

Zilber Property Group

C251 ZILBER INDUSTRIAL @ CALEDONIA CORPORATE PARK

Northwestern Ave & East Frontage Road, Caledonia WI, 53126

ZILBER

PROPERTY GROUPSM

zimmerman
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CONSTRUCTION DOCUMENTS

06/09/2026

ARCHITECT:



Civil Engineer, Landscape Architect:



15850 W. Bluemound Road | Suite 210
 Brookfield, WI 53005
 Phone: (262) 754-8888
 Fax: (262) 754-8850

Structural Engineer:



16745 W Bluemound Rd,
 Brookfield, WI 53005
 Phone: (262) 781-1000

General Contractor:



5301 99th Avenue
 Kenosha, WI 53144
 Phone: (262) 658-0312

Site Lighting:



2007 Pewaukee Rd.
 Waukesha, WI 53188
 Phone: (262) 953-6813

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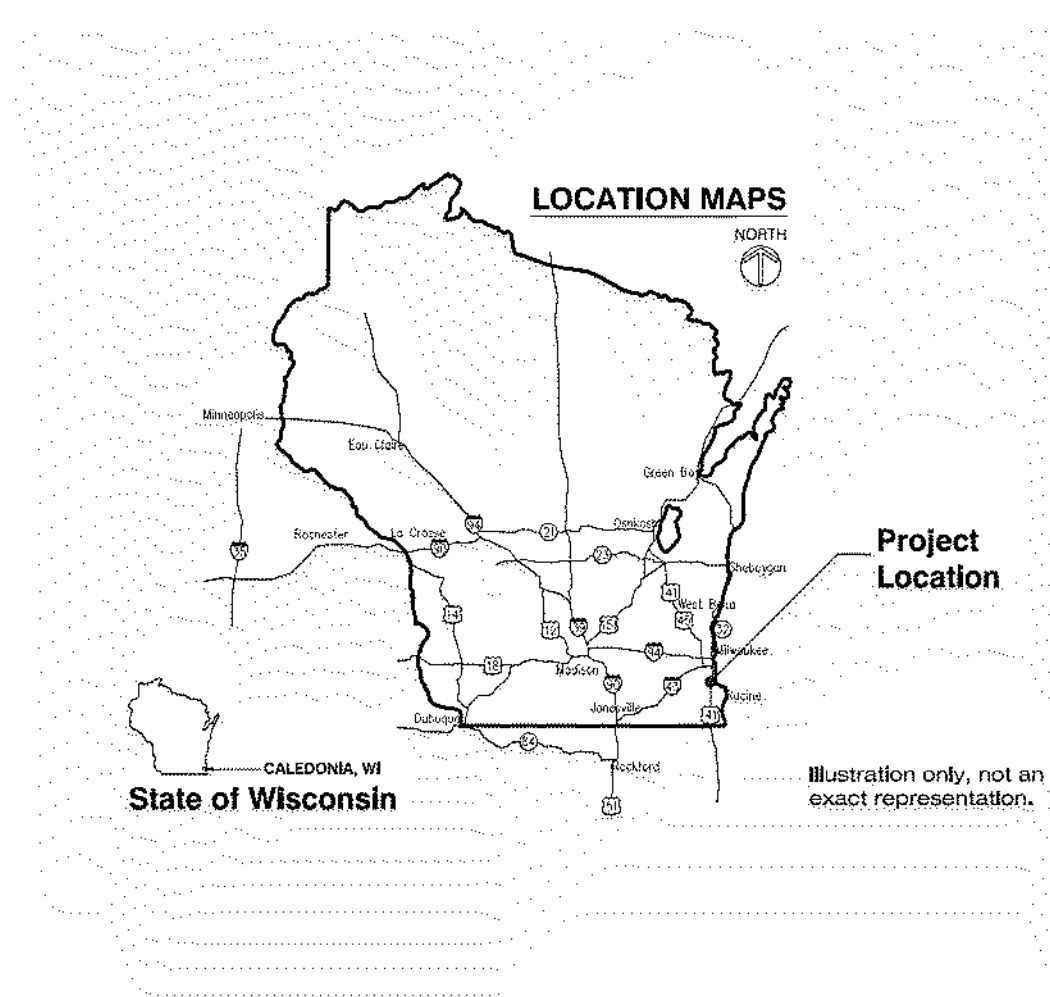
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CIVIL "C" SERIES

LANDSCAPE "L" SERIES

ARCHITECTURAL "A" SERIES

STRUCTURAL "S" SERIES

FOR CONSTRUCTION

Project:
 C251 ZILBER INDUSTRIAL
 @ CALEDONIA
 CORPORATE PARK

No.	Date	Description
1	2/9/2026	BSD Submittal
2	3/27/26	Village BSD Pre-submittal
3	3/30/26	ISSUED FOR BID
4	04/22/26	VILLAGE COMMENTS: BSD SET

Project No.:
 260093.00

Sheet No.:

T0.0

STATEMENT OF SPECIAL INSPECTIONS (IBC 2021 SECTION 1704.3)

CONTINUAL PERIODIC	PERFORM OBSERVE DOCUMENT	DESCRIPTION	CONTINUAL PERIODIC	PERFORM OBSERVE DOCUMENT	DESCRIPTION
<p>SPECIAL CASES FOR WIND RESISTANCE (1705.12):</p> <ul style="list-style-type: none"> > Special inspections in these sections are required for all buildings in Exposure Category B where V is 150mph or greater and in Exposure Categories C and D where V is 140mph or greater. 					
<p>REQUIRED VERIFICATION AND INSPECTIONS</p>					
<p>Cold-formed steel light-frame construction (1705.12.2)</p> <ul style="list-style-type: none"> - x Welding operations of elements of the main windforce-resisting system. - x Sawn attachment, bolting, anchoring and other fastening of elements of the main windforce-resisting system, including shear walls, braces, diaphragms, collectors and hold-downs. - x Exception: Not required for cold-formed steel light-frame shear walls and diaphragms, including sheathing, bolting, anchoring and other fastening to components of the windforce-resisting system, where either of the following applies: <ul style="list-style-type: none"> > The sheathing is gypsum board or fiberboard. > The sheathing is wood structural panel or steel sheets on only one side of the shear wall, shear panel or diaphragm assembly and the specified fastener spacing at panel or sheet edge is more than 4 inches on center. 					
<p>Wind-resisting components (1705.12.3)</p> <ul style="list-style-type: none"> - x Roof covering, roof deck and roof framing connections. - x Exterior wall covering and wall connections to roof and floor diaphragms and framing. 					
<p>SPECIAL INSPECTION NOTES:</p> <p>Special inspections are required for materials, installation, fabrication, erection or placement of components and connections requiring special expertise to insure compliance with approved construction documents and applicable referenced standards. The Owner or a registered design professional in responsible charge related to the Owner and acting as the Owner's agent shall employ one or more approved agencies to provide inspectors during construction on the types of work listed under IBC Section 1705.</p> <p>Special inspectors must be approved by the building official and be objective, competent and independent from the contractor responsible for the work being inspected. Special inspectors must have the adequate equipment to perform required tests, and experienced personnel educated in conducting, supervising, and evaluating tests and special inspections. Any approved agency must provide written documentation of qualifications to the building official in accordance with IBC Section 1704.2.1.</p> <p>Material approval, performance tests, labeling, and evaluation shall be in compliance with IBC Section 1703.</p> <p>Construction requiring special inspections must be accessible and exposed for inspection and testing purposes until completion of inspections and tests (1704.2.2).</p> <p>Special inspectors shall keep records of inspections per 1704.2.4. The Special Inspector shall furnish inspection reports to the building official and to the registered design professional in responsible charge. Reports shall indicate that the work inspected was done in conformance to approved construction documents. In addition to the reports for the special inspections and tests, the owner or owner's authorized agent shall submit reports and certificates per IBC 2021 Section 1704.5.</p> <p>Discrepancies shall be brought to the immediate attention of the contractor for correction. If they are not corrected the discrepancies shall be brought to the attention of the building official and to the registered design professional in responsible charge prior to the completion of that phase of the work.</p> <p>A final report of inspections documenting required special inspections and tests, and correction of any discrepancies noted in the inspectors shall be submitted periodically at a point in time agreed upon by the permit applicant and the building official prior to the start of the work.</p> <p>Where fabrication of structural load-bearing or lateral load resisting members and assemblies is being performed on the premises of a fabricator's shop, special inspection of the fabricated items shall be performed during fabrication in accordance with section 1704.2.5 except where the fabricator has been approved to perform work without special inspections in accordance with Section 1704.2.5.1. Approved fabricators, approved in accordance with 1704.2.5.1 shall submit a certificate of compliance upon completion of fabrication.</p> <p>Each contractor responsible for the construction of a main wind- or seismic force resisting system, designated seismic system or a wind- or seismic force-resisting component listed in the statement of special inspections shall submit a written statement of responsibility to the building official and the owner or owner's authorized agent prior to the commencement of work on the system or component per IBC 2021 Section 1704.4.</p>					
<p>STEEL CONSTRUCTION (1705.13.1)</p> <p>Special Inspections for seismic resistance shall be in accordance with Section 1705.13.1.1 or 1705.13.1.2, as applicable. 1705.13.1.1 & 1705.13.1.2. Seismic force-resisting systems. Special inspections of structural steel in the seismic force-resisting systems and elements in the resisting system of buildings and structures assigned to Seismic Design Category B, C, D, E or F shall be performed in accordance with the quality assurance requirements of AISC 341 as indicated below.</p> <ul style="list-style-type: none"> > Observe shall mean to observe items indicated on a random basis. > Perform shall mean to perform tasks on each element (welded joint/member, bolted joint/member, or steel element in composite construction). > Document shall mean the inspector shall prepare reports indicating that the work has been performed in accordance with the contract documents. <p>REQUIRED VERIFICATION AND INSPECTIONS</p>					
<p>STEEL CONSTRUCTION (1705.13.2)</p> <p>Steel construction shall be inspected and verified in accordance with the requirements of Sections 1705.2. Special inspection for structural steel shall be in accordance with the quality assurance inspection requirements of AISC 360-16 Chapter N.</p> <ul style="list-style-type: none"> > Observe shall mean to observe items indicated on a random basis. > Perform shall mean to perform tasks on each element (welded joint/member, bolted joint/member) <p>REQUIRED VERIFICATION AND INSPECTIONS</p>					
<p>OPEN-WEB STEEL JOISTS AND JOIST GIRDERS (1705.2.3 & TABLE 1705.2.3):</p> <p>REQUIRED VERIFICATION AND INSPECTIONS</p>					
CONTINUAL PERIODIC	PERFORM OBSERVE	DESCRIPTION	CONTINUAL PERIODIC	PERFORM OBSERVE	DESCRIPTION
x	x	1. Installation of open-web steel joists and joist girders	x	x	1. End connections - welded or bolted Reference Standards: SJI specifications listed in Section 2207.1
x	x	2. Bridging - horizontal diaphragm	x	x	1. Standard Bridging Reference Standards: SJI specifications listed in Section 2207.1
x	x	3. Bridging that differs from the SJI specifications listed in Section 2207.1	x	x	2. Bridging that differs from the SJI specifications listed in Section 2207.1
<p>COLD-FORMED STEEL DECK (1705.2.2):</p> <p>Special inspections of cold-formed steel deck shall be in accordance with SDI QA/QC-2017, "Standard for Quality Control and Quality Assurance for the Installation of Steel Deck".</p> <ul style="list-style-type: none"> > Observe shall mean to inspect items indicated on a periodic basis. > Perform shall mean to perform these tasks prior to final acceptance for each item or element. <p>REQUIRED VERIFICATION AND INSPECTIONS</p>					
CONTINUAL PERIODIC	PERFORM OBSERVE	DESCRIPTION	CONTINUAL PERIODIC	PERFORM OBSERVE	DESCRIPTION
x	x	1. Inspection or Execution Tasks Prior to Deck Placement (Table 1.1)	x	x	1. Verify compliance of materials (deck and all deck accessories) with construction documents, including profiles, material properties, and base metal thickness. Reference Standards: TMS 602: Art 1.5
x	x	2. Inspection or Execution Tasks After Deck Placement (Table 1.2)	x	x	a. Verify compliance of deck and all deck accessories installation with construction documents b. Document acceptance or rejection of deck and deck accessories. Reference Standards: TMS 602: Art 1.5
x	x	3. Inspection or Execution Tasks Prior to Welding (Table 1.3)	x	x	a. Welding procedure specifications (WPS) available. b. Manufacturer certifications for welding consumables available. c. Material identification (type/grade) d. Check welding equipment. Reference Standards: TMS 602: Art 3.4, 3.6A
x	x	4. Inspection or Execution Tasks During Welding (Table 1.4)	x	x	a. Use of qualified welders b. Control and handling of welding consumables c. Environmental conditions (wind speed, moisture, temperature) d. WPS followed Reference Standards: TMS 602: Art 1.6D
x	x	5. Inspection or Execution Tasks After Welding (Table 1.5)	x	x	a. Verify size and location of welds, including support, setback, and perimeter welds. b. Welds meet visual acceptance criteria. c. Verify repair activities. d. Document acceptance or rejection of welds. Reference Standards: TMS 602: Art 3.2D, 3.2F
x	x	6. Inspection or Execution Tasks Prior to Mechanical Fastening (Table 1.6)	x	x	a. Manufacturer installation instructions available for mechanical fasteners. b. Proper tools available for fastener installation. c. Proper storage for mechanical fasteners. Reference Standards: TMS 602: Art 1.5
x	x	7. Inspection or Execution Tasks During Mechanical Fastening (Table 1.7)	x	x	a. Fasteners are positioned as required. b. Fasteners are installed in accordance with manufacturer's instructions. c. Fasteners are installed in accordance with manufacturer's instructions. Reference Standards: TMS 602: Art 1.5
x	x	8. Inspection or Execution Tasks After Mechanical Fastening (Table 1.8)	x	x	a. Check spacing, type, and installation of support fasteners. b. Check spacing, type, and installation of sidelap fasteners. c. Check spacing, type, and installation of perimeter fasteners. d. Verify repair activities. e. Document acceptance or rejection of mechanical fasteners. Reference Standards: TMS 602: Art 3.3F
<p>CONCRETE CONSTRUCTION (TABLE 1705.3):</p> <p>REQUIRED VERIFICATION AND INSPECTIONS</p>					
CONTINUAL PERIODIC	PERFORM OBSERVE	DESCRIPTION	CONTINUAL PERIODIC	PERFORM OBSERVE	DESCRIPTION
x	x	1. Inspect reinforcement, including prestressing tendons, and verify placement.	x	x	1. Inspect reinforcement, including prestressing tendons, and verify placement. Reference Standards: ACI 318: Ch. 20, 25.2, 25.3, 26.9-1, 26.6.3
x	x	2. Reinforcing Bar Welding	x	x	a. Verify weldability of reinforcing bars other than ASTM A706 b. Inspect Single Pass File Welds, Maximum 5/16" Reference Standards: ACI 318: 26.6.4
x	x	3. Inspect All Other Walls	x	x	a. Inspect All Other Walls Reference Standards: ACI 318: 17.8.2
x	x	4. Inspection of anchors post-installed in hardened concrete	x	x	a. Adhesive anchors installed in horizontally or upwardly inclined orientations to resist sustained tension loads. b. Mechanical anchors and adhesive anchors not defined in 4a Reference Standards: ACI 318: 17.8.2.4
x	x	5. Verifying use of required design mix	x	x	a. Mechanical anchors and adhesive anchors not defined in 4a Reference Standards: 17.8.2
x	x	6. Prior to concrete placement, fabricate specimens for strength tests, perform slump and air content tests, and determine the temperature of the concrete	x	x	a. Adhesive anchors installed in horizontally or upwardly inclined orientations to resist sustained tension loads. b. Mechanical anchors and adhesive anchors not defined in 4a Reference Standards: ACI 318: Ch. 19, 26.4.3, 26.4.4; IBC-2021: 1904.1, 1904.2
x	x	7. Inspect concrete and shotcrete placement for proper application techniques	x	x	a. Verify maintenance of specified curing temperature and techniques Reference Standards: ACI 318: 26.5.3, 26.5.5
x	x	8. Inspect prestressed concrete for:	x	x	a. Application of prestressing force b. Grouting of bonded prestressing tendons Reference Standard: ACI 318: 26.10
x	x	9. Inspect erection of precast concrete members	x	x	a. Inspect erection of precast concrete members Reference Standard: ACI 318: Ch. 26.9
x	x	10. Inspect concrete diaphragm connections or reinforcement at joints classified as moderate or high deformability elements (MDE or HDE) in structures assigned to Seismic Design Category C, D, E, or F, inspect such connections and reinforcement in the field for:	x	x	a. Installation of the embedded parts b. Completion of the continuity of reinforcement across joints. Reference Standards: ACI 318: 26.13.13
x	x	11. Inspect installation tolerances of precast concrete diaphragm connections for compliance with ACI 308.5	x	x	a. Completion of connections in the field Reference Standard: ACI 318: 26.13.13
x	x	12. Verification of in-situ concrete strength, prior to stressing of tendons in post-tensioned concrete and prior to the removal of shores and forms from beams and structural slabs.	x	x	a. Verification of in-situ concrete strength, prior to stressing of tendons in post-tensioned concrete and prior to the removal of shores and forms from beams and structural slabs. Reference Standards: ACI 318: 26.11.2
x	x	13. Inspect formwork for shape, location and dimensions of the concrete members being formed	x	x	a. Inspect formwork for shape, location and dimensions of the concrete members being formed Reference Standard: ACI 318: 26.11.2(b)
<p>COLD-FORMED STEEL LIGHT-FRAME CONSTRUCTION (1705.13.3)</p> <p>For the seismic force-resisting systems of structures assigned to Seismic Design Category C, D, E or F.</p> <p>REQUIRED VERIFICATION AND INSPECTIONS</p>					
CONTINUAL PERIODIC	PERFORM OBSERVE	DESCRIPTION	CONTINUAL PERIODIC	PERFORM OBSERVE	DESCRIPTION
x	x	1. Welding operations of elements of the seismic force-resisting system.	x	x	1. Sawn attachment, bolting, anchoring and other fastening of elements of the seismic force-resisting system, including shear walls, braces, diaphragms, collectors (drag struts) and hold-downs. Exception: Not required for cold-formed steel light-frame shear walls and diaphragms, including sheathing, bolting, anchoring and other fastening to components of the seismic force-resisting system, where either of the following applies: > The sheathing is gypsum board or fiberboard. > The sheathing is wood structural panel or steel sheets on only one side of the shear wall, shear panel or diaphragm assembly and the specified fastener spacing at the panel or sheet edge is more than 4 inches on center.



Consultant:
raSmith
CREATIVITY BEYOND INSOURCING
project number: 4250454

Project:
C251 ZILBER INDUSTRIAL @ CALEDONIA CORPORATE PARK

Location:
Northwestern Ave & East Frontage Road, Caledonia WI 53126

Key Plan:

CONSTRUCTION DOCUMENTS

Sheet:

STATEMENT OF SPECIAL INSPECTIONS

Scale:
12" = 1'-0"

Revisions:

No.	Date	Description

Date:
06/09/2026

Project No:
260093.00

Sheet No:

S0.2

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FOR CONSTRUCTION

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Scale: As indicated

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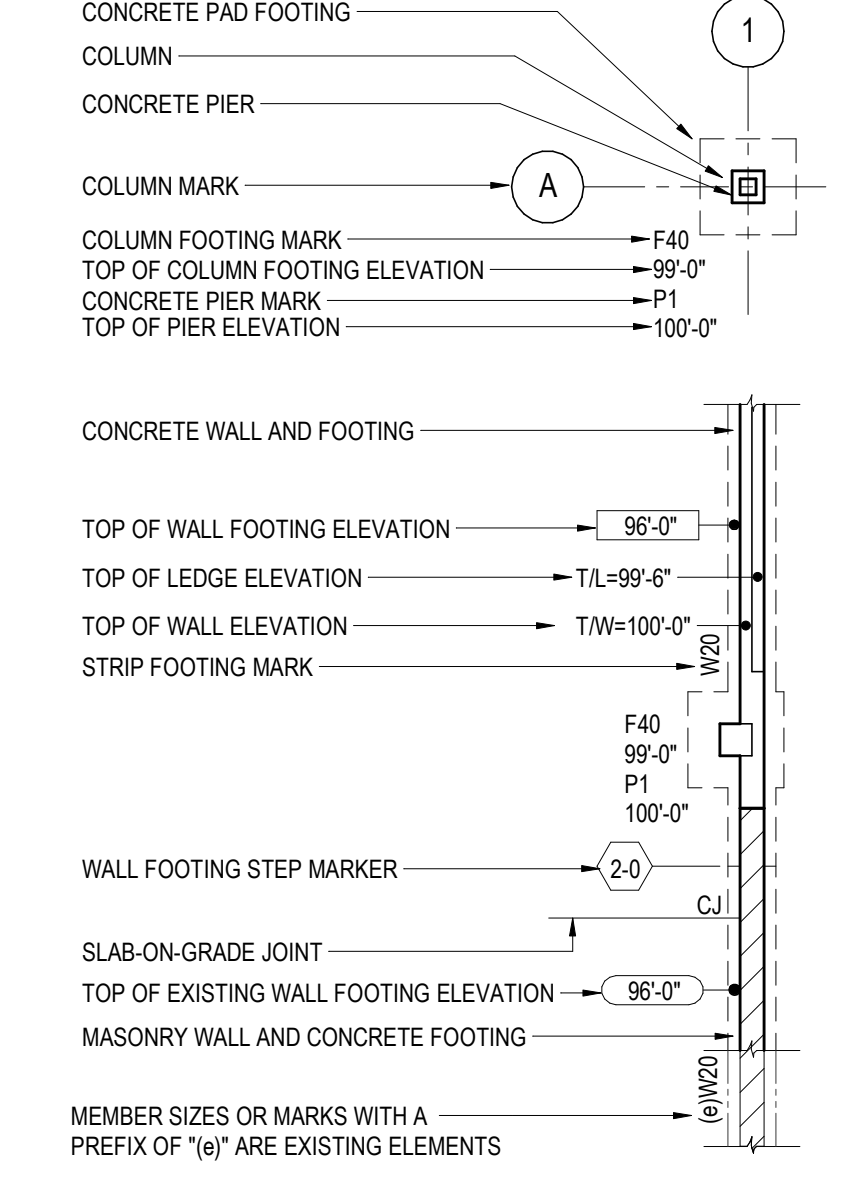
Project No: 260093.00

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FOUNDATION PLAN NOTES

- FINISH SLAB ELEVATION = 100'-0" LOCAL DATUM UNLESS NOTED OTHERWISE. TOP OF PERIMETER FOOTING ELEVATION = 99'-0" UNLESS NOTED OTHERWISE. TOP OF INTERIOR FOOTING ELEVATION = 98'-0" UNLESS NOTED OTHERWISE.
- PROVIDE 7" THICK UNREINFORCED SLAB-ON-GROUND ON 6" THICK STONE BASE MEETING THE GRADATION REQUIREMENTS OF ASTM D2940 ON PORTLAND STABILIZED SUB-BASE. HARD STEEL TROWEL FINISH-MEETING FF45FL35 (OVERALL) AND FF30FL25 (LOCAL). SLAB-ON-GROUND HAS NOT BEEN DESIGNED FOR ANY SPECIFIC RACK, FORK-LIFT OR EQUIPMENT LOAD. PER ARMY TECHNICAL MANUAL TM-5-509-12 USING FACTOR OF SAFETY = 2, PERMISSIBLE UNIFORM LOADING ON SLAB IS 1143 PSF.
- TYPICAL WHERE SLAB-ON-GROUND ABUTS WALL OR COLUMN, PROVIDE 1/4" x (ISOG THICKNESS) PRE-SCORED REMOVABLE TOP STRIP ISOLATION BOARD.
- OVER-EXCAVATION PER DETAIL 2/S1.1.a MAY BE REQUIRED TO REMOVE EXISTING UNDOCUMENTED FILL AND UNSUITABLE BEARING SOIL. COORDINATE EXACT DIMENSION OF WALL STEP WITH PRECAST WALL PANEL LAYOUT. SEE 3/S1.1.b
- TYPICAL DETAILS THAT APPLY TO PLAN INCLUDE:
2/S1.1.b SPREAD FOOTING OVER LATERAL
3/S1.1.b CORNER REINFORCEMENT DETAIL
4/S8.0 STOOP DETAIL
- IN AREAS SHOWN PROVIDE 10 MIL POLY VAPOR BARRIER DIRECTLY BELOW SLAB-ON-GROUND. SEE ARCHITECTURAL.
- SEE 5/S8.0 FOR TYPICAL BOLLARD DETAIL.

FOUNDATION LEGEND



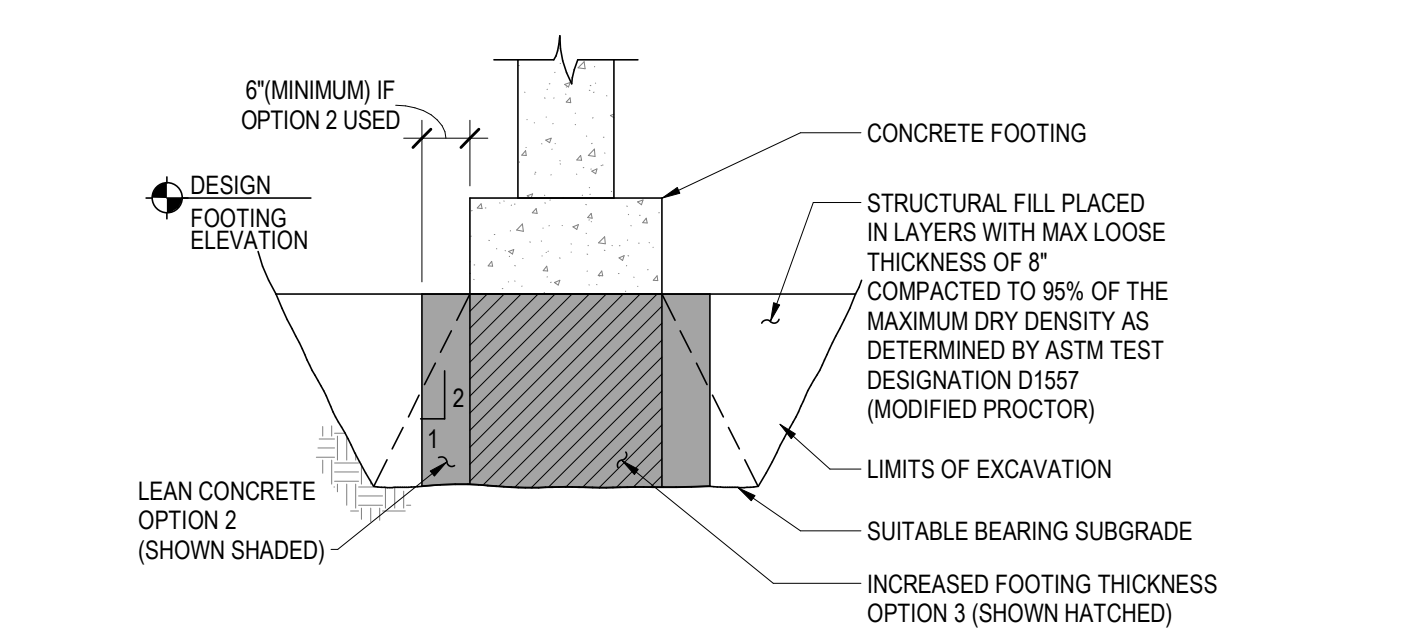
ISOLATED FOOTING SCHEDULE

MARK	ISOLATED FOOTING DIMENSIONS			FOOTING REINFORCEMENT	REMARKS
	LENGTH	WIDTH	THICKNESS		
F1	15'-0"	10'-0"	36"	(9) #6 B, LW (9) #7, T, LW (12) #6 B, SW (12) #7, T, SW	
F2	16'-0"	10'-0"	36"	(9) #6 B, LW (9) #7, T, LW (13) #6 B, SW (13) #7, T, SW	
F3	17'-0"	11'-0"	36"	(9) #6 B, LW (9) #7, T, LW (14) #6 B, SW (14) #7, T, SW	
F60	6'-0"	6'-0"	17"	(8) #6 B, EW	
F66	6'-6"	6'-6"	18"	(6) #6 B, EW	
F70	7'-0"	7'-0"	19"	(7) #6 B, EW	

CONTINUOUS FOOTING SCHEDULE

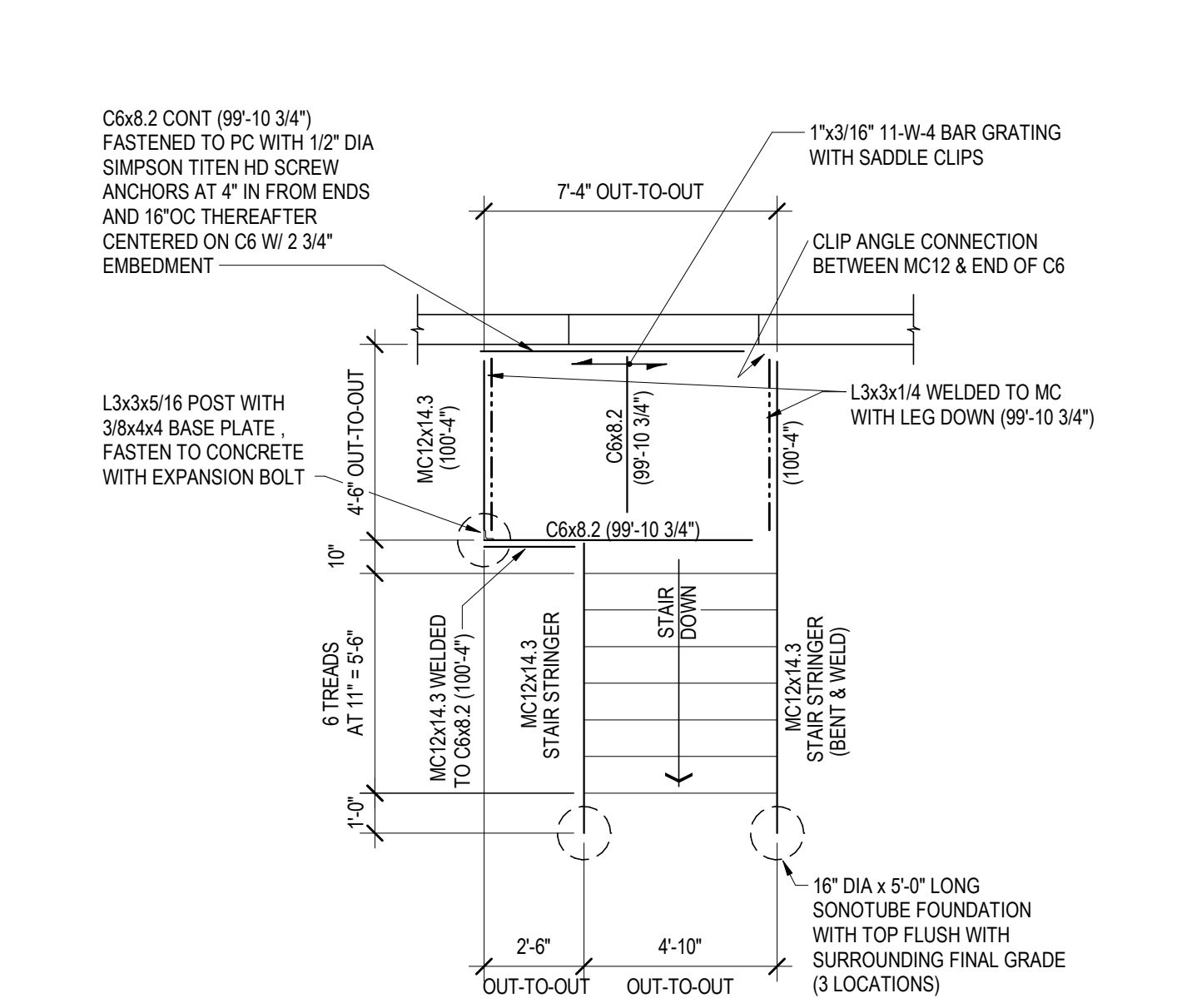
MARK	CONTINUOUS FOOTING DIMENSIONS		FOOTING REINFORCEMENT	REMARKS
	WIDTH	THICKNESS		
W16	1'-6"	42"	(2) #6 T&B, CONT	AT STOOPS, SEE 4/S8.0
W20	2'-0"	42"	(2) #6 T&B, #3 TIES AT 48" OC	
W20a	2'-0"	42"	(2) #6 T&B, #3 TIES AT 48" OC	NOTE 3
W26	2'-6"	42"	(3) #6 T&B, #3 TIES AT 48" OC	
W30	3'-0"	42"	(4) #6 T&B, #3 TIES AT 48" OC	

- NOTES:**
- B = BOTTOM, T = TOP, LW = LONG WAY, SW = SHORT WAY, EW = EACH WAY.
 - ALL REINFORCEMENT BARS TO BE BOTTOM BARS UNLESS NOTED OTHERWISE.
 - ALTERNATIVELY FOR W20a, PROVIDE 12" THICK FOOTING WITH (2) #5 BOTTOM BARS. IN EITHER CASE DROP BOTTOM OF FOOTING TO MATCH BOTTOM OF EXTERIOR WALL TRENCH FOOTING, HOLDING TOP OF FOOTING = 99'-0".



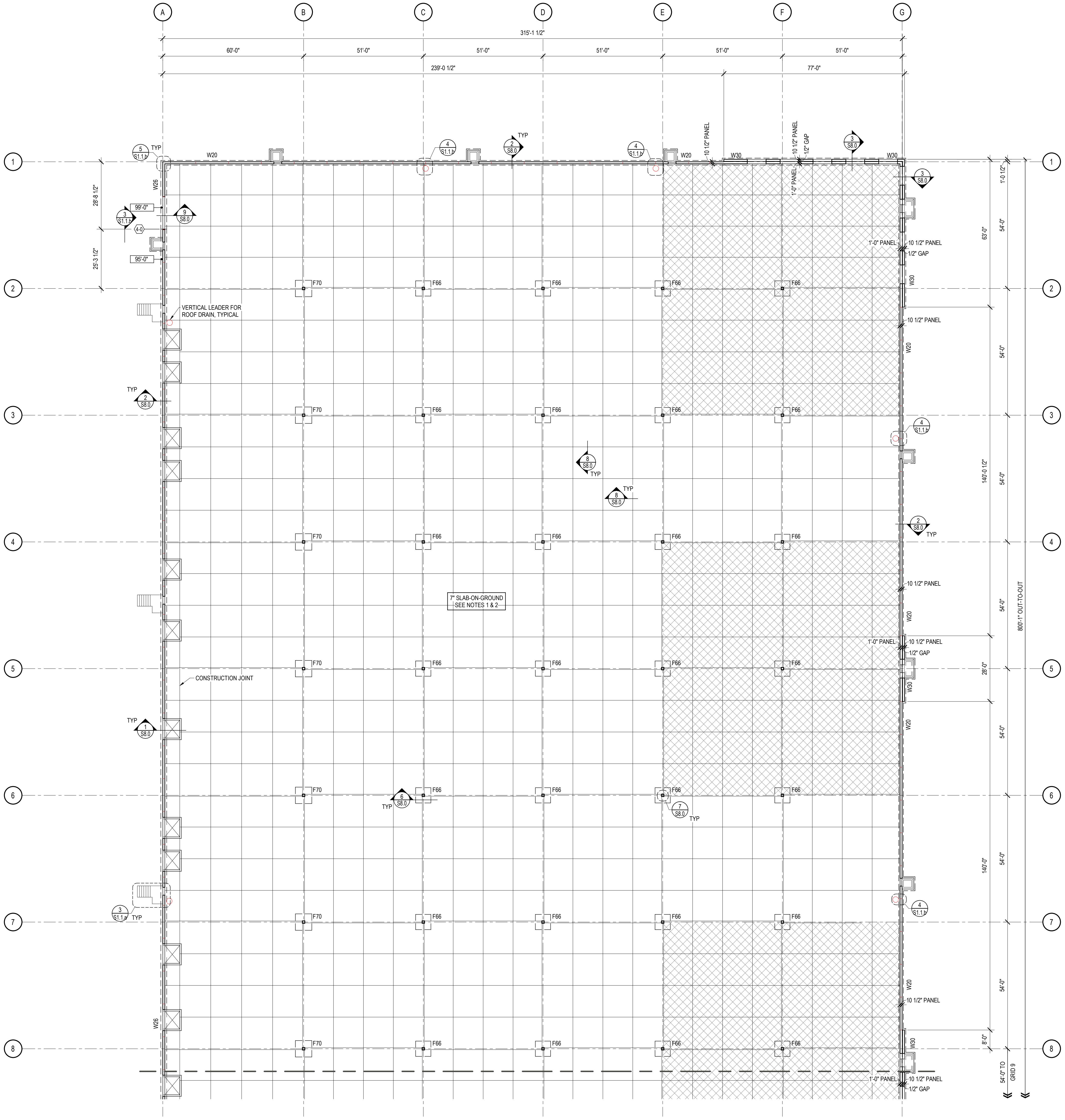
- NOTE: CONTRACTOR MAY ELIMINATE STRUCTURAL FILL BY:**
- LOWERING DESIGNED FOOTING ELEVATION SO THAT FOOTING RESTS DIRECTLY ON SUITABLE BEARING SUBGRADE.
 - PROVIDING LEAN CONCRETE (FC = 1,000 PSI) UNDER THE FOOTING TO SUITABLE BEARING SUBGRADE AS SHOWN SHADDED ABOVE (NOT APPLICABLE IN GRANULAR SOILS).
 - INCREASING FOOTING THICKNESS TO REACH SUITABLE BEARING SUBGRADE AS SHOWN HATCHED ABOVE.
- THIS DETAIL APPLIES ONLY AT THOSE LOCATIONS WHERE GEOTECHNICAL ENGINEER DEEM SOILS AT DESIGN FOOTING ELEVATIONS INADEQUATE FOR FOOTING SUPPORT. WHERE THIS WORK IS REQUIRED, CONTRACTOR WILL BE COMPENSATED ON A PRE-ESTABLISHED UNIT COST AGREED UPON BY ALL PRIOR TO THE WORK BEING COMPLETED.**

2 OVER-EXCAVATION DETAIL
S1.1.a SCALE: 1/2" = 1'-0"

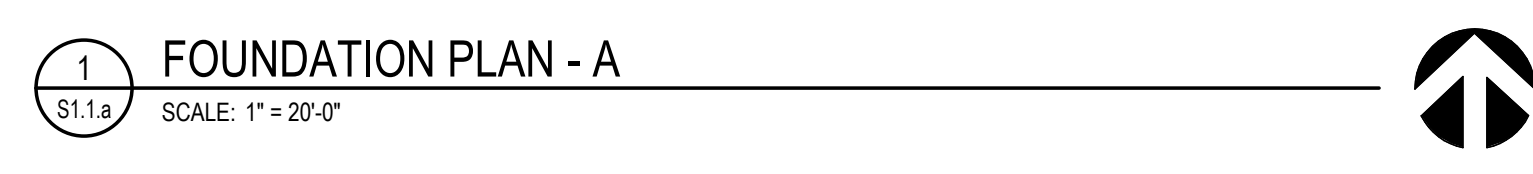


- NOTES:**
- PROVIDE RAILING AT PLATFORM AND STAIRS PER ARCHITECTURAL DRAWINGS AND BUILDING CODE REQUIREMENTS.
 - FRAMING, GRATING, TREADS AND FASTENERS TO BE GALVANIZED.
 - IF C12x20.7 SECTIONS USED, HOLD INSIDE DIMENSIONS.
 - SEE PLAN FOR PLATFORM ORIENTATION.

3 STAIR FRAMING PLAN
S1.1.a SCALE: 1/4" = 1'-0"



1 FOUNDATION PLAN - A
S1.1.a SCALE: 1" = 20'-0"



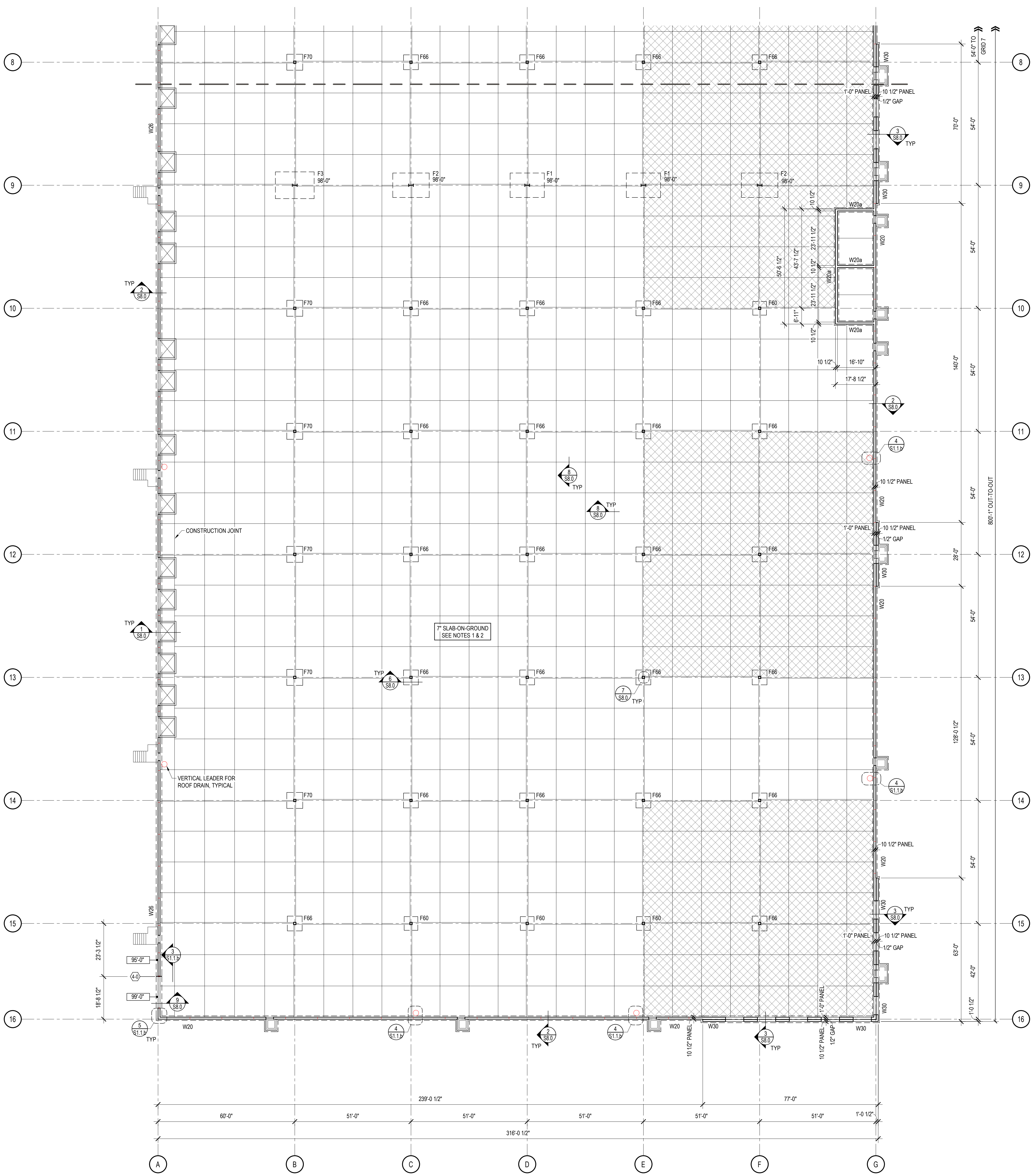
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Scale:
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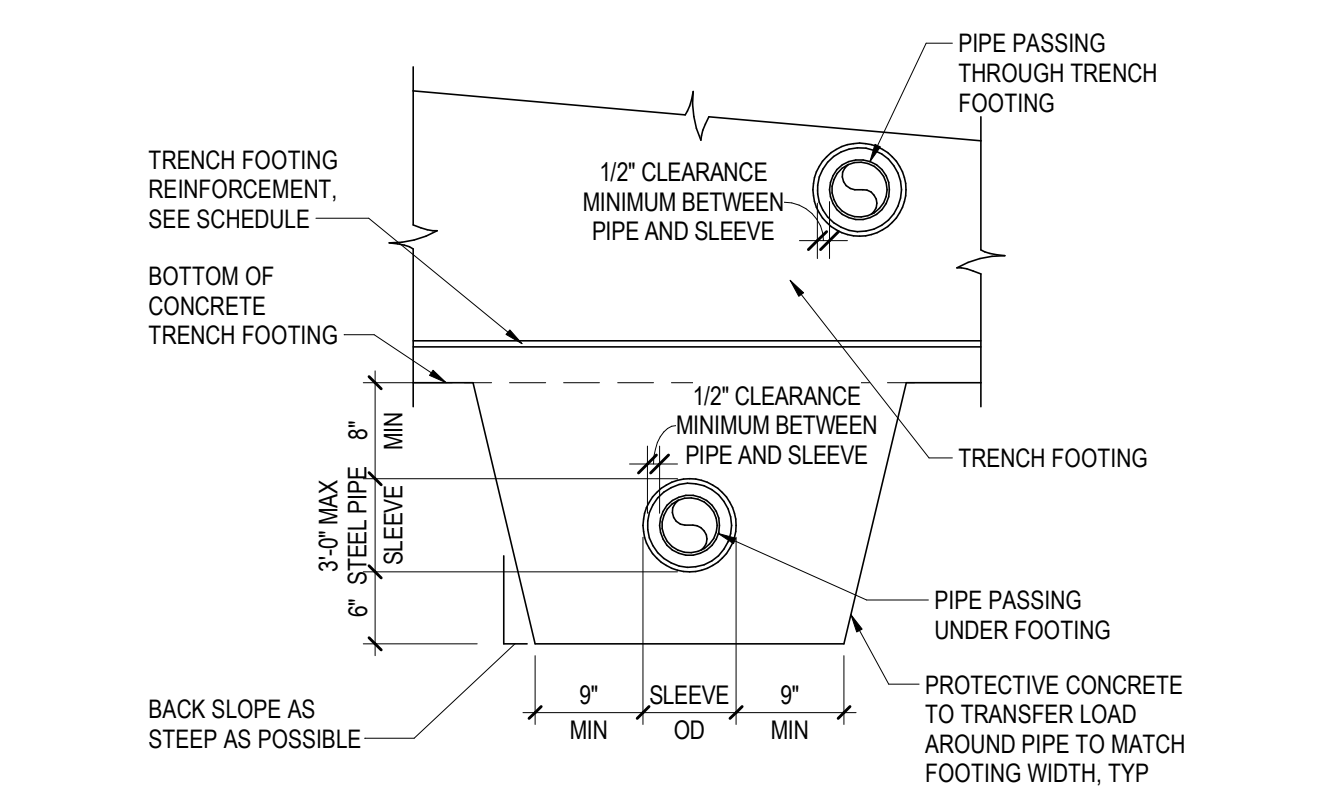
Revisions:

