

IRVIN L. YOUNG MEMORIAL LIBRARY
ADDITIONS AND RENOVATIONS

431 W. CENTER STREET, WHITEWATER, WISCONSIN

BOARD

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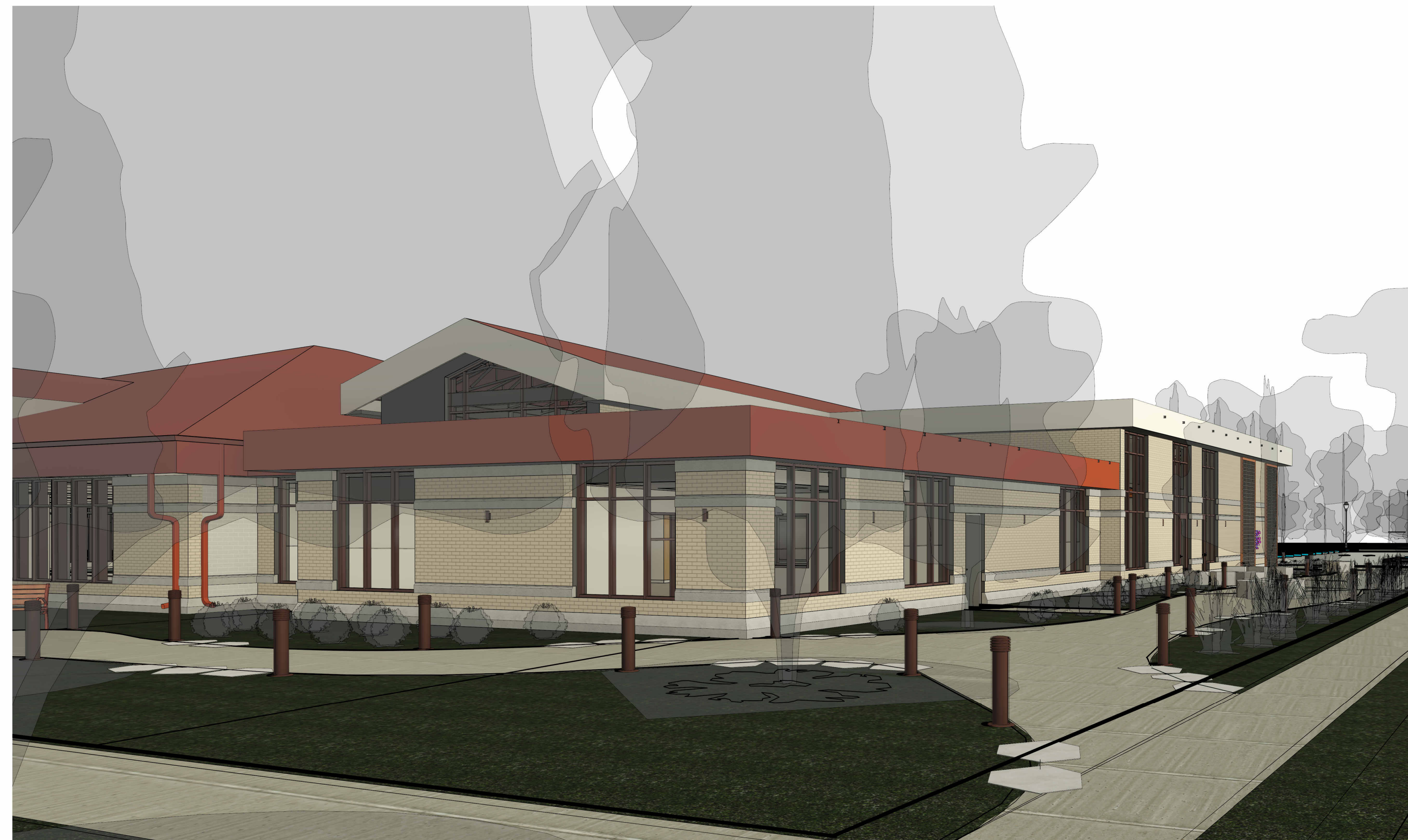
DRAWING INDEX_ARB

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STUDIO GC
architecture + interiors

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Chicago, Illinois 60606
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CONSULTANTS



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RTM Engineering Consultants
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STRUCTURAL ENGINEER
ML Structural
334 E. Coffey Street, Unit D
Palatine, IL 60067
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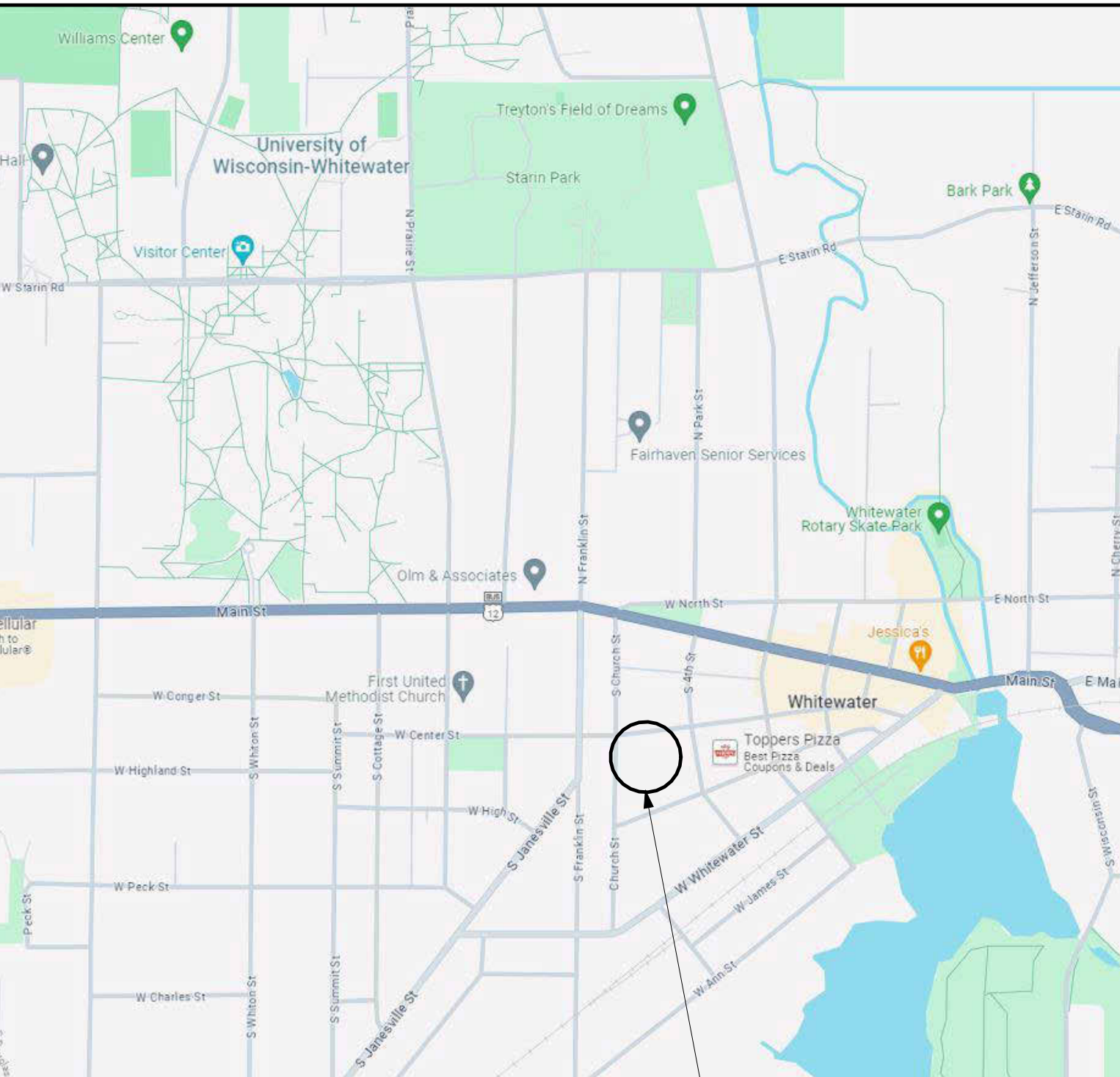


TECHNOLOGY ENGINEERS
RTM Engineering Consultants
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Schaumburg, IL 60173
847.756.4180



LANDSCAPE ARCHITECT
Design Perspectives, Inc.
1167 Hobson Mill Drive
Naperville, IL 60540
630.606.0776

LOCATION MAP



CODE COMPLIANCE

BUILDING DATA:
CONSTRUCTION CLASSIFICATION: TYPE IIIB, SPRINKLED
OCCUPANCY: A-3, B, S-1 (NON-SEPARATED MIXED USE)
ZONING: R-2

BUILDING USE:
EXISTING: LIBRARY
PROPOSED: LIBRARY

AREAS (GSF):	TO REMAIN	RENOVATED	NEW	COMPLETE
BASEMENT:	2,902	0	0	2,902
FIRST FLOOR:	0	11,678	6,928	18,606
TOTAL ALLOWABLE	2,902	11,678	6,928	21,508

CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS AND SPECIFICATIONS WERE PREPARED IN THE OFFICES OF STUDIO GC, INC. UNDER MY DIRECT SUPERVISION AND, TO THE BEST OF MY KNOWLEDGE, COMPLY WITH THE FOLLOWING:

2015 INTERNATIONAL BUILDING CODE, AMEND. BY CH. SPS 361 TO 366 WI ADMIN CODE
2015 INTERNATIONAL FUEL GAS CODE, AMEND. BY CH. SPS 361 TO 366
2015 INTERNATIONAL MECHANICAL CODE, AMEND. BY SPS 364
2015 INTERNATIONAL ENERGY CONSERVATION CODE, CH. SPS 361 TO 366
2015 INTERNATIONAL EXISTING BUILDING CODE, CH. SPS 366
2015 INTERNATIONAL FIRE CODE
2017 NFPA 70 (NEC)
STATE PLUMBING CODE, CH. SPS 381 TO 387 WI ADMIN. CODE
STATE ELECTRICAL CODE, CH. SPS 316 WI ADMIN. CODE
WI COMMERCIAL BUILDING CODE

ARCHITECT

LICENSE NO. AND EXPIRATION DATE

DATE SIGNED

Additions and Renovations

Irvin L. Young Memorial Library
431 W. Center Street, Whitewater, WI 53190

Title Sheet

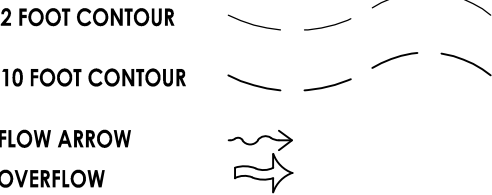
A1.0

User: lucas.keller File: J:\2023\SGC\0504\884\Irvin L. Young Library\03.DESIGN DRAWINGS\02 SHEET SET\SITE PLAN EXHIBIT.dwg Time: Mar 08, 2024 - 12:31pm

EXISTING AREA					
TOTAL	BUILDING	SIDEWALK	PARKING LOT	GRASS	
72520 SF	14219 SF	2995 SF	19733 SF	35573 SF	

PROPOSED AREA					
TOTAL	BUILDING	SIDEWALK	PARKING LOT	GRASS	PAVER
72520 SF	18719 SF	2211 SF	18976 SF	27986 SF	4628 SF

DRAINAGE NOTES:



LEGAL DESCRIPTION: (PER SURVEY BY LAND-MARK SURVEYING)

LOT 11, LOT 12, PART OF LOT 13, PART OF LOT 14 OF BLOCK 15 OF THE ORIGINAL PLAT OF THE VILLAGE (NOW CITY) OF WHITEWATER AND LOTS 17 AND 18 OF O'CONNORS SUBDIVISION OF PART OF LOTS 11 AND 12 OF BLOCK 15 OF THE ORIGINAL PLAT OF THE VILLAGE (NOW CITY) OF WHITEWATER, ALL LOCATED IN THE SOUTHWEST 1/4 OF SECTION 4, TOWN 4 NORTH, RANGE 15 EAST, CITY OF WHITEWATER, WALWORTH COUNTY, WISCONSIN.

NOTES:

- ALL DIMENSIONS ALONG CURB LINES ARE TO FACE OF CURB, UNLESS NOTED OTHERWISE.
- BUILDINGS AND ADJACENT TO BUILDING IMPROVEMENTS SHOWN ON THESE PLANS ARE BASED UPON THE BUILDING PLANS PROVIDED BY OTHERS AT THE DATE OF THESE PLANS BEING PREPARED. BUILDING PLANS NORMALLY CONTINUE TO CHANGE AFTER SITE PLANS HAVE BEEN APPROVED. THEREFORE THE CONTRACTOR SHALL USE THE BUILDING PLANS FOR FINAL BUILDING IMPROVEMENTS, AND VERIFY THAT ALL ADJACENT IMPROVEMENTS ARE CONSISTENT WITH THE DESIGN INTENT AND REQUIREMENTS OF THE SITE PLANS. THE CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF CLARIFICATION IS NEEDED, OR IF CONFLICTS OR INCONSISTENCIES EXIST.
- ADA DETECTIBLE WARNING STRIPS SHALL BE CAST IRON TILES, WET SET INTO CONCRETE SURFACE, PER MANUFACTURERS INSTALLATION RECOMMENDATIONS.
- TOPOGRAPHIC AND BOUNDARY SURVEY PREPARED BY LAND-MARK SURVEYING

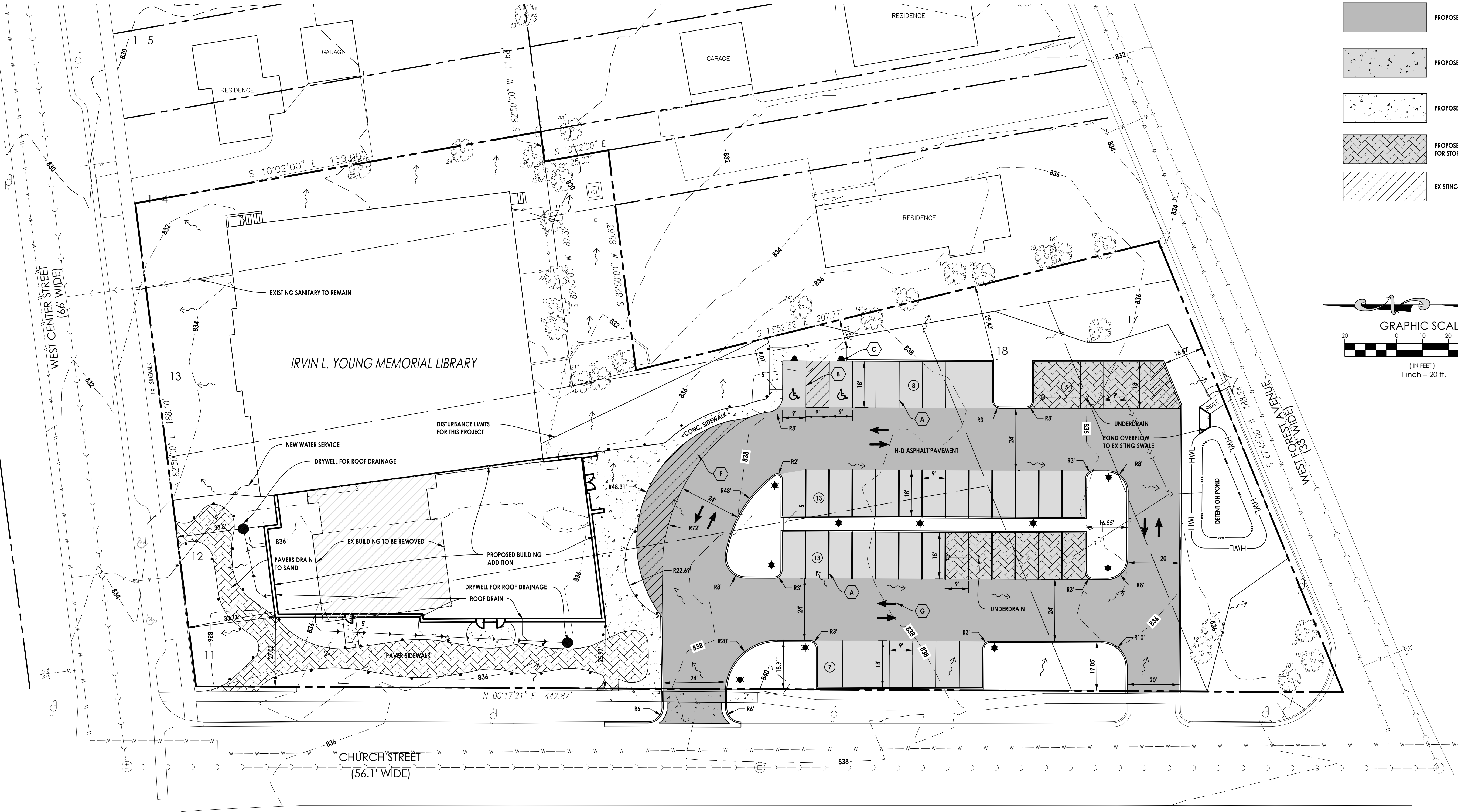
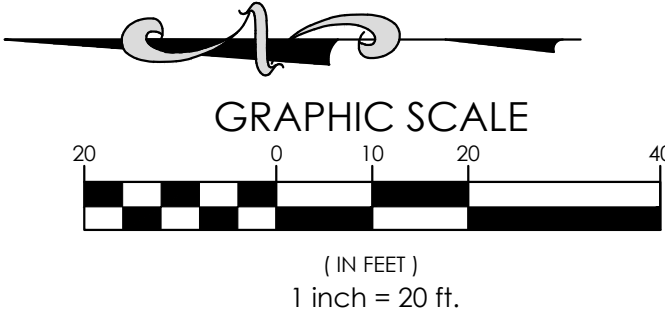
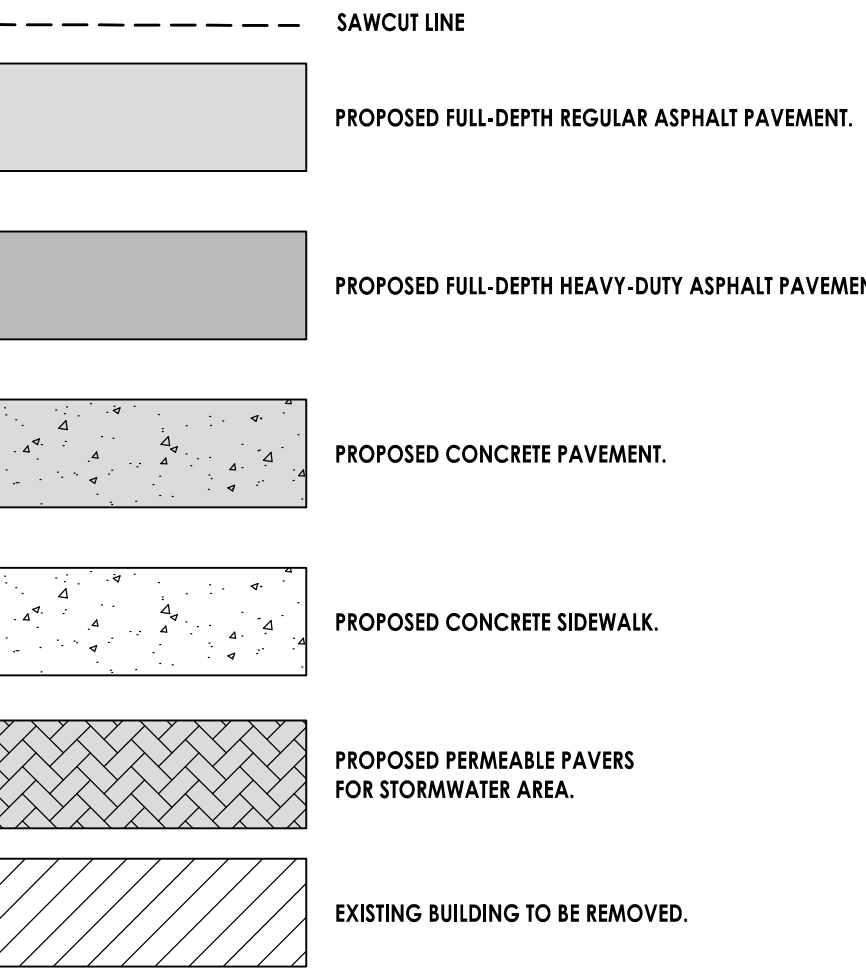
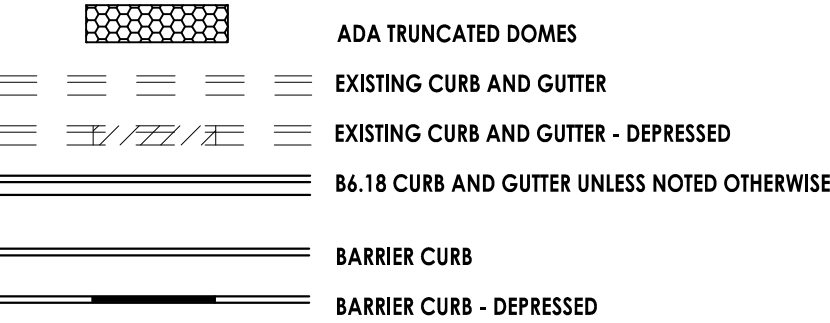
SIGNING AND STRIPING SCHEDULE

