

Exhibit A
File No. 220299
Minor Modification to a DPD known as Good Hope Industrial Center
6701 W. Good Hope Road
June 20, 2022

Previous File History and Project Summary

In 2000, a General Planned Development (GPD, FN 961665) and Detailed Planned Development (DPD, FN 961664) were established for the site. The DPD approved Phase 1 development of a 90,000 sq ft industrial building, and has been modified as FNs 010060, 050352, 121452, 131372, and 140197. Phase 2 of the DPD was approved in 2004 as FN 040158, and allowed construction of a second building on the site.

HellermannTyton occupied the site in 2014, and the 1st Amendment to the DPD was approved in 2016 as FN 151449 to allow the Phase 3 building expansion with associated fire access lane, employee parking and loading dock areas on the southern portion of the site.

They are now proposing a minor modification to the DPD to allow additional fencing along the north (Good Hope) frontage, as well as other minor site changes.

Minor Modification Summary

HellermannTyton Corporation manufactures cable management identification and connectivity solutions for automotive, electrical and datacom markets, and the Good Hope facility has been at this location for 8 years. HellermannTyton is a global leader in cable management and protection products, identification systems and network connectivity solutions. Its systems and solutions are specified by major manufacturers and contractors in the electrical, OEM, data communications, automotive, heavy equipment, renewable energy and related industries.

Our systems and solutions are specified by major manufacturers and contractors in the automotive, OEM, data communications, truck/heavy equipment, renewable energy and related industries. We design and make our engineered solutions and innovative products to meet the strictest quality standards while delivering reliable implementation at the lowest cost. HellermannTyton operates in 39 countries, with North American headquarters in Milwaukee, Wisconsin.

Currently, a portion of the surface parking lot along Good Hope Road between the building and the street is enclosed with a decorative metal fence. HellermannTyton proposes to modify the fencing to enclose all of the parking area, as well as secure the entrance to the site along Good Hope. A complete list of changes are outlined below.

Other site changes include the addition of a modular guard shack, turnstile, operable gates, raising arm barriers, expanding visitor parking and the addition of a pickup/drop off lane with crosswalk.

List of Attachments

1. Vicinity map – Exhibit B
2. Site photos – Exhibit C
3. Drawings – Exhibit D

Minor Modification Owner's Written Narrative

Proposed Changes

- Extend the 5' +/- tall decorative metal fence along Good Hope Road westward and across the access drive and connect the west side fence eastbound to the employee parking fence. New fence will have the same setback, 20 feet, as the existing section of fence.
- A vehicle access gate will be placed across the entrance and exit and will remain open during operating hours (currently 24 hours a day)
- Pedestrian entrance will be provided at (2) locations. Between the vehicle gate access and east in line with the NW corner of the building.
- Sidewalks will be added at the turnstile west to the entrance.
- Small paved areas with curb and gutter will be added to connect the parking sections.
- Guard shack will be a modular all season building set on a 12" raised concrete island.

All other aspects of the DPD will remain unchanged.

Exhibit B – Aerial Photograph
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Exhibit C – Photographs
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Proposed New Asphalt Paving for Vehicle Circulation



