

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

MEETING:	PLAN COMMISSION
DATE AND TIME:	MONDAY, JANUARY 11, 2021 6:30 p.m.
LOCATION:	Germantown Village Hall Board Room 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 # **126 266 4986** Password: **9RAq2YMVSS8** 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=m9e37fba5a472118342e7bdb6555dcd7>

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, January 11th so that they can be provided to the members for their consideration.
- IV. **APPROVAL OF MINUTES** December 14, 2020
- V. **NEW BUSINESS**
 - A. Gawronski Signs, Applicant for North Shore Environmental - N117 W18493 Fulton Drive. Sign Review Application **[ACTION]**
 - B. Lemberg Electric, Agent for Shorewest Realtors Inc., Property Owner - N112 W17847 Mequon Road. Sign Review Application **[ACTION]**
 - C. Tri City National, Agent for Veridian Homes and VHKE LLC, Property Owner - NE Corner Of Preserve Parkway & Donges Bay Road. Sign Review Application. **[ACTION]**
 - D. MS Consultants, Agent for Aldi & Germantown BB LLC, Property Owner - N96 W18838 County Line Road. Site Plan Review for Building Renovations. **[ACTION]**
 - E. Community Development Department - Future Land Use Discussion as part of the Germantown 2050 Comprehensive Plan. **[DISCUSSION]**
- 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.

PLAN COMMISSION MINUTES

December 14, 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, Bill Shadid, Matt Kimmler and Peter Nilles were in attendance. Commissioner Bob Williams was absent and excused. Also present were Community Development Director Jeff Retzlaff, Associate Planner Emily Zandt and Planning Assistant Lori Johnson.

PUBLIC INPUT: Terry Tschetter, W147 N10451 Wilson Drive, commented that he did not see a condition in the recommendations for the Kinderberg Estates approval regarding the landscape buffer for the east property line. He wants the specific plan tied into the agreement.

APPROVAL OF MINUTES:

MOTION Baum second Kimmler to Approve the Minutes from 11/9/20 and 11/30/20.

MOTION carried unanimously.

Sundance, Inc., agent for Marshall and Diane Peebles, property owners - N96 W18058 County Line Road. Rezoning and Conditional Use Permit applications and site development and building plans for development of the existing multi-tenant retail building for a new Taco Bell restaurant. Planner Retzlaff summarized the proposal and indicated staff is waiting for the traffic study to be completed as requested. He asked that Plan Commission Table the proposal until the January 11, 2021 meeting.

Chairman Wolter opened the public because it had been advertised and notices were sent to adjoining property owners.

Public Hearing was opened at 6:40 pm.

- Chairman Wolter read a comment received from Shirley Engelmann, W180 N9843 Riversbend Circle W- she is concerned with flooding in the area.
- Chairman Wolter read a comment received from Terry Blosser, W180 N9893 Riversbend Circle W, he does not want the development to encroach onto wetland or the waterway.
- Jan Miller, W151 N10297 Windsong Cir W, was concerned with the wetland and flooding in the area.

Public Hearing was closed at 6:47

MOTION Baum second Kimmler to Table until January 11, 2021.

MOTION carried unanimously.

Kevin H. Behnke, agent for the Apple Works Winery - W179 N12536 Fond du Lac Avenue.

Amendment to Conditional Use Permit No. 01-13 to allow an expansion of the existing business to use of the property as a venue for weddings and other events including a 5,150 sqft building with seating capacity of 125 persons; an outdoor patio with 900-1080 sqft covered shelter and outdoor fireplace; and 35-50 vehicle parking lot. Associate Planner Zandt summarized the proposal.

Public Hearing opened at 6:57 pm.

- Jim Larsky, W132 N11373 Forest Drive, spoke in support of the Behnke family, and their proposal, encouraged PC to pass the CUP, great business and people.
- Kevin Behnke, W179 N12536 Fond du Lac Avenue, spoke in support of his proposal and asked PC to vote in favor.

- Mary Franz, 4349 Hillside Road, Slinger, owns land west of property, had concerns with amount of roofline where there is non-permeable area causing unusual runoff, noise, lighting issues for the neighbors. Not opposed to the project but has these concerns.
- Jenna Kruschel, W177 N12581 Apple Blossom Lane, concerned with noise, additional people, traffic, and music.
- Randy Stranossek, W177 N12601 De La Court, concerned with raising a family with alcohol and what can happen, does not support hard liquor or music.
- Kevin Behnke stated he was prepared to move forward with just the wine and beer license he has and will see how it goes without the hard liquor. He is trying to provide a higher venue space. No music will be played outside. He said he never used to play music outside until Gehl's started playing outside then he decided to play outside. The new operation will have music completely inside.
- Richard Will, W177 N12604 Apple Blossom Lane, has concerns with vehicle traffic. He has no complaints with the winery or the music, but a wedding venue music may not be reasonable and could have some negative impact on the neighbors.
- Charlie Reyna, W177 N12607 De La Court, has concerns with alcohol, late night music and traffic.
- Rick Miller, N120 W15241 Freistadt Road, current customer of the Apple Works, great little venue, Kevin will adhere to the rules. Feels it is a nice addition to the winery and nice addition to the community.
- Jan Miller, W151 N10297 Windsong Circle W, spoke in favor of the proposal, enjoys the place, thinks its great a business wants to expand.

Public Hearing closed at 7:22 pm.

MOTION Baum second Nilles to Approve a conditional use permit amendment to CUP#01-13 for the 10.8-acre Apple Works Winery property located at W179 N12536 Fond du Lac Avenue subject to the following conditions:

- 1. This permit authorizes limited uses and activities as set forth in the conditional use permit amendment application dated October 13, 2020, the additional information submitted on 12/2/2020, and in the supporting documents made part of the application on file with the Village. All of the operational characteristics and services as described, as well as any commitments made by the Applicant as set forth in the application, supporting documents, and made during presentations to the Village Plan Commission, Village Board and Village staff are deemed to be conditions of approval.***
- 2. 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.***
- 3. In the event the Village receives complaints regarding noise, activities or other negative impacts on surrounding neighborhood and properties, the Owner/Operator shall work cooperatively with the Village to mitigate and resolve the issue.***
- 4. Site improvements, buildings, signage, exterior lighting and any other improvements on***

the property that are necessary for the land uses and activities authorized under this CUP shall be reviewed and approved by the Village through the Zoning Permit or Site Plan application process as determined by the Village Zoning Administrator. If required, Site Plan review and approval will include Plan Commission review and approval.

- 5. Building permits and commercial building code plan approval are required for the proposed remodeling; contact Inspection Services prior to any work for details on the required permits and plan approvals.***
- 6. Washington County shall be consulted regarding compliance with all applicable POWTS sanitary requirements prior to or concurrent with Site Plan submittal.***
- 7. Applicant to obtain all required liquor licenses and/or permits from the state and Village prior to any and all events held on the property.***
- 8. All signage, temporary and permanent, requires a permit; contact Planning & Zoning Services for details.***
- 9. A pre-occupancy inspection is required by the Fire Department.***

Discussion followed. Trustee Baum said he had concerns with noise. He has been to small boutique weddings where the room gets stifled and then all the doors are opened and the amplified music escapes. Mr. Behnke agreed that could happen, but he is putting in a HVAC system to prevent that. Trustee Baum added if headlights become a problem, bushes or a berm could be put in. If traffic becomes an issue the Planning Department should be contacted to be addressed. He does not feel there will be a problem with alcohol.

Commissioner Laszewski commented if Mr. Behnke is willing to forgo hard alcohol, who will patrol that and ensure a liquor license does not get approved. Mr. Behnke stated a liquor license is not available and if he wants one, he will need to purchase it for \$10,000. He said he only wants beer and wine in the winery. Commissioner Laszewski asked if an amendment should be added that the CUP is only for a Class B liquor license. Mr. Behnke did not want to have that condition in the CUP forever because he needs to compete with other venues. And as time goes on, he needs to be able to adapt. Chairman Wolter said he could propose an additional amendment in the future. He asked based on how the CUP is stated, does it allow for any outside music? Mr. Behnke said the existing permit did not allow music outside but he admitted he had started allowing music outside. Associate Planner Zandt said the current CUP states he is responsible for contacting the Planning Department for an applicable temporary permit. Planner Retzlaff said a special permit or a CUP may be required and if Plan Commission desires to prohibit music, it should be added as a special condition so there is no gray area or misunderstanding in the future.

MOTION to Amend Baum second Shadid to add Condition #10 to specify that outdoor non amplified acoustic music is allowable to 9:00 pm.

- Gary Schwind, W177 N12586 Apple Blossom Lane, said he does not want people singing and dancing till 9 at night. This is a concern, this is a secluded area, not a bar, park or a wedding venue, also shocked by the new big red building.

MOTION to Amend failed 4-2 (Wolter/Shadid).

MOTION to Amend Baum second Laszewski that the hard liquor license aspect of this CUP be limited to the existing wine and beer license at this time.

MOTION to Amend carried 6-1 (Kimmler).

MOTION to Approve as Amended carried unanimously.

Keller Inc., Agent for Ashbury Woods Condo Association, property owners - Division Road and Ashbury Lane. The property manager is seeking approval of an amendment to Conditional Use Permit #4-87 and site development plans for the modifications and renovation of the common recreational area on the 24.2-acre residential development. Planner Retzlaff summarized the proposal.

Public Hearing opened at 7:53pm.

- Chairman Wolter read comments from Casey Lalko, W167 N11057 Western Avenue, into the record. Mr. Lalko is concerned with neglected maintenance, possible parking, security, and wetland issues.
- Casey Gabrielson, Keller, said he would present a landscape design plan for the dog containment area and move the light. Drainage should not be an issue because there is less hard surface.

Public Hearing closed at 7:56 pm.

MOTION Baum second Kimmler to Approve an amendment to Conditional Use Permit (CUP) #4-87 for the Ashbury Woods Condominiums to add the additional recreation features and facilities in the common area proposed by the Condominium Association subject to the following conditions:

- 1. The additional recreation features and facilities allowed on the property shall be limited to those specified in the conditional use permit (CUP) application and supporting documents dated September 28, 2020. The size and relative location of those areas within the property from which said uses and activities are permitted are limited to that presented in the detailed site plan dated September 17, 2020.***
- 2. 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.***

MOTION carried unanimously.

MOTION Baum second Kimmler to Approve the Site Plan for the Ashbury Woods Condominiums to add the additional recreation features and facilities in the common area proposed by the Condominium Association 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 17, 2020.***
- 2. Conditions #1 through #6 set forth in the Zoning Permit approval dated October 15, 2019 are included as conditions of approval for this Site plan application.***
- 3. All exterior lighting needs to be positioned with a recessed light source (i.e. cut-off fixture) and not be angled outward that might cast glare off-site toward the Village Hall-***

Library property to the north. With respect to lighting the sorts court, the pole-mounted fixture should be re-located to the north side of the court with the light cast down and/or outward toward the south.

- 4. The dog park and fence enclosure shall be buffered with landscaping and plantings that will provide a year-round visual buffer from the public property to the north (Village Hall and Library). A variety of trees and shrubs, evergreen and deciduous, should be planted along the north and west sides of the proposed dog park and pedestrian path between the two fenced enclosures to buffer the view of these features and effectively send a message that these features are private and NOT available for the public to use. A landscape plan for the dog park and fence enclosure shall be prepared and submitted to the Village Planner for review and approval prior to installation of or use of the area for the proposed dog park, pedestrian path, or fence enclosure.***
- 5. All outstanding items identified by the Public Works Department and engineering staff in the memo dated October 19, 2020 shall be addressed and reflected in additional information and/or revised plans submitted to engineering staff for review and approval prior to commencing construction or issuance of a building permit for the pavilion (except that an early start footing & foundation permit may be issued).***

MOTION carried unanimously.

Community Development Department - Text Amendments to the Village of Germantown Municipal Code-Chapter 17.48(3) Nonconforming Structures.

The Village Attorney has prepared a proposed amendment to the non-conforming structure provisions regarding the reconstruction of an existing non-conforming deck. Planner Retzlaff summarized the amendment that was created as the result of a resident in the Esquire Estates neighborhood that was denied a building permit application to replace an existing attached deck with a larger deck on the rear of their dwelling because the proposed replacement deck had a rear property line setback less than the minimum required. The amendment is relatively narrow in scope in that it provides for the replacement of an existing non-conforming deck under specific circumstances where said non-conforming deck is:

1. In any single-family residential district with a replacement deck that is the same size and shape as the existing deck; or
2. In any single-family residential with a *larger* replacement deck provided that the lot abuts an undeveloped outlot or common area in a subdivision and:
 - a. the replacement deck is not closer than 5 feet from the rear property line.
 - b. the deck is not located over a utility or drainage easement.
 - c. the owner submits a signed statement from the Homeowner's Association approving the deck location and design; and
 - d. that no variance to these provisions shall be permitted (by the BOZA).

As proposed, the amendment to Section 17.48(3)(d) would provide the code revisions necessary to allow the owner in Esquire Estates to replace their existing deck with a larger deck closer to the rear property line. Moreover, it would appear that other similarly situated property owners in Esquire Estates and possibly other subdivisions in other residential districts throughout the Village would be able to replace their existing non-conforming decks with larger and closer decks without having to go through the variance process.

Public Hearing opened at 8:04 pm.

- Jolene Pieper, N111 W16625 Esquire Court, explained she had been trying to rebuild her deck that is falling apart for the last 3 years. And after having a survey done of her property, she discovered her rear lot line is closer than she thought, and her house is too close to the rear lot line and does not meet the setback requirements. She said the entire HOA for Esquire Estates

supports the text amendment that would help several other homes including homes in Blackstone Creek, that are also not in compliance.

Public Hearing closed at 8:09 pm.

MOTION Baum second Kimmler to Approve the proposed Text Amendment to the Village of Germantown Municipal Code Chapter 17.48(3) Nonconforming Structures.

MOTION carried unanimously.

Gehl Foods, LLC, Agent for AGNL Dairy - N116 W15970 Main Street. Steven Buck, agent for Gehl Foods is seeking approval of site development and building plans for a proposed Nitrogen Generation Facility. Associate Planner Zandt summarized the proposal. Plan Commission voted to deny approval of the Site Plan at the October 12th meeting. As a result of action taken by the Village Board on November 2nd to Approve the CUP and PDD Amendment, the Plan Commission action taken on October 12th to deny has been overturned.

MOTION Baum second Kimmler to Approve the site development and building plans 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. 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 carried unanimously.

Arcvision, Agent for Kentucky Fried Chicken - N96 W17860 County Line Road. The property owner has submitted remodeling plans for the existing KFC restaurant. Planner Retzlaff summarized the proposal.

Brian Seifert, Arcvision, explained the tower element is a simple metal cap that will add an additional element. The full bright color scheme is preferred by the franchise.

Commissioner Shadid said he preferred the muted color scheme. Trustee Rep Baum explained if you saw an actual picture of that color scheme it looks dull and dingy. The bright red and white will make this building stand out.

MOTION to 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 and including the full bright stripes and new fancy canopy top:

- 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.***

MOTION carried unanimously.

Veridian Homes, LLC, Agent for VHKE LLC, Property Owner - N104 W14942 Donges Bay Road

Matt Cudney, Veridian Homes, is requesting approval of a preliminary subdivision plat for a 16-lot, 14.7-acre single-family residential development called Kinderberg Estates. Associate Planner Zandt summarized the proposal. She added as noted in public comment, the invasive species removal plan was not included with Condition #7 regarding the landscape plan and this plan is highlighted in the dev agreement but if preferred to be specifically stated in this condition it could be added in addition to the Landscape plan dated 8-7-2020. Planner Retzlaff explained there is a requirement for a supplemental landscape plan on the east side dealing with invasive species removal and is in the development agreement. That plan was prepared and submitted, reviewed and approved by staff along with copies of approval letters from the 6 property owners that own lots to the east of the property line that have been involved in the invasive species plan preparation process. Staff is confident they have covered that aspect of the required landscaping plan as was originally anticipated. Chairman Wolter confirmed that this plan does involve the removal of invasive species and supplements the landscaping plan originally submitted and everyone whose yard is touching east side border is in approval of the plan as submitted.

Terry Tschetter, W147 N10451 Wilson Drive, stated he had seen the plan and signed off on it, but he only saw reference to the August landscaping plan and not the invasive species landscape plan. He commended Veridian for contacting each one of the residents and involving them in the plan but did not see how the plan dated 10/27 was tied into the actual landscape plan. Planner Retzlaff said the condition in the development agreement refers to the supplemental invasive species plan.

MOTION Baum second Kimmler to Approve the final subdivision plat for the 16-lot, 14.7-acre single-family residential development called “Kinderberg Estates” located on Preserve Parkway subject to the following conditions:

- 1. Record Drawings shall be approved by the Public Works Department prior to recording the final plat, as required by the Development Agreement.***
- 2. All technical issues and plan corrections identified by the Village Surveyor (see December 4, 2020 memo) shall be addressed and reflected in revised plans submitted and approved by Village Staff prior recording of the Final Plat.***
- 3. The Declaration of Covenants, Conditions and Restrictions of Kinderberg Estates subdivision shall be approved by the Village Attorney prior to recording of the final plat.***
- 4. A Letter of “no objection” from the WI Department of Administration (DOA) shall be submitted to the Village prior to recording the final plat.***

5. ***The final plat shall include notations or labels shall be added to the plat that prohibit direct access to Donges Bay Road and Preserve Pkwy from Lots #1, #10, #11, #16 & Outlot 3.***
6. ***As-built measurements for the stormwater pond in the southwest corner of the subdivision and for the berms along Donges Bay Road and Preserve Parkway shall be submitted prior to the recording of the final plat.***
7. ***All landscaping as identified on the revised Landscaping Plan dated 8-7-20 shall be completed per the signed Development Agreement.***

MOTION carried unanimously.

Vital Signs, Agent for Veridian Homes - N104 W14942 Donges Bay Road. The request is for approval of a monument ground sign for the Kinderberg Estates Subdivision which is proposed to be located on the northeast corner of Blackbird Point and Preserve Parkway. Associate Planner Zandt summarized the proposal.

MOTION Baum second Kimmler to Approve the proposed permanent real estate sign for the Kinderberg Estates Subdivision with the following conditions:

1. ***Electrical permits shall be obtained from Inspection Services prior to installation of any/all electrical components.***
2. ***Specifications for the uplighting lights for the sign shall be provided to and approved by the Village Planner prior to issuance of an electrical permit. The uplighting lights need to be shielded to reduce glare visible from Preserve Parkway by locating behind the landscaping and/or with side shields.***

MOTION carried unanimously.

Aimee L. Powell - W204 N11981 Goldendale Road - The property owner is seeking approval to construct a privacy fence in a front yard at a height of 6' to replace the existing 6' fence on their residential lot. Associate Planner summarized the proposal.

MOTION Baum second Shadid to Approve the proposed installation of a fence 6' in height along the Freistadt Road and Goldendale Road front/street yard for the residential lot located at W204N11981 Goldendale Road.

MOTION carried unanimously.

Community Development Department-Future Land Use Discussion - Planner Retzlaff summarized the Future Land Use Neighborhood District Corridor map and supporting table. He said a general description for each district needs to be completed. Discussion followed:

- Decide future uses for neighborhoods
- Intersections with a red C indicate retail use could be acceptable, could be a specific area without any parameters or property lines, details needed.
- Should the Main Street area be a separate neighborhood
- Used nearby parks as names for neighborhoods
- Discuss rural preservation area land sizes. 1 per 5 acres with a conservation subdivision approach or 1 per 20 acres.
- Graef is working on a conceptual plan for Gateway Park

ANNOUNCEMENTS: None

ADJOURNMENT: There being no further business, the meeting was adjourned at 9:25 pm.

Respectfully submitted,

Lori Johnson
Planning Assistant

SIGN REVIEW

1/11/21 Plan Commission Meeting

Gawronski Signs / North Shore Environmental

Planning & Zoning Report

Germantown, Wisconsin

Summary

Gawronski Signs, agent for NSE Limited Partners, property owner, is requesting approval for one wall sign for North Shore Environmental located at N117W18493 Fulton Drive.

Location: N117W18493 Fulton Drive

Agent/

Property Owners: Gawronski Signs NSE Limited Partners
941 E Main Street N117W18493 Fulton Drive
Reedsburg, WI 53959 Germantown, WI 53022

Zoning: M-1: Limited Industrial

Adjacent Land Uses		Zoning
North	Industrial	M-1
South	Industrial	M-1
East	Industrial	M-1
West	Industrial	M-1



Background/Proposal

Gawronski Signs, agent for NSE Limited Partners, property owner, is requesting approval for one wall sign for North Shore Environmental located at N117W18493 Fulton Drive.

Wall Sign

- Approximately 72 square-foot, internally illuminated cabinet, to be mounted on the north (front) elevation of the building

Staff Comments

The proposed wall sign meets the Village's sign requirements. The existing signage on the property is planned to be removed.

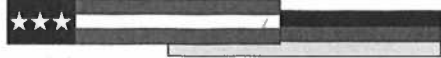
Village Staff Recommendation

APPROVE the proposed wall sign for North Shore Environmental subject to the following conditions:

1. Electrical permits shall be obtained from Inspection Services prior to installation of any/all electrical components.



Village of



Germantown

Willkommen

Fee must accompany application

\$275 Sign Review Fee

\$ 75 Sign Face Replacement

Paid _____ Date _____

SIGN REVIEW APPLICATION

Pursuant to Section 17.46 of the Municipal Code

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

1

APPLICANT OR AGENT

Gawronski Signs

941 E Main St.

Reedsburg, WI 53959

Phone (608) 524-4012

Fax (608) 524-0440

E-Mail admin@gawronskisigns.com

PROPERTY OWNER

North Shore Environmental

N117 W18493 Fulton Dr

Germantown, WI 53022

Phone (262) 255-4468

2

PROPERTY ADDRESS OR GENERAL LOCATION

N117 W18493 Fulton Dr
Germantown, WI 53022

3

SIGN INFORMATION

Sign Dimensions 88" height x 120" width Single Multi Tenant (circle one)

Number of Sides 1 Building Frontage SF _____

Total Square Footage of Sign (include all sides) 72 sq ft

Total height of the Sign _____

Is the Sign to be illuminated X yes _____ no

Type of Sign Construction Materials Single sided cabinet sign with LED internal lighting

Distance to Closest Property Line _____ installed on exterior building wall

Are there any existing signs on the property Yes

If yes, what is the total Square Footage of existing signs 8' x 3' 24 sq ft wooden ground sign

What are the intentions for the existing signs: Take down ✓ Remain _____

4

SIGNATURES -- ALL APPLICATIONS MUST BE SIGNED BY OWNER!

[Signature] 10/15/2020
Applicant Date

[Signature] 10/19/20
Owner Date

Germantown

120 in

86 in





Keller

PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES
N216 State Road 55
P.O. Box 620
Kaukauna, WI 54130
PHONE (920) 766-5795 /
1-800-236-2534
FAX (920) 766-5004

MILWAUKEE
W204 N11509
Goldendale Rd
Germantown, WI 53022
PHONE (262) 250-9710
FAX (262) 250-9740

MADISON
711 Lake Dr.
Sun Prairie, WI 53590
PHONE (608) 318-2336
FAX (608) 318-2337

WAUSAU
5605 Lilac Ave
Wausau, WI 54401
PHONE (715) 849-3141
FAX (715) 849-3181

www.kellerbuilds.com

WISCONSIN

GERMANTOWN,

PROPOSED FOR:

NORTH SHORE ENVIRONMENTAL

"COPYRIGHT NOTICE"

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REVISIONS

1	03/04/2020	J.S.B.
2	03/13/2020	J.S.B.
3	03/24/2020	J.S.B.
4	05/26/2020	J.S.B.
5		
6		

PROJECT MANAGER:

A. NAGEL

DESIGNER:

C. MANSKE

DRAWN BY:

J. BOCHE

EXPEDITOR:

SUPERVISOR:

PRELIMINARY NO:

P20045

CONTRACT NO:

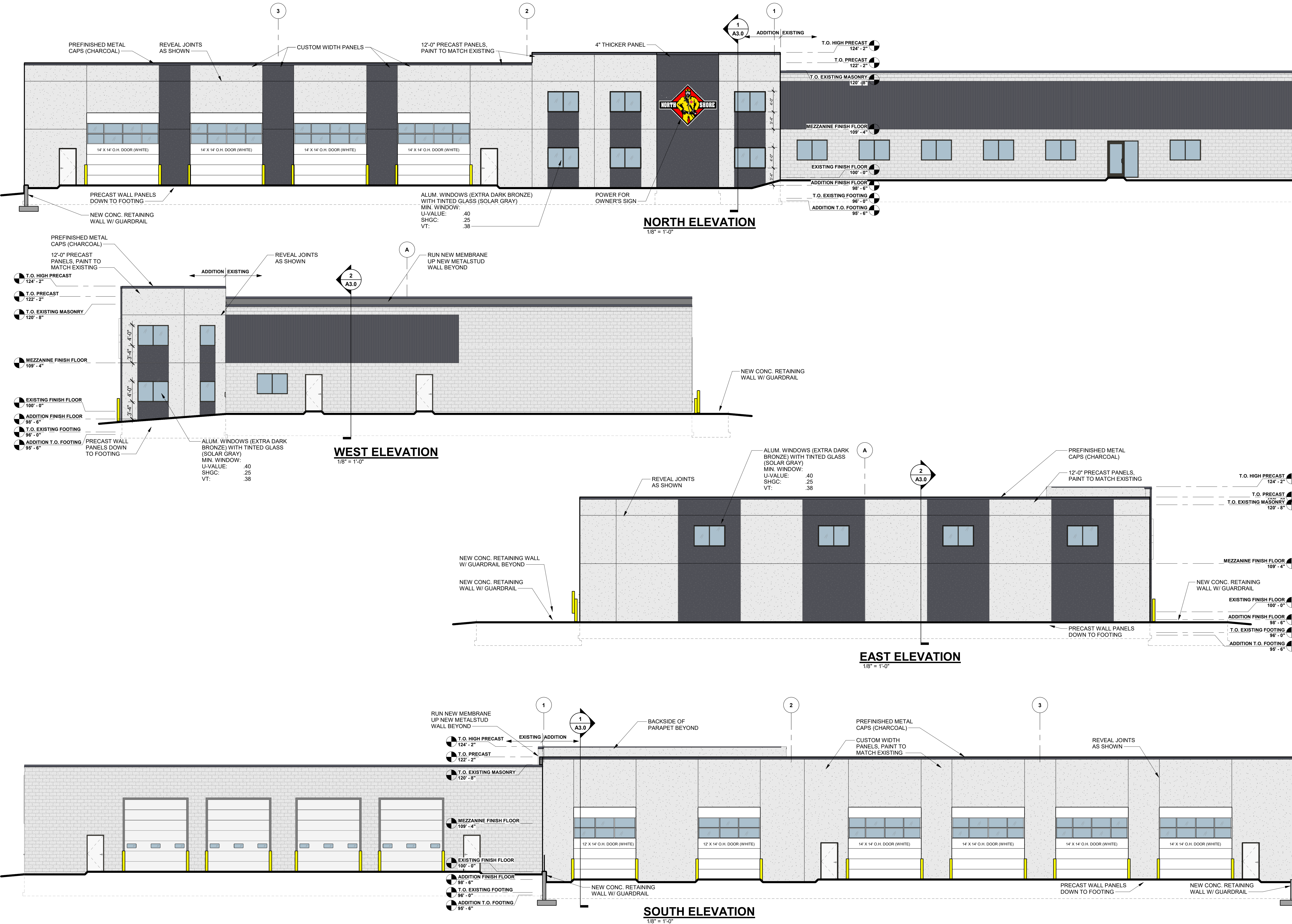
DATE:

02/13/2020

SHEET:

A2.0

PRELIMINARY - NOT FOR CONSTRUCTION





NORTH SHORE ENVIRONMENTAL

GERMANTOWN,

WISCONSIN

SIGN REVIEW

1/11/21 Plan Commission Meeting

Lemberg Electric / Shorewest Realtors Inc.

