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**VILLAGE OF GERMANTOWN**
N112 W17001 MEQUON ROAD, GERMANTOWN, WI 53022

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| MEETING: | **PLAN COMMISSION** |
| DATE AND TIME: | **MONDAY, NOVEMBER 9, 2020 6:30 p.m.** |
| LOCATION: | **Germantown Village Hall Board Room**<br>**N112 W17001 Mequon Road** |

**NOTICE:** Pursuant to the current recommendation of the Centers for Disease Control and Prevention limiting the size of public gatherings, capacity within the Board Room will be limited. Members of the body and citizens may also attend the meeting virtually through the WebEx platform, Meeting #:126 449 0512 Password: PcuGsNss872 which can be accessed by phone at 408-418-9388 or by logging on at **https://villageofgermantown.my.webex.com/villageofgermantown.my/j.php?MTID=m2b304e6ba39ea176430fa70afe3e9842** Citizens wishing to view the meeting are encouraged to watch the live broadcast of the meeting through Channel 25 on Spectrum cable, or the livestream on the Village's website. Citizens not wishing to attend the meeting personally or virtually may submit any public comments by sending an email to comments@village.germantown.wi.us by 4 p.m. on the day of the meeting so that it can be provided to the members for their consideration.

I. **CALL TO ORDER** This meeting has been given public notice in accordance with Wisconsin Statutes, Section 19.83 and 19.84 in such form that will apprise the general public and news media of subject matter that is intended for discussion and action.

II. **ROLL CALL**

III. **PUBLIC INPUT/PUBLIC APPEARANCE** Please be advised per §19.84(2) that information will be received from the public, however, no action will be taken at this time. Written Public Comments should be directed to comments@village.germantown.wi.us by 4 p.m. on Monday, November 9th so that they can be provided to the members for their consideration.

IV. **APPROVAL OF MINUTES** October 12, 2020

V. **NEW BUSINESS**

A. David Leszczynski for Germantown Acquisitions LLC, Property Owner of 4.58 Acres at Elm Lane & Wasaukee Road known as Phase II of Woodland Ponds Estates - 4-Lot Certified Survey Map (CSM). **[ACTION]**

B. Christie Peterson & Chad Huibregtse, Applicants of Paws and Reflect Holding LLC - N112 W15490 Mequon Road. Site Plan Review for a Pet Grooming Business. **[ACTION]**

C. William & Andrea Aberman - W125 N11011 Strawgrass Lane. Zoning Permit to Install a Fence in a Drainage Easement. **[ACTION]**

D. Tammy Korte, Arcvision, Applicant for ARC Café USA001 LLC, Property Owner - N96 W17860 County Line Road & Kentucky Fried Chicken. Site Plan Review for Outside Building Renovations. **[ACTION]**

VI. **ANNOUNCEMENTS**

VII. **ADJOURNMENT**

*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 please contact the Village Clerk at (262)250-4740 at least 2 days prior to the meeting. Notice is given that a majority of the Village Board may attend this meeting to gather information about an item over which they have decision making responsibility. This may constitute a meeting of the Village Board per State ex rel. Badke v. Greendale Village Board, even though the Village Board will not take formal action at this meeting.*

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**PLAN COMMISSION MINUTES**
**October 12, 2020**

**CALL TO ORDER**: Chairman Wolter called the meeting to order at 6:30 pm.

**ROLL CALL**: Chairman Dean Wolter, Trustee Rep David Baum, Commissioners Tony Laszewski, Matt Kimmler, Bill Shadid, Bob Williams and Peter Nilles were in attendance. Also present were Community Development Director Jeff Retzlaff, Associate Planner Emily Zandt and Planning Assistant Lori Johnson.

**PUBLIC INPUT**: None

**APPROVAL OF MINUTES**:
***MOTION Baum second Laszewski to Approve the minutes from 9/14/20.***
***MOTION carried unanimously.***

***MGS Manufacturing Group - W190 N11701 Moldmakers Way***. Request for approval of a conditional use permit (CUP) to allow development within a 25' wetland setback on the 24-acre property. Planner Retzlaff summarized the proposal.

Chairman Wolter opened the Public Hearing at 6:38 pm.
Chairman Wolter closed the Public Hearing at 6:39 pm.

***MOTION Baum second Laszewski to Approve the Conditional Use Permit to MGS Mfg. to allow development within the 25' wetland setback areas and the proposed compensation as presented in the Wetland Setback Compensation Plan (dated October 6, 2020) pursuant to Section 24.04 of the Shoreland-Wetland Zoning Code and subject to the following conditions:***

1. ***The Property Owner shall prepare and submit an annual monitoring report to the Village and local DNR staff concerning the various management activities proposed in the plan, including the prairie grass planting and restoration. Said report shall, at a minimum, detail the type and amount of plantings, all activities carried out in the previous year and the observed success of all previous activities, recommendations for new or different activities needed to ensure success of the mitigation measures and management activities to be carried out, and a list of planned activities for the upcoming year. Said report shall be submitted annually at the end of each year beginning in 2021 for a period of three (3) years.***

Trustee Baum questioned why the swale is considered wetland. Planner Retzlaff explained the swale met DNR criteria to be considered wetland.

***MOTION carried unanimously***.

**Neumann Developments for Wrenwood LLC - Outlot 2 of Wrenwood Subdivision**. Request for approval of a conditional use permit (CUP) to allow development within a 25' wetland and 75' navigable waterway setback in the 145-acre Wrenwood subdivision. Planner Retzlaff summarized the proposal.

Chairman Wolter opened the Public Hearing at 6:48 pm.

- Susan Bernhard, N120 W14709 Freistadt Road - asked if there would be any more berms with the other new development to the north. Planner Retzlaff answered that is not known at this time. He explained the developers first step with excess topsoil is to find a location on site to use it. Chairman

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Wolter stated the leftover topsoil is from the infrastructure development and that topsoil should stay within the development.
- Jan Miller, W151 N10297 Windsong Circle West - was opposed to creating any kind of berm and said the dirt should be moved to a different location.

Chairman Wolter closed the Public Hearing at 6:55 pm.

***MOTION Baum second Shadid to Approve a Conditional Use Permit to Wrenwood LLC to allow development within the 25' wetland and 75' waterway setback areas and the proposed compensation as presented in the Wetland Setback Compensation Plan (dated August 31, 2020) pursuant to Section 24.04 of the Shoreland-Wetland Zoning Code and subject to the following conditions:***

1. ***The Developer or Homeowner's Association (or other subsequent owner of Outlot 2) shall prepare and submit an annual monitoring report to the Village and local DNR staff concerning the various management activities proposed in the plan, including the prairie grass planting and restoration. Said report shall, at a minimum, detail the type and amount of plantings, all activities carried out in the previous year and the observed success of all previous activities, recommendations for new or different activities needed to ensure success of the mitigation measures and management activities to be carried out, and a list of planned activities for the upcoming year. Said report shall be submitted annually at the end of each year beginning in 2021 for a period of three (3) years***.

Chairman Wolter explained some development is allowed to occur within the wetland setback area. Planner Retzlaff added that the 25-foot buffer was created by the Village as an additional setback for wetland on top of the DNR regulations.

***MOTION carried unanimously.***

**<u>Gehl Foods - N116 W15970 Main Street</u>**- Request for approval of an amendment the Gehl Foods Planned Development District (PDD), site development and building plans for a proposed Nitrogen Generation Facility and a Conditional Use Permit (CUP) for an accessory structure over 45' in height. Associate Planner Zandt summarized the proposal.

Chairman Wolter opened the Public Hearing at 7:12 pm.

- Janet Oleson, N114 W15821 Hilbert Lane - Chairman Wolter read her letter into the record. Ms. Oleson had concerns with Gehl Foods buying most of the houses on Main street, the Saxony Village development, dogs leaving waste on her grass, traffic and construction trucks.
- Robert Plastine, N118 W15735 Williams Drive - Chairman Wolter read his letter into the record. Mr. Plastine had questions regarding noise with the new nitrogen operation process and if a runtime window had been established; will Airgas maintain the existing nitrogen equipment as a backup.
- Julie Reichert, W156 N11580 Pilgrim Road - asked about the safety of having nitrogen in a residential neighborhood. Chairman Wolter stated the Fire Department indicated they have the correct equipment to respond and Washington County can also respond.
- Steven Buck, Gehl Foods - Explained nitrogen is not explosive or acts with other chemicals. He said Gehls will be using the same amount of nitrogen with this unit but will not need to use the tanker truck for trucking in nitrogen. He said the location for the new tank was picked because it has the least impact to the neighborhood and site traffic.

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- Scott Barkow, W154 N11651 Daniels Drive - asked if the nitrogen unit would deplete oxygen from the air, and how much noise will it cause. Mr. Buck, Gehl Foods, said it the unit would take oxygen from the air but not significantly. He said the units sound decibel would be at 83 or well below the requirements and lower than the nitrogen unloading. He explained the process will generate the oxygen on site instead of bringing it in. Mr. Barkow asked why Gehls was not in the industrial park instead of downtown Germantown. Chairman Wolter commented that Gehls growth has occurred over many years, and when their last development application came forward, they agreed to look into bringing the noise level down as part of the proposal. Planner Retzlaff stated when the PDD was approved, other similar issues were raised and Gehls agreed to make a strong commitment to reduce noise, and the cooling units would be at the top of their list.
- Jan Miller, W151 N10297 Windsong Circle West - asked the Plan Commission to deny the proposal. She said there wasn't a plan how the nitrogen would move to the plant or how it would be delivered. She said 52 feet is more than the code allows and the Village keeps making exceptions for Gehls. She asked if Airgas could make a new silo within the 45-foot regulation adding the compressor or evaporator would still make noise.
- Art Zabel, N97 W15736 Burr Oak Road - asked if the unit should be located where other towers located on the site instead of standing alone. Mr. Buck explained the new unit will supply gaseous oxygen to the plant and there would be no liquid nitrogen to the facility. He said it would stay within the fenced area and does not need to be attached to the facility. The unit would be located on the lot far enough away from traffic on site and the community.

Chairman Wolter closed the Public Hearing at 7:38 pm.

***MOTION Baum second Laszewski to Approve the Conditional Use Permit (CUP) for the proposed 52' tall cold box silo for the proposed Nitrogen Generation Facility addition to the Gehl Foods food production plant located at N116 W15970 Main Street subject to the following conditions:***

1. ***If the use, activities and/or operation subject of this permit falls out of conformity with the conditions herein, or where there is a change in the nature, character, intensity or extent of the permitted conditional uses and activities which cause special problems or harmful effects associated with the permitted uses and activities that were not revealed or anticipated at the time this CUP was granted, or, where conditions imposed by this CUP that were anticipated to mitigate or eliminate harmful effects associated with the uses and activities but are subsequently insufficient to do so, or, for similar cause based upon consideration for the public comfort, safety, and welfare, this conditional use permit may be terminated or modified by the Village Board by the amendment to or addition of conditions after public hearing thereon.***

Trustee Baum asked why the silo needed to be 52 feet tall and could not stay within the regulations. Mr. Buck stated the only way to stay within the regulations would be to install 4 separate units and they wouldn't fit on the site. Trustee Baum stated he had a problem continually relenting to do what is asked for, another conditional use and changing all the rules. Why can't they stay with what they can do? Planner Retzlaff stated granting the CUP is not an exception or variance just to Gehl Foods. Gehl Foods is located in the M-1 Limited Industrial Zoning District that has a regulation that allows for accessory structures to exceed the 45-foot standard maximum height provision with a CUP. What Gehl's is applying for is what is available to every property owner in the M-1 zoning district. Chairman Wolter added this proposal uses the least amount of space available and is addressing the noise concern of filling the nitrogen tanks twice a day. Planner Retzlaff commented that this was brought up as part of the building expansion, but it was unknown what form or extend the facility needed to be and was not part of that package. He indicated the height and location the graphics presented show the general public the tank will be located behind the trees. He said the nitrogen facility is in a low

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spot on the property. Chairman Wolter stated that Gehl's isn't the only business that the Village is giving this type of approval or exception to. Others have come forward too, and each one went through a process for approval. He continued that this was something Gehl's said they would do and it has been studied and applied for. Trustee Baum said in three months Gehl's will come back with another application. It's an ongoing continuous thing. He wants them to bring forward a final plan and that's it and be done with it. He said he is listening to all the people who say it is a continuous thing with Gehl's. Chairman Wolter said that doesn't happen in any business.

Commissioner Nilles asked if the operation would run 24/7 or just during the day and how will the noise be different that the noise currently. Mr. Buck explained the facility would run 24/7 and will replace the current delivery. The current delivery noise level is not continuous but 2-3 times a day and is measured at 109 decibels. Trustee Baum confirmed that liquid nitrogen would still be brought to the site between the hours of 8 and 5. Commissioner Williams asked why the size couldn't expand in diameter and decrease the height. Mr. Buck said that according to their consultant Airgas the distillation process of extracting nitrogen gas needs the cold box to be that height to work.

***MOTION Failed 4-3 (Baum, Nilles, Kimmler, Williams) (Wolter, Laszewski, Shadid)***

***MOTION Baum second Shadid to Approve the site development and building plans for the proposed Nitrogen Generation Facility addition to the Gehl Foods production plant at N116 W15970 Main Street subject to the following conditions:***

1. ***This approval is subject to all the conditions and requirements set forth herein and adopted by the Plan Commission. Approval is granted for the site development and building plan set dated September 11, 2020.***
2. ***All landscaping, screening, grading, paving, storm water management, utility and other improvements that are not fire-safety related as shown on the approved site plans shall be installed as proposed prior to issuance of an occupancy permit unless a cash bond or letter of credit in an amount equal to 120 percent of the estimated installation and material costs reviewed and approved by the Village is submitted to the Village as necessary to ensure that installation of the proposed features and improvements will be completed within one (1) year after issuance of the occupancy permit.***
3. ***State approved plans and a $20,000 occupancy bond are required by the Building Inspection Department as part of the building permit application.***
4. ***No signage, other than the tank manufacturer's name and Gehl Foods, shall be displayed on the tank/cold box.***

***MOTION Failed 4-3 (Baum, Kimmler, Nilles, Williams) (Wolter, Laszewski, Shadid)***

***MOTION Baum second Laszewski to Approve the amendment to the "Gehl Foods" Planned Development District (PDD) to include Nitrogen Generation Facility" as a permitted accessory use for the property located at N116 W15970 Main Street.***

Discussion followed. Planner Retzlaff asked if there was a particular item or acceptable form of the nitrogen facility that might change the decision making. Trustee Baum said it wasn't the nitrogen facility as a whole, it had to do with always making exceptions for Gehls and he doesn't want another conditional use permit to do something special. Planner Retzlaff said it is not a tangible reason to not support the request simply because it is the 6th time they've asked for a conditional use permit. Chairman Wolter added it was part of the discussion and plan that Gehl's come forward with something to reduce the noise. Trustee Baum said but not to put in a 53-foot tank.

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Commissioner Nilles wasn't sure the proposal was the solution that would help the neighbors with their concerns, but he would support it. Commissioner Williams asked if there was a nitrogen silo shorter than 52 feet. Mr. Buck said Airgas was their contracted supplier and this was the only option. Commissioner Laszewski commented that effectively the silo would be 44 feet at grade because it would be 8 feet below ground and will reduce the noise impacts.

***MOTION carried 4-3 (Wolter, Laszewski, Nilles, Shadid) (Baum, Kimmler, Williams)***

**Community Development Department - 2050 Comprehensive Plan**; Status Report and Discussion Items. Planner Retzlaff reviewed the progress to date of updating the 2050 Comprehensive Plan project.
Project timeline & upcoming activities: Due to the Covid pandemic we are behind 7-8- months on the planning process and about a third of the way complete. In order to save time and not hold separate meetings to discuss the same items, the Steering Committee and the Plan Commission will be combined into one group. A list of upcoming tentative meetings is:

- October 26 - special Plan Commission meeting
- November 9 - special Plan Commission meeting
- November 23 or 30 - Community conversation meeting for feedback on neighborhood districts and corridors land use mapping.
- December 14 -Joint Plan Commission and Steering Committee
- January 25, 2021 - Community conversation meeting
- February - Plan Commission/Steering Committee meeting to review draft plan document
- March/April Village Board review and possible action on a 2050 plan document.

Planner Retzlaff said there have been challenges with regard to public participation and community engagement. We will be transitioning to the use of a new community engagement platform called "Social Pinpoint" recommended by Graef. It will include a dedicated website named Germantown 2050.com. Associate Planner Zandt reviewed the toolkit for engaging online participation and said the Social Pinpoint program includes opportunities for public feedback as well as seeing feedback from other participants. The site will also provide an opportunity for discussion on all areas of the Village. Planner Retzlaff stated we should do as much as we can virtually requesting feedback adding the October 26th meeting will be held virtually. Graef has indicated Social Pinpoint has the capability to hold virtual meetings through the site or through WebEx or Zoom and include integrated real time polling activity. Plan Commissioners were asked to look at the Social Pinpoint website for more information.
Community Survey Results: Associate Planner Zandt presented a summary of the survey results. The overall document will be presented as an appendix in the plan document with a summary report.
Neighborhood-Districts-Corridors-Land Use Mapping: Planner Retzlaff commented the neighborhood district map will be refined by staff in the next few weeks. Work will continue with the consultant to complete the chart, matrix and adjustments to the neighborhood district mapping to present to the Plan Commission on October 26th where we will start making some decisions.

Jan Miller, W151 N10297 Windsong Circle West, asked how much time residents will have to put their comments on Social Pinpoint and how will those comments influence how that information will be used. She asked if Social Pinpoint was a separate cost to the Village or part of the Graef survey. She thinks we need to focus on passive recreation land use moving forward.

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Planner Retzlaff explained the intention of social pinpoint is not to start over but to supplement what we have. There will be a minimal cost for Social Pinpoint to get setup however there are cost savings in other areas that won't increase the budget.

**ANNOUNCEMENTS**: None

**ADJOURNMENT**: There being no further business, the meeting was adjourned at 9:07 pm.

Respectfully submitted,

Lori Johnson
Planning Assistant

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# CERTIFIED SURVEY MAP (CSM) APPLICATION

**11/9/20 Plan Commission Meeting**

## Woodland Ponds Estates / Germantown Acquisitions LLC

**Village Planner Report** **Germantown, Wisconsin**


**Summary**

David Leszczynski, agent for Germantown Acquisitions LLC, property owner, is requesting approval of a 4-lot Certified Survey Map (CSM) for Outlot 4 in the 29.7-acre single-family residential development called “Woodland Ponds Estates” located north of Elm Lane and west of Wasaukee Road.


**Property Location:** Elm Lane @ Wasaukee Road

**Applicant/**
**Property Owner:** David Leszczynski, Germantown Acquisitions LLC
3223 Fleur Da Lis Drive
Mequon, WI

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**Zoning:** Rs-3: Single-Family

| Adjacent Land Uses | | Zoning |
|---|---|---|
| North | Residential | Rs-3 |
| South | Residential/Agricultural | Rs-2/A-2 |
| East | Residential/Agricultural (Mequon) | N/A |
| West | Agricultural | A-2 |

**Background/Proposal**

In 2018, developer David Leszczynski, agent for Germantown Acquisitions LLC, property owner, is received Rs-3 rezoning approval of a preliminary subdivision plat for a 16-lot, 29.7-acre single-family residential development to be called "Woodland Ponds Estates" located north of Elm Lane and west of Wasaukee Road.

At that time, the developer indicated a desire to develop the land in two phases. Phase I was approved in 2019 as a subdivision plat with a total of 12 lots with access to 9 lots from Forest Hill Road (through the original Woodland Ponds subdivision) and access to 3 lots from Taylor Trail (through the Harvest Hills subdivision). Phase 2 is/was intended to add 4 additional lots created from Outlot 4 with access from Elm Lane. All lots will be served by individual wells and private on-site wastewater treatment systems ("POWTS" a.k.a. "septic systems"). Soil evaluations have been prepared and submitted that show all the proposed lots (for both phases) can support POWTS systems.

At this time, the Owner is requesting approval of a Certified Survey Map (CSM) to further divide Outlot 4 into 4 lots with access to Elm Court, a new cul-de-sac on Elm Lane.

**Staff Comments**

Village Planner/Zoning Administrator

Unlike the 12 lots created in Phase 1, the proposed 4 lots on Elm Court do not require access to/from another subdivision. Consequently, the issue of adopting deed restrictions with same/similar restrictions and requirements as those other subdivisions is not an issue that has been raised. Deed restrictions will need to be prepared and recorded for purposes of assigning maintenance responsibilities and use restrictions for Outlot 5 and the various private drainage easements proposed across the lots, as well as, to ensure the minimum lot landscaping requirements are met.

Also, the landscaping/street tree plan for Phase 1 did/does not include Phase 2 development. Therefore, prior to recording the CSM, the developer shall provide a revised or supplemental landscape/street tree plan for the landscape easement areas along Wasaukee Road, Elm Lane, and Elm Court. The Developer's Agreement should include a requirement that subdivision deed restrictions and covenants be submitted to the Village prior to CSM approval by the Village Board and include a requirement that each individual lot contain the minimum landscaping required under Section 17.43(5).

Finally, direct access to Elm Lane and Wasaukee Road from the lots in the proposed CSM needs to be prohibited. Notations containing these access restrictions shall be added to the CSM prior to recording.

Village Engineer/Public Works

The developer has submitted construction plans for the road improvements, storm water management facilities for Phase 2 development. In fact, the Developer commenced construction prematurely and was forced to stop work until plan approval and a "hold harmless" agreement between the Village and developer was recorded (copy attached).

With respect to Elm Lane, the issue of Elm Lane needing to be re-constructed is further and directly impacted by this development. As a result of the new development in the area (i.e. Harvest Hills and Woodland Ponds Estates Phase 1), the Village has tentatively scheduled a complete re-construction of Elm Lane in FY2021. As was agreed to as part of the Phase 1 Development Agreement, the developer of Woodland Ponds Estates Phase 2 is/was required to make proportionate-share financial contributions for the re-construction of Elm Lane as each lot was sold. To date, that has not happened. Consequently, staff is recommending that the proposed 4-lot CSM not be recorded until the developer pays the Village the agreed-to Elm Lane re-construction payments that should have already been submitted.

The Village Surveyor identified a series of minor corrections and CSM recording requirements in an October 12, 2020, review memo that will need to be completed prior to recording the CSM.

**Village Planner Recommendation**

**APPROVE** the proposed 4-lot Certified Survey Map (CSM) land division of Outlot 4 in the Woodland Ponds Estates subdivision subject to the following conditions:

1. Developer shall enter into a Development Agreement with the Village pursuant to Section 18 of the Village Code (Subdivision and Platting), as well as, the preparation of detailed plans for the installation of public utilities and improvements including, but not limited to public street improvements for proposed Elm Court, storm water management facilities, master grading plan and erosion control, landscaping & street trees, open space, lighting and signage.
2. The Development Agreement shall include a requirement that subdivision deed restrictions and covenants be submitted to the Village prior to CSM approval by the Village Board and include provisions for: (a) the maintenance responsibility for Outlot 5 and the private drainage easements; and (b) a requirement that each individual lot contain the landscaping required under Section 17.43(5).
3. Prior to recording the CSM, the Developer shall prepare and submit a street tree landscape plan for approval by the Village Forester and Village Planner. Street trees shall be installed consistent with the Village's street tree requirements. The timing of installation of the street trees and common open space landscaping shall be determined as set forth in the Development Agreement. The Developer shall include street trees along Wasaukee Road, Elm Lane, and Elm Court.
4. All landscaping, screening, grading, paving, storm water management, utility and other improvements shown on the approved construction and landscaping plans shall be installed prior to issuance of the first building permit unless a cash bond or letter of credit in an amount equal to 120 percent of the estimated installation and material costs reviewed and approved by the Village is submitted to the Village to ensure installation/completion of the proposed improvements will be completed within one (1) year after issuance of the occupancy permit.
5. All the comments and outstanding issues identified by the Village Surveyor in an October 12, 2020 review memo shall be addressed prior to recording the CSM.
6. Direct access to Elm Lane and Wasaukee Road shall be prohibited. Notations containing these access restrictions shall be added to the CSM prior to recording.

# Engineering Department Memorandum

**To:** Jeff Retzlaff Village Planner

**CC:**

**From:** Bob Beilfuss, PLS, Village Surveyor

**Date:** October 12, 2020

**Re:** Leszczynski CSM

Jeff,

Here are my review comments for the CSM received 9/23/2020. Second Review 10-8-2020 RCB

## Certified Survey Map

**Applicant or Owner:** Moldmakers Leasing and Investments, LLP
**Land Surveyor/Firm:** Baiba Rozite, PLS – Sigma Group

1. The bearing basis and horizontal datum should be NAD 83 (2011 Adjustment)

2. A 3"x 3" square in the upper right-hand corner of Sheet 1 is to be left blank for the County recording information. This reserved area is in addition to the areas needed for sheet borders. (per Washington County Register of Deeds Office)

3. Lot 1 and Lot 4 access to Elm Lane and Wasaukee Road is restricted. Please indicate the restriction by placing a ////////// hatch along the road R/W's for both lots and a note indicating what the hatch depicts in the legend.

4. Please indicate the date of wetland delineation and who performed the delineation.

No further review comments.

**Document Approval and Recording**

For this CSM to be approved by the Village Board and recorded at the Washington County Register of Deeds, the document must be provided to the Village Clerk's office in a completed format including all original signatures of the owner and lending institution, original seals of the professional land surveyor on the recordable media the Wednesday prior to the scheduled Village Board meeting.

This includes the CADD file.

Any documents or digital files not submitted by the due date or contain outstanding technical review comments that have not be addressed, will be moved to the next scheduled Village Board meeting agenda.

**Document Submittals and Data Conversion**

As of October 2005, the Village of Germantown requires a digital copy of all Certified Survey Maps, Condominium Plats and Subdivision Plats in addition to the documents as required by Wisconsin Statute and Village Ordinances as part of the land division approval.

**Prior to Recording the Certified Survey Map or Subdivision Plat**, The professional land surveyor is responsible for submitting a copy of the AutoCad drawing file (.dwg) of the document in version 2019 on compact disk (CD) or via email to the Village Surveyor for mapping purposes.

All digital professional land surveyor seals and signatures will be purged from the digital copy prior to submittal.

Note: In 2020, the Village will be upgrading its municipal code to recognize the NAD83 Datum, 2011 adjustment for horizontal control and NAVD88 for vertical control for mapping all land division documents and plan submittals for review.

There are new dossier sheets for all the Public Land Survey System monuments that contain the new coordinate positions and elevations available currently on the State Cartographer's website by using the Survey Control Finder application

**Prior to Recording the Certified Survey Map or Final Subdivision Plat**, the Village Engineering Department will verify that the boundary markers have been installed as described on the submitted map. All boundary corners are to be clearly marked in the field by the professional land surveyor of record.

# AGREEMENT

Whereas the Village of Germantown has warned and advised Germantown Acquisitions, LLC that the CSM dated 4-1-2020 for the land division of 4 residential lots must be approved by both the Village of Germantown Planning Commission and the Village Board.

Whereas, Germantown Acquisitions, nonetheless wishes to proceed with the construction of Elm Court and will be responsible for any changes made to the CSM by the Village of Germantown Planning Commission or Village Board.

Now, therefore, in consideration of this Agreement the parties hereto agree as follows:

Germantown Acquisitions, LLC will be allowed to continue construction per the construction plans dated 4-20-2020 and approved by Germantown Engineering.

Germantown Acquisitions, LLC will pay for an erosion control permit for the 4 lots on Elm Court prior to any continuing construction

Germantown Acquisitions, LLC will initiate land division application process with the Village of Germantown prior to any continuing construction.

Germantown Acquisitions, LLC understands and agrees to hold harmless and indemnify the Village of Germantown for any and all work completed prior to the CSM approval.

_____
Germantown Acquisitions, LLC

_____
Village of Germantown

Village of Germantown ...Willkommen

Fee must accompany application
☐ $2,908 with public improvements
☐ $1,960 no public improvements
Paid [illegible] Date 9-23-10
9-25-10

# CERTIFIED SURVEY MAP APPLICATION

Pursuant to Section 18.06 of the Municipal Code

Please read and complete this application carefully. **All applications must be signed and dated.**

**1 APPLICANT OR AGENT**

David Leszczynski
→ same

Phone (414) 550-8087
Fax ( )
E-Mail

**PROPERTY OWNER**

Germantown Acquisitions LLC
3223 Fleur de Lis Dr
Mequon, WI 53092

Phone ( )

**2 PROPERTY ADDRESS OR GENERAL LOCATION**

Corner Elm Lane & Wasaukee Rd.

**TAX KEY NUMBER**

**3 PURPOSE OF LAND SPLIT**

Phase II of Woodland Ponds Estate

Will the land split require rezoning? No

From | To

**4 READ AND INITIAL THE FOLLOWING:**

DL I understand that the Certified Survey Map is not valid until recorded at the Washington County Register of Deeds. The Village will record the document and charge the applicant all applicable recording fees.

DL I understand that the Map will not be placed on the Village Board agenda until all the technical corrections to the CSM are made, the payment of any outstanding impact fees are paid to the Village Clerk's Department, and the original signed and stamped copy of the Map is submitted on the proper paper.

DL I understand that parcels created outside the Sewer Service Area will require a soil test. I also understand that all properties abutting a State Highway will require DOT approval and I will be responsible for securing such approval prior to recording.

DL I understand all delinquent property taxes on any of the properties involved shall be paid prior to recording.

**5 SIGNATURES -- ALL APPLICATIONS MUST BE SIGNED BY OWNER!**

David Leszczynski 9/23/10
Applicant Date

DL
Owner Date

ARC™
(262) 542-8200

FORM ARC-101

# CERTIFIED SURVEY MAP NO. _____

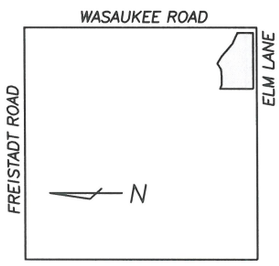
A DIVISION OF OUTLOT 4 OF "WOODLAND PONDS ESTATES", BEING A PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWN 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

0 100 150 200 300

SCALE 1" = 100'

NSE
NORTH SHORE ENGINEERING, INC.
Consulting Engineers & Land Surveyors
11433 N. Port Washington Rd., Mequon, Wisconsin, 53092
(262) 241-9400 • FAX: (262) 241-5337
www.northshoreengineering.net

OWNERS :
GERMANTOWN ACQUISITIONS, LLC
c/o DAVID LESZCZYNSKI
1673 FLUER DE LUIS DR.
MEQUON, WI 53092




## LOCATION MAP

NORTHEAST 1/4 SEC. 24-9-20
(SCALE 1"=2000')

## LEGEND

○ –DENOTES 1.315"X18" STEEL PIPE WEIGHING 1.13 LBS. PER LINEAL FOOT (SET)

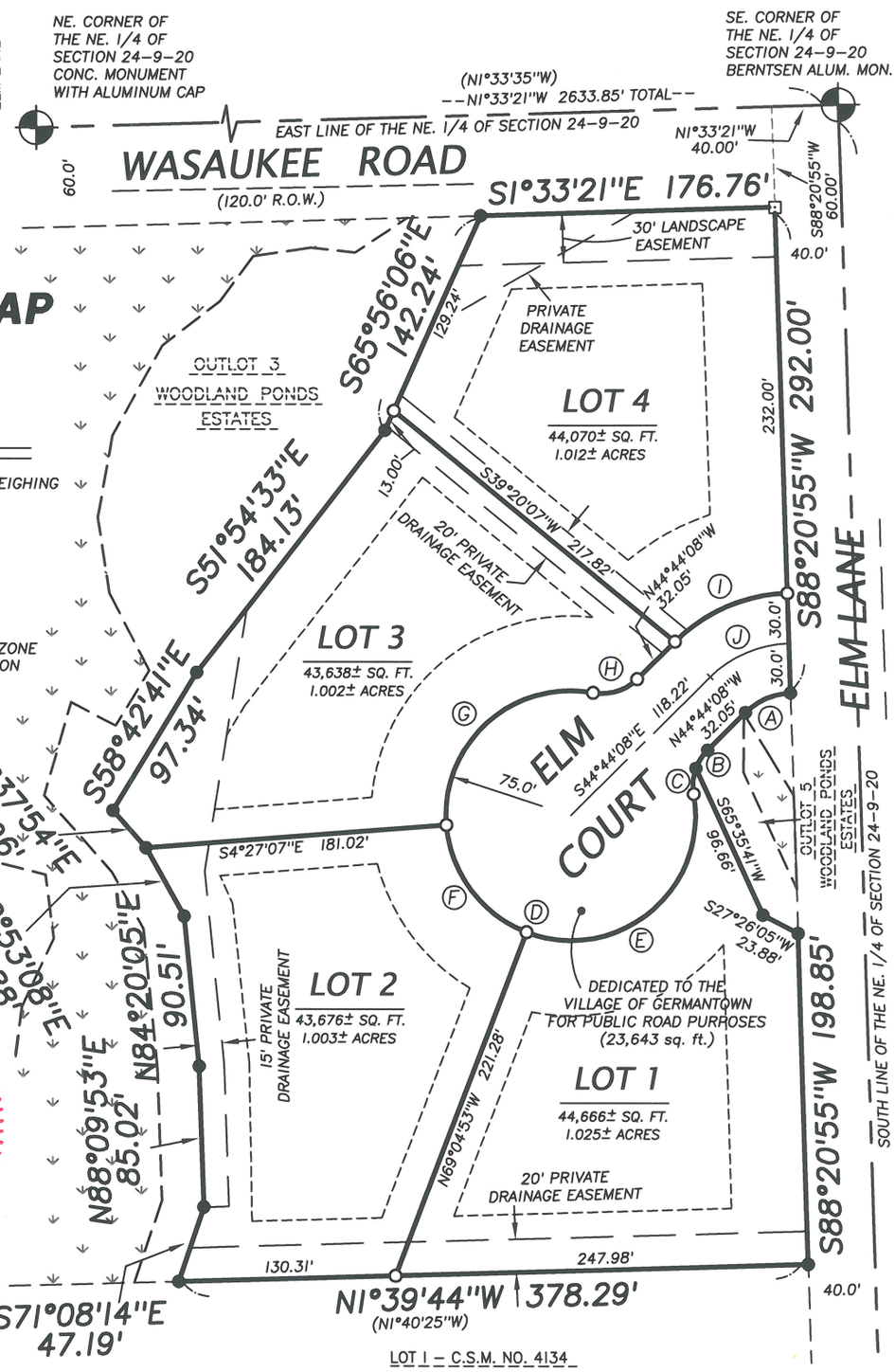
⊡ –DENOTES #10 REBAR FOUND

● –DENOTES 1.3" STEEL PIPE FOUND

ALL BEARINGS REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (EAST LINE OF THE NE. 1/4 OF SECTION 24-9-20 WHICH BEARS N1°33'21"W)

## NOTES :

1. ( ) DENOTES ALSO RECORDED AS BEARING.
2. SEE SHEET 2 FOR EASEMENT EXHIBIT AND CURVE DATA.




WISCONSIN
JAMES G. SCHNEIDER
S-2127
MEQUON
WI
LAND SURVEYOR
4-1-2020

THIS INSTRUMENT DRAFTED BY JAMES G. SCHNEIDER

ARC™
(262) 542-8200

FORM ARC-101

# CERTIFIED SURVEY MAP NO. _____

A DIVISION OF OUTLOT 4 OF "WOODLAND PONDS ESTATES", BEING A PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWN 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

0 100 150 200 300

SCALE 1" = 100'

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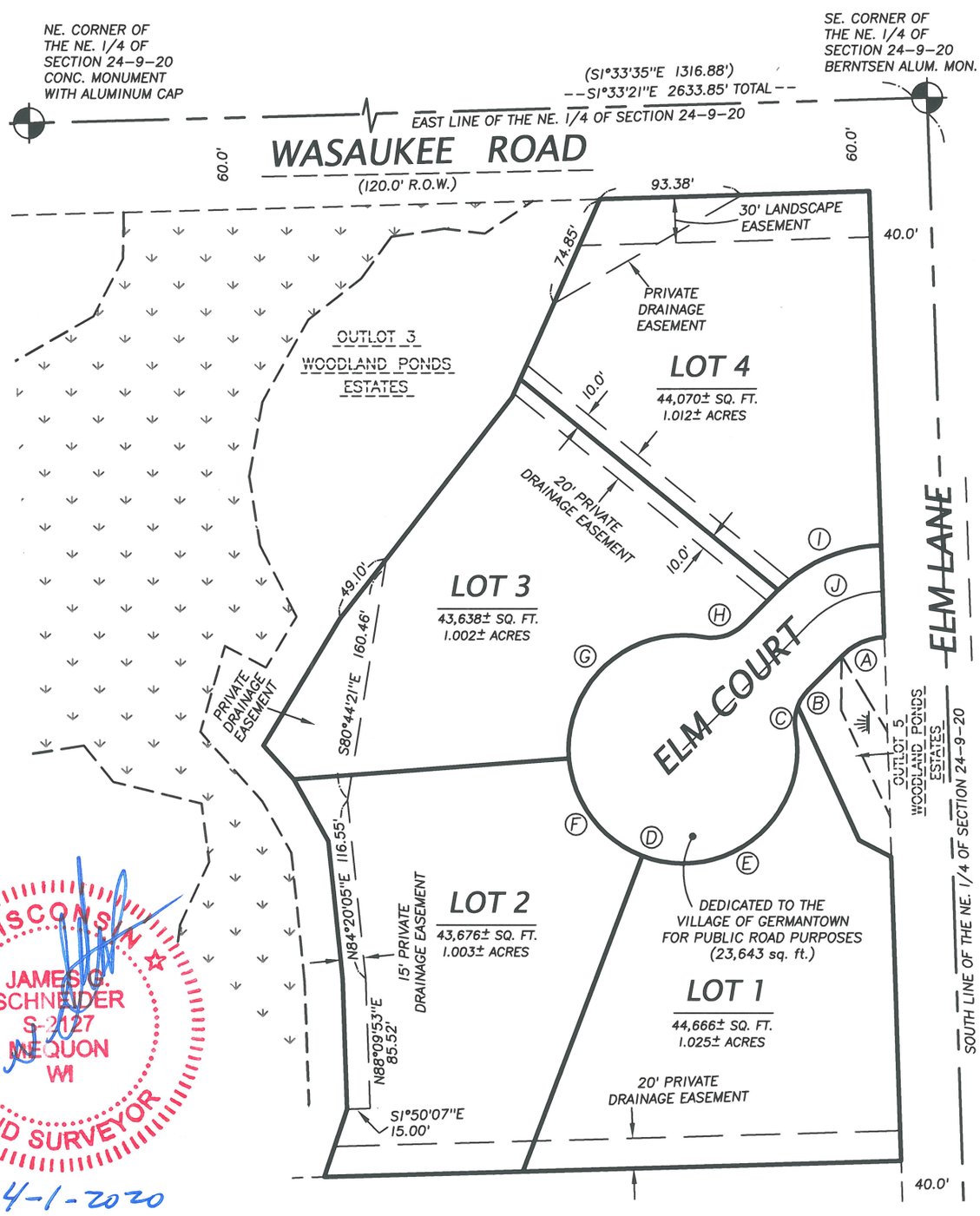
www.northshoreengineering.net

N

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| NO. | ARC | RADIUS | CHORD | BEARING | DELTA |
| A | 30.20' | 40.16' | 29.49' | N23°11'36.5"W | 43°05'03" |
| B | 13.28' | 30.00' | 13.17' | N57°25'07"W | 25°21'58" |
| C | 15.59' | 30.00' | 15.42' | N84°59'37"W | 29°47'02" |
| D | 380.00' | 75.00' | 85.71' | S45°15'52"W | 290°18'01" |
| E | 158.13' | 75.00' | 130.43' | S39°29'01"E | 120°48'16" |
| F | 84.60' | 75.00' | 80.19' | S53°14'00"W | 64°37'46" |
| G | 137.27' | 75.00' | 118.90' | N42°01'07"W | 104°51'59" |
| H | 28.88' | 30.00' | 27.77' | S17°09'38"E | 55°09'00" |
| I | 75.32' | 100.16' | 73.56' | N23°11'37"W | 43°05'03" |
| J | 52.76' | 70.16' | 51.52' | N23°11'37"W | 43°05'03" |




WISCONSIN
JAMES G. SCHNEIDER
S-2027
MEQUON
WI
LAND SURVEYOR
4-1-2020

THIS INSTRUMENT DRAFTED BY JAMES G. SCHNEIDER

LOT 1 – C.S.M. NO. 4134

CERTIFIED SURVEY MAP NO. _____

*A DIVISION OF OUTLOT 4 OF "WOODLAND PONDS ESTATES", BEING A PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.*

SURVEYOR'S CERTIFICATE

I, James G. Schneider, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped the following parcel of land:

A division of Outlot 4 of "Woodland Ponds Estates", being a part of the Southeast 1/4 of the Northeast 1/4 of Section 24, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin, bounded and described as follows:

Commencing at the Southeast corner of the Northeast 1/4 of said Section 24; thence N1°33'21"W along the East line of said 1/4 Section, 40.00 feet; thence S88°20'55"W, 60.00 feet to a point in the North right-of-way line of Elm Lane, said point being the point of beginning of the lands to be described; thence continuing S88°20'55"W along said right of way line, 292.00 feet to Southeast corner of Outlot 5 of "Woodland Ponds Estates"; thence Northwesterly along the Easterly line of said Outlot 5, being the arc of a curve to the left (having a radius of 40.16 feet, whose chord bears N23°11'36.5"W, 29.49 feet) 30.20 feet a point of tangency; thence N44°44'08"W along the Easterly line of said Outlot 5, 32.05 feet to a point of curvature; thence Northwesterly along the Easterly line of said Outlot 5, being the arc of a curve to the left (having a radius of 30.00 feet, whose chord bears N57°25'07"W, 13.17 feet) 13.28 feet; thence S65°35'41"W along the Northerly line of said Outlot 5, 96.66 feet; thence S27°26'05"W along the Westerly line of said Outlot 5, 23.88 feet to a point in the North right of way line of Elm Lane; thence S88°20'55"W along said right of way line, 198.85 feet to a point in the East line of Lot 1 of Certified Survey Map No. 4134; thence N1°39'44"W along the East line of said Lot 1, 378.29 to the Southwesterly corner of Outlot 3 of "Woodland Ponds Estates"; thence S71°08'14"E along the Southerly line of said Outlot 3, 47.19 feet; thence N88°09'53"E along the Southerly line of said Outlot 3, 85.02 feet; thence N84°20'05"E along the Southerly line of said Outlot 3, 90.51 feet; thence N60°53'08"E along the Southerly line of said Outlot 3, 46.88 feet; thence N48°37'54"E along the Southerly line of said Outlot 3, 29.96 feet; thence S58°42'41"E along the Southerly line of said Outlot 3, 97.34 feet; thence S51°54'33"E along the Southerly line of said Outlot 3, 184.13 feet; thence S65°56'06"E along the Southerly line of said Outlot 3, 142.24 feet to a point in the West right-of-way line of Wasaukee Road; thence S1°33'21"E along said West right-of-way line, 176.76 feet to the point of beginning.

Said lands containing 4.584 acres of land, more or less.

That I have made such survey, land division, and plat at the direction of Germantown Acquisitions, LLC, OWNERS of said lands.

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

That I have complied with Chapter 236.34 of the Wisconsin Statutes and Chapter 17 & 18 of the Village of Germantown Zoning and Land Division Ordinances.

4-1-2020

James G. Schneider S-2127

WISCONSIN
JAMES G. SCHNEIDER
S-2127
MEQUON
WI
LAND SURVEYOR

This instrument was drafted by James G. Schneider

CERTIFIED SURVEY MAP NO. _____

*A DIVISION OF OUTLOT 4 OF "WOODLAND PONDS ESTATES", BEING A PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.*

CORPORATE OWNER'S CERTIFICATE

I, David Leszczynski (Managing Member) of Germanton Acquisitions, LLC, OWNER, do hereby certify: THAT, I have caused the lands described in the foregoing certificate of James G. Schneider, Surveyor, to be surveyed, divided, mapped and dedicated.

WITNESS the hand and seal of said OWNER on this _____ day of _____, 20___.

_____ Witness

_____ David Leszczynski (Managing Member)

STATE OF WISCONSIN)
OZAUKEE COUNTY )ss

PERSONALLY came before me on this _____ day of _____, 20__ the above named David Leszczynski (Managing Member) to me known to be the person who executed the foregoing certificate and acknowledged the same.

_____ Notary Public

My Commission expires _____

WISCONSIN
JAMES G. SCHNEIDER
S-2127
MEQUON
WI
LAND SURVEYOR

4-1-2020

This instrument was drafted by James G. Schneider

CERTIFIED SURVEY MAP NO. _____

*A DIVISION OF OUTLOT 4 OF "WOODLAND PONDS ESTATES", BEING A PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.*

CONSENT OF MORTGAGEE

HORICON STATE BANK, existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land does hereby consent to the surveying, dividing, mapping and dedicating of the land described on this Certified Survey Map and does hereby consent to the above certificate of David Leszczynski (Managing Member) of Germanton Acquisitions, LLC, OWNER.

In witness whereof, the said HORICON STATE BANK has caused these presents to be signed by _____, it's _____ at_____, Wisconsin, this _____day of _____ _____, 20___.

IN THE PRESENCE OF:

_____

HORICON STATE BANK

By: _____

STATE OF WISCONSIN)
OZAUKEE COUNTY )ss

PERSONALLY came before me on this _____ day of _____ , 20____, _____, to me known to be the person who executed the foregoing certificate and acknowledged the same.

_____
Notary Public

My Commission expires _____

This instrument was drafted by James G. Schneider

WISCONSIN
JAMES G. SCHNEIDER
S-2137
NEQUON
WI
LAND SURVEYOR
4-1-2020

CERTIFIED SURVEY MAP NO. _____

*A DIVISION OF OUTLOT 4 OF "WOODLAND PONDS ESTATES", BEING A PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.*

VILLAGE OF GERMANTOWN PLANNING COMMISSION APPROVAL:
This Certified Survey Map is hereby approved by the Planning Commission of the Village of Germantown on this _____ day of _____, 20__.

_____ _____
Dean Wolter, Chairman Date

_____ _____
Lori Johnson, Secretary Date

STATE OF WISCONSIN)
WASHINGTON COUNTY)ss
PERSONALLY came before me on this _____ day of _____, 20__ the above named by Dean Wolter and Lori Johnson, to me known to be the persons who executed the foregoing certificate and acknowledged the same.

_____ My Commission expires _____
Notary Public

VILLAGE OF GERMANTOWN BOARD APPROVAL
This Certified Survey Map, being a division of a part of the SE. 1/4 of the NE.1/4 of Section 24, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, having been approved by the Planning Commission being the same, is hereby approved and the dedication of that part of Elm Court for public road purposes as shown on sheets 1 & 2 of this map, is hereby accepted by the Village Board of Trustees of the Village of Germantown on this _____ day of _____, 20__.

_____ _____
Dean Wolter, Village President Date

_____ _____
Deanna Braunschweig, Village Clerk Date

STATE OF WISCONSIN)
WASHINGTON COUNTY)ss
PERSONALLY came before me on this _____ day of _____, 20__ the above named Dean Wolter and Deanna Braunschweig, to me known to be the persons who executed the foregoing certificate and acknowledged the same.

_____ My Commission expires _____
Notary Public

4-1-2020

WISCONSIN
JAMES G. SCHNEIDER
S-2127
MEQUON
WI
LAND SURVEYOR

This instrument was drafted by James G. Schneider

# SITE PLAN APPLICATION

**11/9/20 Plan Commission Meeting**

## Paws and Reflect Holdings, LLC

**Village Planner Report** **Germantown, Wisconsin**


**Summary**

Christie Peterson and Chad Huibregtse, agent for Paws and Reflect Holdings, LLC, are seeking approval of a site development & building plans to operate a Pet Grooming Business at the 0.644-acre property at N112W15490 Mequon Road.


**Property Location:** N112W15490 Mequon Road

**Applicant/ Property Owners:**

Christie Peterson &
Chad Huibregtse
Paws & Reflect LLC
N100W14664 Ridgefield Road
Germantown, WI 53022

John Newhouse
N73W16136 Alpine Lane
Menomonee Falls, WI 53051

---

**Current Zoning:** B-3: General Business

| Adjacent Land Uses | | Zoning |
|---|---|---|
| North | Multi-family Residential | Rm-2 |
| South | Commercial | B-1 |
| East | Residential | B-3 |
| West | Commercial | B-3 |

## Background

Christie Peterson and Chad Huibregtse, agent for Paws and Reflect Holdings, LLC, are seeking approval of a site development & building plans to operate a Pet Grooming Business at the 0.644-acre property at N112W15490 Mequon Road.

Paws and Reflect LLC is proposing to open a pet grooming salon at the subject property. The business expects to employ three (3) full time groomers and one manager, who will assist with bathing animals. The business will be open 6 days per week and will provide services for scheduled appointments and walk-ins. Paws and Reflect will not offer any overnight boarding services.

## Proposal

As presented in the site development and building plans, the proposed improvements to the property include:

- Relocation of existing driveway from Mequon road approximately 70' to the east of the existing driveway (to be removed)
- 6-stall paved parking area with one (1) ADA compliant parking space
- New concrete walkway, ADA compliant ramp, and entry stoop
- New landscaping on the south side of the proposed parking area
- Interior renovations to convert use from existing dwelling (built in 1953) to Pet Grooming Business

Parking, Access & Traffic Circulation

The proposed parking area will include a total of 6 stalls, one of which will be ADA compliant. The proposed modified access to the site will require a driveway permit from the Public Works Department. Vehicles will be able to back out of all stalls, which will eliminate the need for vehicles to back onto Mequon Road. The proposed parking area meets the setback requirements as listed in Chapter 17.44(b).