Street View Looking South from Proposed Guard Shack

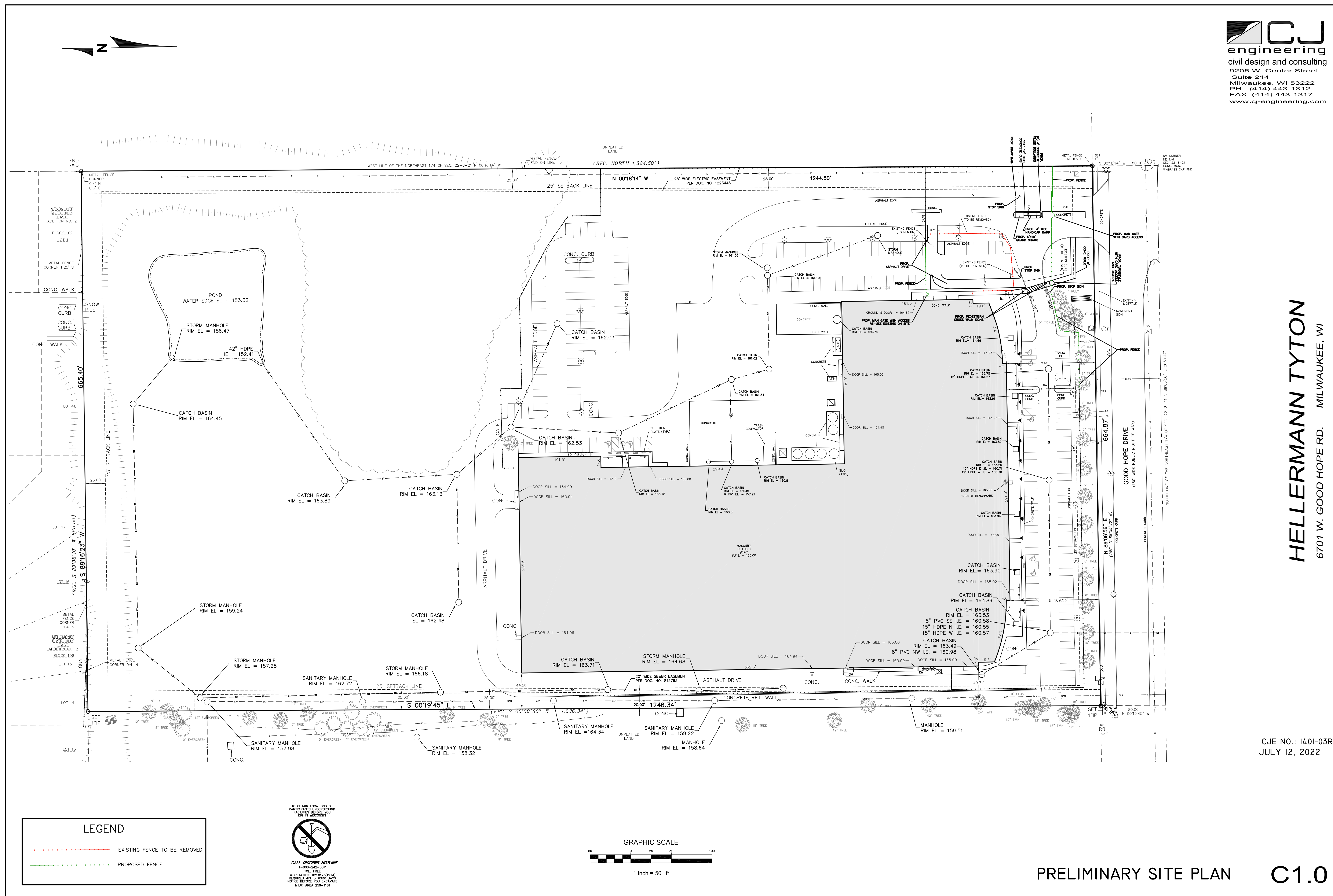


Good Hope Street View Looking South



