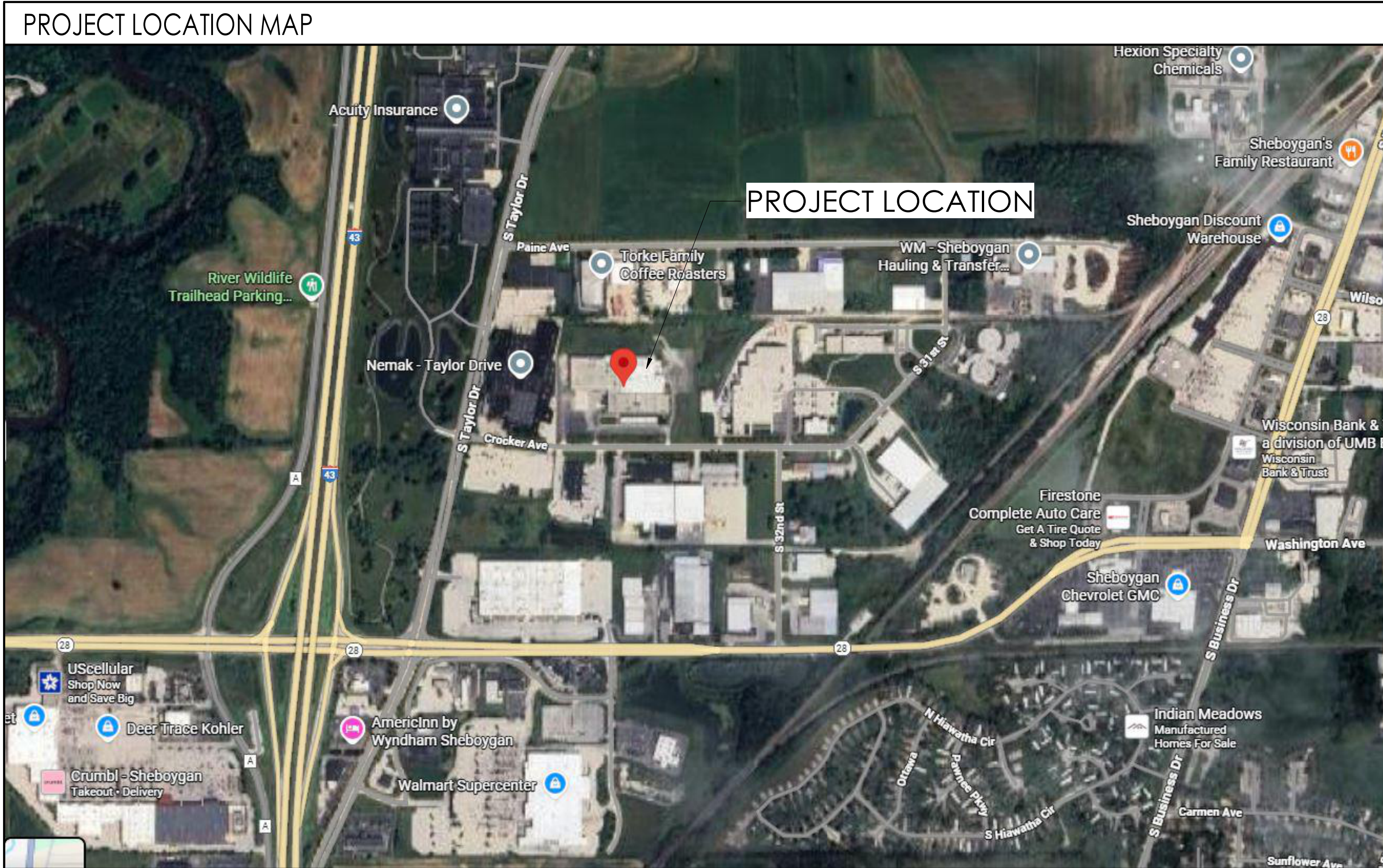


IMPROVEMENTS TO EXISTING BUILDING

OLD WISCONSIN PLANT - PHASE 1

3402 CROCKER AVENUE, SHEBOYGAN, WI 53081



ARCHITECTURAL	CIVIL	STRUCTURAL
ABACUS ARCHITECTS, INC. 1135A MICHIGAN AVENUE SHEBOYGAN, WISCONSIN 53081 P: 920-452-4444	WAGNER EXCAVATING 3437 PAINE AVENUE SHEBOYGAN, WISCONSIN 53081 PHONE: (414) 975-6608	MTB STRUCTURAL, LLC 1366 E. SUMNER ST., #1020 HARTFORD, WI 53027 PHONE: (414) 975-6608
A 101 TITLE SHEET A 102 WALL TYPES, ABBREVIATIONS, AND SYMBOLS A 301 OVERALL FLOOR PLAN - LIFE SAFETY PLAN A 302 DEMOLITION PLAN AREA "A" A 303 DEMOLITION PLAN AREA "B" A 304 DEMOLITION PLAN AREA "C" A 305 DEMOLITION PLAN AREA "D" A 306 DEMOLITION PLAN AREA "E" A 307 FLOOR PLAN AREA "A" A 308 FLOOR PLAN AREA "B" A 309 FLOOR PLAN AREA "C" A 310 FLOOR PLAN AREA "D" A 311 FLOOR PLAN AREA "E" A 312 EQUIPMENT FLOOR PLAN A 313 REFLECTED CEILING PLAN A 401 DOOR SCHEDULE A 402 ROOM SCHEDULE, DOOR DETAILS, AND BORROWED LITE A 401 EXTERIOR ELEVATIONS A 401 EXTERIOR ELEVATIONS AND WALL SECTIONS A 402 I WALL SECTIONS A 403 DETAILS A 701 ROOF PLAN A 801 INTERIOR ELEVATIONS	C 001 EXISTING SITE & DEMOLITION PLAN C 002 OVERALL SITE PLAN	S 001 STRUCTURAL COVER SHEET S 002 GENERAL NOTES S 100 OVERALL FOUNDATION PLAN S 130 OVERALL ROOF FRAMING PLAN S 201 PARTIAL FOUNDATION PLAN - AREA "A" S 202 PARTIAL FOUNDATION PLAN - AREA "B" S 203 PARTIAL FOUNDATION PLAN - AREA "C" S 204 PARTIAL FOUNDATION PLAN - AREA "D" S 205 PARTIAL FOUNDATION PLAN - AREA "E" S 211 PARTIAL SLAB ON GRADE AND WALL PLAN - AREA "A" S 212 PARTIAL SLAB ON GRADE AND WALL PLAN - AREA "B" S 213 PARTIAL SLAB ON GRADE AND WALL PLAN - AREA "C" S 214 PARTIAL SLAB ON GRADE AND WALL PLAN - AREA "D" S 215 PARTIAL SLAB ON GRADE AND WALL PLAN - AREA "E" S 231 PARTIAL MEZ AND INTER. FRAMING PLAN - AREA "A" S 232 PARTIAL MEZ, INTER. & LOW ROOF FRAMING PLAN - AREA "B" S 233 PARTIAL MEZ AND LOW ROOF FRAMING PLAN - AREA "C" S 234 PARTIAL MEZ AND LOW ROOF FRAMING PLAN - AREA "D" S 235 PARTIAL LOW ROOF FRAMING PLAN - AREA "E" S 241 PARTIAL MAIN ROOF FRAMING PLAN - AREA "A" S 242 PARTIAL MAIN ROOF FRAMING PLAN - AREA "B" S 243 PARTIAL MAIN ROOF FRAMING PLAN - AREA "C" S 244 PARTIAL MAIN ROOF FRAMING PLAN - AREA "D" S 245 PARTIAL MAIN ROOF FRAMING PLAN - AREA "E" S 251 PARTIAL HIGH ROOF FRAMING PLAN - AREA "A" S 252 PARTIAL HIGH ROOF FRAMING PLAN - AREA "B" S 253 PARTIAL HIGH ROOF FRAMING PLAN - AREA "C" S 301 FRAMING ELEVATIONS S 401 FOUNDATION SECTIONS S 402 FOUNDATION SECTIONS S 421 MEZZANINE FRAMING SECTIONS S 431 ROOF FRAMING SECTIONS S 432 ROOF FRAMING SECTIONS S 531 TYPICAL CONCRETE SCHEDULES AND DETAILS S 532 TYPICAL CONCRETE DETAILS S 533 TYPICAL CONCRETE DETAILS S 541 TYPICAL MASONRY SCHEDULES AND DETAILS S 551 TYPICAL STEEL SCHEDULES AND DETAILS S 552 TYPICAL STEEL DETAILS S 553 TYPICAL STEEL DETAILS S 554 TYPICAL STEEL DETAILS S 555 TYPICAL STEEL DETAILS

PROJECT NOTES

ALL MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION, AND SECURITY IS DESIGN BUILD, DEFERRED SUBMITTAL BY OTHERS.