Storm Water Management

The proposed improvements will increase the impervious surface on the site by approximately 2,440 square feet totaling 5,445 square feet of impervious surface. This is equivalent to 19.4% of this 0.644-acre site (vs. the 90% maximum allowed) leaving over 80 percent of the property as green/open space. There will be no major changes to the grade of the site.

Utilities

There is an existing storm catch basin in the location of the proposed new driveway. This will require some changes to the frame, grate, and top of the structure. Inspection by the Public Works Department will be required prior to pouring the curb.

Landscaping & Lighting

Landscaping is proposed along the south edge of the proposed parking area. The applicant has not submitted detailed landscaping plans at this time. This has been added as a condition of approval for the site plan application.

No additional exterior lighting is planned for the site at this time. If exterior lighting is proposed in the future, the lighting plan will need to be reviewed and approved by the Plan Commission.

Signage
The applicant will submit an application for signage in the future for review and approval by the Plan Commission.

**Staff Comments**

Planning & Zoning
Planning staff recommends that evergreen landscaping to be added to the east of the proposed parking area to help buffer it from the existing residential property directly to the east. Further, staff recommends the addition of street trees north of the road right-of-way. These items shall be included in the final landscape plan submitted as a condition of approval.

Public Works Department/Engineering
The Public Works Department has identified issues and plan corrections (see November 3, 2020 review memo from Public Works Director, Larry Ratayczak).

*NOTE: Revised plans addressing these issues were submitted in the revised plan set date stamped received by the Village on November 5, 2020. and are currently being reviewed by staff. We do not anticipate having a revised staff review completed before the November 9, 2020 Plan Commission meeting. Therefore, conditional approval is recommended subject to addressing all outstanding issues prior to issuing a building permit.*

Inspection Services
The Building Inspection Services has indicated that the submission of state-approved plans and the standard $20,000 occupancy bond will be required prior to issuing a building permit.

## VILLAGE STAFF RECOMMENDATION

**APPROVE** the site development and building plans for the proposed Pet Grooming Business at the 0.644-acre property at N112W15490 Mequon Road subject to the following conditions:

1. This approval is subject to all the conditions and requirements set forth herein and adopted by the Plan Commission. Approval is granted for the site development and building plan set with a date stamped as being received by the Village on November 5, 2020.
2. All landscaping, screening, grading, paving, storm water management, utility and other improvements that are not fire-safety related as shown on the approved site plans shall be installed as proposed prior to issuance of an occupancy permit unless a cash bond or letter of credit in an amount equal to 120 percent of the estimated installation and material costs reviewed and approved by the Village is submitted to the Village as necessary to ensure that installation of the proposed features and improvements will be completed within one (1) year after issuance of the occupancy permit.
3. All technical issues and plan corrections identified by the Public Works Department/Village Engineer in the November 3, 2020 review letter, including final approval of the grading and erosion control plans shall be addressed and reflected in revised plans and/or supplemental information reviewed and approved by the Public Works Department prior to issuance of a building permit.
4. A landscape plan to include screening on the east and south sides of the proposed parking area and street trees shall be submitted to and approved by the Planning and Zoning Department. Installation of the landscaping shall be completed within 60 days of occupancy.
5. State approved plans and a $20,000 occupancy bond are required by the Building Inspection Department as part of the building permit application.
6. A new driveway permit for the proposed driveway location shall be obtained from the Department of Public Works prior to the issuance of a building permit.
7. Any new proposed exterior signage, including monument and wall-mounted signs, or exterior lighting shall be reviewed and approved under a separate application by the Plan Commission.

# Engineering Department Memorandum

**To : Jeffrey W. Retzlaff, AICP, Planning Director/Zoning Administrator**

**From : Lawrence Ratayczak, P.E., Director of Public Works**

**Date : November 3, 2020**

**Re : PAWS and Reflect Site Plan Review**

---

## Items Reviewed:

1. Civil Plan Set T000 – C500 (7 Sheets) Dated: 10-02-2020

## General Comments:

1. Please respond to each item below. **A written response addressing each item shall be included in your submittal**.
2. The submitted plans have been reviewed for general conformance with State and Village 2020 Development Handbook. Additional comments could arise as a result of the plan completion and modifications. The items listed below will need to be fully resolved before the Engineering Dept. can recommend a formal approval of the plans and permit for construction.
3. Per 1.1.4 in Development Handbook Title blocks are required on each plan page and shall include "Drawn By", "Designed By", and "Checked By". Please revise all title blocks to show.
4. The current parking area configuration does not meet the setback requirements from the north lot line (50' from a residential district).
5. As-builts prepared to Village standards shall be prepared and provided to the Village post-construction (for all applicable items).
6. A professional engineer's original seal is to be affixed, signed and dated on the final set of construction plans.
7. As a guide to the review response: Items in *italics* are resolved or acknowledged, items in regular font are to be addressed yet, items in **Bold** are additional feedback to remaining original comment.

## C-110 Project Location and General Notes

8. Village standards indicate a 1" = 200' scale drawing shall be used to show project area and location.

## C-120 Site, Grading, and Demo Plan

9. Add note on plan per 1.3.1.2 in Development Handbook, a note shall be prominently placed on each sheet of the Master Grading Plan indicating "The Village of Germantown shall not approve any grade change in excess of 0.25 feet unless authorized to do so by the Village Engineer."
10. Update driveway approach and concrete sidewalk to reflect Village standard driveway (i.e. sidewalk shall be 1 ft. off right-of-way).

11. Tree stump directly west of existing driveway may need to be removed to allow for proposed site drainage. Review and modify as needed.
12. Identify area of proposed stockpiles if applicable.

**C-130 Erosion Control Plan**

13. Please identify the type of restoration being placed on the existing driveway after pavement is removed per 1.4.6.5. “Areas to be sodded or seeded and mulched or otherwise, stabilized with vegetation, describing type of final vegetative cover.”
14. Provide schedule of anticipated starting and completion date of each land disturbing and land developing activity including the installation of construction site control measures.

## C-140 Existing Survey

15. Plans need to be in NAD83 and NAVD88 coordinate systems per 1.1.7. in Development Handbook.

## C-500 Site Details

16. No comments

## Stormwater Management Plan

17. Provide narrative to address stormwater management on property and any applicability or anticipated exemption(s) from requirements.
18. For drainage directed to northwest, runoff is being increased to backyard utility facilities and adjacent properties. The potential for downstream impacts should be evaluated and the existence or need for associated easements identified.

DRAFT

Harwood Engineering Consultants

civil . structural . plumbing / fire protection . mechanical . electrical. telecommunications / security

November 04, 2020

**Emily Zandt**
Associate Planner/Zoning Administrator at Village of Germantown
N112W17001 Mequon Road, P.O. Box 337
Germantown, WI 53022

RE: Paws and Reflect Site Plan Review Application
Staff Review Comments

Hello Emily:

In response to the staff comments received on October 19, 2020, we offer the following responses:
.

Community Development Department:

1. The proposed parking area must be at least 50' from the lot line adjacent to a residential district per Chapter 17.44(b). Please revise the site plan so that the parking area is at least 50' south of the north lot line.
   The parking lot has been adjusted to be greater than 50' from the north lot line.

2. Village code requires parking stalls to be at least 180 square feet in size. Please modify existing parking dimensions.
   Parking stalls have been revised to be 20' long by 9' wide.

3. Will any exterior lighting be added to the site? If so, please submit a lighting plan per the lighting guidelines which can be found here.
   No extra lighting is anticipated on the project.

4. A landscape plan is required for the removal/replacement of any existing trees/bushes, as well as additional landscaping to be added as a buffer to the parking area. If necessary, this may be added as a condition of approval for the site plan. .
   A landscape plan will be submitted to the Village at a later date by the Owner.

5. If available, please provide information on your plans for signage. Any new signage requires a sign permit application to be reviewed and approved by the Village plan commission. A monument sign will require a masonry base and three feet of landscaping on all sides.
   No new signage is being installed at the time. Paws and Reflect will come back to the Village at a later date to make sure their sign meets all guidelines when they decide to add a sign.

6. Will dumpsters/garbage cans be stored outside? A dumpster enclosure is required for all commercial and industrial properties that store garbage/dumpsters outside. If so, please include this on the site plan and provide detailed drawings of the proposed enclosure. The Village requirements for dumpster enclosures is attached.
   The garbage cans will be stored inside of the "garage" space.

Thank you for your assistance with this project, the team looks forward to the approval and construction start for this important project. Should you have any questions, please call me at 414-918-1214.

**Nathan Schmit, PE**
Civil Project Engineer

Harwood Engineering Consultants

civil . structural . plumbing / fire protection . mechanical . electrical. telecommunications / security

November 04, 2020

**Lawrence Ratayczak**
Director of Public Works
N112W17001 Mequon Road, P.O. Box 337
Germantown, WI 53022

RE: Paws and Reflect Site Plan Review
Engineering Department Memorandum

Hello Lawrence:

In response to the staff comments received on November 03, 2020, we offer the following responses:
.

General Comments:

1. Please respond to each item below.
   So noted.

2. The submitted plans have been reviewed for general conformance with State and Village 2020 development handbook. Additional comments could arise as a result of the plan completion and modifications. The items listed below will need to be fully resolved before the Engineering department can recommend a formal approval of the plans and permit for construction.
   So noted

3. Per 1.1.4 in Development Handbook Title blocks are required on each plan page and shall include "Drawn By", "Designed By", and "Checked By". Please revise all title blocks to show.
   Titleblock has been updated

4. The current parking area configuration does not meet the setback requirements from the north lot line (50' from a residential district).
   The parking lot has been adjusted to be greater than 50' from the north lot line.

5. As-builts prepared to Village standards shall be prepared and provided to the Village post-construction (for all applicable items).
   So noted

6. A professional engineer's original seal is to be affixed, signed and dated on the final set of construction plans.
   So noted

7. As a guide to the review response: Items in *italics* are resolved or acknowledged, items in regular font are to be addressed yet, items in **Bold** are additional feedback to remaining original comment.
   So noted

C-110 Project Location and General Notes

8. Village standards indicate a 1" = 200' scale drawing shall be used to show project area and location.
   We feel the current location map is at an adequate scale to show the location.

C-120 Site, Grading, and Demo Plan

9. Add note on plan per 1.3.1.2 in Development Handbook, a note shall be prominently placed on each sheet of the Master Grading Plan indicating "The Village of Germantown shall not approve any grade change in excess of 0.25 feet unless authorized to do so by the Village Engineer."
   Note has been added to sheet C-120

10. Update driveway approach and concrete sidewalk to reflect Village standard driveway (i.e. sidewalk shall be 1 ft. off right-of-way).
    Due to the large ROW width in this area, we feel it is appropriate to align the sidewalk closer to the curb to match the existing sidewalk to the east.

11. Tree stump directly west of existing driveway may need to be removed to allow for proposed site drainage. Review and modify as needed.
    Existing tree stump has been noted to be removed.

12. Identify area of proposed stockpiles if applicable.
    We are not anticipating the need for stockpiles on this small project

C-130 Erosion Control Plan

13. Please identify the type of restoration being placed on the existing driveway after pavement is removed per 1.4.6.5. "Areas to be sodded or seeded and mulched or otherwise, stabilized with vegetation, describing type of final vegetative cover."
    Note has been added and seed type has been identified.

14. Provide schedule of anticipated starting and completion date of each land disturbing and land developing activity including the installation of construction site control measures.
    Anticipated schedule has been added to C130

C-140 Existing Survey

15. Plans need to be in NAD83 and NAVD88 coordinate systems per 1.1.7. in development handbook.
    As noted on the survey plans are in NAD83

C-500 Site Details

16. No Comments
    So noted

Stormwater Management Plan

17. Provide narrative to address stormwater management on property and any applicability or anticipated exemption(s) from requirements.
    Disturbance and impervious areas are noted on the plans. This project is well under the triggers for stormwater management and does not trigger the need for a stormwater management plan.

18. For drainage directed to northwest, runoff is being increased to backyard utility facilities and adjacent properties. The potential for downstream impacts should be evaluated and the existence or need for associated easements identified.
    The site topography is not being significantly changed and runoff discharge locations will match the existing site conditions. The site currently all drains to the northeast to he drainage swale along the lot line. The minor amount of impervious area does not trigger the need for additional stormwater controls.

Thank you for your assistance with this project, the team looks forward to the approval and construction start for this important project. Should you have any questions, please call me at 414-918-1214.

**Nathan Schmit, PE**
Civil Project Engineer

Village of Germantown ...Willkommen

Fee must accompany application

- ☐ $700 Minor Addition
- ☐ $1,240 Construction <10,000 SF
- ☐ $2,095 Construction 10,000 SF to 50,000
- ☐ $3,460 Industrial Construction >50,000 SF
- ☐ $3,460 Commercial Construction >50,000
- ☐ $200 Plan Commission Consultation
- ☐ $125 Fire Department Plan Review

PAID_____ DATE_____

# SITE PLAN REVIEW APPLICATION

Pursuant to Section 17.43 of the Municipal Code

Please read and complete this application carefully. **All applications must be signed and dated.**

## 1 APPLICANT OR AGENT

Christie Peterson and Chad Huibregtse

2153 N 63rd St Wauwatosa WI 53213

Paws and Reflect LLC

N100 W14664 Ridgefield Rd Germantown WI 53022

Phone (262) 894-9632

E-Mail PetersonCL15@gmail.com

## PROPERTY OWNER

Paws and Reflect Holdings LLC

Chad Huibregtse and Christie Peterson

2153 N 63rd St Wauwatosa WI 53213

Phone (262) 235-0172

E-Mail PawsandReflectGrooming@gmail.com

## 2 PROPERTY ADDRESS

N112 W15490 Mequon Road, Germantown WI

## 3 NEIGHBORING USES – Specify name and type of use, e.g. Enviro Tech – Industrial, Smith – Residential, etc.

| North | South | East | West |
|---|---|---|---|
| | | | |

## 4 READ AND INITIAL THE FOLLOWING:

CP CH I am aware of the Village of Germantown ordinance requiring fire sprinklers in most new construction.

CP CH I understand that all new development is subject to Impact and/or Connection Fees that must be paid before building permits will be issued.

CP CH I understand that an incomplete application will be withdrawn from the Plan Commission agenda and that all resubmissions to the Plan Commission are subject to a new application fee.

## 5 SIGNATURES – ALL APPLICATION MUST BE SIGNED BY OWNER!

Chad Huibregtse
Christie Peterson
10/5/2020

Applicant Date

Chad Huibregtse
Christie Peterson
10/5/2020

Owner Date

To: Village of Germantown, Plan Commission

Paws and Reflect

**Paws and Reflect Pet Grooming**
*Business Proposal*

Paws and Reflect LLC is looking to operate a pet grooming salon at N112 W15490 Mequon Rd. When open we expect to employ 3 full time groomers and one manager who will assist with washing dogs.We will be open 6 days a week and take appointments and walk in services, but no overnight services. We will provide grooming services to dogs, cats, and small animals.

The location  N112 W15490 Mequon Rd is zoned as “B-3” General Business. We have the correct zoning permits and business licences obtained with the Village of Germantown. The following site plan outlines the renovations needed to turn the residential existing building into a correctly coded commercial salon.

Thank you for your time and please feel free to reach out with any questions.

Christie Peterson - co-owner, Paws and Reflect LLC - 262 894 9632
Chad Huibregtse - co-owner, Paws and Reflect LLC - 262 352 4141
Dan Beyer - architect, DAN BEYER ARCHITECTS - 414 403 1025

# PAWS & REFLECT

## N112W15490 MEQUON ROAD
## GERMANTOWN, WISCONSIN

## PLAN COMMISION SUBMITTAL

10/02/2020

DBA PROJECT #: 2008-003

OWNER:

PAWS & REFLECT

CHAD HUIBREGTSE & CHRISTIE PETERSON
N112W15490 MEQUON ROAD
GERMANTOWN, WI 53022

ARCHITECT:
DAN BEYER ARCHITECTS

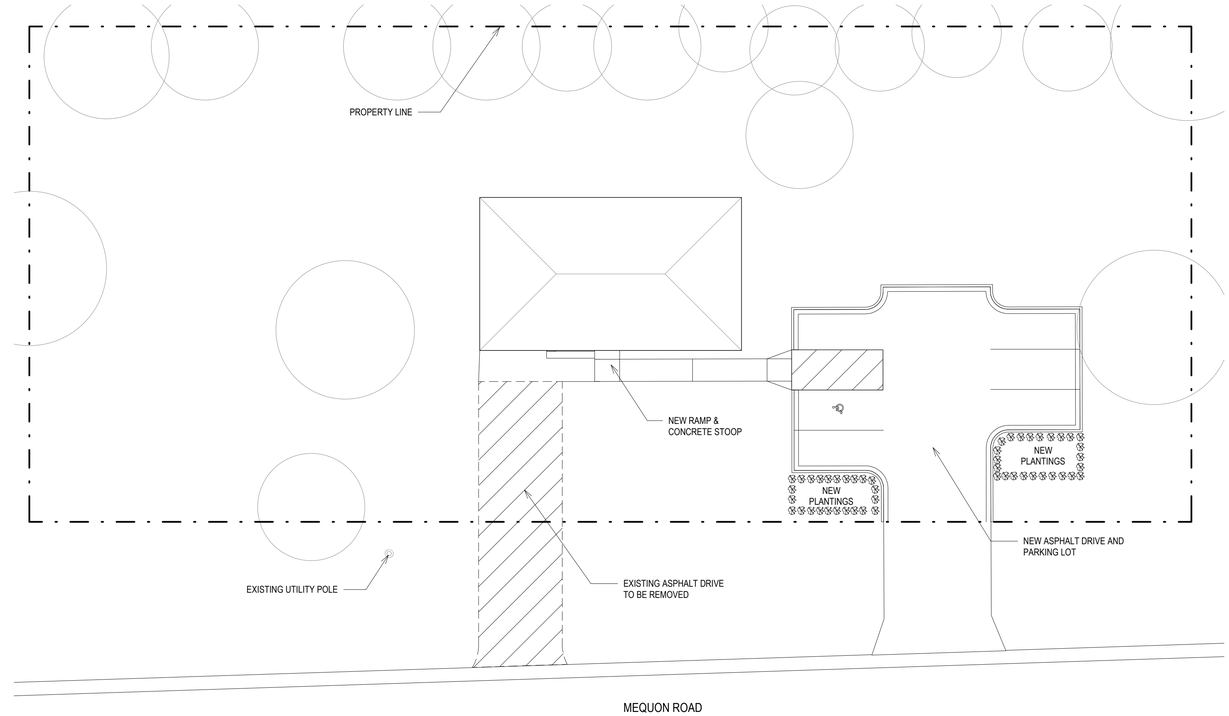
CONTACT: DANIEL BEYER
225 EAST ST. PAUL AVENUE, SUITE 303
MILWAUKEE, WI 53202
TEL. (414) 239-8267

SHEET INDEX

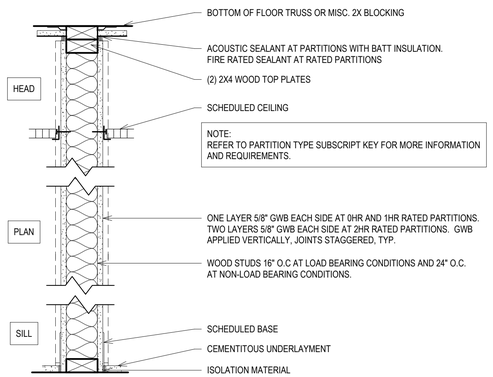

T100 TITLE SHEET, SITE PLAN, DEMOLITION PLAN & PARTITION TYPES

C110 PROJECT LOCATION AND GENERAL NOTES
C120 SITE, GRADING AND DEMO PLAN
C130 EROSION CONTROL PLAN
C140 EXISTING SURVEY
C500 CONSTRUCTION DETAILS

A200 NEW WORK PLANS, REFLECTED CEILING PLAN, & SECTION


1 NEW WORK PLAN - SITE PLAN
Scale: 1/16" = 1'-0"




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

| PARTITION TYPE | STUD WIDTH | PARTITION WIDTH 0,1HR/2HR | INSULATION WIDTH | STC @ 0,1hr W/O INS | STC @ 0,1hr W/ INS | STC @ 2hr W/O INS | STC @ 2hr W/ INS | NOTES |
|---|---|---|---|---|---|---|---|---|
| W4 - | 3 1/2" | 4 3/4"/ 6" | 2 1/2" | 45 | NA | 40 | NA | AT STAIR WALLS INCLUDE METAL RESILIENT CHANNELS 24" O.C. ON UNIT SIDE |
| W6 - | 5 1/2" | 6 3/4"/ 8" | 3" | NA | NA | NA | 55MIN | |
| W8 - | 7 1/4" | 8 1/2"/ 9 3/4" | 3" | NA | NA | NA | NA | |

| | | |
|---|---|---|
| W | WOOD STUD PARTITION | FIRE RATING: 0,1,2 HR UL #U301, U305 |

2 IPT - W - WOOD STUD PARTITION
Scale: 1 1/2" = 1'-0"

### GENERAL DEMOLITION NOTES TO CONTRACTOR

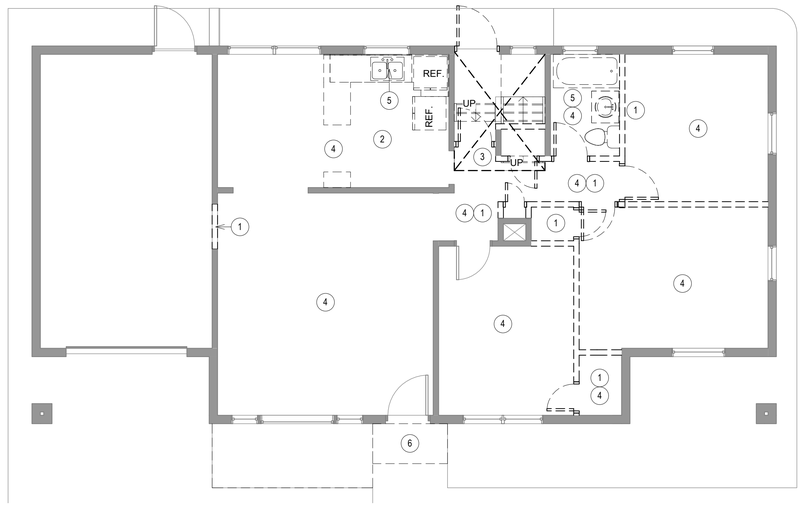
1. DRAWINGS WERE PREPARED BASED ON AVAILABLE EXISTING BUILDING DOCUMENTATION AND FIELD MEASUREMENTS. ADDITIONAL INFORMATION IS SPECIFIED IN DIVISION 01 SECTIONS OF THE PROJECT MANUAL. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS, AND DIMENSIONS TO SATISFY THEIR EXECUTION OF WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY.
2. EXISTING WALLS, DOORS, FRAMES, ETC. THAT ARE SCHEDULED TO BE REMOVED ARE SHOWN BY DASHED LINE TYPES. SEE DEMOLITION KEY NOTES FOR SPECIFIC INSTRUCTIONS.
3. EXISTING WALLS, DOORS, FRAMES, ETC. THAT ARE SCHEDULED TO REMAIN ARE SHOWN IN A LIGHT LINE WEIGHT AND ARE TO BE PROTECTED FROM DAMAGE DURING DEMOLITION AND CONSTRUCTION. ANY SUCH EXISTING CONDITIONS WHICH ARE DAMAGED OR BECOME UNSTABLE DUE TO OTHER DEMOLITION SHALL BE REPLACED AT NO COST TO THE OWNER, WITH NEW CONSTRUCTION TO MATCH.
4. REMOVAL OF ALL HAZARDOUS MATERIALS IS THE SOLE RESPONSIBILITY OF THE OWNER. THE EXISTING BUILDING IS ASSUMED TO NOT CONTAIN SUCH MATERIALS. SHOULD ANY MATERIAL BE FOUND, OR IS SUSPECTED TO CONTAIN BE HAZARDOUS MATERIAL, THE CONTRACTOR SHOULD STOP WORK IMMEDIATELY AND NOTIFY OWNER AND ARCHITECT.
5. SEE MEPF DRAWINGS AND SPECIFICATIONS FOR ELECTRICAL, PLUMBING, FIRE PROTECTION AND HVAC REMOVAL. THESE SYSTEMS ARE SHOWN FOR COORDINATION PURPOSES ONLY.
6. COORDINATE ALL ITEMS TO BE SALVAGED AND TURN OVER TO OWNER.

### DEMOLITION PLAN KEYNOTES

SEE PROJECT GENERAL CONDITIONS, GENERAL INFORMATION AND SELECTIVE DEMOLITION, CUTTING AND PATCHING SPECIFICATIONS THAT ARE USED IN ASSOCIATION WITH THESE NOTES.

DEMOLITION PLAN KEY NOTES APPLY TO ALL NEW WORK DRAWINGS AND MAY NOT BE USED ON EVERY SHEET.

| | |
|---|---|
| 1 | REMOVE EXISITING WALLS, DOORS & FRAMES SHOWN DASHED |
| 2 | REMOVE EXISTING CASEWORK & CORRESPONDING SOFFIT AS SHOWN DASHED |
| 3 | REMOVE EXISTING FLOOR AS OUTLINED BY DASHED LINE AND AS NEEDED FOR NEW STAIR |
| 4 | REMOVE EXISTING FLOORING TO SUBSTRATE |
| 5 | REMOVE EXISTING PLUMBING FIXTURES |
| 6 | REMOVE EXISTING CONCRETE STOOP, PREPARE FOR NEW RAMP |




3 DEMOLITION PLAN - LEVEL 01
Scale: 3/16" = 1'-0"


DAN BEYER ARCHITECTS
225 E ST. PAUL AVE, STE 303
MILWAUKEE WI, 53202
414-239-8267



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PAWS & REFLECT

N112W15490 MEQUON ROAD
GERMANTOWN, WISCONSIN

SHEET TITLE:
**TITLE SHEET, SITE PLAN, AND DEMOLITION PLANS**

REVISIONS:

| DRAWN BY | DESIGNED BY | CHECKED BY |
|---|---|---|
| | | |

| | |
|---|---|
| SCALE | VARIES |
| PROJECT NUMBER | 2008-003 |
| SET TYPE | **PLAN COMMISION SUBMITTAL** |
| DATE ISSUED | **10/02/2020** |
| SHEET NUMBER | **T000** |


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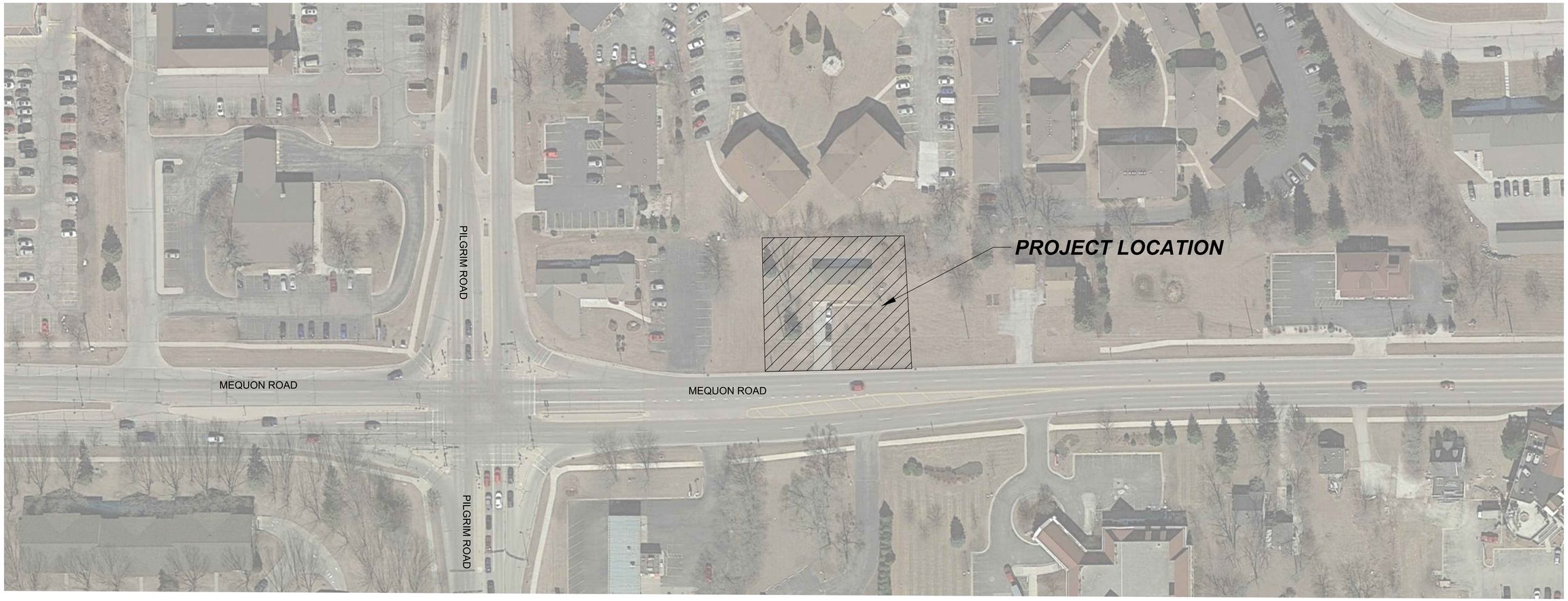


## CIVIL SHEET INDEX:


| | |
|---|---|
| C110 | PROJECT LOCATION AND GENERAL NOTES |
| C120 | SITE, GRADING AND DEMO PLAN |
| C130 | EROSION CONTROL PLAN |
| C140 | EXISTING SURVEY |
| C150 | CONSTRUCTION DETAILS |


## LEGEND:

### UTILITY

**EXISTING:**

- WATERMAIN
- BURIED ELECTRIC
- OVERHEAD WIRE
- GAS LINE
- SANITARY SEWER
- STORM SEWER
- UTILITY POLE
- LIGHT POLE
- SANITARY MANHOLE
- FIRE HYDRANT
- WATER VALVE
- STORM SEWER STRUCTURE

**PROPOSED:**

- WATERMAIN
- ELECTRICAL LINE
- GAS LINE
- SANITARY SEWER
- STORM SEWER
- WATER VALVE
- STORM SEWER STRUCTURE
- FLARED END SECTION

### GRADING

**EXISTING:**

- MAJOR CONTOUR
- MINOR CONTOUR
- EXISTING SPOT ELEVATION

**PROPOSED:**

- MAJOR CONTOUR
- MINOR CONTOUR
- SPOT ELEVATION (FINISHED GRADE, TOP OF PAVEMENT, FLANGE OF CURB)
- DOOR ELEVATION
- GROUND GRADE AT BUILDING
- SPOT ELEVATION (T/C - TOP OF CURB, E/P - EDGE OF PAVEMENT)
- RETAINING WALL SPOT ELEVATION (T/W - TOP OF WALL, B/W - GROUND GRADE AT BOTTOM)
- FLARED END SECTION (PIPE SIZE, INVERT ELEVATION)
- DRAINAGE FLOW DIRECTION
- EMERGENCY OVERFLOW ROUTE

### SITE

**EXISTING:**

- EXISTING PARKING COUNT
- EXISTING SIGN
- EXISTING ADA PARKING SPACE

**PROPOSED:**

- PARKING COUNT
- ADA PARKING SPACE
- SIGN
- TRUNCATED DOMES
- PAVEMENT MARKING DIRECTIONAL ARROWS

## GENERAL NOTES AND SPECIFICATIONS:

1. THE EXISTING SITE INFORMATION ON THIS PLAN WAS TAKEN FROM A SITE SURVEY PROVIDED BY CAPITOL SURVEY ENTERPRISES. THE ENGINEER MAKES NO WARRANTY OR REPRESENTATION WITH REFERENCE TO THE ACCURACY AND COMPLETENESS OF THE EXISTING CONDITIONS INDICATED OR NOT INDICATED ON THE ENGINEERING PLANS PROVIDED. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING SITE CONDITIONS INCLUDING UNDERGROUND UTILITIES, UNDERGROUND UTILITY ELEVATIONS, BUILDING SETBACKS AND EXISTING BUILDING LOCATIONS. THE CONTRACTOR SHALL INFORM THE OWNER AND ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING WITH WORK. QUESTIONS REGARDING THE EXISTING SURVEY SHALL BE DIRECTED TO THE PARTIES LISTED ABOVE.
2. BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, CONTRACTOR SHALL EXCAVATE EACH EXISTING LATERAL TO BE CONNECTED TO (VERIFYING ELEVATION, LOCATION AND SIZE). SHOULD THE EXISTING UTILITY NOT BE AS INDICATED ON THE PLAN, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR EVALUATION.
3. ALL UTILITY CONSTRUCTION SHALL ADHERE TO THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (2003), AS WELL AS, THE MUNICIPAL CONSTRUCTION STANDARDS AND THE DEPT. OF SAFETY AND PROFESSIONAL SERVICES SEC. 382-387.
4. ALL PERMITS MUST BE RECEIVED FROM THE MUNICIPALITY AND WDNR (IF REQUIRED) PRIOR TO THE START OF CONSTRUCTION. IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE ALL APPLICABLE PERMITS ARE RECEIVED PRIOR TO STARTING CONSTRUCTION.
5. NOTIFY THE PUBLIC WORKS INSPECTION DEPT. AT LEAST 48 HOURS BEFORE STARTING CONSTRUCTION.
6. BACKFILL REQUIREMENTS AND ROADWAY/SIDEWALK RESTORATION SHALL ADHERE TO LOCAL STANDARDS (GRANULAR BACKFILL UNDER OR WITHIN 5' OF CURBS, SIDEWALK, OR PAVEMENT. SPOIL MAY BE USED ELSEWHERE. SLURRY BACKFILL WILL BE REQUIRED IN PUBLIC ROADWAYS.)
7. ALL BUILDING UTILITIES SHALL BE VERIFIED WITH THE ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.
8. A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NONMETALLIC UTILITIES MUST BE PROVIDED. PROVIDE TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED IN ACCORD WITH THE PROVISIONS SECTIONS 182.0715(2R) OF THE STATE STATUTES.
9. UTILITY TRENCHES SHALL BE MECHANICALLY COMPACTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.
10. ALL MANHOLES, CATCH BASINS, INLETS, VALVES BOXES, ETC WITHIN THE PROJECT AREA SHALL BE RESET AND ADJUSTED TO MATCH FINISH GRADE.
11. ALL EXCAVATED OR STRIPPED MATERIALS NOT BEING REPLACED IN UTILITY TRENCHES OR BEING USED FOR FILL SHALL BE REMOVED FROM THE SITE, UNLESS OTHERWISE DIRECTED BY THE OWNER.
12. SEE ARCHITECTURAL PLANS FOR EXACT BUILDING & FOUNDATION DETAILS AND ORIENTATION.
13. ALL ON-SITE CONCRETE CURB AND GUTTER TO BE 18" WIDE VERTICAL FACE, UNLESS OTHERWISE NOTED. REVERSE OR REGULAR STYLE CURB DENOTED ON PLANS.
14. ALL CURB ELEVATIONS ARE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED. SEE CURB DETAIL FOR TOP OF CURB ELEVATIONS.
15. ALL CURB RADII ARE MEASURED TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
16. CONTRACTOR SHALL MATCH PROPOSED CONCRETE CURB AND GUTTER, SIDEWALK AND PAVEMENT TO EXISTING IN ELEVATION AND ALIGNMENT.
17. REMOVAL OF CURB AND GUTTER, SIDEWALK AND PAVEMENT SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE WISCONSIN D.O.T.
18. ALL CONCRETE FOR CURB AND GUTTER, ROADWAY AND SIDEWALKS MUST CONFORM TO THE STANDARD SPECIFICATIONS FOR READY MIXED CONCRETE. MINIMUM 28 DAY COMPRESSIVE STRENGTH TEST MUST EQUAL 4000 PSI.
19. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL PROPERTY CORNERS.
20. CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING UTILITIES OR SITE IMPROVEMENTS. CONTRACTOR SHALL DOCUMENT ALL EXISTING DAMAGE PRIOR TO START OF CONSTRUCTION AND NOTIFY CONSTRUCTION MANAGER OF ANY FINDINGS.
21. PROJECT SAFETY ON-SITE SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
22. CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING SOIL CONDITIONS, CONSTRUCTION MANAGER MAY HAVE SOILS REPORT FOR MORE INFO.
23. CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE OWNER WITH A SET OF MARKED UP PLANS (AS-BUILTS) SHOWING ANY CHANGES DURING CONSTRUCTION.

DIGGER'S HOTLINE CALL BEFORE YOU DIG 1-800-242-8511

IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THESE DRAWINGS, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.


DAN BEYER ARCHITECTS
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PAWS & REFLECT

N112W15490 MEQUON ROAD
GERMANTOWN, WISCONSIN

SHEET TITLE: PROJECT LOCATION AND GENERAL NOTES

REVISIONS:

| DRAWN BY | DESIGNED BY | CHKD BY |
|---|---|---|
| NFS | NFS | BMS |

| | |
|---|---|
| SCALE | SCALE: 1" = 50' (North) |
| PROJECT NUMBER | 2008-003 |
| SET TYPE | **PLAN COMMISION SUBMITTAL** |
| DATE ISSUED | **10/02/2020** |
| SHEET NUMBER | C110 |

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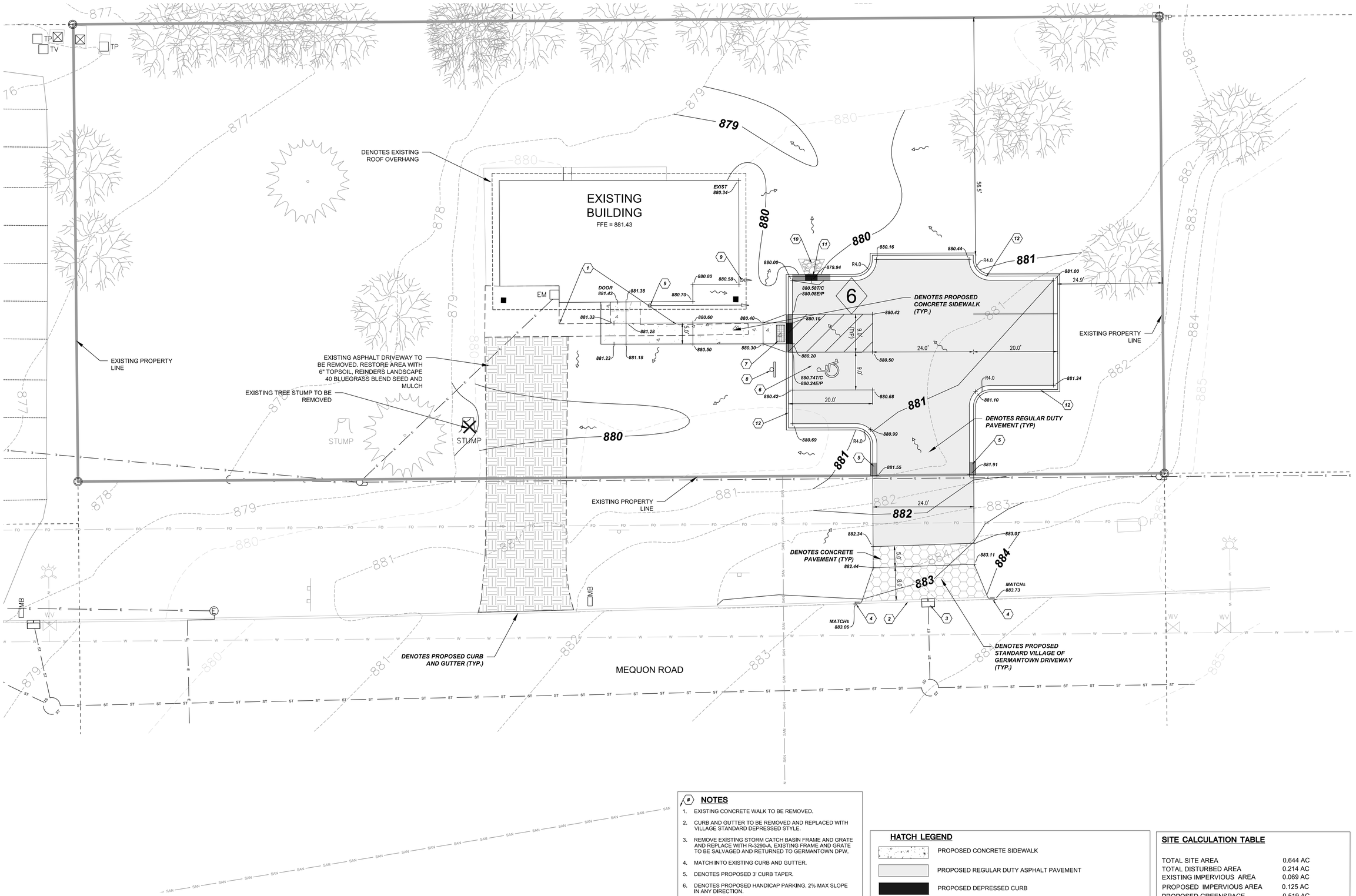


## NOTES

1. EXISTING CONCRETE WALK TO BE REMOVED.
2. CURB AND GUTTER TO BE REMOVED AND REPLACED WITH VILLAGE STANDARD DEPRESSED STYLE.
3. REMOVE EXISTING STORM CATCH BASIN FRAME AND GRATE AND REPLACE WITH R-3290-A. EXISTING FRAME AND GRATE TO BE SALVAGED AND RETURNED TO GERMANTOWN DPW.
4. MATCH INTO EXISTING CURB AND GUTTER.
5. DENOTES PROPOSED 3' CURB TAPER.
6. DENOTES PROPOSED HANDICAP PARKING. 2% MAX SLOPE IN ANY DIRECTION.
7. DENOTES PROPOSED HANDICAP RAMP - TYPE 4 (TYP).
8. DENOTES PROPOSED HANDICAP SIGN (TYP).
9. DENOTES PROPOSED DOWNSPOUT AT GRADE WITH SPLASHBLOCK.
10. DENOTES PROPOSED FIELDSTONE COBBLES (6"-8" DIA) W/ GEOFABRIC LINER.
11. DENOTES PROPOSED 3' WIDE DEPRESSED CURB OPENING WITH 3' CURB TAPERS ON BOTH SIDES.
12. DENOTES PROPOSED 18" CURB AND GUTTER (TYP).

## HATCH LEGEND

- PROPOSED CONCRETE SIDEWALK
- PROPOSED REGULAR DUTY ASPHALT PAVEMENT
- PROPOSED DEPRESSED CURB
- PROPOSED TAPER CURB
- PROPOSED REVERSE CURB

## SITE CALCULATION TABLE

| | |
|---|---|
| TOTAL SITE AREA | 0.644 AC |
| TOTAL DISTURBED AREA | 0.214 AC |
| EXISTING IMPERVIOUS AREA | 0.069 AC |
| PROPOSED IMPERVIOUS AREA | 0.125 AC |
| PROPOSED GREENSPACE | 0.519 AC |
| PROPOSED REGULAR PARKING SPACES | 5 |
| PROPOSED HANDICAP PARKING | 1 |
| PROPOSED TOTAL PARKING | 6 |

## GENERAL NOTES

THE VILLAGE OF GERMANTOWN SHALL NOT APPROVE ANY GRADE CHANGE IN EXCESS OF 0.25 FEET UNLESS AUTHORIZED TO DO SO BY THE VILLAGE ENGINEER.

ALL DISTURBED AREAS OUTSIDE OF PROPOSED PAVEMENT AREAS TO BE RESTORED WITH 6" TOPSOIL, REINDERS LANDSCAPE 40 BLUDEGRASS BLEND SEED APPLIED @ 5 LBS/1000 SF AND MULCH

DIGGER'S HOTLINE CALL BEFORE YOU DIG 1-800-242-8511

IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THESE DRAWINGS, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.


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PAWS & REFLECT

N112W15490 MEQUON ROAD
GERMANTOWN, WISCONSIN

SHEET TITLE:
SITE, GRADING AND DEMO PLAN

REVISIONS:

| DRAWN BY | DESIGNED BY | CHKD BY |
|---|---|---|
| NFS | NFS | BMS |

| | |
|---|---|
| SCALE | SCALE: 1" = 10' (North) |
| PROJECT NUMBER | 2008-003 |
| SET TYPE | PLAN COMMISION SUBMITTAL |
| DATE ISSUED | 10/02/2020 |
| SHEET NUMBER | C120 |

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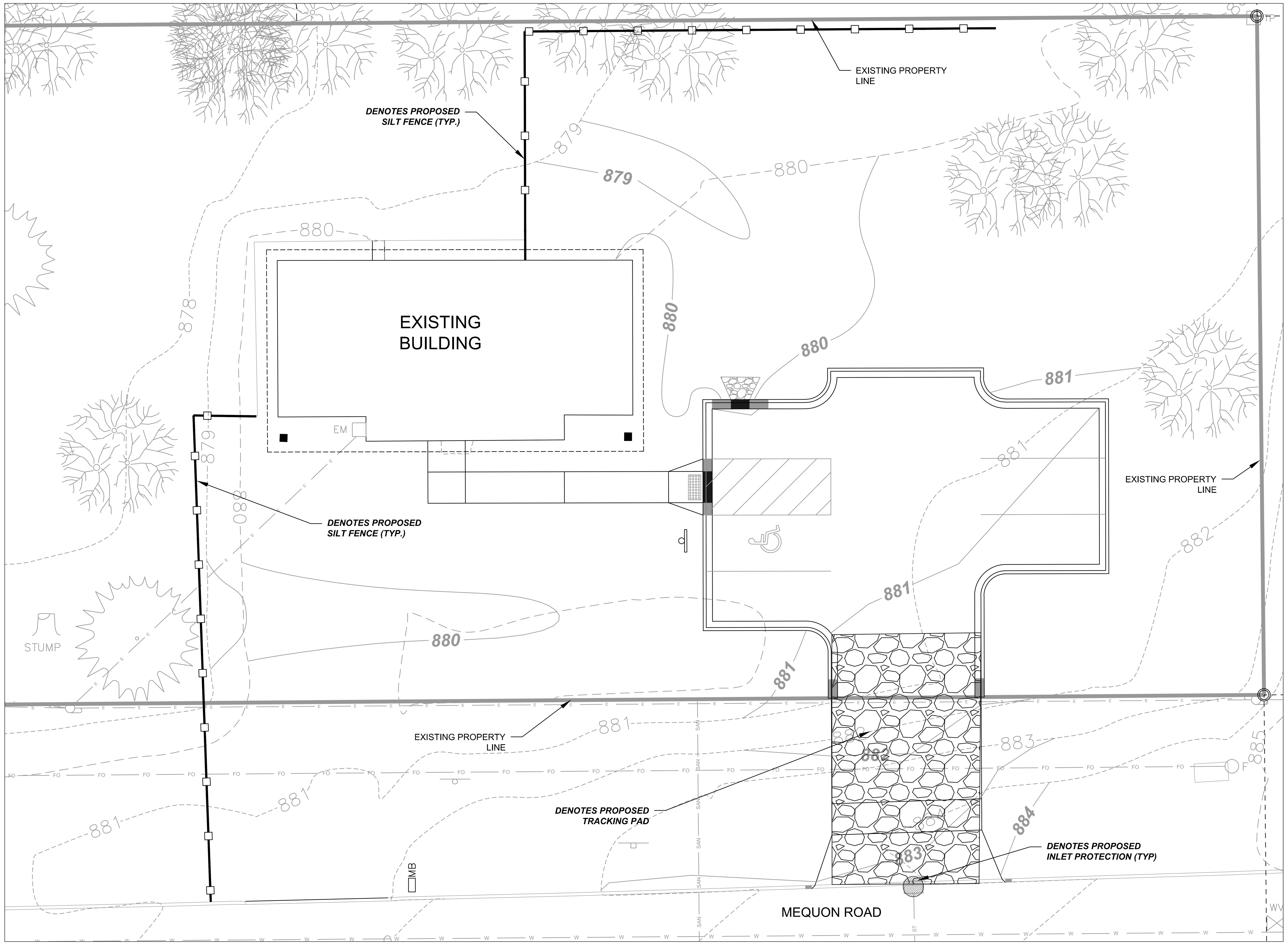



## EROSION CONTROL NOTES AND PHASING

1. ESTIMATED SCHEDULE: START OF CONSTRUCTION - JANUARY 5, 2021. END OF CONSTRUCTION - APRIL 30, 2021
2. KEEP A COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
3. SUBMIT PLAN REVISIONS OR AMENDMENTS TO THE ENGINEER AT LEAST 5 DAYS PRIOR TO FIELD IMPLEMENTATION.
4. CONTRACTOR IS RESPONSIBLE FOR ROUTINE SITE INSPECTIONS AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. KEEP INSPECTION REPORTS ON-SITE AND MAKE THEM AVAILABLE UPON REQUEST.
5. INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
6. WHEN POSSIBLE: PRESERVE EXISTING VEGETATION (ESPECIALLY ADJACENT TO SURFACE WATERS), MINIMIZE LAND-DISTURBING CONSTRUCTION ACTIVITY ON SLOPES OF 20% OR MORE, MINIMIZE SOIL COMPACTION, AND PRESERVE TOPSOIL.
7. REFER TO THE WDNR STORMWATER CONSTRUCTION TECHNICAL STANDARDS AT http://dnr.wi.gov/topic/stormwater/standards/const_standards.html.
8. INSTALL PERIMETER EROSION CONTROLS (IF REQUIRED) AND TRACKOUT CONTROL PRACTICES PRIOR TO ANY LAND-DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRUBBING. USE WDNR TECHNICAL STANDARD 1057 FOR TRACKOUT CONTROL AT CONSTRUCTION ENTRANCE(S) (IF REQUIRED).
9. INSTALL INLET PROTECTION PRIOR TO LAND-DISTURBING ACTIVITIES IN THE CONTRIBUTING DRAINAGE AREA AND/OR IMMEDIATELY UPON INLET INSTALLATION. COMPLY WITH WDNR TECHNICAL STANDARD STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITES #1060.
10. STAGE CONSTRUCTION GRADING ACTIVITIES TO MINIMIZE THE CUMULATIVE EXPOSED AREA. CONDUCT TEMPORARY GRADING FOR EROSION CONTROL PER WDNR TECHNICAL STANDARD TEMPORARY GRADING PRACTICES FOR EROSION CONTROL #1067.
11. PERMITTING OF GROUNDWATER DEWATERING IS THE RESPONSIBILITY OF THE CONTRACTOR. GROUNDWATER DEWATERING IS SUBJECT TO A DNR WASTEWATER DISCHARGE PERMIT AND A DNR HIGH CAPACITY WELL APPROVAL IF CUMULATIVE PUMP CAPACITY IS 70 GPM OR MORE.
12. PROVIDE ANTI-SCOUR PROTECTION AND MAINTAIN NON-EROSIVE FLOW DURING DEWATERING. PERFORM DEWATERING OF ACCUMULATED SURFACE RUNOFF IN ACCORDANCE WITH WDNR TECHNICAL STANDARD DE-WATERING #1061.
13. INSTALL AND MAINTAIN SILT FENCING PER WDNR TECHNICAL STANDARD SILT FENCE #1056. REMOVE SEDIMENT FROM BEHIND SILT FENCES AND SEDIMENT BARRIERS BEFORE SEDIMENT REACHES A DEPTH THAT IS EQUAL TO ONE-HALF OF THE FENCE AND/OR BARRIER HEIGHT.
14. REPAIR BREAKS AND GAPS IN SILT FENCES AND BARRIERS IMMEDIATELY. REPLACE DECOMPOSING STRAW BALES (TYPICAL BALE LIFE IS 3 MONTHS). LOCATE, INSTALL, AND MAINTAIN STRAW BALES PER WDNR TECHNICAL STANDARD DITCH CHECKS #1062.
15. INSTALL AND MAINTAIN FILTER SOCKS IN ACCORDANCE WITH WDNR TECHNICAL STANDARD INTERIM MANUFACTURED PERIMETER CONTROL AND SLOPE INTERRUPTION PRODUCTS # 1071.
16. IMMEDIATELY STABILIZE STOCKPILES AND SURROUND STOCKPILES AS NEEDED WITH SILT FENCE OR OTHER PERIMETER CONTROL IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.
17. IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER.
    - BETWEEN SEPTEMBER 15 AND OCTOBER 15: STABILZE WITH MULCH, TACKIFIER, AND A PERENNIAL SEED MIXED WITH WINTER WHEAT, ANNUAL OATS, OR ANNUAL RYE, AS APPROPRIATE FOR REGION AND SOIL TYPE
    - OCTOBER 15 THROUGH COLD WEATHER: STABILIZE WITH A POLYMER AND DORMANT SEED MIX, AS APPROPRIATE FOR REGION AND SOIL TYPE.
18. STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE.
19. SWEEP/CLEAN UP ALL SEDIMENT/TRASH THAT MOVES OFF-SITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS BEFORE THE END OF THE SAME WORKDAY OR AS DIRECTED BY THE WDNR/MUNCIPALITY. SEPARATE SWEPT MATERIALS (SOILS AND TRASH) AND DISPOSE OF APPROPRIATELY.
20. CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST PER WDNR TECHNICAL STANDARD DUST CONTROL ON CONSTRUCTION SITES # 1068.
21. PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, OR OTHER CONSTRUCTION MATERIALS) AND DO NOT ALLOW THESE MATERIALS TO BE CARRIED BY RUNOFF INTO THE RECEIVING CHANNEL.
25. FOR NON-CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED SLOPES 4:1 OR GREATER (OR AS SHOWN ON THE PLAN), PROVIDE CLASS I TYPE TYPE A (WITH ACCELERATED DEGRADABLE NETTING) EROSION CONTROL MATTING. SELECT EROSION MATTING FROM WDOT'S PRODUCT ACCEPTABILITY LIST (PAL); INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARD NON-CHANNEL EROSION MAT #1052.
22. FOR CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED AREAS (OR AS SHOWN ON THE PLANS), PROVIDE NORTH AMERICAN GREEN SC150 (OR APPROVED EQUAL) EROSION CONTROL MATTING. INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARD CHANNEL EROSION MAT #1053.
23. MAKE PROVISIONS FOR WATERING DURING THE FIRST 8 WEEKS FOLLOWING SEEDING OR PLANTING OF DISTURBED AREAS WHENEVER MORE THAN 7 CONSECUTIVE DAYS OF DRY WEATHER OCCUR.
24. INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES (SUCH AS TEMPORARY SEDIMENT BASINS, DITCH CHECKS, EROSION CONTROL MATTING, SILT FENCING, FILTER SOCKS, WATTLES, SWALES, ETC.), OR AS DIRECTED BY WDNR/MUNICIPALITY

GENERAL NOTES:

DETAIL OF CONSTRUCTION NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND APPLICABLE SPECIAL PROVISIONS.

