

City of Plymouth Plan Commission

Members: Please notify us if you are unable to attend the meeting.

Chairman; Mayor Don Pohlman

Members:

Jane Meyer
Jeremy Schellin
Greg Hildebrand
Ron Nicolaus
John Wyatt
Justin Schmitz

The City of Plymouth Plan Commission will have a meeting on **Thursday, April 3, 2025 at 6:00 PM in Room 305, City Hall, and Plymouth, WI.**

The agenda will be as follows:

- 1.) Approval of Minutes from March 6, 2025.
- 2.) **Site Plan Seeking Approval;** 3062 Kiley Way, Kensington Management, Inc. (dba Taco Bell) for exterior site plan improvements. Excel Engineering (enclosure)
- 3.) **Site Plan Seeking Approval;** 127 North Street, South Pier, LLC, for the construction of a 660 square foot detached garage. Watson (enclosure)
- 4.) **Site Plan Seeking Approval;** 900 County Road PP (Plymouth Utilities), City of Plymouth, for the construction of a 12,000 square foot detached garage. Plymouth Utilities/Blakeslee (enclosure)
- 5.) **Site Plan Seeking Approval;** 128 Smith Street (Plymouth Police Department), City of Plymouth, for the construction of a 748 square foot detached garage. Starker (enclosure)
- 6.) **Property Seeking a Comprehensive Plan Map Amendment Recommendation;** from Agricultural to Industrial; Tax Parcel 59271822750 (southeast corner of STH 57 and CTH PP) Sargento Cheese, Inc. (enclosure)
- 7.) **Property Seeking Rezoning Recommendation;** A petition to rezone ~66.27 acres of land on the existing parcel with tax-key 59271822750 (southeast corner of STH 57 and CTH PP). Property is currently zoned A Agricultural and seeking HI Heavy Industrial zoning district. Sargento Cheese, Inc. (enclosure)
- 8.) **Certified Survey Map Recommendation;** Existing parcels with Tax-keys 59271821046 & 9271821047 for a new certified survey map creating 2 parcels of 25.089 acres and 6.875 acres. SCEDC (enclosure)

- 9.) Property Seeking Rezoning Recommendation;** A petition to rezone 6.875 acres of land on the existing parcel with tax-key 9271821047. Property is currently zoned R-5 Traditional Neighborhood and seeking R-4 Multi-Family Residential zoning district. Stroebel. (enclosure)
- 10.) Preliminary Plat Seeking Approval;** Tax-key 59271821046 and a portion of tax-key 59271821047(approximately 25.089 acres in total), regarding consideration for a preliminary plat for a 94-lot residential subdivision in the R-5 Traditional Neighborhood District. Sheboygan County Economic Development Corporation (enclosure)
- 11.) Communication – Letters, E-mails, or reports Related to the Plan Commission**
(Chairman, Secretary, Plan Commission Members, City of Plymouth Staff/Alderspersons)

It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above stated meeting to gather information. No action will be taken by any governmental body at the above stated meeting other than the governmental body specifically referred to above in this notice. Please note that, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact City of Plymouth ADA Coordinator Leah Federwisch, located in the Plymouth Utilities office at 900 County Road PP, Plymouth, WI or call 920-893-3853

City of Plymouth Plan Commission

UNOFFICIAL MINUTES

March 6, 2025

Mayor Pohlman called the meeting to order at 6:00 PM on March 6, 2025. The following members were present: Jane Meyer, Jeremy Schellin, Ron Nicolaus, John Wyatt, and Justin Schmitz. Following members excused: Greg Hildebrand Also present: City Administrator/Utilities Manager Tim Blakeslee, Assistant City Administrator/Community Development Director Jack Johnston, Fire Chief Ryan Pafford.

Alderman present but not acting in official capacity: John Binder, Mike Penkwitz, John Nelson

1.) Approval of Minutes from February 6, 2025: Motion was made by Schellin/ Nicolaus to approve the minutes. Upon the call of the roll, all voted aye. Motion carried.

2.) Public Hearing: A public hearing to take comment on a conditional use permit application for the following:

- a. 2831 Eastern Avenue, Plankview Green Development, LLC (dba North Town Partners) regarding the construction of two multi-family dwellings of 54 and 51 units each for residents aged 55 and over in the R-6 High Density Multi-Family Residential District as allowed through Conditional Use Permit per PMC 13-1-28(c)(4). North Town Partners/Merklein (enclosure)**

The public hearing was declared open by Mayor Pohlman.

Assistant City Administrator Johnston provided a staff report to the Commission. North Town Partners, formerly Van Horn Development, has submitted a conditional use permit and site plan review application for a new 55+ and over multi-family residential development. The project site is located directly south of Scooter's Coffee, Jimmy John's, and Advance Auto Parts and would have access off of a shared driveway south of the Eastern Avenue and Carr Road intersection.

The property originally existed as two distinct parcels which have since been merged into one parcel. In order to prepare the site for the project, the applicant sought a rezone and comprehensive plan amendment for both parcels in late 2024 and early 2025 to obtain R-6 zoning on both parcels as R-6 is the only residential zoning district that allows the number of residential units they are requesting. Both parcels also needed consistent zoning to be merged. The final rezone and comprehensive plan amendment was approved at the Common Council meeting on January 14, 2025. This allows the applicants to move forward with a site plan and conditional use permit review for this project.

The applicants have indicated that the project will be completed in phases, with the initial development (Phase 1) consisting of two three-story multi-family residential buildings. Building one will contain 54 units and building two will contain 51 units. The third residential building located on the property's north side is not included in Phase 1 of the development plan. In order to construct the second phase of the project, the applicants will have to come back to the Plan Commission for an

additional site plan review, a TID amendment, and a conditional use permit amendment.

Commissioner Wyatt expressed concerns with the current road configuration of Eastern Avenue as motorists facing west on Eastern Avenue attempting to turn left into the development could cause queueing concerns. Commissioner Schellin asked if the SCEDC development was considered as part of the traffic impact analysis and if crosswalks would be added so residents could traverse on the north side of Eastern Avenue. John Nelson asked if any consideration to better aligning the intersection with the driveway access would be considered. Administrator Blakeslee explained that road geometry concerns would likely be addressed in the developer's agreement and the SCEDC project was not included in the TIA analysis as it is not an approved project as this point.

Mayor Pohlman and Commissioner Wyatt requested information and confirmation on stormwater. Devin Winter from Excel Engineering was present to address those questions. Administrator Blakeslee also reported the stormwater plan was reviewed by Director of Public Works/City Engineer Austin and met City requirements and approved the plan.

Mayor Pohlman and Commissioner Schellin asked about completion date of phase 1 and the estimated start of phase 2. Chris Merklein from North Town Partners provided an estimation that they would like to be complete with phase 1 by summer of 2026 and hope to break ground on phase 2 in 2027 should phase 1 prove to be successful like their market analysis indicates it will be.

John Nelson asked if the units would be rentals or owner occupied. Mr. Merklein responded that they would be rental units. Ron Nicolaus requested some confirmation on emergency vehicle access. Fire Chief Pafford noted that submitted site plan satisfies emergency vehicle requirements with the installation of the hammerhead on the south side of the site.

Mayor Pohlman then declared the public hearing closed.

3.) Conditional Use Permit Seeking Approval: 2831 Eastern Avenue, Plankview Green Development, LLC (dba North Town Partners) regarding the construction of two multi-family dwellings of 54 and 51 units each for residents aged 55 and over in the R-6 High Density Multi-Family Residential District as allowed through Conditional Use Permit per PMC 13-1-28(c)(4). North Town Partners/Merklein (enclosure)

This item continues from item #2a. Commissioner Schellin asked if the parking lot was overbuilt or if the parking requirements hindered the applicant's development of the site. Administrator Blakeslee noted that R-6 was a new zoning designation and when crafting it the parking requirements was reduced from 2 parking spaces per residential unit to 1.5 in order to be more accommodating to development. Mr. Merklein responded that the parking requirements did not hinder the development. Staff also noted much of the parking is underground and not visible from outside.

Assistant City Administrator Johnston directed the Plan Commission and applicant to the draft conditions of the conditional use permit provided in the packet materials. Staff asked if the applicant had time to review the draft conditions and had any concerns. The applicants indicated that they had no concerns.

Motion was made by Schellin/Wyatt to approve a conditional use permit for North Town Partners with the conditions as included the packet materials. Upon the call of the roll, all voted aye. Motion carried.

4.) Plan Seeking Approval; 2831 Eastern Avenue, Plankview Green Development, LLC (dba North Town Partners) regarding proposed site plan improvements and construction of two multi-family dwellings of 54 and 51 units each for residents aged 55 and over. North Town Partners/Merklein (enclosure)

This item continues from item #2a and #3. Assistant City Administrator Johnston requested the Plan Commission approve the site plan as presented.

Motion was made by Wyatt/Nicolaus to approve the site plan for North Town Partners as presented. Upon the call of the roll, all voted aye. Motion carried.

5.) Ordinance Amendment Seeking Recommendation: Modifications of Section 13-1-103 and Section 13-1-106 regarding wall sign height restrictions and ground signs in multi-family residential districts. Johnston (enclosure)

In November 2024, the City of Plymouth Board of Appeals reviewed a variance request from Sargento to place signage higher than what is allowed by City code on their upcoming LAG building renovation project. While the signage was tastefully designed, state law requires a variance to meet a three-part test to be approved:

- The variance is needed due to an unnecessary hardship caused by zoning.
- A unique property feature is present that created the hardship.
- The variance is not contrary to the public interest.

The request to allow signage higher than permitted by code was denied by the Board of Appeals because it did not meet the three-part test. The bar for achieving a variance is intentionally set high under state law to limit variances to cases of true hardship caused by the zoning code.

Staff discussed this provision of code with the Committee of the Whole at their meeting on January 28, 2025. The Committee's recommendation at that time was to loosen the restriction on sign height placement so long as any ordinance change did not increase the actual size of signage allowed.

13-1-106, Signage in Multi-Family Residential Districts - Staff also discovered that current code language does not explicitly allow ground signage in multi-family residential districts, despite it being already in place for many developments in the City. Examples of this include Songbird Pond Assisted Living, Hunter's Ridge Apartments, and Pleasant View Townhomes, among others. With the Wangard project already being built, and the likelihood of other multi-family residential developments coming to Plymouth, staff would like to right-size the ordinance to allow ground signage for larger multi-family residential developments to follow what has already been historically allowed.

Assistant City Administrator Johnston explained that staff researched nearby communities to see how they regulate wall sign height. Research indicated that most similar communities do not regulate wall sign height and if they do an exception can be granted by the Common Council. Staff's ultimate recommendation was to eliminate this portion of the code. Johnston noted the draft ordinance included in the packet would restrict wall signs to be placed lower than the roof line and roof signs are already prohibited by code. As the City already regulates building height maximums, staff did not feel as though

regulating wall sign placements was necessary. Plan Commission discussed this request and agreed it did not need to be regulated in the ordinance.

In regards to ground signs in multi-family residential districts, Mayor Pohlman requested the ordinance be crafted in order to restrict ground signage to larger multi-family districts, not duplexes or quadplexes. Johnston reported the draft ordinance as written would only allow ground signage in multi-family properties with at least 12 units. This would restrict ground signage to the largest R-4 development allowed by code and the newly created R-6 district.

Motion was made by Schellin/Nicolaus to recommend approval of ordinance related to modifications of Section 13-1-103 and Section 13-1-106 regarding wall sign height restrictions and ground signs in multi-family residential districts. Upon the call of the roll, all voted aye. Motion carried.

6.) Communication – Letters, E-mails, or reports Related to the Plan Commission (Chairman, Secretary, Plan Commission Members, City of Plymouth Staff/Alderspersons)

Administrator Blakeslee reported that framing for the Wangard project was going up with hopes to open the first building for occupancy by August of 2025. Assistant City Administrator Johnston reported there would be a Plan Commission meeting in April with new business items.

Motion was made by Schelling/Schmitz to adjourn the meeting at 6:48 pm. A unanimous aye vote was cast. Motion carried.



DATE: March 26, 2025

TO: Plan Commission

FROM: Jack Johnston, Assistant City Administrator/Community Development Director

RE: **Site Plan Seeking Approval;** 3062 Kiley Way, Kensington Management, Inc. (dba Taco Bell) for exterior site plan improvements. Excel Engineering (enclosure)

ZONING CONSISTENCY MATRIX		
	<i>Required</i>	<i>Provided</i>
Zoning	B-3	B-3
Maximum Lot Coverage of All Buildings	50%	~3%
Minimum Lot Width at Building Line	100'	>175'
Minimum Front Yard Setback	50'	75' from nearest front yard property line
Minimum Side Yard Setback		
Principal Building	20'	~50' to north side
Accessory Building	10'	yard
Minimum Rear Yard Setback	40'	n/a
Maximum Height Any Structures	Principal: 35', up to 50' with CUP Accessory: 25'	20'10" for restaurant

Background:

Excel Engineering has submitted a site plan review application for the Taco Bell restaurant location located at 3062 Kiley Way. The overall plan calls for both interior and exterior upgrades to the restaurant. The Plan Commission is tasked with reviewing and approving planned exterior site plan improvements. In short, the project will bring the location up to Taco Bell's corporate brand standards. It includes fresh painting, landscaping upgrades, fresh artwork, drive-thru upgrades, and updated signage. The applicant has been made aware that any proposed exterior sign upgrades will be required to obtain a separate building permit and must adhere to the City of Plymouth Sign Code.

City Zoning/Comprehensive Plan:

The property is within the B-3 Business Highway zoning district. The above zoning matrix indicates the property is conforming in terms of setbacks and the proposed site plan improvements do not contemplate enlarging the building area or parking lot size. The City's Comprehensive Plan and Future Land Use Map indicate the area to remain commercial. As such, no rezone or comprehensive plan amendment is required.

Proposed Signage Upgrades:

The plans call for demoing existing signage and awnings on the building's north, south, and east side and replacing them with new signage. The new signage includes three (3) bell logo signs on three sides of the building and two (2) Taco Bell letter signs on two signs of the building. The size of the signs are approximately 13.5 square feet for the bell sign and ~9.4 square feet for the Taco Bell letter signs. The signs appears conforming to City Code in terms of size and placement. Current code language restricts signage placed above 30' in the B-3 district, but the building itself is just over 20' in height (this section of the ordinance may be changed at the Common Council meeting in April 8). Each sign will require individually building permits prior to installation.

Shoreland Zoning/Wetlands:

The property is not within shoreland zoning. A small pond is located directly east of the restaurant and appears to serve as stormwater retention. The proposed site plan improvements will not impact that pond.

Public Works/Plymouth Fire Department Review:

Both Public Works Director Austin and Chief Pafford reviewed the proposal and have no concerns. No stormwater management plan update is required as part of this site plan review.

Plan Commission Consideration(s):

Sec. 15-1-3(g) of the City Code indicates that the Plan Commission must review and approve any construction, reconstruction, expansion or conversion, except for one and two family residences in residentially zoned districts before the issuance of a building permit from the building inspector:

- *Site plan approval.* All applications for building permits for any construction, reconstruction, expansion or conversion, except for one and two family residences in residentially zoned districts shall require site plan approval by the plan commission.

When considering acting on a site plan application, the Plan Commission should consider the following:

- a. The appropriateness of the site plan and buildings in relation to the physical character of the site and the usage of adjoining land areas.
- b. The layout of the site with regard to entrances and exits to public streets; the arrangement and improvement of interior roadways; the location, adequacy and improvement of areas for parking and for loading and unloading; and shall, in this connection, satisfy itself that the traffic pattern generated by the proposed construction or use shall be developed in a manner consistent with the safety of residents and the community, and the applicant shall so design the construction or use as to minimize any traffic hazard created thereby.
- c. The adequacy of the proposed water supply, drainage facilities and sanitation and waste disposal.
- d. The landscape and appearance of the completed site. The plan commission may require that those portions of all front, rear and side yards not used for off-street parking shall be attractively planted with trees, shrubs, plants or grass lawns, and that the site be effectively screened so as not to impair the value of adjacent properties nor impair the intent of purposes of this section.

Staff Recommendation:

Staff recommends the Plan Commission consider approving the site plan improvements for the Taco Bell restaurant building.

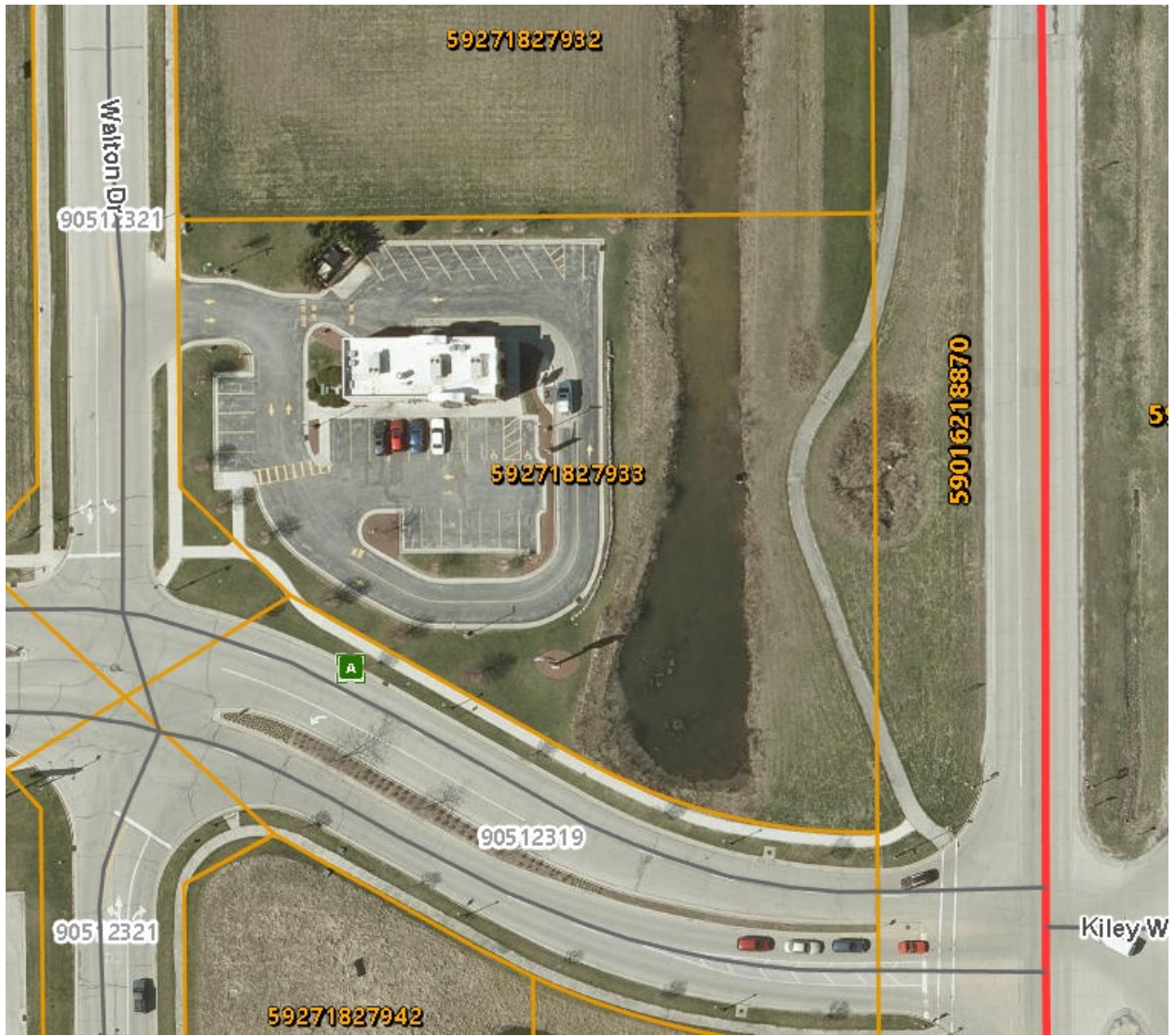
Copies Mailed/Emailed To:

- I. Tricia Muellenbach: tricia.muellenbach@ExcelEngineer.com

Attachments:

- I. GIS Map
- II. Site Photo
- III. Application and Building Plan Materials

Attachment I



Site Photo as 3/19/25



PROJECT NARRATIVE

Taco Bell Midterm Remodel
3062 Kiley Way, Plymouth, WI



Excel Engineering Inc. is providing design services for Black River Bells for the remodel of an existing Taco Bell restaurant in Plymouth, Wisconsin. The remodel serves as a required refresh as mandated by Taco Bell Corporate and includes the following scope.

SITE WORK

Signage will be updated to reflect the current Brand Standards as required by Taco Bell Corporate and in adherence to the City of Plymouth commercial sign ordinance. Improvements include repainting all sign bases and light poles. Order point canopy and menu boards will be updated and landscape refreshed where impacted by construction. Dumpster enclosure will be painted to coordinate with building exterior new paint.

BUILDING EXTERIOR

The exterior improvements include paint, refreshed art work where current artwork exists, replace existing signage with updated Brand signage, update all lights to LED and replace wall lights with new wall sconces.

BUILDING INTERIOR

The interior finishes will be refreshed including walls, flooring, and ceiling. Furniture will be updated. New LED lights throughout the interior of the building and bathrooms will be refreshed with new paint and lighting only. All equipment to remain, with the exception of new Pepsi fountain machines, new ice machines, and new tea urns. An outdated decorative metal frame/pergola will be removed from the dining area.

2025 Remodel Scope

Store #: 28453

Address: 3062 Kiley Way Plymouth, WI

Remodel Type: MidTerm

Est. Remodel Date: 5/19/2025

Estimated 2024 Sales:

<p>SITE WORK</p>	<p>New sign faces with new LED's for pylon sign Scrape & repaint pylon pole & sign cabinets black Deimage all previous logos & remove all directional signs including foundations Remove old DT order point canopy & foundations Add new order point canopy & foundation. Foundation & electrical by GC, order point canopy install by sign vendor. Add new speaker post foundation Remove existing concrete around digital menu board. Existing menu board to remain as is. Add bollard next to digital menu board Patch landscaping around menu board as needed Remove existing clearance bar & foundation Add new clearance bar, foundation & bollard. Foundation & bollard by GC, clearance bar install by sign vendor. Upgrade all parking lot light pole heads to LED heads. Already LED here, electrician just to confirm all are working properly. Paint existing parking lot light poles black Crack fill, seal coat & stripe entire parking lot to match existing Paint existing dumpster enclosure/fix doors if needed</p>
<p>BUILDING EXTERIOR</p>	<p>New exterior paint All new building signage package per brand standards New exterior artwork package in existing cut outs. Remove arched awnings above cutouts & patch EFIS Add (2) new mobile pickup signs on building Building awnings to remain as is Scrape/repaint awnings black All canopy lights to be replaced with new LED bulbs. Bulbs supplied & installed by electrical contractor. Electrician to confirm all exterior building fixture bulbs are LED. If not, electrician to replace with LED bulbs. Replace exterior lights with new wall scones. New lights above exterior artwork cutouts & new wall pack above BOH security door.</p>
	<p>Add appropriate number of kiosks - (1) on front counter & (2) on half wall. Peak hour transactions are 48. New artwork package</p>

<p>BUILDING INTERIOR</p>	<p>Remove existing chairs, booths, tabletops, condiment table and trash enclosures Core drill table bases to remain Remove existing wainscot, chair rail, wallpaper and all other wall finishes All new lobby décor package Existing flooring in front of house to remain Replace damaged/cracked tiles as needed New front counter with mobile pickup shelving New tile for back wall by POS area and by Pepsi machine New stainless steel drink table in lobby. Pepsi machine to sit in middle of the table. New laminate bathroom doors with kickplates, paint existing frames & reuse existing hardware Bathrooms to remain as is. New paint and LED ceiling lighting only. All new LED lights throughout the building - FOH & BOH New ceiling tiles for dining room only. Existing grid to remain as is. Repair grid as needed. BOH ceiling and grid to remain as is Remove existing metal frame and pergola structure in lobby Remove FRP screen panel in lobby & replace floor tile Repaint lobby All new lobby signage as required Patch/repair acrylic flooring in BOH as needed. Add stainless backsplash for Power Soak Sink. From sink to first rail. Already complete, not needed. (2) new Pepsi fountains (lobby & drive thru) - 10+ years old. (2) new ice machines w/ condensers & line sets (lobby & drive thru) - 10+ years old (2) new tea urns (lobby & drive thru) - 10+ years old</p>
<p>OPT IN</p>	<p>New FBD cart for under freeze machine FBD machine to stay up by front counter like we did in store #3291 Southfield, MI this year Remove existing interior menu boards, build soffit out flat and install (4) new interior digital menu boards Add new outlet & CAT 6 on soffit above POS area for new digital menu boards</p>

MIDTERM REMODEL FOR: TACO BELL - SUNDANCE

PLYMOUTH, WI

STORE #28453

PROJECT CONTACTS

OWNER INFORMATION:

BLACK RIVER BELLS
7915 KENSINGTON COURT
BRIGHTON, MI 48116
MATT DAPRA
Phone: (248) 378-3167
E-mail: Matt.DaPra@teamlyders.com

PROJECT MANAGER:

TRICIA MUELLENBACH
Phone: (920) 216-9081
E-mail: tricia.muellenbach@excelengineer.com

PLUMBING:

NICK STREETER
Phone: (920) 322-1627
E-mail: nick.streeter@excelengineer.com

ELECTRICAL:

TIM STOPPLEWORTH
Phone: (920) 322-1748
E-mail: tim.stoppleworth@excelengineer.com

ABBREVIATIONS

ADD.	ADDITION	HR.	HOUR	HVAC	HEATING, VENTILATING	RS	RELIEF SCUPPER
ACOUS.	ACOUSTICAL	DSP.	DRAINING FOUNTAIN	LD.	LOAD	R.D.	ROOF DRAIN
AC.	AIR CONDITIONING	DWP.	DISPENSER	INSUL.	INSULATED	REF.	REFERENCE
A.F.F.	ABOVE FINISH FLOOR	EA.	EACH	INT.	INTERIOR	RSN.	SANITARY SEWER
ALUM.	ALUMINUM	E.I.F.S.	EXTERIOR FINISH SYSTEM	INT.	INTERIOR	SCH.	SCHEDULE
ALT.	ALTERNATE	FIN.	FINISH	INW.	INVERT	SEC.	SECTION
APPROX.	APPROXIMATELY	J.	JUNCTION	J.	JUNCTION	SEW.	SEWER
ARCH.	ARCHITECT	ELEC.	ELECTRICAL	JAN.	JANITOR	SH.	SHEET
ASPHK.	ASPHALT	ELEV.	ELEVATION	JAN.	JANITOR	SHIT.	SHEET
ASPH.	ASPHALT	ELEC.	ELECTRICAL	JAN.	JANITOR	SHITG.	SHEET
ADJ.	ADJUSTABLE	ENCL.	ENCLOSURE	LOU.	LOUVER	ST.	STAIR
APT.	APARTMENT	ENCL.	ENCLOSURE	LAM.	LAMINATED	STC.	STORM SEWER
AV.	AVENUE	E.W.	EACH WAY	LAV.	LAVATORY	STR.	STRIP
AVG.	AVERAGE	EQ.	EQUAL	LD.	LOAD	SM.	SPRINKLER
AGGR.	AGGREGATE	EQSP.	EQUIPMENT	LI.	LIGHT	SPC.	SPECIFICATION
AUTO.	AUTOMATIC	EQW.	EQUIWAVE	LI.	LIGHT	SPC.	SPECIFICATION
FREE.	FREE	EQW.	EQUIWAVE	LI.	LIGHT	SPC.	SPECIFICATION
BOARD.	BOARD	EQW.	EQUIWAVE	LI.	LIGHT	SPC.	SPECIFICATION
B.O.	BOTTOM OF	EQW.	EQUIWAVE	LI.	LIGHT	SPC.	SPECIFICATION
B.O.W.	BOTTOM OF WALL	EQW.	EQUIWAVE	LI.	LIGHT	SPC.	SPECIFICATION
B.O.C.	BOTTOM OF CURB	EQW.	EQUIWAVE	LI.	LIGHT	SPC.	SPECIFICATION
B.O.	BOTTOM OF JOIST	EQW.	EQUIWAVE	LI.	LIGHT	SPC.	SPECIFICATION
B.O.	BOTTOM OF JOIST	EQW.	EQUIWAVE	LI.	LIGHT	SPC.	SPECIFICATION
B.O.	BOTTOM OF JOIST	EQW.	EQUIWAVE	LI.	LIGHT	SPC.	SPECIFICATION

SYMBOLS LEGEND

CALLOUT/DETAIL REFERENCE

SECTION/DETAIL REFERENCE

REVISION CLOUD

INTERIOR ELEVATION REFERENCE

DRAWING/DETAIL IDENTIFICATION

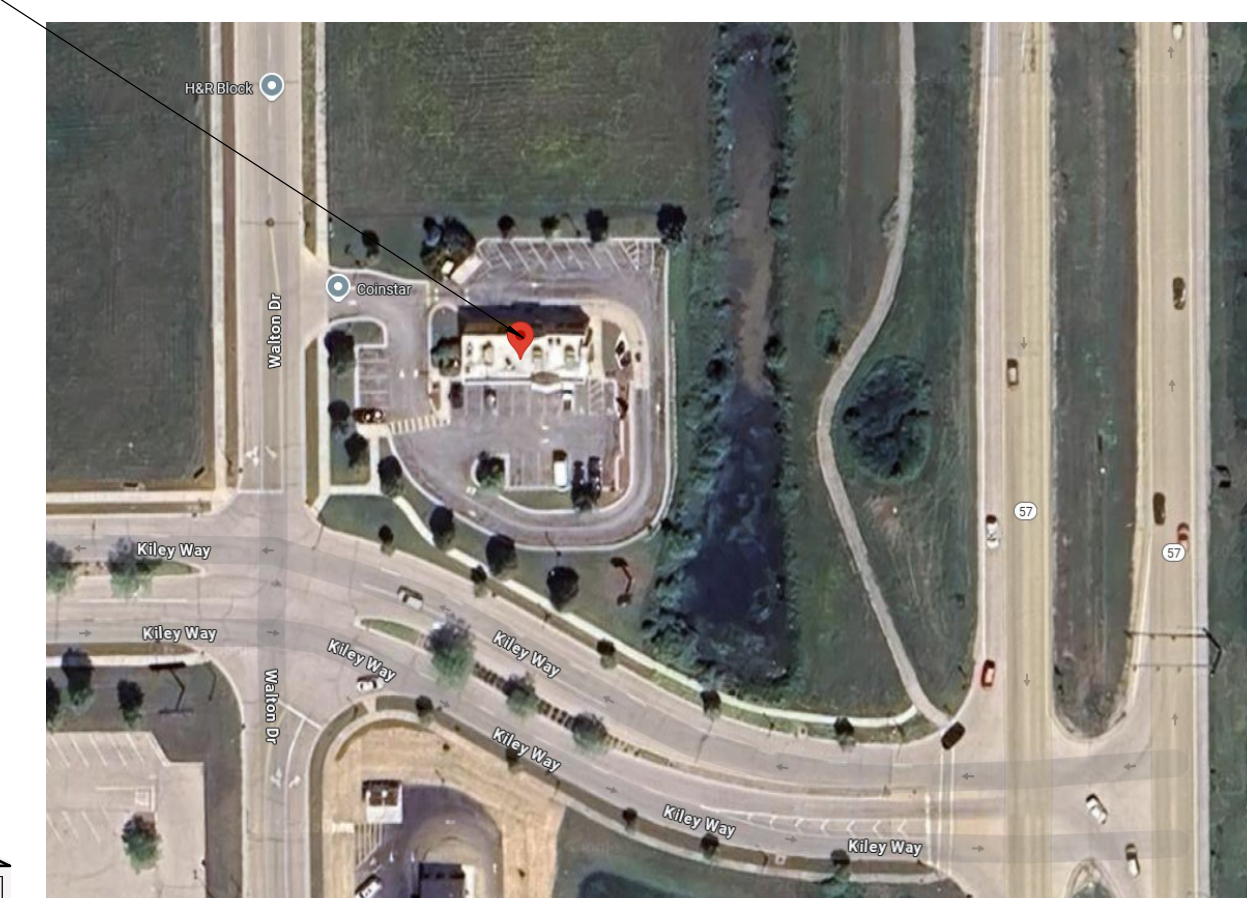
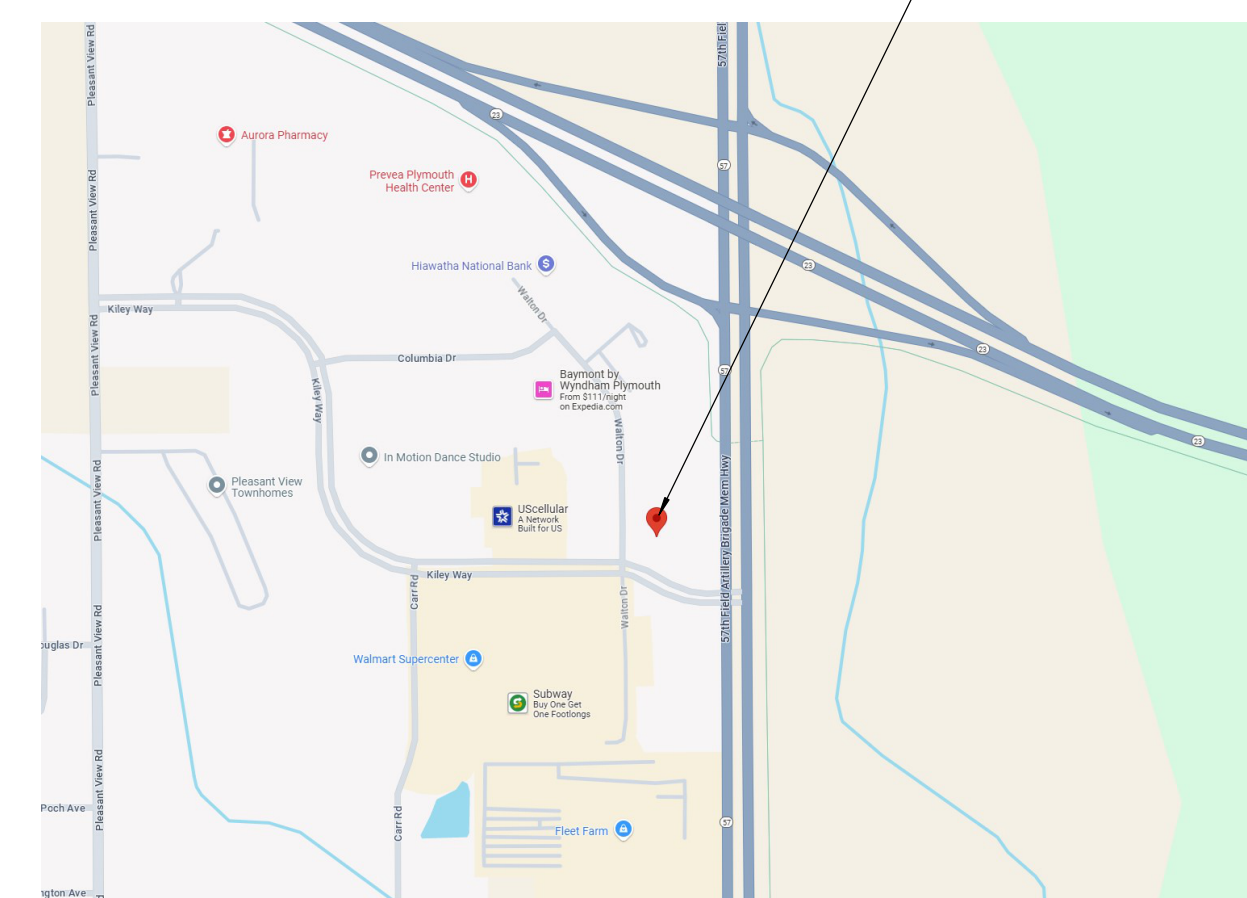
ELEVATION MARKER

SHEET INDEX

SHEETS BELOW INTENDED TO BE PRINTED IN: **COLOR**. REFER TO DIGITAL FORMAT DRAWINGS IF PRINTED GRAYSCALE TO ENSURE SCOPE CLARITY

NUMBER	SHEET NAME / DESCRIPTION	SHEET STATUS	LATEST SHEET ISSUE	
			NUMBER	DATE
GENERAL				
T1.0	TITLE SHEET	IFC	IFC	MAR. 6, 2025
T1.1	PROJECT INFORMATION	IFC	IFC	MAR. 6, 2025
T1.2	INTERIOR SIGNAGE SCHEDULE AND NOTES	IFC	IFC	MAR. 6, 2025
ARCHITECTURAL				
A0.1	SPECIFICATIONS	IFC	IFC	MAR. 6, 2025
A0.2	SPECIFICATIONS	IFC	IFC	MAR. 6, 2025
A0.3	SPECIFICATIONS	IFC	IFC	MAR. 6, 2025
AS1.0	SITE PLAN	IFC	IFC	MAR. 6, 2025
AS2.0	SITE PLAN DETAILS	IFC	IFC	MAR. 6, 2025
AS2.1	SITE PLAN DETAILS	IFC	IFC	MAR. 6, 2025
AD1.1	FIRST FLOOR DEMOLITION PLAN	IFC	IFC	MAR. 6, 2025
AD1.2	FIRST FLOOR DEMOLITION CEILING PLAN	IFC	IFC	MAR. 6, 2025
AD2.0	EXTERIOR DEMOLITION ELEVATIONS	IFC	IFC	MAR. 6, 2025
AD2.1	EXTERIOR DEMOLITION ELEVATIONS	IFC	IFC	MAR. 6, 2025
A1.1	FIRST FLOOR PLAN	IFC	IFC	MAR. 6, 2025
A2.0	EXTERIOR ELEVATIONS	IFC	IFC	MAR. 6, 2025
A2.1	EXTERIOR ELEVATIONS	IFC	IFC	MAR. 6, 2025
A5.0	INTERIOR ELEVATIONS	IFC	IFC	MAR. 6, 2025
A5.1	ENLARGED PLANS AND ELEVATIONS	IFC	IFC	MAR. 6, 2025
A6.0	SCHEDULES	IFC	IFC	MAR. 6, 2025
AT.1	FIRST FLOOR REFLECTED CEILING PLAN	IFC	IFC	MAR. 6, 2025
AB.1	FIRST FLOOR FINISH PLAN	IFC	IFC	MAR. 6, 2025
A9.1	FIRST FLOOR EQUIPMENT PLAN	IFC	IFC	MAR. 6, 2025
A9.2	FIRST FLOOR EQUIPMENT SCHEDULE	IFC	IFC	MAR. 6, 2025
PLUMBING				
P0.1	LEGEND AND SPECIFICATIONS	IFC	IFC	MAR. 6, 2025
P1.1	FLOOR PLANS	IFC	IFC	MAR. 6, 2025
P4.0	SCHEDULES	IFC	IFC	MAR. 6, 2025
ELECTRICAL				
E0.1	LEGEND AND SPECIFICATIONS	IFC	IFC	MAR. 6, 2025
E0.2	SPECIFICATIONS	IFC	IFC	MAR. 6, 2025
E1.1L	FIRST FLOOR PLAN - LIGHTING	IFC	IFC	MAR. 6, 2025
E1.1P	FIRST FLOOR PLAN - POWER	IFC	IFC	MAR. 6, 2025

LOCATION MAP



EXCEL
Always a Better Plan
100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

MIDTERM REMODEL FOR:
TACO BELL - SUNDANCE
 3062 KILEY WAY • PLYMOUTH, WI 53073

PROFESSIONAL SEAL

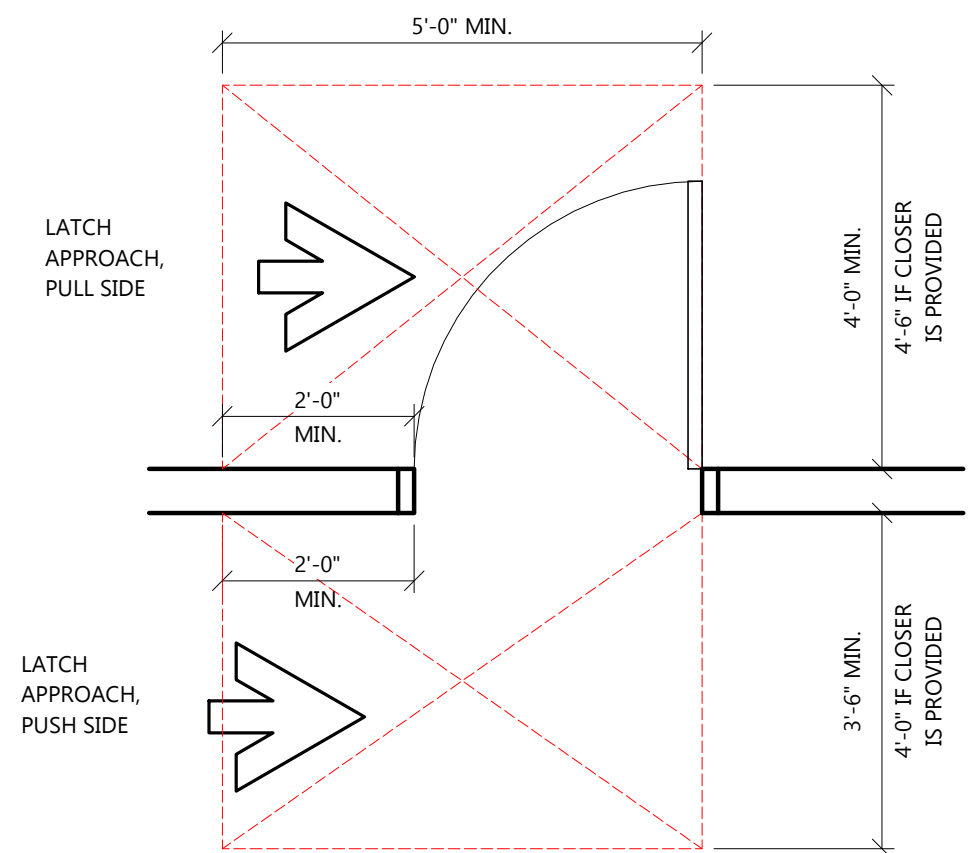
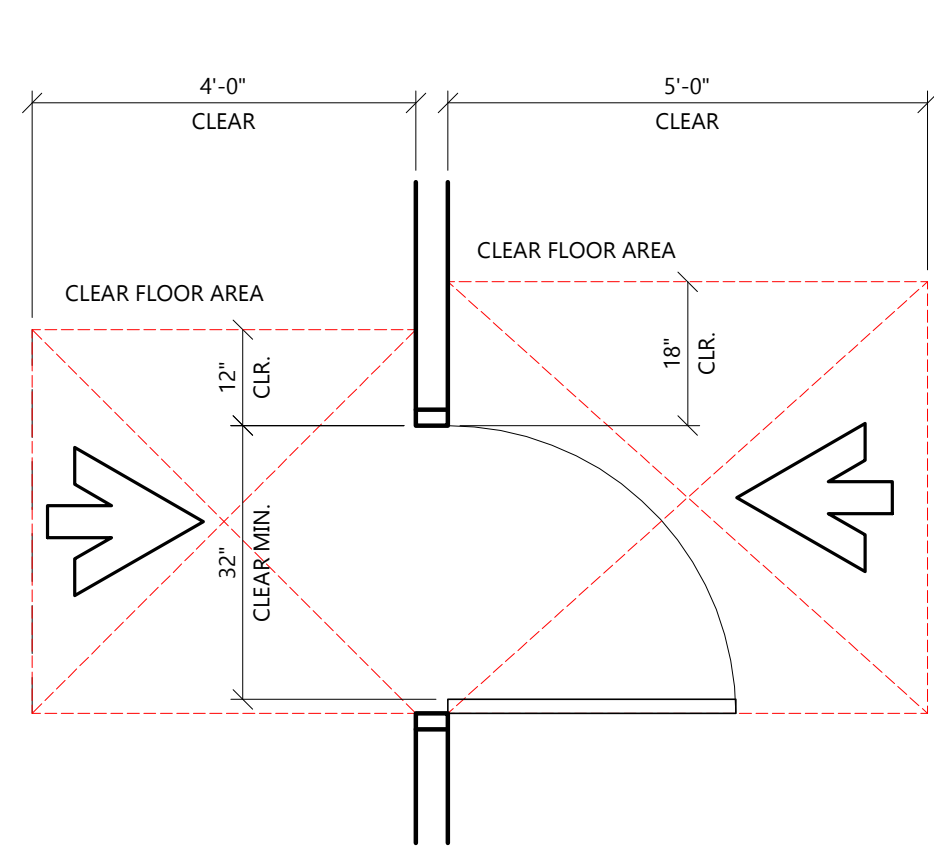
SHEET DATES

ISSUED FOR CONSTRUCTION

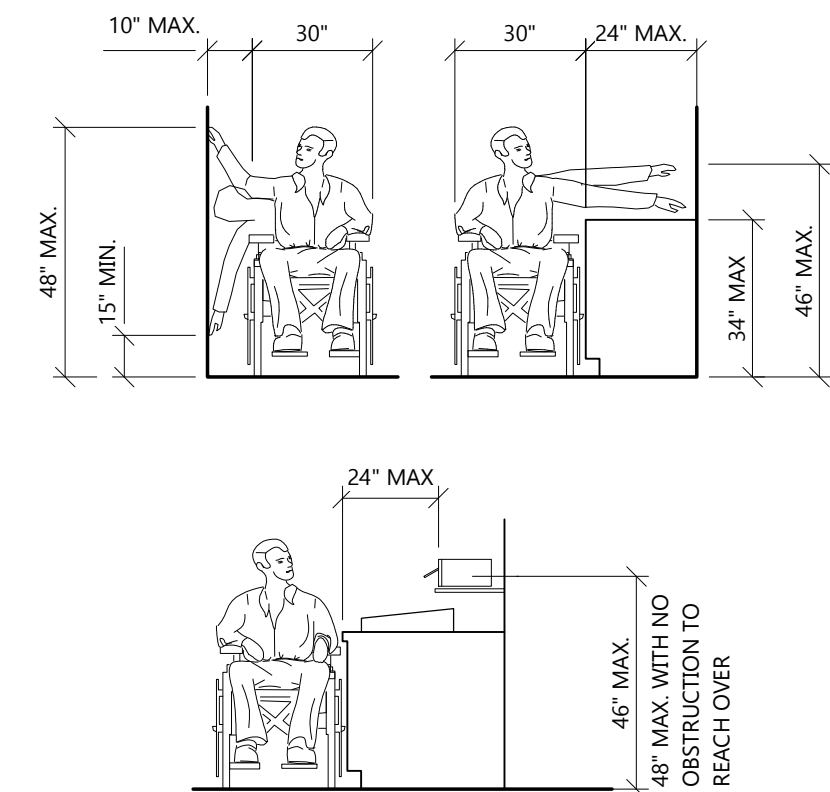
IFC	MAR. 6, 2025

JOB NUMBER
240300000

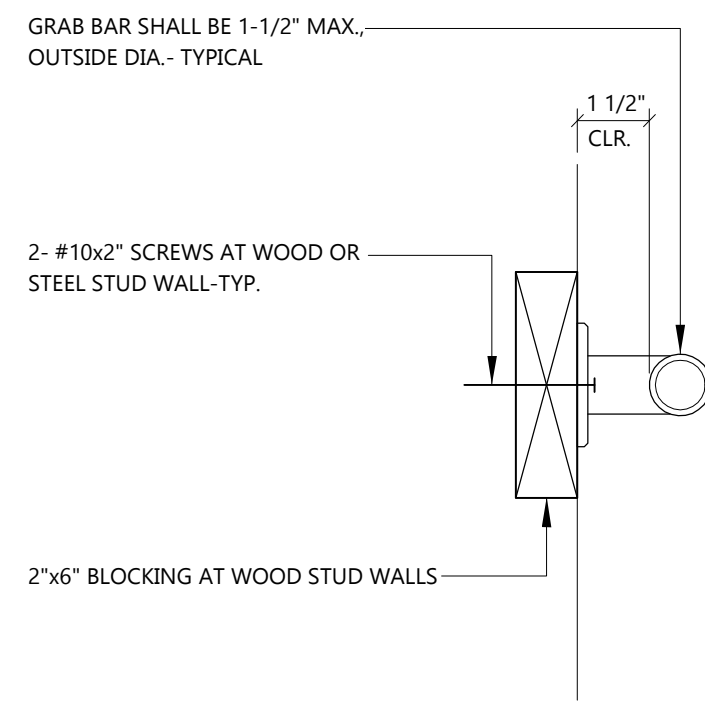
SHEET NUMBER
T1.0



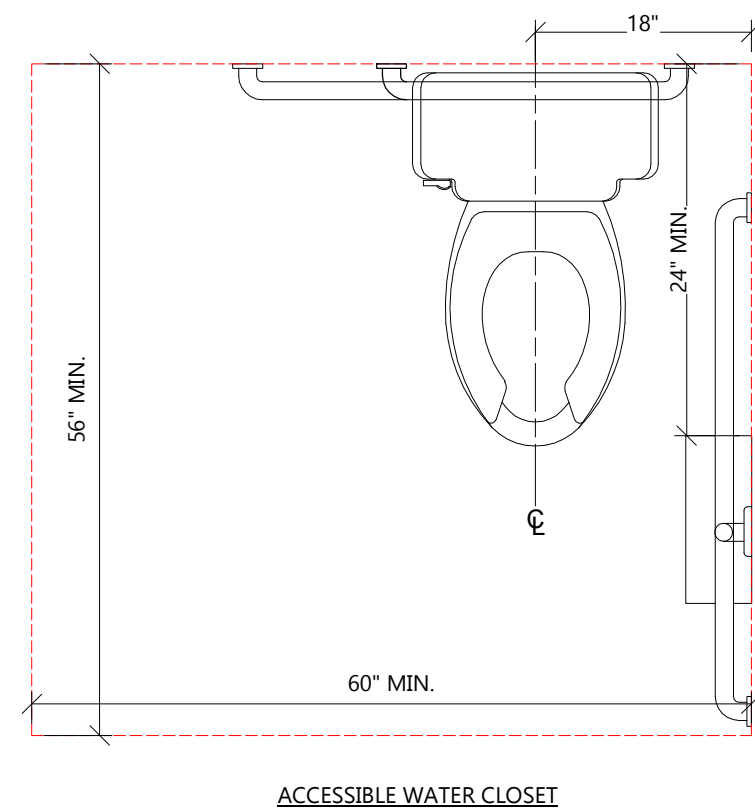
1 DOOR CLEARANCES
SCALE: 1/2" = 1'-0"



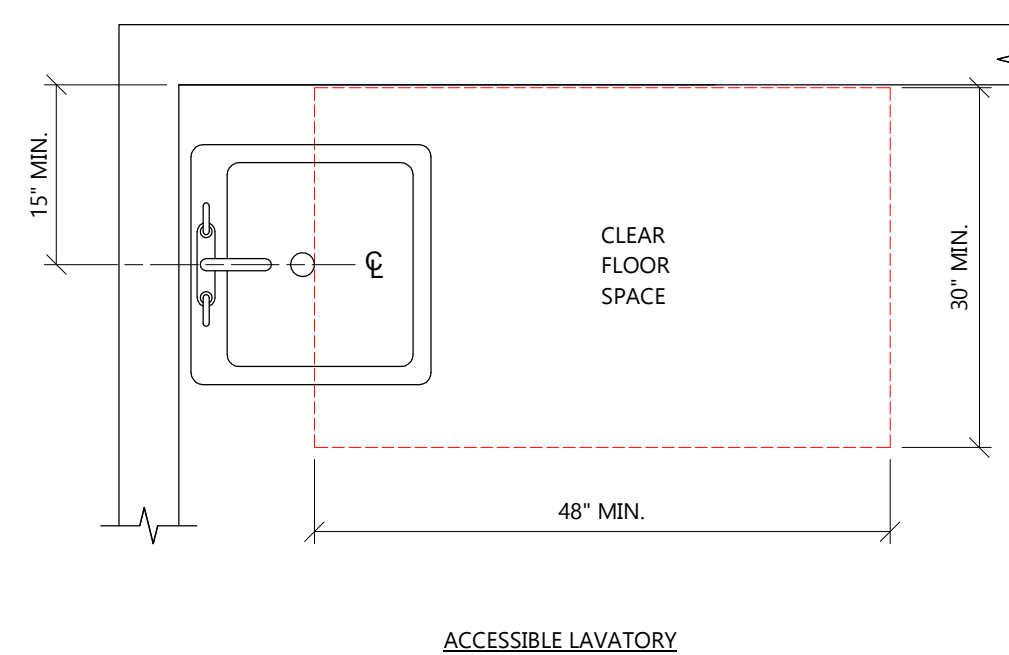
3 REACH RANGES
SCALE: 3/4" = 1'-0"



2 GRAB BAR
SCALE: 3/4" = 1'-0"



ACCESSIBLE WATER CLOSET



ACCESSIBLE LAVATORY

4 CLEAR FLOOR SPACE
SCALE: 3/4" = 1'-0"

PROJECT INFORMATION

APPLICABLE BUILDING CODES

- 2015 INTERNATIONAL BUILDING CODE
- 2015 INTERNATIONAL EXISTING BUILDING CODE
- 2015 INTERNATIONAL ENERGY CONSERVATION CODE
- 2015 INTERNATIONAL MECHANICAL CODE
- 2015 INTERNATIONAL FUEL GAS CODE
- 2015 INTERNATIONAL FIRE CODE
- 2017 NATIONAL ELECTRICAL CODE
- 2023 WISCONSIN PLUMBING CODE
- 2009 ICC/ANSI A117.1 ACCESSIBILITY CODE

OCCUPANCY CLASSIFICATIONS

- OCCUPANCY CLASSIFICATIONS WITHIN BUILDING INCLUDE: ASSEMBLY GROUP A-2
- 2015 IBC SECTION 303.3 - RESTAURANTS, CAFETERIAS AND SIMILAR DINING FACILITIES (INCLUDING ASSOCIATED COMMERCIAL KITCHENS)

ALLOWABLE HEIGHT & AREAS

- 2015 IBC TABLE 504.3 ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE = 40'
EXISTING BUILDING HEIGHT = 21'-10"
- 2015 IBC TABLE 504.4 ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE = 1 STORY
EXISTING NUMBER OF STORIES = 1 STORY
- 2015 IBC TABLE 506.2 ALLOWABLE AREA FACTOR IN SQUARE FEET = 6,000 SF
EXISTING BUILDING AREA = 1,827 SF

CONSTRUCTION CLASSIFICATION

- 2015 IBC SECTION 602.5 TYPE V(B) CONSTRUCTION
- ENTIRE BUILDING IS **NOT** FULLY EQUIPPED w/ AN AUTOMATIC SPRINKLER SYSTEM PER N.F.P.A. 13

OCCUPANT LOADS

OCCUPANT LOADS BASED ON 2015 INTERNATIONAL BUILDING CODE TABLE 1004.1.2

ROOM OR SPACE DESIGNATION	CLASSIFICATION OF OCCUPANCY FOR USE	FLOOR AREA (S.F.)	DENSITY SF/PERSON	OCCUPANT LOAD BY CALCULATION	OCCUPANT LOAD BY ACTUAL NO.
COOLER/STORAGE	ACCESSORY STORAGE AREA	185	300 GROSS	.62	-
OFFICE	BUSINESS AREAS	73	100 GROSS	.73	-
KITCHEN RESTAURANT	KITCHEN, COMMERCIAL	689	200 GROSS	3.45	-
RESTAURANT DINING ROOM	ASSEMBLY UNCONCENTRATED	631	15 NET	-	35

TOTAL OCCUPANT LOAD OF THE BUILDING = 40 OCCUPANTS

MEANS OF EGRESS

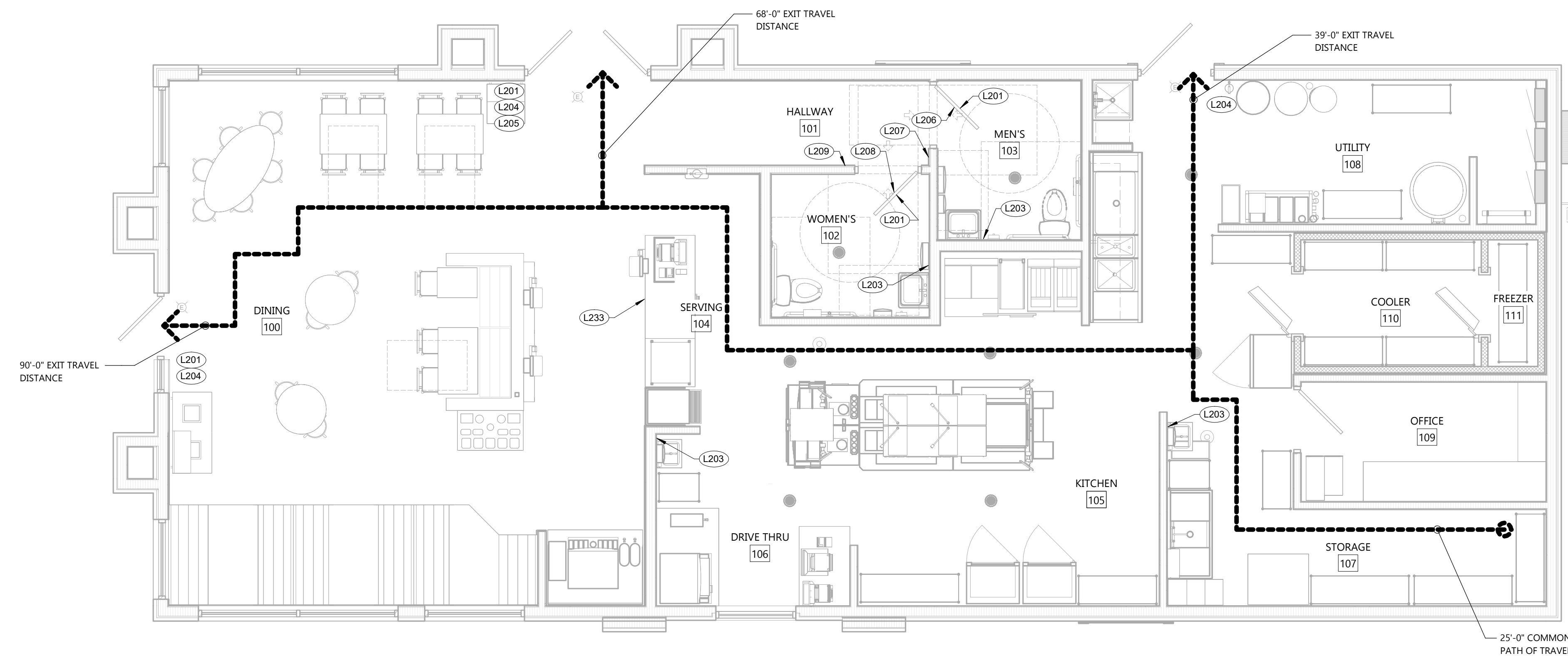
- 2015 IBC TABLE 1017.2 200 FT. EXIT ACCESS TRAVEL DISTANCE (UN-SPRINKLERED)
- 2015 IBC SECTION 1005.3.2 EGRESS WIDTH PER OCCUPANT SERVED = 0.2"
40 TOTAL OCCUPANTS x 0.2" = 8.0 EGRESS WIDTH REQUIRED
PROVIDED EGRESS WIDTH = 150"

SANITARY FIXTURES

PLUMBING FIXTURE FACTORS BASED ON 2015 INTERNATIONAL BUILDING CODE TABLE 2902.1

OCCUPANCY TYPE	CAPACITY	WATER CLOSETS		LAVATORIES		DRINK FOUNTAINS		OTHER		
		FACTORS	# M. FIX.	# F. FIX.	FACTORS	# M. FIX.	# F. FIX.	FACTORS		
A-2 GROUP (RESTAURANT)	40 PERSONS	1 PER 75	.27	.27	1 PER 200	.1	.1	1/500	1	1 SERVICE SINK
PROVIDED FIXTURES			1 (WC)	1 (WC)		1 LAV	1 LAV	0*		1 IN BOH

* DRINKING WATER PROVIDED BY SODA MACHINE DISPENSING WATER.



NORTH LIFE SAFETY AND SIGNAGE PLAN
SCALE: 1/4" = 1'-0"



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PROJECT INFORMATION

MIDTERM REMODEL FOR:
TACO BELL - SUNDANCE
3062 KILEY WAY • PLYMOUTH, WI 53073

PROFESSIONAL SEAL

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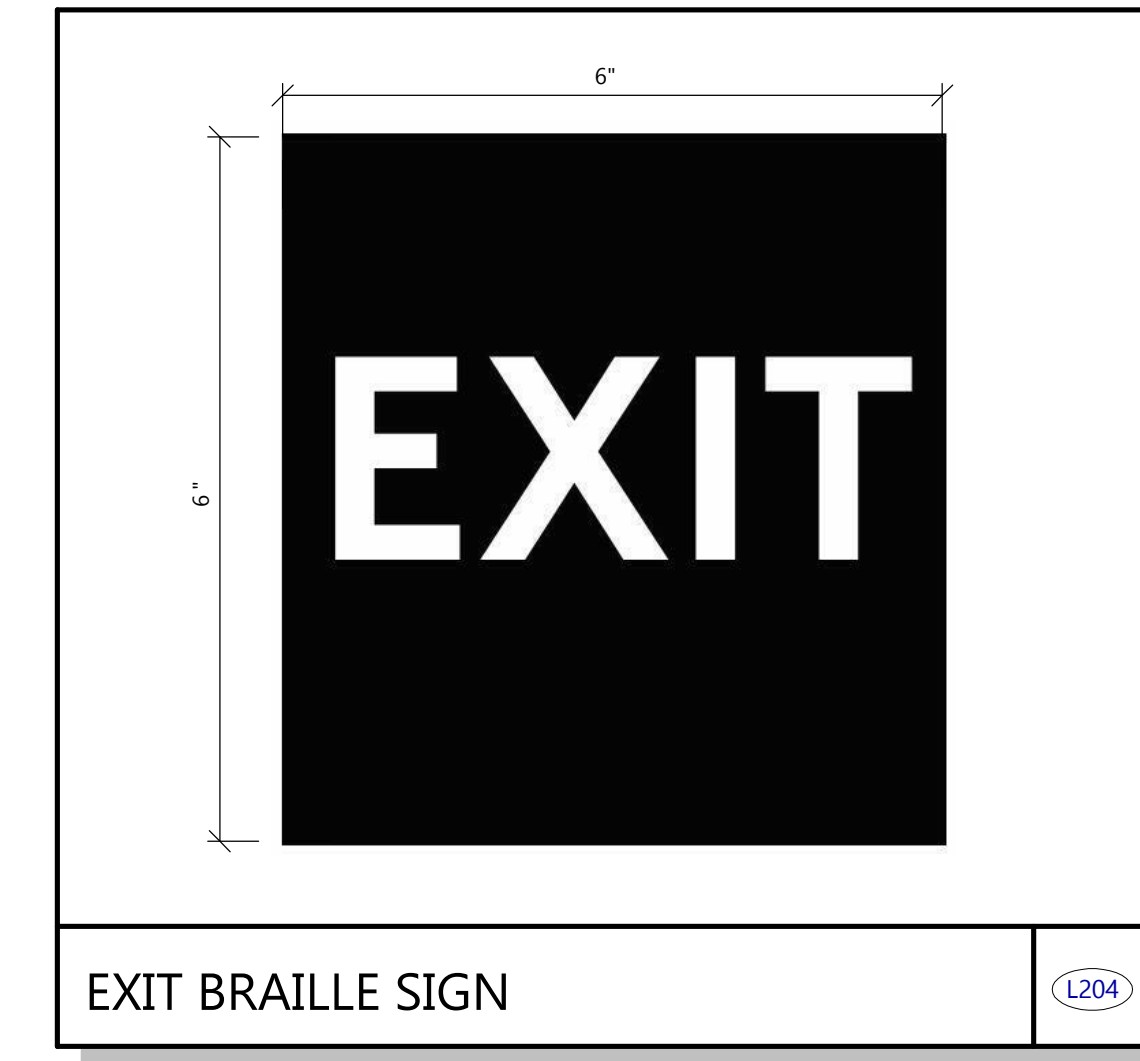
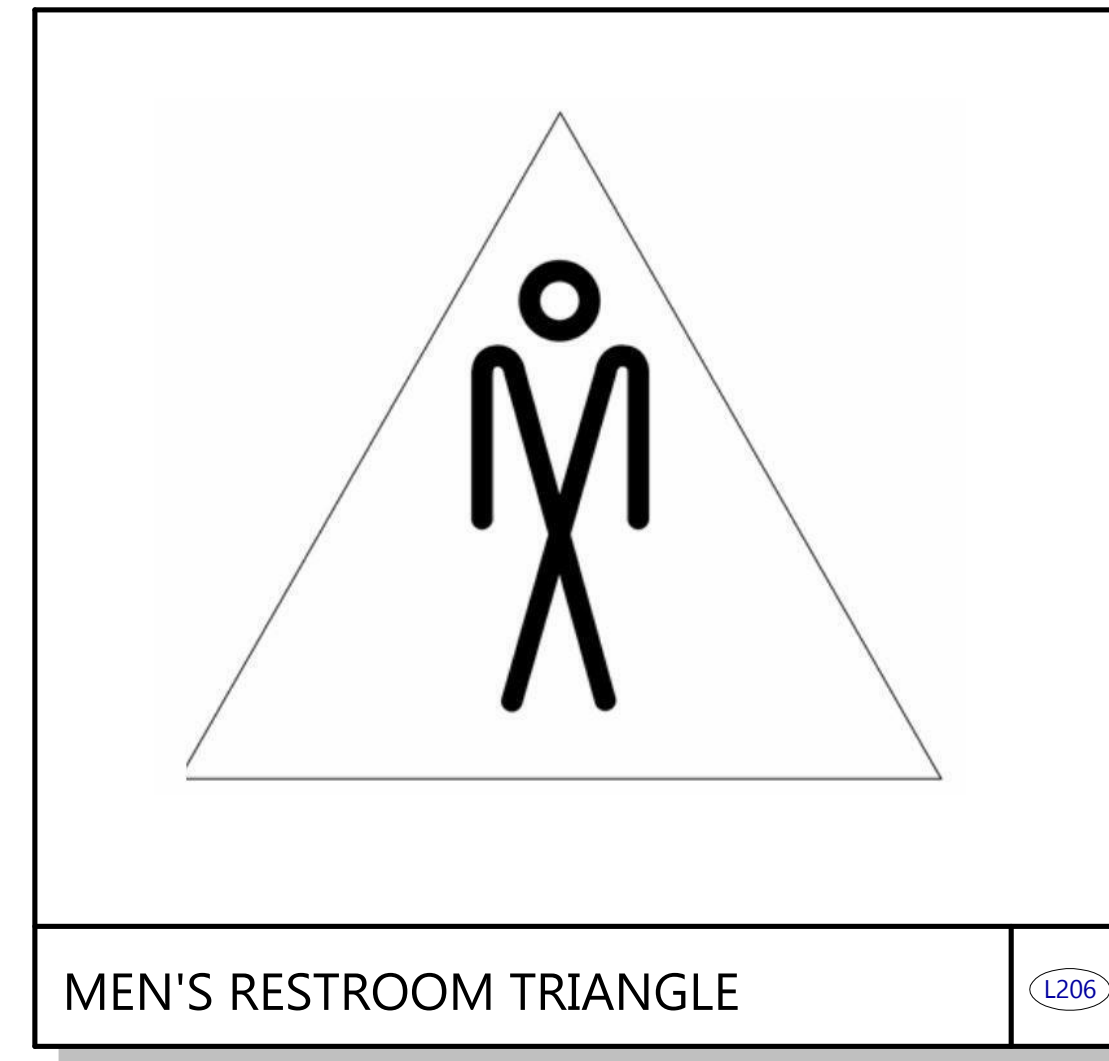
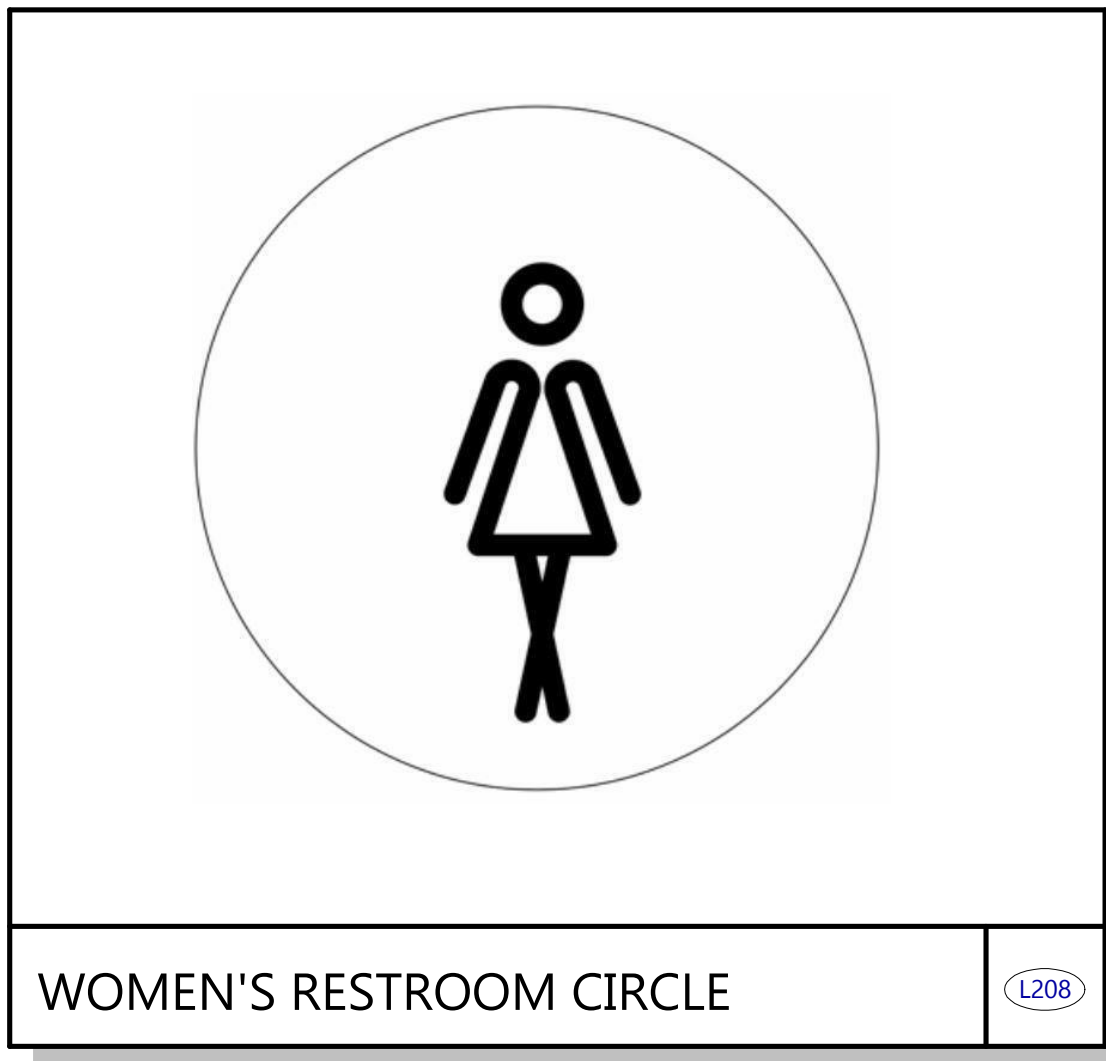
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NOTE:
RAISED CHARACTERS SHALL BE 48" MINIMUM ABOVE THE FLOOR, MEASURED TO THE BASELINE OF THE LOWEST RAISED CHARACTER AND 60" MAXIMUM ABOVE THE FLOOR, MEASURED TO THE BASELINE OF THE HIGHEST RAISED CHARACTER.

SIGNAGE SCHEDULE					
TAG	VERBIAGE	SIZE	MOUNTING HEIGHT	QUANTITY	LOCATION
L201	NO SMOKING OR ELECTRONIC CIGARETTE USE. THIS IS A SMOKE FREE ESTABLISHMENT	1/16 x 6 x 6	60" A.F.F.	4	1 INSIDE RESTROOM (BACK OF DOOR), 1 AT CUSTOMER ENTRANCE DOOR
L203	EMPLOYEES MUST WASH HANDS BEFORE RETURNING TO WORK	1/16 x 6 x 6	60" A.F.F.	4	1 INSIDE RESTROOM NEAR SINK, 1 AT EACH BOH SINK
L204	EXIT	1/16 x 6 x 6	60" A.F.F.	3	1 AT EACH EXIT, MOUNTED ON WALL ACCORDING TO ADA GUIDELINES
L205	OCCUPANCY	1/16 x 6 x 6	60" A.F.F.	1	1 AT CUSTOMER EXIT
L206	MEN'S RESTROOM TRIANGLE (W/B)	1/4 x 12 x 12	60" A.F.F.	1	MOUNTED ON MEN'S RESTROOM DOOR
L207	MEN'S RESTROOM (w/ BRAILLE)	1/4 x 9 x 6	60" A.F.F.	1	MOUNTED ON WALL NEXT TO RESTROOM DOOR
L208	WOMEN'S RESTROOM CIRCLE (W/B)	1/4 x 12 x 12	60" A.F.F.	1	MOUNTED ON WOMEN'S RESTROOM DOOR
L209	WOMEN'S RESTROOM (w/ BRAILLE)	1/4 x 9 x 6	60" A.F.F.	1	MOUNTED ON WALL NEXT TO RESTROOM DOOR
L233	PLEASE ASK IF YOU NEED ASSISTANCE (w/ ADA INFOGRAPHIC)	1/16 x 3 x 6	60" A.F.F.	1	AT COUNTER

ARCHITECTURAL SPECIFICATIONS (CONT)



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A0.3

- (A). PRIMER: SEE SHOP APPLIED COATING SCHEDULE ON STRUCTURAL DRAWINGS FOR PRIMER. FOR SPOT PRIMING AND FERROUS METALS WITHOUT SHOP APPLIED PRIMER, APPLY 1 COAT S-W PRO INDUSTRIAL PRO-CRYL UNIVERSAL PRIMER B66-1310 @ 2.0-4.0 MILS DFT.
- (B). 2 COATS S-W PRO INDUSTRIAL ACRYLIC SEMI GLOSS B-66-650 @ 2.5 — 4 MILS DFT/COAT.
- ii. ALKYD (WATERBASED URETHANE MODIFIED ALKYD): HIGH TRAFFIC AREA
 - (A). PRIMER: SEE SHOP APPLIED COATING SCHEDULE ON STRUCTURAL DRAWINGS FOR PRIMER. FOR SPOT PRIMING AND FERROUS METALS WITHOUT SHOP APPLIED PRIMER, APPLY 1 COAT S-W PRO INDUSTRIAL PRO-CRYL UNIVERSAL PRIMER B66-1310 @ 2.0-4.0 MILS DFT.
 - (B). 2 COATS S-W PRO INDUSTRIAL WATER BASED ALKYD URETHANE ENAMEL SEMI GLOSS B53-1150 @ 1.4 — 1.7 MILS DFT/COAT.
- b. EXPOSED STRUCTURAL STEEL AND EXPOSED MECHANICAL/ELECTRICAL ITEMS:
 - i. ACRYLIC (PA-DRY): (NON CORROSIVE, NON MOISTURE) NORMAL EXPOSURE
 - (A). PRIMER: SEE SHOP APPLIED COATING SCHEDULE ON STRUCTURAL DRAWINGS FOR PRIMER. FOR SPOT PRIMING AND FERROUS METALS WITHOUT SHOP APPLIED PRIMER, APPLY 1 COAT S-W PRO INDUSTRIAL PRO-CRYL UNIVERSAL PRIMER B66-1310 @ 2.0-4.0 MILS DFT.
 - (B). 2 COATS S-W PRO INDUSTRIAL WATERBORNE ACRYLIC DRY FALL EG-SHEL B42-82 @ 2.0-3.0 MILS DFT.
 - (1). CONTRACTOR SHALL MAINTAIN A DAILY LOG OF TEMPERATURE AND RELATIVE HUMIDITY.
 - (2). AMBIENT TEMPERATURE AND SUBSTRATE TEMPERATURE SHALL BE 50 DEGREES F TO 110 DEGREES F.
 - (3). RELATIVE HUMIDITY SHALL NOT EXCEED 75%.
 - ii. ALKYD (PA-ALK):
 - (A). PRIMER: SEE SHOP APPLIED COATING SCHEDULE ON STRUCTURAL DRAWINGS FOR PRIMER. FOR SPOT PRIMING AND FERROUS METALS WITHOUT SHOP APPLIED PRIMER, 1 COAT S-W KEM BOND HS UNIVERSAL METAL PRIMER B50 SERIES @ 2.0-5.0 MILS DFT.
 - (B). 2 COATS S-W PRO INDUSTRIAL WATER BASED ALKYD URETHANE ENAMEL SEMI GLOSS B53-1150 AT 1.4-1.7 MILS DFT/COAT.
- 4. ALUMINUM, ZINC-COATED AND NON FERROUS METALS: (NON MOISTURE, NON WASHDOWN AREAS)
 - a. ACRYLIC
 - i. PRIMER: SEE SHOP APPLIED COATING SCHEDULE ON STRUCTURAL DRAWINGS FOR PRIMER. FOR SPOT PRIMING WITHOUT SHOP APPLIED PRIMER, 1 COAT S-W PRO INDUSTRIAL PRO-CRYL UNIVERSAL PRIMER B66-1310 @ 2.0 — 4.0 MILS DFT.
 - ii. 2 COATS S-W PRO INDUSTRIAL SEMI GLOSS B66-650 @ 2.5-4.0 MILS DFT/COAT.
 - b. ACRYLIC (PA-DRY):
 - i. 2 COATS S-W PRO INDUSTRIAL WATERBORNE ACRYLIC DRY FALL EG-SHEL B42-82 @ 2.0-3.0 MILS DFT.
 - (A). CONTRACTOR SHALL MAINTAIN A DAILY LOG OF TEMPERATURE AND RELATIVE HUMIDITY.
 - (B). AMBIENT TEMPERATURE AND SUBSTRATE TEMPERATURE SHALL BE 50 DEGREES F TO 110 DEGREES F.
 - (C). RELATIVE HUMIDITY SHALL NOT EXCEED 75%.

