



## **SITE PLAN REVIEW COMMITTEE MEETING AGENDA**

**MONDAY, NOVEMBER 10, 2025 AT 1:30 PM**

**COUNCIL CHAMBERS, SECOND FLOOR, MUNICIPAL BUILDING, 106 JONES STREET,  
WATERTOWN, WI 53094**

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### **Virtual Meeting**

**Info:** <https://us06web.zoom.us/j/2371460557?pwd=BEMd9xKvRtdlbBE9BaUKWV9kCbr96e.1&omn=85458673679> or call 1-646-931-3860 and use Meeting ID: 237 146 0557 Passcode: 53098

All public participants' phones will be muted during the meeting except during the public comment period.

### **1. CALL TO ORDER**

### **2. APPROVAL OF MINUTES**

A. Review and take action: Site Plan Review minutes dated October 13, 2025

### **3. BUSINESS**

A. Review and take action: 1838 River Road Site/Building Review

### **4. ADJOURNMENT**

*Persons requiring other reasonable accommodations for any of the above meetings, may contact the office of the City Clerk at [cityclerk@watertownwi.gov](mailto:cityclerk@watertownwi.gov) phone 920-262-4000*

*A quorum of any City of Watertown Council, Committee, Board, Commission, or other body, may be present at this meeting for observing and gathering of information only*

## SITE PLAN REVIEW COMMITTEE

### October 13, 2025

The Site Plan Review Committee met on the above date at 1:30 P.M. in the Council Chambers on the second floor of City Hall. The following members were present: Mayor Robert Stocks, Mike Jacek – Building Safety & Zoning, Brian Zirbes – Building, Safety & Zoning, Maureen McBroom – Stormwater, Nathan Williams – Engineering, Laura Bohlman – Police Department, Stacy Winkelman – Streets and Solid Waste, and Kristine Butteris – Parks.

Also in attendance were Nikki Zimmerman, Jim Ortega, and Bill Edington. Present virtually were Ingrid Nahm and Patrick Nahm of Appleton Solar, LLC.

#### 1. Call to Order

The meeting was called to order by Chairperson Brian Zirbes.

#### 2. Approval of Minutes

##### A. Review and take action: Site Plan Review Minutes Dated September 8, 2025

Motion was made by Kristine Butteris and seconded by Stacy Winkelman to approve the minutes as submitted. Unanimously approved.

#### 3. Business

##### A. Review and take action: 120 Kuckkan Lane – proposed solar panels

Patrick Nahm of Appleton Solar, LLC was present virtually to explain the proposed project. The proposal is to place ground-mounted solar panels at the northeast corner of the property with a fence around it.

The following was presented by staff:

Fire:	Not present but submitted an email stating that, if there is a fence around the project, a Knox box with key access must be available for the Fire Department to gain access to the area, if needed.
Building:	A building permit, electric permit, and a fence permit will be needed. It was noted that a fence permit was just granted right before the meeting for a 6' high chain link fence 110' x 110' square with two 10' wide gates.
Police:	No comments.
Mayor:	No comments.
Stormwater:	The Erosion Control permit was already discussed with Ingrid of Appleton Solar, LLC. Post-construction erosion control will not be needed. However, the erosion control plans still need to be submitted and should be turned in with the erosion control permit.
Engineering:	No comments.
Zoning:	No comments.
Parks & Rec:	No comments.
Water/Wastewater:	Not present but submitted via email that they have no issues or concerns with this project.
Streets/Solid Waste:	No comments.

Motion made by Maureen McBroom and seconded by Mike Jacek to approve this item and forward to Plan Commission contingent upon:

1. Submittal and approval of Erosion and Stormwater Runoff Permit and Plans.
2. Submittal and approval of the building and electric permits.
3. Installation of a Knox Box with key access for emergency personnel access.

Unanimously approved.

#### 4. Adjournment

Motion was made by Mayor Stocks and seconded by Laura Bohlman to adjourn. Unanimously approved.

Respectfully submitted,  
Nikki Zimmerman, Recording Secretary

**Note: These minutes are uncorrected, and any corrections made thereto will be noted in the proceedings at which these minutes are approved.**

## AIRPORT HANGAR LEASE

This Agreement, made and entered into as of \_\_\_\_\_, 2025 by and between the City of Watertown, Wisconsin, a Wisconsin Municipal Corporation, hereinafter called the, "Lessor," and Brad Grooms whose address is 1838 River Drive, Watertown, WI 53094, hereinafter called the "Lessee(s)."

**WHEREAS**, the Lessor owns and operates an airport known as the Watertown Municipal Airport (hereinafter the "Airport") and Lessee is desirous of leasing from the Lessor a certain parcel of land, as improved, at the Airport, hereinafter more fully described, for the purpose of aircraft and aviation related equipment storage; and,

**WHEREAS**, the Lessee will use the below described property for the purpose of storing aircraft and aviation related equipment and shall conduct only such aircraft maintenance, storage and similar activities as related to its own aircraft and as performed by the Lessee or by regular, lawfully, pay-rolled employees of the Lessee, or bona fide contractors retained or hired by Lessee;

**NOW, THEREFORE**, for and in consideration of the rental charges, covenants and agreements herein contained, the sufficiency of foresaid consideration being deemed acceptable by the parties hereto, the Lessee does hereby lease from the Lessor the following premises, rights, and easements on and to the Airport upon the following terms and conditions.

1. **Property Description:** Hangar No. C14, consisting of land area of 64 feet by 76 feet totaling 4,864 square feet located at the Airport, hereinafter called the "premises."
2. **Hangar Construction:** The Lessee shall have the right to erect, maintain and alter buildings or structures upon the premises provided such buildings or structures conform to the building code requirements of the Wisconsin Department of Commerce and pertinent provisions of any local ordinance then-in effect. All plans for such buildings or structures shall be reviewed and approved in writing by the Lessor or Lessor's agent or representative, prior to construction or modification.
3. **Term:** The term of this lease shall commence on \_\_\_\_\_ and continue for twenty (20) years from said date. This agreement shall be reevaluated by the Lessor within said term no sooner, nor later, than, five (5) years following the commencement date and every five (5) years thereafter on the same day/month and rents shall be adjusted accordingly.
4. **Rent:** The Lessee agrees to pay to the Lessor for the use of the premises; rights and easements herein described a yearly rental of \$ .11 cents (\$0.11) per square foot for the land leased, for the total annual charge payable on or before January 31<sup>st</sup> of each year during the term of this Lease. Failure on the part of the Lessee to pay the rent hereunder within thirty (30) days after the same shall become due, shall authorize the Lessor to provide written notice thereof issued to Lessee's last known or reasonably ascertainable post office address consistent with the terms of Paragraph 16 hereof. It is understood and agreed that the rental rate specified shall be subject to readjustment at the end of each five (5) years of this Lease, provided that any readjustment of rates shall be reasonable and applicable to all Ground Leases in good and active, binding standing with the Airport. Lessee shall have the right to terminate Lease upon written notice issued hereunder within fifteen (15) days of the effective date of any readjustment of rates under this Paragraph.
5. **Non-Exclusive Use:** The Lessee shall have the right to the non-exclusive use, in common with others, of the airport parking areas, appurtenances and improvements; the right to install, operate, maintain

and store, subject to the approval of the Lessor in the interest of safety and convenience of all concerned, all equipment necessary for the safe hangaring of the Lessee's aircraft; the right of ingress to and egress from the premises, which shall also extend to Lessee's employees, guests and patrons; the right, in common with others authorized to do so, to use common areas of the airport, including runways, taxiways, aprons, roadways, and other conveniences for the take-off, flying and landing of aircraft.

6. **Storage and Use:** Lessee shall have the right to store aircraft on the premises; however, Lessee shall not engage in any other business or operations without the express written consent of the Lessor. Lessee understands that a violation of this paragraph is a material default and breach of this Lease which gives the Landlord the rights set forth in Paragraph 16. Both light and heavy maintenance of Lessee's aircraft or related equipment, including operation of a workshop for same, and any other uses incidental or related to such aircraft, may be performed on the premises, but not on a for-hire or any similar basis. Lessee agrees that Lessee shall use the premises for no other purposes without first obtaining the express written approval of the Lessor.
7. **Fuel Storage and Hazardous Materials:** Lessee shall not store or maintain on the leased premises any fuels, or other hazardous materials, and agrees not to dispose of same on the airport premises. Lessee is permitted, however, to store lube oil, cleaning solvents, and paints in approved, closed containers. The Lessor may, in its sole discretion, prohibit or impose restrictions on the storage of said material if, in the Lessor's exclusive opinion, the storage is deemed a safety hazard. Disposing of any petroleum or similar products on or about any portion near or about the premises shall be cause for immediate termination of the lease at Lessor's discretion with all rights accruing in favor of Lessor pursuant to Paragraph 16.
8. **Laws and Regulations:** The Lessee agrees to observe and obey during the term of this Lease all laws, ordinances, rules and regulations promulgated and enforced by the Lessor, and by other proper authority having jurisdiction over the conduct of operations at the Airport. Lessee shall not use the premises for any unlawful purpose in direct or apparent violation of any local, state, or federal statute or ordinance, or of any similar regulation, order, or directive of any governmental agency or interest.
9. **Quiet Enjoyment:** The Lessor covenants that upon paying the rent and performing the covenants and conditions herein contained, Lessee shall peacefully and quietly have, hold, and enjoy the leased premises for the term of this Lease. Lessee agrees that temporary inconveniences such as noise, disturbances, traffic detours and the like, caused by or associated with the construction of premises or Airport improvements or similar related airport or aviation-related activities shall not constitute a breach of quiet enjoyment of the leased premises.
10. **Hold Harmless:** Lessee shall exonerate, save harmless, protect and indemnify the Lessor and its agents, employees, representatives and assigns from and against any and all losses, damages, claims, suits or actions, judgments and costs which may arise or grow out of any injury to or death of person or damage to property arising out of and attributable to the negligence or act, or omission of, or use by Lessee, his, her or its agents, servants, employees, trespassers or guests of the leased premises. Lessee also agrees that it will not hold the City of Watertown or any of its agents, employees, or officials responsible for any loss occasioned by fire, theft, rain, windstorm, hail or from any other act of God or similar cause, whether that cause be the direct, indirect, or merely a contributing factor in producing of the loss to any airplane, automobile, personal property, parts or surplus that may be located or stored in, near or about the hangars, offices, aprons, field, or any other location at the Airport. Lessee further agrees that aircraft and aircraft contents are to be stored at Lessee's risk. Further, Lessee agrees to indemnify Lessor, its agents, officers, representatives, and employees,

against all liability of any nature arising directly or indirectly out of the activities of Lessee, his, her or its agents, servants, employees, trespassers or guests under this lease or by reasons of any act or omission of those persons.

- 11. Insurance:** The Lessee agrees that there shall be on deposit with the Lessor a certifiable policy of liability insurance bearing minimum policy limits and coverage types in full conformity with the attached, "Appendix 1." The policy shall be issued by a company licensed to do business in Wisconsin. The policy shall name the City of Watertown as an additional insured and provide for a minimum of ten (10) days prior written notice to the City of Watertown in the event of cancellation. The Lessee shall provide the City of Watertown with a Certificate of Insurance consistent with demonstrating the requirements herein stated. The cancellation or other termination of any insurance policy issued in compliance with this section shall automatically terminate the lease, unless another policy has been filed and approved pursuant to this section and shall be in effect at the time of such cancellation or termination.
- 12. Maintenance of Buildings:** The Lessee will maintain the structures occupied by them and the surrounding land premises in good order and make such repairs as necessary. The Lessee shall control weeds and landscaping near, about or around the building to the extent the presence of such weeds and landscaping could not be reasonably construed to be determined deleterious to the value of the other improvements at the Airport or the common or exclusive real estate portions or elements of the Airport, itself. In the event of fire or any other casualty to structures owned by the Lessee, the Lessee shall either repair or replace the building or remove the damaged building and restore the leased area to its original condition; such action must be accomplished within one hundred, twenty (120) days of the date the damage. Upon petition by the Lessee, the Lessor may grant an extension of time if it appears such extension is warranted. Lessee further agrees not to deposit any trash, garbage, or similar refuse on any part of the premises. In the event Lessee fails to comply with this paragraph, the Lessor may notify the Lessee in writing that such maintenance, cleaning, repair or replacement shall be done, and in the event that Lessee fails to correct the condition within fifteen (15) days of the Lessor's written notice, the Lessor may enter the premises of the Lessee and provide the necessary custodial service and bill the Lessee for the expense thereof. Lessee agrees that any failure to comply with the foregoing shall, in the sole and exclusive discretion of the Lessor, be cause for immediate termination of the lease with all rights accruing in favor of the Lessor pursuant to Paragraph 16.
- 13. Right to Inspect:** The Lessor reserves the right to request entrance and access to, in and about the premises, which request will not be unreasonably withheld, at any reasonable time for the purpose of making any inspection, maintenance, repair, showing or any other reasonably-related airport function it may deem expedient to the proper enforcement or execution of any of the covenants or conditions of this agreement. A current key will be issued to the Lessor for any purpose hereunder.
- 14. Taxes:** The Lessee shall pay all taxes or assessments that may be levied against the personal property of the Lessee or the buildings which the Lessee may erect on lands exclusively to them. Any failure in the foregoing on the part of the Lessee shall be considered a material breach hereunder. Time shall be of the essence with respect to compliance with this section with the due date designated by taxing authorities being controlling to determining the Lessee's compliance.
- 15. Signs:** No signs, postings or advertising matter may be erected, mounted or similarly located at, on or about the premises without the express, written consent of the Lessor. The Lessee shall display the address assigned to the hangar prominently and conspicuously upon the hangar exterior with lettering the minimum of 3 inches and a maximum of 5 inches.

**16. Default:** The Lessee shall be deemed in default upon:

- a) Failure to pay rent within thirty (30) days after due date;
- b) The filing of a petition under the Federal Bankruptcy Act or any amendment thereto including a petition for reorganization or an arrangement;
- c) The commencement of a proceeding for dissolution or for the appointment of a receiver;
- d) The making of an assignment for the benefit of creditors;
- e) Violation of any restrictions, conditions, provisions contained in this lease, or failure to keep any of its covenants after written notice to cease such violation and failure to correct such violation within thirty (30) days.

In the event of a default, except for the payment of rent, the Lessor shall give written notice of the nature of the default to the Lessee issued to Lessee's last known or reasonably ascertainable post office address. The Lessee shall have thirty (30) days from the date of said notice to cure any Default if so allowed under any applicable or controlling provision hereunder. Failure to timely pay rent shall constitute a Default without further required notice except as required under Wisconsin state statutes or governing Wisconsin Administrative Code. Default as defined under this paragraph, shall authorize the Lessor, at its sole and exclusive option, to declare this lease void, cancel the same, and re-enter and take possession of the premises. In any litigation to enforce the terms of this lease, the Lessor may recover all costs, damages and expenses suffered by Lessor by reason of Lessee's default, including attorney fees to the extent permitted by law. As an alternative, Lessor may elect to cure any default and add the cost attributable to such cure to Lessee's rent and recover the same upon the successive collection of rent, and, in case of failure to so recover such amounts, said amounts shall be additional damages recoverable by the Lessor in suit to enforce or make any form of recovery under this lease.

- 17. Title:** Title to the building or associated improvements erected, modified or maintained by the Lessee shall remain with the Lessee and shall be transferable pending written approval by the Lessor. Upon termination of this lease, the Lessee may, at the sole and exclusive option of the Lessor, remove the buildings, equipment, and property, and restore the leased property to its original, pre-lease condition.
- 18. Return of Possession:** At the termination of this Lease, Lessee shall surrender peaceable possession of the property to Lessor in as good of condition as when Lessee entered into this agreement, reasonable wear and tear being excepted.
- 19. Snow Removal:** The Lessor agrees to provide snow removal services to the Lessee's leased premises as reasonably possible in, near and about the premises-hangar area, except within five (5) feet of hangar door(s) or exterior walls or impediments as reasonably possible. Snow removal shall be accomplished only after all runways, apron, and primary taxiways have been first cleared.
- 20. Risk of Operation:** Lessee shall take possession of the premises subject to the known and unknown but reasonably inferable hazards of operating, maintaining, and storing an aircraft and shall assume all risks of accidents to agents, employees, guests, trespassers and self in the pursuit of said uses detailed first written and detailed above. Further, Lessee agrees that Lessor shall in no way be liable for any damage or loss due to any reason other than those set forth in this lease or by virtue of a reckless or negligent act by the Lessor.
- 21. Lease Transfer:** The Lessee may not, at any time during the time of this lease, assign or transfer this agreement or any interest contained therein, without the express, written consent of the Lessor.

- 22. City of Watertown Not Responsible for Acts or Omissions of Third Parties:** The City of Watertown shall not be responsible or liable to Lessee or any Lessee agents, employees, guests or trespassers for any loss or damage that may be occasioned by or through either the acts or omissions of persons occupying any part of the hangar(s) adjacent to the premises, or tenants in any other part of the hangar or improvements on, near or about the premises under any subleases or similar arrangements then-in effect. Nothing shall preclude Lessee from bringing any action necessary to obtain damages from third parties on the premises if damages are incurred by the Lessee as a result of the actions of such third parties.
- 23. Airport Development:** The Lessor reserves the right, in its sole and exclusive discretion, to further develop or improve the Airport as it sees fit without interference or hindrance. If the development or improvement of the Airport requires the relocation of the Lessee, the Lessor agrees to provide a compatible and comparable location and agrees to relocate all buildings or provide similar facilities for the Lessee at no cost to the Lessee.
- 24. Cumulative Right:** The rights of the parties under this Lease are cumulative and shall not be construed as exclusive unless otherwise required by law or specifically identified as such hereunder.
- 25. Subordination Clause:** This Lease shall be subordinate to the provisions of any existing or future agreement between the Lessor and the United States and/or the State of Wisconsin relative to the operation or maintenance of the Airport, the execution of which has been or may be required as a condition precedent to the expenditure of federal or state funds for the development of the Airport. Furthermore, this Lease may be amended to include provisions required by those agreements with the United States or the State of Wisconsin.
- 26. No Agency or Partnership:** Nothing in this Lease shall be construed to create any type of partnership, agency or any other type of relationship between the parties other than a "landlord/tenant" relationship.
- 27. Entire Agreement/Amendment:** This Lease contains the entire agreement of the parties and there are no other promises, obligations, covenants or conditions in or a part of any other agreement whether oral or written. This Lease may be modified or amended in writing if said writing is signed by each party bound hereunder.
- 28. Severability:** If any portion of this Lease shall be held invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable and remain in full force and effect. If a court of competent personal and subject matter jurisdiction finds that any provision of this Lease is invalid or unenforceable, but that by limiting such provisions it would become valid and enforceable, then such provision shall be deemed to be written, construed and enforceable as so limited and done so in the manner most harmonizing to the balance of the agreement.
- 29. Arbitration:** Any controversy or claim arising out of or relating to this Lease or any alleged breach thereof, which cannot be settled between the parties, may be settled by arbitration in accordance with the rules of the American Arbitration Association, and judgment upon the dispute rendered by the arbitrator(s) shall be final and binding on the parties.
- 30. Representations:** Each party hereto represents that it has validly entered into this Agreement and has the legal authority to do so in binding fashion.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals this day of \_\_\_\_\_, 20\_\_\_\_ in the City of Watertown, Jefferson County, Wisconsin.

LESSOR: CITY OF WATERTOWN

LESSEE:

By: \_\_\_\_\_  
Mayor

Brad Grooms

Attest: \_\_\_\_\_  
City Clerk



Lessee address for communications  
pursuant to Agreement:

1100 W Wisconsin Ave.

Oconomowoc, WI 53066

STATE OF WISCONSIN )  
 ) ss.  
COUNTY OF JEFFERSON )

Personally appeared before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, Robert Stocks and Megan Dunneisen who acknowledged that they were Mayor and City Clerk, respectively of the City of Watertown and that they, as such Mayor and City Clerk, being authorized to do so, executed the foregoing instrument consisting of \_\_\_\_ typewritten pages on the City’s behalf.

\_\_\_\_\_  
Notary Public, State of Wisconsin  
My commission expires \_\_\_\_\_, 20\_\_\_\_







STATE OF WISCONSIN )  
 ) ss.  
COUNTY OF JEFFERSON )


Personally appeared before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, \_\_\_\_\_, who acknowledged that they are said \_\_\_\_\_ of \_\_\_\_\_ and that they, as such \_\_\_\_\_ being authorized to do so, executed the foregoing instrument on \_\_\_\_\_’s behalf.

\_\_\_\_\_  
Notary Public, State of Wisconsin  
My commission expires \_\_\_\_\_, 20\_\_\_\_ .





	Municipal Boundary		Addresses
	Parcels Boundaries		Address Labels
	Common Areas		Parcel Acreage



**THE CITY OF**  
**WATERTOWN**  
*Opportunity runs through it.*

**City of Watertown Geographic Information System**

Scale: 1:1,535      Printed on: October 30, 2018  
SCALE BAR = 1"      Author: [Redacted]

DISCLAIMER: This map is not a substitute for an actual field survey or onsite investigation. The accuracy of this map is limited to the quality of the records from which it was assembled. Other inherent inaccuracies occur during the compilation process. City of Watertown makes no warranty whatsoever concerning this information.

WEST

Brad Grooms Drive  
1838 River Drive  
Watertown, WI 53094

C9  
1838

C14  
1838

C1 1833  
C2 1831  
C3 1829  
C4 1827  
C5 1826  
C6 1823  
C7 1821  
C8 1820

D1 1771  
D2 1770  
D3 1767  
D4 1763  
D5 1761  
D6 1751  
D7 1751  
D8 1748

D25 1749  
D24 1775  
D23 1757  
D22 1755  
D21 1753  
D20 1749  
D19 1747  
D18 1745  
D17 1743

WEST  
1753B

E11	E10	E9	E8	E7
F1	F2	F3	F4	F5

T-Hongar  
1745 River Drive

NORTH

MAIN  
HONGAR  
MAIN  
TERRACE

1741 River Drive

EAST



# BRAD GROOMS

## WATERTOWN, WI

### GENERAL NOTES

- PLEASE NOTE:**
- DESIGNER LIABILITY LIMITED TO THE PREPARATION OF THE DRAWINGS WITH THE PARAMETER CONTRACTED AND ASCERTAINING TO CODE COMPLIANCE.
  - THESE DRAWINGS ARE DIAGRAMMATIC AND SHALL NOT BE SCALED. ADDITIONAL DATA SHALL BE RECEIVED FROM THE ENGINEER THROUGH WRITTEN CLARIFICATION ONLY. VERIFY ALL EXISTING CONDITIONS, ELEVATIONS, & DIMENSIONS BEFORE PROCEEDING WITH ANY PORTION OF ANY WORK.
  - NO CHANGES, MODIFICATIONS, OR DEVIATIONS SHALL BE MADE FROM THESE DRAWINGS OR SPECIFICATIONS WITHOUT FIRST SECURING WRITTEN PERMISSION FROM THE ENGINEER.
  - WHERE LACK OF INFORMATION, OR ANY DISCREPANCY SHOULD APPEAR IN THE DRAWINGS OR SPECIFICATIONS, REQUEST WRITTEN INTERPRETATION FROM THE ENGINEER BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.
  - IMPORTANT!! THIS BUILDING IS DESIGNED USING THE ROOF AS A DIAPHRAGM (DEEP THIN BEAM) TO TRANSFER SIDEWALL AND ROOF WIND LOADS TO THE ENDWALL SHEAR WALLS. STEEL PANELS ARE AN INTEGRAL PART OF THE BUILDING STRUCTURE AND ANY FUTURE FIELD MODIFICATIONS MADE MAY BE DETRIMENTAL TO THE BUILDING'S STRUCTURAL PERFORMANCE.
  - THESE PLANS ARE FOR THE STRUCTURAL BUILDING DESIGN. ANY FEATURES DEAMED BY THE BUILDING OFFICIAL REQUIRING ARCHITECTURAL REVIEW SHALL BE PERFORMED BY A LICENSED ARCHITECT.
- SOIL:**
- OWNER RESPONSIBLE FOR VERIFYING SITE SOIL CONDITIONS. ALL SOILS TO MEET OR EXCEED REQUIREMENTS AS REFERENCED IN THE GENERAL NOTES. CONSULT GEOTECHNICAL ENGINEER IF NECESSARY.
  - ALL SOILS BELOW CONCRETE SHALL BE A NON-FROST SUSCEPTIBLE SOIL AS REQUIRED IN ASCE 32.
  - FOOTINGS TO BE ABOVE THE WATER TABLE
  - ALL FOOTINGS AND SLAB TO BEAR ON UNDISTURBED INORGANIC SOIL OR SOIL COMPACTED TO 95% MODIFIED PROCTOR DENSITY.
  - SOIL DESIGN BASED ON IBC CHAPTER 18 (CHAPTERS 16, 19, 21, 22 AND 23)
  - PRESUMPTIVE SOIL TYPE FROM WEB SOIL SURVEY, USDA AND NRCS: (CLASS OF MATERIAL: SW, SP, SM, AND SC).
  - SOIL CONSISTENCY: MEDIUM
  - A SOIL BEARING PRESSURE AT GRADE ASSUMED AT A MINIMUM 2000 PSF.
- CONCRETE:**
- CONCRETE SHALL BE IN ACCORDANCE WITH ACI 318.
  - CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS.
  - ALL DEFORMED REBAR SHALL MEET A615 GRADE 60 OR BETTER.
- LUMBER:**
- ALL WOOD CONSTRUCTION SHALL BE OF MATERIALS SHOWN AND WORKMANSHIP SHALL BE IN ACCORDANCE TO THE NATIONAL FOREST PRODUCTS ASSOCIATION SPECIFICATIONS FOR WOOD CONSTRUCTION.
  - ALL 2x4, 2x6, 2x8 LUMBER SHALL BE #2 SPF OR BETTER UNLESS NOTED OTHERWISE. ALL 2x10 & 2x12 LUMBER SHALL BE AS SPECIFIED ON THE BUILDING PRINT.
  - FOR LUMBER REQUIRED TO BE PROTECTED FROM DECAY AND/OR INSECTS, SEE MOST CURRENT AWPA U1 FOR USE CATEGORIES AND EXPOSURE CONDITIONS.
- STEEL TRIMS:**
- COLOR MATCHED STEEL TRIMS
  - CERAM-A-STAR 1050 PAINT SYSTEM
- FRAMING FASTENERS:**
- ALL FASTENERS SHALL BE AS LISTED BELOW UNLESS NOTED OTHERWISE.
  - ALL FASTENERS SHALL BE EXTERIOR RATED FINISH UNLESS NOTED OTHERWISE.
- PRIMARY FASTENERS (POST FRAME NAILS):**
- 16d RINGSHANK NAILS (.148")
  - 30d RINGSHANK NAILS (.177")
  - 60d RINGSHANK NAILS (.200")
- SECONDARY FASTENERS (GUN NAILS):**
- 3" RINGSHANK GUN NAILS (.131")
  - 3 1/4" RINGSHANK GUN NAILS (.131")
- ALL MITEK PRODUCTS, I.E. JOIST HANGERS, TRUSS TIES, FRAMING ANGLES, ETC., SHALL BE SECURED PER MANUFACTURER'S SPECIFICATIONS UNLESS NOTED OTHERWISE.
- PANEL FASTENERS:**
- COLOR MATCHED GALVANIZED WOODGRIP SCREWS, #10 DIAMETER, 1/4" HEX HEAD.
- HANDLING AND STORING:**
- ALL STEEL PANELS AND TRUSS PRODUCTS SHOULD BE HANDLED AND STORED PER MANUFACTURER SPECIFICATIONS.
- GRADE:**
- ALL FINISHED GRADES TO SLOPE AWAY FROM BUILDING AT A MIN. 5% GRADE FOR PROPER DRAINAGE (2% FOR IMPERVIOUS SURFACES) (IBC 1804).
- CONSTRUCTION BRACING:**
- TEMPORARY BRACING DURING CONSTRUCTION SHALL BE CONTRACTORS' RESPONSIBILITY. REFER TO BCSI-B1 AND/OR B10 SUMMARY SHEET "GUIDE FOR HANDLING, INSTALLING, RESTRAINING AND BRACING OF TRUSSES", BY THE TRUSS PLATE INSTITUTE (TPI) AND THE WOOD TRUSS COUNCIL OF AMERICA (WTCA).
- HVAC:**
- HEATING, VENTING, AND AIR CONDITIONING REQUIREMENTS WERE NOT ADDRESSED ON THE DRAWINGS AND SHOULD BE APPROVED BY LOCAL OFFICIALS.
- PLUMBING:**
- PLUMBING REQUIREMENTS WERE NOT ADDRESSED ON THE DRAWINGS AND SHOULD BE INSTALLED IN ACCORDANCE WITH REQUIRED BUILDING CODES.
- ELECTRICAL:**
- ELECTRICAL REQUIREMENTS WERE NOT ADDRESSED ON THE DRAWINGS AND SHOULD BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND ANY LOCAL CODES.
- EXIT LIGHTS:**
- EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES. TO ENSURE CONTINUED ILLUMINATION FOR A DURATION OF NOT LESS THAN 90 MINUTES IN CASE OF PRIMARY POWER LOSS, THE EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM PROVIDED FROM STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH THE ICC ELECTRICAL CODE.
- ACCESSIBLE PARKING:**
- SHALL COMPLY WITH ICC/ANSI A117.1 CHAPTER 5.
- ACCESSIBLE ROUTE:**
- SHALL COMPLY WITH ICC/ANSI A117.1 CHAPTER 4.
- ACCESSIBLE DOOR HARDWARE:**
- SHALL COMPLY WITH ICC/ANSI A117.1 CHAPTER 3 SECTION 309. HANDLES, PULLS, LATCHES, AND OTHER OPERATING DEVICES ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE. LEVER OPERATED MECHANISMS, PUSH-TYPE MECHANISMS, AND U-SHAPED HANDLES ARE ACCEPTABLE DESIGNS WHEN SLIDING DOORS ARE FULLY OPENED. OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES. HARDWARE REQUIRED FOR ACCESSIBLE DOOR PASSAGE SHALL BE MOUNTED NO HIGHER THAN 48" (1220 MM) ABOVE FINISHED FLOOR. THE THRESHOLD OF SERVICE DOORS MAY NOT EXCEED 1/2" ON EITHER SIDE OF THE DOOR WITH 1:2 SLOPE IF GREATER THAN 1/4".
- FIRE EXTINGUISHERS:**
- SHALL BE INSTALLED, PROVIDED, AND MAINTAINED AS SPECIFIED IN NFPA NO. 10 (BY OTHERS).