Street View Looking East from Proposed Guard Shack

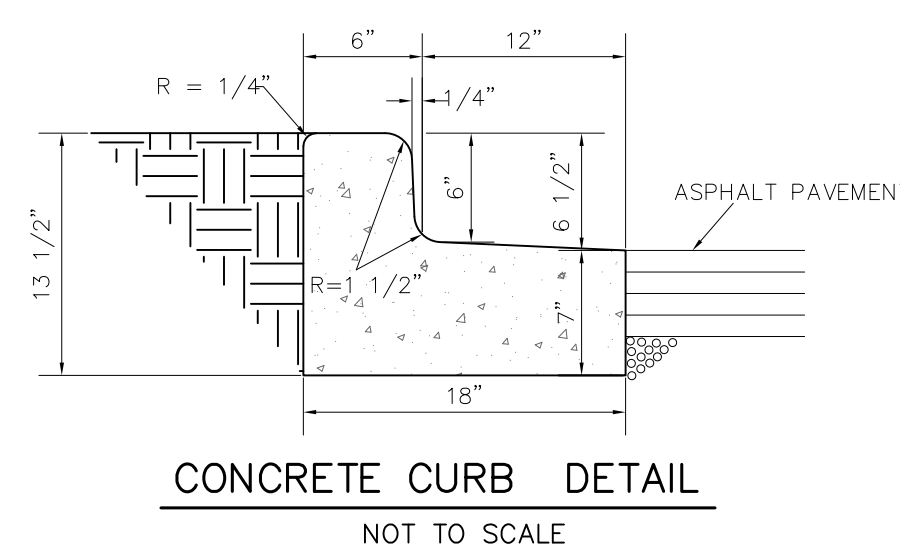
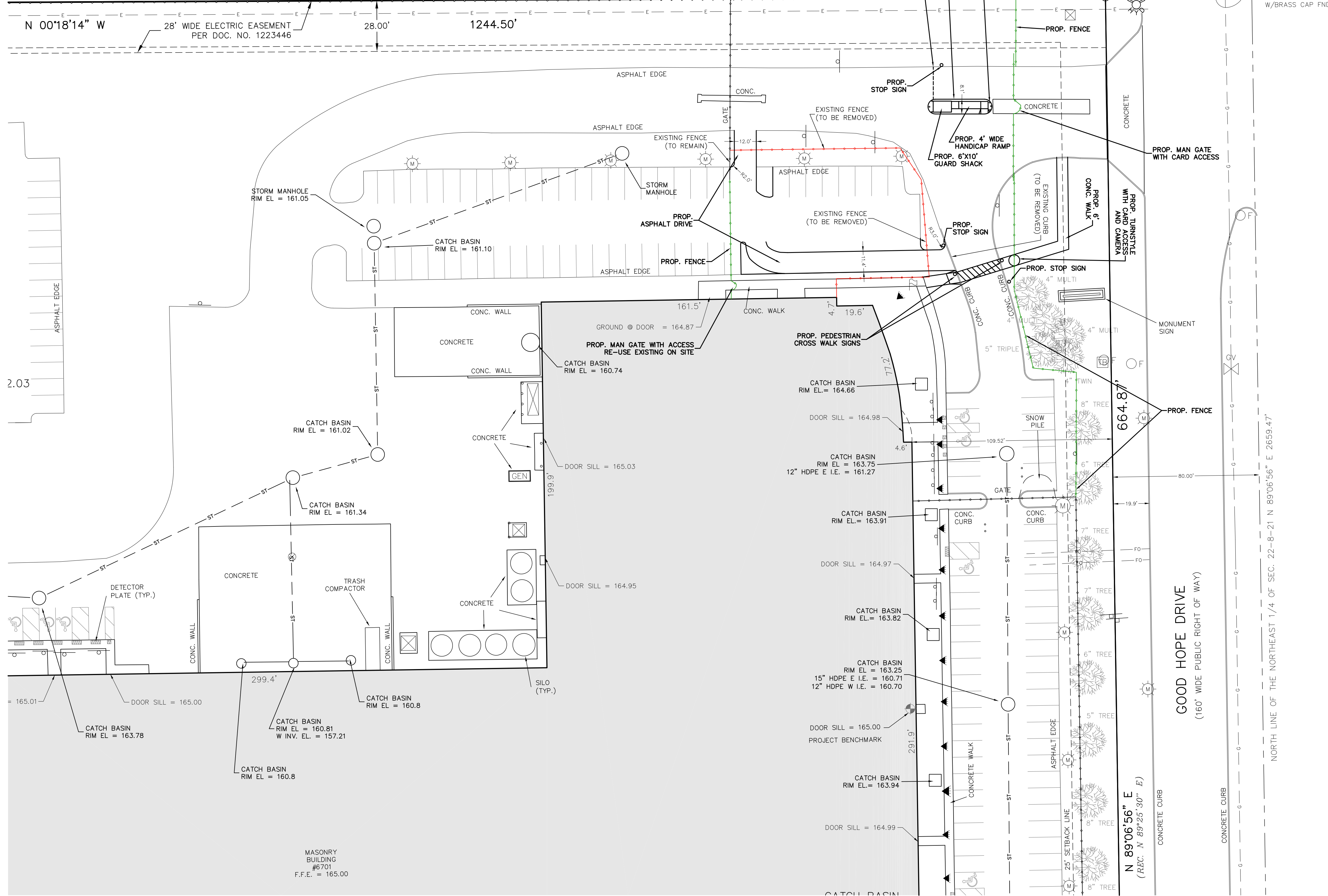




