

February 26, 2019

Re: Statement of Design Intent
Site Plan Review Application Submitted March 4, 2019

The proposed Zilber Industrial III at Germantown Gateway Corporate Park project is a 204,373 square foot industrial building that will be developed in a manner consistent with other institutional-quality industrial development projects recently completed by Zilber Property Group including the adjacent 706,840 sf industrial build to suit for Briggs and Stratton Corp. The Zilber Industrial III building will be located in the newly developed Germantown Gateway Corporate Park, which is generally located at the intersection of Holy Hill Road and Gateway Crossing in the northeast quadrant of the US 41 and Holy Hill Road interchange.

As currently proposed, the building will feature stepped up corner conditions and an intermediate employee entrance. The building will consist of 12ft wide and 32ft clear height painted and insulated precast wall panels that have multiple reveals and will be painted in tones between white to grey and warm accent colors to help reduce the overall scale of the building. Additionally, the building elevation is stepped to further break the scale down and panels are stepped to create additional shadow lines. Around the building, the project includes clearstory windows to provide natural daylight within the building. The precast panel steps, paint and glazing are continued around the building to create four sided architecture.

PROJECT:
ZILBER INDUSTRIAL III
 GATEWAY CORPORATE PARK
 GERMANTOWN, WISCONSIN



215 N. WATER STREET, SUITE 250
 MILWAUKEE, WISCONSIN 53202
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 spsarchitects.com



CREATIVITY BEYOND ENGINEERING

PROJECT

PROPOSED BUILDING FOR:
ZILBER
INDUSTRIAL III
 GERMANTOWN GATEWAY
 CORPORATE PARK

CONTRACTOR



OWNER



REVISIONS

NO.	DESCRIPTION	DATE
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INFORMATION

PROJECT ARCHITECT	SPS
PROJECT MANAGER	MJU
PROJECT NUMBER	ZIL-19-918
ISSUED FOR	MUNICIPAL SUBMITTAL
DATE	MARCH 4, 2019

SHEET

TITLE PAGE

G000



DRAWING INDEX

G000 TITLE PAGE			
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ISSUED FOR: **MUNICIPAL SUBMITTAL**
 ARCHITECT:
STEPHEN PERRY SMITH ARCHITECTS, INC.
 MILWAUKEE, WISCONSIN

SHEET KEYNOTES

- 03-02 CONCRETE STOOP
- 03-07 CONCRETE SIDEWALK W/ INTEGRAL CURB
- 32-01 LANDSCAPING AREA
- 32-02 STANDARD ACCESSIBLE PARKING STALL
- 32-03 VAN ACCESSIBLE PARKING STALL
- 32-05 GREENSPACE AREA
- 32-06



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SITE SUMMARY

SITE AREA:	714,712 SF (+/-) 16.4 ACRES)
PROPOSED BUILDING AREA (1ST FLOOR):	204,373 SF (28.5%)
PROPOSED PAVING AREA:	188,696 SF (26.4%)
GREEN SPACE:	321,978 SF (45.1%)
STANDARD PARKING:	177 PARKING STALLS
HANDICAP SPACES REQUIRED:	6 PARKING STALLS
HANDICAP SPACES PROVIDED:	6 PARKING STALLS
VAN ACCESSIBLE SPACE REQUIRED:	1 PARKING STALLS
VAN ACCESSIBLE SPACE PROVIDED:	1 PARKING STALLS
TOTAL PARKING SPACES:	184 PARKING STALLS

PROJECT

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ZILBER INDUSTRIAL III
GERMANTOWN GATEWAY CORPORATE PARK

CONTRACTOR



OWNER



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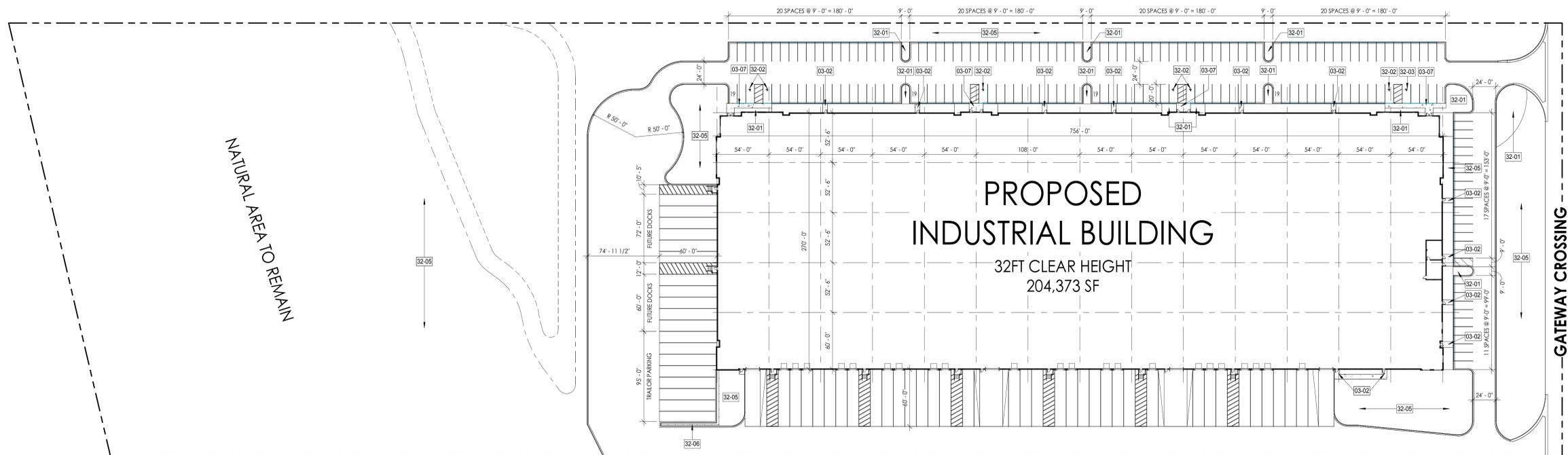
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SHEET

