

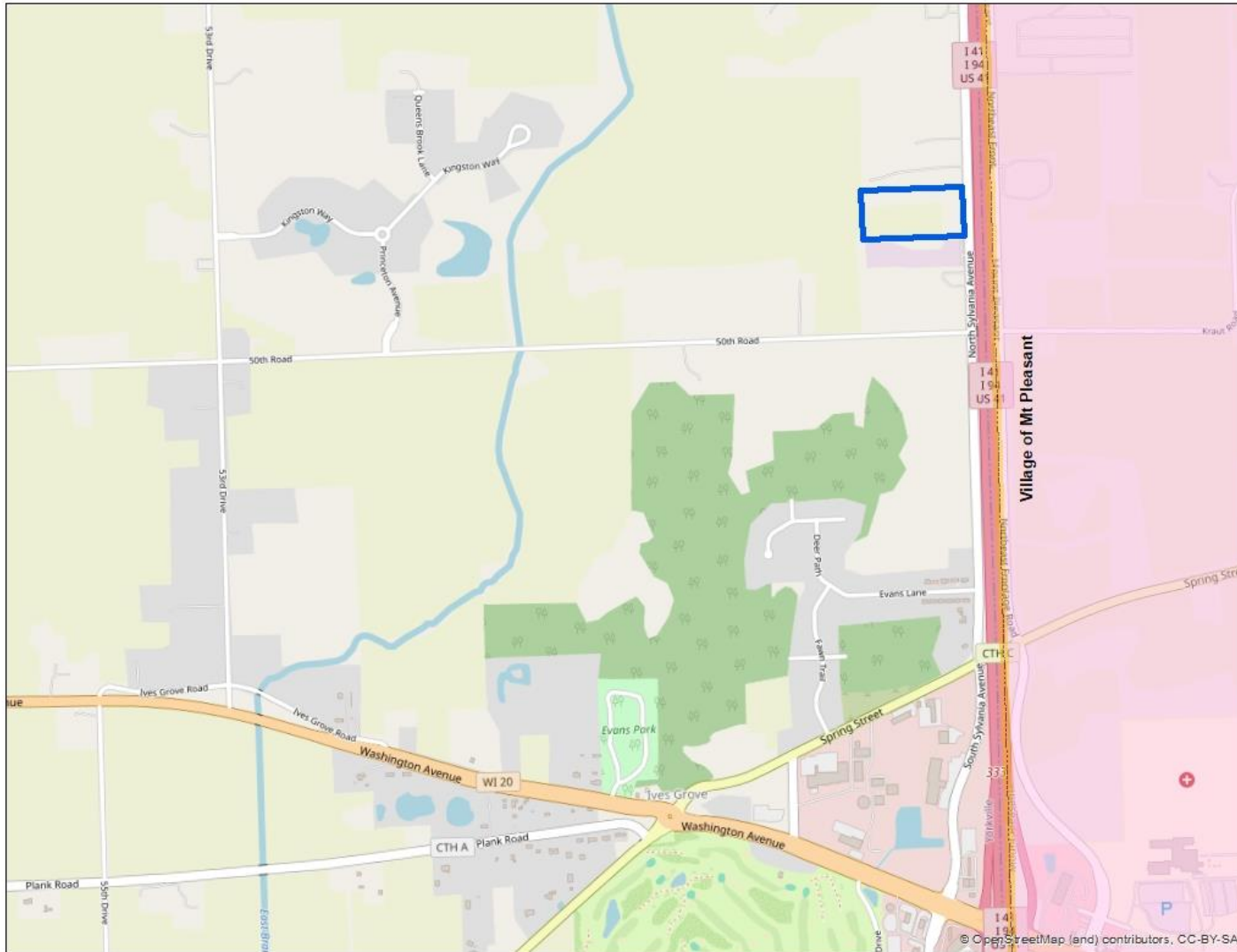
2118 North Sylvania LLC, Owner

Robert Gleason, Applicant

Site Address: 2232 N Sylvania Avenue

M-3 Site Plan Review to amend July 10, 2023 Conditional Use approval to include a 1,972 sf addition to industrial building

