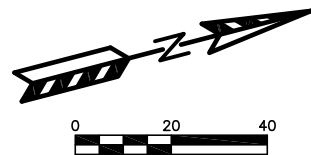
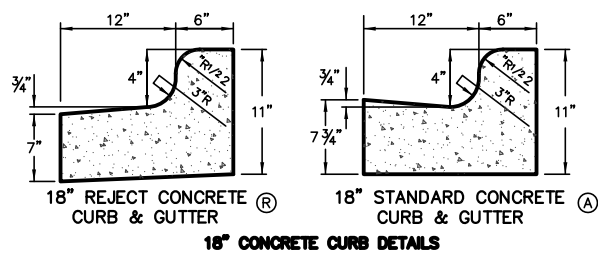


**1018 & 1034 WALSH ROAD**  
**EXISTING SITE PLAN**  
 PAGE: 1 OF 5  
 DATED: AUGUST 12, 2020

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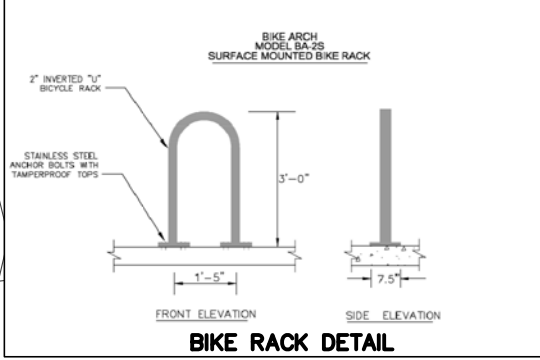
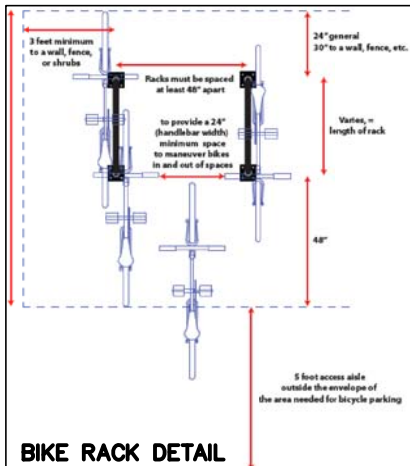
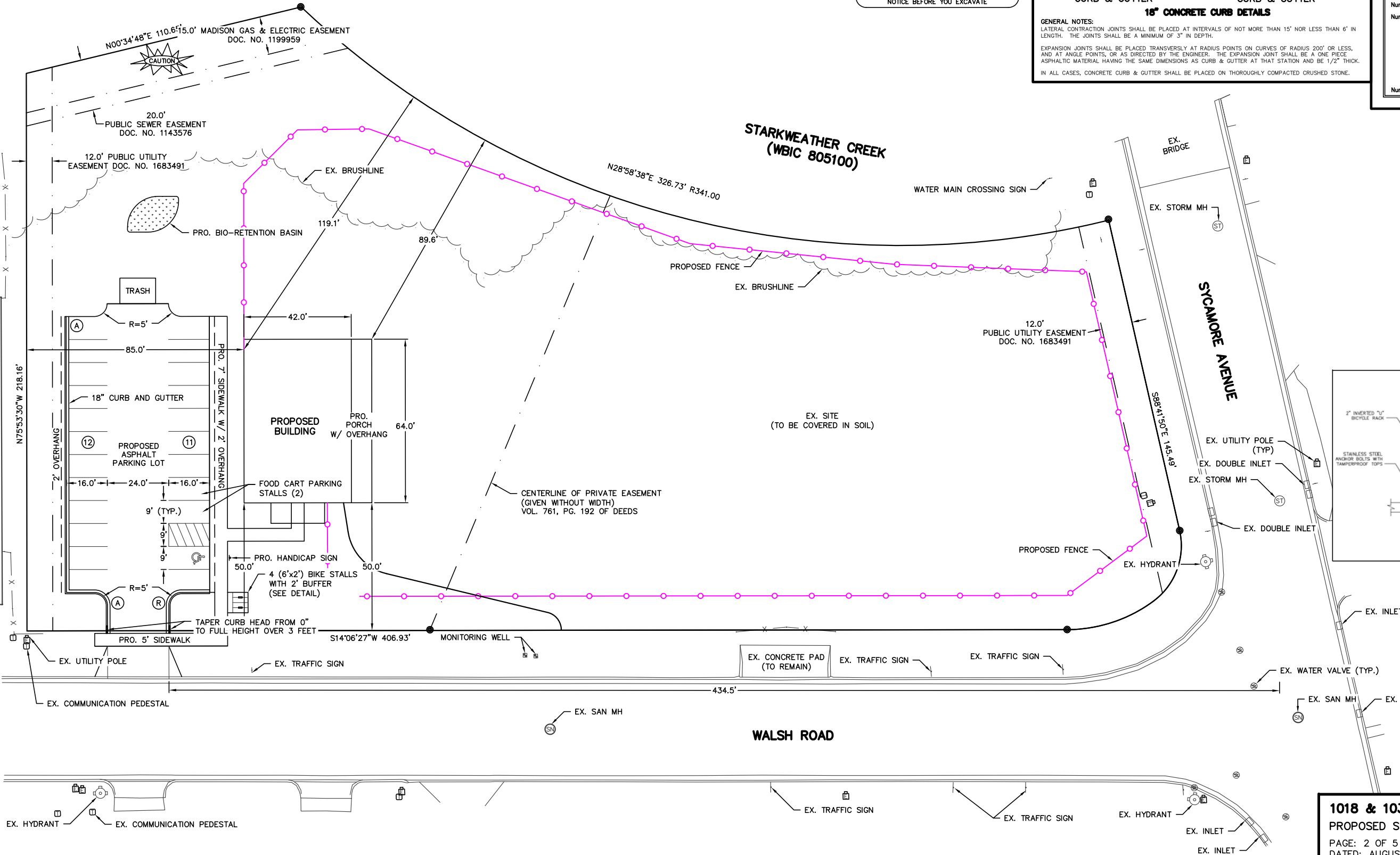


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**GENERAL NOTES:**  
 LATERAL CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 15' NOR LESS THAN 6' IN LENGTH. THE JOINTS SHALL BE A MINIMUM OF 3" IN DEPTH.  
 EXPANSION JOINTS SHALL BE PLACED TRANSVERSELY AT RADIUS POINTS ON CURVES OF RADIUS 200' OR LESS, AND AT ANGLE POINTS, OR AS DIRECTED BY THE ENGINEER. THE EXPANSION JOINT SHALL BE A ONE PIECE ASPHALTIC MATERIAL HAVING THE SAME DIMENSIONS AS CURB & GUTTER AT THAT STATION AND BE 1/2" THICK.  
 IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED CRUSHED STONE.