Village Planner Report

Germantown, Wisconsin

Summary

Lemberg Electric, agent for Shorewest Realtors Inc., property owner, is requesting approval for a new monument sign for the building located at N112 W17847 Mequon Road.

Location: N112 W17847 Mequon Road

Agent/

Property Owners: Lemberg Electric Shorewest Realtors Inc.
4085 N 128th St 17450 W. North Ave
Brookfield, WI Brookfield, WI

Zoning: B-4: Professional Office

Adjacent Land Uses		Zoning
North	Blackstone Creek PDD	B-2/PDD
South	Commercial/Office	B-4
East	Commercial/Retail	B-1
West	Commercial/Office	B-4



Background/Proposal

Lemberg Electric, agent for Shorewest Realtors Inc., property owner, is requesting approval for a new monument sign for the building located at N112 W17847 Mequon Road.

Monument Sign

- 5' x 10' (50 square feet per side), double-sided internally illuminated cabinet w/ plastic faces and opaque (background) and translucent (logo only) vinyl graphics letters. The sign will be mounted on a river rock faced base w/ 7" address coordinates.

Staff Comments

The proposed monument sign meets the Village's sign requirements. The existing monument sign (for the former owner Burczyk Creative Group) will be removed and replaced with the proposed monument sign and new landscaping as shown in the landscape plan.

Village Staff Recommendation

APPROVE the proposed monument sign for the Shorewest Realtors Inc. property located at N112 W17847 Mequon Road subject to the following conditions:

1. Electrical permits shall be obtained from Inspection Services prior to installation of any/all electrical components.
2. The nearest point of the sign base shall be set back from the north property line a minimum of five (5) feet.



Village of

★★★
Germantown

Willkommen

Fee must accompany application

\$275 Sign Review Fee

\$ 75 Sign Face Replacement

Paid 7 Date 11-4-20

SIGN REVIEW APPLICATION

Pursuant to Section 17.46 of the Municipal Code

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

1 APPLICANT OR AGENT

Lemberg Electric - Zach Wenger
4085 N. 128th St.
Brookfield, WI 53005

Phone (262) 364-0364

Fax ()

E-Mail Zwenger@lemberg-electric.com

PROPERTY OWNER

Shorewest Restlors Inc.
17450 W. North Ave
Brookfield, WI 53045

Phone (262) 289-6207

2 PROPERTY ADDRESS OR GENERAL LOCATION

N112W17847 Mequon Rd

3 SIGN INFORMATION

Sign Dimensions 5 height x 10 width ☒ Single ☐ Multi Tenant (circle one)
Number of Sides 2 Building Frontage SF _____
Total Square Footage of Sign (include all sides) 100
Total height of the Sign 10'
Is the Sign to be illuminated X yes _____ no
Type of Sign Construction Materials Aluminum + Steel
Distance to Closest Property Line 5'

Are there any existing signs on the property Yes
If yes, what is the total Square Footage of existing signs _____

What are the intentions for the existing signs: Take down X Remain _____

4 SIGNATURES -- ALL APPLICATIONS MUST BE SIGNED BY OWNER!

Zach Wenger 11/4/20
Applicant Date

John P. Wenger 11-4-2020
Owner Date



SIGNS

4085 North 128th Street
Brookfield, WI 53005
p. 262-781-1500
www.LembergElectric.com

Client: Shorewest Realtors - Germantown

Location: N112W17847 Mequon Rd

City: Germantown, WI 53022

Sales Representative: Brian Pritzkow

Project Manager: TBD

Designer: Eric Bailey

Scale: 1:400

Paper Size: 11x17

Signature / Date:

Client / Location or Project / Sign Classification / Version# or Sheet / Revision# / Drawing Status

Shorewest_GT_MAP_v01_r02_D

Date:

1-4-21



Existing Sign to be Duplicated



SIGNS

4085 North 128th Street
Brookfield, WI 53005
p. 262-781-1500
www.LembergElectric.com

Client: Shorewest Realtors - Germantown

Location: N112W17847 Mequon Rd

City: Germantown, WI 53022

Sales Representative: Brian Pritzkow

Project Manager: TBD

Designer: Eric Bailey

Scale: NTS

Paper Size: 11x17

Signature / Date:

Client / Location or Project / Sign Classification / Version# or Sheet / Revision# / Drawing Status

Shorewest_GT_ES_v01_r00_D

Date:

10-2-20

One (1) Monument Sign.
Illuminated
Double Sided
Photocell for Automatic On & Off Lighting Control
65 Sq'

(A) Sign Cabinet
10" deep +/- fabricated aluminum sign cabinet with 2" aluminum retainers & white polycarbonate faces, decorated with 3M standard color translucent vinyl graphics (Opaque Background & 3M Dual Color Film (Black)). Internal white LED illumination (Color Temp TBD).

(B) Fabricated Details
Fabricated aluminum details to conceal internal steel structure.

(C) Steel Structure
Internal steel structure (Engineering Required).

(D) Thin Brick Base
Fabricated steel frame with angle supports & aluminum cladding / backer board / river rock style thin brick (TBD), to match style of building.

(E) Footing / Steel Poles
Estimated with dual poles: 6" x 6" steel pole in 24" dia. footing
5.5' below grade for cantilever. 4" x 4" steel pole in 24" dia.
footing 5.5' below grade for base. (Engineering Required)

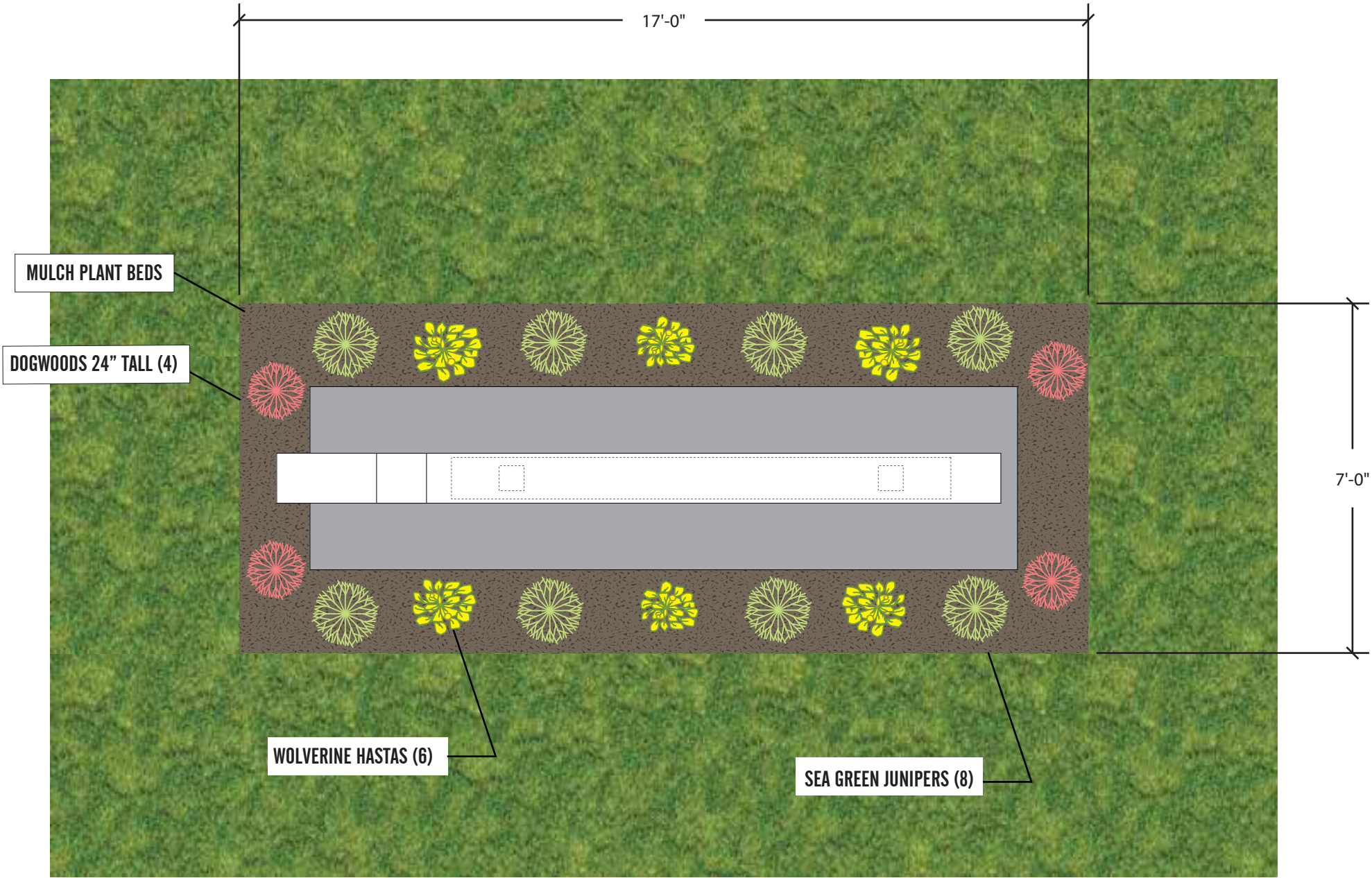
(D) Address Numerals
1/4" thick flat cut aluminum address numerals stud mounted flush to base (both sides).

Note: For bid purposes only, specifications to be reviewed / engineering when applicable.

Colors:

	(1) White Painted Finish / Polycarbonate (Standard)
	(2) TBD (Color Needed)
	(3) 3M Dual Color (Black) Vinyl Graphics (Standard)





LANDSCAPE PLAN SCALE: 3/8"=1' *Suggested plants, actual plants TBD.*

119 Sq. Ft.



SIGNS

4085 North 128th Street
Brookfield, WI 53005
p. 262-781-1500
www.LembergElectric.com

Client: Shorewest Realtors - Germantown

Location: N112W17847 Mequon Rd

City: Germantown, WI 53022

Sales Representative: Brian Pritzkow

Project Manager: TBD

Designer: Eric Bailey

Scale: 3/8"=1'

Paper Size: 11x17

Signature / Date:

Client / Location or Project / Sign Classification / Version# or Sheet / Revision# / Drawing Status

Shorewest_GT_LSP_v01_r00_D

Date:

11-5-20

SIGN REVIEW

1/11/21 Plan Commission Meeting

TriCity National Bank / VHKE LLC

Planning & Zoning Report

Germantown, Wisconsin

Summary

TriCity National Bank, agent for VHKE, LLC, property owner, is requesting approval for a temporary real estate sign for the Kinderberg Estates Subdivision. This will be the second real estate sign for the subdivision, advertising the financing agency for the project.

Location: Northeast corner of Donges Bay Road and Preserve Parkway

Agent/

Property Owners: TriCity National Bank
6400 S 27th Street
Oak Creek, WI 53154

VHKE LLC
6801 South Towne Drive
Madison, WI 53713

Zoning: Rs-4: Single-family Residential

Adjacent Land Uses		Zoning
North	Institutional (Kinderberg Park)	I
South	Residential	Rs-5
East	Residential	Rs-4
West	Agricultural	A-2



Background/Proposal

TriCity National Bank, agent for VHKE, LLC, property owner, is requesting approval for a temporary real estate sign for the Kinderberg Estates Subdivision. This will be the second real estate sign for the subdivision, advertising the financing agency for the project.

Ground Sign

- 4' x 4' (16 square feet per side, 32 square feet total) double-sided, wood sign. The sign will be 6 feet in height and 15 feet from the closest property line.

Staff Comments

Village code limits real estate signage to 32 square feet for a property, allowing for the Plan Commission to approve additional signage area (see Chapter 17.46 6 (b) below).

17.46 6 (b) Temporary real estate development signs for the purpose of directing attention to the opening and location of a new building or a new residential subdivision or development, provided that such signs shall not exceed a total of 32 square feet in area, unless approved by the Plan Commission, and provided further that such signs shall be at least 5 feet from the outer edge of the street right-of-way. Sign permits for such signs may be issued by the Zoning Administrator for a period until such time as 90% of all lots, parcels, building or part thereof has been sold, rented or leased. Temporary real estate signs shall require an annual sign permit that is valid for the duration of the current calendar year and renewal for subsequent years provided that it is removed no later than 10 days after the date the lot, parcel, building or part thereof meeting the 90 percent removal requirement has been sold, rented or leased by the original subdivider/developer at least one time. (Am. Ord. #21-09)

The proposed temporary sign will be subject to the conditions of other real estate signs, including annual permit renewal and removal no later than 10 days after 90 percent of the lots have been sold. The proposed temporary sign may be no closer than 5' to the property line.

Village Staff Recommendation

APPROVE the proposed temporary real estate sign for the Kinderberg Estates Subdivision with the following conditions:

1. The proposed signage may not exceed 32 square feet (totaling 64 square feet of temporary signage on the site).
2. The proposed sign must be setback at least five (5) feet from the lot lines.



Village of



Germantown

Willkommen

Fee must accompany application

\$275 Sign Review Fee

\$ 75 Sign Face Replacement

Paid _____ Date _____

SIGN REVIEW APPLICATION

Pursuant to Section 17.46 of the Municipal Code

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

- 1 **APPLICANT OR AGENT**
Tri City National Bank
6400 S. 27th St.
Oak Creek, WI 53154

Phone (414) 761-1610
Fax (414) 433-2291
E-Mail n.bandach@tcnb.com
- PROPERTY OWNER**
Varidian Homes
6801 S. Towne Dr.
Madison, WI 53713

Phone (608) 226-3000
- 2 **PROPERTY ADDRESS OR GENERAL LOCATION**
NE Corner of Reserve Parkway & Noyes Bay Rd
(Adjacent to Varidian Sign)
- 3 **SIGN INFORMATION**
Sign Dimensions 4' height x 4' width Single/Multi Tenant (circle one)
Number of Sides 2 Building Frontage SF _____
Total Square Footage of Sign (include all sides) 32
Total height of the Sign 72"
Is the Sign to be illuminated _____ yes X no
Type of Sign Construction Materials wood
Distance to Closest Property Line 15' off property line

Are there any existing signs on the property Yes, 1. Our sign will complement current
If yes, what is the total Square Footage of existing signs 64 square feet Varidian Homes
sign.

What are the Intentions for the existing signs: Take down _____ Remain X

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

[Signature] 12/8/2020
Applicant Date

[Signature] 12/8/2020
Owner Date

Draft of Sign

THIS PROJECT FINANCED BY



TriCity National Bank®

Your Commercial Lending Partner

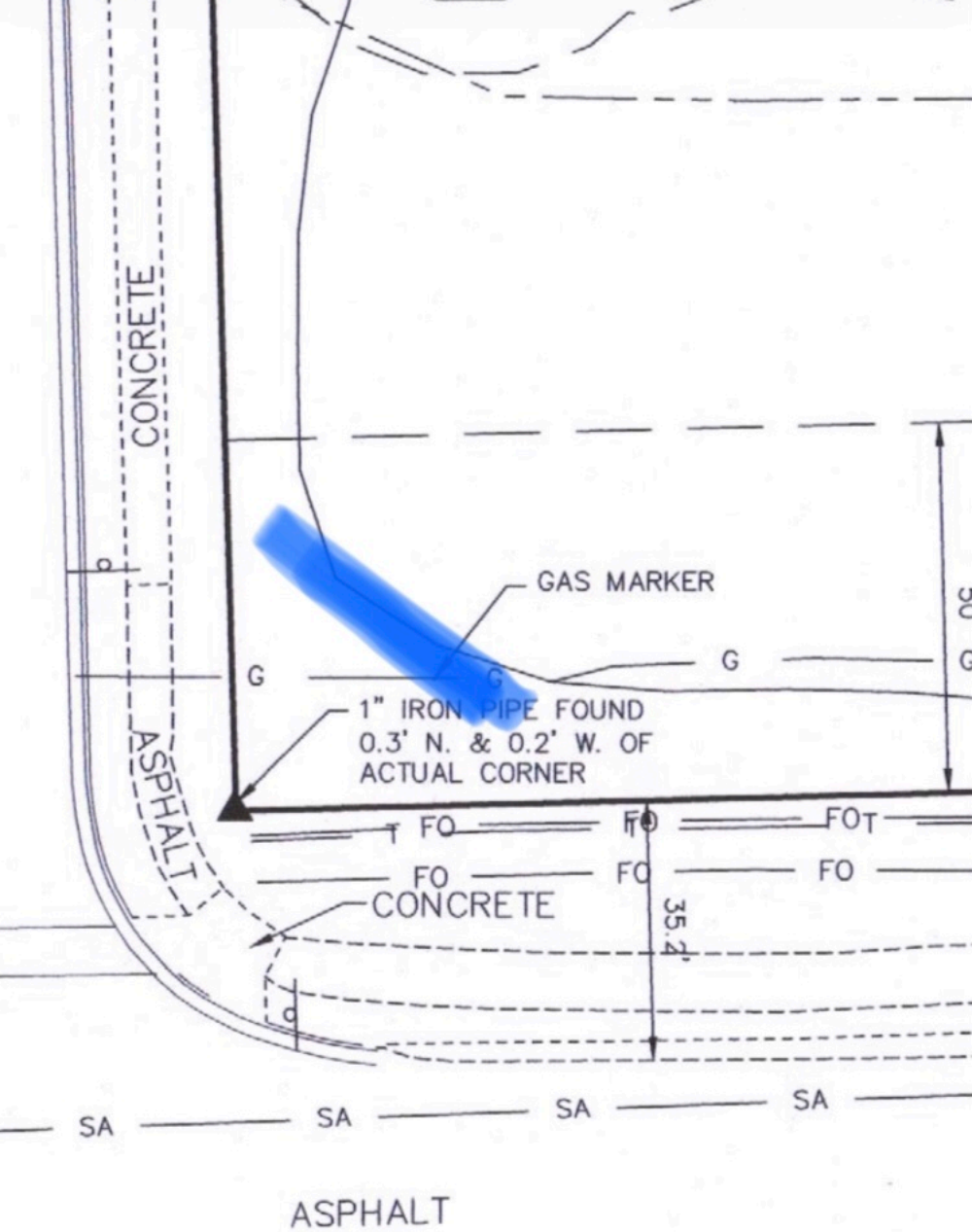


TIM NEMEC | 262.253.3380

Member
FDIC
NMLS: 433891



Current Sign on site



SITE PLAN APPLICATION

1/11/21 Plan Commission Meeting

ALDI Inc.

Planning & Zoning Report

Germantown, Wisconsin

Summary

Tami Thompson, ms consultants, inc, agent for ALDI Inc. is requesting site plan approval for exterior and façade improvements to the existing ALDI store located at N96W18838 County Line Road

Location: N96 W18838 County Line Road

Applicant/

Property Owner: Tami Thompson Craig Whitehead
ms consultants, inc Germantown BB LLC
2221 Schrock Road PO Box 957465
Columbus, OH 43229 Hoffman Estates, IL

Current Zoning: Germantown Plaza District PDD

Adjacent Land Uses		Zoning
North	Commercial	B-2
South	Commercial (Meno Falls)	N/A
East	Commercial	B-1
West	Commercial	B-1

Location Map



Background/Proposal

The Germantown Plaza retail center was granted site plan and conditional use permit approval in 2002 with development and occupancy in 2003. A conditional use permit (CUP #09-02) was necessary because the overall size of the retail center (approximately 63,800 sqft) exceeded the 20,000 sqft maximum building size in the B-1: Neighborhood Business Zoning District. ALDI, a German, family-owned discount supermarket chain, has been a tenant in the Germantown Plaza since 2003.

In 2019, approval to create a B-1: Neighborhood Business Planned Development District (B-1/PDD) for the 7.25-acre Germantown Plaza located at N96 W18838 County Line Road was granted to allow ALDI to increase the size of the existing tenant space by approximately 3,685 sqft and reduce the side yard setback from 20 to 12 feet. At this time, the expansion has been put on hold.

As shown on the propose site and building plans, ALDI intends make various interior improvements to the building as well as replace the existing stucco finish on the exterior entry/exist façade and replace it with aluminum composite panels to match more closely Aldi's current store finishes. All lighting, interior and exterior, will be replaced with LED lighting.

Interior remodeling:

- New high efficiency refrigeration equipment throughout the facility.
- Cooler and freezer box upgrades including new high visibility doors, improved LED lighting and higher efficiency fan boxes.
- Replacing of existing HVAC units with new higher efficiency units with better dehumidification capabilities.
- An updated sales floor layout to meet their expanded product range needs
- The existing drop ceiling will be removed in favor of an open concept.
- The sales floor will receive Aldi's latest paint scheme and graphics.

Exterior remodeling:

- All lighting (interior and exterior) will be replaced with LED lighting.
- The exterior entry/exit façade will have the existing stucco finish removed and replaced with aluminum composite panels matching more closely Aldi's current store finishes.
- Painting of EIFS columns to "Proper Gray"
- Face replacement of existing ALDI Signage on exit/entry façade to update ALDI logo

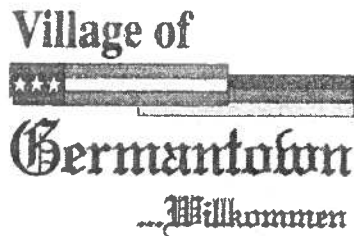
Staff Comment

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).

Village Staff Recommendation

APPROVE the site plans dated October 3, 2019 for the proposed interior and exterior remodeling of the ALDI store located at N96W18838 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 October 3, 2019.
2. Commercial plan review and building permits shall be obtained from the Village prior to commencing any interior demolition, remodeling or construction.



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 SF
- ☐ \$200 Plan Commission Consultation
- ☐ \$125 Fire Department Plan Review

PAID 8 DATE 12-9-20

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

Tami Thompson - ms consultants, inc.

2221 Schrock Rd.

Columbus, OH 43229

Phone (614) 898-7100 x 10292

E-Mail tthompson@msconsultants.com

PROPERTY OWNER

GERMANTOWN BB LLC,

1564 ALGONQUIN RD. P.O. BOX 957465

HOFFMAN ESTATES, IL 60192 60195-7465

Phone (847) 358-4455

E-Mail CRISTINA@HUTCHER.COM

2 PROPERTY ADDRESS

N96 W18838 County Line Road, Germantown, WI 53022

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

North Retail	South Residential	East Retail	West Retail
-----------------	----------------------	----------------	----------------

4 READ AND INITIAL THE FOLLOWING:

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

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

TT 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!

Tami Thompson 12/1/20

Applicant

Date

[Signature] 12/17/20

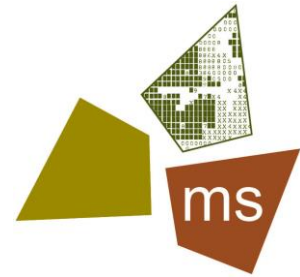
Owner

Date

ms consultants, inc.

engineers, architects, planners

2221 Schrock Road
Columbus, Ohio 43229-1547
p 614.898.7100
f 614.898.7570
www.msconsultants.com



December 15, 2020

Village of Germantown - Planning Dept.
N112 W17001 Mequon Road
Germantown, WI 53022

Re: Aldi Store #67 Germantown, WI
N96 W18838 County Line Rd
Village of Germantown, 53022
Washington County

Ms. Emily Zandt

Thank you for your continued help through the approval process. Aldi and ms consultants are both eager to complete this project and are glad to provide additional information as you need. As requested the following letter of explanation highlights the proposed scope of work to the above referenced Aldi store.

Generally the project scope follows national guidelines set forth by Aldi corporate and their Clean Slate program. This program is a store modernization program in which their original fleet of stores is being modernized to current Aldi standards in operations, layout, equipment and exterior look.

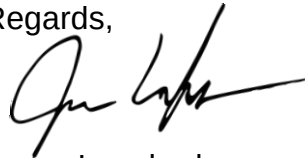
The project scope includes the following:

- New high efficiency refrigeration equipment throughout the facility.
- Cooler and freezer box upgrades including new high visibility doors, improved LED lighting and higher efficiency fan boxes.
- Replacing of existing HVAC units with new higher efficiency units with better dehumidification capabilities.
- An updated sales floor layout to meet their expanded product range needs, including:
 - Moving an expanded produce offering to the front of the store.
 - Expanded fresh meat and deli line up.
 - New style checklanes which offer a reduced footprint.
- The existing drop ceiling will be removed in favor of an open concept.
- The sales floor will receive Aldi's latest paint scheme and graphics.

- All lighting (interior and exterior) will be replaced with LED lighting.
- The exterior entry/exit façade will have the existing stucco finish removed and replaced with aluminum composite panels matching more closely Aldi's current store finishes.

Should you have any questions or comments, please do not hesitate to contact me at (614) 779-1313.