DIVISION 10 SPECIALTIES

10 14 00 SIGNAGE

- A. REQUIREMENTS:
 1. CONTRACTOR TO FURNISH AND INSTALL SIGNAGE PER LOCAL, STATE, AND FEDERAL CODES AND PER ADDITIONAL DETAILS ON PLANS.
 2. COORDINATE STYLE AND COLOR WITH OWNER UNLESS SPECIFICALLY INDICATED ON PLANS.
 3. ALL SIGNAGE SHALL MEET THE REQUIREMENTS OF THE A.D.A. AND ANSI.
 4. WHERE PERMANENT IDENTIFICATION IS PROVIDED FOR ROOMS AND SPACES, SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR. WHERE THERE IS NO WALL SPACE TO THE LATCH SIDE OF THE DOOR, INCLUDING AT DOUBLE LEAF DOORS, SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL.
 5. MOUNTING HEIGHT SHALL BE 60" ABOVE FINISH FLOOR TO THE CENTERLINE OF THE SIGN UNLESS INDICATED OTHERWISE.
 6. PROVIDE HANDICAP PARKING SIGNS AS INDICATED ON PLANS AND AS REQUIRED BY LOCAL, STATE, AND FEDERAL CODES.

10 44 00 FIRE EXTINGUISHERS

- A. REQUIREMENTS:
 1. FURNISH AND INSTALL EXTINGUISHERS PER LOCAL, STATE, AND FEDERAL CODES, AND N.F.P.A. NO.10-1978.
 2. MOUNT FIRE EXTINGUISHER NOT HIGHER THAN 48" ABOVE FINISH FLOOR UNLESS LOCAL REGULATIONS REQUIRE DIFFERENT HEIGHT.
 3. ALL FIRE EXTINGUISHERS AND CABINETS TO MEET THE REQUIREMENTS OF THE A.D.A. AND ANSI A117.1.

DIVISION 22 PLUMBING

22 05 00 PLUMBING WORK (DESIGN BY EXCEL)

- A. SEE PLUMBING PLANS FOR SPECIFICATIONS.

DIVISION 23 HEATING AND VENTILATING AND AIR CONDITIONING

23 05 00 HEATING AND VENTILATION WORK (DESIGN BY EXCEL)

- A. SEE HVAC PLANS FOR SPECIFICATIONS.

DIVISION 26 ELECTRICAL

26 05 00 ELECTRICAL WORK (DESIGN BY EXCEL)

- A. SEE ELECTRICAL PLANS FOR SPECIFICATIONS.



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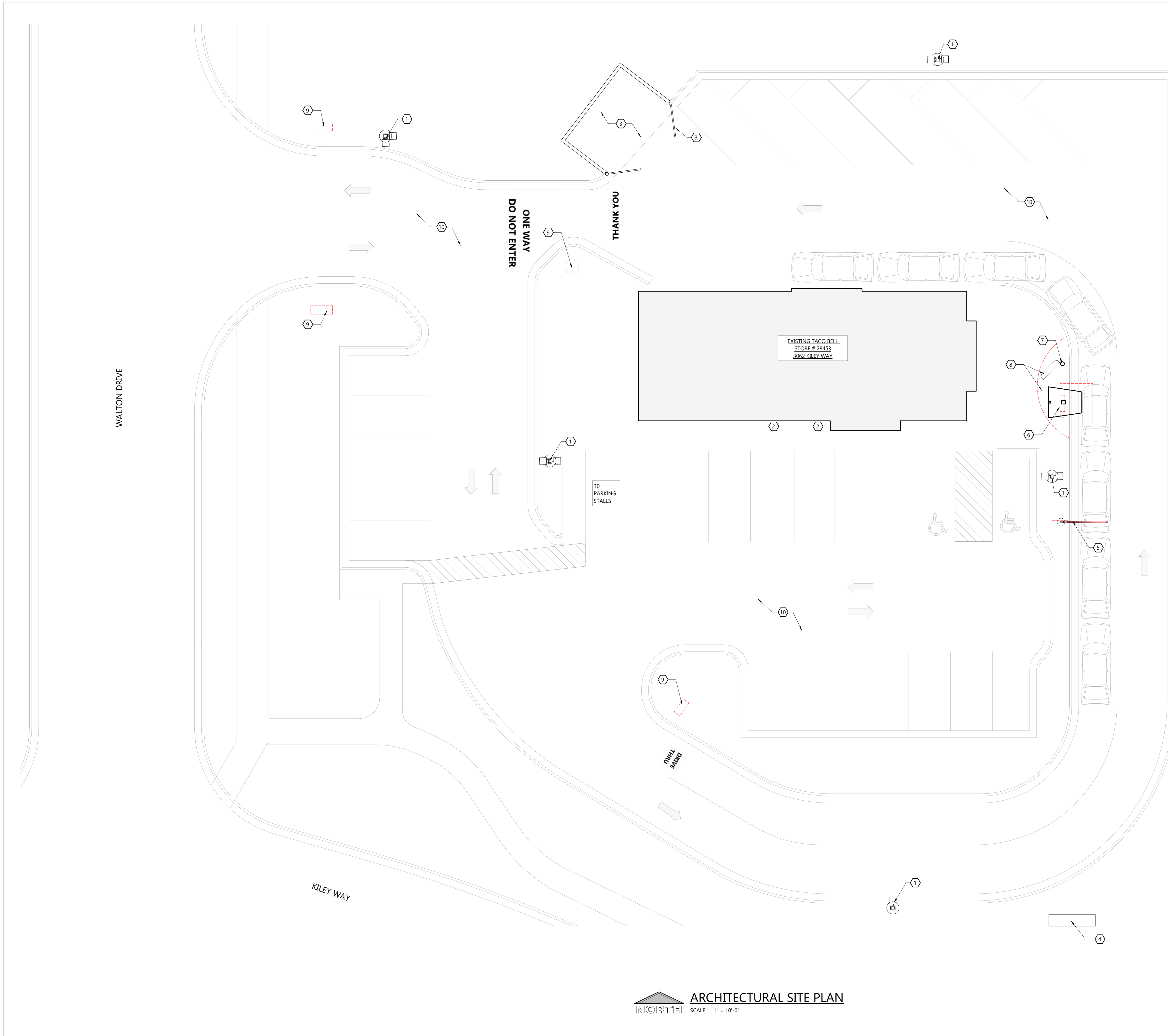
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SHEET NUMBER

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SITE PLAN KEYNOTES

1. PREP, PRIME AND PAINT EXISTING LIGHT POLES TRICORN BLACK (SW6258). E.C. TO CONFIRM EXISTING LED LIGHTS ARE WORKING PROPERLY.
 - SEE DETAIL 1/AS2.0
2. PROVIDE (2) MOBILE PICKUP PARKING SIGNS ON BUILDING.
 - SEE DETAIL 1/AS2.0
3. EXISTING DUMPSTER ENCLOSURE TO REMAIN. CLEAN AS REQUIRED. PAINT INSIDE AND OUTSIDE WALLS WORLDLY GRAY (SW7043). PAINT ENCLOSURE GATES AND POSTS BRAINSTORM BRONZE (SW7033). REPAIR OR REPLACE DOORS AS NEEDED.
4. SIGN VENDOR TO REPLACE EXISTING PYLON/MONUMENT SIGN FACE AND UPDATE LIGHTING TO LED. PREP, PRIME AND PAINT ENCLOSURE AND POLE TRICORN BLACK (SW6258).
 - SEE DETAIL 2/AS2.0
5. G.C. TO REMOVE EXISTING CLEARANCE BAR AND ASSOCIATED FOUNDATIONS. SIGN VENDOR TO INSTALL NEW CLEARANCE BAR. G.C. TO PROVIDE AND INSTALL NEW FOUNDATION AND BOLLARD.
 - SEE DETAIL 4/AS2.0
6. G.C. TO REMOVE EXISTING ORDER POINT CANOPY, SPEAKER POST AND ASSOCIATED FOUNDATIONS. SIGN VENDOR TO INSTALL NEW ORDER POINT CANOPY AND SPEAKER POST. G.C. TO PROVIDE AND INSTALL NEW FOUNDATION AND ELECTRICAL.
 - SEE DETAIL 5/AS2.0
7. INSTALL NEW BOLLARD AT EXISTING MENU BOARD.
 - SEE DETAIL 3/AS2.0
8. REMOVE EXISTING CONCRETE AROUND THE MENU BOARD AND CANOPY. EXISTING DIGITAL MENU BOARD TO REMAIN. REPAIR OR REFRESH LANDSCAPING AS NEEDED, BY OWNER LANDSCAPER.
9. REMOVE EXISTING DIRECTIONAL SIGNS AND ASSOCIATED FOUNDATIONS.
10. CRACK FILL AND SEAL COAT EXISTING ASPHALT PARKING LOT. PROVIDE NEW STRIPING TO MATCH EXISTING.



ARCHITECTURAL SITE PLAN
NORTH SCALE: 1" = 10'-0"

ARCHITECTURAL SITE PLAN

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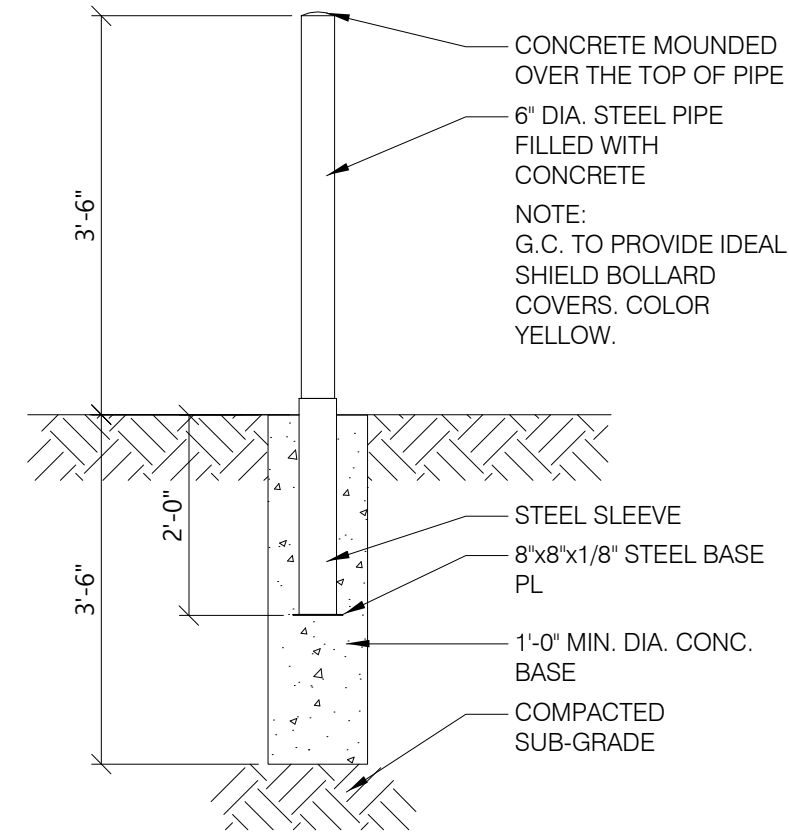
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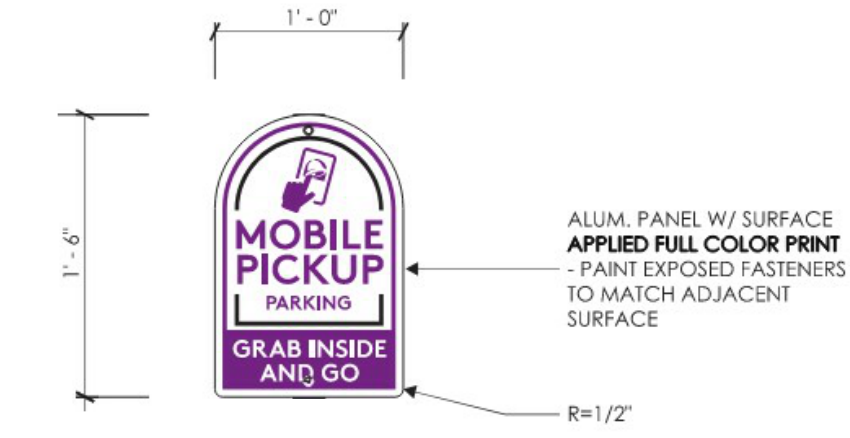


3 BOLLARD DETAIL
AS2.0 NOT TO SCALE

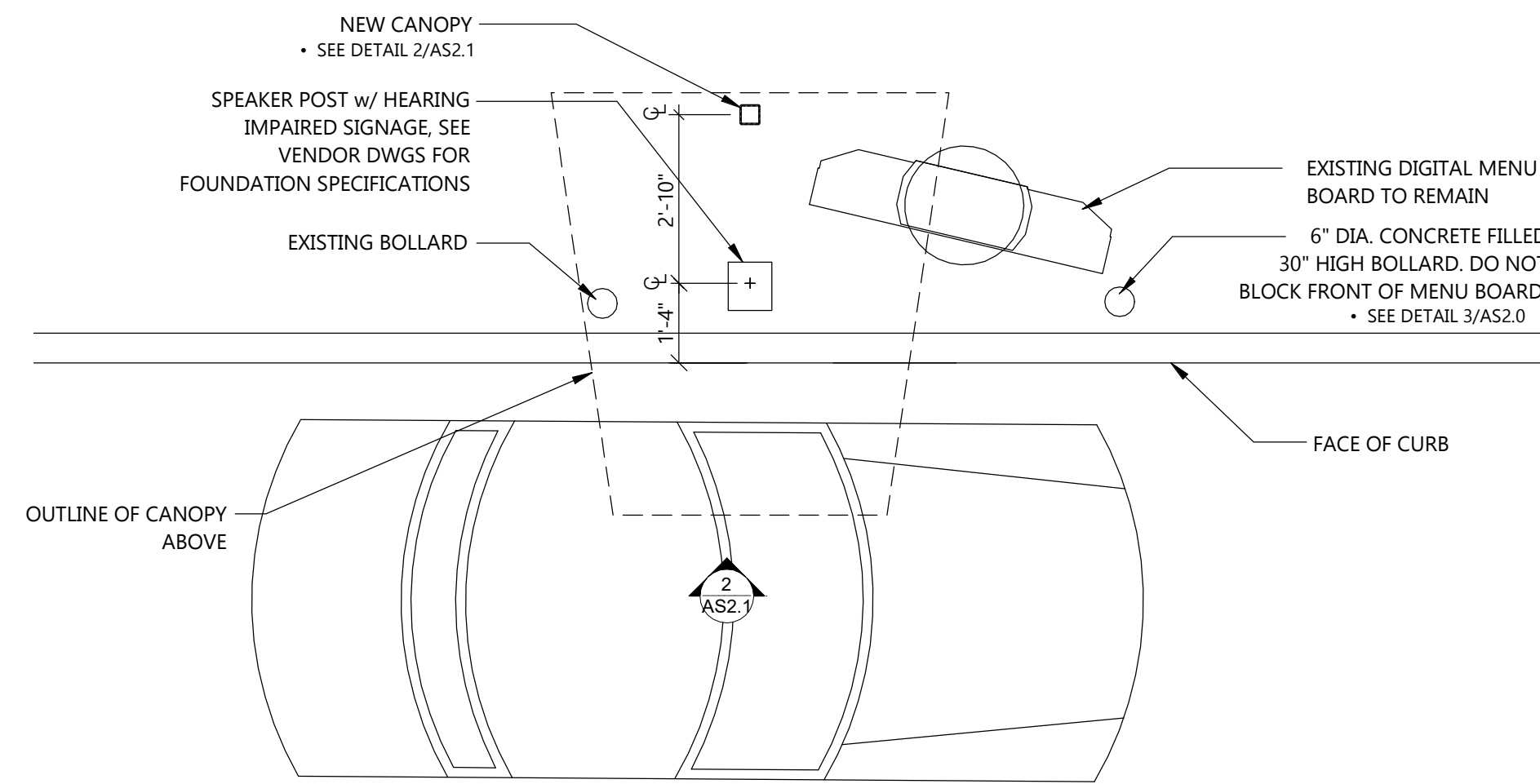


EXISTING PYLON SIGN FACES TO BE REPLACED WITH NEW. LIGHTING UPDATED TO LED. UNDER SEPARATE PERMIT BY SIGNAGE VENDOR.

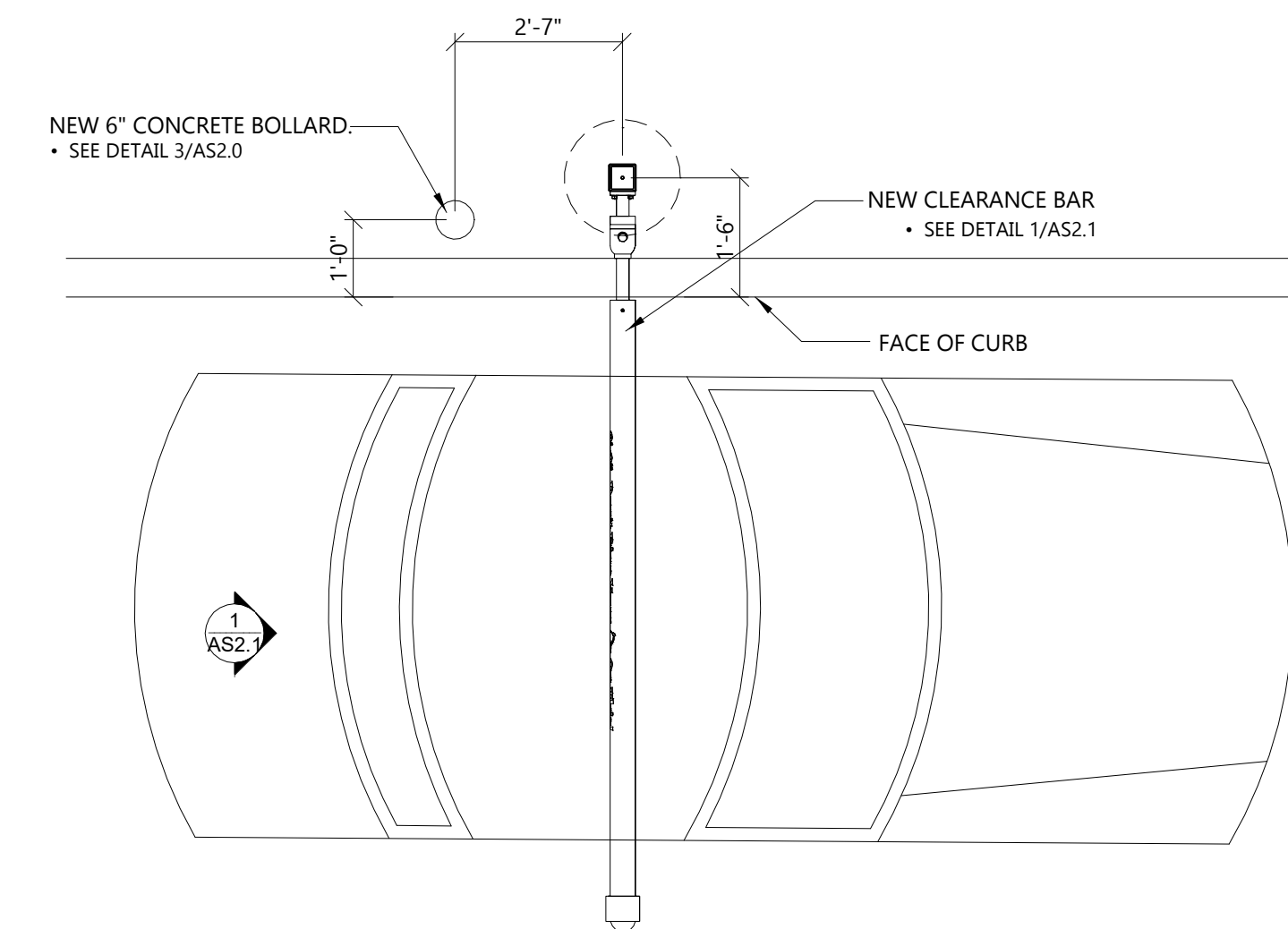
2 MONUMENT SIGN
AS2.0 NOT TO SCALE



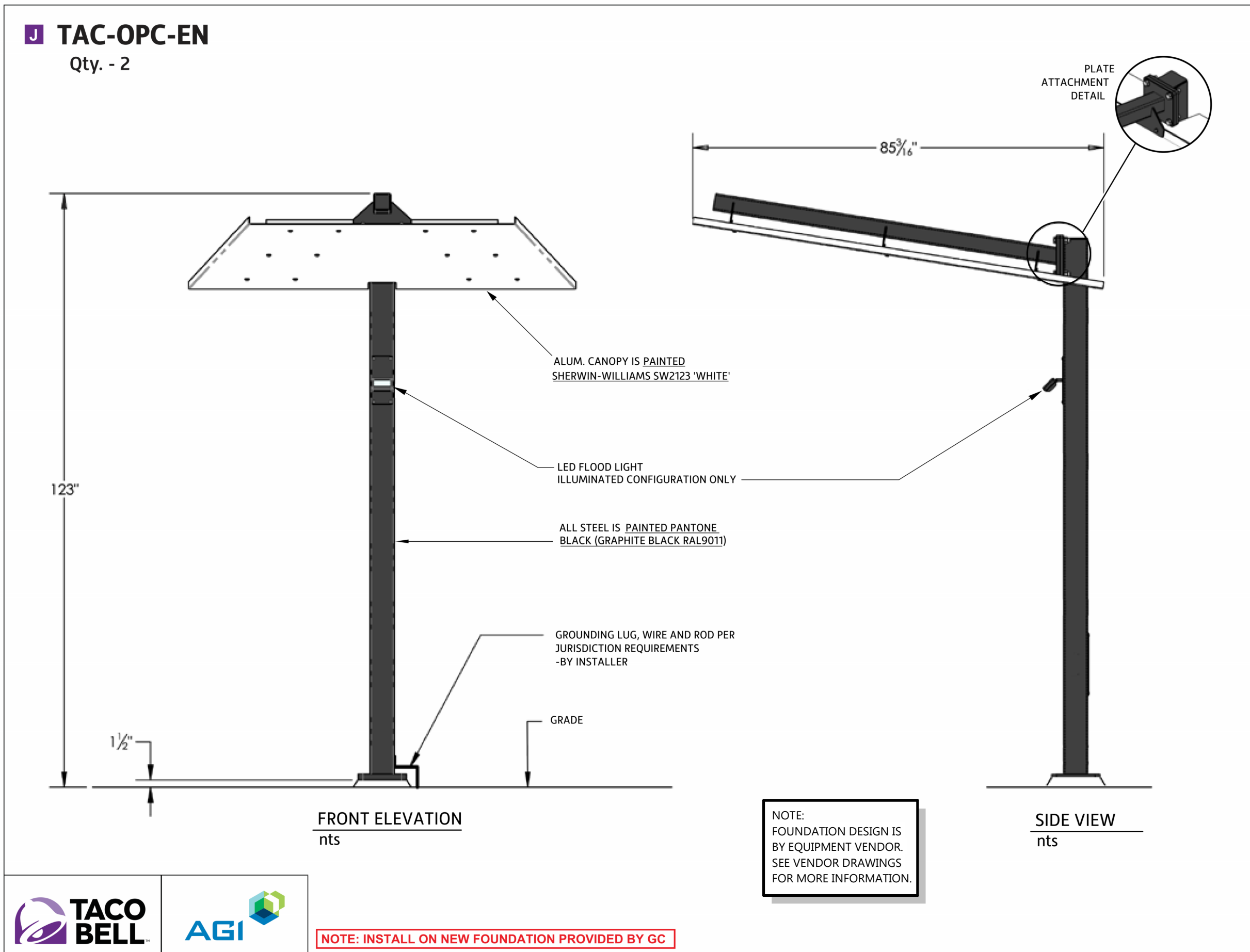
1 MOBILE PICKUP SIGN
AS2.0 NOT TO SCALE



5 ORDER POINT CANOPY PLAN
AS2.0 NOT TO SCALE

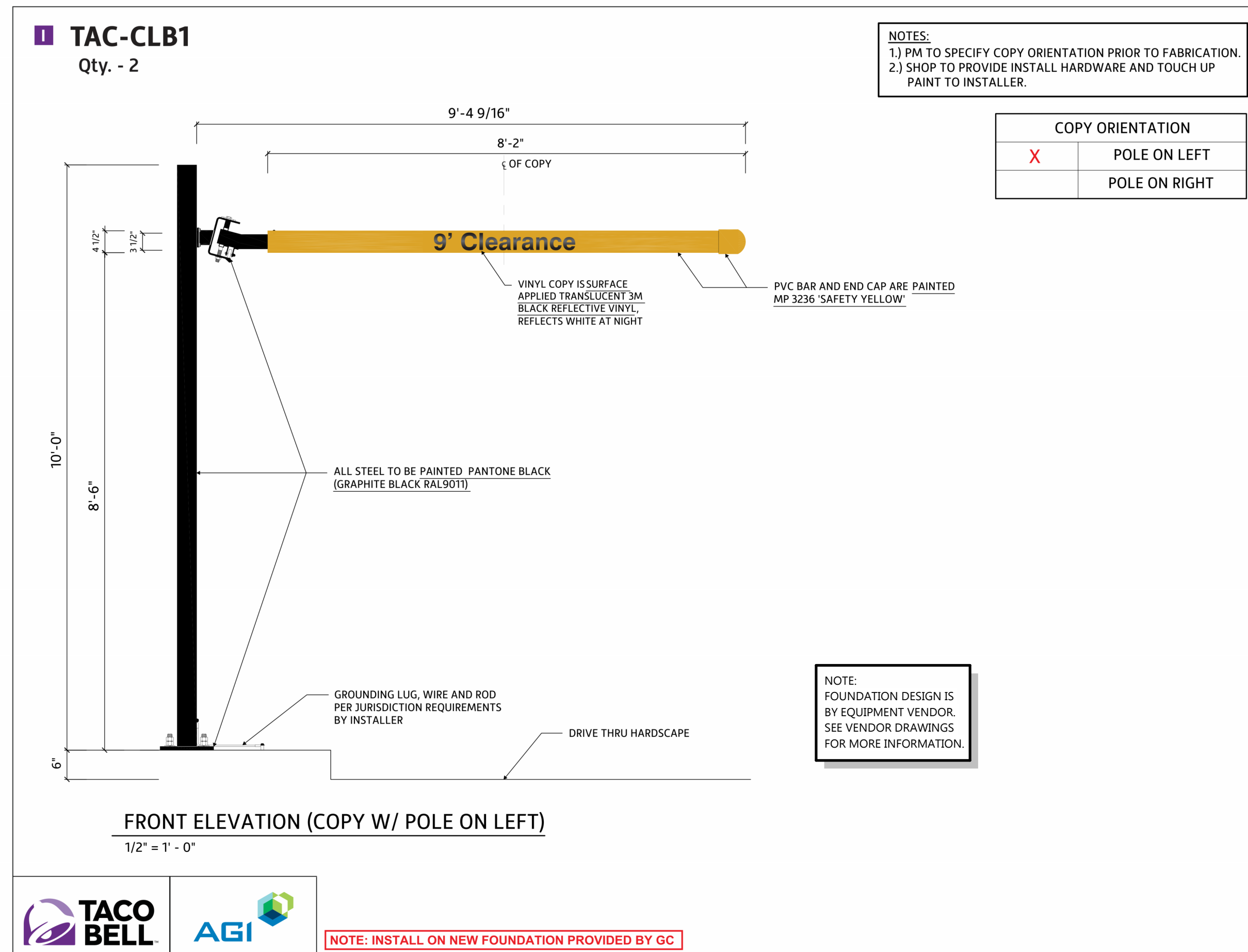


4 CLEARANCE BAR DETAIL
AS2.0 SCALE: 1" = 1'-0"



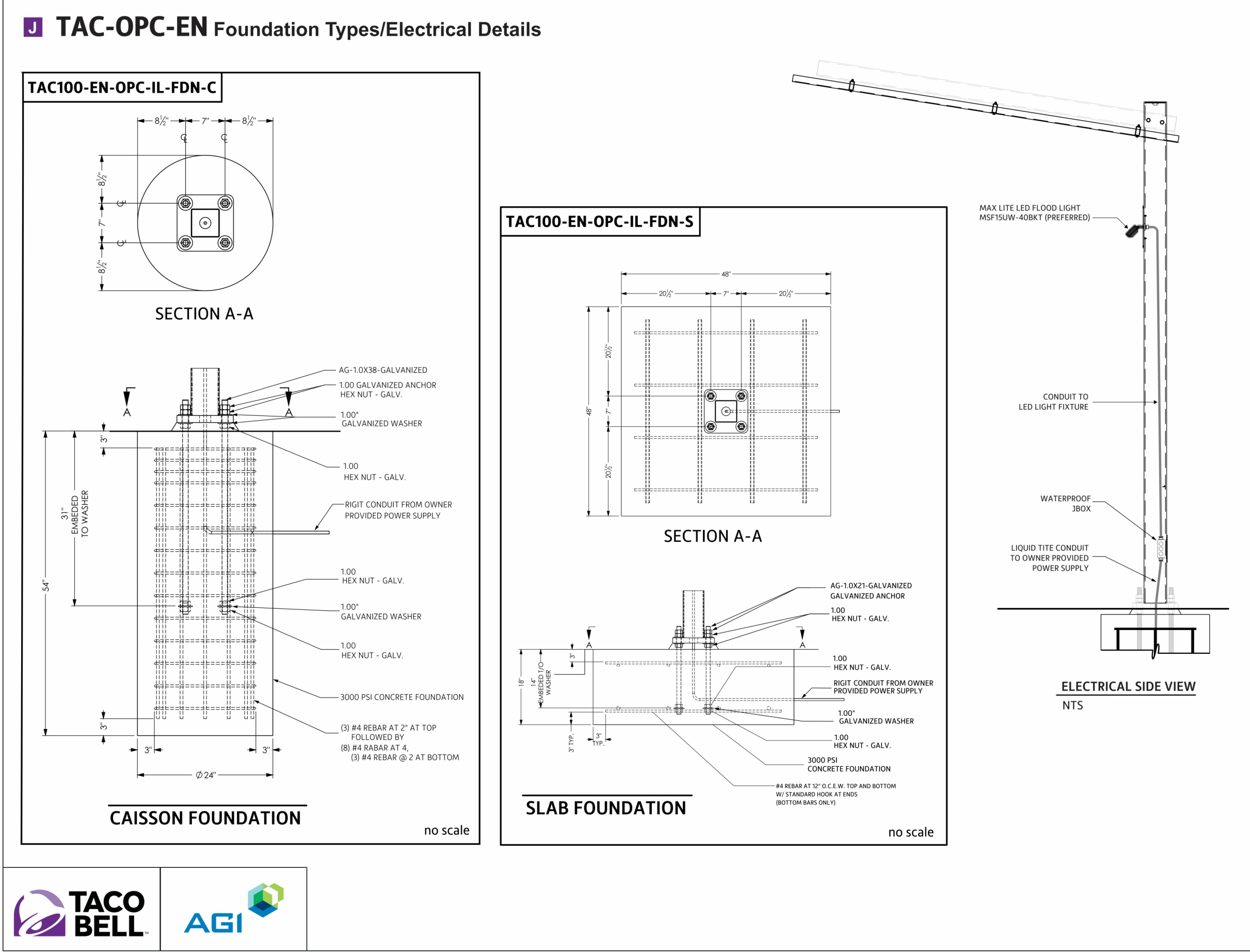
TACO BELL **AGI**

NOTE: INSTALL ON NEW FOUNDATION PROVIDED BY GC



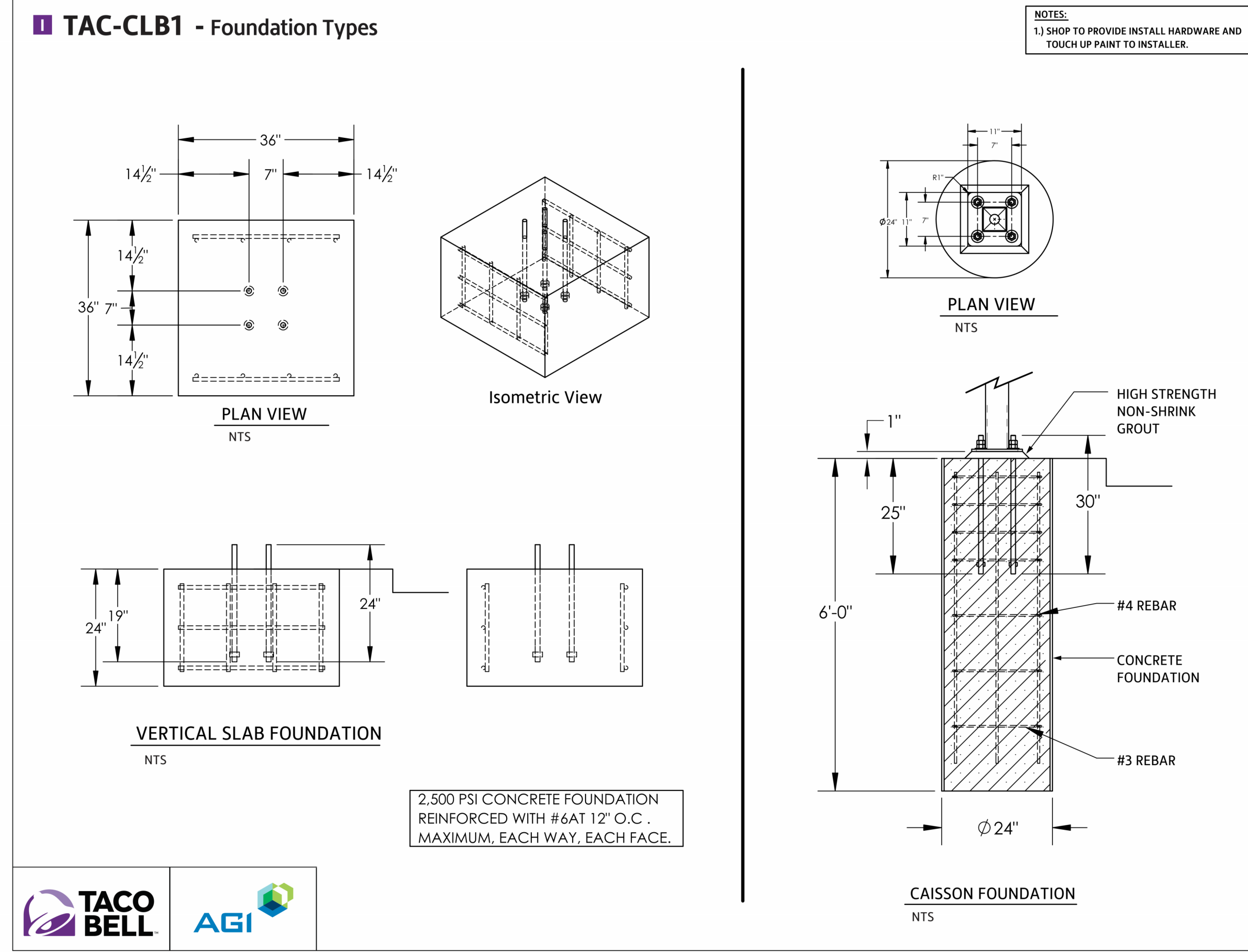
TACO BELL **AGI**

NOTE: INSTALL ON NEW FOUNDATION PROVIDED BY GC



TACO BELL **AGI**

2 CANOPY DETAIL
AS2.1 NOT TO SCALE



TACO BELL **AGI**

1 CLEARANCE BAR
AS2.1 NOT TO SCALE

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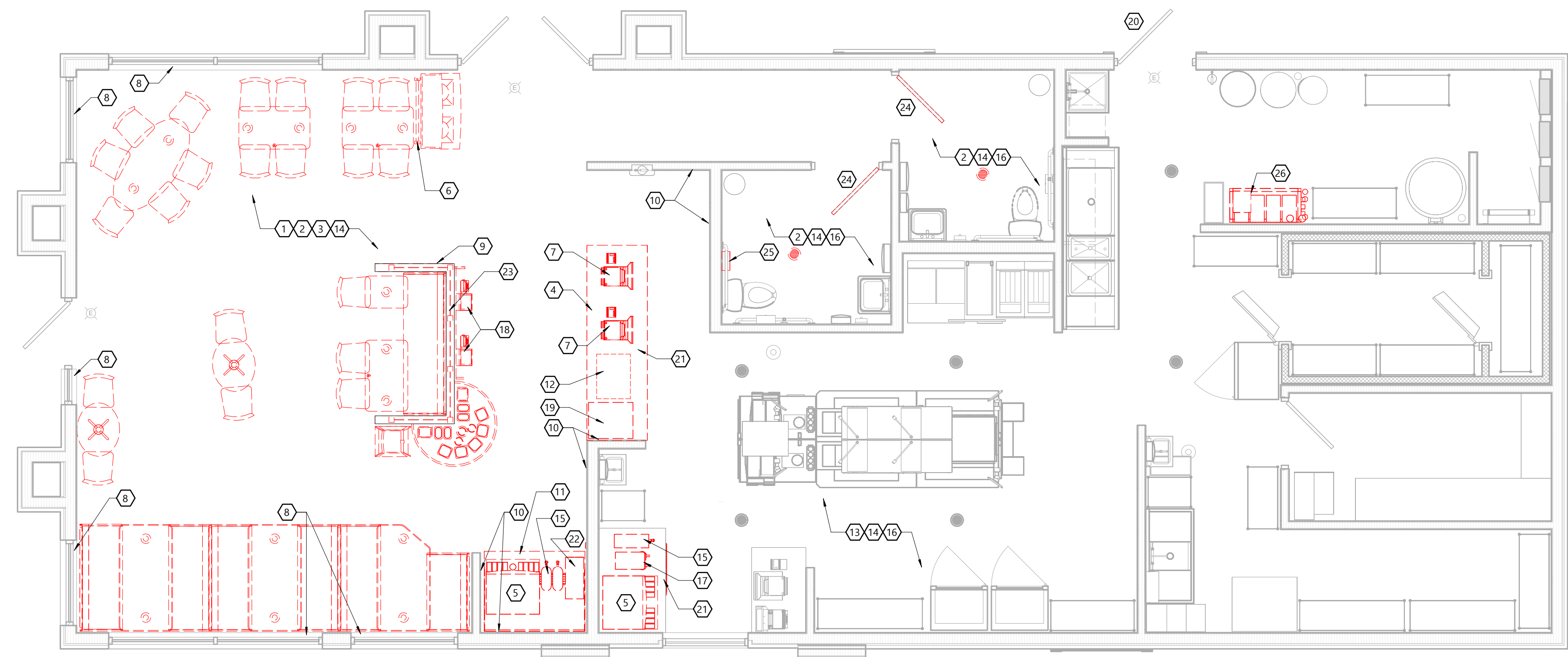
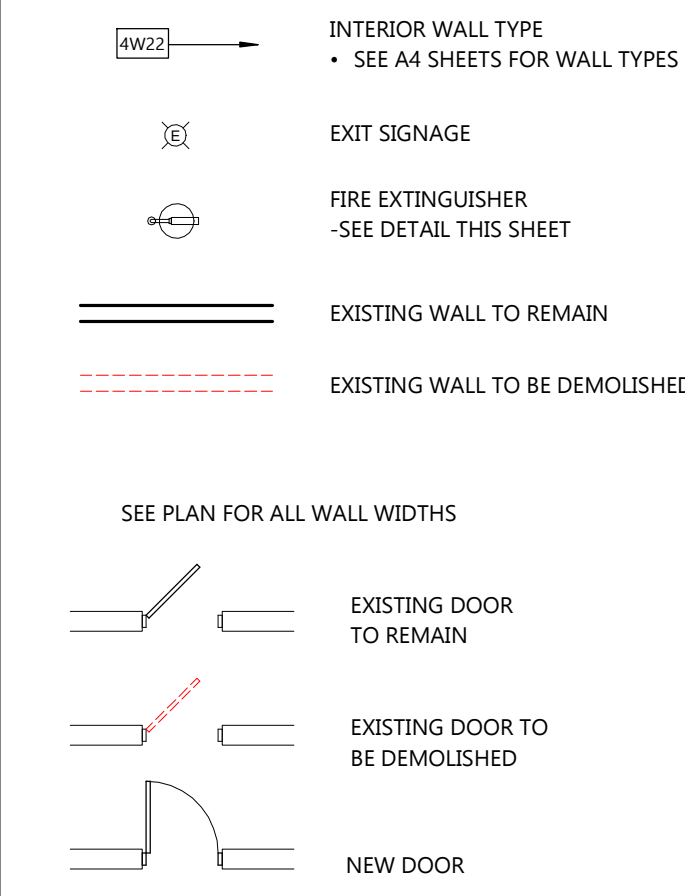
DEMO PLAN KEYNOTES

- REMOVE EXISTING DINING AREA CHAIRS, BOOTHS, TABLE TOPS, CONDIMENT TABLE, HIGH CHAIRS AND TRASH ENCLOSURES. TABLE BASES TO REMAIN. PREP BASES FOR NEW PAINT OR CLEAN AS REQUIRED TO LOOK LIKE NEW CONDITION.
- EXISTING FLOORING AND BASE TILE TO REMAIN. REPLACE DAMAGED TILES AS NEEDED TO MATCH EXISTING TILE. REGROUT WHERE NEEDED. VERIFY SCOPE WITH OWNER.
- REMOVE EXISTING ART WORK, WAINSCOT, WALLPAPER AND CHAIR RAIL. PATCH WALL AS REQUIRED TO RECEIVE NEW FINISH AS SHOWN IN THE FINISH SCHEDULE. REPLACE SUBSTRATE AS REQUIRED.
- REMOVE EXISTING COUNTER AND ASSOCIATED WALLS/FRAMING. PATCH FLOOR AND WALL AS REQUIRED.
- REMOVE EXISTING SODA MACHINE AND ICE MACHINE.
 - REFER TO THE EQUIPMENT PLAN ON SHEET A9.1 FOR NEW.
- REMOVE EXISTING CORE DRILLED DECORATIVE PANEL. REPLACE DAMAGED FLOOR TILES AS NEEDED TO MATCH EXISTING TILE.
- POS REGISTERS SHOULD NOT BE DISCONNECTED FROM NETWORK UNLESS VENDOR TECHNICIAN IS PRESENT. SALVAGE FOR REINSTALLATION.
 - REFER TO THE EQUIPMENT PLAN ON SHEET A9.1 FOR LOCATION.
- REMOVE EXISTING WINDOW SILLS. PREP AND PREPARE FOR NEW SILL FINISH.
- EXISTING HALF WALL TO REMAIN. REMOVE EXISTING FINISHES AND PREP FOR NEW.
 - REFER TO THE EQUIPMENT PLAN ON SHEET A9.1 FOR NEW.
- REMOVE EXISTING WALL FINISH AND PREP AS NEEDED FOR NEW WALL TILE. PROVIDE NEW CEMENT BOARD OR REPAIR EXISTING AS REQUIRED.
- REMOVE EXISTING DRINK STATION TABLE.
 - REFER TO THE EQUIPMENT PLAN ON SHEET A9.1 FOR NEW.
- REMOVE EXISTING MOBILE PICK UP SHELVES.
- EXISTING EPOXY FLOORING TO REMAIN. REPAIR OR REPLACE DAMAGED FLOOR AS NEEDED. VERIFY SCOPE WITH OWNER.
- SEE ELECTRICAL AND PLUMBING DRAWINGS FOR REQUIRED DEMOLITION AND NEW WORK.
- REMOVE EXISTING TEA DISPENSER.
 - REFER TO THE EQUIPMENT PLAN ON SHEET A9.1 FOR NEW.
- PROTECT EXISTING EQUIPMENT FROM DUST AND DEBRIS.
- REMOVE EXISTING COFFEE MAKER.
- EXISTING KIOSK TO BE REMOVED BY VENDOR. SALVAGE FOR REINSTALLATION. REMOVE EXISTING KIOSK STAND.
 - REFER TO THE EQUIPMENT PLAN ON SHEET A9.1 FOR LOCATION.
- REMOVE EXISTING DRINK SYSTEM FRUITISTA MACHINE. SALVAGE FOR REINSTALLATION.
 - REFER TO THE EQUIPMENT PLAN ON SHEET A9.1 FOR LOCATION.
- PREP/PRIME EXISTING FRAME AND DOOR AS NEEDED FOR NEW PAINT.
 - REFER TO THE EQUIPMENT PLAN ON SHEET A9.1 FOR NEW.
- REMOVE EXISTING CUP DISPENSER.
 - REFER TO THE EQUIPMENT PLAN ON SHEET A9.1 FOR NEW.
- REMOVE EXISTING LID AND STRAW HOLDER. SALVAGE FOR REINSTALLATION.
 - REFER TO THE EQUIPMENT PLAN ON SHEET A9.1 FOR LOCATION.
- REMOVE EXISTING POWER POLE.
- EXISTING DOOR TO BE REMOVED. FRAME TO REMAIN AND BE PREPPED FOR PAINTING. REUSE EXISTING HARDWARE IF ADA COMPLIANT.
 - REFER TO THE FLOOR PLAN ON SHEET A1.1 FOR NEW.
- REMOVE EXISTING SANITARY NAPKIN DISPOSAL. REPAIR WALL AS NEEDED.
- REMOVE EXISTING BACKROOM KIT, WATER FILTER SYSTEM AND BOOSTER TANK.
 - REFER TO THE EQUIPMENT PLAN ON SHEET A9.1 FOR NEW.

GENERAL DEMOLITION NOTES

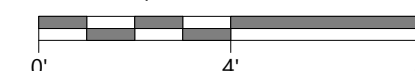
- ALL DEMOLITION BY GENERAL CONTRACTOR UNLESS NOTED OTHERWISE.
- GENERAL CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS. LOCATIONS OF WALLS, DOORS AND OTHER ITEMS HAVE BEEN FIELD MEASURED FOR GENERAL LAYOUT ONLY. REPORT ANY DISCREPANCIES TO EXCEL ENGINEERING FOR CLARIFICATION PRIOR TO THE START OF WORK.
- BEFORE COMMENCING WITH DEMOLITION WORK, REVIEW WITH THE OWNER WHICH ITEMS ARE TO BE SALVAGED AND TURNED OVER TO THE OWNER. IN ADDITION TO THOSE LISTED ON THE PLAN, ANY ITEM NOT WANTED BY THE OWNER SHALL BE REMOVED FROM THE JOB SITE BY THE GENERAL CONTRACTOR AND DISPOSED OF IN THE PROPER AND LEGAL MANNER.
- SEE HVAC, ELECTRICAL AND PLUMBING DRAWINGS FOR DESCRIPTION OF REQUIRED ASSOCIATED DEMOLITION.
- CUT AND PATCH WALLS TO MATCH EXISTING FOR INSTALLATION OF NEW BOXES AND CONDUITS IN WALLS. SEE ELECTRICAL PLANS FOR LOCATIONS.
- WHERE REMOVAL OF PIPES, CONDUIT, DUCTWORK, ETC. HAS LEFT AN OPENING, FILL AND PATCH OPENING TO MATCH THE ADJACENT CONSTRUCTION AND FINISH AS REQUIRED.
- GENERAL CONTRACTOR SHALL PROVIDE TEMPORARY ENCLOSURE FOR KEEPING THE FACILITY IN OPERATION DURING CONSTRUCTION. ENCLOSURE SHALL BE A WALLED-IN, DUST BARRIER, WATERPROOF WHERE EXPOSED TO THE EXTERIOR. HVAC CONTRACTORS SHALL PROVIDE ALL NEEDED MECHANICALS FOR THE WORK TO PROGRESS AND THE FACILITY TO REMAIN OPERATIONAL.

SYMBOLS LEGEND



NORTH FIRST FLOOR DEMO PLAN

SCALE: 1/4" = 1'-0"



PROJECT INFORMATION

MIDTERM REMODEL FOR:
TACO BELL - SUNDANCE
3062 KILEY WAY • PLYMOUTH, WI 53073

PROFESSIONAL SEAL

SHEET DATES

ISSUED FOR CONSTRUCTION

IFC MAR. 6, 2025

JOB NUMBER

240300000

SHEET NUMBER

AD1.2

SYMBOLS LEGEND

- 4W22 → INTERIOR WALL TYPE
• SEE A4 SHEETS FOR WALL TYPES
- ⊠ EXIT SIGNAGE
- ⊕ FIRE EXTINGUISHER
-SEE DETAIL THIS SHEET
- ══ EXISTING WALL TO REMAIN
- EXISTING WALL TO BE DEMOLISHED

SEE PLAN FOR ALL WALL WIDTHS

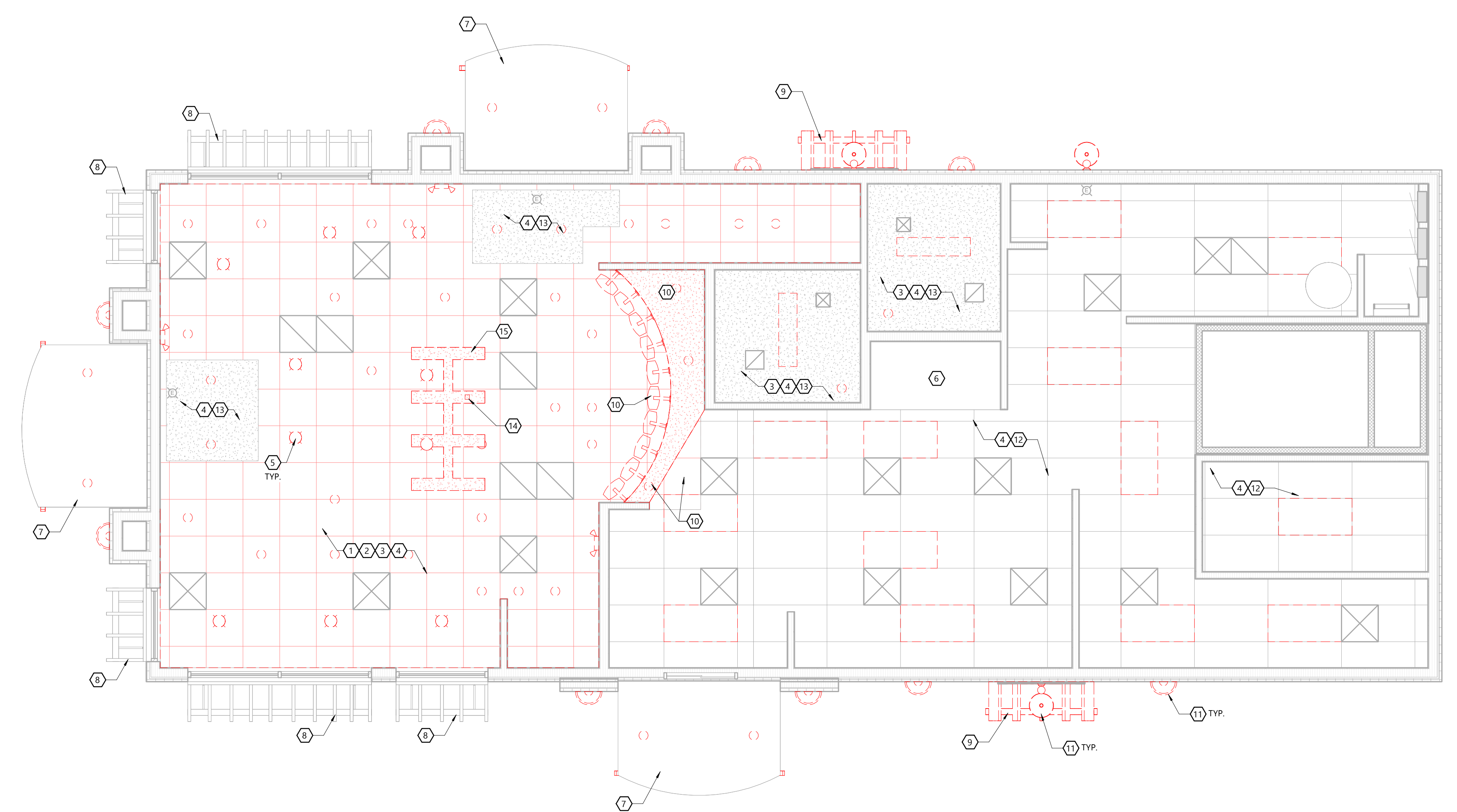
- ⌞ EXISTING DOOR TO REMAIN
- ⌞ EXISTING DOOR TO BE DEMOLISHED
- ⌞ NEW DOOR

GENERAL DEMOLITION NOTES

- ALL DEMOLITION BY GENERAL CONTRACTOR UNLESS NOTED OTHERWISE.
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- SEE HVAC, ELECTRICAL AND PLUMBING DRAWINGS FOR DESCRIPTION OF REQUIRED ASSOCIATED DEMOLITION.
- CUT AND PATCH WALLS TO MATCH EXISTING FOR INSTALLATION OF NEW BOXES AND CONDUITS IN WALLS. SEE ELECTRICAL PLANS FOR LOCATIONS.
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DEMO CEILING KEYNOTES

- REMOVE EXISTING CEILING TILES, METAL GRID TO REMAIN. CLEAN/REPAIR/PAINT OR REPLACE GRID AS REQUIRED.
 - REFER TO THE REFLECTED CEILING PLAN ON SHEET A7.1.
- REMOVE ALL EXISTING CEILING MOUNTED EQUIPMENT - EXISTING SPEAKERS, SECURITY EQUIPMENT, EGRESS LIGHTING DEVICES, ETC. FOR CEILING WORK. TEST AND VERIFY DEVICES ARE IN WORKING CONDITION. REPAIR OR CLEAN AS NEEDED. PROTECT DURING CONSTRUCTION AND SAVE FOR RE-INSTALLATION IN SAME LOCATIONS.
- EXISTING GRILLES AND DIFFUSERS TO REMAIN. CLEAN/REPAIR/PAINT OR REPLACE AS REQUIRED.
 - REFER TO THE ELECTRICAL DRAWINGS FOR NEW LIGHTS.
- REMOVE EXISTING LIGHT FIXTURES.
 - REFER TO THE ELECTRICAL DRAWINGS FOR NEW LIGHTS.
- REMOVE EXISTING PENDANT LIGHTS.
 - REFER TO THE ELECTRICAL DRAWINGS FOR NEW LIGHTS.
- EXISTING HOOD TO REMAIN.
- EXISTING CANOPY TO REMAIN. REPAIR AS REQUIRED. PREP FOR NEW PAINT. REPLACE EXISTING CANOPY LIGHT BULBS WITH NEW COMPATIBLE LED BULBS. CLEAN FIXTURES AS NEEDED.
 - REFER TO THE EXTERIOR ELEVATIONS ON SHEET A2.0 AND A2.1 FOR SCOPE OF WORK.
- EXISTING CANOPY TO REMAIN. REPAIR AS REQUIRED. PREP FOR NEW PAINT.
 - REFER TO THE EXTERIOR ELEVATIONS ON SHEET A2.0 AND A2.1 FOR SCOPE OF WORK.
- REMOVE EXISTING CANOPY. PATCH AND REPAIR EIFS AS REQUIRED. FINISH TO MATCH EXISTING.
- REMOVE EXISTING MENU BOARDS, EXISTING SOFFIT AND CEILING AS REQUIRED FOR NEW CONSTRUCTION. PREPARE AREA FOR NEW CEILING AS SHOWN ON THE REFLECTED CEILING PLAN ON SHEET A7.1.
- REMOVE EXISTING EXTERIOR LIGHT FIXTURES. PATCH AND REPAIR EIFS AS REQUIRED. FINISH TO MATCH EXISTING. PREP FOR NEW FIXTURES WHERE SHOWN.
 - REFER TO THE ELECTRICAL DRAWINGS FOR NEW LIGHTS.
- EXISTING CEILING TILES, GRID AND HVAC GRILLES TO REMAIN.
- EXISTING GYP BOARD CEILING TO REMAIN. PREP FOR NEW PAINT.
 - REFER TO THE REFLECTED CEILING PLAN ON SHEET A7.1.
- REMOVE EXISTING POWER POLE.
- REMOVE EXISTING METAL FRAME AND PERGOLA STRUCTURE.



NORTH FIRST FLOOR DEMO CEILING PLAN
SCALE: 1/4" = 1'-0"
0 4 8



Always a Better Plan

100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

MIDTERM REMODEL FOR:
TACO BELL - SUNDANCE
3062 KILEY WAY • PLYMOUTH, WI 53073

PROFESSIONAL SEAL

SHEET DATES

ISSUED FOR CONSTRUCTION

IFC MAR. 6, 2025

JOB NUMBER

240300000

SHEET NUMBER

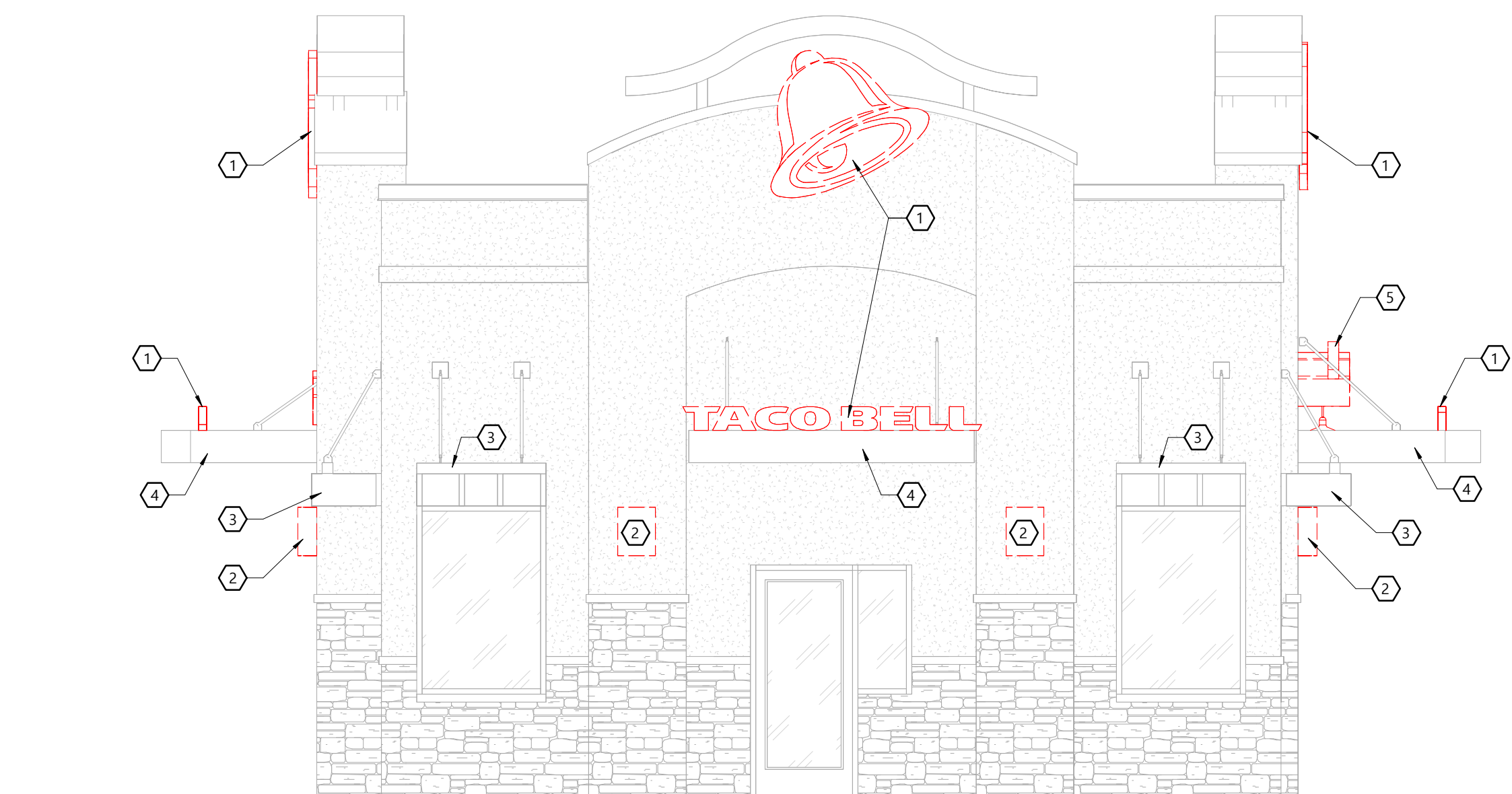
AD2.0

GENERAL DEMOLITION NOTES

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- CUT AND PATCH WALLS TO MATCH EXISTING FOR INSTALLATION OF NEW BOXES AND CONDUITS IN WALLS. SEE ELECTRICAL PLANS FOR LOCATIONS.
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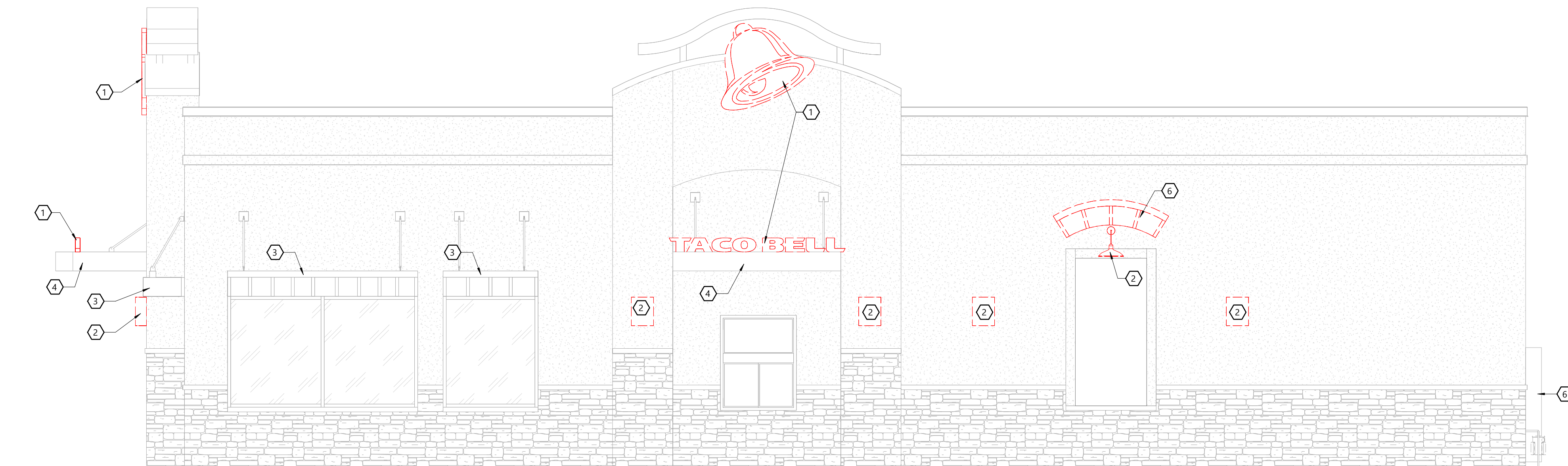
DEMO ELEVATION KEYNOTES

1. REMOVE EXISTING SIGNAGE. PATCH AND REPAIR WALL AND CANOPY WHERE SIGNAGE IS REMOVED. FINISH TO MATCH EXISTING.
 - REFER TO THE EXTERIOR ELEVATIONS ON SHEET A2.0 AND A2.1 FOR NEW.
2. REMOVE EXISTING EXTERIOR LIGHT FIXTURES. PATCH AND REPAIR EIFS AS REQUIRED. FINISH TO MATCH EXISTING. PREP FOR NEW FIXTURES WHERE SHOWN.
 - REFER TO THE ELECTRICAL DRAWINGS FOR NEW LIGHTS.
3. EXISTING CANOPY TO REMAIN. REPAIR AS REQUIRED. PREP FOR NEW PAINT.
 - REFER TO THE EXTERIOR ELEVATIONS ON SHEET A2.0 AND A2.1.
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 - REFER TO THE EXTERIOR ELEVATIONS ON SHEET A2.0 AND A2.1.
5. REMOVE EXISTING CANOPY. PATCH AND REPAIR EIFS AS REQUIRED. FINISH TO MATCH EXISTING.
6. PREP/PRIME EXISTING HVAC, ELECTRICAL, OR PLUMBING SERVICE EQUIPMENT FOR NEW PAINT IF ALLOWED.
7. PREP/PRIME EXISTING FRAME AND DOOR AS NEEDED FOR NEW PAINT.
 - REFER TO THE EXTERIOR ELEVATIONS ON SHEET A2.0 AND A2.1.



EAST DEMO ELEVATION

SCALE: 1/4" = 1'-0"



NORTH DEMO ELEVATION

SCALE: 1/4" = 1'-0"

ARCHITECTURAL EXTERIOR DEMOLITION ELEVATIONS

GENERAL DEMOLITION NOTES

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- SEE HVAC, ELECTRICAL AND PLUMBING DRAWINGS FOR DESCRIPTION OF REQUIRED ASSOCIATED DEMOLITION.
- CUT AND PATCH WALLS TO MATCH EXISTING FOR INSTALLATION OF NEW BOXES AND CONDUITS IN WALLS. SEE ELECTRICAL PLANS FOR LOCATIONS.
- WHERE REMOVAL OF PIPES, CONDUIT, DUCTWORK, ETC. HAS LEFT AN OPENING, FILL AND PATCH OPENING TO MATCH THE ADJACENT CONSTRUCTION AND FINISH AS REQUIRED.
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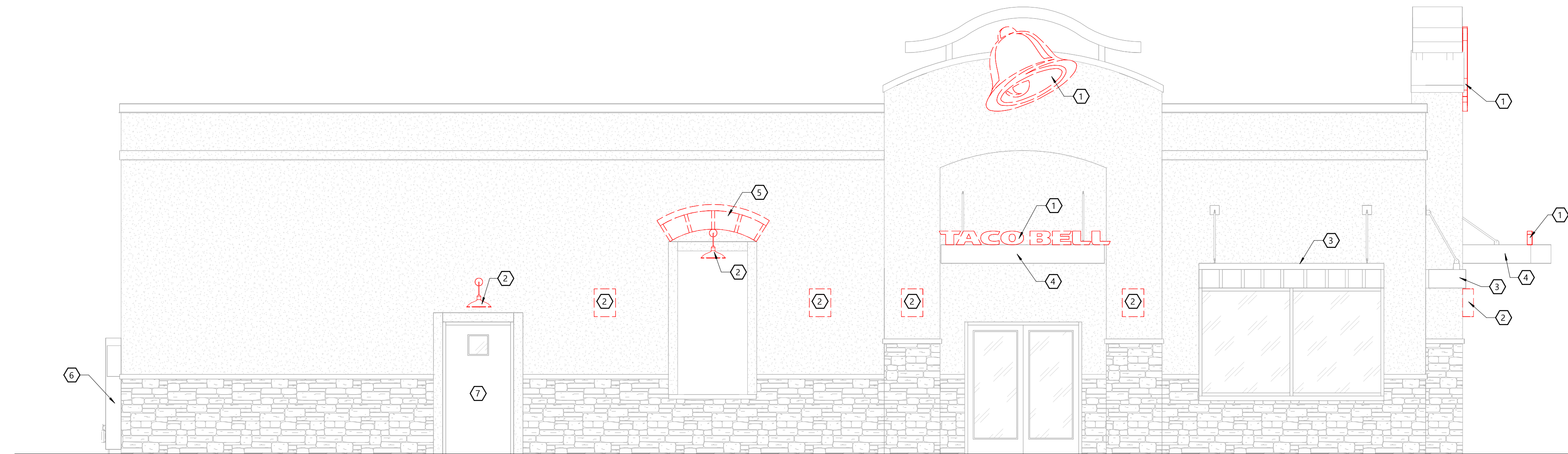
DEMO ELEVATION KEYNOTES

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 - REFER TO THE EXTERIOR ELEVATIONS ON SHEET A2.0 AND A2.1 FOR NEW.
2. REMOVE EXISTING EXTERIOR LIGHT FIXTURES. PATCH AND REPAIR EIFS AS REQUIRED. FINISH TO MATCH EXISTING. PREP FOR NEW FIXTURES WHERE SHOWN.
 - REFER TO THE ELECTRICAL DRAWINGS FOR NEW LIGHTS.
3. EXISTING CANOPY TO REMAIN. REPAIR AS REQUIRED. PREP FOR NEW PAINT.
 - REFER TO THE EXTERIOR ELEVATIONS ON SHEET A2.0 AND A2.1.
4. EXISTING CANOPY TO REMAIN. REPAIR AS REQUIRED. PREP FOR NEW PAINT. REPLACE EXISTING CANOPY LIGHT BULBS WITH NEW COMPATIBLE LED BULBS. CLEAN FIXTURES AS NEEDED.
 - REFER TO THE EXTERIOR ELEVATIONS ON SHEET A2.0 AND A2.1.
5. REMOVE EXISTING CANOPY. PATCH AND REPAIR EIFS AS REQUIRED. FINISH TO MATCH EXISTING.
6. PREP/PRIME EXISTING HVAC, ELECTRICAL, OR PLUMBING SERVICE EQUIPMENT FOR NEW PAINT IF ALLOWED.
7. PREP/PRIME EXISTING FRAME AND DOOR AS NEEDED FOR NEW PAINT.
 - REFER TO THE EXTERIOR ELEVATIONS ON SHEET A2.0 AND A2.1.



WEST DEMO ELEVATION

SCALE: 1/4" = 1'-0"



SOUTH DEMO ELEVATION

SCALE: 1/4" = 1'-0"

PROFESSIONAL SEAL

SHEET DATES

ISSUED FOR CONSTRUCTION

IFC MAR. 6, 2025

JOB NUMBER

240300000

SHEET NUMBER

AD2.1

PROJECT INFORMATION

MIDTERM REMODEL FOR:
TACO BELL - SUNDANCE
3062 KILEY WAY • PLYMOUTH, WI 53073

PROFESSIONAL SEAL

SHEET DATES

ISSUED FOR CONSTRUCTION

IFC MAR. 6, 2025

JOB NUMBER

240300000

SHEET NUMBER

A1.1

GENERAL NOTES

- ALL INTERIOR DIMENSIONS FROM EXISTING WALLS ARE FROM FINISH. ALL INTERIOR DIMENSIONS FROM NEW WALLS ARE FROM FACE-OF-STUD.
- ALL INTERIOR WALLS TO BE 2x4 OR 2x6 @ 16" O.C. (SEE INTERIOR WALL TYPES FOR SIZE) w/ 1/2" GYPSUM BOARD BOTH SIDES - EXTEND TO BOTTOM CHORD OF TRUSSES / UNDERSIDE OF DECK.
- PROVIDE SOUND BATT INSULATION AROUND PERIMETER OF THE TOILET ROOM.
- SEE SHEET A6.0 FOR DOOR SCHEDULE AND WINDOW SCHEDULE.
- ALL JOINTS, GAPS OR SPACES LEADING TO ALL HOLLOW OR INACCESSIBLE SPACES SHALL BE SEALED WITH "NSF INTERNATIONAL" APPROVED SEALANTS.
- G.C. TO FIELD VERIFY ALL DIMENSIONS & CONDITIONS ON SITE.
- G.C. TO FIELD VERIFY AND MAINTAIN ALL FIRE SYSTEMS.
- PROVIDE PROPER 2X BLOCK AT ALL RECESSED ACCESSORIES, WALL, & CEILING MOUNTED EQUIPMENT, SIGNAGE, PLUMBING/LIGHT FIXTURES, ETC. TYP.
- G.C. SHALL PATCH & REPAIR/REPLACE FINISHES AND SUBSTRATE DAMAGED DURING CONSTRUCTION.

SALES & SERVICE COUNTERS

IN RETAIL STORES WHERE COUNTERS HAVE CASH REGISTERS AND ARE PROVIDED FOR SALES OR DISTRIBUTION OF GOODS OR SERVICES TO THE PUBLIC, AT LEAST ONE OF EACH TYPE SHALL HAVE A PORTION OF THE COUNTER WHICH IS AT LEAST 36" IN LENGTH WITH A MAXIMUM HEIGHT OF 36" ABOVE THE FINISH FLOOR. COUNTER SHALL BE ON AN ACCESSIBLE ROUTE COMPLYING WITH ADA GUIDELINE 4.3.

FLOOR PLAN KEYNOTES

- S.S. CORNER GUARD / WALL CAP TYP. ALL CORNERS IN BACK-OF-HOUSE FROM REAR WALL TO THE KITCHEN SIDE OF THE SERVICE COUNTER.
 - SEE DETAIL 2/A1.1
- EXISTING FIRE EXTINGUISHER TO REMAIN, TYP. OF (2).
- NEW WALL PAINT AT DINING ROOM WALLS.
 - REFER TO THE INTERIOR ELEVATIONS ON SHEET A5.0.
- NEW WINDOW SILLS.
 - REFER TO THE INTERIOR ELEVATIONS ON SHEET A5.0.
- NEW CHAIR RAIL AT PERIMETER WALLS.
 - REFER TO THE INTERIOR ELEVATIONS AND DETAILS ON SHEET A5.0.
- NEW WALL COVERING AT PERIMETER WALLS.
 - REFER TO THE INTERIOR ELEVATIONS AND DETAILS ON SHEET A5.0.
- EXISTING LOW WALL WITH NEW FINISHES.
 - SEE DETAIL 10/A5.1
- REFER TO SHEET A9.1 FOR FURNITURE AND EQUIPMENT INFORMATION.
- NEW DOOR WITH L-2 LAMINATE AND STAINLESS STEEL KICKPLATE FOR BOTH SIDES. G.C. TO VERIFY SIZE NEEDED. EXISTING FRAMES TO BE REUSED AND REPAINTED. NEW RESTROOM AND ADA SIGNAGE TO BE INSTALLED.
 - REFER TO THE FINISH SCHEDULE AND DOOR SCHEDULE ON SHEET A6.0.
- EXISTING GAS METER.
- EXISTING ELECTRICAL EQUIPMENT.
 - REFER TO THE ELECTRICAL DRAWINGS.
- EXISTING WATER METER.
- SCHLUTER WALL TRIM STRIP.
 - SEE DETAIL 1/A1.1
- NEW WALL TILE IN THIS LOCATION. PROVIDE CEMENT BOARD BEHIND ALL WALL TILE.
 - REFER TO THE INTERIOR ELEVATIONS ON SHEET A5.0.

