



PLAN COMMISSION MEETING AGENDA

MONDAY, FEBRUARY 26, 2024 AT 4:30 PM

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

By Phone or GoToMeeting: Members of the media and the public may attend by calling:
1 866 899 4679 **Access Code:** 861-817-957 or <https://meet.goto.com/861817957>

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 from February 12, 2024

B. Review and take action: Plan Commission minutes from February 12, 2024

3. BUSINESS

A. Conduct public hearing: 1722 S. Church Street – Conditional Use Permit (CUP) request for an addition under Indoor Commercial Entertainment Section §550-33B(2)(g)

B. Review and take action: 1722 S. Church Street – Conditional Use Permit (CUP) request for an addition under Indoor Commercial Entertainment Section §550-33B(2)(g)

C. Conduct public hearing: 717 W. Main Street – Conditional Use Permit (CUP) request for a Group Development under Section §550-68A(1)

D. Review and take action: 717 W. Main Street – Conditional Use Permit (CUP) request for a Group Development under Section §550-68A(1)

E. Initial review and set public hearing date for Zoning Text Amendments: Amend Chapter 550 Zoning

4. ADJOURNMENT

Persons requiring other reasonable accommodations for any of the above meetings, may contact the office of the City Clerk at mdunneisen@watertownwi.gov, phone 920-262-4006

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
February 12, 2024

Section 2, Item A.

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 Emily McFarland; Brian Zirbes of Building, Safety & Zoning; Andrew Beyer of Engineering; Maureen McBroom of Stormwater Utility; Stacy Winkelman of the Street Department; Mike Zitelman of the Water/Wastewater Department; Kristine Butteris of Park & Rec; Strategic Initiatives and Development Coordinator Mason Becker; Jeff Meloy of the Police Department, and Anthony Rauterberg of the Fire Department. Also in attendance were Nikki Zimmerman, Ruth Mack, Bruce Loeb, Margaret and Brad Hayes, Pete Weston, and Chris McGuire of McCon Building Corporation. Fred Runde joined virtually.

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 January 22, 2024

Motion was made by Stacy Winkelman and seconded by Anthony Rauterberg to approve the January 22, 2024 Site Plan Review minutes as submitted. Unanimously approved.

3. Business

A. Review and take action: 1110 S. Tenth Street & 1111 S. Tenth Street – proposed salvage yard/recycling center

Applicants Ruth Mack and Bruce Loeb were present to answer any questions.

The following was presented by staff:

Building:	Building Inspector Doug Zwieg was not present in person but provided notes that stated if there is any building, electrical, plumbing, or HVAC work done, be sure to pull the proper permits. A building permit will require architectural plans. There is nothing currently planned at this point.
Fire:	An exterior Knox Box will need to be installed.
Engineering:	Would like copies of permits of the site, a plan to prevent tracking in the street, details for stormwater best management practices features on site, and maintenance plans for the stormwater best management practices.
Stormwater:	No comments.
Streets and Solid Waste:	No comments.
Water/Wastewater:	No comments.
Police:	No comments.
Zoning:	No comments.
Parks:	No comments.

Motion was made by Emily McFarland and seconded by Andrew Beyer to recommend approval of this proposal to Plan Commission with contingent upon submittal of stormwater best management practices, maintenance plans for stormwater best management practices, and an exterior Knox Box.

Unanimously approved.

B. Review and take action: 1722 S. Church Street – Culver's addition

Chris McGuire was present to describe the proposed project. The proposal is for a dining room addition on site. The HVAC would be updated, as well as the hoods in the kitchen. The store would be closed to the public for about 10 days during the construction.

The following was presented by staff:

Building:	Building Inspector Doug Zwieg was not present in person but provided notes that stated the plans can be reviewed in-house.
Fire:	No comments.
Engineering:	No comments.
Stormwater:	If 3,000 sf of land disturbance or concrete work, a Stormwater Erosion Control Permit will be required.
Police:	No comments.

- Streets and Solid Waste: No comments.
- Water/Wastewater: No comments.
- Zoning: The landscaping points will have to be calculated. Mr. McGuire stated there will be a deficiency in trees. Asked about shrubs. The outdoor seating will not be allowed at this point. The ordinance will be updated in the near future (hopefully within a 4-month period) which will then allow for this use by right.
- Parks: No comments.
- Mayor: Excited to see these adjustments which should alleviate some of the issues when the restaurant is busy.

Motion was made by Emily McFarland and seconded by Stacy Winkelman to recommend approval of this proposal to Plan Commission contingent upon an approved landscape plan, outdoor seating, and Stormwater Erosion Control Permit.

Unanimously approved.

C. Review and take action: 717 W. Main Street – site plan for two proposed buildings
Brad Hayes described the proposed project. The proposal is for commercial condos on site. Construction is proposed for Spring 2024.

The following was presented by staff:

- Building: Building Inspector Doug Zwieg was not present in person but provided notes that stated the plans can be reviewed in-house.
- Fire: Individual Knox Boxes will be required.
- Engineering: No comments.
- Stormwater: An erosion control permit would be required because over 3,000 sf of land will be disturbed.
- Police: No comments.
- Mayor: This will be an excellent reuse of the current space.
- Streets and Solid Waste: No comments.
- Water/Wastewater: No comments.
- Zoning: No comments.
- Parks: No comments.

Motion was made by Emily McFarland and seconded by Kristine Butteris to recommend approval of this proposal to Plan Commission with inclusion of the above items.

Unanimously approved.

4. Adjournment
Motion was made by Andrew Beyer and seconded by Emily McFarland 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.

**PLAN COMMISSION
MINUTES
February 12, 2024**

Section 2, Item B.

The Plan Commission met on the above date in the Council Chambers.

The following members were present: Mayor McFarland, Alderman Blanke, Beyer, Krueger (virtual), Lampe (4:38pm), Zirbes.

Also in attendance: Mason Becker, Mark Zvitkovits of SEH, Michael Simmons, Teresa Simmons, Tim Strobel of Rosy Lane Holsteins, Chuck Enlish, Ron Anderson, Ruth Mack of Loeb & Co., Bruce Loeb of Loeb & Co., John Smith, Jeff Brown of Terra Focus

1. Call to order (4:34pm)

2. Approval of Minutes

A. Site Plan Review minutes January 22, 2024

B. Plan Commission minutes January 22, 2024

Motion to approve Site Plan minutes and Plan Commission minutes was made by Blanke and seconded by Beyer, passed on unanimous voice vote.

3. Business

A. Conduct public hearing: 1110 S. Tenth Street and 1111 S. Tenth Street – Conditional Use Permit (CUP) request to adjust the required setbacks for buildings, structures, and outdoor storage areas for Junkyard of Salvage Yard Facilities per Section 550-53D(1)(b)

No comments from the public.

B. Review and take action: 1110 S. Tenth Street and 1111 S. Tenth Street – Conditional Use Permit (CUP) request to adjust the required setbacks for buildings, structures, and outdoor storage areas for Junkyard of Salvage Yard Facilities per Section 550-53D(1)(b)

Brian Zirbes presented the request to adjust the setback with the applicant asking to reduce the setback from 100' to the existing perimeter of the property. The surrounding properties are mainly parking lots and open space. A citizen brought up the concern that there would be difficulties at the end of the school day when there are additional cars parked in the area for Webster School pick up.

Motion was made to approve with the conditions that the hours of operation be limited to 7am-7pm M-F and 8am-1pm on Saturday and that the truck route of 12th Street be observed by the business by Blanke and seconded by Beyer, passed on a unanimous voice vote.

C. Conduct public hearing: 621 Bernard Street – Conditional Use Permit (CUP) request for an exception to exterior construction material standards per section 550-121F

No comments from the public.

D. Review and take action: 621 Bernard Street – Conditional Use Permit (CUP) request for an exception to exterior construction material standards per section 550-121F

Brian Zirbes presented the request for 621 Bernard Street for an exception to exterior construction materials for the training tower and storage shed for the new fire station. The material in question is the corrugated metal that will be used.

Motion was made by Blanke and seconded by Lampe to approve the request for a CUP without conditions, passed 4-0 with Mayor McFarland abstaining.

E. Review and take action: N8369 County Road X – Extraterritorial Certified Survey Map (CSM)

Brian Zirbes presented the request for a CSM for N8369 County Road X. The current right of way is 33' and needs to be expanded to 60' from center. The property is in the Airport Protection Zone and the house and septic would be in the expanded right of way required.

Motion was made by Beyer and seconded by Lampe to approve the CSM with the expanded from center for the length of the property with the exception of the existing house, passed on voice vote.

Section 2, Item B.

F. Presentation with possible action: Clear Path Energy Proposal at the capped landfill site

Jeff Brown of Clear Path Energy presented a proposal to develop the capped landfill site as a solar farm. Some highlights from the presentation include \$625,000 in revenue over the 25-year lease of the property, returning the landfill site to taxable status, power generation of 4.5-5 megawatts of power, a 10% discount to electrical market prices for Watertown customers. If the site is developed into a solar farm, the developer would assist the city in moving the dog park to a new location. The landfill cap will not be punctured and monitoring stations will remain accessible. The commission is interested in further pursuing this proposal. (Note: Mayor McFarland had to leave for PFC at 5:13pm)

All materials discussed at this meeting can be found at:

<https://cms4files.revize.com/watertownwi/February%2012,%202024%20Plan%20Commission%20Meeting%20Packet.pdf>

4. Adjournment

Motion to adjourn was made by Lampe and seconded by Beyer and passed on a unanimous voice vote. (5:13pm)

Respectfully Submitted,

Alderman Brad Blanke

NOTICE OF PUBLIC HEARING

Section 3, Item A.

In accordance with Wis. Stat. § 62.23(7)(de) and Section § 550-142E(1) of the City of Watertown Municipal Code, a notice is hereby given by the Plan Commission of the City of Watertown, Wisconsin, that a public hearing will be held on the 26th day of February, 2024 at 4:30 P.M., or shortly thereafter, in the Council Chambers of the Municipal Building, 106 Jones Street, Watertown, Wisconsin, or via GoToMeeting using the following instructions:

Members of the media and the public may attend by
calling (Toll Free): 1 866 899 4679 Access Code: 861-817-957
or <https://meet.goto.com/861817957>

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

This public hearing will be to consider the request of S&L Properties Watertown, LLC (applicant and owner) for a Conditional Use Permit for an addition under Indoor Commercial Entertainment Section § 550-33B(2)(g). 1722 S. Church Street is zoned General Business, located in Jefferson County, Wisconsin (PIN: 291-0815-0412-216), and is further described as follows:

Parcel A:

Lot 1, as designated on Certified Survey Map No. 2835 recorded on November 11, 1993 in Volume 11 of certified surveys on Page 98 and 99, as Document Number 914907, being a part of Outlot 13 in the Seventh Ward of the City of Watertown, Jefferson County, Wisconsin, and being re-division of Lot 2 of Certified Survey Map No. 2691 as recorded in Volume 10 on Pages 152 and 153, as Document No. 897271.

Excepting therefrom Lot 2 as designated on Certified Survey Map No. 3253 as recorded on April 18, 1996 in Volume 14 of certified surveys on Page 93, as Document Number 954478.

Parcel B:

Non-exclusive easement for ingress and egress benefitting the above-described Parcel A as set forth in Access Easement Agreement recorded September 6, 2022 as Document No. 1466835.

All persons wishing to be heard are invited to be present. Written comments may be submitted to the Building, Safety, & Zoning Department at nzimmerman@watertownwi.gov.

CITY OF WATERTOWN
Brian Zirbes
Zoning & Floodplain Administrator

BZ/nmz

PUBLISH: February 12, 2024
and
February 19, 2024
(BLOCK AD)

Main Office 920-262-4060	Brian Zirbes 920-262-4041	Mark Hady 920-342-0986
Nikki Zimmerman 920-262-4045	Dell Zwieg 920-262-4042	
Doug Zwieg 920-262-4062	Dennis Quest 920-262-4061	

TO: Plan Commission
DATE: February 26th, 2024
SUBJECT: 1722 S Church Street, Conditional Use Permit - CUP

A request by Brooke Oleson, agent for McCon Building Corp., for a Conditional Use Permit (CUP) for 'Indoor Commercial Entertainment'. Parcel PIN(s): 291-0815-0932-011

SITE DETAILS:

Acres: 1.14
Current Zoning: General Business (GB)
Existing Land Use: Restaurant
Future Land Use Designation: Planned Mixed Use

BACKGROUND AND APPLICATION DESCRIPTION:

Applicant is seeking approval of a conditional use permit for 'Indoor Commercial Entertainment' to bring an existing Culver's Restaurant into conformance with the zoning code, remodel the existing restaurant, and add an addition to the front of the building. The restaurant previously received a CUP to expand the drive-through into a double drive-through.

STAFF EVALUATION:

Site Plan Review Committee:

See Minutes of February 12th, 2024

Land Use and Zoning:

1. Within the General Business (GB) Zoning District, 'Indoor Commercial Entertainment' is a principal land use permitted as a conditional use [per § 550-33B(2)(g)]. 'Indoor Commercial Entertainment' includes restaurants among the allowed uses [per § 550-52H].

Applicable regulations for 'Indoor Commercial Entertainment' land uses include the following:

- 'If located on the same side of the building as abutting residentially zoned property, no customer entrance of any kind shall be permitted within 150 feet, or as far as possible, of a residentially zoned property' [per § 550-52H(1)(a)].
 - The 'facility shall provide a bufferyard with minimum opacity of 0.60 along all borders of the property abutting residentially zoned property' [per § 550-52H(1)(b)].
2. Parking requirements. Parking requirements. 'One space per every three patron seats or lockers (whichever is greater) or one space per three persons at the maximum capacity of the establishment (whichever is greater)'. [per § 550-52H(2)] Parking and traffic circulation requirements for the facility will be met by utilizing existing driveways and parking areas.
 3. Lighting requirements. Lighting of structures, parking areas, and traffic circulation areas will utilize existing lighting fixtures as well as additional matching fixtures on the building addition.

106 Jones Street • P.O. Box 477 • Watertown, WI 53094-0477 • Phone 920.262.4060

Opportunity Runs Through It

4. Landscaping requirements. Applicant has not submitted a landscaping plan meeting the point requirements of the zoning ordinance.

WISCONSIN STATUTES:

All Conditional Use Permits are subject to the requirements of Wisconsin Act 67.

Under 2017 Wisconsin Act 67: Section 16. 62.23 (7) (de) Conditional Use Permits.

1. 62.23 (7) (de)(1) In this paragraph:

a. "Conditional use" means a use allowed under a conditional use permit, special exception, or other special zoning permission issued by a city, but does not include a variance.

b. "Substantial evidence" means facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion.

2. 62.23 (7) (de)(2)

a. If an applicant for a conditional use permit meets or agrees to meet all of the requirements and conditions specified in the city ordinance or those imposed by the city zoning board, the city shall grant the conditional use permit. Any condition imposed must be related to the purpose of the ordinance and be based on substantial evidence.

b. The requirements and conditions described under subd. 2. a. must be reasonable and, to the extent practicable, measurable and may include conditions such as the permit's duration, transfer, or renewal. The applicant must demonstrate that the application and all requirements and conditions established by the city relating to the conditional use are or shall be satisfied, both of which must be supported by substantial evidence. The city's decision to approve or deny the permit must be supported by substantial evidence.

3. 62.23 (7) (de)(3)

Upon receipt of a conditional use permit application and following publication in the city of a class 2 notice under ch. 985, the city shall hold a public hearing on the application.

4. 62.23 (7) (de)(4)

Once granted, a conditional use permit shall remain in effect as long as the conditions upon which the permit was issued are followed, but the city may impose conditions such as the permit's duration, transfer, or renewal, in addition to any other conditions specified in the zoning ordinance or by the city zoning board.

62.23 (7) (de)(5)

If a city denies a person's conditional use permit application, the person may appeal the decision to the circuit court under the procedures contained in par. (e) 10.

PLAN COMMISSION DECISION:

Indoor Commercial Entertainment Criteria	Applicant Provided Substantial Evidence		Opponent Provided Substantial Evidence		PC Finds Standards Met	
If located on the same side of the building as abutting residentially zoned property, no customer entrance of any kind shall be permitted within 150 feet, or as far as possible, of a residentially zoned property.	Yes	No	Yes	No	Yes	No
Facility shall provide bufferyard with minimum opacity of 0.60 along all borders of the property abutting residentially zoned property (see § 550-99).	Yes	No	Yes	No	Yes	No
Parking requirements. One space per every three patron seats or lockers (whichever is greater) or one space per three persons at the maximum capacity of the establishment (whichever is greater).	Yes	No	Yes	No	Yes	No

If Plan Commission answers "no" to any of the questions, above, the CUP must be denied. Otherwise, proceed to the conditions of approval.

PLAN COMMISSION OPTIONS:

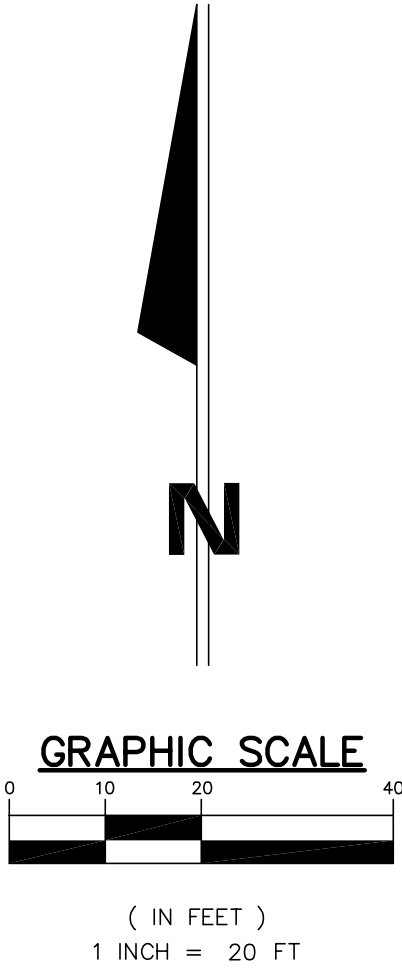
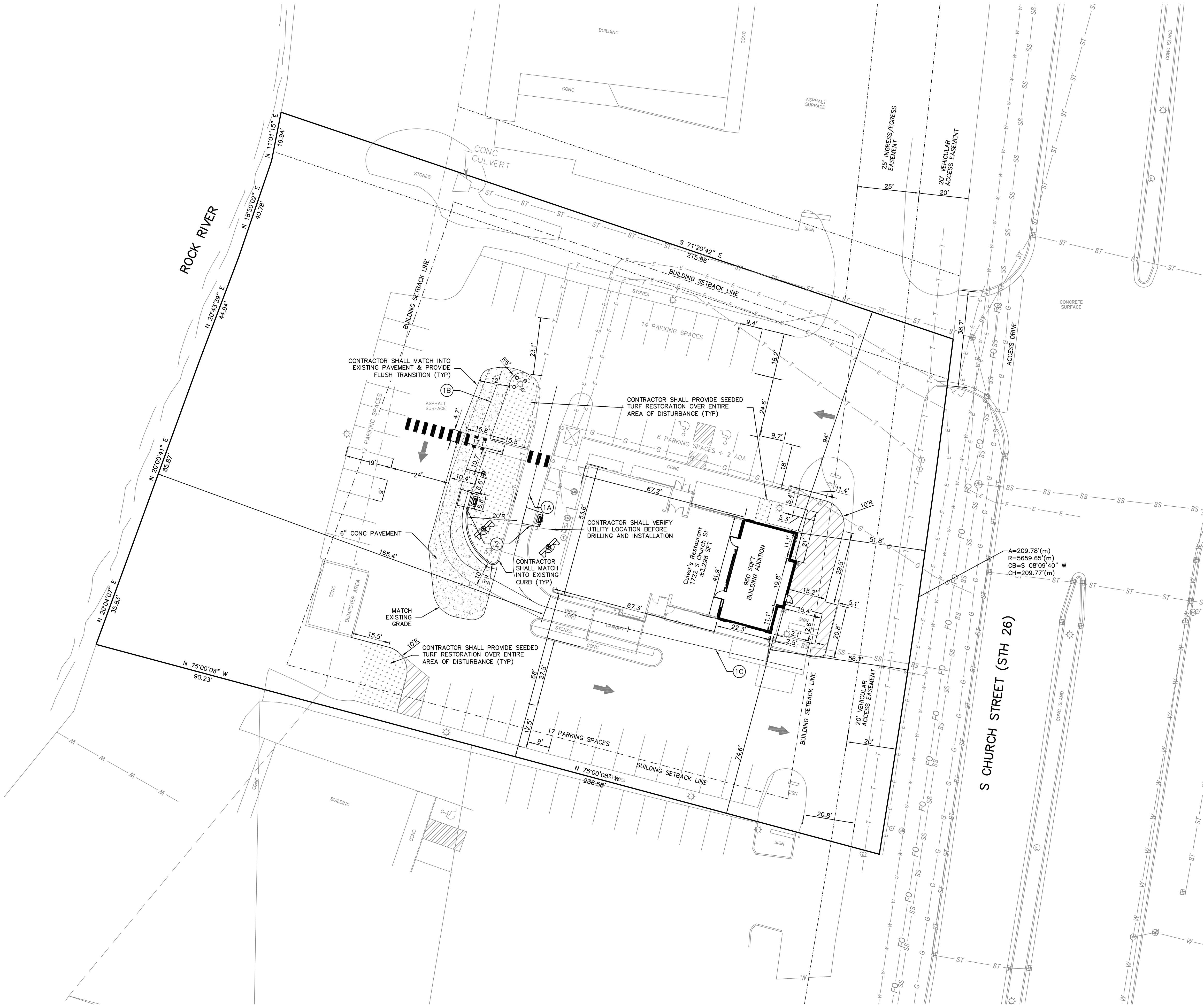
The following are possible options for the Plan Commission:

- Deny the Conditional Use Permit, based on failure to provide substantial evidence to meet one or more of the regulatory standards.
- Approve the Conditional Use Permit without conditions, based on successfully providing substantial evidence of regulatory compliance.
- Approve the Conditional Use Permit with conditions as identified by the Plan Commission:
 - A Landscaping Plan meeting the requirements of the point requirements of the zoning ordinance be submitted.

ATTACHMENTS:

- Application materials
- 106 Jones Street • P.O. Box 477 • Watertown, WI 53094-0477 • Phone 920.262.4060

Opportunity Runs Through It



- LEGEND**
- CONCRETE PAVING
 - 4" CONCRETE SIDEWALK
 - SEEDDED TURF
 - PARKING STALL PAVEMENT MARKINGS
 - EXISTING ELECTRIC LINE
 - EXISTING STORM SEWER
 - EXISTING GAS LINE
 - EXISTING WATER LINE
 - EXISTING TELEPHONE LINE
 - EXISTING OVERHEAD ELECTRIC LINE
 - EXISTING SANITARY
 - EXISTING FIBER OPTIC LINE

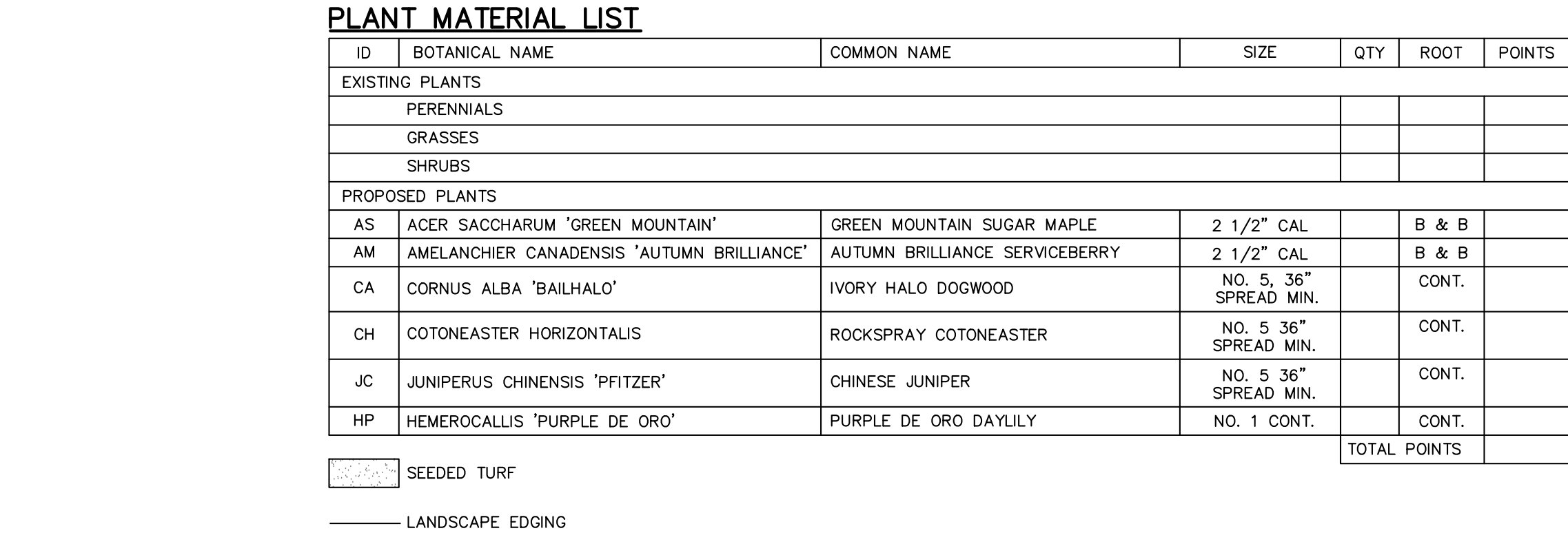
- TABULATED SITE DATA**
- ACREAGE OF SITE (±48,287 SFT) ±1.11 Acres
 - LAND COVERAGE:
AREA TO IMPERVIOUS = 918 SFT
AREA TO PERVIOUS = 915 SFT
IMPERVIOUS: NET GAIN OF 1 SFT
 - SITE PARKING
A. EXISTING PARKING SPACES
B. PROPOSED PARKING SPACES
TOTAL SPACES
60 INCLUDING 3 ADA
50 INCLUDING 2 ADA
 - MAXIMUM CAPACITY RATIO
A. BUILDING MAXIMUM CAPACITY
B. CAPACITY RATIO PER ORDINANCE
C. PARKING SPACES REQUIRED
103 PERSONS
1:3
35 SPACES
 - SURFACE RUN-OFF AND DRAINAGE TO CONTINUE TO BE COLLECTED ON-SITE IN THE SAME MANNER AS CURRENT.

- NOTES**
- DRIVE-THRU LANE STACKING
- FROM PASS-THROUGH WINDOW
A. 132'
B. 152'
C. 72'
 - KIOSKS AND CLEARANCE BARS TO HAVE A CLEARANCE OF 9.5' AND A MAXIMUM HEIGHT OF 9.7' (BY OTHERS)
 - UTILITY LOCATIONS ARE APPROXIMATE & ARE TO BE FIELD VERIFIED BY CONTRACTOR

PAVEMENT LOAD CAPACITY
CONCRETE PAVEMENT REQUIREMENTS:
FOR BOTH CONCRETE PAVEMENT AND CONCRETE ORDERING PADS:
6" HIGH/EARLY HIGHWAY MIX CONCRETE WITH #4 FIBRE REBAR
2" ON-CENTER - BOTH DIRECTIONS

EXTERIOR LIGHT POLES:
EXISTING EXTERIOR LIGHT POLES ARE TO REMAIN.

JONES PETRIE RAFINSKI		Fort Wayne, IN P: 264.422.2322	DATE
South Bend, IN P: 574.232.4388		REV.	BY
Elkhart, IN P: 574.237.7762		C101	DESCRIPTION
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PRELIMINARY FOR REVIEW PURPOSES ONLY			
WATERTOWN, WI DDT		SITING DIMENSIONAL PLANS	
1722 S. CHURCH ST. MCCON BUILDING CORPORATION		WATERTOWN, WI 53094	
1059 CIRCLE DRIVE P.O. BOX 247		HIGHLAND, WI 53543	
DESIGNED BY: MM			
DRAWN BY: MM			
DATE: MAY 2023			
JOB NUMBER: 2022-0168			
SCALE: 1" = 20'			
C201			



1. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY LOCATION OF ALL PRIVATE AND PUBLIC UTILITY LINES WHICH AFFECT THIS SITE. CONTRACTOR SHALL ALSO NOTIFY ALL UTILITY COMPANIES PRIOR TO THE COMMENCEMENT OF ANY SITE WORK.
2. CONTRACTOR SHALL REVIEW PLANTING SPECIFICATIONS AND PLANTING DETAILS BEFORE BEGINNING WORK.
3. CONTRACTOR SHALL VISIT THE PROJECT SITE AND BECOME FAMILIAR WITH CONDITIONS UNDER WHICH WORK SHALL BE IMPLEMENTED PRIOR TO BIDDING.
4. CONTRACTOR SHALL NOTIFY CONTRACT OFFICER OF ANY DISCREPANCIES IN THE EXISTING CONDITIONS OR WITHIN THE PLANS PRIOR TO BEGINNING WORK.
5. PLANTING BEDS SHALL HAVE FINISHED GRADES SMOOTHED TO ELIMINATE PONDING OR STANDING WATER. CONTRACTOR SHALL MAINTAIN A MINIMUM 2% DRAINAGE AWAY FROM BUILDINGS AND PAVING INTO DRAINAGE STRUCTURE OR TO STREET. CONTRACTOR SHALL NOTIFY OWNER IMMEDIATELY OF ANY CONFLICTS IN MAINTAINING DRAINAGE. IRRIGATION SYSTEM SHALL BE DESIGNED TO ELIMINATE OVERSPRAY ONTO BUILDINGS, STRUCTURES AND MONUMENT SIGNS.
6. CONTRACT OFFICER SHALL APPROVE ALL FINISH GRADING PRIOR TO PLACEMENT OF ANY PLANT MATERIAL.
7. CONTRACTOR SHALL IMMEDIATELY, UPON THE AWARD OF THE CONTRACT, LOCATE, ORDER AND PURCHASE (OR HAVE HELD) ALL PLANT MATERIAL REQUIRED BY THESE PLANS AND SPECIFICATIONS.
8. CONTRACTOR SHALL NOTIFY CONTRACT OFFICER FOR OBSERVATION AT THE FOLLOWING TIMES:
 - IRRIGATION MAINLINE AND LATERALS PRIOR TO BACKFILL AND PRESSURE TEST
 - TREE LOCATIONS - PRIOR TO PLANTING
 - IRRIGATION COVERAGE - PRIOR TO PLANT PLACEMENT
 - PLANT APPROVAL AND SPOTTING - PRIOR TO PLANTING
 - PRE-MAINTENANCE APPROVAL
 - POST-MAINTENANCE / FINAL APPROVAL

- CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY REPAIRS MADE NECESSARY THROUGH THE ACTIONS/NEGLIGENCE OF THEIR CREW.
10. SHRUB AND GROUNDCOVER MASS QUANTITIES ARE SHOWN ON PLANS. UNDERPLANT ALL TREES WITH THE ADJACENT SHRUB AND/OR GROUNDCOVER AS INDICATED BY THE PLANS. PLANTS SHALL BE INSTALLED WITH TRIANGULAR SPACING. PLANT GROUNDCOVERS TO WITHIN 36" OF TREE TRUNK OR 12" OF SHRUB STEMS.
11. PLANT SYMBOLS TAKE PRECEDENCE OVER PLANT QUANTITIES SPECIFIED. WHERE SHRUB SYMBOLS ARE MASSED, CONTRACTOR SHALL MAINTAIN A CONSISTENT ON CENTER, TRIANGULAR SPACING AS SPECIFIED IN LEGEND. CONTRACTOR SHALL VERIFY PLANT TOTALS FOR BID PURPOSES.
12. ALL ROCKS AND DEBRIS ONE INCH (1") AND LARGER SHALL BE REMOVED FROM PLANTING AREAS TO A DEPTH OF 1'-0" AND THEN FROM THE SITE TO A LEGAL SITE OF DISPOSAL. WHERE GRASS IS TO BE PLANTED, ALL ROCKS AND DEBRIS ONE HALF INCH (1/2") AND LARGER SHALL BE REMOVED.
13. PLANTING SOIL SHALL BE A THOROUGHLY GROUND AND BLENDED MIXTURE OF EQUAL PARTS OF THE FOLLOWING MATERIALS: ONE THIRD (1/3) TOPSOIL, ONE THIRD (1/3) PEAT MOSS AND ONE THIRD (1/3) SAND. ALL PLANTED AREAS SHALL RECEIVE A MINIMUM OF 6" OF TOPSOIL.
14. PRIOR TO PLANT INSTALLATION, CONTRACTOR SHALL IRRIGATE ALL PLANTING AREAS NORMALLY FOR TWO WEEKS TO GERMINATE WEEDS. CONTRACTOR SHALL THEN APPLY CONTACT HERBICIDE TO WEEDS ONLY PER MANUFACTURER, MONSANTO ROUND-UP® OR APPROVED EQUIV.
15. PLANT MATERIAL MAY BE REJECTED AT ANY TIME BY CONTRACT OFFICER DUE TO CONDITION, FORM OR DAMAGE BEFORE OR AFTER PLANTING.
16. ALL PLANT MATERIAL TO BE PLANTED WITH PLANTING TABLETS ACCORDING TO THE MANUFACTURER'S INSTRUCTION AND AS FOLLOWS:
-BALLED & BURLAPPED PLANT MATERIAL USE TWO (2) 21 GRAM TABLETS PER EACH 1/2" CALIPER
-7 GALLON CONTAINER PLANT MATERIAL, USE THREE (3) 21 GRAM TABLETS PER PLANT
-5 GALLON CONTAINER PLANT MATERIAL, USE TWO (2) 21 GRAM TABLETS PER PLANT
-3.5 AND 1 GALLON CONTAINER PLANT MATERIAL, USE ONE (1) 21 GRAM TABLETS PER PLANT
-PLANTING TABLETS SHALL BE AGRIFORM 20-10-5, PLANTING TABLETS PLUS MINORS STOCK NO. 90026 (21 GRAMS) OR APPROVED EQUIV.
17. ALL PLANT MATERIAL SHALL RECEIVE GRANULAR PLANT FOOD TO THE SURFACE OF THE PLANT BEDS INCLUDING GROUND COVER BEDS WHICH DO NOT CONTAIN MANURE OR PLANTING TABLETS. THE PLANT FOOD SHALL BE SPREAD OVER THE ROOT AREA STARTING 6" FROM THE TRUNK AND EXTENDING TO THE DRIP LINE OF EACH PLANT OR TO THE OUTER EDGE OF THE PLANT BED, WHICHEVER LARGER, AT THE RATE OF 2 POUNDS PER 100 SQ. FT.
18. CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL LANDSCAPE PLANT MATERIAL TO THE LATEST HORTICULTURAL PRACTICE STANDARDS.
19. ALL PLANTING BEDS SHALL HAVE A 3 INCH (3") DEPTH OF SHREDDED HARDWOOD MULCH APPLIED AFTER INSTALLATION OF PLANT MATERIAL. MULCH SHALL BE PEST & DISEASE FREE PLANT MATERIAL AND BE FREE OF TWIGS, LEAVES, STONES, CLAY OR OTHER FOREIGN MATERIAL. CONTRACTOR SHALL SUBMIT SAMPLE OF MULCH TO CONTRACT OFFICER FOR APPROVAL PRIOR TO INSTALLATION.
20. ALL DESIGNATED PERIMETER PLANTING AREAS SHALL HAVE 4 INCHES (4") PROFESSIONAL GRADE BLACK ANODIZED ALUMINUM EDGING INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
21. CONTRACTOR SHALL BE RESPONSIBLE FOR A MINIMUM ONE (1) YEAR REPLACEMENT TIME FOR THE REPLACEMENT OF ANY PLANT MATERIAL WHICH DIES AFTER THE DATE OF INSTALLATION ON SITE. THE REPLACEMENT PLANT MATERIAL SHALL BE EQUAL IN SIZE AND QUALITY TO THE PLANT MATERIAL SHOWN ON THE LANDSCAPE PLANS. ALL COSTS FOR THE REMOVAL OF DEAD PLANTS AND THEIR REPLACEMENTS SHALL BE BORNE BY THE CONTRACTOR.
22. SUBSTITUTIONS OF PLANT MATERIAL SHALL BE PERMITTED UPON WRITTEN SUBMISSION THAT SPECIFIED PLANT(S) ARE UNAVAILABLE OR UNACCEPTABLE DUE TO HARDINESS. SUBSTITUTE PLANT MATERIAL SHALL BE EQUAL IN SIZE, CHARACTERISTICS AND CONDITION OF MATERIAL BEING REPLACED. OWNER SHALL BE NOTIFIED AND APPROVE ALL SUBSTITUTIONS PRIOR TO THEIR INSTALLATION.
23. PRIOR TO PLANTING, CONTRACTOR SHALL SUBMIT IRRIGATION DESIGN DRAWINGS FOR REVIEW. IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL PRIOR TO PLANTING. LANDSCAPE AREAS SHALL BE IRRIGATED, UNLESS DIRECTED OTHERWISE. IRRIGATION CONTRACTOR SHALL INSTALL ALL REQUIRED IRRIGATION STRUCTURES, PIPES, VALVES, ETC. WHICH ARE TO BE PLACED UNDER ANY PAVED AREAS PRIOR TO PAVEMENT INSTALLATION. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS INCURRED IF IRRIGATION EQUIPMENT IS REQUIRED TO BE INSTALLED AFTER PAVEMENT IS PLACED ON SITE. IRRIGATION CONTRACTOR SHALL HAVE ALL IRRIGATION PLANS APPROVED BY OWNER PRIOR TO ANY INSTALLATION. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE UTILITY CONTRACTOR FOR LOCATION OF IRRIGATION CONNECTION TO WATER SYSTEM.
24. CONTRACTOR SHALL INSPECT BACKFILL AND PLACEMENT OF TOPSOIL TO DETERMINE WHETHER OR NOT A "HARDPAN" SITUATION EXISTS OR COULD EXIST DUE TO PREVIOUS SOIL CONDITIONS, PLACEMENT OF AND COMPACTION OF FILL DURING CONSTRUCTION, OR ANY OTHER CONTRIBUTING FACTOR PRIOR TO INSTALLATION OF PLANT MATERIALS. IF SUCH A SITUATION IS FOUND OR ANTICIPATED, IT SHOULD BE BROUGHT TO THE ATTENTION OF JPR AND/OR OWNER IMMEDIATELY, AND PRIOR TO THE INSTALLATION OF PLANT MATERIAL, FOR A REMEDY. CONTRACTOR RESPONSIBLE FOR PLANT REPLACEMENT IF PLANT MATERIAL IS PLANTED IN A "HARDPAN" SITUATION.
25. DIMENSIONS FOR HEIGHTS, SPREAD AND CALIPER OF TREES SPECIFIED ON THE PLANT LIST ARE GENERAL GUIDELINES FOR THE MINIMUM DESIRED SIZE OF EACH PLANT. EACH PLANT HAVE A UNIFORM AND CONSISTENT SHAPE AS IT PERTAINS TO THE LATEST EDITION OF AMERICAN STANDARD FOR NURSTOCK. PLANT MATERIAL WHICH FAILS TO CONFORM TO THE SPECIFICATIONS IS SUBJECT TO REJECTION BY OWNER/JPR.

1. ALL DISTURBED AREAS TO BE DRILL SEEDED WITH THE FOLLOWING GRASS SEED MIXTURE:

2. TURF SEED INSTALLATION: SOW SEED WITH DRILL SEEDING MACHINE. EVENLY DISTRIBUTE SEED BY SOWING EQUAL QUANTITIES IN TWO DIRECTIONS AT RIGHT ANGLES TO EACH OTHER.

DO NOT SOW SEED OR SEED THAT IS MOLDY OR OTHERWISE DAMAGED.

DO NOT SOW SEED AGAINST EXISTING TREES. LIMIT EXTENT OF SEED TO OUTSIDE EDGE OF PLANTING SAUCER.

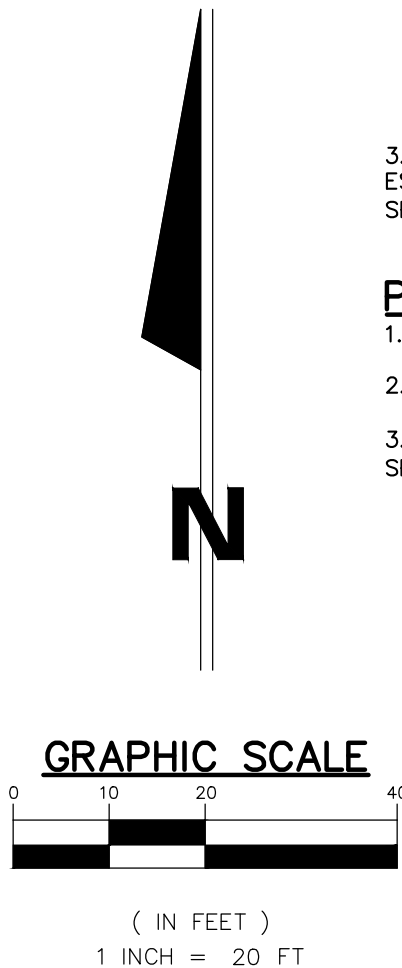
- SOW SEED AT A TOTAL RATE OF 4 LB/1000 SQ FT.
- RAKE SEED LIGHTLY INTO TOP 1/8 INCH OF SOIL, ROLL LIGHTLY, AND WATER WITH FINE SPRAY.
- PROTECT SEEDED AREAS WITH SLOPES EXCEEDING 1:3 WITH EROSION-CONTROL BLANKETS INSTALLED AND COVERED ACCORDING TO MANUFACTURER'S INSTRUCTIONS.
- PROTECT SEEDED AREAS WITH SLOPES NOT EXCEEDING 1:3 BY HYDROMULCH. SPREAD UNIFORMY AT A MINIMUM RATE OF 1 1/2 TONS/ACRE TO FORM A CONTINUOUS BLANKET OVER SEEDED AREAS.

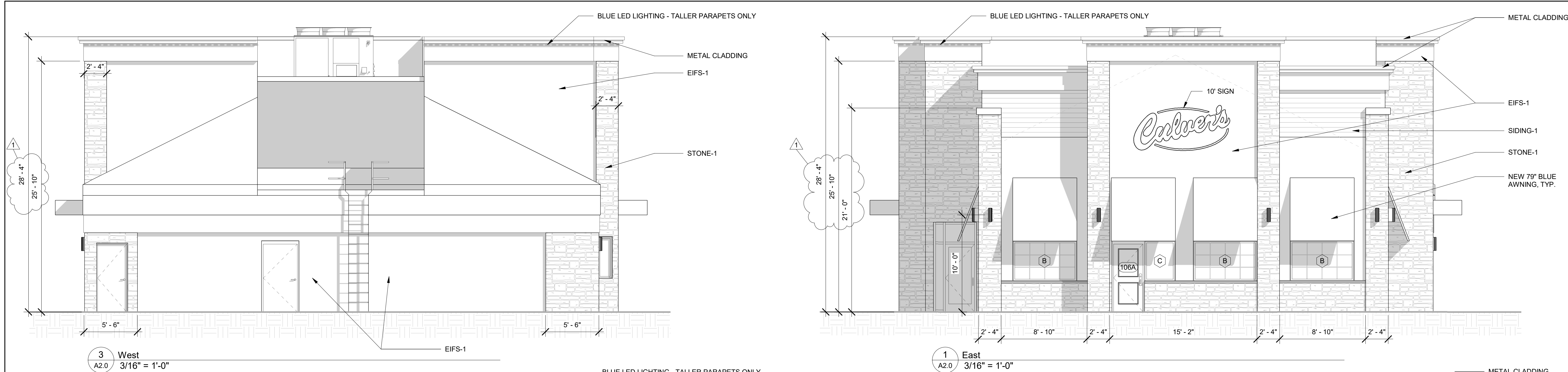
3. SATISFACTORY SEEDING TURF: AT END OF MAINTENANCE PERIOD (90 DAYS), A HEALTHY, UNIFORM, CLOSE STAND OF GRASS HAS BEEN ESTABLISHED, FREE OF WEEDS AND SURFACE IRREGULARITIES, WITH COVERAGE EXCEEDING 90 PERCENT OVER ANY 10 SQ FT AND BARE SPOTS NOT EXCEEDING 3 INCHES BY 3 INCHES (3" X 3").

1. ALL PLANT MATERIAL TO MEET AMERICAN STANDARDS FOR NURSERY STOCK. 1990 EDITION / HORTIS THIRD 1076 CORNELL UNIVERSITY

2. ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM.

3. PLANT CONTAINER SIZES ARE SHOWN AS GUIDELINES ONLY (MINIMUM HEIGHT AND SPREAD REQUIREMENTS RULE). PLANT HEIGHT AND SPREAD SPECIFICATIONS ARE MINIMUMS, ON CENTER (O.C.) SPECIFICATIONS ARE MAXIMUMS.





EXTERIOR MATERIAL SELECTIONS

EIFS-1: PAREX, FINE SAND FINISH - COLOR TO MATCH SHERWIN WILLIAMS SW6071 POPULAR GRAY

METAL CLADDING: EXCEPTIONAL METALS
COLOR: HARBOR BLUE

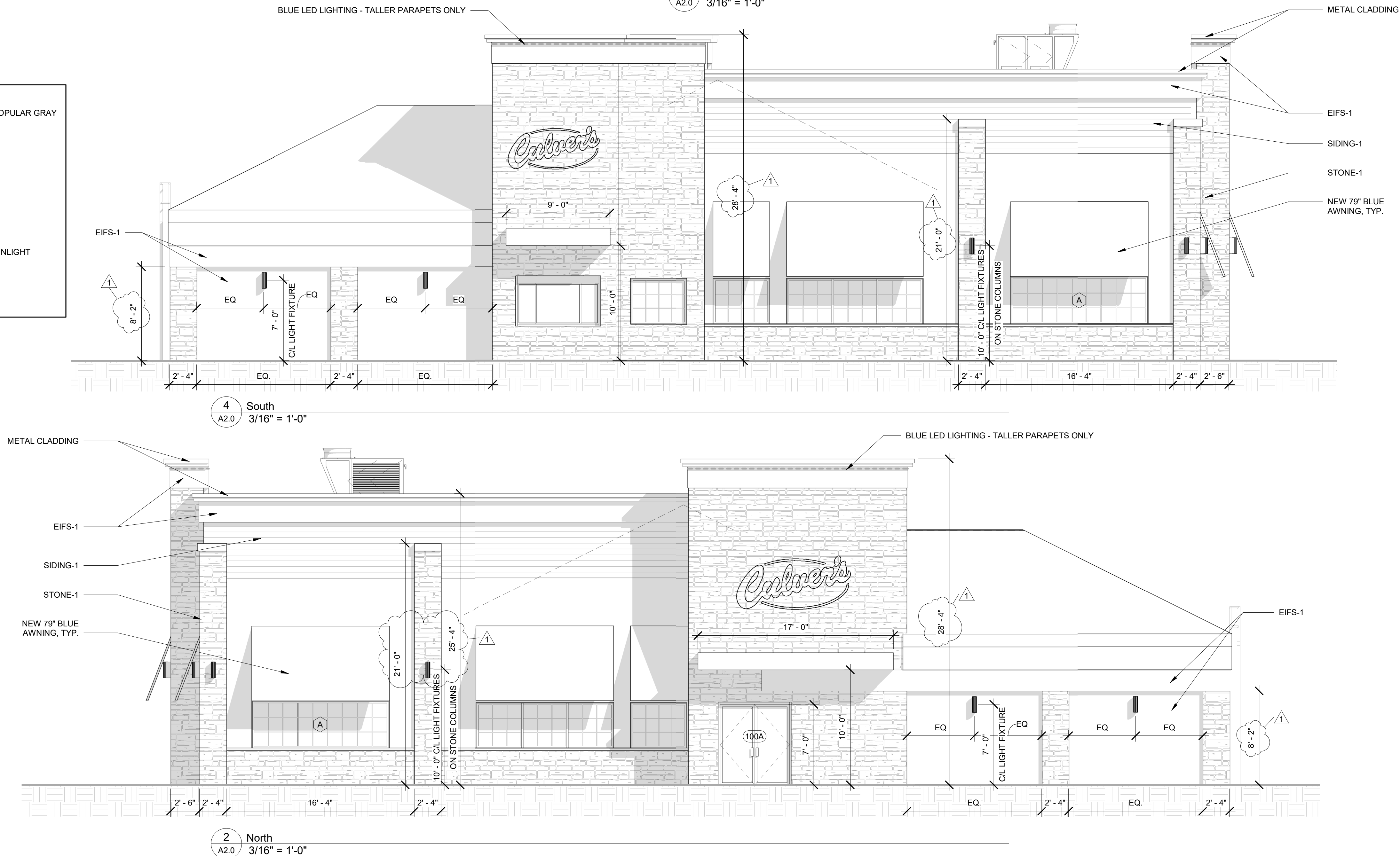
SIDING-1: LONGBOARD TONGUE & GROOVE PLANK CLADDING
COLOR: TABLE WALNUT

STONE-1: CULTURED STONE (WESTLAKE ROYAL STONE)
STYLE: COUNTRY LEDGESTONE
COLOR: ECHO RIDGE
*DO NOT DRYSTACK CULTURED STONE

LIGHTING SELECTIONS

EXTERIOR SCENCE: LITHONIA LIGHTING BRONZE LED WALL CYLINER LIGHT - UP AND DOWNLIGHT
MFR# - OLLWU LED P1 40K MVOLT DDB M6
CRESCENT ELECTRIC ITEM# - 1015716

EXTERIOR WALL PACK: RAB LIGHTING BRONZE WALL PACK
MFR# - SLIM17FA15ADJ
CRESCENT ELECTRIC ITEM# - 1285587



JEWELL
associates engineers, inc.
Engineers - Surveyors - Architects

560 Sunrise Drive
Spring Green, WI 53588
phone: 608-588-7484
fax: 608-588-9322

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Culver's Frozen Custard
Restaurant Addition & Remodel
Watertown, WI

Date		
2-06-2024		
No.	Description	Date
1	Revision 1	2-06-2024

Drawing Name
Exterior Elevations

Project number
M74210

Sheet number
A2.0

Exterior Refresh Finish Selections – October 6, 2023

- The Exterior Refresh Finish Selections document is to be used in conjunction with CFS issued Exterior Elevations.
- Anticipate 8-10 week lead times for all materials and finishes.
- CFS does not guarantee the availability of selected products.
- It is the General Contractor's responsibility to coordinate the delivery and installation of all materials and finishes unless noted otherwise.
- It is the General Contractor's responsibility to coordinate the installation of materials when the temperatures and dew points fall within the manufacturer's recommendations for installation.
- It is the General Contractors responsibility to review actual samples of all finishes with the Owner prior to application. Color, texture, and sheen to be reviewed if applicable.
- Any areas receiving new materials must be cleaned per the manufacturer's recommendations prior to install.
- No dry stacking of manufactured stone on exterior or interior.
- It is the franchisee's responsibility to share this document with any pertinent consultants (e.g. Architect, engineer, General Contractor, Subcontractor, etc.).