Regards,



Jason Longbrake

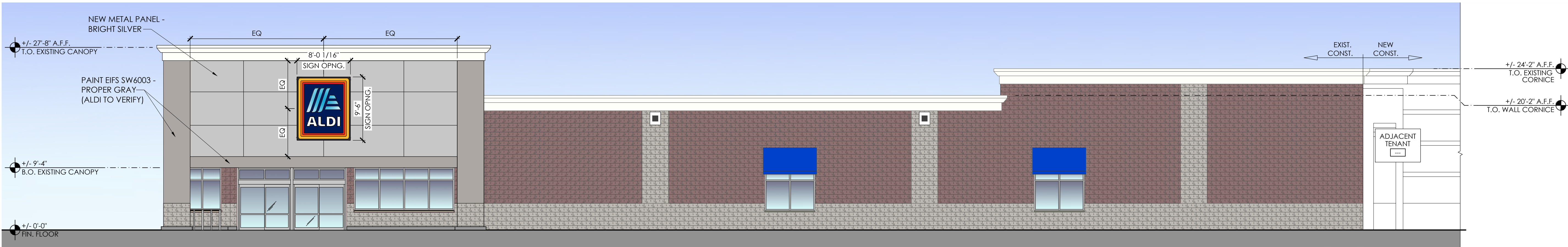
[ms consultants, inc](#) | engineers, architects, planners
2221 Schrock Rd, Columbus, OH 43229

c: 614-779-1313

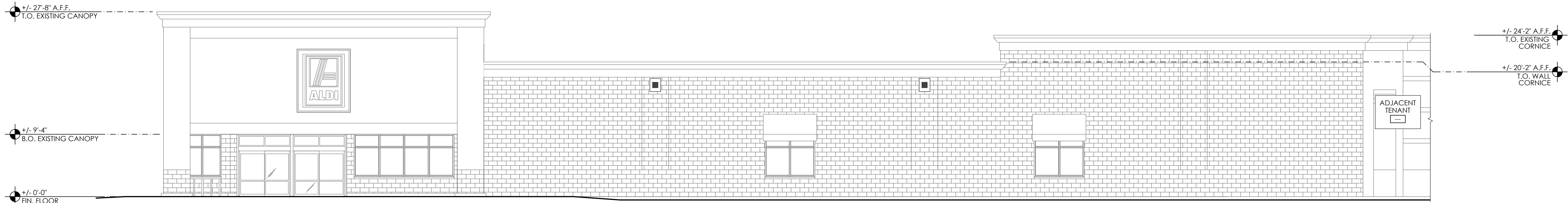
e: JLongbrake@msconsultants.com

cc: Tom Howald - Director of Real Estate, Aldi Inc.
Emmy McLees – Architect, ms consultants, Inc.

END OF DOCUMENT



4 Proposed Front Elevation
SCALE: 1/8" = 1'-0"

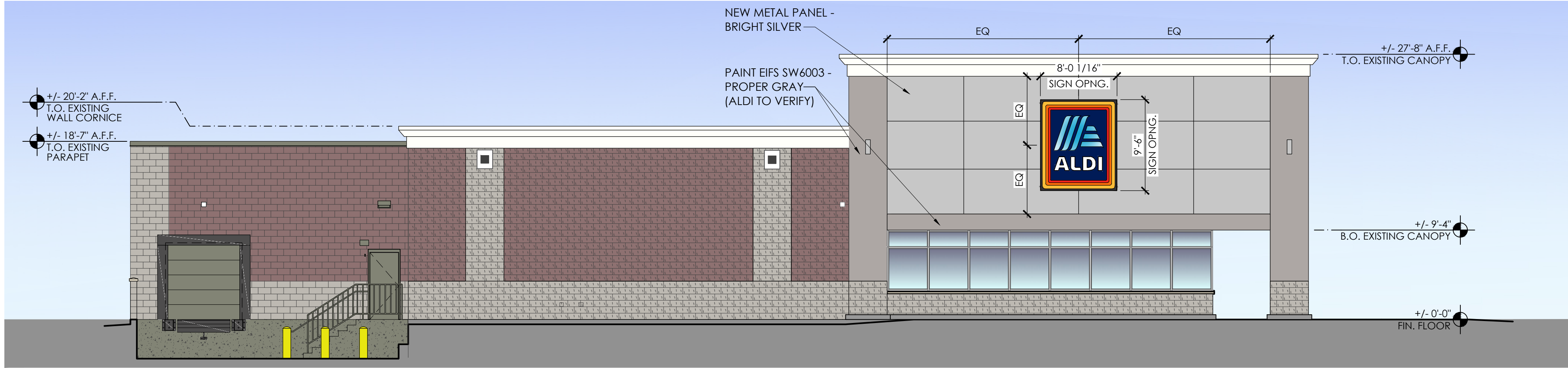


3 Existing Front Elevation
SCALE: 1/8" = 1'-0"

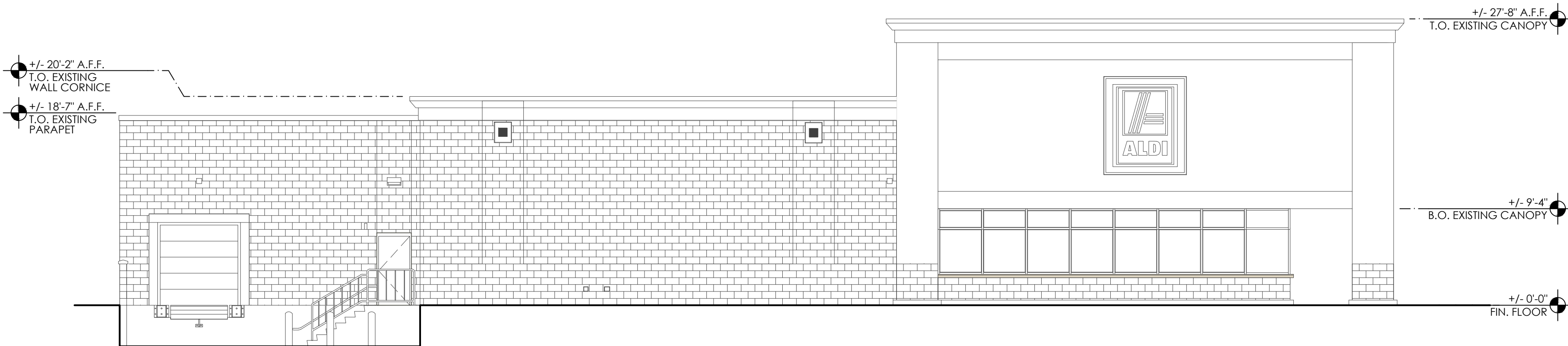
Signage			
DESCRIPTION	QUANTITY	SQ. FT. PER SIGN	TOTAL
TOWER SIGN	2	74.9	149.8
TOTAL SIGNAGE			149.8
SIGNAGE IS SHOWN FOR REFERENCE ONLY AND SHALL BE UNDER SEPARATE PERMIT SUBMITTAL			

Please note that the colors shown here are a graphical representation to show contrast in materials only. Due to the nature of electronic media, colors may vary depending on computer or printer used.

For review of actual colors, a material sample board should be created on a project specific basis.



2 Proposed Side Elevation
SCALE: 1/8" = 1'-0"

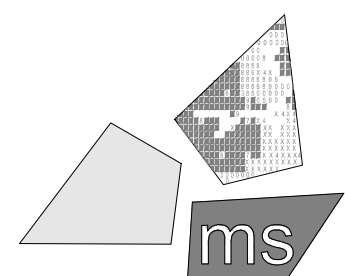


1 Existing Side Elevation
SCALE: 1/8" = 1'-0"

Issued:	Date:
Concept No. 3	09/21/20
Revisions:	Date:

DO NOT SCALE PLANS

Copying, Printing, Software and other processes required to produce these prints can stretch or shrink the actual paper or layout. Therefore, scaling of this drawing may be inaccurate. Contact ms consultants with any need for additional dimensions or clarifications.



ms consultants, inc.
engineers, architects, planners
2221 Schrock Road
Columbus, Ohio 43229-1547
phone 614.898.7100
fax 614.898.7570

DRAWN BY:	KDR/ERM
REVIEWED BY:	ERM

Seal



ALDI Inc.
9342 South 13th Street
Oak Creek, WI 53154
(414) 570-1865
(414) 570-1864 fax

ALDI Inc. Store #: 67
Germantown, WI
N96 W18838 County Line Road
Germantown, WI 53022
Washington County
Project Name & Location:

Exterior Elevations Drawing Name:	
Prototype Rls. 10/03/19	Project No. 40321-87
Type: V1.07 CS	
	A-201
Scale: As Noted	Drawing No.

Keyed Notes:

ARCHITECTURAL DEMOLITION NOTES

- A01

REMOVE EXISTING HANGING SIGNAGE, LAY-IN CEILING AND LIGHT FIXTURES IN THEIR ENTIRETY ON THE SALES FLOOR, DISPOSE OF BALLASTS, LAMPS, AND OTHER HAZARDOUS MATERIALS IN AN APPROPRIATE MANNER. REMOVE ALL RELATED ABANDONED CONDUITS AND WIRING TO BEGIN NEW WORK. COORDINATE TURNOVER OF DEMO'D MATERIALS WITH ALDI CONSTRUCTION REPRESENTATIVE.
- A02

EXISTING INTERIOR WALLS TO BE REMOVED AS NECESSARY TO FACILITATE NEW CONSTRUCTION, REFER TO SHEET A-101 FOR NEW WALL PARTITION LAYOUT. EXISTING FLOOR TO BE PATCHED AND REPAIRED WHERE WALLS ARE REMOVED.
- A03

REMOVE DOOR, FRAME, AND ALL ASSOCIATED HARDWARE.
- A04

EXISTING PROTOCOL UNIT AND DISCONNECT TO BE REMOVED.
- A05

REMOVE PORTION OF PALLET BUMPER AS REQUIRED TO FACILITATE NEW CONSTRUCTION. ABANDONED EQUIPMENT PADS TO BE REMOVED AND RETURNED TO USEABLE FLOOR SPACE.
- A06

EXISTING STOREFRONT WINDOW FRAME AND GLAZING TO REMAIN.
- A07

EXISTING HAND DRYER TO BE REMOVED
- A08

EXISTING DOCK SEALS, BUMPERS, LEVELER, DOOR AND FRAME TO REMOVED.
- A09

EXISTING TRASH CAN TO BE REMOVED.
- A10

EXISTING MEAT COOLER TO BE REMOVED
- A11

EXISTING FREEZER TO BE MODIFIED, REMOVE CUSTOMER DOORS PREP SURFACES TO RECEIVE NEW DOORS, REMOVE RACKING SYSTEM
- A12

EXISTING COOLER TO BE MODIFIED, REMOVE CUSTOMER DOORS PREP SURFACES TO RECEIVE NEW DOORS, EXISTING RACKING SYSTEM TO BE REMOVED, POWER WASH AND RE-INSTALL

- A13

EXISTING CHECK LANES TO BE REMOVED.
- A14

REMOVE EXISTING MERCHANDISING FIXTURES, SIGN MOLDING, POWER POLES - PATCH AND REPAIR ALL EXISTING SURFACES FOR NEW WORK.
- A15

EXISTING STAINLESS STEEL COLUMN WRAP TO BE REMOVED.
- A16

REMOVE ALL MCCUE BUMPER CORNERS AND COVERS, PATCH AND REPAIR FLOOR TO MATCH EXISTING.
- A17

EXISTING DRINKING FOUNTAIN TO BE REMOVED
- A18

REMOVE WALL PANELING AT SALES, HALL AND VESTIBULE. EXISTING GYP. BD. TO BE PATCHED AND REPAIRED AS NEEDED.
- A19

EXISTING PALLET BUMPER TO REMAIN, PAINT AND REPAIR AS NEEDED, REPLACE EXISTING BUMPER GUARD EDGE
- A20

REMOVE EXISTING SACKING COUNTER.
- A21

EXISTING TRUCK DOCK CONC. STAIR AND RAILING TO REMAIN. EXISTING RETAINING WALL TO REMAIN.
- A22

EXISTING RAILING TO BE REMOVED.
- A23

EXISTING BALER TO BE RELOCATED.
- A24

EXISTING GUARDRAIL AND BOLLARD TO BE REMOVED
- A25

EXISTING MULTIDECK UNIT TO BE REMOVED AND REPLACED, COORDINATE WORK AND LOCATION WITH OWNER.
- A26

EXISTING CHARGER SHELF TO BE REMOVED
- A27

SAWCUT AND REMOVE EXISTING CONCRETE NAILER. FILL VOID W/ CONCRETE TO BE FLUSH WITH THE T.O. EXISTING SLAB.
- A28

EXISTING ENTRY/EXIT VESTIBULE STOREFRONT SYSTEM AND CEILING TO REMAIN.

- A29

EXISTING CONCRETE APRON/SIDEWALK TO REMAIN.
- A30

SAWCUT AND REMOVE EXISTING CONCRETE SLAB AS NECESSARY TO COMPLETE NEW WORK AS SHOWN ON THE CONSTRUCTION DRAWINGS, EXCEPT WHERE DEMO IS SHOWN. THE EXISTING FLOOR SLAB IS TO REMAIN AND WILL BE EXPOSED TO VIEW AT THE COMPLETION OF THE PROJECT. ALL MEASURES SHOULD BE TAKEN TO PROTECT THE EXISTING SLAB AND TILE THAT IS TO REMAIN.
- A31

EXISTING MOP SINK AND FRP BACKER TO BE REMAIN
- A32

EXISTING CONCRETE CURB TO BE PATCHED AND REPAIRED AT BUILDING WALL AND BACK SIDE OF CANOPY COLUMNS AS NEEDED.
- A33

REMOVE EXISTING ENTRY WALK OFF MAT
- A34

EXISTING LAMINATE WINDOW SILLS TO BE REMOVED
- A35

EXISTING PIPE BOLLARDS TO BE REMOVED
- A36

REMOVE EXISTING EXTERIOR ROOF LADDER

ELECTRICAL DEMOLITION NOTES

- E01

DISCONNECT AND REMOVE ALL EXISTING ELECTRICAL EQUIPMENT AND WIRING UNLESS NOTED TO REMAIN OR TO BE RELOCATED. DISCONNECT AND REMOVE ALL LIGHT FIXTURES, WIRING DEVICES, EQUIPMENT, SPECIAL SYSTEMS, AND ALL ASSOCIATED WIRING AND RACEWAYS, WHERE EXISTING DEVICES ARE BEING REMOVED, THEY AND THEIR ASSOCIATED WIRING AND RACEWAYS SHALL BE COMPLETELY REMOVED TO SOURCE. REMOVE ALL ABANDONED RACEWAYS AND WIRING.
- E02

COORDINATE ALL REMOVALS WITH OTHER TRADES, PROVIDE ALL WIRING AND CONNECTIONS REQUIRED TO MAINTAIN BRANCH CIRCUITS OR SPECIAL SYSTEM CIRCUITING, CONTINUITY, AND INTEGRITY TO DEVICES AND EQUIPMENT TO REMAIN.

- E03

EXISTING PANELS TO REMAIN AS SHOWN IN NEW WORK. ALL ABANDONED ELECTRIC PANELS TO BE REMOVED. COORDINATE ALL ELECTRICAL DEMOLITION WORK WITH THE ELECTRICAL DRAWINGS.

- E04

MAINTAIN THE EXISTING EXTERIOR ELECTRICAL AND TELEPHONE SERVICES AND ALL ASSOCIATED EXTERIOR EQUIPMENT SERVING THE EXISTING BUILDING, INCLUDING BUT NOT LIMITED TO: ELECTRIC SERVICE ENTRANCE FEEDERS, SERVICE DISCONNECTS, CT CABINETS, UTILITY METERING, TELEPHONE SERVICE ENTRANCE CABLE, AND TELEPHONE DEMARC EQUIPMENT. DISCONNECT AND REMOVE ALL EXISTING INTERIOR ELECTRICAL AND TELEPHONE DIST.

PLUMBING DEMOLITION NOTES

- P01

EXISTING WATER HEATER TO BE REPLACED SEE PLUMBING SHEETS FOR FURTHER DETAIL.
- P02

EXISTING WATER HEATER TO BE REMOVED SEE PLUMBING SHEETS FOR FURTHER DETAIL.

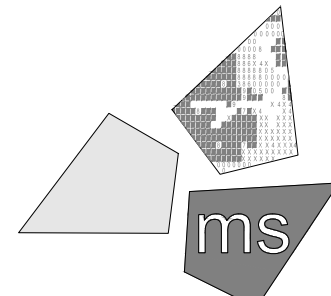
General Notes:

- THESE DEMOLITION DRAWINGS ARE FOR GENERAL INFORMATION OF EXISTING CONDITIONS, INCLUDING ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING, AND IS NOT INTENDED TO BE TOTALLY INCLUSIVE OF ALL DEMOLITION REQUIREMENTS. THE CONTRACTOR SHALL INSPECT THE SITE AND MAKE REASONABLE EFFORT TO BID ALL ITEMS NEEDING REMOVAL, INCLUDING THOSE ABOVE EXISTING CEILINGS, BEHIND DOORS, IN CHASEWAYS, ETC. THAT ARE NOT SPECIFICALLY SHOWN ON THE DEMOLITION DRAWINGS.
- FIELD VERIFY ALL EXISTING CONDITIONS.** COORDINATE WITH ALDI REP. AT BID WALK-THROUGH ALL DEMOLITION SHOWN ON THIS DRAWING. SOME ITEMS SHOWN TO BE REMOVED MAY NEED TO BE SALVAGED AND REUSED. CONTRACTORS FAILURE TO COORDINATE WITH ALDI REP. AT BID WALK-THROUGH SHALL NOT BE THE BASIS OF ANY CHANGE ORDERS DURING CONSTRUCTION.
- COORDINATE ALL REMOVALS WITH STRUCTURAL DRAWINGS - CONTRACTORS SHALL BE RESPONSIBLE FOR SHORING ALL EXISTING CONSTRUCTION AS REQUIRED. STAMPED ENGINEERED SHORING DRAWINGS SHOULD BE PRODUCED AND SUBMITTED FOR REVIEW, CONTRACTORS FAILURE TO DO SO SHALL BE AT HIS OWN RISK. SEE STRUCTURAL DWGS. FOR ADDITIONAL STRUCTURAL DEMOLITION AND NOTES.
- REMOVALS SHALL INCLUDE THE SPECIFIC ITEMS INDICATED AND ALL OTHER ASSOCIATED ITEMS AS REQUIRED TO BE REMOVED FOR INSTALLATION OF NEW CONSTRUCTION. ITEMS TO BE DEMOLISHED ARE SHOWN BY DASHED LINES, AREAS, AND/OR KEYNOTES.
- DEMOLITION CONTRACTOR SHALL COORDINATE REMOVALS OF ALL ITEMS THAT WILL AFFECT THE INSTALLATION OF NEW CONSTRUCTION AS DIRECTED BY THE OWNER'S CONSTRUCTION REPRESENTATIVE.
- PROVIDE TEMPORARY WEATHER PROTECTION DURING ALL EXTERIOR REMOVALS, OR TO PROTECT WORK THAT IS EXPOSED TO THE WEATHER UNTIL PROTECTED ELEMENT IS IN ITS COMPLETED STATE.
- PROTECT EXISTING CONSTRUCTION SCHEDULED TO REMAIN.
- REMOVAL OF EXISTING CEILINGS SHALL INCLUDE: REMOVAL OF EXISTING SUSPENSION SYSTEM AND PANELS, FASTENERS, ETC. AS REQUIRED FOR NEW WORK. COORDINATE WITH ARCHITECTURAL AND M/E/P SPECIFIC DEMOLITION NOTES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR LAYING OUT THE WORK, AND SHALL INFORM THE OWNER'S REPRESENTATIVE OR THE ARCHITECT OF ANY DISCREPANCIES AFFECTING PROPER COMPLETION OF CONTRACT WORK. **THIS PLAN IS NOT A RECORD DRAWING AND SHALL BE CONSIDERED A GENERAL SCOPE OF THE DEMOLITION REQUIRED.** THE CONTRACTOR WILL BE RESPONSIBLE FOR THE REMOVAL OF ALL ITEMS NECESSARY FOR THE NEW WORK (ALL TRADES) TO BE PERFORMED PROPERLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATING ALL ELECTRICAL, MECHANICAL, AND PLUMBING SERVICES THAT ARE TO REMAIN ACTIVE. THIS INCLUDES SCHEDULING ALL SHUT-DOWNS, DISCONNECTS, AND RECONNECTS OF THOSE SERVICES.
- COORDINATE REMOVAL AND RELOCATION OF EXISTING FIRE SUPPRESSION EQUIPMENT (IF REQUIRED) WITH APPROVED FIRE PROTECTION DRAWINGS WHICH WERE SUBMITTED FOR THE SPRINKLER PERMIT.
- CONTRACTOR SHALL PATCH AND REPAIR ALL HOLES AND/OR DEPRESSIONS IN EXISTING CONCRETE FLOOR THROUGHOUT DEMISED PREMISES, PROVIDING A SMOOTH LEVEL SURFACE IN PREPARATION OF NEW FLOOR FINISH REQUIREMENTS, UNLESS NOTED OTHERWISE.
- PROVIDE DUST-TIGHT TEMPORARY CONSTRUCTION BARRIERS AS REQUIRED AND AS SHOWN ON THESE DRAWINGS.
- REFER TO SPECIFICATIONS SECTION 024119 - SELECTIVE STRUCTURE DEMOLITION FOR ADDITIONAL REQUIREMENTS.
- ALL EXISTING STRUCTURAL COLUMNS ARE TO REMAIN, UNLESS NOTED OTHERWISE.

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KDR/ERM

REVIEWED BY:

ERM

Seal

11/02/20

PROFESSIONAL OF RECORD:

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EXP. DATE: 07/31/2022

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Washington County
Project Name & Location:

Demolition
Keyed Notes Plan
Drawing Name:

Prototype Rls.
10/03/19

Project No.
40321-87

Type: V1.07 CS

D-102

Scale: As Noted

Drawing No.

1 Demolition Keyed Notes Plan

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

General Notes:

1. THESE DEMOLITION DRAWINGS ARE FOR GENERAL INFORMATION OF EXISTING CONDITIONS, INCLUDING ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING, AND IS NOT INTENDED TO BE TOTALLY INCLUSIVE OF ALL DEMOLITION REQUIREMENTS. THE CONTRACTOR SHALL INSPECT THE SITE AND MAKE REASONABLE EFFORT TO BID ALL ITEMS NEEDING REMOVAL, INCLUDING THOSE ABOVE EXISTING CEILINGS, BEHIND DOORS, IN CHASEWAYS, ETC., THAT ARE NOT SPECIFICALLY SHOWN ON THE DEMOLITION DRAWINGS.
2. **FIELD VERIFY ALL EXISTING CONDITIONS.** COORDINATE WITH ALDI REP. AT BID WALK-THROUGH ALL DEMOLITION SHOWN ON THIS DRAWING. SOME ITEMS SHOWN TO BE REMOVED MAY NEED TO BE SALVAGED AND REUSED. CONTRACTORS FAILURE TO COORDINATE WITH ALDI REP. AT BID WALK-THROUGH SHALL NOT BE THE BASIS OF ANY CHANGE ORDERS DURING CONSTRUCTION.
3. COORDINATE ALL REMOVALS WITH STRUCTURAL DRAWINGS - CONTRACTORS SHALL BE RESPONSIBLE FOR SHOREING ALL EXISTING CONSTRUCTION AS REQUIRED. STAMPED ENGINEERED SHORING DRAWINGS SHOULD BE PRODUCED AND SUBMITTED FOR REVIEW. CONTRACTORS FAILURE TO DO SO SHALL BE AT HIS OWN RISK. SEE STRUCTURAL DWGS. FOR ADDITIONAL STRUCTURAL DEMOLITION AND NOTES.
4. REMOVALS SHALL INCLUDE THE SPECIFIC ITEMS INDICATED AND ALL OTHER ASSOCIATED ITEMS AS REQUIRED TO BE REMOVED FOR INSTALLATION OF NEW CONSTRUCTION. ITEMS TO BE DEMOLISHED ARE SHOWN BY DASHED LINES, AREAS, AND/OR KEYNOTES.
5. DEMOLITION CONTRACTOR SHALL COORDINATE REMOVALS OF ALL ITEMS THAT WILL AFFECT THE INSTALLATION OF NEW CONSTRUCTION AS DIRECTED BY THE OWNER'S CONSTRUCTION REPRESENTATIVE.
6. PROVIDE TEMPORARY WEATHER PROTECTION DURING ALL EXTERIOR REMOVALS, OR TO PROTECT WORK THAT IS EXPOSED TO THE WEATHER UNTIL PROTECTED ELEMENT IS IN ITS COMPLETED STATE.
7. PROTECT EXISTING CONSTRUCTION SCHEDULED TO REMAIN.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR LAYING OUT THE WORK, AND SHALL INFORM THE OWNER'S REPRESENTATIVE OR THE ARCHITECT OF ANY DISCREPANCIES AFFECTING PROPER COMPLETION OF CONTRACT WORK. **THIS PLAN IS NOT A RECORD DRAWING AND SHALL BE CONSIDERED A GENERAL SCOPE OF THE DEMOLITION REQUIRED.** THE CONTRACTOR WILL BE RESPONSIBLE FOR THE REMOVAL OF ALL ITEMS NECESSARY FOR THE NEW WORK (ALL TRADES) TO BE PERFORMED PROPERLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATING ALL ELECTRICAL, MECHANICAL, AND PLUMBING SERVICES THAT ARE TO REMAIN ACTIVE. THIS INCLUDES SCHEDULING ALL SHUT-DOWNS, DISCONNECTS, AND RECONNECTS OF THOSE SERVICES.
9. REFER TO SPECIFICATIONS SECTION 024119 - SELECTIVE STRUCTURE DEMOLITION FOR ADDITIONAL REQUIREMENTS.
10. REFER TO SPECIFICATIONS SECTION 011000 - SUMMARY, FOR DELINEATION OF WORK FOR GENERAL CONTRACTOR AND OWNER.

