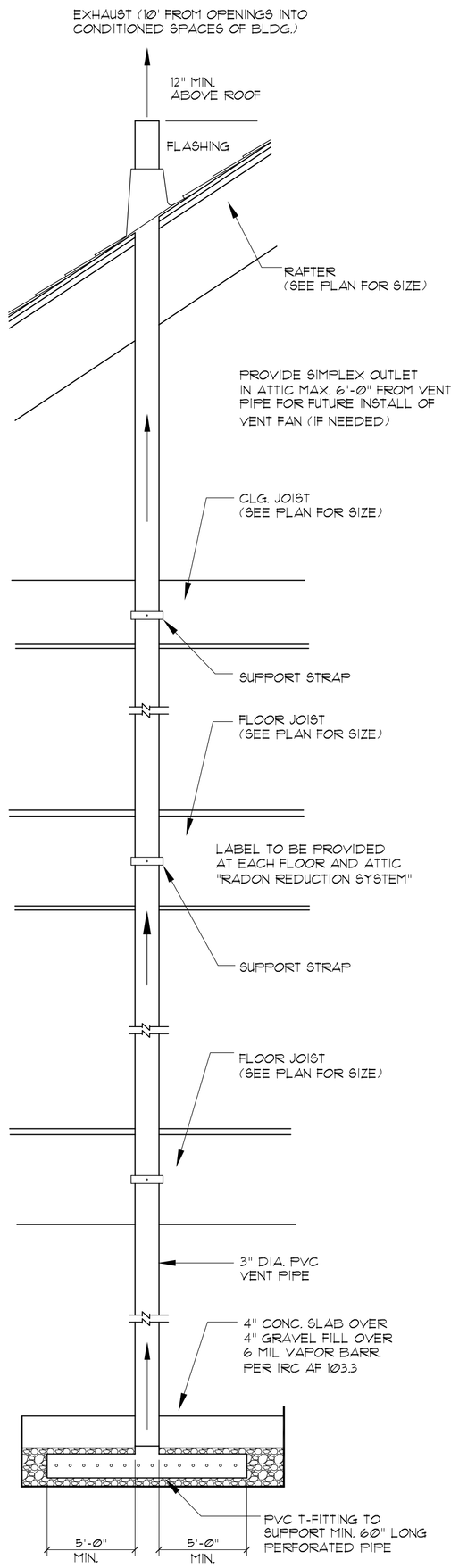
STAMP

WISCONSIN
MICHAEL J. McGEE
A-7250
Elgin, IL
ARCHITECT

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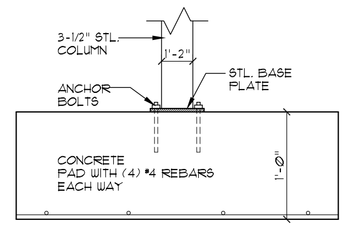
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X-140 BROAD STREET.dwg



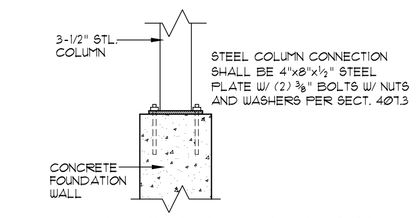
RADON MITIGATION DETAIL

SCALE: NO SCALE



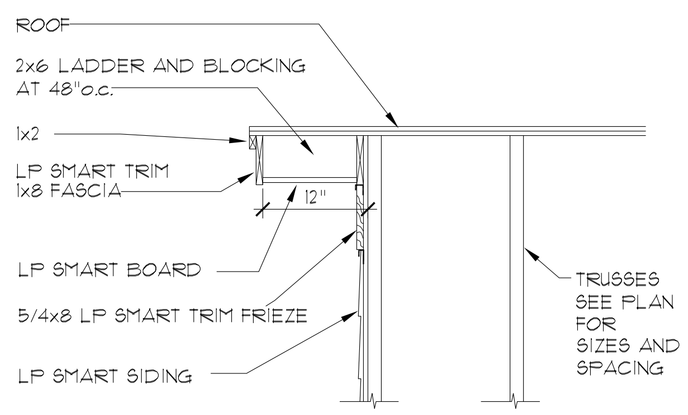
COLUMN DETAIL

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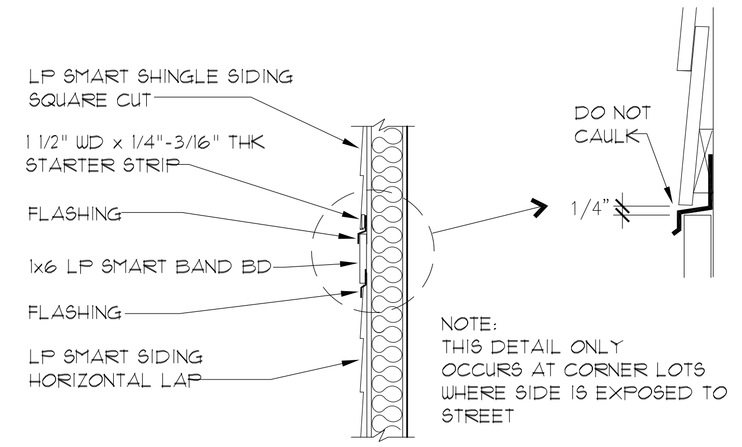
COLUMN DETAIL

SCALE: 1"=1'-0"



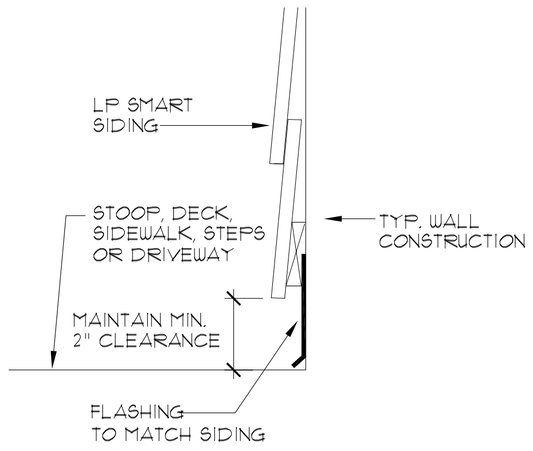
RAKE SECTION

SCALE: 3/4" = 1'-0"



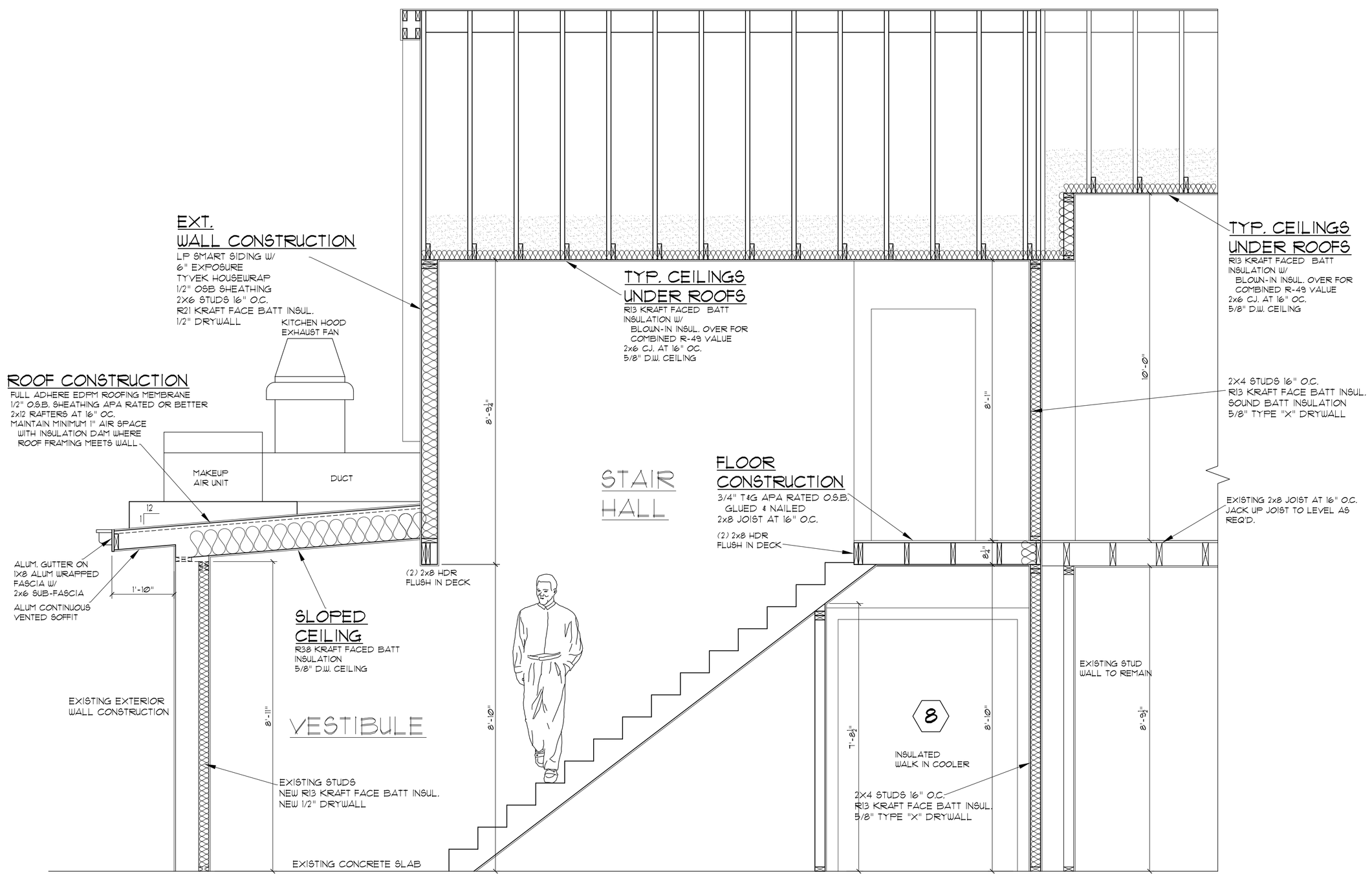
BAND BOARD DETAIL

SCALE: 3/4" = 1'-0"



SIDING DETAIL

SCALE: 3" = 1'-0"



CROSS SECTION "B"

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

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Elgin, IL
ARCHITECT

DATE	REV#	DESCRIPTION OF REVISION
11-22-24	1	PRELIMINARY PLAN FOR REVIEW
12-23-24	2	PHASE 1 PLANS FOR BIDDING ONLY
4-22-25	3	PHASE 2 FINAL PLANS FOR PERMIT

Y2

X-140 BROAD STREET.dwg

GENERAL NOTES

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND NATIONAL CODES AND ORDINANCES AND ALL AUTHORITIES HAVING JURISDICTION AND IN A PROFESSIONAL MANNER.

ALL INTERIOR PARTITION DIMENSIONS ON PLAN SHEETS ARE NOMINAL DIMENSIONS. THE GENERAL CONTRACTOR IS TO COORDINATE BETWEEN TRADES AFFECTED BY THE WORK AS PART OF THEIR INSTALLATION LAYOUT. ALL EXTERIOR WALLS ARE DIMENSIONED TO INTERIOR FACE OF STUDS AND EXTERIOR FACE OF SHEATHING. FINISHED DIMENSIONS AT CRITICAL AREAS SUCH AS CLOSETS, BATHTUBS, ETC. MUST BE MAINTAINED.

THE SUB-CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE PROCEEDING WITH WORK AND NOTIFY THE SUPERINTENDENT AT ONCE OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK. CONTACT THE ARCHITECT IMMEDIATELY FOR CLARIFICATION.

DO NOT SCALE DRAWINGS FOR DIMENSIONS. NOTIFY THE ARCHITECT IF QUESTIONS ARISE.

LOCATIONS AND ROUTING FOR ALL PLUMBING, MECHANICAL, AND ELECTRICAL WORK ARE TO BE COORDINATED BETWEEN TRADES AFFECTED BY THE WORK AS PART OF THEIR INSTALLATION LAYOUT. NO PLUMBING, MECHANICAL, OR ELECTRICAL INFORMATION IS TO BE SCALED FROM THE DRAWINGS.

ON-SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF EACH SUB-CONTRACTOR.

EACH CONTRACTOR SHALL INCLUDE LABOR, MATERIALS, TOOLS, EQUIPMENT, ETC. AS REQUIRED TO COMPLETE THEIR WORK.

EACH CONTRACTOR IS TO CLEAN CONSTRUCTION DEBRIS THROUGHOUT THE BUILDING SITE THAT HAS BEEN GENERATED BY THEIR SCOPE OF WORK.

SUB-CONTRACTORS SHALL AMEND AND MAKE GOOD AT THEIR OWN EXPENSE ANY DEFECTS OR FAULTS IN WORKMANSHIP CAUSED BY THEIR WORK FOR A PERIOD OF ONE YEAR FROM DATE OF OCCUPANCY.

THE ARCHITECT IS NOT SUPERVISING THE CONSTRUCTION OF THIS BUILDING. THE USE OF THESE DRAWINGS BY ANY CONTRACTOR, SUB-CONTRACTOR, BUILDER, TRADESMAN, OR WORKMAN SHALL CONSTITUTE A HOLD HARMLESS AGREEMENT BETWEEN THE DRAWING USER AND THE ARCHITECT. THE USER SHALL IN FACT AGREE TO HOLD THE ARCHITECT HARMLESS FOR ANY RESPONSIBILITY IN REGARDS TO THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES AND FOR ANY SAFETY PRECAUTIONS OR PROGRAMS IN CONNECTION WITH THE WORK. THE ARCHITECT SHALL BE HELD HARMLESS FOR ANY RESPONSIBILITY ARISING FROM NEGLIGENCE OF THE CONTRACTOR(S) OR WORKERS ON THIS PROJECT.

BUILDING OWNER OR OWNER'S REPRESENTATIVE TO REVIEW, COORDINATE AND APPROVE ALL WINDOW AND DOOR MANUFACTURERS, LOCATIONS, SIZES, AND FINISHES WITH CONTRACTOR(S) PRIOR TO ORDERING MATERIALS OR START OF CONSTRUCTION.

DOWNSPOUT LOCATIONS TO BE INSTALLED BY GUTTER CONTRACTOR PER LOCAL CODES. DO NOT DRAIN DOWNSPOUTS ONTO WALKS OR DRIVEWAYS.

SIDING, PAINT, AND ROOFING COLORS TO BE SELECTED BY THE CONTRACTOR. COORDINATE WITH OWNER PRIOR TO CONSTRUCTION.

ALL STRUCTURE TO REMAIN NEEDS TO BE PROPERLY BRACED PRIOR TO AND DURING DEMOLITION

EXCAVATION & FOUNDATION NOTES

CLEAR SITE AS REQUIRED OF ALL EXISTING GROUTH AND VEGETATION, REMOVING ALL DEBRIS FROM SITE. STOCKPILE TOP SOIL ON SITE.

FINAL GRADE ENTIRE SITE WITH TOP SOIL FROM STOCKPILE. PROVIDE ADDITIONAL TOP SOIL AND FILL IF REQUIRED BY SITE ENGINEERING PLANS TO REACH FINISH GRADES.

ALL CONCRETE WORK SHALL COMPLY WITH CURRENT BUILDING CODES FOR REINFORCED CONCRETE CONSTRUCTION.

THE CONCRETE CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR PRIOR TO FORMWORK TO ENSURE PROPER LOCATIONS OF SLEEVES AS REQUIRED FOR OTHER TRADES.

EXCAVATE TO DESIGN ELEVATIONS AS REQUIRED TO INSTALL NEW FOUNDATION. EXCAVATED AREAS TO REMAIN OPEN UNTIL INSPECTED. FOUNDATIONS TO BEAR ON UNDISTURBED SOIL OR APPROVED FILL HAVING A SAFE SOIL BEARING CAPACITY OF 2500 PSF. IF BEARING CAPACITY OF THIS AMOUNT IS NOT FOUND, NOTIFY ARCHITECT PRIOR TO PROCEEDING WITH WORK.

IF REQUIRED, COMPACTED FILL SHALL BE PLACED IN LIFTS NOT EXCEEDING 9" IN THICKNESS AND SHALL BE OF AN APPROVED MATERIAL COMPACTED TO A MINIMUM OF 95% DRY DENSITY IN ACCORDANCE WITH ASTM D1557.

GRADE CONDITIONS MAY VARY FROM THAT SHOWN. CONTRACTOR TO VERIFY FOOTING DEPTHS WITH LOCAL FROST AND/OR EXISTING SOIL CONDITIONS, WHICHEVER IS MORE RESTRICTIVE.

CONCRETE SHALL ACHIEVE 3000 PSI STRENGTH AT 28 DAYS. CONCRETE CONTRACTOR SHALL PROVIDE (3) TEST CYLINDERS FROM FOUNDATION AND FOOTING POURS. CYLINDERS TO BE TESTED BY AN APPROVED TESTING AGENCY AT 7, 14, AND 28 DAYS. PROVIDE RESULTS TO ARCHITECT FOR REVIEW.

THE CONCRETE CONTRACTOR SHALL INSTALL FOUNDATION REINFORCING, ANCHOR BOLTS, ETC. AS SPECIFIED IN THE DRAWINGS AND AS REQUIRED DUE TO THE PROGRESS OF THE WORK.

POUR ALL FOUNDATION WALLS MONOLITHICALLY OR PROVIDE ADEQUATE JOINT CONNECTION AND WATER STOP.

PROVIDE (2) #5 BARS AT TOP AND BOTTOM OF FOUNDATION WALLS OR AS SHOWN IN THE DRAWINGS.

PROVIDE (3) #5 CORNER BARS AT EACH CORNER (24" LEGS).

THE CONCRETE CONTRACTOR SHALL INSTALL FLUID APPLIED ASPHALTIC DAMP-PROOFING AT ALL BASEMENT WALLS.

DURING CONSTRUCTION ALL EXPOSED VERTICAL RE-BAR SHALL HAVE END PROTECTORS.

PROVIDE PRESSURE PRESERVATIVE TREATED WOOD NAILERS (WHERE SHOWN IN ELEVATION TO FACILITATE SIDING INSTALLATION) TO EXTEND FROM TOP OF THE FOUNDATION WALL DOWN TO THE DEPTH INDICATED ON THE CORRESPONDING EXTERIOR ELEVATION. CONTRACTOR TO VERIFY SIZE & SPACING OF NAILERS W/ OWNER PRIOR TO CONSTRUCTION.

EXCAVATING CONTRACTOR TO HAND DIG THE MATERIAL NEXT TO THE EXISTING FDN. WALL AND FOOTING, TAKE CARE NOT TO DISTURB THE BEARING FOR EXISTING FOOTINGS

BACKFILLING NOTE: CONTRACTOR SHALL NOT BACKFILL UNTIL THE SLAB HAS BEEN POURED AND FLOOR DECK IS FRAMED WITH SUBFLOOR INSTALLED. SILL PLATES BOLTED TO THE FOUNDATION WALL AND JOISTS NAILED TO THE SILL PLATE. ALTERNATIVELY, BACKFILLING MAY BE COMPLETED AFTER ALL FOUNDATION WALLS HAVE BEEN ADEQUATELY BRACED PER SITE AND SOIL CONDITIONS.

PROVIDE A SOIL TEST TO THE BUILDING INSPECTOR PRIOR TO POURING ANY CONCRETE. THE SOILS REPORT SHALL BE CONDUCTED BY AN APPROVED AGENCY AND APPROVED METHODS.

ROOF FRAMING

- COLLAR TIES
  - MINIMUM SIZE: 1x6 OR 2x4, MAXIMUM SPACING 48" OC.
  - WHEN CEILING JOISTS DO NOT SERVE AS A TIE AT PLATE LINE OR ARE NOT BELOW THE LOWER THIRD OF RAFTERS, INSTALL CEILING JOISTS / COLLAR BEAMS / SAME SIZE AS RAFTERS ON EACH PAIR OF RAFTERS, AND USE SIMPSON, OR EQUAL, METAL ANGLE BRACKETS TO CONNECT RAFTER TO TOP PLATE
- RIDGE RAFTERS
  - A 2-INCH MEMBER WITH DEPTH NOT LESS THEN THE CUT END OF RAFTER
- VALLEY RAFTERS
  - MINIMUM THICKNESS: 2 INCHES, MINIMUM DEPTH: NOT LESS THEN CUT END OF JACK RAFTERS
  - MAY BE OMITTED WHEN JACK RAFTERS ON ONE ROOF FRAME ON SOLE PLATE ON TOP OF ROOF SHEATHING OF ADJOINING ROOF
- CRICKETS OR CHIMNEY SADDLES AT UPPER SIDE OF ALL CHIMNEYS NOT IN CONTACT WITH RIDGE

STAIRS

- MAXIMUM RISER HEIGHT: 7-3/4"
- MINIMUM TREAD: 10"
- MINIMUM HEADROOM: 6'-8"
- FOR WINDERS THE MINIMUM TREAD SIZE SHALL BE 10", MEASURED AT 12" FROM STAIR CONVERGENCE WITH A 6" MINIMUM TREAD SIZE AT NEWEL STRINGER
- GUARDRAILS TO BE MINIMUM OF 36" HIGH (34" AT SIDES OF STAIRS) WITH BALUSTERS SPACED TO PREVENT A THE PASSAGE OF A 4" DIAMETER SPHERE
- STAIR CONSTRUCTION TO MEET ALL APPLICABLE CODE REQUIREMENTS

FIRE SUPPRESSION SYSTEM NOTE (IF REQ'D):

ALL NEWLY CONSTRUCTED SINGLE FAMILY AND TWO FAMILY DWELLING UNITS SHALL INSTALL AND MAINTAIN FULLY FUNCTIONAL AUTOMATIC FIRE SUPPRESSION SYSTEMS IN COMPLIANCE WITH THE NATIONAL FIRE PROTECTION ASSOCIATION STANDARD 13D.

MAKE-UP WATER SUPPLY PIPE FEEDING THE FIRE STORAGE TANK SHALL HAVE A FIXED AIR GAP OR AN APPROVED TESTABLE DOUBLE CHECK VALVE INSTALLED IN-LINE AND SHALL BE LOCATED NO MORE THAN 5'-0" ABOVE THE FLOOR. THE DOUBLE CHECK VALVE BACKFLOW PREVENTED (DCV) ASSEMBLY SHALL BE TESTED AND APPROVED BY A CROSS CONNECTION CONTROL DEVICE INSPECTOR (CCCDI) BEFORE INITIAL OPERATION, AND AT LEAST ANNUALLY THEREAFTER.

LOCAL AUTHORITY SHALL VERIFY SPRINKLER SYSTEM SUBMITTED FOR SEPARATE REVIEW

CARPENTRY NOTES

ALL STRESS GRADE FRAMING LUMBER SHALL CONFORM WITH RECOMMENDATIONS SET FORTH IN THE LATEST EDITION OF THE "WWPA BASE VALUES FOR DIMENSION LUMBER". WOOD TO BE #2 OR BETTER HEM-FIR OF DOMESTIC ORIGIN Fc = 850 E = 1,320,000.

ENGINEERED WOOD PRODUCTS HAVE BEEN SPECIFIED BASED UPON "GEORGIA PACIFIC ENGINEERED LUMBER"
MICROLLAM® Fb = 2,600 PSI E = 1,800,000 PSI
PARALLAM® Fb = 2,950 PSI E = 1,200,000 PSI

DESIGN LOADS ARE AS FOLLOWS:

ROOF TRUSSES: 30 PSF TOP CHORD LL.
15 PSF TOP CHORD DL.
40 PSF BOT. CHORD LL/(@ ATTIC FLOOR)
0 PSF BOT. CHORD LL/(TYP. NON-ACCESS)
7 PSF BOT. CHORD DL.

FLOOR TRUSSES: 40 PSF LIVE LOAD
10 PSF DEAD LOAD

WOOD SILL PLATES SHALL BE PRESSURE PRESERVATIVE CCA TREATED

ALL STRUCTURAL HEADERS ARE TO BE (2) 2X12'S WITH A 1/2" PLYWOOD SPACER UNLESS SHOWN OTHERWISE IN DRAWINGS

PROVIDE DOUBLE JOISTS UNDER ALL PARTITIONS PARALLEL TO JOISTS AND PROVIDE SOLID BLOCKING UNDER ALL PARTITIONS PERPENDICULAR TO JOISTS.

PROVIDE DOUBLE JOISTS UNDER WATER HEATERS, WASHING MACHINE, DRYER, EDGE OF BATH TUBS, AND ALL STATIONARY APPLIANCES.

USE METAL CONNECTORS FOR CONNECTING FLUSH JOISTS TO HEADERS, SIMPSON OR APPROVED EQUAL.

FIRE-STOP ALL FURRING, PARTITIONS, AND STUD WALLS AT BOTH FLOOR AND CEILING OF EACH FLOOR LEVEL AND AT JUNCTURE OF ROOF RAFTERS AND WALL.

INSTALL METAL SOFFIT VENTS AND ROOF VENTS AS SHOWN ON THE DRAWINGS.

ALL CLOSETS MARKED LINEN AND PANTRY TO HAVE FIVE SHELVES -ENTRY, WARDROBE, AND WALK-IN CLOSETS TO HAVE ONE HANGER BAR AND ONE SHELF.

INSTALL 1/2" APA RATED PLYWOOD SHEATHING AT CORNERS OF ALL EXTERIOR WALLS.

ALL CONCEALED FLASHING SHALL BE 26 GAUGE GALVANIZED SHEET METAL.

INSULATE AND COVER WITH 1/2" EXT. GRADE PLYWOOD ANY CANTILEVERED FLOOR JOISTS.

PROVIDE ROUGH-IN OPENING FOR 14"W X 18"H. MEDICINE CABINET. BOTTOM OF CABINET SHALL BE 52" AFF (TYPICAL IN FULL BATHS & MASTER BATHS)

PROVIDE 3'-1" CLEAR FOR ALL STAIR CONSTRUCTION.

ALL CEDAR TO BE USED FOR EXTERIOR TRIM SHALL BE FACTORY PRE-PRIMED. OTHERWISE, PRE-PRIME ALL CEDAR TRIM, ALL CUTS TO BE PRIMED & CAULKED BY CARPENTER.

GABLE END TRUSSES ARE TO BE SHEATHED IN 1/2" SHEATHING BY MANUFACTURER. SEE DRAWINGS FOR SPECIFIC FIRE-RATED LOCATIONS.

THE GENERAL CONTRACTOR SHALL COORDINATE WITH THE TRUSS TO SUBMIT CALCULATIONS AND LAYOUTS TO THE BUILDING DEPARTMENT FOR APPROVAL PRIOR TO FABRICATION.

MOISTURE CONTROL NOTES

ICE BARRIER NOTE:
AN ICE BARRIER THAT CONSISTS OF A LEAST TWO LAYERS OF UNDERLAYMENT CEMENTED TOGETHER OR OF A SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET, SHALL BE USED IN LIEU OF NORMAL UNDERLAYMENT AND EXTEND FROM THE LOWEST EDGES OF ALL ROOF SURFACES TO A POINT AT LEAST 24 INCHES (610 MM) INSIDE THE EXTERIOR WALL LINE OF THE BUILDING. ICE BARRIERS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS NOT ONLY FROM THE LOWEST EDGES, BUT ALSO TO 24" OF EITHER SIDE OF ALL VALLEYS AND PITCH CHANGES, OVER ENTIRE SURFACE OF ALL ROOFS PITCHED LESS THAN 4:12, AND OVER ALL SADDLES & CRICKETS REGARDLESS OF PITCH. WHERE ROOF SURFACES RUN ADJACENT TO WALLS, ICE BARRIER MUST BE EXTENDED TO RUN CONTINUOUSLY FROM ROOF SURFACE UP WALL SHEATHING A MINIMUM OF 12" UNLESS NOTED OTHERWISE.

PROVIDE CONCEALED METAL FLASHING AT ALL ROOF-TO-WALL JUNCTIONS. ALL CONCEALED FLASHING TO BE 26 GAUGE GALVANIZED STEEL, MINIMUM.

EXTERIOR FLASHINGS TO BE CORRECTLY INSTALLED AT ALL CONVERGENCES BETWEEN ROOFS, WALLS, FIREPLACES AND PROJECTIONS, OR AS REQUIRED BY GOOD AND COMMON CONSTRUCTION PRACTICES.

ROOFER NOTE:
HOUSEWRAP ON WALLS MUST LAP OVER TOP OF CONCEALED FLASHING & ICE BARRIERS. THEREFORE, AT ROOF/WALL CONVERGENCES, IT IS THE ROOFER'S RESPONSIBILITY TO CUT (IF NECESSARY) AND UNFASTEN HOUSEWRAP ON WALLS SUCH THAT REQUIRED ICE BARRIERS AND/OR CONCEALED FLASHING CAN BE INSTALLED PROPERLY AGAINST WALL SHEATHING, AND LAP THE HOUSEWRAP OVER IN A "SHINGLE STYLE" EFFECT. IT IS ALSO THE ROOFER'S RESPONSIBILITY TO REPAIR HOUSEWRAP THAT WAS TORN OR CUT DURING INSTALLATION OF ROOFING MATERIALS, AND TO REFASTEN IT TO THE WALL SHEATHING. TAPE USED AT SEAMS MUST BE APPROVED FOR THAT HOUSEWRAP BY ITS MANUFACTURER.

ALL EXTERIOR PERIMETER CAULKING SHALL BE WATER AND WEATHER TIGHT. ELASTIC CAULKING COMPOUND SHALL BE NON-STAINING ACRYLIC OR BUTYL TYPE. COLOR SHALL MATCH ADJACENT SURFACES.

INSTALL EXTERIOR WALL VAPOR BARRIER/HOUSEWRAP OVER EXTERIOR SHEATHING, TAPE ALL SEAMS USING MANUFACTURER APPROVED PRODUCTS.

PROVIDE ASPHALTIC DAMPPROOFING AS INDICATED IN CONCRETE NOTES.

PROVIDE MINIMUM 6 MIL POLYETHYLENE VAPOR BARRIER BELOW CONCRETE SLABS IN AREAS INDICATED IN THE DRAWINGS. LOCATE ABOVE REINFORCING AND SEAL ALL JOINTS PER MANUFACTURERS RECOMMENDATIONS. TAKE CARE DURING CONCRETE PLACEMENT TO PREVENT PUNCTURING THE VAPOR BARRIER.

PROVIDE FLASHING AT ALL TOP AND SIDES OF WINDOWS, DOORS, SILLS, AND ROOF VALLEYS, FLASH ALL SILL COPINGS AT MASONRY VENEER OPENINGS

ROOF TRUSS SYSTEM NOTE

IT IS THE RESPONSIBILITY OF THE "TRUSS DESIGNER" TO DESIGN AND DETAIL THE ROOF TRUSS SYSTEM. THE ROOF TRUSS SYSTEM SHALL INCLUDE, BUT IS NOT LIMITED TO A COMPLETE ROOF PLAN INDICATING ALL TRUSS SIZES, LOCATIONS, CONNECTIONS, MOISED LOADS, AND BEARING REQUIREMENTS. THE ROOF TRUSS SYSTEM SHALL BE DESIGNED TO ACCOMMODATE ALL LIVE , DEAD, SNOW, WIND, AND UPLIFT LOADS AS REQUIRED BY ALL APPLICABLE AUTHORITIES. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR DETERMINING THE ROOF TRUSS SYSTEM REQUIREMENTS. THE ROOF TRUSS SYSTEM SHALL CONFORM TO THE DESIGN INTENT OF THE CONSTRUCTION DOCUMENTS PREPARED BY THE ARCHITECT. IF MODIFICATIONS TO THESE CONSTRUCTION DOCUMENTS ARE REQUIRED DUE TO THE ROOF TRUSS SYSTEM, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY.

IF TRUSSES ARE REQUIRED TO BE STORED PRIOR TO ERECTION, THEY SHALL BE STORED IN VERTICAL POSITIONS AND PROTECTED FROM THE WEATHER IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS

IT WILL BE THE RESPONSIBILITY OF THE THE MANUFACTURER TO NOTE ANY STICK FRAMING AREA'S OF THE ROOF IF REQUIRED, THIS IS TO BE REFLECTED BY THEIR QUOTE.

CONTRACTOR'S NOTES

CONTRACTOR RETAINS THE RIGHT TO LOCATE AND OR RELOCATE ANY MECHANICAL SYSTEMS AND INDIVIDUAL COMPONENTS OF SUCH SYSTEMS IN ACCORDANCE WITH ACCEPTABLE STANDARDS OF THE APPLICABLE BUILDING TRADES AS TO THE SAFETY AND EFFICIENCY OF OPERATION AS DETERMINED BY CONTRACTOR

LOCATION OF MECHANICAL EQUIPMENT IS TO BE VERIFIED IN FIELD BASED UPON LAYOUT AND EQUIPMENT REQUIREMENTS, VERIFY EXACT LOCATIONS WITH BUILDER PRIOR TO INSTALLATION.

THE CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND FIELD CONDITIONS PRIOR TO PROCEEDING WITH THEIR WORK. NOTIFY SUPERINTENDENT AND ARCHITECT IF DISCREPANCIES ARE FOUND. DO NOT PROCEED WITH THE WORK UNTIL ALL DISCREPANCIES ARE CORRECTED.

PENETRATIONS

PENETRATIONS BETWEEN STORIES AND THE ROOF SHALL BE FIRE STOPPED AS WELL AS SOFFITS, DROPPED CEILINGS, ETC. PER ALL APPLICABLE CODE REQUIREMENTS

FIELD VERIFY ALL JOISTS, PENETRATIONS, DOORS, AND WINDOWS ARE CAULKED, GASKETED WEATHER STRIPPED, OR OTHERWISE SEALED TO ASSIST IN THE DOOR BLOWER DEPRESSURIZATION PASSAGE.

LUMBER

- STRESS GRADE LUMBER SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION
- PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS, PARTITIONS APPLIANCES AND TUBS, AND SOLID BLOCKING UNDER PERPENDICULAR PARTITIONS
- ALL FLOOR TRUSS SYSTEMS TO BE DESIGNED BY MANUFACTURER

FIREPLACE NOTES

FIREPLACE
SUPPLIER SHALL PROVIDE ALL COMPONENTS NECESSARY FOR A COMPLETE INSTALLATION INCLUDING FIREBOX, FLUE, OFFSETS, FLOOR/CEILING FIRE-STOPS, FLUE SPARK ARRESTORS, AND CHIMNEY SUPPORTS.

PROVIDE NON-COMBUSTIBLE HEARTH 20" DEEP. HEARTH SHALL EXTEND 12" PAST EACH SIDE OF OPENING.

VERIFY IN THE FIELD BY THE LOCAL INSPECTOR THAT THE MANUFACTURES INSTALLATION MANUALS FOR THE PRE-FABRICATED FIREPLACES WILL BE ON SITE AND AVAILABLE FOR REVIEW BY THE INSPECTOR AT THE TIME OF THE INSPECTION.

DOOR & WINDOW NOTES

SEE CARPENTRY NOTES FOR WINDOW MANUFACTURER(S). ALL GLAZING MUST MEET OR EXCEED ALL APPLICABLE CODE REQUIREMENTS

EXTERIOR ENTRANCE DOORS ARE TO BE PRE-HUNG WITH STANDARD WOOD FRAME. MANUFACTURER TO PROVIDE 1/2" HIGH ALUMINUM THRESHOLD AND WEATHERSTRIPPING. LOCK SETS AND LATCH SETS TO BE COORDINATED BY THE GENERAL CONTRACTOR. MATCH DOOR DESIGN SHOWN ON ELEVATION OR AS SELECTED BY THE OWNER.

INTERIOR DOORS TO BE SELECTED BY THE OWNER.

BI-FOLD DOORS SHALL BE HOLLOW CORE TO MATCH PASSAGE DOORS.

WINDOW DESIGNATION BASED ON GENERIC WINDOWS AND WILL INCLUDE SCREENS, AND ALL THE NECESSARY HARDWARE FOR OPERATION. GENERAL CONTRACTOR TO MAKE FINAL DETERMINATION OF WINDOW MANUFACTURER. SEE PLANS FOR WINDOW HEAD HEIGHTS

FINISH NOTES

INSTALL TAPERED WALLBOARD WITH METAL CORNER BEADS. MACHINE TAPE ALL JOINTS. WALLBOARD SHALL BE ATTACHED ACCORDING TO MANUFACTURERS INSTRUCTIONS. PATCH ALL SCREW HEADS AND LEAVE SURFACE FREE OF DEFECTS. USE FIRE-CODE WALLBOARD WHERE REQUIRED FOR FIRE-RATING AND PROVIDE WATER RESISTANT WALLBOARD AT ALL WET AREAS.

PROVIDE UNDERLAYMENT AT "HARD SURFACE" FLOOR FINISH AREAS. UNDERLAYMENT VARIES WITH FINISH. VERIFY WITH GENERAL CONTRACTOR PRIOR TO INSTALLATION.

CERAMIC TILE FLOORS, WALLS & AND BASE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS AND IN ACCORDANCE WITH THE CERAMIC TILE ASSOCIATIONS RECOMMENDATION FOR EACH USE

INTERIOR WALLS TO HAVE PRIME COAT PLUS ONE TOP COAT OF FLAT LATEX PAINT. INTERIOR DOORS, WINDOW, AND TRIM TO BE PAINTED, STAINED, OR SEALED AS SELECTED BY THE OWNER.

ALL INTERIOR FINISHES TO BE SELECTED BY THE OWNER PRIOR TO CONSTRUCTION.

ELECTRICAL NOTES

THE ELECTRICAL CONTRACTOR(S) SHALL INCLUDE ALL NECESSARY LABOR, MATERIALS, EQUIPMENT, TOOLS, ETC. FOR THE INSTALLATION OF A COMPLETE AND OPERABLE ELECTRICAL SYSTEM. ELECTRICAL CONTRACTOR TO DETERMINE PANEL AND SERVICE SIZES BASED ON CONNECTED LOADS, DETERMINE CIRCUIT QUANTITIES AND SIZES, AND PROVIDE TYPED PANEL SCHEDULES.

THE ELECTRICAL CONTRACTOR SHALL INSTALL ALL WORK IN ACCORDANCE WITH ALL APPLICABLE STATE, LOCAL, AND NATIONAL CODES AND ORDINANCES.

USE CONDUIT IN GROUND, EXPOSED TO WEATHER, IN SLABS ON GRADE, AND WHERE REQUIRED BY CODE. CONDUIT SHALL BE HOT-DIPPED GALVANIZED INTERMEDIATE METAL WITH WATERPROOF FITTINGS. CONDUIT AT OTHER LOCATIONS SHALL BE MET WITH SET SCREWS OR COMPRESSION FITTINGS.

WIRE SHALL HAVE 600 V. INSULATION AND NOT BE LESS THAN #2 EXCEPT AT THE THERMOSTAT AND LOW VOLTAGE APPLICATIONS. WIRE SHALL BE COPPER CONDUCTOR TYPE TW FOR #6 AND SMALLER, AND TYPE THW OR THWN FOR #8 AND LARGER. WIRE MUST BE COPPER, NO ALUMINUM OR COPPER CLAD WILL BE ALLOWED.

THE ELECTRICAL CONTRACTOR SHALL PROVIDE SWITCHED FIXTURES IN ALL ATTICS ABOVE THE ACCESS PANEL.

THE ELECTRICAL CONTRACTOR SHALL PROVIDE GROUND FAULT PROTECTED GROUNDED OUTLETS WITHIN 6' OF ALL LAVATORIES, SINKS, SHOWER ENCLOSURES, "WET" LOCATIONS, AND AT EXTERIOR OUTLETS, AND GARAGES AS SHOWN ON DRAWINGS.

THE ELECTRICAL CONTRACTOR MUST PROVIDE DISCONNECTS AT ALL HARD-WIRED APPLIANCES AND AS REQUIRED BY CODE, SUCH AS FURNACES, AND CONDENSING UNITS.

SMOKE DETECTORS SHALL BE U.L. APPROVED 110 VOLT INTERCONNECTED WITH BATTERY BACK-UP AS INDICATED IN THE DRAWINGS.

ALL OUTLET RECEPTACLES SHALL BE MOUNTED 15" AFF TO CENTER OF BOX, TYPICALLY, UNLESS NOTED OTHERWISE. ALL SWITCHES SHALL BE MOUNTED 48" AFF TO CENTER OF BOX.

EXACT PLAN LOCATIONS MAY VARY DUE TO STUD LAYOUT.

ALL ELECTRICAL DEVICES AND COVER-PLATES SHALL WHITE UNLESS OWNER SELECTS AN ALTERNATE.

WHIRLPOOL INSTALLATION TO FOLLOW ALL APPLICABLE CODE REQUIREMENTS

ALL CEILING FANS TO HAVE FAN APPROVED BOXES.

ALL REC. CANS OVER WET LOCATIONS SHALL BE APPROVED FOR WET LOCATIONS.

DISHWASHER, RANGE EXHAUST HOOD AND GARBAGE DISPOSAL SHALL BE HARDWIRED.

ALL ELECTRICAL RECEPTACLES IN ALL BEDROOMS SHALL BE ARC-FAULT RECEPTACLES.

PLUMBING NOTES

THE PLUMBING CONTRACTOR SHALL INCLUDE ALL NECESSARY LABOR, MATERIALS, AND EQUIPMENT REQUIRED FOR A COMPLETE AND OPERABLE INSTALLATION OF ALL WATER AND SEWAGE SYSTEMS.

ALL SYSTEMS AND EQUIPMENT SHALL CONFORM TO APPLICABLE LOCAL, STATE, AND NATIONAL CODES.

FIXTURE AND EQUIPMENT CONNECTIONS SHALL BE MADE WITH CP SUPPLIES WITH STOPS. ALL WATER PIPES SHALL BE VALVED. EXPOSED WASTE PIPING SHALL BE CHROME PLATED.

PROVIDE ESCUTCHEON PLATES AT ALL WALL PENETRATIONS AT ALL FINISHED AREAS.

WATER PIPING ABOVE GROUND SHALL BE "L" COPPER WITH LEAD-FREE JOINTS.

WATER PIPING BELOW GROUND SHALL BE TYPE "K" COPPER WITH SILL FLOSS SOLDER JOINTS OR CEMENT LINE DUCTILE IRON WITH PLUSH JOINTS.

SUSPENDED WASTE AND VENT PIPING SHALL BE CODE APPROVED MATERIALS AND FITTINGS.

GAS PIPING SHALL BE BLACK STEEL WITH MALLEABLE FITTINGS. PROVIDE GAS COCK, UNION AND DIRT LEG AT EACH CONNECTION. TEST GAS PIPING SYSTEM AT 25 PSI.

FLASH VENTS THROUGH ROOF WITH 4 LB. LEAD

INSULATE SUSPENDED HOT AND COLD WATER PIPING WITH 1/2" PIPE INSULATION.

PROVIDE FREEZE-PROOF HOSE BIBS WITH VACUUM BREAKERS WHERE INDICATED ON DRAWINGS.

PROVIDE "GUY GREY BOX" AT CLOTHES WASHER LOCATION.

PROVIDE A 12" AIR CHAMBER AT EVERY FIXTURE AND A 24" AIR CHAMBER AT TOP OF RISERS.

DO NOT INSTALL WATER SUPPLY LINES OR HORIZONTAL DRAIN LINES IN WALLS ADJACENT TO UNHEATED SPACES.

PRIOR TO USAGE, WATER PIPING SHALL BE DISINFECTED USING LIQUID CHLORINE THAT HAS A RESIDUAL LEVEL 25 PPM AFTER 24 HOURS. AFTER ACCEPTANCE, FLUSH SYSTEM UNTIL CHLORINE IS REMOVED. PLUMBING CONTRACTOR TO PROVIDE NECESSARY FILL DRAIN, AND TEST EQUIPMENT TO PERFORM THIS DISINFECTION.

EMERGENCY EGRESS OPENINGS

- EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY EGRESS OR RESCUE. THE UNITS MUST BE OPERABLE FROM THE INSIDE TO A FULL CLEAR OPENING WITHOUT THE USE OF SEPARATE TOOLS. WHERE WINDOWS ARE PROVIDED AS A MEANS OF EGRESS OR RESCUE THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THEN 44" ABOVE THE FLOOR. ALL EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS MUST HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ FT. THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24", THE WIDTH SHALL BE 20". A GRADE FLOOR WINDOW MAY HAVE A NET CLEAR OPENING OF 5 SQ. FT.

ATTIC VENTILATION NOTE

WHEN DETERMINED BY THE BUILDING OFFICIAL DUE TO ATMOSPHERIC OR CLIMATIC CONDITIONS, ENCLOSED ATTICS AND RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. THE NET FREE VENTILATING AREA SHALL BE NOT LESS THEN 1 TO 150 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT THE AREA MAY BE REDUCED TO 1 TO 300, PROVIDED AT LEAST 50% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 36" ABOVE EAVE OR CORNICE VENTS. THE NET FREE CROSS-VENTILATION AREA MAY NOT BE LESS THEN 1 TO 300 OF THE AREA OF THE SPACE VENTILATED WHEN THE VAPOR BARRIER HAVING A TRANSMISSION RATE NOT EXCEEDING 1 PERM IS INSTALLED ON THE WARM SIDE OF THE CEILING.

RADON VENT NOTE (IF REQ'D)

PROVIDE RADON VENT PIPE FROM CONCRETE SLAB THRU ROOF. 2" PIPE/ ELECTRICAL BOX IN ATTIC FOR FUTURE FAN. PROVIDE MIN. 3" PIPE LABELED "RADON REDUCTION SYSTEM" SUMP PIT TO BE SEALED, ALL CRACKS AND PERFRETRATION TO BE SEALED. LAP V.B. UNDER SLAB 12" MIN. AT ALL SEAMS.

INSULATION NOTE

A PERMANENT CERTIFICATE SHALL BE COMPLETED AND POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL LISTING THE PREDOMINANT R-VALUES OF THE INSULATION INSTALLED.

HEADERS

- FOR ALL EXTERIOR MASONRY OPENINGS THE FOLLOWING LINTEL SIZES SHALL BE USED UNLESS NOTED OTHERWISE.
  - 0'-0" TO 5'-0" OPENINGS : L4"x3-1/2"x5/16" LLV, WITH 6" OF BEARING
  - 5'-0" TO 7'-0" OPENINGS : L5"x3-1/2"x5/16" LLV, WITH 8" OF BEARING
  - 7'-0" AND GREATER : L6"x4"x5/16" LLV, WITH 8" OF BEARING

- WOOD POSTS, THE FULL WIDTH OF THE BEAM, SHALL BE PROVIDED UNDER EACH END OF BEAM BEING SUPPORTED, AND

RESOLUTION OF THE PLAN COMMISSION			
Resolution approving a request for Downtown Design Review filed by Shadi Quattawi, 25420 W Cedar Crest Lane, Lake Villa, IL, to rehabilitate and construct a second floor addition to a building located at 140 Broad Street, Tax Key No. 00331			
Committee:	N/A		
Fiscal Impact:	N/A		
File Number:	**PC-032**	**Date:**	August 18, 2025

WHEREAS, the City of Lake Geneva Plan Commission has considered a Downtown Design Review application filed by Shadi Quattawi, 25420 W Cedar Crest Lane, Lake Villa, IL, to rehabilitate and construct a second floor addition to a building located at 140 Broad Street, Tax Key No. 00331, and

WHEREAS, the Plan Commission made the following finding of fact:

1. The proposed Downtown Design Project is consistent with the Downtown Design Standards of Section 98-913, and

WHEREAS, the Plan Commission has assigned the following conditions of approval:

1. Substantial conformance to the submitted *Front Elevation W/Renovation* Plan and *Renovation Plan* drawn by Midwest Design Group dated 11-22-25 revised 4-22-25, and
2. The applicant shall secure a sign permit prior to installation of any signage, and
3. The applicant shall secure a zoning permit prior to installation of any exterior lighting, and
4. Exterior paint finishes must be flat or satin.

NOW, THEREFORE, BE IT RESOLVED, that the Plan Commission hereby approves the Downtown Design Review application filed by Shadi Quattawi, 25420 W Cedar Crest Lane, Lake Villa, IL, to rehabilitate and construct a second floor addition to a building located at 140 Broad Street, Tax Key No. 00331 , according to the findings of fact and additional conditions stated above.

.

PC Action: ☐ **Adopted** ☐ **Failed** **Vote** _____

Mayoral Action: ☐ **Accept** ☐ **Veto**

_____

Todd Krause, Plan Commission Chair Date

Attest:

_____

Amanda Rotondi, Building & Zoning Clerk Date

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date August 18, 2025

Agenda Item: #7a

Applicant:
Shadi Qattawi
25414 West Cedar Crest Lane
Lake Villa, Illinois

Request:
140 Broad Street
Conditional Use Permit:

- Establish an Indoor Commercial Entertainment use on the first floor; and,
- Expand the existing Commercial Apartment use on the second floor

Description:
This application is for a Conditional Use Permit to allow for the establishment of an Indoor Commercial Entertainment (Restaurant) use on the ground floor and an expansion of the existing Commercial Apartment use on the upper floor of the existing building at 140 Broad Street.

Project Details from CUP Submittal

- The applicant proposes a façade rehabilitation to change the storefront into one more conducive to restaurant use. This building and location are appropriate for both restaurant use and upper floor commercial apartment.
- The applicant proposes an addition to the second floor of the building to accommodate an expansion of the existing commercial apartment use.
- Commercial apartments are permitted only by conditional use permit in the CB Commercial Business district. Although this use exists, expansion requires a new conditional use permit.
- Commercial apartments throughout downtown are common and an historically appropriate use.

Action by the Plan Commission:

Recommendation to the Common Council on the proposed Conditional Use Permit (CUP):

As part of the consideration of the requested CUP, the Plan Commission is required to:

- Provide the Common Council with a *recommendation* regarding the proposed CUP;
- Include *findings* required by the Zoning Ordinance for CUPs; and,
- Provide specific suggested *conditions* to modify the project as submitted.

Staff Review Comments:

The proposed conditional uses are typical uses found throughout the downtown area. This building was previously used for retail with the commercial apartment on the second floor. A use change to restaurant and commercial apartment is similar and is not anticipated to create nuisances for neighboring properties.

Required Plan Commission Findings on the CUP for Recommendation to the Common Council:

A proposed CUP must be reviewed by the standards, below:

A. If, after the public hearing, the Commission wishes to recommend *approval*, then the appropriate fact finding would be all of the following:
   a. In general, the proposed conditional use is in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.
   b. Specific to this site, the proposed conditional use is in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.
   c. The proposed conditional use in its proposed location, and as depicted on the required site plan does not result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of the Zoning Ordinance, the Comprehensive Plan or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development.
   d. The proposed conditional use maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.
   e. The proposed conditional use is located in an area that will be adequately served by, and will not impose an undue burden on any improvements, facilities, utilities or services provided by public agencies serving the subject property.
   f. The potential public benefits of the proposed conditional use outweigh all potential adverse impacts of the proposed conditional use after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.

Staff Recommendation on the proposed Conditional Use Permit:

1. Staff recommend the Plan Commission to recommend approval of the proposed conditional uses as submitted.
2. Staff recommend the Plan Commission adopt the *affirmative set of findings* provided above.
3. Finally, staff recommend that *the following additional conditions of approval* be recommended:
   a. Substantial conformance to the submitted Front Elevation W/Renovation Plan and Renovation Plan drawn by Midwest Design Group dated 11-22-25 revised 4-22-25, and
   b. The applicant shall secure all required state and municipal permits prior to start of construction.

Docusign Envelope ID: 06F52388-857B-472E-9BC4-95A7FEF94097

APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

Site Address/Parcel No. and full Legal Description required (attach separate sheet if necessary):
140 Broad Street, Lake Geneva, Wisconsin 53147. Tax Key ZOP 00331.

Name and Address of Current Owner: Constance M. Brunk, 7220 Aldrich Ave, Richfield, Minnesota 55423

Telephone No. with area code & Email of Current Owner: Major@majorreo.com
310-487-6382

Owner Signature: Constance M. Brunk

Name and Address of Applicant:
Shadi Qattawi (Member), Name: King of Lobster Chicago LLC - 25414 West Cedar Crest Lane, Lake Villa, Illinois 60046

Telephone No. with area code & Email of Applicant: Shqattawi@yahoo.com
773-759-9009

Proposed Conditional Use: Full remodel of the interior and exterior of the building to accommodate a food/restaurant type of business with the first floor dedicated to the restaurant. The second floor will be a residential unit with an addition/small expansion of the current footprint.

Zoning District in which land is located: Lake Geneva Downtown Business District

Names and Addresses of architect, professional engineer and contractor of project:
Contractor: Architekton LLC - 2463 Vista Drive, Lake Geneva, Wisconsin 53147. Architect: Midwest Design Group, Michael J. McGee A-07250 - Office: 224-800-3030 - Email: adam.mgd@gmail.com - Lic# 184-004261

Short statement describing activities to take place on site:
Rehabilitation of commercial and residential spaces: Complete rehabilitation of the commercial space on the lower level for a restaurant specializing in lobster roll sandwiches. As well as the renovation of the upper level residential unit. The scope includes the development of new interiors and exteriors in accordance with the blueprints and design plans. Our goal is to create an inviting dining atmosphere on the lower level while ensuring the upper unit is transformed into a modern comfortable living space.

Conditional Use Fee payable upon filing application:$450.00 [$150.00 for Application Under Sec. 98-407(3)]

7/15/2025

Signed by:
Shadi Qattawi (Member)
8F751CEC0EAB414...
Signature of Applicant

RECEIVED
JUN 16 2025
By: .....

APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

Site Address/Parcel No. and full Legal Description required (attach separate sheet if necessary):
140 Broad Street, Lake Geneva, WI 53147. Tax Key ZOP 00331

Name and Address of Current Owner: Constance M. Brunk, 7220 Aldrich Ave, Richfield, MN 55423

Telephone No. with area code & Email of Current Owner: Major@majorreo.com
310-487-6382

Owner Signature: Constance M. Brunk

Name and Address of Applicant:
Shadi Qattawi (Member), Name: King of Lobster Chicago LLC. 25414 W. Cedar Crest Lane., Lake Villa, IL 60046

Telephone No. with area code & Email of Applicant: 773-759-9009, shqattawi@yahoo.com

Proposed Conditional Use: Full remodel of the interior and exterior of the building to accommodate a food/restaurant type business.

Zoning District in which land is located: Lake Geneva Downtown Business District

Names and Addresses of architect, professional engineer and contractor of project:
Contractor: Architekton LLC., 2463 Vista Drive, Lake Geneva, WI 53147. Architect: Midwest Design Group, Michael J. McGee A-07250
Office: 224-800-3030, Email: adam.mgd@gmail.com, Lic# 184-004261

Short statement describing activities to take place on site:
Rehabilitation of commercial and residential spaces: Complete Rehabilitation of the commerical space on the lower level for a restaurant specializing in Lobster Roll Sandwiches, as well as the renovation of the upper level residential unit. The scope includes the development of new interiors and exteriors in accordance with the blueprints and design plans. Our gol is to create an inviting dining atmosphere on the lower level while ensuring the upper unit is transformed into a modern comfortable living space.

Conditional Use Fee payable upon filing application: $450.00 [$150.00 for Application Under Sec. 98-407(3)]

6-11-25
Date

Signature of Applicant

pd. 6/16/25.

Shadi Qattawi | 140 Broad St Lake Geneva WI 53147 | Cost Recovery # 25-450

Petitioner Name | Project Address | AR# 3785

OFFICE USE ONLY | Description of Request CUP

Agreement for Services

REIMBURSABLE BY THE PETITIONER / APPLICANT. The city may retain the services of the professional consultants (including planners, engineers, architects, attorneys, environmental specialists, recreation specialists, and other experts) to assist in the City's review of a proposals coming before the Plan commission and/or Common Council. The submittal of a development proposal application or petition by a Petitioner shall be construed as an agreement to pay for such professional review services applicable to the proposal including any financing charges that may accrue. The City applies the charges for these services to the Petitioner. The City Administrator at any time may require an applicant to submit an advance deposit **of $500 to $5,000 depending on the complexity and anticipated involvement of the City's consultants** or continuing advance deposits against future billings by the City for recovery of costs provide by this ordinance 98-935(4). **An advanced deposit shall be required for the application related to Extraterritorial matters.** Surplus deposits shall be returned to the Applicant at the conclusion of the project.

Shadi Qattawi, as applicant/petitioner for

Project: Complete renovation of commercial space and residential space

Project Address: 140 Broad St Lake Geneva WI 53147

Parcel No. ZOP 00331 Tax Key

Name:

Address: 25414 W. Cedar Crest Lane., Lake Villa IL 60046

Cell Phone: (773) - 759 - 9009 Phone: (___) - _____ - _____

Email: Shqattawi@yahoo.com

Dated this June Day of 11, 20 25

Shadi Qattawi

Printed Name of Applicant / Petitioner

Signature of Applicant/Petitioner

Applicant/Petitioner agrees that in addition to those normal costs payable by an applicant/petitioner (e.g., filing or permit fees, publication expenses, recording fees, etc.), that in the event the action applied or petitioned for requires the City of Lake Geneva, in the judgment of its staff, to obtain additional professional service(s), (e.g., engineering, surveying, planning, legal) than would be routinely available "in house" to enable the City to properly address, take appropriate action on, or determine the same, applicant/petitioner shall reimburse the City for the costs thereof

Section 98-935 Fees:

(1) Fees for Procedures or Permits Requested by a Private Party: The fees for the procedures and permits established by this Chapter shall be established by resolution of the Common Council of the City of Lake Geneva

(2) Fees for Procedures Requested by the City of Lake Geneva: There shall be no fee in the case of applications filed in the public interest by the Common Council or the Plan Commission, other agency, or official of the City of Lake Geneva.

(3) Payment of Fees: Fees shall be payable at the time applications are filed with the appropriate officer of the City (per the requirements of this Chapter), and are not refundable.

(4) Professional Consultant Review Services: The City may retain the services of professional consultants (including planners, engineers, architects, attorneys, environmental specialists, recreation specialists, and other experts) to assist in the City's review of a proposal coming before the Plan Commission. The City may apply the charges for these services to the Petitioner. The City will require the Petitioner to sign a professional consultant review services form. The City Administrator at any time may require an applicant to submit an advance deposit **of $500 to $5,000 depending on the complexity and anticipated involvement of the City's consultants** or continuing advance deposits against future billings by the City for recovery of costs provide by this ordinance 98-935(4). **An advanced deposit shall be required for the application related to Extraterritorial matters.** The City may delay acceptance of the application or petition as complete, or may delay final approval of the proposal, until such fees are paid by the Petitioner. The submittal of a development proposal application or petition by a Petitioner shall be construed as an agreement to pay for such professional review services applicable to the proposal. Review fees which are applied to a Petitioner, but which are not paid, may be assigned by the City as a special assessment to the subject property.

CITY OF LAKE GENEVA PROCEDURAL CHECKLIST FOR: CONDITIONAL USE REVIEW AND APPROVAL (Requirements per Section 98-905)

This form should be used by the Applicant as a guide to submitting a complete application for a conditional use and by the City to process said application. Parts II and III should be used by the Applicant to submit a complete application; Parts I - IV should be used by the City as a guide when processing said application.

I. RECORDATION OF ADMINISTRATIVE PROCEDURES

____ **Pre-submittal staff meeting scheduled:**

Date of Meeting: _____ **Time of Meeting:** _____ **Date:** _____ **by:** _____

Follow-up pre-submittal staff meetings scheduled for:

____ **Date of Meeting:** _____ **Time of Meeting:** _____ **Date:** _____ **by:** _____

____ **Date of Meeting:** _____ **Time of Meeting:** _____ **Date:** _____ **by:** _____

____ **Date of Meeting:** _____ **Time of Meeting:** _____ **Date:** _____ **by:** _____

____ **Date of Meeting:** _____ **Time of Meeting:** _____ **Date:** _____ **by:** _____

____ **Application form filed with Zoning Administrator:** **Date:** _____ **by:** _____

____ **Application fee of $ ____ received by Zoning Administrator:** **Date:** _____ **by:** _____

____ **Reimbursement of professional consultant costs agreement executed:** **Date:** _____ **by:** _____

II. APPLICATION SUBMITTAL PACKET REQUIREMENTS

Prior to submitting the 1 final complete applications as certified by the Zoning Administrator, the Applicant shall submit 1 initial draft application packet and 1 digital copy for staff review, followed by one revised draft final application packet based upon staff review and comments.

Initial Packet (1 Copy and 1 Digital Copy to Zoning Administrator) *Date:* _____ *by:* _____

⇓ *Draft Final Packet (1 Copies and 1 Digital Copy to Zoning Administrator)* *Date:* _____ *by:* _____

⇓

____ ____ (a) **A map of the proposed conditional use:**

- ____ Showing all lands for which the conditional use is proposed;
- ____ Clearly indicating the current zoning of the subject property and its environs, and the jurisdiction(s) which maintains that control;
- ____ Map and all its parts are clearly reproducible with a photocopier;
- ____ Map size of 11" by 17" and map scale not less than one inch equals 800 ft:
- ____ All lot dimensions of the subject property provided;
- ____ Graphic scale and north arrow provided.

____ ____ (b) **A map, such as the Land Use Plan Map, of the generalized location of the subject property in relation to the City as a whole:**

____ ____ (c) **A written description of the proposed conditional use describing the type of activities, buildings, and structures proposed for the subject property and their general locations;**

____ ____ (d) **A site plan (conforming to the requirements of Section 98-908(3)) of the subject property as proposed for development OR if the proposed conditional use is a group development (per Section 98-208) a proposed preliminary plat or conceptual plat may be substituted for the required site plan, provided said plat contains all information required on said site plan per Section 98-908.**

____ ____ (e) **Written justification for the proposed conditional use:**

____ Indicating reasons why the Applicant believes the proposed conditional use is appropriate with the recommendations of the City of Lake Geneva Comprehensive Master Plan, particularly as evidenced by compliance with the standards set out in Section 98-905(4)(b)1.-6. *(See below)*

III. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

1. How is the proposed conditional use (the use in general, independent of its location) in harmony with the purposes, goals, objectives, policies and standards of the City of Lake Geneva Comprehensive Plan, the Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City?

   The proposed conditional use application for a restaurant with residential living space above aligns with the City of Lake Geneva's comprehensive plan by revitalizing a decrepit building in the downtown area, enhancing the aesthetic appeal and functionality of the space. This project supports the city's goals of promoting mixed-use developments, fostering economic growth, and providing vibrant community spaces.

2. How is the proposed conditional use, in its specific location, in harmony with the purposed, goals, objectives, policies and standards of the City of Lake Geneva Comprehensive Plan, the Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City?

   The proposed conditional use application for a restaurant with residential space above aligns with Lake Geneva's comprehensive plan by revitalizing a deteriorating property, promoting mixed-use development, enhancing downtown vitality, and supporting local economic growth.

3. Does the proposed conditional use, in its proposed location and as depicted on the required site plan (see Section 98-905(3)(d)), result in any substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of the Zoning Ordinance, the Comprehensive Plan, or any other plan, program, map ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development?

   The project enhances the area by revitalizing a deteriorating building while providing adequate parking and maintaining traffic flow. Environmental factors have been considered, and no significant negative effects on public health, safety, or welfare are anticipated. Overall, the development aims to contribute positively to the community.

4. How does the proposed conditional use maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property?

   This project complements existing commercial and residential properties, enhancing the neighborhood's vibrancy while ensuring compatible impacts through thoughtful design and

5. Is the proposed conditional use located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public agencies serving the subject property?

The proposed conditional use is located in an area well-served by existing utilities and public services, ensuring no additional burden on those resources.

6. Do the potential public benefits of the proposed conditional use outweigh all potential adverse impacts of the proposed conditional use (as identified in Subsections 98-905(4)(b)1.-5.), after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts?

Yes, the potential public benefits of the conditional use application, including economic revitalization and enhanced local amenities, outweigh any potential adverse impacts, especially with the applicant's proposed mitigation measures.

IV. FINAL APPLICATION PACKET INFORMATION

____ **Receipt of 1 full scale copy in blueline or blackline of complete Final Application Packet by Zoning Administrator:** **Date:** _____ **by:** _____

____ **Receipt of 1 reduced (8.5" by 11" text and 11" x 17" graphics) copies of complete Final Application Packet by Zoning Administrator:** **Date:** _____ **by:** _____

____ **A digital copy of Final Application Packet shall be emailed to the Building and Zoning Department upon submittal deadline.** **Date:** _____ **by:** _____

____ **Certification of complete Final Application Packet and required copies to the Zoning Administrator by City Clerk:** **Date:** _____ **by:** _____

____ **Class 2 Legal Notice sent to official newspaper by City Clerk:** **Date:** _____ **by:** _____

____ **Class 2 Legal Notice published on** _____ **and** _____ **by:** _____

____ **Conditional Use recorded with the County Register of Deeds Office:** **Date:** _____ **by:** _____

CITY OF LAKE GENEVA PROCEDURAL CHECKLIST FOR: SITE PLAN REVIEW AND APPROVAL (Requirements per Section 98-908)

This form should be used by the Applicant as a guide to submitting a complete application for a site plan review and by the City to process said application. Part II should be used by the Applicant to submit a complete application; Parts I - III should be used by the City as a guide when processing said application.

I. RECORDATION OF ADMINISTRATIVE PROCEDURES

____ **Pre-submittal staff meeting scheduled:**

Date of Meeting: _____ **Time of Meeting:** _____ **Date:** _____ **by:** _____

Follow-up pre-submittal staff meetings scheduled for:

____ **Date of Meeting:** _____ **Time of Meeting:** _____ **Date:** _____ **by:** _____

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____ **Date of Meeting:** _____ **Time of Meeting:** _____ **Date:** _____ **by:** _____

____ **Application form filed with Zoning Administrator:** **Date:** _____ **by:** _____

____ **Application fee of $ ____ received by Zoning Administrator:** **Date:** _____ **by:** _____

____ **Reimbursement of professional consultant costs agreement executed:** **Date:** _____ **by:** _____

II. APPLICATION SUBMITTAL PACKET REQUIREMENTS

Prior to submitting the 1 final complete applications as certified by the Zoning Administrator, the Applicant shall submit 1 initial draft application packet and 1 digital copy for staff review, followed by one revised draft final application packet based upon staff review and comments.

Initial Packet (1 Copy and 1 Digital Copy to Zoning Administrator) *Date:* _____ *by:* _____

⇓

Draft Final Packet (1 Copies and 1 Digital Copy to Zoning Administrator) *Date:* _____ *by:* _____

⇓

____ ____ (a) **A <u>written description</u> of the intended use describing in reasonable detail the:**

- ____ Existing zoning district(s) (and proposed zoning district(s) if different);
- ____ Land use plan map designation(s);
- ____ Current land uses present on the subject property;
- ____ Proposed land uses for the subject property (per Section 98-206);
- ____ Projected number of residents, employees, and daily customers;
- ____ Proposed amount of dwelling units, floor area, impervious surface area, and landscape surface area, and resulting site density, floor area ratio, impervious surface area ratio, and landscape surface area ratio;
- ____ Operational considerations relating to hours of operation, projected normal and peak water usage, sanitary sewer or septic loadings, and traffic generation;

____ Operational considerations relating to potential nuisance creation pertaining to noncompliance with the performance standards addressed in Article VII (Sections 98-701-98-721) including: street access, traffic visibility, parking, loading, exterior storage, exterior lighting, vibration, noise, air pollution, odor, electromagnetic radiation, glare and heat, fire and explosion, toxic or noxious materials, waste materials, drainage, and hazardous materials;

____ If no nuisances will be created (as indicated by complete and continuous compliance with the provisions of Article VII), then include the statement "The proposed development shall comply with all requirements of Article VII.";

____ Exterior building and fencing materials (Sections 98-718 and 98-720);

____ Possible future expansion and related implications for points above;

____ Any other information pertinent to adequate understanding by the Plan Commission of the intended use and its relation to nearby properties.

____ ____ (b) **A <u>Small Location Map</u>** at 11" x 17" showing the subject property, all properties within 300 feet, and illustrating its relationship to the nearest street intersection. (A photocopy of the pertinent section of the City's Official Zoning Map with the subject property clearly indicated shall suffice to meet this requirement.)