No.	Date	Description

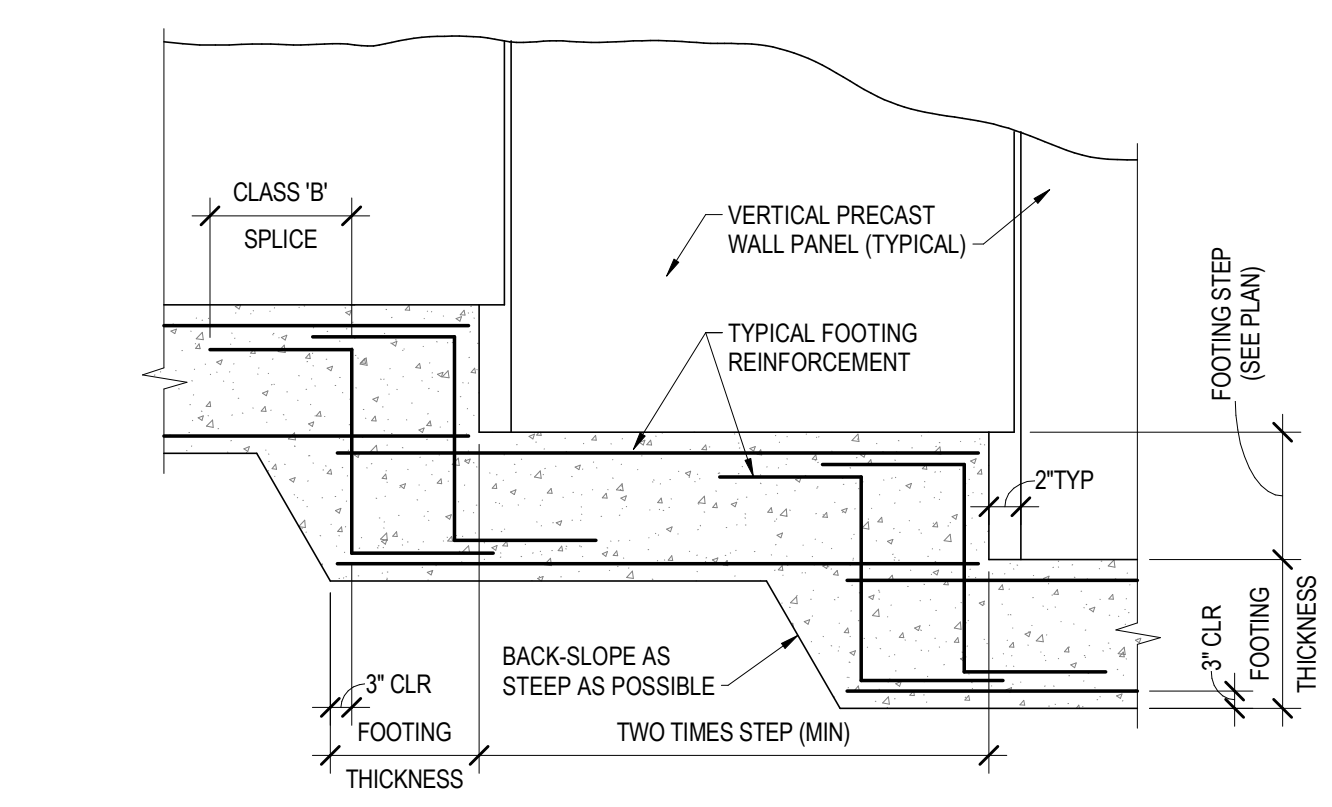
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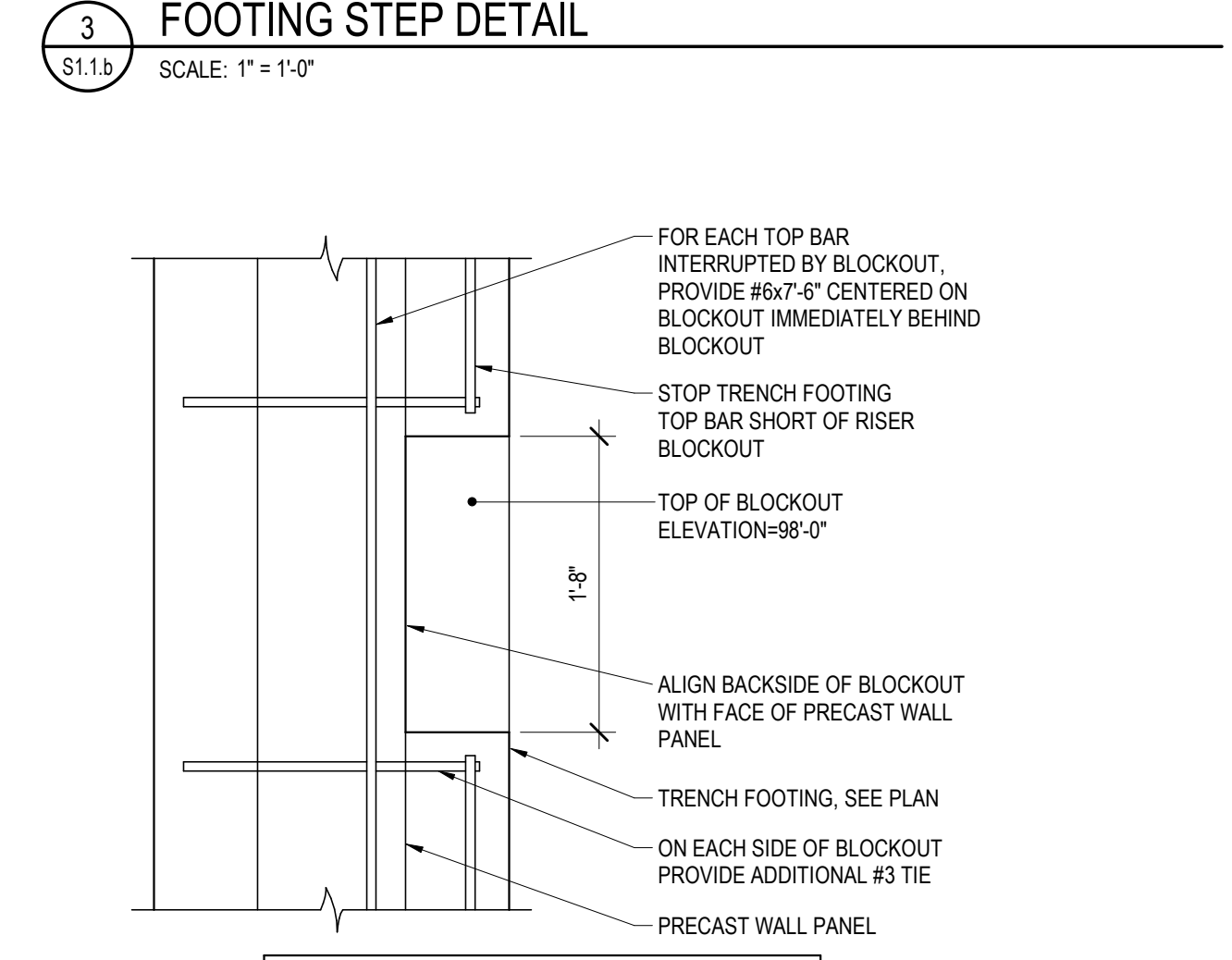
1
FOUNDATION PLAN - B
SCALE: 1" = 20'-0"



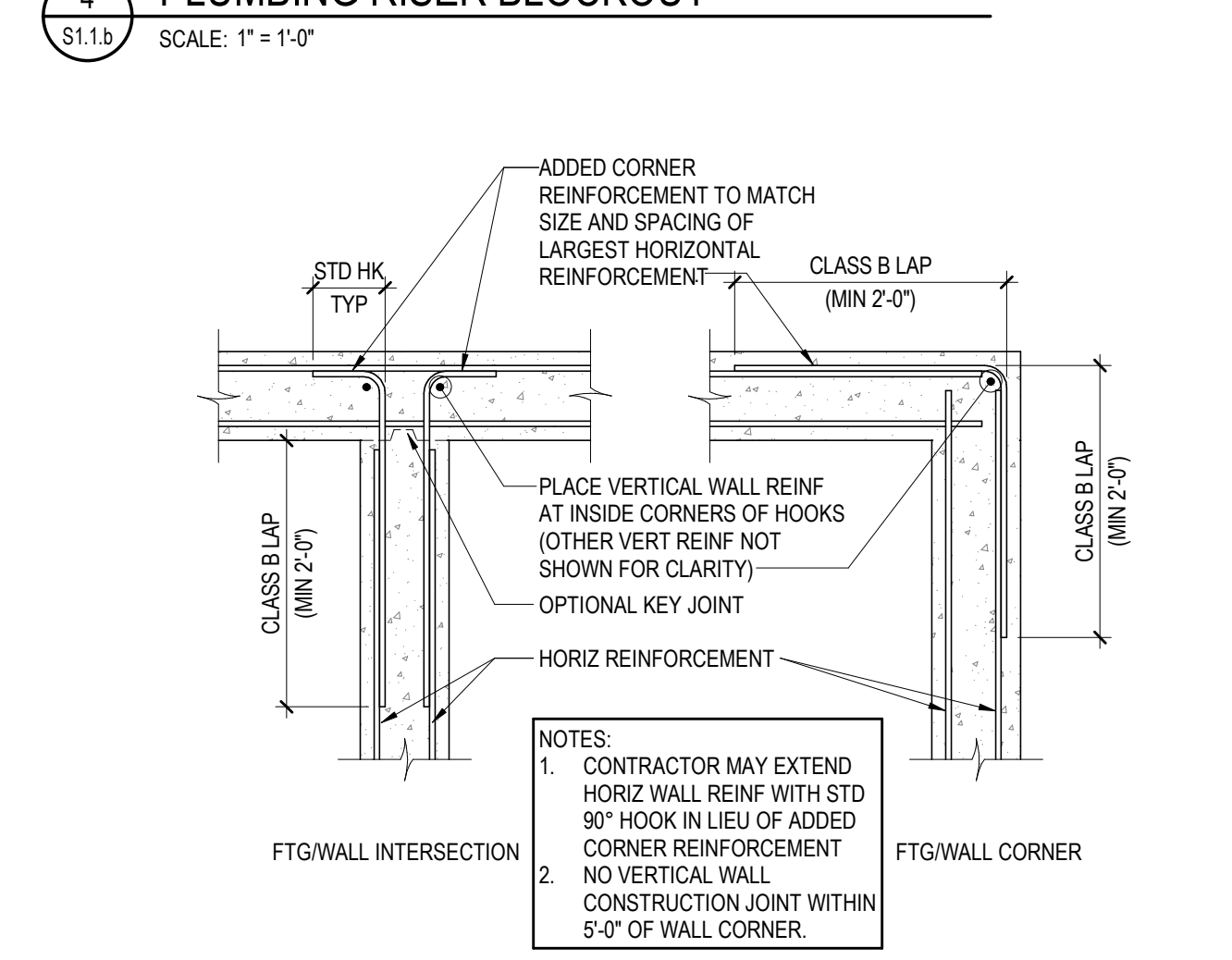
2
PIPE PASSING UNDER/THROUGH WALL FOOTING
SCALE: 3/4" = 1'-0"



3
FOOTING STEP DETAIL
SCALE: 1" = 1'-0"



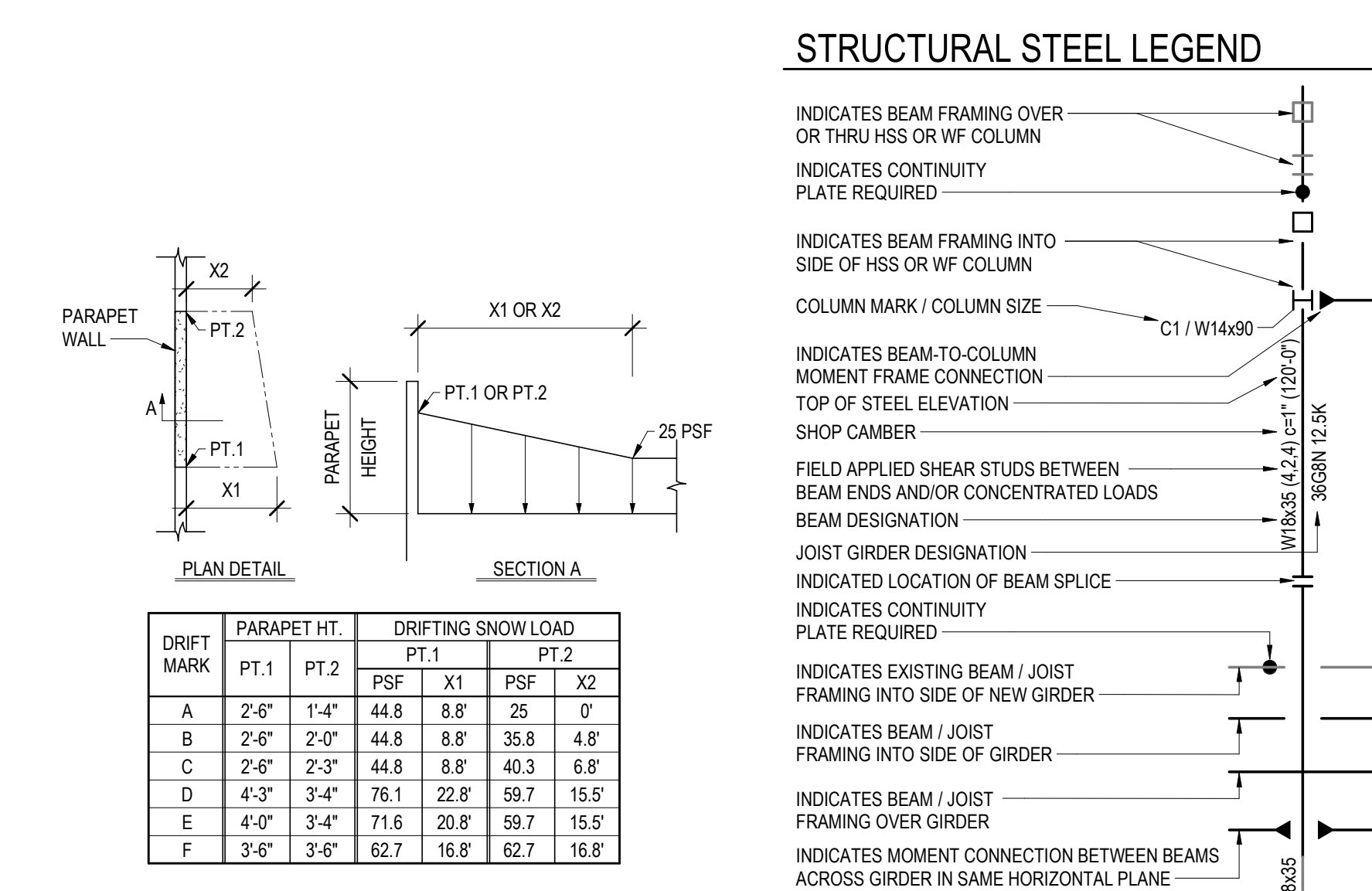
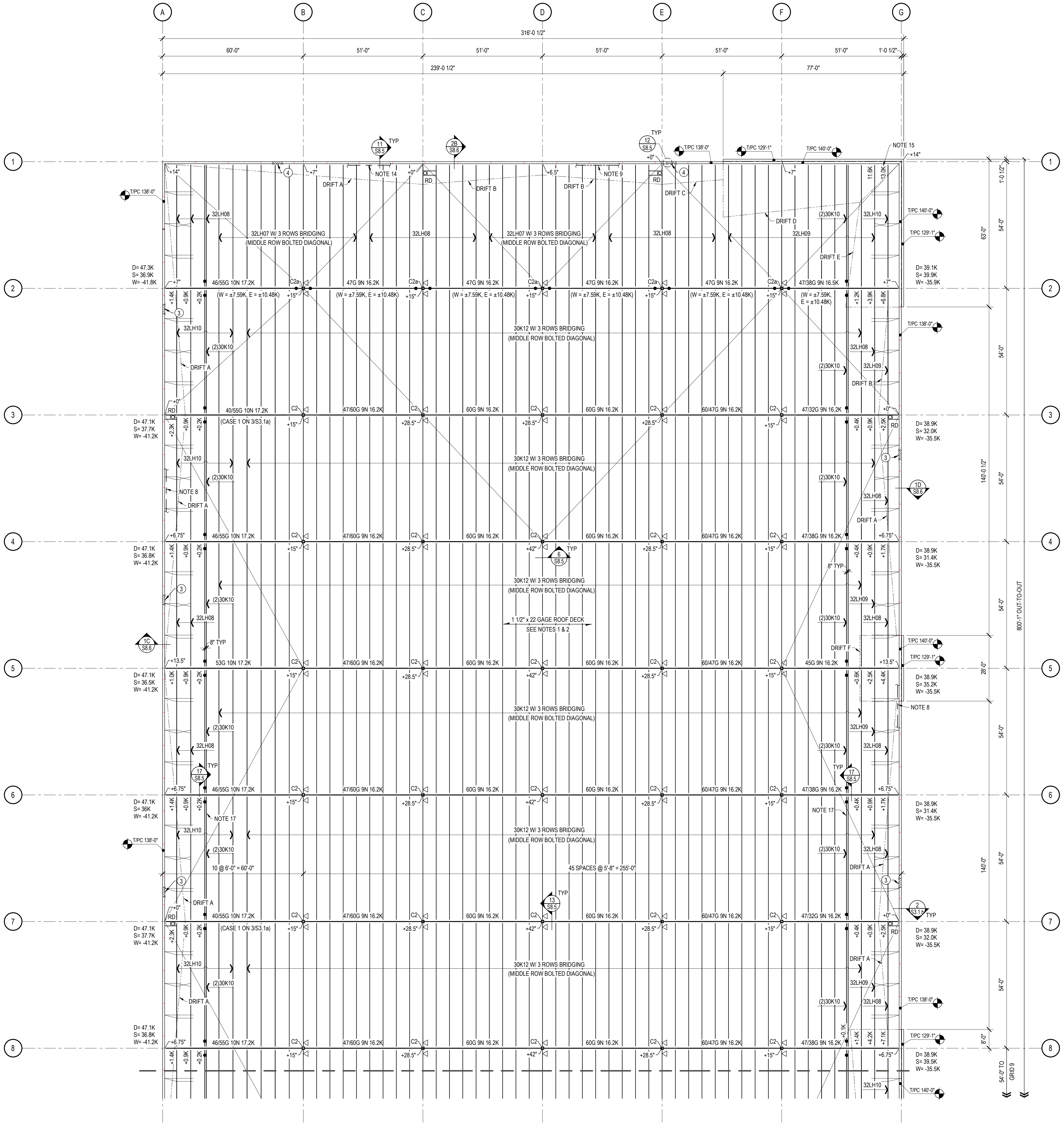
4
PLUMBING RISER BLOCKOUT
SCALE: 1" = 1'-0"



5
TYPICAL CONCRETE WALL AND FOOTING CORNER REINFORCEMENT
SCALE: 3/4" = 1'-0"

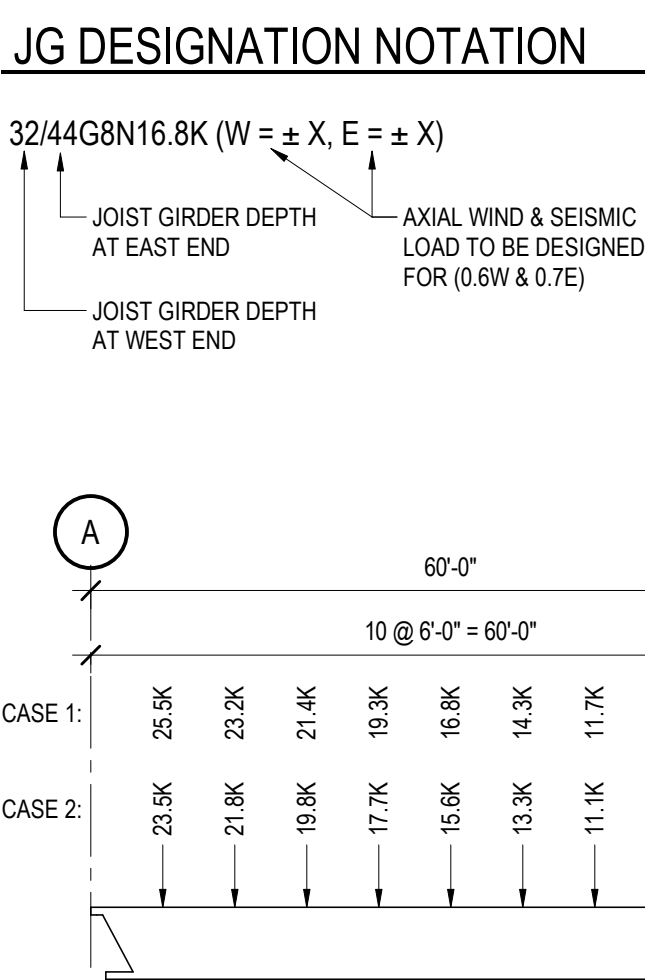
Notes:
1. CONTRACTOR MAY EXTEND HORIZ. WALL REIN. WITH STD 90° HOOK IN LIEU OF ADDED CORNER REINFORCEMENT
2. NO VERTICAL WALL CONSTRUCTION JOINT WITHIN 5'-0" OF WALL CORNER

FOR CONSTRUCTION

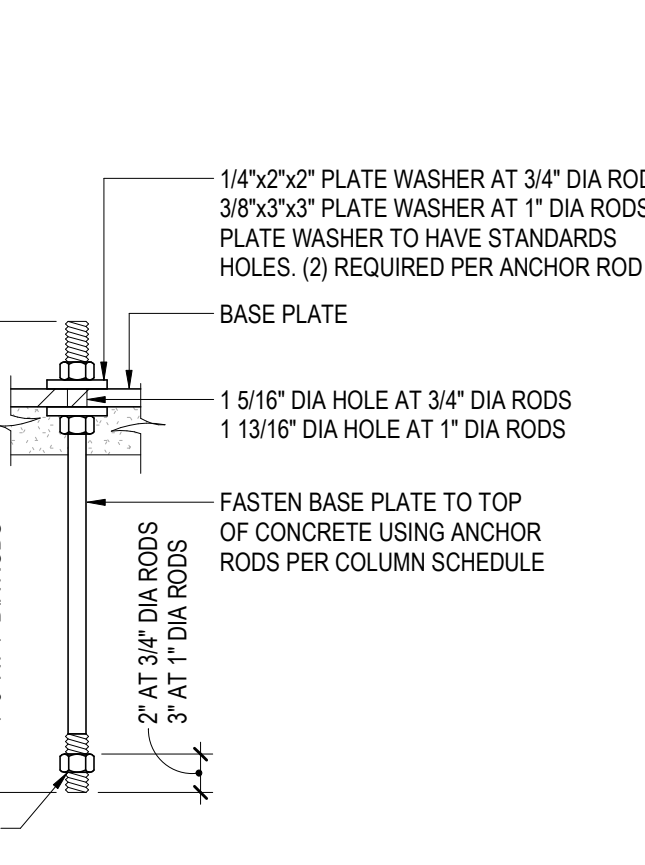


2 DRIFTING SNOW LOADS
SCALE: 12" = 1'-0"

- ### ROOF FRAMING PLAN NOTES
- DECK BEARING DATUM ELEVATION OF BUILDING IS 136'-1". ALL ELEVATIONS SHOWN ON PLAN ARE PLUS OR MINUS, AS INDICATED, FROM THIS DATUM ELEVATION, INCLUDING POINTS SHOWN OUTSIDE OF ROOF PLANE. (31'-4" CLEAR HEIGHT BETWEEN GRIDS A & B AND 32'-0" CLEAR HEIGHT BETWEEN GRIDS B & C).
 - ROOF DECKING SHALL BE 1 1/2" X 22 GA WIDE RIB GALVANIZED (G30) PRIME PAINTED WHITE METAL ROOF DECK FASTENED TO SUPPORTING STRUCTURE USING 364 PATTERN TYPICALLY OF ANY OF FASTENING METHODS SHOWN ON 1/58.5 AND #10 TEK SIDELAP FASTENERS AT 24" OC. PROVIDE DECK WITH THE FOLLOWING PROPERTIES:
THICK = 0.0295 in -M_uD = 422 #-FT/FT +V_uD = 2654 LBS/FT
F_y = 50 KSI -M_uD = 477 #-FT/FT
INSTALL DECK AS 3 SPAN CONDITION (MINIMUM).
 - D_x INDICATES LOCATION OF BAR JOIST BOTTOM CHORD EXTENSION. DO NOT WELD EXTENSION TO SUPPORT FRAMING. REFER TO DETAIL 13/58.5
 - INDICATES LOCATION OF BAR JOIST BOTTOM CHORD EXTENSION. WELD EXTENSION TO SUPPORT FRAMING AFTER ALL ROOF DEAD LOAD HAS BEEN APPLIED. SEE DETAIL 13/58.5 AT JOIST GIRDERS AND 14/58.5 AT BEAMS.
 - JOIST SUPPLIER TO PROVIDE CONTINUOUS TOP AND BOTTOM CHORD HORIZONTAL ANGLE AND DIAGONAL X BRIDGING WHERE SHOWN, NOTED AND AS REQUIRED. GC TO COORDINATE PLACEMENT OF JOIST BRIDGING WITH CLEARANCES REQUIRED BY FIRE PROTECTION LINES AND SPRINKLER HEADS.
 - ALL JOISTS TO BE CAMBERED IN ACCORDANCE WITH SJI STD SPECIFICATION UNLESS SPECIFICALLY NOTED OTHERWISE.
 - ALL BAR JOISTS TO BE DESIGNED FOR A NET WORKING UPLIFT LOAD OF 10 PSF IN ADDITION TO GRAVITY VERTICAL LOADS REQUIRED BY THE BAR JOIST DESIGNATION. A SINGLE LINE OF BOTTOM CHORD BRIDGING MUST BE PROVIDED NEAR THE FIRST BOTTOM CHORD PANEL POINTS.



3 JOIST GIRDER SPECIAL LOADING
SCALE: 1/16" = 1'-0"



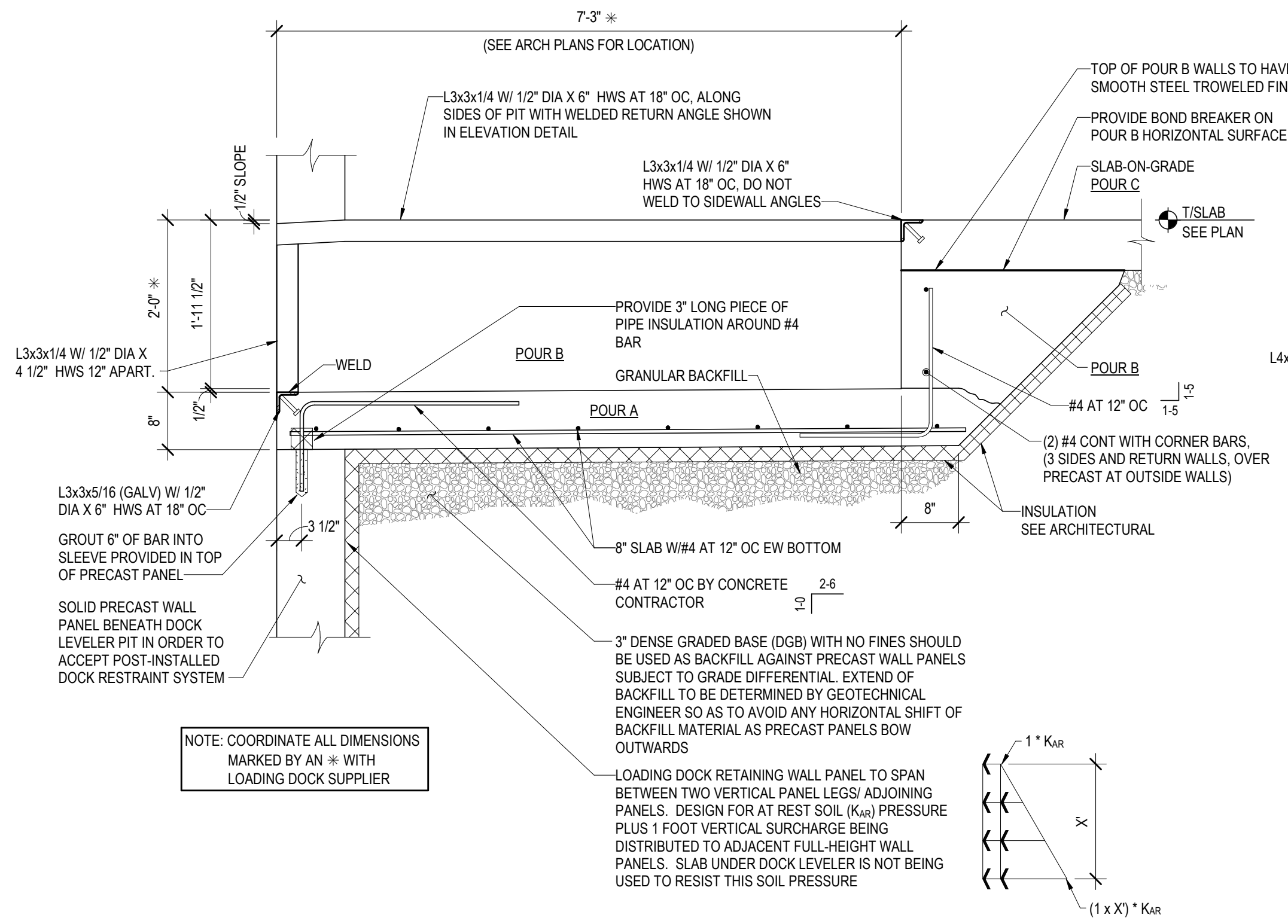
4 STANDARD ANCHOR ROD DETAIL
SCALE: 1 1/2" = 1'-0"

- ### ROOF FRAMING KEY NOTES
- ROOF HATCH, PROVIDE FRAME PER 3/58.5
 - PROVIDE 1/4X1/4X1/4 THAT IS ABLE TO SLIDE HORIZONTALLY RELATIVE TO PRECAST PANEL TO ACCOMMODATE OFFSET IN EXPANSION JOINT BETWEEN STEEL FRAMING AND WALL PANELS. SEE 4/58.5
 - DECK SUPPORT ANGLE SHOWN IN 1/58.6 PROVIDE BY PRECAST SUPPLIER TO BE SIZED TO SPAN ACROSS PRECAST WALL PANEL DISCONTINUITY SUPPORTING LOADS AS INDICATED, SEE ARCHITECTURAL DRAWINGS
 - MCRX15.3 WITH TOP OF STEEL AT JOIST BEARING ELEVATION. SEE 12/58.5

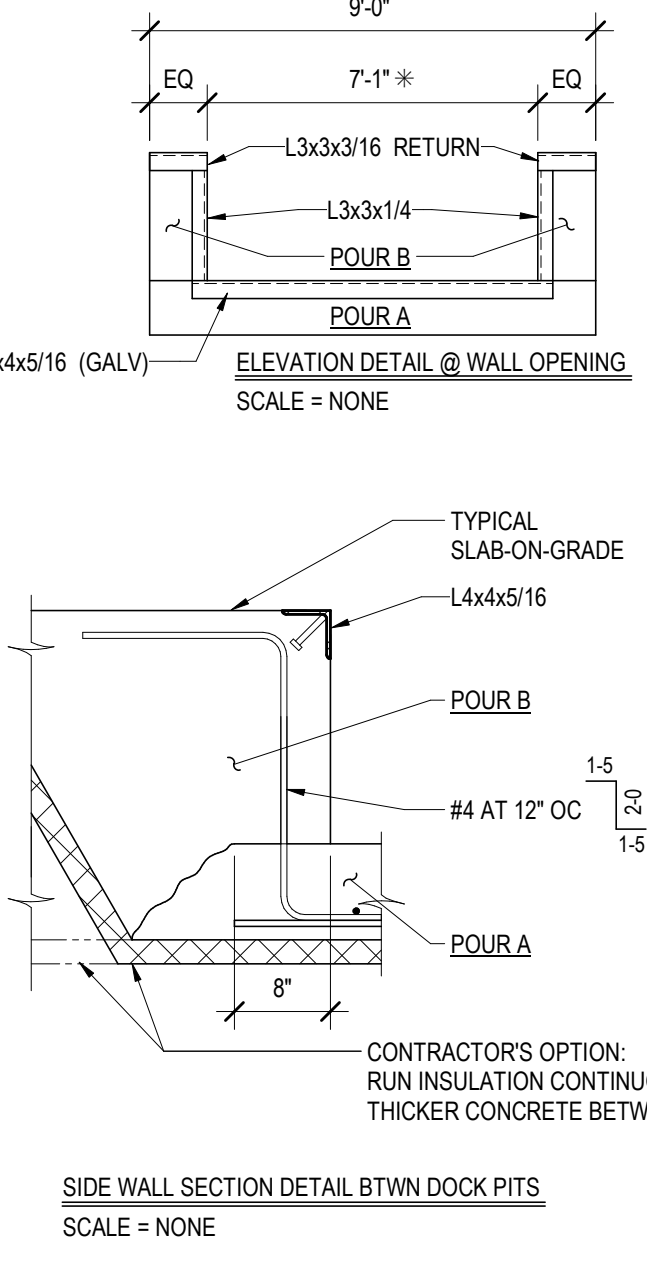
STEEL COLUMN SCHEDULE

COLUMN MARK	C1/C1a	C2/C2a	C3/C3a	C4
CAP PLATE	6/58.5	6/58.5	9/58.5	9/58.5
COLUMN SIZE	HSS12X12X1/4	HSS12X12X5/16	W12X14.9	W24X176
BASE PLATE	3/4"x18"x1'-0"	3/4"x18"x1'-6"	2 1/4"x27"x3'-8"	2 3/4"x33"x3'-8"
ANCHOR BOLTS	(4) 3/4" DIA	(4) 3/4" DIA	(6) 1 3/4" DIA	(8) 1 1/2" DIA
DETAILS, NOTES	4/53.1a	4/53.1a	7 & 8/58.5	7 & 8/58.5

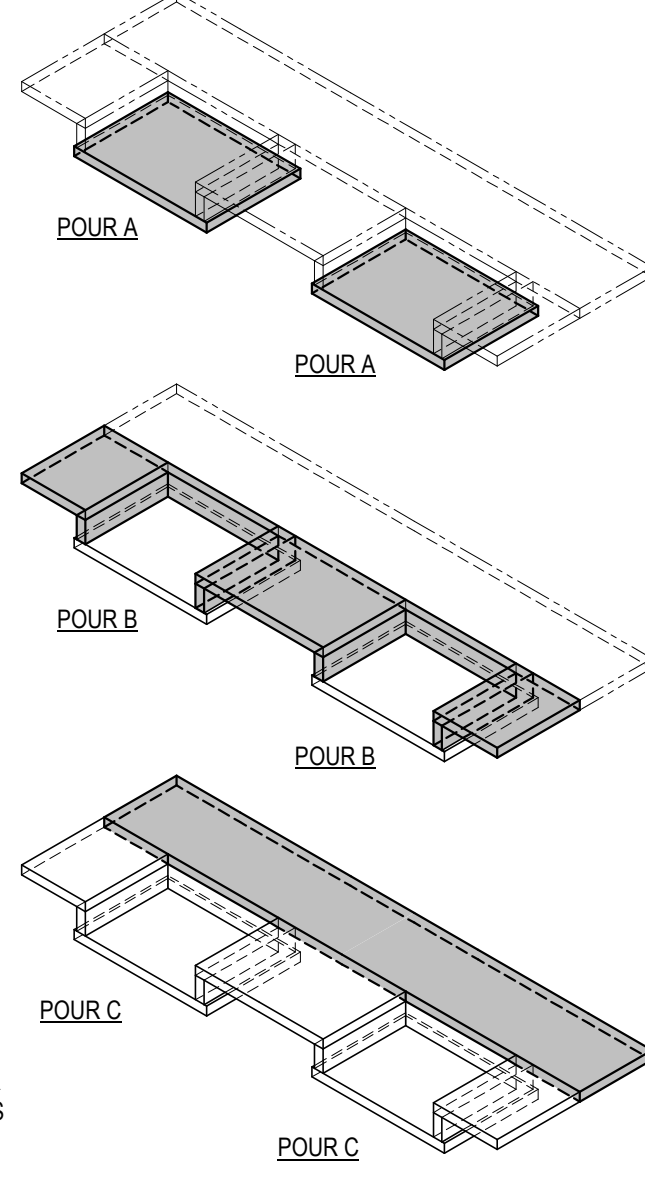
1 ROOF FRAMING PLAN - A
SCALE: 1" = 20'-0"



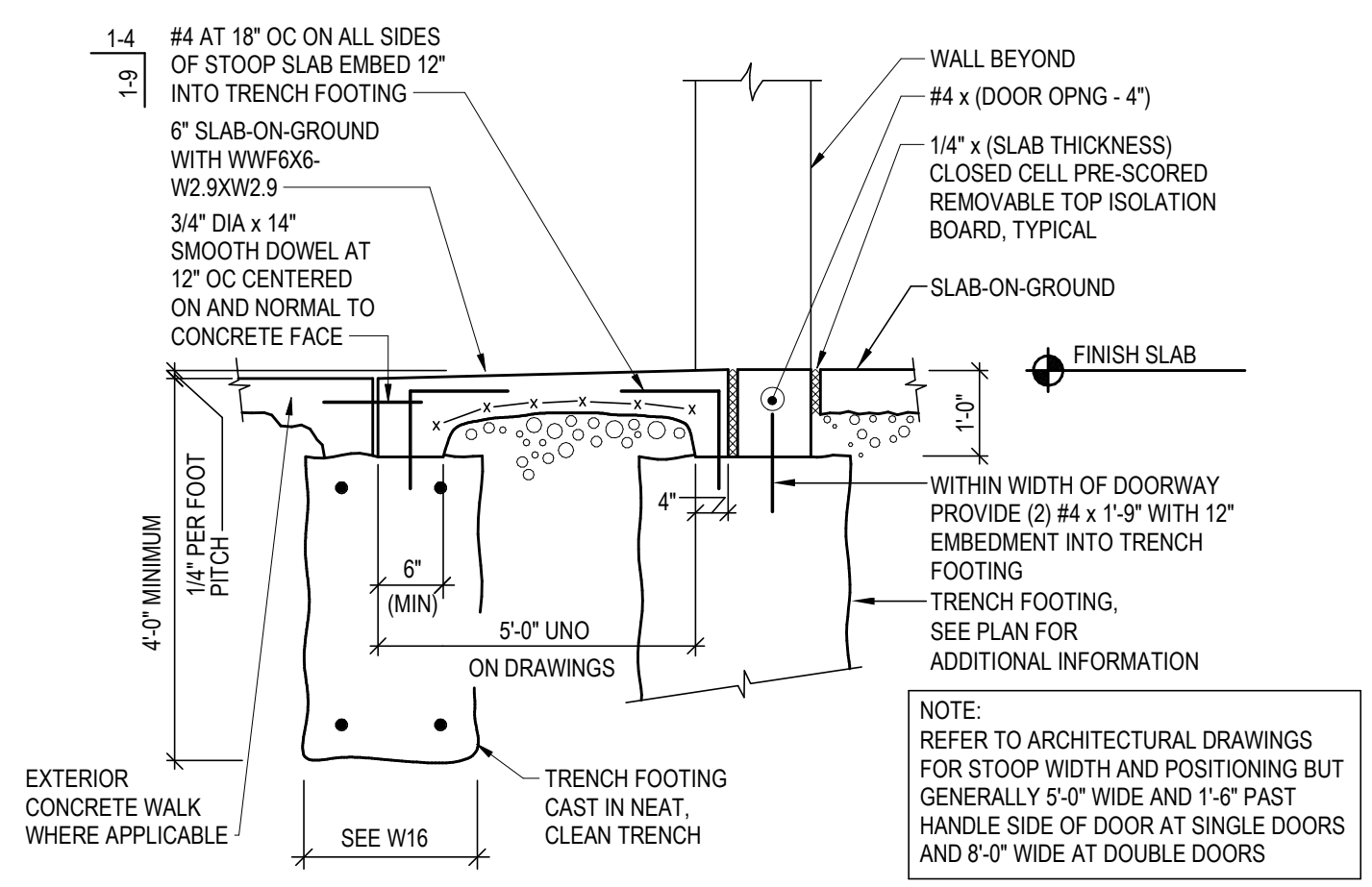
1 LOADING DOCK LEVELER PIT
SCALE: 3/4" = 1'-0"



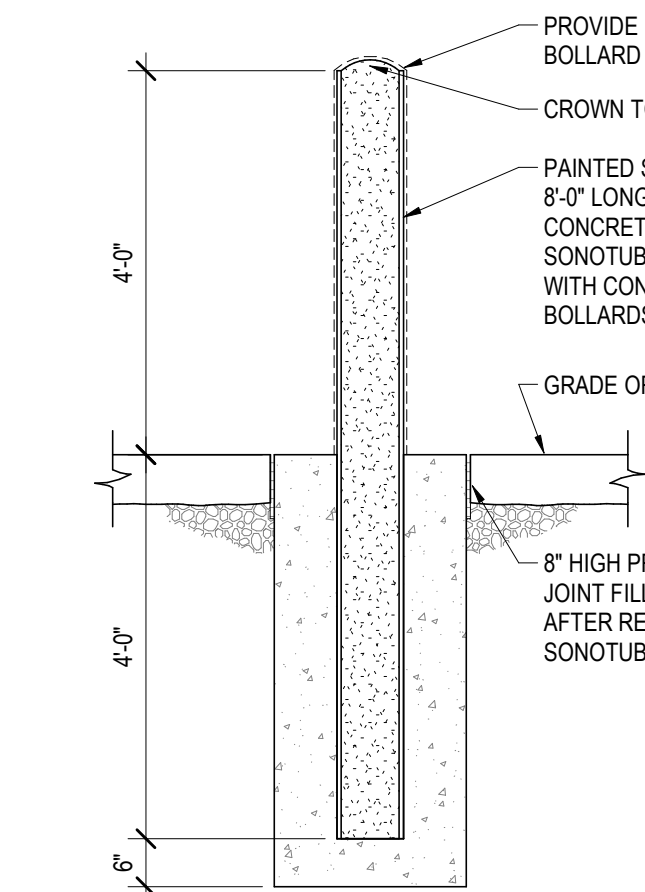
2 TYPICAL PERIMETER FOOTING
SCALE: 3/4" = 1'-0"



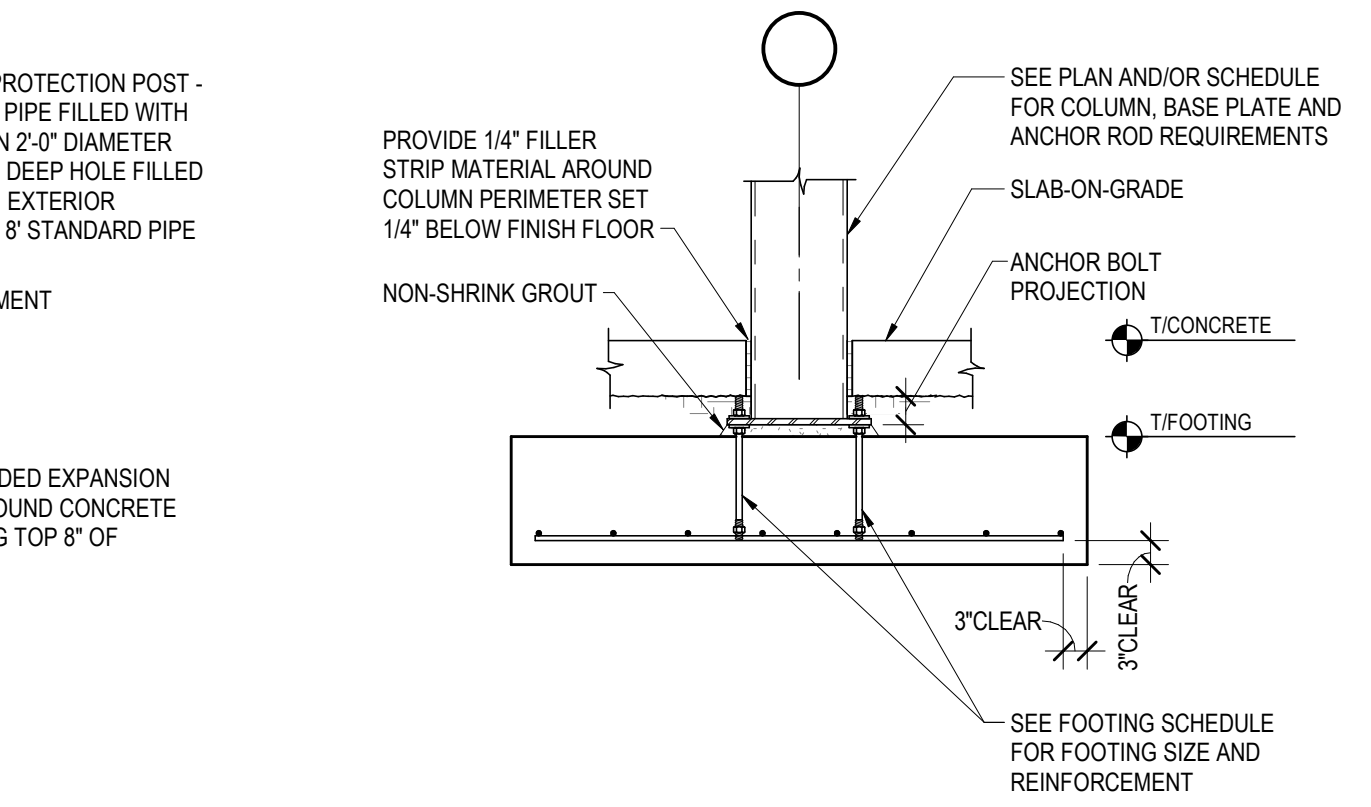
3 SECTION AT GLAZING
SCALE: 3/4" = 1'-0"



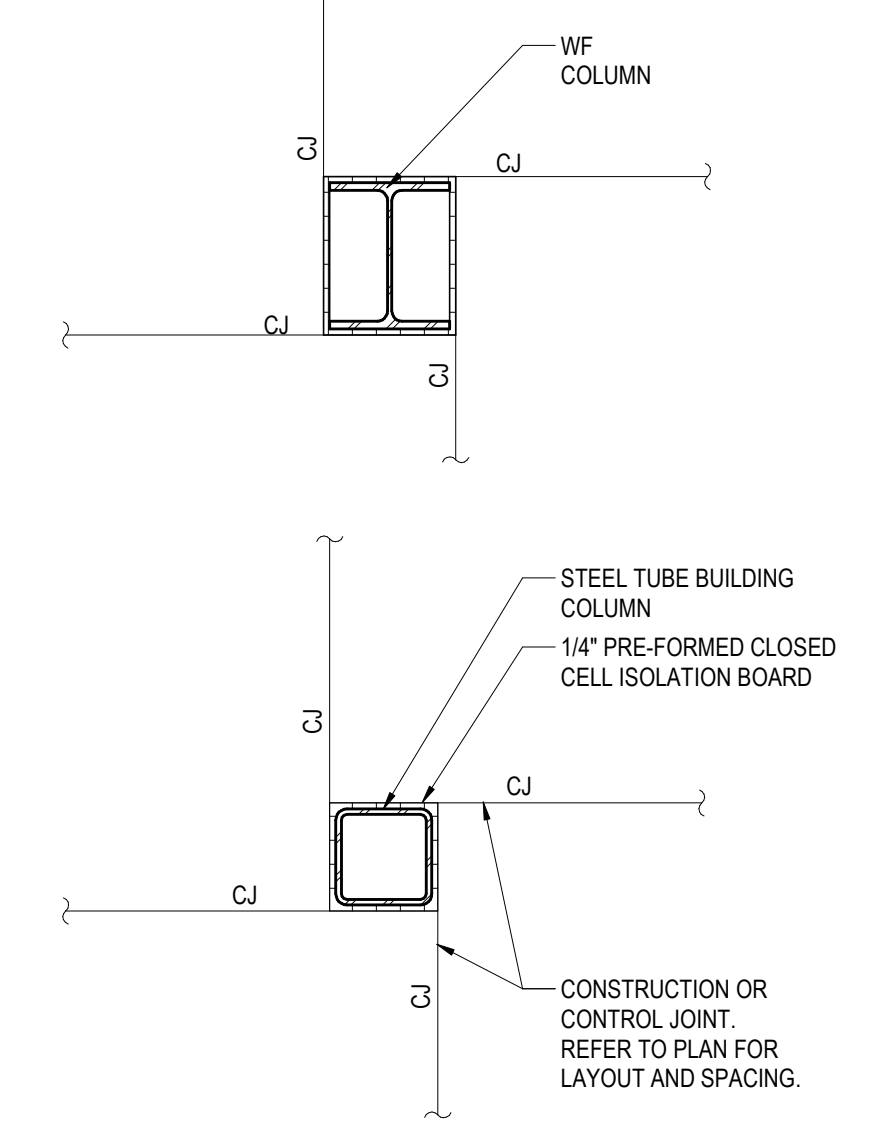
4 TYPICAL STOOP DETAIL
SCALE: 1" = 1'-0"



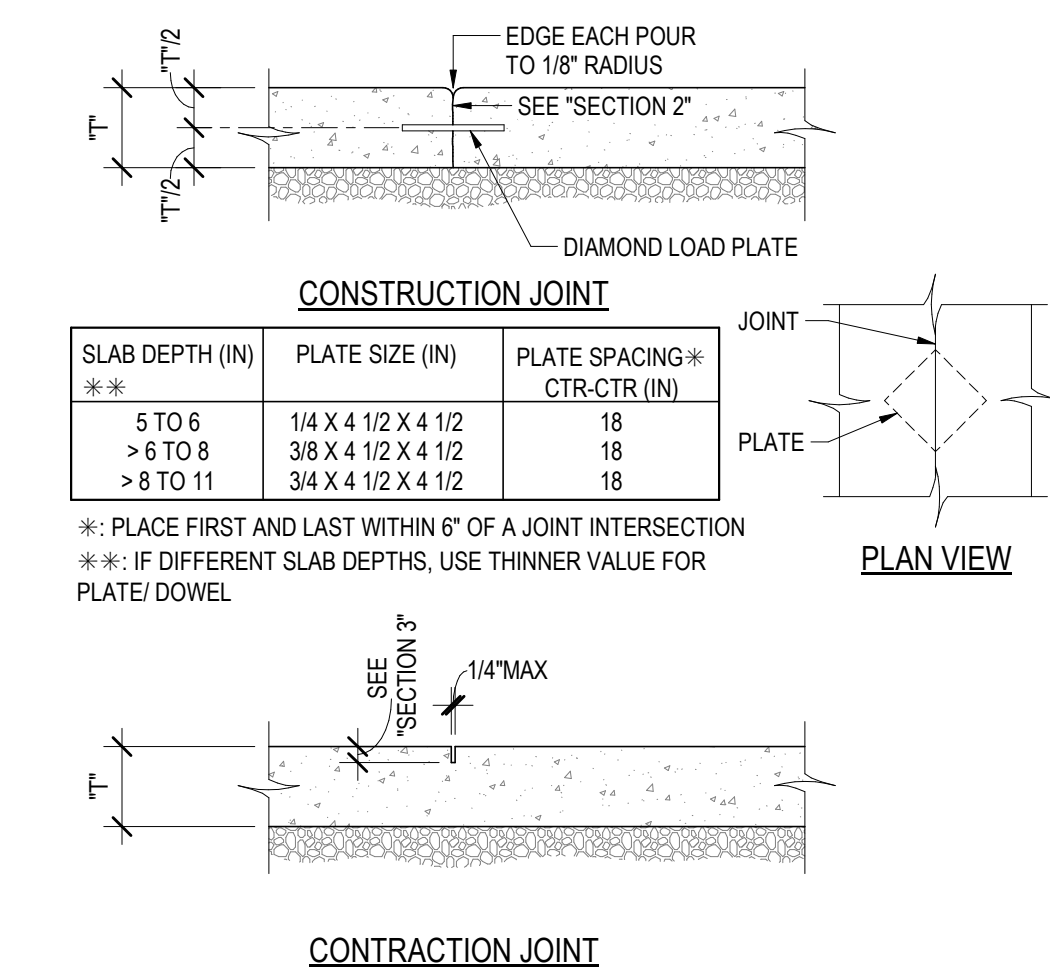
5 BOLLARD DETAIL
SCALE: 1/2" = 1'-0"



6 TYPICAL INTERIOR COLUMN FOOTING
SCALE: 1/2" = 1'-0"



7 JOINT LAYOUT AT COLUMN
SCALE: 3/4" = 1'-0"



8 TYPICAL CONSTRUCTION AND CONTROL JOINTS IN SLAB-ON-GROUND
SCALE: 1" = 1'-0"

SECTION 1: SLAB-ON-GROUND NOTES

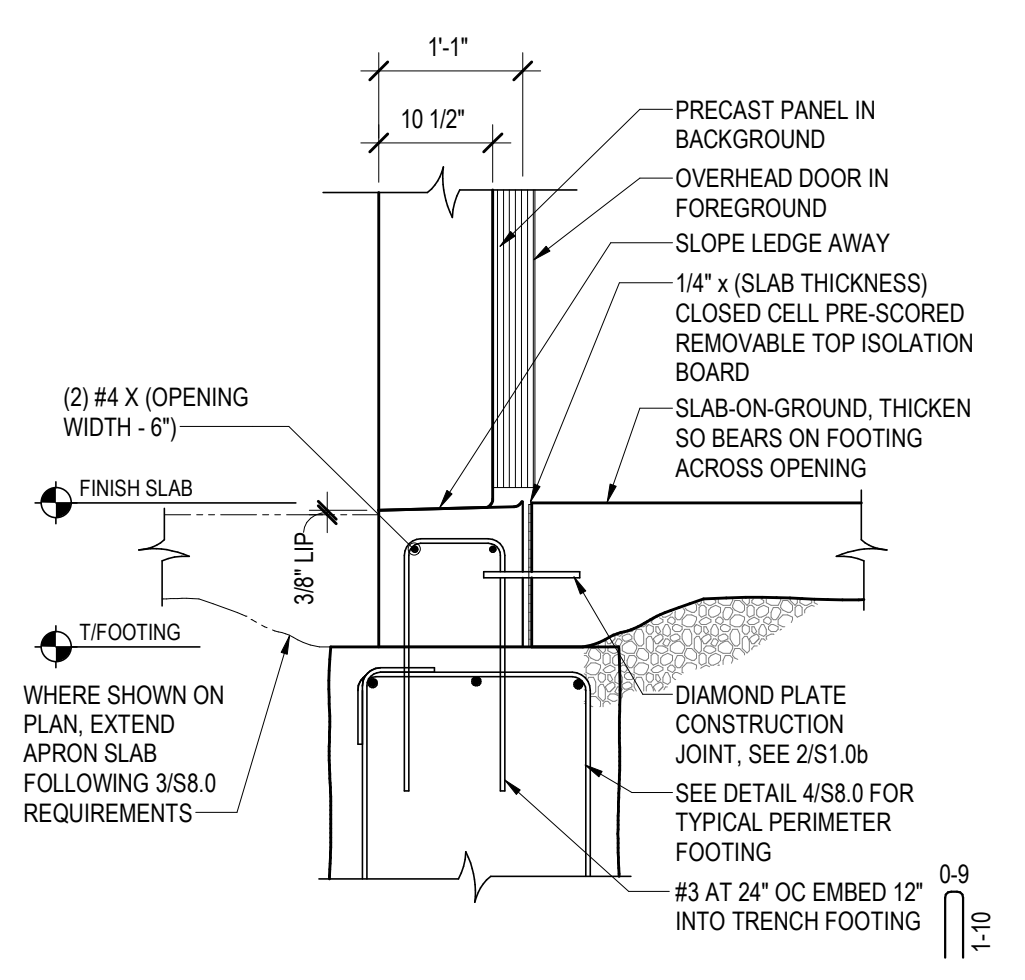
- SLAB-ON-GROUND TO BE PLACED USING ALTERNATING STRIPS IF SLAB NOT PLACED USING LASER SCREED.
- SLAB-ON-GROUND CONSTRUCTION SHOULD CONFORM WITH THE RECOMMENDATIONS AND REQUIREMENTS SET FORTH IN THE LATEST RELEASE OF ACI 302 GUIDE FOR CONCRETE FLOOR AND SLAB CONSTRUCTION.
- REFER TO THE GENERAL NOTES, THE SPECIFICATIONS, AND THE DRAWINGS FOR SUB-FLOOR DRAINAGE SYSTEM, SUBGRADE PREPARATION, AND/OR MUD SLAB AND VAPOR RETARDER REQUIREMENTS.
- THE SUBGRADE SHALL BE FREE OF STANDING WATER AT THE TIME OF CONCRETE PLACEMENT.
- REFER TO PLANS FOR SLAB THICKNESS (T) AND REINFORCEMENT (W/F OR REINFORCEMENT BARS).
- REFER TO SPECIFICATIONS FOR FIBER REINFORCEMENT TO BE INCORPORATED IN CONCRETE MIX, IF ANY. WHERE PRESENT, REINFORCING BARS SHALL BE CHaired BY SOIL SUPPORTED SLAB BOLSTERS.
- PROVIDE (2) #5 @ 6" AT ALL RE-ENTRANT CORNERS AND OTHER SIMILAR SLAB DISCONTINUITIES.
- UNLESS SHOWN OTHERWISE ON THE DRAWINGS, PROVIDE CONTRACTION AND/OR CONSTRUCTION JOINTS AT EVERY COLUMN LINE AND IN BETWEEN THE COLUMNS SUCH THAT THE JOINT SPACING DOES NOT EXCEED 30m(T) UNO. THE RESULTING PANELS SHOULD BE APPROXIMATELY SQUARE.