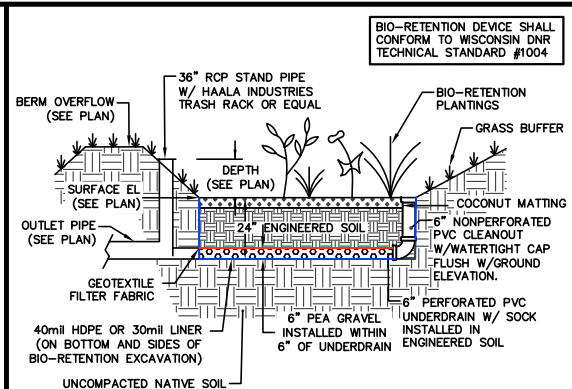
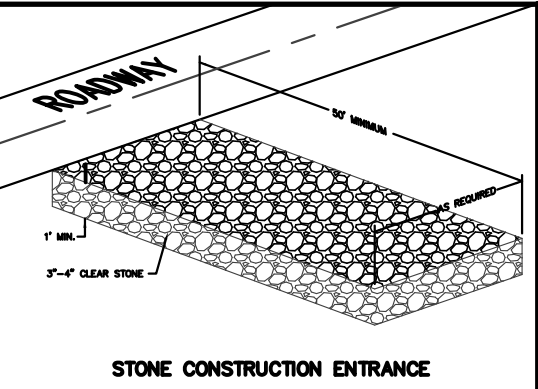
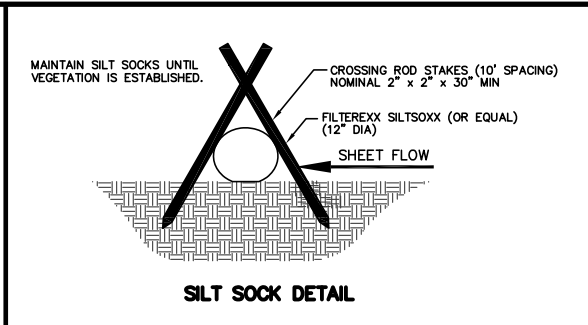
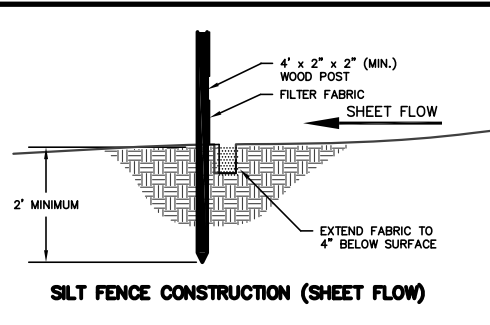
PARKING LOT PLAN SITE INFORMATION BLOCK	
Site Address	1018 AND 1034 WALSH ROAD
Site acreage (total)	1.881 Acres
Number of building stories (above grade)	1
Building height	19' - 8"
DSPS type of construction (new structures or additions)	New Structure
Total square footage of building	2,688 SF
Total square footage of garage	0
Use of property	TAVERN AND DOG RECREATION
Gross square feet of office	10,630 SF or 0.244 AC
IMPERVIOUS AREA	71,322 SF or 1.637 AC
OPEN SPACE AREA	
Number of bicycle stalls shown	4
Number of Parking stalls:	
	SHOWN
Customer Parking	22
Employee Parking	0
Service Parking	0
Inventory Parking	0
Accessible	1
Total	23
Number of trees shown	(See Landscape Plan)



**1018 & 1034 WALSH ROAD**  
**PROPOSED SITE PLAN**  
 PAGE: 2 OF 5  
 DATED: AUGUST 12, 2020

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QUAM ENGINEERING, LLC 4604 Siggelkow Road, Suite A - McFarland, WI 53558 (608) 838-7750 SR-31-20-SR31BASE.DWG



**EROSION NOTES:**  
THE STONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.

EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.

CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.

ALL DISTURBED AREAS MUST BE TEMPORARILY STABILIZED WITHIN 14 DAYS OF LAST ACTIVITY. ALL DISTURBED AREAS SHOULD BE STABILIZED WITHIN 7 DAYS OF FINAL GRADING. PERIMETER CONTROL SHOULD BE INSTALLED AROUND STOCKPILES, AND STOCKPILES SHOULD BE STABILIZED THAT WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.

EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.

**TIME SCHEDULE:**

AUGUST 10, 2020	INSTALL INITIAL EROSION CONTROL DEVICES
AUGUST 10, 2020 - APRIL 10, 2021	RAISE GRADE OVER EXISTING PAVEMENT, ROUGH GRADE BIO-RETENTION BASIN, GRADE SITE, AND CONSTRUCT NEW PARKING AND BUILDING.
APRIL 10, 2021	COMPLETE FINAL LANDSCAPING, RESTORE ALL PERVIOUSLY DISTURBED AREAS, REMOVE ACCUMULATED SEDIMENT FROM BIO-BASIN, AND CONSTRUCTION BIO-BASINS PER DETAILS.

**RESTORATION NOTES:**

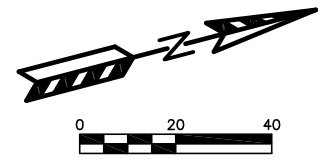
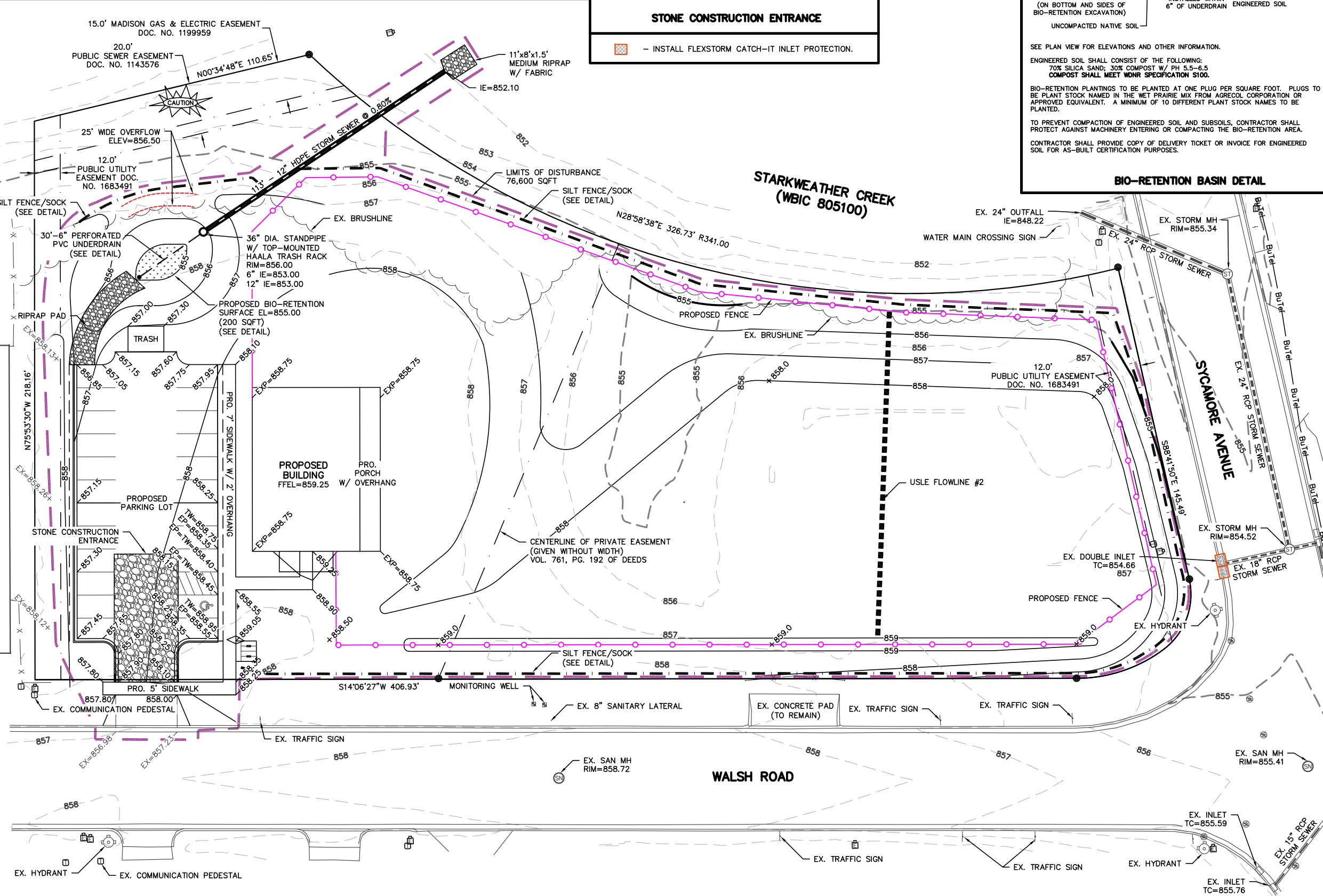
ALL PERVIOUSLY DISTURBED AREAS SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, SEED AND MULCH. ALL PERVIOUSLY DISTURBED AREAS SHALL RECEIVE FERTILIZER EXCEPT NATIVE PLANTING AREAS. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. SEED MIXTURE 40 SHALL BE USED ON ALL DISTURBED AREAS EXCEPT THE BIO-RETENTION BASIN. THE BIO-RETENTION BASIN SHALL BE RESTORED PER BIO-RETENTION BASIN DETAIL. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX.

SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. MULCH SHALL CONSIST OF HAY OR STRAW APPLIED AT THE RATE OF 2 TONS PER ACRE.

FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 8%; POTASH, NOT LESS THAN 8%.

**OWNER:**  
BONEYARD PRODUCTIONS, LLC  
ATTN: STEVEN RITZER  
5812 BRIDGE RD  
MONONA WI 53716

**ENGINEER:**  
QUAM ENGINEERING, LLC  
ATTN: RYAN QUAM  
4604 SIGGELKOW ROAD, SUITE A  
MCFARLAND, WI 53558



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**1018 & 1034 WALSH ROAD**

**GRADING AND EROSION CONTROL PLAN**

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**UTILITY NOTES:**

ALL SANITARY SEWER, STORM SEWER AND WATER MAIN CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE CITY OF MADISON AND WISCONSIN DSPS STANDARDS.

THE LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM THE PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.

MAINTAIN AN 8 FOOT MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN PUBLIC SANITARY SEWER, WATER MAIN AND STORM SEWER. PROVIDE 18" MINIMUM VERTICAL SEPARATION WHERE SEWER CROSSES OVER WATER MAIN AND PROVIDE 12" MINIMUM VERTICAL SEPARATION WHERE WATER MAIN CROSSES OVER SEWER.

ANY UTILITIES WHICH ARE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.

ALL UNDERGROUND EXTERIOR NON-METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED IN ACCORDANCE WITH 182.0715(2r) OF STATE STATUTES.

THE CONTRACTOR SHALL VERIFY EXISTING SANITARY SEWER LATERAL INVERT PRIOR TO BUILDING CONSTRUCTION AND SHALL REPORT DISCREPANCIES PRIOR TO COMMENCING WORK TO THE ENGINEER OR BUILDING CONTRACTOR. THE CONTRACTOR SHALL CONTACT THE CITY OF MADISON PRIOR TO CONNECTING TO THE WATER SERVICE.

BUILDING LATERALS SHALL BE CONSTRUCTED IN ACCORDANCE WITH LOCAL AND STATE PLUMBING CODES. SITE UTILITY CONTRACTOR SHALL STUB LATERAL TO 5 FEET OUTSIDE BUILDING. SEE INTERIOR PLUMBING PLANS FOR CONTINUATION OF PIPING INTO BUILDING BY BUILDING PLUMBING CONTRACTOR IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION WISCONSIN, LATEST EDITION.

GENERAL CONTRACTOR SHALL COORDINATE WITH LOCAL GAS, TELEPHONE, AND ELECTRICAL UTILITIES FOR EXACT LOCATION SIZE AND DEPTH OF NEW SERVICE.

SANITARY SEWER SHALL BE PVC ASTM D3034, SDR 35 UNLESS INDICATED OTHERWISE.

WATER SERVICE SHALL BE TYPE K COPPER UNLESS INDICATED OTHERWISE.

**GENERAL NOTES:**

ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A PRE-APPROVED CONTRACTOR AUTHORIZED TO WORK IN THE RIGHT-OF-WAY.

THE CONTRACTOR SHALL REPLACE ALL CURB AND GUTTER WHICH ABUTS THE PROPERTY WHICH IS DAMAGED BY THE CONSTRUCTION OR ANY CURB AND GUTTER WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.

ANY DAMAGE TO THE PAVEMENT ON MUSTANG WAY ADJACENT TO THE DEVELOPMENT WHICH IS DAMAGED BY THE CONSTRUCTION, SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.

CONTRACTOR SHALL FIELD VERIFY EXISTING SANITARY CONNECTION INVERT PRIOR TO BUILDING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO ENGINEER.

FIRE LANE SHALL BE CAPABLE OF SUPPORTING A MINIMUM OF 85,000 LBS.

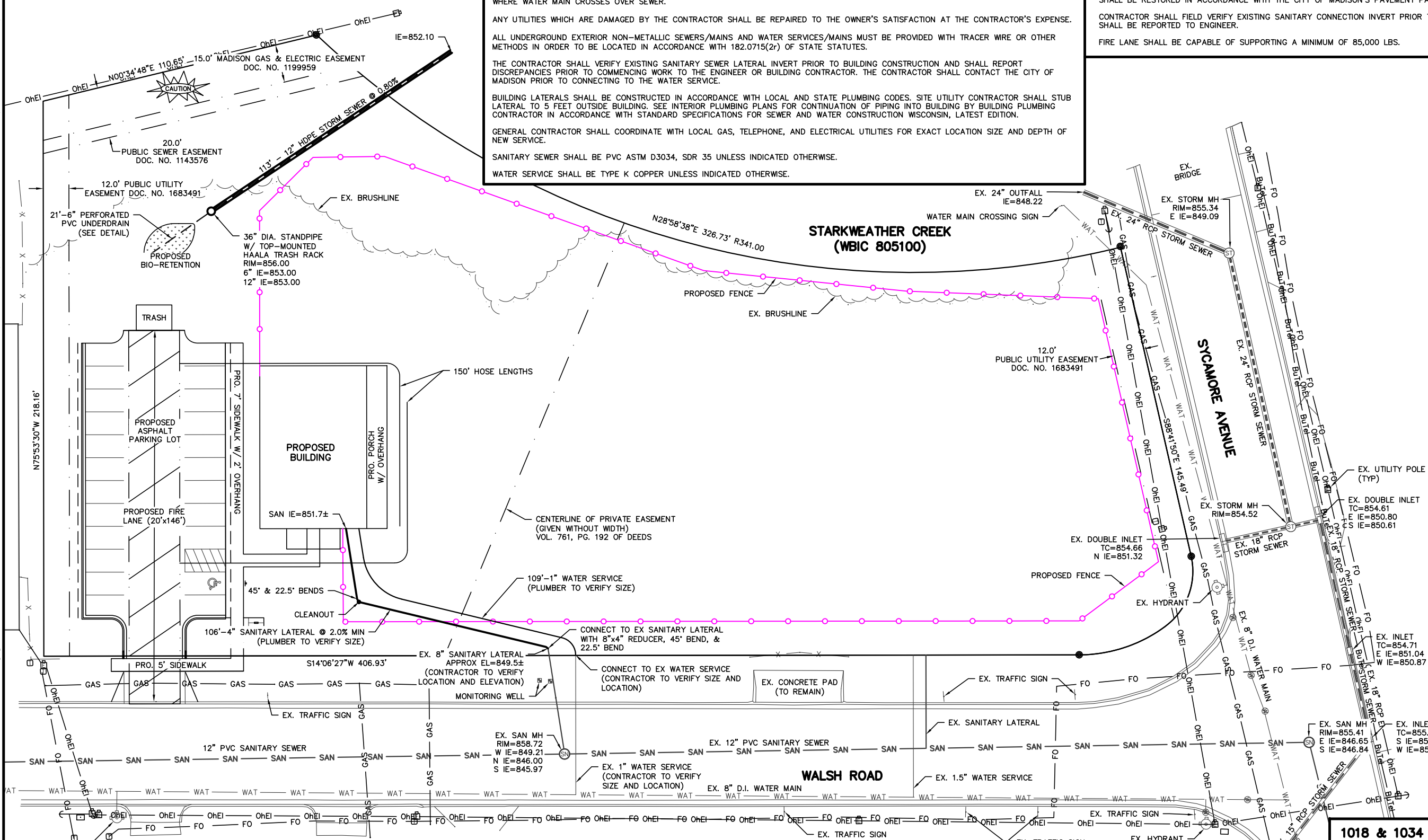


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**1018 & 1034 WALSH ROAD**  
UTILITY AND FIRE LANE PLAN

