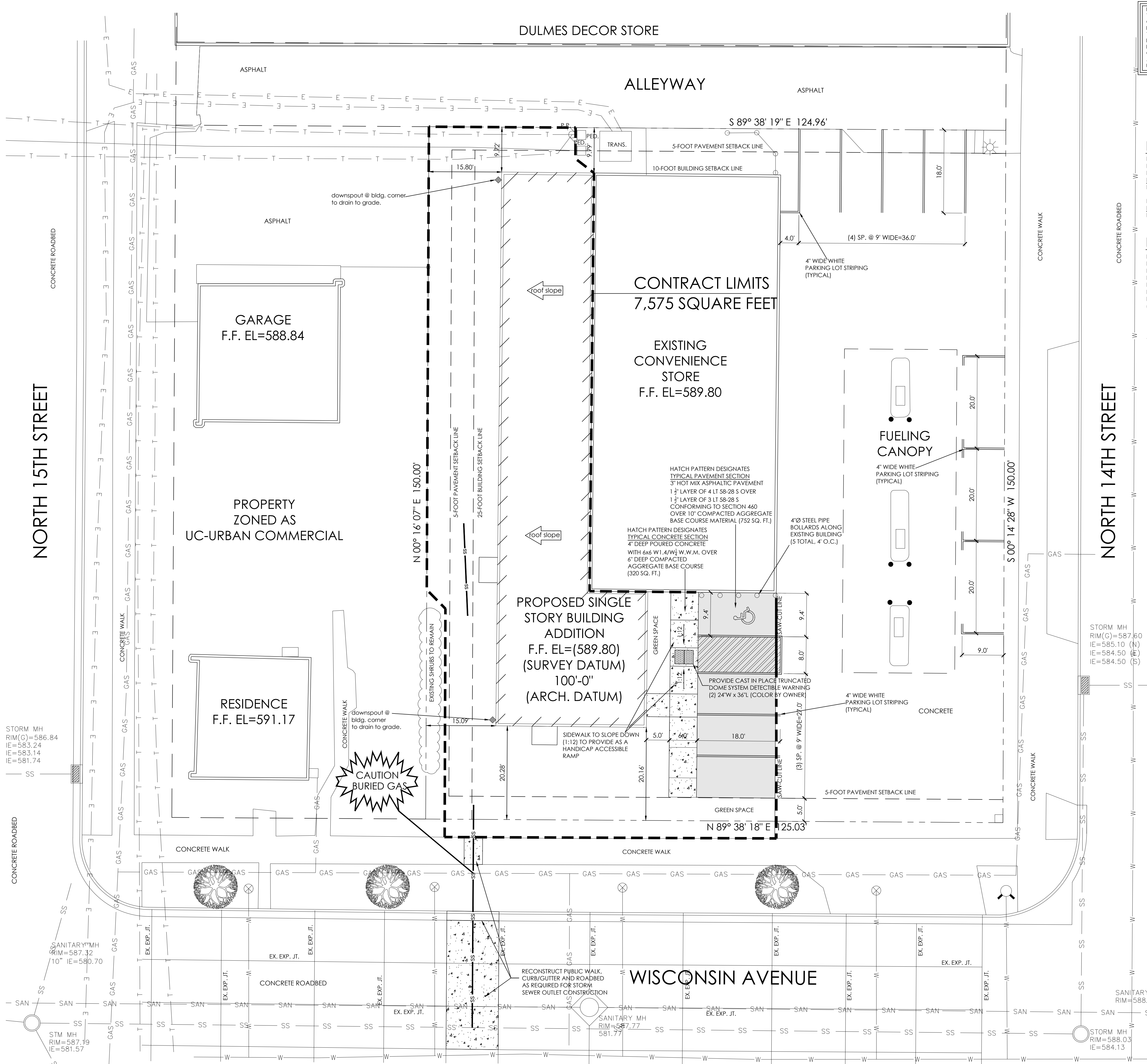
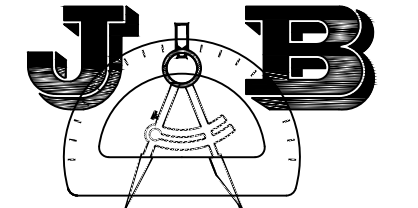




NOTE:
THE LOCATION OF UNDERGROUND UTILITIES OR FACILITIES SHOWN
ON PLANS ARE BASED ON AVAILABLE RECORDS AT THE TIME OF
PREPARATION AND ARE NOT GUARANTEED TO BE COMPLETE OR CORRECT.
THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITIES 72 HOURS
PRIOR TO CONSTRUCTION TO DETERMINE THE EXACT LOCATION OF ALL
UTILITIES AND TO PROVIDE ADEQUATE PROTECTION DURING THE COURSE
OF THE PROJECT. THE CONTRACTOR IS ALSO RESPONSIBLE FOR REPAIR OF
ALL DAMAGED UTILITIES DURING CONSTRUCTION TO THE SATISFACTION OF
UTILITY OWNER(S).



SITE DESIGN AND ENGINEERING, LLC
PO BOX 100
WOODRUFF, WISCONSIN 54568

EXISTING SITE CONDITIONS

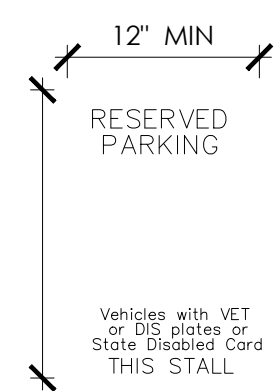
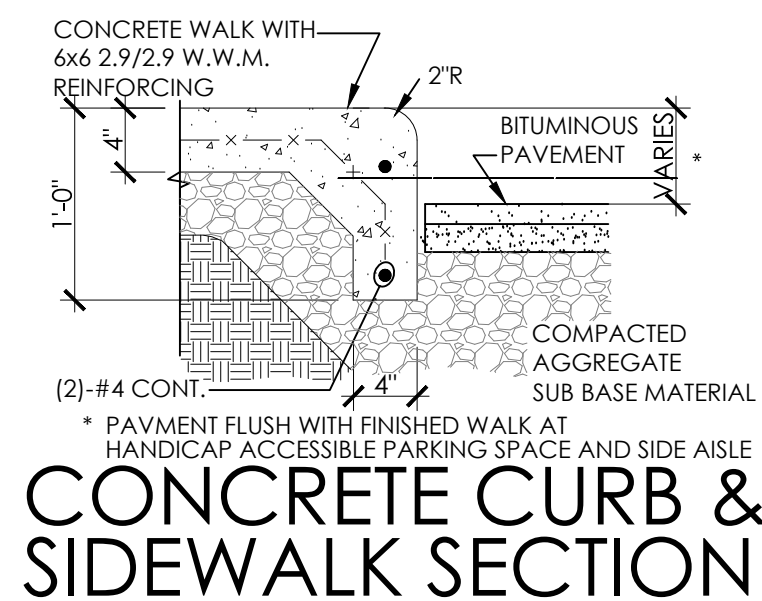
EXISTING BUILDING FOOTPRINT (ROOF AREA)	=	3,665 SQ. FT.
EXISTING CANOPY ROOF	=	1,710 SQ. FT.
EXISTING ASPHALT PAVEMENT	=	3,720 SQ. FT.
EXISTING CONCRETE PAVEMENT	=	7,011 SQ. FT.
EXISTING TOTAL IMPERVIOUS AREA	=	16,106 SQ. FT. (85.9-PERCENT LOT COVERAGE)
EXISTING PAVEMENT TO BE REMOVED	=	3,948 SQ. FT.
EXISTING CONCRETE TO BE REMOVED	=	990 SQ. FT.
EXISTING TOTAL IMPERVIOUS AREA REMOVED	=	4,938 SQ. FT.

PROPOSED SITE CONDITIONS

PROPOSED BUILDING FOOTPRINT (ROOF AREA)	=	2,770 SQ. FT.
PROPOSED PAVEMENT	=	752 SQ. FT.
PROPOSED CONCRETE WALK	=	320 SQ. FT.
EXISTING BUILDING FOOTPRINT (ROOF AREA) TO REMAIN	=	3,665 SQ. FT.
EXISTING CANOPY ROOF TO REMAIN	=	1,710 SQ. FT.
EXISTING CONCRETE PAVEMENT TO REMAIN	=	6,021 SQ. FT.
PROPOSED TOTAL IMPERVIOUS AREA (POST DEVELOPED)	=	15,238 SQ. FT. (81.2-PERCENT LOT COVERAGE)
(REDUCTION OF 868 SQ. FT. POST DEVELOPED IMPERVIOUS)		

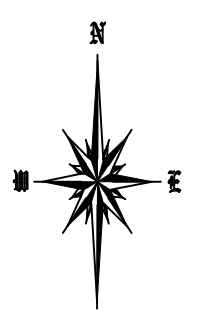
PARKING COUNT DATA

- (10) STANDARD SPACES +
- (1) HANDICAP ACCESSIBLE SPACE +
- (6) SPACES AT FUEL PUMPS
- (17) SPACES PROVIDED



SITE PLAN

1"=10'



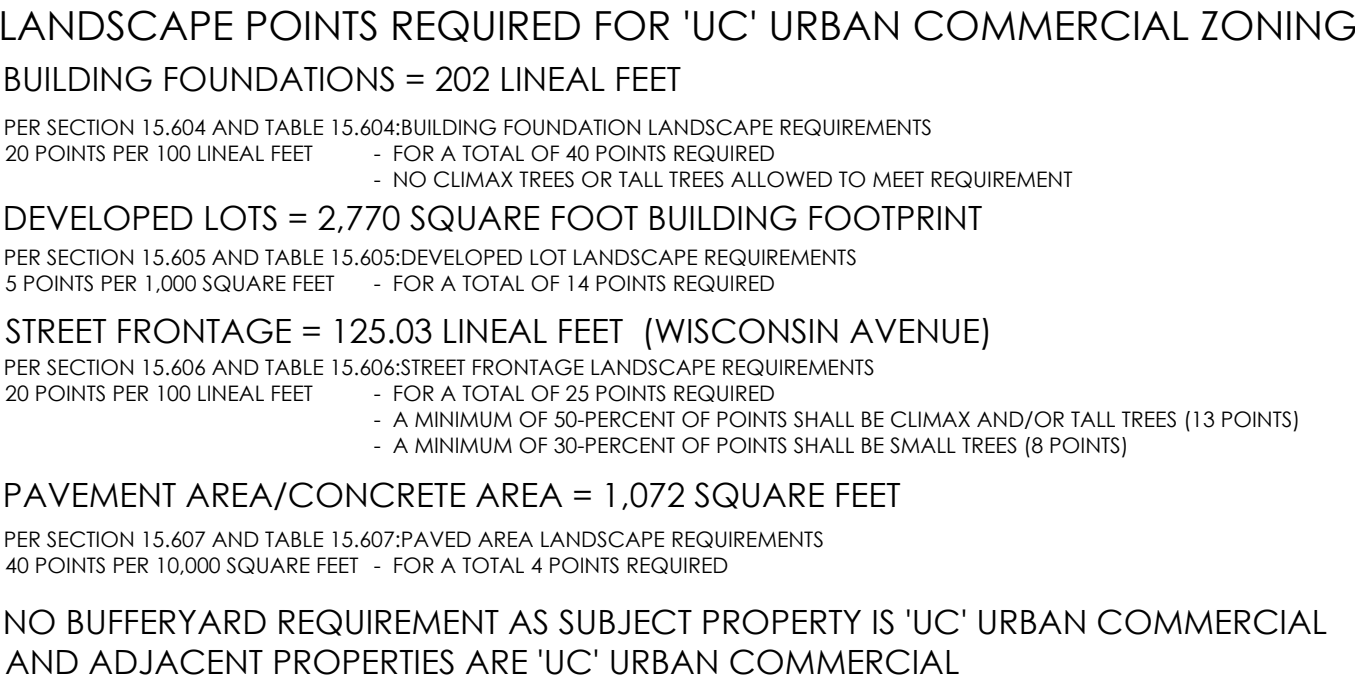
NO.	REVISIONS	DATE

Issue Dates

Revision	Date

PROPOSED BUILDING ADDITION
TIDY STORE
810 NORTH 14th STREET
Sheboygan, Wisconsin 53082

SHEET TITLE
SITE PLAN
SITE DATA
DRAWN BY J.A.B.
CHECKED BY
DATE JULY 12, 2022
PROJECT NO. 2022-14
SHEET NO. C103



NOTE: THE LOCATION OF UNDERGROUND UTILITIES OR FACILITIES SHOWN ON PLANS ARE BASED ON AVAILABLE RECORDS AT THE TIME OF PREPARATION AND ARE NOT GUARANTEED TO BE COMPLETE OR CORRECT. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITIES 72 HOURS PRIOR TO CONSTRUCTION TO DETERMINE THE EXACT LOCATION OF ALL FACILITIES AND TO PROVIDE ADEQUATE PROTECTION DURING THE COURSE OF THE PROJECT. THE CONTRACTOR IS ALSO RESPONSIBLE FOR REPAIR OF ALL DAMAGED UTILITIES DURING CONSTRUCTION TO THE SATISFACTION OF UTILITY OWNER(S).