Keyed Notes:

ARCHITECTURAL DEMOLITION NOTES

- A01

EXISTING ROOF MEMBRANE TO REMAIN
- A02

EXISTING RTU EQUIPMENT TO BE REMOVED
- A03

MODIFY AND PREP EXISTING EXTERIOR EFIS FOR NEW FRONT ELEVATION. PATCH AND REPAIR CANOPY ROOF AS NEEDED
- A04

EXISTING DOWN SPOUTS TO REMAIN
- A05

ALL EXISTING EDGE METAL TO BE REUSED. PROTECT DURING CONSTRUCTION
- A06

AREA TO RECEIVE NEW PENETRATION. REMOVE ROOFING AS NECESSARY TO FACILITATE NEW CONSTRUCTION. REFER TO NEW WORK DRAWINGS FOR MORE INFORMATION.
- A07

REMOVE EXISTING REFRIGERATION EQUIPMENT IN ITS ENTIRETY. REMOVE REFRIGERATION UNIT, CURB, AND ALL ASSOCIATED PIPING AND PLUMBING; PATCH AND REPAIR.
- A08

REMOVE EXISTING EXTERIOR ROOF LADDER

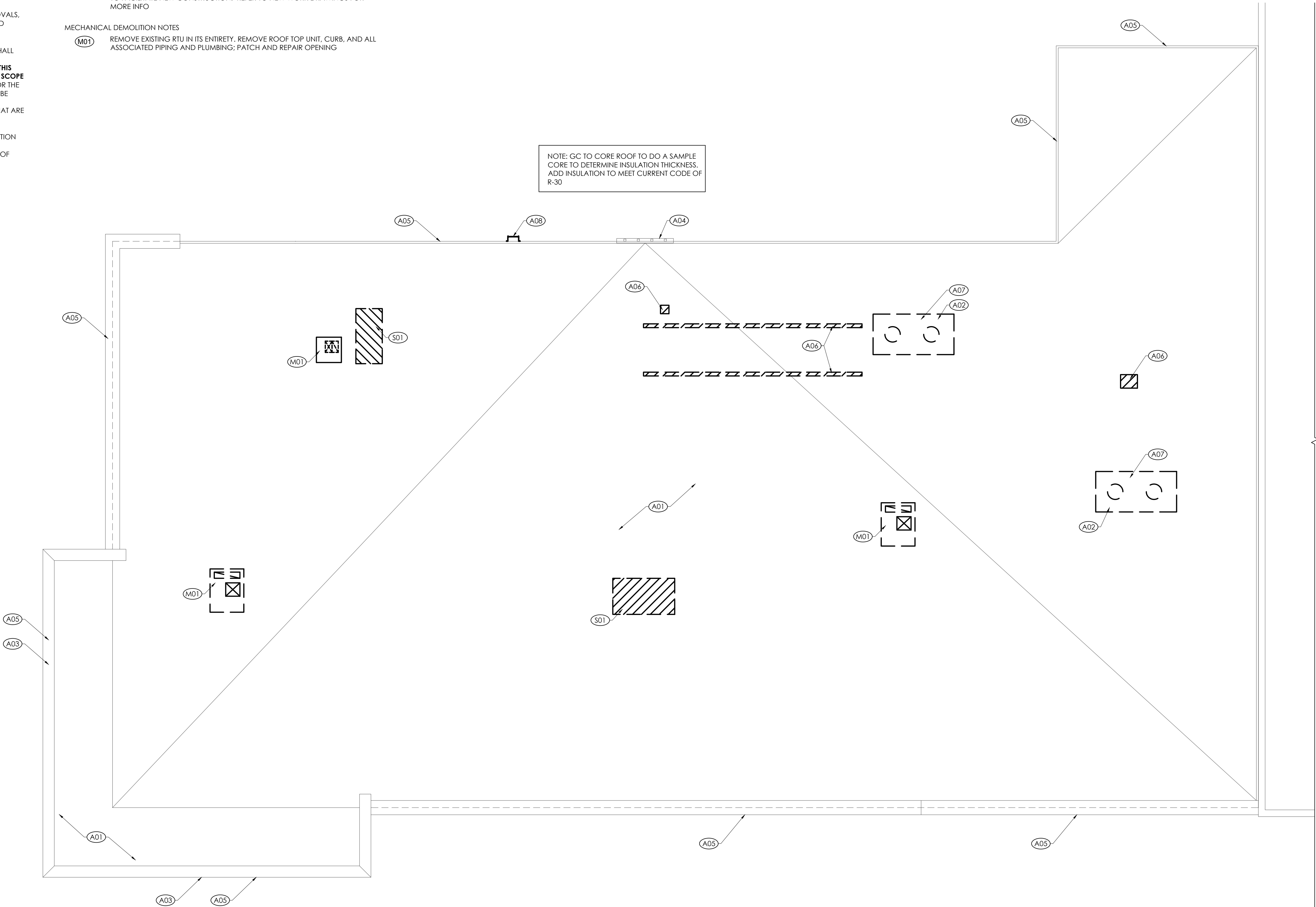
STRUCTURAL DEMOLITION NOTES

S01

AREA TO RECEIVE NEW RTU. REMOVE ROOFING AND ROOF DECK AS NECESSARY TO FACILITATE NEW CONSTRUCTION. REFER TO NEW WORK DRAWINGS FOR MORE INFO

MECHANICAL DEMOLITION NOTES

M01

REMOVE EXISTING RTU IN ITS ENTIRETY. REMOVE ROOF TOP UNIT, CURB, AND ALL ASSOCIATED PIPING AND PLUMBING; PATCH AND REPAIR OPENING

1

Demolition Roof Plan

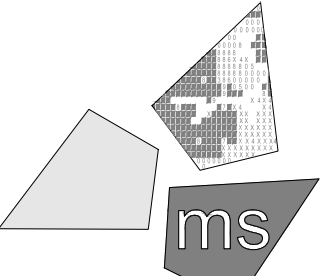
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PLAN NORTH

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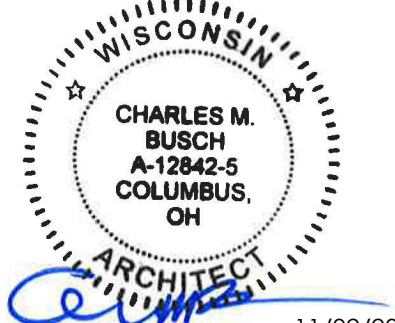
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KDR/ERM

REVIEWED BY:

ERM

Seal



11/02/20

PROFESSIONAL OF RECORD:

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Washington County
Project Name & Location:

Demolition
Roof Plan
Drawing Name:

Prototype Rls.

10/03/19

Type: V1.07 CS

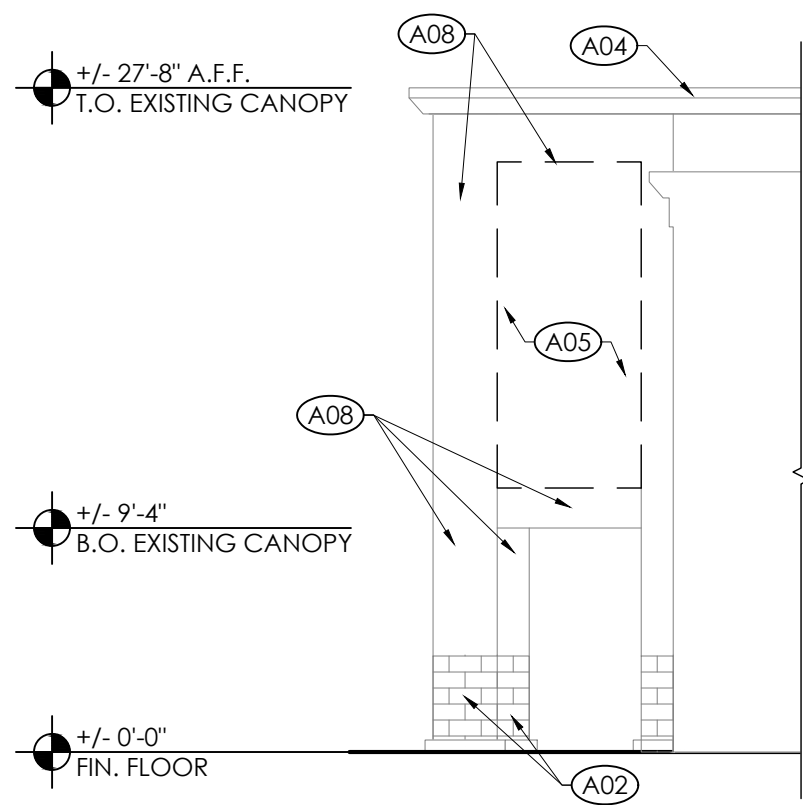
Project No.

40321-87

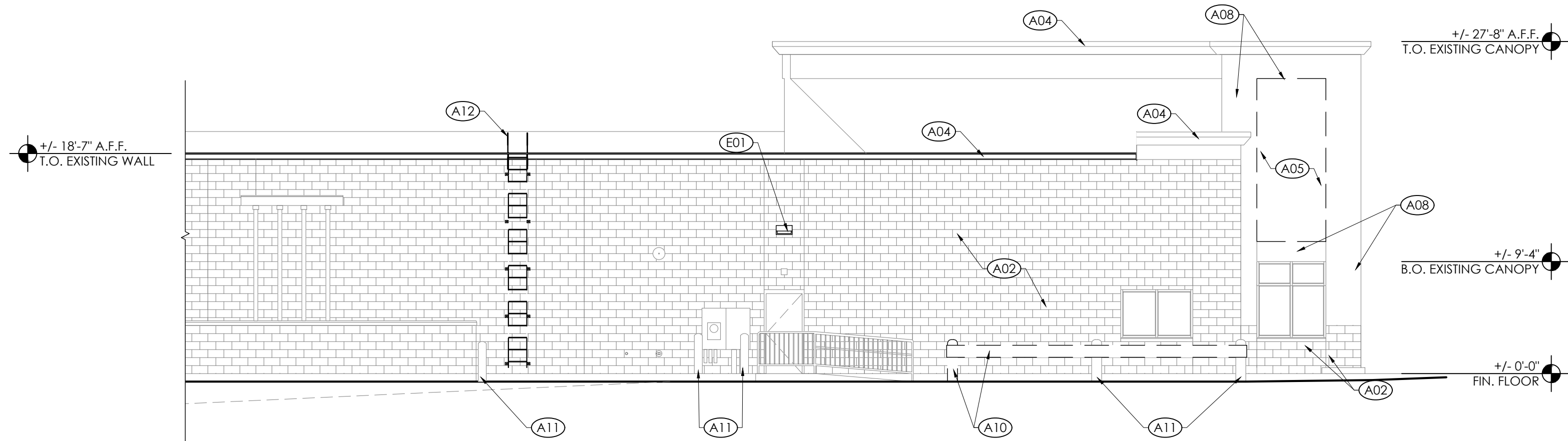
Scale: As Noted

D-121
Drawing No.

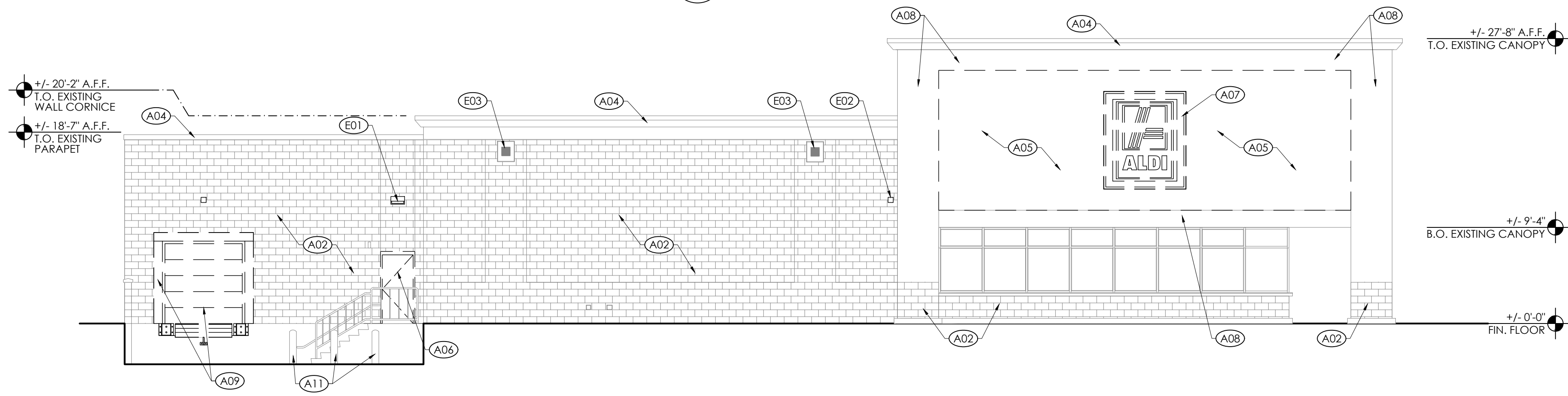
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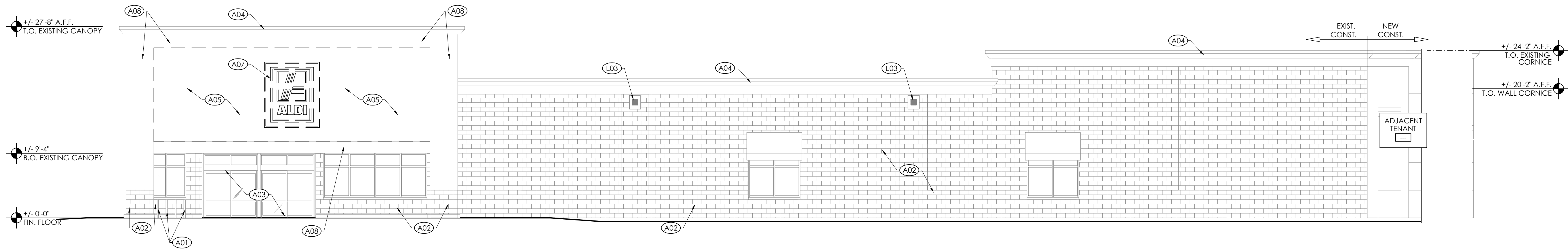
4 Side Elevation
SCALE: 1/8" = 1'-0"



3 Rear Elevation
SCALE: 1/8" = 1'-0"



2 Side Elevation
SCALE: 1/8" = 1'-0"



1 Front Elevation
SCALE: 1/8" = 1'-0"

Keyed Notes:

ARCHITECTURAL DEMOLITION NOTES

REFER TO GENERAL DEMOLITION NOTES ON SHEET D102 FOR ALL WORK SHOWN ON THIS DRAWING.

- (A01) EXISTING CART STARTER POST AND RAILS TO REMAIN
- (A02) EXISTING BLOCK VENEER TO REMAIN, PROTECT FROM DAMAGE DURING CONSTRUCTION.
- (A03) EXISTING ENTRY/EXIT VESTIBULE STOREFRONT SYSTEM TO REMAIN, PROTECT FROM DAMAGE DURING CONSTRUCTION
- (A04) EXISTING CORNICE AND EDGE METAL TO BE REUSED - PROTECT DURING CONSTRUCTION
- (A05) REMOVE EXISTING EIFS BACK TO EXISTING METAL STUD FRAMING FOR TOWER REWORK
- (A06) REMOVE EXISTING DOOR AND HARDWARE
- (A07) REMOVE EXISTING ALDI TOWER SIGN - COORDINATE WORK WITH OWNER
- (A08) EXISTING EIFS ON PILASTERS AND CANOPY BAND TO REMAIN, PROTECT FROM DAMAGE DURING CONSTRUCTION.
- (A09) EXISTING DOCK SEALS, BUMPERS, LEVELER, DOOR AND FRAME TO REMOVED
- (A10) EXISTING BOLLARD AND GUARDRAIL TO BE REMOVED
- (A11) EXISTING BOLLARD TO REMAIN
- (A12) REMOVE EXISTING EXTERIOR ROOF LADDER, PATCH WALL AS REQUIRED

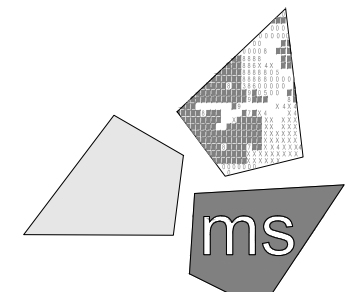
ELECTRICAL DEMOLITION NOTES

- (E01) EXISTING EXIT DISCHARGE LIGHT TO BE REMOVED, PREP WALL TO RECEIVE NEW FIXTURE.
- (E02) EXISTING SIREN TO BE REMOVED, PREP WALL TO RECEIVE NEW FIXTURE.
- (E03) EXISTING WALL PACK TO BE REMAIN

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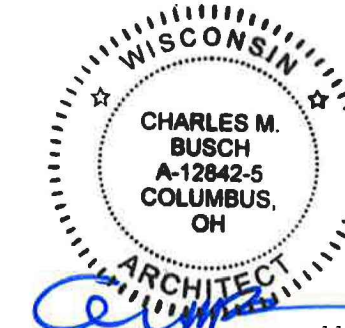
DRAWN BY:

KDR/ERM

REVIEWED BY:

ERM

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PROFESSIONAL OF RECORD:
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Washington County
Project Name & Location:

Demolition
Exterior Elevations
Drawing Name:

Prototype Rls. 10/03/19	Project No. 40321-87
Type: V1.07 CS	

Scale: As Noted	D-201 Drawing No.
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General Notes:

1. REFER TO DRAWING A-601 FOR COLOR/FINISH/MATERIAL SCHEDULES.
2. ALL PARTITION DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE (I.E. CLEAR).
3. PROVIDE BLOCKING AS NEEDED FOR ALL WALL MOUNTED ITEMS.
4. FLAT STOCK STEEL OR TUBE STEEL IS REQ'D AT MERCHANDISING FIXTURES. COORD LOCATION WITH ALDI REP.
5. SIEMENS INSTALLATION BY REFRIGERATION CONTRACTOR; MODIFY EXISTING SYSTEM AS NEEDED - COORD WITH ALDI REP.
6. CATCH BASIN AND DRAIN PIPE AT THE TRUCK DOCK TO BE CLEANED AND JETTED BY G.C. TO VERIFY FREE FLOW OF DRAINAGE AND PRIOR TO TURN OVER TO OPERATIONS

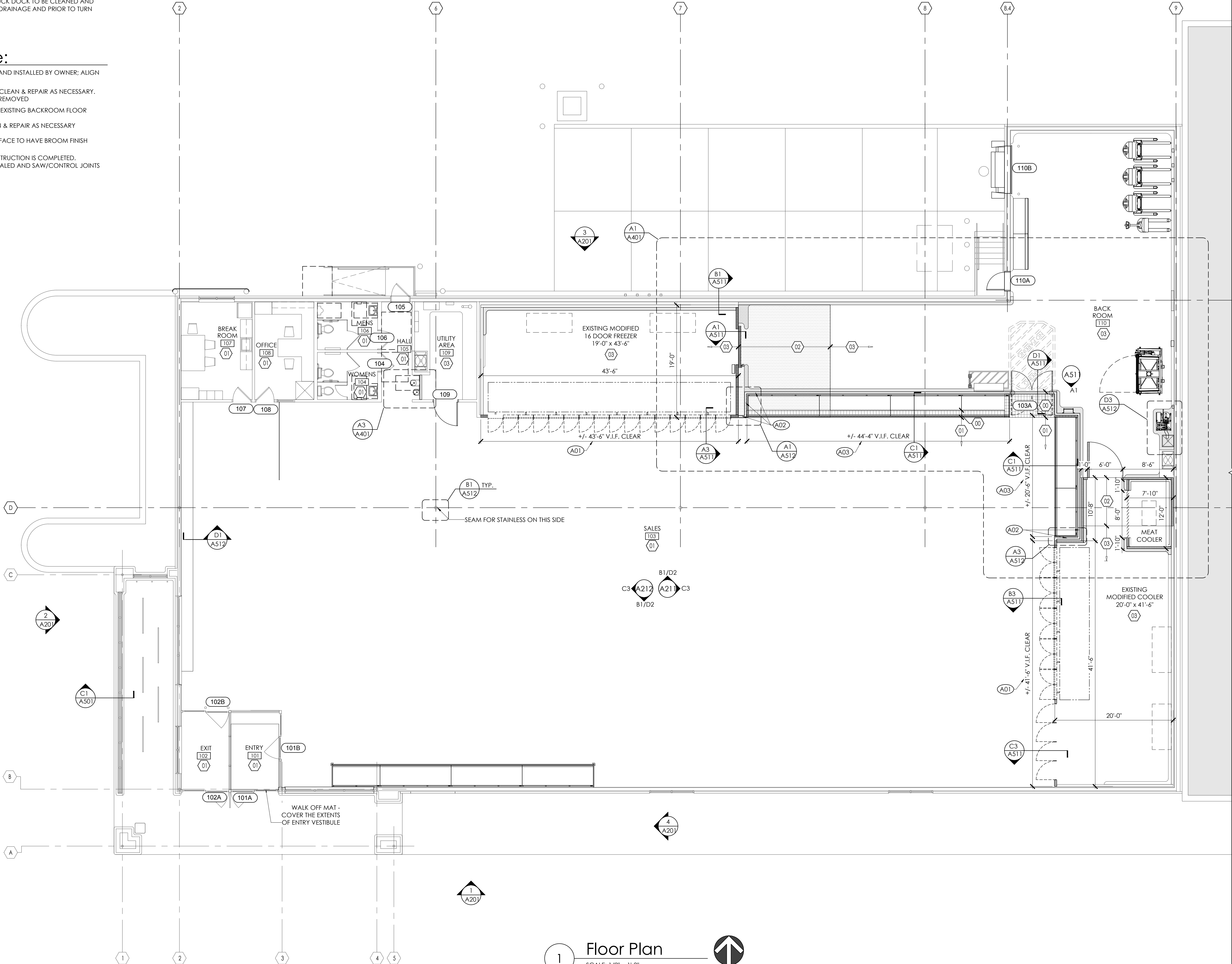
Floor Finish Schedule:

- (00) 2 5/8" THICK SET TILE SYSTEM - FURNISHED AND INSTALLED BY OWNER; ALIGN NEW TILE WITH EXISTING
- (01) EXISTING FLOOR TILE TO REMAIN - GC TO CLEAN & REPAIR AS NECESSARY. PATCH AND REPAIR WHERE WALLS WERE REMOVED
- (02) NEW CONCRETE SLAB - MATCH FINISH TO EXISTING BACKROOM FLOOR
- (03) EXISTING SLAB TO REMAIN - GC TO CLEAN & REPAIR AS NECESSARY
- (04) EXISTING SLAB TO REMAIN - GC TO RESURFACE TO HAVE BROOM FINISH

NOTE: ALL FLOORS TO BE CLEANED AFTER CONSTRUCTION IS COMPLETED. ALL NEW CONCRETE FLOORS SHALL BE SEALED AND SAW/CONTROL JOINTS CAULKED

Keyed Notes:

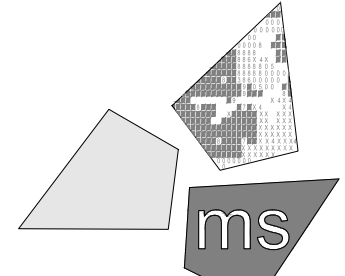
- (A01) DIMENSION TO BE VERIFIED W/ THE REFRIGERATION CONTRACTOR PRIOR TO FRAMING.
- (A02) NEW INTERIOR WALL PARTITION, REFER TO DETAILS FOR MORE INFO
- (A03) DIMENSION TO BE VERIFIED W/ EQUIPMENT PRIOR TO FRAMING.



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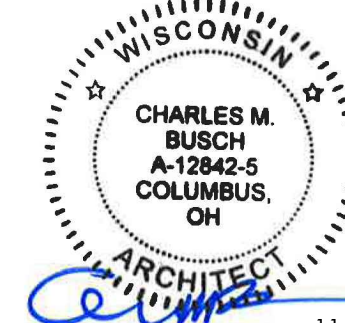


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REVIEWED BY: ERM

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11/02/20

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Washington County
Project Name & Location:

Floor Plan	
Drawing Name:	
Prototype Rls. 10/03/19	Project No. 40321-87
Type: V1.07 CS	
	A-101
Scale: As Noted	Drawing No.

Keyed Notes:

- NUMBERS 00 THRU 41 ARE CONTRACTOR PROVIDED (Furnished & Installed)
- A00 6" PALLET BUMPER, REFER TO DWG. D3/A511 - CONTRACTOR SHALL FULLY WELD ALL SEAMS AND GRIND SMOOTH PRIOR TO PAINT. EXISTING CURB TO BE PATCHED, REPAIRED AND PAINTED AS NECESSARY; CAULK TOP AND BOTTOM; 4" PALLET BUMPER ON SALES FLOOR COLUMNS WHERE NOTED.
- A01 MOP BASIN TO REMAIN
- A02 CCG-ST STEEL CORNER GUARD - PROVIDE AT ALL INSIDE AND OUTSIDE CORNERS OF BACK ROOM.
- A03 TR-1 NEW TRASH RECEPTACLE
- A04 CRTB EXISTING 4" CONC. CART BUMPER TO REMAIN
- A05 BLRD-3 EXISTING 3" GALVANIZED STEEL POSTS TO REMAIN
- A06 SSBR STAINLESS STEEL BUMPER RAIL. SEE DETAIL A3 AND B3/A511
- A07 EXISTING TRACK GUARDS TO REMAIN
- A08 EXISTING WATER HEATER SHELF TO REMAIN
- A09 FIRE EXTINGUISHER - VERIFY LOCATION OF EXISTING & RELOCATE IF NECESSARY. MOUNT IN COMPLIANCE WITH REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION
- A10 GUIDANCE RAILING - SEE SPEC; INSTALL PER MFR'S WRITTEN INSTRUCTIONS
- A11 MOP BASIN - INSTALL BOTTOM OF BASIN @ FINISHED FLOOR ELEVATION
- A12 EXISTING PIPE RAILING TO REMAIN
- A13 NEW RECESSED WALK OFF MAT
- A14 BLRD-2 10" Ø PIPE BOLLARD - EXISTING TO REMAIN
- A15 NEW TRUCK DOCK DOOR, FRAME, SEALS, BUMPERS AND LEVELER
- A16 EQUIPMENT GUARDRAIL - SEE SPEC; INSTALL PER MFR'S WRITTEN INSTRUCTION

