

CITY OF FRANKLIN
PLAN COMMISSION MEETING*
FRANKLIN CITY HALL COUNCIL CHAMBERS
9229 W. LOOMIS ROAD, FRANKLIN, WISCONSIN
AGENDA
THURSDAY, JUNE 18, 2015, 7:00 P.M.

A. **Call to Order and Roll Call**

B. **Approval of Minutes**

1. Approval of regular meeting of June 4, 2015.

C. **Public Hearing Business Matters** (action may be taken on all matters following the respective Public Hearing thereon)

D. **Business Matters** (no Public Hearing is required upon the following matters; action may be taken on all matters)

1. **AMERICAN ADVANTAGE INSURANCE.** Site Plan application by Lakeshore Property Investments, LLC/Brian Boucher, for the conversion of an approximately 985 square foot single-family residence into a commercial office for American Advantage Insurance agency, including an asphalt driveway addition for off-street parking for 4 vehicles, addition of a handicap accessible ramp to the front of the property and renovation of the interior of the existing building, for property zoned B-4 South 27th Street Mixed-Use Commercial District located at 2820 West Ryan Road; Tax Key No. 879-9991-003.
2. **ADAM C. MURPHY AND TANYA M. MURPHY LAND DIVISION.** Certified Survey Map application by Adam C. Murphy and Tanya M. Murphy, for division of an existing lot containing residential and commercial buildings into 2 lots, for property zoned B-4 South 27th Street Mixed-Use Commercial District located at 9843, 9847 and 9851 South 27th Street; Tax Key No. 902-9970-001.
3. **RICHARD A. HEPP AND APRIL HEPP LAND DIVISION.** Certified Survey Map application by Richard A. Hepp and April Hepp, for division of an existing lot containing a single-family residence into 2 lots, for property zoned R-3 Suburban/Estate Single-Family Residence District located at 8473 South 47th Street; Tax Key No. 834-0015-000.

E. **Adjournment**

*Supporting documentation and details of these agenda items are available at City hall during normal business hours.

**Notice is given that a majority of the Common Council may attend this meeting to gather information about an agenda item over which they have decision-making responsibility. This may constitute a meeting of the Common Council per *State ex rel. Badke v. Greendale Village Board*, even though the Common Council will not take formal action at this meeting.

Franklin Plan Commission Agenda

6/18/15

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[Note: Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information, contact the City Clerk's office at (414) 425-7500.]

REMINDERS:

Next Regular Plan Commission Meeting: July 9, 2015

City of Franklin
Plan Commission Meeting
June 4, 2015
Minutes

unapproved

Call to Order and Roll Call

- A. Mayor Steve Olson called the June 4, 2015 Regular Plan Commission meeting to order at 7:00 p.m. in the Council Chambers at Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin.

Present were Alderwoman Susanne Mayer and Commissioners Kevin Haley, Patricia Hogan, Scott Thinnes and City Engineer Glen Morrow. Excused was Commissioner David Fowler. Also present were Planning Manager Joel Dietl and Senior Planner Nick Fuchs.

Approval of Minutes

Regular Meeting of May 7, 2015.

- B.
1. Commissioner Hogan moved and Commissioner Thinnes seconded approval of the May 7, 2015 minutes of the Regular meeting of the Plan Commission as presented. On voice vote, all voted 'aye'. Motion carried.

Special Meeting of May 14, 2015.

Commissioner Haley moved and Commissioner Hogan seconded approval of the May 14, 2015 minutes of the Special meeting of the Plan Commission as presented. On voice vote, all voted 'aye'. Motion carried.

Public Hearing Business Matters

TUCKAWAY COUNTRY CLUB.

Natural Resource Special Exception application for Tuckaway Country Club, for the purpose of allowing for repairs and improvements of the existing navigable stream structures and floodplain to protect the stream and nearby properties, while increasing safety and aesthetics on Tuckaway Country Club property located at 6901 West Drexel Avenue, such property being zoned P-1 Park District, B-2 General Business District, R-3 Suburban/Estate Single-Family Residence District, FW Floodway District and C-1 Conservancy District (Tax Key No. 804-9989-022).

- C.
1. Planning Manager Dietl presented the application by Tuckaway Country Club for a Natural Resource Special Exception to allow for repairs and improvements of the existing navigable stream structures and floodplain located at 6901 West Drexel Avenue.

Senior Planner Fuchs read the Official Notice of Public Hearing for the Natural Resource Special Exception to allow for approximately 350 square feet of disturbance to line Culvert 1, 450 square feet of disturbance to remove Culvert 2 and restore/fill the area, 600 square feet of disturbance to replace Dam 1 and line Culvert 3 and 855 square feet of disturbance to replace Dam 2 and line Culvert 4, to protect the stream and nearby properties while increasing safety and aesthetics in to the record. The Public Hearing was opened at 7:04 p.m. and closed at 7:10 p.m.

Commissioner Haley made a motion to recommend approval of the Tuckaway Country Club Natural Resource Features Special Exception pursuant to the Standards, Findings and Decision recommended by the Plan Commission and Common Council consideration of any Environmental Commission

Item C.1. (continued)

**UNIFIED DEVELOPMENT
ORDINANCE TEXT AMENDMENT
RELATED TO ROOFING, SIDING,
AND SHEET METAL WORK
(WITHOUT OUTDOOR STORAGE)
USES IN NONRESIDENTIAL
ZONING DISTRICTS.**

Unified Development Ordinance Text Amendment application by Christos Kambouris, to amend §15-3.0603, Table of Permitted and Special Uses in all nonresidential zoning districts, by adding Standard Industrial Classification Title No. 1761 Roofing, siding, and sheet metal work (without outdoor storage) and to allow for such use as a Permitted Use in the B-3 Community Business District.

Business Matters

EWALD CHRYSLER JEEP DODGE, LLC. Ewald Chrysler Jeep Dodge, LLC has submitted a landscape plan for the review and approval of the Department of City Development and the Plan Commission, as required by Condition No. 17 of Resolution No. 2014-7014, which conditionally approved a Special Use for the Ewald motor vehicle sales and rental business expansion, on September 9, 2014.

Adjournment

recommendation. Commissioner Hogan seconded the motion. On voice vote, all voted 'aye'. Motion carried (5-0-1).

2. Planning Manager Dietl presented the application by Christos Kambouris for approval of a Unified Development Ordinance Text Amendment in the B-3 Community Business District.

Senior Planner Fuchs read the Official Notice of Public Hearing for the Text Amendment to §15-3.0603, Table of Permitted and Special Uses in all nonresidential zoning districts by adding Standard Industrial Classification Title No. 1761 Roofing, siding, and sheet metal work (without outdoor storage) and to allow for such use as a Permitted Use in the B-3 Community Business District. The Public Hearing was opened at 7:18 p.m. and closed at 7:18 p.m.

Commissioner Haley motioned to recommend denial of an ordinance to amend Section 15-3.0603 of the Unified Development Ordinance to allow Standard Industrial Classification Title No. 1761 Roofing, siding, and sheet metal work (without outdoor storage) use as a Permitted Use in the B-3 Community Business District. Seconded by Commissioner Hogan. On voice vote, all voted 'aye'. Motion carried (5-0-1).

D.

1. Planning Manager Dietl presented the application for Landscape Plan by Ewald Chrysler Jeep Dodge, LLC for property located at approximately 6321 South 108th Street.

Alderman Mayer moved and Commissioner Hogan seconded a motion to approve a Landscape Plan for 6321 South 108th Street, Ewald Chrysler Jeep Dodge, LLC. On voice vote, all voted 'aye'. Motion carried (0-0-1).

E.

Commissioner Hogan moved and Commissioner Haley seconded to adjourn the Plan Commission meeting of June 4, 2015 at 7:25 p.m. All voted 'aye'; motion carried.



CITY OF FRANKLIN



REPORT TO THE PLAN COMMISSION

Meeting of June 18, 2015

Site Plan

RECOMMENDATION: City Development Staff recommends approval of the proposed Site Plan for American Advantage Insurance, subject to the conditions of approval in the attached draft resolution.

Project Name:	American Advantage Insurance Site Plan
Project Location:	2820 West Ryan Road
Property Owner:	Lakeshore Property Investments, LLC
Applicant:	Brian Boucher, American Advantage Insurance
Agent:	Michelle Swier, MKE Design Build
Current Zoning:	B-4 South 27 th Street Mixed Use Commercial District
2025 Comprehensive Plan:	Commercial
Use of Surrounding Properties:	Single-family to the north, commercial to the south and east and a WISDOT stormwater pond to the west.
Applicant's Action Requested:	Approval of the proposed Site Plan

Introduction and Background:

Please note:

- Staff recommendations are *underlined, in italics* and are included in the draft ordinance.
- Staff suggestions are only underlined and are not included in the draft resolution.

On May 12, 2015, Mrs. Michelle Swier of MKE Design Build submitted an application on behalf of Brian Boucher for a Site Plan for property located at 2820 West Ryan Road. Brian Boucher of American Advantage Insurance is proposing to convert the existing 985 square foot single-family residence at 2820 West Ryan Road into an independent insurance agency office. The property is zoned B-4 South 27th Street Mixed use Commercial District, which allows Standard Industrial Classification (SIC) Title No. 6411 Insurance Agents, Brokers, and Service as a permitted use. As part of the conversion, the applicant is proposing to add an asphalt parking area for four vehicles, a handicap accessible ramp to the front of the building, upgrade exterior windows and doors and change the exterior wall sconce lighting near the front and side doors.

Project Description and Analysis:

The applicant is requesting approval to operate a commercial office for American Advantage Insurance in an approximately 985 square foot single-family residence located at 2820 West Ryan Road. The subject property is approximately 0.28-acres or 12,000 square feet. According to the applicant, the office will be staffed by two employees and the proposed hours of operation are 8:30 a.m. to 4:30 p.m. Monday through Friday.

Parking:

Table 15-5.0203 of the UDO requires a Standard Parking Ratio (SPR) of 3.3 parking spaces per 1,000 square feet of Gross Floor Area for a general office use. The applicant is proposing to provide four (4) off-street parking spaces of the 985 square foot building, which meets this requirement. One (1) ADA accessible parking space is being provided in compliance with ADA standards and Table 15-5.0202I.1 of the UDO, which requires a minimum of one accessible parking space for off-street parking lots with 1 to 25 parking spaces.

The proposed parking spaces are 9-feet wide and 20-feet in depth (180 square feet) in accordance with Section 15-5.0202B of the UDO. However, the proposed parking layout doesn't conform to the minimum required 10-foot parking setback to any property line per Section 15-5.0202C.4 of the UDO. Therefore, Staff recommends submittal of a revised Site Plan with a parking layout meeting all of the requirements of Section 15-5.0202 of the Unified Development Ordinance, to the Department of City Development for review and approval by Staff, prior to issuance of a Building Permit.

Landscaping:

The Landscape Surface Ratio (LSR) for the proposed development is 0.75, exceeding the minimum required LSR of 0.30 of the B-4 District. The development consists of approximately 9,000 square feet of landscaped surface and approximately 3,000 square feet of impervious surface, with a base site area of approximately 12,000 square feet.

Table 15-5.0302 of the UDO requires one canopy/shade tree, one evergreen tree, one decorative tree and one shrub for every five provided parking spaces. While the proposed use is only required to provide four off-street parking spaces, according to Section 15-5.0302B.3 of the UDO, the minimum number of plantings shall be 5 per property for each type. Therefore, the applicant is required to provide a minimum of 20 plantings.