Location Map



SEC 01 – T3N – R21E

Village of Yorkville

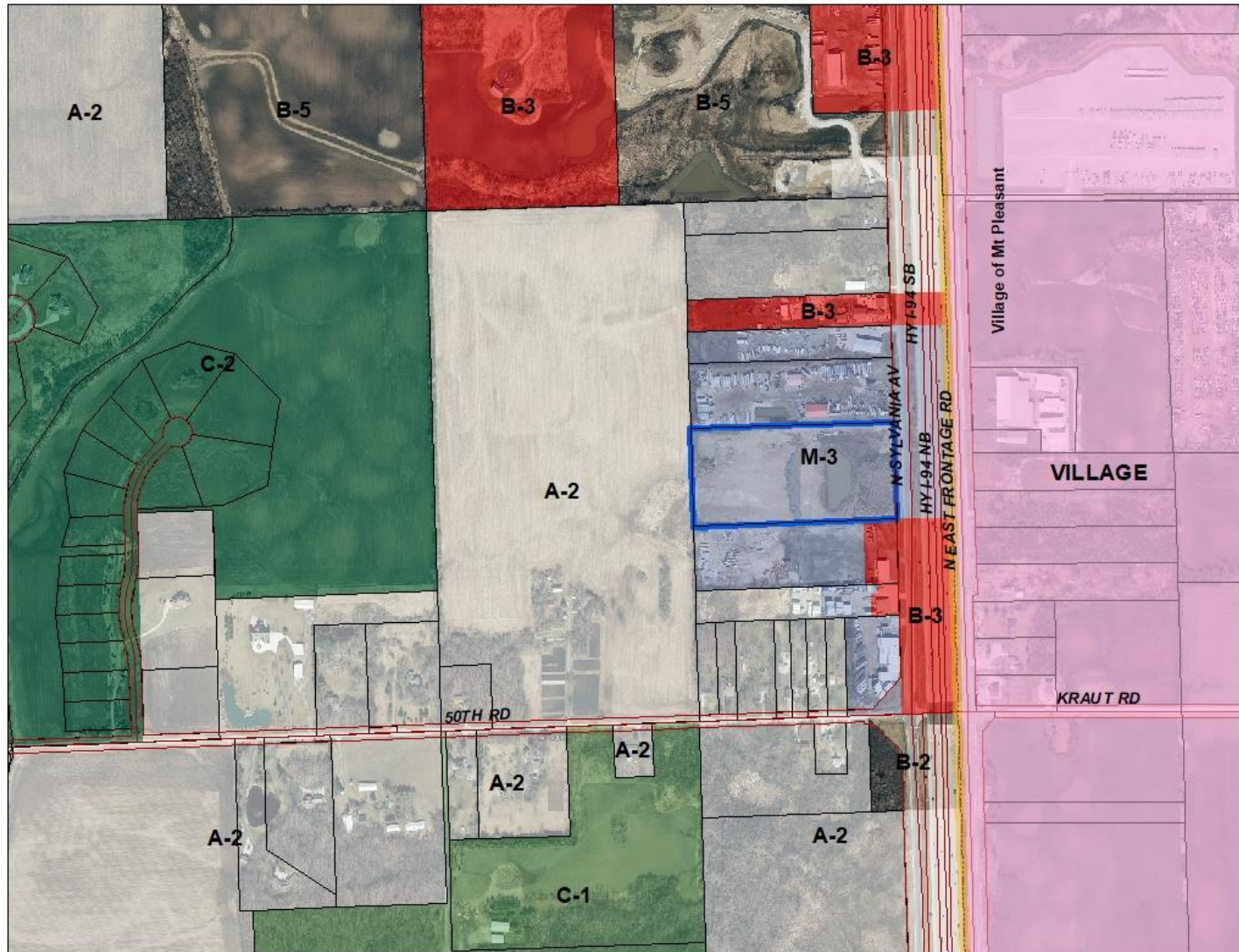
2118 North Sylvania LLC, Owner

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Zoning Map



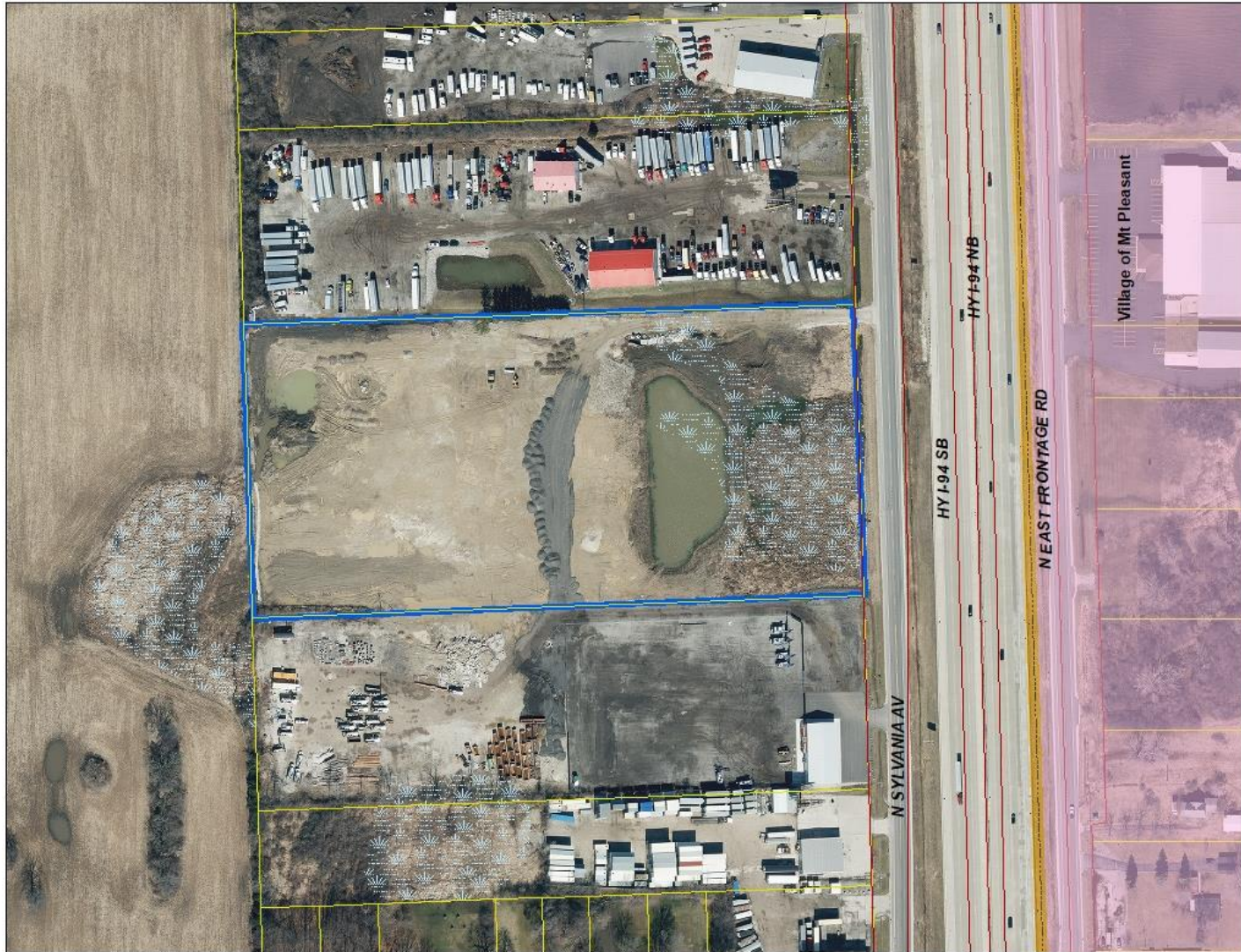
SEC 01 – T3N – R21E

Village of Yorkville



2118 North Sylvania LLC, Owner
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Site Address: 2232 N Sylvania Avenue
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**2024 Aerial
Floodplains**