SECTION 2: CONTRACTION JOINT NOTES

- BREAK THE BOND BETWEEN NEW AND PREVIOUSLY PLACED SLABS BY SPRAYING OR BY PAINTING THE EXPOSED SIDE OF THE JOINT WITH A CURING COMPOUND, ASPHALTIC EMULSION, OR FORM OIL.

SECTION 3: CONTRACTION JOINT NOTES

- FOR SAW-CUT CONTRACTION JOINTS, MAKE THE SAW-CUT AS SOON AS THE SLAB IS ABLE TO SUPPORT THE WEIGHT OF WORKERS AND SAWING EQUIPMENT WITHOUT DAMAGE TO THE FINISHED SURFACE OF THE SLAB, BUT WITHIN 24 HOURS.
- DEPTH OF SAW-CUT SHOULD BE 1 1/2" IF PRODUCED USING THE EARLY ENTRY DRY-CUT PROCESS AND 1" (1 1/2" MIN) IF PRODUCED USING THE CONVENTIONAL WET-CUT PROCESS.
- REFER TO SPECIFICATIONS REGARDING EPOXY RESIN OR ELASTOMERIC SEALANT FOR REQUIREMENTS AT CONTRACTION JOINTS.



9 OVERHEAD DOOR THRESHOLD
SCALE: 3/4" = 1'-0"

Consultant:
raSmith
CREATIVITY BEYOND ENGINEERING
project number: 4250454

Project:
C251 ZILBER INDUSTRIAL @ CALEDONIA CORPORATE PARK

Location:
Northwestern Ave & East Frontage Road, Caledonia WI, 53126

Key Plan:

FOR CONSTRUCTION

CONSTRUCTION DOCUMENTS
Sheet:
FOUNDATION DETAILS

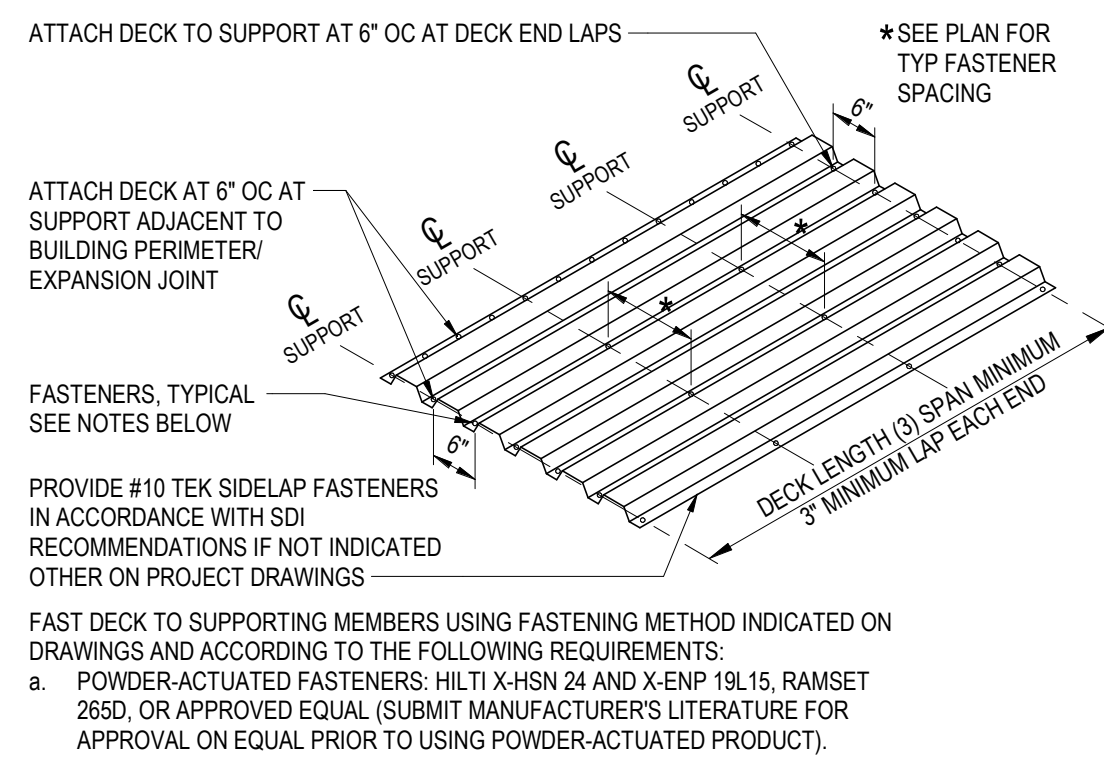
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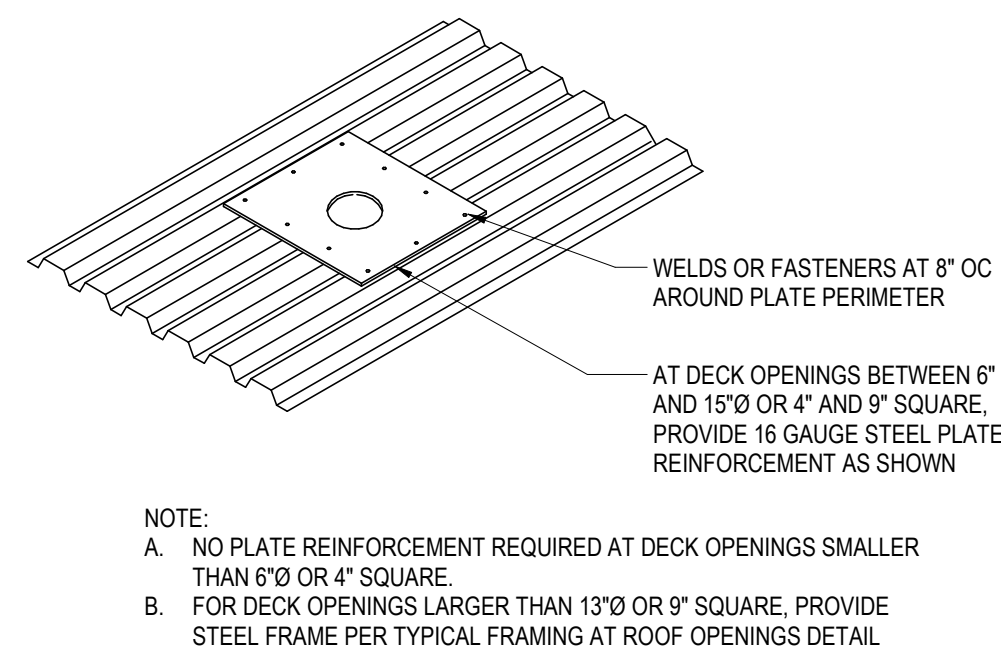
No.	Date	Description

Date:
06/09/2026
Project No:
260093.00
Sheet No:

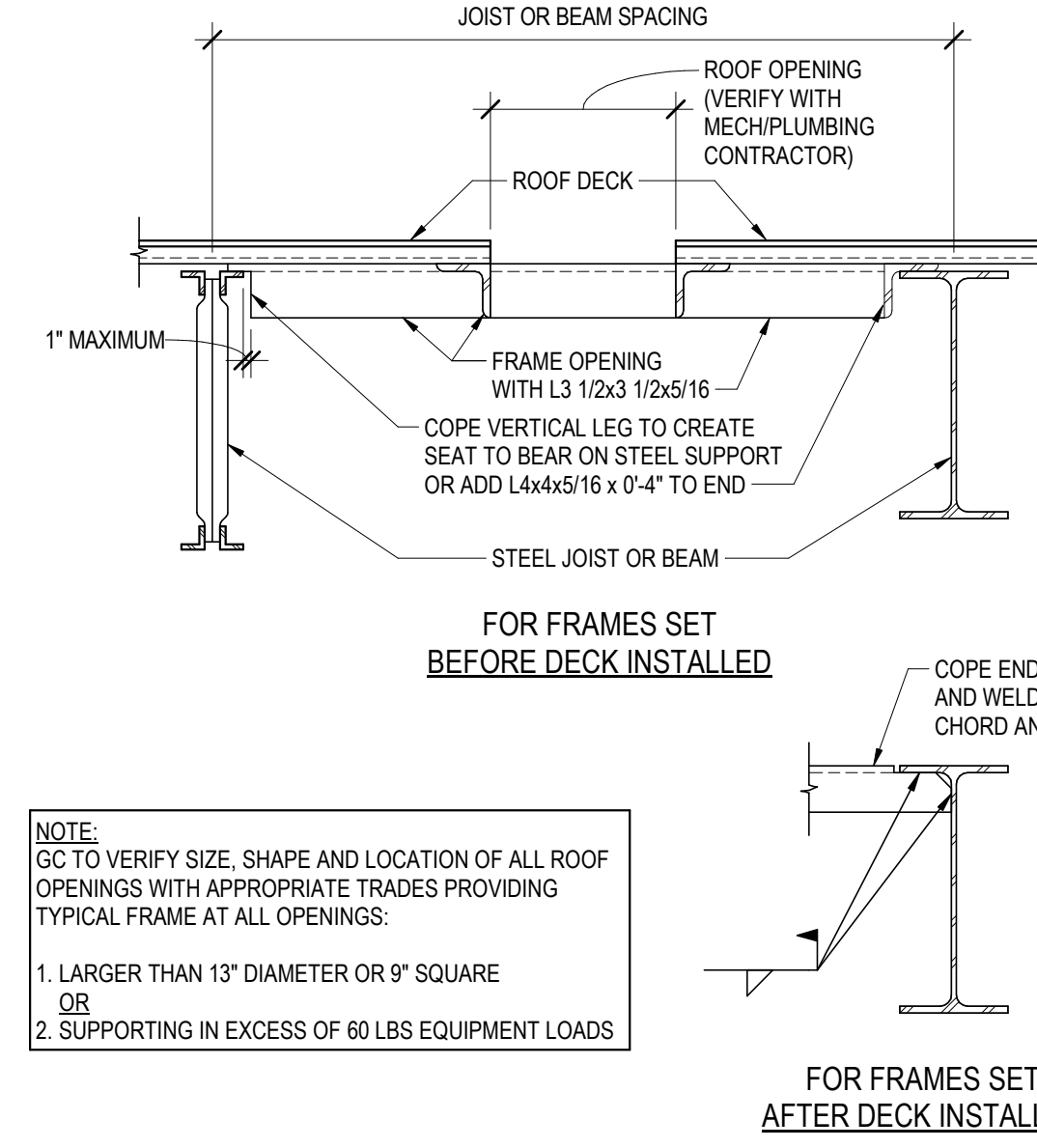
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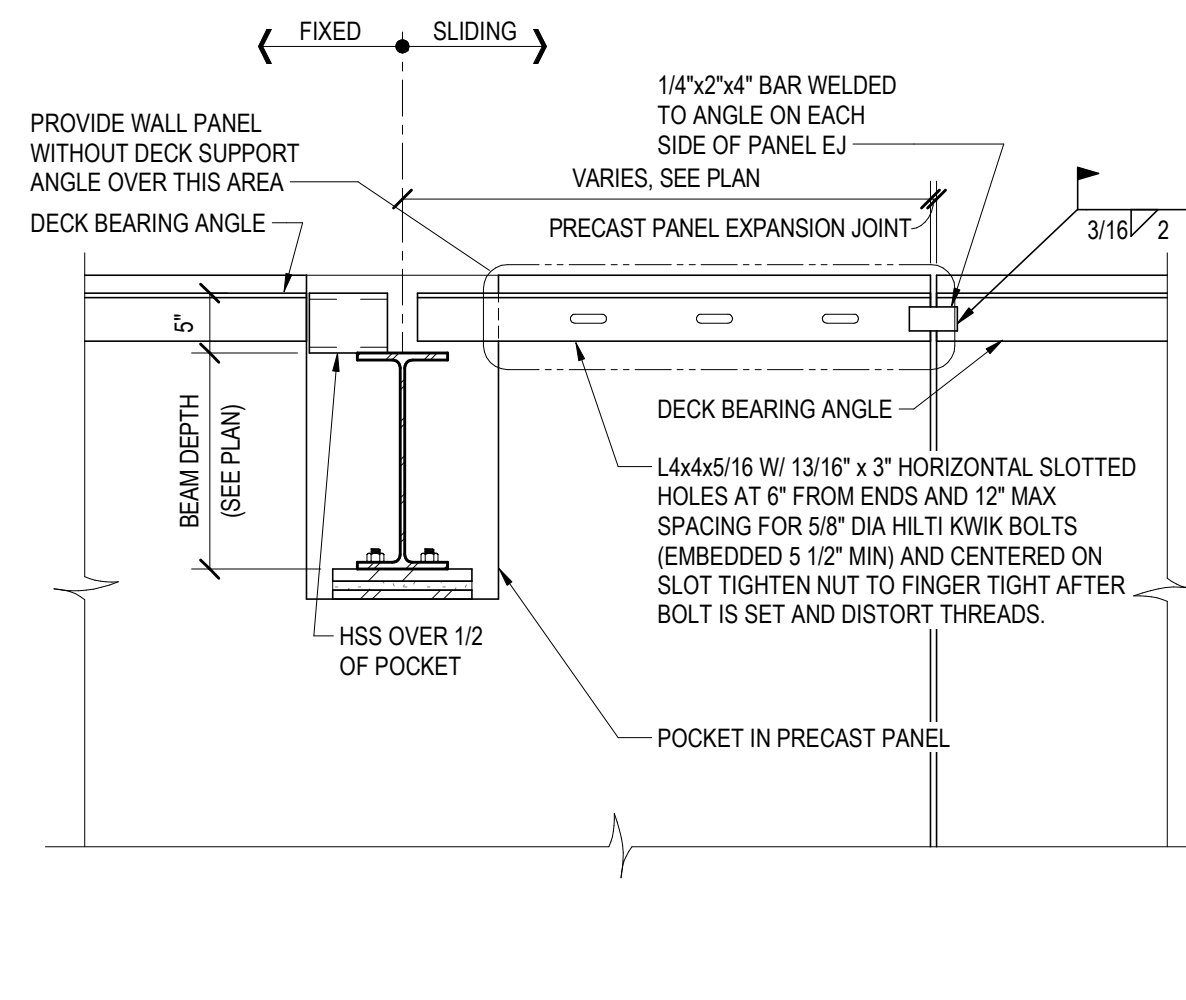
1 METAL DECK FASTENING DETAIL
SCALE: 1" = 1'-0"



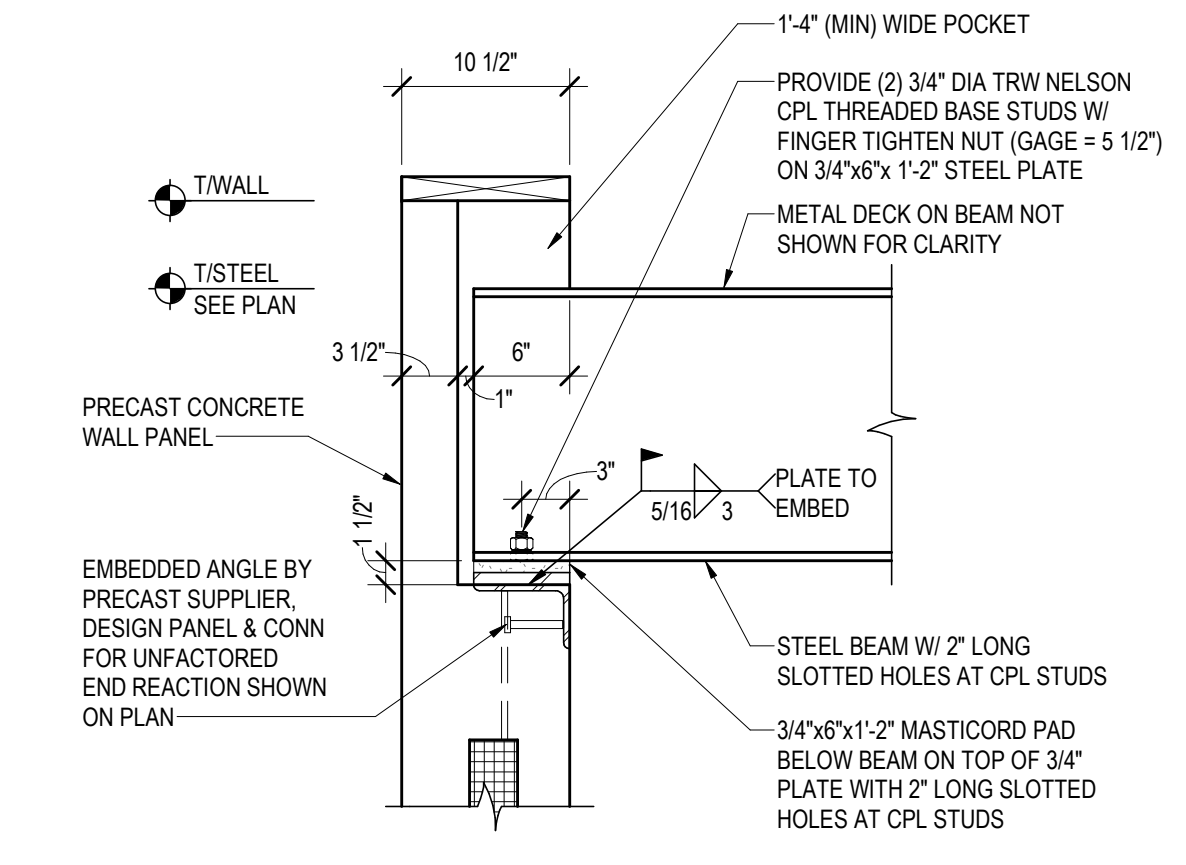
2 TYPICAL ROOF DECK OPENING
SCALE: 1" = 1'-0"



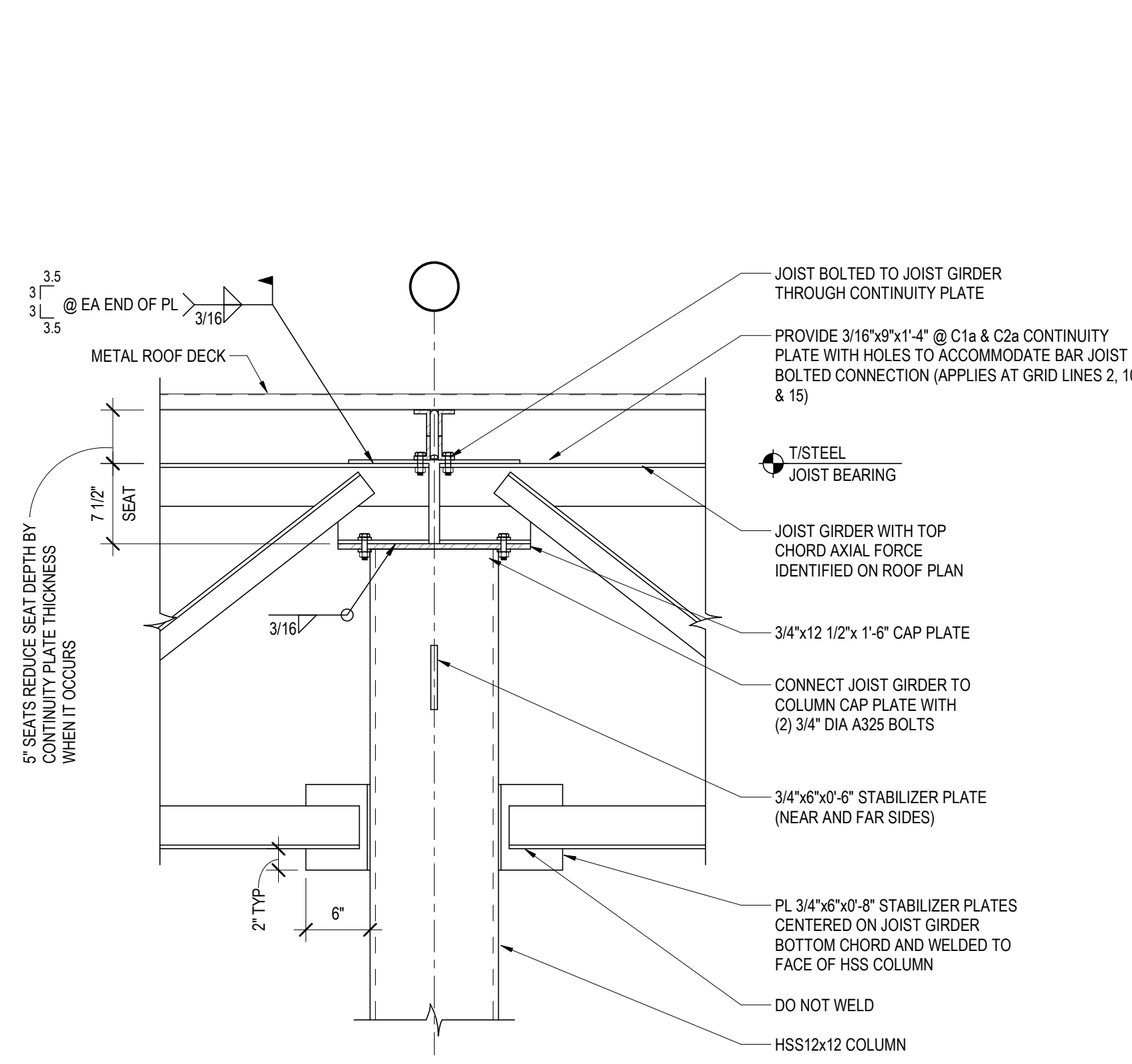
3 TYPICAL FRAMING AT ROOF OPENINGS
SCALE: 1" = 1'-0"



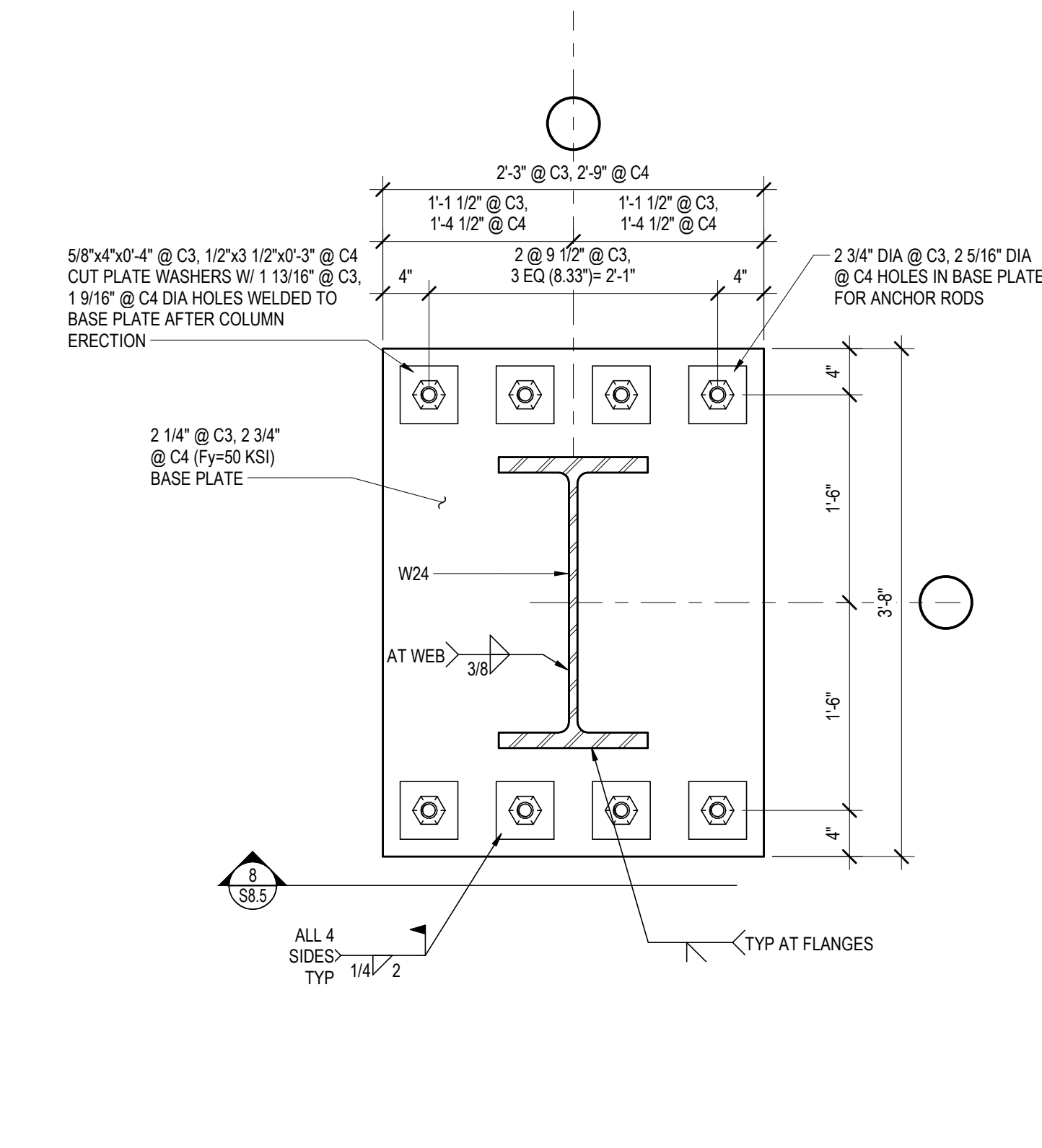
4 OFFSET EXPANSION JOINT DECK SUPPORT
SCALE: 3/4" = 1'-0"



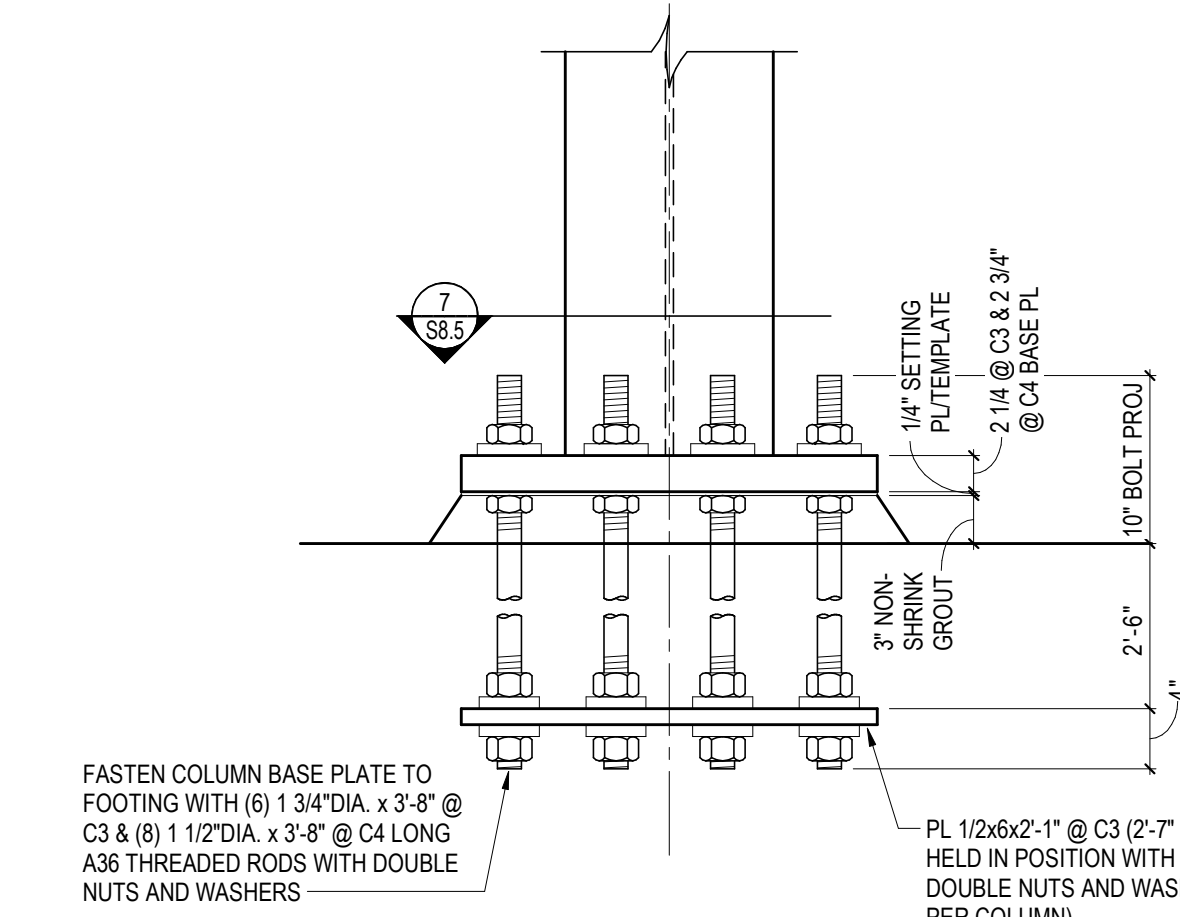
5 BEAM ON PRECAST
SCALE: 1" = 1'-0"



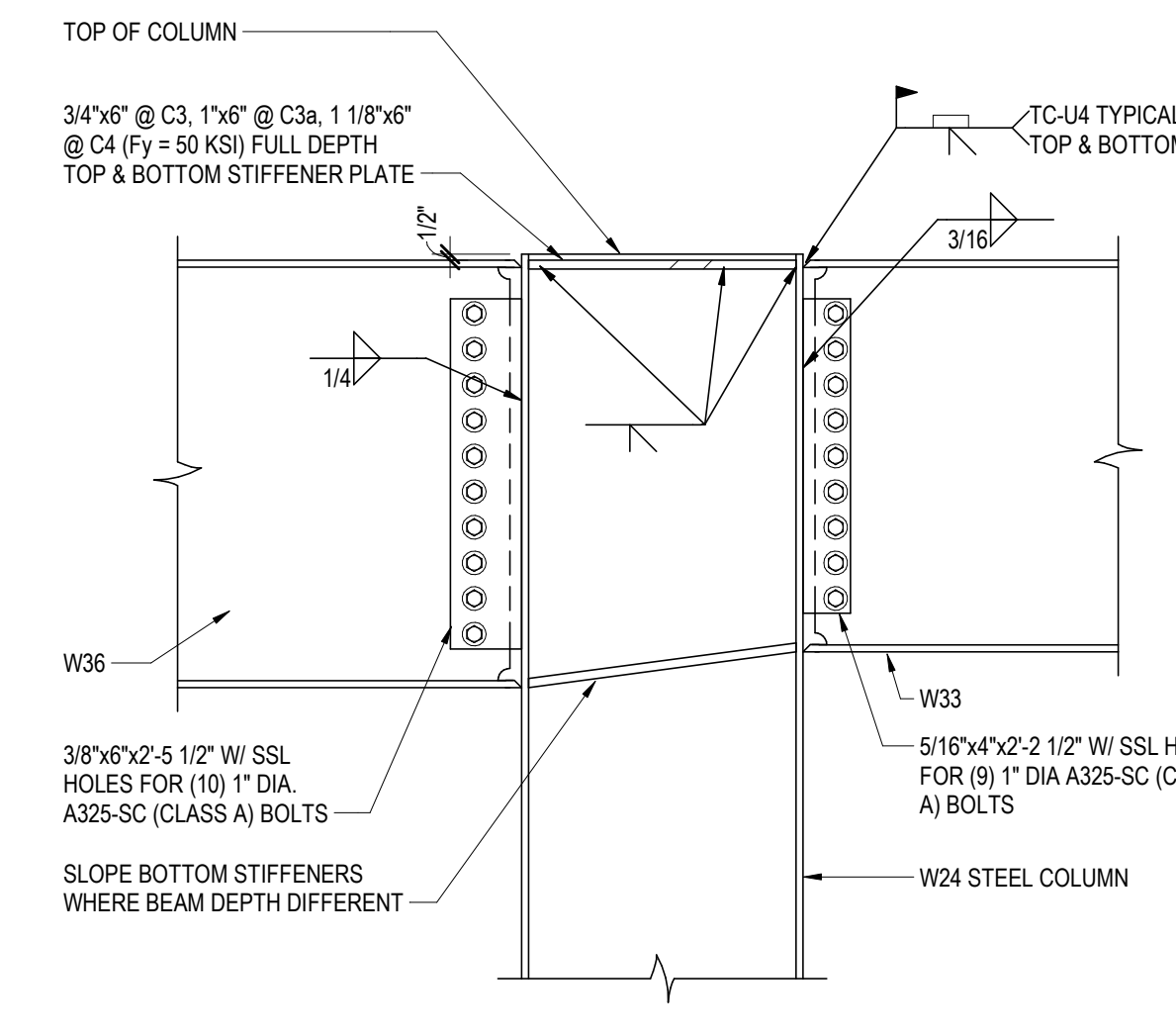
6 JOIST GIRDERS ON COLUMN
SCALE: 1" = 1'-0"



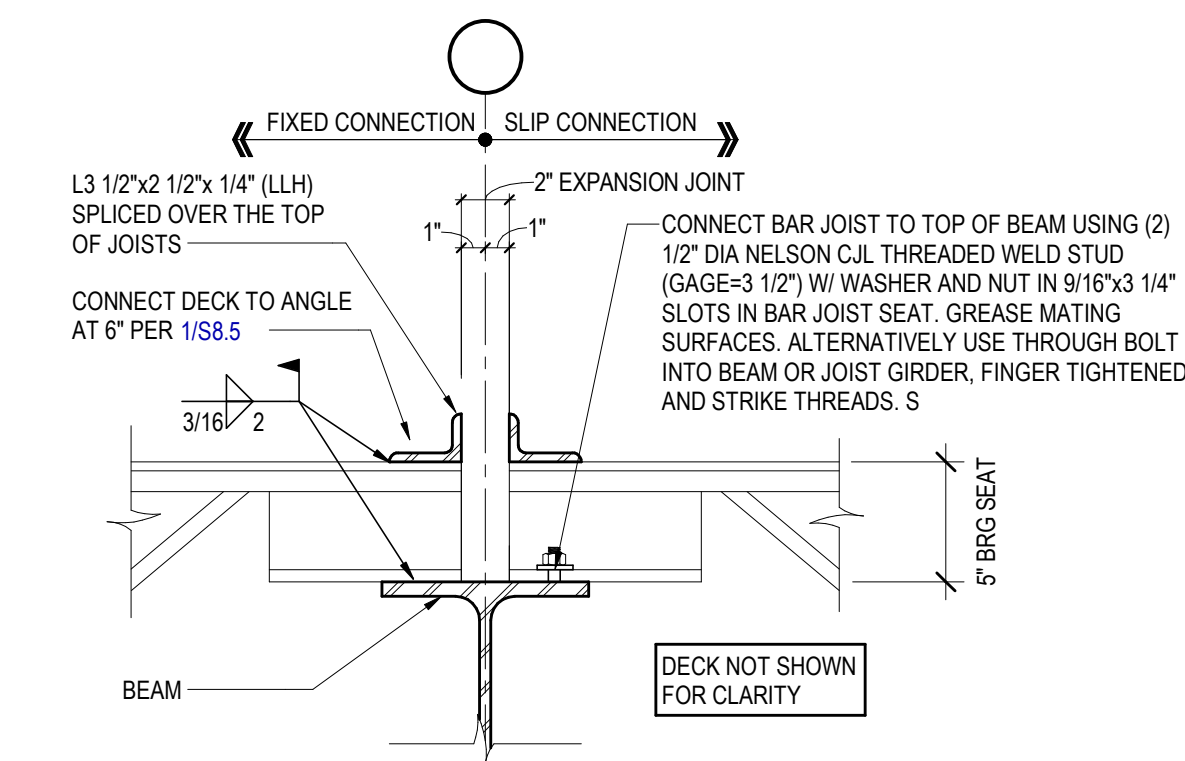
7 COLUMN BASE PLATE AND ANCHOR-BOLT PLAN
SCALE: 1" = 1'-0"



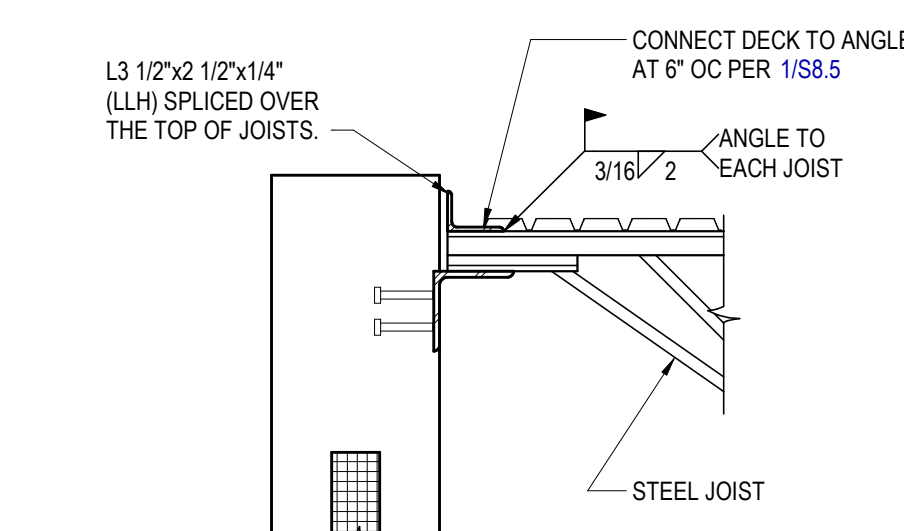
8 COLUMN BASE PLATE AND ANCHOR-BOLT SECTION
SCALE: 1" = 1'-0"



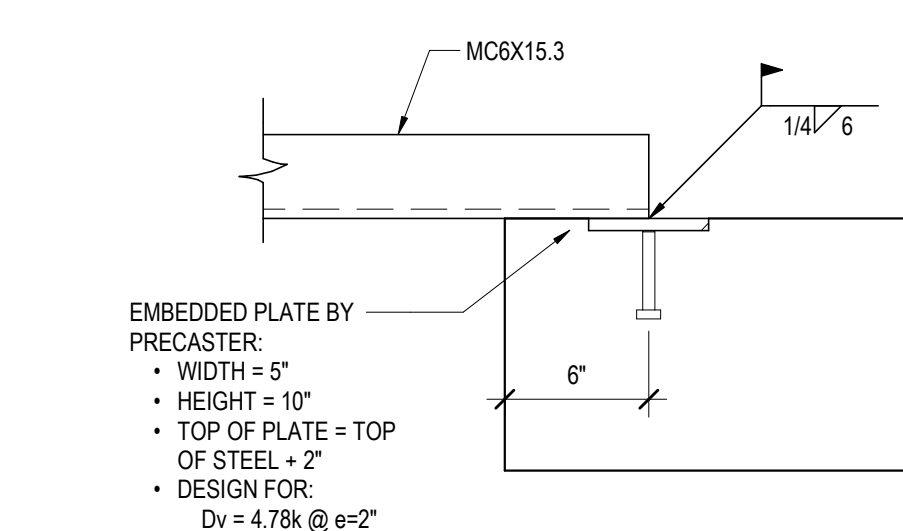
9 MOMENT CONNECTION AT FRAME LINE
SCALE: 3/4" = 1'-0"



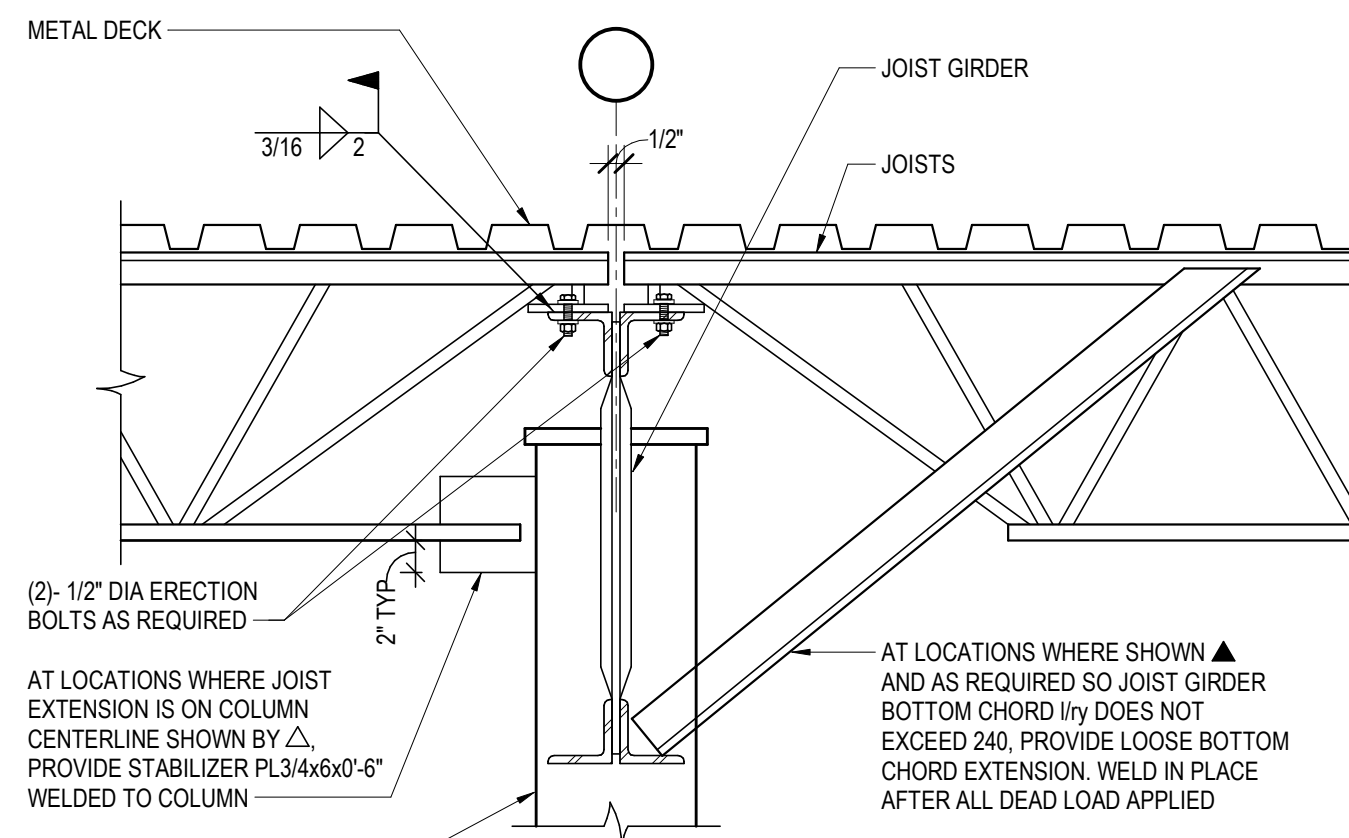
10 EXPANSION JOINT DETAIL
SCALE: 1 1/2" = 1'-0"