### BUILDING SPECIFICATIONS

<b>OWNERS INFORMATION:</b>		<b>BUILDING DESIGN LOADS:</b>	
- NAME: BRAD GROOMS		<b>SNOW</b>	
- ADDRESS: 1100 WEST WISCONSIN AVENUE		- (Pg)	= 30.0 PSF
- CITY: OCONOMOWOC		- (Cs)	= 0.90
- STATE: WI		- (Is)	= 1.00
- ZIP: 53066		- (Ct)	= 1.20
		- (Pf)	= 22.68 PSF
		- (Cs)	= 1.00
		- (Ps)	= 22.68 PSF
		- (Lr)	= 20.00 PSF
<b>BUILDING DESIGN INFORMATION:</b>		<b>*WITH UNBALANCED LOADS AS REQUIRED</b>	
- DESIGN CODE: 2018 WI COMM. BLDG. CODE (2015 IBC)		<b>WIND</b>	
- USE OF BUILDING: AIRCRAFT HANGAR		- B.W.S.	= 115 MPH
- OCCUPANCY CLASSIFICATION: GROUP (S-1)		- EXPOSURE	= C
- CONSTRUCTION TYPE: SB		<b>SEISMIC</b>	
- RISK CATEGORY: 2		- SEISMIC IMPORTANCE FACTOR:	1.00
- FIRE SUPPRESSION SYSTEM: NO		- SPECTRA RESPONSE	0.078
		- COEFFICIENT SDS:	
		- SPECTRA RESPONSE	0.075
		- COEFFICIENT SD1:	
		- SITE CLASSIFICATION:	D
		- SEISMIC DESIGN CATEGORY:	B
<b>BUILDING AREA:</b>		<b>TRUSS DEAD LOADS</b>	
- AREA OF WORK:	4352 SQFT	- DLTC	= 4 PSF
- MEZZANINE AREA:	0 SQFT	- DLBC	= 5 PSF
- EXISTING BUILDING AREA:	0 SQFT	<b>EQUIPMENT PLATFORM LOADS</b>	
- TOTAL BUILDING AREA:	4352 SQFT	- LIVE LOAD	= 80 PSF
<b>ALLOWABLE AREA:</b>		- DEAD LOAD	= 15 PSF
- TABLE AREA:	9000 SQFT		
- PERIMETER INCREASE:	0 SQFT		
- SPRINKLER INCREASE:	0 SQFT		
- TOTAL ALLOWABLE AREA:	9000 SQFT		

### MAJOR STRUCTURAL COMPONENTS

MIDWEST MANUFACTURING STRUCTURAL COMPONENTS (COLUMNS, TRUSSES, AND STEEL) ARE USED IN THE DESIGN OF THIS BUILDING. ANY DEVIATIONS OR SUBSTITUTIONS OF THESE MATERIALS REQUIRE A CHANGE ORDER DUE TO THE DESIGN VALUES OF THE MATERIALS SPECIFIED.

\*A CHANGE ORDER CAN BE OBTAINED FROM ENGINEERING@MIDWESTMANUFACTURING.COM AND IS REQUIRED FOR ANY STRUCTURAL, LAYOUT, OR MATERIAL CHANGES.

<b>COLUMNS:</b>	- ALL LAMINATED COLUMNS SHALL BE MIDWEST MANUFACTURING'S, RIVET CLINCHED, WITH STEEL REINFORCED JOINTS UNLESS SPECIFIED OTHERWISE.	
<b>TRUSSES:</b>	- DESIGNED IN ACCORDANCE TO 2015 IBC TPI APPROVED THIRD PARTY INSPECTED - MIDWEST MANUFACTURING TRUSS QUOTE NUMBER: QTREC0914957 - LATERAL BRACING IS REQUIRED. SEE TRUSS SPECIFICATION SHEET(S) FOR LATERAL BRACE LOCATIONS.	
<b>STEEL PANEL:</b>	- MIDWEST MANUFACTURING'S PRO-RIB STEEL PANEL (WALLS) .0142" MINIMUM THICKNESS BEFORE PAINTING .0165" NOMINAL THICKNESS AFTER PAINTING G60 GALVANIZED COATING PLUS ZINC PHOSPHATE 40 YEAR PAINT WARRANTY STRUCTURAL STRENGTH ASTM-A653 GRADE 80 (FULL HARD STEEL) 82000 PSI MINIMUM TENSILE STRENGTH	- MIDWEST MANUFACTURING'S PREMIUM PRO-RIB STEEL PANEL (ROOF) .0157" MINIMUM THICKNESS BEFORE PAINTING .018" NOMINAL THICKNESS AFTER PAINTING G100 GALVANIZED COATING PLUS ZINC PHOSPHATE LIFETIME PAINT WARRANTY STRUCTURAL STRENGTH ASTM-A653 GRADE 80 (FULL HARD STEEL) 82000 PSI MINIMUM TENSILE STRENGTH

### SHEET INDEX

SHEET #	SHEET DESCRIPTION
S1	GENERAL NOTES AND BUILDING SPECIFICATIONS
S2	SITE PLAN
S3A	ENDWALL ELEVATIONS
S3B	SIDEWALL ELEVATIONS
S4	FOUNDATION PLAN
S5	FLOOR PLAN
S6	ROOF FRAMING PLAN
S7	SIDEWALL SECTION AND SECTION DETAILS
S8	ENDWALL SECTION AND SECTION DETAILS
S9	BI-FOLD DOOR DETAILS
S10	EQUIPMENT PLATFORM FRAMING PLAN AND DETAILS
S11	RESTROOM DETAILS
S12	STEEL APPLICATION DETAILS

**Conditionally  
APPROVED**  
DEPT. OF SAFETY AND PROFESSIONAL  
SERVICES  
DIVISION OF INDUSTRY SERVICES

*Philip Belting*

SEE CORRESPONDENCE

Building  
New Construction  
DIS-072528525  
CB-082501175-PRB  
w/ roof truss component  
8/18/2025



**ENGINEERING SERVICES**

8311 KANE RD. EAU CLAIRE, WI 54603 (715) 870-5555

CERTIFICATE OF  
AUTHORIZATION: 3224

FOR QUESTIONS PLEASE CONTACT BUILDING  
DESIGNER AT THE FOLLOWING:  
ENGINEERING@MIDWESTMANUFACTURING.COM

PROJECT TITLE:

**BRAD  
GROOMS**

1741 RIVER DRIVE  
WATERTOWN, WI

PROF. ENGINEER: NATE PELESCHAK

PLAN DESIGNER: LOUISE BRISKI

DRAWN BY: JMS

DATE: 7/2/2025

SCALE: AS NOTED

### REVISIONS

NO	DATE	DESCRIPTION	BY
1			
2			

SHEET TITLE:

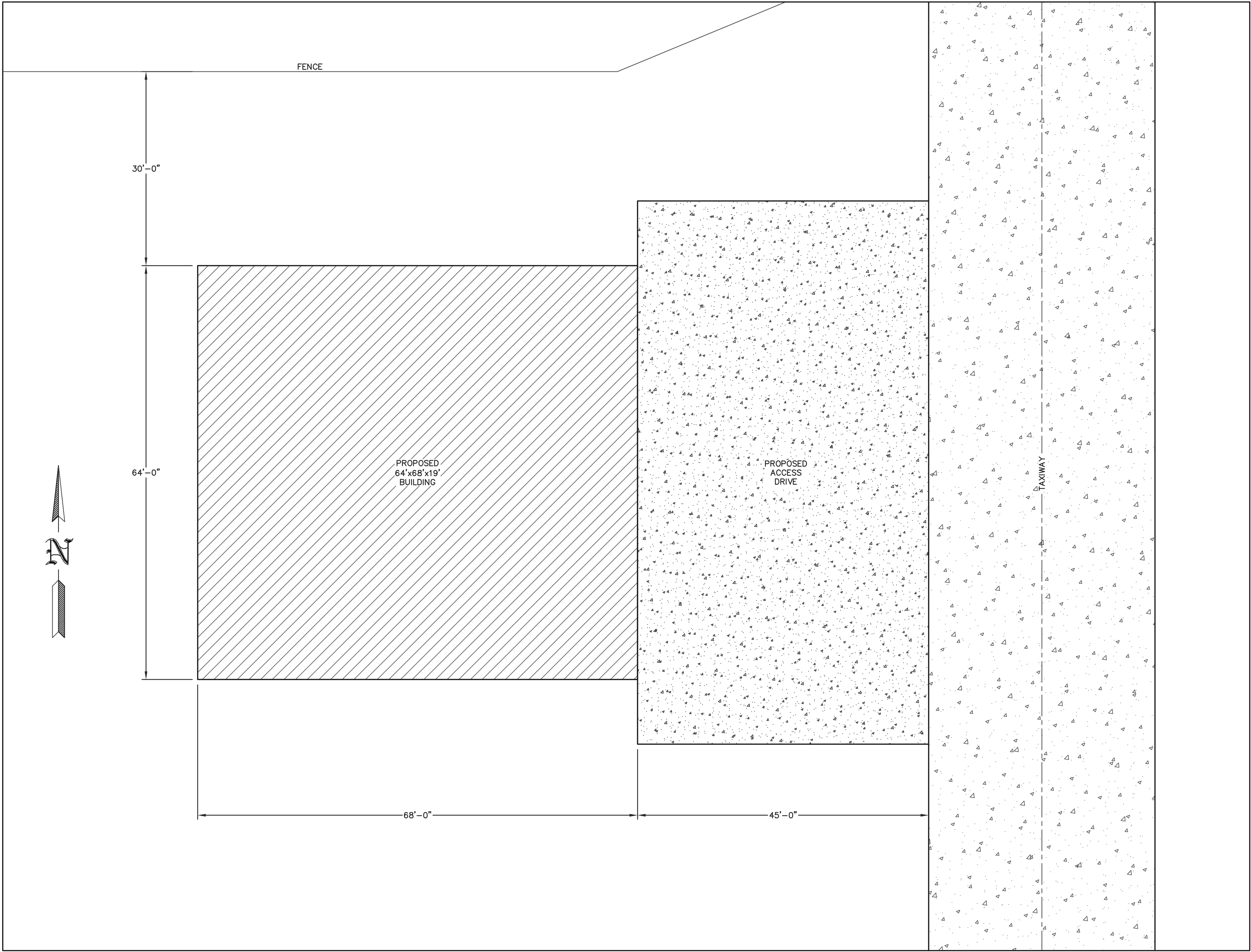
GENERAL NOTES AND  
BUILDING SPECIFICATIONS

FILE NAME: SH26825WI

SHEET NO.

*S1*





SITE PLAN  
SCALE: 1"=10'

**BUILDING INFORMATION:**  
NAME: BRAD GROOMS  
ADDRESS: 1741 RIVER DRIVE  
CITY: WATERTOWN  
STATE: WI  
ZIP: 53094  
COUNTY: JEFFERSON

**NOTE:**  
THE OWNER SHALL PROVIDE AN ALL WEATHER HARD SURFACE AREA 30 FEET OR MORE IN WIDTH EXTENDING AT LEAST 50% OF THE LENGTH OF ONE SIDE OF THE PROPOSED STRUCTURE AND MUST BE ACCESSIBLE TO FIRE FIGHTING EQUIPMENT.

96" MIN  
96" MIN  
96" MIN  
**NOTE:** PARKING LOT REQUIRES HANDICAP ACCESSIBLE PARKING STALLS. (ANSI 502) FOR NUMBER OF STALLS REQUIRED, SEE WISCONSIN CODE SECTION 1106.

**NOTE:**  
THE OWNER SHALL PROVIDE DESIGNATED SPACE WITHIN OR ADJACENT TO STRUCTURE FOR THE COLLECTION OF RECYCLABLE MATERIALS AS PER SPS 362.0400(2).

**NOTE:**  
EACH SERVICE DOOR @ EACH UNIT SHALL BE EQUIPPED WITH LEVER OPERATED HANDLES AS PER ADAAG 4.13.9.

**NOTE:**  
CURB RAMPS COMPLYING W/ ADAAG 4.7 ARE REQUIRED WHEREVER AN ACCESSIBLE ROUTE CROSSES A CURB.

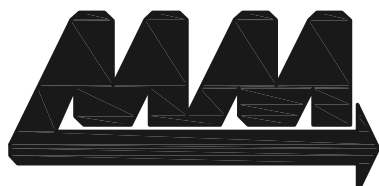
**NOTE:**  
FLOOR ELEVATION @ ALL SERVICE DOORS SHALL BE LEVEL AND FLUSH WITH ADJACENT INSIDE AND OUTSIDE FLOORS AS PER IBC 1010.1.5

**NOTE:** OWNER/CONTRACTOR SHALL VERIFY ALL SETBACKS WITH LOCAL BUILDING OFFICIAL AT TIME OF CONSTRUCTION.

IF MORE THAN ONE ACRE OF LAND IS DISTURBED BY BUILDING ERECTION AND/OR PARKING AND ACCESS DRIVE SURFACE, THEN THE OWNER/CONTRACTOR SHALL SUBMIT A WATER RESOURCES APPLICATION FOR PROJECT PERMITS (WRAPP) AS PER NR 216.

**NOTE:** PROPOSED BUILDING SHALL NOT BE USED FOR COMMERCIAL VEHICLE STORAGE AND/OR HIGH PILE STORAGE.

**NOTE:**  
THE STORAGE UNITS WITHIN THE PROPOSED BUILDING ARE OF A SIZE THAT WOULD ALLOW MOTOR VEHICLES TO BE STORED. THE BUILDING SLAB SHALL SLOPE TOWARD THE OVERHEAD DOOR OPENING FOR EACH STORAGE UNIT TO FACILITATE THE MOVEMENT OF LIQUIDS TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY DOORWAY.



**ENGINEERING SERVICES**  
8311 KANE RD. EAU CLAIRE, WI 54703 (715) 870-5555

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AUTHORIZATION: 3224

FOR QUESTIONS PLEASE CONTACT BUILDING  
DESIGNER AT THE FOLLOWING:  
ENGINEERING@MIDWESTMANUFACTURING.COM

PROJECT TITLE:

**BRAD  
GROOMS**

1741 RIVER DRIVE  
WATERTOWN, WI

PROF. ENGINEER: NATE PELESCHAK

PLAN DESIGNER: LOUISE BRISKI

DRAWN BY: JMS

DATE: 7/2/2025

SCALE: AS NOTED

REVISIONS

NO	DATE	DESCRIPTION	BY
1			
2			

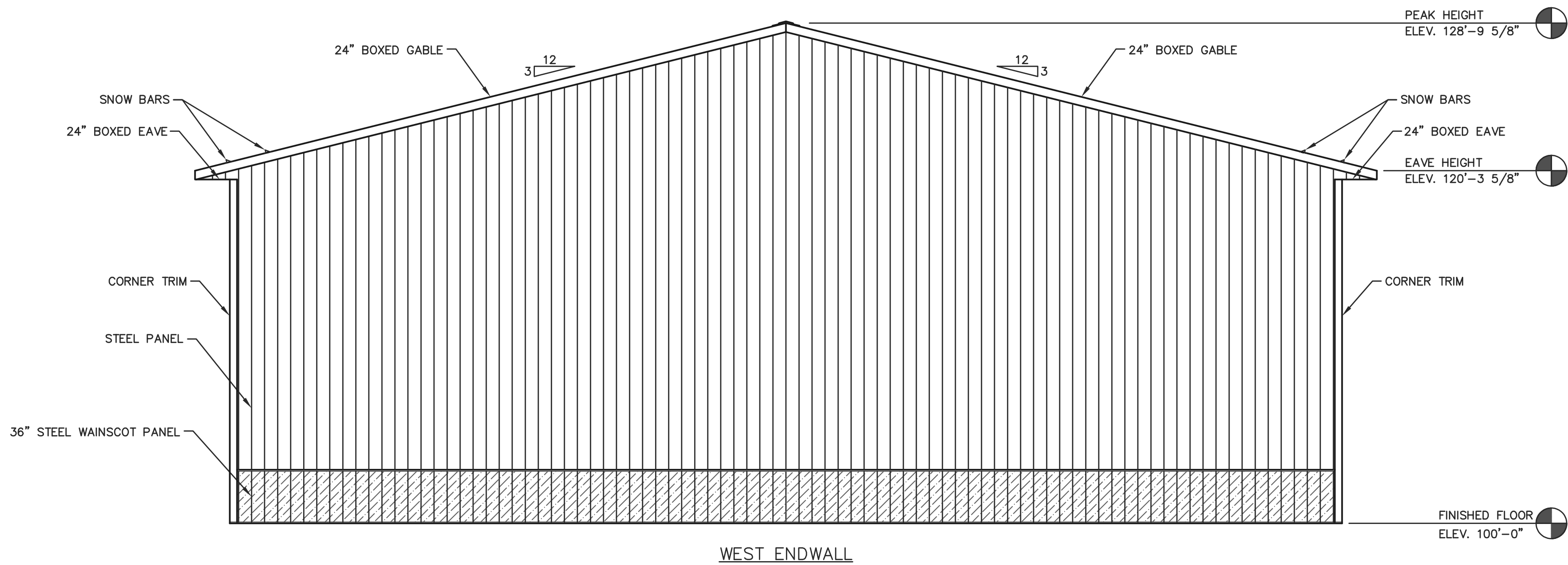
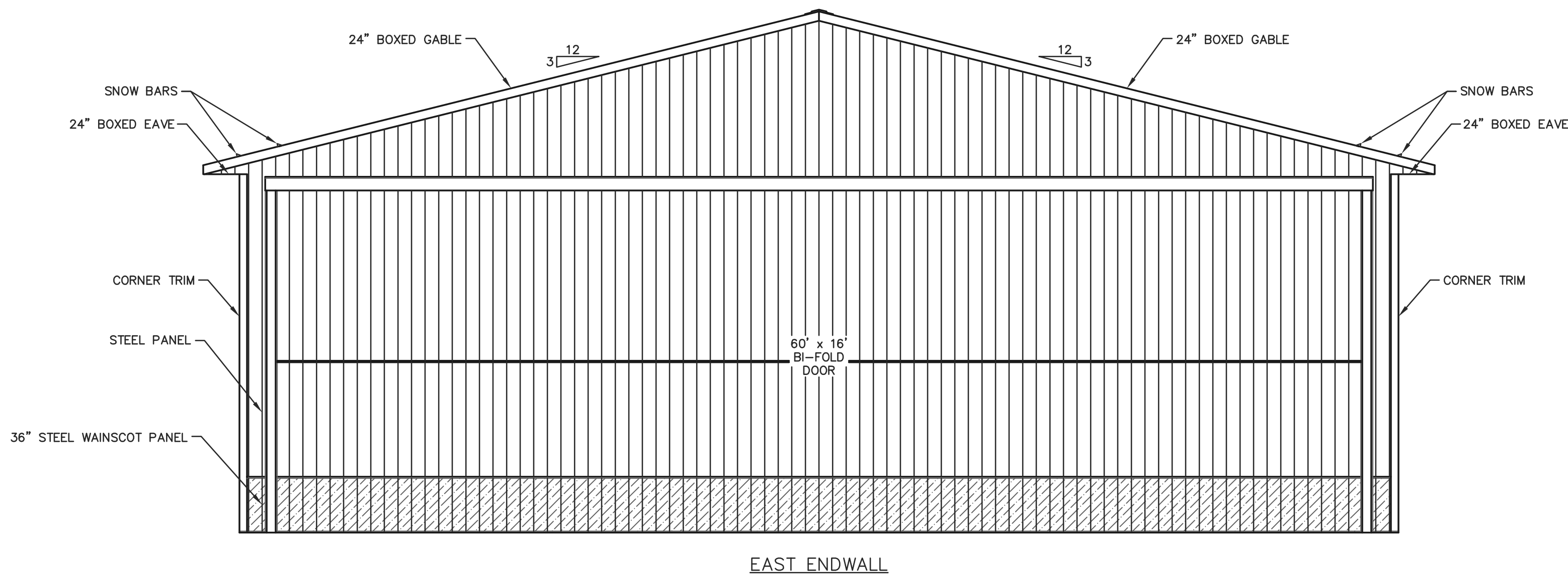
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SITE PLAN

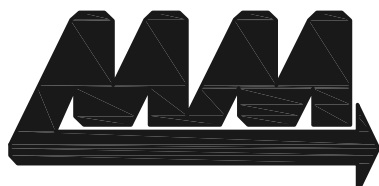
FILE NAME: SH26825WI

SHEET NO.