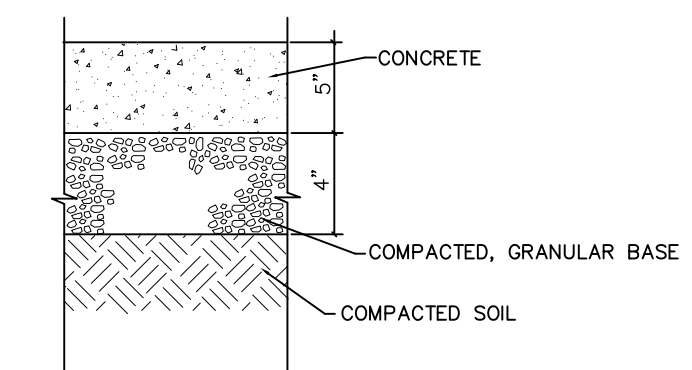


UNPLATTED LAND

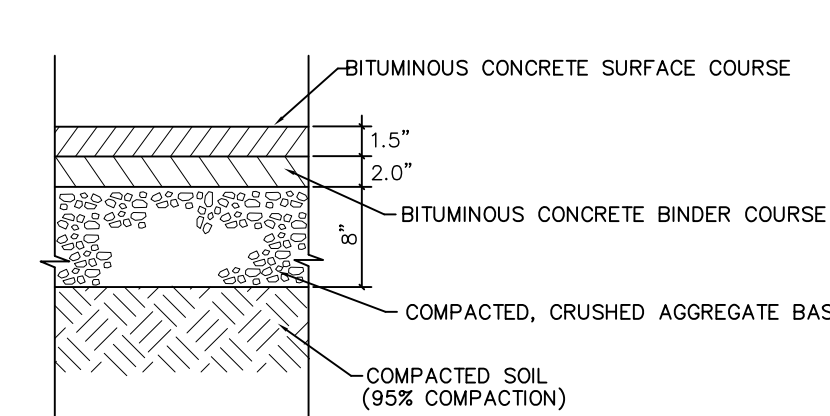
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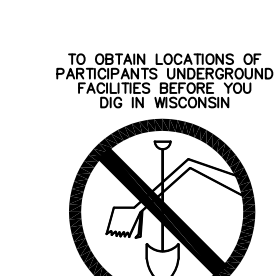
CONCRETE CURB DETAIL
NOT TO SCALE



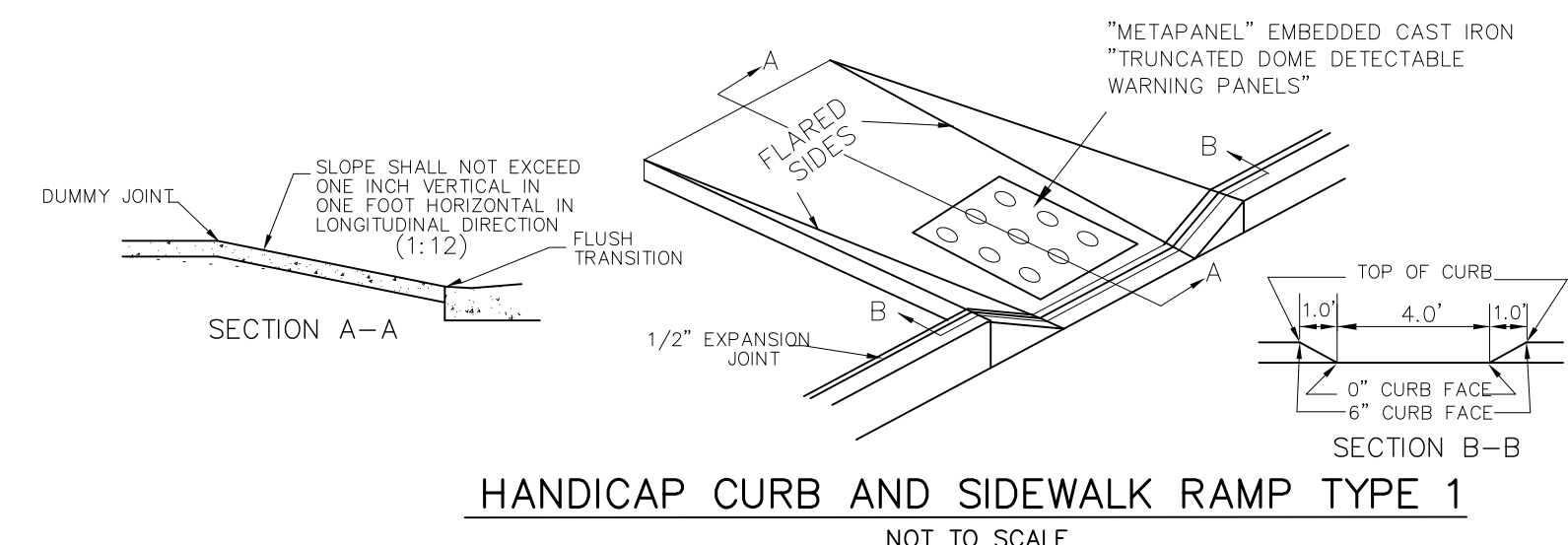
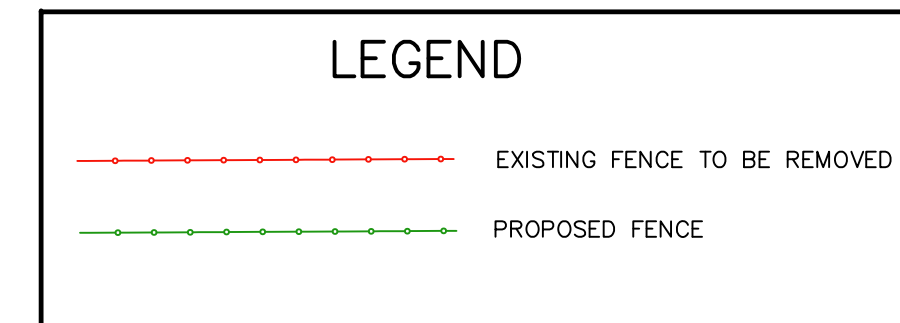
CONCRETE SIDEWALK
NOT TO SCALE