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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PROJECT INFORMATION

APPLICABLE BUILDING CODES

2018 WISCONSIN COMMERCIAL BUILDING CODE (2018 IBC)
2015 INTERNATIONAL EXISTING BUILDING CODE - LEVEL 3

BUILDING SCOPE AND SPECIAL NOTES

3402 CROCKER AVE. IN SHEBOYGAN, WI, IS AN EXISTING FACILITY WITH "F" FACTORY OCCUPANCY AND SUBSEQUENT OCCUPANCIES WITHIN OF TYPE "F" BUSINESS AND "S" STORAGE. OLD WISCONSIN SAUSAGE HAS PURCHASED THE PROPERTY AND IS MODIFYING THE INTERIOR SPACE TO SUIT THEIR PRODUCTION REQUIREMENTS. THE PROJECT INCLUDES THE FOLLOWING DEPARTMENTS: FORMULATION, STUFFING, OVEN, COOLERS, BLAST FREEZERS, EMPLOYEE LOCKERS/BUSTROOKS, LUNCHROOM. EXISTING MODIFIED DOCK AREA AT THE WEST END OF THE BUILDING AND NEW DOCKS ON THE EAST END. THREE NEW ELECTRICAL MEZZANINES WILL BE ADDED ABOVE NEW DEPARTMENT OFFICES WITHIN THE FACTORY SPACE. EXISTING OFFICE SPACE TO HAVE MINOR CHANGES. THIS WORK IS PART OF **PHASE 1** AND THERE WILL BE SUBSEQUENT PHASES TO FOLLOW AND SUBMITTED SEPARATELY.

NEW INTERIOR FACTORY WALLS AND CEILINGS TO BE NON-COMBUSTIBLE JUMP PANELS. CONCRETE FACTORY FLOORS TO BE REMOVED AND REPLACED WITH NEW PLUMBING AND ELECTRICAL BELOW FLOOR AND 4 INCH CONCRETE SLAB WITH A THICKENED SLAB AT SPECIALTY EQUIPMENT.

ARCHITECTURAL AND STRUCTURAL EXTERIOR WORK ON THE BUILDING IS LIMITED TO REVISED DOCK AREA TO ADD (3) NEW DOCKS/COMPACTOR AREAS AT THE EXISTING DOCK AT THE SOUTHWEST END OF THE FACILITY, AND (6) NEW DOCKS/COMPACTORS AT THE SOUTHEAST END OF THE FACILITY.

CIVIL WORK TO INCLUDE NEW ACCESS POINTS FROM CROCKER AVE, PARKING, DOCK AREAS AND ACCESSIBLE PATH OF TRAVEL UPGRADES AS REQUIRED TO ACCESSIBLE PARKING.

OCCUPANCY CLASSIFICATION

NON-SEPARATED OCCUPANCIES (W.C.B.C. SECTION 508.3)
BUILDING IS DESIGNED FOR F-1 OCCUPANCY (MOST RESTRICTIVE)

USE GROUPS PRESENT IN THE BUILDING INCLUDE:

BUSINESS GROUP B

(W.C.B.C. SECTION 304.1)

FACTORY INDUSTRIAL GROUP F-1

MODERATE HAZARD (W.C.B.C. SECTION 306.2)

STORAGE GROUP S-1

MODERATE HAZARD (SECTION 311.2)

INCIDENTAL USE AREAS

(W.C.B.C. TABLE 509)

THE FOLLOWING INCIDENTAL USE AREAS EXIST IN THE BUILDING AND CUMULATIVELY OCCUPY LESS THAN 10% OF THE FIRST FLOOR. THE SEPARATION AND/OR PROTECTION IS INDICATED.

CHEMICAL STORAGE 201: FULLY SPRINKLERED AND 3HR FIRE BARRIER SEPARATION
ENGINE ROOM 205: FULLY SPRINKLERED AND 1HR FIRE BARRIER SEPARATION
BOILER ROOM 209: FULLY SPRINKLERED AND 3HR FIRE BARRIER SEPARATION
ELECTRICAL ROOM 202: UNSPRINKLERED 2HR FIRE BARRIER SEPARATION
PER 2015 NFPA 8.15.1.1

CONSTRUCTION CLASSIFICATION

TYPE VB CONSTRUCTION (W.C.B.C. SECTION 602.5)

OCCUPANCY SEPARATION

OCCUPANCY SEPARATION IS NOT REQUIRED BETWEEN B, F-1 AND S-1 OCCUPANCIES (W.C.B.C. TABLE 508.4)

FIRE PROTECTION

BUILDING IS FULLY PROTECTED WITH AN AUTOMATIC SPRINKLER SYSTEM PER NFPA 13.

PORTABLE FIRE EXTINGUISHERS:

2015 IBC SECTION 906

- EXISTING FACILITY HAS PORTABLE FIRE EXTINGUISHERS PROVIDED THROUGHOUT AS REQUIRED. MAXIMUM TRAVEL DISTANCE TO FIRE EXTINGUISHER DOES NOT EXCEED 75 FT.

- GC TO RELOCATE EXISTING FIRE EXTINGUISHERS AS REQUIRED BY NEW CONSTRUCTION

FIRE ALARM AND DETECTION:

2015 IBC SECTION 907

- BUILDING CONTAINS AN EXISTING PARTIAL FIRE ALARM SYSTEM

FIRE AND SMOKE PROTECTION FEATURES

FIRE BARRIERS:

2015 IBC SECTION 707

- SEE PLAN FOR LOCATION OF ELECTRICAL ROOM, BOILER ROOM, REFRIGERATION ROOM REQUIRING SEPARATION BY FIRE BARRIERS IN ACCORDANCE WITH SECTION 707 AND TABLE 609. ALSO SEE INCIDENTAL USE AREAS LISTED ABOVE.

FIRE PARTITIONS:

2015 IBC SECTION 708

PENETRATIONS:

2015 IBC SECTION 714

- ALL PENETRATIONS OF NEW AND EXISTING HORIZONTAL ASSEMBLIES AND WALL ASSEMBLIES COMPLY WITH THIS SECTION

OPENING FIRE PROTECTION ASSEMBLY RATINGS AND MARKINGS:
2015 IBC SECTION 716

- ALL OPENINGS COMPLY WITH THIS SECTION AND NFPA-80

ELEVATORS

ELEVATOR IS NOT REQUIRED PER 2015 IBC SECTION 1104.4 (EXCEPTION 1). OCCUPIED MEZZANINE IS UNDER 3,000 SF.

BUILDING AREA

EXISTING BUILDING AREA:
FIRST FLOOR AREA = 193,690 SF.
EXISTING MEZZANINE AREA = 844 SF.

BUILDING ALTERATION AREA:
FIRST FLOOR AREA = 87,832 SF.
MEZZANINES = 1,204 SF.
TOTAL = 97,034 SF.

TOTAL BUILDING AREA = 195,738 SF.
BUILDING FOOTPRINT = 195,172 SF.

MEANS OF EGRESS AND EXIT DISTANCE

EXIT ACCESS TRAVEL DISTANCE WITH AUTOMATIC SPRINKLER SYSTEM (W.C.B.C. TABLE 1017.2) = 250 FT.

