SHEET INDEX

C1.0 CONCEPTUAL SITE PLAN
A1.0 FLOOR PLAN

BUILDING & FIRE AREA SQUARE FOOTAGES

FLOOR AREAS	EXISTING	NEW	SUB-TOTAL
SECOND FLOOR	------ S.F.	------ S.F.	------ S.F.
FIRST FLOOR	1,450 S.F.	0 S.F.	1,450 S.F.
CANOPIES (COLUMN SUPPORTED)	------ S.F.	------ S.F.	------ S.F.
BASEMENT	------ S.F.	------ S.F.	------ S.F.
BUILDING AREA SUB-TOTALS	------ S.F.	------ S.F.	------ S.F.
MEZZANINES	------ S.F.	------ S.F.	------ S.F.
FIRE AREA TOTALS	1,450 S.F.	0 S.F.	1,450 S.F.
REMODEL AREA TOTALS		FINISHES ONLY	

BUILDING CODE ANALYSIS

APPLICABLE CODES
2021 International Building Code (w/ WI Amendments)
ASHRAE Standard 90.1-2013 or 2015 IECC
2021 IEBC (Level 1 Alteration)

OCCUPANCY
F-1
Commercial Prep Kitchen

Incidental Use

High-Piled Combustible Storage NO
Hazardous Materials NO
Multiple Control Areas NO

CONSTRUCTION TYPE
Construction Classification VB

FIRE PROTECTION SYSTEMS
Assumed Sprinkler Type NONE
Kitchen Hood Suppression YES

MEANS OF EGRESS
Occupant Load 12
Panic Hardware NO

MECHANICAL SYSTEMS
NO SINGLE PIECE OF EQUIPMENT OVER 400,000 BTU
NO BOILERS OVER 15PSI AND 10 HORSEPOWER

NORTH

CONCEPTUAL SITE PLAN
1" = 20'-0"

0' 10' 20' 40' 80'

THE LOT DIMENSIONS AND BEARINGS SHOWN ON THIS PLAN ARE INTERPRETED VALUES. BACKGROUND INFORMATION TAKEN FROM LOCAL GIS DATE. AERIAL IMAGERY AND/OR CLIENT PROVIDED INFORMATION, EASEMENTS, STREAMS AND ROADS ARE APPROXIMATE IN NATURE. FOLLOW UP INVESTIGATION WITH STATE AND LOCAL AUTHORITIES AND/OR WITH CERTIFIED SURVEY MAP DATA WHEN AVAILABLE IS REQUIRED

T2 DESIGN

TONY TISLAU
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Revision	Description	Date
1	Revision 1	
2	Revision 2	
3	Revision 3	
4	Revision 4	
5	Revision 5	
6	Revision 6	

Client:
MARC LUECKE

Project Description:
HARVEST STREET
1821 COOPER AVE. SHEBOYGAN, WI 53083

Drawing Description:
CONCEPTUAL SITE PLAN

Project Number	2608
Date	3.14.26
Drawn By	TT
Checked By	

Drawing No.
C1.0

PROJECT SCOPE DOCUMENT

Garage to Commercial Kitchen Conversion

Project Overview
Conversion of an existing garage into a commercial kitchen for permit and health department approval.

Project Location
1821 Cooper Ave., Sheboygan, WI
Parcel Number: 59281621490

Owner / Applicant Contact Information
Harvest Street Properties, LLC
Marc Luecke
920-782-0187
harveststreetfoodtruck@gmail.com

1. Mechanical / Hood Coordination
12' Type I Hood – West Wall
• Roof-mounted exhaust fans (2)
• Roof-mounted heated make-up air unit
Centered on West wall
The west wall will be framed with steel studs and a fire retardant barrier.
Stainless steel backsplash behind cooking equipment.
Exact specification to be confirmed by Meadowlark Mechanical.
Cooking Equipment Under Hood (South → North):
Vulcan Double-Stack Gas Convection Ovens
• Dimensions (stacked): ~40" W × 41" D × 70" H
• Gas input: 50,000 BTU/hr per oven (100,000 BTU/hr total)
• Electrical: 120 V, 60 Hz, single phase, ~15.4 A total
• Dedicated electrical circuits recommended