The project lead is the CFS point of contact for this project. Any questions or items needing clarification can be answered by the project lead.

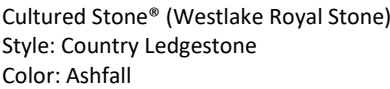
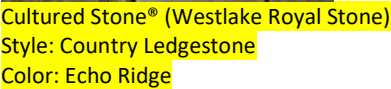
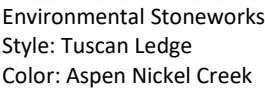
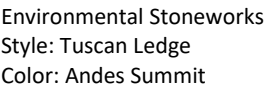
General Contractor:

12

To order samples or get distribution and pricing info:
 Environmental Stoneworks: Kris Kanak 651-277-8770 kkanak@estonetworks.com
 Westlake Royal Stone: Susan King 413-207-7285 or susan.king@westlake.net

- Manufactured stone not to be dry stacked, mortar joints ONLY

- ☐ Replace Existing
- ☐ Repair Existing
- ☐ Drive-thru & Entry Towers
- ☐ Corners & piers



An aerial photograph of a large, single-story commercial building, likely a restaurant or hotel. The building features a flat roof with a tan-colored parapet and blue trim. The exterior walls are a mix of light-colored stucco and stone veneer. Large windows are covered with blue awnings. The roof has several HVAC units and a small outdoor seating area with white tables. The building is surrounded by palm trees and a parking lot with several vehicles, including a white pickup truck and a dark SUV. A set of stairs leads up to the entrance on the right side of the building.

-

- ☐
- None

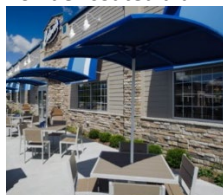
- ☐ Block Seating Wall
- ☐ Lit Stone Bollard & Fencing
- ☐ Landscaping

- ☐ Pergola
- ☐ Shade Sails
- ☐ Fencing

- ☐ Water Feature
☐ Other
☒ None

Attention: Wausau Tile will provide patio layouts if your architect or contractor provides a dimensioned patio plan.

Powder coated aluminum w/plastic slats



Frame Color: 83 Silk Grey/10 Bronze/ 84 Beige Grey
Slat Color: 85 Weathered Wood/86 Milwaukee Brown
 Moveable chairs and ground mounted tables

Color: Brown/Gray/Beige

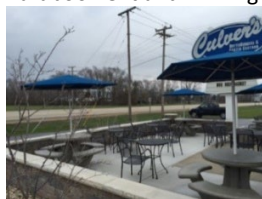
None

Color: Brown/Gray/Beige

- ☐ Planters
- ☐ Trash Receptacles

- ☐
- Snuffers
-
- ☒
- None

Baraboo Tent and Awning: Dan School 608-963-5349



- ☐
- Market Umbrella**

- ☐
- Curved Umbrella**

- ☐
- Poles only

*To be used with Wausau Tile's Concrete furniture or in-ground mounted tables ONLY, movable umbrellas are not allowed.

Awnings:

For more information please contact: Baraboo Tent and Awning:
Dan School: 608.963.5349



- ☐ Baraboo Awning
Solid Fabric Style Awnings
Color: Sunbrella Royal Blue 4617



- ☐ Baraboo Awning
Solid Bermuda Style Metal Awnings
Color: RAL 5001 Green Blue

- ☐ Baraboo Awning
Recover existing frame with
solid fabric style awnings
Color: Sunbrella Royal Blue 4617
- ☐ None

Lighting:

For lighting information please contact Crescent Electric Supply Co.
General Questions & Ordering - Dana McCook– 608-241-2882 or culvers@cesco.com
Site Lighting, Energy Credits and Rebates - Adam Pavlovich - 920-585-4986 or adam.pavlovich@cesco.com
Attention: All lighting must be purchased through Crescent Electric except blue LED perimeter lighting

- ☐ Replace Existing Neon/LED with New – Provided by signage supplier
- ☐ Replace Gooseneck Fixtures – See specification below
- ☐ Install Sconce Lighting, see elevations for locations and specification below
- ☐ Install recessed cans at parapet, see drawings for specifications and locations
- ☐ Replace Existing Patio Bollards with New – see lighting legend on sheet A-5 for specification
- ☐ Replace Parking Lot Lights with LED, verify Acuity specification with Crescent Electric
 - o Please provide pole heights, existing fixture specification & site plan
- ☐ None

Gooseneck Exterior Lighting:



Standard color option:
5 Year Warranty on Finish and Parts
Mfg: RAB
Style: GN1LED26N_ST15”
Color: White (W)



Semi-Custom Option:
5 year warranty on finish and parts
Mfg: RAB
Style: GN1LED26N_ST15”
Color: Brown (BWN)
*Increased cost & lead time (verify with GC)

Sconce Lighting:



Mfg: Lithonia Lighting
Style: OLLWU LED P1 40K 120 DDB
Color: Dark Bronze
(Sub OLLWD for down light only option for dark sky compliance)



CONSTRUCTION SET

560 Sunrise Drive
Spring Green, WI 53588
phone: 608-588-7484
fax: 608-588-9322

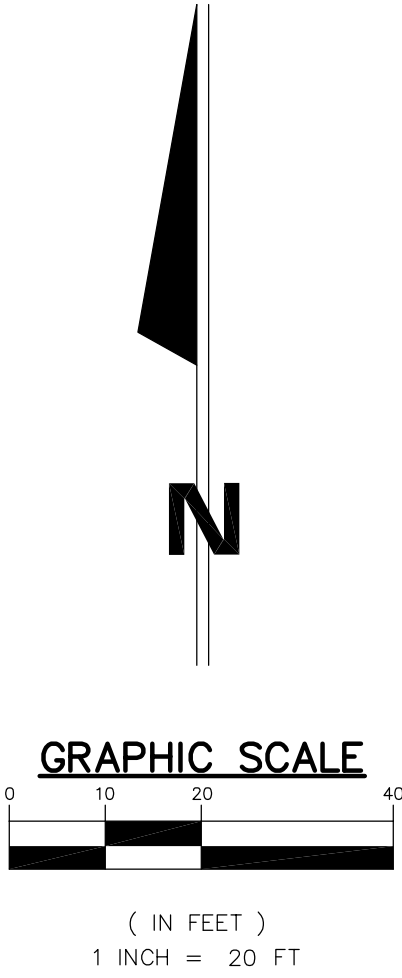
Culver's Frozen Custard

Restaurant Addition & Remodel

Watertown, WI













Drawing Name	
Title Sheet	
Project number	Sheet number
M74210	T1.0

GENERAL NOTES		ABBREVIATIONS		CODE SUMMARY		PROJECT DIRECTORY		DRAWING INDEX	
<div><div>1.</div><div>All work to be constructed per governing codes/ordinances, as amended by local authorities. Said codes/ordinances are herein incorporated into these documents. All code required work to be included in contract sum.</div></div> <div><div>2.</div><div>Adherence to Code Requirements of the New and Remodeled construction shall be the strict responsibility of the Owner/ Builder. The Architect shall not be held liable for any such unauthorized deviations or violations of any applicable Building, Plumbing, HVAC, or Electrical codes or the ADA (Americans with Disabilities Act.)</div></div> <div><div>3.</div><div>General notes are intended to clarify or emphasize the requirements of the drawings and specifications. In the event of a conflict between the drawings or specifications and these notes, the contractor shall comply with the more stringent requirement.</div></div> <div><div>4.</div><div>All work to be performed in a manner so as to have a minimum of disruption and disturbance with existing operations and local environment. Noise and dust shall be kept to a minimum.</div></div> <div><div>5.</div><div>Do not scale drawings.</div></div> <div><div>6.</div><div>Permit and approvals are to be kept on-site at all times.</div></div> <div><div>7.</div><div>Details and notes of similar conditions are typical whether or not called out at all places. references to any detail is for convenience only and does not limit the application of such detail or drawing.</div></div> <div><div>8.</div><div>Systems shown on drawings are intended to be furnished, installed, and turned over to the owner in proper functioning condition. All work to be considered in contract sum.</div></div> <div><div>9.</div><div>Contractor shall check and verify all field conditions and dimensions with the construction drawings at the project site prior to construction, erection, and/or fabrication. Contractor shall inspect related work and adjacent surfaces. Contractor shall report any discrepancies between the contract documents and the existing conditions which shall prevent proper execution of this work to the architect before proceeding with the work. Contractor is responsible for dimensions, quantities, and coordination of other trades.</div></div> <div><div>10.</div><div>Special finish materials, carpet/ flooring, bases, doors, etc. are not shown on all details for clarity purposes. refer to plans, sections, other details, specifications, and schedules for additional information.</div></div> <div><div>11.</div><div>Installation of all materials and systems shall be in accordance with manufacturer's written instructions.</div></div> <div><div>12.</div><div>This project is being constructed using a design-bid-build construction methodology. All contractors are responsible for complying with all applicable codes and ordinances related to their design and construction and integration with other systems and components. All concerns or conflicts related to such shall be brought to the attention of the general contractor prior to the start of construction.</div></div> <div><div>13.</div><div>All products are to be selected for the intended use and installed per manufacturer's specifications.</div></div>		<div>ABANCHOR BOLT</div> <div>AFFABOVE FINISHED FLOOR</div> <div>CJCONTROL JOINT</div> <div>CLGCEILING</div> <div>CLCENTER LINE</div> <div>COLCOLUMN</div> <div>CONCCONCRETE</div> <div>CMUCONCRETE MASONRY UNIT</div> <div>CPTCARPET</div> <div>CTCERAMIC TILE</div> <div>DIMDIMENSION</div> <div>DSDOWNSPOUT</div> <div>EJEXPANSION JOINT</div> <div>EQEQUAL</div> <div>EXTEXTERIOR</div> <div>FD FLOOR DRAIN</div> <div>FRPFIBERGLASS REINFORCED PLASTIC</div> <div>FEFIRE EXTINGUISHER</div> <div>FFFINISHED FLOOR</div> <div>FLRFLOOR</div> <div>REINFREINFORC (ED) (ING)</div> <div>GWBGYPSUM WALLBOARD</div> <div>GCGENERAL CONTRACTOR</div> <div>INSULINSULATION</div> <div>INTINTERIOR</div> <div>JTJOINT</div> <div>METMETAL</div> <div>MRMOISTURE RESISTANT</div> <div>NTSNOT TO SCALE</div> <div>ODOUTSIDE DIMENSION</div> <div>PLPLATE</div> <div>QTYQUANTITY</div> <div>RADIUS</div> <div>RMROOM</div> <div>ROROUGH OPENING</div> <div>SABSOUND ATTENUATION BATT</div> <div>SCSUSPENDED CEILING</div> <div>SIMSIMILAR</div> <div>SSSTAINLESS STEEL</div> <div>STLSTEEL</div> <div>TEMPTEMPERED</div> <div>T&BTOP AND BOTTOM</div> <div>TOCTOP OF CONCRETE</div> <div>TOFTOP OF FOOTING</div> <div>TOSTOP OF SLAB</div> <div>TOWTOP OF WALL</div> <div>TYP TYPICAL</div> <div>UCNUNLESS OTHERWISE NOTED</div> <div>VBVAPOR BARRIER</div> <div>VCTVINYL COMPOSITE TILE</div> <div>W/WITH</div> <div>WCVINYL FACED WALL COVERING</div> <div>WDWOOD</div>	<div><div>PROJECT DESCRIPTION:</div><div>Remodel and addition to an existing restaurant.</div></div> <div><div>OCCUPANCY:</div><div>A-2 Restaurant</div></div> <div><div>CONSTRUCTION:</div><div>VB - Wood Frame Unprotected</div></div> <div><div>FIRE PROTECTION:</div><div>Fire extinguishers</div></div> <div><div>AREA:</div><div><div>Total Existing =3,038 S.F.</div><div>Total Proposed =918 S.F.</div><div>Total Area =3,956 S.F.</div></div></div>	<div><div>OWNER</div><div>S&L Properties Watertown, LLC</div><div>2651 Kirking Ct.</div><div>Portage, WI 53901</div></div> <div><div>ARCHITECT</div><div>Andrea Ring, Architect</div><div>Jewell Associates, Inc.</div><div>560 Sunrise Drive</div><div>Spring Green, WI 53588</div><div>andrea.ring@jewellassoc.com</div><div>608-588-7484</div></div> <div><div>GENERAL CONTRACTOR</div><div>McCON Construction</div><div>1209 Joseph St.</div><div>Dodgeville, WI 53533</div></div> <div><div>HVAC DESIGNER</div><div>Daniel Goodwin</div><div>Dialectic Engineering</div><div>310 W. 20th Street Suite 100</div><div>Kansas City, MO 64108</div><div>Daniel.Goodwin@dialecticeng.com</div><div>816-997-9611</div></div>	<div><div>T1.0</div><div>Title Sheet</div></div> <div><div>T1.1</div><div>Schedules</div></div> <div><div>C102</div><div>Site Demolition Sheet</div></div> <div><div>C201</div><div>Site Dimensional Plans</div></div> <div><div>A0.0</div><div>Existing / Demo Plan</div></div> <div><div>A0.1</div><div>Life Safety Plan</div></div> <div><div>A1.0</div><div>Proposed Floor Plan</div></div> <div><div>A1.3</div><div>Roof & Roof Framing Plans</div></div> <div><div>A2.0</div><div>Exterior Elevations</div></div> <div><div>A3.0</div><div>Building Sections</div></div> <div><div>S0.0</div><div>Structural Notes</div></div> <div><div>S0.1</div><div>Structural Notes</div></div> <div><div>S1.0</div><div>Foundation Plan</div></div> <div><div>S2.0</div><div>Framing Plan & Roof Plan</div></div> <div><div>T-1</div><div>Title & Index</div></div> <div><div>D-1</div><div>Demolition Plan</div></div> <div><div>A-2</div><div>Dimensioned Floor Plan</div></div> <div><div>A-5</div><div>Reflected Ceiling Plan</div></div> <div><div>A-6</div><div>Finish Plan</div></div> <div><div>A-7</div><div>Interior Decor Plan</div></div> <div><div>A-8</div><div>Interior Elevations & Details</div></div> <div><div>FS-1</div><div>Foodservice Plan</div></div> <div><div>FS-2</div><div>Foodservice Rough-In Plan</div></div>				
SUMMARY BUILDING CODE REQUIREMENTS		ARCHITECTURAL SYMBOLS		MAP					
<div><div>Applicable code provisions include, but are not limited to the following: IBC 2015 with Wisconsin Amendments</div><div><div>362.0712 - Penetrations</div><div>All through penetrations and membrane penetrations in fire resistance rated assemblies shall comply with IBC Section 714.</div></div><div><div>362.0715 - Opening Protective's</div><div>All doors in fire resistance rated assemblies shall comply with IBC section 716.</div></div><div><div>362.0716 - Duct and Air Transfer Openings</div><div>All ducts and air transfer openings in fire resistance rated assemblies shall comply with IBC section 717.</div></div><div><div>362.0719 - Thermal and Sound Insulating Materials</div><div>All insulation materials shall comply with IBC section 720.</div></div><div><div>362.1011 - Exit Signs</div><div>Internally lit exit signs with battery backup shall be provided to mark approved exits from any direction of egress travel.</div></div><div><div>362.1006 - Means of Egress Illumination</div><div>The means of egress, including the exit discharge, shall be illuminated to a minimum of 1 foot-candle at the floor level at all times the building space is occupied.</div></div><div><div>362.1006 - Illumination Emergency Power</div><div>In the event of power supply failure, an emergency system shall automatically illuminate to and average of 1 foot-candle and minimum of 0.1 foot-candle at the floor level at all corridors, stairways, and the portion of the exterior exit discharge immediately adjacent to exit discharge doorways, exterior walk or stoops adjacent to the exit doors to comply. Electrical contractor to provide photometric report upon request.</div></div><div><div>362.2304.9.5 - Fasteners in preservative treated wood</div><div>Fasteners for preservative treated wood shall be hot-dipped, zinc coated, galvanized, or stainless steel.</div></div><div><div>362.2406 - Safety Glazing</div><div>Provide Safety Glazing per IBC section 2406.</div></div><div><div>The General Contractor and sub contractors are responsible for coordinating with product manufacturers, suppliers, and installers to ensure that all applicable code provisions are complied with. Review the full Wisconsin Building Code for complete requirements.</div></div></div>		<div><div><div><div><div><div>1 Ref.</div><div>1 Ref.</div><div>1 Ref.</div></div><div><div>1</div><div>A101</div></div></div><div>ELEVATION</div></div><div><div><div><div>1</div><div>A101</div></div><div>Sim.</div></div><div>BUILDING SECTION</div></div><div><div><div><div>1</div><div>A101</div></div><div>Sim.</div></div><div>DETAIL</div></div><div><div><div><div>1</div><div>A101</div></div><div>Sim.</div></div><div>WALL TYPE</div></div><div><div><div><div>1</div><div>A101</div></div><div>Sim.</div></div><div>DOOR</div></div><div><div><div><div>1</div><div>A101</div></div><div>Sim.</div></div><div>WINDOW</div></div></div></div>	<div><div>PROJECT ADDRESS:</div><div>1722 S. Church Street</div><div>Watertown, WI 53094</div></div> <div></div>						

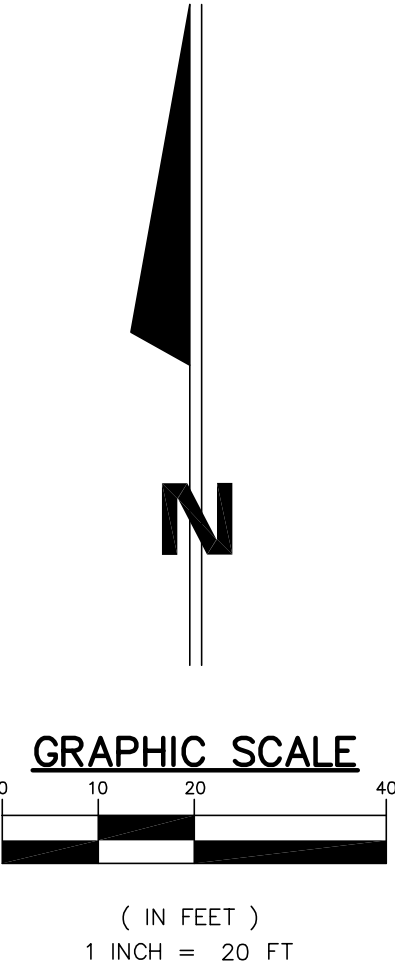
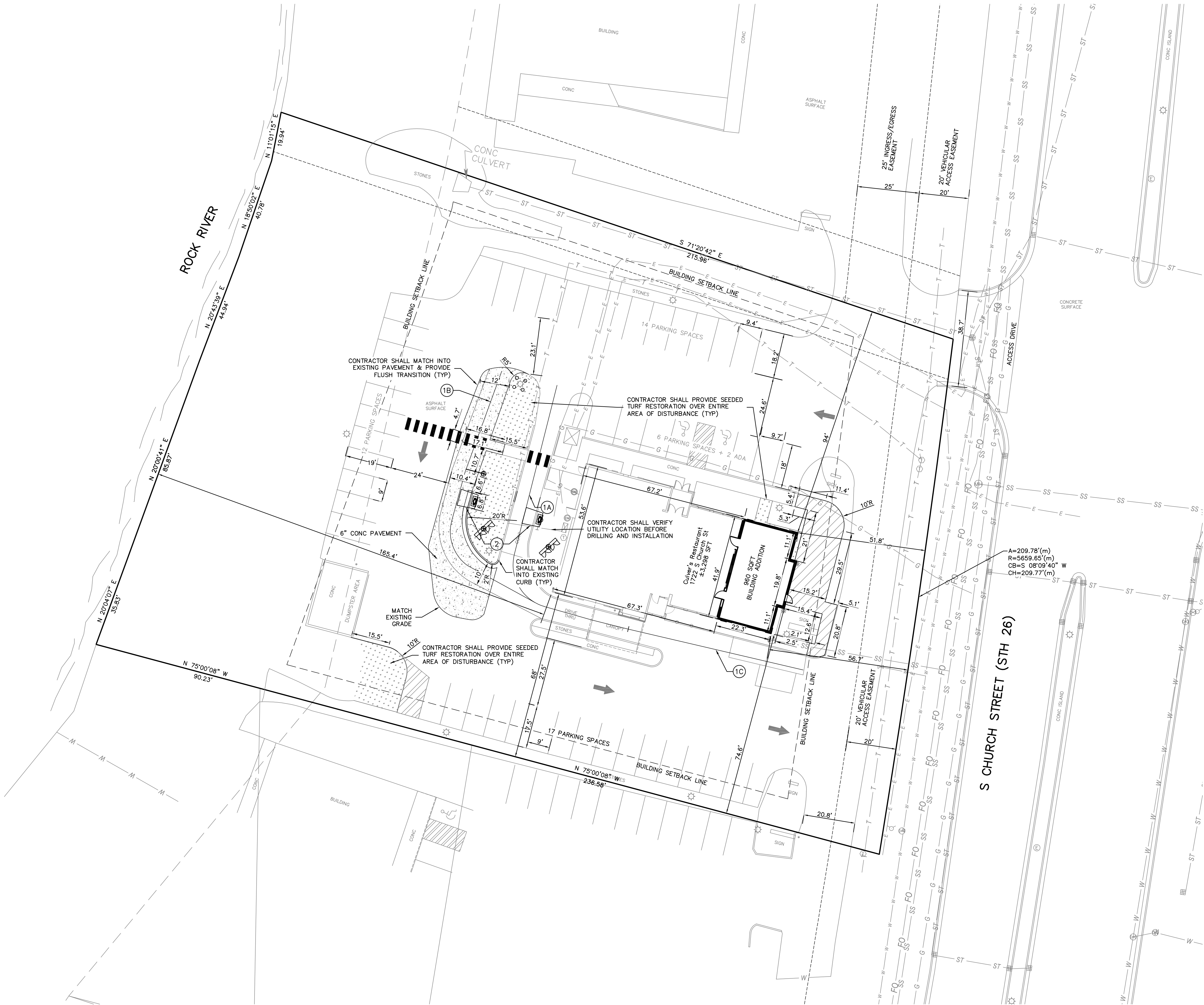


(IN FEET)
1 INCH = 20 FT

LEGEND

- | | |
|---|--|
|  | PROTECT |
|  | REMOVE |
|  | FULL DEPTH REMOVAL OF ASPHALT CONCRETE, AND SOD (±3,549 SFT) |
|  | REMOVE CONCRETE CURB & GUTTER FULL DEPTH |
|  —E | EXISTING ELECTRIC LINE |
|  —ST | EXISTING STORM SEWER |
|  —G | EXISTING GAS LINE |
|  —W | EXISTING WATER LINE |
|  —T | EXISTING TELEPHONE LINE |
|  —OH | EXISTING OVERHEAD ELECTRIC LINE |
|  —SS | EXISTING SANITARY |
|  —FO | EXISTING FIBER OPTIC LINE |

CI02	SCALE:	1"=20'						
	JOB NUMBER:	2022-0168						
	DATE:	MAY 2023						
	DRAWN BY:	MM						
	DESIGNED BY:	MM						
WATERTOWN, WI DDT 1723 S CHURCH ST. WATERTOWN, WI 53094			JONES PETRIE RAFINSKI			The concepts, designs, plans, details and other information as shown on this document are the sole property of JPR and were created, developed, and presented for use on this specific project. No portion of this document may be reproduced or transmitted in any form or by any means, electronic or mechanical, without written permission of JPR. © 2023 JPR. All Rights Reserved.		
MCCON BUILDING CORPORATION 1055 CIRCLE DRIVE P.O. BOX 247 HIGHLAND, WI 53543						REV. _____ BY _____ DATE _____		
SITE DEMOLITION SHEET			PRELIMINARY FOR REVIEW PURPOSES ONLY			Elkhart, IN South Bend, IN Fort Wayne, IN p: 574.232.4388 p: 260.422.2522 p: 574.293.7762		



- LEGEND**
- CONCRETE PAVING
 - 4" CONCRETE SIDEWALK
 - SEEDED TURF
 - PARKING STALL PAVEMENT MARKINGS
 - EXISTING ELECTRIC LINE
 - EXISTING STORM SEWER
 - EXISTING GAS LINE
 - EXISTING WATER LINE
 - EXISTING TELEPHONE LINE
 - EXISTING OVERHEAD ELECTRIC LINE
 - EXISTING SANITARY
 - EXISTING FIBER OPTIC LINE

- TABULATED SITE DATA**
- ACREAGE OF SITE (±48,287 SFT) ±1.11 Acres
 - LAND COVERAGE:
AREA TO IMPERVIOUS = 918 SFT
AREA TO PERVIOUS = 915 SFT
IMPERVIOUS: NET GAIN OF 1 SFT
 - SITE PARKING
A. EXISTING PARKING SPACES
B. PROPOSED PARKING SPACES
TOTAL SPACES
60 INCLUDING 3 ADA
50 INCLUDING 2 ADA
 - MAXIMUM CAPACITY RATIO
A. BUILDING MAXIMUM CAPACITY
B. CAPACITY RATIO PER ORDINANCE
C. PARKING SPACES REQUIRED
103 PERSONS
1:3
35 SPACES
 - SURFACE RUN-OFF AND DRAINAGE TO CONTINUE TO BE COLLECTED ON-SITE IN THE SAME MANNER AS CURRENT.

- NOTES**
- DRIVE-THRU LANE STACKING
- FROM PASS-THROUGH WINDOW
A. 132'
B. 152'
C. 72'
 - KIOSKS AND CLEARANCE BARS TO HAVE A CLEARANCE OF 9.5' AND A MAXIMUM HEIGHT OF 9.7' (BY OTHERS)
 - UTILITY LOCATIONS ARE APPROXIMATE & ARE TO BE FIELD VERIFIED BY CONTRACTOR

PAVEMENT LOAD CAPACITY
CONCRETE PAVEMENT REQUIREMENTS:
FOR BOTH CONCRETE PAVEMENT AND CONCRETE ORDERING PADS:
6" HIGH/EARLY HIGHWAY MIX CONCRETE WITH #4 FIBRE REBAR
2" ON-CENTER - BOTH DIRECTIONS

EXTERIOR LIGHT POLES:
EXISTING EXTERIOR LIGHT POLES ARE TO REMAIN.

DESIGNED BY: MM		DRAWN BY: MM		DATE: MAY 2023		JOB NUMBER: 2022-0168		SCALE: 1" = 20'		C201	
WATERTOWN, WI DDT		MCCON BUILDING CORPORATION		HIGHLAND, WI 53543		SITE DIMENSIONAL PLANS		1722 S CHURCH ST.		1059 CIRCLE DRIVE P.O. BOX 247	
WATERTOWN, WI 53094		MCCON BUILDING CORPORATION		HIGHLAND, WI 53543		SITE DIMENSIONAL PLANS		1722 S CHURCH ST.		1059 CIRCLE DRIVE P.O. BOX 247	
JONES PETRIE RAFINSKI		South Bend, IN P: 574.232.4388 P: 574.237.762		Fort Wayne, IN P: 264.422.2322		DESCRIPTION: C101 REV.		BY: DATE		The concepts, designs, plans, details and other information shown on this document are the sole property of JPR and were created, developed, and presented for use on this specific project. None of the concepts, designs, plans, details or other information shown on this document are to be used or distributed outside of the project without written permission of JPR. © 2021 JPR. All rights reserved.	

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Culver's Frozen Custard Restaurant Addition & Remodel

Date
2-06-2024

[illegible]

Drawing Name

Existing / Demo Plan

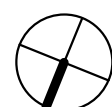
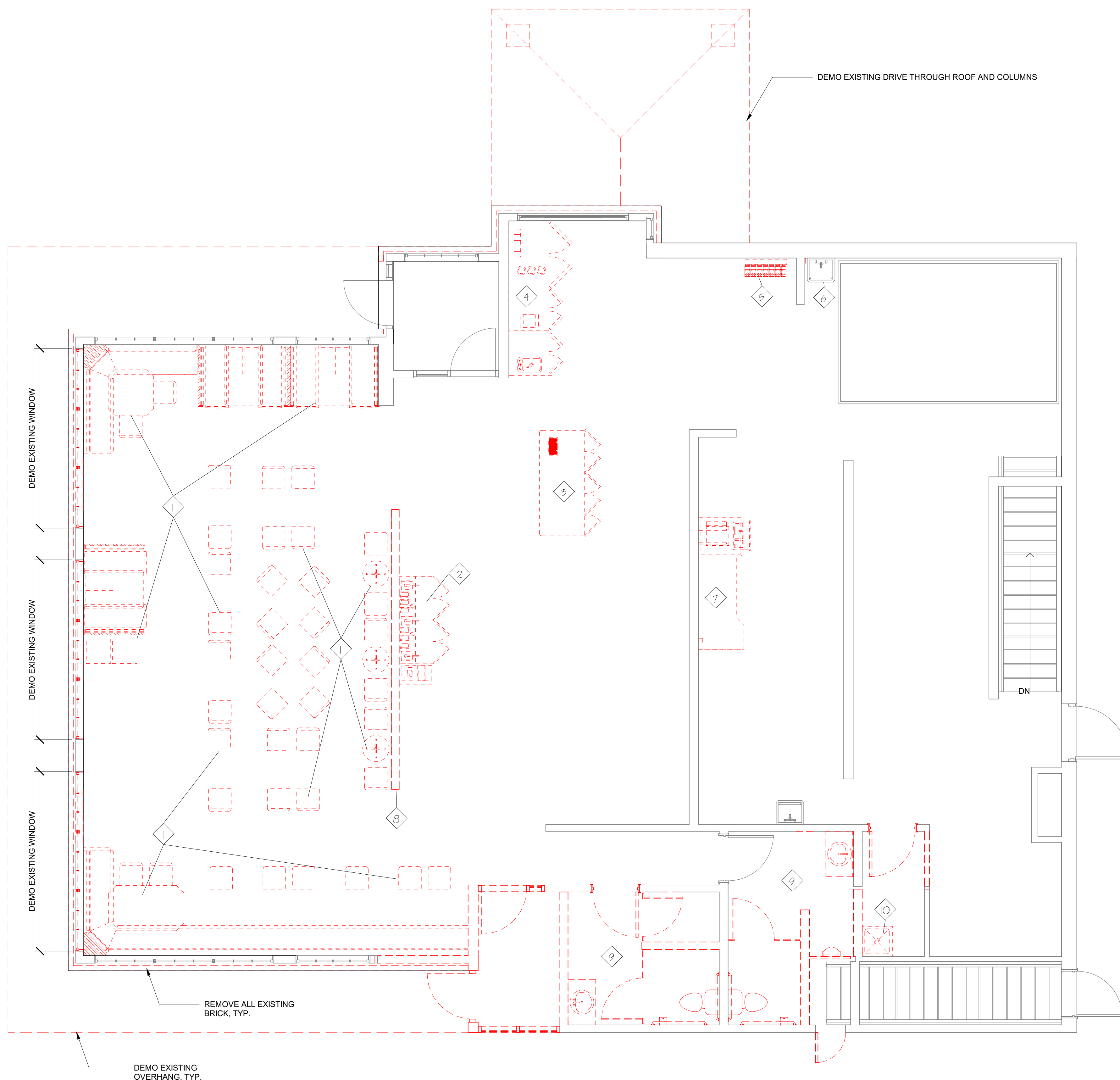
Project number M74210	Sheet number A0.0
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DEMOLITION NOTES

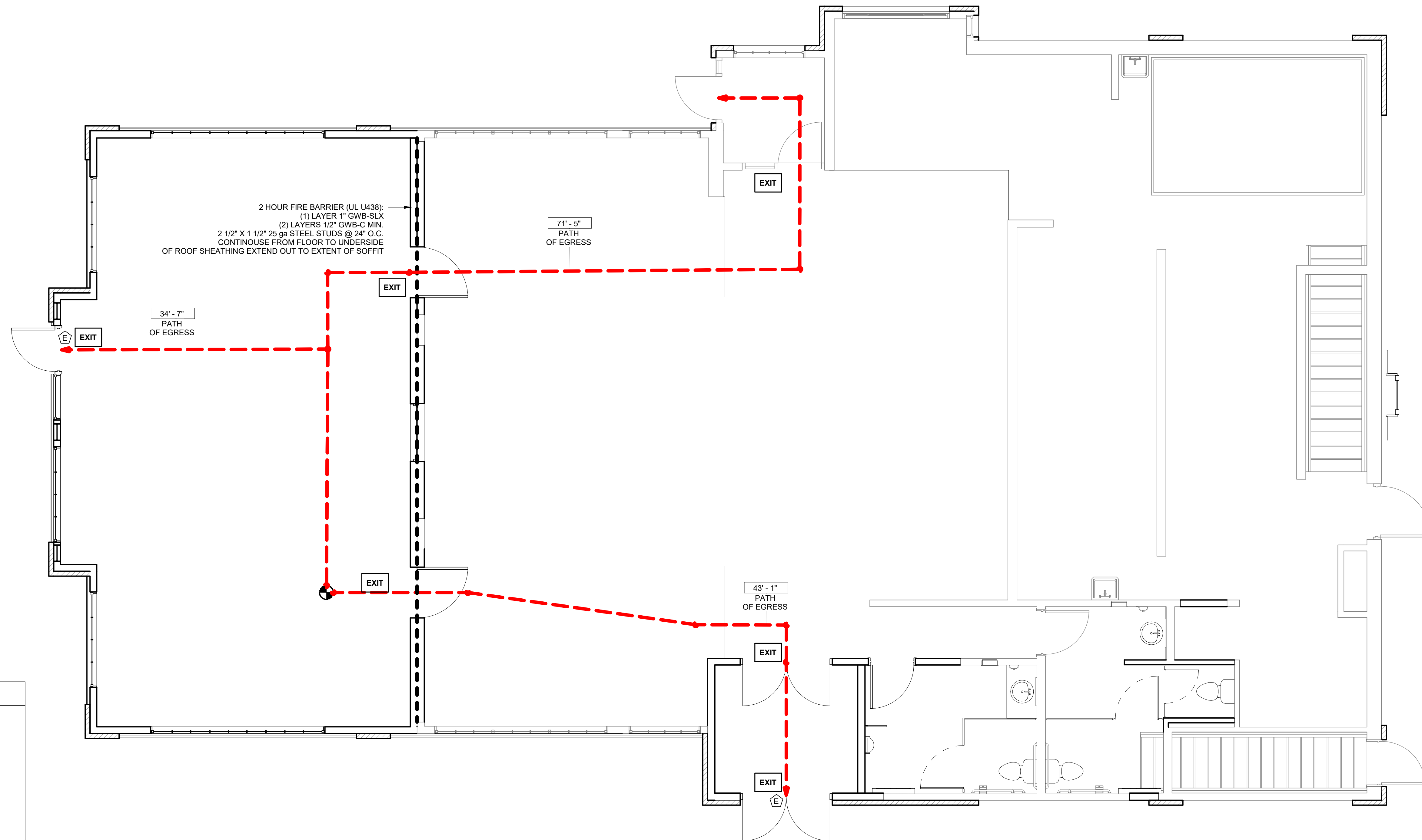
1. REMOVE WINDOWS, EXTERIOR BRICK, PORTION OF WALL BELOW WINDOWS AND ROOF ABOVE. FINISH WALLS TO MATCH INTERIOR DINING ROOM FINISHES.
2. PROTECT ADJACENT CONSTRUCTION DURING DEMOLITION.
3. BRACE STRUCTURE DURING DEMOLITION TO ENSURE SAFETY. **CONTACT THE ENGINEER WITH ANY QUESTIONS PRIOR TO DEMOLITION.**
4. DEMO ITEMS INDICATED IN PLAN BY DASHED LINES.
5. DEMO CARPET, TILE AND TILE SET. SEE SHEET A-6 FOR NEW CARPETS, EXISTING LOCATIONS.
6. SEE REFLECTED CEILING PLAN, SHEET A-5, FOR CEILING DEMO INFORMATION.

KEYED NOTES








1. GC TO DEMO EXISTING BOOTHS, TABLES AND CHAIRS AS SHOWN AND DISPOSE OF AS DIRECTED BY THE OWNER. ALL TABLE FLOOR AND CANTILEVER BASES TO BE REUSED.
2. GC TO DEMO EXISTING CONDIMENT COUNTER AND DISPOSE OF AS DIRECTED BY THE OWNER.
3. GC TO DEMO EXISTING SODA COUNTER AND DISPOSE OF AS DIRECTED BY THE OWNER. CASHIER COUNTER TO REMAIN, END TO BE REFINISHED WITH PANELS PROVIDED BY FEC.
4. GC TO DEMO EXISTING DRIVE-THRU SODA COUNTER AND DISPOSE OF AS DIRECTED BY THE OWNER. CAP PLUMBING.
5. GC TO DEMO EXISTING CANDY TOPPING GRID AND DISPOSE OF AS DIRECTED BY OWNER.
6. GC TO DEMO EXISTING HAND SINK.
7. GC TO DEMO EXISTING WRAP TABLE, FRY DUMP AND HEAT LAMP AND DISPOSE OF AS DIRECTED BY THE OWNER.
8. GC TO DEMO EXISTING WALL AND ACCENT GLASS.
9. GC TO DEMO TOILET PARTITIONS, VANITIES, PLUMBING FIXTURES AND ACCESSORIES AND DOORS AND FRAMES AS SHOWN.
10. GC TO DEMO EXISTING MOP SINK. CAP PLUMBING.



1 Existing / Demo Plan
A0.0 1/4" = 1'-0"



LIFE SAFETY PLAN LEGEND

- | | |
|---|--|
|  | COMMON PATH (C.P.)
(= DIRECTION OF TRAVEL) |
|  | EGRESS PATH (E.P.)
(= DIRECTION OF TRAVEL) |
|  | EGRESS DOOR:
EXIT HARDWARE & INTERNALLY LIT EXIT SIGN |
|  | INTERNALLY LIT EXIT SIGN |
|  | FIRE EXTINGUISHER: 4A-60-B.C 10lb
RECESSED CABINET |
|  | FIRE EXTINGUISHER: 4A-60-B.C 10lb
SURFACE MOUNTED |
|  | FOUR HOUR FIRE WALL |

FIRE EXTINGUISHER NOTE:

FIRE EXTINGUISHER NOTE:
FE1: 10 LB A-B-C FIRE EXTINGUISHER
MOUNTED ON SURFACE OF WALL
WITH METAL BRACKET.

VERIFY LOCATION OF FIRE
EXTINGUISHERS SHOWN ON PLANS
WITH OWNER AND FIRE
DEPARTMENT INSPECTOR.

NOTES: IBC 906.1/IBC 906.2 PROVIDE FIRE EXTINGUISHERS PER IFC 906. FIRE EXTINGUISHERS SHALL BE SELECTED, INSTALLED AND MAINTAINED IN ACCORDANCE WITH IFC 906 AND NFPA 10.

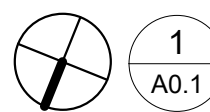
1010.1.2 DOOR SWING:
EGRESS DOORS SHALL BE OF THE PIVOTED OR SIDE-HINGED TYPE
DOORS SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL WHERE SERVING AN OCCUPANT
LOAD OF 50 OR MORE.

EXCEPTION 1: PRIVATE GARAGES, OFFICE AREAS, FACTORY AND STORAGE AREAS WITH AN OCCUPANT LOAD OF 10 OR LESS.

1006.2.1 COMMON PATH
NOT SPRINKLERED, A/B/F/S = 75' MAX

1017 EXIT TRAVEL DISTANCE
NOT SPRINKLERED A/R1/F1/S1 = 200' MAX
NOT SPRINKLERED B = 200' MAX
NOT SPRINKLERED F2/ S2 = 300' MAX

1007.1 EXIT DOORWAY ARRANGEMENT
DISTANCE BETWEEN EXITS SHALL NOT BE LESS THAN
ONE-HALF OF THE LENGTH OF THE MAXIMUM OVERALL



1 Life Safety Plan
A0.1 1/4" = 1'-0"

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Culver's Frozen Custard

Restaurant Addition & Remodel

Watertown, WI

Date _____

2-06-2024

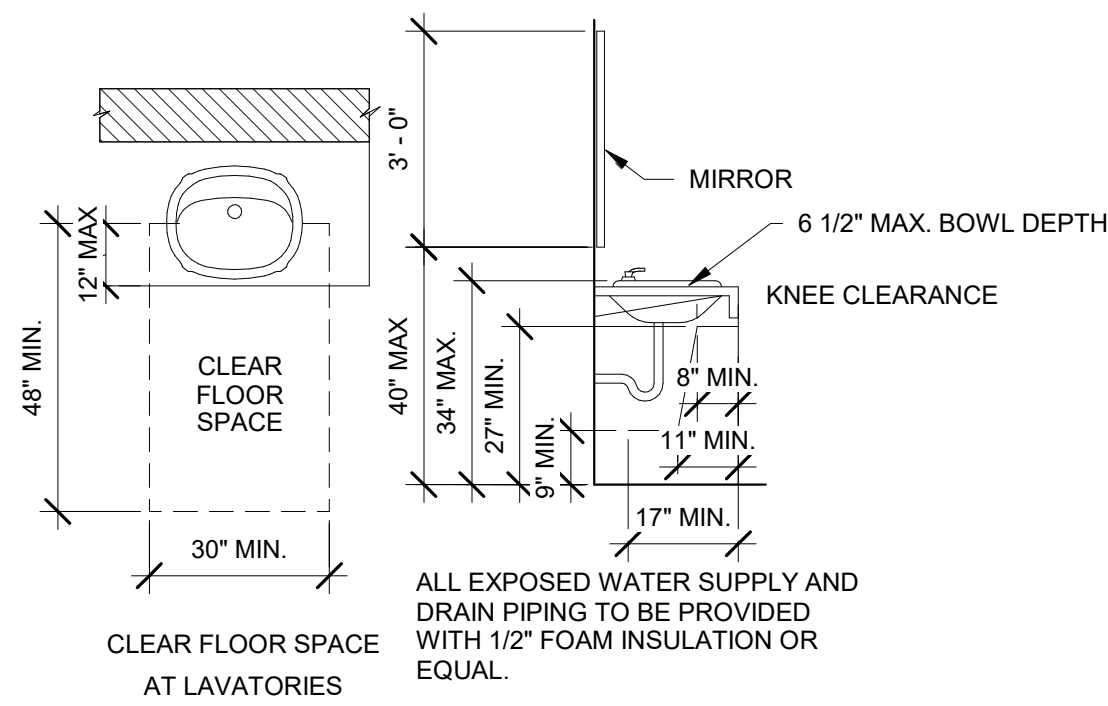
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Drawing Name	
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Life Safety Plan

Project number
M74210

Sheet number
A0.1



3	LAVATORY - ANSI A117.1 606
A1.0	3/8" = 1'-0"



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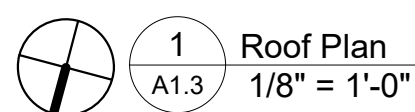
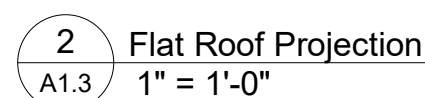
Culver's Frozen Custard

Restaurant Addition & Remodel

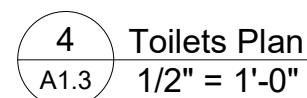
Watertown, WI

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Project number M74210	Sheet number A1.0
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TA-1	24" X 36" MIRROR
TA-2	36" GRAB BAR
TA-3	42" GRAB BAR
TA-4	18" GRAB BAR
TA-5	WALL MOUNTED SOAP DISPENSER
TA-6	WALL MOUNTED TOILET PAPER DISPENSER
TA-7	PAPER TOWEL DISPENSER
TA-8	BABY CHANGING STATION

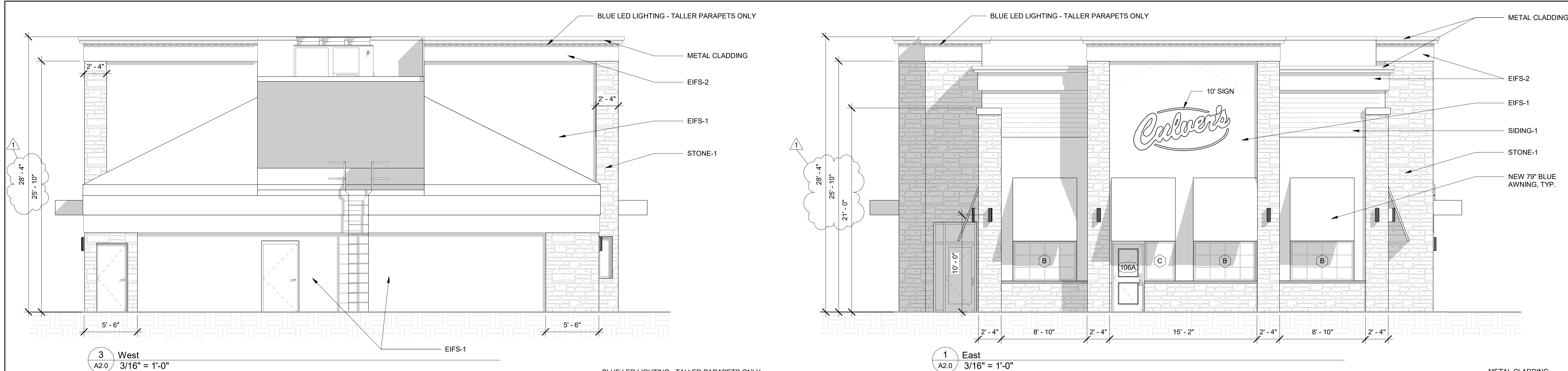


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Culver's Frozen Custard Restaurant Addition & Remodel

2-06-2024

Drawing Name
**Roof & Roof
 Framing
 Plans**

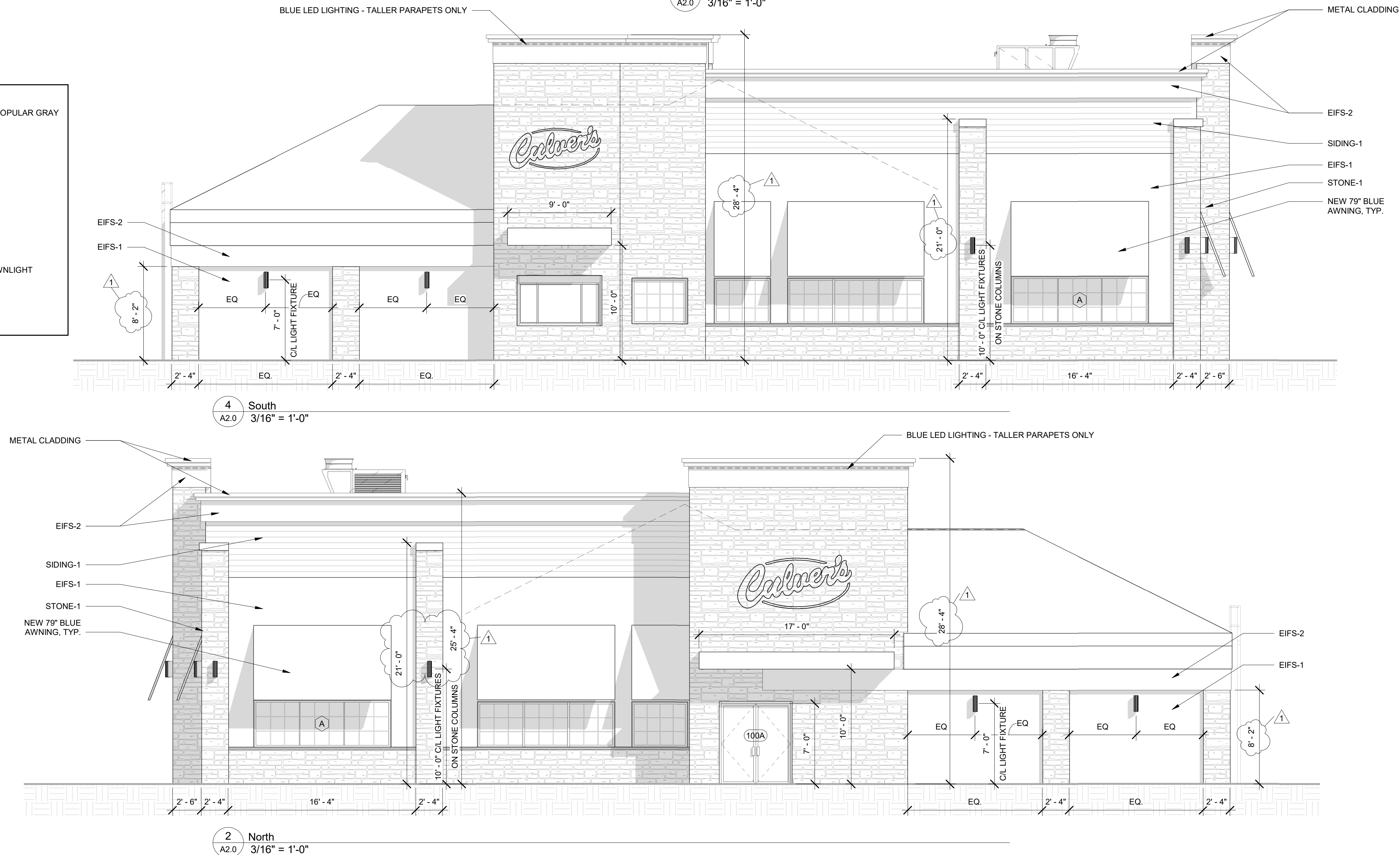


EXTERIOR MATERIAL SELECTIONS

EIFS-1: PAREX, FINE SAND FINISH - COLOR TO MATCH SHERWIN WILLIAMS SW6071 POPULAR GRAY
EIFS-2: SW 7019 GAUNTLET GRAY
METAL CLADDING: EXCEPTIONAL METALS
COLOR: HARBOR BLUE
SIDING-1: LONGBOARD TONGUE & GROOVE PLANK CLADDING
COLOR: TABLE WALNUT
STONE-1: CULTURED STONE (WESTLAKE ROYAL STONE)
STYLE: COUNTRY LEDGESTONE
COLOR: ECHO RIDGE
*DO NOT DRYSTACK CULTURED STONE