ARCHITECTURAL SITE PLAN

A050



1 ARCHITECTURAL SITE PLAN
SCALE 1" = 50'-0"





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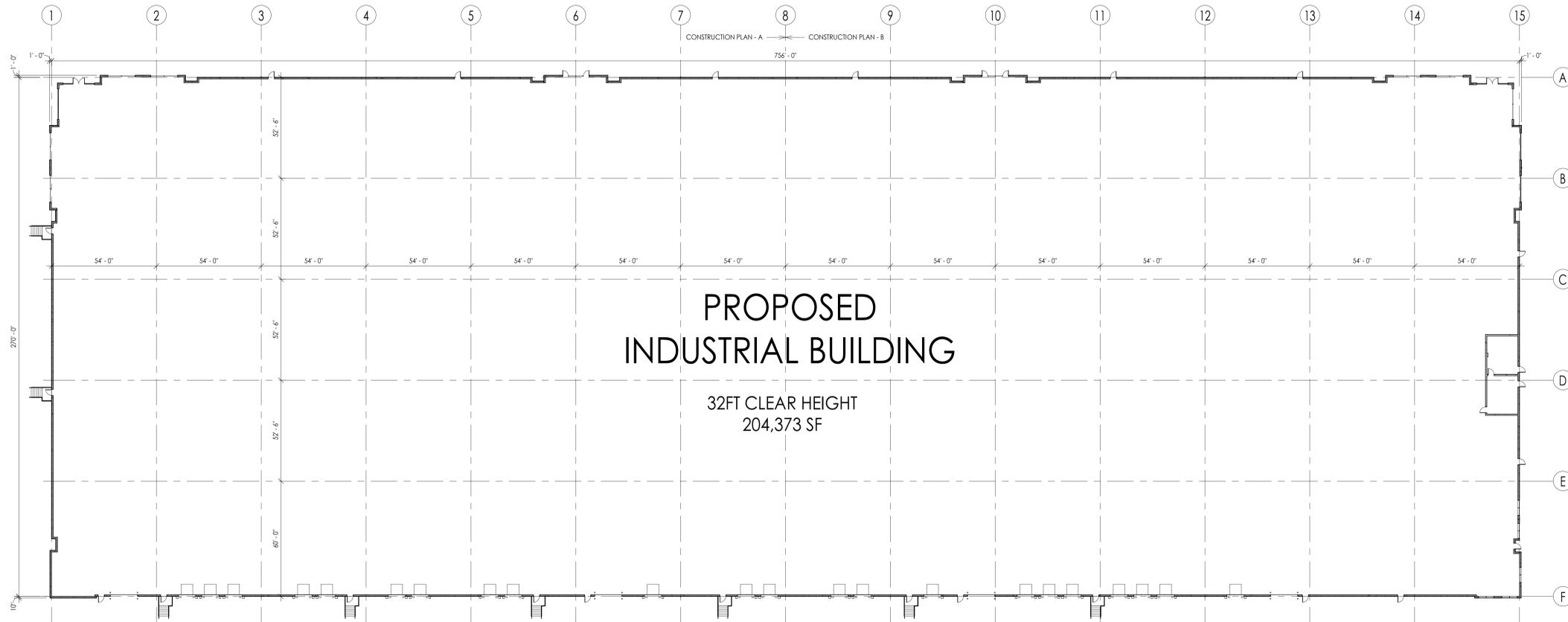
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SHEET

FACILITY PLAN

A100



1 FACILITY PLAN
SCALE: NONE



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PROJECT

PROPOSED BUILDING FOR:
ZILBER INDUSTRIAL III
GERMANTOWN GATEWAY CORPORATE PARK

SHEET KEYNOTES

GENERAL PLAN NOTES

- A. COMPLY WITH CODES, LAWS, ORDINANCES, RULES OF AUTHORITIES HAVING JURISDICTION.
- B. GENERAL CONTRACTOR TO OBTAIN AND PAY FOR ALL PERMITS AND INSPECTIONS AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION.
- C. ALL SHADED AREAS ARE NOT INCLUDED IN THE TENANT BUILD-OUT.
- D. DO NOT SCALE THE DRAWINGS. WRITTEN DIMENSIONS OR NOTES SHALL GOVERN. AND IF THERE ARE ANY MISSING DIMENSIONS OR DISCREPANCIES, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONSULT THE ARCHITECT BEFORE PERFORMING ANY WORK IN QUESTION.
- E. THE NOTE 'ALIGN' WILL SUPERSEDE ANY DIMENSIONAL NOTE AND IF THERE IS A DISCREPANCY, THE CONTRACTOR SHOULD CONSULT THE ARCHITECT.
- F. IF THERE ARE ANY CONFLICTS BETWEEN FLOOR PLAN AND INTERIOR DETAILS AND ELEVATIONS, GENERAL CONTRACTOR TO CONSULT THE ARCHITECT.
- G. CONTRACTOR TO PROVIDE A COMPLETE AND THOROUGH CLEANING FOR THE ENTIRE BUILD-OUT.
- H. ALL INTERIOR GYPSUM BOARD PARTITIONS SHOULD BE TAPED AND SANDED SMOOTH WITH NO VISIBLE JOINTS. ANY PATCH WORK THAT IS REQUIRED ON EXISTING WALLS THAT ARE ADJACENT TO NEW WALLS SHALL BE FLUSH.
- I. OWNER/TENANT WILL PROVIDE WORK NOTED 'BY OTHER' OR 'NIC' UNDER SEPARATE CONTRACT. GENERAL CONTRACTOR TO COORDINATE THIS WORK IN ORDER TO ASSURE APPROPRIATE INSTALLATION AND PROPER SEQUENCE OF INSTALLATION.
- J. BUILDING OWNER AND TENANT TO APPROVE KEYING ALL NEW AND RE-KEYING OF EXISTING HARDWARE.
- K. CONTRACTOR TO PROVIDE ALL WALL REINFORCING OR BLOCKING REQUIRED FOR ALL HARDWARE AND FIXTURES.
- L. ALL DIMENSIONS ARE TO FACE OF MASONRY, CENTERLINES OF COLUMN LINES, OR NOMINAL DIMENSION OF PARTITION WALLS. NON-MODULAR WALLS ARE DIMENSIONED TO CRITICAL FACES.
- M. GENERAL CONTRACTOR TO REPAIR BUILDING STANDARD FRAMES AND DOORS AND INSTALL AS INDICATED IN THE PROPOSED BUILD-OUT.
- N. GENERAL CONTRACTOR TO INSTALL BUILDING STANDARD HARDWARE THAT IS IN PROPER WORKING ORDER.
- O. ALL EXISTING WALLS TO BE REPAIRED AS REQUIRED AND PREPARED TO RECEIVE NEW WALL FINISHES.
- P. REPAIR ALL FRAMES, DOORS, HARDWARE, ETC. THAT ARE SALVAGED PRIOR TO INSTALLATION IN TENANT SPACE.
- Q. THE IMPRINTING OR ADHERING OF COMPANY CONTACT INFORMATION IS PROHIBITED ON ANY FINISHED SURFACE.
- R. COORDINATE THE SCHEDULE AND ANY REQUIRED PROTECTIVE MEASURES WITH THE OWNER PRIOR TO USING THE BUILDING LOBBY.