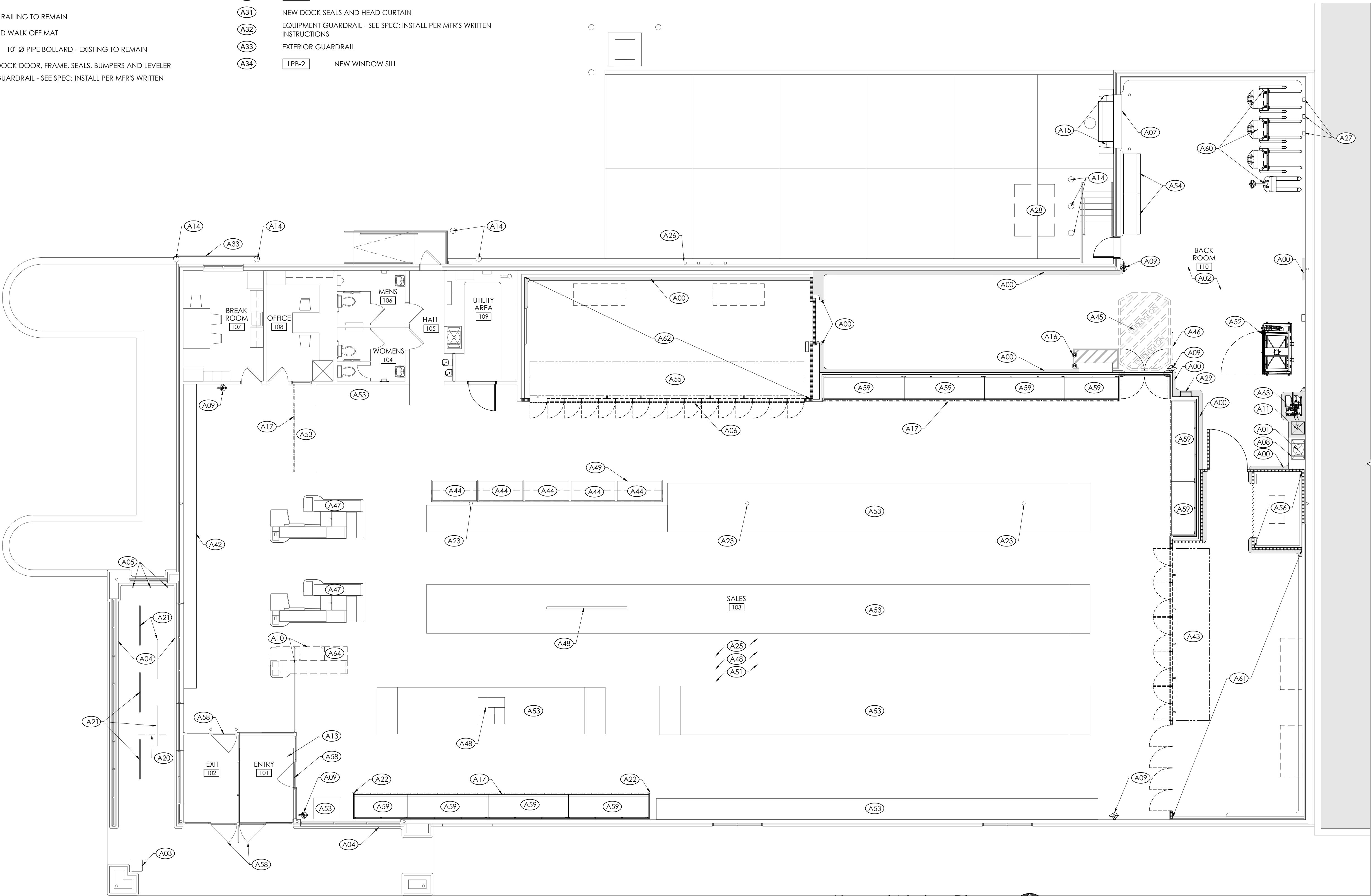
- A17 BR FLOOR MOUNTED STAINLESS STEEL RAIL. PRE-DRILL MOUNTING HOLES PRIOR TO INSTALLATION OF MULTIDECK UNITS. HOLD AS CLOSE AS POSSIBLE TO MULTI-DECK UNITS. SEE SPEC; INSTALL PER MFR'S WRITTEN INSTRUCTIONS
- A18 (4) HEAVY DUTY COAT HOOKS MOUNTED @ 4'6" A.F.F.
- A19 EXISTING BATTERY CHARGER SHELF TO REMAIN
- A20 NEW HANGING SIGN FRAME - SEE DETAIL A2/A501
- A21 CRT-RL EXISTING CART RAILING TO REMAIN
- A22 BR-C FLOOR MOUNTED CORNER GUARD - SEE SPEC; INSTALL PER MFR'S WRITTEN INSTRUCTIONS
- A23 EXISTING STAINLESS STEEL COLUMN COVERS TO REMAIN
- A24 STRIPE AREA IN FRONT OF EGRESS DOORS AND ELECTRICAL PANELS PT-10/CL-4
- A25 SALES FLOOR FLAT STEEL FOR MERCHANDISE GONDOLAS. COORD LOCATIONS WITH ALDI CONSTRUCTION REF. SEE SPEC. SECTION 055000; PT-3/CL-5
- A26 EXISTING DOWNSPOUT TO REMAIN
- A27 BATTERY CHARGER SHELF AND RECEPTACLES. GC TO INSTALL - REFER TO ELECTRICAL DWGS
- A28 EXISTING DUMPSTER TO REMAIN
- A29 NEW ROOF LADDER
- A30 AC-1 BABY CHANGING STATION
- A31 NEW DOCK SEALS AND HEAD CURTAIN
- A32 EQUIPMENT GUARDRAIL - SEE SPEC; INSTALL PER MFR'S WRITTEN INSTRUCTIONS
- A33 EXTERIOR GUARDRAIL
- A34 LPB-2 NEW WINDOW SILL

- NUMBERS 42 THRU 55 ARE OWNER FURNISHED & CONTRACTOR INSTALLED - REFER TO APPENDIX 'A' OF THE PROJECT CONTRACT MANUAL
- A42 EXISTING WALL MOUNTED SACKING COUNTER TO REMAIN
- A43 COOLER RACKING SYSTEM
- A44 SPOT MERCHANDISERS WITH KINLEY UNITS
- A45 PROJECTED IMAGE FROM PROJECTOR ABOVE - SEE A111 FOR PROJECTOR LOCATION
- A46 HANGING "NO PARKING" SIGN
- A47 CHECKOUT COUNTERS - PARTIALLY ASSEMBLED
- A48 INTERIOR GRAPHICS AND MILLWORK TO BE INSTALLED PRIOR TO STORE TURNOVER TO OPERATIONS
- A49 STAINLESS STEEL BASE PROTECTION ATTACHED TO SPOT MERCHANDISER FRAME
- A50 EXISTING ELECTRIC PANEL TO BE REUSED
- A51 CG-A ALUMINUM CORNER GUARD - INSTALL AT ALL INSIDE AND OUTSIDE CORNERS AT SALES, VESTIBULE AND HALL. REFER TO CG-A SCHEDULE ON A601
- A52 EXISTING RELOCATED BALER
- A53 MERCHANDISING FIXTURES. COORDINATE EXENT OF WORK WITH ALDI REP
- A54 RECALL SHELVING AND FLOOR ANGLE (PURCHASE WITH SHELVING - 3/8" x 4" x 12" w/ LLV)
- A55 FREEZER RACKING SYSTEM.

- NUMBERS 56 THRU 67 ARE OWNER PROVIDED (Furnished & Installed) - REFER TO APPENDIX 'B' OF THE PROJECT CONTRACT MANUAL
- A56 MEAT COOLER
- A57 EXISTING SHOPPING CARTS TO REMAIN
- A58 EXISTING AUTOMATIC SLIDING DOORS WITH BREAKAWAY HINGED EMERGENCY EXIT TO REMAIN
- A59 MULTI-DECK UNIT
- A60 PALLET JACKS/STACKERS
- A61 MODIFIED EXISTING WALK-IN COOLER / NEW CUSTOMER DOORS
- A62 MODIFIED EXISTING WALK-IN FREEZER / NEW CUSTOMER DOORS
- A63 VACUUM SYSTEM
- A64 FUTURE CHECKLANE

General Notes:

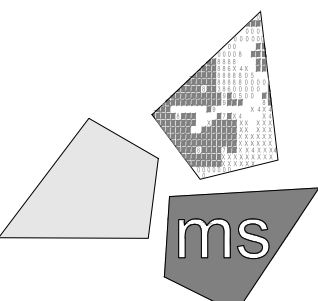
1. VERIFY INSTALLATION OF ALL OWNER FURNISHED ITEMS WITH OWNER'S REPRESENTATIVE.
2. COORDINATE PROVISIONS FOR SERVICES TO OWNER'S PROVIDED ITEMS WITH OWNER'S REPRESENTATIVE.
3. REFER TO DRAWING A-601 FOR COLOR/FINISH/MATERIAL SCHEDULES.
4. ALL MCCUE AND STAINLESS STEEL TRIM ITEMS ARE TO BE INSTALLED LAST TO PREVENT DAMAGE DURING STOCKING.

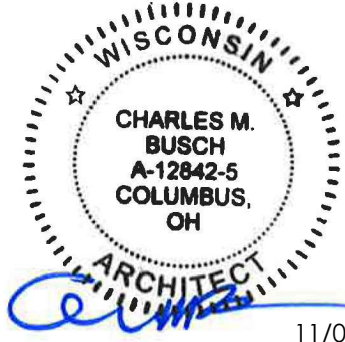


1 Keyed Notes Plan
SCALE: 1/8" = 1'-0"
PLAN NORTH

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Permit Set		11/02/20
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EXP. DATE: 07/31/2022


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Washington County
Project Name & Location:

Keyed Notes Plan	
Drawing Name:	
Prototype Rls. 10/03/19	Project No. 40321-87
Type: V1.07 CS	
Scale: As Noted	Drawing No. A-102

NOTE:

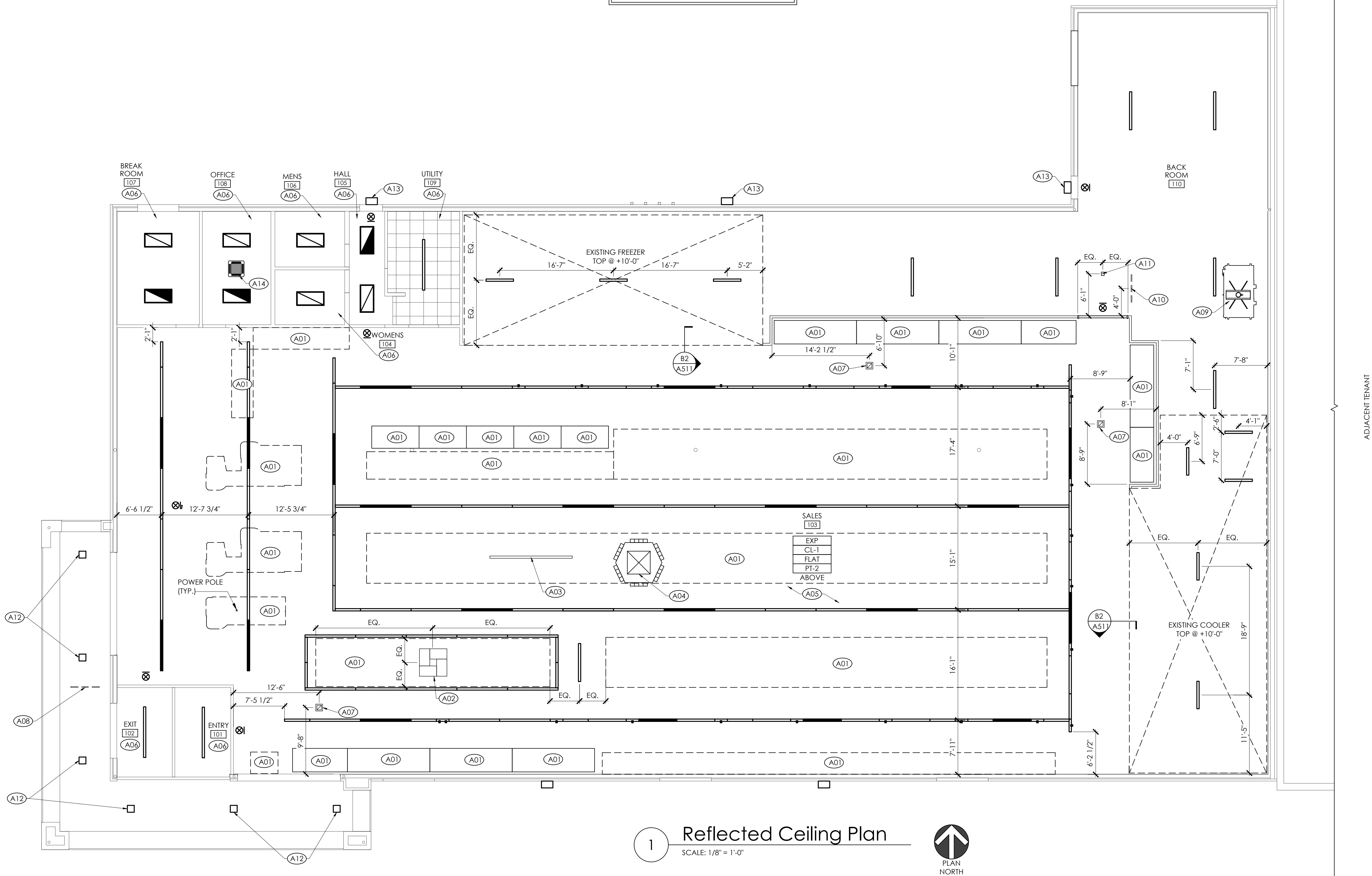
- COORDINATE WITH STRUCTURAL, PLUMBING, MECHANICAL AND ELECTRICAL FOR ALL ITEMS PROVIDED BY THOSE DISCIPLINES. CONTRACTOR SHALL BE RESPONSIBLE FOR LAYING OUT ALL CEILING MOUNTED ELEMENTS WITH ALL OTHER CEILING MOUNTED EQUIPMENT AND STRUCTURE AND CORRECTING ANY INTERFERENCE PRIOR TO INSTALLATION.
- PREPARE AND PAINT ALL CEILING MOUNTED ITEMS ON SALES FLOOR, INCLUDING BUT NOT LIMITED TO HVAC DIFFUSERS AND RETURNS, THREADED ROD, CONDUIT AND SPRINKLER PIPING.
- PREPARE AND PAINT 6-WAY DIFFUSER IN ITS ENTIRETY; INCLUDING DRUM DIFFUSERS. ROTATE DRUM DIFFUSER TO ENSURE FULL COVERAGE. AFTER MECHANICAL CONTRACTOR POSITIONS DRUM DIFFUSERS, TOUCH UP DRUM DIFFUSER PAINT.
- ALL DIMENSIONS ARE TO FACE OF WALL FINISH UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS TO LIGHT LOCATIONS ARE TO CENTERLINE OF FIXTURE.
- CAULK ALL SUSPENDED CEILING TO WALL INTERSECTIONS - SEE SPEC SECTION 079200.
- ALL INTERIOR WALLS EXCEPT SHADED PORTIONS EXTEND TO UNDERSIDE OF DECK.
- ATTACH POWERPOLE TO ROOF STRUCTURE WITH UNISTRUT (TYP. AT CHECKLANES AND SPOT MERCHANTISERS) - PAINT UNISTRUT TO MATCH CEILING.
- GC TO ENSURE ALL JOIST AND JOIST GIRDER TAGS ARE PROPERLY SECURED TO JOIST WEBBING AND CONCEALED FROM VIEW PRIOR TO PAINTING.

Keyed Notes:

- (A01) FIXTURE BELOW SHOWN FOR REFERENCE
- (A02) GRAPHIC BOX HUNG W/ CABLES - T.O. BOX @ 10'-6"
- (A03) GRAPHIC BOX HUNG W/ CABLES - T.O. BOX @ 9'-1"
- (A04) DIFFUSER - SEE MECHANICAL DRAWINGS
- (A05) EXP - EXISTING ROOF DECK, JOISTS AND ALL CEILING RELATED ITEMS TO BE CLEANED AND PAINTED. REFER TO DWG A601 FOR PAINT INFO
- (A06) EXISTING CEILING TO REMAIN. PATCH AND REPAIR CEILING AS NEEDED.
- (A07) DESTRATIFICATION FAN - SEE MECH DWGS
- (A08) NEW HANGING SIGN FRAME - SEE DETAIL B2/A501
- (A09) COORDINATE LOCATION OF BALER RAM W/ ALL CEILING MOUNTED ITEMS PRIOR TO INSTALLATION
- (A10) HANGING "NO PARKING" SIGN TO BE HUNG FROM NEAREST JOIST AND BOTTOM OF SIGN TO BE AT 9'-0" A.F.F.
- (A11) PROJECTOR TO BE CENTERED ON IMPACT DOORS. MOUNT LENS AT 14' A.F.F. OR AS HIGH AS POSSIBLE (USE UNISTRUT WHEN REQUIRED). AVOID OBSTRUCTIONS THAT MAY CAUSE SHADOWS. COORDINATE FINAL IMAGE SIZE AND POSITION WITH ALDI CONSTRUCTION REPRESENTATIVE.
- (A12) REPLACE SOFFIT LIGHTING, SEE ELECTRICAL DRAWINGS.
- (A13) NEW EXTERIOR EMERGENCY LIGHT FIXTURE, SEE ELECTRICAL DRAWINGS.
- (A14) HEAT PUMP - SUSPENDED IN JOIST SPACE - SEE MECH DWGS

LEGEND:

- EXIT SIGN
- EMERGENCY LIGHT
- 2' X 4' RECESSED LIGHT FIXTURE
- 1' X 4' RECESSED LIGHT FIXTURE
- 4' STRIP LIGHT FIXTURE
- 8' STRIP LIGHT FIXTURE
- RECESSED CAN
- WALL PACK OR SCONCE
- EXTERIOR ACCENT CYLINDER
- RETURN AIR GRILLE
- SUPPLY DIFFUSER
- LINEAR DIFFUSER
- DESTRATIFICATION FAN
- DUCTLESS SPLIT FAN COIL UNIT
- SHADED FIXTURES ARE NIGHT LIGHTS - SEE LIGHTING PLAN



1

Reflected Ceiling Plan

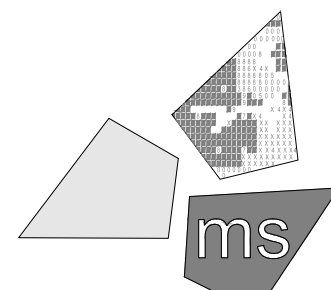
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Project Name & Location:

Reflected Ceiling Plan
Drawing Name:

Prototype Rls. 10/03/19	Project No. 40321-87
Type: V1.07 CS	
	A-111
Scale: As Noted	Drawing No.

Keyed Notes:

- (A01) LINE OF EXTERIOR BLDG. FACE (TYP.)
- (A02) EXISTING EDGE METAL
- (A03) NEW ROOF MEMBRANE TO CONTINUE UP AND OVER PARAPET AT FRONT TOWER AND BACK OR RAISED PARAPETS. NEW MEMBRANE TO BE INSTALLED OVER EXISTING MEMBRANE, REPLACE OR INSTALL NEW INSULATION TO A MIN. OF 4"
- (A04) EXISTING ROOF DRAINS TO REMAIN
- (A05) PRE-FAB MULTIPLE PIPE BOOT CURB BY GC. COORDINATE LOCATION WITH RC.
- (A06) LOCATION OF DEMOLISHED ROOF EQUIPMENT. PATCH AND REPAIR ROOF.
- (A07) 30" x 36" ROOF HATCH w/ SAFETY RAILS - COORDINATE LOCATION w/ ROOF STRUCTURE AND LADDER PLACEMENT BELOW.
- (A08) NEW RTU LOCATION, INCLUDING ROOF PENETRATION AND CURB
- (A09) REFRIGERATION CONDENSER
- (A10) NEW PRE-FAB EQUIPMENT RAIL BY GC
- (A11) ROOF HYDRANT - SEE PLUMBING DRAWINGS

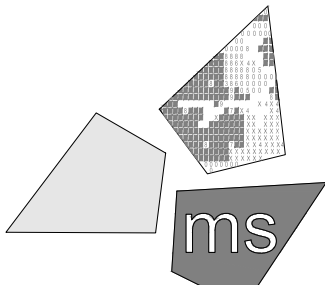
General Notes:

- GC TO COORDINATE LOCATIONS AND NUMBER OF EXISTING ROOF PENETRATIONS. PATCH AND REPAIR ROOF FROM ABANDONED ITEMS.
- ROOFING CONTRACTOR TO INSPECT EXISTING ROOF INSULATION AND REPLACE WET/DAMAGED INSULATION AS NEEDED.
- EXISTING ROOF SLOPES AND DRAINAGE DESIGN TO BE MAINTAINED. PER OWNER'S DIRECTION EVALUATE ROOF DRAINAGE AND CORRECT SLOPE AS NECESSARY. G.C. SHALL SUPPLY ALL NECESSARY BLOCKING, NAILERS, MISC. LUMBER, AND FASTENERS FOR ROOF TOP INSTALLATIONS TO ENSURE ITEMS ARE PLUMB, LEVEL AND SECURED AS RECOMMENDED BY ITEMS MANUFACTURER

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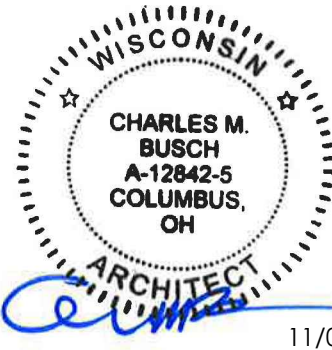


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Washington County
Project Name & Location:

Roof Plan

Drawing Name:

Prototype Rls.
10/03/19

Project No.
40321-87

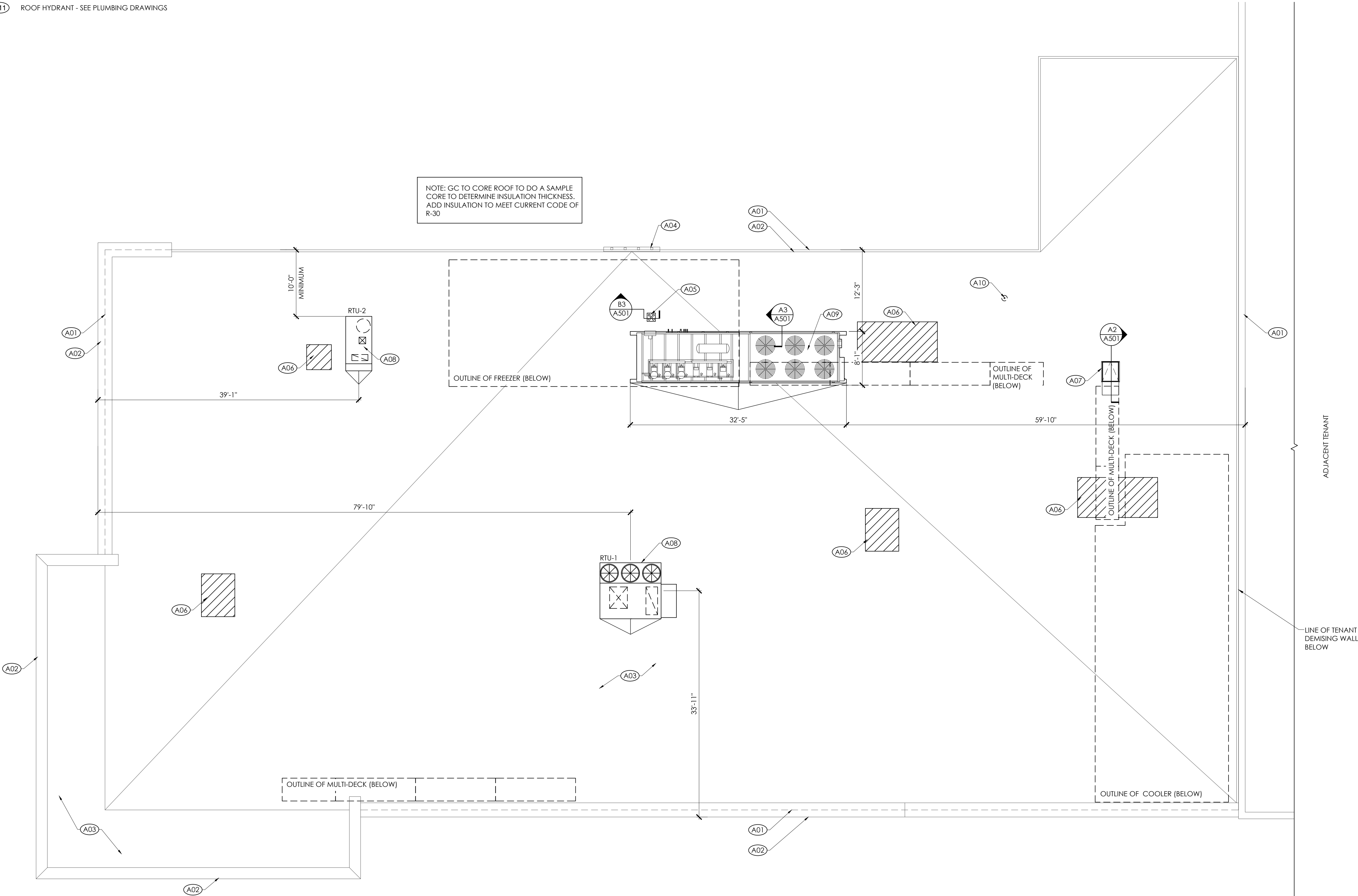
Type: V1.07 CS

A-121

Scale: As Noted

Drawing No.