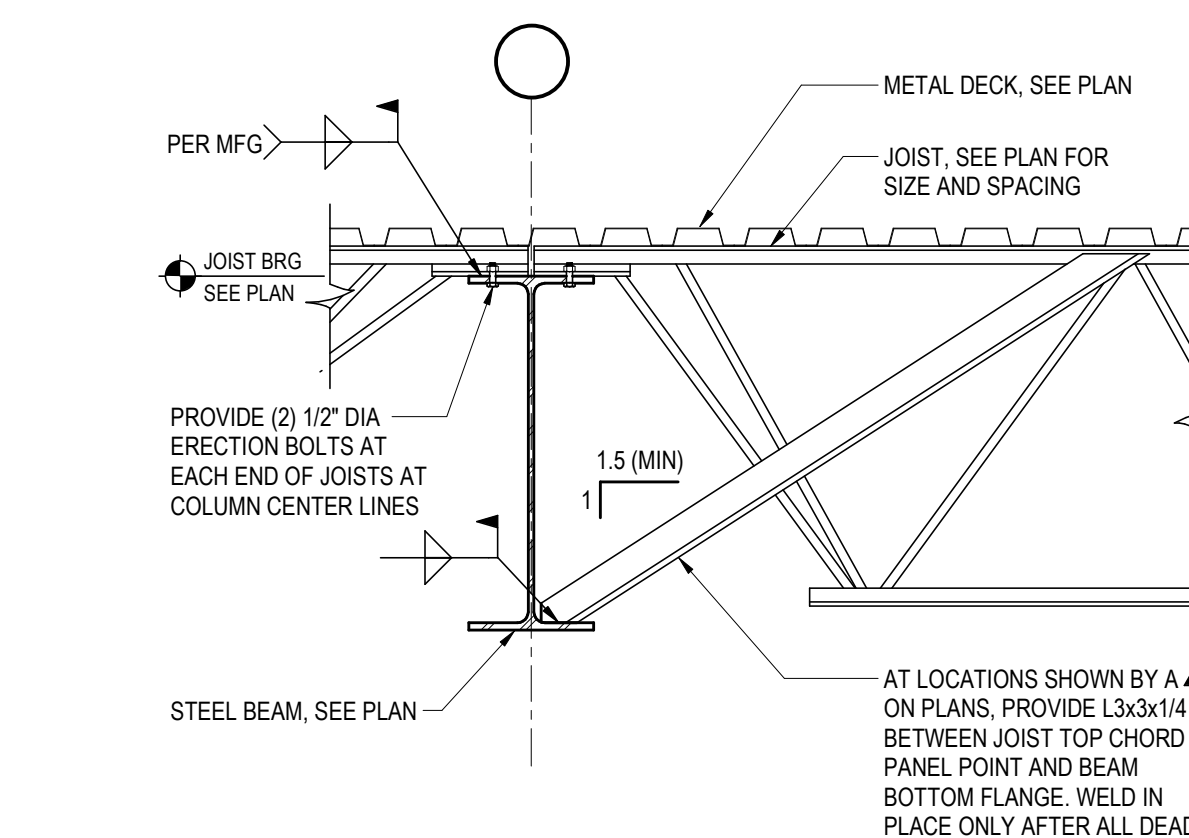
11 ROOF DIAPHRAGM SHEAR COLLECTOR
SCALE: 1" = 1'-0"



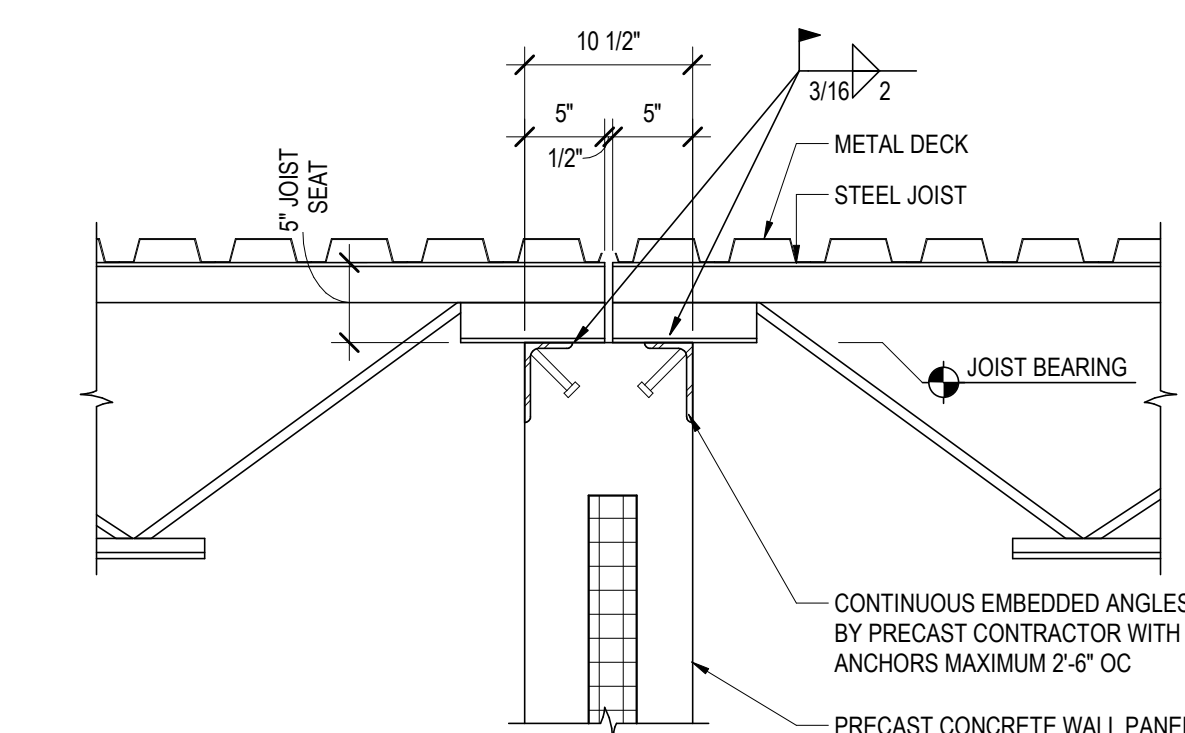
12 PRECAST PANEL OPENING PLAN
SCALE: 1 1/2" = 1'-0"



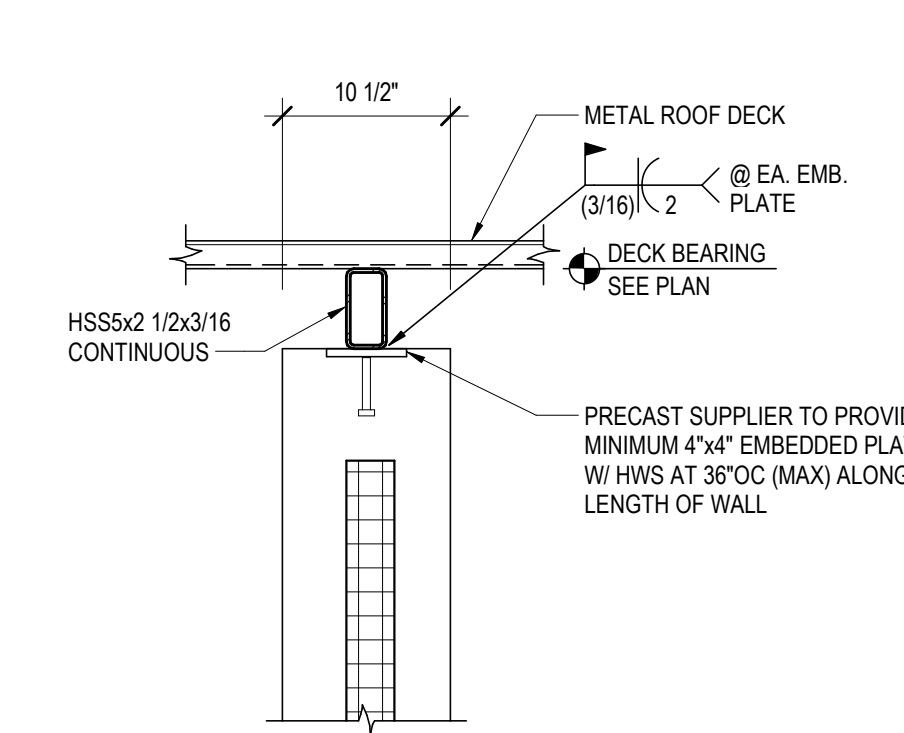
13 TYPICAL JOIST-ON-JOIST GIRDER DETAIL
SCALE: 1" = 1'-0"



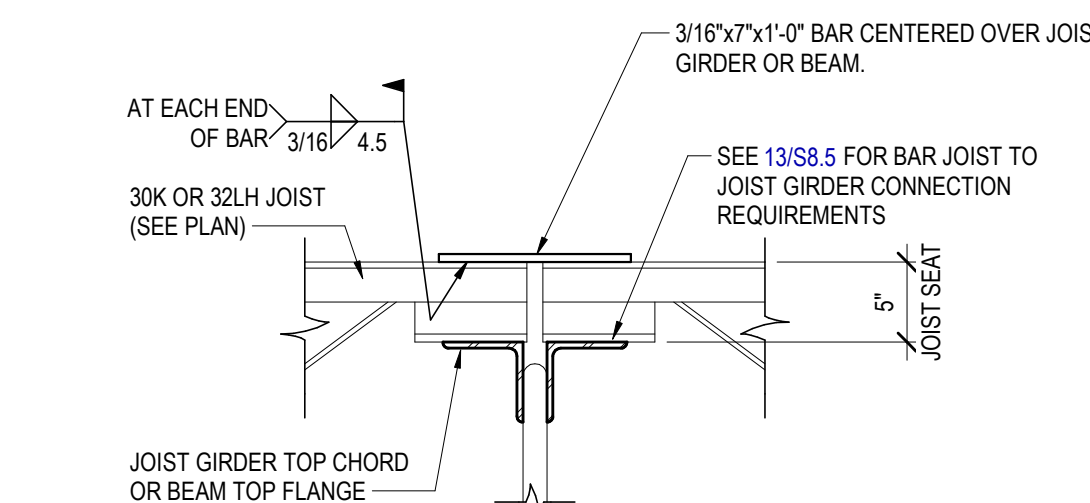
14 BAR JOIST ON BEAM
SCALE: 3/4" = 1'-0"



15 SECTION
SCALE: 1" = 1'-0"



16 SECTION
SCALE: 1" = 1'-0"



17 BAR JOIST CONTINUITY PLATE
SCALE: 1" = 1'-0"

Consultant:

raSmith
CREATIVITY BEYOND ENGINEERING
project number: 4250454

Project:

C251 ZILBER INDUSTRIAL @ CALEDONIA CORPORATE PARK

Location:
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Caledonia WI, 53126

Key Plan:

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CONSTRUCTION DOCUMENTS

Sheet:

FRAMING DETAILS

Scale:

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Date:

06/09/2026

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Sheet No.:

S8.5

Consultant:

ZILBER

PROPERTY GROUPSM

Project:

ZILBER INDUSTRIAL (251K)
AT CALEDONIA
CORPORATE PARK

Location:
Northwestern Ave & East Frontage Road,
Caledonia WI, 53126

Key Plan:

CONSTRUCTION
DOCUMENTS

Sheet:

251K - ABBREVIATIONS
AND SYMBOL LEGEND

Scale:
1/8" = 1'-0"

Revisions:

No.:	Date:	Description:

Date:
06/09/2026

Project No.: **260093.00** (Owner) Project No.:

Sheet No.:

A0.1

ACT.	ACOUSTICAL CEILING TILE	IN	INCHES
ADJ	ADJUSTABLE	INCL	INCLUDE
A.F.F.	ABOVE FINISH FLOOR	INSUL	INSULATION
ALT.	ALTERNATE	INT	INTERIOR
ALUM	ALUMINUM		
ARCH	ARCHITECTURAL/ARCHITECT	JAN	JANITOR
ASPH	ASPHALT	JNT	JOINT
AVE	AVENUE	JST	JOIST
BLDG	BUILDING	LAB	LABORATORY
BLK	BLOCK	LAM	LAMINATED
BLKG	BLOCKING	LAV	LAVATORY
BLKT	BLANKET	LB	POUND
B.O.	BY OWNER	LBS	POUNDS
B.O.B	BOTTOM OF BEAM	LF	LINEAR FOOT
B.O.D	BOTTOM OF DECK	LL	LIVE LOAD
B.O.F.	BOTTOM OF FOOTING	LOUV	LOUVER
B.O.J.	BOTTOM OF JOIST		
BOT	BOTTOM	MATL	MATERIAL
ADK	BEARING	MAX	MAXIMUM
BRK	BRICK	MECH	MECHANICAL
BSMT	BASEMENT	MEBA	MECHANICAL/ELECTRICAL/PLUMBING
		MFR	MANUFACTURER
CAB	CABINET	MIN	MINIMUM
CG	CORNER GUARD	MISC	MISCELLANEOUS
C.J.	CONTROL JOINT	M.O.	MASONRY OPENING
CL	CENTER LINE	M.R.	MOISTURE RESISTANT
CLG	CEILING	MTL	METAL
CLEAR	CLEARANCE		
CPT	CARPET	NIC	NOT IN CONTRACT
CMU	CONCRETE MASONRY UNIT	NO	NUMBER
COL	COLUMN	NOM	NOMINAL
CONC	CONCRETE	NTS	NOT TO SCALE
CONST	CONSTRUCTION		
CONT	CONTINUOUS	O.C.	ON CENTER
CONTR	CONTRACTOR	OFCl	OWNER FURNISHED, CONTRACTOR INSTALLED
CORR	CORRIDOR/CORRUGATED	OFCl	OWNER FURNISHED, OWNER INSTALLED
CSMT	CASEMENT	OPNG	OPENING
CT	CERAMIC TILE	OPP	OPPOSITE
CTR	CENTER	OZ	OUNCE
CU	CUBIC		
CFOI	CONTRACTOR FURNISHED, OWNER INSTALLED	P.LAM	PLASTIC LAMINATE
		PLYWD	PLYWOOD
DBL	DOUBLE	PPT	PRESSURE TREATED WOOD
DEPT	DEPARTMENT	PREFAB	PREFABRICATED
DIAM	DIAMETER	PREFIN	PREFINISHED
DIAG	DIAGRAM/DIAGONAL	PRELIM	PRELIMINARY
DIM	DIMENSION	PSF	POUNDS PER SQUARE FOOT
DIV	DIVISION	PT	PAINT
DN	DOWN	P&S	POLE AND SHELF
DS	DOWN SPOUT		
DWG	DRAWING	QT	QUARRY TILE
EA	EACH	RAD	RADIUS
E.I.F.S.	EXTERIOR INSULATION FINISH SYSTEM	RB	RUBBER BASE
EL	ELEVATION	RD	ROOF DRAIN
ELEC	ELECTRICAL	REC	RECESSED
ENCL	ENCLOSURE	RECD	RECEIVED
ENGR	ENGINEER	REF	REFRIGERATOR
EPOXY	EPOXY RESIN	REINF	REINFORCING
EQ	EQUAL	REQD	REQUIRED
EQUIP	EQUIPMENT	RM	ROOM
EST	ESTIMATE	RO.O	ROUGH OPENING
ETR	EXISTING TO REMAIN	RST	RUBBER STAIR TREAD
EXIST.	EXISTING	RT	RUBBER TILE
EXP	EXPOSED CONSTRUCTION		
EXP.	JNT EXPANSION JOINT	SCHED	SCHEDULE
EXT	EXTERIOR	SF	SQUARE FOOT
		SHT	SHEET
FD	FLOOR DRAIN	SIM	SIMILAR
FDN	FOUNDATION	SPEC	SPECIFICATIONS
F.E.	FIRE EXTINGUISHER	SQ	SQUARE
FEC	FIRE EXTINGUISHER CABINET	S/S	STAINLESS STEEL
FHC	FIRE HOSE CABINET	ST	STREET
FIN	FINISH	STC	SOUND TRANSMISSION CLASS
FIN.FLR.	FINISHED FLOOR	STD.	STANDARD
FLR	FLOOR	STL	STEEL
FR	FRAME	STRUCT	STRUCTURAL/STRUCTURE
FRP	FIBERGLASS REINFORCED POLYESTER	SUSP	SUSPENDED
FT	FEET	SV	SHEET VINYL
FTG	FOOTING	SYM	SYMMETRICAL
F.V.	FIELD VERIFY		
		TEMP	TEMPERATURE
FD	FLOOR DRAIN	TERR.	TYPICAL
FDN	FOUNDATION	T.O.B.	TOP OF BEAM
F.E.	FIRE EXTINGUISHER	T.O.D.	TOP OF DECK
FEC	FIRE EXTINGUISHER CABINET	T.O.F.	TOP OF FOOTING
FHC	FIRE HOSE CABINET	T.O.J.	TOP OF JOIST
FIN	FINISH	T.O.S.	TOP OF SLAB
FIN.FLR.	FINISHED FLOOR	T.O.W.	TOP OF WALL
FLR	FLOOR	T&G	TONGUE & GROOVE
FR	FRAME		
FRP	FIBERGLASS REINFORCED POLYESTER	UL	UNDERWRITERS LABORATORIES
FEET	FEET	UNEX	UNEXCAVATED
FT	FOOTING	UNFIN	UNFINISHED
FTG	FOOTING	UNO	UNLESS NOTED OTHERWISE
F.V.	FIELD VERIFY		
		VB	VINYL BASE
GA	GAUGE	VCT	VINYL COMPOSITION TILE
GALV	GALVANIZED	VERT	VERTICAL
GB	GRAB BAR	VFA	VINYL FLOORING ADAPTER
GC	GENERAL CONTRACTOR	VIF	VERIFY IN FIELD
GEN	GENERAL	VSF	VINYL SHEET FLOORING
GFI	GROUND FAULT INTERRUPTER	VSN	VINYL STAIR NOSING
GL	GLASS	VT	VINYL TILE
GMU	GLASS MASONRY UNIT	VTR	VENT THROUGH ROOF
GWB	GYPSPUM WALL BOARD	VWC	VINYL WALL COVERING
GYP	GYPSPUM		
		W	WIDTH
HB.	HOSE BIBB	W	WITH
HM	HOLLOW METAL	WD	WOOD
HORZ	HORIZONTAL	WL	WIND LOAD
HR	HOUR	WIO	WIT
HT	HEIGHT		
HVAC	HEATING, VENTILATING & AIR CONDITIONING		

GENERAL CONSTRUCTION NOTES:

1. PORTION OF BUILDING SHOWN IN A DARKER TONE ARE EXISTING BASE BUILDING WHICH ARE TO REMAIN.
2. SEE SHEET A0.3 FOR CODE REVIEW.
3. ALL FLOOR ELEVATIONS ARE BASED OFF OF FIRST FLOOR ELEVATION OF 100'-0". ARCHITECTURAL ELEVATION 100'-0" CORRESPONDS TO CIVIL ELEVATION OF 764.00
4. ALL DIMENSIONS ON PLAN ARE NOMINAL UNLESS NOTED OTHERWISE. DIMENSIONS ON PLAN ARE FROM FACE OF FINISH UNLESS NOTED OTHERWISE.
5. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING CONTINUOUS UTILITY SERVICE TO ALL SPACES ON THE SITE NOT AFFECTED BY THE WORK. ANY DISRUPTION IN SERVICES REQUIRED TO PERFORM THE WORK MUST BE COORDINATED WITH OWNER AND ADJACENT PROPERTY OWNERS IN ADVANCE.
6. ALIGNMENT OF NEW CONSTRUCTION TO EXISTING WALLS & COLUMNS SHALL BE ONE IN A MANNER AS TO VISIBLY ELIMINATE THE POINT OF CONTACT OR JOINT OF NEW AND EXISTING MATERIALS TO PROVIDE SMOOTH AND CONTINUOUS SURFACE. MAINTAIN APPROPRIATE FIRE-RATED CONSTRUCTION AT DISTURBED AREAS.
7. WALLS ARE TO BE PARALLEL & PERPENDICULAR TO ADJACENT WALLS UNLESS OTHERWISE NOTED. ALIGN WALLS WHERE APPARENT.
8. ALL NEW INTERIOR WALLS ARE TO BE TYPE "X" WALLS UNLESS OTHERWISE NOTED. WALL TYPES ARE LOCATED ON SHEET A10.0. SEE WALL TYPES FOR CONDITIONS AT CERAMIC TILED WALLS.
9. DOORS ARE TO HAVE A TYPICAL 4" OFFSET FROM ADJACENT WALL UNLESS NOTED OTHERWISE.
10. PROVIDE BLOCKING AS REQUIRED TO SUPPORT ALL CABINETS, SHELVES, BUILT-INS, EQUIPMENT OR ACCESSORIES. COORDINATE WITH VENDOR DOCUMENTS WHERE SUCH CONDITIONS APPLY.
11. ALL FLOORS ARE TO BE LEVEL AND CLEAN PRIOR TO INSTALLATION OF NEW FLOOR COVERINGS. ALL FLOOR SURFACES AND TRANSITIONS BETWEEN SURFACE TYPES SHALL COMPLY WITH ADA GUIDELINES.
12. COORDINATE THIS PROJECT WITH OWNER TO DETERMINE INTERIM LIFE SAFETY ROUTES IF APPLICABLE. CONFIRM ANY CONFLICTS WITH ARCHITECT/OWNER PRIOR TO CONSTRUCTION.
13. PROVIDE #8" TYPE "X" GYPSPUM BOARD AT ALL LOCATIONS UNLESS NOTED OTHERWISE. PROVIDE 5/8" TYPE "X" MOISTURE RESISTANT GYPSPUM BOARD AT PLUMBING PARTITIONS AND PARTITION FACE WITHIN 6'-0" OF ALL PLUMBING FIXTURES. ALL GYPSPUM BOARD SHALL BE MOLD RESISTANT. SEE WALL TYPES FOR ADDITIONAL GYPSPUM BOARD REQUIREMENTS.

FOR CONSTRUCTION

FIRE RESISTIVE LEGEND

- AAR = EXTERIOR AREA OF ASSISTED RESCUE
- X = DOOR - EXIT ACCESS
- = FIRE EXTINGUISHER
- = SHAFT / STAIRWELL
- = HAZARDOUS AREA
- = 2 HOUR FIRE BARRIER
- = 1 HOUR FIRE BARRIER

GENERAL NOTES:

1) "EXIT" IN VISUAL CHARACTERS, RAISED CHARACTERS AND BRAILLE SIGN AT ALL FIRE EXITS MARKED WITH LARGE "X" ON PLAN

BUILDING STATISTICS

BOMA (OUTSIDE PERIMETER OF WALLS, OVERHANGS)
 251,872 SF
NSF (INSIDE FACE OF WALLS)
 251,371 SF
LENGTH (NORTH/SOUTH)
 800'-1"
WIDTH (EAST/WEST)
 315'-0"
PERIMETER LENGTH
 2,226'-0"
HEIGHT
 40'-0" TO HIGHEST POINT A.F.F.
OCCUPANCY
 F-1 OCCUPANCY WITH ADDITIONAL S-1 STORAGE
CONSTRUCTION TYPE
 IIB (TWO-B)

Applicable Building Codes:

• IBC 2021 or 2019 ASHRAE 90.1, IFGC 2021, IMC 2021, IEBC 2021, IECC 2021, ICCA 117, 1-2017, IFC (where referenced by other I-Codes), Wisconsin Administrative Plumbing Codes SPS 381-384, 2017 National Electrical Code & Wisconsin SPS 316; COJ Sign Code - Chapter 28)

COMMISSIONING AGENT:

-TBD

THE 2021 INTERNATIONAL BUILDING CODE (IBC), AS MODIFIED BY WISCONSIN COMM CHAPTER 62.

RELEVANT CODE INFORMATION (NOT EXHAUSTIVE OR ALL-INCLUSIVE). INFORMATION PRESENTED HEREIN IS INTENDED TO DEMONSTRATE THE CHOICES MADE BY THE DESIGNER TO ACHIEVE CODE COMPLIANCE.

CHAPTER 2 DEFINITIONS

AREA, BUILDING. THE AREA INCLUDED WITHIN SURROUNDING EXTERIOR WALLS(OR EXTERIOR WALLS AND FIRE WALLS) EXCLUSIVE OF VENT SHAFTS AND COURTS. AREAS OF THE BUILDING NOT PROVIDED WITH WITH SURROUNDING WALLS SHALL BE INCLUDED IN THE BUILDING AREA IF SUCH AREAS ARE INCLUDED WITHIN THE HORIZONTAL PROJECTION OF THE ROOF OF FLOOR ABOVE.

HEIGHT, BUILDING. THE VERTICAL DISTANCE FROM GRADE PLANE TO THE AVERAGE HEIGHT OF THE HIGHEST ROOF SURFACE.

CHAPTER 3 USE AND OCCUPANCY CLASSIFICATION

306.2 CLASSIFICATION - FACTORY GROUP F-1 MODERATE HAZARD

ZILBER - 251K @ CALEDONIA CORPORATE PARK WILL BE CLASSIFIED AS A FULLY SPRINKLERED F-1 OCCUPANCY. IT MAY INCLUDE FUTURE, LESS STRINGENT NON-SEPARATED OCCUPANCIES SUCH AS F-2, S-1, S-2 OR B.

CHAPTER 5 GENERAL BUILDING HEIGHTS AND AREAS

507.3 UNLIMITED AREA BUILDINGS - SPRINKLERED, ONE STORY BUILDING IS FULLY SPRINKLERED WITH AN ESFR SYSTEM BUILDING IS FULLY SURROUNDED WITH A PUBLIC WAY OR YARDS 60' IN WIDTH

CHAPTER 6 TYPES OF CONSTRUCTION

- 601 TYPE IIB (TWO-B) CONSTRUCTION (NON COMBUSTIBLE, UNPROTECTED)
 - 0 HR NC STRUCTURAL FRAME
 - 0 HR NC STRUCTURAL FRAME, ROOF SUPPORTS ONLY
 - 0 HR NC EXTERIOR BEARING WALLS
 - 0 HR NC INTERIOR BEARING WALLS
 - 0 HR NC EXTERIOR NON BEARING WALLS (PER TBL 602)
 - 0 HR NC INTERIOR NON BEARING WALLS
 - 0 HR NC FLOOR CONSTRUCTION
 - 0 HR NC ROOF CONSTRUCTION <20' AFF (CLASS A ROOF COVERING)
 - 0 HR NC ROOF CONSTRUCTION >20' AFF
 - 0 HR CORRIDORS (PER TABLE 1018.1), PER SPRINKLERED BLDG

602 FIRE SEPARATION DISTANCE
 X ≥ 30 FEET : 0 HR

CHAPTER 7 FIRE RESISTANCE RATED CONSTRUCTION

- 705.2.1 PROJECTIONS FROM WALLS OF TYPE I OR II CONST SHALL BE NON-COMBUSTIBLE.
- 705.8.1 PER EXCEPTION 2, UNLIMITED UNPROTECTED OPENINGS ARE PERMITTED IN BUILDINGS WITH NO FIRE RESISTANCE RATING REQUIREMENTS, SUCH AS TYPE IIB.
- 705.8.3 WHERE PROTECTED OPENINGS ARE NOT REQUIRED BY SECTION 705, WINDOWS AND DOORS SHALL BE CONSTRUCTED OF ANY APPROVED MATERIALS
- 705.9 JOINTS IN EXTERIOR WALLS PERMITTED TO HAVE UNPROTECTED OPENINGS ARE NOT REQUIRED TO HAVE A FIRE RESISTANCE RATING PER 715.1 EXCEPTION 7. JOINTS NEED NOT BE RATED IN WALLS THAT ARE PERMITTED TO HAVE UNPROTECTED OPENINGS.

721 PRESCRIPTIVE FIRE RESISTANCE (ABBREVIATED LIST, NOT ALL-INCLUSIVE)
 1-7.1 GYP BRD ADHESIVELY SECURED TO STEEL COLUMN FLANGES & SUCCESSIVE LAYERS (2" GYP=2 HR, 1" GYP=1 HR)
 2-4.1 GYP BRD ON U-SHAPED BRACKETS 24" O.C. ON WEBS/FLANGES OF STEEL BEAMS & GIRDERS (1.25" GYP=2 HR)
 5-1.1 REINF STEEL IN CONC COLUMNS, BEAMS, GIRDERS & TRUSSES (1.5" COVER = 2 HR)
 3-1.4 CONCRETE MASONRY UNITS (4.2" WALL THICKNESS=2 HR, 2.8" WALL THICKNESS=1 HR)
 13-1.1 MTL STUDS W/ GYP BRD SHEATHING. (2 LAYERS 5/8" EA SIDE=2 HR, 1 LAYER 5/8" EA SIDE=1 HR)

CHAPTER 8 INTERIOR FINISHES

803.1.1 INTERIOR WALL AND CEILING FINISHES SHALL BE CLASSIFIED IN ACCORDANCE WITH ASTM E84 OR UL 723. INTERIOR FINISH MATERIALS SHALL BE GROUPED IN THE FOLLOWING CLASSES IN ACCORDANCE WITH THEIR FLAME SPREAD AND SMOKE DEVELOPED RATINGS:
 CLASS A: FLAME SPREAD 0-25, SMOKE DEVELOPED 0-450
 CLASS B: FLAME SPREAD 26-75, SMOKE DEVELOPED 0-450
 CLASS C: FLAME SPREAD 76-200, SMOKE DEVELOPED 0-450

803.11 WALL/CEILING FINISHES IN SPRINKLERED SPACES (PER F-1)
 CLASS C VERTICAL EXITS
 CLASS C EXIT ACCESS CORRIDORS
 CLASS C ROOMS/ENCLOSED SPACES

CHAPTER 9 FIRE PROTECTION SYSTEMS

- 903.2.4 FIRE AREA GREATER THAN 12,000 SF, THEREFORE AUTOMATIC SPRINKLER SYSTEM REQ'D.
- 903.3.1.1 ESFR (EARLY SUPPRESSION, FAST RESPONSE) AUTOMATIC SPRINKLER SYSTEMS PROVIDED
- 905.1 STANDPIPES NOT REQUIRED.
- 906.1 PORTABLE FIRE EXTINGUISHERS PROVIDED AT EACH EXTERIOR DOOR. ADD'TL FIRE EXTINGUISHERS PROVIDED BY TENANTS AS REQUIRED BY CODE NFPA 10.
- 907.2.4 MANUAL FIRE ALARM SYSTEM IS NOT REQUIRED WHERE THE BUILDING IS LESS THAN TWO STORIES.
- 910.2 SMOKE AND HEAT VENTS ARE NOT REQUIRED IN BUILDINGS PROVIDED WITH AN ESFR SPRINKLER SYSTEM.

CHAPTER 10 MEANS OF EGRESS

- 1004.1.2 DESIGN OCCUPANT LOAD (FLOOR AREA IN SF/OCC)
 251,371 TOTAL GSF
 503 TOTAL OCCUPANTS
 WAREHOUSE: 500 GSF/OCCUPANT
- 1005.1 EGRESS WIDTH PER OCCUPANT SERVED
 0.2" PER OCCUPANT, DOORS, HORIZONTAL EXITS AND CORRIDORS
 503 OCCUPANTS EXITING
 100.6" EGRESS DOOR WIDTH REQ'D (918" WIDTH PROVIDED)
- 1006.3.1 THREE ACCESSIBLE MEANS OF EGRESS REQUIRED FOR 501-1000 OCCUPANT LOAD PER STORY.
- 1007.2 EXTERIOR EXIT STAIRS MUST HAVE AREAS OF RESCUE ASSISTANCE IN ORDER TO BE CONSIDERED AN ACCESSIBLE MEANS OF EGRESS.
- 1008.1.10 ELECTRICAL ROOMS WITH EQUIPMENT RATED 1,200 AMPS OR MORE AND OVER 6' WIDE THAT CONTAIN OVERCURRENT DEVICES, SWITCHING DEVICES OR CONTROL DEVICES WITH EXIT OR EXIT ACCESS DOORS SHALL BE EQUIPPED WITH PANIC HARDWARE OF FIRE EXIT HARDWARE. THE DOORS SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL.
- 1009.7 EXTERIOR AREAS FOR ASSISTED RESCUE WITH WHEEL CHAIR AREA 30" X 48" AND CLEAR OF PATH OF EGRESS.
- 1010.1.2.1 DOORS SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL WHERE SERVING AN OCCUPANT LOAD OF 50 OR MORE PERSONS
- 1006.2.1 MAXIMUM COMMON PATH OF EGRESS TRAVEL DISTANCE.
 100 FEET IN A SPRINKLERED F-1
- 1006.2.1.1 THREE OR MORE EXITS OR EXIT ACCESS DOORWAYS SHALL BE PROVIDED WITH OCCUPANT LOAD OF 501 TO 1,000.
- 1007.1.1 TWO EXITS OR EXIT ACCESS DOORWAYS
 EXCEPTION 2. EXIT DOOR SEPARATION DISTANCE 1/3 DIAGONAL OF THE ROOM WITH AUTOMATIC SPRINKLER SYSTEM.
- 1015.7 ROOF ACCESS
 GUARD RAILS NOT REQUIRED IF ROOF HATCH OPENING LOCATED GREATER THAN 10' FROM ROOF EDGE.
- 1017.2.2 THE MAXIMUM EXIT TRAVEL DISTANCE SHALL BE 400 FEET IN GROUP F-1 OR S-1 OCCUPANCIES WHERE ALL THE FOLLOWING CONDITIONS ARE MET:
 1. BUILDING IS ONE STORY HIGH
 2. MINIMUM HEIGHT FROM FINISHED FLOOR TO BOTTOM OF CEILING OR ROOF SLAB OR DECK IS 24 FEET.
 3. THE BUILDING IS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1
- 1020.4 DEAD END CORRIDORS LIMITED TO 50' IN LENGTH IN GROUP F-1. NOT LIMITED IN LENGTH WHERE THE LENGTH IS LESS THAN 2.5 TIMES THE WIDTH OF THE CORRIDOR.

CHAPTER 11 ACCESSIBILITY

1106.1 PARKING - 166 TOTAL PARKING SPACES PROVIDED. 5 ACCESSIBLE SPACES REQUIRED, 14 ACCESSIBLE SPACES PROVIDED AT LEAST OF THE ACCESSIBLE SPACES, 1 TO BE VAN ACCESSIBLE SPACE 6 VAN ACCESSIBLE SPACES PROVIDED

1109.2 TOILET ROOMS AND BATHING FACILITIES SHALL BE ACCESSIBLE.

TWO ACCESSIBLE RESTROOMS ARE PROVIDED. BALANCE OF REQUIRED PLUMBING FIXTURES SHALL BE PROVIDED IN SUBSEQUENT TENANT BUILD-OUTS, BASED ON TENANT STATE SUBMITTAL DRAWINGS.

CHAPTER 15 ROOFING

1505.1 PROVIDE A CLASS C ROOF ASSEMBLY FOR TYPE IIB BUILDINGS.

CHAPTER 24 GLASS AND GLAZING

- 2406.1 SAFETY GLAZING SHALL COMPLY WITH CATEGORY II OF CPSC 16 CFR 1201
- 2406.3 SAFETY DESIGNATION TO BE LABELED ON EACH PANE FROM MANUFACTURER. HAZARDOUS LOCATIONS REQUIRING SAFETY GLAZING:
 GLAZING IN SWINGING DOORS
 GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES
 GLAZING IN STORM DOORS
 GLAZING IN UNFRAMED SWINGING DOORS
 GLAZING IN FIXED OR OPERABLE PANELS WITHIN 24" OF A DOOR JAMB
 GLAZING BELOW 18" AFF AND ABOVE 36" AFF, IN EXCESS OF 9 SF
 GLAZING IN GUARDS AND RAILINGS
 GLAZING ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS

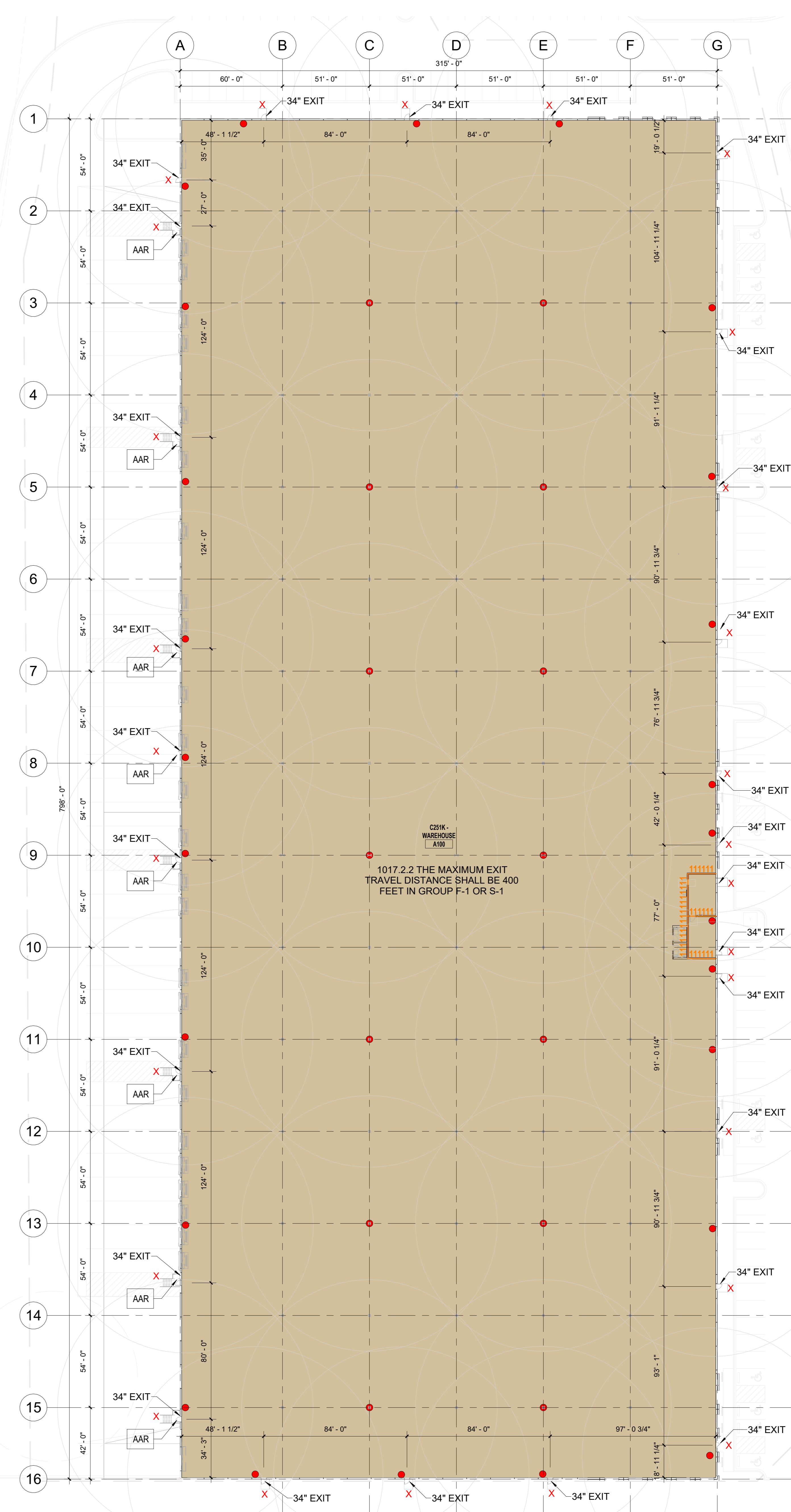
CHAPTER 29 PLUMBING SYSTEMS

2902.1 TWO ACCESSIBLE RESTROOMS ARE PROVIDED. BALANCE OF REQUIRED PLUMBING FIXTURES SHALL BE PROVIDED IN SUBSEQUENT TENANT BUILD-OUTS, BASED ON TENANT STATE SUBMITTAL DRAWINGS.
 2902.1.2 FIXTURES LOCATED WITHIN UNISEX TOILET BATHING ROOMS ARE PERMITTED TO BE INCLUDED FOR EITHER MALE OR FEMALE OCCUPANTS.

INTERNATIONAL FIRE CODE

CHAPTER 32 HIGH-PILED COMBUSTIBLE STORAGE

3206.6.1 PROVIDE A MINIMUM OF ONE ACCESS DOOR IN EACH 125'-0" LINEAL FEET OF THE EXTERIOR WALLS THAT FACE REQUIRED FIRE APPARATUS ACCESS ROADS.



1 251K - FIRST FLOOR LIFE SAFETY PLAN
 1/32" = 1'-0"

233K - CODE REVIEW
 1/8" = 1'-0"



Consultant:
ZILBER
 PROPERTY GROUPSM

Project:
 ZILBER INDUSTRIAL (251K)
 AT CALEDONIA
 CORPORATE PARK

Location:
 Northwestern Ave & East Frontage Road,
 Caledonia WI, 53126

Key Plan:

FOR CONSTRUCTION

CONSTRUCTION
 DOCUMENTS

Sheet:
 251K - OCCUPANT LOAD &
 FIRE WALL DIAGRAM

Scale:
 As indicated

Revisions:

No.	Date:	Description:

Date:
 06/09/2026

Project No.: 260093.00 (Owner) Project No.:

Sheet No.:

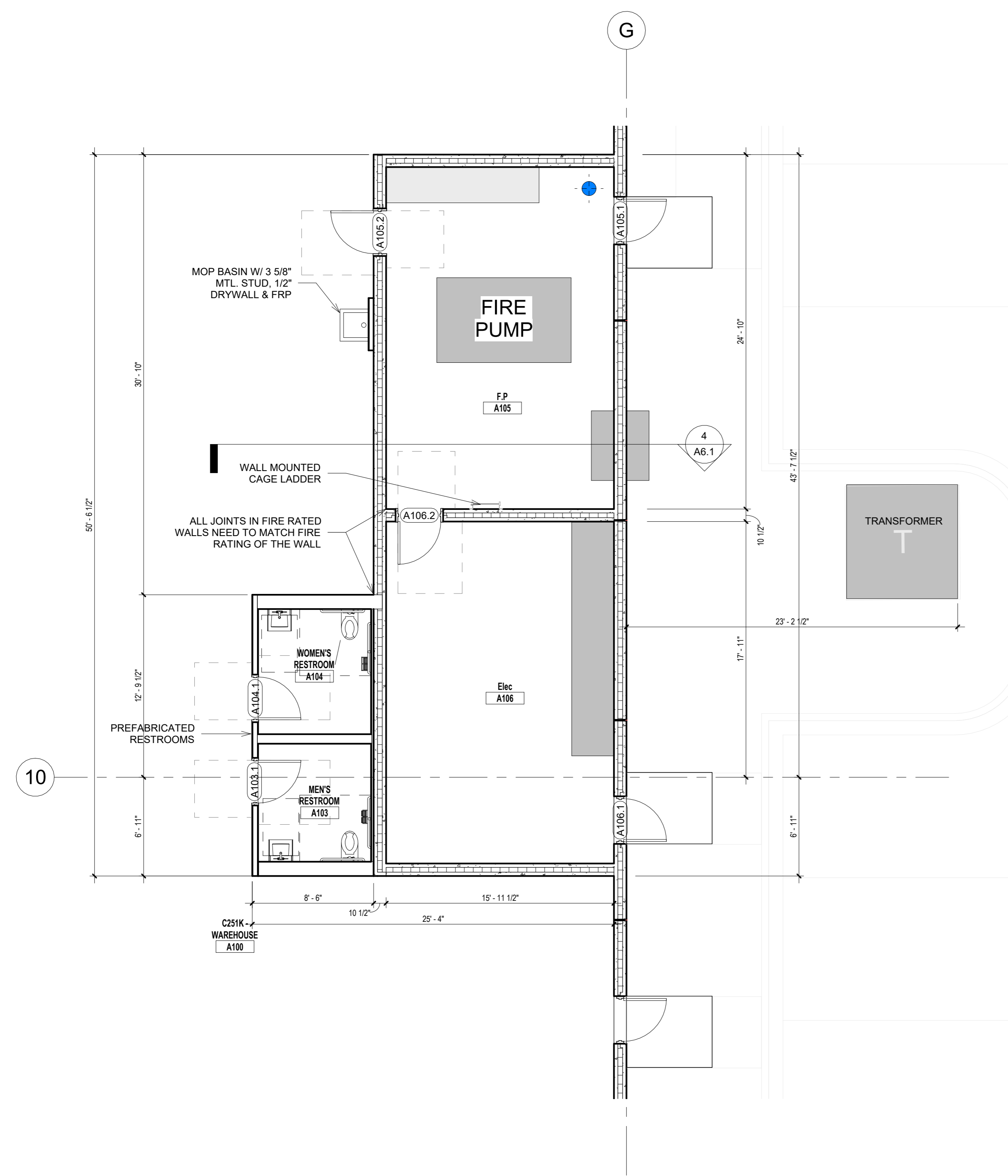
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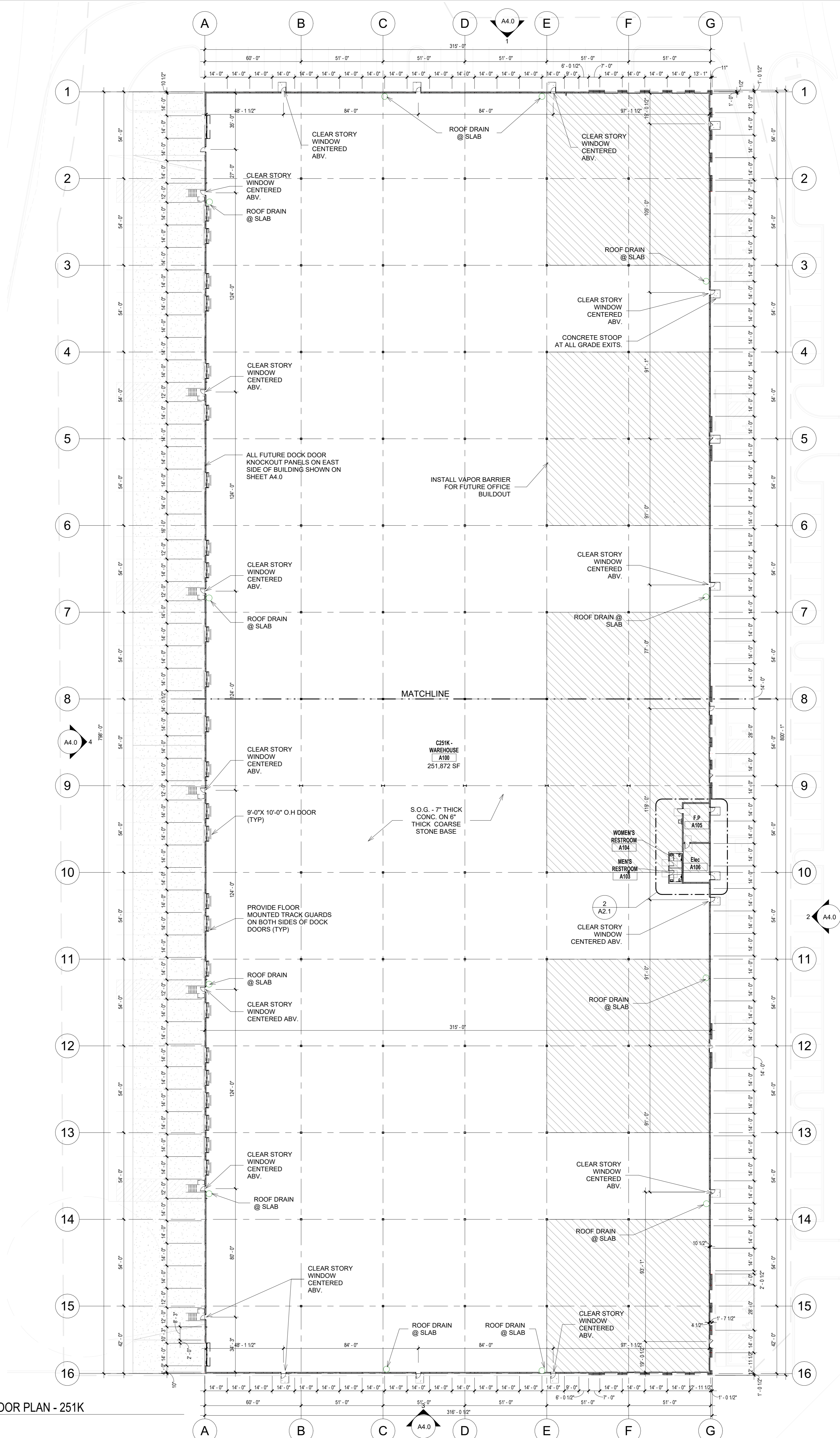
Revisions:

No.	Date	Description
1	2/9/2026	BSO Submittal

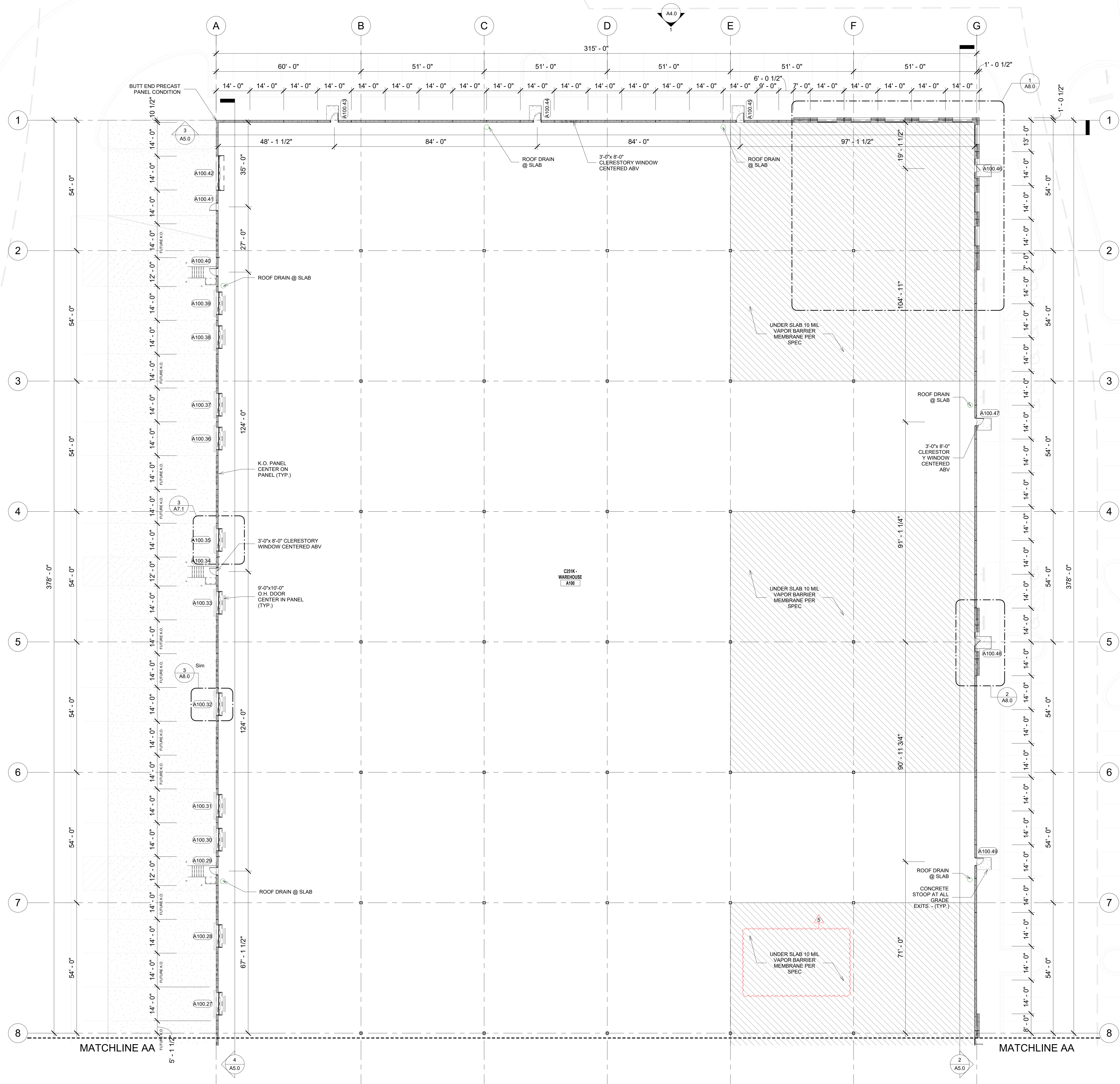
FOR CONSTRUCTION



2 FIRST FLOOR PLAN - ENLARGED F.P. ELEC. - 251K
3/16" = 1'-0"



1 FIRST FLOOR PLAN - 251K
1" = 30'-0"



1 251K - FIRST FLOOR PLAN - PART A
1/16" = 1'-0"