WHEN POSSIBLE THE SILT FENCE SHOULD BE CONSTRUCTED IN AN ARC OR HORSESHOE SHAPE, WITH THE ENDS POINTING UPSLOPE TO MAXIMIZE BOTH STRENGTH AND EFFECTIVENESS.

① CROSS BRACE WITH 2" x 4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS AS DIRECTED BY THE ENGINEER.

② MINIMUM 14 GAGE WIRE REQUIRED, FOLD FABRIC 3" OVER THE WIRE AND STAPLE OR PLACE WIRE RINGS ON 12" C-C.

③ EXCAVATE A TRENCH A MINIMUM OF 4" WIDE AND 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC, FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.

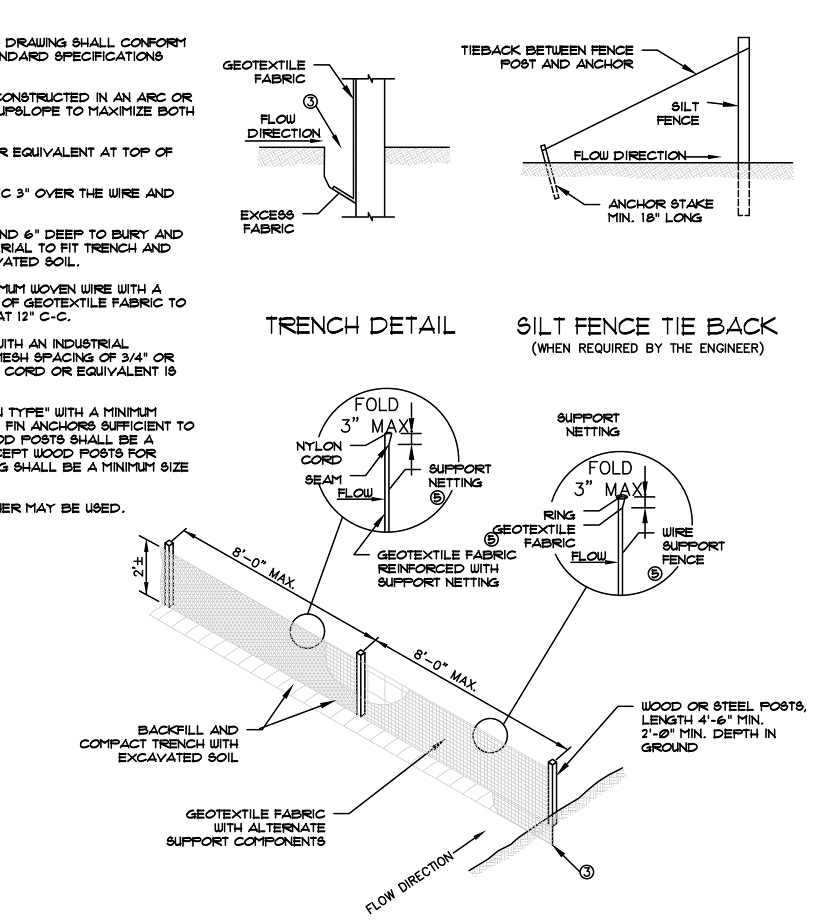
④ WIRE SUPPORT FENCE SHALL BE 14 GAGE MINIMUM WOVEN WIRE WITH A MAXIMUM MESH SPACING OF 6". SECURE TOP OF GEOTEXTILE FABRIC TO TOP OF FENCE WITH STAPLES OR WIRE RINGS AT 12" C-C.

⑤ GEOTEXTILE FABRIC SHALL BE REINFORCED WITH AN INDUSTRIAL POLY-PROPYLENE NETTING WITH A MAXIMUM MESH SPACING OF 3/4" OR EQUAL. A HEAVY DUTY NYLON TOP SUPPORT CORD OR EQUIVALENT IS REQUIRED.

⑥ STEEL POSTS SHALL BE STUDDED "TEE" OR "U TYPE" WITH A MINIMUM WEIGHT OF 1.28 lbs/lin. ft. (WITHOUT ANCHOR). FIN ANCHORS SUFFICIENT TO RESIST POST MOVEMENT ARE REQUIRED. WOOD POSTS SHALL BE A MINIMUM SIZE OF 4" DIA. OR 1-1/2" x 3-1/2" EXCEPT WOOD POSTS FOR GEOTEXTILE FABRIC REINFORCED WITH NETTING SHALL BE A MINIMUM SIZE OF 1-1/8" x 1-1/8" OAK OR HICKORY.

ALTERNATIVES A AND B ARE EQUAL AND EITHER MAY BE USED.

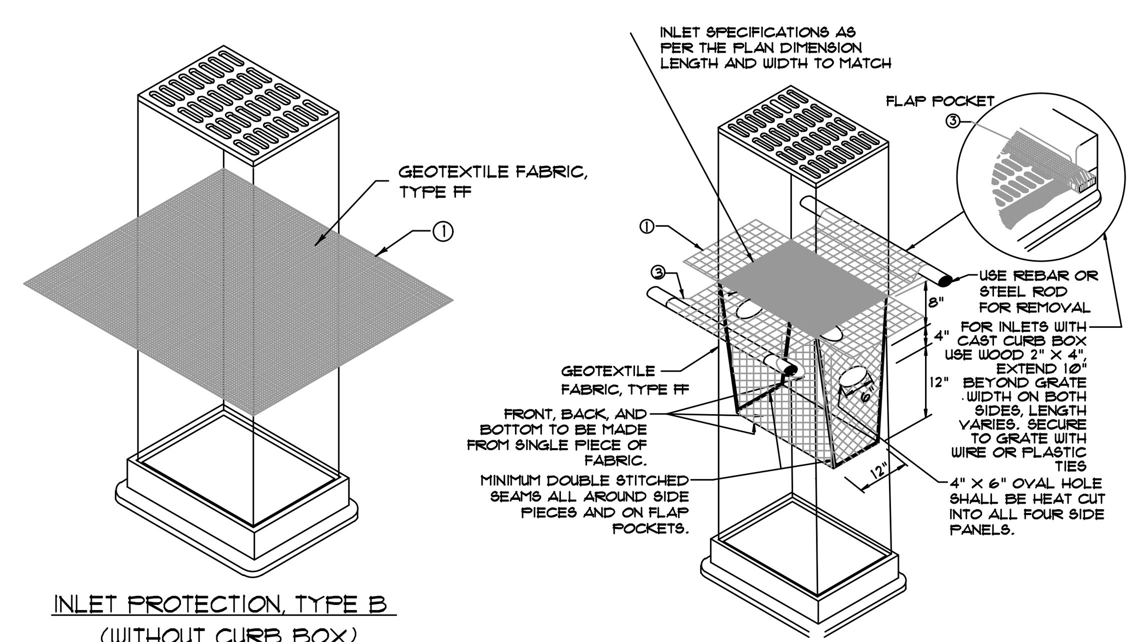
NOTE: ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS




### SILT FENCE DETAIL
NTS

IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THESE DRAWINGS, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.

DIGGER'S HOTLINE — CALL BEFORE YOU DIG — 1-800-242-8511




GENERAL NOTES:

INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT's EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.

WHEN REMOVING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.

FOR INLET PROTECTION, TYPE C WITH CURB BOX, AND ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.

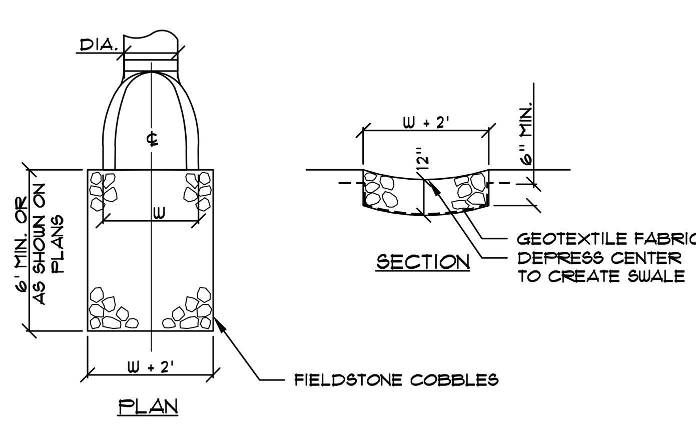
FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4.

INSTALLATION NOTES:

TYPES B & C:
TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE. THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A DEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

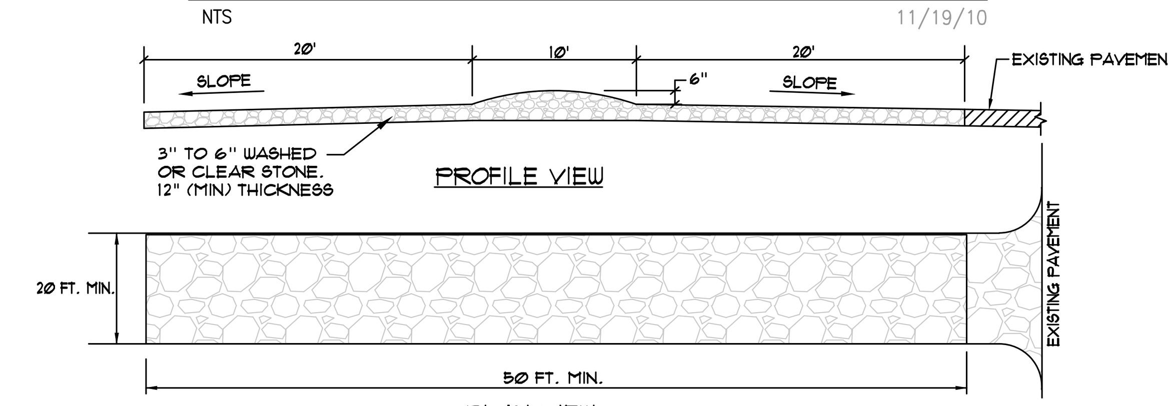
TYPE D:
DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.
TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.
THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES OF 3". WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG USING PLASTIC ZIP TIES TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM IF 4" FROM THE BOTTOM OF THE BAG.

### INLET PROTECTION
NTS




### FIELDSTONE COBBLES AT PIPE ENDWALL
NTS

105
11/19/10




### CONSTRUCTION ENTRANCE AND TRACKING PAD DETAIL
NTS

### EROSION CONTROL LEGEND

- SILT FILTER FENCE
- CONSTRUCTION ENTRANCE
- EROSION MAT
- DITCH CHECK
- INLET SEDIMENT GUARD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PAWS & REFLECT

N112W15490 MEQUON ROAD
GERMANTOWN, WISCONSIN

SHEET TITLE: EROSION CONTROL PLAN

REVISIONS:

| DRAWN BY | DESIGNED BY | CHKD BY |
|---|---|---|
| NFS | NFS | BMS |

| | |
|---|---|
| SCALE | SCALE: 1" = 10' (North) |
| PROJECT NUMBER | 2008-003 |
| SET TYPE | PLAN COMMISION SUBMITTAL |
| DATE ISSUED | 10/02/2020 |
| SHEET NUMBER | C130 |

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LEGAL DESCRIPTION:

PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWN 9 NORTH RANGE 20 EAST, AS RECORDED IN VOLUME 198 PAGE 295 IN THE WASHINGTON COUNTY REGISTER OF DEEDS AND AS DOCUMENTS 907304, 907305, 1433107, AND 1471580, EXCEPTING THOSE LANDS DEDICATED TO MEQUON ROAD AS RECORDED IN VOLUME 1041, PAGE 147, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 23–9–20 EAST; THENCE NORTH N 89°33'61 E 233.00 ALONG SAID SOUTH LINE; THENCE N 00°35'42" W 60.00 FEET TO THE NORTH LINE OF MEQUON ROAD AND THE POINT OF BEGINNING OF LANDS TO BE DESCRIBED; THENCE CONTINUING N 00°35'42" W 108.70 FEET TO THE SOUTH LINE OF CATIE VISTA; THENCE N 89°33'51" E 258.20 FEET ALONG SAID SOUTH LINE; THENCE S 00°35'42" E 108.70 FEET TO THE NORTH LINE MEQUON ROAD; THENCE S 89°33'51 W 258.20 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

CONTAINING: 28,066 SQUARE FEET OR 0.6443 ACRES.

NOTES

1. LEGAL DESCRIPTION FROM WASHINGTON COUNTY PUBLIC RECORD.

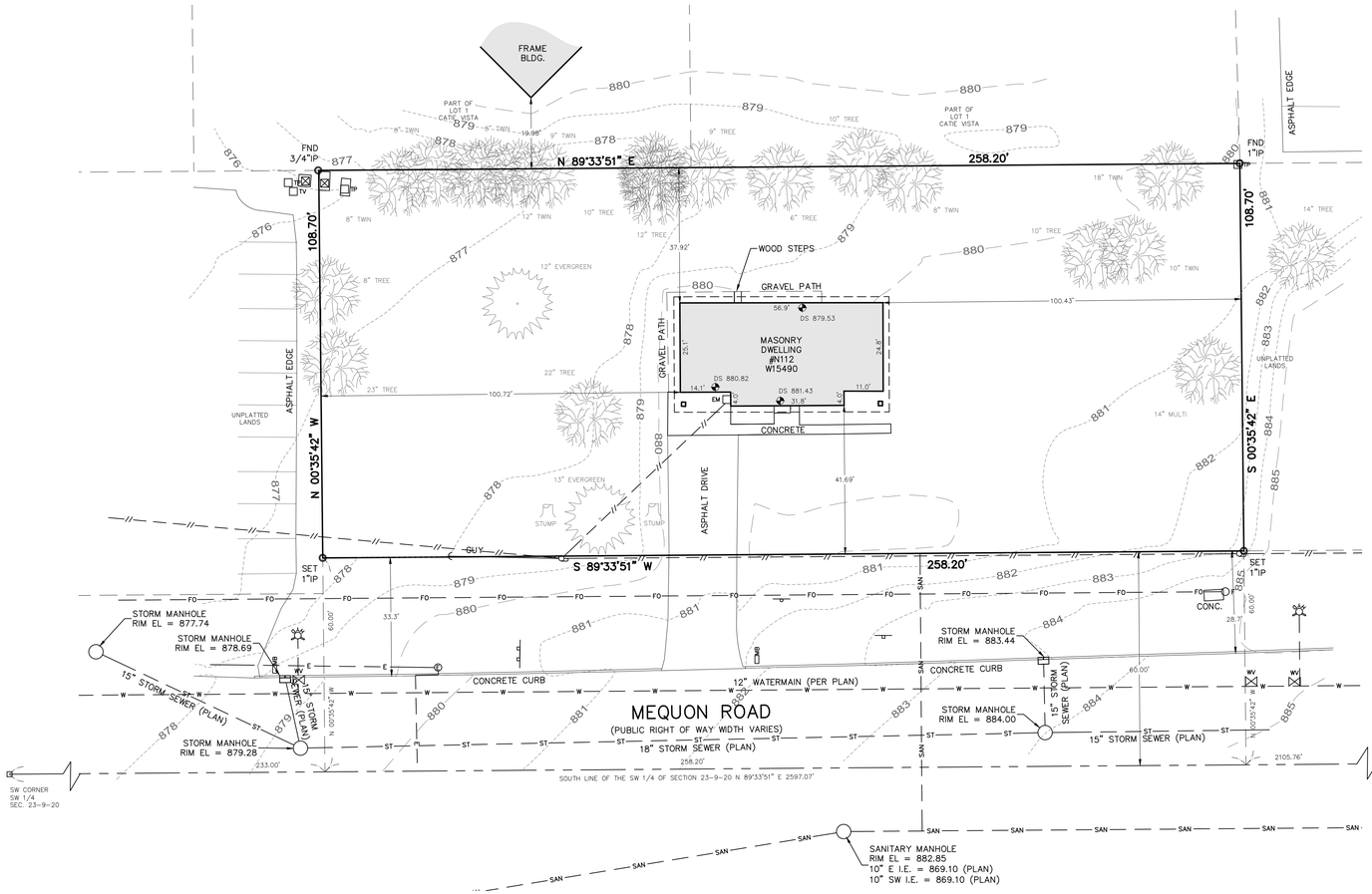
2. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, ON INFORMATION FURNISHED BY THE UTILITY COMPANIES, DIGGERS HOTLINE AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

3. [PORTIONS OF] SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN PER INFORMATION FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 55131C0376D, WITH A DATE OF IDENTIFICATION OF 11/20/2013, IN COMMUNITY NO. 550472 THE VILLAGE OF GERMANTOWN, WHICH IS THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS SITUATED.

4. PROJECT BENCHMARK – FOUND CHISELED CROSS IN SW HYDRANT NOZZLE FOUND 82.33 NORTHEAST OF THE SOUTHWEST CORNER OF SEC. 23–9–20, EL = 876.79

6. ELEVATIONS BASED ON INFORMATION FROM SEWRPC AND ARE AT NGVD 1929 DATUM.

7. SURVEY DATUM:
COORDINATES ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM (WCCS), WASHINGTON COUNTY. NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD83(2011)).




I CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY, AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION AND DIMENSIONS OF ALL VISIBLE STRUCTURES THEREON, BOUNDARY FENCES, APPARENT EASEMENTS AND ROADWAY'S AND VISIBLE ENCROACHMENTS, IF ANY.
THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO, WITHIN ONE (1) YEAR FROM DATE THEREOF.

SEPTEMBER 15, 2020
DATE

MICHAEL J. BERRY, L.L.S.
REGISTERED LAND SURVEYOR S–2545

WISCONSIN MICHAEL J. BERRY S-2545 BROOKFIELD, WI LAND SURVEYOR

NOTE: SURVEY COMPLETED BY CAPITOL SURVEY ENTERPRISES. THE ENGINEER MAKES NO WARRANTY OR REPRESENTATION WITH REFERENCE TO THE ACCURACY AND COMPLETENESS OF THE EXISTING CONDITIONS INDICATED OR NOT INDICATED ON THE ENGINEERING PLANS PROVIDED.

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 INCH = 20 FT.

## LEGEND

| | | | |
|---|---|---|---|
| SAN | SANITARY SEWER | ELECTRIC TRANSFORMER | HYDRANT |
| ST | STORM SEWER | ELECTRIC METER | WATER VALVE |
| W | WATER MAIN | ELECTRIC PEDESTAL | GAS VALVE |
| G | BURIED GAS LINE | ELECTRIC BOX AT GRADE | MANHOLE |
| TEL | BURIED TELEPHONE LINE | TELEPHONE BOX AT GRADE | STORM MANHOLE |
| E | BURIED ELECTRIC LINE | TELEPHONE PEDESTAL | CATCH BASIN |
| FO | BURIED FIBER OPTIC LINE | TV PEDESTAL | CURB INLET |
| OH | OVERHEAD UTILITY LINES | GAS METER | METAL LIGHT POLE |
| CATV | BURIED CABLE TELEVISION LINES | AIR CONDITIONER | CONCRETE LIGHT POLE |
| COMB | COMBINATION SEWER | UTILITY POLE | WOOD LIGHT POLE |
| | WOOD FENCE | WOOD SIGN | MAIL BOX |
| | METAL FENCE | METAL SIGN | FIBER OPTIC MARKER |
| | EDGE OF TREES AND BRUSH | FLAG POLE | GUY WIRE |
| 881.43 DS | DOOR SILL ELEVATION | BOLLARD | |
| | FIRE DEPARTMENT CONNECTION | BOLLARD LIGHT | |
| | | YARD LIGHT | |

# PLAT OF SURVEY WITH TOPOGRAPHY

FOR

## N 112 W 15490 MEQUON ROAD

GERMANTOWN
WISCONSIN

| | | | |
|---|---|---|---|
| DRAWN BY: | NJF | DATE: | SEP. 15, 2020 |
| CHECKED BY: | MJB | DRAWING No. | P - 0 |
| CSE JOB No.: | P - 076 | SHEET 1 | OF 1 |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PAWS & REFLECT
N112W15490 MEQUON ROAD
GERMANTOWN, WISCONSIN

SHEET TITLE: EXISTING SURVEY

REVISIONS:

| DRAWN BY | DESIGNED BY | CHKD BY |
|---|---|---|
| NFS | NFS | BMS |

| | |
|---|---|
| SCALE | SCALE: 1" = 20' |
| PROJECT NUMBER | 2008-003 |
| SET TYPE | PLAN COMMISION SUBMITTAL |
| DATE ISSUED | 10/02/2020 |
| SHEET NUMBER | C140 |

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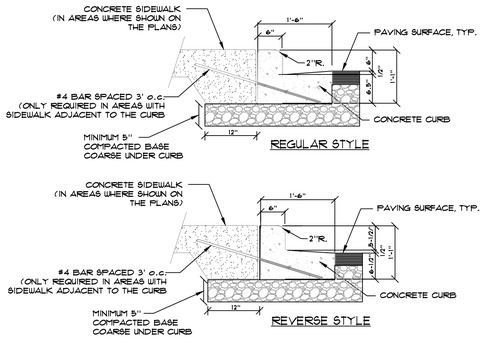
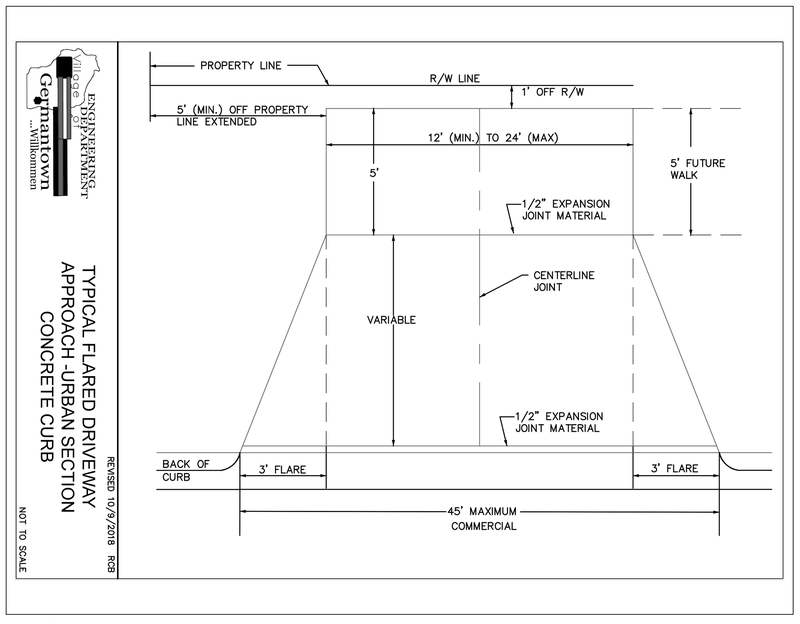
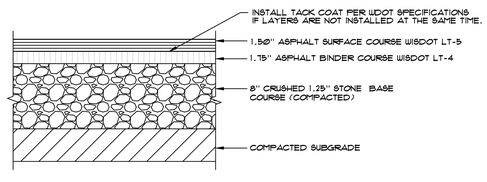



**01** CURB AND GUTTER - 18" FULL FACE
NTS

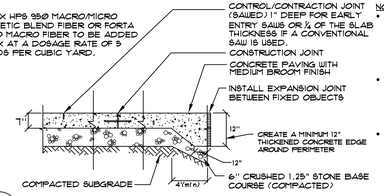



**02** VILLAGE STANDARD DRIVEWAY
NTS



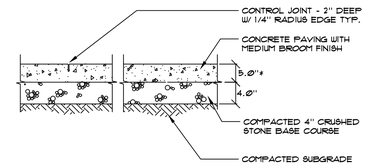

**03** REGULAR DUTY PAVEMENT
NTS

NOTE:
- MATRIX HPS 950 MACRO/MICRO SYNTHETIC BLEND FIBER OR FORTA FERRO MACRO FIBER TO BE ADDED TO MIX AT A DOSAGE RATE OF 5 POUNDS PER CUBIC YARD.




NOTES:
- TIE BARS SHALL BE INSTALLED AT ALL AREAS WHERE CONCRETE PAVEMENT ABUTS CURB AND GUTTER AND CONSIST OF NO. 4 EPOXY COATED REINFORCING BARS 24 INCHES IN LENGTH AND 48 INCHES ON CENTER.
- CONTROL/ CONTRACTION/ CONSTRUCTION JOINTS SHALL BE SPACED AT 12' MAXIMUM AND CONSTRUCTED IN CONFORMANCE WITH THE AMERICAN CONCRETE INSTITUTE (ACI-330R) RECOMMENDATIONS.
- EXPANSION JOINTS SHALL BE PROVIDED WHERE PAVEMENT ABUTS FIXED OBJECTS, MEETING ACI-330R STANDARDS.

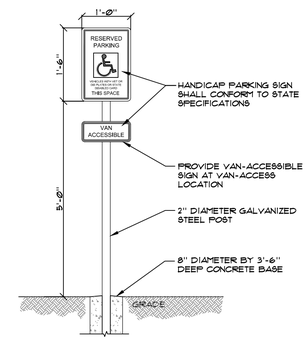
**04** CONCRETE PAVEMENT
NTS




* NOTE:
SIDEWALK SHALL BE 7" AT DRIVEWAY SECTIONS

NOTES:
- CONTROL JOINT SPACING SHALL BE A MAXIMUM OF 5' AND CONSTRUCTED IN CONFORMANCE WITH AMERICAN CONCRETE INSTITUTE (ACI) RECOMMENDATIONS.
- EXPANSION JOINTS SHOULD BE PROVIDED WHERE PAVEMENT ABUTS FIXED OBJECTS.
- MATRIX BI BLEND MICRO FIBER TO BE ADDED AT A RATE OF 1.5 POUNDS PER CUBIC YARD.

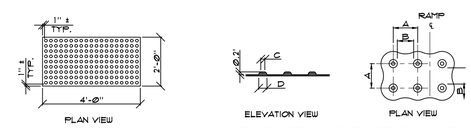
**05** CONCRETE SIDEWALK
NTS




**06** HANDICAP SIGN
NTS

| | MIN. | MAX. |
|---|---|---|
| A | 1.6" | 2.4" |
| B | 0.65" | 1.5" |
| C | * | * |
| D | 0.9" | 1.4" |

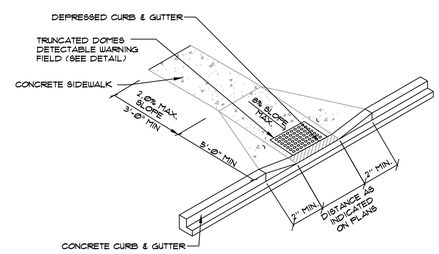
* THE C DIMENSION IS 50% TO 65% IF THE D DIMENSION




DETECTABLE WARNING FIELD (TYPICAL)** TRUNCATED DOMES DETECTABLE WARNING PATTERN DETAIL

**DETECTABLE WARNING FIELDS TO BE NEENAH FOUNDRY DETECTABLE WARNING FIELDS (OR APPROVED EQUAL), UNPAINTED NATURAL COLOR AND FIELD WEATHERED PRIOR TO INSTALLATION (VERIFY COLOR W/ OWNER PRIOR TO INSTALLATION)

**07** TRUNCATED DOMES
NTS




**08** HANDICAP RAMP - TYPE 4
NTS

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PAWS & REFLECT
N112W15490 MEQUON ROAD
GERMANTOWN, WISCONSIN

SHEET TITLE: CONSTRUCTION DETAILS

REVISIONS:

| DRAWN BY | DESIGNED BY | CHKD BY |
|---|---|---|
| NFS | NFS | BMS |

| | |
|---|---|
| SCALE | |
| PROJECT NUMBER | 2008-003 |
| SET TYPE | PLAN COMMISION SUBMITTAL |
| DATE ISSUED | 10/02/2020 |
| SHEET NUMBER | C500 |

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## GENERAL FLOOR PLAN NOTES TO CONTRACTOR

1. UNLESS NOTED OTHERWISE, PROVIDE NEW LVT FLOORING WITH ¼" SUBSTRATE
2. ALL EXISTING WINDOWS TO REMAIN
3. ALL MECHANCIAL, ELECTRICAL AND PLUMBING WORK IS DESIGN BUILD BY THE GENERAL CONTRACTOR. ALL WORK NEEDS TO ABIDE BY CURRENT COMMERCIAL CODES. IF ANY EXISTING MEP WORK DOES NOT MEET CURRENT CODE, IT MUST BE UPGRADED TO MEET THE CURRENT CODE.
4. GENERAL CONTRACTOR TO PROVIDE BLOCKING AND BACKING AS REQUIRED

## NEW WORK PLAN LEGEND

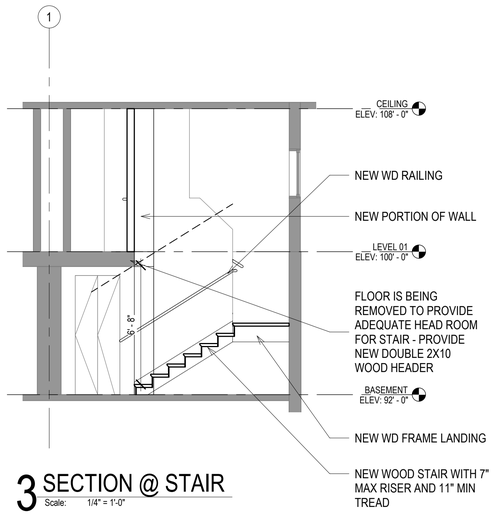
- EXISTING, TO REMAIN
- MASONRY PARTITION, SEE PARTITION TYPES FOR DETAILS
- METAL STUD PARTITION, SEE PARTITION TYPES FOR DETAILS.

## NEW WORK PLAN KEYNOTES

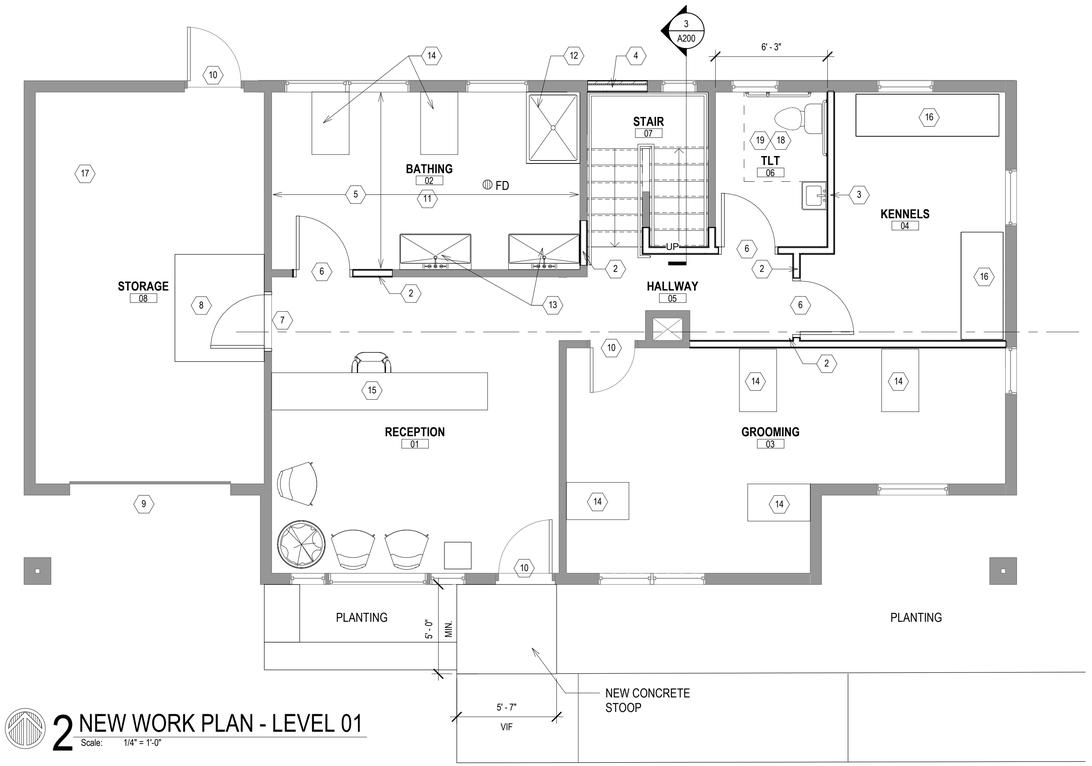
SEE PROJECT GENERAL CONDITIONS, GENERAL INFORMATION ON SHEET A001 AND SELECTIVE DEMOLITION, CUTTING AND PATCHING SPECIFICATIONS THAT ARE USED IN ASSOCIATION WITH THESE NOTES.

NEW WORK PLAN KEY NOTES APPLY TO ALL NEW WORK DRAWINGS AND MAY NOT BE USED ON EVERY SHEET.

| | |
|---|---|
| 1 | NOT USED |
| 2 | NEW WOOD STUD WALL WITH GYP BD BOTH SIDES |
| 3 | NEW WOOD STUD WALL WITH TILE BACKER & CT ON BATHROOM SIDE AND GYP BD ON KENNEL SIDE |
| 4 | INFILL EXISTING DOOR OPENING WITH 6" STUD WALL, BATT INSULATION, VAPOR BARRIER, OSB AND LP SIDING |
| 5 | INSTALL FRP AT ALL WALLS TO 6'-0" AFF |
| 6 | NEW 7'-0" X 3'-0"WOOD DOOR AND WOOD FRAME |
| 7 | NEW EXTERIOR INSULATED FIBERGLASS DOOR |
| 8 | NEW WOOD LANDING, 5'-0" X 6'-0" CLEAR |
| 9 | EXISTING OVERHEAD DOOR TO REMAIN |
| 10 | EXISTING DOOR TO REMAIN |
| 11 | PROVIDE NEW RUBBER FLOORING WITH WELDED SEAMS – PROTECT-ALL OR SIMILAR. PROVIDE WELDED WALL BASE WITH COVE CAP |
| 12 | 36 X 36 FLOOR UTILITY SINK |
| 13 | OWNER SUPPLIED WASH BASIN |
| 14 | OWNER SUPPLIED TABLES |
| 15 | OWNER SUPPLIED DESK |
| 16 | OWNER SUPPLIED KENNELS |
| 17 | EXISTING CONCRETE FLOOR TO REMAIN |
| 18 | CERAMIC TILE FLOORING |
| 19 | NEW ADA TOILET AND SINK |
| 20 | EXISTING STEEL BEAM |
| 21 | SISTER EVERY OTHER JOIST WITH 2X10 WOOD STUDS |
| 22 | PROVIDE NEW DOUBLE 2X10 HEADER |



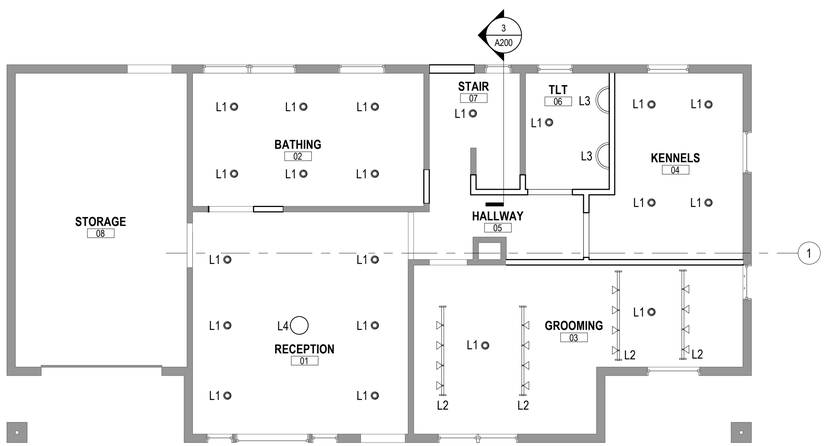

3 SECTION @ STAIR
Scale: 1/4" = 1'-0"



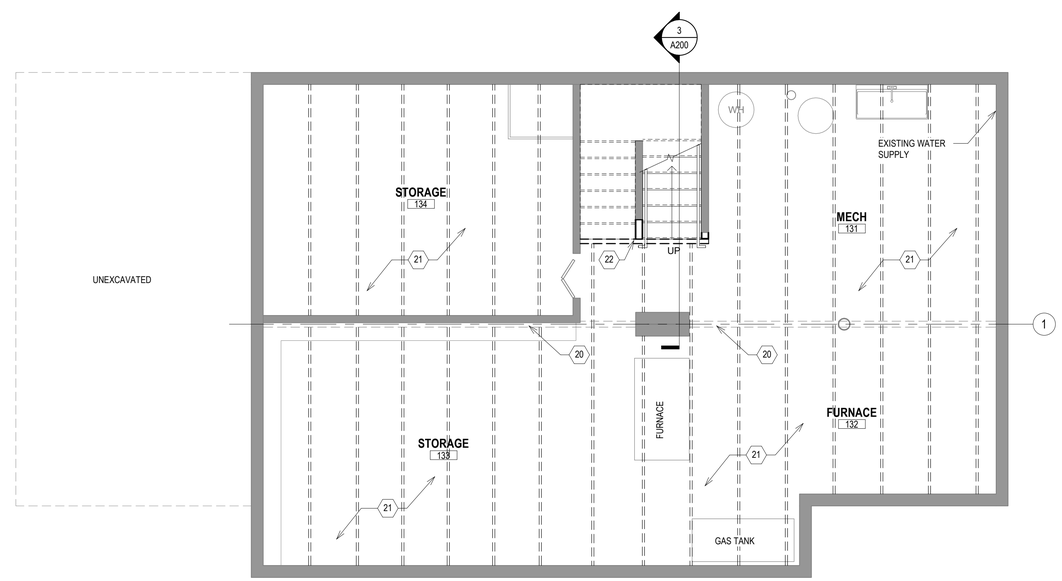

2 NEW WORK PLAN - LEVEL 01
Scale: 1/4" = 1'-0"

| LIGHTING SCHEDULE |
|---|
| L1 - RECESSED CAN LIGHT |
| L2 - TRACK LIGHTS |
| L3 - WALL SCONCE |
| L4 - DECORATIVE PENDANT |

NOTE: EXISTING PLASTER CEILING TO REMAIN. PATCH ALL EXISTING OPENINGS IN CEILING THAT ARE UNUSED OR ABANDONED FROM DEMO OF FIXTURES




4 NEW WORK REFLECTED CEILING PLAN - LEVEL 01
Scale: 3/16" = 1'-0"




1 NEW WORK PLAN - BASEMENT
Scale: 1/4" = 1'-0"

**NOT FOR CONSTRUCTION**

THESE DRAWINGS ARE RELEASED FOR DESIGN DEVELOPMENT PURPOSES ONLY. THEY ARE NOT TO BE USE FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION PURPOSES .

PAWS & REFLECT
N112W15490 MEQUON ROAD
GERMANTOWN, WISCONSIN

SHEET TITLE: **NEW WORK PLANS, REFLECTED CEILING PLAN, SECTION, AND PARTITION TYPES**

REVISIONS:

| DRAWN BY | DESIGNED BY | CHECKED BY |
|---|---|---|
| | | |

| | |
|---|---|
| SCALE | VARIES |
| PROJECT NUMBER | 2008-003 |
| SET TYPE | **PLAN COMMISION SUBMITTAL** |
| DATE ISSUED | **10/02/2020** |
| SHEET NUMBER | **A200** |

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DAN BEYER ARCHITECTS

\\dba-000\DBA-Share\DBA\DBA-Projects\2008-003 Paws & Reflect\BIM\Paws & Reflect_2020_CURRENT_pricing set.rvt
11/4/2020 3:41:34 PM

# ZONING PERMIT REVIEW

**11/9/20 Plan Commission Meeting**

## William & Andrea Aberman

**Planning & Zoning Report** **Germantown, Wisconsin**


**Summary**

William and Andrea Aberman, property owners, are seeking approval to install a fence within an existing stormwater drainage easement on the residential lot located at W125N11011 Strawgrass Lane in the Prairie Glen II Subdivision.


**Location:** W125N11011 Strawgrass Lane

**Agent/**
**Property Owners:** William & Andrea Aberman
W125N11011 Strawgrass Lane
Germantown, WI 53022

---

**Zoning:** Prairie Glen North Planned Development District (PDD)

| Adjacent Land Uses | | Zoning |
|---|---|---|
| North | Single-family Residential | Prairie Glen North PDD |
| South | Single-family Residential | Prairie Glen PDD |
| East | Outlot/Open Space | Prairie Glen North PDD |
| West | Outlot/Open Space | Prairie Glen North PDD |

## Background/Proposal

William and Andrea Aberman, property owners, are seeking approval to install a fence within an existing stormwater drainage easement on the residential lot located at W125N11011 Strawgrass Lane in the Prairie Glen II Subdivision.

As indicated in their supporting information, the Abermans would like to install a 4' high aluminum fence in the side and rear yards to enclose their back yard (see enclosed sketch on survey). The fence would be located approximately 21' into the existing 35'-wide drainage easement on the west side of the property. This particular easement is for surface water flow and there is no storm sewer infrastructure below ground.

As indicated below, Section 17.50(2)(f)6. of the Zoning Code prohibits fences from being installed in any easement, except a drainage easement when approved by the Plan Commission:

*(f) Fences in Residential Districts.*

1. *All fences shall be subject to review and approval of the Building Inspector prior to the issuance of a building permit.*
2. *Fences in rear or side yards may be up to 6 feet in height.*
3. *Fences in front yards may not exceed 4 feet in height, except a maximum height of 6 feet on approval of the Plan Commission after consideration of visibility, privacy and access concerns.*
4. *No fence shall be closer than 2 feet to a public right-of-way.*
5. *Fences that contain a finished side and an unfinished side, shall be installed in a manner in which the finished side faces the adjacent property. In case of a discrepancy, the Village Building Inspector shall determine which side of the fence is the finished side.*
6. *Fences and easements.*
   - *(i) Fences shall not be located within any type of easement, provided however, the Planning Commission may authorize the encroachment by a fence into a drainage easement where the owner of the land encumbered by the easement shows to the satisfaction of the Planning Commission that, considering the proposed location, design and materials of the proposed fence, the encroachment of the fence into the easement will not materially interfere with drainage flow within the easement, and, in the case of a subdivision, the homeowners association consents in writing to the encroachment, or if not in a subdivision, the adjacent landowners consent in writing.*
   - *(ii) If the Planning Commission deems it necessary in order to make its decision to authorize an encroachment into a drainage easement by a fence, it may require that the applicant provide a report by a professional engineer providing an opinion that the encroachment will not impair drainage flow within the easement.*
   - *(iii) If the applicant whose property abuts the drainage way shall be aggrieved by the decision of the Planning Commission, such aggrieved person may appeal the decision to the Village Board by filing a request for appeal review of the record below within 14 days of the date of the Planning Commission's decision.*
7. *It is the property owner's responsibility for any lawn maintenance of lands that lie between a fence and the property line.*
8. *Should it be necessary that the Village or its agent, remove the fence, the material costs (materials and labor) would be borne by the owner of the fence.*

The 35' drainage and access easement in which the fence is proposed is separate from the outlot to the west, which is where a pedestrian trail will be constructed. The proposed fence will not impact the pedestrian trail.

**Staff Analysis**

As indicated above, the Planning Commission may authorize the encroachment of a fence into a drainage easement where the owner of the property encumbered by the easement shows to the satisfaction of the Planning Commission that:

1. considering the proposed location, design and materials of the proposed fence, the fence will not materially interfere with drainage flow within the easement; and
2. in the case of a subdivision, homeowners association consent to the encroachment or, if not a subdivision, the adjacent landowner(s) written consent.

With regard to Item #1, drainage flow interference, the Aberman's have indicated that the proposed fence type will not interfere with the flow of water. With regard to Item #2, the Prairie Glen Homeowners Association provided written approval in a memo dated August 4, 2020.

The primary concern with any permanent obstruction in a drainage easement is the potential for impeding the flow of and/or backing up water that needs to flow through the easement in the case of a rain event or snow thaw. In this case, the aluminum pickets will be spaced and open at the bottom to allow the free flow of water.

**Village Planner Recommendation**

**APPROVE** the zoning permit application to install a 4' fence be located approximately 21' into the existing 35'-wide drainage easement on the west side of the property located at W125N11011 Strawgrass Lane with the following conditions:

1. It shall be the responsibility of the homeowner to maintain a free flow of water within the drainage easement at all times.