NOTE: GC TO CORE ROOF TO DO A SAMPLE CORE TO DETERMINE INSULATION THICKNESS. ADD INSULATION TO MEET CURRENT CODE OF R-30

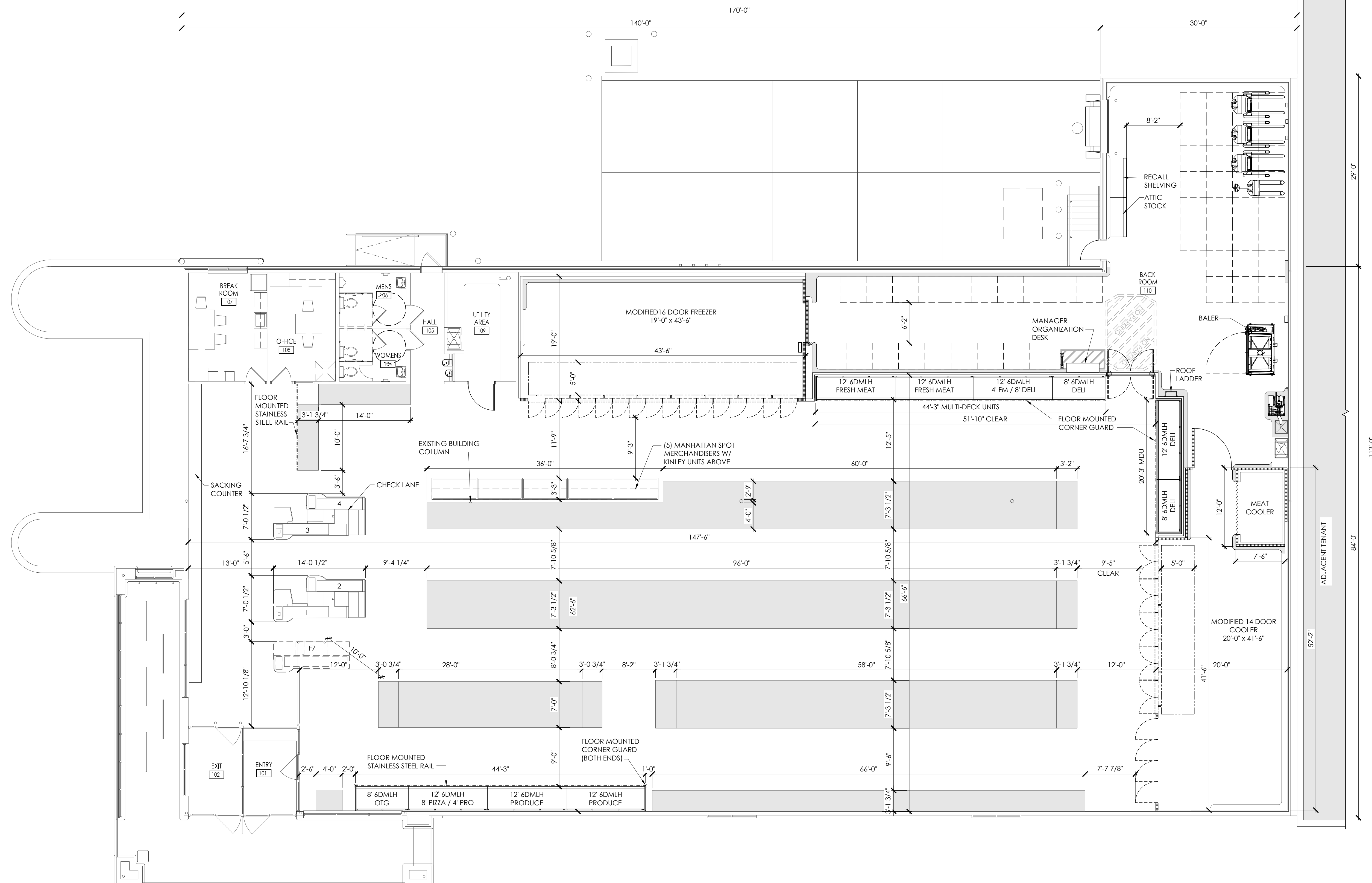


1 Roof Plan
SCALE: 1/8" = 1'-0"



AREA SUMMARY				
OCCUPANCY USE	ROOM NAME	POST-REMODEL	PRE-REMODEL	V7.0 ECOMMERCE
MERCANTILE (M)	SALES / VESTIBULE	9,627	9,425	12,541
	UNISEX 1	82	82	76
	UNISEX 2	81	82	88
	HALL	91	91	129
	CURBSIDE AREA	--	--	149
SUBTOTAL (MERCANTILE)		9,881	9,680	13,003
BUSINESS (B)	OFFICE	165	165	199
	BREAK ROOM	198	198	306
SUBTOTAL (BUSINESS)		363	363	505
STORAGE / STOCK (S-I)	BACKROOM	2,158	2,188	2,627
	COOLER	948	880	1,313
	FREEZER	774	1,121	648
	UTILITY ROOM	169	169	
SUBTOTAL (STORAGE / STOCK)		4,049	4,358	4,588
SUBTOTAL (OCCUPANCIES)		14,293	14,401	18,096
EXTERIOR / INTERIOR WALLS / UNOCCUPIED SPACE		857	749	1,113
BUILDING SQUARE FOOTAGE		15,150	15,150	19,209
EXTERIOR CANOPY		860	860	1,308
TOTAL SQUARE FOOTAGE (INCLUDING CANOPY)		16,010	16,010	20,517

SIDE DOCK OPERATIONS DATA		
ITEM	PROJECT SPECIFIC	V7.0 ECOMMERCE
LINEAR FOOTAGE OF BASE (PRODUCE INCLUDED)	656'-8"	826'-7"
ASSUMED PALLET STORAGE	49	57
BUILDING DIMENSIONS	84'-0" x 170'-0"	119'-4" x 153'-4"
SALES FLOOR DIMENSIONS	62'-6" x 147'-6"	74'-6" x 151'-1"
LENGTH OF MULTIDECK	108'	120'
COOLER MILK DOORS	4	4
COOLER GENERAL DOORS	10	12
FREEZER GENERAL DOORS	16	16
SPOT MERCHANTISERS	8	10
CART STORAGE	(119) MODEL 563W	(119) MODEL 563W



1 Operations Plan



Issued:	Date:
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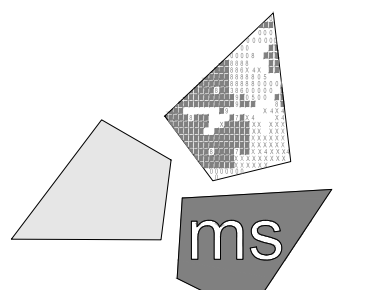
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Project Name & Location:

Operations Plan

Drawing Name:

Prototype Rls. 10/03/19	Project No. 40321-87
Type: V1.07 CS	

Type: V1.07 CS

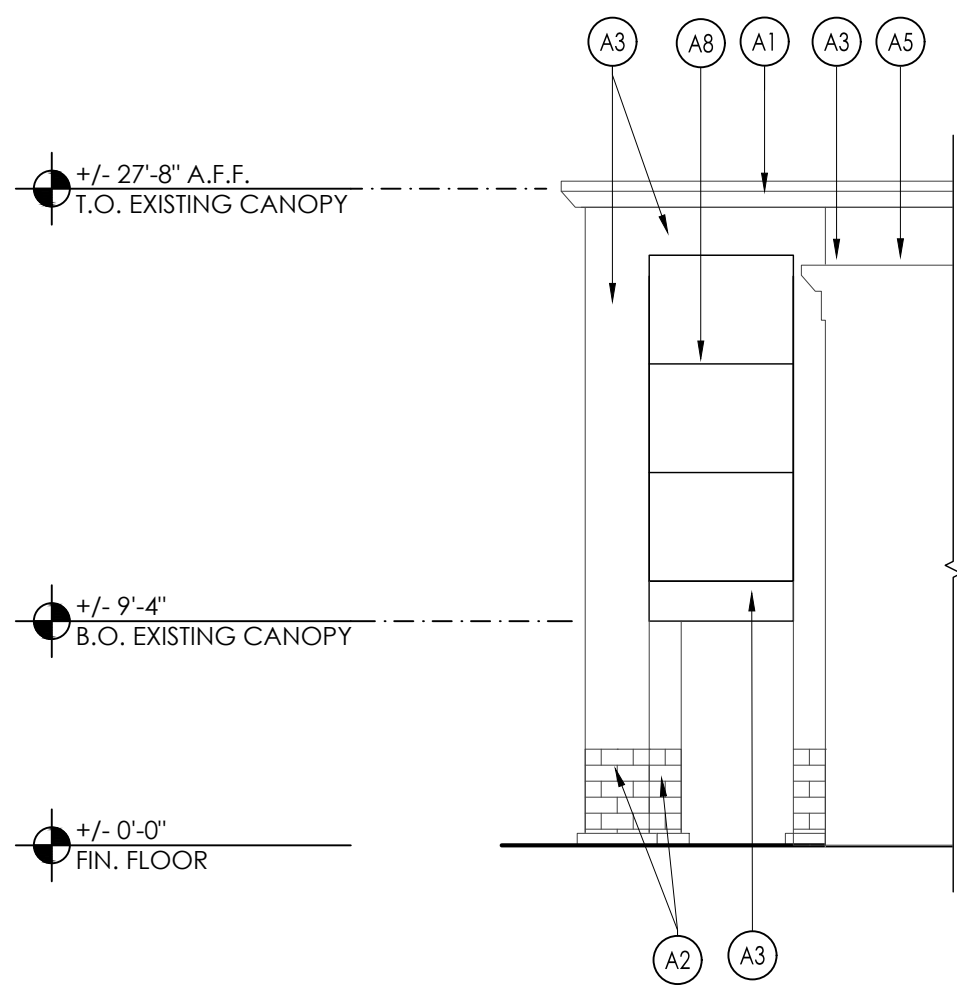
CONCLUSIONS

A-131

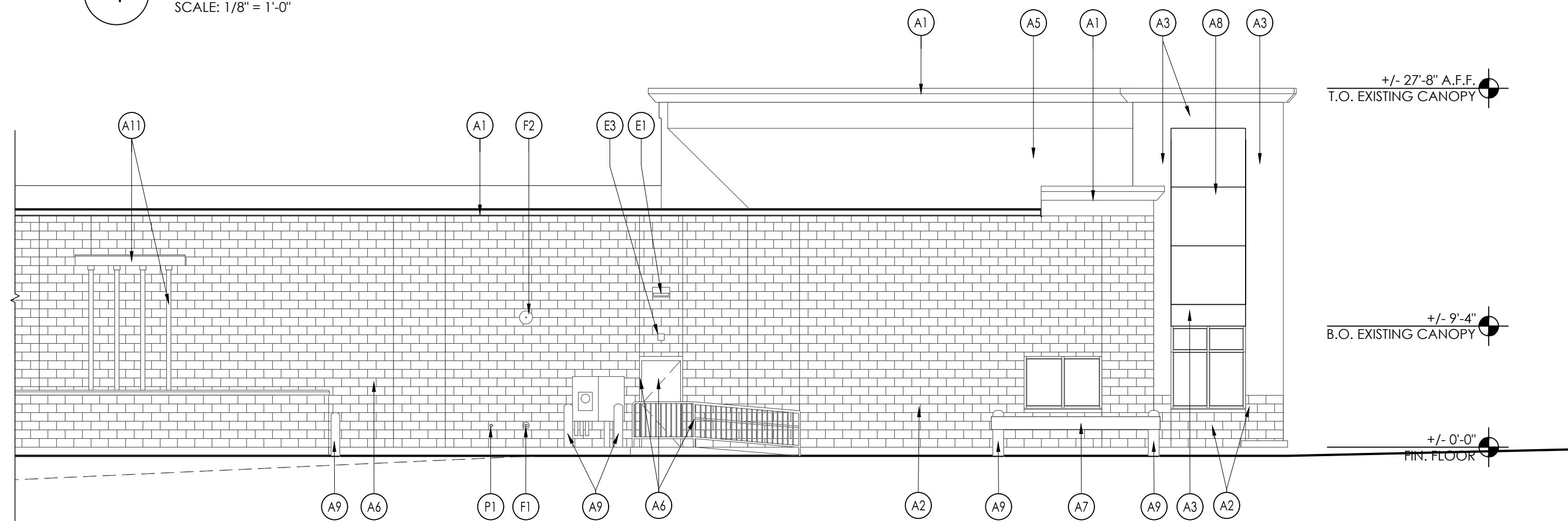
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Drawing No.

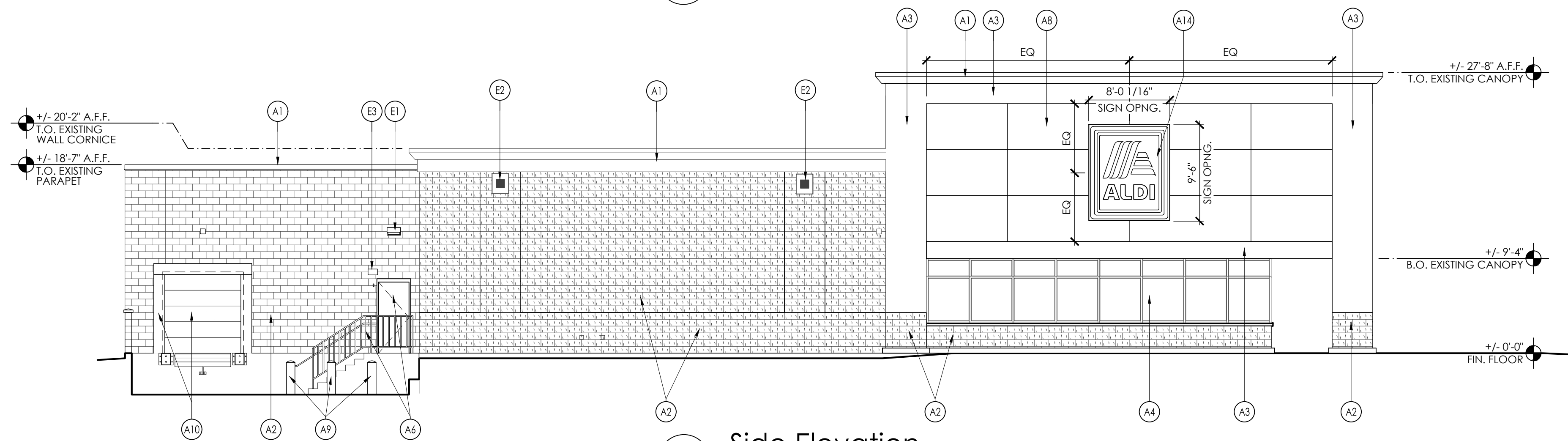
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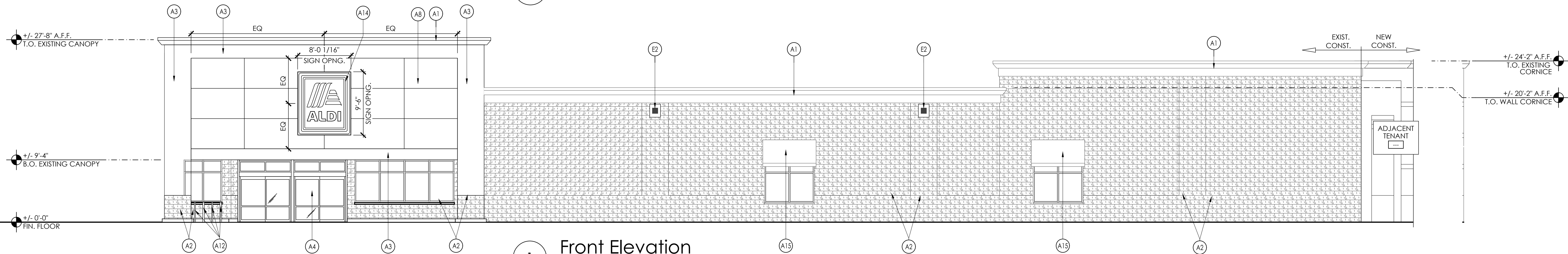
4 Side Elevation
SCALE: 1/8" = 1'-0"



3 Rear Elevation
SCALE: 1/8" = 1'-0"



2 Side Elevation
SCALE: 1/8" = 1'-0"



1 Front Elevation
SCALE: 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE			
KEY	MATERIAL / MFG.	COLOR / NO.	NOTES
A1	EXISTING EDGE METAL AND CORNICE		EXISTING TO REMAIN
A2	EXISTING SPLIT-FACE CMU		EXISTING TO REMAIN
A3	EXISTING EIFS	SW6003 - PROPER GREY	PAINT PILASTERS AND ACCENT BAND
A4	STOREFRONT		EXISTING TO REMAIN
A5	MEMBRANE ROOFING	WHITE	AT BACK OF ALDI LOGO SIGN TOWER, FOOD MARKET SIGN TOWER AND CANOPY ROOF - SEE SPECIFICATIONS APPENDIX 'B'
A6	EXTERIOR PAINT	PT-10 / CL-5	RE: DWG. A603
A7	GUARD RAIL	PT-10 / CL-5	RE: DWG. A603
A8	ALUMINUM COMPOSITE PANEL	BRIGHT SILVER	PROVIDE PANEL JOINTS AS SHOWN - PROVIDE ONE PIECE TIGHT FIT EXTRUDED MOLDING INSTALLATION SYSTEM WITH CENTER REVEAL TRIM BETWEEN PANELS AND J TRIM AT PANEL EDGES.
A9	BLRD-2	PT-19/CL-4	EXISTING TO REMAIN; PAINT PER SCHEDULE
A10	DOCK LEVELER / SEAL AND BUMPERS	LEVELER - FACTORY FINISH / SEAL AND BUMPERS - FACTORY FINISH - BLACK	REPLACE IN EXISTING LOCATION
A11	GUTTER & DOWNSPOUT		EXISTING TO REMAIN; CONFIRM REPAIR & PAINT W/ ALDI REP
A12	CART RAIL & STARTER POST	GALVANIZED	EXISTING TO REMAIN
A13	NOT USED		
A14	ALDI TOWER SIGN	BY SIGN VENDOR	10'-0 11/16" w. x 12'-0" h. SEE DETAIL D2/A502; VERIFY SIGN SIZE PRIOR TO FRAMING OPENING
A15	PREFABRICATED SUN SHADE		EXISTING TO REMAIN
A16	EXISTING SIREN		TO BE REPLACED BY SECURITY COMPANY
E1	EXTERIOR WALL PACK	FACTORY FINISH	MOUNT @ 12'-0" A.F.F.
E2	EXISTING WALL SCOSCE		EXISTING TO REMAIN
E3	EXIT DISCHARGE LIGHT	FACTORY FINISH	MOUNT @ 8'-0" A.F.F.
F1	FIRE DEPT. CONNECTION		EXISTING TO REMAIN
F2	MOTOR GONG		EXISTING TO REMAIN
P1	HOSE BIB	FACTORY FINISH	EXISTING TO REMAIN
XX	STOREFRONT KEY	ANODIZED ALUMINUM	MOUNT

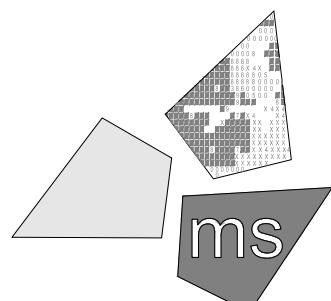
PROPOSED SIGNAGE			
DESCRIPTION	QUANTITY	SQ. FT. PER SIGN	TOTALS
PROPOSED TOWER SIGN	2	74.9	149.8
TOTAL SIGNAGE			149.8
SIGNAGE IS SHOWN FOR REFERENCE ONLY AND SHALL BE UNDER SEPARATE PERMIT SUBMITTAL. INSTALL PER MANUFACTURER'S INSTRUCTIONS.			

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Washington County
Project Name & Location:

Exterior Elevations
Drawing Name:

Prototype Rls. 10/03/19 Project No. 40321-87
Type: V1.07 CS

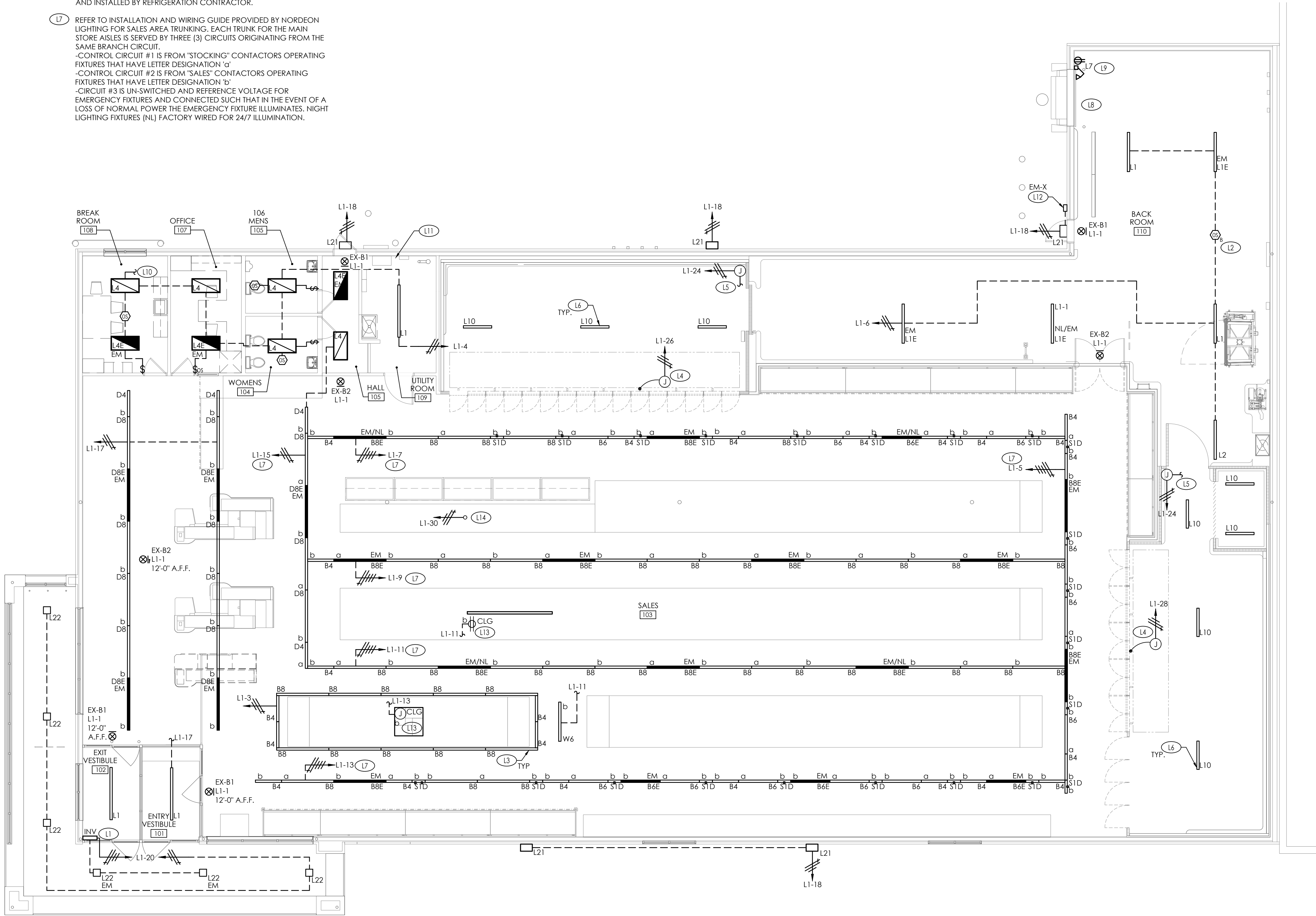
A-201
Scale: As Noted Drawing No.

GENERAL LIGHTING NOTES:

- ALL HEIGHT DIMENSIONS (e.g. +8'-6") ARE FROM THE FINISHED FLOOR TO THE CENTERLINE OF THE DEVICE.
- REFER TO ARCHITECTURAL REFLECTED CEILING PLAN FOR COORDINATION OF LUMINARIES WITH CEILING GRID.
- REFER TO SHEET E-001 FOR THE ELECTRICAL MATERIAL LIST AND GENERAL INSTALLATION NOTES.
- REFER TO DETAIL D1/E-102 FOR LIGHTING CONTROL AND WIRING DIAGRAM.
- REFER TO SHEET E-401 FOR SCHEDULE OF CIRCUITS.
- REFER TO DRAWINGS E-102 FOR LIGHTING LUMINAIRE SCHEDULE.
- IN AREAS WHERE NO CEILING IS INSTALLED, CONDUIT SHALL BE RUN JUST BELOW ROOF DECK AT BOTTOM OF UPPER CHORD OF ROOF JOISTS.
- EXIT LIGHTING FIXTURES SHALL BE CONNECTED TO THE NIGHT LIGHTING BRANCH CIRCUIT 'L1-1'. FIXTURES SHALL NOT BE SWITCHED.
- EMERGENCY FIXTURES (EM) HAVE EMERGENCY BATTERY BALLAST FACTORY INSTALLED. VERIFY FIXTURE COUNTS AND PLACEMENT OF EMERGENCY FIXTURES PRIOR TO INSTALLATION. NOTIFY ALDI REP OF ANY DISCREPANCIES.
- ALDI MONUMENT SIGN TO BE RELAMPED WITH LED LIGHTING. COORDINATE WITH ALDI CONSTRUCTION MANAGER.
- EXTERIOR SITE POLE LIGHT HEADS TO BE REPLACED WITH NEW LED HEADS. HEADS TO BE TYPE 'L31' AS SCHEDULED. REUSE EXISTING CONDUIT AND WIRE TO EXTENT POSSIBLE. PROVIDE MOUNTING BRACKET AND MODIFY EXISTING POLES AS REQUIRED TO MOUNT NEW HEADS TO EXISTING SITE POLE LIGHTS. PROVIDE ADDITIONAL CONDUIT AND WIRE AS REQUIRED TO MAKE FINAL CONNECTION. COORDINATE EXACT REQUIREMENTS IN FIELD WITH NATIONAL ACCOUNT PROVIDER AND ALDI REPRESENTATIVE.

LIGHTING KEYED NOTES:

- FLUSH MOUNT CREE MODEL #CL-IG-2T EMERGENCY LIGHTING INVERTER IN VESTIBULE CEILING AND CABLE SUPPORT FROM STRUCTURE ABOVE. PROVIDE SWITCHED AND UN-SWITCHED FEED TO INVERTER AND CONNECT OUTPUT TO CANOPY FIXTURES INDICATED FOR EMERGENCY EGRESS ILLUMINATION.
- PROVIDE OCCUPANCY SENSOR FOR CONTROL OF LIGHTING FIXTURES.
- MOUNT PRODUCE LIGHTING ASSEMBLY AT 12'-0" A.F.F. TO BUILDING STRUCTURE PER MANUFACTURERS INSTRUCTIONS USING SAMMYS SCREW AND AIRCRAFT CABLE SUPPORT KIT PROVIDED WITH FIXTURES. LIGHTING ASSEMBLY SHALL BE MOUNTED TO AVOID ALL OBSTRUCTIONS. REFER TO REFLECTED CEILING PLAN FOR LOCATIONS.
- VERIFY LOCATION OF CONNECTION TO DOOR LIGHTS WITH REFRIGERATION CONTRACTOR.
- VERIFY LOCATION OF JUNCTION BOX WITH REFRIGERATION CONTRACTOR. CONDUIT AND WIRING CONNECTIONS AND INSTALLATION OF LUMINARIES INSIDE COOLER AND FREEZER BY REFRIGERATION CONTRACTOR. REFER TO KEYNOTE 'L6'
- FIXTURES SHOWN IN WALK-IN COOLER AND FREEZER SHALL BE FURNISHED BY ELECTRICAL CONTRACTOR AND TURNED OVER TO REFRIGERATION CONTRACTOR FOR INSTALLATION. OCCUPANCY SENSORS FURNISHED AND INSTALLED BY REFRIGERATION CONTRACTOR.
- REFER TO INSTALLATION AND WIRING GUIDE PROVIDED BY NORDEON LIGHTING FOR SALES AREA TRUNKING. EACH TRUNK FOR THE MAIN STORE AISLES IS SERVED BY THREE (3) CIRCUITS ORIGINATING FROM THE SAME BRANCH CIRCUIT.
-CONTROL CIRCUIT #1 IS FROM "STOCKING" CONTACTORS OPERATING FIXTURES THAT HAVE LETTER DESIGNATION 'a'
-CONTROL CIRCUIT #2 IS FROM "SALES" CONTACTORS OPERATING FIXTURES THAT HAVE LETTER DESIGNATION 'b'
-CIRCUIT #3 IS UN-SWITCHED AND REFERENCE VOLTAGE FOR EMERGENCY FIXTURES AND CONNECTED SUCH THAT IN THE EVENT OF A LOSS OF NORMAL POWER THE EMERGENCY FIXTURE ILLUMINATES. NIGHT LIGHTING FIXTURES (NL) FACTORY WIRED FOR 24/7 ILLUMINATION.
- INSTALL LUMINARIES, CONDUIT AND WIRING TO CLEAR OVERHEAD DOOR IN THE OPEN POSITION.
- RECEPTACLE FOR DOCK LIGHT SHALL BE SWITCHED WITH BACKROOM LIGHTS. PROVIDE WOOD BLOCKING BETWEEN STUDS TO SECURELY MOUNT FIXTURE.
- EXTEND CIRCUIT TO EXHAUST FAN EF-1. REFER TO E-301 FOR CONTINUATION.
- EXISTING CPC SYSTEM. REFER TO DETAIL D1/E-102 FOR LIGHTING CONTROL DIAGRAM.
- PROVIDE EXTERIOR EMERGENCY FIXTURE NEAR DOOR FOR EXIT DISCHARGE LIGHTING. REFER TO ARCHITECTURAL ELEVATIONS FOR LOCATIONS.
- PROVIDE CONNECTION OF PRE-FABRICATED HANGING LIGHTED SIGNS TO SALES FLOOR LIGHTING BRANCH CIRCUIT AS INDICATED. COORDINATE LOCATION OF JUNCTION BOX AND OR RECEPTACLE WITH SIGN INSTALLER PRIOR TO ROUGH-IN.
- LOCATE POWER POLE AND RACEWAY FOR GONDOLA LIGHTING. REFER TO DETAIL B3/E-502 FOR INSTALLATION REQUIREMENTS. CIRCUIT WITH SPOT MERCHANDISER LIGHTING CIRCUIT L1-30.