STAIRS:

(SECTION 1005.3.2)

- THE ONLY STAIR IN OCCUPIED SPACES IS THE EXISTING OFFICE AREA ON THE MEZZANINE

- STAIRWAY EGRESS WIDTH PER OCCUPANT SERVED = 0.3" (SPRINKLERED)

- (6) TOTAL OCCUPANTS x 0.3 = 1.8" EGRESS WIDTH REQUIRED

- PROVIDED STAIRWAY EGRESS WIDTH = (1) 38" WIDE STAIR

- STAIR WIDTH CALCULATION ACCOUNTS FOR EACH AREA BEING EXITED BY STAIR U.N.O.

- COMMON PATH OF EGRESS DOES NOT EXCEED 100' FOR MEZZANINE

SECTION 1011.2 EXCEPTION 1 ALLOWS FOR 36" MINIMUM STAIR WIDTH WHERE LESS THAN 50 OCCUPANTS WILL USE A GIVEN STAIR

OTHER EGRESS COMPONENTS:

2015 IBC SECTION 1005.3.2

- EGRESS WIDTH PER OCCUPANT SERVED = 0.2" (SPRINKLERED)

- 58' TOTAL CALCULATED OCCUPANTS x 0.2" = 118" EGRESS WIDTH REQUIRED

- PROVIDED MINIMUM EGRESS WIDTH = 33" AT EACH 36" DOOR

- PROVIDED CUMULATIVE EGRESS WIDTH (25) DOORS OF VARYING WIDTHS = 990'

- EGRESS WIDTH CALCULATION ACCOUNTS FOR ENTIRE BUILDING

EXIT SIGNS:

2015 IBC SECTION 1013

- EXITS AND EXIT ACCESS DOORS MARKED BY APPROVED EXIT SIGNAGE

- EXIT SIGN PLACEMENT SHALL BE SUCH THAT ANY POINT IN AN EXIT ACCESS CORRIDOR OR EXIT PASSAGEWAY IS WITHIN 100'

ACCESSIBLE MEANS OF EGRESS:

2015 SECTION 1009

- ENTIRE BUILDING IS ACCESSIBLE AND ALL EXITS ARE AT GRADE BUILDING

- SEE CODE REVIEW PLAN FOR ACCESSIBLE ROUTES THROUGH BUILDING

COMMON PATH OF EGRESS TRAVEL:

2015 IBC SECTION 1006.2.1

- COMMON PATH OF EGRESS TRAVEL IS 100' BASED ON F, B, AND S OCCUPANCIES, SPRINKLERED

- EXIT ACCESS TRAVEL DISTANCE FOR F-1 AND S-1 = 250 FT., SPRINKLERED

- EXIT ACCESS TRAVEL DISTANCE FOR B = 300 FT., SPRINKLERED

OCCUPANT LOAD

OCCUPANT LOADS BASED ON 2015 IBC TABLE 1004.1.2

SPACE DESIGNATION	CLASSIFICATION OF OCCUPANCY FOR USE	FLOOR AREA (S.F.)	DENSITY SF / PERSON	OCCUPANT LOAD BY CALCULATION
PRODUCTION	MANUFACTURING AREAS	34,995	200 GROSS	175
WAREHOUSE	WAREHOUSE	9,278	300 GROSS	19
STORAGE	ACCESSORY STORAGE	28,333	300 GROSS	94
OFFICE	BUSINESS AREAS	862	100 GROSS	109
LOCKERS	LOCKER ROOMS	2,140	50 GROSS	43
LUNCHROOM	ASSEMBLY - UNCONCENTRATED	2,226	15 NET	149

TOTAL OCCUPANT LOAD OF THE BUILDING BY CALCULATION = **887 OCCUPANTS**

ALLOWABLE HEIGHT AND AREA

BUILDING AREA (ACTUAL)

= 194,534 SF.

ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE = 60 FT. MAX. HEIGHT, SPRINKLERED (WCB TABLE 504.3)

ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE = 2 STORIES, SPRINKLERED (WCB TABLE 504.4)

BUILDING HEIGHT (ACTUAL)

= 1 STORIES / 26 FT.

BUILDING QUALIFIES FOR UNLIMITED AREA PER W.C.B.C. SECTION 507.4 THE AREA OF A GROUP B, F, M OR S BUILDING NO MORE THAN ONE STORY ABOVE GRADE PLANE OF ANY CONSTRUCTION TYPE. SHALL NOT BE LIMITED WHERE THE BUILDING IS PROVIDED WITH AN AUTOMATIC SPRINKLER SYSTEM THROUGHOUT IN ACCORDANCE WITH SECTION 903.3.1.1 AND IS SURROUNDED AND ADJOINED BY PUBLIC WAYS OR YARDS NOT LESS THAN 60 FEET IN WIDTH.

DISTANCE TO PROPERTY LINES:
NORTH = 260' (WITH EASEMENT AT 1180)
SOUTH = 102'
WEST = 79'
EAST = 197'

EXTERIOR WALL OPENINGS

BUILDING PERMITTED TO HAVE UNLIMITED UNPROTECTED OPENINGS AS FIRE SEPARATION DISTANCE TO PROPERTY LINE IS GREATER THAN 30 FT. (W.C.B.C. TABLE 705.8)

SANITARY FIXTURES

PLUMBING FIXTURE FACTORS BASED ON 2015 IBC TABLE 2902.1

TYPE	OCC. TOTAL	WATER CLOSETS		LAVATORIES		DRINKING FOUNTAINS	
		REQUIRED	MALE WC	FEMALE WC	REQUIRED	MALE LAVS	FEMALE LAVS
B GROUP (OFFICE)	109	1/25 FIRST 30 / 1/50 REMAIN	3	3	1/40 FIRST 80 / 1/80 REMAIN	2	2
F GROUP (FACTORY)	365	1/100	2	2	1/100	2	2
S GROUP (STORAGE)	113	1/100	1	1	1/100	1	1
TOTAL	587	-	6	6	5	5	5
PROVIDED FIXTURES	-	-	7 W.C. / 7 URINALS	8	-	6	5



REVISIONS:

DATE ISSUE

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ISSUE DATE: 4/14/2025
IMPROVEMENTS TO EXISTING BUILDING

OLD WISCONSIN PLANT - PHASE 1

3402 CROCKER AVENUE, SHEBOYGAN, WI 53081

1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 | 920.452.4444 | 640 V.E.L. PHILLIPS AVE. SUITE 210, MILWAUKEE, WI 53203

ISSUED FOR PERMIT

DRAWN BY: DB

CHECKED BY: KS

TITLE SHEET

A
101

PROJ. NO. 2025-009.4

LIFE SAFETY PLAN LEGEND

100' - 0"

PATH OF TRAVEL / DISTANCE

33"

