

SHEET INDEX

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BUILDING & FIRE AREA SQUARE FOOTAGES

FLOOR AREAS	WAREHOUSE	TRUCK SHOP
SECOND FLOOR	N/A	N/A
FIRST FLOOR	105,270 S.F.	3,120 S.F.
CANOPIES (COLUMN SUPPORTED)	N/A	N/A
BASEMENT	N/A	N/A
BUILDING AREA SUB-TOTALS	105,270 S.F.	3,120 S.F.
MEZZANINES	N/A	N/A
FIRE AREA TOTALS	105,270 S.F.	3,120 S.F.

BUILDING CODE ANALYSIS

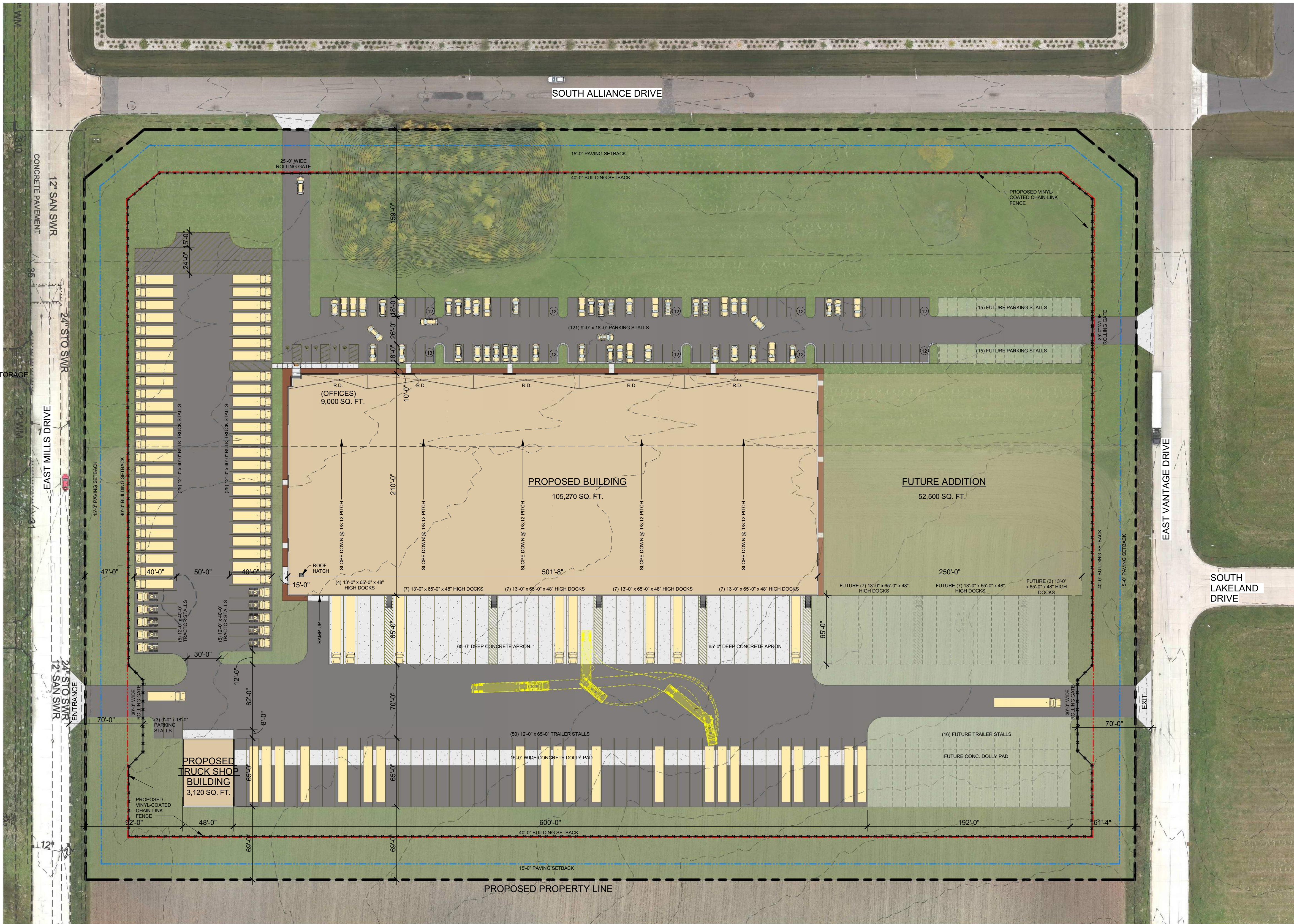
- PROJECT ADDRESS**
xxxx S. Alliance Dr. Appleton, WI 54915
- APPLICABLE CODES**
2015 International Building Code (w/ WI Amendments)
ASHRE Standard 90.1-2013
2015 IBC (Level # Alteration)
- OCCUPANCY**
B - BUSINESS, F1 - MODERATE HAZARD FACTORY, S1 - MODERATE HAZARD STORAGE
Accessory Use
Incidental Use
High-Piled Combustible Storage YES
Hazardous Materials NO
Multiple Control Areas NO
- HEIGHT & AREA**
Building Height: --" Maximum Allowed: --"
Number of Stories: -- Maximum Allowed: --
Total Building Area: -- S.F. Maximum Allowed: -- S.F.
Total Fire Area: -- S.F. Maximum Allowed: -- S.F.
Mixed/Separated Occupancies
Unlimited Area Building YES
- CONSTRUCTION TYPE**
Construction Classification IIB
Fire Separation Distance --"
- FIRE PROTECTION SYSTEMS**
Assumed Sprinkler Type NFPA 13 (ESFR)
Fire Alarm System TBD
- MEANS OF EGRESS**
Occupant Load TBD
Panic Hardware TBD
- STRUCTURAL DESIGN**
Risk Category 2
Live Loads
Roof Live Load 20 psf
Second Floor/Mezz Live Load -- psf
Collateral Load 3 psf
Snow Load
Ground Snow Load 40 psf
Exposure Factor 9
Thermal Factor 1.0
Wind Loads
Wind Load 115 MPH
Exposure Category C
Earthquake Loads
Seismic Site Class D
- PLUMBING SYSTEMS**
Mens WC Required YES/NO
Womens WC Required YES/NO
Drinking Fountain YES/NO
Other Source YES/NO
- MECHANICAL SYSTEMS**
NO SINGLE PIECE OF EQUIPMENT OVER 400,000 BTU