The applicant is proposing to preserve 12 existing trees and 1 existing shrub on site. According to Section 15-5.0302D.1 of the UDO, "In a non-bufferyard, existing shade trees, evergreens and decorative trees over six (6) feet in height shall replace one (1) equivalent type of required planting". However, the applicant is still short four (4) shrubs and four (4) decorative trees from their required landscaping. Therefore, Staff recommends the submittal of a revised Landscape Plan meeting the requirements of Section 15-5.0302 of the UDO to the Department of City Development for review and approval by Staff, prior to issuance of a Building Permit.

Lighting:

The applicant is proposing to replace existing wall sconces near the front and side doors with new Lyndon Collection Wall Lanterns. The applicant has indicated that the lighting will conform to Unified Development Ordinance standards. However, the proposed lights are no cut-off type luminaires. Therefore, Staff suggests submittal of a plot plan, drawn to a recognized engineering or architectural scale, indicating the location of the luminaire(s) proposed, mounting and/or installation height in feet, the overall illumination levels (in footcandles) and uniformities on the site, and the illumination levels (in footcandles) at the property boundary lines, in conformance

with Section 15-5.0402 of the Unified Development Ordinance, for review and approval by Department of City Development staff, prior to the issuance of a Building Permit.

Architecture:

The applicant is proposing to replace the existing doors and windows with more efficient commercial style doors and windows. The applicant has provided cut-sheets for the new doors in their submittal materials. In addition, the applicant is proposing to remove the existing window shutters. Finally, the applicant is proposing to add a handicap accessible ramp to the front entrance of the building, along South 29th Street. According to Section 15-3.0902A of the UDO, “Uncovered stairs, landings, and fire escapes may project into any yard, but not more than six (6) feet and shall not be closer than three (3) feet to any lot line”. Staff has made the interpretation that a handicap accessible ramp would be allowed to project into the front yard in accordance with this section. However, the applicant has revised their plans to include a ramp with a switchback, which doubles the projection into the front yard from 5 feet to 10’6”. The ramp could conform to the UDO requirement if it ran north to south, rather than wrapping around. Therefore, *Staff recommends submittal of a revised Site Plan meeting the requirements of Section 15-3.0902A of the Unified Development Ordinance, to the Department of City Development for review and approval by Staff, prior to issuance of a Building Permit.* Furthermore, *Staff recommends further architectural and aesthetic enhancements be made to the existing building and site, such as: the addition of brick or stone siding to the base of the building on the south and west elevations; replacement of the existing wooden steps and landing on the south and west elevations of the building with more decorative cement steps and landings and wrought iron railings; foundation plantings along the south and west elevations of the building; and replacement of the existing fence with a decorative fence; to be submitted to the Department of City Development for review and approval by Staff, and existing plans revised accordingly, prior to the issuance of a Building Permit.*

Signage:

Any proposed signage is subject to review and approval by the Architectural Review Board and issuance of a Sign Permit from the Building Inspection Department.

Storm water Management:

The Engineering Department has indicated that run-off from the proposed impervious surfaces must be absorbed within the property. The applicant has indicated that their parking lot design will be capable of meeting this requirement.

Natural Resource Protection Plan:

A review of best available natural resource data was conducted by Staff, including Aerial Photography, the Wisconsin Department of Natural Resources Surface Water Data Viewer and FEMA Flood Insurance Rate Map panel 0227E. This review did not indicate the presence of any protected natural resource features on the subject property.

Staff Recommendation:

City Development Staff recommends approval of the proposed Site Plan for American Advantage Insurance, subject to the conditions of approval in the attached draft resolution.

RESOLUTION NO. 2015-_____

A RESOLUTION APPROVING A SITE PLAN FOR CONVERSION
OF A SINGLE-FAMILY RESIDENCE INTO A COMMERCIAL OFFICE
FOR AMERICAN ADVANTAGE INSURANCE
(2820 WEST RYAN ROAD)
(LAKESHORE PROPERTY INVESTMENTS, LLC/BRIAN BOUCHER, APPLICANT)

WHEREAS, Lakeshore Property Investments, LLC/Brian Boucher having applied for approval of a proposed site plan for the conversion of an approximately 985 square foot single-family residence into a commercial office for American Advantage Insurance, including an asphalt driveway addition for off-street parking for 4 vehicles, the addition of a handicap accessible ramp to the front of the property and renovation of the interior of the existing building, located at 2820 West Ryan Road; and

WHEREAS, the Plan Commission having reviewed such proposal and having found same to be in compliance with the applicable terms and provisions of §15-3.0421 of the Unified Development Ordinance and in furtherance of those express standards and purposes of a site plan review pursuant to Division 15-7.0100 of the Unified Development Ordinance.

NOW, THEREFORE, BE IT RESOLVED, by the Plan Commission of the City of Franklin, Wisconsin, that the Site Plan for the conversion of an approximately 985 square foot single-family residence into a commercial office for American Advantage Insurance, including an asphalt driveway addition for off-street parking for 4 vehicles, the addition of a handicap accessible ramp to the front of the property and renovation of the interior of the existing building, as depicted upon the plans dated June 8, 2015, attached hereto and incorporated herein, is hereby approved, subject to the following terms and conditions:

1. The property subject to the Site Plan shall be developed in substantial compliance with, and operated and maintained pursuant to the Site Plan for the Lakeshore Property Investments, LLC/Brian Boucher single-family residence conversion into a commercial office dated June 8, 2015.
2. Lakeshore Property Investments, LLC/Brian Boucher, successors and assigns, and any developer of the single-family residence conversion into a commercial office project, shall pay to the City of Franklin the amount of all development compliance, inspection and review fees incurred by the City of Franklin, including fees of consults to the City of Franklin, for the single-family residence conversion into a commercial office project, within 30 days of invoice for same. Any violation of this provision shall be a violation of the Unified Development Ordinance, and subject to §15-9.0502

LAKESHORE PROPERTY INVESTMENTS, LLC/BRIAN BOUCHER – SITE PLAN
RESOLUTION NO. 2015-_____

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thereof and §1-19. of the Municipal Code, the general penalties and remedies provisions, as amended from time to time.

3. The approval granted hereunder is conditional upon the single-family residence conversion into a commercial office project (i) being in compliance with all applicable governmental laws, statutes, rules, codes, orders and ordinances; and (ii) obtaining all other governmental approvals, permits, licenses and the like, required for and applicable to the project to be developed and as presented for this approval.
4. That the Lakeshore Property Investments, LLC/Brian Boucher single-family residence conversion into a commercial office project shall be developed and constructed pursuant to such Site Plan within one year from the date of adoption of this Resolution, or this Resolution and all rights and approvals granted hereunder shall be null and void, without any further action by the City of Franklin.
5. A Site Plan meeting the requirements of Section 15-3.0902A and a parking layout meeting all of the requirements of Section 15-5.0202 of the Unified Development Ordinance shall be submitted to the Department of City Development for review and approval by Staff, prior to the issuance of a Building Permit.
6. A Landscape Plan meeting the requirements of Section 15-5.0302 of the Unified Development Ordinance shall be submitted to the Department of City Development for review and approval by Staff, prior to the issuance of a Building Permit.
7. Further architectural and aesthetic enhancements shall be made to the existing building and site, such as: the addition of brick or stone siding to the base of the building on the south and west elevations; replacement of the existing wooden steps and landing on the south and west elevations of the building with more decorative cement steps and landings and wrought iron railings; foundation plantings along the south and west elevations of the building; and replacement of the existing fence with a decorative fence; to be submitted to the Department of City Development for review and approval by Staff, and existing plans revised accordingly, prior to the issuance of a Building Permit.

Introduced at a regular meeting of the Plan Commission of the City of Franklin this _____ day of _____, 2015.

Passed and adopted at a regular meeting of the Plan Commission of the City of Franklin this _____ day of _____, 2015.

LAKESHORE PROPERTY INVESTMENTS, LLC/BRIAN BOUCHER – SITE PLAN
RESOLUTION NO. 2015-_____

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APPROVED:

Stephen R. Olson, Chairman

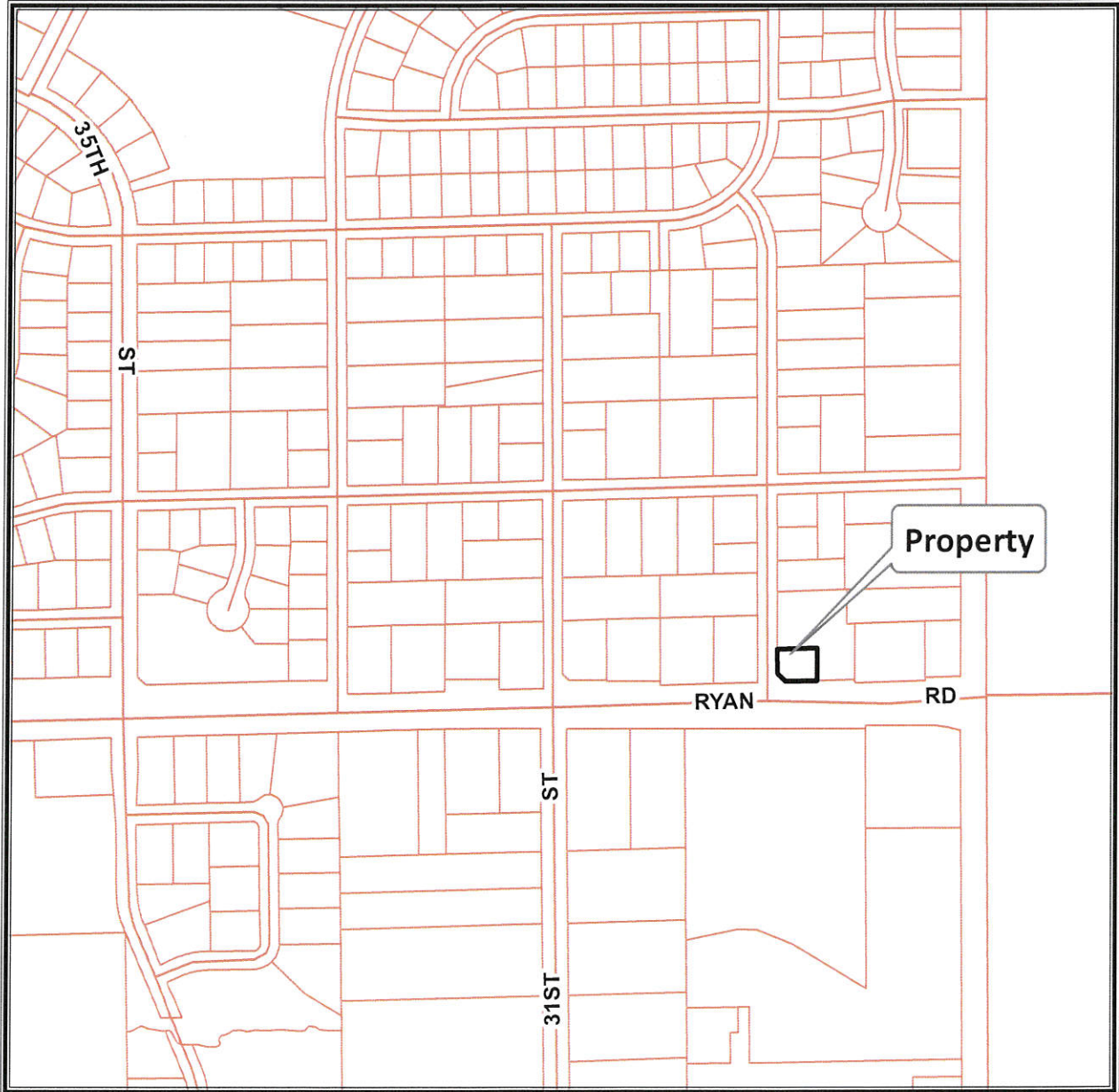
ATTEST:

Sandra L. Wesolowski, City Clerk

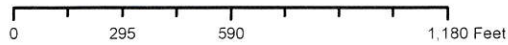
AYES _____ NOES _____ ABSENT _____



2820 West Ryan Road
TKN 879-9991-003



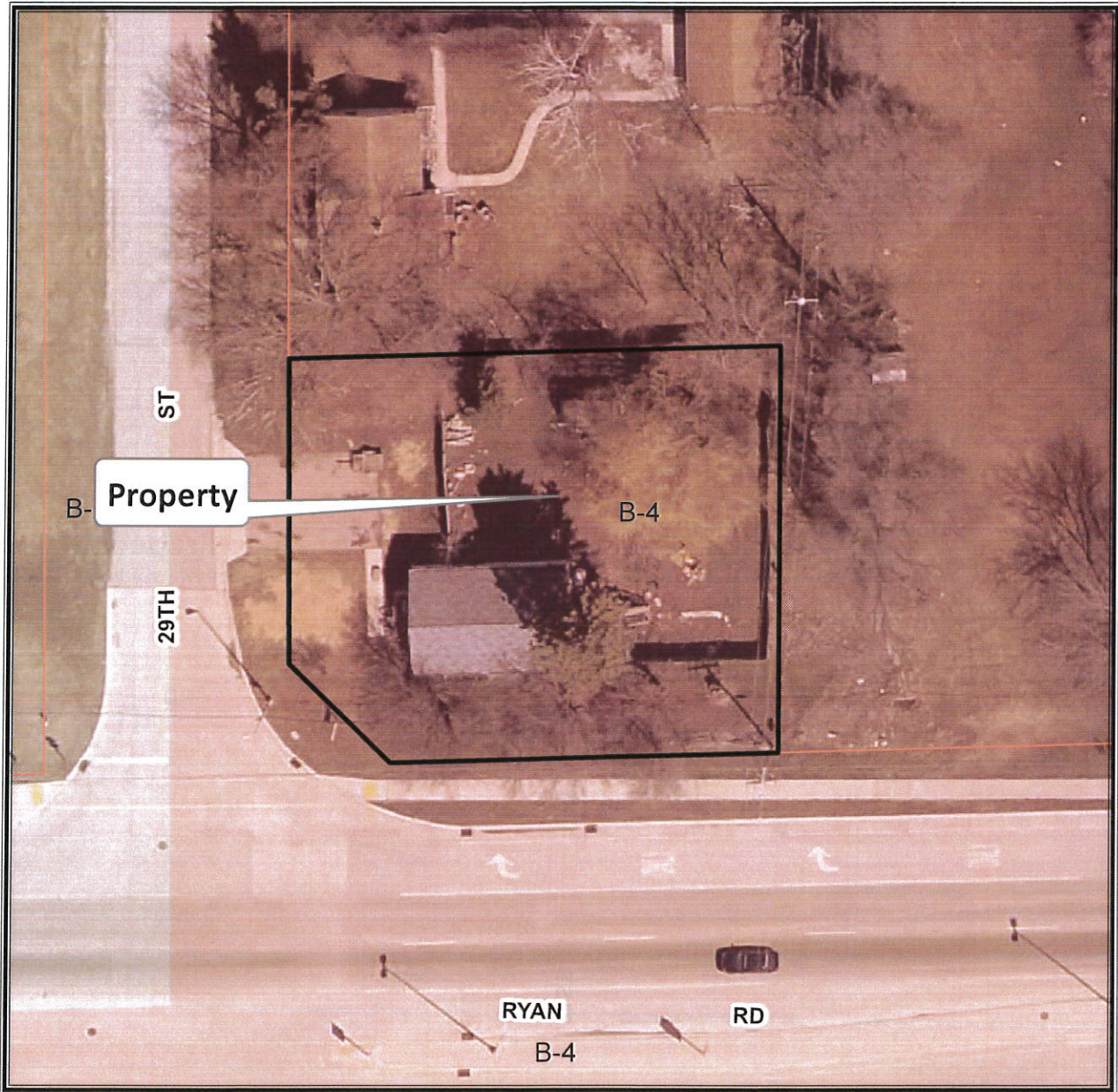
Planning Department
(414) 425-4024



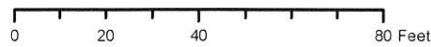
This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.



2820 West Ryan Road
TKN 879-9991-003



Planning Department
(414) 425-4024



This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.

Owner:

Brian Boucher
Lakeshore Property Investments, LLC
8660 South Marketplace, Oak Creek, WI 53154 | 414.640.7553 | brianb@americanadvantage.com

Site Information:

2820 West Ryan Road, Franklin, WI 53132

Zoned:

B-4 South 27th Street Mixed Use Commercial District

Engineering & Architectural Services:

Jendusa Design & Engineering Inc
4615 Vettelson Road, Suite 200, Hartland, WI 53029 | 262.264.6340 | rodge@jendusaeng.com

Design Professional:

MKE Design Build
3320 West Minnesota Avenue, Franklin, WI 53132 | 414.376.8115 | info@mkedesignbuild.com

Operational Information (Proposed Use):

Independent insurance agency

Building Schedule (Hours of Operation):

8:30 – 4:30 Monday through Friday

Number of Employees:

2

Estimate of Project Value & Site Improvement Cost:

\$75,000

Snow Storage Plan:

All snow will be completely cleared from parking area to the surrounding areas and nearest to the fence, any build up will be away from the Ryan Road view.

Dumpster Plan:

No dumpster planned. Most garbage is paper that gets picked up by a paper shredding service. All other garbage will be disposed of in a can stored in the shed and taken to the dump.

SECTION 15-3.0502

CALCULATION OF BASE SITE AREA

The *base site area* shall be calculated as indicated in Table 15-3.0502 for each parcel of land to be used or built upon in the City of Franklin as referenced in Section 15-3.0501 of this Ordinance.

Table 15-3.0502

**WORKSHEET FOR THE CALCULATION OF BASE SITE AREA
FOR BOTH RESIDENTIAL AND NONRESIDENTIAL DEVELOPMENT**

STEP 1:	Indicate the total gross site area (in acres) as determined by an actual on-site boundary survey of the property.	= .27 acres
STEP 2:	Subtract (-) land which constitutes any existing dedicated public street rights-of-way, land located within the ultimate road rights-of-way of existing roads, the rights-of-way of major utilities, and any dedicated public park and/or school site area.	- .27 acres
STEP 3:	Subtract (-) land which, as a part of a previously approved development or land division, was reserved for open space.	- .27 acres
STEP 4:	In the case of " <i>Site Intensity and Capacity Calculations</i> " for a proposed residential use, subtract (-) the land proposed for nonresidential uses; or In the case of " <i>Site Intensity and Capacity Calculations</i> " for a proposed nonresidential use, subtract (-) the land proposed for residential uses.	- .02 acres
STEP 5:	Equals "Base Site Area"	= .25 acres

SECTION 15-3.0503

CALCULATION OF THE AREA OF NATURAL RESOURCES
TO BE PROTECTED

All land area with those natural resource features as described in Division 15-4.0100 of this Ordinance and as listed in Table 15-3.0503 and lying within the *base site area* (as defined in Section 15-3.0502), shall be measured relative to each natural resource feature present. The actual land area encompassed by each type of resource is then entered into the column of Table 15-3.0503 titled "Acres of Land in Resource Feature." The acreage of each natural resource feature shall be multiplied by its respective *natural resource protection standard* (to be selected from Table 15-4.0100 of this Ordinance for applicable agricultural, residential, or nonresidential zoning district) to determine the amount of resource protection land or area required to be kept in open space in order to protect the resource or feature. The sum total of all resource protection land on the site equals the *total resource protection land*. The *total resource protection land* shall be calculated as indicated in Table 15-3.0503.

Table 15-3.0505

WORKSHEET FOR THE CALCULATION OF SITE INTENSITY AND CAPACITY FOR NONRESIDENTIAL DEVELOPMENT

<p>STEP 1:</p>	<p>CALCULATE MINIMUM REQUIRED LANDSCAPE SURFACE: Take <i>Base Site Area</i> (from Step 5 in Table 15-3.0502): <u>.25</u> Multiply by Minimum <i>Landscape Surface Ratio (LSR)</i> (see specific zoning district LSR standard): X <u>.35</u> Equals MINIMUM REQUIRED ON-SITE LANDSCAPE SURFACE = <u>.0875</u> acres</p>	
<p>STEP 2:</p>	<p>CALCULATE NET BUILDABLE SITE AREA: Take <i>Base Site Area</i> (from Step 5 in Table 15-3.0502): <u>.25</u> Subtract <i>Total Resource Protection Land</i> from Table 15-3.0503 or <i>Minimum Required Landscape Surface</i> (from Step 1 above), whichever is greater: <u>-.0875</u> Equals NET BUILDABLE SITE AREA = <u>.1625</u> acres</p>	
<p>STEP 3:</p>	<p>CALCULATE MAXIMUM NET FLOOR AREA YIELD OF SITE: Take <i>Net Buildable Site Area</i> (from Step 2 above): <u>.1625</u> Multiply by Maximum <i>Net Floor Area Ratio (NFAR)</i> (see specific nonresidential zoning district NFAR standard): X <u>.57</u> Equals MAXIMUM NET FLOOR AREA YIELD OF SITE = <u>.0926</u> acres</p>	
<p>STEP 4:</p>	<p>CALCULATE MAXIMUM GROSS FLOOR AREA YIELD OF SITE: Take <i>Base Site Area</i> (from Step 5 of Table 15-3.0502): <u>.25</u> Multiply by Maximum <i>Gross Floor Area Ratio (GFAR)</i> (see specific nonresidential zoning district GFAR standard): X <u>.37</u> Equals MAXIMUM GROSS FLOOR AREA YIELD OF SITE = <u>.0925</u> acres</p>	
<p>STEP 5:</p>	<p>DETERMINE MAXIMUM PERMITTED FLOOR AREA OF SITE: Take the <i>lowest</i> of Maximum Net Floor Area Yield of Site (from Step 3 above) or Maximum Gross Floor Area Yield of Site (from Step 4 above): (Multiple results by 43,560 for maximum floor area in square feet):</p>	<p><u>.925</u> acres <u>(4,030</u> s.f.)</p>

KICHLER.

Style to live by™

WALL
SCONCES (4)



Lyndon Collection
Lyndon 1 Light Outdoor Wall Lantern - AZ
49444AZ (Architectural Bronze)

Product Description:

This 1 light outdoor wall sconce from the Lyndon™ collection combines a simple streamline design with an emphasis on traditional details. Featuring a beautiful Architectural Bronze™ finish and Clear Seedy Glass, this fixture can effortlessly blend with your existing décor.