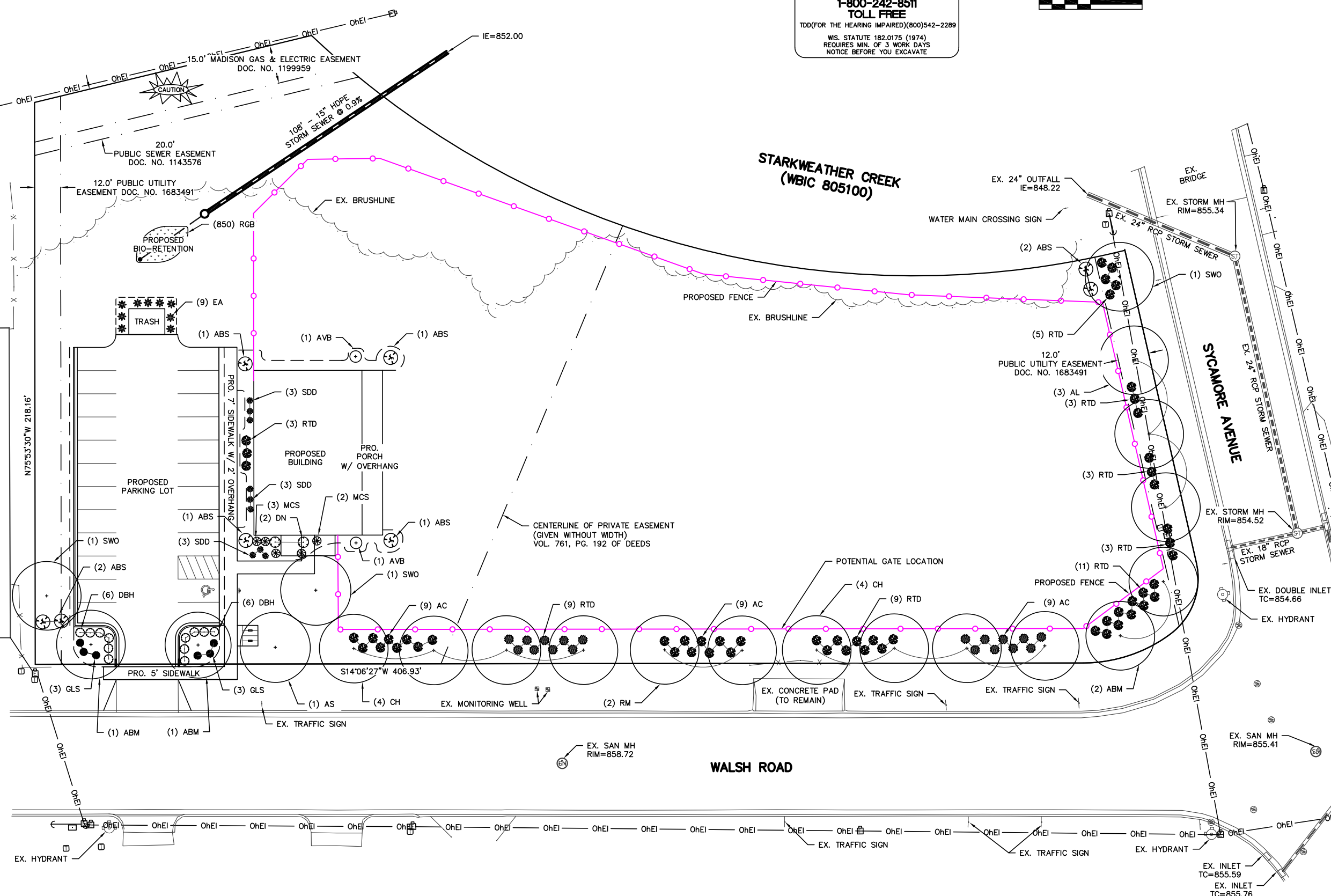
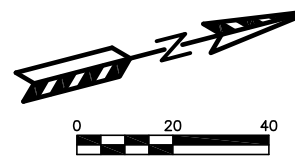
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**PLANT LIST**

KEY	QUAN	SIZE	COMMON NAME	ROOT
	21		Canopy Trees	
ABM	4	2 1/2"	Autumn Blaze Maple	BB
AL	4	2 1/2"	Basswood	BB
CH	8	2 1/2"	Hackberry	BB
RM	2	2 1/2"	Red Maple	BB
SWO	3	2 1/2"	Swamp White Oak	BB
	108		Deciduous Shrubs	
ABS	3	4"	Autumn Brilliance Serviceberry	BB
AC	27	18"	Alpine Currant	Pot
AVB	2	24"	Arrowwood Viburnum	Pot
DBH	12	24"	Dwarf Bush Honeysuckle	Pot
DN	2	24"	Diablo Ninebark	Pot
GLS	6	18"	Gro Low Sumac	Pot
MCS	5	15"	Magic Carpet Spirea	Pot
RTD	46	18"	Bailey's Red Twig Dogwood	Pot
	9		Evergreen Shrubs	
EA	9	24"	Emerald Arborvitae	BB
	9		Perennials	
SDD	9	1 G	Stella de Oro Day Lily	Con
RGP	(850)	1/2"	Bio-retention Plantings (Assorted, planted 12" on center)	plug

- NOTES:**
- Lawn areas shall receive a minimum of 4" of topsoil, and shall be seeded with premium bluegrass seed mix, fertilized, and mulched with straw or straw mat mulch.
  - Designated planting beds to be mulched with #2 washed stone spread to a depth of 3" over weed barrier fabric.
  - Individual trees and shrub groupings in lawn areas to receive shredded hardwood bark mulch plant rings (4" diameter) spread to a depth of 3".
  - Designated planting beds to be separated from lawn areas with a 5" black vinyl edge. Rain garden to receive coconut mat mulch.
  - Rain garden plants (RGP) to be installed 12" on center.
  - Rain garden to be constructed per WDNR specifications.
  - Owner will be responsible for landscape maintenance after completion.

**LANDSCAPE WORKSHEET**

Zoning Classification:	IL
<b>Landscape Points Required</b>	
Developed Area =	7,630 SF
Landscape Points: 7,630 / 100 =	<b>76 points</b>
<b>Total Landscape Points Required</b>	<b>76 points</b>
<b>Landscape Points Supplied</b>	
Existing canopy trees - 21 @ 35 =	735 points
Proposed canopy trees - 0 @ 35 =	0 points
Existing evergreen trees - 0 @ 35 =	0 points
Proposed evergreen trees - 0 @ 35 =	0 points
Existing ornamental trees - 0 @ 15 =	0 points
Proposed ornamental trees - 0 @ 15 =	0 points
Proposed upright evergreen shrubs - 9 @ 10 =	90 points
Existing deciduous shrubs - 0 @ 3 =	0 points
Proposed deciduous shrubs - 108 @ 3 =	324 points
Existing evergreen shrubs - 0 @ 4 =	0 points
Proposed evergreen shrubs - 0 @ 4 =	0 points
Existing perennials & grasses 0 @ 2 =	0 points
Proposed perennials & grasses 9 @ 2 =	18 points
<b>Total landscape points supplied =</b>	<b>1,167 points</b>
<b>Lot Frontage Landscape Required</b> (Section 28.142(5) Development Frontage Landscaping)	
"One (1) over-story deciduous tree and five (5) shrubs shall be planted for each thirty (30) lineal feet of lot frontage. Two (2) ornamental trees or two (2) evergreen trees may be used in place of one (1) over-story deciduous tree."	
Sycamore Avenue and Walsh Road =	599 LF
Over story trees required 599/30' = 19.9	<b>20 trees</b>
Shrubs required (599/30') x 5 = 99.8	<b>100 shrubs</b>
Over story trees supplied	<b>20 trees</b>
Ornamental/Evergreen trees supplied	<b>9 trees</b>
Shrubs supplied	<b>100 shrubs</b>