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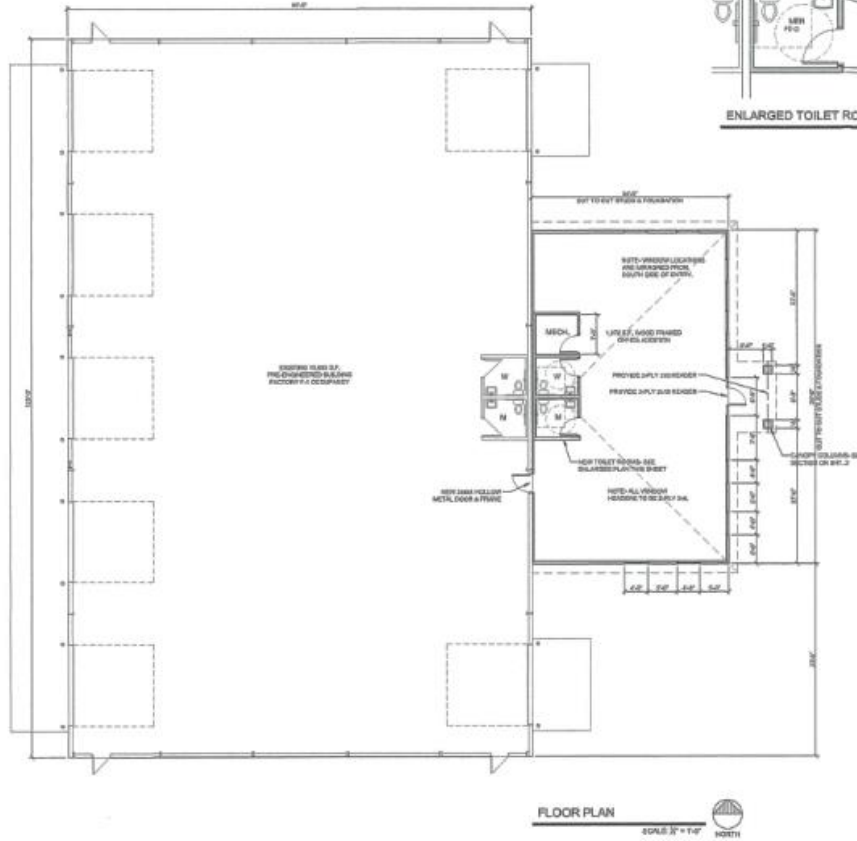
Village of Yorkville



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Floor Plan

RECEIVED
 MAR 05 2025
 RACINE COUNTY



Professional Engineer Seal
 Robert D. Gleason
 2/10/25

CODE DESIGN CRITERIA

DESIGNING CODE: WISCONSIN REGULATED ZONE (INDUSTRIAL EXTERIOR) BUILDING CODE (SECTION 11) ADDITIONS.

OCCUPANCY FACTORY GROUP-F-1 WITH ACCESSORY GROUP BUSINESS.

CONSTRUCTION CLASSIFICATION: W-3 (GENERAL BUILDING) TO COMPLY TO LIGHT STRUTTING TYPE OR CONSTRUCTION.

BUILDING NOT EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM.

ALLOWABLE BUILDING AREA PER TABLE SBC 2 - 4.00 S.F.

ALLOWABLE BUILDING AREA INCREASE DUE TO STREET FRONTAGE PER SECTION SBC 3.

FOR WAREHOUSE PERMITS FOR FULLY OPEN PERIMETER 4.00 S.F. + 1.00 S.F. / 1.70' + 1.00 S.F. / 1.65 S.F. = 4.00 S.F.

ALLOWABLE FIRE AREA WITHOUT AUTOMATIC SPRINKLERS PER F-1 OCCUPANCY PER F-2042 SBC 2 - 0.40 S.F.

GENERAL NOTES

PROJECT SCOPE CONSIST OF AN ADDITION AND CHANGE OF CONSTRUCTION TYPE OF EXISTING BUILDING. PROJECT TYPE IS TO IM.

MECHANICAL, ELECTRICAL & PLUMBING TO BE DETERMINED AND SPECIFIED BY THE OWNER. CONTRACTOR TO BE RETAINED BY LICENSED PROFESSIONALS.

ALL CONTRACTORS WORK TO CONFORM TO LOCAL, STATE & FEDERAL CODES AND REGULATIONS.