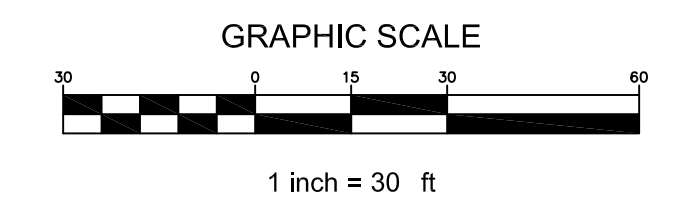
STANDARD DUTY ASPHALT PAVEMENT (PARKING AREA)
NOT TO SCALE



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NOTICE BEFORE YOU EXCAVATE
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HANDICAP CURB AND SIDEWALK RAMP TYPE 1
NOT TO SCALE



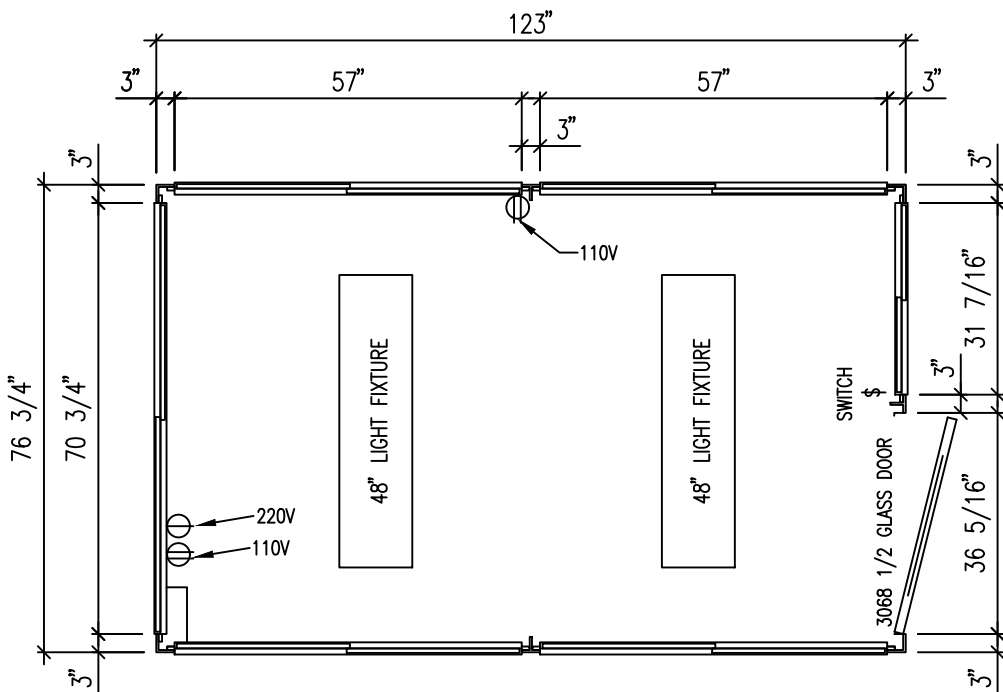
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CONC. MON.
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6701 W. GOOD HOPE RD. MILWAUKEE, WI

