CONDITIONAL USE PERMIT APPLICATION

Village of Rochester

300 W. Spring St., Rochester, WI 53167
(262) 534-2431

APPLICANT INFORMATION			
Property Owner Name:	Lynch Ventures LLC	**Agent/Architect Name:**	Eric Halbur/Abacus Architects
Address (Number & Street):	29000 Sharon Lane	**Address (Number & Street):**	640 N. Vel R. Phillips Avenue, Suite 310
Address (City, State, Zip):	Waterford, WI 53185	**Address (City, State, Zip):**	Milwaukee, WI 53203
Email Address:		**Email Address:**	ehalbur@abacusarchitects.net
Phone #:	(262) 514-4000	**Phone #:**	(920) 452-4444

SITE INFORMATION

Legal Description:	Sec. 1, T3N, R19E PT NW1/4 SEC1 & E1/2 SEC 2 COM ON NL CANAL & E LN SW TO STH 36 NE TO SW COR LT 1 BLK 2 FAIRVIEW HGTS SE TO SHARON LN

Zoning District: B-3	**Property Address or Location:**	29000 Sharon Lane, Waterford, WI 53185

DESCRIPTION OF PROPOSED CONDITIONAL USE

Type of conditional use permit (For example: manufactured home community, quarry, wind turbine, amendment, or any other listed conditional use. Include Code section, if known.):

Commercial: Motor Vehicle Sales and Service

Is this application being submitted to correct a violation? Yes ☐ No ☐

Provide the project name and a short summary of the proposed conditional use:

Additions to Lynch Truck Center. The current business use is a work and tow truck sales and service dealership that provides maintenance, repair, and parts for commercial trucks. The current conditional use will not change.

GENERAL APPLICATION REQUIREMENTS

Applications will not be accepted until the applicant has met with Village staff to review the application and determined that all necessary information has been provided. Only complete applications will be accepted. All information from the checklist below must be included. Note that additional application submittal requirements apply for particular uses or as may be required by the Zoning Administrator. Applicants for significant and/or potentially controversial conditional uses are strongly encouraged to meet with staff prior to submittal.

☐ Complete attached planning overview	☐ Site Plan drawn to scale	☐ Detailed operational plan	☐ Agreement for Reimbursable services form	☐ Detailed written statement of intent	☐ Application fee (**non-refundable**), payable to Village of Rochester. See current fee schedule for fee amounts

I certify by my signature that all information presented herein is true and correct to the best of my knowledge. I hereby give permission for staff of the Village of Rochester to enter my property for the purpose of collecting information to be used as part of the review of this application. I acknowledge that submittal of false or incorrect information may be grounds for denial of this application.

Owner/Agent Signature:_____ Date:_____

WRITTEN STATEMENT OF INTENT

Applicants must provide a detailed written statement of intent describing the proposed conditional use. Please use the form below and provide responses, as applicable, to your proposed conditional use. Attach additional pages, if necessary.

Describe in detail the proposed conditional use. Provide the specific location of the use(s), type of equipment used, planned property improvements, including description / size of existing or proposed new buildings to be used, and any other relevant information. For existing or proposed commercial operations, provide the name of the business and describe the nature and type of business activity.

Lynch Truck Center is an existing work and tow truck sales and service dealership located at 29000 Sharon Lane in Waterford, WI. The current 34,807 square foot facility houses sales offices up front with a parts department and 18 bay service department in the back. Service includes maintenance, repair, and parts needs for commercial trucks. Business hours for sales is Monday through Friday 8:00am to 6:00pm and Saturday 8:00am to 12:00pm. Hours for Service are Monday through Friday 7:30am to 12:00am and Saturday 7:00am to 12:00pm.

Lynch is proposing a new 10,208 square foot 9 bay service department addition to the southeast end of the existing service department. The addition will match the current facility and will use matching building materials. Also proposed is a matching 6,600 square foot addition to their existing 6,600 square foot metal storage building. Site improvements will include replacement of all existing asphalt paving and with heavy duty concrete, a new entrance driveway, additional concrete pavement for parking and vehicle display, replaced and additional site lighting, and site adjustments for stormwater management.

CONDITIONAL USE PERMIT PLANNING OVERVIEW

Applicants must provide adequate evidence demonstrating to the Village of Rochester Plan Commission that the proposed conditional use complies with the following standards for approval, along with any additional standards specific to the applicable zoning district or particular use found in Chapter 35 of the Village of Rochester Code.

Please explain how the proposed land use will comply with the following (attach additional pages, if necessary):

1. The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort, or general welfare.

The proposed site improvements and building additions will not change the current use. The current conditional use will not change.

2. The uses, values, and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by establishment, maintenance, or operation of the conditional use. Briefly describe the current uses of surrounding properties in the neighborhood.

Current zoning for neighboring properties that abut Lynch property or are directly across streets and highway 36 are R-2 Single Family Residential, R-4 Multiple Family Residential District, R-6 Suburban Residential, B-2 Limited Business District, B-4 Highway Business District, UR Urban Reserve District.

3. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

The current conditional use will not change.

4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made to accommodate the conditional use.

The properties utility access will remain unchanged. A new access road is bing constructed during the project. Drainage improvements will be made and stormwater management ponds will be constructed to help improve drainage.

5. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

The driveway to Lynch Truck Center will be moved to a location farther from any other intersections, which will help minimize congestion on nearby public roads.

6. The conditional use shall conform to all applicable regulations of the district in which it is located. Briefly describe the current use(s) of the property on which the conditional use is proposed.

7. The conditional use is consistent with the adopted Village land use plans.

The current conditional use will not change.

8. Any signage required by the conditional use will comply with the provisions of Ord. 35-170 through 35-179.

The current signage will not change.

APPLICATION CHECKLIST FOR A CONDITIONAL USE PERMIT

A scaled site plan and detailed operations plan must be submitted with your Conditional Use Permit application. Please use the checklist below to ensure you are submitting all required information applicable to your request. Please attach to your application form the required maps and plans listed below, along with any additional pages. (Parentheses indicate Code references.)

☐ SCALED SITE PLAN. Sufficiently detailed on paper no larger than 11" x 17". Include the following, as applicable:

☑ Date plan created, scale, and north arrow.

☑ Existing subject property lot lines and dimensions.

☑ Location of all existing and proposed structures and use area. (35-22 B-D)

☑ Existing topography shown at a contour interval not less than two feet, or where not readily available elevations at appropriate locations, as well as proposed changes in topography. (Ch. 32; 35-22 D)

■ The type, size, location, height, and dimensions of all structures including fences and walls showing conformance with all provisions of the underlying zoning district, such as lot width and area, setbacks, yards, building heights, etc. (35-90; 35-22 B-D)

☐ Location and number of parking stalls and loading and storage areas. (35-160; 35-161; 35-162; 35-22 D)

■ Location and size of existing and proposed sanitary sewers, septic tanks and disposal fields, holding tanks, storm sewers, and water mains. (Ch. 10; 32; 35-15)

■ Location and dimensions of any existing utilities, easements or rights-of-way, including existing and proposed public right-of-way widths. (35-160; 30-82)

■ Location of proposed solid waste (refuse) and recycling storage areas. (35-22 D)

■ Location of pedestrian sidewalks and walkways. (35-22 D)

■ Zoning district boundaries in the immediate area. All districts on the property and on all neighboring properties must be clearly labeled.

■ Location and extent of existing trees, and type of proposed plantings including type and extent of erosion control. (Ch. 32; 35-22 D)

■ Location, type, height and intensity of proposed lighting. (35-22 D)

■ A graphic delineation of any planned development staging.

■ Any other site or use information, such as 100 year internal flood lines, which will assist the Plan Commission in making a determination and recommendation on the proposal.

☐ CONSTRUCTION PLAN. Include with site plan the following, as applicable:

☐ Primary building materials used in construction of all structures. (35-190; 35-22 C)

☐ Architectural plans, elevations, and perspective drawings/sketches illustrating the design and character of proposed structures. (35-190; 35-22 C, D)

☐ OPERATIONS PLAN. Describe in detail the following characteristics of the operation, as applicable: (Attach as addendum to this application.)

☐ Specific use of site and building(s). (See 35-250 for general use restrictions.)

☐ Hours of operations.

☐ Number of full and part time employees.

☐ Type of materials and equipment to be stored on site.

☐ Method of handling solid and liquid waste disposal.

☐ Method of exterior maintenance (site and buildings).

☐ Method of site and building security other than local police.

☐ Anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.

☐ Copies of all special use permits issued by state or county agencies.

☐ Any other information which will assist the Plan Commission in making a determination and recommendation of the proposal.

☐ ADDITIONAL MATERIALS. Additional information is required for certain conditional uses:

■ Conditional uses in the shoreland-wetland and floodplain districts must provide plans showing conformance with Code Ch. 36 and 37, respectively.

☐ Applications for Manufactured Home Communities must provide additional information. (35-100 D)

☐ Applications for quarrying operations must submit additional information. (35-100 F 3)

☐ Applications for solid waste facilities; scrap iron, steel or nonferrous metal processing facilities; recycling facilities; auto junkyards; and auto scrap metal salvage yards must submit additional information. (35-100 F 4)

☐ Applications for adult-oriented entertainment businesses must provide additional information. (35-100 G)

Village of Rochester
Agreement for Reimbursable Services
By Petitioner/Applicant/Property Owner

Any person or applicant presenting a proposal, petition, or project, whether or not a permit or license is required, will be charged costs and fees equivalent to the cost to the Village for reviews and/or other work performed by the consulting Village Engineer, Village Attorney, Zoning Administrator, and any other consultants engaged by the Village.

Such persons or applicants shall be required to pay fees equivalent to the cost to the Village for any work associated with the drafting of agreements or other documents associated with any project, proposal, petition, permit, license, review or approval required, including but not limited to engineering, design, and/or inspection fees for public improvements that are associated with the review.

The Village may require a person or applicant to sign an agreement for payment, and to make a deposit toward such costs and fees. If a deposit is required, the deposit shall be in an amount reasonably estimated by the Village Clerk to cover the anticipated costs and fees, however, the person or applicant shall be liable for the full amount of the Village's costs and fees regardless of the amount of the deposit, unless otherwise prohibited by law. If the deposited amount falls below the amount reasonably estimated to complete the work, the Clerk may require an additional deposit. Any portion of the deposit that is not used by the Village for costs and fees shall be returned to the applicant.

Review fees which are charged to a person or applicant, but which are not paid, may be assigned by the Village as a special assessment to the subject property.

_____, the applicant/petitioner/property owner(s) for
Name(s)

_____, dated_____, 202__,
Nature of application/petition

agree(s) to reimburse the Village of Rochester for all consultant services (e.g. engineering, planning, surveying, legal) required to process this application in addition to those normal costs payable by an applicant/petitioner (e.g. filing or permit fees, publication expenses, recording fees, impact fees, etc.), and, further, agrees to reimburse the Village for other administrative staff review if, in the judgment of the Village Board, such reimbursement is warranted.

Dated this _____ day of _____, 202__.

_____
Signature of Applicant/Petitioner

_____
Signature of Property Owner, if different from Applicant/Petitioner

APPLICATION FOR ZONING PERMIT
VILLAGE OF ROCHESTER, WISCONSIN

Permit No.:	
Date Issued:	

Landowner Information

Name: Lynch Ventures LLC
Address: 29000 Sharon Lane
Waterford, WI 53185
Phone: (262) 514-4000
Email:

Applicant Information – Check ☐ if same as Owner.

Name: Eric Halbur/Abacus Architects
Address: 640 N. Vel R. Phillips Ave., Suite 310
Milwaukee, WI 53203
Phone: (920)452-4444
Email: ehalbur@abacusarchitects.net

Site Information

Address: 29000 Sharon Lane, Waterford, WI 53185
Parcel ID: 176031901019000
CSM No.: Zoning Dist.: B-3

Legal Description: Sec. 1, T3N, R19E PT NW1/4 SEC1 & E1/2 SEC 2 COM ON NL CANAL & E LN SW TO STH 36 NE TO SW COR LT 1 BLK 2 FAIRVIEW HGTS SE TO SHARON LN SW102 SE783 E124 ELY86 SE66 NE49 SE TO NL CANAL W TO POB PT TO 014031901044001 IN 95 FOR 96 ROLL PT FROM 014031902046000 IN 95 FOR 96 ROLL **TOTAL ACRES*

■ Exist. Nonconforming Use/Structure (Ord. 35-200) – Structure's Assessed Value (Ord. 36-41): $2,067,700.00

Accessory Structures (Ord. 35-21) – Number: 1 Area of Each (sq. ft.): 34,807 ; 6,600 ; ;

Select one: ■ Property served by municipal sewer ☐ Property served by private sewage system (POWTS)

☐ Property covered by Homeowners Association (HOA) – If checked, include approval letter from HOA w/application.

Proposed Construction/Use Information

1. Description of Proposed Construction/Use: A new 9 bay service garage addition with all building materials to match existing service garage building. Also, a new metal storage building addition to match existing metal accessory storage building.
2. Select as Appropriate: ☐ New ■ Addition ☐ Alteration ☐ Conversion ☐ Temporary
3. Select as Appropriate: ■ Principal Building ■ Accessory ☐ Deck ☐ Sign ☐ Other:
4. Size: (100'-0" ft. x 100'-8" ft.) = 10,067 ft.^{2}; (60'-0" ft. x 110'-0" ft.) = 6,600 ft.^{2}; (ft. x ft.) = ft.^{2}
5. Building Height: 25'-4" ft. Peak Ht.: n/a ft. Eave Ht.: n/a ft. # Units: n/a # Stories: 1
6. Contractor: Moore Construction Est. Cost of Improvements (inc. labor) (Ord. 36-41): $1,100,000.00
7. Proposed Setbacks (ft.) – Street 1: 40 , Street 2: 40 , Side 1: 10 , Side 2: 10 , Rear: 25 , Shore: 50
8. Location: ■ Shoreland (Ord. 36-36) ☐ Floodplain (Ord. Ch. 37) ☐ Wetland (Ord. 36-23)
9. New Driveway Access Required (Ord. 6-7): ☐ Village – Permit # ☐ County – Permit #

Complete the following section only if a private sewage system serves the property:

1. Sanitary Permit #: Date issued Year installed
2. ☐ Proposed construction is an accessory structure without plumbing – Proceed to #4.
3. ☐ Proposed construction is a commercial facility, public building, or place of employment, and there will be a change in occupancy of the structure; or the proposed modification affects either the type or number of plumbing appliances, fixtures or devices discharging to the system.
   ☐ Proposed construction is a dwelling, and the proposed addition/alteration changes the number of bedrooms.
   - If either box in #3 is checked, documentation must be submitted to verify that the system can accommodate a modification in wastewater flow or contaminant load, pursuant to SPS § 383.25(2)(d).
4. ☐ Construction will interfere with setback requirements to private sewage system per SPS § 383.43(8)(i).
   - If checked, provide variance approval date:
5. ☐ New sanitary permit has been issued to accommodate the structure or proposed modification in wastewater flow or contaminant load, and/or County sanitary approval granted.
6. ☐ Sanitary system complies with all other local, county, and state requirements. (Comments required if unchecked.)
7. Comments:
8. POWTS Inspector's Signature: Date:

License #:

A Plat of Survey shall be prepared by a Land Surveyor registered in Wisconsin for all new principal structures located on lots less than five (5) acres in size. All zoning permit applications shall be accompanied by plans drawn to scale, showing the location, actual shape and dimensions of the lot to be built upon and any primary and accessory buildings, the lines within which the building shall be erected, altered or moved, the existing and/or intended use of each building or part of a building and the number of families and/or employees the building is intended to accommodate. Plans should also include floodplain, wetlands, environmental corridors, easements and such other information with regard to the lot and neighboring lots or buildings as may be necessary to determine and provide for ordinance enforcement.

All dimensions shown relating to the location and size of the lot shall be based upon an actual survey. Lot area shall not contain road right-of-way. The lot and location of the building thereon shall be staked out on the ground before construction is started. NOTE: All street yard, side yard, and rear yard setbacks shall be measured from the closest property lines. Shore yard setbacks shall be measured from the closest point of the ordinary high water mark of a navigable body of water.

The applicant certifies that the information submitted on this application, is true and correct to the best of the knowledge and belief of the signer, and that all construction/use will be done in accordance with the information provided in this application, any applicable stipulations, covenants, restrictions, Wisconsin laws, and Village of Rochester ordinances. Failure to comply with the terms and conditions of this permit may result in the issuance of citation(s) and/or revocation of this permit. All **zoning permits** issued pursuant to Village Ordinance 35-9 are **valid for six (6) months,** unless substantial construction has commenced and is continuing, otherwise such zoning permits shall become null and void and a new zoning permit will be required.

_____ _____ **Make checks payable to: Village of Rochester.**

Signature of Applicant **Date** **All fees are non-refundable.**

_____

Print Name

** * * * * For Office Use Only * * * * **

ADDITIONAL ZONING PERMIT STIPULATIONS (Applicable if Checked)

☐ . . . Proposed structure is for personal use only. No business, commercial or industrial use is allowed.

☐ . . . All disturbed soils must be reseeded and mulched, or sodded immediately upon completion of project.

☐ . . . Must install the following within 14 days of completion of roof: gutters and downspouts which outlet onto splashblocks or into drain tiles; or a hard surface material that extends at least 16" beyond the dripline of the structure.

☐ . . . All excess soil not used for backfilling project must be removed from the shoreland area within 10 days of excavation.

☐ . . . A hard surface material must be placed beneath the deck to prevent soil erosion.

☐ . . . All existing yard grade elevations will remain unchanged.

☐ . . . Adequate off-street parking must be provided in accordance with Ord. 35-161.

☐ . . . Driveway access shall be minimum 12 feet wide for 1 & 2-family dwellings or 24 feet wide for all other uses. (Ord. 35-161)

☐ . . . It is the responsibility of the property owner to comply with any restrictive covenants associated with this property and obtain all necessary federal, state, and local permits, approvals, and licenses and comply with all applicable codes and regulations.

☐ . . . Proposed construction must not be located within a utility of drainage easement. (Ord. 30-83)

☐ . . . BOA Variance Required (Ord. 11-48). Date of Approval: _____

☐ . . . Conditional Use/Site Plan Required (Ord. 35-100). Date of Approval: _____

☐ . . . Shoreland Contract Required (Ord. 36-36). Date of Approval: _____

☐ . . . _____

BOA/Cond. Use/Site Plan $_____

Paid – Check #: _____

Shoreland Contract Fee $_____

Zoning Permit Fee $_____

Other: _____ $_____

Total Fees Paid $_____ Check #: _____

_____ _____

Zoning Administrator **Approval Date**

Eric Halbur

From: Kurt Petrie <kpetrie@ldvusa.com>
Sent: Wednesday, December 14, 2022 1:54 PM
To: Eric Halbur
Subject: Operations Plan for Lynch Truck Center

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Planning Commission Members,

Lynch Truck Center is a truck dealer for Chevrolet light and medium duty, GMC light and medium duty, Hino, and Isuzu trucks. In addition to being a truck dealer Lynch Truck Center also sells a full line of towing and recovery equipment. Our operation is and will be a sales and service facility for trucks and wrecker equipment.

Materials stored on site will be the aforementioned new and used trucks.

Our hours of operation are Monday through Friday, 7AM – midnight and Saturday, 7AM-3:30PM.

Lynch Truck Center has 65 full time and 26 part time employees. Daily auto and truck trips including employees would be approximately 125 per day.

Lynch Truck Center is currently on a private well and municipal sewer. Waste oil is stored inside and hauled by a licensed carrier. ASDA picks up recyclables and solid waste.

The exterior of the truck center is maintained by contracted lawn service, window washing, and snow plowing. Periodically, the buildings are pressure washed and occasionally sealed.

After hours the building is monitored by cameras through a private firm which in turn calls an employee anytime there is suspicious activity.

For 20 years we have taken pride in maintaining the appearance of Lynch Truck Center.

Thanks,
Kurt Petrie

NOVEMBER 18, 2022

ADDITIONS TO

LYNCH TRUCK CENTER

29000 SHARON LANE, WATERFORD, WI 53185

PROJ. NO. 2022-22

ABACUS ARCHITECTS

NOVEMBER 18, 2022

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LYNCH TRUCK CENTER

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29000 SHARON LANE, WATERFORD, WI 53185

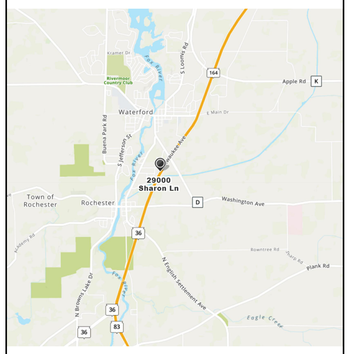
ARCHITECTURAL/CIVIL

ABACUS ARCHITECTS, INC.
1135A MICHIGAN AVENUE
SHEBOYGAN, WISCONSIN 53081
P: 920-452-4444

STRUCTURAL

PIERCE ENGINEERING, INC.
181 N. BROADWAY
MILWAUKEE, WI 53202
PHONE: 414-278-6060

LOCATION MAP



PROJECT INFORMATION

APPLICABLE BUILDING CODES

2018 WISCONSIN COMMERCIAL BUILDING CODE (2015 IBC)
2015 INTERNATIONAL EXISTING BUILDING CODE

BUILDING AREA

EXISTING BUILDING AREA:
FIRST FLOOR AREA - 27,577 S.F.
SECOND FLOOR AREA - 5,262 S.F.
MEZZANINE AREA - 1,968 S.F.