Technical Information

Lamp Included:	Not Included
Weight:	2LBS
Glass Description:	CLEAR SEEDY
Extension:	7.5
Safety Rated:	Wet
HCWO:	4
Base Backplate:	5
CFL Bulb Type:	HYBRID (18-25W)
Dual Mount:	No
Light Source:	Incandescent
Socket Base:	Medium
Number of Bulbs:	1
Lamp Type:	A19
Max Watt:	75W
Width:	5"
Height:	11.25"
Overall Height:	"
Collection:	Lyndon Collection
Finish:	Architectural Bronze

Project

Type

Ordering #

Comments



Home » Exterior Doors » Smooth-Pro Fiberglass » Glass Panel » Smooth-Pro Fiberglass Glass Panel Exterior Door

SMOOTH-PRO FIBERGLASS GLASS PANEL EXTERIOR DOOR

Like 10 [Share](#) [+ ADD TO MY PROJECT](#) [+ PRINT](#)

Exterior-doors Smooth-pro Fiberglass Glass-

Options

Group Model

Model

- Sft Top
- View
- Craftsman
- 1-Light
- 2-Panel

Price Range: \$\$

[Product Overview](#) [Design Options](#) [Glass Options](#) [Build & Installation](#) [Tech Documents](#)

Smooth-Pro doors provide the look of a traditional painted wood door with the added benefits of energy efficiency and a low-maintenance surface. Decorative glass adds beauty and mystique.

FEATURES

- **Panel Options:** smooth
- **Finish Options:** ready to paint or stain
- **Glass Options:** energy efficient, protective, privacy, direct glaze, decorative, grilles, blinds between the glass, venting door glass
- **Maintenance Level:** minimal
- **Sizes:** Typical sizes include 3'0" X 6'8", 3'0" X 8'0." For detailed available sizing please contact your Dealer.
- **Project Type:** new construction and replacement
- **ENERGY STAR® Qualified Options:** yes
- **Warranty:** limited lifetime

HAVE A QUESTION?

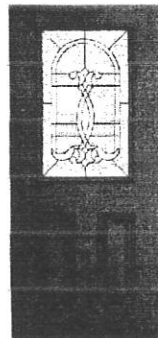
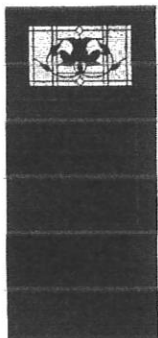
Our customer service team is happy to assist you



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RELATED PRODUCTS



FRONT DOOR

SIDE
Door

(MAIN ENTRANCE)

RELIABILT EXTERIOR DOOR LIMITED WARRANTY

Reliablilt doors offer you both artistry and architectural detail to make your home both comfortable and functional. These doors are designed to complement the style and period of your home, enhance appeal and add lasting value to one of your most important possessions.

WHAT THIS WARRANTY COVERS:

Within the time periods as set forth below from the date of the original purchase, as installed in a residential dwelling, and subject to the terms and conditions below, exterior door systems are warranted against damages resulting from manufacturing defects in materials and workmanship:

Door System:	Warranty Period:
Fiberglass exterior door system	As long as you own your residence*
Steel door system	As long as you own your residence*

*Factory prefinish on any exterior doors, if applicable, will be warranted against peeling, checking or cracking for five (5) years.
Any wood brick molding on any exterior doors, if applicable, will be warranted for a period of one (1) year.

These warranties are non-transferrable and are effective for products manufactured on or after March 2, 2015 and distributed by Lowe's. Warranty applies to original owner only and excludes subsequent owners or purchasers.

WHAT YOU DO TO PROTECT AND MAINTAIN YOUR DOOR

With regard to installation and maintenance, the doors are susceptible to swelling, shrinking and/or warping as a result of variations in temperatures and humidity. Different temperature conditions from either side of the doors, such as air conditioning, may also cause warping.

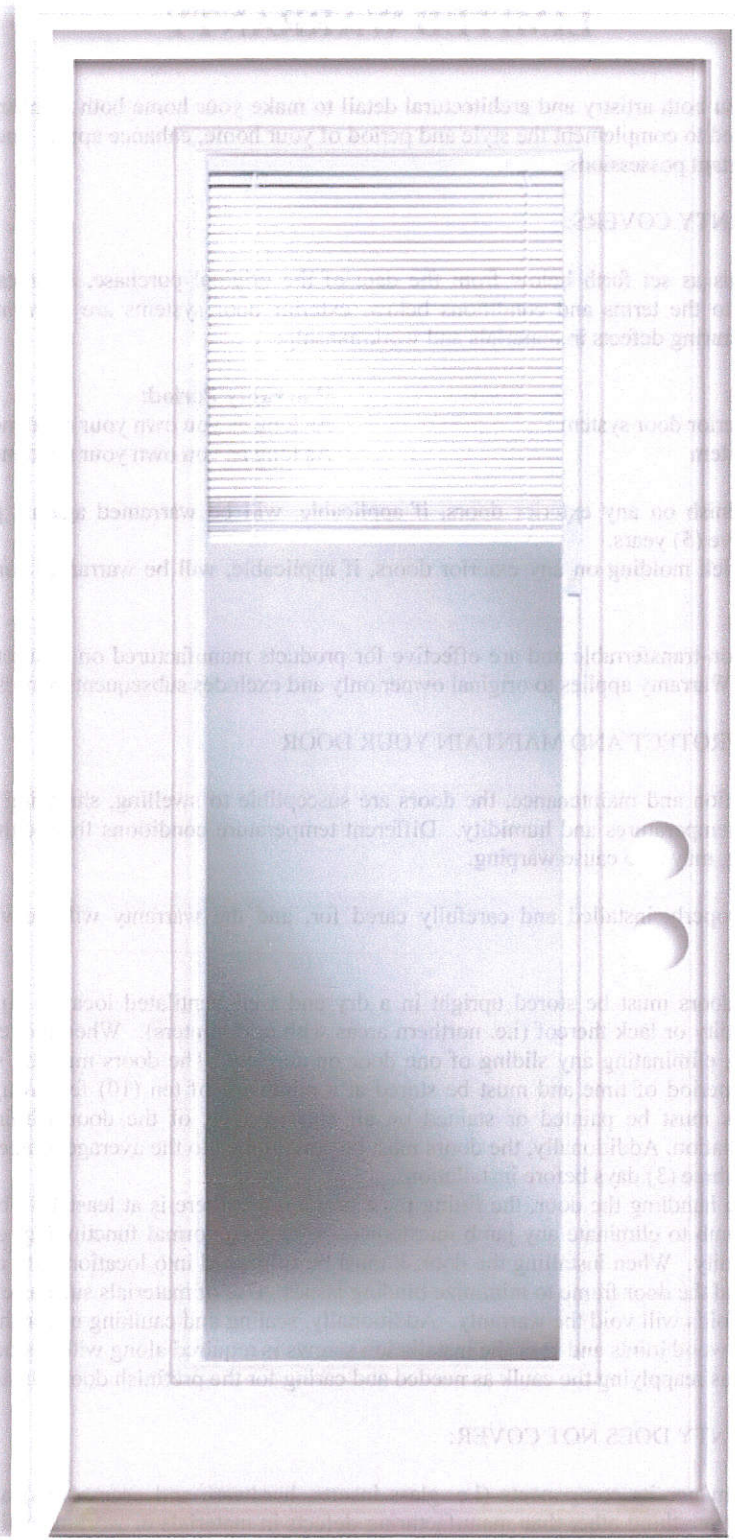
The doors must be properly installed and carefully cared for, and the warranty will be void if the following conditions are not met:

- (i) The doors must be stored upright in a dry and well ventilated location fully protected against humidity or lack thereof (i.e. northern areas with arid winters). When moved, the doors must be lifted, eliminating any sliding of one door on another. The doors must be sealed if stored for a long period of time and must be stored at a minimum of ten (10) feet away from heat sources. Doors must be painted or stained on all six (6) sides of the door within seven (7) days of installation. Additionally, the doors must be conditioned to the average temperature of the room at least three (3) days before installation.
- (ii) When handling the door, the fitting must be such that there is at least 1/8" between the door and the jamb to eliminate any jamb interference restricting normal functioning, even in times of high humidity. When installing the door, it must be shimmed into location with appropriate space left around the door frame to minimize binding issues. Use of materials such as expanding foam to fill any voids will void the warranty. Additionally, sealing and caulking under the sill of the door and at all wood joints and over the installation screws is required along with annual maintenance needs such as reapplying the caulk as needed and caring for the prefinish door's luster as needed.

WHAT THIS WARRANTY DOES NOT COVER:

Neither the door system nor its components (i.e. glass inserts, hardware and accessories) are warranted against damages that arise from anything other than manufacturing defects in materials or workmanship. Damages or faulty

SIDE
Door



operation resulting from improper installation, or failure to properly maintain the door system or its components are also excluded from the warranty.

Additional exclusions from the warranty include:

- (i) Natural variation in the color, grain or texture of the veneer and surface grain separation;
- (ii) Damages caused by failure to comply with installation, care and handling instructions, including those listed above;
- (iii) Abuse or misuse of the door, includes damages caused by attempts by persons other than Lowe's or the manufacturer to repair the door;
- (iv) Doors that are improperly hung or do not swing freely;
- (v) Labor costs; and
- (vi) Damages resulting from causes outside the control of Lowe's or manufacturer's control (i.e. flood, earthquake, exposure to salt air and/or humidity and other acts of nature or third parties outside of our control).

Provided further, in the event of warping, we may defer repairing or replacing the door slab for a period up to twelve (12) months from the date of the claim as it is not uncommon for a temporary warp condition to occur as the door slab adjusts to local humidity and temperature conditions. This deferral will not be counted against the warranty period.

HOW TO GET ASSISTANCE:

If you have a problem with your door, immediately upon discovery, contact the store from which you purchased the door or contact Lowe's directly at the following:

Phone: 1-800-44LOWES (1-800-445-6937)

Email: custcare@lowes.com

Mailing Address:

Customer Care
Lowe's Companies, Inc.
1605 Curtis Bridge Rd. CON8
Wilkesboro, NC 28697

Please provide the following so that we can respond quickly: a) date and location of purchase, b) copy of your sales receipt, c) how to contact you, d) the address where the door can be inspected, and e) a description of the apparent problem and the product (photographs are helpful).

If your claim is accepted, we will choose to either refund the original purchase price, or replace the product or repair the product or a component of the product, the replacement product/component will be comparable to that of the original product.