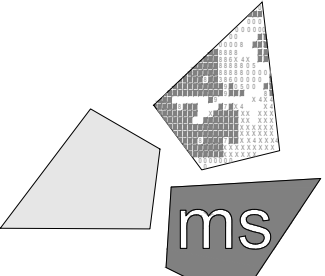


D2 Lighting Plan
SCALE: 1/8" = 1'-0"

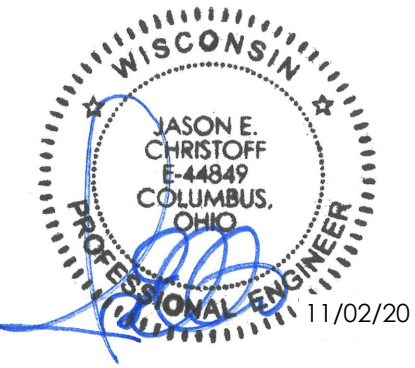


Issued:		Date:
Client Review Set		10/28/20
Permit Set		11/02/20
Revisions:		Date:

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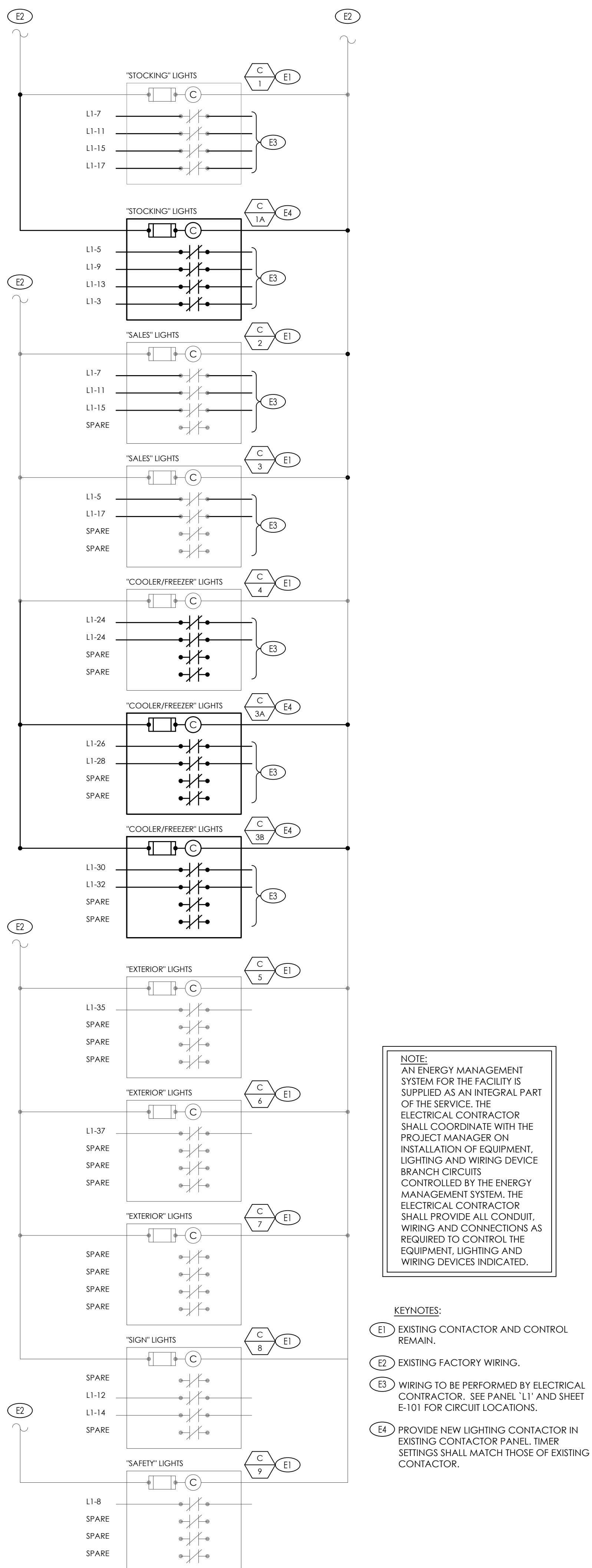
DRAWN BY: EAC
REVIEWED BY: KFF

Seal

PROFESSIONAL OF RECORD:
JASON E. CHRISTOFF No. 44849-6
EXP. DATE: 07/31/2022


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Germantown, WI
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Germantown, WI 53022
Washington County
Project Name & Location:

Lighting Plan	
Drawing Name:	
Prototype Rls. 10/03/19	Project No. 40321-87
Type: V1.07 CS	
	E-101
Scale: As Noted	Drawing No.



LIGHTING LUMINAIRE SCHEDULE

MOUNTING (MTG) KEY:
RE - RECESSED
SP - SUSPENDED
CL - CEILING SURFACE
WL - WALL
UC - UNDERCABINET
CV - COVE
PL - POLE
O - OTHER (SEE REMARKS)

DOOR KEY:
FA - FLAT ALUMINUM
FS - FLAT STEEL
BA - REGRESSED ALUMINUM
RS - REGRESSED STEEL

LAMP TYPE KEY:
FL - FLUORESCENT
CF - COMPACT FLUORESCENT
IN - INCANDESCENT
LED - LIGHT EMITTING DIODE
HS - HIGH PRESSURE SODIUM
MH - METAL HALIDE
MV - MERCURY VAPOR
LV - LOW VOLTAGE
O - OTHER (SEE REMARKS)

BALLAST (BLS) KEY:
EB - ELECTRONIC
EM - EMERGENCY BATTERY
OD - OUTDOOR RATED BALLAST
EN - ENERGY SAVING

LENS/LOUVER (L/L) KEY:
A - .125" ACRYLIC
B - BLACK MILLIGROOVE
C - CLEAR ALZAK
D - PARABOLIC
E - ---
F - FRESNEL
G - TEMPERED GLASS
H - WALL WASHER
K - KSH12 .125" ACRYLIC
K19 - KSH19 .156" ACRYLIC
L - LOW IRIDESCENT SPECULAR ALUMINUM
M - ---
N - NONE
O - OTHER (SEE REMARKS)

NOTES:
1. CATALOG NUMBERS SHALL NOT BE CONSIDERED COMPLETE AND MATERIAL SHALL NOT BE ORDERED BY MANUFACTURER AND CATALOG NUMBER ONLY. FIRST READ THE COMPLETE DESCRIPTION, NOTES, AND REMARKS AND THE SPECIFICATIONS IN COORDINATION WITH CATALOG NUMBER TO DETERMINE THE EXACT MATERIAL AND ACCESSORIES TO BE ORDERED. THE MANUFACTURER LISTED IS THE BASIS OF DESIGN.
2. ALL LAMPS FOR THIS PROJECT SHALL BE FURNISHED BY MANUFACTURER WITH FIXTURES AND INSTALLED BY THE ELECTRICAL CONTRACTOR UNLESS OTHERWISE NOTED.
3. FOR NATIONAL ACCOUNTS PRICING CONTACT JEFFREY SABRIN OR ELVIR SULJIC @ CREE LIGHTING - JSABRIN@CREE.COM, ESULJIC@CREE.COM PHONE: 262-504-5037
4. NORDEON LIGHTING SYSTEM SHALL BE OWNER FURNISHED AND CONTRACTOR INSTALLED. CONTRACTOR SHALL HAVE 5 DAYS FROM DATE OF DELIVERY ACCEPTANCE TO VERIFY SHIPMENT FOR ANY DAMAGES, CORRECT QUANTITY OF FIXTURES, AND PLACE CLAIM. AFTER 5 DAYS CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES AND ADDITIONAL FIXTURES REQUIRED TO ACHIEVE LAYOUT SHOWN. QUESTIONS REGARDING NORDEON LIGHTING MAY BE ADDRESSED TO THE NATIONAL ACCOUNTS REP. DAVID HOROWITZ david.horowitz@nordeon.com PHONE: (401)255-7127
5. FOR NATIONAL ACCOUNTS PRICING CONTACT LINDSEY WHISLER @ FACILITY SOLUTIONS GROUP CCC1@FSGI.COM PHONE: 214-331-6266
6. LUMINAIRES ARE TYPICAL FOR ALDI STORES. FIXTURES SHOWN LIGHT LINE WEIGHT NOT USED ON THIS PROJECT. REFER TO LIGHTING PLAN FOR QUANTITIES OF LUMINAIRES USED. FIXTURES SHALL BE ORDERED BY MODEL NUMBER AND MANUFACTURER NOT BY ID NUMBER. VERIFY SITE LIGHTING FIXTURE TYPES AND LOCATIONS WITH FINAL SITE PLANS.
7. FIXTURE AND POLE SPECIFICATION SHALL BE VERIFIED WITH FINAL SITE PLANS AND ENGINEER FOR LOCAL REQUIREMENTS. ALDI REPRESENTATIVE SHALL APPROVE POLE HEIGHTS.

FIXT. NO.	DESCRIPTION	FIXT. SIZE	MTG.	LAMPS		VOLTS/ BLS TYPE	L/L	MANUFACTURER	REMARKS
				TYPE	QUANTITY & SIZE				
L1	8' SURFACE STRIP LIGHT	2.5"W. x 8'L	O	LED	88W, 8000L, 35K	120	O	CREE: LS8-80L-35K-10V LS9003-LS9001	SALES FLOOR & BACKROOM. REFER TO STRIP FIXTURE MOUNTING NOTES. REFER TO NOTE #3
L1E	8' SURFACE STRIP LIGHT W/ EMERGENCY BACKUP MINIMUM OF 90 MIN OPERATION	2.5"W. x 8'L	O	LED	88W, 8000L, 35K	120	O	CREE: LS8-80L-35K-10V-EB14 LS9003-LS9001	SAME MOUNTING AS TYPE L1 FACTORY INSTALLED 1400 LUMEN EMERGENCY POWER PACK. VERIFY (EM) FIXTURE PLACEMENT WITH DRAWING E-101 PRIOR TO INSTALLATION. REFER TO NOTE #3
L2	4' SURFACE STRIP LIGHT	2.5"W. x 4'L	O	LED	44W, 4000L, 35K	120	O	CREE: LS4-40L-35K-10V	SAME MOUNTING AS TYPE L1 REFER TO NOTE #3
L2E	4' SURFACE STRIP LIGHT W/ EMERGENCY BACKUP MINIMUM OF 90 MIN OPERATION	2.5"W. x 4'L	O	LED	44W, 4000L, 35K	120	O	CREE: LS4-40L-35K-10V-EB14	SAME MOUNTING AS TYPE L1 FACTORY INSTALLED 1400 LUMEN EMERGENCY POWER PACK. VERIFY (EM) FIXTURE PLACEMENT WITH DRAWING E-101 PRIOR TO INSTALLATION. REFER TO NOTE #3
L3	DO NOT USE								
L4	TROFFER	2'-0" x 4'-0"	RE	LED	44W, 4000L, 35K	120	O	CREE: ZR24-40L-35K-10V	REFER TO NOTE #3
L4E	TROFFER W/ EMERGENCY BACKUP MINIMUM OF 90 MIN OPERATION	2'-0" x 4'-0"	RE	LED	44W, 4000L, 35K	120	O	CREE: ZR24-40L-35K-10V-EB14	FACTORY INSTALLED 1400 LUMEN EMERGENCY POWER PACK. VERIFY (EM) FIXTURE PLACEMENT WITH DRAWING E-101 PRIOR TO INSTALLATION. REFER TO NOTE #3
L5	DO NOT USE								
L6	VAPOR TIGHT FIXTURE	6' NOM.	O	LED A19	9.5W, 800L, 27K	120	O	CREE: EM14TA101/G/A19-60W-27K	ENCLOSED AND GASKETED. GLASS GLOBE, METAL GUARD, WALL MOUNTED. REFER TO D3/E-501. REFER TO NOTE #3
L7	DOCK LIGHT	-	WL	LED	23W, 2450L, 40K	120	O	CREE: E-WID02A-17401-42	DUAL ARM 40" REACH, RECEPTACLE CONNECTION, INTEGRAL SWITCH. REFER TO NOTE #3
L8	DO NOT USE								
L9	DO NOT USE								
L10	WET LOCATION LINEAR	51.8" L 6.8" W 4.3" H	O	LED	43W, 6100L, 35K	120	O	CREE: W54C-60L-1FA-35K-8-UL	TURN FIXTURES OVER TO REFRIGERATION CONTRACTOR FOR INSTALLATION IN WALK-IN COOLER/FREEZER AREAS. REFER TO NOTE #3
L11	2' LOW-PROFILE LINEAR COVE LUMINAIRE	24.3" L 1.13" W 1.0" H	O	LED	15.5W, 1000L, 30K	120	O	CREE: CL-138-512-WH-3	MOUNT FIXTURES ABOVE MULTIDECK UNITS ON GC INSTALLED HAT CHANNELS W/ FIXTURE FURNISHED MOUNTING CLIPS. PROVIDE ONE CL-13328W POWER FEED SWITCH BOX AND INSTALL IN CENTER OF CONTINUOUS ROW. LIGHTING ROW LENGTH FROM SWITCH BOX NOT TO EXCEED 36'-0". REFER TO NOTE #3
L12	DO NOT USE								
L13	DO NOT USE								
B4	LINEAR STRIP LIGHT 3.7" BATWING HIGH OUTPUT	2.5"W 44.25L	LED		54W, 6000L, 35K	120	O	NORDEON: BL6-3500K-UNV-DA20-0-3-7-BL-DM	MOUNTS INTO WIRE TRUNK. REFER TO WIRE TRUNK MOUNTING NOTES. REFER TO NOTE #4
B6	LINEAR STRIP LIGHT 5.5" BATWING HIGH OUTPUT	2.5"W 66.4L	LED		72W, 9000L, 35K	120	O	NORDEON: BL9-3500K-UNV-DA20-0-5-5-BL-DM	SAME MOUNTING AS 'B4'. REFER TO NOTE #4
B8	LINEAR STRIP LIGHT 7.4" BATWING HIGH OUTPUT	2.5"W 84.4L	LED		95W, 12000L, 35K	120	O	NORDEON: BL12-3500K-UNV-DA20-0-7-4-BL-DM	SAME MOUNTING AS 'B4'. REFER TO NOTE #4
B8E	LINEAR STRIP LIGHT 7.4" BATWING HIGH OUTPUT W/ EMERGENCY BACKUP MINIMUM OF 90 MIN OPERATION	2.5"W 84.4L	LED		95W, 12000L, 35K	120	O	NORDEON: BLE12-3500K-UNV-DA20-0-7-4-BL-DM	SAME MOUNTING AS 'B4'. FACTORY INSTALLED 400 LUMEN EMERGENCY POWER PACK. VERIFY (EM) FIXTURE PLACEMENT WITH DRAWING E-101 PRIOR TO INSTALLATION. REFER TO NOTE #4
D4	LINEAR STRIP LIGHT 3.7" DIFFUSED HIGH OUTPUT	2.5"W 44.25L	LED		54W, 6000L, 35K	120	O	NORDEON: BL6-3500K-UNV-DP2-3-7-BL-DM	SAME MOUNTING AS 'B4'. REFER TO NOTE #4
D4L	LINEAR STRIP LIGHT 3.7" DIFFUSED	2.5"W 44.25L	LED		34W, 4000L, 35K	120	O	NORDEON: BL4-3500K-UNV-DP2-3-7-BL-DM	SAME MOUNTING AS 'B4'. REFER TO NOTE #4
D6	LINEAR STRIP LIGHT 5.5" DIFFUSED HIGH OUTPUT	2.5"W 66.4L	LED		72W, 9000L, 35K	120	O	NORDEON: BL9-3500K-UNV-DP2-5-5-BL-DM	SAME MOUNTING AS 'B4'. REFER TO NOTE #4
D4L	LINEAR STRIP LIGHT 5.5" DIFFUSED	2.5"W 66.4L	LED		54W, 6000L, 35K	120	O	BL6-3500K-UNV-DP2-5-5-BL-DM	
D4LE	LINEAR STRIP LIGHT 5.5" DIFFUSED W/ EMERGENCY BACKUP MINIMUM OF 90 MIN OPERATION	2.5"W 66.4L	LED		54W, 6000L, 35K	120	O	BLE6-3500K-UNV-DP2-5-5-BL-DM	SAME MOUNTING AS 'B4'. FACTORY INSTALLED 400 LUMEN EMERGENCY POWER PACK. VERIFY (EM) FIXTURE PLACEMENT WITH DRAWING E-101 PRIOR TO INSTALLATION. REFER TO NOTE #4
D8	LINEAR STRIP LIGHT 7.4" DIFFUSED HIGH OUTPUT	2.5"W 84.4L	LED		95W, 12000L, 35K	120	O	NORDEON: BL12-3500K-UNV-DP2-7-4-BL-DM	SAME MOUNTING AS 'B4'. REFER TO NOTE #4
D8E	LINEAR STRIP LIGHT 7.4" DIFFUSED HIGH OUTPUT W/ EMERGENCY BACKUP MINIMUM OF 90 MIN OPERATION	2.5"W 84.4L	LED		95W, 12000L, 35K	120	O	NORDEON: BLE12-3500K-UNV-DP2-7-4-BL-DM	SAME MOUNTING AS 'B4'. FACTORY INSTALLED 400 LUMEN EMERGENCY POWER PACK. VERIFY (EM) FIXTURE PLACEMENT WITH DRAWING E-101 PRIOR TO INSTALLATION. REFER TO NOTE #4
W4	LINEAR STRIP LIGHT 3.7" WALLWASH	2.5"W 44.25L	LED		34W, 4000L, 35K	120	O	NORDEON: BL4-3500K-UNV-WW-3-7-BL-DM	SAME MOUNTING AS 'B4'. REFER TO NOTE #4
W6X	LINEAR STRIP LIGHT 5.5" WALLWASH	2.5"W 66.4L	LED		54W, 6000L, 35K	120	O	NORDEON: BL6-3500K-UNV-WW-5-5-BL-DM	SAME MOUNTING AS 'B4'. REFER TO NOTE #4
W6	LINEAR STRIP LIGHT 5.5" WALLWASH HIGH OUTPUT	2.5"W 66.4L	LED		72W, 9000L, 35K	120	O	NORDEON: BL9-3500K-UNV-WW-5-5-BL-DM	SAME MOUNTING AS 'B4'. REFER TO NOTE #4
W8	LINEAR STRIP LIGHT 7.4" WALLWASH	2.5"W 84.4L	LED		72W, 9000L, 35K	120	O	NORDEON: BL9-3500K-UNV-WW-7-4-BL-DM	SAME MOUNTING AS 'B4'. REFER TO NOTE #4
S1	1.10" SINGLE SPOT MODULE	2.5"W 22L	LED		28W, 3000L, 35K	120	O	NORDEON: SK-E 1-28W-935-WB-BL-DM	SAME MOUNTING AS 'B4'. REFER TO NOTE #4
S1D	1.10" SINGLE SPOT MODULE W/ DIFFUSER	2.5"W 22L	LED		28W, 3000L, 35K	120	O	NORDEON: SK-E 1-28W-935-WB-BL-D-DM	SAME MOUNTING AS 'B4'. REFER TO NOTE #4
S2	1.10" DOUBLE SPOT MODULE	2.5"W 22L	LED		45W, 2X 3000L, 35K	120	O	NORDEON: SK-E 2-45W-935-WB-BL-DM	SAME MOUNTING AS 'B4'. REFER TO NOTE #4
S2D	1.10" DOUBLE SPOT MODULE W/ DIFFUSER	2.5"W 22L	LED		45W, 2X 3000L, 35K	120	O	NORDEON: SK-E 2-45W-935-WB-BL-D-DM	SAME MOUNTING AS 'B4'. REFER TO NOTE #4

WIRE TRUNK MOUNTING NOTES (SALES FLOOR - REMODEL):
ALL FIXTURES SHALL BE POSITIONED PER THE DIMENSIONS ON DRAWING A-111.

FIRST AISLE FIXTURES TRUNKS SHOULD BE MOUNTED AT A CONSISTENT HEIGHT AND AS HIGH AS POSSIBLE TO A MAXIMUM HEIGHT OF 13'-6" TO TOP OF TRUNK. ALL OTHER SALES FLOOR LIGHTING SHALL BE MOUNTED WITH THE FOLLOWING CLARIFICATION: IDENTIFY THE LOWEST POINT OF THE LOWEST EXISTING JOIST (ROOF DECK IN V.I.O STORES IS A WARP DECK SLOPING IN TWO DIRECTIONS). THIS LOWEST POINT SHALL BE USED TO DETERMINE THE FIXTURE MOUNTING HEIGHT FOR THE REMAINDER OF THE SALES AREA FIXTURE RUNS. EXISTING ROOF JOISTS SHALL BE USED TO ESTABLISH THIS ELEVATION. NOT WIDE FLANGE BEAM (I-BEAM) OR JOIST GIRDER. IF FIXTURE RUN INTERFERES WITH A JOIST GIRDER, ADJUST LOCATION OF ROW TO ALLOW IT TO RUN THROUGH THE WEB. IF FIXTURE RUN INTERFERES WITH A WIDE FLANGE BEAM (I-BEAM), INSTALL FIXTURES ON EACH SIDE OF BEAM AS CLOSE TO BEAM AS POSSIBLE AND LEAVE A GAP IN THE RUN. COORDINATE WITH ALDI CONST. REPRESENTATIVE. MAXIMUM FIXTURE MOUNTING HEIGHT IS 13'-6".

SUPPORT FIXTURE TRUNKS WITH SUPPLIED AIRCRAFT CABLE KITS AND SAMMYS SCREWS TO ROOF DECK PER MANUFACTURERS RECOMMENDATIONS. REFER TO TRUNK LAYOUT DRAWING FROM NORDEON FOR NUMBER OF CABLES PER ROW AND SPACING.

POWER DROP LOCATIONS ARE NOTED ON THE TRUNK LAYOUT DRAWING. TRUNKS ONLY HAVE POWER FEED ON ONE END OF TRUNK. START EACH ROW FROM THE POWER FEED END. CONNECT WIRE HARNESS FROM TRUNK TO TRUNK ON EACH ROW METAL END PLATES ARE TO BE INSTALLED AT THE BEGINNING AND END OF EACH ROW.

FINAL MOUNTING HEIGHT OF FIXTURES ADJACENT TO SALES FLOOR PERIMETER WALLS MUST BE ABOVE OR EQUAL TO SALES FLOOR WALL PAINT LINE.

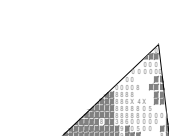
STRIP FIXTURE MOUNTING NOTES (BACK ROOM):
ALL FIXTURES SHALL BE POSITIONED PER THE DIMENSIONS ON DRAWING A-111.

BACK ROOM:
MOUNT FIXTURES PERPENDICULAR TO JOISTS WITH SUPPLIED AIRCRAFT CABLE ATTACHED TO BOTTOM OF JOIST.

MOUNT FIXTURES PARALLEL TO JOISTS WITH UNISTRUT ATTACHED TO TOP OF THE BOTTOM CHANCE. SUPPLIED AIRCRAFT CABLE TO UNISTRUT AT 12'-0" AFF.

[illegible]

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The logo for ms consultants, inc. features three geometric shapes: a light gray triangle pointing left, a dark gray triangle pointing right, and a square with a pixelated pattern. Below these shapes is a dark gray parallelogram containing the lowercase letters "ms" in white.

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DRAWN BY:	EAC
REVIEWED BY:	KFF
Signed _____	

Seal



11/02/20

PROFESSIONAL OF RECORD:
JASON E. CHRISTOFF No. 44849-6
EXP. DATE: 07/31/2022



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Schedules & Diagrams Drawing Name:	
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Type: V1.07 CS	E-102
Scale: As Noted	Drawing No.

XSP Series

XSPW™ LED Wall Mount Luminaire featuring Cree TrueWhite® Technology

L21

Product Description

The XSPW™ LED wall mount luminaire has a slim, low profile design intended for outdoor wall mounted applications. The rugged lightweight aluminum housing and mounting box are designed for installation over standard single gang J-Boxes and mud ring single gang J-Boxes. The luminaire allows for through-wired or conduit entry from the top, bottom, sides and rear. The housing design is intended specifically for LED technology including a weathertight LED driver compartment and thermal management. Optic design features industry-leading NanoOptic® Precision Delivery Grid™ system in multiple distributions.

Applications: General area and security lighting

Performance Summary

NanoOptic® Precision Delivery Grid™ optic

Assembled in the U.S.A. of U.S. and imported parts

CRI: Minimum 70 CRI (3000K, 4000K & 5700K); 90 CRI (5000K)

CCT: 3000K, 4000K, 5000K, 5700K

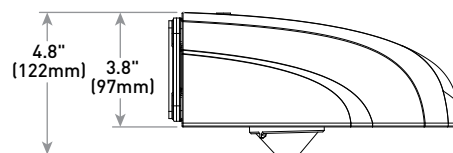
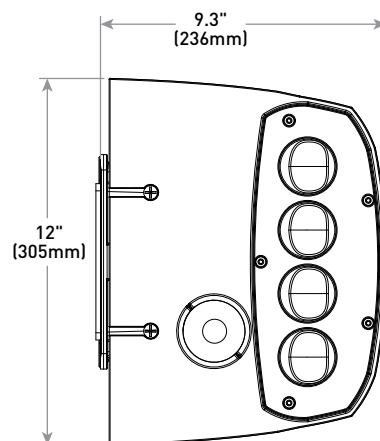
Limited Warranty*: 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

* See <http://lighting.cree.com/warranty> for warranty terms

Accessories

Field-Installed	
Beauty Plate WM-PLT12** - 12" (305mm) Square WM-PMT14** - 14" (356mm) Square - Covers holes left by incumbent wall packs	Hand-Held Remote XA-SENSREM - For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required

** Must specify color



Multi-Level Sensor location
(ordered as an option)

Lumen Package	Weight
2L, 4L, 6L	11.0 lbs. (5.0kg)
8L	11.8 lbs. (5.4kg)

Ordering Information

Example: XSPW-B-WM-2ME-2L-30K-UL-BK

XSPW	B	WM	3ME	4L	30K	UL	CS	P
Product	Version	Mounting	Optic	Lumen Package*	CCT	Voltage	Color Options	Options
XSPW	B	WM Wall	2ME Type II Medium 3ME Type III Medium 4ME Type IV Medium	2L 2,490 lumens 4L 4,270 lumens 6L 6,100 lumens 8L 8,475 lumens	30K 3000K ~ 70 CRI 40K 4000K ~ 70 CRI 50K 5000K ~ 90 CRI 57K 5700K ~ 70 CRI	UL Universal 120-277V UH Universal 347-480V 34** 347V - For use with P option only	BK Black BZ Bronze SV Silver WH White	ML Multi-Level - Refer to ML spec sheet for details - Available with UL voltage only P Button Photocell - Not available with ML or PML option - Available with UL and 34 voltages only PML Programmable Multi-Level - Refer to PML spec sheet for details - Available with UL voltage only

* Lumen Package selection codes identify approximate light output only. Actual lumen output levels may vary depending on CCT and optic selection. Refer to Initial Delivered Lumen tables for specific lumen values

** Consult factory for availability

Rev. Date: VersionB V2 10/05/2018



US: lighting.cree.com

T (800) 236-6800 F (262) 504-5415

Canada: www.cree.com/canada

T (800) 473-1234 F (800) 890-7507

Product Specifications

CREE TRUEWHITE® TECHNOLOGY

A revolutionary way to generate high-quality white light, Cree TrueWhite® Technology is a patented approach that delivers an exclusive combination of 90+ CRI, beautiful light characteristics and lifelong color consistency, all while maintaining high luminous efficacy – a true no compromise solution.