CONTRACTOR



OWNER



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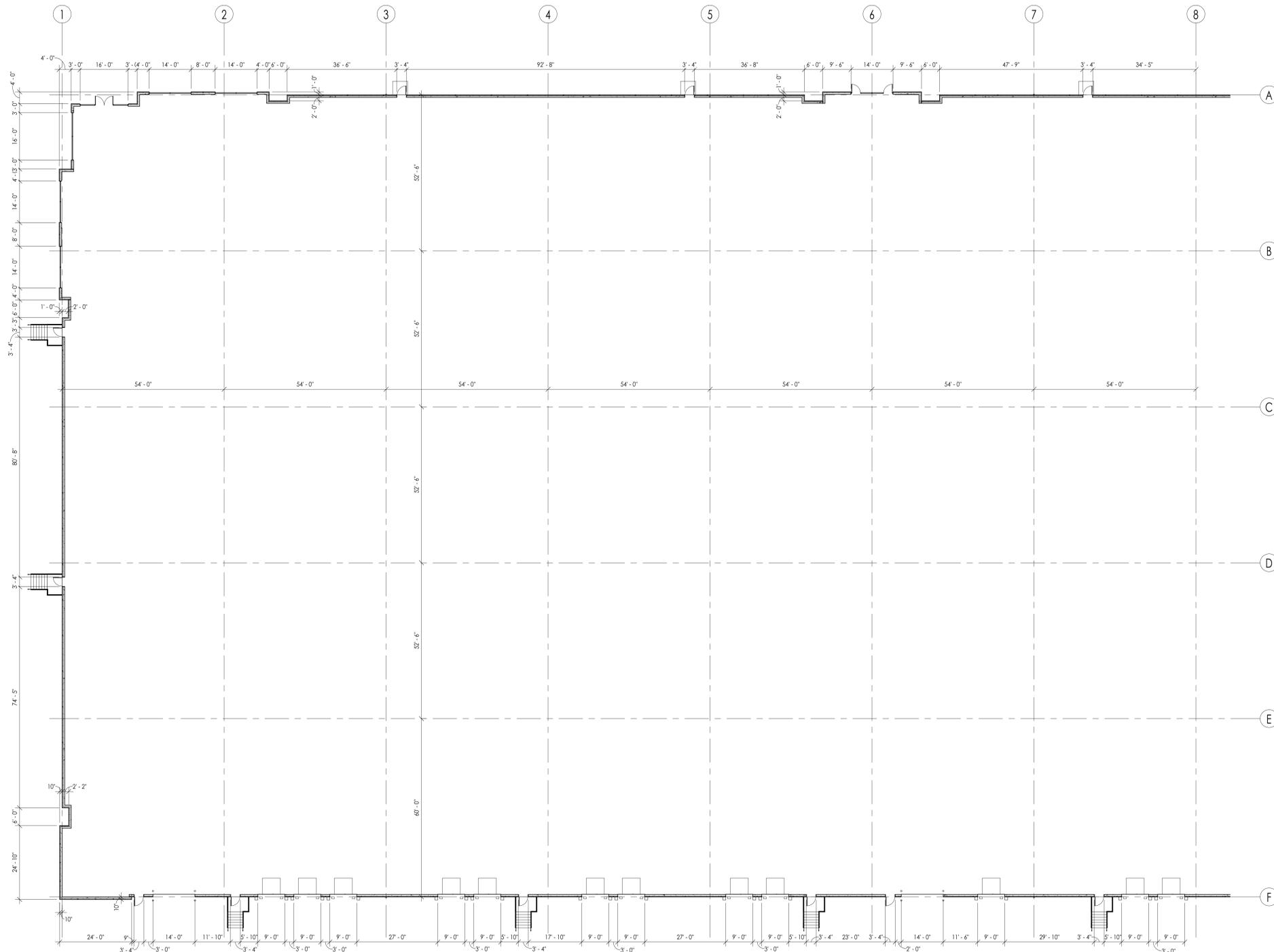
SHEET REFERENCE