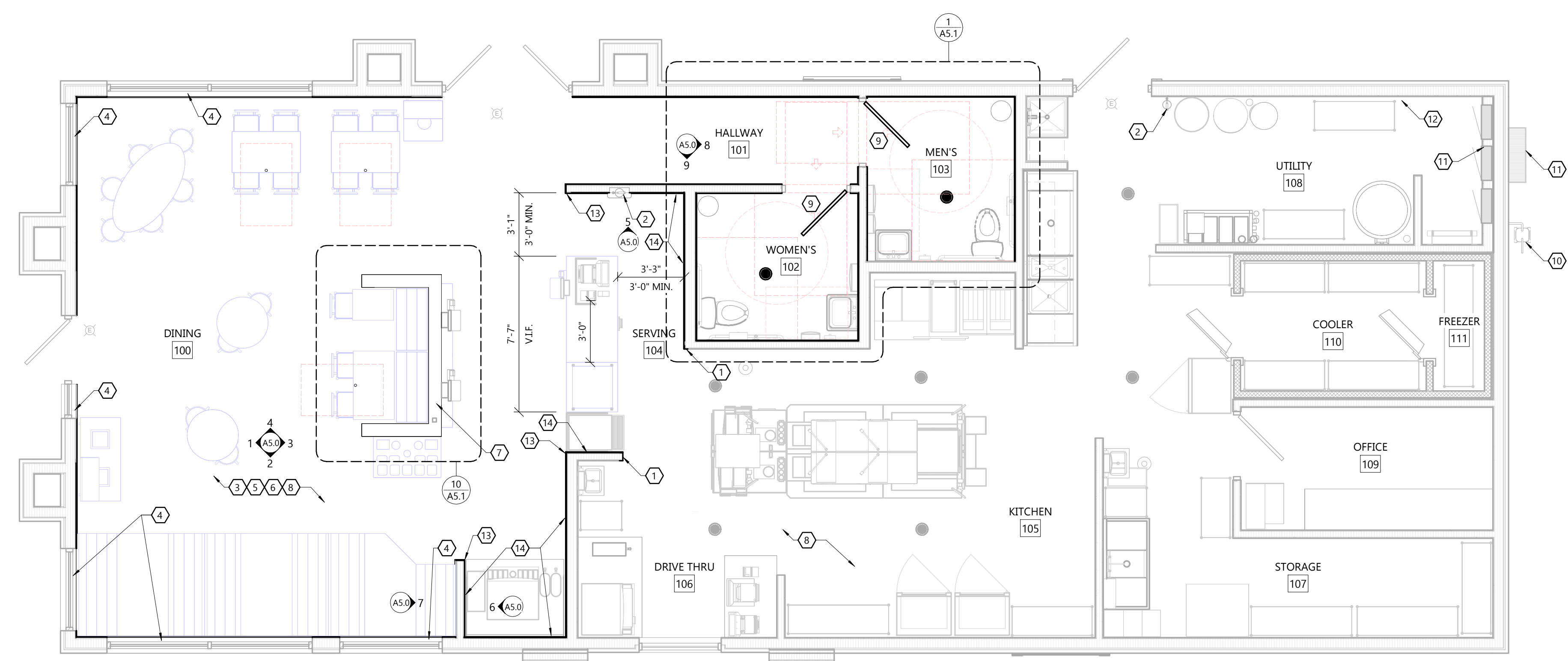
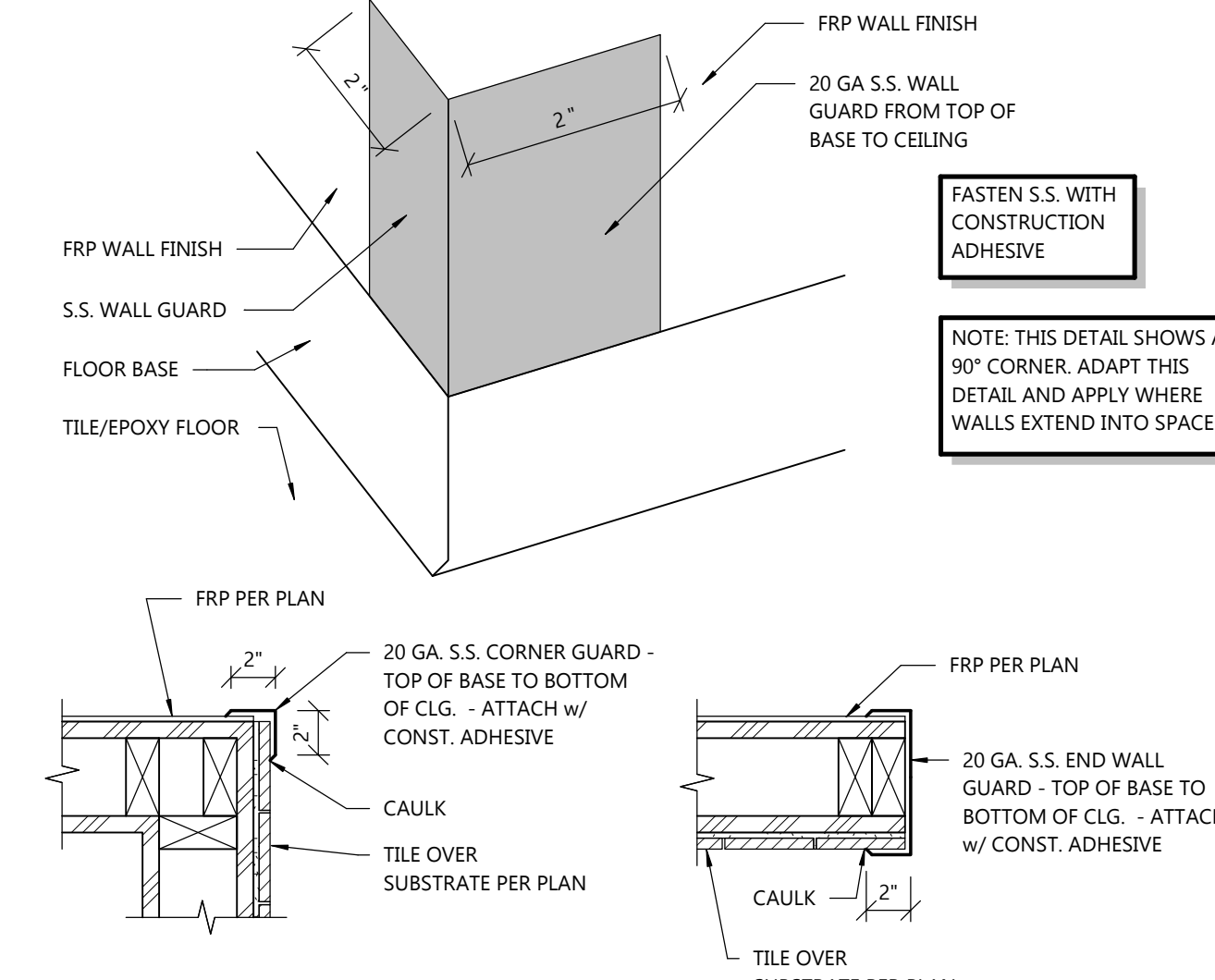
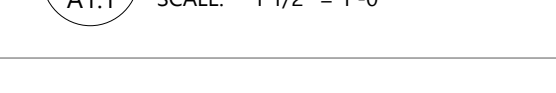
SYMBOLS LEGEND

	INTERIOR WALL TYPE • SEE A4 SHEETS FOR WALL TYPES
	EXIT SIGNAGE
	FIRE EXTINGUISHER -SEE DETAIL THIS SHEET
	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE DEMOLISHED
SEE PLAN FOR ALL WALL WIDTHS	
	EXISTING DOOR TO REMAIN
	EXISTING DOOR TO BE DEMOLISHED
	NEW DOOR

1 SCHLUTER STRIP DETAIL
SCALE: 3" = 1'-0"



2 CORNER GUARD
SCALE: 1 1/2" = 1'-0"



NORTH FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
0 4 8

PROJECT INFORMATION

MIDTERM REMODEL FOR:
TACO BELL - SUNDANCE
3062 KILEY WAY • PLYMOUTH, WI 53073

PROFESSIONAL SEAL

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IFC MAR. 6, 2025

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A2.0

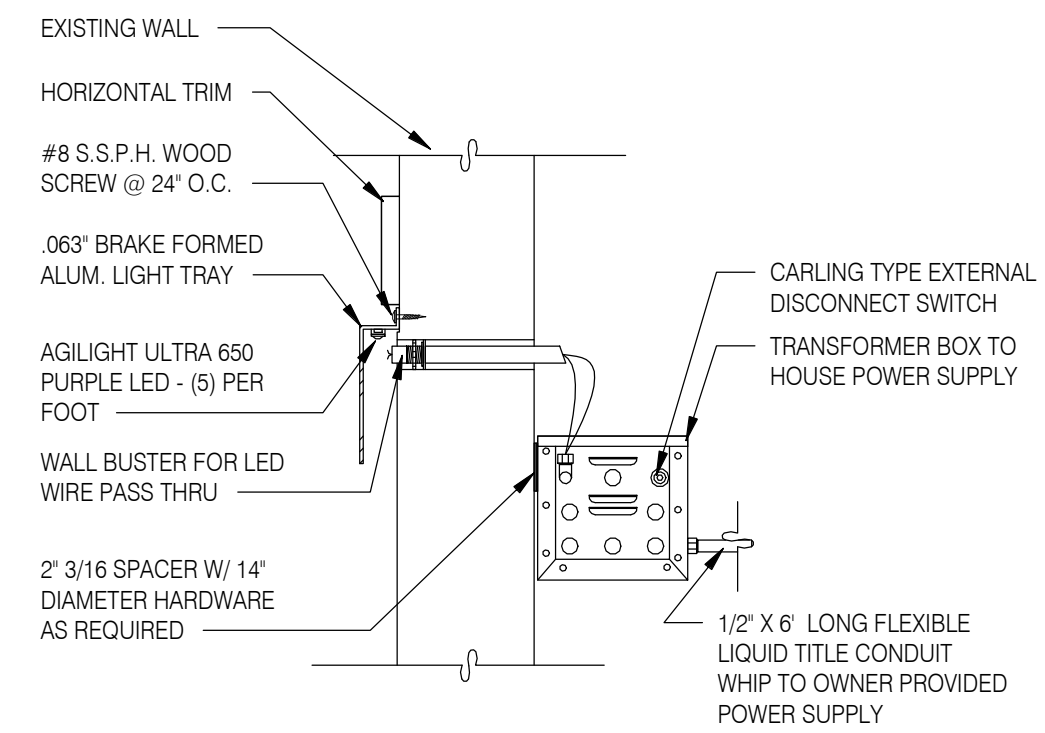
SIGN SCHEDULE			
TAG	QUANTITY	ITEM DESCRIPTION	ELEC REQ'D
V-04.42	3	42" SWINGING BELL, PURPLE LOGO	YES
V-11.14W	3	14" WHITE CHANNEL LETTERS - AWNING	YES

EXTERIOR MATERIAL KEY

- A** **PARAPET CAP**
SHERWIN WILLIAMS
SPEC: MATCH EXISTING
COLOR: PAINT SW7055 ENDURING BRONZE
- B** **EIFS-EXISTING**
SHERWIN WILLIAMS
SPEC: MATCH EXISTING
COLOR: PAINT SW7043 WORLDLY GRAY
- C** **EIFS-EXISTING**
SHERWIN WILLIAMS
SPEC: MATCH EXISTING
COLOR: PAINT TB2603 PURPLE
- D** **EIFS-EXISTING**
SHERWIN WILLIAMS
SPEC: MATCH EXISTING
COLOR: PAINT SW9180 AGED WHITE
- E** **AWNING**
MFR: SIGNAGE VENDOR
SPEC: EXISTING
COLOR: PAINT BLACK
- F** **STONE VENEER-EXISTING**
EXISTING TO REMAIN DO NOT PAINT

EXTERIOR ELEVATION KEYNOTES

1. NEW LED BULBS IN EXISTING CANOPY.
 - PROVIDED AND INSTALLED BY ELECTRICAL CONTRACTOR.
2. BUILDING SIGNAGE PROVIDED BY SIGNAGE VENDOR.
 - SHOWN FOR REFERENCE ONLY.
 - PROVIDE BLOCKING AS REQUIRED.
3. HVAC, ELECTRICAL, OR PLUMBING SERVICE EQUIPMENT.
 - WHERE POSSIBLE, PAINT TO MATCH ADJACENT WALL.
4. BOH SERVICE DOOR.
 - PAINT SW7043 WORLDLY GRAY.
5. EXISTING FLYING ARCH. DO NOT PAINT. CLEAN AS REQUIRED. REPLACE EXISTING LIGHTING OR ADD UP LIGHTING ON THE ROOF AS NEEDED TO LIGHT UP EXISTING FLYING ARCH.
6. NEW ARTWORK. VERIFY SIZES IN FIELD.
 - REFER TO THE ARTWORK SCHEDULE ON SHEET A9.1.
7. NEW DECORATIVE WALL SCONCE/WALL PACK OR EMERGENCY LIGHT FIXTURE.
 - REFER TO THE ELECTRICAL DRAWINGS FOR SPECIFICATIONS.
8. LED WALL WASHER. E.C. TO PROVIDE POWER. SIGN VENDOR TO INSTALL LIGHTING.
 - SEE DETAIL 1/A2.0



1 LED WALL WASHER
SCALE: 1 1/2" = 1'-0"

T/O TOWER
121'-10"

T/O PARAPET
118'-9"

FIRST FLOOR
100'-0"



T/O TOWER
121'-10"

T/O PARAPET
118'-9"

FIRST FLOOR
100'-0"



PROJECT INFORMATION

MIDTERM REMODEL FOR:
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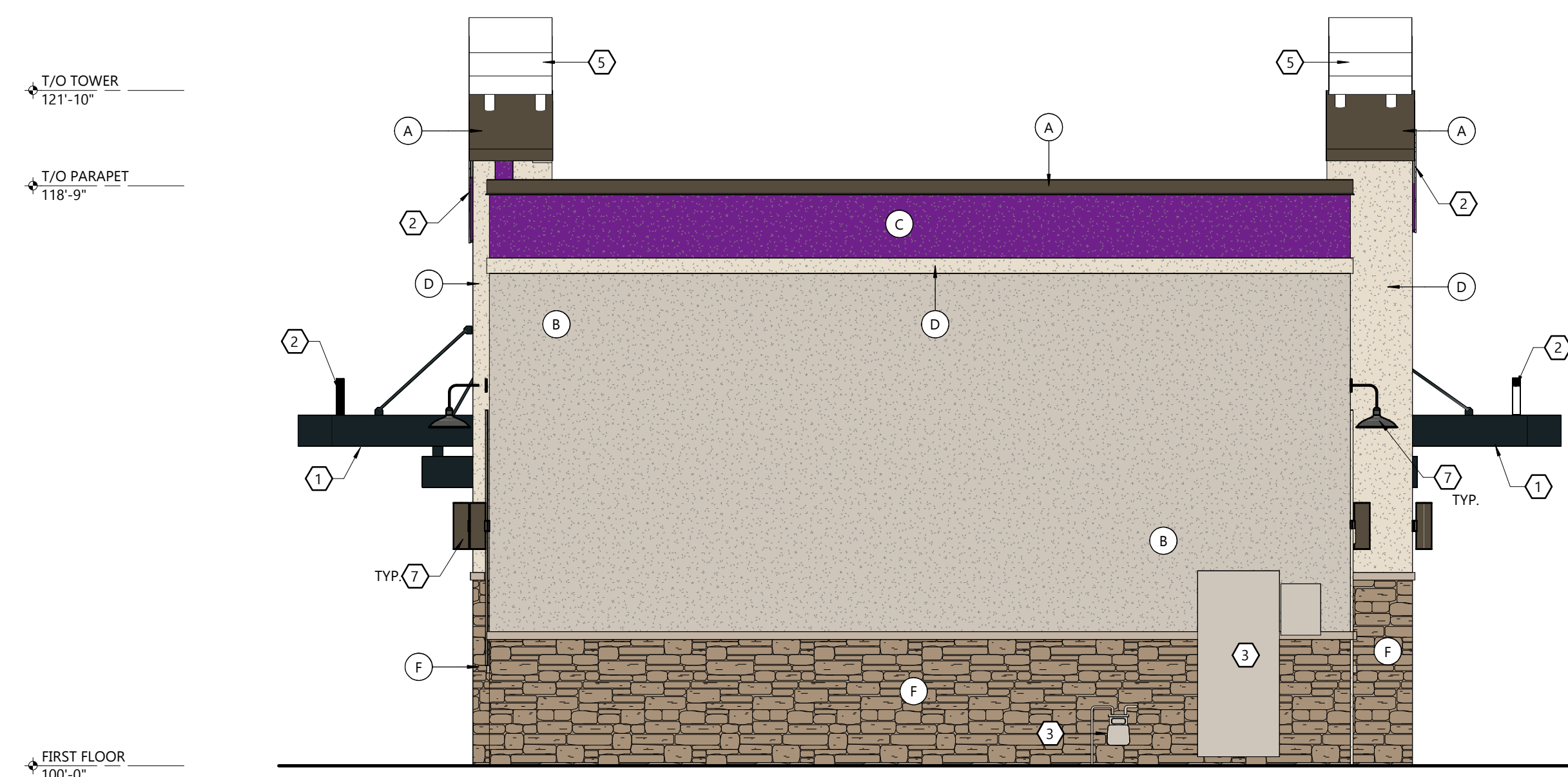
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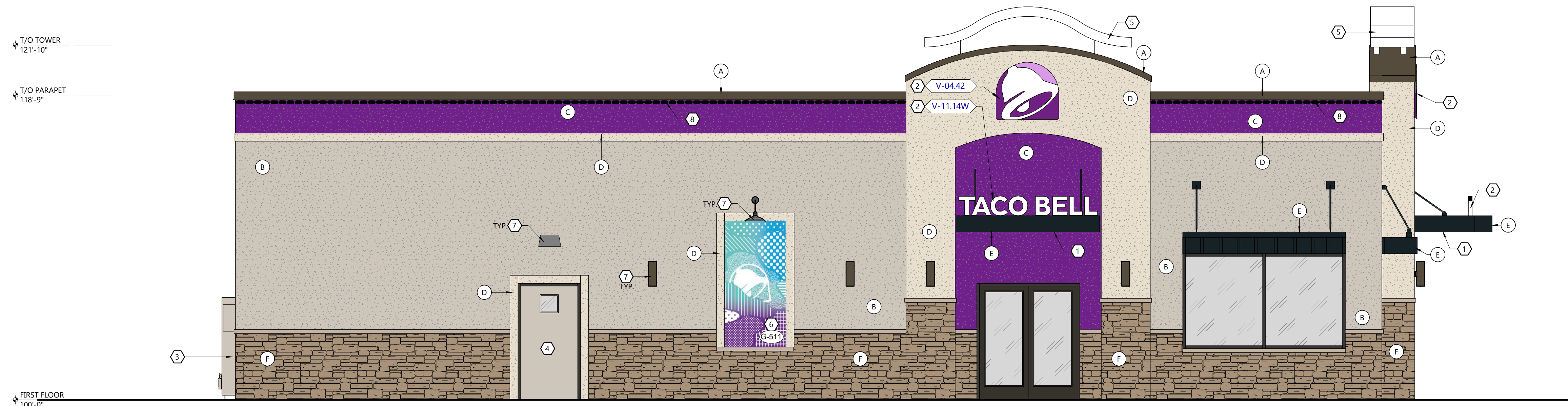
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• SEE DETAIL 1/A2.0



WEST ELEVATION

SCALE: 1/4" = 1'-0"



SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

PROFESSIONAL SEAL

SHEET DATES

ISSUED FOR CONSTRUCTION

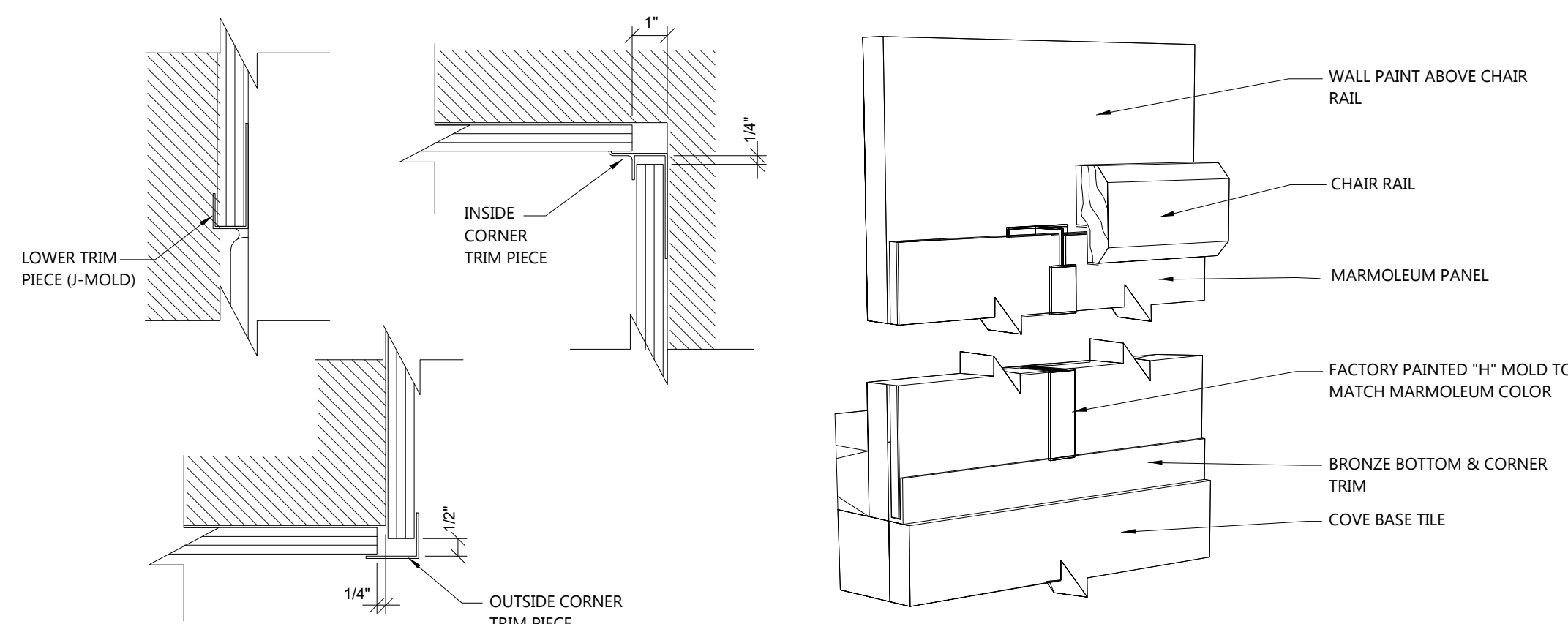
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A2.1



11 MARMOLEUM TRIM DETAILS
SCALE: 3" = 1'-0"



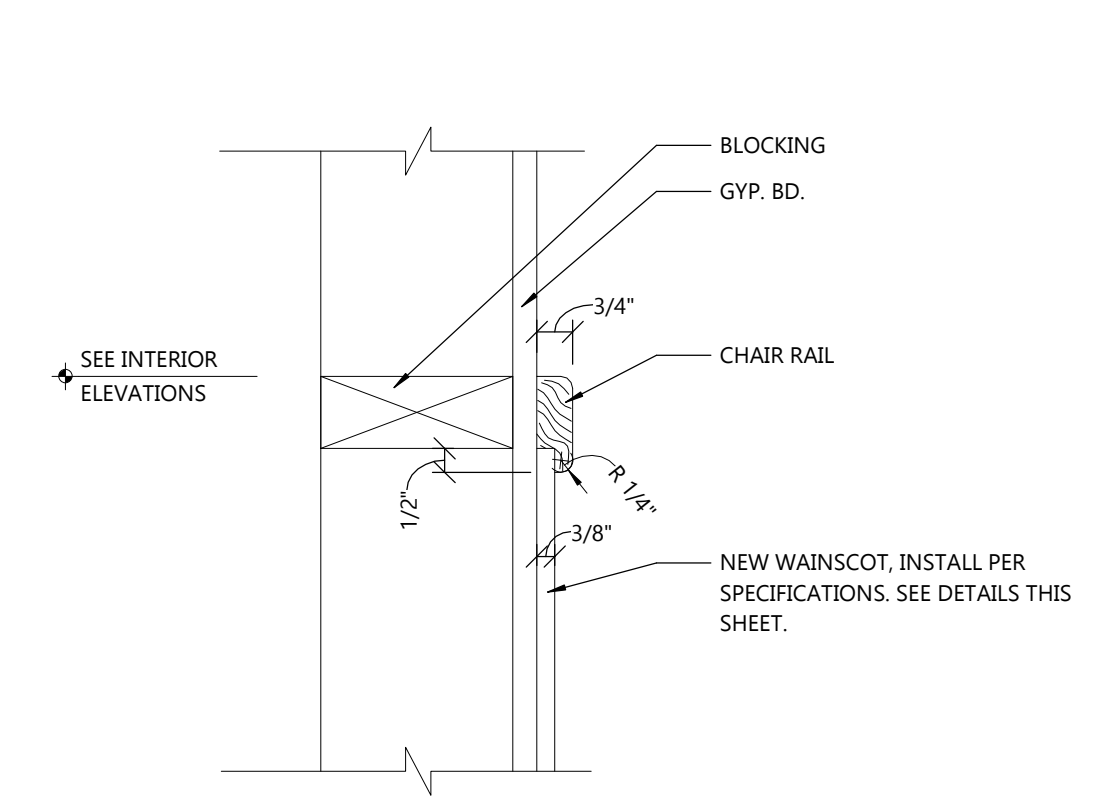
1 DINING ROOM
SCALE: 3/8" = 1'-0"

GENERAL NOTES

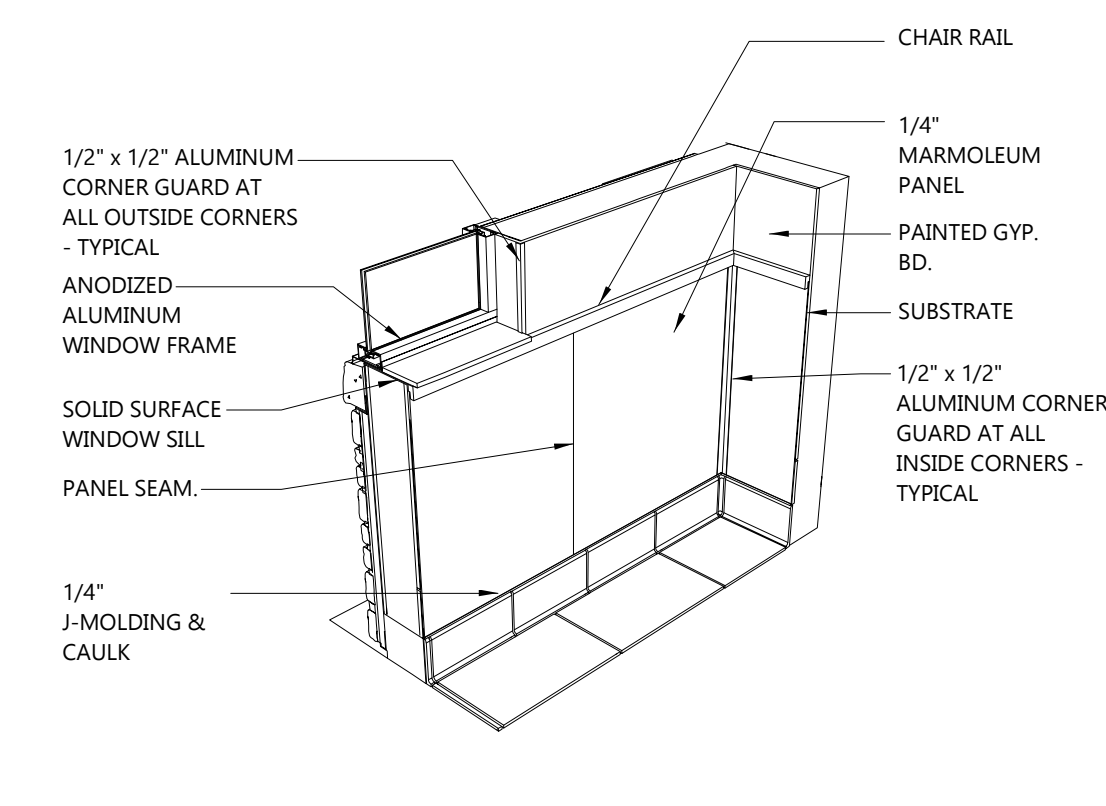
- REFER TO THE FINISH SCHEDULE ON SHEET A6.0 FOR FINISHES.
- REFER TO THE EQUIPMENT PLAN ON SHEET A9.1 FOR FURNITURE AND EQUIPMENT.
- REFER TO SHEET T1.1 AND T1.2 FOR REQUIRED SIGNS.
- PROVIDE CLEAR SILICONE CAULK WHERE ALL FIXED AND BUILT-IN COUNTERS/EQUIPMENT ABUT WALL SURFACES. WHERE GAP BETWEEN WALL AND COUNTER/EQUIPMENT EXCEEDS 1/4", PROVIDE S.S. CLOSURE ANGLE.

INTERIOR ELEVATION KEYNOTES

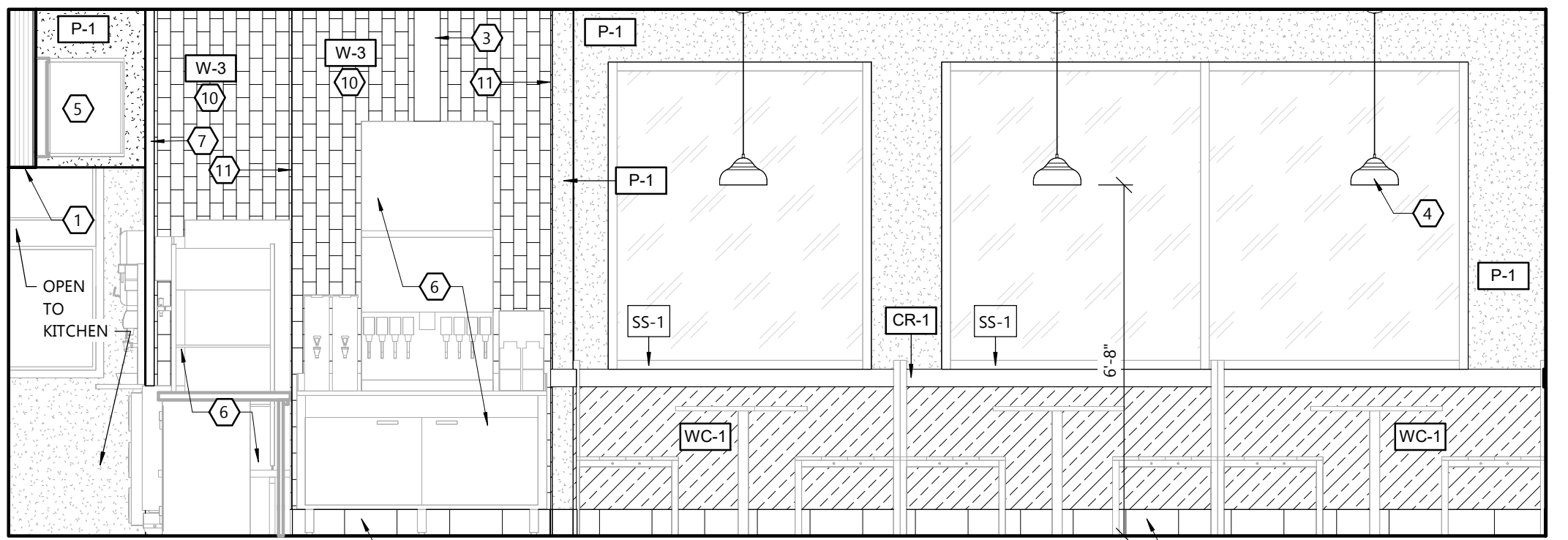
- NEW MENU BOARD BULKHEAD. STAINLESS TO FINISH OFF UNDERSIDE OF BULKHEAD.
 - REFER TO THE FINISH SCHEDULE ON SHEET A6.0.
 - SEE DETAIL 1/A7.1.
- REQUIRED SIGNS.
 - REFER TO SHEET T1.1 AND T1.2 FOR REQUIREMENTS.
- STAINLESS STEEL CHASE AS REQUIRED TO HIDE REFRIGERANT LINES.
- NEW PENDANT LIGHT, TYP.
 - REFER TO THE ELECTRICAL AND VENDOR DRAWINGS.
- WALL MOUNTED 43" DIGITAL SCREENS.
 - REFER TO THE ELECTRICAL AND VENDOR DRAWINGS.
- NEW AND SALVAGED EQUIPMENT.
 - REFER TO THE EQUIPMENT PLAN AND SCHEDULE ON SHEET A9.1 AND A9.2.
- SS CORNER/ END WALL CHANNEL GUARD, FULL HEIGHT.
 - SEE DETAIL 2/A1.1.
- NEW ARTWORK PANELS.
 - REFER TO THE ARTWORK SCHEDULE ON SHEET A9.1.
- EXISTING BASE TILE TO REMAIN. CLEAN, REPAIR OR REPLACE AS REQUIRED.
- NEW WALL TILE.
 - REFER TO THE FINISH SCHEDULE ON SHEET A6.0.
- SCHLUTER WALL TRIM STRIP.
 - SEE DETAIL 1/A1.1.
- NEW RESTROOM DOORS WITH L-2 LAMINATE FINISH BOTH SIDES. PROVIDE KICKPLATE ON BOTH SIDES OF DOOR. REUSE EXISTING HARDWARE IF ADA COMPLIANT. DOOR FRAMES TO BE REPAINTED P-3.
 - REFER TO THE FINISH SCHEDULE ON SHEET A6.0.
- NEW WALL MURAL. SAND WALL TO LEVEL 4 FINISH PRIOR TO INSTALL.
 - REFER TO THE ARTWORK SCHEDULE ON SHEET A9.1.



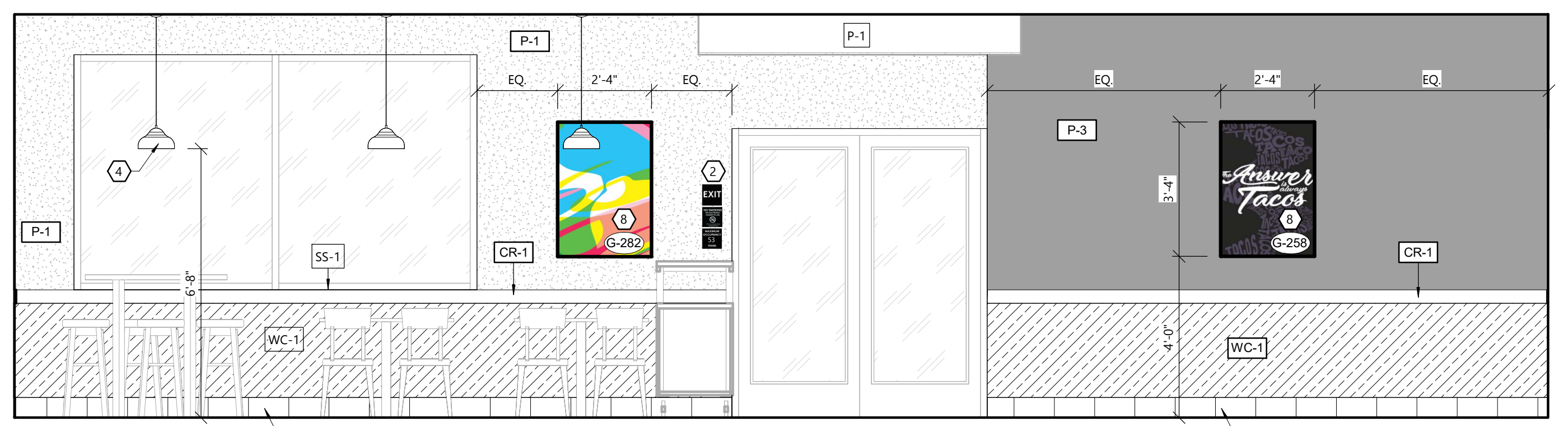
13 SECTION @ CHAIR RAIL
SCALE: 3" = 1'-0"



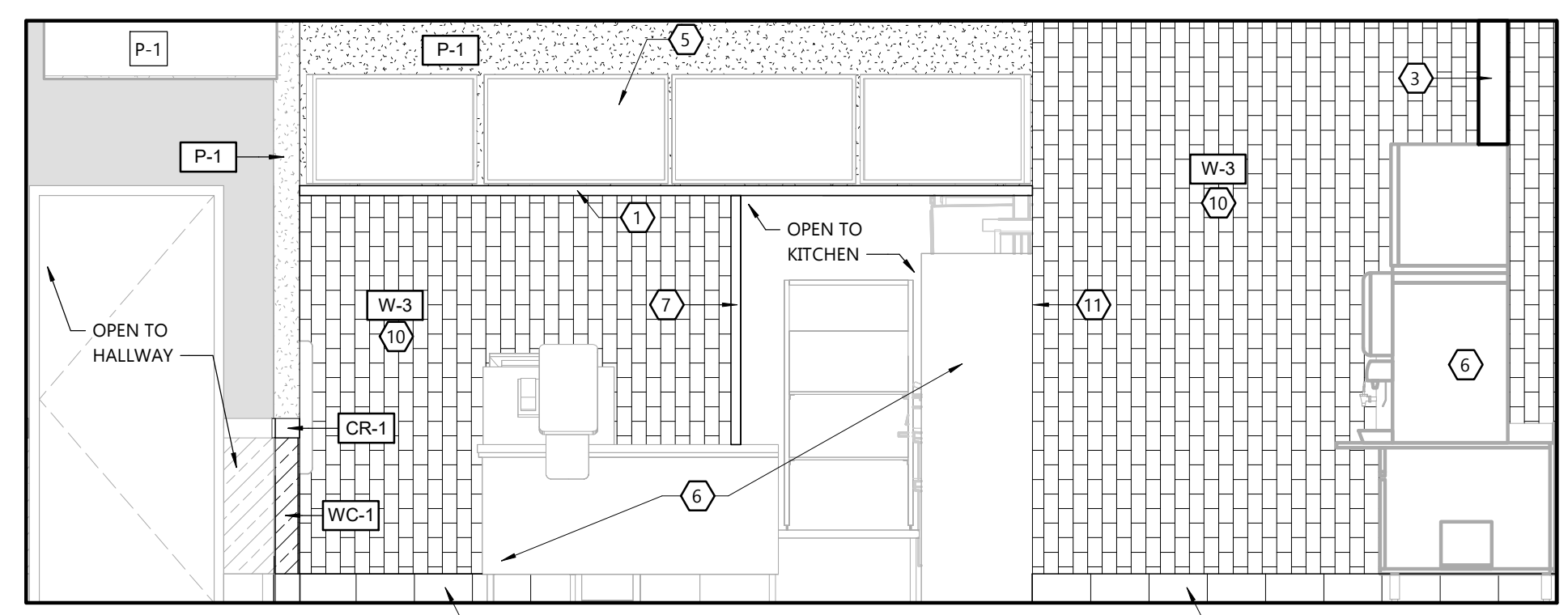
12 MARMOLEUM ATTACHMENT DETAIL
SCALE: 3" = 1'-0"



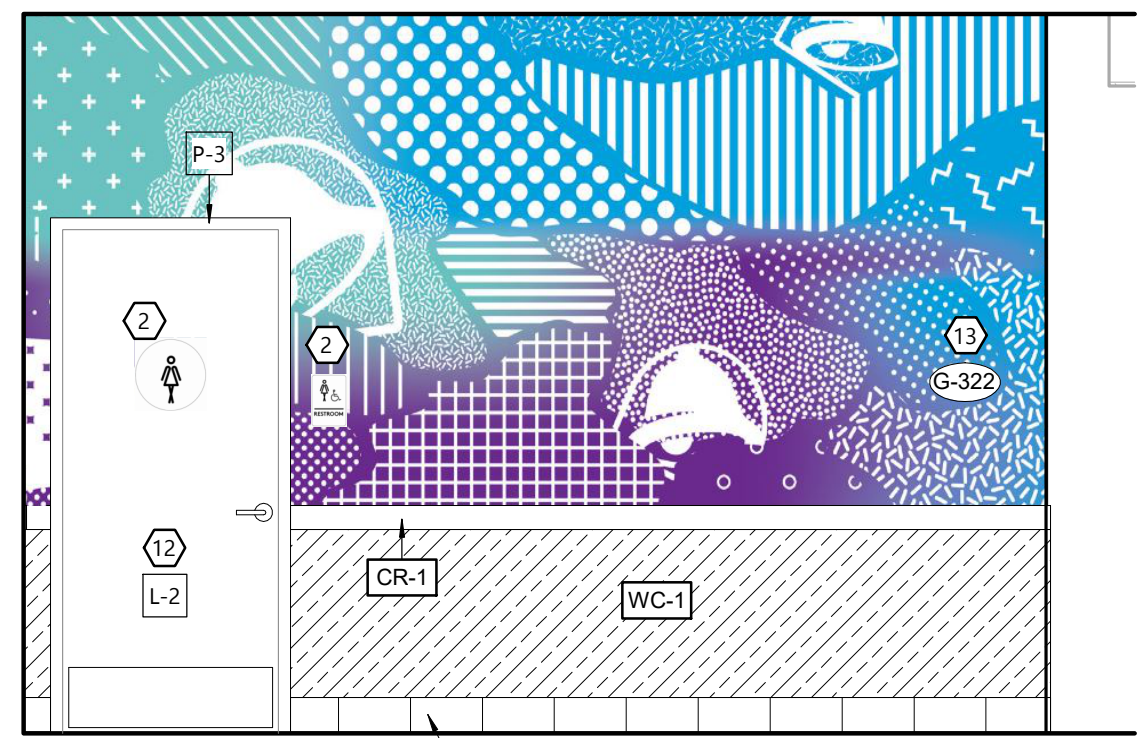
2 DINING ROOM
SCALE: 3/8" = 1'-0"



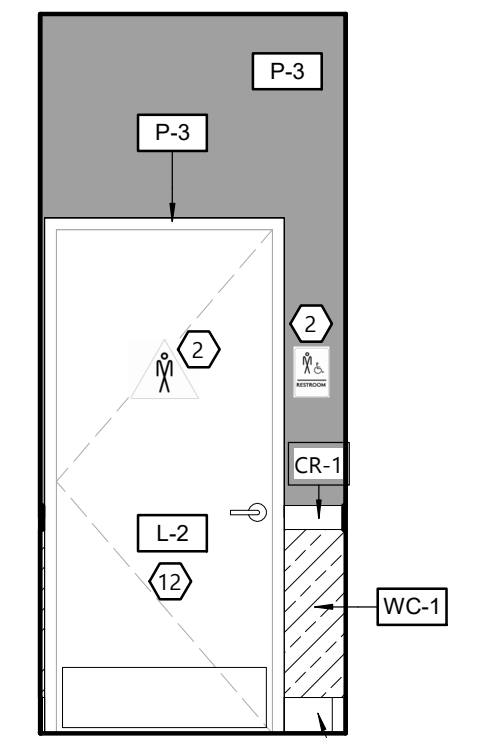
4 DINING ROOM
SCALE: 3/8" = 1'-0"



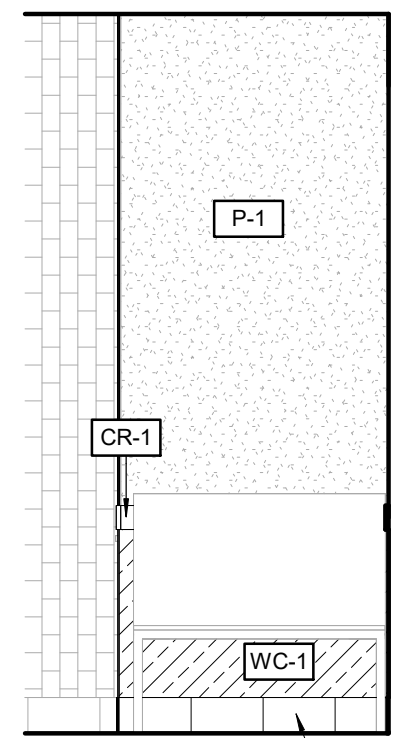
3 DINING ROOM
SCALE: 3/8" = 1'-0"



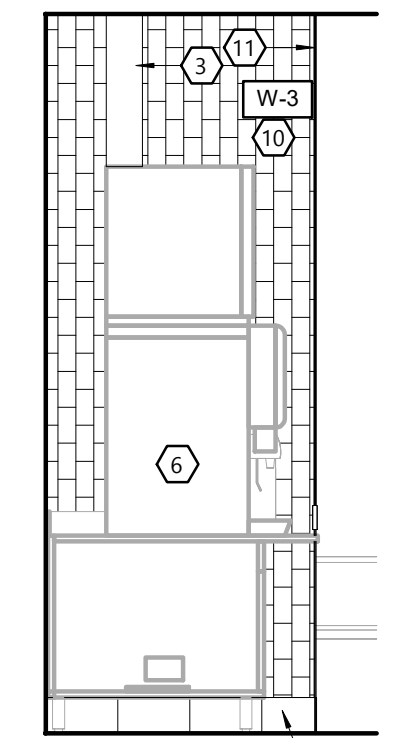
9 HALLWAY
SCALE: 3/8" = 1'-0"



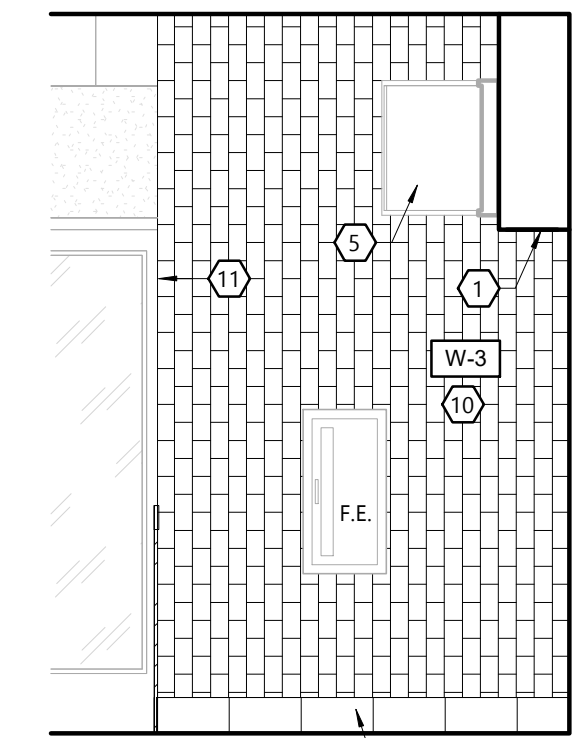
8 HALLWAY
SCALE: 3/8" = 1'-0"



7 BEVERAGE STATION
SCALE: 3/8" = 1'-0"



6 BEVERAGE STATION
SCALE: 3/8" = 1'-0"



5 SERVING
SCALE: 3/8" = 1'-0"

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IFC MAR. 6, 2025

JOB NUMBER
240300000

SHEET NUMBER

A5.0

PROJECT INFORMATION

MIDTERM REMODEL FOR:
TACO BELL - SUNDANCE
3062 KILEY WAY • PLYMOUTH, WI 53073

PROFESSIONAL SEAL

SHEET DATES

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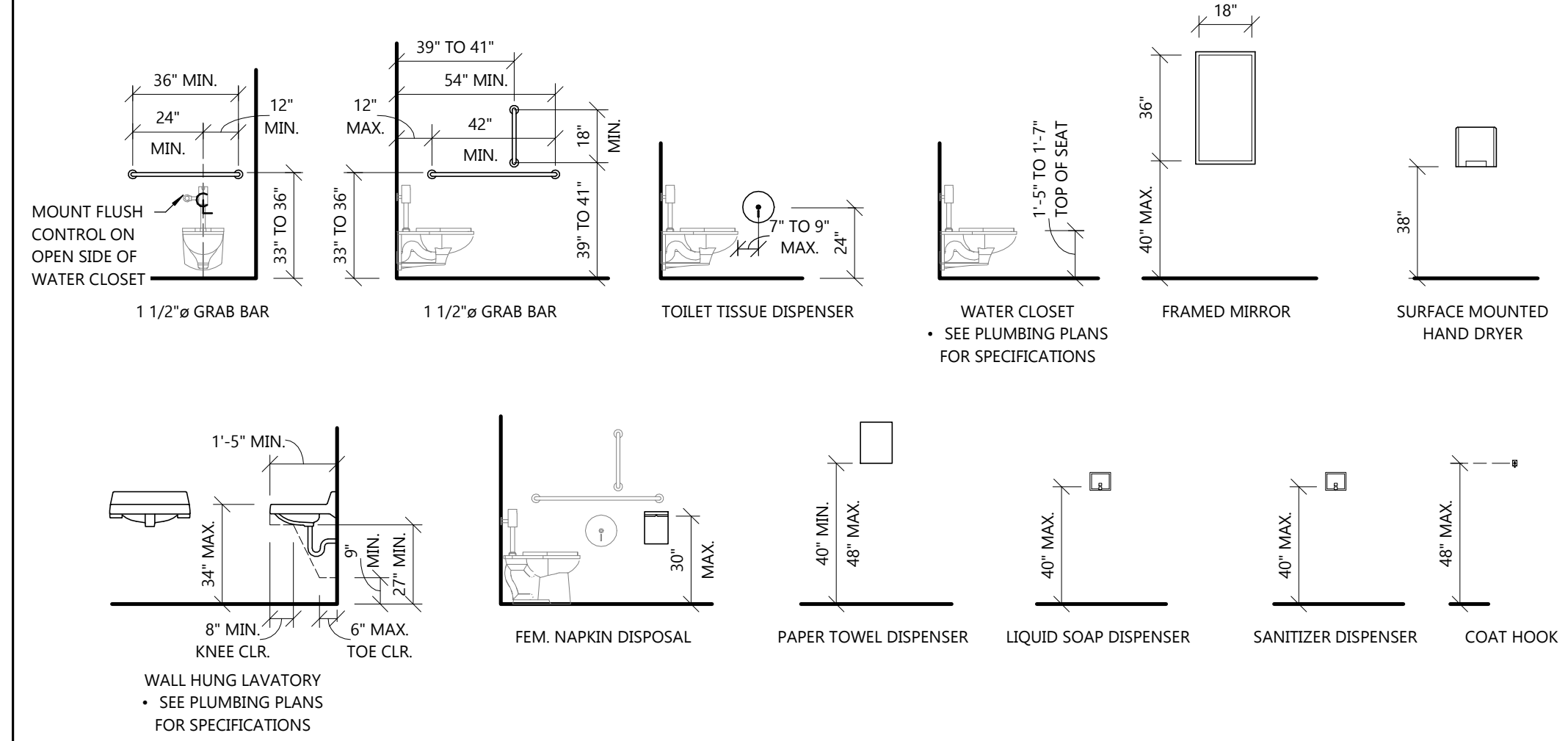
JOB NUMBER

240300000

SHEET NUMBER

A5.1

TOILET/KITCHEN ACCESSORY MOUNTING REQUIREMENTS

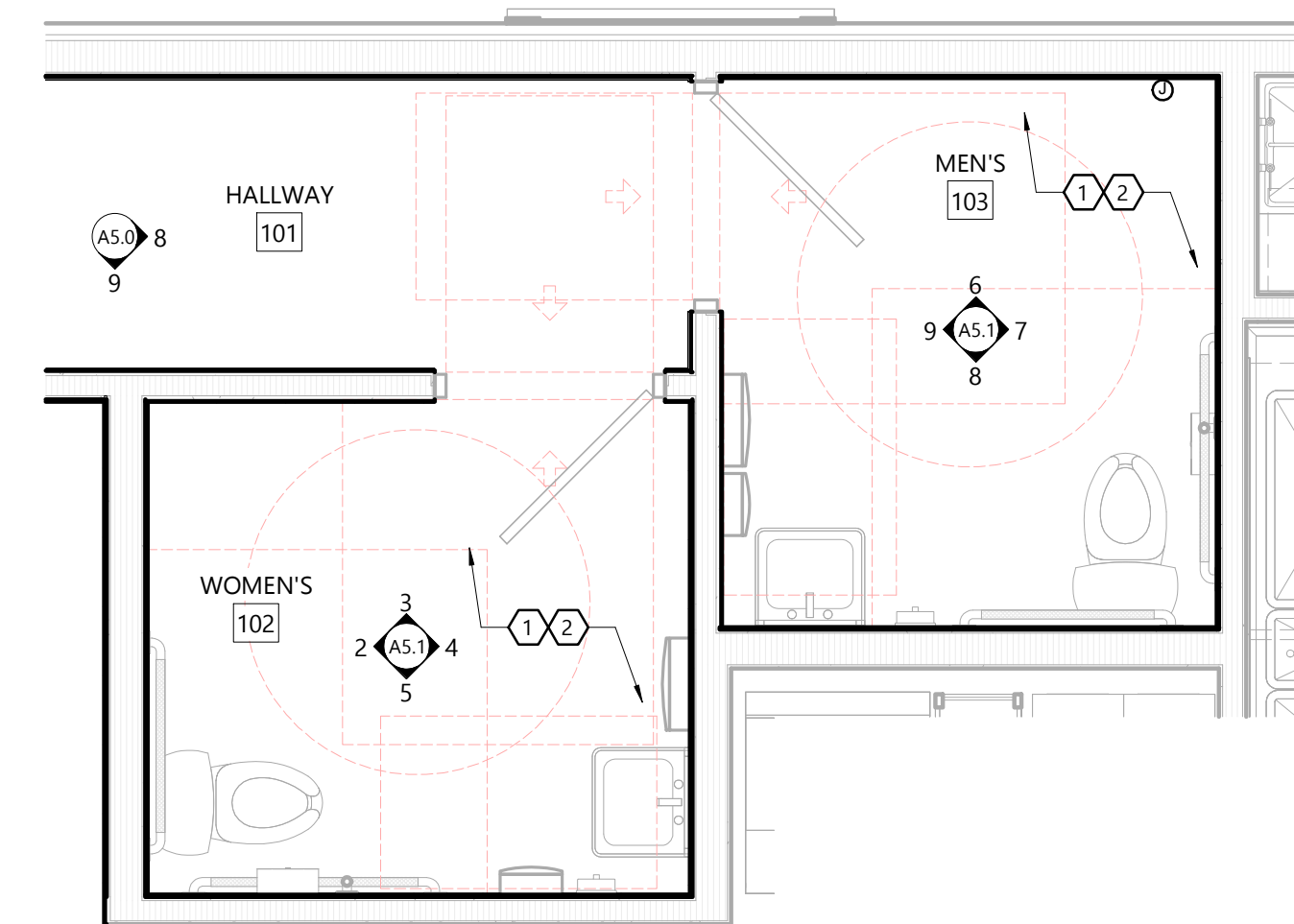


GENERAL NOTES

- REFER TO THE FINISH SCHEDULE ON SHEET A6.0 FOR FINISHES.
- REFER TO THE EQUIPMENT PLAN ON SHEET A9.1 FOR FURNITURE AND EQUIPMENT.
- REFER TO SHEET T1.1 AND T1.2 FOR REQUIRED SIGNS.
- 6 1/2" MAXIMUM SINK DEPTH.
- INSULATE PIPES BELOW COUNTERTOPS (WATER AND WASTE LINES) w/ PVC MOLDED PROTECTION (BY PLUMBING CONTRACTOR).

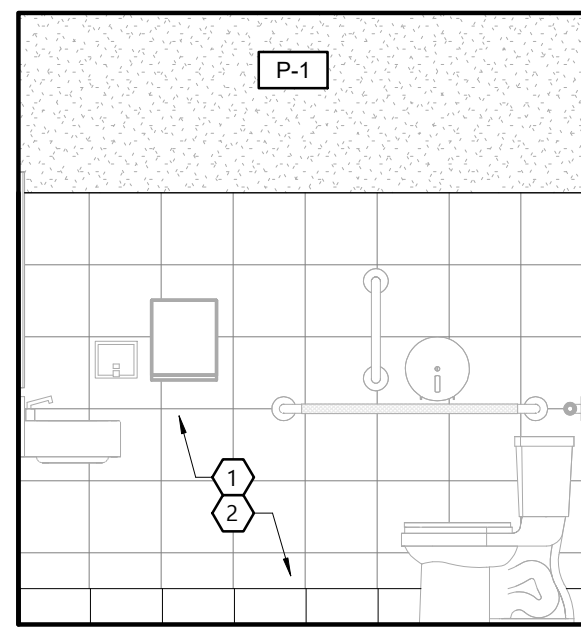
ENLARGED PLANS AND INTERIOR ELEVATION KEYNOTES

- EXISTING WALL TILE AND BASE TILE TO REMAIN.
- EXISTING FIXTURES AND ACCESSORIES TO REMAIN.
- REQUIRED SIGNS. REFER TO SHEET T1.1.
- NEW RESTROOM DOORS WITH L-2 LAMINATE FINISH BOTH SIDES. PROVIDE KICKPLATE ON BOTH SIDES OF DOOR. REUSE EXISTING HARDWARE IF ADA COMPLIANT. DOOR FRAMES TO BE REPAINTED P-3. REFER TO THE FINISH SCHEDULE ON SHEET A6.0.

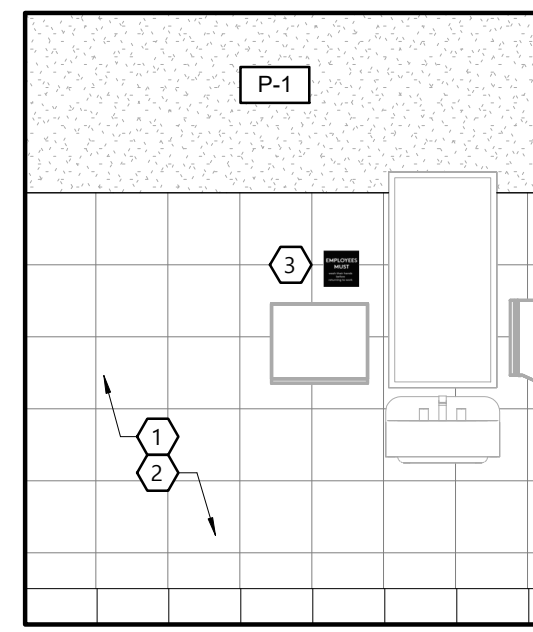


1 ENLARGED RESTROOM PLAN
SCALE: 3/8" = 1'-0"

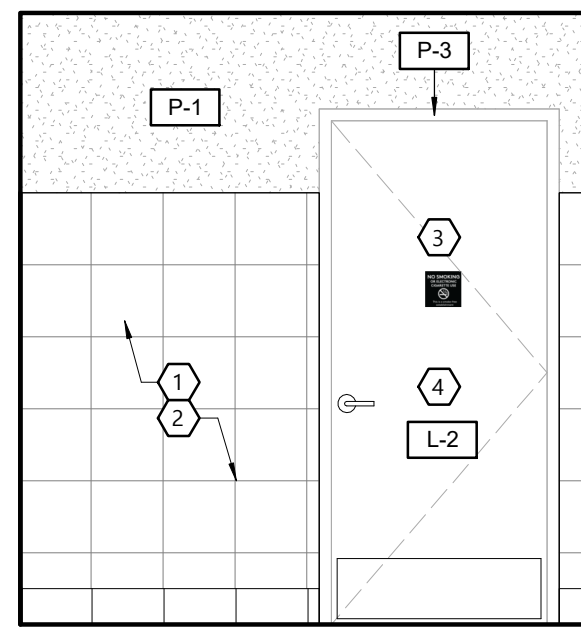
10 ENLARGED LOW WALL PLAN
SCALE: 3/8" = 1'-0"



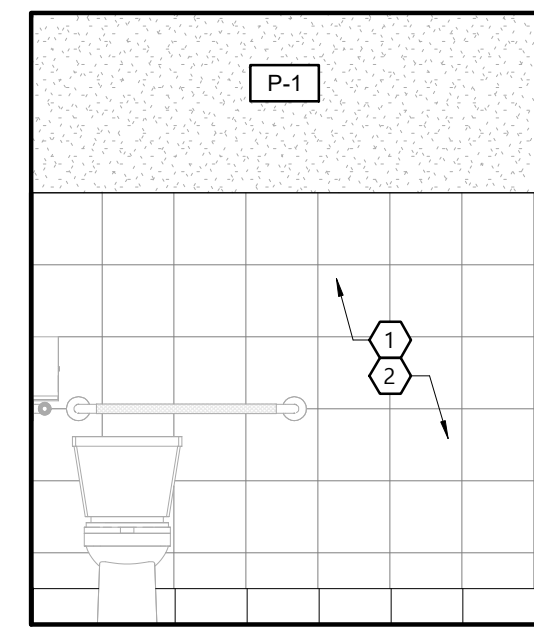
5 WOMENS RESTROOM
SCALE: 3/8" = 1'-0"



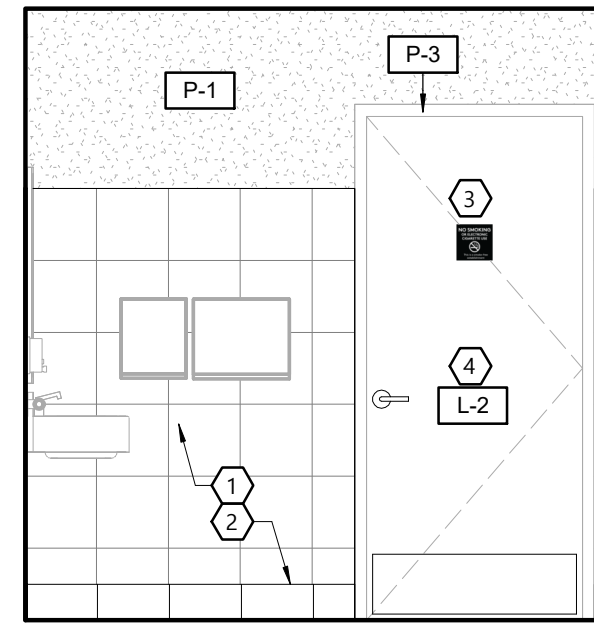
4 WOMENS RESTROOM
SCALE: 3/8" = 1'-0"



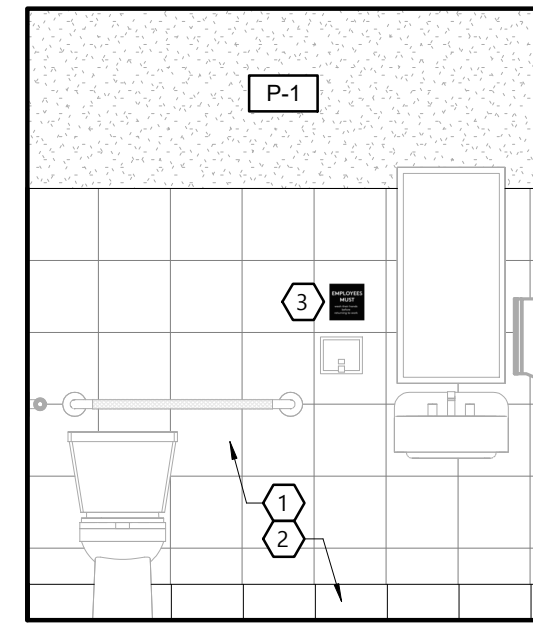
3 WOMENS RESTROOM
SCALE: 3/8" = 1'-0"



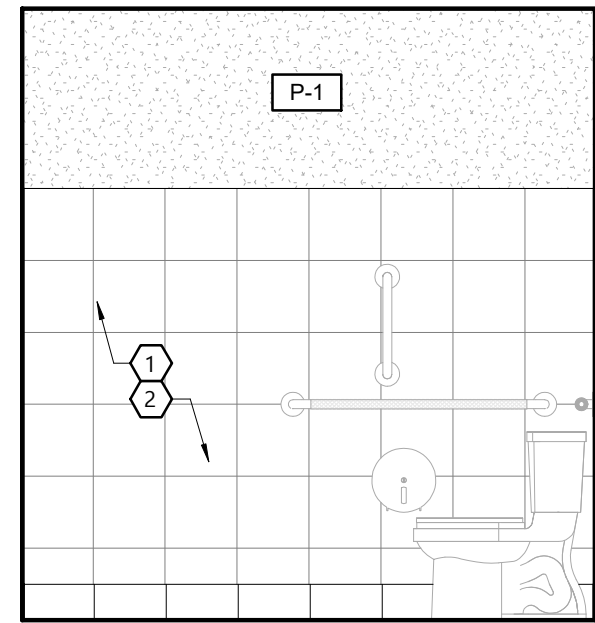
2 WOMENS RESTROOM
SCALE: 3/8" = 1'-0"



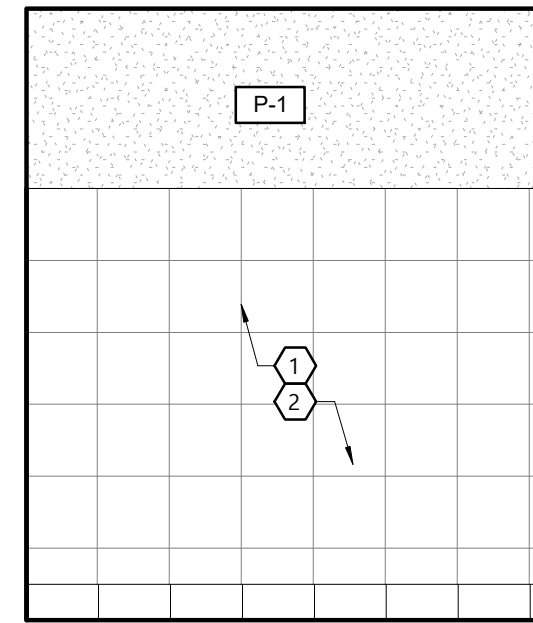
9 MENS RESTROOM
SCALE: 3/8" = 1'-0"



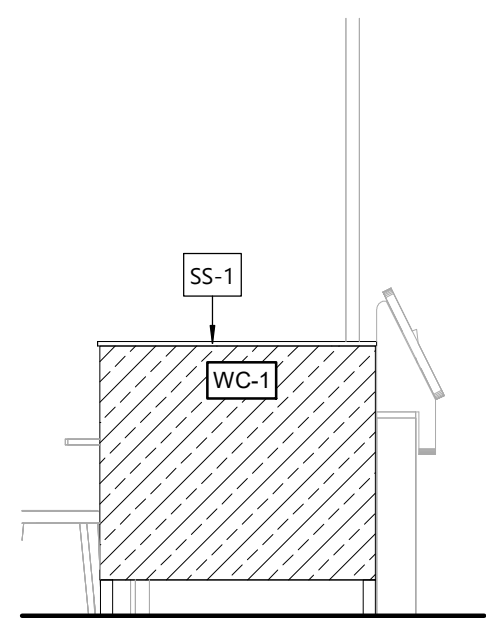
8 MENS RESTROOM
SCALE: 3/8" = 1'-0"



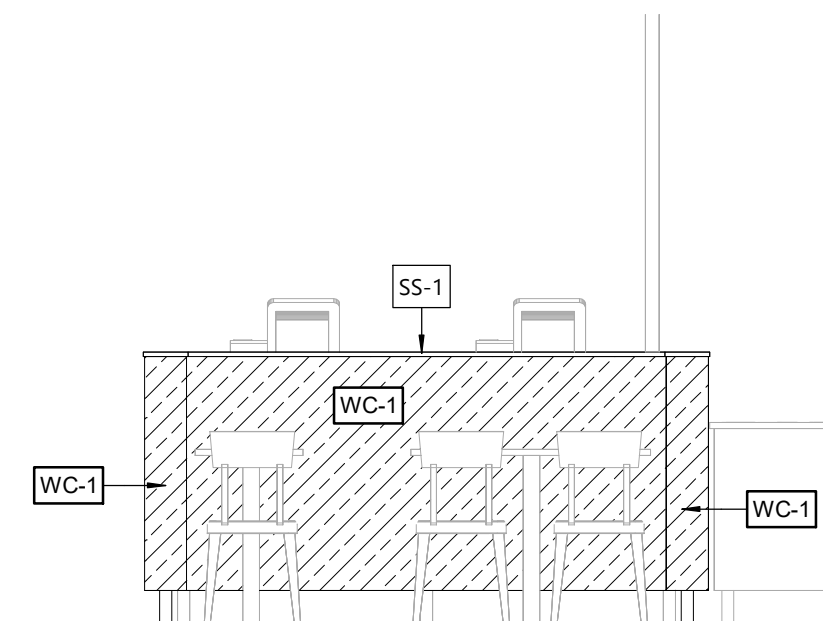
7 MENS RESTROOM
SCALE: 3/8" = 1'-0"



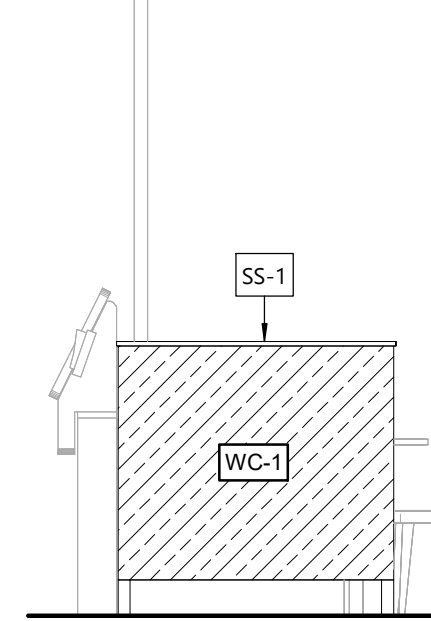
6 MENS RESTROOM
SCALE: 3/8" = 1'-0"



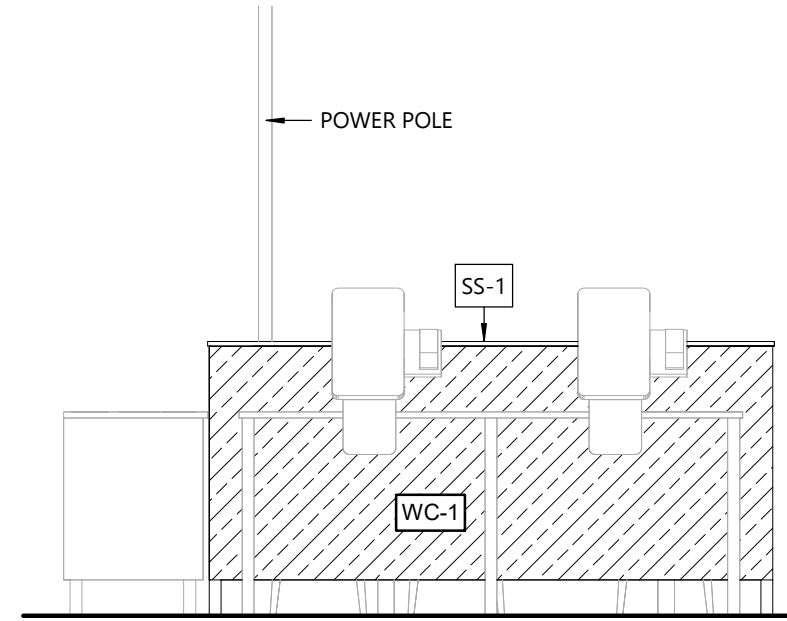
14 LOW WALL
SCALE: 3/8" = 1'-0"



13 LOW WALL
SCALE: 3/8" = 1'-0"



12 LOW WALL
SCALE: 3/8" = 1'-0"



11 LOW WALL
SCALE: 3/8" = 1'-0"

PROJECT INFORMATION

MIDTERM REMODEL FOR:
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PROFESSIONAL SEAL

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SHEET NUMBER

A7.1

RCP GENERAL NOTES

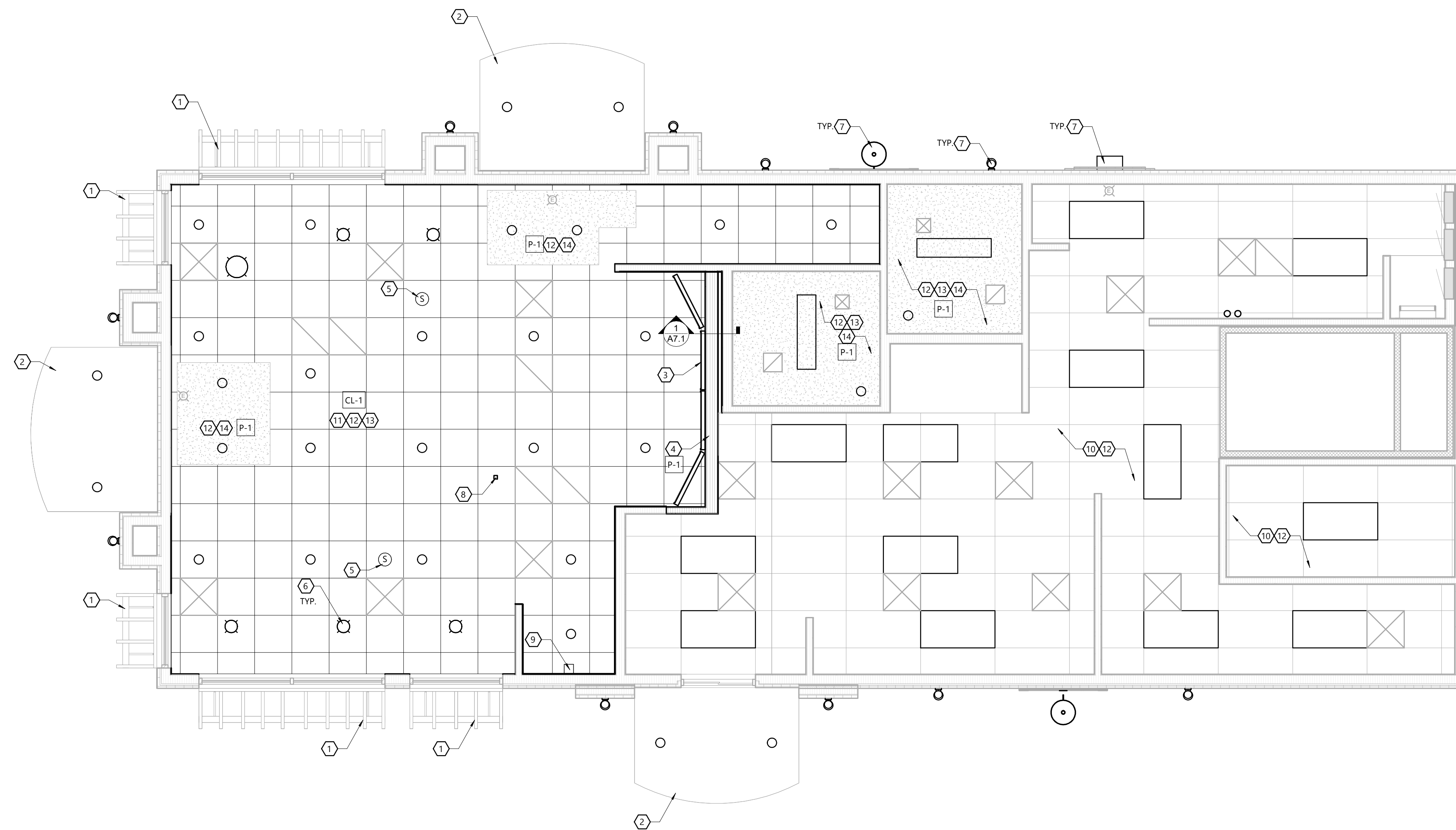
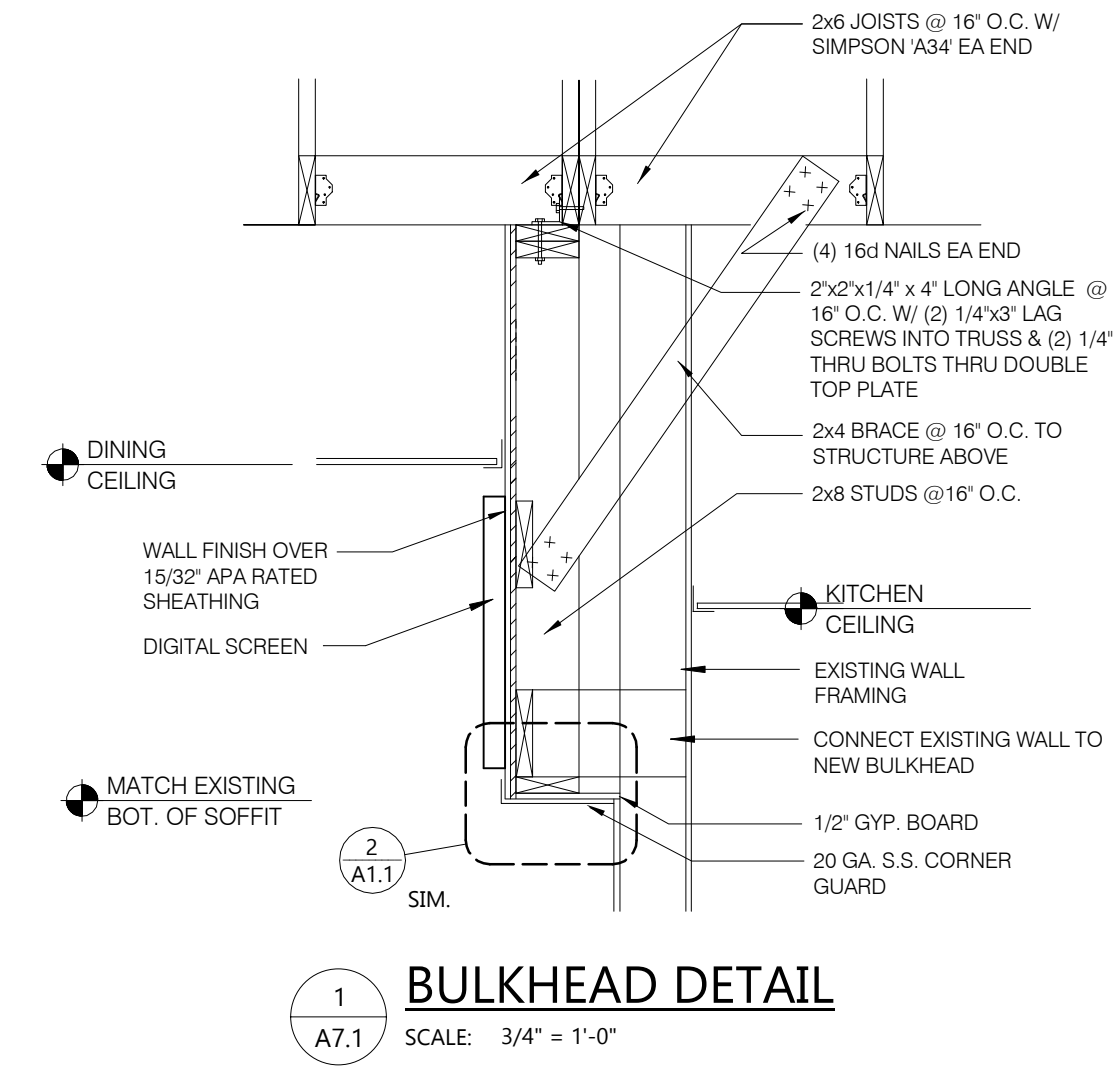
- REFER TO THE FINISH SCHEDULE (SHEET A6.0) FOR CEILING FINISHES.
- SUSPENDED CEILING:**
 - ACOUSTICAL PANEL INSTALLATION: INSTALL ACOUSTICAL PANELS WITH EDGES IN CLOSE CONTACT WITH METAL SUPPORTS AND IN TRUE ALIGNMENT.
 - ALLOWABLE VARIATIONS FROM FLAT AND LEVEL SURFACE: 1/8" IN 10'-0" MAX.
 - ALLOWABLE VARIATIONS FROM PLUMB OF GRID MEMBERS: AS CAUSED BY ECCENTRIC LOADS, 2" MAX.
 - INSTALL SYSTEM AFTER MAJOR ABOVE CEILING WORK IS COMPLETE. COORDINATE LOCATIONS OF HANGERS WITH RELATED WORK.
- GYP. BOARD CEILING:**
 - SUBSTRATE SHALL BE 1/2" THICK GYP. BD.
 - ACOUSTICAL SEALANT: APPLY TO GYP. BD. PANELS.
 - GYP. BD. FINISHING AND DECORATING: SMOOTH FINISH
- ELECTRICAL:**
 - REFER TO THE ELECTRICAL DRAWINGS FOR LIGHTING FIXTURES AND SCHEDULE.
 - CEILING MOUNTED OUTLETS & PLATES SHALL BE PAINTED TO MATCH CEILING COLOR.
- HVAC:**
 - CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL PERMITS ASSOCIATED WITH THEIR PORTION OF WORK.
 - CEILING MOUNTED EQUIPMENT SHALL BE PAINTED TO MATCH CEILING COLOR.

