

SHEET INDEX

C1.0 SITE PLAN
A2 DETAIL PLAN
A3 CONTEXT PLAN

BUILDING & FIRE AREA
SQUARE FOOTAGES

FLOOR AREAS	NEW
SECOND FLOOR	728 S.F.
FIRST FLOOR	10,644 S.F.
CANOPIES (COLUMN SUPPORTED)	----- S.F.
BASEMENT	----- S.F.
BUILDING AREA SUB-TOTALS	11,372 S.F.
MEZZANINES	1,333 S.F.
FIRE AREA TOTALS	12,705 S.F.

BUILDING CODE ANALYSIS

PROJECT ADDRESS
2425 S LINCOLN MEMORIAL DRIVE, MILWAUKEE, WI

APPLICABLE CODES
2015 International Building Code (w/ WI Amendments)
ASHRE Standard 90.1-2013
2015 IEBC (Level # Alteration)

OCCUPANCY
B, S1
Accessory Use
Incidental Use

High-Piled Combustible Storage NO
Hazardous Materials NO
Multiple Control Areas NO

HEIGHT & AREA
Building Height: "-"
Number of Stories: --
Total Building Area: --- S.F.
Total Fire Area: --- S.F.
Mixed/Separated Occupancies
Unlimited Area Building NO
Maximum Allowed: "-"
Maximum Allowed: --
Maximum Allowed: --- S.F.
Maximum Allowed: --- S.F.

CONSTRUCTION TYPE
Construction Classification 2B
Fire Separation Distance "-"

FIRE PROTECTION SYSTEMS
Assumed Sprinkler Type --
Fire Alarm System YES/NO

MEANS OF EGRESS
Occupant Load --
Panic Hardware NO

STRUCTURAL DESIGN
Risk Category --
Live Loads -- psf
Roof Live Load -- psf
Second Floor/Mezz Live Load -- psf
Collateral Load -- psf
Snow Load -- psf
Ground Snow Load -- psf
Exposure Factor
Thermal Factor --
Wind Loads --
Wind Load -- MPH
Exposure Category --
Earthquake Loads --
Seismic Site Class --

PLUMBING SYSTEMS
Mens WC Required YES
Womens WC Required YES
Drinking Fountain NO
Other Source YES

MECHANICAL SYSTEMS
NO SINGLE PIECE OF EQUIPMENT OVER 400,000 BTU

SITE INFORMATION

SITE CONTENT
Building Size 10,644 S.F. 27.7%
Hard Surface 18,488 S.F. 48.2%
Green Space 9,213 S.F. 24.1%
Parcel Size (Approx.) 38,345 S.F. .88 Acres
Parking Provided 15 Stalls
Area of Disturbance 10,644 S.F.