BUILDING ADDITION AREA:
FIRST FLOOR AREA - 9,837 S.F.
MEZZANINE AREA - 371 S.F.

TOTAL BUILDING AREA:
FIRST FLOOR AREA - 37,414 S.F.
SECOND FLOOR AREA - 5,262 S.F.
MEZZANINE AREA - 2,339 S.F.

CONSTRUCTION CLASSIFICATION

TYPE IIB CONSTRUCTION (W.C.B.C. SECTION 602.2)

OCCUPANCY CLASSIFICATION

SEPARATED OCCUPANCIES (W.C.B.C. SECTION 508.3)

USE GROUPS PRESENT IN THE BUILDING INCLUDE:

BUSINESS GROUP "B" (W.C.B.C. SECTION 304.1)
STORAGE GROUP (S-1) MODERATE HAZARD (SECTION 311.2)

FIRE PROTECTION

BUILDING IS UN-SPRINKLERED.

ALLOWABLE HEIGHT AND AREA

TABULAR AREA ALLOWANCE (W.C.B.C. TABLE 506.2)
USE GROUP "S-1" / CONSTRUCTION CLASSIFICATION IIB
NON-SPRINKLERED MULTI-STORY
ALLOWABLE AREA = 17,500 SQ. FT.

FRONTAGE INCREASE (SECTION 506.3)
(FRONTAGE / PERIMETER - 0.25) WIDTH / 30 = 0.61 AREA INCREASE FACTOR

TOTAL ALLOWABLE AREA (STORAGE)
TABULAR AREA + (TABULAR AREA x FRONTAGE INCREASE) = 28,175 SQ. FT.

ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE
55'-0" (WCBC TABLE 504.3)

ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE
2 STORIES (WCBC TABLE 504.4)

BUILDING HEIGHT (STORAGE) = 1 STORIES / 25'-4"
BUILDING AREA (STORAGE) = 26,754 SQ. FT.

MEANS OF EGRESS AND EXIT DISTANCE

EXIT ACCESS TRAVEL DISTANCE - WITHOUT SPRINKLER SYSTEM (W.C.B.C. TABLE 1017.2) = 200 FT.

OCCUPANT LOAD

SEE LIFE SAFETY PLAN

SANITARY FIXTURES

SEE LIFE SAFETY PLAN

PROJECT NOTES

EXTENT OF WORK

THE INTENT OF THE CONTRACT DOCUMENTS IS TO INCLUDE ALL ITEMS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK BY THE CONTRACTOR. PERFORMANCE BY THE CONTRACTOR SHALL BE REQUIRED TO THE EXTENT CONSISTENT WITH THE CONTRACT DOCUMENTS AND REASONABLY INFERABLE FROM THEM AS BEING NECESSARY TO PRODUCE THE INTENDED RESULTS.

SITE VISIT

THE CONTRACTOR SHALL VISIT THE SITE, BECOME FAMILIAR WITH LOCAL CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND CORRELATE PERSONAL OBSERVATIONS WITH REQUIREMENTS OF THE CONTRACT DOCUMENTS.

NOTICE TO BIDDERS

BIDDERS SHALL REVIEW ALL DRAWINGS AND ALL SPECIFICATION SECTIONS TO DETERMINE THE IMPACT OF OTHER SECTIONS OF WORK ON THEIR OWN WORK.

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ABACUS ARCHITECTS

REVISIONS:

△	DATE	ISSUE

NOTICE TO BIDDERS
BIDDERS SHALL REVIEW ALL DRAWINGS AND SPECIFICATION SECTIONS TO DETERMINE THE IMPACT OF OTHER SECTIONS OF WORK ON THEIR OWN WORK

ISSUE DATE: NOVEMBER 18, 2022
ADDITIONS TO
LYNCH TRUCK CENTER
29000 SHARON LANE, WATERFORD, WI 53185
1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 | (920) 452-4444 | 640 N. VEL. R. PHILLIPS AVENUE, SUITE 310. MILWAUKEE, WI 53203

11/28/2022 PROGRESS SET - NOT FOR CONSTRUCTION

DRAWN BY: JMH

CHECKED BY: EWH

TITLE SHEET

A
101

PROJ. NO. 2022-22

ABBREVIATIONS

A.B.	ANCHOR BOLT	CORR	CORRIDOR, CORRUGATED	FAB	FABRICATED	L.L.	LIVE LOAD	R.C.	ROOF CONDUCTOR	THK	THICK
A.D.A.	AMERICAN WITH DISABILITIES ACT	CPT	CARPET	FDN	FOUNDATION	LAM	LAMINATE(D)	R.D.	ROOF DRAIN	TOT	TOTAL
A.F.F.	ABOVE FINISHED FLOOR	D	DEPTH	FIN	FINISH	LAV	LAVATORY	R.H.	RIGHT HAND	TV	TELEVISION
A/C	AIR CONDITIONING	D.F.	DRINKING FOUNTAIN	FL	FLOOR	LB	POUND	R.O.	ROUGH OPENING	TYP	TYPICAL
ACOUS	ACOUSTIC(AL)	D.L.	DEAD LOAD	FT	FOOT, FEET	LOUV	LOUVER	REF	REFERENCE	UNFIN	UNFINISHED
ADD	ADDITION	DBL	DOUBLE	FTG	FOOTING	M.B.	MARKER BOARD	REG	REGISTER	UTIL	UTILITIES
ADJ	ADJUSTABLE	DEG	DEGREE	FURN	FURNACE, FURNITURE	M.O.	MASONRY OPENING	REINF	REINFORC(ING,MENT)	V	VINYL
ALT	ALTERNATE	DEPT	DEPARTMENT	FURR	FURRING	MACH	MACHINE	REQ'D	REQUIRED	V.B.	VINYL BASE
ALUM	ALUMINUM	DET	DETAIL	G	GAS	MAINT	MAINTENANCE	RESIL	RESILIENT	V.C.T.	VINYL COMPOSITION TILE
APPROX	APPROXIMATE	DIA	DIAMETER	G.B.	GRAB BAR	MATL	MATERIAL	REV	REVISION	VENT	VENTILATION
ARCH	ARCHITECT(URAL)	DIAG	DIAGONAL	G.C.	GENERAL CONTRACTOR	MAX	MAXIMUM	RM	ROOM	VERT	VERTICAL
ATTEN	ATTENUATION	DIM	DIMENSION	G.M.	GAS METER	MECH	MECHANICAL	S.C.	SOLID CORE	VEST	VESTIBULE
AUTO	AUTOMATED	DISP	DISPENSER	GA	GAUGE	MEMB	MEMBRANE	S.S.	STAINLESS STEEL	VOL	VOLUME
B.L.	BORROWED LITE	DIV	DIVISION	GALV	GALVANIZED	MEZZ	MEZZANINE	SAN	SANITARY SEWER	W	WIDTH, WATER
B.M.	BENCH MARK	DN	DOWN	GYP. BD.	GYPSUM BOARD	MFR	MANUFACTURER	SECT	SECTION	W.C.	WATER CLOSET, WATER COOLER
B.O.	BOTTOM OF	DR	DOOR	H, HGT	HEIGHT	MH	MANHOLE	SECUR	SECURITY	W.C.O.	WALL CLEAN OUT
B.T.U.	BRITISH THERMAL UNIT	DS	DOWNSPOUT	H.B.	HOSE BIBB	MIN	MINIMUM	SERV	SERVICE	W.H.	WATER HEATER
BD	BOARD	DW	DRYWALL	H.M.	HOLLOW METAL	MISC	MISCELLANEOUS	SHT	SHEET	W/	WITH
BLDG	BUILDING	E.I.F.S.	EXTERIOR INSULATION FINISH SYSTEM	H.V.A.C.	HEATING, VENTILATION AND AIR CONDITIONING	MTL	METAL	SIM	SIMILAR	W/O	WITH OUT
BLK(G)	BLOCK(ING)	E.J.	EXPANSION JOINT			MULL	MULLION	SPEC(S)	SPECIFICATION(S)	WD	WOOD
BOT	BOTTOM	E.W.	EACH WAY	H.W.	HOT WATER	N	NORTH	SPKLR	SPRINKLER	WT	WEIGHT
BRG	BEARING	E.W.C.	ELECTRIC WATER COOLER	HC	HANDICAPPED	N.I.C.	NOT IN CONTRACT	SQ	SQUARE	WWM	WELDED WIRE MESH
C.B.	CATCH BASIN, CHALK BOARD	EA	EACH	HD	HEAD	N.T.S.	NOT TO SCALE	ST, STORE	STORAGE	YD	YARD
C.F.	CUBIC FEET	EL, ELEV	ELEVATION, ELEVATOR	HDR	HEADER	NO	NUMBER	STD	STANDARD		
C.G.	CORNER GUARD	ELEC	ELECTRIC	HDWR	HARDWARE	NOM	NOMINAL	STL	STEEL		
C.J.	CONTROL JOINT	EMER	EMERGENCY	HORIZ	HORIZONTAL	O.C., O/C	ON CENTER	STRM	STORM SEWER		
C.L.	CENTER LINE	ENCL	ENCLOSED	HR	HOUR	O.D.	OUTSIDE DIAMETER	STRUCT	STRUCTURAL		
C.M.P.	CORRUGATED METAL PIPE	ENG	ENGINEER(D)	HTR	HEATER	OH	OVERHEAD	SUSP	SUSPENDED		
C.O.	CLEAN OUT	EQ	EQUAL	I.D.	INSIDE DIAMETER	P.LAM.	PLASTIC LAMINATE	T	TREAD		
C.W.	COLD WATER	EQUIP	EQUIPMENT	INSUL	INSULATION	PL	PLATE	T&B	TOP AND BOTTOM		
CAB	CABINET	EXCAV	EXCAVATE	INT	INTERIOR	PLAS	PLASTIC	T&G	TOUNGE AND GROOVE		
CLG	CEILING	EXIST, (EX)	EXISTING	INV	INVERT	PLBG	PLUMBING	T.B.	TACK BOARD		
CLR	CLEAR	EXP	EXPOSED	J.B.	JOIST BEARING	PLYWD	PLYWOOD	T.O.	TOP OF		
CMU	CONCRETE MASONRY UNIT	EXT	EXTERIOR	JAN	JANITOR	PR	PAIR	T.O.B.	TOP OF BEAM		
		F.A.C.E.	FAMILY AND CONSUMER EDUCATION	JST	JOIST	PREFAB	PREFABRICATED	T.O.F.	TOP OF FOOTING		
COL	COLUMN			JT	JOINT	PSF	POUNDS PER SQUARE FOOT	T.O.M.	TOP OF MASONRY		
COMP	COMPOSITION, COMPACT	F.C.O.	FLOOR CLEAN OUT	K.O.	KNOCK OUT	PSI	POUNDS PER SQUARE INCH	T.O.P.	TOP OF PIER		
		F.D.	FLOOR DRAIN	KIP	ONE THOUSAND POUNDS	PT, P.T.	POINT, PORCELAIN TILE, PAINT, PRESSURE TREATED	T.O.S.	TOP OF STEEL		
CONC	CONCRETE	F.E.	FIRE EXTINGUISHER	KIT	KITCHEN			T.S.	TUBE STEEL		
CONT	CONTINUOUS	F.F.	FINISHED FLOOR	L	LENGTH	Q.T.	QUARRY TILE	T.W.	TACK WALL		
				L.H.	LEFT HAND	R	RADIUS, RISER	TEL	TELEPHONE		
								TEMP	TEMPERED		
								TERR	TERRAZZO		

MATERIALS AND SYMBOLS

ROUGH LUMBER

FINISH LUMBER

STRUCTURAL STEEL

BRICK

CONCRETE MASONRY UNIT

POURED-IN-PLACE CONCRETE

METAL / WOOD STUD WALL

GLAZING

SPRAYED FOAM INSULATION

BATT INSULATION

RIGID INSULATION

PLYWOOD / PARTICLE BOARD

SAND / MORTAR / GYPSUM BOARD

COMPACTED DRAINAGE FILL

COMPACTED STRUCTURAL FILL

TOPSOIL

NON-STRUCTURAL FILL

EXISTING CONSTRUCTION / MATERIAL

CENTER LINE, ℄

PROPERTY LINE

NEW CONTOURS

EXISTING CONTOURS

ELEVATION NAME
ELEV. XXX'-XX"
ELEVATION MARKER

XX / XXX
ELEVATION REFERENCE

XX / XXX — XXX
BUILDING SECTION REFERENCE

XX / XXX — XXX
WALL SECTION REFERENCE

XX / XXX — XXX
PLAN / DETAIL REFERENCE

CEILING TYPE
X'-XX" A.F.F.
CEILING TAG

XXX
DOOR TAG

X
WALL TYPE TAG

X
WINDOW TAG

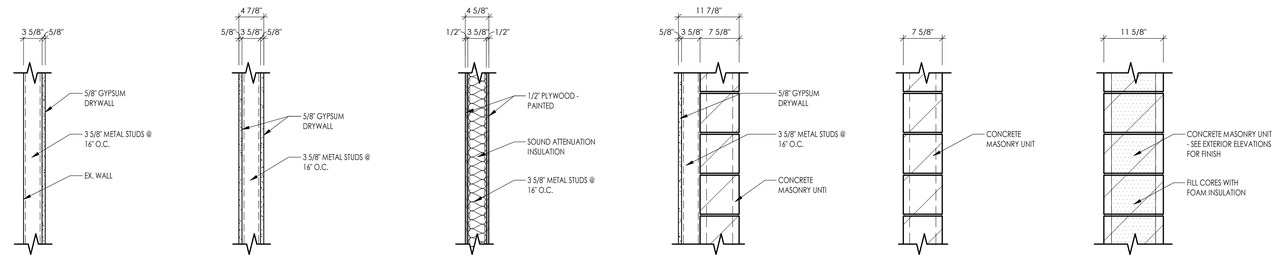
X
PLAN NOTE TAG

1
DEMOLITION NOTE TAG

X
COLUMN GRID

REVISION TAG

VIEW NAME
SCALE: X/X" = X'-XX"
XX / XXX
VIEW / DETAIL IDENTIFICATION



TYPE "F" TYPE "E" TYPE "D" TYPE "C" TYPE "B" TYPE "A"

WALL TYPES

SCALE: 1" = 1'-0"

ABACUS ARCHITECTS

REVISIONS:

	DATE	ISSUE

NOTICE TO BIDDERS
BIDDERS SHALL REVIEW ALL DRAWINGS AND SPECIFICATION SECTIONS TO DETERMINE THE IMPACT OF OTHER SECTIONS OF WORK ON THEIR OWN WORK

11/28/2022 PROGRESS SET - NOT FOR CONSTRUCTION

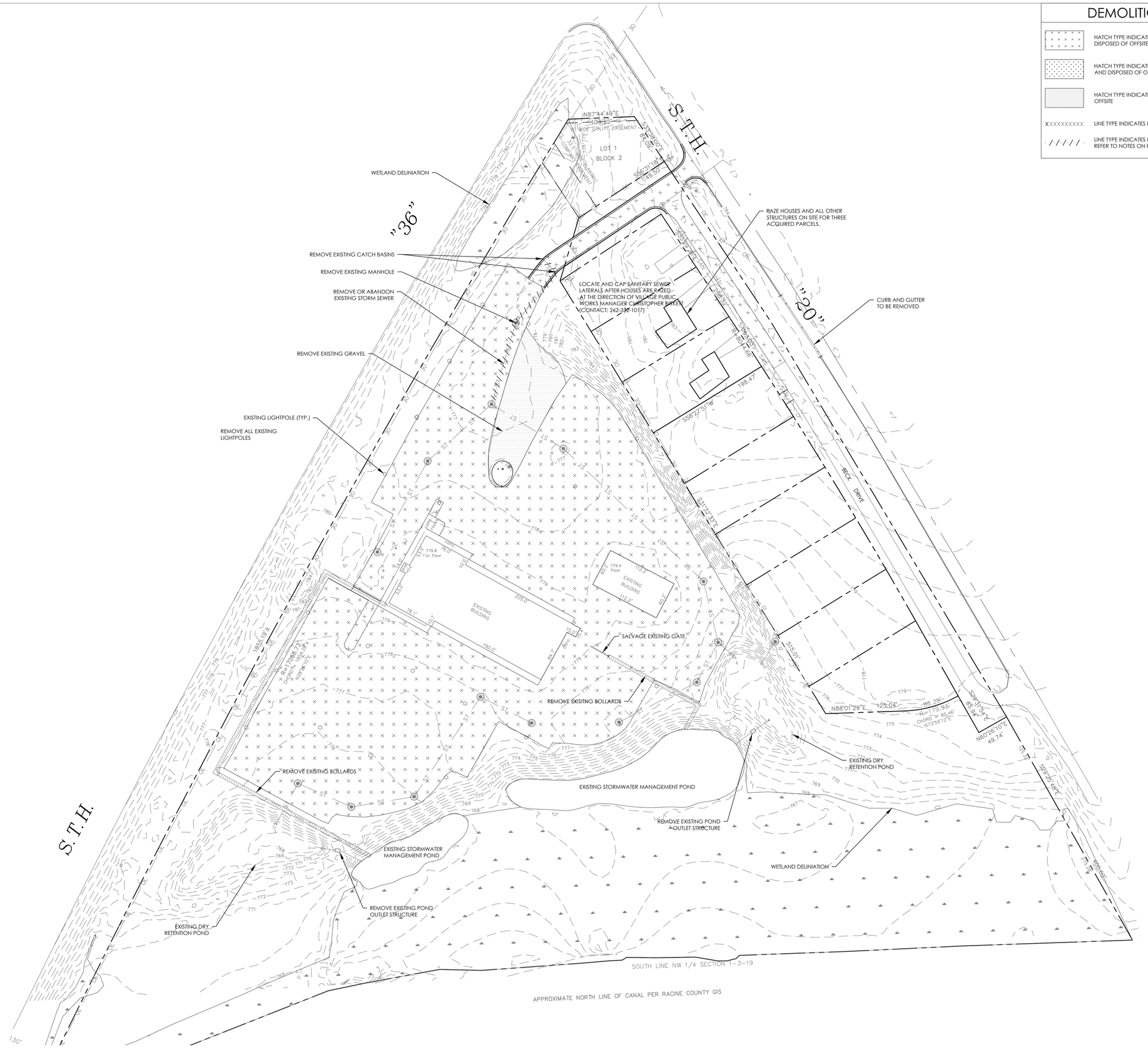
ISSUE DATE: NOVEMBER 18, 2022
ADDITIONS TO
LYNCH TRUCK CENTER
29000 SHARON LANE, WATERFORD, WI 53185
1155A MICHIGAN AVE. SHEBOYGAN, WI 53081 | (920) 452-4444 | 640 N. VEL R. PHILLIPS AVENUE, SUITE 310, MILWAUKEE, WI 53203

DRAWN BY: JMH
CHECKED BY: EWH

WALL TYPES, ABBREVIATIONS, AND SYMBOLS

A
102

PROJ. NO. 2022-22



DEMOLITION LEGEND

- HATCH TYPE INDICATES ASPHALT PAVEMENT TO BE REMOVED AND DISPOSED OF OFFSITE
- HATCH TYPE INDICATES CONCRETE PAVEMENT TO BE REMOVED AND DISPOSED OF OFFSITE
- HATCH TYPE INDICATES GRAVEL TO BE REMOVED AND DISPOSED OF OFFSITE
- XXXXXXXXXX LINE TYPE INDICATES FULL-DEPTH SAWCUT TO BE PERFORMED
- / / / / / / LINE TYPE INDICATES UTILITIES TO BE ABANDONED OR RELOCATED. REFER TO NOTES ON PLANS FOR ADDITIONAL INFORMATION.

