

***Minor Modification to Detailed Planned Development
File Number 131372
Project Description***



2625 S. Greeley Street, Ste 203
Milwaukee, WI 53207

info@foundationarchitects.com
Phone (414) 403-3433

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This project is a Minor Modification to the Detailed Planned Development File No. 040158 previously approved by the City of Milwaukee Plan Commission in May 2004. The resulting building was a 89,027 sf Light Industrial Zoned precast concrete and glass building housing offices and manufacturing. The property is owned by HellermanTyton Corporation and is located at 6701 West Good Hope Road.

The purpose of this Minor Modification will be to construct a 102,480 sf Phase II addition to the existing facility housing a production floor. HellermannTyton proposes as the Minor Modification, to construct a 401' long x 252' wide building with a 102' long x 14' wide support space 33' high (to match the height of the existing structure) precast concrete building. The Phase II addition will connect to the south façade of the existing facility, will be approximately 45' from the east property boundary, 534' from the south property boundary, and 354' from the west property boundary as depicted on Sheet A001 (Site Plan) and as described in a legal description located on a Plat of Survey prepared by DAAR Engineering Inc dated June 12, 2012 as follows:

That part of the Northeast ¼ of Section 22, Township 8 North, Range 21 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin, bounded and described as follows: Commencing at the Northwest corner of said Northeast ¼ Section; thence 89°06'56" E along the North line of said Northeast ¼ of Section 22, a distance of 664.95 feet; thence S 00°19'42" E, 1,326.34 feet; thence S 89°16'28" W, 665.50 feet; thence N 00°18'14" W, 1,324.50 feet along the West line of said Northeast ¼ Section to the Point of Beginning. EXCEPTING therefrom the Northerly 80 feet previously dedicated for roadway purposes.

The proposed building materials for Phase II additions shall closely match the existing building. Exterior walls consist of precast concrete panels that are a match to the color, finish and rustication of the precast panels belonging to the existing facility. Architectural features include "punched" clerestory windows along the east and west facades and first floor punched windows along the west facade to match the existing facility as depicted on Sheet A400 (Exterior Elevations). Attached to this Minor Modification to Detailed Planned Development are photographs of the context of the site, as well as lot statistics as required in the previously approved Detailed Plan Submittal.

As part of the project, a Fire Apparatus Access Lane will be constructed by extending the existing asphalt drive south where it will turn east and route around the Phase II addition and turn north along the east property boundary. The access lane will be 20' wide as it runs north adjacent to the existing facility and Phase II addition and connect to the existing parking lot at the north end of the site. The access lane will require the removal and reinstallation of the existing Fire Pump Transformer next to the existing facility on the east property boundary. It will also necessitate the construction of a modular block retaining wall approximately 3-5' in height due to the existing grade differences at the east boundary.

In collaboration with WE Energies an existing electrical easement in the area of the new building addition will be abandoned prior to our project commencement. Underground electrical service that serves the existing sub-station attached to the building will be relocated outside of planned developments and a new easement will be established with WE Energies. To accommodate the ultimate third phase development on the site, the existing detention pond will be relocated to the southwest corner of the site. The phasing of this relocation will be part of the Phase II or future Phase III development. The stormwater collected from the roofs of all buildings and impervious surfaces shall be

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directed via storm pipe to the detention pond as depicted on Sheet C1.0 (Site Grading Plan and Utility Plan).

Areas indicated as wetlands on the previous Detailed Plan Development submittal are being delineated this spring. If wetlands are confirmed it is our intention to apply for a general permit to fill those areas up to 10,000 sq ft within our disturbed grading areas per DNR guidelines. The project includes a landscaping buffer between the east wall of Phase II additions and the east property boundary as well as landscaping as required by City of Milwaukee Ordinance as depicted on Sheets L001 & L002. The landscaping along Good Hope Road and the north side of the building has been designed LEED Silver for the original building project begun in 2012 for landscape maintenance and improvements by David J Frank as depicted on Sheet 2 of 2 (Landscape Plan). This plan is scheduled to be implemented this year prior to completion of the Phase II project.

The intended use of the Phase II building is an expanded production facility for HellermannTyton Corporation. The size of the building is based upon the owners needs for manufacturing systems that help customers better manage and identify wire, cable and components. The vehicle traffic for this process is minimal with an average of 15 shipments per day. The delivery of material is consistent with the delivery rate. HellermannTyton runs a standard first, second and third shift, and operates on weekends as well. HellermannTyton currently employs a total of 152 people at this facility. HellermannTyton anticipates the expansion will create a minimum for 50 new manufacturing and technical jobs for the Milwaukee area in the Next 2 years, and up to 125 new hires over the next 5 years.

Site Statistics are as follows:

Previous Approval	Quantity	Alternate Units
Gross Land Area =	828,328 sf	(19.02 AC)
Buildings: Existing =	89,518 sf	(10.807% of Gross)
New (Phase II) =	100,800 sf	(12.169% of Gross)
Total =	190,318 sf	(22.976% of Gross)
 Parking/Sidewalks, etc =	 201,393 sf	 (24.313% of Gross)
 Landscaped =	 440,517 sf	 (52.711% of Gross)
 Parking Stalls =	 158 stalls	
 Floor Area Ratio (FAR) - Phase II		
Floor Area Building	190,318 sf	
	-----	= 0.229762
Land Area	828,328 sf	
 Land Coverage – Phase II		
Parking/Sidewalks	201,393 sf	
Building	<u>190,318 sf</u>	
Total	391,711 sf	(47.289% of Gross)

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<u>Proposed Modification</u>	<u>Quantity</u>	<u>Alternate Units</u>
Gross Land Area =	828,472 sf	(19.02 AC)
Buildings: Existing =	89,027 sf	(10.745% of Gross)
New (Phase II) =	<u>102,480 sf</u>	(12.370% of Gross)
Total =	191,507 sf	(23.115% of Gross)
Parking/Sidewalks, Existing =	75,317 sf	(9.091% of Gross)
New Phase II =	121,131 sf	(14.621% of Gross)
Total =	196,448 sf	(23.712% of Gross)
Landscaped =	440,517 sf	(53.172% of Gross)
Parking Stalls Existing =	85 stalls	
New Phase II =	<u>161 stalls</u>	
Total =	246 stalls	
Floor Area Ratio (FAR) - Phase II		
Floor Area Building	190,507 sf	
	-----	= 0.231157
Land Area	828,472 sf	
Land Coverage – Phase II		
Parking/Sidewalks	196,448 sf	
Building	<u>191,507 sf</u>	
Total	387,955 sf	(46.827% of Gross)

Sincerely,

Craig Eide, AIA
 Foundation Architects, LLC

Attachments:

- Photo Exhibits, 15 Pages, 8.5x11
- Site Grading and Utility Plan C1.0, 1 Page 24x36
- Landscaping Plans L001 & L002, 2 Pages, 24x36
- Landscaping Plan 2 of 2, 1 Page, 24x36
- Site Plan A001, 1 Page, 24x36
- Exterior Elevations A400, 1 page, 24x36

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Looking Southeast – View of north and west façades of existing facility.



Looking Northeast – View of south façade existing facility.