RCP KEYNOTES

- EXISTING EXTERIOR CANOPY.
 - REFER TO THE EXTERIOR ELEVATIONS ON SHEET A2.0 AND A2.1.
- EXISTING EXTERIOR CANOPY.
 - REFER TO THE EXTERIOR ELEVATIONS ON SHEET A2.0 AND A2.1.
 - NEW LED BULBS SUPPLIED AND INSTALLED BY ELECTRICAL CONTRACTOR.
- (4) WALL MOUNTED 43" DIGITAL SCREENS.
 - REFER TO THE VENDOR AND ELECTRICAL DRAWINGS.
- NEW MENU BOARD BULKHEAD. PAINT. MATCH EXISTING HEIGHT.
 - SEE DETAIL 1/A7.1
- REINSTALL SALVAGED SPEAKERS, SECURITY EQUIPMENT, EGRESS LIGHTING DEVICES, ETC. IN SAME LOCATIONS.
- PENDANT LIGHT - CENTER ON TABLE BELOW. BOTTOM OF PENDANT @ 80".
 - REFER TO THE ELECTRICAL DRAWINGS.
- NEW DECORATIVE WALL SCONCE/WALL PACK OR EMERGENCY LIGHT FIXTURE.
 - REFER TO THE ELECTRICAL DRAWINGS FOR SPECIFICATIONS.
- NEW POWER POLE TO ROUTE POWER AND DATA TO LOW WALL.
 - REFER TO THE ELECTRICAL DRAWINGS.
- STAINLESS STEEL CHASE AS REQUIRED TO HIDE REFRIGERANT LINES.
- EXISTING CEILING TILES, GRID AND HVAC GRILLES AND DIFFUSERS TO REMAIN.
- NEW CEILING TILES IN EXISTING SUSPENDED GRID SYSTEM.
 - REFER TO THE FINISH SCHEDULE ON SHEET A6.0.
- NEW LED LIGHT FIXTURES.
 - REFER TO THE ELECTRICAL DRAWINGS.
- EXISTING GRILLES AND DIFFUSERS. CLEAN/REPAIR/PAINT OR REPLACE AS REQUIRED.
- EXISTING GYP. BOARD CEILING. PAINT.
 - REFER TO THE FINISH SCHEDULE ON SHEET A6.0.

SYMBOLS LEGEND

- ACOUSTICAL TILE CEILING PANELS - SEE ROOM FINISH SCHEDULE FOR TYPE
- GYP. BOARD CEILING - SEE ROOM FINISH SCHEDULE
- LIGHT FIXTURE - SEE ELECTRICAL PLANS
- LIGHT FIXTURE - SEE ELECTRICAL PLANS
- CEILING SUPPLY GRILLE - SEE HVAC PLANS
- CEILING RETURN, TRANSFER OR EXHAUST GRILLE - SEE HVAC PLANS
- DESIGNATES CEILING/BULKHEAD HEIGHT A.F.F.
- EXIT LIGHT
- OCCUPANCY SENSOR
- HEAT DETECTOR
- CEILING MOUNTED SPEAKER





Always a Better Plan

100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

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3062 KILEY WAY • PLYMOUTH, WI 53073

PROFESSIONAL SEAL

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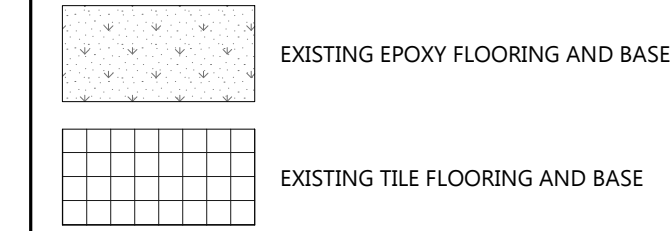
JOB NUMBER

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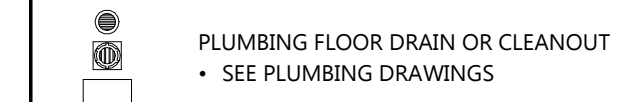
SHEET NUMBER

A8.1

FLOORING LEGEND



SYMBOL LEGEND



GENERAL NOTES

- REFERENCES TO PRODUCTS OR SYSTEMS HEREIN BY NAME, MAKE, OR CATALOG NUMBER IS INTENDED TO ESTABLISH A MIN. STANDARD QUALITY, AND IS NOT MEANT TO LIMIT COMPETITION IN ANY FASHION. APPROVED EQUIVALENTS SHALL BE ACCEPTED AFTER ARCHITECT APPROVAL.
- CONTRACTORS SHALL PROVIDE PRODUCTS COMPLETE w/ ALL ACCESSORIES, TRIM, FINISH, FASTENERS, AND OTHER REQ'D ITEMS NEEDED FOR A COMPLETE INSTALLATION AS INDICATED.
- REFER TO THE FINISH SCHEDULE AND INTERIOR WALL TYPES FOR FINISHES.

ROOM FINISH NOTES

WALLS & CEILINGS

- ALL GYPSUM BOARD SHALL BE INSTALLED IN ACCORDANCE w/ THE GYPSUM CONSTRUCTION HANDBOOK. LEVEL OF FINISH AS PER GA-214 ARE AS FOLLOWS:
 - LEVEL 1: INTERIOR AND EXTERIOR WALL: CONCEALED AND ABOVE CEILINGS
 - LEVEL 3: ALL EXPOSED BELOW CEILING AREAS WITH HEAVY OR MEDIUM TEXTURE.
 - LEVEL 4: ALL EXPOSED BELOW CEILING AREAS WITH FLAT PAINT, SMOOTH OR LIGHT TEXTURE OR WALL COVERINGS UNLESS OTHERWISE NOTED.
 - LEVEL 5: WHERE NOTED

- USE APPROPRIATE PRIMER FOR SUBSTRATE
- ALL GYPSUM BOARD BULKHEADS SHALL BE PAINTED
- WHERE PORCELAIN TILE IS APPLIED, SURFACE SHOULD BE 5/8" DENS-SHIELD TILE BACKER BOARD AS REQUIRED

TRIMS

- HOLLOW METAL FRAMES SHOULD RECEIVE 1 COAT PRIMER & 2 COATS FINISH PAINT

FLOORS

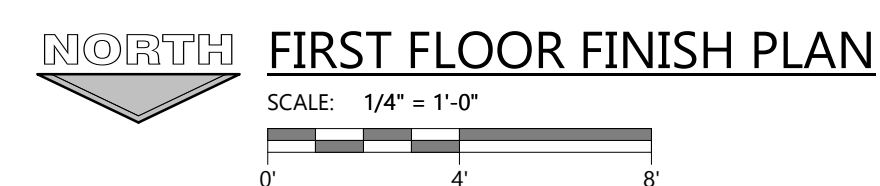
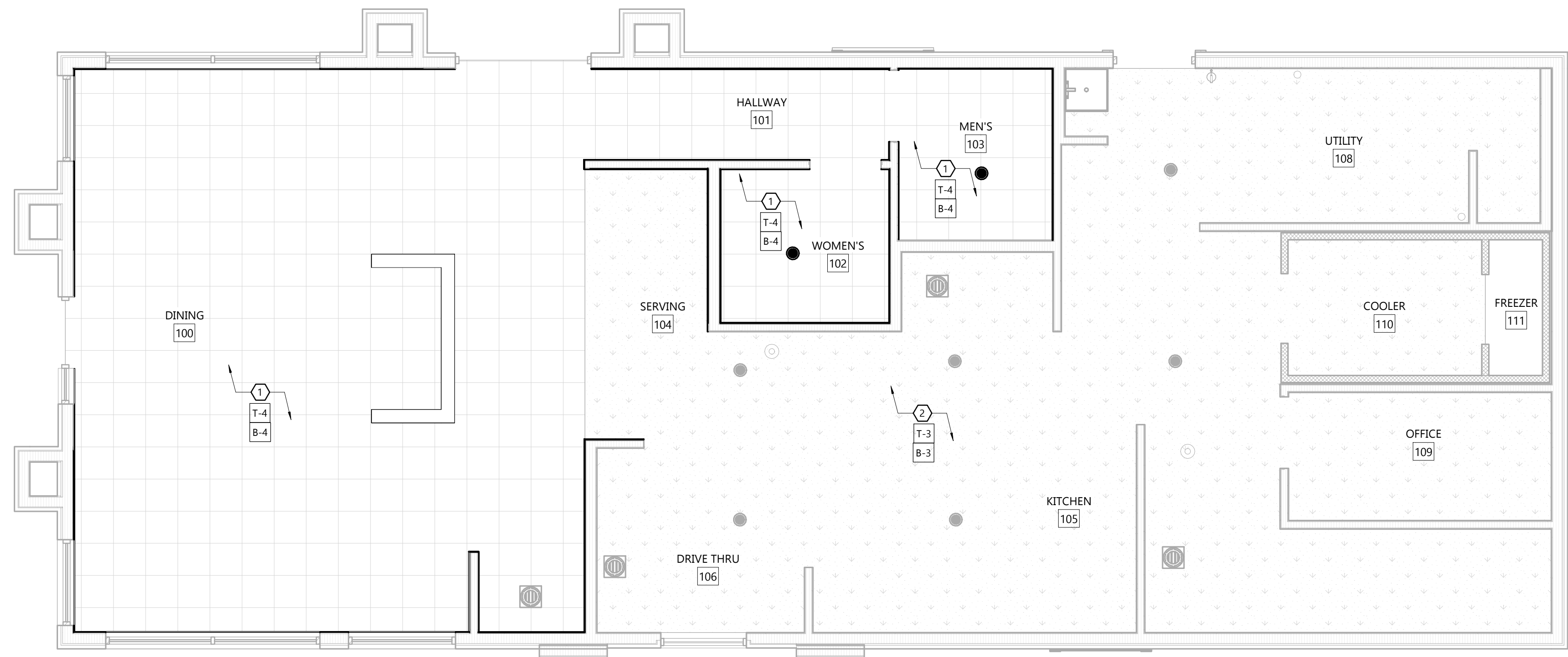
- FLOORING CONTRACTOR SHALL PREPARE FLOOR SURFACES RECEIVING NEW FINISHES AS REQ'D FOR A SMOOTH AND LEVEL SURFACE PRIOR TO INSTALLING NEW FINISHES
- USE MFR RECOMMENDED FLOORING PREP AND ADHESIVE
- FLOORING CONTRACTOR TO PROVIDE TRANSITION STRIPS AND EDGING AT ALL MATERIAL TRANSITIONS - SEE FINISH SCHEDULE AND SUBMIT STYLES TO BE APPROVED BY DESIGNER.

BASE

- TILE JOINTS (U.N.O.)
 - QUARRY FLOOR TILE: 1/4"
 - PORCELAIN FLOOR TILE: 3/16"
 - GLAZED WALL TILE: 1/8"
 - BASE, TRIM AND ACCESSORIES: MATCH ADJOINING TILE
- UNITS
- TILE INSTALLATIONS REQUIRE MFR'S STANDARD MOLDED CORNERS AT BOTH INSIDE AND OUTSIDE CORNERS.
- ALL BASE TILE SHALL BE SANITARY COVE STYLE w/ 3/8" MIN RADIUS
- SAND CONVENTIONAL GROUT.
- PROVIDE CLEAR SILICONE CAULK WHERE FRP STOPS AT TOP OF COVE
- TILE CHIPPING AROUND CORE DRILL HOLES FOR SEATING FIXTURE NOT BE ACCEPTED.

FINISH PLAN KEYNOTES

- EXISTING FLOORING AND BASE TILE TO REMAIN. REPLACE DAMAGED TILES AS NEEDED TO MATCH EXISTING TILE. REGROUT WHERE NEEDED. VERIFY SCOPE WITH OWNER.
 - REFER TO THE PLUMBING DRAWINGS FOR FLOOR DRAIN SCOPE OF WORK.
- EXISTING EPOXY FLOORING AND BASE TO REMAIN. REPAIR OR REPLACE AS NEEDED. VERIFY SCOPE WITH OWNER.
 - REFER TO THE PLUMBING DRAWINGS FOR FLOOR DRAIN SCOPE OF WORK.



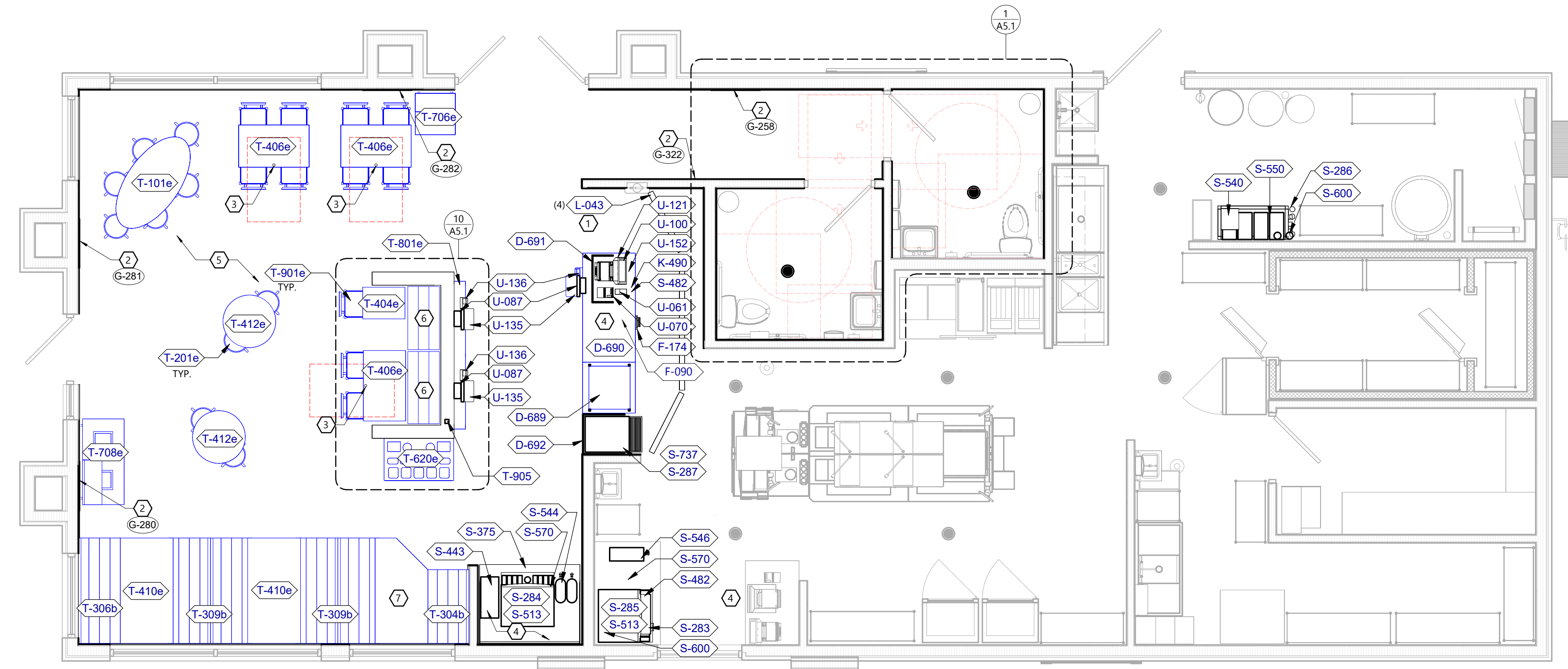
ARTWORK SCHEDULE						
TAG	QUANTITY	NAME	FAMILY	FRAME OR MURAL	SIZES	LOCATION
G-280	1	OVERLAP BELLS	B	F01	28" x 40"	SEE SHEET A5.0
G-281	1	OVERLAP BELLS	B	F01	28" x 40"	SEE SHEET A5.0
G-258	1	ANSWER IS TACOS	B	F01	28" x 40"	SEE SHEET A5.0
G-282	1	OVERLAP BELLS	B	F01	28" x 40"	SEE SHEET A5.0
G-322	1	CAMO-PATTERN-PURPLE	B	M01 - DINING MURAL	14'-6" x 7'-0"	SEE SHEET A5.0
G-510	1	CAMO-PATTERN-PURPLE	B	M02	3'-9" x 7'-10"	SEE SHEET A2.0
G-511	1	CAMO-PATTERN-PURPLE	B	M02	3'-9" x 7'-10"	SEE SHEET A2.1

ARTWORK NOTE:
VERIFY SIZES IN FIELD.

FURNITURE SCHEDULE			
NO.	QTY	ITEM DESCRIPTION	NOTES
FURNITURE PACKAGE - BY FURNITURE VENDOR U.N.O.			
D-689	1	TALL PICK UP SHELF	
D-690	1	POS COUNTER SYSTEM	
D-691	1	POS COUNTER SHROUD	
D-692	1	FRUITISTA SHROUD	FULL HEIGHT SHROUD TO COVER FRUITISTA AND CART
T-101e	1	OVVAL SURFBOARD TABLE - 30' X 60' X 42' - 6' TOP	TOP ONLY, EXISTING POSTS TO REMAIN
T-201e	10	BARREL BARSTOOL - 29" PURPLE WOOD SEAT	
T-304b	1	WOOD BENCH SEAT - 42"	
T-306b	1	WOOD BENCH SEAT - 60"	
T-309b	2	WOOD BENCH SEAT DOUBLE- 60"	
T-404e	1	LAMINATE TABLE - 24" X 18" X 30" - 2 TOP	
T-406e	3	LAMINATE TABLE ADA - 24" X 40" X 30" - 4 TOP	TOP ONLY, EXISTING POSTS TO REMAIN
T-410e	3	LAMINATE TABLE - 30" X 60" X 30" - 4 TOP	TOP ONLY, EXISTING POSTS TO REMAIN
T-412e	2	SOLID SURFACE HIGH TABLE- 30" DIA.	TOP ONLY, EXISTING POSTS TO REMAIN
T-620e	1	CONDIMENT COUNTER - RECTANGLE	
T-706e	1	WASTE ENCLOSURE - SINGLE	
T-708e	1	WASTE ENCLOSURE - DOUBLE	
T-801e	1	KIOSK 1/2 TOWER	VERIFY SIZE IN FIELD
T-901e	11	CHAIR - LAMINATE SEAT	
T-905	1	POWER POLE	

FURNITURE NOTE:
VERIFY TABLE SIZES IN FIELD.

- EQUIPMENT PLAN KEYNOTES**
- WALL MOUNTED DIGITAL BOARDS ABOVE.
 - REFER TO THE VENDOR AND ELECTRICAL DRAWINGS.
 - NEW ARTWORK.
 - REFER TO THE ARTWORK SCHEDULE THIS SHEET.
 - ACCESSIBLE TABLE AS INDICATED BY CLEARANCE MARKER LABEL ON TABLE TOP.
 - NEW AND SALVAGED EQUIPMENT.
 - REFER TO THE EQUIPMENT SCHEDULE ON SHEET A9.2.
 - NEW FURNITURE BY VENDOR.
 - REFER TO THE FURNITURE SCHEDULE THIS SHEET.
 - NEW BENCH SEATING. VERIFY SIZES NEEDED WITH EXISTING LOW WALL.
 - CUSTOM TABLE SIZE BY VENDOR.



NORTH FIRST FLOOR EQUIPMENT PLAN
SCALE: 1/4" = 1'-0"
0' 4' 8'

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SHEET NUMBER

A9.1

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100 Camelot Drive
Fond du Lac, WI 54935
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excelengineer.com

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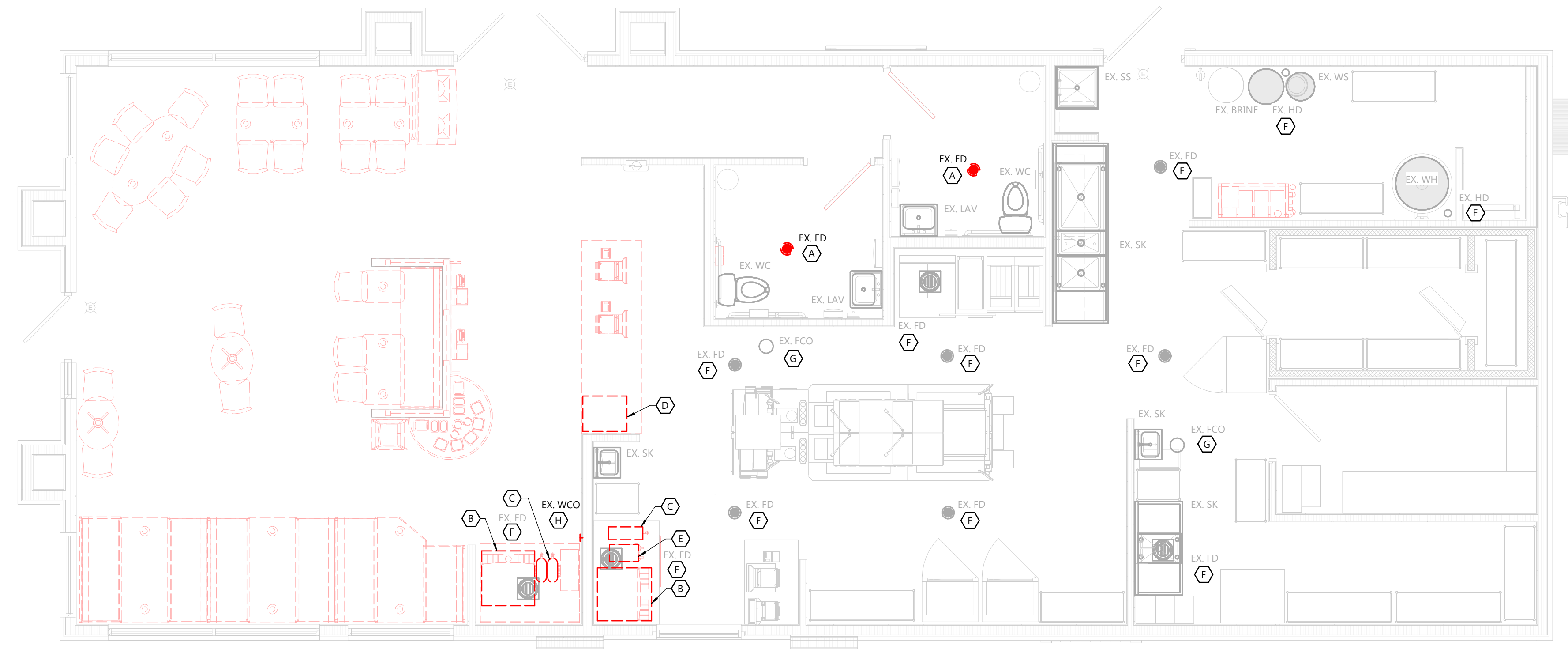
240300000

SHEET NUMBER

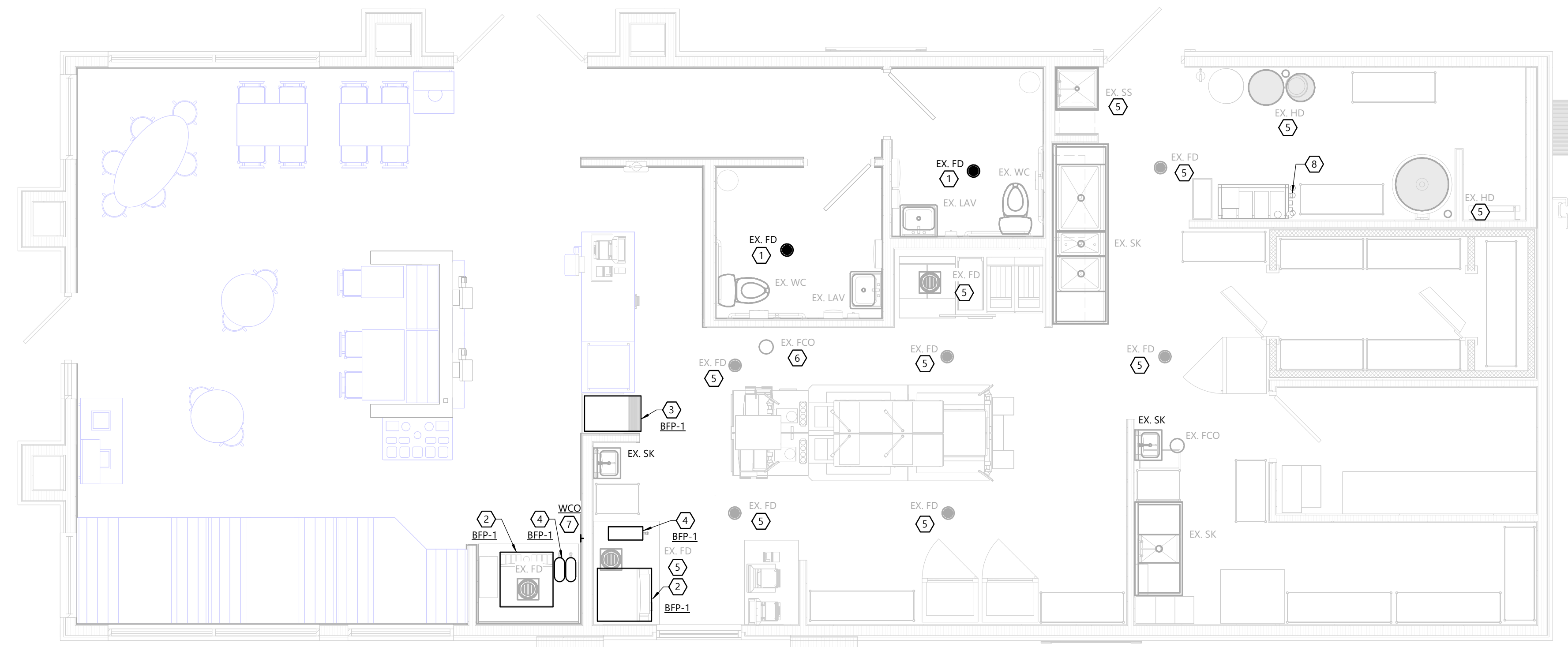
A9.2

EQUIPMENT SCHEDULE

NO.	QTY	ITEM DESCRIPTION	MFR & MODEL NUMBER	ORDERED BY	INSTALLED BY	NOTES
F OFFICE/EMPLOYEE/MUSIC/MISC						
F-090	1	UPS (UN-INTERRUPTIBLE POWER SUPPLY)	-	-	SSP	SALVAGED
F-174	1	DUAL DEPOSIT SAFE	CT4-2CHANGE SERIES SMART SAFE	OWNER	MFR	PROVIDE POWER
K WORKSTATIONS/SHELVING/CARTS						
K-490	1	SHELVING, 18x24x24	SPG #WST440Y	OWNER	G.C.	GOLD BOND, 2-TIER, POST STYLE, USED FOR FRONT COUNTER
L LIGHTING/SIGNAGE/MENUBOARD						
L-043	4	DIGITAL SCREEN	STRATACACHE, LG 43" DISPLAY	OWNER	OWNERS IT TEAM	W/ WALL MOUNTED BRACKETS
S SERVING						
S-283	1	DRINK STAGER WITH STRAW HOLDER	SPG #WST788E	OWNER	G.C.	SALVAGED - 22.5"X6", DRINK STAGER, GREY BOND, STRAW HOLDER
S-284	1	BEVERAGE DISPENSER - SELF-SERVE	CORNELIUS 611057625	OWNER	PEPSI	G.C. TO COORDINATE INSTALL
S-285	1	BEVERAGE DISPENSER - DRIVE THRU	SERVEND	OWNER	PEPSI	G.C. TO COORDINATE INSTALL
S-286	1	WATER FILTER SYSTEM	SHURFLO	OWNER	PEPSI	G.C. TO COORDINATE INSTALL
S-287	1	FBD TABLE 20.5" x 34.1"	FBD #563	OWNER	G.C.	
S-375	1	DRINK STATION	CARTER-HOFFMAN	OWNER	G.C.	S/S, INSULATED DRAIN TROUGH, WEIGHT RATED, VERIFY SIZE IN FIELD
S-443	1	STRAW & LID DISPENSER	CAL-MIL ADA TB103	OWNER	G.C.	SALVAGED - 18-1/8"X10-1/4"X23-3/8" 3 SECTION BLACK INCLUDES: 1/8" REMOVABLE FRONT & BACK PANEL
S-482	2	CUP DISPENSER	A.J. ANTUNES #DAC530	OWNER	G.C.	
S-513	2	ICE MAKER	MANITOWOC	OWNER	G.C.	PLACED ON TOP OF DRINK MACHINES, W ROOF CONDENSERS HOSHIZAKI KMS-1401MU, FRANCHISEES CAN USE HOSHIZAKI KMS-1230
S-540	1	PEPSI BOOSTER TANK	-	OWNER	PEPSI	G.C. TO COORDINATE INSTALL
S-544	2	ICE TEA URN	BUNN/TDO-N-3.5	OWNER	PEPSI	G.C. TO COORDINATE INSTALL
S-546	1	ICED TEA BREWER	TETLEY TB3Q	OWNER	PEPSI	G.C. TO COORDINATE INSTALL
S-550	1	BAG-IN-BOX SYRUP RACK	3 WIRE	OWNER	PEPSI	G.C. TO COORDINATE INSTALL
S-570	2	CARBONATOR	CORNELIUS/REMCOR	OWNER	PEPSI	SALVAGED
S-600	4	BUNDLED SYRUP LINES	PEPSI	OWNER	PEPSI	G.C. TO COORDINATE INSTALL
S-737	1	FROZEN BEVERAGE DISPENSER	FBD #12-7361-0014	OWNER	OWNER	SALVAGED - 20.3"X32.4"X34" SELF CONTAINED 220V 30 AMP 3 BARREL 773 WITH HIGH OVERRUN
U SECURITY/COMM./FIRE PROT./POS						
U-061	1	CREDIT CARD READER	VERIFONE	OWNER	OWNERS IT TEAM	SALVAGED
U-070	1	RECEIPT PRINTER	EPSON	OWNER	OWNERS IT TEAM	SALVAGED
U-087	3	KIOSK TABLET BRACKET & BRACKET COVER	230861 ELO BRACKET, 230862 ELO BRACKET COVER	OWNER	OWNERS IT TEAM	(2) SALVAGED
U-100	1	POS/ORDER ENTRY TERMINAL	-	OWNER	OWNERS IT TEAM	SALVAGED
U-121	1	CASH DRAWER BRACKETS	#SU18607SY	OWNER	OWNERS IT TEAM	SALVAGED
U-135	3	KIOSK TABLET	PAR TECH INC	OWNER	OWNERS IT TEAM	(2) SALVAGED
U-136	3	VERIFONE (CREDIT CARD MACHINE	PAR TECH INC	OWNER	OWNERS IT TEAM	(2) SALVAGED
U-152	1	CASH DRAWER	IBM, NCR & PAR	OWNER	OWNERS IT TEAM	SALVAGED



NORTH FIRST FLOOR DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



NORTH FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

DEMOLITION PLAN NOTES:

- ALL PIPING AND FIXTURES SHOWN "HEAVY DASHED" ARE TO BE DEMOLISHED.
- ALL PIPING AND FIXTURES SHOWN "LIGHTER" ARE EXISTING TO REMAIN.
- COORDINATE DEMOLITION OF EXISTING PIPING TO BE REMOVED WITH GC.
- NO EXISTING PLANS OF UNDERGROUND PIPING EXIST. PIPING SHOWN IS ENGINEER'S ESTIMATION OF ROUTING. FIELD VERIFY LOCATIONS OF EXISTING PIPE MAINS. REUSE ANY PIPING OF SUFFICIENT SIZE IN GOOD CONDITION. REROUTE AS REQUIRED BY ACTUAL CONDITIONS.
- WHERE EXISTING PIPING IS SHOWN TO BE REMOVED, CAP BRANCH PIPE IF NOT BEING USED FOR NEW CONSTRUCTION.

KEYNOTES:

- NOT ALL KEYNOTES MAY APPEAR ON PLAN.
- (A) ADJUST/REPLACE EXISTING FLOOR DRAIN STRAINER TO BE FLUSH WITH FLOOR. VERIFY EXISTING PIPING AND P-TRAP IS OF SUFFICIENT CONDITION FOR REUSE.
 - (B) REMOVE EXISTING SODA AND ICE MACHINE AND ALL ACCESSORIES.
 - (C) REMOVE EXISTING TEA BREWER/DISPENSER AND ALL ACCESSORIES.
 - (D) REMOVE EXISTING FRUITISTA DISPENSER. SALVAGE FOR REINSTALLATION.
 - (E) REMOVE EXISTING BUNN COFFEE MACHINE.
 - (F) EXISTING FLOOR/HUB DRAIN. IF FLOORING IS PATCHED/REPAIRED AT FLOOR DRAIN PROVIDE BREAKOUT PRICE TO REPLACE FLOOR DRAIN AND P-TRAP AS REQUIRED.
 - (G) EXISTING FCO. IF FLOORING IS PATCHED/REPAIRED AT FCO PROVIDE BREAKOUT PRICE TO REPLACE FCO AS REQUIRED.
 - (H) REMOVE EXISTING WCO. ADJUST EXISTING PIPING AS REQUIRED FOR NEW WALL FINISHES.

GENERAL NOTES:

- FIELD VERIFY EXISTING UNDERGROUND PIPING LOCATION, DEPTH AND SIZE AT POINT OF CONNECTION AND THAT NEW PIPE ROUTE IS CLEAR OF UTILITIES AND OTHER OBSTRUCTIONS PRIOR TO INSTALLATION OF ANY UNDERGROUND PIPING. NO UNDERGROUND BUILDING DRAIN PIPING SHALL BE INSTALLED UNTIL BUILDING SEWERS ARE BROUGHT TO THE BUILDING AND INVERT ELEVATIONS VERIFIED. COSTS INCURRED FOR FAILURE TO DO SO SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
- ALL PIPING IS TO BE CONCEALED. IF BUILDING CONSTRUCTION DOES NOT PERMIT CONCEALING PIPING, LOCATIONS AND ROUTING ARE TO BE APPROVED BY ARCHITECT/OWNER PRIOR TO INSTALLATION.
- INSTALL CLEANOUTS AT STACKS WHICH PENETRATE THE LOWEST FLOOR LEVEL 28" AFF UNLESS NOTED OTHERWISE. IN WALLS BEHIND WATER CLOSETS, LOCATE WCO MIN. 2" ABOVE TOP OF GRAB BAR. WCO SHALL NOT INTERFERE WITH GRAB BAR MOUNTING SYSTEM.
- FLOOR AND WALL CLEANOUT LOCATIONS NOT PERMITTED TO BE MOVED WITHOUT APPROVAL OF ARCHITECT/ENGINEER.
- SEE ARCHITECTURAL SHEETS FOR ADA RELATED INSTALLATION DETAILS.
- VERIFY LOCATIONS OF ALL WCO / FCO AND REPLACE/ADJUST AS REQUIRED FOR NEW WORK.

KEYNOTES:

- NOT ALL KEYNOTES MAY APPEAR ON PLAN.
- (1) ADJUST EXISTING FLOOR DRAIN STRAINER TO BE FLUSH WITH FLOOR. VERIFY EXISTING FLOOR DRAIN, P-TRAP, AND PIPING ARE OF SUFFICIENT CONDITION FOR REUSE. REPLACE AS REQUIRED AND RESEAL.
 - (2) CONNECT EXISTING WATER SUPPLIES TO NEW SODA AND ICE MACHINE. PROVIDE BFP-1. DISCHARGE INDIRECT WASTE VIA AIR GAP TO EX. FD.
 - (3) CONNECT SALVAGED FRUITISTA MACHINE. ADJUST EXISTING SUPPLY CONNECTIONS AS REQUIRED. PROVIDE BFP-1.
 - (4) CONNECT NEW TEA DISPENSER. ADJUST EXISTING SUPPLY CONNECTIONS AS REQUIRED FOR NEW EQUIPMENT. PROVIDE BFP-1.
 - (5) EXISTING FLOOR/HUB DRAIN. IF FLOORING IS PATCHED/REPAIRED AT FLOOR DRAIN PROVIDE BREAKOUT PRICE TO REPLACE FLOOR DRAIN AND P-TRAP AS REQUIRED.
 - (6) EXISTING FCO. IF FLOORING IS PATCHED/REPAIRED AT FCO PROVIDE BREAKOUT PRICE TO REPLACE FCO AS REQUIRED.
 - (7) INSTALL NEW WCO. ADJUST EXISTING PIPING AS REQUIRED FOR NEW WALL FINISHES.
 - (8) VENDOR TO INSTALL WATER FILTRATION SYSTEM AND BACKROOM KIT IN THIS AREA. P.C. TO CONNECT TO EXISTING ROUGH-IN AND ADJUST AS REQUIRED.

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P1.1

PIPE SCHEDULE				COPPER												PEX			PVC			CPVC			CAST IRON														
SERVICE	LOCATION	PIPE SIZE	C12200 TUBE	FITTING						JOINT	PIPE	FITTING	JOINT	PIPE	FITTING	JOINT	PIPE	FITTING	JOINT	PIPE & FITTING	JOINT																		
				ASTM B88 TYPE L HARD DRAWN	ASTM B88 TYPE K SOFT	ASME B16.15 CAST BRONZE THREADED (1)	ASME B16.16 CAST COPPER SOLDER (1)	ASME B16.51 COPPER PRESS FITTINGS WITH EPDM O-RINGS (4)	ASTM B88 CDA 88833 CAST OR ASTM B75 C12200 WROT COPPER ALLOY GROOVED FITTING (5)													ASME B16.22 WROUGHT COPPER SOLDER (2)	LEAD FREE SOLDER	ASTM B32 AWS A5.8 BCuP SILVER BRAZE	COLD PRESS. MECH. JOINT (4)	COUPLING JOINT (5) (6)	ASTM F876, F877, F2023	ASTM F1960, F2159	PER MFR REQUIREMENTS	SCH. 40 PRESSURE RATED ASBESTOS FREE DWY. CEILING WALL NON-PRESS. RATED	SCH. 40 DWV WALL NON-PRESS. RATED	SCH. 40 DWV D 2466	SCH. 40 DWV ASTM D2665	SDR 35 ASTM D3034	ASTM F656 PRIMER, ASTM D2564 SOLVENT CEMENT	SCHEDULE	ASTM D3246 - SDR 11	ASTM D1784 CLASS 23447, F441	ASTM F618, D311
WATER	ABOVE GROUND	ALL	X		X	X	X	X	X	X																													
OVERFLOW DRAIN	ABOVE GROUND	ALL																																					
SANITARY, STORM AND CLEAR WATER DRAIN AND VENT	ABOVE GROUND	ALL																																					
GAS	UNDER BUILDING	ALL																																					
	≤ 5 PSIG	1/2" - 2"																																					
	≤ 5 PSIG	2 1/2" - 8"																																					
	> 5 PSIG	ALL SIZES																																					

- ALL MATERIALS SHALL COMPLY WITH LATEST VERSION OF LISTED STANDARD. ALL IMPORTED MATERIAL SHALL BE CERTIFIED BY A DOMESTIC THRD PARTY FOR COMPLIANCE WITH STANDARD.
(1) LEAD-FREE DEZINCIFICATION-RESISTANT (DZR) BRASS ALLOY C87850 PER ASTM B584.
(2) LEAD-FREE PER ASTM B75 ALLOY C12200.
(4) INSTALL PER MANUFACTURER'S INSTRUCTIONS. 50 YEAR WARRANTY AGAINST MANUFACTURING DEFECTS.
(5) INSTALL PER MANUFACTURER'S INSTRUCTIONS. 10 YEAR WARRANTY AGAINST MANUFACTURING DEFECTS.
(6) GRINNELL FIG 6400 OR EQUIVALENT. DUCTILE IRON ASTM A536 GRADE 65-45-12 HOUSING WITH COPPER ACRYLIC ENAMEL COATING.
BOLTS CONFORMING TO SAE J429 GRADE 5 WITH ASTM A563 GRADE A HEX NUTS (BOTH ZINC PLATED), GRADE "EP" EPDM (COPPER COLOR CODE) NSF 61 APPROVED COMPOUND GASKET SUITABLE FOR WATER TEMPERATURE.
(16) PIPING SHALL BE SCH. 80 SPEARS EVERTUFF FOR 2 1/2" THROUGH 4" SIZES. GREATER THAN 4" CPVC NOT PERMITTED.

BACKFLOW PREVENTER / VACUUM BREAKER SCHEDULE (BFP)													
NO.	LOC.	GPM	P.D. (PSI)	INDIRECT WASTE REQ'D	SIZE	MAX. OP TEMP DEG. F.	TYPE	MAX. HAZ.	BFP/VB PRESS.	APPLICATION	ASSE STD.	MODEL	REMARKS
1	SEE DWG	0.5	5.0	YES	3/8"	130	BFP FOR CARB. BEVERAGES	-	-	CARB. BEV. DISPENSER, ICE MACHINE	1022	SD-3	WATTS (1)

- ACCEPTABLE MANUFACTURERS: WATTS, AMES, ZURN/WILKINS, APOLLO.
(1) LEAD FREE BODY.

CLEANOUT SCHEDULE									
NO.	LOCATION	SIZES	BODY MAT'L	PLUG MAT'L	ACCESS COVER		FIGURE	REMARKS	
					MAT'L	MISC.			
FCO	FINISHED ROOMS W/O CARPET (2)	2" - 6"	C.I.	PVC	N.B.	-	-	Z-1400	ZURN
WCO	WALL	3" - 4"	(5)	POLY	S.S.	-	-	Z-1469	ZURN
WCO	WALL	2" &...	(6)	POLY	S.S.	-	-	Z-1469	ZURN

- ACCEPTABLE MANUFACTURERS: J.R. SMITH, SCHIER, JOSAM, WADE, ZURN.
- RECESSED TAPER THREAD PLUG WITH SLOTTED RECESS.
(2) FINISHED ROOMS ARE ROOMS WITH CARPET OR FLOOR TILE OR ROOMS ACCESSIBLE BY A DOOR LESS THAN 42" WIDE.
(5) PROVIDE "HOLDRITE" TESTRITE TEST/CLEANOUT TEE. THREADED PLUG WITH BRASS INSERT. MATERIAL SHALL MATCH PIPE MATERIAL TO WHICH TEE IS BEIN...
(6) PROVIDE TEST/CLEANOUT TEE. THREADED PLUG WITH BRASS INSERT. MATERIAL SHALL MATCH PIPE MATERIAL TO WHICH TEE IS BEING CONNECTED.

DRAIN SCHEDULE									
NO.	TYPE	APPLICATION	OUTLET SIZE	BODY MAT'L	STRAINER/TOP		MISC.	MODEL	REMARKS
					MAT'L	SIZE			
FD-1	FLOOR	PEDESTRIAN TRAFFIC	2"-3" (2)	CAST IRON	N.B. "TYPE B"	5" DIA	-	FD-2210	ZURN (19)
FD-2	FLOOR	EQ. RM. / MED. DUTY	2"-4" (2)	CAST IRON	CAST IRON	7" DIA	-	Z-507	ZURN (19)
FD-3	FLOOR	FLOOR SINK	3"	CAST IRON	N.B. 3/4 GRATE	12" x 12"	ALUM. DOME	861-23X	SIOUX CHIEF
FD-4	TRENCH	STANDARD ENVIR.	4"	ST. STEEL	(8)	24" x 12"	END CAPS	Z893-SBG-L-DB	ZURN
HD	HUB DRAIN	INDIRECT WASTE	(2)	-	-	-	-	-	-

- ACCEPTABLE MANUFACTURERS: ZURN, JOSAM, WADE.
(2) AS NOTED ON DRAWINGS
(8) STAINLESS STEEL FRAME WITH STAINLESS STEEL GRATE WITH HOLD-DOWN DEVICE.
(19) PROVIDE BARRIER TYPE INSERT DRAIN TRAP SEAL COMPLIANT WITH ASSE 1072.

INSULATION SCHEDULE				
SERVICE	LOCATION	INSULATION TYPE (1)	JACKET	PIPE SIZE
HW	GENERAL BUILDING	RIGID F.G. OR ELAST. FOAM (10)	NR	<1.5" => 1.5"
HW	IN WALLS	ELASTOMERIC FOAM	NR	1/2" 1/2"
HW (PEX AND CPVC)	ALL	NR	NR	NR NR
HW, HW/R	GENERAL BUILDING	RIGID F.G. OR ELAST. FOAM (10)	NR	1" 1"
HW NOT ON RECIRC. LOOP	GENERAL BUILDING	RIGID F.G. OR ELAST. FOAM (10)	NR	1/2" 1/2"
HW BRANCH	IN WALLS	ELASTOMERIC FOAM	NR	1/2" 1/2"
STORM AND OVERFLOW DRAINS	GENERAL BUILDING	(11)	NR	1" 1"
GAS & AIR	GENERAL BUILDING	NR	NR	NR NR

NR = NOT REQUIRED
COLD WATER = HARD, SOFT, IRRIGATION, HOSE STATION, ETC. AT ALL PRESSURES.
HOT WATER = WATER SYSTEMS OPERATING AT TEMPERATURES GREATER THAN 105 DEG F AT ALL PRESSURES.
(1) WHERE INSULATION IS PROVIDED ON PIPING INSULATE METERS, VALVES, BACKFLOW PREVENTERS AND ALL INLINE EQUIPMENT.
(10) INSULATION NOT REQUIRED FOR EXPOSED FINAL PIPING CONNECTIONS TO FIXTURES.
(11) INSULATE ROOF AND OVERFLOW DRAIN BODIES WITH ELASTOMERIC FOAM.
INSULATE HORIZONTAL STORM PIPING AND ALL OVERFLOW PIPING WITH FIBERGLASS INSULATION.
INSULATE PIPING IN DRYWALL CHASES ADJACENT TO OFFICES WITH FIBERGLASS INSULATION.



PROJECT INFORMATION

MIDTERM REMODEL FOR:
TACO BELL - SUNDANCE
3062 KILEY WAY • PLYMOUTH, WI 53073

PROFESSIONAL SEAL

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ELECTRICAL SPECIFICATIONS (CONT.)



Always a Better Plan

100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

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MIDTERM REMODEL FOR:
TACO BELL - SUNDANCE
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26 05 33 BOXES

- A. FLUSH INTERIOR 4" SQUARE STEEL BOXES WITH RAISED COVERS AND SQUARE CUT CORNERS. PROVIDE BOXES RATED FOR THROUGH FEED.
- B. PROVIDE CAST BOXES FOR EXTERIOR USE DEVICES. PROVIDE COVERS WITH GASKETS.
- C. JUNCTION AND SPICE BOXES SHALL HAVE GALVANIZED SCREW COVERS AND BE NOT LESS THAN CODE DIMENSIONS. THROUGH-WALL AND BACK-TO-BACK BOXES NOT ALLOWED.
- D. OUTLET AND JUNCTION BOXES USED AS SURFACE METAL RACEWAY SHALL BE MANUFACTURED BY THE SURFACE METAL RACEWAY MANUFACTURER TO BE COMPATIBLE WITH THE RACEWAY USED.
- E. VERIFY LOCATION PRIOR TO ROUGH-IN. MATCH THE HEIGHT OF EXISTING DEVICES FOR INSTALLATIONS IN ADDITIONS TO EXISTING FACILITIES.
- F. SURFACE MOUNT RECEPTACLES AND OTHER ELECTRICAL DEVICES IN COOLERS/FREEZERS.

26 05 35 PENETRATIONS

- A. SLEEVES
 - 1. FURNISH RIGID CONDUIT SLEEVES FOR CABLES PASSING THROUGH MASONRY, CONCRETE, OR OTHER SIMILAR CONSTRUCTION.
 - 2. FURNISH SLEEVE TO MASON FOR NEW MASONRY WALLS.
 - 3. FURNISH, INSTALL, AND GROUT SLEEVE IN EXISTING MASONRY AND NEW CONCRETE WALLS.
 - 4. SLEEVE NOT REQUIRED FOR DRYWALL WALLS OR CORE DRILLED HOLE IN CONCRETE WALL.
- B. NON-FIRE RATED INTERIOR WALL AND FLOOR PENETRATIONS. FILL VOID BETWEEN CONDUIT AND SLEEVE, CONCRETE, OR DRYWALL WITH EXPANDING POLYURETHANE FOAM. CAULK BETWEEN CONDUIT AND SLEEVE OR WALL WITH NON-HARDENING CAULK.
- C. FIRE RATED INTERIOR WALL AND FLOOR PENETRATIONS. SEAL OPENING AROUND PIPE WITH A UL APPROVED FIRE-STOP SYSTEM HAVING AN F-RATING NOT LESS THAN THE HOURLY RATING OF THE ASSEMBLY BEING PENETRATED.
- D. SMOKE WALL PENETRATIONS. CONDUITS OR CABLES PENETRATING PENETRATION SHALL NOT DESTROY THE BARRIER'S INTEGRITY.
- E. CONTRACTOR SHALL USE CAUTION PRIOR TO MAKING PENETRATIONS AS TO NOT DISTURB ANY EXISTING UTILITIES THAT MIGHT BE PRESENT IN EXISTING WALLS, CEILINGS OR FLOORS. THIS CONTRACTOR IS RESPONSIBLE FOR LOCATING EXISTING UTILITIES IN EXISTING WALLS, CEILINGS OR FLOORS.
- F. SEAL ALL RACEWAY, CABLE AND CONDUIT PENETRATIONS THROUGH ALL WALLS IN THE ELECTRICAL ROOM(S).
- G. SEAL COOLER/FREEZER CONDUIT PENETRATIONS PER DETAILS.

26 05 53 IDENTIFICATION FOR ELECTRICAL SYSTEMS

- A. ENGRAVED LABELS. ENGRAVED 3-LAYER PHENOLIC LABEL WITH BLACK LETTERS ON WHITE MATERIAL, UNLESS OTHER COLORS ARE CALLED OUT ON THE DRAWINGS OR DETAILS. LABELS MINIMUM 3/4" HIGH AND 3" LONG. LABELS MAY BE ATTACHED WITH DOUBLE BACKED ADHESIVE TAPE UNLESS INDICATED OTHERWISE. LABELS REQUIRED AT:
 - 1. DISTRIBUTION PANELBOARDS
 - a. LABEL MOUNTED AT THE TOP OF THE MAIN SECTION TO INCLUDE:
 - 1). BOARD DESIGNATION
 - 2). VOLTAGE
 - 3). BUS AMPERE RATING
 - 4). INTERRUPTING RATING
 - 5). FAULT CURRENT AMPERE RATING
 - 6). "FED FROM" LABEL
 - b. PROVIDE LABEL ADJACENT TO EACH OVERCURRENT DEVICE. LABEL SHALL INCLUDE:
 - 1). LOAD IDENTITY OR "SPARE"
 - 2). WHERE THE LOAD IS A SINGLE MOTOR, IDENTIFY MOTOR HP
 - 2. PANELBOARDS:
 - a. MOUNT IDENTIFICATION LABEL AT THE TOP OF THE FRONT COVER. MOUNT ON THE INSIDE OF DOOR FOR RECESSED PANELBOARDS.
 - b. FAULT CURRENT AMPERE RATING
 - c. "FED FROM" LABEL
 - 3. DISCONNECTS:
 - a. LABEL EQUIPMENT THAT IT SERVES.
 - b. "FED FROM" LABEL
- B. PROVIDE TYPED WRITTEN DIRECTORY ACCURATELY INDICATING ROOMS AND/OR EQUIPMENT BEING SERVED AT THE FOLLOWING LOCATIONS:
 - 1. PANELBOARDS
- C. PROVIDE ARC-FAULT LABELS ON ALL SWITCHBOARDS, DISTRIBUTION PANELS, PANELBOARDS, MOTOR CONTROL CENTERS, DISCONNECTS AND STARTERS.
 - 1. LABEL SHALL MEET THE MOST CURRENT NFPA 70E REQUIREMENTS
 - 2. PROVIDE COLORED LABELS, VERIFY LABEL TYPE IS ACCEPTABLE TO THE OWNER'S REPRESENTATIVE PRIOR TO FURNISHING.
- D. PROVIDE PREPRINTED SELF-ADHESIVE LABEL ON ALL "POS" RECEPTACLES STATING "POS USE ONLY"

26 24 16 PANELBOARDS

- A. MANUFACTURER: SEE SHEET EA.0 FOR NATIONAL ACCOUNT INFORMATION.
- 1. SQUARE D
- B. CABINET
 - 1. NEMA 1 CABINET, OR AS LISTED IN PANEL SCHEDULES, CODE GAUGE STEEL CONSISTING OF A BOX WITH A REMOVABLE FRONT WITH HINGED DOOR AND LATCH.
 - 2. FABRICATE WITH STRAIGHT EDGES AND SQUARE CORNERS.
 - 3. BOXES SHALL BE MINIMUM 20" WIDE.
 - 4. MANUFACTURER'S STANDARD FINISH. PRIME COAT AND BAKED ENAMEL FINISH.
 - 5. RECESSED DOUBLE TUB PANELBOARDS SHALL HAVE TUBS OF THE SAME HEIGHT.
- C. PROVIDE A NAMEPLATE LISTING OF THE PANEL TYPE AND NUMBER OF PROTECTIVE AND SWITCHING DEVICES AND RATINGS.
- D. BUS BARS FOR THE MAINS SHALL BE COPPER OR ALUMINUM SIZED IN ACCORDANCE WITH UL STANDARDS. INCLUDE FULL SIZE NEUTRAL BARS UNLESS OTHERWISE NOTED. PROVIDE GROUND BUS.
- E. NEUTRAL BUSSING SHALL HAVE ONE LUG FOR EVERY BRANCH CIRCUIT THAT THE PANELBOARD IS CAPABLE OF SUPPORTING.
- F. BUS SPACES FOR FUTURE SWITCHING AND PROTECTIVE DEVICES FOR THE MAXIMUM DEVICES AND SWITCHES THAT THE PANELBOARD CAN ACCOMMODATE.
- G. THERE SHALL BE U.L. LISTED SERIES RATING BETWEEN CKT. BREAKERS LOCATED AT THE DISTRIBUTION PANEL AND THE DOWNSTREAM 10k A.I.C. RATED CIRCUIT BREAKERS AT PANELS "A", "B" DUAL-LINE EQUIPMENT CABINET BASED ON THE MAXIMUM FAULT CURRENT AS DETERMINED AT THE SERVICE ENTRANCE AND DOWNSTREAM 22k A.I.C. RATED CIRCUIT BREAKERS AT PANEL "D".
- H. CIRCUIT BREAKERS:
 - 1. UNLESS INDICATED OTHERWISE, CIRCUIT BREAKERS SHALL BE PLUG-ON, INDIVIDUALLY REPLACEABLE, THERMAL-MAGNETIC, AUTOMATIC FREE TRIPPING, SEPARATELY INDICATING "ON", "TRIPPED", AND "OFF", AMBIENT COMPENSATED AT 40 DEGREES C., SINGLE, DOUBLE, OR TRIPLE POLE, AS REQUIRED BY THE PANEL SCHEDULES.
 - 2. CIRCUIT BREAKERS INDICATED AS MULTIPLE POLE SHALL BE COMMON TRIP.
 - 3. SHUNT TRIP BREAKERS SHALL HAVE INTEGRAL RELAYS.
- I. PROVIDE FOUR (4) ONE-INCH CONDUIT STUBS FROM PANELBOARD TO AN ACCESSIBLE SPACE FOR EACH RECESSED PANELBOARD.

26 27 26 WIRING DEVICES

- A. MANUFACTURERS: COOPER, HUBBELL, LEVITON AND PASS & SEYMOUR.
- B. COLOR
 - 1. SWITCH AND RECEPTACLE COLORS SHALL BE IVORY.
 - 2. COVER PLATE COLORS SHALL BE IVORY.
- C. WALL SWITCHES:
 - 1. 20-AMPERE HUBBELL 1221 SINGLE POLE, 1223 THREE-WAY AND 1224 FOUR-WAY.
 - 2. SEE LEGEND FOR MOUNTING HEIGHTS.
 - 3. PROVIDE PILOT LIGHT SWITCHES WHERE INDICATED.
- D. DIMMERS:
 - 1. 20 AMPERE SLIDE DIMMER WITH INTEGRAL ON/OFF SWITCH. DIMMER SHALL BE RATED FOR AN LED LOAD OF 1200 WATTS MINIMUM, UNLESS NOTED OTHERWISE.
 - 2. FOR LED DIMMING LOADS GREATER THAN 1200W PROVIDE LEVITON AWSMT-7DW OR APPROVED EQUIVALENT. PROVIDE COLOR CHANGE KIT AS NECESSARY TO MEET DEVICE COLOR SPECIFICATIONS.
 - 3. DIMMERS RATED OVER 1200W SHALL NOT BE MULTI-GANGED. INSTALL PER MANUFACTURERS INSTALLATION INSTRUCTIONS.
 - 4. CONTRACTOR SHALL VERIFY WITH THEIR SUPPLIER(S) ALL DIMMERS AND DIMMABLE FIXTURES ARE 100% COMPATIBLE.
- E. RECEPTACLES:
 - 1. DUPLEX GROUNDED RECEPTACLES, 20 AMPERE SPECIFICATION GRADE, HUBBELL 5362.
 - 2. GFCI RECEPTACLES: 20-AMPERE HUBBELL SPECIFICATION GRADE WITH LOCK OUT CAPABILITY UPON GFCI FAILURE.
 - 3. USB CHARGER DUPLEX RECEPTACLE, 20 AMPERE WITH 2 USB 3 AMP CHARGING PORTS, LEVITON TS832.
 - 4. EXTERIOR RECEPTACLES SHALL BE MARKED "WEATHER-RESISTANT" PER NEC.
 - 5. SEE LEGEND FOR MOUNTING HEIGHTS.
 - 6. MATCH EXISTING MOUNTING HEIGHTS IN EXISTING BUILDINGS WHERE HEIGHTS COMPLY WITH ADA.
 - 7. REVIEW RECEPTACLE LAYOUT WITH OWNER PRIOR TO ROUGH-IN.
 - 8. VERIFY ACTUAL LOCATION OF EQUIPMENT WITH OWNER PRIOR TO ROUGH-IN.
 - 9. MAKE CONNECTIONS THROUGH THE USE OF PIG-TAILS.
- F. COVER PLATES
 - 1. INTERIOR: SMOOTH NYLON MATERIAL.
 - 2. MECHANICAL EQUIPMENT ROOM: STEEL
 - 3. EXTERIOR: WEATHER-PROOF, GASKETED, LIFT COVER. RECEPTACLE COVER SHALL ALLOW CONTINUED USE WHEN COVER IS CLOSED.
- G. BLANK, TELEVISION AND TELEPHONE OUTLETS: 4" SQUARE EXTRA DEEP BOX, SINGLE GANG RING AND BLANK COVER PLATE. PROVIDE CONDUIT FROM EACH BOX INTO AN ACCESSIBLE SPACE. TERMINATE CONDUIT WITH INSULATED CONNECTORS ON BOTH ENDS.

26 27 27 OCCUPANCY SENSORS / VACANCY SENSORS

- A. MANUFACTURERS: COOPER, HUBBELL, LEVITON, SENSOR SWITCH, & THE WATT STOPPER.
 - 1. COLOR:
 - a. WALL MOUNTED SENSORS SHALL BE THE SAME COLOR AS WIRING DEVICES. REFERENCE SPECIFICATION SECTION 26 27 26.
 - b. CEILING MOUNTED SENSORS SHALL MATCH COLOR OF CEILING THEY'RE INSTALLED ON.
 - 2. SHALL BE FROM THE SAME MANUFACTURER AS THE WIRING DEVICES.
- B. SENSOR TECHNOLOGY
 - 1. ULTRASONIC (US):
 - a. RESTROOMS
 - b. HALLWAYS
 - 2. PASSIVE INFRARED (PIR):
 - a. STORAGE ROOMS
 - b. WAREHOUSES
 - 3. DUAL TECHNOLOGY (PASSIVE INFRARED & ULTRASONIC)
 - a. OFFICES
 - b. CONFERENCE ROOMS
 - c. OTHER SPACES
- C. SENSOR PERFORMANCE
 - 1. INFRARED:
 - a. UTILIZE MULTIPLE SEGMENTED LENS, WITH INTERNAL GROOVES TO ELIMINATE DUST AND RESIDUE BUILD-UP.
 - b. UTILIZE ZERO CROSSING CIRCUITRY WHICH INCREASES RELAY LIFE AND SENSORS LONGEVITY.
 - 2. ULTRASONIC:
 - a. UTILIZE AN OPERATING FREQUENCY OF 32 KHZ OR 40 KHZ THAT SHALL BE CRYSTAL CONTROLLED TO OPERATE WITHIN PLUS OR MINUS 0.005% TOLERANCE. UTILIZE DOPPLER SHIFT ULTRASONIC DETECTION TECHNOLOGY.
 - b. UTILIZE MULTIPLE SEGMENTED LENS, WITH INTERNAL GROOVES TO ELIMINATE DUST AND RESIDUE BUILD-UP.
 - c. INCORPORATE DOPPLER SHIFT ULTRASONIC AND PASSIVE INFRARED MOTION DETECTION TECHNOLOGIES. PRODUCTS THAT REACT TO NOISE OR AMBIENT SOUND SHALL NOT BE CONSIDERED.
 - 3. DUAL TECHNOLOGY:
 - a. UTILIZE MULTIPLE SEGMENTED LENS, WITH INTERNAL GROOVES TO ELIMINATE DUST AND RESIDUE BUILD-UP.
 - b. UTILIZE AN OPERATING FREQUENCY OF 32 KHZ OR 40 KHZ THAT SHALL BE CRYSTAL CONTROLLED TO OPERATE WITHIN PLUS OR MINUS 0.005% TOLERANCE.
 - 4. SENSOR DEVICES SHALL HAVE EITHER INTEGRAL DUAL RELAYS OR CONTROL SEPARATE DUAL RELAY POWER PACKS TO ACHIEVE DUAL LEVEL LIGHTING WHEN DUAL LEVEL CONTROL IS INDICATED.
 - 5. INTEGRAL ADJUSTABLE LIGHT LEVEL SENSOR WITH CAPACITY TO CONTROL ONE OR MORE RELAY WHEN THE SELECTED ADEQUATE DAYLIGHT IS PRESENT.
 - 6. UTILIZE ZERO CROSSING CIRCUITRY WHICH INCREASES RELAY LIFE AND SENSORS LONGEVITY.
 - 7. SHOULD POWER BE INTERRUPTED AND SUBSEQUENTLY RESTORED, SETTINGS AND PARAMETERS SAVED IN PROTECTED MEMORY SHALL NOT BE LOST.
 - 8. SENSORS SHALL BE SIZED FOR THE ROOM THEY SERVE BY MANUFACTURER'S VENDOR OR COVER 1,500 SQUARE FEET WITH STANDARD LENS AND UP TO 90 LINEAR FEET WITH LONG RANGE LENS FOR WALKING MOTION WHEN MOUNTED AT A CEILING HEIGHT OF 12 FEET.
 - 9. INDEPENDENT SENSITIVITY ADJUSTMENTS AND LED DISPLAY FOR EACH SENSING TECHNOLOGY.
 - 10. SENSOR SHALL HAVE STANDARD 5 YEAR WARRANTY AND BE UL LISTED.
- D. CONTROL STRATEGIES
 - 1. AUTOMATIC CONTROLS SHALL BE MANUAL ON, OR SHALL TURN ON NOT MORE THAN 50% OF THE OF THE CONTROLLED LAMPS WITH THE REMAINING LAMPS BEING CONTROLLED MANUALLY.
 - a. EXCEPTION: PUBLIC CORRIDORS, STAIRWAYS, RESTROOMS, PRIMARY ENTRANCES AND LOBBIES SHALL HAVE FULL ON AUTOMATIC CONTROLS.
 - 2. AUTOMATIC CONTROLS SHALL TURN LIGHTS OFF WITHIN 30 MINUTES OF ALL OCCUPANTS LEAVING THE SPACE.
 - 3. RETRIGGER TIME DELAY. ONLY ONE MOTION IS NECESSARY TO TURN ON THE LIGHTS WITHIN 5 SECONDS AFTER TURNING OFF.
 - 4. E.C. SHALL INCLUDE TIME IN HIS BID TO WORK WITH THE OWNER AND MANUFACTURER TO DETERMINE THE PROPER TIME AND SENSOR SETTINGS FOR EACH SENSOR IN THE SPACES IN WHICH THEY OPERATE. INCLUDE TIME IN BID TO HAVE THE MANUFACTURER'S REPRESENTATIVE ON SITE AND REVIEW THE JOB TO DETERMINE WHAT THE EXPECTED EQUIPMENT SETTINGS SHOULD BE.

26 28 16 ENCLOSED DISCONNECT SWITCHES

- A. ELECTRICAL COMPONENTS, DEVICES, AND ACCESSORIES: LISTED AND LABELED AS DEFINED IN NFPA 70, ARTICLE 100, BY A TESTING AGENCY ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION, AND MARKED FOR INTENDED USE.
- B. NONFUSIBLE SWITCH: TYPE GD WITH LOCKABLE HANDLE.
- C. FUSIBLE SWITCH: TYPE HD WITH CLIPS TO ACCOMMODATE FUSES. HANDLE LOCKABLE IN OPEN AND CLOSED POSITION. HANDLE INTERLOCKED WITH COVER IN CLOSED POSITION WITH INTERLOCK BYPASS.
- D. ENCLOSURES: NEMA 4B 1 AND NEMA 3S 1 TO MEET ENVIRONMENTAL CONDITIONS OF INSTALLED LOCATION.
 - 1. OUTDOOR LOCATIONS: NEMA 250 TYPE 3R
 - 2. KITCHEN AREAS: NEMA 250 TYPE 4X, STAINLESS STEEL
 - 3. OTHER WET OR DAMP INDOOR LOCATIONS: NEMA 250 TYPE 4
 - 4. HAZARDOUS AREAS INDICATED ON DRAWINGS: NEMA 250 TYPE 7C
- E. MANUFACTURER'S STANDARD PRIME-COAT FINISH READY FOR FIELD PAINTING.
- F. LABEL EACH ENCLOSURE WITH ENGRAVED METAL OR LAMINATED-PLASTIC NAMEPLATE MOUNTED WITH CORROSION-RESISTANT SCREWS
- G. INSTALL EQUIPMENT GROUNDING CONNECTIONS FOR SWITCHES AND CIRCUIT BREAKERS WITH GROUND CONTINUITY TO MAIN ELECTRICAL GROUND BUS.
- H. DEMONSTRATE PRODUCT CAPABILITY AND COMPLIANCE WITH REQUIREMENTS AFTER INSTALLATION AND AFTER ELECTRICAL CIRCUITRY HAS BEEN ENERGIZED.
 - 1. PERFORM VISUAL AND MECHANICAL INSPECTION AND ELECTRICAL TEST. CERTIFY COMPLIANCE WITH TEST PARAMETERS.
 - 2. CORRECT MALFUNCTIONING UNITS, ON-SITE WHERE POSSIBLE, AND RETEST TO DEMONSTRATE COMPLIANCE.

PROJECT INFORMATION

MIDTERM REMODEL FOR:
TACO BELL - SUNDANCE
3062 KILEY WAY • PLYMOUTH, WI 53073

PROFESSIONAL SEAL

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ISSUED FOR CONSTRUCTION

IFC MAR. 6, 2025

JOB NUMBER

240300000

SHEET NUMBER

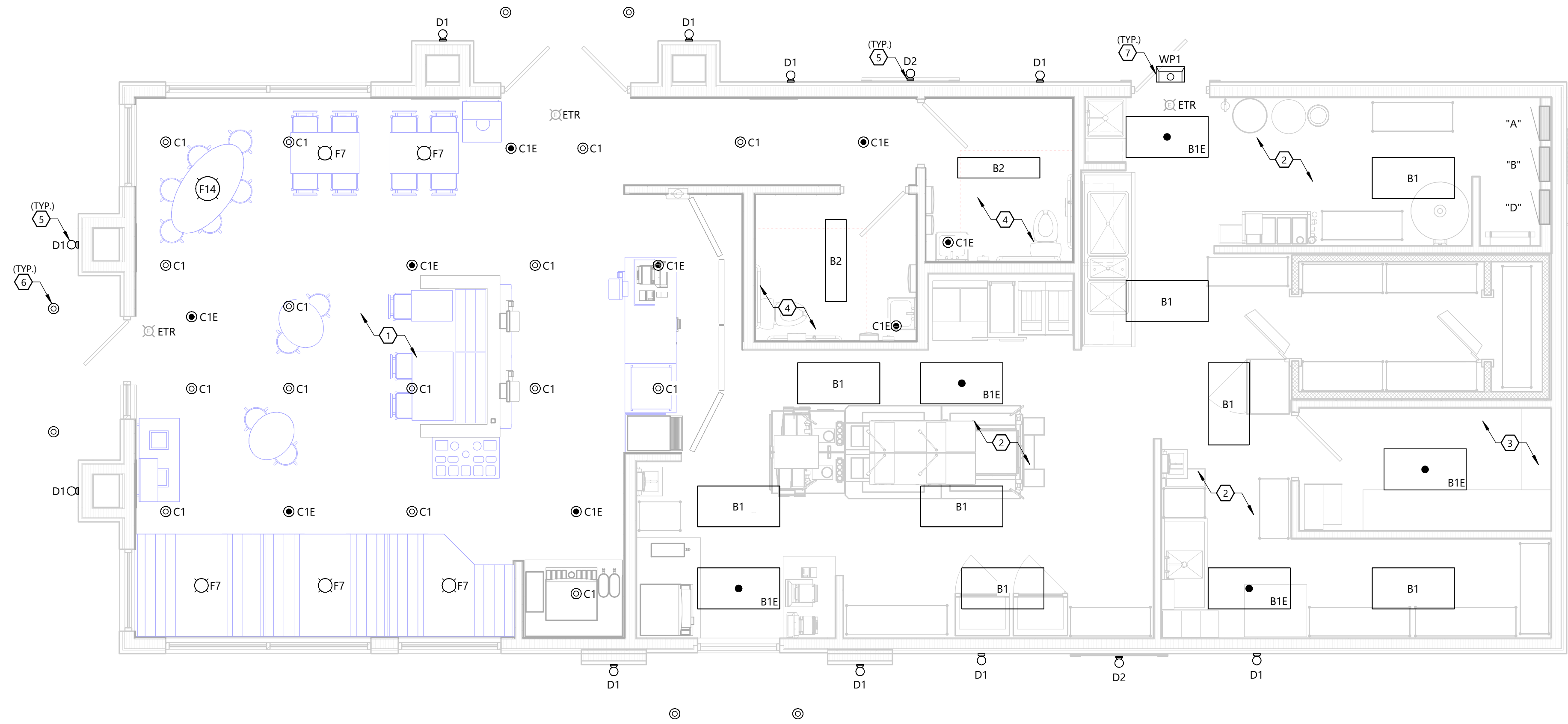
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GENERAL NOTES

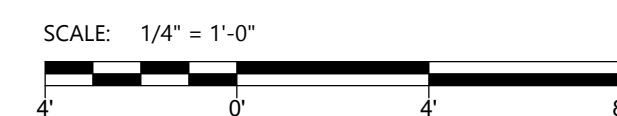
- VERIFY ALL EXPOSED CONDUIT ROUTING WITH ARCHITECT/ENGINEER WHERE CONDUIT IS EXPOSED IN FINISHED ROOMS.
- SEE ARCHITECTURAL REFLECTED CEILING AND ELEVATION PLANS FOR LOCATION OF ALL LIGHTING FIXTURES. LOCATE FIXTURES IN ACCORDANCE WITH CEILING AND ELEVATION PLANS.
- DEVICE LOCATIONS MAY BE DISTORTED FOR CLARITY. LOCATE DEVICES SYMMETRICALLY WITH THE ARCHITECTURAL ELEMENTS.
- SEE LIGHTING FIXTURE LEGEND FOR FIXTURE WIRING INFORMATION.
- CONFIRM LIGHTING FIXTURE QUANTITIES WITH SUPPLIER.
- EMERGENCY AND NORMAL LIGHTING MARKED WITH "NL" SUB SCRIPT SHALL OPERATE CONTINUOUSLY. PROVIDE UN-SWITCHED HOT TO NORMAL AND EMERGENCY BALLAST.
- CONTRACTOR SHALL FIELD VERIFY CEILING TYPE AND PROVIDE PROPER MOUNTING HARDWARE.
- PROVIDE DEMOLITION SUPPORT TO G.C. FOR ELECTRICAL ITEMS ENCOUNTERED.
- REMOVED AND RE-INSTALL ALL ELECTRICAL DEVICES AS NECESSARY FOR G.C. TO PERFORM WORK.
- REMOVED EXISTING LIGHT FIXTURES WHERE CEILINGS ARE TO BE REMOVED.
- VERIFY EXISTING SERVICE AND POWER REQUIREMENTS WITH NEW EQUIPMENT/FURNISHINGS AND PROVIDE AS REQUIRED.

KEYNOTES

- 1 NEW DINING ROOM LIGHT FIXTURES - OWNER SUPPLIED. VERIFY QUANTITIES & LOCATIONS IN THE FIELD. CIRCUIT AND CONTROL NEW LIGHT FIXTURES TO EXISTING LIGHTING CIRCUIT AND AUTOMATIC SHUT-OFF CONTROLS SERVING DINING ROOM.
- 2 NEW KITCHEN LIGHT FIXTURES - OWNER SUPPLIED. VERIFY QUANTITIES & LOCATIONS IN THE FIELD. CIRCUIT AND CONTROL NEW LIGHT FIXTURES TO EXISTING LIGHTING CIRCUIT AND AUTOMATIC SHUT-OFF CONTROLS SERVING THIS AREA.
- 3 NEW OFFICE LIGHT FIXTURE - OWNER SUPPLIED. VERIFY QUANTITIES & LOCATIONS IN THE FIELD. CIRCUIT NEW LIGHT FIXTURES TO EXISTING LIGHTING CIRCUIT AND CONTROLS SERVING THIS AREA.
- 4 NEW BATHROOM LIGHTING FIXTURES TO REPLACE EXISTING - OWNER SUPPLIED. VERIFY QUANTITIES & LOCATION IN THE FIELD. CIRCUIT NEW LIGHT FIXTURE TO EXISTING LIGHTING CIRCUIT AND CONTROLS SERVING THIS AREA.
- 5 NEW LIGHT FIXTURE TO REPLACE EXISTING. CIRCUIT AND CONTROL NEW LIGHT FIXTURE WITH EXISTING BRANCH CIRCUIT AND CONTROLS SERVING DEMOLISHED LIGHT.
- 6 EC SHALL SUPPLY AND INSTALL NEW LED BULB IN EXISTING FIXTURE. EC SHALL FIELD VERIFY TYPE AND QUANTITY.
- 7 NEW EXTERIOR LIGHT FIXTURE. CIRCUIT AND CONTROL NEW LIGHT FIXTURE WITH EXISTING CIRCUIT SERVING EXTERIOR LIGHTS.



NORTH FIRST FLOOR PLAN - LIGHTING



LIGHT FIXTURE SCHEDULE						
TYPE	DESCRIPTION	VOLTAGE	LIGHT SOURCE	FIXTURE WATTS	MANUFACTURER SERIES - BASIS OF DESIGN	
INTERIOR						
B1	2X4 LED PANEL	120 V	LED	31 VA	MAXLIGHT / MLFP-24EP-40/41	
B1E	2X4 LED PANEL WITH EMERGENCY BATTERY	120 V	LED	31 VA	MAXLIGHT / MLFP-24EP-40/41-EM	
B2	1X4 LED PANEL	120 V	LED	25 VA	MAXLIGHT / MLFP-14-G5-15W-CS	
C1	DOWNLIGHT LED 14W 6" RECESSED 30K 90CRI BLACK TRIM WITH ELITE B6IC-AT-W 6" IC AIR SHUT HOUSING	120 V	LED	14 VA	ACCUSERV / CR6	
C1E	DOWNLIGHT LED 14W 6" RECESSED 30K 90CRI BLACK TRIM WITH ELITE B6IC-AT-W 6" IC AIR SHUT HOUSING	120 V	LED	14 VA	ACCUSERV / CR6	
F7	DECORATIVE PENDANT	120 V	LED	20 VA	HI-LITE / H2412-96-CB15-29WLBL-60P	
F14	DECORATIVE PENDANT	120 V	LED	20 VA	CAPITAL LIGHTING / HD24/78-EXT/59-INT/15'LCBLC/BLC25WINC MAX. 24" DEEP BOWL PENDANT, CONTACT:PAULA PROTEAU	
EXTERIOR						
D1	WALL SCNCE	120 V	-	100 VA	PROGRESS LIGHTING / P5642 BRONZE 20	
D2	WALL SCNCE	120 V	-	100 VA	TROY / B2772	
WP1	EXTERIOR LED WALL PACK - FULL CUT-OFF - BRONZE FINISH	277 V	LED	27 VA	LUMARK / LDWP-FC-3B-ED-7040	

GENERAL NOTES

- FIXTURE MODEL NUMBER MAY NOT REFLECT ALL MOUNTING HARDWARE. ELECTRICAL CONTRACTOR SHALL PROVIDE ALL NECESSARY MOUNTING EQUIPMENT, LENSES, STEMS, SAFETY CHAINS, END PLATES, AND ALL OTHER HARDWARE NECESSARY FOR A COMPLETE FIXTURE INSTALLATION. SEE MOUNTING DETAILS WHEN APPLICABLE.
- LINE VOLTAGE DRIVERS MAY BE SUBSTITUTED FOR "UNIVERSAL" OR "MULTI-VOLTAGE" DRIVERS.
- ALL LIGHT FIXTURE POLES SHALL BE RATED FOR WIND ZONE SITE IS LOCATED IN OR 100 MPH WINDS WHICHEVER IS GREATER.
- ALL FIXTURES SHALL BE UL OR ETL LISTED.
- ALL FIXTURES IN DIRECT CONTACT WITH INSULATION SHALL BE IC RATED OR INSULATION SHALL BE KEPT A MINIMUM OF 3" FROM ALL SIDES OF FIXTURES.
- REFER TO PANEL SCHEDULE SHEETS FOR EMERGENCY LIGHTING BATTERY INVERTER REQUIREMENTS.

LED REQUIREMENTS

- ALL LED FIXTURES SHALL HAVE A MINIMUM 80 PERCENT COLOR RENDERING INDEX UNLESS NOTED OTHERWISE.
- PROVIDE DIMMABLE DRIVERS FOR ALL FIXTURE TYPES SHOWN TO BE "DIMMABLE".
- CONTRACTOR SHALL VERIFY WITH THEIR SUPPLIER(S) THAT ALL DIMMERS AND DIMMABLE FIXTURES ARE 100% COMPATIBLE.
- PROVIDE DUAL CIRCUIT TYPE DRIVERS OR TWO DRIVERS PER FIXTURES WHEN FIXTURES ARE SHOWN ON PLANS TO BE "DUAL LEVEL" SWITCHED.
- ALL LED FIXTURES SHALL HAVE MINIMUM 50,000 L70.