S2



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



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ENGINEERING@MIDWESTMANUFACTURING.COM

PROJECT TITLE:

BRAD  
GROOMS

1741 RIVER DRIVE  
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PROF. ENGINEER: NATE PELESCHAK

PLAN DESIGNER: LOUISE BRISKI

DRAWN BY: JMS

DATE: 7/2/2025

SCALE: AS NOTED

REVISIONS

NO	DATE	DESCRIPTION	BY
1			
2			

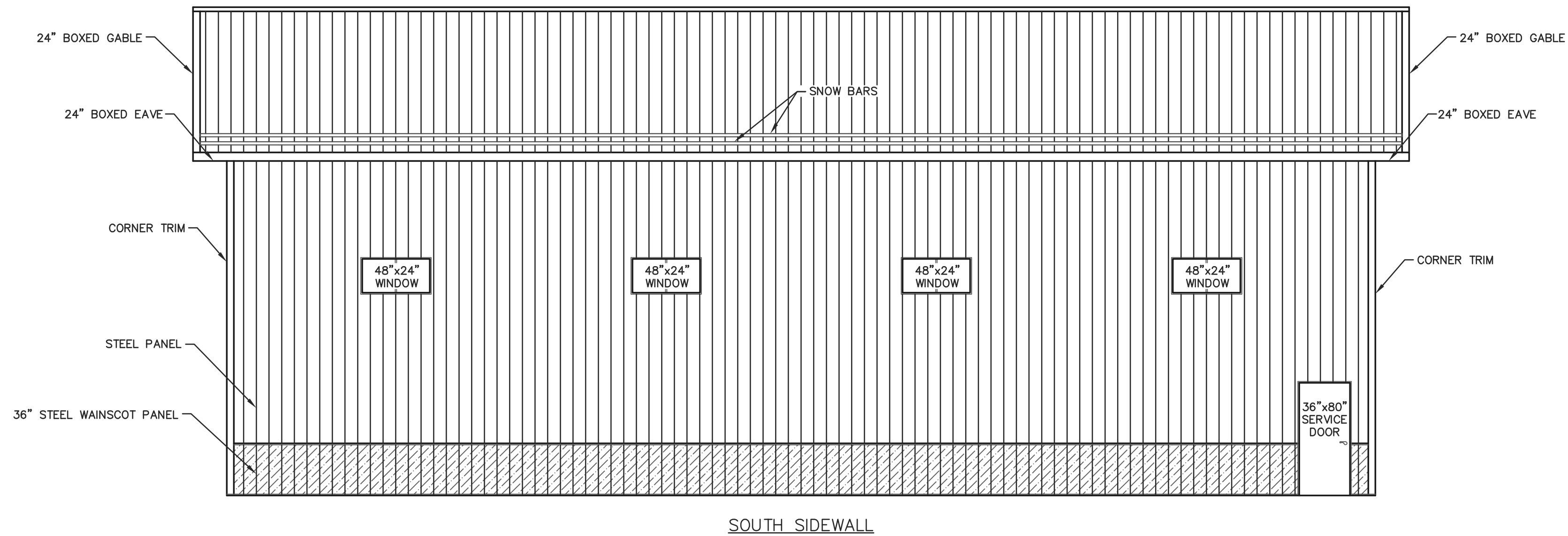
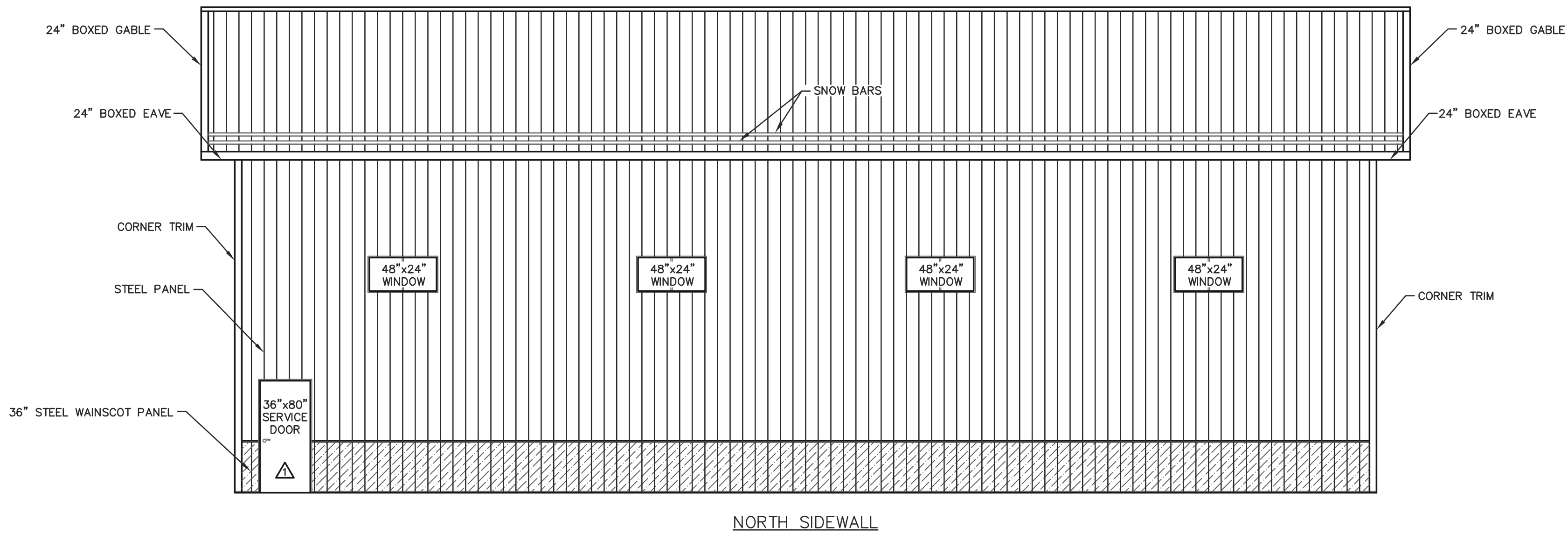
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ENDWALL  
ELEVATIONS

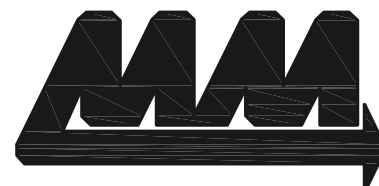
FILE NAME: SH26825WI

SHEET NO.

S3A



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



ENGINEERING SERVICES  
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CERTIFICATE OF  
AUTHORIZATION: 3224

FOR QUESTIONS PLEASE CONTACT BUILDING  
DESIGNER AT THE FOLLOWING:  
ENGINEERING@MIDWESTMANUFACTURING.COM

PROJECT TITLE:

**BRAD  
GROOMS**

1741 RIVER DRIVE  
WATERTOWN, WI

PROF. ENGINEER: NATE PELESCHAK

PLAN DESIGNER: LOUISE BRISKI

DRAWN BY: JMS

DATE: 8/18/2025

SCALE: AS NOTED

REVISIONS

NO	DATE	DESCRIPTION	BY
1	8/18/25	ADDED SERVICE DOOR	NDP
2			

SHEET TITLE:

SIDEWALL  
ELEVATIONS

FILE NAME: SH26825WI

SHEET NO.

*S3B*



CONCRETE NOTES

-ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS.

-ALL #4 REBAR TO BE DEFORMED GRADE 60 OR BETTER AND HAVE A MINIMUM SPLICE OVERLAP OF 29".

-OWNER/CONTRACTOR SHALL VERIFY ALL DOOR OPENING LOCATIONS PRIOR TO CONSTRUCTION.

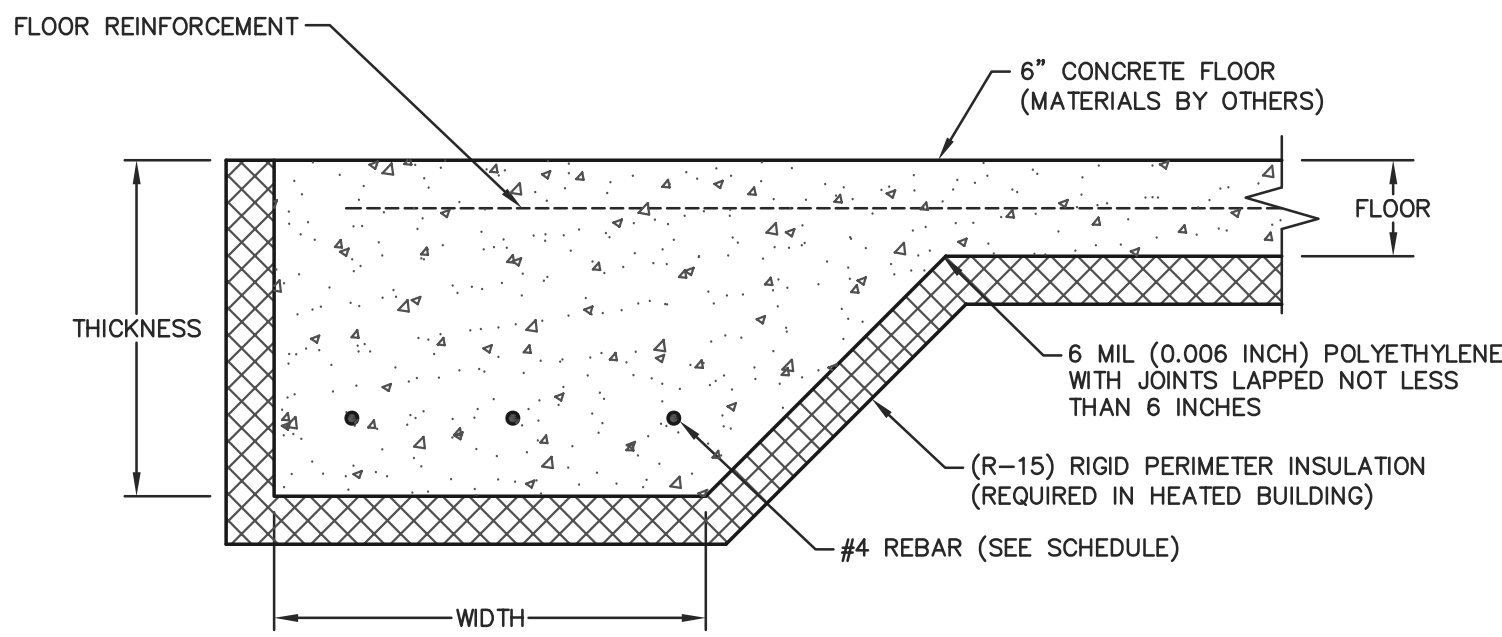
-FLOOR REINFORCEMENT SHALL BE EITHER 6x6 W1.4xW1.4 CONCRETE WIRE MESH OR #4 DEFORMED REBAR AT 18" O.C. EACH WAY.

-ALL REBAR WITH CONCRETE POURED AGAINST SOIL SHALL HAVE A 3" CLEAR COVER.

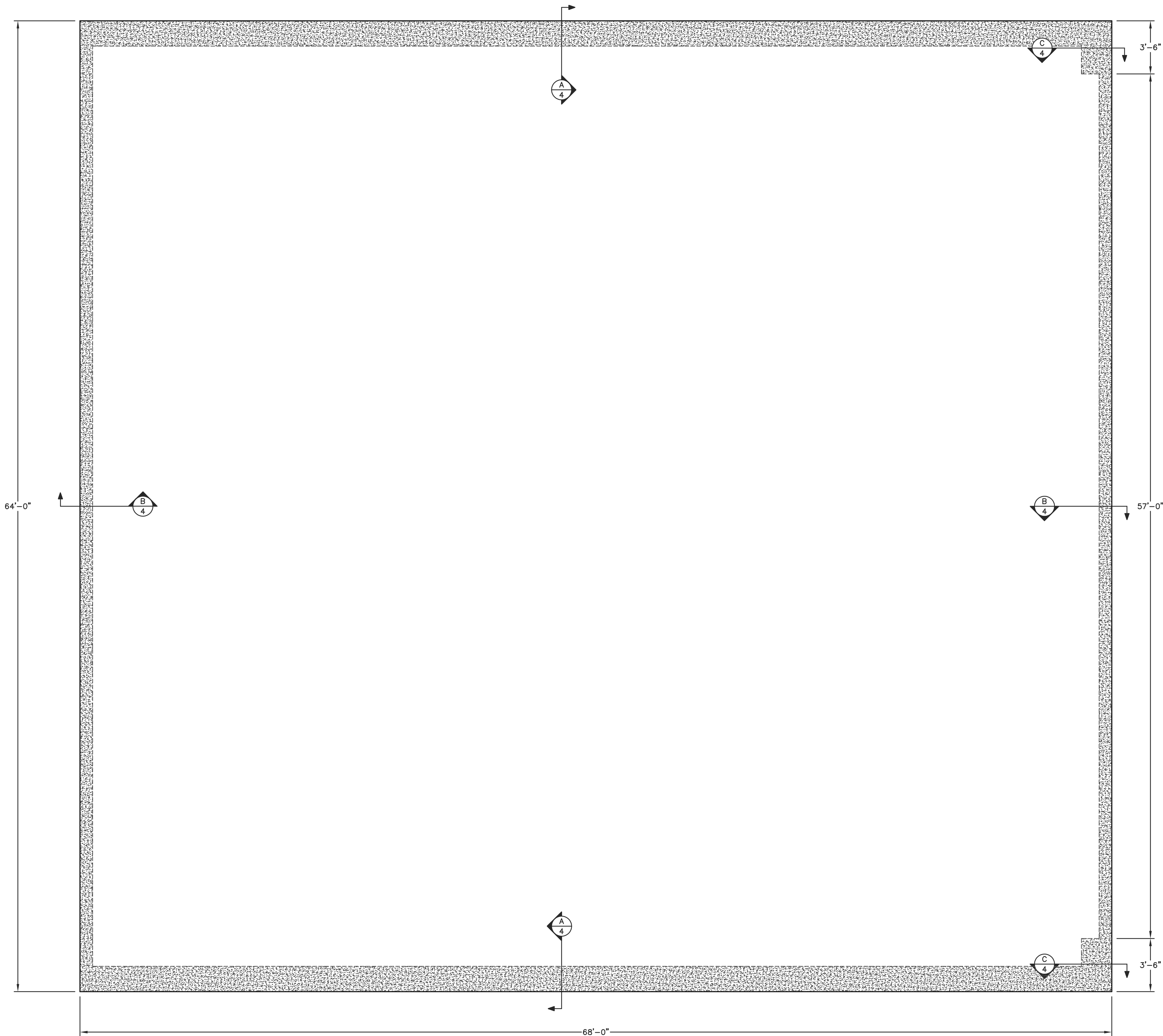
-BOTTOM OF CONCRETE FOOTING TO BE A MINIMUM OF 12" BELOW FINISHED GRADE.

-FOR SOIL INFORMATION REQUIREMENTS SEE GENERAL NOTES ON SHEET S1.

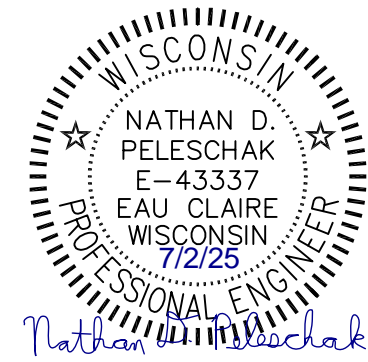
HAUNCHED FOOTING SCHEDULE			
FOOTING LOCATION	FOOTING DESCRIPTION		
	THICKNESS	WIDTH	QUANTITY OF REBAR
A/4	14"	20"	(3) #4 @ 18" O.C. MAX.
B/4	14"	10"	(2) #4 @ 18" O.C. MAX.
C/4	14"	24"	(4) #4 @ 18" O.C. MAX.



HAUNCHED FOOTING DETAIL  
NOT TO SCALE



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



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CERTIFICATE OF AUTHORIZATION: 3224

FOR QUESTIONS PLEASE CONTACT BUILDING DESIGNER AT THE FOLLOWING:  
ENGINEERING@MIDWESTMANUFACTURING.COM

PROJECT TITLE:  
**BRAD GROOMS**

1741 RIVER DRIVE  
WATERTOWN, WI

PROF. ENGINEER: NATE PELESCHAK  
PLAN DESIGNER: LOUISE BRISKI  
DRAWN BY: JMS  
DATE: 7/2/2025  
SCALE: AS NOTED


REVISIONS			
NO	DATE	DESCRIPTION	BY
1			
2			

SHEET TITLE:  
FOUNDATION PLAN

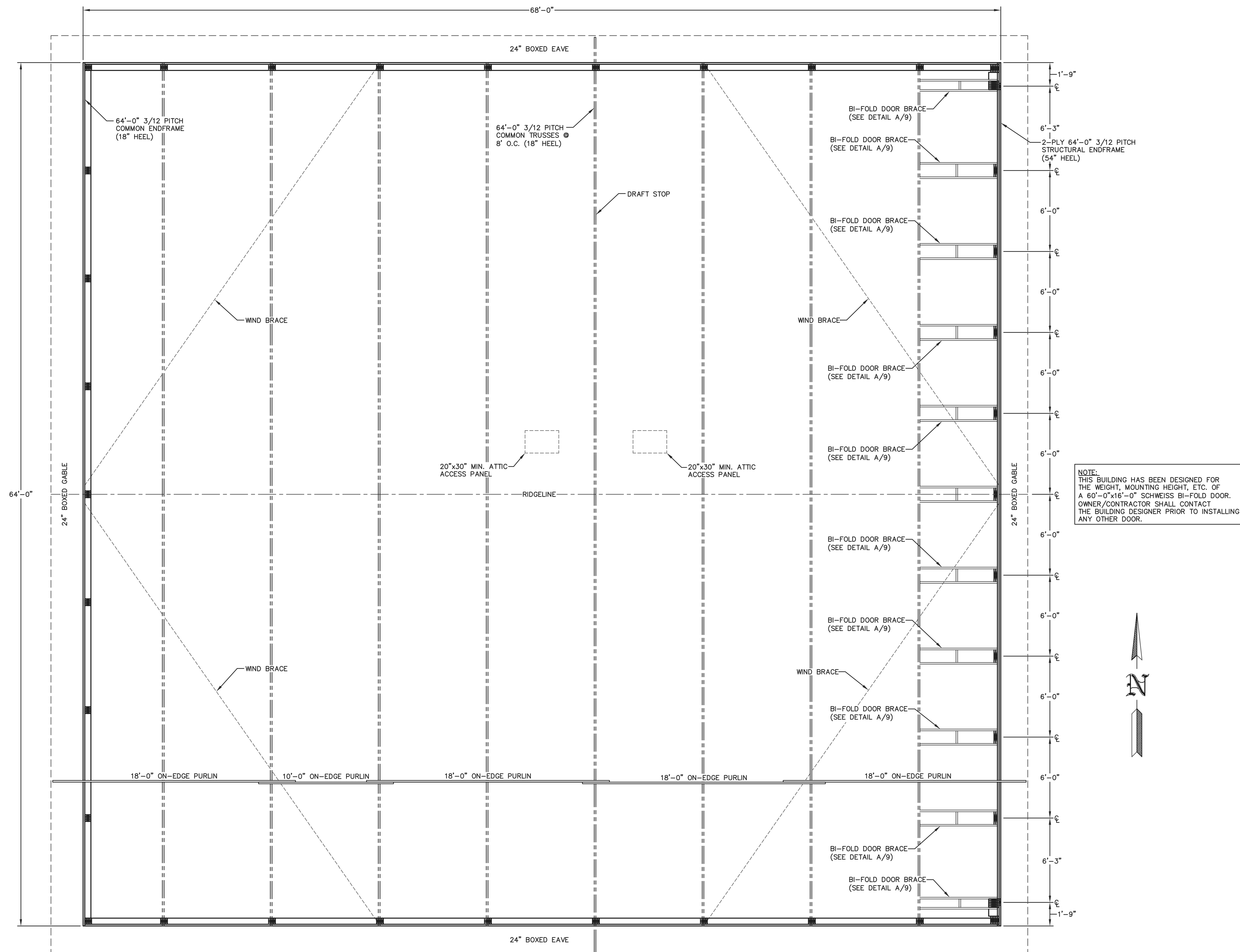
FILE NAME: SH26825WI  
SHEET NO.

S4



			
<b>ENGINEERING SERVICES</b>			
6311 KANE RD. RAU CLAIRE, WI 54703 (715) 876-5555			
CERTIFICATE OF AUTHORIZATION: 3224			
FOR QUESTIONS PLEASE CONTACT BUILDING DESIGNER AT THE FOLLOWING: ENGINEERING@MIDWESTMANUFACTURING.COM			
PROJECT TITLE:  <div style="text-align: center; font-size: 1.5em; font-weight: bold;">BRAD GROOMS</div>			
1741 RIVER DRIVE WATERTOWN, WI			
PROF. ENGINEER:		NATE PELESCHAK	
PLAN DESIGNER:		LOUISE BRISKI	
DRAWN BY:		JMS	
DATE:		8/18/2025	
SCALE:		AS NOTED	
REVISIONS			
NO	DATE	DESCRIPTION	BY
1	8/18/25	ADDED SERVICE DOOR	NDP
2			
SHEET TITLE:  <div style="text-align: center; font-size: 1.2em; font-weight: bold;">FLOOR PLAN</div>			
FILE NAME:		SH26825WI	
SHEET NO.			
S5			





**NOTE:**  
THIS BUILDING HAS BEEN DESIGNED FOR  
THE WEIGHT, MOUNTING HEIGHT, ETC. OF  
A 60'-0"x16'-0" SCHWEISS BI-FOLD DOOR.  
OWNER/CONTRACTOR SHALL CONTACT  
THE BUILDING DESIGNER PRIOR TO INSTALLING  
ANY OTHER DOOR.



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CERTIFICATE OF  
AUTHORIZATION: 3224

FOR QUESTIONS PLEASE CONTACT BUILDING  
DESIGNER AT THE FOLLOWING:  
ENGINEERING@MIDWESTMANUFACTURING.COM

PROJECT TITLE:

BRAD  
GROOMS

1741 RIVER DRIVE  
WATERTOWN, WI

PROF. ENGINEER: NATE PELESCHAK

PLAN DESIGNER:	LOUISE BRISKI
----------------	---------------

DRAWN BY:

DATE: 7/2/2025

SCALE: AS NOTED

## REVISIONS

NO	DATE	DESCRIPTION	BY
1			
2			

SHEET TITLE:

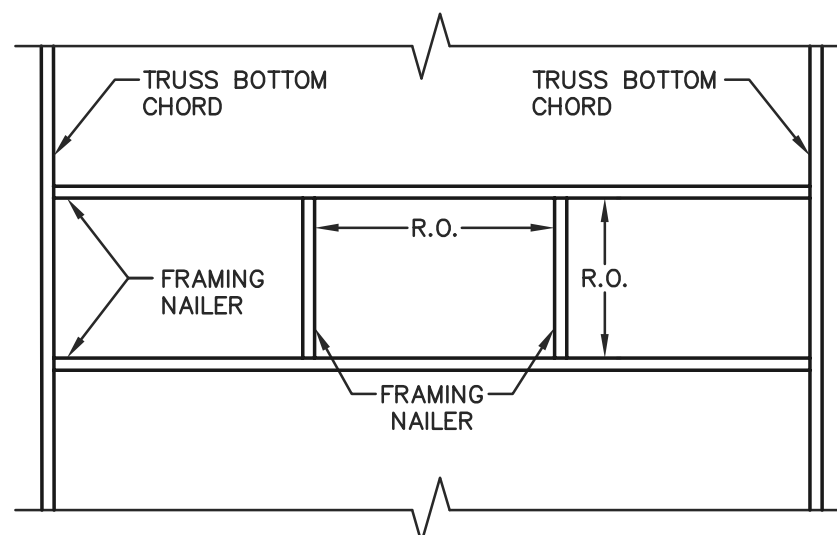
ROOF FRAMING PLAN

FILE NAME: SH26825W

SHEET NO.

S6

**NOTE:**  
ATTIC AREA SHALL BE COMPARTMENTALIZED INTO AREAS NOT GREATER THAN 3000 SQ. FT BY FIRE STOPPING AS SPECIFIED IN IBC 718.4. EVERY ATTIC COMPARTMENT SHALL BE PROVIDED WITH A 20"x30" ACCESS PANEL FROM LOWER AREA OR ACCESS PANELS IN COMPARTMENT WALLS SHALL BE PROVIDED WITH SELF CLOSING DEVICES. (INCLUDES OVERHANGS)



## ATTIC ACCESS FRAMING

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

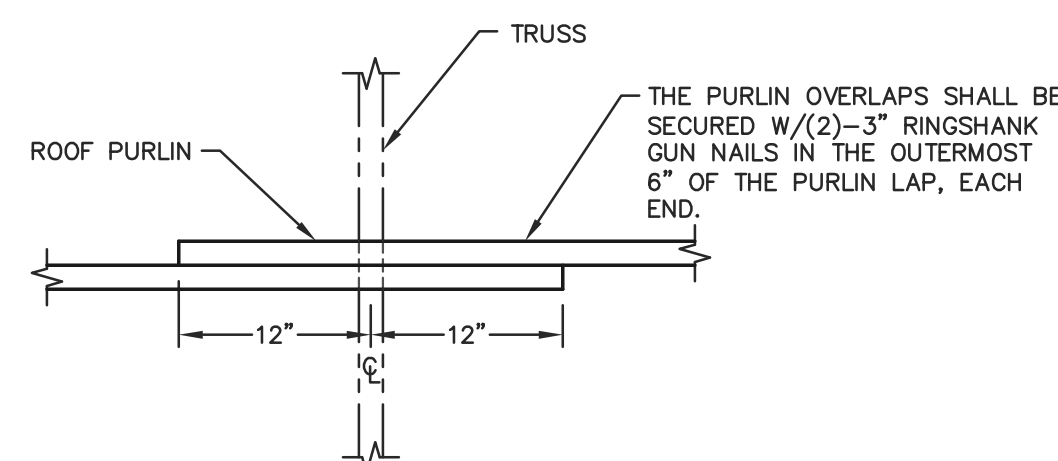
**NOTE:**  
WIND BRACE SHALL BE A 2x4 PLACED ON THE UNDERSIDE OF THE ROOF PURLINS. WIND BRACE SHALL BE SECURED W/(2)-3" RINGSHANK GUN NAILS AT EACH END AND W/(1)-3" RINGSHANK GUN NAIL AT EACH BRACE TO PURLIN LOCATION.

**NOTE:**  
LATERAL BRACING IS REQUIRED. SEE TRUSS SPECIFICATION SHEET(S) FOR LATERAL BRACE LOCATIONS.

## ROOF FRAMING PLAN

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

**NOTE:**  
2x4 ROOF PURLINS (ON-EDGE) AT 24" O.C. ROOF PURLINS ARE TO BE SECURED TO THE TRUSS W/(1)-60d RINGSHANK NAIL AT EACH PURLIN TO TRUSS LOCATION.