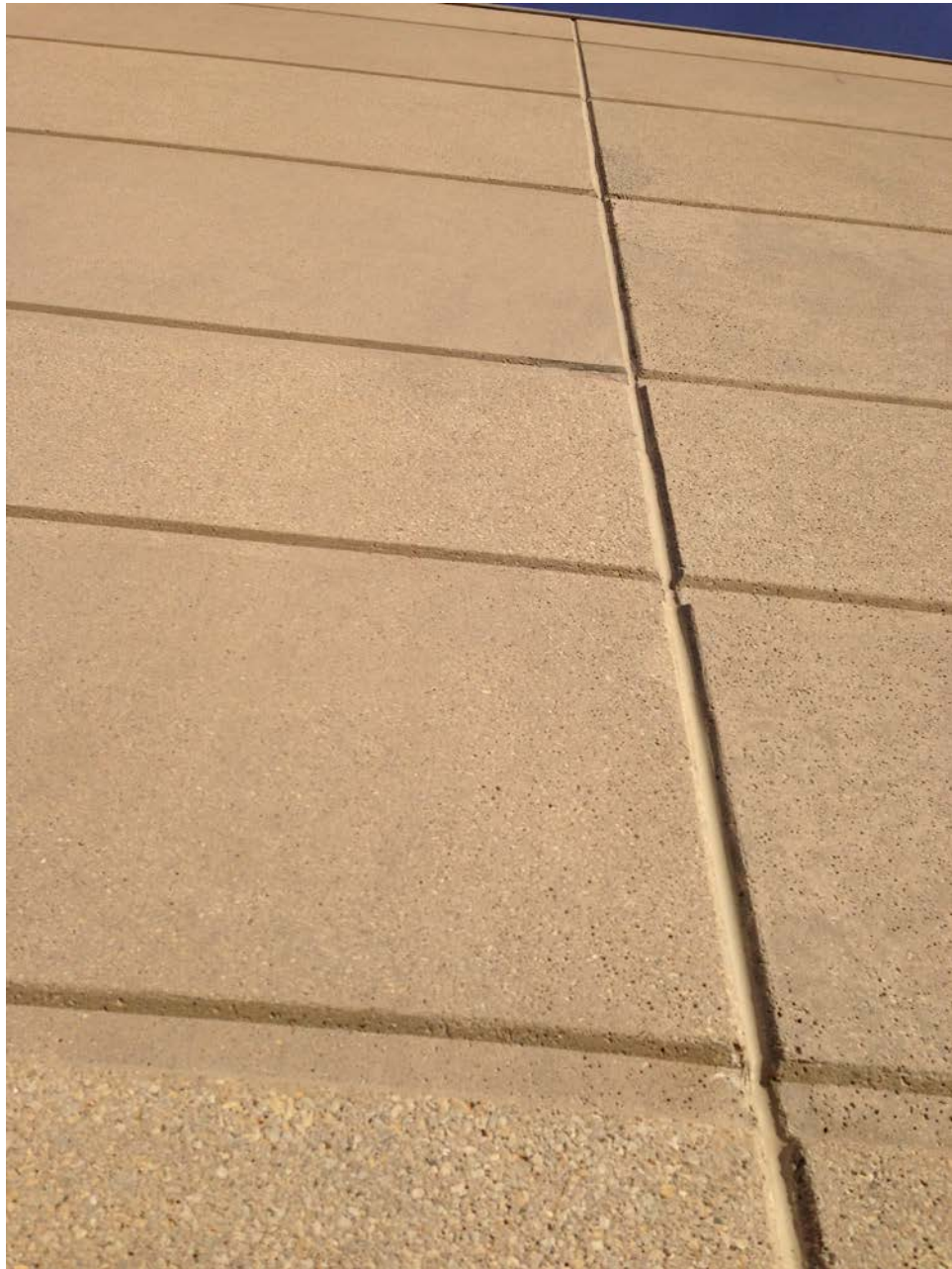
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Exterior Material Detail – Precast Concrete Panels with Horizontal Reveals

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Exterior Material detail – West Façade



Looking Southwest towards Uihlein Soccer Park from existing asphalt drive along West property boundary.

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Looking South – View from existing asphalt drive along West property boundary.



Looking Southeast toward existing rear parking and delivery area.

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Looking East toward Brady from west portion of site.



Looking East toward Brady from center of site (View of site for proposed addition).

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Looking Southeast toward Brady from center of site (View of site for proposed addition).



Looking South from center of site toward existing detention pond at south end of site.

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Looking Southwest from center of site toward Uihlein Soccer Park.



Looking North – View of existing facility at location of proposed addition

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Looking Northeast – View of East property boundary toward Brady.



Looking North towards existing facility – View of site for proposed addition.

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Looking North – Overall view of site for proposed addition.



Looking East – View of adjacent Brady property boundary.

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Looking Southeast – View of existing detention pond and east property boundary.



Looking South – View of existing detention pond.

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Looking Southwest – View of existing detention pond.



Looking West toward Uihlein Soccer Park (from proposed addition footprint)

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Looking East toward adjacent Brady property boundary @ south end of site.



Looking West toward Uihlein Soccer Park – View along south property boundary

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Looking North – View of existing detention pond and south façade of existing facility beyond.



Looking West toward Uihlein Soccer Park – View along south property boundary

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Looking Southwest toward adjacent residential neighborhood and Uihlein Soccer Park from raised mound along south property boundary.



Looking North from raised mound along south property boundary.