____ ____ (c) **A <u>Property Site Plan</u> drawing which includes:**

____ A title block which indicates the name, address and phone/fax number(s) of the current property owner and/or agent(s) (developer, architect, engineer, planner) for project;

____ The date of the original plan and the latest date of revision to the plan;

____ A north arrow and a graphic scale (not smaller than one inch equals 100 feet);

____ A reduction of the drawing at 11" x 17";

____ A legal description of the subject property;

____ All property lines and existing and proposed right-of-way lines with bearings and dimensions clearly labeled;

____ All existing and proposed easement lines and dimensions with a key provided and explained on the margins of the plan as to ownership and purpose;

____ All required building setback lines;

____ All existing and proposed buildings, structures, and paved areas, including building entrances, walks, drives, decks, patios, fences, utility poles, drainage facilities, and walls;

____ The location and dimension (cross-section and entry throat) of all access points onto public streets;

____ The location and dimension of all on-site parking (and off-site parking provisions if they are to be employed), including a summary of the number of parking stalls provided versus required by the Ordinance;

____ The location and dimension of all loading and service areas on the subject property and labels indicating the dimension of such areas;

____ The location of all outdoor storage areas and the design of all screening devices;

____ The location, type, height, size and lighting of all signage on the subject property to include a photometric plan;

____ The location, height, design/type, illumination power and orientation of all exterior lighting on the subject property -- including the clear demonstration of compliance with Section 98-707;

____ All engineering requirements for utilities, site designs, etc;

____ The location and type of any permanently protected green space areas;

____ The location of existing and proposed drainage facilities for storm water;

____ In the legend, data for the subject property on:
- ____ Lot Area;
- ____ Floor Area;
- ____ Floor Area Ratio (b/a);
- ____ Impervious Surface Area;
- ____ Impervious Surface Ratio (d/a);
- ____ Building Height.

____ ____ (d) **A <u>Detailed Landscaping Plan</u> of the subject property:**
- ____ Scale same as main plan (> or equal to 1" equals 100')
- ____ Map reduction at 11" x 17"
- ____ Showing the location of all required buffer yard and landscaping areas
- ____ Showing existing and proposed Landscape Point fencing
- ____ Showing berm options for meeting said requirements
- ____ Demonstrating complete compliance with the requirements of Article VI
- ____ Providing individual plant locations and species, fencing types and heights, and berm heights;

____ ____ (e) **A <u>Grading and Erosion Control Plan</u>:**
- ____ Same scale as the main plan (> or equal to 1" equals 100')
- ____ Map reduction at 11" x 17")
- ____ Showing existing and proposed grades including retention walls and related devices, and erosion control measures.

____ ____ (f) **<u>Elevation Drawings</u> of proposed buildings or remodeling of existing buildings:**
- ____ Showing finished exterior treatment;
- ____ With adequate labels provided to clearly depict exterior materials, texture, color and overall appearance;
- ____ Perspective renderings of the proposed project and/or photos of similar structures may be submitted, but not in lieu of adequate drawings showing the actual intended appearance of the buildings.

NOTE: Initiation of Land Use or Development Activity: Absolutely no land use or development activity, including site clearing, grubbing, or grading shall occur on the subject property prior to the approval of the required site plan. Any such activity prior to such approval shall be a violation of law and shall be subject to all applicable enforcement mechanisms and penalties.

NOTE: Modification of an Approved Site Plan: Any and all variation between development and/or land use activity on the subject property and the approved site plan is a violation of law. An approved site plan shall be revised and approved via the procedures of Subsections 98-908(2) and (4) so as to clearly and completely depict any and all proposed modifications to the previously approved site plan, prior to the initiation of said modifications.

III.FINAL APPLICATION PACKET INFORMATION

____ **Receipt of 1 full scale copy in blueline or blackline of complete Final Application Packet by Zoning Administrator:** **Date:** _____ **by:** _____

____ **Receipt of 1 reduced (8.5" by 11" text and 11" x 17" graphics) copies of complete Final Application Packet by Zoning Administrator:** **Date:** _____ **by:** _____

____ **A digital copy of Final Application Packet shall be emailed to the Building and Zoning Department upon submittal deadline.** **Date:** _____ **by:** _____

Development Review Committee (DRC) Application

Complete as much detailed information as possible to allow for a comprehensive departmental review prior to a Development Review Committee meeting. This application must be returned to the Building Inspector, with all conceptual plans, designs and other information prior to the scheduling a DRC meeting.

Applicant Information

Property Address 140 Broad St Lake Geneva WI 53147
Applicant name Shadi Qattawi
Applicant email Shqattawi@yahoo.com Phone Number 773-759-9009

Architect/Contractor/Designer Name _____
Architect/Contractor/Designer Email Adam.mgd@gmail.com Phone Number 224-800-3030

Type of Construction: New _____ Addition _____ Remodel X
Type of Development: Single-family X Multi-family _____ Commercial X Industrial _____
Type of Business _____

Engineering

Site Plans should include the following: Project title and owner's/developer's name and address noted, architect's and/or engineer's name and address noted, property boundaries and dimensions, abutting property zoning classifications, general description of building materials, façade and roof detail, setback lines indicated, easements for access, if any, 100-year floodplain identification, existing and proposed topography shown at a contour interval of one foot, indicating proposed grade and location of improvements, signage and outdoor lighting, number of parking spaces provided, type, size and location of all structures with all building dimensions shown, location of existing and general location of proposed sanitary sewers, storm sewers, water-mains, and any proposed stormwater management facilities, location, extent and type of proposed landscaping and landscaping plantings and buffers to adjacent property, including fencing or other screening, location of pedestrian sidewalks and walkways, graphic outline of any development staging that is planned, driveway locations and sizes, handicap accessibility, environmental concerns (odor, smoke, noise, graphic scale and north arrow.

- Storm water management provisions provided? YES / NO
  - As-built/certification notification
- Erosion control plan provided? YES / NO
- Wetlands, floodplains, environmental corridors, groundwater Identified. YES / NO
- Utility Plans Provided
  - Watermain
  - Sanitary Sewer
  - Storm Water
- Is a Land Division required? YES / NO
- Access points and dimensions shown? YES / NO
  - WISDOT Right-of-way?
  - County Right-of-way?
- Estimated Traffic impacts_____
  - Traffic Study Required YES/NO
  - Traffic Control Plan Required YES/NO
  - Will construction affect street parking or intersections? YES / NO

- Paving Materials, Typical Sections? YES / NO
- WDNR Notice of Intent required? (Land disturbance more than 1 acre)? YES / NO
- Watermain extension required? YES / NO
- Sanitary sewer extension required? YES / NO
- SEWRPC Service Area Amendment needed? YES / NO
- Is a Chapter 30 Permit (wetland/waterway) required? YES / NO
- Proposed building/expansion dimensions _____
- Will there be signage? YES / NO type (mounted, freestanding) _____
- Exterior lighting plans? YES / NO
- What kind of noise or level of noise will the business have? _____
- Detailed property Site Plan? YES / NO Date of Plan: _____
- Green Space Calculations (Existing vs. Proposed) YES / NO
- Are landscape plans provided? YES / NO
- Is a Land Division required? YES / NO

Water/Sewer Utilities

If an existing structure please circle the following:

- Will existing sewer & water connections be used? YES / NO
- Will your project require the installation of a grease interceptor? YES / NO

If the development is Commercial or Industrial, please provide the following:

- Water service size requirement_____
- Estimated daily water usage in gallons per day_____
- Estimated maximum water flow in gallons per minute_____
- Number of bathrooms_____
- Brief description of process (if Industrial)_____

If the development is a multi-family dwelling, please provide the following:

- Number of units_____
- Number of bedrooms in each unit_____
- Water service size requirement_____

Full Report

Property Location : 140 Broad St

View: Full Report View

Report Options | Print Report | Search Criteria | Search Results | Modify Search

Taxed by: City Of Lake Geneva

Taxkey # ZOP 00331

Owner:
Brunk Constance M
7220 Aldrich Ave
Richfield, MN 55423

Owner Occupied:
Property Address:
140 Broad St
Lake Geneva, WI 53147-2002

ID Walk Down | ID Walk Up

Record 1 of 1 selected records
County: Walworth
Taxed by: City Of Lake Geneva
Taxkey # ZOP 00331

Assessments

Assessment Year	Property Class	Land Assessment	Improvement Assessment	Total Assessment	Percent Of Change	Acres	Ratio
2024	Commercial	$ 208,000	$ 329,500	$ 537,500	0.000 –	0.031	0.910834629
2023	Commercial	$ 208,000	$ 329,500	$ 537,500	109.144 ↑	0.031	1.015491093
2022	Commercial	$ 56,700	$ 200,300	$ 257,000	0.000 –	0.030	0.870437722
2021	Commercial	$ 56,700	$ 200,300	$ 257,000	0.000 –	0.030	0.975196153
2020	Commercial	$ 56,700	$ 200,300	$ 257,000	9.829 ↑	0.030	0.999429656
2019	Commercial	$ 56,700	$ 177,300	$ 234,000	0.000 –	0.030	0.953164976
2018	Commercial	$ 56,700	$ 177,300	$ 234,000	0.000 –	0.030	0.978782866
2017	Commercial	$ 56,700	$ 177,300	$ 234,000	0.000 –	0.030	0.980372004
2016	Commercial	$ 56,700	$ 177,300	$ 234,000	0.000 –	0.030	1.001471453

Taxes

Tax Year	Total Tax	First Dollar	Lottery Credit	Net Tax	Special Taxes	Special Assessment	Special Charges	Full Pay Amount	Ratio
2024	$7,119.21	$60.51		$7,058.70		$1,101.70		$8,160.40	0.910834629
2023	$6,886.55	$64.61		$6,821.94		$872.53		$7,694.47	1.015491093
2022	$4,382.70	$67.63		$4,315.07		$587.36		$4,902.43	0.870437722
2021	$4,339.21	$68.05		$4,271.16		$586.35		$4,857.51	0.975196153
2020	$4,437.60	$68.74		$4,368.86		$597.05		$4,965.91	0.999429656
2019	$4,512.34	$75.11		$4,437.23		$549.82		$4,987.05	0.953164976
2018	$4,628.18	$79.18		$4,549.00		$484.39		$5,033.39	0.978782866
2017	$4,866.94	$80.27		$4,786.67		$506.57		$5,293.24	0.980372004
2016	$4,979.65	$80.38		$4,899.27		$478.15		$5,377.42	1.001471453

Assessor

Building Square Feet :	**Year Built :**	**Township :**
Bedrooms :	**Year Remodeled :**	**Range :**
Full Baths :	**Effective Year Built :**	**Section :**
Half Baths :	**Air Conditioning :**	**Quarter :**
Total Rooms :	**Fireplace :**	**Pool :**
Number of Stories :	**Number of Units :**	**Attic :**
Building Type :		**Basement :**
Exterior Wall :		**Heat :**
Exterior Condition :		**Garage :**
Land Use :		**School District :** 2885 Lake Geneva J1
Zoning :		**Historic Designation :**

Legal Description

S 22 1/2' Lot 1 Blk 31 Original Plat City Of Lake Geneva

Sales

Conveyance Date : 2/24/2005 **Date Recorded :** 3/1/2005 **Value/Sale Price :** $ 125,000.00
Grantor Name : Winter Kimme K **Transfer Fee :** $ 375.00
Grantee Name : Brunk Connie M **Document# :** 632453
Conveyance Instrument : Warranty Deed **Conveyance Type :**

Conveyance Date : 4/7/1999 **Date Recorded :** 5/5/1999 **Value/Sale Price :** $ 125,000.00
Grantor Name : Brunk Constance M
Brunk Connie M **Transfer Fee :** $ 375.00

Full Report

Property Location : 140 Broad St

Owner:
Brunk Constance M
7220 Aldrich Ave
Richfield, MN 55423

Owner Occupied:
Property Address:
140 Broad St
Lake Geneva, WI 53147-2002

County: Walworth
Taxed by: City Of Lake Geneva
Taxkey # ZOP 00331

Assessments

Assessment Year	Property Class	Land Assessment	Improvement Assessment	Total Assessment	Percent Of Change	Acres	Ratio
2023	Commercial	$ 208,000	$ 329,500	$ 537,500	109.144	0.031	1.015491093
2022	Commercial	$ 56,700	$ 200,300	$ 257,000	0.000	0.030	0.870437722
2021	Commercial	$ 56,700	$ 200,300	$ 257,000	0.000	0.030	0.975196153
2020	Commercial	$ 56,700	$ 200,300	$ 257,000	9.829	0.030	0.999429656
2019	Commercial	$ 56,700	$ 177,300	$ 234,000	0.000	0.030	0.953164976
2018	Commercial	$ 56,700	$ 177,300	$ 234,000	0.000	0.030	0.978782866
2017	Commercial	$ 56,700	$ 177,300	$ 234,000	0.000	0.030	0.980372004
2016	Commercial	$ 56,700	$ 177,300	$ 234,000	0.000	0.030	1.001471453
2015	Mercantile	$ 56,700	$ 177,300	$ 234,000	0.000	0.030	0.978021359

Taxes

Tax Year	Total Tax	First Dollar	Lottery Credit	Net Tax	Special Taxes	Special Assessment	Special Charges	Full Pay Amount
2023	$6,886.55	$64.61		$6,821.94		$872.53		$7,694.47
2022	$4,382.70	$67.63		$4,315.07		$587.36		$4,902.43
2021	$4,339.21	$68.05		$4,271.16		$586.35		$4,857.51
2020	$4,437.60	$68.74		$4,368.86		$597.05		$4,965.91
2019	$4,512.34	$75.11		$4,437.23		$549.82		$4,987.05
2018	$4,628.18	$79.18		$4,549.00		$484.39		$5,033.39
2017	$4,866.94	$80.27		$4,786.67		$506.57		$5,293.24
2016	$4,979.65	$80.38		$4,899.27		$478.15		$5,377.42
2015	$5,236.00	$81.21		$5,154.79		$475.79		$5,630.58

Assessor

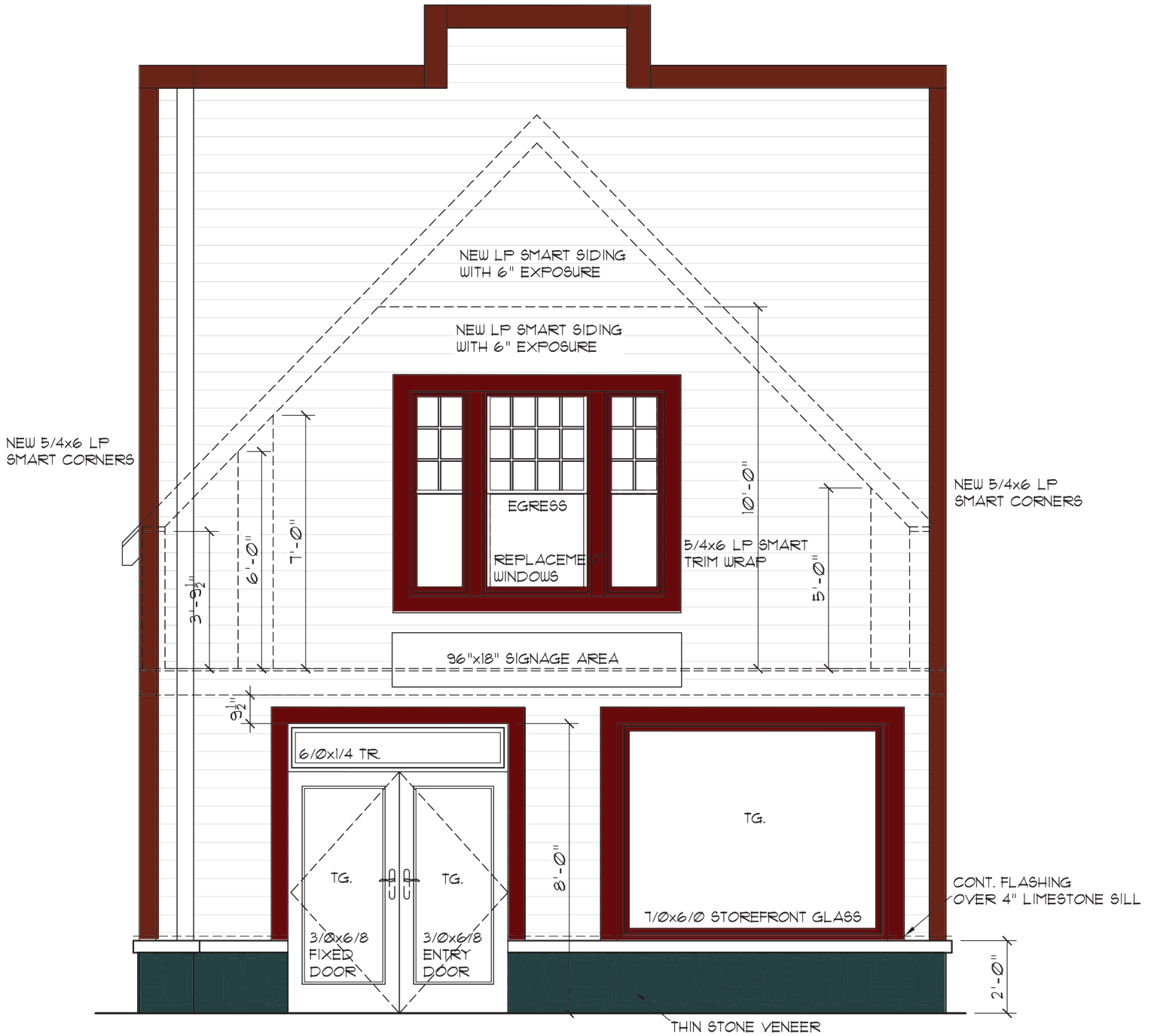
Building Square Feet :	Year Built :	Township :	
Bedrooms :	Year Remodeled :	Range :	
Full Baths :	Effective Year Built :	Section :	
Half Baths :	Air Conditioning :	Quarter :	
Total Rooms :	Fireplace :	Pool :	
Number of Stories :	Number of Units :	Attic :	
Building Type :		Basement :	
Exterior Wall :		Heat :	
Exterior Condition :		Garage :	
Land Use :		School District :	2885 Lake Geneva J1
Zoning :		Historic Designation :	

Legal Description

S 22 1/2' Lot 1 Blk 31 Original Plat City Of Lake Geneva

Sales

Conveyance Date :	2/24/2005	Date Recorded :	3/1/2005	Value/Sale Price :	$ 125,000.00
Grantor Name :	Winter Kimme K			Transfer Fee :	$ 375.00
Grantee Name :	Brunk Connie M			Document# :	632453
Conveyance Instrument :	Warranty Deed		Conveyance Type :		
Conveyance Date :	4/7/1999	Date Recorded :	5/5/1999	Value/Sale Price :	$ 125,000.00
Grantor Name :	Brunk Constance M Brunk Connie M			Transfer Fee :	$ 375.00
Grantee Name :	Winter Kimme K			Document# :	414930
Conveyance Instrument :	Quit Claim Deed		Conveyance Type :		
Conveyance Date :	6/28/1993	Date Recorded :	6/29/1993	Value/Sale Price :	
Grantor Name :	Brunk J Orion			Transfer Fee :	
Grantee Name :	Brunk Constance M Brunk Connie M			Document# :	260880
Conveyance Instrument :	Quit Claim Deed		Conveyance Type :		
Conveyance Date :	9/28/1988	Date Recorded :	10/21/1988	Value/Sale Price :	$ 84,000.00
Grantor Name :	Breaker Matthew Walter Jr Fraser, Marilyn Louise Breaker			Transfer Fee :	$ 252.00



C: 33 M: 88 Y: 88 K: 49

C: 82 M: 58 Y: 58 K: 47

C: 0 M: 0 Y: 0 K: 0

FRONT ELEVATION W/ RENOVATION

SCALE: 1/4" = 1'-Ø"

PERMIT CONDITIONS NOTES!

EACH PANE OF SAFETY GLAZING SHALL BE PERMANENTLY LABELED BY THE MANUFACTURE SPECIFYING THE MANUFACTURES NAME, AND THAT IT COMPLIES WITH TEST STANDARDS CPSC 16 CFR 1201.

CARPET SHALL MEET ILLINOIS ACCESSIBILITY CODE REQUIREMENTS, BE SECURELY ATTACHED, TEXTURE TYPE, FIRM CUSHION PAD OR BACKING, OR NO CUSHION PAD OR BACKING, MAX. 1/2" THICK PILE, AND TRIM ALONG EXPOSED EDGES THAT MEETS CHANGE OF LEVEL REQUIREMENTS.

OBTAIN SEPARATE PERMIT FOR ALL FREESTANDING AND WALL SIGNS. ALL SIGNS SHALL COMPLY WITH THE CITY OF ELGIN SIGN ORDINANCE REQUIREMENTS. INCLUDE SIGN PERMIT APPLICATION, SIGN PLAN, ELEVATIONS, AND DETAILS AND ALL DESIGNS, COLOR AND ILLUMINATION DETAILS WITH SUBMITTAL. INDICATE THE EXACT LOCATION OF THE SIGN AND ALL EASEMENTS ON THE SITE PLAN.

INSTALLATION OR ALTERATIONS TO A FIRE ALARM SYSTEM REQUIRES A SEPARATE SUBMITTAL AND PERMIT. WORK SHALL BE COMPLETED BY STATE LICENSED CONTRACTOR. PLAN APPROVAL AND PERMIT IS REQUIRED PRIOR TO START OF WORK AND BEFORE THE ABOVE CEILING INSPECTION.

INSTALLATION OF A SPRINKLER SYSTEM REQUIRES A SEPARATE SUBMITTAL AND PERMIT. WORK SHALL BE COMPLETED STATE LICENSED CONTRACTOR. PLAN APPROVAL AND PERMIT IS REQUIRED PRIOR TO START OF WORK, AND BEFORE THE ABOVE CEILING INSPECTION.

UNIT MUST BE ADDRESSED FRONT AN REAR. ADDRESS MUST BE READABLE FROM THE STREET/ACCESS ROAD.

INSTALL FIRE EXTINGUISHERS PER NFPA 13 AND ACCESSIBILITY REQUIREMENTS DURING DEMOLITION, CONSTRUCTION, AND UPON OCCUPANCY APPROVAL. (48" FRONT REACH, 54" SIDE REACH.)

KEYS FOR THE EXISTING KNOX BOX ARE REQUIRED AT OCCUPANCY.

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND NATIONAL CODES AND ORDINANCES AND ALL AUTHORITIES HAVING JURISDICTION AND IN A PROFESSIONAL MANNER.
ALL INTERIOR PARTITION DIMENSIONS ON PLAN SHEETS ARE NOMINAL DIMENSIONS. THE GENERAL CONTRACTOR IS TO COORDINATE BETWEEN TRADES AFFECTED BY THE WORK AS PART OF THEIR INSTALLATION LAYOUT. ALL EXTERIOR WALLS ARE DIMENSIONED TO INTERIOR FACE OF STUDS AND EXTERIOR FACE OF SHEATHING. FINISHED DIMENSIONS AT CRITICAL AREAS SUCH AS CLOSETS, BATHTUBS, ETC. MUST BE MAINTAINED.

THE SUB-CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE PROCEEDING WITH WORK AND NOTIFY THE SUPERINTENDENT AT ONCE OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK. CONTACT THE ARCHITECT IMMEDIATELY FOR CLARIFICATION.
DO NOT SCALE DRAWINGS FOR DIMENSIONS. NOTIFY THE ARCHITECT IF QUESTIONS OR DISCREPANCIES ARISE.

LOCATIONS AND ROUTING FOR ALL PLUMBING, MECHANICAL, AND ELECTRICAL WORK ARE TO BE COORDINATED BETWEEN TRADES AFFECTED BY THE WORK AS PART OF THEIR INSTALLATION LAYOUT. NO PLUMBING, MECHANICAL, OR ELECTRICAL INFORMATION IS TO BE SCALED FROM THE DRAWINGS. ON-SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF EACH SUB-CONTRACTOR.

EACH CONTRACTOR SHALL INCLUDE LABOR, MATERIALS, TOOLS, EQUIPMENT, ETC. AS REQUIRED TO COMPLETE THEIR WORK.

EACH CONTRACTOR IS TO CLEAN CONSTRUCTION DEBRIS THROUGHOUT THE BUILDING SITE THAT HAS BEEN GENERATED BY THEIR SCOPE OF WORK.

SUB-CONTRACTORS SHALL AMEND AND MAKE GOOD AT THEIR OWN EXPENSE ANY DEFECTS OR FAULTS IN WORKMANSHIP CAUSED BY THEIR WORK FOR A PERIOD OF ONE YEAR FROM DATE OF OCCUPANCY.

THE ARCHITECT IS NOT SUPERVISING THE CONSTRUCTION OF THIS BUILDING. THE USE OF THESE DRAWINGS BY ANY CONTRACTOR, SUB-CONTRACTOR, BUILDER, TRADESMAN, OR WORKMAN SHALL CONSTITUTE A HOLD HARMLESS AGREEMENT BETWEEN THE DRAWING USER AND THE ARCHITECT. THE USER SHALL IN FACT AGREE TO HOLD THE ARCHITECT HARMLESS FOR ANY RESPONSIBILITY IN REGARDS TO THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES AND FOR ANY SAFETY PRECAUTIONS OR PROGRAMS IN CONNECTION WITH THE WORK. THE ARCHITECT SHALL BE HELD HARMLESS FOR ANY RESPONSIBILITY ARISING FROM NEGLIGENCE OF THE CONTRACTOR(S) OR SUBCONTRACTOR. GENERAL CONTRACTOR RETAINS THE RIGHT TO LOCATE AND/OR RE-LOCATE ANY MECHANICAL AND/OR ELECTRICAL SYSTEMS AND INDIVIDUAL COMPONENTS OF SUCH SYSTEMS IN ACCORDANCE WITH ACCEPTABLE STANDARDS OF APPLICABLE BUILDING TRADES AS TO THE SAFETY AND EFFICIENCY OF OPERATION AS DETERMINED BY THE GENERAL CONTRACTOR.
LOCATION OF MECHANICAL EQUIPMENT IS TO BE VERIFIED IN FIELD BASED UPON LAYOUT AND EQUIPMENT REQUIREMENTS. VERIFY EXACT LOCATIONS WITH GENERAL CONTRACTOR PRIOR TO INSTALLATION.

THE FILING OF REGISTERED ARCHITECT'S PLANS WITH THE BUILDING DEPARTMENT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, TENANT OR OWNER. THIS SHALL BE AGREED BEFOREHAND AND INCORPORATED INTO THE LEASE, SUCH PARTY PAYING ALL FEES INCURRED.

THE CONTRACTOR SHALL COMPLY WITH ALL STATE AND VILLAGE LAWS, ORDINANCES, RULES AND REGULATIONS PERTAINING TO THE CONSTRUCTION OF THIS OFFICE. HE SHALL ALSO FILE NECESSARY PLANS AND APPLICATIONS WITH THE CITY DEPARTMENTS AND PAY FOR, AND OBTAIN, ALL CERTIFICATES OF APPROVAL.
DIMENSIONS ARE FROM EXISTING DRYWALLED WALLS TO ROUGH FLOORS, WALLS AND CEILINGS. THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR ACCURACY OF FIELD MEASUREMENTS AND CONDITIONS. WRITTEN SPECIFICATIONS SHALL HAVE PRECEDENCE OVER SCALED DRAWINGS.

ALL PLUMBING AND ELECTRICAL LINES ARE TO BE CONCEALED, UNLESS OTHERWISE SPECIFIED.

THE CONTRACTOR SHALL REMOVE RUBBISH AND DO ALL PATCHING AFTER ROUGHING IN IS COMPLETED.

PER 2018 IBC 803.5 BASE BOARD TRIM AROUND OPENINGS SHALL NOT EXCEED 10% OF THE AGGREGATE WALL & CEILING AREA & SHALL BE OF CLASS I, II, OR III MATERIALS.
PER 2018 IBC 803.3.2 INTERIOR WALL & CEILING FINISH MATERIALS SHALL HAVE A FLAME SPREAD RATING NOT GREATER THAN CLASS II FOR ANY CORRIDOR PROVIDING EXIT ACCESS OR CLASS III FOR ROOMS OR ENCLOSED SPACES WHEN TESTED IN ACCORDANCE WITH ASTM E 84 (SEE 803.6-2).

FINISHED DRYWALL AND ALL SUSPENDED CEILING TILES HEIGHTS TO BE AS NOTED. ALL SUSPENDED CEILING TILES SHALL BE AS NOTED.

THE CONTRACTOR SHALL SUBMIT A LISTED FIRESTOP SYSTEM NUMBER, AND CUT SHEET FOR EACH TYPE OF PENETRATION PRIOR TO INSTALLATION OF THE FIRESTOPPING.

GENERAL NOTES

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND NATIONAL CODES AND ORDINANCES AND ALL AUTHORITIES HAVING JURISDICTION AND IN A PROFESSIONAL MANNER.

ALL INTERIOR PARTITION DIMENSIONS ON PLAN SHEETS ARE NOMINAL DIMENSIONS. THE GENERAL CONTRACTOR IS TO COORDINATE BETWEEN TRADES AFFECTED BY THE WORK AS PART OF THEIR INSTALLATION LAYOUT. ALL EXTERIOR WALLS ARE DIMENSIONED TO INTERIOR FACE OF STUDS AND EXTERIOR FACE OF SHEATHING. FINISHED DIMENSIONS AT CRITICAL AREAS SUCH AS CLOSETS, BATHTUBS, ETC. MUST BE MAINTAINED.

THE SUB-CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE PROCEEDING WITH WORK AND NOTIFY THE SUPERINTENDANT AT ONCE OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK. CONTACT THE ARCHITECT IMMEDIATELY FOR CLARIFICATION.
DO NOT SCALE DRAWINGS FOR DIMENSIONS. NOTIFY THE ARCHITECT IF QUESTIONS OR DISCREPANCIES ARISE.

ON-SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF EACH SUB-CONTRACTOR.

EACH CONTRACTOR SHALL INCLUDE LABOR, MATERIALS, TOOLS, EQUIPMENT, ETC. AS REQUIRED TO COMPLETE THEIR WORK.

EACH CONTRACTOR IS TO CLEAN CONSTRUCTION DEBRIS THROUGHOUT THE BUILDING SITE THAT HAS BEEN GENERATED BY THEIR SCOPE OF WORK.

SUB-CONTRACTORS SHALL AMEND AND MAKE GOOD AT THEIR OWN EXPENSE ANY DEFECTS OR FAULTS IN WORKMANSHIP CAUSED BY THEIR WORK FOR A PERIOD OF ONE YEAR FROM DATE OF OCCUPANCY.

THE ARCHITECT IS NOT SUPERVISING THE CONSTRUCTION OF THIS BUILDING. THE USE OF THESE DRAWINGS BY ANY CONTRACTOR, SUB-CONTRACTOR, BUILDER, TRADESMAN, OR WORKMAN SHALL CONSTITUTE A HOLD HARMLESS AGREEMENT BETWEEN THE DRAWING USER AND THE ARCHITECT. THE USER SHALL IN FACT AGREE TO HOLD THE ARCHITECT HARMLESS FOR ANY RESPONSIBILITY IN REGARDS TO THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES AND FOR ANY SAFETY PRECAUTIONS OR PROGRAMS IN CONNECTION WITH THE WORK. THE ARCHITECT SHALL BE HELD HARMLESS FOR ANY RESPONSIBILITY ARISING FROM NEGLIGENCE OF THE CONTRACTOR(S) OR SUBCONTRACTOR. GENERAL CONTRACTOR RETAINS THE RIGHT TO LOCATE AND/OR RE-LOCATE ANY MECHANICAL AND/OR ELECTRICAL SYSTEMS AND INDIVIDUAL COMPONENTS OF SUCH SYSTEMS IN ACCORDANCE WITH ACCEPTABLE STANDARDS OF APPLICABLE BUILDING TRADES AS TO THE SAFETY AND EFFICIENCY OF OPERATION AS DETERMINED BY THE GENERAL CONTRACTOR.
LOCATION OF MECHANICAL EQUIPMENT IS TO BE VERIFIED IN FIELD BASED UPON LAYOUT AND EQUIPMENT REQUIREMENTS. VERIFY EXACT LOCATIONS WITH GENERAL CONTRACTOR PRIOR TO INSTALLATION.

THE FILING OF REGISTERED ARCHITECT'S PLANS WITH THE BUILDING DEPARTMENT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, TENANT OR OWNER. THIS SHALL BE AGREED BEFOREHAND AND INCORPORATED INTO THE LEASE, SUCH PARTY PAYING ALL FEES INCURRED.

THE CONTRACTOR SHALL COMPLY WITH ALL STATE AND VILLAGE LAWS, ORDINANCES, RULES AND REGULATIONS PERTAINING TO THE CONSTRUCTION OF THIS OFFICE. HE SHALL ALSO FILE NECESSARY PLANS AND APPLICATIONS WITH THE CITY DEPARTMENTS AND PAY FOR, AND OBTAIN, ALL CERTIFICATES OF APPROVAL.
DIMENSIONS ARE FROM EXISTING DRYWALLED WALLS TO ROUGH FLOORS, WALLS AND CEILINGS. THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR ACCURACY OF FIELD MEASUREMENTS AND CONDITIONS. WRITTEN SPECIFICATIONS SHALL HAVE PRECEDENCE OVER SCALED DRAWINGS.

ALL ELECTRICAL LINES ARE TO BE CONCEALED, UNLESS OTHERWISE SPECIFIED.

THE CONTRACTOR SHALL REMOVE RUBBISH AND DO ALL PATCHING AFTER ROUGHING IN IS COMPLETED.

PER IBC 803.5 TRIM AROUND OPENINGS AND BASE BDS. SHALL NOT EXCEED 10% OF THE AGGREGATE WALL & CEILING AREA & SHALL BE OF CLASS I, II, OR III MATERIALS.
PER IBC 803.3.2 INTERIOR WALL & CEILING FINISH MATERIALS SHALL HAVE A FLAME SPREAD RATING NOT GREATER THAN CLASS II FOR ANY CORRIDOR PROVIDING EXIT ACCESS OR CLASS III FOR ROOMS OR ENCLOSED SPACES WHEN TESTED IN ACCORDANCE WITH ASTM E 84 (SEE 803.6-2).

THE CONTRACTOR SHALL SUBMIT A LISTED FIRESTOP SYSTEM NUMBER, AND CUT SHEET FOR EACH TYPE OF PENETRATION PRIOR TO INSTALLATION OTF THE FIRESTOPPING.

CONTRACTOR RETAINS THE RIGHT TO LOCATE AND OR RELOCATE ANY MECHANICAL SYSTEMS AND INDIVIDUAL COMPONENTS OF SUCH SYSTEMS IN ACCORDANCE WITH ACCEPTABLE STANDARDS OF THE APPLICABLE BUILDING TRADES AS TO THE SAFETY AND EFFICIENCY OF OPERATION AS DETERMINED BY CONTRACTOR

LOCATION OF MECHANICAL EQUIPMENT IS TO BE VERIFIED IN FIELD BASED UPON LAYOUT AND EQUIPMENT REQUIREMENTS. VERIFY EXACT LOCATIONS WITH BUILDER PRIOR TO INSTALLATION.

THE CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND FIELD CONDITIONS PRIOR TO PROCEEDING WITH THEIR WORK. NOTIFY SUPERINTENDENT AND ARCHITECT IF DISCREPANCIES ARE FOUND. DO NOT PROCEED WITH THE WORK UNTIL ALL DISCREPANCIES ARE CORRECTED.

IECC COMPLIANCE STATEMENT

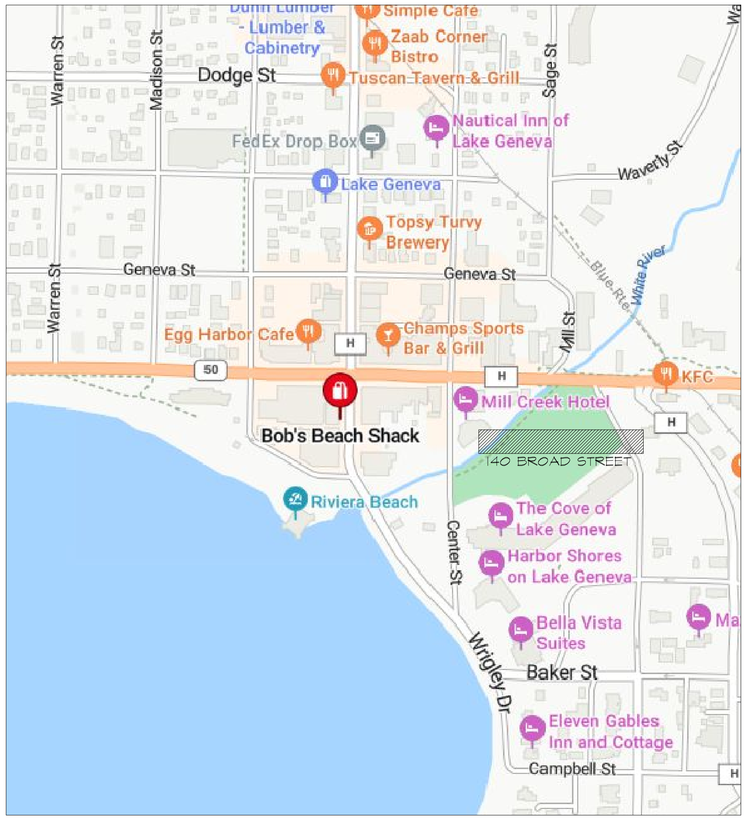
THESE PLANS HAVE BEEN PREPARED UNDER MY DIRECT SUPERVISION, THE IF USED FOR COMPLIANCE WITH SECTION R403.3.5
ENERGY PATHWAY THAT WILL BE FOLLOWED IS " UA TRADE OFF"

ATTACHED PLANS AND SPECIFICATIONS AND STATE THAT, TO
THE BEST OF MY KNOWLEDGE
OF MY CONTRACTUAL OBLIGATION, THEY ARE IN COMPLIANCE
WITH THE INTERNATIONAL ENERGY CODE.

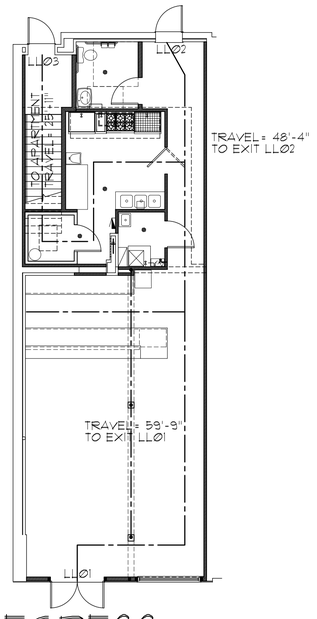
THE ARCHITECT HAS CHOSEN TO CONFORM TO THE PRESCRIPTIVE METHOD AS ALLOWED FOR IN IECC CHAPTER 1

THESE PLANS STATE CERTAIN APPLICABLE ASPECTS OF THE ENERGY CODE AND ARE NOT INTENDED TO RESTATE THE ENTIRE CODE OR ACT AS A REPLACEMENT TO THE CODE. ALL CONTRACTORS ARE TO FAMILIARIZE THEMSELVES WITH THE CODE AND FOLLOW THOSE REQUIREMENTS TO THEIR RELATED PARTICULAR TRADE AND ARE RESPONSIBLE FOR THE SAME.

BUILDING STATISTICS	BUILDING AUTHORITY & CODES	DRAWING INDEX
CLIENT - SITE LOCATION	CITY OF LAKE GENEVA, BUILDING DEPARTMENT 626 GENEVA STREET LAKE GENEVA WI 53147 PH: 262-248-3911	00 BUILDING STATISTICS, GENERAL NOTES, SITE MAP.
140 BROAD STREET LAKE GENEVA WI 53147	BUILDING: 2015 INTERNATIONAL BUILDING CODE ELECTRICAL: 2018 WISCONSIN UNIFORM COMMERCIAL CODE PLUMBING: 2018 WISCONSIN UNIFORM COMMERCAIL CODE MECHANICAL: 2015 INTERNATIONAL MECHANICAL CODE FIRE CODE: 2015 INTERNATIONAL FIRE CODE NFPA: NFPA 2013 ENERGY: 2021 INTERNATIONAL ENERGY CODE ACCESSIBILITY: 2018 WISCONSIN UNIFORM COMMERCIAL CODE	A1 FIRST, SECOND, & FOUNDATION PLANS W/ DEMO. A2. ELEVATIONS W/ DEMO, EXIST. BUILDING CROSS SECTION W/ DEMO. B1 PROPOSED RETAIL SPACE FLOOR PLAN, PROPOSED SECOND FLOOR APARTMENT PLAN, APARTMENT LIGHT & VENT SCHEDULE. B2 EXIST. FOUNDATION PLAN W/ RENOVATION, PROPOSED ROOF PLAN W/ RENOVATION, EGRESS DISTANCE PLAN, STAIR DETAIL, EXIT CAPACITY SCHEDULE, EQUIPMENT AND ROOM FINISH SCHEDULES. B3. UNI-SEX TOILET ROOM DETAILS, RETAIL SPACE DOOR TYPES & NOTES, RETAIL SPACE INT. WALL TYPES, KITCHEN HOOD DETAILS. E1. ELECTRICAL PLANS, GENERAL NOTES & SPECIFICATIONS. M1 COMMERCIAL SPACE HVAC PLANS. P1 COMMERCIAL SPACE PLUMBING PLANS, GENERAL NOTES. P2 PLUMBING DIAGRAMS, GREASE INTERCEPTOR DETS. Y1 BUILDING CROSS SECTIONS "A", RAFTER TIE DETAIL, WALL FRAMING DETAILS, WINDOW INSTALL DETS. Y2. CROSS SECTION "B" Z1. SPECIFICATIONS AND NOTES.
ARCHITECT OF RECORD	**COMPLIANCE STATEMENT**	
MIDWEST DESIGN GROUP INC. 11445 HILLSBORO DRIVE HUNTLEY IL 60142 224-800-3030 EMAIL: adammdg@gmail.com	I HAVE PREPARED, OR CAUSED TO BE PREPARED UNDER MY DIRECT SUPERVISION, THE ATTACHED PLANS AND SPECIFICATIONS AND STATE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF AND TO THE EXTENT OF MY CONTRACTUAL OBLIGATION, THEY ARE IN COMPLIANCE WITH THE 2018 WISCONSIN UNIFORM COMMERCIAL BUILDING CODE, AND 2015 IBC	



SITE MAP



EGRESS DISTANCE PLAN

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

MIDWEST DESIGN GROUP

DESIGNERS
HUNTLEY, IL 60142
OFFICE: 224-800-3030
EMAIL: ADAM.MDG@GMAIL.COM
PROFESSIONAL DESIGN FIRM
LICENSE# 184-004261

RENOVATION TO:
140 BROAD STREET
LAKE GENEVA WI 53147

STAMP: STATE OF WISCONSIN, MICHAEL J. McGEE, REGISTERED ARCHITECT
4-28-25
EXP:7-30-26

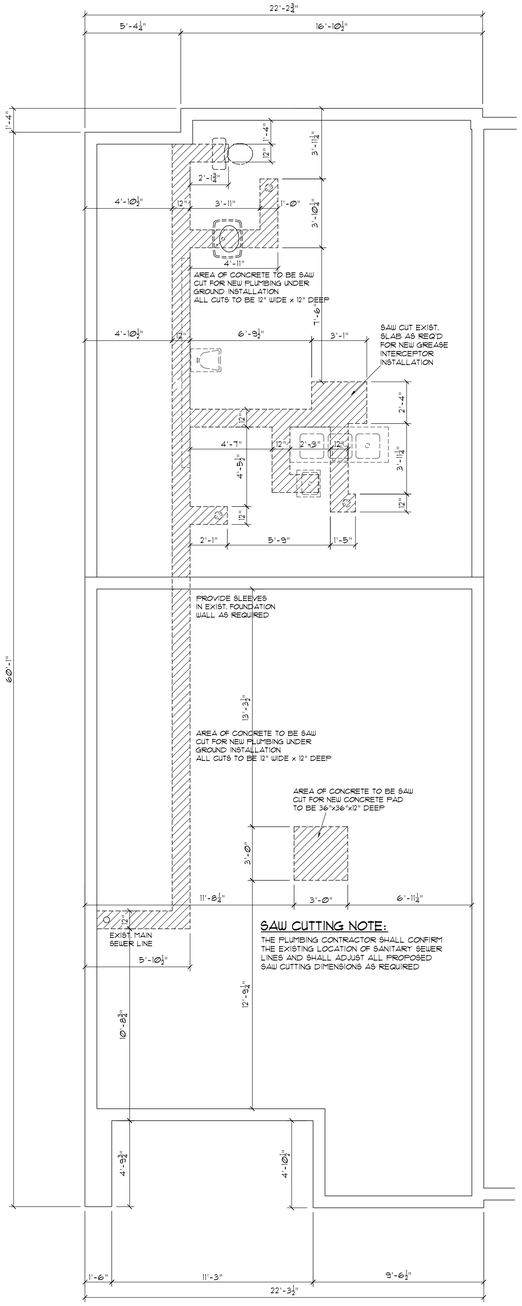
DATE	REV#	DESCRIPTION OF REVISION
11-22-24	1	PRELIMINARY PLAN FOR REVIEW
12-23-24	2	PHASE 1 PLANS FOR BIDDING ONLY
4-22-25	3	PHASE 2 FINAL PLANS FOR PERMIT

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X-140 BROAD STREET.dwg

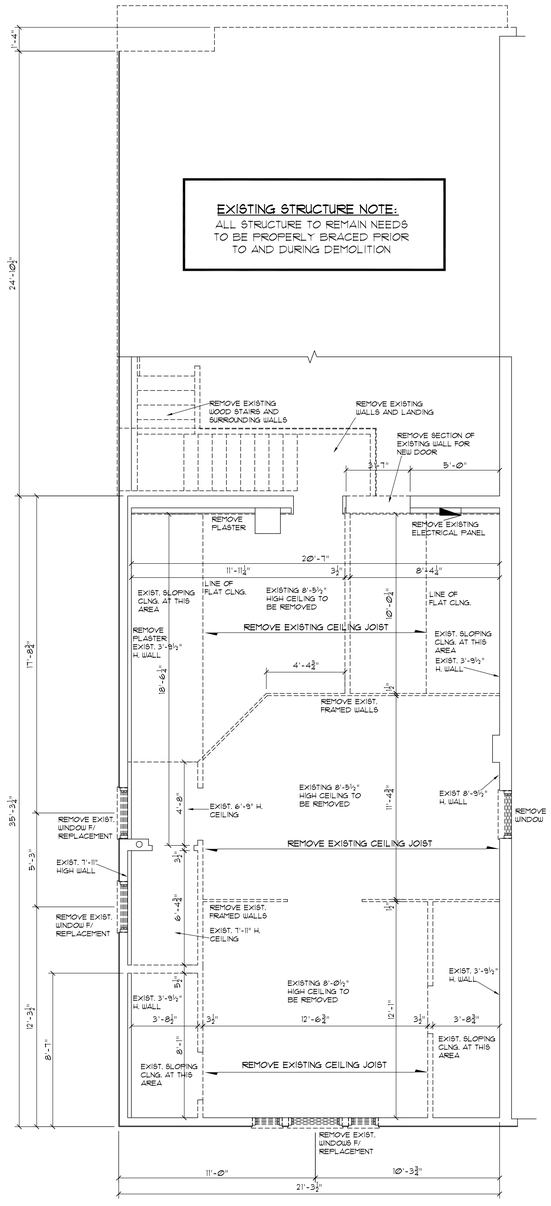
DEMOLITION NOTES

A. G.C. TO FAMILIARIZE THEMSELVES W/ ALL EXISTING CONDITIONS PRIOR TO PROCEEDING W/ ANY WORK.
B. G.C. SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AND SHALL REPORT ALL DISCREPANCIES TO THE ARCHITECT PRIOR TO COMMENCING WORK.
C. PRIOR TO AND DURING DEMOLITION CONTRACTOR SHALL MAINTAIN ALL LIFE SAFETY AND EXIT DEVICES AS REQUIRED BY CITY ORDINANCES. NOTIFY BUILDING OWNER PRIOR TO MOVING OR TAMPERING WITH DEVICES. PROTECT ALL SMOKE DETECTORS FROM CONSTRUCTION DUST AND DEBRIS.
D. ALL DEBRIS, EXCESS MATERIAL ECT. TO BE REMOVED BY THE CONTRACTOR BY THE END OF THE DAY. THE JOB IS TO BE LEFT SUFFICIENTLY CLEAN AS TO WARRANTY OWNER'S APPROVAL.
E. DEMOLISH EXISTING CONSTRUCTION ONLY TO THE EXTENT NECESSARY TO COMPLETE THE INSTALLATION OF NEW WORK. ALL REMAINING EXISTING SURFACES TO BE SQUARE, LEVEL AND PLUMB.
F. CAREFULLY REVIEW PLANS AND DETERMINE UTILITIES THAT ARE REQUIRED TO BE DISCONNECTED AND THOSE THAT WILL REMAIN FUNCTIONAL. COORDINATE WORK WITH THE APPROPRIATE UTILITY PROVIDER. SCHEDULE WORK FOR A MINIMUM OF INTERRUPTION.
G. REMOVE AND SECURE ALL GAS, PLUMBING, ELECTRICAL, AND OTHER UTILITIES ASSOCIATED WITH EQUIPMENT REMOVED FROM SITE. INSTALL REQUIRED MATERIALS TO SECURE AND MAKE SAFE ALL UTILITIES TO REMAIN.
H. G.C. TO CAP OFF ALL ABANDONED PLUMBING, ELECTRICAL, HVAC, AND GAS TO SOURCE IF POSSIBLE AND AS REQUIRED.
I. PROTECT ALL PUBLIC AREAS FROM CONSTRUCTION DEBRIS, DUST, ECT.
J. PREVENT PUBLIC ACCESS TO THE WORK AREA. INSTALL BARRIERS AND SIGNAGE TO ALERT THE GENERAL PUBLIC, EMPLOYEES, AND CONTRACTORS OF DANGERS.
K. ALL ITEMS THAT ARE MARKED OR SHOWN AS EXISTING TO REMAIN ARE TO BE PROTECTED FROM DAMAGE FOR THE DURATION OF CONSTRUCTION.
L. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING SHEETS FOR ADDITIONAL DEMOLITION WORK NOTES AND INFORMATION.
M. ALL UNUSED DRAINS, VENTS AND WATER WILL BE CAPPED WITHIN 24" OF ORIGIN. (NO DEAD ENDS).



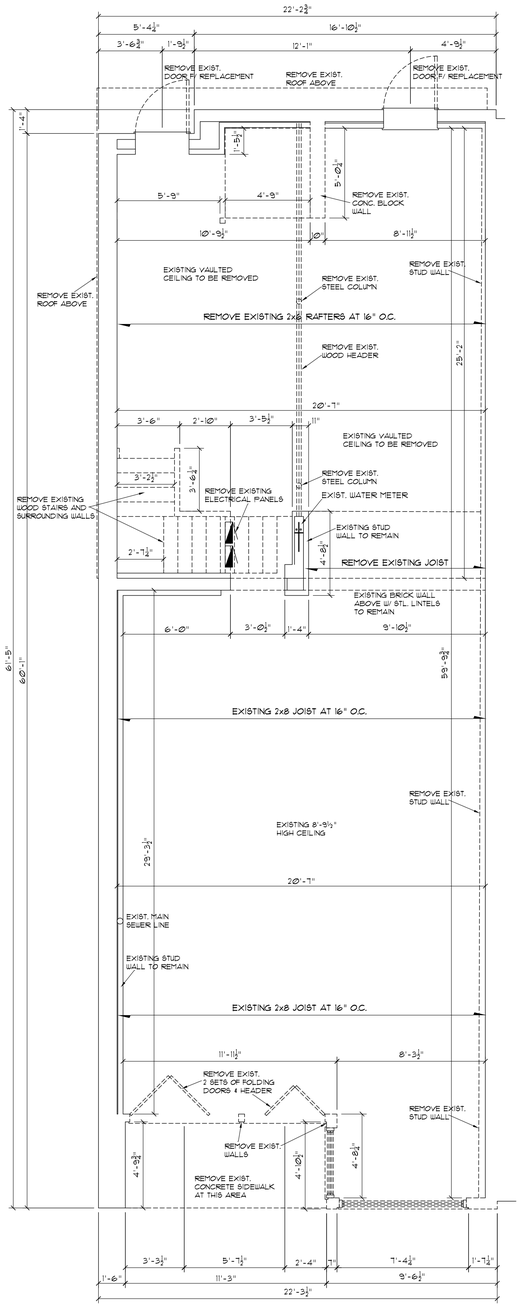
EXISTING FOUNDATION PLAN W/ DEMO.

SCALE: 1/4" = 1'-Ø"



EXISTING SECOND FLOOR PLAN W/ DEMO.

SCALE: 1/4" = 1'-Ø" RESIDENTIAL APARTMENT



EXISTING FIRST FLOOR PLAN W/ DEMO.

SCALE: 1/4" = 1'-Ø" COMMERCIAL SPACE

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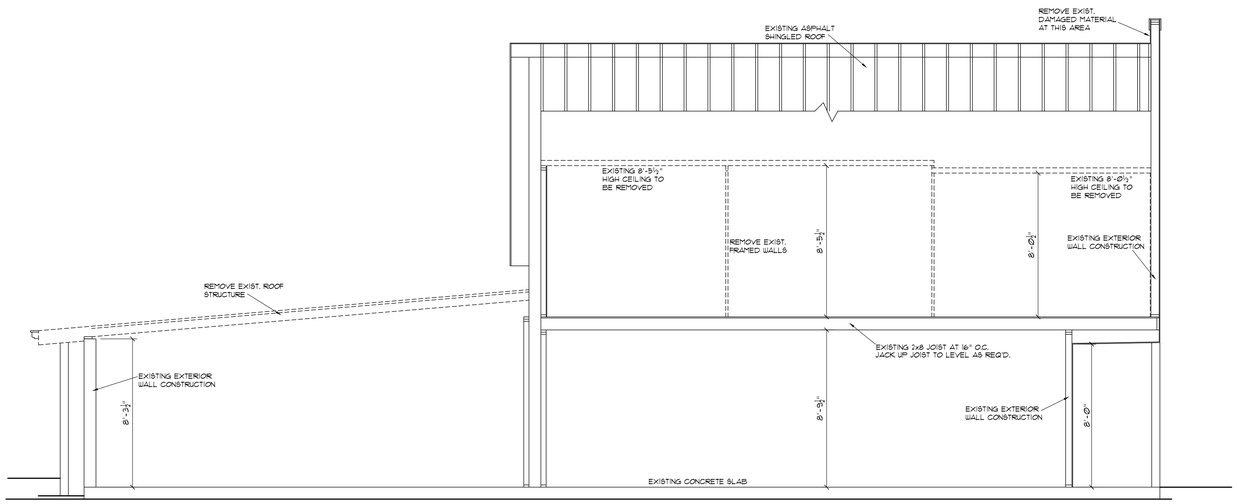
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DESIGNERS
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STAMP
WISCONSIN
MICHAEL J. McGEE
A-7250
Elgin, IL
ARCHITECT

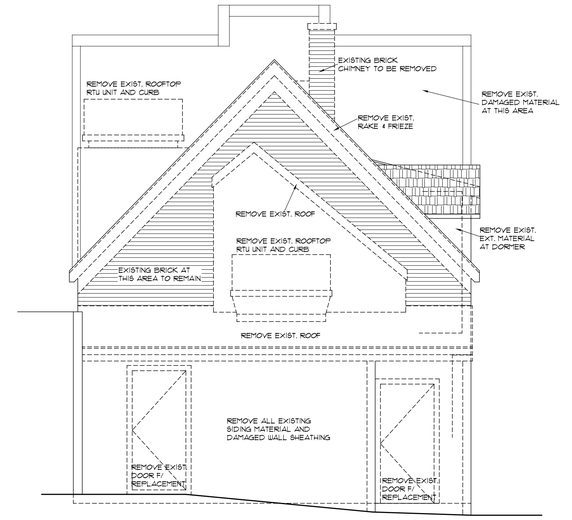
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X-140 BROAD STREET.dwg



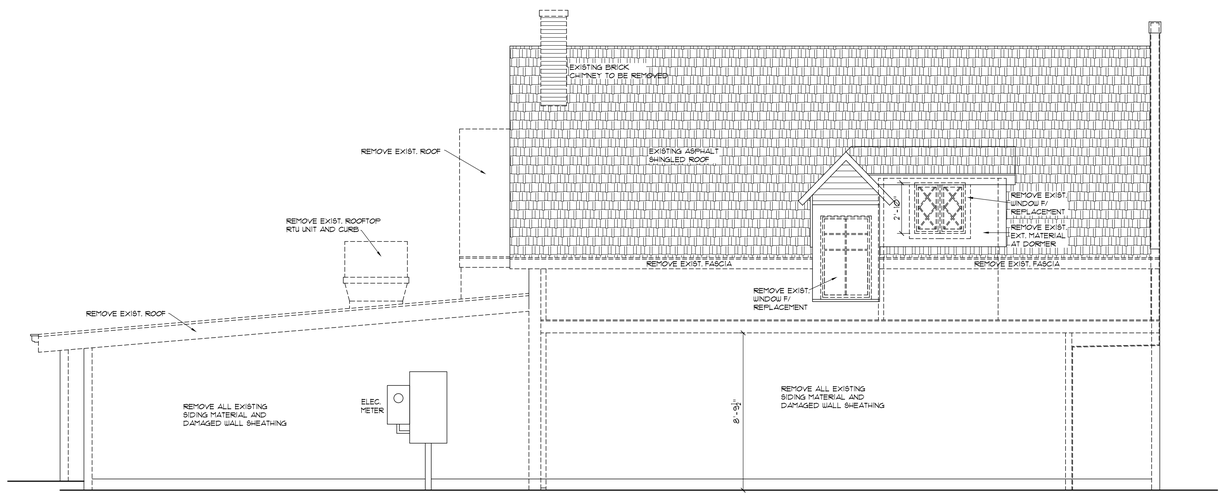
EXISTING BUILDING SECTION W/ DEMO.

SCALE: 1/4" = 1'-Ø"



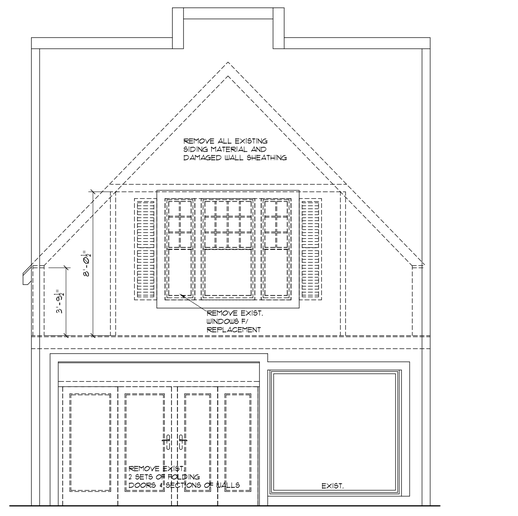
REAR ELEVATION W/ DEMO.

SCALE: 1/4" = 1'-Ø"



LEFT SIDE ELEVATION W/ DEMO.

SCALE: 1/4" = 1'-Ø"



FRONT ELEVATION W/ DEMO.

SCALE: 1/4" = 1'-Ø"

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STAMP

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MICHAEL J. McGEE
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A2

X-140 BROAD STREET.dwg

FINISH NOTES

INSTALL TAPERED WALLBOARD WITH METAL CORNER BEADS. MACHINE TAPE ALL JOINTS. WALLBOARD SHALL BE ATTACHED ACCORDING TO MANUFACTURERS INSTRUCTIONS. PATCH ALL SCREW HEADS AND LEAVE SURFACE FREE OF DEFECTS. USE FIRE-CODE WALLBOARD WHERE REQUIRED FOR FIRE-RATING AND PROVIDE WATER RESISTANT WALLBOARD AT ALL WET AREAS.

TILE FLOORS, WALLS AND BASE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS AND IN ACCORDANCE WITH THE CERAMIC TILE ASSOCIATIONS RECOMMENDATION FOR EACH USE.

INTERIOR WALLS TO HAVE PRIME COAT PLUS ONE TOP COAT OF FLAT LATEX PAINT.

ALL INTERIOR FINISHES TO BE SELECTED BY THE OWNER PRIOR TO CONSTRUCTION.

ANY WOOD IN OR ON THE EXTERIOR WALLS ARE REQUIRED TO HAVE A 1 HOUR FIRE RATING, OR BE FIRE RETARDANT TREATED.

HVAC NOTES:

THE INTERIOR DESIGN TEMPERATURES USED FOR LOAD CALCUATIONS SHALL BE A MAX. OF 72 DEGREES F. FOR HEATING.
THE INTERIOR DESIGN TEMPERATURES USED FOR LOAD CALCUATIONS SHALL BE A MIN. OF 72 DEGREES F. FOR COOLING.
A PROGRAMMABLE THERMOSTAT IS PROVIDED TO CONTROL THE HEATING AND COOLING SYSTEMS.

IF PROVIDING DUCTWORK IN ANY ATTIC SPACES, SUPPLY DUCTS IN ATTICS SHALL HAVE R-8 INSULATION. R-6 IF NOT COMPLETELY IN THE THERMAL ENVELOPE.
THE BUILDING ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE AS OUTLINED IN THE 2015 IECC.

THE HEATING AND COOLING SYSTEMS SHALL COMPLY WITH THE 2021 IECC, AND SHALL BE SIZED BASED ON BUILDING LOADS CALCUATED IN ACCORDANCE WITH ACCA MANUAL J, AND IN ACCORDANCE WITH ACCA MANUAL "S" APPROVED HEATING AND COOLING CALCUATION METHODS.

DUCT SYSTEMS SERVING HEATING, COOLING, AND VENTILATION EQUIPMENT SHALL BE FABRICATED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 2015 IECC M1601.1, AND ACCA MANUAL D OR OTHER APPROVED METHODS.

- ALL DUCTWORK LOCATED IN UNCONDITIONED ATTICS MUST BE PROVIDED WITH MINIMUM R-8 INSULATION. ALL OTHER DUCTS IN UNCONDITIONED SPACES SHALL HAVE A MINIMUM R-6 INSULATION
- ALL DUCTS, AIRHANDLERS FILTER BOXES AND BUILDING CAVITIES USED FOR DUCTS SHALL BE SEALED
- BUILDING FRAMING CANNOT BE USED AS AIR SUPPLY DUCTS

- MINIMUM OF ONE (1) THERMOSTAT CONTROLLING HVAC SHALL BE PROGRAMMABLE, CAPABLE OF CONTROLLING SYSTEM ON A DAILY BASIS PER 2018 IECC R403.1)
- BUILDING SHALL BE PROVIDED WITH VENTILATION THAT MEETS IRC OR IMC. OUTDOOR AIR INTAKES AND EXHAUST SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN SYSTEM IS NOT OPERATING PER 2012 IECC R403.5
- PROVIDE OUTSIDE AIR FOR COMBUSTION AT FURNACE, BOILER AND WATER HEATER
- MECHANICAL LOCATIONS TO BE DETERMINED BY CONTRACTOR, AND MAY VARY FROM LOCATIONS SHOWN ON PLAN.

THE CONTRACTOR IS TO PROVIDE A FINAL BLOWER DOOR TEST AND AIR DUCT TEST REPORT PRIOR TO OR AT FINAL INSPECTION

THE AIR BARRIER SHALL BE INSTALLED BEHIND ELECTRICAL OR COMMUNICATION BOXES OR AIR SEALED BOXES SHALL BE INSTALLED.

A WHOLE HOUSE MECHANICAL VENTILATION SYSTEM SHALL CONSIST OR ONE OR MORE SUPPLY OR EXHAUST FANS, OR A COMBINATION OF SUCH, AND ASSOCIATED DUCTS AND CONTROLS. INDICATE THE VENTILLATION RATE OR UEATHER IT WILL BE PROVIDED CONTINUOSLY OR INTERMITTENTLY.

KITCHEN EXHAUST HOOD NOTE:

EXHAUST HOOD SYSTEMS CAPABLE OF EXHAUSTING IN EXCESS OF FOUR HUNDRED (400) CUBIC FEET PER MINUTE SHALL BE MECHANICALLY OR NATURALLY PROVIDED WITH MAKEUP AIR AT A RATE APPROXIMATELY EQUAL TO THE EXHAUST RATE. SUCH MAKEUP AIR SYSTEMS SHALL BE EQUIPPED WITH NOT LESS THAN ONE DAMPER. EACH DAMPER SHALL BE A GRAVITY DAMPER OR AN ELECTRICALLY OPERATED DAMPER THAT AUTOMATICALLY OPENS WHEN THE EXHAUST SYSTEM OPERATES. DAMPERS SHALL BE ACCESSIBLE FOR INSPECTION, SERVICE, REPAIR, AND REPLACEMENT WITHOUT REMOVING PERMANENT CONSTRUCTION OR ANY OTHER DUCTS NOT CONNECTED TO THE DAMPED BEING INSPECTED, SERVICED, REPAIRED, OR REPLACED.

TUB-SHOWER NOTE:

PROVIDE FIBERCEMENT OR GLASS MAT GYPSUM BACKERS INSTALLED FOR WALL TILE APPLIED IN ALL TUB / SHOWER AREAS AND WALL PANELS IN SHOWER AREAS WHICH ARE TO DIRECT CONTRACT WITH WATER OR HIGH HUMIDITY.
ALL GLAZING IN DOORS AND ENCLOSURES FOR TUBS, AND SHOWERS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION. GLAZING IN ANY PART OF A BUILDING ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION. GLAZING WITHIN 60 INCHES MEASURED HORIZONTALLY AND IN A STRAIGHT LINE FROM THE WATERS EDGE OF A BATHTUB IS CONSIDERED TO BE A HAZARDOUS LOCATION.

WINDOW FALL PROTECTION NOTE:

ALL WINDOWS SHOUN SHALL FOLLOU FALL PROTECTION CODE R312.2 OF THE 2018 IRC CODE AND COMPLY WITH SEC. R312.2.2. ALL WINDOUS WHERE THE TOP OF THE SILL OF AN OPERABLE WINDOW OPENING IS LESS THAN 24" ABOVE THE FINISHED FLOOR AND GREATER THAN 72" ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOU ON EXTERIOR OF THE BUILDING, THE OPERABLE WINDOW SHALL COMPLY. OPERABLE WINDOU OPENINGS WILL NOT ALLOU A 4" DIAMETER SPHERE TO PASS THROUGH WHERE THE WINDOU OPENED ARE IN THEIR LARGEST OPENED POSITION, OR HAVE FALL PROTECTION DEVICES THAT COMPLY WITH ASTM F2090.

WINDOW NOTES:

ALL WINDOUS SHOUN ARE UNITS IN FEET AND INCHES.
ALL WINDOUS TO FOLLOU R312 OF THE 2018 IRC CODE.
ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MIN. NET CLEAR OPENING OF 5.1 SF.

KITCHEN NOTE:

REFER TO KITCHEN DESIGNERS LAYOUT FOR KITCHEN FINAL LAYOUT WITH ALL TRADES TO FOLLOU

GAS APPLIANCE NOTE:

ADEQUATE SUPPLY OF COMBUSTION AIR SHALL BE PROVIDED FOR ALL GAS APPLIANCES IN ACCORDANCE WITH MFR'S SPECIFICATIONS AND 2018 IRC.

GLAZING NOTE!