LIGHTING SELECTIONS

EXTERIOR SCENCE: LITHONIA LIGHTING BRONZE LED WALL CYLINER LIGHT - UP AND DOWNLIGHT
MFR# - OLLWU LED P1 40K MVOLT DDB M6
CRESCENT ELECTRIC ITEM# - 1015716
EXTERIOR WALL PACK: RAB LIGHTING BRONZE WALL PACK
MFR# - SLIM17FA15ADJ
CRESCENT ELECTRIC ITEM# - 1285587



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Culver's Frozen Custard
Restaurant Addition & Remodel
Watertown, WI

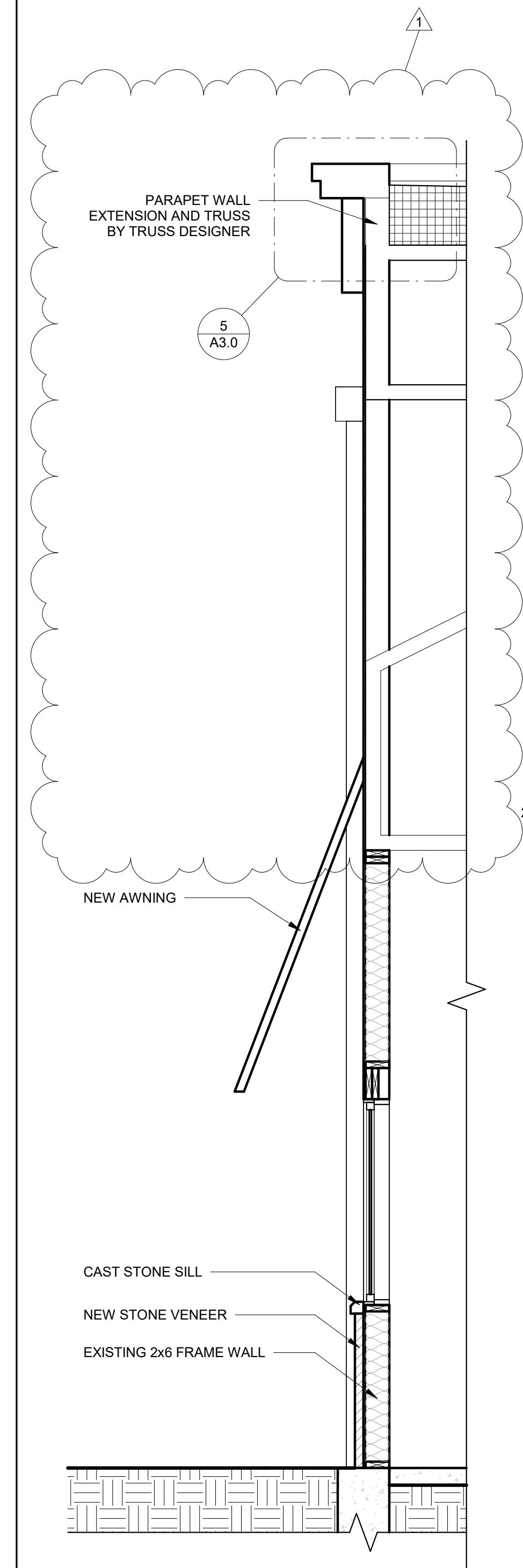
Date		
2-06-2024		
No.	Description	Date
1	Revision 1	2-06-2024

Drawing Name
Exterior Elevations

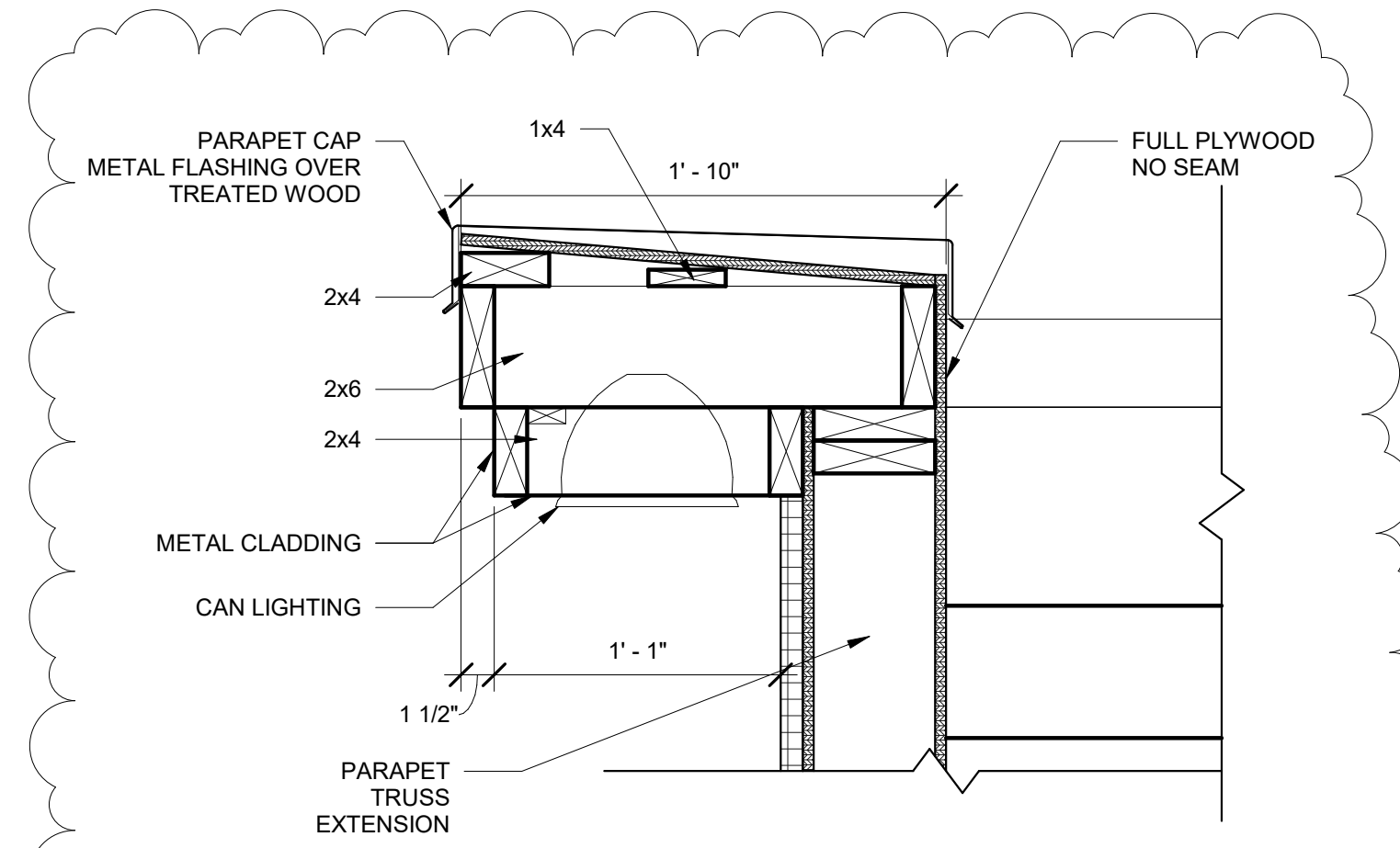
Project number
M74210

Sheet number
A2.0

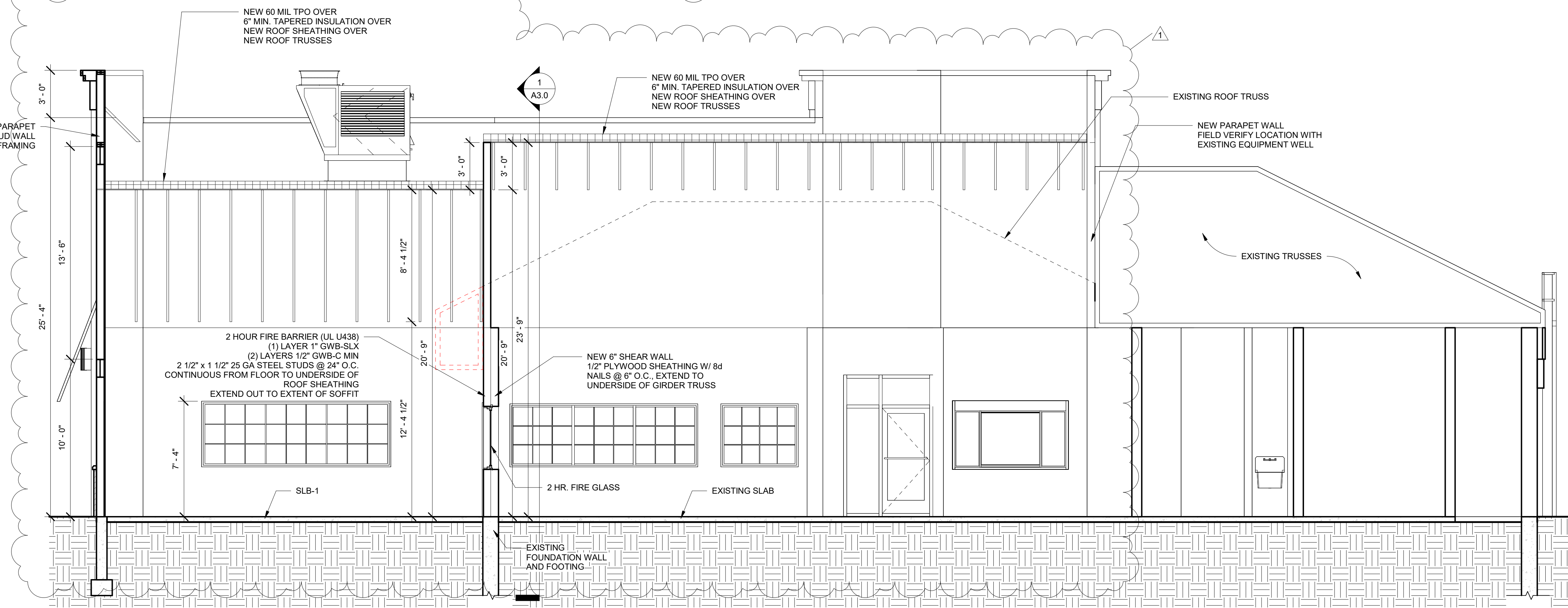
- NOTES:
1. WRAP ROOFING MEMBRANE UP PARAPET WALL AND TERMINATE UNDER CAP FLASHING.
 2. WRAP ROOFING MEMBRANE UP WALL AND TERMINATE WITH SURGACE APPLIED REGLET 18" MIN. ABOVE ROOF SURFACE.



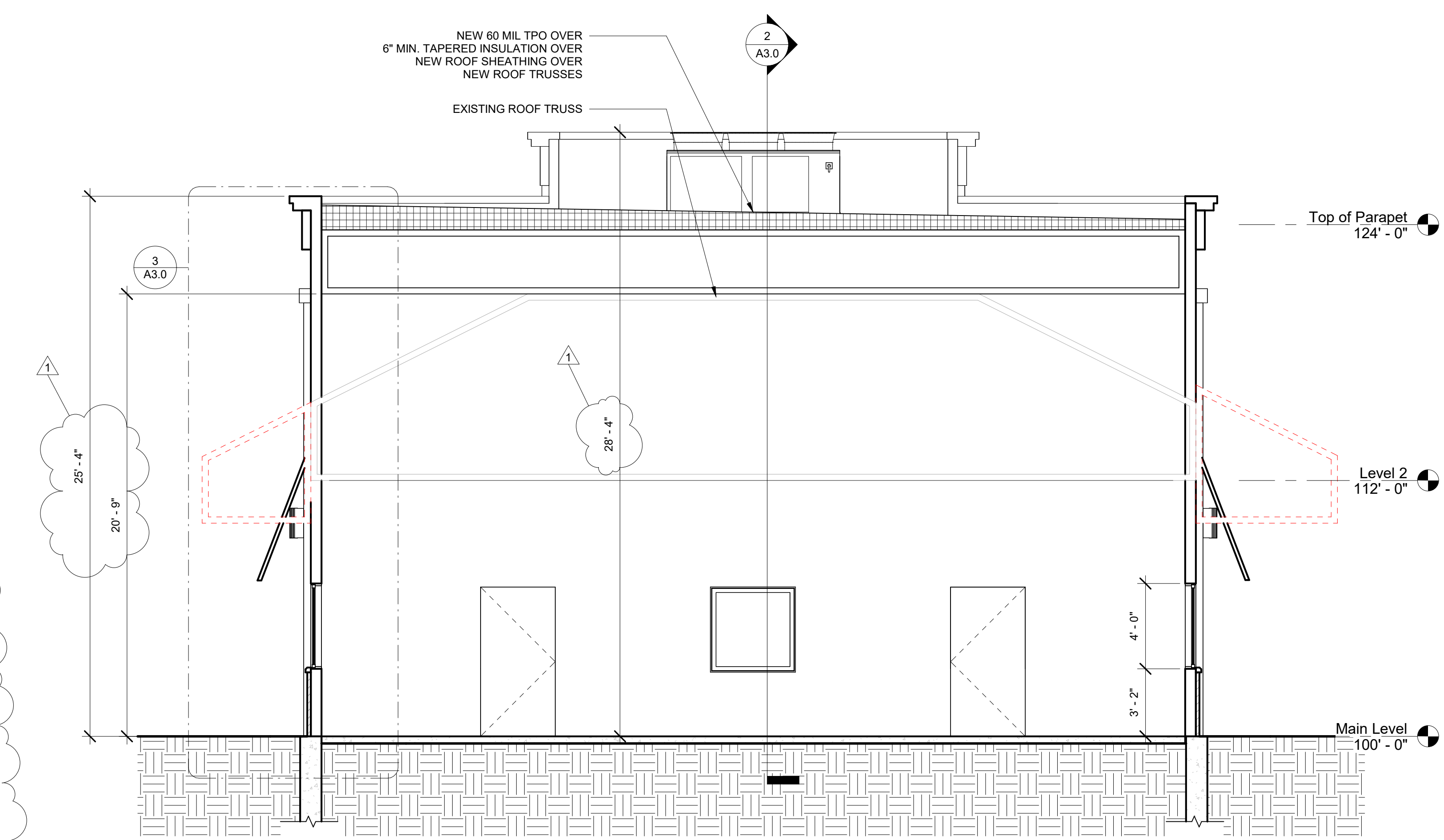
3 Wall Section Detail
1/2" = 1'-0"



5 Parapet Detail
1 1/2" = 1'-0"



2 Section 2
1/4" = 1'-0"



1 Section 1
1/4" = 1'-0"

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Culver's Frozen Custard

Restaurant Addition & Remodel

Watertown, WI

Date		
No.	Description	Date
1	Revision 1	2-06-2024

Drawing Name	
Building Sections	
Project number	Sheet number
M74210	A3.0

GENERAL STRUCTURAL NOTES

1. DESIGNED IN CONFORMANCE WITH THE 2015 INTERNATIONAL BUILDING CODE, INCLUDING THE WISCONSIN AMENDMENTS.
2. DESIGN LOADS:
 - ROOF: 23.1 PSF BALANCED SNOW LOAD (FLAT ROOF)
3. DESIGN DEAD LOADS:
 - ROOF 10 PSF
 - COLLATERAL 5 PSF
4. WIND DESIGN CRITERIA:
 - PER ASCE 7-10 METHOD 1 SIMPLIFIED PROCEDURE
 - ENCLOSED BUILDING
 - V = 115 MPH, EXPOSURE B
 - KD=0.85, KZ=1.00,
5. SEISMIC DESIGN CRITERIA:
 - SITE CLASS D, SDS = 0.078, SDI = 0.075
 - SEISMIC DESIGN CATEGORY B
6. STRUCTURAL DRAWINGS ARE INTENDED TO BE USED WITH ARCHITECTURAL, PLUMBING, HVAC AND ELECTRICAL DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR COORDINATING SUCH REQUIREMENTS INTO THE SHOP DRAWINGS AND WORK.
7. NO OPENING (OTHER THAN THOSE SHOWN ON THE DRAWINGS) SHALL BE MADE IN ANY BEAM, COLUMN, OR OTHER STRUCTURAL MEMBER WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT/ENGINEER.
8. THE CONTRACTOR IS RESPONSIBLE FOR LIMITING THE AMOUNT OF CONSTRUCTION LOAD IMPOSED UPON NEW OR EXISTING STRUCTURAL FRAMING. CONSTRUCTION LOADS SHALL NOT EXCEED THE DESIGN CAPACITY OF THE FRAMING AT THE TIME THE LOADS ARE IMPOSED.
9. PRESUMED SOIL BEARING CAPACITY = 2000 PSF.
10. THE STRUCTURE IS DESIGNED TO FUNCTION AS A UNIT UPON COMPLETION. THE CONTRACTOR IS RESPONSIBLE FOR DESIGNING AND FURNISHING ALL TEMPORARY BRACING AND/ OR SUPPORT THAT MAY BE REQUIRED AS THE RESULT OF THE CONTRACTOR'S CONSTRUCTION METHODS AND/OR SEQUENCES. THE STRUCTURAL ENGINEER ASSUMES NO LIABILITY FOR THE STRUCTURE DURING CONSTRUCTION.
11. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO CONSTRUCTION. NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCY IMMEDIATELY. INFORMATION PERTAINING TO EXISTING FIELD CONDITIONS GIVEN ON THESE STRUCTURAL DRAWINGS REPRESENTS TO THE BEST OF OUR KNOWLEDGE, THE ACTUAL EXISTING FIELD CONDITIONS. JEWELL ASSOCIATES MAKES NO WARRANTY AS TO THEIR ACCURACY. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS IMPERATIVE TO THE NEW CONSTRUCTION AND REPORT DISCREPANCIES BETWEEN THE DRAWINGS AND FIELD CONDITIONS TO THE A/E FOR REVIEW. ANY WORK PERFORMED PRIOR TO RESOLUTION OF DISCREPANCIES BY THE A/E IS SUBJECT TO REMOVAL AND REPLACEMENT AT NO ADDITIONAL COST TO THE CONTRACT.
12. CONTRACTOR NOTE: THE BASE OF ALL EXCAVATIONS SHALL BE KEPT FREE OF WATER AND LOOSE SOIL PRIOR TO PLACING CONCRETE. CARE SHOULD BE TAKEN DURING EXCAVATION AND CONSTRUCTION TO MINIMIZE DISTURBANCE OF THE BEARING SOILS. THE CONCRETE SHOULD BE PLACED AS SOON AS POSSIBLE AFTER EXCAVATION TO PREVENT EXCESSIVE DRYING OR WETTING OF THE EXCAVATION.
13. FOR APPLICABLE CODES AND STANDARDS, MATERIAL STRENGTHS AND CONSTRUCTION REQUIREMENTS, SEE GENERAL STRUCTURAL NOTES AND SPECIFICATIONS.
14. VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO START OF CONSTRUCTION - RESOLVE ANY DISCREPANCY WITH ARCHITECT. DO NOT SCALE DRAWINGS.
15. FOR CLARITY, ALL EXTERIOR SLABS AND SIDEWALKS MAY NOT BE SHOWN. FOR EXACT DIMENSIONS, LOCATIONS, JOINTS AND SCORE LINES, SEE ARCHITECTURAL DRAWINGS.
16. FOR CLARITY, ALL ROOF, FLOOR AND WALL OPENINGS MAY NOT BE SHOWN ON STRUCTURAL DRAWINGS. FOR EXACT SIZE, NUMBER AND LOCATION OF OPENINGS, SEE ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS. FOR FRAMING AT OPENINGS, SEE TYPICAL STRUCTURAL DETAILS. VERIFY ALL SIZES, WEIGHTS AND LOCATIONS OF MECHANICAL AND ELECTRICAL EQUIPMENT, DUCTS, ETC. WITH MECHANICAL AND ELECTRICAL ENGINEERS THROUGH ARCHITECT.
17. DETAILS MARKED "TYPICAL" MAY OR MAY NOT BE CUT ON PLANS, BUT SHALL APPLY UNLESS NOTED OTHERWISE.

ROUGH CARPENTRY

- SECTION INCLUDES STRUCTURAL FLOOR, WALL, AND ROOF FRAMING; BUILT-UP STRUCTURAL MEMBERS; TRUSSES; WALL AND ROOF SHEATHING; SUBFLOOR SHEATHING; PRESERVATIVE AND FIRE RETARDANT TREATMENT; SILL GASKETS, FLASHINGS; AND ROOF CURBS AND CANTS; BLOCKING IN WALL AND ROOF OPENINGS; WOOD FURRING AND GROUNDS; ELECTRICAL PANEL BACK BOARDS, CONCEALED WOOD BLOCKING.
2. PERFORM WORK IN ACCORDANCE WITH THE FOLLOWING:
- LUMBER GRADING AGENCY: CERTIFIED BY DOC PS 20.
 - WOOD STRUCTURAL PANEL GRADING AGENCY: CERTIFIED BY EWA - THE ENGINEERED WOOD ASSOCIATION.
 - LUMBER: DOC PS 20.
 - WOOD STRUCTURAL PANELS: DOC PS 1 OR DOC PS 2.
3. FIRE RATED CONSTRUCTION: RATING AS INDICATED ON DRAWINGS
- TESTED RATING: DETERMINED IN ACCORDANCE WITH ASTM E119.
4. LUMBER GRADING RULES: WWPA G-5.
5. BEAM FRAMING: DFL SPECIES, #2GRADE, 19 PERCENT MAXIMUM MOISTURE CONTENT.
6. JOIST FRAMING: DFL SPECIES, #2GRADE, 19 PERCENT MAXIMUM MOISTURE CONTENT.
7. RAFTER FRAMING: DFL SPECIES, #1GRADE, 19 PERCENT MAXIMUM MOISTURE CONTENT.
8. NON-STRUCTURAL LIGHT FRAMING: SPF SPECIES, CONSTRUCTION GRADE, 19 PERCENT MAXIMUM MOISTURE CONTENT.
9. STUDDING: SPF SPECIES, STUD GRADE, 19 PERCENT MAXIMUM MOISTURE CONTENT.
10. SILL PLATE: PRESSURE TREATED.
11. PLYWOOD ROOF SHEATHING: RATED SHEATHING SPAN RATING AS REQUIRED FOR SPAN CONDITIONS; EXPOSURE DURABILITY 1.
12. PLYWOOD WALL SHEATHING: RATED SHEATHING, SPAN RATING AS REQUIRED FOR SPAN CONDITIONS; EXPOSURE DURABILITY 1.
13. GYPSUM WALL SHEATHING: ASTM C1396/C1396M; TYPE X FIRE RESISTANT, 5/8 INCH THICK, 48 X 96 INCH SIZED SHEETS, SQUARE EDGES, WATER REPELLANT PAPER FACES.
14. PLYWOOD FLOOR SHEATHING: APA RATED SHEATHING, STRUCTURAL I, STURD-I FLOOR SPAN RATING AS REQUIRED BY SPAN CONDITIONS; EXPOSURE DURABILITY 1.
15. TELEPHONE AND ELECTRICAL PANEL BOARDS: PLYWOOD.
16. PLYWOOD UNDERLAYMENT: RATED SHEATHING, SPAN RATING AS REQUIRED BY SPAN CONDITIONS; EXPOSURE DURABILITY 1.
17. SLOPED ROOF SHEATHING: 5/8 INCH THICK, 48 X 96 INCH SIZED SHEETS, SQUARE EDGES.
18. FLAT ROOF SHEATHING: 3/4 INCH THICK, 48 X 96 INCH SIZED SHEETS, SQUARE EDGES.
19. ABOVE GRADE WALL SHEATHING: 1/2 INCH THICK, 48 X 96 INCH SIZED SHEETS, SQUARE EDGES.
20. FLOOR SHEATHING: 3/4 INCH THICK, 48 X 96 INCH SIZED SHEETS, TONGUE AND GROOVE EDGES.
21. FLOOR UNDERLAYMENT: 1/2 INCH THICK, 48 X 96 INCH SIZED SHEETS.
22. FIREBLOCKING: SOLID LUMBER, STRUCTURAL WOOD PANEL, OR PARTICLEBOARD.
- SOLID LUMBER NOMINAL 2 INCHES THICK.
 - TWO LAYERS OF SOLID LUMBER NOMINAL 1 INCH THICK WITH BROKEN LAPPED JOINTS.
 - STRUCTURAL WOOD PANEL 23/32 INCH THICK WITH JOINTS BACKED BY STRUCTURAL WOOD PANEL.
 - PARTICLEBOARD 3/4 INCH THICK WITH JOINTS BACKED BY PARTICLEBOARD.
23. DRAFTSTOPPING: MINIMUM 1/2 INCH THICK GYPSUM BOARD, 3/8 INCH THICK WOOD STRUCTURAL PANEL OR 3/8 INCH THICK PARTICLEBOARD.
24. FASTENERS AND ANCHORS:
- FASTENERS: HOT DIPPED GALVANIZED STEEL FOR HIGH HUMIDITY AND TREATED WOOD LOCATIONS, UNFINISHED STEEL ELSEWHERE.
 - NAILS AND STAPLES: ASTM F1667.
25. DIE STAMPED CONNECTORS: GALVANIZED STEEL.
26. STRUCTURAL FRAMING CONNECTORS: JOIST HANGERS: GALVANIZED STEEL, SIZED TO SUIT FRAMING CONDITIONS.
27. SILL GASKET ON TOP OF FOUNDATION WALL: PLATE WIDTH, CLOSED CELL FOAM STRIP.
28. SILL FLASHING (UNDER SILL GASKET): GALVANIZED STEEL.
29. SUBFLOOR GLUE: APA AFG-01, WATER BASE, WATERPROOF.
30. BUILDING PAPER: ASTM D226, TYPE II, NO. 30, UNPERFORATED ASPHALT FELT.
31. WOOD PRESERVATIVE (PRESSURE TREATMENT): AWPA TREATMENT C1 USING WATER BORNE PRESERVATIVE WITH 0.25 PCF RETENTION.
32. MOISTURE CONTENT AFTER TREATMENT: KILN DRIED (KDAT).
- LUMBER: MAXIMUM 19 PERCENT.
 - STRUCTURAL PANELS: MAXIMUM 15 PERCENT.
33. SET STRUCTURAL MEMBERS LEVEL AND PLUMB, IN CORRECT POSITION.
34. FASTEN FRAMING IN ACCORDANCE WITH APPLICABLE CODE.
35. PLACE HORIZONTAL MEMBERS CROWN SIDE UP.
36. PLACE FULL WIDTH CONTINUOUS SILL FLASHING ON FOUNDATIONS.
37. PLACE SILL GASKET DIRECTLY ON SILL FLASHING.
38. FRAME DOUBLE JOIST HEADERS AT FLOOR AND CEILING OPENINGS. FRAME RIGIDLY INTO JOISTS. FRAME DOUBLE JOISTS UNDER WALL STUDDING.
39. BRIDGE JOISTS IN EXCESS OF 8 FEET SPAN AT MID-SPAN OF MEMBERS. FIT BRIDGING AT ENDS OF MEMBERS.
40. CURB ROOF OPENINGS EXCEPT WHERE CURBS ARE PROVIDED. CONSTRUCT CURB MEMBERS OF SINGLE PIECES FOR EACH SIDE.
41. INSTALL GYPSUM SHEATHING IN ACCORDANCE WITH ASTM C1280.
42. FASTEN SHEATHING IN ACCORDANCE WITH APPLICABLE CODE.
43. INSTALL SUBFLOOR SHEATHING WITH LONGER EDGE PERPENDICULAR TO FLOOR FRAMING WITH END JOINTS STAGGERED. SECURE SHEET EDGES OVER FIRM BEARING. ATTACH SHEATHING WITH [SUBFLOOR GLUE AND] GYPSUM BOARD SCREWS AT FLOOR APPLICATIONS
44. PLACE BUILDING PAPER BETWEEN UNDERLAYMENT AND SUBFLOORING.
45. SECURE WALL SHEATHING WITH ENDS STAGGERED, OVER FIRM BEARING.
46. PLACE BUILDING PAPER OVER WALL SHEATHING, WEATHER LAP JOINTS AND END LAPS, STAPLE IN PLACE. COORDINATE FLASHING INSTALLATION TO ENSURE CONTINUOUS WATER RESISTANT BARRIER.
47. USE SHEATHING CLIPS BETWEEN SHEETS BETWEEN ROOF FRAMING MEMBERS.
48. INSTALL TELEPHONE AND ELECTRICAL PANEL BACK BOARDS WITH PLYWOOD SHEATHING MATERIAL WHERE REQUIRED. SIZE BACK BOARD BY 12 INCHES BEYOND SIZE OF ELECTRICAL PANEL.
49. INSTALL FIREBLOCKING TO CUT OFF CONCEALED DRAFT OPENINGS.
- CONCEALED FRAMED WALL AND FURRED SPACES: INSTALL FIREBLOCKING VERTICALLY AT FLOOR AND CEILING LEVELS AND HORIZONTALLY AT MAXIMUM 10 FEET ON CENTER.
 - CONNECTIONS BETWEEN HORIZONTAL AND VERTICAL SPACES: INSTALL FIREBLOCKING BETWEEN VERTICAL WALLS AND PARTITIONS AND THE FOLLOWING:
 - HORIZONTAL FLOOR AND ROOF FRAMING.
 - SOFFITS, DROPPED CEILINGS, COVE CEILINGS AND OTHER HORIZONTAL CONCEALED SPACES.
 - STAIRS: INSTALL FIREBLOCKING BETWEEN STAIR STRINGERS AT TOP AND BOTTOM OF EACH RUN.
 - EXTERIOR COMBUSTIBLE ARCHITECTURAL TRIM: INSTALL FIREBLOCKING AT MAXIMUM 20 FEET ON CENTER.
50. INSTALL DRAFTSTOPPING IN FLOORS AND AT LOCATIONS INDICATED ON DRAWINGS.
- FLOORS: IN LOCATIONS TO LIMIT EACH AREA TO 1000 SF.
 - ATTICS: IN LOCATIONS TO LIMIT EACH AREA TO 3000 SF.
51. TREAT SITE-SAWN CUTS. BRUSH APPLY TWO COATS OF PRESERVATIVE TREATMENT ON UNTREATED WOOD IN CONTACT WITH CEMENTITIOUS MATERIALS ROOFING AND RELATED METAL FLASHINGS. ALLOW PRESERVATIVE TO CURE PRIOR TO ERECTING MEMBERS.

SHOP-FABRICATED WOOD TRUSSES

1. SECTION INCLUDES SHOP FABRICATED WOOD TRUSSES FOR ROOF AND FLOOR FRAMING; BRIDGING, BRACING, AND ANCHORAGE; AND PRESERVATIVE TREATMENT OF WOOD.
3. DESIGN ROOF LIVE AND DEAD LOAD: 38 LBS/SQ FT WITH DEFLECTION LIMITED TO 1/360 OF SPAN INCLUDING CEILING LOAD.
4. DESIGN ROOF WIND UPLIFT LOAD: 10.5 LB/SQ FT WITH DEFLECTION LIMITED TO 1: 240 OF SPAN. LOAD IS TO BE APPLIED IN COMBINATION WITH 50 PERCENT OF DEAD LOAD.
5. PROVIDE TRUSS OPENINGS TO ACCOMMODATE MECHANICAL DUCTS.
6. SUBMITTALS:
 - SHOP DRAWINGS: INDICATE SIZES AND SPACING OF TRUSSES AND ASSOCIATED COMPONENTS, WEB AND CHORD SIZES, PLATE SIZES, FASTENER DESCRIPTIONS AND SPACINGS, LOADS AND TRUSS CAMBERS, FRAMED AND OPENINGS. SUBMIT STAMPED DESIGN CALCULATIONS.
 - PRODUCT DATA: PROVIDE TRUSS CONFIGURATIONS, BEARING AND ANCHOR DETAILS, BRIDGING AND BRACING.
7. PERFORM WORK IN ACCORDANCE WITH THE FOLLOWING:
 - LUMBER GRADING AGENCY: CERTIFIED BY DOC PS 20.
 - WOOD STRUCTURAL PANEL GRADING AGENCY: CERTIFIED BY EWA - THE ENGINEERED WOOD ASSOCIATION.
 - LUMBER: DOC PS 20.
 - WOOD STRUCTURAL PANELS: DOC PS 1 OR DOC PS 2.
 - TRUSS DESIGN, FABRICATION, AND INSTALLATION: IN ACCORDANCE WITH TPI 1.
8. FIRE RATED CONSTRUCTION: RATING AS INDICATED ON DRAWINGS.
 - TESTED RATING: DETERMINED IN ACCORDANCE WITH ASTM E119.
9. MANUFACTURER: COMPANY SPECIALIZING IN MANUFACTURING SHOP FABRICATED WOOD TRUSSES WITH MINIMUM THREE YEARS EXPERIENCE.
10. DESIGN TRUSSES UNDER DIRECT SUPERVISION OF PROFESSIONAL ENGINEER EXPERIENCED IN DESIGN OF THIS WORK AND LICENSED AT PROJECT LOCATION. SUBMIT STAMPED CALCULATIONS AND LAYOUT DRAWINGS FOR SUBMISSION TO THE STATE OF WISCONSIN
11. LUMBER GRADING RULES: WWPA G-5.
12. WOOD MEMBERS: SINGLE TOP AND BOTTOM CHORD, DFL SPECIES #2 GRADE OR BETTER. 19 PERCENT MAXIMUM AND 7 PERCENT MINIMUM MOISTURE CONTENT.
13. STEEL PLATE CONNECTORS SHALL BE TPI 1, SECTION 6; HOT DIP, GALVANIZED; DIE STAMPED WITH INTEGRAL TEETH.
14. TRUSS BRACING: TYPE, SIZE AND SPACING RECOMMENDED BY TRUSS MANUFACTURER.
15. WOOD BLOCKING SHALL BE SOFTWOOD LUMBER, S/P/F SPECIES, CONSTRUCTION GRADE, 19 PERCENT MAXIMUM AND 7 PERCENT MINIMUM MOISTURE CONTENT.
16. FASTENERS AND ANCHORS:
 - FASTENERS: HOT DIPPED GALVANIZED STEEL FOR HIGH HUMIDITY AND TREATED WOOD LOCATIONS, UNFINISHED STEEL ELSEWHERE.
 - NAILS AND STAPLES: ASTM F1667.
 - ANCHORS: TOGGLE BOLT TYPE FOR ANCHORAGE TO HOLLOW MASONRY. EXPANSION SHIELD AND LAG BOLT TYPE FOR ANCHORAGE TO SOLID MASONRY OR CONCRETE. BOLT OR BALLISTIC FASTENER FOR ANCHORAGES TO STEEL.
17. FABRICATE TRUSSES TO ACHIEVE STRUCTURAL REQUIREMENTS SPECIFIED.
18. FURNISH BOTTOM AND TOP CHORD EXTENSIONS AS INDICATED ON DRAWINGS.
19. FABRICATE TO ACHIEVE MINIMUM END BEARING OF:
 - 3 1/2 INCHES ON STEEL.
 - 3 1/2 INCHES ON MASONRY.
 - 5 1/2 INCHES ON WOOD.
20. FRAME SPECIAL SIZED OPENINGS IN WEB FRAMING AS REQUIRED BY MECHANICAL SYSTEMS.
21. VERIFY SUPPORTS AND OPENINGS ARE READY TO RECEIVE TRUSSES.
22. COORDINATE PLACEMENT OF BEARING SUPPORT ITEMS.
23. SET MEMBERS LEVEL AND PLUMB, IN CORRECT POSITION.
24. MAKE PROVISIONS FOR ERECTION LOADS, AND FOR SUFFICIENT TEMPORARY BRACING TO MAINTAIN STRUCTURE PLUMB, AND IN INDICATED ALIGNMENT UNTIL COMPLETION OF ERECTION AND INSTALLATION OF PERMANENT BRACING.
25. DO NOT FIELD CUT OR ALTER STRUCTURAL MEMBERS WITHOUT APPROVAL OF ARCHITECT/ENGINEER.
26. PLACE HEADERS AND SUPPORTS TO FRAME OPENINGS.
27. COORDINATE PLACEMENT OF DECKING SHEATHING WITH WORK OF THIS SECTION.
28. AFTER ERECTION, TOUCH-UP DAMAGED SURFACES WITH PRIMER CONSISTENT WITH SHOP COAT.
29. BRUSH APPLY TWO COATS OF PRESERVATIVE TREATMENT ON WOOD IN CONTACT WITH CEMENTITIOUS MATERIALS AND ROOFING AND RELATED METAL FLASHINGS. TREAT SITE-SAWN CUTS.
30. ALLOW PRESERVATIVE TO DRY PRIOR TO ERECTING MEMBERS.

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Culver's Frozen Custard

Restaurant Addition & Remodel

Watertown, WI

Date
2-06-2024

[illegible]

Drawing Name

Structural Notes

Project number

Sheet number

CAST IN PLACE CONCRETE

1. PERFORM FORMWORK, SHORING AND BRACING IN ACCORDANCE WITH ACI 301, ACI 318 AND ACI 347 TO CONFORM TO DESIGN AND APPLICABLE CODE REQUIREMENTS TO ACHIEVE CONCRETE SHAPE, LINE AND DIMENSION AS INDICATED ON DRAWINGS.
 2. PERFORM AND FABRICATE CONCRETE REINFORCING WORK IN ACCORDANCE WITH ACI 301, ACI 315, ACI 318.
 3. PERFORM CAST-IN-PLACE CONCRETE WORK IN ACCORDANCE WITH ACI 301, ACI 318 ACI 305, AND ACI 306.1.
 4. SHOP DRAWINGS: INDICATE PERTINENT DIMENSIONING, FORM MATERIALS, ARRANGEMENT OF JOINTS AND TIES, REINFORCEMENT SIZES, SPACINGS, LOCATIONS, AND QUANTITIES, BENDING AND CUTTING SCHEDULES, SUPPORTING AND SPACING DEVICES, SIDEWALKS, AND SLABS-ON-GRADE.
 5. PRODUCT DATA: INDICATE ADMIXTURES AND ANCHORS
 6. DESIGN DATA: SUBMIT MIX DESIGNS
 7. FIRE RATED [WALL] [FLOOR] [ROOF] CONSTRUCTION: RATING AS INDICATED ON DRAWINGS. TESTED RATING: DETERMINED IN ACCORDANCE WITH ASTM E119. PRESCRIPTIVE RATING: DETERMINED IN ACCORDANCE WITH APPLICABLE CODE.
 8. FORM MATERIALS:
 9. PLYWOOD: SOUND UNDAMAGED SHEETS WITH CLEAN TRUE EDGES.
 10. LUMBER: SPF SPECIES; CONSTRUCTION GRADE.
 11. PREFABRICATED STEEL TYPE: TIGHT FITTING, STIFFENED TO SUPPORT WEIGHT OF CONCRETE.
 12. PAN TYPE: STEEL; OF SIZE AND PROFILE REQUIRED.
 13. TUBULAR COLUMN TYPE: ROUND, SPIRALLY WOUND LAMINATED MATERIALS, INSIDE SURFACE TREATED WITH RELEASE AGENT, OF SIZE REQUIRED.
 14. FORM TIES: METAL TYPE OF FIXED LENGTH.
 15. WATER STOPS: BENTONITE, MAXIMUM POSSIBLE LENGTHS, PROFILED AS REQUIRED FOR PROJECT CONDITIONS. INSTALL WATER STOPS CONTINUOUS WITHOUT DISPLACING REINFORCEMENT.
 16. VAPOR RETARDER: ASTM E1745 CLASS A, 6 MIL THICK CLEAR POLYETHYLENE FILM; TYPE RECOMMENDED FOR BELOW GRADE APPLICATION. FURNISH JOINT TAP RECOMMENDED BY MANUFACTURER. PERMEANCE: MAXIMUM 1 PERM WHEN TESTED IN ACCORDANCE WITH ASTM E96, PROCEDURE A. INSTALL VAPOR RETARDER UNDER INTERIOR SLABS ON GRADE IN ACCORDANCE WITH ASTM E1643. LAP JOINTS MINIMUM 6 INCHES AND SEAL WATERTIGHT. REPAIR DAMAGED VAPOR RETARDER WITH VAPOR RETARDER MATERIAL, LAP OVER DAMAGED AREAS MINIMUM 6 INCHES AND SEAL WATERTIGHT.
 17. FORM RELEASE AGENT: COLORLESS MINERAL OIL NOT CAPABLE OF STAINING CONCRETE [OR IMPAIRING NATURAL BONDING CHARACTERISTICS OF COATING INTENDED FOR USE ON CONCRETE.
 18. FORMED CONSTRUCTION JOINTS FOR SLAB-ON-GRADE: GALVANIZED STEEL, TONGUE AND GROOVE TYPE PROFILE, KNOCKOUT HOLES TO RECEIVE DOWELING.
 19. SLAB EDGE JOINT FILLER: ASTM D1751, PREMOLDED ASPHALTIC BOARD, ½ INCH THICK.
 20. ALL CONCRETE REINFORCING STEEL IS TO BE ASTM A-615, GRADE 60, LAPS SHALL BE AS FOLLOWS:

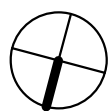
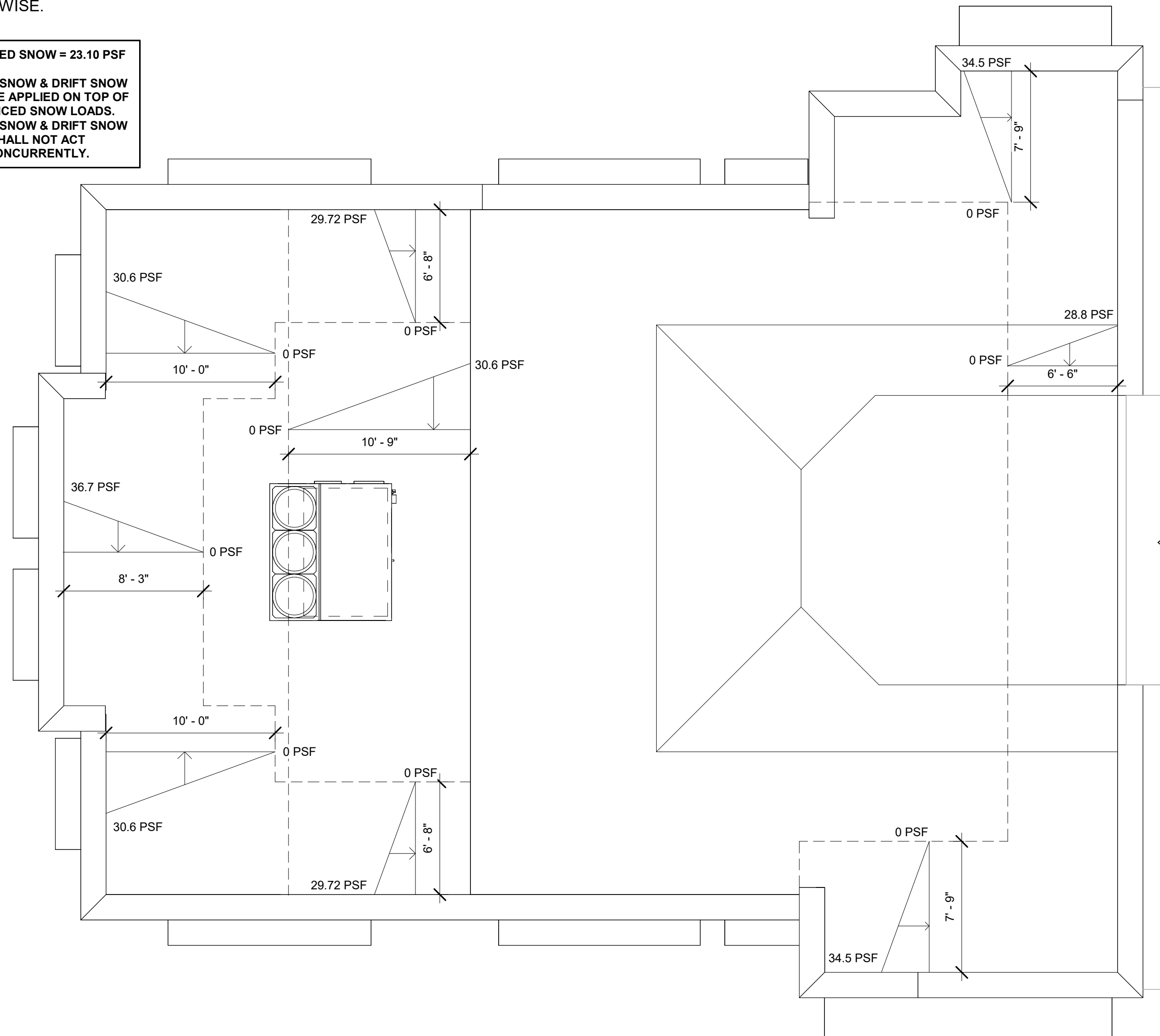
21.	BAR SIZE: #3	#4	#5	#6	#7	#8	#10
22.	LAP LENGTH:	19"	25"	32"	38"	44"	54" 77"
 23. WELDED DEFORMED WIRE FABRIC: ASTM A497; IN FLAT SHEETS AND UNFINISHED.
 24. WELDED PLAIN WIRE FABRIC: ASTM A185; IN FLAT SHEETS AND UNFINISHED.
 25. CHAIRS, BOLSTERS, BAR SUPPORTS, SPACERS: SIZED AND SHAPED FOR SUPPORT OF REINFORCING; PLASTIC TIPPED OR NON-CORRODING FOR SUPPORTS IN SLABS FORMING FINISHED CEILINGS OR WHERE SUPPORTS ARE EXPOSED TO WEATHER.
 26. FABRICATE CONCRETE REINFORCEMENT IN ACCORDANCE WITH ACI 301 AND ACI 318.
 27. WELD REINFORCEMENT IN ACCORDANCE WITH AWS D1.4
 28. EPOXY COATED FINISH FOR STEEL BARS: ASTM A775/A775M.
 29. EPOXY COATING PATCHING MATERIAL: TYPE AS RECOMMENDED BY COATING MANUFACTURER.
 30. CEMENT: ASTM C150, NORMAL-TYPE I, PORTLAND TYPE.
 31. FINE AND COARSE AGGREGATES: ASTM C33.
 32. WATER: CLEAN AND NOT DETRIMENTAL TO CONCRETE.
 33. AIR ENTRAINMENT ADMIXTURE: ASTM C260.
 34. BONDING AGENT: POLYMER RESIN EMULSION.
 35. NON-SHRINK GROUT: PREMIXED COMPOUND CONSISTING OF NON-METALLIC AGGREGATE, CEMENT, WATER REDUCING AND PLASTICIZING AGENTS.
 36. CURING COMPOUND: ASTM C1315, TYPE 1, CLASS A.
 37. ABSORPTIVE MATS: ASTM C171, BURLAP-POLYETHYLENE.
 38. METALLIC HARDENER: PREMIXED CLEAR, OXIDABLE TYPE.
 39. MIX AND DELIVER CONCRETE IN ACCORDANCE WITH ASTM C94/C94M, OPTION A.
 40. FURNISH CONCRETE OF THE FOLLOWING STRENGTH:

41.	COMPRESSIVE STRENGTH 3,000 PSI: FOOTINGS, FOUNDATION WALLS, AND ALL OTHER CONCRETE NOT NOTED.
42.	3,500 PSI: INTERIOR AND EXTERIOR SLAB ON GRADE.
43.	4,000 PSI: SUSPENDED FLOOR SLABS, STRUCTURAL TOPPING, BEAMS AND COLUMNS (28 DAY).
44.	SLUMP 3 TO 5 INCHES. MAXIMUM WATER-CEMENT RATIO: 0.50.
 45. SELECT ADMIXTURE PROPORTIONS FOR NORMAL WEIGHT CONCRETE IN ACCORDANCE WITH ACI 318.
 46. ADD AIR ENTRAINING AGENT TO CONCRETE MIX FOR CONCRETE WORK EXPOSED TO EXTERIOR.
 47. ERECT FORMWORK, SHORING AND BRACING TO ACHIEVE DESIGN REQUIREMENTS. PROVIDE BRACING TO ENSURE STABILITY OF FORMWORK.
 48. CAMBER SLABS AND FRAMING TO ACHIEVE ACI 301 TOLERANCES.
 49. PROVIDE BRACING TO ENSURE STABILITY OF FORMWORK.
 50. FORM EXTERNAL CORNERS OF BEAMS, JOISTS, AND COLUMNS, AS INDICATED ON DRAWINGS. PROVIDE FORMED OPENINGS WHERE REQUIRED FOR WORK TO BE EMBEDDED IN AND PASSING THROUGH CONCRETE MEMBERS. COORDINATE WORK OF OTHER SECTIONS IN FORMING AND SETTING OPENINGS, SLOTS, RECESSES, CHASES, SLEEVES, BOLTS, ANCHORS, AND OTHER INSERTS. INSTALL CONCRETE ACCESSORIES STRAIGHT, LEVEL, AND PLUMB.
 51. APPLY FORM RELEASE AGENT TO FORMWORK PRIOR TO PLACING FORM ACCESSORIES AND REINFORCEMENT. DO NOT APPLY FORM RELEASE AGENT WHERE CONCRETE SURFACES WILL RECEIVE [SPECIAL FINISHES] [OR] [APPLIED COVERINGS] AFFECTED BY AGENT.
 52. CLEAN FORMS AS ERECTION PROCEEDS, TO REMOVE FOREIGN MATTER.
 53. PROVIDE FORMED OPENINGS WHERE REQUIRED FOR WORK TO BE EMBEDDED IN AND PASSING THROUGH CONCRETE MEMBERS. COORDINATE WORK OF OTHER SECTIONS IN FORMING AND SETTING OPENINGS, SLOTS, RECESSES, CHASES, SLEEVES, BOLTS, ANCHORS, AND OTHER INSERTS. INSTALL CONCRETE ACCESSORIES STRAIGHT, LEVEL, AND PLUMB.
 54. PLACE FORMED CONSTRUCTION JOINT DEVICE IN FLOOR SLAB IN PATTERN POURING SEQUENCE.
 55. PLACE JOINT FILLER AT PERIMETER OF FLOOR SLAB, PENETRATIONS, AND ISOLATION JOINTS.
 56. INSTALL VOID FORMS. PROTECT FORMS FROM MOISTURE BEFORE CONCRETE PLACEMENT AND FROM CRUSHING DURING CURETING.
 57. PLACE REINFORCEMENT, SUPPORTED AND SECURED AGAINST DISPLACEMENT.
 58. ENSURE REINFORCING IS CLEAN, FREE OF LOOSE SCALE, DIRT, OR OTHER FOREIGN COATINGS.
 59. WELD REINFORCEMENT IN ACCORDANCE WITH AWS D1.4. DO NOT WELD CROSSING REINFORCEMENT BARS FOR ASSEMBLY EXCEPT AS PERMITTED BY ARCHITECT/ENGINEER.
 60. SPACE REINFORCEMENT BARS WITH MINIMUM CLEAR SPACING IN ACCORDANCE WITH ACI 301.
 61. MAINTAIN CONCRETE COVER AROUND REINFORCEMENT IN ACCORDANCE WITH ACI 301.
 62. PREPARE PREVIOUSLY PLACED CONCRETE BY CLEANING WITH STEEL BRUSH AND APPLYING BONDING AGENT.
 63. SEPARATE SLABS-ON-GRADE FROM VERTICAL SURFACES WITH 1/2 INCH THICK JOINT FILLER, EXTENDED FROM BOTTOM OF SLAB TO WITHIN 1/4 INCH OF FINISHED SLAB SURFACE.
 64. PLACE CONCRETE CONTINUOUSLY BETWEEN PREDETERMINED EXPANSION, CONTROL AND CONSTRUCTION JOINTS. DO NOT BREAK OR INTERRUPT SUCCESSIVE POURS CREATING COLD JOINTS.
 65. PLACE FLOOR SLABS IN EVERY-OTHER LANE-PLACEMENT OR SAW CUT PATTERN INDICATED.
 66. WHERE NEW CONCRETE IS DOWELED TO EXISTING WORK, DRILL HOLES IN EXISTING CONCRETE, INSERT STEEL DOWELS AND PACK WITH NON-SHRINK GROUT.