PROJECT INFORMATION

MIDTERM REMODEL FOR:
TACO BELL - SUNDANCE
3062 KILEY WAY • PLYMOUTH, WI 53073

PROFESSIONAL SEAL

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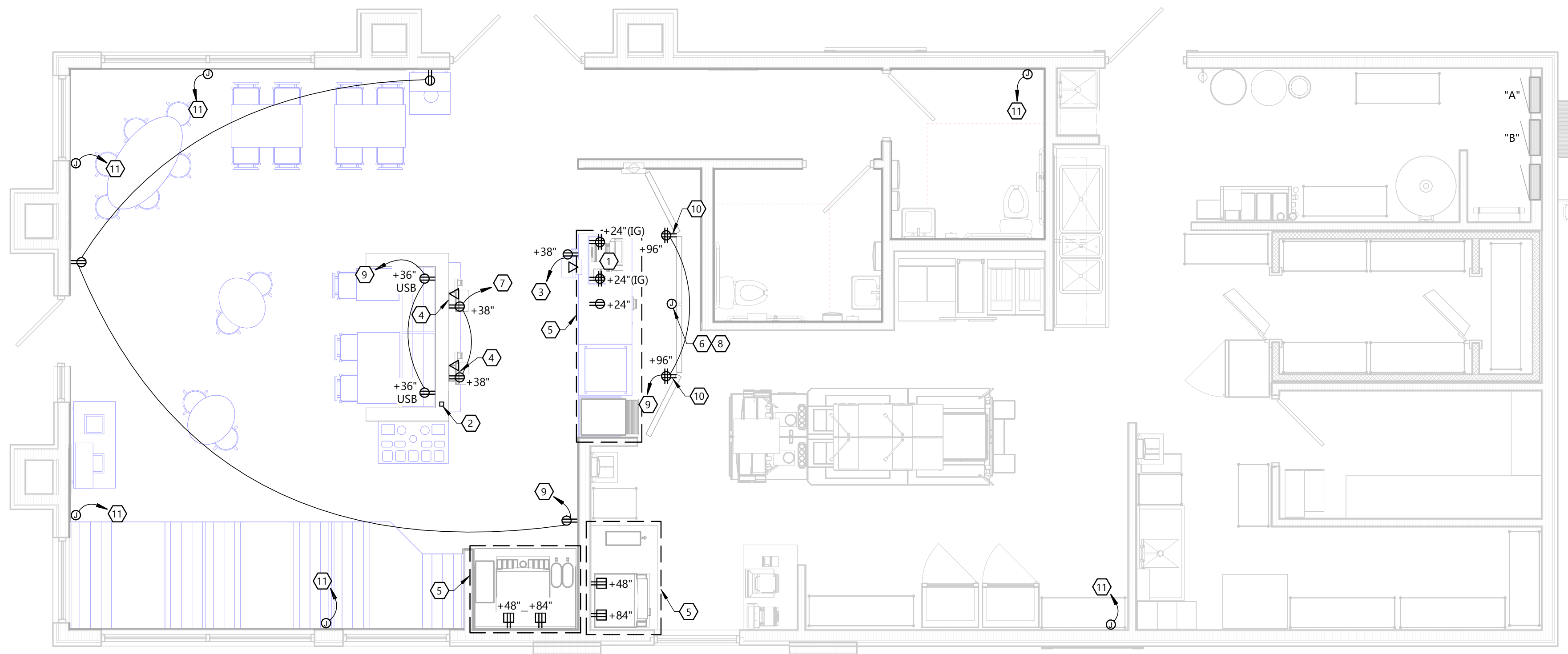
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GENERAL NOTES

- VERIFY ALL EXPOSED CONDUIT ROUTING WITH ARCHITECT/ENGINEER WHERE CONDUIT IS EXPOSED IN FINISHED ROOMS.
- DEVICE LOCATIONS MAY BE DISTORTED FOR CLARITY. LOCATE DEVICES SYMMETRICALLY WITH THE ARCHITECTURAL ELEMENTS.
- ALL DIMENSIONS TO J-BOXES ARE FROM FACE OF STUD TO CENTER OF BOX, U.O.N.
- ALL CONDUIT DROPS ARE INSIDE WALLS U.O.N. SEE ARCH. DWGS. FOR WALL DIMS.
- ALL J-BOX CIRCUITS, CONDUITS, FIXTURES, ETC. SHALL BE AS INDICATED ON THE ELECT. DWGS.
- PROVIDE ESCUTCHEON PLATES AND SEALANT AT ALL UTILITY PENETRATIONS INTO WALLS, CEILING, AND FLOORS. DO NOT USE CAULKS OR EXPANSION FOAM FOR SEALANT.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE THIS DATA ON THE LOCATION OF ELECT. ROUGH-INS WITH INFO PROVIDED ON THE ARCH. AND STRUCT. DWGS AND THE EQUIPMENT ACTUALLY SUPPLIED, AND TO CONFIRM THE CORRECTNESS OF ANY DIMENSIONS HEREIN.
- LOCATIONS OF ALL OUTLETS MAY BE RELOCATED TO NEAREST STUD. DO NOT CUT INTO STUDS.
- FOR EXACT LOCATIONS OF EQUIPMENT POINTS ON CONNECTION, REFER TO EQUIPMENT MANUFACTURERS SHOP DRAWINGS.
- DO NOT MEASURE/LOCATE OUTLETS ON DRAWINGS. USE DIMENSIONS PROVIDED.
- ELECTRICAL EQUIPMENT ENCLOSURES SHALL BE NEMA-1 FOR INTERIOR AND NEMA 3R FOR EXTERIOR.
- PER SECTION 210.8 (B)(3) LATEST NEC, ALL 15 AND 20A, 120V RECEPTACLES IN COMMERCIAL KITCHENS ARE REQUIRED TO BE GFCI PROTECTED. THIS INCLUDES ISOLATED GROUND RECEPTACLES.
- WIRE ALL 20A/1P BREAKERS TO NEAREST AVAILABLE PANEL BOARD. E.C. SHALL FIELD VERIFY PANEL(S) HAVING CIRCUITS ADDED HAVE ENOUGH SPARE CAPACITY TO ACCEPT ADDITIONAL CIRCUITS.
- EC SHALL PROVIDE NEW TYPE WRITTEN CIRCUIT DIRECTORY.
- EXISTING CONDUITS, CIRCUITS OR SYSTEMS IN WALLS OR CEILINGS BEING REMOVED WHICH SERVE SURROUNDING UN-REMODELED AREAS SHALL BE REWORKED AND MAINTAINED.
- EXISTING CONDUITS, CIRCUITS OR SYSTEMS PASSING THROUGH THE REMODELED AREAS WHICH SERVE UN-REMODELED AREAS SHALL REMAIN AND BE PROTECTED DURING DEMOLITION AND REMODELING, AND SHALL BE RELOCATED AND REROUTED.
- CONTINUITY OF CIRCUITS INTERRUPTED BY REMOVAL OF ELECTRICAL DEVICES SHALL BE MAINTAINED.
- NO CONDUIT SHALL BE FASTENED DIRECTLY TO OR THROUGH ROOFING MEMBRANE.
- ALL CUTS IN ROOFING MEMBRANE SHALL BE MINIMAL AND IN ACCORDANCE WITH ROOFING MANUFACTURER AND INSTALLER'S REQUIREMENTS.
- ALL EXPOSED ELECTRICAL CONDUITS SHALL PENETRATE ROOF MEMBRANE AT PIPE HOODS U.O.N.
- ALL CONDUITS FROM EXHAUST FANS SHALL BE ROUTED INSIDE OF CURB.
- ALL WIRING AND CONDUITS SHALL BE CONCEALED. NO CONDUITS PERMITTED TO RUN EXPOSED ACROSS ROOF DECK. ROUTE ALL CONDUITS THROUGH EQUIPMENT ROOF CURBS OR ARCHITECT SPECIFIED ROOF PENETRATIONS.
- ARMOR CABLE (BX) ALLOWED WHERE ACCEPTABLE BY CODE.

KEYNOTES

- ① INSTALL IN CONDUIT RUNNING ON SURFACE OF KITCHEN SIDE OF CABINERY REAR WALL.
- ② EC TO PROVIDE WIREMOLD 250TC DUAL-CHANNEL STEEL POWER POLE TO BRING POWER AND DATA TO KIOSKS.
- ③ CIRCUIT NEW ORDER KIOSK TO EXISTING BRANCH CIRCUIT SERVING OTHER ORDER KIOSKS.
- ④ RECEPTACLE AND DATA SHALL BE STACKED HORIZONTALLY.
- ⑤ EXISTING RELOCATED EQUIPMENT / REPLACED EQUIPMENT. EXTEND EXISTING BRANCH CIRCUIT(S) AS REQUIRED. REFER TO EQUIPMENT PLAN ON A9.1.
- ⑥ EC / GC TO RUN (3) ORANGE CAT 6 LINES FROM NETWORK SWITCH TO DATA JUNCTION BOX. CAT6 LINES SHOULD HAVE BOTH ENDS PROPERLY TERMINATED WITH RJ-45 CONNECTORS. EXCESS CAT6 CABLE TO BE COILED INTO SERVICE LOOPS AT EACH END AND LEFT ACCESSIBLE FOR DMB INSTALL TEAM. CAT6 TO BE RUN IN ACCORDANCE WITH ALL LOCAL MUNICIPALITY CODE REQUIREMENTS.
- ⑦ EXISTING RELOCATED ORDER KIOSK. EC SHALL EXTEND EXISTING BRANCH CIRCUIT AS REQUIRED.
- ⑧ EC / GC TO INSTALL (1) OPEN DATA JUNCTION BOX (JB) IN VALANCE WALL. CONDUIT TERMINATED ABOVE CEILING TO HAVE BUSHING.
- ⑨ CIRCUIT TO EXISTING SPARE 20A/1P BREAKER IN EXISTING AVAILABLE PANELBOARD OR PROVIDE NEW 20A/1P BREAKER IN EXISTING AVAILABLE PANELBOARD.
- ⑩ EC / GC TO INSTALL A TOTAL OF (2) QUAD OUTLETS IN (2) QUAD BOXES IN VALANCE WALL AS SHOWN. OUTLETS TO BE STRAIGHT BLADE. OUTLETS TO BE ON AN ISOLATED/DEDICATED GROUNDED CIRCUIT THAT IS NOT CONNECTED TO ANY RESTAURANT POWER MANAGEMENT SYSTEM.
- ⑪ PROVIDE POWER CONNECTION FOR WALL WASHER LIGHTS. VERIFY ALL REQUIREMENTS WITH SIGN VENDOR PRIOR TO ROUGH-IN.

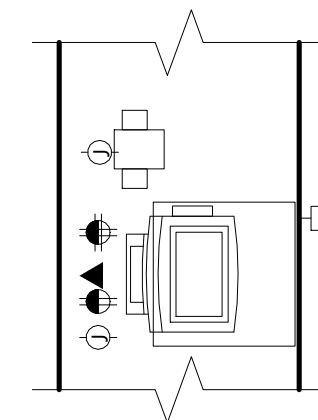


NORTH FIRST FLOOR PLAN - POWER



⊕	JUNCTION BOX
⊕	DUPLEX GROUNDED OUTLET
⊕	GROUND FAULT DUPLEX OUTLET
⊕	GROUND FAULT DEDICATED OUTLET
⊕	CEILING DUPLEX OUTLET
⊕	DUPLEX ISOLATED GROUND OUTLET
⊕	DOUBLE DUPLEX ISOLATED GROUND OUTLET
⊕	SPECIAL PURPOSE OUTLET
⊕	HOLD-UP BUTTON (MOUNT 2-1/2\"/>

WALL LEGEND



FRONT COUNTER P.O.S. DETAIL

NOT TO SCALE

UTILIZE EXISTING CIRCUITS TO POWER ALL NEW RECEPTACLES. ALL OUTLETS AND BOXES MOUNTED IN THE SERVING COUNTER CABINERY ARE TO BE 24\"/>

G.C. TO COORDINATE DIMENSIONS WITH OWNERS REPRESENTATIVES.



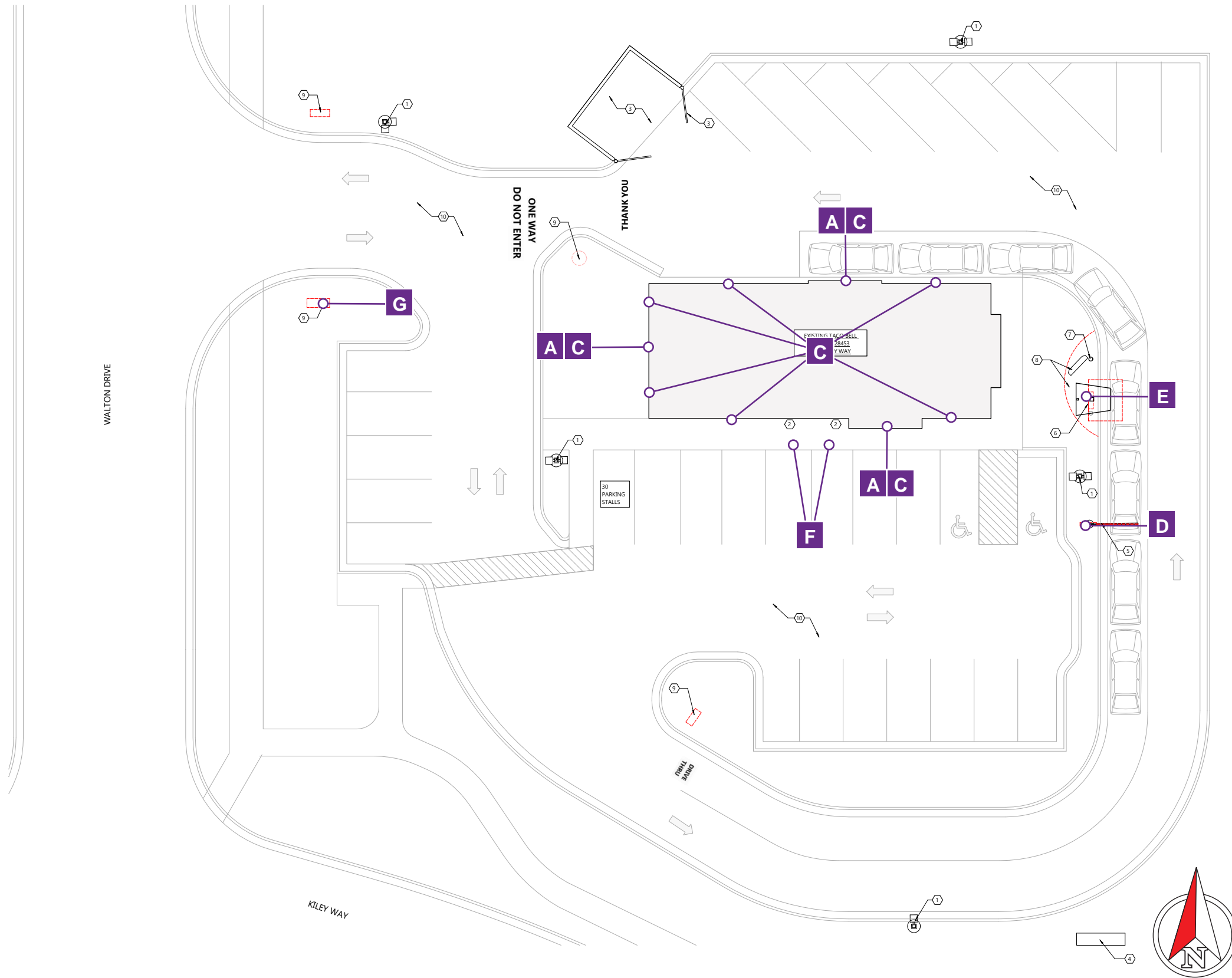
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**3062 Kiley Way
Plymouth, WI 53073**

03/20/2025

2655 International Parkway
Virginia Beach, VA 23452
757.427.1900
Toll Free: 800.877.7868
www.AGI.net

SITE MAP



EXTERIOR SIGN LIST			
SIGN	Qty	SIGN CODE	DESCRIPTION
A	3	TAC-BELL-42P-FL	Swinging Bell - Purple Face-Lit, Endeavor, 42" V-04.42
B	3	TAC-CL-9.2CM-14	Radius Channel With 14" White Letterset - Mounted to 9'-2" Radius Canopy
C	6	TAC-PCL-10	Purple LED Cove Lighting, 10'
D	1	TAC-CLB1	Endeavor Clearance Bar - Non-illuminated, BLACK
E	1	TAC-OPC-EN	Endeavor Order Point Canopy V-1070
F	1	TAC-DV-MP-OP	Mobile Pickup Parking Space Sign 18"h x 12"w, 6'OAH
G	1	TAC-P93-FTB-PF-RETRO	Replacement Pan Formed Faces For Retro P93, 12'-3" x 8'-0 3/4", Qty 1 Each Face



LOCATION
3062 Kiley Way
Plymouth, WI 53073

DESIGNER CM **DATE:** 03/20/2025

PROJECT MANAGER
Zachary Angelillo

CUSTOMER APPROVAL

Print Name _____ Title _____

Signature _____ Date _____

- Approved**
- Approved as Noted**
- Not Approved Resubmit with Changes**

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ELEVATIONS

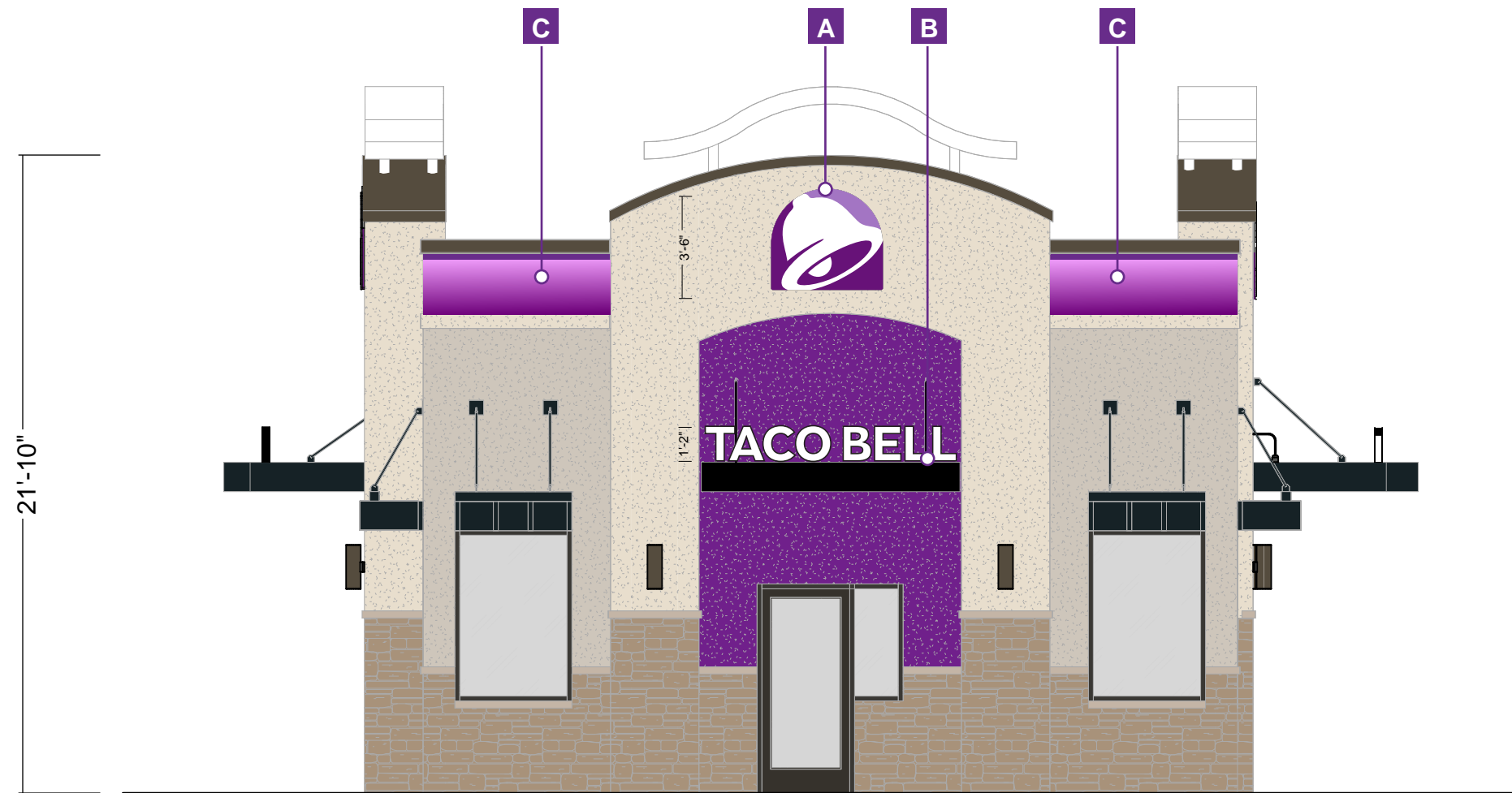


EXISTING

EXTERIOR SIGN LIST			
SIGN	Qty	SIGN CODE	DESCRIPTION
A	1	TAC-BELL-42P-FL	Swinging Bell - Purple Face-Lit, Endeavor, 42" V-04.42
B	1	TAC-CL-9.2CM-14	Radius Channel With 14" White Letterset - Mounted to 9'-2" Radius Canopy
C	2	TAC-PCL-10	Purple LED Cove Lighting, 10'

NOTE: Refer to "Wall - Downlighting" cutsheets for layouts and specific details.

NOTE: The Cove Lighting is a low intensity LED illumination shining in a downward direction.



FRONT ELEVATION

Scale: 3/16" = 1'



LOCATION
3062 Kiley Way
Plymouth, WI 53073

DESIGNER CM **DATE:** 03/20/2025

PROJECT MANAGER
Zachary Angelillo

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ELEVATIONS

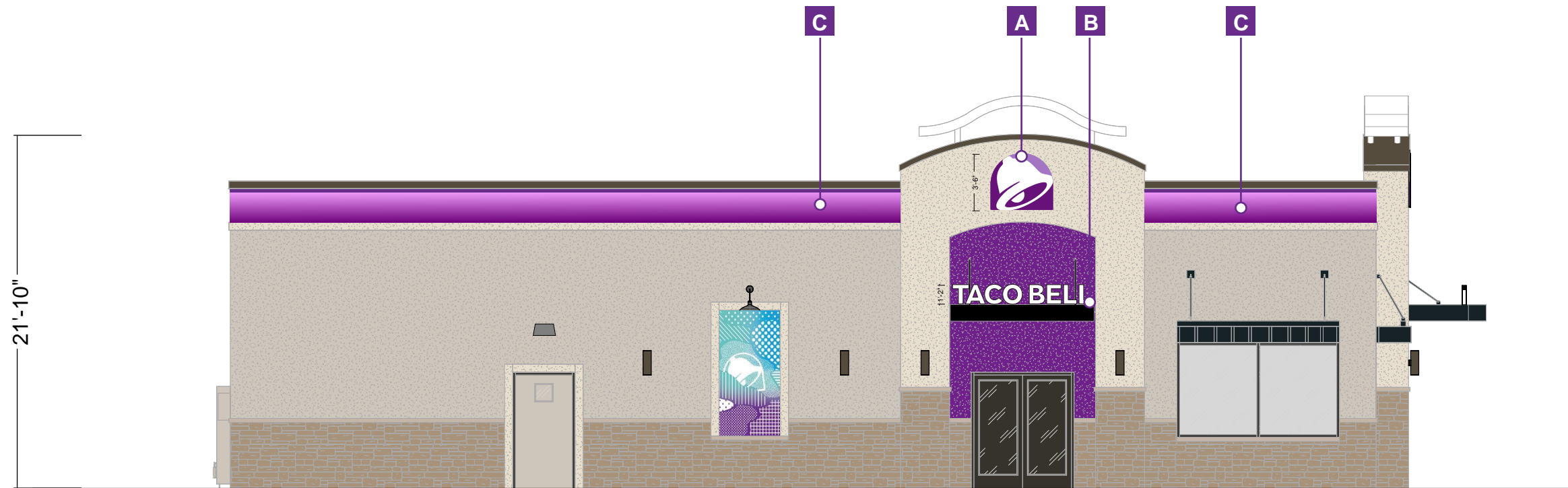


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NOTE: The Cove Lighting is a low intensity LED illumination shining in a downward direction.



PORTAL ELEVATION

Scale: 1/8" = 1'



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ELEVATIONS

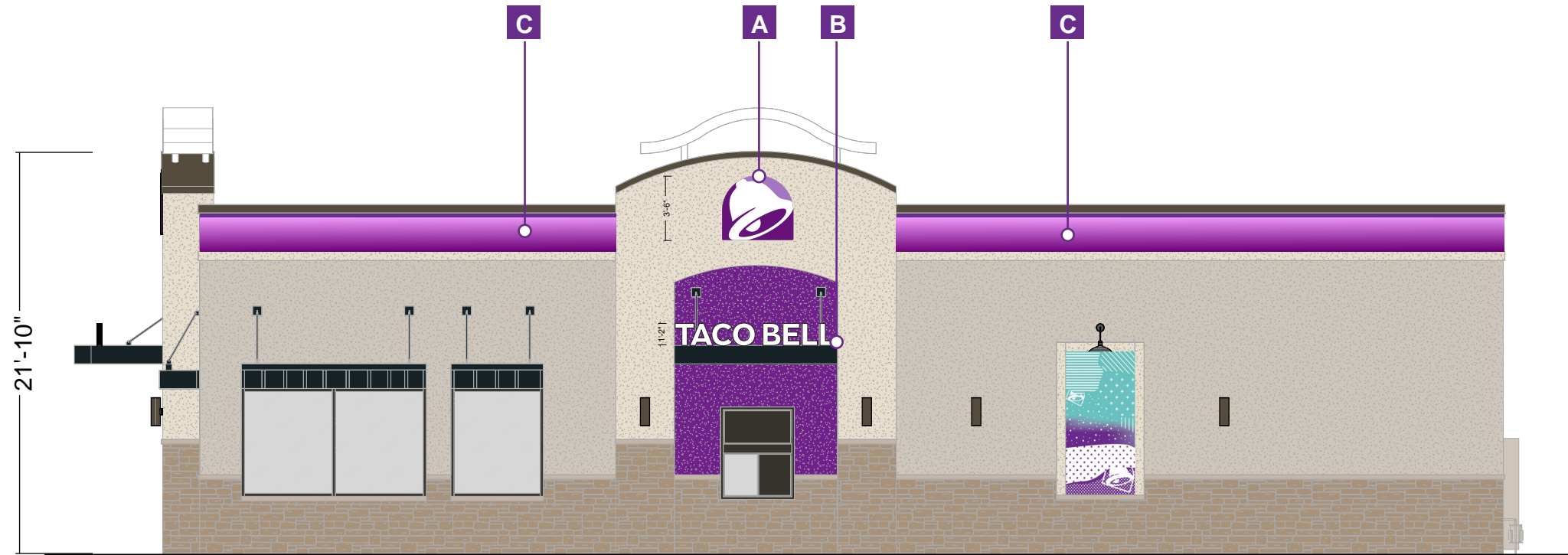


EXISTING

EXTERIOR SIGN LIST			
SIGN	Qty	SIGN CODE	DESCRIPTION
A	1	TAC-BELL-42P-FL	Swinging Bell - Purple Face-Lit, Endeavor, 42" V-04.42
B	1	TAC-CL-9.2CM-14	Radius Channel With 14" White Letterset - Mounted to 9'-2" Radius Canopy
C	2	TAC-PCL-10	Purple LED Cove Lighting, 10'

NOTE: Refer to "Wall - Downlighting" cutsheets for layouts and specific details.

NOTE: The Cove Lighting is a low intensity LED illumination shining in a downward direction.



DRIVE-THRU ELEVATION

Scale: 1/8" = 1'



LOCATION
3062 Kiley Way
Plymouth, WI 53073

DESIGNER CM **DATE:** 03/20/2025

PROJECT MANAGER
Zachary Angelillo

CUSTOMER APPROVAL

Print Name _____ Title _____

Signature _____ Date _____

- Approved**
- Approved as Noted**
- Not Approved
Resubmit with Changes**

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ELEVATIONS



EXISTING

NO ACTION



REAR ELEVATION

Scale: 3/16" = 1'



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3062 Kiley Way
Plymouth, WI 53073

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A

TAC-BELL-42-FL

42" Purple, Face Lit Swinging Bell

NOTE:
1.) THIS DRAWING IS FOR INSTALLATION PURPOSES ONLY.
2.) BELL SIZE VARIES PER LOCATION
3.) SHOP TO PROVIDE TOUCH UP PAINT TO INSTALLER.

DETAILS

Dimensions:

Height: 3'-6"
Width: 3'-10 3/8"
SqFt: 13.5

Quantity: 3

Illumination: Internal

Electrical Requirements:

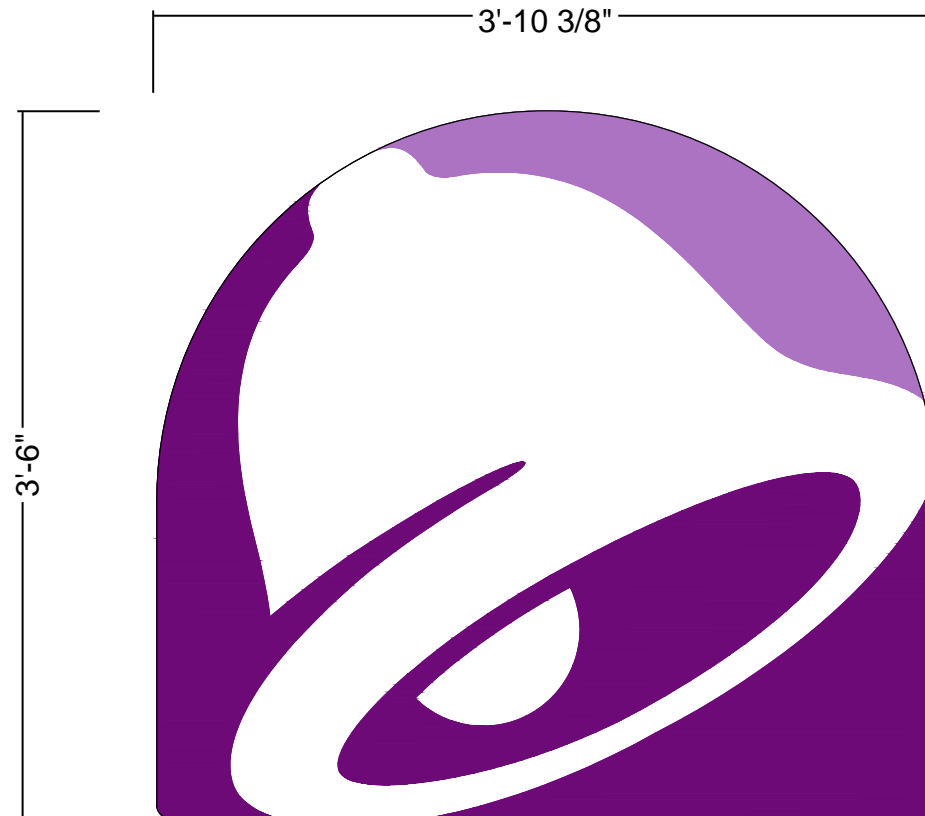
Voltage - 120/277V
Power Supply - 12V remote power supply
Wiring - Low voltage with 1/2" liquid-tight conduit to power supply
Installation: Requires owner supplied 120V power within 5' of transformer box

Specifications:

MOUNTING HARDWARE	
Exterior -	3/8" ZINC PLATED STEEL THREADED ROD THRU WALL W/BLOCKING
Interior -	3/8" SNAP TOGGLE BOLTS
NOTES:	
1.) THREADED ROD WILL BE PROVIDED STANDARD, ALL OTHER HARDWARE IS TO BE PROVIDED BY THE INSTALLER AS REQUIRED.	
2.) DESIGN INTENDED FOR NO GREATER THAN 3RD STORY MOUNTING - HIGHER ELEVATIONS REQUIRE REVIEW.	

Notes:

- 1) PM to specify part number prior to fabrication.
- 2) PM to specify interior or exterior application prior to fabrication.
- 3) PM to specify optional external disconnect switch prior to fabrication.
- 4) Shop to provide touch up paint for installer.



ALUM. RETURNS ARE PRE-PAINTED
PANTONE 'BLACK'

1" 'BLACK' TRIM CAP

FACE IS .177" TRANSLUCANT WHITE #7328 ACRYLIC
W/ 1ST SURFACE APPLIED VINYL:
- DARK PURPLE 3M 3630-9327
- LIGHT PURPLE 3M 3630-9141

OPTIONAL:
UL LISTED CARLING TYPE DISCONNECT SWITCH

NOTES:
1.) VERIFY MOUNTING CONDITION.
2.) OWNER SUPPLIED POWER TO BE WITHIN 5'-0" OF AGI TRANSFORMER BOXES.
3.) SEAL ALL WALL PENETRATIONS TO PREVENT WATER INTRUSION AS FOLLOWS:
INSTALL BUSHING AFTER E.I.F.S. APPLICATION HAS HARDENED. DRILL HOLE SLIGHTLY LARGER THAN BUSHING THROUGH INSULATION ONLY. STOP AT PLYWOOD. CAULK OPENING PRIOR TO INSERTING FASTENER TO SEAL PENETRATION.



LOCATION
3062 Kiley Way
Plymouth, WI 53073

DESIGNER CM DATE: 03/20/2025

PROJECT MANAGER
Zachary Angelillo

CUSTOMER APPROVAL

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Signature _____ Date _____

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C

TAC-CL-9.2CM-14

Radius Channel With 14" White Letterset - Mounted to 9'-2" Radius Canopy

DETAILS

Dimensions:

Height: 1'-2"
Width: 8'-6 5/16"
SqFt:

Quantity: 3

illumination: Internal

Electrical Requirements:

Voltage - 120/277V
Power Supply - 12V remote power supply
Wiring - Low voltage with 1/2" liquid-tight conduit to power supply
Installation: Requires owner supplied 120V power within 5' of transformer box

Specifications:

MOUNTING HARDWARE

Exterior - 3/8" ZINC PLATED STEEL THREADED ROD THRU WALL W/BLOCKING
Interior - 3/8" SNAP TOGGLE BOLTS

NOTES:

- 1) THREADED ROD WILL BE PROVIDED STANDARD, ALL OTHER HARDWARE IS TO BE PROVIDED BY THE INSTALLER AS REQUIRED.
- 2) DESIGN INTENDED FOR NO GREATER THAN 3RD STORY MOUNTING - HIGHER ELEVATIONS REQUIRE REVIEW.

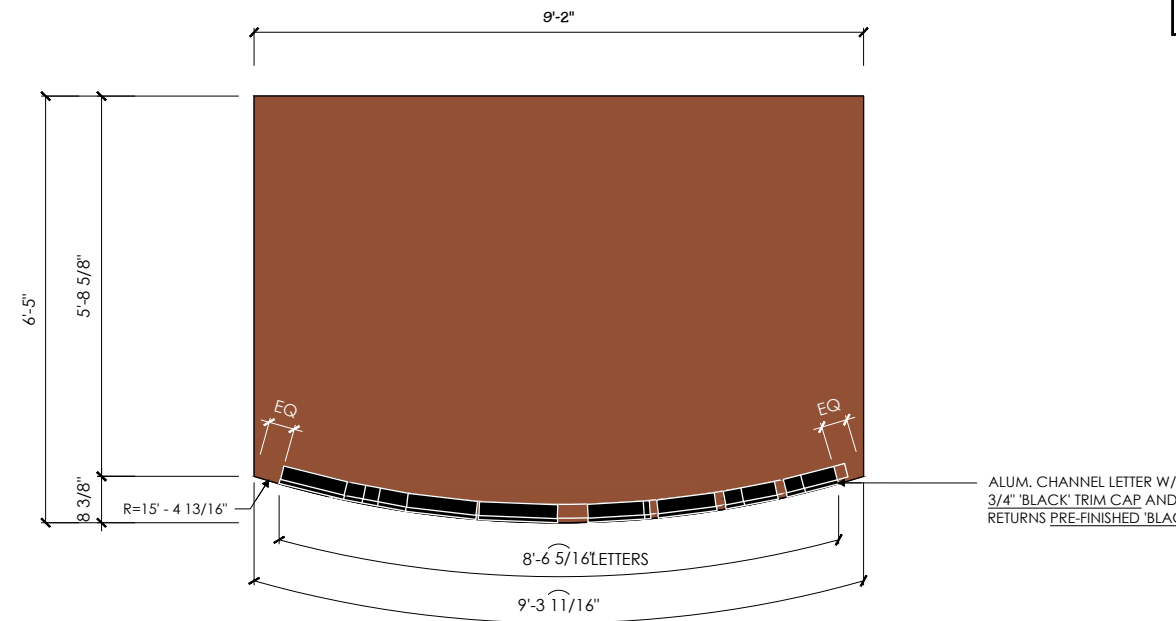
Notes:

- 1) PM to specify letter type before fabrication.
- 2) Shop to provide touch up paint for installer.

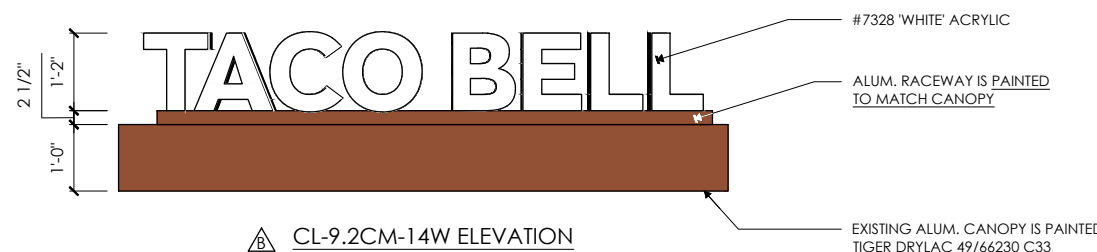
NOTE:
1.) THIS DRAWING IS FOR INSTALLATION PURPOSES ONLY.
2.) SHOP TO PROVIDE TOUCH UP PAINT TO INSTALLER.

NOTES:
1.) VERIFY MOUNTING CONDITION.
2.) OWNER SUPPLIED POWER TO BE WITHIN 5'-0" OF AGI TRANSFORMER BOXES.
3.) SEAL ALL WALL PENETRATIONS TO PREVENT WATER INTRUSION AS FOLLOWS:
INSTALL BUSHING AFTER E.I.F.S. APPLICATION HAS HARDENED. DRILL HOLE SLIGHTLY LARGER THAN BUSHING THROUGH INSULATION ONLY. STOP AT PLYWOOD. CAULK OPENING PRIOR TO INSERTING FASTENER TO SEAL PENETRATION.

MOUNTING APPLICATION	
INTERIOR	EXTERIOR
	X



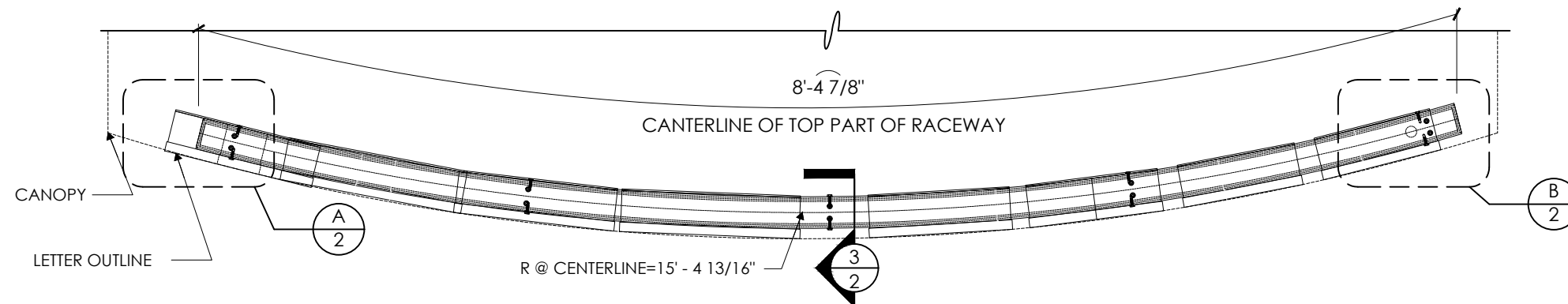
PLAN VIEW



CL-9.2CM-14W ELEVATION



CL-9.2CM-14BW ELEVATION



RACEWAY AND LETTER PLAN VIEW

SCALE: 1" = 1' - 0"



LOCATION
3062 Kiley Way
Plymouth, WI 53073

DESIGNER CM DATE: 03/20/2025

PROJECT MANAGER
Zachary Angelillo

CUSTOMER APPROVAL

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Signature _____ Date _____

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DETAILS

Dimensions:

Height: 2'-3/8"

Width: 40'-0"

SqFt: 81.25

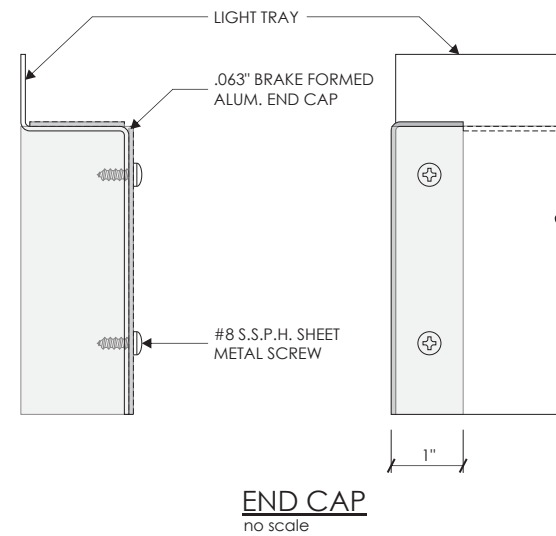
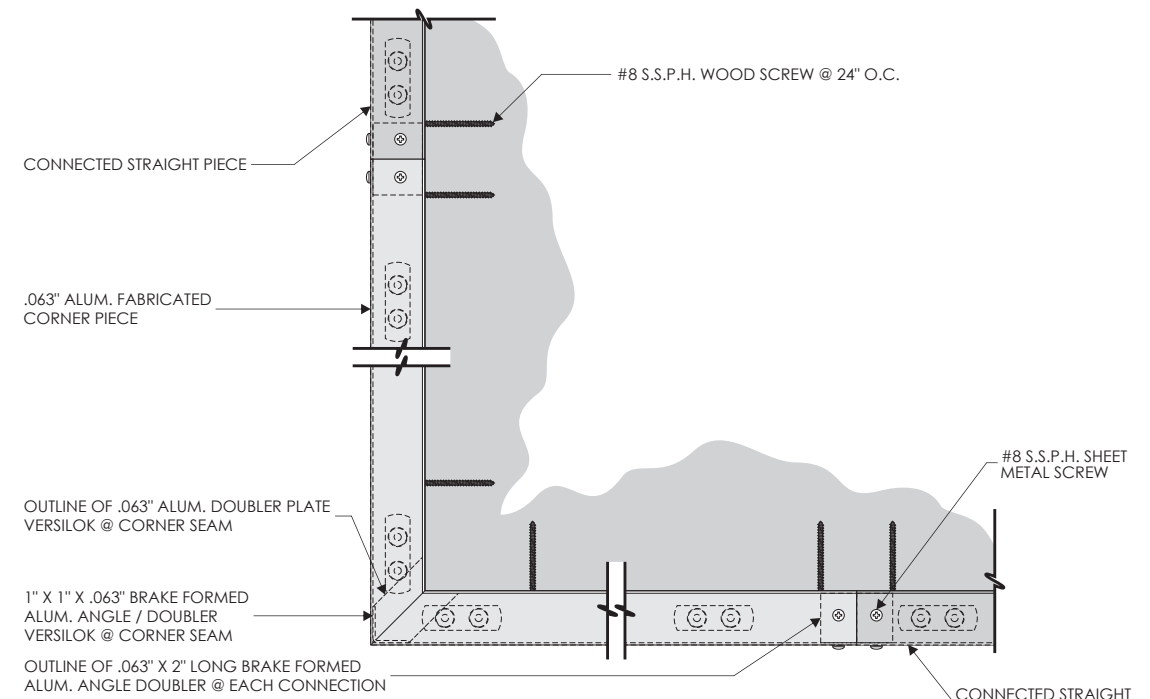
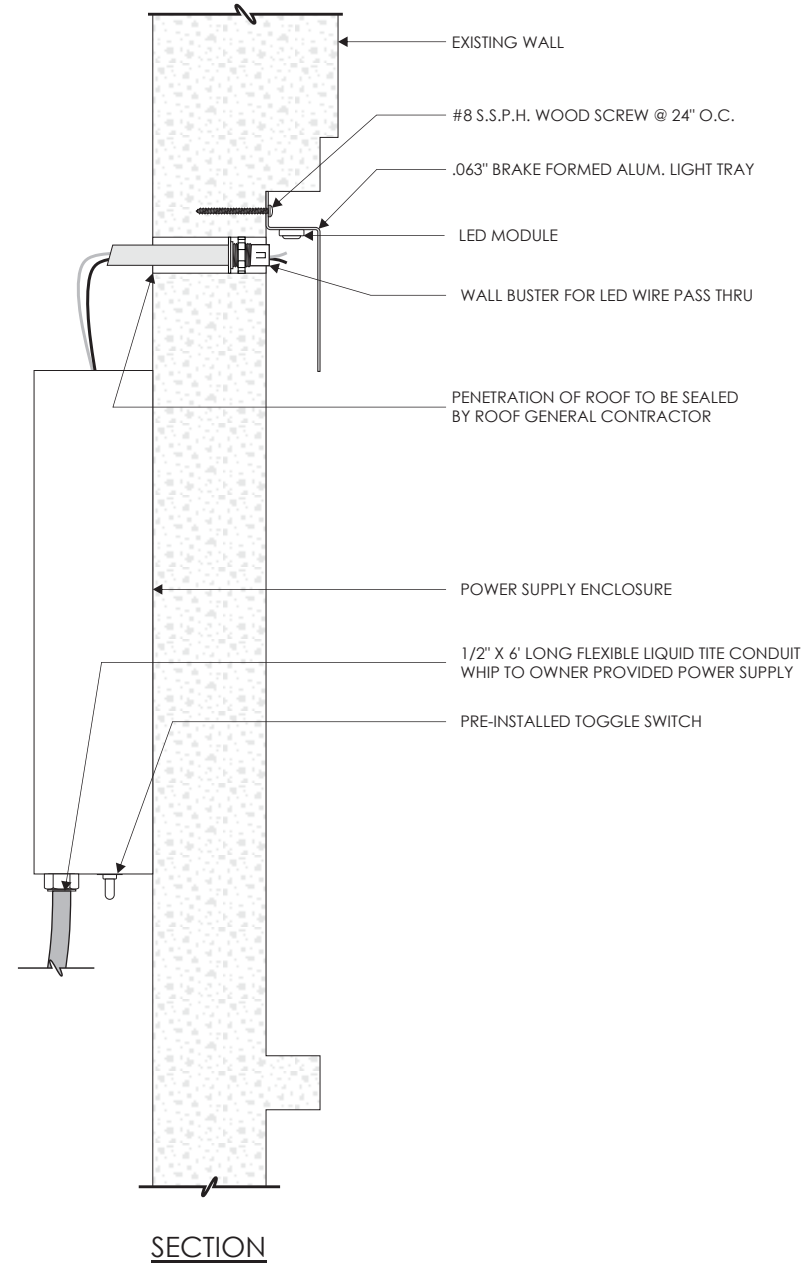
Quantity: 6

illumination: Down Light

Electrical Requirements:

Specifications:

Notes:



Purple LED Wall Downlight

DETAILS

Dimensions:

Height: 2'-3/8"

Width: TBD

SqFt: 81.25

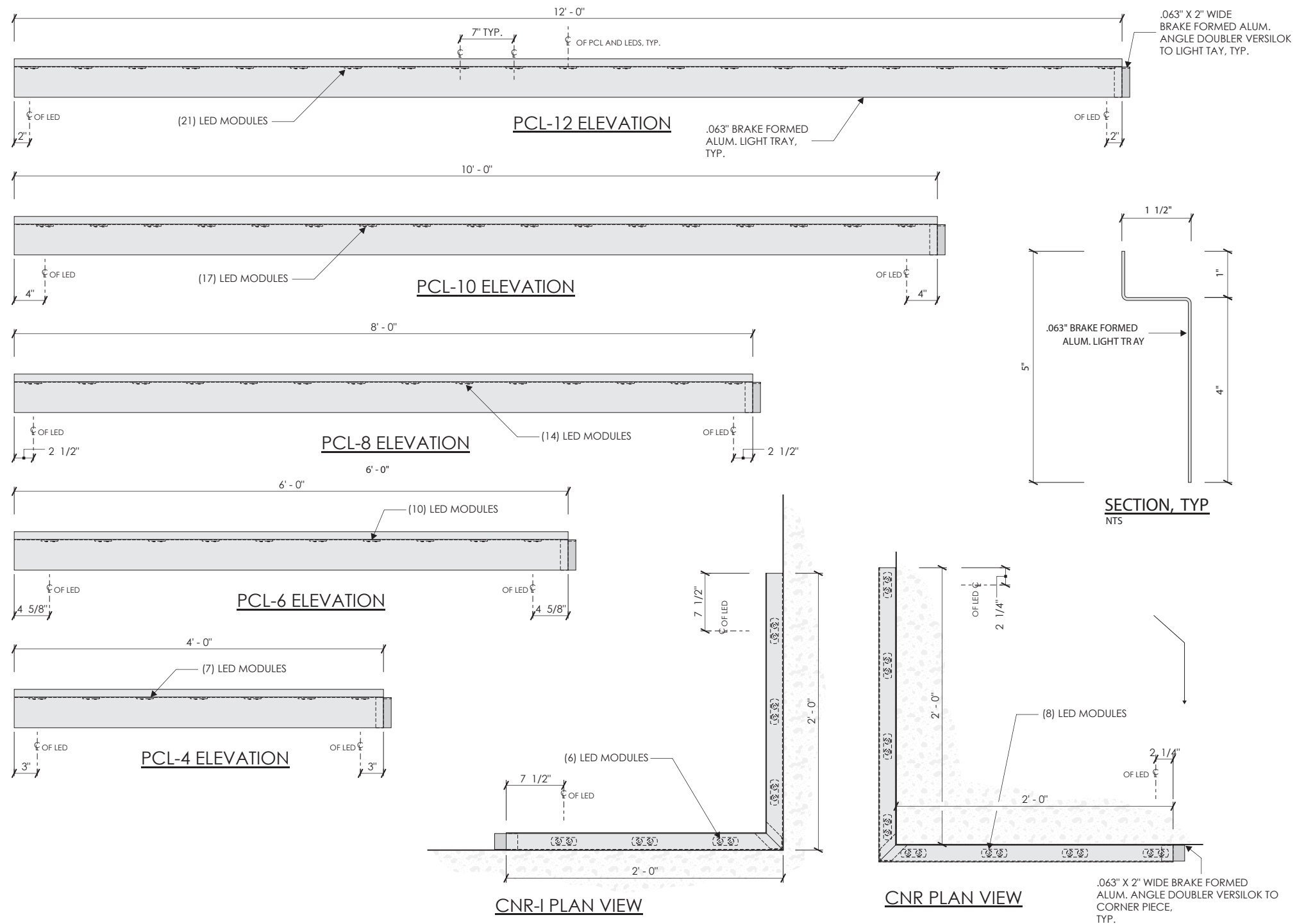
Quantity: 6

Illumination:

Electrical Requirements:

Specifications:

Notes:



LOCATION
3062 Kiley Way
Plymouth, WI 53073

DESIGNER CM DATE: 03/20/2025

PROJECT MANAGER
Zachary Angelillo

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Endeavor Clearance Bar - Non-illuminated, BLACK

DETAILS

Dimensions:
Height: 10'-0"
Width: 9'-4"
SqFt:

Quantity: 1

Illumination: None

Electrical Requirements: None

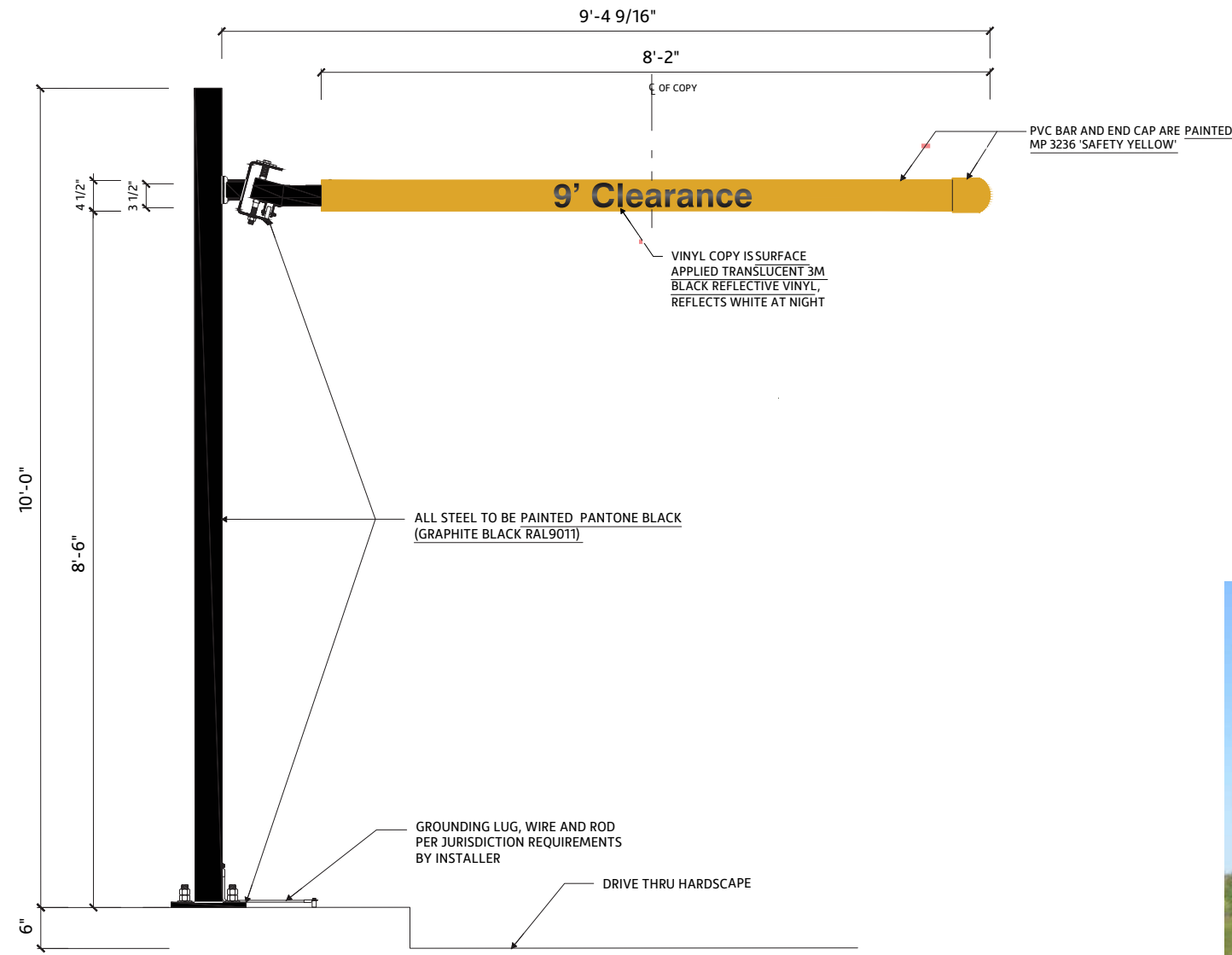
Specifications:

Anchor bolts sold separately.
 Foundation not included.

Notes:

NOTES:
 1.) PM TO SPECIFY COPY ORIENTATION PRIOR TO FABRICATION.
 2.) SHOP TO PROVIDE INSTALL HARDWARE AND TOUCH UP PAINT TO INSTALLER.

COPY ORIENTATION	
X	POLE ON LEFT
	POLE ON RIGHT



FRONT ELEVATION (COPY W/ POLE ON LEFT)
 1/2" = 1' - 0"



EXISTING



LOCATION
 3062 Kiley Way
 Plymouth, WI 53073

DESIGNER CM **DATE:** 03/20/2025

PROJECT MANAGER
 Zachary Angelillo

CUSTOMER APPROVAL

Print Name _____ Title _____

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Replacement Clearance Bar Sleeve, Painted Vinyl PVC

DETAILS

Dimensions:
Height: 10'-0"
Width: 9'-4"
SqFt:

Quantity: 1

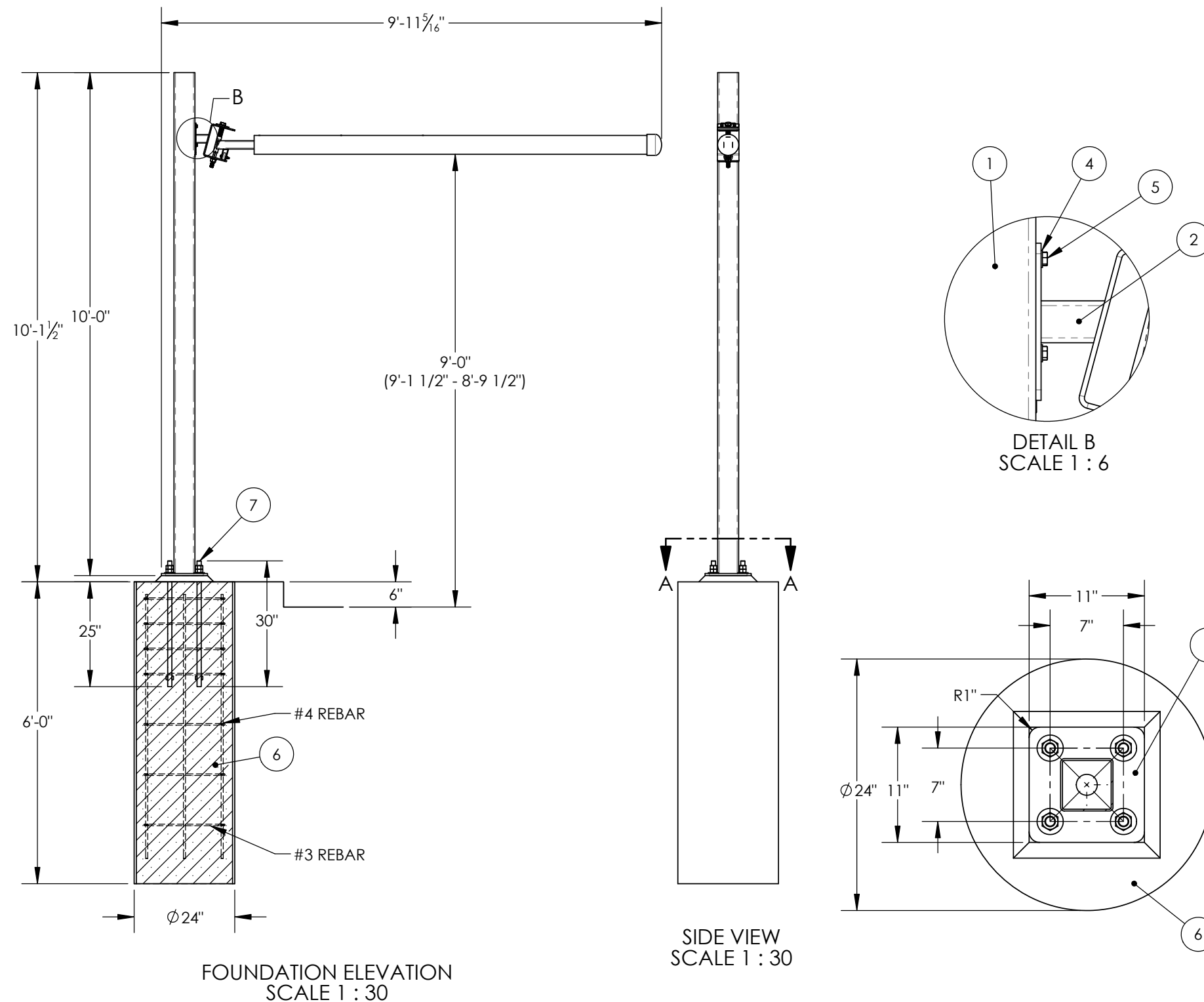
Illumination: None

Electrical Requirements:

Specifications:
 Anchor bolts sold separately.
 Foundation not included.

Notes:

FOUNDATION DETAILS



LOCATION
 3062 Kiley Way
 Plymouth, WI 53073

DESIGNER CM **DATE:** 03/20/2025

PROJECT MANAGER
 Zachary Angelillo

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Print Name _____ Title _____

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Endeavor Order Point Canopy V-1070

DETAILS

Dimensions:

Height: 10'-1 1/4"

Width: 6'-8 1/4"

SqFt:

Quantity: 1

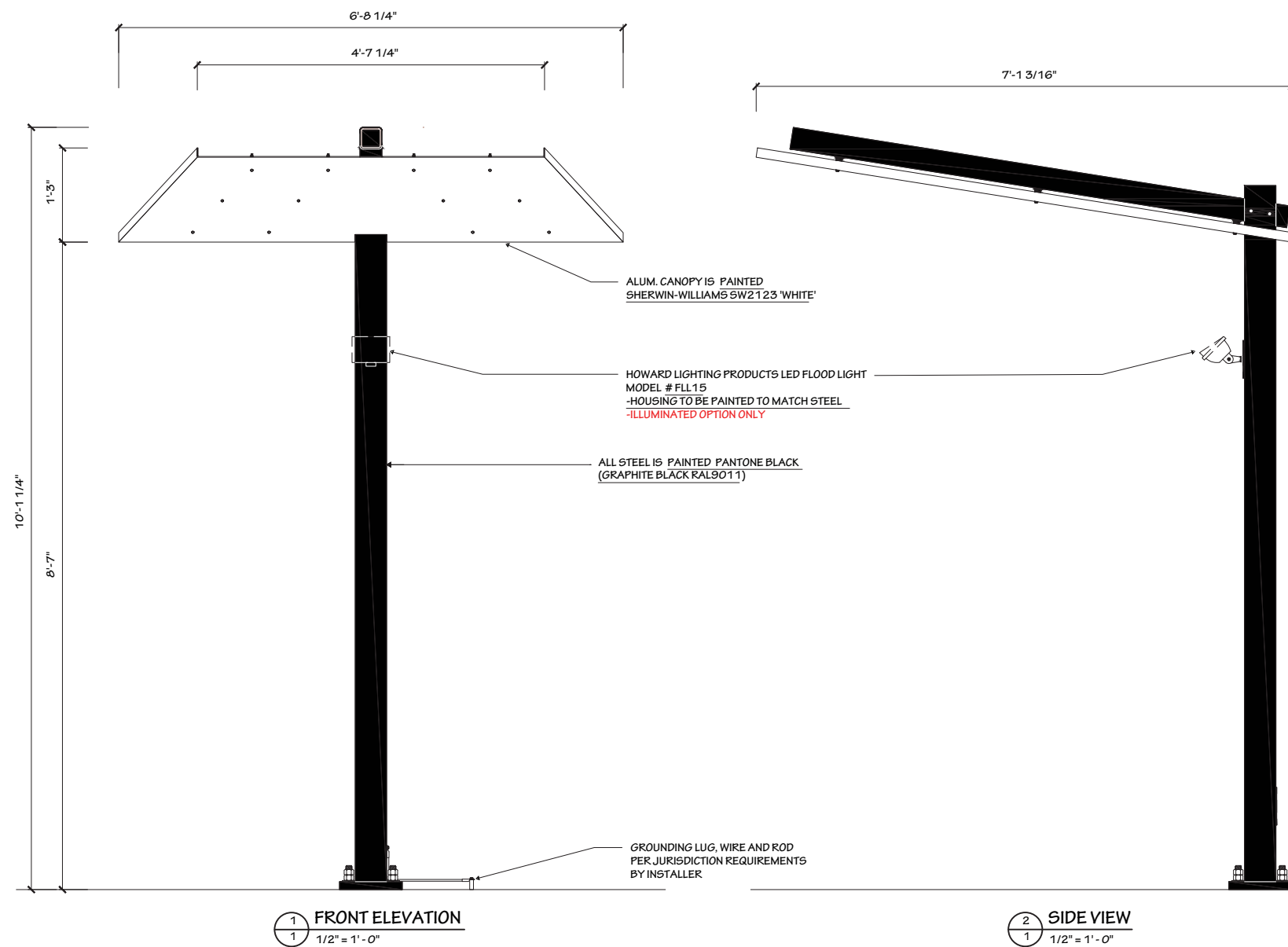
Illumination: Flood

Electrical Requirements:

Specifications:

Anchor bolts sold separately.
Foundation not included.

Notes:



EXISTING



LOCATION
3062 Kiley Way
Plymouth, WI 53073

DESIGNER CM **DATE:** 03/20/2025

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DETAILS

Dimensions:

Height: 10'-1 1/4"

Width: 6'-8 1/4"

SqFt:

Quantity: 1

Illumination: Flood

Electrical Requirements:

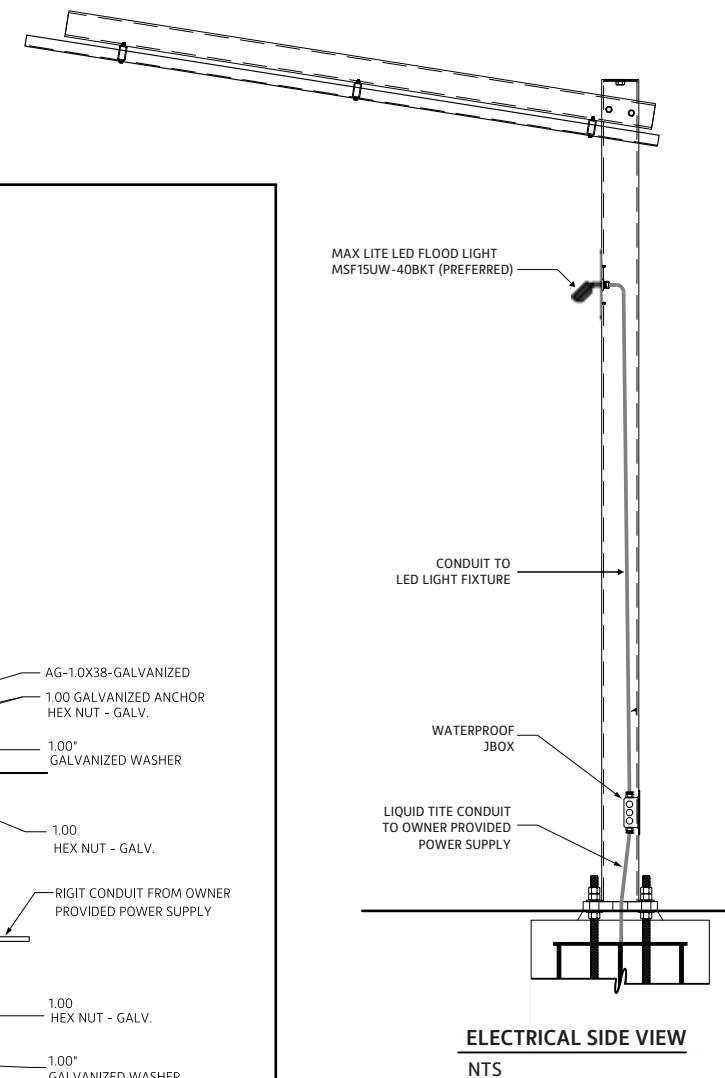
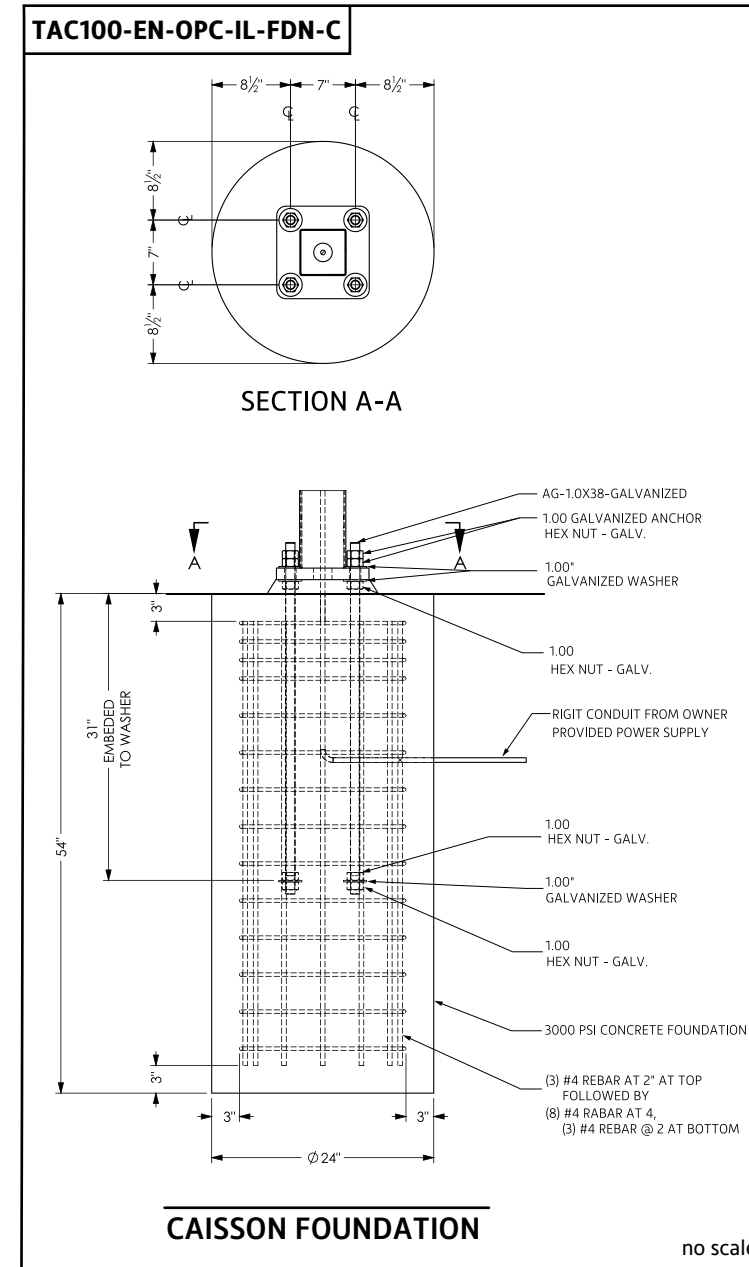
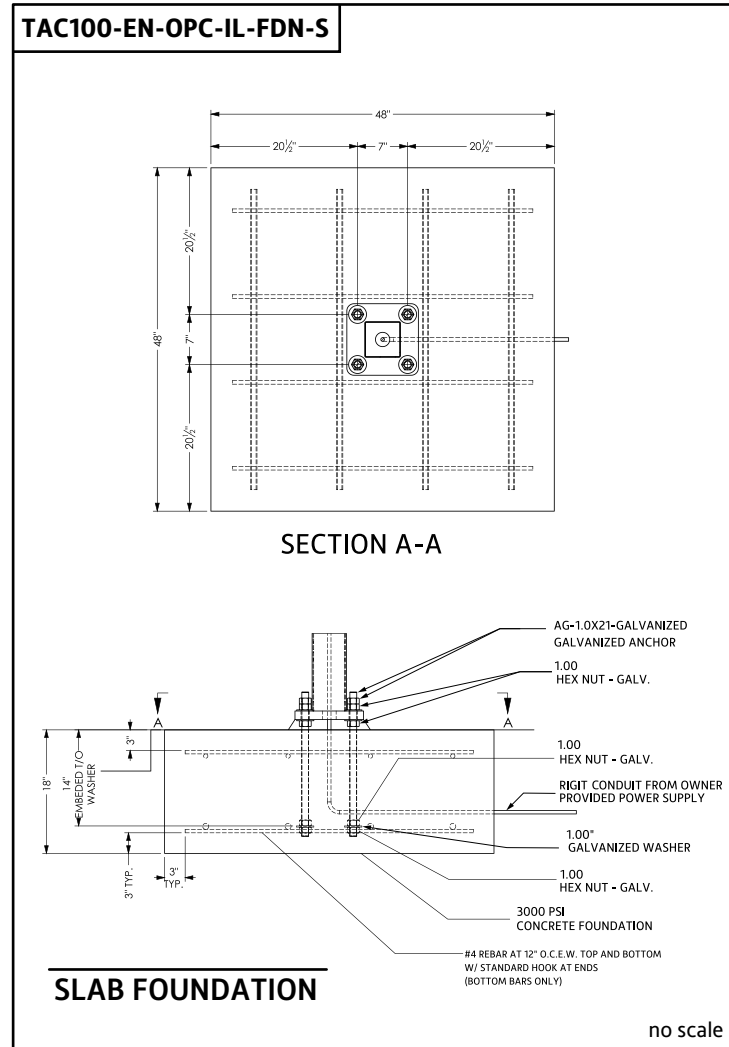
Specifications:

Anchor bolts sold separately.
Foundation not included.

Notes:

Foundation by GC

FOUNDATION DETAILS



NOTE: New Foundation Provided by GC



LOCATION
3062 Kiley Way
Plymouth, WI 53073

DESIGNER CM **DATE:** 03/20/2025

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Mobile Pickup Parking Space Sign 18"h x 12"w, 6'OAH

DETAILS

Dimensions:

Height: 1'-6"

Width: 1'-0"

SqFt: 1.34

Quantity: 2

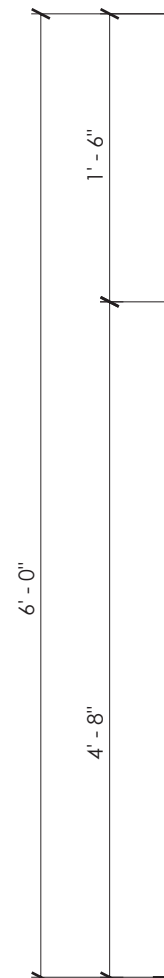
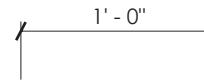
Illumination: None

Electrical Requirements:

Specifications:

Notes:

PLAN VIEW



FRONT ELEVATION

1" = 1' - 0"



SIDE VIEW

1" = 1' - 0"

ALUM. PANEL W/ SURFACE APPLIED FULL COLOR PRINT - PAINT EXPOSED FASTENERS TO MATCH ADJACENT SURFACE

R=1/2"

ALUM. TUBE IS PAINTED GRAPHITE BLACK RAL9011

GRADE



LOCATION
3062 Kiley Way
Plymouth, WI 53073

DESIGNER CM DATE: 03/20/2025

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Replacement Pan Formed Faces For Retro P93, 12'-3" x 8'-0 3/4", Qty 1 Each Face, Order Qty 2 For Full Sign, Includes Tooling

DETAILS

Dimensions:

Height: 12'-3"
 Width: 8'-3/4"
 SqFt: 93

Quantity: 2

Illumination: Internal

Electrical Requirements:

Voltage: 120/277V
 Power Supply: UL-listed disconnect switch included
 Conduit from owner-provided power supply
 Wiring: Electrical conduit routed through foundation
 Sealed connections required for water protection
 Installation: 2500 PSI concrete foundation required
 3/4" galvanized threaded rod with 24" embedment minimum.
 Anchors must be installed per manufacturer's specifications

Specifications:

NOTE:
 1.) PM TO SPECIFY GENERATION OF PYLON PRIOR TO FABRICATION.
 2.) PM TO SPECIFY SECONDARY MESSAGE OPTION PRIOR TO FABRICATION.
 3.) PM TO VERIFY V.O. DIMENSIONS PRIOR TO FABRICATION.
 4.) PM TO SPECIFY GENERATION OF PYLON PRIOR TO FABRICATION.
 5.) SHOP TO PROVIDE PAINT TO INSTALLER.
 6.) INSTALLER TO PAINT CABINETS, RETAINERS AND COLUMNS PRIOR TO FACE INSTALLATION.

SECONDARY MESSAGE OPTION

	'BREAKFAST'
	'DELIVERY'
X	'DRIVE THRU'
	'GO MOBILE'
	'LATE NIGHT'



EXISTING



RECOMMENED

TYPICAL REFURBISH INCLUDES:

- New Faces/Msg. panel
- LED Lighting Upgrade
- Housings, Retainers and Support Steel Painted Satin Black. (if applicable)



LOCATION
 3062 Kiley Way
 Plymouth, WI 53073

DESIGNER CM DATE: 03/20/2025

PROJECT MANAGER
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DATE: March 11, 2025

TO: Plan Commission

FROM: Jack Johnston, Assistant City Administrator/Community Development Director

RE: **Site Plan Seeking Approval;** 127 North Street, South Pier, LLC, for the construction of a 660 square foot detached garage. Watson (enclosure)

ZONING CONSISTENCY MATRIX		
	<i>Required</i>	<i>Provided</i>
Zoning	B-2	B-2 (no change)
Maximum Lot Coverage of All Buildings	None	n/a
Minimum Lot Width at Building Line	None	n/a
Minimum Front Yard Setback	None	n/a
Minimum Side Yard Setback Principal Building Accessory Building	None	n/a
Minimum Rear Yard Setback	None	n/a
Maximum Height Any Structures	Principal: 45' Accessory: 25'	~15'

Background:

Dr. Toby Watson has submitted an application to construct a 22' by 30' detached garage on the southern end of the property located at 127 North Street. The project also calls for the installation and replacement of some sidewalk on the property to connect the home to the garage. The property is used as a single-family home. The Plan Commission does not typically review additions or new constructions for residential properties, but as the property's base zoning is B-2 general business (housing is a permitted use), a site plan review is required by City code.

City Zoning/Comprehensive Plan:

The property is within the B-2 Business General zoning district. The above zoning matrix indicates the property is conforming in terms of setbacks, both for the existing building and the proposed garage. The Plan Commission should note the B-2 district does not have any setback restrictions for principal or accessory buildings as required by City Code. As such, the proposed garage appears to be proposed very close to the lot line of the adjacent property line (The Plymouth Inn).

The City's Comprehensive Plan, most recently updated in 2022, indicates the property has a future land use designation as commercial. As B-2 zoning allows both commercial, single family, two-family, and multi-family housing as a principal use, city staff advises the plan to utilize this property for housing is in harmony with the comprehensive plan.

Shoreland Zoning/Wetlands/Floodplain:

The property is not within City shoreland zoning nor an identified or suspected wetland. FEMA flood plain mapping also indicates the property is outside an identified floodplain.