ALL GLAZING REQUIREMENTS TO FOLLOU THE WISCONSIN UNIFORM CODE AND FOLLOU MANUFACTURER'S SPECIFICATIONS

BATH VENTING NOTE:

ALL BATHROOM EXHAUST FANS ARE TO BE DUCTED TO THE EXTERIOR

ATTIC ACCESS NOTE:

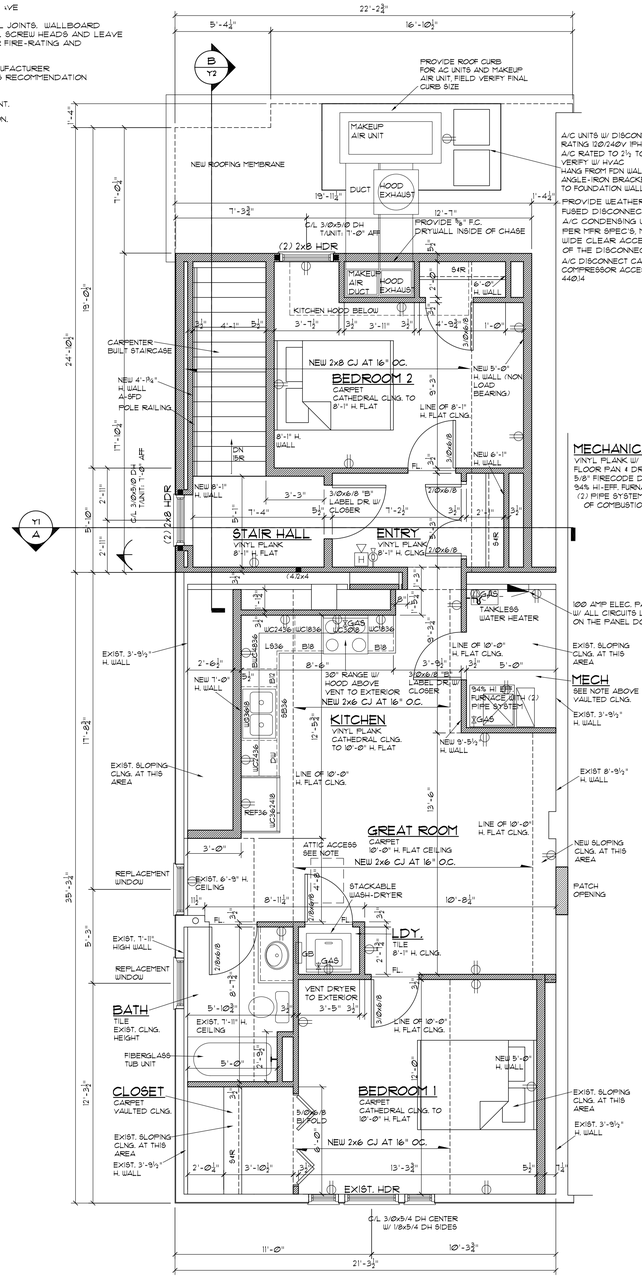
ACCESS PANELS TO ATTICS SHALL BE WEATHER STRIPPED AND INSULATED TO A LEVEL EQUAL TO THE INSULATION ON THE SURROUNDING SURFACES.
22"X36" ATTIC ACCESS. VERIFY LOCATION FOR MIN 30" HEADROOM ABOVE OPENING PER R807.1

CARPENTRY NOTE:

PROVIDE SOLID BLOCKING AT ALL WALL MOUNTED FIXTURES.

PLUMBING NOTES:

MECHANICAL PIPING CARRYING FLUIDS ABOVE 105 DEGREES F. SHALL HAVE R-3 INSULATION PER 2015 IECC CODE REQUIREMENTS.
HOT WATER SUPPLY SHALL BE RECIRCULATING WITH AN AUTOMATIC OR MANUAL RECIRCULATING PUMP.



PROPOSED SECOND FLOOR APARTMENT FLOOR PLAN

SCALE: 1/4" = 1'-0"
RESIDENTIAL APARTMENT: 850 SF.

APARTMENT LIGHT AND VENT SCHEDULE

ROOM NAME	AREA	LIGHT (S.F.)		VENT	
		REQ	ACT	REQ	ACT
GREAT RM.-KITCHEN	316	25.28	**15.0	12.64	**7.5
BEDROOM 1	160	12.80	15.0	6.40	7.5
BEDROOM 2	137	10.96	15.0	5.48	7.5
BATH	48	3.84	8.0	**48cfm	64

REQ'D. LIGHT - 8% OF HABITABLE ROOM AREA
7% OF KITCHEN AREA
8% OF BATHROOM AREA (MIN. 3 S.F.)
* BATHROOM/WATERCLOSET - ARTIFICIAL LIGHT

REQ'D. VENTIL. - 4% OF HABITABLE ROOM AREA
3.5% OF KITCHEN AREA
OR 1 AIR CHANGE EVERY 30 MINUTES
4% OF UTILITY RM AREA
** BATHROOM/WATER CLOSET INDICATES MECH. VENTIL.
1 CFM/S.F. FOR INTERMITTENT

MECHANICAL ROOM NOTE:

VINYL PLANK W/ FLOOR PAN 4 DRAIN TO SANITARY
5/8" FIRECODE D.W. ALL WALLS 4 CLG.
94% H.I.-EFF. FURNACE
(2) PIPE SYSTEM FOR SUPPLY 4 VENT OF COMBUSTION AIR 4 EXHAUST

BRACING NOTE:

WALLS ARE REQUIRED TO BE BRACED AT A MAX. OF 25'-0" O.C. (BUT NOT TO BE LESS THAN 16% OF THE WALL LENGTH) WITH 48" WIDE BT THE HEIGHT OF THE STORY WITH STRUCTURAL PANEL SHEATHING.

ENERGY CODE NOTES:

ALL UNDOUS AND GLAZED DOORS SHALL FOLLOU THE NOTED MAXIMUM "U" FACTORS, AND REQUIREMENTS NOTED BELOU:
MAXIMUM "U" FACTOR FOR UNDOUS AND GLAZED DOORS= 0.30
MAXIMUM "U" FACTOR FOR SKYLITES= 0.55
ALL NEU UNDOUS AND GLAZED DOORS MUST BEAR THE MANUFACTURES STICKERS SO COMPLIANCE CAN BE CONFIRMED
- BUILDING FRAMING CANNOT BE USED AS AIR SUPPLY DUCTS
- A MINIMUM OF 90% OF ALL LAMPS IN PERMANENTLY INSTALLED LIGHT FIXTURES TO BE HIGH EFFICIENCY
- BLOWER DOOR TEST REQUIRED PER SECTION R402.4.1.2

GENERAL NOTES:

PROVIDE A PERMANENT CERTIFICATE COMPLETED AND POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL LISTING THE PREDOMINANT R-VALUES OF INSULATION INSTALLED, UNDOU U-FACTOR, EQUIPMENT EFFICIENCIES, DUCT SYSTEMS, AND AIR LEAKAGE PER IECC R401.3

ENVELOPE NOTES:

THE BUILDING THERMAL ENVELOPE SHALL BE DURABLE SEALED TO LIMIT INFILTRATION WITH A SUITABLE SOLID MATERIAL BEHIND TUBS AND SHOUERS ON EXTERIOR UALLS

PENETRATION NOTE:

PENETRATIONS BETUEEN STORIES AND THE ROOF SPACE SHALL BE FIRESTOPPED AS UELL AS SOFFITS, DROPPED CEILINGS, ECT.

DESIGN LOADS

WIND SPEED LOAD: ONE HUNDRED FIFTEEN (115) MILES PER HOUR
ROOF SNOU LOAD / LIVE LOAD: THIRTY (30) PSF.
FLOOR LIVE LOADS FOR SLEEPING, AND NON SLEEPING ROOF ARE LISTED THIRTY (30) PSF, AND FOURTY (40) PSF.

STRUCTURAL FRAMING LUMBER

FLOOR JOISTS, CEILING JOISTS, HEADERS AND RAFTERS
IN-GRADE BASE VALUE AS DETERMINED BY WESTERN WOOD PRODUCTS ASSOCIATION (-0 BASE NO MULTIPLIERS AGAINST BASE VALUE)

ENGINEERED WOOD PRODUCTS

MANUFACTURED STRUCTURAL WOOD PRODUCTS SUCH AS HEADERS AND BEAMS HAVE BEEN DESIGNED BASED UPON MICROLLAMS AND PARALLAMS AS MANUFACTURED BY TRUS-JOIST UEYERHAEUSER

1.8 MICROLLAMS Fb = 2600 psi E = 1,800,000
2.0 PARALLAMS Fb = 2900 psi E = 2,000,000

ENERGY CODE NOTES:

GLAZED DOORS SHALL FOLLOU
THE NOTED MAXIMUM "U" FACTORS, AND REQUIREMENTS NOTED BELOU:
MAXIMUM "U" FACTOR FOR GLAZED DOORS= 0.30

BRACING NOTE:

WALLS ARE REQUIRED TO BE BRACED AT A MAX. OF 25'-0" O.C. (BUT NOT TO BE LESS THAN 16% OF THE WALL LENGTH) WITH 48" WIDE BT THE HEIGHT OF THE STORY WITH STRUCTURAL PANEL SHEATHING.

BEAM/ POST NOTE:

- BEAM/ POST CONNECTION TO MEET IRC 2018 R502.6 BEARING. THE ENDS OF EACH JOIST, BEAM OR GIRDER SHALL HAVE NO LESS THEN 1-1/2" OF BEARING ON UOOD OR METAL AND NOT LESS THEN 3" ON MASONRY OR CONCRETE.

GENERAL NOTE:

ALL UOOD IN CONTACT UITH CONCRETE SHALL BE PRESSURE TREATED MATERIAL.

ALL FASTENERS, HANGERS, AND FLASHING FOR PRESSURE TREATED UOOD SHALL BE COMPATIBLE UITH ACQ TREATED LUMBER.

FIRE SUPPRESSION NOTE!

FIRE SPRINKLER AND ALARM SYSTEMS DESIGN AND PLANS BY OTHERS. SPRINKLER LINES AND EQUIPMENT ARE NOT SHOUN ON THIS DRAWING

OCCUPANT LOAD NOTES:

OCCUPANT LOAD OF THE RETAIL SHALL BE POSTED IN A CONSPICUOUS PLACE, NEAR THE EXIT OR DOORUAY FROM THE ROOM OR SPACE, THE LOCAL AUTHORITY SHALL HAVE FINAL APPROVAL OF THE POSTED OCCUPANT LOAD.

FIRE EXTINGUISHER NOTES:

PROVIDE 10LB. "ABC" TYPE FIRE EXTINGUISHER. MOUNT 48" HIGH MAX. TO HANDLE. TYPE "K" IN KITCHEN.

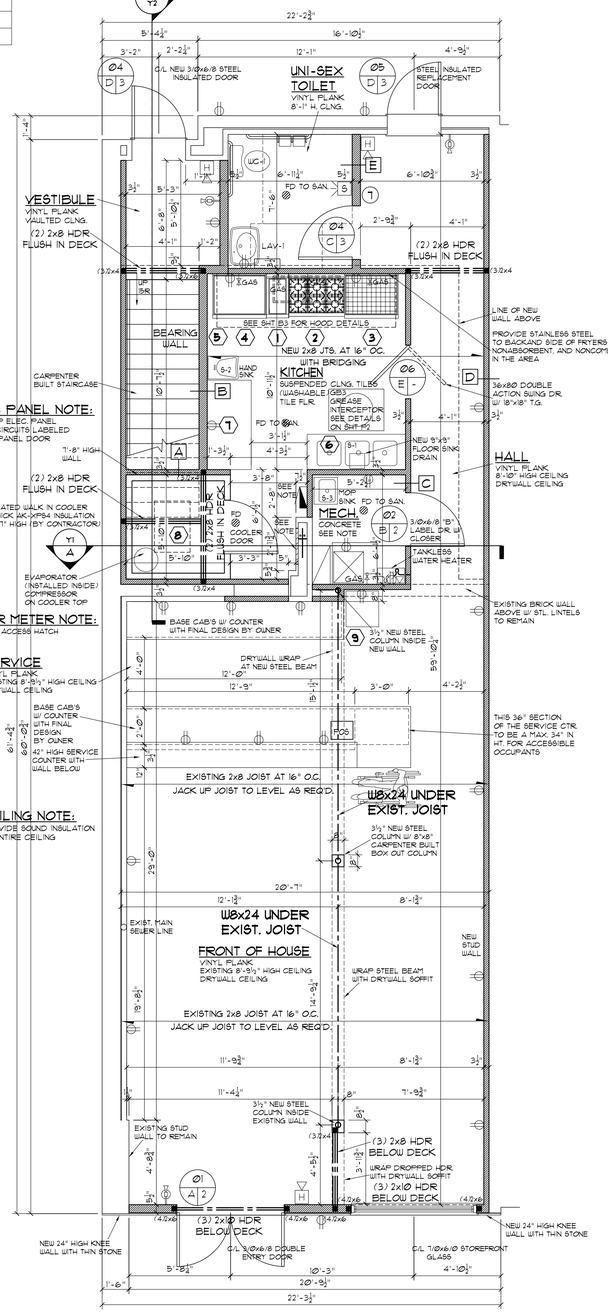
1. ALL PORTABLE FIRE EXTINGUISHERS MUST COMPLY UITH 2018 NFPA PAMPHLET #10 AND THE LOCAL FIRE DEPARTMENT. IN ADDITION THEY MUST BE PROVIDED DURING THE CONSTRUCTION OF THE BUILDING, AS REQUIRED BY THE FIRE DEPARTMENT.

THE FIRE EXTINGUISHERS MUST BEAR THE LABEL OF AN APPROVED AGENCY, AND INSPECTION TAG.

MECHANICAL ROOM NOTE:

VINYL PLANK W/ FLOOR PAN 4 DRAIN TO SANITARY
5/8" FIRECODE D.W. ALL WALLS 4 CLG.
94% H.I.-EFF. FURNACE
(2) PIPE SYSTEM FOR SUPPLY 4 VENT OF COMBUSTION AIR 4 EXHAUST

FIRE ALARM SUBCONTRACTOR TO SUBMIT ALL REQUIRED SHOP DRAUINGS, DIAGRAMS AND CUT SHEETS OF DEVICES REQUIRED FOR A COMPLETE INSTALLATION. CONSULT LOCAL AUTHORITIES FOR EXACT REQUIREMENTS.



PROPOSED RENTAL SPACE FLOOR PLAN W/ RENOVATION

SCALE: 1/4" = 1'-0"
COMMERCIAL SPACE: 1022 SF
RESIDENTIAL APARTMENT: 95 SF

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PROFESSIONAL DESIGN FIRM
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RENOVATION TO:
140 BROAD STREET
LAKE GENEVA WI 53147

STAMP
WISCONSIN
MICHAEL J. McGEE A-7250 Elgin, IL.
ARCHITECT

DATE	REV#	DESCRIPTION OF REVISION
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12-23-24	2	PHASE 1 PLANS FOR BIDDING ONLY
4-22-25	3	PHASE 2 FINAL PLANS FOR PERMIT

B1
X-140 BROAD STREET.dwg

EQUIPMENT SCHEDULE

KITCHEN EQUIPMENT

TAG	QTY.	MANUFACTURE	DESCRIPTION	MODEL NUMBER	REMARKS
1	1	VULCAN	55, GAS FLOOR DEEP FRYER	LG300-2	90000 BTU, ¾" NPT,
2	1	VULCAN	60" 6 BURNER GAS RANGE W/ OVEN	9X36-6B	168000 BTU (ON LEGS)
3	1	MOTAK	36" GAS CHARBROILER	MBR36	105000 BTU (COUNTERTOP)
4	1	WOLF	TEPPANYAKI GRIDDLE	TYG36C	30000 BTU (COUNTERTOP)
5	1	ACCUREX	RESTURANT HOOD SYSTEM 10'-0" x 3'-0"	SEE CUT SHEETS	HOOD MAKEUP AIR-FIRE SUPPRESSION
6	1	JOHN BOOS	55 3-COMP SINK	E3S8-1620-12R18-X	
7	1	MOTAK	SANDWICH - SALAD PREP TABLE W/ REFRIGERATED BASE	M9T-60-24-X 60 1/5"	115V ON CASTERS
8	1	AMERIKOOLER	WALK N COOLER	QC066GTT+NBRC-448A	208/230V
9	1	TRUE	REFRIGERATED MERCHANDISER ONE SECTION	CVM-13-HC-EGC01	115V/60/1-PH 2.5 AMPS

OWNER HAS THE ABILITY TO SUBSTITUTE ANY ON THE EQUIPMENT LISTED ABOVE FOR A EQUAL ITEM.

FOOD SERVICE EQUIPMENT NOTES:

ALL FOOD SERVICE EQUIPMENT MUST MEET NATIONAL SANITATION FOUNDATION STANDARDS.

ALL HAND SINKS MUST BE EQUIPPED WITH DISPENSED SOAP AND PAPER TOWELS, OR OTHER APPROVED DRYING DEVICE. WASTE RECEPTACLES MUST BE PROVIDED AT ALL HAND SINKS. COVERED WASTE RECEPTACLES MUST BE PROVIDED IN THE WOMEN RESTROOM. "HANDS FREE" FAUCETS ARE REQUIRED AT ALL HAND SINKS IN ALL FOOD PREPARATION AND HANDLING AREAS.

ALL SURFACES OF CABINETRY AND COUNTERS IN AND AROUND FOOD PREPARATION, HANDLING, AND STORAGE, AND BAR AREAS MUST BE SEALED OR OTHERWISE FINISHED TO PROVIDE A CLEANABLE FINISH.
ALL TABLE TOP OR COUNTER TOP APPLIANCES SHALL HAVE 4" LEGS, OR CASTERS STAINLESS STEEL.

ROOM FINISH SCHEDULE - COMMERCIAL SPACE

ROOM NAME	FLOOR	BASE	WALLS	CEILING	CLG' HGT	NOTES
FRONT OF HOUSE	VINYL PLANK	WOOD BASE	GYP BD	5/8" GYP. BD. TYPE "X"	8'-9½" AFF	
SERVICE	VINYL PLANK	WOOD BASE	GYP BD	5/8" GYP. BD. TYPE "X"	8'-9½" AFF	
MECH.	CONCRETE	VINYL BASE	GYP BD	5/8" GYP. BD. TYPE "X"	8'-9½" AFF	
KITCHEN	TILE	TILE BASE	GYP BD	SUSPENDED CLNG.-CLEANABLE	8'-1" AFF	FRP PANELS ON WALLS TO CEILING
UNIT-SEX TOILET	VINYL PLANK	WOOD BASE	GYP BD	5/8" GYP. BD. TYPE "X"	8'-1" AFF	TILE ON WALLS 48" HIGH
HALL	VINYL PLANK	TILE BASE	GYP BD	5/8" GYP. BD. TYPE "X"	8'-9½" AFF	

CUTTING AND NOTCHING

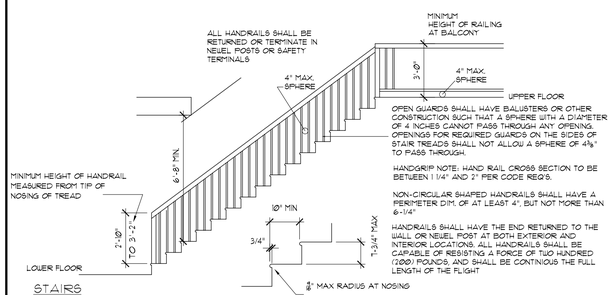
ANY STUD IN AN EXTERIOR WALL OR BEARING PARTITION MAY BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25 PERCENT OF ITS WIDTH. STUDS IN NON-BEARING PARTITIONS MAY BE NOTCHED TO A DEPTH NOT TO EXCEED 40 PERCENT OF A SINGLE STUD WIDTH. ANY STUD MAY BE BORED OR DRILLED, PROVIDED THAT THE DIAMETER OF THE RESULTING HOLE IS NO GREATER THEN 40 PERCENT OF THE STUD WIDTH, THE EDGE OF THE HOLE IS NO CLOSER THEN 5/8 INCH TO THE EDGE OF THE STUD, AND THE HOLE IS NOT LOCATED IN THE SAME SECTION AS A CUT OR NOTCH. A STUD MAY BE BORED TO A DIAMETER NOT EXCEEDING 60 PERCENT OF ITS WIDTH, PROVIDED THAT SUCH STUDS LOCATED IN EXTERIOR WALLS OR BEARING PARTITIONS ARE DOUBLED AND THAT NOT MORE THAN TWO SUCCESSIVE STUDS ARE BORED. BORING OR NOTCHING IN EXCESS OF THAT NOTED SHALL REINFORCED WITH METAL SPLICE PLATES.

WHERE PIPING OR DUCTWORK IS PLACED IN OR PARTLY IN AN EXTERIOR WALL OR INTERIOR LOAD WALL, NECESSITATING A CUTTING OF THE TOP PLATE BY MORE THEN 50 PERCENT OF ITS WIDTH, THE PLATE SHALL BE REINFORCED WITH 24 GAUGE STEEL ANGLE OR OTHER EQUIVALENT SUPPORT SPANNING THE DISTANCE BETWEEN THE APPROPRIATE STUDS.

NOTCHES IN THE TOP OR BOTTOM OF SOLID JOISTS SHALL NOT EXCEED ONE-SIXTH THE DEPTH OF THE JOIST AND SHALL BE LOCATED IN THE MIDDLE THIRD OF THE SPAN. WHERE JOISTS ARE NOTCHED ON THE ENDS, THE NOTCH SHALL NOT EXCEED ONE-FOURTH THE JOIST DEPTH. CANTILEVERED PORTIONS LESS THEN 4 INCHES WIDE SHALL NOT BE NOTCHED UNLESS THE REDUCED SECTION PROPERTIES AND LUMBER DEFECTS ARE CONSIDERED IN THE DESIGN. WHEN IT IS NECESSARY TO PROVIDE A SPACE FOR PIPES, DUCTS OR VENTS, THE DOUBLE JOISTS REQUIRED TO SUPPORT BEARING PARTITIONS WHICH RUN PARALLEL TO THE FLOOR JOISTS SHALL BE SPACED APART TO ACCOMMODATE THE PIPES, DUCTS, VENTS AND BLOCK AT 4 FEET ON CENTER.

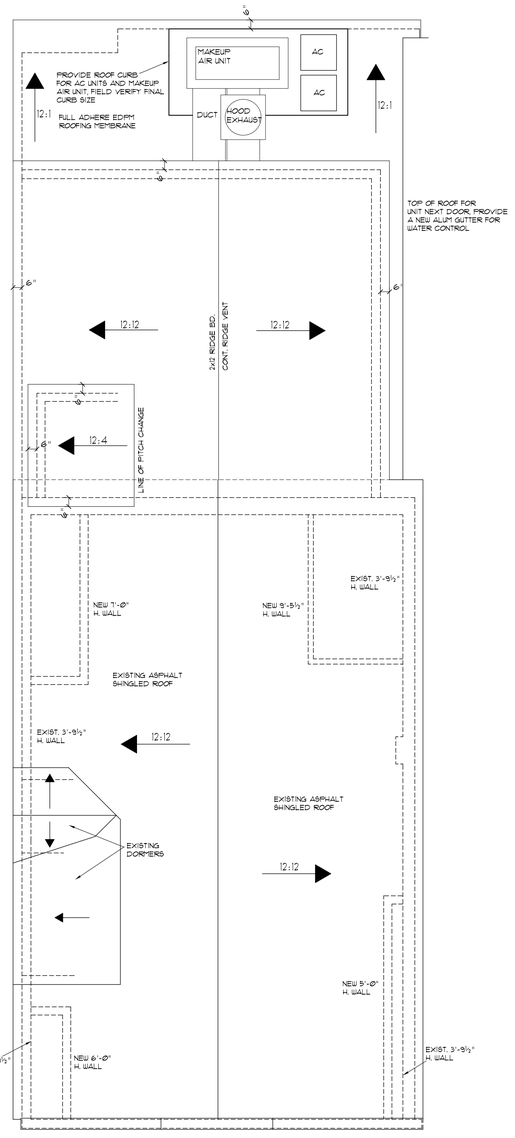
EXIT CAPACITY SCHEDULE

EXIT NUMBER	EXIT MARK	CLEAR DIMENSION	EXIT CALCULATION		
			EXIT UNITS	FACTOR PERSONS	EXIT CAP. PERSONS
1	LL01	34"	1.5	60	90
2	LL02	34"	1.5	60	90
3	LL03	34"	1.5	60	90
SUMMARY			4.5	ACTUAL EXITS	
CODE MINIMUM NUMBER OF EXITS 2			3		



STAIRS

- MAXIMUM RISER HEIGHT: 7-3/4"
- MINIMUM TREAD: 10" NOSE TO NOSE
- MINIMUM HEADROOM: 6'-8"
- FOR WINDERS THE MINIMUM TREAD SIZE SHALL BE 10", MEASURED AT 12" FROM STAIR CONVERGENCE, WITH A 6" MINIMUM TREAD SIZE AT INSIDE STRINGER
- GUARDRAILS TO BE MINIMUM OF 36" HIGH WITH MAXIMUM 4" SPACE BETWEEN BALUSTERS
- HANDRAILS TO BE BETWEEN 34" AND 38" HIGH WITH MAXIMUM 4" SPACE BETWEEN BALUSTERS



PROPOSED ROOF PLAN VIEW W/ RENOVATION

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

ROOFER NOTE:

HOUSEWRAP ON WALLS MUST LAP OVER TOP OF CONCEALED FLASHING & ICE BARRIERS, THEREFORE, AT ALL ROOF/WALL CONVERGENCES, IT IS THE ROOFER'S RESPONSIBILITY TO CUT (IF NECESSARY) AND UNFASTEN HOUSEWRAP ON WALLS SUCH THAT REQUIRED ICE BARRIERS &/OR CONCEALED FLASHING CAN BE INSTALLED PROPERLY AGAINST WALL SHEATHING, AND LAP THE HOUSEWRAP OVER IN A "SHINGLE STYLE" EFFECT. IT IS ALSO THE ROOFER'S RESPONSIBILITY TO REPAIR HOUSEWRAP THAT WAS TORN OR CUT DURING INSTALLATION OF ROOFING MATERIALS AND TO REFASTEN IT TO THE WALL SHEATHING. TAPE USED AT SEAMS MUST BE APPROVED FOR THAT HOUSEWRAP BY ITS MANUFACTURER.

ICE BARRIER:

AN ICE BARRIER THAT CONSISTS OF A LEAST TWO LAYERS OF UNDERLAYMENT CEMENTED TOGETHER OR OF A SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET, SHALL BE USED IN LIEU OF NORMAL UNDERLAYMENT AND EXTEND FROM THE LOWEST EDGES OF ALL ROOF SURFACES TO A POINT AT LEAST 24 INCHES (610 MM) INSIDE THE EXTERIOR WALL LINE OF THE BUILDING. ICE BARRIERS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS NOT ONLY FROM THE LOWEST EDGES, BUT ALSO TO 24" OF EITHER SIDE OF ALL VALLEY'S AND PITCH CHANGES, OVER ENTIRE SURFACE OF ALL ROOFS PITCHED LESS THAN 4:12, AND OVER ALL SADDLES & CRICKETS REGARDLESS OF PITCH. WHERE ROOF SURFACES RUN ADJACENT TO WALLS, ICE BARRIER MUST BE EXTENDED TO RUN CONTINUOUSLY FROM ROOF SURFACE UP WALL SHEATHING A MINIMUM OF 12" UNLESS NOTED OTHERWISE.

ATTIC VENTILATION:

WHEN DETERMINED BY THE BUILDING OFFICIAL DUE TO ATMOSPHERIC OR CLIMATIC CONDITIONS, ENCLOSED ATTICS AND RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. THE NET FREE VENTILATING AREA SHALL BE NOT LESS THEN 1 TO 150 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT THE AREA MAY BE 1 TO 300 PROVIDED AT LEAST 50% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 36" ABOVE EAVE OR CORNICE VENTS. THE NET FREE CROSS-VENTILATION AREA MAY NOT BE LESS THEN 1 TO 300 OF THE AREA OF THE SPACE VENTILATED WHEN THE VAPOR BARRIER HAVING A TRANSMISSION RATE NOT EXCEEDING 1 PERM IS INSTALLED ON THE WARM SIDE OF THE CEILING.

PLUMBING NOTES:

PROVIDE 24" AIR CHAMBERS AT ALL FIXTURES & RISERS. VALVE ALL FIXTURES, EQUIPMENT, & APPLIANCES.

MINIMUM SUPPLY SIZES AND FLOW RATES:

DISHWASHER	1/2" LINE 1.0 GPM.
BATH TUBS	1/2" LINE 2.0 GPM.
KITCHEN SINK	1/2" LINE 2.0 GPM.
LAVATORIES	1/2" LINE 1.0 GPM.
SHOWER	1/2" LINE 2.0 GPM.
WATER CLOSETS	1/2" LINE 3.0 GPM.
LAUNDRY TUB	1/2" LINE 3.0 GPM.
HOSE BIBB	1/2" LINE 5.0 GPM.

CELL CORE PVC IS NOT ALLOWED FOR DRAINAGE, WASTE & VENTING PIPING.

ALL SHOWER OR SHOWER/TUB UNITS MUST HAVE EITHER A THERMOSTIC OR PRESSURE BALANCING SAFETY-MIXING VALVES. SET TO DELIVER A MAX. OF 115 DEG. WATER AT TIME OF INSTALLATION.

PROVIDE A VACUUM BREAK FOR ALL HOSE THREADED OUTLETS.

WASTE DIAGRAM NOTES:
4" DRAINS AND 2" VENTS FOR HORIZONTAL RUNS. ALL STUBS TO FIXTURES @ 2"

THE PLUMBING INSPECTOR SHALL FIELD VERIFY THE DRAIN, WASTE, VENT, AND WATER DISTRIBUTION SYSTEM SHALL BE PROPERLY SIZED IN ACCORDANCE WITH THE APPROPRIATE TABLES FOUND IN 890 APPENDIX A.

ALL FLOOR DRAINS SHALL BE INDIVIDUALLY VENTED, AND ACCESSIBLE AND READILY CLEANED, AND SHALL BE LOCATED SO THAT THEY ARE EASILY VISIBLE.

ALL EXPOSED HOT WATER PIPING SHALL BE INSULATED FROM THE WATER HEATER TO THE FIXTURES WITH A MINIMUM THERMAL RESISTANCE (R-VALUE) OF R-3 INSULATION.

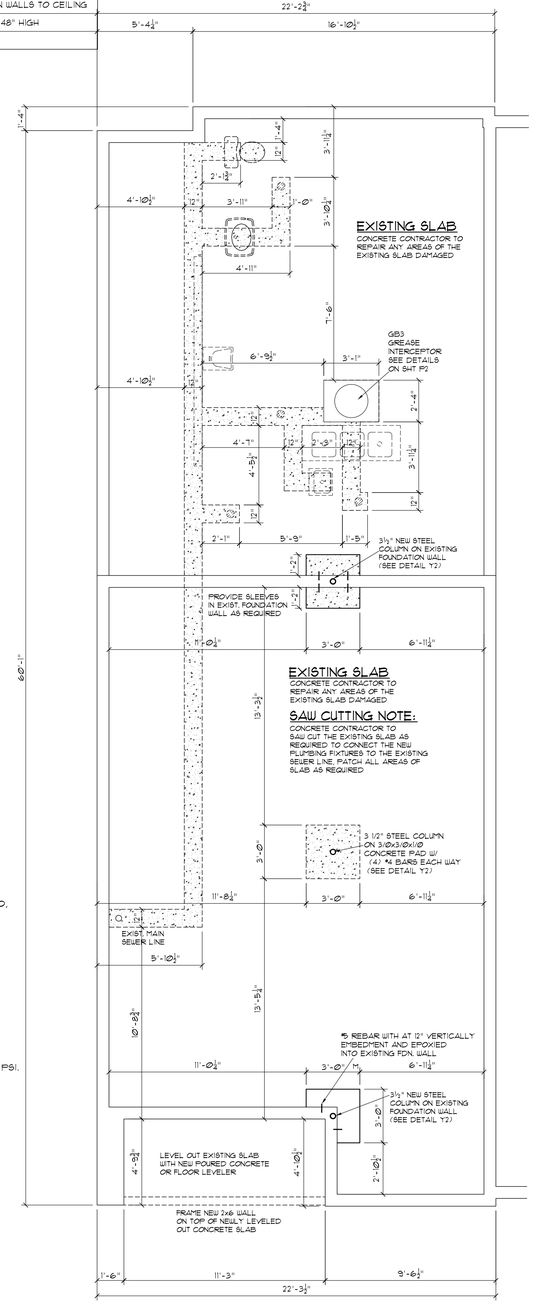
CONCRETE NOTES

CONCRETE FLOOR PATCHES SHALL HAVE HARDENER AND SEALER.
MATCH SAW CUT CONTROL JOINTS AS REQUIRED.
ALL CONCRETE SHALL BE NORMAL WEIGHT AND HAVE A 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI.
ALL REINFORCING BARS SHALL BE ASTM A185. ALL NEW FLATWORK SHALL BE REINFORCED WITH 6x6 W1.4xW1.4 WELDED FABRIC NOTED OTHERWISE.
VERIFY REQUIRED OPENINGS, SLEEVES, EQUIPMENT PADS, DEPRESSION CURBS
FLOOR FINISHES, INSERTS, AND OTHER EMBEDDED ITEMS WITH CONTRACTORS.
FABRICATORS SHALL SUBMIT CHECKED SHOP DRAWINGS FOR REINFORCING
STEEL AND OTHER DETAILS TO CONTRACTORS FOR APPROVAL.

GENERAL NOTE:

ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED MATERIAL.

ALL FASTENERS, HANGERS, AND FLASHING FOR PRESSURE TREATED WOOD SHALL BE COMPATIBLE WITH ACQ TREATED LUMBER.



FOUNDATION PLAN W/ RENOVATION

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

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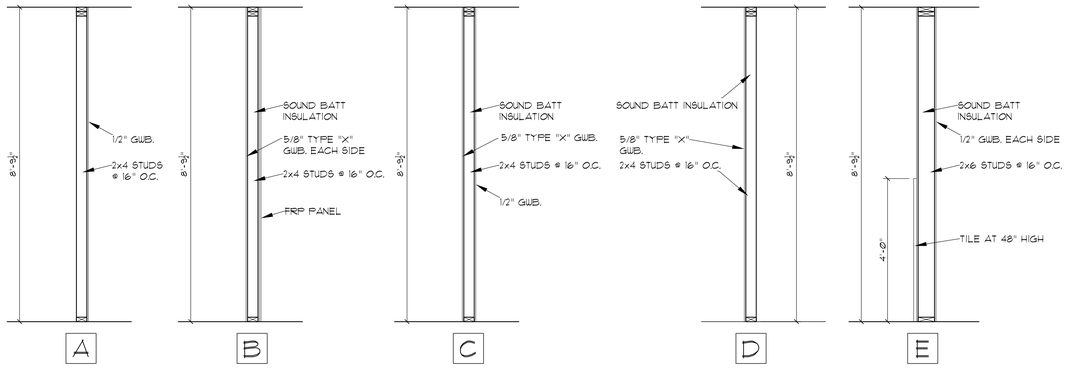
RENOVATION TO:
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LAKE GENEVA WI 53147

STAMP
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A-7250
Elgin, IL
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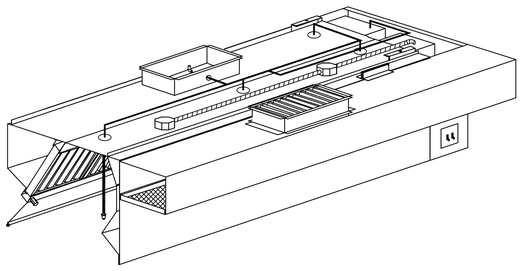
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TYPICAL WALL TYPES

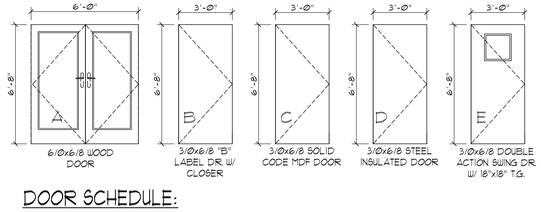
SCALE: 1/2" = 1'-0"



HOOD SECTION

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

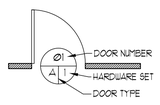
DOOR TYPES



HARDWARE SET 1:
CLOSER, FLOOR/WALLSTOP AS REQ'D.

HARDWARE SET 2:
CLOSER, LOCKSET, FLOOR/WALL STOP AS REQ'D.

HARDWARE SET 3:
PRIVACY LOCKSET, FLOOR/WALLSTOP AS REQ'D.



DOOR SCHEDULE:

DOOR NOTES:

ALL EXTERIOR DOORS TO BE 1-3/4" FLUSH SOLID CORE WITH 18 GA. WELDED HOLLOW METAL FRAMES, AS FLUSH WITH SLABS.

PROVIDE ONE HOUR RATING ON MECH. RM. DOOR INCLUDING CLOSERS AND SMOKE GASKETS. VERIFY RATED FRAMES WHERE REQUIRED.

PROVIDE ACCESSIBILITY GENDER SIGNAGE AT ACCESSIBLE WASHROOMS. ALL SIGNAGE TO COMPLY WITH ILLINOIS ACCESSIBILITY CODE SECTION 400.31

ALL THRESHOLDS TO MEET ADA ACCESSIBILITY REQUIREMENTS.

PROVIDE LOCKS ON ALL OUTSIDE AND STORAGE ROOM DOORS. PROVIDE BATHROOM-STYLE LOCKS ON ALL BATHROOM AND OFFICE DOORS.

DOOR HARDWARE AND LOCKING SCHEDULE TO MEET ALL ILLINOIS ACCESSIBILITY CODE AND 2012 IBC REQUIREMENTS. CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND, AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LBF.

ACCESSIBLE SIGNAGE SHALL COMPLY WITH ANSI STANDARD A117.1 SECTION 4.28 ACCESSIBLE SIGNAGE SHALL BE POSTED ON BATHROOMS ON LATCH SIDE OF DOOR 60" AFF. SIGNAGE SHALL INCLUDE BRAILLE.

ALL INTERIOR DOORS TO BE SOLID CORE WOOD OR FLUSH METAL

ALL DOOR FRAMES TO BE STEEL.

DOORS SHALL HAVE LCN ADA CLOSERS, OR EQUAL, UL LISTED FOR USE ON FIRE DOORS AND CONFORMING TO ANSI A 156.4, GRADE 1, AND THE AMERICANS WITH DISABILITIES ACT

ALL DOORS, WHERE APPLICABLE, SHALL HAVE LEVER OR PUSH/PULL HARDWARE THAT CONFORMS TO THE ADA AND DOES NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST TO OPERATE (IAC 400.310(JX8))

DEAD BOLTS SHALL OPERATE WITH LEVER OR PADDLE RELEASES, THUMB TURNS ARE NOT ALLOWED. KEY OPERATION OF INTERIOR DEADBOLTS IS NOT ALLOWED. DEADBOLTS AT EGRESS DOORS ARE NOT ALLOWED.
PROVIDE DOOR ALARM AND SIGNAGE INDICATING DOOR USED FOR "EMERGENCY EXIT ONLY - ALARM WILL SOUND WHEN OPENED".

FRONT DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS.

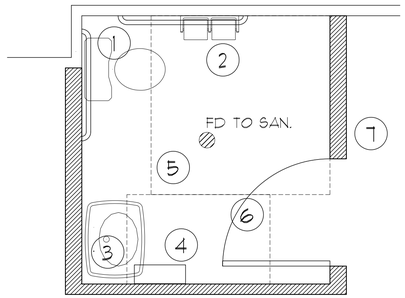
PROVIDE SAFETY GLAZING WITHIN 24" OF THE EDGE OF ANY DOOR PER 2018 IBC 2406.2

ALL DOORS AND LATCHES, SHALL OPEN FROM THE EGRESS SIDE WITHOUT KEY OR SPECIAL KNOWLEDGE AND SHALL NOT REQUIRE MORE THEN ONE MOTION TO OPEN THE LATCH. THUMB TURNS OR KEYED LOCKS ARE NOT AN APPROVED ACCESSIBLE MEANS OF EGRESS PER 2018 IBC 1008.1.8

ALL DOOR FRAMES, HARDWARE, CLOSERS, THAT ARE PART OF THE FIRE RATED OPENING ASSEMBLY SHALL ALSO BE FIRE RATED. THE DOOR AND THESE ITEMS SHALL BE PERMANENTLY LABELED WITH THE MANUFACTURE AND FIRE RATING. THESE ITEMS SHALL BE TESTED IN ACCORDANCE WITH NFPA 252 OR UL10C.

MASTER KEY ALL LOCKS
ALL EXIT AND EXTERIOR DOORS MUST HAVE PANIC HARDWARE, AND BE SELF CLOSING AND TIGHT FITTING.

PROVIDE BLOCKING FOR DOOR STOPS.
CLOSER TO BE MOUNTED TO THE DOOR NOT THE FRAME. CLOSER TYPE TO BE 90 DEG'S.



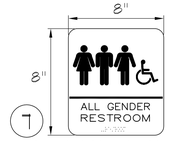
TOILET RM. DIAGRAM

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

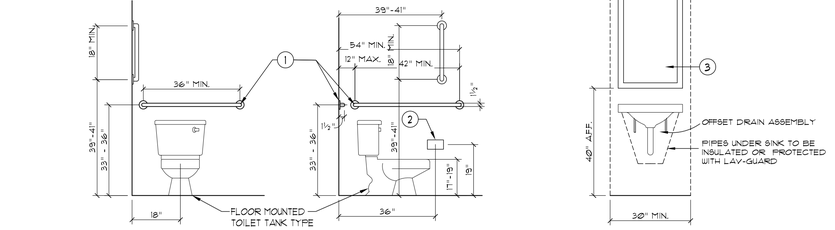
NOTE - SEE FRAMING PLAN FOR ACTUAL ROOM LAYOUTS

LAVATORY FLOOR PLAN NOTES:

1. GRAB BAR, PROVIDE BLOCKING IN WALL.
2. TISSUE DISPENSER
3. MIRROR 24"X40"
4. PAPER TOWEL DISPENSER VERIFY ADA MOUNTING HT.
5. 60" ADA TURNING RADIUS
6. 30" X 48" CLEAR FLOOR SPACE
7. GENDER/ACCESSIBLE SIGNAGE PER ADA REQ'S AND ILLINOIS ACCESSIBILITY CODE.



ACCESSIBLE SIGNAGE



ADA COMPLIANT FIXTURE DETAILS

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

1. ALL FAUCETS SHALL BE WRIST BLADES, LEVER, PUSH, OR ELECTRONICALLY CONTROLLED.
2. IF A TOWEL DISPENSER REQUIRES A FRONT APPROACH PROVIDE 48" FROM FLOOR TO OPERATING DEVICE (HANDLE).
3. VERIFY WITH LOCAL ORDINANCES FOR AUTOMATIC SHUT-OFF REQUIREMENTS

CONTROLS & OPERATING MECHANISMS:

1. CONTROLS SUCH AS LIGHT SWITCHES OR THERMOSTATS, AND OPERATING MECHANISMS SUCH AS TOWEL DISPENSERS, FIRE EXTINGUISHERS, FLUSH VALVES, ON/OFF SWITCHES FOR HAND DRYERS, ECT. SHALL BE WITHIN ACCESSIBLE REACH RANGE OF 48" FORWARD REACH AND 54" FOR SIDE REACH W/ 30"X48" CLEAR FLOOR SPACE.

2. ALL FAUCETS SHALL BE WRIST BLADES, LEVER, PUSH, OR ELECTRONICALLY CONTROLLED.

3. LOCKS & LATCHES: ALL EXTERIOR EXIT DOORS SHALL BE READILY OPENABLE FROM THE INSIDE WITHOUT USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. THE MAIN EXTERIOR EXIT DOOR IS PERMITTED TO BE EQUIPPED WITH A KEY OPERATED LOCKING DEVICE FROM THE INSIDE AS LONG AS THE LOCKING DEVICE IS A TYPE READILY DISTINGUISHABLE AS LOCKED. A READILY VISIBLE DURABLE SIGN IS POSTED ON THE EGRESS SIDE ON OR ADJACENT TO THE DOOR STATING THIS DOOR TO REMAIN UNLOCKED WHEN THIS BUILDING IS OCCUPIED". THE SIGN SHALL BE IN LETTERS 1" HIGH ON A CONTRASTING BACKGROUND, THE MAIN EXTERIOR DOOR IS A SINGLE DOOR WHICH WHEN UNLOCKED SWINGS FREE.

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PREFINISHED GUTTERS

4" OR 5" "OGEE" STYLE PREFINISHED ALUMINUM ROLL FORMED SEAMLESS GUTTERS MOUNTED ON FASCIA BOARD. FINAL COLOR TO BE SELECTED BY OWNER.

FLASHING NOTE:

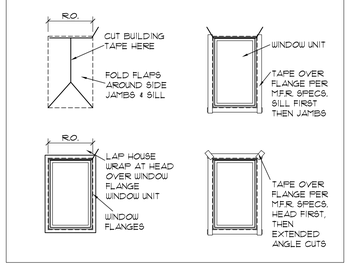
PROVIDE FLASHING AT ALL TOP AND SIDES OF WINDOWS, DOORS, SILLS, AND ROOF VALLEYS.

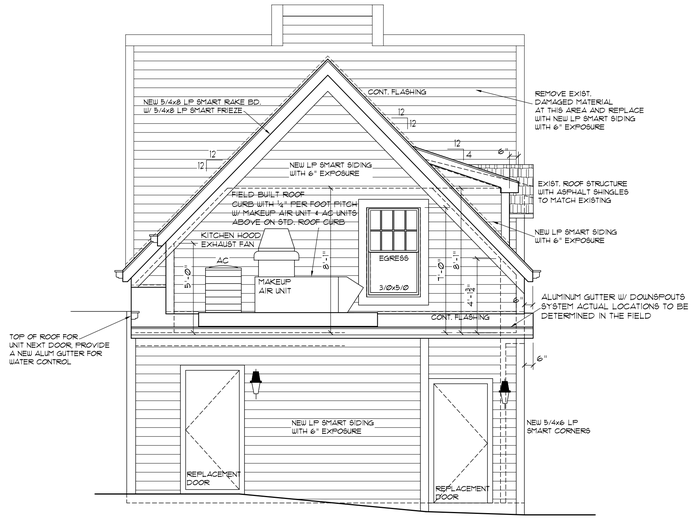
FLASH ALL SILL COPINGS AT MASONRY VENEER OPENINGS

DOWNSPOUT NOTES:

ALL ROOF DOWNSPOUTS SHALL DISCHARGE ON GRADE IN THE FRONT, REAR, OR CORNER SIDE YARD DIRECTION WITH A MAXIMUM EXTENSION OF 5' FROM THE STRUCTURE AND NO CLOSER THAN 5' FROM THE PROPERTY LINE.

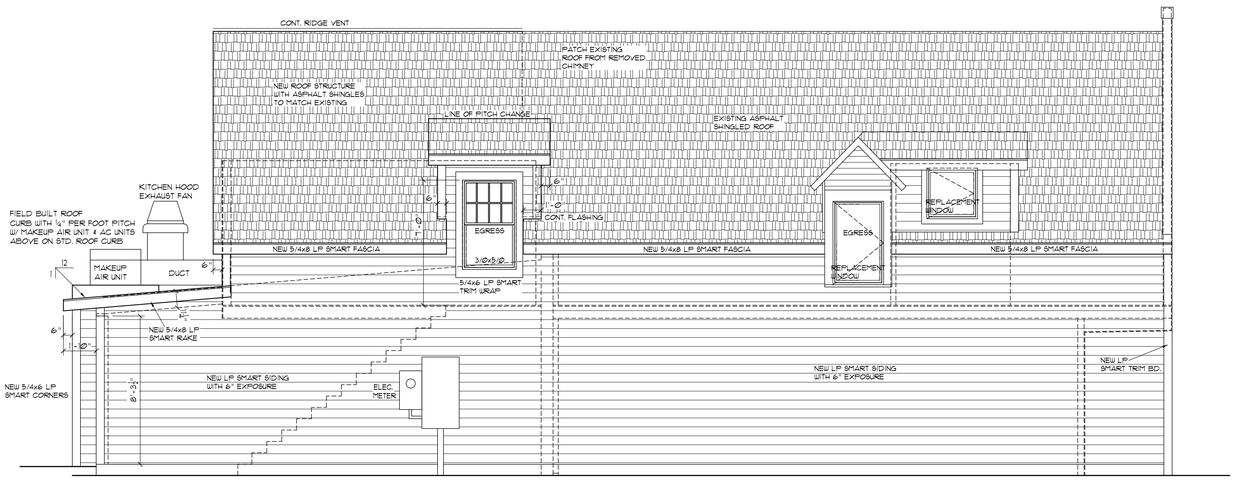
WINDOW FLASHING DETAILS





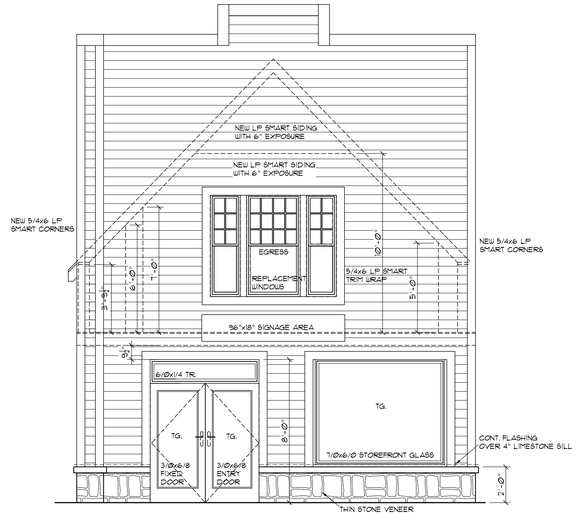
REAR ELEVATION W/ RENOVATION

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



LEFT SIDE ELEVATION W/ RENOVATION

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



FRONT ELEVATION W/ RENOVATION

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

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ARCHITECT

REV#	DATE	DESCRIPTION OF REVISION
1	11-22-24	PRELIMINARY PLAN FOR REVIEW
2	12-23-24	PHASE 1 PLANS FOR BIDDING ONLY
3	4-22-25	PHASE 2 FINAL PLANS FOR PERMIT

B4

X-140 BROAD STREET.dwg

EMERGENCY LIGHTING FIXTURE SCHEDULE

TYPE	MANUFACTURE	LAMPS	DESCRIPTION
EXIT	SURE-LITES CHX SERIES 3000 SELF POWERED EMERGENCY EXIT SIGN	2-2Ø WATT T 6 1/2" AC LAMPS AND 2-6 VOLTS 3.6 WATT DC LAMPS	EXIT SIGN SINGLE OR DOUBLE FACED WITH DIRECTIONAL ARROWS. PROVIDE M-1 POWER PACK
	SURE-LITES XR EMERGENCY LIGHT BATTERY UNIT WITH DUAL SUPPLY	2-3.6V LED LAMPS	EMERGENCY BATTERY LIGHT WALL MOUNTED 12" FROM CEILING. PROVIDE 4 MOUNT UNIT
	SURE-LITES XR EMERGENCY LIGHT BATTERY UNIT WITH DUAL SUPPLY	1-3.6V LED LAMP	EMERGENCY BATTERY LIGHT WALL MOUNTED

EMERGENCY LIGHTING NOTES:

BATTERY UNITS USED AS EMERGENCY SYSTEM TO COMPLY WITH 18-27-7ØØ5.

BATTERY UNITS SHALL BE CONNECTED TO THE LIGHTING CIRCUIT THAT ILLUMINATES THE AREA OF THE BATTERY UNIT.

CONNECT ALL BATTERY UNITS TO THE SAME BRANCH CIRCUIT THAT SERVES THE NORMAL ILLUMINATION IN THAT AREA AND CONNECT AHEAD OF ANY LOCAL SWITCHES.

PROVIDE LOCK-ON CIRCUIT BREAKERS ON CIRCUITS SERVING BATTERY UNITS 24 HOURS ON.

PROVIDE SEPARATE NEUTRAL FOR EXIT CIRCUITS AND EMERGENCY LIGHTING CIRCUITS.

ALL WIRING TO BE ENCLOSED IN SEPARATE RACEWAY SYSTEM, INDEPENDENT OF OTHER WIRING.

PROVIDE SEPARATE NEUTRAL FOR EXIT CIRCUITS AND EMERGENCY LIGHTING CIRCUITS.

MAXIMUM NUMBER OF CONNECTIONS PER CIRCUIT TO BE 15.

EXIT AND EMERGENCY LIGHTING TO BE PROTECTED BY 15 AMP, 1 POLE, PLUG FUSES.

ALL COMPONENTS OF THE MEANS OF EGRESS SHALL BE PROVIDED WITH EMERGENCY LIGHTING WITH MINIMUM 90 MINUTE DURATION. ADDITIONAL EMERGENCY LIGHTING UNITS SHALL BE PROVIDED IN ALL REQUIRED LOCATIONS AND SHALL BE FIELD VERIFIED.

EMERGENCY LIGHTING UNITS SHALL PROVIDE NOT BE LESS THAN 1 FOOT CANDLE (11 LUX) OF ILLUMINATION AT FLOOR LEVEL.

BATTERY BACK UP EXIT SIGNS (90 MIN. MINIMUM) OR DIRECTIONAL SIGNS SHALL BE INSTALLED TO BE READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL THROUGHOUT THE AREA BEING REMODELED. ADDITIONAL EMERGENCY LIGHTING UNITS SHALL BE PROVIDED AND SHALL BE FIELD VERIFIED.

EMERGENCY EXIT SIGNAGE AND EGRESS LIGHTING PROVIDED SHALL COMPLY WITH THE FOLLOWING CODE REQUIREMENTS:
ALL EMERGENCY LIGHTING UNITS ARE REQUIRED TO BE DUAL LAMP UNITS.

ALL EMERGENCY LIGHTING UNITS ARE TO BE PROVIDED WITH 90 MINUTE BATTERY BACKUP, IF NOT ON A GENERATOR SUPPLIED POWER CIRCUIT.

ALL EMERGENCY LIGHTING UNITS SHALL BE ON THE SAME CIRCUIT AS THE NORMAL ROOM LIGHTING AND BE AHEAD OF ANY SWITCHES.

ALL EXIT OR DIRECTIONAL SIGNS ARE TO BE PROVIDED WITH 90 MINUTE BATTERY BACKUP IF NOT ON A GENERATOR SUPPLIED POWER CIRCUIT

ALL EXIT SIGN, DIRECTIONAL SIGN, OR EMERGENCY LIGHTING UNIT CIRCUITS ARE TO BE IDENTIFIED AND PROVIDED WITH A LOCKOUT.

THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL TEST EQUIPMENT TO VERIFY THAT THE PROPOSED EMERGENCY LIGHTING PLAN MEETS THE PERFORMANCE SPECIFICATIONS OF SECTION 1ØØ6.3.1 OF THE IBC.

ELECTRICAL PERMIT CONDITIONS NOTES!

OWNER SHALL MAKE ARRANGEMENTS FOR INSTALLATION OF TELEPHONES, INTERCOMMUNICATIONS AND MUSIC SYSTEMS BEFORE WALLS ARE CLOSED IN.

ALL LIGHT SWITCHES, THERMOSTATS, & OTHER OPERATING CONTROLS SHALL BE MOUNTED NO HIGHER THAN 54" FOR SIDE REACH & 48" HIGH FOR FORWARD REACH.

ALL OUTLETS SHALL BE 15" MINIMUM ABOVE FINISHED FLOOR.

BONDING TO OCCUR AT THE MAIN SWITCH

ALL EXIT & EMERGENCY LIGHTING SHALL BE IN INDEPENDENT RACEWAY & WIRED TO LOCKED CIRCUIT BREAKERS GROUNDING OF METAL BUILDING TO BE THRU WATER MAIN

EXIT LIGHTS WIRE PER ARTICLE 7ØØ NFPA #7Ø SYSTEM SHALL PICK UP LOAD WITHIN 1Ø SECONDS AFTER FAILURE OF NORMAL POWER SUPPLY

VERIFY ALL FIXTURE TYPES AND MANUFACTURERS EMERGENCY LIGHTS TO PROVIDE 1 FOOTCANDLE MINIMUM.

PROVIDE EXIT LIGHT ALONG THE PATH OF EGRESS.

MAINTAIN CLEARANCE IN FRONT OF ALL ELEC. PANELS PER 2Ø15 INTERNATIONAL BUILDING CODE

ALL ELECTRICAL DEVICES, CONDUCTORS AND EQUIPMENT SHALL BE LISTED BY A RECOGNIZED AND APPROVED TESTING LABORATORY.

ACCESSIBLE TEMPORARY AND/OR ABANDONED WIRING CONDUCTORS, CONDUIT SYSTEMS, RACE WAYS, JUNCTION BOXES, ELECTRICAL MATERIALS AND ELECTRICAL EQUIPMENT SHALL BE COMPLETELY REMOVED.

IN NO CASE SHALL THERE BE MORE THAN 1Ø 11Ø-VOLT RECEPTACLES AND/OR LIGHT FIXTURES CONNECTED TO ANY BRANCH CIRCUIT.

ALL FURNACES AND AIR CONDITIONERS SHALL EACH BE SUPPLIED BY A SEPARATE CIRCUIT.

ALL REQUIRED SMOKE DETECTORS SHALL BE 11Ø-VOLT WITH BATTERY-BACKUP, INTERCON-NECTED AND SUPPLIED BY A GENERAL LIGHTING CIRCUIT. WHEN SMOKE DETECTORS ARE IN-STALLED ADJACENT TO UNCONDITIONED SPACES, CONDUIT SHALL HAVE A SIDE ENTRY TO THE JUNCTION BOX.

OUTLETS SHALL NOT BE COMBINED WITH LIGHTING CIRCUITS.

ALL SWITCHES AND OUTLETS SHALL BE CONNECTED TO THE BRANCH CIRCUIT BY USE OF SCREW TERMINALS. NO MORE THAN 1 CONDUCTOR SHALL BE CONNECTED TO AN ELECTRICAL DEVICE SCREW TERMINAL. CONDUCTORS CONNECTED TO SCREWLESS TERMINALS SHALL NOT BE PERMITTED.

FULL SIZE SINGLE-POLE, 2-POLE AND 3-POLE CIRCUIT BREAKERS SHALL BE ALLOWED ONLY 1 CONDUCTOR PER SCREW TERMINAL. MINI-CIRCUIT BREAKERS AND DOUBLE/SINGLE-POLE COMBINATION CIRCUIT BREAKERS SHALL NOT BE INSTALLED IN ANY MAIN SERVICE PANEL, SUB-PANEL OR DISCONNECT ENCLOSURE OF ANY SIZE OR TYPE.

ALL CONDUCTOR MATERIAL SHALL BE COPPER.

IN NO CASE SHALL COMMERCIAL WIRING BE LESS THAN #2 COPPER WIRE AWG.

EMERGENCY LIGHTING SHALL BE PROVIDED IN COMMERCIAL BATHROOMS.

THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 9Ø MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH SECTION 27Ø2. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE AT THE FLOOR.

THE POWER SOURCE FOR ALL EMERGENCY MEANS OF EGRESS LIGHTING SHALL BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM IN ACCORDANCE WITH NFPA 11Ø.

ALL CONTROLLED RECEPTACLES SHALL BE PERMANENTLY MARKED IN ACCORDANCE WITH NEC 4Ø6.3(E) AND BE UNIFORMLY DISTRIBUTED THOUGH THE SPACE.

EITHER SPLIT CONTROLLED RECEPTACLES SHALL BE PROVIDED WITH ONE (1) RECEPTACLE CONTROLLED, OR A FULLY CONTROLLED RECEPTACLE SHALL BE LOCATED WITHIN 12" OF EACH FULLY UNCONTROLLED RECEPTACLE. THE OCCUPANT SHALL BE ABLE TO MANUALLY OVERRIDE AN AREA FOR NOT MORE THAT 2 HOURS.

OCCUPANCY SENSORS SHALL BE
INSTALLED IN ALL ROOMS 3ØØ SQUARE FEET OR LESS.

ELECTRICAL POWER & FIRE ALARM KEY:

- CIRCUIT BREAKER. ALL ELECTRICAL LINES TO BE CONCEALED
- P — EMERGENCY PULL STATION
- DUAL HEAD EMERGENCY LIGHTS. VERIFY LAYOUT. BATTERY BACKUP. PROVIDE 1 FOOTCANDLE MINIMUM OF EMERGENCY LIGHTING AND CAPABLE OF HANDELING 1½ HOURS MINIMUM.
- DUPLEX WALL RECEPTACLE
- GFI — GFI DUPLEX WALL RECEPTACLE
- WP GFI — WATERPROOF GFI DUPLEX WALL RECEPTACLE
- H — EMERGENCY HORN/STROBE LIGHT
- S — FIRE ALARM STROBE LIGHT
- EMERGENCY EXIT SIGNAGE W/ BATTERY BACKUP, DIRECTIONAL WHERE REQ'D. "SURE-LITES" OR EQUAL. ALL LETTERS SHALL BE SIX (6") INCHES HIGH AND THE MINIMUM WIDTH OF EACH STROKE SHALL BE ¾". THE WORD EXIT SHALL BE HIGH CONTRAST WITH THE BACKGROUND.
- EXIT — DUAL HEAD COMBO EXIT-EMERGENCY LIGHTS. VERIFY LAYOUT. BATTERY BACKUP. PROVIDE 1 FOOTCANDLE MINIMUM OF EMERGENCY LIGHTING AND CAPABLE OF HANDELING 1½ HOURS MINIMUM.
- OUTDOOR SINGLE HEAD EMERGENCY LIGHT. VERIFY LAYOUT. BATTERY BACKUP. PROVIDE 1 FOOTCANDLE MINIMUM OF EMERGENCY LIGHTING AND CAPABLE OF HANDELING 1½ HOURS MINIMUM.
- SMOKE DETECTOR & CARBON MONOXIDE DETECTORS SHALL BE INTERCONNECTED 11Ø V WITH BATTERY BACK-UPS.
- NITE — LED NIGHT PENDANT LIGHT 9W SWITCHED TO BE ON WHEN OVERHEAD LIGHTS ARE OFF. WALL MOUNTED COMPACT LED'S ACCEPTABLE
- WALL MTD LED FIXTURE
- S — LED RECESSED LITES
- T — THERMOSTAT
- $ — TYPICAL SWITCH
- BROAN #36Ø OR EQUAL EXHAUST FAN, CFM NOTED 1/4" STATIC PRESSURE, 155Ø RPM FAN SPEED 9ØW. MOTOR WITH AUTOMATIC DAMPER. VENT TO EXT.
- CEILING FAN WITH BOX TO BE RATED FOR 5Ø LBS.

THE PROPOSED LIGHTING SHALL BE IN COMPLIANCE WITH THE 2Ø21 ENERGY CONSERVATION CODE.

EMERGENCY LIGHTS AND EXIT UNIT EQUIPMENT REQUIRED TO BE CONNECTED TO THE SAME BRANCH CIRCUIT AS GENERAL LIGHTING IN THE AREA. PER NEC, SECTION 7ØØ-12(E)

EACH AREA THAT IS REQUIRED TO HAVE MANUAL CONTROL OF THE LIGHTING SHALL ALSO ALLOW THE OCCUPANT TO REDUCE THE CONNECTED LIGHTING LOAD IN A REASONABLY UNIFORM ILLUMINATION PATTERN BY AT LEAST 5Ø%. LIGHTING REDUCTION SHALL BE ACHIEVED BY CODE APPROVED METHODS AND MEET IECC, SECTION 4Ø5.2.2.1 REQUIREMENTS.

THE PROPOSED LIGHTS IN THE SUSPENDED CEILING SHALL BE INDEPENDENTLY SUPPORTED. AN APPROVED SUPPORT SYSTEM SHALL BE PROVIDED ON OPPOSING CORNERS OF THE LIGHT FIXTURE. THE FRAMING MEMBERS OF THE SUSPENDED CEILING SHALL NOT BE THE SOLE MEANS OF SUPPORT FOR THE FIXTURE.

OCCUPANCY SENSORS ARE REQUIRED IN ALL ROOMS 3ØØ SQUARE FEET OR LESS. THESE OCCUPANCY SENSORS SHALL BE MANUAL ON OR SHALL BE CONTROLLED TO AUTOMATICALLY TURN THE LIGHTING ON TO NOT MORE THAN 5Ø PERCENT POWER. FULL AUTOMATIC ON IS PERMITTED IN RESTROOMS, RETAIL AREA'S, AND CORRIDORS.

IN ROOMS THAT ARE NOT PROVIDED WITH AN OCCUPANCY SENSOR (GREATER THAN 3ØØ SQ. FT.) INDICATE AN AUTOMATIC TIME SWITCH CONTROL DEVICE IN COMPLIANCE WITH SECTION C4Ø3.2.1

THE PROPOSED LIGHTING SHALL BE IN COMPLIANCE WITH THE ADOPTED ENERGY CONSERVATION CODE.

EMERGENCY LIGHTS AND EXIT UNIT EQUIPMENT REQUIRED TO BE CONNECTED TO THE SAME BRANCH CIRCUIT AS GENERAL LIGHTING IN THE AREA. PER NEC, SECTION 7ØØ-12(E)

ALL EMERGENCY AND EXIT LIGHTS WILL BE FIELD VERIFIED.

THE EQUIPMENT AND/OR PROCEDURES REFERRED TO IN THE FOLLOWING ARTICLES OF THE NATIONAL ELECTRICAL
CODE, 2Ø17 EDITION, ARE HEREBY PROHIBITED AND SHALL
NOT BE INSTALLED IN THE CITY:
ARTICLE 32Ø OPEN WIRING ON INSULATORS,
ARTICLE 336 NON-METALLIC SHEATHED CABLE,
ARTICLE 338 SERVICE ENTRANCE CABLE,
ARTICLE 339 UNDERGROUND FEEDER AND BRANCH CIRCUIT CABLE,
ARTICLE 342 NON-METALLIC EXTENSIONS,
ARTICLE 352-21 SURFACE NON-METALLIC RACEWAYS,
ARTICLE 6Ø4 MANUFACTURED WIRING SYSTEMS, AND
ALL SUSPENDED EQUIPMENT, SUCH AS DUCTWORK, LIGHTING GRID, SOFFITS, ECT. SHALL BE SUPPORTED FROM THE BUILDING STRUCTURE DESIGNED TO SUPPORT ADDITIONAL LOADS. (JOIST, BEAMS, ECT.). SUPPORT FROM THE ROOF DECK IS NOT ALLOWED UNLESS IT IS SPECIFICALLY NOTED.

LIGHT FIXTURES LOCATED IN THE ZONE ABOVE/AROUND A SHOWER STALL SHALL BE LISTED FOR DAMP LOCATIONS, OR LISTED FOR WET LOCATIONS WHERE SUBJECT TO SHOWER SPRAY.

THE NUMBER AND LOCATION OF EXIT SIGNS AND EMERGENCY LIGHTS MAY BE REQUIRED TO BE ADDED TO OR CHANGED BASED ON SITE CONDITIONS.

OBTAIN SEPARATE PERMIT FOR ALL WALL SIGNS. ALL SIGNS SHALL COMPLY WITH THE CITY OF LAKE GENEVA SIGN ORDINANCE REQUIREMENTS. INCLUDE SIGN PERMIT APPLICATION, SIGN PLAN, ELEVATIONS, AND DETAILS AND ALL DESIGNS, COLOR, AND ILLUMINATION DETAILS WITH SUBMITTAL. INDICATE THE EXACT LOCATION OF THE SIGN AND ALL EASEMENTS ON THE SITE PLAN.

ELECTRIC SERVICE PANEL: MAINTAIN 3Ø" WIDTH AND 36" DEPTH CLEARANCES IN FRONT OF PANEL.

AUTOMATIC RECEPTACLE CONTROLS ARE NOT REQUIRED FOR THE FOLLOWING:
a. SPECIFICALLY DESIGNATED RECEPTACLES FOR EQUIPMENT REQUIRING CONTINUOUS OPERATION (24 HOURS PER DAY, 365 DAYS PER YEAR)

b. SPACES WHERE AN AUTOMATIC CONTROL WOULD ENDANGER THE SAFETY OR SECURITY OF ROOM OR BUILDING OCCUPANTS.

EACH AREA THAT IS REQUIRED TO HAVE MANUAL CONTROL OF THE LIGHTING SHALL ALSO ALLOW THE OCCUPANT TO REDUCE THE CONNECTED LIGHTING LOAD IN A REASONABLY UNIFORM ILLUMINATION PATTERN BY AT LEAST 5Ø% OF ALL 15 & 2Ø AMP LIGHTING REDUCTION SHALL BE ACHIEVED BY CODE APPROVED METHODS AND MEET IECC, SECTION 4Ø5.2.2.1 REQUIREMENTS.

GENERAL ELECTRICAL & LIGHTING NOTES

NOTE: E.C. TO VERIFY ALL FIXTURES

SEE ELECTRICAL AND MECHANICAL SHEETS FOR FIXTURE DESCRIPTIONS.

PROVIDE LIGHTING IN ALL CLOSETS PER SECTION 41Ø8.8 OF ORD. 2ØØ3-16.

LUMINAIRES MUST BE MOUNTED PER ARTICLE 3ØØ.

FOLLOW IECC FOR SWITCH OF LIGHTING - BI-LEVEL SWITCHING (2Ø18).