LANDSCAPE INSTALLATION:

1. All written dimensions supersede scaled dimensions.
 2. The Contractor shall verify location of all underground utilities and additional information prior to commencing construction.
 3. Rough grading and drainage construction is to be completed prior to Landscape Contractor's work. Verify all existing site and grading conditions prior to construction.
 4. All work shall be in conformance with all applicable local codes and ordinances.
 5. All areas disturbed by grading or site construction shall be fine graded, planted or seeded. See notes for specified seed mixes and installation procedures.
 6. Contractor shall verify plant quantities shown on the Plan and provide a list to the client identifying the species and size to be used throughout the project. The Owner's representative reserves the right to reject any substandard planting material. Rejected material shall be removed from the project site.
 7. All turf grass areas shall receive a blended topsoil mix to a depth of six (6) inches. Contractor shall provide positive drainage away from all buildings for a minimum of ten (10) feet.
 8. Soil preparation for perennial or groundcover planting beds shall be as follows:
 - A. Remove all roots, lumps, stones, sod and other extraneous materials harmful or toxic to plant growth.
 - B. Perennial and groundcover planting beds shall receive a twelve (8) inch of topsoil
Add 1/2 LB. of 5-10-5 garden fertilizer per 100 square feet and roto-till amendments into the planting beds.
 - C. Mix amended planting soil either prior to planting or apply on surface of planting bed and mix thoroughly before planting.
 - D. Grade, rake, and roll planting bed with roller weighing not less than 25 LBS. or more than 100 LBS. per linear foot so as to leave in condition to plant.
 9. E. Grade planting bed to a twelve (12) inch crown at center.
 10. All mixed planting beds with perennials, groundcover, shrubs and trees shall receive a two (2) inch to three (3) inch layer of shredded bark mulch as noted on the Plan. All shrub and tree planted singly or together in beds shall receive a three (3) inch layer of shredded bark mulch as noted. Do not allow bark mulch to touch stems or trunks of perennials, shrubs or trees.
 11. Unless otherwise shown, all perennials and shrubs to be planted in a triangular arrangement, spaced according to plant recommendation.
 12. Plant Bed Edging - Install a shovel-cut bed edge to six (6) inch depth at perimeter of bed.
 13. Unless otherwise noted, do not stake deciduous trees less than or equal to 2.5 inches caliper diameter at breast height and evergreen trees less than or equal to 6-feet in height.
 14. See the Tree Staking Detail on this Plan if free staking is required.
 15. Plant species as defined are general planting types and are subject to modification/adjustment/change.
- SEED MIXES:**
- SEEDED TURF FOR LAWN AREAS:
- Sow at 5 lbs. / 1,000 sq. ft.
- "Supreme Lawn Seed Mix"
- Available from Reinders, Inc., (800) 785-3301, or approved equal
- To be installed and maintained per supplier's specifications.
- | | |
|-----------------------------------|--------------------------------|
| 17% Mercury Kentucky Bluegrass | 16% America Kentucky Bluegrass |
| 17% SR 2100 Kentucky Bluegrass | 25% Garnet Creeping Red Fescue |
| 15% Replicator Perennial Ryegrass | 10% TXR Annual Ryegrass |

GENERAL LANDSCAPE NOTES

CALL DIGGER'S HOTLINE PRIOR TO DIGGING.

ALL BUILDING DIMENSIONS, GRADES AND ELEVATIONS TO BE VERIFIED IN THE FIELD.

PLANT ALL TREES, SHRUBS AND EVERGREENS ACCORDING TO THE HEIGHT OF THE ROOT BALL OR POT.

ALL PERENNIAL BEDS TO RECEIVE 3" COMPOST.

ALL TREES IN THE LAWN AREAS TO RECEIVE A MULCH CIRCLE
(NO LANDSCAPE EDGING) AND WATER SAUCER.

LANDSCAPE CONTRACTOR TO PROVIDE TWO LAYERS OF WEED BARRIER WITHIN PLANTING AREAS AS DEFINED.

BUILDING FOUNDATION

40 POINTS (MIN.) REQUIRED

44 POINTS PROVIDED

3) ANDORRA JUNIPER	= (3) PTS. PER - 9 POINTS TOTAL
3) ARTIC FIRE DOGWOOD	= (5) PTS. PER - 15 POINTS TOTAL
1) EMERALD ARBORVITAE	= (20) PTS. PER -20 POINTS TOTAL

DEVELOPED LOTS

75 POINTS PROVIDED
(1) SUGAR MAPLE = (75) PTS. PER -75 POINTS TOTAL

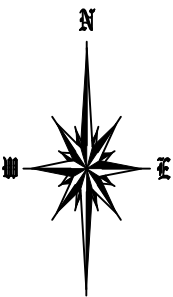
STREET FRONTAGE

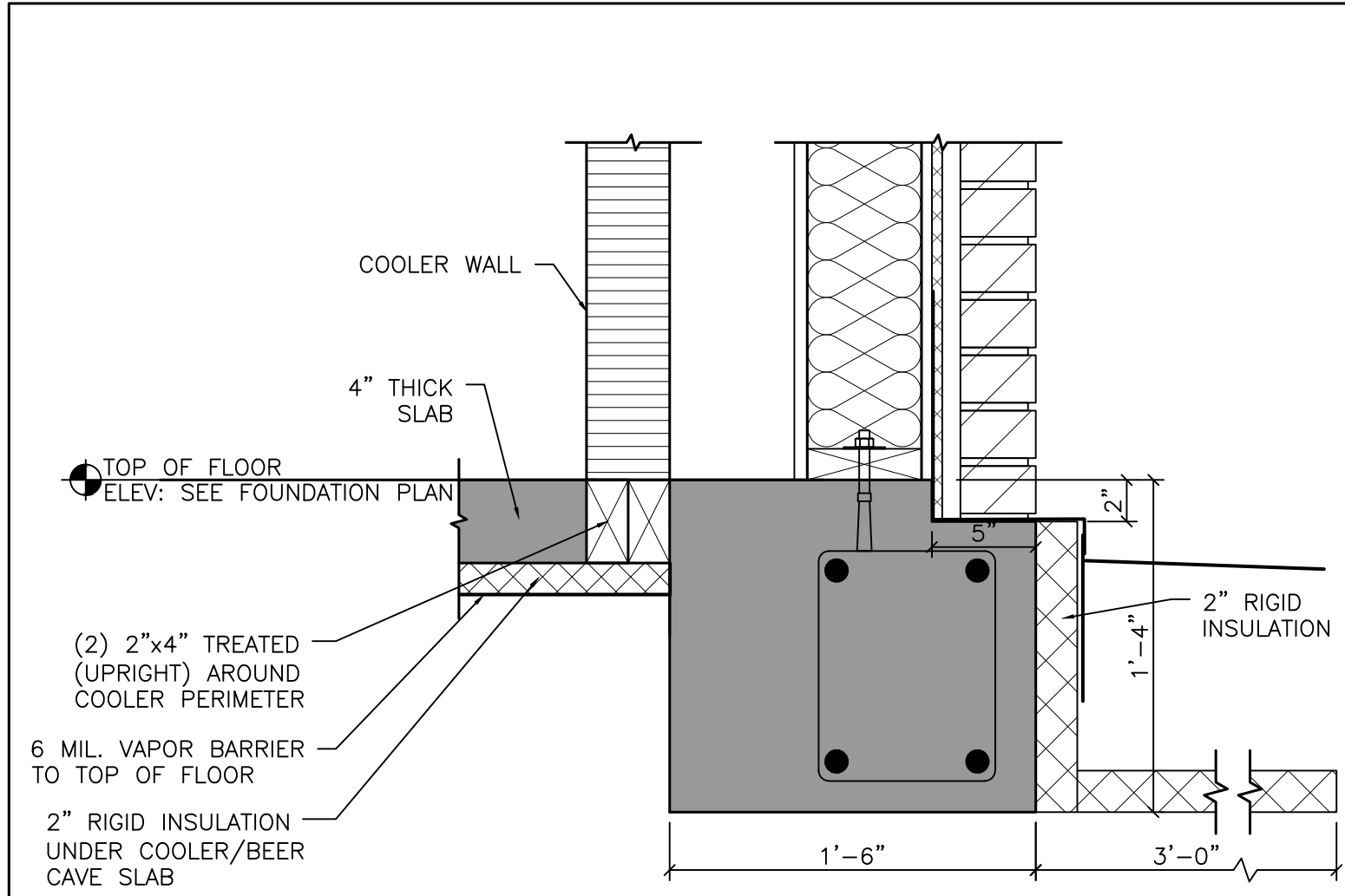
(3) EMERALD ARBORVITAE = (20) PTS. PER -60 POINTS TOTAL

PAVEMENT AREA

4 POINTS (MIN.) REQUIRED
20 POINTS PROVIDED
(1) EMERALD ARBORVITAE = (20) PTS. PER -20 POINTS TOTAL

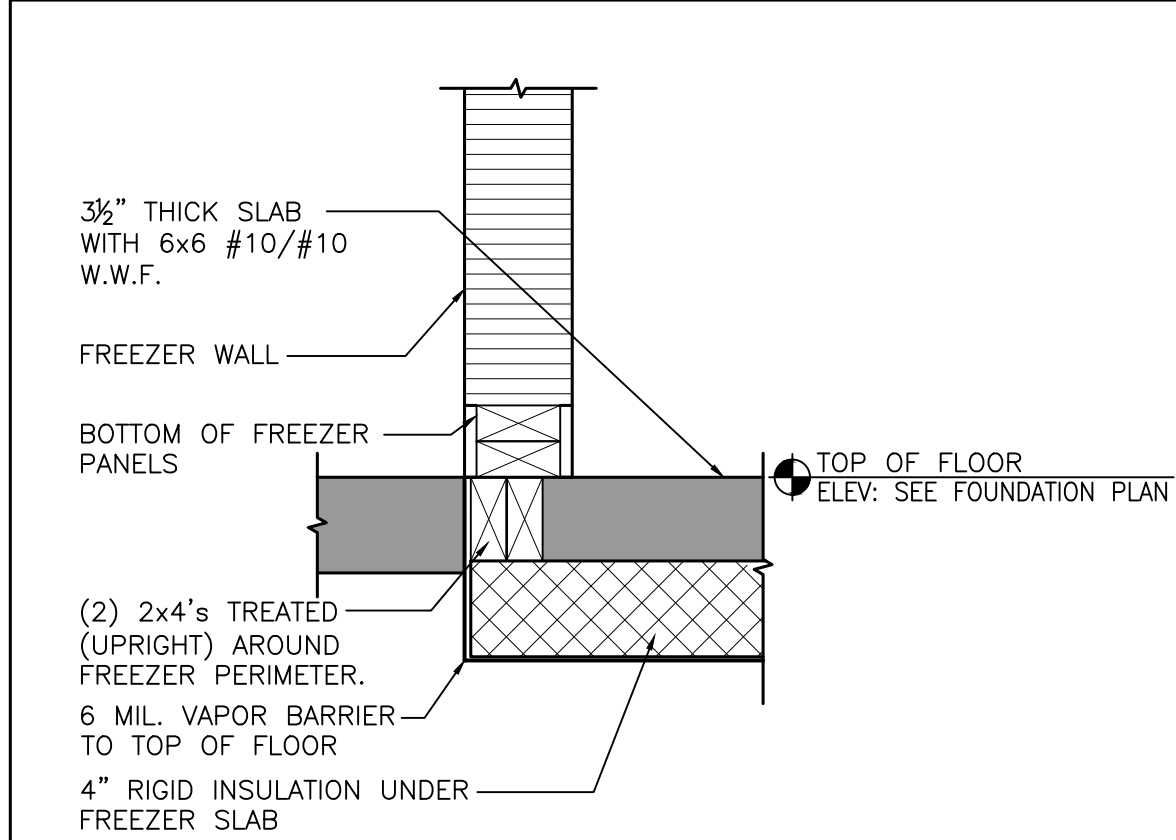
LANDSCAPE PLAN

[illegible]



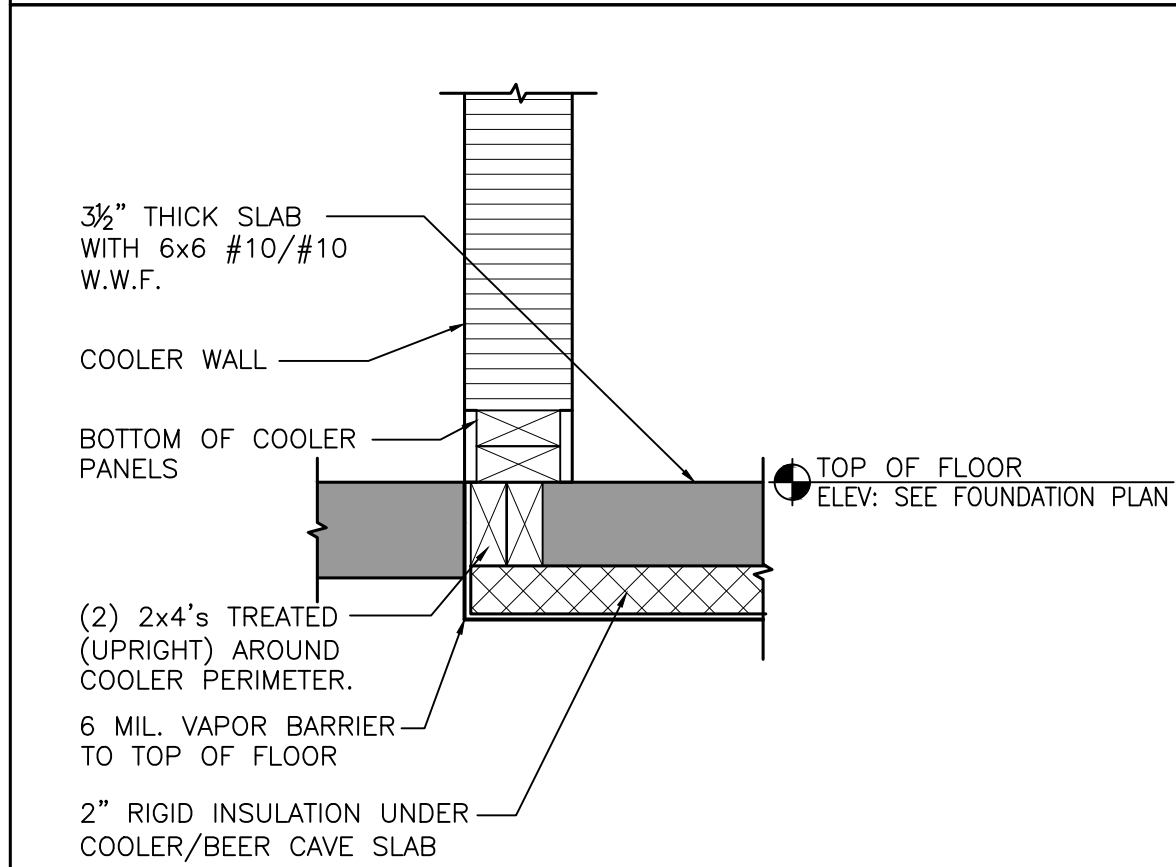
COOLER FLOOR SLAB
SCALE: 1 1/2"=1'-0"