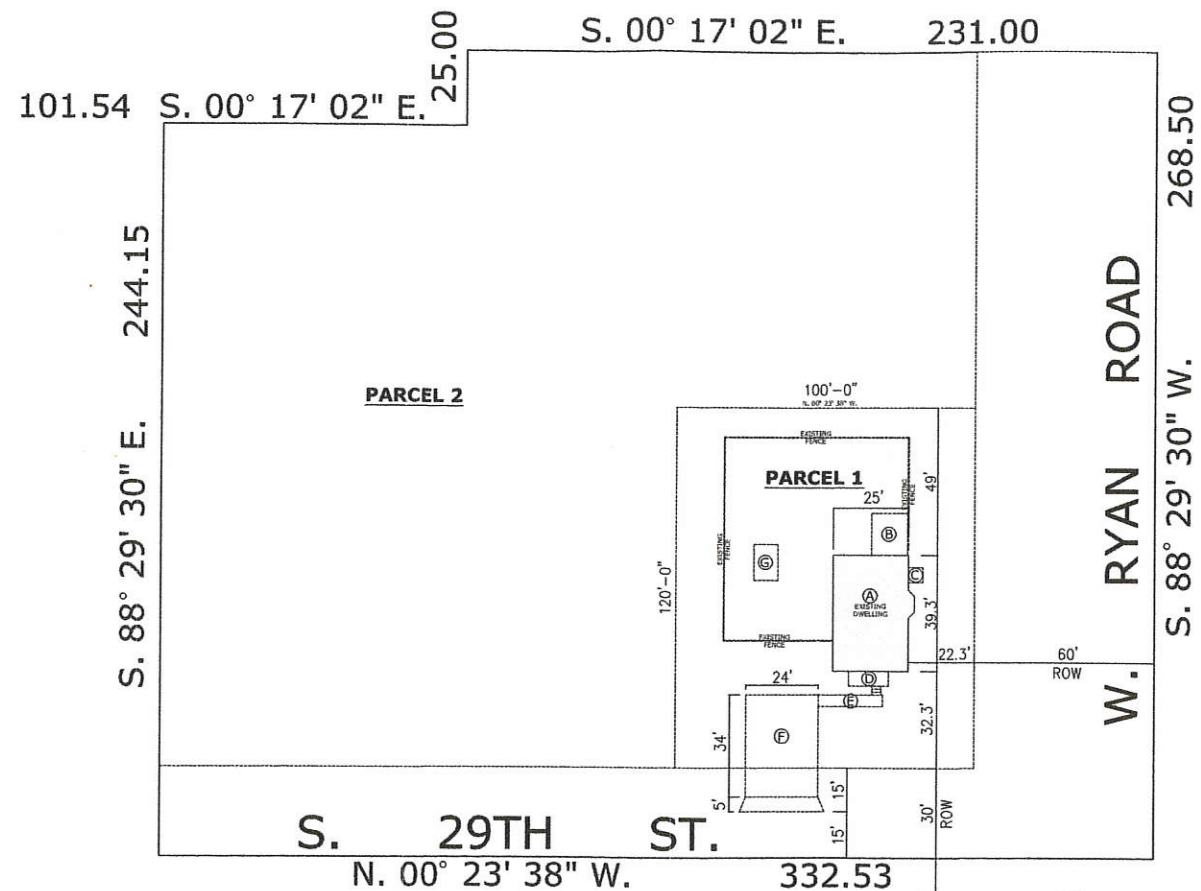
Important Legal Information - Please read this carefully. It affects your rights.

This Limited Warranty document sets forth our maximum liability and your sole and exclusive remedy for our products. We shall not be liable for special, indirect, consequential, or incidental damages. We make no other warranty or guarantee, either express or implied. Including no implied warranties of merchantability and fitness for a particular purpose to the original purchaser or to any subsequent user of the Product. In the event state or provincial law precludes exclusion or limitation of implied warranties, the duration of any such warranties shall be no longer than as required by law, and the time and manner of presenting any claim thereon shall be the shortest time period allowed under applicable law which in no event shall be longer than the time period of the express warranty stated herein. This Limited Warranty document gives you specific legal rights, and you may have other rights that vary from state/province to state/province.

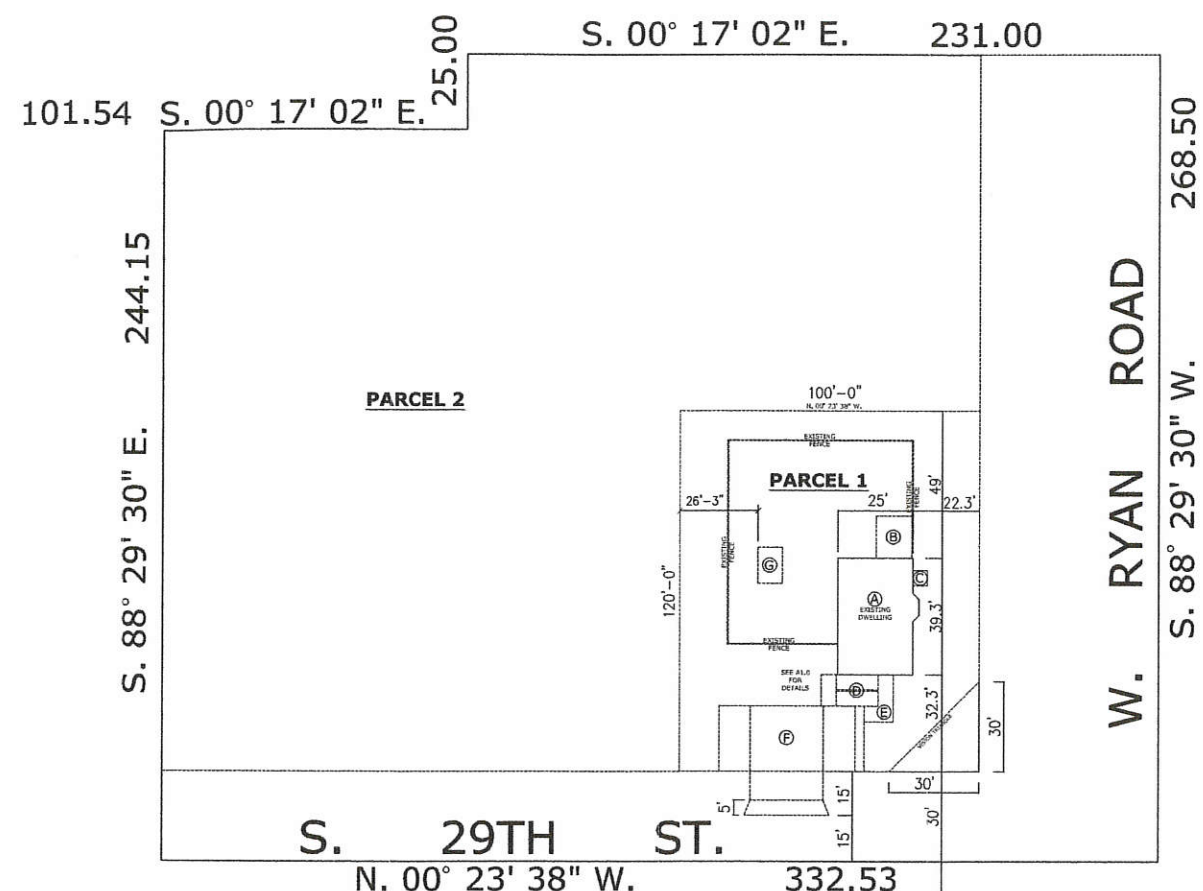
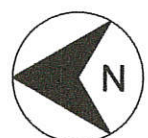
Any dispute, controversy or claim arising out of or relating to this warranty, any alleged breach thereof, or the use or sale of the products to which this warranty applies shall be resolved by mandatory and binding arbitration administered by the American Arbitration Association in accordance with its commercial arbitration rules. Original purchaser agrees that they may assert claims against Lowe's and/or manufacturers in their individual capacity only, and not as a plaintiff or class member in any purported class action proceeding. Rejection of these dispute resolution provisions must be sent to Lowe's at the address provided herein within thirty (30) days of original purchaser's receipt of the Products to which this warranty applies.

No distributor, dealer or representative of Lowe's or manufacturer has the authority to change, modify or expand this warranty. The original purchaser of this Product acknowledges that they have read this warranty, understand it and are bound by its terms and agrees to provide this warranty to the original owner of the residential dwelling into which the Product is installed.

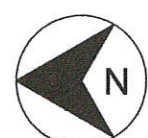
EXISTING LOT (PARCEL 1) = 12,000 SQ FT
 PROPOSED NON-GREEN BUILDING (PARCEL 1) = 2,515 SQ FT (21%)
 *** LESS THAN 40%



S1 EXISTING SITE PLAN
 A0 SCALE: 1" = 30'-0"



S2 PROPOSED SITE PLAN
 A0 SCALE: 1" = 30'-0"



EXISTING LOT KEY	
(A)	EXISTING DWELLING - 985 SQ FT 16'-0" HEIGHT - 1 STORY
(B)	EXISTING DECK
(C)	EXISTING FRONT PORCH (WOOD)
(D)	EXISTING SIDE PORCH (WOOD)
(E)	EXISTING WALK (CONCRETE)
(F)	EXISTING PARKING (ASPHALT)
(G)	EXISTING SHED - 95 SQ FT 10'-0" HEIGHT - 1 STORY

PROPOSED LOT KEY	
(A)	EXISTING DWELLING - 985 SQ FT 16'-0" HEIGHT - 1 STORY
(B)	EXISTING DECK
(C)	NEW FRONT PORCH - SAME FOOTPRINT (WOOD)
(D)	NEW SIDE PORCH WITH H/C RAMP (WOOD)
(E)	NEW EXTENDED WALK (CONCRETE)
(F)	NEW EXTENDED PARKING (ASPHALT)
(G)	EXISTING SHED - 95 SQ FT 10'-0" HEIGHT - 1 STORY

OWNER:
 BRIAN BOUCHER
 LAKESHORE PROPERTY INVESTMENTS

SITE ADDRESS:
 2820 WEST RYAN ROAD, FRANKLIN, WI 53132

ARCHITECT ADDRESS:
 MKE DESIGN BUILD
 3320 WEST MINNESOTA AVENUE, FRANKLIN, WI 53132

ZONED:
 B-4 SOUTH 27TH STREET MIXED USE COMMERCIAL
 DISTRICT

AMERICAN
 ADVANTAGE
 INSURANCE

2820 WEST
 RYAN ROAD,
 FRANKLIN, WI
 53132

PROPOSED
 INSURANCE
 PRACTICE

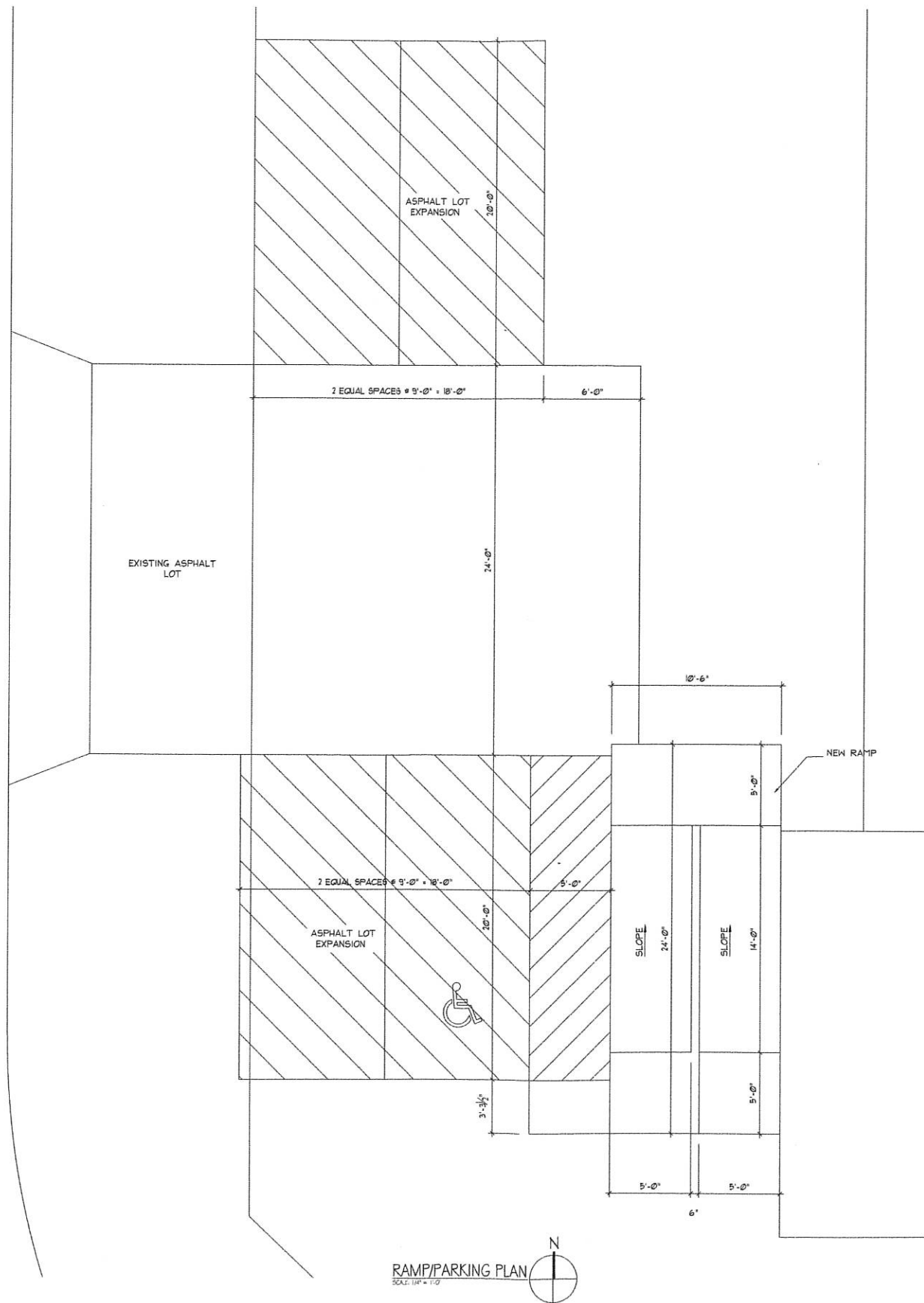
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 WITHOUT CONSENT OF MKE DESIGN
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 ASSOCIATED DESIGN FEES.