Village of Germantown ...Willkommen

# ZONING COMPLIANCE/ OCCUPANCY PERMIT

Date of Application: 10-14-20

Fee Received By: [illegible]

**Please read and print legibly. List name of actual contact person (NOT just business name).**

**APPLICANT OR AGENT:**

Name: William/Andrea Aberman

Address: W125N11011 Strawgrass Lane

City/State/Zip: Germantown WI 53022

Phone: 414-429-1084

E-Mail: waberman@msn.com

**PROPERTY or Business OWNER:**

Name: Same as Applicant

Address:

City/State/Zip:

Phone:

E-Mail:

**PROPERTY ADDRESS OR Tax Parcel ID#:** W125N11011 Strawgrass Lane Germantown WI 53022

**DESCRIPTION OF PROPOSED USE** (Describe improvements, structures, uses and activities conducted, services provided, products made or sold, # of employees, hours of operation, etc. that will enable Zoning Administrator to determine if the proposed use or operation complies with the applicable zoning district and/or other use restrictions that may apply to the subject property. Use back side or additional sheets as needed):

The improvement we propose is a 4' aluminum fence to be erected in our backyard 3' in from the property line on each side and 14' in from the rear lot line which would place it partially into a 35' drainage easment. We have permission from the builders (Bielinski) and the HOA, owners of the easment.

(over)

**READ AND INITIAL THE FOLLOWING:**

- ☑ I understand that Village Staff may request additional information to properly evaluate this request and failure to provide such information may in itself by sufficient cause to deny the petition.
- ☑ I understand that Village Staff can impose conditions or other requirements necessary in order to meet and/or remain in compliance with the Village's Zoning Codes and/or other Village requirements that may apply to the subject property.

**INCLUDE THE FOLLOWING WITH YOUR APPLICATION:**

- ☑ A scaled site plan showing location of proposed use on the property (not required if within building).
- ☑ $175 Application Fee
- ☐ Other Information required by Zoning Administrator

**VILLAGE USE ONLY**

**SIGNATURES: ALL APPLICATIONS MUST BE SIGNED**

Applicant — Date 10-14-20

Property Owner — Date 10-14-20

# PLAT OF SURVEY

**PROPERTY DESCRIPTION: (Surveyed As:)**

Lot 47 in Prairie Glen II, being in the Northeast ¼ of the Northeast ¼ of Section 25, Township 9, North, Range 20 East, located in the Village of Germantown, Washington County, Wisconsin.

For questions regarding underground utilities please contact: DIGGERS HOTLINE PHONE: Wisconsin 1 Call Center 1 (800) 242-8511

**NOTE: Title Policy**

As of the date of this survey, no title policy was provided, therefore this Plat of Survey does not guarantee the existence, size and location of any easements, encumbrances, restrictions or other facts that could otherwise be disclosed in a title search or current Title Policy.

**NOTE: Underground Utilities**

Location of Underground utilities are not part of the agreement made between the Surveyor AND Client noted on this map, therefore none are shown.

WISCONSIN RICK R. HILLMANN S-3005 RICHFIELD, WI. LAND SURVEYOR

Top of Foundation Wall
EL = 826.15
Calculated Finished Yard Grade (Calculated as 0.67' below Top of Foundation)
EL = 825.48

Footing Certification Performed on August 8th, 2018
Top of Footing EL = 818.17

**NOTE:**

Bearings are referenced to the southerly line of Lot 47 as S 89°03'41" W

20"x 36" rebar Rod Set (1.13 lb/foot)

Revised this 14th Day of May, 2018.
(Added Proposed Walk, Re-calculated Drive Slope)

| Conversion to Inches |
|---|
| 0.083' = 1" |
| 0.166' = 2" |
| 0.250' = 3" |
| 0.333' = 4" |
| 0.416' = 5" |
| 0.500' = 6" |
| 0.583' = 7" |
| 0.666' = 8" |
| 0.750' = 9" |
| 0.833' = 10" |
| 0.916' = 11" |
| 1.000 = 1 Foot |

**Curve Data**

RAD.= 360'
ARC = 43.28'
CHD. = 43.26'
BRG. = S 01°30'20" W

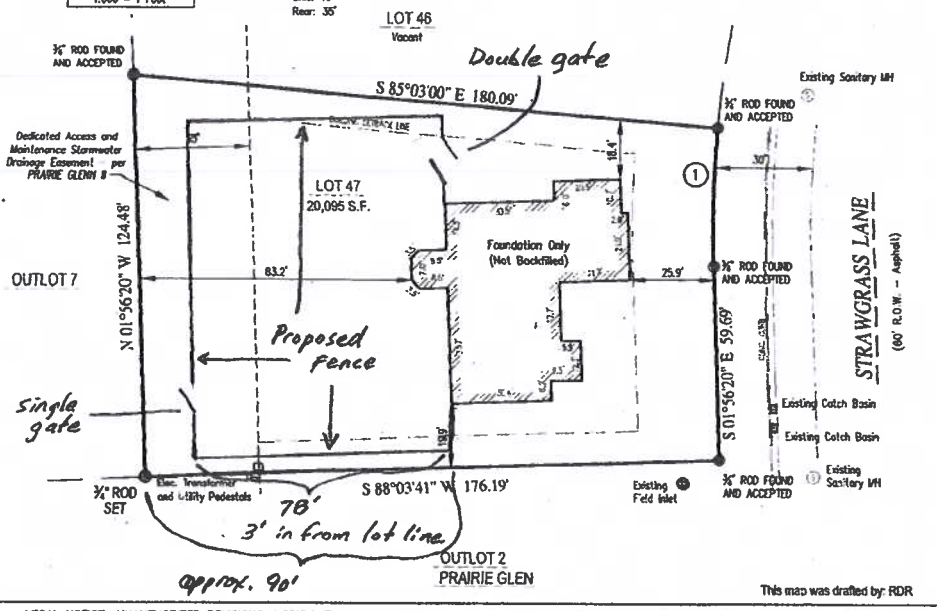
1 Revised this 23rd Day of May, 2018.
(Re-calculated Drive Slope to Adjusted Back of Walk Grade)

Revised this 22nd Day of September, 2018.
(Foundation Certification)

**SETBACKS:**
Front: 25'
Side: 10'
Rear: 35'

N W E S

0' 15' 30' 60'
SCALE: 1"=30'




This map was drafted by: RDR

*LEGAL NOTICE: UNAUTHORIZED REVISIONS, MODIFICATIONS, ALTERATIONS, AND OR MAKING CHANGES OF ANY KIND AND THEN USE AND OR DISTRIBUTE THIS MAP, CONTINENTAL SURVEYING SERVICES LLC'S NAME, OR THE SURVEYOR'S NAME NAMED ON THIS MAP WITHOUT CONSENT MAY BE A FEDERAL OFFENSE IN VIOLATION OF COPYRIGHT AND OR PLAGIARISM LAWS WHICH MAY RESULT IN LEGAL ACTION.*

**CONTINENTAL SURVEYING SERVICES LLC**

Main Office:
2059 Hwy 175, Suite "A"
Richfield WI. 53076

Phone: (262) 389-9200
Website: www.cssurveys.com
Email: survey@cssurveys.com

**CLIENT:**
Belinski Homes, Inc.
1830 Meadow Lane Suite A
Pewaukee, WI 53072

**PROPERTY ADDRESS:**
Lot 47 Strawgrass Lane
Germantown,
Wisconsin 53022

**PARCEL INFO:**
TAX KEY NUMBER: TBD
PROJECT NO.: 20180410_BS00005
SERVICE PERFORMED: BSE

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND IN MY PROFESSIONAL OPINION THIS MAP IS A TRUE REPRESENTATION THEREOF AND IS MADE IN ACCORDANCE WITH THE RECORDS OF THE REGISTER OF DEEDS AS NEARLY AS PRACTICAL. THIS SURVEY COMPLIES WITH WISCONSIN ADMINISTRATIVE CODE AE-7 EXCEPT FOR THOSE ITEMS WAIVED, IF ANY, AND IS BOUND BY WISCONSIN STATE STATUTE 893.37 THAT DEFINES STATUTE OF LIMITATIONS IN REGARDS TO SURVEYS.

Rick R. Hillmann S-3005

Dated this 4th Day of MAY, 2018.

By the Graces of God and the talents given to us, we strive to provide the most Honest and Reliable Land Surveying Services

# RESIDENTIAL SERIES

sets the standard for perimeter and pool fencing.

**PRAIRIE GLEN HOMEOWNERS ASSOCIATION, INC.**
**1830 Meadow Lane, Suite A**
**Pewaukee, Wisconsin 53072**

August 4, 2020

**Via Email**
William and Andrea Aberman
W125 N11011 Strawgrass Lane
Germantown, Wisconsin 53022

Re: Architectural Request – Fence

Dear William and Andrea:

The Architectural Control Committee for Prairie Glen Homeowners Association, Inc. ("ACC") is in receipt of your Architectural Request for your proposed fence as submitted by you on July 29, 2020 as supplemented. After review and consideration of your proposed plan, the ACC is happy to inform you that it has been approved as submitted with some conditions.

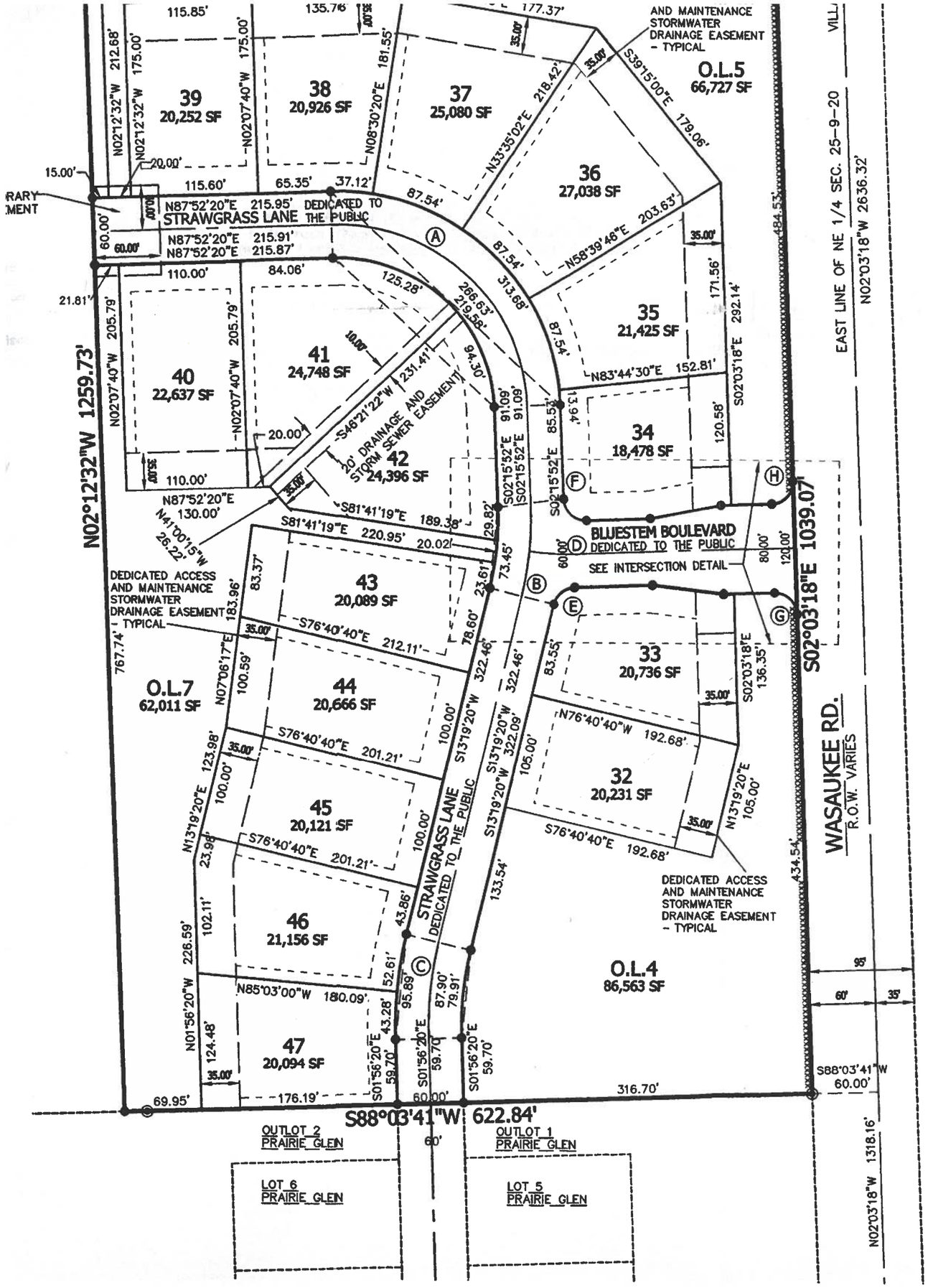
1. The fence is of the materials and color as you proposed in your submission;
2. The fence is at least 3 feet from the side yard lot lines;
3. The fence shall be no taller than 4 feet high from the final grade of your lot; and
4. The fence may be installed within the drainage easement located on the rear 35 feet of the lot provided you install it no less than 14 feet from the rear lot line and in the event the HOA deems that the fence blocks the flow of stormwater within the easement area, the HOA can require the owner to remove the fence from the easement and relocate it outside of the easement.

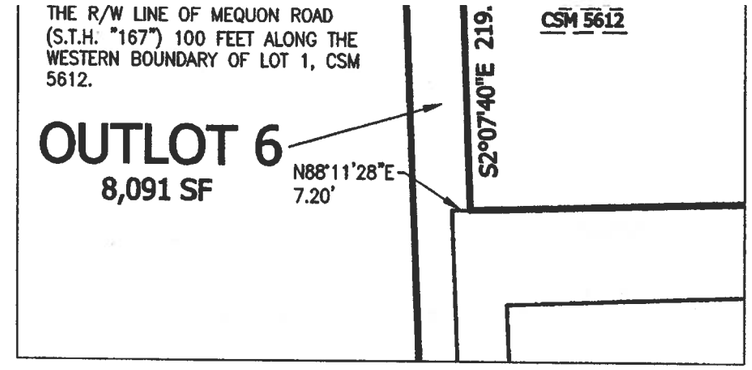
As some of the features of your proposal may be governed by local ordinance (such as building and permit ordinances), you are reminded that you may need to get separate approval from the Village of Germantown in addition to the approval from the ACC.

Enjoy your new fence and feel free to contact me in the event you have any further questions.

Sincerely,

Meg Galaska
President
262.547.6181
mgalaska@bielinski.com




## WISCONSIN DEPARTMENT OF TRANSPORTATION NOTES:

ACCESS RESTRICTION CLAUSE

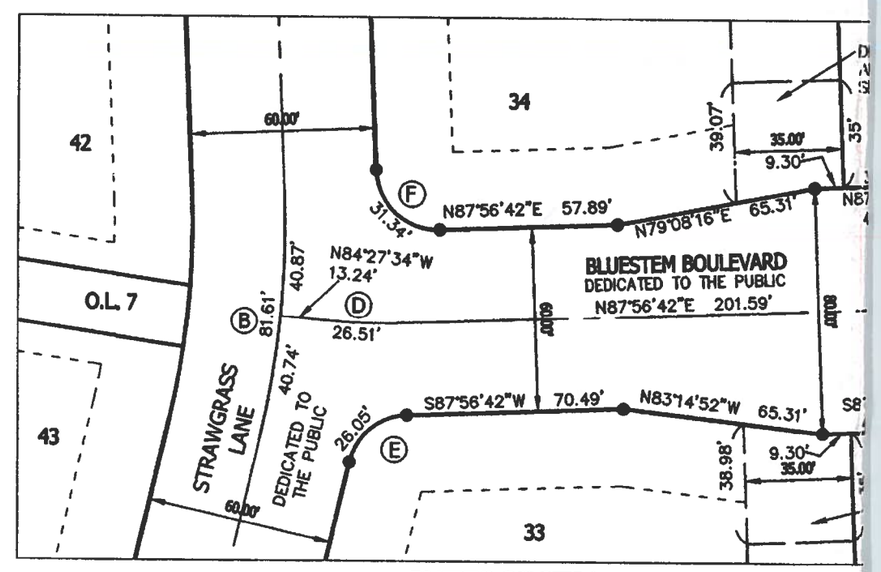
S. 233.05(1) AS OWNER I HEREBY RESTRICT ALL LOTS AND BLOCKS, IN THAT NO OWNER, POSSESS PERSON SHALL HAVE ANY RIGHT OF DIRECT VEHICULAR INGRESS OR EGRESS WITH MEQUON ROAD ( IT BEING EXPRESSLY INTENDED THAT THIS RESTRICTION SHALL CONSTITUTE A RESTRICTION FOR THE S 236.293, STATS., AND SHALL BE ENFORCEABLE BY THE DEPARTMENT OF TRANSPORTATION.

HIGHWAY SETBACK RESTRICTION

S. 233.08 THERE SHALL BE NO IMPROVEMENTS OR STRUCTURES PLACED BETWEEN THE HIGHWAY A

NOISE NOTATION

THE LOTS OF THIS LAND DIVISION MAY EXPERIENCE NOISE AT LEVELS EXCEEDING THE LEVELS IN S. ARE BASED ON FEDERAL STANDARDS. THE DEPARTMENT OF TRANSPORTATION IS NOT RESPONSIBLE STATE TRUNK HIGHWAYS OR CONNECTING HIGHWAYS, IN THE ABSENCE OF ANY INCREASE BY THE D ABSENCE OF ANY INCREASE BY THE DEPARTMENT TO THE HIGHWAY'S THROUGH-LANE CAPACITY.

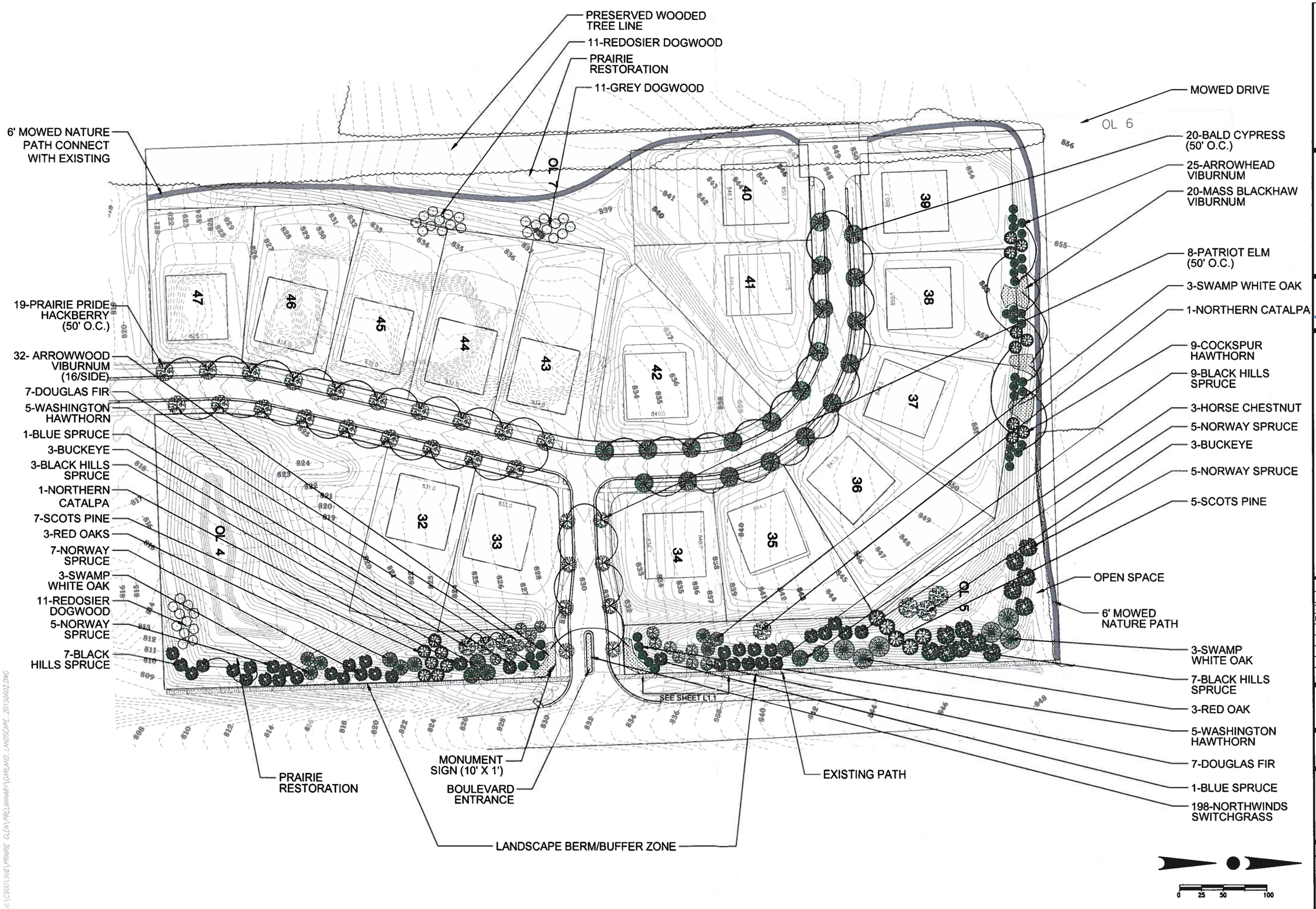



INTERSECTION DETAIL-NTS

WISCONSIN
2-24-15
KEITH A. KINDRED
S-2082
HARTLAND, WI
LAND SURVEYOR

There are no objections to this plat w
Secs. 236.15, 236.16, 236.20 and 23
Wis Stats. as provided by s. 236.12,

Certified _____, 20




GARLAND ALLIANCE
LANDSCAPE ARCHITECTS
P.O. BOX 510125
MILWAUKEE, WI 53203
PHONE: (414) 962-1602
EMAIL: tim@gardensbygarland.com

BIELINSKI homes
1630 Meadow Lane, Suite A · Pewaukee, WI 53072 · (262) 542-6484

**PROJECT:**
**PRAIRIE GLEN II**
CITY OF GERMANTOWN, WI
BY: Bielinski Homes
1630 Meadow Ln.
Pewaukee, WI 53072

**REVISION HISTORY**

| DATE | DESCRIPTION |
|---|---|
| 7/15/2015 | REVISIONS |
| 8/01/2015 | REVISIONS |

**DATE:**
JUNE 01, 2015

**JOB NUMBER:**
12041

**DESCRIPTION:**
LANDSCAPE PLAN

**SHEET**
L1.0

n:\12001\041\PRAIRIE GLEN\PRELIMINARY\GARLAND_LANDSCAPE_20150602.DWG

# SITE PLAN REVIEW

**11/9/20 Plan Commission Meeting**

## KFC Restaurant

**Village Planner Report** **Germantown, Wisconsin**


**Summary**

Tammy Korte, Arcvision, Applicant and agent for Mitra QSR Midwest Operations LLC, franchisee and authorized representative for ARC CAFEUSA001 LLC, property owner, has submitted remodeling plans for the existing KFC restaurant located at N96 W17860 County Line Road.


**Property Location:** N96 W17860 County Line Road

**Applicant/ Property Owners:**

Tammy Korte
Arcvision/Mitra QSR
18900 Dallas Pkwy
Dallas, TX

ARC CAFEUS001 LLC
2325 Camelback Road
Phoenix, AZ 85016

---

**Current Zoning:** B-1: Neighborhood Commercial

| Adjacent Land Uses | | Zoning |
|---|---|---|
| North | Commercial/Hotel | B-5 |
| South | Commercial/Taco Bell | B-5 |
| East | Commercial/Speedway | B-1 |
| West | Commercial | B-1/PDD |

## Background

On October 2, 2020, staff observed contractors painting all exterior elevations of the existing KFC restaurant located on County Line Road. Pursuant to Section 17.43(9) of the Zoning Code, exterior modifications, including painting, to existing commercial buildings require Plan Commission approval if said building obtained previous approval from the Plan Commission. A code violation notice was issued to the franchisee and property owner.

Back in September 2017, the previous owner of this KFC property submitted detailed site plans for remodeling the interior and exterior of the building, including exterior "branding" modifications and a new exterior color scheme. At that time, staff recommended approval of the exterior modifications but directed attention to the existing "tower cap" feature that was proposed for removal. Commissioner Baum led discussion about the tower cap and suggested that another canopy feature be installed in its place. Other concerns were raised regarding the exterior lighting and primary entrance. The Plan Commission eventually tabled action pending submission of additional details. Soon after, staff was informed that the property had been sold and the application withdrawn. No approval was ever granted for the proposed remodeling.

## Proposal

Tammy Korte, Arcvision, Applicant and agent for Mitra QSR Midwest Operations LLC, franchisee and authorized representative for ARC CAFEUSA001 LLC, property owner, has submitted remodeling plans for the existing KFC restaurant located at N96 W17860 County Line Road.

As described and shown in the building and site plan set dated September 11, 2020, the remodeling project includes remodeling of the interior dining area and an exterior "image upgrade" consisting of new exterior branding, signage elements and new paint finishes. Specifically, the remodeling includes the following elements:

Interior remodeling:

- new counter and cabinet finishes;
- new décor w/ tables, chairs, tile and wall paint;
- seating layout changes in dining room;
- new light fixtures, ceiling tiles and grids

Exterior remodeling:

- Repaint the building exterior w/ a new red, white and black palette
- Removal & replacement of the existing red-striped coated vinyl window canopies/awnings w/ pre-finished metal louvered awnings
- Removal & replacement of exterior building-mounted "goose neck" light fixtures & wall sconces w/ new fixtures
- Remove the existing "pyramid" roof feature
- Install new metal panels on front elevation w/ vinyl graphics
- Exterior wall signage on all three elevations is shown, but will be review under a separate sign permit application

With minor changes to the new paint scheme and metal panels on the front elevation, the proposed remodeling plans are essentially the same as those presented in 2017.

**Staff Comments**

Pursuant to Section 17.49 of the Zoning Code, the PC serves as the Village's Architectural Review Board and responsible for enforcing the principles set forth under 17.49(3) concerning design and exterior appearance (copy of 17.49 enclosed).

The same issue concerning the "pyramid tower cap" needs to be addressed, as well as, the exterior signage and parapet-mounted lighting that is presented in the elevations, but with little detail.

**Village Planner Recommendation**

**APPROVE** the site plans dated September 11, 2020 for the proposed interior and exterior remodeling of the KFC restaurant located at N96 W17860 County Line Road subject to the following conditions:

1. This approval is subject to all the conditions and requirements set forth herein and adopted by the Plan Commission. Approval is granted for the site development and building plan set dated September 11, 2020.
2. The proposed parapet-mounted light fixtures shall provide a complete "cut-off" fixture and not be tilted such that light is directed outward/away from the building.
3. All exterior signage, including all logos, words and phrases shown in the site plan set dated September 11, 2020, shall require a separate sign permit reviewed and approved by the Plan Commission prior to installation or display of any exterior signs.
4. Commercial plan review and building permits shall be obtained from the Village prior to commencing any interior demolition, remodeling or construction.

17.49 - ARCHITECTURAL CONTROL.

(1) **ARCHITECTURAL REVIEW BOARD.** The Plan Commission shall act as the Architectural Review Board for the purposes of this chapter.

(2) **RESERVED.** (Rep. Ord. #8-96)

(3) **PRINCIPLES.** To implement and define criteria for the purpose set forth in this chapter, the following principles are established:

(a) No building shall be permitted, the design or exterior appearance of which is of unorthodox or abnormal character in relation to its surroundings as to be unsightly or offensive to generally accepted taste and community standards.

(b) No building shall be permitted, the design or exterior appearance of which is so identical with those adjoining as to create excessive monotony or drabness.

(c) No building shall be permitted where any exposed facade is constructed or faced with a finished material which is aesthetically incompatible with the other facades and which presents an unattractive appearance to the public and to surrounding properties.

(d) No building or sign shall be permitted to be sited on the property in a manner which would unnecessarily destroy or substantially damage the natural beauty of the area, particularly insofar as it would adversely affect values incident to ownership of land in that area; or which would unnecessarily have an adverse effect on the beauty and general enjoyment of existing structures on adjoining properties.

(e) Accessory structures for single-family and 2-family buildings, which exceed 200 square feet in footprint shall be of a similar architectural appearance and material as the primary building on the property. For those buildings greater than 200 square feet the Plan Commission may, in circumstances which it deems appropriate, grant a variance to the requirements to structures up to 400 square feet in size. (Cr. Ord. #8-96; Am. Ord. #34-05)

(4) **ADMINISTRATION.** The Building Inspector shall require that each building permit application be accompanied by plans and a plat or survey showing the exterior elevations of all existing and proposed structures on the property, a description of the proposed materials to be used, and proposed floor elevations of the structures. The Building Inspector shall review the application together with the plans and plat or survey. In the event the Building Inspector determines that the structure, as planned, will not conflict with the principles set forth in subsection (3) above, he shall approve the plans. However, if the Building Inspector finds that the proposed structure may not comply with said principles, he shall transmit the application and accompanying plans, together with his comments and recommendations, to the Plan Commission for its review.

(5) **REVIEW AND FINDINGS.** The Plan Commission shall review the referred plans and the comments and recommendations of the Building Inspector and approve or disapprove the plans not more than 40 days from the date the original application for a building permit was submitted. In the event the Plan Commission does not act within said 40 days, the plans shall be automatically approved. The Plan

Commission shall not approve any building plans unless it finds, by a preponderance of the evidence after viewing the application, that the structure, as planned, will not violate the principles set forth in subsection (3) above.

(6) **APPEALS.** Any person aggrieved by any decision of the Plan Commission related to architectural control may appeal the decision to the Board of Zoning Appeals. Such appeal shall be filed with the Village Clerk within 30 days after filing of the decision with the Building Inspector.

**H&K Partners for Kentucky Fried Chicken – N06 W17850 County Line Road**. The application is for exterior remodeling of the existing KFC restaurant. Planner Retzlaff summarized the proposal and said representatives for the applicant would not be in attendance. He asked the Plan Commission if they wanted to table action or review the project. He said he explained to the applicant there would be discussion relating to the removal of the tower cap feature on the building. The applicant indicated they were not aware of this feature. Discussion followed regarding signage on the building. Planner Retzlaff said no new signage was proposed at this time.

***MOTION Baum second Shadid to Approve the site and building plans for the proposed exterior remodeling of the KFC restaurant located at N96 W17860 County Line Road subject to the following conditions:***

1. ***The proposed exterior light fixtures shall provide a complete "cut-off" fixture and not be tilted such that light is directed away from the building.***

Planner Retzlaff said the Plan Commission needs to discuss the tower cap feature and decide if they want to keep it. He said in 2007 the Commission specifically asked for the tower cap. Trustee Baum said we should consider an overhead canopy after reviewing other establishments saying they would add a lot to the building. He said the entrance on the side was an issue the last time Plan Commission reviewed plans and did not like the arrow pointing the front door. Chairman Wolter was not in favor if the 3 lights hanging over the front of the building.

***MOTION Baum second Laszewski to Table until the applicant can come back with signage.***

***MOTION carried unanimously***.

**Pb2 Architecture for Walmart – W190 N9855 Appleton Avenue**. The application is for exterior remodeling of the existing Walmart retail store. Planner Retzlaff summarized the proposal. Jim Gallagher, pb2 Architecture answered questions.

Trustee Baum had concerns with the proposed blue and gray colors not working in this area saying the current color scheme is cohesive with surrounding architecture. Chairman Wolter asked if the new colors are part of the new corporate color scheme. Mr. Gallagher said they are trying to avoid monotony instead of earth tones everywhere adding the masonry will stay the same. Chairman Wolter commented there was a lot of brick staying the same so there won't be as much gray as what is represented. He said the renderings don't represent the revisions well and only the openings will be painted.

***MOTION Laszewski second Shadid to Approve the site and building plans for the proposed remodeling of the Walmart retail store located at W190 N9855 Appleton Avenue.***

Trustee Baum said he can't find this photo type on-line to see what it will look like without having exact samples. Chairman Wolter commented that the revisions won't make the building mundane and he appreciates that Walmart put a fair amount of expense inside the building and is making an effort to give the outside a new look.

***MOTION carried 5-1 (Baum).***

DRAFT

Village of Germantown

Willkommen

**Fee must accompany application**

- [x] $700 Minor Addition $1400 Double Fee
- [ ] $1,240 Construction <10,000 SF
- [ ] $2,095 Construction 10,000 SF to 50,000
- [ ] $3,460 Industrial Construction >50,000 SF
- [ ] $3,460 Commercial Construction >50,000
- [ ] $200 Plan Commission Consultation
- [ ] $125 Fire Department Plan Review

PAID [signature] DATE 10-15-20

# SITE PLAN REVIEW APPLICATION

Pursuant to Section 17.43 of the Municipal Code

Please read and complete this application carefully. **All applications must be signed and dated.**

**1 APPLICANT OR AGENT**

Tammy Korte, Arcvision, applicant
tkorte@arcv.com
Mitra QSR, agent
18900 Dallas Pkwy
Dallas, TX

Phone ( )314 925-435-3733
E-Mail cindy.larose@mitraqsr.com

**PROPERTY OWNER**

ARC Cafe USA001 LLC
2325 E Camelback Rd #900
Phoenix, AZ 85016

Phone ( 888 ) 677-2653
E-Mail thuffaker@vereit.com

**2 PROPERTY ADDRESS**

KFC STORE #KO71209
N96W17860 COUNTY LINE ROAD GERMANTOWN WI

**3 NEIGHBORING USES** – Specify name and type of use, e.g. Enviro Tech – Industrial, Smith – Residential, etc.

| North | South | East | West | |
|---|---|---|---|---|
| | | | | |

**4 READ AND INITIAL THE FOLLOWING:**

TK ~~I am~~ aware of the Village of Germantown ordinance requiring fire sprinklers in most new construction.

TK I understand that all new development is subject to Impact and/or Connection Fees that must be paid before building permits will be issued.

TK I understand that an incomplete application will be withdrawn from the Plan Commission agenda and that all resubmissions to the Plan Commission are subject to a new application fee.

**5 SIGNATURES** – ALL APPLICATION MUST BE SIGNED BY OWNER!

Tammy Korte 10/07/2020 — Applicant, Date

Cindy LaRose [signature] 10/14/20 — Owner, Date

RE: KFC N96 W17860 County Line Rd., Germantown, WI 53022 ("Property")

To Whom It May Concern:

**ARC CAFEUSA001, LLC** ("Owner") as owner of the above-reference Property hereby designates **Mitra Midwest Operations, LLC.** ("Tenant") as an authorized representative of Owner to submit on behalf of Owner the necessary application as it applies for the proposed improvements for the Property.

Tenant is not authorized to execute any final plats, maps or written agreements that would bind Owner.

Sincerely,

VEREIT

Christiane LeGilbert
2020.10.14 10:12:56
-07'00'

Christiane LeGilbert

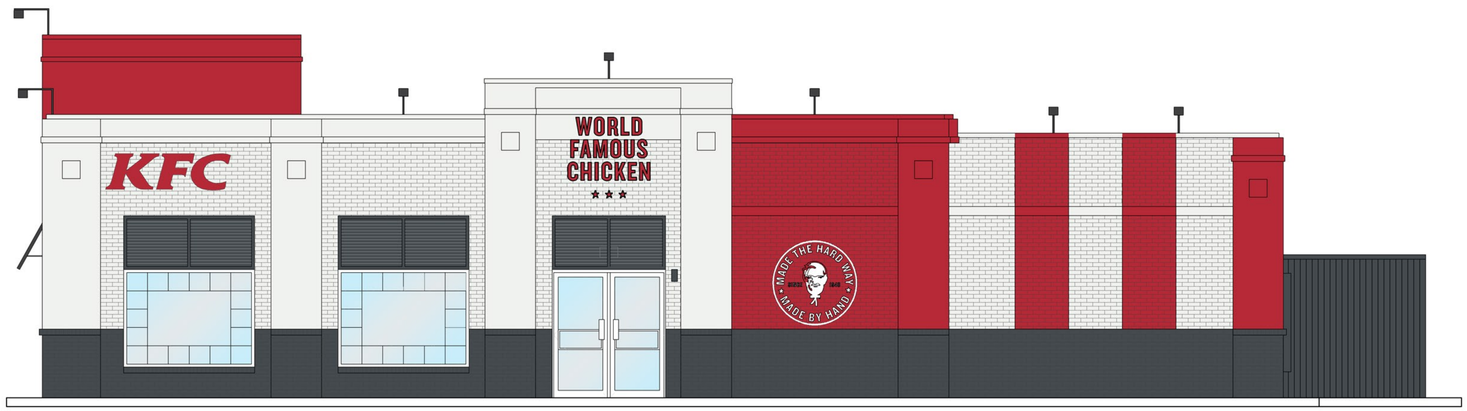
Asset Manager

ARC CAFEUSA001, LLC

RECEIVED
OCT 15 2020
OFFICE OF THE VILLAGE PLANNER
VILLAGE OF GERMANTOWN

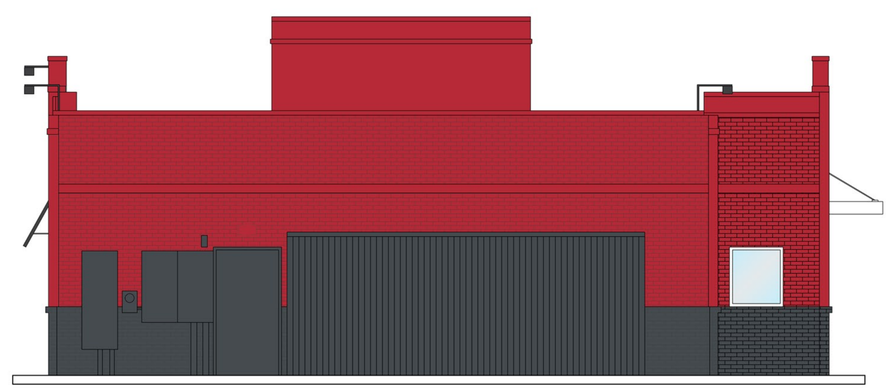
VEREIT

DRIVE-THRU SIDE ELEVATION




ENTRY SIDE ELEVATION

FRONT ELEVATION



REAR ELEVATION

BENJAMIN MOORE
EXOTIC RED
2086-10

BENJAMIN MOORE
BLACK HORIZON
2132-30

BENJAMIN MOORE
WEDDING VEIL
2125-70

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SAINT LOUIS / ORLANDO / DALLAS / LAS VEGAS / SEATTLE

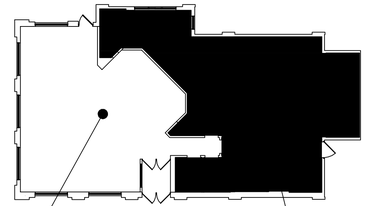
KFC
N96 W17860 COUNTY LINE RD
GERMANTOWN, WI

# KFC

## REMODEL

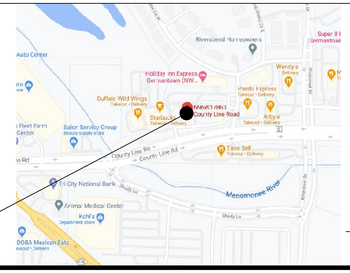
N96W17860 COUNTY LINE ROAD
GERMANTOWN, WI 53022
STORE #K071209

## PROPOSED KEY PLAN




PLAN NORTH
TRUE NORTH
Scale: 1/16" = 1'-0"

## VICINITY MAP




KFC
N96W17860 COUNTY LINE ROAD,
GERMANTOWN, WI

TRUE NORTH

## PROJECT SUMMARY

| | |
|---|---|
| **PROJECT NAME:** | KFC |
| **PROJECT ADDRESS:** | N96W17860 COUNTY LINE ROAD |
| **LEGAL JURISDICTION:** | VILLAGE OF GERMANTOWN INSPECTION SERVICES |
| **BUILDING FOOTPRINT AREA:** | 2,878 SF |
| **RENOVATION AREA:** | 1,197 SF |
| **SEATING:** | EXISTING: 64, PROPOSED: 61 |
| **TYPE OF CONSTRUCTION:** | 5B |
| **OCCUPANCY TYPE:** | A2-ASSEMBLY |
| **OCCUPANCY COUNT:** | 76 |

**PROJECT DESCRIPTION:** THIS PROJECT CONSISTS OF AN INTERIOR FRONT OF HOUSE RENOVATION OF THE DINING AREA FOR AN EXISTING KFC RESTAURANT. THE KITCHEN AND DRIVE THROUGH AREAS WILL REMAIN IN OPERATION DURING THE REMODELING PROCESS. EXTERIOR IMAGE UPGRADE WILL CONSIST OF NEW EXTERIOR BRANDING & SIGNAGE ELEMENTS WITH NEW PAINT FINISHES.

## PROJECT GENERAL NOTES

A. IT IS INTENDED THAT A COMPLETE OCCUPIABLE BUILDING IS PROVIDED

B. DO NOT SCALE THESE DRAWINGS. VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD. ANY DISCREPANCIES IN THESE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND KFC CM PRIOR TO STARTING WORK

## PROJECT DIRECTORY


### FRANCHISEE

MitraQSR
18900 Dallas Parkway
Suite 115 Will Nash
Dallas, TX

Contact: Thomas Michael
thomas.michael@mitraqsr.com

### ARCHITECT

Frederick J. Goglia
1950 Craig Rd.
St. Louis, MO 63146

Contact: Brandon Baquet
314-415-2400
bbaquet@arcv.com


## BUILDING CODE INFORMATION

| | |
|---|---|
| **BUILDING CODE:** | WISCONSIN COMMERCIAL BUILDING CODE - 2015 IBC W/AMENDMENTS |
| **PLUMBING CODE:** | WISCONSIN UNIFORM PLUMBING CODE/SPS 381-387 |
| **MECHANICAL CODE:** | 2015 IMC W/AMENDMENTS |
| **ELECTRICAL CODE:** | 2017 NEC W/AMENDMENTS |
| **FIRE CODE:** | 2015 IFC W/AMENDMENTS |
| **ENERGY CONCENTRATION CODE:** | 2015 IECC W/AMENDMENTS |

## EXISTING BUILDING AREA AND OCCUPANT LOAD

| TYPE | AREA | FACTOR | OCCUPANTS |
|---|---|---|---|
| PUBLIC - DINING ROOM | 1025 S.F. | 1:15 SF | 69 |
| RESTROOMS | 107 S.F. | 0 | 0 |
| NON-PUBLIC | 1,277 S.F. | 1:200 SF | 7 |
| WALK-IN COOLER | 141 S.F. | 0 | 0 |
| TOTAL | 2,550 S.F. | | 76 |

## DRAWING INDEX


| | | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 |
|---|---|---|---|---|---|---|---|---|---|---|---|
| REVISIONS: | | | | | | | | | | | |
| **GENERAL** | | | | | | | | | | | |
| G-1.0 | GENERAL INFORMATION | | | | | | | | | | |
| **CIVIL** | | | | | | | | | | | |
| C-1.0 | SITE PLAN | | | | | | | | | | |
| **DEMOLITION** | | | | | | | | | | | |
| D-1.0 | DEMOLITION: FLOOR PLAN | | | | | | | | | | |
| D-2.0 | DEMOLITION: REFLECTED CEILING PLAN | | | | | | | | | | |
| D-3.0 | DEMOLITION: EXTERIOR ELEVATIONS | | | | | | | | | | |
| D-3.1 | DEMOLITION: EXTERIOR ELEVATIONS | | | | | | | | | | |
| **ARCHITECTURAL** | | | | | | | | | | | |
| A-1.0 | FLOOR PLAN | | | | | | | | | | |
| A-1.1 | FLOOR FINISH PLAN | | | | | | | | | | |
| A-1.2 | FIXTURE / GRAPHIC PLACEMENT PLAN | | | | | | | | | | |
| A-1.3 | REFLECTED CEILING PLAN | | | | | | | | | | |
| A-2.0 | EXTERIOR ELEVATIONS | | | | | | | | | | |
| A-2.1 | EXTERIOR ELEVATIONS | | | | | | | | | | |
| A-2.2 | INTERIOR ELEVATIONS | | | | | | | | | | |
| A-4.0 | CONSTRUCTION DETAILS | | | | | | | | | | |
| SCHD-1 | FINISH SCHEDULE | | | | | | | | | | |
| SCHD-2 | DOOR & WINDOW SCHEDULE | | | | | | | | | | |
| **ACCESSIBILITY** | | | | | | | | | | | |
| ADA-1.0 | ACCESSIBILITY REQUIREMENTS | | | | | | | | | | |
| **PLUMBING** | | | | | | | | | | | |
| P-1.0 | PLUMBING FLOOR PLAN | | | | | | | | | | |
| **ELECTRICAL** | | | | | | | | | | | |
| E-1.0 | LIGHTING PLAN AND SCHEDULE | | | | | | | | | | |
| E-2.0 | ELECTRICAL POWER FLOOR PLAN | | | | | | | | | | |



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1950 CRAIG ROAD, SUITE 300 ST. LOUIS, MO 63146
PH. (314) 415-2400 FAX (314) 415-2300 www.arcv.com


TEMPLATE VERSION:
AMERICAN SHOWMAN
TACO BELL EXPLORER
VER -1 DEC 2016

REVISION:

| Mark | Date | By |
|---|---|---|
| 1 | | |
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| 4 | | |
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PROJECT TITLE
CD TEMPLATE
"K-50 VISION 1.0 TO AMERICAN SHOWMAN"

N96W17860 COUNTY LINE
GERMANTOWN, WI 53022

| | |
|---|---|
| STORE NO. | K071209 |
| ISSUE DATE | 09.11.20 |
| ARCV NUMBER | 180060 |

SHEET TITLE
GENERAL INFORMATION

SHEET NO.
G-1.0


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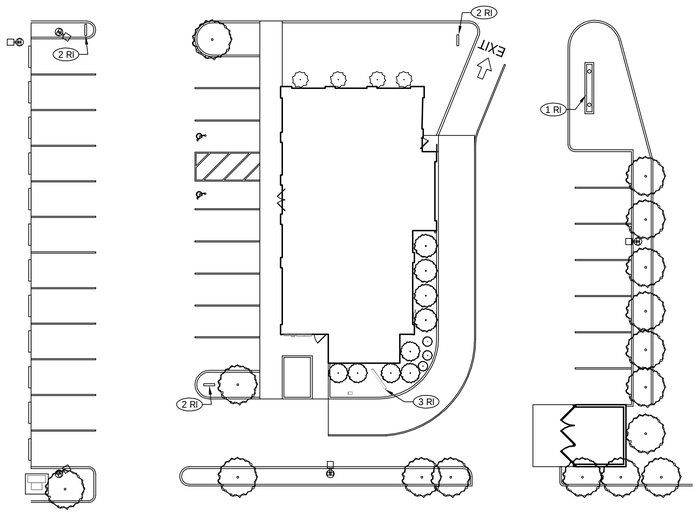
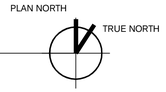
PLOTTED: Monday, October 5, 2020 11:51:38 AM




EXISTING SITE PLAN
Scale: 1" = 20'-0"




## SITE PLAN KEY NOTES

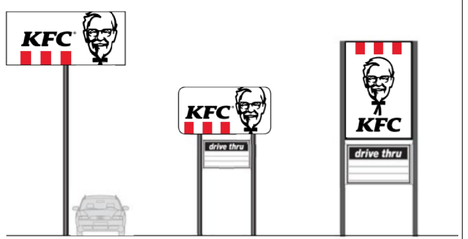
### GENERAL SCOPE NOTES

* ALL SITE ITEMS TO REMAIN.
* ALL SIGNAGE TO BE REFACED UNDER SEPARATE COVER AND SEPARATE PERMIT. SHOWN FOR REFERENCE ONLY.

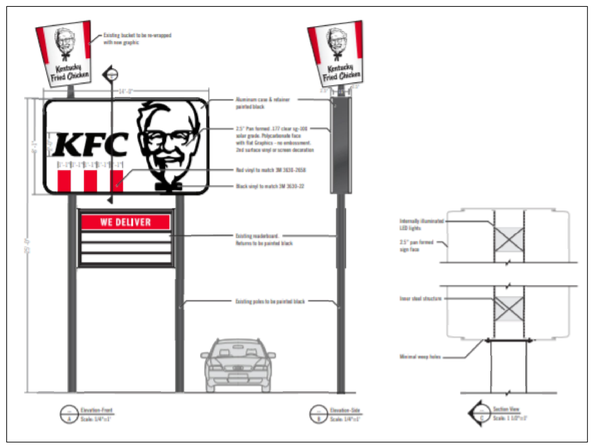
### STANDARD SCOPE NOTES (RI)

1. LOCATION OF EXISTING PYLON SIGN.
2. LOCATION OF EXISTING DIRECTIONAL SIGN
3. LOCATION OF EXISTING DRIVE THRU MENU BOARD

**Reface Pylon Signs**




| High Rise | | Horizontal Pylon | | Vertical Pylon | |
|---|---|---|---|---|---|
| Height x Width | Area of Sign | Height x Width | Area of Sign | Height x Width | Area of Sign |
| 10'-0" x 22'-0" | 220 ft² | 8'-1" x 14'-0" | 114 ft² | 12'-0" x 8'-1" | 97 ft² |
| | | 7'-1" x 12'-0" | 85 ft² | 9'-0" x 6'-1" | 55 ft² |
| | | 6'-1" x 10'-6" | 64 ft² | | |
| | | 5'-1" x 8'-9" | 44 ft² | | |
| | | 4'-1" x 7'-0" | 29 ft² | | |




**Reface Directional Signs**

| Small Directional | Large Directional |
|---|---|
| 1'-6" H | 2'-0" H |
| 2'-7" W | 3'-6" W |

ALL SIGNAGE UNDER SEPARATE PERMIT AND SEPARATE COVER. SIGNAGE SHOWN FOR REFERENCE ONLY.

SIGNAGE REPLACEMENT EXAMPLES - FOR REFERENCE ONLY
Scale: N.T.S.