12
S2.0



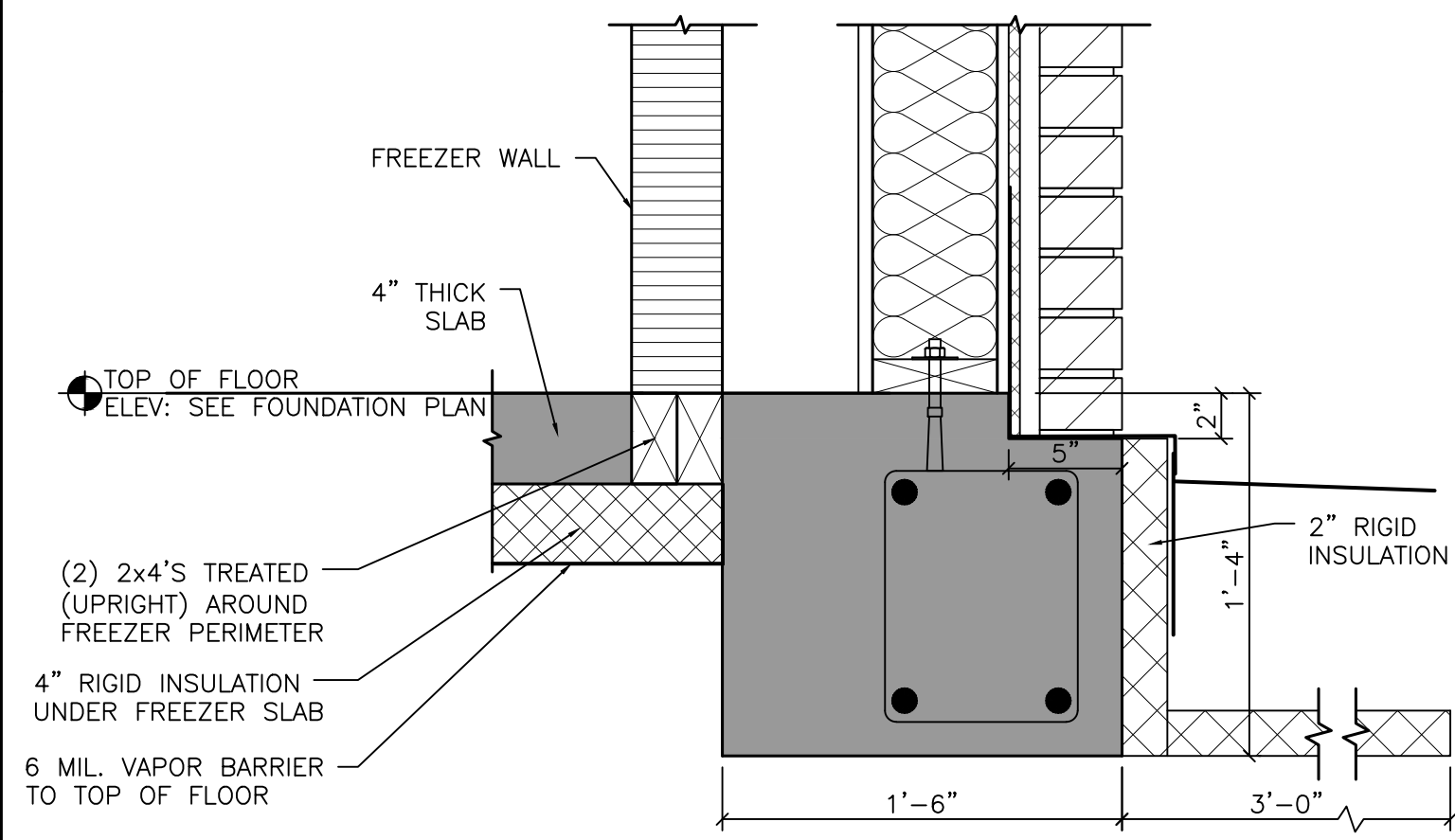
FREEZER FLOOR SLAB
SCALE: 1 1/2"=1'-0"

13
S2.0



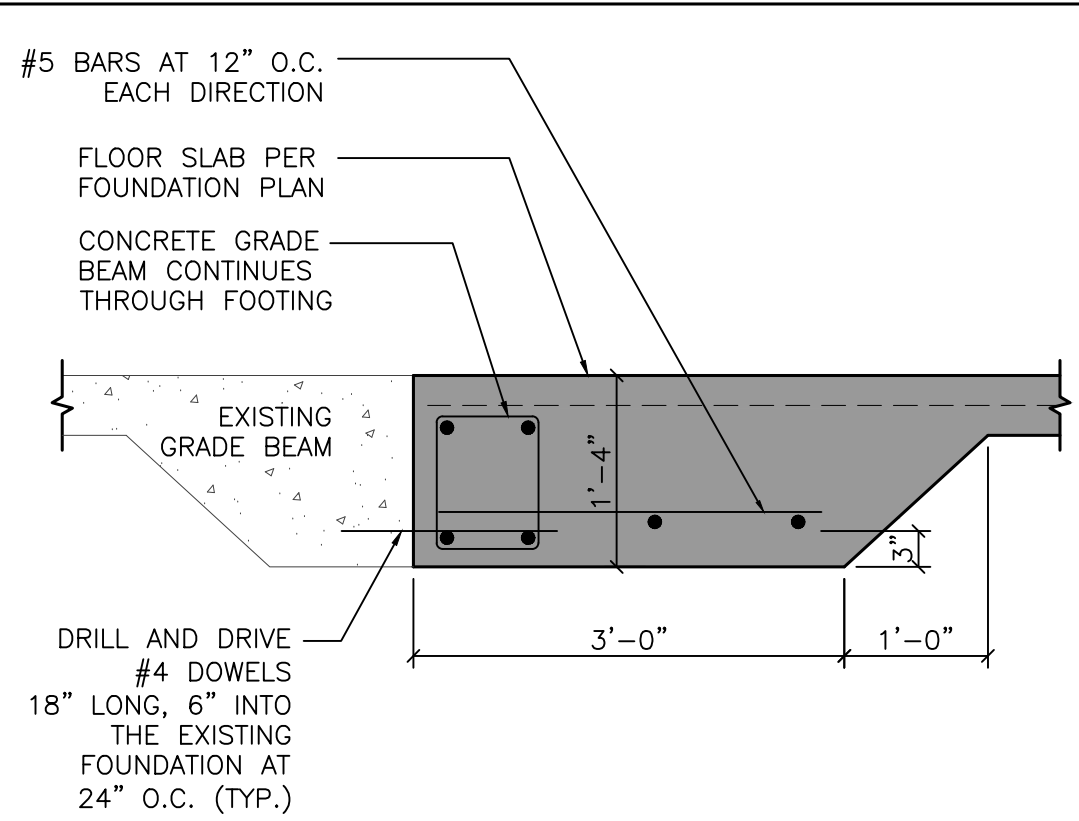
COOLER FLOOR SLAB
SCALE: 1 1/2"=1'-0"

14
S2.0



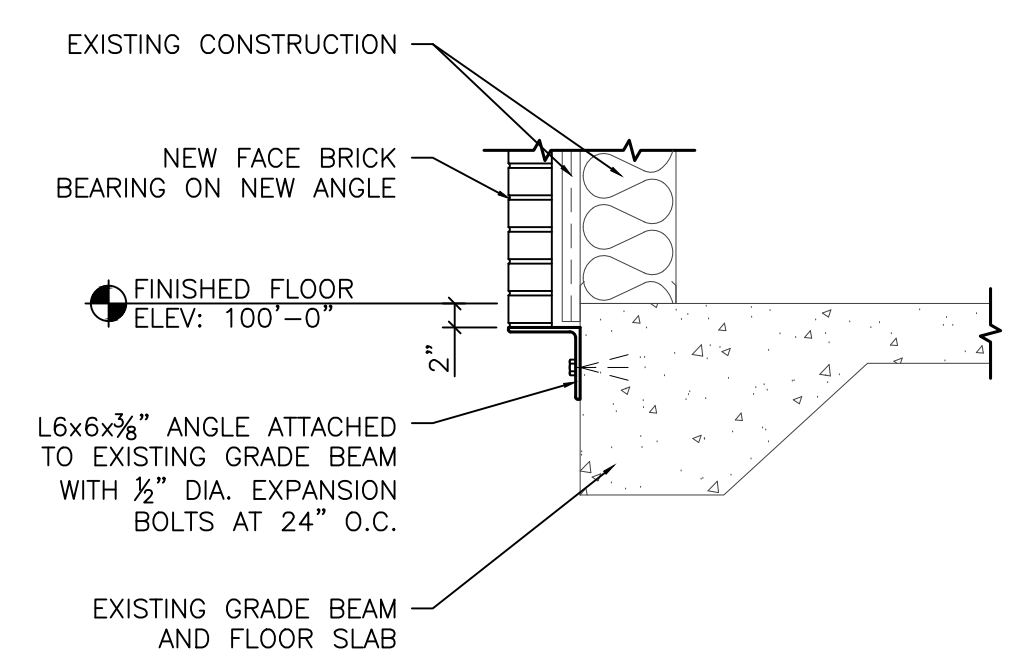
FREEZER FLOOR SLAB
SCALE: 1 1/2"=1'-0"

11
S2.0



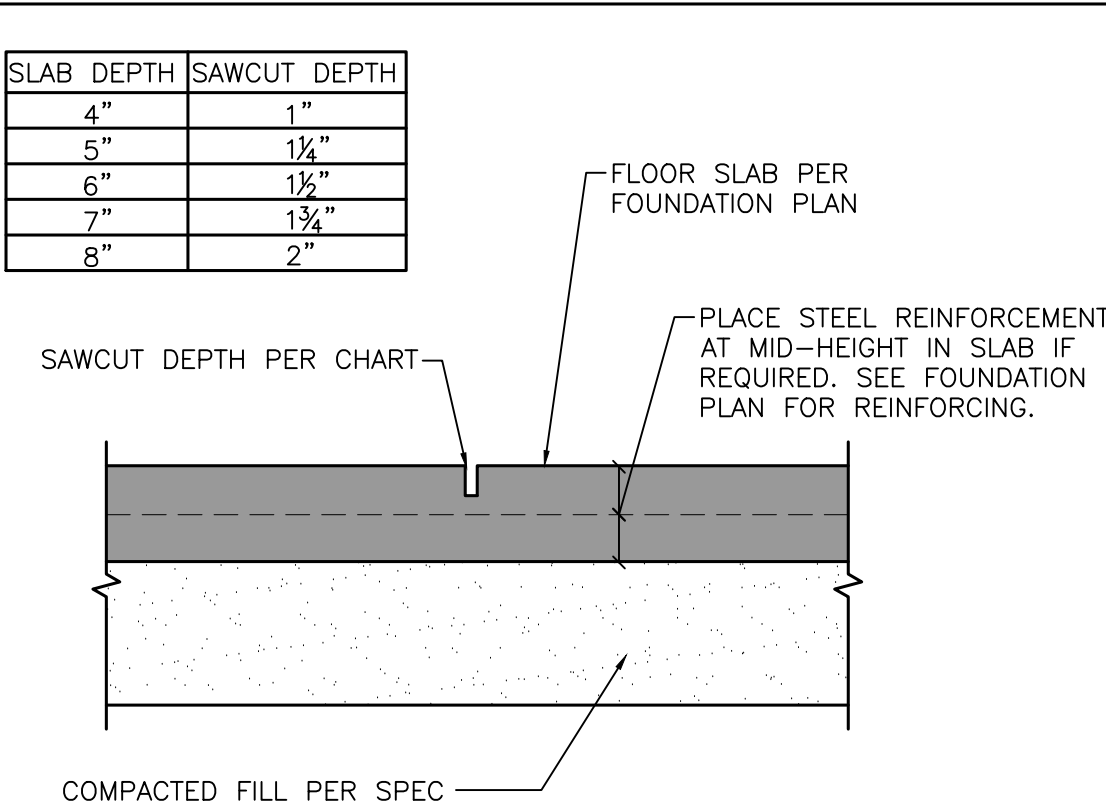
THICKENED EDGE AGAINST EXISTING
SCALE: 3/4"=1'-0"

9
S2.0



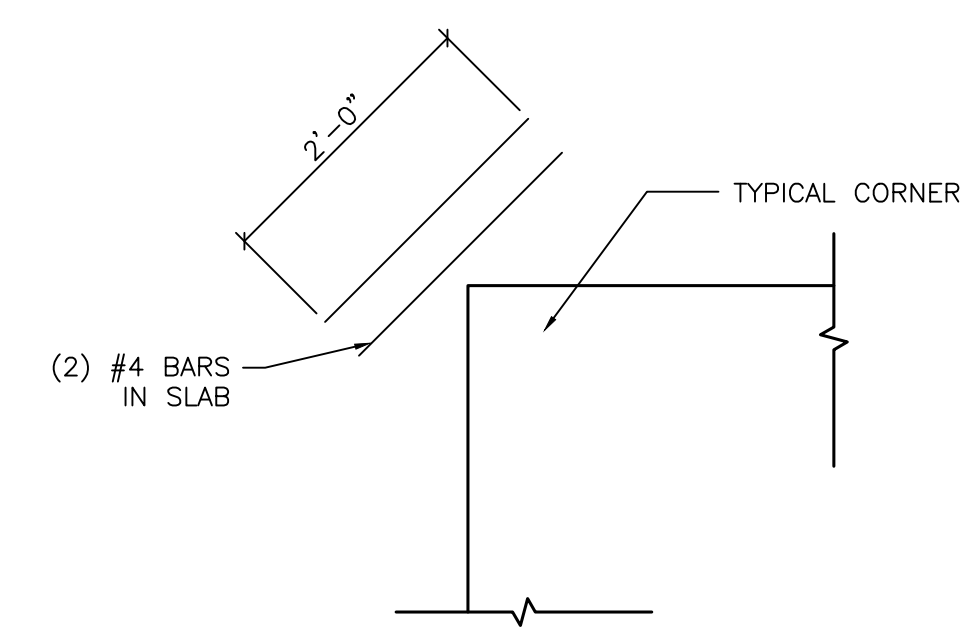
NEW ANGLE AGAINST EXISTING
SCALE: 3/4"=1'-0"