48" Gas Tilt Skillet
• Approx. dimensions: 48" W footprint
• Gas input: ~104,000–144,000 BTU/hr
• Electrical: 115 V, 60 Hz, ~5 A (controls / tilt)
• Floor drain required (concrete demo and tie-in noted)

36" Gas Range / Oven Combination
• Dimensions: 36" W × 33.5" D × 56.5" H
• Gas input: ~210,000 BTU/hr total
• Electrical: 120 V ignition / controls

2. HVAC Notes:
Removal of industrial space heater.

3. Electrical Notes
200A service upgrade; panel relocation to south wall adjacent to dish pit; demo unused conduit and wiring; replacement / upgrade of lighting fixtures; emergency egress lighting; existing lighted exit signs remain; electrical design coordinated with NEC and equipment loads. Demo electrical conduit to east box sign on the roof.

Replace power cord for tilt braiser.

Provide electrical support for type 1 commercial hood vent installation, including wiring for make up air and exhaust fans.

Install 2 dropped down outlets over a prep table area. Install 30 amp twist lock outlet on the exterior of the building location to be determined…

Install outlet in my trailer for warming cabinet. Install exterior outlets on the outside of the mobile food trailer to be able to run fridges overnight at events with power cords.

4. Plumbing Fixtures & Warewashing Equipment
Regency 102 ½" 16-Gauge Stainless Steel Three Compartment Commercial Sink with Left Drainboard
Overall length: 102 ½ inches (approx 8' 6¼")
Width (front-to-back): 29 ½ inches
Height: 43 ¾ inches
Work surface height: ~36 ½ inches
Drainboard length: 24 inches
Backsplash height: ~7 ¼ inches
Commercial under counter dishwasher to be installed the under left side of sink
Grease trap to be installed above slab.
Number of compartments: 3
Bowl size (each): ~24" (L) × 24" (W) × 14" (D) with rounded corners for easy cleaning.
Drain outlet size: 1 ½" IPS per compartment.
Basket strainers: 3 ½" included.
Faucet centers: ~8" (standard commercial spacing).

Commercial Handwashing Sink
• Approx. dimensions: 15"–18" W × 15" D
• Wall-mounted stainless steel
• Plumbing: Hot and cold water supply; trapped and vented waste • Soap and towel dispensers provided per code
Utility / Produce Sink
• Dimensions: ~27" W × 24" D × 36" H
• Freestanding stainless steel sink with faucet and legs
• Plumbing: Hot and cold water supply; indirect waste connection

Commercial undercounter dishwasher:
Model: DSP4DPS — high-temperature undercounter dishwasher, ~30 racks / hr, 2-minute cycle.

Electrical (published): 208–240 V, single phase (hardwired), 3.65 kW (3650 W). Manufacturer lists 15 A (likely at 240 V rating) — some reseller listings note 20 A; see note below about the discrepancy and what to plan for.

Physical dimensions (nominal): Width ≈ 24.0 in (23.75–24 in) × Depth ≈ 25.0 in × Height ≈ 32.4–32.5 in. Weight ≈ 160 lb.
Uniflow 75 lb Commercial Ice Machine-$
• Dimensions: ~24" W × 24" D × 39" H
• Electrical: 115 V, 60 Hz, single phase, ~7–10 A (NEMA 5-15) • Plumbing: Potable water supply and gravity drain required

Mop Sink

5. Plumbing notes:
Install interior water Spigot in east corner of east garage. Demo unnecessary existing waterlines. Inspect current floor drain for code update, install installation of grease trap, and lines from utility sink and tilt skillet to connect to the floor drain area.

Replace existing sink and toilet fixtures in bathroom.

Wall coverings: current walls and ceilings will be degreased, power washed, sealed with kills sealant, and covered with FRP paneling throughout the building minus the office area. Support beams on ceilings will be capped to prevent dust collection.