- 4" YELLOW STRIPING
- YELLOW HANDICAP PARKING STRIPING (SEE DETAIL)
- "ACCESSIBLE" PARKING STALL SIGN ASSEMBLY
- "STOP" SIGN R1-1 (30"x30")
- 24" WHITE THERMOPLASTIC STOP BAR
- 4" PAINTED CROSS STRIPING 4' C-C DIRECTIONAL ARROW

PARKING SUMMARY

	EXISTING	PROPOSED
REGULAR STALLS (9'x18')	33	44
ACCESSIBLE STALLS (16'x18')	2	2
TOTAL STALL COUNT	35	46

LEGEND:



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ph: 847.404.5239

IL Design Firm: 184006777-0002

Additions and Renovations

Irvin L. Young Memorial Library
431 W. Center Street, Whitewater, WI 53190

NO	ISSUE	DATE
•	ARCH REVIEW	03.11.24
•	SUBMISSION	
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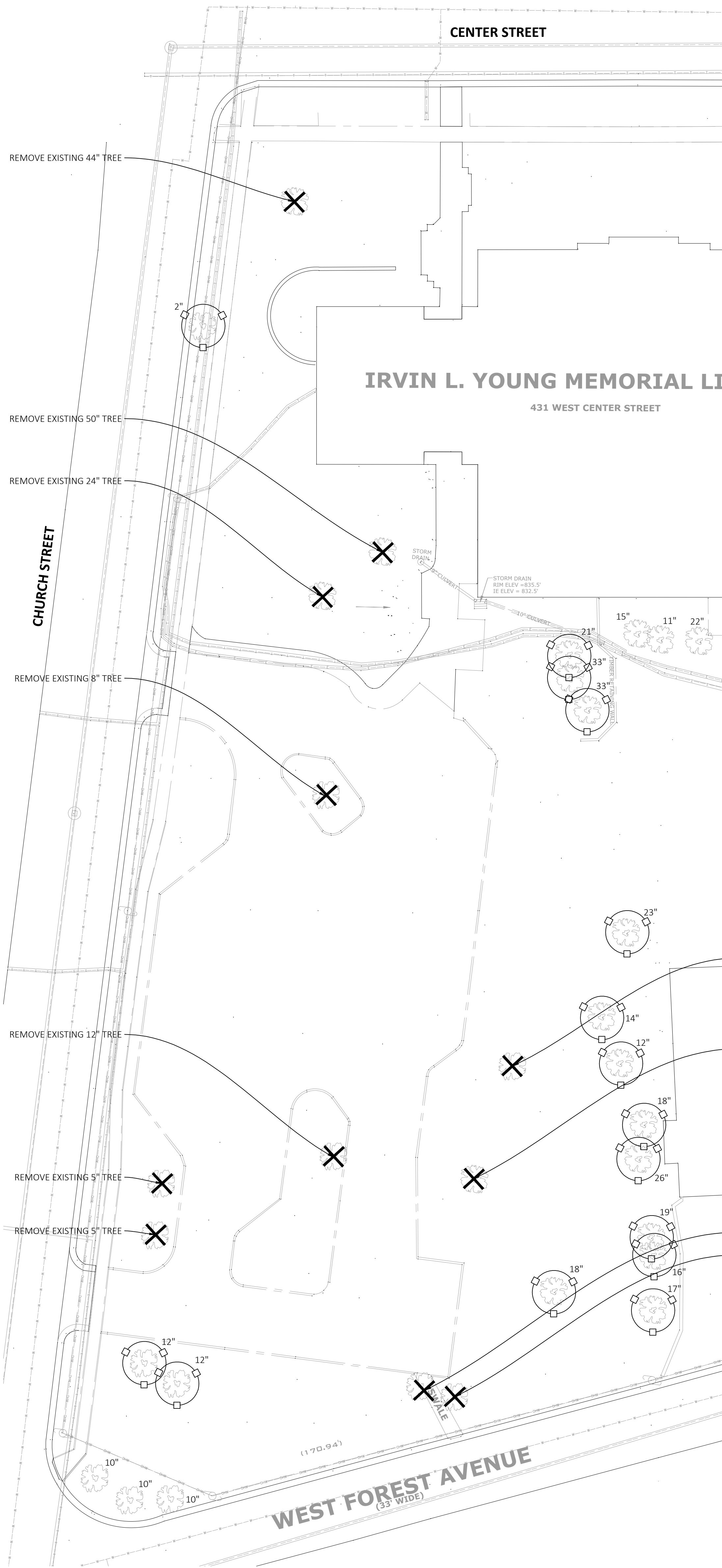
SITE PLAN