- A. REFER TO SHEET A001 FOR PROJECT SYMBOLS AND PROJECT NOTES
- B. REFER TO SHEET A010 FOR DOOR TYPES
- C. REFER TO SHEET A020 FOR WALL TYPES
- D. REFER TO SHEET A005 FOR PROJECT FINISHES
- E. REFER TO SHEET A005 FOR PLUMBING FIXTURE SCHEDULE
- F. REFER TO SHEET A005 FOR LIGHT FIXTURE SCHEDULE
- G. REFER TO SHEET A005 FOR EQUIPMENT AND FURNISHING SCHEDULE

SHEET

CONSTRUCTION PLAN - A

A101A



1 CONSTRUCTION PLAN - A
SCALE 1/16" = 1'-0"

PROJECT

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ZILBER INDUSTRIAL III
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GENERAL PLAN NOTES

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CONTRACTOR



OWNER



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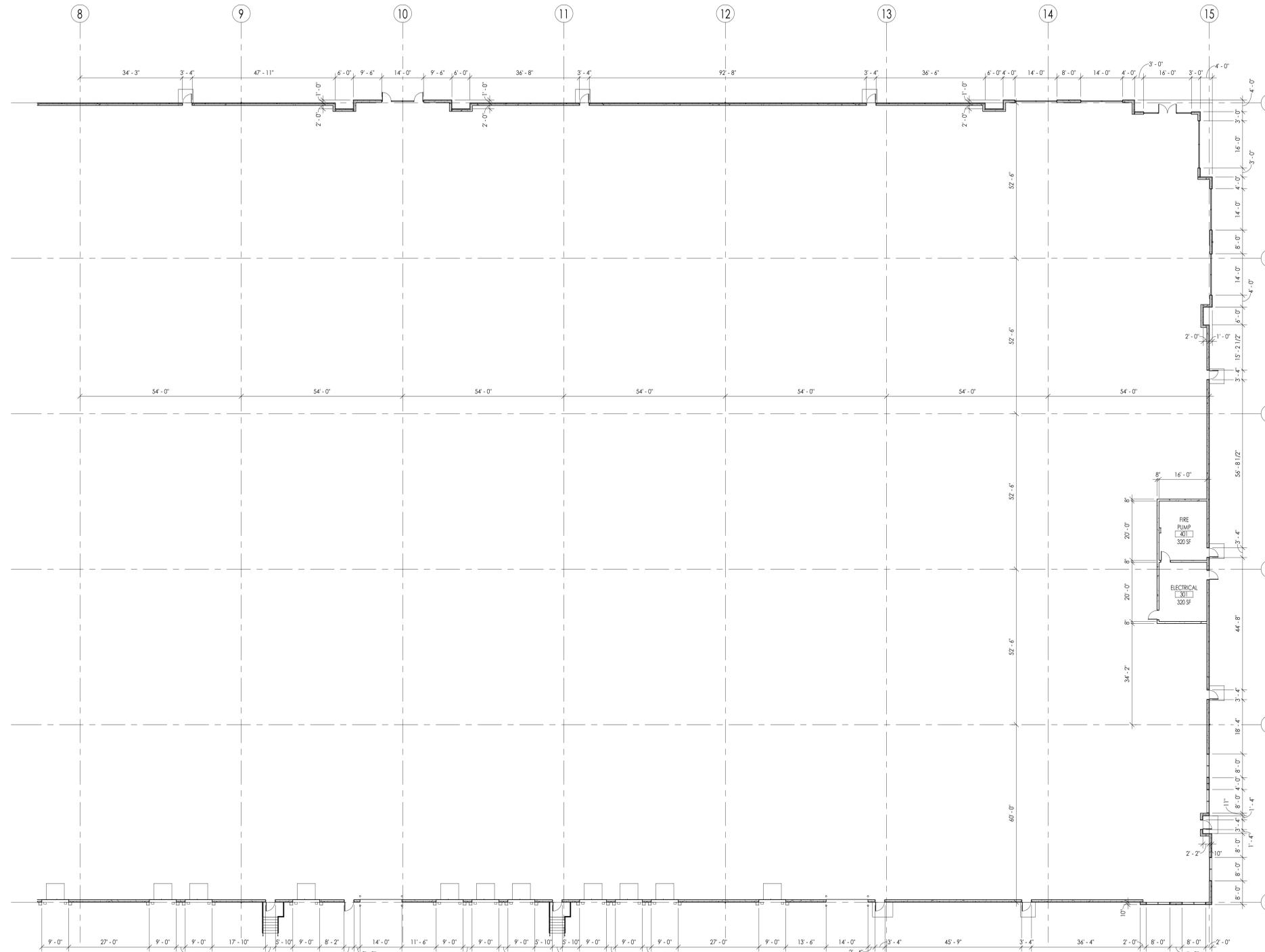
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- F. REFER TO SHEET A005 FOR LIGHT FIXTURE SCHEDULE
- G. REFER TO SHEET A005 FOR EQUIPMENT AND FURNISHING SCHEDULE

SHEET

CONSTRUCTION PLAN - B

A101B



1 CONSTRUCTION PLAN - B
SCALE 1/16" = 1'-0"



SHEET KEYNOTES

- 03-03 INSULATED PRECAST PANEL - LIGHT GRAY
- 03-04 INSULATED PRECAST PANEL - MEDIUM GRAY
- 03-05 INSULATED PRECAST PANEL - DARK GRAY
- 03-06 HORIZONTAL AND VERTICAL PRECAST REVEALS
- 03-10 FUTURE PRECAST KNOCKOUT FOR PUNCHED WINDOWS
- 05-02 PREFINISHED METAL COPING
- 05-03 PREFINISHED METAL PANEL CANOPY
- 07-02 OVERFLOW DRAIN WITH SCUPPER AND DOWNSPOUT
- 07-03 THRU-WALL SCUPPER
- 08-02 ANODIZED ALUMINUM STOREFRONT SYSTEM
- 08-03 ANODIZED ALUMINUM STOREFRONT DOOR
- 08-06 INSULATED STEEL DOOR WITH PAINTED FINISH (DARK GRAY)
- 08-07 PUNCHED CLERESTORY WINDOW SYSTEM