EXISTING SITE CONDITIONS AND DEMOLITION PLAN

SCALE: 1"=60'

N

ABACUS ARCHITECTS

REVISIONS:

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NOVEMBER 22, 2022
PROPOSED ADDITIONS

LYNCH TRUCK CENTER

29000 SHARON LN, WATERFORD, WI 53185

1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 (920) 452-4444 | 640 N. VEL R. PHILLIPS AVE. SUITE 310 MILWAUKEE, WI 53202 (414) 837-6450

DRAWN BY: JDL

CHECKED BY: JRV

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PROJ. NO. 2022-22

December 1, 2022

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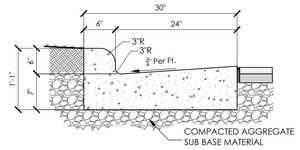
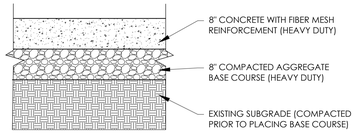
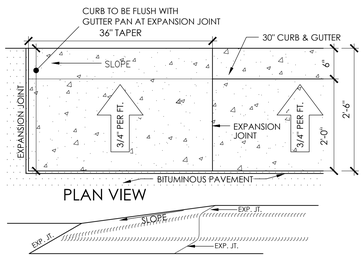


COLLECTOR

30" CURB & GUTTER SECTION



CONCRETE PAVEMENT CROSS SECTION



ISOMETRIC VIEW

TAPER FOR CURB & GUTTER

SITE PLAN

SCALE: 1"=60'

N

ABACUS ARCHITECTS

REVISIONS:

NOVEMBER 22, 2022
PROPOSED ADDITIONS

LYNCH TRUCK CENTER

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December 1, 2022

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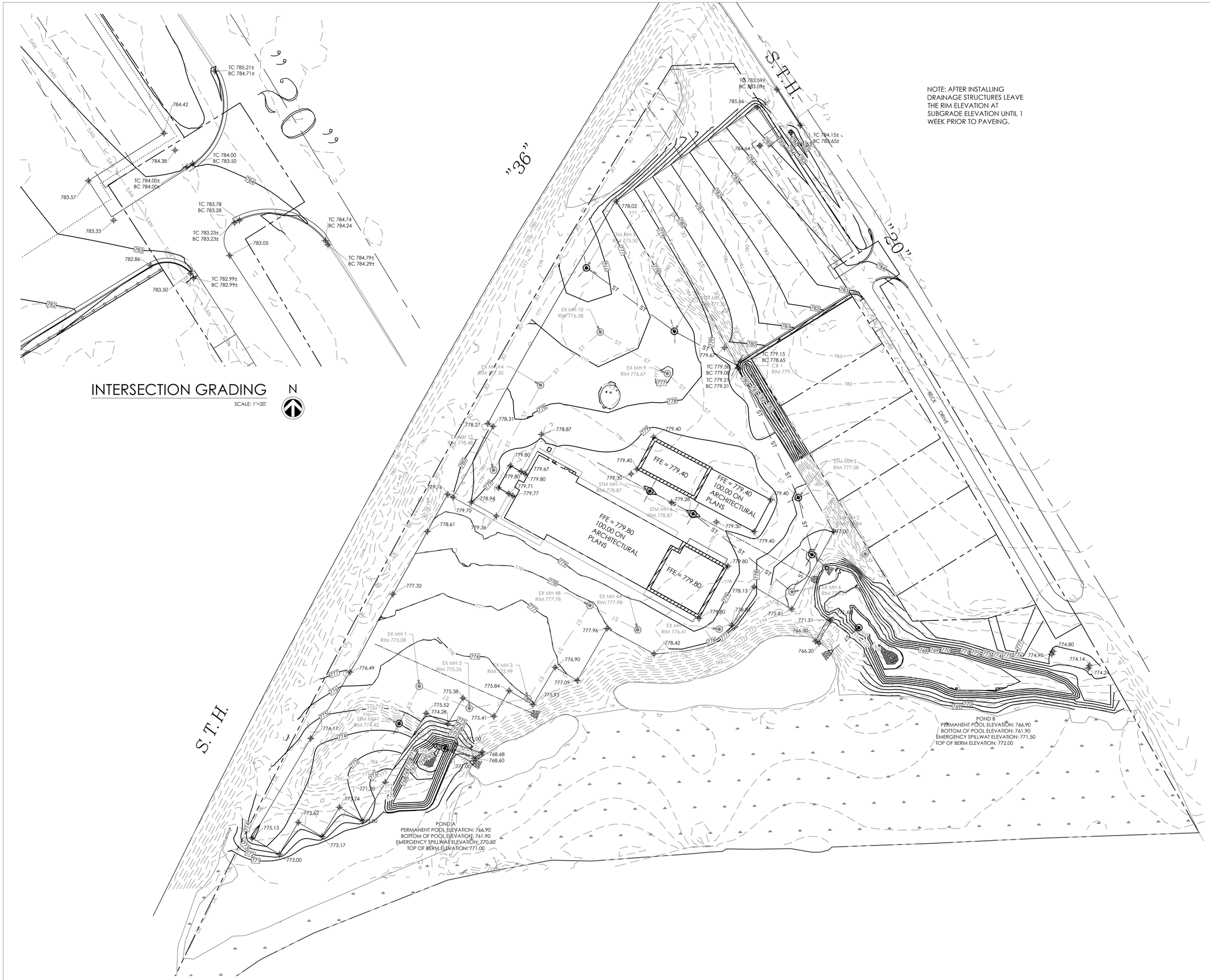

NOTE: AFTER INSTALLING DRAINAGE STRUCTURES LEAVE THE RIM ELEVATION AT SUBGRADE ELEVATION UNTIL 1 WEEK PRIOR TO PAVEING.

INTERSECTION GRADING

SCALE: 1"=20'

N

GRADING

SCALE: 1"=60'

N

ABACUS ARCHITECTS

REVISIONS:

NOTICE TO BIDDERS
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NOVEMBER 22, 2022

PROPOSED ADDITIONS

LYNCH TRUCK CENTER

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December 1, 2022

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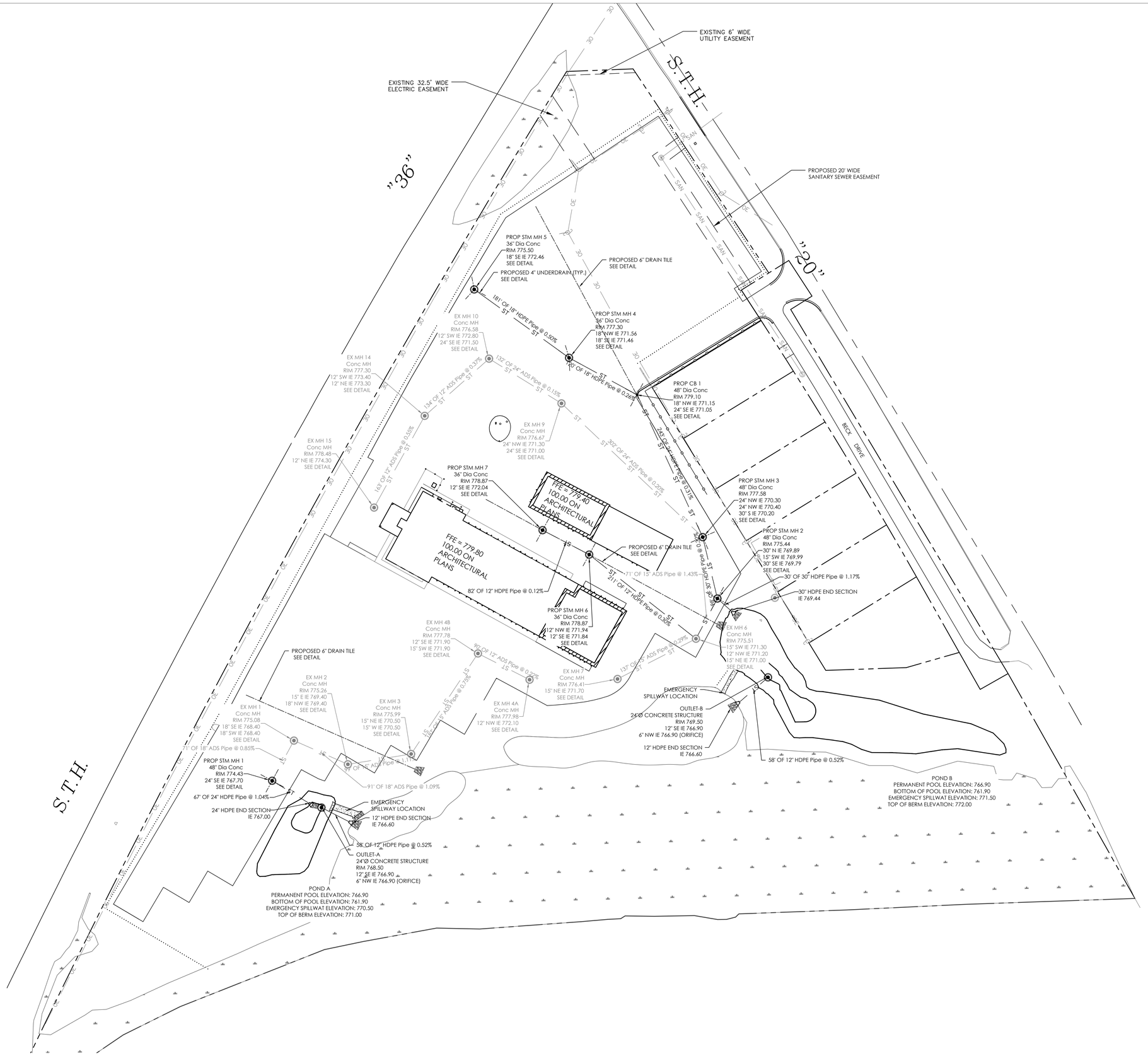

UTILITY PLAN

SCALE: 1"=60'

N

ABACUS ARCHITECTS

REVISIONS:

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NOVEMBER 22, 2022
PROPOSED ADDITIONS

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PROJ. NO. 2022-22

December 1, 2022

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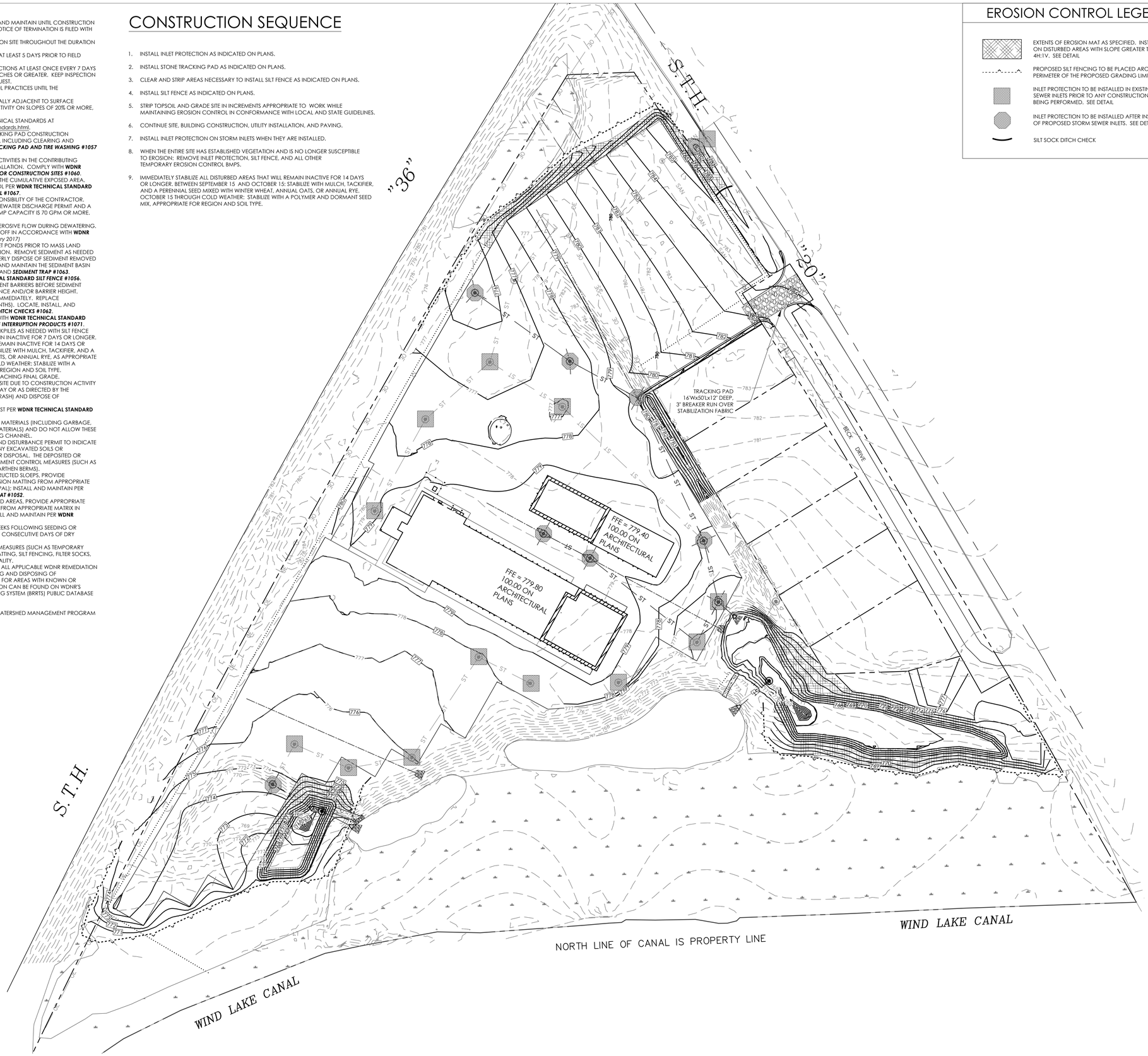
1. POST WDNR CERTIFICATE OF PERMIT COVERAGE ON SITE AND MAINTAIN UNTIL CONSTRUCTION ACTIVITIES HAVE CEASED, THE SITE IS STABILIZED, AND A NOTICE OF TERMINATION IS FILED WITH WDNR.
2. KEEP A COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
3. SUBMIT PLAN REVISIONS OR AMENDMENTS TO THE WDNR AT LEAST 5 DAYS PRIOR TO FIELD IMPLEMENTATION.
4. THE CONTRACTOR IS REPONSIBLE FOR ROUTINE SITE INSPECTIONS AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. KEEP INSPECTION REPORTS ON-SITE AND MAKE THEM AVAILABLE UPON REQUEST.
5. INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
6. WHEN POSSIBLE: PRESERVE EXISTING VEGETATION (ESPECIALLY ADJACENT TO SURFACE WATERS), MINIMIZE LAND-DISTURBING CONSTRUCTION ACTIVITY ON SLOPES OF 20% OR MORE, MINIMIZE SOIL COMPACTION, AND PRESERVE SOIL.
7. REFER TO THE WDNR STORMWATER CONSTRUCTION TECHNICAL STANDARDS AT http://dnr.wi.gov/topic/stormwater/standards/const_standards.html.
8. INSTALL PERIMETER EROSION CONTROLS AND ROCK TRACKING PAD CONSTRUCTION ENTRANCE(S) PRIOR TO ANY LAND-DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRUBBING. USE **WDNR TECHNICAL STANDARD *STONE TRACKING PAD AND TIRE WASHING #1057*** FOR ROCK CONSTRUCTION ENTRANCE(S)
9. INSTALL INLET PROTECTION PRIOR TO LAND-DISTURBING ACTIVITIES IN THE CONTRIBUTING DRAINAGE AREA AND/OR IMMEDIATELY UPON INLET INSTALLATION. COMPLY WITH **WDNR TECHNICAL STANDARD *STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITES #1060***.
10. STAGE CONSTRUCTION GRADING ACTIVITIES TO MINIMIZE THE CUMULATIVE EXPOSED AREA. CONDUCT TEMPORARY GRADING FOR EROSION CONTROL PER **WDNR TECHNICAL STANDARD *TEMPORARY GRADING PRACTICES FOR EROSION CONTROL #1067***.
11. PERMITTING OF GROUNDWATER DEWATERING IS THE RESPONSIBILITY OF THE CONTRACTOR. GROUNDWATER DEWATERING IS SUBJECT TO A DNR WASTEWATER DISCHARGE PERMIT AND A DNR HIGH CAPACITY WELL APPROVAL IF CUMULATIVE PUMP CAPACITY IS 70 GPM OR MORE. *(Rev. February 2017)*
12. PROVIDE ANTI-SCOUR PROTECTION AND MAINTAIN NON-EROSIVE FLOW DURING DEWATERING. PERFORM DEWATERING OF ACCUMULATED SURFACE RUNOFF IN ACCORDANCE WITH **WDNR TECHNICAL STANDARD *DE-WATERING #1061***. *(Rev. February 2017)*
13. COMPLETE AND STABILIZE SEDIMENT BASINS/TRAPS OR WET PONDS PRIOR TO MASS LAND DISTURBANCE TO CONTROL RUNOFF DURING CONSTRUCTION. REMOVE SEDIMENT AS NEEDED TO MAINTAIN 3 FEET OF DEPTH TO THE OUTLET, AND PROPERLY DISPOSE OF SEDIMENT REMOVED DURING MAINTENANCE (REFER TO NR 528). CONSTRUCT AND MAINTAIN THE SEDIMENT BASIN PER **WDNR TECHNICAL STANDARD *SEDIMENT BASIN #1064*** AND ***SEDIMENT TRAP #1063***.
14. INSTALL AND MAINTAIN SILT FENCING PER **WDNR TECHNICAL STANDARD *SILT FENCE #1056***. REMOVE SEDIMENT FROM BEHIND SILT FENCES AND SEDIMENT BARRIERS BEFORE SEDIMENT REACHES A DEPTH THAT IS EQUAL TO ONE-HALF OF THE FENCE AND/OR BARRIER HEIGHT.
15. REPAIR BREAKS AND GAPS IN SILT FENCES AND BARRIERS IMMEDIATELY. REPLACE DECOMPOSING STRAW BALES (TYPICAL BALE LIFE IS 3 MONTHS). LOCATE, INSTALL, AND MAINTAIN STRA BALES PER **WDNR TECHNICAL STANDARD *DITCH CHECKS #1062***.
16. INSTALL AND MAINTAIN FILTER SOCKS IN ACCORDANCE WITH **WDNR TECHNICAL STANDARD *INTERIM MANUFACTURED PERIMETER CONTROL AND SLOPE INTERRUPTION PRODUCTS #1071***.
17. IMMEDIATELY STABILIZE STOCKPILES AND SURROUND STOCKPILES AS NEEDED WITH SILT FENCE OR OTHER PERIMETER CONTROL IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.
18. IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER. BETWEEN SEPTEMBER 15 AND OCTOBER 15: STABILIZE WITH MULCH, TACKIFIER, AND A PERENNIAL SEED MIXED WITH WINTER WHEAT, ANNUAL OATS, OR ANNUAL RYE, AS APPROPRIATE FOR REGION AND SOIL TYPE. OCTOBER 15 THROUGH COLD WEATHER: STABILIZE WITH A POLYMER AND DORMANT SEED MIX, AS APPROPRIATE FO REGION AND SOIL TYPE.
19. STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE.
20. SWEEP/CLEAN UP ALL SEDIMENT/TRASH THAT MOVES OFF-SITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS BEFORE THE END OF THE SAME WORKDAY OR AS DIRECTED BY THE MUNICIPALITY. SEPARATE SWEPT MATERIALS (SOILS AND TRASH) AND DISPOSE OF APPROPRIATELY.
21. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST PER **WDNR TECHNICAL STANDARD *DUST CONTROL ON CONSTRUCTION SITES #1068***.
22. PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, OR OTHER CONSTRUCTION MATERIALS) AND DO NOT ALLOW THESE MATERIALS TO BE CARRIED BY RUNOFF INTO THE RECEIVING CHANNEL.
23. COORDINATE WITH THE CONTRACTOR TO UPDATE THE LAND DISTURBANCE PERMIT TO INDICATE THE ANTICIPATED OR LIKELY DISPOSAL LOCATIONS FOR ANY EXCAVATED SOILS OR CONSTRUCTION DEBRIS THAT WILL BE HAULED OFF-SITE FOR DISPOSAL. THE DEPOSITED OR STOCKPILED MATERIAL NEEDS TO INCLUDE PERIMETER SEDIMENT CONTROL MEASURES (SUCH AS SILT FENCE, HAY BALES, FILTER SOCKS, OR COMPACTED EARTHEN BERMS).
24. FOR NON-CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED SLOEPS, PROVIDE APPROPRIATE EROSION CONTROL MATTING. SELECT EROSION MATTING FROM APPROPRIATE MATRIX IN WDOT'S WIDOT PRODUCT ACCEPTABILITY LIST (PAL); INSTALL AND MAINTAIN PER **WDNR TECHNICAL STANDARD *NON-CHANNEL EROSION MAT #1052***.
25. FOR CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED AREAS, PROVIDE APPROPRIATE EROSION CONTROL MATTING. SELECT EROSION MATTING FROM APPROPRIATE MATRIX IN WDOT'S WIDOT PRODUCT ACCEPTABILITY LIST (PAL); INSTALL AND MAINTAIN PER **WDNR TECHNICAL STANDARD *CHANNEL EROSION MAT #1053***.
26. MAKE PROVISIONS FOR WATERING DURING THE FIRST 8 WEEKS FOLLOWING SEEDING OR PLANTING OF DISTURBED AREAS WHENEVER MORE THAN 7 CONSECUTIVE DAYS OF DRY WEATHER OCCUR.
27. INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES (SUCH AS TEMPORARY SEDIMENT BASINS, DITCH CHECKS, EROSION CONTROL MATTING, SILT FENCING, FILTER SOCKS, WAITLES, SWALES, ETC.) OR AS DIRECTED BY THE MUNICIPALITY.
28. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE WDNR REMEDIATION AND WASTE MANAGEMENT REQUIREMENTS FOR HANDLING AND DISPOSING OF CONTAMINATED MATERIALS. SITE-SPECIFIC INFORMATION FOR AREAS WITH KNOWN OR SUSPECTED SOIL AND/OR GROUNDWATER CONTAMINATION CAN BE FOUND ON WDNR'S BUREAU OF REMEDIATION AND REDEVELOPMENT TRACKING SYSTEM (BRRTS) PUBLIC DATABASE AT http://dnr.wi.gov/botw/.