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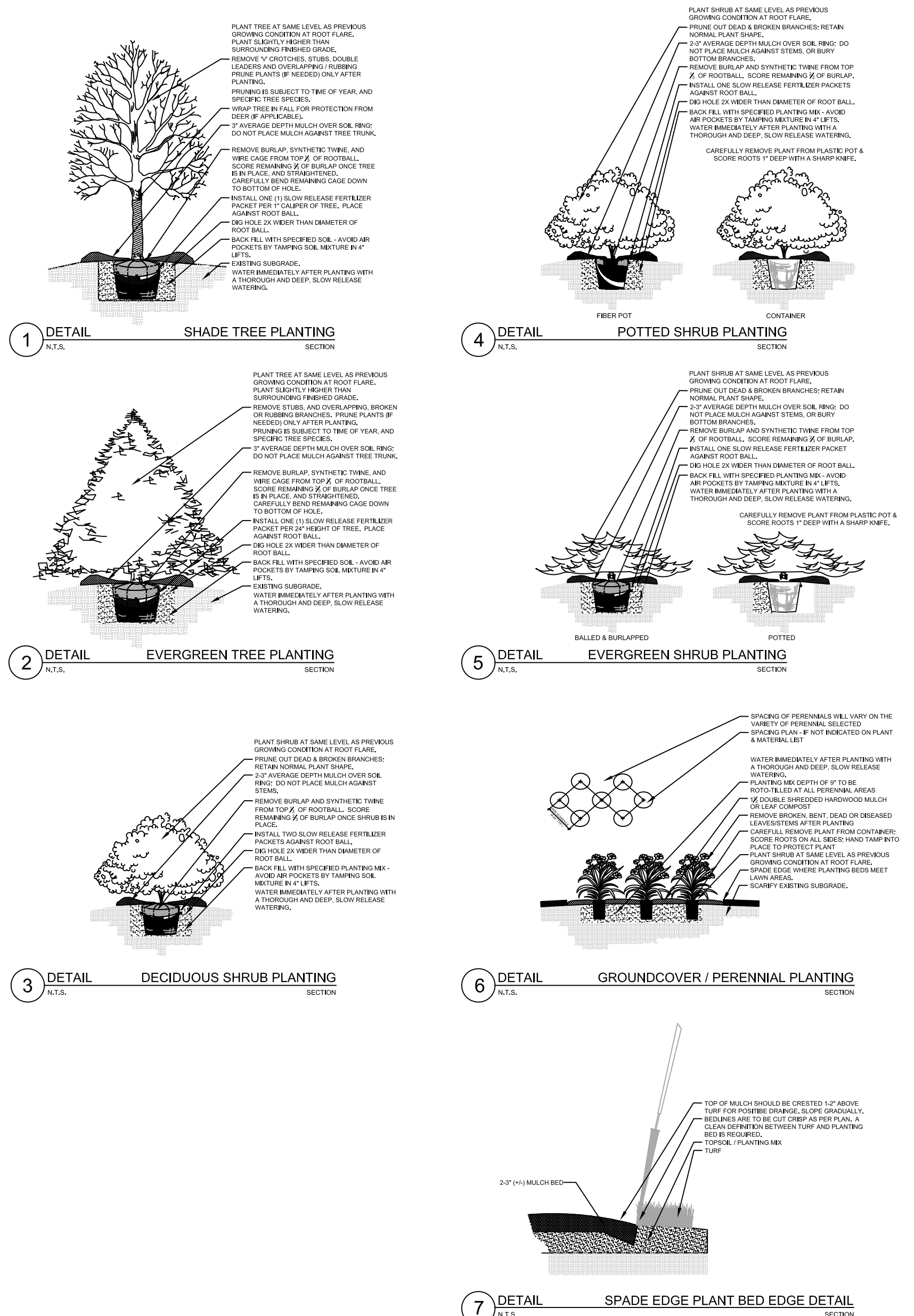
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Looking East from western property boundary near raised mound at south property boundary.



PLANTING & HARDSCAPE DETAILS

Scale:None

PLANT KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPECIFICATION / NOTES
Proposed Landscape Construction Preparation						
	5	Remove Existing Scotch Pine		8-10'	EA	
Proposed Landscape Materials						
SHADE TREES (DECIDUOUS)						
ADM	5	Acer 'freemani' 'Autumn Blaze'	Autumn Blaze Maple	2.5'	B&B	Straight central leader, full and even crown. Prune only after planting
SWO	2	Quercus bicolor	Swamp White Oak	2.5'	B&B	Straight central leader, full and even crown. Prune only after planting
ORNAMENTAL TREES (DECIDUOUS)						
TCH	9	Catalpa crua-gall 'Inermis'	Thornless Cockspur Hawthorn	7-8'	B&B	Well balanced multi-stemmed tree with minimum four canes, and full appearance
AFC	3	Malus Florida 'Adams'	Adams Flowering Crabapple	7-8'	B&B	Well balanced multi-stemmed tree with minimum four canes, and full appearance
SFC	3	Malus Florida 'Spring Snow'	Spring Snow Flowering Crabapple	7-8'	B&B	Well balanced multi-stemmed tree with minimum four canes, and full appearance
EVERGREEN TREES						
NS	12	Ficus alba	Nonery Jacar	7-8'	B&B	Evenly shaped tree with branching to the ground
BIS	23	Ficus densata 'glauca'	Black Hill Spruce	7-8'	B&B	Evenly shaped tree with branching to the ground
EVERGREEN SHRUBS						
Bu	8	Juniperus sabina 'Buffalo'	Buffalo Juniper	#3	Cont.	Full rounded well branched shrub
DECIDUOUS SHRUBS						
GIS	48	Rhus aromatica 'Gro-Low'	Gro Low Fragrant Sumac	#5	Cont.	Full, well rooted plant, evenly shaped
NWSR	6	Rosa 'Nearly Wild'	Nearly Wild Shrub Rose	#8'	Cont.	Full, well rooted plant, evenly shaped
ORNAMENTAL GRASSES						
KFRG	128	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1	Cont.	Full, well rooted plant
LAWN & SEEDING AREAS						
LAWN		Lawn Establishment Area / Grading Area			5Y	Cedar Creek Premium Blue Tag Seed Mix (Ph: 888-313-6807)
		Erosion Matting for sloped seeded areas	see plan for area delineation		SF	American Excelsior Company Curfex Net Free (or approved equal)
		Sodded Areas (identified on plan)	see plan for area delineation		5Y	Fresh cut, weed free; Bluegrass Blend Sod; Water immediately after installation
LWNM		Low-Mow Meadow Mix	see plan for area delineation		5Y	Cedar Creek Low-Grow-No-Mow Meadow Mix (Ph: 888-313-6807)
Hardscape Materials						
14		Decomposed Granite Surface (2" depth)	1000 SF	TN		
330		Aluminum Edge Restraint (gravel areas)	Permaloc ProSlide 3/16"x5.5" Black Duraflex Finish	LF		
1000		Landscape Fabric	SF			
40		Shredded Hardwood Mulch (1" depth)	4,335 SF	CY		
27		Soil Amendments (2" depth)	4,335 SF	CY		
206		Pulverized Topsoil (Lawn Areas)	4,335 SF	CY		
27		Pulverized Topsoil (2" over bed areas)	4,335 SF	CY		

*Landscape courts & quantities are provided as a service to the Landscape Contractor. Landscape Contractor is responsible for verifying these courts and quantities in order to provide a complete landscape installation as outlined on the Landscape Master Plan. In the event that a discrepancy occurs between this schedule and the Landscape Master Plan, the Landscape Master Plan including the graphics and notations depicted therein shall govern.

Seed Compositions:
Cedar Creek Premium Blue Tag (Ph: 888-313-6807)
 10% Mid Atlantic Kentucky Bluegrass
 20% Mini Kentucky Bluegrass
 20% Boreal Red Fescue
 20% Pennant Fine Perennial Ryegrass

Seed at rate of 3# per 1000 SF

Cedar Creek Low-Grow-No-Mow Meadow Mix (Ph: 888-313-6807)
 10% Kentucky Bluegrass 98/95
 30% Boreal Red Fescue BT
 20% Pennant II Fine Rye BT