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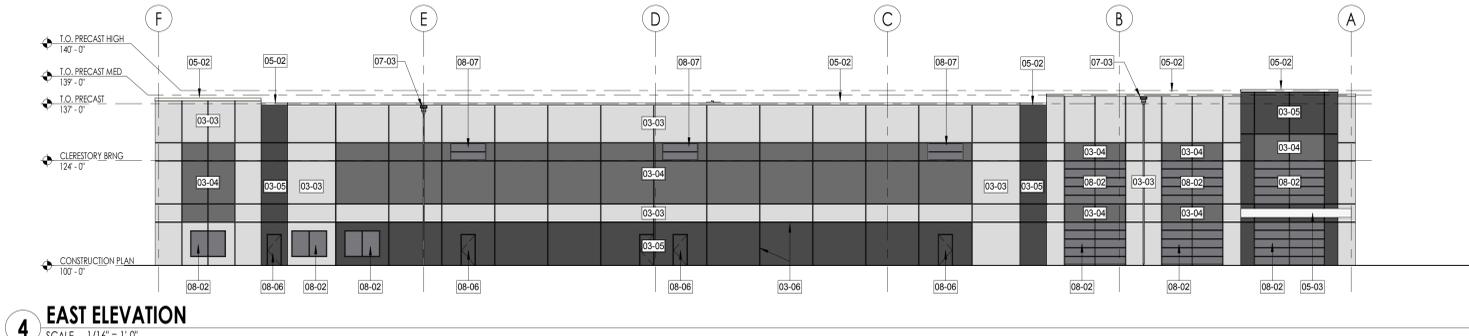
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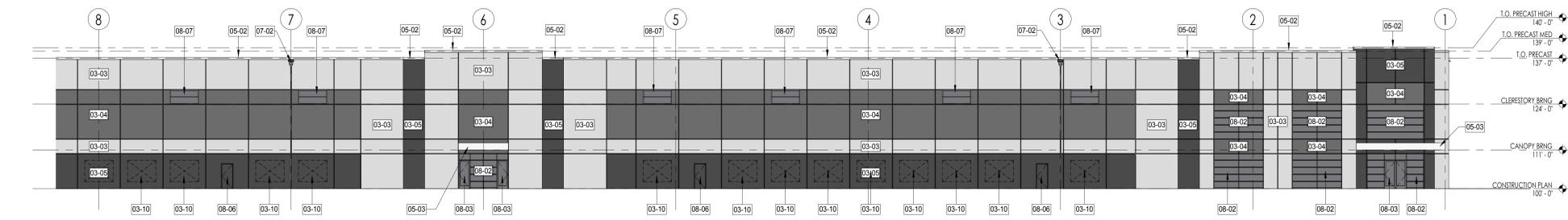
SHEET

BUILDING ELEVATIONS

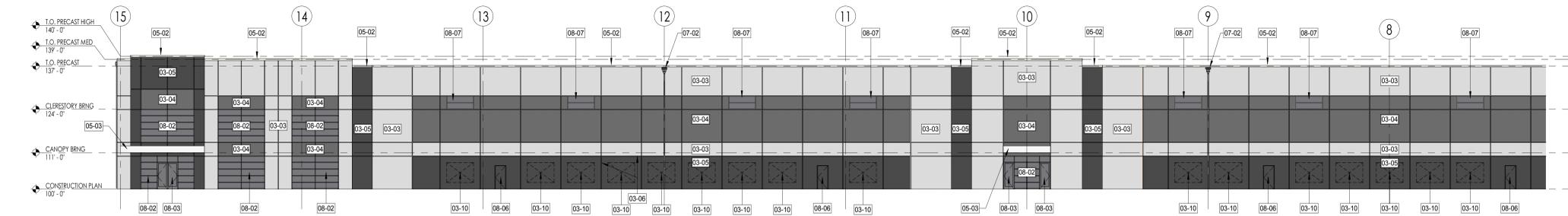
A401



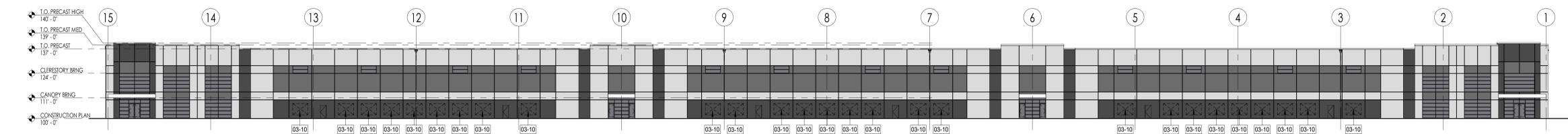
4 EAST ELEVATION
SCALE 1/16" = 1'-0"