CJE NO.: I401-03R0
JUNE 17, 2022

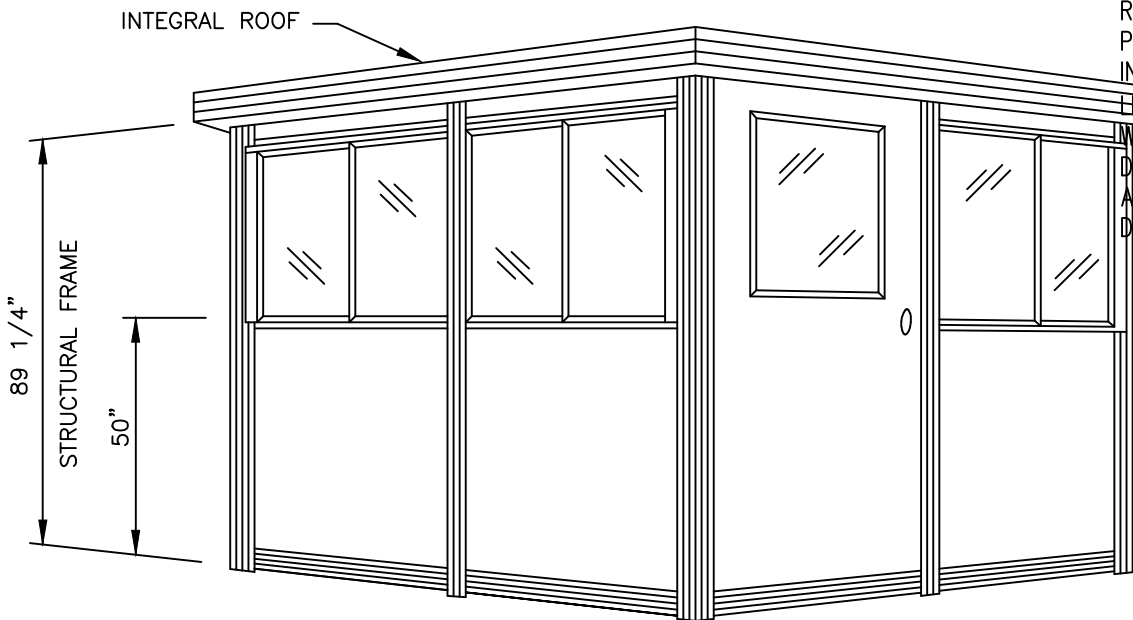
PRELIMINARY SITE PLAN **C1.1**



FLOOR PLAN

GENERAL NOTES:

- 1) PEARL (#750) FRP INTERIOR & EXTERIOR WALL SURFACE.
- 2) ALUMINUM FRAMING EXTRUSIONS HAVE A MILL FINISH.
- 3) ALL WINDOWS, INCLUDING DOORS HAVE CLEAR TEMPERED GLASS.
- 4) UNIT INCLUDES FACTORY INSTALLED INTEGRAL ROOF.
- 5) INTERIOR CLEAR HEIGHT (FLOOR-TO-CEILING) IS 82 5/8".
- 6) OVERALL EXTERIOR HEIGHT IS 91".
- 7) FINISHED FLOORING TO BE GRAY 1/2" HDPE LAMINATED OSB PANEL.
- 8) THE 2x4 SUPPORT BOARDS ATTACHED TO THE UNDERSIDE OF THE BLDG. ARE USED FOR SHIPPING PURPOSES ONLY AND NEED TO BE REMOVED AT INSTALLATION.
- 9) REQUIREMENT ARE USUALLY DICTATED BY LOCAL CODES, BUT IT IS RECOMMENDED THAT PORTAFAB PRE-ASSEMBLED BUILDINGS BE INSTALLED ON A CONCRETE SLAB NO LESS THAN 4" IN THICKNESS AND 6" WIDER THAN THE OUT-TO-OUT DIMENSIONS ON ALL FOUR SIDES FOR ANCHORING. SEE CONSTRUCTION DETAIL SHEET FOR ANCHORS.



MODEL 610

MODEL 610
PRE ASSEMBLED

**PORTA-FAB
CORPORATION**

P.O. BOX 1084 CHESTERFIELD, MO. 63006-1084

JOB: PAB610

SCALE

N/A

DATE

DRAWN BY

CD

REVISED

CHECKED

SHEET NO. 1 OF 1

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**SECTION [13120]
PREASSEMBLED BUILDING**

SECTION 1 GENERAL

1.01 SECTION INCLUDES

- A. This Section specifies all requirements necessary to furnish and install a prefabricated portable aluminum building(s) including, but not limited to the following:
 - 1. Frameworks.
 - 2. Windows.
 - 3. Door.
 - 4. Roof.
 - 5. Hold down clips.