**1018 & 1034 WALSH ROAD**

**LANDSCAPE PLAN**  
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Corner View



to be reviewed before this project can be sold.  
Superior finish without electrical

Dark Green Metal



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Verona, WI 53593-0220  
Phone: (608) 845-9700  
Fax: (608) 845-7070

6/25/2020  
BONEYARD PRODUCTIONS LLC, STEVE RITZER  
Doc ID: 5129820200625142337

## Cleary/Owner Project Contract - Erected

### Customer Information

#### Building Specification For:

BONEYARD PRODUCTIONS LLC, STEVE RITZER  
1018 WALSH RD  
MADISON, WISCONSIN 53714  
Cell Phone: (608) 469-4774  
Email: stevenritzer@gmail.com

#### Building Site Location:

Location: N/A  
Tenant: N/A  
1018 WALSH RD  
MADISON, WISCONSIN 53714  
County: DANE

### Cleary Contact Information

TRAVIS LEESER  
CLEARY BUILDING CORP.  
190 PAOLI STREET  
VERONA, WISCONSIN 53593  
Phone Number: (608) 845-9700  
Phone Number: (800) 373-5550  
Cell Number: (608) 379-0132  
Email: verona@clearybuilding.com





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## Cleary/Owner Project Contract - Erected

### Building Design Criteria

Building Use: Bar/Dog kennel

Occupancy Use: A-2

- Yes  No This building is occupied?  
 How many employees: 4      How many patrons: 50
- Yes  No This building contains restroom(s)?
- Yes  No This building will be heated?
- Yes  No This building will have a concrete floor within 3 months of construction?
- Yes  No This building will have interior walls?
- Yes  No This building will store hazardous materials or hazardous materials will be used in this building?
- Yes  No This building will be attached to an existing building?

Building Code Enforced: IBC 2018

Wind Speed Enforced: 90

Wind Exposure: C

Plans Required: Stamped Plans

Roof Exposure: Partly exposed Every roof which does not fit under Sheltered or Fully exposed.

Soil Bearing: 4 Sand, silty sand, clayey sand, silty gravel, clayey gravel.

Building Snow Load Design: 30 psf Ground Snow Load

Intended Use: Office

100' Mark Verification form # C-030 becomes part of this contract.

Is a building permit or other approval (HOA, Etc.) required for this project? No

Will a pull off charge be required for this building? No - No action required

**Note: Due to column length greater than 24', Columns will be spliced and non-treated lumber may be used above grade.**

This contract has not been reviewed for energy code compliance. Conformance to the International Energy Conservation Code (IECC) may necessitate additional costs not included in this contract.

### Building Structure

#### Building Name: Building 1

Commercial – WxLxH: 42' 0" x 64' 0" x 19' 8"

Width: 42' 0"

Length: 8 Bays at 8' o.c. (Note: See drawing for any custom bay sizes)

Eave Height: 19' 8"

18' 0" Interior (Truss) Clearance from the 100'+0" mark

Roof System: Truss (Raised Lower Chord)

Default Ceiling Design: Designed to Support a Perforated Steel Ceiling

Roof Pitch: 4/12

RLC Lower Chord: 1.21/12

Purlins: 2"x4" Continuous 2' 0" inch on center

#### Additional Accessories

Purlin Blocking: Both Endwalls are purlin blocked

#### Foundation



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6/25/2020  
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## Cleary/Owner Project Contract - Erected

Type: In Ground

Concrete Floor: Yes - Supplied by Cleary (Concrete not included unless otherwise noted in writing in the Additional Building Components section)

### Roof Finish and Accessories for Building 1

#### Exterior Finishes

Roof: Grand Rib 3 Plus

#### Ventilation

Roof

Ridge Cap

Standard Ridge Cap.

Marco LP2 Weather-Tite Ridge Vent "Low Profile" (Add ventilation to ridge).

#### Accessories

Roof

Snow Bar(s):

Cleary Snow Bar Trim SB-1 - New Construction - 128' 0" LF

Porch(es):

Starting 0' 0" from left edge of Side Wall 2 on Building 1.

Ending 64' 0" from left edge of Side Wall 2 on Building 1.

Width: 10' 0"

Roof Pitch: 4/12

Eave Height: 11' 4"

Clearance Height: 10' 0"

OSB backing at connection to building.

Vented Soffit Ceiling on the porch.

Porch Soffit Color: Snow

Foundation Type: In Ground

Concrete Floor: Yes - Supplied by Cleary (Concrete not included unless otherwise noted in writing in the Additional Building Components section)

Side Overhang: 18" Aluminum soffit (Sidewall) with vented soffit.

End wall overhang for porch starting on Side Wall 2 on Building 1: None

End wall overhang for porch ending on Side Wall 2 on Building 1: None

Condensation Control: None

Column Wrap: None

Column Wrap Color: None

Porch Segment #1 on Side Wall 2 Headered At Bays: 1-2, 3-4, 5-6, 7-8

Condensation Control for Building 1: None

Ceiling for Building 1



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## Cleary/Owner Project Contract - Erected

Ceiling Insulation: No Fiberglass Batt Insulation Included  
CeilingType: Perforated Steel  
Ceiling Nailers: 4' 0" OC Spacing  
Ceiling Hatch: Cleary ceiling hatch (Owner Locate with Foreman on Job Site)  
Ceiling Perimeter Nailer (Not required with ceiling ladder frame)  
A total of 0 cut outs are included in this total project (for electrical/plumbing, etc) in the interior finishes, any additional cut outs will be an extra charge.

### Elevations for Building 1



**North Side Wall 1 on Building 1**

Note: These colors are as close to the actual colors as permitted by printing. Actual metal samples must be reviewed with your Sales Specialist. Colors vary depending upon position and angles.

#### Exterior Finishes

Side Wall 1 on Building 1  
Siding: Grand Rib 3 Plus  
Tyvek: None  
Wainscot: Grand Rib 3 Plus (Height is 3'-4" above the 100' mark)  
Wainscot Filler Strips: None  
Eave Filler Strips: None  
Treated Plank Filler Strips: None

#### Ventilation

Side Wall 1 on Building 1  
Overhang: 18" Aluminum soffit (Sidewall) with vented soffit  
OSB air deflector at the eaves to protect blown in ceiling insulation

#### Accessories

Side Wall 1 on Building 1  
Walk Door(s):



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## Cleary/Owner Project Contract - Erected

Plyco Series 20 Blocked 3'-0"x6'-8"

Distance from left edge of wall to left edge: 1' 7"

Distance from 100'+0" mark to bottom of door plus: 4"

Anchor: ANCHOR KIT (WOOD)

Closer: No Closer

Dead Bolt: Commercial Interlocking Deadbolt

Door Chain: No Chain

Embossment: No Embossment

Frame: 2x6

Hinge: 4" 304 STAINLESS STEEL FIXED PIN

Jamb: 3 1/2" Insulated Jamb

Kick Plate: No Kick Plate

Latch Guard: No Latch Guard

Latch: None

Lockset: Commercial Interconnecting Lockset

Panic Hardware: No Panic Hardware

Skin: Blank

Swing: Left Hand Swing In Single Door

Window: None

Keyed Alike. Group 1

Window(s):

Plyco CTW-E 550 (Step Saver) 5'-0"x2'-0"

Distance from left edge of wall to left edge: 2' 7 1/2"

Distance from 100'+0" mark to top of window plus: 210"

Altitude: N/A

Frame Out: 2x6

Frame: Step-Saver

Frosted: N/A

Glass: Insulated Double Pane

Grid: N/A

Interior Frame: N/A

Low E: Low-E / Warm Edge

Screen: No-Screen

Slide: Fixed Lite

Tempered: N/A

Tint: N/A



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Doc ID: 5129820200625142337

## Cleary/Owner Project Contract - Erected

Plyco CTW-E 550 (Step Saver) 5'-0"x2'-0"