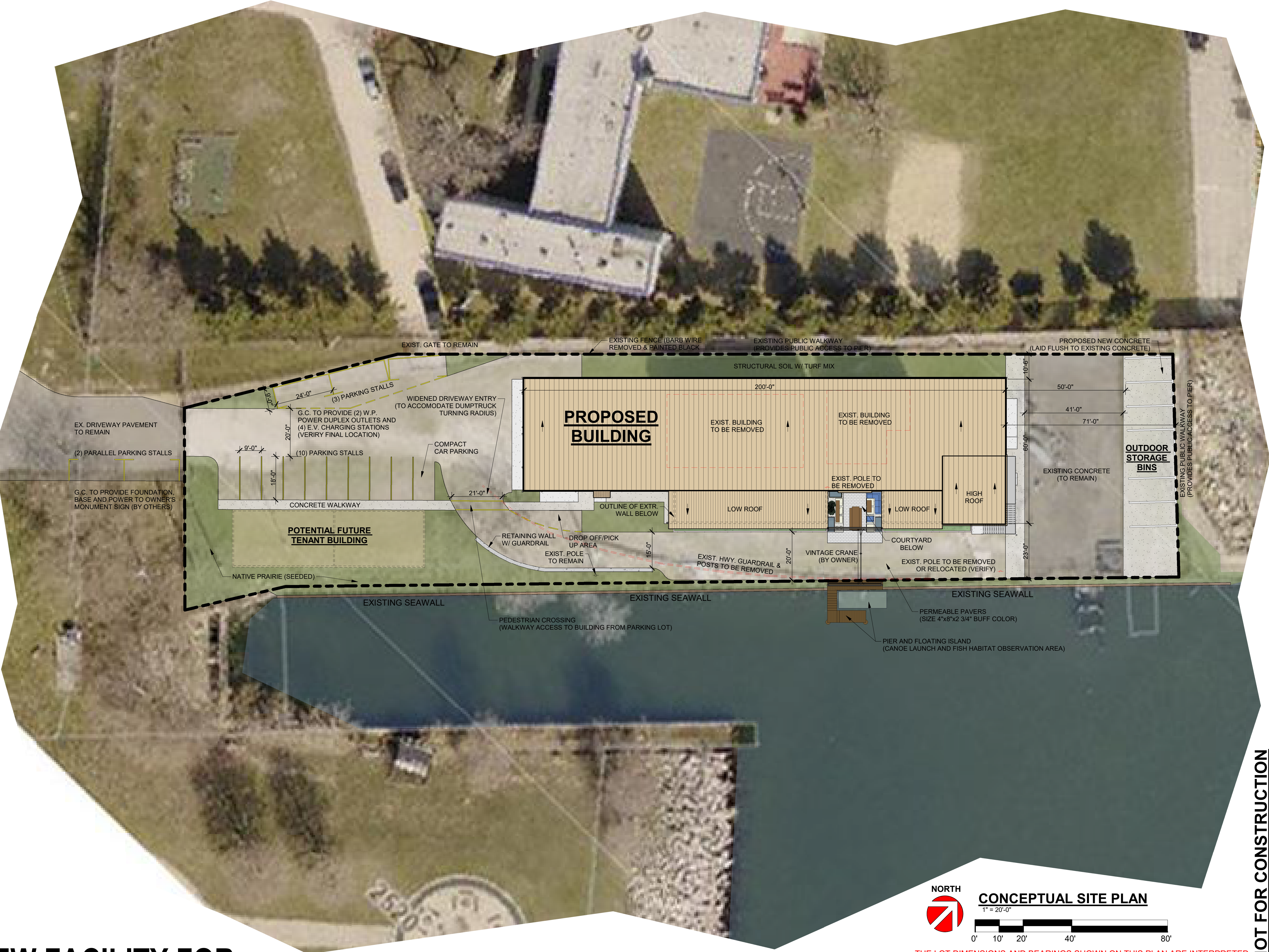
ZONING
Property Zoning IH - INDUSTRIAL, HEAVY
Setbacks FY 0'-0" SY 0'-0" RY 0'-0"
Hard Surface Setback 0'-0"
Coverage Limit --%
Greenspace Requirement --%
Parking Required -- Stalls
Refuse Enclosure YES
RTU SCREENING NO

PROPOSED NEW FACILITY FOR:

MAREK LANDSCAPING

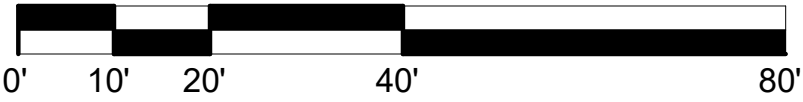
MILWAUKEE,

WISCONSIN



CONCEPTUAL SITE PLAN

1" = 20'-0"



THE LOT DIMENSIONS AND BEARINGS SHOWN ON THIS PLAN ARE INTERPRETED VALUES. FOLLOW UP INVESTIGATION WITH STATE AND LOCAL AUTHORITIES AND/OR WITH CERTIFIED SURVEY MAP DATA WHEN AVAILABLE IS REQUIRED.