PROVIDE A NEUTRAL WIRE AT EACH SWITCH BOX LOCATIONS.

ALL RECEPTACLES REQUIRE A PIGTAIL GROUNDING WIRE TO THE BOX.

PROVIDE ARC FLASH WARNING FOR QUALIFIED PERSONS AS STATED IN NEC 11Ø.16. THIS WARNING LABEL SHALL IDENTIFY THE DEGREE OF LEVEL OF POTENTIAL FLASH HAZARD THAT IS PRESENT IN THE INSTALLATION SO THAT THE APPROPRIATE FLASH PROTECTION CLOTHING (PPE) WILL BE WORN.

ALL LIGHT SWITCHES, THERMOSTATS, & OTHER OPERATING CONTROLS SHALL BE MOUNTED NO HIGHER THAN 54" FOR SIDE REACH & 48" HIGH FOR FORWARD REACH.

BONDING TO OCCUR AT THE MAIN SWITCH

ALL EXIT & EMERGENCY LIGHTING ARE EXISTING

MAINTAIN CLEARANCE IN FRONT OF ALL ELEC. PANELS PER 2Ø15 IBC.

ALL ELECTRICAL DEVICES, CONDUCTORS AND EQUIPMENT SHALL BE LISTED BY A RECOGNIZED AND APPROVED TESTING LABORATORY.

CIRCUIT BREAKER PANEL FOR THE SUITE IS LOCATED IN THE RETAIL SPACE AND CONFIDENTLY ACCESSIBLE. ALL ELECTRICAL LINES TO BE CONCEALED. LED CEILING FIXTURES IN SUITE TO MEET EDISON REQUIREMENT LIGHTING RATIOS.

ALL CONDUCTOR MATERIAL SHALL BE COPPER.

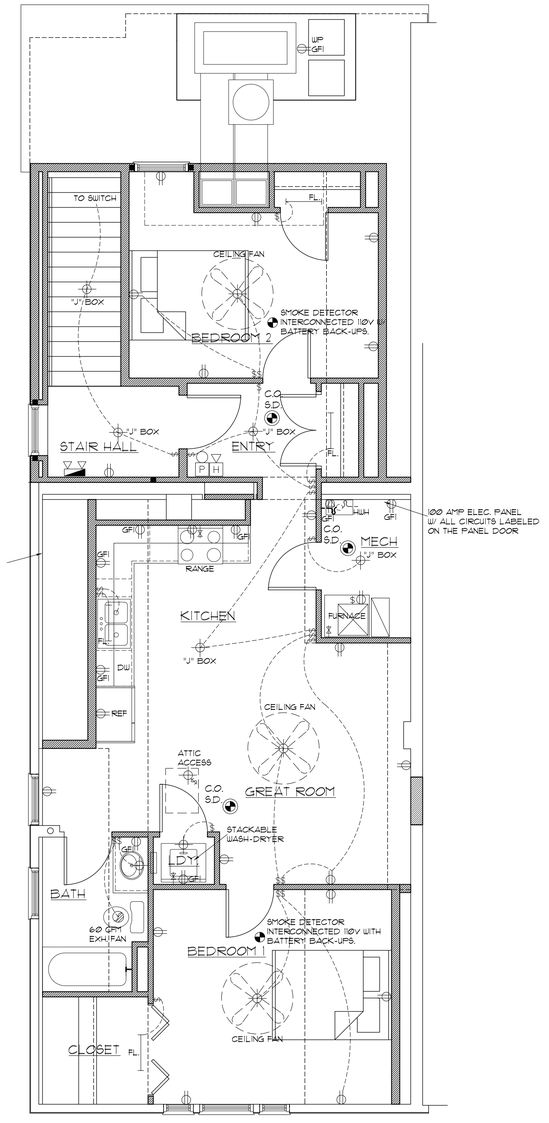
IN NO CASE SHALL COMMERCIAL WIRING BE LESS THAN #12 COPPER WIRE AWG PER SECTION 22Ø.3(B)(1) OF ORD. 2ØØ3-16.

RECEPTACLES MUST BE INSTALLED AT BRANCH CIRCUIT RATING PER ORD. 2ØØ3-16 SECTION 21Ø.21.

INSTALL BOLT-ON TYPE BREAKER PANELS WITH MAIN BREAKERS PER ORD. 2ØØ3-16 SECTION 4Ø8.

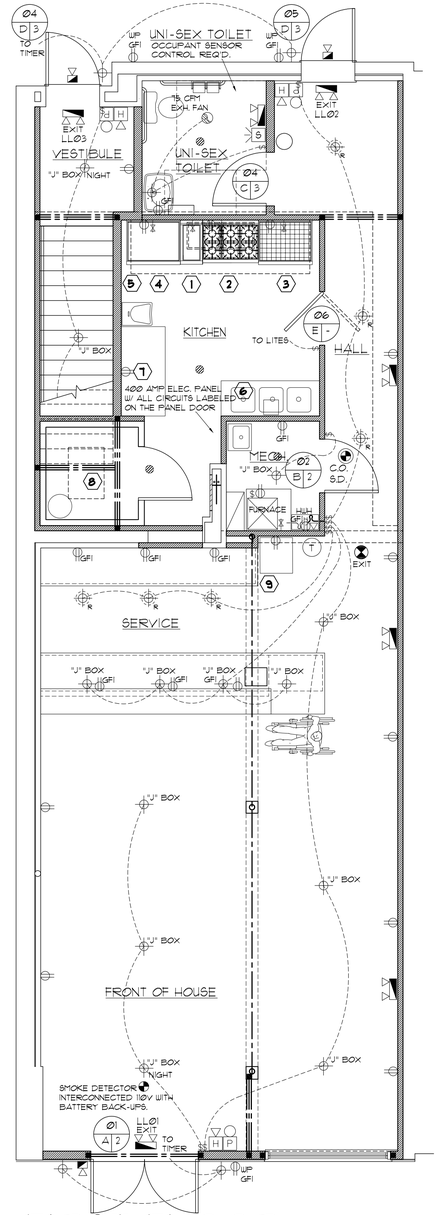
THE ELECTRICIAN CONTRACTOR SHALL VERIFY ALL POWER REQUIREMENTS AND RECEPTACLE MOUNTING HEIGHTS WITH THE MANUFATURE OF ALL THE EQUIPMENT.

ELECTRICAL INSPECTOR TO FIELD VERIFY THAT THE NEW WATER HEATER IS JUMPERED BETWEEN THE COLD AND HOT WATER PIPES WITH A JUMPER SIZED ACCORDING TO TABLE 25Ø.66 PER NEC 25Ø.1Ø4(A)(1), AND THAT ANY METAL GAS PIPING IS BONDED.



SECOND FLOOR APARTMENT ELECTRICAL PLAN

SCALE: 1/4" = 1'-Ø"



FIRST FLOOR ELECTRICAL PLAN

SCALE: 1/4" = 1'-Ø"

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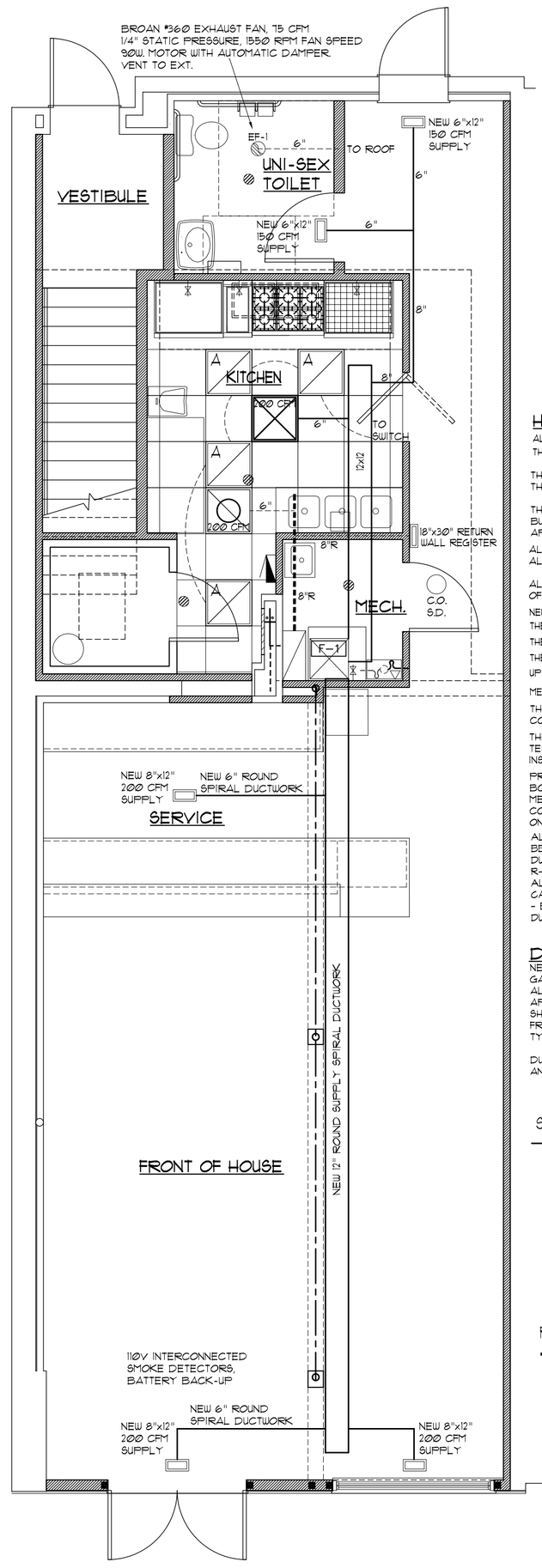
RENOVATION TO:
140 BROAD STREET
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ARCHITECT

REV#	DESCRIPTION OF REVISION	DATE
1	PRELIMINARY PLAN FOR REVIEW	11-22-24
2	PHASE 1 PLANS FOR BIDDING ONLY	12-23-24
3	PHASE 2 FINAL PLANS FOR PERMIT	4-22-25

E 1

X-140 BROAD STREET.dwg



CEILING HEIGHT NOTE!

8'-1" HIGH CEILING TYPICAL FOR ALL 24"x24" SUSPENDED CEILING TILES AS NOTED

REFLECTED CLNG. PLAN NOTES:

THE CONTRACTOR IS RESPONSIBLE FOR INCLUDING IN HIS BID PRICE ANY WORK THAT MAY BE REQUIRED BY THE BUILDING OR FIRE OFFICIALS TO THE FIRE SYSTEMS INCLUDING BUT NOT LIMITED TO, THE ADDITION AND OR RELOCATION OF THE FIRE HORNS, STROBE LITES, AND SMOKE DETECTORS.

SUSPENDED ITEMS NOTE!

ALL ITEMS WHICH ARE TO BE SUSPENDED (E.G. SUSP. CEILING, ELECTRICAL, MECHANICAL, AND PLUMBING EQUIPMENT, ETC.) SHALL BE SUSPENDED FROM THE TOP CHORD OF THE BAR JOISTS UNLESS SPECIFICALLY STATED OTHERWISE BY THE JOIST MFR'S STRUCTURAL ENGINEER.

CO & SMOKE DETECTOR NOTE:

THE CARBON MONOXIDE ALARM MAY BE COMBINED WITH SMOKE DETECTING DEVICES PROVIDED THAT THE COMBINED UNIT COMPLIES WITH THE RESPECTIVE PROVISIONS OF THE ADMINISTRATIVE CODE, REFERENCE STANDARDS, AND DEPARTMENTAL RULES RELATING TO BOTH SMOKE DETECTING DEVICES AND CARBON MONOXIDE ALARMS AND PROVIDED THAT THE COMBINED UNIT EMITS AN ALARM IN A MANNER THAT CLEARLY DIFFERENTIATES THE HAZARD. DETECTOR SHALL BE EITHER BATTERY POWERED, PLUG-IN WITH BATTERY BACK-UP, OR WIRED INTO THE STRUCTURE'S AC POWER LINE WITH SECONDARY BATTERY BACK-UP.

CARBON MONOXIDE & SMOKE DETECTOR = CO

ALL SMOKE DETECTORS & CARBON MONOXIDE DETECTORS SHALL BE INTERCONNECTED 110V WITH BATTERY BACK-UPS.

LIGHTING FIXTURES:

EACH AREA THAT IS REQUIRED TO HAVE MANUAL CONTROL OF THE LIGHTING SHALL ALSO ALLOW THE OCCUPANT TO REDUCE THE CONNECTED LIGHTING LOAD IN A REASONABLY UNIFORM ILLUMINATION PATTERN BY AT LEAST 50%. LIGHTING REDUCTION SHALL BE ACHIEVED BY CODE APPROVED METHODS AND MEET IECC, SECTION 805.2.2.1 REQUIREMENTS. METHOD FOR LIGHTING REDUCTION AS SHOWN ON REFLECTIVE CLNG. PLAN.

A — NOTE: E.C. TO VERIFY ALL FIXTURES WITH OWNER
"A" 2'X2' LAY-IN 3 LAMP 32 W. FLOURESCENT FIXTURE W/ 18 CELL DIFFUSER
"METALUX" OR EQUAL. E.C. TO VERIFY. TOTAL 96W.

HVAC NOTES:

ALL NATURAL GAS PIPING SHALL BE SCHEDULE 40 B.I. ALL GAS PIPE 2 IN. AND SMALLER SHALL BE THREADED PIPE AND ALL GAS PIPE 2 1/2 IN. AND LARGER SHALL BE WELDED.

THE INTERIOR DESIGN TEMPERATURES USED FOR LOAD CALCULATIONS SHALL BE A MAX. OF 72 DEGREES F. FOR HEATING. THE INTERIOR DESIGN TEMPERATURES USED FOR LOAD CALCULATIONS SHALL BE A MIN. OF 72 DEGREES F. FOR COOLING.

THE HEATING AND COOLING SYSTEMS SHALL COMPLY WITH THE 2015 IECC, AND THE SIZE SHALL BE VERIFIED BASED ON BUILDING LOADS CALCUATED IN ACCORDANCE WITH ACCA MANUAL J, AND IN ACCORDANCE WITH ACCA MANUAL "S" APPROVED HEATING AND COOLING CALCUATION METHODS.

ALL NEW RIGID DUCTS SHALL BE SUPPORTED WITH APPROVED HANGERS THAT ARE SPACED AT NO MORE THAN 10'-0". ALL NEW FLEXIBLE DUCTS SHALL BE SUPPORTED IN ACCORDANCE WITH THE MANUFACTURE'S INSTALLATION INSTRUCTIONS.

ALL EXISTING EXHAUST FANS SHALL BE VENTED DIRECTLY TO THE EXTERIOR AND THE EXHAUST DUCT INSULATED WITH A MIN. OF R5

NEW THERMOSTAT IS ACCESSIBLE BY FRONTAL APPROACH ONLY, THEN THE MOUNTING HEIGHT OF THE THERMOSTAT SHALL BE 4'-0" AFF. WHERE THE THERMOSTAT IS ACCESSIBLE FROM A SIDE APPROACH, THEN THE MOUNTING HEIGHT OF THE THERMOSTAT SHALL BE 4'-6" AFF.

THERMOSTAT SHALL BE PROGRAMMABLE W/ A 7 DAY SCHEDULE 4 A MANUAL OVERRIDE UP TO 2 HOURS OR AN OCCUPANCY SENSOR.

MECHANICAL CONTRACTOR SHALL FIELD VERIFY LOCATION OF GAS METER.

THE AIR BARRIER SHALL BE INSTALLED BEHIND ELECTRICAL OR COMMUNICATION BOXES OR AIR SEALED BOXES SHALL BE INSTALLED.

THE CONTRACTOR IS TO PROVIDE A FINAL BLOWER DOOR TEST AND AIR DUCT TEST REPORT PRIOR TO OR AT FINAL INSPECTION

PROVIDE OUTSIDE AIR FOR COMBUSTION AT FURNACE, BOILER AND WATER HEATER

MECHANICAL LOCATIONS TO BE DETERMINED BY CONTRACTOR, AND MAY VARY FROM LOCATIONS SHOWN ON PLAN

ALL DUCTWORK LOCATED IN UNCONDITIONED ATTICS MUST BE PROVIDED WITH MINIMUM R-8 INSULATION. ALL OTHER DUCTS IN UNCONDITIONED SPACES SHALL HAVE A MINIMUM R-6 INSULATION

ALL DUCTS, AIRHANDLERS FILTER BOXES AND BUILDING CAVITIES USED FOR DUCTS SHALL BE SEALED
- BUILDING FRAMING CANNOT BE USED AS AIR SUPPLY DUCTS

DUCTWORK NOTE:

NEW SPIRAL DUCTS 26 GA. UP TO 12" ROUND, AND 24 GA. UP TO 24" ROUND 12'-0" AFF.
ALL CONNECTIONS TO BE SEALED WITH AN APPROVED SEALANT, AND SCREWED TOGETHER WITH SHEET METAL FASTENERS. DUCTS TO BE SUPPORTED FROM THE EXISTING STEEL BAR JOIST WITH DURO TYPE CABLES WITH CABLE LOCKS.

DUCT SIZING IS BASED ON Ø.10 SP IN MAIN DUCTS, AND Ø.30 SP IN ALL BRANCH DUCTS.

SUPPLY LEGEND
- NEW SUPPLY DUCTWORK
- NEW 24"x24" DIFFUSERS
- NEW 8"x12" SUPPLY REGISTER
- NEW 6"x12" SUPPLY REGISTER

RETURN LEGEND
- MAIN TRUNK LINE
- ROUND DUCTWORK
- 24"x24" RETURN VENT PERFORATED
- NEW 18"x30" RETURN WALL REGISTER

PROPOSED COMMERCIAL HVAC SYSTEM PLAN WITH REFLECTIVE CEILING PLAN

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

MIDWEST DESIGN GROUP

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RENOVATION TO:
140 BROAD STREET
LAKE GENEVA WI 53147

STAMP
WISCONSIN
MICHAEL J. McGEE
A-7250
Elgin, IL
ARCHITECT

DATE	REV#	DESCRIPTION OF REVISION
11-22-24	1	PRELIMINARY PLAN FOR REVIEW
12-23-24	2	PHASE 1 PLANS FOR BIDDING ONLY
4-22-25	3	PHASE 2 FINAL PLANS FOR PERMIT

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M1

X-140 BROAD STREET.dwg

PLUMBING SPECIFICATIONS:

THIS CONTRACTOR SHALL THOROUGHLY FAMILIARIZE HIM/HERSELF WITH THE PLANS AND SHALL VERIFY EXISTING SITE CONDITIONS AT THE JOB SITE BEFORE SUBMITTING BID. FAILURE TO RECOGNIZE WORK REQUIRED SHALL BE AT THE EXPENSE OF THIS CONTRACTOR. NO CONSIDERATION SHALL BE GIVEN FOR ADDITIONAL COMPENSATION AFTER THE LETTING OF BIDS.

PLUMBING CONTRACTOR SHALL COORDINATE THE ACTUAL LOCATION OF THE SEWER AND WATER CONNECTIONS WITH THE LOCAL MUNICIPAL PUBLIC WORKS DEPARTMENT AND SHALL INSTALL AND MAKE SEWER AND WATER CONNECTIONS IN ACCORDANCE WITH THEIR REQUIREMENTS.

ENTIRE INSTALLATION SHALL BE PERFORMED IN A FIRST-CLASS WORKMANLIKE MANNER. THE COMPLETED SYSTEMS SHALL BE FULLY OPERATIONAL± ACCEPTANCE BY THE OWNER SHALL BE A CONDITION OF THE CONTRACT. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES IN ORDER TO AVOID INTERFERENCES, PRESERVE MAXIMUM HEADROOM, AND AVOID OMISSIONS.

CONTRACTOR TO MAKE ALL NECESSARY TAPS, AS CALLED FOR ON THE DRAWINGS.

CONTRACTOR SHALL REMOVE ALL DEBRIS ON A REGULAR BASIS AND UPON COMPLETION OF THE JOB AND CLEAN ALL FIXTURES.

COVER ALL HOT AND COLD LINES, ROOF DRAINS AND HORIZONTAL DOWNSPOUT PIPING. PIPE COVERING TO BE SHALL BE 3 1/2 LB. DENSITY FIBERGLASS WITH MOLDED FITTINGS AND BUTT JOINTS AND VAPOR BARRIER.

IT SHALL BE THE RESPONSIBILITY OF THIS CONTRACTOR TO START UP, ADJUST AND CHECK FOR PROPER OPERATION ALL EQUIPMENT INSTALLED UNDER HIS CONTRACT.

CONTRACTOR SHALL ALLOW IN THEIR INITIAL BID THE COST OF SERVICE ON ALL EQUIPMENT INSTALLED UNDER HIS CONTRACT FOR A PERIOD OF ONE (1) YEAR FROM DATE OF FINAL ACCEPTANCE OF THE WORK.

ONLY MAIN SHUT-OFF VALVES ARE SHOWN. PLUMBING CONTRACTOR SHALL PROVIDE ALL OTHER SHUT-OFF VALVES IN ACCORDANCE WITH ALL LOCAL CODES.

ALL LINES SHALL BE VENTED. ALL WASTE VENTS SHALL BE 2" MINIMUM WITH A 2"X4" MINIMUM INCREASER THROUGH THE ROOF. WASTE VENT SHALL BE LOCATED A MINIMUM OF 30" FROM A PARAPET WALL. SOIL STACK VENT SHALL BE 4" MINIMUM WITH A 4"X5" MINIMUM INCREASER THROUGH THE ROOF.

ALL PLUMBING PIPES AND FIXTURES SHALL BE ADEQUATELY PROTECTED FROM FREEZING.

ALL WATER PIPING SHALL BE TESTED WITH WATER UNDER PRESSURE OF 100 PSI FOR 10 MINUTES, AND MADE TIGHT AT THIS PRESSURE.

ALL INTERIOR DOMESTIC WATER LINES SHALL BE ABOVE FLOOR AND SHALL BE RUN JUST BELOW INSULATION LEVEL.

WATER HEATERS W/ VERTICAL PIPE RISERS SHALL HAVE A HEAT TRAP ON BOTH THE INLET AND OUTLET OF THE WH. UNLESS THE WH.HAS AN INTEGRAL HEAT TRAP OR IS PART OF A CIRCULATING SYSTEM.

SERVICE WATER HEATING APPLIANCES SHALL MEET THE MIN. STANDARDS AS SET FORTH IN TABLE N1104.1 OF THE 2012 IBC. PROVIDE ADDITIONAL DOCUMENTATION. APPLIANCES NOT MEETING THE MIN. REQ'S. WILL NOT PASS THE REQ±S. FINAL INSPECTION FOR THE STRUCTURE.

ALL LAV. FAUCETS FOR PUBLIC USE SHALL BE PROVIDED WITH AN AUTO. SAFETY WATER MIXING DEVICE TO PREVENT SUDDEN UNANTICIPATED CHANGES IN WATER TEMP. OR EXCESSIVE WATER TEMPS. THE SAFETY WATER MIXING DEVICE SHALL COMPLY WITH ANSI/ASSE 1016-1996 OR 1017-1998 IN ACCORDANCE WITH SEC. 890.210, AN SHALL BE ADJUSTED TO A MAX. SETTING OF 100 DEGREES F. AT THE TIME OD INSTALL.

SEE ARCHITECTURAL DRAWINGS FOR FIXTURE MOUNTING HEIGHTS AND DIMENSIONS.

UNDERGROUND WASTE AND VENTS SHALL BE SCHEDULE 40 PVC PLASTIC PIPE AND FITTINGS.

ALL SOIL, WASTE AND VENT PIPING SHALL BE SUBJECTED TO A HYDROSTATIC TEST OF NOT LESS THAN 10 FEET OF WATER COLUMN FOR 15 MINUTES BEFORE INSPECTION STARTS AND PROVEN TIGHT.

BEFORE TURNING PLUMBING SYSTEM OVER TO THE OWNER, CHLORINATE ALL DOMESTIC WATER PIPING FOR A PERIOD OF 24 HOURS. AFTER CHLORINATION HAS BEEN COMPLETED, FLUSH ALL PIPING UNTIL WATER RUNS CLEAR AND IS RESIDUAL CHLORINE FREE.

ABOVE GROUND WASTE AND VENTS SHALL BE SCHEDULE 40 PVC PLASTIC PIPE AND FITTINGS.

ALL UNDERGROUND WATERPIPING SHALL BE TYPE K COPPER.

ALL ABOVE GROUND WATER PIPING SHALL BE PLASTIC APPROVED BY THE UNIFORM MI6, BLDG. CODE.

PLUMBING CONTRACTOR SHALL PROVIDE ALL PROPER ADAPTERS FOR TRANSITION BETWEEN UNDERGROUND AND ABOVE GROUND WASTE AND VENT PIPING SYSTEMS.

ALL FLOOR DRAINS SHALL BE VENTED.

PLUMBING CONTRACTOR SHALL PROVIDE A VACUUM RELIEF VALVE WHERE A WATER HEATER OR HOT WATER STORAGE TANK IS LOCATED HIGHER THAN THE FIXTURE OUTLETS.

PLUMBING CONTRACTOR SHALL PROVIDE A PROPERLY SIZED THERMAL EXPANSION TANK FOR ALL CLOSED WATER SYSTEMS.

ALL BACKFLOW DEVICES SHALL BE TESTED AND CERTIFIED PRIOR TO FINAL INSPECTION AND/OR OCCUPANCY.

ALL BACKFLOW TESTING OR ANY REQUIRED REPAIRS ON BACKFLOW EQUIPMENT SHALL BE CONDUCTED BY A STATE OF WISCONSIN CERTIFIED CCCD INSPECTOR.

PLUMBING CONTRACTOR SHALL BE REQUIRED TO HAVE A COPY OF THEIR STATE OF WISCONSIN PLUMBING LICENSE ON SITE.

PLUMBING CONTRACTOR SHALL PROVIDE A FULL SIZE CLEAN-OUT LOCATED WITHIN FIVE (5) FEET OF THE BUILDING FOUNDATION OR OUTSIDE, IN DIRECT LINE WITH THE BUILDING DRAIN AND SEWER.

HOT WATER AT ALL BATHROOM FAUCETS TO BE 110 D. MAX. ALL OTHER FIXTURES 120 D. MIN.

ALL BACKFLOW DEVICES TO BE CERTIFIED AND A COPY GIVEN TO INSPECTOR AT FINAL INSPECTION.

PROVIDE ACCESSIBLE WATER SHUT-OFF VALVE WITHOUT THE USE OF A LADDER.

COMPLY WITH THE 2015 INT. ENERGY CONVERSATION CODE SECTION 504 SERVICE WATER HEATING. 504.4 HEAT TRAPS. WATER HEATING EQUIPMENT NOT SUPPLIED WITH INTEGRAL HEAT TRAPS ANS SERVING NON-CIRCULATING SYSTEMS SHALL BE PROVIDED WITH HEAT TRAPS ON THE SUPPLY AND DISCHARGE PIPING ASSOCIATED WITH THE EQUIPMENT.

WATER SUPPLY FIXTURE UNIT CALCULATIONS

COMMERCIAL SPACE:

(1) LAVATORY @ 1 W.S.F.U. = 1 W.S.F.U.
(1) TOILETS @ 3 W.S.F.U. = 3 W.S.F.U.
(2) KITCHEN SINK BASIN @ 1 W.S.F.U. = 2 W.S.F.U.
(1) MOP SINK BASIN @ 3 W.S.F.U. = 3 W.S.F.U.

APARTMENT:

(1) LAVATORY @ 1 W.S.F.U. = 1 W.S.F.U.
(1) TOILETS @ 3 W.S.F.U. = 3 W.S.F.U.
(1) KITCHEN SINK BASIN @ 1 W.S.F.U. = 1 W.S.F.U.
(1) DISHWASHER @ 1 W.S.F.U. = 1 W.S.F.U.
(1) SHOWER OR TUB @ 2 W.S.F.U. = 2 W.S.F.U.
(1) WASHING MACHINE @ 2 W.S.F.U. = 2 W.S.F.U.

19 W.S.F.U.= 1" SERVICE

PLUMBING NOTE:
ALL PLUMBING TO COMPLY WITH 2018 WISCONSIN UNIFORM BUILDING CODE

INDEX

——— - ——— - ——— HOT WATER SUPPLY LINES

---------- COLD WATER SUPPLY LINES

——— ——— ——— ——— GAS SUPPLY LINES

PLEASE NOTE THAT THE CONTRACTOR HAS THE RIGHT TO CHANGE THE LOCATION OF THE SPECIFIED PLUMBING WASTE OR VENTILATION LINES NOTED ABOVE AS LONG AS THE CODE IS MET.

ALL VENT PIPING MUST BE SCREENED FROM VIEW AT ROOF

PLUMBING NOTES:

ISOLATION SHUT OFF VALVES SHALL BE INSTALLED ON SUPPLY BRANCH PIPES TO PERMIT THE WATER SUPPLY TO ALL FIXTURES IN EACH SEPARATE ROOMS.

NO HORIZONTAL DRY VENTS NOT MORE THAN FORTY FIVE DEGREES (45) FROM THE VERTICAL ARE PERMITTED. FLOOR DRAINS ARE EXEMPT FROM THIS REQUIREMENT.

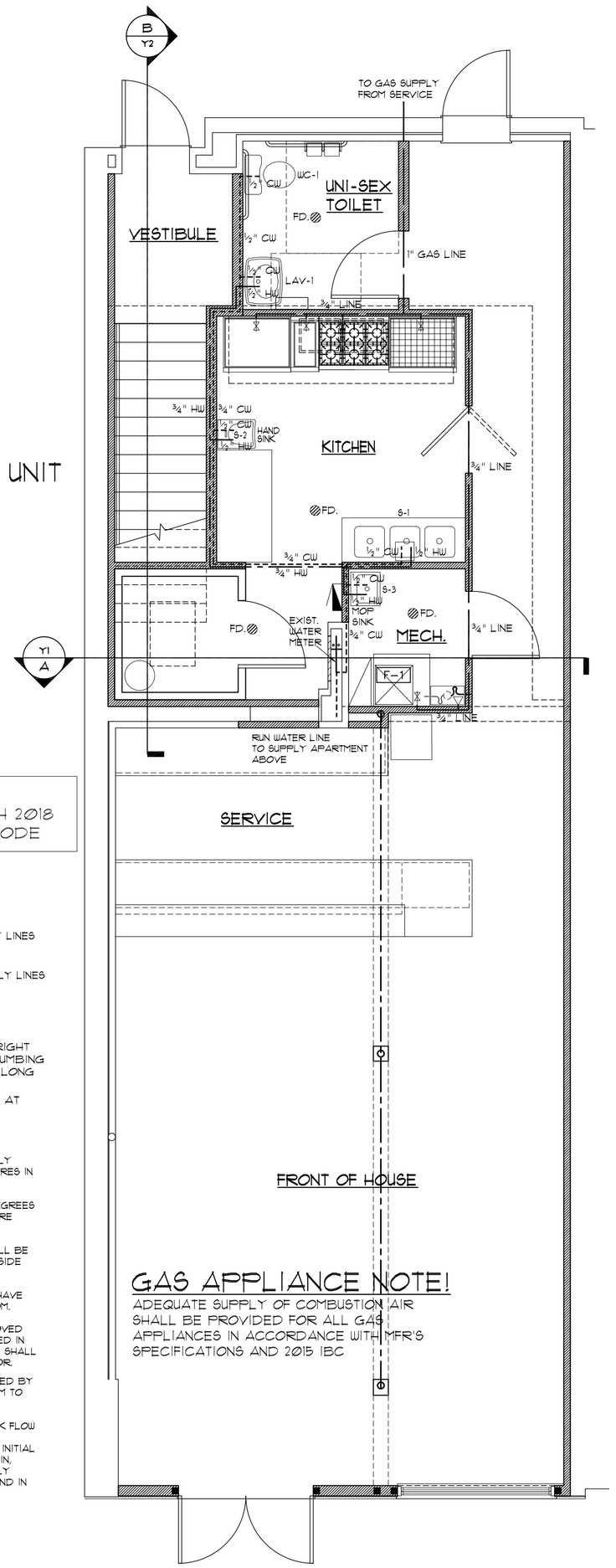
THE INLET AND OUTLET SIDE OF THE WATER METER AND SHALL BE PROVIDED WITH A DRAIN DOUN VALVE ON THE DISCHARGE SIDE OF THE METER.

WATER CLOSETS INSTALLED IN ACCESSIBLE STALLS SHALL HAVE THE FLUSH HANDLE MOUNTED ON THE WIDE SIDE OF THE ROOM.

THE INCOMING WATER SERVICE PIPE SHALL HAVE AN APPROVED REDUCED PRESSURE BACKFLOW PREVENTER (RPZ) INSTALLED IN LINE OF EQUAL PIPE DIAMETER OF THE WATER SERVICE AND SHALL BE LOCATED NO MORE THAN FIVE FEET (5) ABOVE THE FLOOR.

THE FIRE PROTECTION BACK FLOE DEVICE SHALL BE LOCATED BY THE FIRE SPRINKLER SUB CONTRACTOR AND SHALL CONFORM TO ALL REQUIRED CODES.

LOCAL PLUMBING INSPECTOR SHALL FIELD VERIFY ALL BACK FLOW DEVICES SHALL BE TESTED AND APPROVED BY A CROSS CONNECTION CONTROL DEVICE INSPECTOR (CCCDI) BEFORE INITIAL OPERATION. INSPECTOR SHALL ALSO FIELD VERIFY THE DRAIN, WASTE, VENT, AND DISTRIBUTION SYSTEM SHALL BE PROPERLY SIZED IN ACCORDANCE WITH THE APPROPRIATE TABLES FOUND IN 890.APPENDIX A.

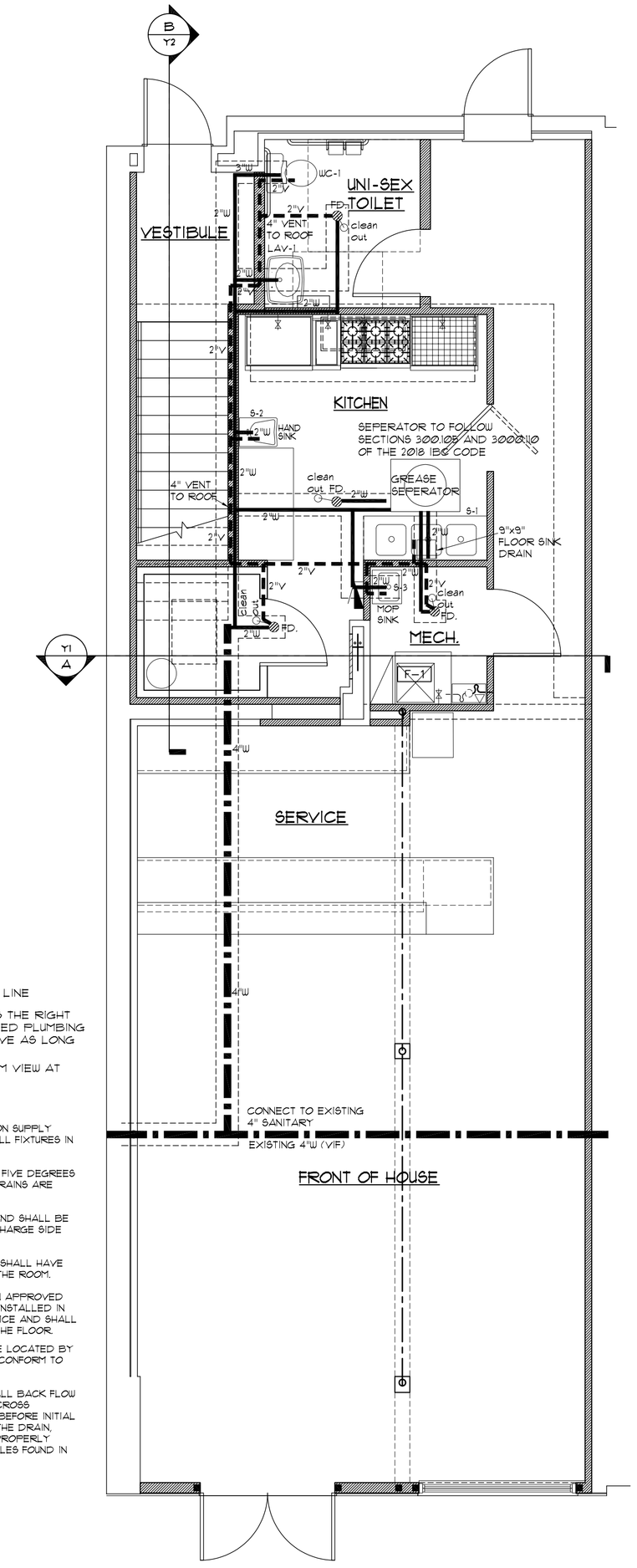


GAS APPLIANCE NOTE!

ADEQUATE SUPPLY OF COMBUSTION AIR SHALL BE PROVIDED FOR ALL GAS APPLIANCES IN ACCORDANCE WITH MFR'S SPECIFICATIONS AND 2015 IBC

PLUMBING WATER SUPPLY & GAS LINE PLAN

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



INDEX

PVC WASTE LINE

PVC VENTILATION LINE

PLEASE NOTE THAT THE CONTRACTOR HAS THE RIGHT TO CHANGE THE LOCATION OF THE SPECIFIED PLUMBING WASTE OR VENTILATION LINES NOTED ABOVE AS LONG AS THE CODE IS MET.

ALL VENT PIPING MUST BE SCREENED FROM VIEW AT ROOF

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PLUMBING WASTE LINE PLAN

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

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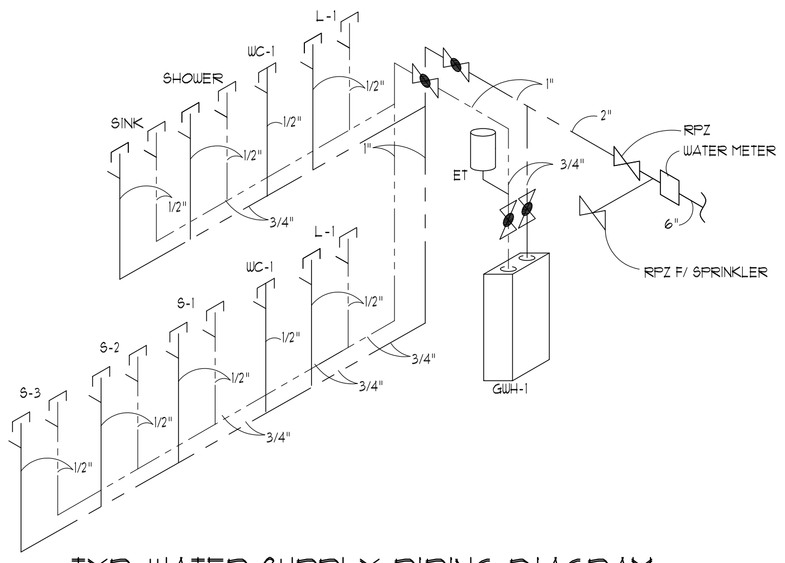
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A-7250
Elgin, IL
ARCHITECT

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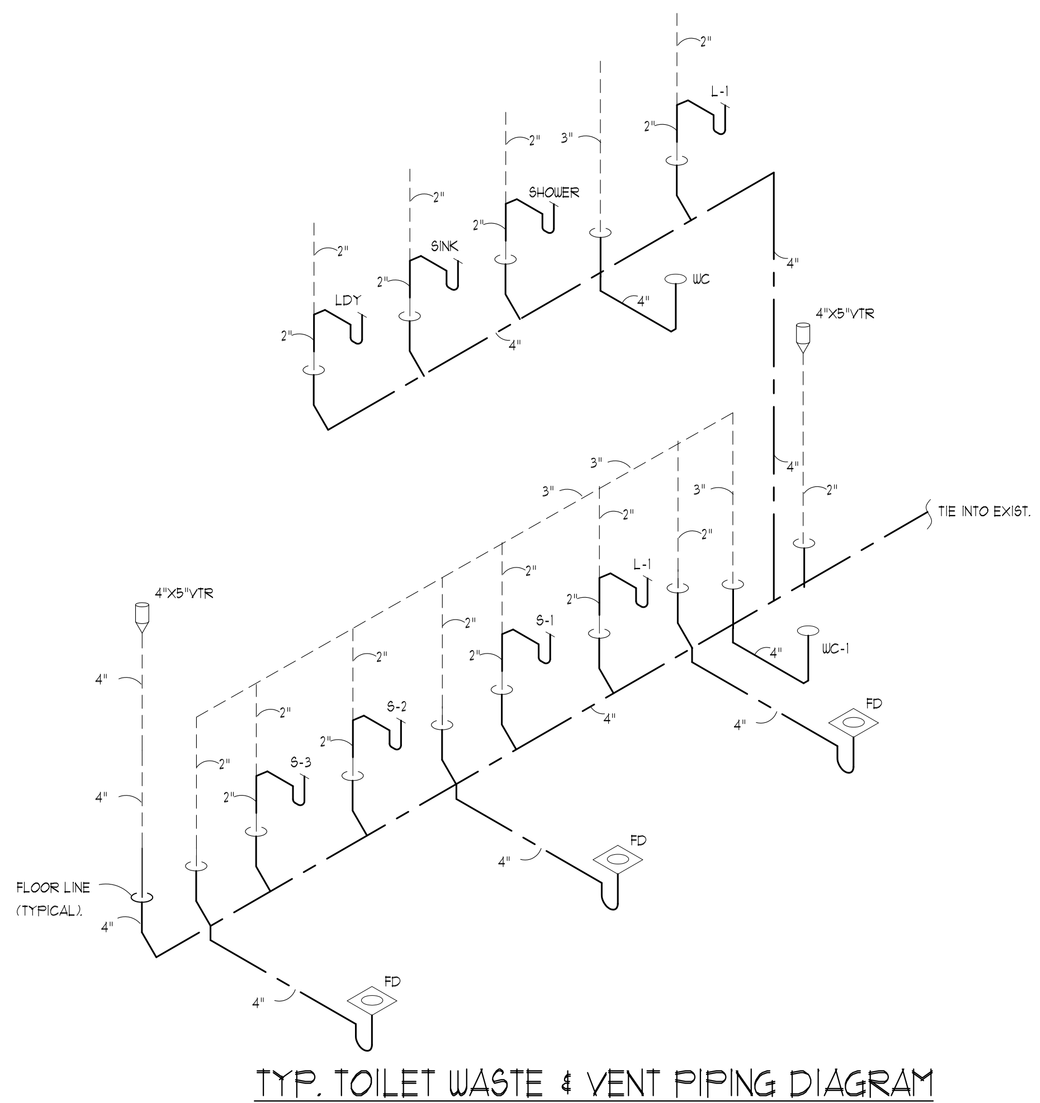
P1

X-140 BROAD STREET.dwg



TYP. WATER SUPPLY PIPING DIAGRAM

N.T.S.



TYP. TOILET WASTE & VENT PIPING DIAGRAM

N.T.S.

SPECIFICATIONS

Notes:

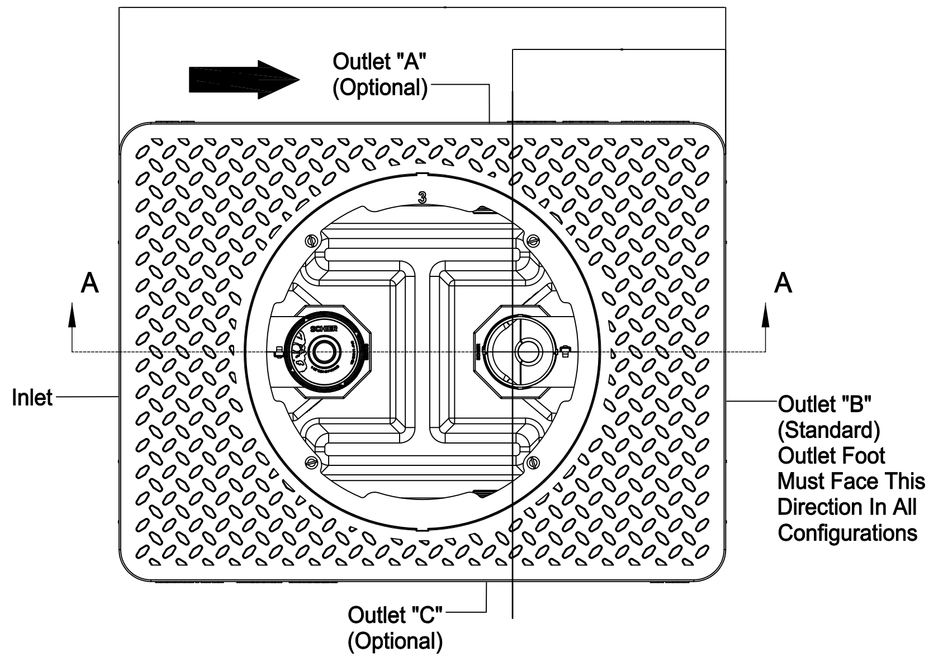
1. 4" FPT inlet/outlet with 4" plain end fittings.
2. Unit weight - 69 lbs. (wet weight 404 lbs.)
3. Maximum operating temperature: 150° F continuous
4. Capacities - Liquid: 40 gal.
   Grease: 272 lbs. (37.2 gal.) @50 GPM
   Grease: 175 lbs. (17.4 gal.) @75 GPM
   Solids: 1.9 gal.
5. Built-in flow control.
6. For gravity drainage applications only.
7. Do not use for pressure applications.
8. Cover placement allows full access to tank for proper maintenance.
9. Vent not required unless per local code.
10. Engineered inlet and outlet diffusers are removable to inspect/clean piping.
11. Integral air relief / anti-siphon.
12. Designed for indoor, on-floor, below-grade or low-profile under sink installations.

ENGINEER SPECIFICATION GUIDE

Schier Great Basin™ grease interceptor model # GB3 shall be lifetime guaranteed and made in USA of seamless, rotationally-molded polyethylene with minimum 5/16" uniform wall thickness. Interceptor shall be furnished for above or below grade installation. Interceptor shall be certified to ASME A112.14.3 (Type C) and CSA B481.1, with field cut riser system, built-in flow control and three outlet options. Interceptor flow rate shall be 50 or 75 GPM. Interceptor grease capacity shall be 272 lbs. @ 50 GPM or 175 lbs. @ 75 GPM. Cover shall provide water/gas-tight seal and have minimum 450 lbs. load capacity.

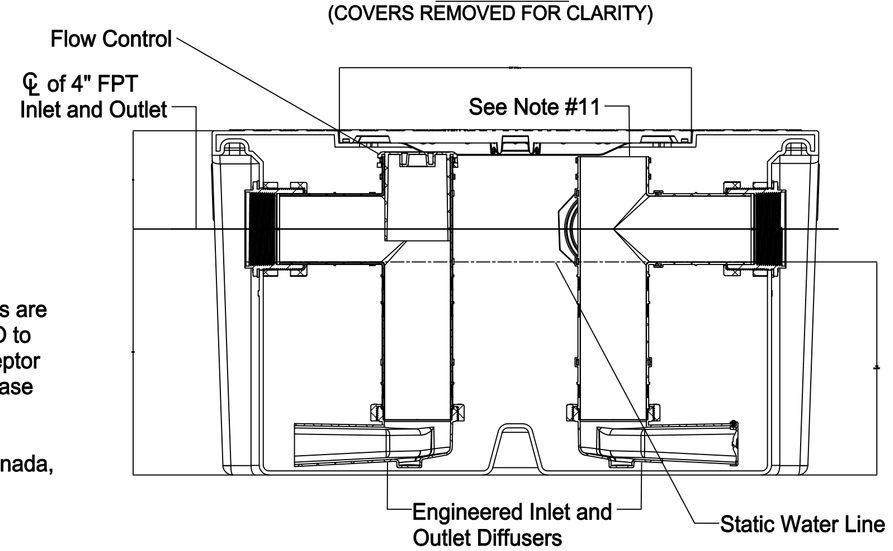
CERTIFIED PERFORMANCE

Great Basin™ hydromechanical grease interceptors are third party performance-tested and listed by IAPMO to ASME #A112.14.3 and CSA B481.1 grease interceptor standards and greatly exceed requirements for grease separation and storage. They are compliant to the Uniform Plumbing Code, the National Standard Plumbing Code, the National Plumbing Code of Canada, and the International Plumbing Code.

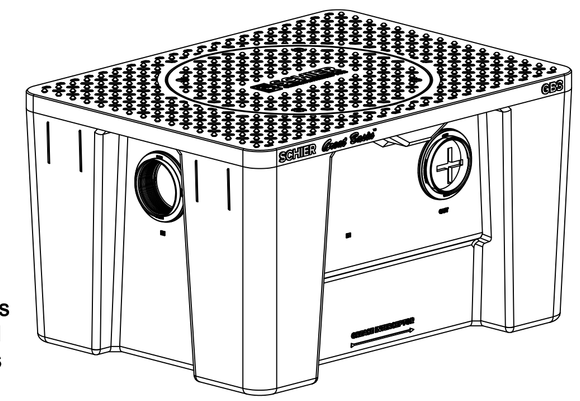


TOP VIEW

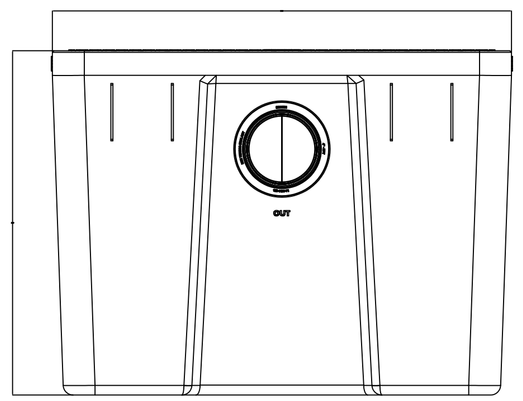
(COVERS REMOVED FOR CLARITY)



SECTION A-A



ISOMETRIC VIEW



END VIEW

MODEL NUMBER: GB3

PROPRIETARY AND CONFIDENTIAL

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PART NUMBER: 4070-001-04

DESCRIPTION: GB3 GREASE INTERCEPTOR 50 GPM / 75 GPM, 4" FPT INLET/OUTLET, WITH 4" PLAIN END FITTING ADAPTERS AND PEDESTRIAN RATED COVER

SCHIER
6455 Woodland Dr
Shawnee, KS 66218
Tel: 913-951-3300
Fax: 913-951-3399
schierproducts.com

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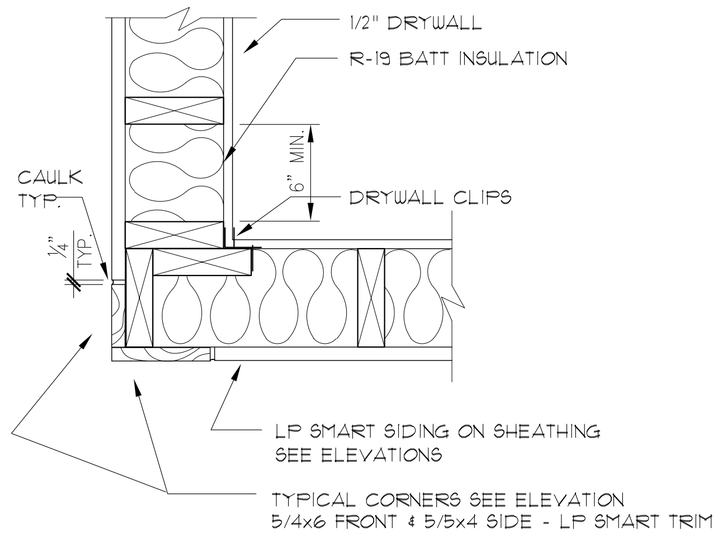


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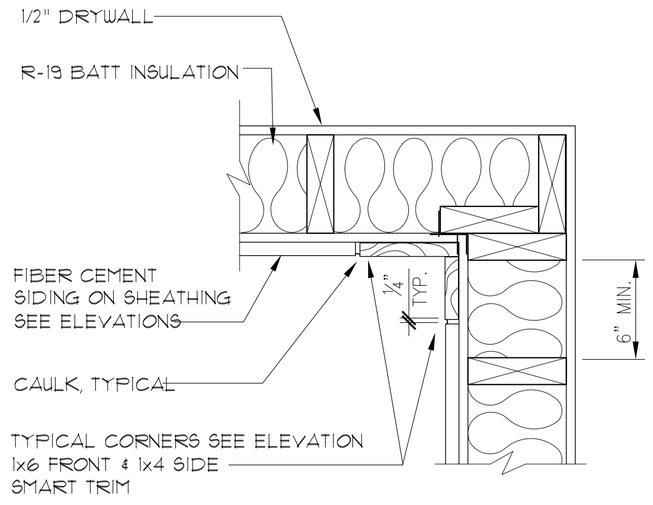
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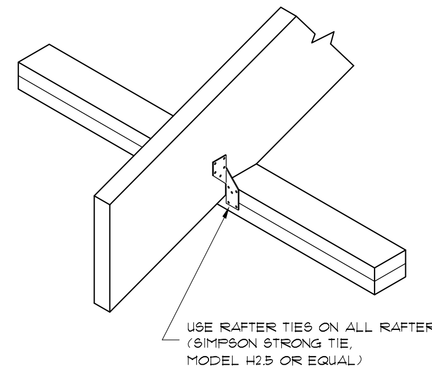
TYPICAL OUTSIDE CORNER DETAIL

SCALE: 1 1/2"=1'-Ø"



TYPICAL INSIDE CORNER DETAIL

SCALE: 1 1/2"=1'-Ø"



DETAIL - RAFTER TIE

SCALE:1/2" = 1'-Ø"

NOTE:

RAFTER TIES TO BE INSTALLED AT ALL RAFTERS

STEPS

1. APPLY SILL FLASHING
2. APPLY BEAD OF SEALANT AT BACK OF WINDOW FLANGE & SET WINDOW (PAN HEAD SCREWS MUST BE USED TO FACILITATE INSPECTION)
3. APPLY BEAD OF SEALANT AT SIDE JAMBS
4. APPLY JAMB FLASHING
5. APPLY BEAD OF SEALANT AT HEAD
6. APPLY HEAD FLASHING
7. IN WATER SHEDDING FASHION, STARTING AT THE BASE OF THE WALL & WORKING TOWARDS THE TOP, INSTALL THE WRB TO THE FACE OF THE SHEATHING. TUCK WRB UNDER SILL FLASHING, AND OVER JAMB & HEAD FLASHING.
8. WITH SHEATHING TAPE, CONNECT THE WRB TO THE FLASHING (ALL 4 SIDES)

WINDOW INSTALLATION

WEATHER RESITIVE BARRIER (WRB) APPLIED AFTER THE WINDOW INSTALLATION. FLASHING APPLIED OVER THE FACE OF THE MOUNTING FLANGE.

SEAL THE WINDOW FRAME TO OPENING. APPLY A ⅜" NOM. DIA BEAD TO THE BACKSIDE (INTERIOR) OF THE WINDOW FLANGE, IN LINE WITH ANY PRE-PUNCHED HOLES OR SLOTS.

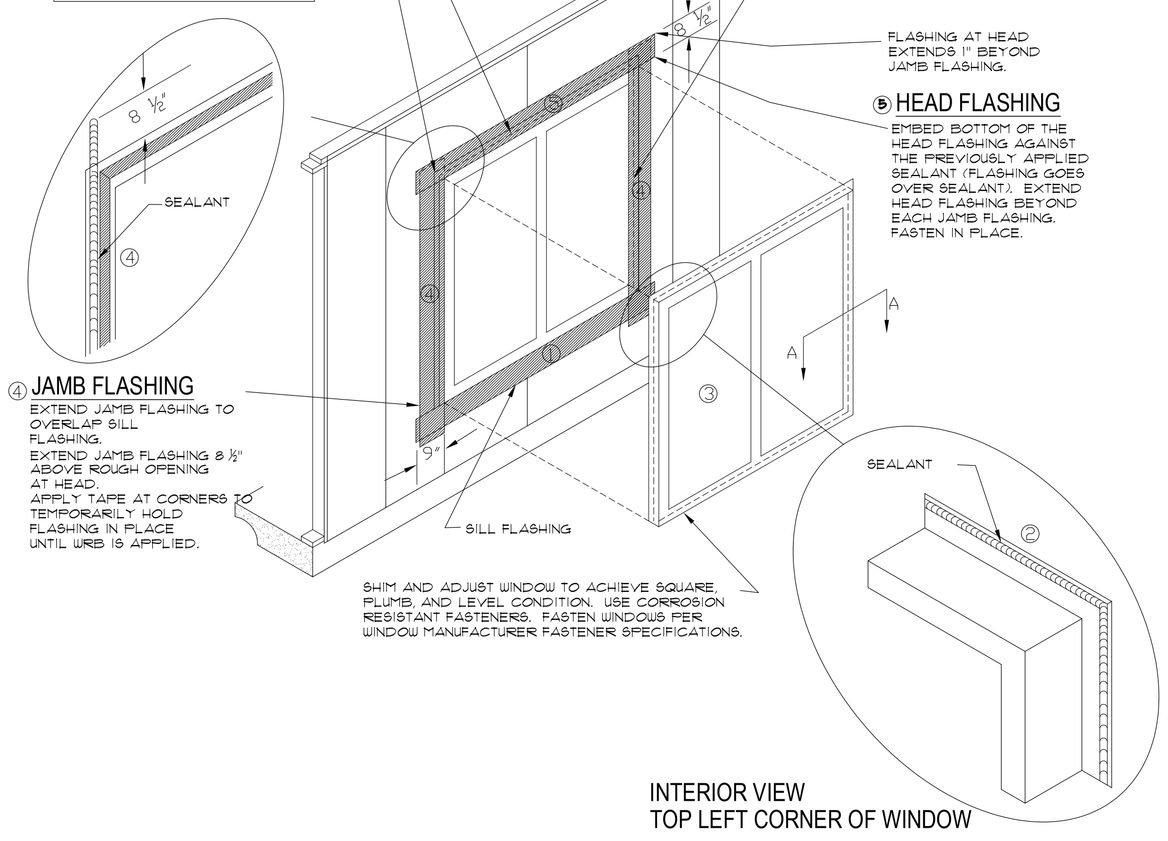
③ JAMB FLASHING

APPLY CONT. SEAL TO THE MOUNTING FLANGES AT THE TOP (HEAD) AND SIDES (JAMBS) OF WINDOW. EXTEND SEALANT AT JAMBS 8 ½" ABOVE THE RO. AT HEAD, EMBED JAMB FLASHING INTO SEALANT AND FASTEN IN PLACE. (FLASHING GOES OVER SEALANT).

FLASHING AT HEAD EXTENDS 1" BEYOND JAMB FLASHING.

⑤ HEAD FLASHING

EMBED BOTTOM OF THE HEAD FLASHING AGAINST THE PREVIOUSLY APPLIED SEALANT (FLASHING GOES OVER SEALANT). EXTEND HEAD FLASHING BEYOND EACH JAMB FLASHING. FASTEN IN PLACE.



④ JAMB FLASHING

EXTEND JAMB FLASHING TO OVERLAP SILL FLASHING.
EXTEND JAMB FLASHING 8 ½" ABOVE ROUGH OPENING AT HEAD.
APPLY TAPE AT CORNERS TO TEMPORARILY HOLD FLASHING IN PLACE UNTIL WRB IS APPLIED.

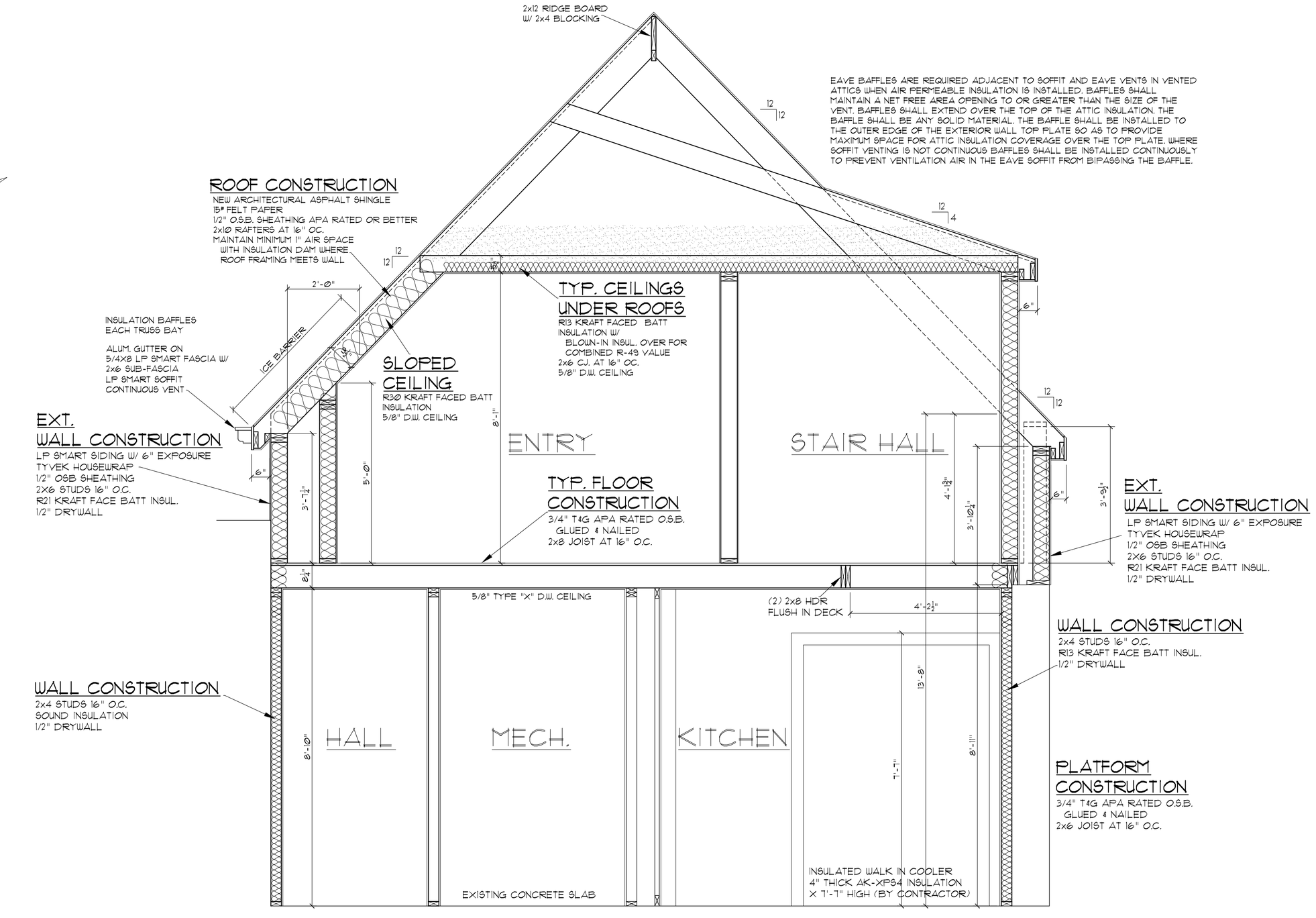
SECTION A

THROUGH WINDOW JAMB

SEALANT BEAD BEHIND MOUNTING FLANGE.

FLASHING

SEALANT BEAD BETWEEN FLASHING AND MOUNTING FLANGE.