EROSION CONTROL NOTES PROVIDED BY WDNR BUREAU OF WATERSHED MANAGEMENT PROGRAM GUIDANCE #3800-2015-03

CONSTRUCTION SEQUENCE

1. INSTALL INLET PROTECTION AS INDICATED ON PLANS.
2. INSTALL STONE TRACKING PAD AS INDICATED ON PLANS.
3. CLEAR AND STRIP AREAS NECESSARY TO INSTALL SILT FENCE AS INDICATED ON PLANS.
4. INSTALL SILT FENCE AS INDICATED ON PLANS.
5. STRIP TOPSOIL AND GRADE SITE IN INCREMENTS APPROPRIATE TO WORK WHILE MAINTAINING EROSION CONTROL IN CONFORMANCE WITH LOCAL AND STATE GUIDELINES.
6. CONTINUE SITE, BUILDING CONSTRUCTION, UTILITY INSTALLATION, AND PAVING.
7. INSTALL INLET PROTECTION ON STORM INLETS WHEN THEY ARE INSTALLED.
8. WHEN THE ENTIRE SITE HAS ESTABLISHED VEGETATION AND IS NO LONGER SUSCEPTIBLE TO EROSION: REMOVE INLET PROTECTION, SILT FENCE, AND ALL OTHER TEMPORARY EROSION CONTROL BMPS.
9. IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER. BETWEEN SEPTEMBER 15 AND OCTOBER 15: STABILIZE WITH MULCH, TACKIFIER, AND A PERENNIAL SEED MIXED WITH WINTER WHEAT, ANNUAL OATS, OR ANNUAL RYE. OCTOBER 15 THROUGH COLD WEATHER: STABILIZE WITH A POLYMER AND DORMANT SEED MIX, APPROPRIATE FOR REGION AND SOIL TYPE.



EROSION CONTROL LEGEND

- EXTENTS OF EROSION MAT AS SPECIFIED. INSTALL ON DISTURBED AREAS WITH SLOPE GREATER THAN 4H:1V. SEE DETAIL
- PROPOSED SILT FENCING TO BE PLACED AROUND THE PERIMETER OF THE PROPOSED GRADING LIMITS. SEE DETAIL
- INLET PROTECTION TO BE INSTALLED IN EXISTING STORM SEWER INLETS PRIOR TO ANY CONSTRUCTION ACTIVITIES BEING PERFORMED. SEE DETAIL
- INLET PROTECTION TO BE INSTALLED AFTER INSTALLATION OF PROPOSED STORM SEWER INLETS. SEE DETAIL
- SILT SOCK DITCH CHECK

EROSION CONTROL PLAN

SCALE: 1"=60'

N

ABACUS ARCHITECTS

REVISIONS:

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NOVEMBER 22, 2022
PROPOSED ADDITIONS

LYNCH TRUCK CENTER

29000 SHARON LN. WATERFORD, WI 53185

1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 | (920) 452-4444 | 640 N. VEL R. PHILLIPS AVE. SUITE 310 MILWAUKEE, WI 53202 (414) 837-6450

DRAWN BY: JDL

CHECKED BY: JRV

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PROJ. NO. 2022-22

December 1, 2022

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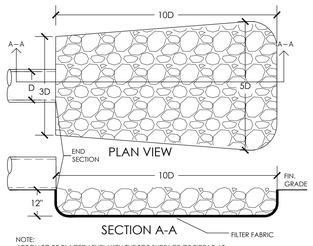
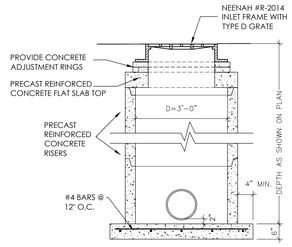


NOTE:
APRON TO BE PLACED LEVEL WITH THE TOP SURFACE OF RIPRAP AT SAME LEVEL AS SURROUNDING LAND SURFACE NO OVERFALL SHOULD EXIST.

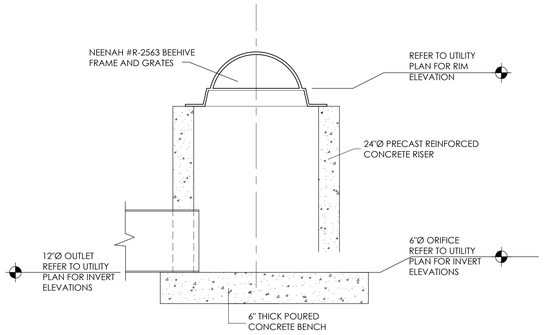
STORM SEWER OUTFALL



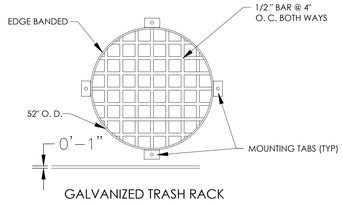
PRECAST REINFORCED CONCRETE ACCEPTABLE

STORM INLET SECTION

NOTE: AFTER INSTALLING DRAINAGE STRUCTURES LEAVE THE RIM ELEVATION AT SUBGRADE LEVEL ONE WEEK OR LESS PRIOR TO PAVING.



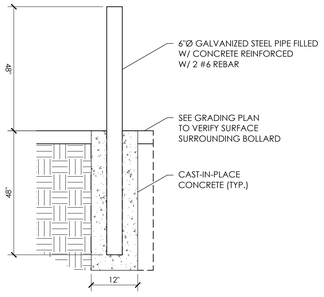
POND OUTLET SECTION



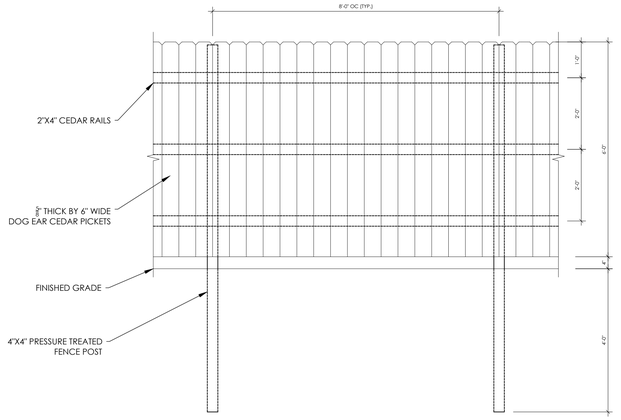
GALVANIZED TRASH RACK

USE MODERN BUILDING MATERIALS, LLC
GALVANIZED TRASH RACK OR EQUAL
8011 GREEN BAY ROAD
KENOSHA, WI 53142
PH: (262) 694-9185

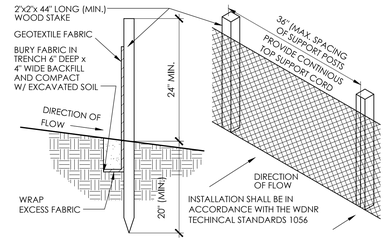
OUTLET STRUCTURE GRATE DETAIL



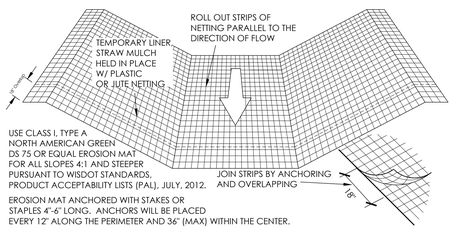
PIPE BOLLARD DETAIL



WOOD FENCE DETAIL



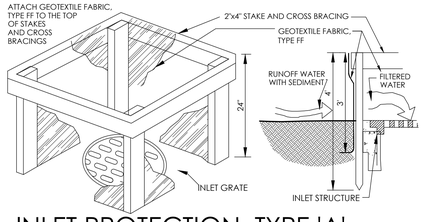
SILT FENCE SECTION & DETAIL



EROSION MATTING DETAIL
(FOR SIDE SLOPES ONLY - NOT FOR CHANNELIZED FLOW)

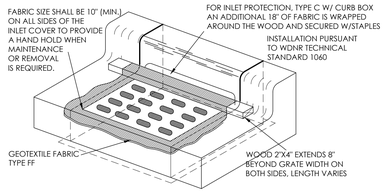
FABRIC SHALL BE REPLACED AT THE ENGINEERS DISCRETION.

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



INLET PROTECTION, TYPE 'A'

INSTALLATION PURSUANT TO WDNR TECHNICAL STANDARD 1060

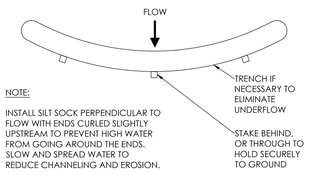


INLET PROTECTION, TYPE 'C'

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

TYPE 'C' INLET PROTECTION TO BE IMPLEMENTED UPON CONSTRUCTION OF CURB AND GUTTER, PRIOR TO CURB AND GUTTER CONSTRUCTION, TYPE 'A' INLET PROTECTION SHALL BE PROVIDED.



NOTE:

INSTALL SILT SOCK PERPENDICULAR TO FLOW WITH ENDS CURLED SLIGHTLY UPSTREAM TO PREVENT HIGH WATER FROM GOING AROUND THE ENDS. SLOW AND SPREAD WATER TO REDUCE CHANNELING AND EROSION.

SILT SOCK DITCH CHECK

SITE DETAILS

ABACUS ARCHITECTS

REVISIONS:

NOVEMBER 22, 2022
PROPOSED ADDITIONS

LYNCH TRUCK CENTER

29000 SHARON LN, WATERFORD, WI 53185
1135A MICHIGAN AVE., SHEBOYGAN, WI 53081 | (920) 452-4444 | 640 N. VEL R. PHILLIPS AVE. SUITE 310, MILWAUKEE, WI 53202 (414) 837-6450

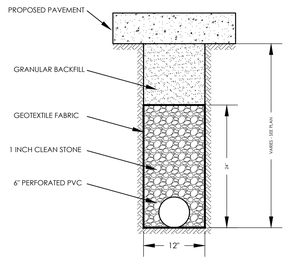
DRAWN BY: JDL
CHECKED BY: JRV

A
205

PROJ. NO. 2022-22

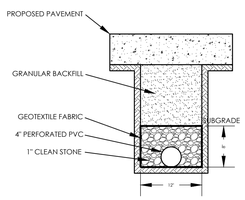
December 1, 2022

P:\2022-CONTRACTS\2022-22 Lynch Truck Center\Phase - 2\Construction Documents\5.3 Site\2022-22-Base.dwg



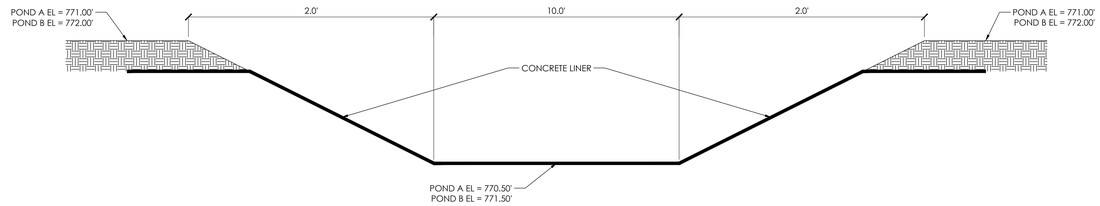
NOTES:
1. INSTALL DRAIN TILE TO MATCH PAVEMENT GRADES OR AT A MINIMUM 1% SLOPE
2. 6" PERFORATED PVC TO BE SCH 40 SLOTTED PVC PIPE WRAPPED WITH GEOTEXTILE FABRIC.
3. INSTALL RODENT SCREENS AT OUTFALL

6" DRAIN TILE

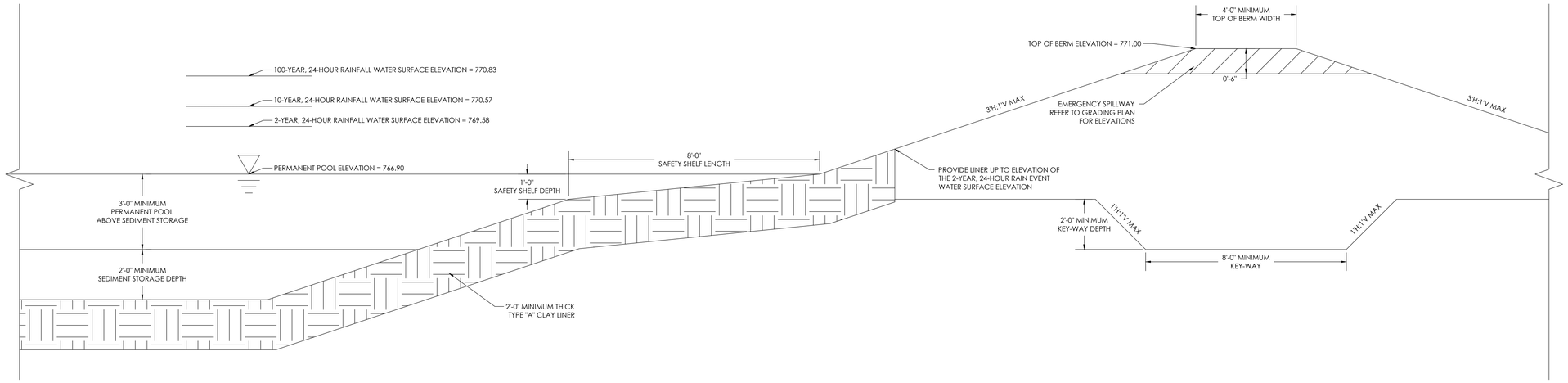


NOTES:
1. INSTALL TRENCH DRAIN TO MATCH PAVEMENT GRADE OR AT A MINIMUM 1% SLOPE.
2. CONNECT UNDERDRAIN TO PROPOSED INLETS AND EXTEND TO LENGTH SHOWN ON UTILITY PLAN FROM INLET AT THE LOCATIONS NOTED ON THE PLANS.
3. 4" PERFORATED PVC TO BE SCH 40 SLOTTED PVC PIPE WRAPPED WITH GEOTEXTILE FABRIC.

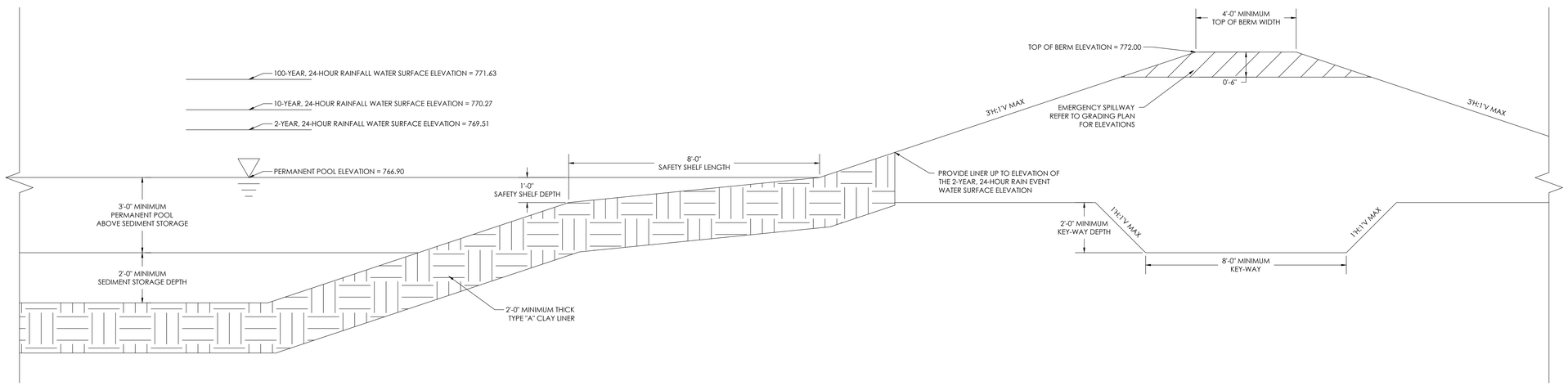
4" UNDERDRAIN TRENCH



WET DETENTION BASIN EMERGENCY SPILLWAY CROSS SECTION



SOUTHWEST WET DETENTION POND CROSS SECTION



SOUTHEAST WET DETENTION POND CROSS SECTION

SITE DETAILS

ABACUS ARCHITECTS

REVISIONS:

NOTICE TO BIDDERS
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NOVEMBER 22, 2022
PROPOSED ADDITIONS

LYNCH TRUCK CENTER
29000 SHARON LN. WATERFORD, WI 53185

1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 | (920) 452-4444 | 640 N. VEL R. PHILLIPS AVE. SUITE 310 MILWAUKEE, WI 53202 (414) 837-6450

DRAWN BY: JDL
CHECKED BY: JRV

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206

PROJ. NO. 2022-22

December 1, 2022

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OCCUPANT LOAD/PLUMBING FIXTURES

OCCUPANT LOAD

FIRST FLOOR		SECOND FLOOR	
BUSINESS:	44	BUSINESS:	40
WAREHOUSE:	5	WAREHOUSE:	4
VEHICLE / SERVICE:	140	OFFICE (MEZZANINE):	4
FIRST FLOOR TOTAL =	189	FIRST FLOOR TOTAL =	48
		TOTAL OCCUPANTS =	**237**

PLUMBING FIXTURE COUNT

BUSINESS:
84 OCCUPANTS/2 = 42 PER GENDER

WC:	MEN	1/25 FOR THE FIRST 50 AND 1/50 FOR THE REMAINDER EXCEEDING 50 = 2 REQUIRED	
	WOMEN	1/25 FOR THE FIRST 50 AND 1/50 FOR THE REMAINDER EXCEEDING 50 = 2 REQUIRED	
LAV:	MEN	1/40 FOR THE FIRST 80 AND 1/80 FOR THE REMAINDER EXCEEDING 80 = 2 REQUIRED	
	WOMEN	1/40 FOR THE FIRST 80 AND 1/80 FOR THE REMAINDER EXCEEDING 80 = 2 REQUIRED	

WAREHOUSE / VEHICLE / SERVICE:
153 OCCUPANTS/2 = 77 PER GENDER

WC:	MEN	1/100 = 1 REQUIRED	
	WOMEN	1/100 = 1 REQUIRED	
LAV:	MEN	1/100 = 1 REQUIRED	
	WOMEN	1/100 = 1 REQUIRED	

TOTAL FIXTURE COUNT

		REQUIRED:	PROVIDED:
WC:	MEN	3	6 WC + 5 UR
	WOMEN	3	3
LAV:	MEN	3	8
	WOMEN	3	3

LIFE SAFETY PLAN LEGEND

100' - 0" — PATH OF TRAVEL / DISTANCE

33" — EXIT AND AVAILABLE EXIT INCHES

FEC-X & FE — FIRE EXTINGUISHER
- FE: WALL MOUNTED W/ BRACKET
- FEC-1: FULLY RECESSED CABINET
- FEC-2: SEMI-RECESSED CABINET
- FEC-3: SURFACE MOUNTED CABINET