C200

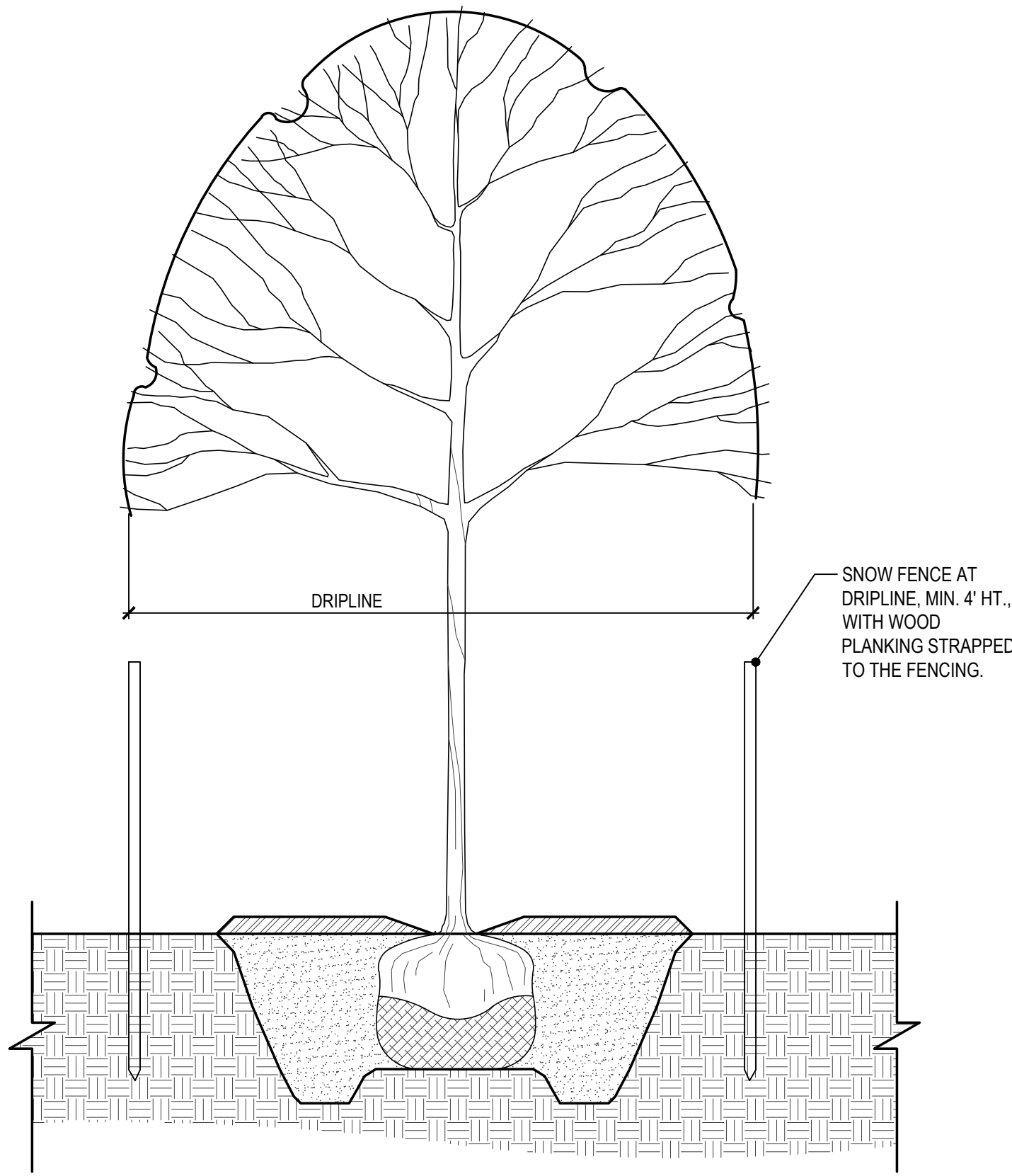
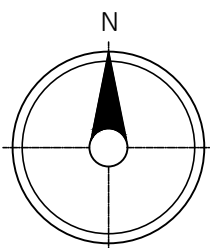
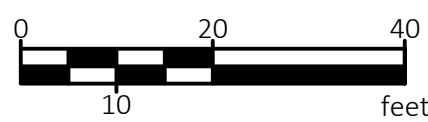
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TREE PROTECTION & DEMOLITION PLAN
SCALE: 1" = 20'-0"



NOTE: TREE PROTECTION SHALL BE PER THE CITY OF WHITEWATER'S URBAN FORESTRY MANAGEMENT PLAN.

TREE PROTECTION FENCE
SCALE: 1/2" = 1'-0"

TREE PRESERVATION & REMOVAL SUMMARY		
ACTION	QUANTITY	TOTAL CALIPER INCHES (ESTIMATED)
TREES TO BE PROTECTED	18	306
TREES TO BE REMOVED	11	213

NOTE: THIS IS A PRELIMINARY PLAN TO BE REVIEWED BY THE CITY FORESTER AND DIRECTOR OF PUBLIC WORKS FOR FURTHER INPUT PER THE URBAN FORESTRY MANAGEMENT PLAN.

LEGEND	
	EXISTING TREE TO BE PROTECTED
	EXISTING TREE TO BE REMOVED

- EXISTING CONDITIONS NOTES:
- EXISTING CONDITION INFORMATION IS BASED ON SURVEY PROVIDED BY LAND-MARK SURVEYING DATED JANUARY 3, 2023. ANY DISCREPANCIES SHALL BE IMMEDIATELY REPORTED TO THE LANDSCAPE ARCHITECT.
 - ADDITIONAL SITE INFORMATION WAS OBTAINED THROUGH WALWORTH COUNTY GIS DATA.
 - UTILITIES SHOWN ON PLANS ARE APPROXIMATE IN LOCATION AND ARE FOR INFORMATIONAL PURPOSES ONLY AND MAY NOT BE ALL INCLUSIVE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT 811 TO CONFIRM LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO START OF CONSTRUCTION. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE LANDSCAPE ARCHITECT & OWNER. CONTRACT SHALL TAKE RESPONSIBILITY FOR DAMAGES TO SUCH UTILITIES CAUSED AS A RESULT OF CONSTRUCTION.

- TREE PRESERVATION AND REMOVAL NOTES:
- TREE PRESERVATION AND REMOVAL SHALL BE PER THE CITY OF WHITEWATER'S URBAN FORESTRY MANAGEMENT PLAN. TREES NOTED FOR REMOVAL ARE DUE TO BEING IN CONFLICT WITH PROPOSED IMPROVEMENTS.
 - TREES 4-INCHES OR GREATER IN DIAMETER HAVE BEEN LOCATED AND SHOWN. DUE TO THE EXISTING SITE CONDITIONS, IT IS POSSIBLE THAT SOME TREES MAY HAVE BEEN ACCIDENTALLY OVERLOOKED. IN ADDITION, TREES LESS THAN 4-INCHES IN DIAMETER HAVE NOT BEEN SHOWN.
 - NO TREE REMOVAL (REGARDLESS OF SIZE, SPECIES, OR CONDITION) SHALL BE PERMISSIBLE WITHOUT A TREE REMOVAL PERMIT.
 - CALL J.U.L.I.E. FOR UTILITY LOCATIONS BEFORE DIGGING OR TREE PLANTING.
 - PRIOR TO COMMENCEMENT OF ANY WORK ON THIS SITE, THE PROTECTIVE FENCING SHALL BE REVIEWED BY THE CITY INSPECTIONAL SERVICES DEPARTMENT.
 - ALL WORK MUST BE PERFORMED ACCORDING TO THE APPROVED DEMOLITION/DEVELOPMENT/TREE PRESERVATION PLAN.
 - AN APPROVED DEMOLITION/DEVELOPMENT/TREE PRESERVATION PLAN MUST BE AVAILABLE ON THE BUILDING SITE.
 - NO EQUIPMENT SHALL BE DRIVEN OVER OR MATERIAL STORED ON THE CRITICAL ROOT ZONES OF PROTECTED TREES.
 - TREE PROTECTION FENCE AND SILT FENCE FOR ALL PROTECTED TREES MUST BE PROPERLY MAINTAINED THROUGHOUT CONSTRUCTION. TREE FENCE FOR PROTECTED TREES SHOULD REMAIN IN PLACE THROUGHOUT CONSTRUCTION, EXCEPT WHEN DIRECT ACCESS IS NECESSARY. BEFORE ENTERING CRITICAL ROOT ZONE AREA, CHECK WITH SITE SUPERVISOR.
 - ALL REQUIRED TREE AND SILT FENCING SHALL REMAIN IN PLACE UNTIL THE TIME OF FINISH GRADING AND LANDSCAPING AND CAN ONLY BE REMOVED UPON REVIEW AND APPROVAL BY A VILLAGE INSPECTIONAL SERVICES INSPECTOR.
 - ATTACHMENTS (WIRES, FENCES, ETC.) OTHER THAN THOSE APPROVED FOR GUYING, BRACING, OR WRAPPING MUST NOT BE ATTACHED TO LANDMARK/PROTECTED TREES.