BUILDING CROSS SECTION "A"

SCALE: 1/2" = 1'-Ø"

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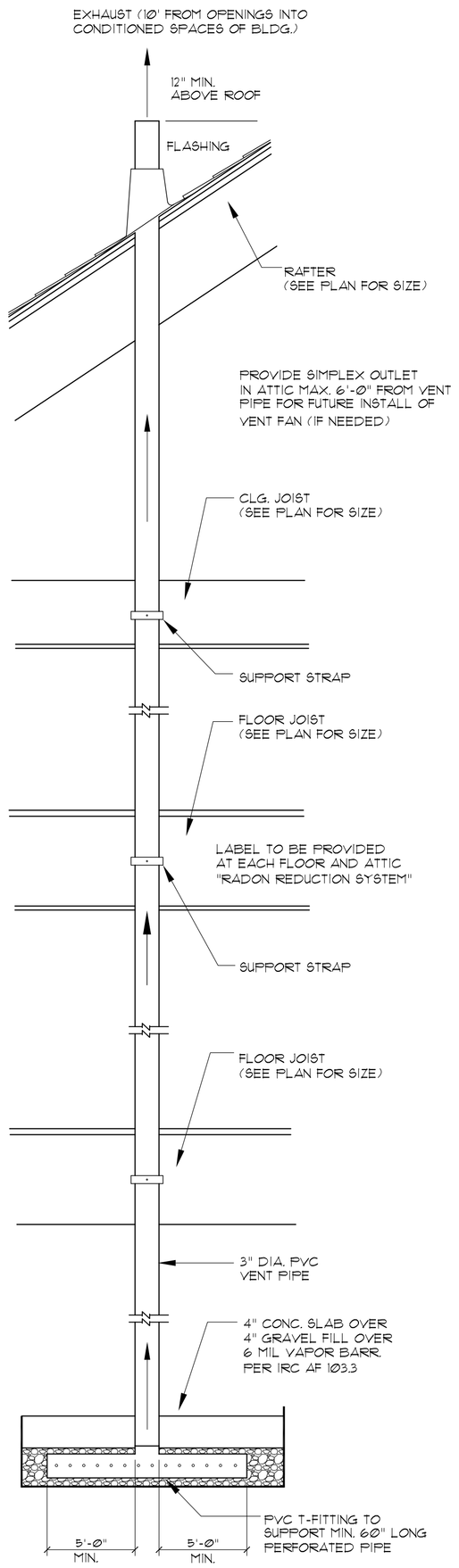
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12-23-24	2	PHASE 1 PLANS FOR BIDDING ONLY
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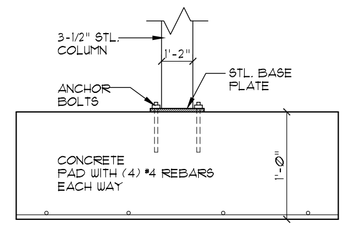
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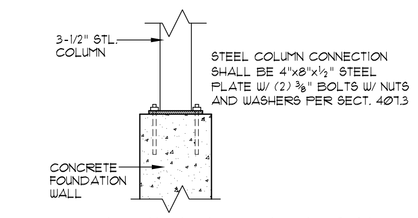
RADON MITIGATION DETAIL

SCALE: NO SCALE



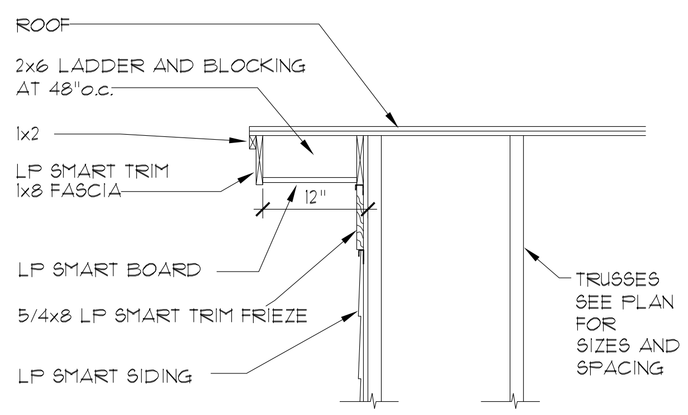
COLUMN DETAIL

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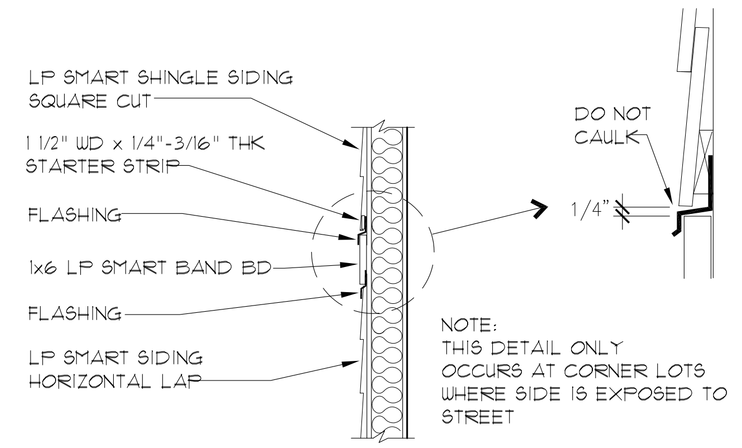
COLUMN DETAIL

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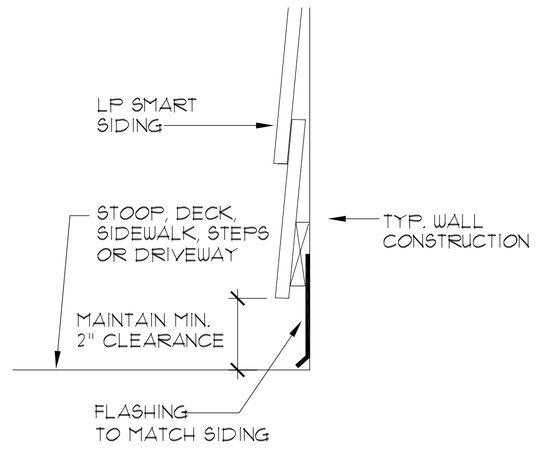
RAKE SECTION

SCALE: 3/4" = 1'-0"



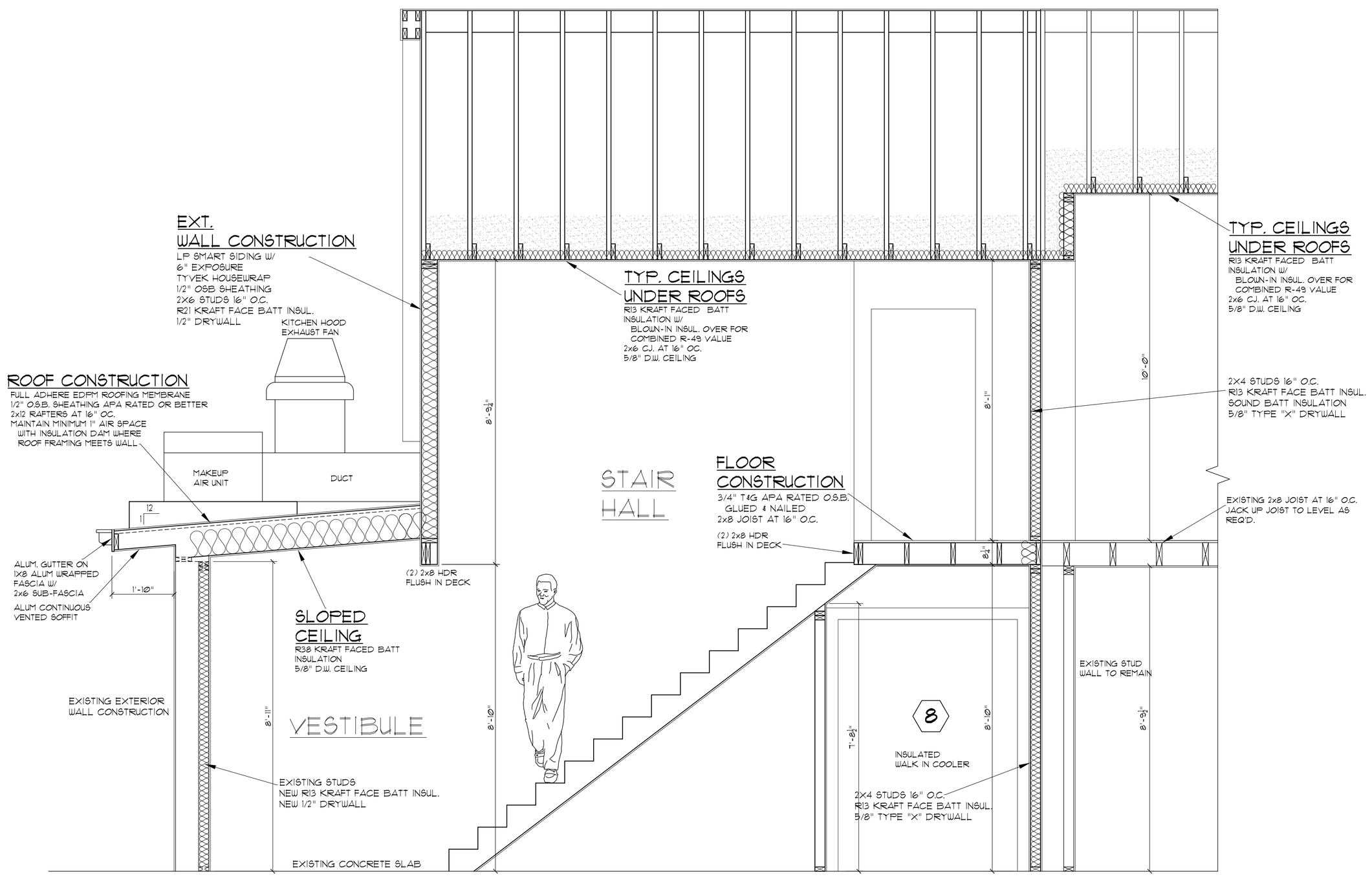
BAND BOARD DETAIL

SCALE: 3/4" = 1'-0"



SIDING DETAIL

SCALE: 3" = 1'-0"



CROSS SECTION "B"

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

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LAKE GENEVA WI 53147

STAMP

WISCONSIN
MICHAEL J. McGEE
A-7250
Elgin, IL
ARCHITECT

DATE	REV#	DESCRIPTION OF REVISION
11-22-24	1	PRELIMINARY PLAN FOR REVIEW
12-23-24	2	PHASE 1 PLANS FOR BIDDING ONLY
4-22-25	3	PHASE 2 FINAL PLANS FOR PERMIT

Y2

X-140 BROAD STREET.dwg

GENERAL NOTES

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND NATIONAL CODES AND ORDINANCES AND ALL AUTHORITIES HAVING JURISDICTION AND IN A PROFESSIONAL MANNER.

ALL INTERIOR PARTITION DIMENSIONS ON PLAN SHEETS ARE NOMINAL DIMENSIONS. THE GENERAL CONTRACTOR IS TO COORDINATE BETWEEN TRADES AFFECTED BY THE WORK AS PART OF THEIR INSTALLATION LAYOUT. ALL EXTERIOR WALLS ARE DIMENSIONED TO INTERIOR FACE OF STUDS AND EXTERIOR FACE OF SHEATHING. FINISHED DIMENSIONS AT CRITICAL AREAS SUCH AS CLOSETS, BATHTUBS, ETC. MUST BE MAINTAINED.

THE SUB-CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE PROCEEDING WITH WORK AND NOTIFY THE SUPERINTENDENT AT ONCE OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK. CONTACT THE ARCHITECT IMMEDIATELY FOR CLARIFICATION.

DO NOT SCALE DRAWINGS FOR DIMENSIONS. NOTIFY THE ARCHITECT IF QUESTIONS ARISE.

LOCATIONS AND ROUTING FOR ALL PLUMBING, MECHANICAL, AND ELECTRICAL WORK ARE TO BE COORDINATED BETWEEN TRADES AFFECTED BY THE WORK AS PART OF THEIR INSTALLATION LAYOUT. NO PLUMBING, MECHANICAL, OR ELECTRICAL INFORMATION IS TO BE SCALED FROM THE DRAWINGS.

ON-SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF EACH SUB-CONTRACTOR.

EACH CONTRACTOR SHALL INCLUDE LABOR, MATERIALS, TOOLS, EQUIPMENT, ETC. AS REQUIRED TO COMPLETE THEIR WORK.

EACH CONTRACTOR IS TO CLEAN CONSTRUCTION DEBRIS THROUGHOUT THE BUILDING SITE THAT HAS BEEN GENERATED BY THEIR SCOPE OF WORK.

SUB-CONTRACTORS SHALL AMEND AND MAKE GOOD AT THEIR OWN EXPENSE ANY DEFECTS OR FAULTS IN WORKMANSHIP CAUSED BY THEIR WORK FOR A PERIOD OF ONE YEAR FROM DATE OF OCCUPANCY.

THE ARCHITECT IS NOT SUPERVISING THE CONSTRUCTION OF THIS BUILDING. THE USE OF THESE DRAWINGS BY ANY CONTRACTOR, SUB-CONTRACTOR, BUILDER, TRADESMAN, OR WORKMAN SHALL CONSTITUTE A HOLD HARMLESS AGREEMENT BETWEEN THE DRAWING USER AND THE ARCHITECT. THE USER SHALL IN FACT AGREE TO HOLD THE ARCHITECT HARMLESS FOR ANY RESPONSIBILITY IN REGARDS TO THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES AND FOR ANY SAFETY PRECAUTIONS OR PROGRAMS IN CONNECTION WITH THE WORK. THE ARCHITECT SHALL BE HELD HARMLESS FOR ANY RESPONSIBILITY ARISING FROM NEGLIGENCE OF THE CONTRACTOR(S) OR WORKERS ON THIS PROJECT.

BUILDING OWNER OR OWNER'S REPRESENTATIVE TO REVIEW, COORDINATE AND APPROVE ALL WINDOW AND DOOR MANUFACTURERS, LOCATIONS, SIZES, AND FINISHES WITH CONTRACTOR(S) PRIOR TO ORDERING MATERIALS OR START OF CONSTRUCTION.

DOWNSPOUT LOCATIONS TO BE INSTALLED BY GUTTER CONTRACTOR PER LOCAL CODES. DO NOT DRAIN DOWNSPOUTS ONTO WALKS OR DRIVEWAYS.

SIDING, PAINT, AND ROOFING COLORS TO BE SELECTED BY THE CONTRACTOR. COORDINATE WITH OWNER PRIOR TO CONSTRUCTION.

ALL STRUCTURE TO REMAIN NEEDS TO BE PROPERLY BRACED PRIOR TO AND DURING DEMOLITION

EXCAVATION & FOUNDATION NOTES

CLEAR SITE AS REQUIRED OF ALL EXISTING GROUTH AND VEGETATION, REMOVING ALL DEBRIS FROM SITE. STOCKPILE TOP SOIL ON SITE.

FINAL GRADE ENTIRE SITE WITH TOP SOIL FROM STOCKPILE. PROVIDE ADDITIONAL TOP SOIL AND FILL IF REQUIRED BY SITE ENGINEERING PLANS TO REACH FINISH GRADES.

ALL CONCRETE WORK SHALL COMPLY WITH CURRENT BUILDING CODES FOR REINFORCED CONCRETE CONSTRUCTION.

THE CONCRETE CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR PRIOR TO FORMWORK TO ENSURE PROPER LOCATIONS OF SLEEVES AS REQUIRED FOR OTHER TRADES.

EXCAVATE TO DESIGN ELEVATIONS AS REQUIRED TO INSTALL NEW FOUNDATION. EXCAVATED AREAS TO REMAIN OPEN UNTIL INSPECTED. FOUNDATIONS TO BEAR ON UNDISTURBED SOIL OR APPROVED FILL HAVING A SAFE SOIL BEARING CAPACITY OF 2500 PSF. IF BEARING CAPACITY OF THIS AMOUNT IS NOT FOUND, NOTIFY ARCHITECT PRIOR TO PROCEEDING WITH WORK.

IF REQUIRED, COMPACTED FILL SHALL BE PLACED IN LIFTS NOT EXCEEDING 9" IN THICKNESS AND SHALL BE OF AN APPROVED MATERIAL COMPACTED TO A MINIMUM OF 95% DRY DENSITY IN ACCORDANCE WITH ASTM D1557.

GRADE CONDITIONS MAY VARY FROM THAT SHOWN. CONTRACTOR TO VERIFY FOOTING DEPTHS WITH LOCAL FROST AND/OR EXISTING SOIL CONDITIONS, WHICHEVER IS MORE RESTRICTIVE.

CONCRETE SHALL ACHIEVE 3000 PSI STRENGTH AT 28 DAYS. CONCRETE CONTRACTOR SHALL PROVIDE (3) TEST CYLINDERS FROM FOUNDATION AND FOOTING POURS. CYLINDERS TO BE TESTED BY AN APPROVED TESTING AGENCY AT 7, 14, AND 28 DAYS. PROVIDE RESULTS TO ARCHITECT FOR REVIEW.

THE CONCRETE CONTRACTOR SHALL INSTALL FOUNDATION REINFORCING, ANCHOR BOLTS, ETC. AS SPECIFIED IN THE DRAWINGS AND AS REQUIRED DUE TO THE PROGRESS OF THE WORK.

POUR ALL FOUNDATION WALLS MONOLITHICALLY OR PROVIDE ADEQUATE JOINT CONNECTION AND WATER STOP.

PROVIDE (2) #5 BARS AT TOP AND BOTTOM OF FOUNDATION WALLS OR AS SHOWN IN THE DRAWINGS.

PROVIDE (3) #5 CORNER BARS AT EACH CORNER (24" LEGS).

THE CONCRETE CONTRACTOR SHALL INSTALL FLUID APPLIED ASPHALTIC DAMP-PROOFING AT ALL BASEMENT WALLS.

DURING CONSTRUCTION ALL EXPOSED VERTICAL RE-BAR SHALL HAVE END PROTECTORS.

PROVIDE PRESSURE PRESERVATIVE TREATED WOOD NAILERS (WHERE SHOWN IN ELEVATION TO FACILITATE SIDING INSTALLATION) TO EXTEND FROM TOP OF THE FOUNDATION WALL DOWN TO THE DEPTH INDICATED ON THE CORRESPONDING EXTERIOR ELEVATION. CONTRACTOR TO VERIFY SIZE & SPACING OF NAILERS W/ OWNER PRIOR TO CONSTRUCTION.

EXCAVATING CONTRACTOR TO HAND DIG THE MATERIAL NEXT TO THE EXISTING FDN. WALL AND FOOTING, TAKE CARE NOT TO DISTURB THE BEARING FOR EXISTING FOOTINGS

BACKFILLING NOTE: CONTRACTOR SHALL NOT BACKFILL UNTIL THE SLAB HAS BEEN POURED AND FLOOR DECK IS FRAMED WITH SUBFLOOR INSTALLED. SILL PLATES BOLTED TO THE FOUNDATION WALL AND JOISTS NAILED TO THE SILL PLATE. ALTERNATIVELY, BACKFILLING MAY BE COMPLETED AFTER ALL FOUNDATION WALLS HAVE BEEN ADEQUATELY BRACED PER SITE AND SOIL CONDITIONS.

PROVIDE A SOIL TEST TO THE BUILDING INSPECTOR PRIOR TO POURING ANY CONCRETE. THE SOILS REPORT SHALL BE CONDUCTED BY AN APPROVED AGENCY AND APPROVED METHODS.

ROOF FRAMING

- COLLAR TIES
  - MINIMUM SIZE: 1x6 OR 2x4, MAXIMUM SPACING 48" OC.
  - WHEN CEILING JOISTS DO NOT SERVE AS A TIE AT PLATE LINE OR ARE NOT BELOW THE LOWER THIRD OF RAFTERS, INSTALL CEILING JOISTS / COLLAR BEAMS / SAME SIZE AS RAFTERS ON EACH PAIR OF RAFTERS, AND USE SIMPSON, OR EQUAL, METAL ANGLE BRACKETS TO CONNECT RAFTER TO TOP PLATE
- RIDGE RAFTERS
  - A 2-INCH MEMBER WITH DEPTH NOT LESS THEN THE CUT END OF RAFTER
- VALLEY RAFTERS
  - MINIMUM THICKNESS: 2 INCHES, MINIMUM DEPTH: NOT LESS THEN CUT END OF JACK RAFTERS
  - MAY BE OMITTED WHEN JACK RAFTERS ON ONE ROOF FRAME ON SOLE PLATE ON TOP OF ROOF SHEATHING OF ADJOINING ROOF
- CRICKETS OR CHIMNEY SADDLES AT UPPER SIDE OF ALL CHIMNEYS NOT IN CONTACT WITH RIDGE

STAIRS

- MAXIMUM RISER HEIGHT: 7-3/4"
- MINIMUM TREAD: 10"
- MINIMUM HEADROOM: 6'-8"
- FOR WINDERS THE MINIMUM TREAD SIZE SHALL BE 10", MEASURED AT 12" FROM STAIR CONVERGENCE WITH A 6" MINIMUM TREAD SIZE AT NEWEL STRINGER
- GUARDRAILS TO BE MINIMUM OF 36" HIGH (34" AT SIDES OF STAIRS) WITH BALUSTERS SPACED TO PREVENT A THE PASSAGE OF A 4" DIAMETER SPHERE
- STAIR CONSTRUCTION TO MEET ALL APPLICABLE CODE REQUIREMENTS

FIRE SUPPRESSION SYSTEM NOTE (IF REQ'D):

ALL NEWLY CONSTRUCTED SINGLE FAMILY AND TWO FAMILY DWELLING UNITS SHALL INSTALL AND MAINTAIN FULLY FUNCTIONAL AUTOMATIC FIRE SUPPRESSION SYSTEMS IN COMPLIANCE WITH THE NATIONAL FIRE PROTECTION ASSOCIATION STANDARD 13D.

MAKE-UP WATER SUPPLY PIPE FEEDING THE FIRE STORAGE TANK SHALL HAVE A FIXED AIR GAP OR AN APPROVED TESTABLE DOUBLE CHECK VALVE INSTALLED IN-LINE AND SHALL BE LOCATED NO MORE THAN 5'-0" ABOVE THE FLOOR. THE DOUBLE CHECK VALVE BACKFLOW PREVENTED (DCV) ASSEMBLY SHALL BE TESTED AND APPROVED BY A CROSS CONNECTION CONTROL DEVICE INSPECTOR (CCCDI) BEFORE INITIAL OPERATION, AND AT LEAST ANNUALLY THEREAFTER.

LOCAL AUTHORITY SHALL VERIFY SPRINKLER SYSTEM SUBMITTED FOR SEPARATE REVIEW

CARPENTRY NOTES

ALL STRESS GRADE FRAMING LUMBER SHALL CONFORM WITH RECOMMENDATIONS SET FORTH IN THE LATEST EDITION OF THE "WWPA BASE VALUES FOR DIMENSION LUMBER". WOOD TO BE #2 OR BETTER HEM-FIR OF DOMESTIC ORIGIN: Fb = 850 PSI E = 1,320,000.

ENGINEERED WOOD PRODUCTS HAVE BEEN SPECIFIED BASED UPON "GEORGIA PACIFIC ENGINEERED LUMBER"
MICROLLAM® Fb = 2,600 PSI E = 1,800,000 PSI
PARALLAM® Fb = 2,250 PSI E = 1,200,000 PSI

DESIGN LOADS ARE AS FOLLOWS:

ROOF TRUSSES: 30 PSF TOP CHORD LL.
15 PSF TOP CHORD DL.
40 PSF BOT. CHORD LL/(@ ATTIC FLOOR)
0 PSF BOT. CHORD LL/(TYP. NON-ACCESS)
7 PSF BOT. CHORD DL.

FLOOR TRUSSES: 40 PSF LIVE LOAD
10 PSF DEAD LOAD

WOOD SILL PLATES SHALL BE PRESSURE PRESERVATIVE CCA TREATED

ALL STRUCTURAL HEADERS ARE TO BE (2) 2X12'S WITH A 1/2" PLYWOOD SPACER UNLESS SHOWN OTHERWISE IN DRAWINGS

PROVIDE DOUBLE JOISTS UNDER ALL PARTITIONS PARALLEL TO JOISTS AND PROVIDE SOLID BLOCKING UNDER ALL PARTITIONS PERPENDICULAR TO JOISTS.

PROVIDE DOUBLE JOISTS UNDER WATER HEATERS, WASHING MACHINE, DRYER, EDGE OF BATH TUBS, AND ALL STATIONARY APPLIANCES.

USE METAL CONNECTORS FOR CONNECTING FLUSH JOISTS TO HEADERS, SIMPSON OR APPROVED EQUAL.

FIRE-STOP ALL FURRING, PARTITIONS, AND STUD WALLS AT BOTH FLOOR AND CEILING OF EACH FLOOR LEVEL AND AT JUNCTURE OF ROOF RAFTERS AND WALL.

INSTALL METAL SOFFIT VENTS AND ROOF VENTS AS SHOWN ON THE DRAWINGS.

ALL CLOSETS MARKED LINEN AND PANTRY TO HAVE FIVE SHELVES -ENTRY, WARDROBE, AND WALK-IN CLOSETS TO HAVE ONE HANGER BAR AND ONE SHELF.

INSTALL 1/2" APA RATED PLYWOOD SHEATHING AT CORNERS OF ALL EXTERIOR WALLS.

ALL CONCEALED FLASHING SHALL BE 26 GAUGE GALVANIZED SHEET METAL.

INSULATE AND COVER WITH 1/2" EXT. GRADE PLYWOOD ANY CANTILEVERED FLOOR JOISTS.

PROVIDE ROUGH-IN OPENING FOR 14"W X 18"H. MEDICINE CABINET. BOTTOM OF CABINET SHALL BE 52" AFF (TYPICAL IN FULL BATHS & MASTER BATHS)

PROVIDE 3'-1" CLEAR FOR ALL STAIR CONSTRUCTION.

ALL CEDAR TO BE USED FOR EXTERIOR TRIM SHALL BE FACTORY PRE-PRIMED. OTHERWISE, PRE-PRIME ALL CEDAR TRIM, ALL CUTS TO BE PRIMED & CAULKED BY CARPENTER.

GABLE END TRUSSES ARE TO BE SHEATHED IN 1/2" SHEATHING BY MANUFACTURER. SEE DRAWINGS FOR SPECIFIC FIRE-RATED LOCATIONS.

THE GENERAL CONTRACTOR SHALL COORDINATE WITH THE TRUSS TO SUBMIT CALCULATIONS AND LAYOUTS TO THE BUILDING DEPARTMENT FOR APPROVAL PRIOR TO FABRICATION.

MOISTURE CONTROL NOTES

ICE BARRIER NOTE:
AN ICE BARRIER THAT CONSISTS OF A LEAST TWO LAYERS OF UNDERLAYMENT CEMENTED TOGETHER OR OF A SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET, SHALL BE USED IN LIEU OF NORMAL UNDERLAYMENT AND EXTEND FROM THE LOWEST EDGES OF ALL ROOF SURFACES TO A POINT AT LEAST 24 INCHES (610 MM) INSIDE THE EXTERIOR WALL LINE OF THE BUILDING. ICE BARRIERS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS NOT ONLY FROM THE LOWEST EDGES, BUT ALSO TO 24" OF EITHER SIDE OF ALL VALLEYS AND PITCH CHANGES, OVER ENTIRE SURFACE OF ALL ROOFS PITCHED LESS THAN 4:12, AND OVER ALL SADDLES & CRICKETS REGARDLESS OF PITCH. WHERE ROOF SURFACES RUN ADJACENT TO WALLS, ICE BARRIER MUST BE EXTENDED TO RUN CONTINUOUSLY FROM ROOF SURFACE UP WALL SHEATHING A MINIMUM OF 12" UNLESS NOTED OTHERWISE.

PROVIDE CONCEALED METAL FLASHING AT ALL ROOF-TO-WALL JUNCTIONS. ALL CONCEALED FLASHING TO BE 26 GAUGE GALVANIZED STEEL, MINIMUM.

EXTERIOR FLASHINGS TO BE CORRECTLY INSTALLED AT ALL CONVERGENCES BETWEEN ROOFS, WALLS, FIREPLACES AND PROJECTIONS, OR AS REQUIRED BY GOOD AND COMMON CONSTRUCTION PRACTICES.

ROOFER NOTE:
HOUSEWRAP ON WALLS MUST LAP OVER TOP OF CONCEALED FLASHING & ICE BARRIERS. THEREFORE, AT ROOF/WALL CONVERGENCES, IT IS THE ROOFER'S RESPONSIBILITY TO CUT (IF NECESSARY) AND UNFASTEN HOUSEWRAP ON WALLS SUCH THAT REQUIRED ICE BARRIERS AND/OR CONCEALED FLASHING CAN BE INSTALLED PROPERLY AGAINST WALL SHEATHING, AND LAP THE HOUSEWRAP OVER IN A "SHINGLE STYLE" EFFECT. IT IS ALSO THE ROOFER'S RESPONSIBILITY TO REPAIR HOUSEWRAP THAT WAS TORN OR CUT DURING INSTALLATION OF ROOFING MATERIALS, AND TO REFASTEN IT TO THE WALL SHEATHING. TAPE USED AT SEAMS MUST BE APPROVED FOR THAT HOUSEWRAP BY ITS MANUFACTURER.

ALL EXTERIOR PERIMETER CAULKING SHALL BE WATER AND WEATHER TIGHT. ELASTIC CAULKING COMPOUND SHALL BE NON-STAINING ACRYLIC OR BUTYL TYPE. COLOR SHALL MATCH ADJACENT SURFACES.

INSTALL EXTERIOR WALL VAPOR BARRIER/HOUSEWRAP OVER EXTERIOR SHEATHING, TAPE ALL SEAMS USING MANUFACTURER APPROVED PRODUCTS.

PROVIDE ASPHALTIC DAMPPROOFING AS INDICATED IN CONCRETE NOTES.

PROVIDE MINIMUM 6 MIL POLYETHYLENE VAPOR BARRIER BELOW CONCRETE SLABS IN AREAS INDICATED IN THE DRAWINGS. LOCATE ABOVE REINFORCING AND SEAL ALL JOINTS PER MANUFACTURERS RECOMMENDATIONS. TAKE CARE DURING CONCRETE PLACEMENT TO PREVENT PUNCTURING THE VAPOR BARRIER.

PROVIDE FLASHING AT ALL TOP AND SIDES OF WINDOWS, DOORS, SILLS, AND ROOF VALLEYS, FLASH ALL SILL COPINGS AT MASONRY VENEER OPENINGS

ROOF TRUSS SYSTEM NOTE

IT IS THE RESPONSIBILITY OF THE "TRUSS DESIGNER" TO DESIGN AND DETAIL THE ROOF TRUSS SYSTEM. THE ROOF TRUSS SYSTEM SHALL INCLUDE, BUT IS NOT LIMITED TO A COMPLETE ROOF PLAN INDICATING ALL TRUSS SIZES, LOCATIONS, CONNECTIONS, MOISED LOADS, AND BEARING REQUIREMENTS. THE ROOF TRUSS SYSTEM SHALL BE DESIGNED TO ACCOMMODATE ALL LIVE, DEAD, SNOW, WIND, AND UPLIFT LOADS AS REQUIRED BY ALL APPLICABLE AUTHORITIES. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR DETERMINING THE ROOF TRUSS SYSTEM REQUIREMENTS. THE ROOF TRUSS SYSTEM SHALL CONFORM TO THE DESIGN INTENT OF THE CONSTRUCTION DOCUMENTS PREPARED BY THE ARCHITECT. IF MODIFICATIONS TO THESE CONSTRUCTION DOCUMENTS ARE REQUIRED DUE TO THE ROOF TRUSS SYSTEM, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY.

IF TRUSSES ARE REQUIRED TO BE STORED PRIOR TO ERECTION, THEY SHALL BE STORED IN VERTICAL POSITIONS AND PROTECTED FROM THE WEATHER IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS

IT WILL BE THE RESPONSIBILITY OF THE THE MANUFACTURER TO NOTE ANY STICK FRAMING AREA'S OF THE ROOF IF REQUIRED, THIS IS TO BE REFLECTED BY THEIR QUOTE.

CONTRACTOR'S NOTES

CONTRACTOR RETAINS THE RIGHT TO LOCATE AND OR RELOCATE ANY MECHANICAL SYSTEMS AND INDIVIDUAL COMPONENTS OF SUCH SYSTEMS IN ACCORDANCE WITH ACCEPTABLE STANDARDS OF THE APPLICABLE BUILDING TRADES AS TO THE SAFETY AND EFFICIENCY OF OPERATION AS DETERMINED BY CONTRACTOR

LOCATION OF MECHANICAL EQUIPMENT IS TO BE VERIFIED IN FIELD BASED UPON LAYOUT AND EQUIPMENT REQUIREMENTS, VERIFY EXACT LOCATIONS WITH BUILDER PRIOR TO INSTALLATION.

THE CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND FIELD CONDITIONS PRIOR TO PROCEEDING WITH THEIR WORK. NOTIFY SUPERINTENDENT AND ARCHITECT IF DISCREPANCIES ARE FOUND. DO NOT PROCEED WITH THE WORK UNTIL ALL DISCREPANCIES ARE CORRECTED.

PENETRATIONS

PENETRATIONS BETWEEN STORIES AND THE ROOF SHALL BE FIRE STOPPED AS WELL AS SOFFITS, DROPPED CEILINGS, ETC. PER ALL APPLICABLE CODE REQUIREMENTS

FIELD VERIFY ALL JOISTS, PENETRATIONS, DOORS, AND WINDOWS ARE CAULKED, GASKETED WEATHER STRIPPED, OR OTHERWISE SEALED TO ASSIST IN THE DOOR BLOWER DEPRESSURIZATION PASSAGE.

LUMBER

- STRESS GRADE LUMBER SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION
- PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS, PARTITIONS APPLIANCES AND TUBS, AND SOLID BLOCKING UNDER PERPENDICULAR PARTITIONS
- ALL FLOOR TRUSS SYSTEMS TO BE DESIGNED BY MANUFACTURER

FIREPLACE NOTES

FIREPLACE
SUPPLIER SHALL PROVIDE ALL COMPONENTS NECESSARY FOR A COMPLETE INSTALLATION INCLUDING FIREBOX, FLUE, OFFSETS, FLOOR/CEILING FIRE-STOPS, FLUE SPARK ARRESTORS, AND CHIMNEY SUPPORTS.

PROVIDE NON-COMBUSTIBLE HEARTH 20" DEEP. HEARTH SHALL EXTEND 12" PAST EACH SIDE OF OPENING.

VERIFY IN THE FIELD BY THE LOCAL INSPECTOR THAT THE MANUFACTURES INSTALLATION MANUALS FOR THE PRE-FABRICATED FIREPLACES WILL BE ON SITE AND AVAILABLE FOR REVIEW BY THE INSPECTOR AT THE TIME OF THE INSPECTION.

DOOR & WINDOW NOTES

SEE CARPENTRY NOTES FOR WINDOW MANUFACTURER(S). ALL GLAZING MUST MEET OR EXCEED ALL APPLICABLE CODE REQUIREMENTS

EXTERIOR ENTRANCE DOORS ARE TO BE PRE-HUNG WITH STANDARD WOOD FRAME. MANUFACTURER TO PROVIDE 1/2" HIGH ALUMINUM THRESHOLD AND WEATHERSTRIPPING. LOCK SETS AND LATCH SETS TO BE COORDINATED BY THE GENERAL CONTRACTOR. MATCH DOOR DESIGN SHOWN ON ELEVATION OR AS SELECTED BY THE OWNER.

INTERIOR DOORS TO BE SELECTED BY THE OWNER.

BI-FOLD DOORS SHALL BE HOLLOW CORE TO MATCH PASSAGE DOORS.

WINDOW DESIGNATION BASED ON GENERIC WINDOWS AND WILL INCLUDE SCREENS, AND ALL THE NECESSARY HARDWARE FOR OPERATION. GENERAL CONTRACTOR TO MAKE FINAL DETERMINATION OF WINDOW MANUFACTURER. SEE PLANS FOR WINDOW HEAD HEIGHTS

FINISH NOTES

INSTALL TAPERED WALLBOARD WITH METAL CORNER BEADS. MACHINE TAPE ALL JOINTS. WALLBOARD SHALL BE ATTACHED ACCORDING TO MANUFACTURERS INSTRUCTIONS, PATCH ALL SCREW HEADS AND LEAVE SURFACE FREE OF DEFECTS. USE FIRE-CODE WALLBOARD WHERE REQUIRED FOR FIRE-RATING AND PROVIDE WATER RESISTANT WALLBOARD AT ALL WET AREAS.

PROVIDE UNDERLAYMENT AT "HARD SURFACE" FLOOR FINISH AREAS. UNDERLAYMENT VARIES WITH FINISH. VERIFY WITH GENERAL CONTRACTOR PRIOR TO INSTALLATION.

CERAMIC TILE FLOORS, WALLS & AND BASE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS AND IN ACCORDANCE WITH THE CERAMIC TILE ASSOCIATIONS RECOMMENDATION FOR EACH USE.

INTERIOR WALLS TO HAVE PRIME COAT PLUS ONE TOP COAT OF FLAT LATEX PAINT. INTERIOR DOORS, WINDOW, AND TRIM TO BE PAINTED, STAINED, OR SEALED AS SELECTED BY THE OWNER.

ALL INTERIOR FINISHES TO BE SELECTED BY THE OWNER PRIOR TO CONSTRUCTION.

ELECTRICAL NOTES

THE ELECTRICAL CONTRACTOR(S) SHALL INCLUDE ALL NECESSARY LABOR, MATERIALS, EQUIPMENT, TOOLS, ETC. FOR THE INSTALLATION OF A COMPLETE AND OPERABLE ELECTRICAL SYSTEM. ELECTRICAL CONTRACTOR TO DETERMINE PANEL AND SERVICE SIZES BASED ON CONNECTED LOADS, DETERMINE CIRCUIT QUANTITIES AND SIZES, AND PROVIDE TYPED PANEL SCHEDULES.

THE ELECTRICAL CONTRACTOR SHALL INSTALL ALL WORK IN ACCORDANCE WITH ALL APPLICABLE STATE, LOCAL, AND NATIONAL CODES AND ORDINANCES.

USE CONDUIT IN GROUND, EXPOSED TO WEATHER, IN SLABS ON GRADE, AND WHERE REQUIRED BY CODE. CONDUIT SHALL BE HOT-DIPPED GALVANIZED INTERMEDIATE METAL WITH WATERPROOF FITTINGS. CONDUIT AT OTHER LOCATIONS SHALL BE MET WITH SET SCREWS OR COMPRESSION FITTINGS.

WIRE SHALL HAVE 600 V. INSULATION AND NOT BE LESS THAN #2 EXCEPT AT THE THERMOSTAT AND LOW VOLTAGE APPLICATIONS. WIRE SHALL BE COPPER CONDUCTOR TYPE TW FOR #6 AND SMALLER, AND TYPE THW OR THWN FOR #8 AND LARGER. WIRE MUST BE COPPER, NO ALUMINUM OR COPPER CLAD WILL BE ALLOWED.

THE ELECTRICAL CONTRACTOR SHALL PROVIDE SWITCHED FIXTURES IN ALL ATTICS ABOVE THE ACCESS PANEL.

THE ELECTRICAL CONTRACTOR SHALL PROVIDE GROUND FAULT PROTECTED GROUNDED OUTLETS WITHIN 6' OF ALL LAVATORIES, SINKS, SHOWER ENCLOSURES, "WET" LOCATIONS, AND AT EXTERIOR OUTLETS, AND GARAGES AS SHOWN ON DRAWINGS.

THE ELECTRICAL CONTRACTOR MUST PROVIDE DISCONNECTS AT ALL HARD-WIRED APPLIANCES AND AS REQUIRED BY CODE, SUCH AS FURNACES, AND CONDENSING UNITS.

SMOKE DETECTORS SHALL BE U.L. APPROVED 110 VOLT INTERCONNECTED WITH BATTERY BACK-UP AS INDICATED IN THE DRAWINGS.

ALL OUTLET RECEPTACLES SHALL BE MOUNTED 15" AFF TO CENTER OF BOX, TYPICALLY, UNLESS NOTED OTHERWISE. ALL SWITCHES SHALL BE MOUNTED 48" AFF TO CENTER OF BOX.

EXACT PLAN LOCATIONS MAY VARY DUE TO STUD LAYOUT.

ALL ELECTRICAL DEVICES AND COVER-PLATES SHALL WHITE UNLESS OWNER SELECTS AN ALTERNATE.

WHIRLPOOL INSTALLATION TO FOLLOW ALL APPLICABLE CODE REQUIREMENTS

ALL CEILING FANS TO HAVE FAN APPROVED BOXES.

ALL REC. CANS OVER WET LOCATIONS SHALL BE APPROVED FOR WET LOCATIONS.

DISHWASHER, RANGE EXHAUST HOOD AND GARBAGE DISPOSAL SHALL BE HARDWIRED.

ALL ELECTRICAL RECEPTACLES IN ALL BEDROOMS SHALL BE ARC-FAULT RECEPTACLES.

PLUMBING NOTES

THE PLUMBING CONTRACTOR SHALL INCLUDE ALL NECESSARY LABOR, MATERIALS, AND EQUIPMENT REQUIRED FOR A COMPLETE AND OPERABLE INSTALLATION OF ALL WATER AND SEWAGE SYSTEMS.

ALL SYSTEMS AND EQUIPMENT SHALL CONFORM TO APPLICABLE LOCAL, STATE, AND NATIONAL CODES.

FIXTURE AND EQUIPMENT CONNECTIONS SHALL BE MADE WITH CP SUPPLIES WITH STOPS. ALL WATER PIPES SHALL BE VALVED. EXPOSED WASTE PIPING SHALL BE CHROME PLATED.

PROVIDE ESCUTCHEON PLATES AT ALL WALL PENETRATIONS AT ALL FINISHED AREAS.

WATER PIPING ABOVE GROUND SHALL BE "L" COPPER WITH LEAD-FREE JOINTS.

WATER PIPING BELOW GROUND SHALL BE TYPE "K" COPPER WITH SILL FLOSS SOLDER JOINTS OR CEMENT LINE DUCTILE IRON WITH PLUSH JOINTS.

SUSPENDED WASTE AND VENT PIPING SHALL BE CODE APPROVED MATERIALS AND FITTINGS.

GAS PIPING SHALL BE BLACK STEEL WITH MALLEABLE FITTINGS. PROVIDE GAS COCK, UNION AND DIRT LEG AT EACH CONNECTION. TEST GAS PIPING SYSTEM AT 25 PSI.

FLASH VENTS THROUGH ROOF WITH 4 LB. LEAD

INSULATE SUSPENDED HOT AND COLD WATER PIPING WITH 1/2" PIPE INSULATION.

PROVIDE FREEZE-PROOF HOSE BIBS WITH VACUUM BREAKERS WHERE INDICATED ON DRAWINGS.

PROVIDE "GUY GREY BOX" AT CLOTHES WASHER LOCATION.

PROVIDE A 12" AIR CHAMBER AT EVERY FIXTURE AND A 24" AIR CHAMBER AT TOP OF RISERS.

DO NOT INSTALL WATER SUPPLY LINES OR HORIZONTAL DRAIN LINES IN WALLS ADJACENT TO UNHEATED SPACES.

PRIOR TO USAGE, WATER PIPING SHALL BE DISINFECTED USING LIQUID CHLORINE THAT HAS A RESIDUAL LEVEL 25 PPM AFTER 24 HOURS. AFTER ACCEPTANCE, FLUSH SYSTEM UNTIL CHLORINE IS REMOVED. PLUMBING CONTRACTOR TO PROVIDE NECESSARY FILL DRAIN, AND TEST EQUIPMENT TO PERFORM THIS DISINFECTION.

EMERGENCY EGRESS OPENINGS

- EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY EGRESS OR RESCUE. THE UNITS MUST BE OPERABLE FROM THE INSIDE TO A FULL CLEAR OPENING WITHOUT THE USE OF SEPARATE TOOLS. WHERE WINDOWS ARE PROVIDED AS A MEANS OF EGRESS OR RESCUE THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THEN 44" ABOVE THE FLOOR. ALL EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS MUST HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ FT. THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24", THE WIDTH SHALL BE 20". A GRADE FLOOR WINDOW MAY HAVE A NET CLEAR OPENING OF 5 SQ. FT.

ATTIC VENTILATION NOTE

WHEN DETERMINED BY THE BUILDING OFFICIAL DUE TO ATMOSPHERIC OR CLIMATIC CONDITIONS, ENCLOSED ATTICS AND RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. THE NET FREE VENTILATING AREA SHALL BE NOT LESS THEN 1 TO 150 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT THE AREA MAY BE REDUCED TO 1 TO 300, PROVIDED AT LEAST 50% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 36" ABOVE EAVE OR CORNICE VENTS. THE NET FREE CROSS-VENTILATION AREA MAY NOT BE LESS THEN 1 TO 300 OF THE AREA OF THE SPACE VENTILATED WHEN THE VAPOR BARRIER HAVING A TRANSMISSION RATE NOT EXCEEDING 1 PERM IS INSTALLED ON THE WARM SIDE OF THE CEILING.

RADON VENT NOTE (IF REQ'D)

PROVIDE RADON VENT PIPE FROM CONCRETE SLAB THRU ROOF. 2" PIPE/ ELECTRICAL BOX IN ATTIC FOR FUTURE FAN. PROVIDE MIN. 3" PIPE LABELED "RADON REDUCTION SYSTEM" SUMP PIT TO BE SEALED, ALL CRACKS AND PERPETRATION TO BE SEALED. LAP VB. UNDER SLAB 12" MIN. AT ALL SEAMS.

INSULATION NOTE

A PERMANENT CERTIFICATE SHALL BE COMPLETED AND POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL LISTING THE PREDOMINANT R-VALUES OF THE INSULATION INSTALLED.

HEADERS

- FOR ALL EXTERIOR MASONRY OPENINGS THE FOLLOWING LINTEL SIZES SHALL BE USED UNLESS NOTED OTHERWISE.
  - 0'-0" TO 5'-0" OPENINGS : L4"x3-1/2"x5/16" LLV. WITH 6" OF BEARING
  - 5'-0" TO 7'-0" OPENINGS : L5"x3-1/2"x5/16" LLV. WITH 8" OF BEARING
  - 7'-0" AND GREATER : L6"x4"x5/16" LLV. WITH 8" OF BEARING

- WOOD POSTS, THE FULL WIDTH OF THE BEAM, SHALL BE PROVIDED UNDER EACH END OF BEAM BEING SUPPORTED

RESOLUTION OF THE PLAN COMMISSION			
Resolution recommending to the Common Council a Conditional Use Permit (CUP) filed by Shadi Qattawi, 25420 W Cedar Crest Lane, Lake Villa, IL, to establish an Indoor Entertainment Facility (Restaurant) and to expand an existing second floor Commercial Apartment at 140 Broad Street, Tax Key No. ZOP 00331.			
Committee:	N/A		
Fiscal Impact:	N/A		
File Number:	**PC-035**	**Date:**	August 18, 2025

WHEREAS, the City of Lake Geneva Plan Commission has considered a Conditional Use Permit application filed by Shadi Qattawi, 25420 W Cedar Crest Lane, Lake Villa, IL, to establish an Indoor Entertainment Facility (Restaurant) and to expand an existing second floor Commercial Apartment at 140 Broad Street, Tax Key No. ZOP 00331, and

WHEREAS, the Plan Commission held a Public Hearing thereon pursuant to proper notice given on August 18, 2025, and

WHEREAS, the Plan Commission made the following findings of fact:

1. In general, the proposed conditional use is in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.

2. Specific to this site, the proposed conditional use is in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.

3. The proposed conditional use in its proposed location, and as depicted on the required site plan does not result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of the Zoning Ordinance, the Comprehensive Plan or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development.

4. The proposed conditional use maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.

5. The proposed conditional use is located in an area that will be adequately served by, and will not impose an undue burden on any improvements, facilities, utilities or services provided by public agencies serving the subject property.

6. The potential public benefits of the proposed conditional use outweigh all potential adverse impacts of the proposed conditional use after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts, and

WHEREAS, the Plan Commission has recommended approval with the following conditions:

1. Substantial conformance to the submitted *Front Elevation W/Renovation* Plan and *Renovation Plan Set* drawn by Midwest Design Group dated 11-22-25 revised 4-22-25, and
2. The applicant shall secure all required State and Municipal permits prior to start of construction.

NOW, THEREFORE, BE IT RESOLVED, that the Plan Commission hereby recommends to the Common Council of the Conditional Use Permit filed by Shadi Qattawi, 25420 W Cedar Crest Lane, Lake Villa, IL, to establish an Indoor Entertainment Facility (Restaurant) and to expand an existing second floor Commercial Apartment at 140 Broad Street, Tax Key No. ZOP 00331, per the findings of fact stated above and one condition of approval stated above.

.

Recommended to the Common Council of the City of Lake Geneva this 18th day of August 2025.

PC Action: ☐ **Adopted** ☐ **Failed** **Vote** _____

Mayoral Action: ☐ **Accept** ☐ **Veto**

_____

Todd Krause, Plan Commission Chair Date

Attest:

_____

Amanda Rotondi, Building and Zoning Clerk Date

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: August 18, 2025

Agenda Item #8a

Applicant:
Bailey Freeman
601 Black Hawk Drive
Burlington, WI

Request:
148 W Main Street
Tax Key No. ZOP 00385
Amended PD-General Development Plan and Precise Implementation Plan

Summary Description:
The parcel in question is improved with a building housing a Place of Worship and School. Planned Development- General Development Plan (GDP) and Precise Implementation Plan (PIP) approval was granted by the Common Council for the building improvements in 1999. This application is for the amendment of the Planned Development-GDP and PIP to include an addition to the existing building to provide additional classroom space.

Action by the Plan Commission:

Recommendation to the Common Council on the proposed Amended Planned Development-General Development Plan and Precise Implementation Plan:

As part of the consideration of the requested Amended PIP, the Plan Commission is required to:

- Provide the Common Council with a *recommendation* regarding the proposed Amended PD-GDP and PIP;
- Include *findings* required by the Zoning Ordinance for PD-GDP and PIP; and,
- Provide specific suggested *conditions* of approval.

Staff Review Comments:

The proposed Amended Planned Development-General Development Plan and Precise Implementation Plan provides for a building addition to allow for more classroom space. The approval of this request would allow the school located in this building to expand.

Required Plan Commission Findings on the CUP for Recommendation to the Common Council:

A proposed CUP must be reviewed by the standards, below:

A. If, after the public hearing, the Commission wishes to recommend *approval*, then the appropriate fact finding would be all of the following:
   a. In general, the proposed Amended PD-GDP and PIP is in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.

b. Specific to this site, the proposed Amended PD-GDP and PIP is in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.

c. The proposed Amended PD-GDP and PIP in its proposed location, and as depicted on the required site plan does not result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of the Zoning Ordinance, the Comprehensive Plan or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development.

d. The proposed Amended PD-GDP and PIP maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.

e. The proposed Amended PD-GDP and PIP is located in an area that will be adequately served by, and will not impose an undue burden on any improvements, facilities, utilities or services provided by public agencies serving the subject property.

f. The potential public benefits of the proposed Amended PD-GDP and PIP outweigh all potential adverse impacts of the proposed conditional use after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.

Staff Recommendation on the proposed Conditional Use Permit:

1. Staff recommend that the Plan Commission recommend approval of the proposed Amended PD-GDP and PIP as submitted.
2. Staff recommend the Plan Commission adopt the *affirmative set of findings* provided above.
3. Finally, staff recommend that *the following additional conditions of approval* be attached to the approval:
    a. Substantial conformance to *Site Plan Package For: St Francis De Sales Building Addition* drawn by REI Engineering , Inc. dated 7-22-2025, and.
    b. Owner shall secure all required State and Municipal permits prior to start of construction.

APPLICATION TO INITIATE PLANNED DEVELOPMENT PROCESS

City of Lake Geneva

Site Address/Parcel No. and full Legal Description required (attach separate sheet if necessary):
148 West Main Street, Lake Geneva, WI 53147

ZOP 00385

Name and Address of Current Owner:

Saint Francis De Sales Parish -148 West Main Street, Lake Geneva, WI 53147

Telephone No. with area code & Email of Current Owner: 262-248-8524

parish@sfdslg.org

Owner Signature: Rev. Paul O. Guthrie

Name and Address of Applicant:
On behalf of Saint Francis De Sales Parish - Bailey Freeman

601 Black Hawk Dr., Burlington WI 53105

Telephone No. with area code & Email of Applicant: 715.657.0037

bfreeman@scherrerconstruction.com

Proposed Use: Addition to existing school

Zoning District in which land is located: PD Planned Development

Names and Addresses of architect, professional engineer and contractor of project:
Bailey Freeman - 601 Black Hawk Dr., Burlington WI 53105

Scherrer Construction - 601 Black Hawk Dr., Burlington WI 53105

Short statement describing activities to take place on site:
The project involves the demolition of the existing entrance and canopy along Curtiss Street, followed by the construction of a two-story building addition at the northeast corner of the existing structure. The addition will have an approximate footprint of 1,722 square feet and will include three classrooms and a new main entrance oriented toward West Main Street.

6-3-25
Date

Rev. Paul O. Guthrie
Signature of Applicant

St. Francis de Sales | 130 W. main St. Lake Geneva | Cost Recovery # 25-446

Petitioner Name | Project Address | AR # 2286

OFFICE USE ONLY | Description of Request Planned Development

Agreement for Services

REIMBURSABLE BY THE PETITIONER / APPLICANT. The city may retain the services of the professional consultants (including planners, engineers, architects, attorneys, environmental specialists, recreation specialists, and other experts) to assist in the City's review of a proposals coming before the Plan commission and/or Common Council. The submittal of a development proposal application or petition by a Petitioner shall be construed as an agreement to pay for such professional review services applicable to the proposal including any financing charges that may accrue. The City applies the charges for these services to the Petitioner. The City Administrator at any time may require an applicant to submit an advance deposit **of $500 to $5,000 depending on the complexity and anticipated involvement of the City's consultants** or continuing advance deposits against future billings by the City for recovery of costs provide by this ordinance 98-935(4). **An advanced deposit shall be required for the application related to Extraterritorial matters.** Surplus deposits shall be returned to the Applicant at the conclusion of the project.

Rev Raymond P. Guthrie, as applicant/petitioner for

Project: Saint Francis De Sales Parish Addition

Project Address: 148 West Main Street, Lake Geneva, WI 53147

Parcel No. ZOP 00385

Name:

Address: 148 West Main Street

Lake Geneva, WI 53147

Cell Phone: (___) - _____ - _____ Phone: (262) - 248 - 8524

Email: parish@sfdslg.org

Dated this 3rd Day of June, 2025

Printed Name of Applicant / Petitioner

RAYMOND P. GUTHRIE

Signature of Applicant/Petitioner

Applicant/Petitioner agrees that in addition to those normal costs payable by an applicant/petitioner (e.g., filing or permit fees, publication expenses, recording fees, etc.), that in the event the action applied or petitioned for requires the City of Lake Geneva, in the judgment of its staff, to obtain additional professional service(s), (e.g., engineering, surveying, planning, legal) than would be routinely available "in house" to enable the City to properly address, take appropriate action on, or determine the same, applicant/petitioner shall reimburse the City for the costs thereof

Section 98-935 Fees:

(1) Fees for Procedures or Permits Requested by a Private Party: The fees for the procedures and permits established by this Chapter shall be established by resolution of the Common Council of the City of Lake Geneva

(2) Fees for Procedures Requested by the City of Lake Geneva: There shall be no fee in the case of applications filed in the public interest by the Common Council or the Plan Commission, other agency, or official of the City of Lake Geneva.

(3) Payment of Fees: Fees shall be payable at the time applications are filed with the appropriate officer of the City (per the requirements of this Chapter), and are not refundable.

(4) Professional Consultant Review Services: The City may retain the services of professional consultants (including planners, engineers, architects, attorneys, environmental specialists, recreation specialists, and other experts) to assist in the City's review of a proposal coming before the Plan Commission. The City may apply the charges for these services to the Petitioner. The City will require the Petitioner to sign a professional consultant review services form. The City Administrator at any time may require an applicant to submit an advance deposit **of $500 to $5,000 depending on the complexity and anticipated involvement of the City's consultants** or continuing advance deposits against future billings by the City for recovery of costs provide by this ordinance 98-935(4). **An advanced deposit shall be required for the application related to Extraterritorial matters.** The City may delay acceptance of the application or petition as complete, or may delay final approval of the proposal, until such fees are paid by the Petitioner. The submittal of a development proposal application or petition by a Petitioner shall be construed as an agreement to pay for such professional review services applicable to the proposal. Review fees which are applied to a Petitioner, but which are not paid, may be assigned by the City as a special assessment to the subject property.

Development Review Committee (DRC) Application

Complete as much detailed information as possible to allow for a comprehensive departmental review prior to a Development Review Committee meeting. This application must be returned to the Building Inspector, with all conceptual plans, designs and other information prior to the scheduling a DRC meeting.

Applicant Information

Property Address 148 West Main Street, Lake Geneva, WI 53147
Applicant name Rev. Raymond Guthrie
Applicant email parishe sfdslg.org Phone Number 248-248-8524

Architect/Contractor/Designer Name Bailey Freeman
Architect/Contractor/Designer Email bfreeman@scherrerconstruction.com Phone Number 715.657.0037

Type of Construction: New _____ Addition X Remodel _____
Type of Development: Single-family _____ Multi-family _____ Commercial _____ Industrial _____
Type of Business School

Engineering

Site Plans should include the following: Project title and owner's/developer's name and address noted, architect's and/or engineer's name and address noted, property boundaries and dimensions, abutting property zoning classifications, general description of building materials, façade and roof detail, setback lines indicated, easements for access, if any, 100-year floodplain identification, existing and proposed topography shown at a contour interval of one foot, indicating proposed grade and location of improvements, signage and outdoor lighting, number of parking spaces provided, type, size and location of all structures with all building dimensions shown, location of existing and general location of proposed sanitary sewers, storm sewers, water-mains, and any proposed stormwater management facilities, location, extent and type of proposed landscaping and landscaping plantings and buffers to adjacent property, including fencing or other screening, location of pedestrian sidewalks and walkways, graphic outline of any development staging that is planned, driveway locations and sizes, handicap accessibility, environmental concerns (odor, smoke, noise, graphic scale and north arrow.

- Storm water management provisions provided? YES / (NO)
    - As-built/certification notification
- Erosion control plan provided? YES / (NO)
- Wetlands, floodplains, environmental corridors, groundwater Identified. YES / (NO)
- Utility Plans Provided
    - Watermain
    - Sanitary Sewer
    - Storm Water
- Is a Land Division required? YES / (NO)
- Access points and dimensions shown? YES / (NO)
    - WISDOT Right-of-way?
    - County Right-of-way?

- Estimated Traffic impacts None
  - Traffic Study Required YES/(NO)
  - Traffic Control Plan Required YES/(NO)
  - Will construction affect street parking or intersections? YES / NO
- Paving Materials, Typical Sections? YES / NO
- WDNR Notice of Intent required? (Land disturbance more than 1 acre)? YES /(NO)
- Watermain extension required? YES /(NO)
- Sanitary sewer extension required? YES /(NO)
- SEWRPC Service Area Amendment needed? YES /(NO)
- Is a Chapter 30 Permit (wetland/waterway) required? YES /(NO)
- Proposed building/expansion dimensions 30' x 68'
- Will there be signage? YES /(NO) type (mounted, freestanding) _____
- Exterior lighting plans? YES / NO
- What kind of noise or level of noise will the business have? Same as existing building
- Detailed property Site Plan? YES / NO Date of Plan: To be completed
- Green Space Calculations (Existing vs. Proposed) YES / NO
- Are landscape plans provided? YES / NO
- Is a Land Division required? YES /(NO)

Water/Sewer Utilities

If an existing structure please circle the following:

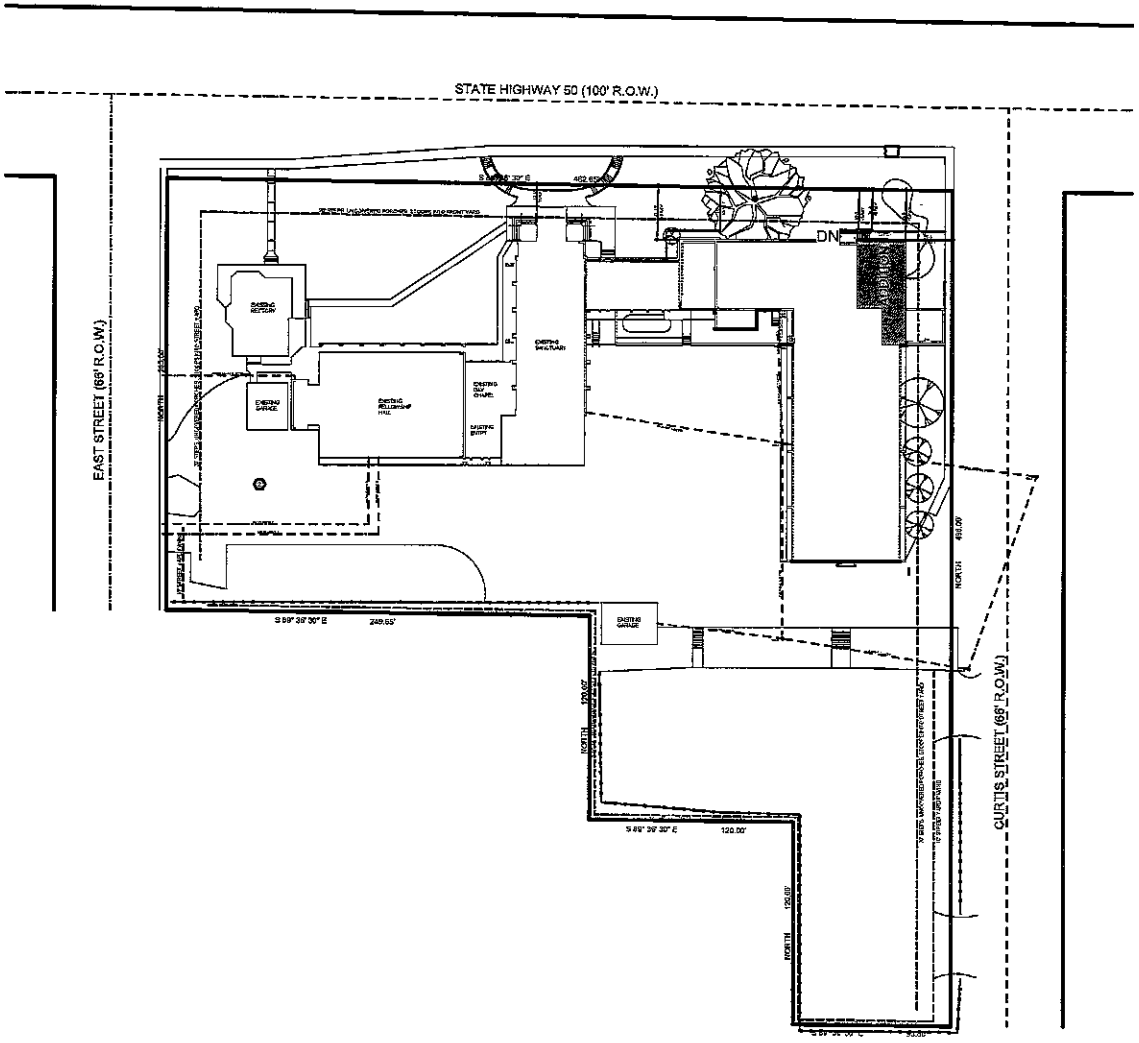
- Will existing sewer & water connections be used? (YES) / NO
- Will your project require the installation of a grease interceptor? YES /(NO)

If the development is Commercial or Industrial, please provide the following:

- Water service size requirement Existing
- Estimated daily water usage in gallons per day Same as Existing
- Estimated maximum water flow in gallons per minute _____
- Number of bathrooms None added
- Brief description of process (if Industrial) _____

If the development is a multi-family dwelling, please provide the following:

- Number of units _____
- Number of bedrooms in each unit _____
- Water service size requirement _____



1 / AS SITE PLAN
1" = 80'-0"

Scherrer CONSTRUCTION
Building with Integrity Since 1928
601 Blackhawk Drive,
P.O. Box 740
Burlington, Wisconsin 53105
Tel: (262) 539-3100
Fax: (262) 539-3101
www.scherrerconstruction.com

PRELIMINARY NOT FOR CONSTRUCTION

N

ST FRANCIS DE SALES

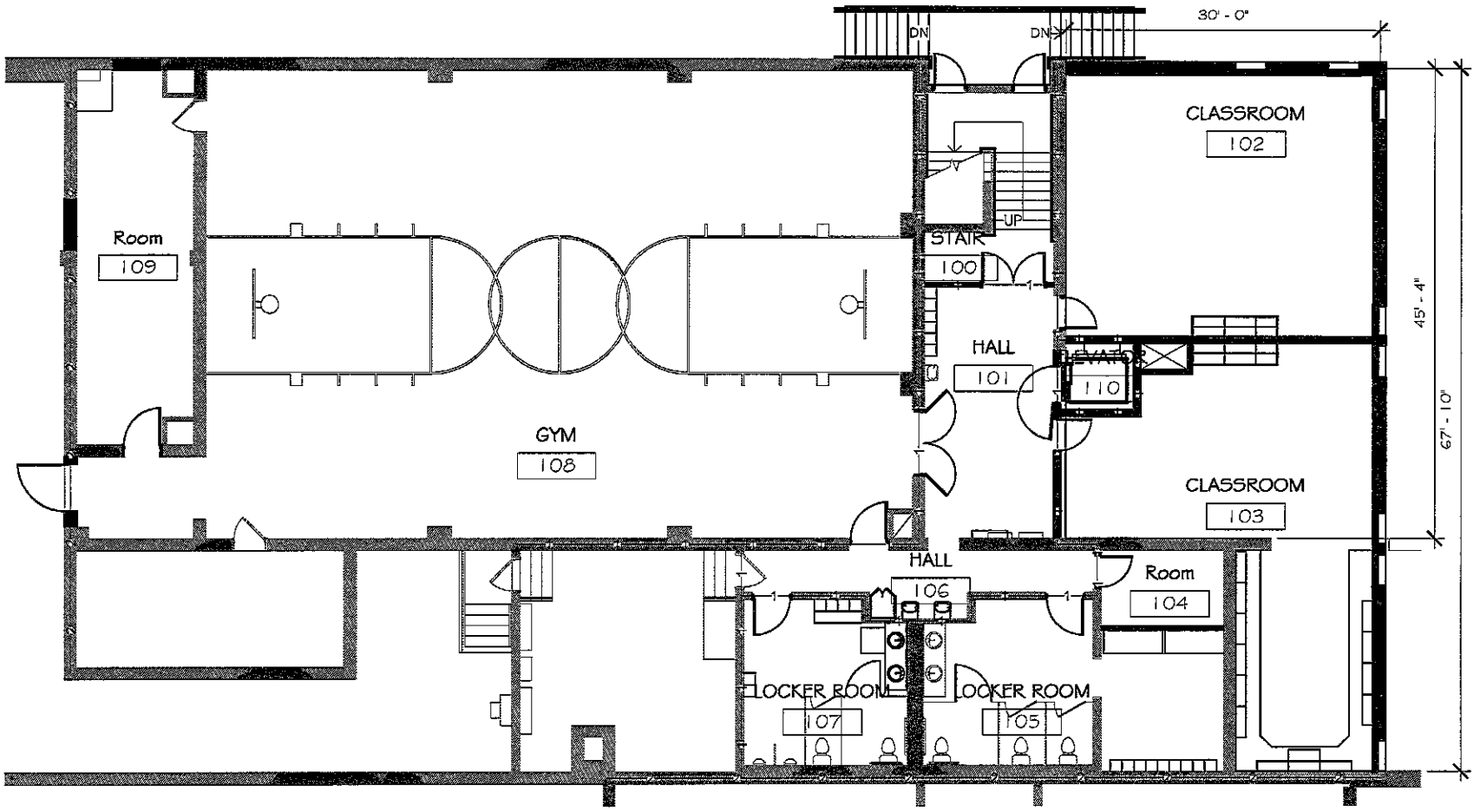
ADDITION

ARCHITECTURAL SITE PLAN

Project number	25-008
Date	2025.DEC.04
Drawn by	BJP
Checked by	BJP

Sheet Number
AS

Scherrer CONSTRUCTION
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Burlington, Wisconsin 53105
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www.scherrerconstruction.com



1/A LOWER LEVEL PLAN SD
1" = 10'-0"

PRELIMINARY NOT FOR CONSTRUCTION

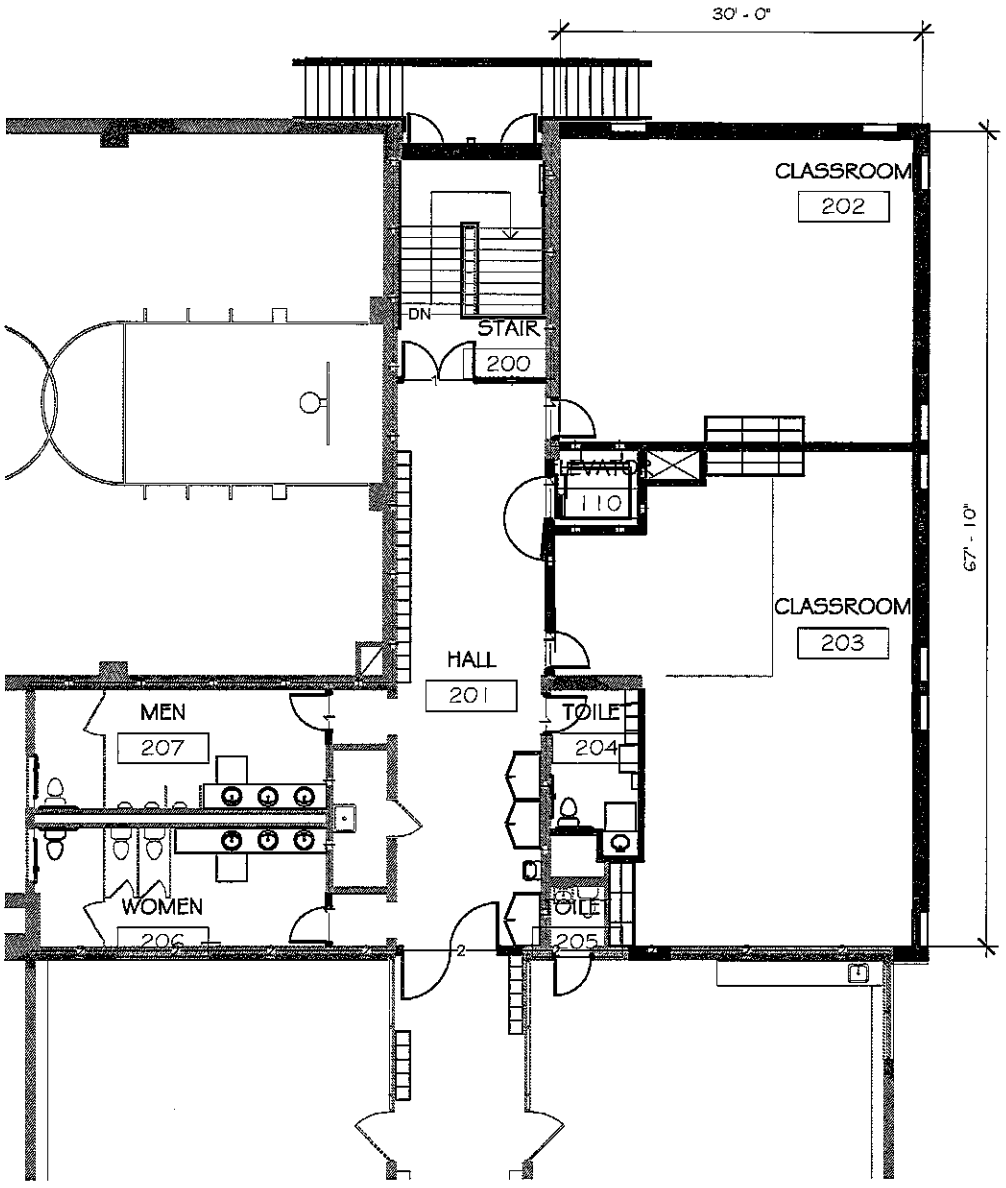
ST FRANCIS DE SALES

ADDITION

LOWER LEVEL PLAN

Project number	25-002
Date	2025.06.04
Drawn by	BJF
Checked by	BJF
Sheet Number	A

6/4/2025 6:45:19 AM



1/B UPPER LEVEL PLAN SD
1" = 10'-0"