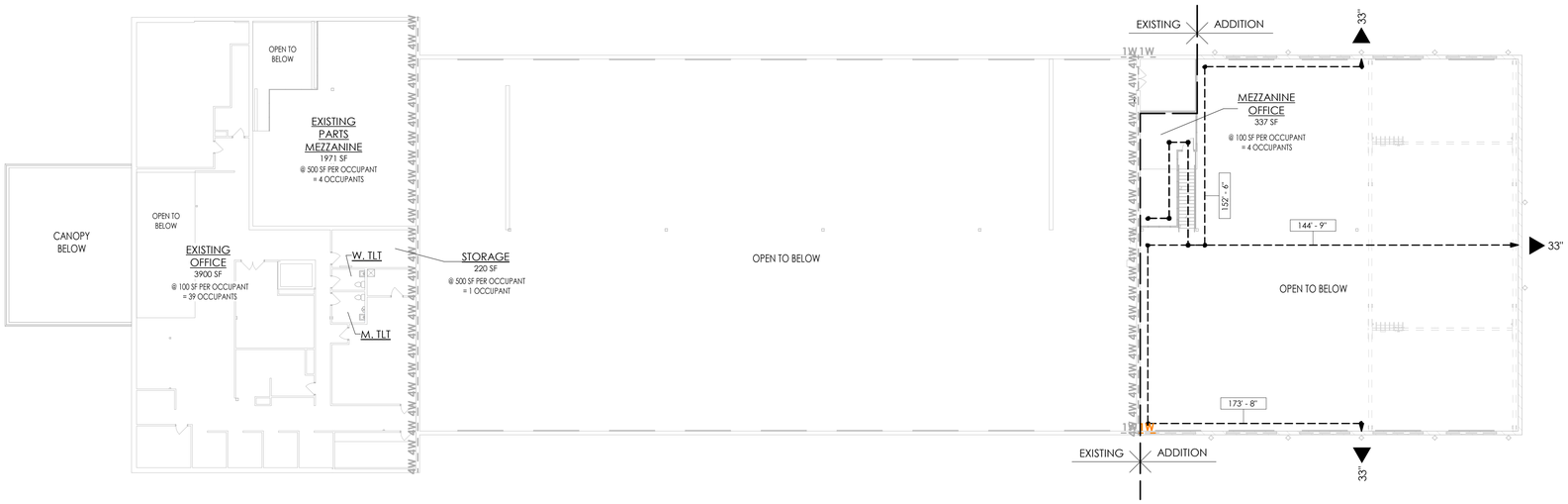
FIRE AND SMOKE PROTECTION FEATURES

IMAGINARY PROPERTY LINE

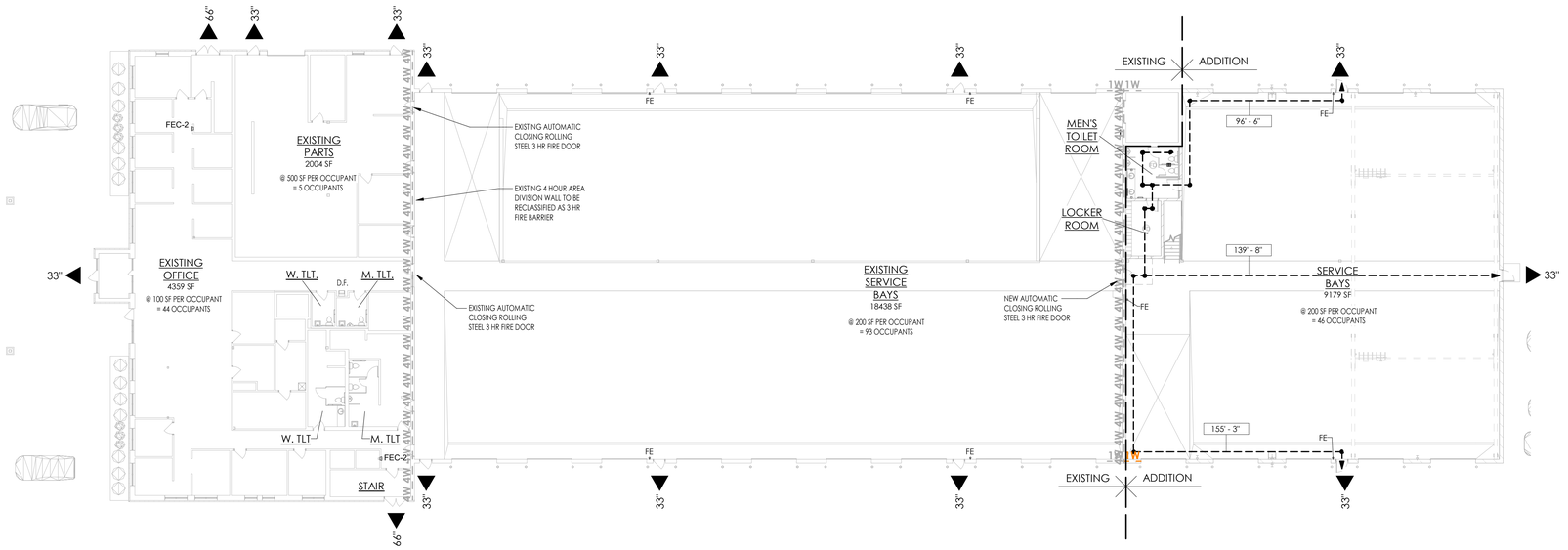
1B 1B 1B — 1, 2, 3, OR 4 HOUR FIRE BARRIER
- REQUIRED AT WALLS INDICATED ON PLAN
- EXTEND TO UNDERSIDE OF FLOOR OR ROOF SHEATHING, OR SLAB OR DECK ABOVE
- FIRE BARRIERS SHALL BE CONTINUOUS THROUGH CONCEALED SPACES

1W 1W 1W — PROTECTION TYPE / HOURLY RATING (SEE PLAN)

1, 2, 3, OR 4 HOUR FIRE WALL
- REQUIRED AT WALLS INDICATED ON PLAN
- EXTEND TO:
  - UNDERSIDE OF FLOOR OR ROOF SHEATHING, OR SLAB OR DECK ABOVE
  - 30" MIN. ABOVE ADJACENT ROOFS
  - AT STEPPED ROOF LOCATIONS, EXTEND 30" MIN ABOVE TOP OF ADJACENT ROOF
- SEE FIRE RATED ASSEMBLIES FOR FIRE WALL TERMINATION DETAILS



SECOND FLOOR/MEZZANINE - LIFE SAFETY PLAN (2 / A 301)
SCALE: 1/16" = 1'-0"



FIRST FLOOR LIFE SAFETY PLAN (1 / A 301)
SCALE: 1/16" = 1'-0"

ABACUS ARCHITECTS

REVISIONS:

△	DATE	ISSUE

NOTICE TO BIDDERS
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11/28/2022 PROGRESS SET - NOT FOR CONSTRUCTION

LYNCH TRUCK CENTER
ADDITIONS TO
ISSUE DATE: NOVEMBER 18, 2022

29000 SHARON LANE, WATERFORD, WI 53185
1135A MICHIGAN AVE., SHEBOYGAN, WI 53081 | (920) 452-4444 | 640 N. VEL. R. PHILLIPS AVENUE, SUITE 310, MILWAUKEE, WI 53203

DRAWN BY: JMH
CHECKED BY: EWH

LIFE SAFETY PLAN

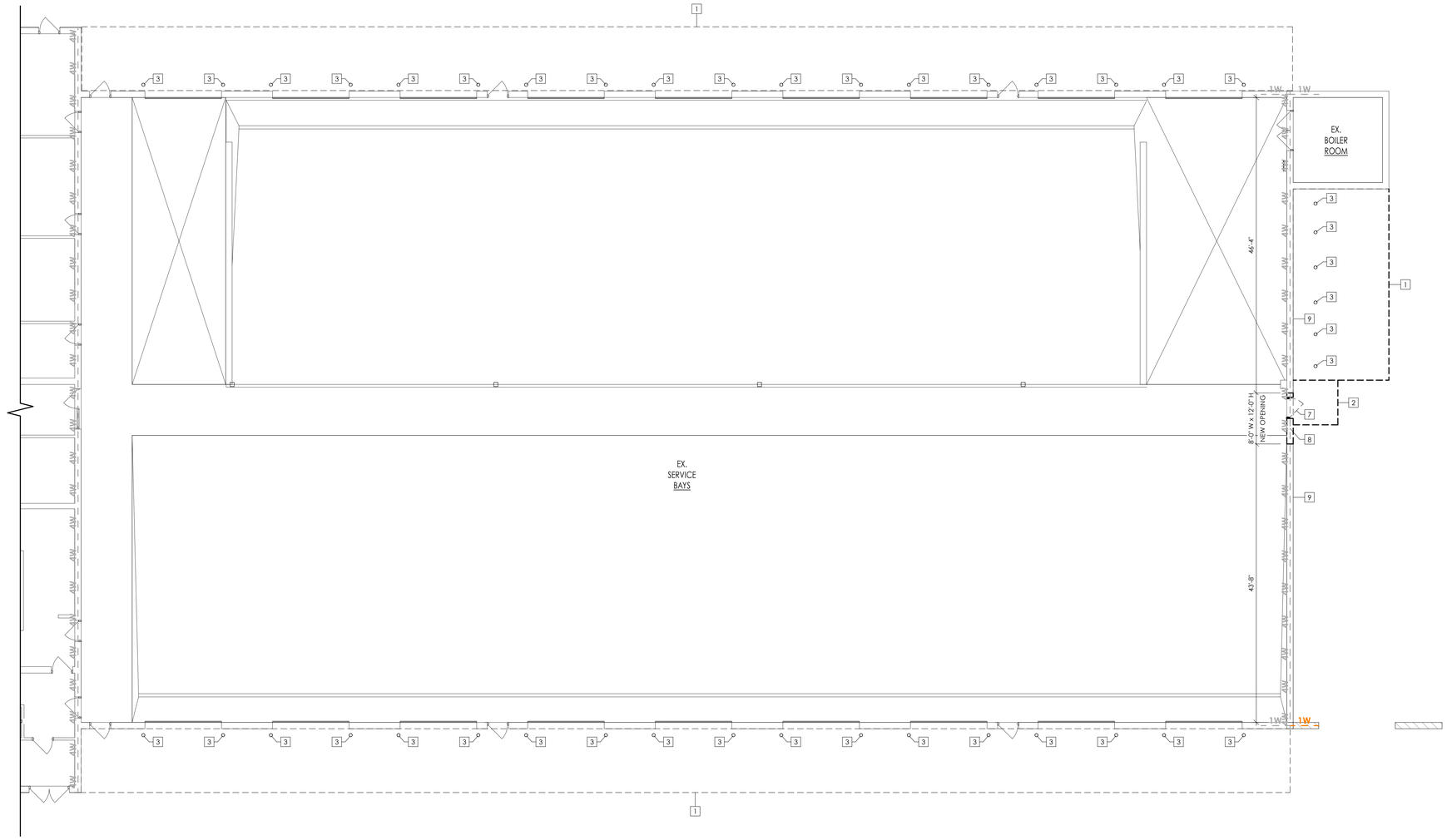
A
301

PROJ. NO. 2022-22

DEMOLITION PLAN KEYNOTES

NO.	DESCRIPTION
1	REMOVE CONCRETE APRON
2	REMOVE CONCRETE STOOP
3	REMOVE BOLLARD - TYP.
4	REMOVE ROOF BALLAST AND E.P.D.M. MEMBRANE
5	REMOVE COPING CAP AND BLOCKING
6	REMOVE ALL ROOFING INCLUDING STRUCTURE. REMOVE ROOFTOP EQUIPMENT AND REINSTALL ON NEW ROOF ABOVE.
7	REMOVE DOOR AND FRAME
8	REMOVE PORTION OF MASONRY WALL TO ACCOMODATE NEW 8'-0" WIDE x 12'-0" HIGH OPENING
9	REMOVE WALL PACK LIGHT FIXTURE
10	REMOVE GUTTER AND DOWNSPOUT

KEY PLAN AREA OF WORK



DEMOLITION PLAN (1 / A 302)
SCALE: 1/8" = 1'-0"

N W E S

ABACUS ARCHITECTS

REVISIONS:

△	DATE	ISSUE

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29000 SHARON LANE, WATERFORD, WI 53185
ADDITIONS TO
ISSUE DATE: NOVEMBER 18, 2022

1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 | (920) 452-4444 | 640 N. VEL R. PHILLIPS AVENUE, SUITE 310, MILWAUKEE, WI 53203

DRAWN BY: Author
CHECKED BY: Checker

DEMOLITION PLAN

A
302

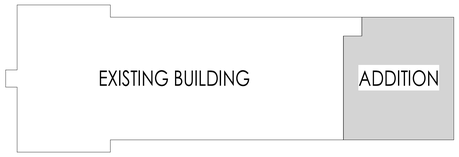
PROJ. NO. 2022-22

GENERAL PLAN NOTES

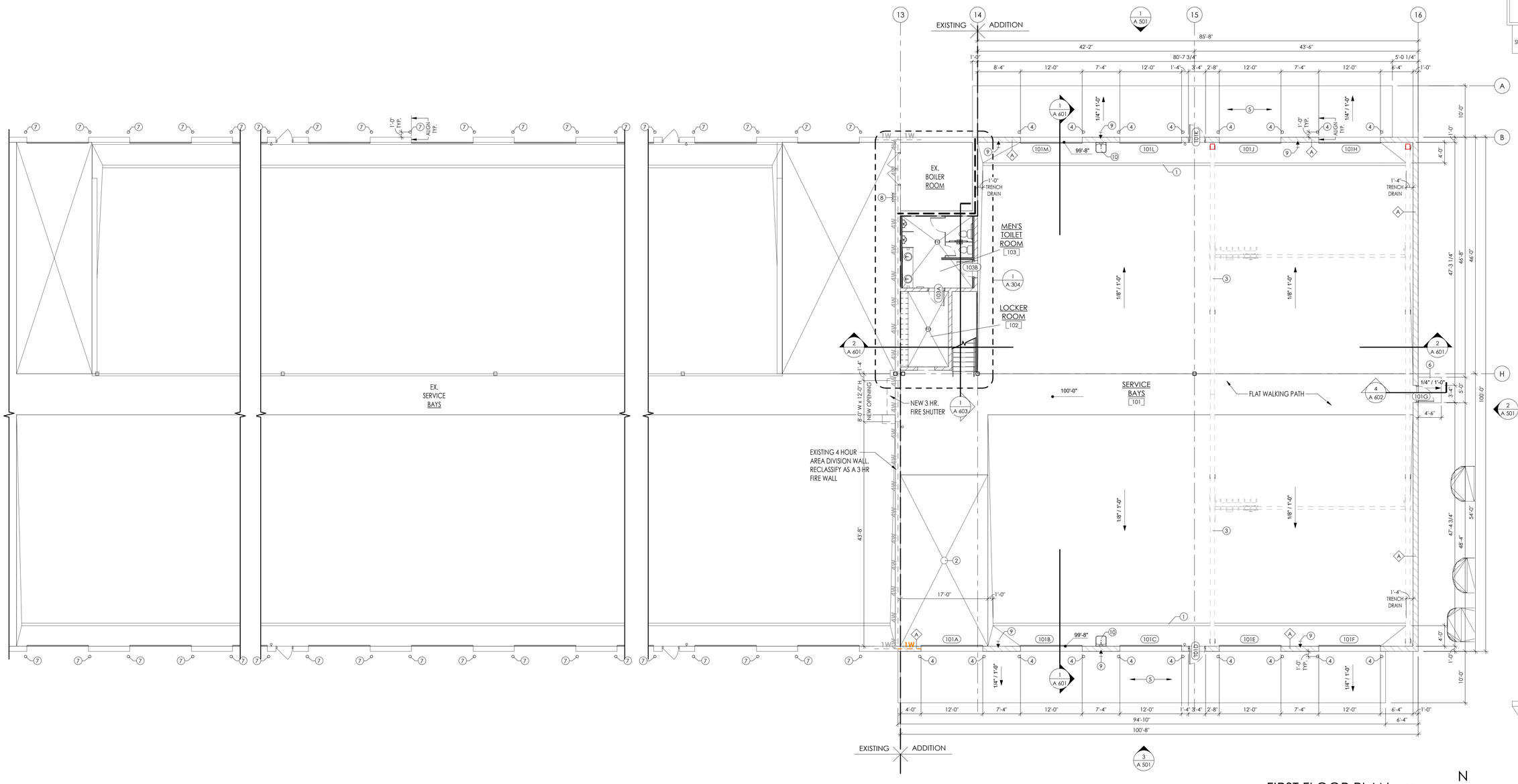
- ALL LOOSE FURNISHINGS SHOWN ON PLANS ARE NOT IN CONTRACT AND ARE SHOWN FOR REFERENCE PURPOSES ONLY. ANY DEVICES OR EQUIPMENT TO BE LOCATED BASED UPON LOCATION OR CONFIGURATION OF LOOSE FURNISHINGS SHALL BE VERIFIED WITH THE OWNER PRIOR TO INSTALLATION.
- INTERIOR DIMENSIONS TAKEN FROM FACE OF STUD TO FACE OF STUD.
- ALL WALL TYPES TO BE TYPE "A" UNLESS OTHERWISE NOTED.
- ALL PLUMBING FIXTURES TO BE SUPPLIED BY RUNDLE - SPENCE CO.

FLOOR PLAN KEYNOTES

NO.	DESCRIPTION
1	TRENCH DRAIN
2	FLOOR DRAIN
3	10 TON CRANE - BY OTHERS
4	6" DIA. PIPE BOLLARD. SEE CIVIL DRAWINGS FOR DETAIL.
5	CONCRETE APRON, SLOPED AWAY FROM BUILDING
6	CONCRETE STOOP
7	NEW 6" DIA. PIPE BOLLARD TO REPLACE EXISTING. SEE CIVIL DRAWINGS FOR DETAIL.
8	EXISTING ROOF LADDER ACCESS
9	HOSE BIBB
10	UTILITY SINK



KEY PLAN AREA OF WORK



FIRST FLOOR PLAN (1 / A 303)

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

N W E S

ABACUS ARCHITECTS

REVISIONS:

	DATE	ISSUE

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ISSUE DATE: NOVEMBER 18, 2022
ADDITIONS TO

DRAWN BY: JMH
CHECKED BY: EWH

FLOOR PLAN

A 303

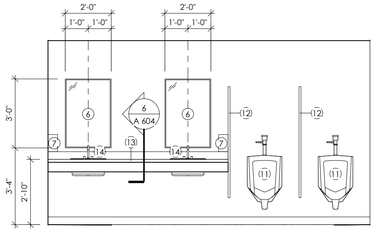
PROJ. NO. 2022-22

GENERAL PLAN NOTES

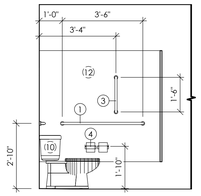
- ALL LOOSE FURNISHINGS SHOWN ON PLANS ARE NOT IN CONTRACT AND ARE SHOWN FOR REFERENCE PURPOSES ONLY. ANY DEVICES OR EQUIPMENT TO BE LOCATED BASED UPON LOCATION OR CONFIGURATION OF LOOSE FURNISHINGS SHALL BE VERIFIED WITH THE OWNER PRIOR TO INSTALLATION.
- INTERIOR DIMENSIONS TAKEN FROM FACE OF STUD TO FACE OF STUD.
- ALL WALL TYPES TO BE TYPE "A" UNLESS OTHERWISE NOTED.
- ALL PLUMBING FIXTURES TO BE SUPPLIED BY RUNDLE - SPENCE CO.