EXIT AND AVAILABLE EXIT INCHES

FE-1

FE-2

FE-3

FE-4

FE-5

FE-6

FE-7

FE-8

FE-9

FE-10

FE-11

FE-12

FIRE AND SMOKE PROTECTION FEATURES

IMAGINARY PROPERTY LINE

1W - 1W - 1W

1H - 1H - 1H

1B - 1B - 1B

1P - 1P - 1P

1S - 1S - 1S

1T - 1T - 1T

1U - 1U - 1U

1V - 1V - 1V

1W - 1W - 1W

1X - 1X - 1X

1Y - 1Y - 1Y

1Z - 1Z - 1Z

1AA - 1AA - 1AA

1AB - 1AB - 1AB

1AC - 1AC - 1AC

1AD - 1AD - 1AD

1AE - 1AE - 1AE

1AF - 1AF - 1AF

1AG - 1AG - 1AG

1AH - 1AH - 1AH

1AI - 1AI - 1AI

1AJ - 1AJ - 1AJ

1AK - 1AK - 1AK

1AL - 1AL - 1AL

1AM - 1AM - 1AM

1AN - 1AN - 1AN

1AO - 1AO - 1AO

1AP - 1AP - 1AP

1AQ - 1AQ - 1AQ

1AR - 1AR - 1AR

1AS - 1AS - 1AS

1AT - 1AT - 1AT

1AU - 1AU - 1AU

1AV - 1AV - 1AV

1AW - 1AW - 1AW

1AX - 1AX - 1AX

1AY - 1AY - 1AY

1AZ - 1AZ - 1AZ

1BA - 1BA - 1BA

1BB - 1BB - 1BB

1BC - 1BC - 1BC

1BD - 1BD - 1BD

1BE - 1BE - 1BE

1BF - 1BF - 1BF

1BG - 1BG - 1BG

1BH - 1BH - 1BH

1BI - 1BI - 1BI

1BJ - 1BJ - 1BJ

1BK - 1BK - 1BK

1BL - 1BL - 1BL

1BM - 1BM - 1BM

1BN - 1BN - 1BN

1BO - 1BO - 1BO

1BP - 1BP - 1BP

1BQ - 1BQ - 1BQ

1BR - 1BR - 1BR

1BS - 1BS - 1BS

1BT - 1BT - 1BT

1BU - 1BU - 1BU

1BV - 1BV - 1BV

1BW - 1BW - 1BW

1BX - 1BX - 1BX

1BY - 1BY - 1BY

1BZ - 1BZ - 1BZ

1CA - 1CA - 1CA

1CB - 1CB - 1CB

1CC - 1CC - 1CC

1CD - 1CD - 1CD

1CE - 1CE - 1CE

1CF - 1CF - 1CF

1CG - 1CG - 1CG

1CH - 1CH - 1CH

1CI - 1CI - 1CI

1CJ - 1CJ - 1CJ

1CK - 1CK - 1CK

1CL - 1CL - 1CL

1CM - 1CM - 1CM

1CN - 1CN - 1CN

1CO - 1CO - 1CO

1CP - 1CP - 1CP

1CQ - 1CQ - 1CQ

1CR - 1CR - 1CR

1CS - 1CS - 1CS

1CT - 1CT - 1CT

1CU - 1CU - 1CU

1CV - 1CV - 1CV

1CW - 1CW - 1CW

1CX - 1CX - 1CX

1CY - 1CY - 1CY

1CZ - 1CZ - 1CZ

1DA - 1DA - 1DA

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1DV - 1DV - 1DV

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1DY - 1DY - 1DY

1DZ - 1DZ - 1DZ

1EA - 1EA - 1EA

1EB - 1EB - 1EB

1EC - 1EC - 1EC

1ED - 1ED - 1ED

1EE - 1EE - 1EE

1EF - 1EF - 1EF

1EG - 1EG - 1EG

1EH - 1EH - 1EH

1EI - 1EI - 1EI

1EJ - 1EJ - 1EJ

1EK - 1EK - 1EK

1EL - 1EL - 1EL

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1ES - 1ES - 1ES

1ET - 1ET - 1ET

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1EW - 1EW - 1EW

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1EY - 1EY - 1EY

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1FS - 1FS - 1FS

1FT - 1FT - 1FT

1FU - 1FU - 1FU

1FV - 1FV - 1FV

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1FX - 1FX - 1FX

1FY - 1FY - 1FY

1FZ - 1FZ - 1FZ

1GA - 1GA - 1GA

1GB - 1GB - 1GB

1GC - 1GC - 1GC

1GD - 1GD - 1GD

1GE - 1GE - 1GE

1GF - 1GF - 1GF

1GG - 1GG - 1GG

1GH - 1GH - 1GH

1GI - 1GI - 1GI

1GJ - 1GJ - 1GJ

1GK - 1GK - 1GK

1GL - 1GL - 1GL

1GM - 1GM - 1GM

1GN - 1GN - 1GN

1GO - 1GO - 1GO

1GP - 1GP - 1GP

1GQ - 1GQ - 1GQ

1GR - 1GR - 1GR

1GS - 1GS - 1GS

1GT - 1GT - 1GT

1GU - 1GU - 1GU

1GV - 1GV - 1GV

1GW - 1GW - 1GW

1GX - 1GX - 1GX

1GY - 1GY - 1GY

1GZ - 1GZ - 1GZ

1HA - 1HA - 1HA

1HB - 1HB - 1HB

1HC - 1HC - 1HC

1HD - 1HD - 1HD

1HE - 1HE - 1HE

1HF - 1HF - 1HF

1HG - 1HG - 1HG

1HH - 1HH - 1HH

1HI - 1HI - 1HI

1HJ - 1HJ - 1HJ

1HK - 1HK - 1HK

1HL - 1HL - 1HL

1HM - 1HM - 1HM

1HN - 1HN - 1HN

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1HR - 1HR - 1HR

1HS - 1HS - 1HS

1HT - 1HT - 1HT

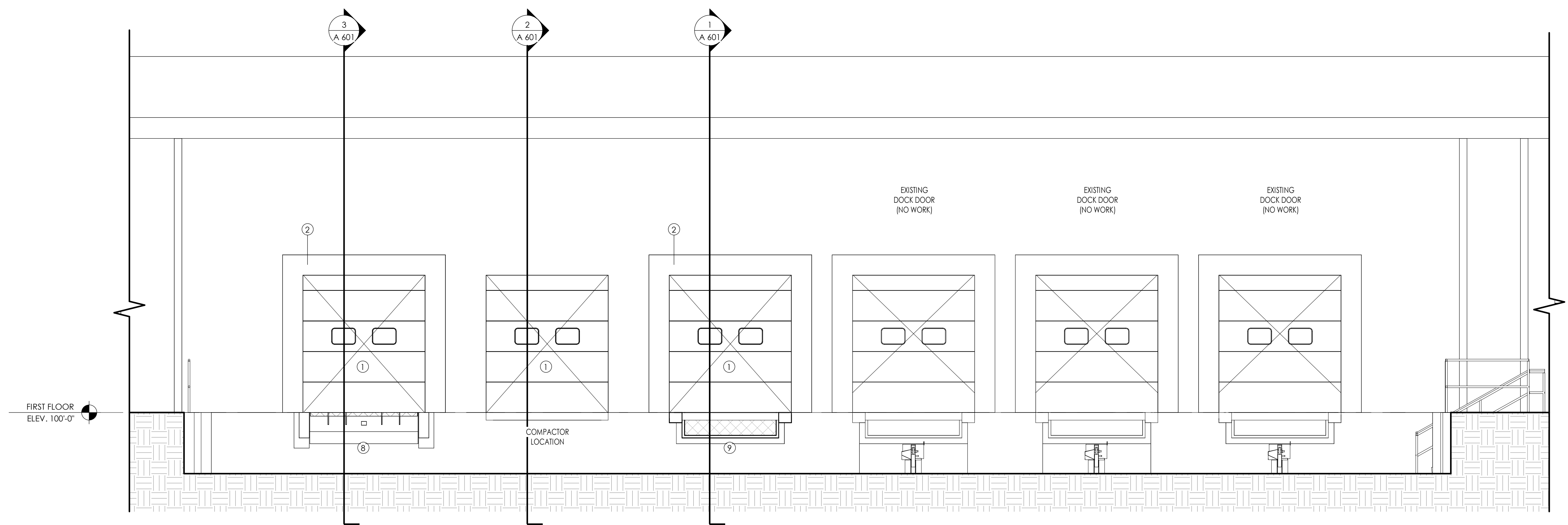
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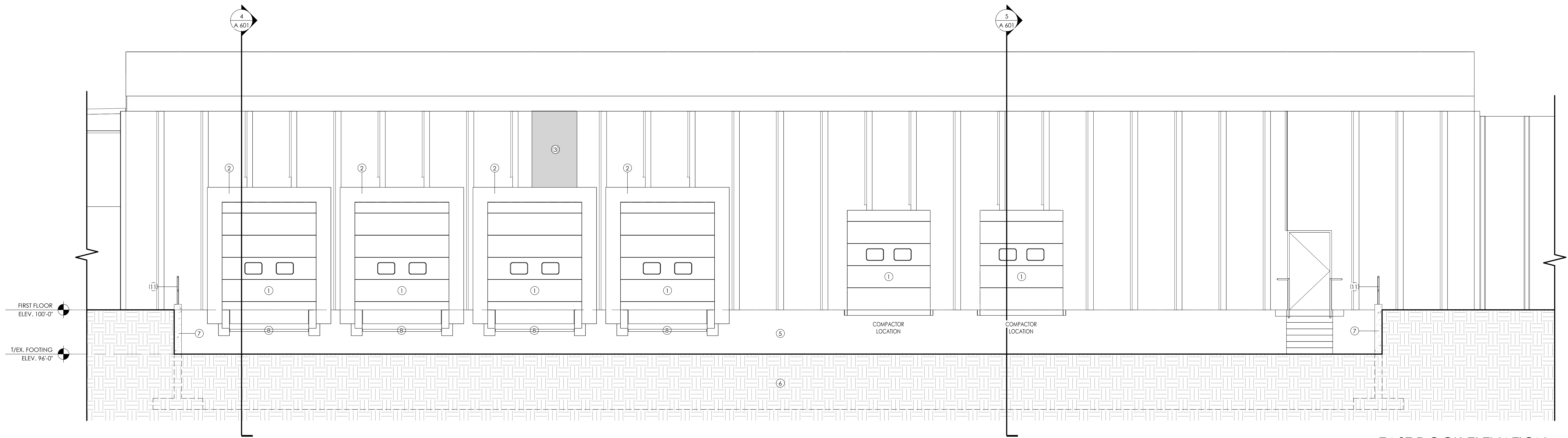
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1HX - 1HX - 1HX