Distance from left edge of wall to left edge: 18' 8 1/4"  
Distance from 100'+0" mark to top of window plus: 210"  
Altitude: N/A  
Frame Out: 2x6  
Frame: Step-Saver  
Frosted: N/A  
Glass: Insulated Double Pane  
Grid: N/A  
Interior Frame: N/A  
Low E: Low-E / Warm Edge  
Screen: No-Screen  
Slide: Fixed Lite  
Tempered: N/A  
Tint: N/A

Plyco CTW-E 550 (Step Saver) 5'-0"x2'-0"

Distance from left edge of wall to left edge: 40' 2 1/4"  
Distance from 100'+0" mark to top of window plus: 210"  
Altitude: N/A  
Frame Out: 2x6  
Frame: Step-Saver  
Frosted: N/A  
Glass: Insulated Double Pane  
Grid: N/A  
Interior Frame: N/A  
Low E: Low-E / Warm Edge  
Screen: No-Screen  
Slide: Fixed Lite  
Tempered: N/A  
Tint: N/A

Plyco CTW-E 550 (Step Saver) 5'-0"x2'-0"

Distance from left edge of wall to left edge: 56' 2 1/4"  
Distance from 100'+0" mark to top of window plus: 210"  
Altitude: N/A  
Frame Out: 2x6  
Frame: Step-Saver  
Frosted: N/A  
Glass: Insulated Double Pane  
Grid: N/A  
Interior Frame: N/A  
Low E: Low-E / Warm Edge  
Screen: No-Screen  
Slide: Fixed Lite  
Tempered: N/A  
Tint: N/A

### Interior Finishes / Insulation

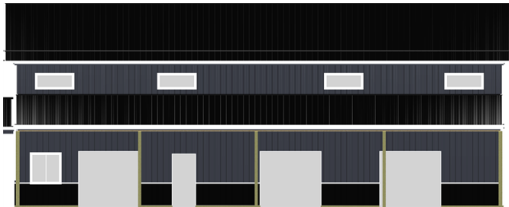


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## Cleary/Owner Project Contract - Erected

Side Wall 1 on Building 1  
Condensation Control: None  
Insulation: None



### South Side Wall 2 on Building 1

Note: These colors are as close to the actual colors as permitted by printing. Actual metal samples must be reviewed with your Sales Specialist. Colors vary depending upon position and angles.

#### Exterior Finishes

Side Wall 2 on Building 1  
Siding: Grand Rib 3 Plus  
Tyvek: None  
Wainscot: Grand Rib 3 Plus (Height is 3'-4" above the 100' mark)  
Wainscot Filler Strips: None  
Eave Filler Strips: None  
Treated Plank Filler Strips: None

#### Ventilation

Side Wall 2 on Building 1  
Overhang: 18" Aluminum soffit (Sidewall) with vented soffit  
OSB air deflector at the eaves to protect blown in ceiling insulation

#### Accessories

Side Wall 2 on Building 1

Frame Out(s):

2x6 frame out for Walk Door with J-Trim

3' 0" Width x 6' 8" Height

Distance from left edge of wall to left edge: Distance from left edge of wall to left edge: 20' 8"

Distance from 100'+0" mark to bottom of frame out plus: 4"

The Cleary Building Corp. warranty does not cover purchaser supplied components. Purchaser supplied components must be new or as new for Cleary building Corp. to install.

Overhead Frame Out(s):

8' 0" Width x 7' 0" Height

Headroom Available: 10' 7"

Additional Header material required: None

Distance from left edge of wall to left edge: 8' 4 1/2"

Distance from 100'+0" mark to bottom of the overhead frame out plus: 4"

Overhead frame out to be designed for High Lift Door.

**OVERHEAD DOOR NOT INCLUDED UNLESS OTHERWISE NOTED IN WRITING IN THE ADDITIONAL BUILDING COMPONENTS OR CLOPAY BUILDING PRODUCTS SECTION.**



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## Cleary/Owner Project Contract - Erected

8' 0" Width x 7' 0" Height

Headroom Available: 10' 7"

Additional Header material required: None

Distance from left edge of wall to left edge: 32' 1 1/2"

Distance from 100'+0" mark to bottom of the overhead frame out plus: 4"

Overhead frame out to be designed for High Lift Door.

**OVERHEAD DOOR NOT INCLUDED UNLESS OTHERWISE NOTED IN WRITING IN THE ADDITIONAL BUILDING COMPONENTS OR CLOPAY BUILDING PRODUCTS SECTION.**

8' 0" Width x 7' 0" Height

Headroom Available: 10' 7"

Additional Header material required: None

Distance from left edge of wall to left edge: 47' 9 1/2"

Distance from 100'+0" mark to bottom of the overhead frame out plus: 4"

Overhead frame out to be designed for High Lift Door.

**OVERHEAD DOOR NOT INCLUDED UNLESS OTHERWISE NOTED IN WRITING IN THE ADDITIONAL BUILDING COMPONENTS OR CLOPAY BUILDING PRODUCTS SECTION.**

Window(s):

Plyco CTBE 4'-0"x4'-0"

Distance from left edge of wall to left edge: 2' 0 3/4"

Distance from 100'+0" mark to top of window plus: 86"

Altitude: N/A

Frame Out: 2x6

Frame: Step-Saver

Frosted: N/A

Glass: Insulated Double Pane

Grid: N/A

Interior Frame: N/A

Low E: Low-E / Warm Edge

Screen: Screen

Slide: Horizontal (Single Slider)

Tempered: N/A

Tint: N/A



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## Cleary/Owner Project Contract - Erected

Plyco CTW-E 550 (Step Saver) 5'-0"x2'-0"

Distance from left edge of wall to left edge: 2' 9"  
Distance from 100'+0" mark to top of window plus: 210"  
Altitude: N/A  
Frame Out: 2x6  
Frame: Step-Saver  
Frosted: N/A  
Glass: Insulated Double Pane  
Grid: N/A  
Interior Frame: N/A  
Low E: Low-E / Warm Edge  
Screen: No-Screen  
Slide: Fixed Lite  
Tempered: N/A  
Tint: N/A

Plyco CTW-E 550 (Step Saver) 5'-0"x2'-0"

Distance from left edge of wall to left edge: 18' 9"  
Distance from 100'+0" mark to top of window plus: 210"  
Altitude: N/A  
Frame Out: 2x6  
Frame: Step-Saver  
Frosted: N/A  
Glass: Insulated Double Pane  
Grid: N/A  
Interior Frame: N/A  
Low E: Low-E / Warm Edge  
Screen: No-Screen  
Slide: Fixed Lite  
Tempered: N/A  
Tint: N/A

Plyco CTW-E 550 (Step Saver) 5'-0"x2'-0"

Distance from left edge of wall to left edge: 40' 7"  
Distance from 100'+0" mark to top of window plus: 210"  
Altitude: N/A  
Frame Out: 2x6  
Frame: Step-Saver  
Frosted: N/A  
Glass: Insulated Double Pane  
Grid: N/A  
Interior Frame: N/A  
Low E: Low-E / Warm Edge  
Screen: No-Screen  
Slide: Fixed Lite  
Tempered: N/A  
Tint: N/A





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## Cleary/Owner Project Contract - Erected

Plyco CTW-E 550 (Step Saver) 5'-0"x2'-0"  
Distance from left edge of wall to left edge: 56' 4 1/2"  
Distance from 100'+0" mark to top of window plus: 210"  
Altitude: N/A  
Frame Out: 2x6  
Frame: Step-Saver  
Frosted: N/A  
Glass: Insulated Double Pane  
Grid: N/A  
Interior Frame: N/A  
Low E: Low-E / Warm Edge  
Screen: No-Screen  
Slide: Fixed Lite  
Tempered: N/A  
Tint: N/A

### Interior Finishes / Insulation

Side Wall 2 on Building 1  
Condensation Control: None  
Insulation: None



### West End Wall 1 on Building 1

Note: These colors are as close to the actual colors as permitted by printing. Actual metal samples must be reviewed with your Sales Specialist. Colors vary depending upon position and angles.