TOILET ROOM KEYNOTES

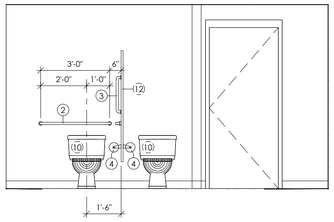
NO.	DESCRIPTION
1	42" GRAB BAR
2	36" GRAB BAR
3	18" GRAB BAR
4	TOILET PAPER DISPENSER
5	ROBE HOOK
6	MIRROR - SEE ELEVATION FOR SIZE
7	SOAP DISPENSER
8	PAPER TOWEL DISPENSER
9	FLOOR DRAIN
10	FLOOR MOUNTED TOILET
11	WALL HUNG URINAL
12	METAL TOILET PARTITION
13	PLASTIC LAMINATE SINK COUNTER WITH 4" BACKSPLASH
14	DROP-IN SINK WITH INSULATION KIT.
15	LOCKER BASE
16	LOCKERS - BY OWNER



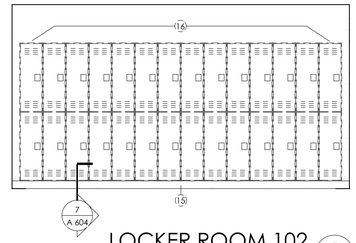
MEN'S TOILET RM 103 (8 / A 304)
SCALE: 3/8" = 1'-0"



MEN'S TOILET RM 103 (7 / A 304)
SCALE: 3/8" = 1'-0"



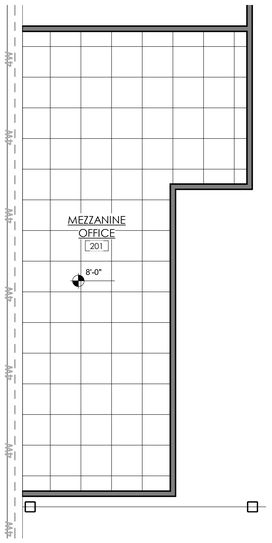
MEN'S TOILET RM 103 (6 / A 304)
SCALE: 3/8" = 1'-0"



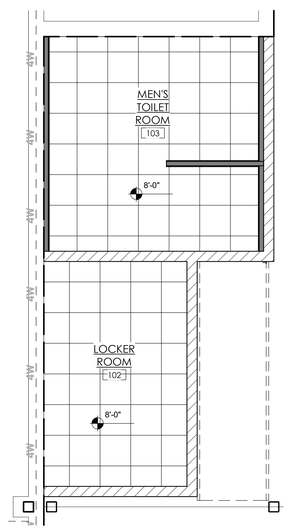
LOCKER ROOM 102 (5 / A 304)
SCALE: 3/8" = 1'-0"

REFLECTED CEILING PLAN LEGEND

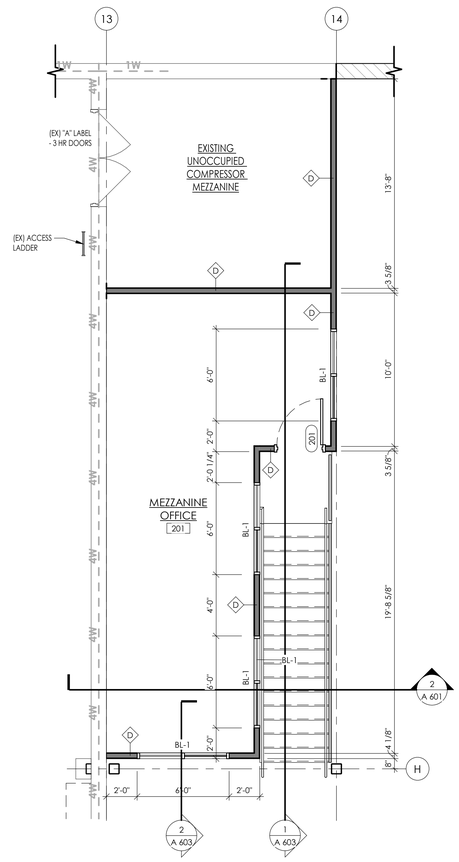
- 2' x 2' ACOUSTIC TILE CEILING
- GYPSUM BOARD
- EXPOSED STRUCTURE



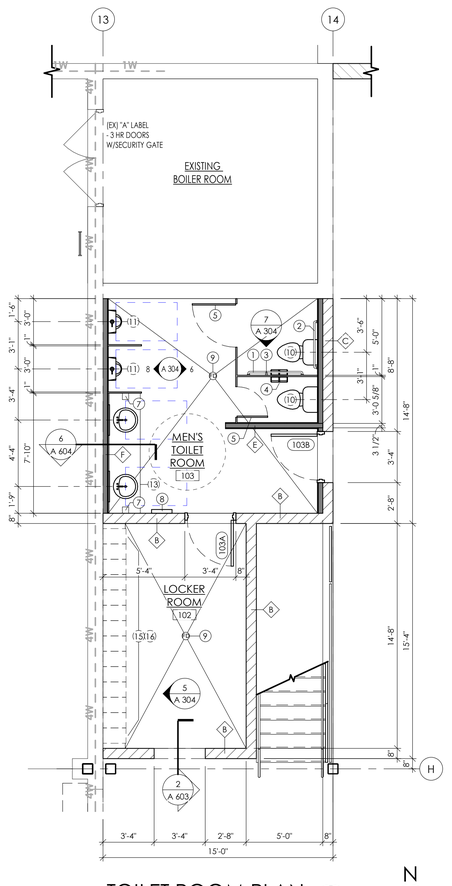
MEZZANINE OFFICE RCP (4 / A 304)
SCALE: 1/4" = 1'-0"



TOILET RM/LOCKERS RCP (3 / A 304)
SCALE: 1/4" = 1'-0"



MEZZANINE PLAN (2 / A 304)
SCALE: 1/4" = 1'-0"



TOILET ROOM PLAN (1 / A 304)
SCALE: 1/4" = 1'-0"

ABACUS ARCHITECTS

REVISIONS:

△	DATE	ISSUE

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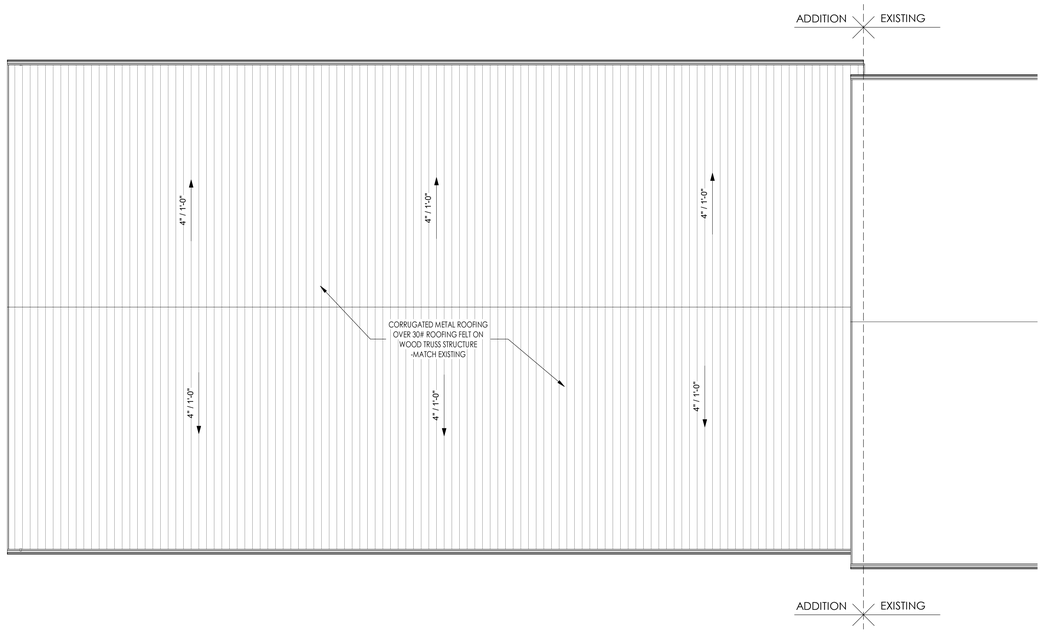
ISSUE DATE: NOVEMBER 18, 2022
ADDITIONS TO

DRAWN BY: JMH
CHECKED BY: EWH

ENLARGED PLAN

A
304

PROJ. NO. 2022-22



STORAGE BUILDING ROOF PLAN (2 / A 305)

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

N W E S

ROOF SYMBOLS

TAPERED INSULATION ROOF DRAINAGE
TAPERED EPS INSULATION OVER
4" ISO INSULATION OVER
1 1/2" METAL DECK OVER
FLAT STRUCTURE
(SEE ROOF PLAN FOR
TAPERED INSULATION THICKNESS)

SLOPED STRUCTURE ROOF DRAINAGE
4" ISO INSULATION OVER
1 1/2" METAL DECK OVER
SLOPED STRUCTURE

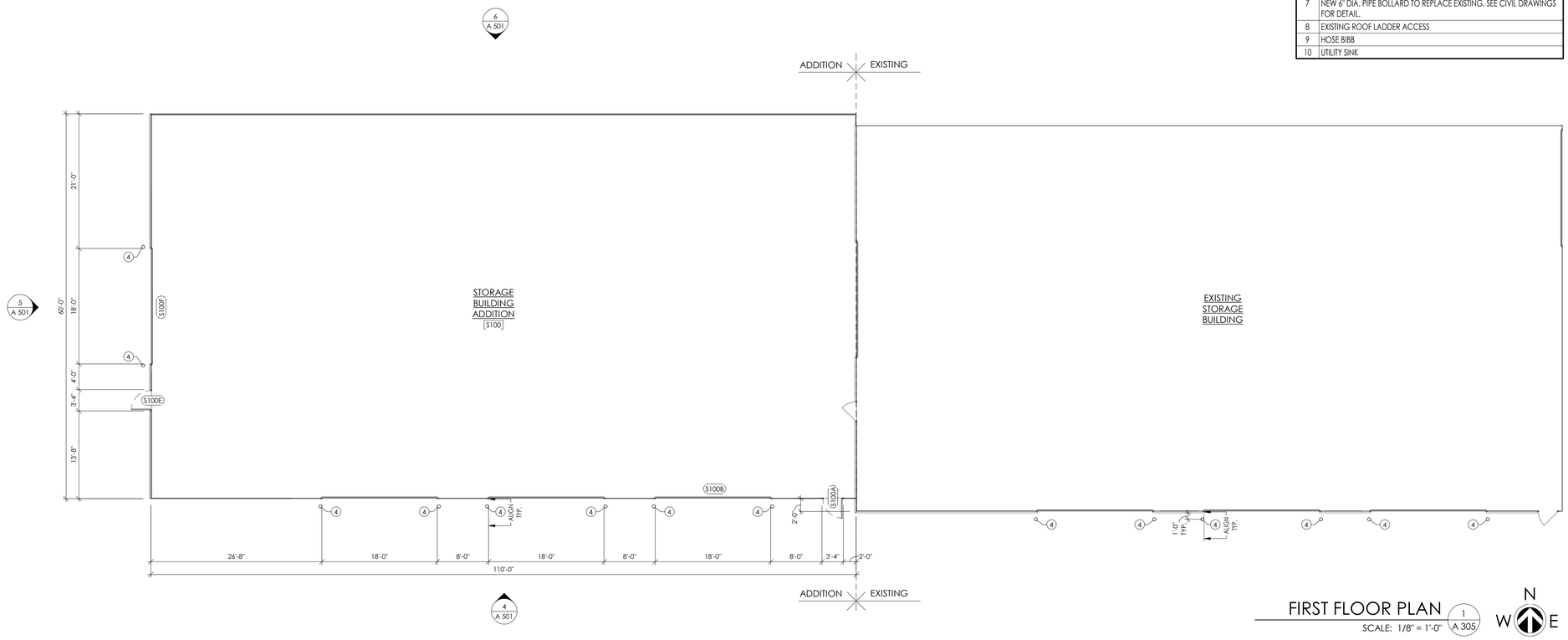
TAPERED INSULATION SADDLE / EDGE STRIP

GENERAL ROOF NOTES

- ROOF CONTRACTOR IS RESPONSIBLE FOR ROOF DRAINAGE INCLUDING TAPERED INSULATION LAYOUT, CRICKETS & SADDLES. SEE STRUCTURAL PLANS AND COORDINATE WITH PLUMBING, HVAC AND ELECTRICAL CONTRACTORS FOR ROOF TOP PENETRATIONS. PROVIDE WATER TIGHT INTEGRITY AT ALL ROOF PENETRATIONS AND EQUIPMENT PER FSR MANUFACTURERS REQUIREMENTS AND CURRENT NRCA STANDARDS.
- TAPERED INSULATION SLOPE TO BE 1/8" PER 1'-0" MINIMUM.

FLOOR PLAN KEYNOTES

NO.	DESCRIPTION
1	TRENCH DRAIN
2	FLOOR DRAIN
3	10 TON CRANE - BY OTHERS
4	6" DIA. PIPE BOLLARD. SEE CIVIL DRAWINGS FOR DETAIL.
5	CONCRETE APRON, SLOPED AWAY FROM BUILDING
6	CONCRETE STOOP
7	NEW 6" DIA. PIPE BOLLARD TO REPLACE EXISTING. SEE CIVIL DRAWINGS FOR DETAIL.
8	EXISTING ROOF LADDER ACCESS
9	HOSE BIBB
10	UTILITY SINK



FIRST FLOOR PLAN (1 / A 305)

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

N W E S

ABACUS ARCHITECTS

REVISIONS:

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11/28/2022 PROGRESS SET - NOT FOR CONSTRUCTION

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29000 SHARON LANE, WATERFORD, WI 53185
1155A MICHIGAN AVE. SHEBOYGAN, WI 53081 | (920) 452-4444 | 640 N. VEL R. PHILLIPS AVENUE, SUITE 310, MILWAUKEE, WI 53203

DRAWN BY: Author
CHECKED BY: Checker

STORAGE BUILDING PLAN

A
305

PROJ. NO. 2022-22

ROOM FINISH SCHEDULE

ROOM NO.	ROOM NAME	FLOOR	BASE	WALL FINISH / MATERIAL NORTH	WALL FINISH / MATERIAL EAST	WALL FINISH / MATERIAL SOUTH	WALL FINISH / MATERIAL WEST	CEILING	CEILING HEIGHT	FEROUS METALS	WOOD TRIM	REMARKS
101	SERVICE BAYS	SC	-	EP/P / CMU	EP/P / CMU	EP/P / CMU	EP/P / CMU	ES/DFP	-	-	-	DRY FALL PAINT ON METAL ROOF DECKING AND JOISTS TO MATCH EX. SERVICE BAYS. WALL PAINT TO MATCH EX. SERVICE BAYS
102	LOCKER ROOM	SC	VB	EP/P / CMU	EP/P / CMU	EP/P / CMU	EP/P / CMU	ACT-2	8'-0"	-	-	WALL PAINT TO MATCH EX. SERVICE BAYS
103	MEN'S TOILET ROOM	SC	VB	EP/P / CMU	EP/P/ GWB	EP/P / CMU	EP/P / GWB	ACT-2	8'-0"	-	-	WALL PAINT TO MATCH EX. SERVICE BAYS
201	MEZZANINE OFFICE	LVT	VB	P- / WD	P- / WD	P- / WD	P- / WD	ACT-1	8'-0"	-	-	WALL PAINT TO MATCH EX. SERVICE BAYS
S100	STORAGE BUILDING ADDITION	-	-	-	-	-	-	-	-	-	-	ALL WORK BY STORAGE BUILDING SUPPLIER

ROOM FINISH LEGEND

KEY	DESCRIPTION
ACT-1	ACOUSTIC CEILING TILE - 24" x 24"
ACT-2	VINYL FACED GYPSUM BOARD - 24" x 24"
CMU	CONCRETE MASONRY UNIT
CONC.	CONCRETE
CPT	CARPET
DFP	DRY FALL PAINT
EP/P	EPOXY PAINT TO 10'-0" ABOVE FINISHED FLOOR, BLOCK FILLER AND 2 COATS PAINT
ES	EXPOSED STRUCTURE
EX	EXISTING FINISH
GYP	GYPSUM BOARD
HM	HOLLOW METAL
LVT	LUXURY VINYL TILE
P-	PAINT FINISH
PT	PORCELAIN TILE
PTB	PORCELAIN TILE BASE
SC	SEALED CONCRETE
VB	4" VINYL BASE
VCT	VINYL COMPOSITION TILE
WD	WOOD

DOOR SCHEDULE

DOOR NO.	DOOR SIZE	DOOR ELEV.	DOOR MAT'L	DOOR GLASS TYPE	HARDWARE SET NO.	FRAME ELEV.	FRAME MAT'L	FRAME DEPTH	FRAME JAMB DETAIL	FRAME HEAD DETAIL	FIRE RATING	REMARKS
101A	12'-0" x 14'-0"	D-4	STL	1	-		-		2/A604	3/A604	-	
101B	12'-0" x 14'-0"	D-4	STL	1	-		-		2/A604	3/A604	-	
101C	12'-0" x 14'-0"	D-4	STL	1	-		-		2/A604	3/A604	-	
101D	3'-0" x 7'-0"	D-3	HM	1	1	F-2	HM	5 3/4"	6/A604	7/A604	-	
101E	12'-0" x 14'-0"	D-4	STL	1	-		-		2/A604	3/A604	-	
101F	12'-0" x 14'-0"	D-4	STL	1	-		-		2/A604	3/A604	-	
101G	3'-0" x 7'-0"	D-1	HM	-	1	F-2	HM	5 3/4"	6/A604	7/A604	-	
101H	12'-0" x 14'-0"	D-4	STL	1	-		-		2/A604	3/A604	-	
101J	12'-0" x 14'-0"	D-4	STL	1	-		-		2/A604	3/A604	-	
101K	3'-0" x 7'-0"	D-3	HM	1	1	F-2	HM	5 3/4"	6/A604	7/A604	-	
101L	12'-0" x 14'-0"	D-4	STL	1	-		-		2/A604	3/A604	-	
101M	12'-0" x 14'-0"	D-4	STL	1	-		-		2/A604	3/A604	-	
101XX	18'-0" x 16'-0"	D-5	STL	-	-		-		-	-	-	ALL BY METAL BUILDING SUPPLIER
101YY	18'-0" x 16'-0"	D-5	STL	-	-		-		-	-	-	ALL BY METAL BUILDING SUPPLIER
103A	3'-0" x 7'-0"	D-1	HM	-	2	F-2	HM	5 3/4"	10/A604	11/A604	-	
103B	3'-0" x 7'-0"	D-1	HM	-	2	F-2	HM	5 3/4"	13/A604	14/A604	-	
201	3'-0" x 7'-0"	D-3	HM	3	3	F-1	HM	5 3/4"	8/A604	8/A604	-	
S100A	3'-0" x 7'-0"	D-1	HM	-	1	F-1		2"	-	-	-	ALL BY METAL BUILDING SUPPLIER
S100B	18'-0" x 16'-0"	D-5	STL	-	-		-		-	-	-	ALL BY METAL BUILDING SUPPLIER
S100E	3'-0" x 7'-0"	D-1	HM	-	1	F-1		2"	-	-	-	ALL BY METAL BUILDING SUPPLIER
S100F	18'-0" x 16'-0"	D-5	STL	-	-		-		-	-	-	ALL BY METAL BUILDING SUPPLIER

HARDWARE SET NO.

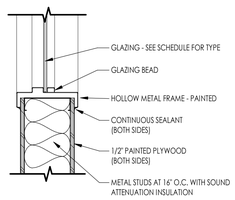
1	- BUTTS (SECURITY PINS) - ENTRANCE LOCK - CLOSER - OVERHEAD STOP - KICKPLATE - DRIP - WEATHERSTRIPPING - SWEEP - THRESHOLD
2	- BUTTS - PUSH/PULL - CLOSER - KICKPLATE - WALL STOP
3	- BUTTS - OFFICE LOCK - CLOSER - KICKPLATE - WALL STOP

GLASS TYPES

1	1" TEMPERED INSULATED LOW-E GLASS
2	1" INSULATED LOW-E GLASS
3	1/4" TEMPERED GLASS
4	1/4" FLOAT GLASS
5	FIRE RATED SAFETY GLASS

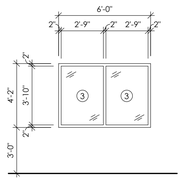
BORROWED LITE SCHEDULE

BORROWED LITE NO.	BORROWED LITE SIZE	ELEV.	MATL	GLASS TYPE	FRAME DEPTH	DETAIL	SILL HEIGHT	FIRE RATING	REMARKS
BL-1	6'-0" x 6'-0"	BL-01	HM	3	8"	1/A401	3'-0"	-	

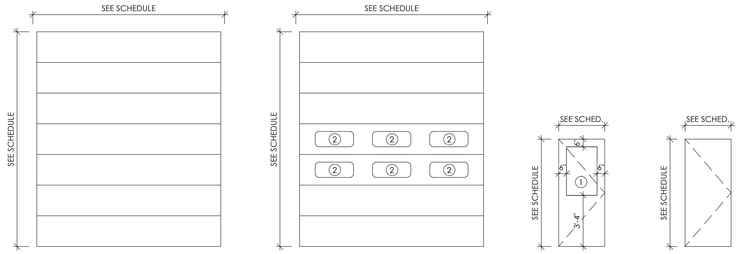


BORROWED LITE SILL DETAIL (1 / A 401)

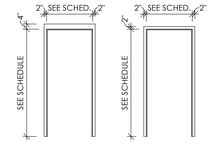
HEAD & JAMB SIMILAR SCALE: 1 1/2" = 1'-0"



BORROWED LITE TYPES



DOOR TYPES



FRAME TYPES

ABACUS ARCHITECTS

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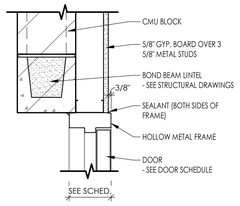
CHECKED BY: EWH

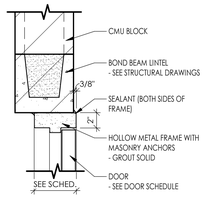
SCHEDULES

A
401

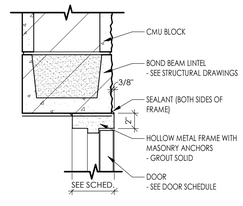
PROJ. NO. 2022-22



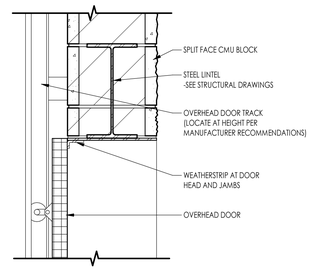
HM DOOR HEAD 11
SCALE: 1 1/2" = 1'-0" A 402



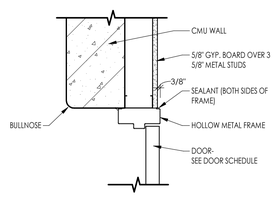
HM DOOR HEAD 9
SCALE: 1 1/2" = 1'-0" A 402