FREDERICK J. GOGLIA
ARCHITECT, NCARB, RDI
1950 CRAIG ROAD, SUITE 300 ST. LOUIS, MO 63146
PH: (314) 415-2400 FAX: (314) 415-2300 www.arcv.com

TEMPLATE VERSION:
AMERICAN SHOWMAN
TACO BELL EXPLORER
VER -1 DEC 2016

REVISION:

| Mark | Date | By |
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PROJECT TITLE
CD TEMPLATE
"K-50 VISION 1.0 TO AMERICAN SHOWMAN"

N96W17860 COUNTY LINE
GERMANTOWN, WI 53022

| | |
|---|---|
| STORE NO. | K071209 |
| ISSUE DATE | 09.11.20 |
| ARCV NUMBER | 180060 |

SHEET TITLE
SITE PLAN

SHEET NO.
C-1.0

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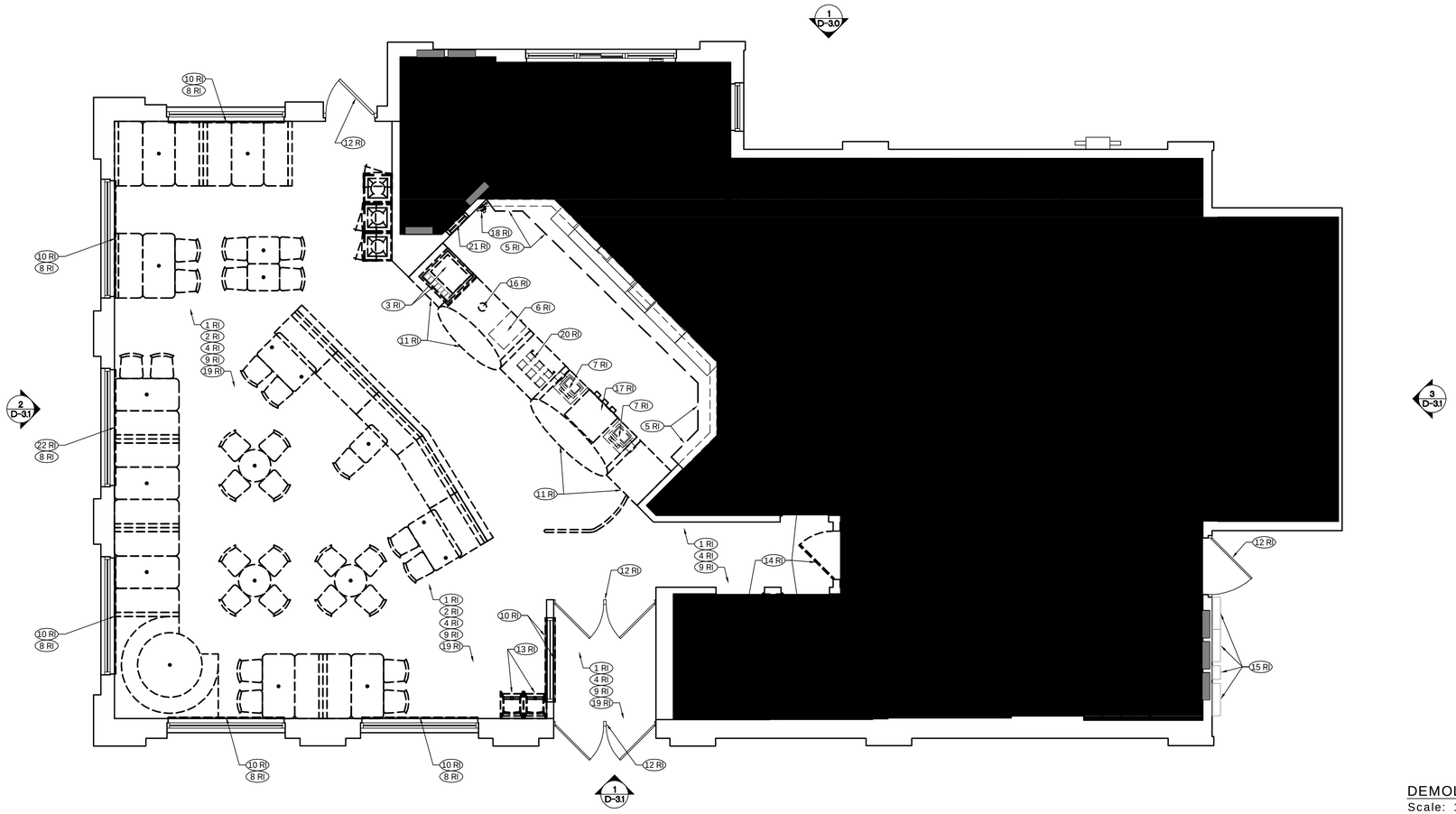


## DEMOLITION FLOOR PLAN

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

PLAN NORTH

TRUE NORTH

## DEMOLITION FLOOR PLAN KEY NOTES

### STANDARD SCOPE NOTES (RI)

1. REMOVE ALL APPLIED WALL FINISHES, CHAIR RAIL, AND WAINSCOTING. PATCH/ REPAIR/ PREP SURFACES TO ACCEPT NEW FINISHES, UNLESS NOTED OTHERWISE.
2. REMOVE ALL EXISTING FIXTURES, BOOTHS, TABLETOPS, STEEL POST & CHAIRS, QUEUING RAILING AND STEEL POST, IN DINING ROOM. PATCH FLOOR SLAB AS NEEDED.
3. EXISTING BEVERAGE DISPENSER AND ICE MACHINE TO BE REMOVED, SAVED AND REINSTALLED. PROTECT DURING CONSTRUCTION. REFER TO A2.0 FOR NEW LOCATION.
4. REMOVE ALL INTERIOR WALL SIGNS, DECOR ELEMENTS AND ARTWORK AND DISPOSE OF IN A RESPONSIBLE MANNER, KFC FOUNDATION ARTWORK TO BE SAVED AND RE-INSTALLED AFTER PAINTING.
5. CONSTRUCT TEMPORARY DUST BARRIER WALL WITH FULL SIZED DOOR AND SEAL WITH LATCHING HANDLE TO PROTECT KITCHEN DURING CONSTRUCTION. G.C. RESPONSIBLE FOR ACTUAL LOCATION. THE "DUST WALL" WILL BE CONSTRUCTED WITH 2X4 STUD FRAMING AND ONE COAT OF ½" DRYWALL WITH ONE COAT OF TAPE SEALING THE JOINTS. FRP WILL BE ADDED TO THE KITCHEN SIDE OF THE WALL. THE WALL WILL BE SEALED TO THE CEILING OR MENU BOARD BULKHEAD TO PREVENT AIRFLOW FROM THE CONSTRUCTION AREA TO THE KITCHEN. THE BARRIER WILL NOT BE REMOVED UNTIL ALL WORK IN THE DINING ROOM AREA IS COMPLETE.
6. REMOVE EXISTING UNDER COUNTER SAFE, SAVE FOR REINSTALLATION.
7. EXISTING POS, CASH DRAWER, HOLD UP BUTTONS AND ALL HARDWARE TO BE REMOVED, SAVED AND SEALED IN A DUST FREE ENVIRONMENT.
8. EXISTING WINDOW BLINDS TO BE REMOVED.
9. EXISTING FLOOR TILE TO REMAIN. PROTECT DURING CONSTRUCTION. G.C. TO PATCH/REPAIR ANY DAMAGE AREAS AS REQUIRED. MATCH EXISTING.
10. EXISTING DECORATIVE WINDOW SILL TO BE REMOVED, PREP SURFACE TO RECEIVE NEW DECORATIVE WINDOW SILL, AS REQUIRED. REFER TO FLOOR PLAN A-1.0 FOR ADDITIONAL INFORMATION.
11. EXISTING SERVICE COUNTER AND KNEE WALL TO BE REMOVED.
12. EXISTING EXTERIOR DOOR AND HARDWARE TO REMAIN. REPLACE BRANDED PLASTIC DOOR PANEL INSERTS WITH NEW ALUMINUM PANEL INSERTS AT STOREFRONT DOORS.
13. EXISTING HIGH CHAIRS TO BE REMOVED AND TO BE RELOCATED. STORE IN SAFE PLACE DURING CONSTRUCTION.
14. REMOVE EXISTING DOOR. EXISTING DOOR FRAME TO REMAIN. REFER TO A2.0 FOR ADDITIONAL INFORMATION.
15. EXISTING ELECTRICAL EQUIPMENT TO REMAIN. G.C. TO PROTECT DURING ALL PHASES OF CONSTRUCTION.
16. EXISTING FLOOR DRAIN TO BE MODIFIED AT EXISTING LOCATION. REFER TO PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
17. REMOVE EXISTING CUP DISPENSER.
18. REMOVE EXISTING FIRE EXTINGUISHER, AND SAVE FOR RE-INSTALLATION.
19. REMOVE EXISTING WOOD TRIM AND RETURNS AT DOORS AND WINDOWS.
20. EXISTING UNDER COUNTER CONDIMENT RACK TO BE REMOVED AND SAVED FOR RE-INSTALLATION. REFER TO FIXTURE AND GRAPHIC PLACEMENT PLAN A-2.1 FOR MORE INFORMATION.
21. REMOVE EXISTING OFFICE WINDOW AND PREPARE TO INFILL OPENING.
22. EXISTING DECORATIVE WINDOW SILL TO BE REMOVED, PATCH AND REPAIR SURFACE AS REQUIRED.

## LEGEND

- EXISTING WALL TO REMAIN
- EXISTING HALF WALL TO REMAIN
- EXISTING WALL TO BE REMOVED

## GENERAL NOTES

A. THE GENERAL CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE SAFETY OF THE PUBLIC AND/OR WORKMEN ON THE JOB AND TO PREVENT ACCIDENTS OR INJURY TO ANY PERSON ON, ABOUT, OR ADJACENT TO THE PREMISES. THE G.C. SHALL COMPLY WITH ALL LAWS, ORDINANCES, CODES, RULES AND REGULATIONS RELATIVE TO SAFETY AND THE PREVENTION OF ACCIDENTS.

B. THESE DEMOLITION PLANS ARE TO BE USED IN CONJUNCTION WITH THE ENTIRE SET OF WORKING DRAWINGS. DO NOT REMOVE OR DEMOLISH ANYTHING WITHOUT VERIFYING AND COORDINATING WITH ALL GENERAL TRADES AS TO HOW THEY RELATE TO THE OVERALL PROJECT.

C. GENERAL CONTRACTOR SHALL PAY FOR ALL REQUIRED DEMOLITION PERMIT FEES AND OBTAIN ALL APPLICABLE DEMOLITION PERMITS.

D. GENERAL CONTRACTOR SHALL REMOVE ALL DEBRIS & EQUIPMENT DAILY DURING THE DEMOLITION WORK.

E. GENERAL CONTRACTOR SHALL PATCH AND REPAIR ALL DAMAGED SURFACES.

F. GENERAL CONTRACTOR SHALL FIELD VERIFY ALL EXISTING SITE AND BUILDING CONDITIONS PRIOR TO CONSTRUCTION.

G. ABANDONED PIPES SHALL BE CAPPED IN A MANNER TO CONCEAL WITHIN WALL, CEILING OR FLOOR.

H. DEMOLITION MEANS AND METHODS ARE CONTRACTORS RESPONSIBILITY

G. A SINGLE RESTROOM IS TO BE AVAILABLE AND FUNCTIONING AT ALL TIMES FOR EMPLOYEES DURING RENOVATION

KFC

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TEMPLATE VERSION:
AMERICAN SHOWMAN
TACO BELL EXPLORER
VER -1 DEC 2016

REVISION:

| Mark | Date | By |
|---|---|---|
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PROJECT TITLE

CD TEMPLATE
"K-50 VISION 1.0 TO AMERICAN SHOWMAN"

N96W17860 COUNTY LINE
GERMANTOWN, WI 53022

| | |
|---|---|
| STORE NO. | K071209 |
| ISSUE DATE | 09.11.20 |
| ARCV NUMBER | 180060 |

SHEET TITLE

DEMOLITION: FLOOR PLAN

SHEET NO.

D-1.0

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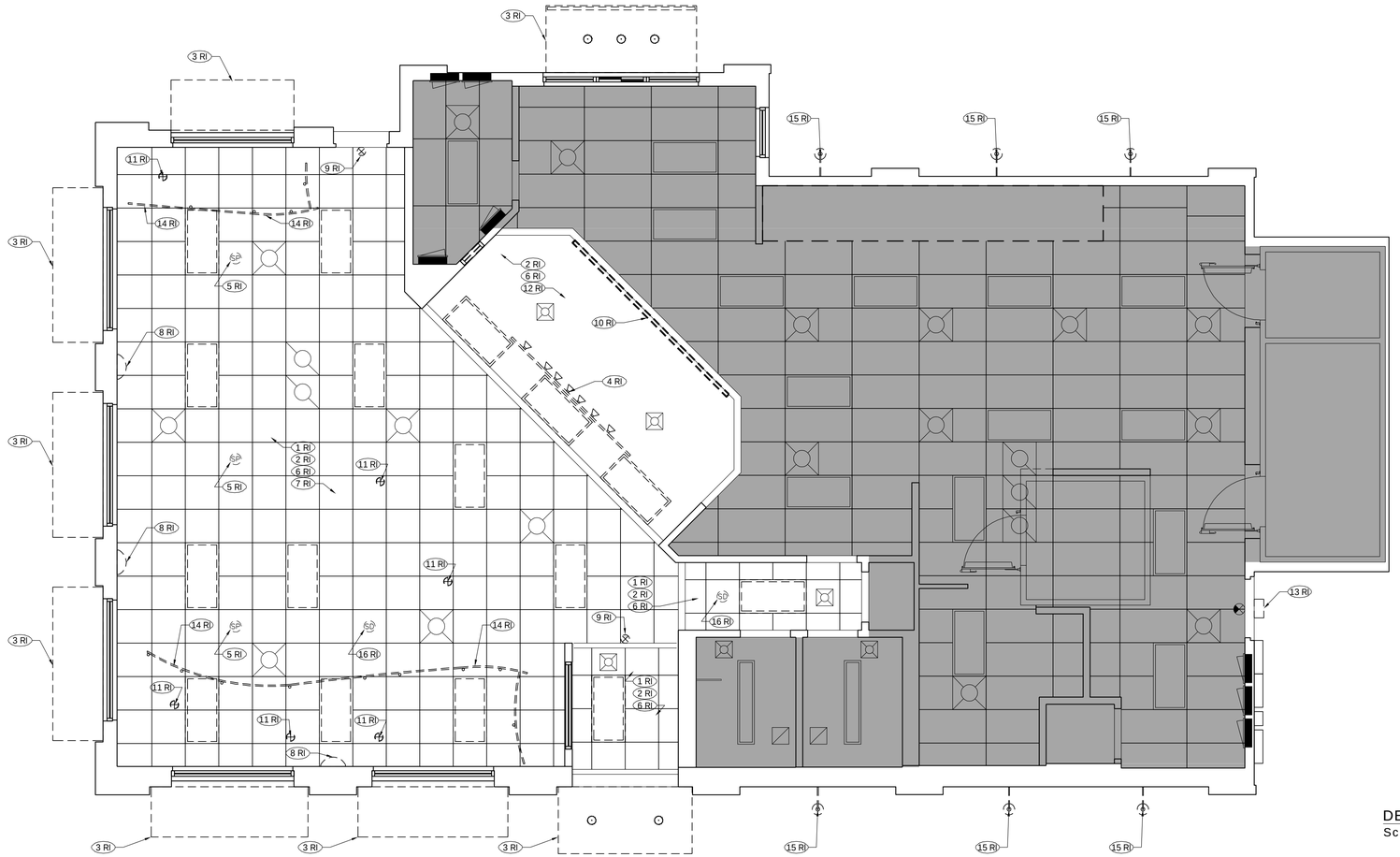


## DEMOLITION REFLECTED CEILING PLAN

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

PLAN NORTH

TRUE NORTH

## DEMOLITION REFLECTED CEILING PLAN KEY NOTES

### STANDARD SCOPE NOTES (RI)

1. EXISTING CEILING GRID IN DINING TO REMAIN U.N.O. G.C.TO REMOVE CEILING TILES AND REPLACE WITH NEW. REFER TO REFLECTED CEILING PLAN A-1.3 FOR ADDITIONAL INFORMATION.
2. EXISTING LIGHT FIXTURE TO BE REMOVED. REFER TO REFLECTED CEILING PLAN A-1.3 AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
3. EXISTING EXTERIOR AWNINGS / CANOPIES TO BE REMOVED. PATCH/ REPAIR/ PREP SURFACES TO ACCEPT NEW FINISHES AND AWNINGS. REFER TO REFLECTED CEILING PLAN A-1.3 FOR ADDITIONAL INFORMATION.
4. REMOVE EXISTING TRACK LIGHTING.
5. EXISTING CEILING MOUNTED SPEAKERS TO BE CLEANED AND REPAINTED. REMOVE AND RE-INSTALL AS NEEDED FOR NEW WORK. REFER TO REFLECTED CEILING PLAN A-1.3 FOR MORE INFORMATION.
6. EXISTING CEILING DIFFUSERS AND GRILLES TO REMAIN. REFER TO REFLECTED CEILING PLAN A-1.3 FOR MORE INFORMATION.
7. EXISTING WIFI ROUTER, REMOVE AND RE-INSTALL AS NEEDED FOR NEW WORK. REFER TO REFLECTED CEILING PLAN A-1.3 AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
8. REMOVE EXISTING WALL SCONCE.
9. REMOVE EXISTING EMERGENCY LIGHTING AND EMERGENCY EXIT SIGNAGE. REFER TO REFLECTED CEILING PLAN A-1.3 FOR MORE INFORMATION.
10. REMOVE EXISTING MENU BOARD, AND SAVE FOR REINSTALLATION. REFER TO REFLECTED CEILING PLAN A-1.3 FOR MORE INFORMATION.
11. EXISTING PENDANT LIGHTS TO BE REMOVED, CAP ELECTRICAL.
12. EXISTING GYPSUM BOARD CEILING TO REMAIN. PATCH AND REPAIR NECESSARY.
13. EXISTING EMERGENCY EGRESS LIGHT FIXTURE TO BE REMOVED. REFER TO REFLECTED CEILING PLAN A-1.3 FOR MORE INFORMATION.
14. REMOVE EXISTING DECORATIVE VALANCE.
15. EXISTING EXTERIOR LIGHT TO BE REMOVED, CAP ELECTRICAL. PATCH/ REPAIR BUILDING SURFACES AS REQUIRED.
16. EXISTING SMOKE DETECTORS TO BE REMOVED AND REINSTALLED. REFER TO REFLECTED CEILING PLAN A-1.3 AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.

## LEGEND

- EXISTING WALL TO REMAIN
- EXISTING HALF WALL TO REMAIN
- EXISTING WALL TO BE REMOVED

## GENERAL NOTES

A. THE GENERAL CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE SAFETY OF THE PUBLIC AND/OR WORKMEN ON THE JOB AND TO PREVENT ACCIDENTS OR INJURY TO ANY PERSON ON, ABOUT, OR ADJACENT TO THE PREMISES. THE G.C. SHALL COMPLY WITH ALL LAWS, ORDINANCES, CODES, RULES AND REGULATIONS RELATIVE TO SAFETY AND THE PREVENTION OF ACCIDENTS.

B. THESE DEMOLITION PLANS ARE TO BE USED IN CONJUNCTION WITH THE ENTIRE SET OF WORKING DRAWINGS. DO NOT REMOVE OR DEMOLISH ANYTHING WITHOUT VERIFYING AND COORDINATING WITH ALL GENERAL TRADES AS TO HOW THEY RELATE TO THE OVERALL PROJECT.

C. GENERAL CONTRACTOR SHALL PAY FOR ALL REQUIRED DEMOLITION PERMIT FEES AND OBTAIN ALL APPLICABLE DEMOLITION PERMITS.

D. GENERAL CONTRACTOR SHALL REMOVE ALL DEBRIS & EQUIPMENT DAILY DURING THE DEMOLITION WORK.

E. GENERAL CONTRACTOR SHALL PATCH AND REPAIR ALL DAMAGED SURFACES.

F. GENERAL CONTRACTOR SHALL FIELD VERIFY ALL EXISTING SITE AND BUILDING CONDITIONS PRIOR TO CONSTRUCTION.

G. ABANDONED PIPES SHALL BE CAPPED IN A MANNER TO CONCEAL WITHIN WALL, CEILING OR FLOOR.

H. DEMOLITION MEANS AND METHODS ARE CONTRACTORS RESPONSIBILITY

G. A SINGLE RESTROOM IS TO BE AVAILABLE AND FUNCTIONING AT ALL TIMES FOR EMPLOYEES DURING RENOVATION.


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TEMPLATE VERSION:
AMERICAN SHOWMAN
TACO BELL EXPLORER
VER -1 DEC 2016

REVISION:

| Mark | Date | By |
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PROJECT TITLE

CD TEMPLATE
"K-50 VISION 1.0 TO AMERICAN SHOWMAN"

N96W17860 COUNTY LINE
GERMANTOWN, WI 53022

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| STORE NO. | K071209 |
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| ARCV NUMBER | 180060 |

SHEET TITLE

DEMOLITION: REFLECTED CEILING PLAN

SHEET NO.

D-2.0


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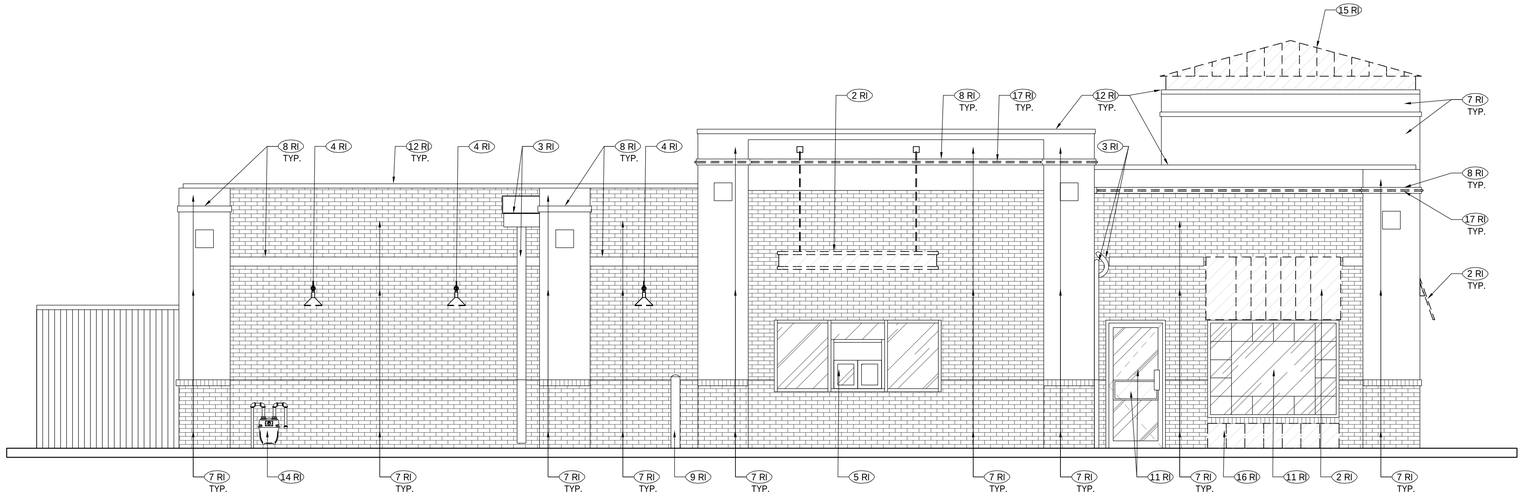


1 - EXISTING DRIVE THRU ELEVATION
Scale: 1/4" = 1'-0"

## DEMOLITION EXTERIOR ELEVATION KEY NOTES:

SEE MASTER SCHEDULE (SCHD-1) FOR ALL LIGHTING, FINISH AND COMPONENT TAGS

### STANDARD SCOPE NOTES (RI)

1. REMOVE COLONEL SIGN, DISCONNECT POWER & RETAIN CIRCUIT FOR RE-USE.
2. EXISTING AWNING / CANOPY TO BE REMOVED. PATCH/ REPAIR/ PREP SURFACES TO RECEIVE NEW FINISHES & AWNINGS AS REQUIRED. REFER TO EXTERIOR ELEVATIONS A-2.0 & A-2.1 FOR ADDITIONAL INFORMATION.
3. EXISTING DOWNSPOUTS, SCUPPER AND COLLECTOR TO REMAIN. PREP FOR PAINT. REFER TO EXTERIOR ELEVATIONS A-2.0 & A-2.1 FOR ADDITIONAL INFORMATION.
4. REMOVE EXISTING LIGHT FIXTURE, CAP POWER AND PAINT COVER. REFER TO EXTERIOR ELEVATIONS A-2.0 & A-2.1 FOR ADDITIONAL INFORMATION.
5. EXISTING DRIVE-THRU WINDOW TO REMAIN.
6. EXISTING SERVICE DOOR AND FRAME TO REMAIN, PREP FOR PAINT. REFER TO EXTERIOR ELEVATIONS A-2.0 & A-2.1 FOR ADDITIONAL INFORMATION.
7. EXISTING BUILDING FINISH TO REMAIN, PREP FOR NEW PAINT. REFER TO EXTERIOR ELEVATIONS A-2.0 & A-2.1 FOR ADDITIONAL INFORMATION.
8. EXISTING E.I.F.S. BAND TO REMAIN, PREP FOR NEW PAINT. REFER TO EXTERIOR ELEVATIONS A-2.0 & A-2.1 FOR ADDITIONAL INFORMATION.
9. EXISTING BOLLARD TO REMAIN.
10. EXISTING ELECTRICAL SERVICE EQUIPMENT TO REMAIN, PREP FOR PAINT. REFER TO EXTERIOR ELEVATIONS A-2.0 & A-2.1 FOR ADDITIONAL INFORMATION.
11. EXISTING STORE FRONT SYSTEM, WINDOWS AND DOORS TO REMAIN. REMOVE EXISTING, BRANDED, PLASTIC DOOR PANEL AND REPLACE WITH NEW ALUMINUM PANEL. REFER TO EXTERIOR ELEVATIONS A-2.0 & A-2.1 FOR ADDITIONAL INFORMATION.
12. EXISTING PARAPET CAP TO REMAIN, REPAIR AS NEEDED, SEAL AND PREP FOR PAINT. REFER TO EXTERIOR ELEVATIONS A-2.0 & A-2.1 FOR ADDITIONAL INFORMATION.
13. EXISTING EMERGENCY EGRESS LIGHT FIXTURE TO BE REMOVED.
14. EXISTING GAS METER TO REMAIN, PREP FOR PAINT. REFER TO EXTERIOR ELEVATIONS A-2.0 & A-2.1 FOR ADDITIONAL INFORMATION.
15. REMOVE EXISTING STRIPED PYRAMID ROOF, FRAMING, SKIRT AND LIGHT FIXTURE. REFER TO EXTERIOR ELEVATIONS A-2.0 & A-2.1 FOR ADDITIONAL INFORMATION.
16. REMOVE EXISTING STRIPED MATERIAL TO EXISTING FACE BRICK. REFER TO EXTERIOR ELEVATIONS A-2.0 & A-2.1 FOR ADDITIONAL INFORMATION.
17. REMOVE EXISTING NEON LIGHTING AND CAP POWER. REFER TO EXTERIOR ELEVATIONS A-2.0 & A-2.1 FOR ADDITIONAL INFORMATION.

## GENERAL NOTES

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F. GENERAL CONTRACTOR SHALL FIELD VERIFY ALL EXISTING SITE AND BUILDING CONDITIONS PRIOR TO CONSTRUCTION.

G. ABANDONED PIPES SHALL BE CAPPED IN A MANNER TO CONCEAL WITHIN WALL, CEILING OR FLOOR.

H. DEMOLITION MEANS AND METHODS ARE CONTRACTORS RESPONSIBILITY

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TEMPLATE VERSION:
AMERICAN SHOWMAN
TACO BELL EXPLORER
VER -1 DEC 2016

REVISION:

| Mark | Date | By |
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PROJECT TITLE
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N96W17860 COUNTY LINE
GERMANTOWN, WI 53022

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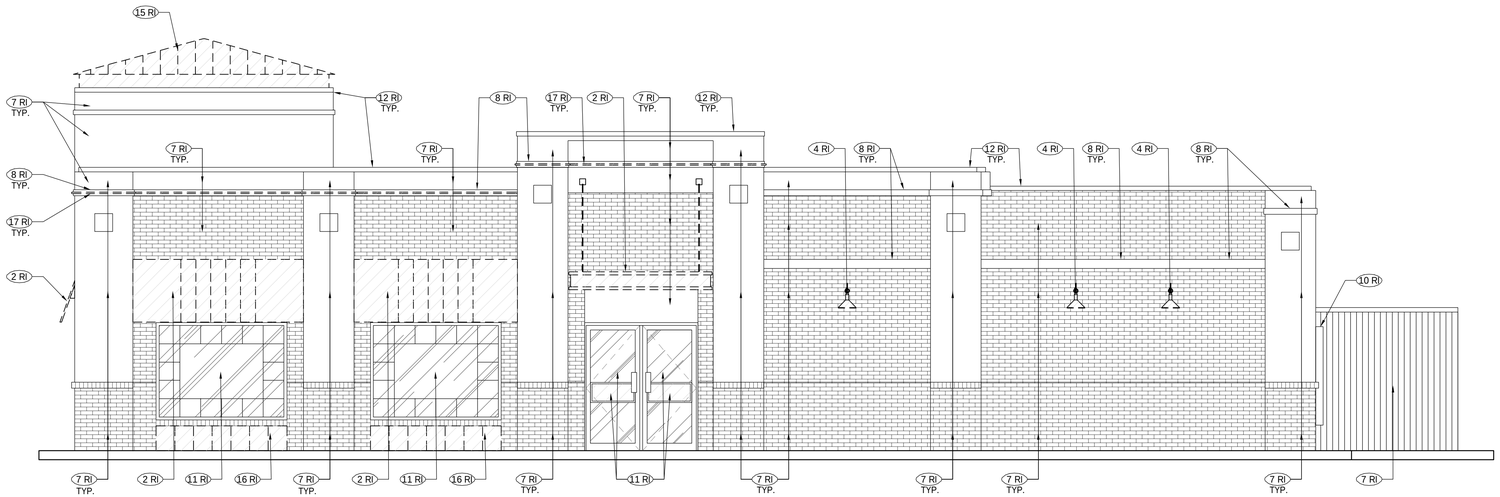
| ISSUE DATE | 09.11.20 |
| ARCV NUMBER | 180060 |

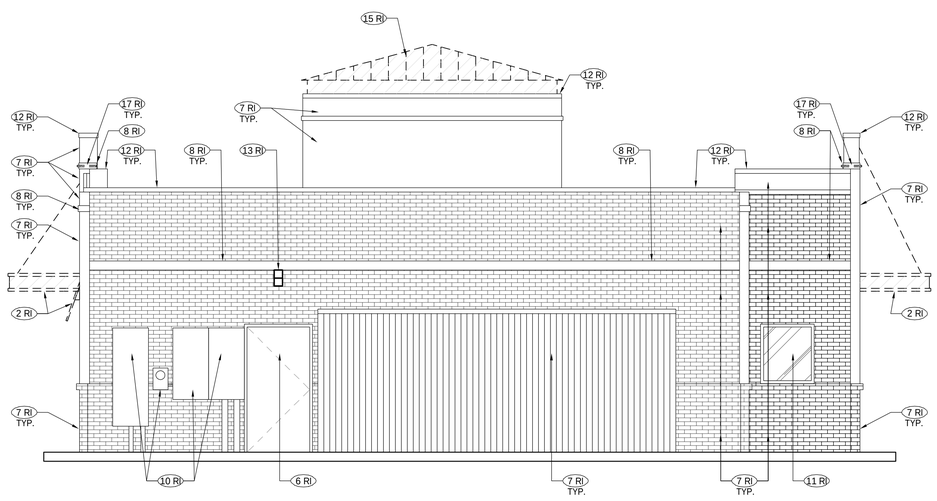
SHEET TITLE
DEMOLITION: EXTERIOR ELEVATIONS

SHEET NO.
D-3.0



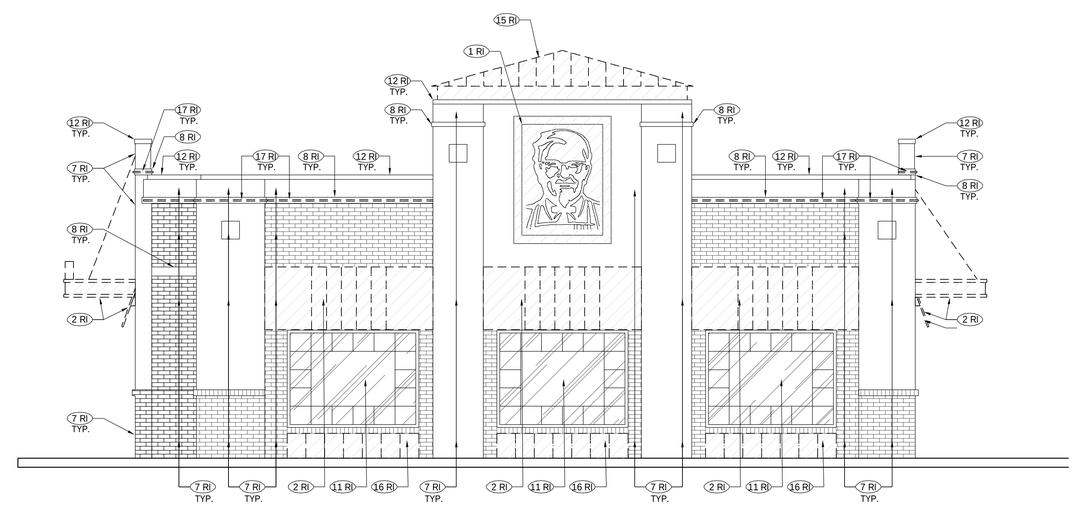

SEE D-3.0 FOR KEY NOTES

1 - EXISTING SIDE ENTRY ELEVATION
Scale: 1/4" = 1'-0"




SEE D-3.0 FOR KEY NOTES

3 - EXISTING REAR ELEVATION
Scale: 1/4" = 1'-0"




SEE D-3.0 FOR KEY NOTES

2 - EXISTING FRONT ELEVATION
Scale: 1/4" = 1'-0"

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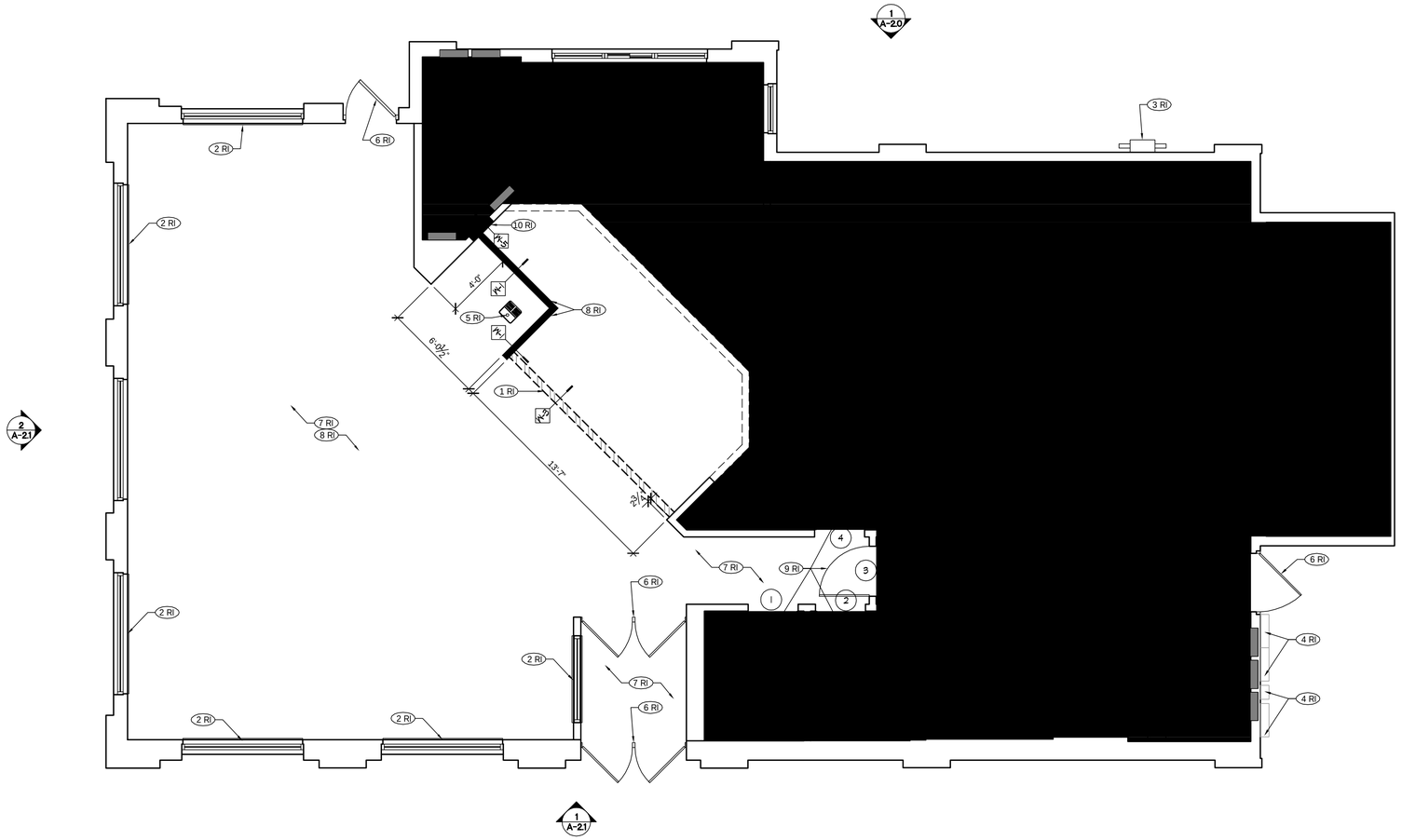


## FLOOR PLAN

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

PLAN NORTH

TRUE NORTH

## FLOOR PLAN KEY NOTES

STANDARD SCOPE NOTES (RI)

1. NEW SERVICE COUNTER KNEE WALL BY G.C.
2. NEW DECORATIVE WINDOW SILLS AT EXISTING WINDOWS, PROVIDED AND INSTALLED BY G.C. REFER TO SHEET A-1.1 FOR ADDITIONAL INFORMATION.
3. EXISTING GAS METER TO REMAIN. G.C. TO PROTECT DURING ALL PHASES OF CONSTRUCTION.
4. EXISTING ELECTRICAL EQUIPMENT TO REMAIN. G.C. TO PROTECT DURING ALL PHASES OF CONSTRUCTION.
5. EXISTING FLOOR DRAIN TO REMAIN AND TO BE MODIFIED. REFER TO PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
6. EXISTING EXTERIOR DOOR AND HARDWARE TO REMAIN. REPLACE BRANDED PLASTIC DOOR PANEL INSERTS WITH NEW ALUMINUM PANEL INSERTS AT STOREFRONT DOORS.
7. PREP EXISTING WALLS AS REQUIRED FOR NEW FINISHES. REFER TO INTERIOR ELEVATIONS A-2.2 FOR ADDITIONAL INFORMATION.
8. NEW INTERIOR STUD WALL TO UNDERSIDE OF DECK.
9. NEW DOOR INSTALLED IN EXISTING FRAME. REFER TO INTERIOR ELEVATIONS A-2.2 AND DOOR SCHEDULE SCHD-2 FOR ADDITIONAL INFORMATION.
10. INFILL OPENING WITH MATERIALS TO MATCH EXISTING. PROVIDE A SMOOTH FINISH TO EXISTING ADJACENT SURFACES.

## WALL TYPES

**WT-1**
INTERIOR WALL:
2x4 (2x6 WHERE NOTED) WOOD STUDS AT 16" O.C., SECURED TO SLAB.
1/2" CEMENT BOARD TO 12" A.F.F., BOTH SIDES.
1/2" GYPSUM BOARD FROM TOP OF CEMENT BOARD TO 2" ABOVE CEILING (DINING ROOM SIDE).
1/2" PLYWOOD FROM TOP OF CEMENT BOARD TO 2" ABOVE CEILING (KITCHEN SIDE).
1/2" CEMENT BOARD FULL HEIGHT BEHIND WALL TILE AREA (DRINK STATION)
SEE SHEETS A-4.0, A-4.1, A-4.2, A-4.3, SCHD-1, SCHD-2.

**WT-2**
RESTROOM WALL:
2x4 (2x6 WHERE NOTED) WOOD STUDS AT 16" O.C., SECURED TO SLAB.
3-1/2" UN-FACED SOUND BATT INSULATION, FULL HEIGHT OF FINISHED WALL.
1/2" CEMENT BOARD FULL HEIGHT BEHIND WALL TILE AREA; 1/2" GYPSUM BOARD AT NON-TILED WALL AREAS (RESTROOM SIDE).
1/2" CEMENT BOARD TO 12" A.F.F. (KITCHEN/DINING ROOM/OFFICE SIDE).
1/2" GYPSUM BOARD FROM TOP OF CEMENT BOARD TO 2" ABOVE CEILING (DINING ROOM SIDE).
1/2" PLYWOOD FROM TOP OF CEMENT BOARD TO 2" ABOVE CEILING (KITCHEN/OFFICE SIDE).
SEE SHEETS A-4.0, A-4.1, A-4.2, A-4.3, SCHD-1, SCHD-2.

**WT-3**
SERVICE COUNTER KNEE WALL:
33" HIGH
2x4 WOOD STUDS AT 16" O.C. SECURED TO SLAB
1/2" PLYWOOD (CUSTOMER FACING SIDE)
1/2" CEMENT BOARD TO 12" A.F.F. (KITCHEN SIDE)
1/2" PLYWOOD FROM TOP OF CEMENT BOARD TO TOP OF FRAMING (KITCHEN SIDE.)

**WT-4**
INTERIOR WALL (ONE SIDE ONLY):
2x4 (2x6 WHERE NOTED) WOOD STUDS @ 16" O.C. SECURED TO SLAB
1/2" CEMENT BOARD TO 12" A.F.F. (KITCHEN SIDE & DINING ROOM SIDE)
1/2" GYPSUM BOARD FROM TOP OF CEMENT BOARD TO 2" ABOVE CEILING (DINING ROOM SIDE)
1/2" PLYWOOD FROM TOP OF CEMENT BOARD TO 2" ABOVE CEILING (KITCHEN SIDE)
1/2" CEMENT BOARD FULL HEIGHT BEHIND WALL TILE AREA (RESTROOM/DRINK STATION)
SEE SHEETS A-4.0, A-4.1, A-4.2, A-4.3, SCHD-1, SCHD-2.

**WT-5**
INTERIOR WALL INFILL:
2x4 WOOD STUDS @ 16" O.C., SECURED TO SLAB OR OPENING BASE AND TO TOP OF OPENING
1/2" CEMENT BOARD TO 12" A.F.F. (KITCHEN SIDE) (IF GOING TO FLOOR)
1/2" CEMENT BOARD FULL HEIGHT BEHIND TILE (TILED WALL IN DINING ROOM)
1/2" GYPSUM BOARD FROM TOP OF CEMENT BOARD TO TOP OF OPENING (DINING ROOM)
SEE SHEETS A-4.0, A-4.1, A-4.2, A-4.3, SCHD-1, SCHD-2.

**WT-6**
EXTERIOR WALL INFILL:
2x4 WOOD STUDS @ 16" O.C., SECURED TO SLAB OR OPENING BASE AND TO TOP OF OPENING
5/8" SHEATHING FLUSH @ ALL SIDES, PROVIDE SMOOTH, FLUSH FINISH WITH ADJACENT SURFACES (EXTERIOR SIDE)
1/2" CEMENT BOARD FULL HEIGHT OF OPENING BEHIND TILE (TILED WALL IN DINING ROOM)
1/2" PLYWOOD FROM BOTTOM OF OPENING TO TOP OF OPENING FLUSH ON ALL SIDES (KITCHEN AREA)
SEE SHEETS A-4.0, A-4.1, A-4.2, A-4.3, SCHD-1, SCHD-2.

## LEGEND

- EXISTING WALL TO REMAIN
- EXISTING HALF WALL TO REMAIN
- NEW WALL
- NEW HALF HEIGHT WALL
- NEW DOOR, REFER TO DOOR SCHEDULE ON SCHD-3
- NEW WINDOW, REFER TO WINDOW SCHEDULE ON SCHD-3

## GENERAL NOTES

A. DO NOT SCALE THE DRAWINGS. ANY DIMENSIONAL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION PRIOR TO COMMENCING CONSTRUCTION.

B. DIMENSIONS THAT ORIGINATE FROM EXISTING ELEMENTS OF THE BUILDING ARE FROM FACE OF FINISH. ALL OTHER DIMENSIONS ARE TO FACE OF STUD U.O.N.

C. DIMENSIONS NOTED AS "CLEAR" OR "HOLD" ARE MINIMUM REQUIRED NET CLEARANCE FROM FACE OF FINISH. VERIFY EQUIPMENT SIZES WITH VENDOR PRIOR TO INTERIOR WALL FRAMING.

D. G.C. SHALL VERIFY ALL ROUGH OPENINGS PRIOR TO FRAMING.

E. PROVIDE BLOCKING FOR SUPPORT OF FIXTURES, EQUIPMENT, SHELVING, MILLWORK ITEMS AND SIMILAR CONSTRUCTION AS REQUIRED FOR SOUND, STABLE INSTALLATION. FIELD VERIFY 5 LOCATIONS. BLOCKING TO CONSIST OF FIRE TREATED 8 PLYWOOD IN LIEU OF GYPSUM BOARD AT AREAS COVERED WITH FRP WALL FINISH. ALL BLOCKING IN WALLS SHALL BE FIRE TREATED.

F. EXTERIOR DOOR CLOSERS SHALL BE ADJUSTED TO HAVE A MAXIMUM 5 LBS OPENING FORCE.

G. BOTTOM 12" OF ALL NEW WALLS TO BE CONSTRUCTED WITH 1/2" CEMENT BOARD.

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SHEET TITLE
FLOOR PLAN

SHEET NO.
A-1.0

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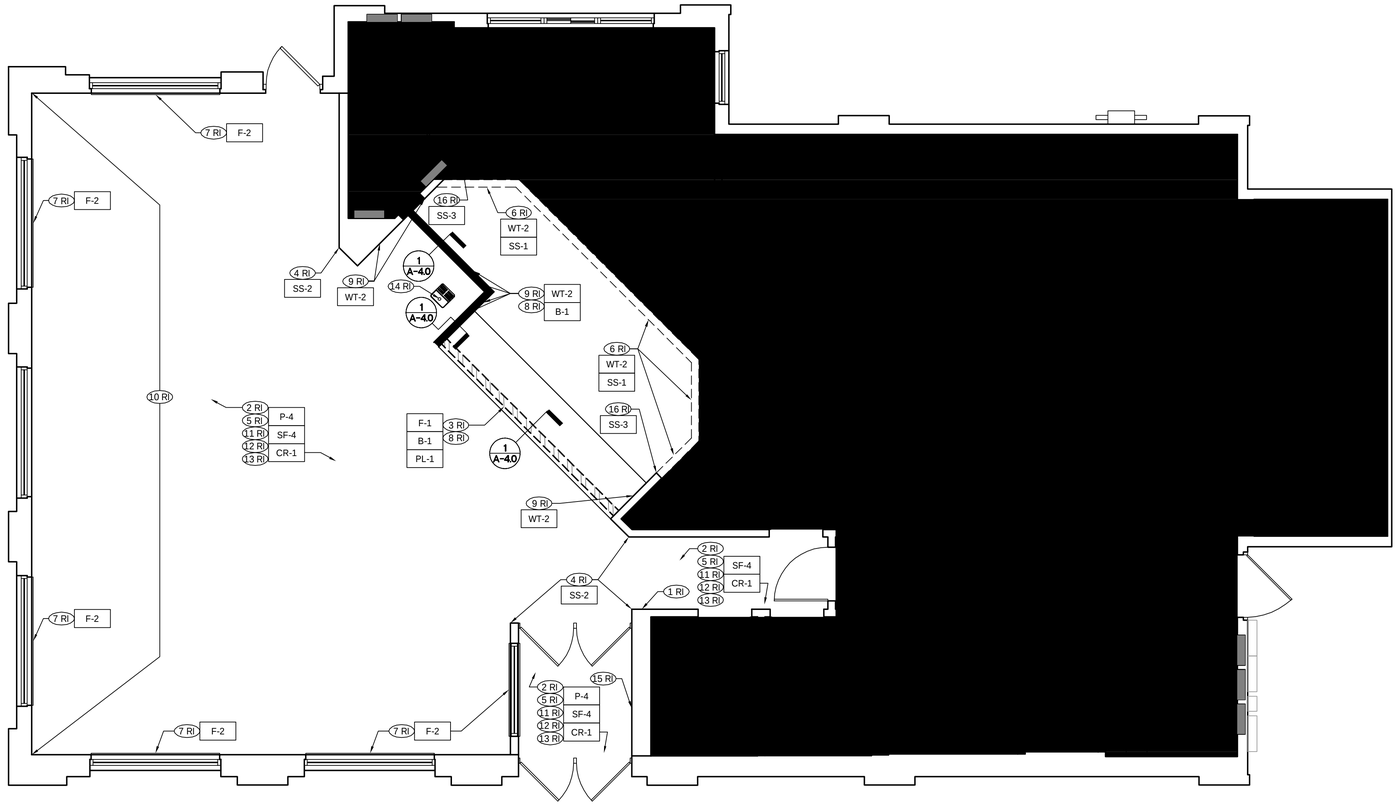


## FLOOR FINISH PLAN

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

PLAN NORTH

TRUE NORTH

## FINISH PLAN KEY NOTES

*SEE FINISH SCHEDULE (SCHD-1) FOR ALL FINISH TAGS

### STANDARD SCOPE NOTES (RI)

1. POST MAXIMUM OCCUPANT LOAD ON WALL ADJACENT TO MAIN ENTRY. MAXIMUM OCCUPANCY IS 76.
2. SKIM COAT EXISTING WALLS (TO LEVEL 3) WHERE WALL COVERING HAS BEEN REMOVED. PRIME AND PAINT WALLS. REFER TO INTERIOR ELEVATIONS A-2.2 FOR ADDITIONAL INFORMATION.
3. NEW KNEE WALL BY G.C., TO BE INSTALLED BY G.C. AT 33" AFF. COVER NEW KNEE WALL WITH NEW DECORATIVE PANELS. REFER TO INTERIOR ELEVATIONS A-2.2 FOR ADDITIONAL INFORMATION. COUNTERTOP, PROVIDED BY VENDOR
4. NEW SURFACE MOUNTED STAINLESS STEEL CORNER GUARDS. PROVIDE AND INSTALL GUARD 18GA 3/4" x 3/4" WIDE TO EXPOSED SURFACES WITH SILICONE ADHESIVE.
5. EXISTING FLOOR TILE AND BASE TILE TO REMAIN.
6. NEW FRP OVER EXISTING MENU BOARD. INSTALL STAINLESS STEEL CAP ON BOTTOM OF SOFFIT. REFER TO INTERIOR ELEVATIONS A-2.2.
7. NEW WHITE CORIAN WINDOW SILL / WALL CAP (F-2).
8. NEW RUBBER BASE OVER SERVICE COUNTER PANEL AND AT NEW WING WALLS, REFER TO INTERIOR ELEVATIONS A-2.2.
9. INSTALL FRP OVER WALL SURFACE TO CEILING, REFER TO INTERIOR ELEVATIONS A-2.2.
10. NEW PRE-FINISHED FLOOR TO CEILING DECORATIVE WALL TRIM PANELS. INSTALL PANELS 1/2" BELOW CEILING FOR VENTILATION PURPOSES.
11. INSTALL NEW WAINSCOT PANELS THROUGHOUT DINING ROOM, PREP WALLS BY SANDING PRIOR TO INSTALLATION OF NEW FULLY ADHERED PLANK WALL PANEL SYSTEM.
12. INSTALL NEW CHAIR RAIL ABOVE WAINSCOT. REFER TO INTERIOR ELEVATIONS A-2.2 FOR ADDITIONAL INFORMATION.
13. PRIME AND PAINT WALLS ABOVE WAINSCOT AND CHAIR RAIL. REFER TO INTERIOR ELEVATIONS A-2.2 FOR ADDITIONAL INFORMATION.
14. EXISTING FLOOR SINK TO BE REUSED. REFER TO PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
15. INSTALL NEW QUOTE WALL PANEL.
16. NEW SURFACE MOUNTED STAINLESS STEEL CORNER GUARDS. PROVIDE AND INSTALL GUARD 20GA 2" X 2" WIDE TO EXPOSED SURFACES WITH SILICONE ADHESIVE.