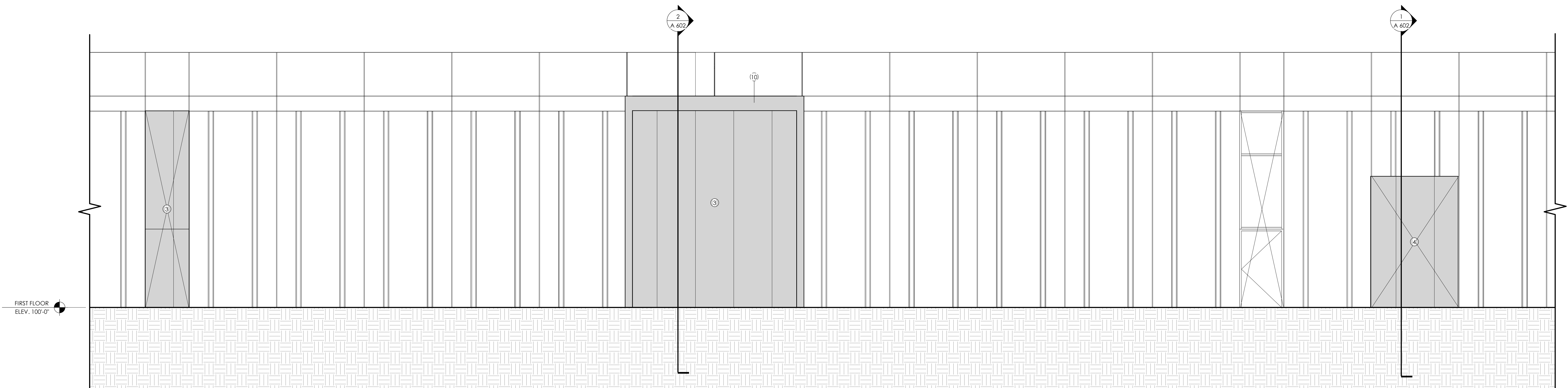
1HY



EXISTING DOCK EXTERIOR ELEVATION 3
SCALE: 1/4" = 1'-0" A 501



EAST DOCK ELEVATION 2
SCALE: 1/4" = 1'-0" A 501



WEST EXTERIOR ELEVATION 1
SCALE: 1/4" = 1'-0" A 501

GENERAL EXTERIOR ELEVATION NOTES	
• ALL EXPOSED MISC. EXTERIOR STEEL SHALL BE PAINTED WITH PAINT FINISH E-1.	

ELEVATION KEYNOTES	
NO.	DESCRIPTION
1	INSULATED METAL OVERHEAD DOCK DOOR
2	DOCK DOOR SEAL/SHELTER
3	EXISTING PRECAST WALL PANEL
4	IMP INFILL. COLOR AND TEXTURE TO MATCH EXISTING PRECAST WALL PANEL
5	EXISTING FOUNDATION WALL
6	EXTENDED FOUNDATION WALL - SEE STRUCTURAL DRAWINGS
7	CONCRETE RETAINING WALL AND FOUNDATION - SEE STRUCTURAL DRAWINGS
8	VERTICAL STORING DOCK LEVELER
9	DOCK LEVELER
10	EXISTING ALUMINUM WRAP TO REMAIN
11	PAINTED 42" HIGH PIPE GUARDRAIL. EXTEND OUT FROM BUILDING TO 30" GRADE DROP (MIN.)



REVISIONS:
DATE ISSUE

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ISSUE DATE: 6/16/2025
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3402 CROCKER AVENUE, SHEBOYGAN, WI 53081
1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 | P: 920.452.4444 | 640 VEE L. PHILLIPS AVE. SUITE 210, MILWAUKEE, WI 53203