### Exterior Finishes

End Wall 1 on Building 1  
Siding: Grand Rib 3 Plus  
Tyvek: None  
Wainscot: Novabrik (Split face) (Height is 3'-7" above the 100' mark)  
Wainscot Filler Strips: None  
Gable Filler Strips: Gable filler strips not included.  
Treated Plank Filler Strips: None

### Ventilation

End Wall 1 on Building 1  
Overhang: 18" Aluminum soffit (Endwall) with vented soffit

### Accessories

End Wall 1 on Building 1  
Frame Out(s):



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## Cleary/Owner Project Contract - Erected

2x6 frame out for Walk Door with J-Trim

6' 0" Width x 6' 8" Height

Distance from left edge of wall to left edge: Distance from left edge of wall to left edge: 17' 7"

Distance from 100'+0" mark to bottom of frame out plus: 4"

The Cleary Building Corp. warranty does not cover purchaser supplied components. Purchaser supplied components must be new or as new for Cleary building Corp. to install.

### Gable Porch(es)

#### Gable Porch

Starting at 10' 5" from the left edge of End Wall 1 on Building 1

Ending at 30' 5" from the left edge of End Wall 1 on Building 1

Width x Length: 20' 0" x 8' 0"

Roof Pitch: 4/12

Eave Height: 10' 11"

Clearance Height: 9' 7"

OSB backing at connection to building

Vented Soffit Ceiling on the porch.

Porch Soffit Color: Snow

Foundation Type: In Ground

Concrete Floor: Yes - Supplied by Cleary (Concrete not included unless otherwise noted in writing in the Additional Building Components section)

Endwall Overhang: 12" Aluminum soffit (Endwall) with vented soffit.

Sidewall 1 Overhang: 12" Aluminum soffit (Sidewall) with vented soffit

Sidewall 2 Overhang: 12" Aluminum soffit (Sidewall) with vented soffit.

Condensation Control: None

Column Wrap: None

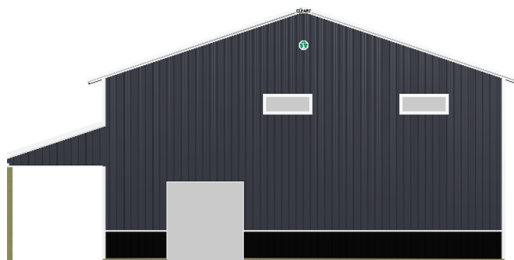
Column Wrap Color: None

### Interior Finishes / Insulation

End Wall 1 on Building 1

Condensation Control: None

Insulation: None



**East End Wall 2 on Building 1**

Note: These colors are as close to the actual colors as permitted by printing. Actual metal samples must be reviewed with your Sales Specialist. Colors vary depending upon position and angles.

### Exterior Finishes

End Wall 2 on Building 1

Siding: Grand Rib 3 Plus



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Tyvek: None  
Wainscot: Grand Rib 3 Plus (Height is 3'-4" above the 100' mark)  
Wainscot Filler Strips: None  
Gable Filler Strips: Gable filler strips not included.  
Treated Plank Filler Strips: None

### Ventilation

End Wall 2 on Building 1  
Overhang: 18" Aluminum soffit (Endwall) with vented soffit

### Accessories

End Wall 2 on Building 1  
Overhead Frame Out(s):  
8' 0" Width x 8' 0" Height  
Headroom Available: 10' 4"  
Additional Header material required: None  
Distance from left edge of wall to left edge: 6' 9 1/8"  
Distance from 100'+0" mark to bottom of the overhead frame out plus: 4"  
Overhead frame out to be designed for High Lift Door.

**OVERHEAD DOOR NOT INCLUDED UNLESS OTHERWISE NOTED IN WRITING IN THE ADDITIONAL BUILDING COMPONENTS OR CLOPAY BUILDING PRODUCTS SECTION.**

### Window(s):

Plyco CTW-E 550 (Step Saver) 5'-0"x2'-0"  
Distance from left edge of wall to left edge: 16' 10 1/16"  
Distance from 100'+0" mark to top of window plus: 210"  
Altitude: N/A  
Frame Out: 2x6  
Frame: Step-Saver  
Frosted: N/A  
Glass: Insulated Double Pane  
Grid: N/A  
Interior Frame: N/A  
Low E: Low-E / Warm Edge  
Screen: No-Screen  
Slide: Fixed Lite  
Tempered: N/A  
Tint: N/A



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## Cleary/Owner Project Contract - Erected

Plyco CTW-E 550 (Step Saver) 5'-0"x2'-0"  
Distance from left edge of wall to left edge: 31' 1"  
Distance from 100'+0" mark to top of window plus: 210"  
Altitude: N/A  
Frame Out: 2x6  
Frame: Step-Saver  
Frosted: N/A  
Glass: Insulated Double Pane  
Grid: N/A  
Interior Frame: N/A  
Low E: Low-E / Warm Edge  
Screen: No-Screen  
Slide: Fixed Lite  
Tempered: N/A  
Tint: N/A

### **Interior Finishes / Insulation**

End Wall 2 on Building 1  
Condensation Control: None  
Insulation: None

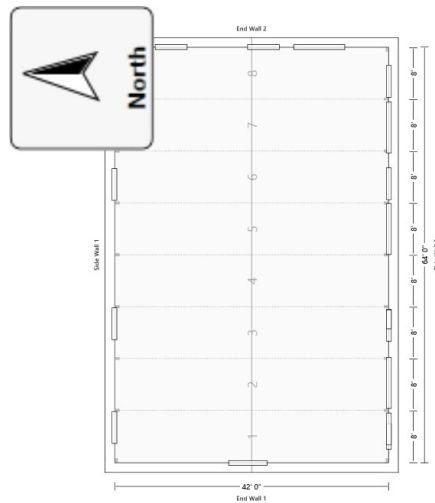


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## Cleary/Owner Project Contract - Erected

# Floor Plan



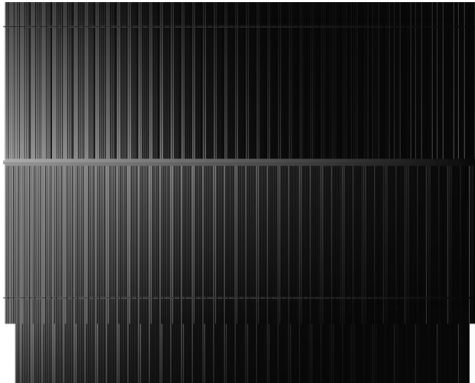


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## Cleary/Owner Project Contract - Erected

### Aerial View



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## Cleary/Owner Project Contract - Erected

### Project Colors

#### Building

##### Siding

Grand Rib 3 Plus: Charcoal Gray  
Corner Trim: Snow

##### Wainscot

Grand Rib 3 Plus: Crinkle Finish - Matte Black  
Novabrik: Aspen Gray  
Cap AZ-2 Trim: Snow  
Bottom Trim: Crinkle Finish - Matte Black

##### Roof

Grand Rib 3 Plus: Crinkle Finish - Matte Black

##### Trim

Gable: Snow  
Eave/Fascia: Snow  
Ridge Cap: Crinkle Finish - Matte Black  
Trim Color Unless Otherwise Specified: Snow

##### Ceiling

Perforated Steel: Snow (Building 1)

#### Overhangs

##### Overhangs

Soffit: Snow  
WallToSoffitTrim: Charcoal Gray  
CeilingEnclosureTrim: Snow

#### Overhead Frameouts

##### Overhead Frameout

J-Trim: Snow

#### Walk Doors

##### Walk Doors

Series 20 Blocked 3068: Snow

##### Trim

J-Trim: Snow

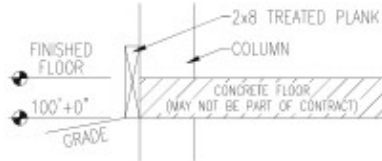
#### Windows

##### Windows

Plyco CTBE: Snow

## Cleary/Owner Project Contract - Erected

### Truss Type



Note: Clearance may be reduced by finished floor height.