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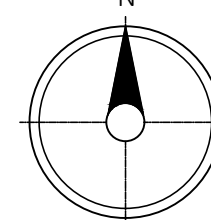
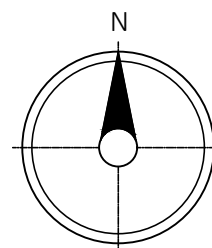
Additions and Renovations

Irvin L. Young Memorial Library
431 W. Center Street, Whitewater, WI 53190

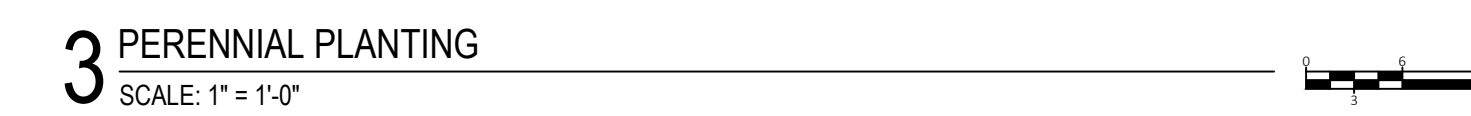
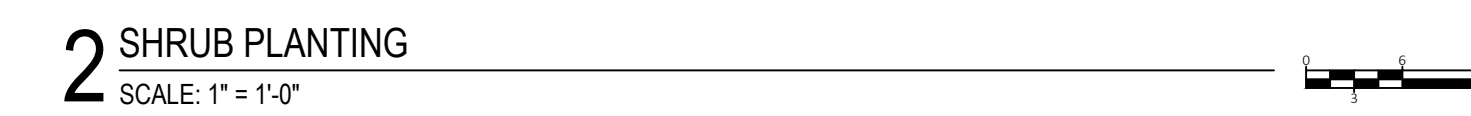
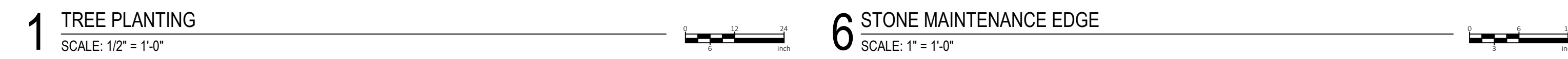
NO	ISSUE	DATE
	ARCH REVIEW SUBMISSION	03.11.2024

TREE PROTECTION & REMOVAL PLAN

T1.00



Know what's **below**.
Call before you dig



CONSTRUCTION DETAIL NOTES:

1. SEE SHEET 12.00 FOR LANDSCAPE ORDINANCE REVIEW DATA TABLE, SWORN STATEMENTS AND PLANT SCHEDULE.
2. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES THAT MAY BE REQUIRED FOR HIS PORTION OF WORK.
3. THE CONTRACTOR SHALL CONTACT 811 PRIOR TO WORK.
4. IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE GRAPHIC SYMBOLS SHOWN ON THE PLAN SHALL DICTATE.
5. PLANT MATERIALS:
 - 5.1. ALL PLANT MATERIALS SHALL MEET OR EXCEED THE AMERICAN STANDARDS FOR NURSERY STOCK, MOST CURRENT EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSEYMEN.
 - 5.2. PLANTS SHALL BE EQUAL TO OR EXCEED THE MEASUREMENTS SPECIFIED IN THE PLANT LIST.
 - 5.3. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS AND FREE FROM INSECT PESTS, PLANT DISEASES, AND INJURIES.
 - 5.4. TREES SHALL HAVE STRAIGHT TRUNK WITH LEADER INTACT, UNDamaged AND UNCUT. BRANCHING MUST BE WELL DEVELOPED.
 - 5.5. ALL PLANT MATERIAL AND SEED SHALL BE PROVIDED FROM A NURSERY (WITHIN 200 MILES) WITH A SIMILAR PLANT HARDINESS ZONE AS PROJECT LOCATION.
 - 5.6. NO SUBSTITUTIONS OF PLANT MATERIALS WILL BE ALLOWED. IF PLANTS ARE NOT AVAILABLE, THE CONTRACTOR SHALL NOTIFY OWNER AND LANDSCAPE ARCHITECT PRIOR TO BID IN WRITING.
 - 5.7. ALL PLANTS ARE SUBJECT TO INSPECTION AND APPROVAL. THE LANDSCAPE ARCHITECT AND OWNER RESERVE THE RIGHT TO SELECT AND TAG ALL PLANT MATERIAL AT THE NURSERY PRIOR TO PLANTING AND REJECT UNACCEPTABLE PLANT MATERIAL AT ANY TIME DURING THE PROGRESS OF THE PROJECT.
 - 5.8. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IN WRITING PRIOR TO BID DATE OF ANY PLANTS THEY FEEL MAY NOT SURVIVE IN LOCATIONS NOTED ON PLANS.

- 6.1. ENSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL AREAS.
- 6.2. SALVAGE TOPSOIL FROM THE EARTHWORK AREAS AS APPROPRIATE AND/OR AS DIRECTED BY LANDSCAPE ARCHITECT. TOPSOIL SHALL BE STORED IN LOCATION APPROVED BY OWNER.
- 6.3. TOPSOIL SHALL BE MATERIALS CONSISTING OF FERTILE, FRIABLE, FINE SANDY LOAM, UNIFORM IN COMPOSITION AND AVERAGE OF SUBSOIL, STONES, LUMPS, CLODS OF HARD EARTH, PLANTS, PLANT ROOTS, STICKS, NOXIOUS WEEDS, SLAG, CLINDERS, DEMOLITION DEBRIS OR OTHER EXTRANEOUS MATERIALS COVER 1" IN THICKEST DIMENSION.
- 6.4. EXISTING TOPSOIL SHALL BE PREPARED BY THOROUGHLY MIXING IN COMPOST AT THE RATE OF 1/3 VOLUME OF SOIL REPLACED.
- 6.5. TOPSOIL SHALL BE TESTED AND AMENDED (AS SPECIFIED BY THE TESTING AGENCY) TO THE FOLLOWING:
 - 6.4.1. ADJUST SOIL TO A PH OF 6 TO 6.5.
 - 6.4.2. ORGANIC MATTER: 4% MIN, 10% MAX
 - 6.4.3. AVAILABLE PHOSPHORUS: 25 PPM, MIN
 - 6.4.4. EXCHANGEABLE POTASSIUM: 125 PPM, MIN
- 6.5. THE FOLLOWING FERTILIZERS SHALL BE USED AS FOLLOWS, OR ALTERNATIVES SUBMITTED BY CONTRACTOR TO OWNER AND LANDSCAPE ARCHITECT FOR APPROVAL:
 - 6.5.1. TREES & SHRUBS + 14-4-6 BRIGUETTES @ 17g
 - 6.5.2. LAWN = HIGH NITROGEN STRATIFIER FERTILIZER
- 6.6. LAWN SEED & SOO AREAS SHALL RECEIVE A MINIMUM OF 4" DEPTH OF TOPSOIL.
- 6.7. PLANTING BEDS SHALL RECEIVE MINIMUM 6" DEPTH OF AMENDED TOPSOIL.
- 6.8. NATIVE LANDSCAPE SEEDS AREAS SHALL RECEIVE A MINIMUM 18" DEPTH OF TOPSOIL.

- 7.1. ALL MULCH MATERIALS SHALL BE PROCESSED DOUBLE SHREDDED HARDWOOD BARK MULCH OF UNIFORM SIZE. NO UTILITY MULCH OR PROCESSED TREE TRIMMINGS WILL BE ALLOWED. SUBMIT SAMPLE TO ARCHITECT.
- 7.2. MULCH SHALL BE 2-INCH THICK MINIMUM COVERAGE IN ALL AREAS OF TREE PITS OR PLANTING BEDS, UNLESS OTHERWISE NOTED.
- 7.3. MULCH SHALL BE HELD 1" BELOW SURFACE ELEVATION OF DOWNHILL SIDE OF WALK, SLAB, CURB, LAWN, ETC.

8.1. ALL LANDSCAPE BED EDGING SHALL BE SHOVEL-CUT SPADE EDGE BETWEEN LAWN AREAS UNLESS OTHERWISE NOTED.

9.1. CONFIRM LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO START OF CONSTRUCTION.

9.2. EXISTING TREES FOUND ON SITE SHALL BE PROTECTED AND SAVED UNLESS NOTED TO BE REMOVED OR ARE LOCATED IN AN AREA TO BE GRADED. NO VEHICLES OR EQUIPMENT ARE ALLOWED WITHIN THE DRIP LINE OF TREES TO BE PROTECTED. QUESTIONS REGARDING EXISTING PLANT MATERIAL SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO REMOVAL.

9.4. EQUIPMENT, PLANTS AND ALL OTHER MATERIALS TO BE STORED ON SITE WILL BE STORED OUTSIDE OF THE DRIPLINE OF TREES TO BE PROTECTED AND PLACED WHERE THEY WILL NOT CONFLICT W/ CONSTRUCTION OPERATIONS.

ALL EXISTING GROUNDCOVER. THERE SHALL BE A MINIMUM OF TWO (2) APPLICATIONS SEPARATED BY 10 DAYS. IF ALL EXISTING GROUNDCOVER VEGETATION IS NOT KILLED WITHIN 10 DAYS OF 2ND APPLICATION, A 3RD APPLICATION IS REQUIRED.