Seed at rate of 1/2-1 # per 1000 SF

PLANT & MATERIAL SCHEDULE

Scale:None

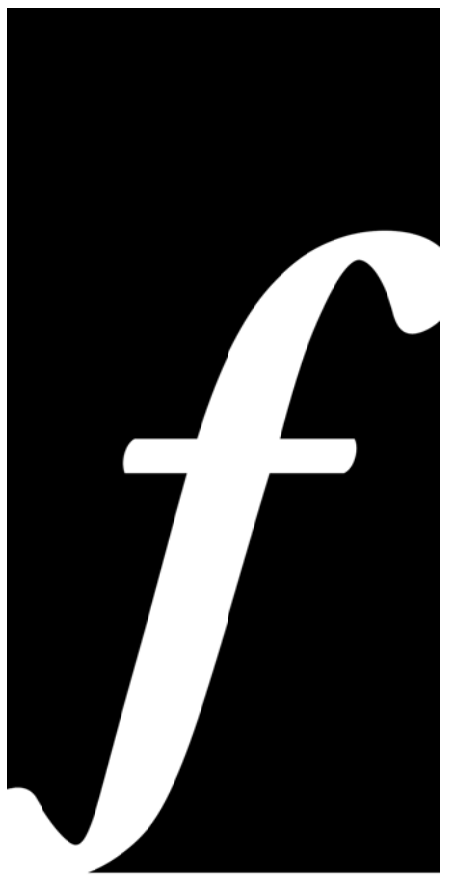
- Contractor responsible for contacting Diggers Hotline (811 or 800-242-8511) to have site marked prior to excavation or planting.
- Contractor to verify all plant quantities shown on Plant & Material List and landscape planting symbols and report any discrepancies to Landscape Architect or General Contractor.
- All plantings shall comply with standards as described in American Standard of Nursery Stock - Z60.1 ANSI (latest version). Landscape Architect reserves the right to inspect, and potentially reject any plants that are inferior, compromised, undersized, diseased, improperly transported, installed incorrectly or damaged. No sub-standard "B Grade" or "Park Grade" plant material shall be accepted. Plant material shall originate from nursery(ies) with a similar climate as the planting site.
- Any potential plant substitutions must be approved by Landscape Architect or Owner. All plants must be installed as per sizes indicated on Plant & Material Schedule, unless approved by Landscape Architect. Any changes to sizes shown on plan must be submitted in writing to the Landscape Architect prior to installation.
- Topsoil in Parking Lot Islands (if applicable): All parking lot islands to be backfilled with topsoil to a minimum depth of 18" to insure long-term plant health. Topsoil should be placed within 3" of finish grade by General Contractor / Excavation Contractor during rough grading operations/activity. The landscape contractor shall be responsible for the fine grading of all disturbed areas, planting bed areas, and lawn areas. Crown all parking lot islands a minimum of 6" to provide proper drainage, unless otherwise specified.
- Tree Planting: All trees slightly higher than finished grade at the root flare. Remove excess soil from the top of the root ball, if needed. Remove and discard non-biodegradable ball wrapping and support wire. Removed biodegradable burlap and wire cage (if present) from the top 1/3 of the rootball and carefully bend remaining wire down to the bottom of the hole. Once the tree has been placed into the hole and will no longer be moved, score the remaining 2/3 of the burlap and remove the twine. Provide three slow release fertilizer for each tree planted.
- Tree Planting: Backfill tree planting holes 80% existing soils removed from excavation and 20% plant starter mix. Avoid air pockets and do not tamp soil down. Discard any gravel, rocks, heavy clay, or concrete pieces. When hole is 2/3 full, trees shall be watered thoroughly, and water left to soak in before proceeding to fill the remainder of the hole. Water again to full soak in the new planting. Each tree shall receive a 3" deep, 4-5' diameter (see planting details or planting plan) shredded hardwood bark mulch ring around all trees planted in lawn areas. Do not build up any mulch onto the trunk of any tree. Trees that are installed incorrectly will be replaced at the time and expense of the Landscape Contractor.
- Shrub Planting: All shrubs to be planted in groupings as indicated on the Landscape Plan. Install with the planting of shrubs a 50% mix of plant starter with topsoil. Install topsoil into all plant beds as needed to achieve proper grade and displace undesirable soil (see planting detail). Remove all excessive gravel, clay and stones from plant beds prior to planting. When hole(s) are 2/3 full, shrubs shall be watered thoroughly, and water left to soak in before proceeding. Provide slow-release fertilizer packets at the rater of 1 per 24" height/diameter of shrub at planting.
- Mulching: All tree and shrub planting beds to receive a 3" deep layer of high quality shredded hardwood bark mulch (not pigment dyed or enviro-mulch). All perennial planting areas (groupings) shall receive a 2" layer of shredded hardwood bark mulch, and groundcover areas a 1-2" layer of the same mulch. Do not mix annual flower beds (if applicable). Do not allow mulch to contact plant stems and tree trunks.
- Egging: All planting beds shall be edged with a 4" deep spade edge using a flat landscape spade or a mechanical edger. Bedlines are to be cut crisp, smooth as per plan. A clean definition between landscape beds and lawn is required. Pack mulch against lawn edge to hold in place.
- Plant bed preparation: All perennial, groundcover and annual areas (if applicable) are required to receive a blend of organic soil (Soil Amendments) amendments prior to installation. Rototill the following materials at the following ratio, into existing soil beds or installed topsoil beds to a depth of approximately 8"-10"
 Per 100 SF of bed area:
 3/4 CY Peat Moss or Mushroom Compost
 3/4 CY blended/pulverized Topsoil
 2 pounds starter fertilizer
 1/4 CY composted manure
- Lawn Installation for all sodded turfgrass areas: Contractor to furnish and prepare blended topsoil (2" minimum) and sod bed, removing all debris and stones 1/2" and larger. Apply a 10-10-10 starter lawn fertilizer uniformly throughout areas prior to laying sod. Use only premium sod blend according to TPI (revised 1995) and ASPA Standards. Install sod uniformly with staggered joints, laid tightly end to end and side to side. Roll sod with a walk behind roller and water immediately upon installation to a 3" depth. Stake any sod installed on slopes steeper than 1:3, and in all swale applications. Contractor is responsible to provide a smooth, uniform, healthy turf, and is responsible for the first two mowings of the newly installed turf, and is also responsible for watering during this period.
- Installation preparation for all seeded areas: remove/kill off any existing unwanted vegetation prior to seeding. Prepare the topsoil (if adequate or provide as in item #6 above) and seed bed by removing all surface stones 1" or larger. Apply a starter fertilizer and specified seed uniformly at the specified rate, and provide mulch covering suitable to germinate and establish turf. Provide seed and fertilizer specifications to Landscape Architect and Owner prior to installation. Erosion control measures are to be used in swales and on slopes in excess of 1:3 and where applicable (see Civil Engineering Drawings). Methods of installation may vary at the discretion of the Landscape Contractor on his/her responsibility to establish and guarantee a smooth, uniform, quality turf. A minimum of 2" of blended, prepared and non-compacted topsoil is required for all lawn areas. If straw mulch is used as a mulch covering, a tackifier may be necessary to avoid wind dispersal of mulch covering. Marsh hay containing reed canary grass is NOT acceptable as a mulch covering.