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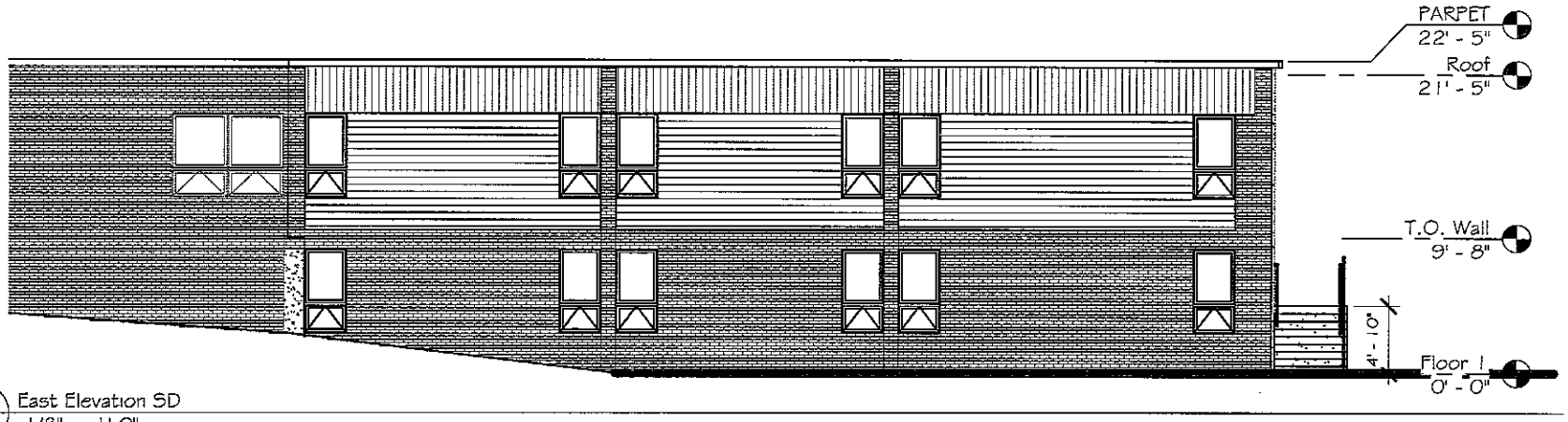
PRELIMINARY NOT FOR CONSTRUCTION

ST FRANCIS DE SALES

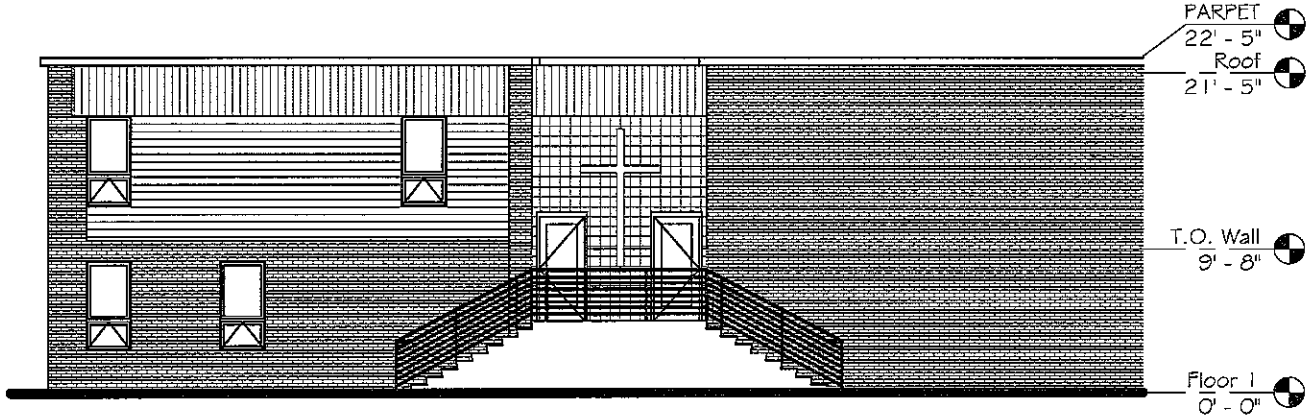
ADDITION

UPPER LEVEL PLAN

Project number	25-002
Date	2025.06.04
Drawn by	BJF
Checked by	BJF
Sheet Number	B



1/C East Elevation SD
1/8" = 1'-0"



2/C North Elevation SD
1/8" = 1'-0"

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www.scherrerconstruction.com

PRELIMINARY NOT FOR CONSTRUCTION

ST FRANCIS DE SALES

ADDITION

EXTERIOR ELEVATIONS

Project number	25-002
Date	2025.06.02
Drawn by	BJK
Checked by	BJK
Sheet Number	C

SITE PLAN PACKAGE FOR:

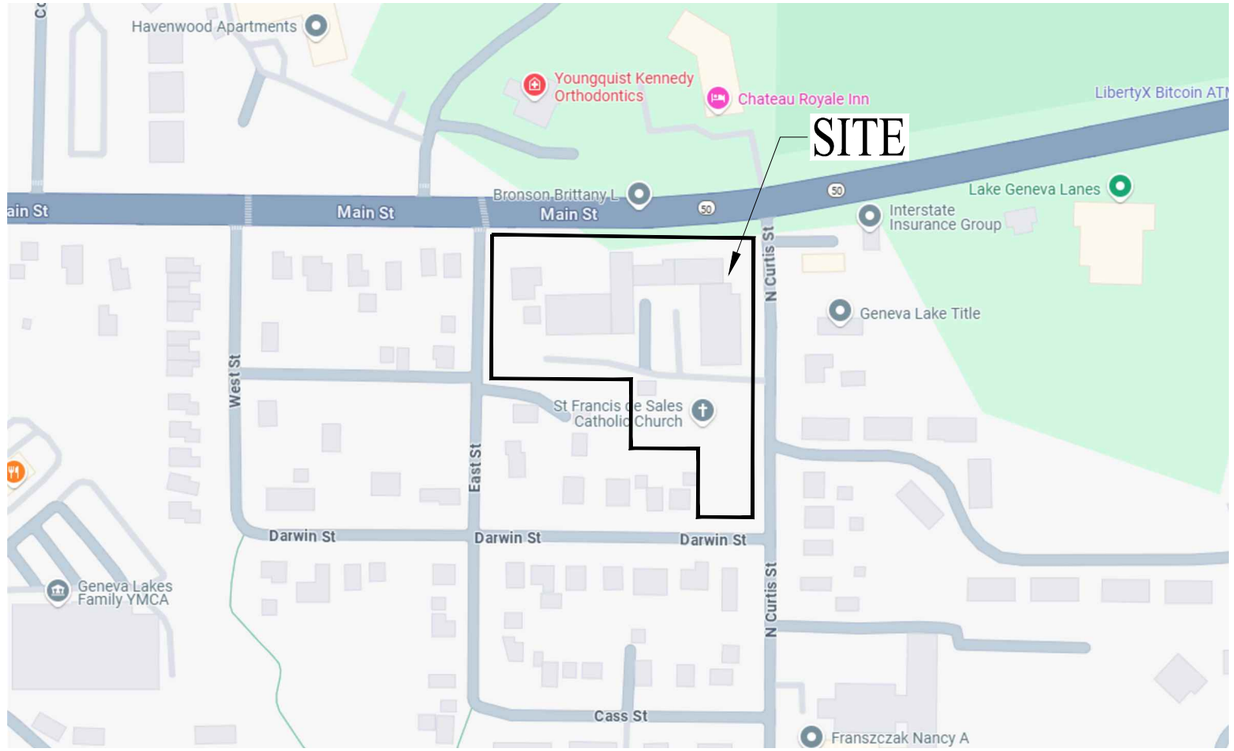
ST. FRANCIS DE SALES BUILDING ADDITION

CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN

INDEX OF SHEETS

SHEET C001	TITLE SHEET
SHEET C010	EXISTING SITE CONDITIONS
SHEET C020	OVERLAY SITE PLAN
SHEET C030	DEMO PLAN
SHEET C100	SITE PLAN
SHEET C200	GRADING & EROSION CONTROL PLAN
SHEET C400	LANDSCAPE PLAN
SHEET C401	LANDSCAPE NOTES & DETAILS
SHEET C810	EROSION CONTROL DETAILS
SHEET C900	SITE SPECIFICATIONS

TOTAL SHEETS = 10



LIST OF STANDARD ABBREVIATIONS

&	AND
AB	AUGER BORING
ADT	AVERAGE DAILY TRAFFIC
BC	BOTTOM OF CURB
BM	BENCHMARK
BOC	BACK OF CURB
BR	BOTTOM OF RAMP
BS	BOTTOM OF STEPS
BW	BOTTOM OF WALL
CB	CATCH BASIN
CMAC	CORRUGATED METAL ARCH CULVERT
CMBC	CORRUGATED METAL BOX CULVERT
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
CONC.	CONCRETE
CPP	CORRUGATED PLASTIC PIPE
DGB	DENSE GRADED BASE
DIP	DUCTILE IRON PIPE
D/S	DOWNSTREAM
(E)	EAST
ELEV.	ELEVATION
EOG	EDGE OF GRAVEL
FFE	FINISHED FLOOR ELEVATION
FG	FINISH GRADE
F.O.	FIBER OPTIC
INL	INLET
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HMA	HOT MIX ASPHALT
HP	HIGH POINT
IE	INVERT ELEVATION
LF	LINEAL FEET
LP	LOW POINT
MEG	MATCH EXISTING GRADE
MH	MANHOLE
(N)	NORTH
(NE)	NORTHEAST
(NW)	NORTHWEST
OH	OVERHEAD
PC	POINT OF CURVATURE
PE	POLYETHYLENE PIPE
P/L	PROPERTY LINE
PP	POWER POLE
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE PIPE
RCB	REINFORCED CONCRETE BOX CULVERT
RCP	REINFORCED CONCRETE PIPE
RR	RAIL ROAD
R/W	RIGHT OF WAY
(S)	SOUTH
SAN	SANITARY SEWER
SB	SOIL BORING
SS	STORM SEWER
STM	STORM
(SW)	SOUTHWEST
TC	TOP OF CURB
TBR	TO BE REMOVED
TLE	TEMPORARY LIMITED EASEMENT
TNH	TOP NUT FIRE HYDRANT
TP	TEST PIT
TR	TOP OF RAMP
TYP.	TYPICAL
TS	TOP OF STEPS
TW	TOP OF WALL
U/S	UPSTREAM
VAR.	VARIES
(W)	WEST

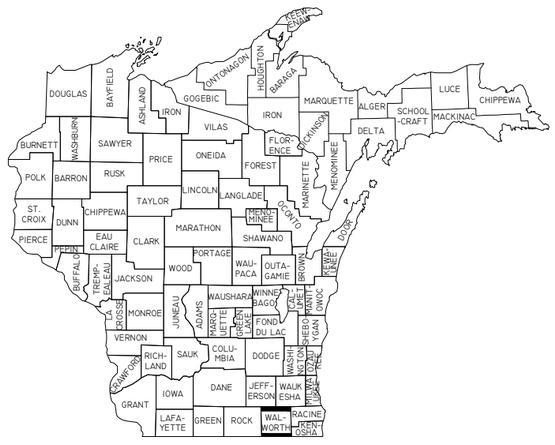
811 Know what's below. Call before you dig.

DIGGERS HOTLINE

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HEARING IMPAIRED: TDD (800)542-2289
EMERGENCY ONLY: (877) 500-9592
www.DiggersHotline.com

TITLE WORK REQUIRED
TITLE WORK FOR THE PROJECT SITE WAS NOT PROVIDED TO REI FOR REVIEW, THEREFORE REI WAS UNABLE TO VERIFY THE EXISTENCE OF EASEMENTS OR USE ENCUMBRANCES.

INFORMATION SHOWN WITH RESPECT TO EXISTING UNDERGROUND FACILITIES IS BASED ON INFORMATION AND DATA FURNISHED BY THE OWNER OF SUCH UNDERGROUND FACILITIES. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXACT LOCATIONS OF ALL UNDERGROUND FACILITIES PRIOR TO COMMENCING ANY WORK. IT IS ALSO THE CONTRACTOR'S RESPONSIBILITY TO TAKE ALL NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITY FACILITIES.



PLANS ARE SUBJECT TO CHANGE BASED ON REGULATORY REVIEW COMMENTS UNTIL PLAN ISSUANCE REFLECTS CONSTRUCTION PLAN LEVEL.

LEGEND

- BENCHMARK
- I" IRON BAR
- EXISTING MANHOLE
- EXISTING TELEPHONE MANHOLE
- EXISTING STORM SEWER MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING HYDRANT
- EXISTING WATER VALVE
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING WATER SHUTOFF
- EXISTING DECIDUOUS TREE
- EXISTING CONIFEROUS TREE
- EXISTING GAS VALVE
- EXISTING CURB INLET
- EXISTING WELL
- TEST PIT LOCATION
- SBI SOIL BORING
- AC EXISTING AIR CONDITIONING UNIT
- GM EXISTING GAS METER
- EM EXISTING ELECTRIC METER
- EXISTING UTILITY PEDESTAL
- EXISTING RAILROAD TRACKS
- EXISTING TREE LINE
- EXISTING GUY POLE
- TV EXISTING CABLE TV
- FO EXISTING FIBER OPTIC CABLE
- G EXISTING UNDERGROUND GAS
- E EXISTING UNDERGROUND ELECTRIC
- T EXISTING UNDERGROUND TELEPHONE
- OH EXISTING OVERHEAD UTILITIES
- W EXISTING WATER MAIN
- SS EXISTING STORM SEWER
- SAN EXISTING SANITARY SEWER
- EXISTING PROPERTY LINE
- PROPOSED HANDICAP PARKING
- PROPOSED CURB STOP
- PROPOSED HYDRANT
- PROPOSED WATER VALVE
- SAN PROPOSED SANITARY SEWER
- SS PROPOSED STORM SEWER
- F.M. PROPOSED FORCE MAIN
- SAN. LAT. PROPOSED SANITARY SEWER LATERAL
- W.S. PROPOSED WATER LATERAL
- W PROPOSED WATER MAIN
- PS PROPOSED PUMP STATION
- MS PROPOSED SANITARY MANHOLE
- MH PROPOSED STORM MANHOLE
- PROPOSED CURB INLET
- PROPOSED CATCH BASIN
- CO PROPOSED CLEANOUT
- PROPOSED DRAINAGE FLOW
- 3% PROPOSED SLOPE
- PROPOSED CURB & GUTTER
- PROPOSED REJECT CURB & GUTTER
- PROPOSED MOUNTABLE CURB & GUTTER
- 1178 EXISTING GROUND CONTOUR(INTERVAL-1 FT.)
- 1180 PROPOSED GROUND CONTOUR(INTERVAL-1 FT.)
- 1095.90 PROPOSED SPOT ELEVATION (TOP OF CURB)
- 1095.40 PROPOSED SPOT ELEVATION (BOTTOM OF CURB)
- PROPOSED SILT FENCE
- PROPOSED INLET PROTECTION
- PROPOSED RIPRAP
- PROPOSED EROSION MAT
- PROPOSED SAWCUT
- PROPOSED VEGETATIVE DRAINAGE SWALE
- PROPOSED ASPHALT DRAINAGE SWALE

REI CLIENT:
SCHERRER CONSTRUCTION

SURVEYOR:
REI ENGINEERING, INC.
4080 N. 20TH AVENUE
WAUSAU, WI 54401
(715) 675-9784

ENGINEER:
REI ENGINEERING, INC.
4080 N. 20TH AVENUE
WAUSAU, WI 54401
(715) 675-9784
PROJECT MANAGER
KURT SCHMIDT

APPROVING AUTHORITIES:
CITY OF LAKE GENEVA

REI Engineering, INC.
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EMAIL: MAIL@REIENGINEERING.COM

REI — CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

NO SCALE

DATE	ISSUANCE	BY	CHKD

SURVEYED BY: JAF, ER	DESIGNED BY:	SURVEY DATE: 6-25-2025
SURVEY CHKD BY: JLR	CIVIL CHKD BY:	CIVIL DATE: 7-22-2025
SURVEY APVD BY: JWP	CIVIL APVD BY:	DRAWN BY: TAW

TITLE SHEET
ST. FRANCIS DE SALES BUILDING ADDITION
148 W. MAIN STREET
LAKE GENEVA, WISCONSIN

REI No. 12094
SHEET C001

DRAWING FILE: Q:\12000-12999\12094 - SCHERRER - ST. FRANCIS DE SALES ADDITION - 148 W MAIN STREET - CITY OF LAKE GENEVA - WALWORTH COUNTY\DRAWING\PLANS\12094-C001-TITLE.DWG LAYOUT: C001
PLOTTED: JUL 22, 2025 - 10:27AM PLOTTED BY: TAWW

BENCHMARK #2
TOP NUT HYDRANT
ELEV.=933.54

WEST MAIN STREET

EXISTING STM MH
RIM ELEV=928.48
8" METAL (W)=926.1
6" METAL (SE)=926.2
8" RCP (S)=926.5

EXISTING STM INL
RIM ELEV=931.99

UNDERGROUND WATER

EXISTING HYDRANT

WATER MAIN VALVE

BENCHMARK #1
TOP OF HYDRANT
ELEV.=933.89

APPROXIMATE RIGHT-OF-WAY

EXISTING STM CULVERT
5"PVC (SW) IE=939.03

36" GREEN SPACE

GREEN SPACE

MONUMENT SIGN

RETAINING WALL

30'

TRAVELED CENTERLINE

ROOF DRAIN (.TYP)

CANOPY

PAVERS

FFE = 943.60

FFE = 937.34

CANOPY

PART OF LOTS 7, 10 AND 11 OF BLOCK 37
AND LOTS 4, 5 AND 6 OF BLOCK 38
OWNED BY CATHOLIC CHURCH

BUILDING

RETAINING WALL (TYP.)

CANOPY

GREEN SPACE

NORTH CURTIS STREET

APPROXIMATE RIGHT-OF-WAY

SE 1/4 - NE 1/4

APPROXIMATE PROPERTY LINE

PART OF LOTS 1, 2 AND 3 OF BLOCK 1
OF E.D. PHILLIPS SUBDIVISION
OWNED BY ST. FRANCIS DE SALES
CONGREGATION

SURVEY NOTES:

1. FIELDWORK PERFORMED BY REI ON 6-25-2025.
2. TITLE COMMITMENT OR LETTER REPORT FOR THE PROJECT SITE WAS NOT PROVIDED TO REI FOR REVIEW, THEREFORE REI WAS UNABLE TO VERIFY THE EXISTENCE OF EASEMENTS OR OTHER ENCUMBRANCES OUTSIDE OF WHAT WAS FOUND DURING TOPOGRAPHIC SURVEY MAPPING.
3. PUBLIC UTILITIES - THE SOURCE INFORMATION FROM PLANS AND MARKINGS PROVIDED BY OTHERS WAS COMBINED WITH OBSERVED SURFACE EVIDENCE OF UTILITIES TO DEVELOP THE APPROXIMATED LOCATION OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF ALL UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY OR RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR PARTIALLY RESPONDED TO. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY. THE DIGGER'S TICKET FOR THIS SURVEY WAS #20252408946, #20252614267 AN #20252408950.

   THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. PAINT MARKINGS FOUND ON THE GROUND AND SHOWN HEREON AS EVIDENCE OF POSSIBLE (OR PROBABLE) UNDERGROUND UTILITIES ARE CONSISTENT WITH TYPICAL UTILITY MARKINGS. HOWEVER, NO UTILITY REPORT WAS PROVIDED TO AUTHENTICATE THESE MARKINGS - THEIR SOURCE IS UNKNOWN. THE USER OF THIS PLAT/MAP SHOULD RELY UPON SUCH MARKINGS AT THEIR OWN RISK.
4. PRIVATE UTILITIES WERE NOT MARKED OR MAPPED AS A PART OF THIS SURVEY.
5. ELEVATIONS AS SHOWN ON THE MAP ARE BASED ON THE NAVD 88 DATUM AND ESTABLISHED BY THE WISCORS NETWORK.

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EMAIL: MAIL@REIENGINEERING.COM

REI CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

SCALE 0 15 30

N

DATE	ISSUANCE	BY	CHKD

SURVEYED BY: JAF, ER	DESIGNED BY:	SURVEY DATE: 6-25-2025
SURVEY CHKD BY: JLR	CIVIL CHKD BY:	CIVIL DATE: 7-22-2025
SURVEY APVD BY: JWP	CIVIL APVD BY:	DRAWN BY: TAW

EXISTING SITE CONDITIONS

ST. FRANCIS DE SALES BUILDING ADDITION
148 W. MAIN STREET
LAKE GENEVA, WISCONSIN

REI No. 12094
SHEET C010

DRAWING FILE: Q:\2000-12999\12094 - SCHERRER - ST. FRANCIS DE SALES ADDITION - 148 W MAIN STREET - CITY OF LAKE GENEVA - WALWORTH COUNTY\DRAWING\PLANS\12094-C010-EXISTING.DWG LAYOUT: C010
PLOTTED: JUL 22, 2025 - 10:19AM PLOTTED BY: ToddW

BENCHMARK #2
TOP NUT HYDRANT
ELEV.=933.54

WEST MAIN STREET

EXISTING STM MH
RIM ELEV=928.48
8" METAL (W)=926.1
6" METAL (SE)=926.2
8" RCP (S)=926.5

EXISTING STM INL
RIM ELEV=931.99

UNDERGROUND WATER

EXISTING HYDRANT

WATER MAIN VALVE

BENCHMARK #1
TOP OF HYDRANT
ELEV.=933.89

APPROXIMATE RIGHT-OF-WAY

EXISTING STM CULVERT
5"PVC (SW) IE=939.03

GREEN SPACE

MONUMENT SIGN

RETAINING WALL

30'

TRAVELED CENTERLINE

ROOF DRAIN (.TYP)

CANOPY

FFE = 943.60

PAVERS

PROPOSED BUILDING
FFE=937.34

FFE = 937.34

CANOPY

NORTH CURTIS STREET

APPROXIMATE RIGHT-OF-WAY

PART OF LOTS 7, 10 AND 11 OF BLOCK 37
AND LOTS 4, 5 AND 6 OF BLOCK 38
OWNED BY CATHOLIC CHURCH

BUILDING

RETAINING WALL (TYP.)

CANOPY

GREEN SPACE

APPROXIMATE RIGHT-OF-WAY

SE 1/4 - NE 1/4

APPROXIMATE PROPERTY LINE

PART OF LOTS 1, 2 AND 3 OF BLOCK 1
OF E.D. PHILLIPS SUBDIVISION
OWNED BY ST. FRANCIS DE SALES
CONGREGATION

DRAWING FILE: Q:\12000-12999\12094 - SCHERRER - ST. FRANCIS DE SALES ADDITION - 148 W MAIN STREET - CITY OF LAKE GENEVA - WALWORTH COUNTY\DRAWING\PLANS\12094-C020-OVERLAY.DWG LAYOUT: C020
PLOTTED: JUL 22, 2025 - 5:25PM PLOTTED BY: TODDW

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REI
CIVIL & ENVIRONMENTAL
ENGINEERING, SURVEYING

SCALE
0 15 30

N

DATE	ISSUANCE	BY	CHKD

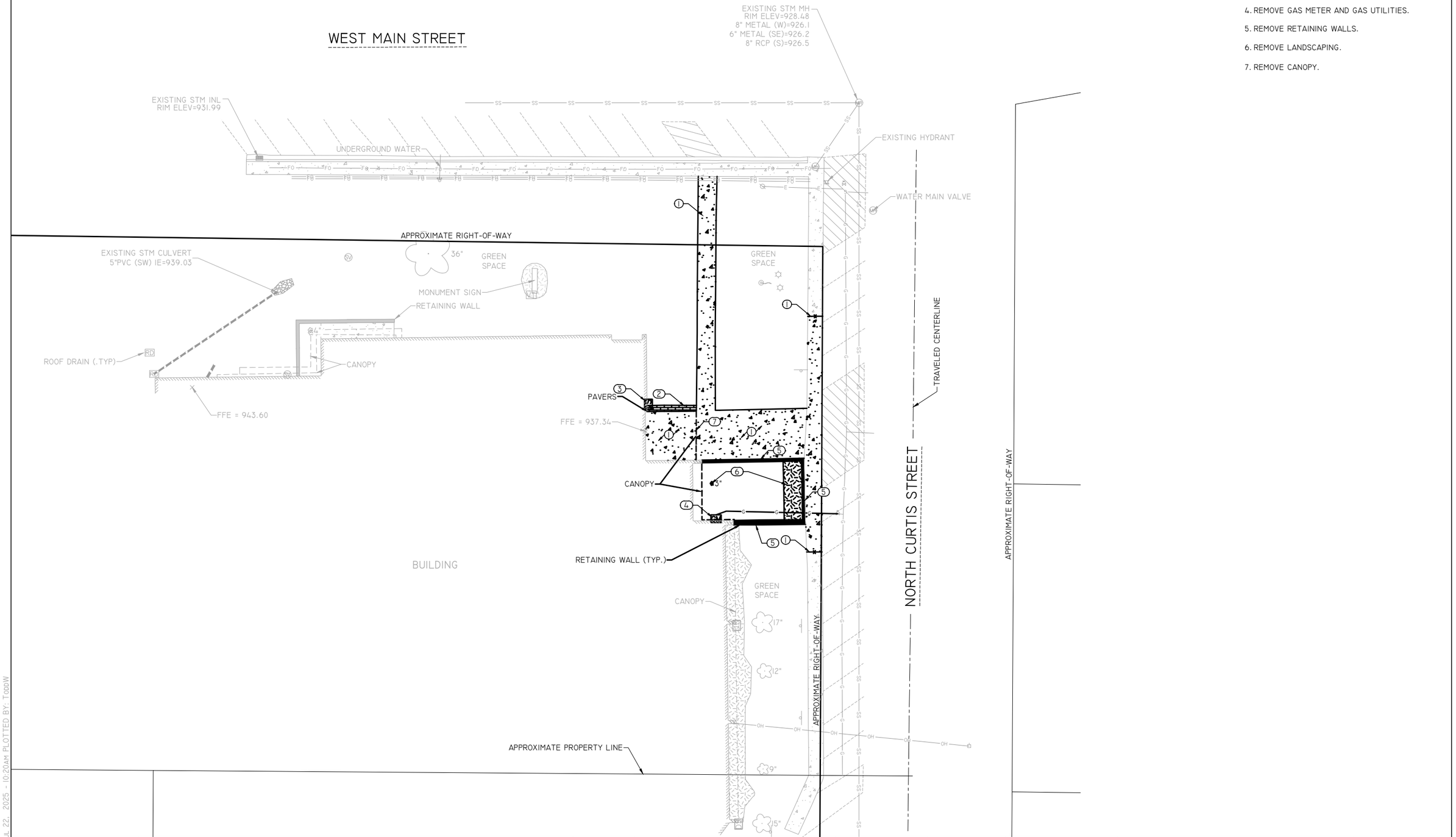
SURVEYED BY: JAF, ER	DESIGNED BY:	SURVEY DATE: 6-25-2025
SURVEY CHKD BY: JLR	CIVIL CHKD BY:	CIVIL DATE: 7-22-2025
SURVEY APVD BY: JWP	CIVIL APVD BY:	DRAWN BY: TAW

OVERLAY SITE PLAN
ST. FRANCIS DE SALES BUILDING ADDITION
148 W. MAIN STREET
LAKE GENEVA, WISCONSIN

REI No. 12094
SHEET C020

KEYED NOTES

1. SAWCUT AND REMOVE CONCRETE.
2. REMOVE PAVERS.
3. REMOVE DOWNSPOUT.
4. REMOVE GAS METER AND GAS UTILITIES.
5. REMOVE RETAINING WALLS.
6. REMOVE LANDSCAPING.
7. REMOVE CANOPY.



DRAWING FILE: Q:\12000-12999\12094 - SCHERRER - ST. FRANCIS DE SALES ADDITION - 148 W MAIN STREET - CITY OF LAKE GENEVA - WALWORTH COUNTY\DRAWING\PLANS\12094-C030-DO-DEMO.DWG LAYOUT: C030
PLOTTED: JUL 22, 2025 - 10:20AM PLOTTED BY: TODDW

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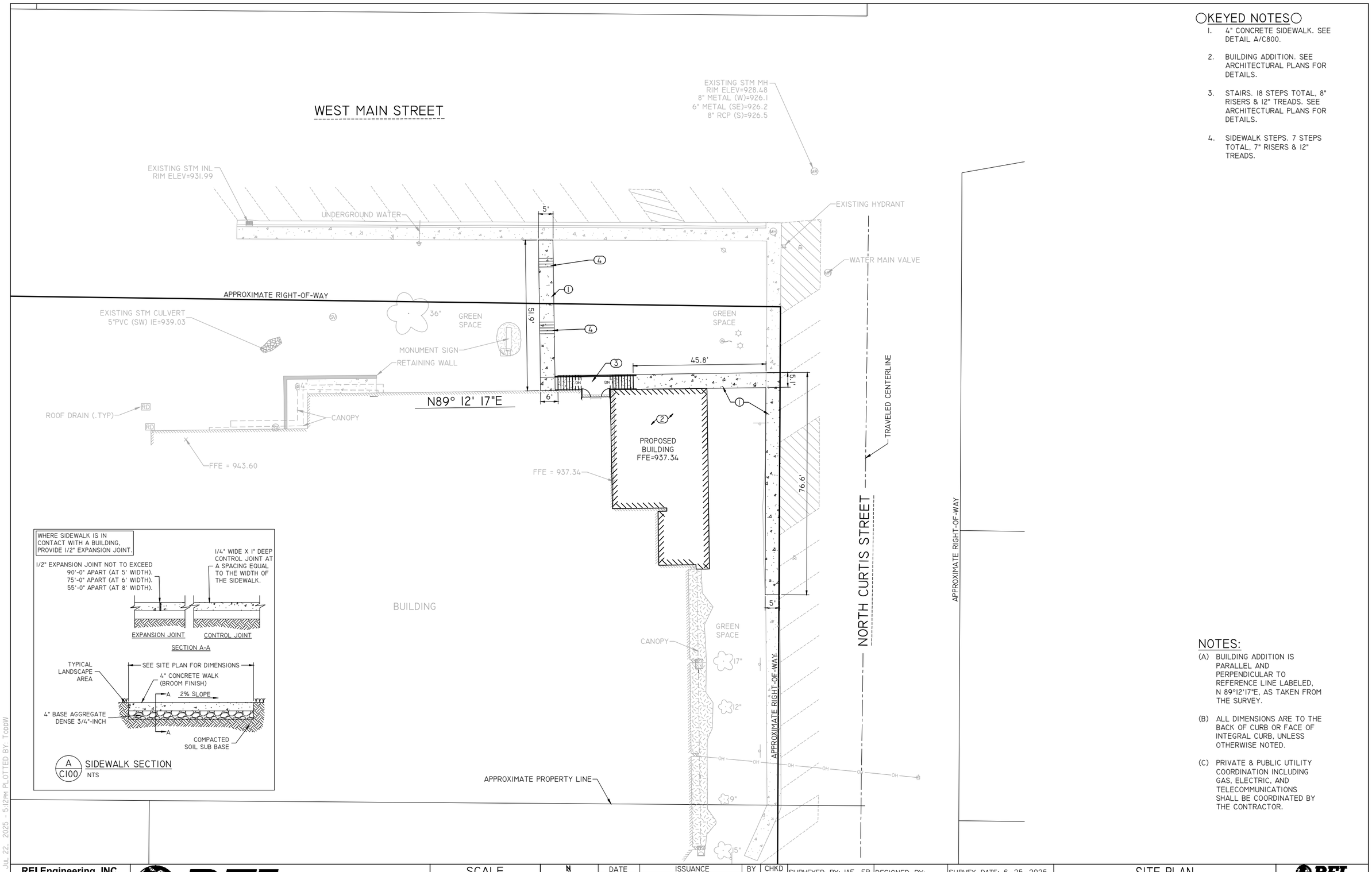
SCALE 0 15 30

DATE	ISSUANCE	BY	CHKD

SURVEYED BY: JAF, ER	DESIGNED BY:	SURVEY DATE: 6-25-2025
SURVEY CHKD BY: JLR	CIVIL CHKD BY:	CIVIL DATE: 7-22-2025
SURVEY APVD BY: JWP	CIVIL APVD BY:	DRAWN BY: TAW

DEMO PLAN
ST. FRANCIS DE SALES BUILDING ADDITION
148 W. MAIN STREET
LAKE GENEVA, WISCONSIN

REI No. 12094
SHEET C030



KEYED NOTES

1. 4" CONCRETE SIDEWALK. SEE DETAIL A/C800.
2. BUILDING ADDITION. SEE ARCHITECTURAL PLANS FOR DETAILS.
3. STAIRS. 18 STEPS TOTAL, 8" RISERS & 12" TREADS. SEE ARCHITECTURAL PLANS FOR DETAILS.
4. SIDEWALK STEPS. 7 STEPS TOTAL, 7" RISERS & 12" TREADS.

NOTES:

(A) BUILDING ADDITION IS PARALLEL AND PERPENDICULAR TO REFERENCE LINE LABELED, N 89°12'17"E, AS TAKEN FROM THE SURVEY.

(B) ALL DIMENSIONS ARE TO THE BACK OF CURB OR FACE OF INTEGRAL CURB, UNLESS OTHERWISE NOTED.

(C) PRIVATE & PUBLIC UTILITY COORDINATION INCLUDING GAS, ELECTRIC, AND TELECOMMUNICATIONS SHALL BE COORDINATED BY THE CONTRACTOR.

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REI CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

SCALE 0 15 30

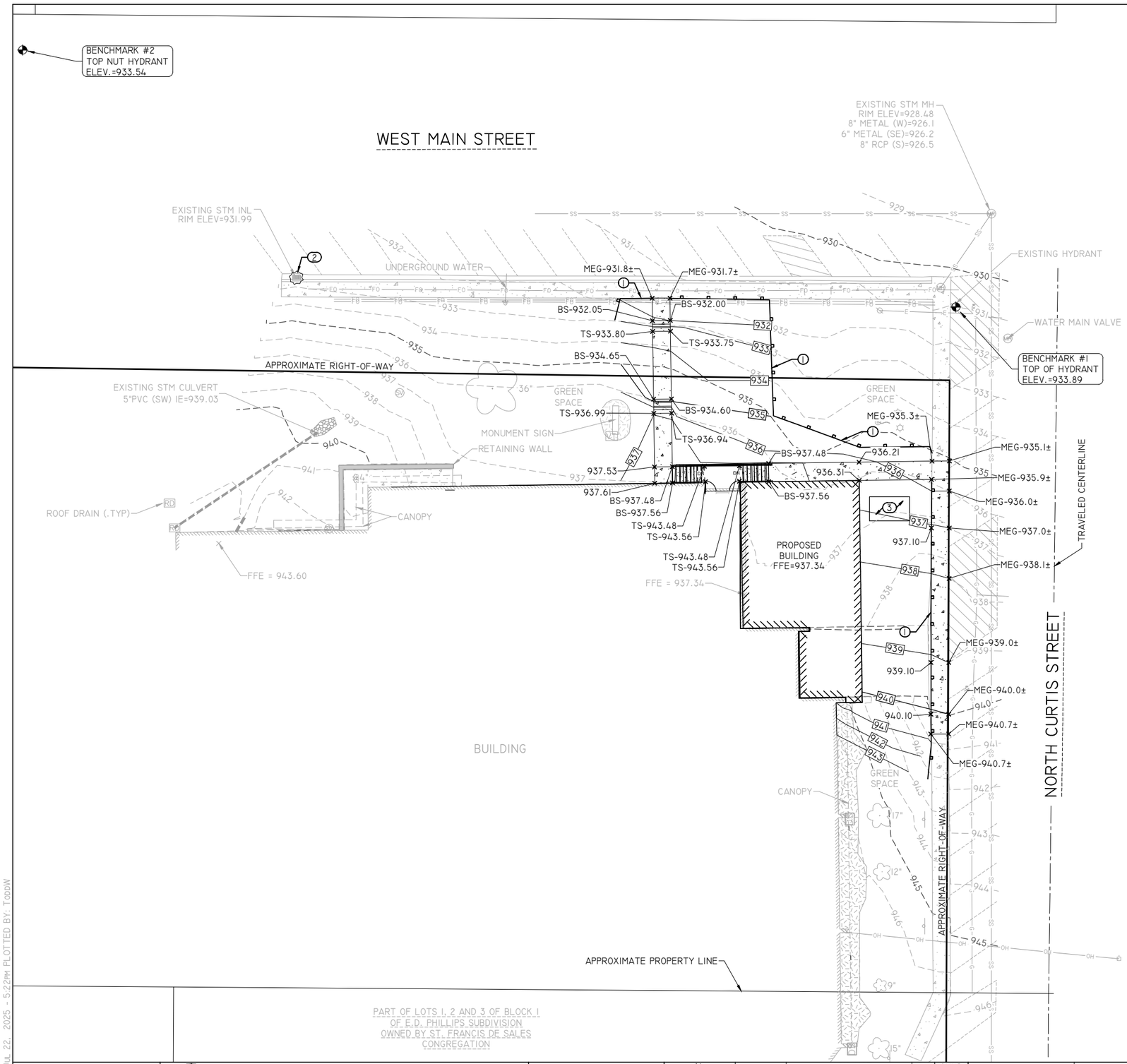
DATE	ISSUANCE	BY	CHKD

SURVEYED BY: JAF, ER | DESIGNED BY: | SURVEY DATE: 6-25-2025
SURVEY CHKD BY: JLR | CIVIL CHKD BY: | CIVIL DATE: 7-22-2025
SURVEY APVD BY: JWP | CIVIL APVD BY: | DRAWN BY: TAW

SITE PLAN
ST. FRANCIS DE SALES BUILDING ADDITION
148 W. MAIN STREET
LAKE GENEVA, WISCONSIN

REI No. 12094
SHEET C100

DRAWING FILE: Q:\12000-12999\12094 - SCHERRER - ST. FRANCIS DE SALES ADDITION - 148 W MAIN STREET - CITY OF LAKE GENEVA - WALWORTH COUNTY\DRAWING\PLANS\12094-C100-SITE.DWG LAYOUT: C100
PLOTTED: JUL 22, 2025 - 5:12PM PLOTTED BY: TODW



KEYED NOTES

1. INSTALL SILT FENCE. SEE DETAIL B/C810.
2. PROVIDE INLET PROTECTION. SEE DETAIL C/C810.
3. PROPOSED CONCRETE WASHOUT AREA. SEE DETAIL D/C810.

SUGGESTED SEQUENCING:

- ESTABLISH CONSTRUCTION ACCESS & SECURE WITH WORK AREA
- INSTALL SILT FENCE AND INLET PROTECTION ON EXISTING STORM STRUCTURES
- SITE REMOVALS
- ROUGH GRADING
- BUILDING CONSTRUCTION
- SITE UTILITY INSTALLATION
- FINISH GRADING
- PAVING
- FINAL STABILIZATION

NOTES:

(A) CONTRACTOR IS RESPONSIBLE FOR LOCATING & VERIFYING ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION, AND IS RESPONSIBLE FOR ANY DAMAGE TO THEM DURING CONSTRUCTION.

(B) CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES AND COORDINATING ALL PROPOSED UTILITY RUNS, INSTALLATIONS AND RELOCATIONS.

(C) CALL DIGGERS HOTLINE @ 811 OR 1-800-242-8511 AT LEAST 3 WORKING DAYS PRIOR TO EXCAVATING.

(D) ADJUST ALL MANHOLES, INLETS, AND VALVE BOXES TO FINISH GRADE.

(E) INSTALL WISDOT CLASS I, TYPE B EROSION MAT ON ALL REVEGETATED SLOPES 4:1.

(F) CONTRACTOR SHALL ABIDE BY THE WDNR CONSERVATION PRACTICE STANDARDS FOR INSTALLATION AND MAINTENANCE OF EROSION CONTROL.

(G) GRADING CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE BETWEEN PROPOSED IMPROVEMENTS AND EXISTING CONTOURS.

(H) IN AREAS WHERE THE PAVEMENT DRAINS ONTO ADJACENT GRASS AREAS, MAINTAIN PAVEMENT 1" ABOVE GRASS.

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REI CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

SCALE 0 15 30

DATE	ISSUANCE	BY	CHKD

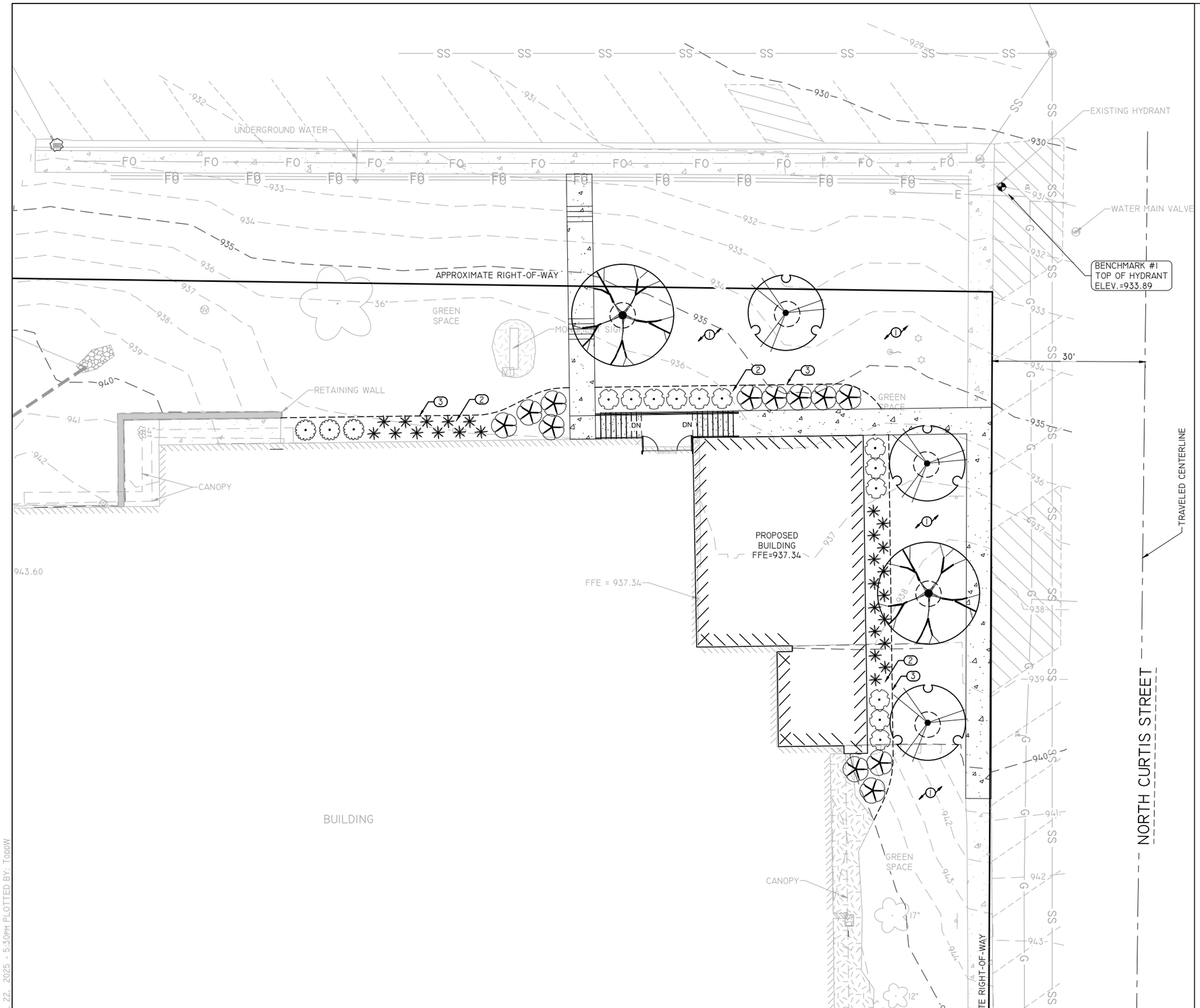
SURVEYED BY: JAF, ER | DESIGNED BY: | SURVEY DATE: 6-25-2025
SURVEY CHKD BY: JLR | CIVIL CHKD BY: | CIVIL DATE: 7-22-2025
SURVEY APVD BY: JWP | CIVIL APVD BY: | DRAWN BY: TAW

GRADING & EROSION CONTROL PLAN

ST. FRANCIS DE SALES BUILDING ADDITION
148 W. MAIN STREET
LAKE GENEVA, WISCONSIN

REI No. 12094
SHEET C200

DRAWING FILE: Q:\12000-12999\12094 - SCHERRER - ST. FRANCIS DE SALES ADDITION - 148 W MAIN STREET - CITY OF LAKE GENEVA - WALWORTH COUNTY\DRAWING\PLANS\12094-C200-GRADING-EC.DWG LAYOUT: C200
PLOTTED: JUL 22, 2025 - 5:22PM PLOTTED BY: TODW



KEYED NOTES

1. SEED, FERTILIZER & MULCH, *ALL AREAS NOTED ON PLAN & ALL DISTURBED AREAS DUE TO CONSTRUCTION ACTIVITY.
2. SHREDDED HARDWOOD MULCH, 3"-4" DEPTH, DARK BROWN COLOR. *NO WEED BARRIER FABRIC UNDER WOOD MULCH AREAS*
3. ALUMINUM EDGING, CURV-RITE 200- SERIES, DECO-BRONZE COLOR. INSTALL PER MANUFACTURER SPECIFICATION.

PLANT SCHEDULE

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	CONT.	QTY
DECIDUOUS TREES					
	Autumn Blaze® Freeman Maple	Acer x freemanii 'Jeffersred'	2" Cal.	B&B	3
	Swamp White Oak	Quercus bicolor	2" Cal.	B&B	2
DECIDUOUS SHRUBS					
	Dwarf Purple Osier Willow	Salix purpurea 'Nana'	3 gal.	Pot	3
	Tiny Wine® Ninebark	Physocarpus opulifolius 'SMPOTW'	24" Tall	Pot	12
EVERGREEN SHRUBS					
	Kallay Compact Pfitzer Juniper	Juniperus chinensis 'Kallays Compact'	12" Tall/Wide	Pot	12
PERENNIALS					
	Karl Foerster Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	12" Tall/Wide	Pot	26

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CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

SCALE 0 10 20

DATE	ISSUANCE	BY	CHKD

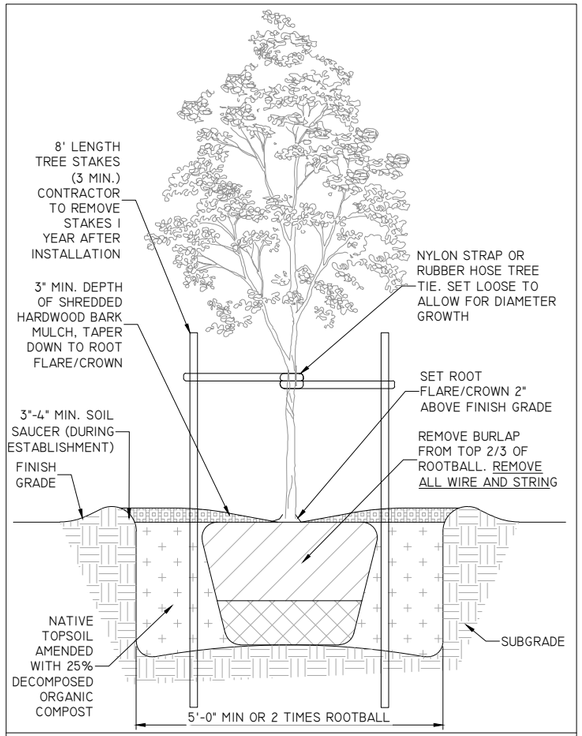
SURVEYED BY: JAF, ER | DESIGNED BY: | SURVEY DATE: 6-25-2025
SURVEY CHKD BY: JLR | CIVIL CHKD BY: | CIVIL DATE: 7-22-2025
SURVEY APVD BY: JWP | CIVIL APVD BY: | DRAWN BY: KJS

LANDSCAPE PLAN

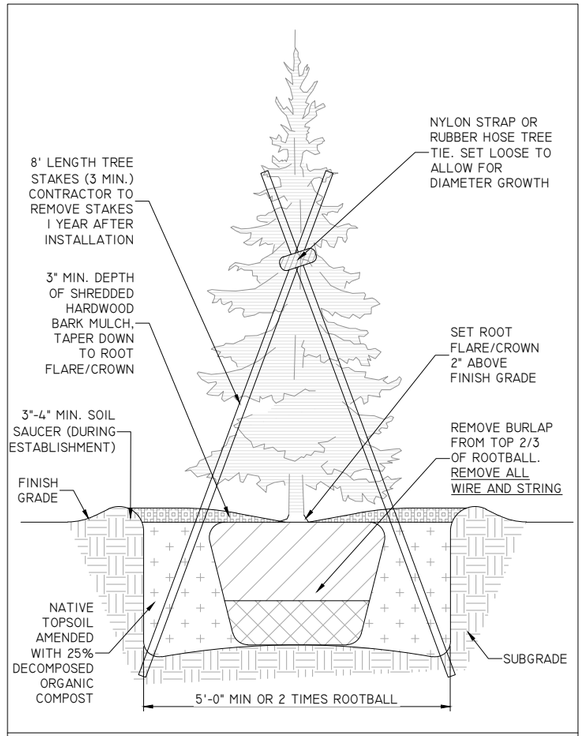
ST. FRANCIS DE SALES BUILDING ADDITION
148 W. MAIN STREET
LAKE GENEVA, WISCONSIN

REI No. 12094
SHEET C400

DRAWING FILE: Q:\12000-12999\12094 - SCHERRER - ST. FRANCIS DE SALES ADDITION - 148 W MAIN STREET - CITY OF LAKE GENEVA - WALWORTH COUNTY\DRAWING\PLANS\12094-C400-LANDSCAPE.DWG LAYOUT: C400
PLOTTED JUL 22, 2025 - 5:30PM PLOTTED BY: TODDW



DECIDUOUS TREE - PLANTING DETAIL



EVERGREEN TREE - PLANTING DETAIL

GENERAL NOTES:

(A) NO DEVIATIONS FROM THIS PLAN/LAYOUT WILL BE ACCEPTED *UNLESS APPROVED IN ADVANCE BY THE OWNER AND MUNICIPALITY. ANY UNAPPROVED DEVIATIONS WILL BE CORRECTED BY THE CONTRACTOR PER THE APPROVED PLANS AT NO COST TO THE OWNER.

(B) NO PLANT OR MATERIAL SUBSTITUTIONS WILL BE ACCEPTED *UNLESS APPROVED IN ADVANCE BY THE OWNER AND MUNICIPALITY. ANY UNAPPROVED DEVIATIONS WILL BE CORRECTED BY THE CONTRACTOR PER THE APPROVED PLANS AT NO COST TO THE OWNER.

(C) LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING & VERIFYING ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION, AND IS RESPONSIBLE FOR ANY DAMAGE TO THEM DURING CONSTRUCTION.

(D) CALL DIGGERS HOTLINE @ 811 OR 1-800-242-8511 AT LEAST 5 WORKING DAYS PRIOR TO DEMOLITION, EXCAVATION OR ANY CONSTRUCTION ACTIVITY.

(E) ALL PLANT MATERIAL SHALL BE GUARANTEED ONE (1) FULL GROWING SEASON FOLLOWING TOTAL COMPLETION OF PROJECT AND ACCEPTANCE BY OWNER. PLANT INSTALLATION INCLUDES A ONE TIME REPLACEMENT WARRANTY UPON REQUEST BY OWNER DUE TO DEATH, UNSATISFACTORY GROWTH OR SIGNIFICANT DIEBACK. WARRANTY EXPIRES AFTER FIRST FULL GROWING SEASON FOLLOWING PROJECT COMPLETION.

(F) LANDSCAPE CONTRACTOR SHALL VERIFY MINIMUM 6" TOPSOIL DEPTH FOR ALL AREAS TO BE SEEDED/SODDED THROUGHOUT PROJECT SITE. CONTRACTOR IS REQUIRED TO CORRECT ANY DEFICIENCIES PRIOR TO SEED/SOD. TOPSOIL SHALL BE CLEAN AND FREE OF STONES, WEEDS AND OTHER UNDESIRABLE DEBRIS.

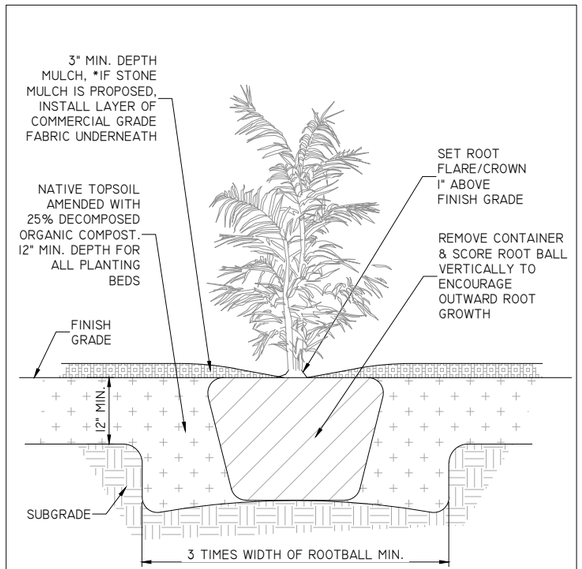
(G) LANDSCAPE CONTRACTOR SHALL VERIFY MINIMUM 12" PLANTING SOIL DEPTH FOR ALL PROPOSED PLANTING BED AREAS THROUGHOUT THE PROJECT SITE. CONTRACTOR IS REQUIRED TO CORRECT ANY DEFICIENCIES PRIOR TO PLANT INSTALLATION. PLANTING SOIL & AREA SHALL BE CLEAN AND FREE OF STONES, WEEDS, CONCRETE WASTE AND OTHER UNDESIRABLE DEBRIS.

(H) LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR REPAIRING TOPSOIL AND SEEDING OR SODDING ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITY, INCLUDING ALL R.O.W. AND ADJACENT PROPERTIES.

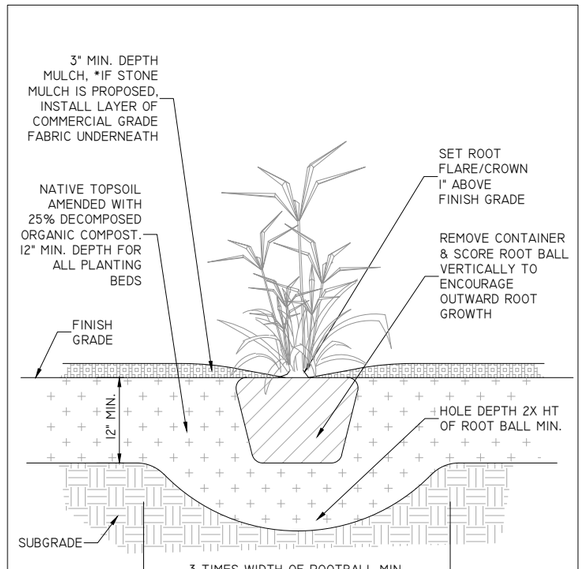
(I) CONTRACTOR SHALL CLEAN ALL PAVEMENT AREAS AFTER LANDSCAPE CONSTRUCTION ACTIVITIES ARE COMPLETE AND APPROVED BY OWNER. *THIS TO BE DONE DAILY AS DEEMED NECESSARY BY MUNICIPALITY.

(J) PERMANENT IRRIGATION PLAN/SYSTEM TO BE PROVIDED BY OTHERS ONLY IF A SYSTEM IS REQUIRED BY THE MUNICIPALITY OR OWNER.

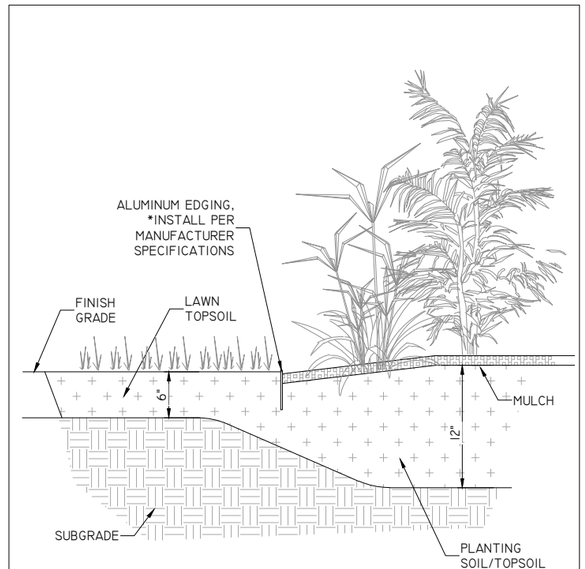
(K) IF THERE WILL BE NO PERMANENT IRRIGATION SYSTEM INSTALLED PRIOR TO PLANT INSTALLATION, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE TO TEMPORARILY MAINTAIN/WATER ALL PLANT MATERIAL/SEEDED AREAS OR ENSURE A TEMPORARY IRRIGATION SYSTEM IS FULLY FUNCTIONAL UPON INSTALLATION OF PLANT MATERIAL. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARILY IRRIGATING ALL PLANT MATERIAL 2-3 TIMES PER WEEK FOR 2-3 MONTHS UNTIL ROOT SYSTEMS OF ALL PLANT MATERIALS HAVE TIME TO ESTABLISH & GENERATE GROWTH. TEMPORARY IRRIGATION PLAN STRATEGY TO BE APPROVED IN ADVANCE BY OWNER.



SHRUB - PLANTING DETAIL



PERENNIAL - PLANTING DETAIL



PLANTING BED & EDGING - DETAIL

REI Engineering, INC.
4080 N. 20TH AVENUE
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EMAIL: MAIL@REIENGINEERING.COM

REI — CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

SCALE 0 ## ##

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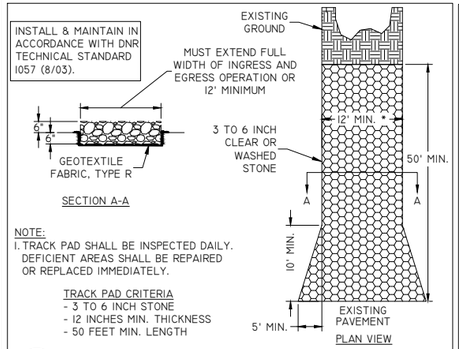
DATE	ISSUANCE	BY	CHKD

SURVEYED BY: JAF, ER | DESIGNED BY: | SURVEY DATE: 6-25-2025
SURVEY CHKD BY: JLR | CIVIL CHKD BY: | CIVIL DATE: 7-22-2025
SURVEY APVD BY: JWP | CIVIL APVD BY: | DRAWN BY: KJS

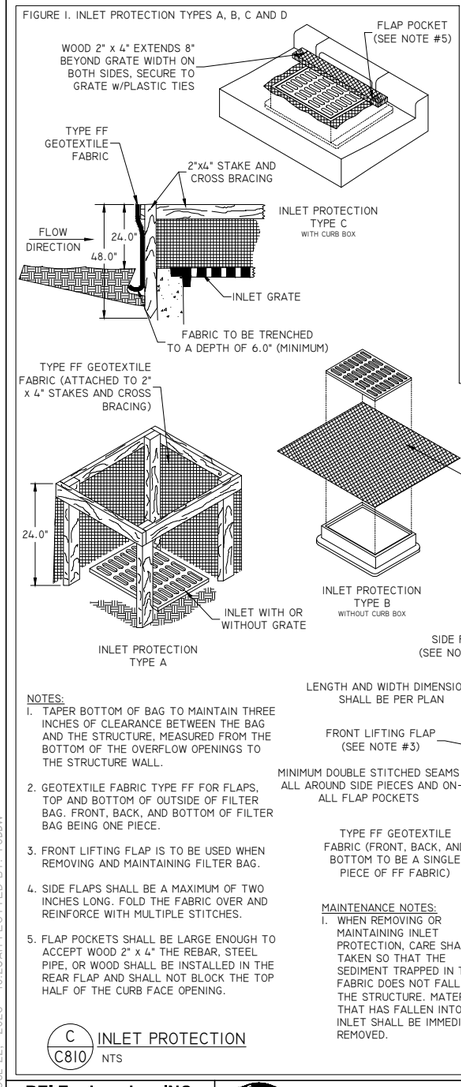
LANDSCAPE NOTES & DETAILS
ST. FRANCIS DE SALES BUILDING ADDITION
148 W. MAIN STREET
LAKE GENEVA, WISCONSIN

REI No. 12094
SHEET C401

DRAWING FILE: Q:\12000-12999\12094 - SCHERRER - ST. FRANCIS DE SALES ADDITION - 148 W MAIN STREET - CITY OF LAKE GENEVA - WALWORTH COUNTY\DRAWING\PLANS\12094-C400-LANDSCAPE.DWG LAYOUT: C401
PLOTTED: JUL 22, 2025 - 10:23AM PLOTTED BY: TODDW



A C810 TEMPORARY CONSTRUCTION ENTRANCE/EXIT
NTS FOR CONSTRUCTION EGRESS POINTS



NOTES:
1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP AND BOTTOM OF OUTSIDE OF FILTER BAG. FRONT, BACK, AND BOTTOM OF FILTER BAG BEING ONE PIECE.
3. FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING AND MAINTAINING FILTER BAG.
4. SIDE FLAPS SHALL BE A MAXIMUM OF TWO INCHES LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.
5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2" x 4" THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.

MAINTENANCE NOTES:
1. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE INLET SHALL BE IMMEDIATELY REMOVED.

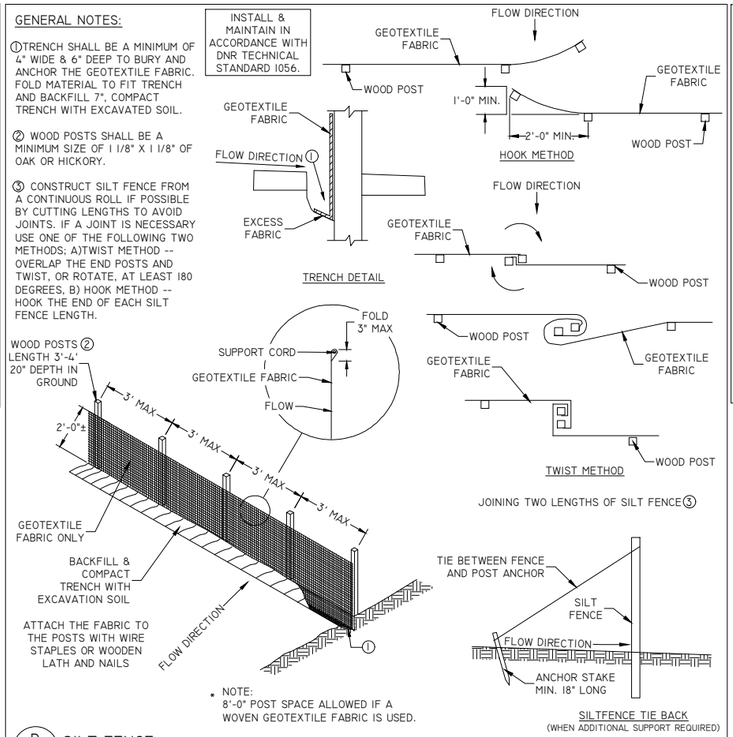
C C810 INLET PROTECTION
NTS

GENERAL NOTES:

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 7", COMPACT TRENCH WITH EXCAVATED SOIL.

② WOOD POSTS SHALL BE A MINIMUM SIZE OF 1 1/8" X 1 1/8" OF OAK OR HICKORY.

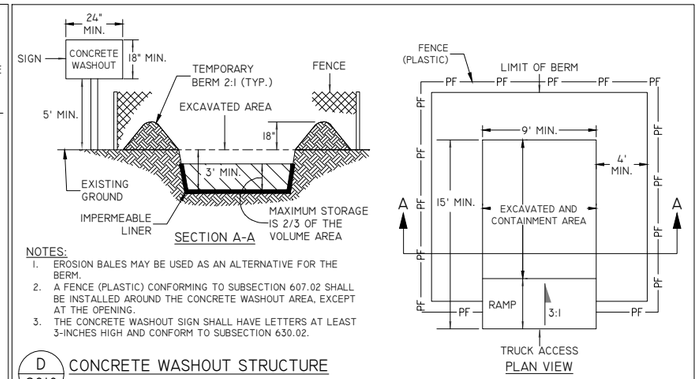
③ CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS; A)TWIST METHOD -- OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES, B) HOOK METHOD -- HOOK THE END OF EACH SILT FENCE LENGTH.



* NOTE:
8'-0" POST SPACE ALLOWED IF A WOVEN GEOTEXTILE FABRIC IS USED.

B C810 SILT FENCE
NTS

NOTE:
ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS



NOTES:
1. EROSION BALES MAY BE USED AS AN ALTERNATIVE FOR THE BERM.
2. A FENCE (PLASTIC) CONFORMING TO SUBSECTION 607.02 SHALL BE INSTALLED AROUND THE CONCRETE WASHOUT AREA, EXCEPT AT THE OPENING.
3. THE CONCRETE WASHOUT SIGN SHALL HAVE LETTERS AT LEAST 3-INCHES HIGH AND CONFORM TO SUBSECTION 630.02.

D C810 CONCRETE WASHOUT STRUCTURE
NTS

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REI CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

NO SCALE

DATE	ISSUANCE	BY	CHKD

SURVEYED BY: JAF, ER	DESIGNED BY:	SURVEY DATE: 6-25-2025
SURVEY CHKD BY: JLR	CIVIL CHKD BY:	CIVIL DATE: 7-22-2025
SURVEY APVD BY: JWP	CIVIL APVD BY:	DRAWN BY: TAW

EROSION CONTROL DETAILS
ST. FRANCIS DE SALES BUILDING ADDITION
148 W. MAIN STREET
LAKE GENEVA, WISCONSIN

REI No. 12094
SHEET C810

DRAWING FILE: Q:\12000-12999\12094 - SCHERRER - ST. FRANCIS DE SALES ADDITION - 148 W MAIN STREET - CITY OF LAKE GENEVA - WALWORTH COUNTY\DRAWING\PLANS\12094-C810-EC DETAILS.DWG LAYOUT: C810
PLOTTED: JUL 22, 2025 - 10:23AM PLOTTED BY: TODDW

GENERAL NOTES/SPECIFICATIONS

1. SITE USAGE WILL BE PERMITTED ONLY WITHIN REASONABLE LIMITS TO FACILITATE CONSTRUCTION OF PROPOSED IMPROVEMENTS AND THE CONTRACTOR SHALL NOT UNREASONABLY ENCUMBER THE PREMISES WITH EQUIPMENT AND MATERIALS. MATERIAL STORAGE SHALL BE CONFINED TO SUCH LIMITS AS MAY BE JOINTLY AGREED UPON BY OWNER AND CONTRACTOR.

2. ALL SUB-CONTRACTORS SHALL BE UNDER THE DIRECTION OF THE GENERAL CONTRACTOR (OR OWNER'S REPRESENTATIVE) WHO WILL BE HELD RESPONSIBLE FOR THE COORDINATION OF ALL WORK ON THIS PROJECT AND THE PROPER EXECUTION OF THE SAME.

3. THE CONTRACTOR SHALL FURTHER ENFORCE THE OWNER'S INSTRUCTIONS OF SUCH NATURE, INCLUDING PARKING, USE OF ROADS, SAFE ACCESS TO FACILITIES, FIRE PREVENTION, AND PROJECT PHASING, WHICH THE OWNER MAY DEEM NECESSARY OR DESIRABLE ON THE OWNER'S PROPERTY.

4. CONTRACTOR SHALL KEEP A CLEAN SITE DURING CONSTRUCTION AND THROUGH FINAL ACCEPTANCE.

5. ALWAYS FOLLOW WRITTEN DIMENSIONS. DO NOT SCALE. IF DISCREPANCY EXISTS, CONTACT THE ENGINEER.

6. REMOVE ALL TREES WITHIN THE GRADING LIMITS, INCLUDING ROOT STRUCTURES, EXCEPT THOSE SPECIFICALLY NOTED TO REMAIN AND THOSE ON PROPERTY LINES. DO NOT CLEAR SITE PRIOR TO COORDINATING WITH THE OWNER TO LOCATE ALL TREES TO REMAIN.

7. PROTECT TREES, UTILITY POLES, ABOVE AND BELOW GRADE UTILITIES, AND OTHER FEATURES THAT ARE TO REMAIN. THE REPAIR OF ANY DAMAGE TO FEATURES TO REMAIN IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR WITH NO PAYMENT DUE FOR SUCH REPAIRS.

8. PROTECT ABOVE AND BELOW GRADE UTILITIES THAT ARE TO REMAIN.

9. ADJUST ANY UTILITY ELEMENT MEANT TO BE FLUSH WITH GRADE (CLEAN OUT MANHOLES, CATCH BASINS, INLETS, WATER VALVES, LIGHT POLES, HYDRANTS , ETC.) THAT IS AFFECTED BY SITE WORK OR GRADE CHANGES, WHETHER SPECIFICALLY NOTED ON PLANS OR NOT. REFER TO THE SITE GRADING PLAN SHEET.