SITE INFORMATION

SITE CONTENT

Building Size	105,270 S.F.	15.0%
Hard Surface	225,191 S.F.	32.0%
Green Space	372,935 S.F.	53.0%
Parcel Size (Approx.)	703,396 S.F.	16.15 Acres
Parking Provided	(124) 9'-0" x 18'-0" STALLS (50) 12'-0" x 65'-0" STALLS (60) 12'-0" x 40'-0" STALLS	

- ZONING**
- Property Zoning --
 - Setbacks FY 40'-0" SY 40'-0" RY 40'-0"
 - Hard Surface Setback 15'-0"
 - Coverage Limit --%
 - Greenspace Requirement --%
 - Parking Required -- Stalls
 - Refuse Enclosure YES/NO
 - RTU SCREENING YES/NO



PROPOSED BUILDING #5 FOR:

SOUTHPOINT INDUSTRIAL DEVELOPMENT

APPLETON, WISCONSIN

CONCEPTUAL SITE PLAN
1" = 50'-0"

NORTH

0' 25' 50' 100' 200'

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.

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REVISIONS

1	12.22.2022	TDP
2	01.11.2023	TDP
3	06.19.2023	TDP
4		
5		
6		

PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT MANAGER:
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DRAWN BY:
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EXPEDITOR:

SUPERVISOR:

PRELIMINARY NO:
P22310

CONTRACT NO:

DATE:
10.18.2022

SHEET:
C1.0