Keller

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PROPOSED NEW FACILITY FOR:

MAREK LANDSCAPING

MILWAUKEE, WISCONSIN

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REVISIONS		
1	08/04/2021	KRW
2		
3		
4		
5		
6		

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P21223

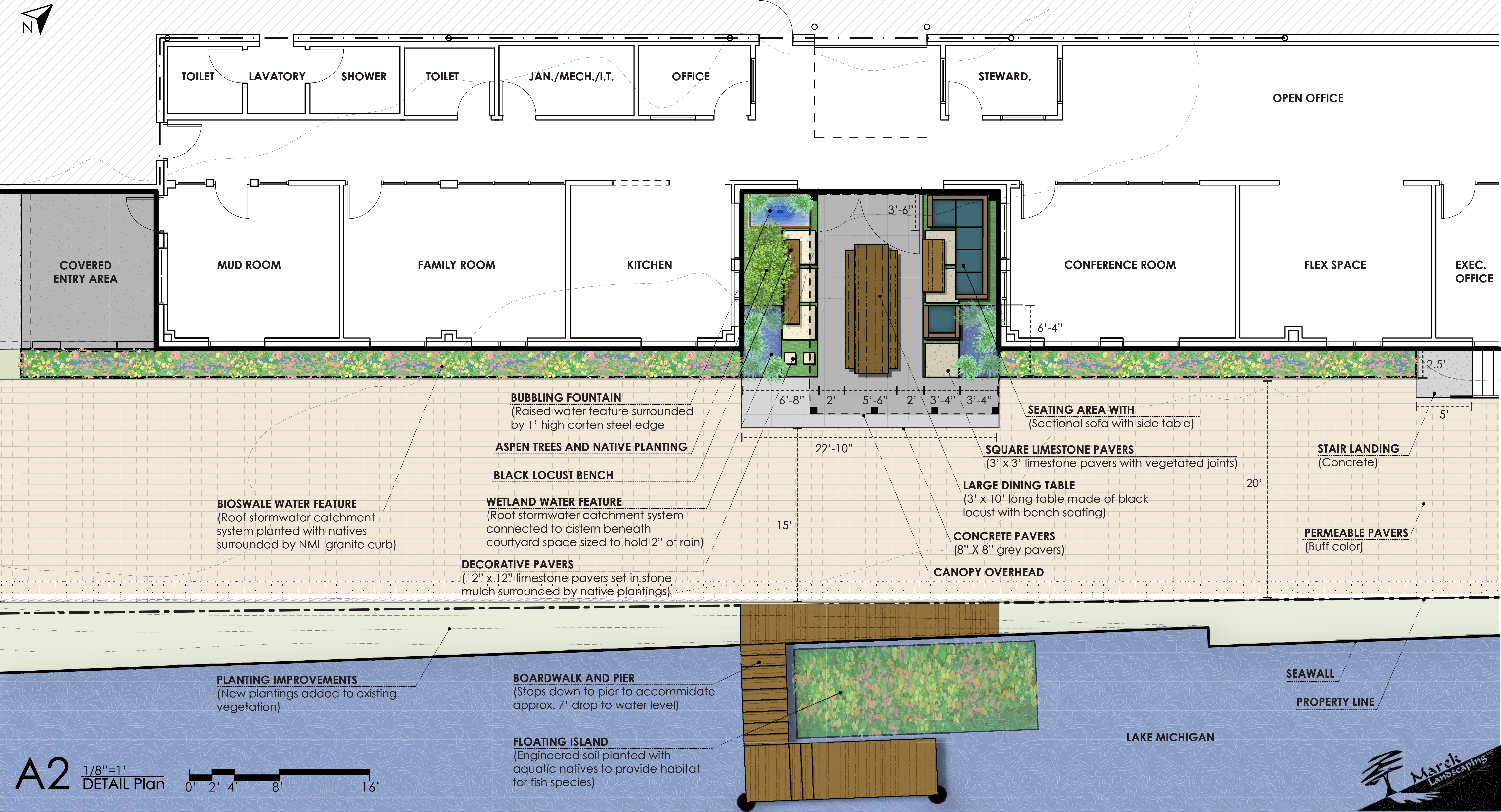
CONTRACT NO:

DATE:
JULY 9, 2021

SHEET:
C1.0

PRELIMINARY - NOT FOR CONSTRUCTION

DETAIL PLAN
2425 S LINCOLN MEMORIAL DRIVE
DRAWING: A-2
REVISION: 01
SCALE: 1/8"=1'
07-01-2021



CONTEXT PLAN

2425 S LINCOLN MEMORIAL DRIVE

DRAWING: A-3

REVISION: 01

SCALE: 1/64"=1'

07-01-2021