67. SCREED [FLOORS] [SLABS-ON-GRADE] [AND] [CONCRETE BASE FOR TOPPINGS] LEVEL OR IN SLOPE PATTERN INDICATED IN DRAWINGS.
68. DO NOT REMOVE FORMS OR BRACING UNTIL CONCRETE HAS GAINED SUFFICIENT STRENGTH TO CARRY ITS OWN WEIGHT AND IMPOSED LOADS.
69. REMOVE FORMWORK PROGRESSIVELY AND IN ACCORDANCE WITH CODE REQUIREMENTS.
70. PLACE CONCRETE FLOOR TOPPINGS TO REQUIRED LINES AND LEVELS.
71. PRIOR TO PLACING, ROUGHEN CONCRETE BASE COURSE AND REMOVE DELETERIOUS MATERIAL. BROOM AND VACUUM CLEAN.
72. PLACE REQUIRED [DIVIDERS] [EDGE STRIPS] [REINFORCING] AND OTHER ITEMS TO BE CAST IN.
73. FINISH CONCRETE FLOOR SURFACES IN ACCORDANCE WITH ACI 301.
74. UNIFORMLY SPREAD, SCREED, AND FLOAT CONCRETE.
75. STEEL TROWEL SURFACES RECEIVING FLOOR FINISH MATERIALS OR REMAINING EXPOSED TO VIEW IN FINISHED CONSTRUCTION.
76. MAINTAIN SURFACE FLATNESS, WITH MAXIMUM VARIATION OF 1/8 INCH IN 10 FT.
77. IN AREAS WITH FLOOR DRAINS, MAINTAIN FLOOR LEVEL AT WALLS AND SLOPE SURFACES UNIFORMLY TO DRAINS.
78. APPLY CONCRETE HARDENER AND COLOR ON FLOOR SURFACES AS SCHEDULED.
79. IMMEDIATELY AFTER PLACEMENT, PROTECT CONCRETE FROM PREMATURE DRYING, EXCESSIVELY HOT OR COLD TEMPERATURES, AND MECHANICAL INJURY.
80. [APPLY SEALER ON FLOOR SURFACES.] [PLACE ABSORPTIVE MATTING, MOISTEN, AND KEEP DAMP.]
81. MAINTAIN CONCRETE WITH MINIMAL MOISTURE LOSS AT RELATIVELY CONSTANT TEMPERATURE FOR PERIOD NECESSARY FOR HYDRATION OF CEMENT AND HARDENING OF CONCRETE FOR NOT LESS THAN 7 DAYS.
82. PROVIDE CONCRETE SURFACES TO BE LEFT EXPOSED WITH SMOOTH RUBBED FINISH.
83. INSTALL REINFORCEMENT WITHIN TOLERANCES REQUIRED BY ACI 301.
84. PERFORM FIELD INSPECTION AND TESTING IN ACCORDANCE WITH ACI 301.
85. REINFORCEMENT INSPECTION: INSPECT FOR CORRECT MATERIALS, FABRICATION, SIZES, LOCATIONS, SPACING, CONCRETE COVER, AND SPLICING.
86. FIELD TESTING: MEASURE SLUMP AND TEMPERATURE FOR EACH COMPRESSIVE STRENGTH CONCRETE SAMPLE. MEASURE AIR CONTENT IN AIR ENTRAINED CONCRETE FOR EACH COMPRESSIVE STRENGTH CONCRETE SAMPLE.
87. CYLINDER COMPRESSIVE STRENGTH TESTING: STRENGTH TEST SAMPLES: SAMPLE CONCRETE AND MAKE ONE SET OF FOUR CYLINDERS FOR EVERY 75 CU YDS OR LESS OF EACH CLASS OF CONCRETE PLACED EACH DAY AND FOR EVERY 5,000 SF OF SURFACE AREA FOR SLABS AND WALLS. TEST METHOD: ASTM C39. TEST ACCEPTANCE: IN ACCORDANCE WITH ACI 301. TEST 1 CYLINDER AT 7 DAYS, TEST 2 CYLINDERS AT 28 DAYS. RETAIN 1 CYLINDER FOR 45 DAYS FOR TESTING WHEN REQUESTED BY ARCHITECT/ENGINEER. DISPOSE OF REMAINING CYLINDERS WHEN TESTING IS NOT REQUIRED.
88. MODIFY OR REPLACE CONCRETE NOT CONFORMING TO REQUIRED COMPRESSIVE STRENGTH LINES, DETAILS AND ELEVATIONS. AS DIRECTED BY ARCHITECT/ENGINEER.
89. PIPE SLEEVES OVER 1-1/2 INCHES IN DIAMETER WHICH PASS THROUGH CONCRETE WALLS OR SLABS SHALL BE SCHEDULE 40 GALVANIZED STEEL PIPE. ALL OTHER SLEEVES SHALL BE 18 GAUGE SHEET METAL. SLEEVES SHALL BE ONE SIZE LARGER THAN OUTSIDE DIAMETER OF PIPE PASSING THROUGH SLEEVE. VERIFY SIZE AND NUMBER WITH MECHANICAL, ELECTRICAL, AND PLUMBING CONTRACTORS.
90. ALUMINUM CONDUIT IS NOT PERMITTED TO BE EMBEDDED IN CONCRETE.
91. PROVIDE 2" CLEAR COVER TO REINFORCING UNLESS NOTED OTHERWISE.

BALANCED SNOW = 23.10 PSF

**SLIDING SNOW & DRIFT SNOW
SHALL BE APPLIED ON TOP OF
BALANCED SNOW LOADS.
SLIDING SNOW & DRIFT SNOW
SHALL NOT ACT
CONCURRENTLY.**



1
S0.1

Roof Plan - Snow Diagrams
3/16" = 1'-0"

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Culver's Frozen Custard

Restaurant Addition & Remodel

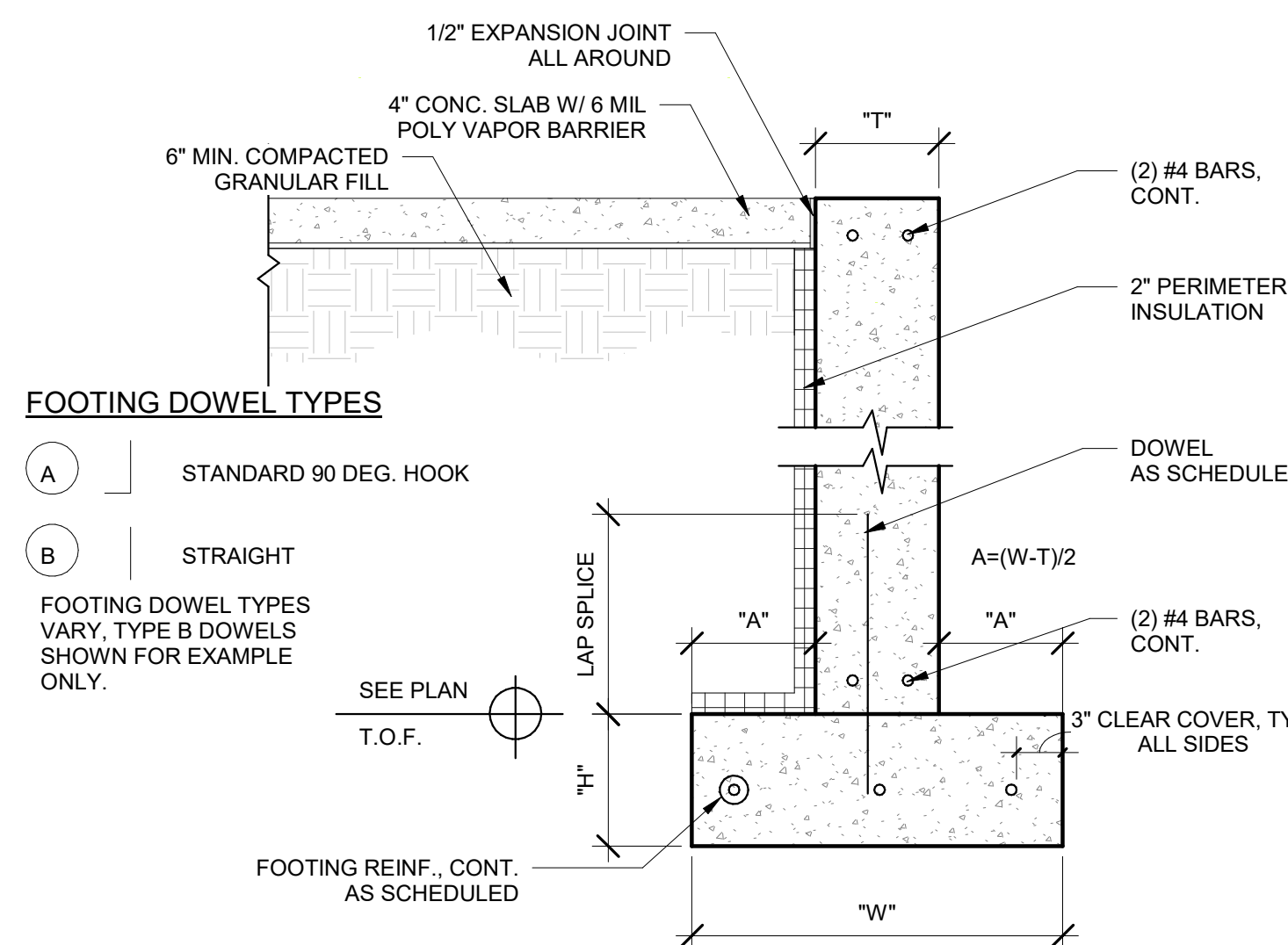
Watertown, WI

Date
6-2024

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Drawing Name
Structural
Notes

Project number M74210	Sheet number S0.1
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FOOTING DOWEL TYPES

- (A) STANDARD 90 DEG. HOOK
- (B) STRAIGHT
- FOOTING DOWEL TYPES VARY, TYPE B DOWELS SHOWN FOR EXAMPLE ONLY.

CONCRETE WALL SCHEDULE			
Type Mark	Thickness (T)	Horizontal Reinf.	Comments
CW-1	0' - 8"	(2) #4 BARS, T&B	

CONCRETE STRIP FOOTING SCHEDULE				
Type Mark	Width (W)	Height (H)	Reinforcing	Dowels
SF-1	1' - 4"	1' - 0"	(3) #5 BARS, CONT.	#4 BARS @ 18" O.C.

CONCRETE WALL SCHEDULE NOTES:

1. TOP OF WALL AND BRICK LEDGE COND. MAY VARY. SEE FOUNDATION PLAN AND SECTIONS AS APPLICABLE FOR EXACT WALL GEOMETRY.
2. LIMIT CONCRETE PLACEMENT TO 12'-0" FORM HEIGHT UNLESS OTHERWISE APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION. CONTRACTOR TO SUBMIT HORIZONTAL CONSTRUCTION JOINT PLAN FOR ENGINEERS REVIEW PRIOR TO CONSTRUCTION.
3. CONTRACTOR'S CONSTRUCTION METHOD SHALL PROVIDE FOR MAX. CONCRETE DROP = 4'-0" DURING PLACEMENT. USE TREMIE TO PREVENT AGGREGATE SEGREGATION.
4. PROVIDE VERTICAL CONTROL JOINTS AT 30'-0" O.C. MAX. SPACING. CONTRACTOR TO SUBMIT CONCRETE PLACEMENT PLAN TO ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION.
5. CONTROL JOINTS TO ALIGN VERTICALLY AT STACKED LIFT CONSTRUCTION.
6. SEE STRUCTURAL NOTES FOR RIGID INSULATION REQUIREMENTS AT EXTERIOR BELOW GRADE WALL FACES.
7. SEE CONCRETE NOTES FOR CONCRETE CLASS.

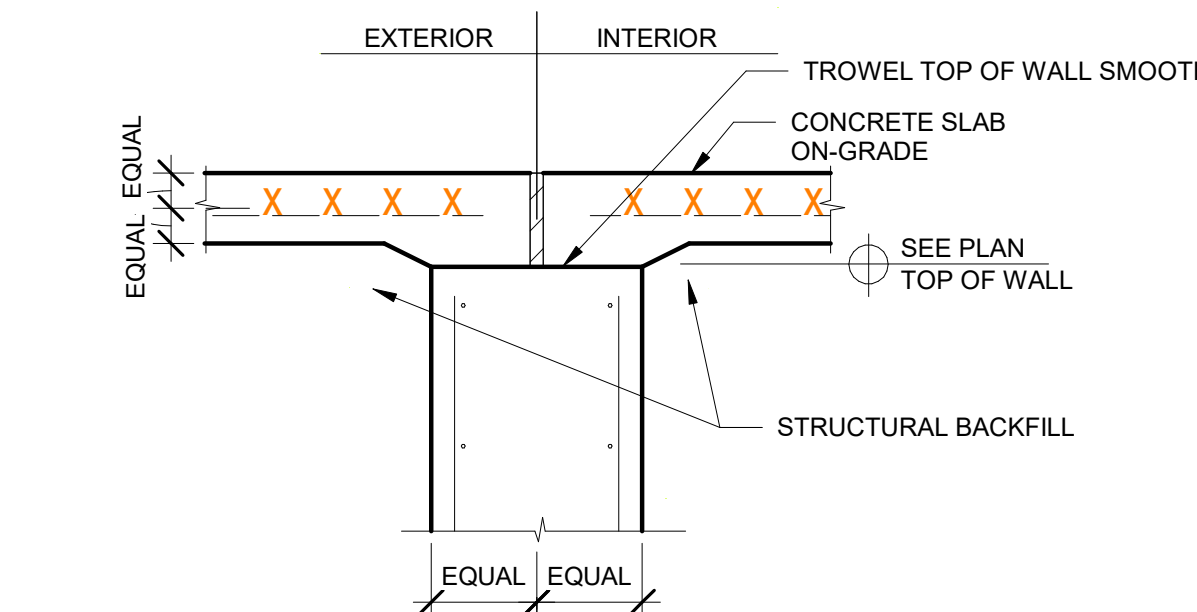
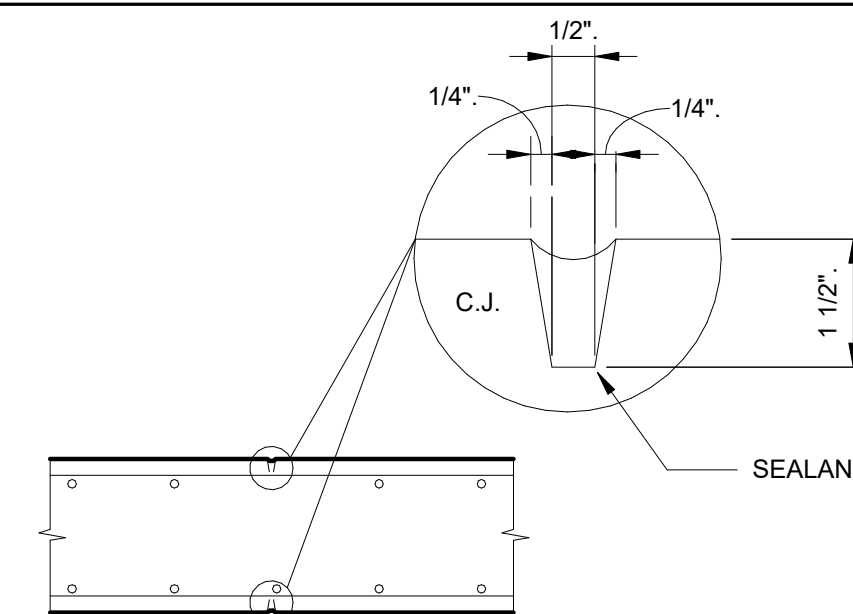
CONCRETE STRIP FOOTING SCHEDULE NOTES:

1. SEE STRUCTURAL NOTES FOR BEARING SOILS PREPARATION REQUIREMENTS.
2. SEE CONCRETE NOTES FOR CONCRETE CLASS.
3. EMBED DOWELS INTO FOOTING, 3" CLEAR COVER FROM BOTTOM OF FOOTING.
4. EXCEPT WHERE SPECIFICALLY NOTED, TYPE "A" FOOTING DOWELS SHALL BE TIED IN PLACE PRIOR TO CONCRETE PLACEMENT.

SLAB-ON-GRADE SCHEDULE		
MARK	DESCRIPTION	REMARKS
SLB-1	4" CONCRETE SLAB W/ 6X6 W2.9XW2.9 WWF	10' O.C. MAX SAWCUTS

SLAB-ON-GRADE SCHEDULE NOTES:

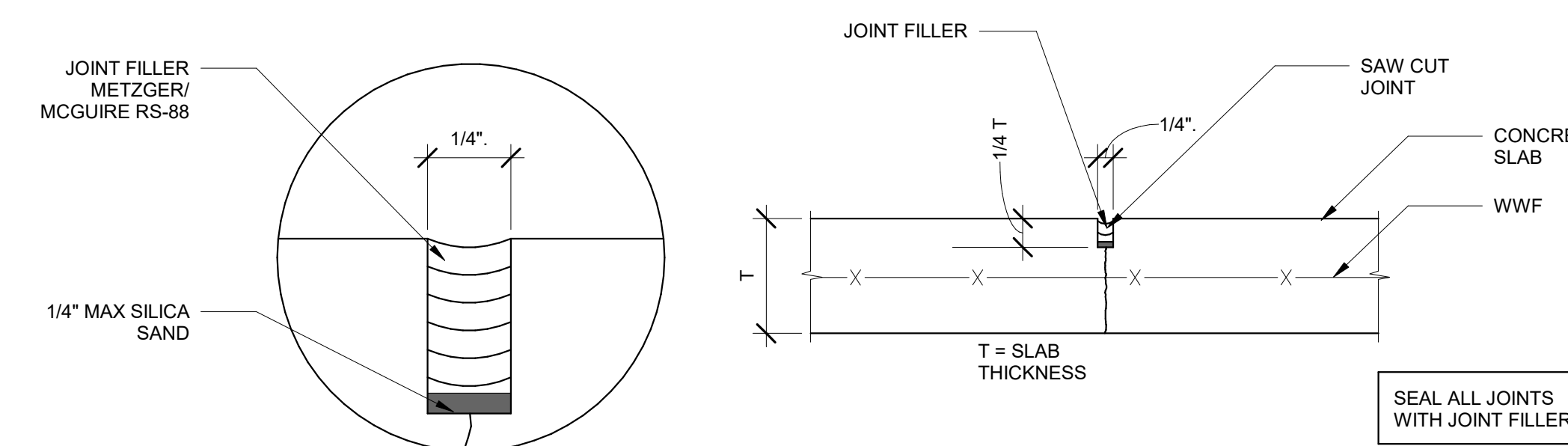
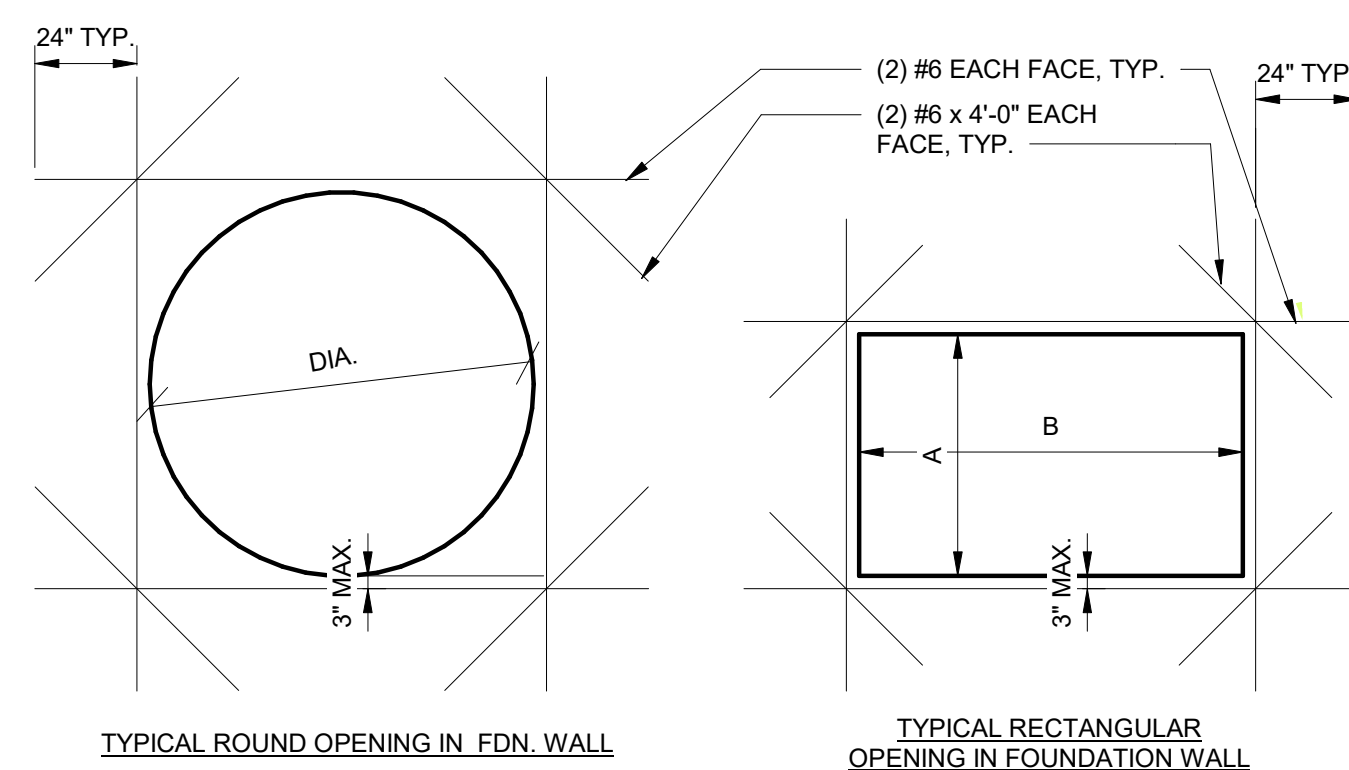
1. ALL INTERIOR SLAB-ON-GRADE CONSTRUCTION SHALL INCLUDE 10 MIL POLY VAPOR BARRIER AND MIN. 6" FREE DRAINING GRANULAR BASE COURSE BELOW.
2. SEE CONCRETE NOTES FOR CONCRETE CLASS.

3 Typ. Section at Door Openings
S1.0 1/2" = 1'-0"

TYPICAL CONTROL JOINT

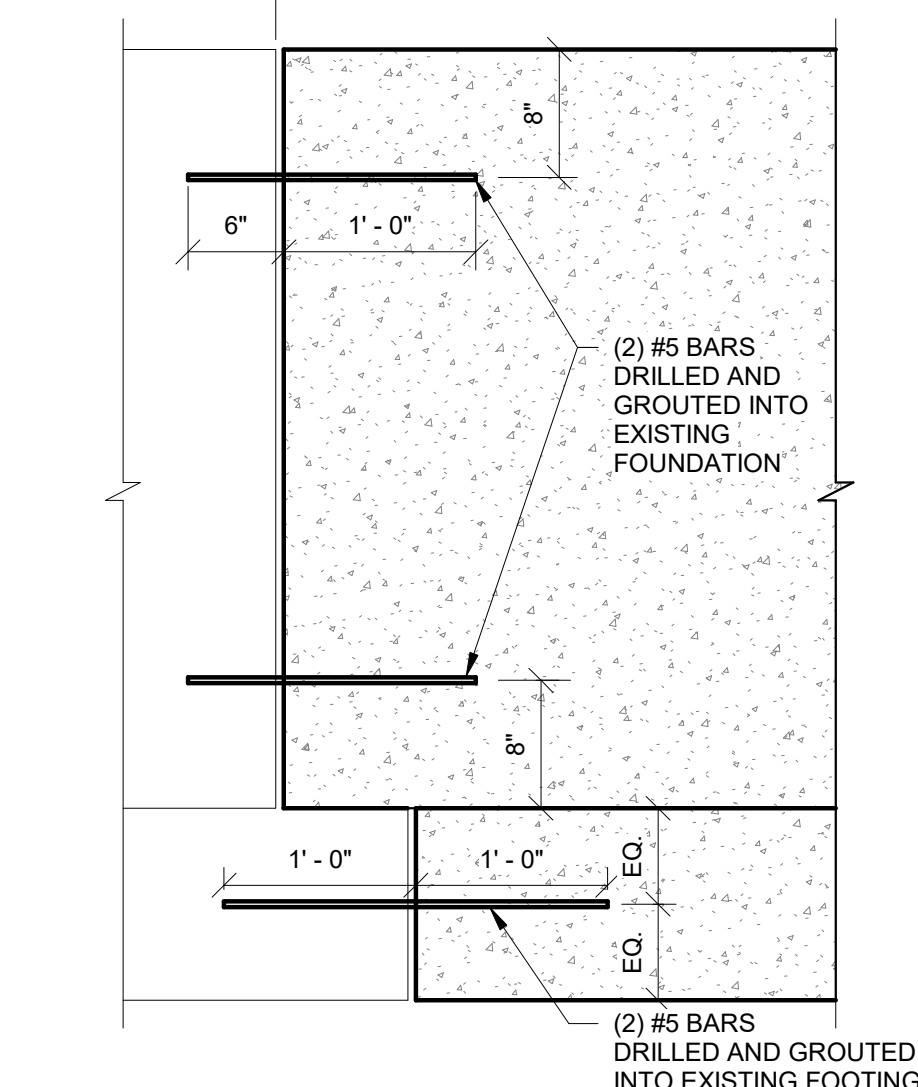
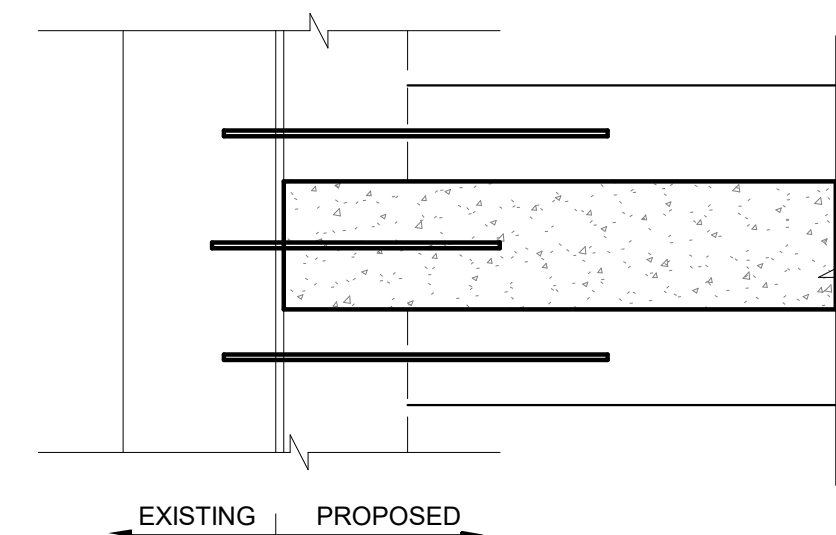
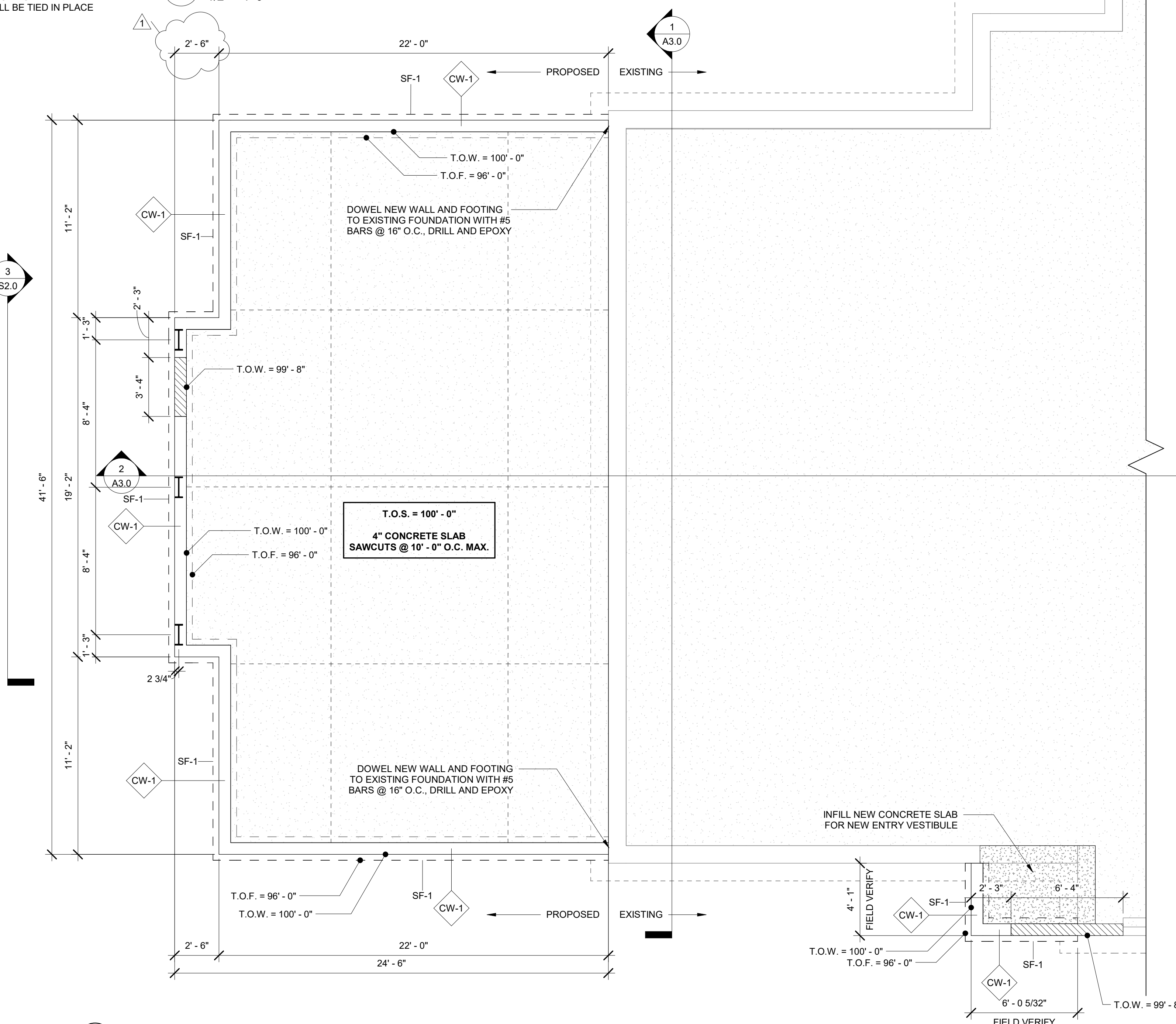
NOTES:

1. FILL JOINT WITH SEALANT.
2. OVER LONG FOUNDATION SPANS EQUALLY SPACE CONTROL JOINTS.
3. COORDINATE CONCRETE FINISH WITH ARCHITECTURAL DRAWINGS.
4. LIMIT SPACING TO 40'-0"
5. CONTROL JOINTS SHOULD COINCIDE WITH MASONRY CMU OR PRECAST VENEER CONTROL JOINTS WHERE APPLICABLE.

4 Foundation Wall at Control Joint
S1.0 12" = 1'-0"2 Concrete Foundation Schedule
S1.0 3/4" = 1'-0"5 Sealed Control Joint
S1.0 1" = 1'-0"

- NOTES:
1. APPLIES TO ALL HOLES WHERE DIA. IS GREATER OR EQUAL TO FDN. THICKNESS
 2. 2'-0" MAX. OPENING U.N.O., TYP.

- NOTES:
1. APPLIES TO ALL HOLES WHERE "A" OR "B" IS GREATER OR EQUAL TO FDN WALL THICKNESS.

6 Typ. Foundation Wall Penetration Reinforcing
S1.0 12" = 1'-0"7 New Foundation @ Existing, Typ.
S1.0 1" = 1'-0"1 Foundation Plan
S1.0 1/4" = 1'-0"

JEWELL
associates engineers, inc.
Engineers - Surveyors - Architects

560 Sunrise Drive
Spring Green, WI 53588
phone: 608-588-7484
fax: 608-588-9322

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Culver's Frozen Custard
Restaurant Addition & Remodel
Watertown, WI

Date
2-06-2024

No.	Description	Date
1	Revision 1	2-06-2024

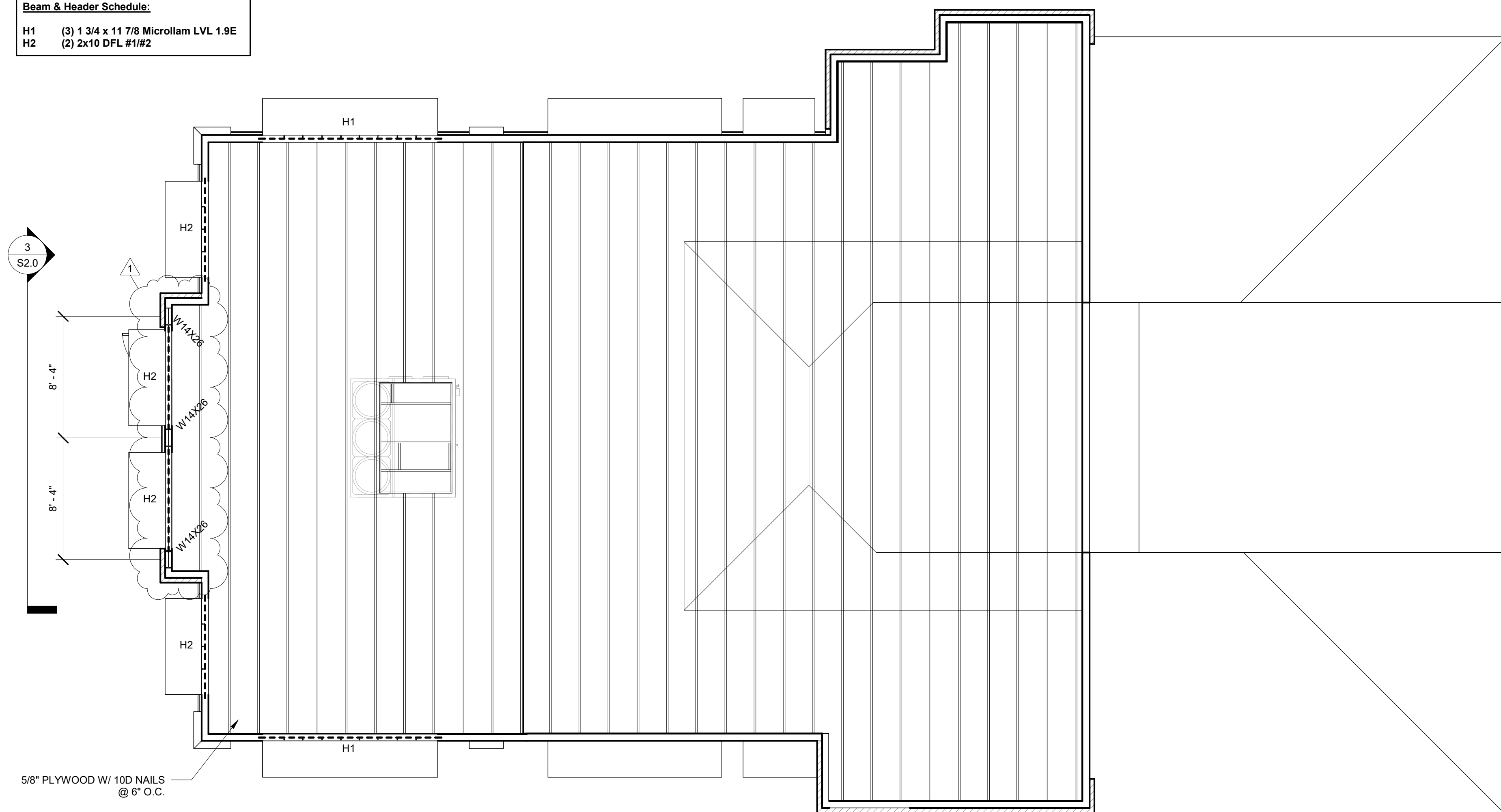
Drawing Name
Foundation Plan

Project number
M74210

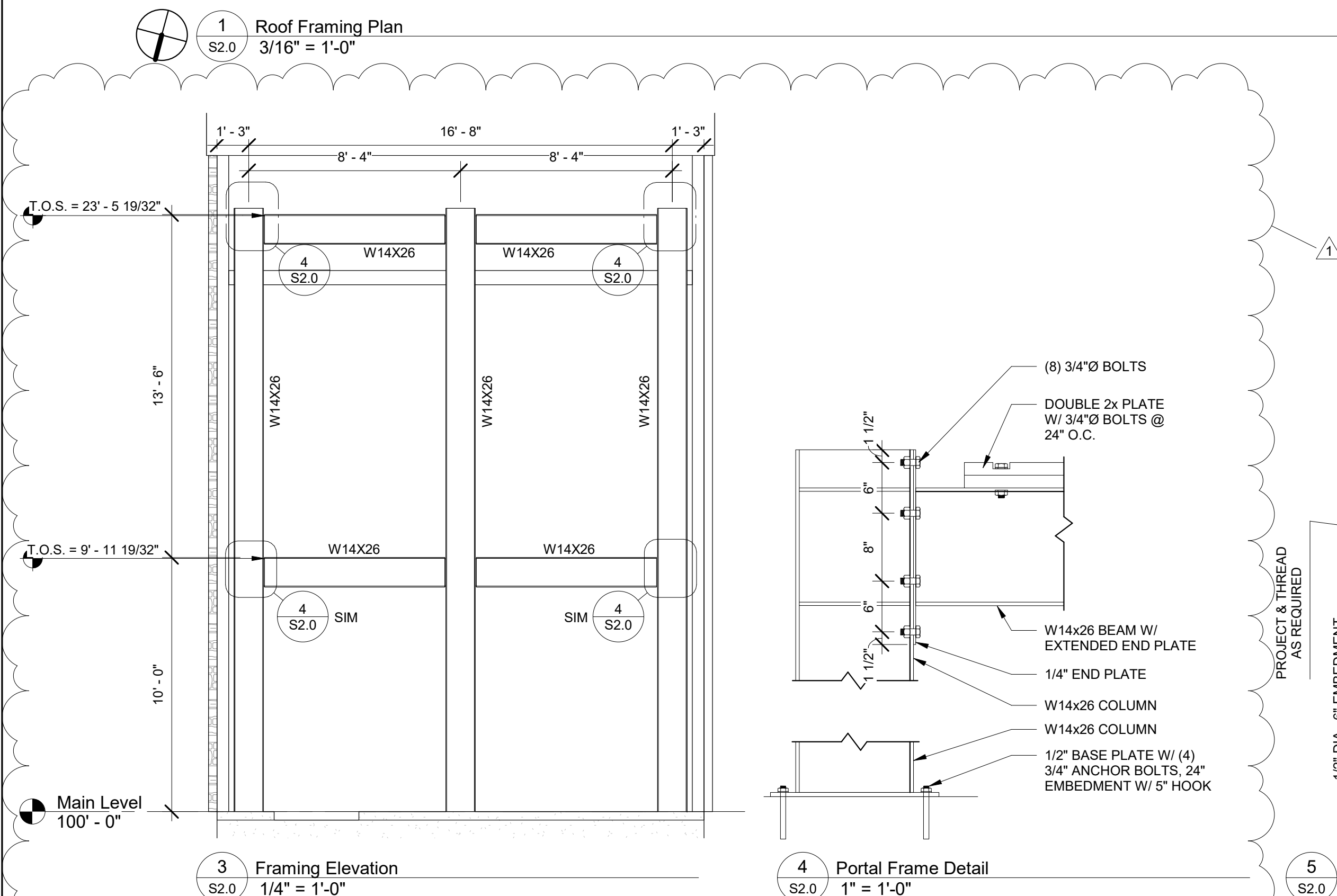
Sheet number
S1.0

Beam & Header Schedule:

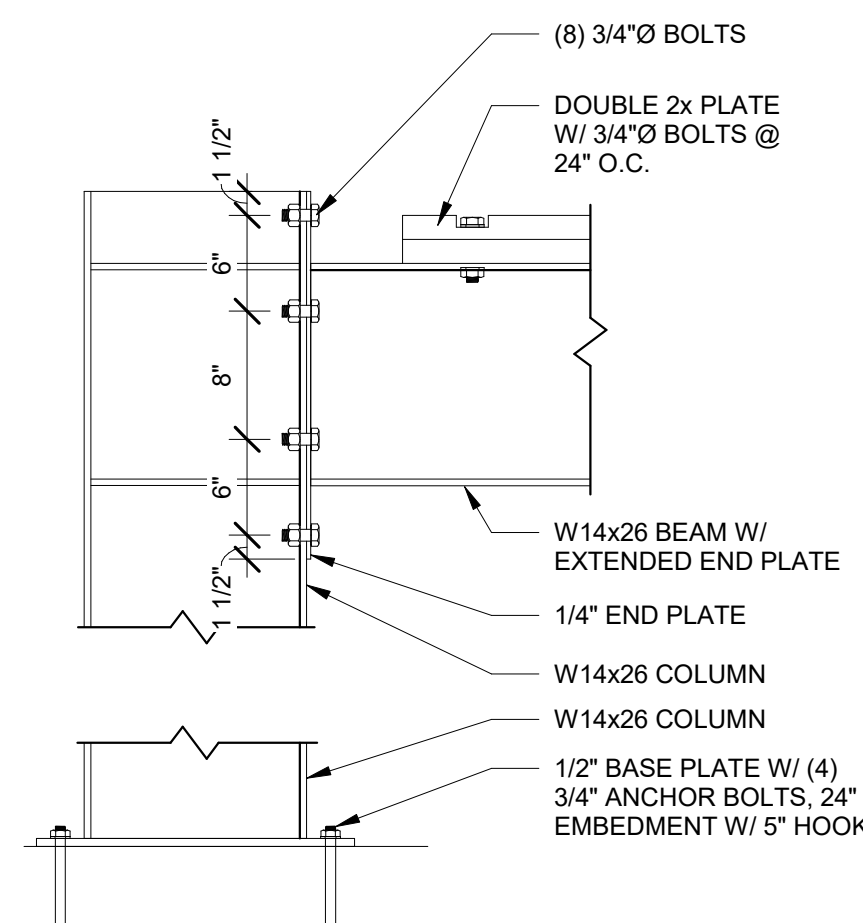
H1	(3) 1 3/4 x 11 7/8 Microlam LVL 1.9E
H2	(2) 2x10 DFL #1/#2



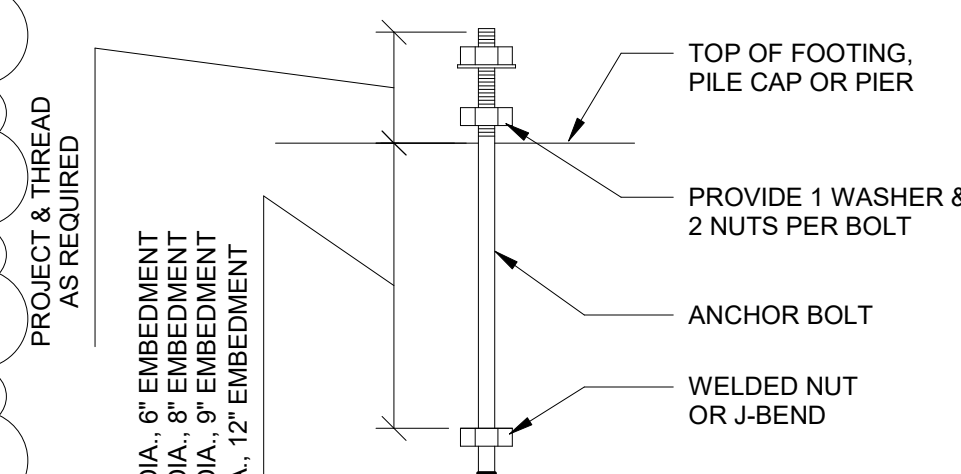
1 Roof Framing Plan
3/16" = 1'-0"



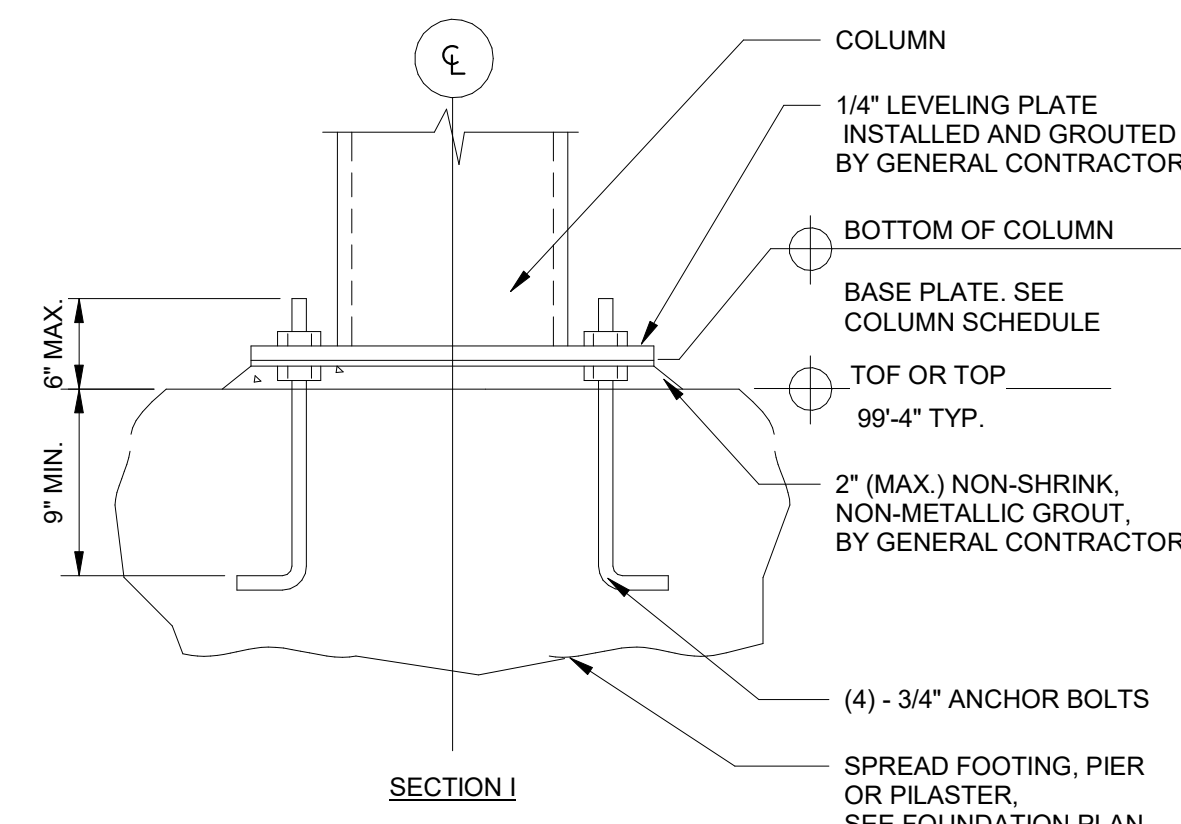
3 Framing Elevation
1/4" = 1'-0"



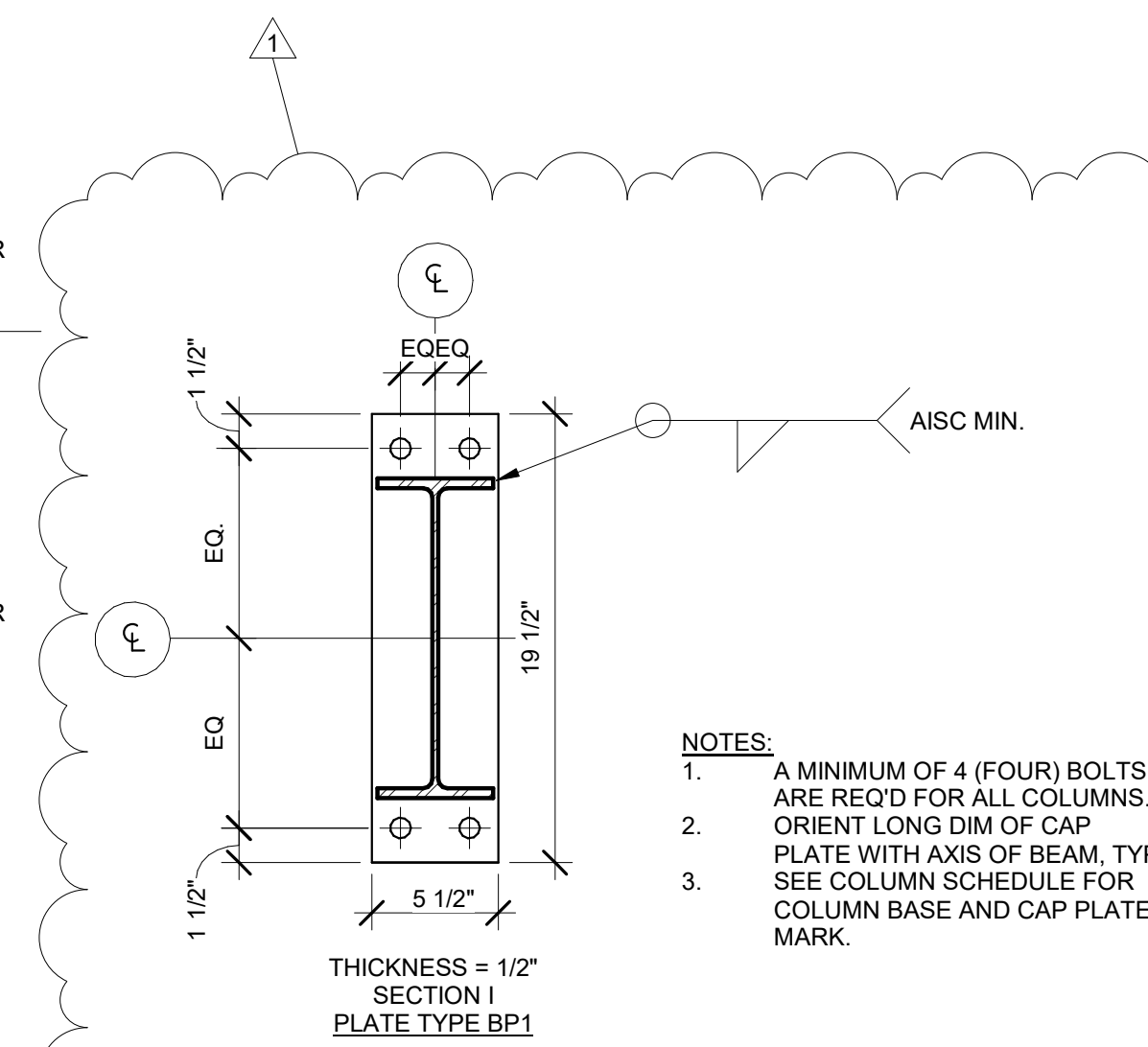
4 Portal Frame Detail
1" = 1'-0"



5 Anchor Bolt - Typical
6" = 1'-0"



6 Base Plate Elevation
12" = 1'-0"



7 Column Schedule - Base Plate Types
1 1/2" = 1'-0"

- NOTES:**
1. A MINIMUM OF 4 (FOUR) BOLTS ARE REQ'D FOR ALL COLUMNS. ORIENT LONG DIM OF CAP PLATE WITH AXIS OF BEAM, TYP. SEE COLUMN SCHEDULE FOR COLUMN BASE AND CAP PLATE MARK.
 - 2.
 - 3.