DRAWING NAME:
 BOUCHER-FINAL

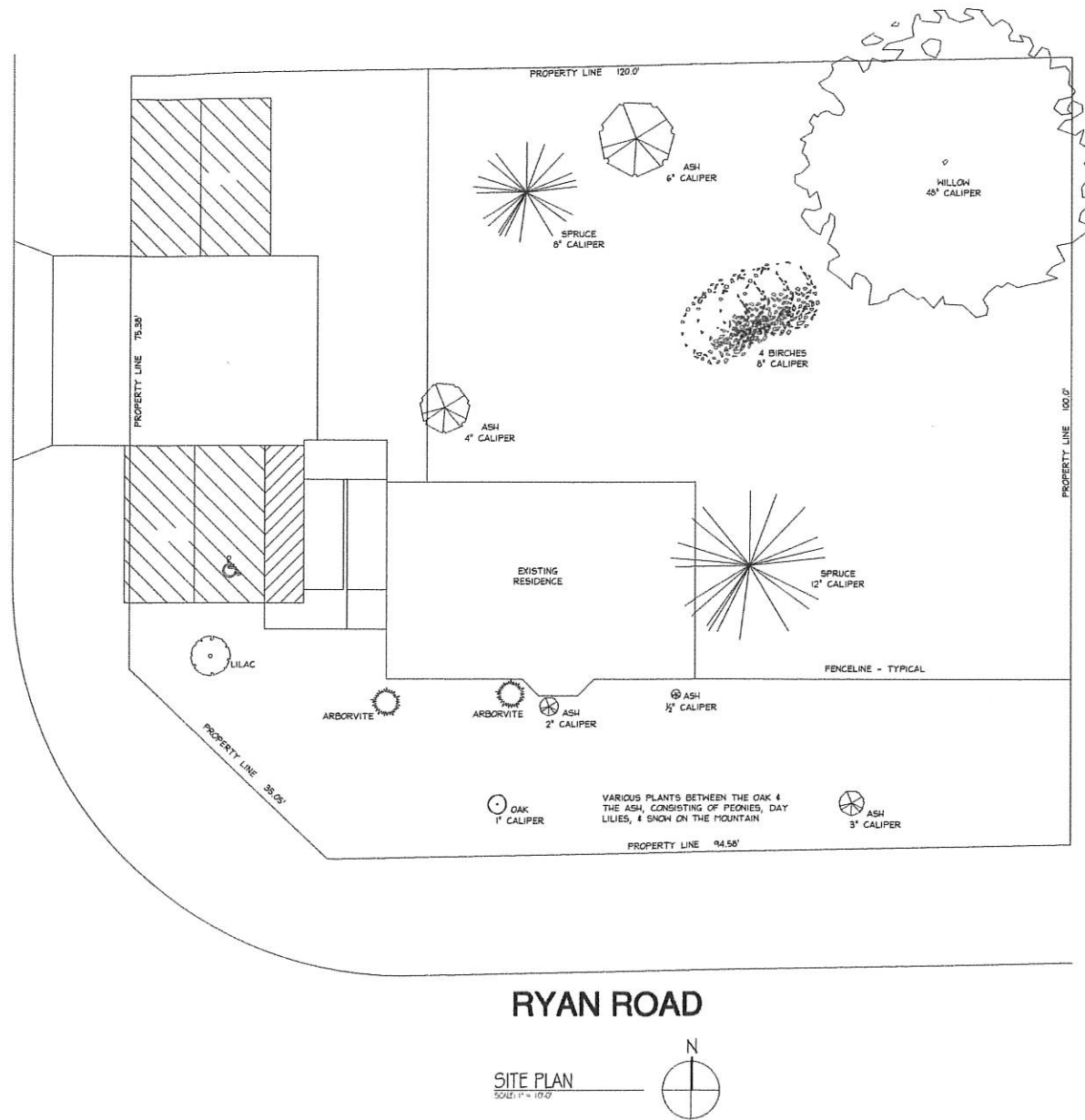
DATE: 05/08/15
 REVISION 1: 06/04/15

DESIGNED BY: MTS

A0
 SITE PLAN



SOUTH 29th STREET



JENDUSA
DESIGN & ENGINEERING
ARCHITECTS & ENGINEERS

4615 Vettelson Road
Suite 200
Hartland, WI 53029
P 262-264-6340
F 866-326-1552
W jendusaeng.com

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REVISIONS

BOUCHER BLDING

S 29th ST & RYAN RD
Franklin, WI

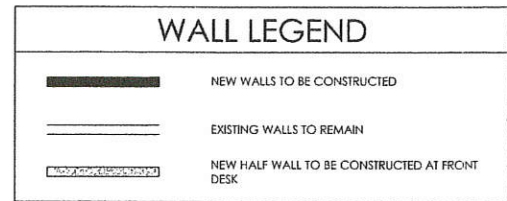
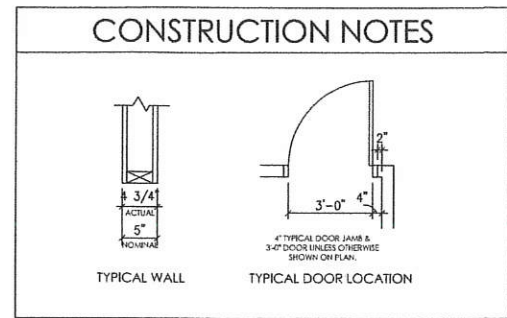
SHEET TITLE
SITE PLAN

PROJECT NO.	
DATE	6-5-15
SCALE	AS NOTED
CHECKED BY	JFJ
DRAWN BY	RMT
SHEET	A1.0

GENERAL NOTES

- 1.) THE ARCHITECT / ENGINEER MAINTAINS NO RESPONSIBILITY FOR THE GENERAL CONTRACTOR, SUBCONTRACTORS OR THOSE WORKING IN SUCH CAPABILITIES, FOR THE MEANS OR METHODS USED, OR LACK THEREOF, IN PRECAUTIONS TAKEN AT THE PROJECT SITE.
- 2.) ALL CONSTRUCTION SHALL BE PERFORMED IN STRICT CONFORMANCE WITH ALL APPLICABLE STATE AND LOCAL BUILDING CODES.
- 3.) CONTRACTORS SHALL COMPLY WITH THE LATEST (OSHA) OCCUPATIONAL SAFETY AND HEALTH ACT REQUIREMENTS.
- 4.) CONTRACTORS SHALL ASSUME FULL RESPONSIBILITY - UNRELIEVED BY REVIEW OF SHOP DRAWINGS NOR BY SUPERVISION OR PERIODIC OBSERVATION OF CONSTRUCTION FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS - FOR DIMENSIONS TO BE CONFIRMED ON THE JOB SITE AND BETWEEN INDIVIDUAL DRAWINGS OR SETS OF DRAWINGS; FOR FABRICATION PROCESSES AND CONSTRUCTION TECHNIQUES (INCLUDING EXCAVATION, SHORING, BRACING, SCAFFOLDING, FORM WORK ERECTION, ETC.); FOR THE COORDINATION OF THE CARIOUS TRADES; FOR SAFE CONDITIONS ON THE JOB SITE; AND FOR THE PROTECTION OF THE PEOPLE AND PROPERTY AT THE JOB SITE.
- 5.) VARIATIONS IN FIELD CONDITIONS RELATIVE TO THE CONTRACT DOCUMENTS SHALL BE REPORTED TO THE ARCHITECT / ENGINEER. WORK SHALL NOT PROGRESS UNTIL WRITTEN PERMISSION FROM THE ARCHITECT / ENGINEER IS OBTAINED.
- 6.) UNLESS OTHERWISE NOTED, ALL DETAILS, SECTIONS, AND NOTES ON THE DRAWINGS ARE INTENDED TO BE TYPICAL FOR SIMILAR SITUATIONS AND CONDITIONS ELSEWHERE.
- 7.) DRAWINGS ARE NOT TO BE USED AS SHOP DETAILING OR FOR CONSTRUCTION UNLESS SPECIFICALLY STAMPED BY THE ARCHITECT / ENGINEER ON THE DRAWINGS "FOR DETAILING" OR "FOR CONSTRUCTION". THESE DRAWINGS ARE NOT TO BE REPRODUCED FOR THE PURPOSE OF USING THEM AS SHOP DRAWINGS.

- 8.) ARCHITECT / ENGINEER'S REVIEW OF DRAWINGS PREPARED BY THE CONTRACTORS, SUPPLIERS, ETC., ARE ONLY FOR CONFORMANCE WITH THE DESIGN CONCEPT. CONSTRUCTION SHALL NOT START WITHOUT SAID REVIEW, AND ONLY SHOP DRAWINGS STAMPED BY THE ARCHITECT / ENGINEER WILL BE ALLOWED AT THE JOB SITE.
- 9.) SEE ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR ADDITIONAL OPENINGS, SLEEVES, EQUIPMENT PADS, DEPRESSIONS, CURBS, INSERTS, FLOOR FINISHES, AND OTHER IMBEDDED ITEMS.
- 10.) UNLESS OTHERWISE SHOWN, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE LOCATION AND PLACEMENT OF ANY INSERTS, HANGERS, ARCHOR BOLTS, HOLES, OR PIPE SLEEVES THAT ARE REQUIRED BY THE MECHANICAL, ELECTRICAL, OR PLUMBING EQUIPMENT.
- 11.) ALL DIMENSIONS ON STRUCTURAL DRAWINGS ARE TO BE CHECKED BY THE CONTRACTORS AGAINST ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS. CONTRACTORS SHALL BE FULLY RESPONSIBLE FOR CONFIRMING AND CORRELATING ALL DIMENSIONS ON THE JOB SITE AND BETWEEN INDIVIDUAL DRAWINGS AND RESPECTIVE TRADES.
- 12.) THIS PROJECT IS BEING DESIGNED AND CONSTRUCTED UTILIZING A DESIGN / BUILD DELIVERY PROCESS FOR THE MAJOR SUBCONTRACTOR TRADES OF MECHANICAL (HVAC), ELECTRICAL, PLUMBING, AND FIRE PROTECTION SYSTEMS. EACH SUBCONTRACTOR IS RESPONSIBLE TO SUBMIT PLANS AND OBTAIN PERMITS FOR THEIR RESPECTIVE SPECIALTY TRADES. GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL COORDINATE ALL WORK WITHIN SCOPE OF THIS PROJECT FOR SYSTEMS INSTALLATION, INTERFERENCE CONTROL AND PROJECT CONSTRUCTION SCHEDULE.