Public Works/Plymouth Fire Department Review:

Both Public Works Director Austin and Chief Pafford reviewed the proposal and have no concerns.

Plan Commission Consideration(s):

Sec. 15-1-3(g) of the City Code indicates that the Plan Commission must review and approve any construction, reconstruction, expansion or conversion, except for one and two family residences in residentially zoned districts* before the issuance of a building permit from the building inspector:

**As this property has business zoning, a site plan review is still required.*

- *Site plan approval.* All applications for building permits for any construction, reconstruction, expansion or conversion, except for one and two family residences in residentially zoned districts shall require site plan approval by the plan commission.

When considering acting on a site plan application, the Plan Commission should consider the following:

- a. The appropriateness of the site plan and buildings in relation to the physical character of the site and the usage of adjoining land areas.
- b. The layout of the site with regard to entrances and exits to public streets; the arrangement and improvement of interior roadways; the location, adequacy and improvement of areas for parking and for loading and unloading; and shall, in this connection, satisfy itself that the traffic pattern generated by the proposed construction or use shall be developed in a manner consistent with the safety of residents and the community, and the applicant shall so design the construction or use as to minimize any traffic hazard created thereby.
- c. The adequacy of the proposed water supply, drainage facilities and sanitation and waste disposal.
- d. The landscape and appearance of the completed site. The plan commission may require that those portions of all front, rear and side yards not used for off-street parking shall be attractively planted with trees, shrubs, plants or grass lawns, and that the site be effectively screened so as not to impair the value of adjacent properties nor impair the intent of purposes of this section.

Staff Recommendation:

Staff recommends the Plan Commission approve the detached garage for the 127 North Street property.

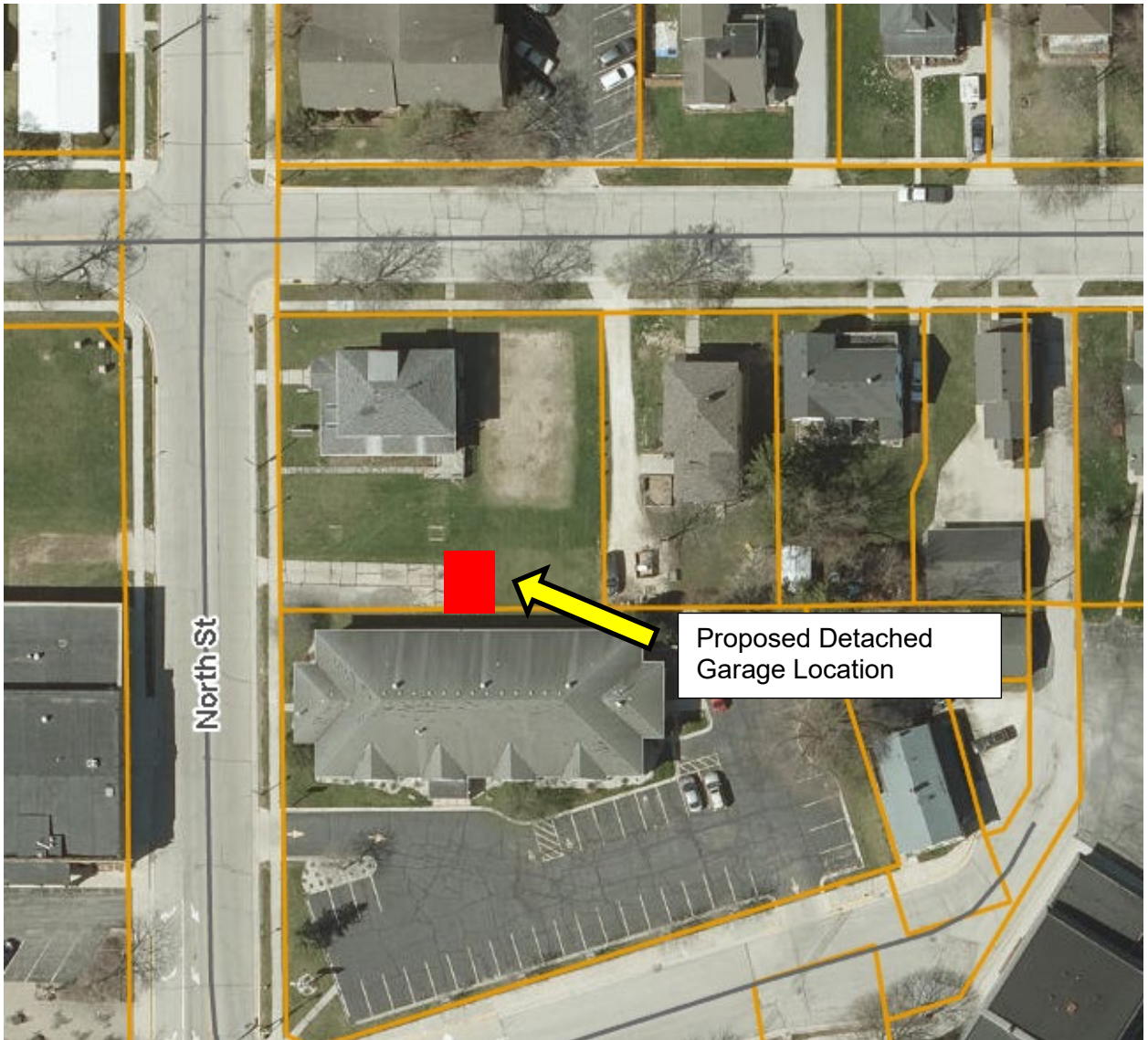
Copies Mailed/Emailed To:

- I. Dr. Toby Watson: tobytylerwatson@gmail.com

Attachments:

- I. GIS Map
- II. Building Plan Materials

Attachment I



90512232

59271813510

3'x25' sidewalk

90512238

12'x50' driveway replaced

22'x30' Garage

59271813630

Source: Esri, DeLorme, Garmin, IGN, Intermap, Inc., Swire, GEBCO, USGS, AeroGRID, IGN, Esri, Mapbox

This map is intended for advisory purposes only. This information has been obtained from sources believed to be reliable based on plans, surveys, and deeds. In no event shall the County be liable for any damages, including consequential damages, arising from the use of this information. The County does not warrant the accuracy of this information. The County does not assume any liability for any errors or omissions in this information. The County does not assume any liability for any damages, including consequential damages, arising from the use of this information. The County does not assume any liability for any errors or omissions in this information.

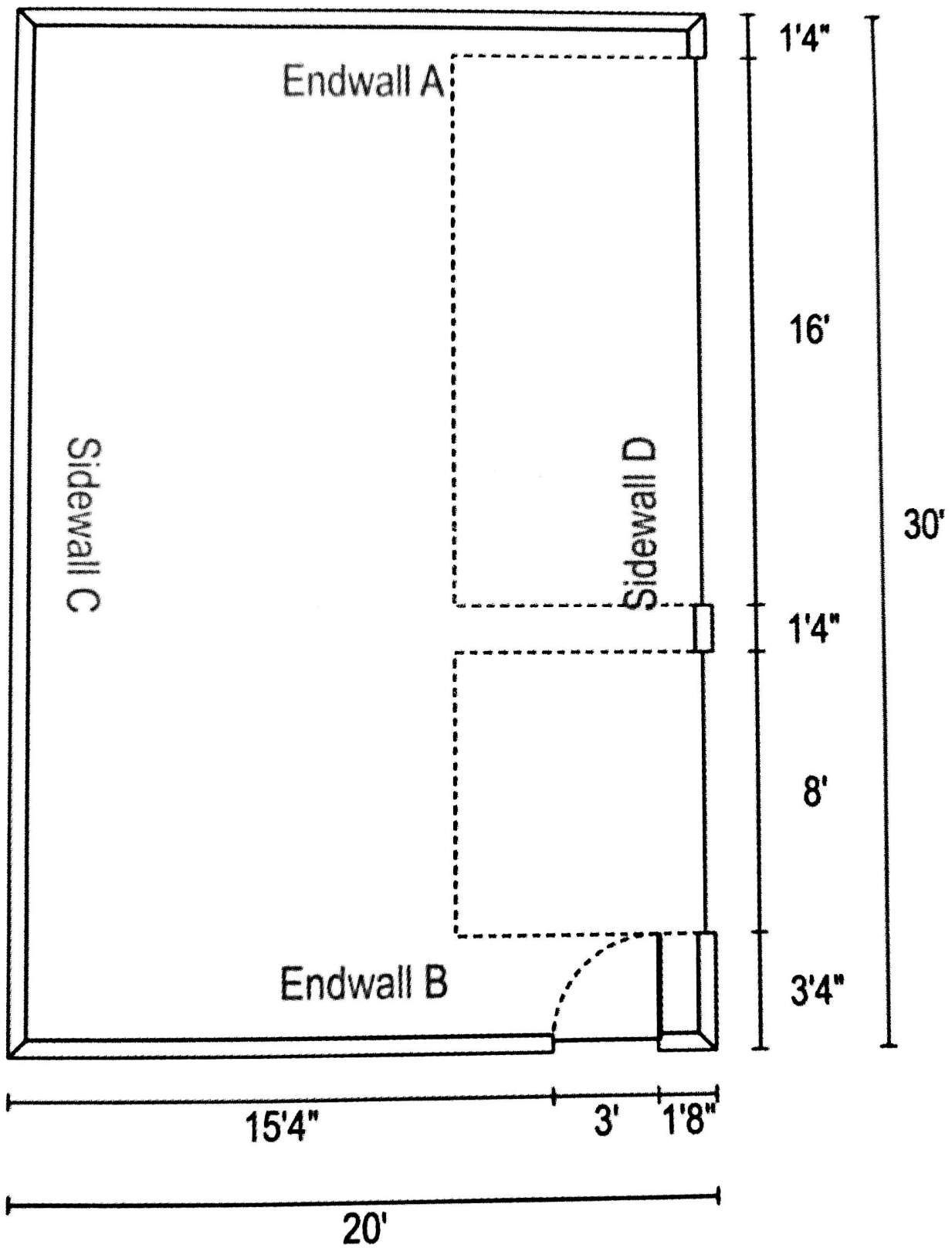


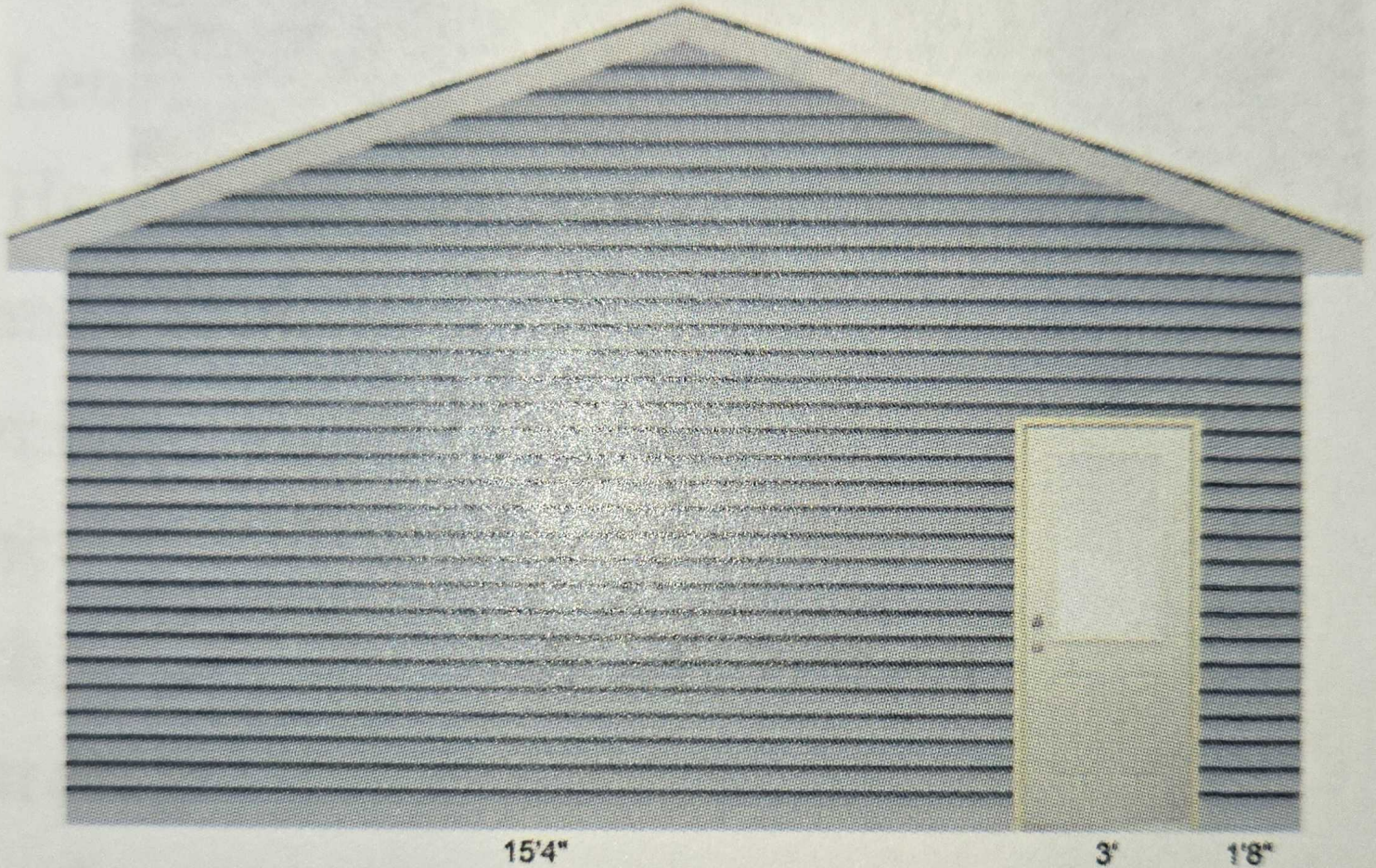
GIS Web Map

0 0 0 mi



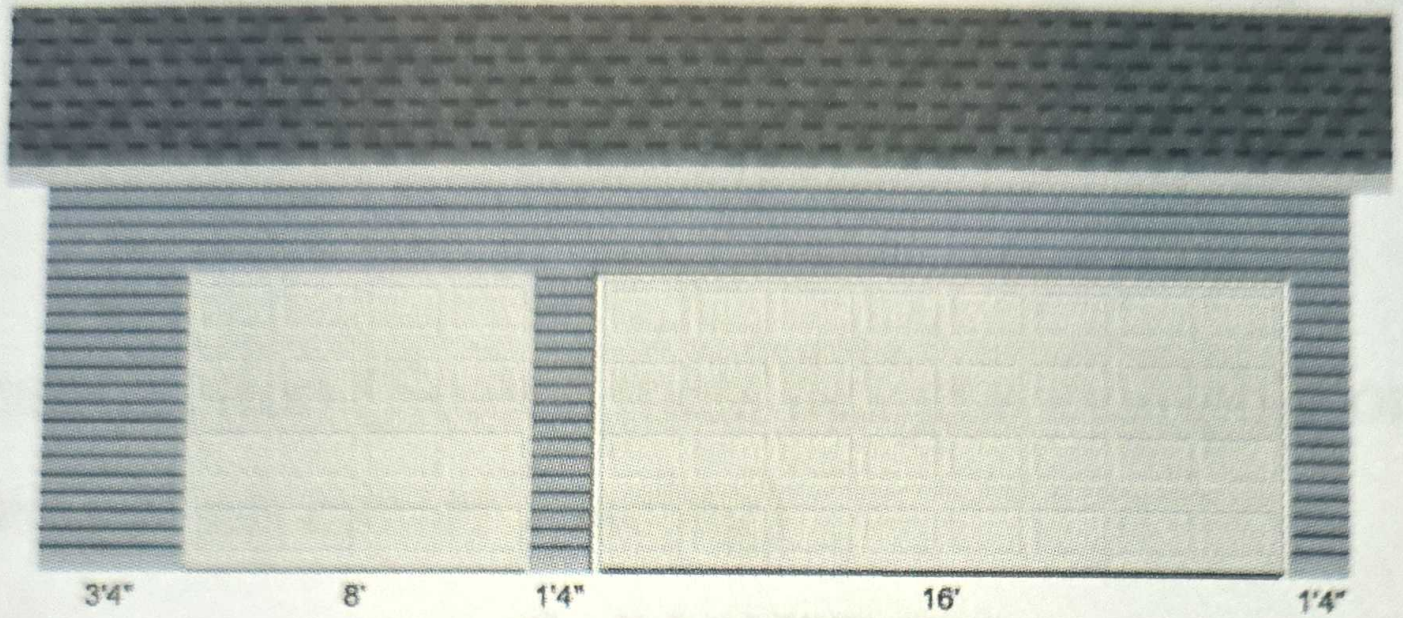
Date Printed: 2/14/2025





ENDWALL B

Mastercraft® 36W x 80H Primed Steel Half Lite



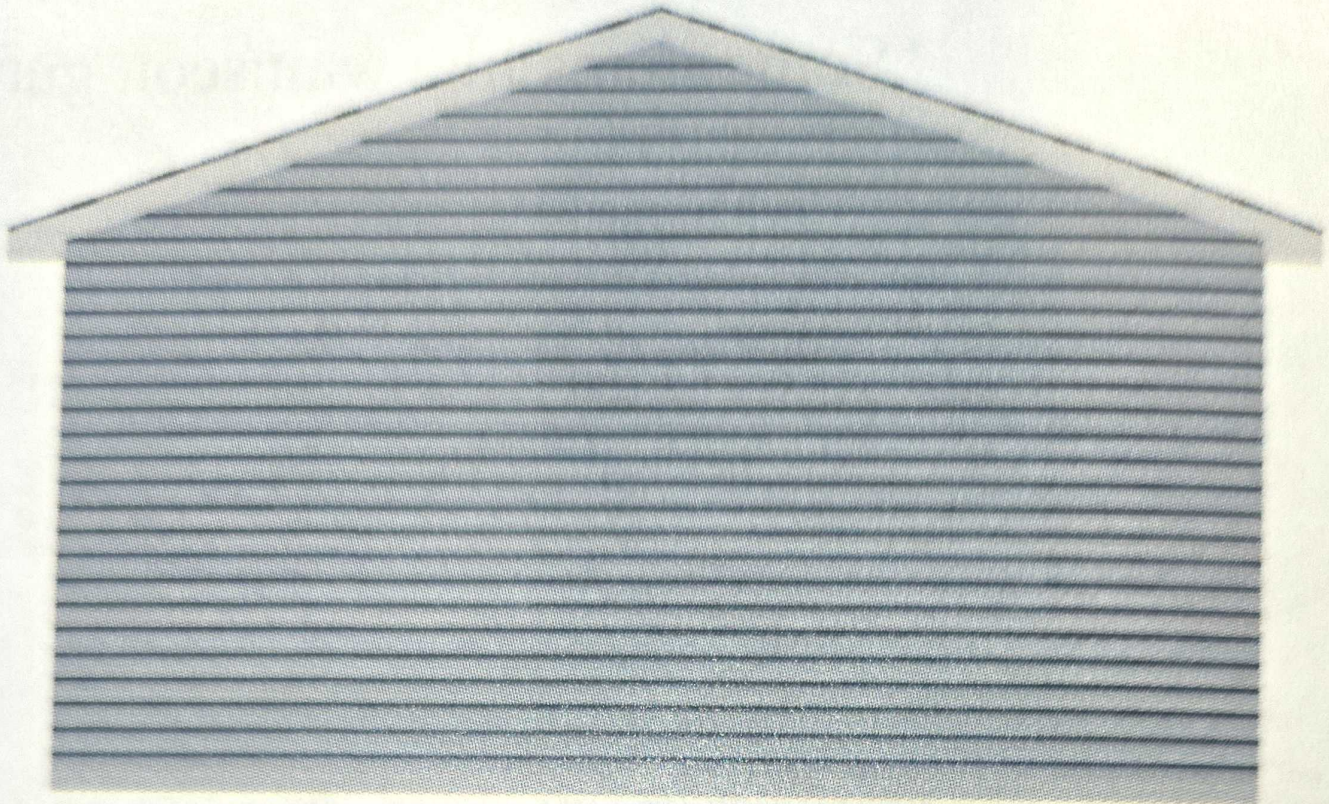
SIDEWALL D

8X7 White Raised Panel Extension Spring
16X7 White Raised Panel Extension Spring



30'

SIDEWALL C



20'

ENDWALL A



DATE: March 17, 2025

TO: Plan Commission

FROM: Jack Johnston, Assistant City Administrator/Community Development Director

RE: **Site Plan Seeking Approval;** 900 County Road PP (Plymouth Utilities), City of Plymouth, for the construction of a 12,000 square foot detached garage. Plymouth Utilities/Blakeslee (enclosure)

ZONING CONSISTENCY MATRIX		
	<i>Required</i>	<i>Provided</i>
Zoning	HI	HI (no change)
Maximum Lot Coverage of All Buildings	50%	~7.5%
Minimum Lot Width at Building Line	200'	>600' at northern building line
Minimum Front Yard Setback	40'	>300'
Minimum Side Yard Setback Principal Building Accessory Building	30' 10'	~100' from northern property line for new building
Minimum Rear Yard Setback	40'	n/a (two front yards)
Maximum Height Any Structures	45' any structure; up to 80' with CUP	20'

Background:

Plymouth Utilities, owned by the City of Plymouth, has submitted a site plan review application for the construction of a new 12,000 square foot detached garage for the storage of electric utility materials and vehicles. The project also requires Wisconsin Public Service Commission (PSC) approval prior to construction of the garage. It is anticipated that PSC will consider approval of this project later this spring.

City Zoning/Comprehensive Plan:

The property has HI – Heavy Industrial Zoning. The use of the property is conforming with City zoning code. The City’s Comprehensive Plan indicates this property should remain institutional/governmental on the Future Land Use Map. As such, so comprehensive plan or rezoning amendment is required for this project to move forward.

Shoreland Zoning/Wetlands/Floodplain/Stormwater:

The property has no identified wetlands or flood plain. A portion of the northwestern corner of the property is within the 0.2% annual change flood hazard as identified by FEMA. The proposed garage is outside of this area, however. Kapur Engineering evaluated storm water flows with the proposed storage shed to the existing pond. The pond does have adequate capacity for the new development. The storm water report is available at City Hall should the Plan Commission wish to review it.

Public Works/Plymouth Fire Department Review:

Both Public Works Director Austin and Chief Pafford reviewed the proposal and have no concerns.

Plan Commission Consideration(s):

Sec. 15-1-3(g) of the City Code indicates that the Plan Commission must review and approve any construction, reconstruction, expansion or conversion, except for one and two family residences in residentially zoned districts before the issuance of a building permit from the building inspector:

- *Site plan approval.* All applications for building permits for any construction, reconstruction, expansion or conversion, except for one and two family residences in residentially zoned districts shall require site plan approval by the plan commission.

When considering acting on a site plan application, the Plan Commission should consider the following:

- a. The appropriateness of the site plan and buildings in relation to the physical character of the site and the usage of adjoining land areas.
- b. The layout of the site with regard to entrances and exits to public streets; the arrangement and improvement of interior roadways; the location, adequacy and improvement of areas for parking and for loading and unloading; and shall, in this connection, satisfy itself that the traffic pattern generated by the proposed construction or use shall be developed in a manner consistent with the safety of residents and the community, and the applicant shall so design the construction or use as to minimize any traffic hazard created thereby.
- c. The adequacy of the proposed water supply, drainage facilities and sanitation and waste disposal.
- d. The landscape and appearance of the completed site. The plan commission may require that those portions of all front, rear and side yards not used for off-street parking shall be attractively planted with trees, shrubs, plants or grass lawns, and that the site be effectively screened so as not to impair the value of adjacent properties nor impair the intent of purposes of this section.

Furthermore, Sec. 13-1-35(a)(20) of the City Code specifically dictates that accessory uses and structures must be approved by the Plan Commission in the H-I district.

Staff Recommendation:

Staff recommends the Plan Commission approve the detached garage for Plymouth Utilities at 900 County Road PP.

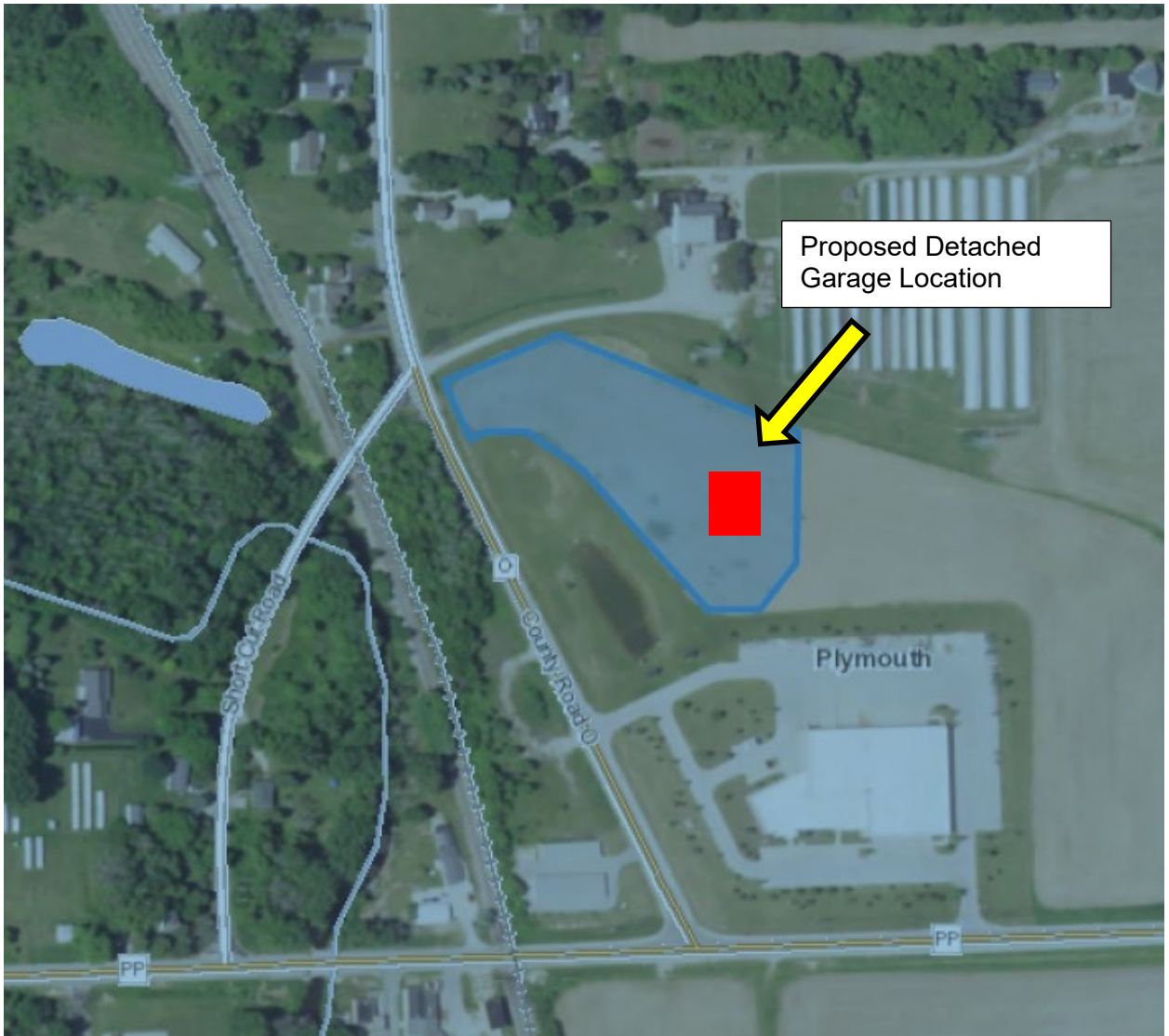
Copies Mailed/Emailed To:

- I. Tim Blakeslee: tblakeslee@plymouthwi.gov

Attachments:

- I. GIS Map
- II. FEMA Map
- III. Site Plan and Building Plan Materials

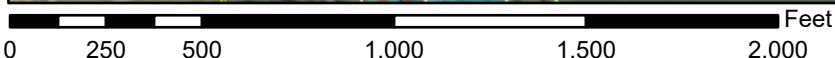
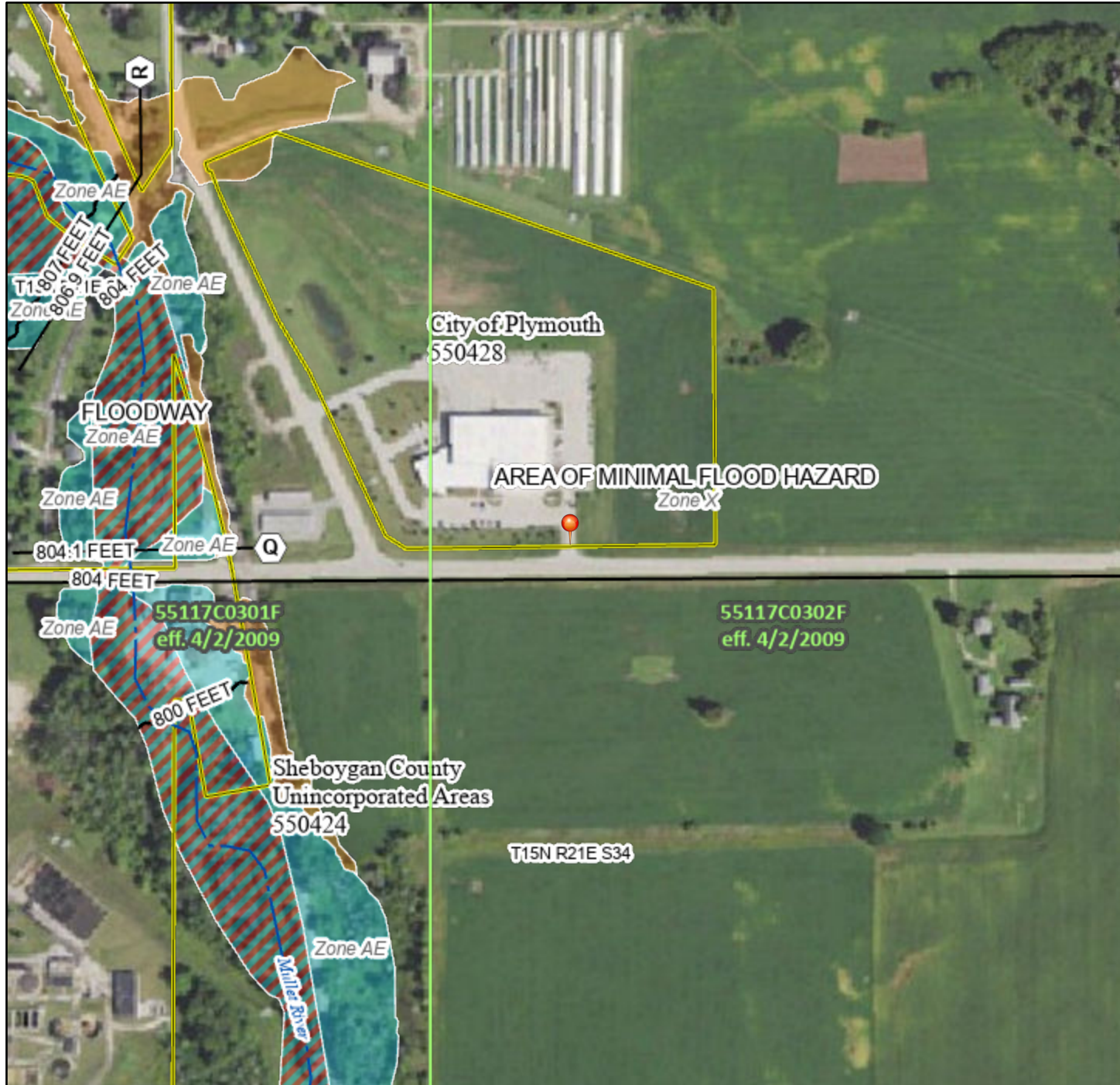
Attachment I



National Flood Hazard Layer FIRMMette



87°58'22"W 43°44'11"N



1:6,000

87°57'44"W 43°43'45"N

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
OTHER FEATURES		Levee, Dike, or Floodwall
		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
MAP PANELS		17.5 Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **3/17/2025 at 3:19 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Building Project Proposal

For:

Plymouth Utilities



**Walters
Buildings**

By: Bill Hamm
Sales Operations Business Partner
(262) 689-5688
(262) 629-5521 ext. 159
Proposal Number: 524720240403

Project: -C:\Users\bhamm\OneDrive - Walters Buildings\Documents\CadmapWork\Jobs\Projects Pending\Plymouth Utilities Storage Expansion\Plymouth Utilities 75x160 Revised 4-2-2024.can

04/03/2024

Plymouth Utilities
900 County Road PP
Plymouth, WI 53073

Dear Plymouth Utilities ,

Thank you for the opportunity to present this custom proposal for your consideration. We take great pride in listening to your needs and transforming them into an attractive yet functional building. At Walters Buildings we focus on meeting your expectations through communication, honesty, dependability and a quality product at a fair price; which ultimately translates to a high value for your construction dollar.

Our Company

Walters Buildings is a family owned business based out of Allenton, WI that has been building agricultural, commercial, industrial and suburban structures for over 50 years. We have manufacturing facilities in Allenton, WI and Fairfield, IL and have sales/construction centers in MN, WI, IL, OH and KY.

Our Product

In post-frame construction, the columns are the heart of the building. We have spent years in design, research and testing to develop and patent our shear transfer plated (STP) columns. The southern yellow pine column, stronger than solid sawn posts, joins an untreated upper portion with a bottom portion treated to 0.8 pounds per cubic foot retention of chromated copper arsenate (CCA.) We warrant our columns for 50 years (including material and labor) if any preservative treated material should fail due to decay or insect attack.

We know that a building is only as strong as the foundation that is it built on. Our columns are solidly anchored to a structurally designed foundation which is capable of carrying all applicable forces applied to the structure such as snow and wind loads.

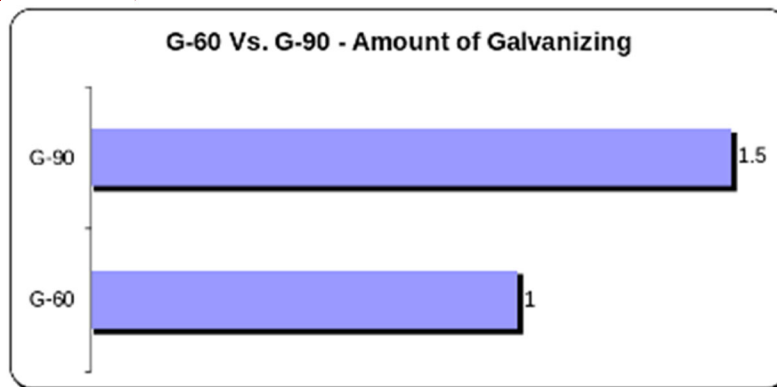
As participants of the Truss Plate Institute's (TPI) Quality Assurance Certification program, we are always required to be available for unscheduled inspections of our truss plants and lumber inventory. These inspections, too stringent for most companies, check that the correct grade of lumber is used, and the quality of the truss plates and proper joint placement is maintained. To further assure the quality of our roof trusses, our in-house staff of registered engineers also supervises our manufacturing facility and constantly looks for new and improved truss designs and manufacturing techniques.

Project: -C:\Users\bhamm\OneDrive - Walters Buildings\Documents\CadmapWork\Jobs\Projects Pending\Plymouth Utilities Storage Expansion\Plymouth Utilities 75x160 Revised 4-2-2024.can Walters Buildings utilizes roll-forming and sheet leveling equipment that provides the means to roll-form a panel that is 28-gauge 92,000 psi (80,000 psi minimum) structural quality material that has a G-90 substrate with a quality paint finish. The panel features a 1" deep geometric designed - diaphragm enhancing rib that assures reliable structural integrity for you roof and sidewall panels. The quality of this panel is reflected in our warranty: 35-year film integrity, 25 year fade and chalk and 10 year non edge rust.

Steel Thickness (28-gauge vs 29-gauge)

- * Walters' steel panels have a minimum bare metal thickness of .016 inches. Our final panel thickness measures .0171 inches with all coatings applied.
- * Competitors typically use a 29-gauge panel which has a minimum thickness of .0142 inches.
- * This is a difference of 20.4% more steel strengthening and protecting your entire building.

Galvanizing (G-90 vs G-60)



- * Because G-90 has 1.5 times more galvanizing than G-60 it costs more.
- * The benefit of more galvanizing is enhanced rust resistance that will drastically increase the lifespan of your building.
- * Galvanizing has the ability to mend itself through nicks and cuts. Galvalume lacks this ability. Galvanizing is able to better protect the underlying steel from rust and other corrosion.

75' 0" x 160' 0" Gable style building

Design Information

Building Dimensions

- * 75' 0" wide
- * 160' 0" long
- * 20' 0" high from grade to heel of truss

Truss

- * Top Chord: 2x12 at 3:12 pitch
- * Bottom Chord: 2x12 at 0:12 pitch
- * Heel Height: 14"

Doors and Windows

- * [12] 7' x 2' fixed Low-E windows
- * [4] thermally broken walk door(s) with self flashing steel frame and steel door leaf with Kwikset leverset and deadbolt including lockguard and closer
- * [2] 18' x 18' Series #700 Haas insulated rib panel overhead doors with operators and remotes

Selected Options

- * Kneebrace free interior wall design to optimize available headroom
- * Dripstop condensation suppressant included on the roof panels
- * 160 linear feet of Uni-vent ridge providing increased air flow to the attic
- * Screw fastener type will be used on the entire building's exterior walls
- * 3' high wainscot on the entire building
- * 1' overhang installed around the entire building

Included Items

- * Sealed Plans
- * Portable Restroom
- * Dumpster
- * Job Site Supervision

Standard on all Walters Buildings

- * 28-gauge steel panels with G-90 galvanizing
- * Columns treated to 0.8 pounds per cubic foot of CCA
- * Solid ball footing

Project: -C:\Users\bhamm\OneDrive - Walters Buildings\Documents\CadmapWork\Jobs\Projects Pending\Plymouth Utilities Storage Expansion\Plymouth Utilities 75x160 Revised 4-2-2024.can

- * Gutters and downspouts
- * Written warranty
- * 2x6 1650 MSR lumber for nailers
- * 2x4 1650 MSR lumber for purlins at 24" o.c. spacing

Subcontracts

Electrical \$51,606.00

- Shop
 - [1] 400 amp 120/208 volt 3 phase service with 2-200 amp 42 space 120/208 volt 3 phase panels
 - [4] 50 amp power outlets for welders/ Air compressors
 - [28] 20 amp outlets - 4 outlets per circuit
 - [2] Garage door openers with dedicated 20 amp circuit and low voltage chase
 - [18] LED highbay light fixtures 111watt 15,000 lumen
 - ****Dimming optional additional \$97.75/fixture****
 - [3] LED highbay light fixtures 111watt 15,000 lumen and battery backup ****Dimming optional additional \$97.75/fixture****
 - [8] Outside Wall Packs 70 watt 9000 Lumen with 7 day astro timer next to Main electrical panel for control
 - [2] Astro Timers
 - [4] Switches
 - [6] Industrial ceiling fans with forward/ reverse option and fan speed control
 - [4] Exit fixtures with outside egress lights
 - [1] Electrical permit**** Estimate only**
 - [2] Lift Rental

Bollards \$633.00

Concrete Approaches \$7,607.00

Concrete \$158,700.00

- 75' x 160' x 6" slab with #4 rebar @ 24" on center each way
 - Saw-cut & Sealed (ONCE) with CS-309 or equal.
 - All excavation is not included.
 - All excavation must be plus or minus 1"
 - Any changes made due to soil or excavation will be billed as extra to contract.
 - All stone, fill, backfilling is not included.
 - Excavator MUST Leave enough material on jobsite for fine grading.
-

Project: -C:\Users\bhamm\OneDrive - Walters Buildings\Documents\CadmapWork\Jobs\Projects Pending\Plymouth Utilities Storage Expansion\Plymouth Utilities 75x160 Revised 4-2-2024.can

TOTAL BUILDING PACKAGE PRICE: \$563,640.00

Terms

The contract price has been calculated based on the current prices for the component building materials. If the cost of the component building materials at the time of the purchase by Walters Buildings would cause the total contact price to increase by more than 5%, the contract price shall be adjusted by a change order signed by the Buyer and Walters buildings. Similarly, if the cost of an individual subcontract increases by more than 5%, the contract price will be adjusted by a change order. If the buyer does not sign a change order, then Walters Buildings shall have the option to terminate the contract and the buyer shall have no claim against Walters Buildings.

Price includes delivery and erection on your prepared site. The quoted price stated on this proposal is valid for 15 days. The quoted price reflects cash terms defined as 25% paid when the contract is signed, 50% paid upon delivery of building materials and the remaining 25% paid upon completion of the project.

Proposal accepted this __ day in April 2024

Customer Signature

Walters Rep Signature

MAINTAIN LEVEL APPROACH TO WALKDOORS

DOOR & WINDOW SCHEDULE		
TAG	TYPE	QUANTITY
①	18'x18' OVERHEAD DOOR OPENING	2
②	3'x6'-0" THERMAL BREAK W/UTE WALK DOOR w/ KICKSET LEVERSET, DEADBOLT, LOCKGUARD & CLOSER	4
A	7'x2' FIXED ALUMINUM FRAME PLYCO WINDOW w/ THERMAL BREAK 1/2" INSULATED GLASS	12



REVISIONS

OWNER:
KAPUR & ASSOCIATES

PROJECT:
PLYMOUTH UTILITIES

LOCATION:
900 COUNTY ROAD PP
PLYMOUTH, WI

SALES REP / DEALER:
BILL HAMM

DRAWN BY:
ANDY S.

ESTIMATED BY:

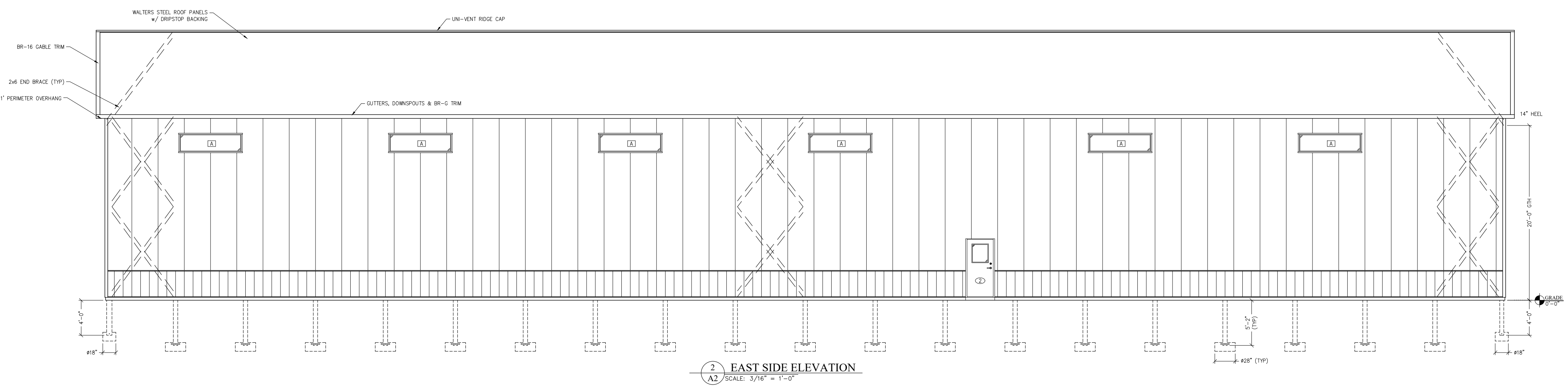
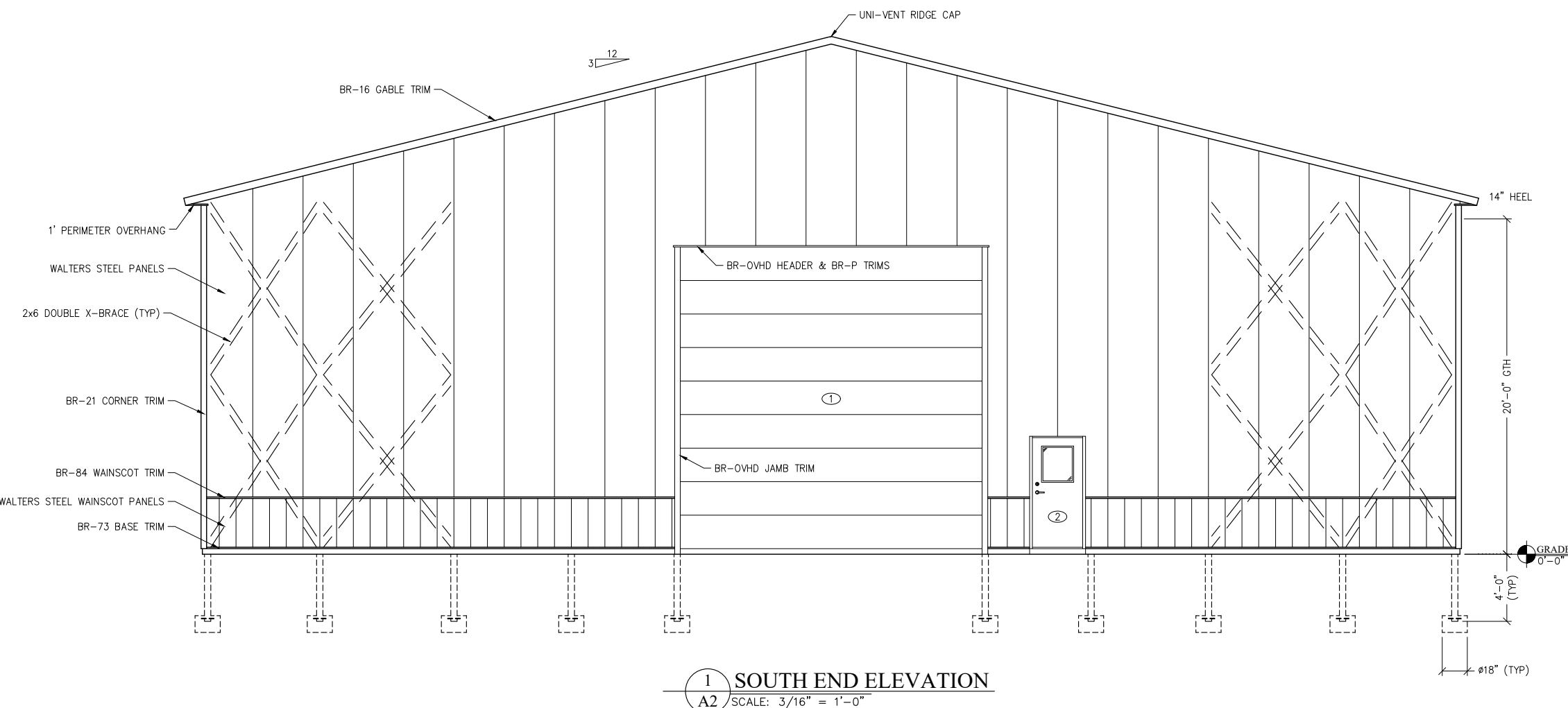
LAST SAVED BY:
ASTENMAN ON: 2/20/2020

SCALE:
3/16" = 1'-0"

JOB NUMBER:
95-1378

SHEET NUMBER:

A2



****MAINTAIN LEVEL APPROACH TO WALKDOORS****

DOOR & WINDOW SCHEDULE		
TAG	TYPE	QUANTITY
①	18'x18' OVERHEAD DOOR OPENING	2
②	3'x6'-0" THERMAL BREAK W/UTE WALK DOOR w/ KICKSET LEVERSET, DEADBOLT, LOCKGUARD & CLOSER	4
A	7'x2' FIXED ALUMINUM FRAME PLYCO WINDOW w/ THERMAL BREAK 1/2" INSULATED GLASS	12



REVISIONS

OWNER:
KAPUR & ASSOCIATES

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900 COUNTY ROAD PP
PLYMOUTH, WI

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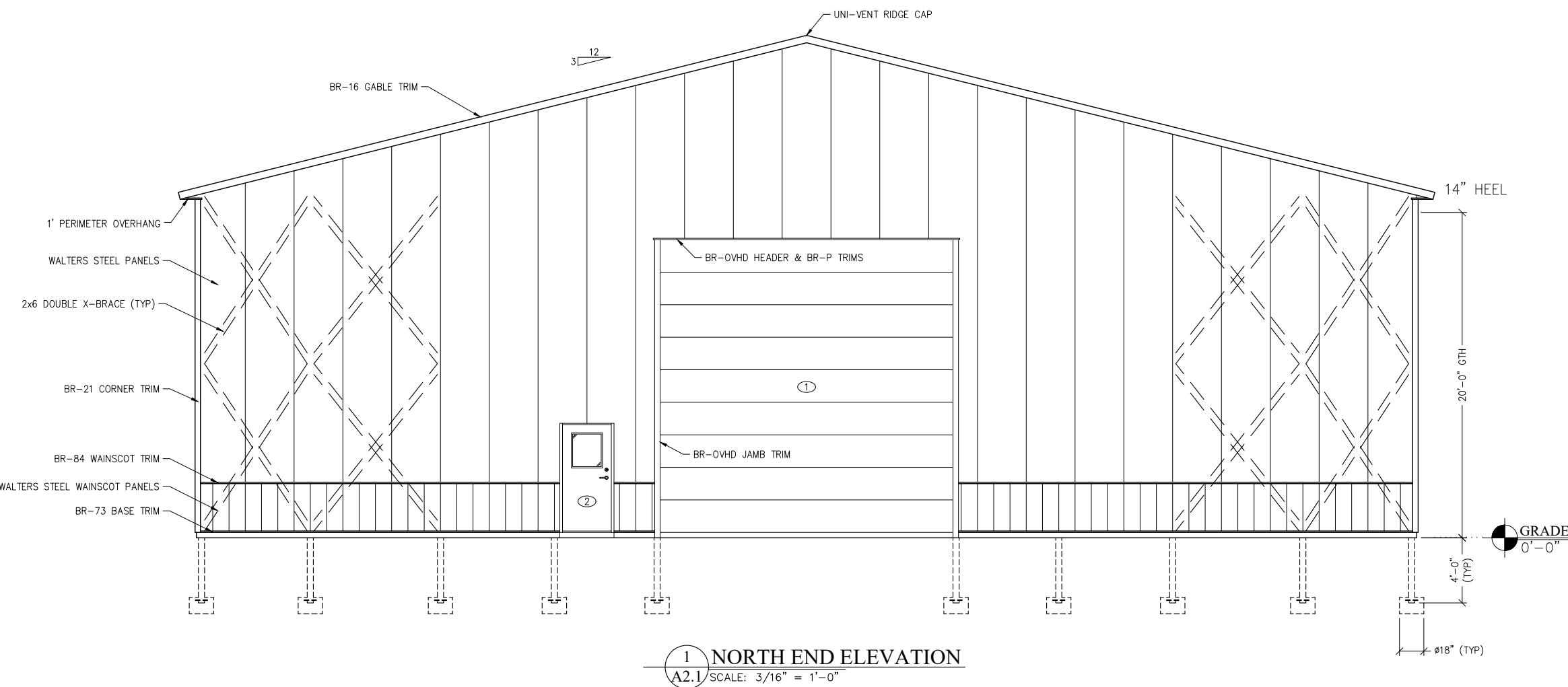
LAST SAVED BY:
ASTENMAN ON: 2/20/2020

SCALE:
3/16" = 1'-0"
0 1 2 3 4

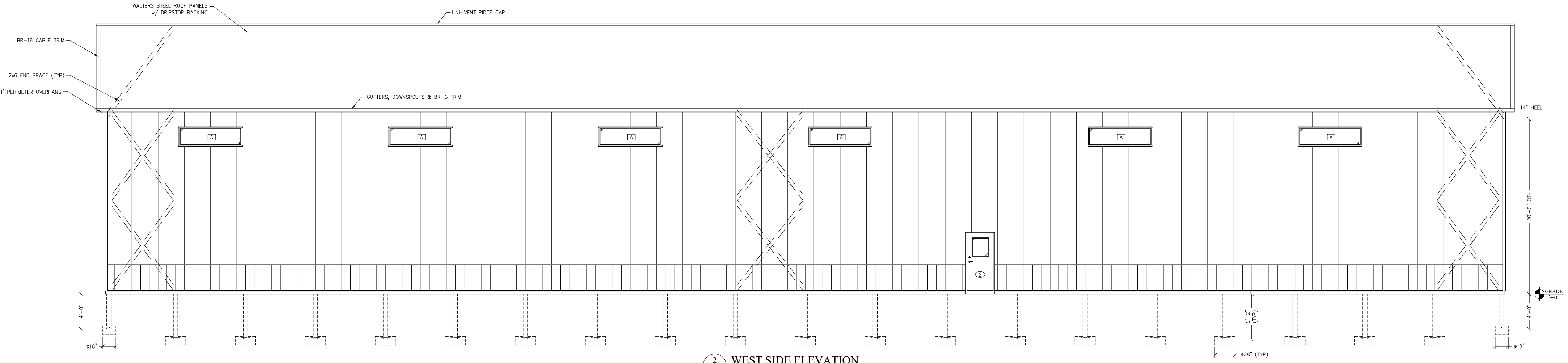
JOB NUMBER:
95-1378

SHEET NUMBER:

A2.1



1 NORTH END ELEVATION
 A2.1 SCALE: 3/16" = 1'-0"



2 WEST SIDE ELEVATION
 A2.1 SCALE: 3/16" = 1'-0"

COLUMN & FOOTING SCHEDULE

TAG	COLUMN TYPE	DIAMETER	EMBEDMENT
①	(3)-PLY 2x8 #1 SYP STP LAM COLUMN	18" DIA	4'-0"
②	(4)-PLY 2x10 #1 SYP STP LAM COLUMN	28" DIA	5'-2"

FILL SCHEDULE

DIAMETER	FILL NOTE	QUANTITY
18" DIA	PLACE (1.2)-CU. FT. READYMIX CONCRETE, IN 8" BASE, ALLOW TO HARDEN, BACKFILL w/ (1.0)-90# BAG SAKRETE	20
28" DIA	PLACE (4.5)-90# BAGS PREMIXED SAKRETE, IN 8" BASE, ALLOW TO HARDEN, BACKFILL w/ (3.0)-90# BAG SAKRETE	38



REVISIONS

OWNER:
KAPUR & ASSOCIATES

PROJECT:
PLYMOUTH UTILITIES

LOCATION:
900 COUNTY ROAD PP
PLYMOUTH, WI

SALES REP / DEALER:
BILL HAMM

DRAWN BY:
ANDY S.

ESTIMATED BY:

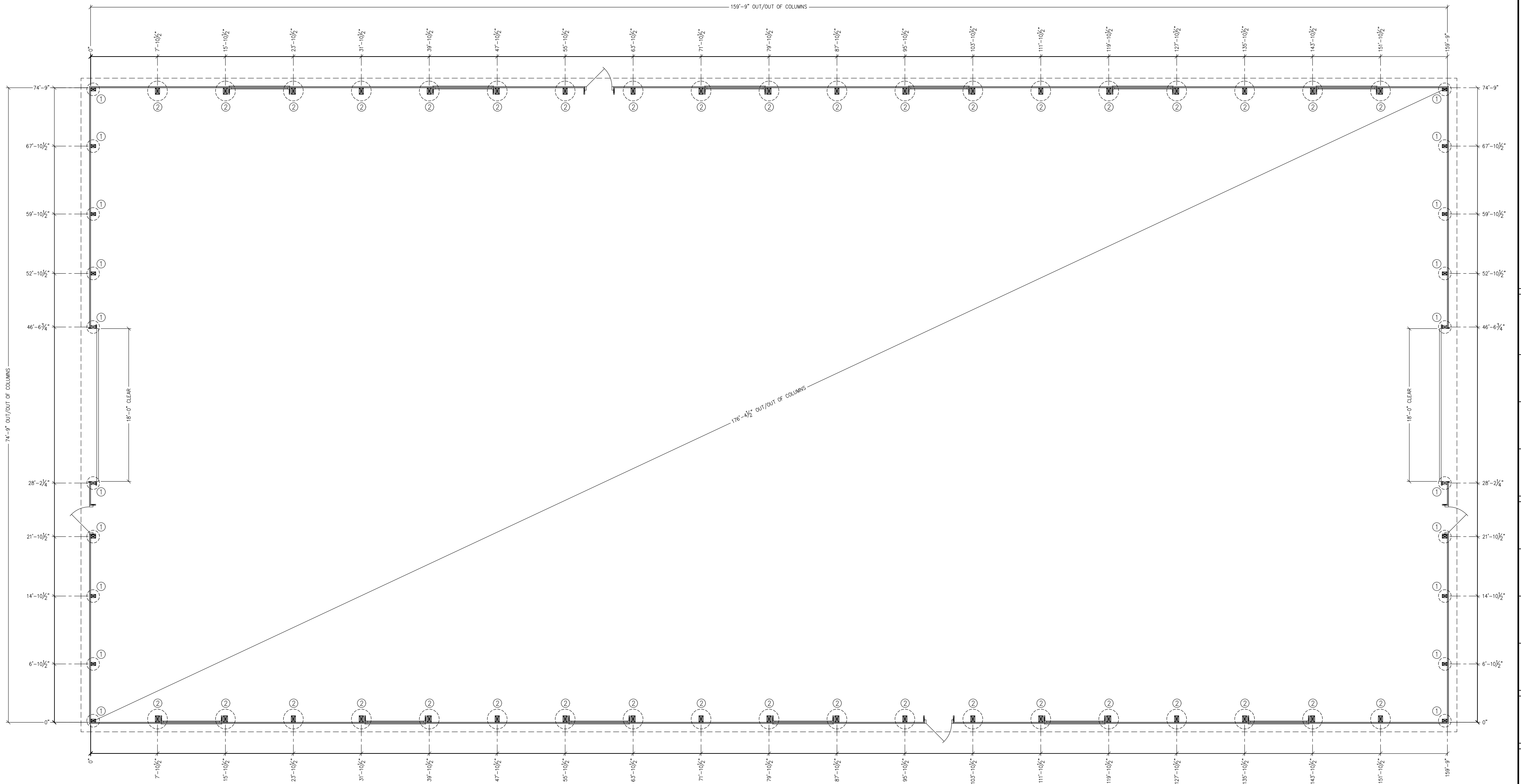
LAST SAVED BY:
ASTENMAN ON: 2/20/2020

SCALE:
3/16" = 1'-0"

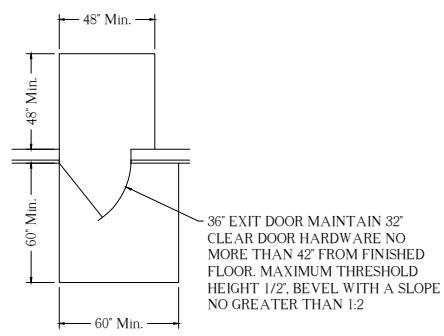
JOB NUMBER:
95-1378

SHEET NUMBER:

C1



1 COLUMN PLAN
C3 SCALE: 3/16" = 1'-0"



WALK DOOR CLEAR SPACE
SCALE: 3/8" = 1'-0"

EXIT
PROVIDE AN APPROVED TYPE ILLUMINATED SIGN BEARING THE WORD "EXIT" IN 6" HIGH LETTERS ABOVE ALL DOORS SHOWN THUS (E). ALL EXIT DOORS SHALL BE EQUIPPED WITH STANDARD TYPE EXIT HARDWARE OPERABLE FROM THE INSIDE WITHOUT THE USE OF LATCH, KEY OR BOLT. ALL EXIT DOORS ARE ON ACCESSIBLE ROUTE.

EXIT DOORS
SHALL MAINTAIN 32" x 80" CLEAR AT ALL TIME. WILL BE PROVIDED WITH A LEVER HANDLE LOCKSET NOT MORE THAN 42" ABOVE FINISHED FLOOR. MAINTAIN LEVEL APPROACHES TO EXIT DOORS.

EXIT LIGHT & SIGN
PROVIDING NOT LESS THAN FIVE FOOTCANDLES OF ILLUMINATION WITH A CONTRAST RATIO NOT LESS THAN 0.5, SHALL BE ILLUMINATED AT ALL TIME THE BUILDING IS OCCUPIED AND CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM THAT PROVIDES ILLUMINATION FOR A PERIOD OF NOT LESS THAN 90 MINUTES AFTER POWER LOSS.

MEANS OF EGRESS LIGHTING
THE INTENSITY OF FLOOR LIGHTING SHALL NOT BE LESS THAN ONE FOOT CANDLE OF ILLUMINATION AT THE WALKING SURFACE LEVEL.

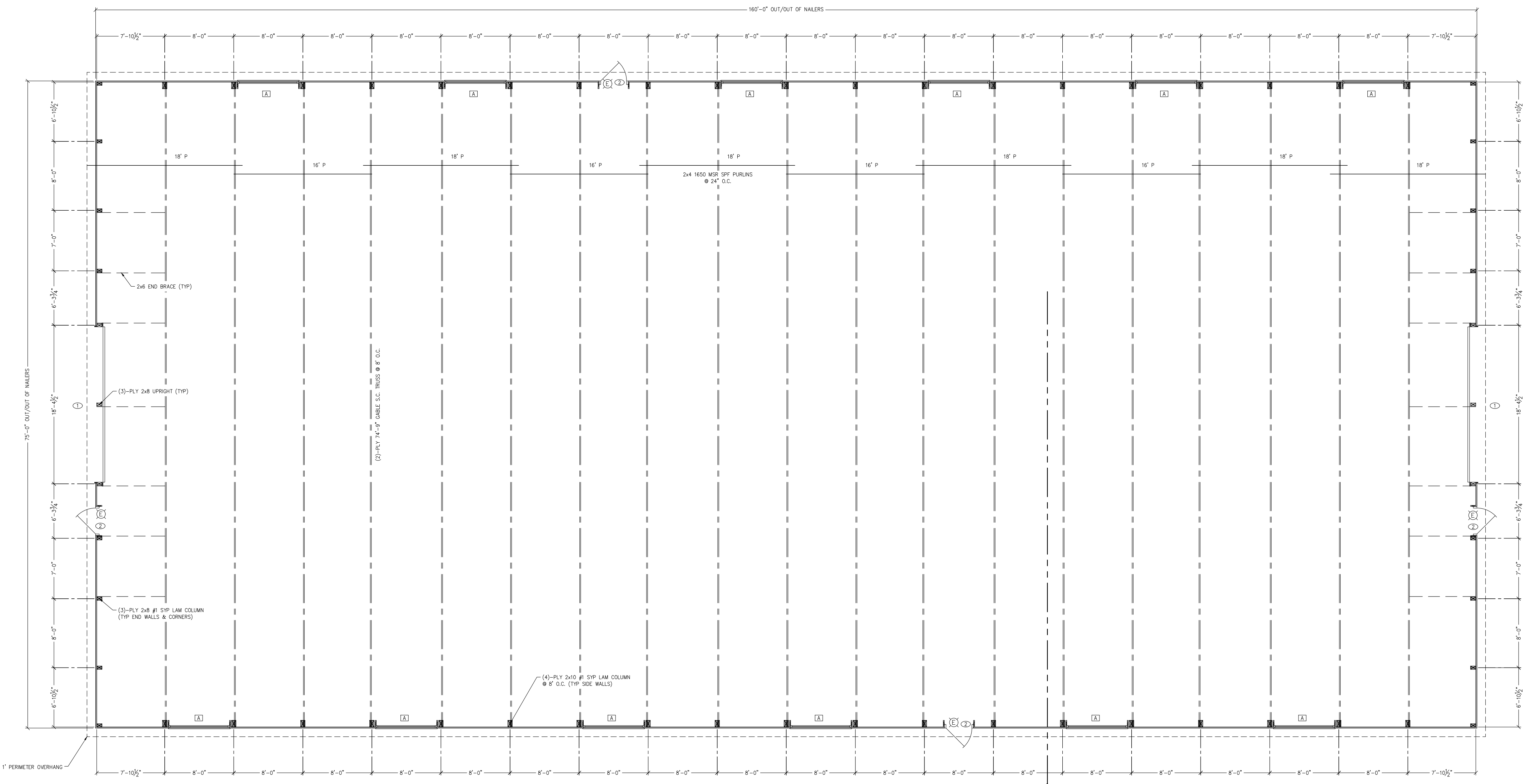
FIRE EXTINGUISHERS - OWNER TO FURNISH AND INSTALL FIRE EXTINGUISHERS PER NFPA NO. 10

Hazard Occupancy	NFPA TABLE 3-21		
	Light (Low)	Ordinary (Moderate)	Extra (High)
Minimum Rated Single Extinguisher	2-A	2-A	4-A
Minimum Floor Area per Unit of A	3,000 sq. Ft.	1,500 sq. Ft.	1,000 sq. Ft.
Minimum Floor Area per Extinguisher	11,250 sq. Ft.	11,250 sq. Ft.	11,250 sq. Ft.
Maximum Travel Distance to Extinguisher	75 FT.	75 FT.	75 FT.

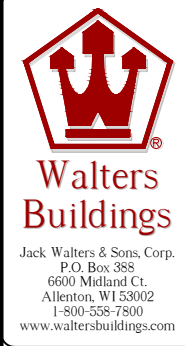
* Two 1 1/2 Gallon Water Type Extinguishers can be used to fulfill the requirements of One 4-A Rated Extinguisher.

DOOR & WINDOW SCHEDULE		
TAG	TYPE	QUANTITY
①	18'x18' OVERHEAD DOOR OPENING	2
②	3'x6'-8" THERMAL BREAK VUE LITE WALK DOOR w/ KWKSET LEVERSET, DEADBOLT, LOCKGUARD & CLOSER	4
A	7'x2' FIXED ALUMINUM FRAME PLYOC WINDOW w/ THERMAL BREAK 3/8" INSULATED GLASS	12

****MAINTAIN LEVEL APPROACH TO WALKDOORS****



1 FRAMING PLAN
A3 SCALE: 3/16" = 1'-0"



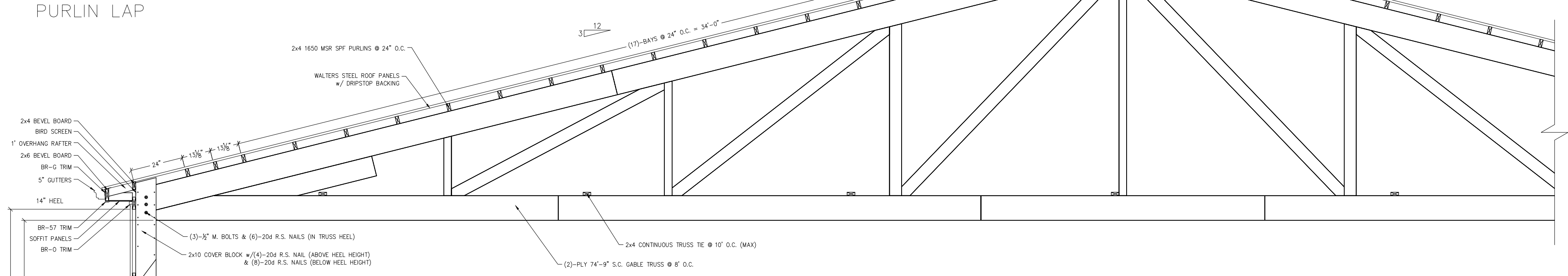
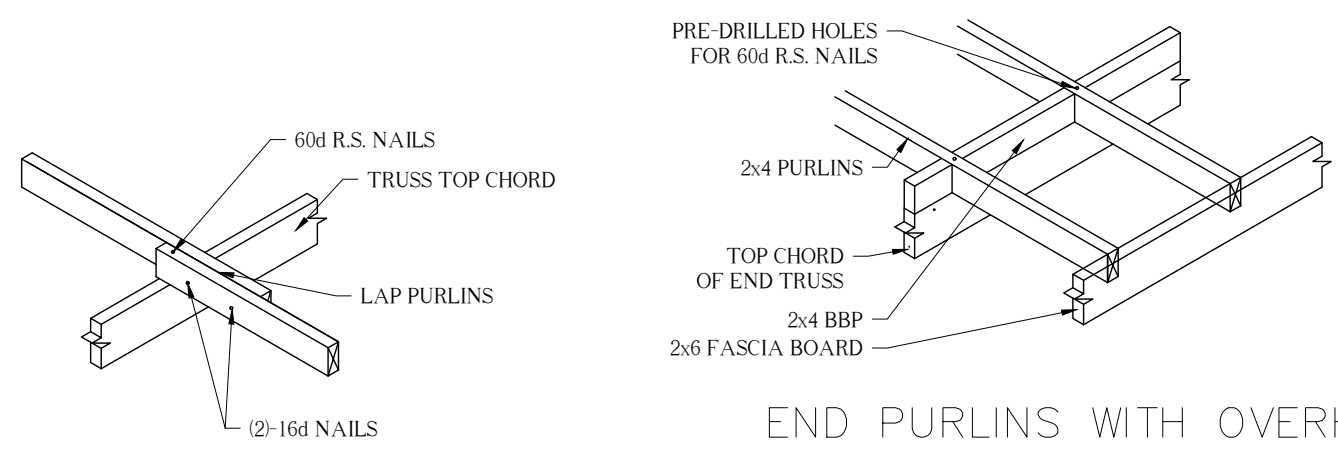
REVISIONS

NO.	DESCRIPTION

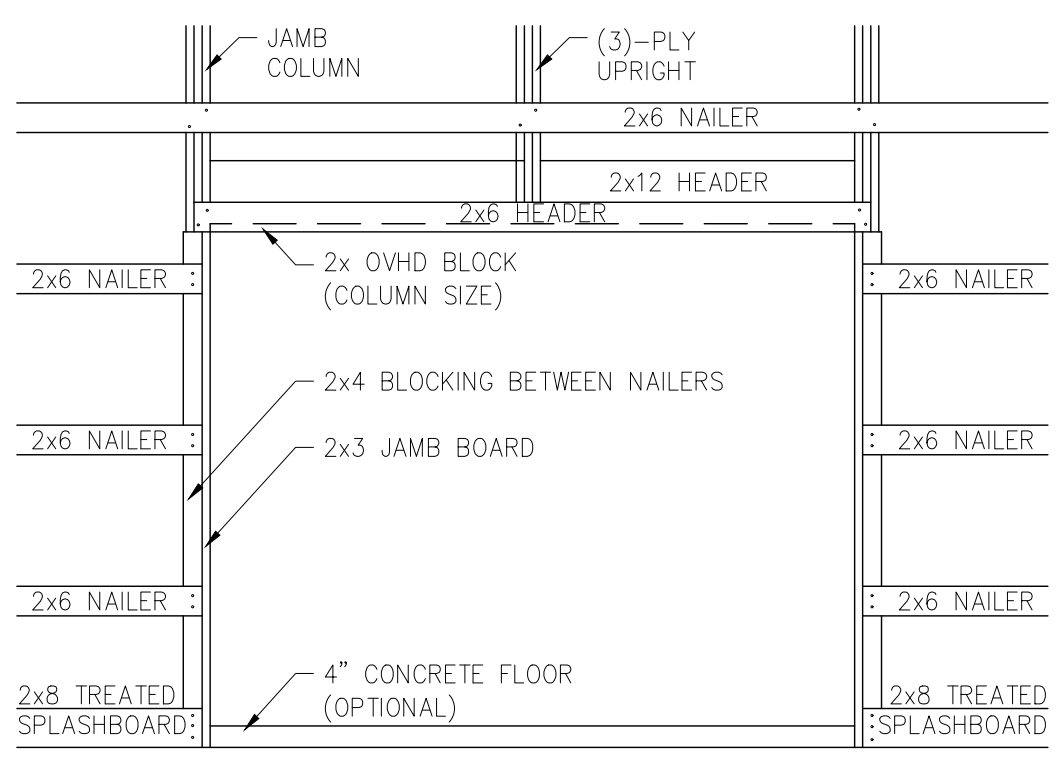
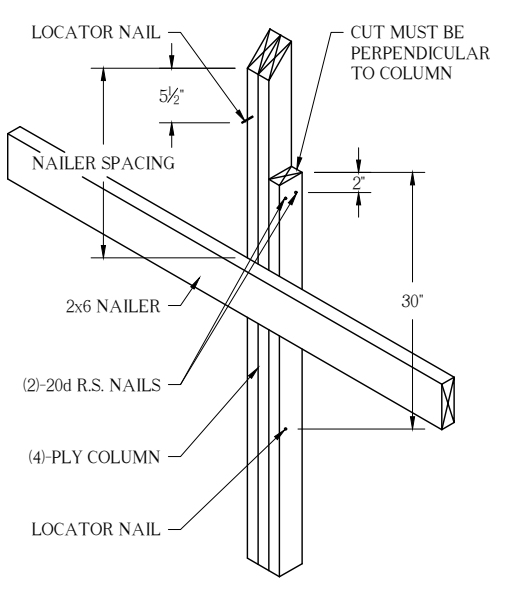
OWNER:	KAPUR & ASSOCIATES
PROJECT:	PLYMOUTH UTILITIES
LOCATION:	900 COUNTY ROAD PP PLYMOUTH, WI
SALES REP / DEALER:	BILL HAMM
DRAWN BY:	ANDY S.
ESTIMATED BY:	
LAST SAVED BY:	ASTEMMAN ON: 2/20/20
SCALE:	3/16" = 1'-0"
JOB NUMBER:	95-1378
SHEET NUMBER:	

A3

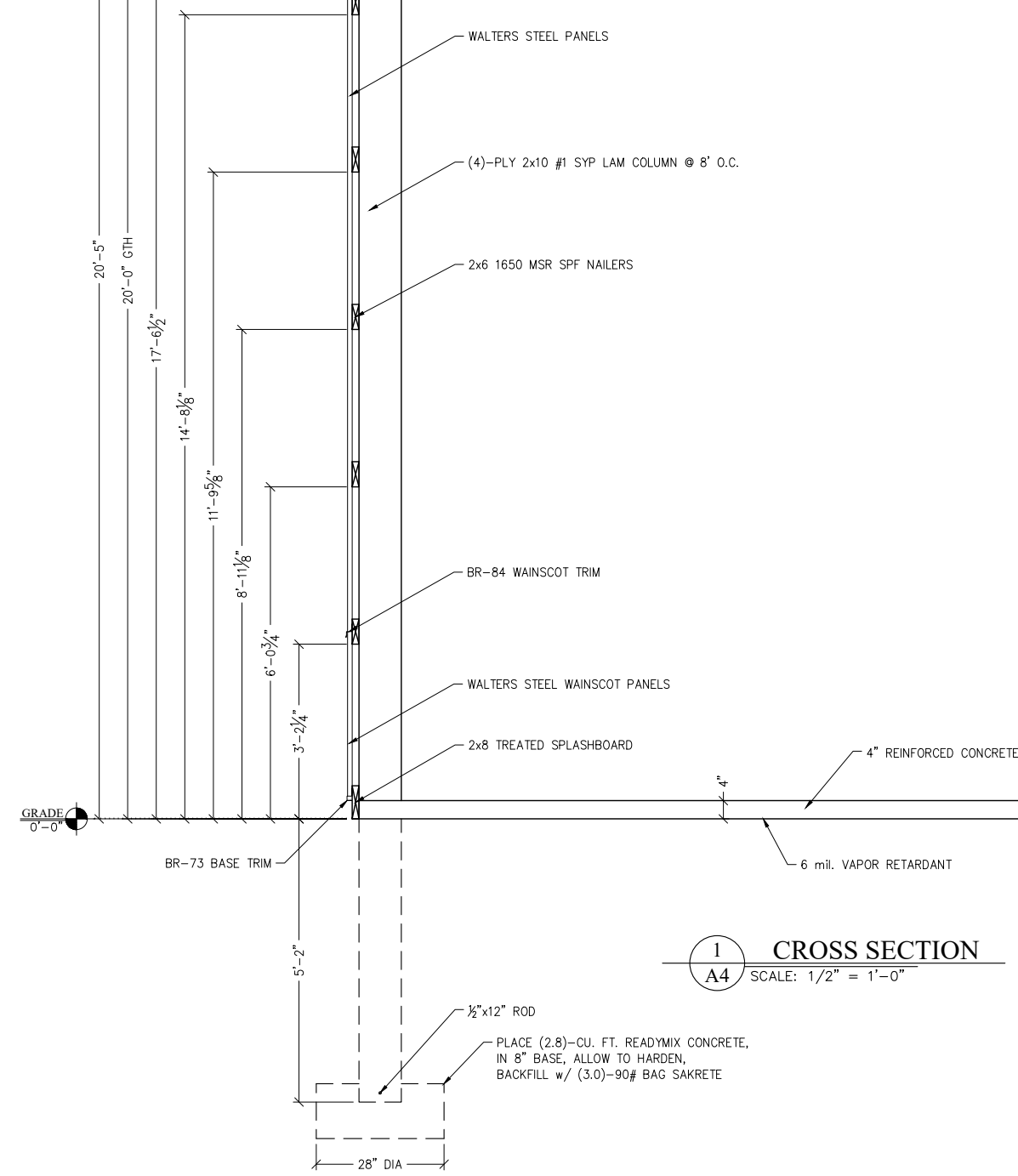
REVISIONS



TRUSS to COLUMN CONNECTION



TYPICAL OVERHEAD DOOR OPENING @ ENDWALL LOCATIONS



*6 MIL UNDER SLAB VAPOR RETARDANT WITH JOINTS LAPPED NOT LESS THAN 6" IS REQUIRED EXCEPT FOR:
 1. UNHEATED BUILDINGS
 2. UNHEATED STORAGE ROOMS LESS THAN 20 SQUARE FEET & CARPORTS ATTACHED TO R-3 OCCUPANCIES
 3. FOR BUILDINGS OF OTHER OCCUPANCIES WHERE MIGRATION OF MOISTURE THROUGH THE SLAB FROM BELOW WILL NOT BE DETRIMENTAL TO THE INTENDED OCCUPANCY OF THE BUILDING
 4. FOR DRIVEWAYS, WALKS, PATIOS & OTHER FLATWORK THAT WILL NOT BE ENCLOSED AT A LATER DATE
 5. WHERE APPROVED BASED ON LOCAL SITE CONDITIONS

OWNER:
 KAPUR & ASSOCIATES

PROJECT:
 PLYMOUTH UTILITIES


LOCATION:
 900 COUNTY ROAD PP
 PLYMOUTH, WI

SALES REP / DEALER:
 BILL HAMM

DRAWN BY:
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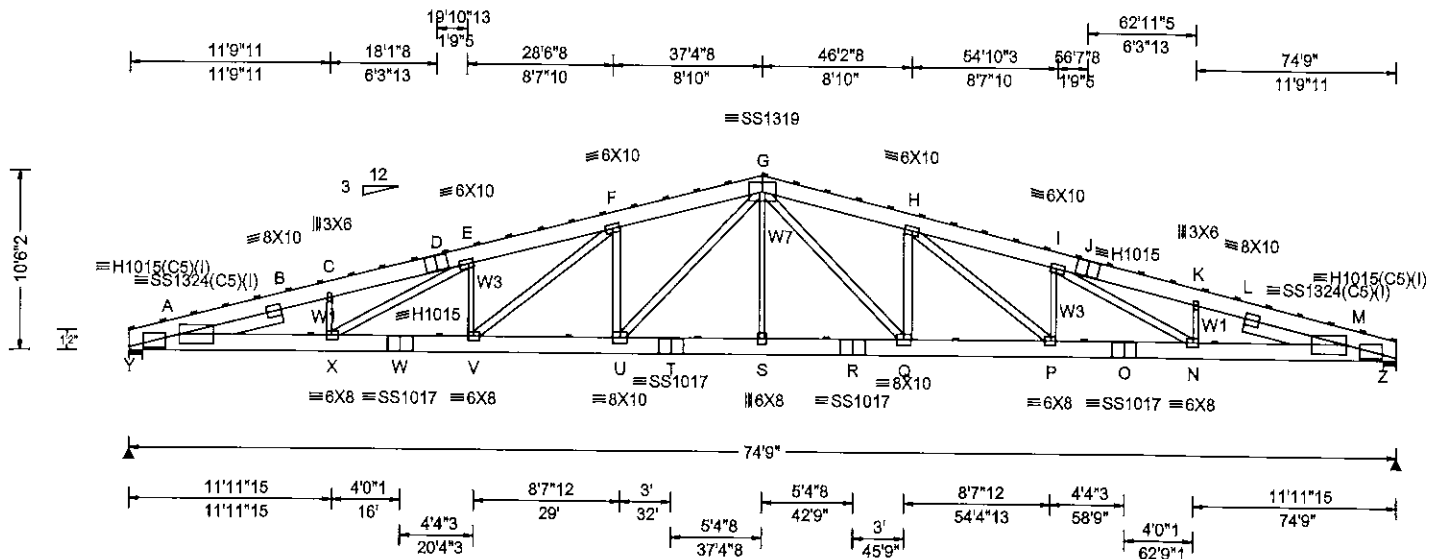
LAST SAVED BY:
 ASTENMAN ON: 2/20/2020

SCALE:
 1/2" = 1'-0"


JOB NUMBER:
 95-1378

SHEET NUMBER:

A4



Loading Criteria (psf)

TCLL: 30.00
 TCDL: 4.00
 BCLL: 3.00
 BCDL: 3.00
 Des Ld: 40.00
 NCBCLL: 0.00
 Soffit: 2.00
 Load Duration: 1.15
 Spacing: 96.0"

Wind Criteria

Wind Std: ASCE 7-10
 Speed: 115 mph
 Enclosure: Closed
 Risk Category: II
 EXP: C Kzt: NA
 Mean Height: 25.84 ft
 TCDL: 0.0 psf
 BCDL: 0.0 psf
 MWFRS Parallel Dist: 0 to h/2
 C&C Dist a: 7.47 ft
 Loc. from endwall: Any
 GCpl: 0.18
 Wind Duration: 1.60

Snow Criteria (Pg. Pf in PSF)

Pg: 35.0 Ct: 1.2 CAT: II
 Pf: 29.4 Ce: 1.0
 Lu: - Cs: 1.00
 Snow Duration: 1.15

Code / Misc Criteria

Bldg Code: IBC 2015
 TPI Std: 2014
 Rep Fac: No
 FT/RT/PT: 20(0)/10(10)/4(0)
 Plate Type(s): Single Roller
 HS, 18SS, WAVE

Def/CSI Criteria

PP Deflection in loc L/def L/#
 VERT(LL): 1.606 H 554 240
 VERT(CL): 1.919 H 463 240
 HORZ(LL): 0.362 N - -
 HORZ(TL): 0.432 N - -
 Creep Factor: 2.0
 Max TC CSI: 0.707
 Max BC CSI: 0.996
 Max Web CSI: 0.854
 Mfg Specified Camber:
 VIEW Ver: 18.02.01A.0205.19

Maximum Reactions (lbs)

Loc	Gravity			Non-Gravity		
	R+	/R-	/Rh	/Rw	/U	/RL
Y	13038	-	-	/2262	/4630	/281
Z	13041	-	-	/2262	/4630	-

Wind reactions based on MWFRS
 Y Brg Width = 9.3 Min Req = 5.4
 Z Brg Width = 9.3 Min Req = 5.4
 Bearings Y & Z are a rigid surface.