1.02 RELATED SECTIONS

- A. This Section shall be used in conjunction with the following other specifications and related Contract Documents to establish the total requirements for the referenced prefabricated building
 - 1. The Subcontract.
 - 2. Electrical service supply and connection.
 - 3. Site/Foundation work.
 - 4. Unloading, placement, installation and anchoring.
 - 5. Plumbing and piping (when required).
- B. In the event of conflict regarding requirements for prefabricated buildings between this Section and any other sections, the provisions of this Section shall govern.

1.03 REFERENCES

- A. Refer to *Porta-Fab Preassembled Building Website* for technical data, design requirements and additional information.

1.04 SUBMITTALS

- A. Submit the following in addition to the standard requirements.
 - 1. Upon award of order, manufacturer shall prepare and submit copies of shop drawings as required for each different building required for this project. Drawings shall include elevations, section, floor plan, and anchor clip detail.
 - 2. Color charts illustrating available colors and patterns for specified finishes shall be submitted to owner for prompt selections.

1.05 QUALITY ASSURANCE

- A. Manufacturer:
1. Structures shall be the product of a manufacturer with a minimum of 25 years-documented experience in the design and fabrication of portable aluminum buildings.
 2. Prefabricated buildings by manufacturers other than the one approved shall submit sufficient data to enable approval to be given. As a minimum: Design drawings and /or calculations, applicable certifications, catalog information, and color samples showing equal range of variety.
 3. Electrical devices factory installed within the prefabricated building shall be UL listed. Factory installed wiring system shall bear UL Classification insignia certifying compliance with the National Electrical Code, 2000 edition.
 4. Adherence to applicable portions of state and local building codes is the responsibility of the owner. Building manufacturer shall not be responsible for permits, special engineering calculations or architectural type drawings unless otherwise notified in writing 3-weeks prior to release of bid document.
 5. Design Loads: 30 lbs/ft² live load, 20 lbs/ft² wind load, 40 lbs/ft² floor load.

1.06 WARRANTY

- A. Porta-Fab Preassembled Buildings are warranted against defects and workmanship for a period of one (1) year from date of original shipment. Porta-Fab is not responsible for or liable for modifications, alterations, misapplication or repairs made to the products in the field.

1.07 TECHNICAL SERVICES

- A. Porta-Fab Corporation offers technical service support. For services regarding layout, design and product selection, as well as suggested specifications, contact the main office (Section 2.02).

SECTION 2 PRODUCTS

2.01 PRODUCT NAME

- A. Preassembled Buildings

2.02 MANUFACTURER

- A. Porta-Fab Corporation
18080 Chesterfield Airport Road
Chesterfield, MO 63005 U.S.A.
Phone: (636) 537-5555
Fax: (636) 537-2955
- B. The use of a manufacturer's name, model or catalog number is for the purpose of establishing the standard of quality and general configuration.

2.03 PRODUCT DESCRIPTION

Basic Uses: Provide a pre-assembled for the following typical uses:

Equipment enclosure, gate house, gas station booth, guard booth, observation tower, operator booth, parking booth, press box, security booth, ticket booth, toll booth, and valet booth.

- A. Structural members to be extruded aluminum angles, channels, and tee sections of structural alloy 6063-T5 alloy. Base to be 4" x 3 x 3/16" angle (4" structural channel used on buildings larger than 8' x 12', and two piece buildings); corner posts to be 3" x 3" x 3/8" grooved angle; grooved intermediate tees to be 3" x 2 1/8" x 3/8"; top angle to be 2 1/2" x 2 1/2" x 3/16".