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Culver's Frozen Custard
Restaurant Addition & Remodel
Watertown, WI

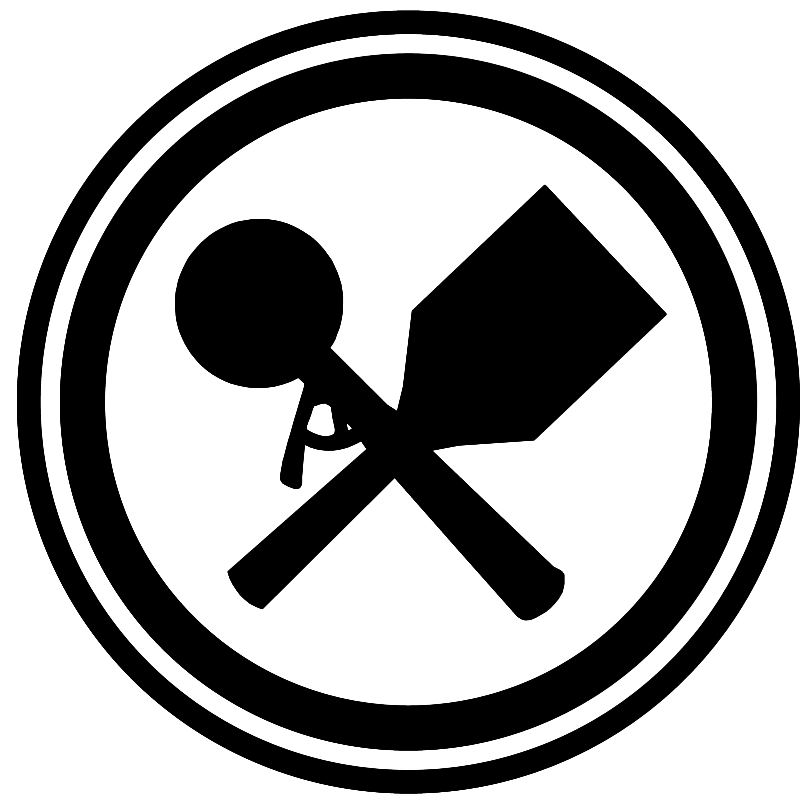
Date
2-06-2024

No.	Description	Date
1	Revision 1	2-06-2024

Drawing Name
Framing Plan & Roof Plan

Project number
M74210

Sheet number
S2.0



CULVER FRANCHISING SYSTEM, LLC

CULVER'S OF WATERTOWN, WI #021

1722 CHURCH ST

WATERTOWN, WI 53094

REIMAGE PLANS

GENERAL NOTES:

1. THESE DRAWINGS ARE MEANT TO CONVEY DESIGN INTENT AND ARE NOT INTENDED TO BE FINAL CONSTRUCTION DRAWINGS. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR (GC) TO COMPLY WITH ALL FEDERAL, STATE AND LOCAL LAWS, CODES AND ORDINANCES AND TO FIELD VERIFY ALL ITEMS RELATING TO THE SCOPE OF WORK. GC SHOULD REVIEW SCOPE OF DESIGN AND SCOPE OF SERVICES WITH FRANCHISEE PRIOR TO SUBMITTING ANY PRICING.
2. FRANCHISEE TO VERIFY WITH LOCAL AUTHORITIES IF ARCHITECT/ ENGINEER SEALS ARE REQUIRED. IF ARCHITECT/ ENGINEER IS REQUIRED CULVER FRANCHISING SYSTEM, LLC (CFS) WILL PROVIDE THESE PLANS IN ELECTRONIC FORMAT AND ASSIST TO INTERPRET THE INTENT OF THE DRAWINGS. THE LOCAL ARCHITECT/ ENGINEER SHALL PROVIDE CODE COMPLIANT CONTRACT DOCUMENTS FOR CONTRACTOR USE.
3. GC TO VERIFY ALL DIMENSIONS IN FIELD. COORDINATE ALL EXISTING CONDITIONS WITH PROPOSED NEW CONSTRUCTION, DEMO AND MEP CLEARANCES AND REQUIREMENTS.
5. VERIFY THAT LOCATIONS OF NEW WALLS OR WALL MOUNTED ITEMS DO NOT INTERFERE WITH EXISTING UTILITIES (EXAMPLE: SMOKE DETECTORS, AED, THERMOSTATS, ETC.).
4. MEP TO BE REWORKED, DESIGN-BUILD. GC TO COORDINATE ALL EXISTING AND NEW FIXTURE LOCATIONS IN FIELD AND TO PROVIDE DESIGN-BUILD MECHANICAL, ELECTRICAL, AND PLUMBING DESIGN TO FRANCHISEE AND REVIEW DESIGNS PRIOR TO BID.
5. SHOULD ADDITIONAL DRAWINGS OR CHANGES BE DEVELOPED BY FRANCHISEE TEAM, FRANCHISEE WILL COPY CFS FOR CFS REVIEW AND APPROVAL.

BEST PRACTICES FOR AFTER-HOURS SAFETY AND SECURITY:

1. KEEP EXTERIOR DOORS CLOSED AND LOCKED AT ALL TIMES AND LIMIT THE AMOUNT OF TIMES ENTERING AND EXITING THE BUILDING.
2. KEEP ALL EXTERIOR LIGHTS ON.
3. ENSURE THE VIDEO SURVEILLANCE SYSTEM IS RECORDING AND CAMERAS ARE NOT COVERED OR BLOCKED DURING CONSTRUCTION.
4. KNOW HOW TO GET IN TOUCH WITH THE EMERGENCY CONTACT PERSON(S) FOR THE RESTAURANT AND LEARN HOW TO USE THE RESTAURANT PHONE SYSTEM SHOULD YOU NEED TO MAKE AN EMERGENCY CALL.

AMERICANS WITH DISABILITIES ACT (ADA) GENERAL NOTES:

1. IT IS THE RESPONSIBILITY OF THE GC TO ENSURE ALL CONSTRUCTION AND IMPROVEMENTS COMPLY WITH FEDERAL, STATE AND LOCAL ADA LAWS AND CODES, INCLUDING BUT NOT LIMITED TO: WALL ACCESSORIES, VANITIES AND PLUMBING FIXTURES AND ACCESSORIES.

ELECTRICAL CONTRACTOR NOTES:

1. VERIFY LOCATION AND SIZE OF ALL EXISTING LIGHTING FIXTURES.
2. COORDINATE THE RELOCATION OF EXISTING LIGHTING FIXTURES (RECESSED CANS AND LAY-IN FIXTURES) AND OUTLETS WITH THE NEW FLOOR AND CEILING PLANS. REFER TO SHEET A-2 FOR NEW WALL AND FURNITURE LOCATIONS. REFER TO SHEET A-5 FOR NEW CEILING DESIGN ELEMENTS. REFER TO SHEET D-1 FOR DEMO'D WALLS. VERIFY THE LOCATION OF EXISTING LIGHTING FIXTURES DO NOT INTERFERE WITH NEW WALL OR PENDANT LOCATIONS. REMOVE OR RELOCATE AS NEEDED.
3. PATCH AND REPAIR LOCATIONS OF EXISTING PENDANTS OR REPLACE EXISTING PENDANTS WITH RECESSED CAN FIXTURES OR REPLACE EXISTING PENDANT WITH NEW PENDANT FIXTURE SELECTION. REFER TO SHEET A-5 FOR NEW PENDANT LOCATIONS. VERIFY W/ OWNER WHERE TO PATCH AND REPAIR OR REPLACE WITH RECESSED FIXTURES.
4. COORDINATE AND VERIFY EQUIPMENT ELECTRICAL REQUIREMENTS WITH FOODSERVICE EQUIPMENT DEALER AND FRANCHISEE.
5. ENSURE A MINIMUM OF 19 FOOT-CANDLES AT ALL TABLE SURFACES.
6. IN RESTROOMS, WHEN REPLACING LAY-IN FIXTURES WITH RECESSED CANS, VERIFY NUMBER OF FIXTURES REQUIRED WITH FRANCHISEE.

PLUMBING CONTRACTOR NOTES:

1. SEE SHEET A-2 FOR PLUMBING FIXTURE SPECIFICATIONS. VERIFY WATER SUPPLY BEFORE SELECTING TOILET OPTION.

DRAWING INDEX	
SHEET NO.	SHEET TITLE
T-1	TITLE, GENERAL NOTES, & SHEET INDEX
D-1	DEMOLITION PLAN
A-2	DIMENSIONED FLOOR PLAN
A-5	REFLECTED CEILING PLAN
A-6	FINISH PLAN
A-7	INTERIOR DECOR PLAN
A-8	INTERIOR ELEVATIONS & DETAILS
FS-1	FOODSERVICE PLAN
FS-2	FOODSERVICE ROUGH-IN PLAN

CONTRACTORS ARE RESPONSIBLE FOR ALL PLAN SHEETS. DO NOT ISSUE PARTIAL PLANS!

NATIONAL ACCOUNT SUPPLIER CONTACT (GC PROVIDED)			
ITEM	SUPPLIER	REP CONTACT INFO	NOTES
CARPET	TARGET	STEPHANIE SCHIPPER REGIONAL BUSINESS MANAGER STEPHANIE.SCHIPPER@TARGET.COM 608-400-7260	CONTACT REP FOR APPROVED INSTALLERS AND ORDER FORM
TILE	DAL-TILE	DAL-TILE SYSTEM 360 CULVERS@DAL-TILE.COM 877-556-5728	CONTACT FOR CULVER'S ORDER FORM
PLUMBING FIXTURES	TOTO	RICHARD LUSIER MANAGER OF BUSINESS DEVELOPMENT RLUSIER@TOTO.COM 773-706-5949	
WAINSCOTING, FRP, INTERIOR LAMINATE DOORS/ HARDWARE	MARLITE	KAREN KANE SALES MANAGER KKANE@MARLITE.COM 330-260-7617	CONTACT REP FOR CULVER'S ORDER FORM
VINYL WALLCOVERING	DL-COUCH	JAMIE COOPER SALES REPRESENTATIVE JCOOPER@MOMTEX.COM 262-606-9241	CONTACT REP FOR ORDER FORM
VINYL WALLCOVERING	KOROSEAL	PETER TORPETZES SALES REPRESENTATIVE PTORPETZES@KOROSEAL.COM 608.852.6299	
PAINT	SHERWIN WILLIAMS	PATRICK O'BRIEN ACCOUNT MANAGER PATRICK.W.OBRIEN@SHERWIN.COM 440-263-1364	
ELECTRICAL - SITE LIGHTING AND PHOTOMETRICS	CRESCENT	GARY MANDERS DEPARTMENT MANAGER CULVERS@CESCO.COM	CONTACT CULVERS@CESCO.COM FOR PHOTOMETRICS
ELECTRICAL - LIGHTING, SWITCHGEAR, AND DEVICES	CRESCENT	DANA MCCOOK ACCOUNT MANAGER CULVERS@CESCO.COM	CONTACT CULVERS@CESCO.COM FOR BID REQUESTS
CEILING DIFFUSERS	CARNES	CHRIS STRATTON NATIONAL ACCOUNT REPRESENTATIVE CSTRATTON@CARNES.COM 608-845-6411	
STONE VENEER	ENVIRONMENTAL STONENETWORKS	KRIS KANAK ACCOUNT MANAGER KRIS.KANAK@CORNERSTONE-BB.COM 651-277-8770	
STONE VENEER	BORAL	SUSAN KING ACCOUNT MANAGER SUSANKING@WESILAKE.NET 415-207-7285	
BACK OF HOUSE FLOORING	RES-TEK	JOE LASKO ACCOUNT MANAGER JOE.LASKO@RES-TEK.NET 678-959-5299	CONTACT REP FOR APPROVED INSTALLERS
SOLID SURFACE	WILSONART	SHREESA TARI ACCOUNT MANAGER SHREESA@ALPINEPLYWOOD.COM 414-630-5414	CONTACT REP FOR PRICING AND PREFERRED LOCAL DISTRIBUTOR
ACOUSTICAL CEILING	USG	TINA PACENTE COMMERCIAL SALES REPRESENTATIVE TPACENTE@USG.COM 847-850-5585	

FE #	PROJECT RESPONSIBILITY MATRIX			
	KEY: <div>PEC = FOODSERVICE EQUIPMENT CONTRACTOR</div> <div>GC = GENERAL CONTRACTOR</div> <div>V = VENDOR</div> <div>O = OWNER</div>	NOTE: ANY ITEMS NOT INCLUDED IN RESPONSIBILITY MATRIX OR FOODSERVICE EQUIPMENT SCHEDULE ARE ASSUMED TO BE PROVIDED AND INSTALLED BY THE GENERAL CONTRACTOR. SCOPE OF WORK WILL VARY.		
	SITE ITEMS	SUPPLIED	INSTALLED	NOTES
	SITE WORK	GC	GC	
	DUMPSTER CORRAL	GC	GC	
	CONCRETE / ASPHALT/ STRIPING	GC	GC	
	ENTRY AND DRIVE-THRU CANOPY	GC	GC	
	LANDSCAPING	GC	GC	
	SITE LIGHTING AND POLES	GC	GC	NATIONAL ACCOUNT
	ADA BOLLARD POSTS	GC	GC	
	PATIO UMBRELLAS	O	V	NATIONAL ACCOUNT
	PYLON/ MONUMENT SIGNAGE	O	V	GC TO COORD. ROUGH-INS W/ VENDOR
	SITE SIGNAGE	O	V	GC TO COORD. ROUGH-INS W/ VENDOR
	PATIO TABLES/ CHAIRS	O	GC	NATIONAL ACCOUNT
	DRIVE-THRU MENU BOARD	O	V	GC TO COORD. ROUGH-INS W/ VENDOR
	DRIVE-THRU SPEAKER POST	O	V	BASE BY GC VERIFY SCOPE
	DRIVE-THRU CANOPY POST	O	V	BASE BY V W/ SIGN VENDOR
	DRIVE-THRU SENSOR LOOP	O	GC	NATIONAL ACCOUNT
	PATIO FENCING/ WALLS	GC	GC	
	BUILDING EXTERIOR			
	STOREFRONT WINDOWS & DOORS	GC	GC	
	BUILDING SIGNAGE	O	V	GC TO COORD. ROUGH-INS W/ VENDOR
	EXTERIOR BLUE STRIP LIGHTING	O	V	GC TO COORD. ROUGH-INS W/ VENDOR
	AWNINGS	O	V	NATIONAL ACCOUNT
	BUILDING LIGHTING	GC	GC	NATIONAL ACCOUNT
	BUILDING SHELL AND FINISHES	GC	GC	
	INTERIOR			
56	MENU BOARD AND SIGNAGE	O	V	GC TO COORD. ROUGH-INS W/ VENDOR
	INTERIOR WALLS	GC	GC	
	FLOOR AND WALL TILE	GC	GC	NATIONAL ACCOUNT
	PAINT	GC	GC	
	WALLCOVERING	GC	GC	NATIONAL ACCOUNT
	FRP	GC	GC	NATIONAL ACCOUNT
	5/ 5 WALL PANELS	GC	GC	
	CARPET	GC	GC	NATIONAL ACCOUNT
	INT. DOORS/ FRAMES/ HARDWARE	GC	GC	NATIONAL ACCOUNT
	ACOUSTICAL CEILING	GC	GC	
	ARTWORK	O	GC	
	5/ 5 COUNTER BASES	PEC	GC	GC TO TILE BASES
	ACRYLIC FLOORING SYSTEM	GC	GC	NATIONAL ACCOUNT
	WAINSCOTING	GC	GC	NATIONAL ACCOUNT
	RESTROOM MIRRORS	O	GC	
	RESTROOM ACCESSORIES	GC/ O/ PEC	GC	SEE RESTROOM ACCESSORY SCHEDULE
	OPTIONAL AED/ SHARP'S CONTAINER	O	GC	
	MILLWORK ITEMS			
	SOLID SURFACE WINDOW SILLS	GC	GC	
	RESTROOM VANITIES & SUPPORTS	GC	GC	
	SOLID SURFACE TO-GO COUNTER	GC	GC	
	SOLID SURFACE ANGLED WALL CAP	GC	GC	
500	WOOD TRIM PACKAGE	PEC	GC	GC TO ORDER THROUGH PEC
	ELECTRICAL	SUPPLIED	INSTALLED	NOTES
	LIGHTING AND SWITCHGEAR	GC	GC	NATIONAL ACCOUNT
	DEVICES	GC	GC	NATIONAL ACCOUNT
	POS SYSTEM	O	V	EC TO GET BOXES AND PULL WIRE
	DIG. FEATURE BOARDS/ BRACKETS	O	GC	
	PLUMBING			
19	HAND SINKS	PEC	GC	
12	GREASE CONTAINMENT SYSTEM	O	V	PIPING/ ELECTRICAL BY GC PER PLANS
	RESTROOM FIXTURES	GC	GC	NATIONAL ACCOUNT
	SODA SYSTEM	O	V/ GC	NATIONAL ACCOUNT - COORD W/ VENDOR
25	DISHWASHER	O	GC/ PEC	GC TO COORD W/ PEC
30	EYE WASH STATION	PEC	GC	GC TO INSTALL MIXING VALVE
	PIPING FOR WATER, GAS, WASTE OIL	GC	GC	
	HVAC			
59	FRYER HOOD	GC	GC	NATIONAL ACCOUNT
49	GRILL HOOD	GC	GC	NATIONAL ACCOUNT
	ANSUL SYSTEM	GC	GC/ V	NATIONAL ACCOUNT
	GRILLS/ DIFFUSERS	GC	GC	NATIONAL ACCOUNT
	CLUSTARD CONDENSING UNITS (x3)	O	GC/ PEC	GC TO COORDINATE W/ PEC
	WALK-IN CONDENSING UNITS (x2)	PEC	GC/ PEC	GC TO COORDINATE W/ PEC
	HVAC TEST AND BALANCE	V	N/ A	GC TO COORDINATE W/ VENDOR
	FOODSERVICE EQUIPMENT - (ITEMS W/ GC SCOPE)			
63	CLUSTARD MACHINE	O	PEC/ GC	
70	SHAKE MACHINE	O	V/ GC	
1	WALK-IN COOLER	PEC	GC/ PEC	
2	WALK-IN FREEZER	PEC	GC/ PEC	
509	REFRIGERATION LINE SETS	PEC	PEC	GC TO COORDINATE W/ PEC
	**GC WILL BE REQUIRED TO MAKE FINAL HOOK UPS OF ALL EQUIPMENT. REFER TO FOODSERVICE EQUIPMENT SCHEDULE FOR FULL LIST OF PEC SUPPLIED/ INSTALLED EQUIPMENT			

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Section 3, Item B.

By

SMBH

Revision

Added sheets D-1 and FS-2

Date

10/1/23

Culver Franchising System, LLC

1240 Water Street

Prairie du Sac, WI 53578

608-643-7980

CULVER FRANCHISING SYSTEM, LLC

REIMAGE 2024

CULVER'S OF WATERTOWN, WI #021

Sheet Contents

TITLE & INDEX

Project No.

Watertown, WI #021

Drawn By:

S. Hemesath

Date:

10.6.23

Sheet

T-1

34

GENERAL NOTES:

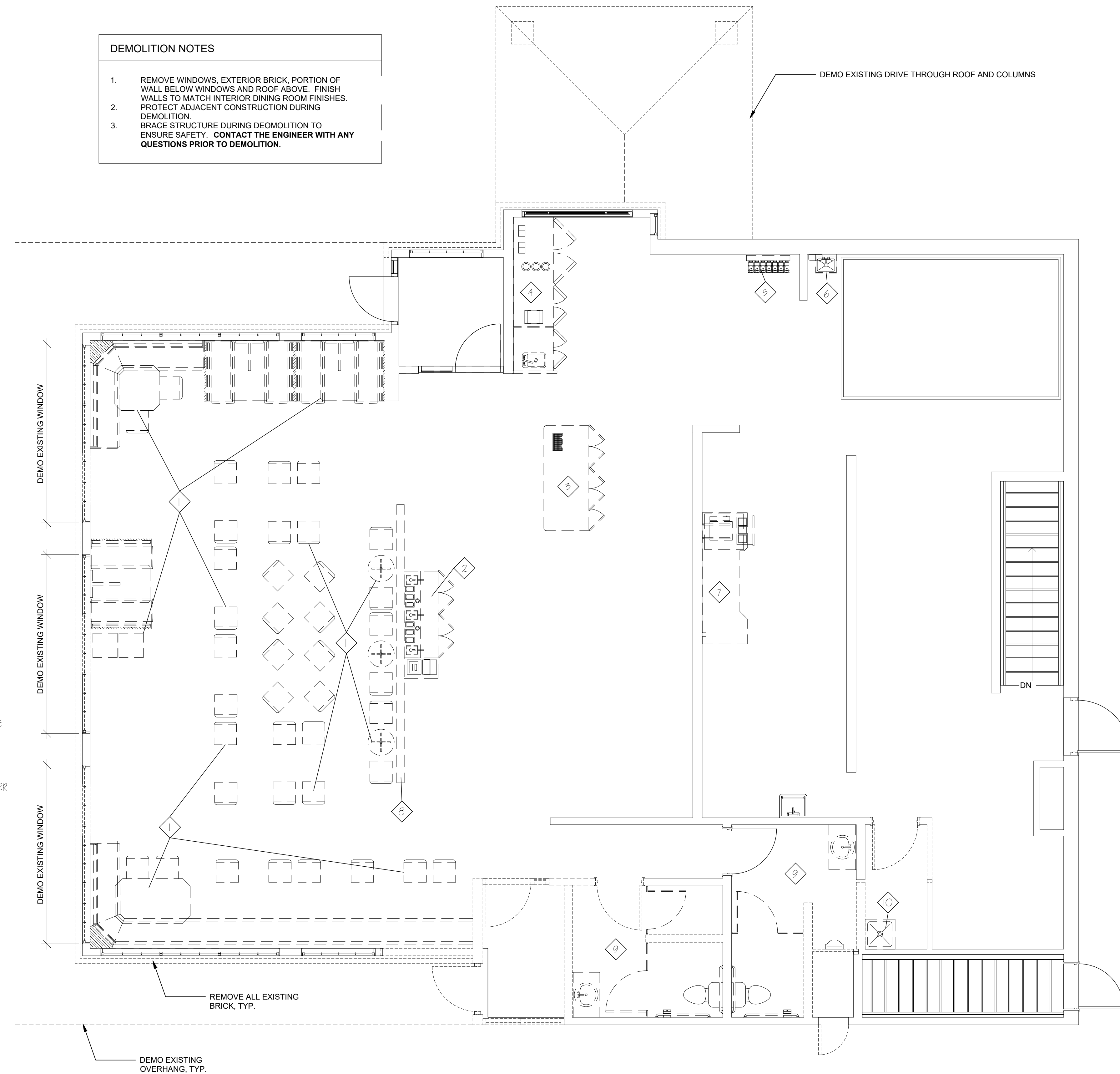
1. Demo items indicated in plan by dashed lines.
2. Demo carpet, tile and tile base, see sheet A-6 for new vs. existing locations.
3. See reflected ceiling plan, sheet A-5 for ceiling demo information.
4. See additional notes by architectural for building structure demolition information.

KEYED NOTES:

- 1 GC TO DEMO EXISTING BOOTHS, TABLES, AND CHAIRS AS SHOWN AND DISPOSE OF AS DIRECTED BY THE OWNER. ALL TABLE FLOOR AND CANTILEVER BASES TO BE REUSED.
- 2 GC TO DEMO EXISTING CONDIMENT COUNTER AND DISPOSE OF AS DIRECTED BY THE OWNER.
- 3 GC TO DEMO EXISTING SODA COUNTER AND DISPOSE OF AS DIRECTED BY THE OWNER. CASHIER COUNTER TO REMAIN, END TO BE REFINISHED WITH PANELS PROVIDED BY PEC.
- 4 GC TO DEMO EXISTING DRIVE-THRU SODA COUNTER AND DISPOSE OF AS DIRECTED BY THE OWNER. CAP PLUMBING.
- 5 GC TO DEMO EXISTING CANDY TOPPING GRID AND DISPOSE OF AS DIRECTED BY OWNER.
- 6 GC TO DEMO EXISTING HAND SINK.
- 7 GC TO DEMO EXISTING WRAP TABLE, FRY DUMP AND HEAT LAMP AND DISPOSE OF AS DIRECTED BY THE OWNER.
- 8 GC TO DEMO EXISTING WALL AND ACCENT GLASS.
- 9 GC TO DEMO TOILET PARTITIONS, VANITIES, PLUMBING FIXTURES AND ACCESSORIES AND DOORS AND FRAMES AS SHOWN.
- 10 GC TO DEMO EXISTING MOP SINK, CAP PLUMBING.

DEMOLITION NOTES

1. REMOVE WINDOWS, EXTERIOR BRICK, PORTION OF WALL BELOW WINDOWS AND ROOF ABOVE. FINISH WALLS TO MATCH INTERIOR DINING ROOM FINISHES.
2. PROTECT ADJACENT CONSTRUCTION DURING DEMOLITION.
3. BRACE STRUCTURE DURING DEMOLITION TO ENSURE SAFETY. **CONTACT THE ENGINEER WITH ANY QUESTIONS PRIOR TO DEMOLITION.**



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By	Revision	Date
SMBH	Remove demo of front counter. Revise keyed note 3, add demo of full corner banquette	10.26.23

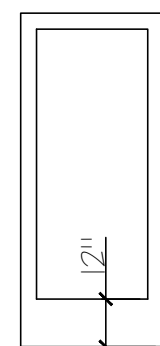
Culver Franchising System, LLC
1240 Water Street
Prairie du Sac, WI 53578
608-643-7980

CULVER FRANCHISING SYSTEM, LLC
REIMAGE 2024
CULVER'S OF WATERTOWN, WI #021

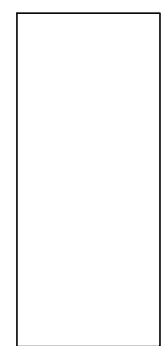
Sheet Contents
DEMO PLAN
Project No. Watertown, WI #021
Drawn By: S. Hemesath
Date: 10.11.23

Sheet
D-1

DOOR TYPES

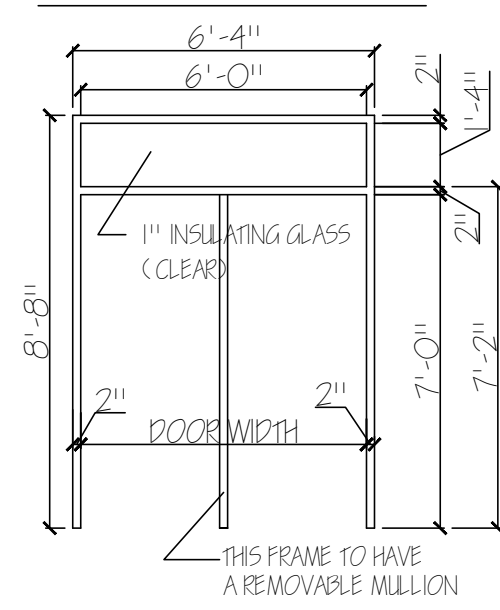


TYPE "A"
36" X 84" CLEAR ANODIZED
ALUMINUM FINISH, GLASS 15 3/8"
TEMPERED INSULATING GLASS PAIR
@ DOOR 1 SINGLE LEAF @ DOOR 2

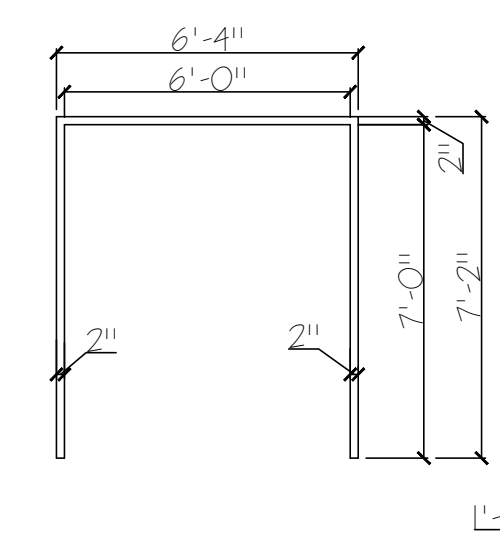


TYPE "C"
MARLITE 36" X 84" HIGH PRESSURE
LAMINATE (HPL) DOOR FACED WITH
WILSONART WA10776-60
KENSINGTON MAPLE

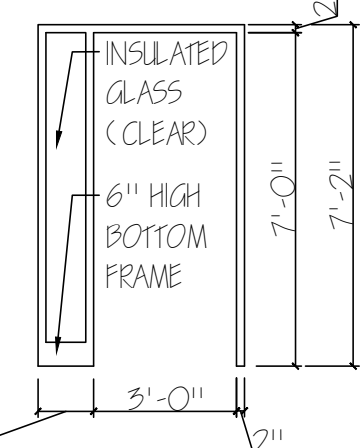
FRAME TYPES



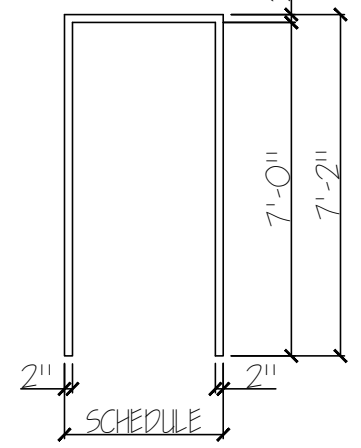
FRAME "A"
2" NOMINAL THERMAL-BREAK
FRAME CLEAR ANODIZED
ALUMINUM FINISH



FRAME "B"
2" NOMINAL THERMAL-BREAK
FRAME CLEAR ANODIZED
ALUMINUM FINISH



FRAME "C"
2" NOMINAL THERMAL-BREAK
FRAME CLEAR ANODIZED
ALUMINUM FINISH



FRAME "E"
MARLITE MODEL AAA SATIN
ALUMINUM FRAME - 500 SERIES
W/ BEARING HINGES

DOOR SCHEDULE

DOOR:					FRAME:		HARDWARE	NOTES
NO.	WIDTH	HGT.	MAT'L	TYPE	MAT'L	TYPE	GROUP	
1	2 @ 36"	84"	ALUM	A	ALUM	A	1	
2	2 @ 36"	84"	ALUM	A	ALUM	B	2	
3	36"	84"	ALUM	A	ALUM	C	3	
5	36"	84"	HPL	C	ALUM	E	4	DOOR PRE-HUNG IN FRAME, OPTIONAL ARM PULL
6	36"	84"	HPL	C	ALUM	E	4	DOOR PRE-HUNG IN FRAME, OPTIONAL ARM PULL

HARDWARE GROUPS

GROUP #	DOOR	QTY	DESCRIPTION	CATALOG #	FINISH	MFG.
EXTERIOR DOUBLE DOOR	1	2	CONT. HINGE	112HD	628	IVES
		1	REMOVABLE MULLION	5654	628	VON DUPRIN
		2	PANIC HARDWARE	35A-NL-OP-388-299	628	VON DUPRIN
		2	RIM CYLINDER	20-057	628	SCHLAGE
		2	90 DEG OFFSET PULL	819CHD 10" O	650	IVES
		2	CH STOP	100S	650	QLYNN
		2	SURFACE CLOSER	4111 EDA	689	LCN
		2	MOUNTING PLATE	4110-18	689	LCN
		2	BLADE STOP SPACER	4110-61	689	LCN
		2	MEETING STILE	8193AA	AA	ZERO
		2	DOOR SWEEP	39A	A	ZERO
		1	THRESHOLD	625A-MSLA-10	A	ZERO
*NOTES - PERIMETER WEATHERSTRIPPING BY DOOR / FRAME MFG.						

GROUP #	DOOR	QTY	DESCRIPTION	CATALOG #	FINISH	MFG.
INTERIOR DOUBLE DOOR	2	2	CONT. HINGE	112HD	628	IVES
		2	PUSH/ PULL BAR (SET)	919CHD-10"-N5	650	IVES
		2	CH STOP	100S	650	QLYNN
		2	SURFACE CLOSER	4111 EDA	689	LCN
		2	MOUNTING PLATE	4110-18	689	LCN
		2	BLADE STOP SPACER	4110-61	689	LCN

GROUP #	DOOR	QTY	DESCRIPTION	CATALOG #	FINISH	MFG.
3	3	1	CONT. HINGE	112HD	628	IVES
SECONDARY ENTRY DOOR		1	PANIC HARDWARE	35A-NL-OP-388-299	628	VON DUPRIN
		1	RIM CYLINDER	20-057	628	SCHLAGE
		1	90 DEG OFFSET PULL	819CHD 10" O	650	IVES
		1	CH STOP	100S	650	QLYNN
		1	SURFACE CLOSER	4111 EDA	689	LCN
		1	MOUNTING PLATE	4110-18	689	LCN
		1	BLADE STOP SPACER	4110-61	689	LCN
		1	DOOR SWEEP	39A	A	ZERO
		1	THRESHOLD	625A-MSLA-10	A	ZERO
*NOTES - PERIMETER WEATHERSTRIPPING BY DOOR / FRAME MFG.						

FOR AUTOMATIC FRONT ENTRY DOOR OPTION: ADD LCN SURF AUTO OPERATOR 4642 WMS AND WALL MOUNT ACTUATOR 8310-853T AND REMOVE (1) SURFACE CLOSER, (1) MOUNTING PLATE, AND (1) BLADE STOP SPACER FOR DOORS 1 & 2.

GROUP #	DOOR	QTY	DESCRIPTION	CATALOG #	MFG.
4	4, 5	3	HINGE		MARLITE
PUBLIC RESTROOM DOOR		1	PUSH PLATE	#53 x US52D	BURNS
		1	PULL PLATE	#5325B x US52D	BURNS
		1	SURFACE CLOSER	4011	LCN
		2	KICK PLATE	8" x 34" ALUM 628	ROCKWOOD
		1	WALL STOP	3211T-US52D	DCI
		1	ARM PULL	MPN 69811	NEMCO
* NOTES - ARM PULL OPTIONAL. VERIFY WITH FRANCHISEE.					

GENERAL NOTES:

- THIS FLOOR PLAN HAS NOT BEEN FIELD VERIFIED.
- UNLESS NOTED OTHERWISE, DIMENSIONS SHOWN ARE FACE OF FRAMING TO FACE OF FRAMING FOR NEW CONSTRUCTION. DIMENSIONS AT EXISTING CONSTRUCTIONS ARE FROM GYP. BOARD OR FINISH SURFACE.
- NEW WALLS RECEIVING WALL MOUNTED TABLES TO HAVE PLYWOOD SUBSTRATE. GC TO VERIFY SUBSTRATE OF EXISTING WALL TO BE PLYWOOD. SEE SHEET FS-1 FOR WALL MOUNTED TABLE LOCATIONS.

KEYED NOTES:

- OWNER TO PROVIDE TV, GC TO PROVIDE ROUGH-IN POWER & DATA AND INSTALL. VERIFY HEIGHTS & LOCATIONS W/ OWNER. SEE 1/ A-2
- SOLID SURFACE TO-GO COUNTER MOUNTED 42" AFF TO BE HELD 2" OFF WALL.

PLUMBING FIXTURES:

* SEE INTERIOR FINISH SELECTIONS PACKET FOR REQUIRED FIXTURES

LAVATORY FAUCET:

TOTO T28561ST#CP ECOPOWERED STANDARD SINGLE-SUPPLY SPOUT FAUCET
TOILET: GC TO VERIFY WATER SUPPLY BEFORE SELECTING TOILET OPTION
OPTION 1: TOTO CS1244EP ENTRADA CLOSE COUPLED TOILET
TOILET SEAT: TOTO SC534
OPTION 2: TOTO CT705ULN#OI COMMERCIAL FLUSHOMETER TOILET
TOILET FLUSH VALVE: TOTO TE11A52#CP ECOPOWER SENSOR FLUSH VALVE
TOILET SEAT: TOTO SC534#OI COMMERCIAL TOILET SEAT

URINAL:

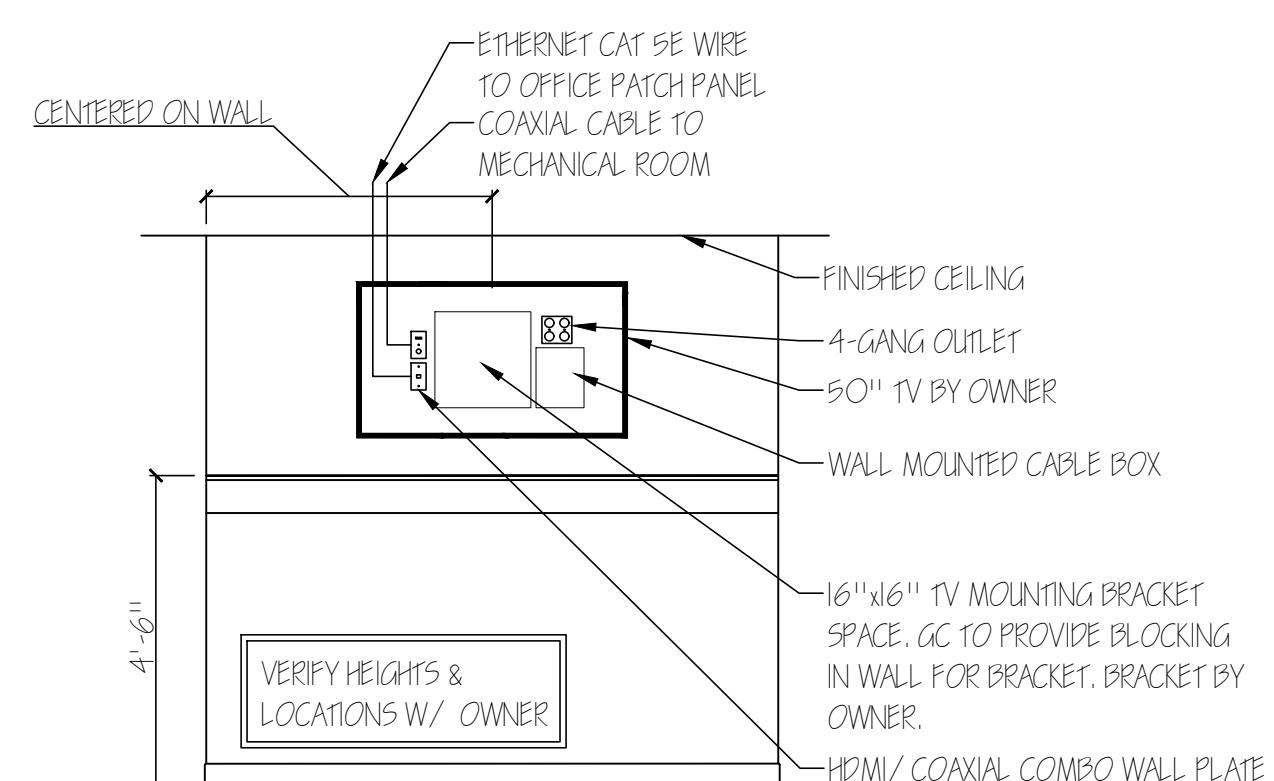
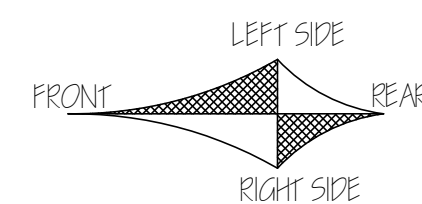
TOTO U1104E#OI DECORATIVE HIGH EFFICIENCY
URINAL FLUSH VALVE:
TOTO TE11LN12#CP ECOPOWER SENSOR FLUSH VALVE

SEAT & TOP COUNT:

DESCRIPTION	TOPS	SEATS
2 PERSON TABLE	14	28
4 PERSON TABLE	13	52
6 PERSON TABLE	0	0
2 PERSON BOOTH	3	6
4 PERSON BOOTH	3	12
6 PERSON BOOTH	0	0
10-GO WAITING	1	5
TOTAL	34	103
ADA	6	

FLOOR PLAN - CULVER'S OF WATERTOWN, WI #021

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



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

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CULVER FRANCHISING SYSTEM, LLC

REIMAGE 2024

CULVER'S OF WATERTOWN, WI #021

Sheet Contents

FLOOR PLAN

Project No.
Watertown, WI #021
Drawn By:
S. Hemesath
Date:
10.6.23

Sheet
A-2

GENERAL NOTES:

- THIS FLOOR PLAN HAS NOT BEEN FIELD VERIFIED.
- UNLESS NOTED OTHERWISE, DIMENSIONS SHOWN ARE FACE OF FRAMING TO FACE OF FRAMING FOR NEW CONSTRUCTION. DIMENSIONS AT EXISTING CONSTRUCTIONS ARE FROM GYP. BOARD OR FINISH SURFACE.
- REMOVE ALL CROWN MOLDING, CEILING FANS, PENDANT FIXTURES, AND OAK TRIM, PATCH AND REPAIR SOFFIT AS NEEDED.
- COORDINATE ALL PENDANT LOCATIONS IN DINING ROOM TO BE CENTERED OVER TABLES AT 6'-0" A.F.F.
- EXISTING ELECTRICAL AND HVAC NOT SHOWN. GC TO COORDINATE REMOVAL AND REPLACEMENT OF EXISTING FIXTURES FOR NEW CEILING GRID AND TILE.
- LIGHTING SHOWN IN ROOM 101B IS CONCEPTUAL, E.G. TO VERIFY QUANTITY OF RECESSED AND EMERGENCY FIXTURES NEEDED.
- E.C. TO ENSURE PATH OF EGRESS IS MAINTAINED WHEN RELOCATING EXISTING FIXTURES.
- EMERGENCY LIGHT LEVELS TO BE VERIFIED BY LOCAL CODES. IF ADDITIONAL EMERGENCY LIGHTS ARE REQUIRED CONTACT CRESCENT ELECTRIC.
- REPLACE ALL RETURN AIR GRATES WITH NEW. SPECIFICATION LISTED BELOW.

RETURN AIR GRATE SPEC:

MANUF: CARNIES; MODEL: RAPMF RETURN, GRID MOUNTED

CONTACT:
BRIAN BAKER
CARNIES COMPANY
(608) 845-6411
bbaker@carnies.com

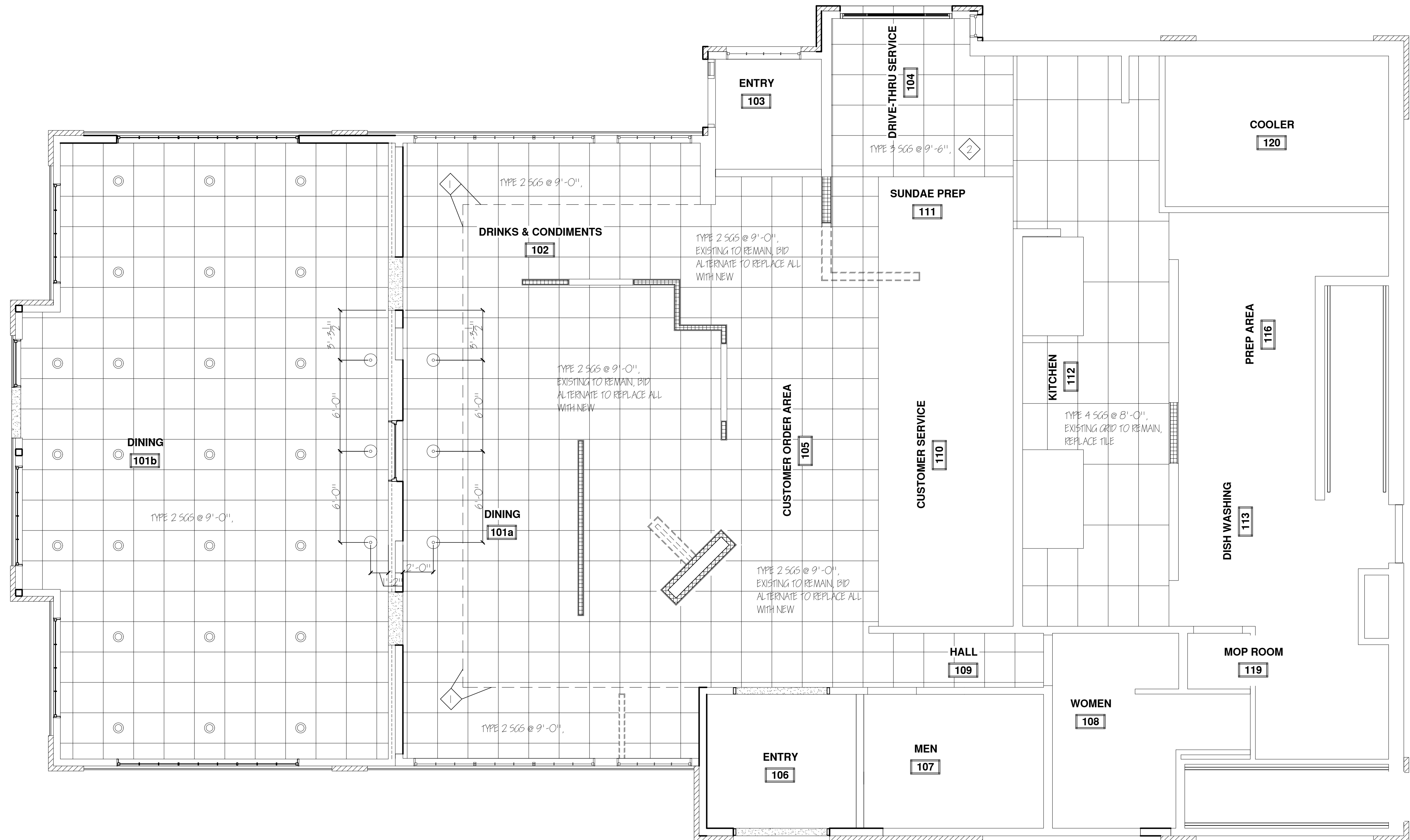
KEYED NOTES:

- DEMO EXISTING SOFFIT, REPLACE WITH TYPE 2 SGS TO MATCH EXISTING AT 9'-0". MODIFY EXISTING ELECTRICAL AND HVAC TO MEET NEW HEIGHT.
- MODIFY EXISTING ELECTRICAL AND HVAC TO MEET NEW HEIGHT.