9.7. FINAL PLACEMENT OF PLANT MATERIALS, ETC., ARE SUBJECT TO APPROVAL BY OWNER AND LANDSCAPE ARCHITECT BEFORE PLANTING OPERATIONS ARE TO PROCEED. ALL TREE LOCATIONS

GROUND COVER AND PLANTING BED LINES SHALL BE MARKED W/ HIGHLY VISIBLE PAINT LINES W/ OCCASIONAL WOOD STAKES FOR REFERENCE. ALL STAKES SHALL BE REMOVED FOLLOWING PLANTING OPERATIONS. OWNER RESERVES THE RIGHT TO ADJUST PLANT LOCATIONS ON SITE.

9.8. ALL DISTURBED AREAS OUTSIDE THE LIMITS OF WORK SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION AT NO ADDITIONAL COST TO THE OWNER.

WITH OWNER AND LANDSCAPE ARCHITECT FOR OWNER ACCEPTANCE. THE LANDSCAPE ARCHITECT WILL PROVIDE A PUNCHLIST OF ANY DEFICIENCIES AND PROVIDE TO OWNER AND CONTRACTOR FOR REVIEW AND REMEDIATION.

10. MAINTENANCE:

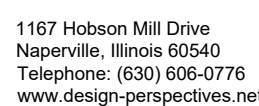
10.1. INCLUDE PRICING WITH THE BID FOR A 60-DAY MAINTENANCE PERIOD OF ALL LANDSCAPE PLANTINGS FOLLOWING COMPLETE INSTALLATION AND FINAL INSPECTION BY OWNER AND LANDSCAPE ARCHITECT. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, CULTIVATING, MULCHING, MOWING, AND ALL OTHER NECESSARY OPERATIONS REQUIRED FOR PROPER ESTABLISHMENT OF LAWNS AND PLANTINGS.

11. WARRANTY:

11.1. ALL LANDSCAPE PLANTINGS SHALL BE WARRANTED FOR A PERIOD OF ONE YEAR FOLLOWING 60-DAY MAINTENANCE PERIOD. AT THE END OF THIS PERIOD, PLANT MATERIAL TERMED DEAD OR UNSATISFACTORY (EXCEPT FOR DEFECTS RESULTING FROM ABUSE OR DAMAGE BY OTHERS, OR OTHER ACTS DETERMINED AS FORCE MAJEURE) BY OWNER AND LANDSCAPE ARCHITECT SHALL BE REPLACED AT NO ADDITIONAL CHARGE BY THE CONTRACTOR. THE REPLACEMENTS SHALL ALSO BE WARRANTED FOR 1 YEAR.



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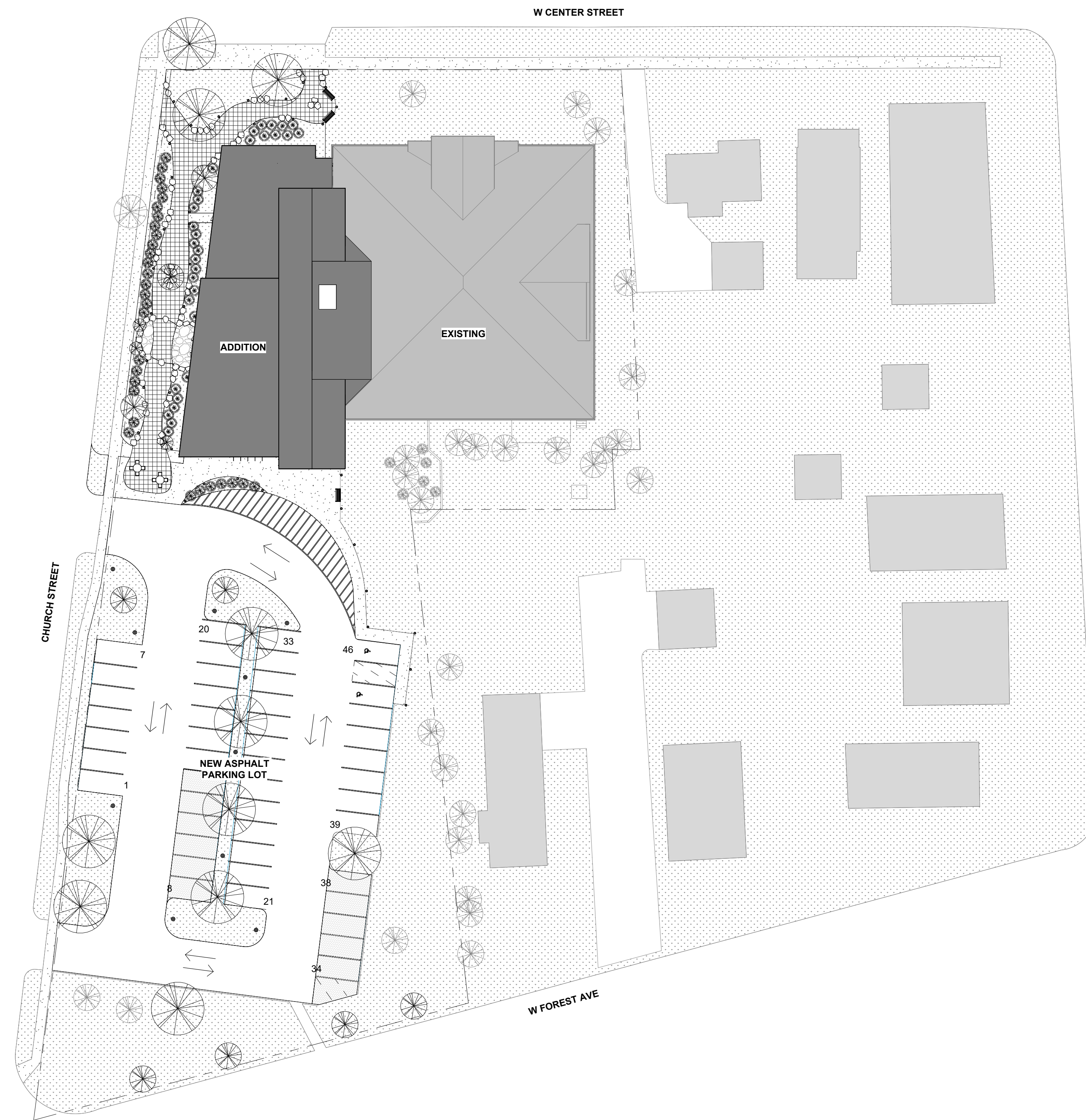
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	ARCH REVIEW	03.11.24
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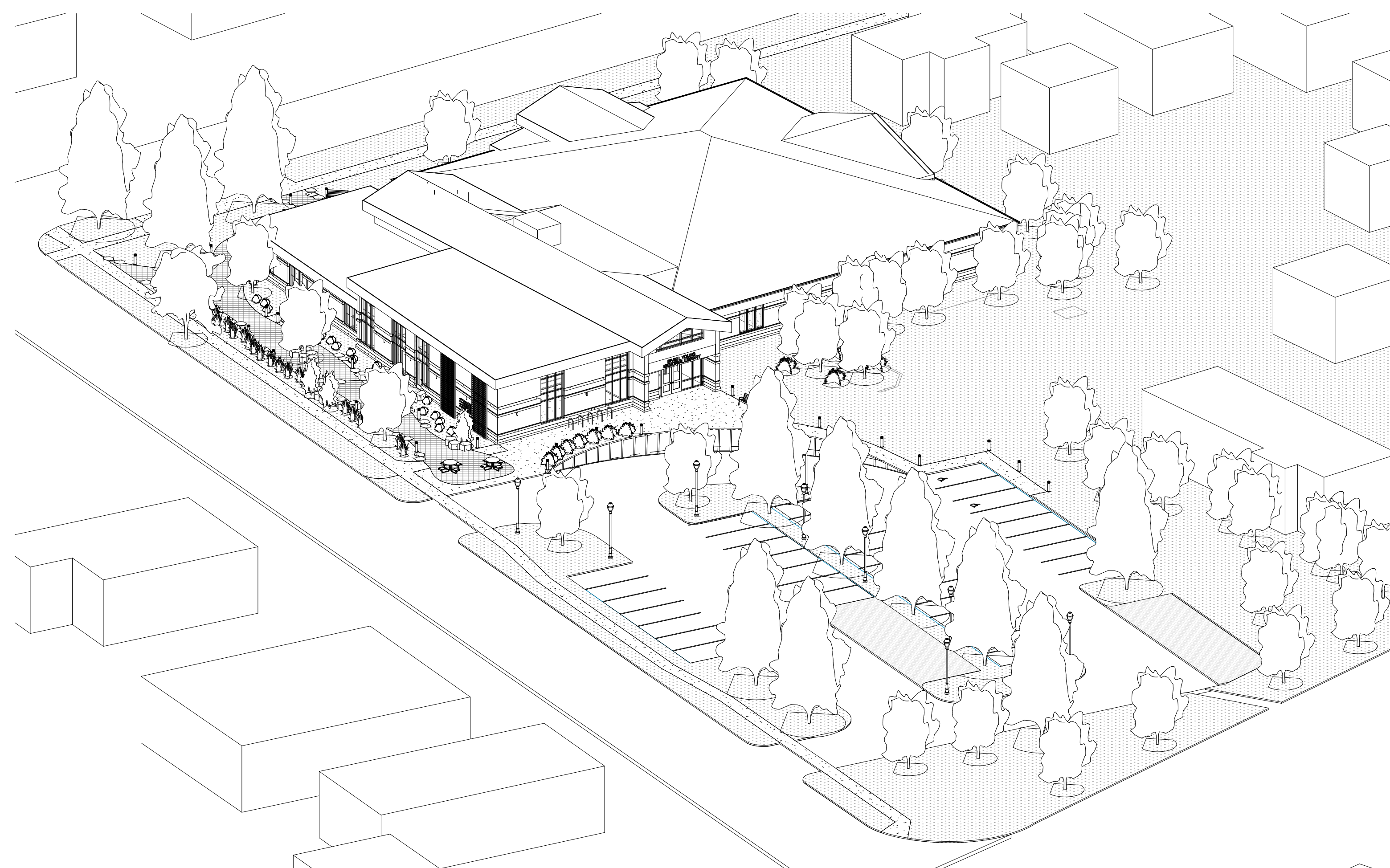
Architectural
Site Plan