## LEGEND

- EXISTING WALL TO REMAIN
- EXISTING HALF WALL TO REMAIN
- NEW WALL
- NEW HALF HEIGHT WALL

## GENERAL NOTES

A. REFER TO PLUMBING PLANS FOR FLOOR DRAIN, FLOOR SINK, HUB DRAIN & CLEANOUT LOCATIONS. COORDINATE TILES INSTALLATION AROUND THESE ITEMS AND WITH PLUMBING CONTRACTOR TO ACHIEVE A CLEAN, FLUSH INSTALLATION.

B. REFER ALSO TO INTERIOR ELEVATIONS SHEETS A-2.2 & A-2.3 FOR EXTENT OF BASE & WALL FINISHES.

C. EXTEND FLOOR FINISHES INTO RECESSES & TOE/KICK SPACES @ ALL MILLWORK AS APPLICABLE.

D. BOTTOM 12" OF ALL NEW WALLS TO BE CONSTRUCTED WITH 1/2" CEMENT BOARD.

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TEMPLATE VERSION:
AMERICAN SHOWMAN
TACO BELL EXPLORER
VER -1 DEC 2016

REVISION:

| Mark | Date | By |
|---|---|---|
| 1 | | |
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PROJECT TITLE

CD TEMPLATE
"K-50 VISION 1.0 TO AMERICAN SHOWMAN"

N96W17860 COUNTY LINE
GERMANTOWN, WI 53022

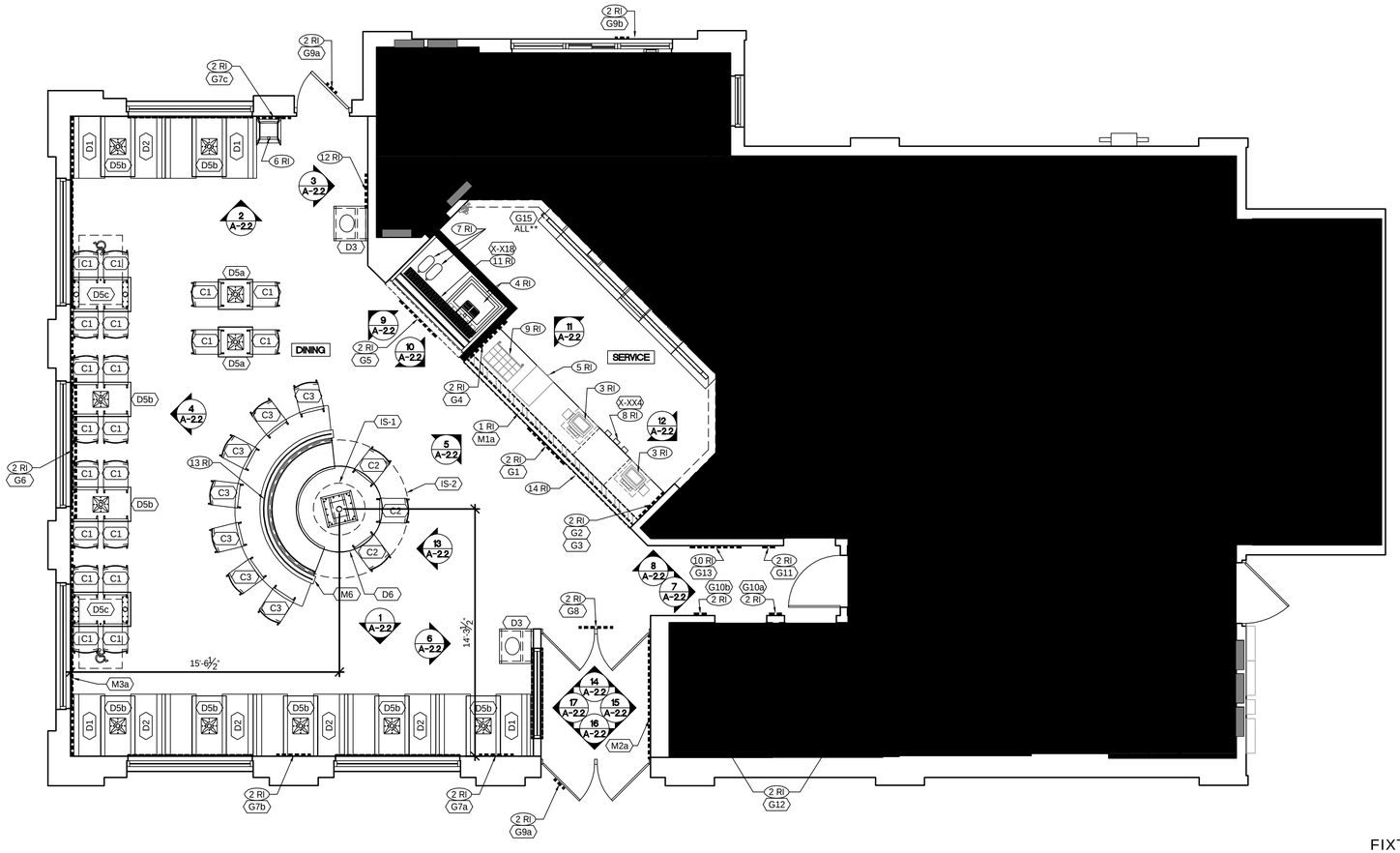
| | |
|---|---|
| STORE NO. | K071209 |
| ISSUE DATE | 09.11.20 |
| ARCV NUMBER | 180060 |

SHEET TITLE

FLOOR FINISH PLAN

SHEET NO.

A-1.1




FIXTURE & GRAPHIC PLACEMENT PLAN
Scale: 1/4" = 1'-0"

PLAN NORTH
TRUE NORTH

## FIXTURE & GRAPHIC PLAN KEY NOTES

*SEE EQUIPMENT SCHEDULE (SCHD-2) FOR ALL TAGS

STANDARD SCOPE NOTES (RI)

1. NEW SERVICE COUNTER AND KNEE WALL. COUNTER TOP PROVIDED BY VENDOR, INSTALLED BY G.C., KNEE WALL BY G.C.
2. VENDOR PROVIDED ARTWORK, USE VENDOR TEMPLATE TO INSTALL. REFER TO GRAPHIC SCHEDULE THIS SHEET FOR ADDITIONAL INFORMATION.
3. EXISTING POS, CASH DRAWER, HOLD UP BUTTON AND ALL HARDWARE TO BE RELOCATED AS SHOWN.
4. EXISTING BEVERAGE DISPENSER AND ICE MACHINE TO BE REINSTALLED. REFER TO PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
5. EXISTING SAFE TO BE RELOCATED AS SHOWN.
6. EXISTING HIGH CHAIRS TO BE RELOCATED AS SHOWN (STACKED.)
7. EXISTING TEA URNS TO BE RELOCATED AS SHOWN.
8. NEW CUP DISPENSER.
9. EXISTING UNDER COUNTER EQUIPMENT TO BE RELOCATED AS SHOWN.
10. FIELD VERIFY LOCATION OF NEW COMMUNITY BOARD. COORDINATE WITH OWNER. INSTALL PER VENDOR SPECIFICATIONS.
11. NEW 72" BEVERAGE STATION.
12. REINSTALL EXISTING KFC FOUNDATION ARTWORK.
13. VENDOR TO PROVIDE BLANKS FOR UNUSED OUTLETS AT HUB TABLE.
14. INSTALL "ASK IF YOU NEED ASSISTANCE" SIGN.

## KFC EQUIPMENT SCHEDULE

| TAG | QTY. | ITEM | NOTES |
|---|---|---|---|
| X-X18 | 1 | 72" BEVERAGE COUNTER (RIGHT TO LEFT) | CUSTOMER AREA; E05236035 |
| X-XX4 | 1 | CUP DISPENSER & BRACKET | A.J. ANTUNES # DACS-50 |

## KFC DECOR SCHEDULE - BY VENDOR

| TAG | QTY. | ITEM | NOTES |
|---|---|---|---|
| C1 | 20 | CAFE DINING CHAIRS | |
| C2 | 3 | CAFE DINING CHAIRS - KFC RED SEAT | |
| C3 | 7 | CAFE BAR CHAIRS - KFC RED SEAT | |
| D1 | 4 | SANDERS BOOTH - SINGLE 43" | |
| D2 | 5 | SANDERS BOOTH - DOUBLE 43" | |
| D3 | 2 | TRASH UNIT - SINGLE | |
| D4 | 0 | TRASH UNIT - DOUBLE | |
| D5a | 2 | TABLE TOP - 21" x 24" | |
| D5b | 9 | TABLE TOP - 24" x 42" | |
| D5c | 2 | TABLE TOP - 24" x 42" WITH HC SYMBOL | |
| D5d | - | TABLE TOP - 30" x 42" WITH HC SYMBOL | |
| D5e | - | TABLE TOP - 30" x 33.5" | |
| D5f | - | TABLE TOP - 30" ROUND | |
| D5g | - | TABLE TOP - 30" ROUND WITH HC SYMBOL | |
| D5h | - | TABLE TOP - 36" ROUND | |
| D6 | 1 | FOCAL TABLE 60" WITH CUSTOM BASE | PROVIDE ACCESSIBLE SYMBOL AS SHOWN |
| D7a | - | PATIO TABLE WITH BENCHES (4 SEATS) | TF312512 |
| D7b | - | ADA PATIO TABLE WITH BENCHES (3 SEATS) | TF3128 |
| D8a | 0 | BANQUETTE BOOTH 60" | |
| D8b | 0 | BANQUETTE BOOTH 48" | |
| IS1 | 1 | BUCKET | |
| IS2 | 1 | RING CEILING ELEMENT | |
| M1a | 1 | K38 FRONT COUNTER SYSTEM - FRONT COUNTER, DIVIDER WALL, BEAM SYSTEM, DRINK COUNTER BEAM SYSTEM | SINGLE BEAM |
| M2a | 1 | ENTRY FOCAL WALL WITH REAL MEALS QUOTE - STANDARD (ALL REMODEL EXCEPT K50) | |
| M3a | 1 | ENTRY FOCAL WALL PANELS - CELEBRITY RED WALL INCLUDING WINDOW AND TOP TRIM (ALL REMODEL EXCEPT K50) | |
| M4 | TBD | WINDOW TRIM | |
| M5 | TBD | CROWN TRIM | |
| M6 | 1 | BUCKET BOOTH WITH CAR COUNTER/CURVED GLASS DIVIDER SCREEN | |
| M7 | - | CONDIMENT STATION WITH RAIL ASSEMBLY | |
| M8 | - | DIVIDER WALL PANELS, HALF WALL COCOA PANELS | |

## KFC INTERIOR GRAPHIC SCHEDULE

| TAG | QTY. | ITEM | NOTES |
|---|---|---|---|
| G1 | 1 | 'KITCHEN' SIGN | |
| G2 | 1 | CHALK BOARD - PRINTED | |
| G3 | 1 | REAL MEALS GUARANTEE | |
| G4 | 1 | SECRET PROCESS ART | |
| G5 | 1 | PEPSI FILLING STATION SIGN | |
| G6 | 1 | FOCAL WALL ART | |
| G7 | TBD | POSTER ARTWORK HANGING RAIL SYSTEM | |
| G7a | 1 | POSTER ARTWORK - 2 SIDED - 'SOUTHERN INSPIRED' / 'BUCKET LIST' | |
| G7b | 1 | POSTER ARTWORK - 2 SIDED - 'SANDERS FOR SENATOR' / '4000 STATUES' | |
| G7c | 1 | POSTER ARTWORK - 2 SIDED - 'COLONEL 101' / 'SECRET RECIPE' | |
| G7d | 0 | POSTER ARTWORK - 2 SIDED - 'NO. 1 CHICKEN SALESMAN' / 'PRESSURE COOKER' | |
| G8 | 1 | THANKS MESSAGE | |
| G9a | 2 | STORE HOURS - ENTRY DOOR | |
| G9b | 1 | STORE HOURS - DRIVE THRU WINDOW | |
| G9c | 1 | STORE HOURS - SPEAKER POST | |
| G10a | 1 | RESTROOM SIGN - LADIES | |
| G10b | 1 | RESTROOM SIGN - GENTS | |
| G11 | 1 | COLONEL'S OFFICE SIGN | |
| G12 | 2 | RESTROOM MIRROR MESSAGE | |
| G13 | 1 | COMMUNITY BOARD | |
| G14 | - | CONDIMENT STATION ARROW SIGN | |
| G15a | 1 | BOH ART - COMMUNICATION BOARD (VERTICAL & HORIZONTAL) | |
| G15b | 1 | BOH ART - FAMILY PRIDE BOARD | |
| G15c | 1 | BOH ART - COLONEL PROUD BANNER | |
| G15d | 1 | BOH ART - COLONEL TIE MIRROR | |
| G15e | 1 | BOH ART - GREATEST CHICKEN COLLAGE | |
| G15f | 1 | BOH ART - SERVICE PROMISE SIGN (STANDARD 60"x47" AND SMALL 30"x24") | |

## LEGEND

- EXISTING WALL TO REMAIN
- EXISTING HALF WALL TO REMAIN
- NEW WALL
- NEW HALF HEIGHT WALL

## GENERAL NOTES

A. ALL ITEMS LISTED IN THE EQUIPMENT SCHEDULE SHALL BE FURNISHED BY THE OWNER (FIXTURE/EQUIPMENT VENDOR) AND INSTALLED BY THE G.C.

B. SYMBOL TO BE ADDED TO TABLE TOPS WHERE SHOWN.

## SEATING:

EXISTING: 64
PROPOSED: 61

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REVISION:

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PROJECT TITLE
CD TEMPLATE
"K-50 VISION 1.0 TO AMERICAN SHOWMAN"

N96W17860 COUNTY LINE
GERMANTOWN, WI 53022

| | |
|---|---|
| STORE NO. | K071209 |
| ISSUE DATE | 09.11.20 |
| ARCV NUMBER | 180060 |

SHEET TITLE
FIXTURE & GRAPHIC PLACEMENT PLAN

SHEET NO.
A-1.2

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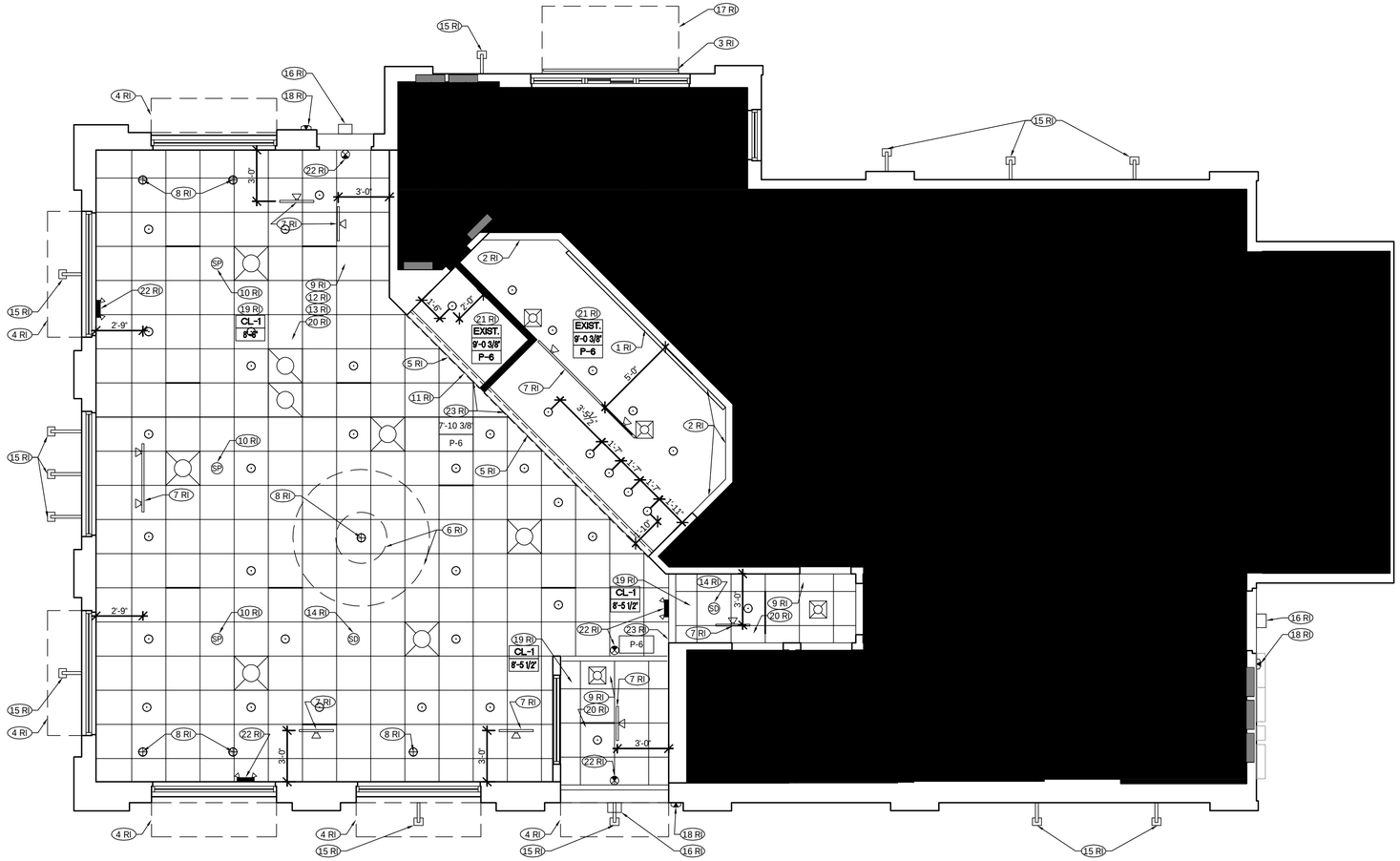


## REFLECTED CEILING PLAN

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

PLAN NORTH

TRUE NORTH

## REFLECTED CEILING PLAN KEY NOTES

*SEE ELECTRICAL SHEETS FOR ADDITIONAL INFORMATION

### STANDARD SCOPE NOTES (RI)

1. REINSTALL EXISTING, SAVED MENU BOARD.
2. NEW STAINLESS STEEL CAP AT UNDERSIDE OF EXISTING BULKHEAD.
3. WIRING OF LIGHTS IN CANOPY BY VENDOR. E.C. SHALL MAKE FINAL CONNECTION TO EXISTING LIGHTING CIRCUIT THIS AREA.
4. NEW EXTERIOR AWNING, REFER TO EXTERIOR ELEVATIONS.
5. CUSTOM MILLWORK, FAUX WOOD BEAM BY VENDOR. REFER TO INTERIOR ELEVATIONS A-2.2 FOR MORE INFORMATION.
6. NEW BUCKET PENDANT LIGHT AND LIGHT RING. ELECTRICAL CONTRACTOR TO VERIFY CAPACITY ON EXISTING CIRCUITS FOR LIGHTS.
7. NEW TRACK LIGHTING, POSITION AT 3'-0" FROM WALL U.N.O.
8. NEW PENDANT LIGHTING CENTERED ABOVE TABLE.
9. INSTALL NEW HVAC DIFFUSERS AND GRILLES (WHITE). RELOCATE AS REQUIRED AND AS SHOWN ON PLAN.
10. EXISTING SPEAKERS TO BE REMOVED AND RE-INSATLLED IN SAME LOCATION AFTER FINISH WORK. PAINT WHITE (P-6) SATIN FINISH.
11. INSTALL NEW PEPSI SIGN.
12. REINSTALL EXISTING WI-FI ROUTER.
13. RELOCATE EXISTING T-STAT AS NEEDED.
14. REINSTALL EXISTING SMOKE DETECTORS.
15. NEW EXTERIOR LIGHT, REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
16. NEW EXTERIOR SCONCE, REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
17. NEW EXTERIOR DRIVE THRU CANOPY BY SIGN MANUFACTURER. REFER TO EXTERIOR ELEVATIONS A-2.0 AND A-2.1 FOR MORE INFORMATION.
18. NEW EMERGENCY EGRESS LIGHT FIXTURE. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
19. NEW CEILING TILE IN EXISTING CEILING GRID IN DINING AREA. REPAIR GRID NEEDED AND PAINT (WHITE).
20. NEW RECESSED LIGHTING. CONNECT TO EXISTING LIGHT CIRCUIT.
21. EXISTING GYPSUM BOARD CEILING TO REMAIN. PATCH AND REPAIR AS NEEDED.
22. NEW EMERGENCY LIGHTING AND EMERGENCY EXIT SIGN.
23. EXISTING GYPSUM BOARD SOFFIT TO REMAIN. PATCH AND REPAIR AS NEEDED.

## SYMBOLS LEGEND

- 2'-0" x 4'-0" LED LIGHT FIXTURE
- PENDANT FIXTURE
- DOWN LIGHT
- EMERGENCY LIGHT
- COMBINATION EXIT/EMERGENCY LIGHT
- EXIT SIGN
- EXTERIOR EMERGENCY LIGHT
- TRACK
- TRACK LIGHT
- EXTERIOR LIGHT FIXTURE
- SECURITY CAMERA
- SPEAKER
- EXHAUST FAN
- OR — HVAC RETURN GRILLE
- OR — HVAC SUPPLY DIFUSSER
- OCCUPANCY SENSOR
- 4'-0" STRIP LIGHT
- WALK-IN LIGHT
- 1'-0" x 4'-0" LED LIGHT FIXTURE

## LEGEND

- EXISTING WALL TO REMAIN
- EXISTING HALF WALL TO REMAIN
- NEW WALL
- NEW HALF HEIGHT WALL

## LEGEND

- NEW GYPSUM BOARD CEILING
- NEW CEILING TILE IN EXISTING CEILING GRID

## GENERAL NOTES

A. CONFIRM LIGHTING FIXTURE QUANTITIES WITH SUPPLIER

B. EMERGENCY AND STANDARD LIGHTING MARKED WITH "NL" SUBSCRIPT SHALL OPERATE CONTINUOUSLY: PROVIDE UNSWITCHED HOT TO STANDARD AND EMERGENCY BALLASTS. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.

C. EMERGENCY LIGHTING NOT MARKED WITH "NL" SUBSCRIPT: PROVIDE UNSWITCHED CONSTANT HOT TO EMERGENCY BALLAST AND SWITCHED HOT TO STANDARD BALLAST

D. CONTRACTOR SHALL FIELD VERIFY CEILING TYPE AND PROVIDE PROPER MOUNTING HARDWARE

E. ELECTRICAL CONTRACTOR SHALL VERIFY AVAILABLE CIRCUITS IN ELECTRICAL PANELS AND REUSE EXISTING CIRCUITS AS AVAILABLE

F. CONNECT LIGHTING CIRCUITS TO EXISTING LIGHTING CONTROL PANEL. COORDINATE CONTROL SEQUENCE AND TIME OF DAY SCHEDULING WITH FRANCHISEE

G. REFER TO E3.0 FOR ADDITIONAL EXTERIOR LIGHTS NOT SHOWN ON PLAN

H. ALL NEW LIGHTING TO BE COORDINATED WITH EXISTING MECHANICAL GRILLES

I. EXISTING ELECTRICAL PANEL LOCATIONS & NEW CIRCUITS SHALL BE VERIFIED BY E.C. E.C. SHALL COORDINATE & VERIFY FINAL ELECTRICAL WITH LIGHTING / SIGNAGE SUPPLIERS

J. PROVIDE ESCUTCHEON PLATES AND SEALANT AT ALL UTILITY PENETRATIONS OF WALLS, CEILINGS, AND FLOORS. DO NOT USE CAULK OR EXPANDING FOAM FOR SEALANT

K. ALL WIRING TO BE PER NEC INSTALLATION REQUIREMENTS SIZED FOR 40% MAX FILL PER NEC

L. RELOCATED DEVICES TO BE ROUTED IN FLEXIBLE METAL CONDUIT.

M. G.C./E.C. IS RESPONSIBLE FOR FIELD VERIFYING THE EXISTING ELECTRICAL CAPACITY AND CONFIRMING THAT THE NUMBER OF SPARES AT THE PANELS IS ADEQUATE FOR THE ADDITION/RELOCATION OF THE SERVICES SHOWN. G.C. TO NOTIFY KFC PM IF EITHER SERVICE OR NUMBER OF SPARES IS FOUND TO NOT MEET THE NECESSARY REQUIREMENTS

N. E.C. SHALL PROVIDE J-BOX FOR SIGNAGE BY SIGN VENDOR. FINAL CONNECTION TO BUILDING POWER BY E.C.

O. E.C. SHALL PROVIDE J-BOX FOR NEW EXTERIOR LIGHT FIXTURE. FINAL CONNECTION TO BUILDING POWER BY E.C.

P. E.C. SHALL COORDINATE EXACT ROUTING OF ALL NEW AND RELOCATED CIRCUITS. FIELD VERIFY EXISTING CONDITIONS. ALL WORK AND WIRING PER NEC INSTALLATION REQUIREMENTS. ALL WORK TO BE CONCEALED. SURFACE MOUNT RACEWAYS ARE NOT PERMITTED

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TEMPLATE VERSION:
AMERICAN SHOWMAN
TACO BELL EXPLORER
VER -1 DEC 2016

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PROJECT TITLE
CD TEMPLATE
"K-50 VISION 1.0 TO AMERICAN SHOWMAN"

N96W17860 COUNTY LINE
GERMANTOWN, WI 53022

| | |
|---|---|
| STORE NO. | K071209 |
| ISSUE DATE | 09.11.20 |
| ARCV NUMBER | 180060 |

SHEET TITLE
REFLECTED CEILING PLAN

SHEET NO.
A-1.3

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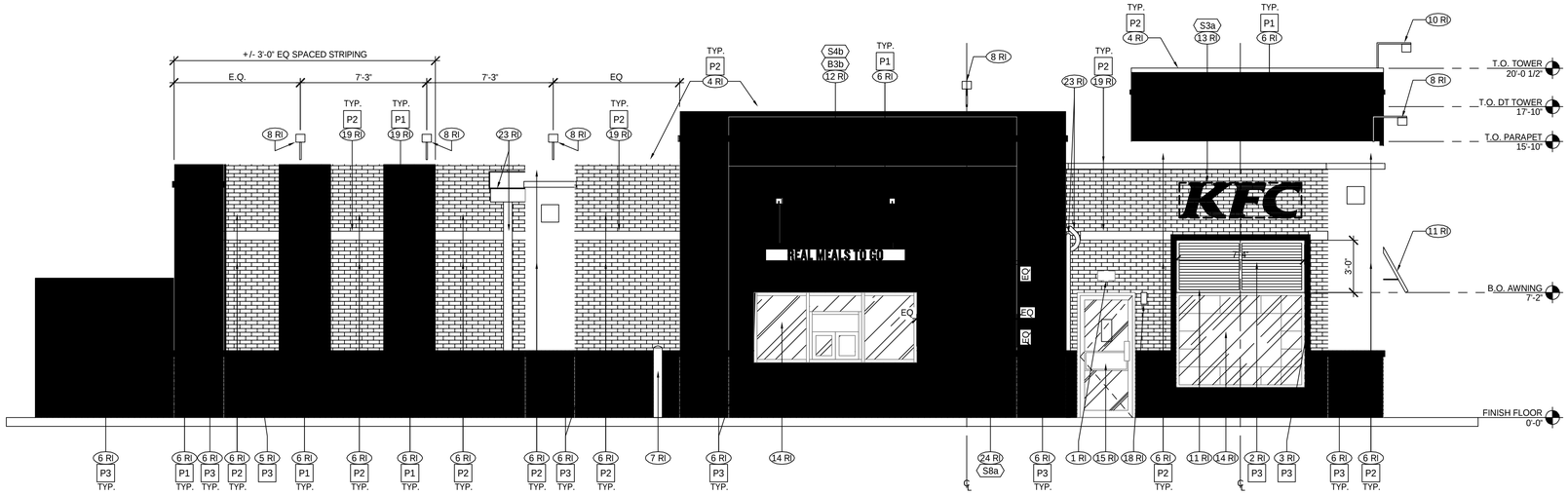


1 - DRIVE-THRU ELEVATION
Scale: 1/4" = 1'-0"

## EXTERIOR ELEVATION KEY NOTES:

SEE MASTER SCHEDULE (SCHD-1) FOR ALL LIGHTING, FINISH AND COMPONENT TAGS

### STANDARD SCOPE NOTES (RI)

1. NEW LIGHT FIXTURE CENTERED OVER DOOR OR AS NOTED. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
2. WALL SURFACE BEHIND NEW AWNINGS TO BE PAINTED AS INDICATED. REFER TO FINISH SCHEDULE SCHD-1 FOR ADDITIONAL INFORMATION.
3. 4" WIDE BORDER TO BE PAINTED AROUND WINDOW AS INDICATED. REFER TO FINISH SCHEDULE SCHD-1 FOR ADDITIONAL INFORMATION.
4. EXISTING PARAPET COPING TO BE REPAIRED, SEALED AND PAINT AS INDICATED. REFER TO FINISH SCHEDULE SCHD-1 FOR ADDITIONAL INFORMATION.
5. EXISTING GAS METER. PAINT AS NOTED.
6. PAINT EXISTING SURFACE AS INDICATED. REFER TO FINISH SCHEDULE SCHD-1 FOR ADDITIONAL INFORMATION.
7. EXISTING BOLLARD TO REMAIN. PROVIDE NEW "SAFETY YELLOW" PLASTIC BOLLARD COVER.
8. NEW LIGHT FIXTURE CENTERED ON WINDOW OR GRAPHIC or OTHERWISE AS INDICATED IN ELEVATION. PATCH AND REPAIR ROOF MEMBRANE AT FIXTURE ATTACHMENT POINT. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
9. INSTALL NEW ADDRESS NUMBERS (911 COMPLIANT; BRASS OR BRONZE) AFTER FINISH WORK.
10. NEW ACCENT LIGHT FIXTURE, REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
11. NEW PRE-FINISHED METAL LOUVERED AWNINGS (AWNINGS ABOVE DOORS TO HAVE RAIN DIVERTERS).
12. NEW DRIVE-THRU CANOPY. REFER TO IMAGE COMPONENT SCHEDULE.
13. NEW KFC CHANNEL LETTER SIGN.
14. EXISTING WINDOW TO REMAIN. DO NOT PAINT.
15. EXISTING EXTERIOR DOOR AND HARDWARE TO REMAIN. REPLACE BRANDED PLASTIC DOOR PANEL INSERTS WITH NEW ALUMINUM PANEL INSERTS AT STOREFRONT DOORS.
16. EXISTING EXIT DOOR. PAINT AS NOTED.
17. EXISTING ELECTRICAL PANELS TO REMAIN. PAINT AS NOTED USING DIRECT TO METAL (DTM) PAINT. REFER TO FINISH SCHEDULE SCHD-1 FOR ADDITIONAL INFORMATION.
18. NEW EMERGENCY LIGHT FIXTURE. PROVIDE REQUIRED FIRE TREATED BLOCKING AT EACH FIXTURE AS NECESSARY FOR SECURE INSTALLATION. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
19. EXISTING E.I.F.S. BAND TO REMAIN. PAINT AS INDICATED. REFER TO FINISH SCHEDULE FOR ADDITIONAL INFORMATION.
20. NEW VINYL GRAPHICS APPLIED TO NEW TOWER PANELS.
21. NEW METAL PANEL SYSTEM ATTACHED TO AND HELD OFF EXISTING TOWER. TOP OF PANELING TO ALIGN WITH BOTTOM OF EXISTING TOWER COPING.
22. G.C. TO INSTALL METAL CAP AT BOTTOM OF METAL PANEL SYSTEM TO EXISTING FINISH TO ENSURE NO OPENING BEHIND PANEL. PAINT TO MATCH ADJACENT SURFACES.
23. PAINT METAL DOWNSPOUT, SCUPPER AND COLLECTOR USING DIRECT TO METAL PAINT. PAINT TO MATCH ADJACENT WALL.
24. STENCIL PAINTED GRAPHIC ELEMENT.

## SIGNAGE AREA

EXTERIOR

| TAG | ITEM DESCRIPTION | S.F. |
|---|---|---|
| S1a | VINYL LOGO & GRAPHICS (FOR TOWER PANEL) - FULL HEIGHT - MUG + TEXT | - |
| S1b | VINYL LOGO & GRAPHICS (FOR TOWER PANEL) - HALF HEIGHT/MUG ONLY | 43 |
| S2a,c | KFC 30" LETTERS | - |
| S2b,d | KFC 24" LETTERS | - |
| S3a,c | KFC 30" LETTERS | 21 |
| S3b,d | KFC 24" LETTERS | - |
| S4a | "REAL MEALS TO GO" - VINYL LETTERS/ 15' CANOPY | - |
| S4b | "REAL MEALS TO GO" - VINYL LETTERS/ 8' CANOPY | 5 |
| S5a | "WORLD FAMOUS CHICKEN" PIN MOUNT - 16" | - |
| S5b | "WORLD FAMOUS CHICKEN " LETTERS - 16" | - |
| S5c | "WORLD FAMOUS CHICKEN " LETTERS - 12" | - |
| S5d | "WORLD FAMOUS CHICKEN " LETTERS - STACKED | - |
| S6 | "REAL MEALS BUCKET" SIGN | - |
| S7 | "REAL MEALS BUCKET TO GO" SIGN | - |
| S8a | "HARD WAY" PAINT TEMPLATE - 57" ROUND | 71 |
| S8d | "HARD WAY" PAINT TEMPLATE - HORIZONTAL | - |
| S9 | "HOT & FRESH" ARROW SIGN | - |
| S10 | READER BOARD GRAPHIC INSERTS - REAL MEALS TO GO" - BOTH SIDES | - |
| S11a | PYLON FACE REPLACEMENT - 8'X14' | - |
| S11b | PYLON FACE REPLACEMENT - 6'X10' | - |
| S11c | PYLON FACE REPLACEMENT - 5'X9' | - |
| S11d | PYLON FACE REPLACEMENT - 12'X8' | - |
| S12a | MONUMENT SIGN FACE REPLACEMENT - SITE SPECIFIC | - |
| S13a | DIRECTIONAL SIGN REPLACEMENT - 2'X3' | - |
| V-930 | TACO BELL MINI "SWINGING BELL" SIGN | 24 |
| *V-370 | TACO BELL SLAT WALL SYSTEM (* = SIMILAR) SLAT AND LOUVER CUSTOM SIZE / HGT, SEE DIMS | - |
| V-318 | TACO BELL 4'-6" x 9'-2" CANOPY | - |

## SIGNAGE AREA CALCULATIONS

FRONT ELEVATION = SF
TOTAL SIGN SF = SF PROVIDED /_ SF ALLOWABLE

SIDE ENTRY ELEVATION = SF
TOTAL SIGN SF = SF PROVIDED /_ SF ALLOWABLE

DRIVE THRU ELEVATION = SF
TOTAL SIGN SF = SF PROVIDED /_ SF ALLOWABLE

## GENERAL NOTES

G.C. TO PROVIDE VERIFICATION OF EXISTING STRUCTURAL ATTACHMENTS FOR NEW BUILDING ELEMENTS. IF REQUIRED PROVIDE ADDITIONAL BLOCKING PER VENDOR'S RECCOMENDATION

## IMAGE COMPONENTS SCHEDULE

SIGNAGE (XX)

| TAG | OTY. | ITEM DESCRIPTION | ELEC |
|---|---|---|---|
| S1a | 0 | VINYL LOGO/GRAPHICS FOR TOWER PANEL - FULL HT. | |
| S1b | 1 | VINYL LOGO/GRAPHICS FOR TOWER PANEL - HALF HT. | |
| S3a | 2 | KFC CHANNEL LETTERS - 30" RED | - |
| S3b | 0 | KFC CHANNEL LETTERS - 24" RED | - |
| S3c | 0 | KFC CHANNEL LETTERS - 30" WHITE | - |
| S3d | 0 | KFC CHANNEL LETTERS - 24" WHITE | - |
| S4a | 0 | "REAL MEALS TO GO" DIMENSIONAL LETTERS FOR 15' DT CANOPY | |
| S4b | 1 | "REAL MEALS TO GO" VINYL LETTERS FOR 8' DT CANOPY | |
| S5b | 0 | "WORLD FAMOUS CHICKEN" 16" LETTERS - PAINT | |
| S5c | 0 | "WORLD FAMOUS CHICKEN" 12" LETTERS - PAINT | |
| S5d | 1 | "WORLD FAMOUS CHICKEN" 12" STACKED LETTERS-PAINT | |
| S6 | 0 | "REAL MEALS" BUCKET SIGN | |
| S7 | 0 | "REAL MEALS TO GO" BUCKET SIGN | - |
| S8a | 2 | "HARD WAY" PAINT TEMPLATE - 57" ROUND | |
| S8d | 0 | "HARD WAY" PAINT TEMPLATE - HORIZONTAL | |
| G9a | 2 | STORE HOURS - ENTRY | |
| G9b | 1 | STORE HOURS - DT WINDOW | |
| BUILDING EXTERIOR ELEMENTS | | | |
| B1a | 0 | TOWER PANEL WITH LOGO AND GRAPHICS - FULL HEIGHT WITH EXTENDER | |
| B1b | 1 | TOWER PANEL WITH LOGO AND GRAPHICS - HALF HT. | |
| B2 | 0 | TOWER LID CANOPY | |
| B3a | 0 | DT WINDOW CANOPY - 15' WIDE | - |
| B3b | 1 | DT WINDOW CANOPY - 8' WIDE | |
| B5a | 0 | SHUTTERED AWNINGS - 6'-0" WIDE | |
| B5b | 0 | SHUTTERED AWNINGS - 6'-4" WIDE | |
| B5c | 0 | SHUTTERED AWNINGS - 7'-0" WIDE | |


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TEMPLATE VERSION:
AMERICAN SHOWMAN
TACO BELL EXPLORER
VER -1 DEC 2016

REVISION:

| Mark | Date | By |
|---|---|---|
| 1 | | |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |

PROJECT TITLE
CD TEMPLATE
"K-50 VISION 1.0 TO AMERICAN SHOWMAN"

N96W17860 COUNTY LINE
GERMANTOWN, WI 53022

| | |
|---|---|
| STORE NO. | K071209 |
| ISSUE DATE | 09.11.20 |
| ARCV NUMBER | 180060 |

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NO.
A-2.0


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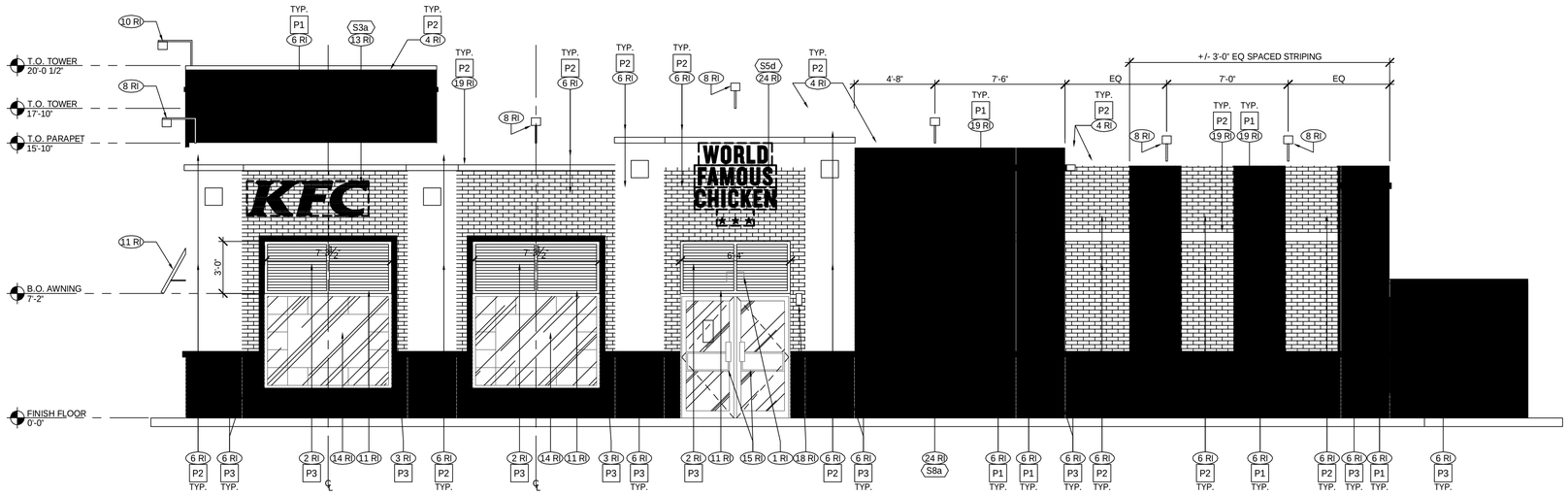
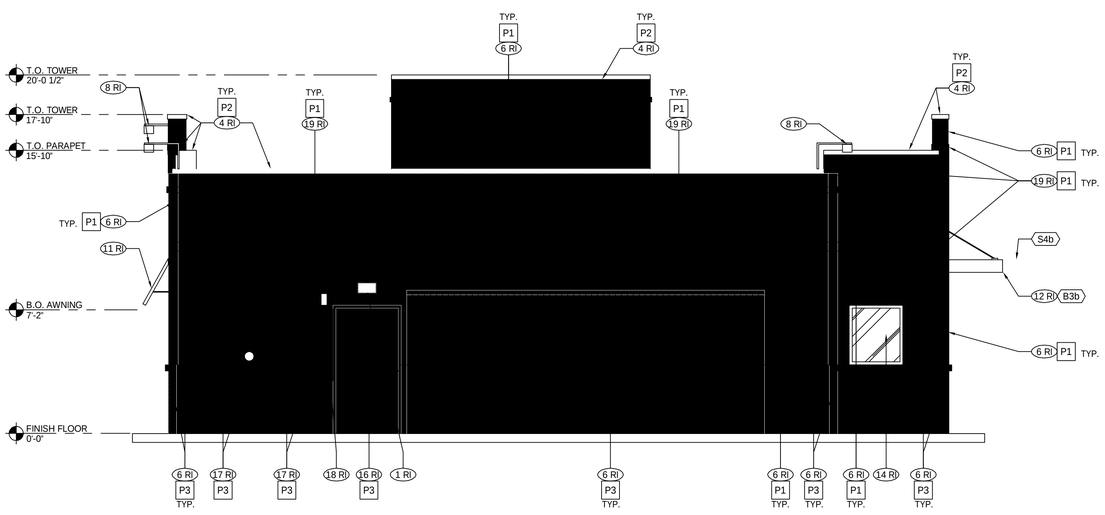


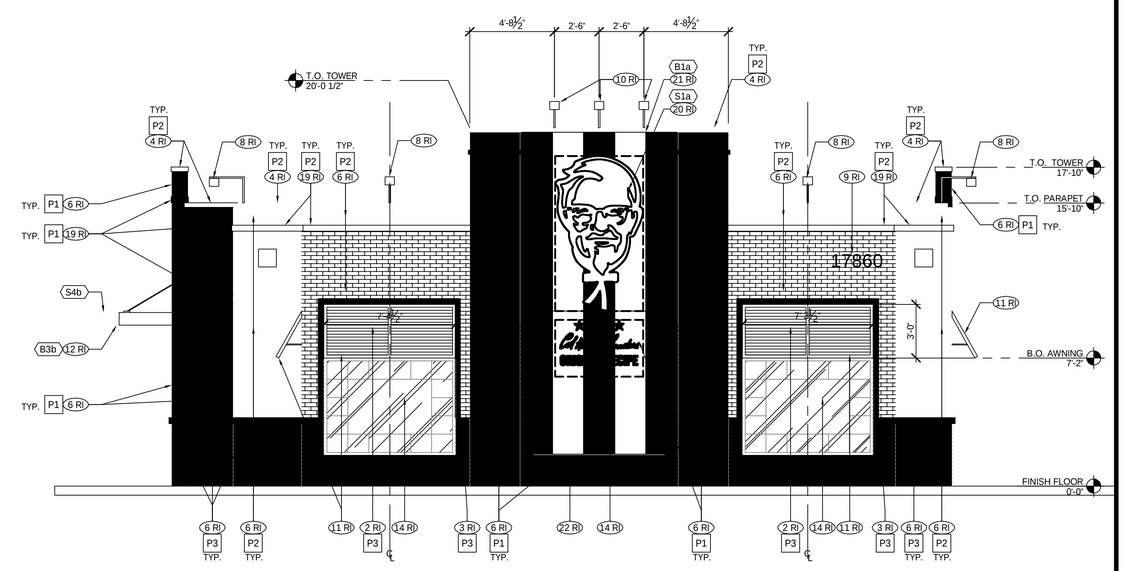

SEE A-2.0 FOR KEY NOTES

1 - ENTRY ELEVATION
Scale: 1/4" = 1'-0"




SEE A-2.0 FOR KEY NOTES

3 - REAR ELEVATION
Scale: 1/4" = 1'-0"




SEE A-2.0 FOR KEY NOTES

2 - FRONT ELEVATION
Scale: 1/4" = 1'-0"

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TEMPLATE VERSION:
AMERICAN SHOWMAN
TACO BELL EXPLORER
VER -1 DEC 2016

REVISION:

| Mark | Date | By |
|---|---|---|
| 1 | | |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |

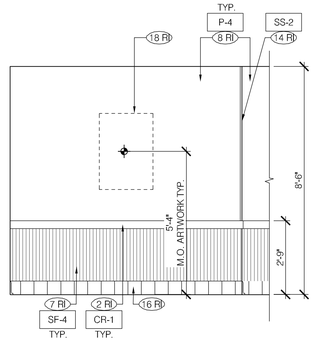
PROJECT TITLE
CD TEMPLATE
"K-50 VISION 1.0 TO AMERICAN SHOWMAN"

N96W17860 COUNTY LINE
GERMANTOWN, WI 53022

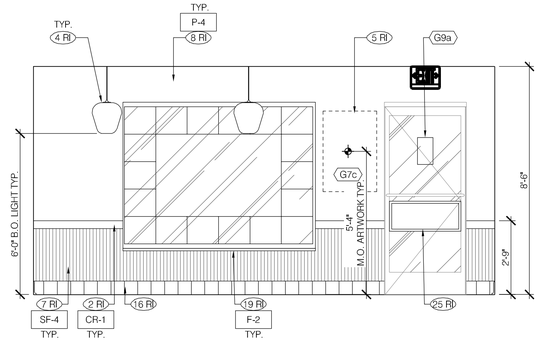
| | |
|---|---|
| STORE NO. | K071209 |
| ISSUE DATE | 09.11.20 |
| ARCV NUMBER | 180060 |