3 NORTH ELEVATION 'B'
SCALE 1/16" = 1'-0"



2 NORTH ELEVATION 'A'
SCALE 1/16" = 1'-0"



1 NORTH ELEVATION - OVERALL
SCALE 1" = 25'-0"

SHEET KEYNOTES

- 03-01 CONCRETE PIPE BOLLARD W/ YELLOW PLASTIC SLEEVE
- 03-03 INSULATED PRECAST PANEL - LIGHT GRAY
- 03-04 INSULATED PRECAST PANEL - MEDIUM GRAY
- 03-05 INSULATED PRECAST PANEL - DARK GRAY
- 03-06 HORIZONTAL AND VERTICAL PRECAST REVEALS
- 03-09 FUTURE PRECAST KNOCKOUT FOR DOCK DOOR
- 05-01 HOT DIPPED GALVANIZED STAIR
- 05-02 PREFINISHED METAL COPING
- 05-03 PREFINISHED METAL PANEL CANOPY
- 07-02 OVERFLOW DRAIN WITH SCUPPER AND DOWNSPOUT
- 07-03 THRU-WALL SCUPPER
- 08-02 ANODIZED ALUMINUM STOREFRONT SYSTEM
- 08-04 INSULATED STEEL DOOR WITH PAINTED FINISH (LIGHT GRAY)
- 08-05 INSULATED STEEL DOOR WITH PAINTED FINISH (MEDIUM GRAY)
- 08-06 INSULATED STEEL DOOR WITH PAINTED FINISH (DARK GRAY)
- 08-07 PUNCHED CLERESTORY WINDOW SYSTEM
- 08-08 INSULATED OVERHEAD DOOR
- 08-09 INSULATED OVERHEAD DOOR W/ DOCK SEAL



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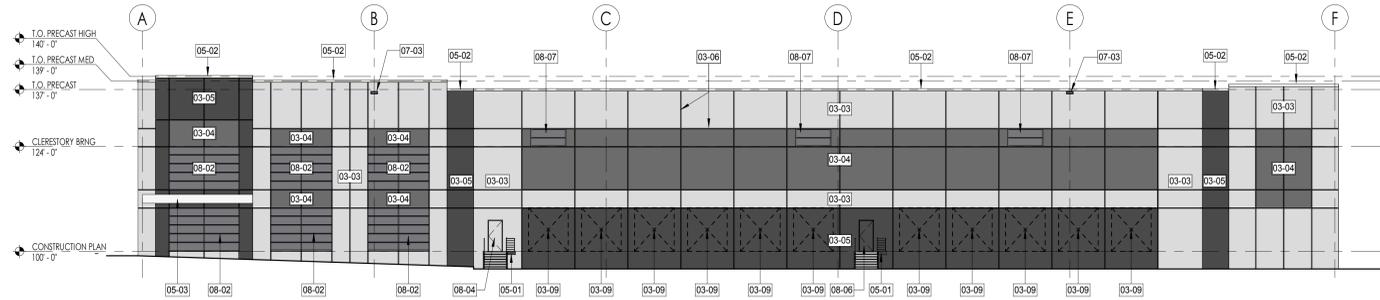
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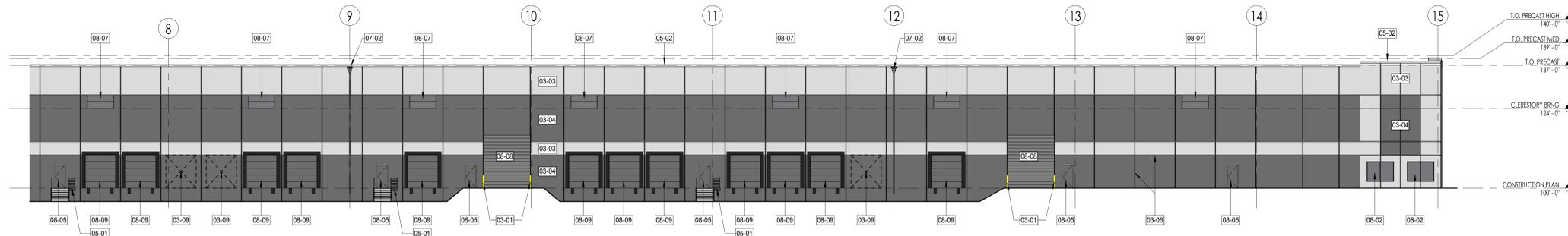
SHEET