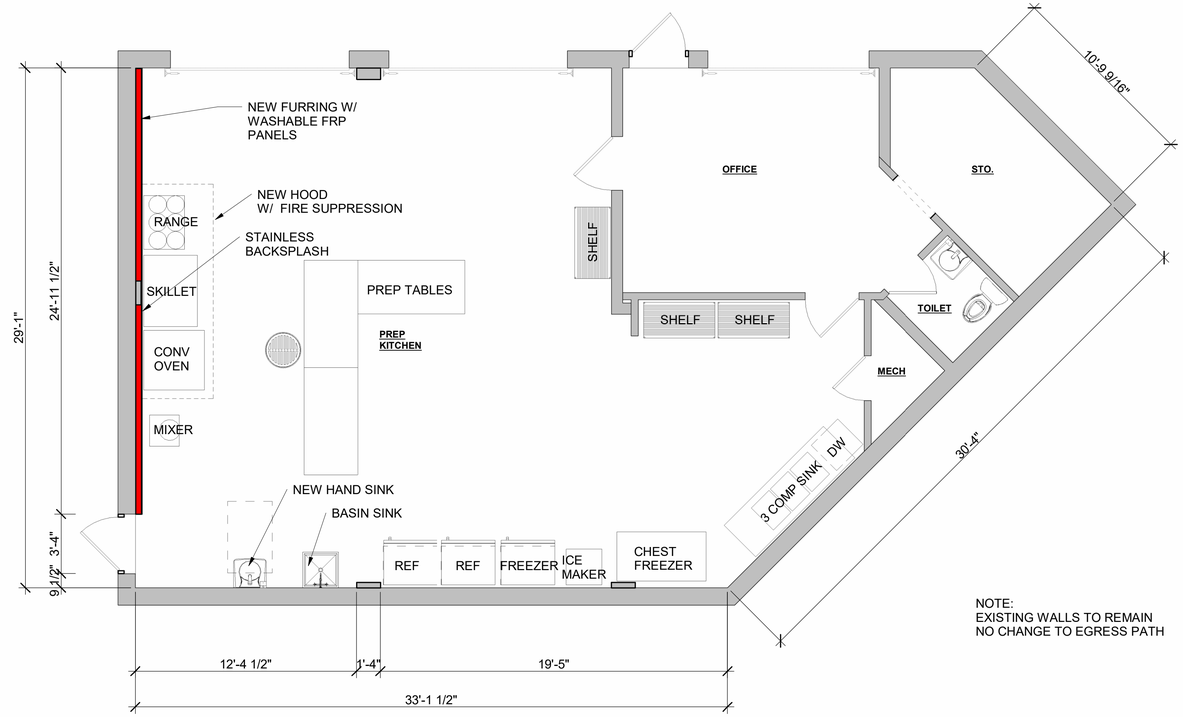
Current walls are concrete block and corrugated steel paneling. Walls and ceilings in the main prep area, dishwashing area (walls only), and building entrance will be redone with commercial grade PRF washable walls. Current walls will be thoroughly washed with degreaser, sealed with Killz, and resurfaced. After the walls are sealed, will apply one by two furring strips to keep an air gap for moisture consideration, re-sheet the walls with fiber board, and glue the PRF board.
Avantco MX30H 30 Qt Planetary Floor Mixer
• Dimensions: 20" W × 21.5" D × 41" H
• Electrical: 120 V, 60 Hz, single phase, ~10–11 A
• Dedicated 120 V / 20 A circuit recommended

6. Flooring:
Flooring in food prep and dishwashing area will be commercial epoxy. Flooring in entrance of building will be LVP. 4" base cove molding throughout the entirety of the building.

7. Exterior Signage- New plastic face will be replacing the current Doug's Auto signage on the roof area. There is existing electrical and box frame for the box light sign. Please see attached photos for design concept.

Exterior updates: The front face of the building will be updated with new paint

8. Identified Trade Contractors
HVAC – Meadowlark Mechanical- quote in progress
Electrical – Dean's Electric-quote in progress
Flooring- Fortress Floors for epoxy coating $7900 , Flooring Studio for LVP and base cove molding $2500
Plumbing- quotes in progress
Signage- G & B Sign Company, LLC



NOTE:
EXISTING WALLS TO REMAIN
NO CHANGE TO EGRESS PATH

FLOOR PLAN
1/4" = 1'-0"

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