SHEET TITLE
EXTERIOR ELEVATIONS

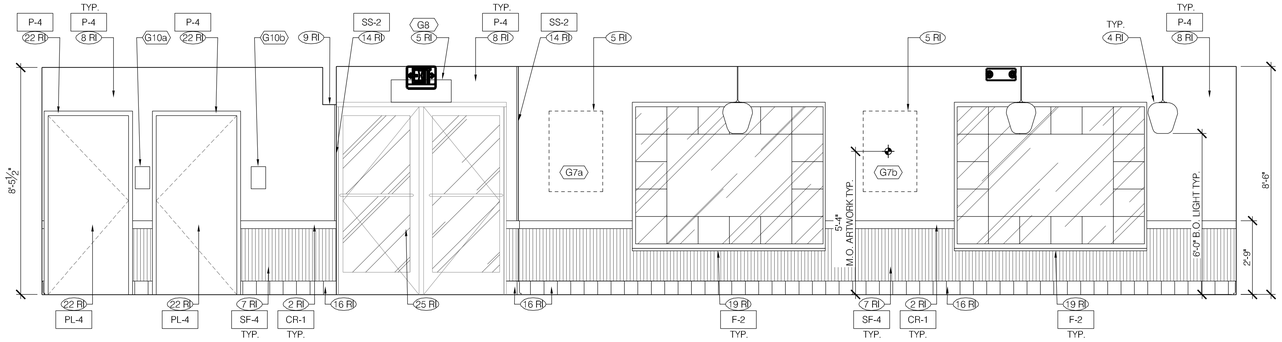
SHEET NO.
A-2.1



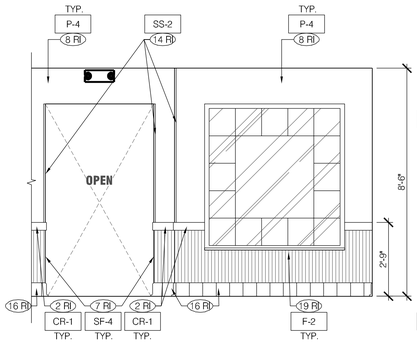

**ELEVATION 3**
**Scale: 3/8" = 1'-0"**



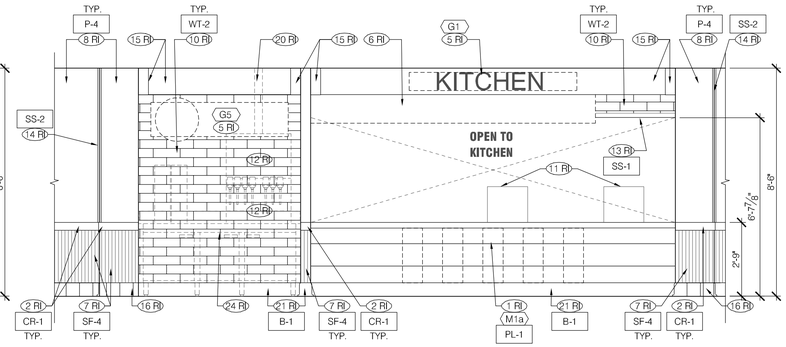

**ELEVATION 2**
**Scale: 3/8" = 1'-0"**



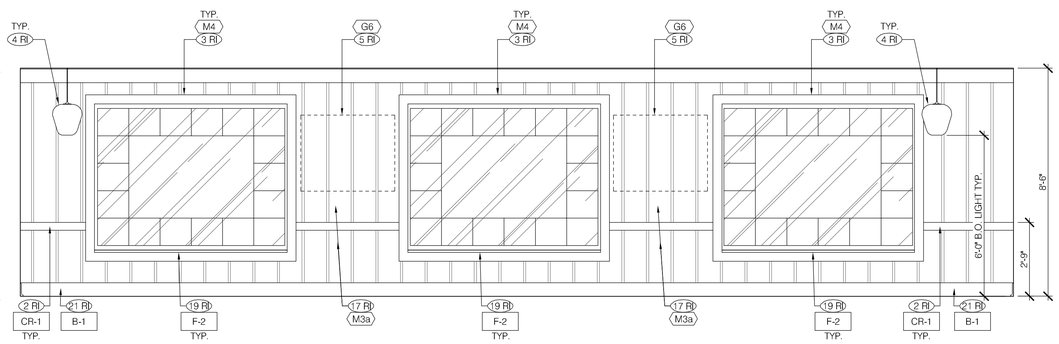

**ELEVATION 1**
**Scale: 3/8" = 1'-0"**



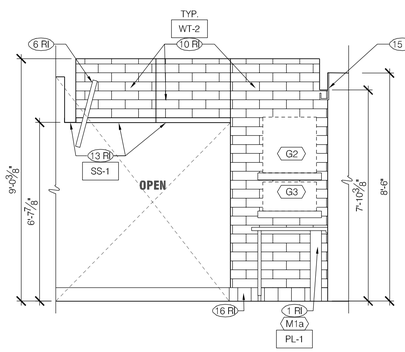

**ELEVATION 6**
**Scale: 3/8" = 1'-0"**



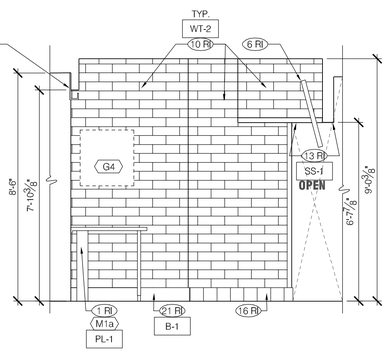

**ELEVATION 5**
**Scale: 3/8" = 1'-0"**



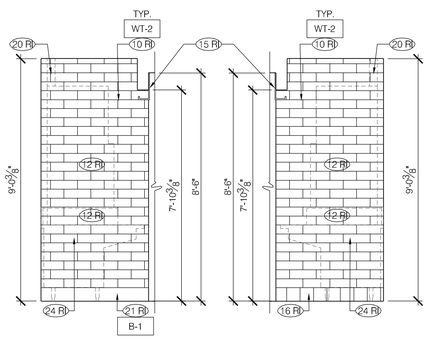

**ELEVATION 4**
**Scale: 3/8" = 1'-0"**




**ELEVATION 12**
**Scale: 3/8" = 1'-0"**



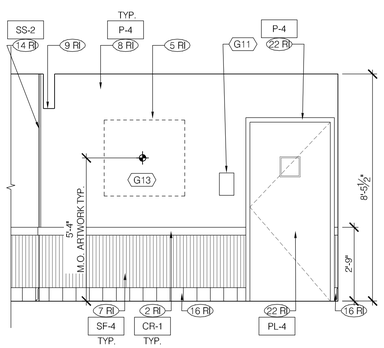

**ELEVATION 11**
**Scale: 3/8" = 1'-0"**



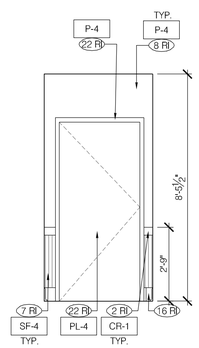

**ELEVATION 10**
**Scale: 3/8" = 1'-0"**



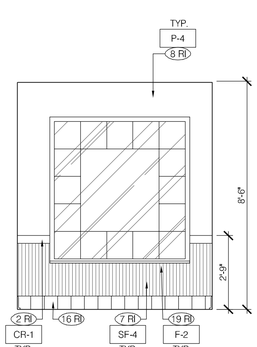

**ELEVATION 9**
**Scale: 3/8" = 1'-0"**



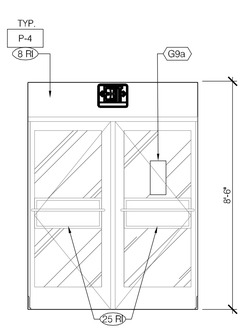

**ELEVATION 8**
**Scale: 3/8" = 1'-0"**



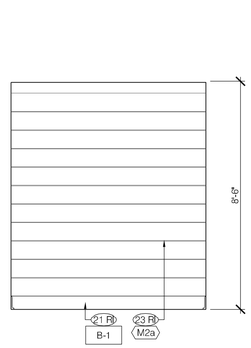

**ELEVATION 7**
**Scale: 3/8" = 1'-0"**



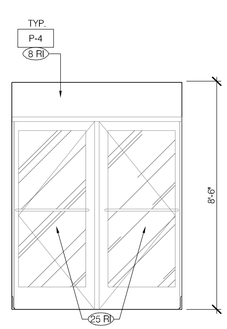

**ELEVATION 17**
**Scale: 3/8" = 1'-0"**



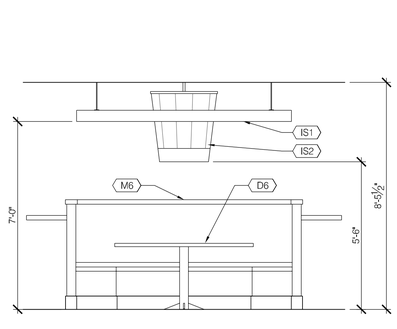

**ELEVATION 16**
**Scale: 3/8" = 1'-0"**




**ELEVATION 15**
**Scale: 3/8" = 1'-0"**




**ELEVATION 14**
**Scale: 3/8" = 1'-0"**




**ELEVATION 13**
**Scale: 3/8" = 1'-0"**

## FOH INTERIOR ELEVATIONS KEY NOTES

STANDARD SCOPE NOTES (RI)

1. NEW SERVICE COUNTER (PROVIDED BY VENDOR. INSTALLED BY G.C.). NEW KNEEWALL (PROVIDED AND INSTALLED BY G.C.).
2. INSTALL NEW CHAIR RAIL. PAINT AS INDICATED. REFER TO PAINT SCHEDULE SCHD-1 FOR ADDITIONAL INFORMATION.
3. VENDOR PROVIDED WINDOW TRIM, JAMB AND HEADER RETURNS ON WALL TO BE PAINTED P-6.
4. NEW PENDANT LIGHT FIXTURES. REFER TO REFLECTED CEILING PLAN A-1.3 FOR ADDITIONAL INFORMATION.
5. VENDOR PROVIDED ARTWORK, USE VENDOR TEMPLATE TO INSTALL.
6. EXISTING RELOCATED MENU BOARD.
7. INSTALL NEW WAINSCOT PRE-FINISHED. REFER TO WALL COVERING SCHEDULE SCHD-1 FOR ADDITIONAL INFORMATION.
8. SKIM COAT EXISTING WALLS (TO LEVEL 3). PRIME AND PAINT ABOVE CHAIR RAIL AS NOTED. REFER TO PAINT SCHEDULE SCHD-1 FOR ADDITIONAL INFORMATION.
9. EXISTING SOFFIT FACE TO BE PAINTED P-4. UNDERSIDE TO BE PAINTED P-6. REFER TO PAINT SCHEDULE SCHD-1 FOR ADDITIONAL INFORMATION.
10. NEW FRP TO CEILING. REFER TO WALL COVERING SCHEDULE SCHD-1 FOR ADDITIONAL INFORMATION.
11. EXISTING POS EQUIPMENT INCLUDING UNDER COUNTER CASH DRAWER BRACKETS TO BE RE-INSTALLED.
12. EXISTING RELOCATED PEPSI DISPENSER / ICE MACHINE.
13. STAINLESS STEEL HEADER CAP ON EXISTING BULKHEAD.
14. NEW SURFACE MOUNTED CORNER GUARDS.
15. NEW ORDER COUNTER FAUX BEAM WITH DECORATIVE METAL BRACKETS. REFER TO REFLECTED CEILING PLAN A-1.3 FOR ADDITIONAL INFORMATION.
16. EXISTING TILE WALL BASE TO REMAIN. PATCH AND REPAIR AS NEEDED WITH BASE TILE TO MATCH.
17. NEW ENTRY FOCAL WALL PANEL.
18. REINSTALL EXISTING KFC FOUNDATION ARTWORK.
19. NEW WINDOW SILL. REFER TO COUNTERTOP AND SILL SCHEDULE SCHD-1 FOR ADDITIONAL INFORMATION.
20. INSTALL STAINLESS STEEL SHROUD AROUND EXPOSED BEVERAGE LINES.
21. NEW 6" WALL BASE. REFER TO WALL BASE SCHEDULE SCHD-1 FOR ADDITIONAL INFORMATION.
22. NEW DOOR IN EXISTING DOOR FRAME. REFER TO DOOR SCHEDULE SCHD-2 FOR ADDITIONAL INFORMATION.
23. NEW VENDOR PROVIDED FLOOR TO CEILING "QUOTE WALL" PANEL.
24. NEW BEVERAGE COUNTER.
25. EXISTING EXTERIOR DOOR AND HARDWARE TO REMAIN. REPLACE BRANDED PLASTIC DOOR PANEL INSERTS WITH NEW ALUMINUM PANEL INSERTS AT STOREFRONT DOORS.

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PH. (314) 415-2400 FAX (314) 415-2300 www.arcv.com

TEMPLATE VERSION:
AMERICAN SHOWMAN
TACO BELL EXPLORER
VER -1 DEC 2016

REVISION:

| Mark | Date | By |
|---|---|---|
| 1 | | |
| 2 | | |
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PROJECT TITLE
CD TEMPLATE
"K-50 VISION 1.0 TO AMERICAN SHOWMAN"

N96W17860 COUNTY LINE
GERMANTOWN, WI 53022

| | |
|---|---|
| STORE NO. | K071209 |
| ISSUE DATE | 09.11.20 |
| ARCV NUMBER | 180060 |

SHEET TITLE
INTERIOR ELEVATIONS

SHEET NO.
A-2.2

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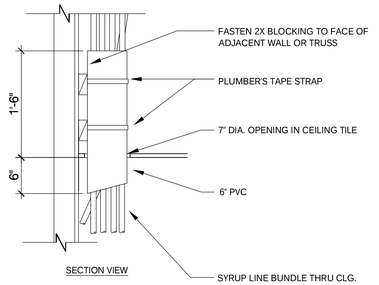
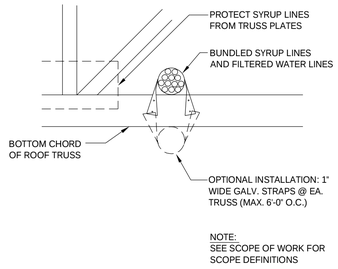
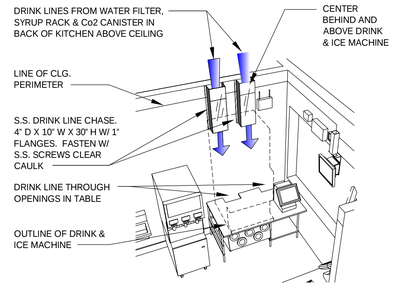



5 - SYRUP BUNDLE CEILING PENETRATION
Scale: N.T.S.

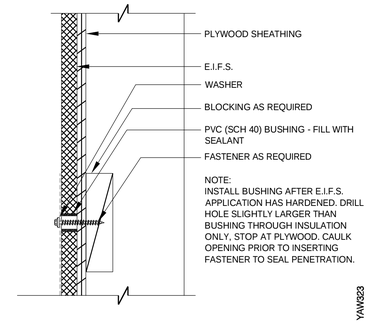



4 - SYRUP LINE IN CEILING
Scale: N.T.S.

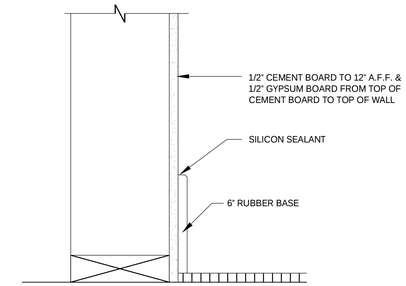



NOTE: SEE DETAIL 11/P6.0 DRINK SYSTEM SCHEMATIC & DETAIL 12/P6.0 FOR DRINK LINES

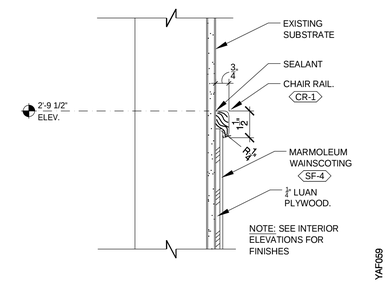
3 - SYRUP CHASE ON WALL
Scale: N.T.S.



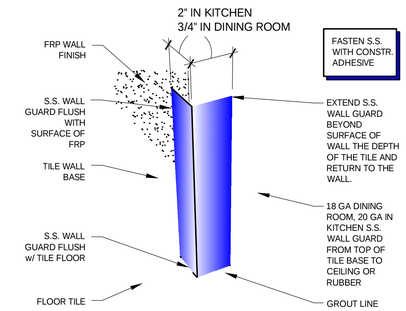

2 - CONNECTION THRU E.I.F.S.
Scale: 3" = 1'-0"




1 - RUBBER BASE @ WET WALL
Scale: 3" = 1'-0"




7 - CHAIR RAIL DETAIL
Scale: 3" = 1'-0"




NOTE: THIS DETAIL SHOW A 90 DEGREE CORNER. ADAPT THIS DETAIL AND APPLY WHERE WALLS EXTEND INTO SPACE.

6 - S.S. CORNER & END WALL GUARD
Scale: N.T.S.

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TEMPLATE VERSION:
AMERICAN SHOWMAN
TACO BELL EXPLORER
VER -1 DEC 2016

REVISION:

| Mark | Date | By |
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PROJECT TITLE
CD TEMPLATE
"K-50 VISION 1.0 TO AMERICAN SHOWMAN"

N96W17860 COUNTY LINE
GERMANTOWN, WI 53022

| | |
|---|---|
| STORE NO. | K071209 |
| ISSUE DATE | 09.11.20 |
| ARCV NUMBER | 180060 |

SHEET TITLE
CONSTRUCTION DETAILS

SHEET NO.
A-4.0

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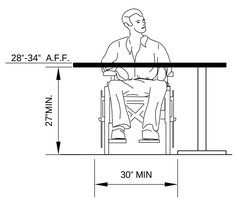
PLOTTED: Wednesday, September 9, 2020 1:40:28 PM

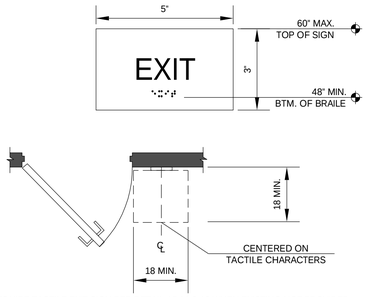
| TOTAL SEATS | ACCESSIBLE SEATS |
|---|---|
| 1 - 20 | 1 |
| 21 - 40 | 2 |
| 41 - 60 | 3 |
| 61 - 80 | 4 |
| 81 - 100 | 5 |
| 101 - 120 | 6 |
| 121 - 140 | 7 |

NUMBER OF ACCESSIBLE SEATS




ELEVATION

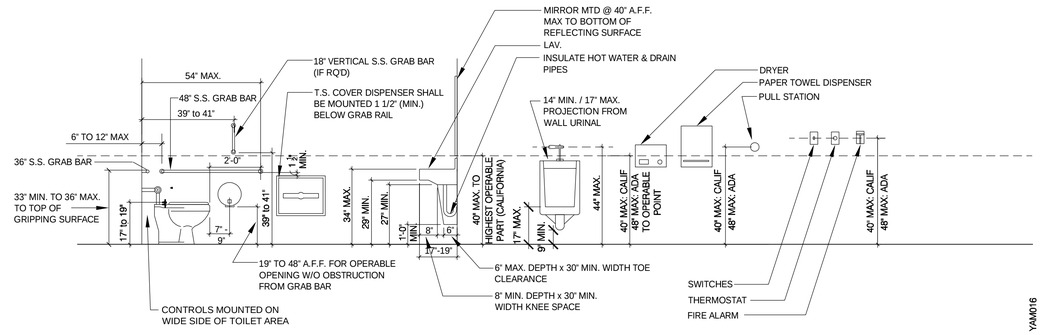
## 7 - SEATING AND TABLES
Scale: N.T.S.



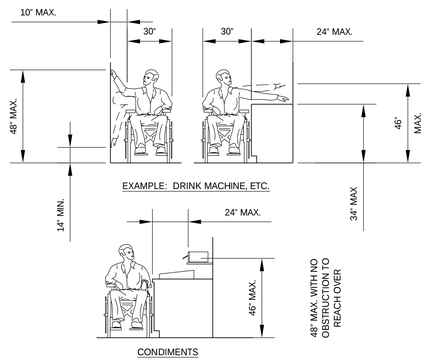

NOTE: REQUIRE TACTILE EXIT SIGN PER DETAIL ADA1.0-13 WHEN EXISTING NOT PROVIDED

## 2 - TACTILE SIGN
Scale: N.T.S.

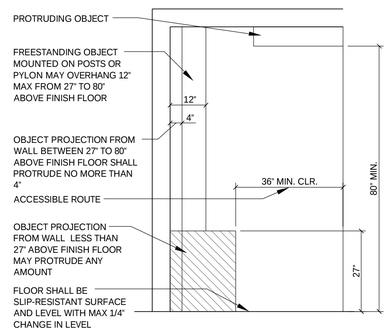
NOTES:
1. TOP OF GRIPPING SURFACE 33" TO 36" MAX TO THE TOP OF THE BAR. SEE NOTES BELOW
2. 12" MINIMUM CLEAR ABOVE GRAB BAR



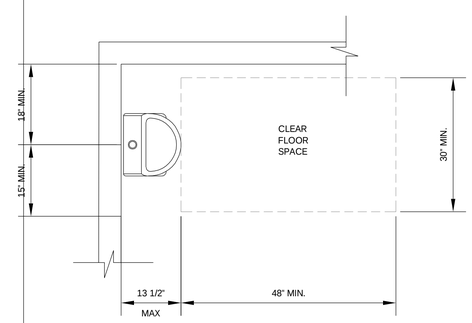

## 1 - MOUNTING HEIGHTS & CLEARANCES FOR ACCESSIBILITY BY THE DISABLED
Scale: N.T.S.



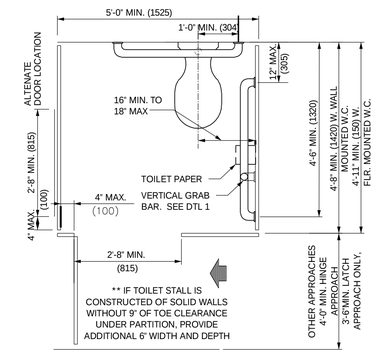

## 6 - REACH RANGES
Scale: N.T.S.



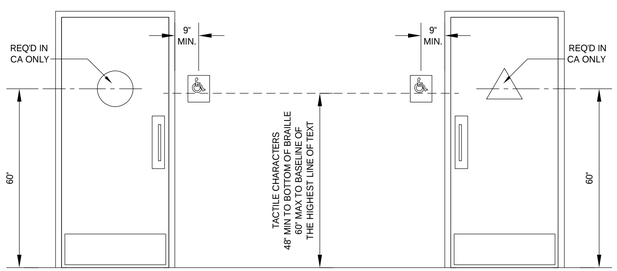

## 5 - INT. ACCESS. ROUTE CLEARANCES
Scale: 1/2" = 1'-0"



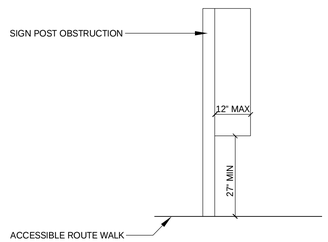

## 4 - ACCESSIBLE URINAL
Scale: 3/4" = 1'-0"



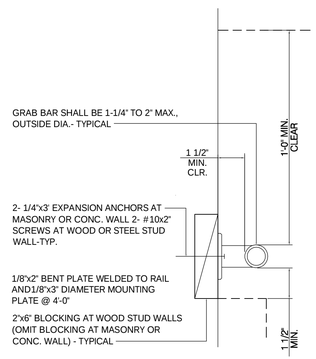

## 3 - STANDARD TOILET STALL
Scale: N.T.S.



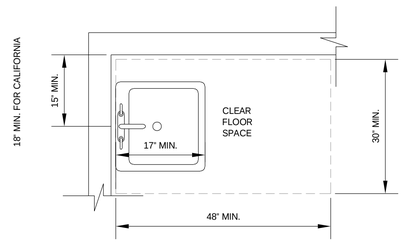

## 11 - ACCESSIBLE RESTROOM DOORS
Scale: N.T.S.



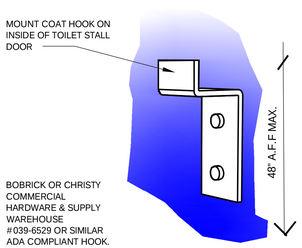

## 10 - PROTRUDING HAZARDS
Scale: 1/2" = 1'-0"




## 9 - GRAB BAR
Scale: 3" = 1'-0"

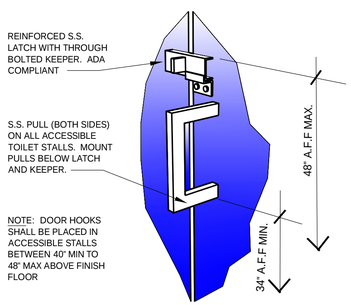



## 8 - ACCESSIBLE LAVATORY
Scale: 3/4" = 1'-0"




NOTE: SEE DOOR SCHEDULE. AND DOOR SCHEDULE NOTES

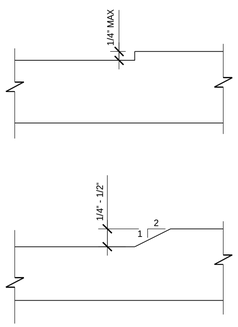
## 15 - COAT HOOK
Scale: N.T.S.



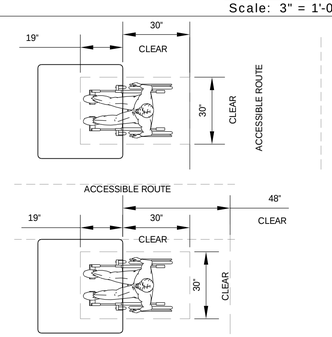

NOTE: DOOR HOOKS SHALL BE PLACED IN ACCESSIBLE STALLS BETWEEN 40" MIN TO 48" MAX ABOVE FINISH FLOOR

NOTE: SEE DOOR SCHEDULE. AND DOOR SCHEDULE NOTES

## 14 - PARTITION DOOR LATCH @ PULL
Scale: N.T.S.




## 13 - CHANGES IN LEVEL
Scale: N.T.S.




NOTE:
1. MAINTAIN 36" MIN. CLEAR AISLE EGRESS PATHS TO EXIT DOORS.
2. INTERNATIONAL SYMBOL OF ACCESSIBILITY REQUIRED ON TOP EDGE OR FRONT OF ALL ACCESSIBLE TABLES.

## 12 - DINING ROOM SEATING CLEARANCES
Scale: N.T.S.

## GENERAL NOTES

1. INDICATED DIMENSIONS, HEIGHTS, DEPTHS, AREAS AND OTHER GRAPHIC INFORMATION ARE PROVIDED AS MINIMUMS THAT MUST BE MAINTAINED. THESE MINIMUMS ARE BASED UPON YUM STANDARDS AND MAY EXCEED ADA REQUIREMENTS.

   THE DETAILS SHOWN ARE CONCEPTUAL ONLY AND INTENDED TO SHOW ABSOLUTE MINIMUMS AND SHALL BE COORDINATED WITH THE OTHER CONSTRUCTION DOCUMENTS ASSOCIATED WITH THIS PROJECT.

2. 60" TURNING SPACE
   - PERMITTED OVERLAP LIMITED TO 1 ARM OF T-SHAPED SPACE
   - CAN OVERLAP FIXTURE & DOOR CLEARANCE
   - DOOR CAN SWING INTO TURNING SPACE A MAXIMUM OF 12"
3. RESTROOM, IN GENERAL, DOOR SWING MUST BE OUTSIDE OF THE FIXTURE CLEAR FLOOR SPACE HOWEVER A DOOR CAN SWING INTO FIXTURE CLEAR FLOOR SPACE IF WHEELCHAIR SPACE 30"X48" IS PROVIDED BEYOND THE DOOR SWING.
4. TOILET ROOM MUST ALLOW FOR SIDE TRANSFER - 42" BETWEEN FIXTURES

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TEMPLATE VERSION:
AMERICAN SHOWMAN
TACO BELL EXPLORER
VER -1 DEC 2016

REVISION:

| Mark | Date | By |
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PROJECT TITLE
CD TEMPLATE
"K-50 VISION 1.0 TO AMERICAN SHOWMAN"

N96W17860 COUNTY LINE
GERMANTOWN, WI 53022

| | |
|---|---|
| STORE NO. | K071209 |
| ISSUE DATE | 09.11.20 |
| ARCV NUMBER | 180060 |

SHEET TITLE
ACCESSIBILITY REQUIREMENTS

SHEET NO.
ADA-1.0


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## WALL BASE SCHEDULE

| TAG | LOCATION | DESCRIPTION | MFR/CONTACT | REMARKS |
|---|---|---|---|---|
| B-1 | DINING ROOM | MFR: JOHNSONITE<br>TYPE: MILLWORK WALLBASE MANDALAY<br>COLOR: 20 CHARCOAL<br>NOTE: 6" TOELESS<br>SIZE: .375" W x 6" H | SCOTT STERTMEYER<br>P: (800) 899-8916 ext. 5759<br>C: (713) 254-9791<br>scott.stertmeyer@johnsonite.com | |

## CEILING SCHEDULE

| TAG | LOCATION | DESCRIPTION | MFR/CONTACT | REMARKS |
|---|---|---|---|---|
| CL-1 | DINING AREA CEILING | MFR: USG<br>TYPE: 414, FROST, 24" x 24" x 1/2"<br>COLOR: WHITE<br>GRID COLOR: WHITE | | |
| CL-2 | RESTROOM CEILING; SOFFITS; SERVICE AREA CEILING | GYPSUM BOARD<br>TYPE: 1/2" THICK<br>COLOR: REFER TO SHEET A-1.3<br>NOTE: OVER 2x FRAMING AT 24" O.C<br>COORDINATE FRAMING WITH MECHANICAL AND ELECTRICAL FIXTURES | | |
| CL-3 | KITCHEN CEILING | MFR: ACOUSTIFLEX CORP<br>TYPE/COLOR: CAPAUL VINYL ROCK #1140, WHITE, WASHABLE<br>SIZE: 24" x 48" x 1/2"<br>GRID: WHITE SUSPENDED GRID WITH ALUMINUM FACE | | |

## LAMINATE SCHEDULE

| TAG | LOCATION | DESCRIPTION | MFR/CONTACT | REMARKS |
|---|---|---|---|---|
| PL-1 | SERVICE AREA KNEE WALL | MFR: LAB DESIGNS LAMINATE<br>COLOR: SERENITY<br>FINISH: ML FINISH<br>GRADE: VERTICAL<br>USE: VERTICAL APPLICATION<br>SIZE: 4' x 8'<br>THICKNESS: 9mm | | |
| PL-2 | HUB TABLE & FAUX WOOD BEAM OVER SERVICE AREA | MFR: LAB DESIGNS LAMINATE<br>COLOR: BRUSHED COCOA<br>FINISH: MIRCO LINE<br>GRADE: VERTICAL<br>SIZE: 4' x 8'<br>THICKNESS: 9mm<br>USE: VERTICAL APPLICATION | | |
| PL-3 | TABLE TOPS | MFR: WILSONART<br>COLOR: ORGANIC COTTON<br>FINISH: 38 FINE<br>GRADE: HORIZONTAL | | |
| PL-4 | RESTROOM & BOH DOORS | MFR: PIONITE<br>COLOR: PEACH COBBLER<br>FINISH: VELVA-TEX<br>GRADE: HORIZONTAL<br>USE: VERTICAL APPLICATION | | |

## GENERAL NOTES

A. INSTALL FRP ON KITCHEN SIDE OF SERVING COUNTER WALL

B. GALVINIZED STEEL WALL AND CEILING FINISHES BY WIC / WIF BOX MFR

C. REFER TO INTERIOR ELEVATIONS FOR LOCATIONS OF TILE AND FRP

D. FOR FINISH LOCATIONS, REFER TO:
SHEETSA4.0, A4.1, A4.2 - EXTERIOR ELEVATIONS
SHEET A7.0 - FLOOR FINISH PLAN
SHEET A7.1 - REFLECTED CEILING PLAN
SHEETS A8.0a, A8.0b, A8.1, A8.2, A8.3 - INTERIOR ELEVATIONS

E. APPROVED PAINT MANUFACTURERS: BENJAMIN MOORE

F. ALL PAINTED SURFACES SHALL HAVE A SMOOTH TEXTURE

## PAINT SCHEDULE

| TAG | LOCATION | DESCRIPTION | MFR/CONTACT | REMARKS |
|---|---|---|---|---|
| P-1 | EXTERIOR PAINT | MFR: BENJAMIN MOORE<br>TYPE: AURA EXTERIOR PAINT<br>COLOR: EXOTIC RED 2086-10<br>FINISH: LOW LUSTER (634) | KURT MCCLELLAND<br>P: (800) 635-5147<br>C: (502) 640-1608<br>kurt.mcclelland@benjaminmoore.com | MASONRY SUBSTRATE PRIMER: N068; GLAZED TILE SUBSTRATE PRIMER SXA-110<br>USE DTM PRODUCT FOR METAL SURFACES |
| P-2 | EXTERIOR PAINT | MFR: BENJAMIN MOORE<br>TYPE: REGAL SELECT EXTERIOR PAINT<br>COLOR: WEDDING VEIL 2125-70<br>FINISH: LOW LUSTER (634) | KURT MCCLELLAND<br>P: (800) 635-5147<br>C: (502) 640-1608<br>kurt.mcclelland@benjaminmoore.com | MASONRY SUBSTRATE PRIMER: N068; GLAZED TILE SUBSTRATE PRIMER SXA-110<br>USE DTM PRODUCT FOR METAL SURFACES |
| P-3 | EXTERIOR PAINT | MFR: BENJAMIN MOORE<br>TYPE: AURA EXTERIOR PAINT<br>COLOR: BLACK HORIZON 2132-30<br>FINISH: LOW LUSTER (634) | KURT MCCLELLAND<br>P: (800) 635-5147<br>C: (502) 640-1608<br>kurt.mcclelland@benjaminmoore.com | MASONRY SUBSTRATE PRIMER: N068; GLAZED TILE SUBSTRATE PRIMER SXA-110<br>USE DTM PRODUCT FOR METAL SURFACES |
| P-4 | INTERIOR PAINT | MFR: BENJAMIN MOORE<br>TYPE: PRECATALYZED EPOXY<br>COLOR: LA PALOMA GRAY 1551<br>FINISH: WALLS - EGGSHELL (V342)<br>DOORS & FRAMES - SEMI-GLOSS (V341) | KURT MCCLELLAND<br>P: (800) 635-5147<br>C: (502) 640-1608<br>kurt.mcclelland@benjaminmoore.com | PRIME ALL NEW SUBSTRATES WITH BENJAMIN MOORE FRESH START PRIMER #02300 |
| P-6 | INTERIOR PAINT | MFR: BENJAMIN MOORE<br>TYPE: PRECATALYZED EPOXY<br>COLOR: WEDDING VEIL 2125-70<br>FINISH: WALLS - EGGSHELL (V342)<br>DOORS & FRAMES - SEMI-GLOSS (V341) | KURT MCCLELLAND<br>P: (800) 635-5147<br>C: (502) 640-1608<br>kurt.mcclelland@benjaminmoore.com | PRIME ALL NEW SUBSTRATES WITH BENJAMIN MOORE FRESH START PRIMER #02300 |

## WALL COVERING SCHEDULE

| TAG | LOCATION | DESCRIPTION | MFR/CONTACT | REMARKS |
|---|---|---|---|---|
| SF-4 | DINING ROOM | MFR: MARLITE<br>TYPE: PRE-FINISHED PANEL<br>COLOR: WEDDING VEIL<br>FINISH: STANDARD<br>SIZE: 16" x 96" x 3/8"<br>APPLICATION: LINES RUN VERTICAL ON WALL<br>CONTENT: MDF<br>* USE INTEGRAL CHAIR RAIL | DAN EGBERS<br>P: (330) 343-6621<br>C: (330) 260-7633<br>degbers@marlite.com | |
| WT-1 | RESTROOM | MFR: LTD (CROSSVILLE)<br>SERIES: COLOR BY NUMBERS<br>COLOR: WT02 TEA FOR TWO<br>FINISH: MATTE<br>SIZE: 4" x 8"<br>THICKNESS: 10mm<br>GROUT: 1/16"; LATICRETE; 44 BRIGHT WHITE<br>CONTENT: PORCELAIN | | |
| WT-2 | MENU BOARD BULKHEAD, SERVICE COUNTER WALLS | MFR: CMC<br>COLOR: GREY MATTE<br>SIZE: 4" x 12" x 1/16" GROUT<br>GROUT: MAPEI 27 SILVER | | |
| CR-1 | DINING ROOM | MFR: MARLITE<br>TYPE: PRE-FINISHED WOOD CHAIR RAIL<br>COLOR: WEDDING VEIL | DAN EGBERS<br>P: (330) 343-6621<br>C: (330) 260-7633<br>degbers@marlite.com | |
| SS-1 | MENU BOARD BULKHEAD | STAINLESS STEEL CAP | TBD | |
| SS-2 | DINING ROOM | STAINLESS STEEL CORNER GUARD | 18GA 3/4" x 3/4" | |
| SS-3 | KITCHEN | STAINLESS STEEL CORNER GUARD | 20GA 2" x 2" | |

## COUNTERTOP & SILL SCHEDULE

| | | | | |
|---|---|---|---|---|
| F-1 | SERVICE AREA | MFR: AVONITE<br>COLOR: ALASKAN STONE FI-4312<br>FINISH: STANDARD<br>CONTENT: PLASTIC RESIN<br>EDGE: SQUARE<br>SIZE: 30" x 144"<br>THICKNESS: 12.2mm | | |
| F-2 | DINING ROOM WINDOW SILL | MFR: DU PONT CORIAN<br>TYPE: TERRA COLLECTION<br>COLOR: WHITE JASMINE<br>THICKNESS: 1/2" | BOB ROSE<br>OHIO VALLEY SUPPLY COMPANY<br>P: (513) 681-8300<br>C: (513) 582-2528<br>bob.rose@ovsco.com | |

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TEMPLATE VERSION:
AMERICAN SHOWMAN
TACO BELL EXPLORER
VER -1 DEC 2016

REVISION:

| Mark | Date | By |
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PROJECT TITLE
CD TEMPLATE
"K-50 VISION 1.0 TO AMERICAN SHOWMAN"

N96W17860 COUNTY LINE
GERMANTOWN, WI 53022

| | |
|---|---|
| STORE NO. | K071209 |
| ISSUE DATE | 09.11.20 |
| ARCV NUMBER | 180060 |

SHEET TITLE
FINISH SCHEDULE

SHEET NO.
SCHD-1

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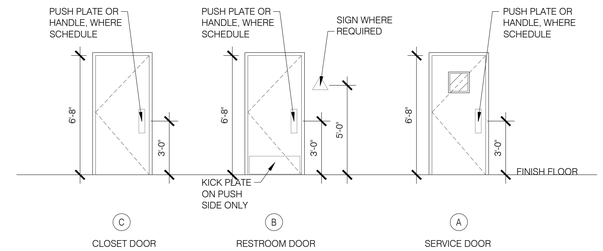
NOTES:
1. ALL DOOR HARDWARE SHALL COMPLY WITH DISABLED ACCESS REQUIREMENTS.
2. THE BOTTOM 10" OF ALL DOORS SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE.




## 1 - DOOR TYPES
**Scale: 1/4" = 1'-0"**

| DOOR NO. | DOOR SIZE | TYPE | DOOR | FRAME | BUTTS 1 | BUTTS 2 | BUTTS 3 | BUTTS 4 | LOCKS 1 | LOCKS 2 | LOCKS 3 | LOCKS 4 | LOCKS 5 | LOCKS 6 | LOCKS 7 | CLOSERS 1 | CLOSERS 2 | CLOSERS 3 | KICKPLATE 1 | KICKPLATE 2 | KICKPLATE 3 | KICKPLATE 4 | THRESHOLD 1 | THRESHOLD 2 | THRESHOLD 3 | DOOR STOP 1 | DOOR STOP 2 | DOOR STOP 3 | PUSH | PULL | MISCELLANEOUS 1 | MISCELLANEOUS 2 | MISCELLANEOUS 3 | MISCELLANEOUS 4 | MISCELLANEOUS 5 | MISCELLANEOUS 6 | DETAIL LOCATIONS HEAD | DETAIL LOCATIONS JAMB | DETAIL LOCATIONS SILL | DOOR NOTES | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | SEE DOOR TYPE ELEVATIONS | | | ONE PAIR OFFSET PIVOTS FOR DOOR MANUFACTURER TO PROVIDE | 1 1/2 PR McKINNEY #TA2731 - 4-1/2" x 4-1/2" | CONT. HINGE INCLUDED IN PACKAGE | H.D. TYPE 304 S.S. BOBRICK SPRING LOADED | FALCON #D271 | YALE B-PB5407LNC | FULL LENGTH LATCH PROTECTOR INCL. IN PKG. | PANIC HARDWARE INCLUDED IN PACKAGE | FALCON C993-7 OR C987-7 AS REQUIRED | BOBRICK LATCH & KEEPER | FALCON 1690 CONCEALED VERT. PANIC HDWR | DORMA 8616 x 689 | CLOSER INCLUDED IN PACKAGE | DORMA 7414 ARP SNB 689 | STAINLESS STEEL 10" x .050 X 24" L.T.D.W. * | KICKPLATE INCLUDED IN PACKAGE | | | ACCESSIBLE ALUM. THRESHOLD BY DOOR MFR. | THRESHOLD INCLUDED IN PACKAGE | | FLOOR STOP - ROCKWOOD 441 CU | HINGE STOP - ROCKWOOD 532.NP | DOOR STOP - AS40714 COAT HOOK/DOOR STOP | PUSH PLATE ROCKWOOD 70F - 8" x 16" | PULL PLATE TRIMCO 1017-3B - 4" x 16" | STD. ADJUSTABLE DOOR SWEEP PER DR. MFR. | SWEEP (VISTA 231 STD) NGP 101VA | UNDERCUT 3/4" | PROVIDE A SIGN STATING "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS" | COAT HOOK - BOBRICK | DOOR SIGN | | | | * LESS THAN DOOR WIDTH | |
| 1 | 3'-0" x 6'-8" x 1-3/4" | B | WD | EX | | X | | | X | | | | | | | | | X | X | | | | | | | X | | | X | X | | | X | | X | X | | | | 1, 2, 5, 7, 8, 10 | RI |
| 2 | 3'-0" x 6'-8" x 1-3/4" | B | WD | EX | | X | | | X | | | | | | | | | X | X | | | | | | | X | | | X | X | | | X | | X | X | | | | 1, 2, 5, 7, 8, 10 | RI |
| 3 | 3'-0" x 6'-8" x 1-3/4" | C | WD | EX | | X | | | X | | | | | | | | | X | X | | | | | | | X | | | X | X | | | X | | | X | | | | 1, 2, 5, 7, 8, 10 | RI |
| 4 | 3'-0" x 6'-8" x 1-3/4" | A | WD | EX | | X | | | X | | | | | | | | | X | X | | | | | | | X | | | X | X | | | X | | | X | | | | 1, 2, 5 | RI |

## 3 - DOOR SCHEDULE

### NOTES:

1. ADJUST DOOR OPENING AND CLOSING PRESSURES. INTERIOR DOORS: 5 LBS. EXTERIOR DOORS: 8.5 LBS.

### NATIONAL ACCOUNT SUPPLIER

SECURITY DOOR + INTERIOR DOORS, FRAMES & HARDWARE

LOCKNET
PAM PEEL
100 COURCHELLE DRIVE
NICHOLASVILLE, KY 40356
800-887-4307 EXT.133 FAX : 859-887-4958
CONSTRUCTION@LOCKNET.COM

### DOOR SCHEDULE NOTES:

1. LAMINATE DOORS WITH PL-4. SEE FINISH SCHEDULE SCHD-1.
2. ALL HARDWARE SHALL BE US32D U.O.N.
3. ALL HM FRAMES SHALL BE 16 GA STEEL U.O.N.
4. PERMANENT CORES SHALL BE SHIPPED TO THE RESTAURANT GENERAL MANAGER.
5. MOUNT DOOR CLOSERS ON RESTROOM OR KITCHEN SIDE ONLY.
6. LOCKNET SECURITY DOOR, COMPLETE DOOR, FRAME, AND HARDWARE PACKAGE PROVIDED BY RSCS FACILITIES CONNECTIONS.
7. PROVIDE PUSH/ PULL PLATES.
8. MOUNT KICKPLATE ON PUSH SIDE ONLY.
9. NEW STOREFRONT DOOR PULL.
10. NEW TOE PULLS TO BE INSTALLED ON RESTROOM DOORS ON RESTROOM SIDE WHEN SWINGING INTO RESTROOM.

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SHEET TITLE
DOOR AND WINDOW SCHEDULE

SHEET NO.
SCHD-2


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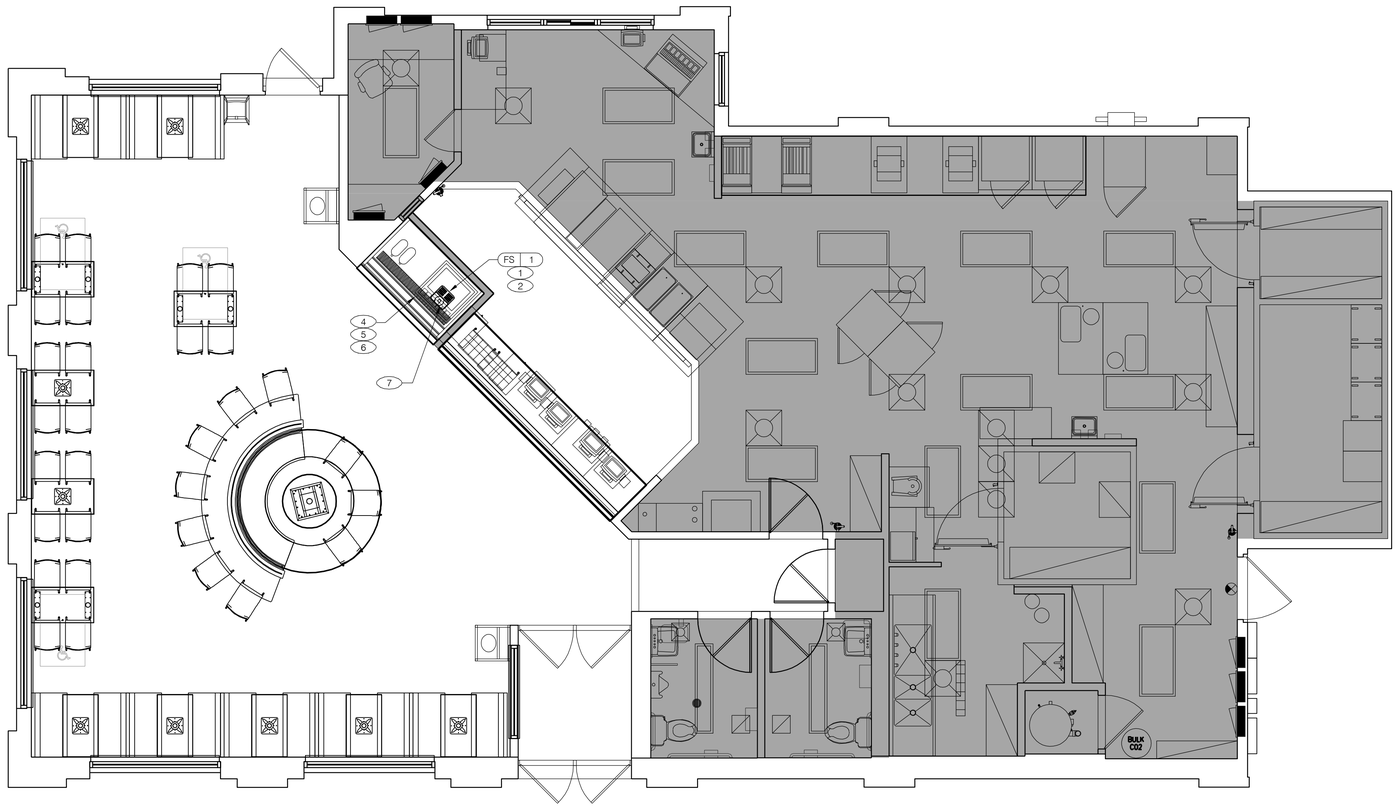
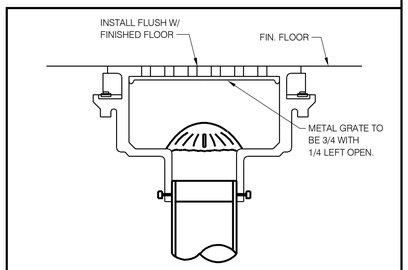
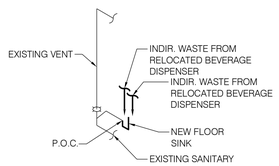



## PLUMBING FLOOR PLAN




NOTE: 1. ALL FLOOR SINKS MUST BE FLUSH WITH TILE FLOOR AS SHOWN ABOVE

## FLOOR SINK DETAIL




## PLUMBING RISERS

A. SOIL AND WASTE PIPE SHALL SLOPE 2% MINIMUM, UNLESS OTHERWISE NOTED OR REQUIRED BY CODE.

B. ALL VALVES, SHOCK ARRESTORS OR OTHER EQUIPMENT SHOWN IN WALLS OR ABOVE NON-ACCESSIBLE CEILING SHALL BE INSTALLED BEHIND AN ACCESS PANEL.