BUILDING ELEVATIONS

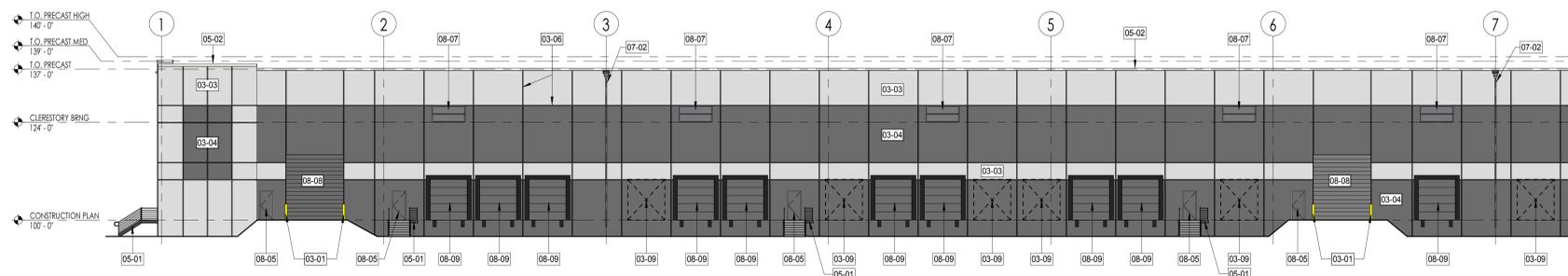
A402



4 WEST ELEVATION
SCALE 1/16" = 1'-0"



3 SOUTH ELEVATION 'B'
SCALE 1/16" = 1'-0"



2 SOUTH ELEVATION 'A'
SCALE 1/16" = 1'-0"



1 SOUTH ELEVATION - OVERALL
SCALE 1" = 25'-0"



ZILBER
PROPERTY GROUP_{SM}

ZILBER INDUSTRIAL 3
GERMANTOWN, WISCONSIN

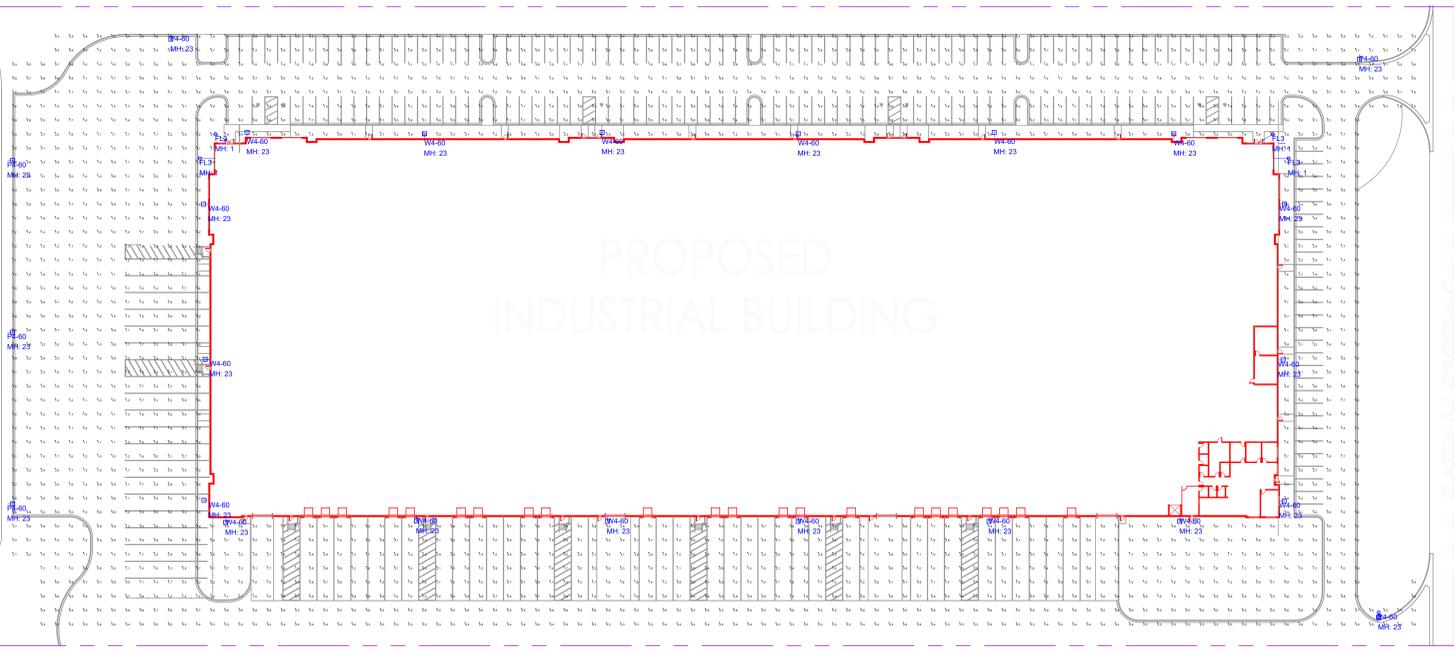
 **STEPHEN
PERRY
SMITH**
ARCHITECTS, INC.



ZILBER
PROPERTY GROUP_{SM}

ZILBER INDUSTRIAL 3
GERMANTOWN, WISCONSIN

 **STEPHEN
PERRY
SMITH**
ARCHITECTS, INC.



PROPOSED INDUSTRIAL BUILDING

Lumark

DESCRIPTION
The Prval LED luminaire combines optimal performance, energy efficiency and long term reliability in an advanced, patent pending modern design. Utilizing the latest LED technology, the Prval luminaire delivers unparalleled uniformity resulting in greater pole spacing. A versatile mount standard arm facilitates ease of installation for both retrofit and new installations. With energy savings greater than 62%, the Prval luminaire reduces 150-400W metal halide fixtures in general lighting applications such as parking lots, walkways, roadway and building areas.

SPECIFICATION FEATURES
Construction
Construction is comprised of a heavy duty, single piece die cast aluminum housing. The LED driver is mounted in direct contact with the casting to promote heat sink away from the long life. The die cast aluminum door is hinged to provide easy access to the driver if replacement is required. A one piece silicone gasket seals the door to the future luminaire. The optical lens is made from a specially designed polycarbonate that dissipates heat from the LED driver systems only. The fixture is IP66 and 50 dielectric rated (ANSI C83.11) to insure strength of construction and longevity in the harshest application.

Optics
Precision milled, high efficiency optics are precisely designed to shape the distribution, maximizing efficiency and application range. Available in Type II, III, IV and V configurations with lenses ranging from 4.00 to 18.00 configurations. Light output is 2000 lumens per luminaire. 2 high efficiency LEDs mounted to dissipate heat from the luminaire head distribution and maximize heat sink area. The luminaire is rated for 100,000 hours at 25°C per IESNA TM-21. For the luminaire head light output, an optional heat sink should accompany as per field or factory installed.

Dimensions
18" (457mm) x 18" (457mm) x 18" (457mm)

ENERGY DATA
Maximum LED Power: 150W
Power Factor: >0.95
THD: <20%
Ambient Temperature Rating: -40°C to 40°C

Shipping Data
Weight: 18 lbs (8.16 kg)
Height: 18" (457mm)

FACTORY
FACON Lighting Systems Inc.

PRV PREVAL

DESCRIPTION
The Prval LED luminaire is a versatile, patent pending modern design. Utilizing the latest LED technology, the Prval luminaire delivers unparalleled uniformity resulting in greater pole spacing. A versatile mount standard arm facilitates ease of installation for both retrofit and new installations. With energy savings greater than 62%, the Prval luminaire reduces 150-400W metal halide fixtures in general lighting applications such as parking lots, walkways, roadway and building areas.