10
S2.0



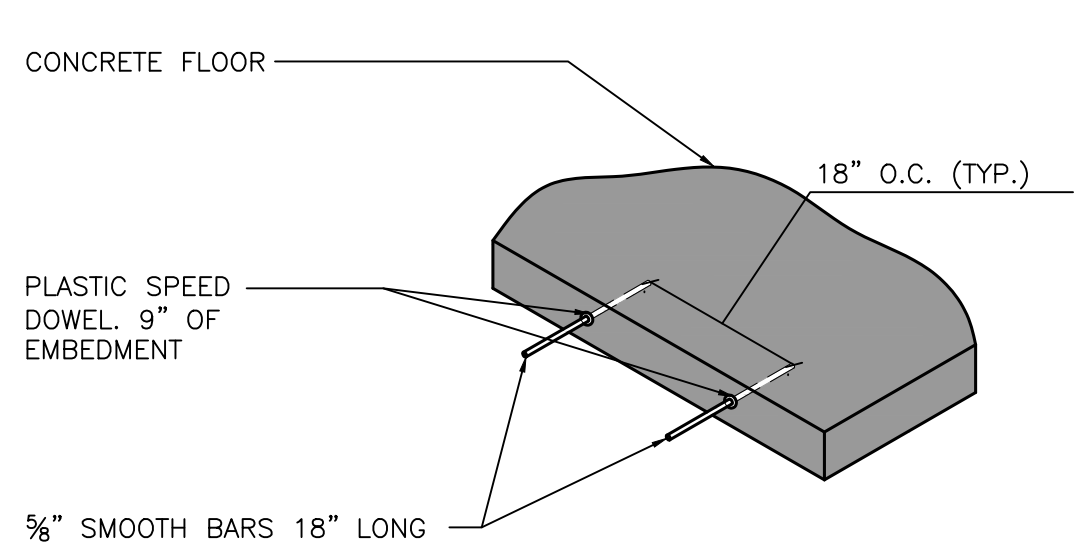
SAWCUT DETAIL
SCALE: 1 1/2"=1'-0"

5
S2.0



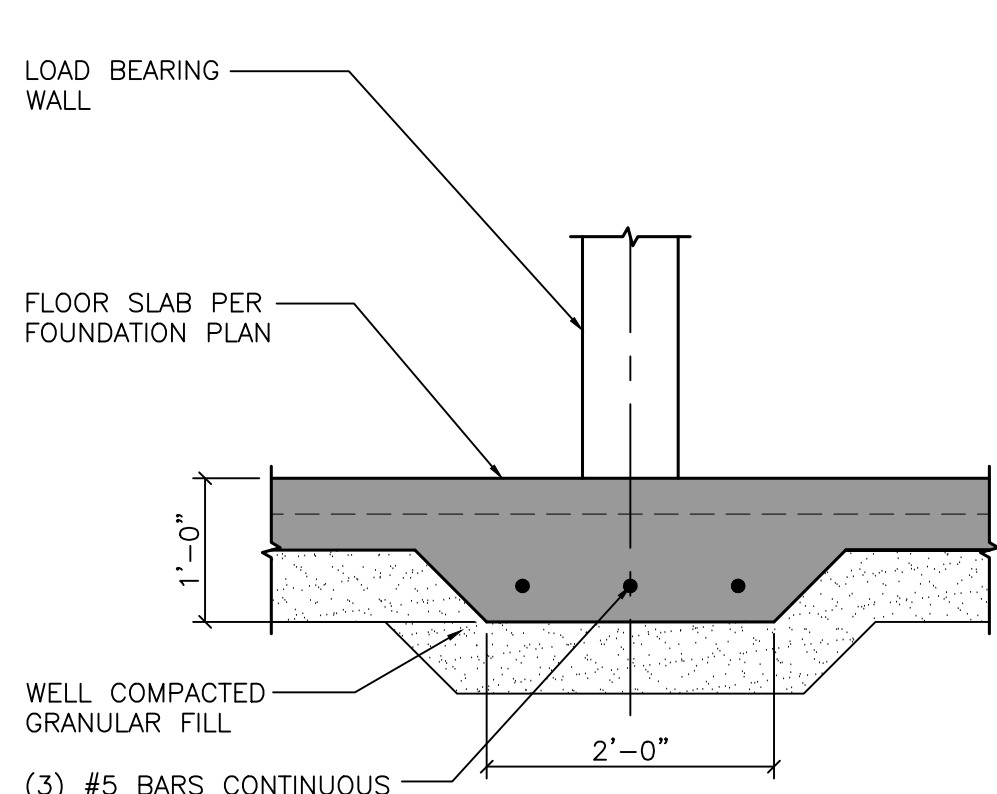
TYPICAL SLAB REINFORCEMENT
AT ALL REENTRANT CORNERS
SCALE: 3/4"=1'-0"

6
S2.0



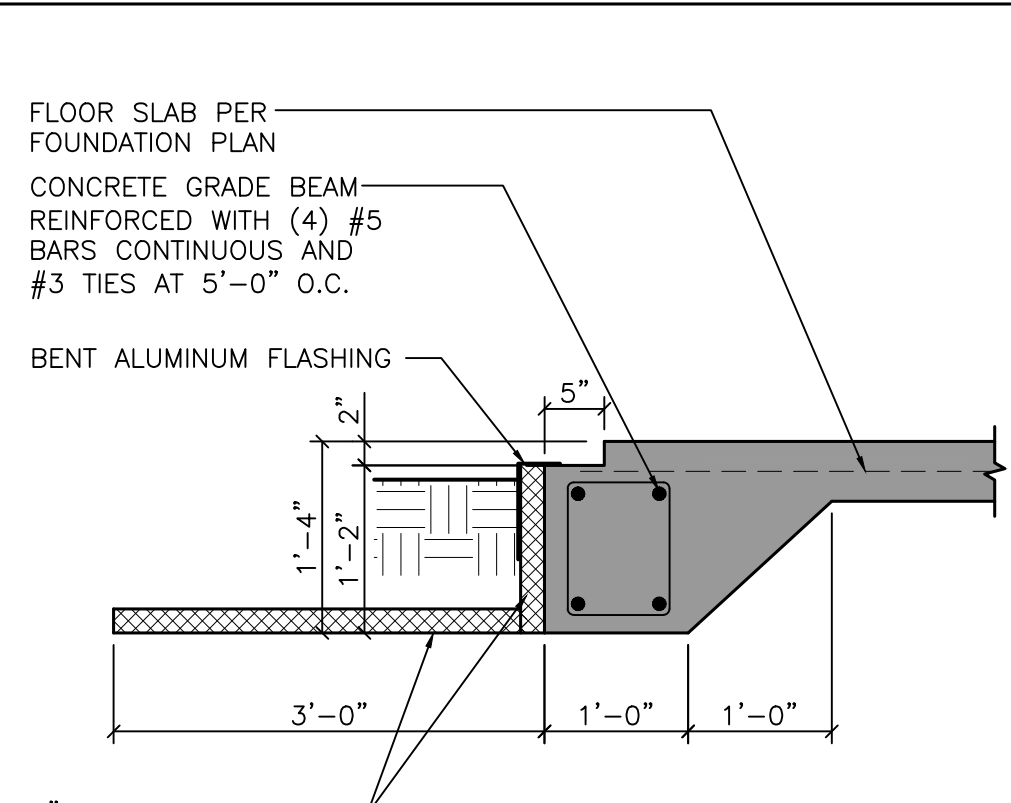
DOWEL CONSTRUCTION JOINT
SCALE: 1/2"=1'-0"

7
S2.0



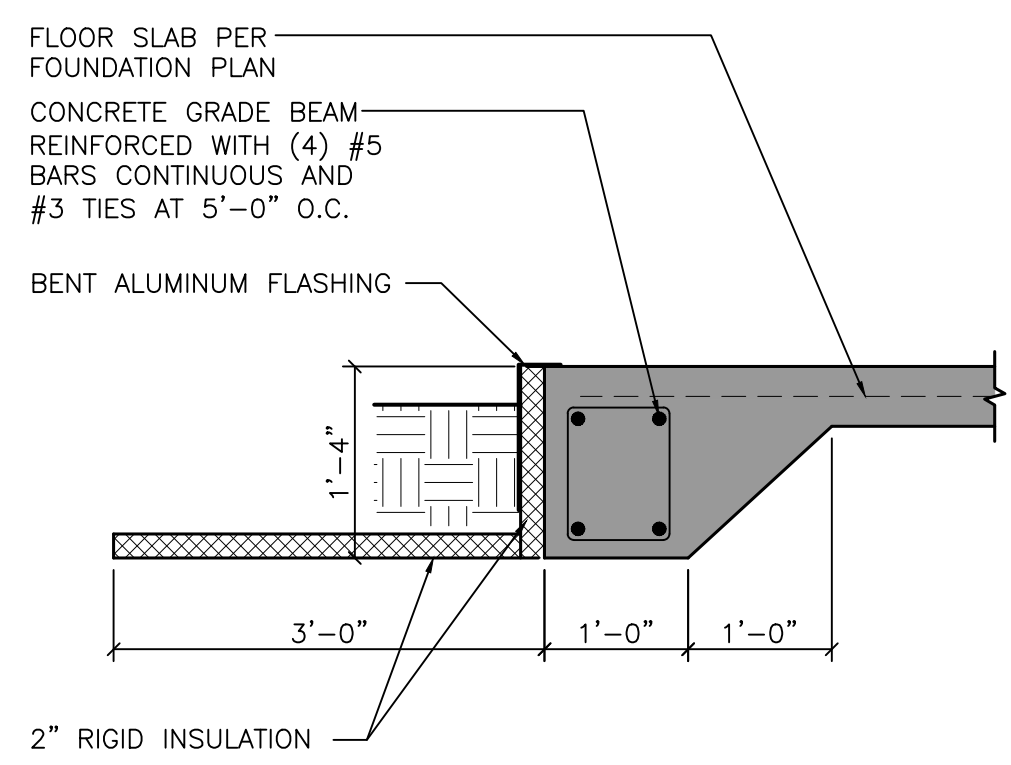
THICKENED SLAB
NOT TO SCALE

8
S2.0



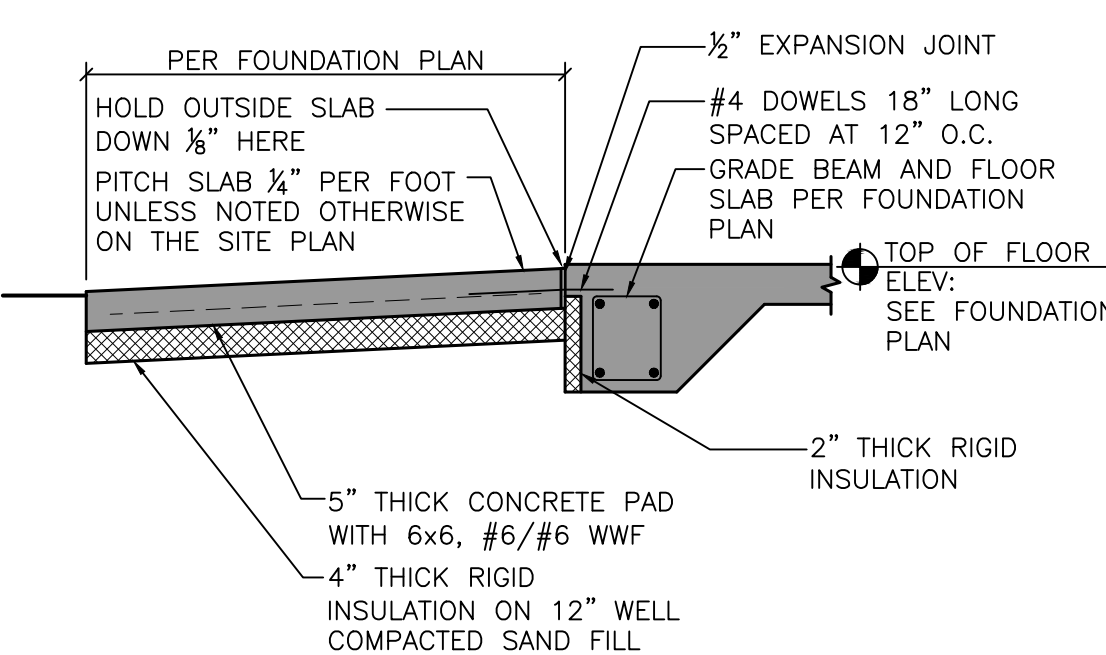
GRADE BEAM AT MASONRY
VENEER WITH INSULATION
SCALE: 3/4"=1'-0"