① Architectural Site Plan - Demolition
1" = 30'-0"



② Architectural Site Plan - New
1" = 30'-0"

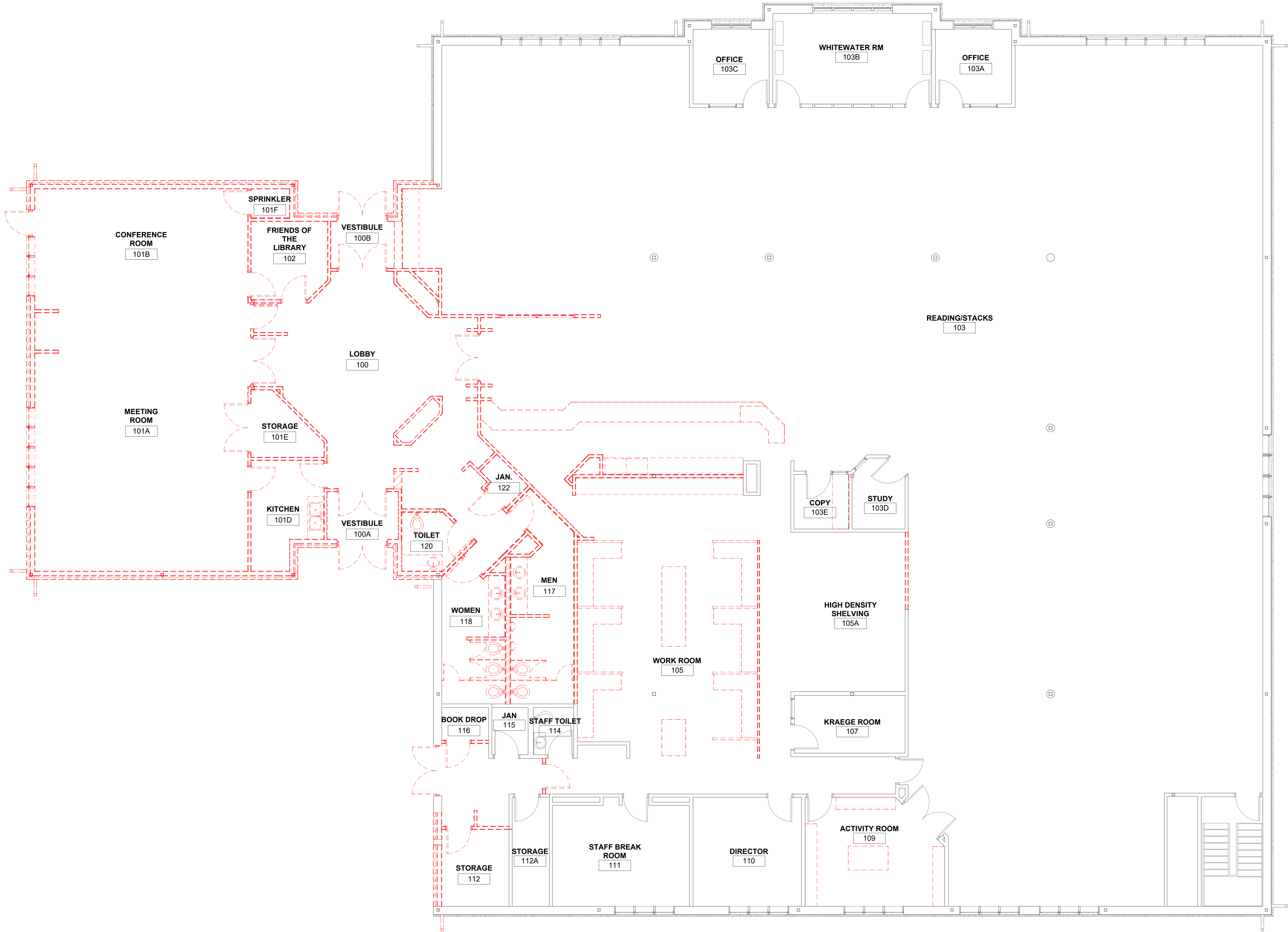


③ Site Axon

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Floor Plan -
Demolition

A3.0



1 Floor Plan - Demolition Work
3/16" = 1'-0"

DEMOLITION LEGEND	
	WALL PARTITION TO BE REMOVED.
	ITEM TO BE REMOVED
	PORTION OF AREA TO BE REMOVED. COORDINATE EXACT EXTENDS WITH NEW WORK PLANS



Irvin L. Young Memorial Library
431 W. Center Street, Whitewater, WI 53190

Floor Plan - New Work

A3.1



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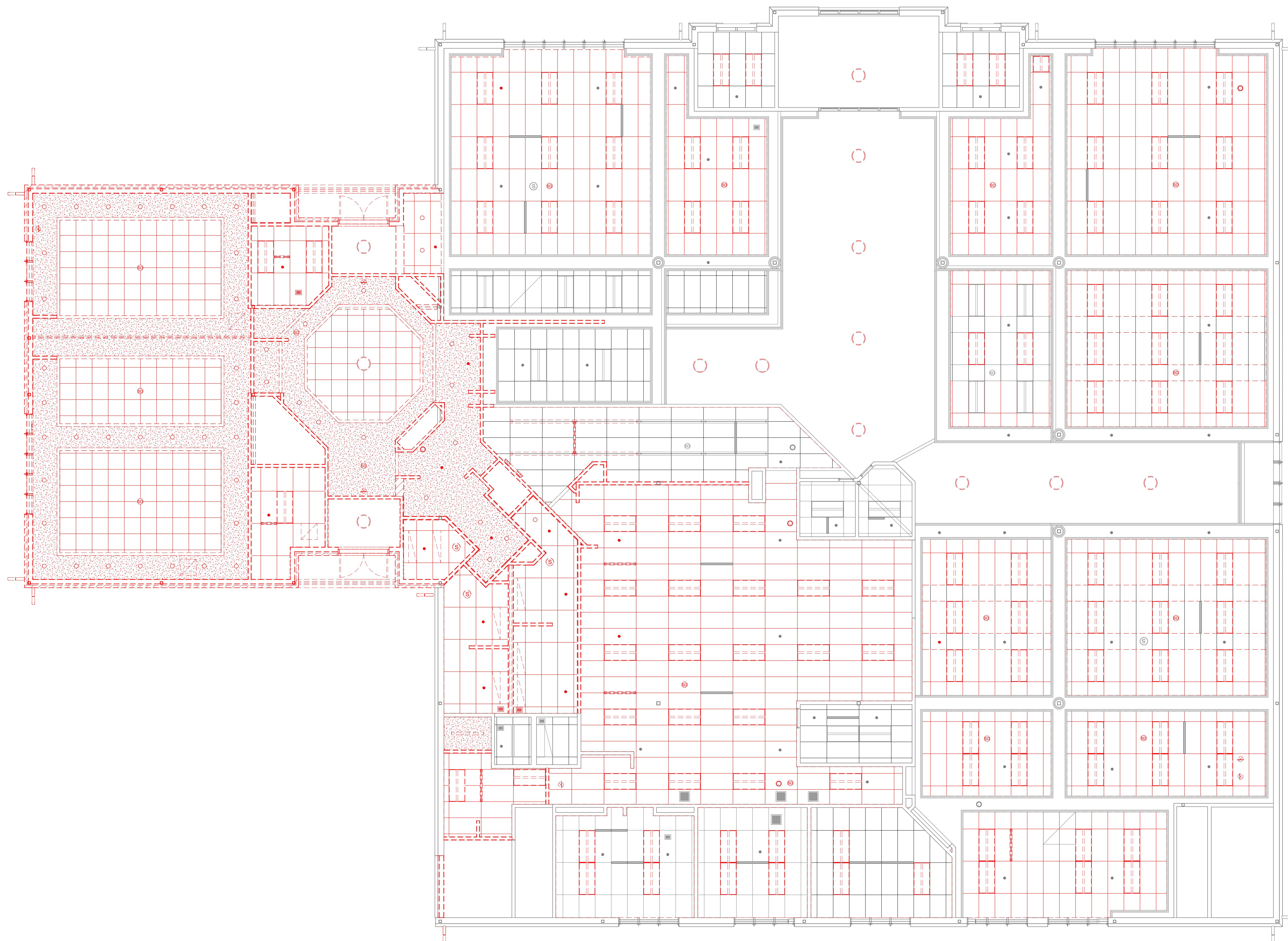
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Reflected Ceiling Plan - Demolition