C. PRIOR TO COMMENCING WORK ON THIS PROJECT, CONTRACTOR SHALL VERIFY DEPTH, SIZE, LOCATION AND CONDITION OF ALL EXISTING UTILITIES IN FIELD BEFORE STARTING WORK. SHOULD CONDITIONS EXIST OTHER THAN THOSE INDICATED WHICH WOULD CAUSE THE DESIGN TO BE ALTERED, CONTRACTOR SHALL NOTIFY OWNER IMMEDIATELY.

D. CONTRACTOR SHALL COORDINATE INSTALLATION OF PLUMBING WORK WITH ALL OTHER TRADES SO AS TO AVOID UNNECESSARY DELAY OR INTERFERENCES. CONTRACTOR TO REVIEW ARCHITECTURAL AND EQUIPMENT SHEETS.

E. ALL PLUMBING WORK AND MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE STATE & LOCAL ORDINANCES & REGULATIONS HAVING JURISDICTION. CONTRACTOR SHALL OBTAIN ALL APPROVALS REQUIRED FROM REGULATING AGENCIES BEFORE STARTING WORK. ALL PLUMBING WORK & MATERIALS SHALL MEET THE REQUIREMENTS OF THE LATEST EDITIONS OF THE LOCAL PLUMBING CODE. UNLESS OTHERWISE REQUIRED BY THE DEPARTMENT OF BUILDING & SAFETY. OBTAIN & PAY FOR ALL PERMITS, FEES & INSPECTIONS REQUIRED BY GOVERNING AUTHORITIES. ALL PIPING TO BE CONCEALED UNLESS NOTED OTHERWISE.

F. THE EQUIPMENT ROUGH-INS AS SHOWN ARE BASED UPON AVAILABLE INFORMATION. HOWEVER, IN SOME INSTANCES, THE OWNER OR SUPPLIER MAY SUBSTITUTE OR THE EQUIPMENT ITEM MAY VARY FROM WHAT IS SHOWN. THEREFORE, THE CONTRACTOR SHALL VERIFY ALL CRITICAL DIMENSIONS WITH THE OWNER PRIOR TO CONSTRUCTION. FAILURE OF THE CONTRACTOR TO VERIFY THESE DIMENSIONS SHALL PLACE THE RESPONSIBILITY FOR ANY SUBSEQUENT RELOCATION DIRECTLY ON THE CONTRACTOR.

G. INSTALL SHUTOFF VALVES ON ALL HOT & COLD WATER LINES TO FIXTURE OR APPLIANCE. ALL EXPOSED WATER AND WASTE LINES SHALL BE CHROME PLATED.

H. ALL VALVES, UNIONS, ETC. TO BE SAME SIZE AS PIPE UNLESS OTHERWISE INDICATED ON DRAWINGS.

I. SET TEMPERED WATER TEMPERATURE TO 110°F.

## GENERAL NOTES

| SYMBOL | ABBREV | DESCRIPTION |
|---|---|---|
| | | PLUMBING EQUIPMENT DESIGNATION<br>DESIGNATED NUMBER |
| | AFF | ABOVE FINISHED FLOOR |
| | AP | ACCESS PANEL |
| | CI | CAST IRON |
| | S/S | STAINLESS STEEL |
| | P.O.C. | POINT OF CONNECTION |
| | CW | COLD WATER / CW STUB |
| | HW | HOT WATER / HW STUB |
| | SS | SANITARY SEWER |
| | V | SANITARY VENT |
| | GW | GREASE WASTE |
| ⊠ | FS | FLOOR SINK |

## PLUMBING LEGEND

1. NEW FLOOR SINK. FIELD VERIFY LOCATION. REFER TO PLUMBING FIXTURE SCHEDULE FOR INFORMATION. RI
2. EXTEND AND CONNECT NEW WASTE PIPING OF THE SAME SIZE OF LARGER TO EXISTING WASTE PIPING AT LOCATION OF EXISTING FIXTURE BEING REMOVED. FIELD VERIFY EXACT LOCATION AND SIZE. RI
3. NOT USED.
4. EXISTING BEVERAGE DISPENSER TO BE RELOCATED AT LOCATION SHOWN BY PEPSI SUPPLIER AFTER COMPLETION OF NEW CONSTRUCTION. PROVIDE INDIRECT WASTE PIPING TO FLOOR SINK WITH A CODE REQUIRED AIR GAP. CONNECT FILTERED WATER LINE TO NEW PEPSI WATER FILTER AND RECONNECT/REWORK EXISTING SYRUP LINES AS REQUIRED. RI
5. RELOCATED CARBONATOR TO BE INSTALLED AT LOCATION SHOWN AT BEVERAGE DISPENSER BY CONTRACTOR AFTER COMPLETION OF NEW CONSTRUCTION. REWORK/RECONNECT FILTERED WATER PIPING AS REQUIRED. FIELD VERIFY EXACT LOCATION. RI
6. CONTRACTOR SHALL PROVIDE AND INSTALL A DOUBLE CHECK VALVE BACKFLOW PREVENTOR WITH ATMOSPHERIC VENT (WATTS SD-3 OR EQUAL) INSTALL UPSTREAM OF CARBONATOR WITH NO COPPER DOWN STREAM AS PER AS PER SECTION 608.16.1 OF THE 2014 WISCONSIN PLUMBING CODE SPS 381 - 387. RI
7. EXISTING PLUMBING FIXTURES TO BE REMOVED. DISPOSE OF PER KFC CONSTRUCTION MANAGERS DIRECTION. FIELD VERIFY LOCATION. RI

## KEY NOTES

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TEMPLATE VERSION:
AMERICAN SHOWMAN
TACO BELL EXPLORER
VER -1 DEC 2016

REVISION:

| Mark | Date | By |
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PROJECT TITLE
CD TEMPLATE
"K-50 VISION 1.0 TO AMERICAN SHOWMAN"

N96W17860 COUNTY LINE
GERMANTOWN, WI 53022

| | |
|---|---|
| STORE NO. | K071209 |
| ISSUE DATE | 09.11.20 |
| ARCV NUMBER | 180060 |

SHEET TITLE
PLUMBING FLOOR PLAN

SHEET NO.
P-1.0

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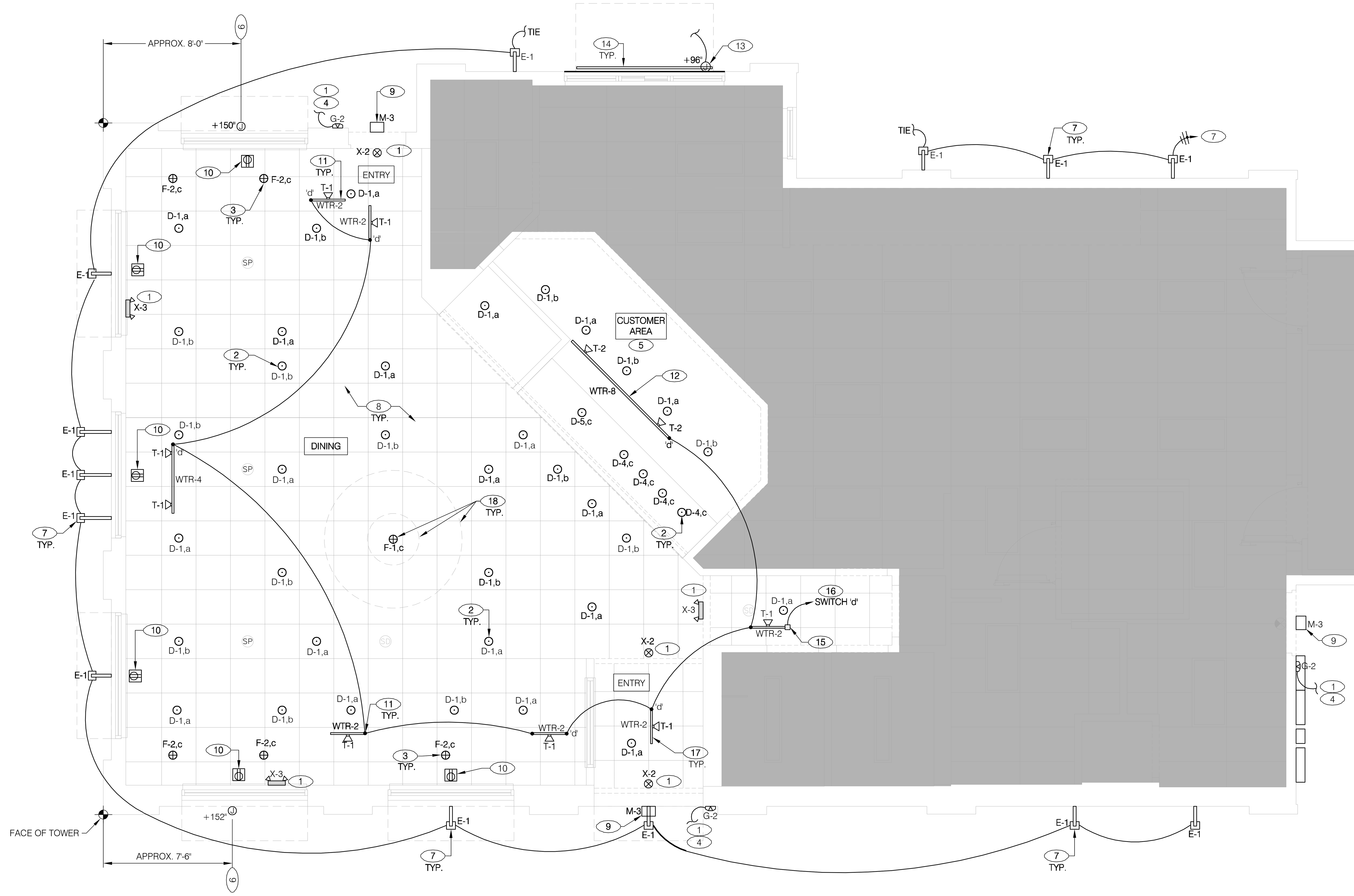


CONTRACTOR SHALL USE EXISTING SPARE/SPACE OR REUSE EXISTING BRANCH CIRCUITS LOCATED IN EXISTING PANELS (U.N.O.) FOR LIGHTING, POWER AND SIGN REMODEL. NEW/REUSED BRANCH CIRCUIT(S) SHALL MATCH THE MANUFACTURES PUBLISHED ELECTRICAL CHARACTERISTICS OF PROPOSED EQUIPMENT, AS WELL AS MATCHING THE CHARACTERISTICS OF SOURCE PANEL. WHERE APPLICABLE, CONTRACTOR SHALL PROVIDE ADDITIONAL ELECTRICAL DEVICES NECESSARY FOR COMPLIANCE (E.G. SHUNT-TRIP, OVERRIDE, ADDITIONAL CONTROL, ETC;). REPLACE BRANCH CIRCUIT(S) IF CHARACTERISTICS DO NOT MATCH PROPOSED REPLACEMENT EQUIPMENT. REUSED AND/OR EXISTING BRANCH CIRCUIT SUPPLYING MULTIPLE OUTLETS SHALL BE VERIFIED FOR INTEGRITY AND CAPACITY OF ALL EQUIPMENT INSTALLED ON THAT CIRCUIT. ALL EXISTING/NEW BRANCH CIRCUITS BEING UTILIZED FOR THIS BUILDING RENOVATION SHALL BE FIELD-VERIFIED FOR INTEGRITY, CAPACITY (80% OF RATED BREAKER) AND SHALL MEET CURRENTLY ADOPTED NATIONAL ELECTRICAL CODE COMPLIANCE AS WELL AS ADDITIONAL REQUIREMENTS CONTAINED IN THESE DOCUMENTS. ALL PROPOSED LIGHTING SHALL BE ROUTED THROUGH EITHER AN EXISTING LIGHTING CONTROL SYSTEM OR (IF NONE OR NON-COMPLIANT) A NEW LIGHTING CONTROL SYSTEM THAT SHALL MEET THE ENERGY REQUIREMENTS FOR THE MUNICIPALITY IN WHICH IT IS TO BE INSTALLED AND PROVIDE ADDITIONAL ELECTRICAL DEVICES NECESSARY FOR COMPLIANCE (E.G. LOCAL (ANNUNCIATED) OR ADDITIONAL CONTROL, OVERRIDES, MOTION SENSORS, ETC;). SEE DEMOLITION DRAWINGS FOR REMOVED EQUIPMENT. ALL NEW CONDUCTORS SHALL BE IN CONDUIT AND CONCEALED IN WALLS OR ABOVE CEILINGS AS MUCH AS POSSIBLE.

NOTE:
DAYLIGHT AREAS LOCATED IN THE FIRST FLOOR OF A RESTAURANT ARE EXEMPT FROM DAYLIGHT-RESPONSIVE CONTROLS REQUIREMENTS PER 2015 IECC C405.2.3 EXCEPTION 4. (NOTE: A RESTAURANT IS CLASSIFIED AS AN A-2 ASSEMBLY GROUP, AS DEFINED IN SECTION 303.3 OF THE 2015 I.B.C.)

## LIGHTING PLAN 1/4"=1'-0" A

FIXTURES PROVIDED BY DISTRIBUTOR / LIGHTING SUPPLIER : INSTALLED BY G.C.

### LIGHTING SCHEDULE

| TYPE | QTY. | LOCATION | MANUFACTURER / CATALOG NUMBER | DESCRIPTION | LAMP # | LAMP TYPE | MOUNTING TYPE | VOLT | WATT | REMARKS |
|---|---|---|---|---|---|---|---|---|---|---|
| D-1 | 30 | SALES FLOOR | TCP: LED14DR5630K95 ELITE HOUSING: B6IC-AT-W | RECESSED LED DOWNLIGHT | 1 | LED | RECESSED GRID | 120 | 14 | W/WHITE TRIM RING & QUICK CONNECT PLUG |
| D-4 | 4 | FRONT COUNTER | GREEN CREATIVE 21CDLA6/835/120V/R | 6" CDL DOWNLIGHT | 1 | LED | RECESSED | 120 | 21 | |
| D-5 | 1 | FRONT COUNTER | TCP: LED14P38D30KFL CONTECH: C16PB-B-CSK6-B | 6" LED INCADESCENT CYLINDER | 1 | LED | PENDANT | 120 | 14 | W/BLACK 6" STEM KIT |
| E-1 | 13 | EXTERIOR | AMERLUX: FLC1/40/BLK/DM | SINGLE ARRAY LED FLOOD LIGHT | 1 | LED | WALL | 120 | 24 | AMERLUX BRACKET: WAF1.5/BLDG MNT/BLK-36IN/FL1/HWS/30/BLK |
| E-2 | 0 | BANNER EXTERIOR | AMERLUX: FL1/HWS/30/BLK | SINGLE ARRAY FLOOD LIGHT | 1 | LED | WALL | 120 | 31 | AMERLUX BRACKET: WAF1.5/BLDG MNT/WAF1/30/BLK |
| F-1 | 1 | SALES FLOOR | TECH LTG: 700TDSOCOPM08RB CONTECH: LG7003DGD-E26-22K | MINI PENDANT | 1 | LED | PENDANT | 120 | 3 | |
| F-2 | 5 | SALES FLOOR | MINKA: 2260-84 CONTECH: LG7003DGD-E26-22K | MINI PENDANT | 1 | LED | PENDANT | 120 | 3 | |
| G-2 | 3 | EXTERIOR WALL PACK | LIGHTALARMS: CAML-SD-DB-CW | EXTERIOR EMERGENCY EGRESS FIXTURE | 2 | | WALL | 120 | 12 | DARK BRONZE FINISH |
| T-1 | 8 | SALES FLOOR | GREEN CREATIVE: 16347 8TRSG4DIM/830NF30/W/J | VERTICAL INTEGRATED LED TRACK LIGHT | 1 | LED | TRACK | 120 | 9 | W/WHITE FINISH, 3000K, 30 DEGREE BEAM |
| T-2 | 2 | MENU BOARD | CONTECH: CTL181V3CDP | VERTICAL INTEGRATED WALL WASH TRACK LIGHT | 1 | LED | TRACK | 120 | 35 | WHITE FINISH |
| T-3 | 0 | SALES FLOOR | JUNO: R600L3HCNBL | VERTICAL INTEGRATED TRACK LIGHT | 1 | LED | TRACK | 120 | 10 | BLACK FINISH |
| WTR-X | 24'-0" | SALES FLOOR | CONTECH: LT8P, LT6P, LT4P, LT2P | SINGLE CIRCUIT LINE VOLTAGE TRACK | N/A | N/A | N/A | N/A | N/A | WHITE FINISH |
| BTR-X | 0 | SALES FLOOR | CONTECH: LT8B, LT6B, LT4B, LT2B | SINGLE CIRCUIT LINE VOLTAGE TRACK | N/A | N/A | N/A | N/A | N/A | BLACK FINISH |
| M-2 | 0 | EXTERIOR WALL | PROGRESS: P5675-31 TCP: LED14P30D30KNFL | UP/DOWN WALL SCONCE | 2 | LED | EXTERIOR WALL | 120 | 28 | TOP COVER: PROGRESS: P8799-31 |

NOTES:
1. CONTRACTOR SHALL VERIFY ALL QUANTITIES OF LIGHT FIXTURES. NOT ALL FIXTURE TYPES MAY BE USED.
2. RECESSED FIXTURES INSTALLED IN AN INSULATED CEILING SHALL BE I.C. RATED.

FIXTURES PROVIDED BY DISTRIBUTOR / LIGHTING SUPPLIER : INSTALLED BY G.C.

### LIGHTING SCHEDULE

| TYPE | QTY. | LOCATION | MANUFACTURER / CATALOG NUMBER | DESCRIPTION | LAMP # | LAMP TYPE | MOUNTING TYPE | VOLT | WATT | REMARKS |
|---|---|---|---|---|---|---|---|---|---|---|
| M-3 | 3 | EXTERIOR WALL | RAB: WPLED20Y | EXTERIOR WALL PACK | 1 | LED | EXTERIOR WALL | 120 | 20 | BRONZE FINISH |
| L-1 | 0 | RESTROOM | MOBERN: FPEL24LED50DMVWH35 MOBERN MOUNTING KIT: SMKT24-MFPEL | 2X4 LED EDGELIT FLAT PANEL | 1 | LED | RECESSED TROFFER | 120 | 50 | - |
| L-2 | 0 | - | MOBERN: FPEL22LED35DMVWH35 MOBERN MOUNTING KIT: SMKT22-MFPEL | 2X2 LED EDGELIT FLAT PANEL | 1 | LED | RECESSED TROFFER | 120 | 40 | - |
| L-3 | 0 | - | MOBERN: FPEL14LED37DMVWH35 MOBERN MOUNTING KIT: SMKT14-MFPEL | 1X4 LED EDGELIT FLAT PANEL | 1 | LED | RECESSED TROFFER | 120 | 37 | - |
| L-1EM | 0 | SALES FLOOR | MOBERN: FPEL24LED50DMVWH35EM MOBERN MOUNTING KIT: SMKT24-MFPEL | 2X4 LED EDGELIT FLAT EM PANEL | 1 | LED | TROFFER | 120 | 50 | WITH EM BALLAST |
| L-2EM | 0 | SALES FLOOR | MOBERN: FPEL22LED35DMVWH35EM MOBERN MOUNTING KIT: SMKT22-MFPEL | 2X2 LED EDGELIT FLAT EM PANEL | 1 | LED | RECESSED TROFFER | 120 | 40 | WITH EM BALLAST |
| X-1 | 0 | | LIGHTALARMS: UQLXN500R-SQ | EXIT SIGN WITH 2-HEAD EM LIGHT | - | LED | SEE PLAN | 120 | 3 | UNIVERSAL MOUNT W/ WHITE FINISH RED LETTERS |
| X-2 | 3 | | LIGHTALARMS: QLXN500R-N | EXIT SIGN | - | LED | SEE PLAN | 120 | 3 | UNIVERSAL MOUNT W/ WHITE FINISH RED LETTERS |
| X-3 | 3 | | LIGHTALARMS: LCA-2SQ | 2-HEADED EM LIGHT | - | LED | SEE PLAN | 120 | 3 | WHITE FINISH |
| A | 0 | SITE LIGHT | LSI INDUSTRIES MRM-LED-42L-SIL-3-UNV-DIM-40-70CRI-BRZ | LED AREA LIGHTS FORWARD THROW, BRONZE FINISH | 1 | LED 390W | POLE | 120 | 390 | BRONZE FINISH |
| B | 0 | SITE LIGHT | LSI INDUSTRIES MRM-LED-42L-SIL-FT-UNV-DIM-40-70CRI-BRZ | LED AREA LIGHTS FORWARD THROW, BRONZE FINISH | 1 | LED 390W | POLE | 120 | 390 | BRONZE FINISH |
| C | 0 | SITE POLE | LSI INDUSTRIES MRM-LED-42L-SIL-5W-UNV-DIM-40-70CRI-BRZ | LED AREA LIGHTS FORWARD THROW, BRONZE FINISH | 1 | LED 390W | POLE | 120 | 390 | BRONZE FINISH |
| SP1 | 0 | SITE POLE | LSI INDUSTRIES 4SQB3-S11G-25-S-BRZ-LAB | SEE CIVIL DRAWINGS FOR INFORMATION | - | - | POLE 25'-0" | - | - | SEE CIVIL DRAWINGS FOR INFORMATION |

## LIGHTING FIXTURE SCHEDULE D

1. LIGHT FIXTURES SHALL BE PROVIDED WITH ELECTRONIC BALLASTS. COMPACT FLUORESCENT ELECTRONIC BALLASTS SHALL HAVE END-OF-LIFE PROTECTION CIRCUIT TO PREVENT WELDING OF LAMPS IN SOCKETS OR LAMP BREAKAGE. SEE SPECIFICATIONS.
2. PROVIDE ARROWS AND FACES AS INDICATED ON THE DRAWINGS.
3. ELECTRICAL CONTRACTOR SHALL VERIFY ALL FIXTURE LOCATIONS WITH ARCHITECTURAL ELEVATIONS.
4. ELECTRICAL CONTRACTOR SHALL INSTALL ALL CEILING MOUNTED LIGHTING FIXTURES IN LOCATIONS AS INDICATED ON THE ARCHITECTURAL REFLECTED CEILING PLAN.
5. ALL PENDANT FIXTURES ARE PROVIDED WITH FACTORY INSTALLED 12' CORD AND STRAIN RELIEF FITTINGS. CONNECTION AND CUTTING OF CORD FOR PENDANT FIXTURE MOUNTING SHALL BE ONLY AT UPPER CANOPY.
6. LIGHTING FIXTURE CONTACT: SEE SHEET "NATIONAL ACCOUNT".
7. CONFIRM LIGHTING FIXTURE QUANTITIES WITH SUPPLIER.
8. ALL CONDUITS ENTERING OR LEAVING COOLER SHALL BE PROVIDED WITH EYS SEAL-OFF FITTING WITH COMPOUND PER NEC 300-(7a).
9. SEE ARCHITECTURAL REFLECTED CEILING PLAN FOR FINISH OF TRIM RING.
10. CONTRACTOR PRIOR TO ORDER/BID, COORDINATE WITH LIGHTING ACCOUNT FOR SPECIFIC MOUNTING HARDWARE FOR THE CEILING TYPE WHERE FIXTURES ARE TO BE INSTALLED.
11. CLEAN CEILING TILES AND EXISTING GRID TO "LIKE NEW" CONDITION.

## GENERAL NOTES C

1. EMERGENCY LIGHT FIXTURE. PROVIDE A SEPARATE HOT LEAD FROM LOCAL AREA LIGHTING CIRCUIT, TO EM CONTROL IN FIXTURE, BY-PASSING ALL SWITCHING AND LIGHTING CONTROL. (NOTE: CONTRACTOR TO VERIFY/PROVIDE IDENTIFICATION OF CIRCUIT BREAKERS SERVING EMERGENCY FIXTURES). SEE LIGHTING FIXTURE SCHEDULE AND GENERAL NOTES, THIS SHEET. (NOTE: CONTRACTOR TO PROVIDE ADDITIONAL CODE COMPLIANT EMERGENCY EGRESS LIGHTING FIXTURES IF REQUIRED BY THE A.H.J.). [RI]
2. NEW LIGHTING FIXTURE. SEE LIGHTING SCHEDULE FOR MORE INFORMATION. REWORK/EXTEND EXISTING LIGHTING BRANCH CIRCUIT TO NEW FIXTURE LOCATION. PROVIDE NEW CIRCUIT IF WATTAGE EXCEEDS 1,600 VA ON A 120-VOLT, 20-AMP C.B.. [RI]
3. NEW PENDANT LIGHT FIXTURE CENTERED ABOVE TABLES. CIRCUIT WITH EXISTING PENDANT LIGHTING (SWITCH LEG C). SEE LIGHTING FIXTURE SCHEDULE FOR MORE INFORMATION. REWORK/EXTEND EXISTING LIGHTING BRANCH CIRCUIT TO NEW FIXTURE LOCATION. PROVIDE NEW CIRCUIT IF WATTAGE EXCEEDS 1,600 VA ON A 120-VOLT, 20-AMP C.B.. [RI]
4. MOUNT "X-4" AT 6'-10" A.F.G. TO CENTER OF FIXTURE. [RI]
5. EXISTING SERVICE COUNTER MONITORS TO REMAIN. EXTEND EXISTING CIRCUIT AND DEVICES TO NEW LOCATIONS, IF RELOCATION IS NECESSARY. [RI]
6. PROVIDE JUNCTION BOX FOR NEW L.E.D. BUILDING SIGN. ROUGH-IN AT HEIGHT INDICATED & VERIFY FINAL CONNECTION WITH VENDOR. EXISTING SIGN CIRCUIT SHALL BE CONTROLLED VIA EXTERIOR SIGN CONTROL SYSTEM. COORDINATE WITH VENDOR TO MAKE FINAL CONNECTIONS. IF NO ROOM EXISTS ON SIGN CONTROL SYSTEM, PROVIDE NEW CONTACTOR(S) & "TIE-INTO" EXISTING SYSTEM. COORDINATE JUNCTION BOX LOCATION SO IT REMAINS CONCEALED BEHIND FIXTURE. (NOTE: IN LOCATIONS WHERE NEW BUILDING SIGNAGE IS REPLACING EXISTING SIGNAGE, CONTRACTOR SHALL RELOCATE/REPLACE EXISTING SIGN JUNCTION BOX(ES) AS NEEDED & EXTENDED EXISTING SIGN CIRCUIT TO NEW SIGN LOCATION. [RI]
7. NEW FLOOD LIGHT, WALL SCONCE. PROVIDE A WEATHER RESISTANT RECESSED JUNCTION BOX. INSTALL AT HEIGHT INDICATED ON ARCHITECTURAL ELEVATIONS. PROVIDE ADDITIONAL BRACING FOR FIXTURE TO ATTACH TO. CIRCUIT TO EXISTING EXTERIOR BUILDING LIGHTING CIRCUIT AND CONTROL VIA EXTERIOR LIGHTING CONTROL SYSTEM. MAKE FINAL CONNECTIONS. IF NO ROOM EXISTS ON LIGHTING CONTROL SYSTEM, PROVIDE NEW CONTACTOR(S) & "TIE-INTO" EXISTING SYSTEM. COORDINATE JUNCTION BOX LOCATION SO IT REMAINS CONCEALED BEHIND FIXTURE. [RI]
8. E.C. TO VERIFY EXISTING CEILING MOUNTED DEVICES (SPEAKERS, REMOTE TEST SWITCH, SMOKE DETECTORS, OCCUPANCY SENSORS, ETC;) FOR RE-USE. REMOVE (AS NEEDED), PROTECT AND CLEAN (SAND & REFINISH, AS NEEDED). PROVIDE ADDITIONAL BRACING, AS NEEDED FOR RELOCATION OF DEVICES. EXTEND CIRCUITING, JUNCTION BOX, ETC; TO NEW LOCATIONS (INDICATED ON SHEETS OR PER ON-SITE KFC REPRESENTATIVE. NEW DEVICE MOUNTING BASE SHALL BE FLUSH WITH BOTTOM OF CEILING. [RI]
9. PROVIDE A RECESSED WEATHER RESISTANT JUNCTION BOX FOR NEW BUILDING MOUNTED SECURITY LIGHT. VERIFY MOUNTING HEIGHT WITH ARCHITECTURAL DRAWINGS. FIXTURE SHALL BE WIRED THROUGH EXISTING EXTERIOR BUILDING LIGHTING CONTROL SYSTEM. [RI]
10. CONTRACTOR TO TEMPORARILY REMOVE EXISTING SHOW WINDOW RECEPTACLES PRIOR TO CEILING REMOVAL. RELOCATE/EXTEND OUTLET BOX,FLUSH IN-CEILING, MOUNT WITHIN 6" TO TOP OF OR 18" PROJECTION FROM WINDOW. PROVIDE NEW RECEPTACLE AND COVERPLATE (IF REQUIRED), TO MATCH NEW DECOR.
11. NEW TRACK LIGHTING. SEE LIGHTING SCHEDULE FOR MORE INFORMATION. POSITION AT 3'-0" FROM WALL, U.N.O. REWORK/EXTEND EXISTING LIGHTING BRANCH CIRCUIT TO NEW TRACK LOCATION. PROVIDE NEW CIRCUIT IF WATTAGE EXCEEDS 1,600 VA ON A 120-VOLT, 20-AMP C.B.. [RI]
12. MENUBOARD TRACK LIGHTING. SEE LIGHTING SCHEDULE FOR MORE INFORMATION. REWORK/EXTEND EXISTING MENUBOARD BRANCH CIRCUIT TO NEW TRACK LOCATION. PROVIDE NEW CIRCUIT IF WATTAGE EXCEEDS 1,600 VA ON A 120-VOLT, 20-AMP C.B. [RI]
13. JUNCTION BOX FOR NEW CANOPY LOCATION. ROUGH-IN AT HEIGHT INDICATED AND VERIFY FINAL LOCATION WITH VENDOR AND ARCHITECTURAL ELEVATIONS. REUSE EXISTING SIGN CIRCUIT FOR CANOPY POWER. CANOPY SHALL BE CONTROLLED VIA EXTERIOR SIGN CONTROL SYSTEM. COORDINATE WITH VENDOR TO MAKE FINAL CONNECTIONS. IF NO ROOM EXISTS ON LIGHTING CONTROL SYSTEM, PROVIDE NEW CONTACTOR(S) & "TIE-INTO" EXISTING SYSTEM.
14. LIGHT FIXTURE SUPPLIED WITH CANOPY. [RI]
15. CONTRACTOR TO PROVIDE A 2.0 AMP, 120V CURRENT-LIMITER (CONTECH #LA-23T-RN-W REG21-W) . CURRENT LIMITER SHALL BE INSTALLED TO LIMIT THE AMOUNT OF WATTAGE/FIXTURES THAT CAN BE INSTALLED ON TRACK LIGHTING SECTION(S). CURRENT LIMITER TO BE INSTALLED AT THE FIRST CONNECTION POINT OF THE FIRST TRACK IN RUN. [RI]
16. CIRCUIT VIA LIGHTING CONTACTOR & TIME CLOCK. [RI]
17. CONTRACTOR TO PROVIDE A TRACK CONTINUATION KIT, LIVE ENDS, & JUNCTION BOXES AS NEEDED TO MAINTAIN CURRENT-LIMIT ACROSS ALL TRACK SECTIONS LIMITED BY THIS DEVICE (SEE PLANS). ALL TRACK ACCESSORIES SHALL MATCH THE COLOR OF THE TRACK ON WHICH IT IS INSTALLED. DO NOT EXTEND CIRCUIT FROM "CURRENT-LIMITED" TRACK TO ANOTHER NON-LIMITED OR EMERGENCY FIXTURE. [RI]
18. NEW BUCKET PENDANT LIGHT FIXTURE AND LIGHT RING CENTERED ABOVE HUB TABLE. CIRCUIT WITH EXISTING PENDANT LIGHTING (SWITCH LEG C). SEE LIGHTING FIXTURE SCHEDULE FOR MORE INFORMATION. [RI]

## (X) KEY NOTES B

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TEMPLATE VERSION:
AMERICAN SHOWMAN
TACO BELL EXPLORER
VER -1 DEC 2016

REVISION:

| Mark | Date | By |
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PROJECT TITLE
CD TEMPLATE
"K-50 VISION 1.0 TO AMERICAN SHOWMAN"

N96W17860 COUNTY LINE
GERMANTOWN, WI 53022

STORE NO. K071209
ISSUE DATE 09.11.20
ARCV NUMBER 180060

SHEET TITLE
LIGHTING PLAN AND SCHEDULE

SHEET NO.
E-1.0


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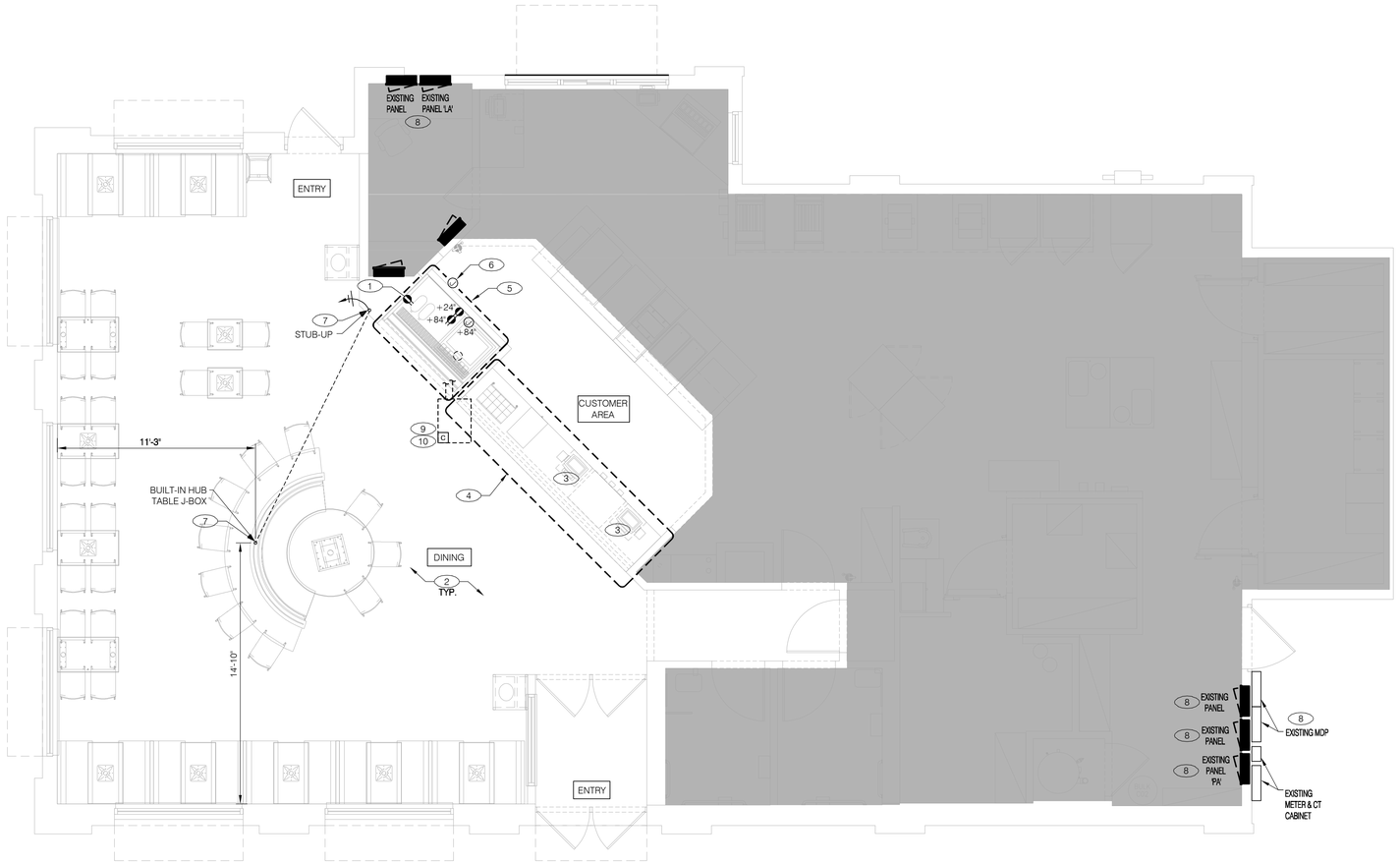
## SYMBOLS LEGEND

| | | | |
|---|---|---|---|
| | JUNCTION BOX (SIZE PER N.E.C.) | ▼ | TELEPHONE/DATA OUTLET |
| | DUPLEX RECEPTACLE | OS | OCCUPANCY SENSOR |
| | DUPLEX RECEPTACLE - GROUND-FAULT INTERRUPTER | $ | SINGLE POLE, SINGLE THROW, 20A/120V LIGHT SWITCH. P = PILOT LIGHT |
| | DUPLEX RECEPTACLE - ISOLATED GROUND | | PANELBOARD |
| | SPECIAL RECEPTACLE - VERIFY WITH MANUFACTURER | SP | SPEAKER |
| | INTER-CONNECT WIRING | | |




CONTRACTOR SHALL USE EXISTING SPARE/SPACE OR REUSE EXISTING BRANCH CIRCUITS LOCATED IN EXISTING PANELS (U.N.O.) FOR LIGHTING, POWER AND SIGN REMODEL. NEW/REUSED BRANCH CIRCUIT(S) SHALL MATCH THE MANUFACTURES PUBLISHED ELECTRICAL CHARACTERISTICS OF PROPOSED EQUIPMENT, AS WELL AS MATCHING THE CHARACTERISTICS OF SOURCE PANEL. WHERE APPLICABLE, CONTRACTOR SHALL PROVIDE ADDITIONAL ELECTRICAL DEVICES NECESSARY FOR COMPLIANCE (E.G. SHUNT-TRIP, OVERRIDE, ADDITIONAL CONTROL, ETC.). REPLACE BRANCH CIRCUIT(S) IF CHARACTERISTICS DO NOT MATCH PROPOSED REPLACEMENT EQUIPMENT. REUSED AND/OR EXISTING BRANCH CIRCUIT SUPPLYING MULTIPLE OUTLETS SHALL BE VERIFIED FOR INTEGRITY AND CAPACITY OF ALL EQUIPMENT INSTALLED ON THAT CIRCUIT. ALL EXISTING/NEW BRANCH CIRCUITS BEING UTILIZED FOR THIS BUILDING RENOVATION SHALL BE FIELD-VERIFIED FOR INTEGRITY, CAPACITY (80% OF RATED BREAKER) AND SHALL MEET CURRENTLY ADOPTED NATIONAL ELECTRICAL CODE COMPLIANCE AS WELL AS ADDITIONAL REQUIREMENTS CONTAINED IN THESE DOCUMENTS. ALL PROPOSED LIGHTING SHALL BE ROUTED THROUGH EITHER AN EXISTING LIGHTING CONTROL SYSTEM OR (IF NONE OR NON-COMPLIANT) A NEW LIGHTING CONTROL SYSTEM THAT SHALL MEET THE ENERGY REQUIREMENTS FOR THE MUNICIPALITY IN WHICH IT IS TO BE INSTALLED AND PROVIDE ADDITIONAL ELECTRICAL DEVICES NECESSARY FOR COMPLIANCE (E.G. LOCAL (ANNUNCIATED) OR ADDITIONAL CONTROL, OVERRIDES, MOTION SENSORS, ETC.). SEE DEMOLITION DRAWINGS FOR REMOVED EQUIPMENT. ALL NEW CONDUCTORS SHALL BE IN CONDUIT AND CONCEALED IN WALLS OR ABOVE CEILINGS AS MUCH AS POSSIBLE.

**POWER PLAN** 1/4"=1'-0" **A**

A. HORIZONTAL DIMENSIONS TO J-BOXES ARE FROM FACE OF STUD TO CENTER OF BOX, U.O.N. VERTICAL DIMENSIONS TO J-BOXES ARE FROM FIN. FLOOR TO CENTER OF BOX, U.O.N.

B. ALL CONDUIT DROPS ARE INSIDE WALLS U.O.N. SEE ARCH. DWGS FOR WALL DIMS.

C. ALL J-BOX CIRCUITS, CONDUITS, FIXTURES, ETC. SHALL BE AS INDICATED ON THE ELECT. DWGS AND SPECS.

D. CONTRACTOR TO VERIFY UNDERGROUND CONDUIT LOCATIONS PRIOR TO POURING SLAB.

E. 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.

F. LOCATIONS OF ALL OUTLETS MAY BE RELOCATED TO NEAREST STUD. DO NOT CUT INTO STUDS.

G. FOR EXACT LOCATIONS OF KITCHEN & MECHANICAL EQUIPMENT AND POINTS OF CONNECTION, REFER TO KITCHEN & MECHANICAL EQUIPMENT DRAWINGS AND MANUFACTURER'S SHOP DRAWINGS.

H. ALL CIRCUIT FEEDERS AND DISCONNECTS SHALL BE SIZED BY NEC.

I. CONTRACTOR SHALL VERIFY CIRCUIT BREAKER, DISCONNECT SWITCH, STARTER AND FUSE SIZES WITH SELECTED EQUIPMENT MANUFACTURER'S SHOP DRAWINGS PRIOR TO PLACING ORDER AND PROVIDE EVERYTHING AS REQUIRED.

J. ELECTRICAL EQUIPMENT ENCLOSURES SHALL BE NEMA-1 FOR INTERIOR AND NEMA 3R FOR EXTERIOR. IN COASTAL REGIONS THE STANDARD FOR OUTSIDE SHALL BE NEMA-4X.

K. ALL SINGLE-PHASE RECEPTACLES RATED 150V TO GROUND OR LESS, 50A OR LESS, AND THREE-PHASE RECEPTACLES RATED 150V TO GROUND OR LESS, 100A OR LESS IN KITCHEN AREAS SHALL BE GFCI PROTECTED FOR PERSONNEL PER N.E.C. 210.8 AND INSTALLED IN ACCORDANCE WITH N.E.C. 240.24. ALTERNATIVELY, A GFCI CIRCUIT BREAKER CAN BE INSTALLED.

L. ALL POS EQUIPMENT, INCLUDING DIGITAL MENU BOARDS, SHALL BE PLACED ON ISOLATED GROUND OUTLETS. ALL SECURITY SYSTEM EQUIPMENT SHALL BE PLACED ON DEDICATED ISOLATED GROUND OUTLETS.

M. DO NOT MEASURE / LOCATE OUTLETS ON DRAWINGS. USE DIMENSIONS PROVIDED.

N. CONDUIT MAY RUN UNDER SLAB AT G.C.'S DISCRETION.

O. PROVIDE ESCUTCHEON PLATES AND SEALANT AT ALL UTILITY PENETRATIONS INTO WALLS, CEILINGS, AND FLOORS. DO NOT USE CAULK OR EXPANDING FOAM FOR SEALANT.

**POWER PLAN GENERAL NOTES** **C**

1. CONTRACTOR TO PROVIDE AND INSTALL A SURFACE MOUNTED CO2METER MODEL RAD-0102 CARBON DIOXIDE DETECTOR WITH REMOTE DISPLAY RAD-0103. SENSOR UNIT TO BE INSTALLED 18" ABOVE FLOOR IN LOCATION SHOWN. INSTALL 1P65 CASE OVER SENSOR UNIT. COORDINATE EXACT REQUIREMENTS WITH MANUFACTURER. PROVIDE WITH RAD-0102-24VDC TRANSFORMER TO PLUG INTO WALL. SET ALARM TO 5000 PPM TO COMPLY WITH 2015 IFC. REUSE NEARBY RECEPTACLE IF APPLICABLE. RI

2. CONTRACTOR TO FIELD-VERIFY ELECTRICAL OUTLETS IN DINING ROOM FOR A.D.A. COMPLIANCE. EXTEND CIRCUITS (OR PROVIDE NEW BRANCH CIRCUIT WIRING) AND RAISE OUTLETS AS NEEDED TO 15" A.F.F. TO BOTTOM OF OUTLET. PROVIDE NEW BLACK, NEMA 5-20R TAMPER RESISTANT (HUBBELL 20 BK OR APPROVED EQUAL) OUTLETS AND COVERPLATES. COVERPLATES SHALL BE BLACK TO MATCH DECOR. AD

3. CONTRACTOR TO RELOCATE EXISTING EQUIPMENT, IF REQUIRED (SEE DEMOLITION DRAWINGS). VERIFY INTEGRITY OF CIRCUIT AND RELOCATE ELECTRICAL DEVICE ASSOCIATED WITH EQUIPMENT. VERIFY MOUNTING HEIGHT WITH PREVIOUS LOCATION. PROVIDE A FLUSH MOUNTED J-BOX AND NEMA TYPE RECEPTACLE. (MATCH MANUFACTURER'S SPECIFICATIONS). RI

4. CONTRACTOR SHALL COORDINATE WITH P.O.S. TECHNICIAN ON RELOCATION OF ANY UTILITIES FOR WORK ON P.O.S. EQUIPMENT. P.O.S. STATIONS TO BE REINSTALLED BY AN AUTHORIZED TECHNICIAN. REUSE EXISTING CIRCUIT. MOUNT NEW JUNCTION BOX, IN WALL @ +28" A.F.F. FOR POWER AND COMMUNICATIONS AFTER COUNTER IS REWORKED. RI

5. EXTEND EXISTING DISPENSER CIRCUIT(S). MOUNT RECEPTACLES AT 24" AND 84" A.F.F. FOR DRINK DISPENSER AND (1) JUNCTION BOX AT 84" A.F.F. FOR ICE CUBER. COORDINATE WITH MANUFACTURER AND PROVIDE ALL ELECTRICAL DEVICES. MOUNT ICE MAKER ON SODA DISPENSER. MAKE FINAL CONNECTIONS. RI

6. REMOTE DISPLAY FOR C02 METER. SECURELY MOUNT REMOTE SENSOR ON WALL AT 48" A.F.F. REMOTE UNIT MAXIMUM LENGTH FROM SENSOR IS 25'-0". FIELD VERIFY TOTAL LENGTH. IF REMOTE PLACEMENT DESTINATION IS GREATER THAN 25'-0", INSTALL UNIT ON CLOSEST WALL ADJACENT TO UNIT WITHIN PUBLIC & EMPLOYEE VIEW. RI

7. CONTRACTOR TO ROUTE 2#12, 1#12G IN 1/2" FLEXIBLE CONDUIT FROM OUTLET JUNCTION BOX (BUILT INTO WORKBENCH TABLE), DOWN HOLLOW LEG OF TABLE AND INTO FLOOR. ROUTE CONDUIT UNDER SLAB/IN FLOOR TO STUB-UP LOCATION IN WALL AS SHOWN. EXTEND CONDUIT IN WALL, UP INTO CEILING, AND OVER TO PANEL. PROVIDE NEW 20A/1P CIRCUIT BREAKER IN BREAKER SPACE IN EXISTING PANEL . CONTRACTOR TO X-RAY SLAB TO VERIFY UNDER FLOOR UTILITIES PRIOR TO START OF WORK. CONTRACTOR TO FIELD VERIFY EXACT LOCATION OF TABLE STUB-UP, IN FIELD. MAKE ALL FINAL CONNECTIONS TO OUTLETS AT TOP OF WORKBENCH TABLE. RI

8. PROVIDE REQUIRED WORKING SPACE/CLEARANCE FOR ELECTRICAL PANEL PER N.E.C.. CONTRACTOR TO CLEARLY IDENTIFY/INDICATE NOT LESS THAN 30"WX36"D CLEARANCE AREA/ WORKING SPACE (PER IFC 605.3). IF EQUIPMENT IS LARGER THAN 30" WIDE, WORKING SPACE/CLEARANCE SHALL NOT BE LESS THAN EQUIPMENT WIDTH. RI

9. FIELD VERIFY THAT AT LEAST (1) 120V, GFCI RECEPTACLE IS LOCATED WITHIN 25'-0" (MAXIMUM), OF ALL EQUIPMENT THAT REQUIRES MAINTENANCE. PROVIDE ADDITIONAL ROOF TOP RECEPTACLES AS NEEDED. PROVIDE NEW W.P. GFCI RECEPTACLE FOR ROOF TOP EQUIPMENT & MAKE ALL FINAL CONNECTIONS. (E.C. TO FIELD VERIFY FINAL LOCATIONS OF ALL ROOF TOP EQUIPMENT. RI

10. ICE MAKER CONDENSER (ON ROOF). REUSE EXISTING ICE CUBER CIRCUIT BREAKER IN EXISTING PANEL & EXTEND EXISTING CONDUCTORS, IN CONDUIT TO REMOTE CONDENSER SAFETY DISCONNECT SWITCH (ON ROOF). PROVIDE INTERCONNECTION WIRING BETWEEN REMOTE CONDENSER & INDOOR UNIT PER MANUFACTURE'S SPECIFICATIONS. COORDINATE WITH MECHANICAL/PLUMBING FOR ROUTING OF INTERCONNECTION WIRING FROM REMOTE CONDENSER TO (INDOOR) ICE MAKER MOUNTED ON DRINK DISPENSER. SEAL ALL ROOF PENETRATIONS. PROVIDE ALL NECESSARY DEVICES & MAKE ALL FINAL CONNECTIONS. RI

**X KEY NOTES** **B**

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TEMPLATE VERSION:
AMERICAN SHOWMAN
TACO BELL EXPLORER
VER -1 DEC 2016

REVISION:

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PROJECT TITLE
CD TEMPLATE
"K-50 VISION 1.0 TO AMERICAN SHOWMAN"

N96W17860 COUNTY LINE
GERMANTOWN, WI 53022

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|---|---|
| STORE NO. | K071209 |
| ISSUE DATE | 09.11.20 |
| ARCV NUMBER | 180060 |

SHEET TITLE
POWER FLOOR PLAN

SHEET NO.
E-2.0