An acceptable quality seed installation is defined as having:
 No bare spots larger than one (1) square foot
 No more than 10% of the total area with bare areas larger than one (1) square foot
 A uniform coverage through all turf areas

- No-Mow seed areas: "No-Mow" fine fescue seed mix with annual rye nurse crop (available at Cedar Creek Seed Farm 888-313-6807; or Prairie Nursery 608-296-3679) or approved equivalent mix from a reputable seed mix provider. Apply at 220 lbs per acre or at rate recommended by supplier. Prepare seed bed and soil as specified in item #13 above.
- Native Prairie Seed Mix / Stormwater Seed Mix: Native seed mixes as listed on the Plant and Material List or other seeding schedules outlined on the landscape plan set. Seed mixes available from Prairie Nursery 608-296-3679 or JF New 608-848-1789 or approved equivalent mix from a reputable seed mix provider. Apply at rates specified herein, or per supplier recommendation. Prepare soil and seed bed as in item #13 above.
- Warranty and Replacements: All plantings are to be watered thoroughly at the time of planting, through construction and upon completion of project as required. Trees, Evergreens, and Shrubs (deciduous and evergreen) shall be guaranteed (100% replacement) for a minimum of one (1) year from the date of project completion. Perennials, groundcovers, and ornamental grasses shall be guaranteed for a minimum of one (1) growing season. Perennials, groundcovers, and ornamental grasses planted after September 15th shall be guaranteed through May 31st of the following year. Only one replacement per plant will be required during the warranty period, except for losses or replacements due to failure to comply with specified requirements. Watering and general ongoing maintenance instructions are to be supplied by the Landscape Contractor to the Owner upon completion of the project.
- The Landscape Contractor is responsible for the watering and maintenance of all landscape areas for a period of 45 days after the substantial completion of the landscape installation. This shall include all trees, shrubs, evergreens, perennials, ornamental grasses, turf grass, no-mow grass, and native prairie seed mix / stormwater seed mix. Work also includes weeding, edging, mulching (only if required), fertilizing, trimming, sweeping up grass clippings, pruning and deadheading.
- Project Completion: Landscape Contractor is responsible to conduct a final review of the project, upon completion, with the Landscape Architect, Client or Owner / Client Representative, and the General Contractor to answer questions, provide written care instructions for new plantings and turf, and insure that all specifications have been met.

LANDSCAPE GENERAL NOTES

Scale:None



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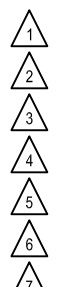
CONSULTANT

HELLER & ASSOCIATES LLC
 LANDSCAPE ARCHITECTURE
 One Redwood Court
 Racine, Wisconsin 53402
 ph 262 639 9733
 fx 262 639 9737
 email@hvdavis heller.com

PROJECT TITLE AND LOCATION

Hellermann Tylton Corporation
 Good Hope Road Facility Addition
 6701 West Good Hope Road
 Milwaukee, Wisconsin 53224

REVISIONS



SET TYPE
 MINOR MODIFICATION TO DETAILED
 PLANNED DEVELOPMENT
 FOUNDATION ARCHITECTS PROJECT NUMBER
 14001

DATE
 02-18-2014

SHEET TITLE
 LANDSCAPE DETAILS, NOTES &
 SCHEDULES

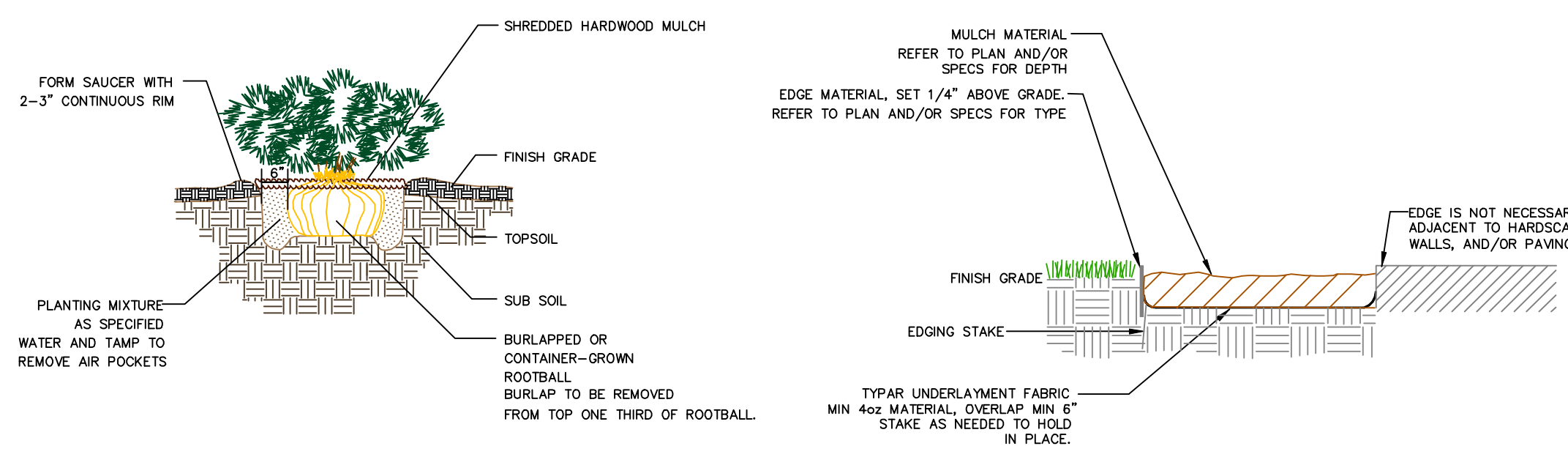
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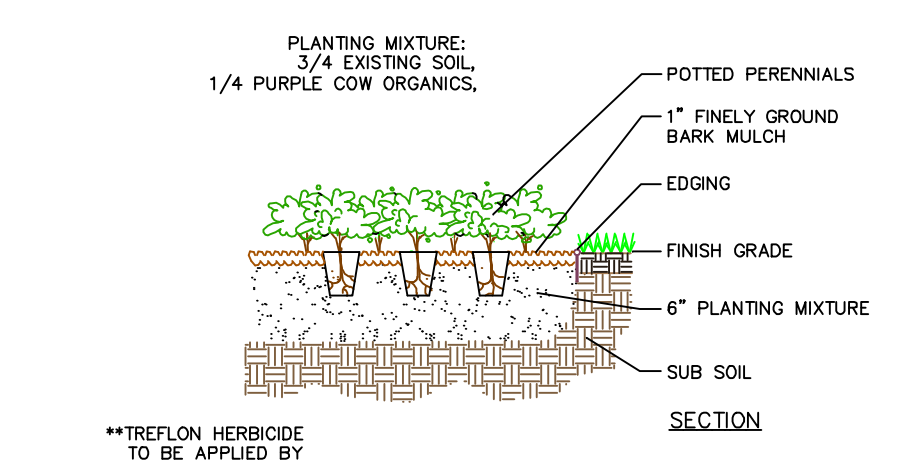
Quan	Common Name	Botanical Name	Size
17	Green Velvet Boxwood	Buxus x 'Green Velvet'	18" cont.
300	Common Oak Sedge	Carex pennsylvanica	4.5" cont.
38	Red Hot Returns Daylily	Hemerocallis 'Red Hot Returns'	#1 cont.
8	Northwind Switch Grass	Panicum 'Northwind'	#1 cont.
131	Showy Black Eyed Susan	Rudbeckia fulgida speciosa	#1 cont.