1
S2.0



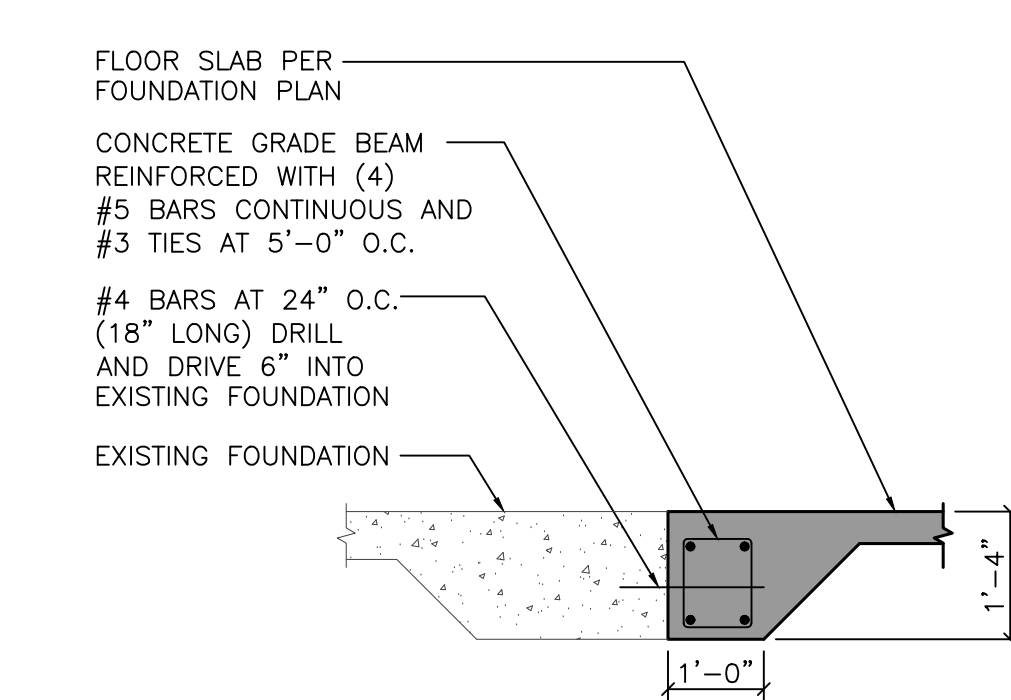
INSULATED GRADE BEAM
SCALE: 3/4"=1'-0"

2
S2.0



GRADE BEAM STOOP
SCALE: 1/2"=1'-0"

3
S2.0



SLAB CONNECTION TO EXISTING
SCALE: 1/2"=1'-0"

4
S2.0

BUILDING ADDITION FOR:

TIDY STORE

810 NORTH 14TH STREET
SHEBOYGAN

WISCONSIN: 53081

IED JOB NUMBER:	25038
JOB NUMBER:	-
IED PROJECT MANAGER:	C. DUESCHER
DRAWN BY:	T. JOHNSON
ISSUED DATE:	APRIL 1, 2025

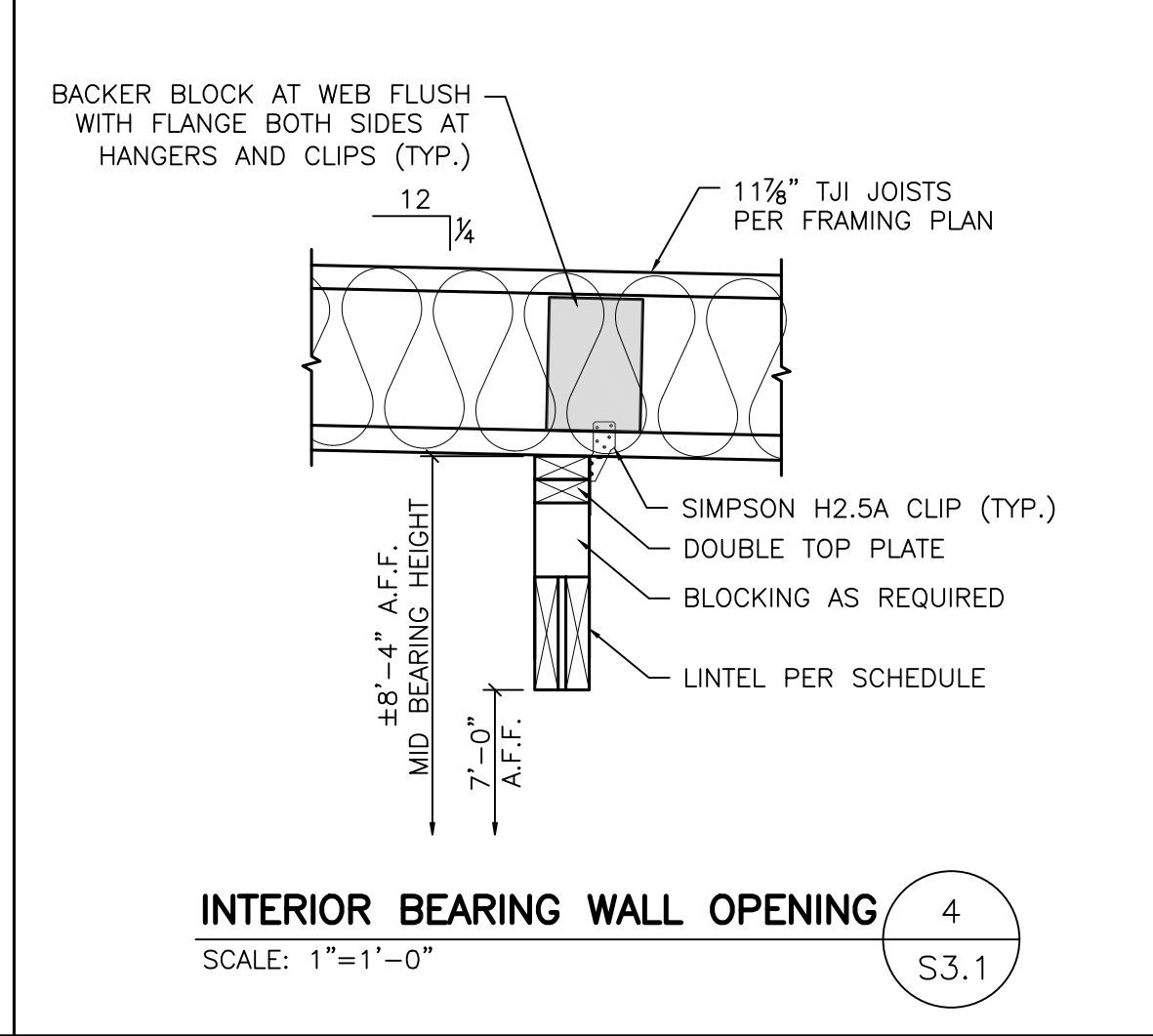
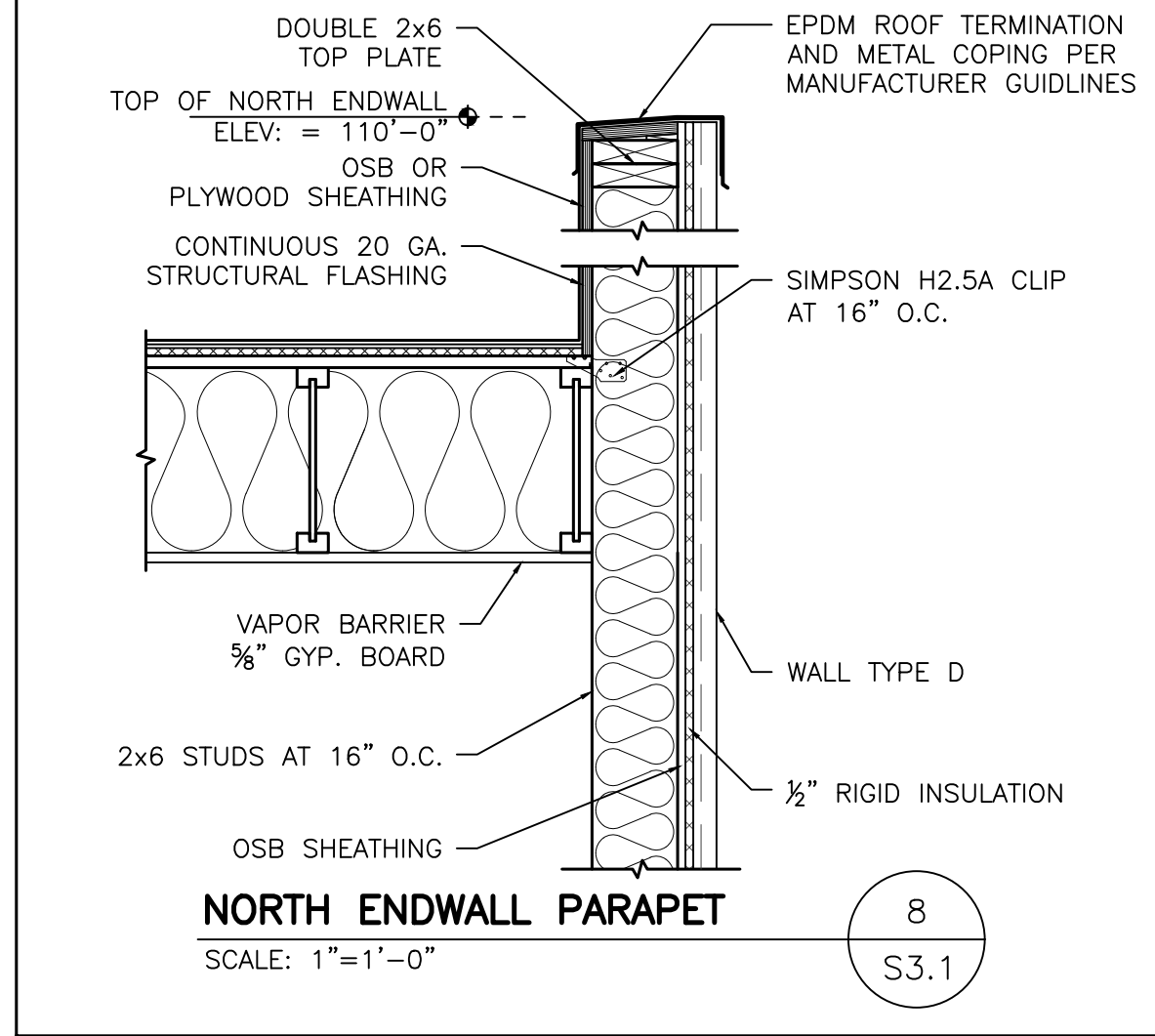
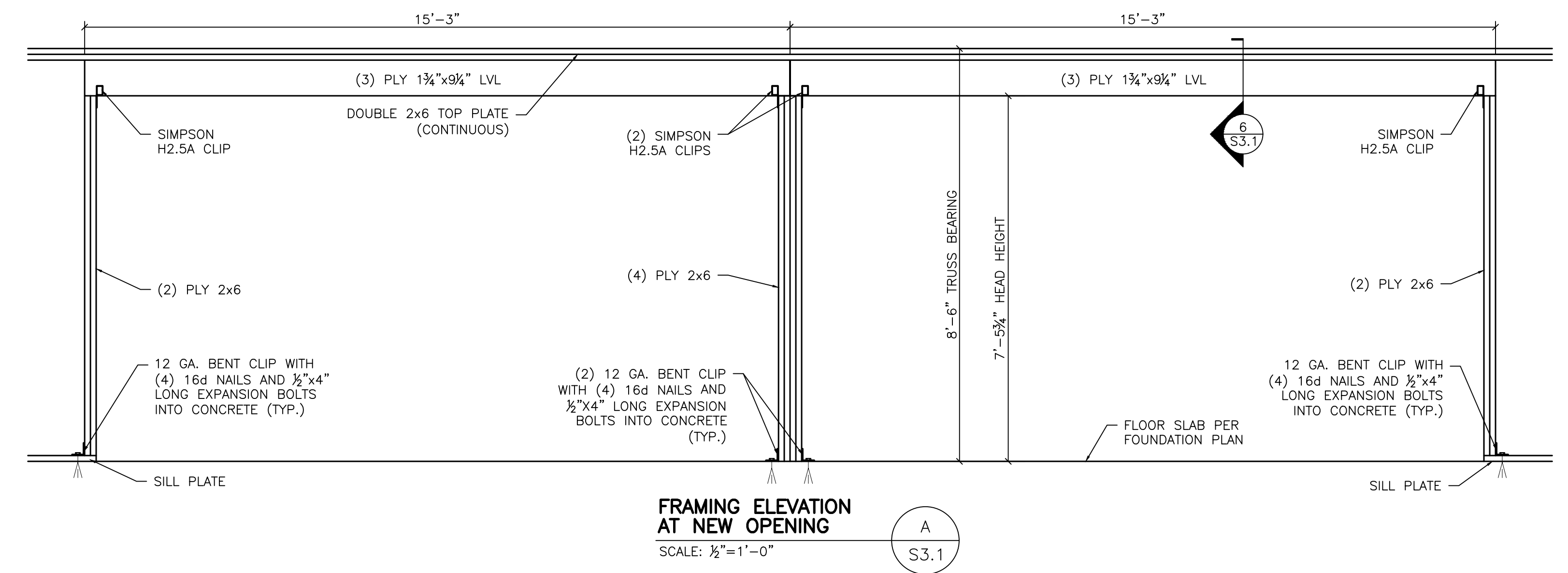
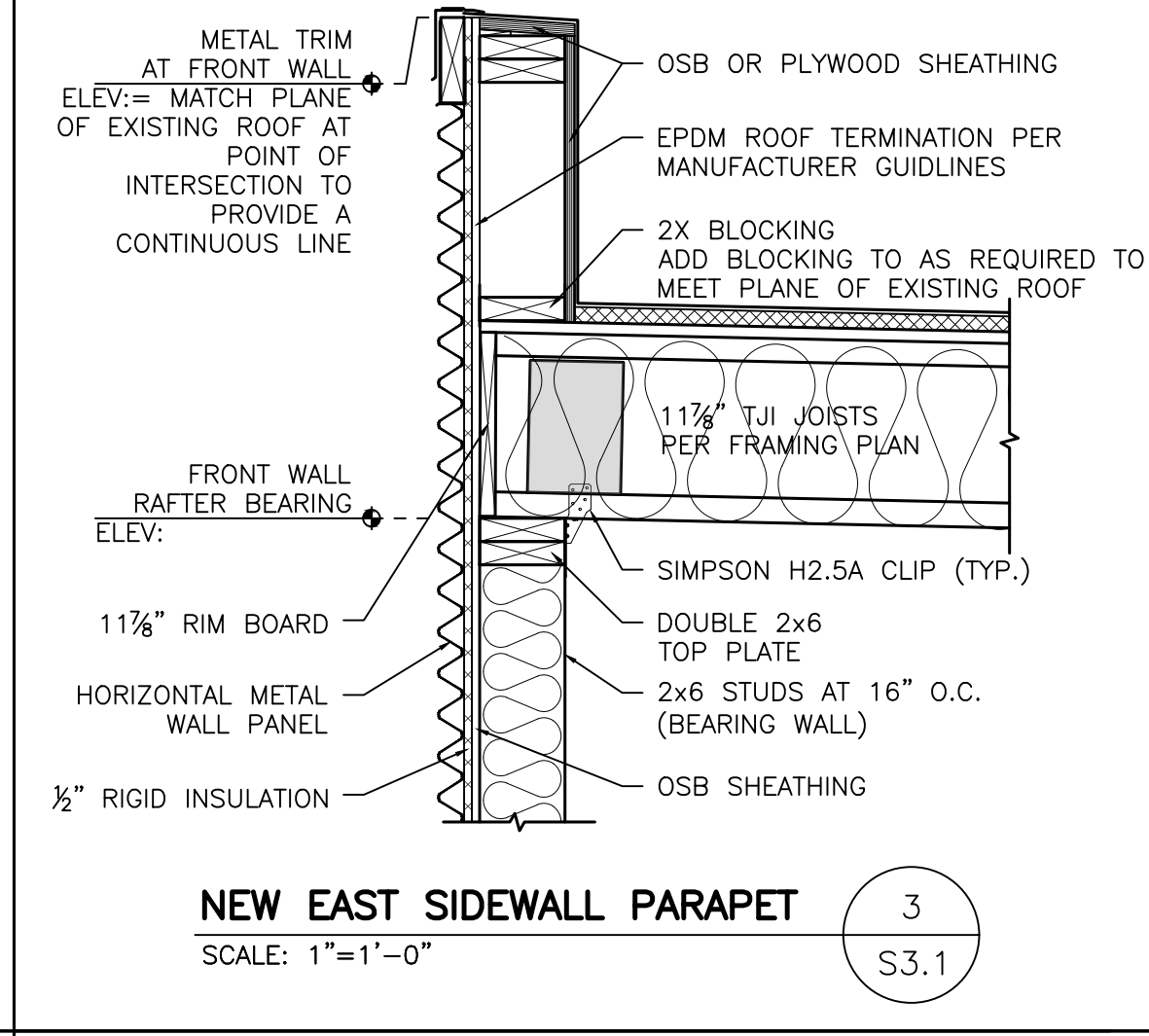
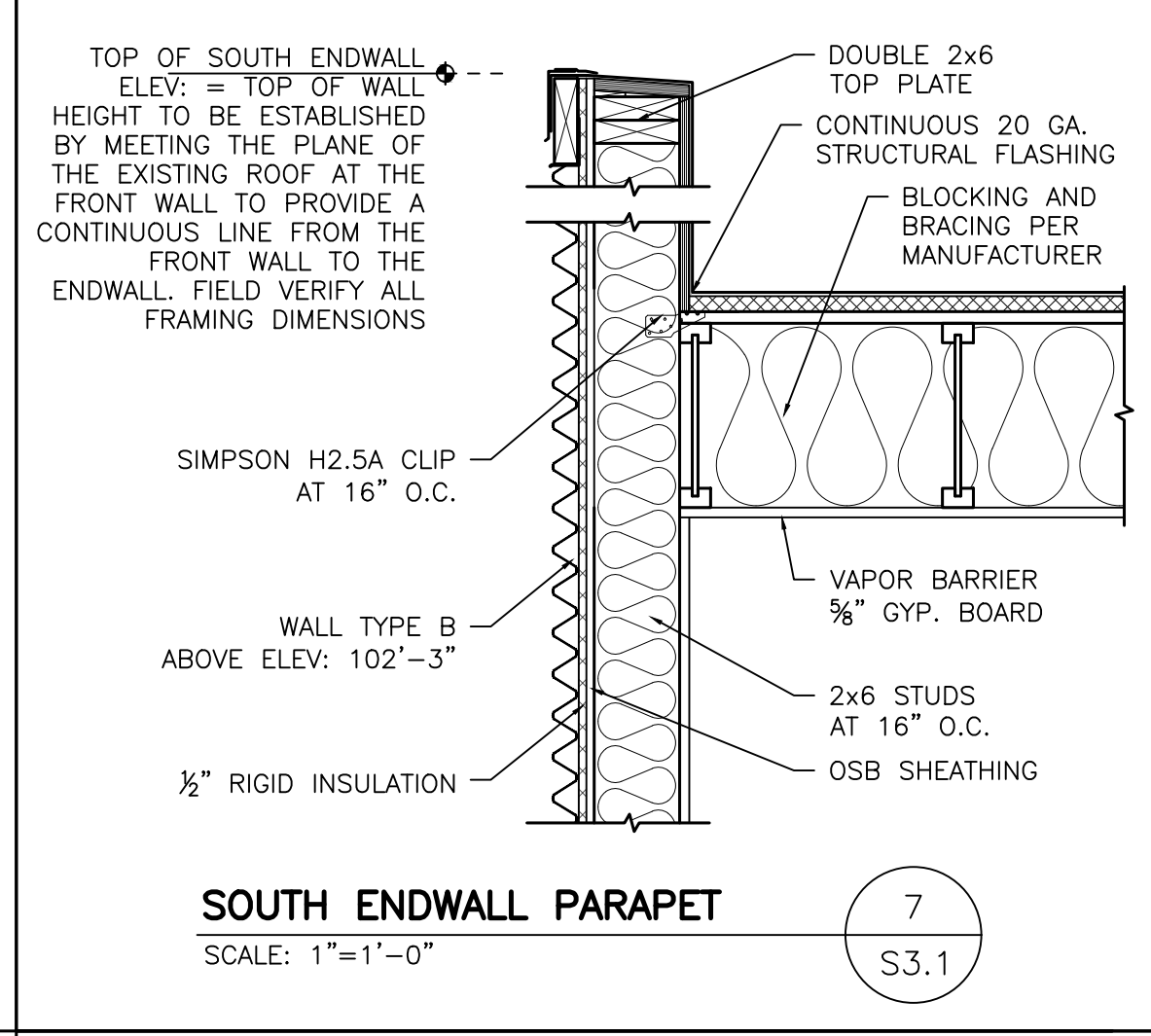
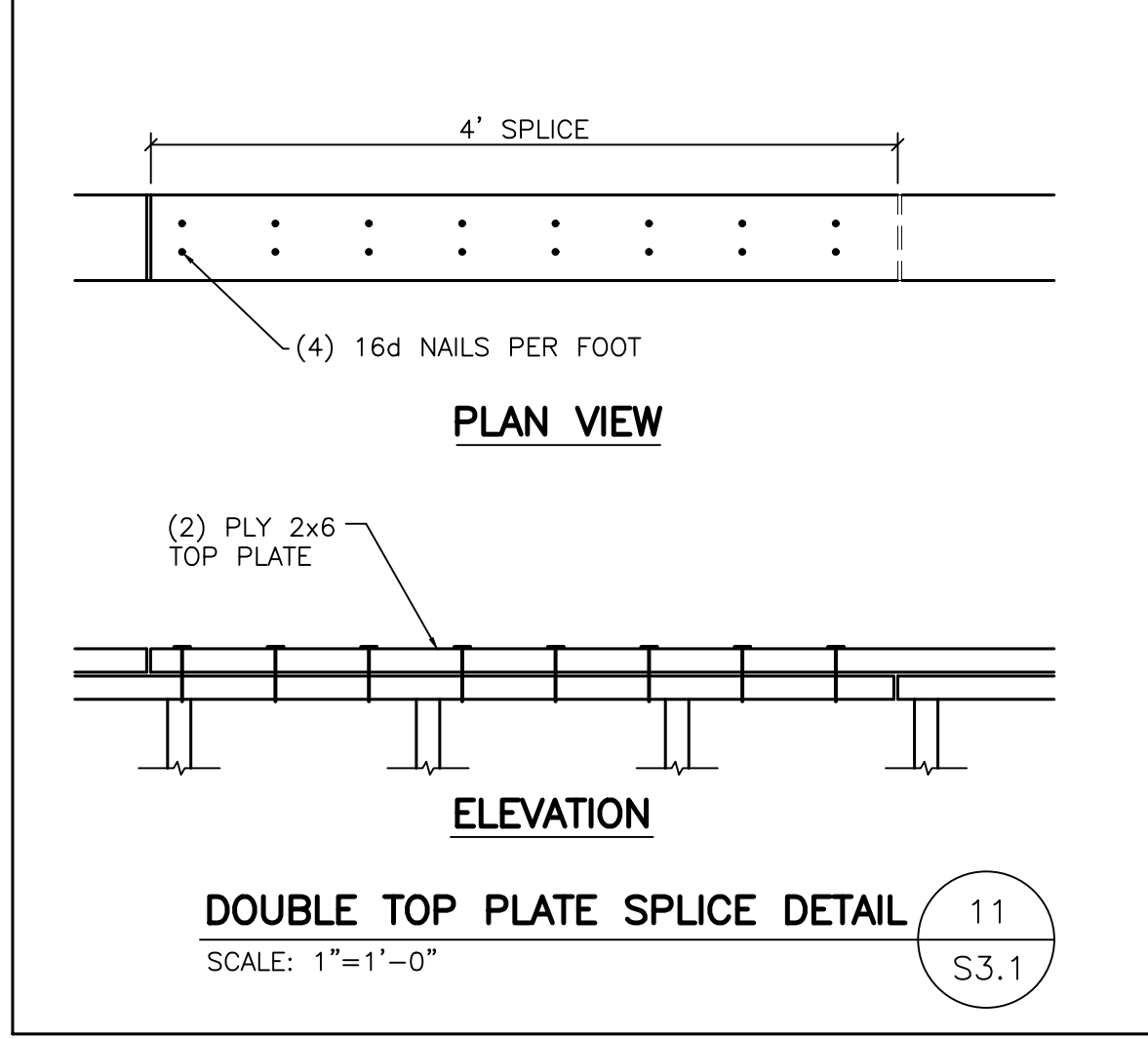