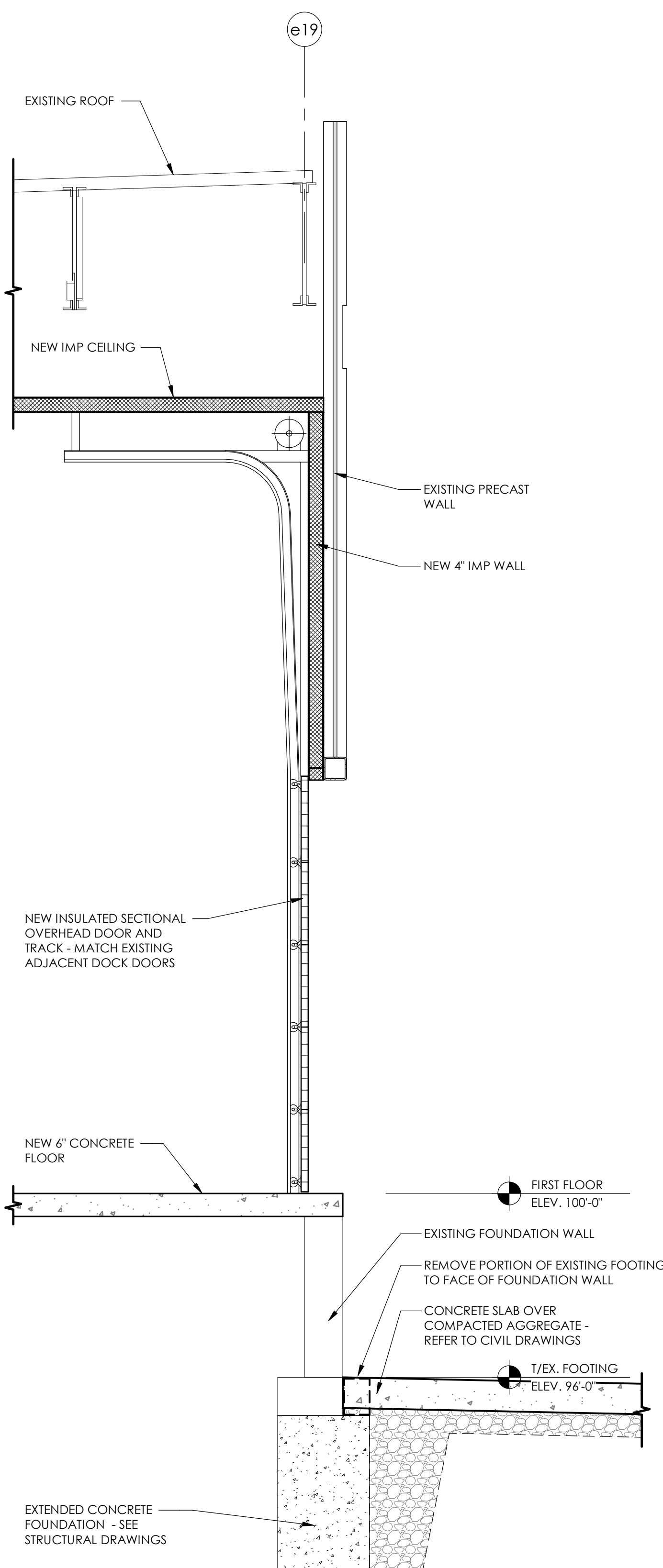
ISSUED FOR PERMIT

DRAWN BY: DB
CHECKED BY: KS

EXTERIOR ELEVATIONS

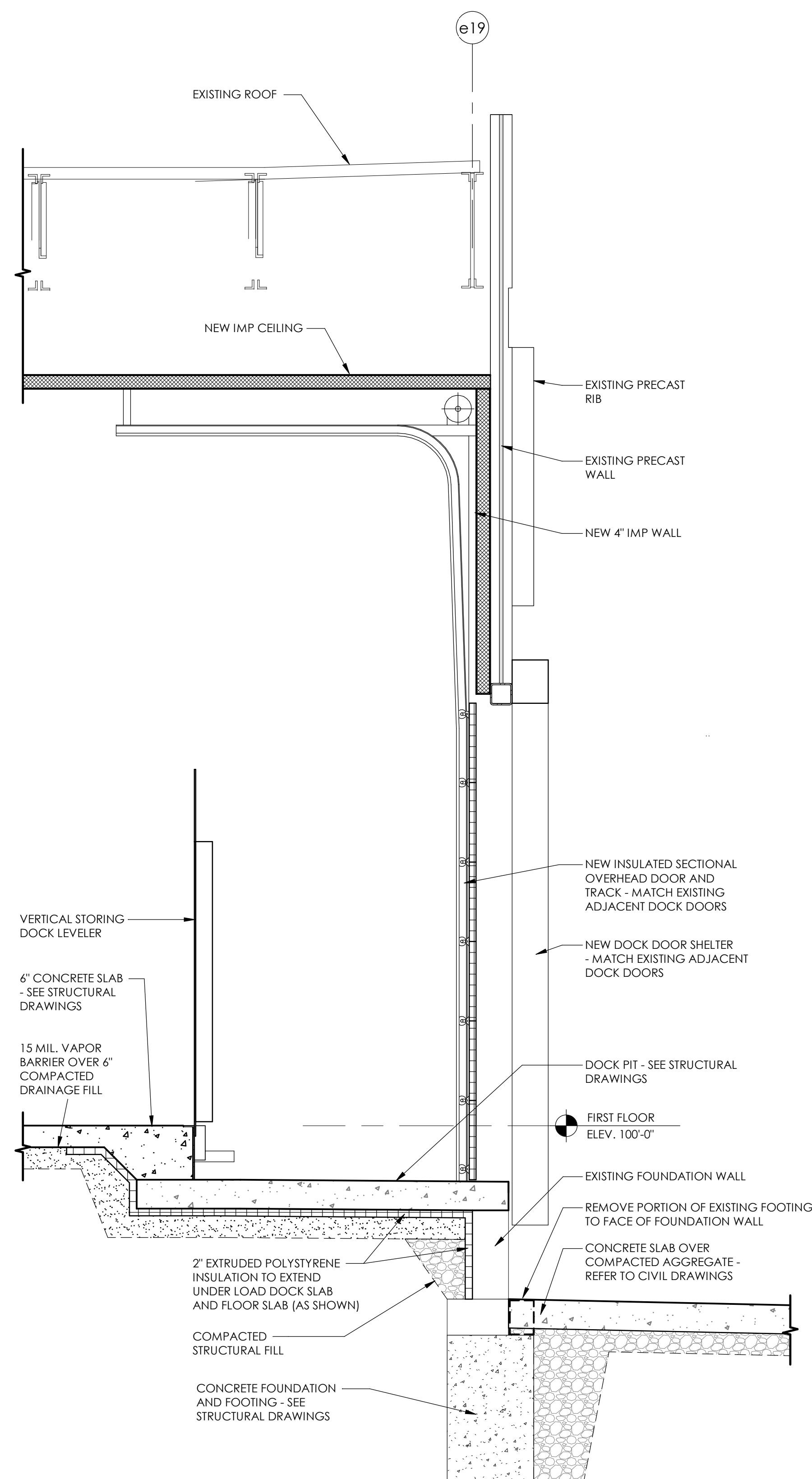
A
501

PROJ. NO. 2025-009.4



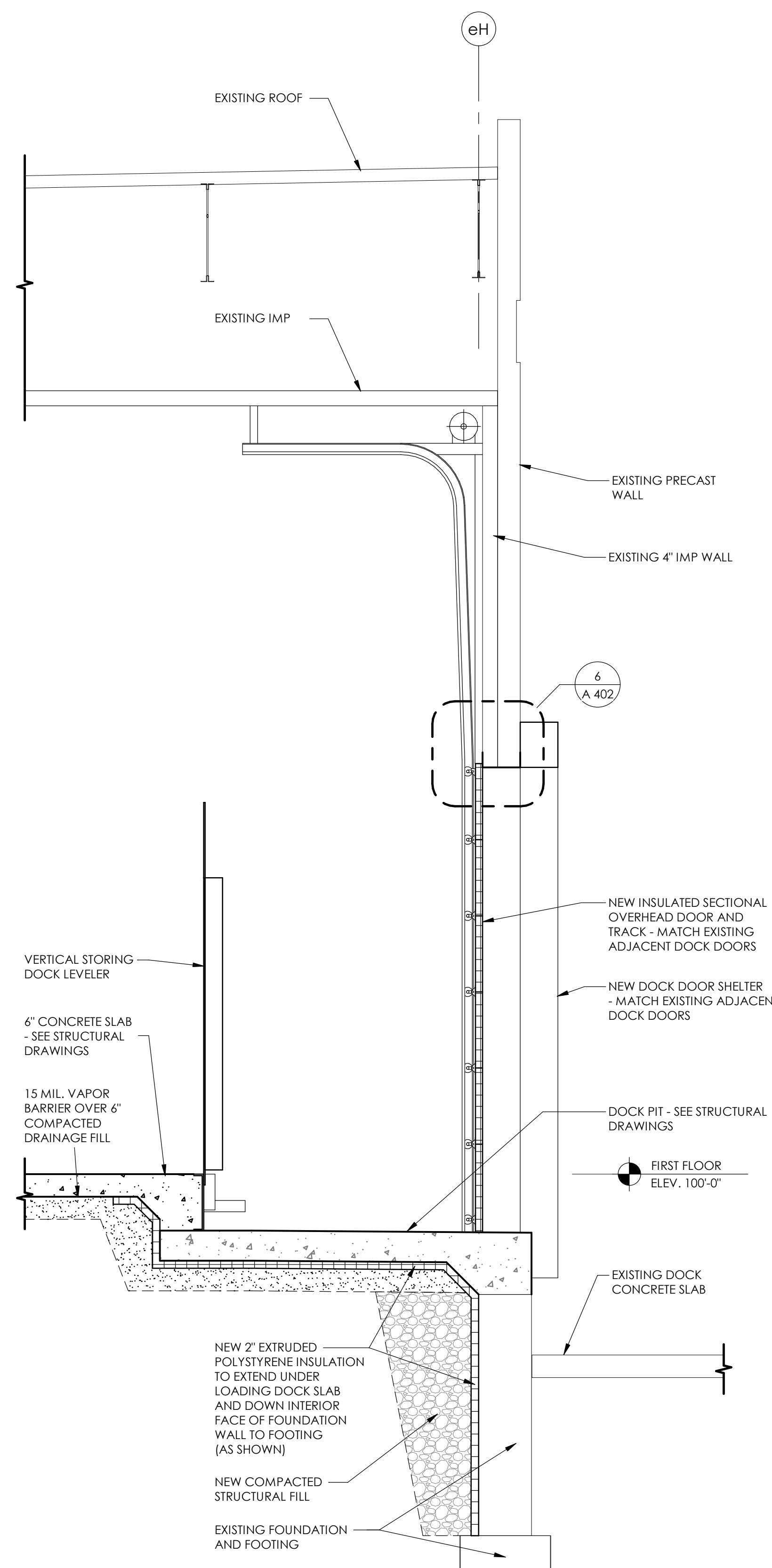
NEW DOCK SECTION

SCALE: 1/2" = 1'-0" A 601



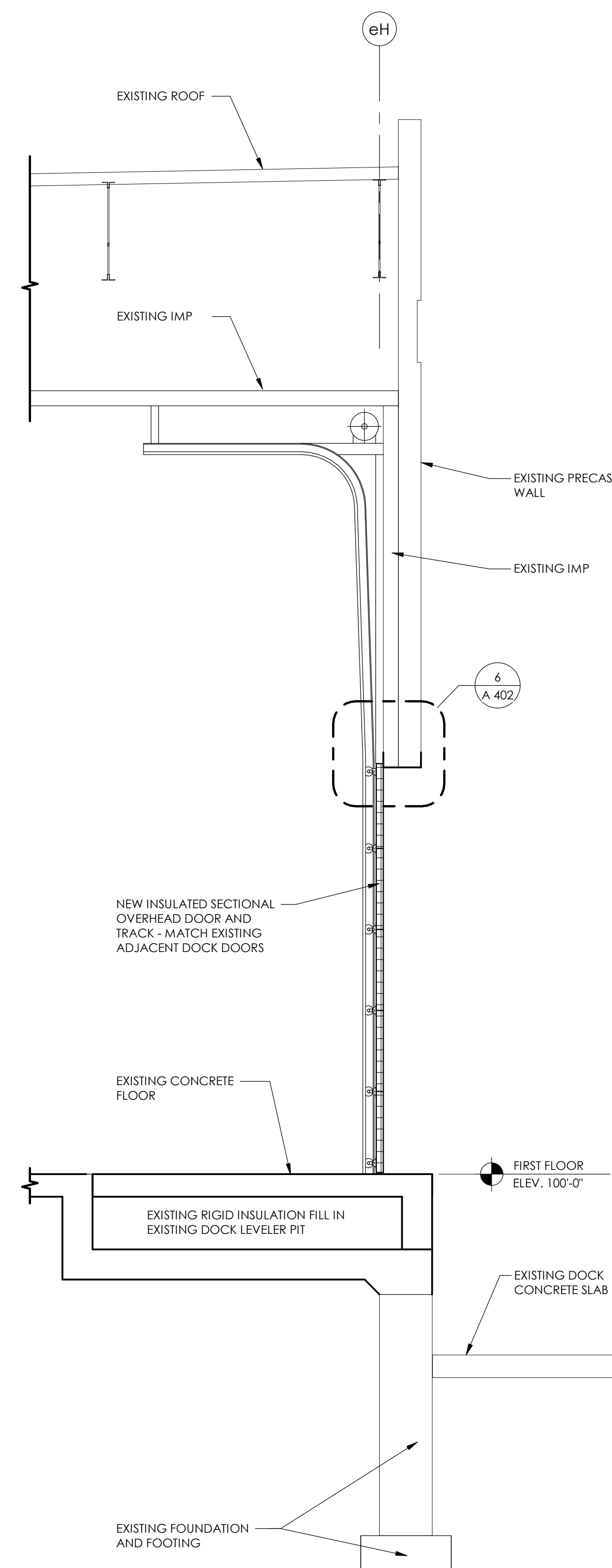
NEW DOCK SECTION

SCALE: 1/2" = 1'-0" A 601



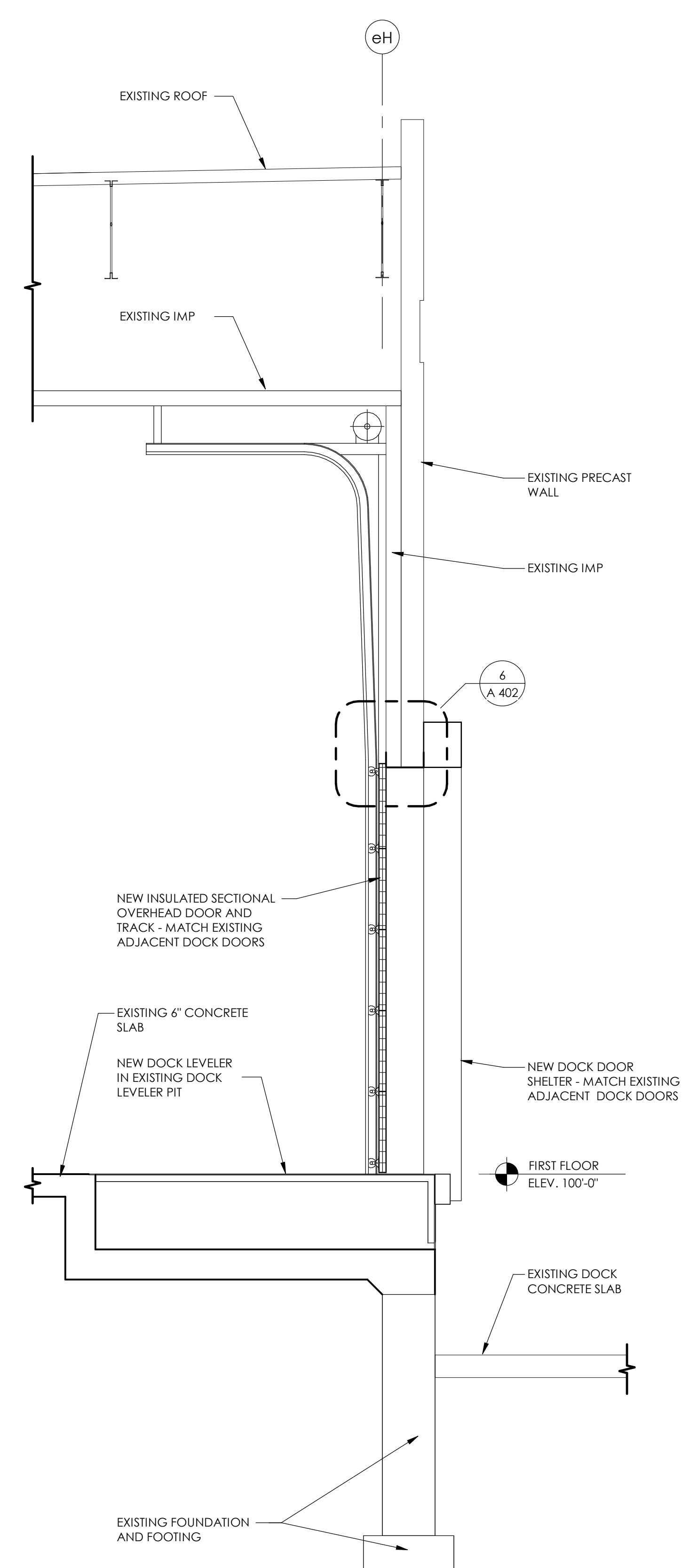
EXISTING DOCK SECTION

SCALE: 1/2" = 1'-0" A 601



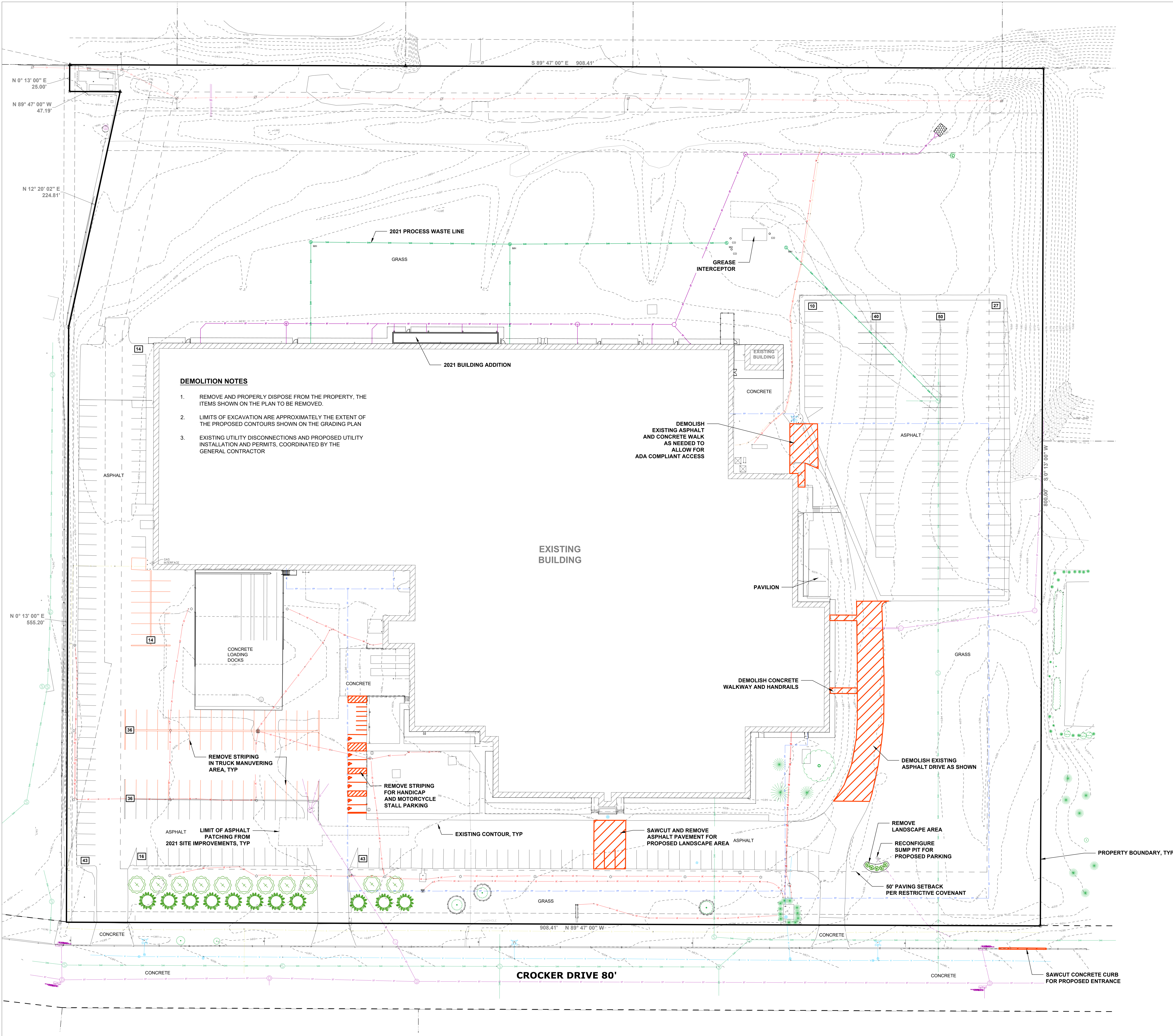
EXISTING DOCK SECTION

SCALE: 1/2" = 1'-0" A 601



EXISTING DOCK SECTION

SCALE: 1/2" = 1'-0" A 601



DEMOLITION NOTES

1. REMOVE AND PROPERLY DISPOSE FROM THE PROPERTY, THE ITEMS SHOWN ON THE PLAN TO BE REMOVED.
2. LIMITS OF EXCAVATION ARE APPROXIMATELY THE EXTENT OF THE PROPOSED CONTOURS SHOWN ON THE GRADING PLAN