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PROPERTY GROUPSM

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Key Plan:

FOR CONSTRUCTION

CONSTRUCTION
DOCUMENTS

Sheet:
251K - FIRST FLOOR PLAN
- PART A

Scale:
1/16" = 1'-0"

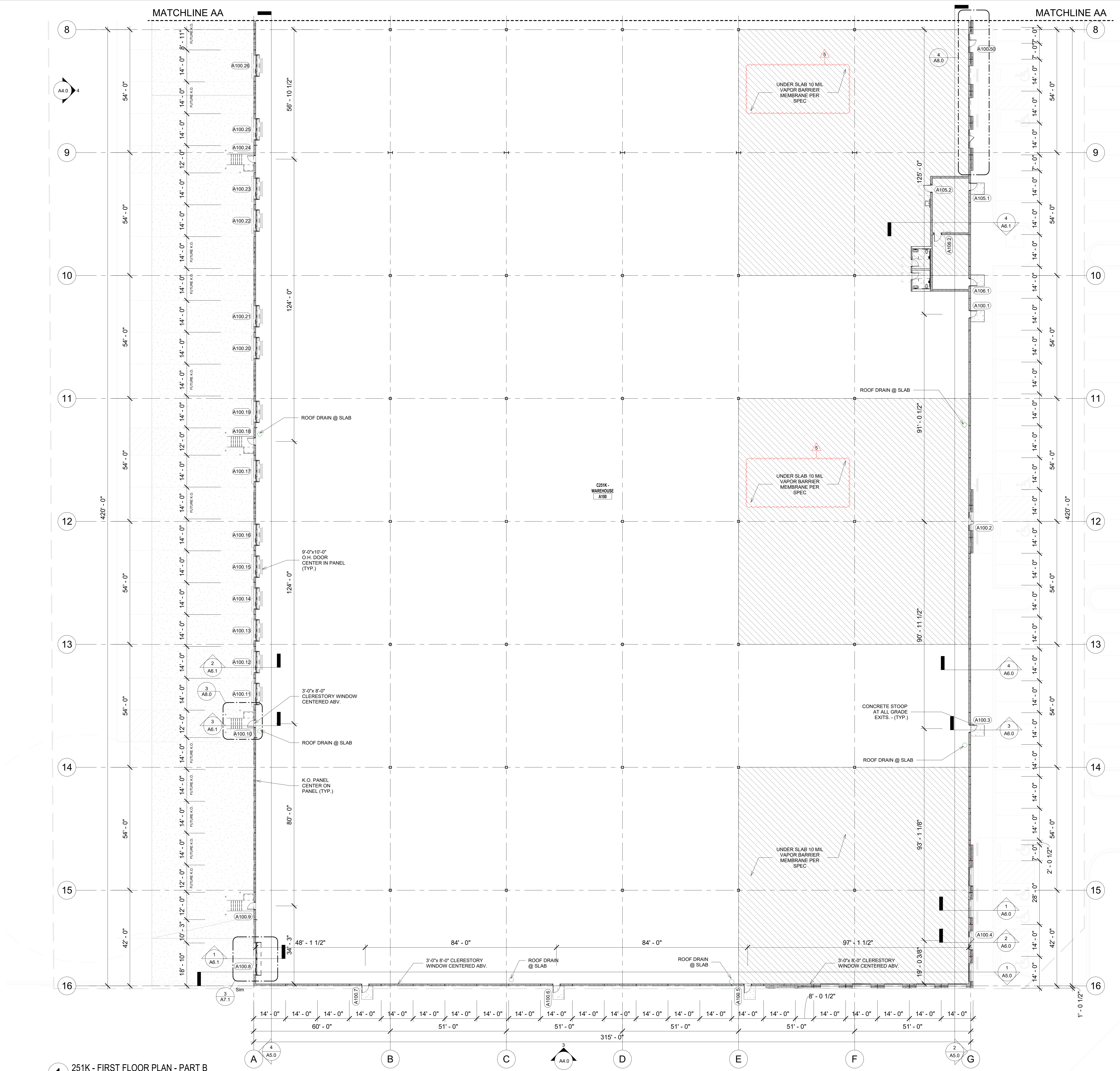
Revisions:

No.	Date	Description
5	06/04/26	PLAN REVIEW COMMENTS

Date:
06/09/2026

Project No.: 260093.00 (Owner) Project No.:

Sheet No.:
A2.1.a



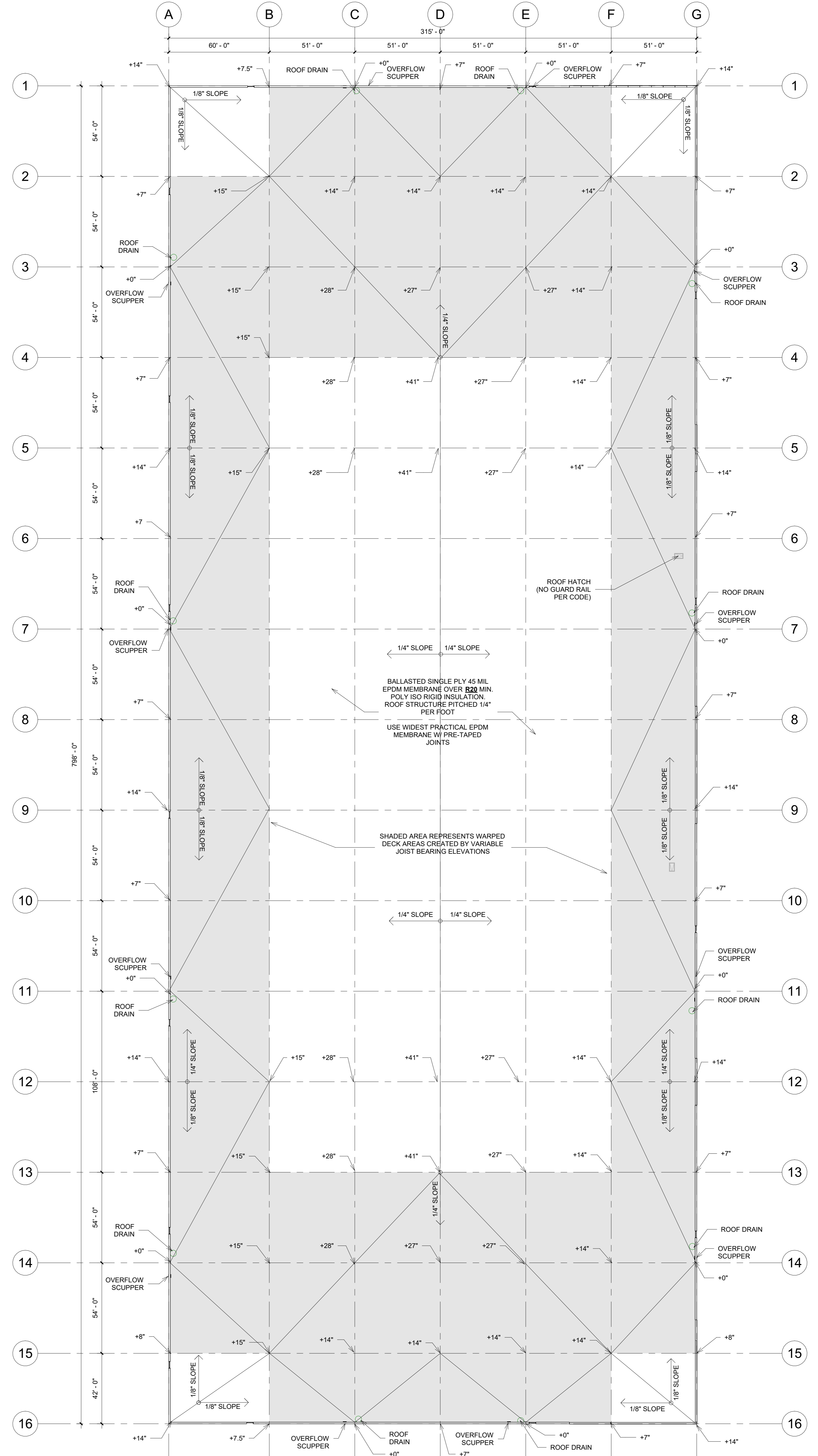
1 251K - FIRST FLOOR PLAN - PART B
1/16" = 1'-0"

Scale: 1/16" = 1'-0"

Revisions:

No.	Date	Description
5	06/04/26	PLAN REVIEW COMMENTS

FOR CONSTRUCTION



1 251K - ROOF PLAN
1" = 30'-0"

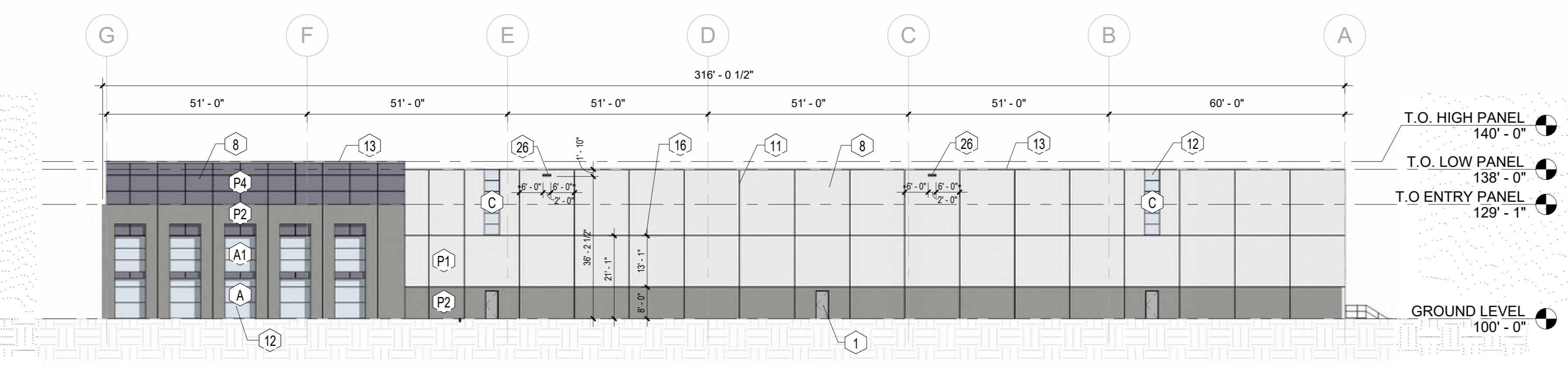
FOR CONSTRUCTION

Scale:
1" = 30'-0"

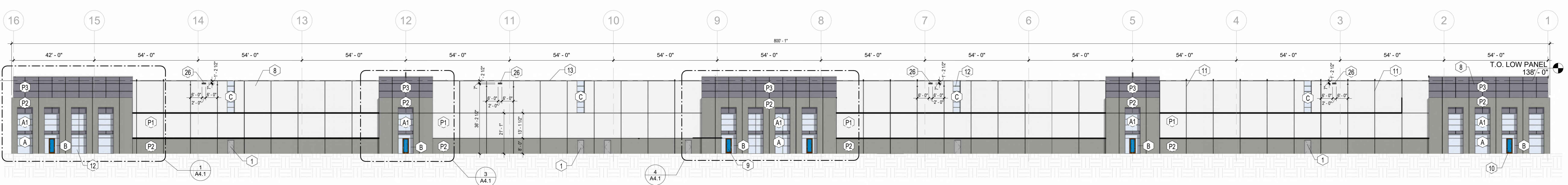
Revisions:

No.	Date	Description

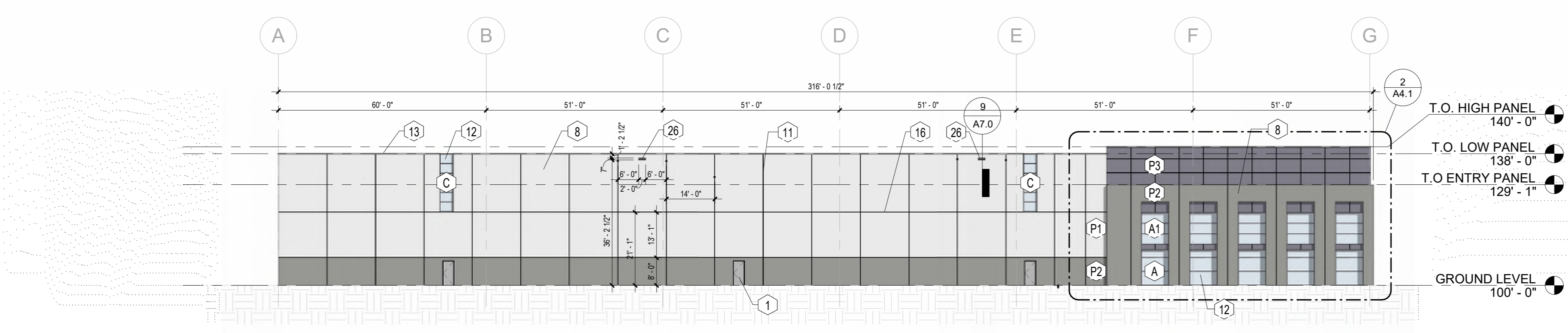
#	DESCRIPTION
1	HOLLOW METAL DOOR (FLUSH) 16 GA. PRIMED AND PAINTED INSULATED LAMINATED CORE. PAINTED TO MATCH PRECAST COLOR. COLOR TO BE SELECTED BY ARCHITECT.
3	OVERHEAD DOOR: 14' W x 16' H WITH (1) 24" x 12" NARROW HORIZONTAL LITE. PREFINISHED INSULATED ELECTRICALLY OPERATED. AT FIRST FLOOR LEVEL.
4	9' x 10' ELECTRIC OPERATED OVERHEAD DOORS W/ 30,000# MECHANICALLY OPERATED DOCK LEVELERS AND FROMMELT DOCK SEALS WITH C-CURTAIN & ARMOR PLEATS. (1) 24" x 12" HORIZONTAL LITE. PREFINISHED INSULATED. PROVIDE AND INSTALL WITH INTERIOR DOCK LIGHT.
6	GALVANIZED STEEL STAIR, HANDRAIL & GUARDRAIL. SEE DETAIL.
8	10.5" THICK, INSULATED - PROVIDE R16 MIN - 3.5" CONC. + 4" RIGID INSUL. + 3" CONC. WET CAST SMOOTH FACED. LOAD-BEARING PRECAST CONCRETE WALL. EXTERIOR PANEL FACE TO BE FORMED SMOOTH AND PREPARED FOR PAINTING.
9	1" INSULATED TINTED LOW-E VISION GLASS AND TINTED IN 4'-0" x 8'-0" M.O.
10	(2) 3'-0" x 7'-0" GLAZED ALUM. DOORS IN ALUM. STOREFRONT SYSTEM - CHAMPAGNE ANODIZED FINISH TO MATCH TYP. SEE DOOR TYPES.
11	VERTICAL JOINT @ PRECAST PANEL. SEE PLAN DETAIL ON SHEET A7.0 - 3/4" DEEP REVEAL - (SEE ELEVATIONS FOR HEIGHTS AND LOCATIONS) TYP.
12	STOREFRONT THERMALLY BROKEN FRAMING SYSTEM - INTERIOR AND EXTERIOR, CENTER GLAZED FRAMING SYSTEM - CLEAR ANODIZED, 1" INSULATED TINTED LOW-E VISION GLASS.
13	PREFINISHED METAL WALL COPING / GRAVEL STOP WITH 6" FACE ON 2X PRESSURE TREATED WOOD ROOF BLOCKING, ANCHORED TO TOP OF PRECAST CONCRETE PANELS @ 4'-0" OC WITH 3/8" DIAMETER CONCRETE ANCHOR FASTENERS. EXTEND ROOF MEMBRANE OVER WALL EDGE AND TERMINATE UNDER COPING SYSTEM.
15	FUTURE KNOCK-OUT OPENING TO MATCH EXISTING OPENINGS AT DOCK DOOR 9' X 10'
16	HORIZONTAL REVEAL @ PRECAST PANEL. SEE SECTION DETAIL ON SHEET A7.0
26	OVERFLOW SCUPPER - SEE DETAIL 10A7.0 CENTERED IN PANEL UNLESS SPECIFIED OTHERWISE. COORDINATE FINAL MOUNTING HEIGHTS WITH ELECTRICAL SITE PLAN - SEE ELECTRICAL SITE PLAN.
A	WINDOW TYPE A - SEE WINDOW TYPES SHEET A10.1
A1	WINDOW TYPE A1 - SEE WINDOW TYPES SHEET A10.1
B	WINDOW TYPE B - SEE WINDOW TYPES SHEET A10.1
C	WINDOW TYPE C - SEE WINDOW TYPES SHEET A10.1
P1	BENJAMIN MOORE WHITE = SHEEP'S WOOL 857
P2	BENJAMIN MOORE LIGHT GREY = RIVER REFLECTIONS 1552
P3	BENJAMIN MOORE DARK GREY = EAGLE ROCK 1469
P4	BENJAMIN MOORE BLACK = DRAGON'S BREATH 1547



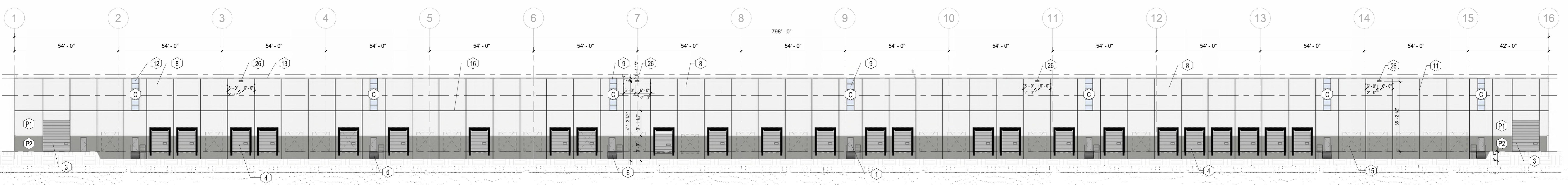
1 NORTH BUILDING ELEVATION - 251K
3/64" = 1'-0"



2 EAST BUILDING ELEVATION - 251K
3/64" = 1'-0"



3 SOUTH BUILDING ELEVATION - 251K
3/64" = 1'-0"



4 WEST BUILDING ELEVATION - 251K
3/64" = 1'-0"

Consultant:
ZILBER
 PROPERTY GROUPSM

Project:
ZILBER INDUSTRIAL (251K)
 AT CALEDONIA
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Location:
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 Caledonia WI, 53126

Key Plan:

CONSTRUCTION
 DOCUMENTS

Sheet:
**251K - EXTERIOR
 ELEVATIONS**

Scale: 3/64" = 1'-0"

Revisions:

No.	Date	Description
1	2/9/2026	BSO Submittal

Date:
 06/09/2026
 Project No.: 260093.00 (Owner) Project No.:
 Sheet No.:

A4.0

FOR CONSTRUCTION

FOR CONSTRUCTION

CONSTRUCTION DOCUMENTS

Sheet:
 251K- ENLARGED ENTRY ELEVATIONS

Scale: 1/8" = 1'-0"

Revisions:

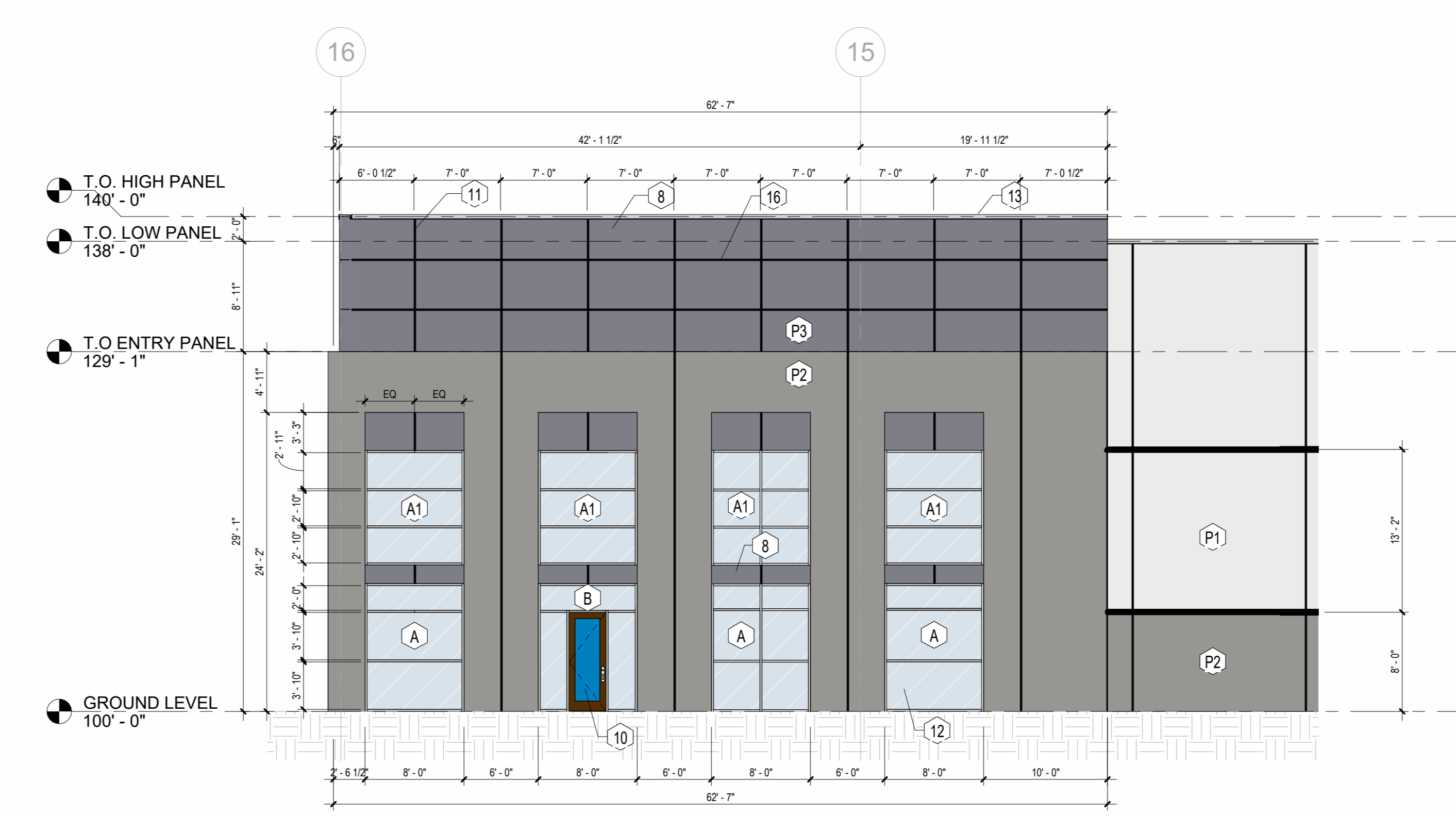
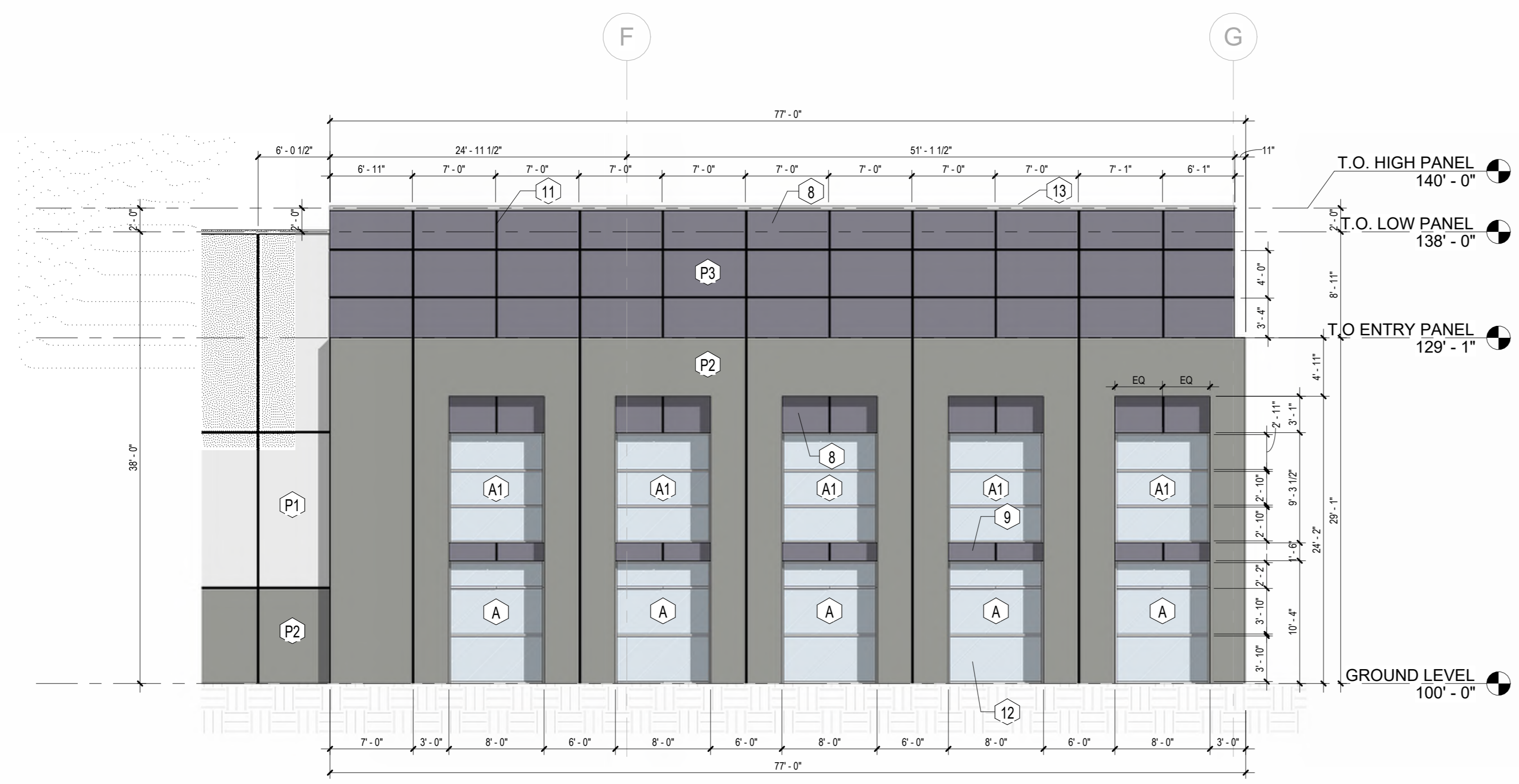
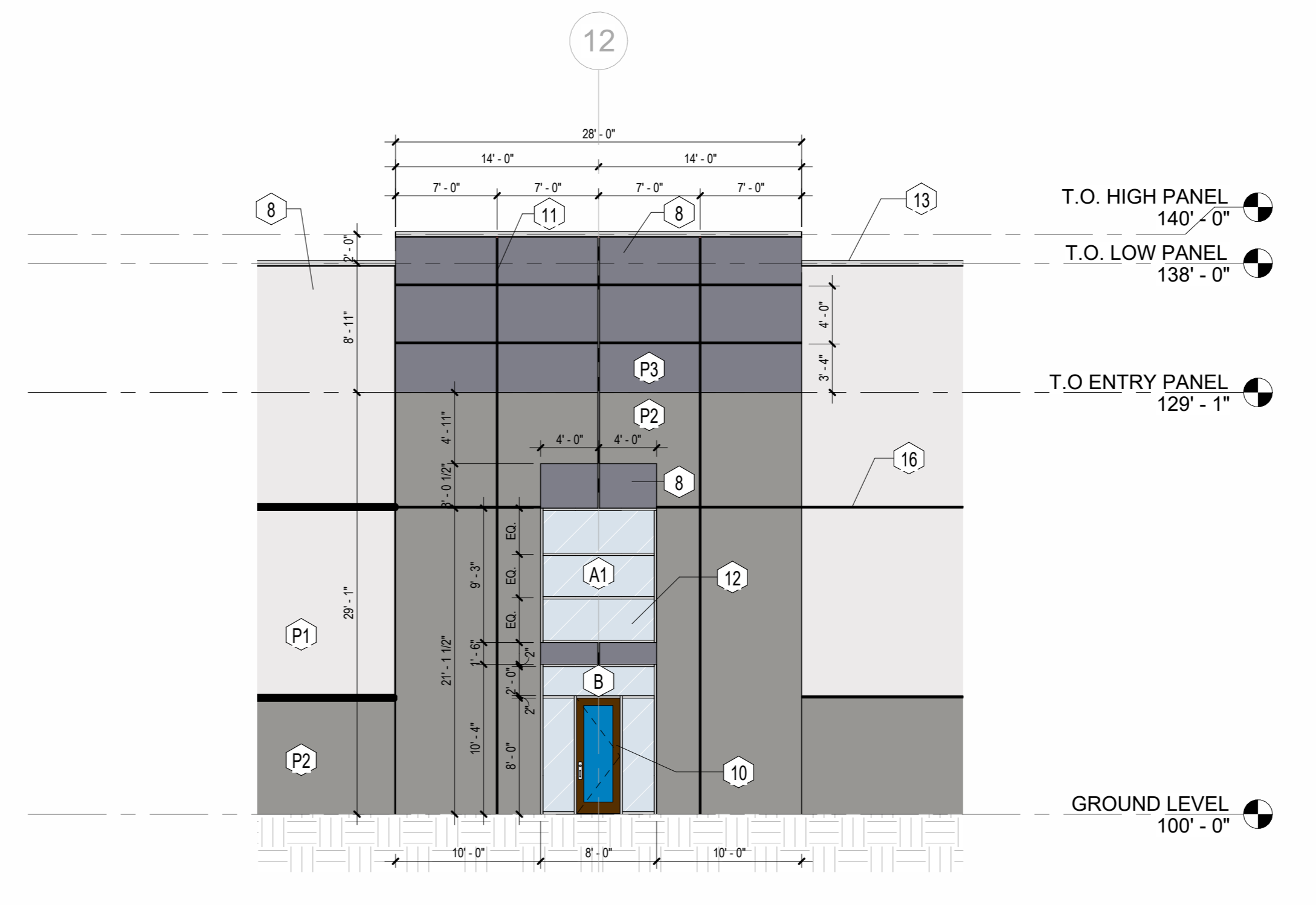
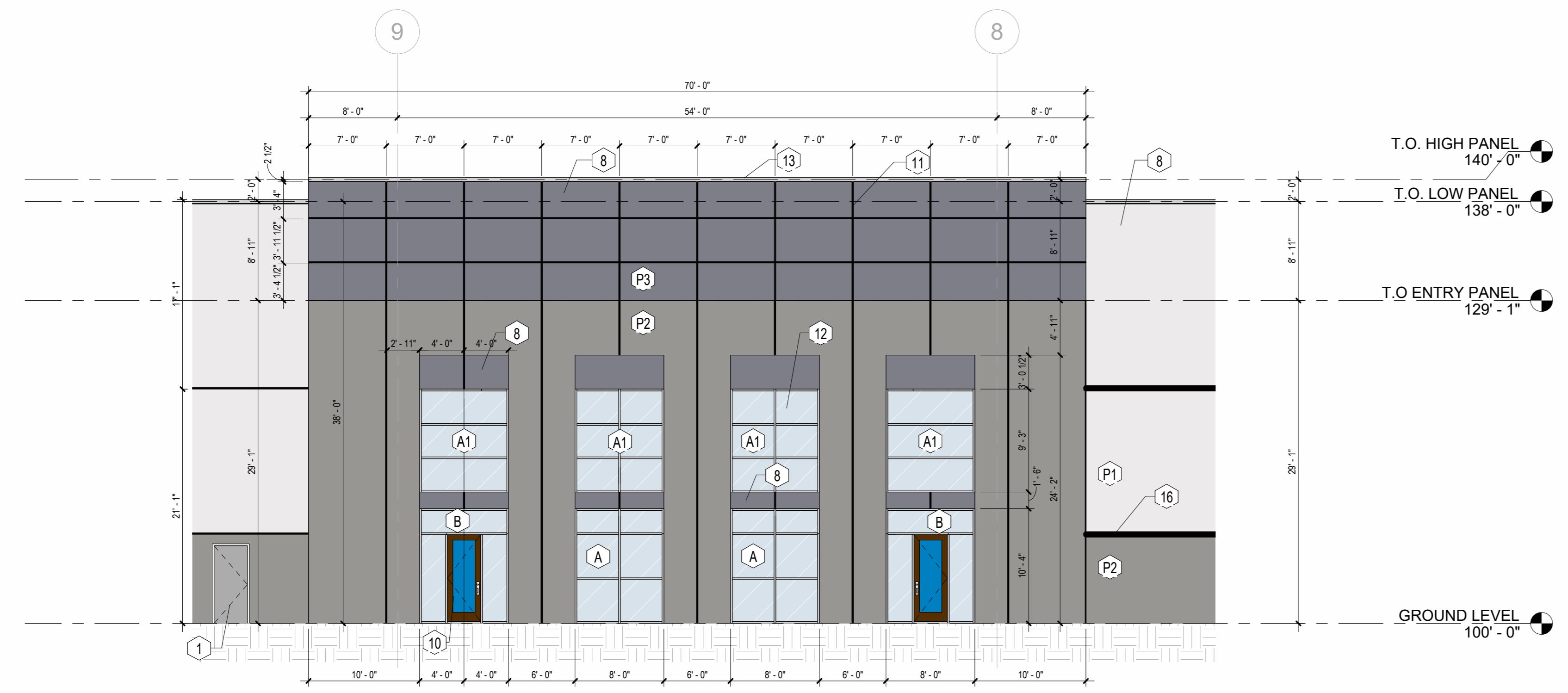
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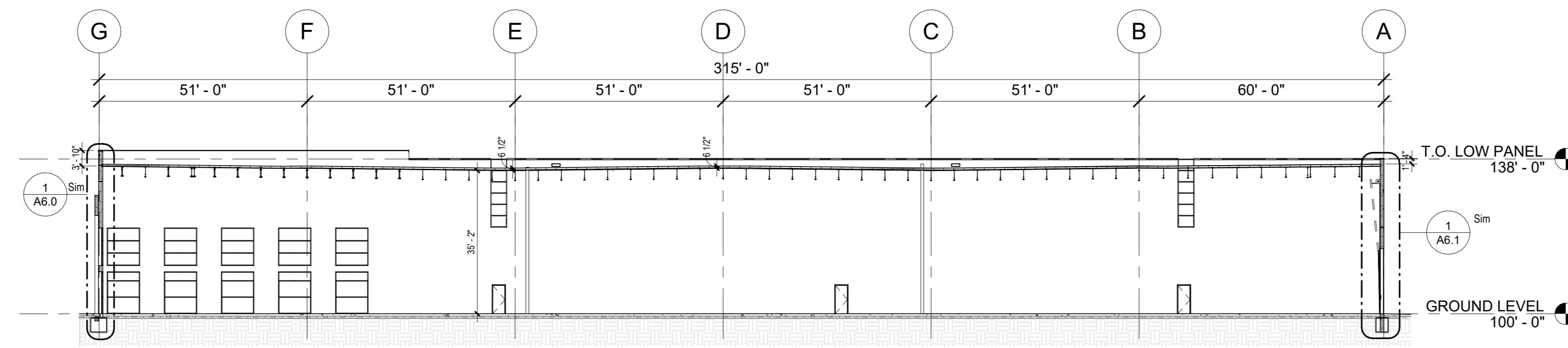
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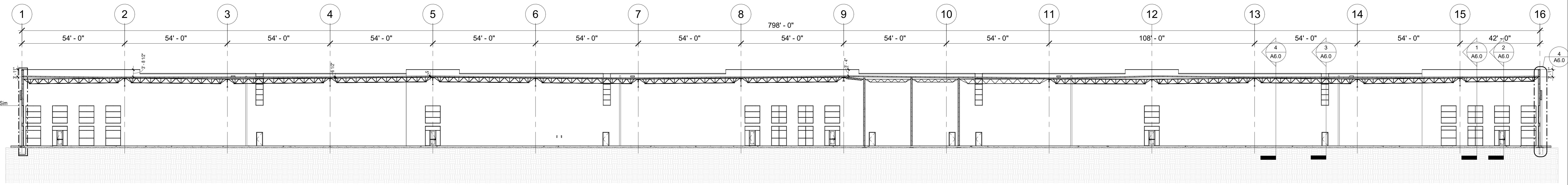
Sheet No.:
A4.1

KEYNOTES PER SHEET	
#	DESCRIPTION
1	HOLLOW METAL DOOR (FLUSH) 16 GA. PRIMED AND PAINTED INSULATED LAMINATED CORE, PAINTED TO MATCH PRECAST COLOR. COLOR TO BE SELECTED BY ARCHITECT.
8	10.5" THICK INSULATED - PROVIDE R16 MIN. 3.5" CONC. + 4" RIGID INSUL. + 3" CONC. WET CAST SMOOTH FACED, LOAD-BEARING PRECAST CONCRETE WALL. EXTERIOR PANEL FACE TO BE FORMED SMOOTH AND PREPARED FOR PAINTING.
9	1" INSULATED TINTED LOW-E VISION GLASS AND TINTED IN 4"0" X 8"0" M.C.
10	(2)3'-0" X 7'-0" GLAZED ALUM. DOORS IN ALUM. STOREFRONT SYSTEM - CHAMPAGNE ANODIZED FINISH TO MATCH TYP. SEE DOOR TYPES.
11	VERTICAL JOINT @ PRECAST PANEL SEE PLAN DETAIL ON SHEET A7.0 - 3/4" DEEP REVEAL. (SEE ELEVATIONS FOR HEIGHTS AND LOCATIONS) TYP.
12	STOREFRONT THERMALLY BROKEN FRAMING SYSTEM - INTERIOR AND EXTERIOR, CENTER GLAZED FRAMING SYSTEM - CLEAR ANODIZED, 1" INSULATED TINTED LOW-E VISION GLASS.
13	PREFINISHED METAL WALL COPING / GRAVEL STOP WITH 6" FACE ON 2X PRESSURE TREATED WOOD ROOF BLOCKING, ANCHORED TO TOP OF PRECAST CONCRETE PANELS @ 4'-0" O.C. WITH 3/8" DIAMETER CONCRETE ANCHOR FASTENERS. EXTEND ROOF MEMBRANE OVER WALL EDGE AND TERMINATE UNDER COPING SYSTEM.
16	HORIZONTAL REVEAL @ PRECAST PANEL SEE SECTION DETAIL ON SHEET A7.0
A	WINDOW TYPE A. SEE WINDOW TYPES SHEET A10.1
A1	WINDOW TYPE A1. SEE WINDOW TYPES SHEET A10.1
B	WINDOW TYPE B. SEE WINDOW TYPES SHEET A10.1
P1	BENJAMIN MOORE WHITE = SHEEP'S WOOL 857
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P3	BENJAMIN MOORE DARK GREY = EAGLE ROCK 1469

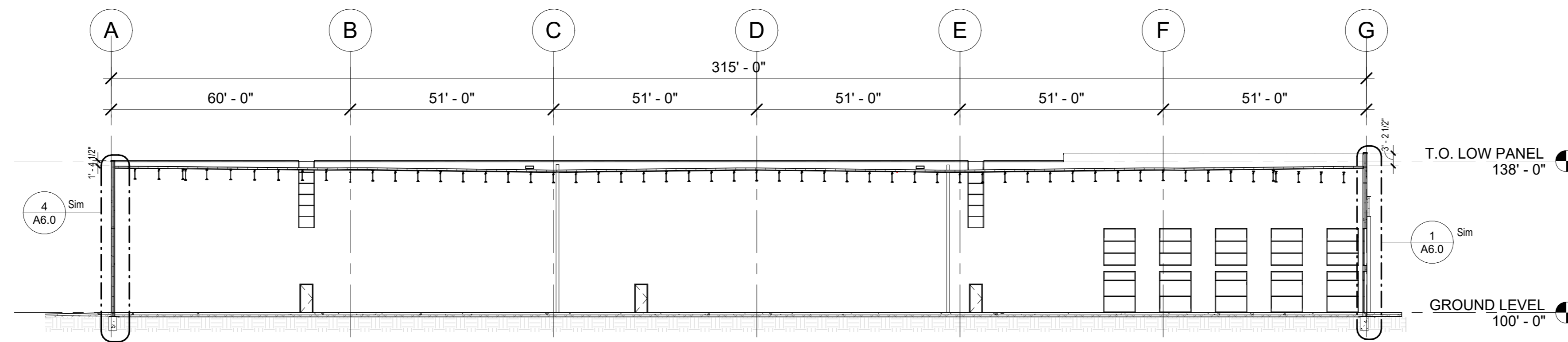




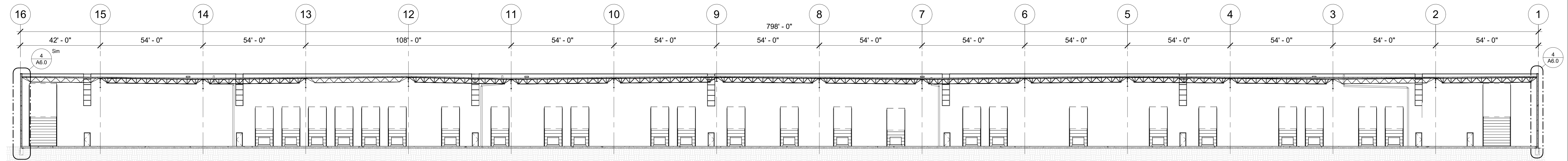
1 251K - BUILDING SECTION - SOUTH
3/64" = 1'-0"



2 251K - BUILDING SECTION - EAST
3/64" = 1'-0"



3 251K - BUILDING SECTION - NORTH
3/64" = 1'-0"



4 251K - BUILDING SECTION - WEST
3/64" = 1'-0"

Consultant:

ZILBER
PROPERTY GROUPSM

Project:

ZILBER INDUSTRIAL (251K)
AT CALEDONIA
CORPORATE PARK

Location:
Northwestern Ave & East Frontage Road,
Caledonia WI, 53126

Key Plan:

FOR CONSTRUCTION

CONSTRUCTION
DOCUMENTS

Sheet:

251K- BUILDING SECTIONS

Scale:
3/64" = 1'-0"

Revisions:	
No.	Description:

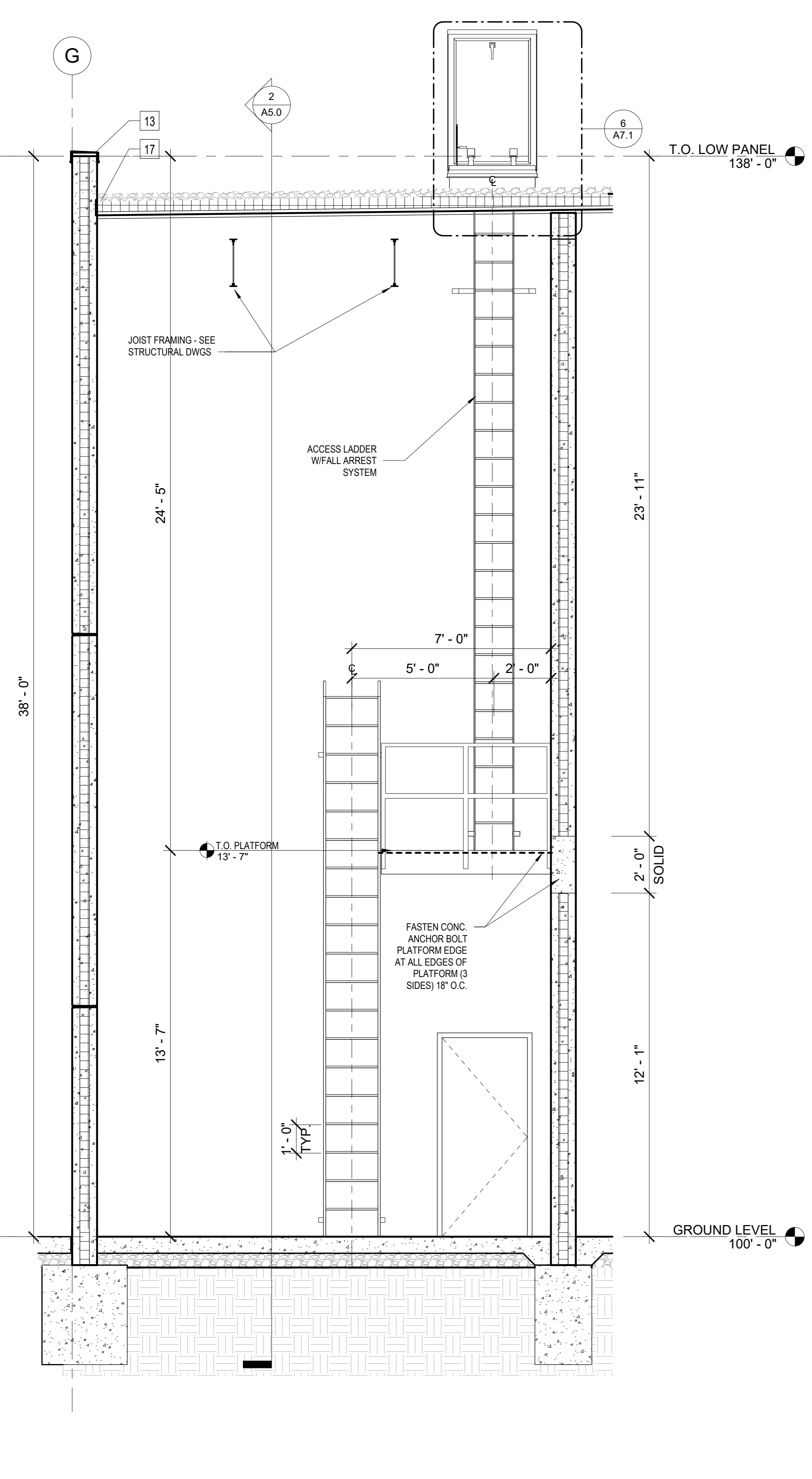
Date:
06/09/2026

Project No.: 260093.00 (Owner) Project No.:

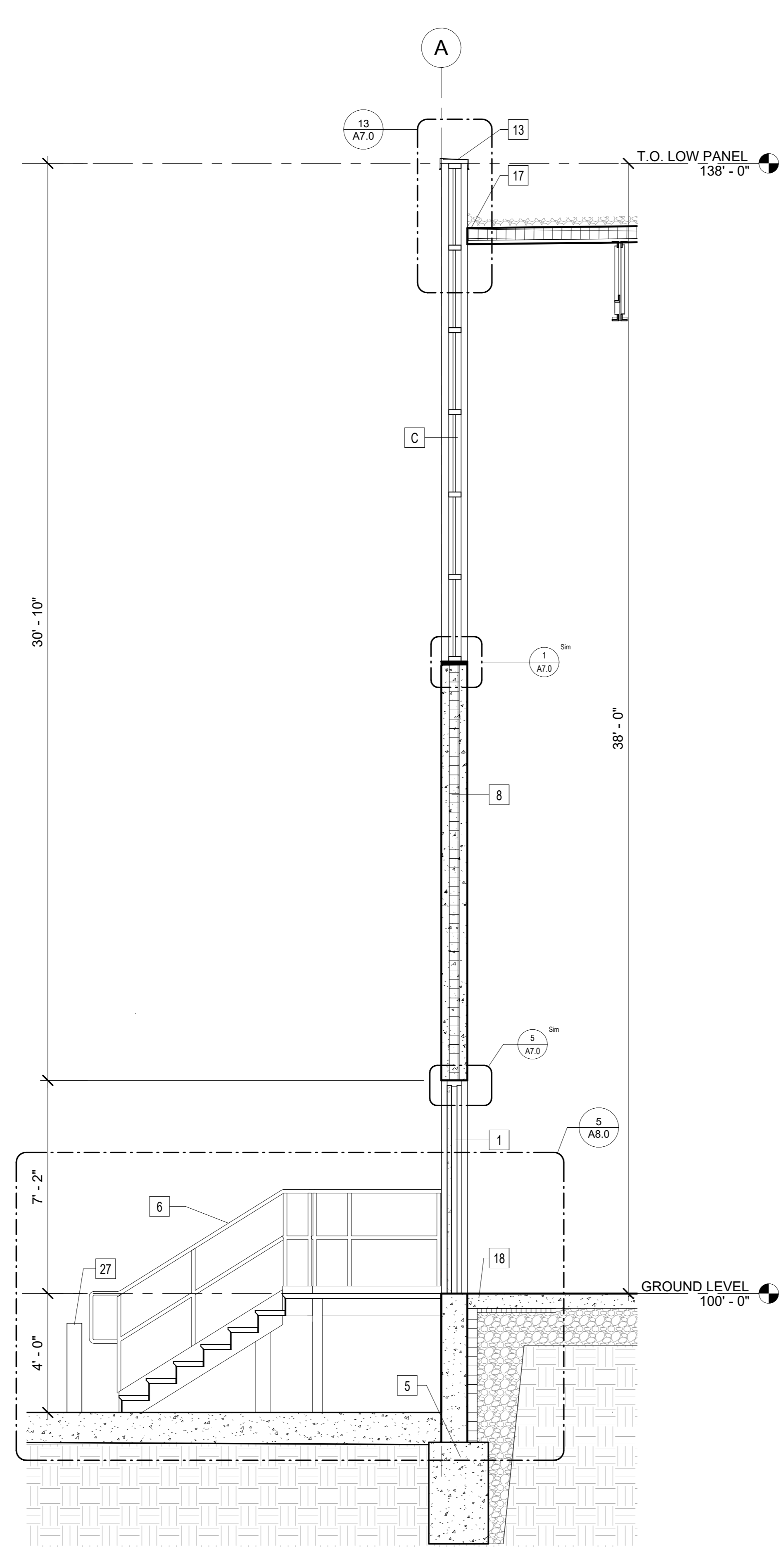
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A5.0

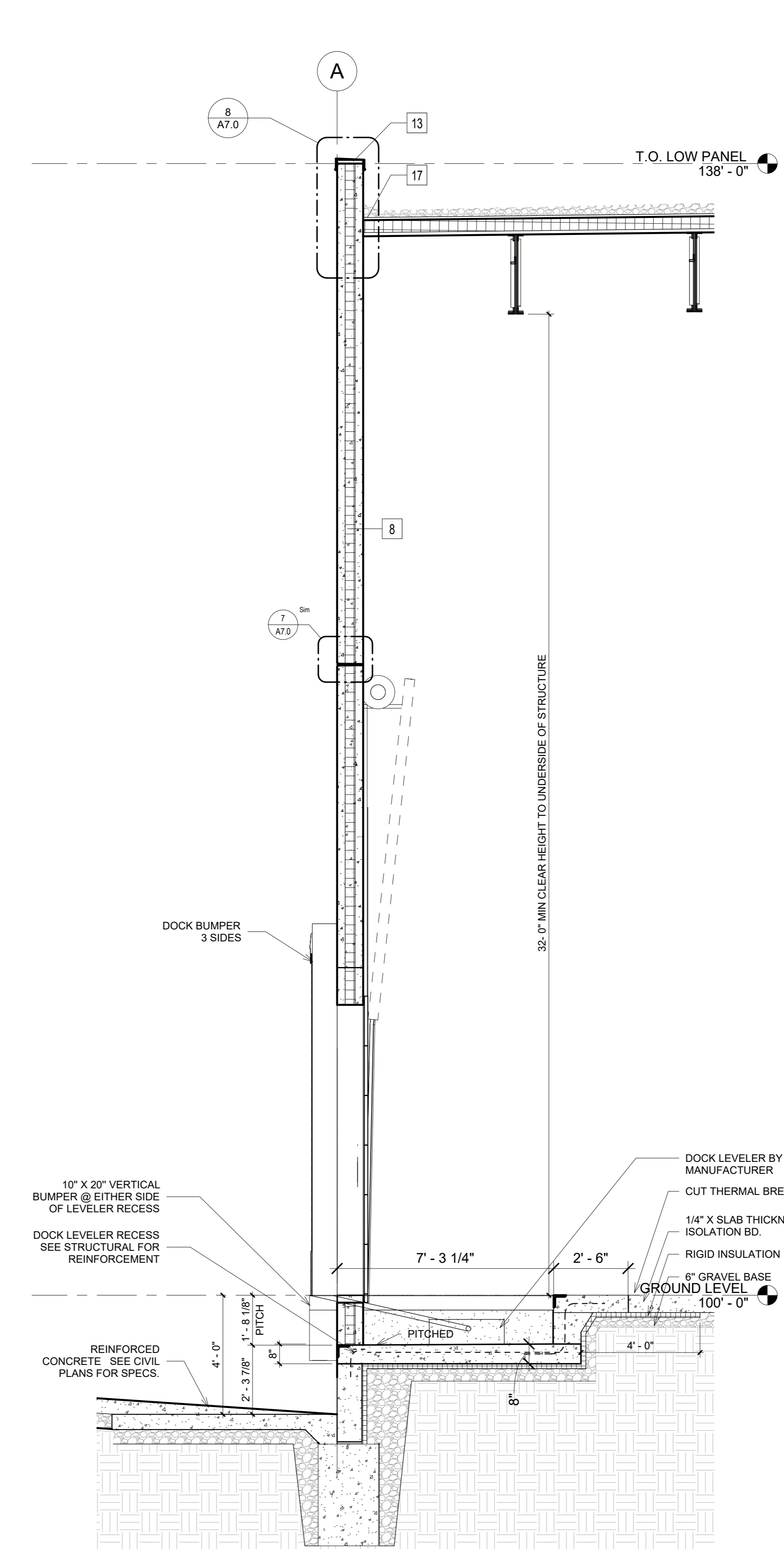
KEYNOTES PER SHEET	
#	DESCRIPTION
1	HOLLOW METAL DOOR (FLUSH) 16 GA. PRIMED AND PAINTED INSULATED LAMINATED CORE, PAINTED TO MATCH PRECAST COLOR. COLOR TO BE SELECTED BY ARCHITECT.
3	OVERHEAD DOOR 14' W X 16' H WITH (1) 24" X 12" NARROW HORIZONTAL LITE, PREFINISHED INSULATED ELECTRICALLY OPERATED, AT FIRST FLOOR LEVEL.
5	REINFORCED CONCRETE FOUNDATION. SEE STRUCTURAL DRAWINGS FOR SIZE AND STEEL REINFORCING.
6	GALVANIZED STEEL STAIR, HANDRAIL & GUARDRAIL. SEE DETAIL.
8	10.5" THICK, INSULATED - PROVIDE R16 MIN. 3.5" CONC. + 4" RIGID INSUL. + 3" CONC. WET CAST SMOOTH FACED. LOAD-BEARING PRECAST CONCRETE WALL. EXTERIOR PANEL. FACE TO BE FORMED SMOOTH AND PREPARED FOR PAINTING.
13	PREFINISHED METAL WALL COPING / GRAVEL STOP WITH 6" FACE ON 2X PRESSURE TREATED WOOD ROOF BLOCKING, ANCHORED TO TOP OF PRECAST CONCRETE PANELS @ 4'-0" O.C. WITH 3/8" DIAMETER CONCRETE ANCHOR FASTENERS. EXTEND ROOF MEMBRANE OVER WALL EDGE AND TERMINATE UNDER COPING SYSTEM.
17	WASHED STONE BALLAST (NOMINAL RATE OF 12WSF IN FIELD AREAS, 15WSF AT THE PERIMETER AREA, AND 18WSF IN THE CORNER AREAS) OVER LOOSE-LAID 45-MIL SINGLE-PLY ROOF MEMBRANE ON 3/25" MIN. POLYISOCYANURATE INSULATION WITH STAGGERED JOINTS, AND MINIMUM #20 METAL DECK OVER STRUCTURAL STEEL JOISTS. STRUCTURAL STEEL WILL PITCH TO ROOF DRAINS PER CODE. ROOF DECK TO BE PRIMED OFF-WHITE AND ALL STEEL MEMBERS TO BE LIGHT GRAY IN COLOR. SEE STRUCTURAL DRAWINGS.
18	7" UNREINFORCED CONCRETE SLAB ON COMPACTED STRUCTURAL FILL ON COMPACTED STONE SUBGRADE WITH 2" RIGID PERIMETER INSULATION EXTENDING 4'-0" HORIZONTALLY UNDER SLAB AND VERTICALLY ALONG WALL AT BUILDING PERIMETER PER CODE. SEE STRUCTURAL DRAWINGS FOR SLAB THICKNESS AND CONTROL JOINT / CONSTRUCTION JOINT INFORMATION. VERIFY STRUCTURAL FILL & STONE SUBGRADE THICKNESS WITH GEOTECHNICAL ENGINEER.
27	6" PLASTIC COVER OVER STEEL CONCRETE FILLED BOLLARD. SEE STRUCTURAL DETAIL 15/88.0.
C	WINDOW TYPE C. SEE WINDOW TYPES SHEET A10.1



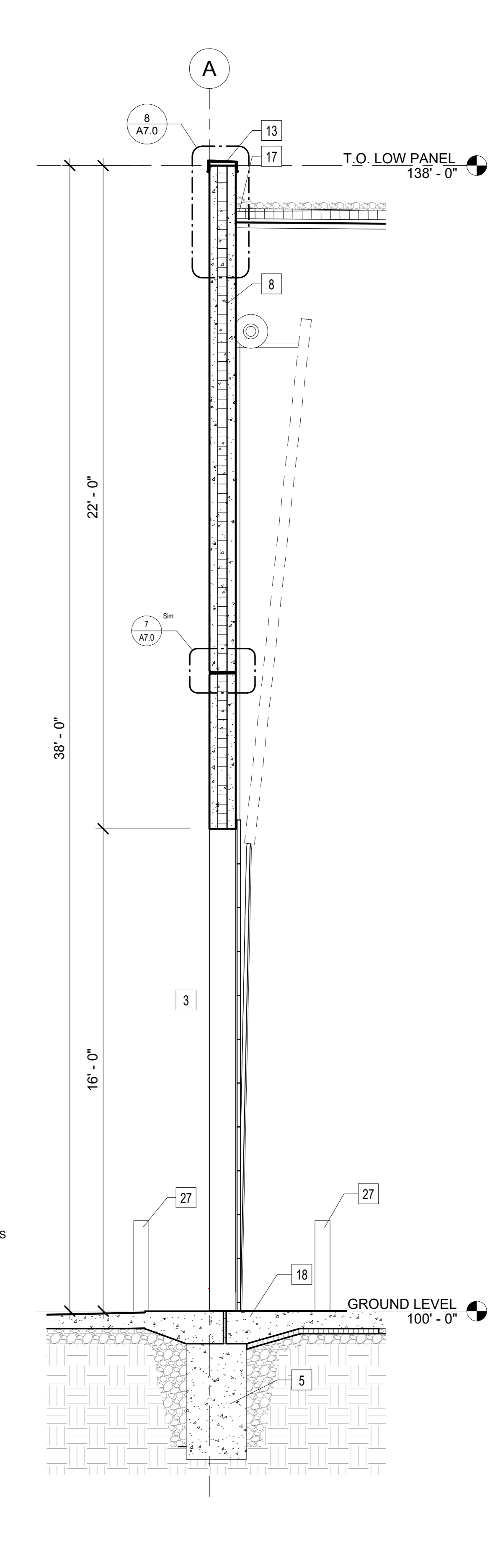
4 251K WALL SECTION @ CAGED LADDER & ROOF HATCH
3/8" = 1'-0"



3 251K WALL SECTION @ DOOR & STAIR
3/8" = 1'-0"



2 251K WALL SECTION @ TYP. DOCK DOOR
3/8" = 1'-0"



1 251K WALL SECTION @ ELEVATED D.I.D.
3/8" = 1'-0"

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CONSTRUCTION DOCUMENTS

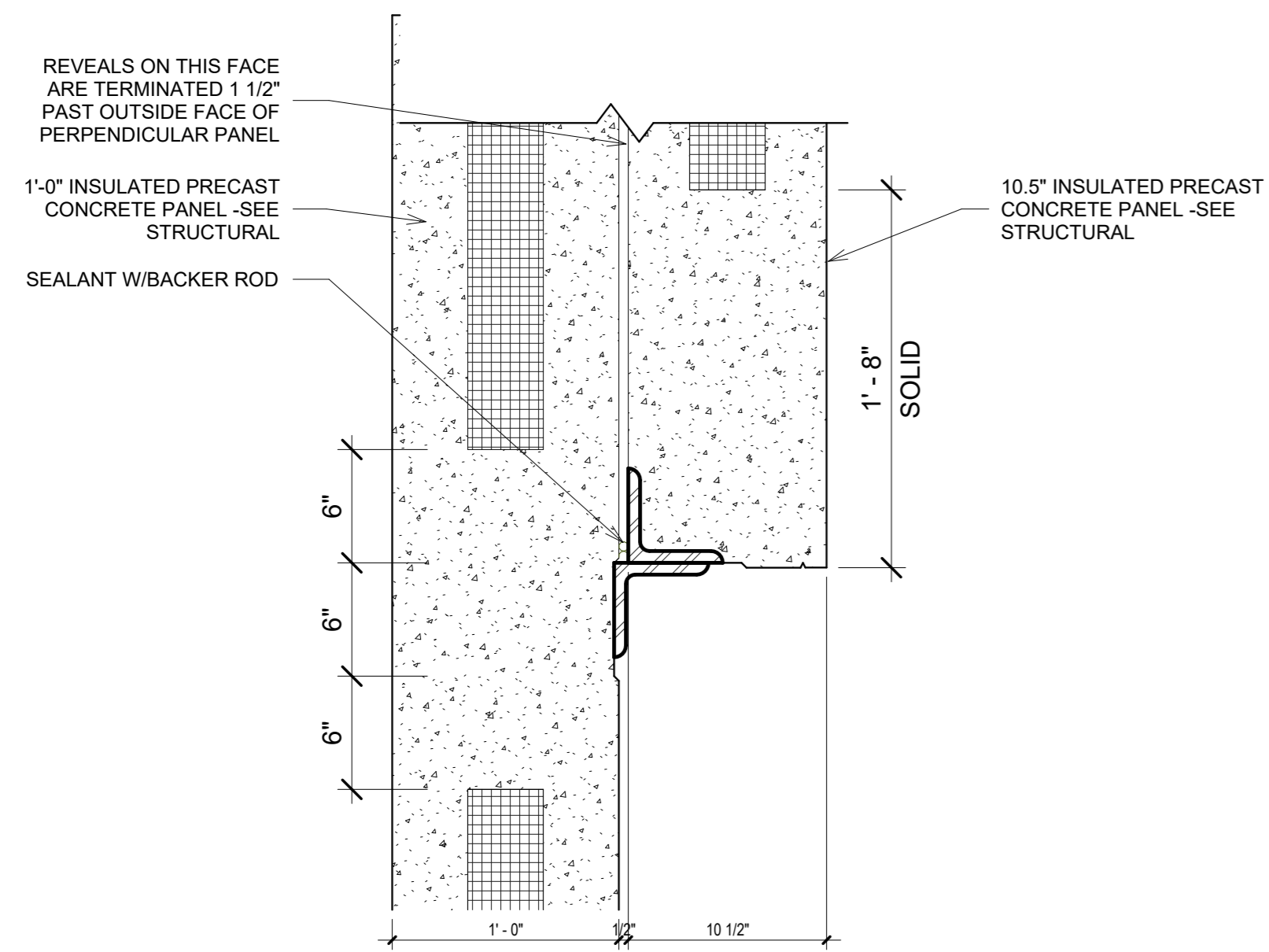
Sheet:
 251K - WALL SECTIONS - EXTERIOR

Scale: 3/8" = 1'-0"

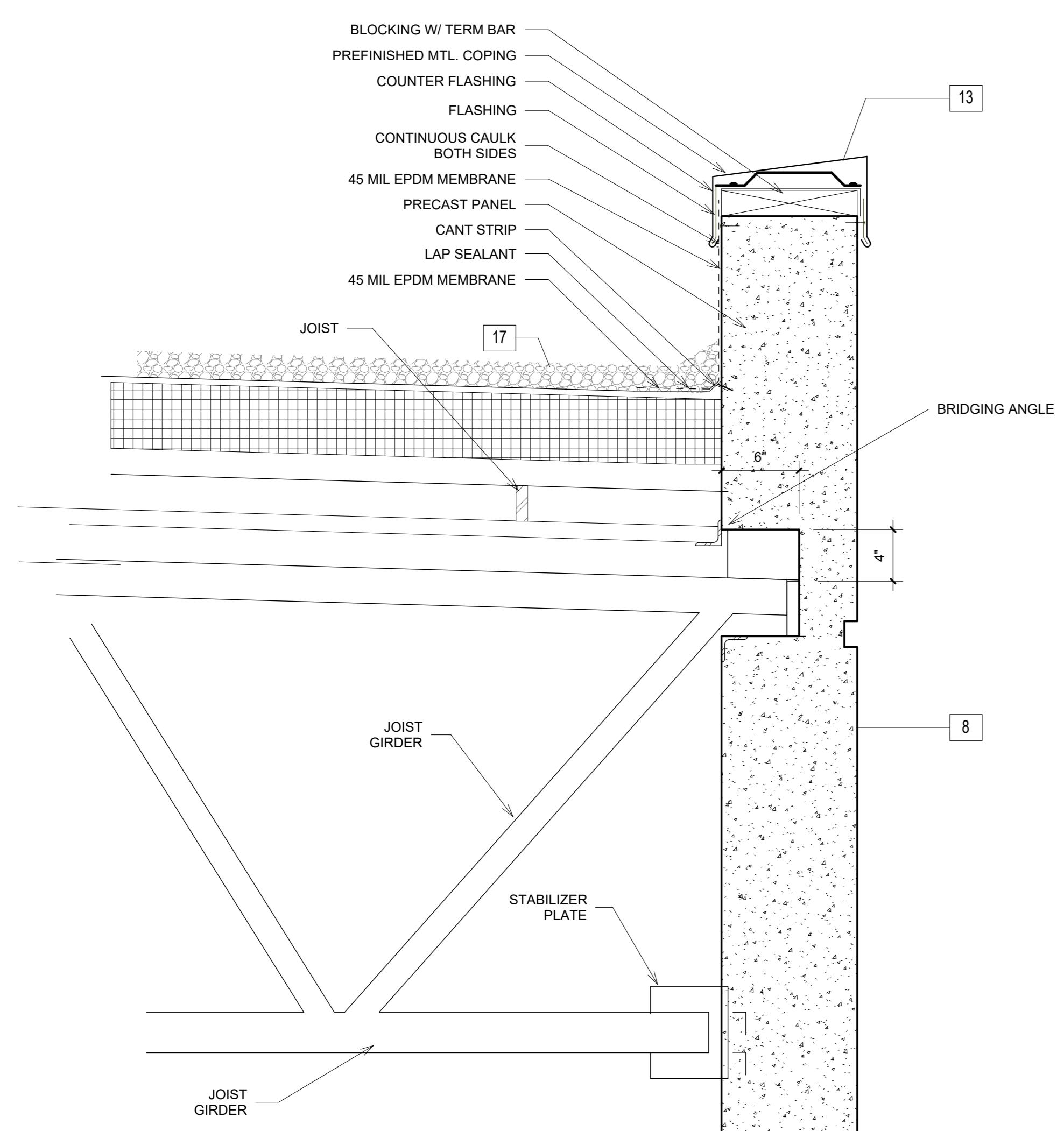
Revisions:

No.	Date:	Description:

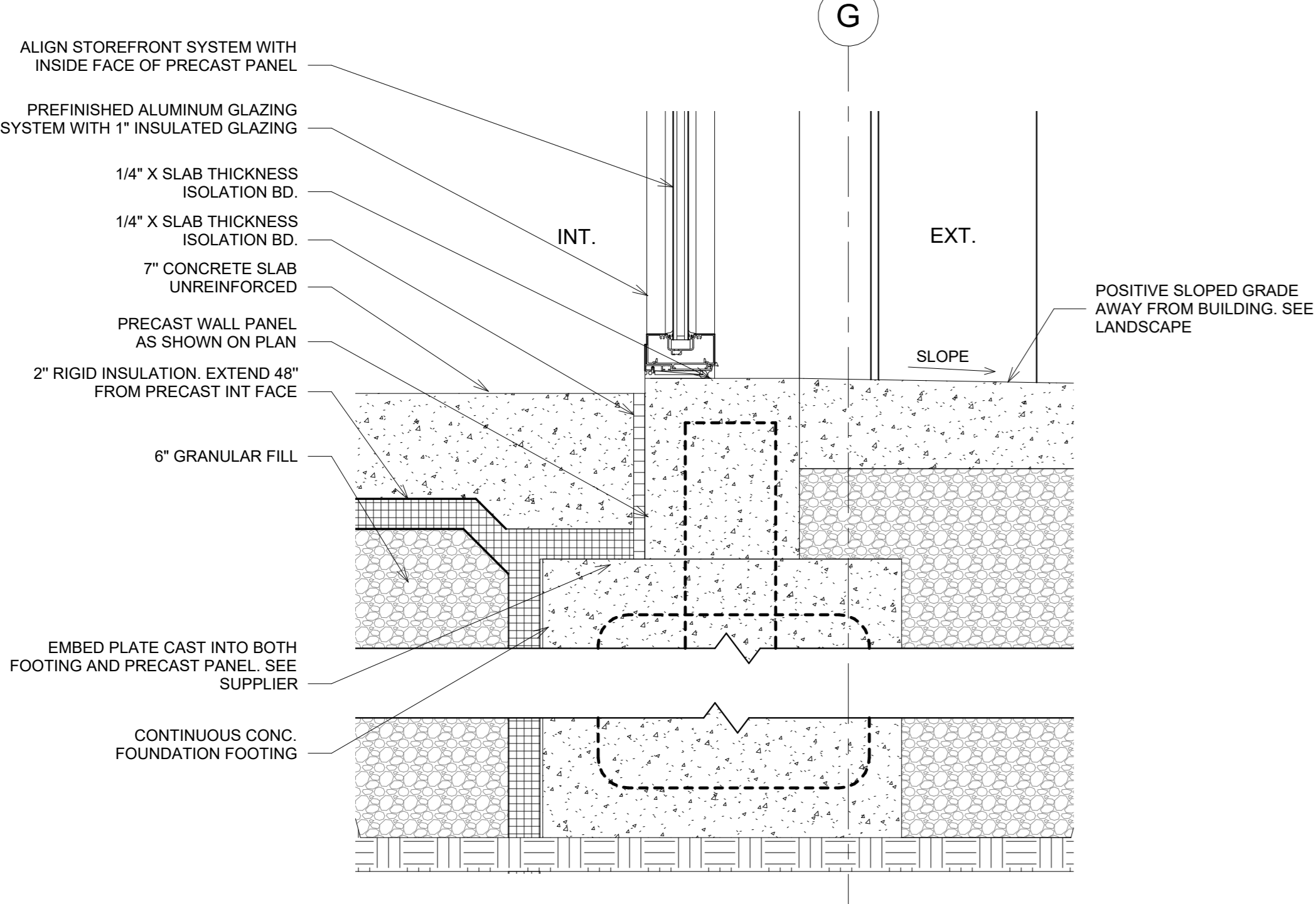
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 Project No.: 260093.00 (Owner) Project No.:



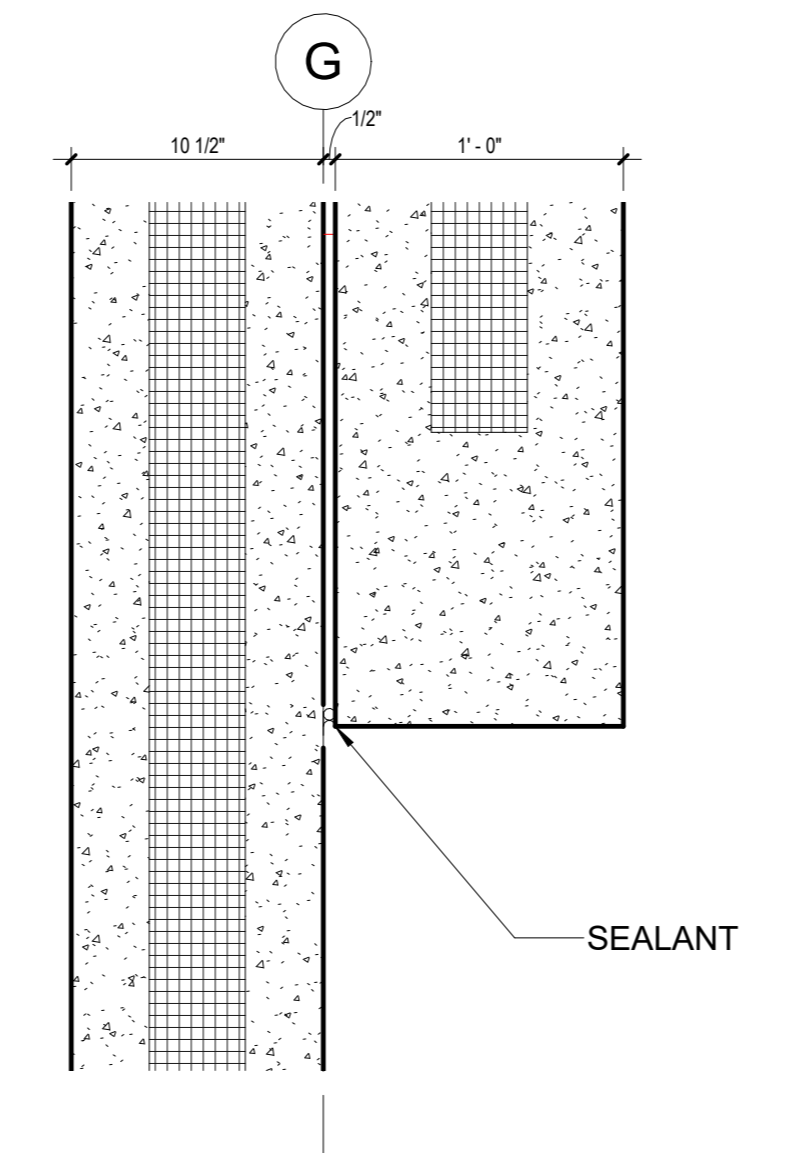
17 PRECAST CONCRETE PANEL OVERLAP - 251K
1 1/2" = 1'-0"



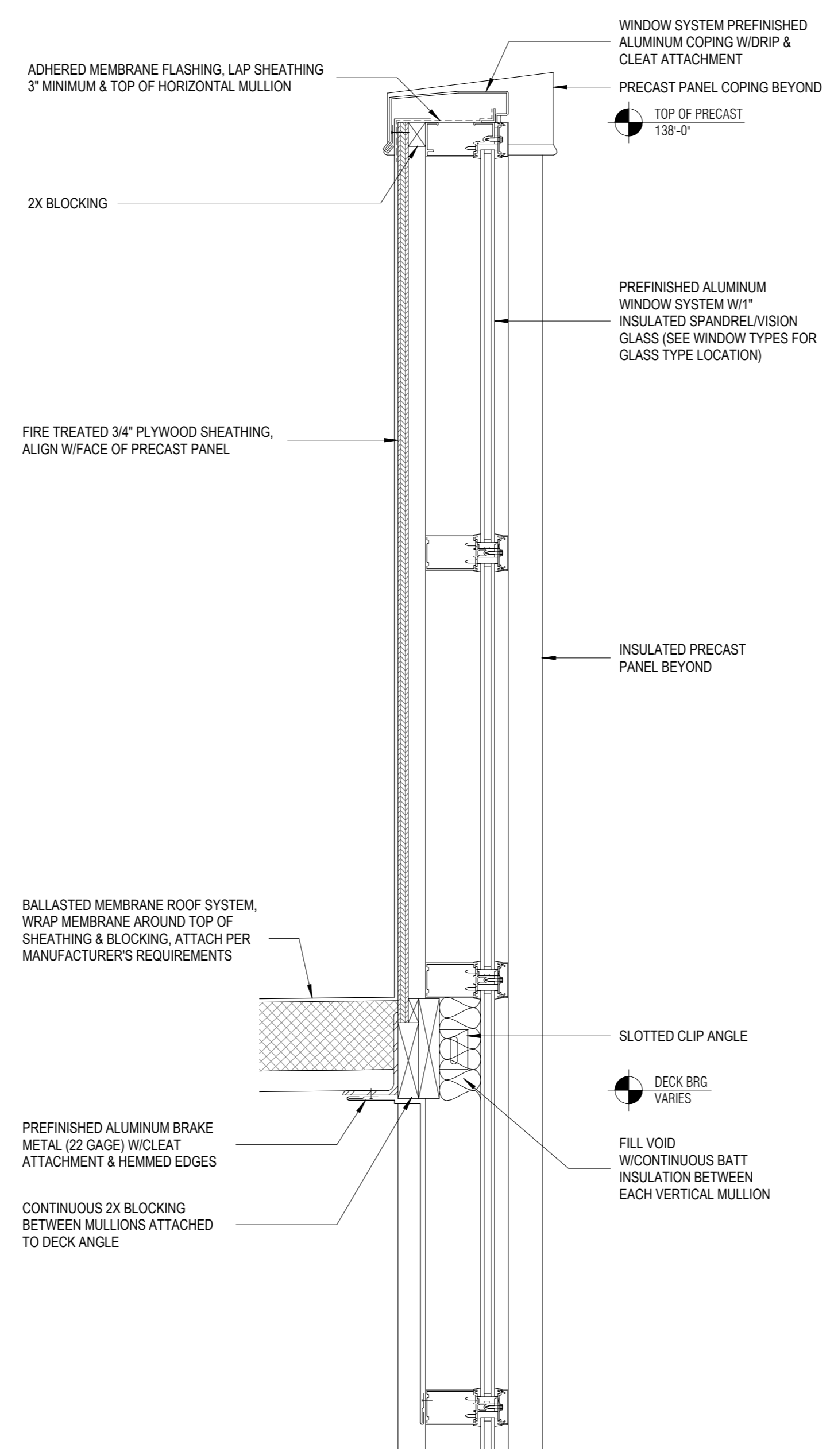
16 JOIST GIRDER @ PRECAST PANEL - 251K
1 1/2" = 1'-0"



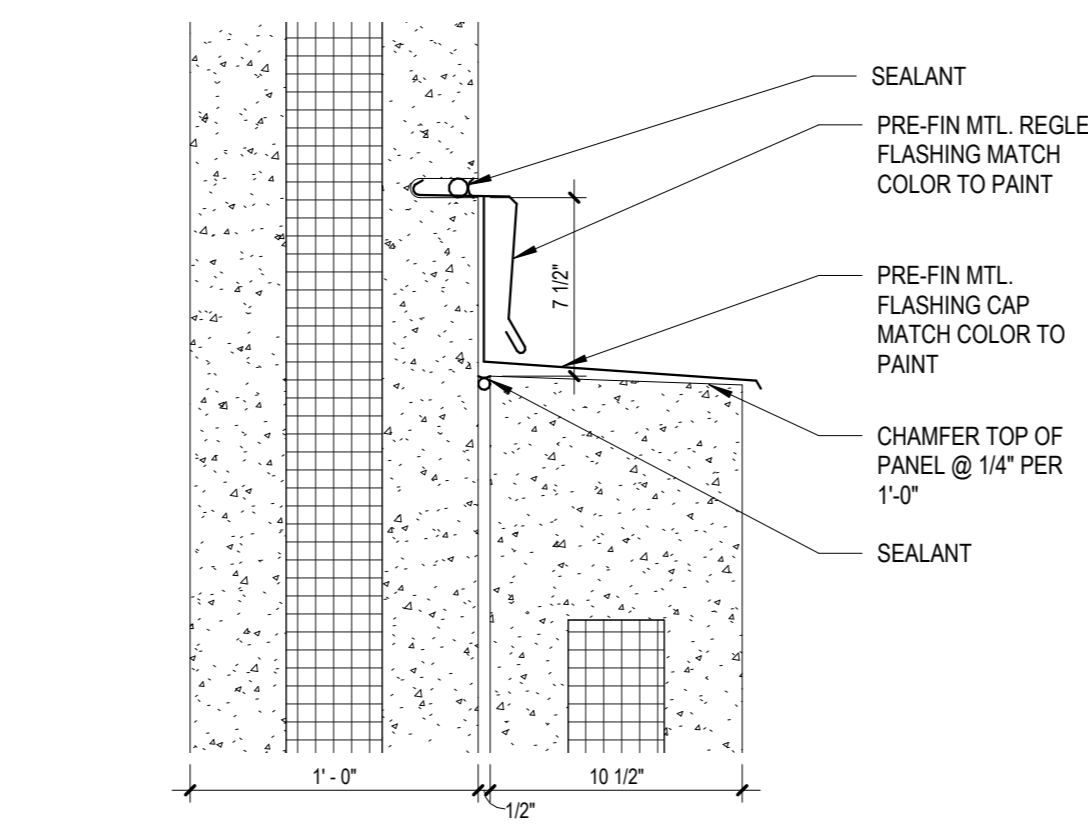
15 DETAIL @ WINDOW SILL CONNECTION @ BASE - 251K
1 1/2" = 1'-0"



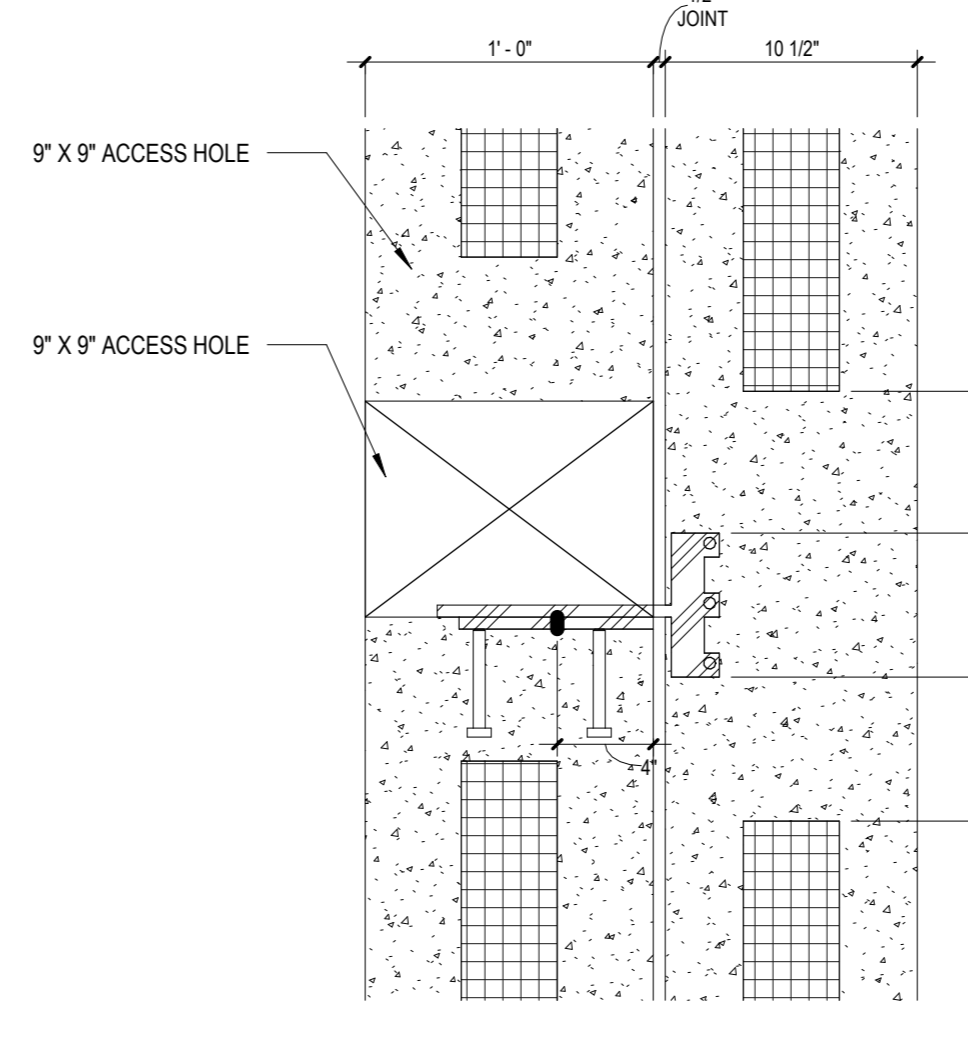
14 STACKED PANEL JAMB WATERPROOFING - 251K
1 1/2" = 1'-0"



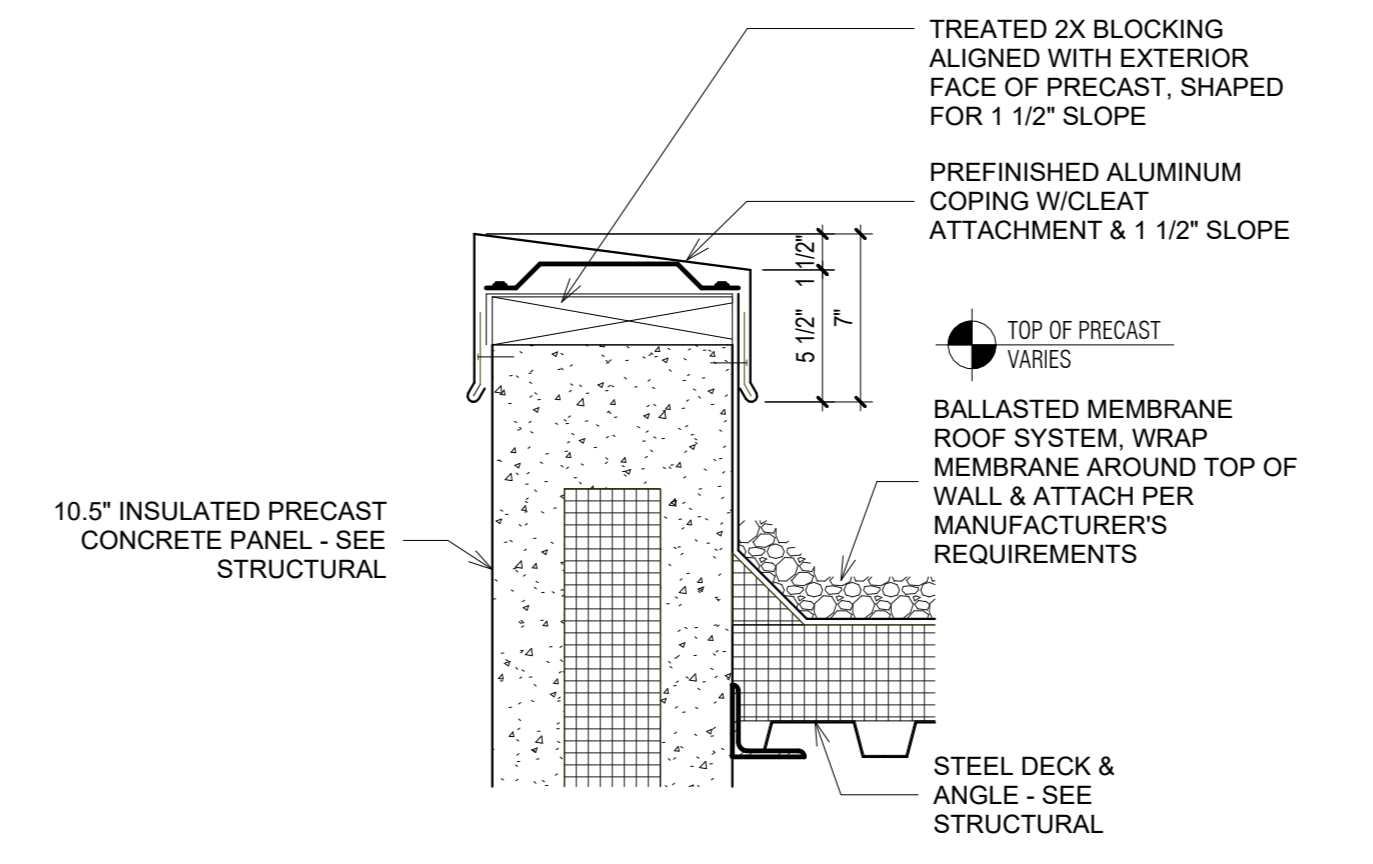
13 WINDOW SYSTEM PARAPET
1 1/2" = 1'-0"



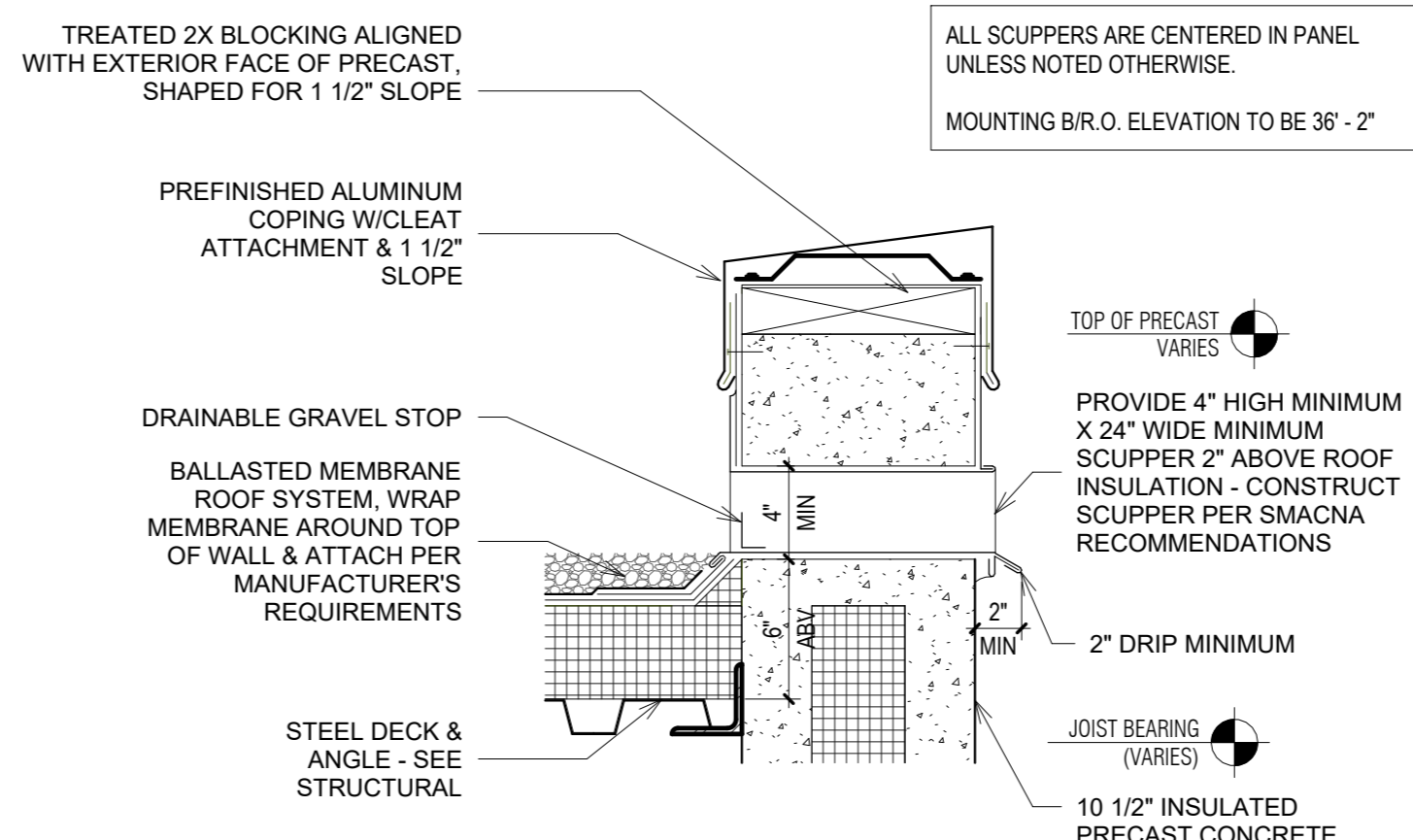
12 T.O STACKED PANEL WATERPROOFING - 251K
1 1/2" = 1'-0"



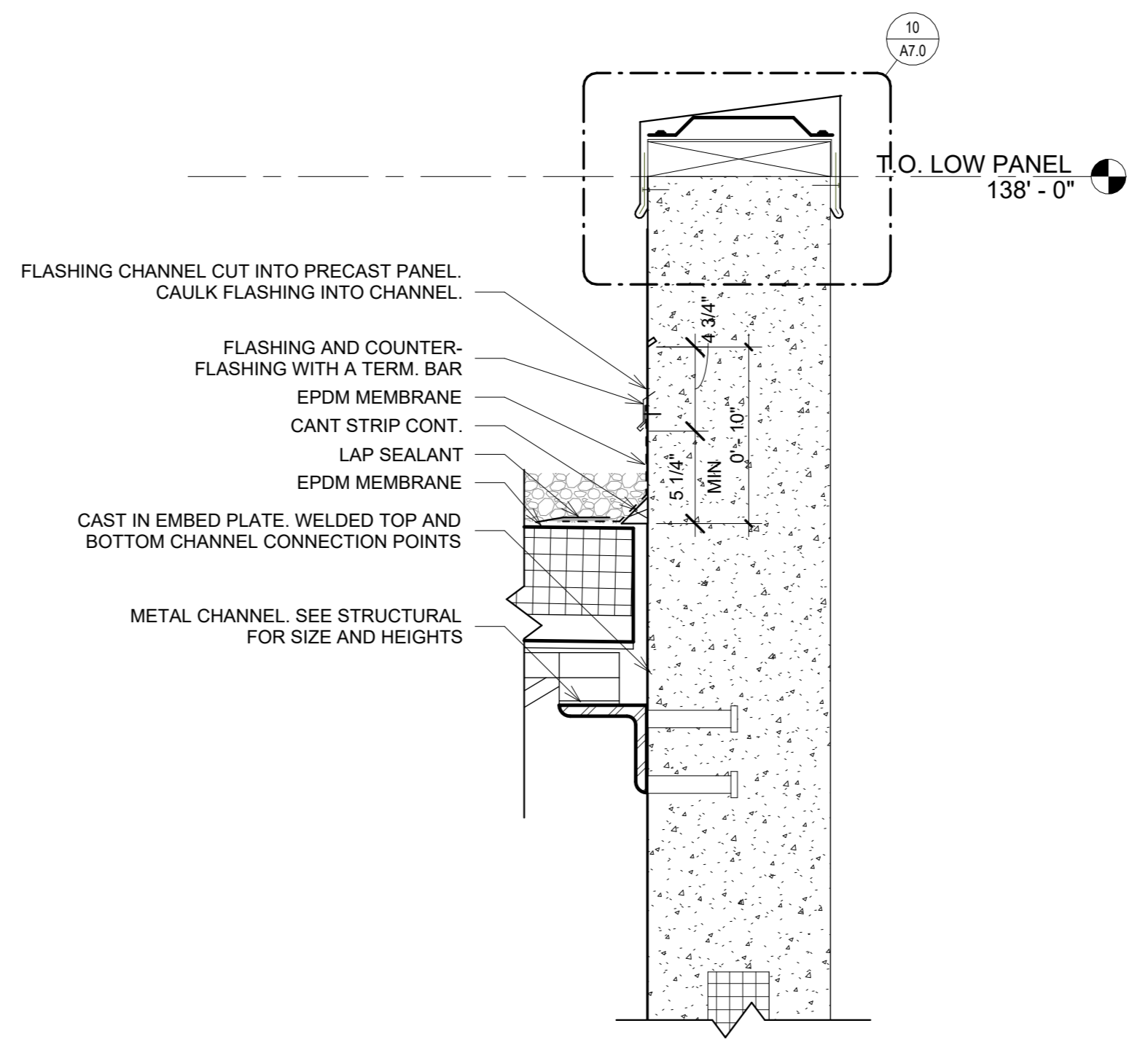
11 PANEL TIE BACK - 251K
1 1/2" = 1'-0"



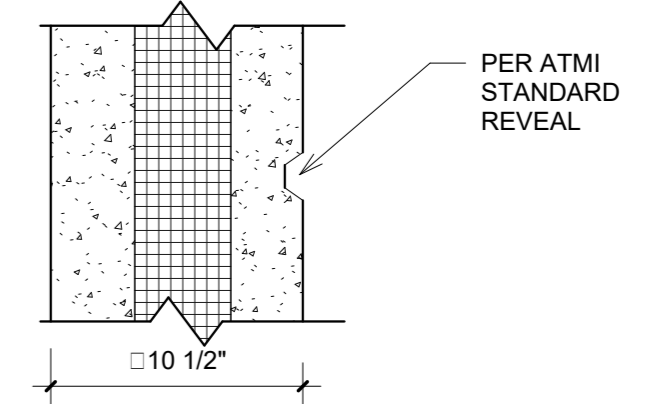
10 COPING - 251K
1 1/2" = 1'-0"