PLANT SHALL BEAR SAME RELATIONSHIP TO FINISHED GRADE AS IT BORE TO PREVIOUS EXISTING GRADE EXCEPT AS SPECIFIED

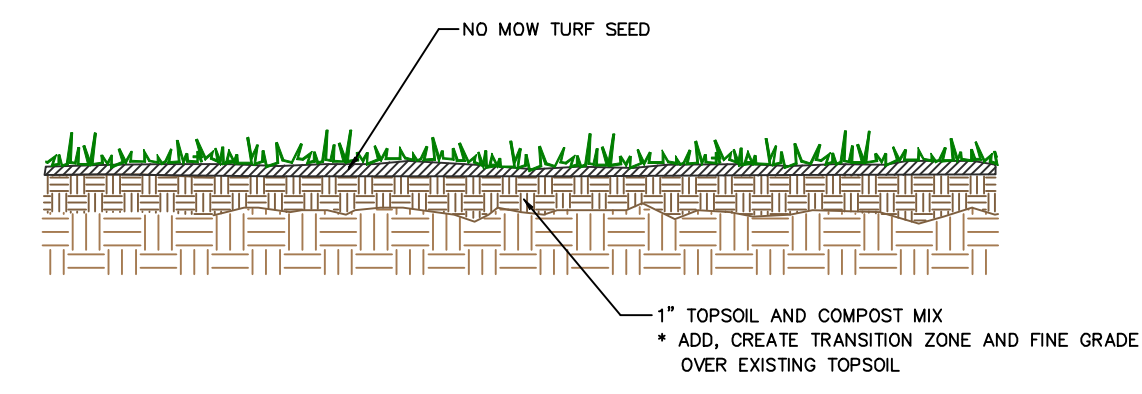


SHRUB PLANTING - EVERGREEN
 Scale: Not To Scale

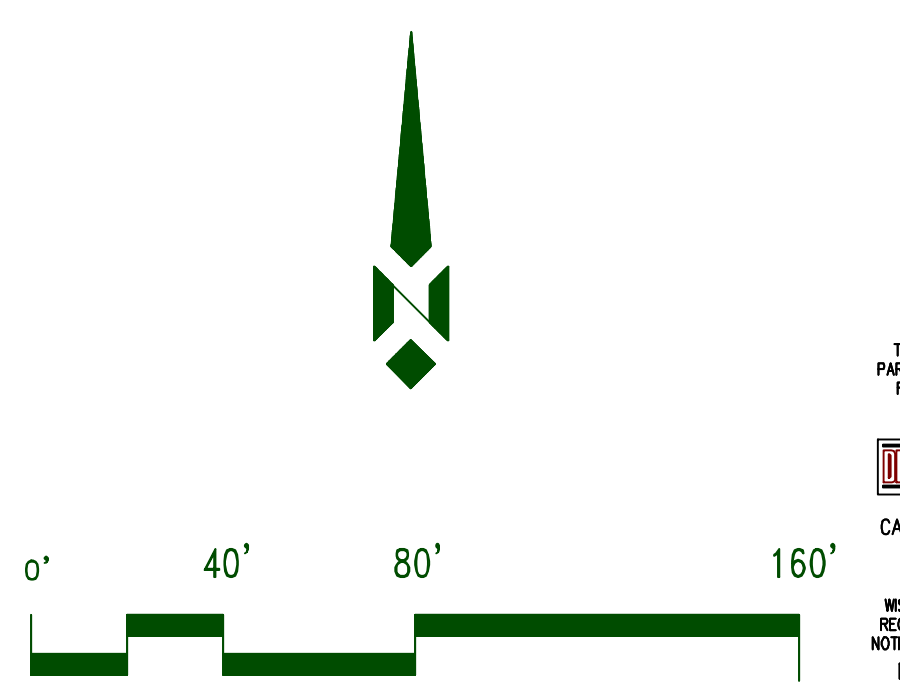
STONE MULCH
 Scale: Not To Scale



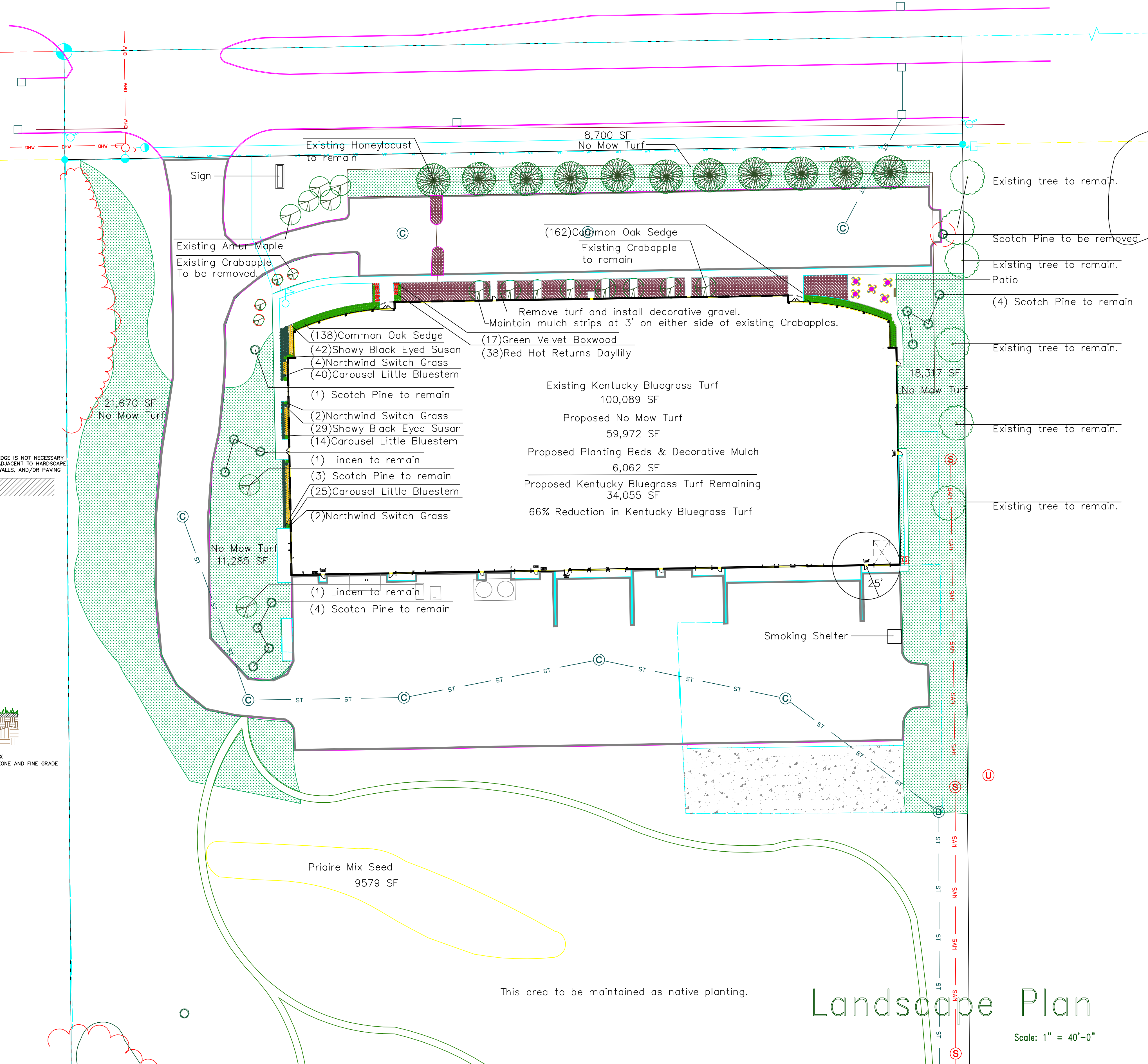
PERENNIAL PLANTING
 Scale: Not To Scale



NO MOW TURF INSTALLATION
 Scale: Not To Scale



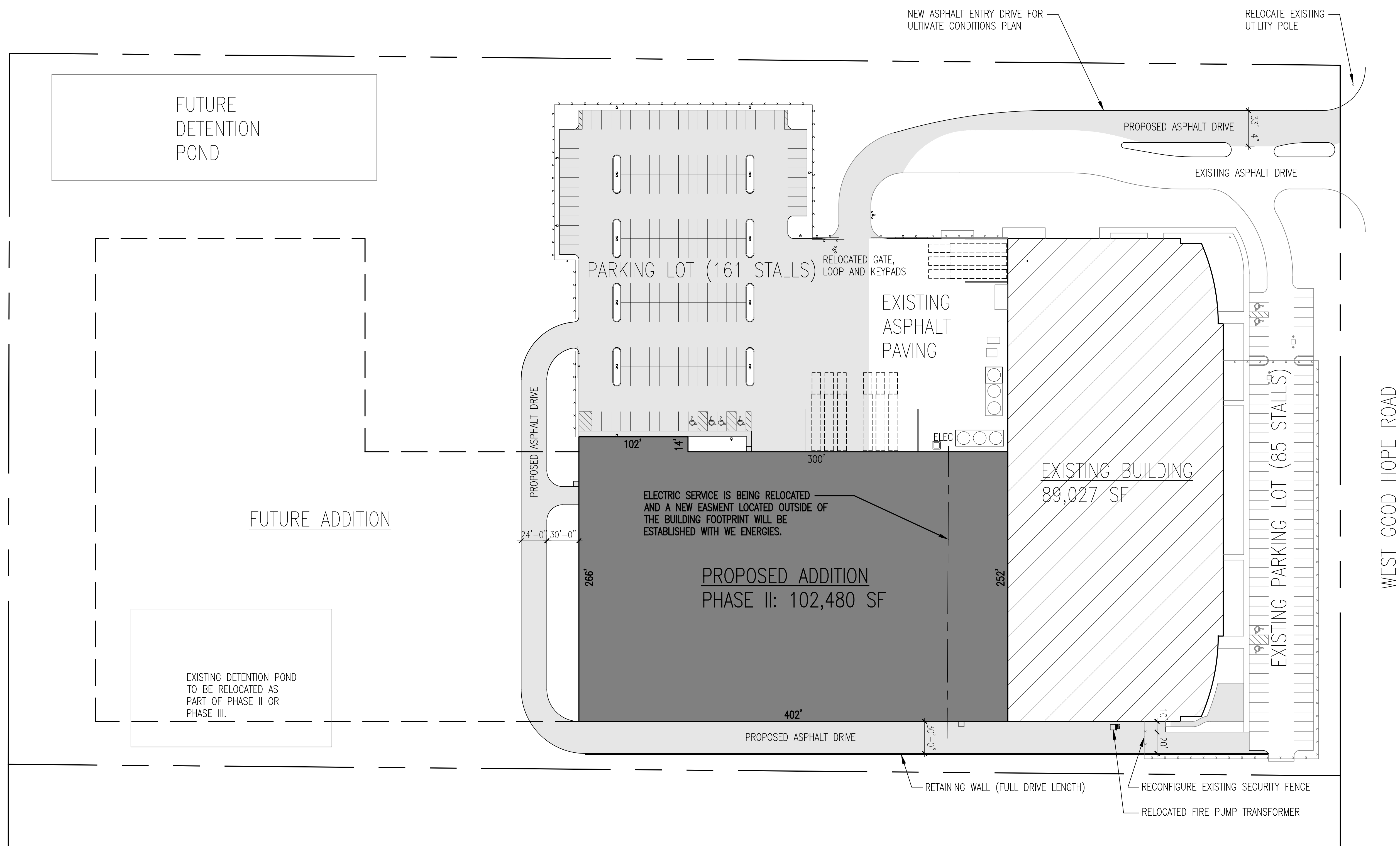
TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL DIGGERS HOTLINE
 1-800-242-8511
 TOLL FREE
 WIS. STATUTE 182.075(974)
 REQUIRES MIN. 3 WORK DAYS
 NOTICE BEFORE YOU EXCAVATE
 MILW. AREA 259-1181



This area to be maintained as native planting.

Landscape Plan

Scale: 1" = 40'-0"



FUTURE DETENTION POND

FUTURE ADDITION

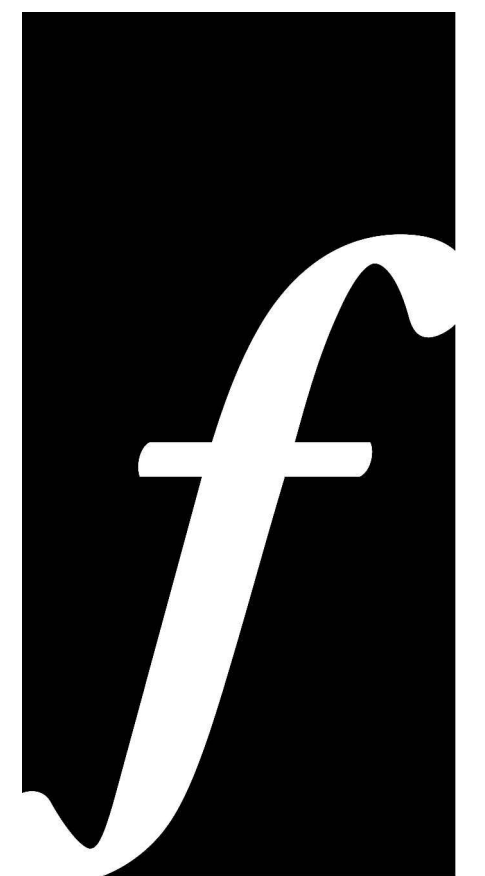
EXISTING DETENTION POND TO BE RELOCATED AS PART OF PHASE II OR PHASE III.