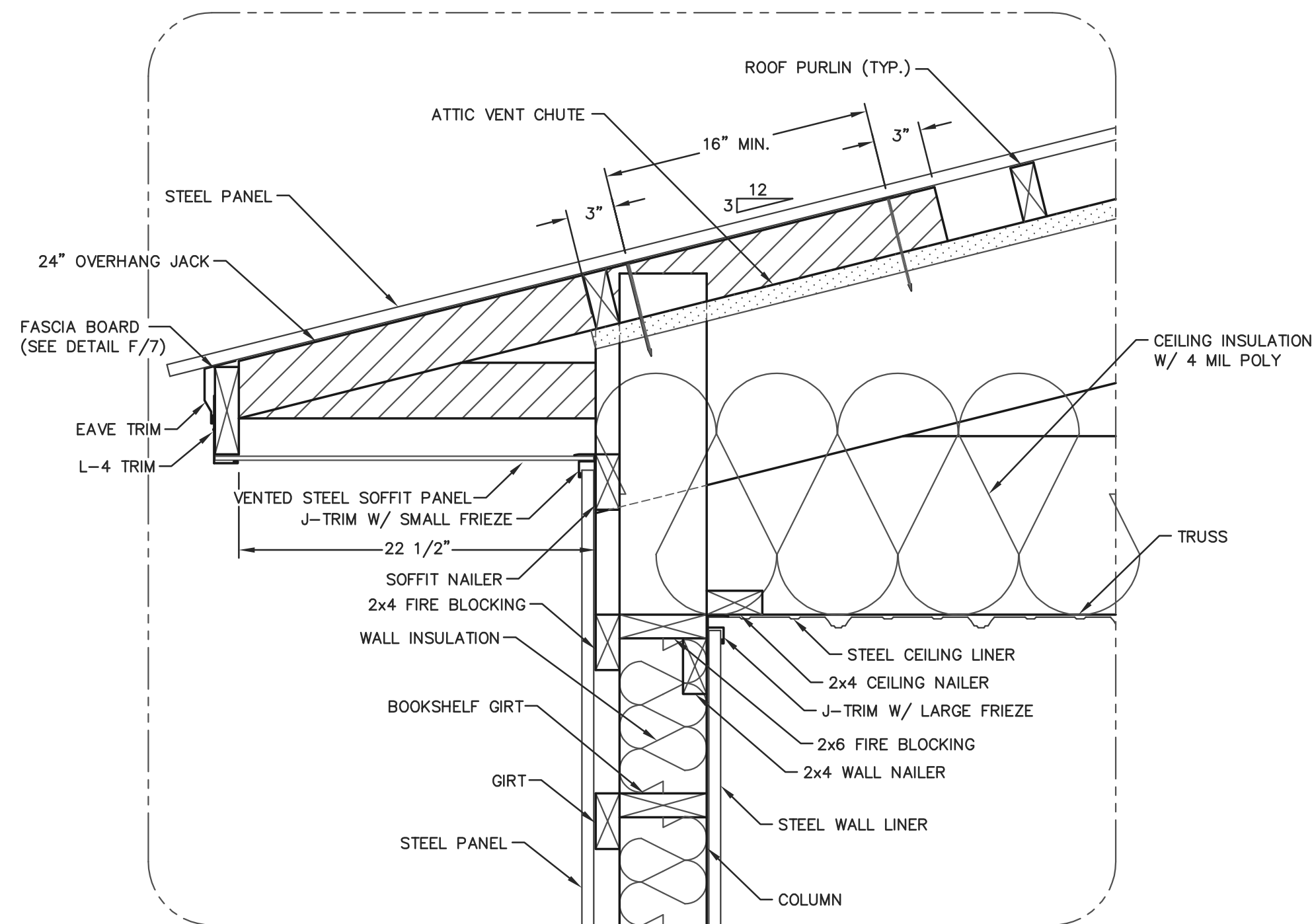


**(A) PURLIN OVERLAP DETAIL**

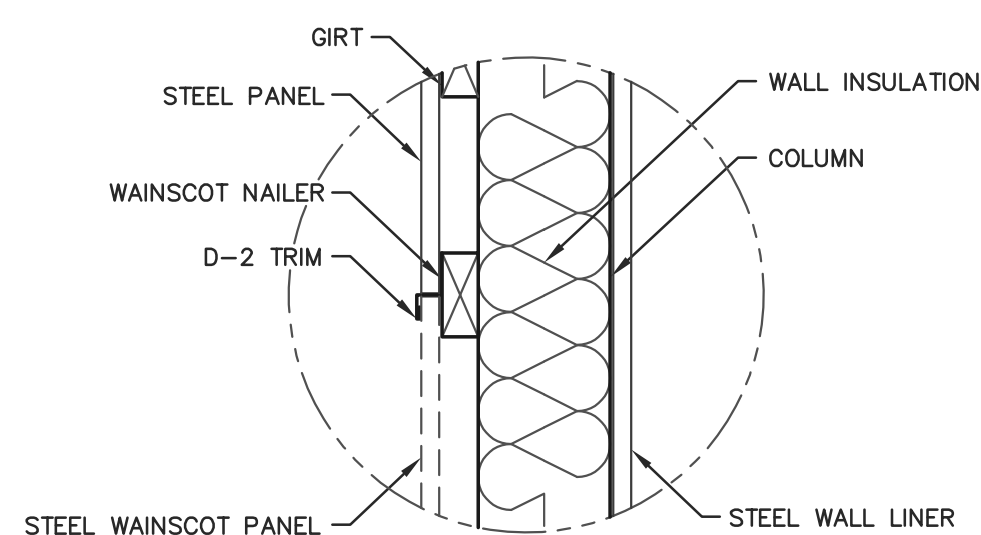
SCALE: 1"=1'-0"



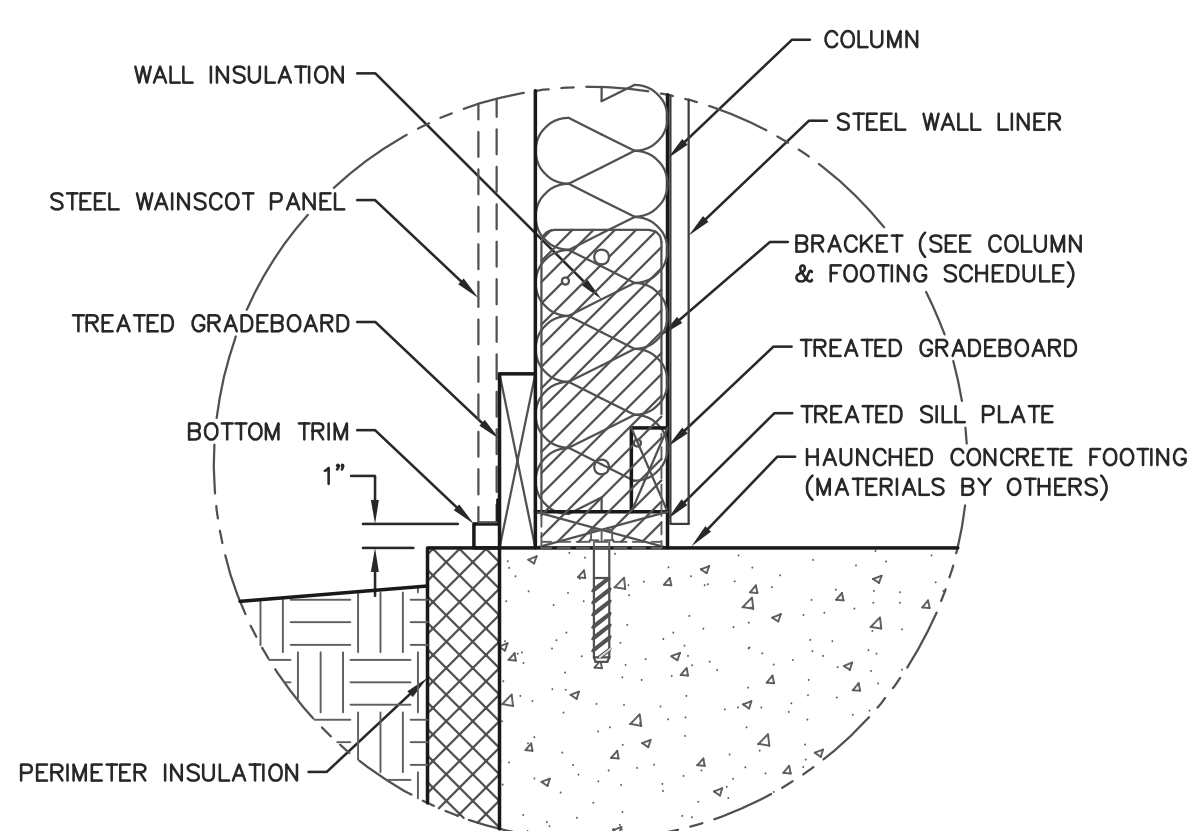
**NOTE:**  
PURLINS SECURED BETWEEN OVERHANG JACKS  
W/ MITEK JDS24 PURLIN HANGERS.



**D 24" BOXED EAVE DETAIL**  
SCALE: 1 1/2"=1'-0"



**D-2 TRIM DETAIL**  
SCALE: 1 1/2"=1'-0"



**B GRADE DETAIL**  
SCALE: 1 1/2"=1'-0"

#### SIDEWALL SECTION FASTENER NOTES

**OVERHANG JACK:**  
OVERHANG JACKS SECURED TO TRUSS WITH (2)-60d RINGSHANK NAILS.

**SOFFIT NAILER:**  
SOFFIT NAILER SECURED WITH (2)-3" RINGSHANK GUN NAILS AT EACH SOFFIT NAILER TO COLUMN LOCATION.

**WALL GIRTS:**  
WALL GIRTS SECURED WITH (3)-3" RINGSHANK GUN NAILS AT EACH GIRT TO COLUMN LOCATION.

**WAINSCOT NAILER:**  
WAINSCOT NAILER SECURED WITH (3)-3" RINGSHANK GUN NAILS AT EACH WAINSCOT NAILER TO COLUMN LOCATION.

**TREATED SILL PLATE:**  
TREATED SILL PLATE SECURED TO CONCRETE FLOOR WITH 1/4"x 3 1/4" CONCRETE SCREWS AT 24" O.C. (STAGGERED)

**INTERIOR TREATED GRADEBOARD:**  
TREATED GRADEBOARD SECURED WITH (2)-3" RINGSHANK GUN NAILS AT EACH GRADEBOARD TO COLUMN LOCATION.

**EXTERIOR TREATED GRADEBOARD:**  
TREATED GRADEBOARD SECURED WITH (4)-3" RINGSHANK GUN NAILS AT EACH GRADEBOARD TO COLUMN LOCATION. EACH BLOCK.

**NOTE:**  
OWNER SHALL PROVIDE THICKNESS MARKERS WHICH ARE INSTALLED AT LEAST ONE FOR EVERY 300 SQUARE FEET THROUGHOUT THE ATTIC SPACE IF THE INSULATION IS BLOWN INTO PLACE. THE MARKERS SHALL BE AFFIXED TO THE TRUSSES AND MARKED WITH THE MINIMUM INITIAL INSTALLED THICKNESS AND MINIMUM SETTLED THICKNESS. EACH MARKER SHALL FACE THE ATTIC ACCESS PANEL.

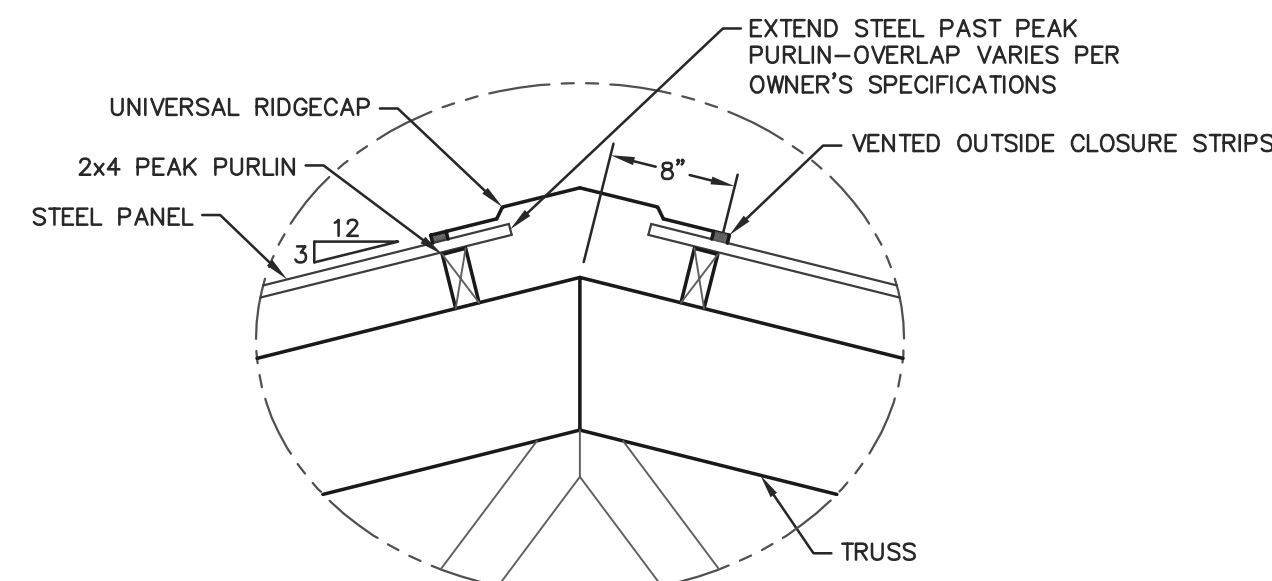
**NOTE:**  
CONCEALED WALL SPACES SHALL HAVE FIRE BLOCKING AT CEILING AND FLOOR LEVELS AND HORIZONTAL INTERVALS NOT EXCEEDING 10' PER IBC 718.2. FIRE BLOCKING MAY CONSIST OF TWO INCH NOMINAL MATERIAL OR INSULATION MEETING IBC REQUIREMENTS.

**FOAM INSULATION NOTES:**  
—**SURFACE-BURNING CHARACTERISTICS:**  
FOAM PLASTIC INSULATION AND FOAM CORES OF MANUFACTURED ASSEMBLIES SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 75 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450 WHERE TESTED IN THE MAXIMUM THICKNESS INTENDED FOR USE IN ACCORDANCE WITH ASTM E84 OR UL 723. LOOSE FILL-TYPE FOAM PLASTIC INSULATION SHALL BE TESTED AS BOARD STOCK FOR THE FLAME SPREAD AND SMOKE-DEVELOPED INDICES.

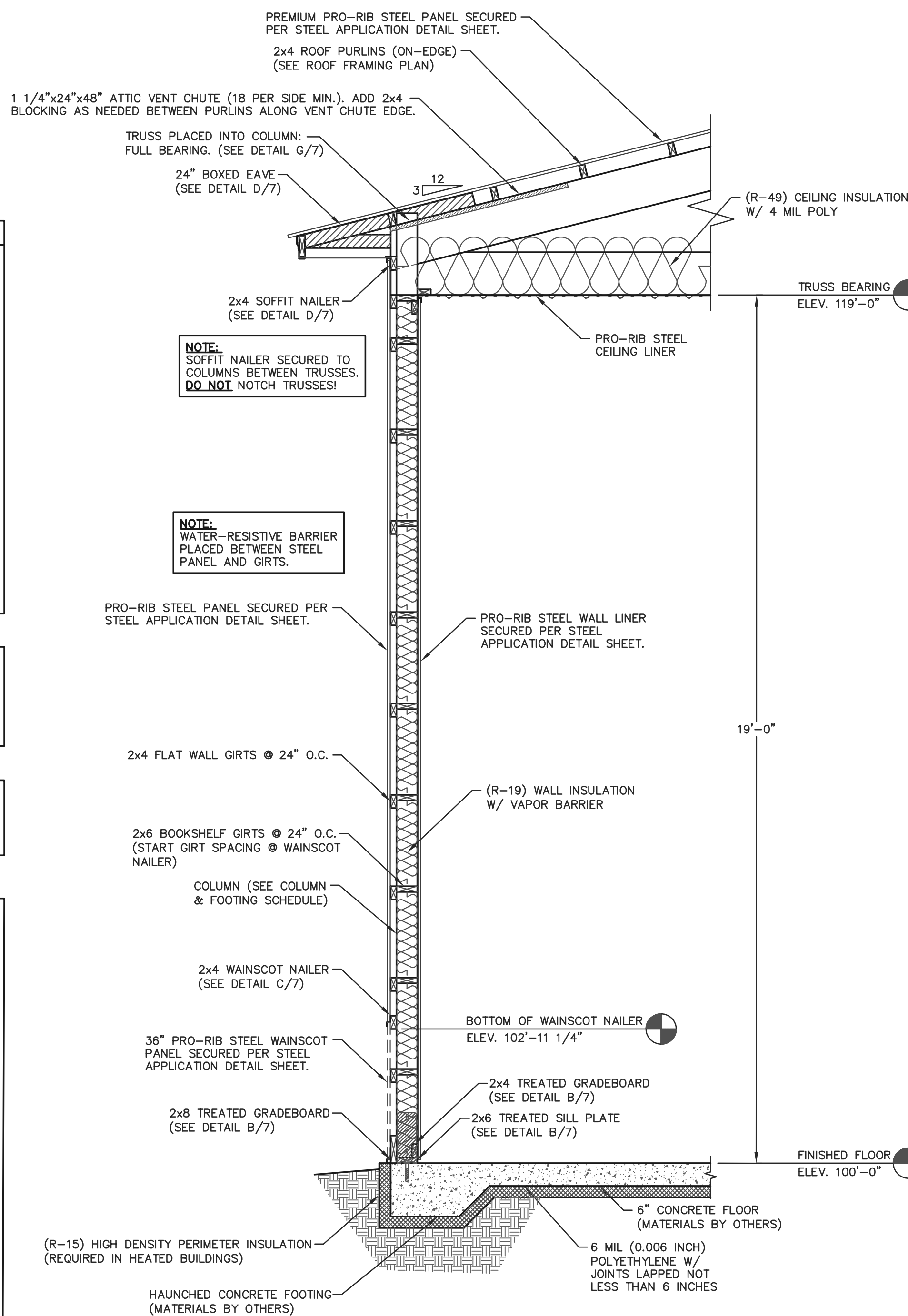
—**THERMAL BARRIER:**  
FOAM PLASTIC SHALL BE SEPARATED FROM THE INTERIOR OF BUILDING BY AN APPROVED THERMAL BARRIER OF 1/2" (12.7MM) GYPSUM WALLBOARD, HEAVY TIMBER IN ACCORDANCE WITH SECTION 602.4 OR A MATERIAL THAT IS TESTED IN ACCORDANCE WITH AND MEETS THE ACCEPTANCE CRITERIA OF BOTH THE TEMPERATURE TRANSMISSION FIRE TEST AND INTEGRITY FIRE TEST OF NFPA 275. COMBUSTIBLE CONCEALED SPACES SHALL COMPLY WITH SECTION 718.

—**ATTIC AND CRAWL SPACES:**  
WITHIN AN ATTIC OR CRAWL SPACE WHERE ENTRY IS MADE ONLY FOR SERVICE OF UTILITIES, FOAM PLASTIC INSULATION SHALL BE PROTECTED AGAINST IGNITION BY 1 1/2 INCH-THICK (38MM) MINERAL FIBER INSULATION, 1/4" THICK (6.4 mm) WOOD STRUCTURAL PANEL, PARTICLE BOARD OR HARDBOARD, 3/8" (9.5mm) GYPSUM WALLBOARD, CORROSION-RESISTANT STEEL HAVING A BASE METAL THICKNESS OF 0.016" (0.4 mm); 1 1/2" THICK (38mm) SELF-SUPPORTED SPRAY-APPLIED CELLULOSE INSULATION IN ATTIC SPACES ONLY OR OTHER APPROVED MATERIAL INSTALLED IN SUCH A MANNER THAT THE FOAM PLASTIC INSULATION IS NOT EXPOSED. THE PROTECTIVE COVERING SHALL BE CONSISTENT WITH THE REQUIREMENTS FOR THE TYPE OF CONSTRUCTION.

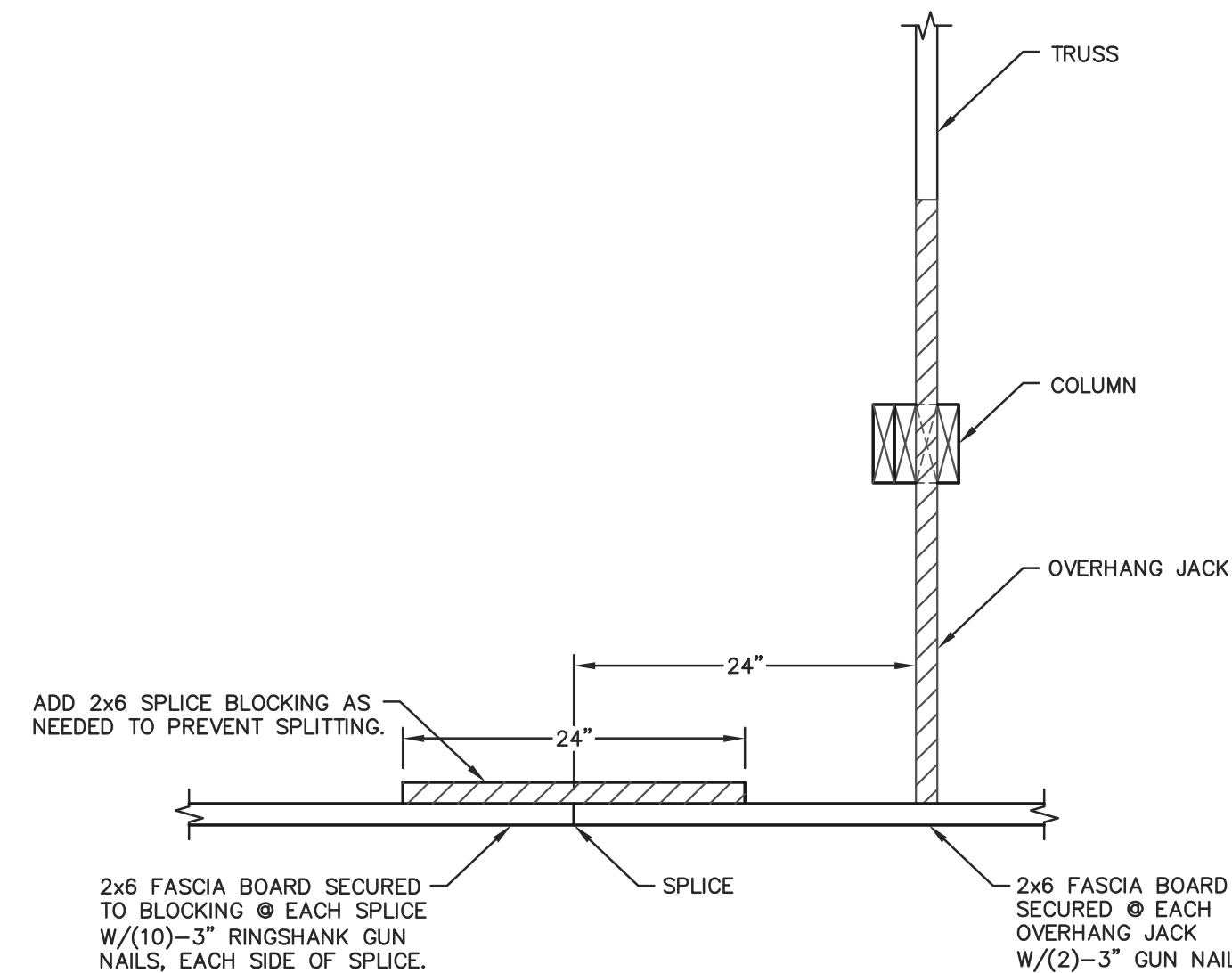
**NOTE:**  
BATTING SHOWN FOR CLARITY.



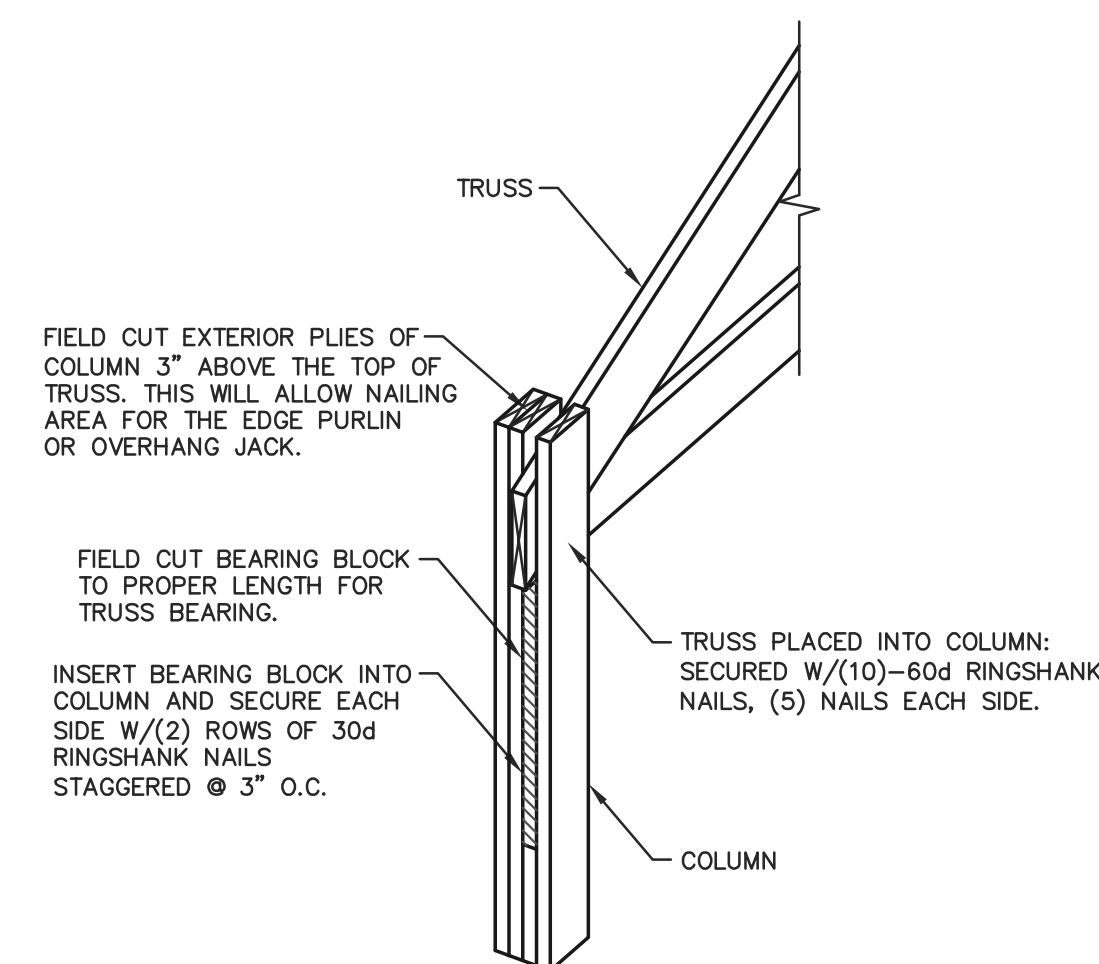
**E PEAK PURLIN DETAIL**  
SCALE: 1"=1'-0"



**A SIDEWALL SECTION**  
SCALE: 1/2"=1'-0"



**F FASCIA BOARD DETAIL**  
SCALE: 1"=1'-0"



**G TRUSS INSTALLATION DETAIL**  
NOT TO SCALE



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CERTIFICATE OF AUTHORIZATION: 3224

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ENGINEERING@MIDWESTMANUFACTURING.COM

PROJECT TITLE:

**BRAD GROOMS**

1741 RIVER DRIVE  
WATERTOWN, WI

PROF. ENGINEER: NATE PELESCHAK

PLAN DESIGNER: LOUISE BRISKI

DRAWN BY: JMS

DATE: 7/2/2025

SCALE: AS NOTED

#### REVISIONS

NO	DATE	DESCRIPTION	BY
1			
2			

SHEET TITLE:

SIDEWALL SECTION AND  
SECTION DETAILS

FILE NAME: SH26825WI

SHEET NO.

**S7**



## ENDWALL SECTION FASTENER NOTES

**WALL GIRTS:**  
WALL GIRTS SECURED WITH (3)–3" RINGSHANK GUN NAILS AT EACH GIRT TO COLUMN LOCATION.

**WAINSCOT NAILER:**  
WAINSCOT NAILER SECURED WITH (3)–3" RINGSHANK GUN NAILS AT EACH WAINSCOT NAILER TO COLUMN LOCATION.