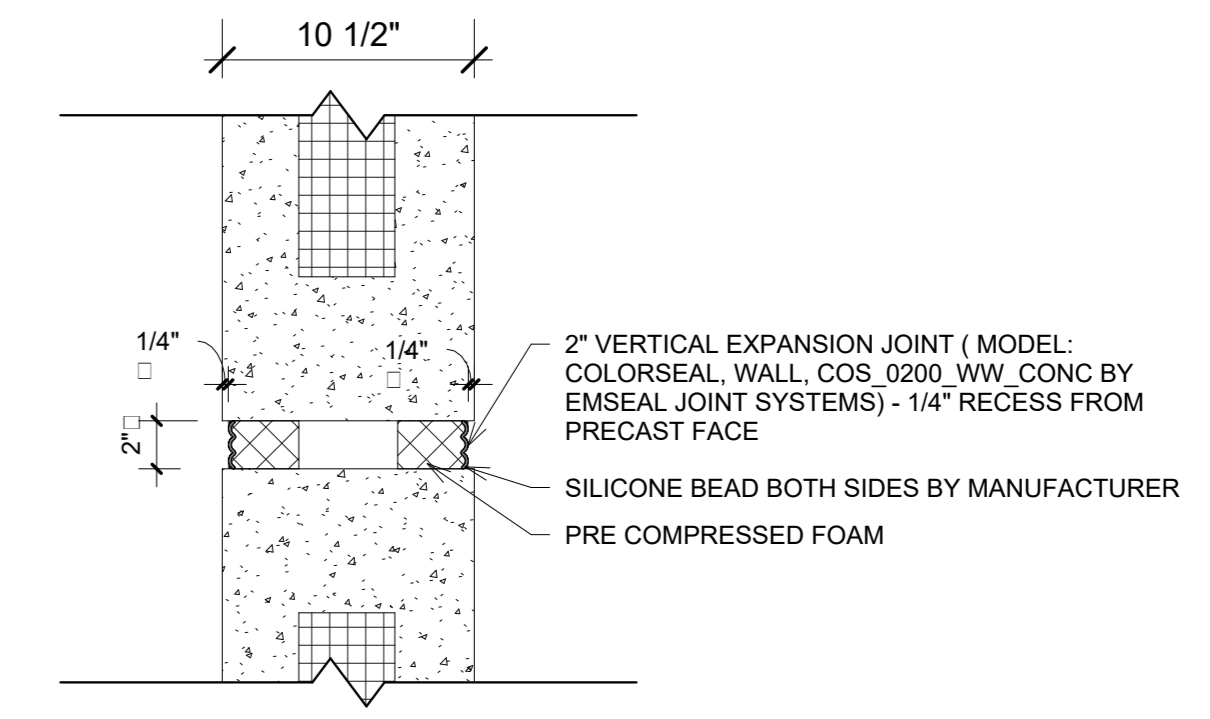
9 SCUPPER - 251K
1 1/2" = 1'-0"



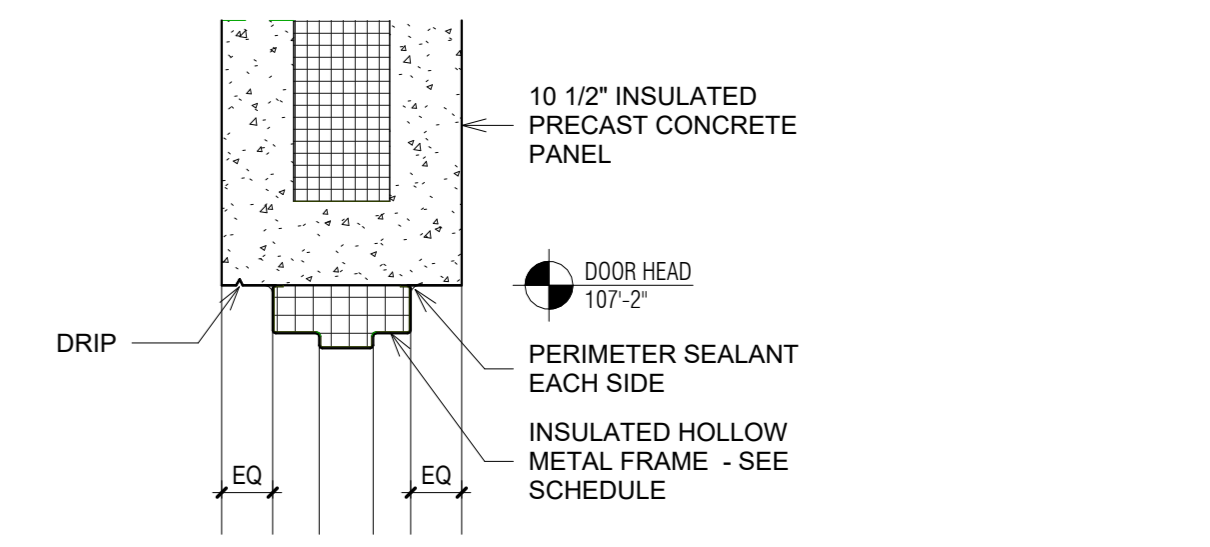
8 DETAIL @ TYP. PARAPET (VARIES) - 251K
1 1/2" = 1'-0"



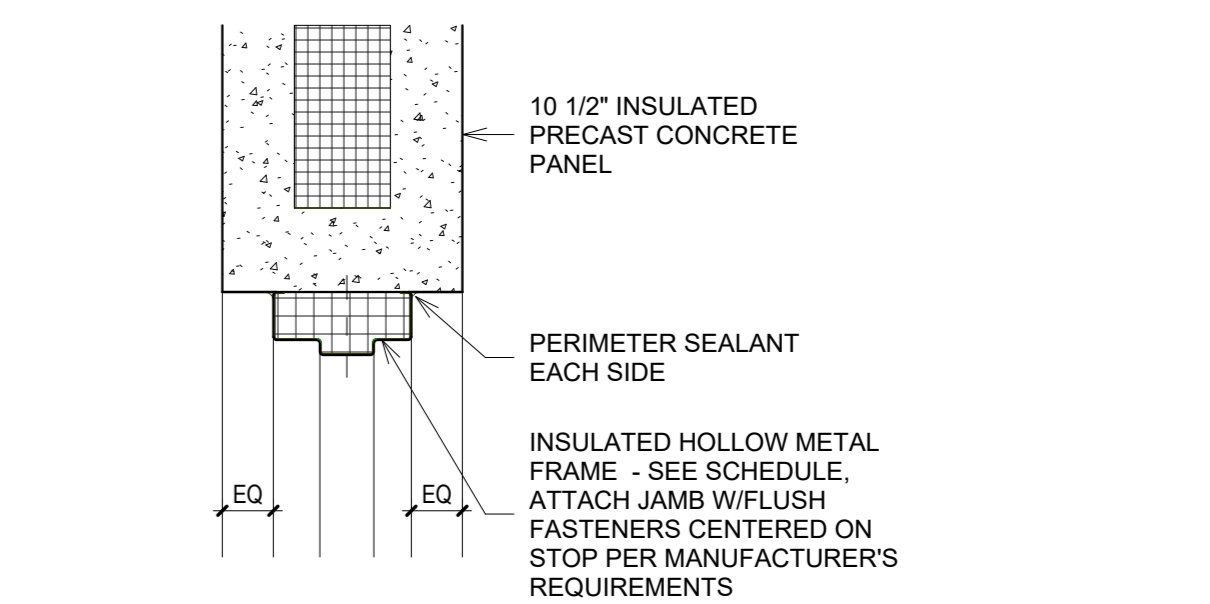
7 HORIZONTAL REVEAL - 251K
1 1/2" = 1'-0"



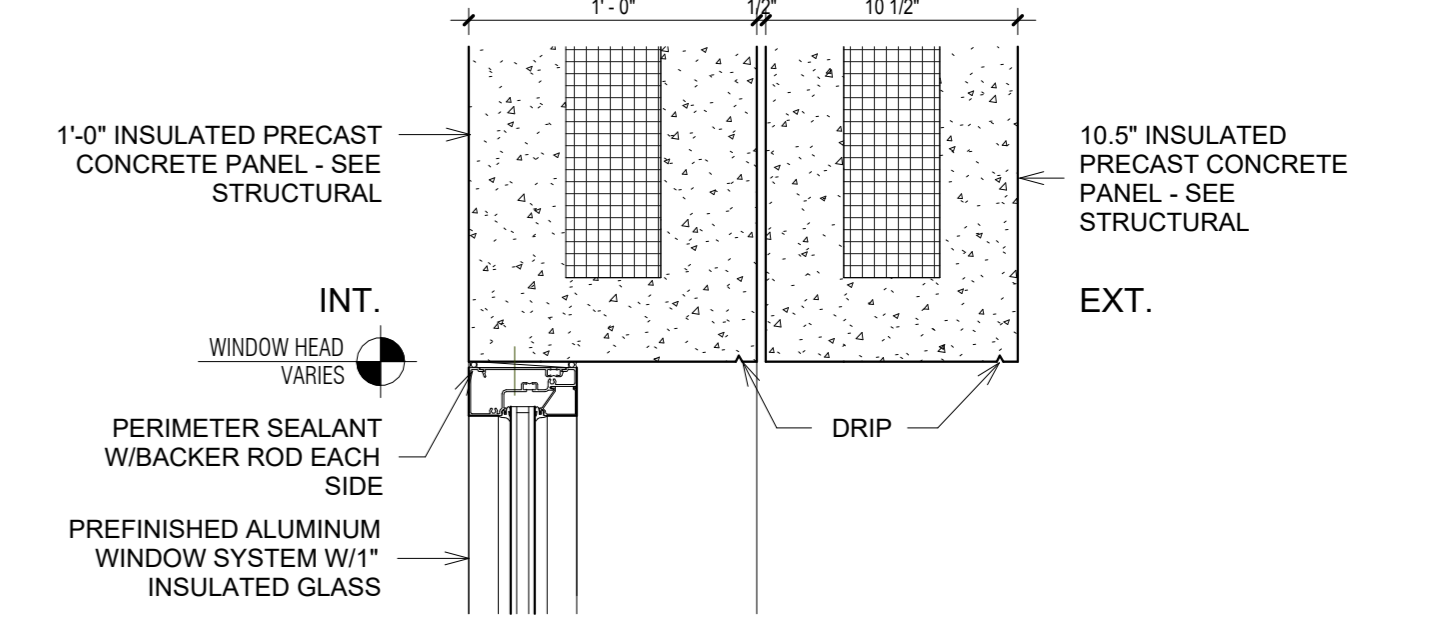
6 WALL EXPANSION JOINT - 251K
1 1/2" = 1'-0"



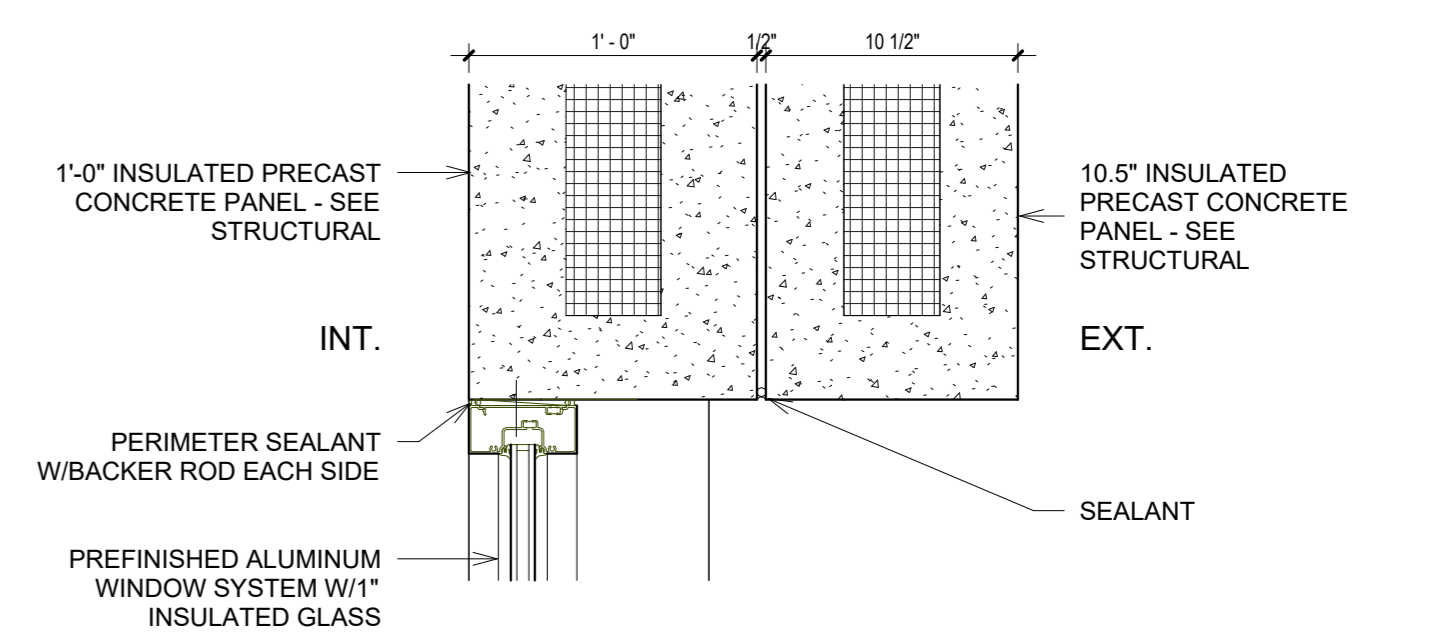
5 HOLLOW METAL DOOR HEAD - 251K
1 1/2" = 1'-0"



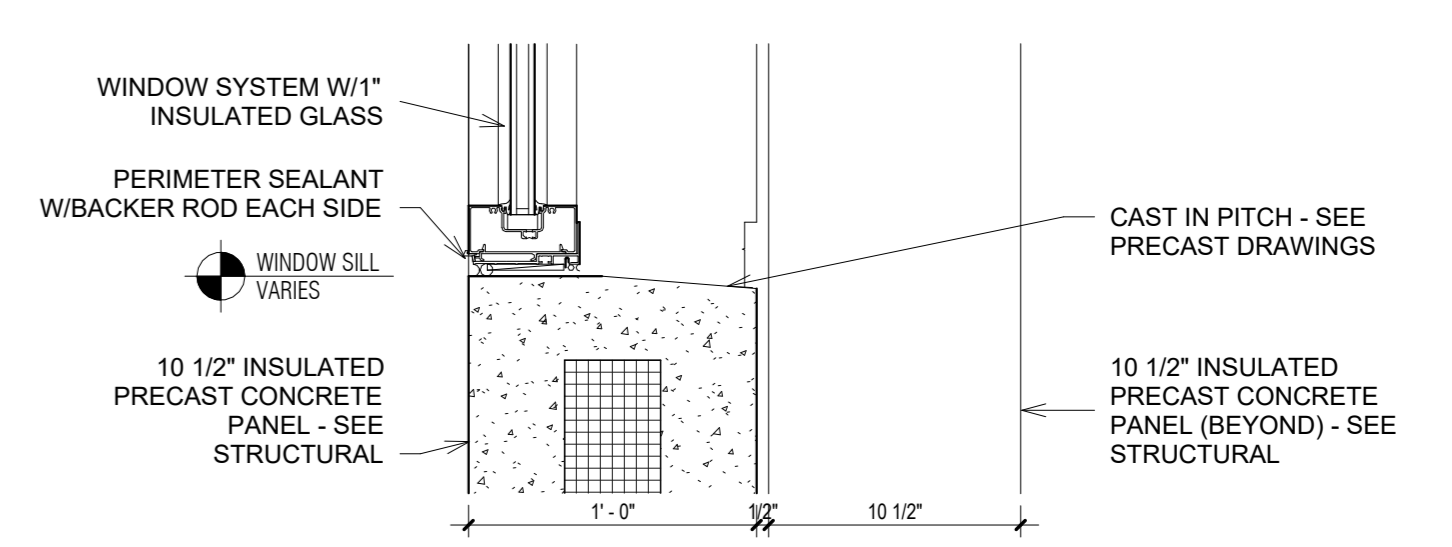
4 HOLLOW METAL DOOR JAMB - 251K
1 1/2" = 1'-0"



3 WINDOW HEAD - 251K
1 1/2" = 1'-0"



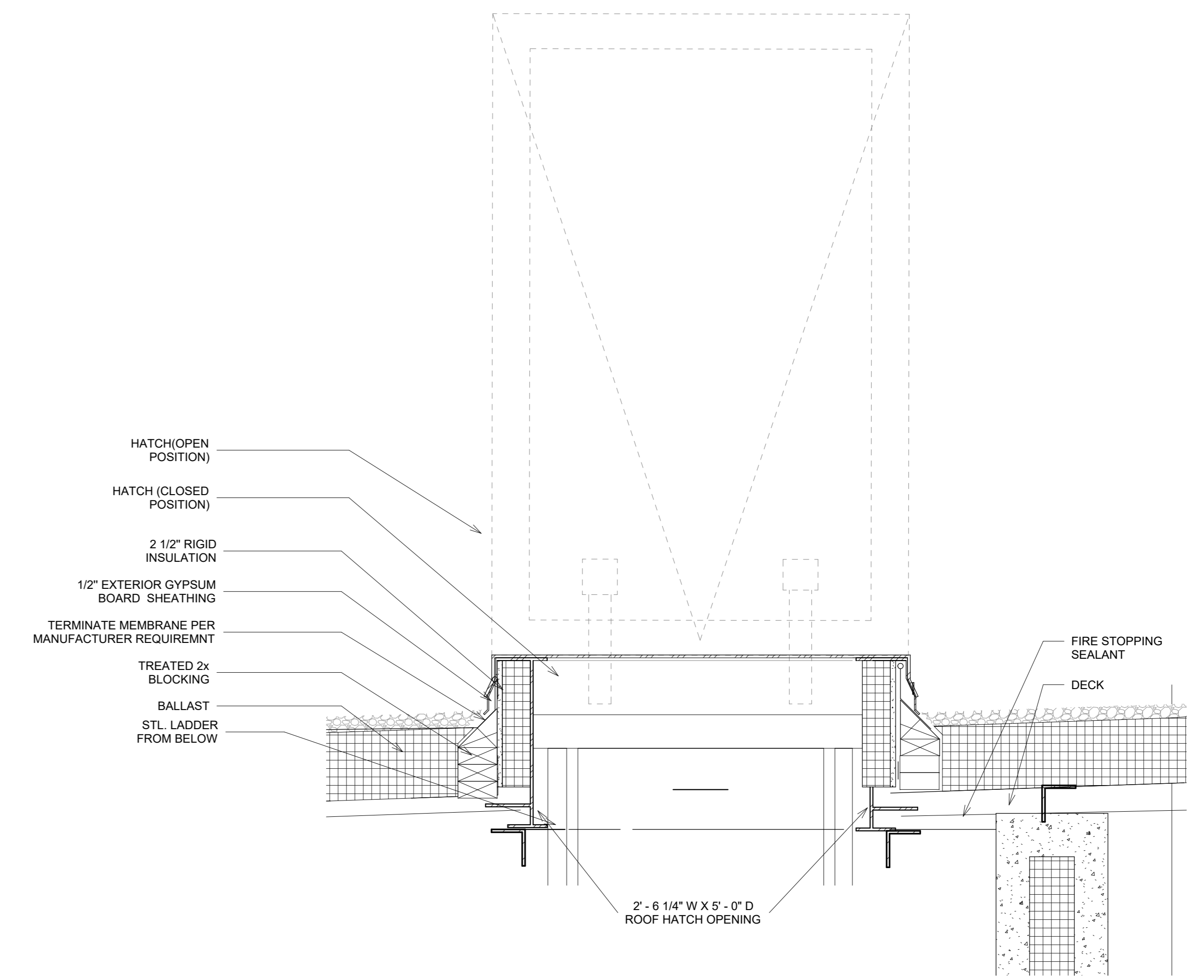
2 WINDOW JAMB - 251K
1 1/2" = 1'-0"



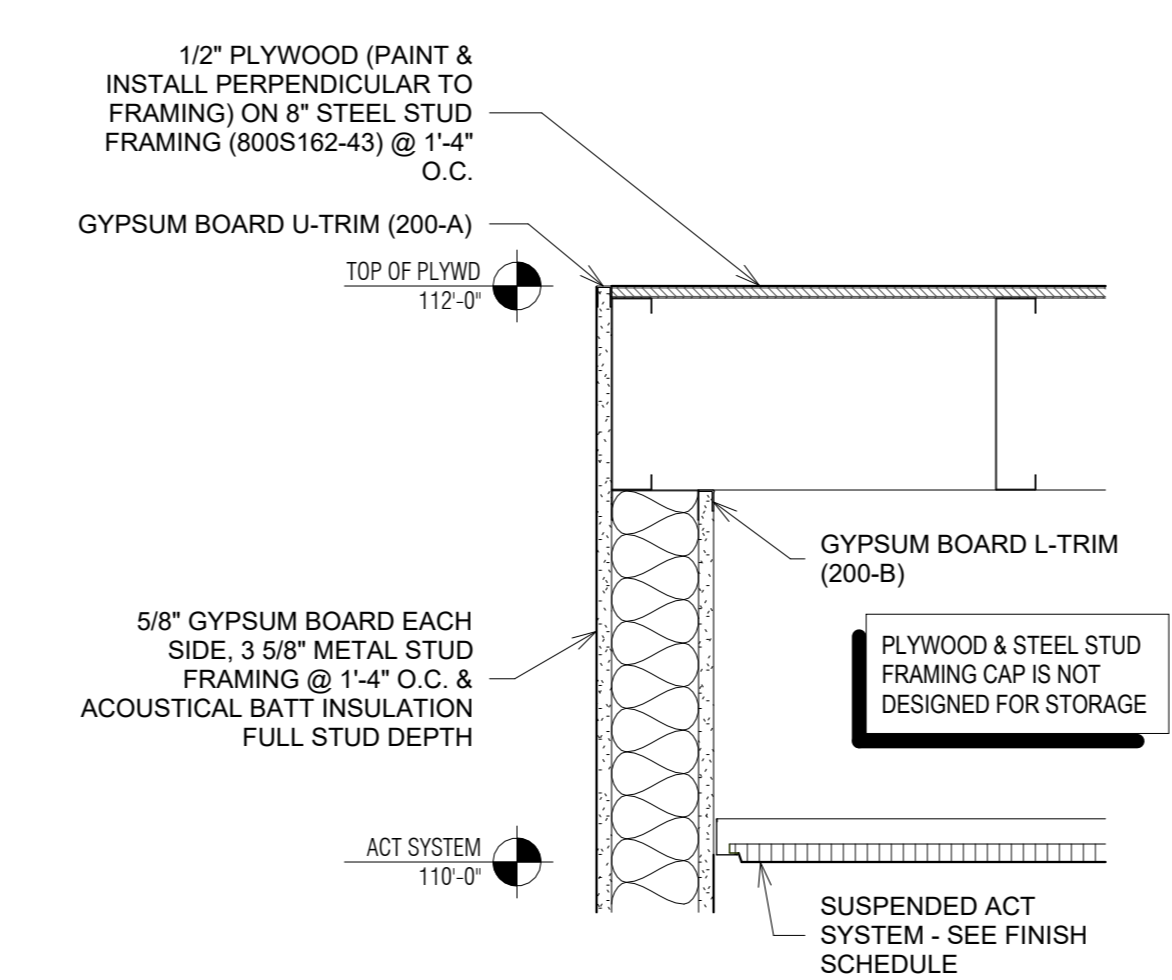
1 WINDOW SILL - 251K
1 1/2" = 1'-0"

FOR CONSTRUCTION

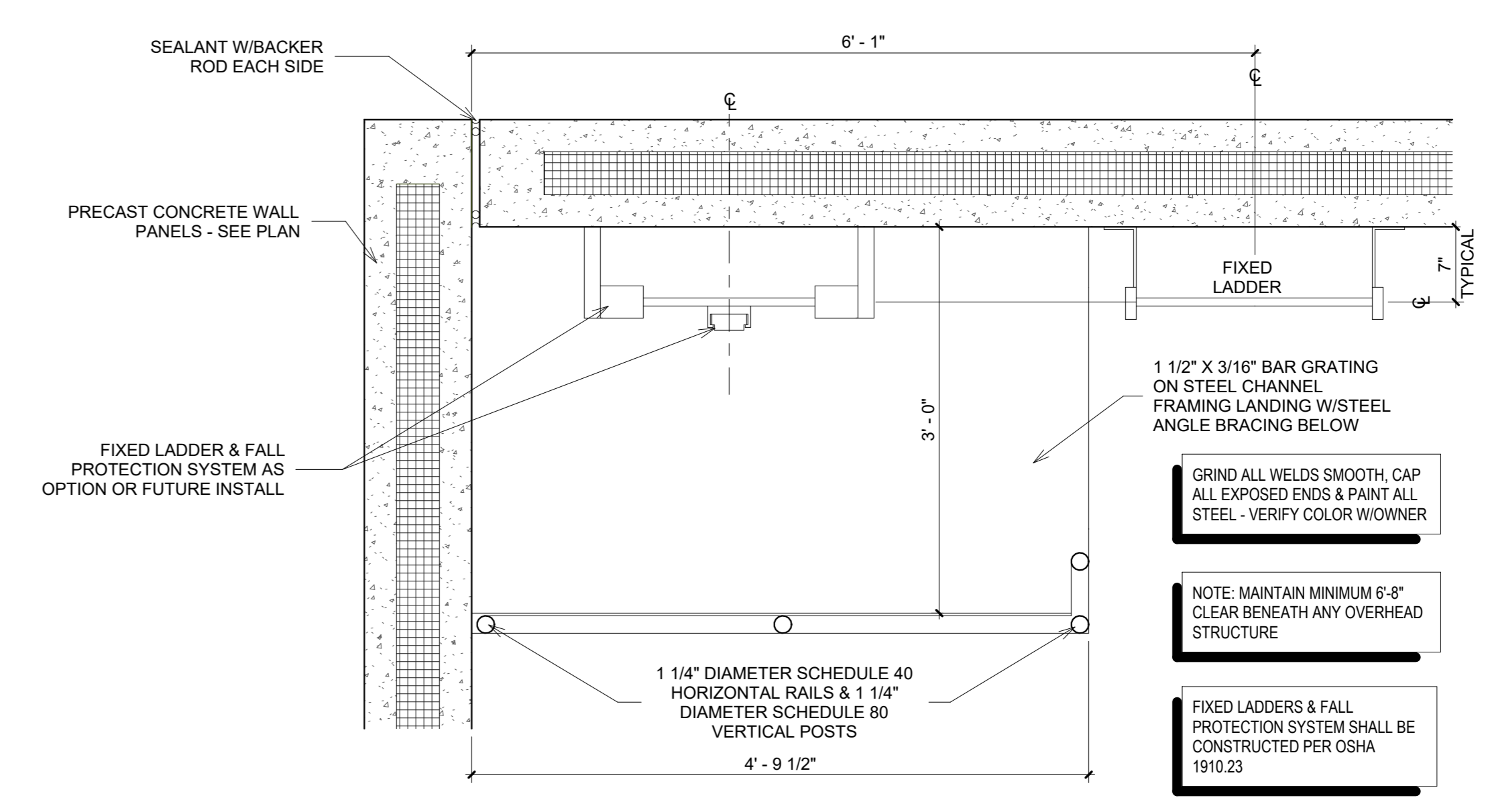
No.	Date	Description
1	2/9/2026	BSO Submittal



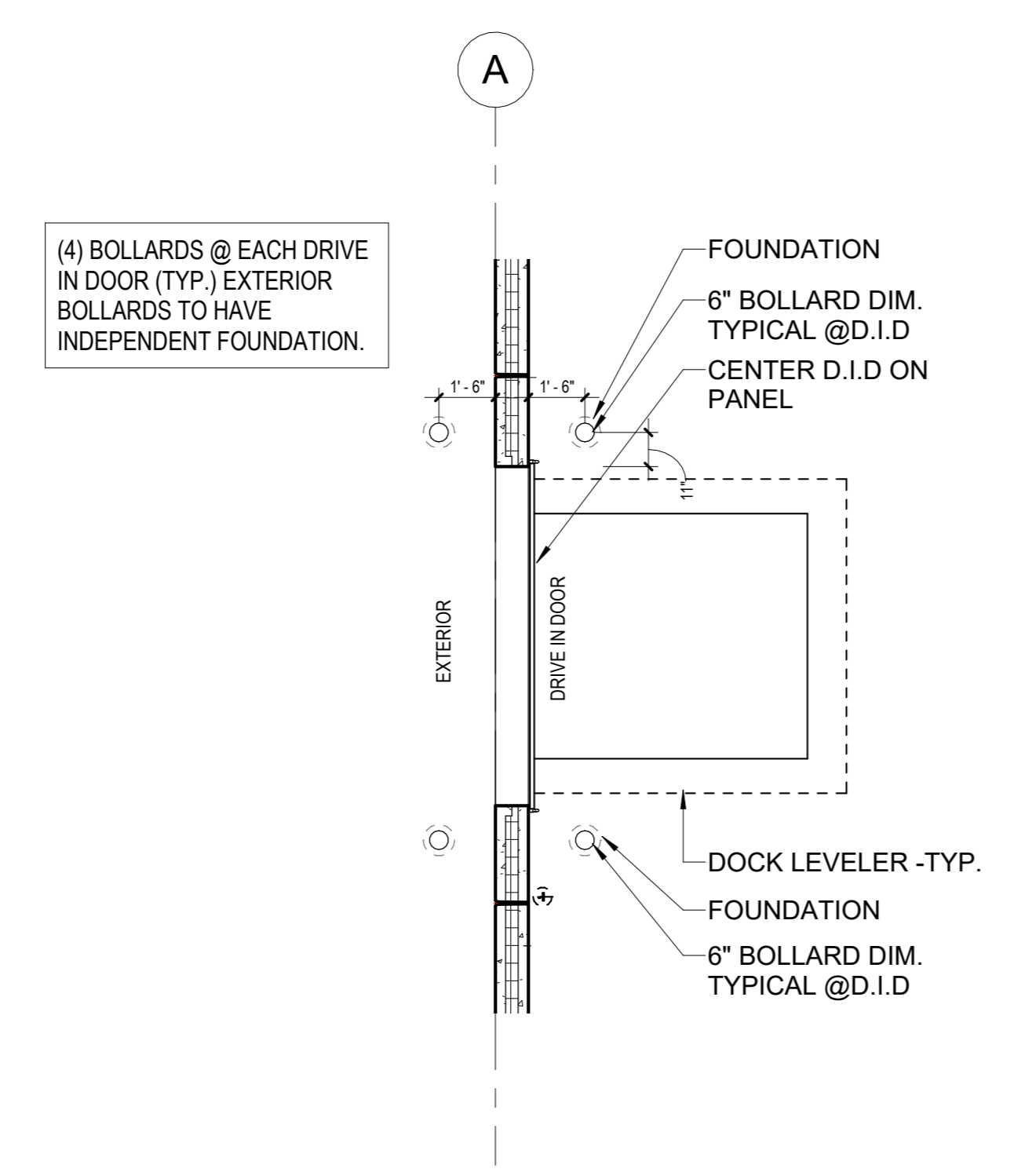
6 251K DETAIL @ CAGED LADDER & ROOF HATCH
 1 1/2" = 1'-0"



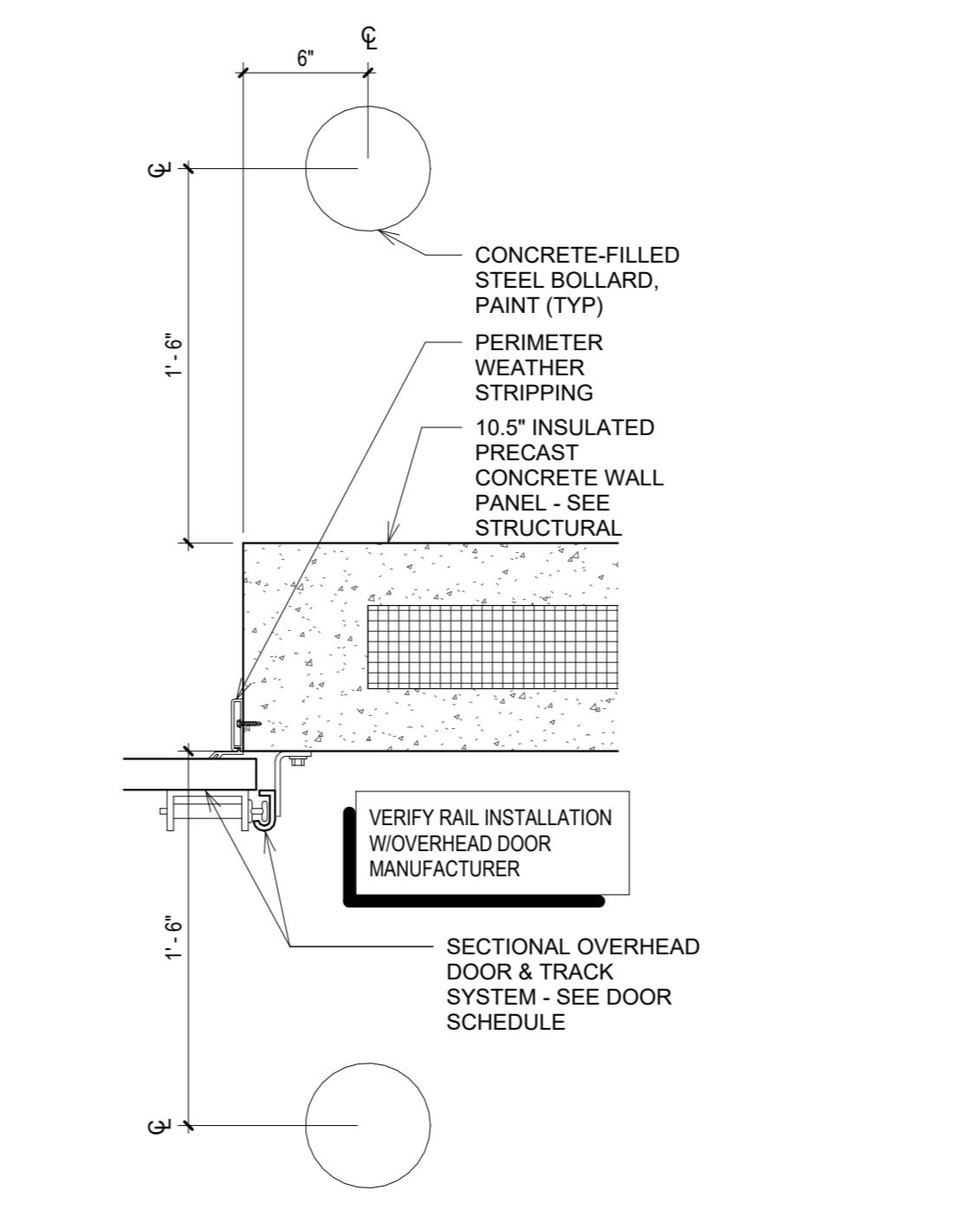
5 TOILET AREA DUST CAP - 251K
 1 1/2" = 1'-0"



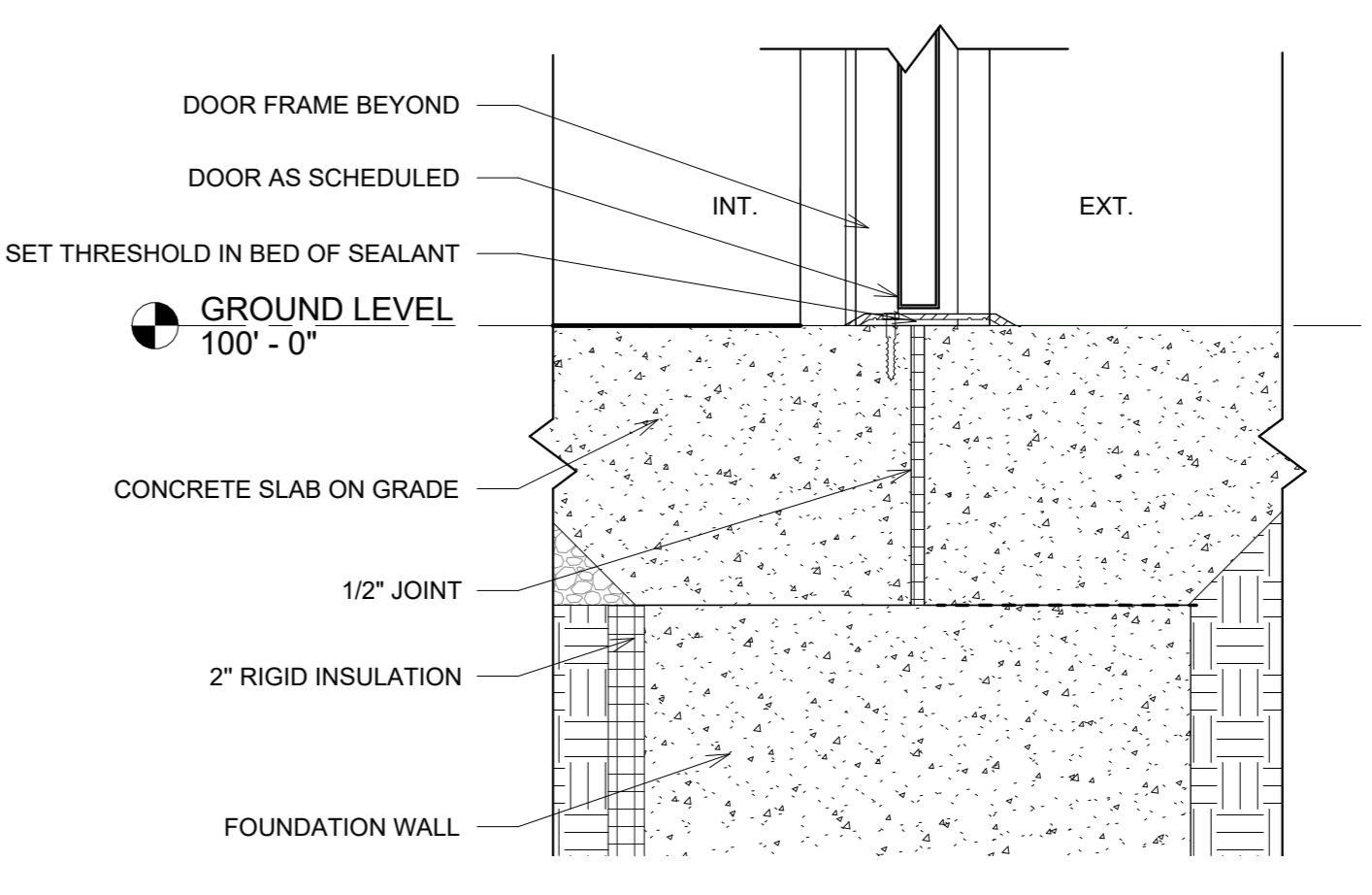
4 LADDER WITH FALL PROTECTION PLAN - 251K
 1" = 1'-0"



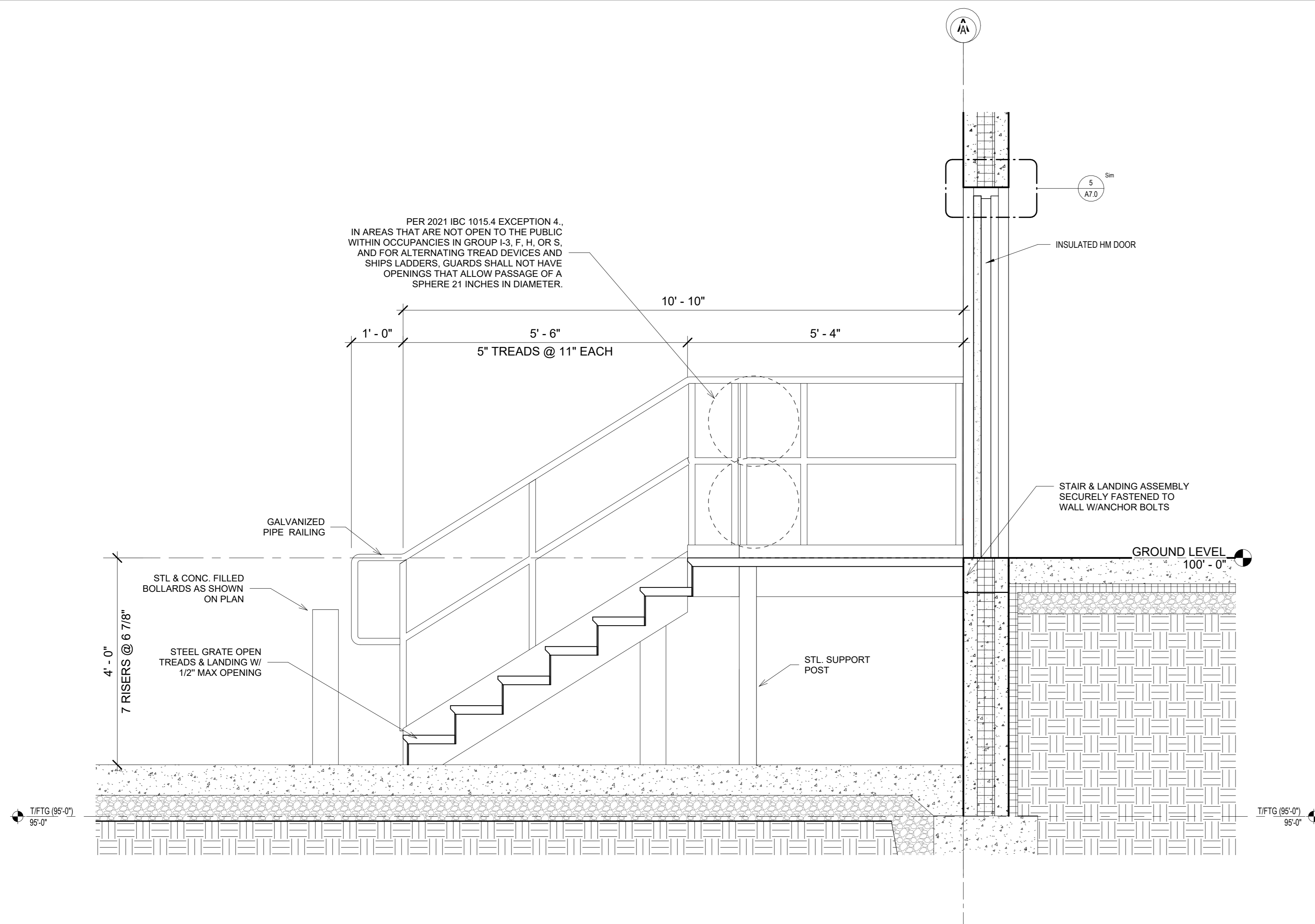
3 ENLARGED PLAN @ DRIVE IN DOOR TYP. - 251K
 1/4" = 1'-0"



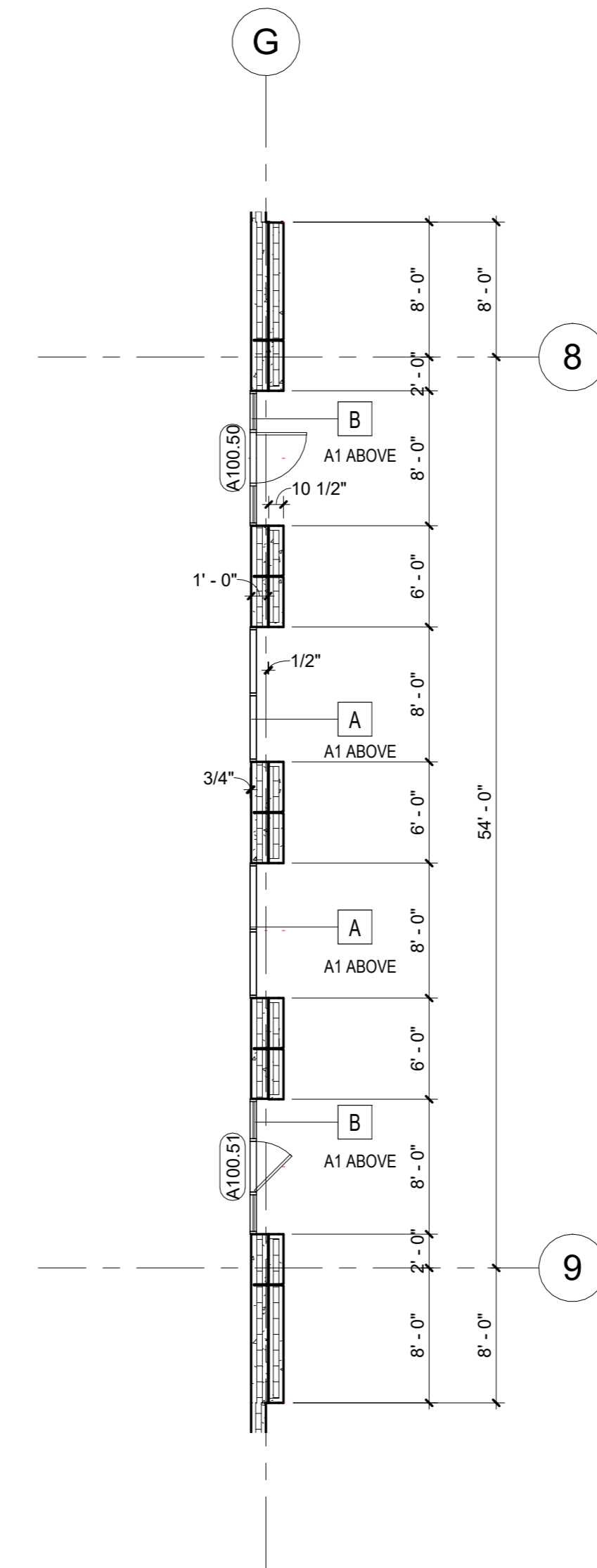
2 DRIVE-IN OVERHEAD DOOR JAMB - 251K
 1 1/2" = 1'-0"



1 DETAIL @ CONCRETE STOOP - 251K
 1 1/2" = 1'-0"

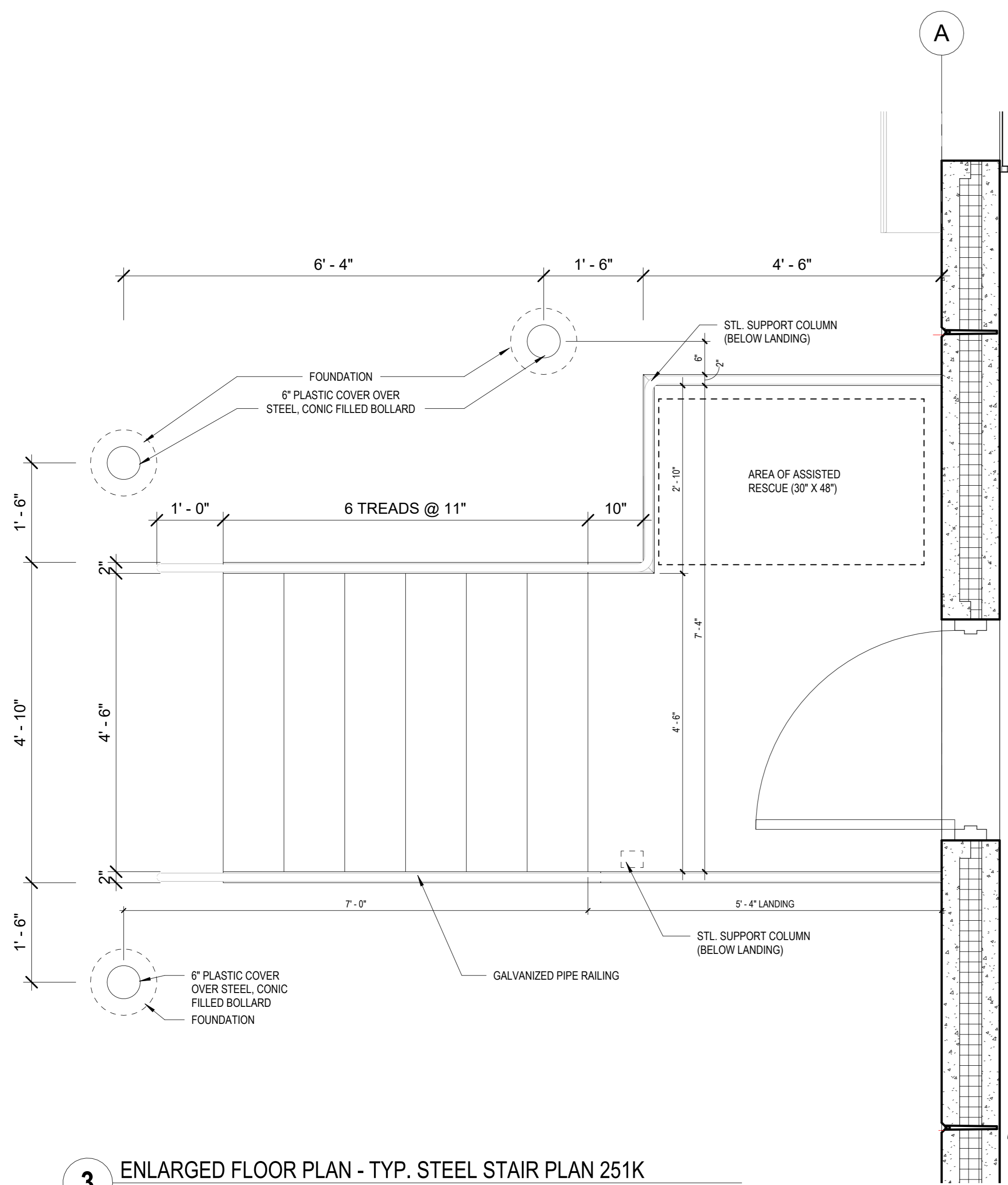


5 EXTERIOR STAIR DETAIL
3/4" = 1'-0"

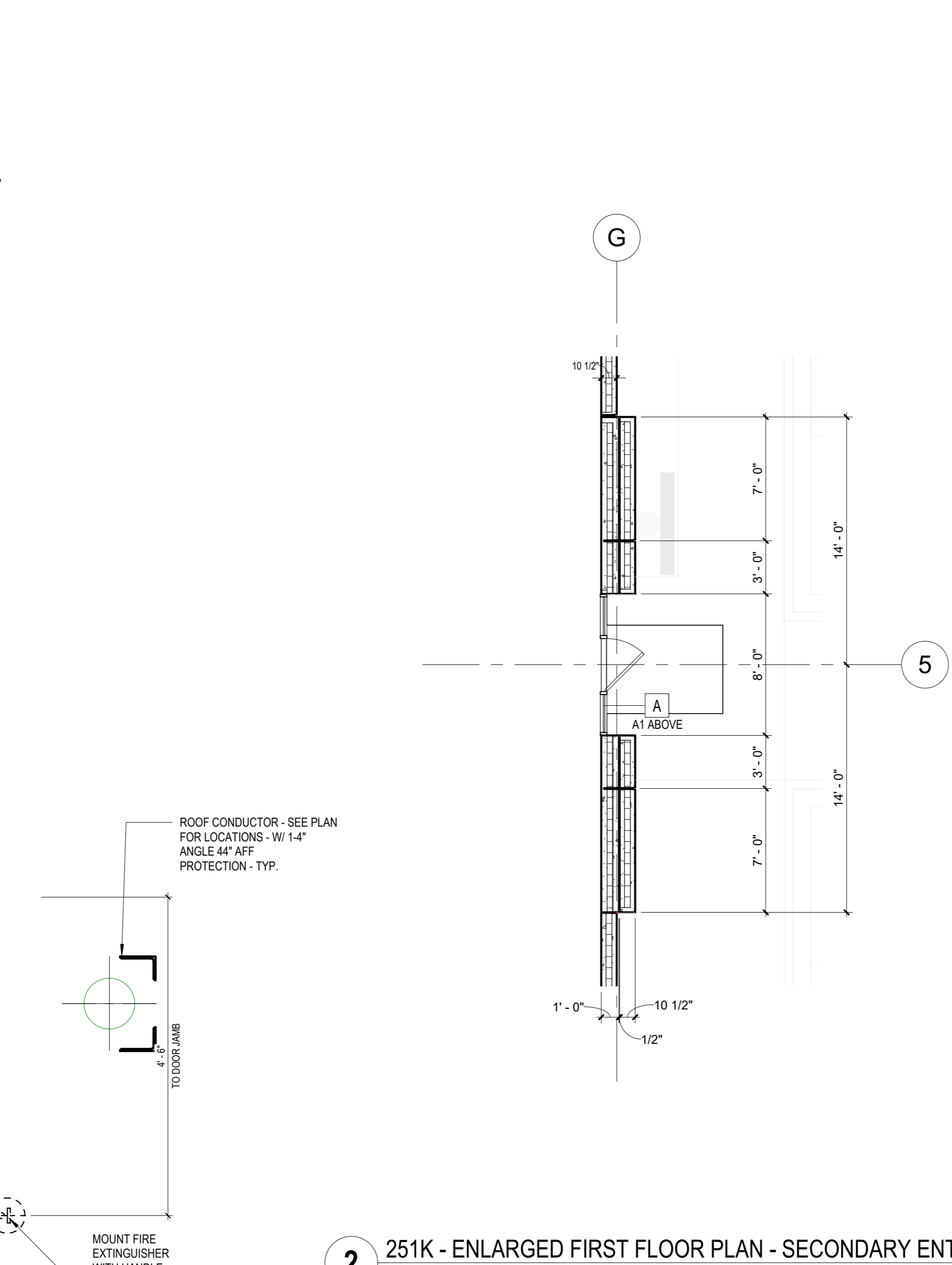


4 251K - ENLARGED FIRST FLOOR PLAN - THIRD ENTRY
1/8" = 1'-0"