SPECIFICATION FEATURES
Construction
Construction is comprised of a heavy duty, single piece die cast aluminum housing. The LED driver is mounted in direct contact with the casting to promote heat sink away from the long life. The die cast aluminum door is hinged to provide easy access to the driver if replacement is required. A one piece silicone gasket seals the door to the future luminaire. The optical lens is made from a specially designed polycarbonate that dissipates heat from the LED driver systems only. The fixture is IP66 and 50 dielectric rated (ANSI C83.11) to insure strength of construction and longevity in the harshest application.

Optics
Precision milled, high efficiency optics are precisely designed to shape the distribution, maximizing efficiency and application range. Available in Type II, III, IV and V configurations with lenses ranging from 4.00 to 18.00 configurations. Light output is 2000 lumens per luminaire. 2 high efficiency LEDs mounted to dissipate heat from the luminaire head distribution and maximize heat sink area. The luminaire is rated for 100,000 hours at 25°C per IESNA TM-21. For the luminaire head light output, an optional heat sink should accompany as per field or factory installed.

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ENERGY DATA
Maximum LED Power: 150W
Power Factor: >0.95
THD: <20%
Ambient Temperature Rating: -40°C to 40°C

Shipping Data
Weight: 18 lbs (8.16 kg)
Height: 18" (457mm)

FACTORY
FACON Lighting Systems Inc.

NFLD NIGHT FALCON

DESCRIPTION
The Night Falcon™ LED floodlight luminaire combines high efficiency optics, superior thermal management and energy efficiency in a compact driver compartment for maximum heat dissipation to insure longevity of both the fixture and the LEDs. The Night Falcon luminaire is a precision engineered optics delivering superior uniformity and excellent distribution to the targeted application. Typical applications include area lighting for security, building facade lighting, street and garage lighting in both commercial and industrial applications. The Night Falcon luminaire is UL94V-0 rated for wet locations and is IP66 rated.

SPECIFICATION FEATURES
Construction
Heavy duty die cast aluminum housing, driver compartment and driver housing door. A secondary driver compartment and external fan provide optimal thermal management that result in longer LED and driver life. The housing and driver compartment and optical chamber are IP66 rated. Access to the driver is provided by a removable driver door using a removable gasket seal the door to the future housing. The fixture is IP66 and 50 dielectric rated (ANSI C83.11) to insure strength of construction and longevity in the harshest application. Suitable for mounting within 0' to 30' of the ground.

Optics
The LED chamber incorporates a precision milled reflector that provides high efficiency illumination. Output is a precisely defined beam with a beam angle of 60° x 4° wide distribution and 90° x 30° spot distribution, maximizing efficiency and application range. Clear polycarbonate lens with full coverage gasket provides the fixture from damage. Offered standard in 3000K CCT and minimum 70 CRI is available.

Dimensions
18" (457mm) x 18" (457mm) x 18" (457mm)

ENERGY DATA
Maximum LED Power: 150W
Power Factor: >0.95
THD: <20%
Ambient Temperature Rating: -40°C to 40°C

Shipping Data
Weight: 18 lbs (8.16 kg)
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FACTORY
FACON Lighting Systems Inc.

NFLD NIGHT FALCON

DESCRIPTION
The Night Falcon™ LED floodlight luminaire combines high efficiency optics, superior thermal management and energy efficiency in a compact driver compartment for maximum heat dissipation to insure longevity of both the fixture and the LEDs. The Night Falcon luminaire is a precision engineered optics delivering superior uniformity and excellent distribution to the targeted application. Typical applications include area lighting for security, building facade lighting, street and garage lighting in both commercial and industrial applications. The Night Falcon luminaire is UL94V-0 rated for wet locations and is IP66 rated.

SPECIFICATION FEATURES
Construction
Heavy duty die cast aluminum housing, driver compartment and driver housing door. A secondary driver compartment and external fan provide optimal thermal management that result in longer LED and driver life. The housing and driver compartment and optical chamber are IP66 rated. Access to the driver is provided by a removable driver door using a removable gasket seal the door to the future housing. The fixture is IP66 and 50 dielectric rated (ANSI C83.11) to insure strength of construction and longevity in the harshest application. Suitable for mounting within 0' to 30' of the ground.

Optics
The LED chamber incorporates a precision milled reflector that provides high efficiency illumination. Output is a precisely defined beam with a beam angle of 60° x 4° wide distribution and 90° x 30° spot distribution, maximizing efficiency and application range. Clear polycarbonate lens with full coverage gasket provides the fixture from damage. Offered standard in 3000K CCT and minimum 70 CRI is available.

Dimensions
18" (457mm) x 18" (457mm) x 18" (457mm)

ENERGY DATA
Maximum LED Power: 150W
Power Factor: >0.95
THD: <20%
Ambient Temperature Rating: -40°C to 40°C

Shipping Data
Weight: 18 lbs (8.16 kg)
Height: 18" (457mm)

FACTORY
FACON Lighting Systems Inc.

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Qty	Label	Arrangement	Lum. Lumens	Lum. Watts	LLF	Description
4	FL3	SINGLE	24045	184	1.000	LUMARK + NFLD-C70-EUV-66-Y-x
6	P4-60	SINGLE	18935	163	1.000	LUMARK + PRV-A60-D-UNV-T4-BZ (20' POLE, 3' BASE)
18	W4-60	SINGLE	18935	163	1.000	LUMARK + PRV-A60-D-UNV-T4-WM-BZ (25'-0" AFG)

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
INDUSTRIAL 3 + SITE LIGHTING	Illuminance	Fc	1.72	8.0	0.3	5.73	26.67

GERMANTOWN CORPORATE PARK INDUSTRIAL III GERMANTOWN, WISCONSIN

SITE LIGHTING PLAN

DATE: FEB. 27, 2019 SCALE: 1" = 50'-0" SHEET NUMBER: E1