3. EXISTING UTILITY DISCONNECTIONS AND PROPOSED UTILITY INSTALLATION AND PERMITS, COORDINATED BY THE GENERAL CONTRACTOR

NORTH

GRAPHIC SCALE

0 15 30 60

1 IN = 30 FT

FOR 36" X 48" PRINT

Wagner
EXCAVATING, INC.

3437 PAINE AVENUE SHEBOYGAN, WI 53081
(920) 458-9082

EXISTING SITE & DEMOLITION PLAN

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REVISIONS:

DATE	ISSUE
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NOTICE TO BIDDERS
BIDDERS SHALL REVIEW ALL DRAWINGS AND SPECIFICATION SECTIONS TO DETERMINE THE IMPACT OF OTHER SECTIONS OF WORK ON THEIR OWN WORK.
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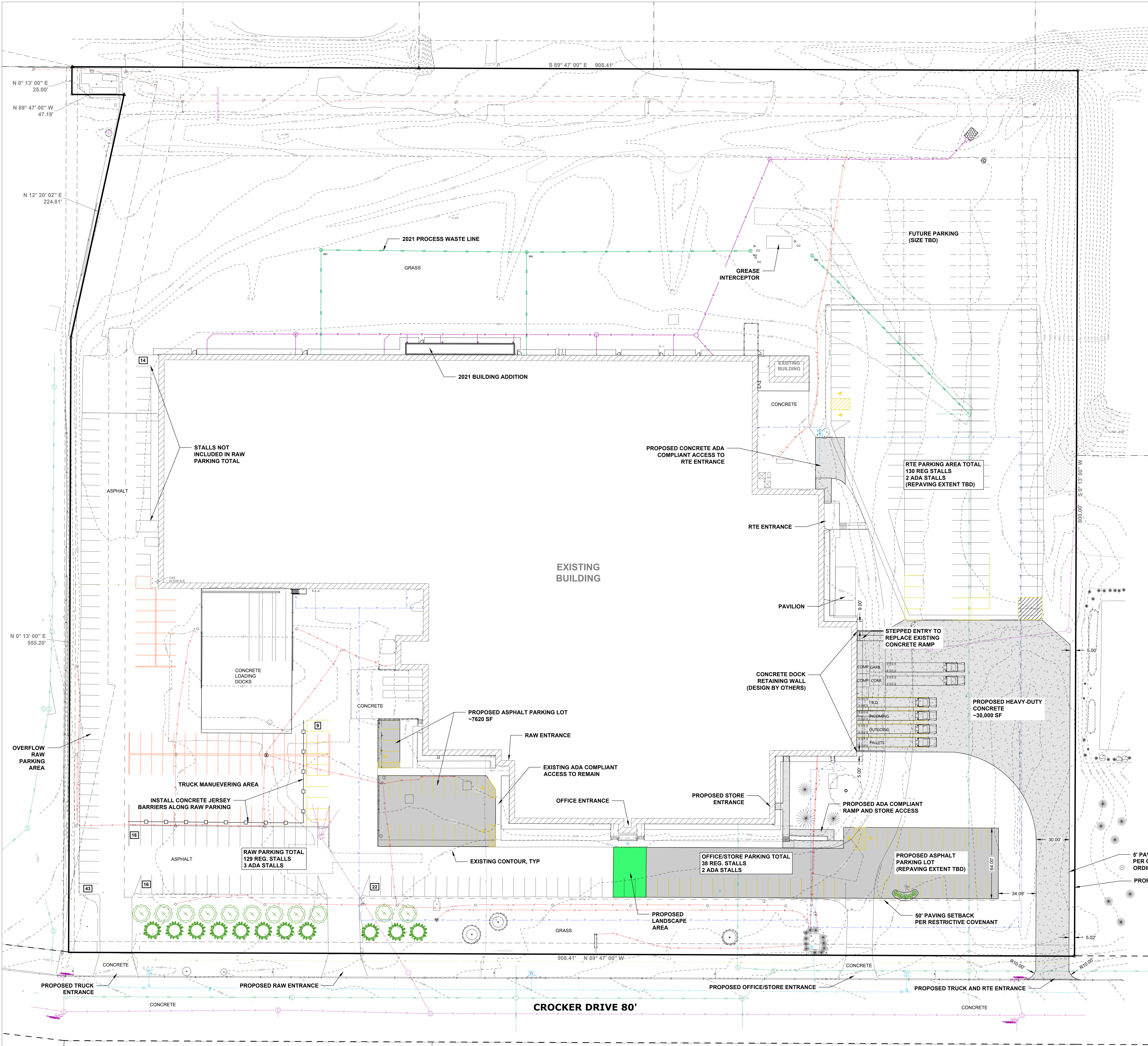
ISSUE DATE: JUNE 16, 2025
IMPROVEMENTS TO EXISTING BUILDING
OLD WISCONSIN PLANT - PHASE 1
3402 CROCKER AVENUE, SHEBOYGAN, WI 53081
1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 | (920) 452-4444 | 640 VICK PHILIPS AVE. SUITE 210, MILWAUKEE, WI 53203

DRAWN BY: JS
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EXISTING SITE & DEMOLITION PLAN

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PROJ. NO. 2025-009.4

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ISSUE DATE: JUNE 16, 2025
IMPROVEMENTS TO EXISTING BUILDING
OLD WISCONSIN PLANT - PHASE 1
3402 CROCKER AVENUE, SHEBOYGAN, WI 53081
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OVERALL SITE PLAN

C
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OVERALL SITE PLAN

NORTH

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GRAPHIC SCALE

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