**TREATED SILL PLATE:**  
TREATED SILL PLATE SECURED TO CONCRETE FLOOR WITH 1/4"x 3 1/4" CONCRETE SCREWS AT 24" O.C. (STAGGERED)

**INTERIOR TREATED GRADEBOARD:**  
TREATED GRADEBOARD SECURED WITH (2)–3" RINGSHANK GUN NAILS AT EACH GRADEBOARD TO COLUMN LOCATION.

**EXTERIOR TREATED GRADEBOARD:**  
TREATED GRADEBOARD SECURED WITH (4)–3" RINGSHANK GUN NAILS AT EACH GRADEBOARD TO COLUMN LOCATION, EACH BLOCK.

**NOTE:**  
OWNER SHALL PROVIDE THICKNESS MARKERS WHICH ARE INSTALLED AT LEAST ONE FOR EVERY 300 SQUARE FEET THROUGHOUT THE ATTIC SPACE IF THE INSULATION IS BLOWN INTO PLACE. THE MARKERS SHALL BE AFFIXED TO THE TRUSSES AND MARKED WITH THE MINIMUM INITIAL INSTALLED THICKNESS AND MINIMUM SETTLED THICKNESS. EACH MARKER SHALL FACE THE ATTIC ACCESS PANEL.

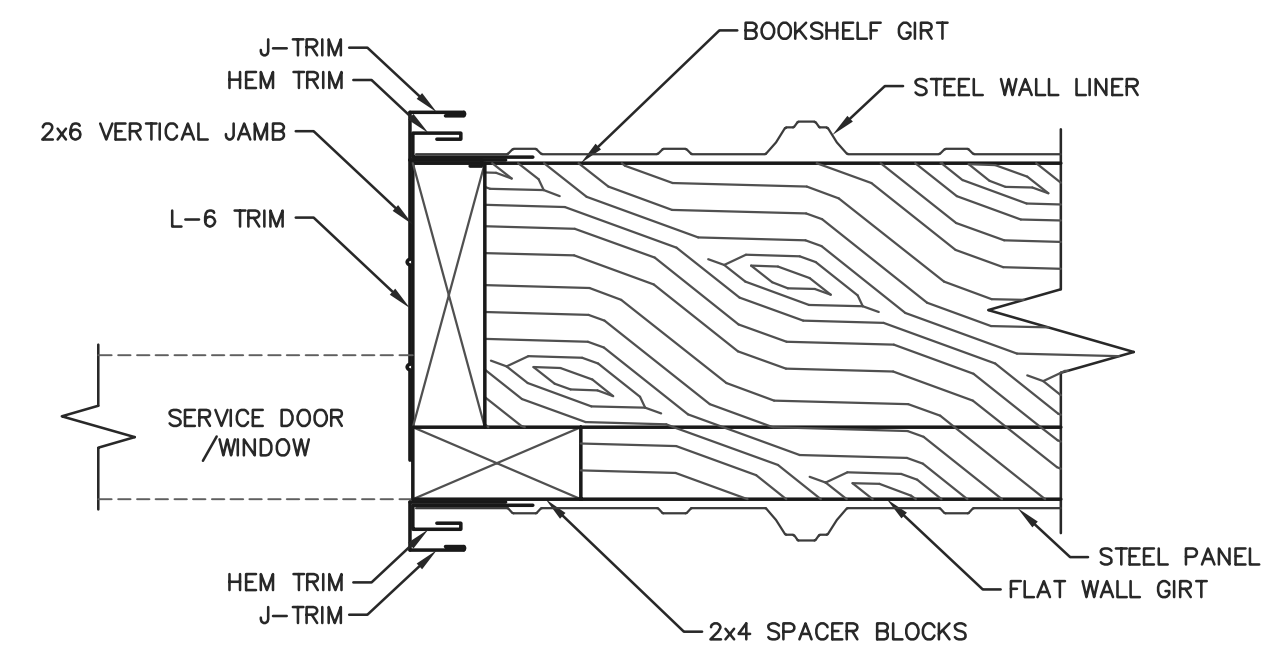
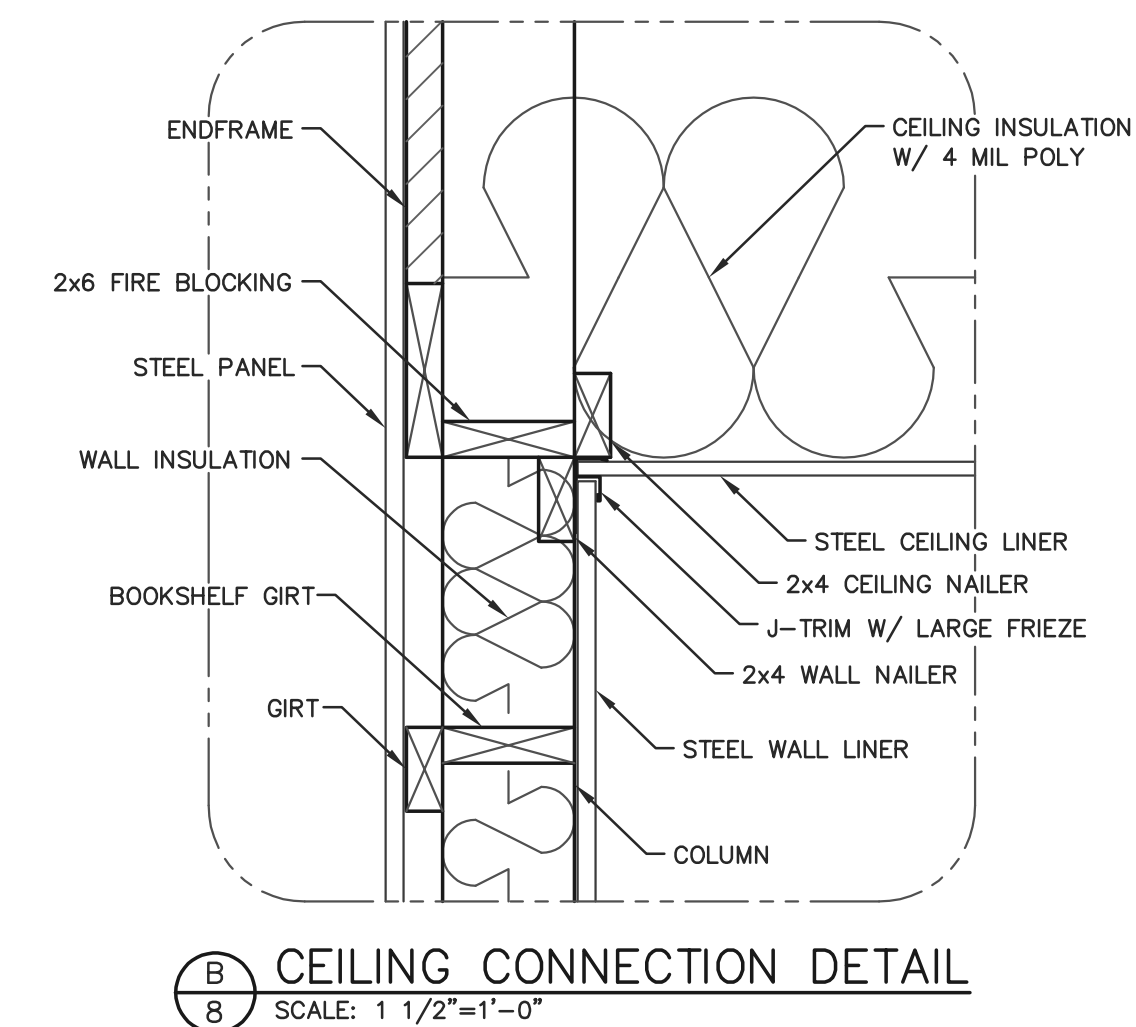
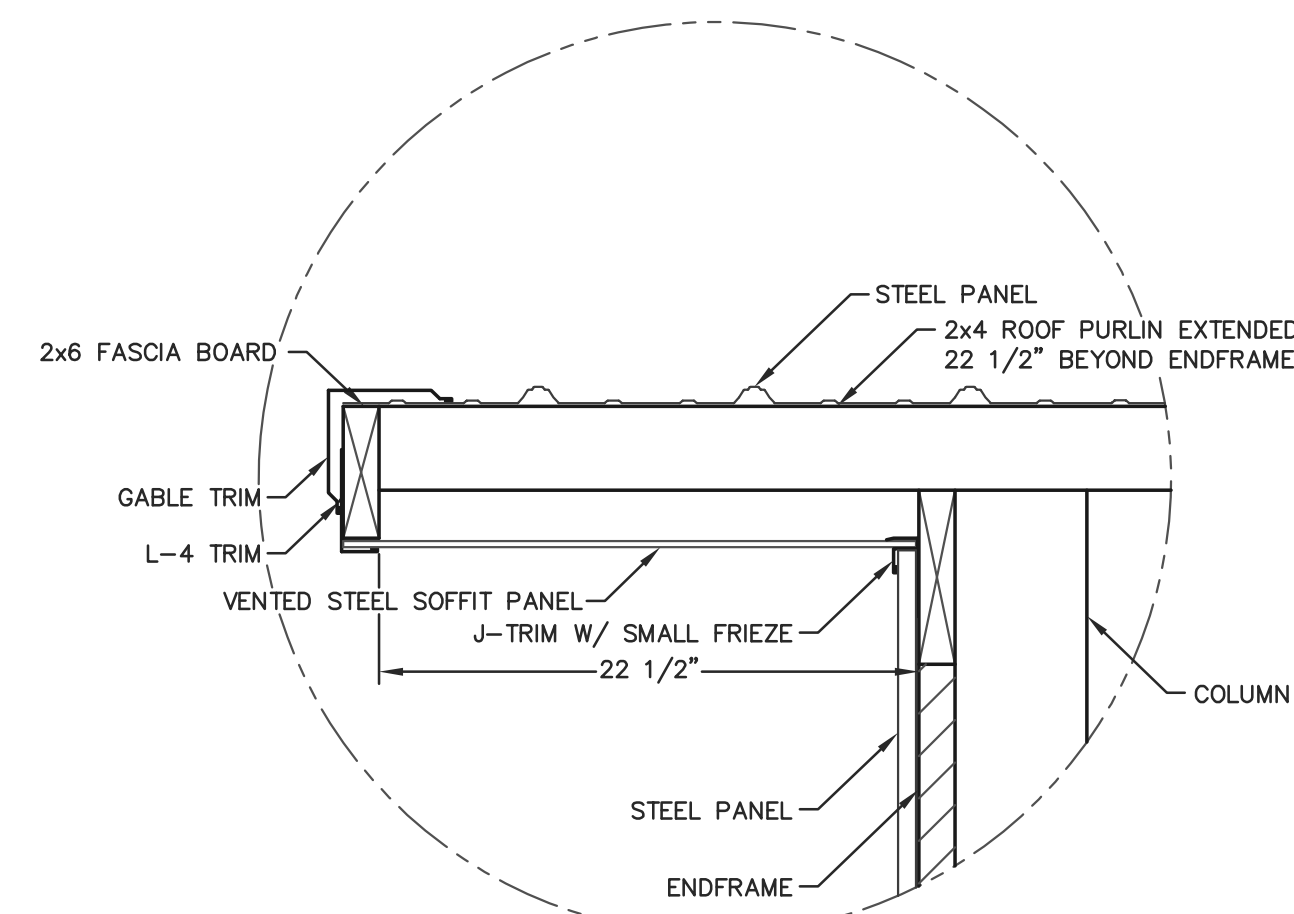
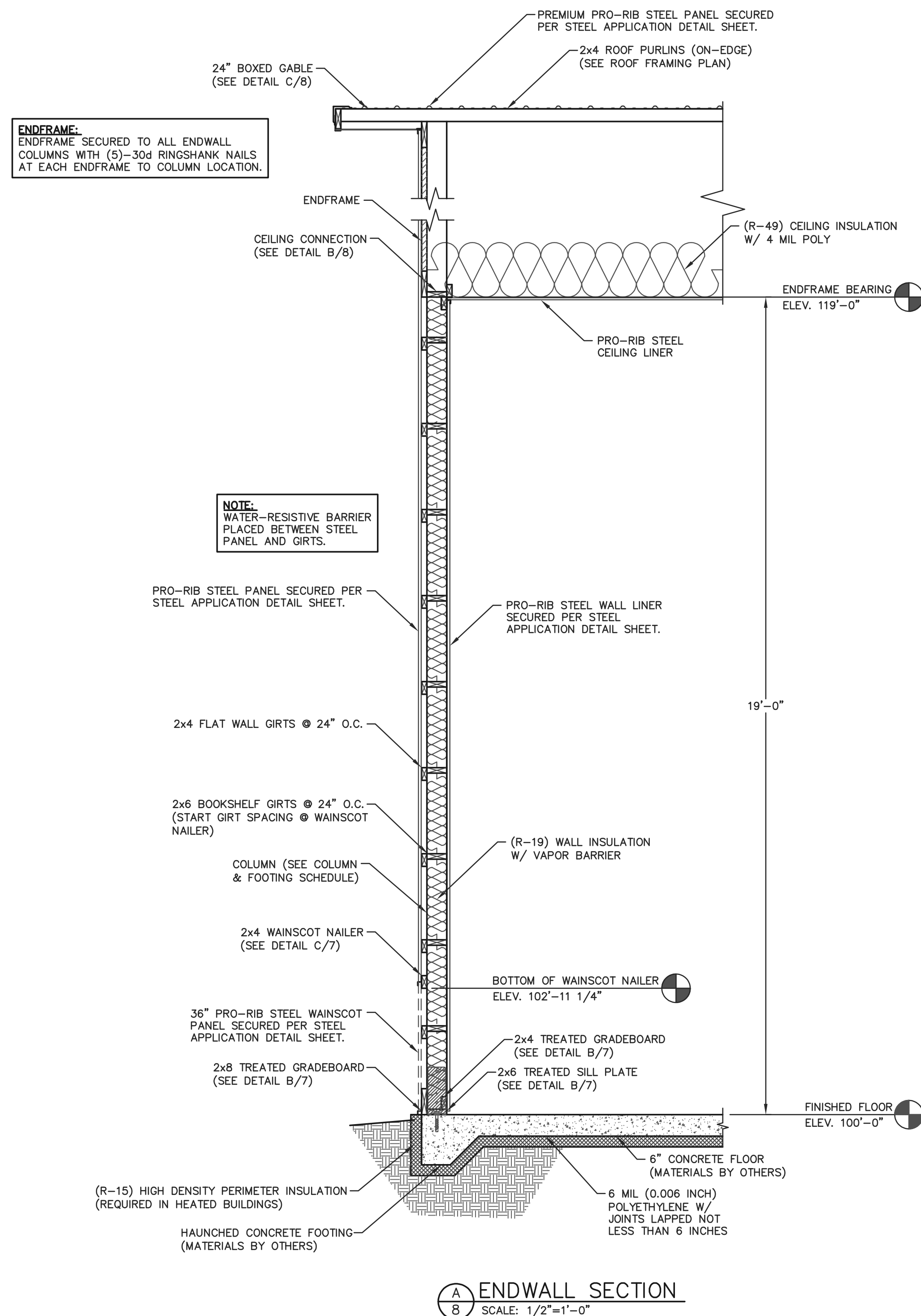
**NOTE:**  
CONCEALED WALL SPACES SHALL HAVE FIRE BLOCKING AT CEILING AND FLOOR LEVELS AND HORIZONTAL INTERVALS NOT EXCEEDING 10' PER IBC 718.2. FIRE BLOCKING MAY CONSIST OF TWO INCH NOMINAL MATERIAL OR INSULATION MEETING IBC REQUIREMENTS.

**FOAM INSULATION NOTES:**  
**–SURFACE-BURNING CHARACTERISTICS:**  
FOAM PLASTIC INSULATION AND FOAM CORES OF MANUFACTURED ASSEMBLIES SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 75 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450 WHERE TESTED IN THE MAXIMUM THICKNESS INTENDED FOR USE IN ACCORDANCE WITH ASTM E84 OR UL 723. LOOSE-FILL-TYPE FOAM PLASTIC INSULATION SHALL BE TESTED AS BOARD STOCK FOR THE FLAME SPREAD AND SMOKE-DEVELOPED INDICES.

**–THERMAL BARRIER:**  
FOAM PLASTIC SHALL BE SEPARATED FROM THE INTERIOR OF BUILDING BY AN APPROVED THERMAL BARRIER OF 1/2" (12.7mm) GYPSUM WALLBOARD, HEAVY TIMBER IN ACCORDANCE WITH SECTION 602.4 OR A MATERIAL THAT IS TESTED IN ACCORDANCE WITH AND MEETS THE ACCEPTANCE CRITERIA OF BOTH THE TEMPERATURE TRANSMISSION FIRE TEST AND INTEGRITY FIRE TEST OF NFPA 275. COMBUSTIBLE CONCEALED SPACES SHALL COMPLY WITH SECTION 718.

**–ATTIC AND CRAWL SPACES:**  
WITHIN AN ATTIC OR CRAWL SPACE WHERE ENTRY IS MADE ONLY FOR SERVICE OF UTILITIES, FOAM PLASTIC INSULATION SHALL BE PROTECTED AGAINST IGNITION BY 1 1/2 INCH-THICK (38mm) MINERAL FIBER INSULATION, 1/4" THICK (6.4 mm) WOOD STRUCTURAL PANEL, PARTICLE BOARD OR HARDBOARD; 3/8" (9.5mm) GYPSUM WALLBOARD; CORROSION-RESISTANT STEEL HAVING A BASE METAL THICKNESS OF 0.016" (0.4 mm); 1 1/2" THICK (38mm) SELF-SUPPORTED SPRAY-APPLIED CELLULOSE INSULATION IN ATTIC SPACES ONLY OR OTHER APPROVED MATERIAL INSTALLED IN SUCH A MANNER THAT THE FOAM PLASTIC INSULATION IS NOT EXPOSED. THE PROTECTIVE COVERING SHALL BE CONSISTENT WITH THE REQUIREMENTS FOR THE TYPE OF CONSTRUCTION.

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SHEET TITLE:

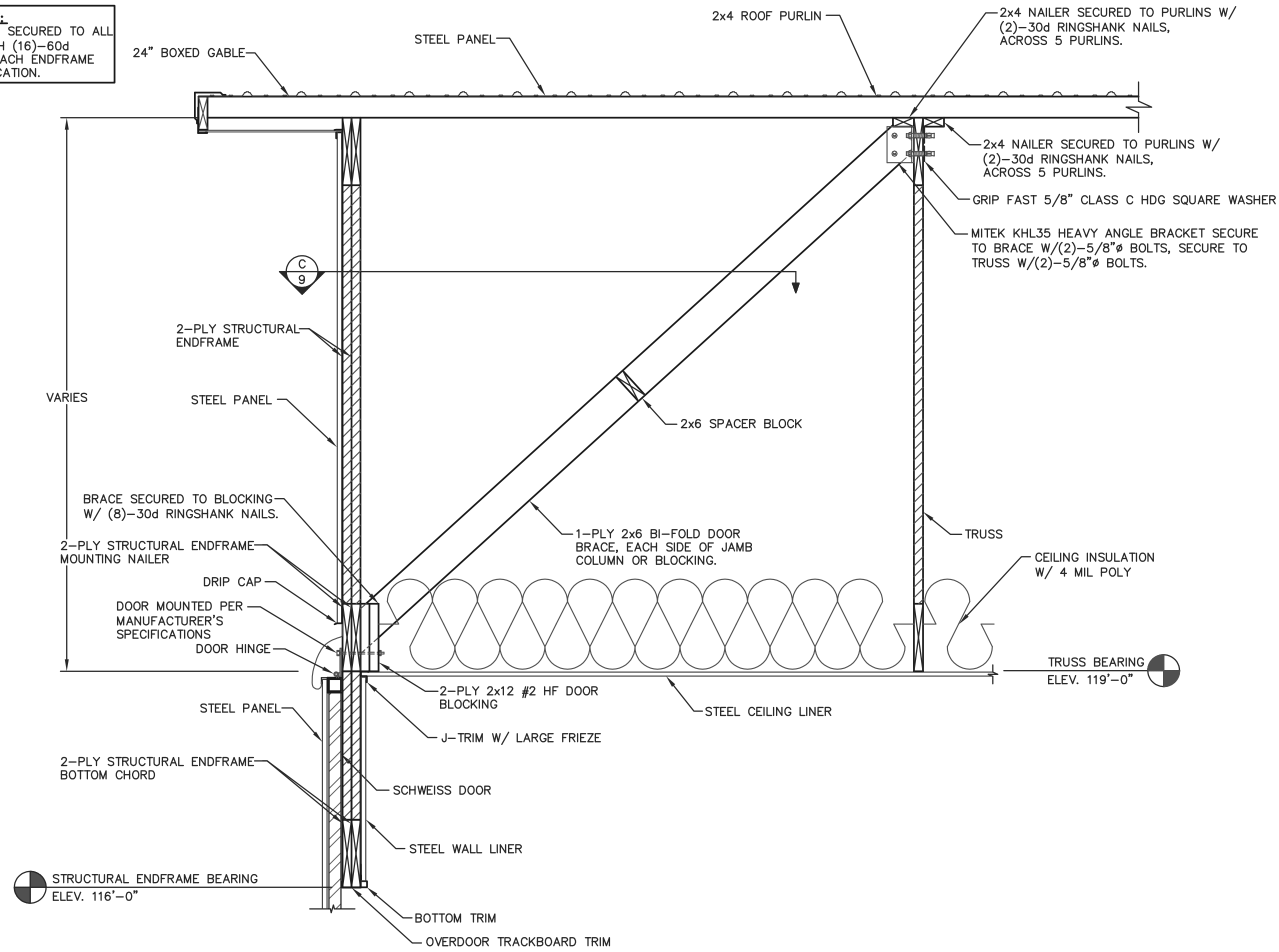
ENDWALL SECTION AND  
SECTION DETAILS

FILE NAME: SH26825WI

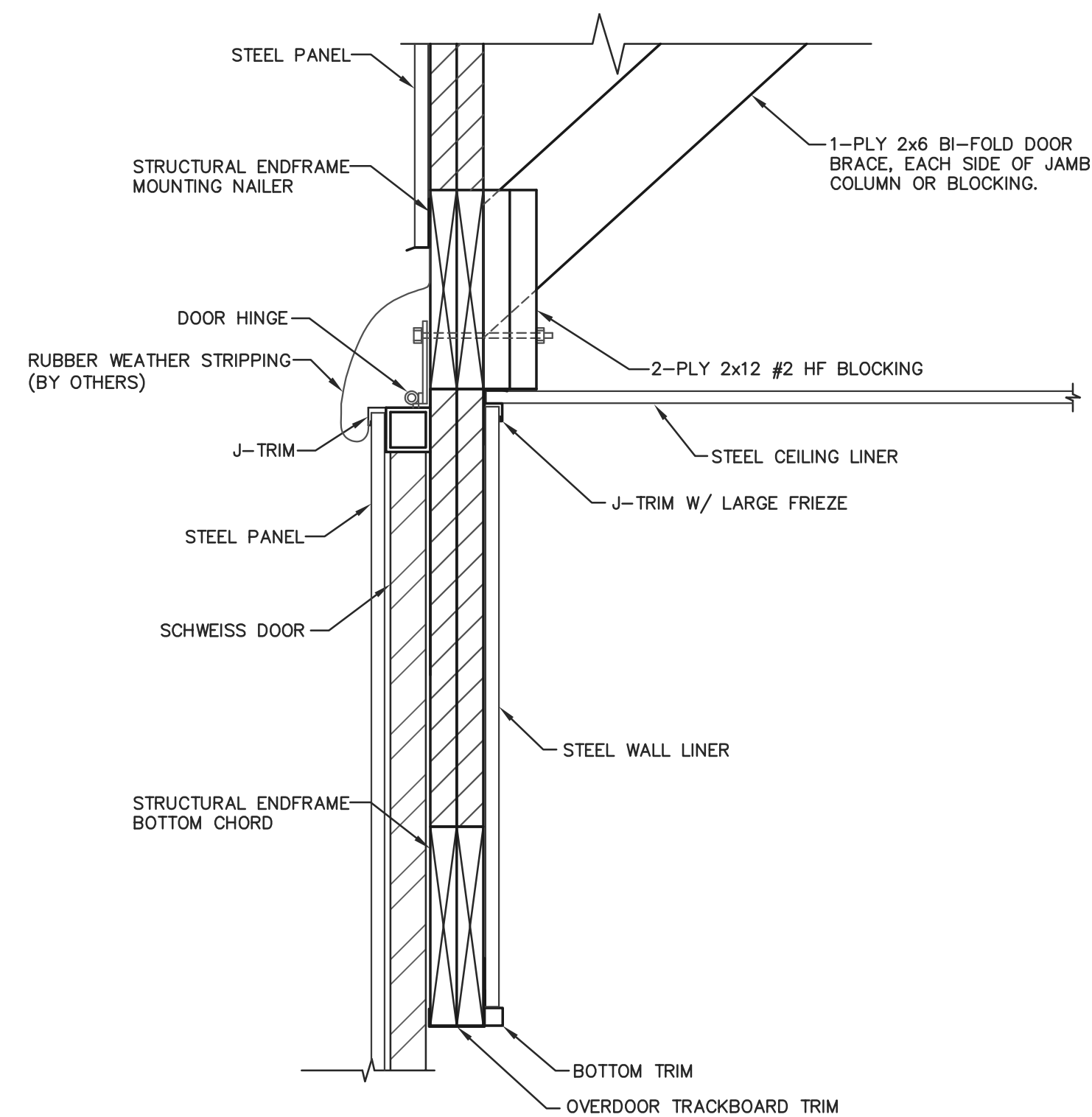
SHEET NO.

**S8**

**STRUCTURAL ENDFRAME:**  
STRUCTURAL ENDFRAME SECURED TO ALL  
ENDWALL COLUMNS WITH (16)-60d  
RINGSHANK NAILS AT EACH ENDFRAME  
CHORD TO COLUMN LOCATION.