CEILING TYPE:

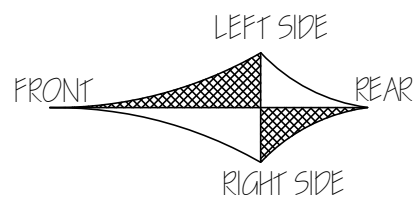
- TYPE 1 SGS CLG:** GRID: DONN DX SYSTEM - COLOR TO MATCH TILE
TILE: 2x2 USG "FROST CLIMA-PLUS" SANDSTONE - 090
TRIM: 6" COMPASSO COLOR "SILVER SATIN - 002"
- TYPE 2 SGS CLG:** GRID: DONN DX SYSTEM - COLOR TO MATCH TILE
TILE: 2x2 USG "FROST CLIMA-PLUS" MANILA - 246
TRIM: 6" COMPASSO COLOR "SILVER SATIN - 002"
- TYPE 3 SGS CLG:** GRID: DONN DXA SYSTEM - FLAT WHITE
TILE: 2x2 USG VINYL-FACED GYPSUM - #050 WHITE
- TYPE 4 SGS CLG:** GRID: DONN DXA SYSTEM - FLAT WHITE
TILE: 2x4 USG VINYL-FACED GYPSUM - #050 WHITE
- TYPE 5 SGS CLG:** GRID: DONN DX SYSTEM - COLOR TO MATCH TILE
TILE: 2x2 USG "FROST CLIMA-PLUS" FLAT BLACK - 205

CEILING LEGEND:	LIGHTING LEGEND:				EXTERIOR FIXTURES:
= RETURN AIR GRILLE	2 x 2 FLAT PANEL LITHONIA EPANL 22 34L 35K	WAFER LED DOWNLIGHT LITHONIA WF6 LED 27K30K35K 90CRI BN	WAFER LED DOWNLIGHT - 24HRS LITHONIA WF6 LED 27K30K35K 90CRI BN	EXIT LIGHT LITHONIA EXR LED M6 NABCB	SOFFIT STRIP LIGHT - WET LOCATION LITHONIA XWVLED
= 2' x 2' LAY-IN PERFORATED DIFFUSER	2 x 2 FLAT PANEL w/ EMERGENCY BALLAST EPANL 2X2 3400LM 80CRI 35K MINIO ZT	RECESSED CAN RETRO-FIT (DINING ROOM) LITHONIA LDNRV 35 / 05 LR AR L5 MVOLT GZIO *TO BE USED WHEN EXISTING HOUSING REMAINS* *E.C. TO VERIFY 6" OR 8" DIAMETER*	WAFER DOWNLIGHT - GIMBAL LITHONIA WF4 ADJLED 27K30K35K 90CRI BN	EMERGENCY LIGHT HEAD LITHONIA LIGHTING EUL2L	RECESSED CAN - WET LOCATION LITHONIA LDNR6 40 / 15 LOGAR L5 MVOLT GZIO WL
= 2' x 2' LAY-IN DIFFUSER	2 x 4 FLAT PANEL LITHONIA EPANL 24 40L 35K	RECESSED CAN RETRO-FIT ACCESSORIES EMERGENCY BATTERYPACK - PSIOB00L FIK 8" HOUSING (ACT ONLY) - LDNLVRGRIN	FLUSH MOUNT FIXTURE LITHONIA VERSI LITE LED FMML7830 LED	= CEILING MOUNTED EMERGENCY LIGHT	RECESSED CAN RETRO-FIT - WET LOCATION LITHONIA LDNRV 40 / 15 LR AR L5 MVOLT GZIO WL
= 1' x 1' CEILING DIFFUSER	2 x 4 FLAT PANEL w/ EMERGENCY BALLAST EPANL 2X4 4000LM 80CRI 35K MINIO ZT MVOLT ELOWCP	WAFER LED DOWNLIGHT - EMERGENCY BACK-UP LITHONIA WF6 LED 27K30K35K 90CRI BN CONNECTED TO INVERTER BATTERY BACKUP	PENDANT FIXTURE SEE INTERIOR FINISH PACKET FOR SPECIFICATION CONTROL W/ DIMMER SWITCH	NATIONAL ACCOUNTS PROGRAM: ALL LIGHT FIXTURES, LIGHTING CONTROLS, AND DISTRIBUTION GEAR FOR CULVER'S PROJECTS TO BE PURCHASED ONLY FROM THE NATIONAL ACCOUNTS SUPPLIER, CRESCENT ELECTRIC SUPPLY CO. IN MADISON, WI. CONTACT DANA MCCOOK AT CULVERS@CESCO.COM OR 1-608-241-2882, FOR PRICING AND SUBMITTALS.	STONE BOLLARD LAMP CE LIGHTING LED12PA21 / B50PE
= SPEAKER	FLAT PANEL ACCESSORIES DRYWALL GRID ADAPTER - DGA22 or DGA24				LED BOLLARD LITHONIA KPC8 LED 16C 700 40K 5YM MVOLT D00BXD



REFLECTED CEILING PLAN - CULVER'S OF WATERTOWN WI #021

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



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CULVER FRANCHISING SYSTEM, LLC

REIMAGE 2024

CULVER'S OF WATERTOWN, WI #021

Sheet Contents

**REFLECTED
CEILING PLAN**

Project No.
Watertown, WI #021

Drawn By:
S. Hemesath

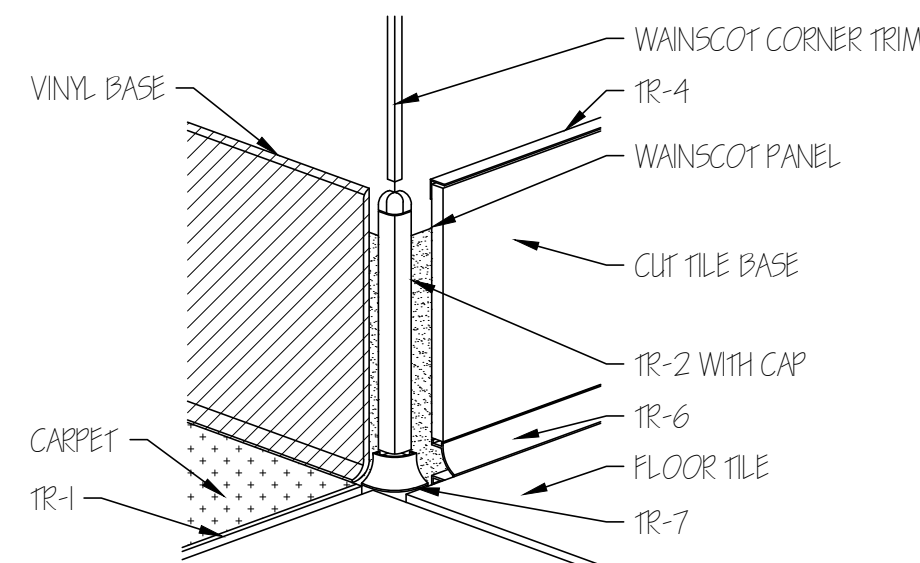
Date:
10.6.23

Sheet

A-5

FINISH MATERIALS - BUILDING MATERIALS

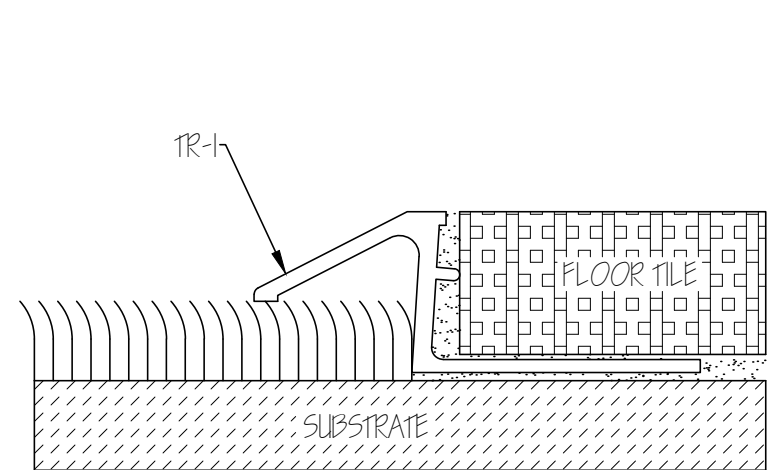
CARPET:	
OPT 2: Tandus, 6' Powerbond, Style: Corallary 11577, Color: Universal 39407	
FLOOR TILE:	
WATERPROOFING MEMBRANE:	
Custom Building Products, Red Guard Waterproofing and Crack Prevention Membrane	
SETTING MATERIAL:	
Custom Building Products, Pro-Itz Medium Bed Tile and Stone Mortar PS	
GROUT:	
Standard: Custom Building Products, Prism Sure Color, Color: 540 Truffle	
Epoxy: Custom Building Products, CEG Lite 100% Solids Epoxy Grout, Color: 540 Truffle	
Tile 1: Dabtile, Chord, Size: 12" x 24", Pattern: Running Bond 35% Staapper	
Color: CH23 Rhythm Brown	
Tile 2A: Dabtile, Questread Paver Q092, Size: 6 X 6 Color: Gray	
Tile 2B: Dabtile, Questread Tread Q092, Size: 6 X 6, Color: Gray	
ACRYLIC FLOORING:	
RES-TEK: Hybrid MAC-Guard/ PLR- Guard HP-5L Colored Quartz Flooring System,	
MMA top coats w/ 6" MAC-Guard Cove Base, Color: CQ Blend No. 1 (Gray)	
WALL TILE PATTERNS:	
Verify tile pattern selections with interior finish selection document. See sheet A-8 for tile pattern elevations	
Tile PRN 1: NOT USED	
Tile PRN 1a: Tile 6, ACCENT: Tile 7 & 8	
Tile PRN 2: Tile 3; ACCENT: Tile 4	
Tile PRN 3: Tile 5	
WALL TILE:	
Tile 3: Dabtile, Skybridge, Size: 10" X 14" Color: 5196 Beige	
Grout: Custom Building Products, Prism Sure Color Grout, Color: 183 Chateau	
Tile 4: Dabtile, Skybridge, 2x4 Brick Joint, Color 5196 Beige	
Grout: Custom Building Products, Prism Sure Color Grout, Color: 183 Chateau	
Tile 5: Dabtile, Fabrique, Pattern: Vertical Running Bond, 35% Staapper, Size: 12" X 24",	
Color: P6B9 Blanc Linen,	
Grout: Custom Building Products, Prism Sure Color Grout, Color: 183 Chateau	
Tile 6: Dabtile, Veranda, Size: 6 3/4" X 20" Color: P505 Sand	
Tile 7: Dabtile, Veranda, Size: 6 3/4" X 20" Color: P501 Gravel	
Tile 8: Dabtile, Veranda, Size: 6 3/4" X 6 3/4" Color: P551 Sapphire	
Tile 9: Dabtile, Color Wheel Classic, Size: 4" X 4", Color: O135 Almond	
WALL BASE:	
Vinyl Base: Johnstone, Traditional Vinyl Toe 6", Color 63 Burnt Linber	
ACRYLIC BASE: Res-Tek MAC-Guard 6" Cove Base, Color to match floor spec.	
Tile BS 1: Dabtile, Chord, Size: 12" X 24", cut to 6" X 24", Color: CH23 Rhythm Brown	
Tile BS 2: Dabtile, Questread Cove Base Q3565, QCL3565, QCR3565, Color: Q085 Gray	
TRANSITION STRIP:	
TR-1: Schluter Systems Inc, Rivo-TR AETK100, Satin Anodized Aluminum	
TR-2: Schluter Systems Inc, Rondex ROBOAE, Satin Anodized Aluminum	
TR-3: Schluter Systems Inc, Rondex Outside Corner EV/ ROBOAE	
TR-4: Schluter Systems Inc, Rondex Inside Corner IV/ ROBOAE	
TR-5: Schluter Systems Inc, Schiene AE100, Satin Anodized Aluminum	
TR-6: Schluter Systems Inc, Dilex-AK, Cove Base AKK1500AE, Satin Anodized Aluminum	
TR-7: Schluter Systems Inc, Dilex-AK, Cove Base Outside Corner E90/ AKK15/ AE	
TR-8: Schluter Systems Inc, Dilex-AK, Cove Base Inside Corner I90/ AKK15/ AE	
TR-9: Schluter Systems Inc, Dilex-E/ AKK1/ S/ AE End Cap	
TR-10: Schluter Systems Inc, Dilex-AKKA, Satin Anodized Aluminum, installer to verify size	
TR-11: Schluter Systems Inc, Schiene-STEP, Satin Anodized Aluminum, installer to verify size	
TR-12: Zinc Transition by Res-Tek	
VINYL WALLCOVERING:	
WVC-1: Momentum, Style: NA-11-CUL9 Omni Linen River Rock	
WVC-2: Momentum, Style: NA-3J-CUL10 L-ethic Texture - Admiral	
WVC-3: Momentum, Style: DLP-0403 VESTIBULE Custom Printed Wallcovering Mural	
WVC-4: Momentum, Style: DLP-0403 DINING Custom Printed Wallcovering Mural	
PAINT:	
See interior finish selection packet for coating specifications	
PT-1: Sherwin Williams, SW6250 Granite Peak	
PT-2: Sherwin Williams, SW7009 Pearly White	
WAINSCOTING:	
WNSCT: Marlite Allure ACM, Color: Planite Looks Likatze WP110,	
Size: 4' x 10' Cross-Grained	
Outside Corner - AP-34; 3/4" x 3/4" Aluminum Finish	
Inside Corner - AP-32; Aluminum Finish	
Slim Division Bar - AP-101; Aluminum Finish	
APPLIED TRIM: See sheet A-8 for sizes and locations	
FIBER REINFORCED PLASTIC PANELS:	
FRP: Marlite, 4' x 10' Pabbled White	
STAINLESS STEEL PANELS:	
S/S: 304 Stainless Steel, 18 GA #4 Finish	
LAMINATES:	
LAMINATE 1: Wilsonart IO776-60 Kensington Maple	
LAMINATE 2: Planite AG611 Suede Graveyard of the Atlantic (Table Top Option)	
SOLID SURFACE:	
SS-1: Wilsonart Chicory Cream Melange, 9047ML	
Notes: 1LT RM Lavatory Bowls to be Wilsonart Antique White	
UPHOLSTERY:	
UPH-1: Momentum, Lasso, Color: Tranquil	
VINYL:	
Nauqhade Spirit Millennium, Color: US 429 Graphite	



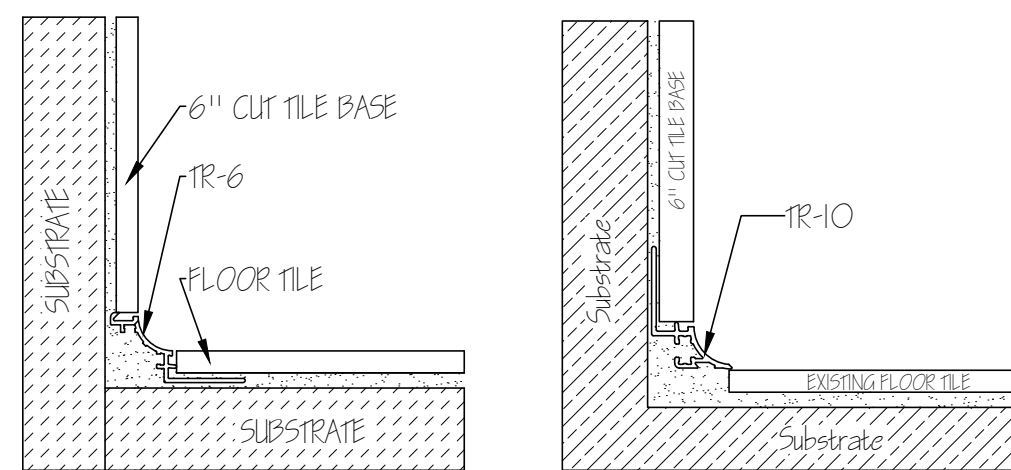
3
A-6 **DETAIL - CORNER TRANSITION**
SCALE: 3" = 1'-0"

ROOM FINISH SCHEDULE

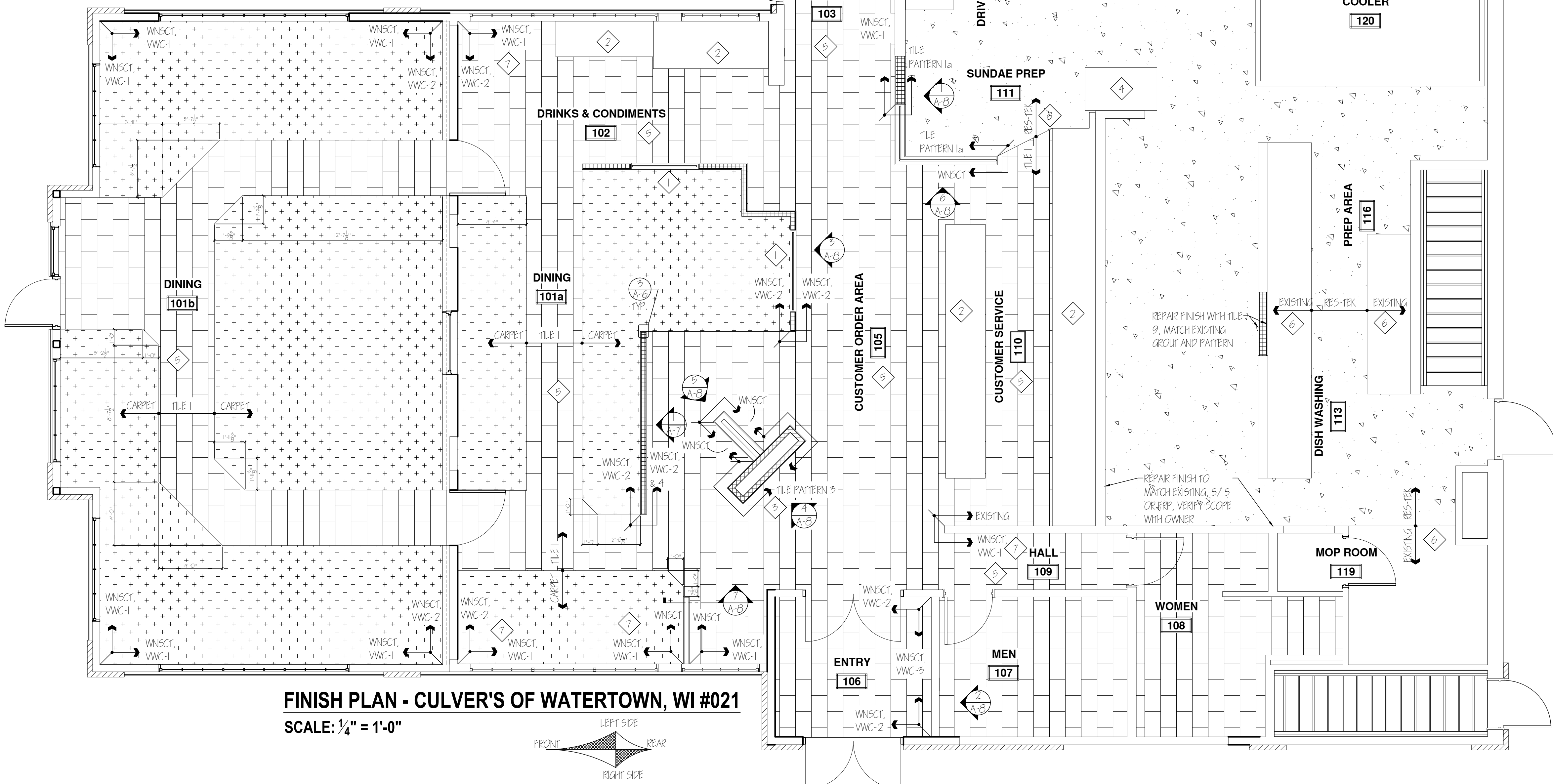
NO.	ROOM TYPE	LEFT SIDE	FRONT	RIGHT SIDE	REAR	FLOOR	FLOOR BASE	CEILING MATERIAL	CEILING FINISH	NOTES
101a	DINING ROOM	WNSCT, VWC-1	WNSCT, VWC-2	WNSCT, VWC-1	WNSCT, VWC-2	CARPET & TILE 1	VINYL BASE	TYPE-2	-	
101b	DINING ROOM	WNSCT, VWC-1	WNSCT, VWC-1	WNSCT, VWC-1	WNSCT, VWC-2	CARPET & TILE 1	VINYL BASE	TYPE-2	-	
102	DRINKS & CONDIMENTS	WNSCT, VWC-1	WNSCT, VWC-1	WNSCT, VWC-2	WNSCT, VWC-1	TILE 1	TILE BASE 1	TYPE-2	-	
103	ENTRY	WNSCT, VWC-1	WNSCT, VWC-1	-	WNSCT, VWC-1	TILE 1	TILE BASE 1	-	-	
104	DRIVE THRU SERVICE	-	TILE PATTERN 1a	TILE PATTERN 1a	-	RES-TEK	ACRYLIC	TYPE-3	-	
105	CUSTOMER ORDER AREA	-	WNSCT, VWC-2	-	-	TILE 1	TILE BASE 1	TYPE-2	-	
106	ENTRY	WNSCT, VWC-2	WNSCT, VWC-2	WNSCT, VWC-2	WNSCT, VWC-3	TILE 1	TILE BASE 1	GYP	PT-2	
107	MEN	TILE PATTERN 2, PT-1	TILE PATTERN 2, PT-1	TILE PATTERN 2, PT-1	TILE PATTERN 2, PT-1	TILE 1	-	-	-	
108	WOMEN	TILE PATTERN 2, PT-1	TILE PATTERN 2, PT-1	TILE PATTERN 2, PT-1	TILE PATTERN 2, PT-1	TILE 1	-	-	-	
109	HALL	WNSCT, VWC-1	-	WNSCT, VWC-1	WNSCT, VWC-1	TILE 1	TILE BASE 1	TYPE-2	-	
110	CUSTOMER SERVICE	-	-	-	-	TILE 1	TILE BASE 1	-	-	
111	SUNDAE PREP AREA	-	TILE PATTERN 1a	TILE PATTERN 1a	-	RES-TEK	ACRYLIC	TYPE-3	-	
112	KITCHEN	-	-	-	TILE 9	RES-TEK	ACRYLIC	TYPE-4	-	REPLACE EXISTING CEILING TILE, GRID TO REMAIN
113	DISHWASHING	-	TILE 9	-	-	RES-TEK	ACRYLIC	-	-	
114	EMPLOYEE TOILET	-	-	-	-	-	-	-	-	
115	UTILITY ROOM	-	-	-	-	-	-	-	-	
116	PREP AREA	-	-	-	-	RES-TEK	ACRYLIC	-	-	
117	DRY GOODS	-	-	-	-	-	-	-	-	
118	OFFICE	-	-	-	-	-	-	-	-	
119	MOP ROOM	FRP	FRP	FRP	FRP	-	-	-	-	
120	COOLER	-	-	-	-	-	-	-	-	
121	FREEZER	-	-	-	-	-	-	-	-	



1
A-6 **CARPET TO TILE TRANSITION**
SCALE: NTS



2
A-6 **TILE TO TILE COVE TRANSITION**
SCALE: NTS



FINISH PLAN - CULVER'S OF WATERTOWN, WI #021
SCALE: 1/4" = 1'-0"

GENERAL NOTES:

- SEE ADDITIONAL WALL FINISH INFORMATION/ TILE PATTERN ELEVATIONS ON SHEET A-8
- SEE CEILING INFORMATION ON SHEET A-5
- SEE INTERIOR SELECTIONS DOCUMENT FOR FINAL MATERIAL AND FINISH SELECTIONS & NATIONAL ACCOUNT REP INFORMATION. NATIONAL ACCOUNT REPS CAN ASSIST IN NATIONAL ACCOUNT MATERIAL PRICING.
- BASE: 6" VINYL BASE ON CARPET, 6" TILE BASE ON TILE, 6" MAC-Guard BASE AT ACRYLIC FLOORING.
- ALL CARPET TO TILE TRANSITIONS, INCLUDING CURVED TRANSITIONS TO BE TR-1
- ALL WALL TILE/ TILE BASE TO FLOOR TILE TRANSITIONS TO BE TR-6 OR TR-10. SEE DETAIL 2/ A-6.
- ALL OUTSIDE CORNER AND WALL TILE TO GYP BOARD TRANSITIONS TO BE TR-2. USE COORDINATING TRIM CAPS WHERE TRIM DOES NOT MEET CEILING. SEE DETAILS 3/ A-6
- GC TO VERIFY w/ TILE CONTRACTOR WHERE WATERPROOFING/ CRACK PREVENTION MEMBRANE IS NEEDED.

KEYED NOTES:

- CASED OPENINGS, FROSTED TEMPERED GLASS AT DRINKS & CONDIMENTS AND CUSTOMER ORDER AREA ONLY. SEE DETAIL 3/ A-6.
- GC TO COORDINATE EQUIPMENT CURB w/ FOODSERVICE EQUIPMENT SUPPLIER, CURB TO RECEIVE TILE BASE OR ACRYLIC BASE TO COORDINATE WITH FLOOR FINISH IN THAT AREA.
- PIN LETTER SIGN, BY SIGNAGE COMPANY, CENTER OF SIGN TO BE AT 6'-6" AFF.
- NO FLOOR FINISH AT CUSTARD MACHINE.
- GC TO VERIFY w/ TILE CONTRACTOR WHERE WATERPROOFING MEMBRANE SHOULD START AND STOP.
- TR-12 AT FLOOR TILE TO ACRYLIC FLOORING TRANSITION.
- EXISTING WAINSCOTING TO REMAIN WHERE POSSIBLE, PATCH IN WITH NEW AS NEEDED.

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CULVER FRANCHISING SYSTEM, LLC
REIMAGE 2024
CULVER'S OF WATERTOWN, WI #021

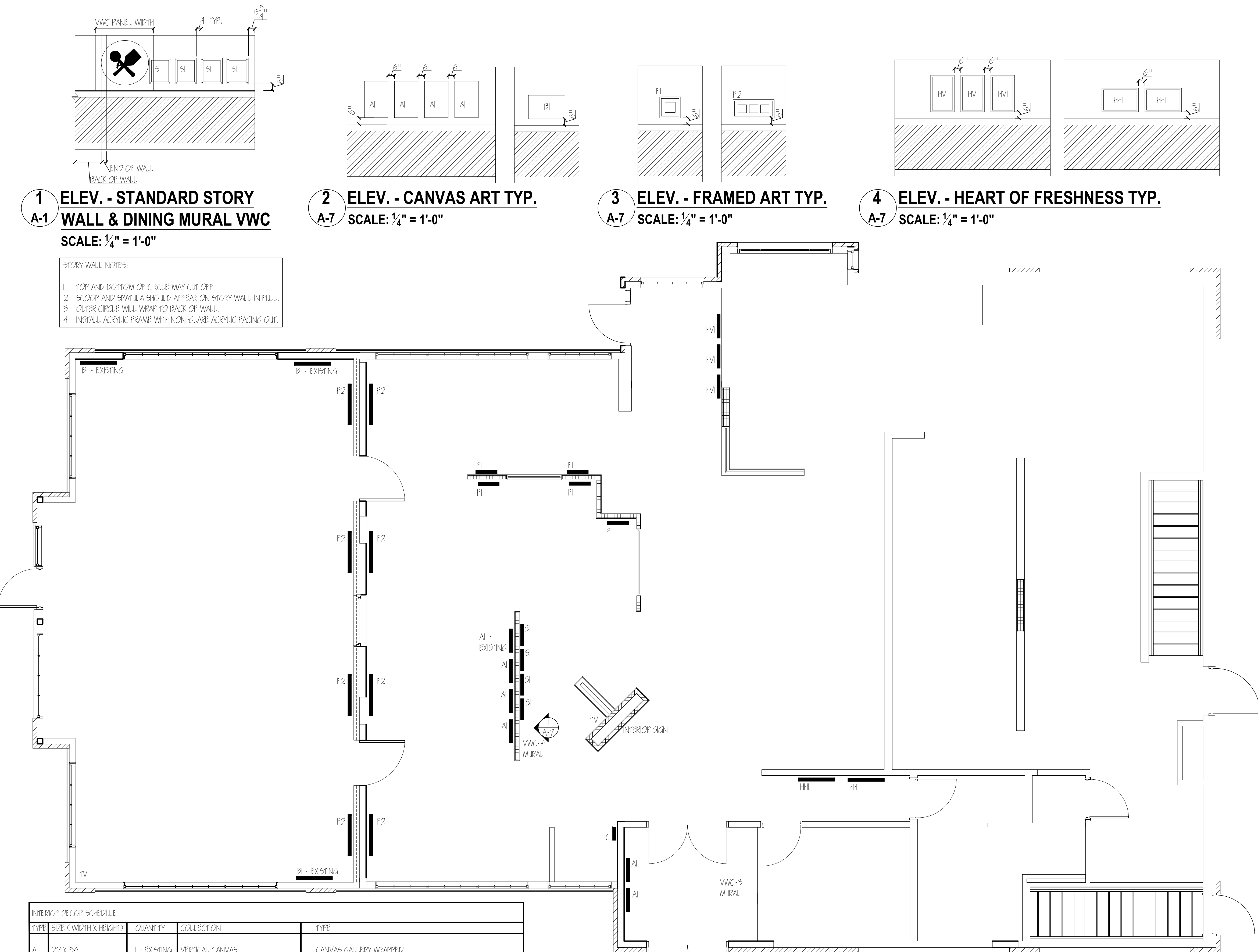
Sheet Contents
FINISH PLAN

Project No. Watertown, WI #021
Drawn By: S. Hemesath
Date: 10.6.23

Sheet
A-6

By
Date
Revision

Culver Franchising System, LLC
1240 Water Street
Prairie du Sac, WI 53578
608-643-7980



1 ELEV. - STANDARD STORY WALL & DINING MURAL VWC
SCALE: 1/4" = 1'-0"

2 ELEV. - CANVAS ART TYP.
SCALE: 1/4" = 1'-0"

3 ELEV. - FRAMED ART TYP.
SCALE: 1/4" = 1'-0"

4 ELEV. - HEART OF FRESHNESS TYP.
SCALE: 1/4" = 1'-0"

STORY WALL NOTES:

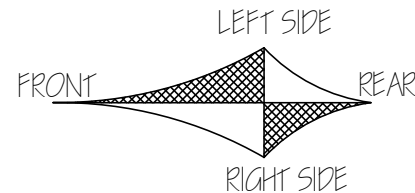
1. TOP AND BOTTOM OF CIRCLE MAY CUT OFF
2. SCOOP AND SPATULA SHOULD APPEAR ON STORY WALL IN FULL.
3. OUTER CIRCLE WILL WRAP TO BACK OF WALL.
4. INSTALL ACRYLIC FRAME WITH NON-GLARE ACRYLIC FACING OUT.

INTERIOR DECOR SCHEDULE				
TYPE	SIZE (WIDTH X HEIGHT)	QUANTITY	COLLECTION	TYPE
AI	22 X 34	1 - EXISTING 5 - NEW	VERTICAL CANVAS	CANVAS GALLERY WRAPPED
BI	34 X 22	3 - EXISTING	HORIZONTAL CANVAS	CANVAS GALLERY WRAPPED
F1	19.5 X 19.5	5	FRAMED	FRAMED AND MATTED PRINTS, NON GLARE ACRYLIC
F2	38.5 X 17	8	FRAMED	FRAMED AND MATTED PRINTS, NON GLARE ACRYLIC
HVI	22 X 34	3	VERTICAL HEART OF FRESHNESS	WOOD FRAME W/ PRINTED PVC INSERTS
HHI	22 X 34	2	HORIZONTAL HEART OF FRESHNESS	WOOD FRAME W/ PRINTED PVC INSERTS
SI	20 X 24	4	STORY WALL	ACRYLIC FRAME W/ METAL STAND OFFS
CI	12.5 X 15	1	GUEST COMMUNICATIONS	ACRYLIC FRAME W/ METAL STAND OFFS

GENERAL NOTES:

1. ALL ARTWORK IS OWNER PROVIDED, GC INSTALLED
2. ARTWORK COMES WITH SECURITY HARDWARE
3. BOTTOM OF ARTWORK SHOULD BE INSTALLED 6" ABOVE THE TOP OF WAINSCOTING

INTERIOR DECOR PLAN - CULVER'S OF WATERTOWN, WI #021
SCALE: 1/4" = 1'-0"



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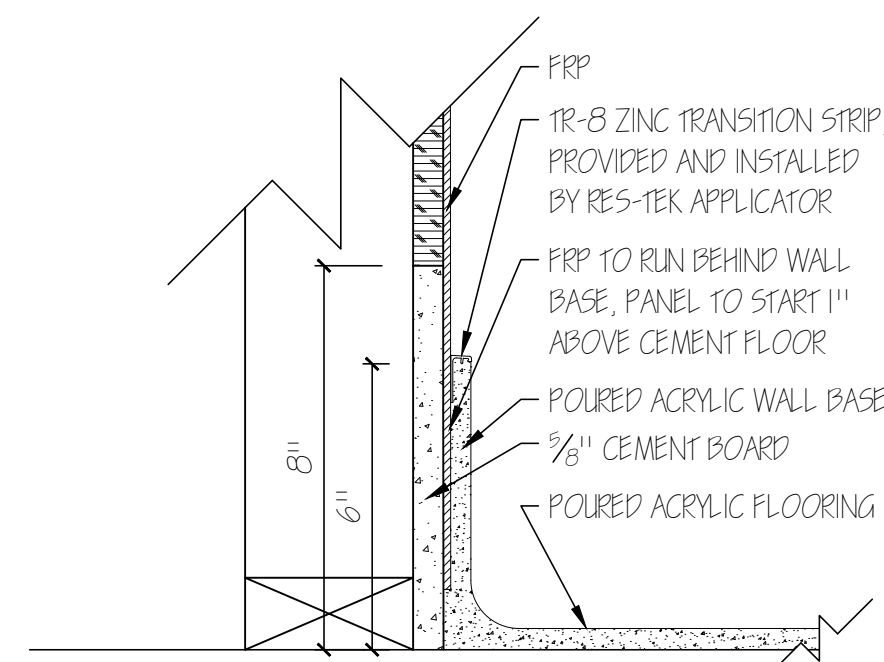
By	
Date	
Revision	

Culver Franchising System, LLC
1240 Water Street
Prairie du Sac, WI 53578
608-643-7980

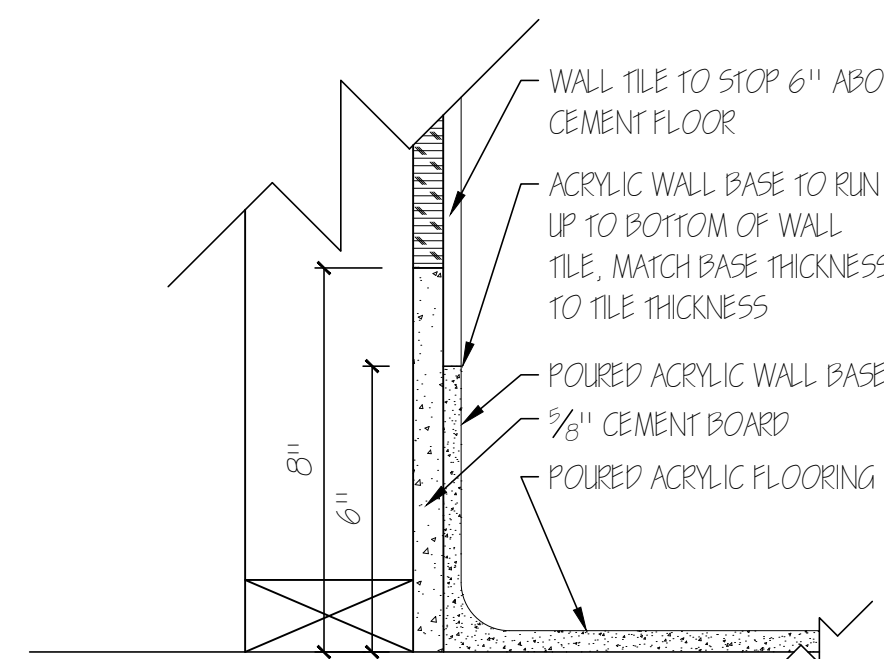
CULVER FRANCHISING SYSTEM, LLC
REIMAGE 2024
CULVER'S OF WATERTOWN, WI #021

Sheet Contents	
INTERIOR DECOR PLAN	
Project No.	Watertown, WI #021
Drawn By:	S. Hemesath
Date:	10.6.23

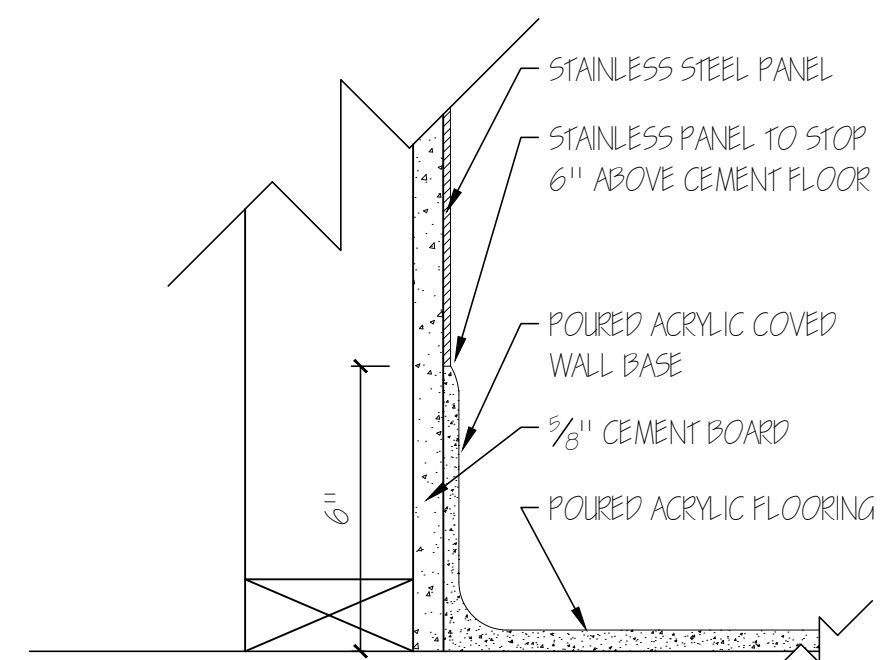
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A-7



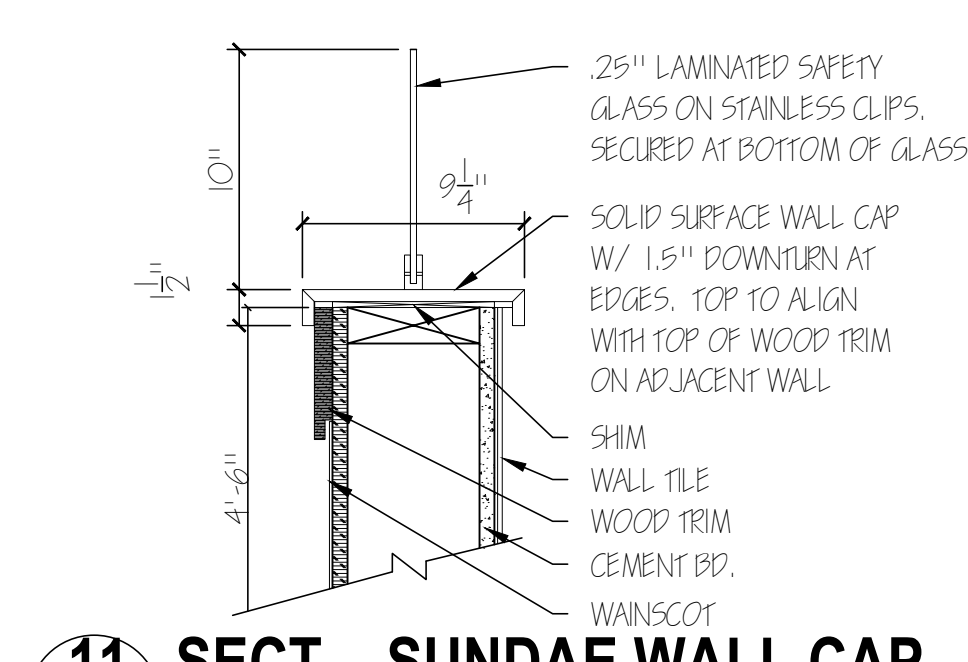
15
A-8 **DETAIL - ACRYLIC WALL BASE TO FRP**
SCALE: 3" = 1'-0"



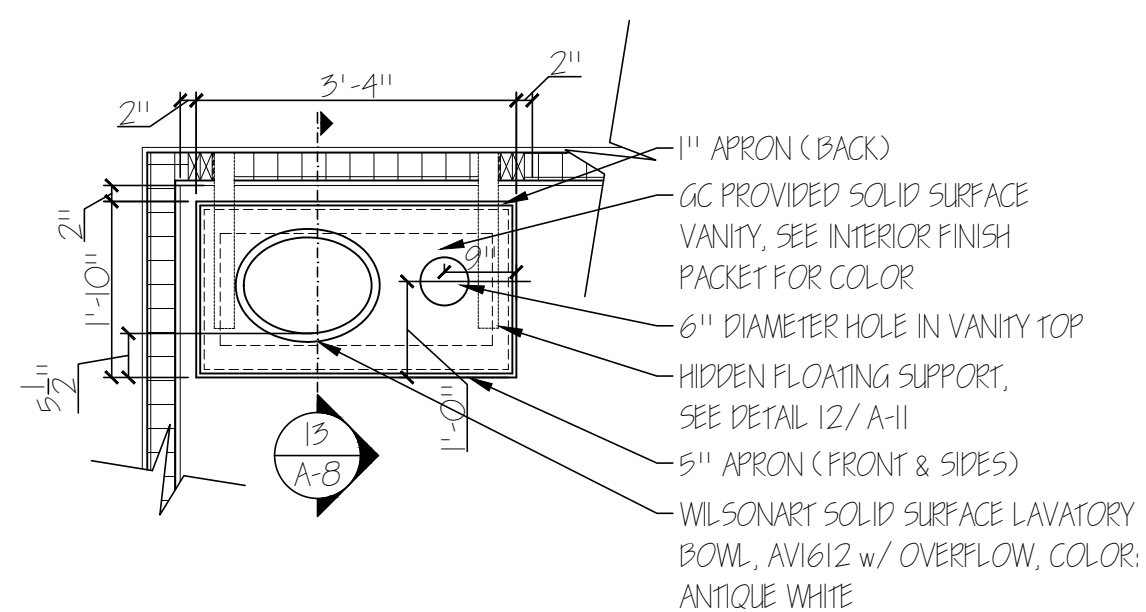
16
A-8 **DETAIL - ACRYLIC WALL BASE TO TILE**
SCALE: 3" = 1'-0"



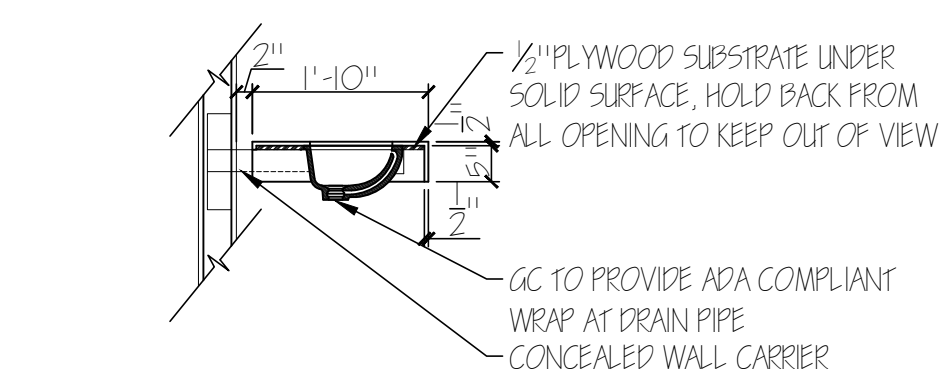
17
A-8 **DETAIL - ACRYLIC WALL BASE AT S/S**
SCALE: 3" = 1'-0"



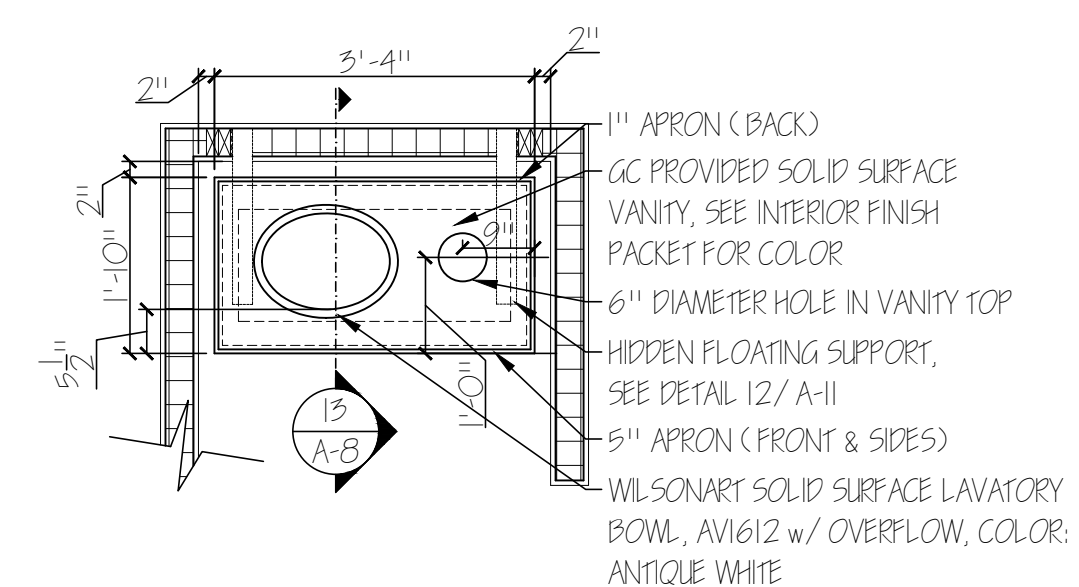
11
A-8 **SECT. - SUNDAE WALL CAP**
SCALE: 1 1/2" = 1'-0"



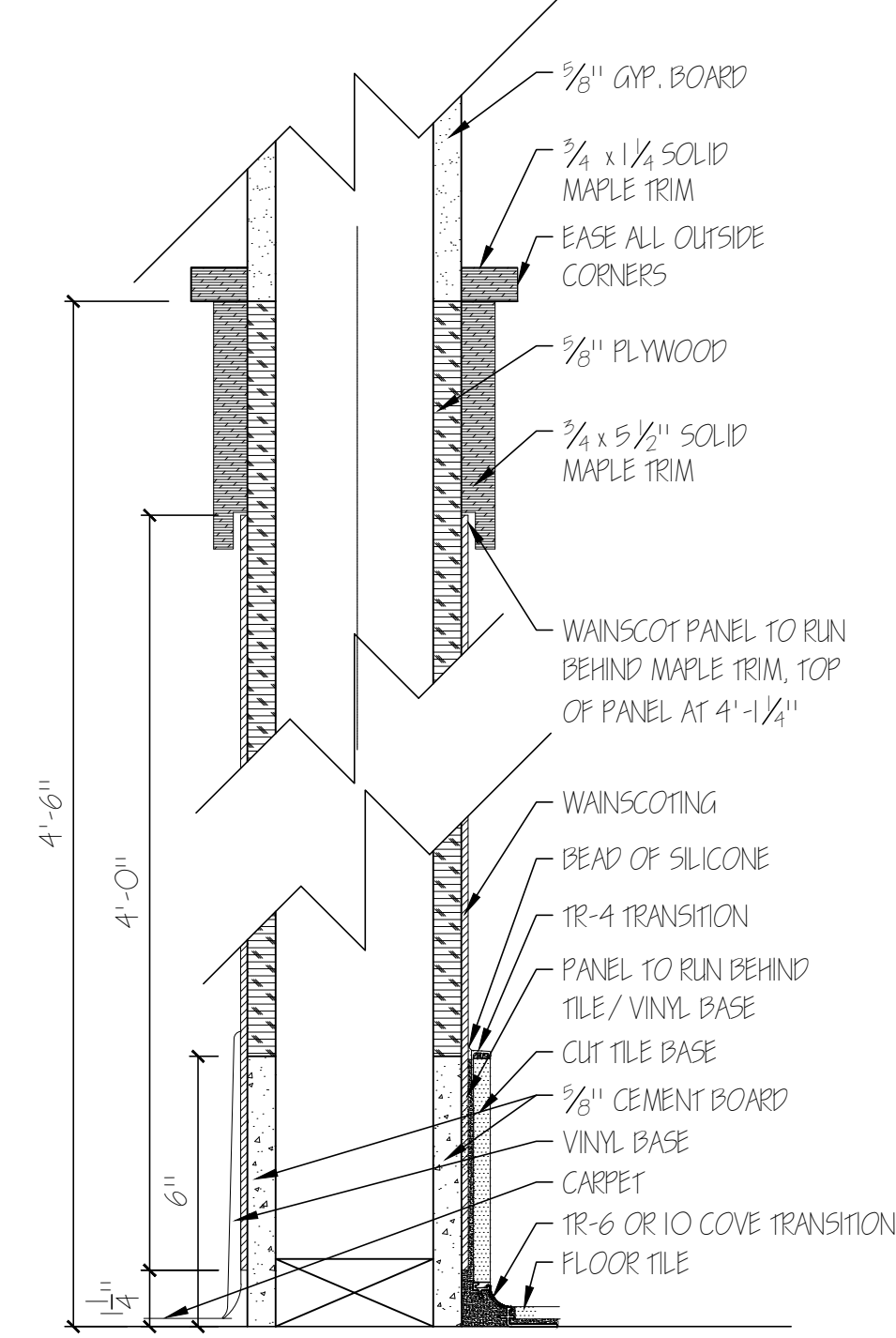
12
A-8 **FLOATING VANITY - 107**
SCALE: 1/2" = 1'-0"



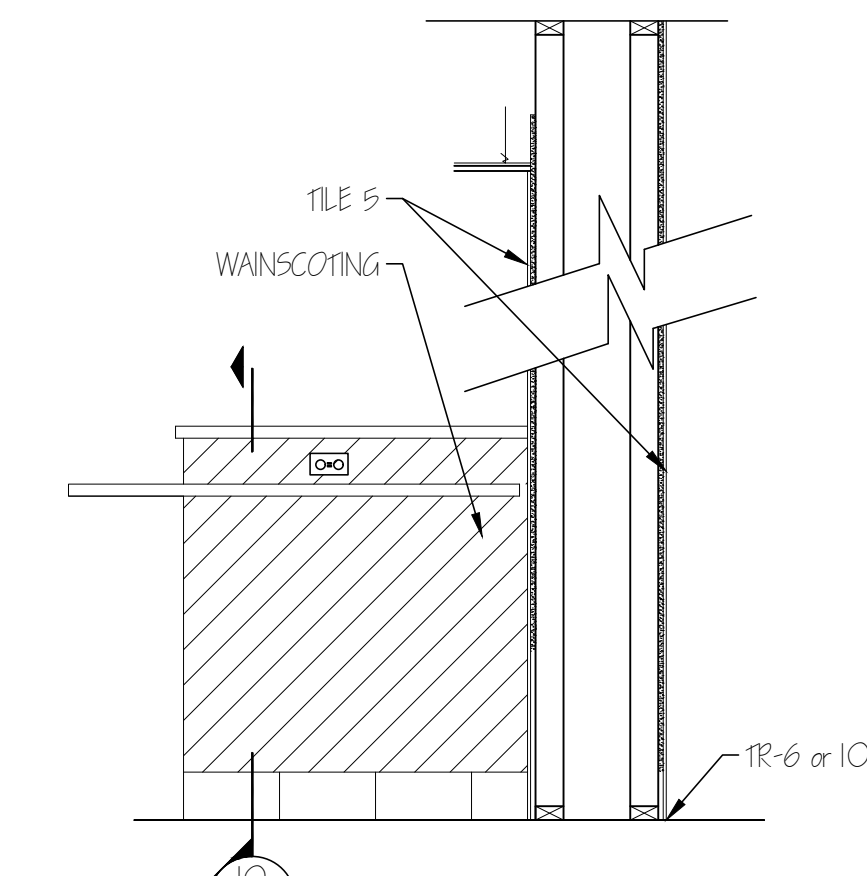
13
A-8 **SECT. - FLOATING VANITY**
SCALE: 1/2" = 1'-0"