- B. All structural components to be certified welded at all intersections to create a unitized framework. No rivets, bolts or other fasteners shall be used in joining structural components.
- C. Finish – Framework:
 - 1. Mill-finished aluminum
 - a. (Option) Provide painted exterior framework.
- D. Wall and Ceiling Panels:
 - 1. Wall panels shall be ½” Medex™ laminated on both sides with .030” FRP (fiberglass reinforced plastic). Panels shall be attached to the structural members with fasteners not exposed on the building exterior. Ceiling panels shall be minimum 5/8” 0.035 Smooth White Fiberglass reinforced Plastic faced plywood panels.
 - a. (Option) Provide R-10 wall and ceiling insulation.
- E. Flooring:
 - 1. Floor structure to consist of one layer of 5/8” particle board and one layer of 5/8” plywood underlayment as the core with a vapor barrier on the exterior surface. Interior surface shall be aluminum tread plate, 0.10” thick, Tread Brite model #3003 on buildings up to and including 48” wide.
 - 2. Buildings over 4’ wide shall have, Gray ½” low skid HDPE laminated OSB Panels and one layer of 5/8” plywood underlayment as the core with a vapor barrier on the exterior surface.
 - a. (Option) Provide R-10 floor insulation.
- F. Doors:
 - 1. Swing doors to be of 3068 20-gauge steel, 1 ¾” thick with threshold and 2’ x 2’ window with minimum ¼” clear tempered safety glass. Hardware to include: 1 ½ pair of 4 ½” x 4 ½” butt hinges; commercial quality, lever lockset; spring closer and continuous vinyl gasket on door frame.
 - 2. Sliding Doors to be aluminum, painted white, fully weather-stripped and lockable. Upper portion to be glazed with minimum 3/16” clear tempered safety glass and lower portion to have a solid panel with matching interior and exterior surfaces.
- G. Windows and Glazing:
 - 1. Windows shall have aluminum frames and inserts and to be industrial quality with active window panel to slide horizontally. Windows to include inside positive locking device. Exterior window sill height to be 50” (inside sill height 44” from finished floor).
 - a. (Option) Fixed windows to be ¼” tinted tempered safety glass.
 - 2. Windows to be glazed with minimum 1/8” clear tempered safety glass.
 - a. (Option) Windows to be ¼” tinted tempered safety glass.
 - b. (Option) Windows to be ½” clear insulated tempered safety glass.
 - c. (Option) Windows to be ½” tinted insulated tempered safety glass.
- H. Shelf:
 - 1. Furnish 16” deep, full-width shelf, per plans, 42” a.f.f. and finished with a HPL high pressure laminate) on all buildings up to 48” in width.
 - a. (Option) Provide a lockable Indiana R-1 cash drawer, with trays.
- I. Electrical:
 - 1. Electrical service to include a single-phase 100-amp capacity load center, with 70-amp main and three circuit breakers; fluorescent lighting; 110-volt 20-amp duplex outlets; 220-volt 20-amp single outlet and 20 amp switches as shown on drawings. All conduit and wiring shall be surface mounted and installed in compliance with the National Electrical Code. Conduit is ½” emt cable and wire is #14. All electrical components shall bear the UL label.
 - 2. Furnish () 115v duplex outlet, and one 230v single outlet.
 - 3. Lights to be fluorescent type fixture with acrylic lens.
 - a. (Option) Include HVAC unit (230v, 12,000c / 10,700h BTU) Field Install required.
 - b. (Option) Include air conditioner (120V, 8,250c BTU) Field Install required.
 - c. (Option) Include one heater unit (230v, 4000w). Field Install required
 - d. (Option) Include () additional duplex 115v outlets.
 - e. (Option) Include () empty conduit runs with pull wire to run communication lines.

- J. Exterior Roof
 - 1. Factory installed integral roof to consist of 5/8" plywood with vapor barrier on the exterior surface. Buildings larger than 4' x 8' to receive two layers of 5/8" plywood. Roofs to include aluminum gutters around the entire perimeter.
 - a. (Option) "K-D" exterior waterproof roof shipped for assembly and installation on site by others. Decking to be standing seam formed, pre-finished white aluminum, nominal 12" wide panel, .028" thick. Roofs with overhangs larger than 12" to have reinforcing angles included. Perimeter to be extruded aluminum fascia and gutter trim.

SECTION 3 EXECUTION

3.01 INSTALLATION

- A. General: All preparatory work and installation work shall be performed by site-contractor and shall be performed in accordance with local and/or state codes.
- B. Pour concrete island minimum 4" deep. The island should be a minimum of 12" wider than the roofline dimensions to allow a 6" concrete border on each side of the building roofline. Level the pad and install a bollard at each corner of the building to further protect the building from damage caused by traffic.
- C. Provide 3-wire 240v/110v single-phase service to the concrete island. Coordinate stub-up location with prefabricated building layout plans.
- D. Building to arrive via flatbed truck or closed van. The carrier must contact end-user 24-hours prior to delivery to arrange for off-loading. Use either a forklift or overhead crane to off-load the building from the flatbed. If an overhead crane is used, be sure to use "spreader bars" to prevent the building fascia/roof from being damaged by the sling/straps. Square the building on the pad and anchor.
- E. Recommended concrete anchor is 1/2" x 4" galvanized or stainless steel, or comply with local codes – whichever is most stringent. Anchors are provided by site-contractor.
- F. Make final electrical connections and clean the work area.

End of Section