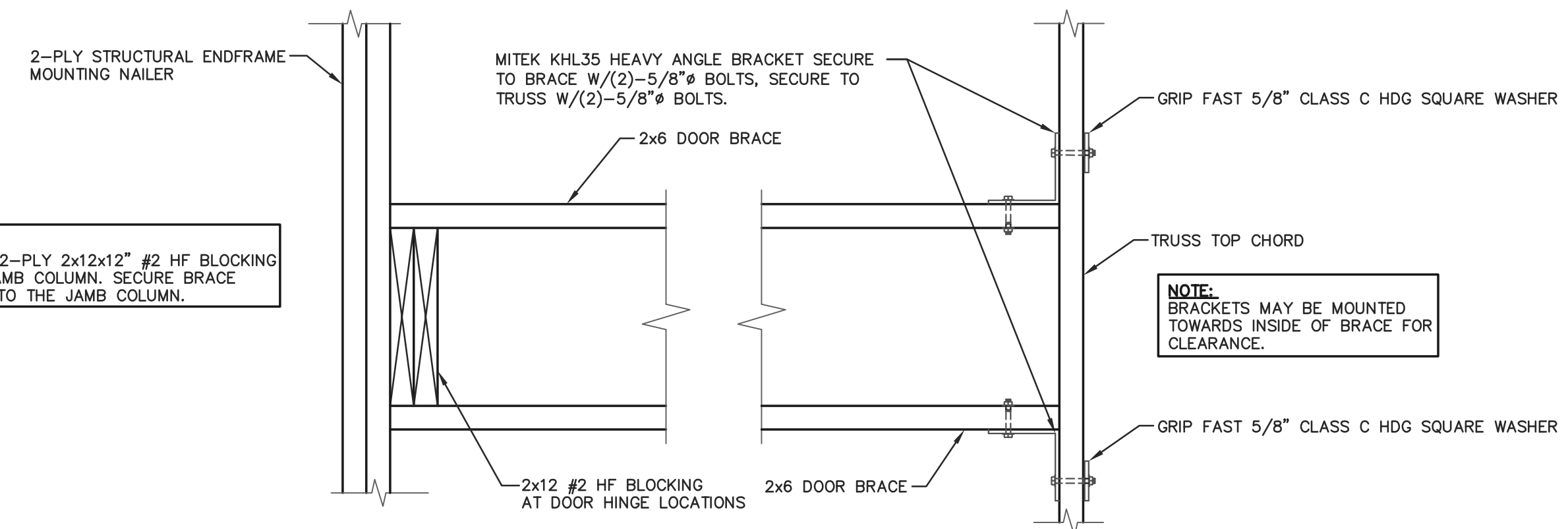


**A** SCHWEISS BI-FOLD HYDRAULIC DOOR BRACE  
SCALE: 3/4"=1'-0"



**B** SCHWEISS BI-FOLD DOOR FRAME OUT  
SCALE: 1 1/2"=1'-0"

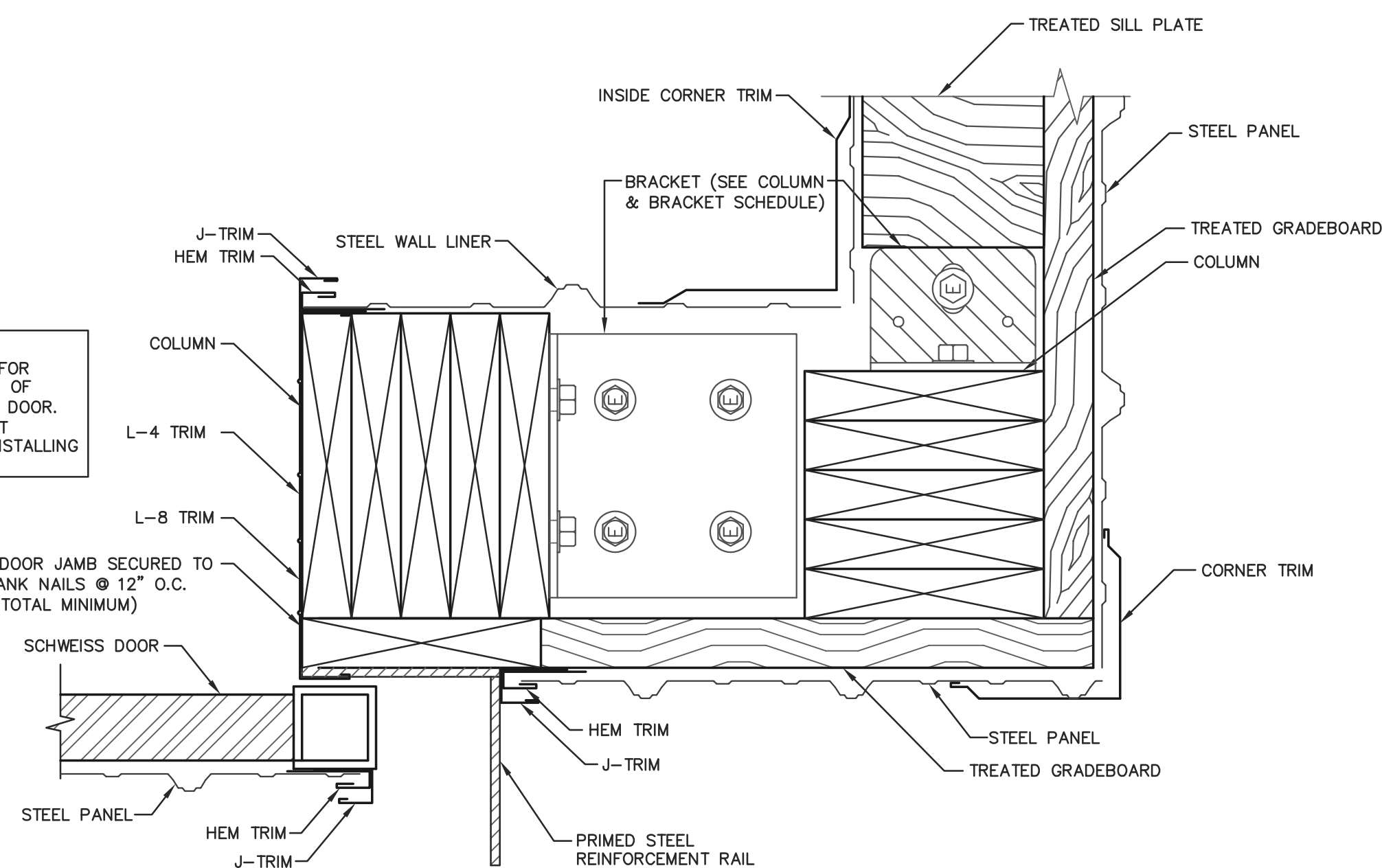
**NOTE:**  
OMIT THE 2-PLY 2x12x12" #2 HF BLOCKING  
AT THE JAMB COLUMN. SECURE BRACE  
DIRECTLY TO THE JAMB COLUMN.



**C** DOOR BRACE TOP VIEW  
SCALE: 1 1/2"=1'-0"

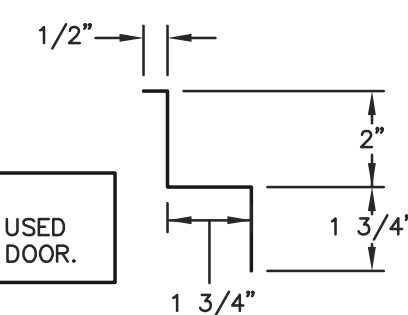
**NOTE:**  
THIS BUILDING HAS BEEN DESIGNED FOR  
THE WEIGHT, MOUNTING HEIGHT, ETC. OF  
A 60'-0"x16'-0" SCHWEISS BI-FOLD DOOR.  
OWNER/CONTRACTOR SHALL CONTACT  
THE BUILDING DESIGNER PRIOR TO INSTALLING  
ANY OTHER DOOR.

2x8 2400f MSR SYP (2.0E) DOOR JAMB SECURED TO  
COLUMN W/(2)-30d RINGSHANK NAILS @ 12" O.C.  
EVENLY SPACED. (20 NAILS TOTAL MINIMUM)



**SCHWEISS BI-FOLD DOOR JAMB DETAIL**  
SCALE: 3"=1'-0"

**NOTE:**  
6" CUSTOM TRIM TO BE USED  
AT CENTER OF BI-FOLD DOOR.



**6" CUSTOM TRIM**  
SCALE: 3"=1'-0"



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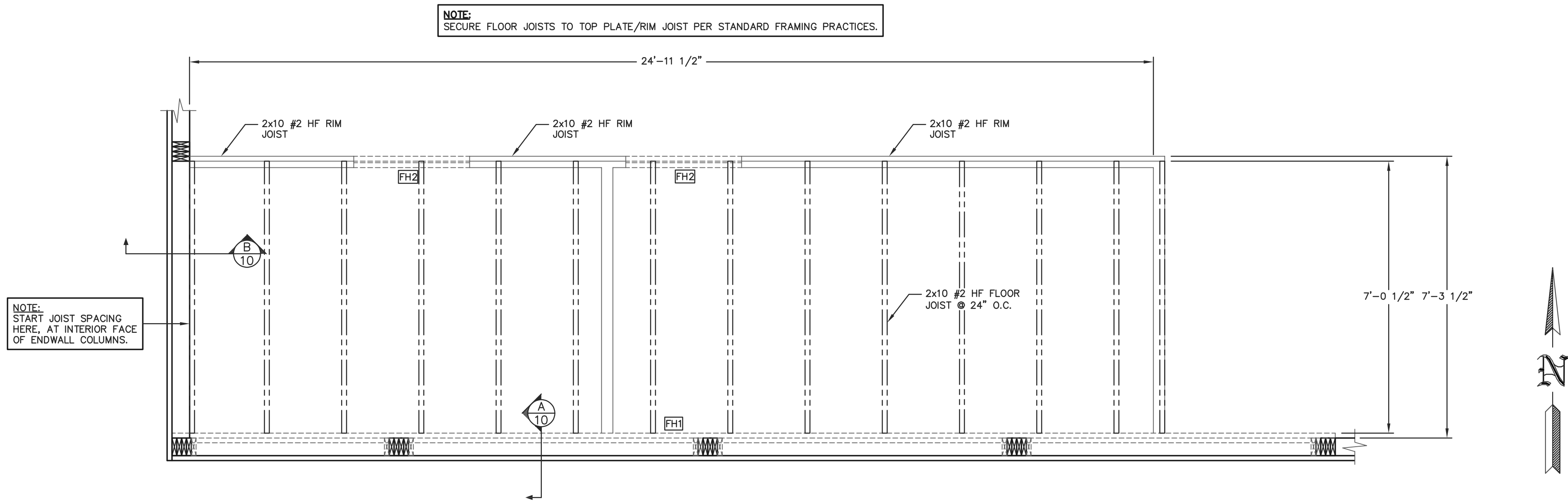
SHEET TITLE:  
BI-FOLD DOOR DETAILS

FILE NAME: SH26825WI

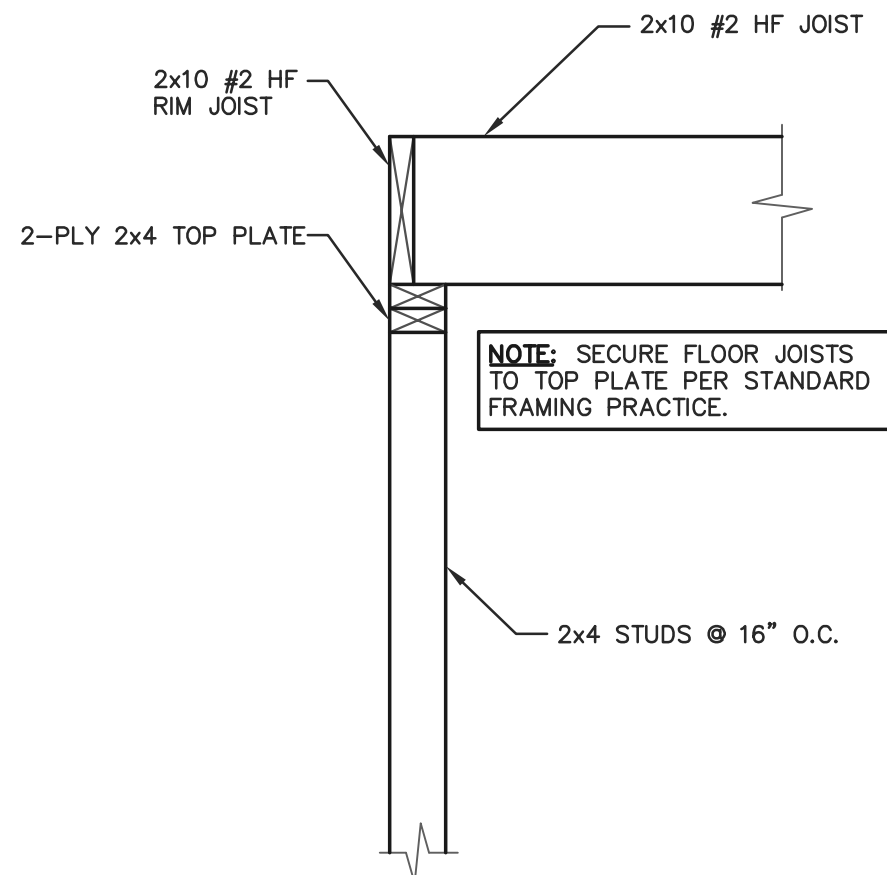
SHEET NO.

**S9**





EQUIPMENT PLATFORM FLOOR FRAMING PLAN  
SCALE: 1/2"=1'-0"

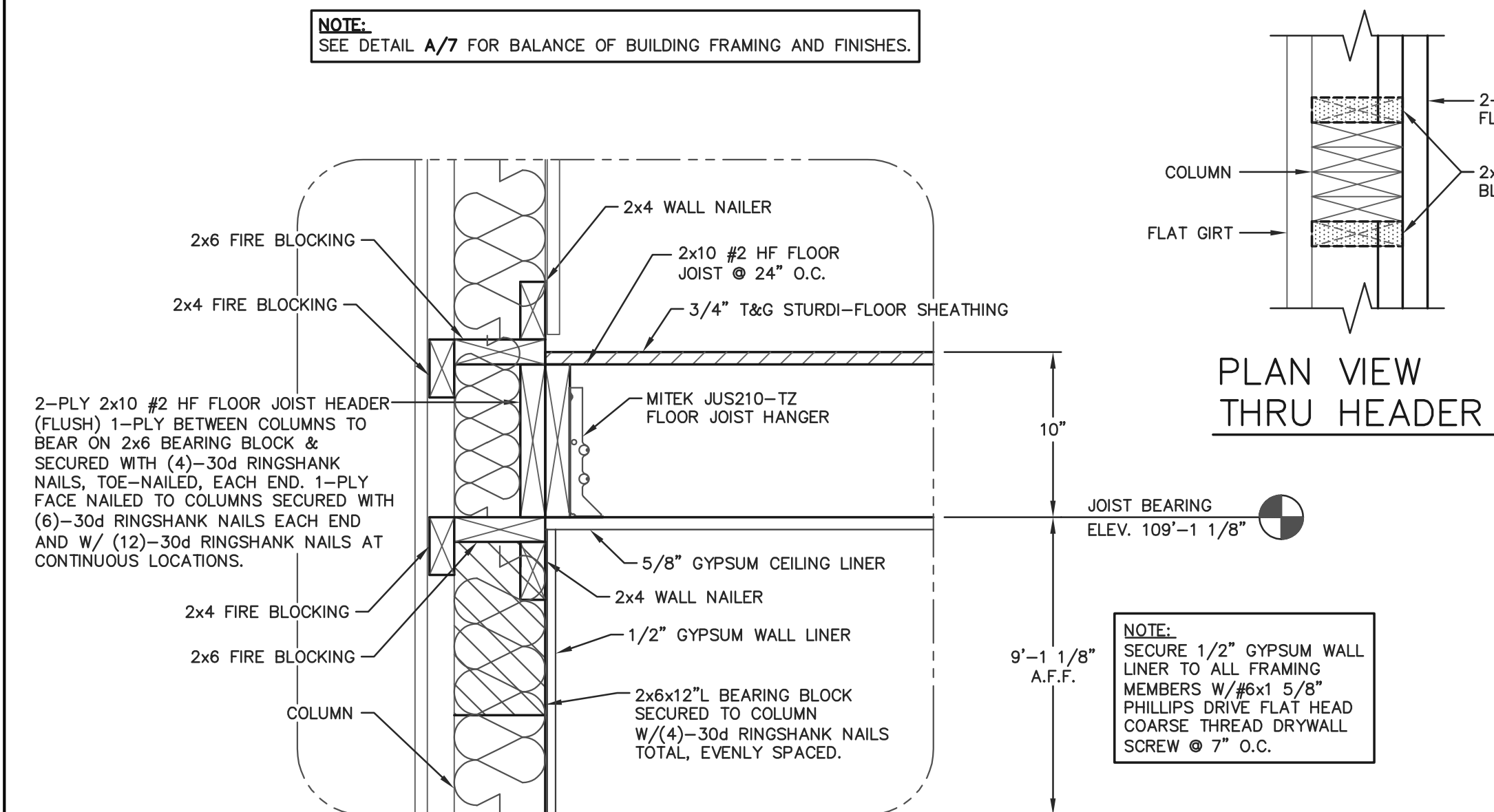


D 10 FLOOR JOIST @ STUD WALL DETAIL  
SCALE: 1"=1'-0"

FLOOR HEADER SCHEDULE		
LABEL	DESCRIPTION	REFERENCE DETAIL
FH1	2-PLY 2x10 #2 HEM FIR (FLUSH)	A/10
FH2	2-PLY 2x6 @ SERVICE DOOR (DROPPED)	C/10

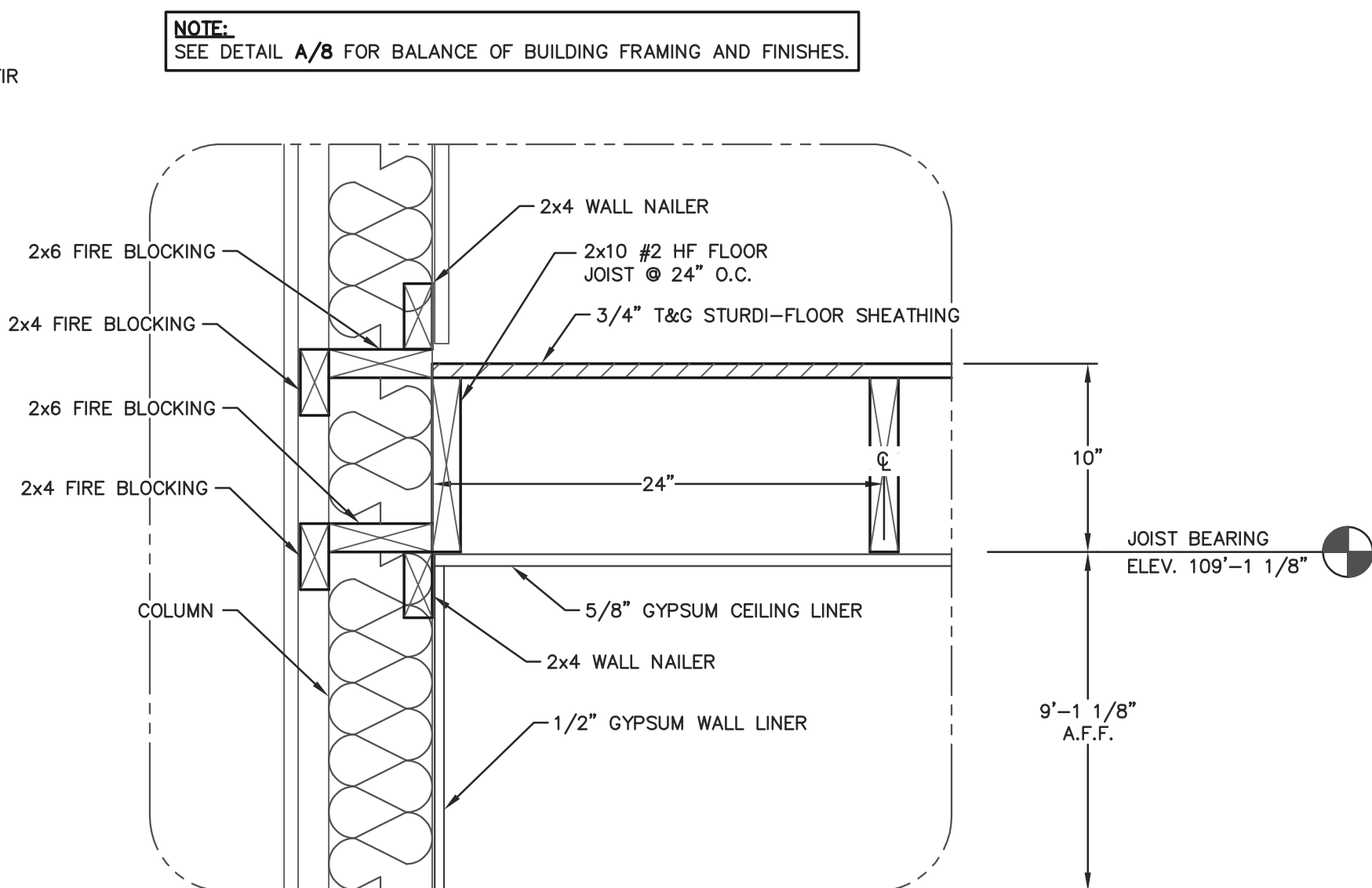
**NOTE:**  
MULTI-PLY HEADERS SHALL BE SECURED TOGETHER AS PER WFCM OR MANUFACTURER'S SPECIFICATIONS.

**NOTE:**  
SEE DETAIL A/7 FOR BALANCE OF BUILDING FRAMING AND FINISHES.

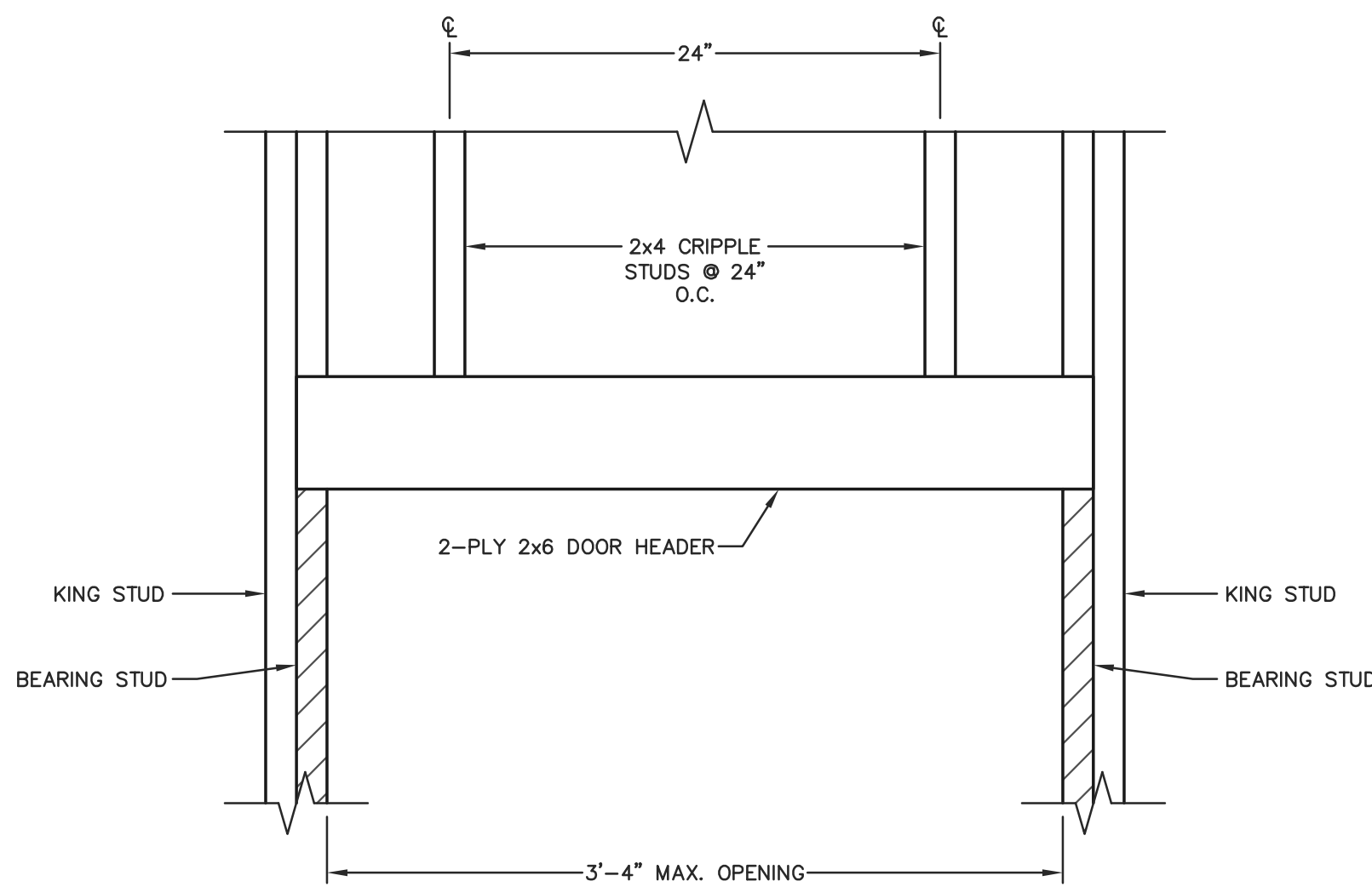


A 10 FLOOR SYSTEM PERPENDICULAR TO WALL  
SCALE: 1 1/2"=1'-0"

**NOTE:**  
SEE DETAIL A/8 FOR BALANCE OF BUILDING FRAMING AND FINISHES.



B 10 FLOOR SYSTEM PARALLEL TO WALL  
SCALE: 1 1/2"=1'-0"



**NOTE:**  
SEE INTERIOR LAYOUT PLAN FOR WALL SIZES AND CONFIGURATION.

C 10 HEADER @ DOOR OPENING  
SCALE: 1 1/2"=1'-0"