PREVIOUS APPROVAL FILE NO. 040158	
GROSS LAND AREA	828,328 SF (19.02 AC)
BUILDINGS: EXISTING (PHASE I)	89,518 SF
PHASE II	100,800 SF
TOTAL	190,318 SF
PARKING / SIDEWALKS, ETC:	201,393 SF
LANDSCAPED	436,617 SF
PARKING STALLS:	158
FLOOR AREA RATIO (FAR) - PHASE II	
FLOOR AREA BUILDING	190,318
LAND AREA	828,328
	= .229762
LAND COVERAGE - PHASE II	
PARKING / SIDEWALKS, ETC	201,393 SF
BUILDING	190,318 SF
TOTAL	391,711 SF

MINOR MODIFICATION TO FILE NO. 040158	
GROSS LAND AREA (PER 2012 ALTA SURVEY)	828,472 SF (19.02 AC)
BUILDINGS: EXISTING (PER 2012 ALTA SURVEY)	89,027 SF
PHASE II	102,480 SF
TOTAL	191,507 SF
PARKING / SIDEWALKS, ETC:	
EXISTING	75,317 SF
PHASE II	121,131 SF
TOTAL	196,448 SF
LANDSCAPED (GRASS, PLANTS, TREES)	440,517 SF
PARKING STALLS:	
EXISTING	85
PHASE II	161
TOTAL	246
FLOOR AREA RATIO (FAR) - PHASE II	
FLOOR AREA BUILDING	191,507
LAND AREA	828,472
	= .231157
LAND COVERAGE - PHASE II	
PARKING / SIDEWALKS, ETC	196,448 SF
BUILDING	191,507 SF
TOTAL	387,955 SF

SITE PLAN

1"=50'-0"



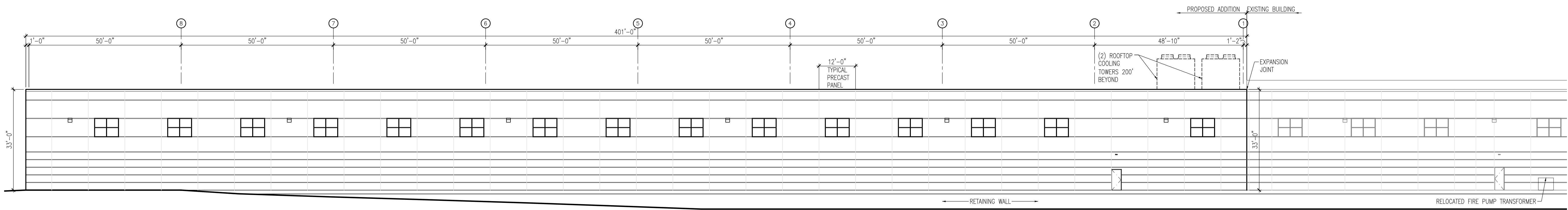
foundation architects LLC
 2625 S. Greeley Street, Ste 203
 Milwaukee, WI 53207
 info@foundationarchitects.com
 Phone (414) 403-3433
 www.foundationarchitects.com

CONSULTANT
 PROJECT TITLE AND LOCATION

HellermannTyton Corporation
Good Hope Road Facility Addition
 6701 West Good Hope Road
 Milwaukee, Wisconsin 53224

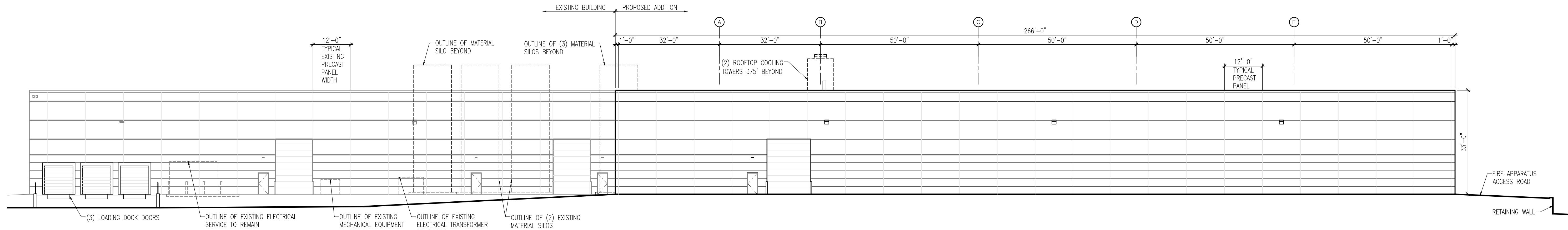
REVISIONS
 SET TYPE
 MINOR MODIFICATION TO DETAILED PLANNED DEVELOPMENT
 FOUNDATION ARCHITECTS PROJECT NUMBER 14001
 DATE 02-18-2014
 SHEET TITLE SITE PLAN
 SHEET NUMBER

A001



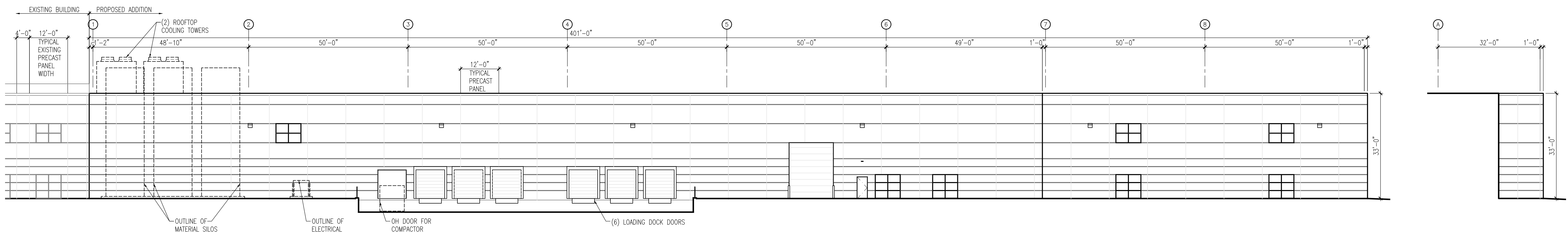
A1
A400
EAST

1/16" = 1'-0"



B1
A400
SOUTH

1/16" = 1'-0"

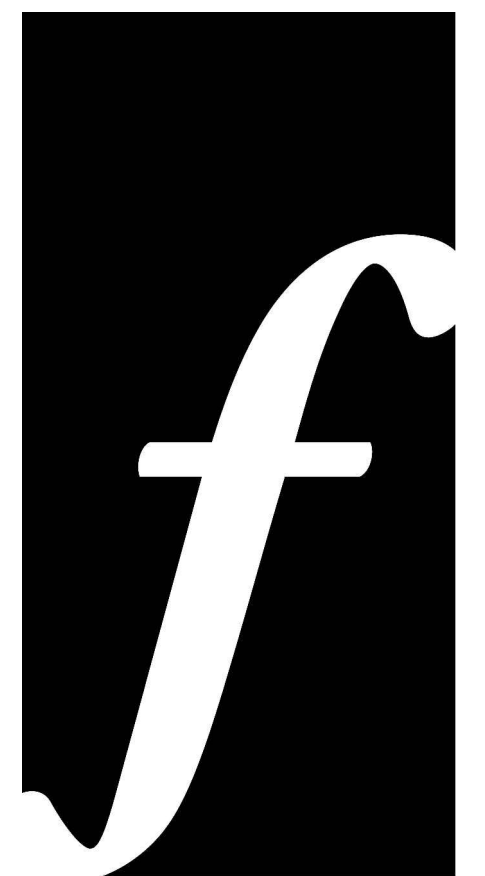


D1
A400
WEST

1/16" = 1'-0"

D5
A400
PARTIAL NORTH

1/16" = 1'-0"



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CONSULTANT

PROJECT TITLE AND LOCATION

HellermannTyton Corporation
Good Hope Road Facility Addition
6701 West Good Hope Road
Milwaukee, Wisconsin 53224

REVISIONS

- ▲
- ▲
- ▲
- ▲
- ▲
- ▲

30% TYPE
MINOR MODIFICATION TO DETAILED
PLANNED DEVELOPMENT
FOUNDATION ARCHITECTS PROJECT NUMBER
14001
DATE
02-18-2014
SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER

A400