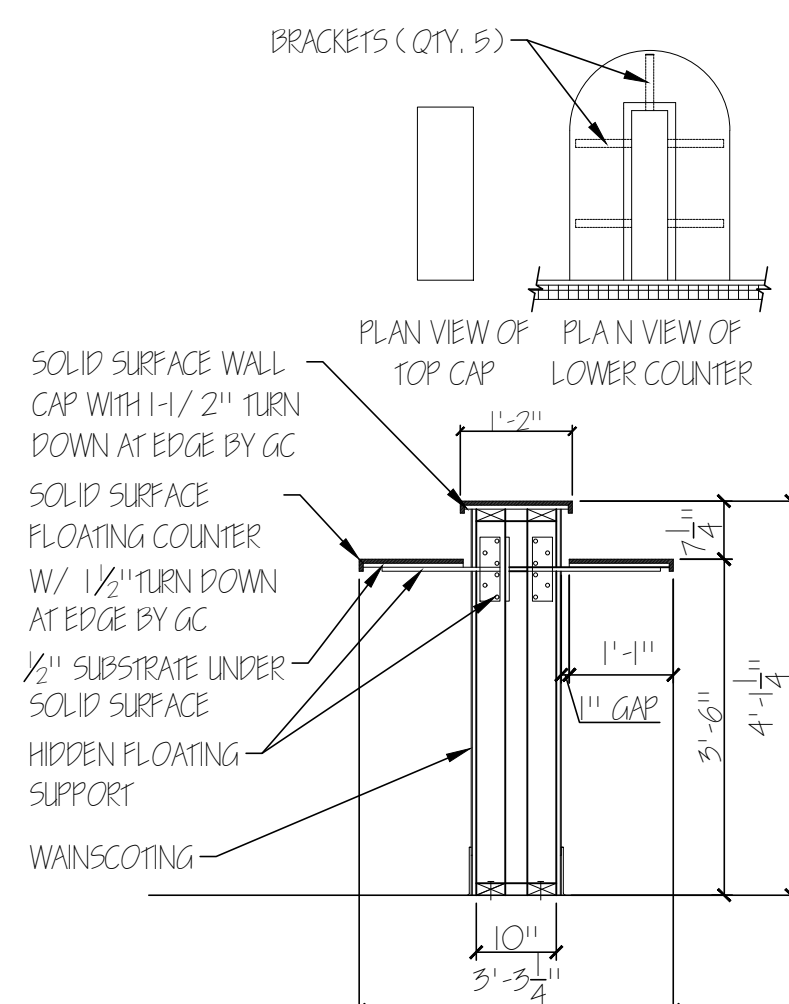
14
A-8 **FLOATING VANITY - 108**
SCALE: 1/2" = 1'-0"



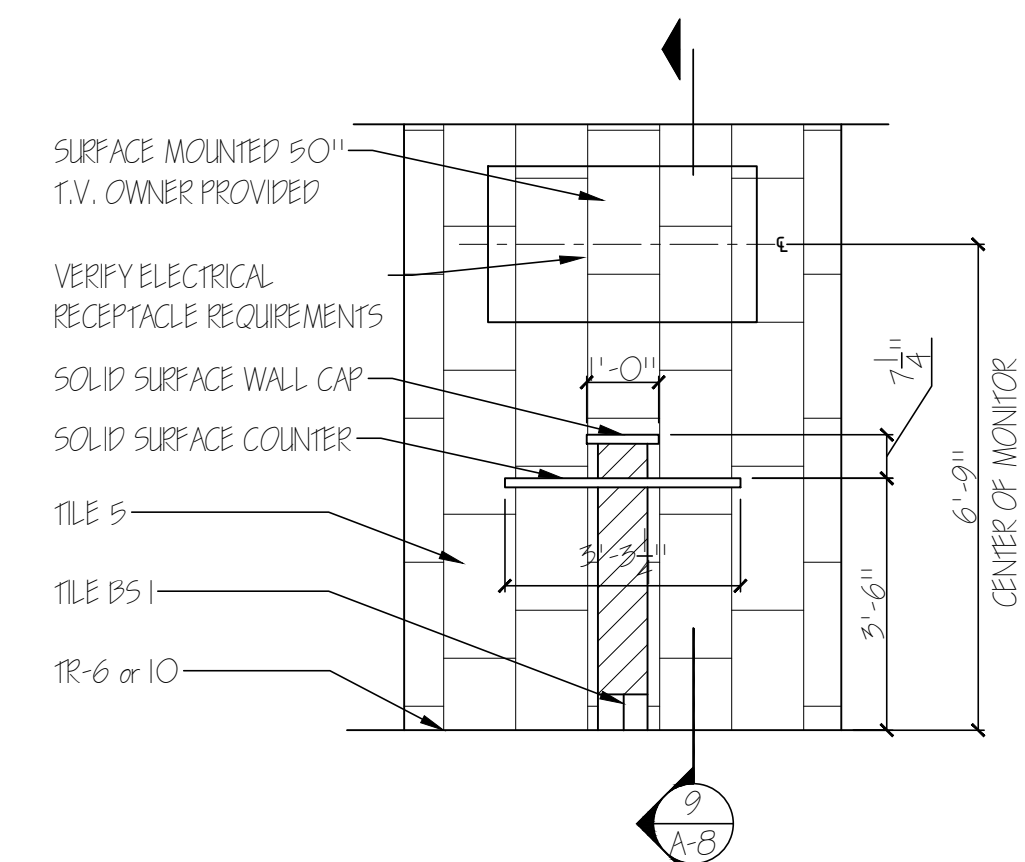
8
A-8 **DETAIL - FULL WALL**
SCALE: 3" = 1'-0"



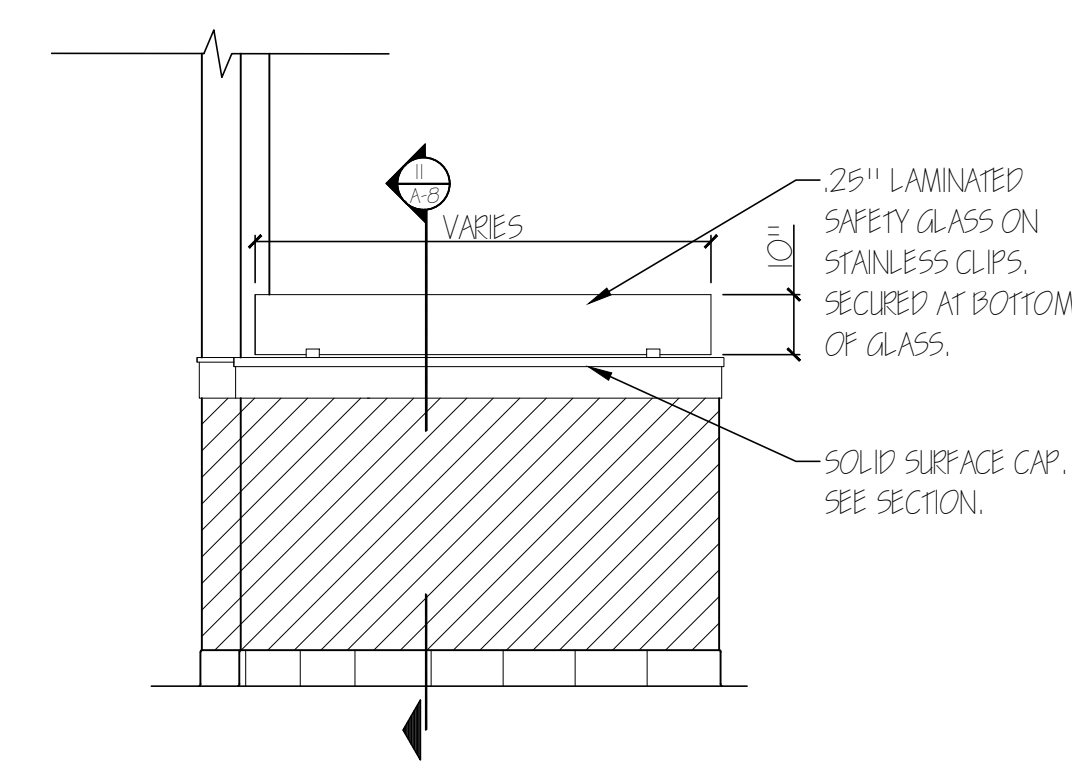
9
A-8 **SECT. - FEATURE WALL**
SCALE: 1/2" = 1'-0"



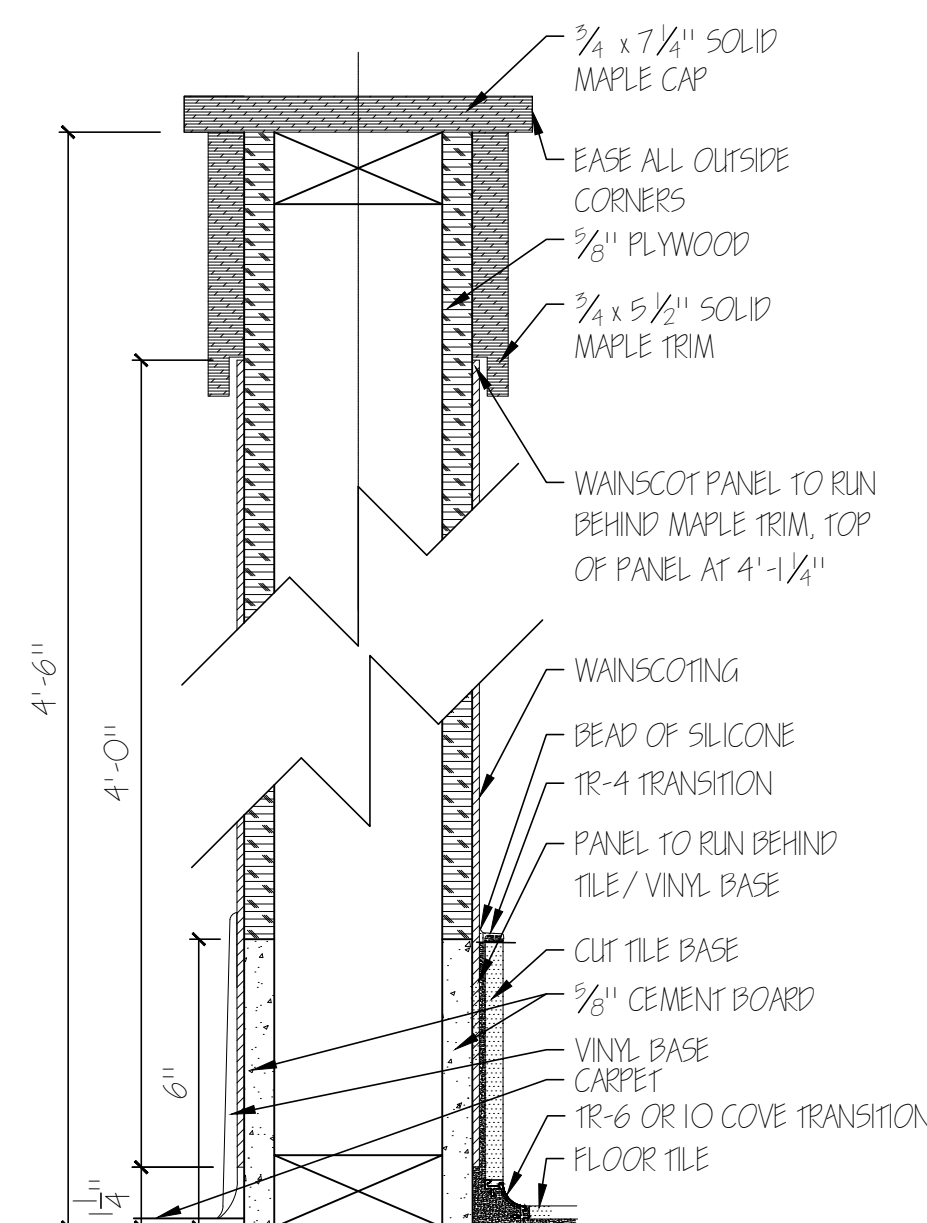
10
A-8 **SECT. - TO-GO**
SCALE: 1/2" = 1'-0"



5
A-8 **ELEV. - FEATURE WALL - BACK**
SCALE: 3/8" = 1'-0"



6
A-8 **ELEV. - SUNDAE WALL**
SCALE: 3/8" = 1'-0"



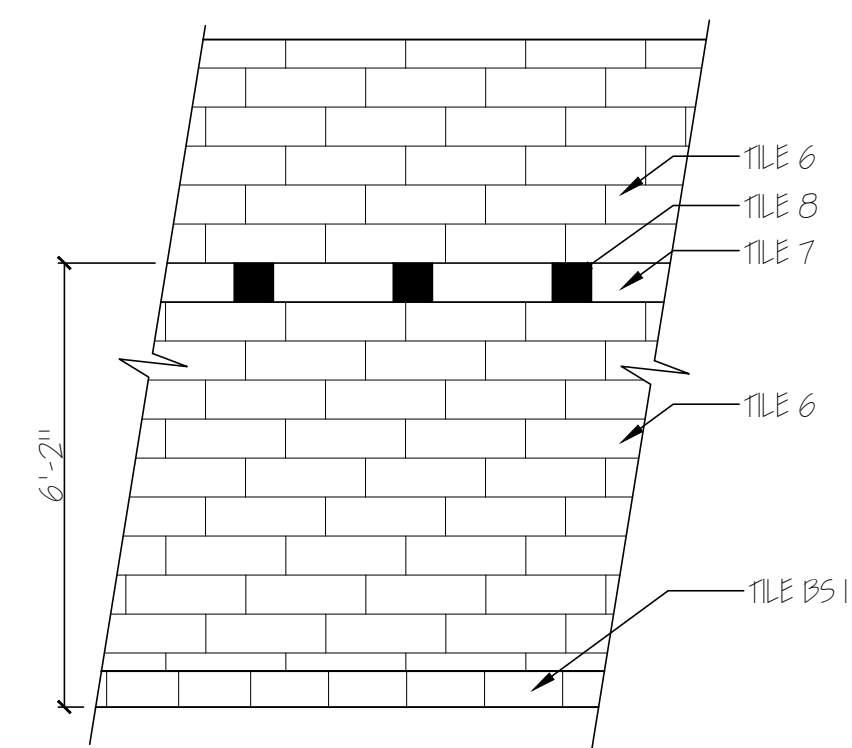
7
A-8 **DETAIL - HALF WALL**
SCALE: 3" = 1'-0"

WAINSCOTING INSTALLATION GENERAL NOTES:

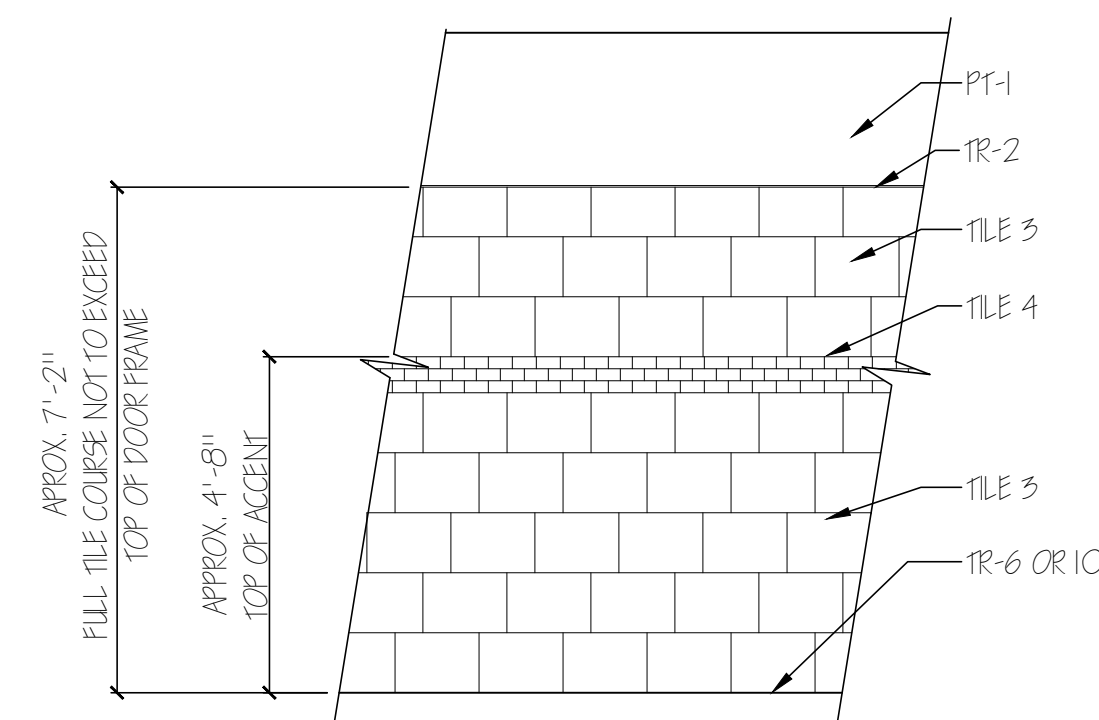
1. USE MANUFACTURER RECOMMENDED ADHESIVES AND INSTALLATION METHODS
2. GC TO VERIFY INSTALLATION FOR EXTERIOR WALLS w/ MARLITE MANUFACTURERS REP
3. TILE BASE AT TILE FLOOR
4. VINYL BASE AT CARPET
5. EASE ALL OUTSIDE CORNERS OF MAPLE TRIM
6. MAPLE TRIM PACKAGE BY PEC, INSTALLED BY GC

MAPLE TRIM PACKAGE:

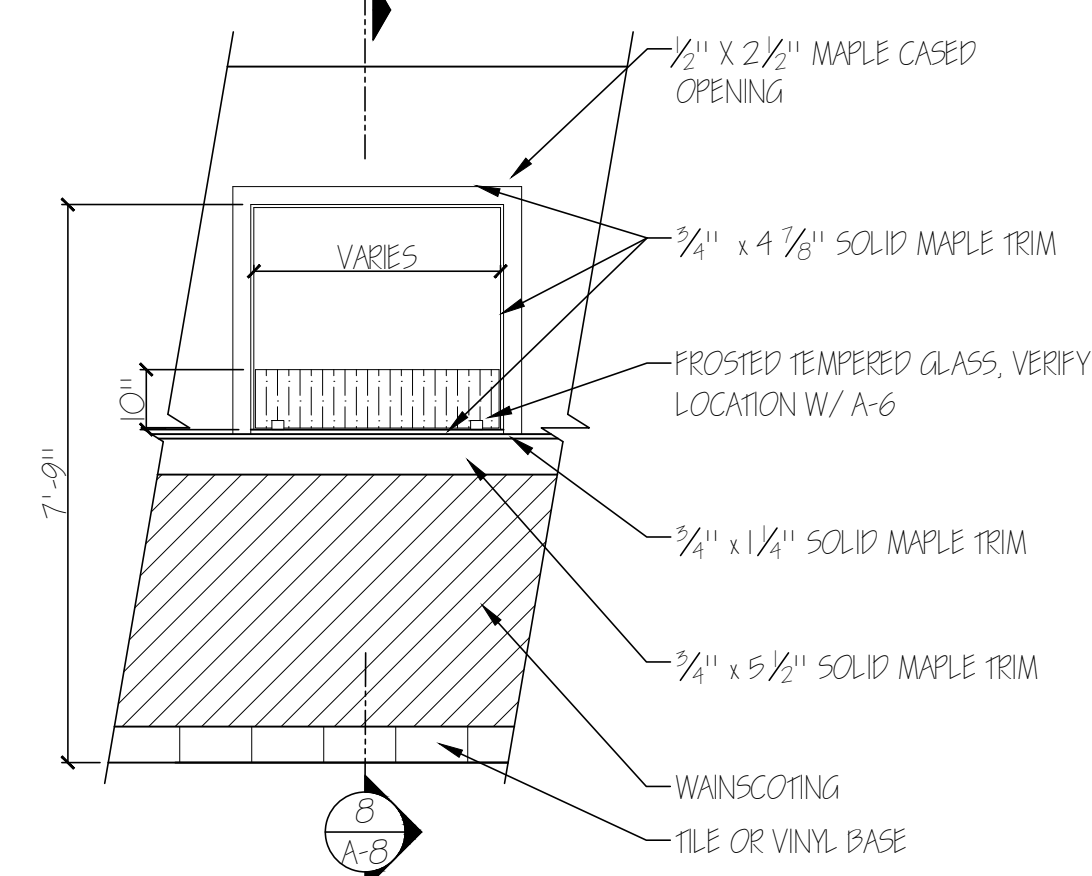
DESCRIPTION	SIZE
FULL WALL TOP CAP	3/4" X 1 1/4"
HALF WALL TOP CAP	3/4" X 7/8"
WAINSCOTING CAP	3/4" X 5/8"
CASED OPENING TRIM	1/2" X 2 1/2"
CASED OPENINGS	3/4" X 4 1/8"



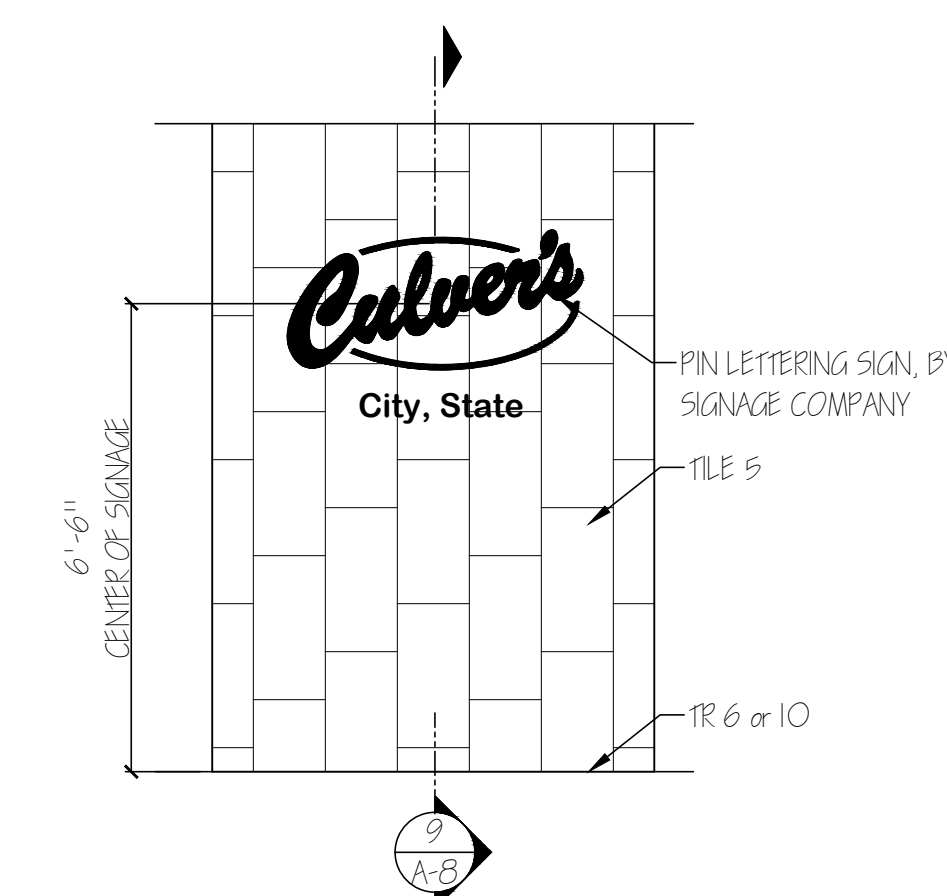
1
A-8 **ELEV. - TILE PATTERN 1a**
SCALE: 3/8" = 1'-0"



2
A-8 **ELEV. - TILE PATTERN 2**
SCALE: 3/8" = 1'-0"



3
A-8 **ELEV. - WAINSCOTING TYP.**
SCALE: 3/8" = 1'-0"



4
A-8 **ELEV. - FEATURE WALL - FRONT**
SCALE: 3/8" = 1'-0"

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REIMAGE 2024

CULVER'S OF WATERTOWN, WI #021

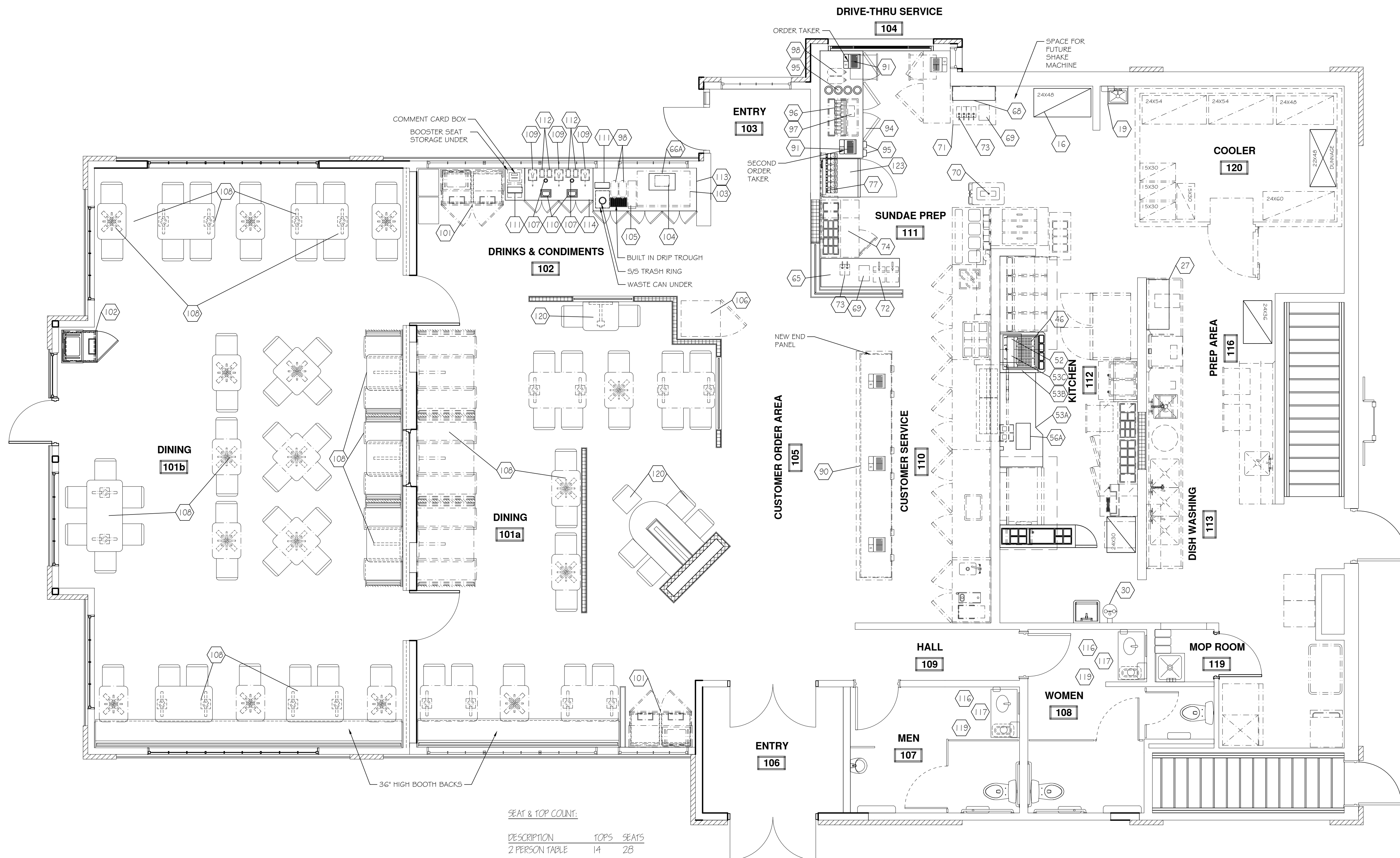
Sheet Contents
ELEV'S & DETAILS

Project No.
Watertown, WI #021
Drawn By:
S. Hemesath
Date:
10.6.23

Sheet
A-8

By
Date
Revision

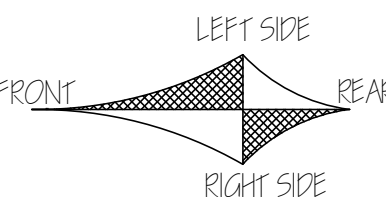
Culver Franchising System, LLC.
1240 Water Street
Prairie du Sac, WI 53578
608-643-7980



SEAT & TOP COUNT:

DESCRIPTION	TOPS	SEATS
2 PERSON TABLE	14	28
4 PERSON TABLE	13	52
6 PERSON TABLE	0	0
2 PERSON BOOTH	3	6
4 PERSON BOOTH	3	12
6 PERSON BOOTH	0	0
TO-GO WAITING	1	5
TOTAL	34	103
ADA	6	
EXISTING	23	76

FOODSERVICE PLAN - CULVER'S OF WATERTOWN, WI #021
SCALE: 1/4" = 1'-0"



EQUIPMENT SCHEDULE	
ITEM	DESCRIPTION
16	DRY STORAGE SHELVING
19	HAND SINK
27	SLANT SHELF
30	EYE WASH STATION
46	BOTTOM HEATED FRY BIN
52	TRANSFER CABINET - FUTURE
53A	SANDWICH WRAP STATION LEFT
53B	SANDWICH WRAP STATION RIGHT
53C	WALL SHELF
56A	BUN WARMER BRACKET
65	5/ 5 WORK TABLE
66A	REMOTE ICE MAKER
68	WALL SHELF
69	ASTRO BLENDER - EXISTING/ RELOCATED
71	WORKTABLE - EXISTING/ RELOCATED
72	HEATED SYRUP DISPENSERS - EXISTING/ RELOCATED
73	LIQUID TOPPING DISPENSERS - EXISTING/ RELOCATED
74	REFRIGERATED TOPPING TABLE - EXISTING/ RELOCATED
77	CANDY TOPPING SYSTEM - EXISTING/ RELOCATED
90	FRONT SERVICE COUNTER - EXISTING/ MODIFIED
91	CASH REGISTERS AND SYSTEM - EXISTING
94	5/ 5 DRIVE-THRU COUNTER
95	CUP DISPENSERS
96	ICE AND SODA DISPENSER - EXISTING
97	SODA MACHINE CARBONATOR - EXISTING
98	ICE TEA BREWER/ DISPENSERS - EXISTING/ RELOCATED
101	TRAY/ TRASH CABINET - EXISTING/ RELOCATED
102	TRAY/ TRASH CABINET
103	SODA MACHINE - EXISTING/ RELOCATED
104	SODA CARBONATOR - EXISTING/ RELOCATED
105	LID DISPENSER - EXISTING/ RELOCATED
106	REACH-IN RETAIL FREEZER - EXISTING/ RELOCATED
107	CONDIMENT CUP DISPENSERS
108	TABLES/ CHAIRS/ BOOTHS - NEW AND EXISTING
109	CONDIMENT DISPENSERS - EXISTING/ RELOCATED
110	NAPKIN DISPENSERS
111	STRAW DISPENSERS
112	CONDIMENT PANS - EXISTING/ RELOCATED
113	BEVERAGE COUNTER
114	CONDIMENT COUNTER
116	PAPER TOWEL DISPENSERS
117	TOILET PAPER DISPENSERS
119	WASTE RECEPTACLE
120	HIGH TOP TABLES/ CHAIRS
300	TRIM PACKAGE (NOT SHOWN)

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By	Revision	Date

Culver Franchising System, LLC
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CULVER FRANCHISING SYSTEM, LLC
REIMAGE 2024
CULVER'S OF WATERTOWN, WI #021

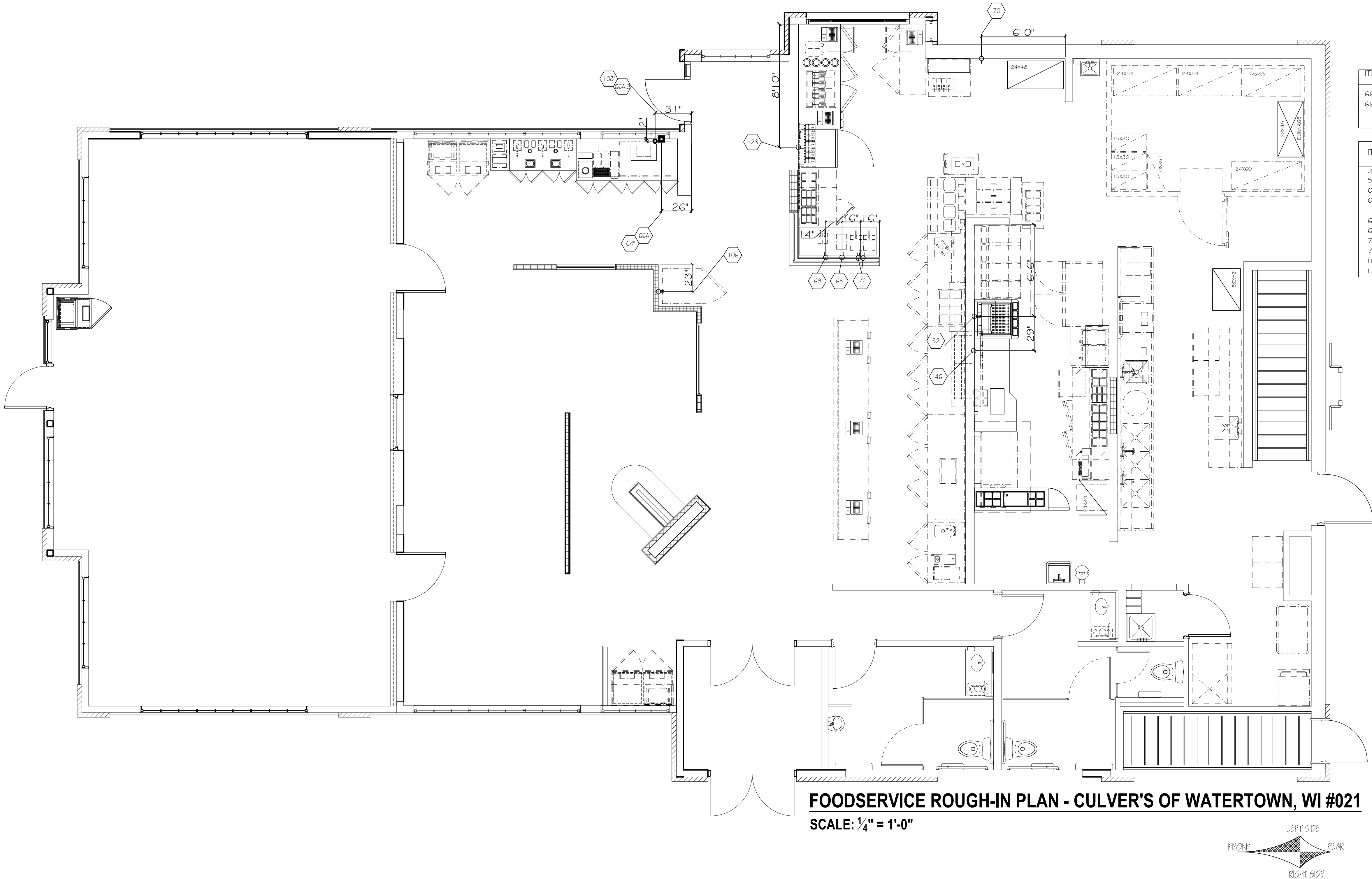
Sheet Contents
FOODSERVICE PLAN

Project No.
Watertown, WI #021

Drawn By:
V. Young

Date:
10.6.23

Sheet
FS-1



ITEM	PLUMBING CONNECTION SCHEDULE
66A.2	NEW ICE MAKER DRAINS TO EXISTING HUB DRAIN.
66A.3	3/4 CW FROM ABOVE, SEE PLAN FOR HEIGHTS, BRANCH THRU MAIN FILTERS ITEM 64 TO ICE MAKER. VERIFY w/ EQUIPMENT SUPPLIER.

ITEM	ELECTRICAL CONNECTION SCHEDULE
46	208/1 5.0.15' AFF
52	208/15.0. 66' AFF, ROUGH-IN COVER FOR FUTURE
66A	115/1 J-BOX SEE PLAN FOR HEIGHTS
66A.1	208/1 J-BOX ON BUILDING ROOF. VERIFY LOCATION WITH GC NOT SHOWN ON PLAN
65	115/1 D.O. 42' AFF
69	115/1 D.O. 24' AFF
70	208/3 5.0. 24' AFF, ROUGH-IN AND COVER, FUTURE
72	115/1D.O. 42' AFF - TWO LOCATIONS
106	115/1 D.O. 76' AFF
123	115/1 D.O. 24' AFF

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By	Date	Revision

Culver Franchising System, LLC
1240 Water Street
Prairie du Sac, WI 53578
608-643-7980

CULVER FRANCHISING SYSTEM, LLC
REIMAGE 2024
CULVER'S OF WATERTOWN, WI #021

Sheet Contents
FOODSERVICE ROUGH-IN PLAN
Project No. Watertown, WI #021
Drawn By: V. Young
Date: 10.11.23

Sheet
FS-1

NOTICE OF PUBLIC HEARING

Section 3, Item C.

In accordance with Wis. Stat. § 62.23(7)(de) and Section § 550-142E(1) of the City of Watertown Municipal Code, a notice is hereby given by the Plan Commission of the City of Watertown, Wisconsin, that a public hearing will be held on the 26th day of February, 2024 at 4:30 P.M., or shortly thereafter, in the Council Chambers of the Municipal Building, 106 Jones Street, Watertown, Wisconsin, or via GoToMeeting using the following instructions:

Members of the media and the public may attend by
calling (Toll Free): 1 866 899 4679 Access Code: 861-817-957
or <https://meet.goto.com/861817957>

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

This public hearing will be to consider the request of Brad H Hayes Trust and Margaret L Hayes Trust (applicants and owners) for a Conditional Use Permit for a Group Development under Sections §550-68A(1) and §550-68A(3). 717 W. Main Street is zoned General Business, located in Jefferson County, Wisconsin (PIN: 291-0815-0511-039), and is further described as follows:

LOT 1, CSM 5807-33-098, DOC 1384903.

All persons wishing to be heard are invited to be present. Written comments may be submitted to the Building, Safety, & Zoning Department at nzimmerman@watertownwi.gov.

CITY OF WATERTOWN
Brian Zirbes
Zoning & Floodplain Administrator

BZ/nmz

PUBLISH: February 12, 2024
and
February 19, 2024
(BLOCK AD)

Main Office
920-262-4060

Brian Zirbes
920-262-4041

Mark Hady
920-342-0986

Nikki Zimmerman
920-262-4045

Dell Zwieg
920-262-4042

Doug Zwieg
920-262-4062

Dennis Quest
920-262-4061

TO: Plan Commission
DATE: February 26th, 2024
SUBJECT: 717 W Main Street, Conditional Use Permit - CUP

A request by Brad and Margaret Hayes for a Conditional Use Permit (CUP) for a 'Group Development'. Parcel PIN(s): 291-0815-0511-039

SITE DETAILS:

Acres: 0.63
Current Zoning: General Business (GB)
Existing Land Use: Auto Sales
Future Land Use Designation: Neighborhood Mixed Use

BACKGROUND AND APPLICATION DESCRIPTION:

The applicant is seeking approval of a Conditional Use Permit (CUP) for a 'Group Development'. This development proposal meets the definition of a 'Group Development' due to it including two or more structures containing principal land uses on the same lot. A Condominium Plat associated with this 'Group Development' will also be presented to the Plan Commission for approval at a future meeting.

STAFF EVALUATION:

Site Plan Review Committee:

See Minutes of February 12th, 2024

Land Use and Zoning:

1. Group Development: Any development proposal that meets the definition of a 'Group Development' per Section § 550-68 shall be subject to the 'Use Regulations' under § 550-69.
2. Under section § 550-68A(1) 'Two or more structures containing principal land uses on the same lot' is defined as a 'Group Development'. Common examples of group developments include six-unit apartment buildings, apartment complexes, condominium complexes, strip centers, shopping centers, and office centers [per § 550-68B].
3. Under section § 550-69 there are no permitted by right uses and all uses shall be conditional uses. All land uses permitted under the applicable zoning district are allowed within the 'Group Development'.

Section § 550-69:

A. Permitted by right: not applicable.

B. Conditional use regulations. Any land use that is permitted as a permitted by right land use or as a conditional land use within the applicable zoning district(s) is permitted to locate within a group development. The detailed land use regulations of this section that pertain to individual land uses shall also apply to individual land uses within a group development, as will all other applicable provisions of this

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Opportunity Runs Through It

chapter. Therefore, land uses permitted by right in the zoning district shall be permitted by right within an approved group development (unless otherwise restricted by the conditions of approval imposed during the conditional use approval for the group development as a whole), and land uses permitted as a conditional use in the zoning district shall be permitted within the group development only with conditional use approval for the specific use. In all cases, the following conditional use conditions shall be applied to the group development as a whole and to individual uses within the group development:

- (1) All required off-street parking spaces and access drives shall be located entirely within the boundaries of the group development. **Meets Standard.**
- (2) The development shall contain a sufficient number of waste bins to accommodate all trash and waste generated by the land uses in a convenient manner. **Meets Standard.**
- (3) No group development shall take access to a local residential street. **Meets Standard.**
- (4) All development located within a group development shall be located so as to comply with the intent of this chapter regarding setbacks of structures and buildings from lot lines. As such, individual principal and accessory structures and buildings located within group developments shall be situated within building envelopes that serve to demonstrate complete compliance with said intent. Said building envelopes shall be depicted on the site plan required for review of group developments. The use of this approach to designing group developments will also ensure the facilitation of subdividing group developments in the future (if such action is so desired). **Meets Standard.**
- (5) The following standards shall apply to all group developments:
 - (a) Building exterior materials shall be of high quality on all sides of the structure, including glass, brick, decorative concrete block or stucco. Decorative architectural metal with concealed fasteners may be approved with special permission from the City. **Meets Standard.**
 - (b) Building exterior design shall be unified in design and materials throughout the structure and shall be complementary to other structures in the vicinity. However, the development shall employ varying building setbacks, height, roof, treatments, door and window openings, and other structural and decorative elements to reduce the apparent size and scale of the structure. A minimum of 20% of the combined facades of the structure shall employ actual facade protrusions or recesses. A minimum of 20% of the combined linear roof eave or parapet lines of the structure shall employ differences in height of eight feet or more. Roofs with particular slopes may be required by the City to complement existing buildings or otherwise establish a particular aesthetic objective. **Meets Standard.**
 - (c) Mechanical equipment, refuse containers and any permitted outdoor storage shall be fully concealed from on-site and off-site ground-level views with materials identical to those used on the building exterior. **Meets Standard.**
 - (d) Standard corporate trademark building designs, materials, architectural elements and colors all shall be acceptable, as determined by the City, only as subtly integrated into the more generic design of the building as a whole. Color schemes of all architectural elements shall be muted, neutral, nonreflective, and nonuse or non-tenant specific. **Meets Standard.**
 - (e) Public entryways shall be prominently indicated from the building's exterior design and shall be emphasized by on-site traffic flow patterns. All sides of the building that directly face or abut a public street shall have public entrances. **Meets Standard.**
 - (f) Loading areas shall be completely screened from surrounding roads and residential, office and commercial properties. Said screening may be through internal loading areas, screening wall

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that will match the building exterior in materials and design, fully opaque landscaping at time of planting, or combinations of the above. Gates and fencing may be used for security purposes but not for screening and shall be of high aesthetic quality. **N/A.**

- (g) Vehicle access from public streets shall be designed to accommodate peak traffic volumes without disrupting traffic on public streets from inadequate throat length, access drive width or design or inadequate driveway location. The impact of traffic generated by the proposed development shall be demonstrated by a traffic impact analysis performed by the applicant's traffic engineer so as to not adversely impact off-site public roads, intersections and interchanges during the traffic peak associated with a full parking lot. Where the project shall adversely impact off-site traffic, the City may deny the application, may require a size reduction in the proposed development, or may require off-site improvements. **Meets Standard.**
- (h) Parking lot design shall employ interior landscaped islands with a minimum of 400 square feet at all parking islands, and in addition shall provide a minimum of one landscaped island of a minimum of 400 square feet in each parking aisle for every 20 cars in that aisle. Aisle-end islands shall count toward meeting this requirement. Landscaped medians shall be used to break large parking areas into distinct pods, with a maximum of 100 spaces in any one pod. **Needs to be waived.**
- (i) A minimum of one cart-return area of 200 square feet shall be provided for every parking area pod. There shall be no exterior cart-return or cart-storage areas located within 25 feet of the building in areas located between the building and a public street. **N/A.**
- (j) The applicant shall demonstrate full compliance with City standards for stormwater, utilities, erosion control and public safety. **Meets Standard.**
- (k) On-site landscaping shall be provided per the landscaping requirements of this chapter, except that building foundation landscaping and paved area landscaping shall be provided at 1.5 times the required landscape points for development in the zoning district. **Needs to be waived.**
- (l) A conceptual plan for exterior signage shall be provided at time of detailed site plan or GDP that provides for coordinated and complementary exterior sign location, configurations and colors throughout the planned development. All freestanding signage within the development shall complement the on-building signage. Freestanding sign materials and design shall complement the building exterior and may not exceed the maximum height requirement of this chapter and the Building Code. **Needs to be waived.**
- (m) The entire development shall provide for full and safe pedestrian and bicycle access within the development and shall provide appropriate connections to the existing and planned pedestrian and bicycle facilities in the community and in surrounding neighborhoods, including sidewalk connections to all building entrances from all public streets. The development shall provide secure bicycle parking and pedestrian furniture in appropriate quantities and location. A central pedestrian gathering area shall be provided. **Meets Standard.**
- (n) Where such developments are proposed to provide a new location for a business already located within the community, a required condition of approval for the new development shall be a prohibition on conditions of sale, lease or use of the previously occupied building or site which provide limits beyond the range of applicable local, state or federal regulations. If such limits are required, the applicant may seek City approval to demolish the previously occupied structure and prepare the site for some future development. **N/A.**

- (o) The applicant shall provide adequate evidence that the proposed development and uses cannot be adequately sited within or on existing developed properties or buildings within the community.
Meets Standard.
- (p) The Plan Commission may waive any of the above standards by a three-fourths' vote of members in attendance, but only if supplemental design elements or improvements are incorporated into the project that compensate for the waiver of the particular standard.
Three standards will need to be waived to approve this proposal.

WISCONSIN STATUTES:

All Conditional Use Permits are subject to the requirements of Wisconsin Act 67.

Under 2017 Wisconsin Act 67: Section 16. 62.23 (7) (de) Conditional Use Permits.

1. 62.23 (7) (de)(1) In this paragraph:
 - a. "Conditional use" means a use allowed under a conditional use permit, special exception, or other special zoning permission issued by a city, but does not include a variance.
 - b. "Substantial evidence" means facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion.
2. 62.23 (7) (de)(2)
 - a. If an applicant for a conditional use permit meets or agrees to meet all of the requirements and conditions specified in the city ordinance or those imposed by the city zoning board, the city shall grant the conditional use permit. Any condition imposed must be related to the purpose of the ordinance and be based on substantial evidence.
 - b. The requirements and conditions described under subd. 2. a. must be reasonable and, to the extent practicable, measurable and may include conditions such as the permit's duration, transfer, or renewal. The applicant must demonstrate that the application and all requirements and conditions established by the city relating to the conditional use are or shall be satisfied, both of which must be supported by substantial evidence. The city's decision to approve or deny the permit must be supported by substantial evidence.
3. 62.23 (7) (de)(3)

Upon receipt of a conditional use permit application and following publication in the city of a class 2 notice under ch. 985, the city shall hold a public hearing on the application.
4. 62.23 (7) (de)(4)

Once granted, a conditional use permit shall remain in effect as long as the conditions upon which the permit was issued are followed, but the city may impose conditions such as the permit's duration, transfer, or renewal, in addition to any other conditions specified in the zoning ordinance or by the city zoning board.
- 62.23 (7) (de)(5)

If a city denies a person's conditional use permit application, the person may appeal the decision to the circuit court under the procedures contained in par. (e) 10.

PLAN COMMISSION DECISION:

Group Development Criteria	Applicant Provided Substantial Evidence		Opponent Provided Substantial Evidence		PC Finds Standards Met	
	Yes	No	Yes	No	Yes	No
Review § 550-69B						

If Plan Commission answers "no" to any of the questions, above, the CUP must be denied. Otherwise, proceed to the conditions of approval.

PLAN COMMISSION OPTIONS:

The following are possible options for the Plan Commission:

1. Deny the Conditional Use Permit, based on failure to provide substantial evidence to meet one or more of the regulatory standards.
2. Approve the Conditional Use Permit without conditions, based on successfully providing substantial evidence of regulatory compliance.
3. Approve the Conditional Use Permit with conditions as identified by the Plan Commission:
 - a. Waive Sections § 550-69B(5)(h), 550-69B(5)(k), 550-69B(5)(l)
 - b. Obtain approval from the Plan Commission of a condominium plat for this development.