AMERICAN ADVANTAGE INSURANCE

2820 WEST RYAN ROAD, FRANKLIN, WI 53132

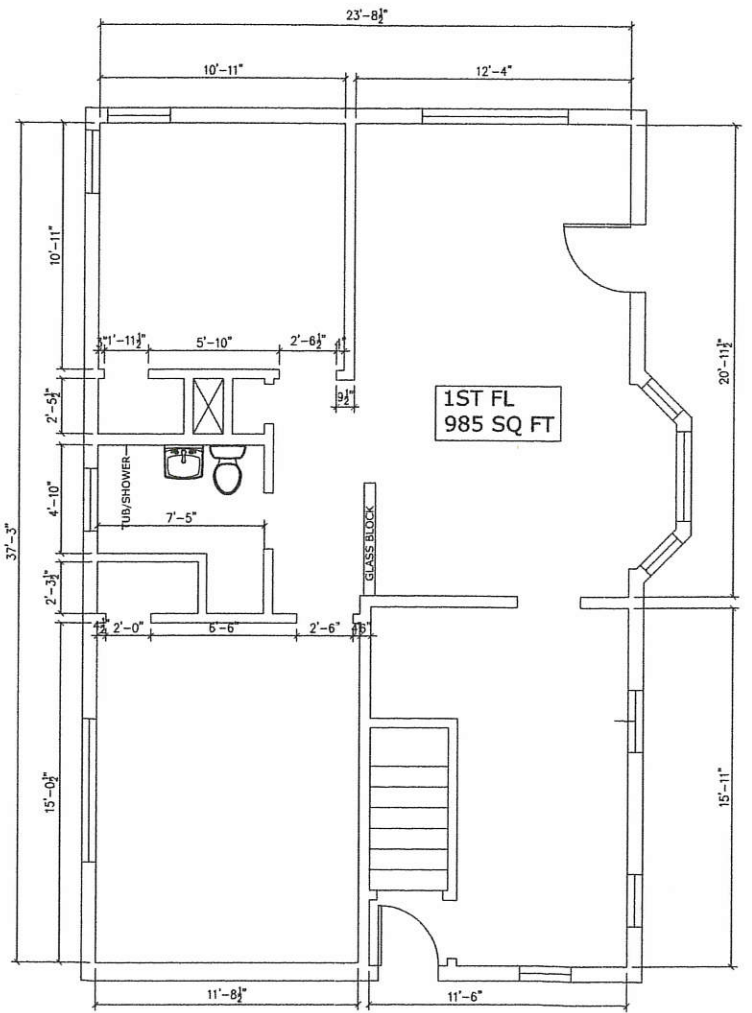
PROPOSED INSURANCE PRACTICE

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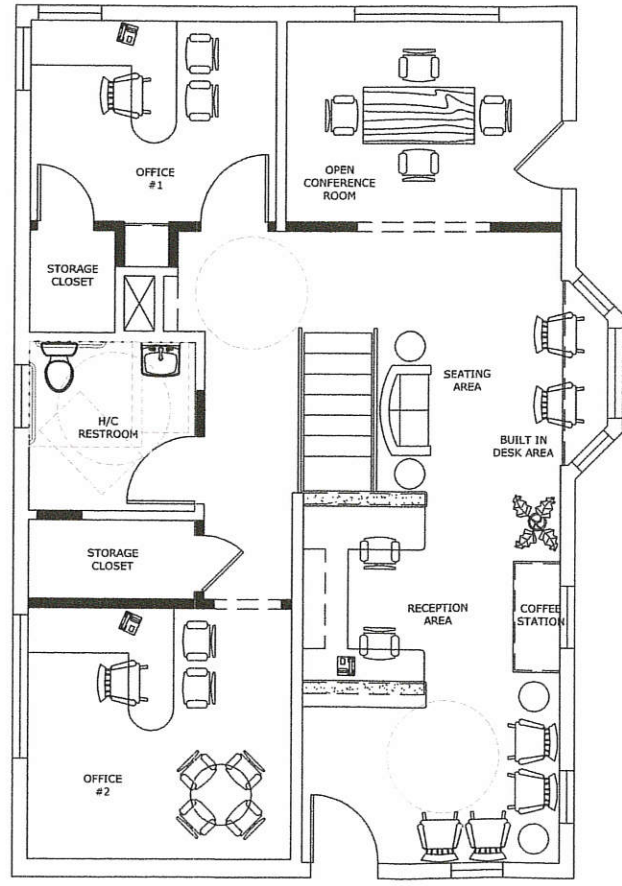
DRAWING NAME:
BOUCHER-FINAL
DATE: 05/08/15
REVISION 1: 06/04/15
DESIGNED BY: MTS

A1

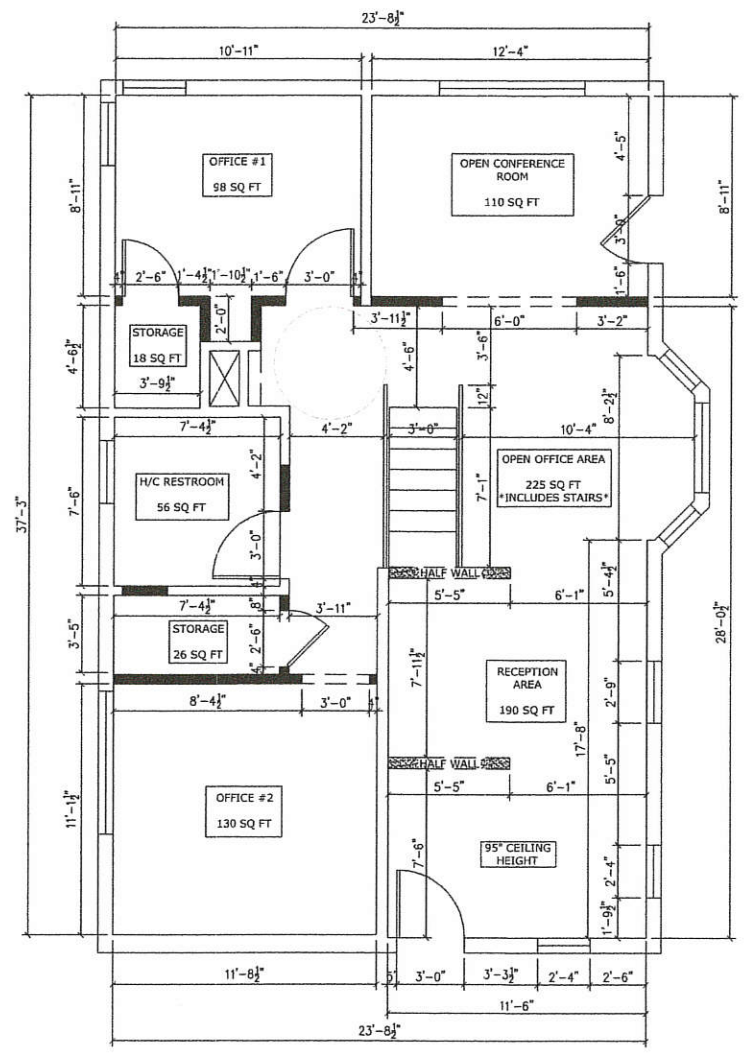
EXISTING & PROPOSED FLOOR PLANS



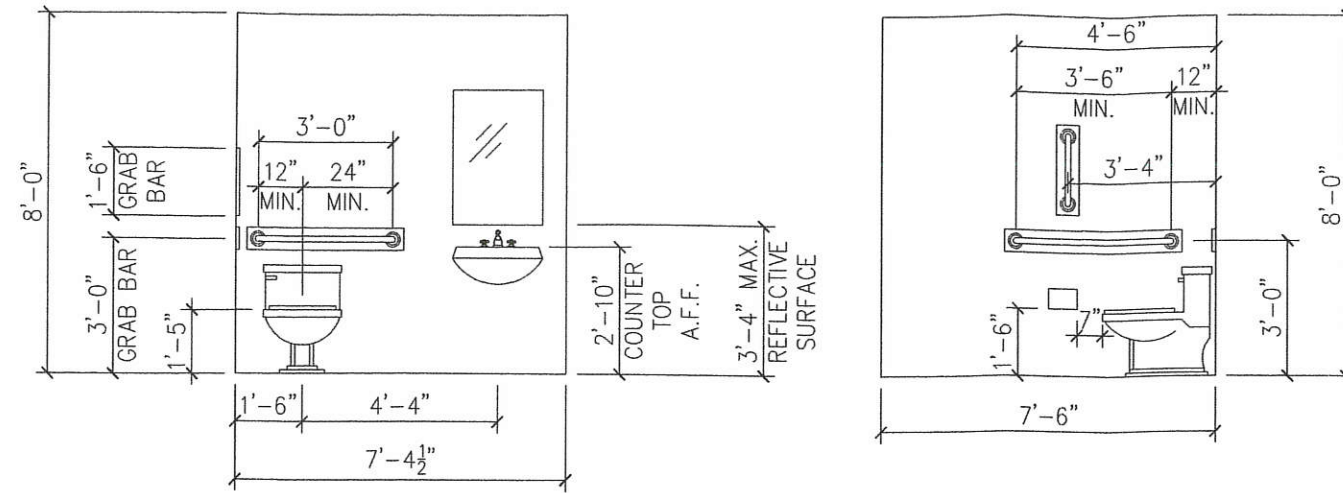
E1 EXISTING LAYOUT
A1 SCALE: 1/4" = 1'-0" (ARCH D)



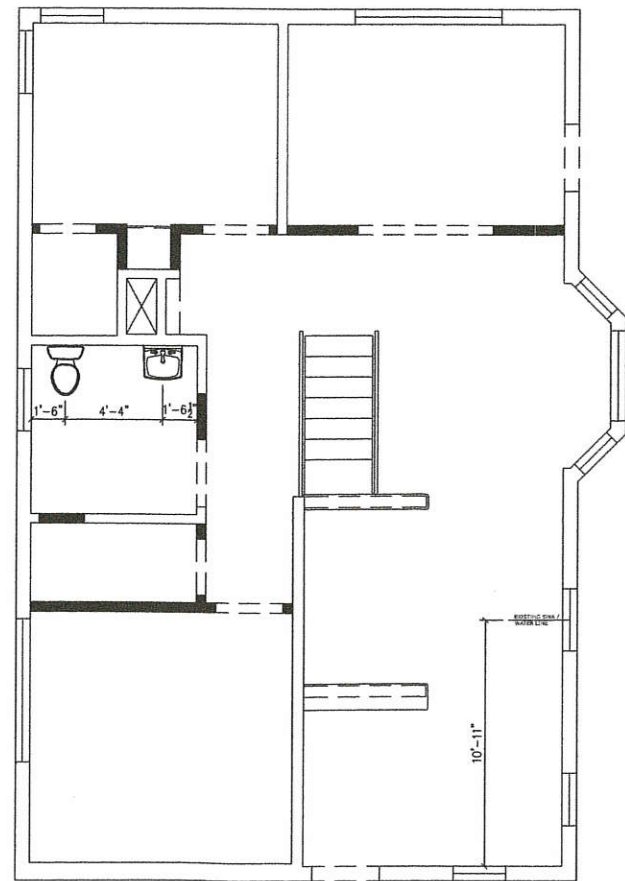
P1 PROPOSED LAYOUT
A1 SCALE: 1/4" = 1'-0" (ARCH D)