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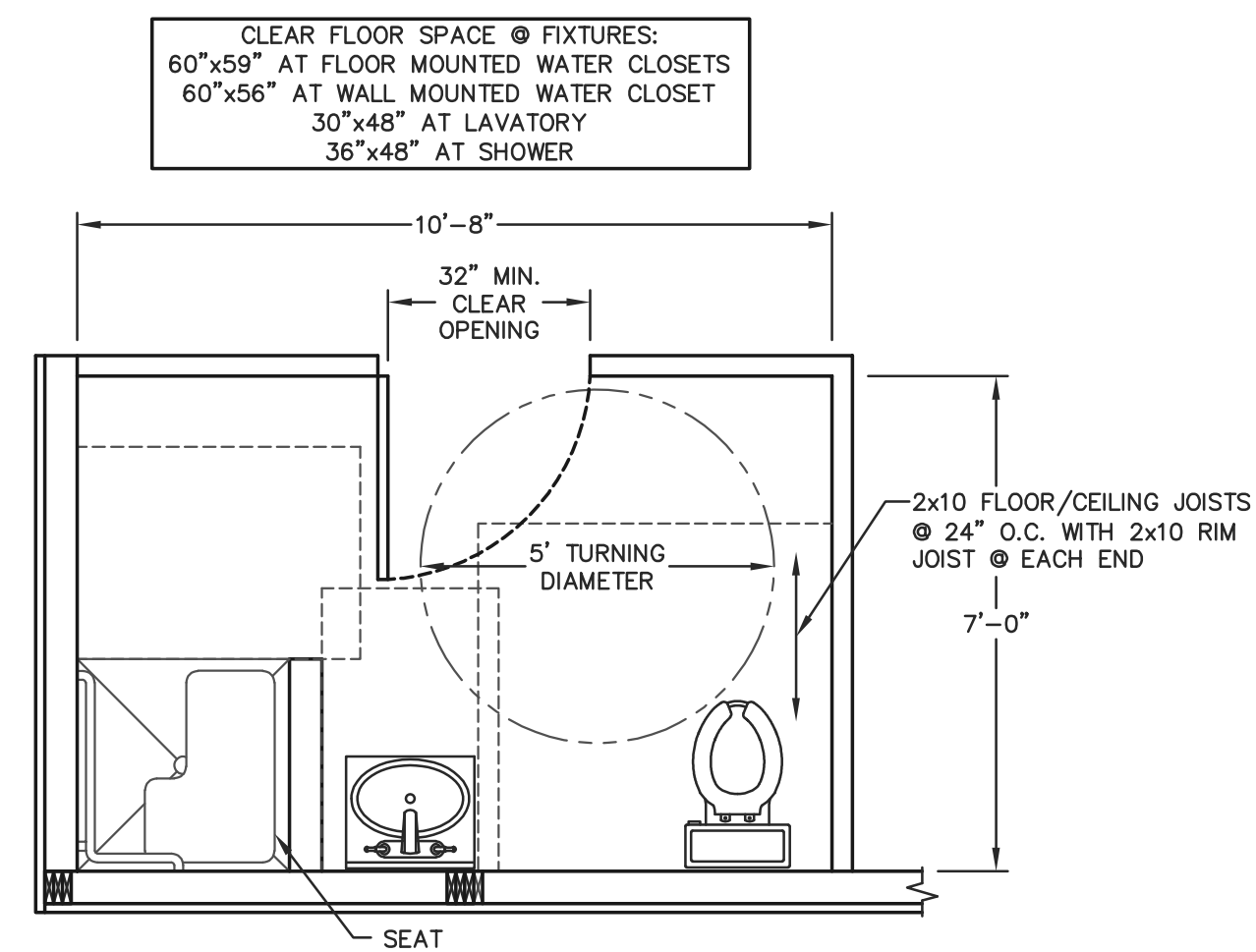
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SHEET TITLE:  
EQUIPMENT PLATFORM  
FLOOR FRAMING  
PLAN AND DETAILS

FILE NAME: SH26825W

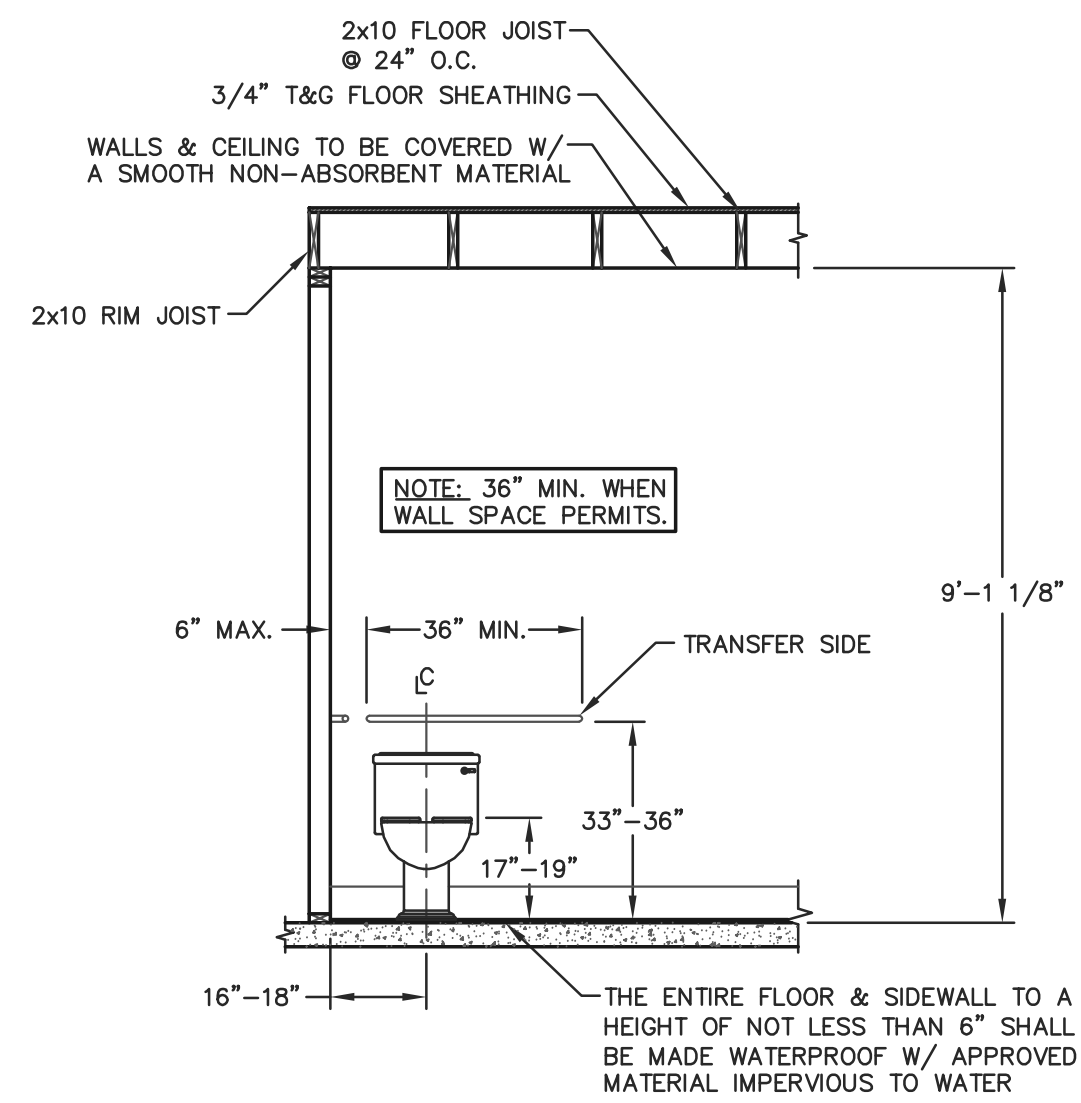
SHEET NO.

S10



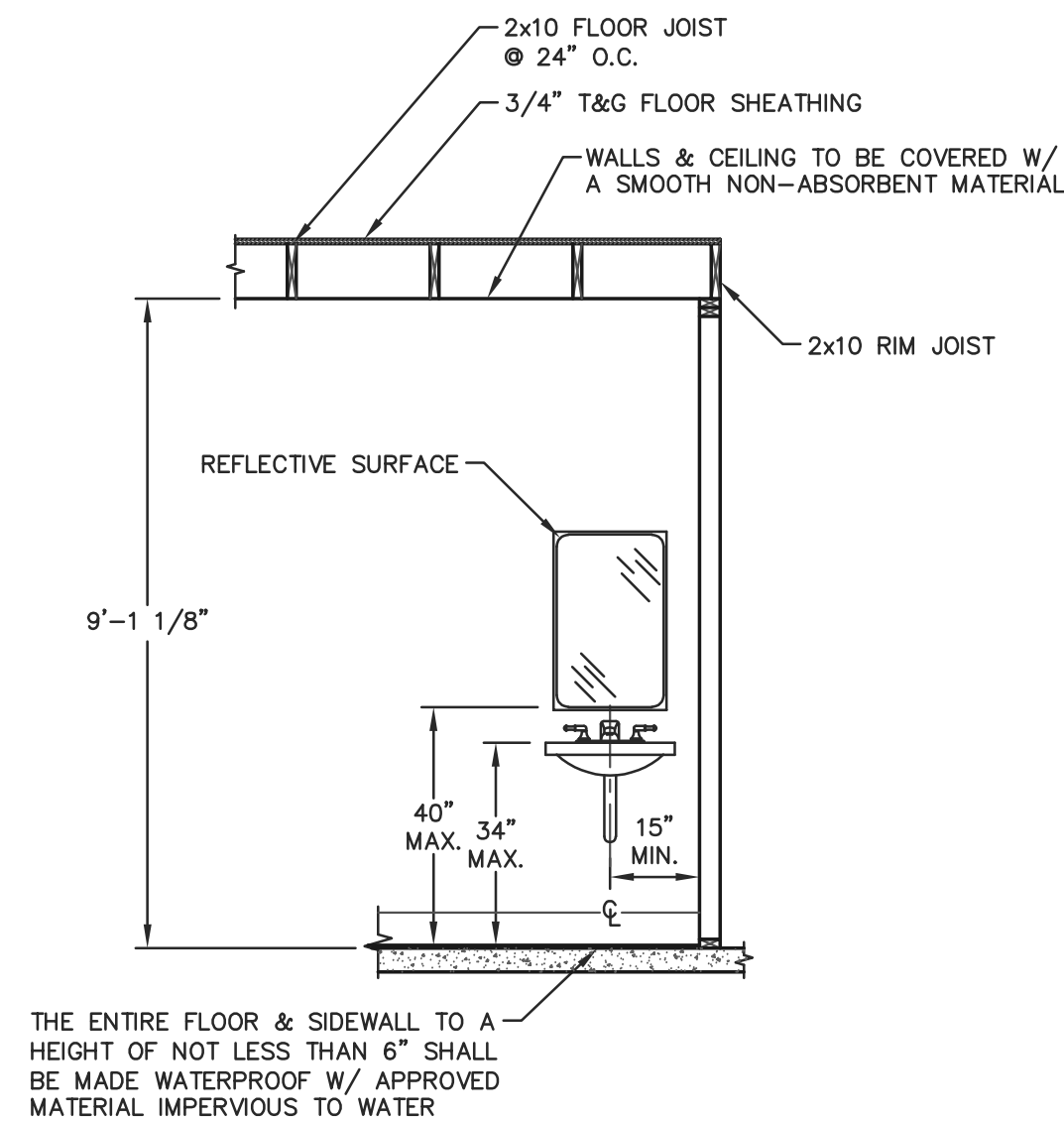
RESTROOM FLOOR PLAN

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



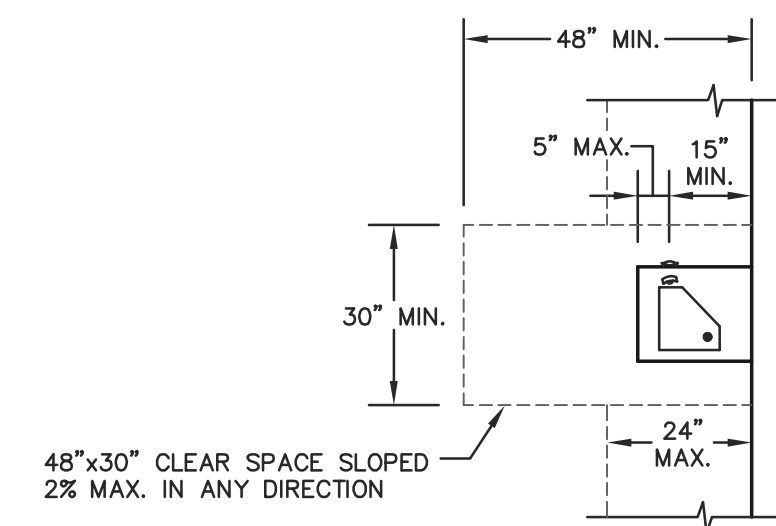
FRONT TOILET ELEVATION

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



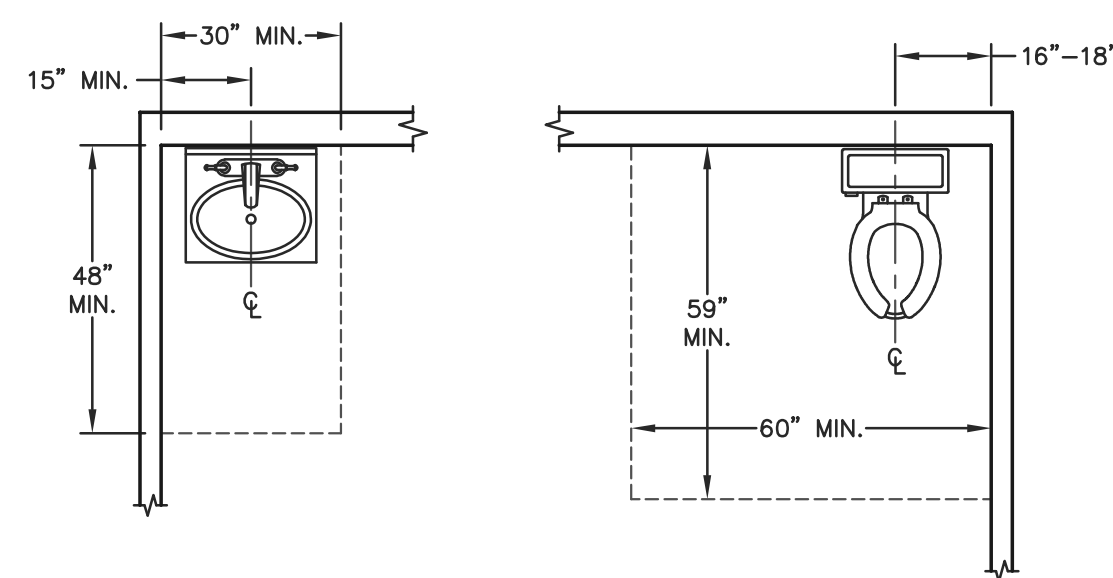
FRONT SINK ELEVATION

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



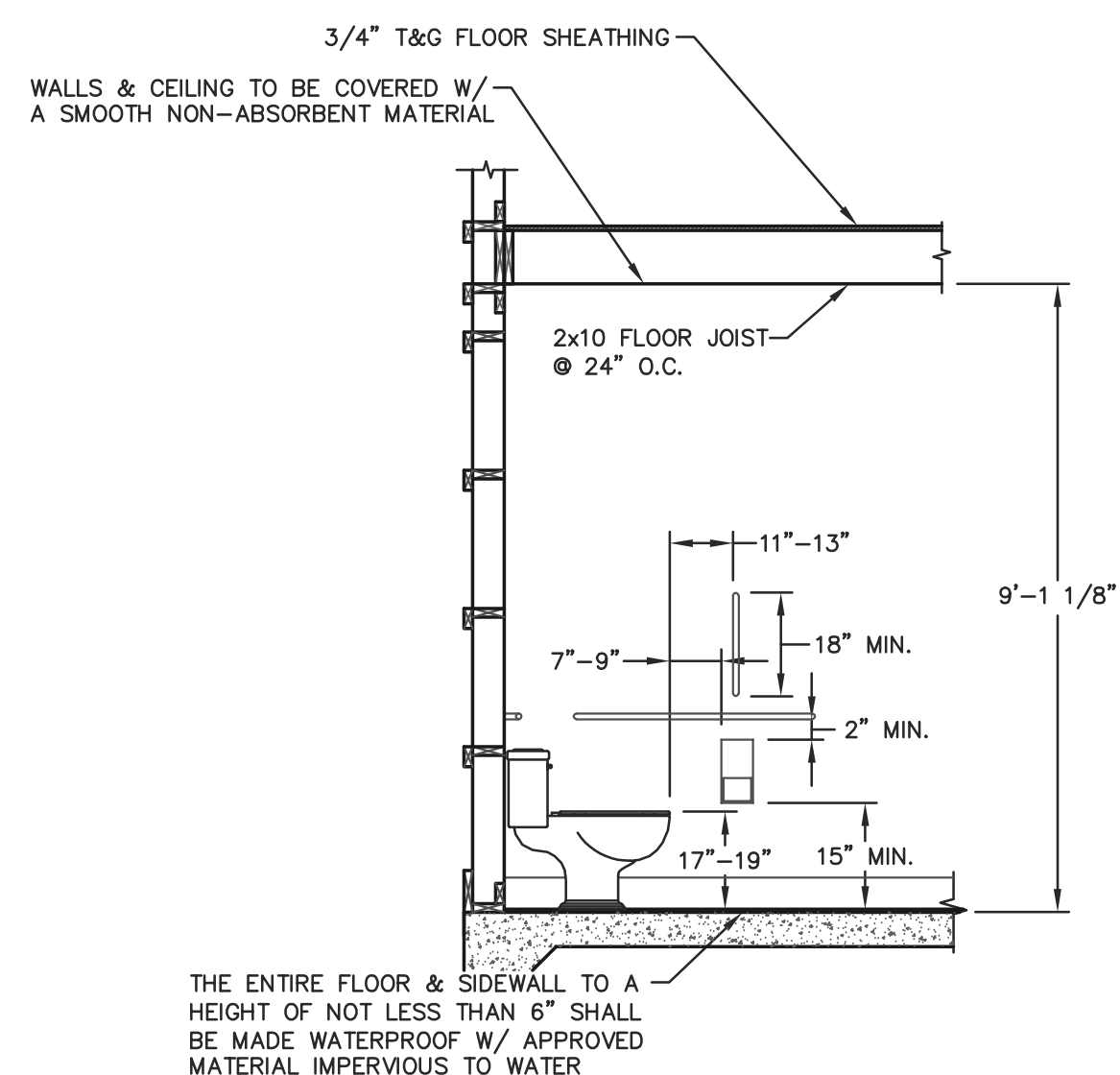
DRINKING FOUNTAIN FLOOR PLAN

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



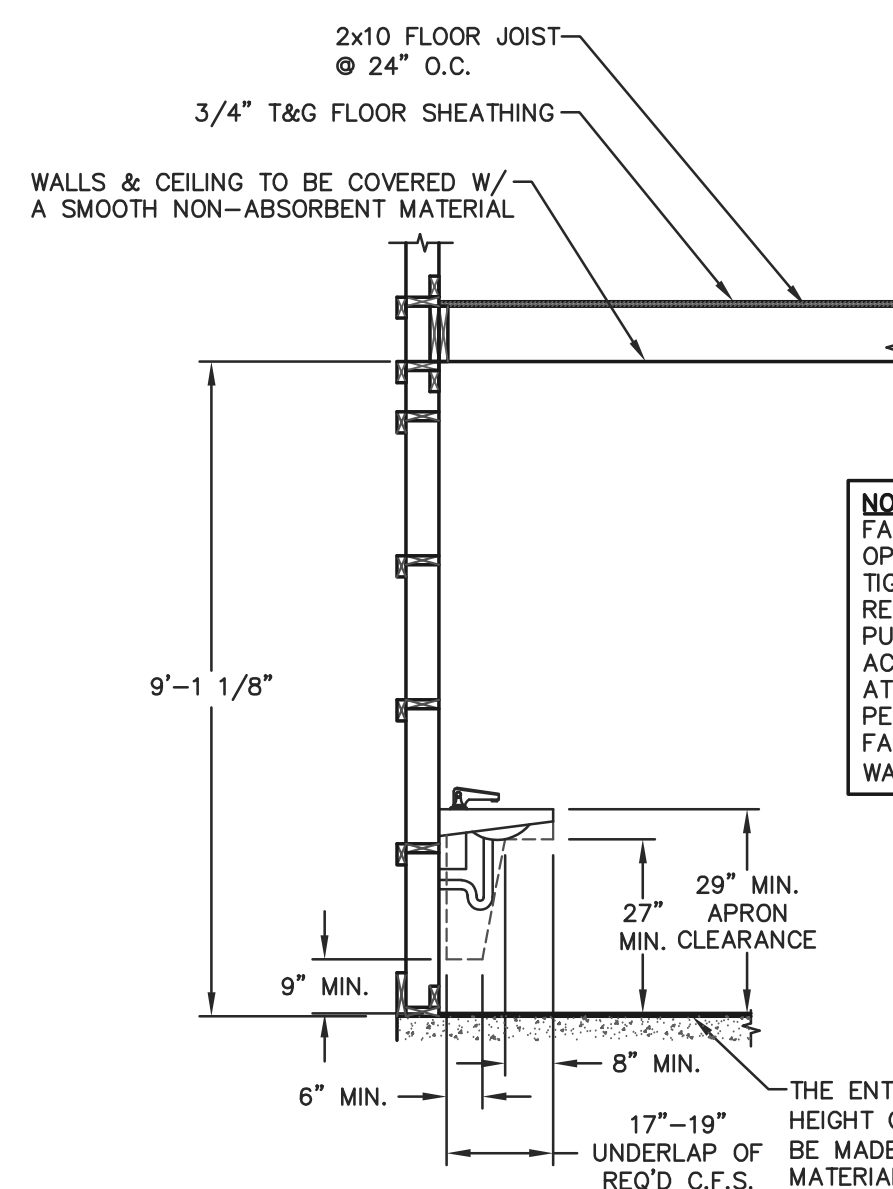
CLEAR SPACE REQUIREMENTS

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



SIDE TOILET ELEVATION

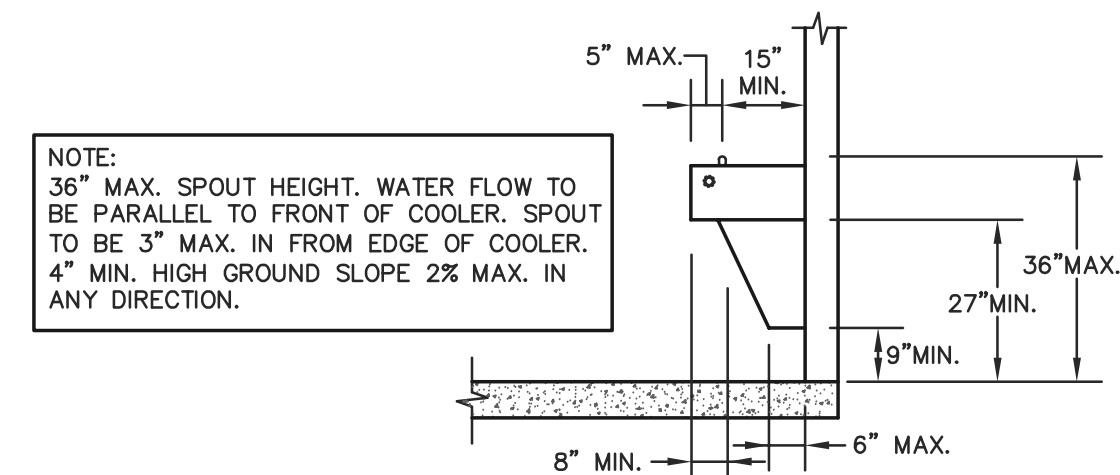
SCALE: 3/8"=1'-0"



SIDE SINK ELEVATION

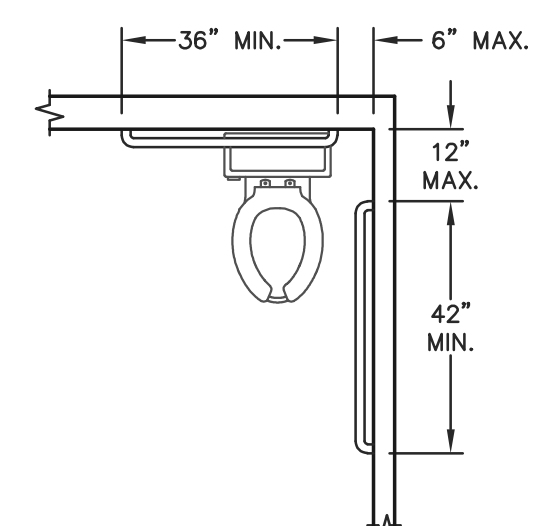
SCALE: 3/8"=1'-0"

NOTE:  
PER IBC 1109.5, 2 DRINKING FOUNTAINS SHALL BE PROVIDED WITHIN THE BUILDING, ONE LOW FOUNTAIN WITH MAXIMUM SPOUT HEIGHT OF 36" FOR A PERSON IN A WHEELCHAIR AND ONE HIGH FOUNTAIN WITH SPOUT HEIGHT BETWEEN 38" AND 43" FOR A STANDING PERSON. OTHERWISE A SINGLE DRINKING FOUNTAIN SUCH AS A WATER COOLER THAT IS ACCESSIBLE TO BOTH A PERSON IN A WHEELCHAIR AND A STANDING PERSON MAY BE SUBSTITUTED FOR THE HIGH AND LOW FOUNTAINS.



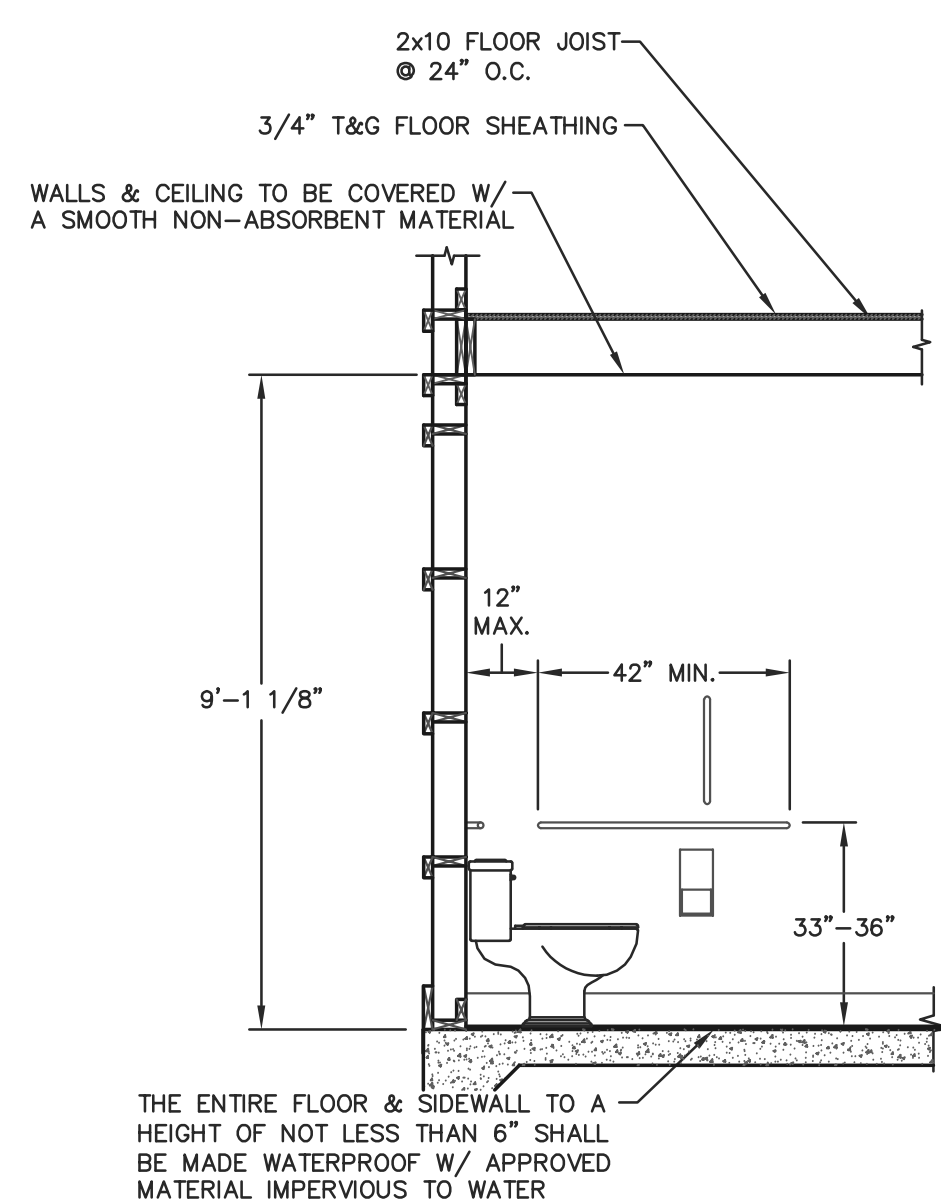
DRINKING FOUNTAIN SIDE ELEV.