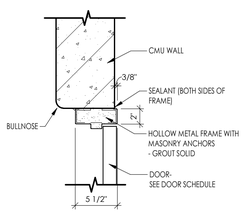
HM DOOR HEAD 6
SCALE: 1 1/2" = 1'-0" A 402



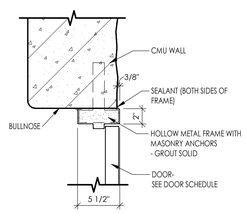
HEAD DETAIL 3
SCALE: 1 1/2" = 1'-0" A 402



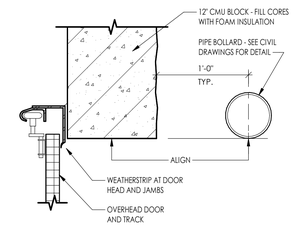
HM DOOR JAMB 10
SCALE: 1 1/2" = 1'-0" A 402



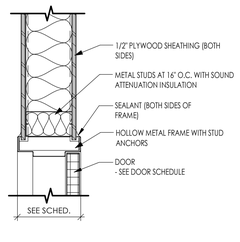
HM DOOR JAMB 8
SCALE: 1 1/2" = 1'-0" A 402



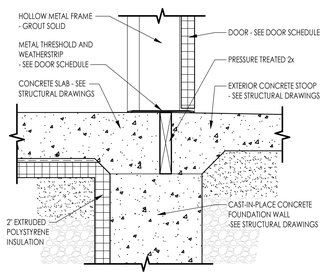
HM DOOR JAMB 5
SCALE: 1 1/2" = 1'-0" A 402



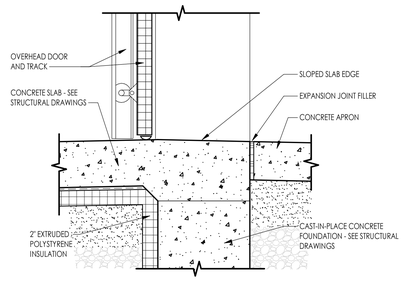
JAMB DETAIL 2
SCALE: 1 1/2" = 1'-0" A 402



HEAD DETAIL 7
JAMB SIMILAR SCALE: 1 1/2" = 1'-0" A 402



THRESHOLD DETAIL 4
SCALE: 1 1/2" = 1'-0" A 402



THRESHOLD DETAIL 1
SCALE: 1 1/2" = 1'-0" A 402

ABACUS ARCHITECTS

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DOOR DETAILS

A
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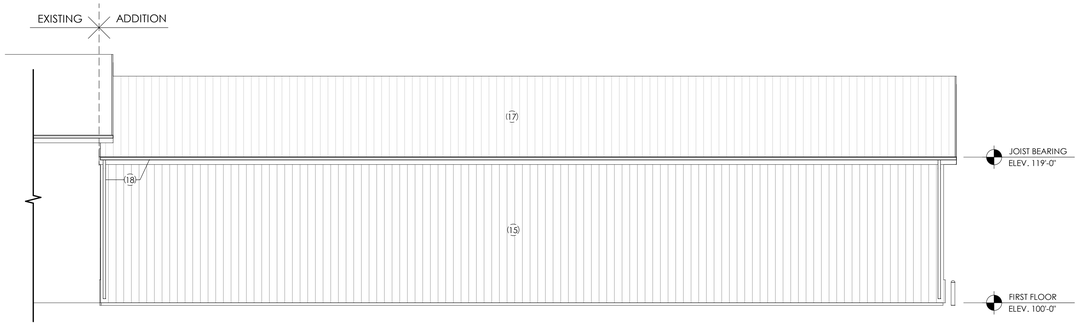
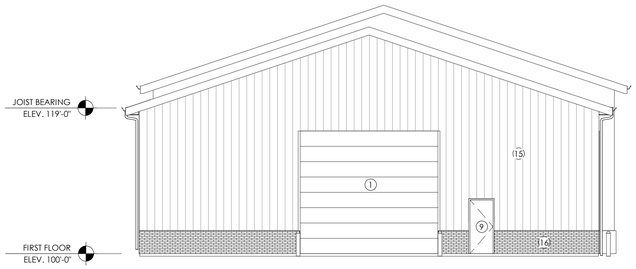


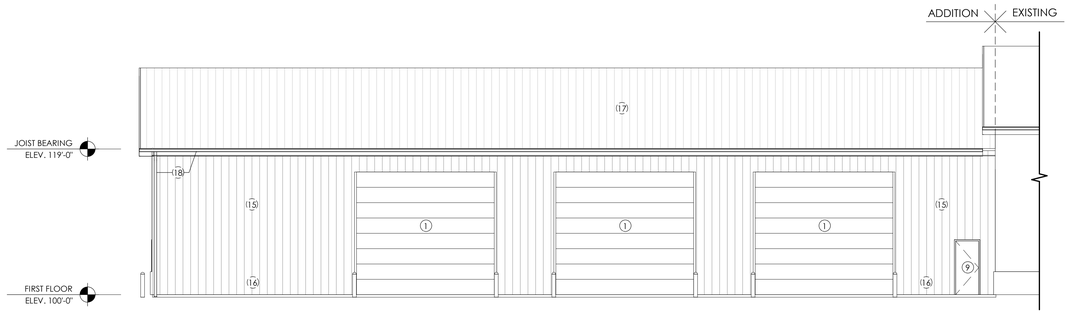
STORAGE BUILDING NORTH ELEVATION 6 A 501

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



STORAGE BUILDING WEST ELEVATION 5 A 501

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



STORAGE BUILDING SOUTH ELEVATION 4 A 501

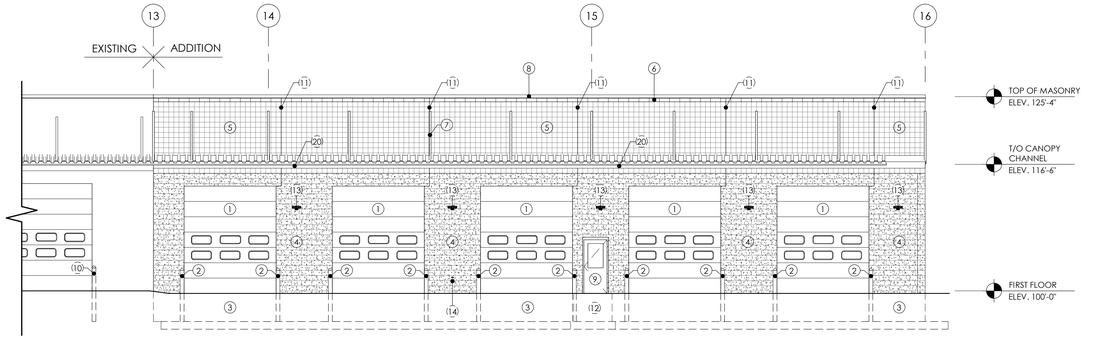
SCALE: 1/8" = 1'-0"

ELEVATION KEYNOTES

NO.	DESCRIPTION
1	OVERHEAD DOOR
2	PIPE BOLLARD
3	CONCRETE FOUNDATION - SEE STRUCTURAL DRAWINGS
4	SPLIT-FACED INTEGRALLY COLORED CMU TO MATCH EXISTING
5	SMOOTH INTEGRALLY COLORED CMU WITH VERTICAL SCORE - TO MATCH EXISTING
6	SMOOTH INTEGRALLY COLORED CMU TO MATCH EXISTING
7	CANOPY SUPPORT STRUT - SEE STRUCTURAL DRAWINGS
8	PRE-FINISED ALUMINUM COPING - TO MATCH EXISTING
9	INSULATED HOLLOW METAL DOOR
10	NEW PIPE BOLLARD TO REPLACE EXISTING
11	MASONRY CONTROL JOINT
12	CONCRETE STOOP - SEE STRUCTURAL DRAWINGS
13	EXTERIOR WALL PAK LIGHT TO MATCH EXISTING
14	HOSE BIBB
15	PRE-FINISHED METAL SIDING TO MATCH EXISTING STORAGE BUILDING.
16	BRICK BASE TO MATCH EXISTING STORAGE BUILDING.
17	PRE-FINISHED METAL ROOFING TO MATCH EXISTING STORAGE BUILDING.
18	PRE-FINISHED METAL GUTTER AND DOWNSPOUT TO MATCH EXISTING STORAGE BUILDING.
19	APPROXIMATE LOCATION OF RELOCATED LOUVER FOR (EX) COMPRESSOR MEZZANINE. HVAC CONTRACTOR TO VERIFY BEST LOCATION.
20	ROOF CANOPY WITH METAL DECK TO MATCH EXISTING

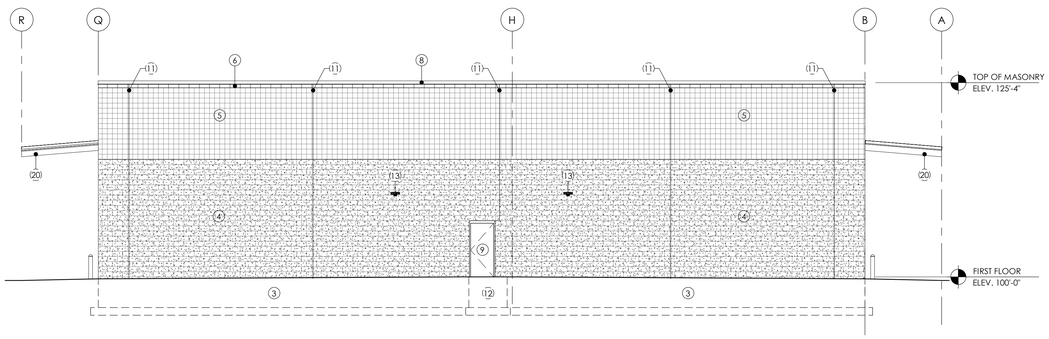
GENERAL EXTERIOR ELEVATION NOTES

- ALL EXPOSED MISC. EXTERIOR STEEL SHALL BE PAINTED WITH PAINT FINISH E-1.
- MASONRY COURSING SHOWN FOR MATERIAL REPRESENTATION ONLY. ACTUAL COURSING MAY VARY.
- MASONRY CONTROL JOINTS SHALL BE LOCATED AT ALL MASONRY HEIGHT CHANGES, WINDOW OPENINGS, DOOR OPENINGS, 5' MAX. FROM BUILDING CORNERS, AND 25' MAX. AT CONTINUOUS WALL LOCATIONS.
- FIRST FLOOR ELEVATION TO MATCH EXISTING BUILDING



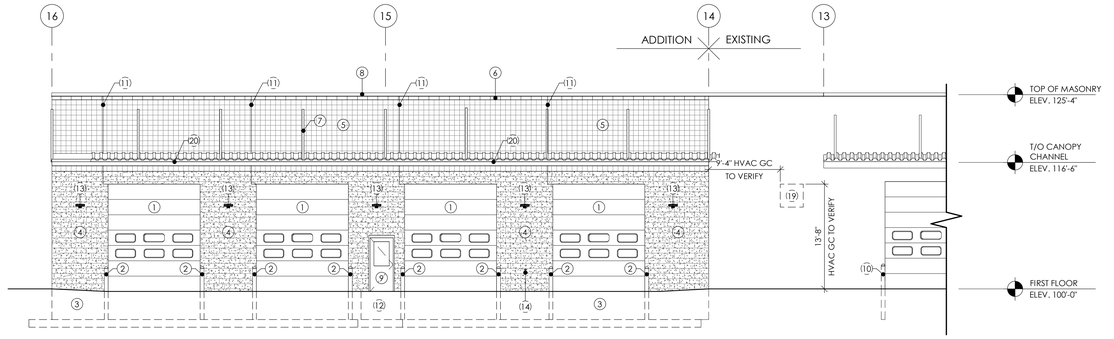
SERVICE BAY ADDITION SOUTH ELEVATION 3 A 501

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



SERVICE BAY ADDITION EAST ELEVATION 2 A 501

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



SERVICE BAY ADDITION NORTH ELEVATION 1 A 501

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

ABACUS ARCHITECTS

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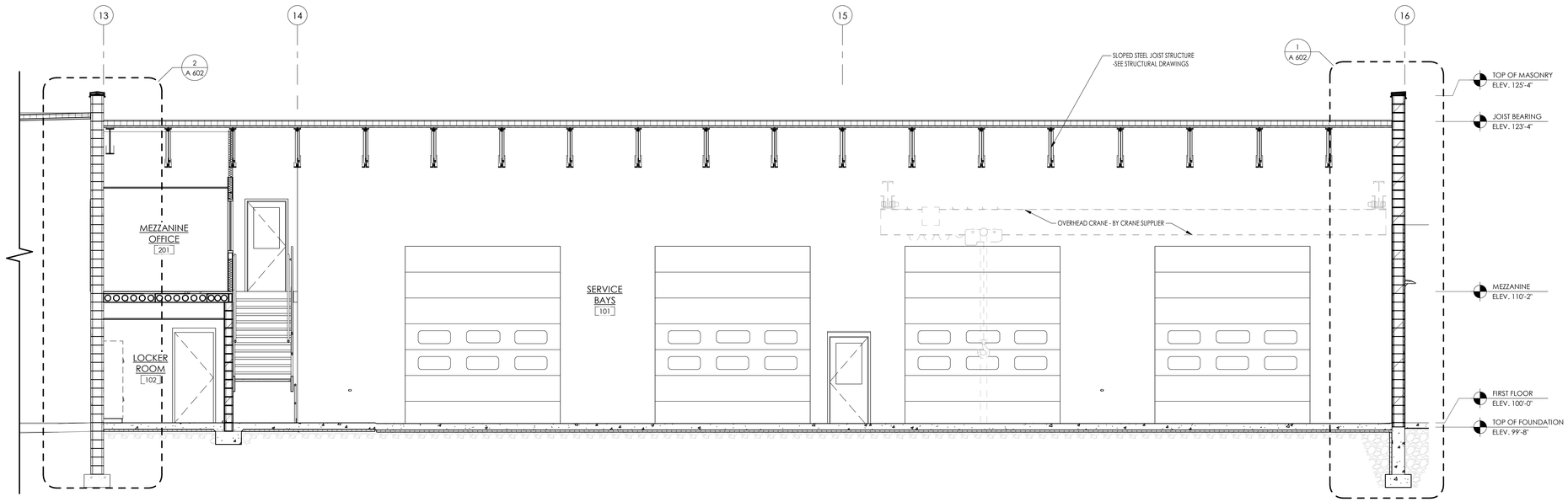
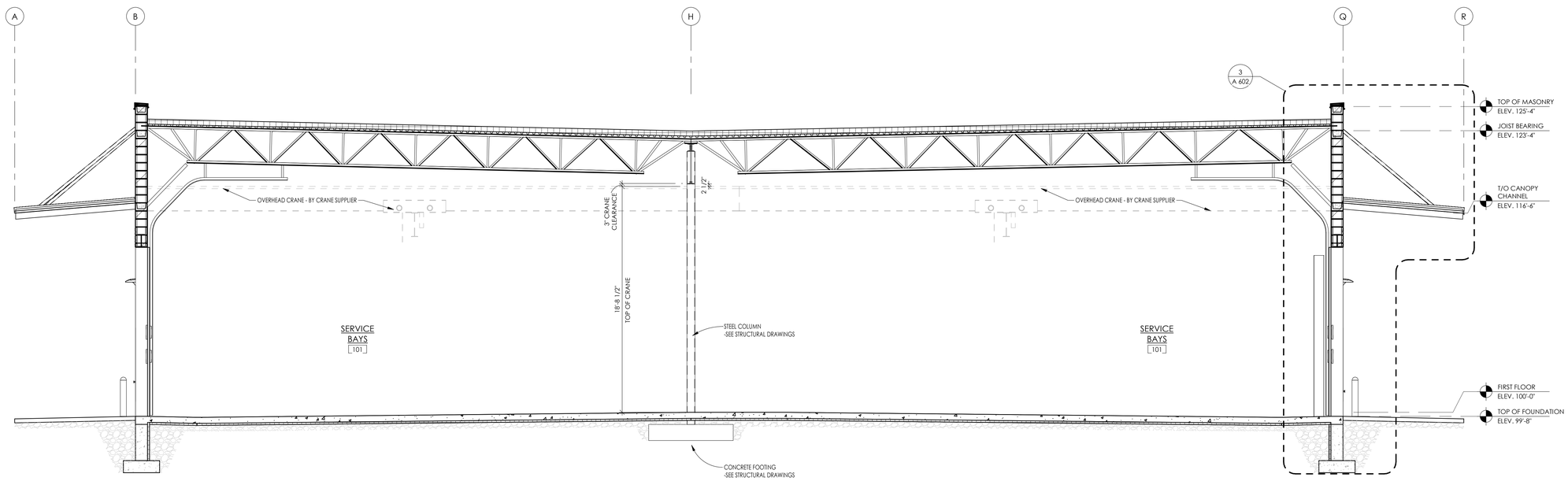
EXTERIOR ELEVATIONS

A
501

PROJ. NO. 2022-22



EAST WEST BUILDING SECTION (2 / A 601)
SCALE: 1/4" = 1'-0"



NORTH SOUTH BUILDING SECTION (1 / A 601)
SCALE: 1/4" = 1'-0"

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BUILDING SECTIONS

A
601

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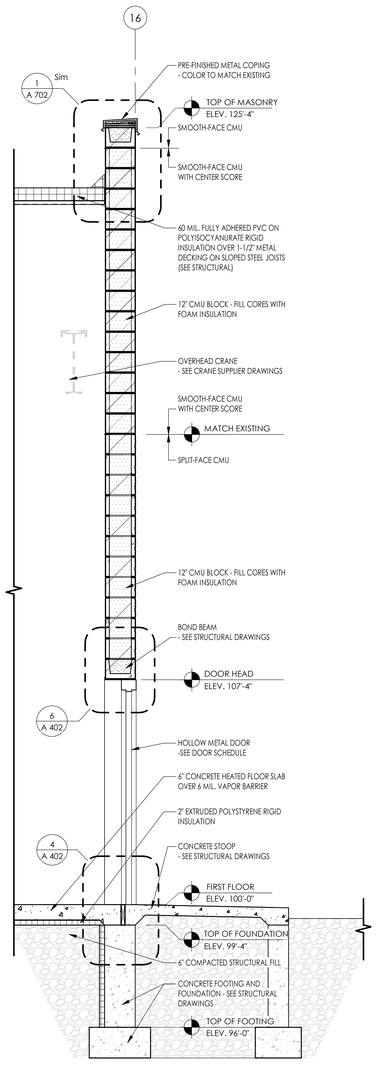
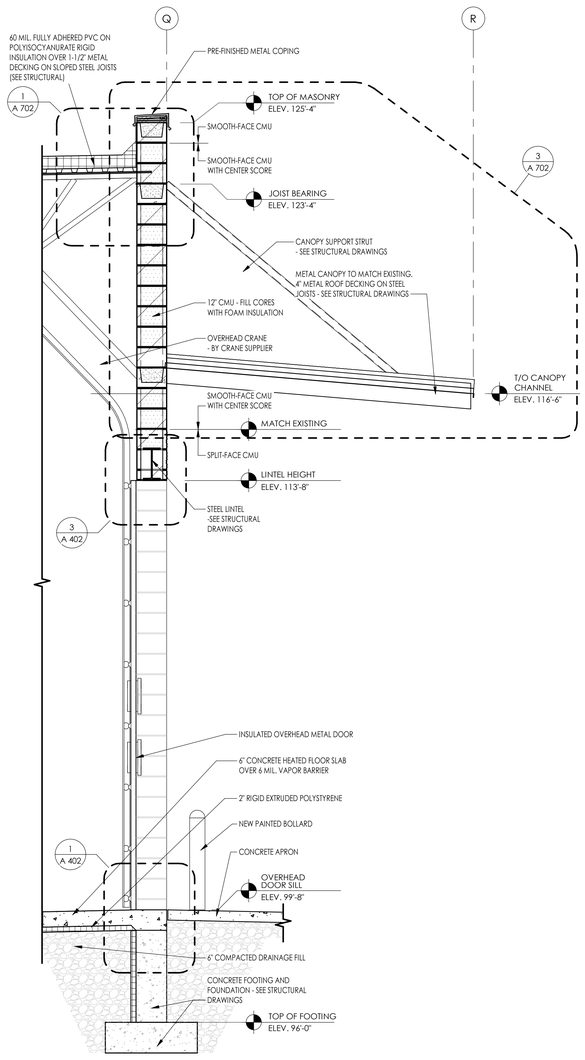