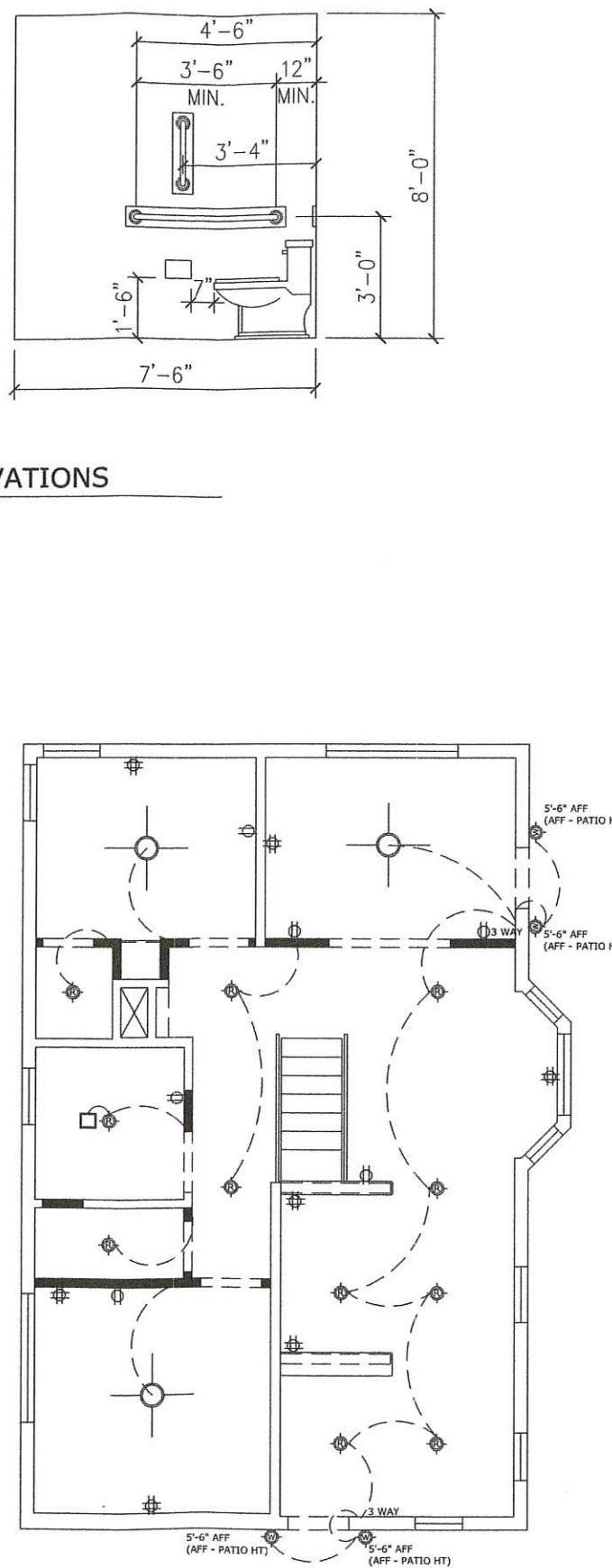
P2 PROPOSED DIMENSION LAYOUT
A1 SCALE: 1/4" = 1'-0" (ARCH D)



PL1 PROPOSED PLUMBING ELEVATIONS
A2 SCALE: 1/2" = 1'-0"



PL2 PROPOSED PLUMBING LAYOUT
A2 SCALE: 1/4" = 1'-0"



EL1 PROPOSED ELECTRICAL LAYOUT
A2 SCALE: 1/4" = 1'-0"

PLUMBING NOTES

1. THIS SPECIFICATION SHEET IS INTENDED AS A GUIDE FOR TRADESMEN. THE FLOOR PLANS ENCLOSED HEREIN ARE SUGGESTIONS FOR THE PLACEMENT OF PLUMBING MECHANICALS.
2. EXACT EQUIPMENT LOCATIONS MUST BE JOB SITE VERIFIED BY THE OWNER.
3. FOLLOW MANUFACTURER'S DRAWINGS FOR EXACT REQUIREMENTS FOR ANY EQUIPMENT.
4. CONTRACTOR TO PROVIDE BLOCKING IN WALLS AT GRAB BAR LOCATIONS FOR ADDITIONAL SUPPORT. SEE ELEVATIONS FOR PROPER LOCATIONS.
5. RESTROOM TO FOLLOW ALL HANDICAP ACCESSIBILITY CODES. PLUMBER TO REFER TO LOCAL CODE FOR EXACT LOCATIONS.
6. IT IS THE PLUMBERS' RESPONSIBILITY TO APPLY FOR PLUMBING PERMITS.

ELECTRICAL NOTES

1. THIS SPECIFICATION SHEET IS INTENDED AS A GUIDE FOR TRADESMEN. THE FLOOR PLANS ENCLOSED HEREIN ARE SUGGESTIONS FOR THE PLACEMENT OF ELECTRICAL RECEPTACLES & LIGHT FIXTURES.
2. EXACT EQUIPMENT LOCATIONS MUST BE JOB SITE VERIFIED BY THE OWNER.
3. FOLLOW MANUFACTURER'S DRAWINGS FOR EXACT REQUIREMENTS FOR ANY EQUIPMENT.
4. GFCI PROTECTION OR REDUNDANT GROUND IN REQ. RECEPTACLES AND ANY OTHER AREAS REQUIRED BY LOCAL CODE IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR.
5. ADDITIONAL CONVENIENCE OUTLETS REQUIRED ON JOBSITE ARE THE RESPONSIBILITY OF ELECTRICAL CONTRACTORS. FOLLOW LOCAL CODE RESTRICTIONS.
6. ALL COMPUTER NETWORKING AND WORKSTATIONS MUST BE SPECIFIED BY OWNER.
7. CONTRACTOR TO PROVIDE AND INSTALL EXIT SIGN, EMERGENCY LIGHTING, SPRINKLER HEADS, AND FIRE DETECTION PER LOCAL CODE.
8. ALL ELECTRICAL OUTLETS WITHIN 6' OF ANY SINK TO BE GFI. NO ELECTRICAL OUTLETS TO BE LOCATED WITHIN 18" OF ANY SINK.
9. IT IS THE ELECTRICIANS' RESPONSIBILITY TO APPLY FOR ELECTRICAL PERMITS.

ELECTRICAL LEGEND

NOTE: ALL DIMENSIONS NOTATED ON PLAN REFERENCE CENTER LINES

- ⊕ NEW DUPLEX OUTLET. HEIGHT TO BE SPECIFIED AS PER LOCAL CODE.
- ⊕ NEW QUAD OUTLETS. HEIGHT TO BE SPECIFIED ON-SITE UNLESS NOTED OTHERWISE.
- ⊕ NEW 6" RECESSED CAN LIGHTS. COLOR & TEMP TO BE SPECIFIED BY OWNER.
- ⊕ NEW CEILING FAN & LIGHT. TO BE SPECIFIED BY OWNER.



**AMERICAN
 ADVANTAGE
 INSURANCE**

**2820 WEST
 RYAN ROAD,
 FRANKLIN, WI
 53132**

**PROPOSED
 INSURANCE
 PRACTICE**

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DRAWING NAME:
 BOUCHER-FINAL
 DATE: 05/08/15
 REVISION 1: 06/04/15
 DESIGNED BY: MTS

A2

PROPOSED
 PLUMBING & ELEC.

PROJECT DESCRIPTION

OWNER IS CONVERTING THIS RESIDENTIAL PROPERTY INTO A COMMERCIAL INSURANCE PRACTICE. THE LAND IS ZONED AS B-4 SOUTH 27TH STREET MIXED USE COMMERCIAL DISTRICT, CLASSIFIED AS SIC CODE NO. 6411 INSURANCE AGENTS, BROKERS, AND SERVICE. THE EXTERIOR & INTERIOR SITE REVISIONS THAT ARE BEING APPLIED WILL SATISFY THAT OF HANDICAP ACCESSIBILITY & ALL OTHER LOCAL CODES THAT APPLY TO THE CONFORMING CONSTRUCTION BUILD OUT.

SITE REVISIONS

- 1.) BUILD HANDICAP RAMP TO NEW MAIN ENTRANCE. DIMENSIONS & LOCATION TO CODE. CONTRACTOR TO RE-GRADE AS NEEDED.
- 2.) NEW PARKING LOT DESIGNED & BUILT TO FIT (3) STALLS & (1) H/C ACCESSIBLE STALL WITH ADEQUATE TWO WAY SPACING (24'-0" CLEARANCE MIN.). LOT TO TIE INTO NEW H/C RAMP & ACCESSIBLE WALKWAY. SEE JENDUSA SITE PLAN.
- 3.) LOT COVERAGE TO REMAIN BELOW THE 40% GREEN RULE PER LOCAL CODE.
- 4.) REBUILD NEW STAIRCASE AT RYAN ROAD VIEW TO MATCH FINISHES OF H/C RAMP & STAIRS AT NEW MAIN ENTRANCE. FOOTPRINT TO REMAIN THE SAME.
- 5.) CONTRACTOR TO STAY CLEAR OF ANY EASEMENTS OR PUBLIC RIGHT OF WAY.
- 6.)

EXT. BUILDING RENO.

- 1.) OWNER TO REPAINT EXTERIOR OF BUILDING IN ORDER TO IMPLEMENT CLEAN LOOK AND REPAIR ANY CHIPPING.
- 2.) PAINT COLOR TO MATCH AT ALL BUILDING ON PARCEL 1 LOCATION.
- 3.) OWNER TO REMOVE ALL SHUTTERS AT WINDOWS AND REPLACE WITH SOLID FRAMED OPENING. FRAMED WINDOWS TO MATCH AROUND ENTIRE EXTERIOR.
- 4.) OWNER TO REPLACE (2) EXTERIOR DOORS & (6) EXTERIOR WINDOWS. STYLE TO MATCH EXISTING.
- 5.) LANDSCAPING COMPLETED TO CLEAN UP FACADE. SEE JENDUSA SITE PLAN.
- 6.) EXTERIOR LIGHTING TO BE INSTALLED (2) WALL SCONCES AT RYAN ROAD VIEW ENTRANCE DOOR & (2) WALL SCONCES AT NEW MAIN ENTRANCE DOOR. SEE ELECTRICAL PLANS FOR LOCATIONS.
- 7.)
- 8.)
- 9.)
- 10.)



N EXISTING DRIVEWAY
SCALE: NTS



N EXISTING DRIVEWAY & PROPOSED NEW MAIN ENTRANCE
SCALE: NTS



N PROPOSED MAIN ENTRANCE
SCALE: NTS



N EXISTING DWELLING RYAN ROAD VIEW
SCALE: NTS



N EXISTING DWELLING RYAN ROAD VIEW
SCALE: NTS



N EXISTING DWELLING / FENCE RYAN ROAD VIEW
SCALE: NTS



**AMERICAN
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**2820 WEST
RYAN ROAD,
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BOUCHER-FINAL

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REVISION 1: 06/04/15

DESIGNED BY: MTS

A3

SITE PHOTOS &
DETAIL NOTES