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



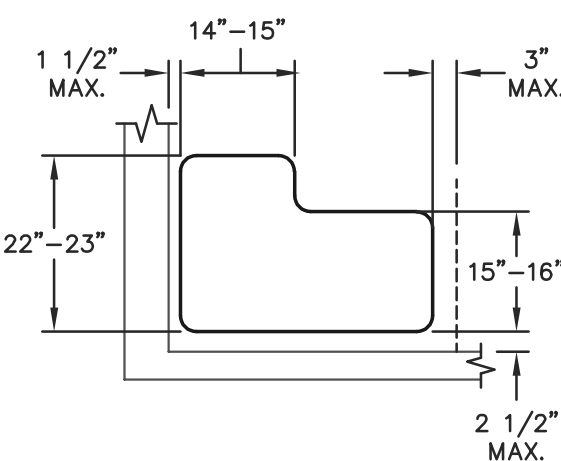
GRAB BAR LOCATIONS

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



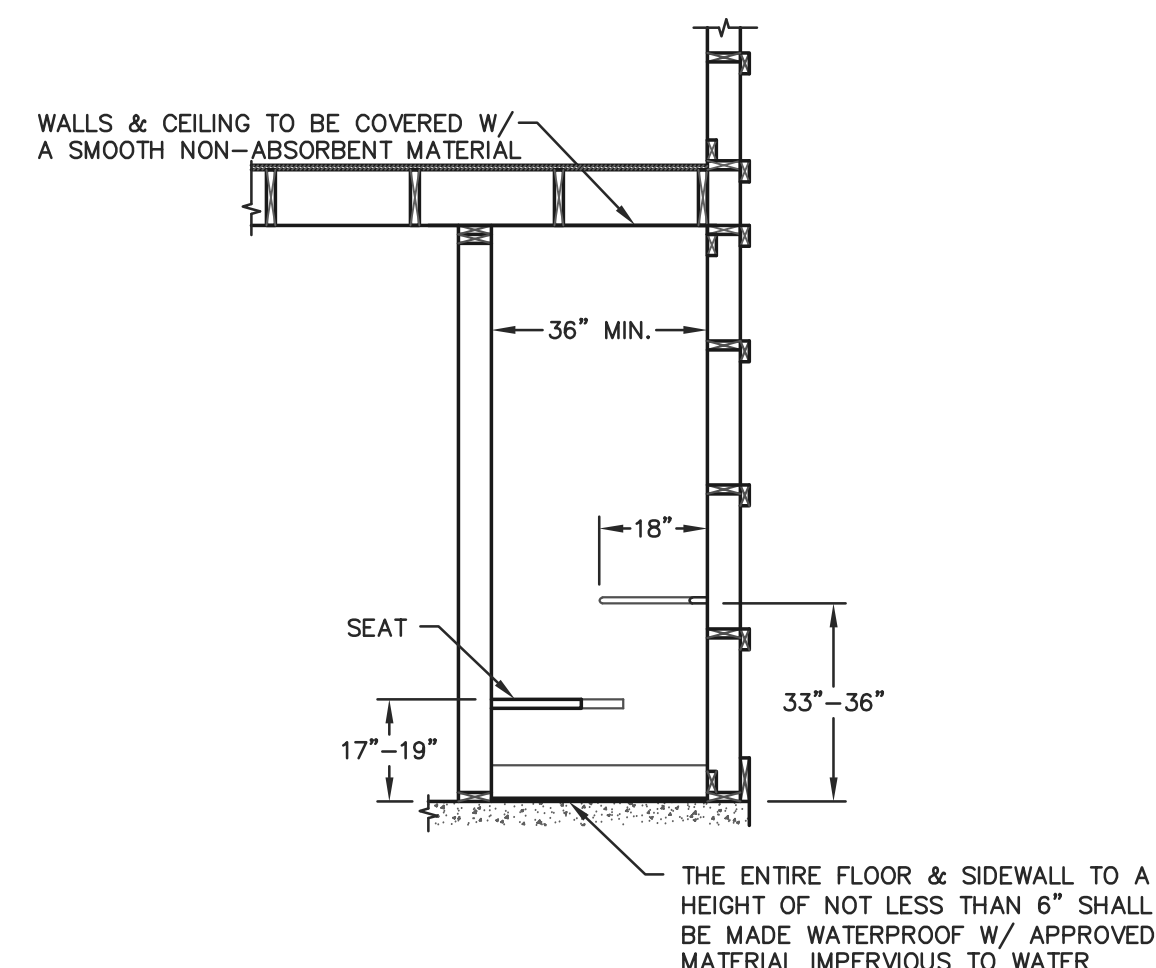
SIDE TOILET ELEVATION

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



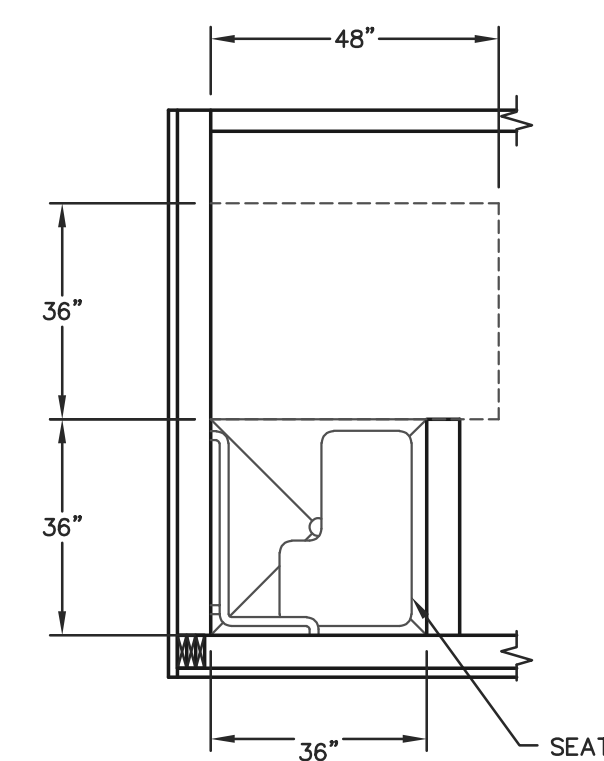
SHOWER SEAT DETAIL

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



FRONT SHOWER ELEVATION

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



CLEAR SPACE REQUIREMENTS

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



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SHEET TITLE:

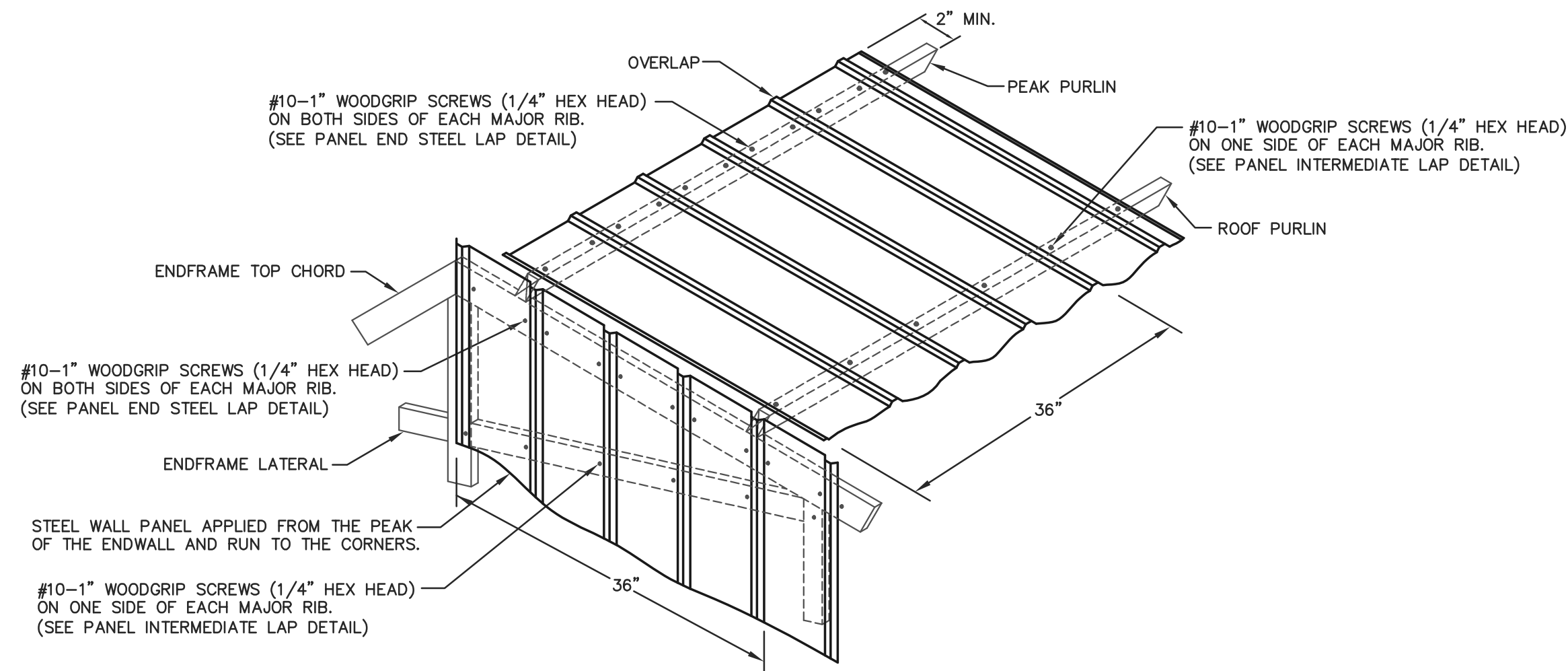
RESTROOM DETAILS

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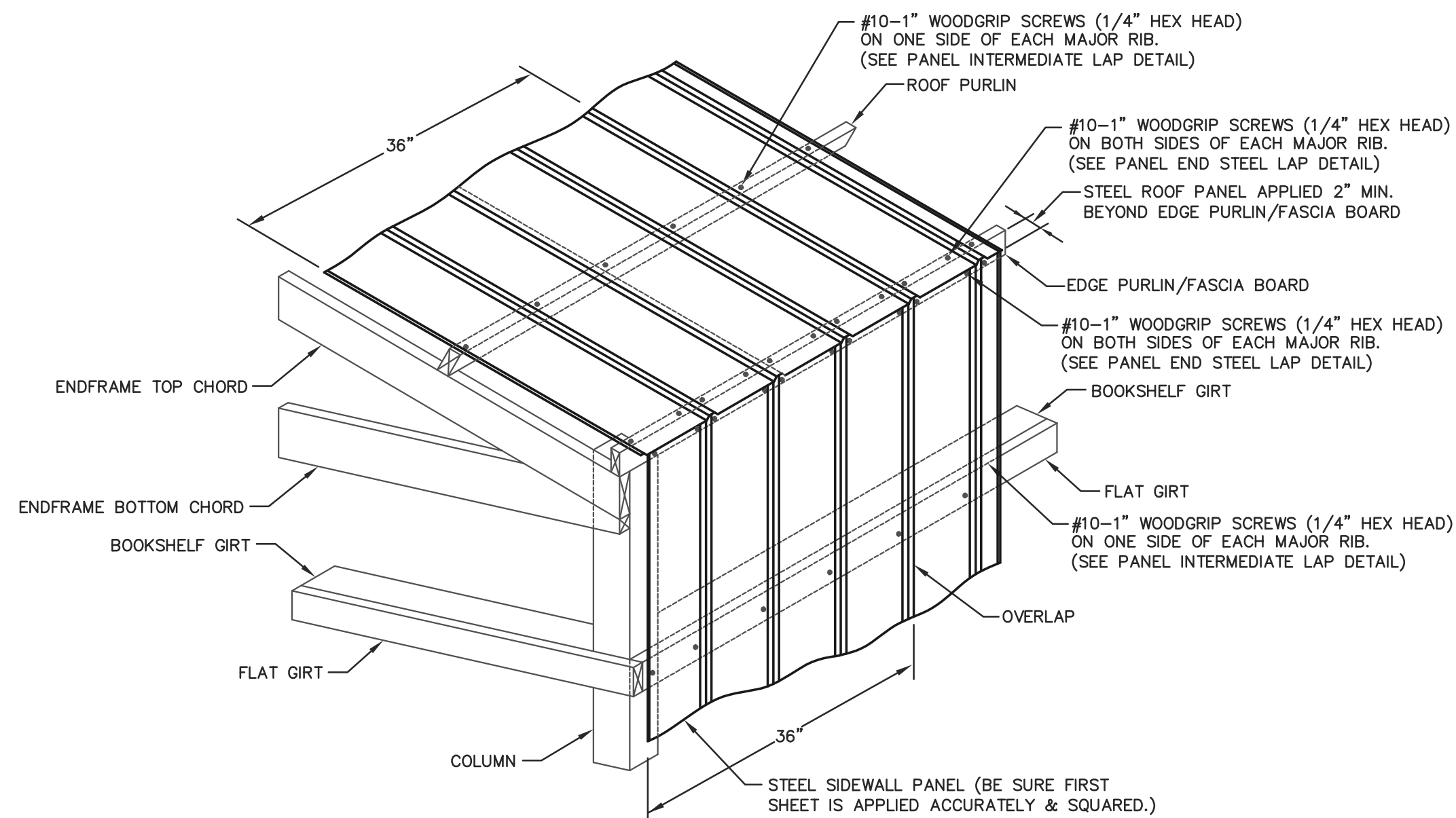
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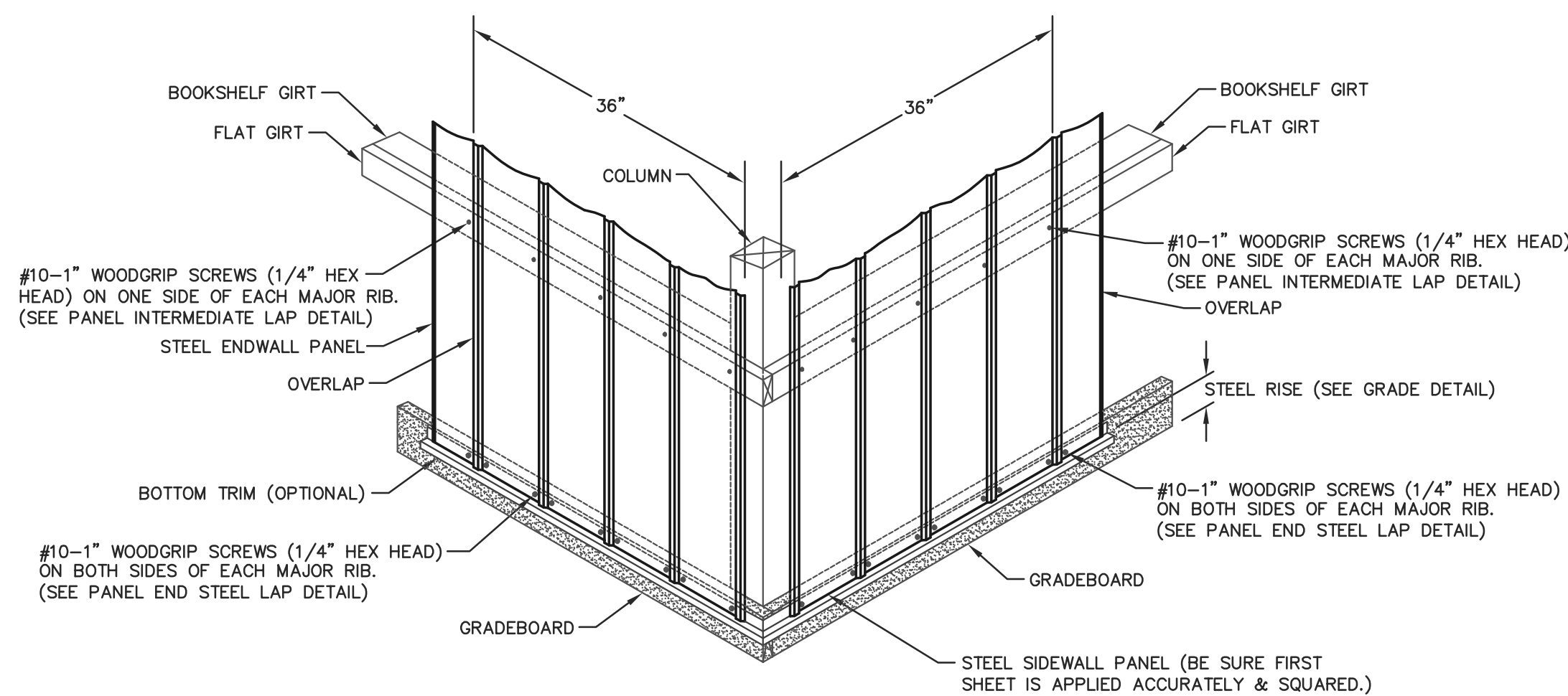




ROOF & ENDWALL STEEL APPLICATION @ GABLE PEAK & INTERMEDIATE



ROOF & SIDEWALL STEEL APPLICATION @ EAVE

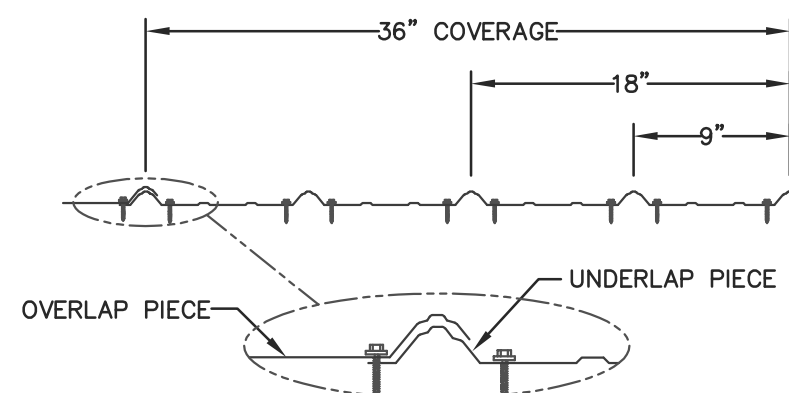


WALL STEEL APPLICATION @ GRADEBOARD

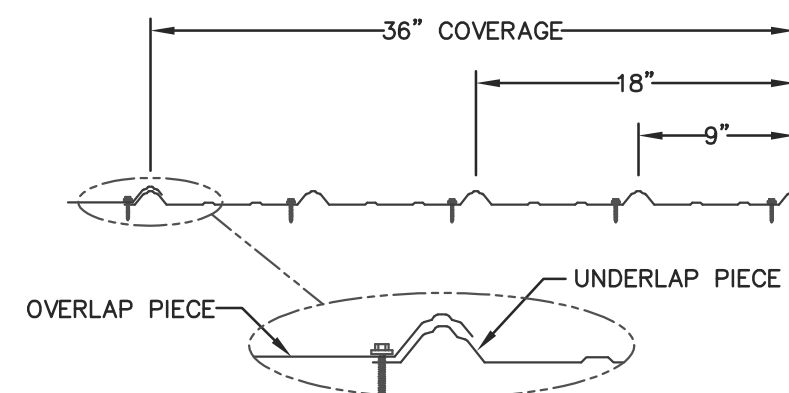
STEEL APPLICATION DETAILS

STEEL PANEL INSTALLATION GENERAL NOTES:

1. PROPER LAPPING OF STEEL PANEL IS VERY IMPORTANT IN THE PANEL'S ABILITY TO PREVENT LEAKING. OVERSEATING AND UNDERSEATING OF LAP IS NOT PERMITTED.
2. FASTENER TIGHTNESS IS CRITICAL IN THE LONGEVITY OF THE FASTENER'S ABILITY TO HELP PREVENT LEAKS AND STRUCTURAL LOAD CARRYING CAPACITY. OVER-TORQUING OF SCREWS WILL REDUCE THE SCREW'S WITHDRAWAL CAPACITY, REGARDLESS OF THE CONSTRUCTION MATERIALS INVOLVED. UNDER-TORQUING OF SCREWS WILL INCREASE THE POTENTIAL OF ROOF LEAKS.
3. FASTENER LOCATION IS CRITICAL FOR INSTALLERS TO MINIMIZE THE POTENTIAL OF OIL CANNING, DIMPLES, AND OTHER APPEARANCE RELATED ISSUES.
4. THE ANTI-SYPHON DRAIN CHANNEL MUST BE CLEAR OF DEBRIS AND OBSTRUCTIONS FOR THE PANEL'S ABILITY TO MINIMIZE THE POTENTIAL OF CAPILLARY ACTION OF WATER FROM GETTING UNDER THE STEEL PANEL.



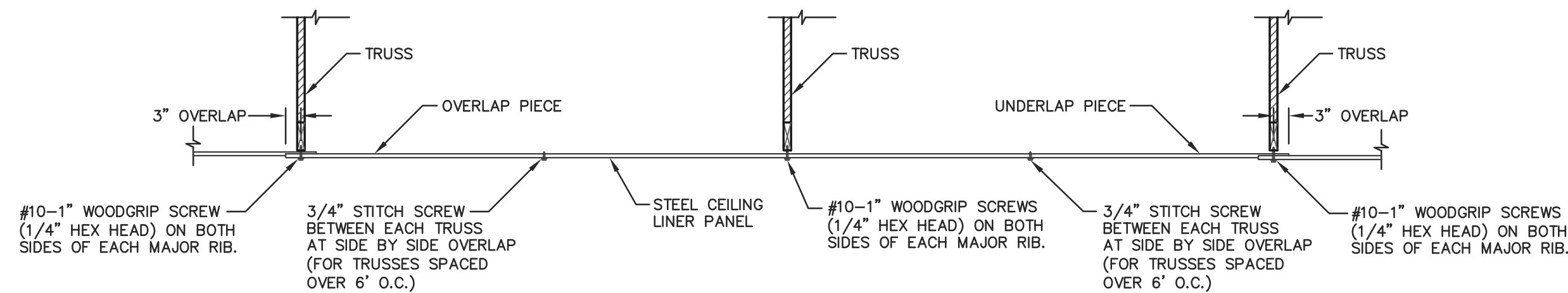
PANEL END STEEL LAP DETAIL  
NOT TO SCALE



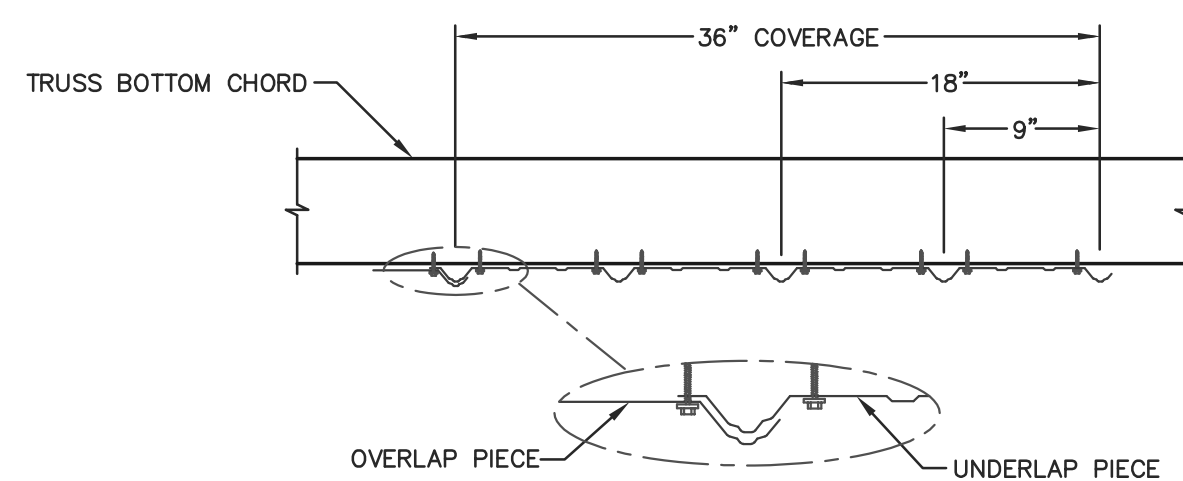
PANEL INTERMEDIATE LAP DETAIL  
NOT TO SCALE

NOTE:

THE RECOMMENDED PROCEDURE FOR APPLYING CEILING LINER IS: APPLYING 1" WOODGRIP SCREWS FROM ONE END OF THE PANEL, HOLDING THE PANEL FLAT TO THE BOTTOM CHORD OF THE TRUSSES AND BETWEEN THE TRUSSES, THEN APPLYING ONE SCREW ON BOTH SIDES OF EVERY MAJOR RIB INTO THE FIRST TRUSS, THEN EACH INTERMEDIATE TRUSS, THEN FINALLY AT THE LAST TRUSS WHERE THE PANEL WILL OVERLAP THE TRUSS 3". THE NEXT PANEL ATTACHED TO THE TRUSS WITH 1" OR LONGER WOODGRIP SCREWS ON BOTH SIDES OF EVERY MAJOR RIB. FOR TRUSSES SPACED OVER 6' O.C., A STITCH SCREW NEEDS TO BE APPLIED AT THE SIDE BY SIDE OVERLAP OF THE PANEL NEXT TO IT HALF WAY BETWEEN EACH TRUSS.



STEEL APPLICATION DETAIL @ CEILING LINER  
SCALE: NOT TO SCALE



STEEL CEILING LINER-LAP DETAIL  
NOT TO SCALE



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SHEET TITLE:

STEEL APPLICATION  
DETAILS

FILE NAME: SH26825WI

SHEET NO.

S12