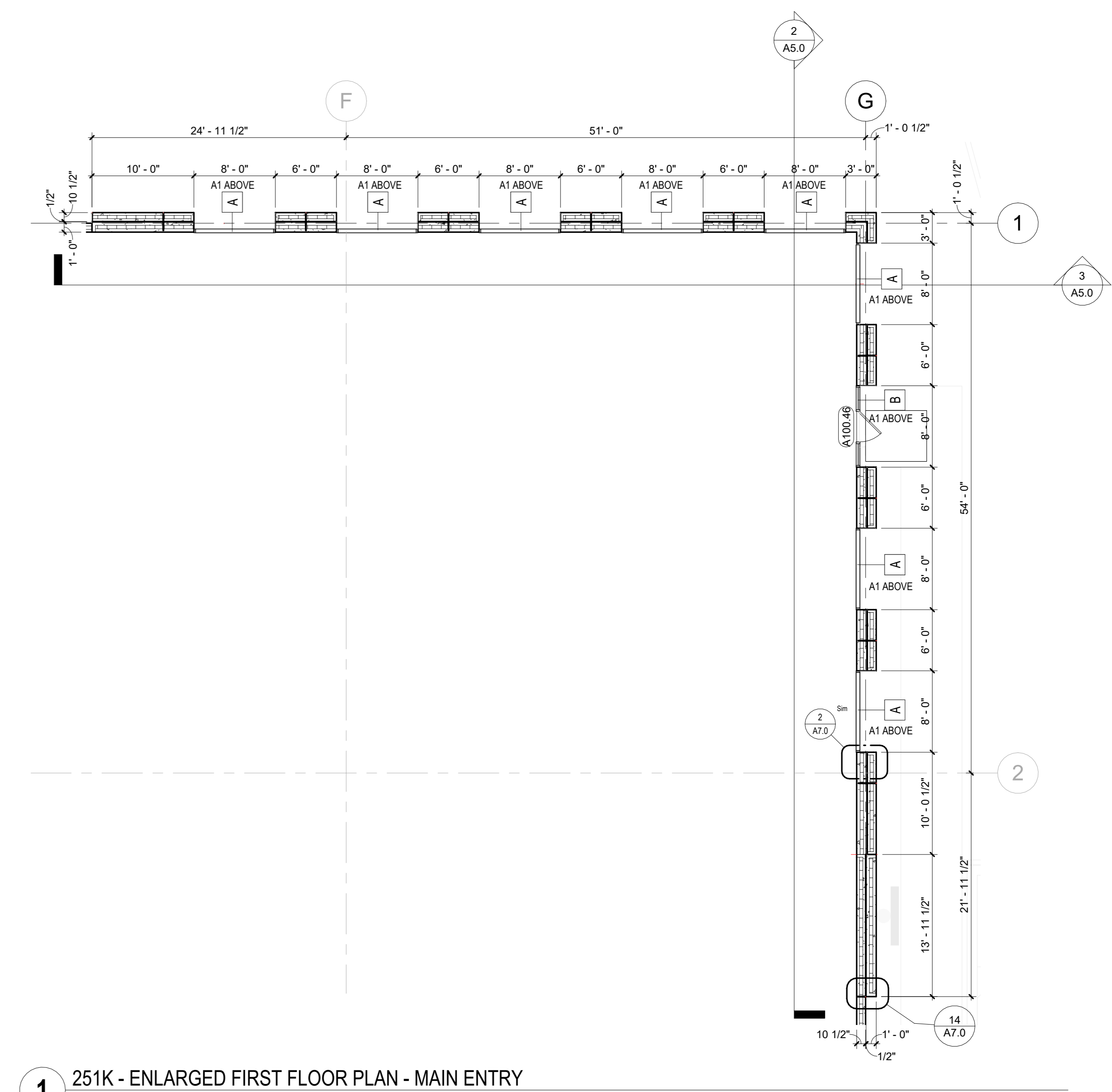
KEYNOTES PER SHEET	
#	DESCRIPTION
A	WINDOW TYPE A. SEE WINDOW TYPES SHEET A10.1
B	WINDOW TYPE B. SEE WINDOW TYPES SHEET A10.1



3 ENLARGED FLOOR PLAN - TYP. STEEL STAIR PLAN 251K
3/4" = 1'-0"



2 251K - ENLARGED FIRST FLOOR PLAN - SECONDARY ENTRY
3/16" = 1'-0"



1 251K - ENLARGED FIRST FLOOR PLAN - MAIN ENTRY
1/8" = 1'-0"

FOR CONSTRUCTION

CONSTRUCTION
DOCUMENTS

Sheet:
251K - ENLARGED FLOOR
PLANS

Scale:
As indicated

Revisions:

No.	Date	Description
1	2/9/2026	BSO Submittal

Date:
06/09/2026

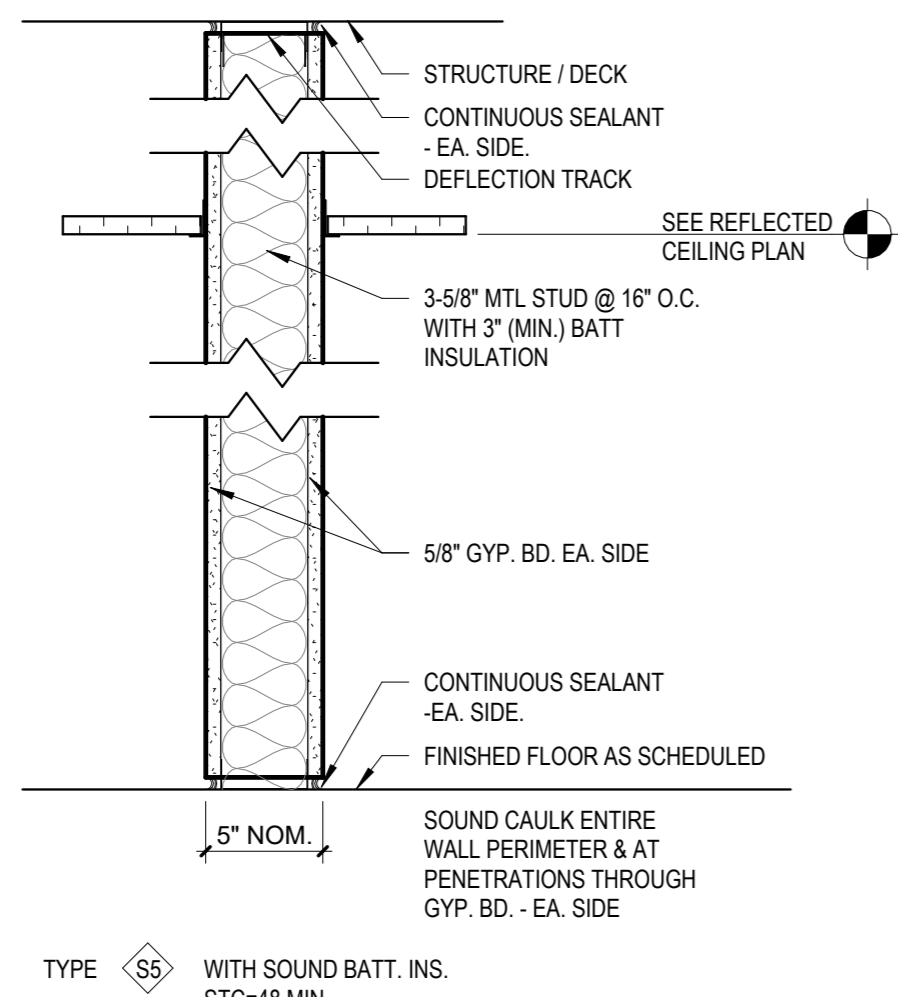
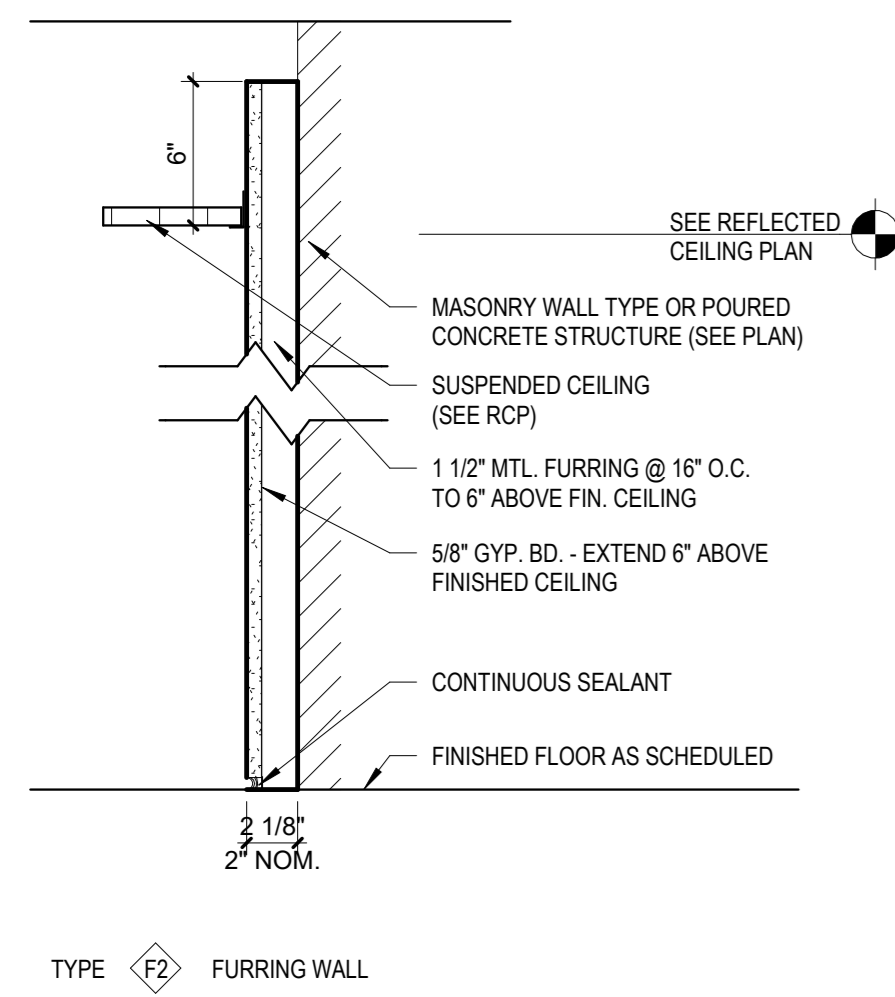
Project No.: 260093.00 (Owner) Project No.:

Sheet No.:
A8.0

251K - ZAS - Door Schedule									
Number	DOOR			FRAME			Fire Rating	Hardware	Comments
	Width	Height	DoorType	Frame Type	Frame Material	Frame Finish			
A100.1	3'-0"	7'-0"	F	FR1	H.M.	PT	(none)	HG-2	
A100.2	3'-0"	8'-0"	F	FR1	ALUM	PREFIN	(none)	HG-1	
A100.3	3'-0"	7'-0"	F	FR1	H.M.	PT	(none)	HG-2	
A100.4	3'-0"	8'-0"	F	FR1	ALUM	PREFIN	(none)	HG-1	
A100.5	3'-0"	7'-0"	F	FR1	H.M.	PT	(none)	HG-2	
A100.6	3'-0"	7'-0"	F	FR1	H.M.	PT	(none)	HG-2	
A100.7	3'-0"	7'-0"	F	FR1	H.M.	PT	(none)	HG-2	
A100.8	14'-0"	16'-0"	G	FR10	H.M.	PT	(none)	HG-2	
A100.9	3'-0"	7'-0"	F	FR1	H.M.	PT	(none)	HG-2	
A100.10	3'-0"	7'-0"	F	FR1	H.M.	PT	(none)	HG-2	
A100.11	9'-0"	10'-0"	J4	FR10	--	PT	(none)	--	
A100.12	9'-0"	10'-0"	J4	FR10	--	PT	(none)	--	
A100.13	9'-0"	10'-0"	J4	FR10	--	PT	(none)	--	
A100.14	9'-0"	10'-0"	J4	FR10	--	PT	(none)	--	
A100.15	9'-0"	10'-0"	J4	FR10	--	PT	(none)	--	
A100.16	9'-0"	10'-0"	J4	FR10	--	PT	(none)	--	
A100.17	9'-0"	10'-0"	J4	FR10	--	PT	(none)	--	
A100.18	3'-0"	7'-0"	F	FR1	H.M.	PT	(none)	HG-2	
A100.19	9'-0"	10'-0"	J4	FR10	--	PT	(none)	--	
A100.20	9'-0"	10'-0"	J4	FR10	--	PT	(none)	--	
A100.21	9'-0"	10'-0"	J4	FR10	--	PT	(none)	--	
A100.22	9'-0"	10'-0"	J4	FR10	--	PT	(none)	--	
A100.23	9'-0"	10'-0"	J4	FR10	--	PT	(none)	--	
A100.24	3'-0"	7'-0"	F	FR1	H.M.	PT	(none)	HG-2	
A100.25	9'-0"	10'-0"	J4	FR10	--	PT	(none)	--	
A100.26	9'-0"	10'-0"	J4	FR10	--	PT	(none)	--	
A100.27	9'-0"	10'-0"	J4	FR10	--	PT	(none)	--	
A100.28	9'-0"	10'-0"	J4	FR10	--	PT	(none)	--	
A100.29	3'-0"	7'-0"	F	FR1	H.M.	PT	(none)	HG-2	
A100.30	9'-0"	10'-0"	J4	FR10	--	PT	(none)	--	
A100.31	9'-0"	10'-0"	J4	FR10	--	PT	(none)	--	
A100.32	9'-0"	10'-0"	J4	FR10	--	PT	(none)	--	
A100.33	9'-0"	10'-0"	J4	FR10	--	PT	(none)	--	
A100.34	3'-0"	7'-0"	F	FR1	H.M.	PT	(none)	HG-2	
A100.35	9'-0"	10'-0"	J4	FR10	--	PT	(none)	--	
A100.36	9'-0"	10'-0"	J4	FR10	--	PT	(none)	--	
A100.37	9'-0"	10'-0"	J4	FR10	--	PT	(none)	--	
A100.38	9'-0"	10'-0"	J4	FR10	--	PT	(none)	--	
A100.39	9'-0"	10'-0"	J4	FR10	--	PT	(none)	--	
A100.40	3'-0"	7'-0"	F	FR1	H.M.	PT	(none)	HG-2	
A100.41	3'-0"	7'-0"	F	FR1	H.M.	PT	(none)	HG-2	
A100.42	14'-0"	16'-0"	G	FR10	--	PT	(none)	--	
A100.43	3'-0"	7'-0"	F	FR1	H.M.	PT	(none)	HG-2	
A100.44	3'-0"	7'-0"	F	FR1	H.M.	PT	(none)	HG-2	
A100.45	3'-0"	7'-0"	F	FR1	H.M.	PT	(none)	HG-2	
A100.46	3'-0"	8'-0"	F	FR1	ALUM	PREFIN	(none)	HG-1	
A100.47	3'-0"	7'-0"	F	FR1	H.M.	PT	(none)	HG-2	
A100.48	3'-0"	8'-0"	F	FR1	ALUM	PREFIN	(none)	HG-1	
A100.49	3'-0"	7'-0"	F	FR1	H.M.	PT	(none)	HG-2	
A100.50	3'-0"	7'-10"	F	FR1	ALUM	PREFIN	(none)	HG-1	
A100.51	3'-0"	7'-10"	F	FR1	ALUM	PREFIN	(none)	HG-1	
A103.1	3'-0"	7'-0"	F	FR1	H.M.	PT	(none)	HG-4	
A104.1	3'-0"	7'-0"	F	FR1	H.M.	PT	(none)	HG-4	
A105.1	3'-0"	7'-0"	F	FR1	H.M.	PT	1 HR RATING (60 MIN.)	HG-5	
A105.2	3'-0"	7'-0"	F	FR1	H.M.	PT	(none)	HG-2	
A106.1	3'-0"	7'-0"	F	FR1	H.M.	PT	(none)	HG-2	
A106.2	3'-0"	7'-0"	F	FR1	H.M.	PT	1 HR RATING (60 MIN.)	HG-5	

GENERAL NOTES:

- WALL TYPES ARE INDICATED BY ON THE PLANS.
- WHERE "UL" DESIGNS ARE SPECIFIED, CONTRACTOR IS REQUIRED TO MEET THE CONSTRUCTION CRITERIA FOR EACH ASSEMBLY AS SPECIFIED BY THE CURRENT UNDERWRITERS LABORATORIES FIRE RESISTANCE DIRECTORY.
- IN ALL CASES, WALLS ENCLOSING SHAFTS PENETRATING ONE OR MORE FLOORS, SUCH AS BUT NOT LIMITED TO DUCT, ELEVATOR AND STAIR SHAFTS, SHALL BE RATED 1 HOUR, REGARDLESS OF PROPOSED WALL TYPE CONSTRUCTION. WHERE SHAFTS OCCUR, RATED WALL TYPES MUST JOIN AT THE CORNERS FOR A COMPLETE RATED ENCLOSURE.
- CONTRACTOR SHALL REFER TO STRUCTURAL PLANS AND DETAILS FOR ALL MASONRY AND CAST IN PLACE CONCRETE WALLS REGARDING AMOUNT, TYPE AND LOCATION OF REBAR, GROUTED BLOCK CORES, ETC.
- SEE ROOM FINISH SCHEDULE FOR INTERIOR WALL FINISHES.
- EXTEND ALL WALL COMPONENTS TO STRUCTURAL DECK ABOVE UNLESS NOTED OTHERWISE. ALL STUD WALLS SHALL HAVE A MECHANICAL ATTACHMENT TO DECK UNLESS NOTED OTHERWISE.
- REFER TO STRUCTURAL DRAWINGS FOR CONNECTION DETAILS FOR ALL BEARING WALLS.
- PROVIDE PERIMETER SEALANT AT TOP AND BOTTOM RUNNERS OF ALL STUD WALLS.
- PROVIDE FIRE CAULK AT ALL FIRE WALL/FIRE BARRIER, RATED ROOM, OR SHAFT PENETRATIONS. PROVIDE SEALANT AT ALL OTHER PENETRATIONS.
- COORDINATE REQUIRED BLOCKING HEIGHT FOR SYSTEMS FURNITURE VENDOR, FIRE EXTINGUISHER CABINETS, ELECTRICAL PANELS, TOILET ROOM ACCESSORIES, ETC.
- PROVIDE MOLD/MOISTURE RESISTANT GYPSUM WALLBOARD ON WET WALLS NOT RECEIVING TILE. USE MOLD/MOISTURE RESISTANT GYP. BOARD FOR THE FIRST 4'-0" ABOVE FINISHED FLOOR IN TOILET ROOMS, JANITOR CLOSETS AND MECHANICAL ROOMS. SEAL GYP. BD. TO FLOOR.



WALL TYPES.

1 1/2" x 1'-0"

SET NUMBER	HARDWARE GROUP STYLES
HG-1	(EXTERIOR MAN DOORS) MEDIUM STILE WITH 1" ADA BOTTOM RAILS, (1) CONTINUOUS HINGES, (1) 1" OFFSET PULLS, (1) VERTICAL ROD PANIC DEVICES (1 DOOR REGULAR, 1 DOOR ELECTRIFIED), POWER TRANSFERS, POWER SUPPLY, THRESHOLD, SWEEP, LCN HEAVY DUTY CLOSER
HG-2	(EXTERIOR HOLLOW METAL DOORS), STORAGE LEVER LOCKSET, (1) STOREROOM LOCKSET, (1.5) HINGES, CLOSER, THRESHOLD, SILENCERS, WEATHER STRIPPING, PANIC HARDWARE BY FUTURE TENANT
HG-3	(INTERIOR UTILITY ROOMS), (1) STORAGE LOCKSET, (1.5) HINGES, CLOSER, OH STOP
HG-4	(TOILET ROOMS), (1.5) BUTTS HINGES, (1) PRIVACY LOCKSET, ALUMINUM THRESHOLD, WALL STOP, CLOSER, KICKPLATE, SILENCERS, HC SIGN
HG-5	(1) STORAGE LOCKSET, (1.5) HINGES, CLOSER, OH STOP, PANIC DEVICE EXIT HARDWARE, ADD WEATHER STRIPPING AT EXTERIOR DOORS.

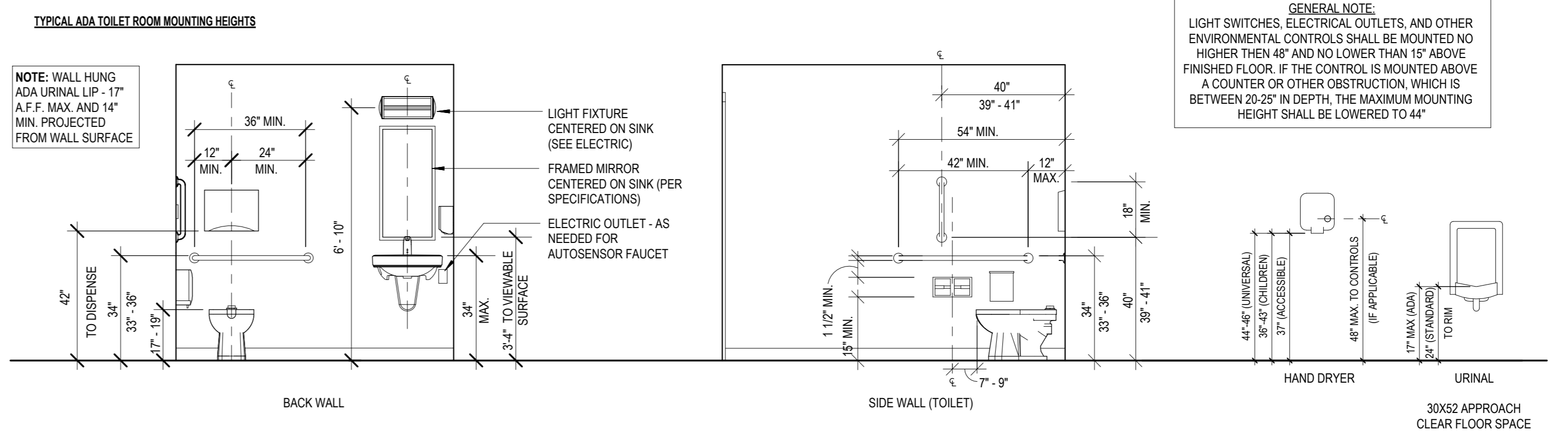
CLASS	CLASS STYLES
20	1/3 HR RATING (20 MIN.)
C	3/4 HR RATING (45 MIN.)
D	1 1/2 HR RATING (90 MIN.) EXTERIOR
E	3/4 HR RATING (45 MIN.) EXTERIOR
G	1 HR RATING (60 MIN.)

251K FINISH SCHEDULE										
LEVEL	NUMBER	ROOM NAME	FLOOR BASE	NORTH WALL FINISHES	SOUTH WALL FINISHES	EAST WALL FINISHES	WEST WALL FINISHES	SOFFIT - SEE RCP	REMARKS	NUMBER
Level 1	A201	F.P.	SC-1	ONE COAT SW LOXON ACRYLIC PRIMER (A21W300; 5.3-8.0 WFM; 2.1-3.2 DFM/WHITE)	ONE COAT SW LOXON ACRYLIC PRIMER (A21W300; 5.3-8.0 WFM; 2.1-3.2 DFM/WHITE)	ONE COAT SW LOXON ACRYLIC PRIMER (A21W300; 5.3-8.0 WFM; 2.1-3.2 DFM/WHITE)	ONE COAT SW LOXON ACRYLIC PRIMER (A21W300; 5.3-8.0 WFM; 2.1-3.2 DFM/WHITE)	Metal Deck		A201
Level 1	A202	ELEC.	SC-1	ONE COAT SW LOXON ACRYLIC PRIMER (A21W300; 5.3-8.0 WFM; 2.1-3.2 DFM/WHITE)	ONE COAT SW LOXON ACRYLIC PRIMER (A21W300; 5.3-8.0 WFM; 2.1-3.2 DFM/WHITE)	ONE COAT SW LOXON ACRYLIC PRIMER (A21W300; 5.3-8.0 WFM; 2.1-3.2 DFM/WHITE)	ONE COAT SW LOXON ACRYLIC PRIMER (A21W300; 5.3-8.0 WFM; 2.1-3.2 DFM/WHITE)	Metal Deck		A202
Level 1	A203	MEN'S RESTROOM	RB-1	GYP. BDFRPPPT-1	GYP. BDFRPPPT-1	GYP. BDFRPPPT-1	GYP. BDFRPPPT-1	ACT-1	ACT-1 (9'-0" A.F.F.)	A203
Level 1	A204	WOMEN'S RESTROOM	RB-1	GYP. BDFRPPPT-1	GYP. BDFRPPPT-1	GYP. BDFRPPPT-1	GYP. BDFRPPPT-1	ACT-1	ACT-1 (9'-0" A.F.F.)	A204

SC-1: SEALED CONCRETE - ASHFORD FORMULA
 ACT-1: ACOUSTICAL CEILING TILE - 15/16" WHITE GRID w/ 2'x4'x1/2" VINYL FACED GYPSUM CORE TILE BY "CLIMA PLUS" BY USG OR APPROVED EQUAL.

PAINT NOTES:

- ALL METALS NOT PROVIDED WITH FACTORY FINISH SHALL BE PAINTED WITH ONE COAT OF RUST PROHIBITIVE PRIMER AND ENAMEL PER SPECIFICATION
- PAINT ALL INTERIOR STEEL COLUMNS WHITE

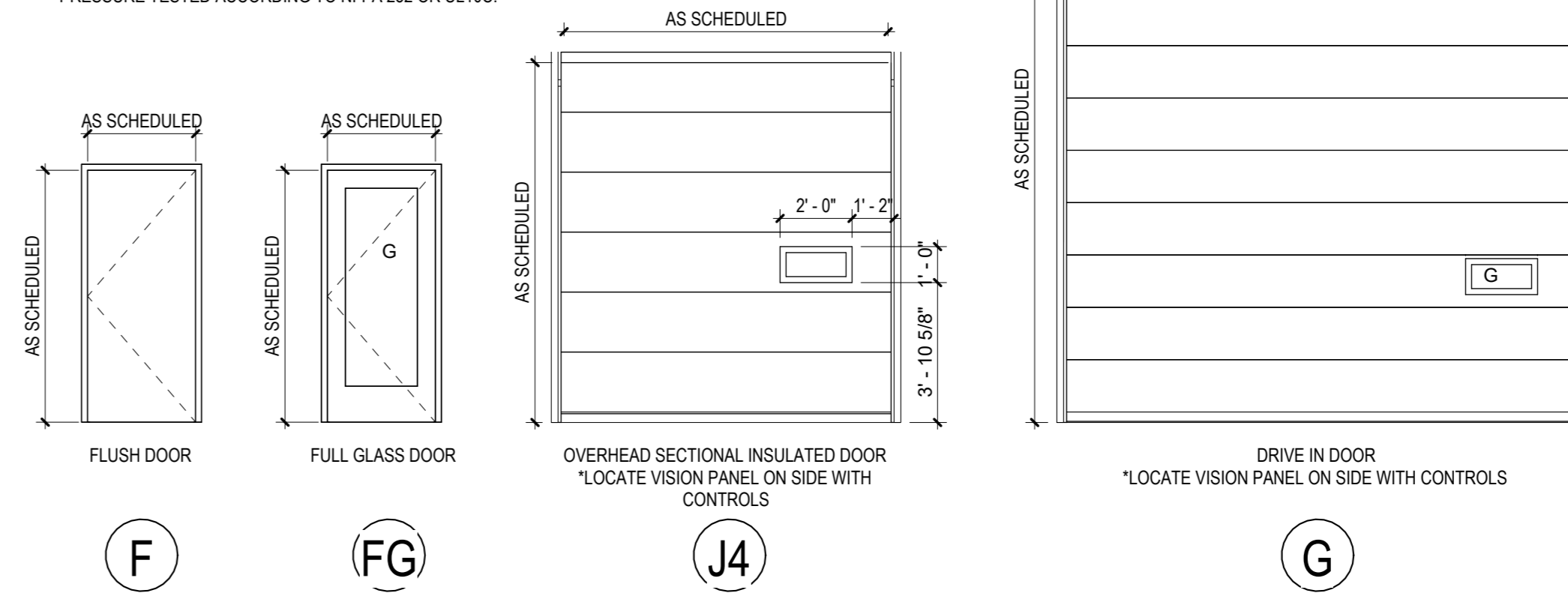


TYPICAL MOUNTING HEIGHTS, ADA GUIDELINES

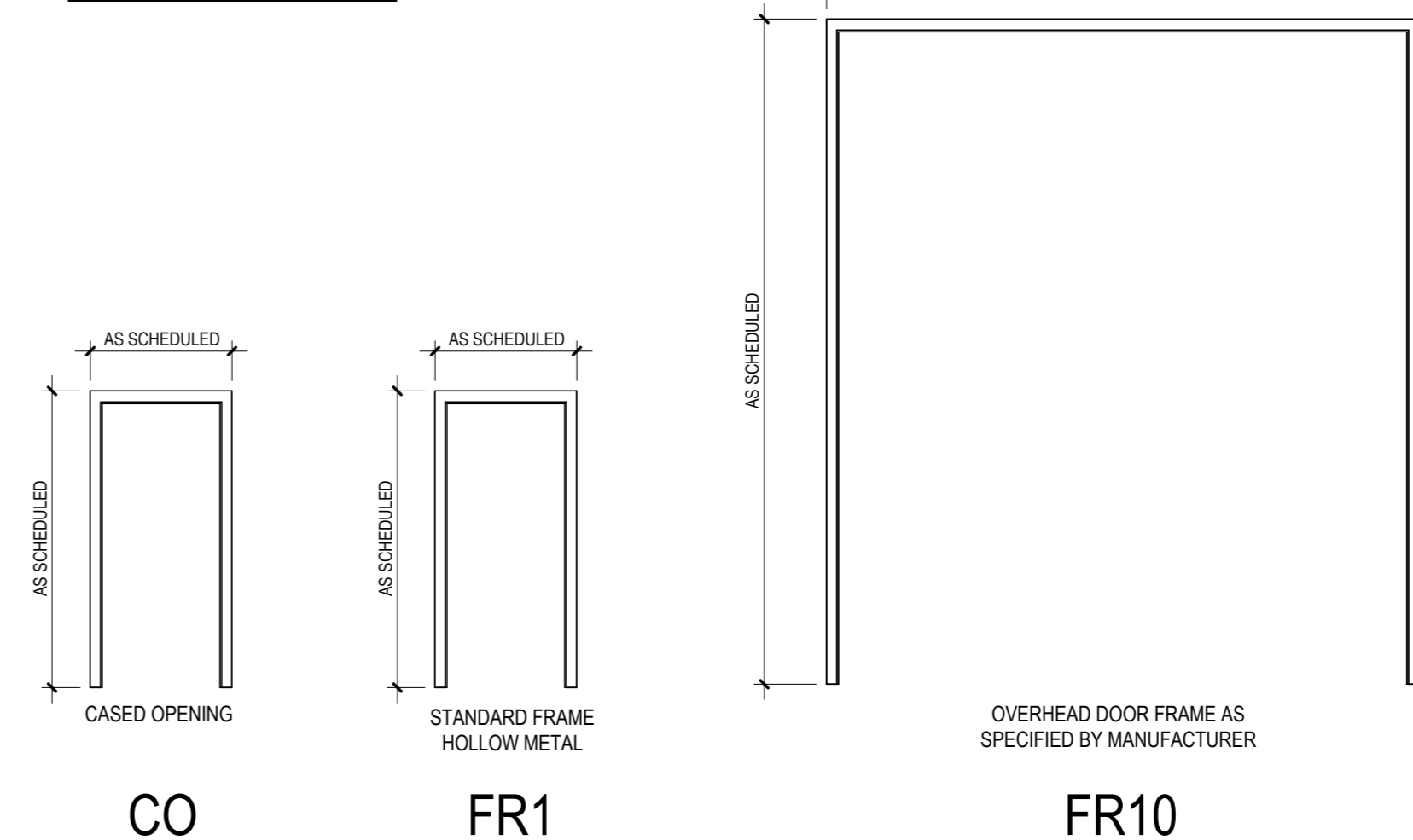
38" ± 1'-0"

DOOR TYPES

- GENERAL NOTE: SEE SCHEDULE FOR DOOR GLAZING TYPE
- "HM" INDICATES HOLLOW METAL. "ALUM" INDICATES ALUMINUM. "SP" INDICATES SOLID PLASTIC. "FRP" INDICATES FIBERGLASS REINFORCED POLYESTER.
 - "G" INDICATES GLASS - PROVIDE SAFETY GLAZING WHERE REQUIRED BY CODE
 - DOOR TYPES ARE SHOWN AS SINGLE DOORS. DOUBLE DOORS INDICATED ON THE SCHEDULE AS "PRT" ARE (2) OF THE SPECIFIED DOOR TYPE, U.N.O.
 - ALL HOLLOW METAL DOORS SHALL BE PRIMED AND PAINTED, U.N.O. SEE ROOM FINISH SCHEDULE.
 - ALL RATED FIRE DOORS, FRAMES AND HARDWARE SHALL BE POSITIVE PRESSURE TESTED ACCORDING TO NFPA 252 OR UL 10C.



FRAME TYPES



Consultant:



Project:

ZILBER INDUSTRIAL (251K)
 AT CALEDONIA
 CORPORATE PARK

Location:
 Northwestern Ave & East Frontage Road,
 Caledonia WI, 53126

Key Plan:

CONSTRUCTION DOCUMENTS

Sheet:

251K - DOOR SCHEDULE,
 DOOR/FRAME TYPES,
 INTERIOR ELEVATIONS,
 FINISH SCHEDULE

Scale:

As indicated

Revisions:

No.	Date:	Description:

Date:

06/09/2026

Project No.:

260093.00

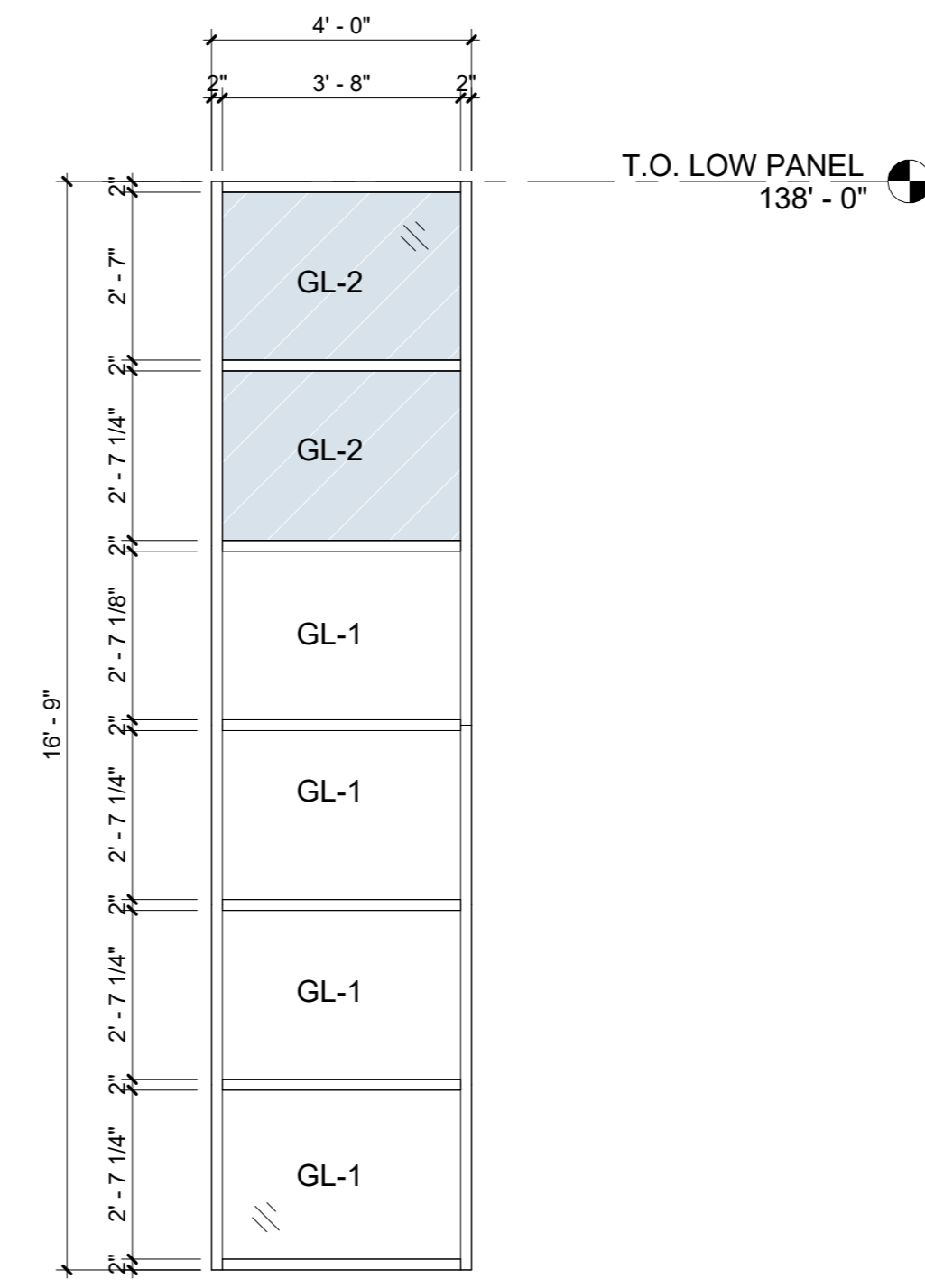
(Owner) Project No.:

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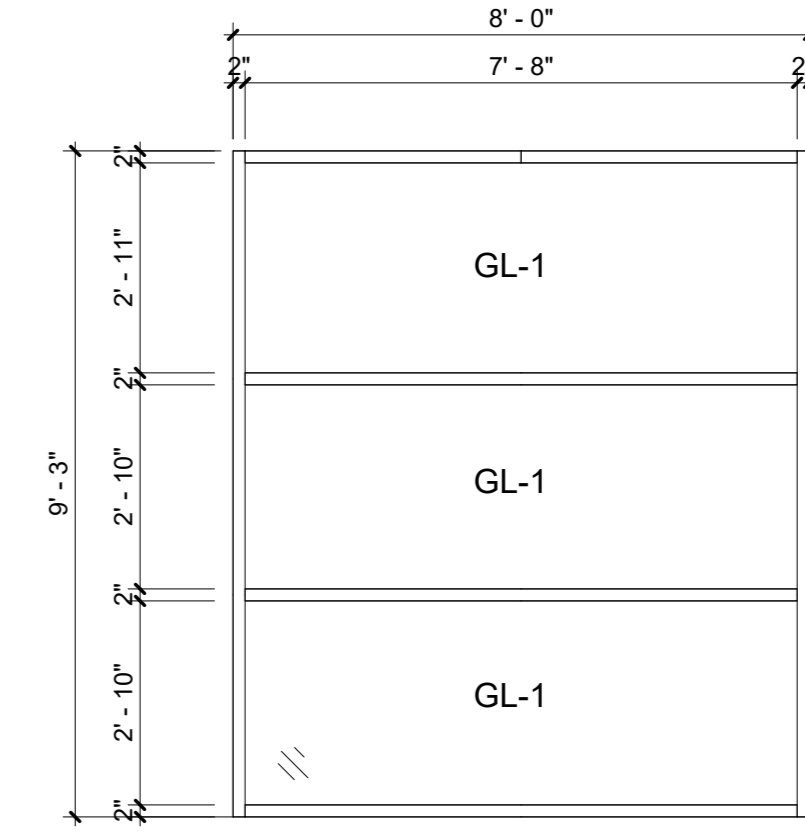
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FOR CONSTRUCTION

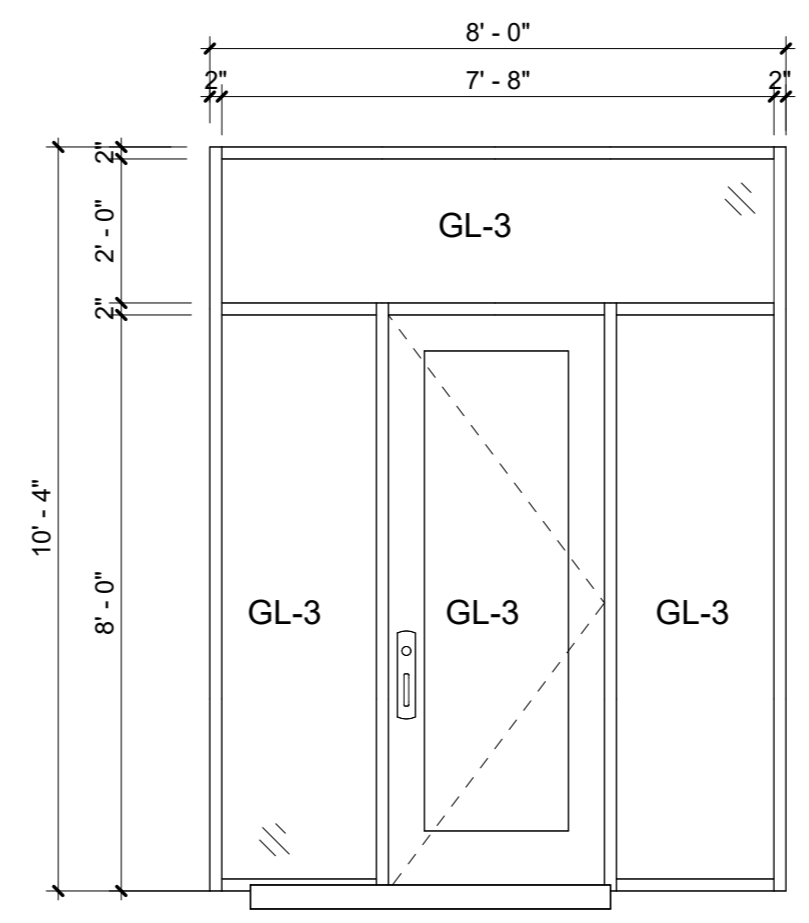
GLASS TYPE	GLAZING STYLES
GL-1	1/4" THICK CLEAR TEMPERED FLOAT GLASS
GL-2	SPANDREL OPACI-COAT-300 #3-0596 MEDIUM GREY - 6MM CLEAR OR SIMILAR
GL-3	1" INSULATED CLEAR TEMPERED WINDOW UNIT



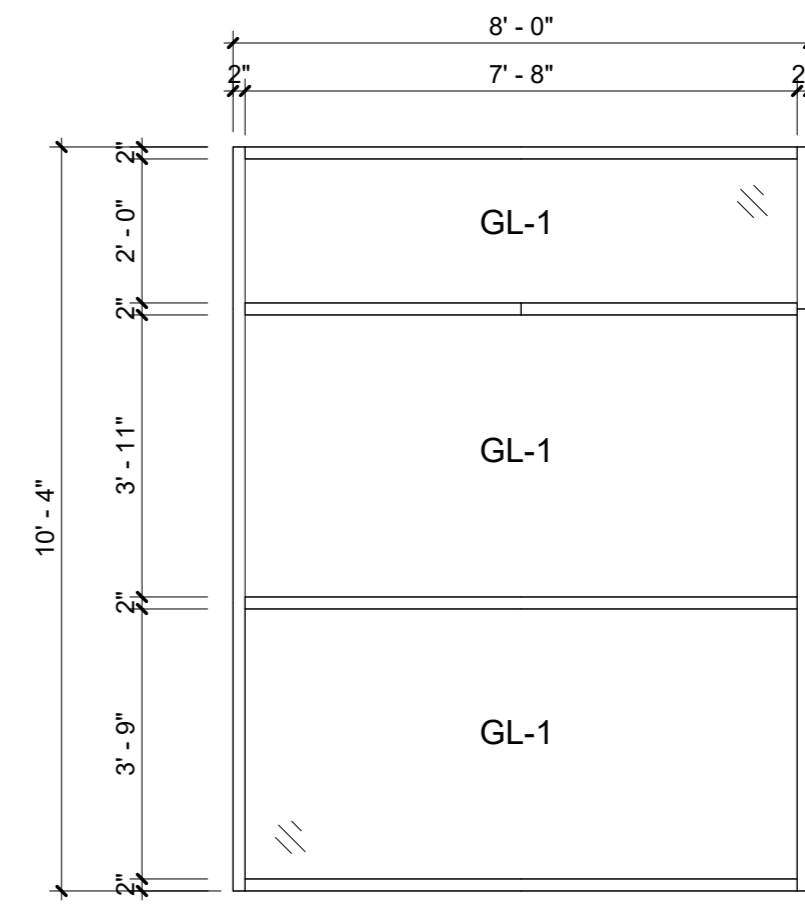
4 C251K - STOREFRONT WINDOW TYPE C
3/8" = 1'-0"



2 C251K - STOREFRONT WINDOW TYPE A1
3/8" = 1'-0"



3 C251K - STOREFRONT WINDOW TYPE B
3/8" = 1'-0"



1 C251K - STOREFRONT WINDOW TYPE A
3/8" = 1'-0"



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Consultant:
ZILBER
 PROPERTY GROUPSM

Project:
 ZILBER INDUSTRIAL (251K)
 AT CALEDONIA
 CORPORATE PARK

Location:
 Northwestern Ave & East Frontage Road,
 Caledonia WI, 53126

Key Plan:

FOR CONSTRUCTION

CONSTRUCTION
 DOCUMENTS

Sheet:
 251K - WINDOW TYPES

Scale:
 3/8" = 1'-0"

No.	Date	Description
1	2/9/2026	BSO Submittal

Date:
 06/09/2026

Project No.: 260093.00 (Owner) Project No.:

Sheet No.:

A10.1