Maximum Top Chord Forces Per Ply (lbs)

Chords	Tens.Comp.	Chords	Tens. Comp.
A - B	11585-20464	G - H	9516 - 16590
B - C	11555-20144	H - I	10815 - 19074
C - D	11675-20149	I - J	11675 - 19940
D - E	11675-19936	J - K	11675 - 20153
E - F	10815-19069	K - L	11555 - 20148
F - G	9516-16587	L - M	11585 - 20468

Lumber

Top chord 2x12 SP 2250f-1.9E
 Bot chord 2x12 SP 2250f-1.9E
 Webs 2x6 SP 2400f-2.0E :W1, W3, W7 2x4 SP #1:
 :Lt Slider 2x10 SP 2250f-1.9E: BLOCK LENGTH = 6.167'
 :Rt Slider 2x10 SP 2250f-1.9E: BLOCK LENGTH = 6.167'

Loading

Truss passed check for 20 psf additional bottom chord live load in areas with 42"-high x 24"-wide clearance.
 Truss designed for unbalanced snow loads.

Maximum Bot Chord Forces Per Ply (lbs)

Chords	Tens.Comp.	Chords	Tens. Comp.
A - X	19504-10942	S - R	13435 - 6941
X - W	18492 - 9961	R - Q	13435 - 6941
W - V	18492 - 9961	Q - P	16167 - 8601
V - U	16164 - 8600	P - O	18497 - 9963
U - T	13435 - 6941	O - N	18497 - 9963
T - S	13435 - 6941	N - M	19508 - 10941

Nailnote

Nail Schedule: 0.120"x2.75", min. nails
 Top Chord: 1 Row @ 5.75" o.c.
 Bot Chord: 1 Row @ 12.00" o.c.
 Webs : 1 Row @ 4" o.c.
 Use equal spacing between rows and stagger nails in each row to avoid splitting.

Blocking

Full Height Blocking reinforcement required to prevent buckling of members over the bearings; bearing 1 located at 0.00' bearing 2 located at 73.98'

Maximum Web Forces Per Ply (lbs)

Webs	Tens.Comp.	Webs	Tens. Comp.
C - X	729 - 641	G - Q	4686 - 2307
X - E	1201 - 1120	Q - H	1791 - 3118
E - V	1194 - 1657	H - P	2963 - 1866
V - F	2961 - 1866	P - I	1194 - 1657
F - U	1791 - 3117	I - N	1200 - 1120
U - G	4881 - 2307	N - K	729 - 641
G - S	778 - 101		

Plating Notes

(I) - plates so marked were sized using 0%
 Fabrication Tolerance, 10 degrees Rotational Tolerance, and/or zero Positioning Tolerance.

Additional Notes

WARNING: Furnish a copy of this DWG to the installation contractor. Failure to follow provisions of BCSI in handling and installation of trusses can result in serious injuries. Do not permit inexperienced and untrained people to install trusses. See "WARNING" note below. BCSI recommends retaining a registered professional engineer for the design of temporary bracing.

Purlins

In lieu of structural panels or rigid ceiling use purlins to laterally brace chords as follows:

Chord	Spacing (in oc)	Start (ft)	End (ft)
TC	24	0.00	74.75
BC	98	0.29	74.46

Apply purlins to any chords above or below fillers at 24" OC unless shown otherwise above.

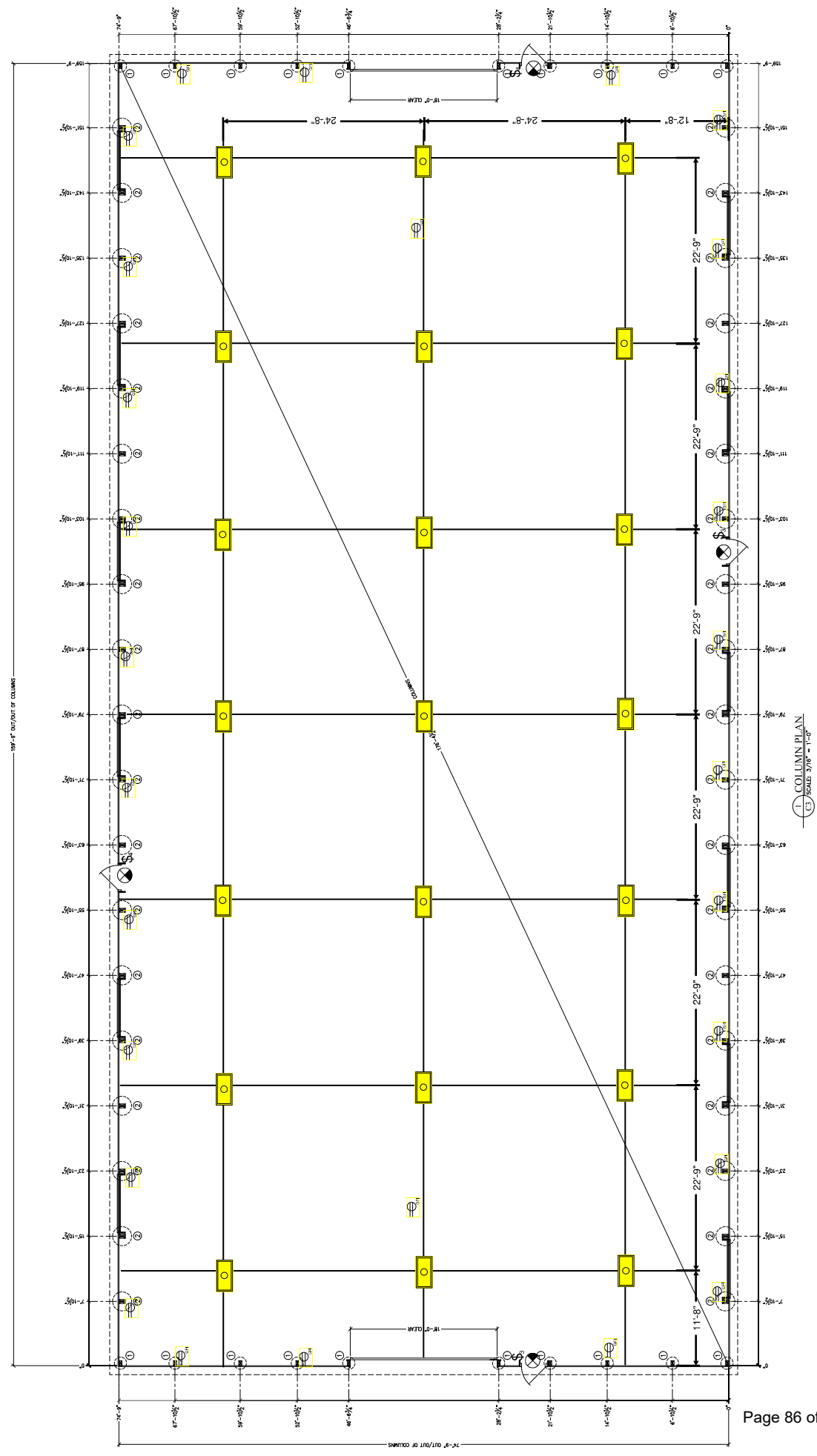
Wind

Wind loads based on MWFRS with additional C&C member design.

****WARNING** READ AND FOLLOW ALL NOTES ON THIS DRAWING!**
****IMPORTANT** FURNISH THIS DRAWING TO ALL CONTRACTORS INCLUDING THE INSTALLERS**
 Trusses require extreme care in fabricating, handling, shipping, installing and bracing. Refer to and follow the latest edition of BCSI (Building Component Safety Information, by TPI and SBCA) for safety practices prior to performing these functions. Installers shall provide temporary bracing per BCSI. Unless noted otherwise, top chord shall have properly attached structural sheathing and bottom chord shall have a properly attached rigid ceiling. Locations shown for permanent lateral restraint of webs shall have bracing installed per BCSI sections B3, B7, or B10, as applicable. Apply plates to each face of truss and position as shown above and on the Joint Details, unless noted otherwise. Refer to drawings 160A-Z for standard plate positions.
 Alpine, a division of ITW Building Components Group Inc, shall not be responsible for any deviation from this drawing, any failure to build the truss in conformance with ANSI/TPI 1, or for handling, shipping, installation and bracing of trusses. A seal on this drawing or cover page listing this drawing, indicates acceptance of professional engineering responsibility solely for the design shown. The suitability and use of this drawing for any structure is the responsibility of the Building Designer per ANSI/TPI 1 Sec.2.
 For more information see this job's general notes page and these web sites: ALPINE: www.alpineitw.com; TPI: www.tpinet.org; SBCA: www.sbcaindustry.com; ICC: www.iccsafe.org

Electrical

Description	Quantity	Unit
20 amp Duplex Outlet, GFI	28	Count
Exit Light	4	Count
Four Way Switch	2	Count
Lighting Fixture	21	Count
Three Way Switch	2	Count



(C) COLUMN PLAN
 SCALE: 3/8" = 1'-0"

PROJECT NAME
HERE

LOCATION:
900 COUNTY ROAD
PP, CITY OF
PLYMOUTH,
WISCONSIN 53073

CLIENT:



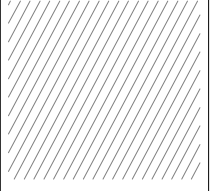
RELEASE:

PRELIMINARY

REVISIONS:

#	DATE	DESCRIPTION
1	2/7/2020	PRELIMINARY

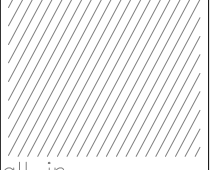
NORTH ARROW:



SCALE: N.T.S.



SEAL:



SHEET:

TITLE SHEET

PROJECT MANAGER: DPA
PROJECT NUMBER: PROJECT NUMBER HERE
DATE: 2/7/2020

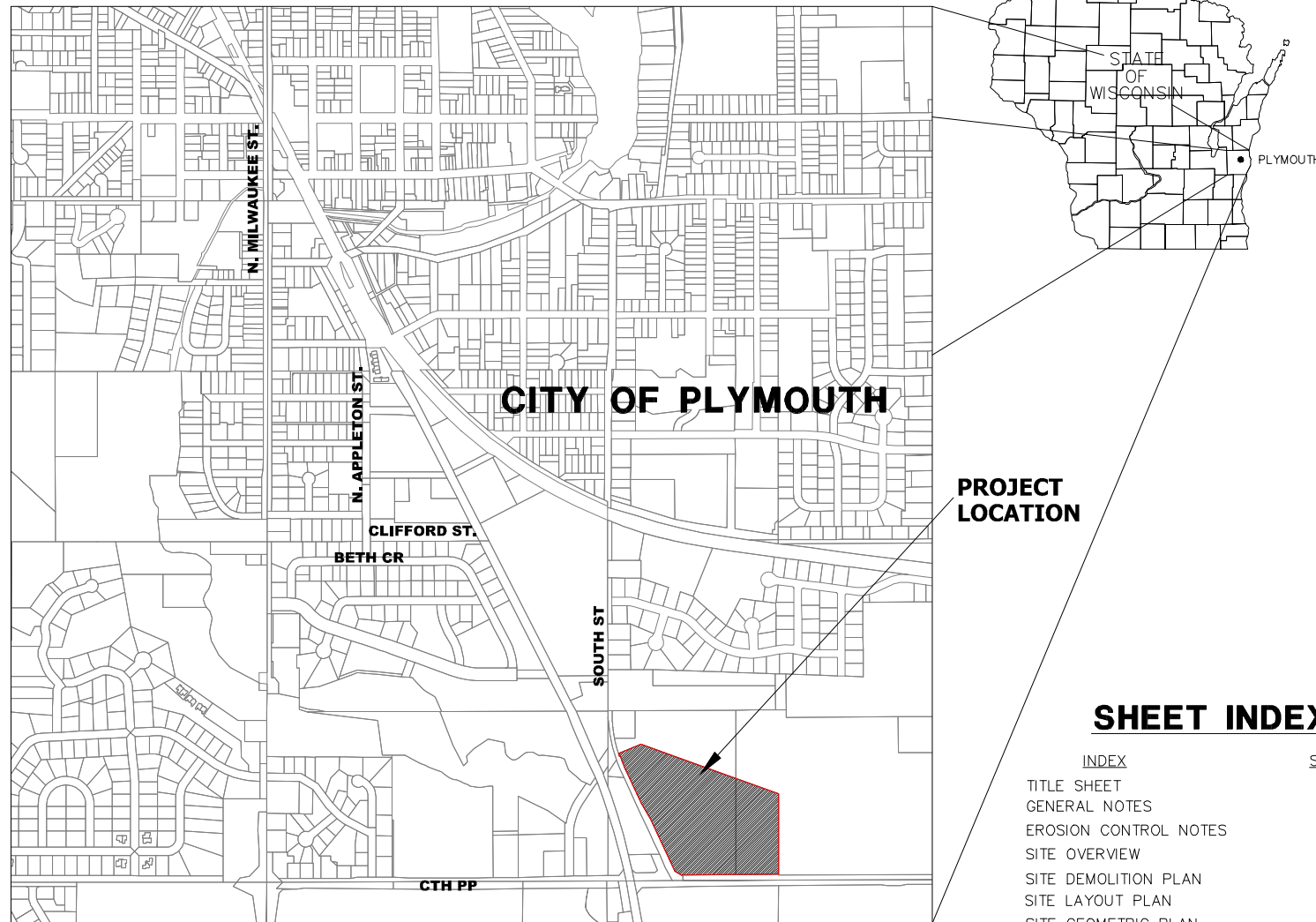
SHEET NUMBER:

C100

Public Service Commission of Wisconsin
RECEIVED: 10/24/2024 10:54:05 AM

PLYMOUTH UTILITIES STORAGE EXPANSION

CITY OF PLYMOUTH, WISCONSIN



PROJECT
LOCATION

SHEET INDEX

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SITE DETAILS	C111

LEGEND

.XX	
— SAN — S — SAN	SAWCUT
— ST — S — ST	REMOVE AND REPLACE CURB AND GUTTER
— W — W — W	EXISTING SANITARY SEWER & MANHOLE
— G — G — G	EXISTING SANITARY SEWER & MANHOLE
— T — T — T	EXISTING STORM SEWER & MANHOLE
— FO — FO — FO	PROPOSED STORM SEWER & MANHOLE
— E — E — E	EXISTING WATER MAIN, HYDRANT, VALVE & CURB STOP
— TV — TV — TV	PROPOSED WATER MAIN, HYDRANT, VALVE & CURB STOP
— OH — OH — OH	REPLACE WATER LATERAL
— 12"W(P) — 12"W(P) — 12"W(P)	EXISTING GAS MAIN & VALVE
10+00 11+00 12+00	EXIST. UNDERGROUND TELEPHONE CABLE, M.H.
— R/W — R/W	EXIST. UNDERGROUND FIBER OPTIC CABLE, M.H.
— R/W	EXIST. UNDERGROUND ELECTRIC CABLE, M.H.
— R/W	EXIST. UNDERGROUND TELEVISION CABLE, M.H.
— R/W	EXISTING OVERHEAD UTILITY
— R/W	EXIST. UNGRD. UTILITIES PER PLYMOUTH AS-BUILT PLANS
— R/W	UTILITIES ABANDONED, UTILITIES TO BE ABANDONED
— R/W	STREET CENTERLINE & REFERENCE LINE (C/L, R/L)
— R/W	EXISTING RIGHT-OF-WAY LINE
— R/W	PROPOSED RIGHT-OF-WAY LINE
— R/W	MINOR LOT LINE
— R/W	PROPERTY LINE
— R/W	EROSION BALES, INLET PROTECTION
— R/W	SILT FENCE
• 1" IRON PIPE - 3/4" IRON ROD	• BUSH
• 2" IRON PIPE	• TREE (DECIDUOUS)
▲ RIGHT-OF-WAY POST	• TREE (CONIFEROUS)
▲ CONTROL POINT	• TREE STUMP
■ CONCRETE MONUMENT	• WOODED AREA
● BENCHMARK FOUND	• HEDGE
□ POWER POLE	• MARSH LOCATION
□ POWER & TELEPHONE POLE	• TREE REMOVAL
□ TELEPHONE POLE	• WOODED AREA REMOVAL
□ LAMP POLE (PRIVATE)	• BLOCK WALL
□ STREET LIGHT	• STONE WALL
○ GUY	• BUILDINGS
○ GUY WIRE & GUY POLE	• FLAGPOLE
□ SIGN PRIVATE, PUBLIC	• F.P.
☠ UTILITY CAUTION SYMBOL	□ M.B.
	○ HYDRANT EXISTING, PROPOSED
	○ WATER VALVE EXISTING, PROPOSED
	○ CURB STOP EXISTING, PROPOSED

GENERAL NOTES

ALL CONSTRUCTION SHALL MEET STANDARDS SPECIFIED IN THE CONTRACT DOCUMENTS, "WISCONSIN STANDARD SPECIFICATIONS FOR SEWER AND WATER" AND "DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION", LATEST EDITION AND AMENDMENTS.

THE INFORMATION IN THIS PLAN SET REPRESENTS THE BEST INFORMATION AVAILABLE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL INFORMATION IN THE FIELD.

PROJECT SPECIFICATIONS CONTROL ALL WORK REQUIREMENTS ASSOCIATED WITH THIS PROJECT.

THE LOCATIONS OF UTILITIES, AS NOTED ON THE PLANS ARE APPROXIMATE. THERE MAY BE OTHER UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN. IT IS CONTRACTOR RESPONSIBILITY TO VERIFY ALL UTILITY LOCATIONS.

NO TREES OR SHRUBS ARE TO BE REMOVED UNLESS INDICATED ON THE PLANS OR AS REQUESTED BY THE ENGINEER.

ALL HOLES OR OPENINGS BELOW SUBGRADE RESULTING FROM THE ABANDONMENT OR REMOVAL OF EXISTING STRUCTURES OR FROM THE GRUBBING OF TREES OR STUMPS SHALL BE BACKFILLED WITH GRANULAR BACKFILL. THIS WORK SHALL BE INCIDENTAL TO THE CONTRACT.

ALL GRADES SHOWN ON THE PLANS ARE FINISHED GRADES.

EXCESS EXCAVATED SPOILS SHALL BE REMOVED BY CONTRACTOR AND INCIDENTAL TO CONTRACT.

CONTRACTOR SHALL ADHERE TO OSHA REQUIREMENTS FOR CLEARANCE TO OVERHEAD POWER LINES. SEE OSHA STANDARD NUMBER 1926.1408.

EROSION CONTROL NOTES

ALL EROSION AND SEDIMENT CONTROL SHALL BE PROVIDED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH THE LATEST EDITION OF THE DNR "TECHNICAL STANDARDS" AND THE CITY OF PLYMOUTH EROSION CONTROL REQUIREMENTS.

TOPSOIL OF 6" MIN., SEED, FERTILIZE, AND MULCH TO INCLUDE ALL AREAS DISTURBED DURING CONSTRUCTION. CONTRACTOR TO WATER AND MAINTAIN RESTORATION AREAS UNTIL AFTER GRASS REQUIRES MOWING.

UTILITIES

FOR WATER, SANITARY SEWER AND STORM SEWER CONTACT
PLYMOUTH UTILITIES
900 CTH PP
PLYMOUTH, WI 53073
CATHERINE AUSTIN (920) 893-1471

FOR CABLE TV CONTACT
CHARTER COMMUNICATIONS
1320 N. DR. MARTIN LUTHER KING JR. DR.
STEVE CRAMER (414) 277-4045

FOR ELECTRIC CONTACT
PLYMOUTH UTILITIES
900 CTH PP
PLYMOUTH, WI 53073
RYAN ROEHRBORN (920) 893-1471

WISCONSIN PUBLIC SERVICE-GAS
933 S. WILDWOOD AVE
SHEBOYGAN, WI 53081
MIKE LOWTHER (920) 451-3743

FRONTIER TELEPHONE OPERATIONS
118 DIVISION STREET
PLYMOUTH, WI 53073
RUSS RYAN (920) 583-3275

BENCHMARKS

BM#	NORTHING	EASTING	ELEV.	DESCRIPTION
118	178942	148023	848.45	CHISELED CROSS IN TOP OF HYDRANT FLANGE BOLT AT THE SW CORNER OF SUHRKE RD. & MILWAUKEE ST.
22	172973	148030	851.05	TOP OF NW FLANGE BOLT OF THE HYDRANT AT THE NW CORNER OF S. MILWAUKEE ST. & W. RIVERBEND DR.
23	175440	147962	819.57	PLYMOUTH, BRASS CAP IN TOP OF 2.5' X 4.0' CONCRETE BASE OF SOUTH RETAINING WALL OF THE MULLET RIVER, 100' WEST OF S. MILWAUKEE ST., AT THE NE CORNER OF THE FORMER PLYMOUTH UTILITIES BLD. USC & GS DISK STAMPED "PLYMOUTH 1934".
24	174118	149094	844.99	Z-89, STANDARD DISK STAMPED "Z 89 1934" LOCATED IN THE SE LEG OF A CONCRETE WATER TOWER BASE (TOWER HAS BEEN RAZED), 24" ABOVE GROUND, 200' SOUTH OF THE C/L OF REED ST. AND 60' EAST OF THE C/L OF THE MAIN LINE TRACKS.
25	173532	150665	818.55	TOP OF THE NE BOLT AT THE ARROW ON THE HYDRANT AT THE SW CORNER OF SOUTH STREET AND E. CLIFFORD ST.

CONTROL POINTS

CP#	NORTHING	EASTING
100	175369.31	148057.95
101	175374.51	150694.52
98	178009.68	148049.23
99	178021.98	150665.12
102	172731.74	148053.60
103	172741.31	150685.01

DIGGERS HOTLINE
Toll Free (800) 242-8511
Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

EARTHWORK

CUT: 4497 CY FILL: 1353 CY NET WASTE: 3144 CY

NOTE:
ALL EARTHWORK QUANTITIES ARE RAW AND HAVE NOT BEEN ADJUSTED FOR COMPACTION.

PROJECT NAME
HERE

LOCATION:

900 COUNTY ROAD
PP, CITY OF
PLYMOUTH,
WISCONSIN 53073

CLIENT:



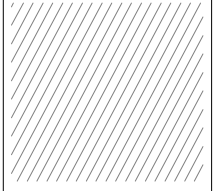
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PRELIMINARY

REVISIONS:

#	DATE	DESCRIPTION
1	2/7/2020	PRELIMINARY

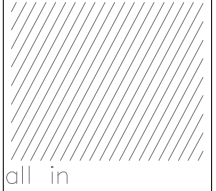
NORTH ARROW:



SCALE: N.T.S.



SEAL:



SHEET:

GENERAL NOTES

PROJECT MANAGER: DPA
PROJECT NUMBER: PROJECT NUMBER HERE
DATE: 2/7/2020

SHEET NUMBER:

C101

EROSION CONTROL MEASURES

1. CONTRACTOR TO INSTALL AND MAINTAIN EROSION CONTROL MEASURES AS INDICATED ON THIS PLAN AND PER THE LATEST WDNR TECHNICAL STANDARDS. TECHNICAL STANDARDS MAY BE VIEWED ONLINE AT: <http://dnr.wi.gov/runoff/stormwater/techstds.htm>
2. INLETS AND CATCH BASINS SHALL BE PROTECTED WITH INLET PROTECTION THAT ARE PHASED IN WITH CONSTRUCTION TO REDUCE SEDIMENT FROM ENTERING THESE AREAS PER WDNR TECHNICAL STANDARD 1060 AS FOLLOWS:
 - A. ALL FABRIC BARRIERS SELECTED FOR INLET/CATCH BASIN PROTECTION DEVICES SHALL BE SELECTED FROM THE LIST OF APPROVED FABRICS CERTIFIED FOR INLET PROTECTION, GEOTEXTILE FABRIC, TYPE FF IN THE CURRENT EDITION OF THE WDOT PRODUCT ACCEPTABILITY LIST, TO OBTAIN THE PAL, PLEASE REFER TO THIS WEBSITE: <http://www.dot.wisconsin.gov/business/engrserv/pal.htm>
 - B. PLACEMENT OF SPOIL MATERIAL, DEBRIS, SOILS, ETC. ON TOP OF INLETS/CATCH BASINS, EVEN IF TEMPORARY, IS PROHIBITED.
 - C. SEDIMENT DEPOSITS SHALL BE REMOVED AND THE INLET PROTECTION DEVICE RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED BETWEEN 1/3 TO 1/2 THE DESIGN DEPTH OF THE DEVICE, OR WHEN THE DEVICE IS NO LONGER FUNCTIONING PER MANUFACTURER'S SPECIFICATIONS. ALL SEDIMENT COLLECTED SHALL BE PROPERLY DISPOSED OF TO PREVENT DISCHARGE INTO AREA WATERWAYS AND WETLANDS.
 - D. DUE CARE SHALL BE TAKEN TO ENSURE SEDIMENT DOES NOT FALL INTO THE INLETS/CATCH BASINS AND IMPEDE THE INTENDED FUNCTION OF THE DEVICE. ANY MATERIAL FALLING INTO THE INLET/CATCH BASIN SHALL BE REMOVED AND PROPERLY DISPOSED OF PER NOTE C ABOVE.
 - E. INLET PROTECTION MAY BE REMOVED AND PROPERLY DISPOSED OF UPON COMPLETION OF CONSTRUCTION, HAULING OR MOVEMENT OF CONSTRUCTION EQUIPMENT THROUGHOUT THE SITE, AND ONCE THE SITE IS ADEQUATELY STABILIZED, UNLESS OTHERWISE NOTIFIED BY THE ENGINEER.
3. SEEDING AND MULCHING/EMAT TECHNIQUES SHALL BE USED ON AREAS OF EXPOSED SOIL WHERE THE ESTABLISHMENT OF VEGETATION IS DESIRED. TEMPORARY SEEDING APPLIES TO DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND-DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 14 CALENDAR DAYS, REQUIRING VEGETATIVE COVER FOR LESS THAN ONE YEAR. SEED AND MULCH OR EMAT SHALL BE UTILIZED THROUGHOUT THE DURATION OF CONSTRUCTION TO ESTABLISH VEGETATION TO HELP REDUCE EROSION PER WDNR TECHNICAL STANDARDS 1052, 1058, AND 1059 RESPECTIVELY AS FOLLOWS:
 - A. TEMPORARY SEEDING REQUIRES A SEEDBED OF LOOSE SOIL TO A MINIMUM DEPTH OF 2 INCHES.
 - B. FERTILIZER APPLICATION IS NOT GENERALLY REQUIRED FOR TEMPORARY SEEDING. HOWEVER, ANY APPLICATION OF FERTILIZER OR LIME SHALL BE BASED ON SOIL TESTING.
 - C. ALL SEED SHALL CONFORM TO THE REQUIREMENTS OF THE WISCONSIN STATE STATUTES AND OF THE ADMINISTRATIVE CODE CHAPTER ATCP 20.01 REGARDING NOXIOUS WEED SEED CONTENT AND LABELING.
 - D. SEED SHALL NOT BE USED LATER THAN ONE YEAR AFTER THE TEST DATE ON THE LABEL.
 - E. SEEDING SHALL NOT TAKE PLACE WHEN THE SOIL IS TOO WET.
 - F. CONTRACTOR MAY CONSIDER WATERING TO HELP ESTABLISH THE SEED. WATER APPLICATION RATES SHALL BE CONTROLLED TO HELP PREVENT RUNOFF AND EROSION.
 - G. CONTRACTOR IS TO LIMIT VEHICLE TRAFFIC AND OTHER FORMS OF COMPACTION IN AREAS THAT ARE SEEDED AS MUCH AS POSSIBLE. RE-SEED DRIVEN OVER AREAS AS NEEDED.
 - H. MULCH/EMAT SHOULD BE PLACED WITHIN 24 HOURS OF SEEDING.
 - I. MULCHING OPERATIONS SHALL NOT TAKE PLACE DURING PERIODS OF EXCESSIVELY HIGH WINDS THAT WOULD PRECLUDE THE PROPER PLACEMENT OF MULCH.
 - J. MULCH THAT IS DISPLACED SHALL BE REAPPLIED AND PROPERLY ANCHORED. MAINTENANCE SHALL BE COMPLETED AS SOON AS POSSIBLE WITH CONSIDERATION TO SITE CONDITIONS.
 - K. WHEN CHANNEL EROSION MAT IS USED WITHIN CONSTRUCTION SITE DIVERSION AREAS, TECHNICAL STANDARDS 1053 AND 1066 SHALL BE FOLLOWED.
6. A COPY OF EROSION CONTROL INSPECTION REPORTS AND THE APPROVED EROSION CONTROL PLANS SHALL BE KEPT ON SITE.
7. CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL PRACTICES BY THE END OF EACH WORKDAY.
8. LOCAL ROADS SHALL BE CLEAN BY THE END OF EACH WORKDAY. CONTRACTOR SHALL HAVE LOCAL ROADS SWEEPED WHERE SEDIMENT ACCUMULATES.

INSPECT ALL EROSION CONTROL MEASURES PRIOR TO COMMENCING GRADING, GRUBBING OR OTHER LAND DISTURBING ACTIVITIES. EROSION CONTROL MEASURES MUST BE INSPECTED WEEKLY AND WITHIN 24 HOURS OF EVERY PRECIPITATION EVENT OF 0.50 INCH OR GREATER. IN ADDITION THE CONTRACTOR SHALL CONDUCT DAILY INSPECTIONS AND DOCUMENT CONDITIONS AND REPAIRS MADE, ALONG WITH DATE, TIME OF INSPECTION AND WEATHER CONDITIONS IN A DAILY LOG BOOK. THE DAILY LOG BOOK, WEEKLY /0.50 INCH PRECIPITATION REPORTS, APPROVED PLANS WPDES PERMIT & CHAPTER 30 PERMIT SHALL BE KEPT IN AN ACCESSIBLE LOCATION, LIKE A MAILBOX, WITHIN THE STAGING AREA.

AT ABSOLUTELY NO TIME MAY CONSTRUCTION EQUIPMENT, DEBRIS, FILL, ETC. BE PLACED WITHIN WETLANDS, WATERWAYS OR FLOODPLAINS UNLESS IDENTIFIED IN THE PLANS & APPROVED BY WDNR/ USACOE.

EROSION CONTROL OPERATION SEQUENCE + SCHEDULE

AFTER BIDS ARE RECEIVED, A PRE-CONSTRUCTION MEETING SHALL TAKE PLACE WITH ALL RELEVANT PARTIES IN ATTENDANCE.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING ALL EROSION CONTROL DEVICES THROUGHOUT THE DURATION OF PROJECT. THE CONTRACTOR SHALL CONDUCT DAILY INSPECTIONS AND DOCUMENT CONDITIONS AND REPAIRS MADE, ALONG WITH DATE, TIME OF INSPECTION, AND WEATHER CONDITIONS IN A DAILY LOG BOOK.

ALL REGULATORY PERMITS, PROJECT PLANS, AND INSPECTION LOGS SHALL BE KEPT ON SITE IN AN ACCESSIBLE LOCATION, SUCH AS A MAILBOX, AVAILABLE TO REGULATORY AGENCIES UPON REQUEST.

CONTRACTORS ARE TO MAINTAIN THE CONSTRUCTION SITE IN A NEAT AND TIDY MANNER FOR THE DURATION OF THE PROJECT.

THE TIMING AND SEQUENCE OF CONSTRUCTION IS SCHEDULED AS FOLLOWS:

1. OBTAIN ALL NECESSARY APPROVALS, PERMITS, ETC.
2. CONSTRUCTION IS SCHEDULED TO BEGIN IN SPRING/SUMMER 2020.
3. INLET PROTECTION SHALL BE INSTALLED AS SHOWN ON THE PLANS AND/OR AS DIRECTED BY CONSTRUCTION ENGINEER, AND INSPECTED PRIOR TO COMMENCING OF ANY LAND DISTURBING ACTIVITIES PER PROJECT PLANS AND DETAILS.
4. SITE DEMOLITION, REMOVALS, AND EARTH WORK CAN OCCUR AFTER ALL EROSION CONTROL MEASURES ARE IN PLACE.
5. EXCAVATE TO SUBGRADE FOR BUILDING AND PARKING/DRIVE AREAS.
6. PLACE GRAVEL BASE FOR BUILDING AND PARKING/DRIVE AREAS.
7. CONSTRUCT BUILDING.
8. INSTALL LIGHTING.
9. PAVE PARKING/DRIVE AREAS.
10. RESTORATION WHICH INCLUDES TOPSOIL, SEEDING, FERTILIZING, MULCHING/EROSION MATTING, AS PER PLANS AND SPECIFICATIONS.
11. IF STABILIZATION CANNOT BE COMPLETED BY NOVEMBER 1, THEN THE USE OF EMAT AND/OR ANIONIC POLYACRYLAMIDE CONFORMING TO WDNR TECHNICAL STANDARD 1050 SHALL BE USED.
12. UPON PROJECT COMPLETION, ALL INLET PROTECTION SHALL BE REMOVED.
13. BARE SOIL LEFT UNDISTURBED FOR 14 CALENDAR DAYS MUST BE TEMPORARILY STABILIZED PER WDNR TECHNICAL STANDARD 1059, OR TEMPORARY GRADING PRACTICES PER WDNR TECHNICAL STANDARD 1067 MAY BE IMPLEMENTED. HOWEVER BY NOVEMBER 1, THE SITE SHALL BE STABILIZED PER NOTE 10 ABOVE.
14. IT IS THE CONTRACTORS RESPONSIBILITY TO MAINTAIN RESTORED AREAS UNTIL GRASS IS ESTABLISHED (SEE PROJECT SPECIFICATIONS). CONTRACTOR SHALL WATER RESTORED AREAS IF NECESSARY.

IF CONSTRUCTION SCHEDULES SHOULD CHANGE SIGNIFICANTLY, THIS PLAN NARRATIVE WILL BE UPDATED AND RESUBMITTED BY THE GENERAL CONTRACTOR TO THE CITY/VILLAGE/TOWN AND WDNR.



7711 N. Port Washington Road
Milwaukee, Wisconsin
53217

PROJECT:

PROJECT NAME
HERE

LOCATION:

900 COUNTY ROAD
PP, CITY OF
PLYMOUTH,
WISCONSIN 53073

CLIENT:



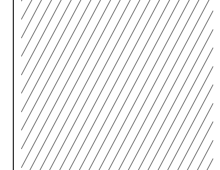
RELEASE:

PRELIMINARY

REVISIONS:

#	DATE	DESCRIPTION
1	2/7/2020	PRELIMINARY

NORTH ARROW:



SCALE: N.T.S.



SEAL:



SHEET:

EROSION CONTROL
NOTES

PROJECT MANAGER: DPA
PROJECT NUMBER: PROJECT NUMBER HERE
DATE: 2/7/2020

SHEET NUMBER:

C102

FILENAME: S:\Sheb_Co\Plymouth\Gov\190489-Plymouth Utilities Storage Expansion\Design\190488_COVER-DET.dwg

PROJECT:

**PLYMOUTH
UTILITIES STORAGE
EXPANSION**

LOCATION:

CITY OF PLYMOUTH

CLIENT:



RELEASE:

PRELIMINARY

REVISIONS:

#	DATE	DESCRIPTION
1	2/7/2020	PRELIMINARY

NORTH ARROW:



SCALE: 1" = 50'



SEAL:

all in

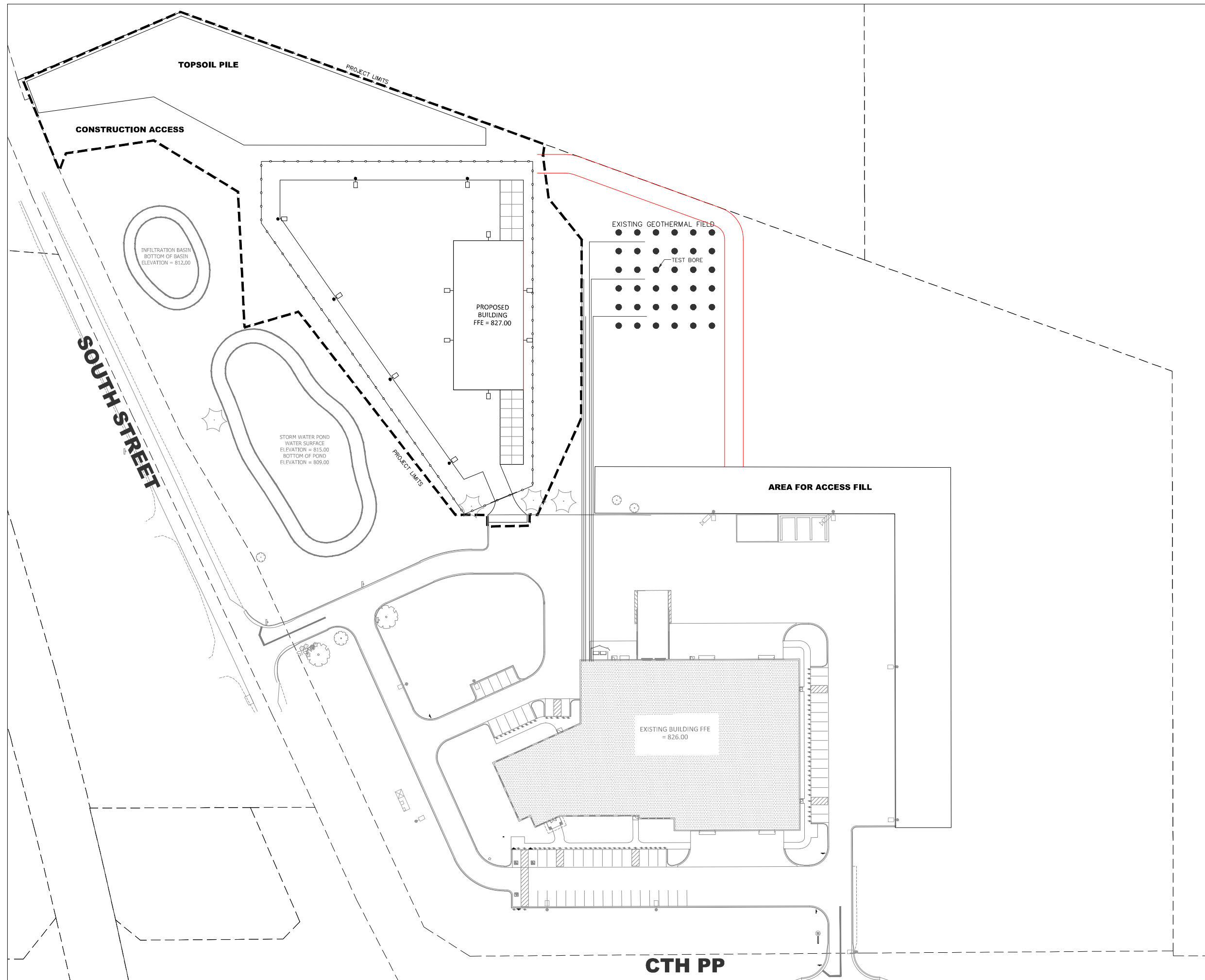
SHEET:

SITE OVERVIEW

PROJECT MANAGER: DPA
PROJECT NUMBER: 19.0486.01
DATE: 2/7/2020

SHEET NUMBER:

C103



PROJECT:
PLYMOUTH UTILITIES STORAGE EXPANSION

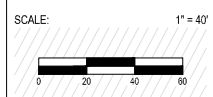
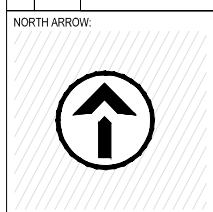
LOCATION:
CITY OF PLYMOUTH

CLIENT:
PLYMOUTH UTILITIES
In the Heart of America's Dairyland

RELEASE:
PRELIMINARY

REVISIONS:

#	DATE	DESCRIPTION
1	2/7/2023	PRELIMINARY



SEAL:

all in

SHEET:
SITE DEMOLITION PLAN

PROJECT MANAGER: DPA
PROJECT NUMBER: 19.0486.01
DATE: 2/7/2023

SHEET NUMBER:
C104



PROJECT:

**PLYMOUTH
UTILITIES STORAGE
EXPANSION**

LOCATION:

CITY OF PLYMOUTH

CLIENT:



RELEASE:

PRELIMINARY

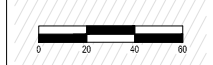
REVISIONS:

#	DATE	DESCRIPTION
1	2/7/2020	PRELIMINARY

NORTH ARROW:



SCALE: 1" = 40'



SEAL:



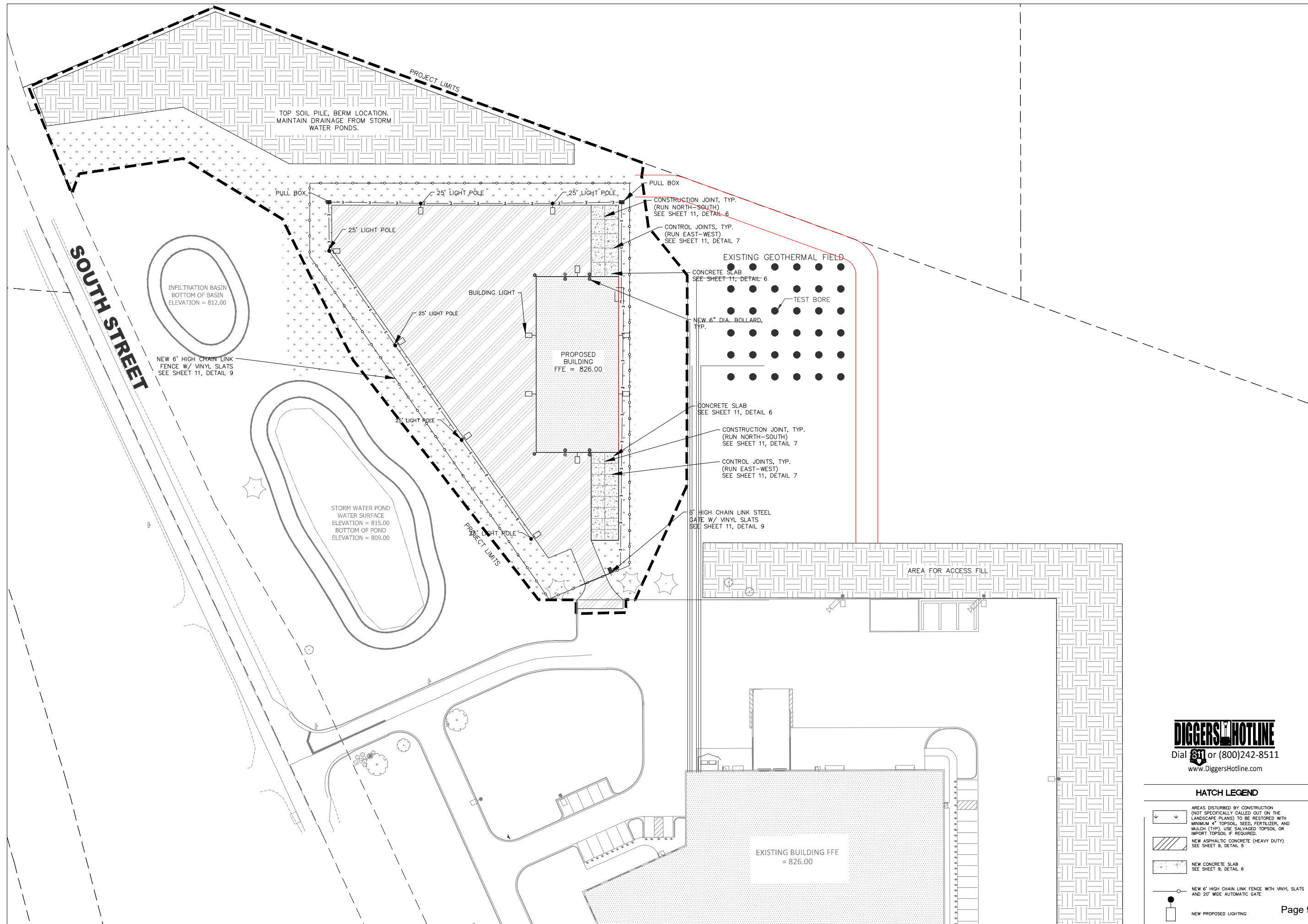
SHEET:

SITE LAYOUT PLAN

PROJECT MANAGER: DPA
PROJECT NUMBER: 19.0488.01
DATE: 2/7/2020

SHEET NUMBER:

C105



DIGGERS HOTLINE
Dial 811 or (800)242-8511
www.DiggersHotline.com

HATCH LEGEND

	AREAS DISTURBED BY CONSTRUCTION (NOT SPECIFICALLY CALLED OUT ON THE LANDSCAPE PLANS) TO BE RESTORED WITH MINIMUM 4" TOPSOIL, SEED, FERTILIZER, AND MULCH (TYP). USE SALVAGED TOPSOIL OR IMPORT TOPSOIL IF REQUIRED.
	NEW ASPHALTIC CONCRETE (HEAVY DUTY) SEE SHEET 9, DETAIL 5
	NEW CONCRETE SLAB SEE SHEET 9, DETAIL 6
	NEW 6" HIGH CHAIN LINK FENCE WITH VINYL SLATS AND 20" WIDE AUTOMATIC GATE
	NEW PROPOSED LIGHTING

PROJECT:

PLYMOUTH
UTILITIES STORAGE
EXPANSION

LOCATION:

CITY OF PLYMOUTH

CLIENT:



RELEASE:

PRELIMINARY

REVISIONS:

#	DATE	DESCRIPTION
1	2/7/2023	PRELIMINARY

NORTH ARROW:



SCALE: 1" = 40'



SEAL:

all in

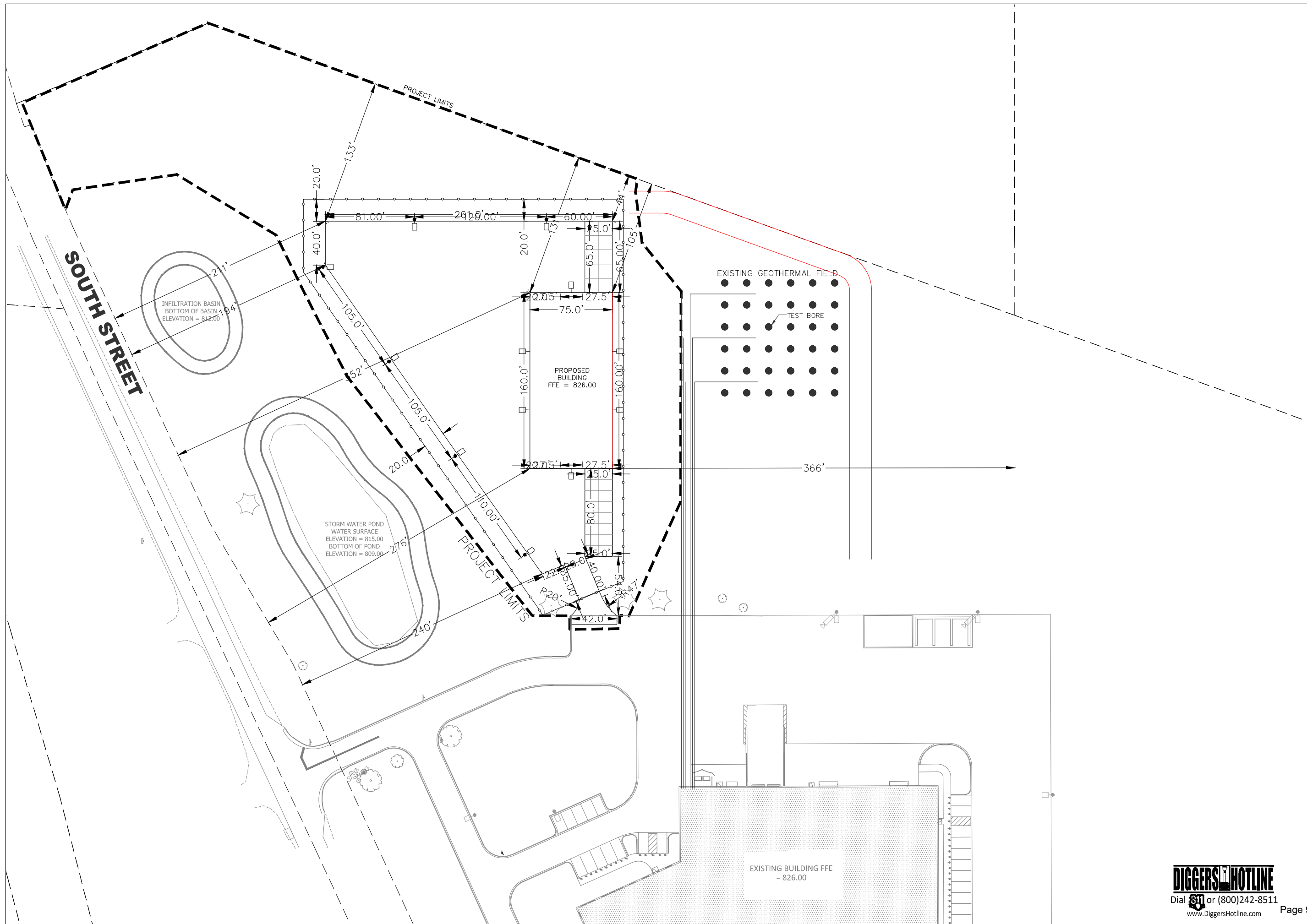
SHEET:

SITE GEOMETRIC
PLAN

PROJECT MANAGER: DPA
PROJECT NUMBER: 19.0488.01
DATE: 2/7/2023

SHEET NUMBER:

C106



PROJECT:

**PLYMOUTH
UTILITIES STORAGE
EXPANSION**

LOCATION:

CITY OF PLYMOUTH

CLIENT:



RELEASE:

PRELIMINARY

REVISIONS:

#	DATE	DESCRIPTION
1	2/7/2020	PRELIMINARY

NORTH ARROW:



SCALE: 1" = 40'



SEAL:

all in

SHEET:

**SITE GRADING
PLAN**

PROJECT MANAGER: DPA
PROJECT NUMBER: 19.0486.01
DATE: 2/7/2020

SHEET NUMBER:

C107



DIGGERSHOTLINE
Dial 811 or (800)242-8511
www.DiggersHotline.com

GRADING LEGEND

---	EXISTING CONTOUR MINOR
- - -	EXISTING CONTOUR MAJOR
---	PROPOSED CONTOUR MINOR
- - -	PROPOSED CONTOUR MAJOR
◆ 823.00	PROPOSED SPOT GRADE
◆ 824.0±	MATCH EXISTING SPOT GRADE
◆ 823.50	PROPOSED TOP OF CURB
◆ 823.00	PROPOSED BOTTOM OF CURB
◆ 824.0±	MATCH EXISTING TOP OF CURB
◆ 823.5±	MATCH EXISTING BOTTOM OF CURB

PROJECT:

PLYMOUTH
UTILITIES STORAGE
EXPANSION

LOCATION:

CITY OF PLYMOUTH

CLIENT:

PLYMOUTH UTILITIES
In the Heart of America's Dairyland

RELEASE:

PRELIMINARY

REVISIONS:

#	DATE	DESCRIPTION
1	2/7/2020	PRELIMINARY

NORTH ARROW:



SCALE: 1" = 40'



SEAL:

all in

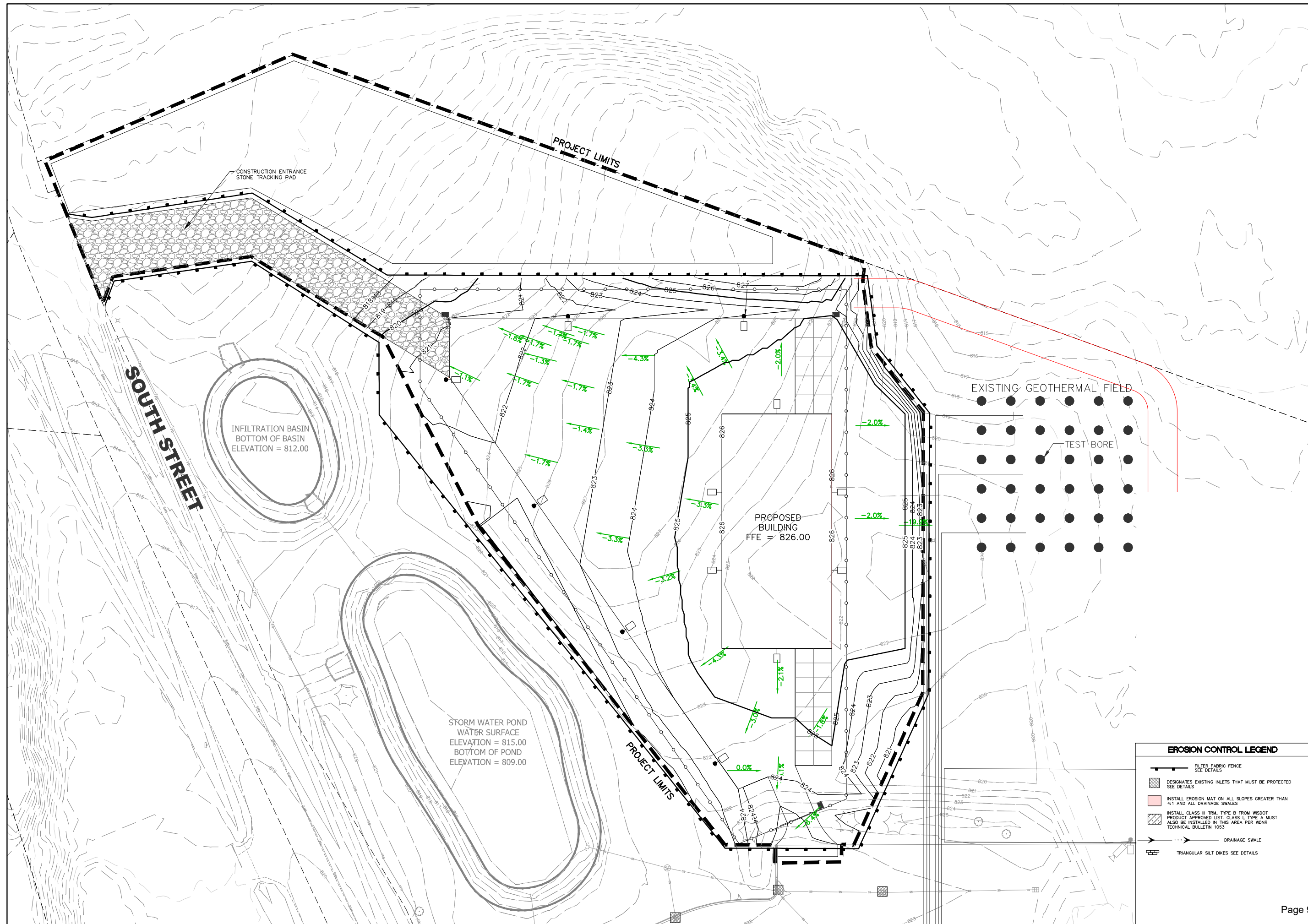
SHEET:

SITE EROSION
CONTROL PLAN

PROJECT MANAGER: DPA
PROJECT NUMBER: 19.0486.01
DATE: 2/7/2020

SHEET NUMBER:

C108



EROSION CONTROL LEGEND

- FILTER FABRIC FENCE SEE DETAILS
- DESIGNATES EXISTING INLETS THAT MUST BE PROTECTED SEE DETAILS
- INSTALL EROSION MAT ON ALL SLOPES GREATER THAN 4:1 AND ALL DRAINAGE SWALES
- INSTALL CLASS II TRIM, TYPE B FROM WSDOT PRODUCT APPROVED LIST, CLASS I, TYPE A MUST ALSO BE INSTALLED IN THIS AREA PER WDR TECHNICAL BULLETIN 1053
- DRAINAGE SWALE
- TRIANGULAR SILT DIKES SEE DETAILS

PROJECT:
PLYMOUTH UTILITIES STORAGE EXPANSION

LOCATION:
CITY OF PLYMOUTH

CLIENT:
PLYMOUTH UTILITIES
In the Heart of America's Dairyland

RELEASE:
PRELIMINARY

REVISIONS:

#	DATE	DESCRIPTION
1	2/7/2020	PRELIMINARY

NORTH ARROW:

SCALE:

SEAL:

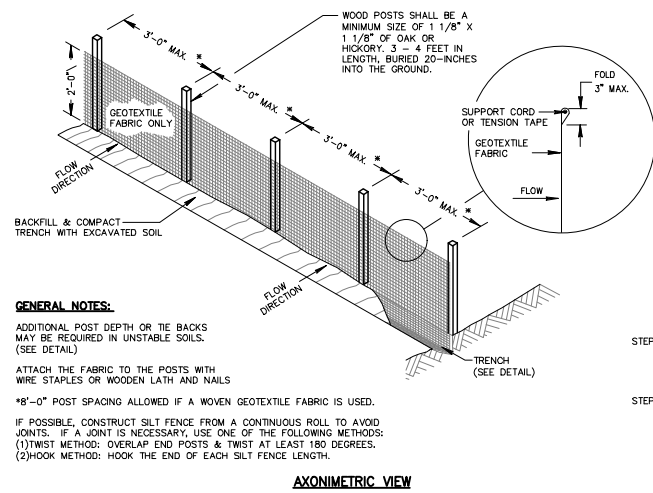
all in

SHEET:
SITE EROSION CONTROL DETAILS

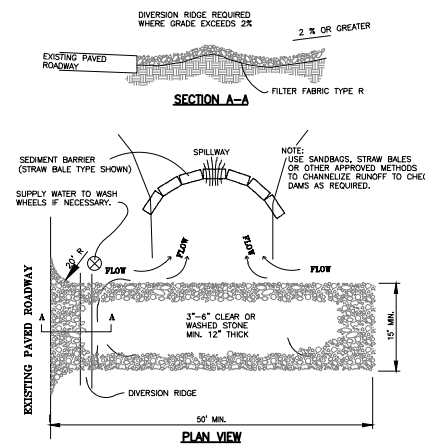
PROJECT MANAGER: DPA
PROJECT NUMBER: 19.0488.01
DATE: 2/7/2020

SHEET NUMBER:

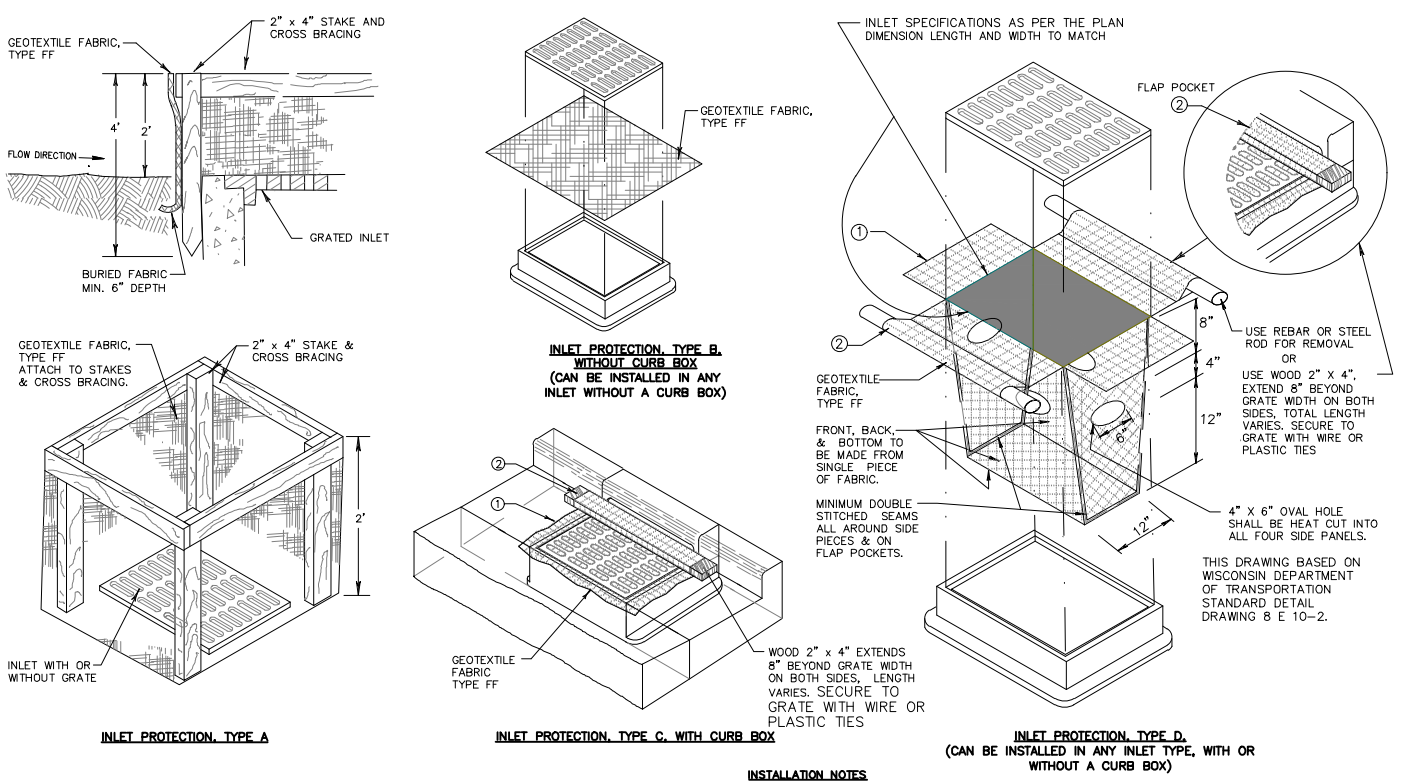
C109



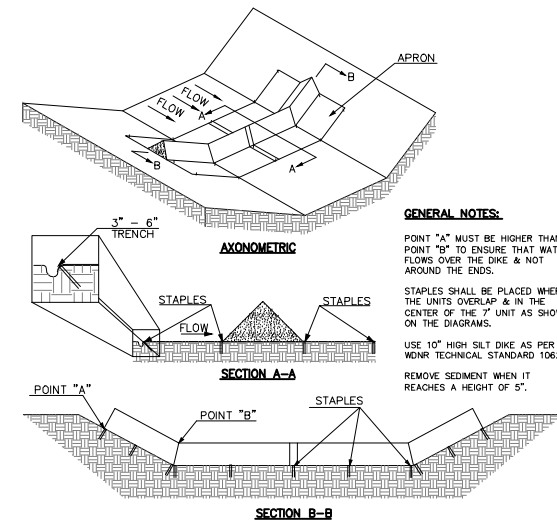
1 **FILTER FABRIC SILT FENCE DETAIL**
N.T.S.



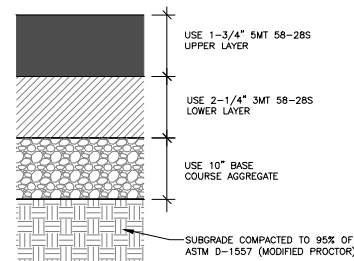
2 **STONE TRACKING CONSTRUCTION ENTRANCE**
N.T.S.



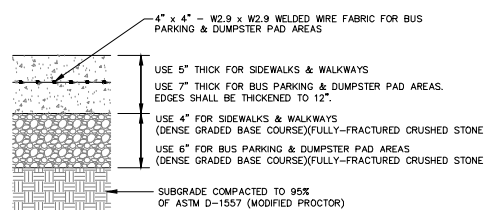
3 **INLET PROTECTION DETAIL**
N.T.S.



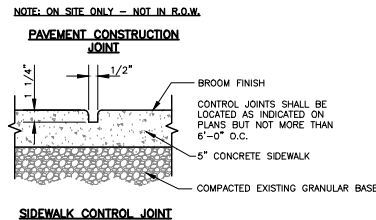
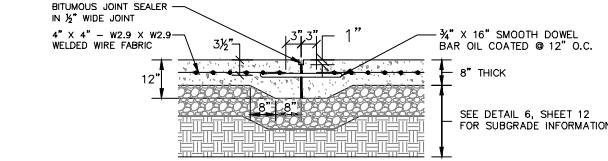
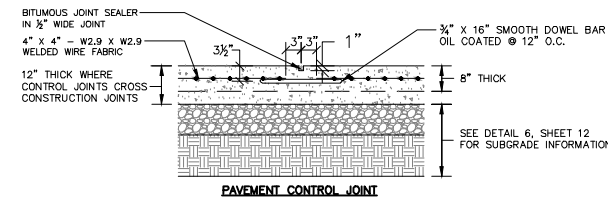
4 **TRIANGULAR SILT DIKE**
N.T.S.



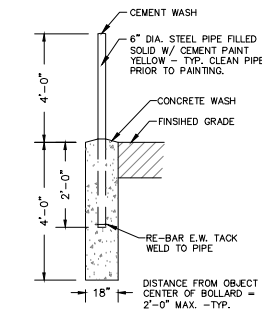
5 ASPHALTIC CONCRETE PAVEMENT
N.T.S.



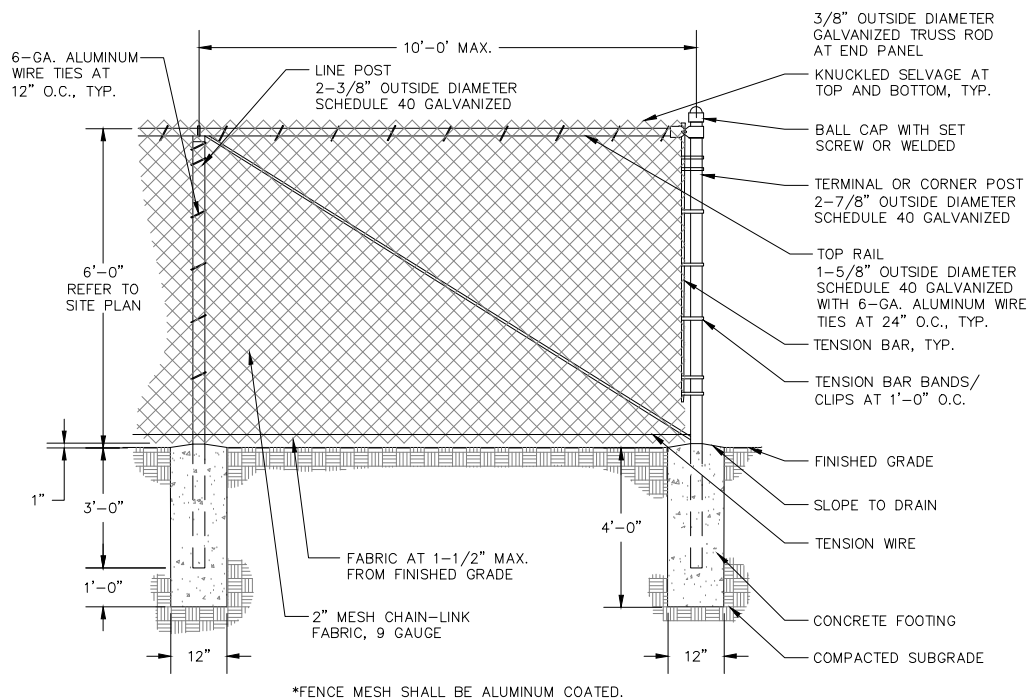
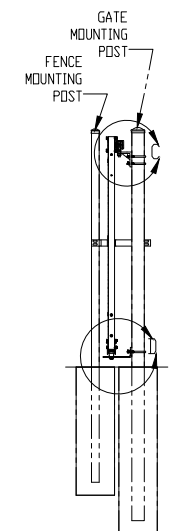
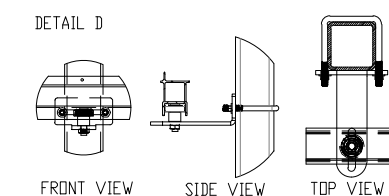
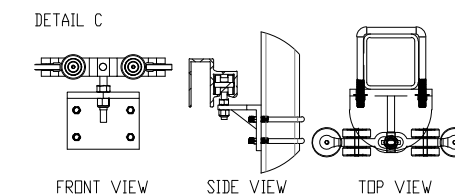
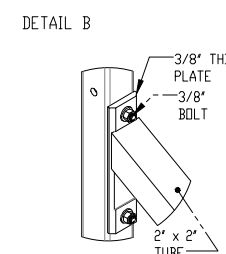
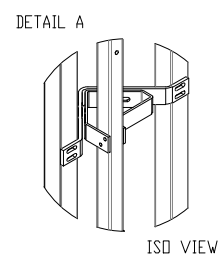
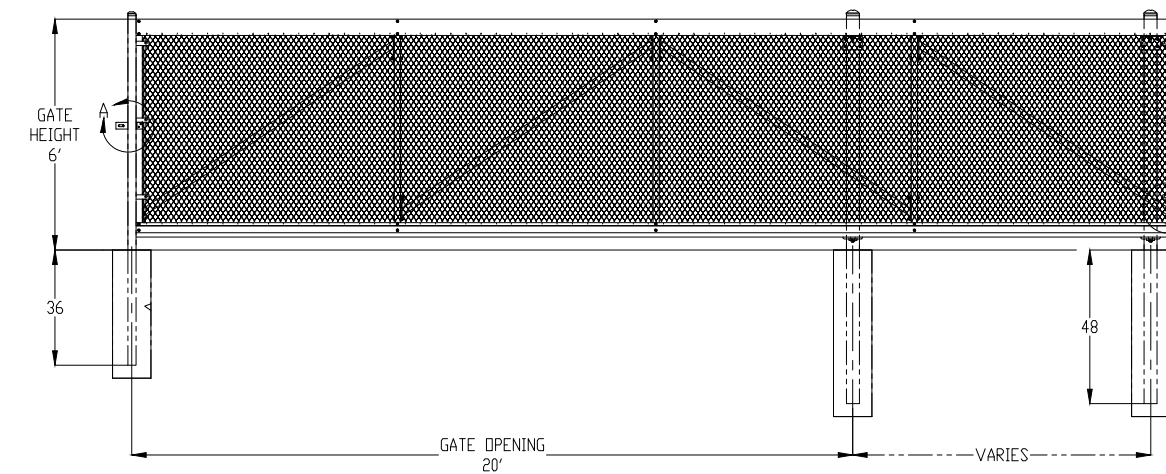
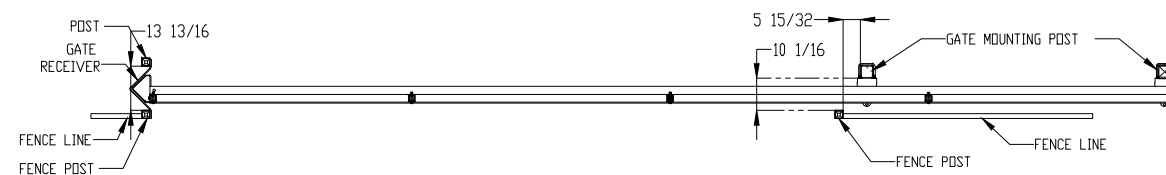
6 CONCRETE SIDEWALK/SLAB
N.T.S.



7 CONTROL & CONSTRUCTION JOINT DETAILS (TYP.)
N.T.S.



8 STANDARD STEEL BOLLARD
N.T.S.



9 6'-0" HIGH CHAIN LINK FENCE DETAIL
N.T.S.

10 6' HIGH CHAINLINK STEEL GATE AND FENCE W/ VINYL SLATS
N.T.S.