DRAWING INDEX

1 - FLOOR PLAN, ARCHITECTURAL, SITE PLAN & CODE DESIGN CRITERIA
 2 - EXTERIOR ELEVATIONS & WALL SECTION

RPY Architecture, LLC
 2010 N Wisconsin St., Racine, WI 53402
 262-966-0205 rpy_arch@racine.com

BUILDING ADDITION FOR:
 GLEASON PROPERTIES
 2232 N SYLVANIA AVE., YORKVILLE, WI 53177

PLAN DATED:
 2-14-2025

SHEET
 1 of 2

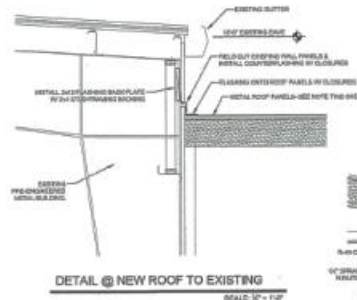
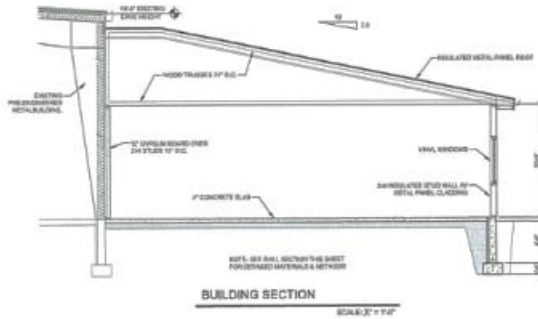
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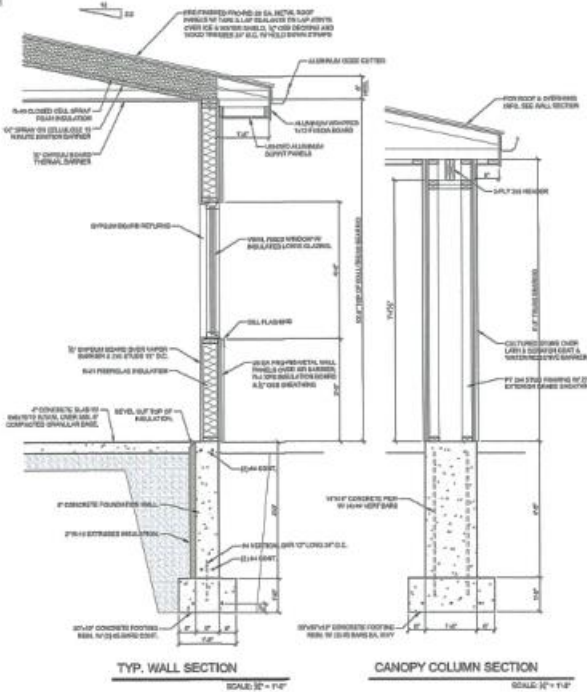
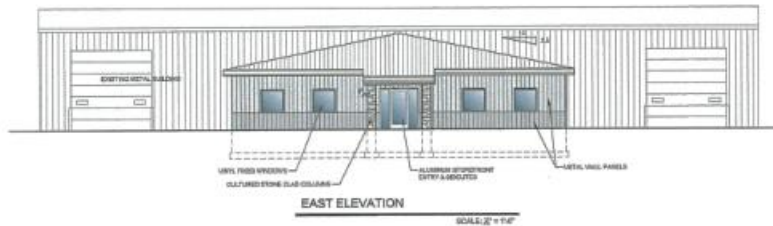
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Building Elevations



THERMAL ENVELOPE:
 ROOF: R-19 GIBBS CELL SPRAY FORTH INSULATION
 WALL: R-15 PERFORMA GIBBS INSULATION WITH R-15 GIBBS CONCRETE INSULATION
 CEILING: GIBBS GIBBS INSULATION BY METAL PANELS TO THE FACE OF GIBBS
 EXTERIOR: VINYL SIDING OVER STYROFOAM ALUMINUM TRIMMER, DESIGN FINISHED BY 1/2" GIBBS GIBBS AND 1/2" GIBBS GIBBS



RECEIVED
 MAY 05 2025

RPY ARCHITECTURE, LLC
 3316 N Wisconsin St., Racine, WI 53402
 262-934-4285 rpy_arch@rpyhoo.com

**BUILDING ADDITION FOR:
 GLEASON PROPERTIES**
 2232 N SYLVANIA AVE., YORKVILLE, WI 53177

PLAN DATES:
 2-18-2025

SHEET
2 of 2

SEC 01 – T3N – R21E

Village of Yorkville