10. PROTECT BENCHMARKS, REFERENCE SURVEY POINTS AND OTHER PROVIDED CONSTRUCTION STAKES.

11. CALL DIGGER'S HOTLINE @ 811 OR 1-800-242-8511 AT LEAST 3 WORKING DAYS PRIOR TO EXCAVATING.

12. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION, AND IS RESPONSIBLE FOR ANY DAMAGE TO THEM DURING CONSTRUCTION.

13. CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES AND COORDINATING ALL PROPOSED UTILITY RUNS, INSTALLATIONS, AND RELOCATIONS.

14. NOTIFY ELECTRIC UTILITY AT LEAST ONE WEEK PRIOR TO WORKING IN AREAS WHERE UTILITY POLES EXIST. UTILITY COMPANY WILL PROTECT POLES AS NECESSARY.

15. DURING CONSTRUCTION THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR INSPECTION AND MAINTENANCE OF THE EROSION CONTROL DEVICES.

16. EROSION CONTROL DEVICES SHALL ABIDE BY THE WDNR CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL STANDARDS. HTTPS://DNR.WI.GOV/TOPIC/STORMWATER/STANDARDS/CONST_STANDARDS.HTML

17. CONFIRM THAT ALL TOPSOIL HAS BEEN STRIPPED FROM AREAS TO RECEIVE EMBANKMENT BEFORE PLACING EMBANKMENT MATERIAL.

18. EMBANKMENT MATERIAL SHALL BE EXCAVATED SITE MATERIAL AND/OR IMPORTED MATERIAL DEEMED SUITABLE BY THE OWNER AND OWNER'S REPRESENTATIVE, AND CONFORM TO THE REQUIREMENTS OF SUB-SECTION 207.2 OF THE WISDOT STANDARD SPECIFICATIONS. THE CONTRACTOR SHALL MODIFY WATER CONTENT OF THE MATERIAL AS NECESSARY TO OBTAIN SPECIFIED COMPACTION FOR ALL EMBANKMENT MATERIAL.

19. CONSTRUCT ALL EMBANKMENT THAT WILL SUPPORT ROADWAYS OR ASPHALT PARKING IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF SUB-SECTION 207.3.6.3 (SPECIAL COMPACTION) OF THE WISDOT STANDARD SPECIFICATIONS EXCEPT: THE MAXIMUM DENSITY SHALL BE DETERMINED IN ACCORDANCE WITH ASTM D1557, WITH METHOD B OR C; AND MAXIMUM LIFT THICKNESS SHALL BE 8 INCHES FOR ALL SOILS, GRANULAR, OR COHESIVE.

20. CONSTRUCT UTILITY TRENCHES IN EMBANKMENT AREAS AFTER CONSTRUCTION OF EMBANKMENT.

21. BORROW MATERIAL SHALL BE IMPORTED MATERIAL MEETING THE REQUIREMENTS OF SECTION 208.2 OF THE WISDOT STANDARD SPECIFICATIONS. THE CONTRACTOR SHALL IDENTIFY ITS BORROW SOURCES TO THE OWNER'S CONSTRUCTION REPRESENTATIVE AT LEAST TWO WEEKS IN ADVANCE OF HAULING MATERIAL TO THE PROJECT SITE SO THE OWNER'S CONSTRUCTION REPRESENTATIVE CAN OBTAIN SAMPLES AND PERFORM THE DESIRED TESTING.

22. STRUCTURAL FILL IS REQUIRED IN ALL AREAS THAT WILL SUPPORT PRESENT OR FUTURE BUILDING STRUCTURES, AND WITHIN AREAS EXTENDING DOWNWARD AND OUTWARD FROM THE BUILDING LIMITS AT FINISHED GRADE ON A 1-TO-1 (HORIZONTAL TO VERTICAL) SLOPE TO THE BOTTOM OF THE FILL. CONFIRM THAT ALL UNSUITABLE MATERIAL HAS BEEN REMOVED FROM AREAS TO RECEIVE STRUCTURAL FILL BEFORE PLACING MATERIAL. SUB GRADES MAY NOT RECEIVE STRUCTURAL FILL IF FROZEN, AND FROZEN STRUCTURAL FILL IS NOT ACCEPTABLE FOR USE. PROVIDE ADEQUATE ADVANCED NOTIFICATION, ACCESS, EQUIPMENT, AND OPERATOR TO PERMIT TESTING AGENCY TO OBSERVE COMPACTING OF SUB GRADE PRIOR TO PLACEMENT OF STRUCTURAL FILL MATERIAL. PROVIDE ADEQUATE ADVANCE NOTIFICATION, ACCESS AND COOPERATION TO TESTING AGENCY TO PERFORM DENSITY TESTING ON EACH LIFT OF FILL PLACED, PRIOR TO PLACING FILL ABOVE THE LIFT. THE TESTING FREQUENCY WILL BE DETERMINED BY THE OWNER OR OWNER'S DESIGNATED REPRESENTATIVE. CONSTRUCT ALL STRUCTURAL FILL IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF SUB-SECTION 207.3.6.3 (SPECIAL COMPACTION) OF THE WISDOT STANDARD SPECIFICATIONS EXCEPT: THE MAXIMUM DENSITY SHALL BE DETERMINED IN ACCORDANCE WITH ASTM D1557, WITH METHOD B OR C; ALL LIFTS SHALL BE COMPACTED TO AT LEAST 95 PERCENT OF THE MAXIMUM DRY DENSITY DETERMINED IN ACCORDANCE WITH ASTM D1557; MAXIMUM LIFT THICKNESS SHALL BE 8 INCHES FOR ALL SOILS, GRANULAR, OR COHESIVE; THE LIMIT OF STRUCTURAL FILL FOR PURPOSES OF COMPACTION REQUIREMENTS IS DEFINED AS THE AREA ENCOMPASSED BY PLANS EXTENDING DOWNWARD AND OUTWARD FROM THE EDGES OF THE STRUCTURE OR CONCRETE SLAB AT 45-DEGREE ANGLES RELATIVE TO HORIZONTAL (I.E. 1:1 SLOPES).

23. THE CONTRACTOR SHALL PREPARE THE SITE TO SUPPORT THE PROPOSED SURFACE PER SECTION 211 OF THE WISDOT STANDARD SPECIFICATIONS.

24. DENSE GRADED BASE SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF SECTION 305 OF THE WISDOT STANDARD SPECIFICATIONS FOR DENSE GRADED BASE, CONSISTENT WITH THE DESIGNATIONS SPECIFIED ON THE PLANS.

25. CONCRETE PAVING SHALL CONFORM TO SECTION 415 OF THE WISDOT STANDARD SPECIFICATIONS. CONCRETE CURB AND GUTTER SHALL CONFORM TO THE APPLICABLE REGULATIONS OF SECTION 601 OF THE WISDOT STANDARD SPECIFICATIONS. CONCRETE MATERIAL SHALL BE TYPE A OR A-FA AS DEFINED WITHIN SECTION 501 OF THE WISDOT STANDARD SPECIFICATIONS WITH A DESIGN STRENGTH OF 4,500 PSI.

26. AFTER FINAL STABILIZATION, ACCUMULATED SEDIMENT SHALL BE REMOVED AND DISPOSED OF LEGALLY OFFSITE.

27. AT A MINIMUM RESTORE SITE BY SEEDING & MULCHING ALL DISTURBED AREAS TO BE VEGETATED AND ENSURE ESTABLISHMENT OF ADEQUATE VEGETATION. SEED IS TO BE OF A SINGLE URBAN LAWN MIX TYPE INTENDED FOR THE EXISTING SITE SOILS AND CONFORMING WITH SECTION 630 OF THE WISDOT STANDARD SPECIFICATION. SEE LANDSCAPE PLAN.

28. SITE AND IMPORTED TOPSOIL MATERIAL SHALL CONFORM TO THE REQUIREMENTS OF SECTION 625 OF THE WISDOT STANDARD SPECIFICATIONS, GRADED FREE OF STONES AND LUMPS LARGER THAN 1 INCH AND FREE OF ROOTS, VEGETATION, AND OTHER UN-DECOMPOSED ORGANIC MATERIAL.

29. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND LEGALLY DISPOSING OF ALL EXCESS AND UNUSED MATERIALS FROM THE SITE FOLLOWING COMPLETION OF THEIR WORK.

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REI CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

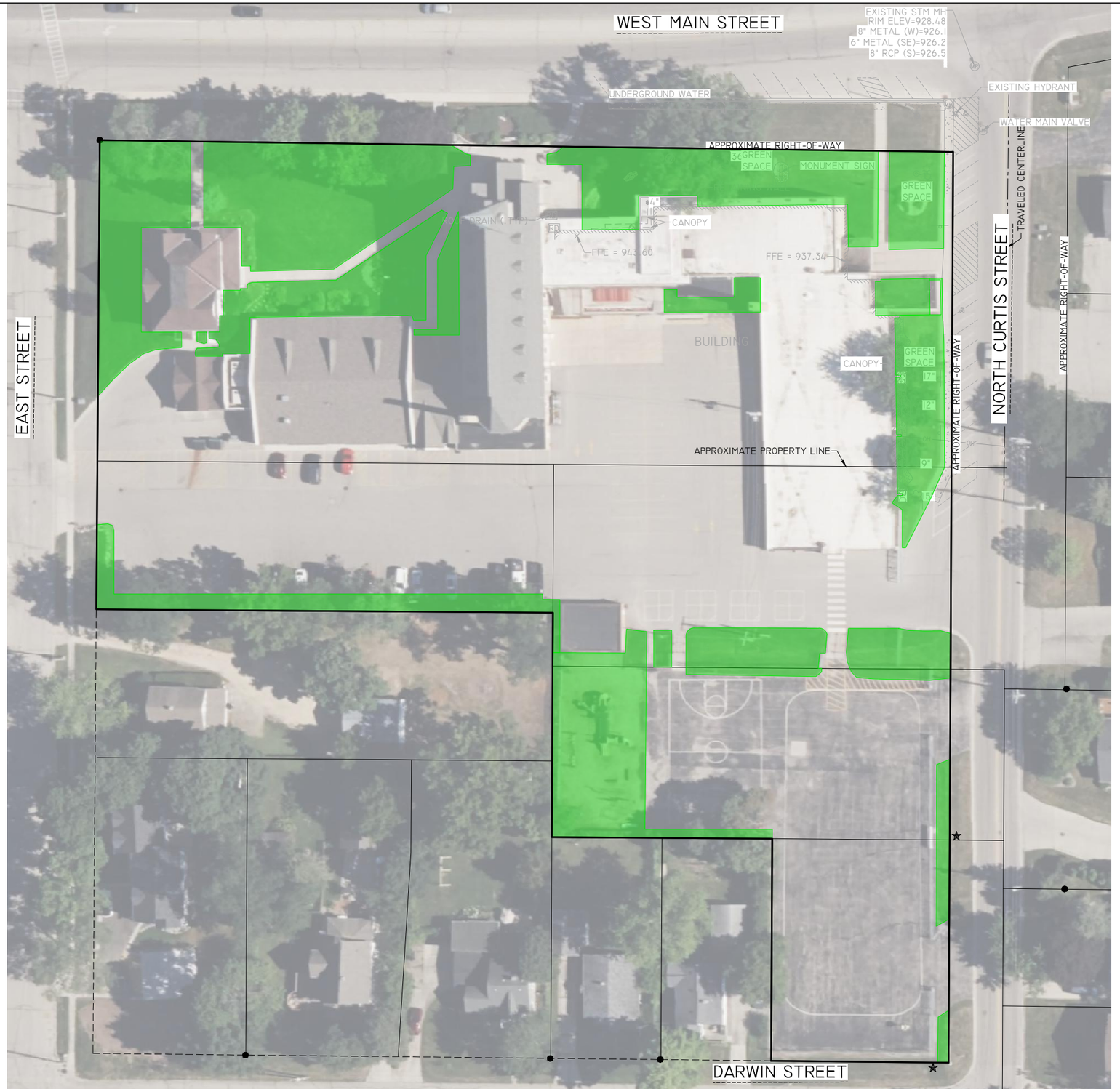
DATE	ISSUANCE	BY	CHKD

SURVEYED BY: JAF, ER | DESIGNED BY: | SURVEY DATE: 6-25-2025
SURVEY CHKD BY: JLR | CIVIL CHKD BY: | CIVIL DATE: 7-22-2025
SURVEY APVD BY: JWP | CIVIL APVD BY: | DRAWN BY: TAW

SITE SPECIFICATIONS
ST. FRANCIS DE SALES BUILDING ADDITION
148 W. MAIN STREET
LAKE GENEVA, WISCONSIN

REI No. 12094
SHEET C900

DRAWING FILE: Q:\12000-12999\12094 - SCHERRER - ST. FRANCIS DE SALES ADDITION - 148 W MAIN STREET - CITY OF LAKE GENEVA - WALWORTH COUNTY\DRAWING\PLANS\12094-C900-SPECS.DWG LAYOUT: C900
PLOTTED: JUL 22, 2025 - 10:24AM PLOTTED BY: TODDW



TOTAL PERVIOUS AREA PRE-CONSTRUCTION

TOTAL COMBINED LOT AREAS = 156,254 S.F.
TOTAL AREA OF PERVIOUS = 40,068 S.F.
TOTAL AREA OF IMPERVIOUS = 116,186 S.F.

IMPERVIOUS SURFACE AREA: 74%
LANDSCAPE SURFACE AREA RATIO: 26%

NOTE:
NO BOUNDARY SURVEY WAS COMPLETED FOR THIS PROJECT. PROPERTY LINES AND SURFACE AREAS WERE BASED ON GIS INFORMATION AVAILABLE ON THE WALWORTH COUNTY GIS WEB PAGE AND THE STATEWIDE PARCEL INITIATIVE WEBSITE.

DRAWING FILE: C:\12000-12999\12094 - Scherrer - St. Francis De Sales Addition - 148 W Main Street - City of Lake Geneva - Walworth County\Drawing\Figures & Exhibits\12094-01-02-Pervious vs Impervious Exhibit.dwg LAYOUT: EXH-1
PLOTTED: JUL 22, 2025 - 10:10AM PLOTTED BY: TODDW

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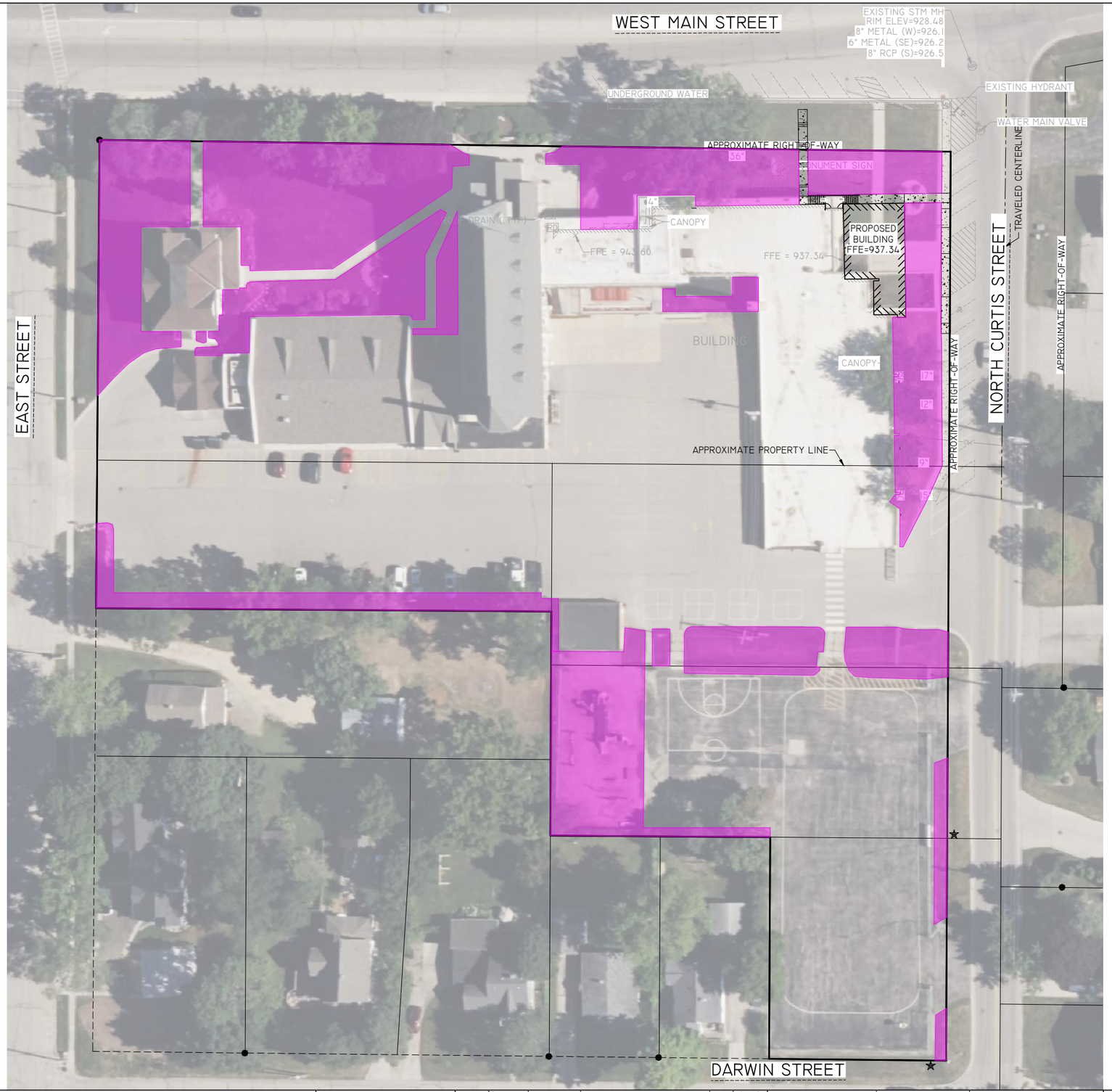
DATE	ISSUANCE	BY	CHKD

SURVEYED BY: JAF, ER	DESIGNED BY:	SURVEY DATE: 6-25-2025
SURVEY CHKD BY: JLR	CIVIL CHKD BY:	CIVIL DATE: 7-22-2025
SURVEY APVD BY: JWP	CIVIL APVD BY:	DRAWN BY: TAW

PERVIOUS / IMPERVIOUS AREA PRE-CONSTRUCTION

ST. FRANCIS DE SALES BUILDING ADDITION
148 W. MAIN STREET
LAKE GENEVA, WISCONSIN

REI No. 12094
SHEET EXH-1



TOTAL PERVIOUS AREA POST-CONSTRUCTION

TOTAL COMBINED LOT AREAS = 156,254 S.F.
TOTAL AREA OF PERVIOUS = 39,197 S.F.
TOTAL AREA OF IMPERVIOUS = 117,057 S.F.

IMPERVIOUS SURFACE AREA: 75%
LANDSCAPE SURFACE AREA RATIO: 25%

NOTE:
NO BOUNDARY SURVEY WAS COMPLETED FOR THIS PROJECT. PROPERTY LINES AND SURFACE AREAS WERE BASED ON GIS INFORMATION AVAILABLE ON THE WALWORTH COUNTY GIS WEB PAGE AND THE STATEWIDE PARCEL INITIATIVE WEBSITE.

DRAWING FILE: C:\12000-12999\12094 - Scherrer - St. Francis De Sales Addition - 148 W Main Street - City of Lake Geneva - Walworth County\Drawing\Figures & Exhibits\12094-01-02-Pervious vs Impervious Exhibit.dwg LAYOUT: EXH-2
PLOTTED: JUL 22, 2025 - 10:11AM PLOTTED BY: ToddW

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REI — CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

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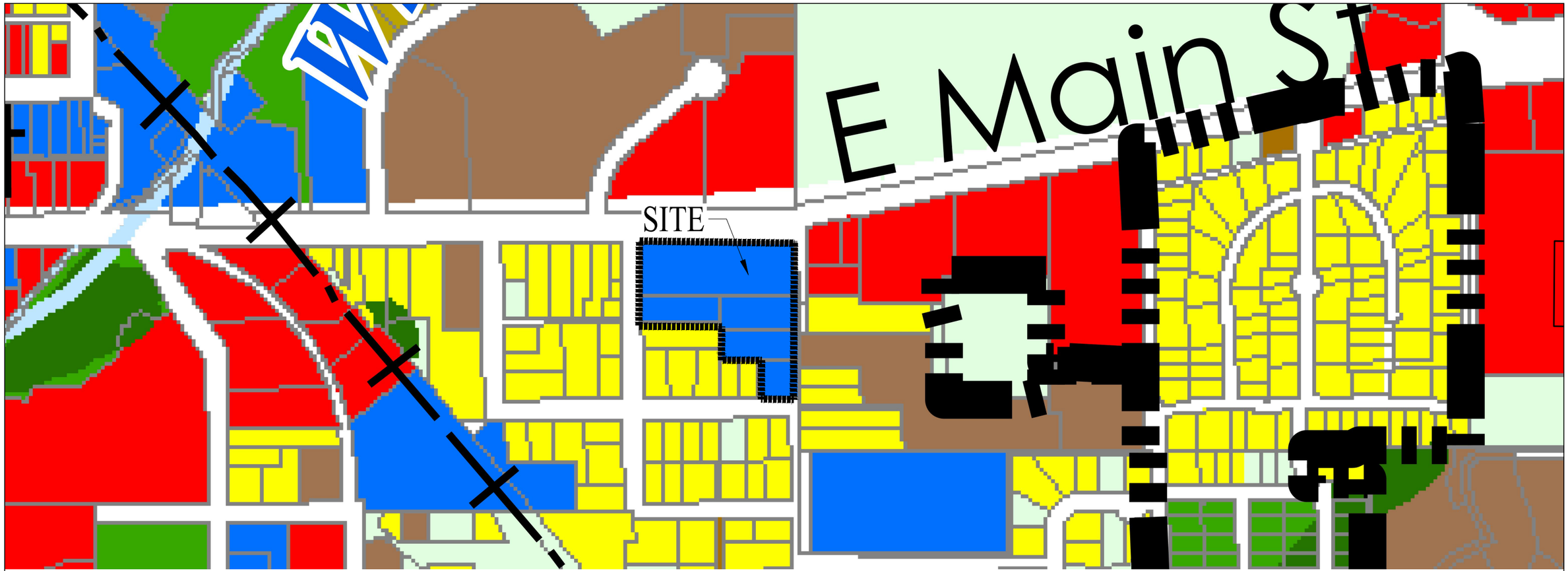
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DATE	ISSUANCE	BY	CHKD

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SURVEY CHKD BY: JLR	CIVIL CHKD BY:	CIVIL DATE: 7-22-2025
SURVEY APVD BY: JWP	CIVIL APVD BY:	DRAWN BY: TAW

PERVIOUS / IMPERVIOUS AREA POST-CONSTRUCTION
ST. FRANCIS DE SALES BUILDING ADDITION
148 W. MAIN STREET
LAKE GENEVA, WISCONSIN

REI No. 12094
SHEET EXH-2



City of Lake Geneva

Other Municipal Boundaries

Urban Service Area Boundary

Extraterritorial Jurisdiction Boundary

Parcels

Surface Water

Abandoned Railroads

Land Use Categories

Agricultural, Open Lands, & Vacant

Single Family Residential (Unsewered)

Single Family Residential(Sewered)

Two-Family/Townhouse Residential

Multi-Family Residential

Commercial

Government & Institutional

Airport

Private Recreation Facilities

Public Park & Recreation

Industrial

Extraction

Wetland

Right of Way

N

VANDEWALLE & ASSOCIATES INC.
Shaping places, shaping change

Date: January 8, 2020
Source: SEWRPC, Walworth County LIO, WisDNR, V&A

CITY OF LAKE GENEVA 1886

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REI CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

SCALE 0 150 300

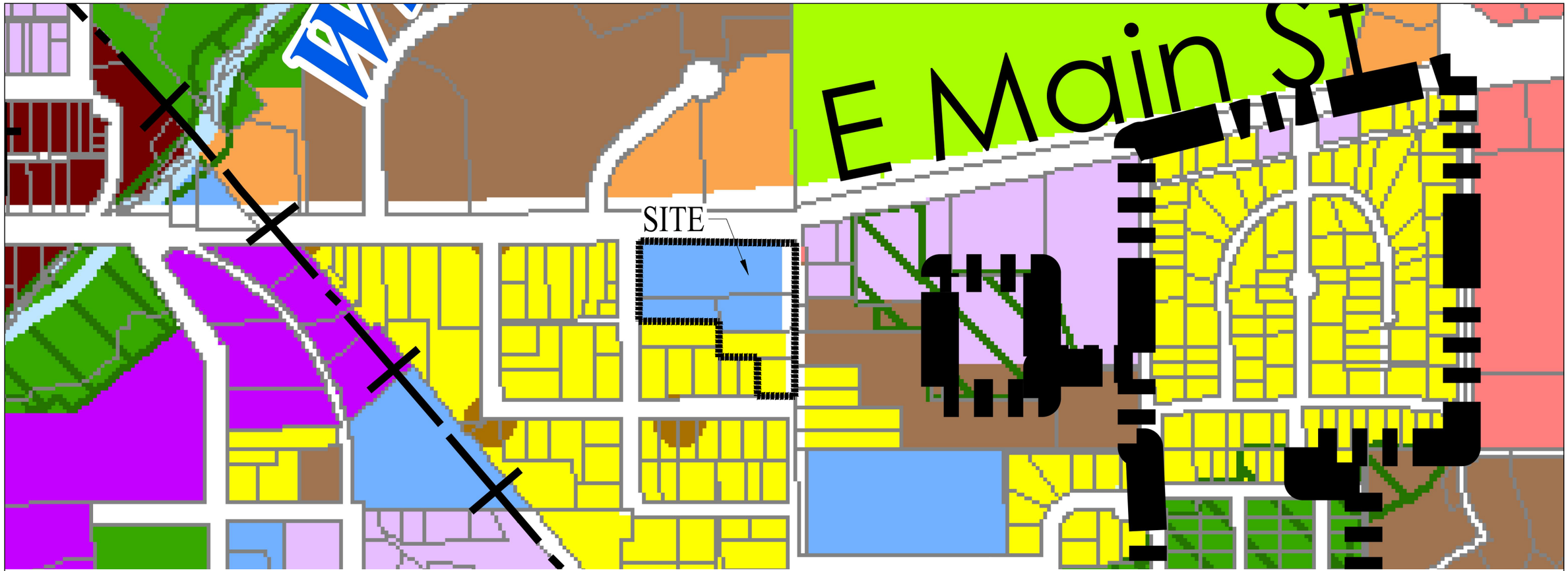
DATE	ISSUANCE	BY	CHKD

SURVEYED BY: JAF, ER	DESIGNED BY:	SURVEY DATE: 6-25-2025
SURVEY CHKD BY: JLR	CIVIL CHKD BY:	CIVIL DATE: 7-22-2025
SURVEY APVD BY: JWP	CIVIL APVD BY:	DRAWN BY: TAW

EXISTING LAND USE EXHIBIT
ST. FRANCIS DE SALES BUILDING ADDITION
148 W. MAIN STREET
LAKE GENEVA, WISCONSIN

REI No. 12094
SHEET EXH-3

DRAWING FILE: Q:\12000-12999\12094 - SCHERRER - ST. FRANCIS DE SALES ADDITION - 148 W MAIN STREET - CITY OF LAKE GENEVA - WALWORTH COUNTY\DRAWING\FIGURES & EXHIBITS\12094-03-EXISTING LAND USE EXHIBIT.DWG LAYOUT: EXH-3
PLOTTED: JUL 22, 2025 - 10:11AM PLOTTED BY: TGOW



Land Use Categories

- Agricultural & Rural
- Single Family Residential - Exurban
- Single Family Residential - Urban
- Two-Family/Townhouse Residential
- Multi-Family Residential
- Planned Neighborhood

*Each "Planned Neighborhood" may include a mix of:
1. Single Family - Urban (predominate land use)
2. Two-Family/Townhouse
3. Multi-Family Residential
4. Institutional & Community Services
5. Neighborhood Mixed Use
6. Public Park & Recreation



- Neighborhood Mixed Use
- Planned Office
- Planned Business
- Central Business District
- Planned Mixed Use

*Each "Planned Mixed Use Area" may include mix of:
1. Planned Office
2. Multi-Family Residential
3. Institutional & Community Services
4. Planned Business



- Planned Industrial
- General Industrial
- Institutional & Community Services
- Private Recreation Facilities
- Public Park & Recreation
- Environmental Corridor
- Extraterritorial Jurisdiction Boundary
- Other Municipal Boundaries
- City of Lake Geneva
- Urban Service Area Boundary
- Parcels
- Surface Water
- Abandoned Railroad

CITY OF LAKE GENEVA 1886 WISCONSIN

N

VANDEWALLE & ASSOCIATES INC.
Shaping places, shaping change

Date: January 8, 2020
Source: SEWRPC, Walworth County LIO, WisDNR, V&A

REI Engineering, INC.
4080 N. 20TH AVENUE
WAUSAU, WISCONSIN 54401
PHONE: 715.675.9784,FAX: 715.675.4060
EMAIL: MAIL@REIENGINEERING.COM

REI CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

SCALE 0 150 300

N

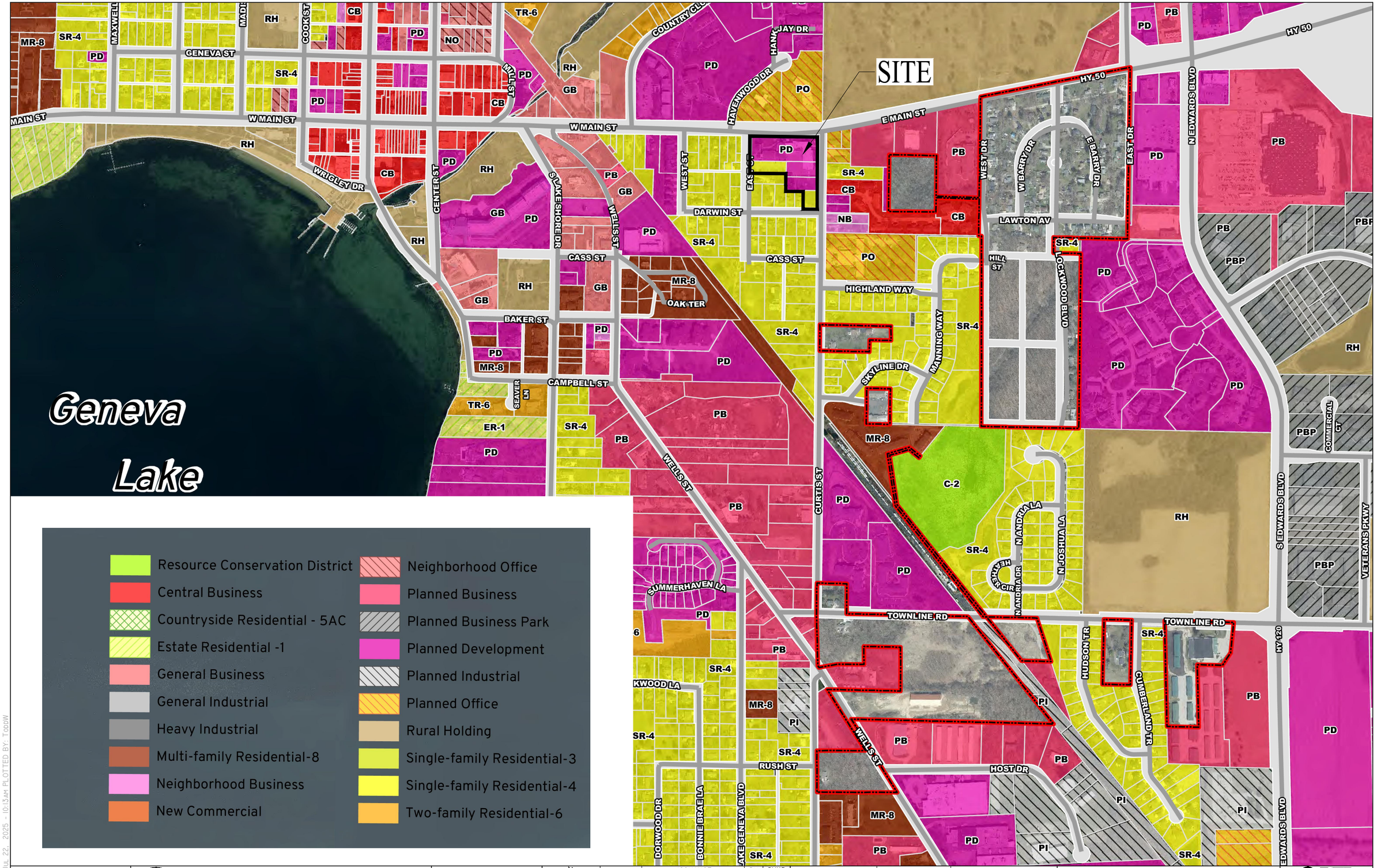
DATE	ISSUANCE	BY	CHKD

SURVEYED BY: JAF, ER	DESIGNED BY:	SURVEY DATE: 6-25-2025
SURVEY CHKD BY: JLR	CIVIL CHKD BY:	CIVIL DATE: 7-22-2025
SURVEY APVD BY: JWP	CIVIL APVD BY:	DRAWN BY: TAW

FUTURE LAND USE EXHIBIT
ST. FRANCIS DE SALES BUILDING ADDITION
148 W. MAIN STREET
LAKE GENEVA, WISCONSIN

REI No. 12094
SHEET EXH-4

DRAWING FILE: Q:\2000-12999\12094 - SCHERRER - ST. FRANCIS DE SALES ADDITION - 148 W MAIN STREET - CITY OF LAKE GENEVA - WALWORTH COUNTY\DRAWING\FIGURES & EXHIBITS\12094-04-FUTURE LAND USE EXHIBIT.DWG LAYOUT: EXH-4
PLOTTED: JUL 22, 2025 - 10:12AM PLOTTED BY: TODDW



REI Engineering, INC.
4080 N. 20th AVENUE
WAUSAU, WISCONSIN 54401
PHONE: 715.675.9784,FAX: 715.675.4060
EMAIL: MAIL@REIENGINEERING.COM

REI — CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

SCALE 0 300 600

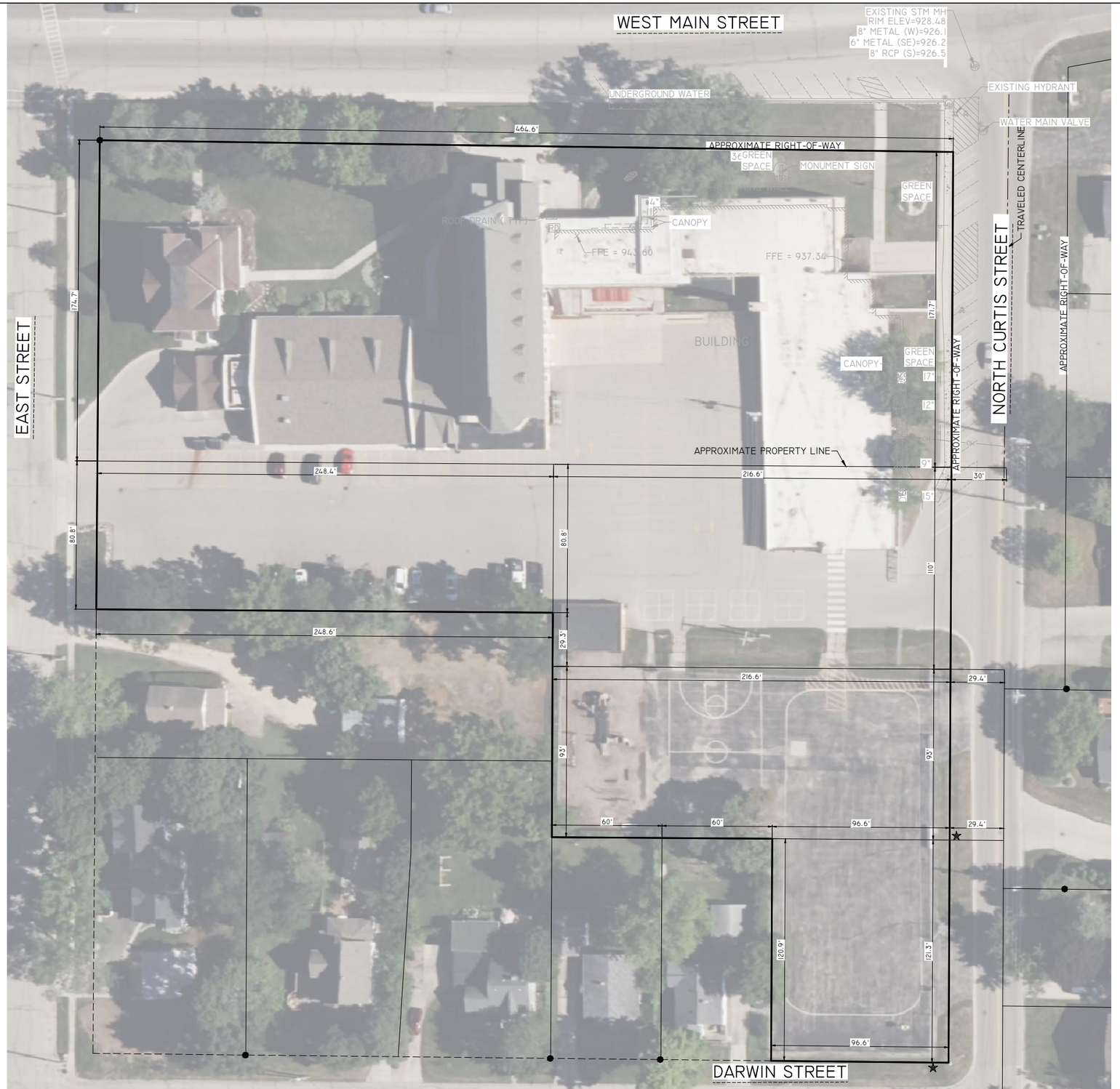
DATE	ISSUANCE	BY	CHKD

SURVEYED BY: JAF, ER	DESIGNED BY:	SURVEY DATE: 6-25-2025
SURVEY CHKD BY: JLR	CIVIL CHKD BY:	CIVIL DATE: 7-22-2025
SURVEY APVD BY: JWP	CIVIL APVD BY:	DRAWN BY: TAW

EXISTING ZONING EXHIBIT
ST. FRANCIS DE SALES BUILDING ADDITION
148 W. MAIN STREET
LAKE GENEVA, WISCONSIN

REI No. 12094
SHEET EXH-5

DRAWING FILE: Q:\12000-12999\12094 - Scherrer - St. Francis De Sales Addition - 148 W Main Street - City of Lake Geneva - Walworth County\Drawing\Figures & Exhibits\12094-05-Zoning Exhibit.dwg LAYOUT: EXH-5
PLOTTED: Jul 22, 2025 - 10:13am PLOTTED BY: TawW



NOTE:
NO BOUNDARY SURVEY WAS COMPLETED FOR THIS PROJECT. PROPERTY LINES WERE BASED ON GIS INFORMATION AVAILABLE ON THE WALWORTH COUNTY GIS WEB PAGE AND THE STATEWIDE PARCEL INITIATIVE WEBSITE.

REI Engineering, INC.
4080 N. 20TH AVENUE
WAUSAU, WISCONSIN 54401
PHONE: 715.675.9784,FAX: 715.675.4060
EMAIL: MAIL@REIENGINEERING.COM

REI **CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING**

SCALE 0 30 60

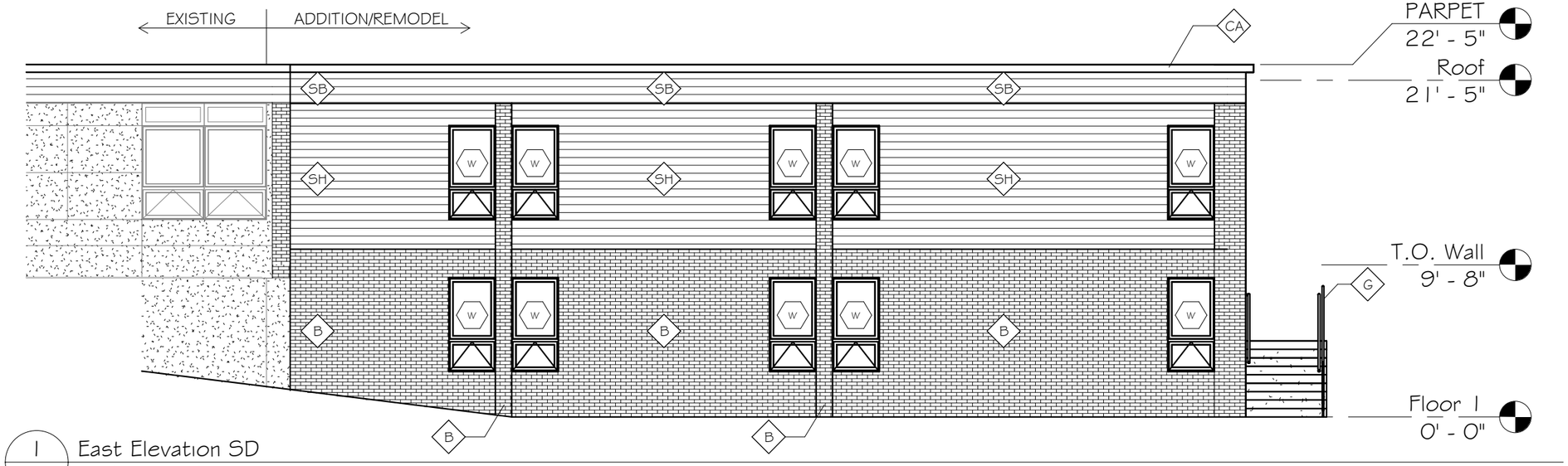
DATE	ISSUANCE	BY	CHKD

SURVEYED BY: JAF, ER	DESIGNED BY:	SURVEY DATE: 6-25-2025
SURVEY CHKD BY: JLR	CIVIL CHKD BY:	CIVIL DATE: 7-22-2025
SURVEY APVD BY: JWP	CIVIL APVD BY:	DRAWN BY: TAW

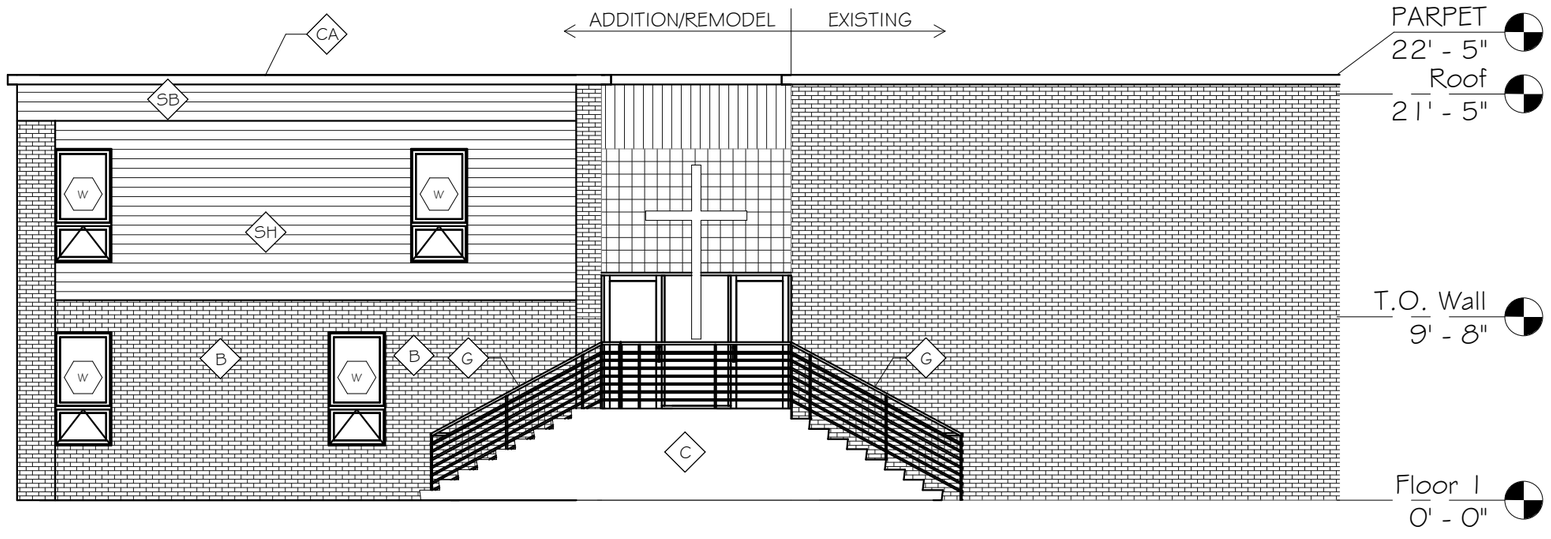
SITE DIMENSION EXHIBIT
ST. FRANCIS DE SALES BUILDING ADDITION
148 W. MAIN STREET
LAKE GENEVA, WISCONSIN

REI No. 12094
SHEET EXH-6

DRAWING FILE: Q:\12000-12999\12094 - SCHERRER - ST. FRANCIS DE SALES ADDITION - 148 W MAIN STREET - CITY OF LAKE GENEVA - WALWORTH COUNTY\DRAWING\FIGURES & EXHIBITS\12094-06-SITE DIMENSION EXHIBIT.DWG LAYOUT: EXH-6
PLOTTED: JUL 22, 2025 - 10:14AM PLOTTED BY: TODDW



1/C East Elevation SD
1/8" = 1'-0"



2/C North Elevation SD
1/8" = 1'-0"

KEY TO EXTERIOR ELEVATIONS MATERIALS		
SYMBOL	MATERIAL	COLOR
B	BRICK	TO MATCH EXISTING
SB	SIDING - HORIZONTAL	BEIGE (TO MATCH EXISTING)
SV	SIDING - HORIZONTAL	BROWN (TO MATCH EXISTING)
C	EXPOSED CONCRETE	
	WINDOW TYPE	TO MATCH EXISTING
G	GUARD RAIL / HANDRAIL	
CJ	MASONRY CONTROL JOINT	
CA	MASONRY WALL CAP	TO MATCH EXISTING

Scherrer CONSTRUCTION

Building with Integrity Since 1928

601 Blackhawk Drive,
P.O. Box 740
Burlington, Wisconsin 53105
Tel: (262) 539-3100
Fax: (262) 539-3101
www.scherrerconstruction.com

PRELIMINARY NOT FOR CONSTRUCTION

ST FRANCIS DE SALES

ADDITION

EXTERIOR ELEVATIONS

Project number	25-002
Date	025.07.22
Drawn by	BJF
Checked by	BJF
Sheet Number	C

7/22/2025 11:32:16 AM

RESOLUTION OF THE PLAN COMMISSION			
Resolution recommending to the Common Council an Amended Planned Development – General Development Plan (GDP) and Precise Implementation Plan (PIP) application filed by Bailey Freeman, 601 Black Hawk Drive, Burlington, WI, to allow a building addition located at 148 W Main Street, Tax Key No. ZOP 00385.			
Committee:	N/A		
Fiscal Impact:	N/A		
File Number:	**PC-029**	**Date:**	August 18, 2025

WHEREAS, the City of Lake Geneva Plan Commission has considered an Amended Planned Development – General Development Plan and Precise Implementation Plan application filed by Bailey Freeman, 601 Black Hawk Drive, Burlington, WI, to allow a building addition located at 148 W Main Street, Tax Key No. ZOP 00385, and

WHEREAS, the Plan Commission held a Public Hearing thereon pursuant to proper notice given on August 18, 2025, and

WHEREAS, the Plan Commission made the following findings of fact:

1. In general, the proposed amended PD-GDP and PIP is in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.

2. Specific to this site, the proposed amended PD- GDP and PIP is in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.

3. The proposed amended PD- GDP and PIP in its proposed location, and as depicted on the required site plan does not result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of the Zoning Ordinance, the Comprehensive Plan or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development.

4. The proposed amended PD- GDP and PIP maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.

5. The proposed amended PD- GDP and PIP is located in an area that will be adequately served by and will not impose an undue burden on any improvements, facilities, utilities or services provided by public agencies serving the subject property.

6. The potential public benefits of the proposed amended PD- GDP and PIP outweigh all potential adverse impacts of the proposed PIP after taking into consideration the Applicant’s proposal and any requirements recommended by the Applicant to ameliorate such impacts, and

WHEREAS, the Plan Commission has recommended the following conditions:

1. Substantial compliance with *Site Plan Package For: St Francis De Sales Building Addition* drawn by REI Engineering, Inc. dated 7-22-25, and
2. Owner shall secure all required State and Municipal permits prior to start of construction.

NOW, THEREFORE, BE IT RESOLVED, that the Plan Commission hereby recommends approval to the Common Council of the Amended Planned Development – General Development Plan and Precise Implementation Plan application filed by Bailey Freeman, 601 Black Hawk Drive, Burlington, WI, to allow a building addition located at 148 W Main Street, Tax Key No. ZOP 00385, per the findings of fact and additional conditions stated above.

.

Recommended to the Common Council of the City of Lake Geneva this 18st day of August 2025.

PC Action: ☐ **Adopted** ☐ **Failed** **Vote** _____

Mayoral Action: ☐ **Accept** ☐ **Veto**

_____

Todd Krause, Plan Commission Chair Date

Attest:

_____

Amanda Rotondi, Building & Zoning Clerk Date

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: August 18, 2025

Agenda Item #9

Applicant:
Robert Jeffreys 18 LLC
1554 W Main Street
Lake Geneva, WI

Request:
Planned Development Concept review
SW Corner of North and Center Streets

Description:
The applicant proposes to redevelop the property located at the southwest corner of Center and North Streets with two-family and three-family residential uses. The purpose of this review is to provide feedback to the applicant about the appropriateness of this land use at this location. For purposes of illustration, the applicant has submitted a Concept Site Plan. The Plan Commission is not being asked to approve this Concept Site Plan. The Plan Commission is being asked to comment on the appropriateness of introducing this land use at this location.

Existing Zoning/Land Uses:

Property	**Current Zoning**	**Current Land Use**
Subject Property	GB General Business and CB Central Business	Parking Lots
Property to the North	SR-4 Single Family Residential	Residential
Property to the East	NO Neighborhood Office	Neighborhood Commercial and Residential
Property to the South	PD Planned Development and GB General Business	Commercial and Parking Lots
Property to the West	CB Central Business	Commercial and Parking Lots

Future Land Use Plan:
This property is designated *Planned Mixed Use* on the City of Lake Geneva Comprehensive Plan Future Land Use Map. The purpose of that designation is to guide development with this designation to a Planned Development zoning which comprises a mix of the following uses:

Planned Office
Multi-Family Residential
Institutional & Community Services
Planned Business

The submitted concept plan does not include a mix of uses, but only residential use in the form of two-family and three-family uses.

The City of Lake Geneva Comprehensive Plan offers the following description of the Planned Mixed Use land use designation:

Planned Mixed Use

Description

This future land use category is intended to facilitate a carefully controlled mix of commercial and residential uses on public sewer, public water, and other urban services and infrastructure. Planned Mixed Use areas are intended as vibrant urban places that should function as community gathering spots.

Recommended Zoning

The best option for future zoning of the lands mapped under the Planned Mixed-Use future land use category is often a Planned Development zoning district. This district allows the desired mix in uses and provides flexibility in layout, in exchange for superior design.

Policies and Programs

1. Grant development approvals only after submittal, public review, and approval of site, landscaping, building, signage, lighting, stormwater, erosion control, and utility plans.

2. Delay rezoning any area designated for Planned Mixed Use development until the provision of public sanitary sewer and water service is ensured and the City has approved an overall conceptual development plan and covenants.

3. Encourage environmentally sustainable site and building design, including stormwater best management practices, the use of passive solar energy, and the integration of alternative transportation networks and green spaces.

4. Develop conceptual plans for Planned Mixed Use areas as a starting point for individual redevelopment plans and actual redevelopment for each of these areas.

5. Generally, adhere to the design guidelines listed below when reviewing proposals for Planned Mixed Use developments.

- *Walking relationship between uses*
- *Street activity from morning through evening*
- *Multi-story buildings, generally with more active uses on first floor*
- *Minimal front setbacks*
- *Buildings and sites designed for pedestrians not automobiles*
- *Parking located on streets, to rear of buildings, and/or in structures*
- *Transit service potential*
- *Building entrances oriented to street*

Staff Recommendations:

The redevelopment of this property affords the Plan Commission and Common Council a great opportunity to create an asset to the neighborhood. The property is located on the edge of the Central Business district and should follow a development pattern more in keeping with downtown development patterns. An appropriate development pattern would be a building that is pedestrian oriented to complete the block at a friendly pedestrian scale. This type of building would include a building or buildings closer to the sidewalk with accessory parking facilities located behind the building, hidden from street view. A building with commercial uses beneficial to the adjacent residential neighborhood on the first floor with commercial apartments on upper floors would be a desirable redevelopment pattern to complete this block. The future land use plan directs that this property be redeveloped with a mix of land uses versus the single use proposed by the applicant.

Action of the Plan Commission:
Provide verbal feedback during this meeting intended to point the applicant in the desired direction for future redevelopment of the site.

APPLICATION TO INITIATE PLANNED DEVELOPMENT PROCESS

City of Lake Geneva

Site Address/Parcel No. and full Legal Description required (attach separate sheet if necessary):

Parcel numbers: zop00023,zop00024,zop00025,zop00026,zop00028,zfi0001,zfi0002

Name and Address of Current Owner: Wintrust Corporation 9700 West Higgins Rd. Suite 650 Rosemont, Il. 60018

Telephone No. with area code & Email of Current Owner: 847-939-9560

jreagan@wintrust.com

Owner Signature: _____

Name and Address of Applicant:

Robert Jeffreys 18 LLC

1554 West main Street Lake Geneva Wi. 53147

Telephone No. with area code & Email of Applicant: 815-378-9869 Jeff Leeson jeffleeson@woodfieldhomes.net

Proposed Use: condominium development

Zoning District in which land is located: _____

Names and Addresses of architect, professional engineer and contractor of project:

TBD

Short statement describing activities to take place on site:

Redevelopment of existing parking lots into owner occupied condominiums.

6-6-25

Date

Jeffrey Leeson

Verified by pdfFiller 06/06/2025

Signature of Applicant

Robert Jeffreys 18 LLC _____ SW corner Center and North street _____ Cost Recovery # _____

Petitioner Name Project Address

OFFICE USE ONLY Description of Request _____

Agreement for Services

REIMBURSABLE BY THE PETITIONER / APPLICANT. The city may retain the services of the professional consultants (including planners, engineers, architects, attorneys, environmental specialists, recreation specialists, and other experts) to assist in the City's review of a proposals coming before the Plan commission and/or Common Council. The submittal of a development proposal application or petition by a Petitioner shall be construed as an agreement to pay for such professional review services applicable to the proposal including any financing charges that may accrue. The City applies the charges for these services to the Petitioner. The City Administrator at any time may require an applicant to submit an advance deposit **of $500 to $5,000 depending on the complexity and anticipated involvement of the City's consultants** or continuing advance deposits against future billings by the City for recovery of costs provide by this ordinance 98-935(4). **An advanced deposit shall be required for the application related to Extraterritorial matters.** Surplus deposits shall be returned to the Applicant at the conclusion of the project.

Jeffrey Leeson _____, as applicant/petitioner for

Project: Condominium homes _____

Project Address: SW corner Center and North street _____

Parcel No. ~~Parcel numbers: zop00023,zop00024,zop00025,zop00026,zop00028,zfi0001,zfi0002~~ _____

Name: Robert Jeffreys 18 LLC _____

Address: 1554 West main Street Lake Geneva Wi. 53147 _____

_____

Cell Phone: (815-378-9869) - _____- _____ Phone: (same) - _____- _____

Email: jeffleeson@woodfieldhomes.net _____

Dated this 6th Day of June _____, 20 25

Jeffrey Leeson Verified by pdfFiller 06/06/2025

_____

Printed Name of Applicant / Petitioner

Jeffrey Leeson as member Robert Jeffreys 18 LLC

_____

Signature of Applicant/Petitioner

Applicant/Petitioner agrees that in addition to those normal costs payable by an applicant/petitioner (e.g., filing or permit fees, publication expenses, recording fees, etc.), that in the event the action applied or petitioned for requires the City of Lake Geneva, in the judgment of its staff, to obtain additional professional service(s), (e.g., engineering, surveying, planning, legal) than would be routinely available "in house" to enable the City to properly address, take appropriate action on, or determine the same, applicant/petitioner shall reimburse the City for the costs thereof

Section 98-935 Fees:

(1) Fees for Procedures or Permits Requested by a Private Party: The fees for the procedures and permits established by this Chapter shall be established by resolution of the Common Council of the City of Lake Geneva

(2) Fees for Procedures Requested by the City of Lake Geneva: There shall be no fee in the case of applications filed in the public interest by the Common Council or the Plan Commission, other agency, or official of the City of Lake Geneva.

(3) Payment of Fees: Fees shall be payable at the time applications are filed with the appropriate officer of the City (per the requirements of this Chapter), and are not refundable.

(4) Professional Consultant Review Services: The City may retain the services of professional consultants (including planners, engineers, architects, attorneys, environmental specialists, recreation specialists, and other experts) to assist in the City's review of a proposal coming before the Plan Commission. The City may apply the charges for these services to the Petitioner. The City will require the Petitioner to sign a professional consultant review services form. The City Administrator at any time may require an applicant to submit an advance deposit **of $500 to $5,000 depending on the complexity and anticipated involvement of the City's consultants** or continuing advance deposits against future billings by the City for recovery of costs provide by this ordinance 98-935(4). **An advanced deposit shall be required for the application related to Extraterritorial matters.** The City may delay acceptance of the application or petition as complete, or may delay final approval of the proposal, until such fees are paid by the Petitioner. The submittal of a development proposal application or petition by a Petitioner shall be construed as an agreement to pay for such professional review services applicable to the proposal. Review fees which are applied to a Petitioner, but which are not paid, may be assigned by the City as a special assessment to the subject property.

Development Review Committee (DRC) Application

Complete as much detailed information as possible to allow for a comprehensive departmental review prior to a Development Review Committee meeting. This application must be returned to the Building Inspector, with all conceptual plans, designs and other information prior to the scheduling a DRC meeting.

Applicant Information

Property Address Parcel numbers: zop00023,zop00024,zop00025,zop00026,zop00028,zfi0001,zfi0002
Applicant name Robert Jeffreys 18 LLC
Applicant email jeffleeson@woodfieldhomes.net Phone Number 815-378-9869

Architect/Contractor/Designer Name TBD
Architect/Contractor/Designer Email TBD Phone Number _____

Type of Construction: New X Addition _____ Remodel _____
Type of Development: Single-family _____ Multi-family X Commercial _____ Industrial _____
Type of Business _____

Engineering

Site Plans should include the following: Project title and owner's/developer's name and address noted, architect's and/or engineer's name and address noted, property boundaries and dimensions, abutting property zoning classifications, general description of building materials, façade and roof detail, setback lines indicated, easements for access, if any, 100-year floodplain identification, existing and proposed topography shown at a contour interval of one foot, indicating proposed grade and location of improvements, signage and outdoor lighting, number of parking spaces provided, type, size and location of all structures with all building dimensions shown, location of existing and general location of proposed sanitary sewers, storm sewers, water-mains, and any proposed stormwater management facilities, location, extent and type of proposed landscaping and landscaping plantings and buffers to adjacent property, including fencing or other screening, location of pedestrian sidewalks and walkways, graphic outline of any development staging that is planned, driveway locations and sizes, handicap accessibility, environmental concerns (odor, smoke, noise, graphic scale and north arrow.

- Storm water management provisions provided? ~~YES~~ / NO
    - As-built/certification notification
- Erosion control plan provided? ~~YES~~ / NO
- Wetlands, floodplains, environmental corridors, groundwater Identified. ~~YES~~ / NO
- Utility Plans Provided
    - Watermain
    - Sanitary Sewer
    - Storm Water
- Is a Land Division required? YES ~~/ NO~~
- Access points and dimensions shown? ~~YES~~ / NO
    - WISDOT Right-of-way?
    - County Right-of-way?

- Estimated Traffic impacts_____
    - Traffic Study Required ~~YES~~/NO
    - Traffic Control Plan Required ~~YES~~/NO
    - Will construction affect street parking or intersections?~~YES~~/ NO
- Paving Materials, Typical Sections? ~~YES~~ / NO
- WDNR Notice of Intent required? (Land disturbance more than 1 acre)? YES / ~~NO~~
- Watermain extension required? ~~YES~~ / NO
- Sanitary sewer extension required? ~~YES~~/ NO
- SEWRPC Service Area Amendment needed? ~~YES~~ / NO
- Is a Chapter 30 Permit (wetland/waterway) required? ~~YES~~/ NO
- Proposed building/expansion dimensions _____
- Will there be signage? YES / NO type (mounted, freestanding) _____
- Exterior lighting plans? ~~YES~~ / NO
- What kind of noise or level of noise will the business have? None-residential
- Detailed property Site Plan? ~~YES~~/ NO Date of Plan: _____
- Green Space Calculations (Existing vs. Proposed) YES ~~/ NO~~
- Are landscape plans provided? ~~YES~~/ NO
- Is a Land Division required? YES~~/ NO~~

Water/Sewer Utilities

If an existing structure please circle the following:

- Will existing sewer & water connections be used? ~~YES~~ / NO
- Will your project require the installation of a grease interceptor? ~~YES~~ / NO

If the development is Commercial or Industrial, please provide the following:

- Water service size requirement TBD
- Estimated daily water usage in gallons per day_____
- Estimated maximum water flow in gallons per minute_____
- Number of bathrooms TBD
- Brief description of process (if Industrial)_____

If the development is a multi-family dwelling, please provide the following:

- Number of units 20
- Number of bedrooms in each unit 2-4 bdrm
- Water service size requirement TBD

NORTH STREET

TOWN BANK

20'

TWO FAMILY

THREE FAMILY

TWO FAMILY

THREE FAMILY

TWO FAMILY

TWO FAMILY

THREE FAMILY

TWO FAMILY

EXISTING PARKING

TWO FAMILY

20'

BROAD STREET

CENTER STREET

DODGE STREET

SCALE 1:20'

NORTH

PRELIMINARY SITE PLAN

REDEVELOPMENT TOWN BANK

LAKE GENEVA, WISCONSIN

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: August 18, 2025

Agenda Item: #10

To: City of Lake Geneva

From: Jackie Mich, AICP, City Planning Consultant

Date: July 21, 2025

Re: Proposed Amendments to the Comprehensive Plan

Introduction

Every year, the City of Lake Geneva holds a Comprehensive Plan Amendment cycle to consider requests to amend the Comprehensive Plan. The Annual Plan Amendment cycle allows for informal Plan Commission review of Plan Amendment proposals at meetings held prior to the public hearing. This allows applicants to present their proposals to the Plan Commission and explain why the proposed changes are beneficial to the property, the surrounding area, and the community as a whole. The Commission members may ask questions of the applicants and may discuss the proposals with one another. Members of the public may identify questions and concerns about the proposal during the public comment portion of the agenda.

No action will be taken by the Plan Commission at the July and August meetings. State law requires that amendments to a Comprehensive Plan be approved by both the Plan Commission and the Common Council following a public hearing. These steps are planned for October.

The City has received two Comprehensive Plan Amendment requests for the 2025 cycle. Both are requests to amend the Future Land Use Map. They include:

1. A request to change the future land use recommendation for the parcels at the northwest corner of Interchange North (STH 120) and US 12 from "Planned Neighborhood" to "Planned Mixed Use"
2. A request to change the future land use recommendation for parcels located at 1336, 1340,1342, and 1350 Elkhorn Rd from "Institutional" to "Mixed Residential" or "Planned Mixed Use"

Per state law, the City cannot approve a rezoning that is inconsistent with the Comprehensive Plan. Since each of the proposed projects would require rezoning to a zoning district that is not consistent with the Comprehensive Plan, each requires a Comprehensive Plan Amendment before rezoning can be considered.

Interchange North

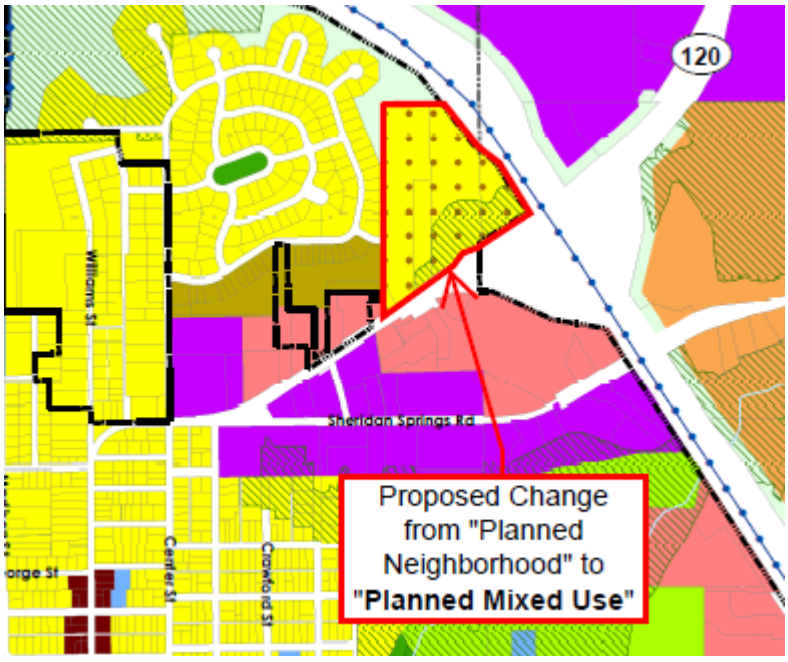
Proposed Amendment

This request involves five parcels located at the northwest corner of Interchange North (STH 120) and US 12. The property is immediately east of Sone Ridge and north of Geneva Square shopping center. The property is currently undeveloped and zoned Rural Holding (RH). The applicant, Red Rock Builders, seeks to reconfigure the property into 11 development lots containing a mix of commercial and senior multi-family residential land uses.

This area is recommended for "Planned Neighborhood" in the Comprehensive Plan. The Planned Neighborhood future land use category is intended for a mixture of housing types, with single family dwellings as the predominant type, with limited amounts of two-family and multi-family dwellings, as well as some small-scale, neighborhood-serving commercial and institutional uses. The applicant proposes no single family development and proposes a greater intensity of commercial development than recommended for the Planned Neighborhood category. Therefore, a Plan Amendment would be needed before the City could consider a future rezoning to enable the proposed commercial and senior multi-family residential development.

The applicant is requesting the "**Planned Mixed Use**" future land use category, which allows for a mix of multi-family residential, office, commercial, light industrial, and institutional uses. A full description of this future land use category is provided on page 5 of this report.

Proposed Amendment – Interchange North



If the Comprehensive Plan Amendment is approved, future steps for this project would involve subdividing the land into 11 lots, rezoning the lots to commercial and multi-family districts, and

conditional use permit or site plan review and approval for each lot. Through the conditional use permit or site plan review process, the City will ensure the zoning regulations are met.

Staff Comments

The concept plan for the property includes road connections to the Stone Ridge development, which is consistent with the City's long-term objective of providing another connection out of Stone Ridge to Interchange North.

The southern portion of the subject property contains steep slopes and woodland areas, both of which are only somewhat protected from development by the zoning ordinance. Specifically, the site is subject to the Woodland Overlay Zoning District and the Steep Slope Overlay Zoning District.

The Woodland Overlay Zoning District includes lands containing larger wooded areas as mapped by the Southeastern Wisconsin Regional Planning Commission (SEWRPC). Within woodlands, removal of 30% or less of the wooded area is permitted by right. The City can approve the removal of more than 30% of the trees through the conditional use permit process.

The Steep Slope Overlay Zoning District includes lands containing slopes of 12% gradient or greater. The zoning code allows steep slopes to be mitigated by regrading or by stabilizing the stopes to prevent erosion. This mitigation is permitted by right and would not require a conditional use permit. Some slopes are over 20% in this area. The slopes on the site will require significant mitigation to allow for the construction of roads and development as proposed by the applicant. This will result in significant loss of trees, possibly up to 75% of the wooded area within the Woodland Overlay on the southern end of the property.

Approximate Locations of Woodland and Steep Slopes:



Green striped area indicates the approximate location of the Woodland Overlay.
Red outlines indicate the approximate location of the Steep Slope Overlay.