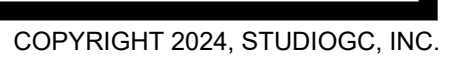
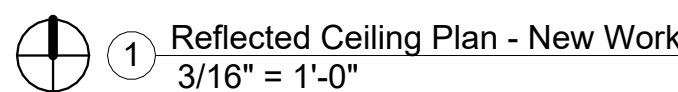
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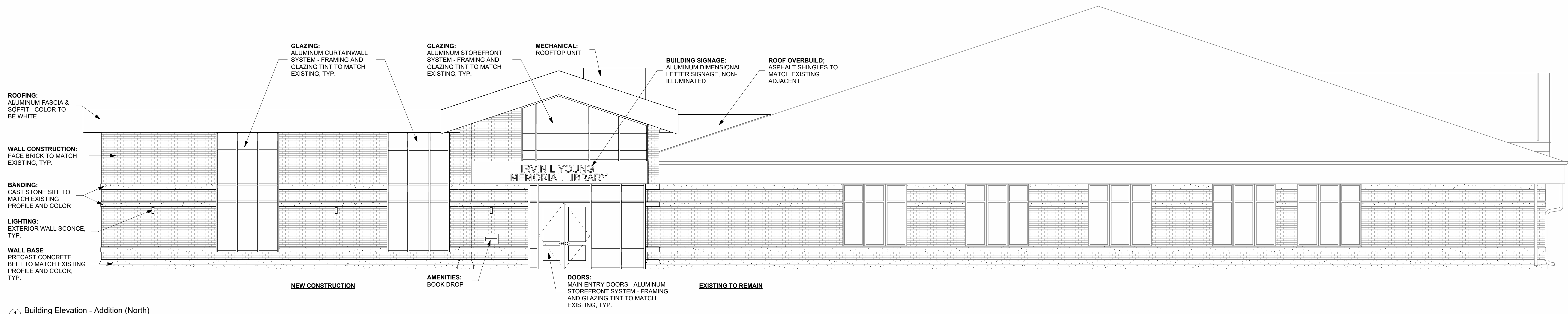
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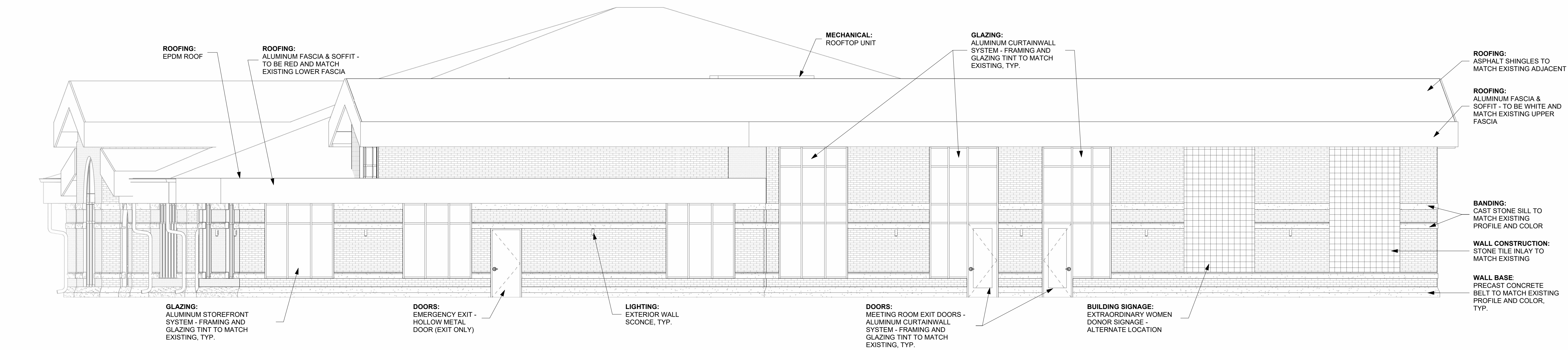


 1 Reflected Ceiling Plan - Demolition
3/16" = 1'-0"

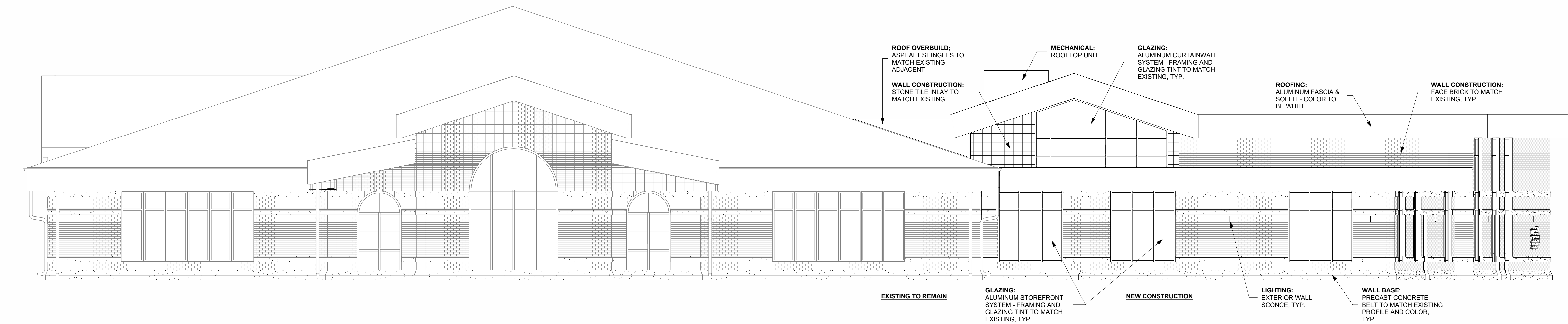




1 Building Elevation - Addition (North)
3/16" = 1'-0"

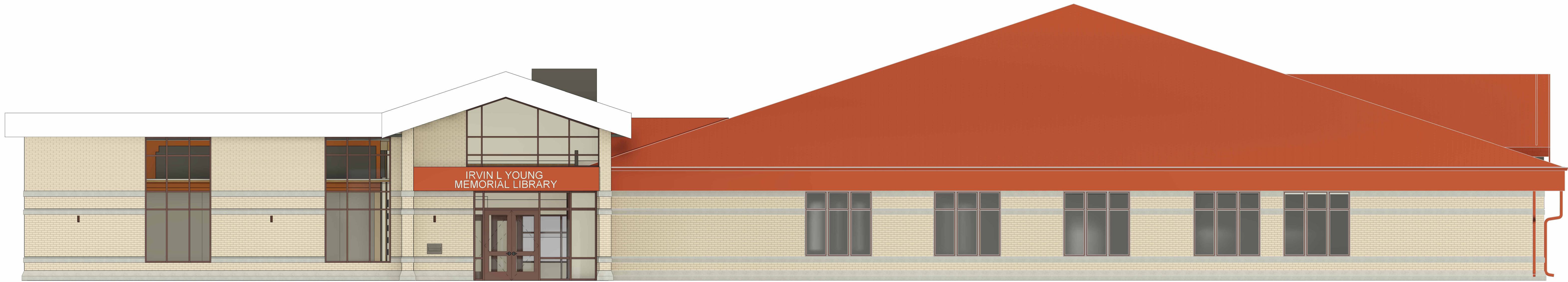


2 Building Elevation - Addition (East)
3/16" = 1'-0"



3 Building Elevation - Addition (South)
3/16" = 1'-0"

NO	ISSUE	DATE
	ARCH REVIEW SUBMISSION	03.11.24



① Building Elevation - Addition (North) - Realistic
3/16" = 1'-0"



② Building Elevation - Addition (East) - Realistic
3/16" = 1'-0"



③ Building Elevation - Addition (South) - Realistic
3/16" = 1'-0"

NO	ISSUE	DATE
	ARCH REVIEW SUBMISSION	03.11.24