Roof Pitch:	<b>4/12</b>
Roof Peak Height:	<b>26' 8"</b>
"A" = Actual Eave Height:	<b>19' 8"</b>
"B" = Truss clearance at heel:	<b>18' 0"</b>
(Truss clearance = 1'-0" less than nominal eave height, in most cases. If nested purlins are used, truss clearance will be increased by 4".)	
"C" = Truss clearance at center:	<b>20' 1"</b>
(Truss clearance at the center of the bulding with an RLC truss will be greater than the clearance at the heel.) See page PL-6 in the price book for clearances.	

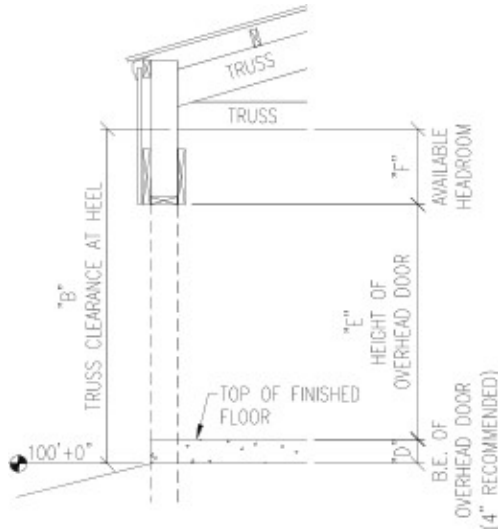
### Contingencies

Contract contingent on Financing and bank approval. If building contingency is not approved, Purchaser to receive down payment of \$38,616 back in full. Approval is expected by 7/15/20

### Overhead Frameout & Headroom



## Cleary/Owner Project Contract - Erected



"D" = Bottom elevation (B.E.) of overhead door: **0' 4"**  
The bottom of all overhead doors (top of finished floor) are recommended to be placed at 4" above the 100'-0" mark (100'-4"). In building without paved floors, B.E. of doors may be lower - e.g. 100'-0".

"E" = Height of overhead door: **8' 0"**  
Overhead door height = the height of the overhead door being placed in this building.

"F" = Available headroom: **10' 4"**  
Available headroom = the space available for overhead door tracks and openers. If a ceiling is installed, headroom will be reduced by about 1". Door headroom requirements must be confirmed with the door supplier.

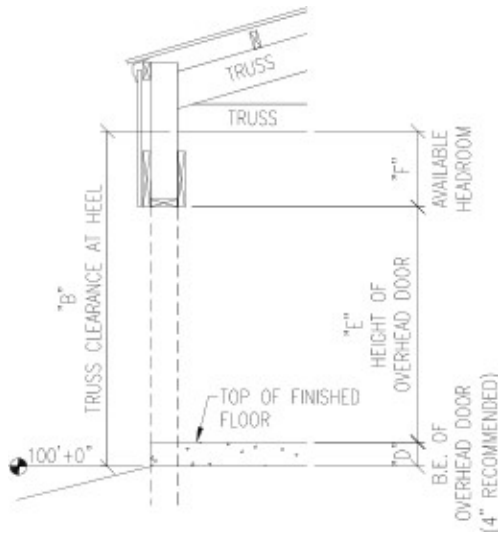
Headroom calculation formula:

$$("B") - ("D") - ("E") = ("F")$$

(Truss Clearance) - (B.E. of overhead door) - (Overhead door height) = (Available headroom)

Example:

$$(10'-0") - (4") - (8'-0") = (1'-8" \text{ of available headroom})$$



"D" = Bottom elevation (B.E.) of overhead door: **0' 4"**  
The bottom of all overhead doors (top of finished floor) are recommended to be placed at 4" above the 100'-0" mark (100'-4"). In building without paved floors, B.E. of doors may be lower - e.g. 100'-0".

"E" = Height of overhead door: **7' 0"**  
Overhead door height = the height of the overhead door being placed in this building.

"F" = Available headroom: **10' 7"**  
Available headroom = the space available for overhead door tracks and openers. If a ceiling is installed, headroom will be reduced by about 1". Door headroom requirements must be confirmed with the door supplier.

Headroom calculation formula:

$$("B") - ("D") - ("E") = ("F")$$

(Truss Clearance) - (B.E. of overhead door) - (Overhead door height) = (Available headroom)

Example:

$$(10'-0") - (4") - (8'-0") = (1'-8" \text{ of available headroom})$$



# City of Madison Fire Department

30 West Mifflin Street, 8<sup>th</sup> & 9<sup>th</sup> Floors, Madison, WI 53703-2579

Phone: 608-266-4420 • Fax: 608-267-1100 • E-mail: [fire@cityofmadison.com](mailto:fire@cityofmadison.com)

**Project Address:** 1018 and 1034 Walsh Road

**Contact Name & Phone #:** Steven Ritzer (608) 469-4774

## FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system? <b>If non-sprinklered</b> , fire lanes extend to within 150-feet of all portions of the exterior wall? <b>If sprinklered</b> , fire lanes are within 250-feet of all portions of the exterior wall?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A
2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs? a) Is the fire lane a minimum unobstructed width of at least 20-feet? b) Is the fire lane unobstructed with a vertical clearance of at least 13½-feet? c) Is the minimum inside turning radius of the fire lane at least 28-feet? d) Is the grade of the fire lane not more than a slope of 8%? e) Is the fire lane posted as fire lane? (Provide detail of signage.) f) Is a roll-able curb used as part of the fire lane? (Provide detail of curb.) g) Is part of a sidewalk used as part of the required fire lane? (Must support +85,000 lbs.)	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A
3. Is the fire lane obstructed by security gates or barricades? If yes: a) Is the gate a minimum of 20-feet clear opening? b) Is an approved means of emergency operations installed, key vault, padlock or key switch?	<input type="checkbox"/> Yes <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input type="checkbox"/> N/A
4. Is the Fire lane dead-ended with a length greater than 150-feet? If yes, does the area for turning around fire apparatus comply with IFC D103?	<input type="checkbox"/> Yes <input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A
5. Is any portion of the building to be used for high-piled storage in accordance with IFC Chapter 3206.6 If yes, see IFC 3206.6 for further requirements.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
6. Is any part of the building <u>greater than 30-feet</u> above the grade plane? If yes, answer the following questions: a) Is the aerial apparatus fire lane parallel to one entire side of the building and covering at least 25% of the perimeter? b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building? c) Are there any overhead power or utility lines located across the aerial apparatus fire lane? d) Are there any tree canopies expected to grow across the aerial fire lane? (Based on mature canopy width of tree species) e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet? f) Is the space between the aerial lane and the building free of trees exceeding 20' in heights?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/> No <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A
7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants? <i>Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus.</i> a) Is the fire lane at least 26' wide for at least 20-feet on each side of the hydrants? b) Is there at least 40' between a hydrant and the building? c) Are the hydrant(s) setback no less than 5-feet nor more than 10-feet from the curb or edge of the street or fire lane? d) Are hydrants located in parking lot islands a minimum of 3½-feet from the hydrant to the curb? e) Are there no obstructions, including but not limited to: power poles, trees, bushes, fences, posts located, or grade changes exceeding 1½-feet, within 5-feet of a fire hydrant? <i>Note: Hydrants shall be installed and in-service prior to combustible construction on the project site.</i>	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A

Attach an additional sheet if further explanation is required for any answers.

This worksheet is based on **MGO 34.503** and **IFC 2012 Edition Chapter 5 and Appendix D**; please see the codes for further information.