Elkhorn Road

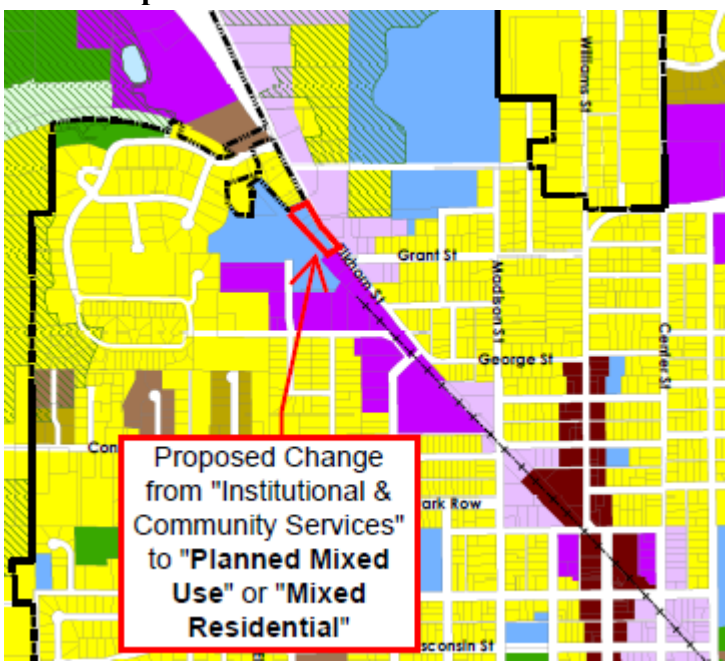
Proposed Amendment

This request involves four parcels located at 1336, 1340, 1342, and 1350 Elkhorn Road. The properties at 1336 and 1340 Elkhorn Road contain residential uses and are zoned General Business (GB). The properties at 1342 and 1350 Elkhorn Road contain small-scale commercial uses and are zoned Neighborhood Business (NB). The applicant, Celine Haydam, seeks to develop workforce multi-family housing on these lots.

The Comprehensive Plan recommends these parcels for "Institutional and Community Services." The Institutional and Community Services future land use category is intended for large-scale public buildings, schools, religious institutions, power plants and substations, hospitals, and special care facilities. The applicant proposes multi-family residential, which is not consistent with the Institutional and Community Services category. Therefore, a Plan Amendment would be needed before the City could consider a future rezoning to enable the proposed multi-family development.

The applicant is requesting either the "**Mixed Residential**" future land use category or the "**Planned Mixed Use**" future land use category. The Mixed Residential category accommodates a variety of residential housing types but is focused on multi-family housing, usually developed at densities that exceed six units per acre. The Planned Mixed Use category accommodates a mix of multi-family residential, office, commercial, light industrial, and institutional uses. Descriptions of these future land use categories are provided on page 5-6 of this report.

Proposed Amendment – Elkhorn Road



If the Comprehensive Plan Amendment is approved, future steps for this project would involve combining the lots, rezoning the lots to allow for multifamily use, and conditional use permit approval. Through the conditional use permit review process, the City will ensure the zoning regulations are met.

Staff Comments

The Comprehensive Plan recommends these parcels for Institutional and Community Services, because they are adjacent to the City of Lake Geneva Public Works Department and yards. This may not be a suitable location for residential given the noise and high level of activity that occurs at the Public Works site.

Excerpts from the Comprehensive Plan

Planned Mixed Use – page 90

Description

This future land use category is intended to facilitate a carefully controlled mix of commercial and residential uses on public sewer, public water, and other urban services and infrastructure. Planned Mixed Use areas are intended as vibrant urban places that should function as community gathering spots. This category advises a carefully designed blend of ***Mixed Residential, Planned Office, Planned Business, Planned Industrial, and Institutional and Community Services*** *land uses. As depicted on Map 5a, Planned Mixed Use areas are planned for the northeast and northwest quadrants of the STH 120/USH 12 interchange, adjacent to the railroad, along Sheridan Springs Road west of USH 12, and along STH 120 south of the City.*

Recommended Zoning

The best option for future zoning of the lands mapped under the Planned Mixed Use future land use category is often a Planned Development zoning district. This district allows the desired mix in uses and provides flexibility in layout, in exchange for superior design. The zoning is tied to City approval of a specific plan for the project. Alternatively, a mix of the City's MR, PB, PO, and PI zoning districts are also appropriate for areas within this future land use category.

Policies and Programs

1. *Grant development approvals only after submittal, public review, and approval of site, landscaping, building, signage, lighting, stormwater, erosion control, and utility plans.*
2. *Delay rezoning any area designated for Planned Mixed Use development until the provision of public sanitary sewer and water service is ensured and the City has approved an overall conceptual development plan and covenants.*
3. *Encourage environmentally sustainable site and building design, including stormwater best management practices, the use of passive solar energy, and the integration of alternative transportation networks and green spaces.*
4. *Develop conceptual plans for Planned Mixed Use areas as a starting point for individual redevelopment plans and actual redevelopment for each these areas.*
5. *Generally, adhere to the design guidelines listed below when reviewing proposals for Planned Mixed Use developments.*
    - *Walking relationship between uses*
    - *Street activity from morning through evening*
    - *Multi-story buildings, generally with more active uses on first floor*

- *Minimal front setbacks*
- *Buildings and sites designed for pedestrians not automobiles*
- *Parking located on streets, to rear of buildings, and/or in structures*
- *Transit service potential*
- *Building entrances oriented to street*

Mixed Residential – page 84

Description

This future land use category is intended for a variety of residential units focused on **multiple family housing** (3+ unit buildings), usually developed at densities that exceed six units per acre and served by public sanitary sewer and water systems. Single family detached housing, attached single family residences with individual entries (e.g., townhouses, rowhouses), and small public and institutional uses—such as parks, schools, churches, and stormwater facilities—may also be within lands mapped in this category. Future multi-family development is also planned for portions of new neighborhoods.

Recommended Zoning

The City's MR-8 multi-family zoning district, along with Planned Development zoning, is most appropriate to implement this future land use category.

Policies and Programs

1. Disperse small areas of future Mixed Residential development throughout the City, rather than creating large concentrations of this type of development in just a few areas.
2. Multi-family residential projects appropriate for the City's Mixed Residential category should meet the minimum design standards presented in Chapter Eight: Housing and Neighborhood Development.
3. Require that all proposed projects submit a detailed site plan, building elevations, landscape plan, lighting plan, grading/stormwater management plan, and signage plan prior to development approval, through appropriate zoning ordinance updates.
4. Support projects that include a strong program for maintaining the quality, value, and safety of the development over time.

VANDEWALLE & ASSOCIATES INC.

To: City of Lake Geneva

From: Jackie Mich, AICP, and Sonja Kruesel, AICP, City Planners

Date: May 5, 2025

Re: Annual Comprehensive Plan Amendment Process

The City adopted the updated Comprehensive Plan on March 9, 2020. As a dynamic community facing a myriad of growth issues, the City regularly receives requests for Plan amendments before the next ten-year update in 2030. To provide a manageable, predictable, and cost effective process, the City has established a single plan amendment cycle every year.

Several Wisconsin communities use an annual plan review and amendment process cycle to ensure these evaluations and adjustments are handled in a predictable and efficient manner. The City Clerk will accept applications for Plan amendments from **May 13 through June 30, 2025**. Applications will be reviewed by the Plan Commission at its July and August meetings. Applicants may adjust their applications to respond to Plan Commission concerns, and all revised applications must be finalized by **August 25, 2025.**

The procedures to adopt or amend a Comprehensive Plan are defined under Section 66.1001(4), Wisconsin Statutes. The City process needs to follow these requirements. The timeline on the following page presents a proposed five-month process to allow for plan amendment requests, consider amendments, and go through the adoption procedures in compliance with the State Statutes.

This approach features a combined meeting of the Plan Commission and Common Council.

During the meeting:

1. Common Council holds a Public Hearing on the requested Plan amendments; and
2. Plan Commission considers Plan amendment requests and public testimony, and then adopts a resolution making a specific recommendation on each of the requested Plan amendments to the Common Council.

At a subsequent meeting of the Common Council, the Council will consider the Plan Commission's recommendations, vote on motions for each requested Plan amendment, and finally, adopt an ordinance to officially adopt the Plan amendments per their individually voted motions.

This combined meeting approach allows for the Plan Commission and Council to hear the same public testimony, prior to the Plan Commission's recommendation, and the Council's actions.

City of Lake Geneva
2025 Annual Comprehensive Plan Amendment Process

Activity	May	June	July	August	Sept.	Oct.
City Announces the Opening of the Plan Amendment Process	May 12					
City Clerk Accepts Plan Amendment Applications	May 13 through June 30th					
Plan Commission Recommends Adoption of the Public Participation Plan		**June 16**				
Common Council Adopts Public Participation Plan		**June 23**				
Plan Commission Reviews Plan Amendment Applications			**July 21**	**August 18**		
Plan Commission Recommends Setting Public Hearing and Amendment Approvals by Council						
Council Sets Public Hearing date (applications frozen)				**August 25**		
City Clerk Distributes Requested Plan Amendments to Surrounding and Overlapping Jurisdictions				August 27		
Public Review Period (Newspaper publishes Wed., 9/10)					Sept. 10 – Oct. 13	
Committee of the Whole review of Amendment requests					**September** (date TBD)	
Joint Meeting: 1. Council Holds Public Hearing 2. Plan Commission Adopts Resolution Recommending Plan Amendments						**Oct. 13**
Council Adopts Ordinance on Recommended Plan Amendments						**October 27**
City Clerk Distributes Amended Plan to Surrounding and Overlapping Jurisdictions						After Adoption

CITY OF LAKE GENEVA
APPLICATION FOR AMENDMENT TO THE COMPREHENSIVE PLAN

NOTE: All applications for amendments to the Comprehensive Plan must be submitted to the City Clerk on or before June 30th.

PART A: AMENDMENT REQUEST

I, Red Rock Builders, Inc., HEREBY REQUEST THE CITY OF LAKE GENEVA PLAN COMMISSION AND COMMON COUNCIL TO HOLD A PUBLIC HEARING ON THE FOLLOWING REQUEST FOR AMENDMENT TO THE LAKE GENEVA COMPREHENSIVE PLAN:

Please check all that apply:

X Amendment to the Future Land Use Map
_____ Amendment to the Community Facilities & Utilities Map
_____ Amendment to Other Maps
_____ Text Amendment (policies, programs, etc.)
_____ Other

PART B: CONTACT INFORMATION

APPLICANT:

Name (Person OR Firm): Red Rock Builders, Inc. Address: 630 S Lakeshore Drive, Fontana, WI 53125

Email Address: martym@villageinvestments.com Daytime Telephone: 312-933-3200

PROPERTY OWNER:(if different from Applicant) MY SIGNATURE INDICATES THAT I AUTHORIZE AND AGREE WITH ALL ASPECTS OF THIS REQUEST:

Name: _____ Signature: _____

PART C: BRIEF DESCRIPTION OF THIS PROPERTY AND PROPOSED LAND USE:

(IF request is NOT linked to a particular property, skip to PART D.)

Parcel Number: ZYUP 00192, 000193, 00137I, J, & K Address: NW Corner of State Highway 120 Interchange North and US 12

BRIEF DESCRIPTION OF THE PROPOSED AMENDMENT REQUEST:

Request to change the future land use recommendation for parcels ZYUP 00192, ZYUP 00193, ZYUP 137I, ZYUP 137J, and ZYUP 00137K from Planned Neighborhood to Planned Mixed Use.

CURRENT ZONING:

Zoning District: Rural Holding

FUTURE PROPOSED USE (be specific)

Planned Mixed Use consisting of commercial and residential multifamily senior independent living rentals

PART D: The Plan Commission and Common Council consider the following criteria when making recommendations regarding amendments to the Comprehensive Plan. Please respond to the following questions: *(If you need additional space for your response, please attach to the back of this application form.)*

1. How will the proposed amendment to the Comprehensive Plan benefit the public, City, and/or surrounding neighbors or neighborhoods?

   Provide additional access to nearby residential neighborhood for residents, visitors and city emergency vehicles commercial uses that will serve and benefit the neighborhood and provide rental alternatives for senior independent living

2. How does the request advance the Comprehensive Plan vision, and the goals, objectives and policies for the chapter within which the amendment affects?

   The existing plan intended to have this area used for primarily residential (SFH) development. There is an ample supply of existing and planned new homes in the area, but a shortage of new rental housing and commercial development.

3. As it affects the amendment request, what circumstances have changed or what new information is now available since the original adoption of the City's Comprehensive Plan, or in the case of a previously requested amendment, what circumstances have changed since the last amendment process?

   There has been the addition of hundreds of homes in the area and hundreds more approved which need additional commercial alternatives away from the busy city central with easy access to highways and more parking

4. Is there any additional information that the City of Lake Geneva should consider in its evaluation of this request?

   The property is at the entry to the City of Lake Geneva and the addition of quality services and housing will be of great value as well as the addition of tax revenue for the city.

PART E: Please describe below (or on a separate sheet) what your specific request for a Comprehensive Plan amendment is. Provide any necessary maps, charts, or other supporting data as needed, including conceptual development plans (if applicable). Applicant also MUST ATTACH a redline/strikeout of the proposed text amendment and/or a clearly labeled and marked-up version of the proposed Map Amendment.

The division of the five existing lots into 6 commercial and 5 multi-family residential lots. The commercial is expected to be service/educational oriented and the residential is intended for senior (55+) independent living rentals.



Signature of Applicant(s)

6-23-2025

Date

REQUESTED COMPREHENSIVE PLAN AMENDMENT FOR:

NW Corner of State Highway 120 Interchange North and US 12

Subject Property Address(s)

NAME OF OWNER(S)	ADDRESS(S):	
Red Rock Builders, Inc.	630 S Lakeshore Drive, Fontana, WI 53125	
SUBJECT PROPERTY:	**ADDRESS(S):**	**PARCEL/LOT #**
	NW Corner St Hwy 120 & US	ZYUP 00192, 000193, 00137I, J, & K
PROPERTY OWNERS WITHIN 200 FEET OF SUBJECT PROPERTY: (for Map Amendments only)		
NAME	**ADDRESS**	**PARCEL/LOT #**
To be attached		

Red Rock Builders Inc. NW Corner St Hwy 120 & US 12 Cost Recovery # _____

Petitioner Name Project Address

OFFICE USE ONLY Description of Request Amend Comp Plan

Agreement for Services

REIMBURSABLE BY THE PETITIONER / APPLICANT. The city may retain the services of the professional consultants (including planners, engineers, architects, attorneys, environmental specialists, recreation specialists, and other experts) to assist in the City's review of a proposals coming before the Plan commission and/or Common Council. The submittal of a development proposal application or petition by a Petitioner shall be construed as an agreement to pay for such professional review services applicable to the proposal including any financing charges that may accrue. The City applies the charges for these services to the Petitioner. The City Administrator at any time may require an applicant to submit an advance deposit **of $500 to $5,000 depending on the complexity and anticipated involvement of the City's consultants**or continuing advance deposits against future billings by the City for recovery of costs provide by this ordinance 98-935(4). **An advanced deposit shall be required for the application related to Extraterritorial matters.** Surplus deposits shall be returned to the Applicant at the conclusion of the project.

Red Rock Builders, Inc., as applicant/petitioner for

Project: _____

Project Address: NW Corner St Hwy 120 & US 12

Name: Red Rock Builders Inc.

Address: 630 S Lakeshore Drive

Fontana,. WI 53125

Cell Phone: (312) - 933 - 3200 Phone: (___) - _____ - _____

Email: martym@villageinvestments.com

Dated this 23 Day of June, 2025

Red Rock Builders Inc., By Martin Murphy

Printed Name of Applicant / Petitioner



Signature of Applicant/Petitioner

Applicant/Petitioner agrees that in addition to those normal costs payable by an applicant/petitioner (e.g., filing or permit fees, publication expenses, recording fees, etc.), that in the event the action applied or petitioned for requires the City of Lake Geneva, in the judgment of its staff, to obtain additional professional service(s), (e.g., engineering, surveying, planning, legal) than would be routinely available "in house" to enable the City to properly address, take appropriate action on, or determine the same, applicant/petitioner shall reimburse the City for the costs thereof

Section 98-935 Fees:

(1) Fees for Procedures or Permits Requested by a Private Party: The fees for the procedures and permits established by this Chapter shall be established by resolution of the Common Council of the City of Lake Geneva

(2) Fees for Procedures Requested by the City of Lake Geneva: There shall be no fee in the case of applications filed in the public interest by the Common Council or the Plan Commission, other agency, or official of the City of Lake Geneva.

(3) Payment of Fees: Fees shall be payable at the time applications are filed with the appropriate officer of the City (per the requirements of this Chapter), and are not refundable.

(4) Professional Consultant Review Services: The City may retain the services of professional consultants (including planners, engineers, architects, attorneys, environmental specialists, recreation specialists, and other experts) to assist in the City's review of a proposal coming before the Plan Commission. The City may apply the charges for these services to the Petitioner. The City will require the Petitioner to sign a professional consultant review services form. The City Administrator at any time may require an applicant to submit an advance deposit **of $500 to $5,000 depending on the complexity and anticipated involvement of the City's consultants** or continuing advance deposits against future billings by the City for recovery of costs provide by this ordinance 98-935(4). **An advanced deposit shall be required for the application related to Extraterritorial matters.** The City may delay acceptance of the application or petition as complete, or may delay final approval of the proposal, until such fees are paid by the Petitioner. The submittal of a development proposal application or petition by a Petitioner shall be construed as an agreement to pay for such professional review services applicable to the proposal. Review fees which are applied to a Petitioner, but which are not paid, may be assigned by the City as a special assessment to the subject property.

TITLE OF SUBDIVISION

PRELIMINARY PLAT

PART OF THE NE 1/4 & SE 1/4 OF THE NE 1/4 OF SECTION 25, TOWN 2 NORTH, RANGE 17 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, MICHAEL J. MARTIN, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED, AND MAPPED THE LAND HEREIN DESCRIBED:

BEING A SUBDIVISION OF LANDS LOCATED IN THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 17 EAST AND THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 2 NORTH, RANGE 18 EAST, IN THE CITY OF LAKE GENEVA, COUNTY OF WALWORTH, STATE OF WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 25; THENCE SOUTH 89° 04' 41" WEST, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 25, A DISTANCE OF 299.90 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF UNITED STATES HIGHWAY 12 (USH 12) AND THE POINT OF BEGINNING OF LANDS TO BE DESCRIBED;

THENCE SOUTH 37° 41' 44" EAST, ALONG SAID RIGHT-OF-WAY, 437.86 FEET; THENCE SOUTH 51° 42' 31" EAST, ALONG THE RIGHT-OF-WAY OF USH 12, A DISTANCE OF 47.54 FEET; THENCE SOUTH 51° 00' 56" EAST, ALONG SAID RIGHT- OF- WAY, 173.23 FEET; THENCE SOUTH 32° 45' 08" EAST, ALONG SAID RIGHT-OF-WAY, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WISCONSIN STATE TRUNK HIGHWAY 120 (STH 120); THENCE SOUTH 46° 29' 26" WEST, ALONG THE RIGHT-OF-WAY OF STH 120, A DISTANCE OF 272.95 FEET, THENCE SOUTH 48° 07' 52" WEST ALONG SAID RIGHT-OF-WAY, 26.91 FEET; THENCE SOUTH 60° 03' 13" WEST, ALONG SAID RIGHT-OF-WAY, 1888.59 FEET; THENCE SOUTH 79° 16' 38" WEST, ALONG SAID RIGHT-OF-WAY, 93.45 FEET; THENCE SOUTH 58° 06' 30" WEST, ALONG SAID RIGHT- OF- WAY, 99.37 FEET, THENCE SOUTH 36° 43' 33" WEST ALONG SAID RIGHT-OF-WAY, 109.58 FEET, THENCE SOUTH 61° 23' 15" WEST, ALONG SAID RIGHT-OF-WAY, 61.94 FEET, THENCE SOUTH 75° 55' 21" WEST, ALONG SAID RIGHT-OF-WAY, 53.41 FEET; THENCE SOUTH 51° 14' 07" WEST, ALONG SAID RIGHT-OF-WAY, 155.25 FEET, THENCE SOUTH 47° 57' 12" WEST, ALONG SAID RIGHT-OF-WAY, 153.21 FEET; THENCE 56° 01' 56" WEST, ALONG SAID RIGHT-OF-WAY, 151.73 FEET, THENCE SOUTH 53° 13' 56" WEST, ALONG SAID RIGHT-OF-WAY, 140.03 FEET, THENCE NORTH 00° 22' 35" WEST, 1629.28 FEET, TO A POINT ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 25; THENCE NORTH 89° 04' 41" EAST ALONG SAID NORTH LINE, 516.74 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 1,313,714.37 SQUARE FEET (29.93 ACRES), MORE OR LESS.

I FURTHER CERTIFY THAT I HAVE MADE SAID SURVEY, LAND DIVISION, AND PLAT BY THE DIRECTION OF OWNER OF SAID LAND.

THAT SUCH PLAT IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LANDS SURVEYED AND THE SUBDIVISION THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF LAKE GENEVA IN SURVEYING, DIVIDING, AND MAPPING THE SAME.

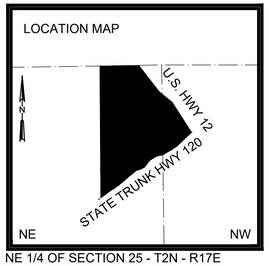
DATED THIS _____ DAY OF _____ , 20____.

MICHAEL J. MARTIN,
WISCONSIN PROFESSIONAL LAND SURVEYOR, NO. 2307
(original if signed in red)

_____

WISCONSIN LAND SURVEYOR — MICHAEL J MARTIN S-2307 EAGLE, WI

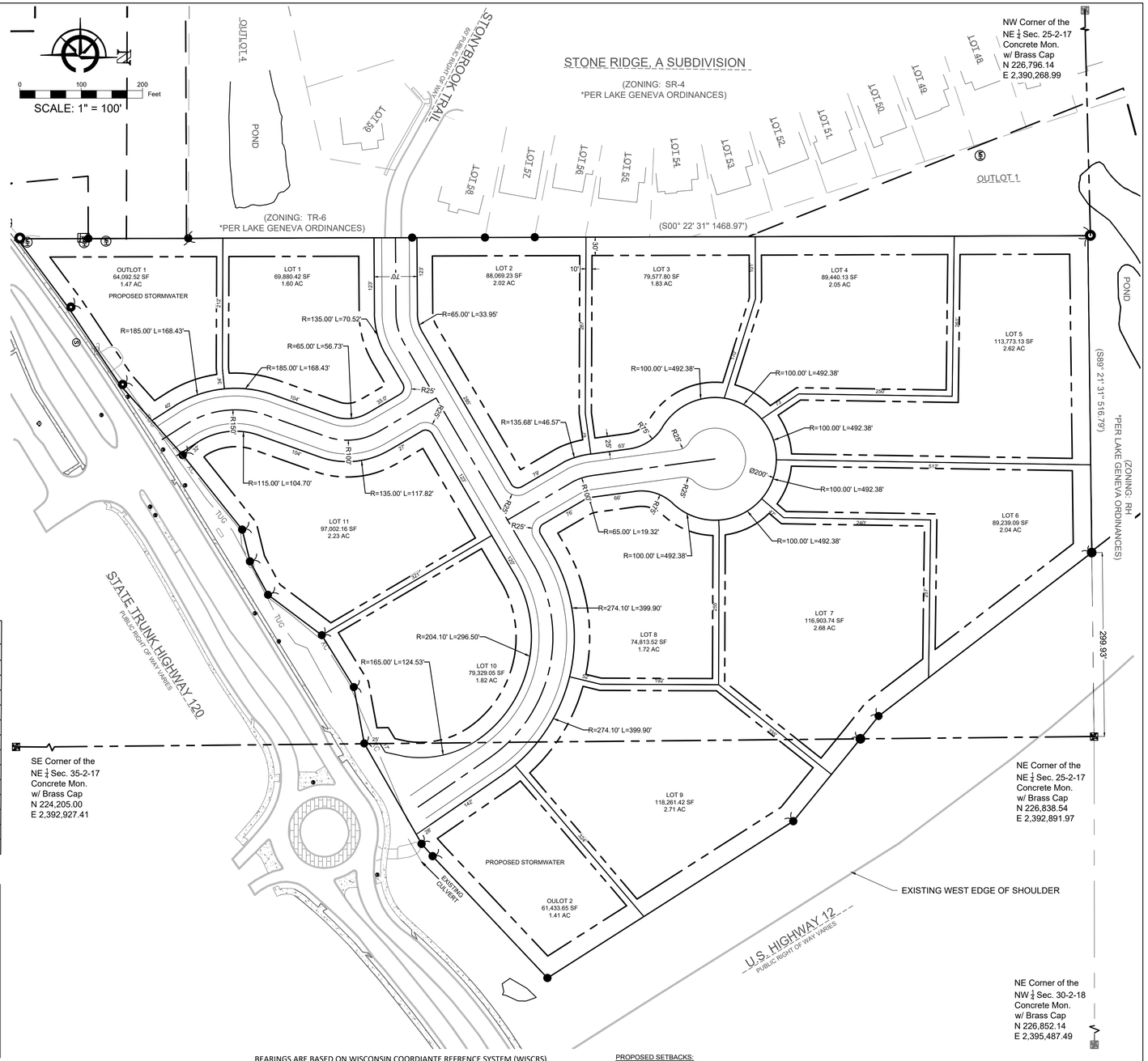
LOCATION MAP



NE 1/4 OF SECTION 25 - T2N - R17E
NW 1/4 OF SECTION 30 - T2N - R17E
SCALE: 1" = 1000'

PARCEL LINES		
LINE NUMBER	LENGTH (FT)	DIRECTION
L1	47.54	N51° 42' 31"W
L2	26.91	S48° 07' 52"W
L3	188.59	S60° 03' 13"W
L4	93.45	S79° 16' 38"W
L5	99.37	S58° 06' 30"W
L6	109.58	S36° 43' 33"W
L7	61.94	S61° 23' 15"W
L8	53.41	S75° 55' 21"W
L9	155.25	S51° 14' 07"W
L10	153.21	S47° 57' 12"W
L11	151.73	S56° 01' 56"W
L12	140.03	S53° 13' 56"W
L13	116.03	S00° 22' 35"E

RECORDED AS PARCEL LINES		
LINE NUMBER	LENGTH (FT)	DIRECTION
L4	93.00	N80° 44' 51"E
L5	99.39	N59° 16' 51"E
L6	110.28	N37° 32' 48"E
L7	61.68	N62° 09' 04"E
L8	53.35	N76° 54' 01"E
L9	155.22	N52° 17' 50"E
L10	153.40	N48° 30' 19"E
L11	151.73	N56° 51' 10"E
L12	183.84	N54° 03' 11"E



LEGEND

- EXISTING CONCRETE
- EXISTING BRICK
- (XX) RECORDED AS
- FOUND 2" IRON PIPE
- FOUND 1" IRON PIPE
- FOUND IRON ROD
- FOUND CONC. MONUMENT
- CALCULATED CONC. MONUMENT
- FOUND ELECTRIC PEDESTAL
- FOUND MANHOLE
- SET 2" I.D. IRON PIPE 18", 3.65#/ L.F.
- SET 1" I.D. IRON PIPE 18", 1.13#/ L.F.

BEARINGS ARE BASED ON WISCONSIN COORDIANTE REFRENCE SYSTEM (WISCRS), NAD 83 (2011) THE SOUTH LINE OF THE SE ¼ 7-2-16 WAS TAKEN TO BEAR N88° 50' 54" E
BASIS OF ELEVATION:
ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 ("NAD88")

NOTES:

1. TOTAL AREA: 1,303,714.37 SQ FT. (29.93 AC)
2. EXISTING ZONING: RH
*ZONING PER LAKE GENEVA ORDINANCES
3. PROPOSED ZONING: PD, MR-8, PB

PROPOSED SETBACKS:

PD (SENIOR LIVING) SETBACKS:
FRONT/STREET: 25 FT
SIDE YARD: 10 FT
REAR YARD: 30 FT

MR- 8 (APARTMENTS) SETBACKS:
FRONT/STREET: 25 FT
SIDE YARD: 10 FT
REAR YARD: 30 FT
MINIMUM LOT SIZE: 4,500 SQ FT/ DU
MINIMUM FRONTAGE: 50 FT

PB (COMMERCIAL) SETBACKS:
FRONT/STREET: 25 FT
SIDE YARD: 10 FT
REAR YARD: 30 FT
BUILDING MAX HEIGHT: 45 FT
MINIMUM LOT SIZE: 20,000 SQ FT
MINIMUM FRONTAGE: 50 FT

CARDINAL ENGINEERING LLC
DESIGNING IN TRUE DIRECTIONS
526 S WELLS STREET,
LAKE GENEVA, WI, 53147
262-757-8776
CARDINALENGINEERINGWI.COM

OWNER/DEVELOPER:
RED ROCK BUILDERS INC.
630 S LAKESHORE DRIVE,
FONTANA, WI, 53125

SURVEYOR / ENGINEER:
MICHAEL J. MARTIN
526 S WELLS STREET,
LAKE GENEVA, WI, 53147
PHONE 262-757-8776

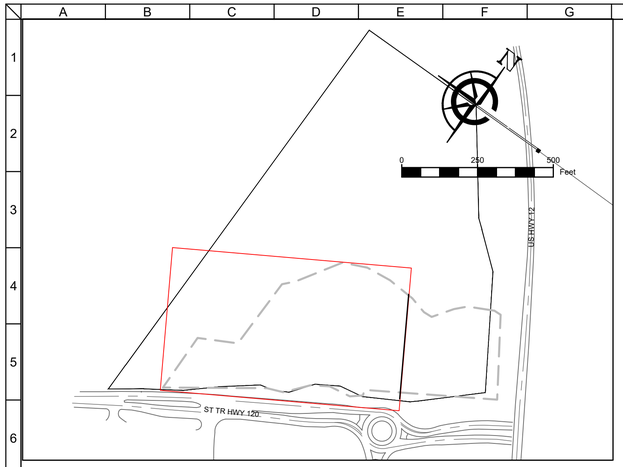
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DATE:07/14/2025
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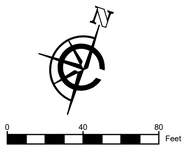
INSTRUMENT DRAFTED BY: MICHAEL J. MARITN, P.L.S., S-2307

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PLOT DATE: 7/14/2025 4:15 PM

TREE EXHIBIT





SCALE 1" = 40'
SHEET SIZE: 22 x 34

ID #	DIA	COMMON NAME	*LATIN NAME*
20	12	HONEY LOCUST	*GLEDITSIA TRIACONTHOS*
21	16	BLACK WALNUT	*JUGLANS NIGRA*
24	13	HONEY LOCUST	*GLEDITSIA TRIACONTHOS*
25	13	HONEY LOCUST	*GLEDITSIA TRIACONTHOS*
26	15	CATALPA	*CATALPA SPECIOSA*
49	12	HACKBERRY	*CELTIS OCCIDENTALIS*
50	15	BLACK WALNUT	*JUGLANS NIGRA*
51	15	BLACK WALNUT	*JUGLANS NIGRA*
53	17	BLACK WALNUT	*JUGLANS NIGRA*
58	12	BLACK WALNUT	*JUGLANS NIGRA*
59	16	BLACK WALNUT	*JUGLANS NIGRA*
60	13	BLACK WALNUT	*JUGLANS NIGRA*
63	12	QUAKING ASPEN	*POPULUS TREMULOIDES*
64	16	PIN OAK	*QUERCUS PALUSTRIS*
65	19	BLACK WALNUT	*JUGLANS NIGRA*
66	1	PIN OAK	*QUERCUS PALUSTRIS*
67	17	BLACK WALNUT	*JUGLANS NIGRA*
68	13	BLACK WALNUT	*JUGLANS NIGRA*
121	13	BUCKEYE	*AESCULUS GLABRA*
122	23	BLACK WALNUT	*JUGLANS NIGRA*
123	13	BLACK WALNUT	*JUGLANS NIGRA*
124	15	BLACK WALNUT	*JUGLANS NIGRA*
128	17	HACKBERRY	*CELTIS OCCIDENTALIS*
140	19	BLACK WALNUT	*JUGLANS NIGRA*
141	14	BLACK WALNUT	*JUGLANS NIGRA*
142	13	BLACK WALNUT	*JUGLANS NIGRA*
143	16	BLACK WALNUT	*JUGLANS NIGRA*
144	16	BLACK WALNUT	*JUGLANS NIGRA*
145	14	BLACK WALNUT	*JUGLANS NIGRA*
146	12	BLACK WALNUT	*JUGLANS NIGRA*
149	16	BLACK WALNUT	*JUGLANS NIGRA*
150	23	BLACK WALNUT	*JUGLANS NIGRA*
152	12	BLACK WALNUT	*JUGLANS NIGRA*
153	15	BLACK WALNUT	*JUGLANS NIGRA*
154	20	BLACK WALNUT	*JUGLANS NIGRA*
155	12	SUGAR MAPLE	*ACER SACCHARUM*
156	17	SHAGBARK HICKORY	*CARYA OVATA*

EXISTING PROPERTY LINE

EXISTING ENVIRONMENTAL CORRIDOR

13" BLACK WALNUT JUGLANS NIGRA
17" BLACK WALNUT JUGLANS NIGRA
17" BLACK WALNUT JUGLANS NIGRA
17" BLACK WALNUT JUGLANS NIGRA
12" BLACK WALNUT JUGLANS NIGRA
8" BLACK WALNUT JUGLANS NIGRA
12" BLACK WALNUT JUGLANS NIGRA
16" BLACK WALNUT JUGLANS NIGRA
13" BLACK WALNUT JUGLANS NIGRA
13" BLACK WALNUT JUGLANS NIGRA
15" BLACK WALNUT JUGLANS NIGRA
24
25
30" WHITE OAK
26
21
20
53
14" BLACK WALNUT JUGLANS NIGRA
12" BLACK WALNUT JUGLANS NIGRA
14" BLACK WALNUT JUGLANS NIGRA
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123
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19" BLACK WALNUT JUGLANS NIGRA
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12" BLACK WALNUT JUGLANS NIGRA
13" BLACK WALNUT JUGLANS NIGRA
23" BLACK WALNUT JUGLANS NIGRA
16" BLACK WALNUT JUGLANS NIGRA
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20" BLACK WALNUT JUGLANS NIGRA
13" BLACK WALNUT JUGLANS NIGRA
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13" BLACK WALNUT JUGLANS NIGRA
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23" BLACK WALNUT JUGLANS NIGRA
15" BLACK WALNUT JUGLANS NIGRA
13" BLACK WALNUT JUGLANS NIGRA
12" BLACK WALNUT JUGLANS NIGRA
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15" BLACK WALNUT JUGLANS NIGRA
13" BLACK WALNUT JUGLANS NIGRA
12" BLACK WALNUT JUGLANS NIGRA

CLIENT

RED ROCK BUILDERS

LAKE GENEVA DEVELOPMENT
CITY OF LAKE GENEVA, WALWORTH COUNTY, WI

TREE SURVEY

PRELIMINARY

CARDINAL
PLAN•SURVEY•ENGINEER
DESIGNING IN TRUE DIRECTIONS

526 S WELLS STREET,
LAKE GENEVA, WI 53147
262-757-8776
PLANSURVEYENGINEER.COM

NO.	REVISION DESCRIPTION	REV DATE

SCALE	1" = 40'
PROJECT NUMBER	25174
DATE	07-11-2025
PROJECT MGR	RYAN CARDINAL, PE
DRAWN BY	SMV
DESIGNED BY	SMV

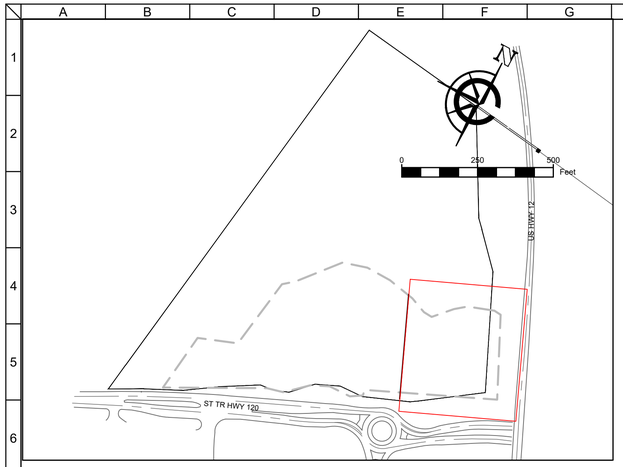
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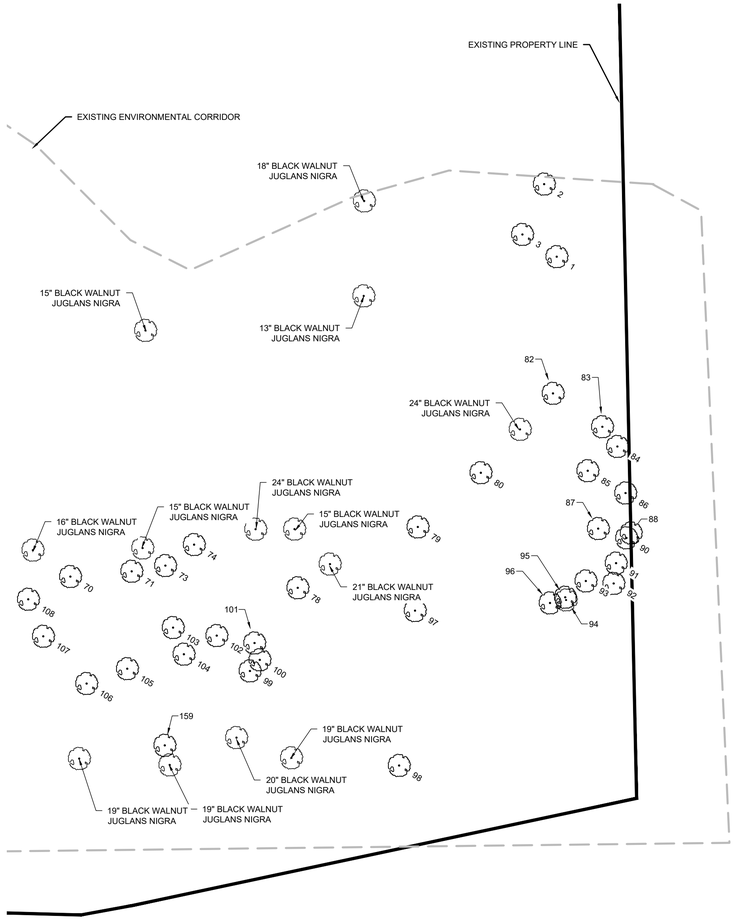
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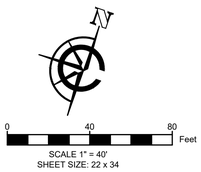
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TREE EXHIBIT







SCALE 1" = 40'
SHEET SIZE: 22 x 34

ID #	DIA	COMMON NAME	*LATIN NAME*
1	16	MULLBERRY	*MORBUS NIGRA*
2	22	HONEY LOCUST	*GLEDITSIA TRIACONTHOS*
3	14	HONEY LOCUST	*GLEDITSIA TRIACONTHOS*
70	24	BLACK WALNUT	*JUGLANS NIGRA*
71	17	BLACK WALNUT	*JUGLANS NIGRA*
73	21	BLACK WALNUT	*JUGLANS NIGRA*
74	19	BLACK WALNUT	*JUGLANS NIGRA*
78	26	WHITE OAK	*QURCUS ALBA*
79	16	HONEY LOCUST	*GLEDITSIA TRIACONTHOS*
80	12	MULLBERRY	*MORBUS NIGRA*
82	12	MULLBERRY	*MORBUS NIGRA*
83	12	BLACK WALNUT	*JUGLANS NIGRA*
84	15	HONEY LOCUST	*GLEDITSIA TRIACONTHOS*
85	15	HONEY LOCUST	*GLEDITSIA TRIACONTHOS*
86	15	HONEY LOCUST	*GLEDITSIA TRIACONTHOS*
87	17	HONEY LOCUST	*GLEDITSIA TRIACONTHOS*
88	13	HONEY LOCUST	*GLEDITSIA TRIACONTHOS*
90	13	HONEY LOCUST	*GLEDITSIA TRIACONTHOS*
91	12	HONEY LOCUST	*GLEDITSIA TRIACONTHOS*
92	13	HONEY LOCUST	*GLEDITSIA TRIACONTHOS*
93	16	HONEY LOCUST	*GLEDITSIA TRIACONTHOS*
94	15	HONEY LOCUST	*GLEDITSIA TRIACONTHOS*
95	15	HONEY LOCUST	*GLEDITSIA TRIACONTHOS*
96	13	HONEY LOCUST	*GLEDITSIA TRIACONTHOS*
97	27	MULLBERRY	*MORBUS NIGRA*
98	13	HONEY LOCUST	*GLEDITSIA TRIACONTHOS*
99	17	BLACK WALNUT	*JUGLANS NIGRA*
100	16	BLACK WALNUT	*JUGLANS NIGRA*
101	20	BLACK WALNUT	*JUGLANS NIGRA*
102	15	BLACK WALNUT	*JUGLANS NIGRA*
103	12	BLACK WALNUT	*JUGLANS NIGRA*
104	20	BLACK WALNUT	*JUGLANS NIGRA*
105	17	BLACK WALNUT	*JUGLANS NIGRA*
106	13	BLACK WALNUT	*JUGLANS NIGRA*
107	17	BLACK WALNUT	*JUGLANS NIGRA*
108	13	BLACK WALNUT	*JUGLANS NIGRA*
159	30	BLACK WALNUT	*JUGLANS NIGRA*

CLIENT

RED ROCK BUILDERS

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TREE SURVEY
PRELIMINARY

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NO.	REVISION DESCRIPTION	REV DATE

SCALE	1" = 40'
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PROJECT MGR	RYAN CARDINAL, PE
DRAWN BY	SMV
DESIGNED BY	SMV

SHEET NUMBER

2 OF 2

FILE: G:\Shared drives\2021–2025 Projects\2025\25174 – Lake Geneva 120 & 12 Development\DWG\SHEETS\25174PLAT.dwg

PLOTTED: 7/14/2025 11:28:33 AM

VANDEWALLE & ASSOCIATES INC.

To: City of Lake Geneva

From: Jackie Mich, AICP, and Sonja Kruesel, AICP, City Planners

Date: May 5, 2025

Re: Annual Comprehensive Plan Amendment Process

The City adopted the updated Comprehensive Plan on March 9, 2020. As a dynamic community facing a myriad of growth issues, the City regularly receives requests for Plan amendments before the next ten-year update in 2030. To provide a manageable, predictable, and cost effective process, the City has established a single plan amendment cycle every year.

Several Wisconsin communities use an annual plan review and amendment process cycle to ensure these evaluations and adjustments are handled in a predictable and efficient manner. The City Clerk will accept applications for Plan amendments from **May 13 through June 30, 2025**. Applications will be reviewed by the Plan Commission at its July and August meetings. Applicants may adjust their applications to respond to Plan Commission concerns, and all revised applications must be finalized by **August 25, 2025.**

The procedures to adopt or amend a Comprehensive Plan are defined under Section 66.1001(4), Wisconsin Statutes. The City process needs to follow these requirements. The timeline on the following page presents a proposed five-month process to allow for plan amendment requests, consider amendments, and go through the adoption procedures in compliance with the State Statutes.

This approach features a combined meeting of the Plan Commission and Common Council.

During the meeting:

1. Common Council holds a Public Hearing on the requested Plan amendments; and
2. Plan Commission considers Plan amendment requests and public testimony, and then adopts a resolution making a specific recommendation on each of the requested Plan amendments to the Common Council.

At a subsequent meeting of the Common Council, the Council will consider the Plan Commission's recommendations, vote on motions for each requested Plan amendment, and finally, adopt an ordinance to officially adopt the Plan amendments per their individually voted motions.

This combined meeting approach allows for the Plan Commission and Council to hear the same public testimony, prior to the Plan Commission's recommendation, and the Council's actions.

City of Lake Geneva
2025 Annual Comprehensive Plan Amendment Process

Activity	May	June	July	August	Sept.	Oct.
City Announces the Opening of the Plan Amendment Process	May 12					
City Clerk Accepts Plan Amendment Applications	May 13 through June 30th					
Plan Commission Recommends Adoption of the Public Participation Plan		**June 16**				
Common Council Adopts Public Participation Plan		**June 23**				
Plan Commission Reviews Plan Amendment Applications			**July 21**	**August 18**		
Plan Commission Recommends Setting Public Hearing and Amendment Approvals by Council						
Council Sets Public Hearing date (applications frozen)				**August 25**		
City Clerk Distributes Requested Plan Amendments to Surrounding and Overlapping Jurisdictions				August 27		
Public Review Period (Newspaper publishes Wed., 9/10)					Sept. 10 – Oct. 13	
Committee of the Whole review of Amendment requests					**September** (date TBD)	
Joint Meeting: 1. Council Holds Public Hearing 2. Plan Commission Adopts Resolution Recommending Plan Amendments						**Oct. 13**
Council Adopts Ordinance on Recommended Plan Amendments						**October 27**
City Clerk Distributes Amended Plan to Surrounding and Overlapping Jurisdictions						After Adoption

CITY OF LAKE GENEVA
APPLICATION FOR AMENDMENT TO THE COMPREHENSIVE PLAN

NOTE: All applications for amendments to the Comprehensive Plan must be submitted to the City Clerk on or before June 30th.

PART A: AMENDMENT REQUEST

I, Celine Haydam, HEREBY REQUEST THE CITY OF LAKE GENEVA PLAN COMMISSION AND COMMON COUNCIL TO HOLD A PUBLIC HEARING ON THE FOLLOWING REQUEST FOR AMENDMENT TO THE LAKE GENEVA COMPREHENSIVE PLAN:

Please check all that apply:

X_____ Amendment to the Future Land Use Map
_____ Amendment to the Community Facilities & Utilities Map
_____ Amendment to Other Maps
_____ Text Amendment (policies, programs, etc.)
_____ Other

PART B: CONTACT INFORMATION

APPLICANT:

Name (Person OR Firm): Celine Haydam Address: E14051 State Highway 33 Hillsboro WI

Email Address: lhaydam@gmail.com Daytime Telephone: 608 489 6696

PROPERTY OWNER:(if different from Applicant) MY SIGNATURE INDICATES THAT I AUTHORIZE AND AGREE WITH ALL ASPECTS OF THIS REQUEST:

Name: _____ Signature: _____

PART C: BRIEF DESCRIPTION OF THIS PROPERTY AND PROPOSED LAND USE:

(IF request is NOT linked to a particular property, skip to PART D.)

Parcel Number: See part D for multiple par Address: _____

BRIEF DESCRIPTION OF THE PROPOSED AMENDMENT REQUEST:

We would like to request the zoning to be changed from “Institutional” to “Mixed Residential”.

CURRENT ZONING:

Zoning District: Institutional

FUTURE PROPOSED USE (be specific)

Combined owned property is 1.850 acres. We would like to redevelop for multi-family residential.

PART D: The Plan Commission and Common Council consider the following criteria when making recommendations regarding amendments to the Comprehensive Plan. Please respond to the following questions: *(If you need additional space for your response, please attach to the back of this application form.)*

1. How will the proposed amendment to the Comprehensive Plan benefit the public, City, and/or surrounding neighbors or neighborhoods?

   It would allow for the improvement of existing properties for develpment in workforce multi-family housing.

2. How does the request advance the Comprehensive Plan vision, and the goals, objectives and policies for the chapter within which the amendment affects?

   In alignment with the Plan, this would encourage the redevelopment/rehabilitation of underutilized/deteriorated properties to provide additional workforce housing.

3. As it affects the amendment request, what circumstances have changed or what new information is now available since the original adoption of the City's Comprehensive Plan, or in the case of a previously requested amendment, what circumstances have changed since the last amendment process?

   None

4. Is there any additional information that the City of Lake Geneva should consider in its evaluation of this request?

   Not at this time.

PART E: Please describe below (or on a separate sheet) what your specific request for a Comprehensive Plan amendment is. Provide any necessary maps, charts, or other supporting data as needed, including conceptual development plans (if applicable). Applicant also MUST ATTACH a redline/strikeout of the proposed text amendment and/or a clearly labeled and marked-up version of the proposed Map Amendment.

Please see attached appendix.

Signature of Applicant(s) 

June 20th 2025
Date

REQUESTED COMPREHENSIVE PLAN AMENDMENT FOR:

1336 Elkhorn Rd. 1340 Elkhorn Rd. 1342 Elkhorn Rd. 1350 Elkhorn Rd.

Subject Property Address(s)

NAME OF OWNER(S)	**ADDRESS(S):**	
Leon and Celine Haydam	E14051 State Highway 33 Hillsboro WI 54634	
SUBJECT PROPERTY:	**ADDRESS(S):**	**PARCEL/LOT #**
Single family	1336 Ekhorn Rd Lake Geneva WI	ZYUP00044A
Multi-family	1340 Elkhorn Rd Lake Geneva WI	ZYUP00044D
Multi-family	1342 Elkhorn Rd Lake Geneva WI 1350 Elkhorn Rd Lake Geneva WI	ZYUP00044C ZYUP00044I
PROPERTY OWNERS WITHIN 200 FEET OF SUBJECT PROPERTY: (for Map Amendments only)		
NAME	**ADDRESS**	**PARCEL/LOT #**
Anna Bakhru	3809 Glehurst Ave St Louis Park MN 55416	ZWH00007F
Leon and Celine Haydam Trust	E14051 State Highway 33 Hillsboro WI 54634	JG2600004
City of Lake Geneva	626 Geneva St Lake Geneva 53147	ZYUP00044G
1351 Elkhorn Rd LLC	PO BOX 27 Lake Geneva WI 53147	ZYUP00043A
Tridev	2714 Sharon Dr Beloit WI	ZWH0008
Mario Garcia	N3369 Juniper Rd Lake Geneva WI 53147	ZYUP0043
John McBean/Karen Stein et al.	N3117 COUNTY RD H Lake Geneva WI 5314	JG2600004

_____ _____ Cost Recovery # _____

Petitioner Name Project Address

OFFICE USE ONLY Description of Request _____

Agreement for Services

REIMBURSABLE BY THE PETITIONER / APPLICANT. The city may retain the services of the professional consultants (including planners, engineers, architects, attorneys, environmental specialists, recreation specialists, and other experts) to assist in the City's review of a proposals coming before the Plan commission and/or Common Council. The submittal of a development proposal application or petition by a Petitioner shall be construed as an agreement to pay for such professional review services applicable to the proposal including any financing charges that may accrue. The City applies the charges for these services to the Petitioner. The City Administrator at any time may require an applicant to submit an advance deposit **of $500 to $5,000 depending on the complexity and anticipated involvement of the City's consultants**or continuing advance deposits against future billings by the City for recovery of costs provide by this ordinance 98-935(4). **An advanced deposit shall be required for the application related to Extraterritorial matters.** Surplus deposits shall be returned to the Applicant at the conclusion of the project.

Celine Haydam _____, as applicant/petitioner for

Project: Elkhorn Rd _____

Project Address: _____

Name: Celine Haydam _____

Address: E14051 State Highway 33 _____

Hillsboro, WI _____

Cell Phone: (___) - _____- _____ Phone: (___) - _____- _____

Email: lhaydam@gmail.com _____

Dated this 20th _____ Day of June _____, 2025_____

Celine Haydam _____

Printed Name of Applicant / Petitioner

_____

Signature of Applicant/Petitioner

Applicant/Petitioner agrees that in addition to those normal costs payable by an applicant/petitioner (e.g., filing or permit fees, publication expenses, recording fees, etc.), that in the event the action applied or petitioned for requires the City of Lake Geneva, in the judgment of its staff, to obtain additional professional service(s), (e.g., engineering, surveying, planning, legal) than would be routinely available "in house" to enable the City to properly address, take appropriate action on, or determine the same, applicant/petitioner shall reimburse the City for the costs thereof

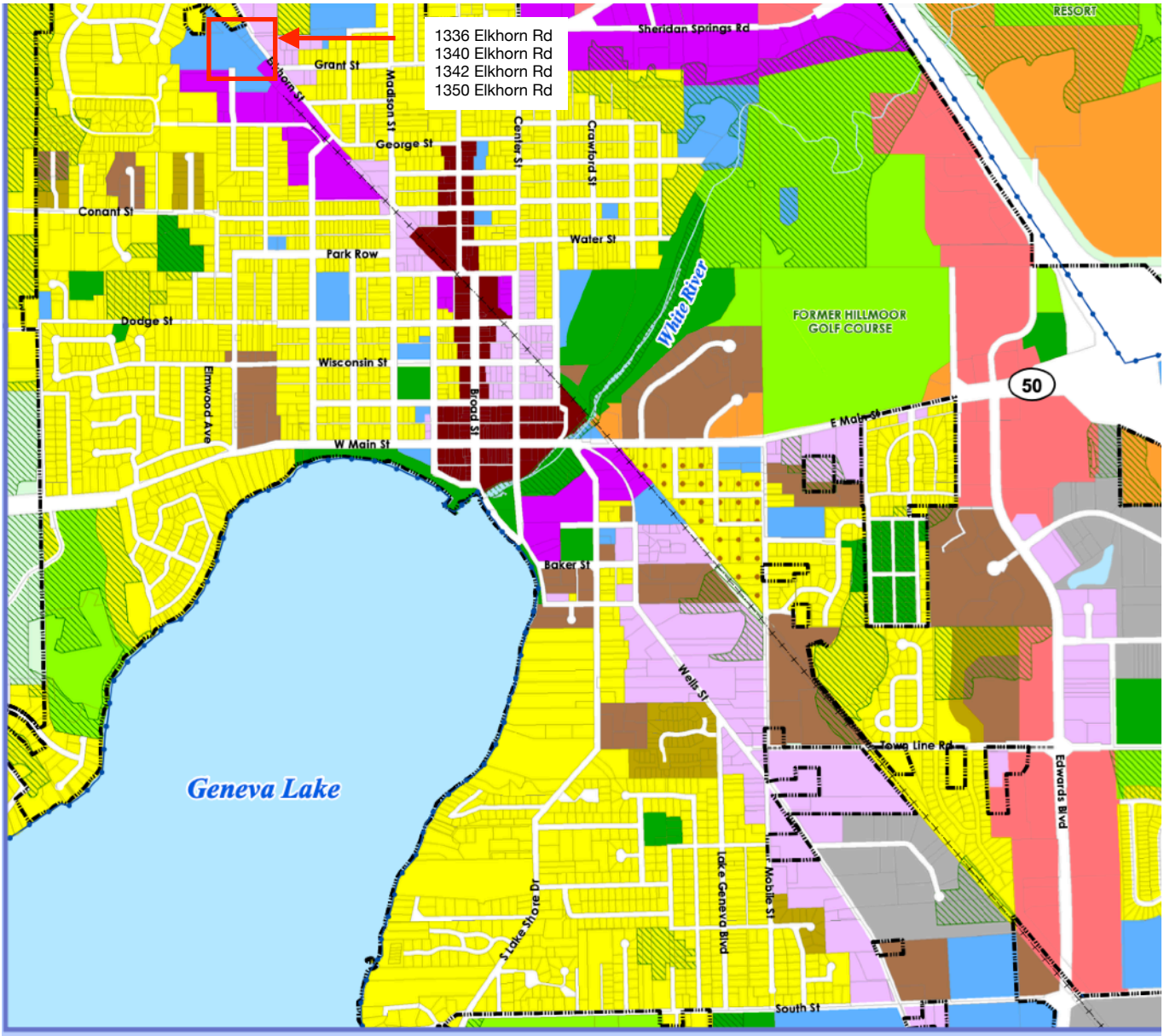
Section 98-935 Fees:

(1) Fees for Procedures or Permits Requested by a Private Party: The fees for the procedures and permits established by this Chapter shall be established by resolution of the Common Council of the City of Lake Geneva

(2) Fees for Procedures Requested by the City of Lake Geneva: There shall be no fee in the case of applications filed in the public interest by the Common Council or the Plan Commission, other agency, or official of the City of Lake Geneva.

(3) Payment of Fees: Fees shall be payable at the time applications are filed with the appropriate officer of the City (per the requirements of this Chapter), and are not refundable.

(4) Professional Consultant Review Services: The City may retain the services of professional consultants (including planners, engineers, architects, attorneys, environmental specialists, recreation specialists, and other experts) to assist in the City's review of a proposal coming before the Plan Commission. The City may apply the charges for these services to the Petitioner. The City will require the Petitioner to sign a professional consultant review services form. The City Administrator at any time may require an applicant to submit an advance deposit **of $500 to $5,000 depending on the complexity and anticipated involvement of the City's consultants** or continuing advance deposits against future billings by the City for recovery of costs provide by this ordinance 98-935(4). **An advanced deposit shall be required for the application related to Extraterritorial matters.** The City may delay acceptance of the application or petition as complete, or may delay final approval of the proposal, until such fees are paid by the Petitioner. The submittal of a development proposal application or petition by a Petitioner shall be construed as an agreement to pay for such professional review services applicable to the proposal. Review fees which are applied to a Petitioner, but which are not paid, may be assigned by the City as a special assessment to the subject property.



Map 5b: Future Land Use - City of Lake Geneva Comprehensive Plan

Land Use Categories

- Agricultural & Rural
- Single Family Residential - Exurban
- Single Family Residential - Urban
- Two-Family/Townhouse Residential
- Mixed Residential
- Planned Neighborhood

*Each "Planned Neighborhood" may include a mix of:
1. Single Family - Urban (predominate land use)
2. Two-Family/Townhouse
3. Multi-Family Residential
4. Institutional & Community Services
5. Neighborhood Mixed Use
6. Public Park & Recreation

- Neighborhood Mixed Use
- Planned Office
- Planned Business
- Central Business District
- Planned Mixed Use

*Each "Planned Mixed Use Area" may include mix of:
1. Planned Office
2. Multi-Family Residential
3. Institutional & Community Services
4. Planned Business

- Planned Industrial
- General Industrial
- Institutional & Community Services
- Private Recreation Facilities
- Public Park & Recreation
- Environmental Corridor
- City of Lake Geneva
- Other Municipal Boundaries
- Urban Service Area Boundary
- Parcels
- Surface Water
- Abandoned Railroad

VANDEWALLE & ASSOCIATES INC.
Shaping places, shaping change

Adopted: January 8, 2020
Amended: October 24, 2022
Source: SEWRPC, Walworth County LIO, WisDNR, V&A

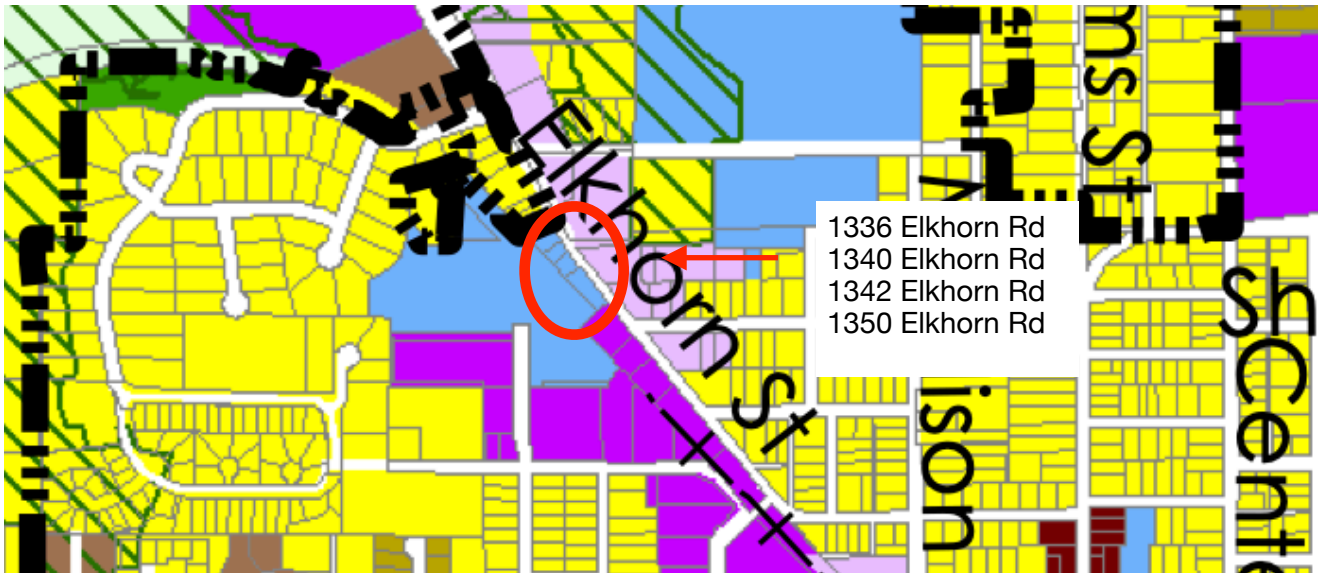
N

0 0.25 0.5 Miles

REQUEST:
We would like to request the land use category be changed from “Institutional” to “Mixed Residential” or “Planned Mix Use” allowing the redevelopment of multi family residential.

Appendix 1/2

Except from current City of Lake Geneva Future Land Use Map (5b).





Overhead View from Walworth County GIS of Current Properties.



Multifamily Housing Development
1350 Elkhorn Road - Lake Geneva, WI

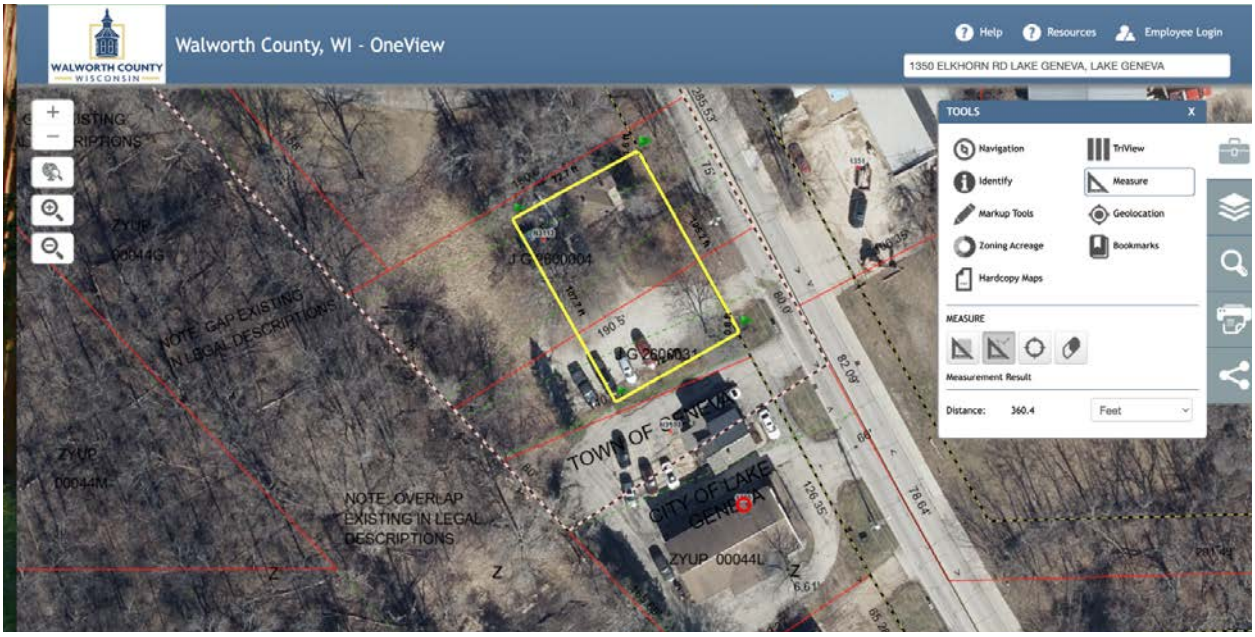
Project Overview

We are pleased to present a proposal for (re)development of five parcels beginning at 1350 Elkhorn Rd. Lake Geneva, WI. We are proposing to first annex N3113 County Hwy H (Town of Geneva Tax ID JG2600031 and JG2600004) into the City of Lake Geneva (below in yellow) and re-zone to mixed residential. Next, we would propose to extend the existing City of Lake Geneva sewer line to connect existing properties and propose an 8 unit apartment building with 2 bedroom,1 bath units to replace the existing single family residence on the property.



This would be **Phase 1** of the redevelopment.

Phase 2 would remodel and update properties 1350-1336 Elkhorn Road to provide continuity with the new construction.

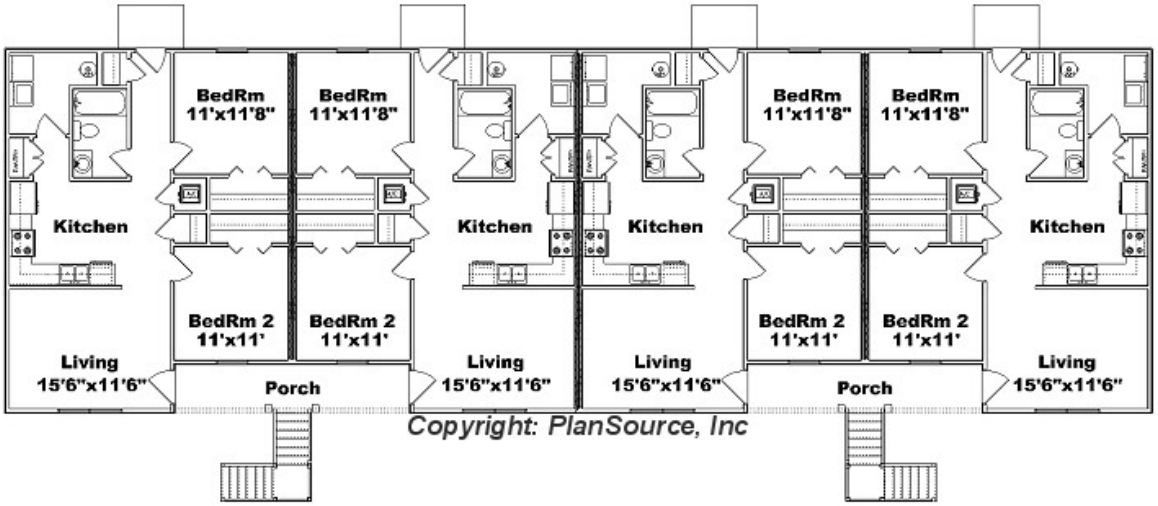


Phase 1- 8 Unit Apartment Building

This 8 unit apartment building features residences tailored to modern lifestyles, each offering 2 bedrooms and 1 bathroom. With a generous living area of 836 sq. ft. per unit, residents will enjoy open and adaptable spaces suited for individuals, couples, or small families. The entire living area encompasses 6,688 sq. ft., complemented by an additional 392 sq. ft. of common or utility space, bringing the total building area to 7,080 sq. ft. Additionally, there will be 20-24 parking spaces in the back allowing for 2 cars per apartment unit, plus guest parking.

Architectural Layout

- Total Width: 105'-8"
- Total Depth: 33'-6"
- Living Area per Unit: 836 sq. ft.
- Number of Units: Approximately 8 (based on total living area)
- Common Areas: 392 sq. ft. (lobby, mailroom, shared amenities)



Design Features

- Open-plan kitchens and living rooms to foster a sense of spaciousness and light
- Private bedrooms oriented for peace and privacy
- Efficient, stylish bathrooms with modern fixtures
- Carefully planned storage and closet space in each unit
- High-performance windows to maximize natural light while ensuring energy efficiency

Site Considerations

Situated on a lot measuring approximately 145'-8" wide and 179’ deep, the building is designed to optimize the use of available space while adhering to zoning and setback requirements. The structure will complement the neighborhood fabric, offering a contemporary facade with thoughtful landscaping and green space.

Sustainability and Accessibility

The official building proposal would include energy-efficient construction, quality materials, an aesthetically pleasing design, and accessible entrances, ensuring the building serves a wide range of resident needs while operating within the City of Lake Geneva guidelines and policies.

Conclusion

This proposal holds the opportunity to re-imagine the current residences and address pressing needs such as affordable workforce housing and safer, more connected communities. This project proposes a comprehensive approach to the rehabilitation and redevelopment of existing properties, aiming not only to increase the stock of workforce housing but also to foster environments where individuals and families can thrive. Overall, our plan is to not only improve the condition of these properties, but create a mutual benefit for both the City of Lake Geneva and it's residents.

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