ATTACHMENTS:

- Application materials

Group development requirements for proposed project at 717 W. Main Street

Use regulations (550-69)

1. Off street parking shown on design work by Design Alliance shows 29 parking stalls.
 2. Waste bins will be kept inside each privately owned structure.
 3. Development will have access only to Main St with 2 existing egresses.
 4. Set-back regulations are conforming to municipal codes and standards.
 5. (a) building materials will be LP siding, concealed fastener metal roofing, cedar entry-ways including posts, rafters, ceilings. Overhead doors to be glass with metal framing, high quality windows and doors
- (b) general elevations shown on submitted plans with elevations to have design elements similar to the existing Quonset hut structure.
- (c) Potential H.V.A.C. equipment on the exterior could include wall mount A.C. units and/or mini-split units. All floors will have radiant tubes run for hydronic heating. Refuse containers will be stored inside individual 4 units.
- (d) The example of the existing Quonset hut rehabbed by owner in 2018 to bring a building and property previously owned by Bumper to Bumper that was in extremely poor condition up to standards comparable to H.F.A. and Glenns Market will be our vision in this project.
- (e) Traffic flow patterns are indicated on submitted plans. The front building will have entrance facing Main St. The conjoined units behind will have west-facing entries.
- (f) There will be no loading areas due to the nature of usage of these buildings.
- (g) There is ample turn-in lanes both east and west bound due to the lack of on-street parking prior to entries.
- (h) We are asking for a waiver of this section due to the landscape plan submitted. The design will have extensive landscaping along with trees that the owner planted in 2019 with city approval along Main Street.
- (i) Shopping carts will not be permitted on in this development.
- (j) The storm water will primarily remain unchanged on main parking area due to the fact that it is existing currently. Grading around the proposed building will shed the water toward proposed landscape plan. A mix of decorative stone and mulch will be utilized to allow proper control of storm water.
- (k) Please refer to landscape plan submitted in proposal.
- (l) Exterior signage will be in compliance of code for proposed new structures. Existing Quonset hut building has a permitted existing lit sign that will have a new business/ art work that will meet city requirements. There will be no freestanding signs in this development.

(m)The development will have highly visible sight lines to existing sidewalk for pedestrian safety. The landscape plan shows a bike rack, and a pedestrian gathering space adjacent to front building both in front and behind.

(n)We are asking this requirement to be waived.

(o)This development will continue to enhance the current retail on West Main Street. Glenns Market, Hayes Family Auto, and Pour Decisions will benefit from other retail businesses opening as their neighbors.







theDesign Alliance

Architects, Inc.

1003 Madison Avenue
Fort Atkinson, WI

(920) 563-3404

HAYES FAMILY AUTO
SITE DEVELOPMENT
717 W MAIN STREET
WATERTOWN, WI 53094

DRAWING NAMES
LANDSCAPE PLAN &
SCHEDULE

REVISIONS

PROJECT DATA
DATE: 1/25/2024
DRAWN BY: CL
CHECKED BY: P.W.
SHEET NO.

SP-2



PLANTING SCHEDULE

TYPE	DESCRIPTION	PLANTING SIZE	MATURE SIZE	QUANTITY	POINTS	TOTAL POINTS
A	EXISTING LANDSCAPING					
B	EXISTING TREES TO BE REMOVED					
C	BLACK MAPLE	1 1/2" CAL	40" DIA	1	30	30
D	AMUR CHOKECHERRY	1 1/2" CAL	30" DIA	2	15	30
E	ARBOR VITAE PYRAMIDAL	4" H	6" DIA	15	12	180
F	"NORTH POLE" ARBORVITAE	15-18"H	4" DIA	24	5	120
G	VIBURNUM CARLESII	24"H	4" DIA	3	3	9
H	TAMARIX SAVIN JUNIPER	18"H	4" DIA	6	3	18
J	TAXUS TAUNTONI	12"H	4" DIA	13	3	39
K	KOREAN SPICE VIBURNUM	18"H	3" DIA	21	3	63
					TOTAL	489

LANDSCAPE REQUIREMENTS:

STREET TREES: 20 PTS PER 100' -- 177' / 100' = 1.8 x 20 = 36 POINTS
PROVIDED: 1 TALL DECIDUOUS TREE AT 30 PTS = 30 POINTS
TOTAL 45 POINTS

PAVEMENT: 40 PTS PER 10,000 S.F. -- 16,028 S.F. / 10,000 S.F. = 1.6 x 40 PTS = 64 PTS x 1.5 = 96 POINTS
PROVIDED: 18 MEDIUM EVERGREEN SHRUBS AT 3 PTS = 54 POINTS
TO LOW EVERGREEN SHRUBS AT 3 PTS = 24 POINTS
TOTAL 114 POINTS

FOUNDATION: 20 PTS PER 100' -- 20 PTS = 20 PTS x 1.5 = 30 POINTS
BLDG A: 186' x 60' = 11,160 S.F. / 10,000 S.F. = 1.1 x 20 PTS = 22 PTS x 1.5 = 33 POINTS
PROVIDED: 9 MEDIUM EVERGREEN SHRUBS AT 3 PTS = 27 POINTS
TO MEDIUM DECIDUOUS SHRUBS AT 3 PTS = 27 POINTS
3 LOW EVERGREEN SHRUBS AT 3 PTS = 9 POINTS
TOTAL 57 POINTS

BLDG B: 242' / 100' = 2.4 x 20 PTS = 48 PTS x 1.5 = 72 POINTS
PROVIDED: 15 MEDIUM EVERGREEN SHRUBS AT 3 PTS = 45 POINTS
TO MEDIUM DECIDUOUS SHRUBS AT 3 PTS = 45 POINTS
6 LOW EVERGREEN SHRUBS AT 3 PTS = 18 POINTS
TOTAL 78 POINTS

BUFFER YARD: TR: 6 = 0.4 10W + 53 PTS PER 100' -- 687' / 100' = 6.8 x 53 PTS = 37 POINTS
NB: 9 = 0.4 10W + 53 PTS PER 100' -- 186' / 100' = 1.86 x 91 PTS = 170 POINTS
PROVIDED: 15 MEDIUM EVERGREEN TREES AT 12 PTS = 180 POINTS
TO LOW EVERGREEN TREES AT 12 PTS = 108 POINTS
TOTAL 180 POINTS

GENERAL YARD: 5 PTS PER 1,000 S.F. OF TOTAL GROSS FLOOR AREA -- 5,248 S.F. / 1,000 S.F. = 5.2 x 5 = 26 PTS
PROVIDED: 15 MEDIUM EVERGREEN TREES AT 12 PTS = 180 POINTS
EXISTING LANDSCAPING LABELED 'A' SHOULD BE ADEQUATE TO FULFILL THE GENERAL YARD REQUIREMENTS

7SP2

LANDSCAPE SCHEDULE & CALCS

SCALE: N.T.S.

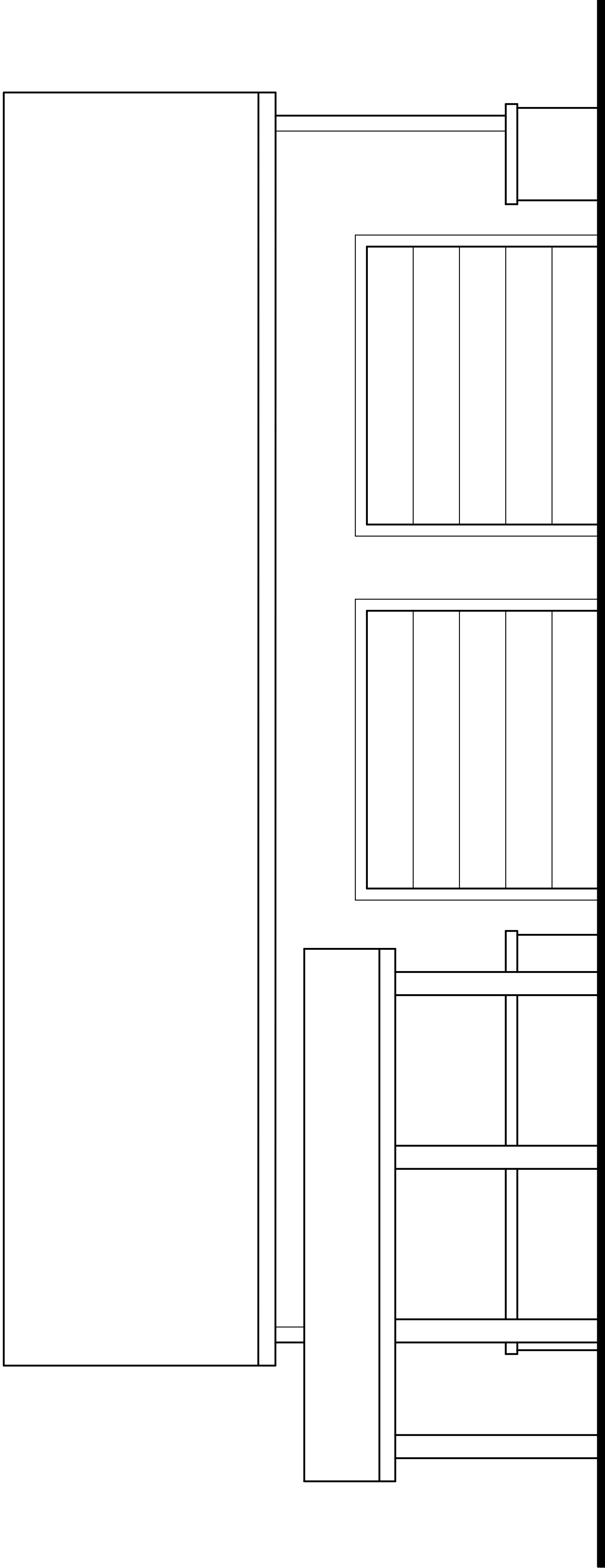
2023HAYES FAMILY AUTOHFA-DRAWINGS.DWG

DATE: 10/4/2023

VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START.

PRELIMINARY NOT FOR CONSTRUCTION

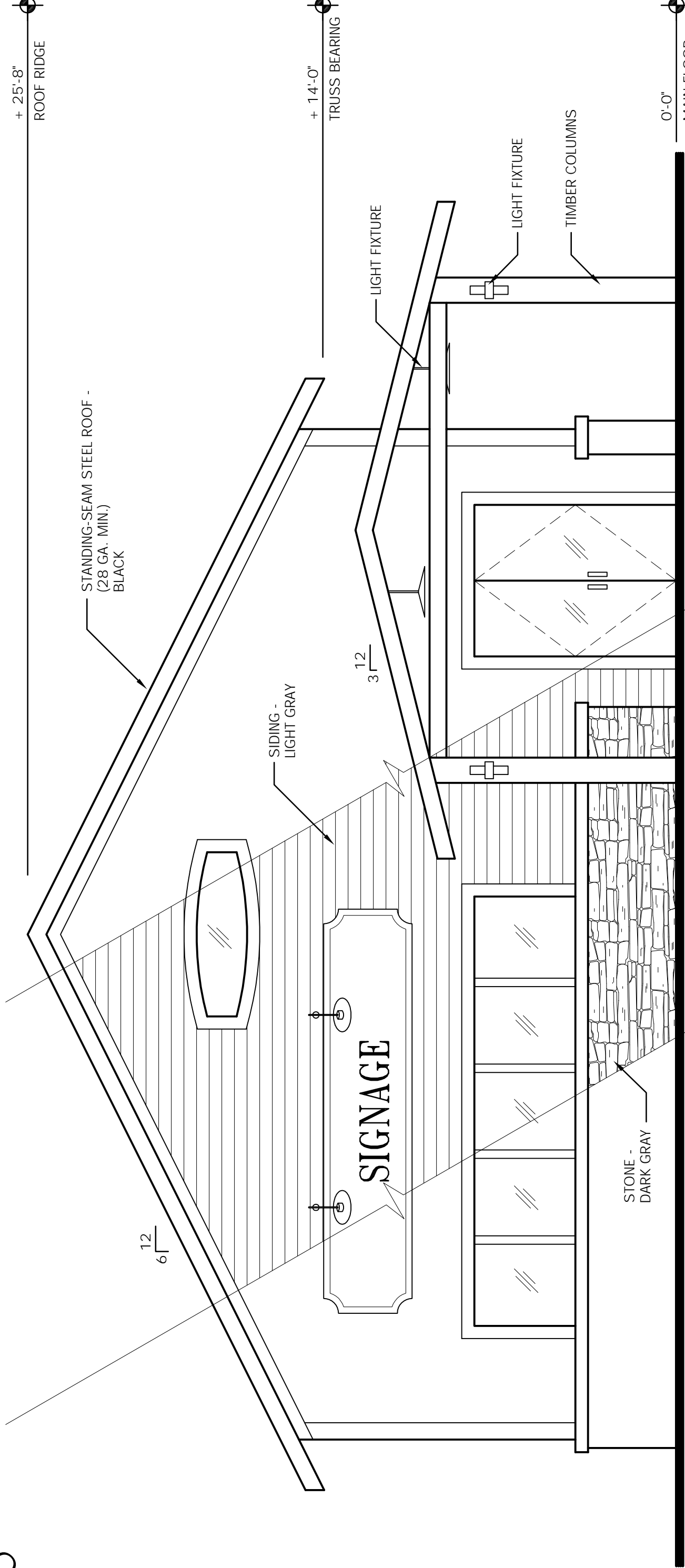
VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START.



WEST ELEVATION

BUILDING "A" WEST ELEVATION
SCALE: 1/4" = 1'-0"
2023HAYES FAMILY AUTO/HFA-DRAWINGS.DWG
DATE: 10/4/2023

PRELIMINARY NOT
FOR CONSTRUCTION



NORTH ELEVATION

BUILDING "A" NORTH ELEVATION
SCALE: 1/4" = 1'-0"
2023HAYES FAMILY AUTO/HFA-DRAWINGS.DWG
DATE: 10/4/2023

HAYES FAMILY AUTO
SITE DEVELOPMENT
717 W MAIN STREET
WATERTOWN, WI 53094

DRAWING NAMES

BUILDING "A" ELEVATIONS

REVISIONS

PROJECT DATA

DATE: 11/25/2024

DRAWN BY: CL

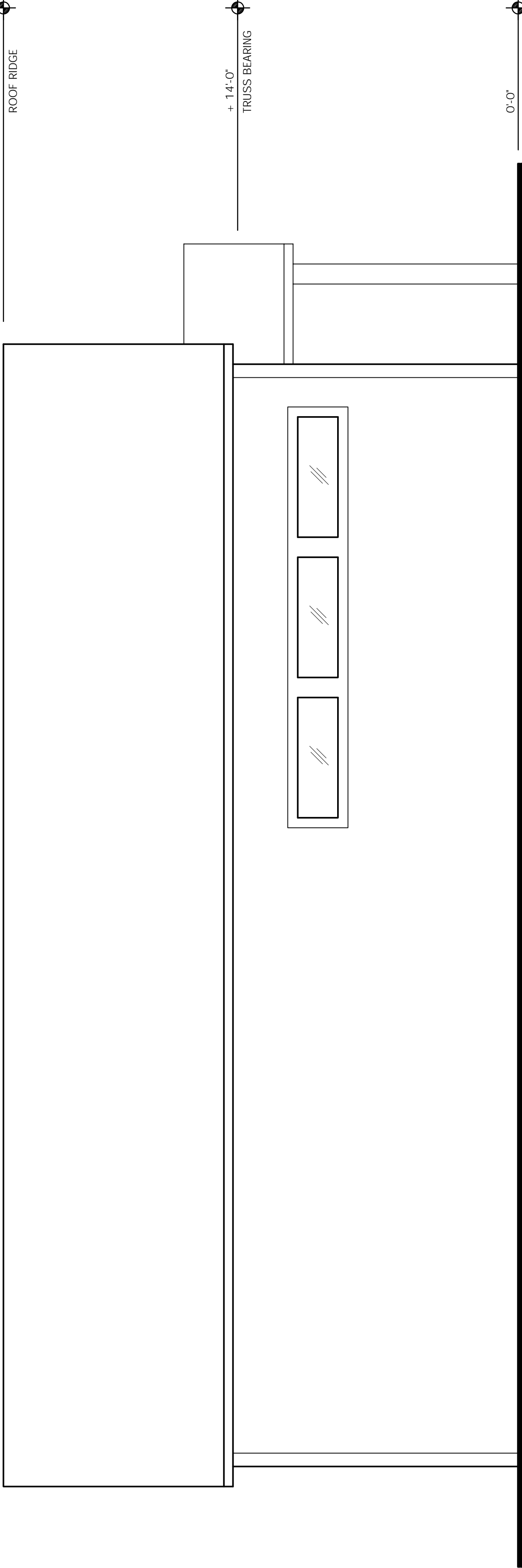
CHECKED BY: P.W.

SHEET NO.

A-2

theDesign Alliance
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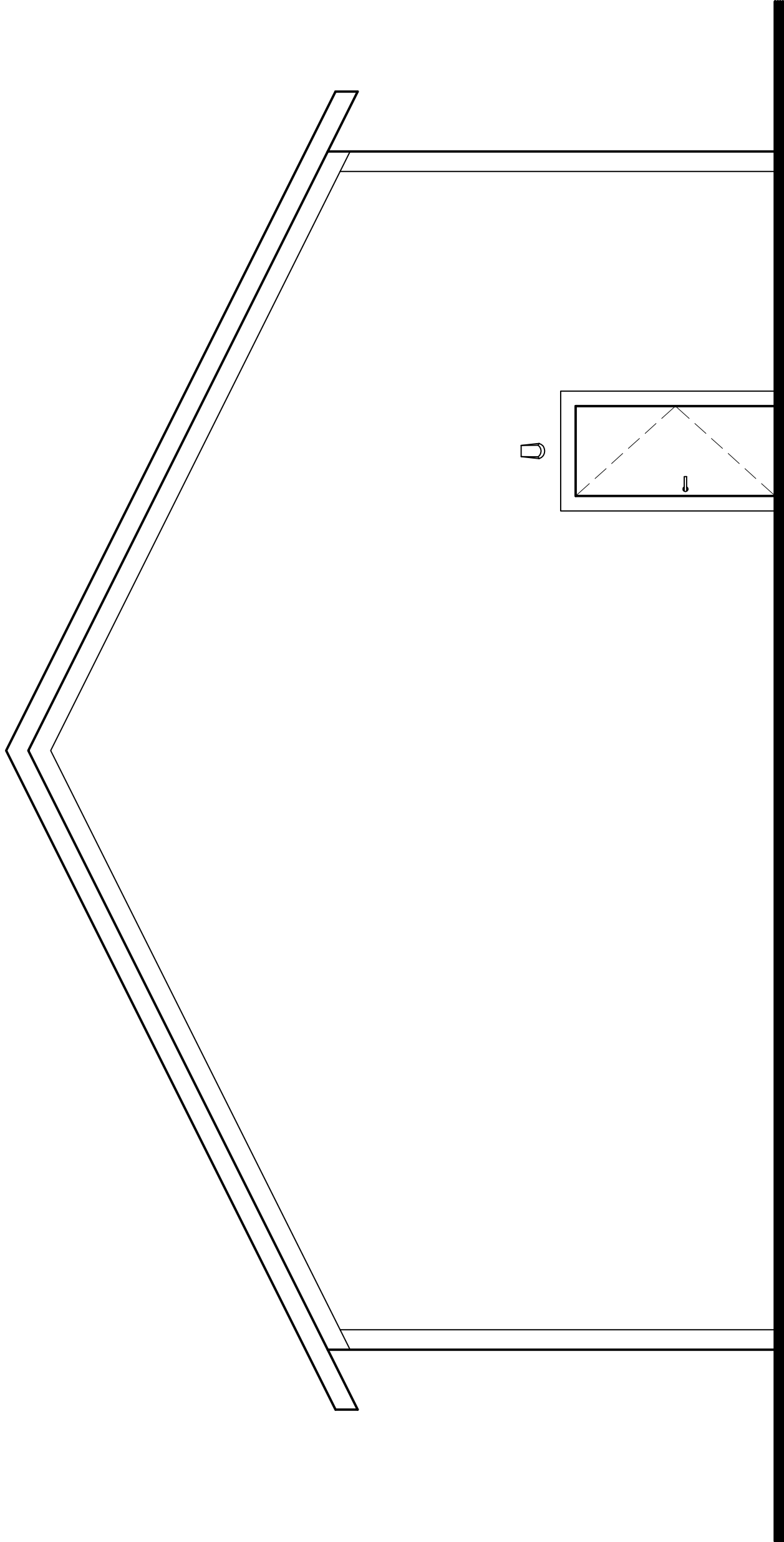
VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START.



EAST ELEVATION

20 A3 BUILDING "A" EAST ELEVATION
SCALE: 1/4" = 1'-0"
2023HAYES FAMILY AUTO/HFA-DRAWINGS.DWG DATE: 10/4/2023

PRELIMINARY NOT
FOR CONSTRUCTION



SOUTH ELEVATION

20 A3 BUILDING "A" SOUTH ELEVATION
SCALE: 1/4" = 1'-0"
2023HAYES FAMILY AUTO/HFA-DRAWINGS.DWG DATE: 10/4/2023

HAYES FAMILY AUTO
SITE DEVELOPMENT
717 W MAIN STREET
WATERTOWN, WI 53094

DRAWING NAMES

BUILDING "A" ELEVATIONS

REVISIONS

PROJECT DATA

DATE: 11/25/2024

DRAWN BY: CL

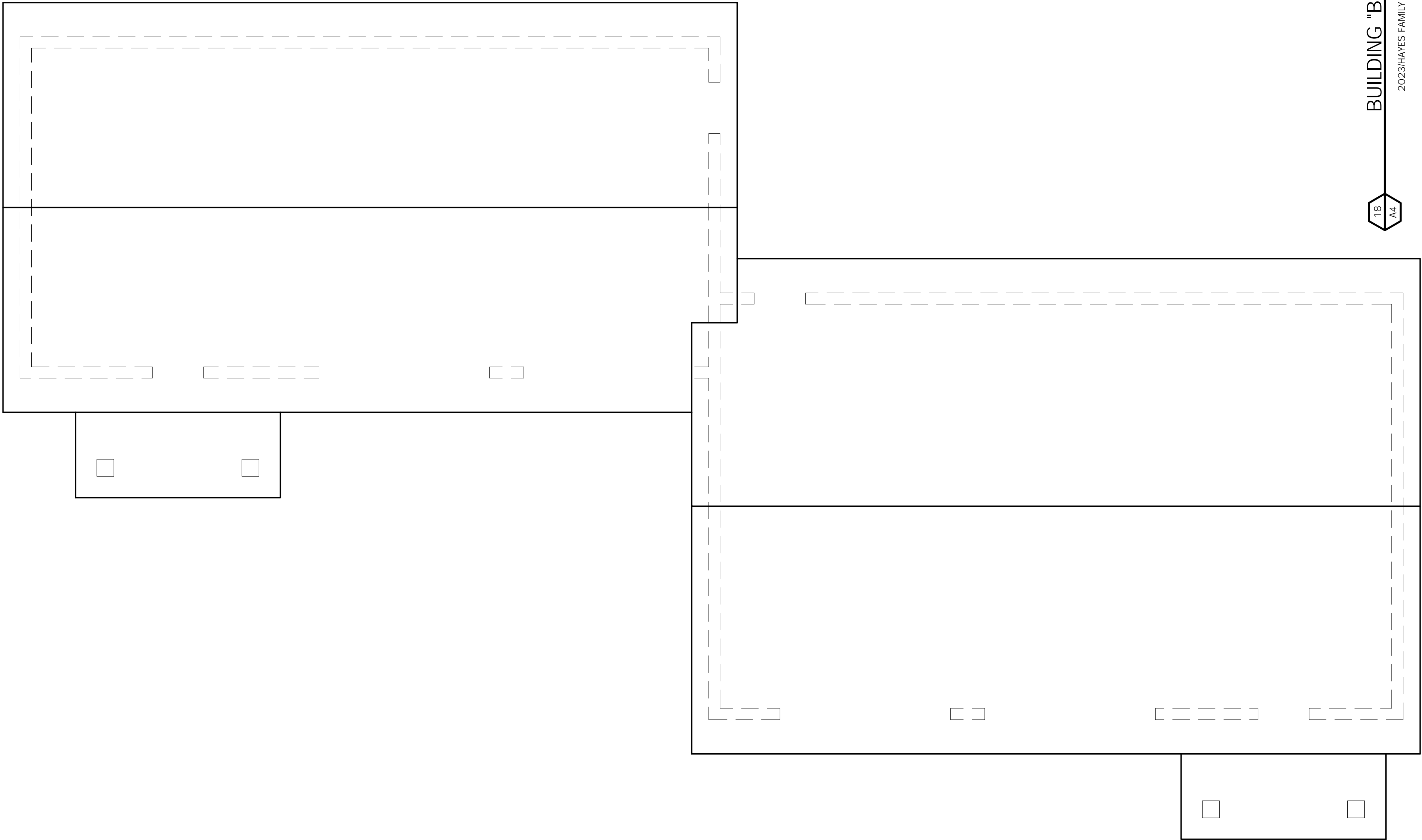
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SHEET NO.

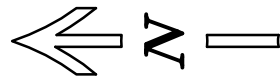
A-3

the Design Alliance Architects, Inc.
1003 Madison Avenue
Fort Atkinson, WI
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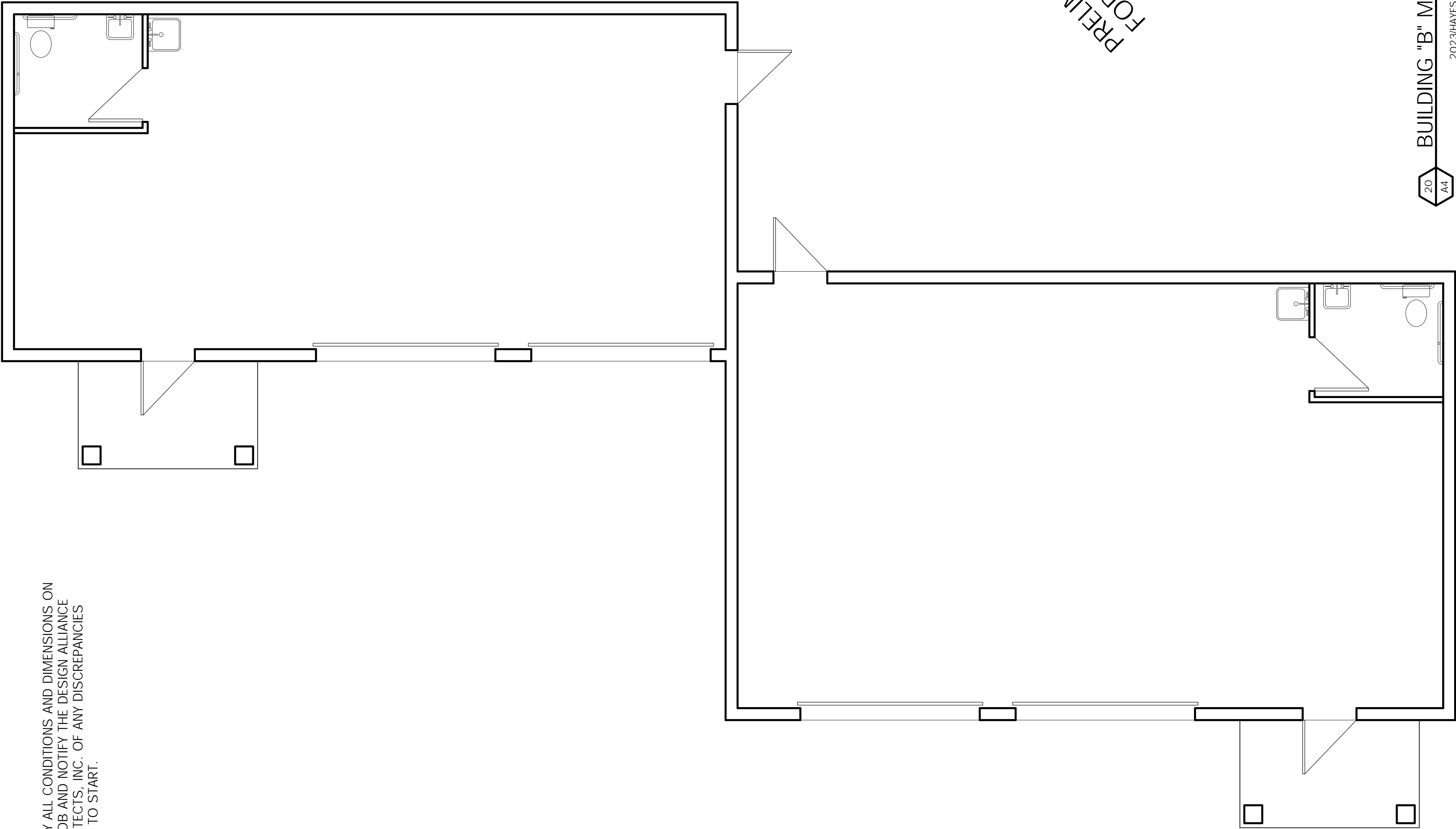
VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START.



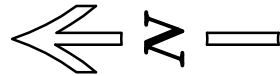
18 A4
BUILDING "B" ROOF PLAN
SCALE: 1/4" = 1'-0"
2023HAYES FAMILY AUTOHFA-DRAWINGS.DWG
DATE: 10/4/2023



PRELIMINARY NOT FOR CONSTRUCTION



20 A4
BUILDING "B" MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"
2023HAYES FAMILY AUTOHFA-DRAWINGS.DWG
DATE: 10/4/2023



A-4

SHEET NO.

CHECKED BY: P.W.

DRAWN BY: CL

DATE: 1/25/2024

PROJECT DATA

REVISIONS

BUILDING "B" PLANS

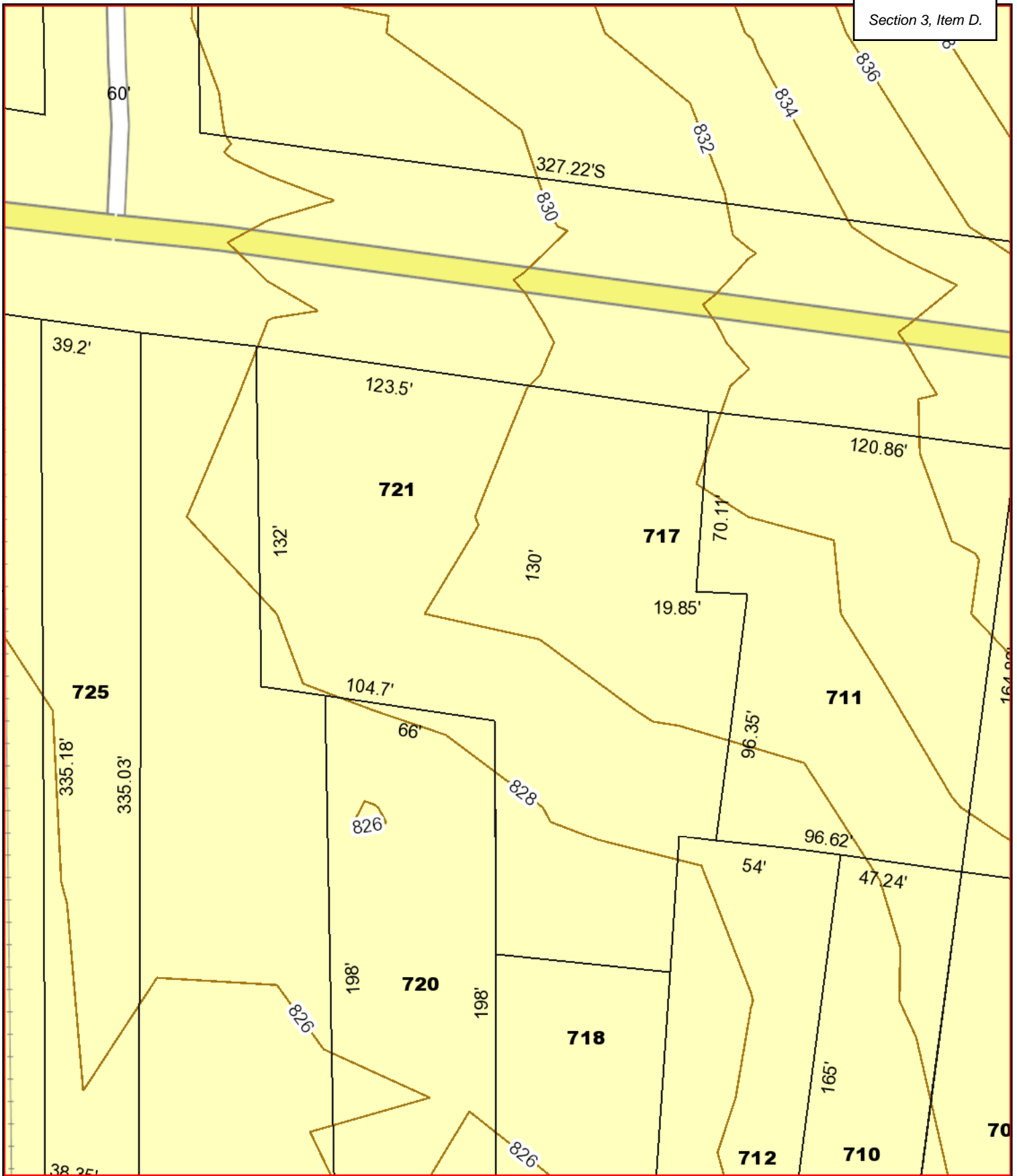
DRAWING NAMES

HAYES FAMILY AUTO
SITE DEVELOPMENT
717 W MAIN STREET
WATERTOWN, WI 53094

1003 Madison Avenue
Fort Atkinson, WI

theDesign
Alliance
Architects, Inc.

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Parcels

City Limits

Contours (2ft)

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

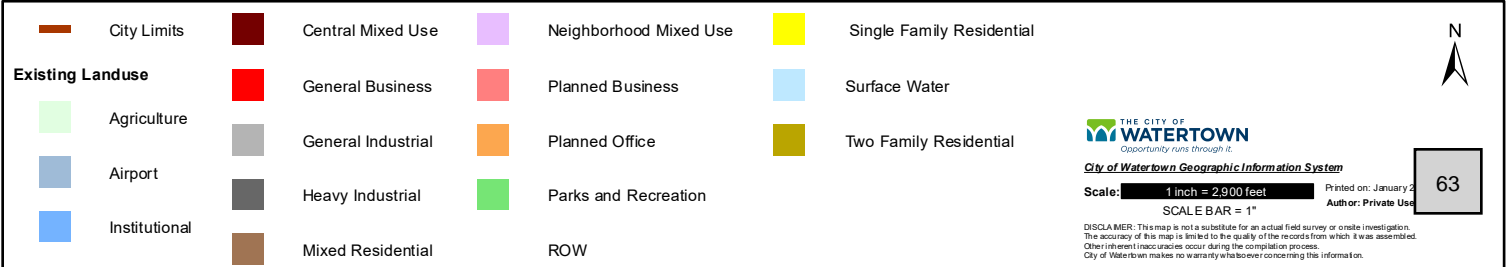
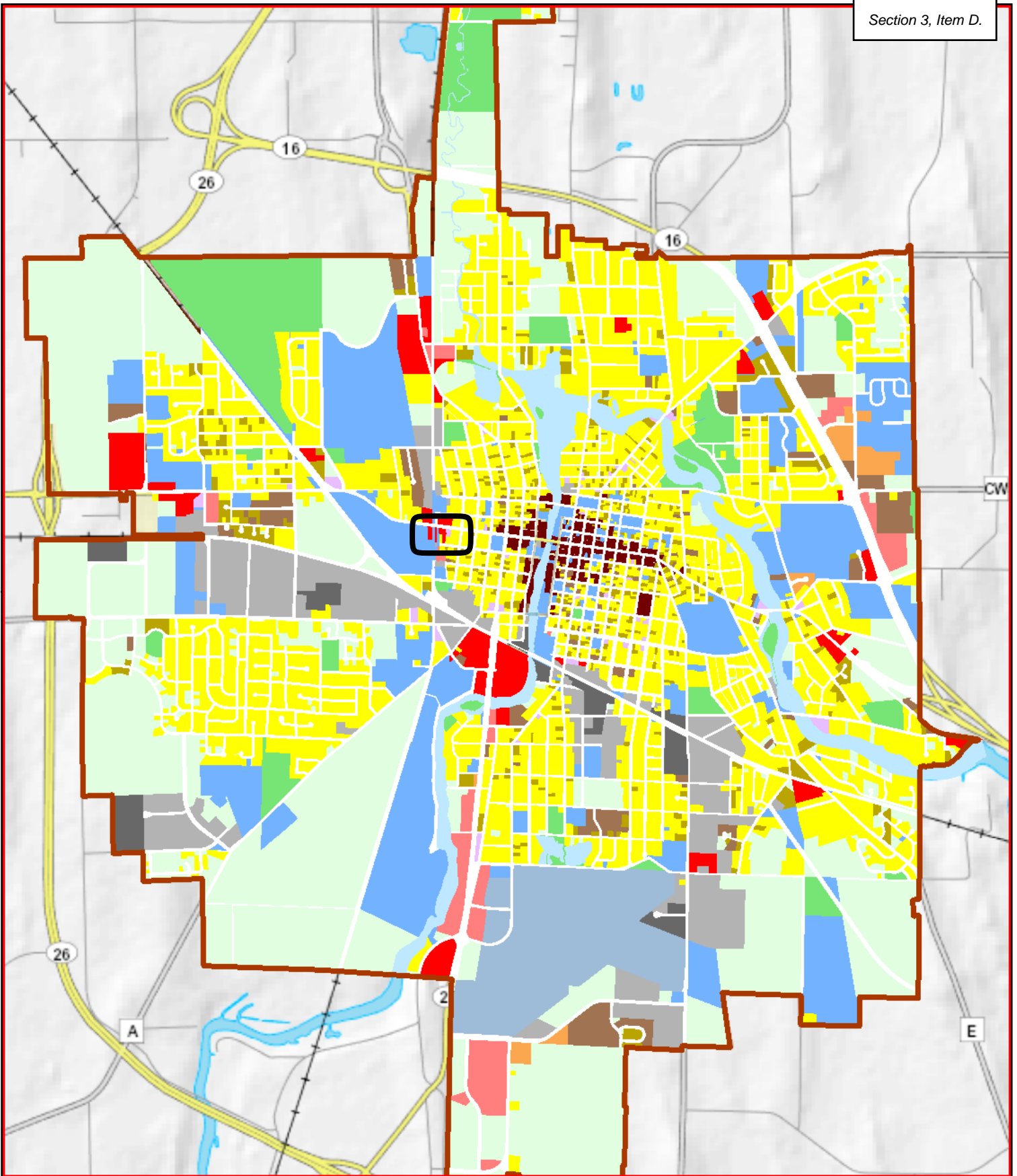
City of Watertown Geographic Information System

Scale: 1 inch = 50 feet
SCALE BAR = 1"

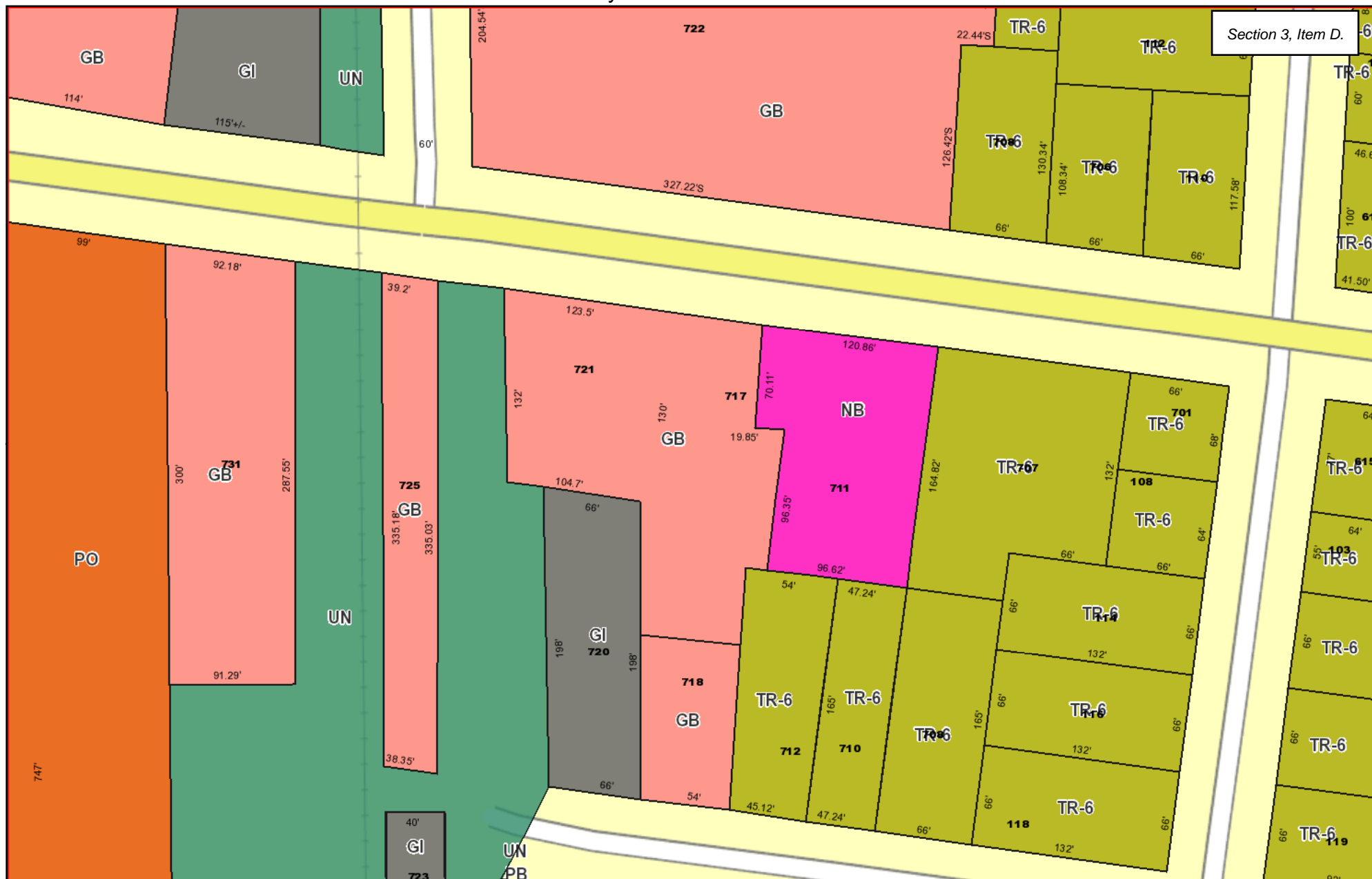
Printed on: January 2, 2018
Author: Private User

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.

62



City of Watertown



Section 3, Item D.

- | | | | |
|-----------------------------------|---------------------------------------|--------------------------------|--|
| Parcels | Multi-Family Residential-10 (MR-10) | Planned Business (PB) | Planned Unit Development (PUD) |
| City Limits | Senior Residential (SNR) | General Business (GB) | Conditional Zoning / Mixed Uses (COND) |
| Zoning | Rural Holding (RH) | Central Business District (CB) | Multiple / Mixed Zoning (MULTI) |
| Single-Family Residential (SR-4) | Planned Office and Institutional (PO) | Planned Industrial (PI) | Unknown (UN) |
| Two-Family Residential (TR-6) | Neighborhood Office (NO) | General Industrial (GI) | |
| Multi-Family Residential-8 (MR-8) | Neighborhood Business (NB) | Heavy Industrial (HI) | |

THE CITY OF WATERTOWN
Geography runs through it.

City of Watertown Geographic Information System

Scale: 1 inch = 90 feet
SCALE BAR = 1"

Printed on: January 1, 2014
Author: Private Use

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

64

Main Office 920-262-4060	Brian Zirbes 920-262-4041	Mark Hady 920-342-0986
Nikki Zimmerman 920-262-4045	Dell Zwieg 920-262-4042	
Doug Zwieg 920-262-4062	Dennis Quest 920-262-4061	

TO: Plan Commission
DATE: February 26th, 2023
SUBJECT: Initial Review and Schedule Public Hearing – Text Amendments to Chapter 550 Zoning

A request for text amendments to the City of Watertown Zoning Code - Chapter 550.

BACKGROUND DESCRIPTION:

Amendment #1:

Current zoning code requires a minimum of 50 feet for both lot width and street frontage when developing Twin Homes. This text amendment reduces the minimum lot width and street frontage for Twin Homes to 42.5 ft. This text amendment also changes the Maximum Gross Density (MGD) to 8 dwelling units per acre for Twin Homes. This change will allow an existing duplex on an 85 ft wide lot (minimum lot with is 85 ft) to be divided into Twin Homes on separate lots and for new Twin Home developments to be developed with these standards. This change applies only to Twin Home development.

Amendment #2:

Current zoning code does not allow for 'Outdoor Commercial Entertainment Incidental to Indoor Commercial Entertainment' as an accessory use in the General Business (GB) Zoning District or the Planned Business (PB) Zoning District. 'Outdoor Commercial Entertainment Incidental to Indoor Commercial Entertainment' includes uses such as outdoor dining spaces. This text amendment allows 'Outdoor Commercial Entertainment Incidental to Indoor Commercial Entertainment' in both the General Business (GB) Zoning District and the Planned Business (PB) Zoning District. This change would only allow 'Outdoor Commercial Entertainment' as an accessory use in locations where 'Indoor Commercial Entertainment' is a principle use.

Amendment #3:

Current zoning code does not define a 'Street Side Yard'. A 'Street Side Yard' applies to corner lots with two sides having frontage on a street. On a corner lot a 'Street Side Yard' is the yard with street frontage not designated as the front yard. This designation has importance for maintaining proper vision clearance at intersections. Current zoning code language is often confusing for property owners regarding the storage of items such as firewood in these areas. This text amendment adds a definition for 'Street Side Yard' and adds a reference to 'Street Side Yard' within the firewood storage standards to clarify that firewood storage is not permitted in these areas.

Amendment #4:

Current zoning code allows 'Commercial Apartments' above the ground floor of a commercial building but not below the ground floor. This text change would allow the potential to establish 'Commercial Apartments' in lower levels (basement) of commercial buildings where appropriate. Establishment of 'Commercial Apartments' in a lower level would need to meet all relevant building and fire codes.

Amendment #5:

Current zoning code sets requirements for exterior storage in nonresidential districts. The existing language in this section is inconsistent with permitted uses that allow for outdoor storage in the Industrial Zoning Districts. This text amendment corrects this inconsistency and rewords the language of this section to add clarity.

PROPOSED TEXT AMENDMENT LANGUAGE:

Amendment #1 - § 550-25F(1)(a)[2], § 550-25F(2)(b), and § 550-25F(2)(c)

§ 550-25F(1)(a)[2] Two-Family Residential-6 (TR-6) District

[2] Maximum gross density (MGD): 6.00 du/acre. Except Twin Homes: Maximum gross density (MGD): 8.00 du/acre.

§ 550-25F(2)(b) Two-Family Residential-6 (TR-6) District

(b) Minimum lot width: 85 feet ~~unless Principal Land Use is a Twin Home. Twin Home Minimum Lot width: 50 feet.~~
Except Twin Homes - Minimum lot width: 42.5ft.

§ 550-25F(2)(c) Two-Family Residential-6 (TR-6) District

(c) Minimum street frontage: 50 feet. Except Twin Homes - Minimum Street frontage: 42.5ft.

Amendment #2 - § 550-32C(2) and § 550-33C(2)

§ 550-32C(2) Planned Business (PB) District

(2) Accessory land uses permitted by right:

- (a) Commercial apartment.
- (b) Company-provided on-site recreation.
- (c) Outdoor display incidental.
- (d) In-vehicle sales and service.
- (e) Light industrial incidental to indoor sales.
- (f) Outdoor commercial entertainment incidental to indoor commercial entertainment.

§ 550-33C(2) General Business (GB) District

(2) Accessory land uses permitted by right:

- (a) Commercial apartment.
- (b) Company-provided on-site recreation.
- (c) Outdoor display incidental.
- (d) In-vehicle sales and service.
- (e) Light industrial incidental to indoor sales.
- (f) Outdoor commercial entertainment incidental to indoor commercial entertainment.

Amendment #3 - § 550-15 and § 550-126A

§ 550-15 YARD, STREET SIDE

A yard extending along the full width of the street side lot line between the front yard and the rear lot line having a width as specified in the yard regulations for the district in which such lot is located.

§ 550-126A Outdoor storage of firewood standards.

- A. No person shall store firewood in the front yard or street side yard on residentially zoned property, except that firewood may be temporarily stored in the front yard or street side yard for a period of 30 days from the date of its delivery.

106 Jones Street • P.O. Box 477 • Watertown, WI 53094-0477 • Phone 920.262.4060

Opportunity Runs Through It

§ 550-56A

- A. Commercial apartment. Description: Commercial apartments are dwelling units which are generally located above or below the ground floor of a building used for a commercial land use (as designated in § 550-52 above), most typically an office or retail establishment. The primary advantage of commercial apartments is that they are able to share required parking spaces with nonresidential uses.

(1) Regulations.

- (a) All commercial apartments shall be located above or below the first floor.

Amendment #5 - § 550-109D

§ 550-109D

- D. **Requirements for exterior storage in nonresidential districts.** ~~In all office, commercial and industrial~~ In all office and commercial zoning districts (see § 550-17 for a listing of these districts), all materials, equipment, and trailers shall be stored within a completely enclosed building, except as specified in § 550-109D(1). ~~In all industrial zoning districts, outdoor storage shall conform to the regulations of the zoning district, except as specified in § 550-109D(1).~~ ~~except for the following, which shall not be located within any front yard or required street yard (except for vehicles and/or trailers in designated parking spaces) and shall be stored a minimum of five feet from any and all property lines: screened refuse containers; construction materials; landscape materials and related equipment associated with on-site construction; and off-street parking. Such exterior storage shall require a conditional use permit per § 550-142.~~

- (1) In all office, commercial, and industrial zoning districts the following outside storage is subject to a conditional use permit approval per § 550-142:

- Screened refuse containers not part of an approved site plan.
- Construction materials, landscape materials, and related equipment associated with on-site construction intended to be on premise longer than 30 days.
- Off-street parking not part of an approved site plan.

The items listed above shall not be located within any front yard or street side yard (except for vehicles and/or trailers in designated parking spaces) and shall be stored a minimum of five feet from all property lines, (except in the Central Business (CB) Zoning District).

PLAN COMMISSION OPTIONS:

The following are possible options for the Plan Commission:

1. Set the public hearing date for March 19th, 2024.
2. Postpone public hearing to a later date or indefinitely.