PROJECT:
PLYMOUTH UTILITIES STORAGE EXPANSION

LOCATION:
CITY OF PLYMOUTH

CLIENT:
PLYMOUTH UTILITIES
In the Heart of America's Dairyland

RELEASE:
PRELIMINARY

REVISIONS:

#	DATE	DESCRIPTION
1	2/17/2020	PRELIMINARY

NORTH ARROW:

SCALE:

SEAL:

SHEET:
SITE DETAILS

PROJECT MANAGER: DPA
PROJECT NUMBER: 19.0486.01
DATE: 2/17/2020

SHEET NUMBER:
C110

Matthew T. Starker



Deputy Chief of Police

Phone 920-893-6541 Fax 920-892-6143 Web www.plymouthgov.com

128 Smith Street P.O. Box 218 Plymouth, WI 53073

DATE: March 12, 2025
TO: Plan Commission
FROM: Matthew Starker, Deputy Chief of Police
RE: Police Department Garage

Plymouth Planning Commission

Subject: Police Garage

Dear Plymouth Planning Commission

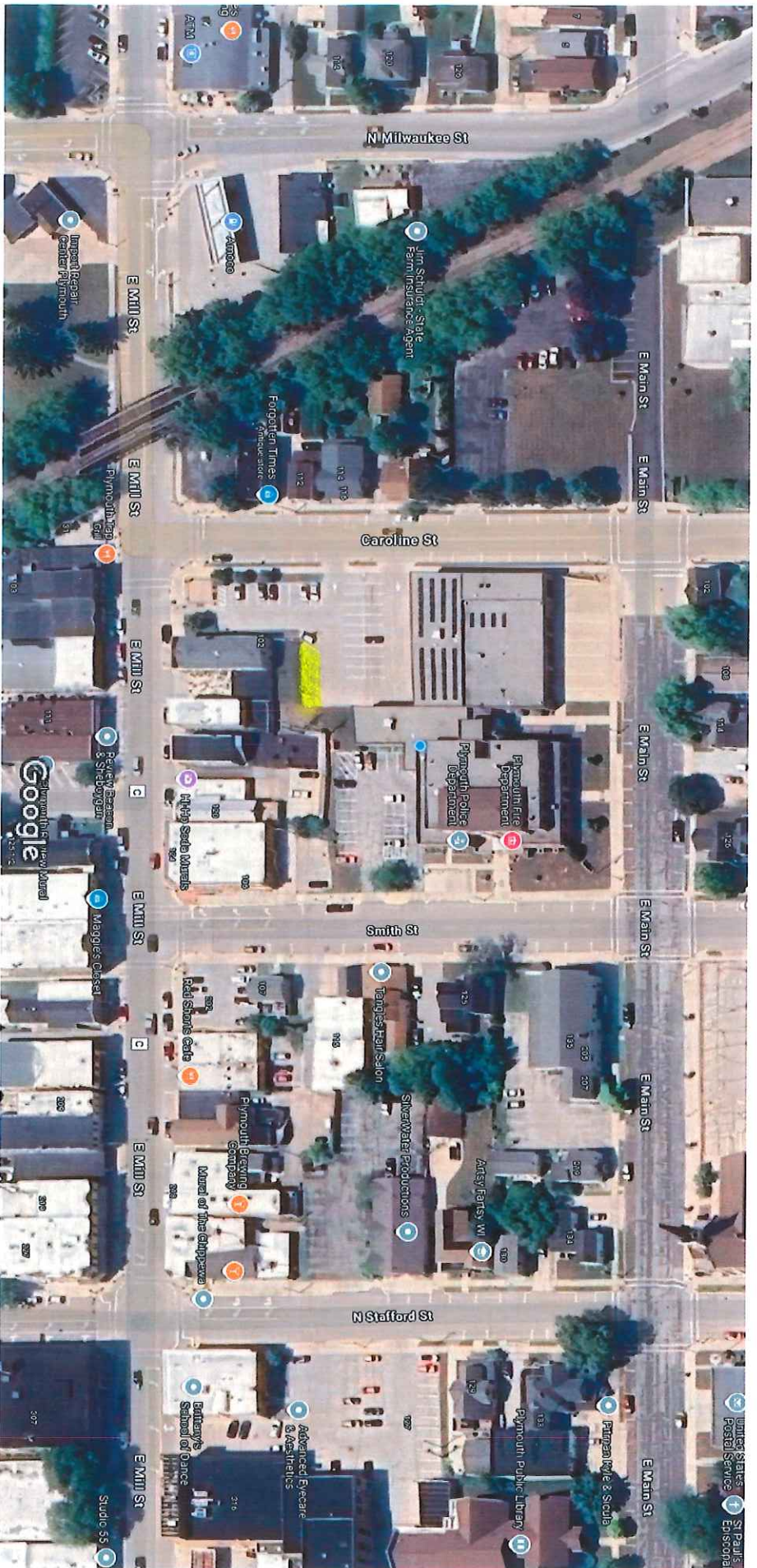
I'm writing to request approval for the addition of a Police Department garage to be located on the southeast corner of the back parking lot. There are a variety of practical and operational reasons for which the garage would assist the police department.

1. **Fleet Expansion:** Over the years our department has expanded our fleet size to include another patrol car, crime scene enclosed trailer, electric patrol bicycles and a training car used by officers and city employees. The garage will help with the need space to protect the fleet from weather and vandalism.
2. **Evidence Storage:** Unfortunately, as crime has increased over the years, we have needed the space to process vehicle related evidence. These vehicles need to be secured and not accessible to the general public.
3. **Emergency Readiness:** Having extra vehicles prepped and accessible in a separate garage ensures faster deployment during large emergencies, like natural disasters or mass gathering requiring more patrols.
4. **Weather Protection:** In Wisconsin we can see harsh weather, an extra garage can extend the life of vehicles by shielding them from snow, ice, hail, or extreme heat, reducing maintenance costs.

Zoning Review: Assistant City Administrator Johnston conducted a zoning review and found that the proposed garage is conforming in terms of setbacks and size. The property has B-2 zoning which does not setback restrictions in regards to proximity to adjacent property lines and a maximum height of 25' for accessory structures. The garage is much less than 25' in height.

Sincerely,
Matthew T. Starker
Deputy Chief of Police
Plymouth Police Department
920-893-6541

mstarker@wiplymouthpd.com



Imagery ©2025 Airbus, Maxar Technologies, Map data ©2025 50 ft

Date: 3/07/2025 - 5:16 AM

Design Name: Garage Design

Design ID: 324756923148

Estimated Price: \$16,474.96

*Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.

Design & Buy™ GARAGE

How to recall and purchase your design at home:



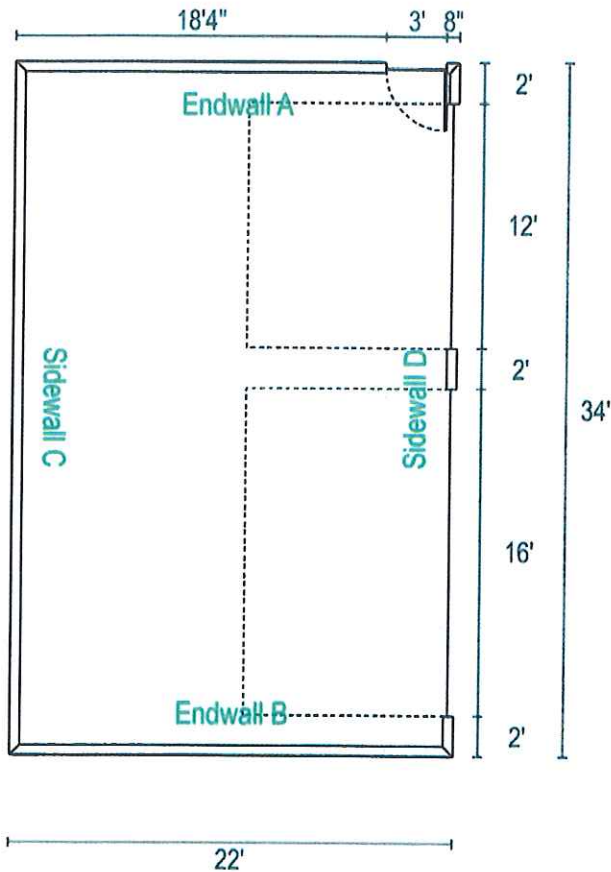
OR

1. On Menards.com, enter "Design & Buy" in the search bar
2. Select the Garage Designer
3. Recall your design by entering Design ID: 324756923148
4. Follow the on-screen purchasing instructions

How to purchase your design at the store:

1. Enter Design ID: 324756923148 at the Design-It Center Kiosk in the Building Materials Department
2. Follow the on-screen purchasing instructions

Garage Image



Date: 3/07/2025 - 5:16 AM
Design Name: Garage Design
Design ID: 324756923148
Estimated Price: \$16,474.96

**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*

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GARAGE

Floor type (concrete, dirt, gravel) is NOT included in estimated price. The floor type is used in the calculation of materials needed. Labor, foundation, steel beams, paint, electrical, heating, plumbing and delivery are also NOT included in estimated price. This is an estimate. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions.

MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE GUEST WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by the guest and Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully.

MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE GUEST. BECAUSE OF WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS. THE PLANS AND/OR DESIGNS PROVIDED ARE NOT ENGINEERED. LOCAL CODE OR ZONING REGULATIONS MAY REQUIRE SUCH STRUCTURES TO BE PROFESSIONALLY ENGINEERED AND CERTIFIED PRIOR TO CONSTRUCTION.

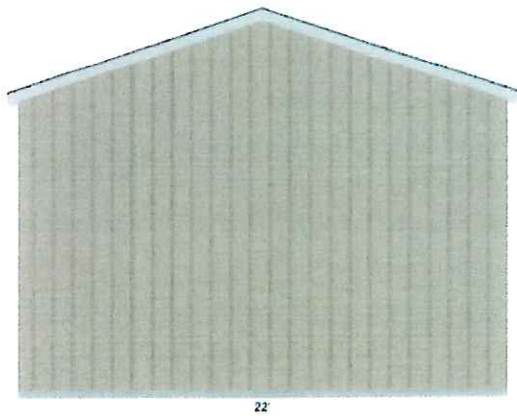
Date: 3/07/2025 - 5:16 AM
Design Name: Garage Design
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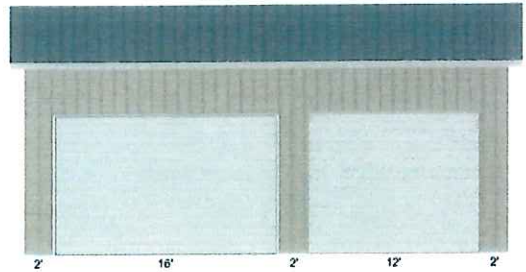
Dimensions

Wall Configurations

*Some items like wainscot, gutter, gable accents, are not displayed if selected.



ENDWALL B



SIDEWALL D

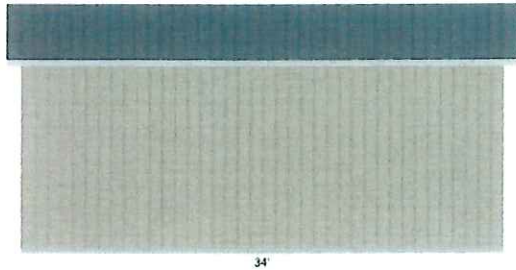
16X10 White Deep Ribbed Torsion Spring
12X10 White Deep Ribbed Torsion Spring

Date: 3/07/2025 - 5:16 AM
Design Name: Garage Design
Design ID: 324756923148
Estimated Price: \$16,474.96

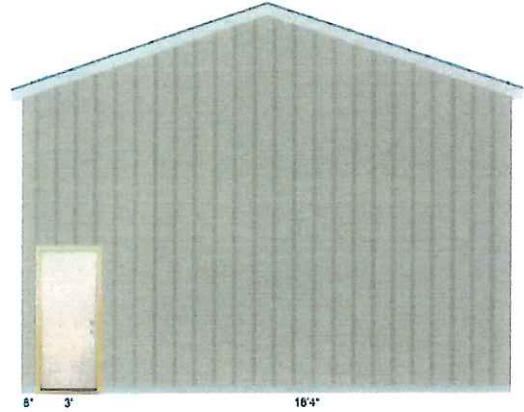
**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*

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SIDEWALL C



ENDWALL A

Mastercraft® 36W x 80H Primed Steel 6-Panel

Date: 3/07/2025 - 5:16 AM
Design Name: Garage Design
Design ID: 324756923148
Estimated Price: \$16,474.96

MENARDS®

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GARAGE

*Note Steel panels are custom cut to the inch. The length needed for your project may be slightly different based final truss design and overhang framing. Please verify lengths and quantities prior to ordering materials. Note the steel for 10 and 12 foot buildings are based on 10 or 12 foot plate height.

Materials

Building Type

Building Location Zip Code: 53073
 Building Type: Gable

Building Info

Building Width: 22'
 Building Length: 34'
 Building Height: 12'
 Wall Framing Stud: 2 x 6
 Roof Framing: Truss Construction (Sealed truss designs available on request)
 Truss Type: Common (24" on center spacing)
 Roof Pitch: 4/12 Pitch
 Eave Overhang: 6"
 Gable Overhang: 12"
 Curb: Poured Curb
 Curb Height: 4"
 Foundation Type: Poured
 Building Plan: No I do not need a Building Plan

Wall Info

Siding Material Types: Through Fastener Steel Panel (Pro-Rib)
 Through Fastener Steel Siding: Cut to Length Pro-Rib® Steel Panel, Color: Ash Gray
 Steel Corner Trim Color: Ash Gray
 Accent Material Type: None
 Wainscot Material Type: None
 Wall Sheathing: 7/16 x 4 x 8 OSB(Oriented Strand Board)
 House Wrap: Kimberly-Clark BLOCK-IT®9'x75'House Wrap
 Gable Vents: None

For other design systems search "Design & Buy" on Menards.com

Page 5 of 11

Date: 3/07/2025 - 5:16 AM
Design Name: Garage Design
Design ID: 324756923148
Estimated Price: \$16,474.96

Design & Buy™

GARAGE

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Roof Info

Roof Sheathing:	1/2 x 4 x 8 OSB(Oriented Strand Board)
Roofing Material Type:	Through Fastener Steel Panel
Through Fastener Steel Roofing:	Cut to Length Pro-Rib® Steel Panel, Color: Charcoal Gray
SnowBar Trim:	None
Roof Underlayment:	#30 Felt Roofing Underlayment 3' x 72' (216 sq. ft.)
Ice and Water Barrier:	None
Fascia Material Type:	Steel Fascia
Fascia:	12' Steel L-6 Fascia, Color: White
Soffit Material Type:	Steel Soffit
Soffit:	Steel Vented Soffit Panel, Color: White
Gutter Material Type:	Aluminum
Gutter:	Spectra Metals 5" x 10' K-Style Aluminum Gutter, Color: White

Openings

Service Door:	Mastercraft® 36W x 80H Primed Steel 6-Panel
Overhead Door:	16X10 White Deep Ribbed Torsion Spring
Additional Information:	C5EST Torsion Spring
Overhead Door:	12X10 White Deep Ribbed Torsion Spring
Additional Information:	C5EST Torsion Spring
Overhead Door Trim Type:	Vinyl
Vinyl Trim Color:	White
Garage Door Opener:	Chamberlain® 1 1/4 HP Wi-Fi Belt Drive Battery Backup Garage Door Opener (Best)
Garage Door Opener:	Chamberlain® 1 1/4 HP Wi-Fi Belt Drive Battery Backup Garage Door Opener (Best)

Additional Options

Ceiling Insulation:	None
Wall Insulation:	None
Ceiling Finish:	None
Wall Finish:	None
Mounting Blocks:	No

For other design systems search "Design & Buy" on Menards.com

Date: 3/07/2025 - 5:16 AM
Design Name: Garage Design
Design ID: 324756923148
Estimated Price: \$16,474.96

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MENARDS
Design & Buy™
GARAGE

Hydronic Radiant Heat:	No
Anchor bolt:	Grip Fast® 1/2 x 10 HDG Anchor Bolt w/ Nut & Washer
Framing Fasteners:	Grip Fast® 3 x .120 30-34° Paper Hot-Dipped Galvanized Ring Shank Clipped Head Framing Nail - 2,000 Count
Sheathing Fasteners:	Grip Fast® 2-3/8 x .113 30-34° Paper Bright Ring Shank Clipped Head Framing Nail - 2,500 Count
Truss Fastener:	FastenMaster® TimberLOK® 5/16 x 6 Hex Drive Black Hex Head Timber Screw - 50 Count
Overhead Opening Hardware:	Yes

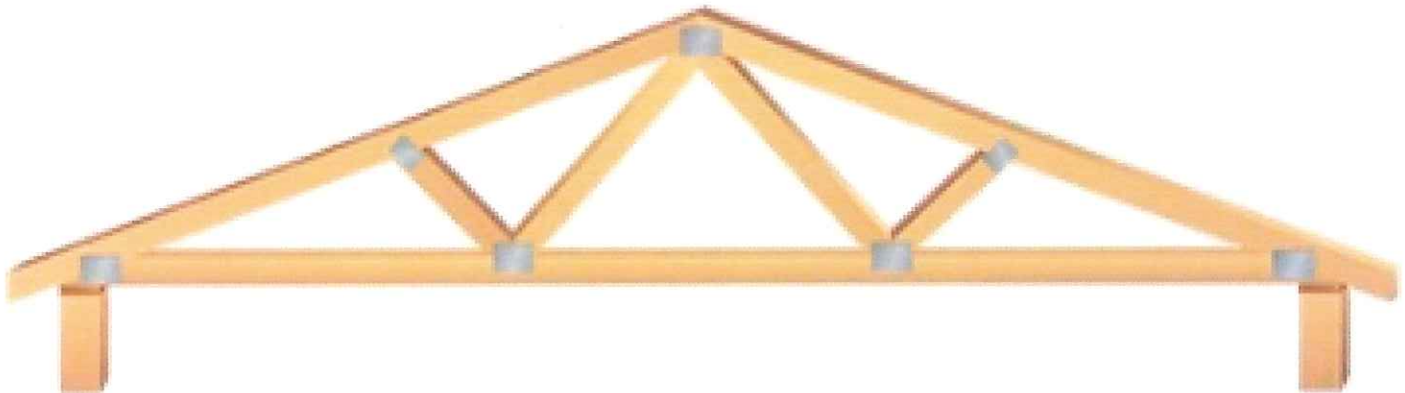
Date: 3/07/2025 - 5:16 AM
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Design ID: 324756923148
Estimated Price: \$16,474.96

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MENARDS®
Design & Buy™
GARAGE

Helpful Hints for Garage Construction

- Studs are estimated 16 inches on center with single treated bottom plate and double top plate.
- For 10- and 12-foot-tall buildings studs should be cut for an approximate 10- or 12-foot plate height.
- If steel is estimated (Pro-Rib or Pro-Snap), the steel lengths should be verified based off the actual framing. Plate height (stud length), truss heel and other framing should be confirmed. Steel is estimated to the inch, make sure the lengths are accurate based on final overall building design.
- Trusses included are estimated at 2 feet on center spacing. The design is based on the zip code provided, design and loading should be verified.
- Trusses should not be cut or modified with the exception of trimming the truss tails to the correct overhang.
- The bottom chord is designed to support standard ceiling and insulation materials.
- Dropped end trusses are estimated with 18 inch and 24 inch gable overhangs.



Date: 3/07/2025 - 5:16 AM
Design Name: Garage Design
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Menards Building Checklist Planning

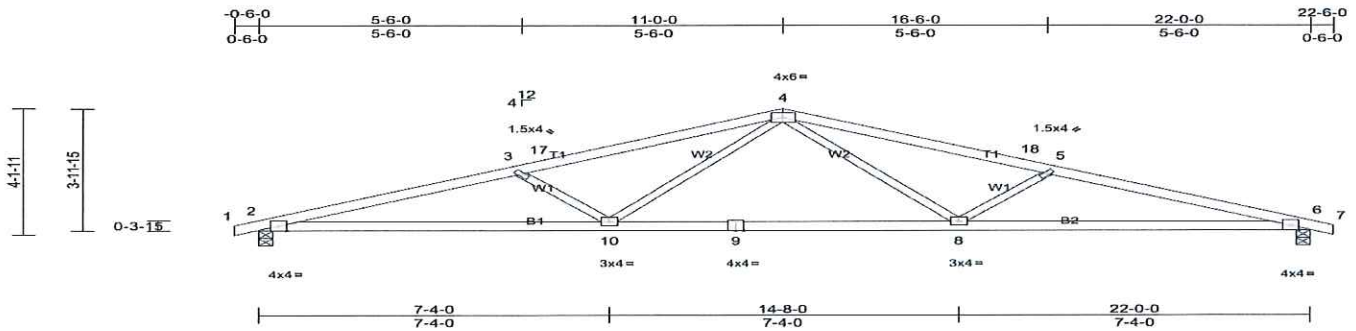
- Get a permit. Check restrictions, building codes or local zoning to make sure your design complies with all requirements.
- Contact local utilities to ensure construction will not disturb any electrical, cable or plumbing.
- If necessary, hire a professional to help with planning and construction.
- Consider site conditions including soil type, grade, and runoff before finalizing your design.
- Material estimates provided can be changed to meet your needs.
- Menards offers professional delivery of materials. Delivery is extra based on the distance from your local Menards store to your building site.
- Practice good safety habits, use PPE including eye protection & dust masks during construction.
- Make sure to follow good building practice and all manufacturer's instructions. Use all the hardware and fasteners recommended.

Date: 3/07/2025 - 5:16 AM
 Design Name: Garage Design
 Design ID: 324756923148
 Estimated Price: \$16,474.96

*Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.

MENARDS
Design & Buy™
GARAGE

Job QTREC0849183	Truss T1	Truss Type Common	Qty 1	Ply 1	Job Reference (optional)
Midwest Manufacturing, Eau Claire, WI		Run: 8:97 S 8:72 Sep 6 2023 Print: 8:720 S Sep 6 2023 MiTek Industries, Inc. Thu May 16 17:03:21			Page: 1
ID: TqR7Z1XBSPoFX6ZQeABvazFsaY-DHqYHuzq366i7NVMQJ3EXp5EY2y xDMe vonQtzFaZL					



Scale = 1:43.7

Loading (psf)	Spacing 2-0-0	CSI 2-0-0	DEFL in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL (roof) 30.0	Plate Grip DOL 1.15	TC 0.69	Vert(LL) -0.16	8-10	>999	240	MT20	197/144
Snow (Ps/Pg) 27.7/40.0	Lumber DOL 1.15	BC 0.61	Vert(TL) -0.36	8-10	>732	180		
TCDL 7.0	Rep Stress Incr YES	WB 0.39	Horiz(TL) 0.07	6	n/a	n/a		
BCLL 0.0*	Code IRC2009/TPI2007	Matrix-MS						
BCDL 10.0								
							Weight: 65 lb	FT = 15%

LUMBER
 TOP CHORD 2x4 SPF No.2
 BOT CHORD 2x4 SPF No.2
 WEBS 2x3 SPF Stud

BRACING
 TOP CHORD
 BOT CHORD

Structural wood sheathing directly applied or 3-0-7 oc purlins.
 Rigid ceiling directly applied or 10-0-0 oc bracing.
 MiTek recommends that Stabilizers and required cross bracing be installed during truss erection, in accordance with Stabilizer Installation guide.

REACTIONS (lb/size) 2=1071/0-3-8, (min. 0-1-11), 6=1071/0-3-8, (min. 0-1-11)
 Max Horiz 2=-40 (LC 8)
 Max Uplift 2=-105 (LC 9), 6=-105 (LC 10)

FORCES (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
 TOP CHORD 2-3=-2355/386, 3-17=-2047/305, 4-17=-1980/319, 4-18=-1980/319, 5-18=-2047/305, 5-6=-2355/386
 BOT CHORD 2-10=-318/2186, 9-10=-163/1460, 8-9=-163/1460, 6-8=-318/2186
 WEBS 4-8=-42/653, 5-8=-482/171, 4-10=-42/653, 3-10=-482/171

NOTES

- 1) Unbalanced roof live loads have been considered for this design.
- 2) Wind: ASCE 7-05; 90mph; TC DL=4.2psf; BCDL=6.0psf; h=25ft; Cat. II; Exp B; Enclosed; MWFRS (low-rise) exterior zone and C-C Exterior (2) zone; cantilever left and right exposed; end vertical left and right exposed; C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
- 3) TC LL: ASCE 7-05; Pr=30.0 psf (roof live load); Lumber DOL=1.15 Plate DOL=1.15; Pg=40.0 psf (ground snow); Ps=27.7 psf (roof snow); Lumber DOL=1.15 Plate DOL=1.15; Category II; Exp B; Fully Exp.; C1=1.10
- 4) Roof design snow load has been reduced to account for slope.
- 5) Unbalanced snow loads have been considered for this design.
- 6) This truss has been designed for greater of min roof live load of 12.0 psf or 1.00 times flat roof load of 27.7 psf on overhangs non-concurrent with other live loads.
- 7) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
- 8) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-06-00 tall by 2-00-00 wide will fit between the bottom chord and any other members.
- 9) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 105 lb uplift at joint 2 and 105 lb uplift at joint 6.
- 10) This truss is designed in accordance with the 2009 International Residential Code sections R502.11.1 and R802.10.2 and referenced standard ANSI/TPI 1.

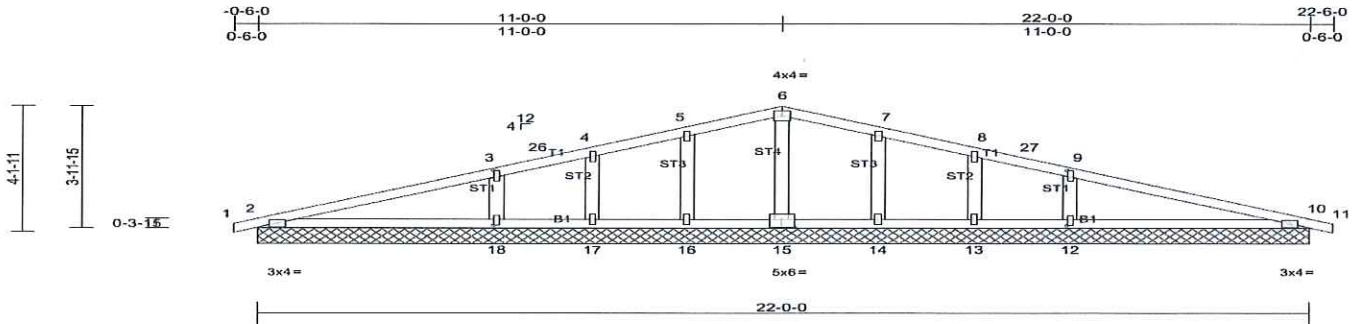
LOAD CASE(S) Standard

Date: 3/07/2025 - 5:16 AM
 Design Name: Garage Design
 Design ID: 324756923148
 Estimated Price: \$16,474.96

*Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.

MENARDS
Design & Buy™
GARAGE

Job QTREC0801817	Truss T1E	Truss Type COMMON	Qty 2	Ply 1	Job Reference (optional)
Midwest Manufacturing, Eau Claire, WI			Run: 6.61 S Aug 11 2022 Print: 6.610 S Aug 11 2022 Mitek Industries, Inc. Wed Aug 09 10:16:54		Page: 1
ID: WYYP?ERvkD6Vxva91N0vXypcV7-wr63qSGpLMOGflis?JOPlynTxH1rWbC5HaTT5syPCSN					



Scale = 1:43.7

Plate Offsets (X, Y): [3:0-2-8,0-0-12], [9:0-2-8,0-0-12], [12:0-2-6,0-0-12], [15:0-3-0,0-3-0], [18:0-2-6,0-0-12]

Loading	(psf)	Spacing	2-0-0	CSI	0.19	DEFL	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL (roof)	30.0	Plate Grip DOL	1.15	TC	0.19	Vert(LL)	n/a	-	n/a	999	MT20	197/144
Snow (Ps/Pg)	27.7/40.0	Lumber DOL	1.15	BC	0.12	Vert(TL)	n/a	-	n/a	999		
TCDL	7.0	Rep Stress Incr	YES	WB	0.07	Horiz(TL)	0.00	23	n/a	n/a		
BCLL	0.0*	Code	IRC2009/TPI2007	Matrix-MS								
BCDL	10.0										Weight: 71 lb	FT = 15%

LUMBER
 TOP CHORD 2x4 SPF No.2
 BOT CHORD 2x4 SPF No.2
 OTHERS 2x4 SPF Stud

BRACING
 TOP CHORD
 BOT CHORD

Structural wood sheathing directly applied or 6-0-0 oc purlins.
 Rigid ceiling directly applied or 10-0-0 oc bracing.
 Mitek recommends that Stabilizers and required cross bracing be installed during truss erection, in accordance with Stabilizer installation guide.

REACTIONS All bearings 22-0-0.
 (lb) - Max Horiz 2=-40 (LC 8), 19=-40 (LC 8)
 Max Uplift All uplift 100 (lb) or less at joint(s) 2, 10, 12, 13, 14, 16, 17, 18, 19, 23
 Max Grav All reactions 250 (lb) or less at joint(s) 13, 15, 17 except 2=279 (LC 1), 10=279 (LC 1), 12=417 (LC 15), 14=268 (LC 4), 16=268 (LC 3), 18=417 (LC 14), 19=279 (LC 1), 23=279 (LC 1)

FORCES (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
 TOP CHORD 2-3=-477/69
 BOT CHORD 2-18=-79/528
 WEBS 3-18=-299/109, 9-12=-299/109

- NOTES**
- 1) Unbalanced roof live loads have been considered for this design.
 - 2) Wind: ASCE 7-05; 90mph; TCCL=4.2psf, BCCL=6.0psf, h=25ft; Cat. II; Exp B; Enclosed; MWFRS (low-rise) exterior zone and C-C Exterior (2) zone; cantilever left and right exposed; end vertical left and right exposed; C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
 - 3) Truss designed for wind loads in the plane of the truss only. For studs exposed to wind (normal to the face), see Standard Industry Gable End Details as applicable, or consult qualified building designer as per ANSI/TPI 1.
 - 4) TCCL: ASCE 7-05; Pr=30.0 psf (roof live load; Lumber DOL=1.15 Plate DOL=1.15); Pg=40.0 psf (ground snow); Ps=27.7 psf (roof snow; Lumber DOL=1.15 Plate DOL=1.15); Category II; Exp B; Fully Exp.; Cl=1.10
 - 5) Roof design snow load has been reduced to account for slope.
 - 6) Unbalanced snow loads have been considered for this design.
 - 7) This truss has been designed for greater of min roof live load of 12.0 psf or 1.00 times flat roof load of 27.7 psf on overhangs non-concurrent with other live loads.
 - 8) All plates are 1.5x4 MT20 unless otherwise indicated.
 - 9) Gable requires continuous bottom chord bearing.
 - 10) Gable studs spaced at 2-0-0 oc.
 - 11) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
 - 12) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-06-00 tall by 2-00-00 wide will fit between the bottom chord and any other members.
 - 13) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 100 lb uplift at joint(s) 2, 10, 16, 17, 18, 14, 13, 12, 2, 10.

LOAD CASE(S) Standard



DATE: March 12, 2025

TO: Plan Commission

FROM: Jack Johnston, Assistant City Administrator/Community Development Director

RE: **Property Seeking a Comprehensive Plan Map Amendment Recommendation;** from Agricultural to Industrial; Tax Parcel 59271822750 (southeast corner of STH 57 and CTH PP) Sargento Cheese, Inc. (enclosure)
Property Seeking Rezoning Recommendation; A petition to rezone ~66.27 acres of land on the existing parcel with tax-key 59271822750 (southeast corner of STH 57 and CTH PP). Property is currently zoned A Agricultural and seeking HI Heavy Industrial zoning district. Sargento Cheese, Inc. (enclosure)

Background:

Sargento Cheese Inc. recently acquired the ~66.27 acre property located at 1587 Highway 57 in the City of Plymouth located on the southeastern corner of STH 57 and CTH PP.

The property was originally two separate parcels of ~36 and ~30 acres respectfully. Sargento recently recorded an affidavit of merger for the two parcels at the Sheboygan County Register of Deeds Office in February to combine them into one parcel. The new parcel number is 59271822750

The current zoning and future land use designation for the property is Agricultural. In an effort to accommodate potential future development, Sargento has submitted a request for rezoning to HI Heavy Industrial and a comprehensive plan amendment to change its future land use to industrial.

Comprehensive Plan: The current future land use map designates Parcel No. 59271822750 as Agricultural. Sargento is seeking an amendment to reclassify the parcel as Industrial. Initially identified as a potential hotel site, the developer has shifted focus to multi-family housing. Given a vast majority of adjacent future land uses are designated as industrial in that area, staff supports this amendment to the comprehensive plan.

Rezoning: The parcel is presently zoned A Agricultural, and the request is to rezone it as HI Heavy Industrial. Adjacent Properties:

- North: Weber's Gas Station (B-3 Business Highway) & Toro Company (HI Heavy Industrial)
- South: Not Applicable (Town of Plymouth parcel, appears to be partially tilled vacant agricultural land)
- East: (one single family home – Town of Plymouth), Certainteed, Culligan, Kurtz ERSA (HI Heavy Industrial)
- West: Not Applicable (Town of Plymouth parcels, appear to be agricultural with housing)

The City's comprehensive plan does not identify the area for future residential development. As a majority of the adjacent properties owners already have HI Heavy Industrial zoning as well as a future land use designation as industrial, staff supports the rezone request to align this property's zoning and future land use designation with adjacent properties.

Public Notices:

Both the comprehensive plan amendment and rezoning petition require public noticing and a hearing before the Common Council before final adoption by ordinance/statute. The rezone notice requires a class 2 notice with the last notice at least one week prior to the public hearing at the Common Council. The comprehensive plan amendment requires a 30 day notice prior to the public hearing. A 10 day by mail notice is also required to any nearby municipalities within 1,000 feet of the affected properties. These notices will be published in the Plymouth review leading up to Common Council action.

Future Site Plan Review

Sargento has provided a preliminary site plan for future development of the property in accordance with the requirements of the rezoning application. The current site plan shows one large building near the northern end of the property along with two driveways – one for trucks and one for regular passenger vehicles with a large parking lot. City staff will continue to work with Sargento on the future development of the site should the rezone request and comprehensive plan be approved by the Common Council. A full site plan application will have to come back for Plan Commission review and approval prior to any future development of the site.

Next Steps

The Common Council will consider the rezoning and comprehensive plan amendment request at a meeting later in the spring and will hold a public hearing for both requests. Due to public noticing requirements for both the rezone and comprehensive plan request, the earliest the Common Council could consider this request would be a May Common Council meeting.

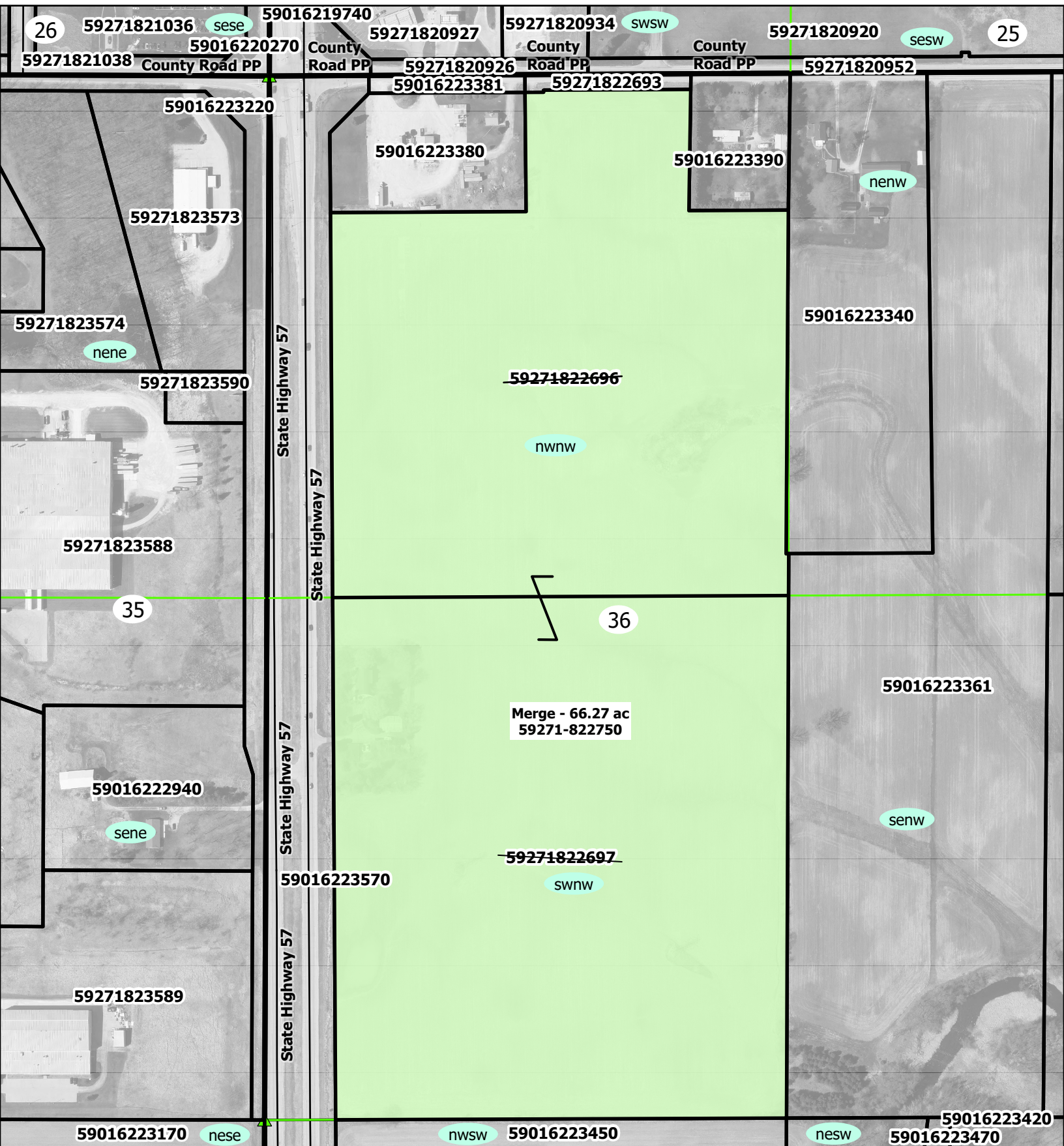
Recommendation:

Staff recommends the Plan Commission approve the Comprehensive Plan Amendment to Industrial from Agricultural, as well as rezoning request from A - Agricultural to HI - Heavy Industrial.

Attachments:

- Preliminary Site Plan from Sargento

Action	Date	Status
Rezone and Comp Plan meeting at Plan Commission; recommendation	4/3/2025	This meeting
Comp Plan Public Notice in <i>Plymouth Review</i>	4/11/2025	To be published
Rezone Public Notice in <i>Plymouth Review</i>	4/25, 5/2	To be published
Mailer to nearby municipalities within 1,000' for affected area	Before 5/3	To be mailed
Rezone and Comp Plan Public Hearing at Common Council	Approx. 5/13/2025	TBD
Common Council Final Action on Rezone and Comp Plan	Approx. 5/13/2025	TBD



Split 2025-23
 Sargento Merge
 Aftt/Merge #2174471

0 0.010.03 0.06 Miles





DATE: March 20, 2025

TO: Plan Commission

FROM: Jack Johnston, Assistant City Administrator/Community Development Director

RE: **Certified Survey Map Recommendation;** Existing parcels with Tax-keys 59271821046 & 9271821047 for a new certified survey map creating 2 parcels of 25.089 acres and 6.875 acres. SCEDC (enclosure)
Rezoning Petition Seeking Recommendation; A petition to rezone 6.875 acres of land on the existing parcel with tax-key 9271821047. Property is currently zoned R-5 Traditional Neighborhood and seeking R-4 Multi-Family Residential zoning district. Stroebel. (enclosure)

Background:

As part of the SCEDC 94 lot residential subdivision project, they are also proposing split off 6.875 acres of land for a separate developer. The developer, Duey Stroebel, has included a concept map for the eventual build out of nine, four-unit senior condominium housing units (36 housing units in total). As part of the plan, Mr. Stroebel is seeking a rezone of the newly created 6.875 acre lot from R-5 traditional neighborhood to R-4 Multi Family Residential as the R-4 district supports this use.

Comprehensive Plan / Rezoning Request:

The City's future land use map within the 2022 Comprehensive Plan identifies this area to be residential. As such, no comprehensive plan amendment would be required for this project. The CSM creates two conforming lots to City Code.

Mr. Stroebel has also applied to rezone the new 6.875 acre lot from R-5 to R-4 as the R-4 district allows multi-family developments. City staff reviewed the request and agreed it would be the correct zoning designation for this development.

Shoreland Zoning/Wetlands/Floodplain:

A portion of both lots shows the existence of wetlands per Sheboygan County GIS. A full wetland delineation will be required prior to both the SCEDC project, as well as plans for the 6.875 acre development.

Condo Plat Process:

As Mr. Stroebel has indicated he would like to develop the 6,875 acre lot into condominiums, the City's condo plat process must be followed. The Condo Plat process is regulated by Sec. 14-1-22 of the Plymouth Municipal Code. In short, the City only requires preliminary plat approval for condominium plats which is regulated through Sections 14-1-30 through 14-1-32 of the Plymouth Municipal Code. City staff recommends the applicant consult with these code sections as they consider moving forward with the condominium development.

Access:

The condominium development is shown to have access on the future road for the SCEDC subdivision (no direct access off of Pleasant View Road). Final roadway and access designs will come before the Plan Commission for consideration when both SCEDC and Mr. Stroebel submit future plans.

Public Works/Plymouth Fire Department Review:

As this portion of the project includes a simple lot line adjustment, no Fire Department or Public Works review is required. Once the developer comes back for final site plan review and approval by the Plan Commission, both the Fire Department and Department of Public Works will conduct a thorough review. Staff recommends the developer work with City staff as they continue to work on their final site plan.

Engineering Review:

The CSM was sent to Jay Panetti at Gremmer Engineering for engineering review. Mr. Panetti has submitted a letter with minor corrections to be made to the CSM. All corrections are administrative and minor and should not preclude the Plan Commission from making a recommendation on this matter. City staff would request the applicant make the corrections and submit a fresh map for final review prior to action by the Common Council meeting.

TID #7

The new 6.875 acre property off of Pleasant View Road is included in TID #7, created on September 24, 2024. TID #7 is a Mixed-Use District comprising approximately 246.47 acres in the eastern part of the City. As a mixed-use TID, no more than 35% of the district can consist of newly platted residential properties. This parcel was designated as a site for newly platted residential development in the TID #7 project plan. Therefore, residential development is permitted at this site without requiring an amendment to the TID project plan.

No development incentive is currently planned for this project in the TID #7 project plan. If a development incentive is requested, the developer must collaborate with City staff on a developer-paid pro forma review through Ehlers and enter into a development agreement. Approval of any such agreement is solely at the discretion of the Common Council and requires their review and approval. Additionally, any development incentive must satisfy the "but for" test, meaning the development would not occur—or not occur in a manner that serves the City's best interests—without the use of TIF.

Public Notices / Common Council Meeting:

The certified survey map and rezone request both require Common Council action for final approval/denial. The rezone request also requires a public hearing and class 2 notice in the *Plymouth Review* prior to the public hearing.

Staff Recommendation:

Staff requests the Plan Commission recommend approval of both the CSM (with corrections) and rezone request from R-5 to R-4 for the 6.875 acre parcel. These motions should be done via separate motions.

Copies Mailed/Emailed To:

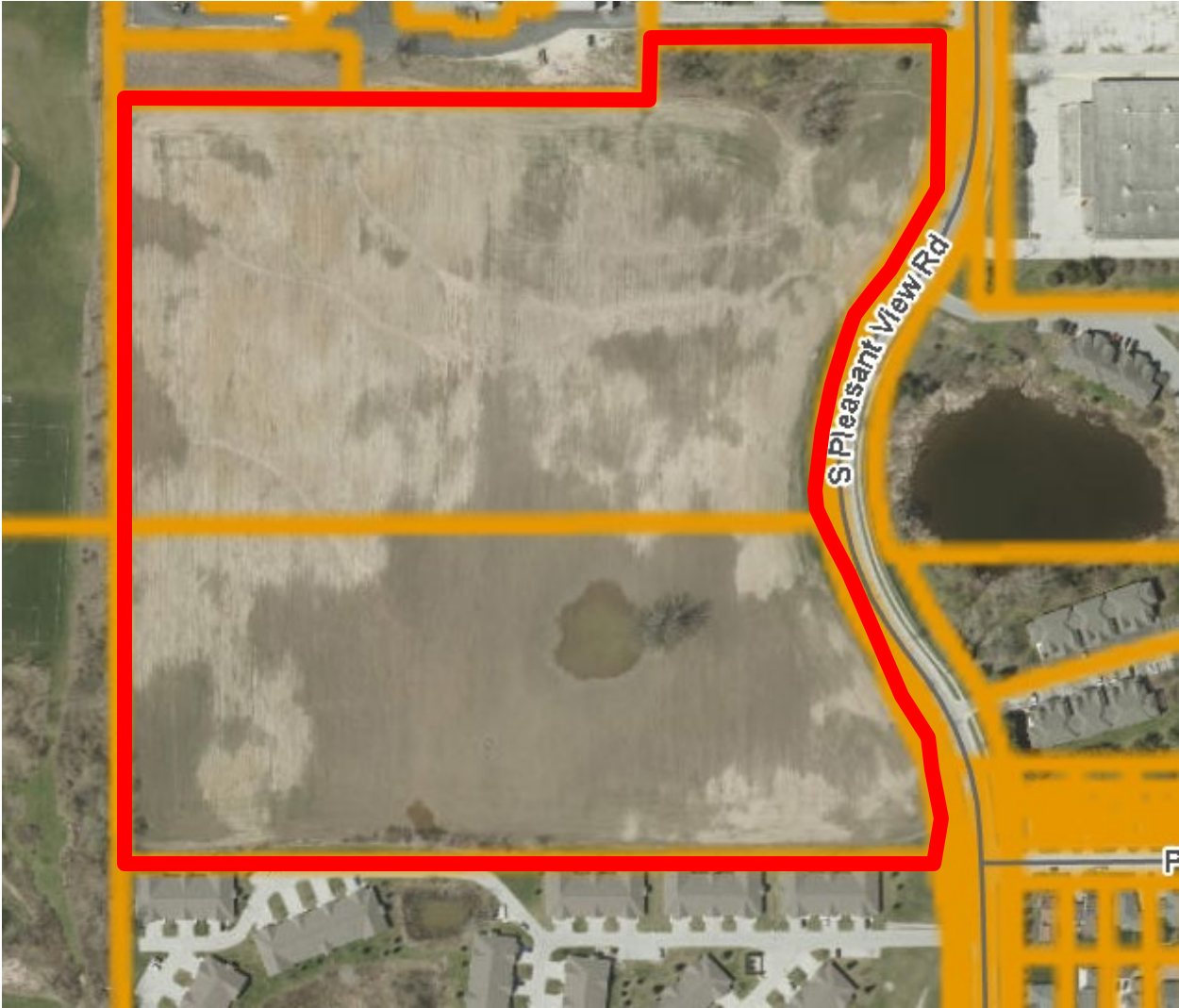
- I. Duey Stroebel: lakeshorecarpentry@gmail.com
- II. Brian Doudna, SCEDC: dstroebel@terrace-realty.com

Attachments:

- I. GIS Map
- II. CSM
- III. Engineering Review Letter

Action	Date	Status
Plan Commission Meeting	4/3/2025	This meeting
Rezone Public Notice in <i>Plymouth Review</i>	4/11/2025; 4/18/2025	To be Published
Common Council Meeting and Public Hearing; potential final action	4/26/2025	Upcoming

Attachment I:

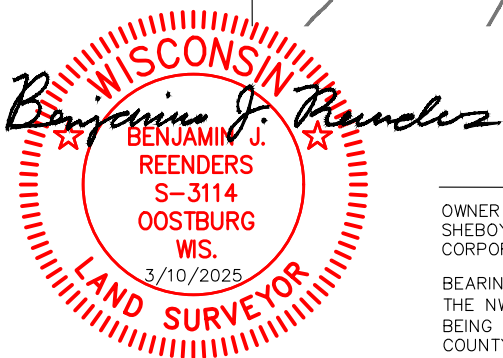
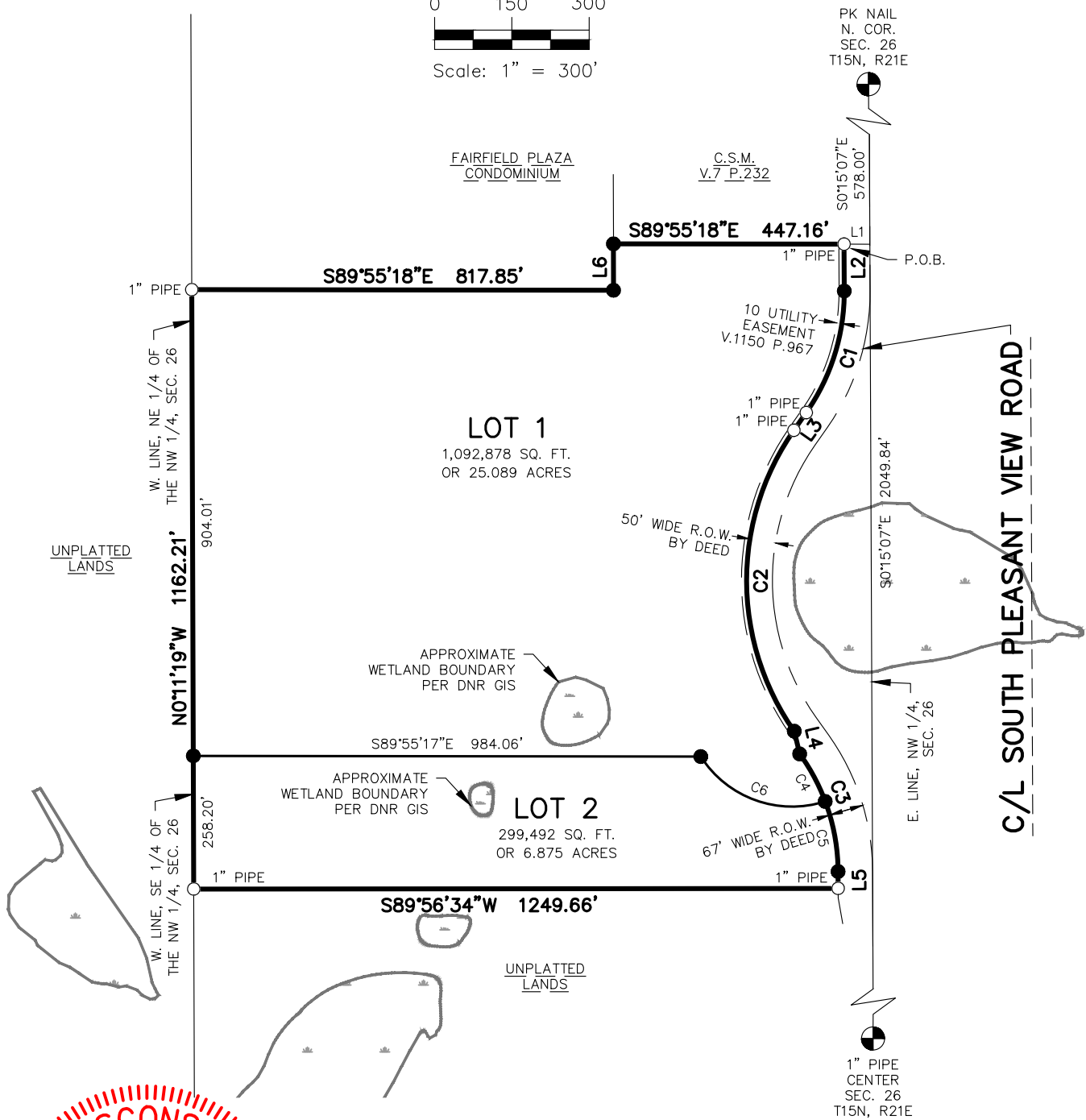
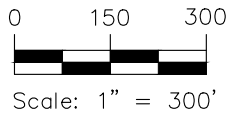


CERTIFIED SURVEY MAP

PART OF THE NE 1/4 OF THE NW 1/4 AND THE SE 1/4
OF THE NW 1/4 OF SECTION 26, T15N, R21E,
CITY OF PLYMOUTH, SHEBOYGAN COUNTY, WISCONSIN.

LEGEND

- = Set 3/4"x18" Rebar
min. 1.13 lbs. per foot
- = Found Iron Pipe
- ⊕ = Section Corner Monument



NOTES:

OWNER AND SUBDIVIDER:
SHEBOYGAN COUNTY ECONOMIC DEVELOPMENT CORPORATION

BEARINGS ARE BASED ON THE EAST LINE OF THE NW 1/4 OF SECTION 26, T15N, R21E, AS BEING S0°15'07"E PER THE SHEBOYGAN COUNTY COORDINATE SYSTEM.

100 South 10th Street
Oostburg, WI 53070
920-547-0599

CEDAR CREEK SURVEYING, LLC
ENGINEERS • SURVEYORS • DRAFTERS
www.cedarcreeksurveying.com

FILE No.: 2025014S DATE: 3/10/2025 PAGE: 1 OF 3

CERTIFIED SURVEY MAP

PART OF THE NE 1/4 OF THE NW 1/4 AND THE SE 1/4 OF THE NW 1/4 OF SECTION 26, T15N, R21E, CITY OF PLYMOUTH, SHEBOYGAN COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Benjamin J. Reenders, Professional Land Surveyor, hereby certify:

That I have surveyed, divided and mapped a part of the Northeast 1/4 of the Northwest 1/4 and the Southeast 1/4 of the Northwest 1/4 of Section 26, T15N, R21E, City of Plymouth, Sheboygan County, Wisconsin bounded and described as follows:

Commencing at the North 1/4 corner of said Section 26; thence S0°15'07"E 578.00 feet along the East line of said Northwest 1/4; thence N89°55'18"W 50.00 feet to the West right-of-way line of South Pleasant View Road and the POINT OF BEGINNING of this description; thence S0°15'07"E 90.86 feet along said West right-of-way line; thence Southerly 250.95 feet along said West right-of-way line on a 408.37 foot radius curve to the right, the chord of which bears S17°21'08"W 247.02 feet; thence S34°57'23"W 41.89 feet along said West right-of-way line; thence Southerly 621.44 feet along said West right-of-way line on a 508.37 foot radius curve to the left, the chord of which bears S0°03'48"E 583.47 feet; thence S13°22'18"E 45.28 feet along said West right-of-way line; thence Southeasterly 243.78 feet along said West right-of-way line on a 391.39 foot radius curve to the right, the chord of which bears S18°05'48"E 239.86 feet; thence S0°15'07"E 32.75 feet along said West right-of-way line; thence S89°56'34"W 1249.66 feet; thence N0°11'19"W 1162.21 feet along the West line of the Southeast 1/4 of the Northwest 1/4 and the Northeast 1/4 of the Northwest 1/4; thence S89°55'18"E 817.85 feet; thence N0°00'43"W 90.00 feet; thence S89°55'18"E 447.16 feet to the point of beginning.

This parcel contains 1,392,370 square feet or 31.964 acres.

That such map is a correct representation of the exterior boundaries of the land surveyed and the division thereof.

That I have fully complied with provisions of Section 236.34 of the Wisconsin Statutes and the subdivision regulation of the City of Plymouth in surveying, dividing and mapping the same.

Benjamin J. Reenders Dated this 10th day of March, 2025
Benjamin J. Reenders PLS S-3114



Line Table		
Line #	Direction	Length
L1	N89°55'18"W	50.00'
L2	S0°15'07"E	90.86'
L3	S34°57'23"W	41.89'
L4	S13°22'18"E	45.28'
L5	S0°15'07"E	32.75'
L6	N0°00'43"W	90.00'

Curve Table					
Curve #	Delta	Arc	Radius	Bearing	Distance
C1	35°12'32"	250.95'	408.37'	S17°21'08"W	247.02'
C2	70°02'23"	621.44'	508.37'	S0°03'48"E	583.47'
C3	35°41'14"	243.78'	391.39'	S18°05'48"E	239.86'
C4	15°21'10"	104.87'	391.39'	S28°15'51"E	104.56'
C5	20°20'05"	138.91'	391.39'	S10°25'13"E	138.18'
C6	75°16'59"	275.93'	210.00'	S70°11'06"E	256.50'

100 South 10th Street
Oostburg, WI 53070

920-547-0599

CEDAR CREEK SURVEYING, LLC

ENGINEERS • SURVEYORS • DRAFTERS

www.cedarcreeksurveying.com

CERTIFIED SURVEY MAP

PART OF THE NE 1/4 OF THE NW 1/4 AND THE SE 1/4 OF THE NW 1/4 OF SECTION 26, T15N, R21E, CITY OF PLYMOUTH, SHEBOYGAN COUNTY, WISCONSIN.

CORPORATE OWNERS CERTIFICATES

Sheboygan Economic Development Corporation, as owner, does hereby certify that we have caused the lands described herein to be surveyed, divided, and mapped as represented on this map. We also certify that this map is required to be submitted to the City of Plymouth for approval.

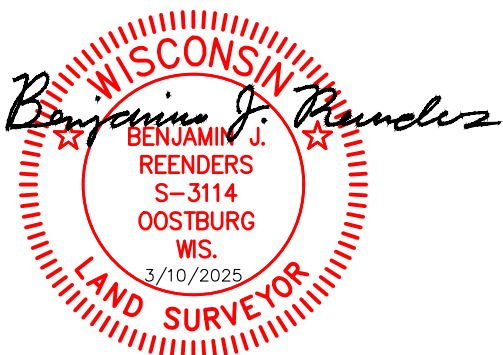
_____ Dated _____, 2025
Brian Doudna, Executive Director

CITY PLANNING COMMISSION APPROVAL CERTIFICATE

Resolved that the Certified Survey Map in the City of Plymouth is hereby approved by the Planning Commission of the City of Plymouth.

on this _____ day of _____, 2025.

Secretary:



This instrument was drafted by Benjamin J. Reenders.



100 South 10th Street
Oostburg, WI 53070
920-547-0599

CEDAR CREEK SURVEYING, LLC
ENGINEERS • SURVEYORS • DRAFTERS
www.cedarcreeksurveying.com

FILE No.: 2025014S DATE: 3/10/2025 PAGE: 3 OF 3

**Certified Survey Map for Sheboygan County Economic Development Corporation
Preliminary CSM dated 3/10/2025
Certified Survey Map Review conducted 3/26/2025**

The Chapter/Section numbers listed below refer to Wis. Stats. Chapter 236.34 and the City of Plymouth Code of Ordinances, Title 14 – Subdivision Regulations.

<u>Ch./Sec.</u>	<u>Comment</u>
236.34 (1m)(c)	<p><i>The map shall be prepared in accordance with ss. 236.20 (2)(f) The exact width of all easements, streets and alleys. Add the foot symbol to the 10' utility easement shown on Sheet 1.</i></p> <p><i>The map shall be prepared in accordance with ss. 236.20 (2)(k) All curved lines shall show...the central angle subtended. The deltas for Curve C4 and C5 don't add up to the delta shown for Curve C6. Change the delta for Curve C4 to 15°21'09' on Sheet 2.</i></p>
236.34 (1m)(d)(1.)	<p><i>By whose direction the professional land surveyor made the survey, division, and map of the land described on the certified survey map. Include the "by whose direction" information with the beginning portion of the Surveyor's Certificate on Sheet 2.</i></p>
14-1-42 (c) (2)	<p><i>Setbacks or building lines required by the common council and the city Zoning Code. On Sheet 1, list the setbacks according to the appropriate zoning for Lot 1 and Lot 2.</i></p>
14-1-42 (c) (6)	<p><i>Name and address of the owner, subdivider and surveyor. Add the address to the owner/subdivider name at the bottom of Sheet 1.</i></p>
14-1-42 (c) (8)	<p><i>Present zoning for the parcels. On Sheet 1, label the appropriate zoning for Lot 1 and Lot 2.</i></p>
14-1-42 (e)	<p><i>Certificates. The common council, after a recommendation by the reviewing agencies, shall certify its approval on the face of the map. Add a common council approval certificate to Sheet 3.</i></p>



DATE: March 27, 2025

TO: Plan Commission

FROM: Jack Johnston, Assistant City Administrator/Community Development Director
Tim Blakeslee, City Administrator/Utilities Manager

RE: **Preliminary Plat Seeking Approval;** Tax-key 59271821046 and a portion of tax-key 59271821047 (approximately 25.089 acres in total), regarding consideration for a preliminary plat for a 94-lot residential subdivision in the R-5 Traditional Neighborhood District. Sheboygan County Economic Development Corporation (enclosure)

Background:

Sheboygan County Economic Development Corporation (SCEDC) has submitted a preliminary plat for a new 94 lot residential subdivision on the west side of Pleasant View Road directly north of the Briarwood Cottages. The homes will be single-family. The project site is currently made up of two parcels totaling ~32.86 acres. The subdivision project will total approximately 25.089 acres when completed. A separate 2-lot CSM is also being considered at the April Plan Commission meeting to split off ~6.875 acres on the southern end of the property for another developer with intentions of constructing condominium units.

Preliminary Plat vs Final Plat

Land divisions that create 5 or more new lots are considered major land divisions and are subject the preliminary and final plat process as dictated by Title 14, Chapter 1, Article D of the Plymouth Municipal Code. Land divisions of less than 5 lots can be accomplished through a certified survey map (CSM) and are held to different, less rigorous standards. As this plan calls for the eventual division into 94 residential lots, along with R-O-W dedication and out-lots, the preliminary plat process is the appropriate first step in this subdivision gaining approval.

The preliminary plat is the first step in the approval of a major land division. PMC 14-1-32(b) notes that the preliminary plat approval process is to be considered “an expression of approval or conditional approval of the layout submitted as a guide to the preparation of the final plat, which will be subject to further consideration by the plan commission and common council at the time of its submission.” As such, final engineering documents, roadways designs, etc. are not required for the preliminary plat approval. If the preliminary plat is approved, the developer would then prepare and submit those necessary documents for consideration with the final plat at a future time.

Comprehensive Plan/Zoning/Setbacks:

The City’s future land use map within the 2022 Comprehensive Plan identifies this area to be residential. As such, no comprehensive plan amendment would be required for this project.

The current parcels are both zoned R-5 traditional neighborhood. This district encourages smaller lot sizes (6000 square feet up to 0.75 acres) with greater flexibility in terms of building setbacks. Once completed, the development will be similar in feel to the Vintage neighborhood directly to the southeast of the property across Pleasant View Road. City staff conducted a review of all 94 proposed lots to ensure they are conforming to the R-5 district in regards to size, lot frontage, etc.

Roadways/Right-of-Way Dedication:

The plan calls for the dedication of ~5.673 acres of land for public right-of-way. City code requires 60' R-O-W which are shown on the preliminary plat for all future roadways. Final roadway designs will be required to be submitted prior to final plat consideration. Those roadway designs and construction will be for the developer to complete. Both initial roadway designs and final construction will be reviewed by the City prior to considering accepting them as public improvements and must be design and built to City standard. The developer should work with the Department of Public Works to understand those requirements.

The proposal also includes the installation of sidewalks on both sides of the new roadways.

Traffic:

Intersections between the new road in the subdivision (currently unnamed) and Pleasant View Road will be controlled by a one-way stop sign, allowing traffic on Pleasant View to continue uninterrupted.

Through project increment generation, estimated at \$26 million, this project will contribute to traffic improvements outlined in the TID #7 project plan. These include signal upgrades at Pleasant View/Eastern (signal timing study, control upgrades), Highland/Eastern (signal timing study, cabinet and traffic loop replacements, lighting, and electrical), and Eastern/Carr (signal installation).

Staff will continue to monitor traffic conditions to determine if any intermediate adjustments are necessary before the TID #7 projects are completed. Given the improvements this project will help support and because Pleasant View Road and Eastern Avenue is already a signalized intersection, Staff is not requiring a full Traffic Impact Analysis as part of the development agreement.

Stormwater/Erosion Control:

Final stormwater/erosion control plans will have to be submitted with the final plat. Those documents will be reviewed and recommended for approval by City staff before consideration by the Plan Commission. The initial preliminary plat shows an out lot on the northeastern corner of the development that may be used to house stormwater.

Parking:

City code requires at least 2 parking spaces per each dwelling unit. This would mean the property would need to be serviced by a minimum of 188 parking spaces. The applicant has indicated to staff that the units would be serviced by attached garages.

Shoreland Zoning/Wetlands/Floodplain:

The area is not within City shoreland or floodplain areas. Two small wetland areas are shown on the project site per publicly available GIS data. One area is located on the majority of proposed lot 39. The other area is located off of the preliminary plat area on the property to be divided off. In any case, the City would require a full wetland delineation prior to final plat consideration.

Subdivision Name:

The subdivision does not currently have a name. The developer will have to supply a name on the final plat map and related documents. The name must be unique to the City of Plymouth and any other Sheboygan County subdivisions.

Developers Agreement/TID #7

The new 25.089 acre property off of Pleasant View Road is included in TID #7, created on September 24, 2024. TID #7 is a Mixed-Use District comprising approximately 246.47 acres in the eastern part of the City. As a mixed-use TID, no more than 35% of the district can consist of newly platted residential properties. This parcel was designated as a site for newly platted residential development in the TID #7 project plan. Therefore, residential development is permitted at this site without requiring an amendment to the TID project plan.

The City and the SCEDC has finalized a development agreement to build at least 90 single-family homes (with the current proposal at 94), with construction required to begin by June 30, 2026. The development is expected to generate \$26 million in new assessed valuation. The Common Council directed the use of \$2.0 million from the Housing Increment Fund (totaling about \$2.4 million) instead of a typical pay-go TID funding model to support the project. This approach allowed the SCEDC to apply for and receive a Wisconsin Housing and Economic Development Authority (WHEDA) loan through the state at a 1% interest rate. WHEDA does not allow funding from an active TID but permits funding from the Housing Increment Fund. The intent is for the Housing Increment Fund to be replenished by the new tax increment generated by the project within approximately eight to nine years.

Public Works/Plymouth Fire Department Review:

DPW Director Austin has submitted a review letter showing the preliminary plat shows appropriate R-O-W dedications at 60'. Her letter also notes that the department has no objections to the consideration of approving the preliminary plat at this time, but does note final engineering reports and associated documents will be required to be submitted and reviewed by the City at the time of final plat consideration and approval by the City.

Plymouth Fire Department Chief Ryan Pafford has also supplied a staff report with no objections to the preliminary plat.

Final Plat/Next Steps

As noted above, the developer will be required to submit the final plat for consideration along with the following documents as required by City code:

- Erosion control plans.
- Final street, plans.
- Final storm sewer plans.
- Final sanitary sewer plans.
- Final water plans.
- Final grading plans.
- Final park plans.
- Drainage flows.
- Groundwater presence.
- Public land dedications.
- All easements.
- Any changes from the preliminary plat

City staff may also request other relevant plans/documents for review along with the final plat material.

After those materials and the final plat are submitted, staff will review the materials for adherence to City code prior to bringing the final plat forward for approval. City Code does not require the Common Council to consider and approve the preliminary plat. Final plat approval will have to go through both the Plan Commission and Common Council for approval, however.

Department of Administration Approval:

The Wisconsin Department of Administration (DOA) will also be a reviewing body of the preliminary and final plat. The developer will have to work with the DOA to also obtain their approvals.

Staff Recommendation:

Staff recommends the Plan Commission consider approval of the preliminary plat. If approved, staff will work with the developer on necessary documents to be submitted along with any final plat alterations. Final plat approval will first be reviewed and recommended for approval by the Plan Commission will eventual final action by the Plymouth Common Council.

Copies Mailed/Emailed To:

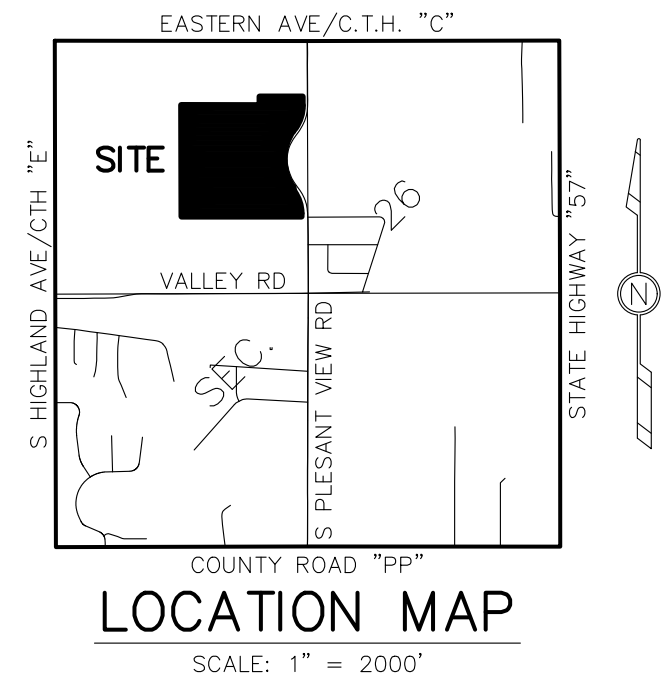
- I. Brian Doudna: doudna@sheboygancountyedc.com

Attachments:

- I. Preliminary Plat Map
- II. Plymouth Fire Department and Public Works/City Engineer Review

PRELIMINARY PLAT

Being a part of the NE 1/4 and SE 1/4 of the NW 1/4 of Section 26, Town 15 North, Range 21 East, City of Plymouth, Sheboygan County, Wisconsin.



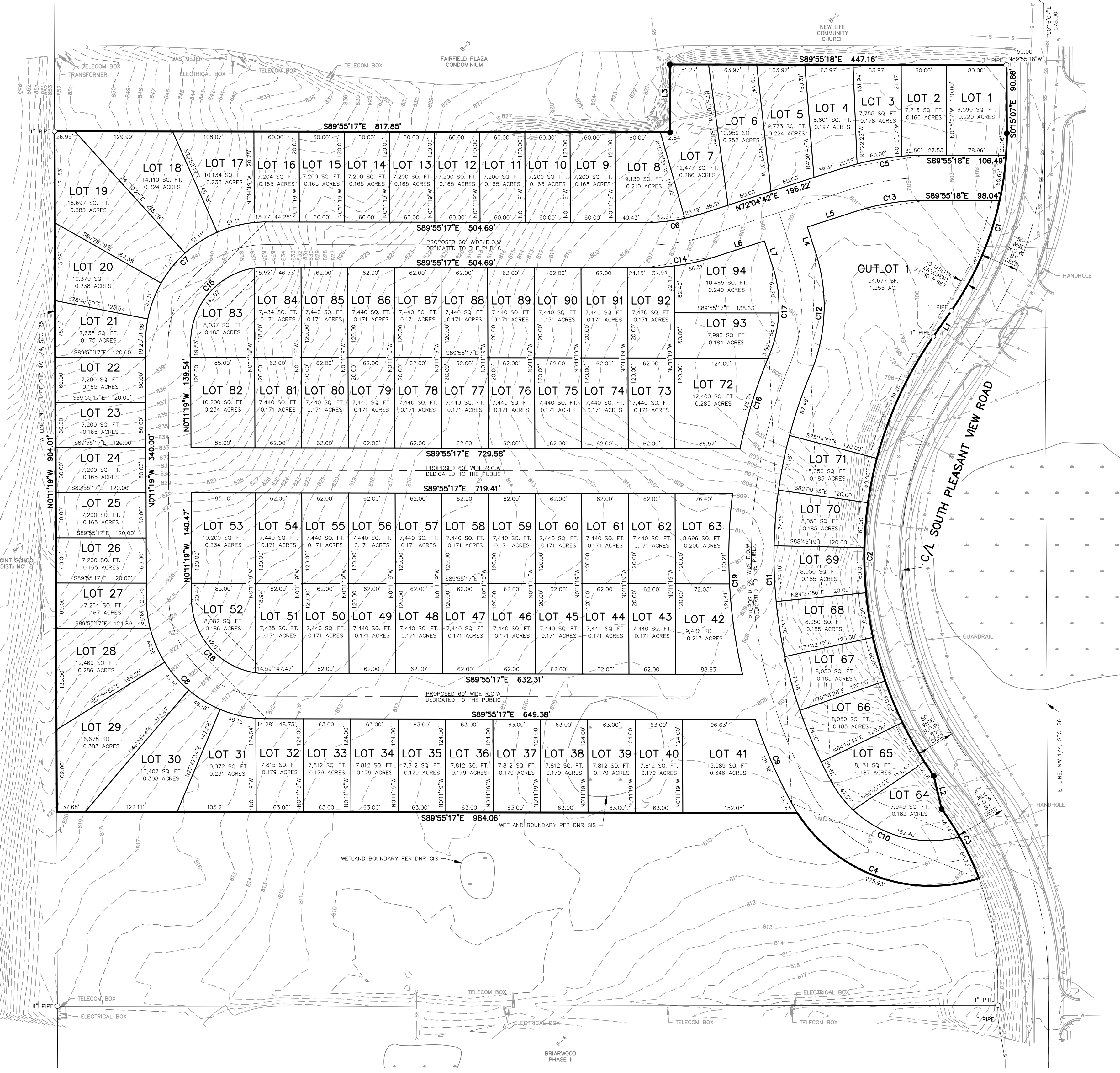
GENERAL NOTES:
 • CONTOURS ARE AT A ONE FOOT INTERVAL.
 • ELEVATIONS ARE NAVD88
 • 247,103 SQUARE FEET (OR 5,673 ACRES) ARE PROPOSED TO BE DEDICATED TO THE PUBLIC FOR ROAD RIGHT OF WAY PURPOSES.
 • NEIGHBORING ZONING IS NOTED ON THE DRAWING.

PROPOSED ZONING: R5 TRADITIONAL NEIGHBORHOOD DISTRICT
 MINIMUM REQUIREMENTS
 PARCEL SIZE - 6,000 SQUARE FEET FOR SINGLE FAMILY
 PARCEL WIDTH - 60' AT THE BUILDING LINE
 PARCEL STREET FRONTAGE - 45' ON AN IRREGULAR LOT
 FRONT YARD - 8'
 REAR YARD - 15'
 SIDE YARD - 5' MINIMUM, 12' TOTAL

BEARINGS ARE REFERENCED TO THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 26, T15N, R21E, AS BEING S01S°07'E PER THE SHEBOYGAN COUNTY COORDINATE SYSTEM

Line #	Direction	Length
L1	S34°57'23"W	41.89'
L2	S13°22'18"E	45.28'
L3	N0°00'43"W	90.00'
L4	N17°55'18"W	36.18'
L5	N72°04'42"E	68.11'
L6	S72°04'42"W	68.11'
L7	N17°55'18"W	36.18'

Curve #	Delta	Arc	Radius	Bearing	Distance
C1	351°2'32"	250.95'	408.37'	S17°21'08"W	247.02'
C2	70°02'23"	621.44'	508.37'	S03°03'48"E	583.47'
C3	152°1'10"	104.87'	391.39'	S28°19'51"E	104.56'
C4	79°18'16"	290.67'	210.00'	N68°10'27"W	268.01'
C5	18°00'00"	113.10'	360.00'	S81°04'42"W	112.63'
C6	18°00'01"	75.40'	240.00'	S81°04'42"W	75.09'
C7	90°16'02"	252.07'	160.00'	S44°56'42"W	226.80'
C8	89°43'58"	250.58'	160.00'	S45°03'18"E	225.75'
C9	10°07'17"	121.60'	688.37'	S23°27'47"E	121.44'
C10	76°23'46"	200.00'	150.00'	N66°43'12"W	185.51'
C11	51°15'14"	562.11'	628.37'	N25°33'48"W	543.55'
C12	40°39'07"	163.19'	230.00'	N22°41'5"E	159.79'
C13	18°00'00"	94.25'	300.00'	N81°04'42"E	93.86'
C14	18°00'01"	94.25'	300.00'	S81°04'42"W	93.86'
C15	90°16'02"	157.55'	100.00'	S44°56'42"W	141.75'
C16	10°45'52"	129.33'	688.37'	N17°20'53"E	129.14'
C17	40°39'07"	120.62'	170.00'	N22°41'5"E	118.10'
C18	89°43'58"	156.61'	100.00'	S45°03'18"E	141.09'
C19	20°06'40"	241.62'	688.37'	N3°09'10"W	240.38'



OWNER/SUBDIVIDER:
 SHEBOYGAN COUNTY ECONOMIC DEVELOPMENT CORPORATION
 508 NEW YORK AVENUE
 SHEBOYGAN, WISCONSIN 53081

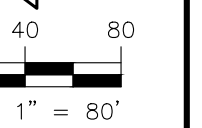
ENGINEER:
 ABEL VAN ESS
 ARCHITECTS
 1135A MICHIGAN AVENUE
 SHEBOYGAN WISCONSIN 53081

SURVEYOR:
 BENJAMIN J. REENDERS
 CEDAR CREEK SURVEYING, LLC
 100 SOUTH 10TH STREET
 OOSTBURG, WI 53070

- LEGEND**
- = County Monument
 - = Iron Stake Found
 - = Iron Stake Set
 - = Power Pole
 - = Light Pole
 - = Water Valve
 - = Hydrant
 - = Manhole
 - = Catch Basin
 - = Electric Line
 - = Sanitary Sewer Line
 - = Storm Sewer Line
 - = Water Line
 - = Telecom Line

100 South 10th Street
 Oostburg, WI 53070
 920-547-0599

CEDAR CREEK SURVEYING, LLC
 ENGINEERS • SURVEYORS • DRAFTERS
www.cedarcreeksurveying.com





DATE: March 13, 2025
TO: Plan Commission
FROM: Cathy Austin, Director of Public Works
RE: **Sheboygan County Economic Development Corp.
Preliminary Subdivision Plat – South Pleasant View Road**

Public Works Review

- **Roadway Right-of-way:**
 - The streets within the proposed subdivision will be considered *Local Streets*.
 - Municipal Code Section 14-1-70 indicates the following for Local Streets: *Local streets*. Streets designed primarily for access to abutting property and have a right-of-way width of not less than 60 feet and a pavement width of not less than 28 feet unless a greater pavement width is required by the plan commission or common council, together with curb and gutter of not less than 30 inches in width on each side.
 - The proposed right-of-way width is 60-feet wide which meets code.
- **Easements:**
 - Utility easements shall be shown on the Final Subdivision Plat.
- **Final Engineering Plans/Reports/Specifications:**
 - No plans/reports/or specifications for the public improvements have been submitted for City review at this time.

Recommendation

The Public Works Department has no objections to the approval of the preliminary plat with the following condition:

- Submission and approval from the Director of Public Woks on all Engineering Plans/Reports/and Specifications for the public improvements.

MEMORANDUM

To: City Administrator Blakeslee, Assistant City Administrator Johnston, Members of the Plan Commission

From: Fire Chief Ryan Pafford

Date: 3/27/2025

Re: SCEDC Preliminary Plat Map

After reviewing and considering the proposed site plan for the SCEDC Neighborhood Development, the Plymouth Fire Department has no concerns with the current proposal. As a reminder, Fire Department access needs to abide by the following code reference from NFPA 1, Chapter 18, Fire Department Access and Water Supply;

18.2.3.2.2

Fire apparatus access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150 ft (46 m) from fire apparatus access roads as measured by an approved route around the exterior of the building or facility.

18.2.3.5.1.1

Fire apparatus access roads shall have an unobstructed width of not less than 20 ft (6.1 m).

18.2.3.5.4 Dead Ends.

Dead-end fire apparatus access roads in excess of 150 ft (46 m) in length shall be provided with approved provisions for the fire apparatus to turn around.

If you have any other questions, please reach out.

920-893-3744

rpafford@plymouthfd.com

Sincerely,

Ryan Pafford, Chief

Plymouth Fire and Rescue