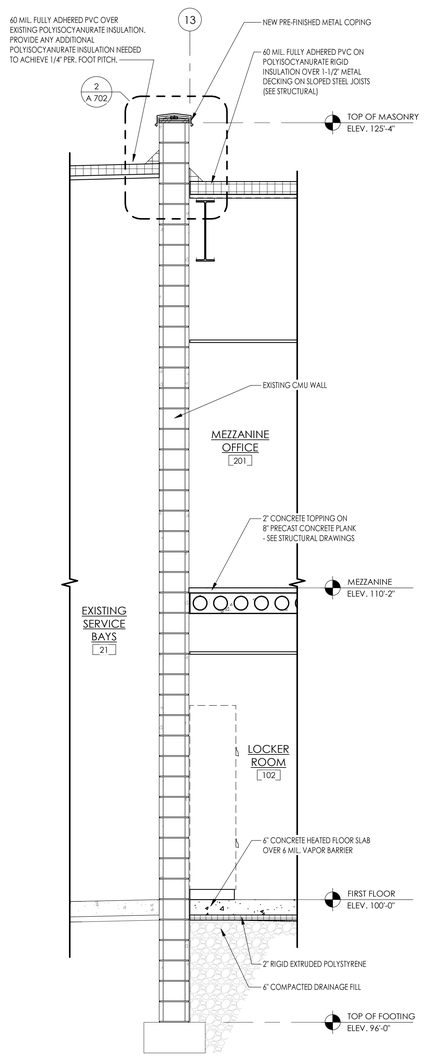
WALL SECTION 4 / A 602

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



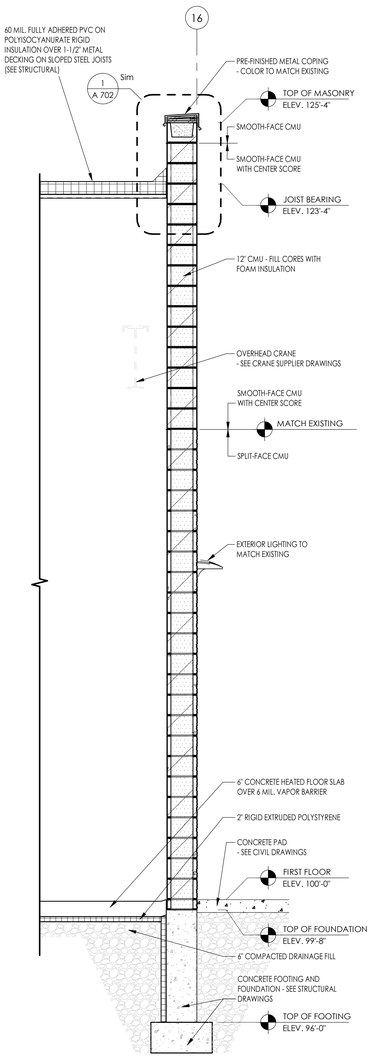
WALL SECTION 3 / A 602

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



WALL SECTION 2 / A 602

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



WALL SECTION 1 / A 602

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

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△	DATE	ISSUE

NOTICE TO BIDDERS
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11/28/2022 PROGRESS SET - NOT FOR CONSTRUCTION

ISSUE DATE: NOVEMBER 18, 2022
ADDITIONS TO

LYNCH TRUCK CENTER
29000 SHARON LANE, WATERFORD, WI 53185
1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 | (920) 452-4444 | 640 N. VEL. R. PHILLIPS AVENUE, SUITE 310, MILWAUKEE, WI 53203

DRAWN BY: JMH
CHECKED BY: EWH

WALL SECTIONS

A
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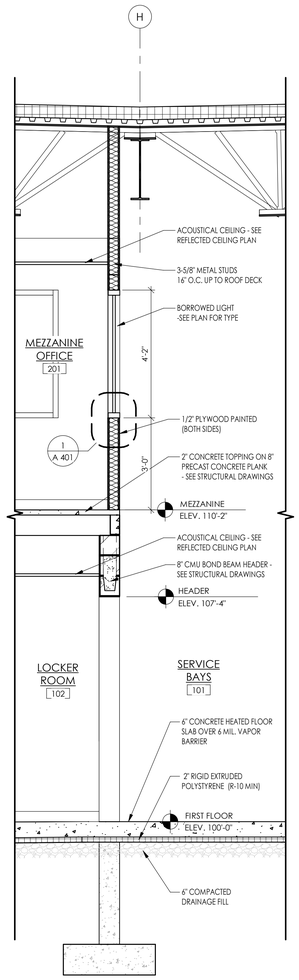
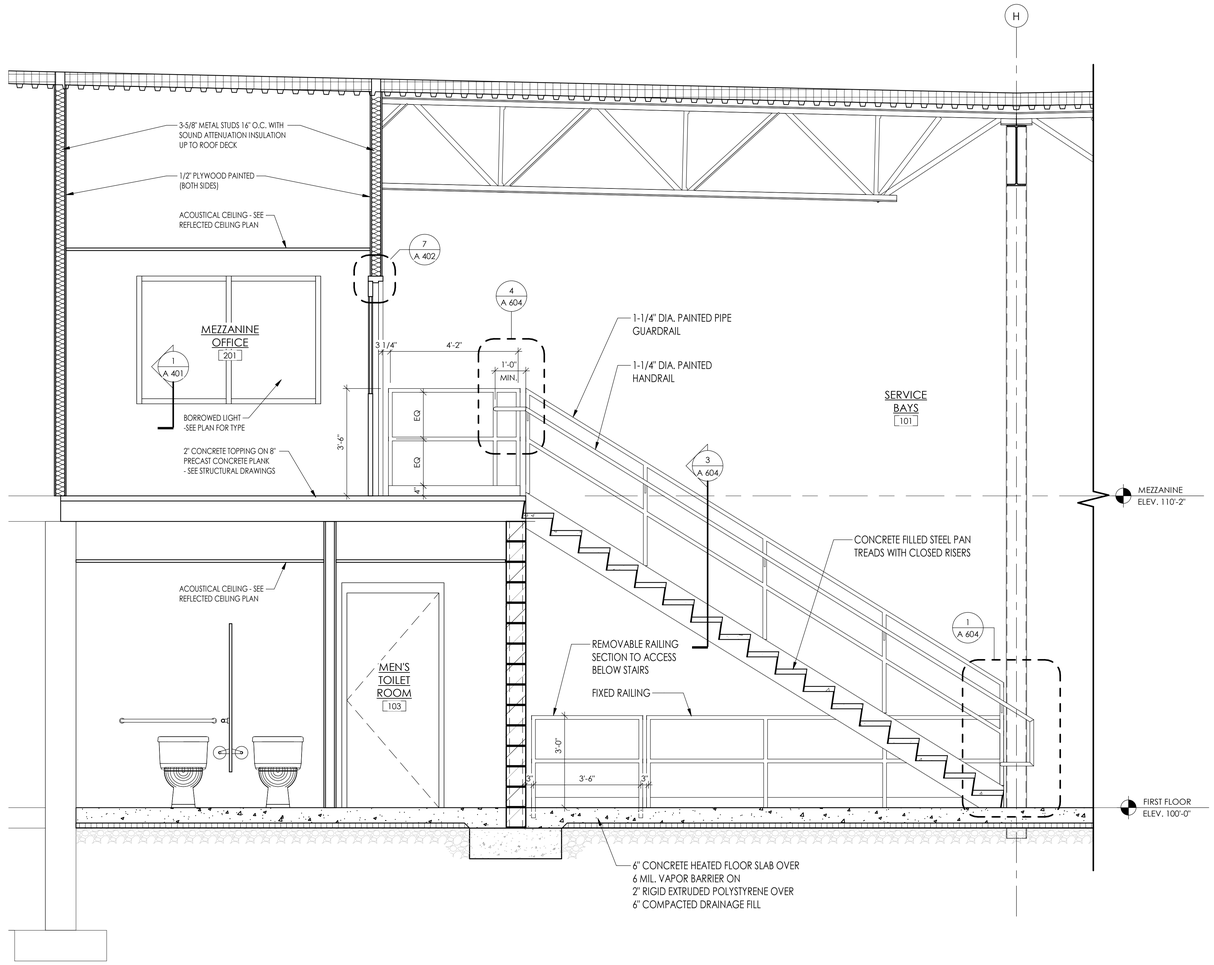


MEZZANINE WALL SECTION 2 A 603

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



STAIR SECTION 1 A 603

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

ABACUS ARCHITECTS

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STAIR SECTIONS

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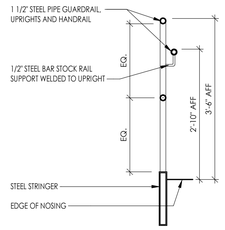
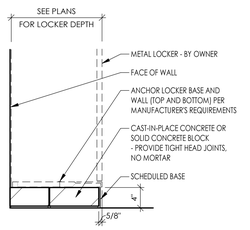


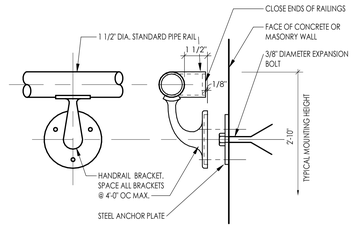
TYP. GUARDRAIL/ HANDRAIL SECTION 3 / A 604

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



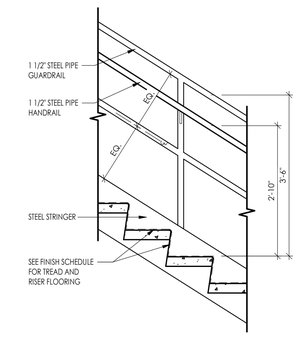
LOCKER BASE 7 / A 604

SCALE: 1" = 1'-0"



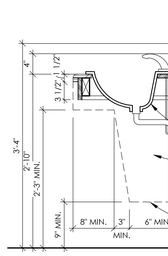
TYP. METAL HANDRAIL WALL BRACKET 5 / A 604

SCALE: 3" = 1'-0"



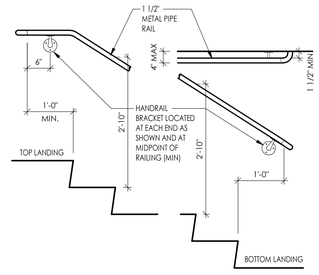
TYP. RAILING ELEVATION 2 / A 604

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



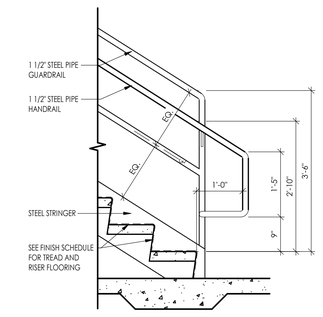
TYP. VANITY DETAIL 6 / A 604

SCALE: 1" = 1'-0"



WALL MOUNTED HANDRAIL EXTENSIONS 4 / A 604

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



TYP. BOTTOM LANDING 1 / A 604

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

ABACUS ARCHITECTS

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ADDITIONS TO

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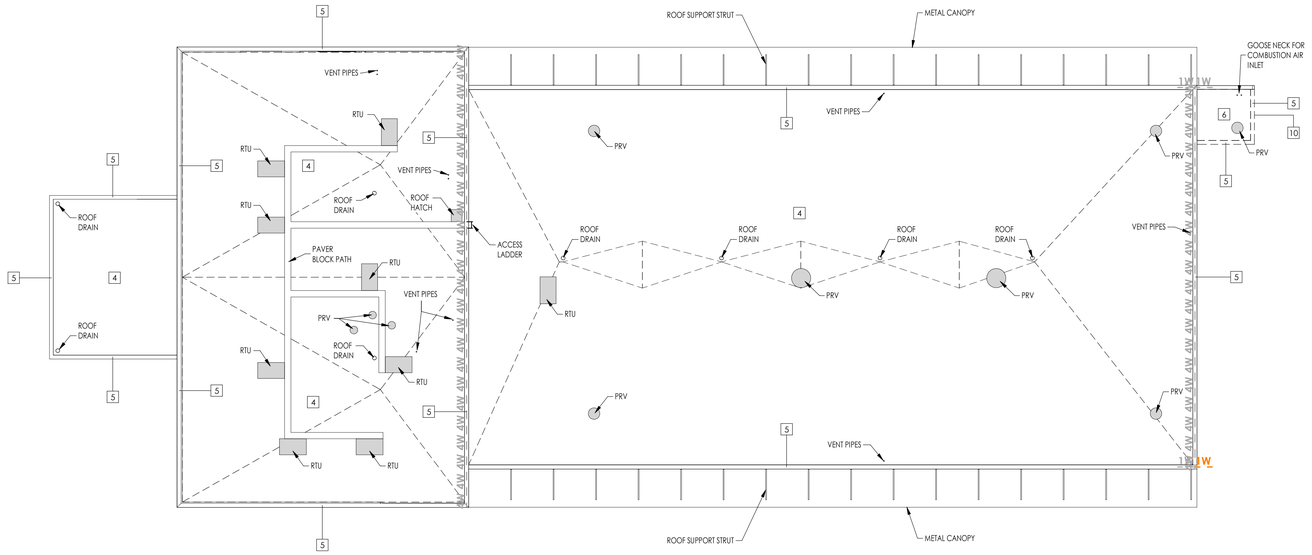
DETAILS

A
604

PROJ. NO. 2022-22

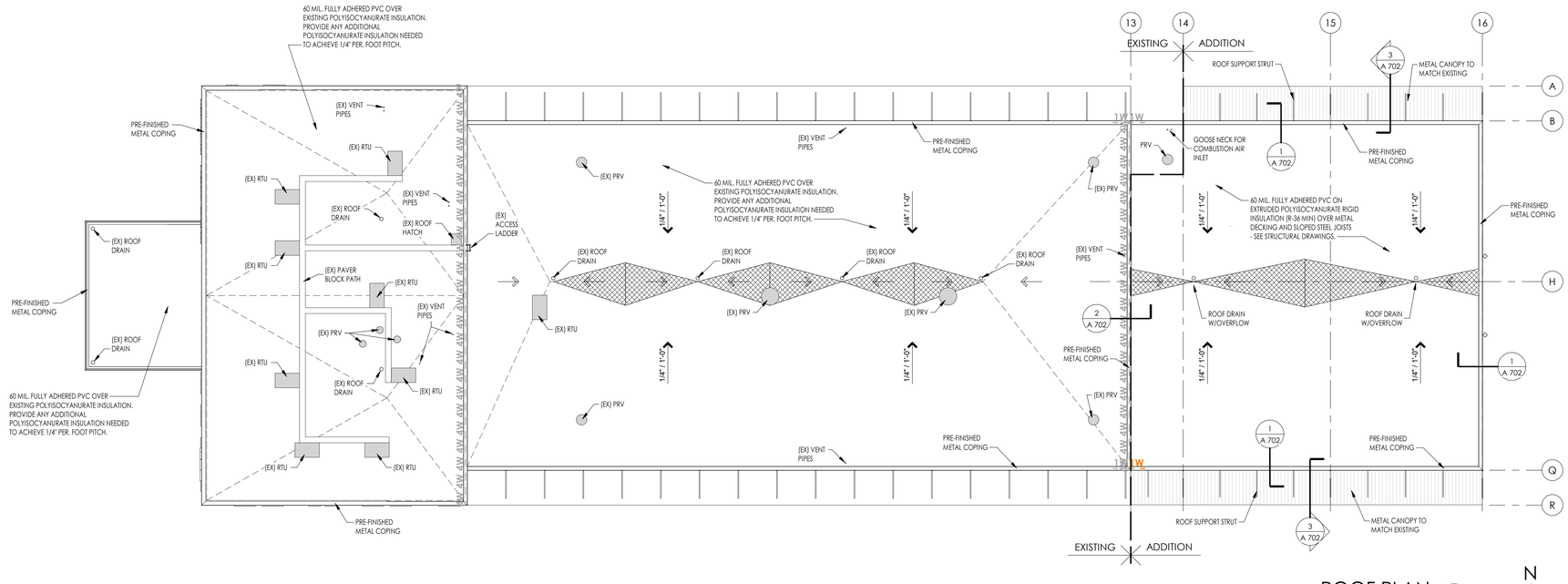
DEMOLITION PLAN KEYNOTES

NO.	DESCRIPTION
1	REMOVE CONCRETE APRON
2	REMOVE CONCRETE STOOP
3	REMOVE BOLLARD - TYP.
4	REMOVE ROOF BALLAST AND E.P.D.M. MEMBRANE
5	REMOVE COPING CAP AND BLOCKING
6	REMOVE ALL ROOFING INCLUDING STRUCTURE. REMOVE ROOFTOP EQUIPMENT AND REINSTALL ON NEW ROOF ABOVE.
7	REMOVE DOOR AND FRAME
8	REMOVE PORTION OF MASONRY WALL TO ACCOMODATE NEW 8'-0" WIDE x 12'-0" HIGH OPENING
9	REMOVE WALL PACK LIGHT FIXTURE
10	REMOVE GUTTER AND DOWNSPOUT



ROOF DEMOLITION PLAN

SCALE: 1/16" = 1'-0" (2 / A 701)



ROOF PLAN

SCALE: 1/16" = 1'-0" (1 / A 701)

ROOF SYMBOLS

- TAPERED INSULATION ROOF DRAINAGE
  TAPERED EPS INSULATION OVER
  4" ISO INSULATION OVER
  1 1/2" METAL DECK OVER
  FLAT STRUCTURE
  (SEE ROOF PLAN FOR
  TAPERED INSULATION THICKNESS)
- SLOPED STRUCTURE ROOF DRAINAGE
  4" ISO INSULATION OVER
  1 1/2" METAL DECK OVER
  SLOPED STRUCTURE
- TAPERED INSULATION SADDLE / EDGE STRIP

GENERAL ROOF NOTES

- ROOF CONTRACTOR IS RESPONSIBLE FOR ROOF DRAINAGE INCLUDING TAPERED INSULATION LAYOUT, CRICKETS & SADDLES. SEE STRUCTURAL PLANS AND COORDINATE WITH PLUMBING, HVAC AND ELECTRICAL CONTRACTORS FOR ROOF TOP PENETRATIONS. PROVIDE WATER TIGHT INTEGRITY AT ALL ROOF PENETRATIONS AND EQUIPMENT PER FSR MANUFACTURERS REQUIREMENTS AND CURRENT NRCA STANDARDS.
- TAPERED INSULATION SLOPE TO BE 1/8" PER 1'-0" MINIMUM.

ABACUS ARCHITECTS

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ROOF PLAN

A
701

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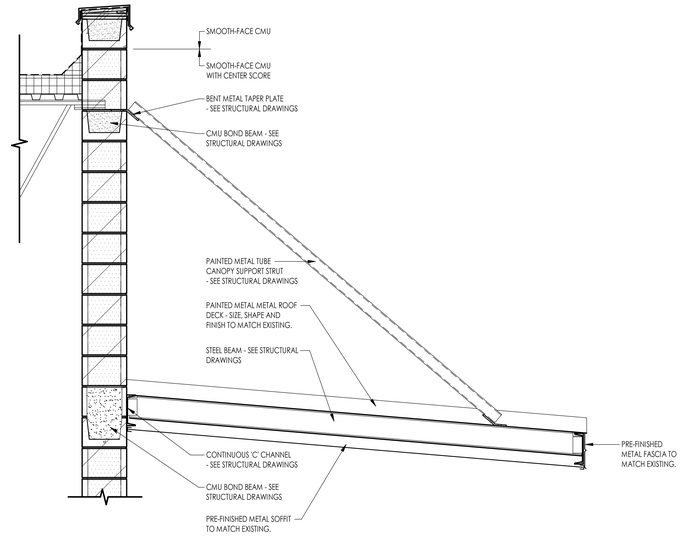
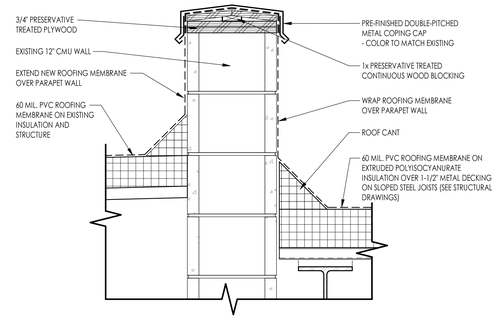


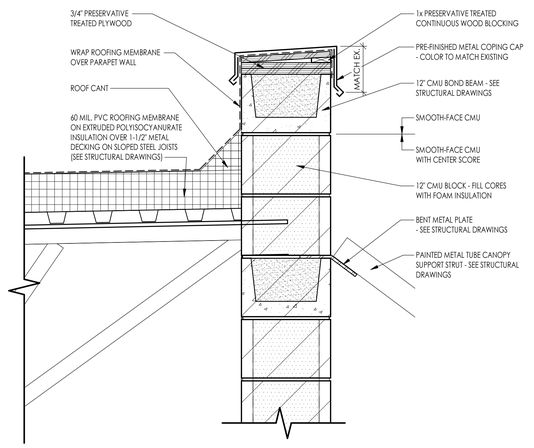
METAL CANOPY SECTION 3 / A 702

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



COPING CAP @ EX. WALL 2 / A 702

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



ROOF PARAPET DETAIL 1 / A 702

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

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NOVEMBER 18, 2022
ADDITIONS TO

DRAWN BY: Author

CHECKED BY: Checker

ROOF DETAILS

A
702

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