CONSTRUCTION & MATERIALS

- Slim, low profile design
- Luminaire housing specifically designed for LED applications with advanced LED thermal management and driver
- Luminaire mounting box designed for installation over standard single gang J-Boxes and mud ring single gang J-Boxes
- Luminaire can also be direct mounted to a wall and surface wired
- Secures to wall with four 3/16" (5mm) screws (by others)
- Conduit entry from top, bottom, sides, and rear
- Exclusive Colorfast DeltaGuard® finish features an E-coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Silver, black, white and bronze are available
- **Weight:** 2L, 4L, 6L - 11.0 lbs. (5.0kg); 8L - 11.8 lbs. (5.4kg)

ELECTRICAL SYSTEM

- **Input Voltage:** 120-277V or 347-480V, 50/60Hz
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- Integral 10kV surge suppression protection standard
- When code dictates fusing, a slow blow fuse or type C/D breaker should be used to address inrush current
- Designed with 0-10V dimming capabilities. Controls by others
- **10V Source Current:** 0.15 mA
- **Operating Temperature Range:** -40°C - +50°C (-40°F - +122°F)

REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed
- Suitable for wet locations
- Designed for downlight applications only
- Enclosure rated IP66 per IEC 60598
- 10kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2
- Meets FCC Part 15, Subpart B, Class A standards for conducted and radiated emissions
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- Meets Buy American requirements within ARRA
- RoHS compliant. Consult factory for additional details
- Dark Sky Friendly, IDA Approved when ordered with 30K CCT
- DLC and DLC Premium qualified versions available. Please refer to <https://www.designlights.org/search/> for most current information
-  **CA RESIDENTS WARNING:** Cancer and Reproductive Harm – www.p65warnings.ca.gov

Electrical Data*									
Lumen Package	CCT/CRI	System Watts	Efficacy	Total Current (A)					
		120-480V		120V	208V	240V	277V	347V	480V
2L	30K/70 CRI	20	125	0.17	0.10	0.08	0.07	0.06	0.05
	40K/70 CRI	19	131	0.16	0.09	0.08	0.07	0.06	0.04
	50K/90 CRI	24	104	0.20	0.11	0.10	0.08	0.07	0.05
	57K/70 CRI	19	131	0.16	0.09	0.08	0.07	0.06	0.04
4L	30K/70 CRI	33	129	0.28	0.16	0.14	0.13	0.10	0.07
	40K/70 CRI	31	138	0.27	0.15	0.13	0.12	0.09	0.07
	50K/90 CRI	40	107	0.34	0.20	0.17	0.16	0.12	0.09
	57K/70 CRI	31	138	0.26	0.15	0.13	0.12	0.09	0.07
6L	30K/70 CRI	51	120	0.43	0.25	0.22	0.19	0.14	0.11
	40K/70 CRI	47	130	0.40	0.23	0.20	0.18	0.14	0.10
	50K/90 CRI	60	102	0.51	0.29	0.25	0.23	0.17	0.13
	57K/70 CRI	47	130	0.40	0.23	0.20	0.17	0.14	0.10
8L	30K/70 CRI	77	110	0.65	0.38	0.32	0.28	0.22	0.16
	40K/70 CRI	72	118	0.61	0.35	0.31	0.27	0.21	0.15
	50K/90 CRI	78	89	0.66	0.37	0.33	0.29	0.22	0.16
	57K/70 CRI	71	119	0.60	0.35	0.30	0.26	0.20	0.15

* Electrical data at 25°C (77°F). Actual wattage may differ by +/- 10% when operating between 120-480V +/- 10%

XSPW Series Ambient Adjusted Lumen Maintenance Factors¹					
Ambient	Initial LMF	25K hr Projected² LMF	50K hr Projected² LMF	75K hr Calculated³ LMF	100K hr Calculated³ LMF
0°C (32°F)	1.05	1.00	0.98	0.96	0.94
5°C (41°F)	1.04	1.00	0.98	0.96	0.94
10°C (50°F)	1.03	0.99	0.97	0.95	0.93
15°C (59°F)	1.02	0.98	0.96	0.94	0.92
20°C (68°F)	1.01	0.97	0.95	0.93	0.91
25°C (77°F)	1.00	0.96	0.94	0.92	0.90
30°C (86°F)	0.99	0.95	0.93	0.91	0.89
35°C (95°F)	0.98	0.94	0.92	0.90	0.88
40°C (104°F)	0.97	0.93	0.91	0.89	0.87

¹ Lumen maintenance values at 25°C (77°F) are calculated per TM-21 based on LM-80 data and in-situ luminaire testing. Luminaire ambient temperature factors (LATF) have been applied to all lumen maintenance factors. Please refer to the [Temperature Zone Reference Document](#) for outdoor average nighttime ambient conditions

² In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing (IDUT) i.e. the packaged LED chip

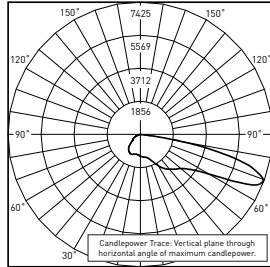
³ In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing (IDUT) i.e. the packaged LED chip



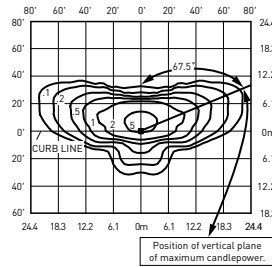
Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: <http://lighting.cree.com/products/outdoor/wall-mount/xsp-series-wall>

2ME



CESTL Test Report #: PL12798-001A
XSPW-B-**-2ME-8L-40K-UL
Initial Delivered Lumens: 8,622



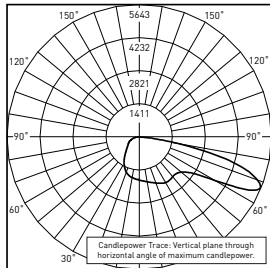
XSPW-B-**-2ME-8L-40K-UL
Mounting Height: 15' (4.6) A.F.G.
Initial Delivered Lumens: 8,475
Initial FC at grade

Type II Medium Distribution								
Lumen Package	3000K		4000K		5000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
2L	2,490	B1 U0 G1	2,490	B1 U0 G1	2,490	B1 U0 G1	2,490	B1 U0 G1
4L	4,270	B1 U0 G1	4,270	B1 U0 G1	4,270	B1 U0 G1	4,270	B1 U0 G1
6L	6,100	B1 U0 G2	6,100	B1 U0 G2	6,100	B1 U0 G2	6,100	B1 U0 G2
8L	8,475	B2 U0 G2	8,475	B2 U0 G2	6,925	B1 U0 G2	8,475	B2 U0 G2

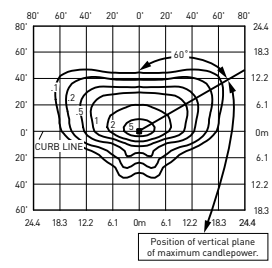
* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>

3ME



CESTL Test Report #: PL12366-007A
XSPW-B-**-3ME-8L-40K-UL
Initial Delivered Lumens: 8,543



XSPW-B-**-3ME-8L-40K-UL
Mounting Height: 15' (4.6m) A.F.G.
Initial Delivered Lumens: 8,475
Initial FC at grade

Type III Medium Distribution								
Lumen Package	3000K		4000K		5000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
2L	2,490	B1 U0 G1	2,490	B1 U0 G1	2,490	B1 U0 G1	2,490	B1 U0 G1
4L	4,270	B1 U0 G1	4,270	B1 U0 G1	4,270	B1 U0 G1	4,270	B1 U0 G1
6L	6,100	B1 U0 G2	6,100	B1 U0 G2	6,100	B1 U0 G2	6,100	B1 U0 G2
8L	8,475	B2 U0 G2	8,475	B2 U0 G2	6,925	B1 U0 G2	8,475	B2 U0 G2

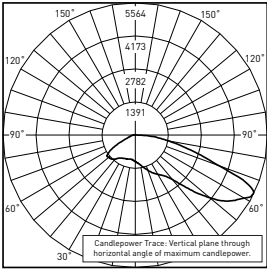
* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>

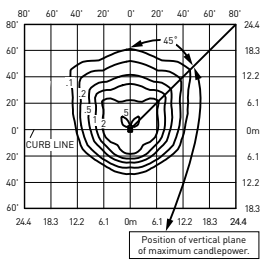
Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: <http://lighting.cree.com/products/outdoor/wall-mount/xsp-series-wall>

4ME



CESTL Test Report #: PL12799-001A
XSPW-B-**-4ME-8L-40K-UL
Initial Delivered Lumens: 8,873



XSPW-B-**-4ME-8L-40K-UL
Mounting Height: 15' (4.6m) A.F.G.
Initial Delivered Lumens: 8,475
Initial FC at grade

Type IV Medium Distribution								
Lumen Package	3000K		4000K		5000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
2L	2,490	B1 U0 G1	2,490	B1 U0 G1	2,490	B1 U0 G1	2,490	B1 U0 G1
4L	4,270	B1 U0 G1	4,270	B1 U0 G1	4,270	B1 U0 G1	4,270	B1 U0 G1
6L	6,100	B2 U0 G2	6,100	B2 U0 G2	6,100	B2 U0 G2	6,100	B2 U0 G2
8L	8,475	B2 U0 G2	8,475	B2 U0 G2	6,925	B2 U0 G2	8,475	B2 U0 G2

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit:<https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>

CPY Series

CPY250™ LED Canopy/Soffit Luminaire

Type: L22

Product Description

The CPY250™ LED Canopy/Soffit Luminaire has an extremely thin profile constructed of rugged cast aluminum. It can be surface mounted easily from below the canopy deck and also has the ability to be pendant mounted or hook & cord mounted. Direct imaging of the LEDs is eliminated with a highly efficient patterned flat or 0.91" (23mm) drop glass lens.

Applications: Petroleum canopies, CNG fueling stations, low-medium bay general lighting, soffits

Performance Summary

Made in the U.S.A. of U.S. and imported parts

CRI: Minimum 70 CRI

CCT: 4000K (+/- 300K), 5700K (+/- 500K) Standard

Limited Warranty: 10 years on luminaire

IP66 Rated (Direct Mount only)

Class I, Division II Hazardous Location for select models

Accessories

Field-Installed	
Direct Mount Luminaires Canopy Upgrade Kits XA-BXCCMW – for use with Jet-Phillips XA-BXCCNW – for use with Elco Franciscan XA-BXCCPW – for use with LSI Dakota or Masters XA-BXCCQW – for use with Whiteway Riviera or Rig-A-Lite XA-BXCCRW – for use with Elco Merrit XA-BXCCSW – for use with LSI Richmond or Whiteway Civic	Pendant Mount Luminaires Fitting XA-PSFTG – Pendant Fitting Pendant Mount Kits XA-PS22KIT – 22" (559mm) XA-PS12KIT – 12" (305mm) XA-PS18KIT – 18" (457mm) - Pendant height from ceiling surface to bottom of fixture; mounting accessories or surface boxes will add to overall height
Direct Mount Junction Box/Stem Kit XA-BXCCJBX – 6.0" (152mm) H x 3/4" (19mm) NPT Stem - Watertight - Rated for feed through 8 (4 in, 4 out) #12 AWC conductors	
Direct Mount Beauty Plates XA-BXCCBPW – Plate Only XA-BXCCBPB12W – Plate w/ 12" (305mm) Backer XA-BXCCBPB16W – Plate w/ 16" (406mm) Backer	

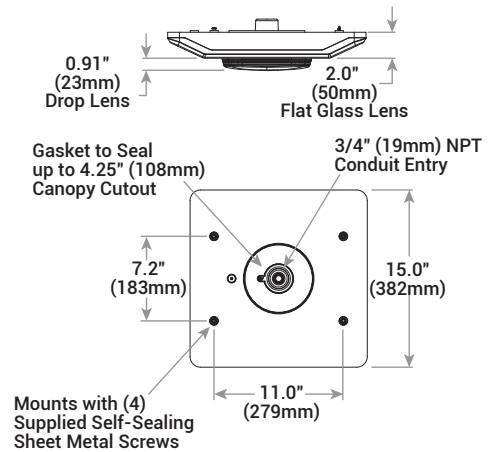
DM Mount



Flat Lens



Drop Lens



Ordering Information

Example: CPY250 A DM D A-UL CS

QUICKSHIP™

For full list of Cree Quick Ship products visit www.cree.com/lighting/quickship

CPY250	A	DM	F	C		UL	CS	
Product	Version	Mounting	Optic	Input Power Designator	-	Voltage	Color Options	Options
CPY250	A	DM Direct HC Hook & Cord PD Pendant	D 0.91" (23mm) Drop Lens F Flat Lens	A 82W B 122W C 43W	- US * Canada	UL Universal 120-277V UH Universal 347-480V*	CS Silver	40K 4000K Color Temperature - Color temperature per luminaire DIM 0-10V Dimming - Available with B Input Power Designator only - Control by others - Refer to Dimming spec sheet for details - Can't exceed wattage of specified Input Power Designator ML Multi-Level - Available with B Input Power Designator only - Refer to ML spec sheet for details - High: 100%, Low: 30% PML Programmable Multi-Level - Available with B Input Power Designator only - Refer to PML spec sheet for details

* Available with A & B Input Power Designators only. For input power for 347-480V, refer to Electrical Data table below



Rev. Date: V2 08/26/2014



US: www.cree.com/lighting

T (800) 236-6800 F (262) 504-5415

Canada: www.cree.com/canada

T (800) 473-1234 F (800) 890-7507

Product Specifications

CONSTRUCTION & MATERIALS

- Slim, low profile design
- Easy mounting and servicing from below the deck
- Luminaire housing is constructed of rugged cast aluminum with integral heat sink specifically designed for LED
- Direct mount is suitable for use in single or double skin canopies with a minimum 4.0" (102mm) wide panels and a minimum 22 gauge, 0.030" (0.7mm) canopy thickness
- Direct mount luminaire mounts directly to the canopy deck with the drilling of a single 2.0" (51mm) to 4.0" (102mm) round hole, is secured in place with self-sealing screws that provide water-tight seal and includes 3/4" (19mm) conduit entry for direct wire feed
- Hook and cord mount includes a 3' (9.1m) cord out of the fixture and is intended to hang from the single hook
- Pendant mount includes J-Box for customer wiring and is intended to be mounted by 3/4 IP pendant (by others)
- Features an ultra-durable silver powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion.
- **Weight:** 12.5 lbs. (5.7kg)

ELECTRICAL SYSTEM

- **Input Voltage:** 120-277V or 347-480V (A and B Input Power Designators only), 50/60Hz, Class 1 drivers
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- Integral 6kV surge suppression protection standard
- To address inrush current, slow blow fuse or type C/D breaker should be used
- **Operating Temperature Range:** A Input Power Designator: -40°C - +40°C (direct mount to plywood), -40°C - +45°C (direct mount to sheet metal/suspended); B Input Power Designator: -40°C - +35°C (plywood), -40°C - +40°C (sheet metal/suspended); C Input Power Designator: -40°C - +45°C (plywood), -40°C - +50°C (sheet metal/suspended)
WARNING: Exceeding maximum operating temperature may result in thermal foldback

REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus listed
- Suitable for wet locations when ordered with DM mount
- Suitable for damp locations when ordered with HC & PD mounts
- Enclosure rated IP66 per IEC 60529 when ordered with DM mount
- Consult factory for CE Certified products
- 6kV surge suppression protection tested in accordance with IEEE / ANSI C62.41.2
- DLC qualified when ordered with A & B input power designators. Please refer to <http://www.designlights.org/QPL> for most current information
- Luminaire tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- Meets Buy American requirements within ARRA
- Dark Sky Friendly, IDA Approved. Please refer to <http://www.darksky.org/> for most current information
- RoHS compliant when ordered with DM mount
- Class I, Division II Hazardous Location rated when ordered with the following SKUs: CPY250 A DM D B-UL WH, CPY250 A DM F B-UL WH, CPY250 A DM D B-UH WH and CPY250 A DM F B-UH WH. Consult factory for additional details

Electrical Data*								
Input Power Designator	System Watts 120-277V	System Watts 347-480V	Total Current					
			120V	208V	240V	277V	347V	480V
A	82	84	0.69	0.40	0.35	0.32	0.24	0.18
B	122	137	1.04	0.60	0.52	0.46	0.40	0.29
C	43	N/A	0.35	0.21	0.19	0.17	N/A	N/A

* Electrical data at 25°C (77°F)

Recommended Cree® Outdoor Luminaire Lumen Maintenance Factors (LMF) ¹						
Ambient	Input Power Designator	Initial LMF	25K hr Projected ² LMF	50K hr Projected ² LMF	75K hr Calculated ³ LMF	100K hr Calculated ³ LMF
5°C (41°F)	A	1.05	1.00	1.00	0.99	0.98
	B					
	C					
10°C (50°F)	A	1.04	0.99	0.99	0.98	0.97
	B					
	C					
15°C (59°F)	A	1.02	0.97	0.97	0.96	0.95
	B					
	C					
20°C (68°F)	A	1.01	0.96	0.96	0.95	0.94
	B					
	C					
25°C (77°F)	A	1.00	0.95	0.95	0.94	0.93
	B					
	C					
30°C (86°F)	A	1.00	0.95	0.95	0.94	0.93
	B					
	C					

¹ Lumen maintenance values at 25°C (77°F) are calculated per TM-21 based on LM-80 data and in-situ luminaire testing

² In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing (DUT) i.e. the packaged LED chip

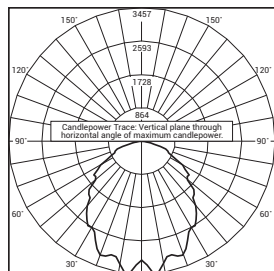
³ In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing (DUT) i.e. the packaged LED chip

CPY Series

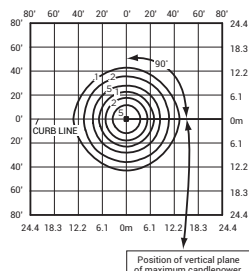
Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP certified laboratory. To obtain an IES file specific to your project consult: <http://www.cree.com/lighting>.

DROP LENS



CESTL Test Report #: 2013-0111
CPY250 A ** D A-UL
Initial Delivered Lumens: 8,356



CPY250 A ** D A-UL
Mounting Height: 15' (4.6m)
Initial Delivered Lumens: 8,000
Initial FC at grade

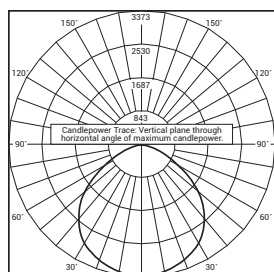
Drop Lens Distribution

Input Power Designator	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
A	7,600	B3 U2 G1	8,000	B3 U2 G1
B	12,400	B3 U2 G2	13,000	B3 U2 G2
C	4,400	B2 U2 G1	4,620	B2 U2 G1

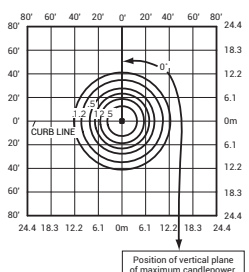
* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -4 and +10% of initial delivered lumens

** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: www.iesna.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf. Valid with no tilt

FLAT LENS



ITL Test Report #: 76866
CPY250 A ** F A-UL
Initial Delivered Lumens: 8,821



CPY250 A ** F A-UL
Mounting Height: 15' (4.6m)
Initial Delivered Lumens: 8,000
Initial FC at grade

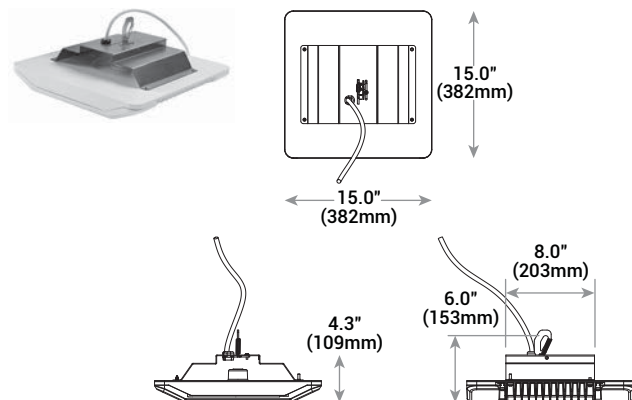
Flat Lens Distribution

Input Power Designator	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
A	7,600	B3 U0 G1	8,000	B3 U0 G1
B	12,400	B3 U0 G1	13,000	B3 U0 G1
C	4,400	B2 U0 G1	4,620	B2 U0 G1

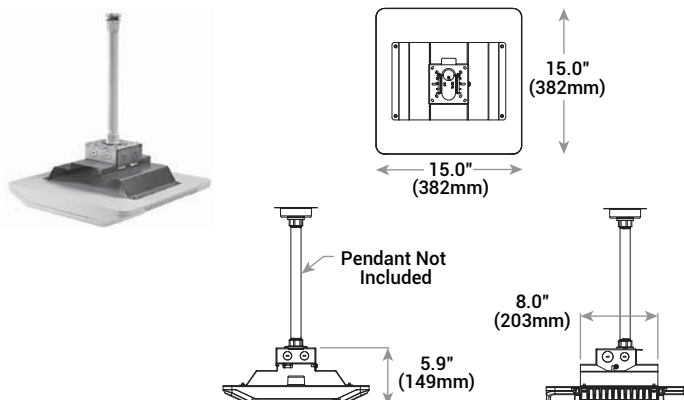
* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -4 and +10% of initial delivered lumens

** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: www.iesna.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf. Valid with no tilt

HC Mount



PD Mount

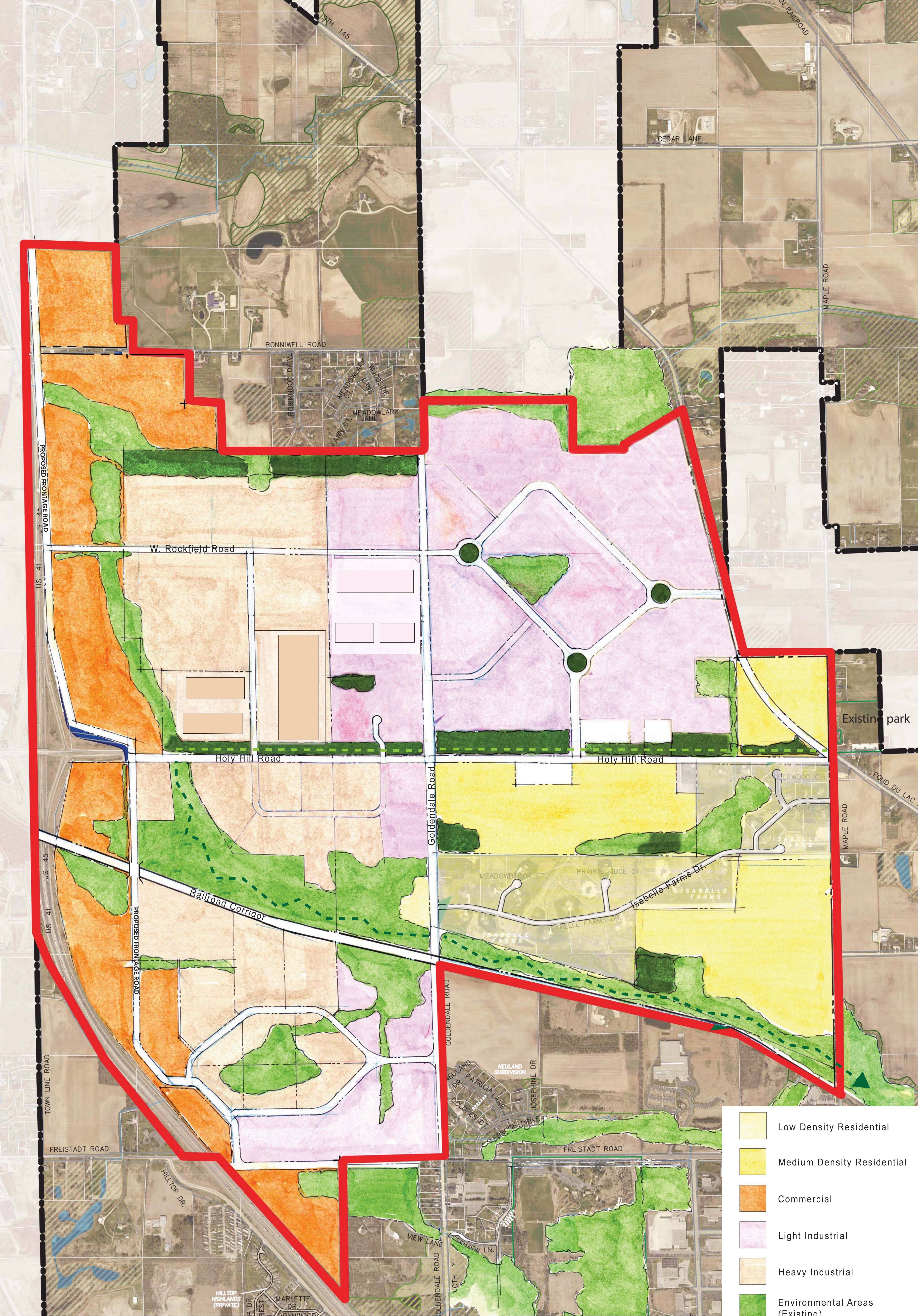


17.49 - ARCHITECTURAL CONTROL.

- (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.



Germantown Proposed Land Use Alt 1



- Low Density Residential
- Medium Density Residential
- Commercial
- Light Industrial
- Heavy Industrial
- Environmental Areas (Existing)
- Environmental Areas & Stormwater Facilities (Proposed)