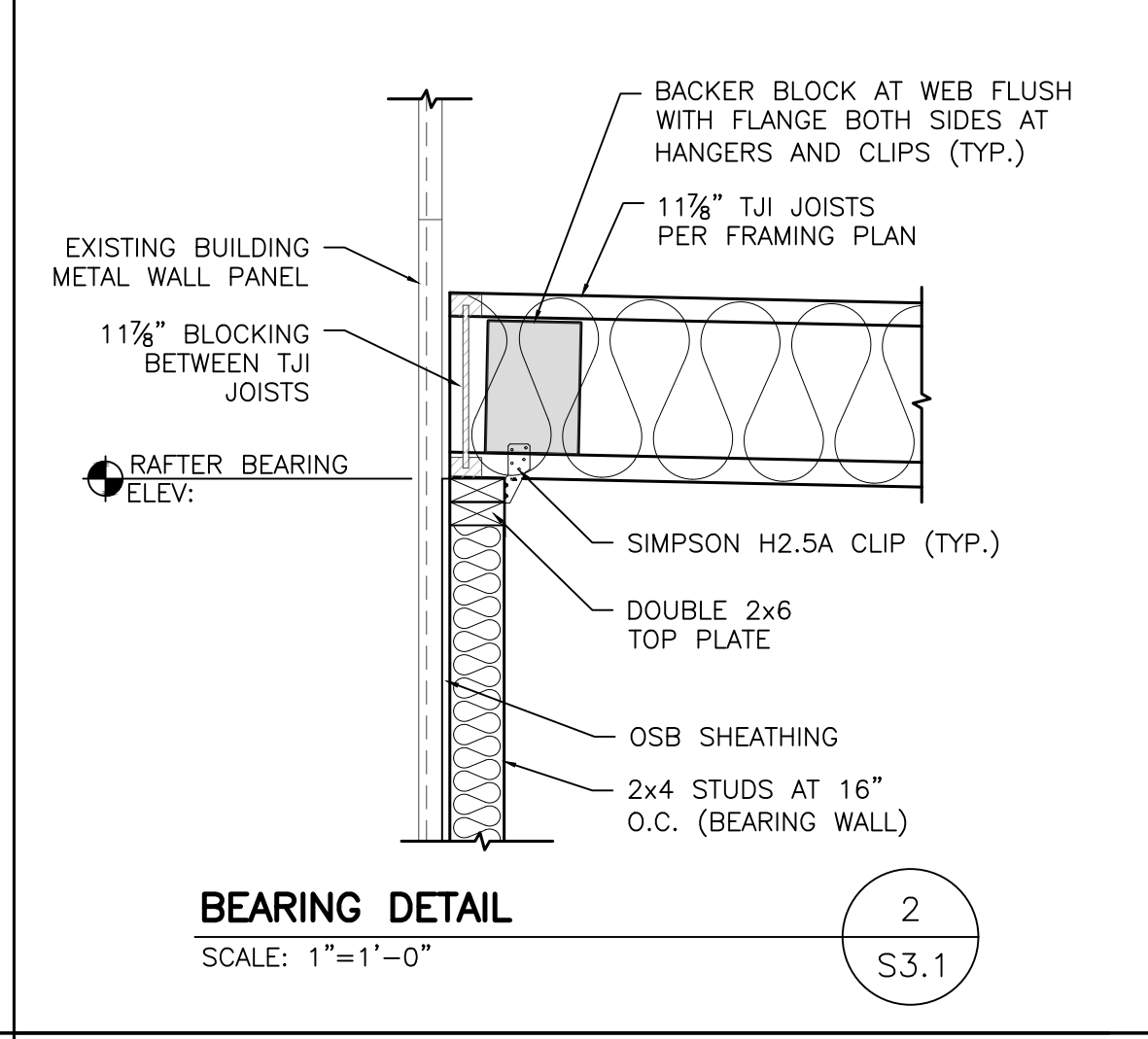
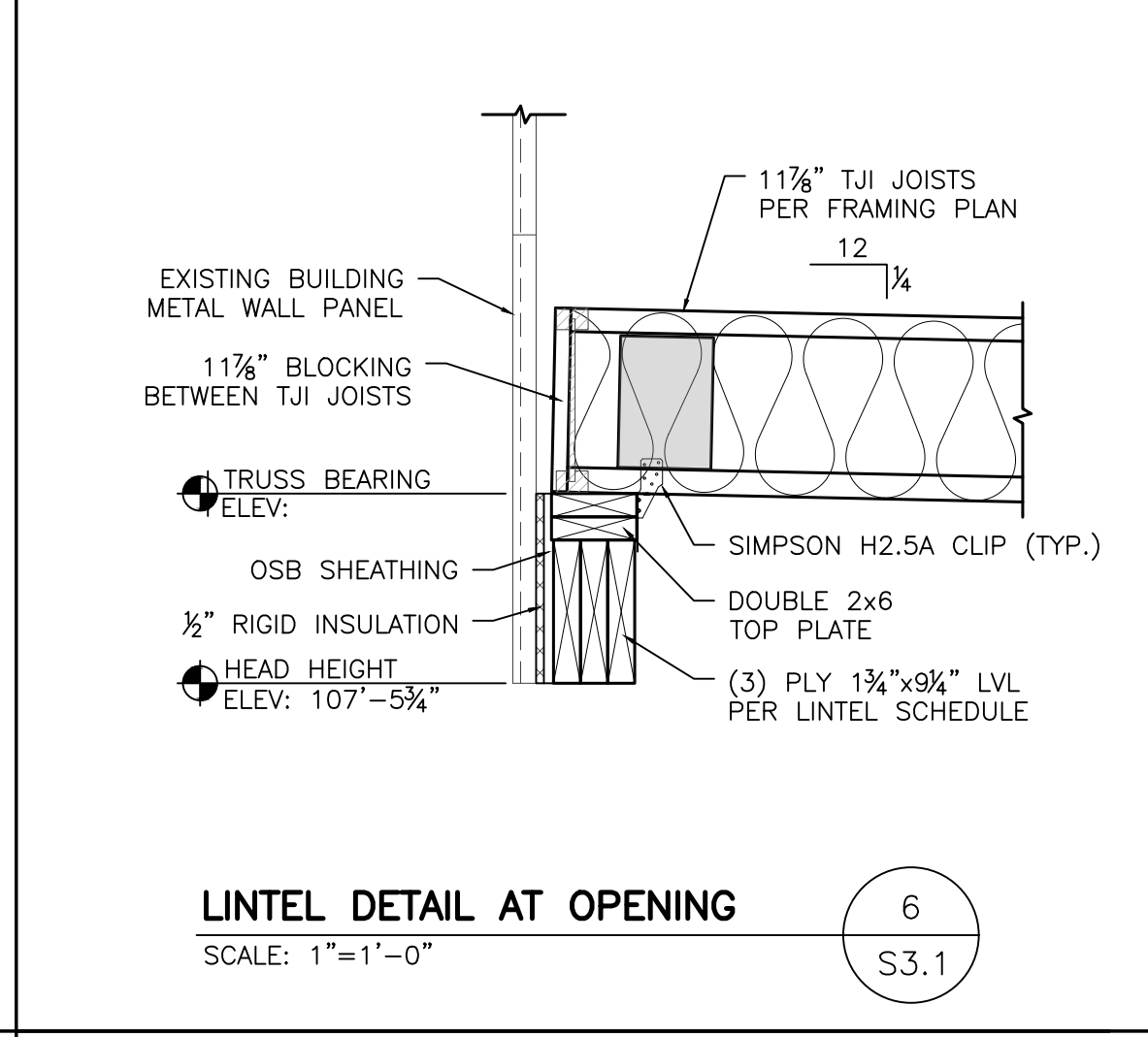
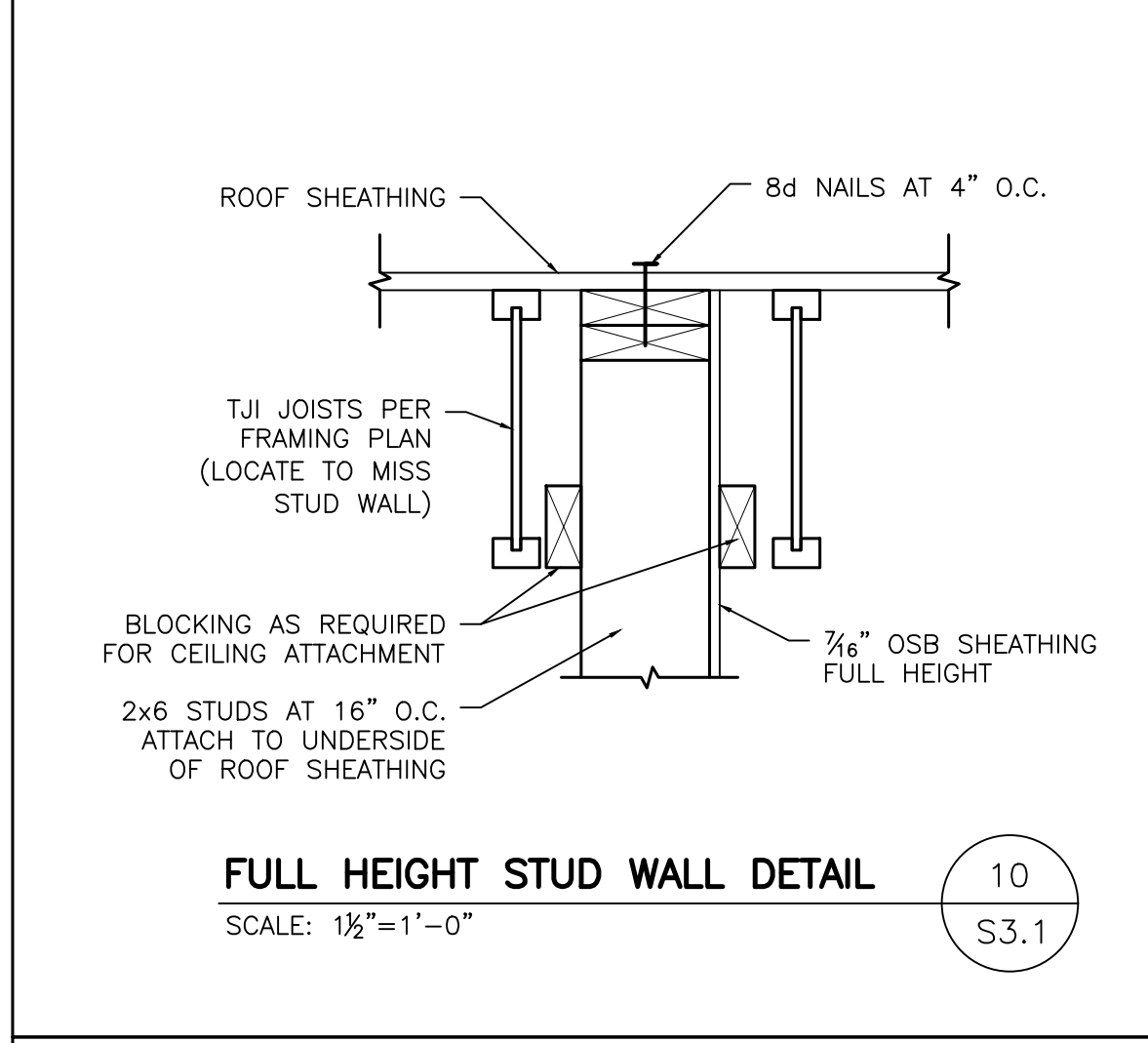
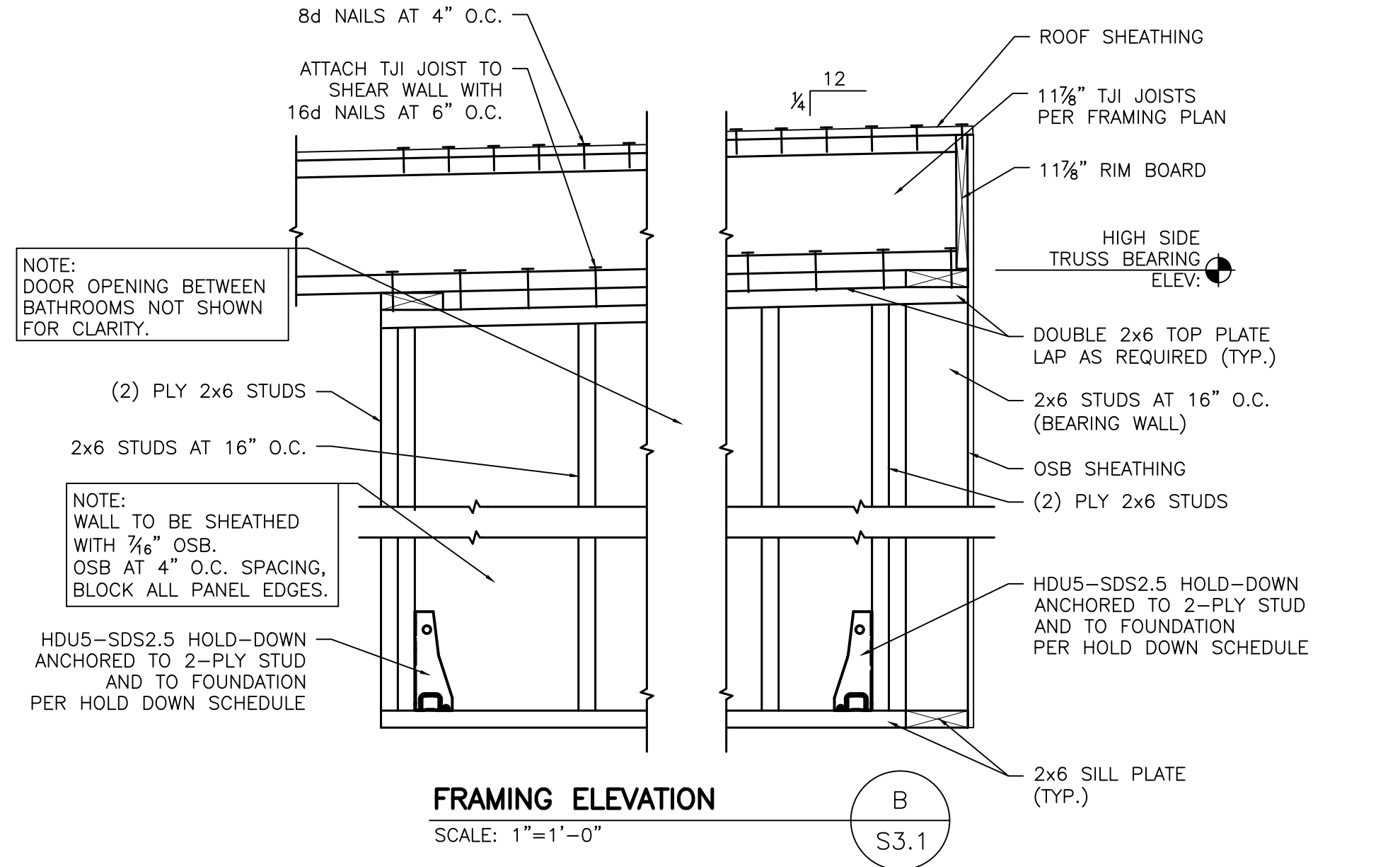
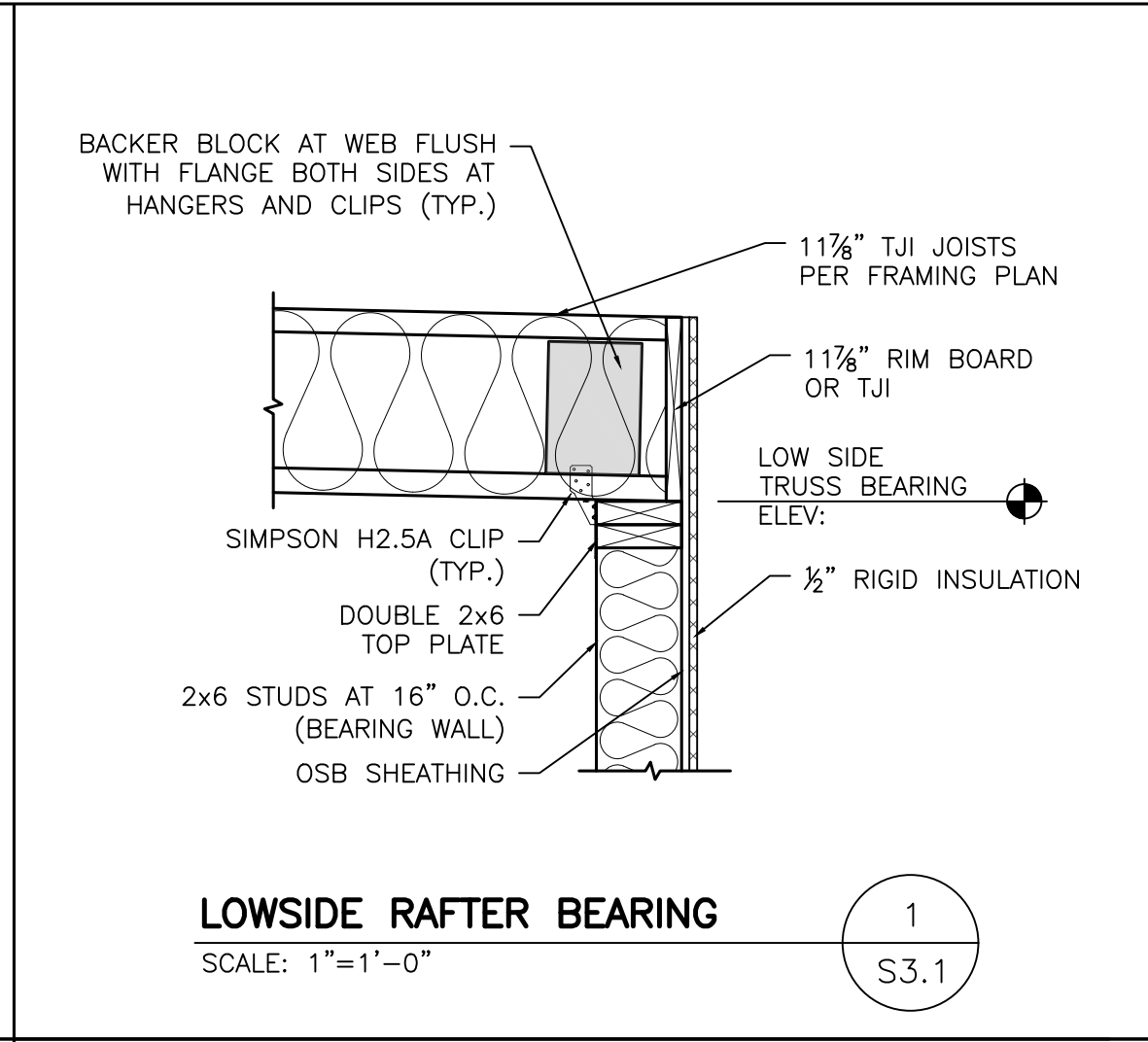
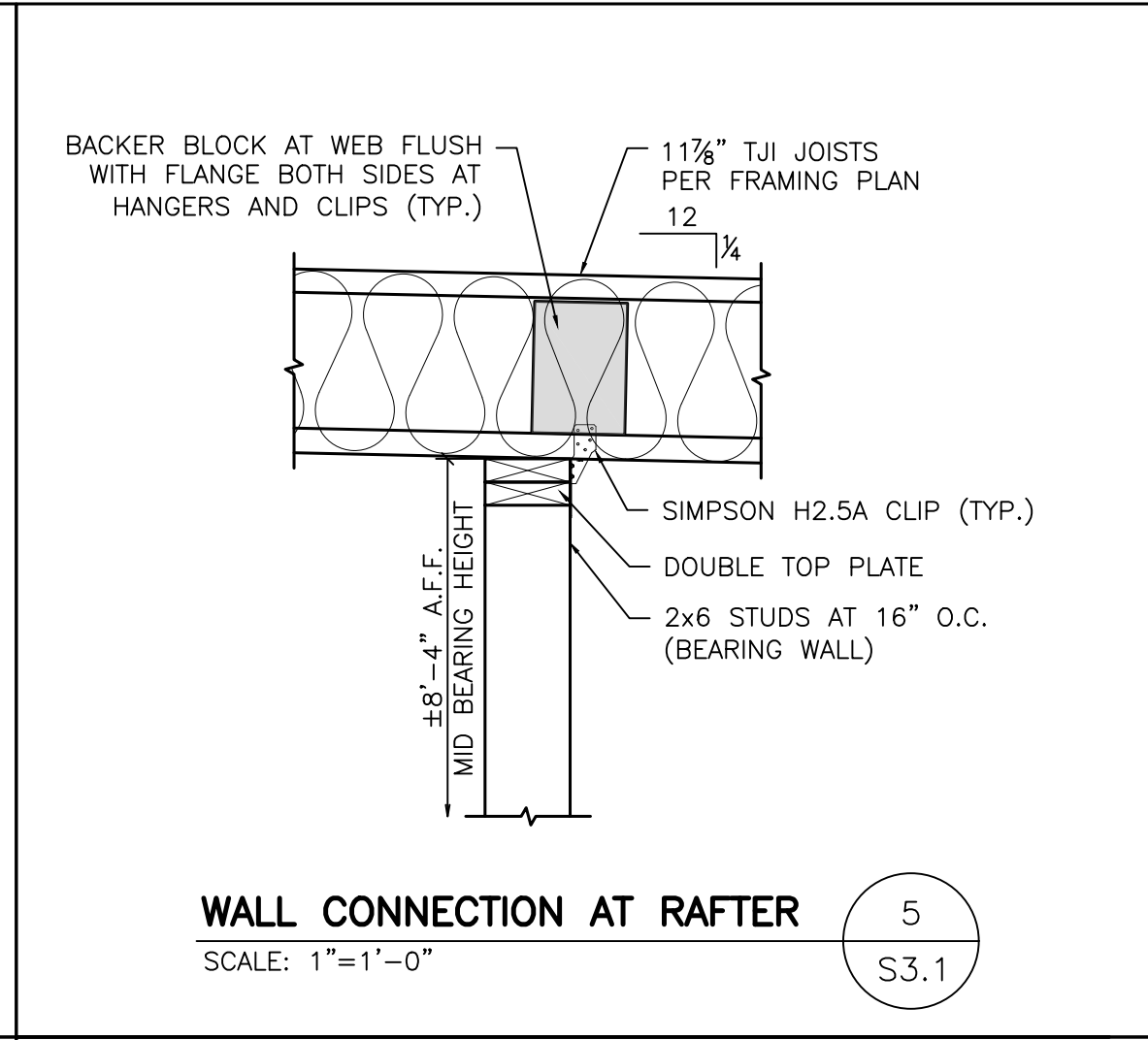
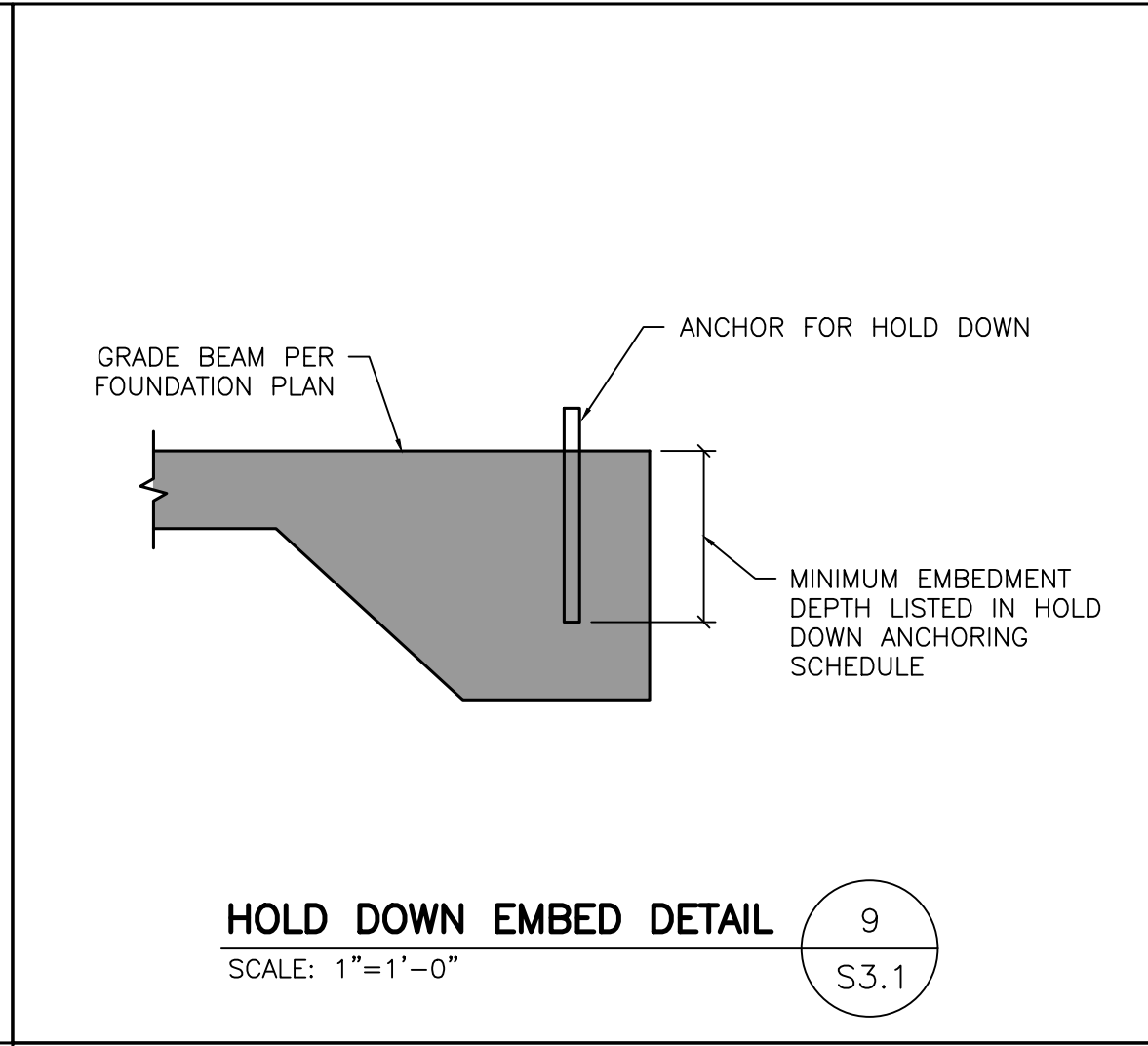
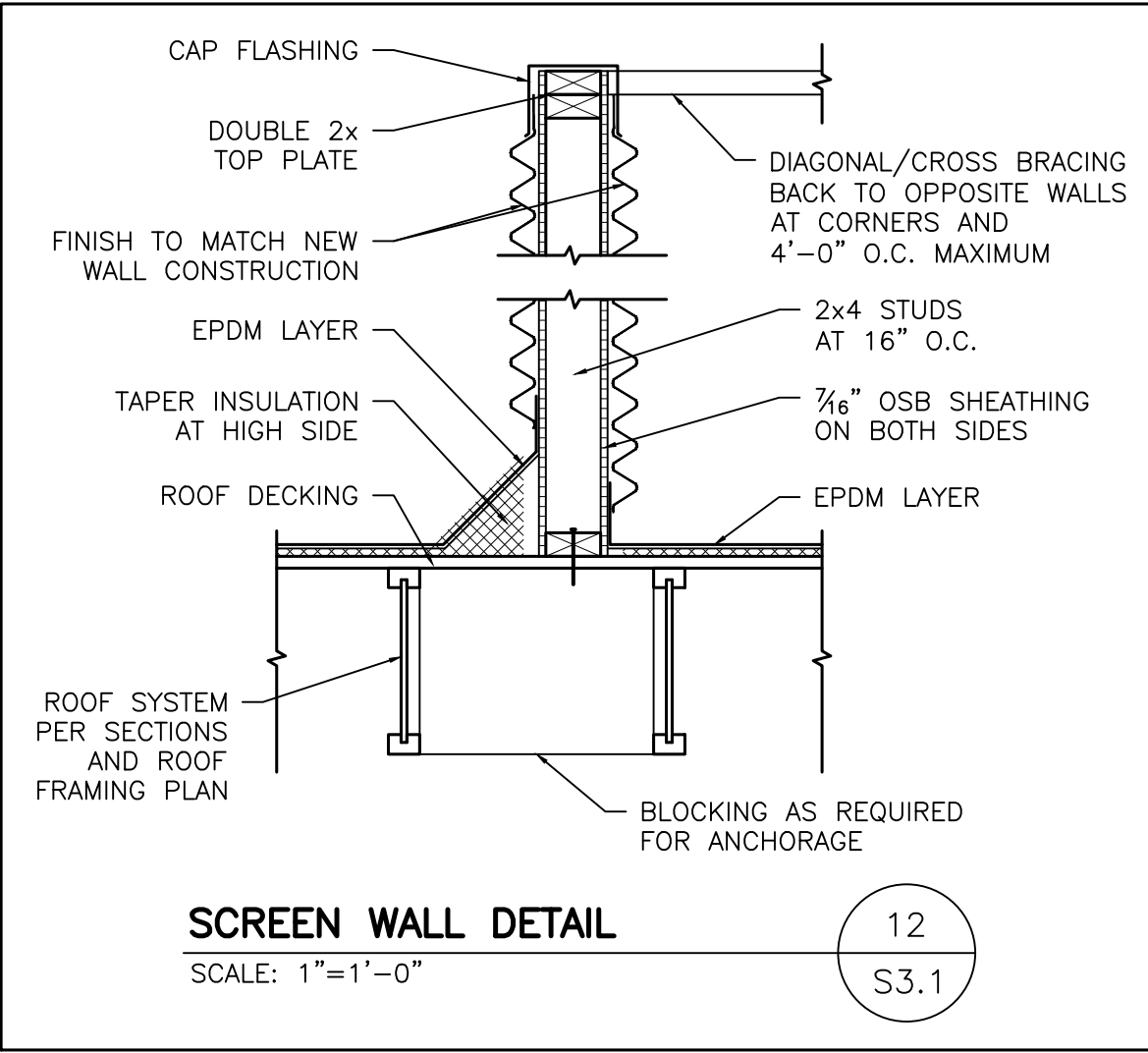
NO.	REVISIONS	DATE
-	-	-

ISSUED FOR:

☐ PRELIMINARY

☐ DESIGN REVIEW

☒ CONSTRUCTION



WISCONSIN: 53081

BUILDING ADDITION FOR:

TIDY STORE

810 NORTH 14TH STREET
SHEBOYGAN

IED JOB NUMBER:	25038
JOB NUMBER:	-
IED PROJECT MANAGER:	C. DUESCHER
DRAWN BY:	T. JOHNSON
ISSUED DATE:	APRIL 1, 2025

NO.	REVISIONS	DATE
-	-	-

ISSUED FOR:

- ☐ PRELIMINARY
- ☐ DESIGN REVIEW
- ☒ CONSTRUCTION

SHEET:



810 NORTH 14TH STREET
SHEBOYGAN

TIDY STORE

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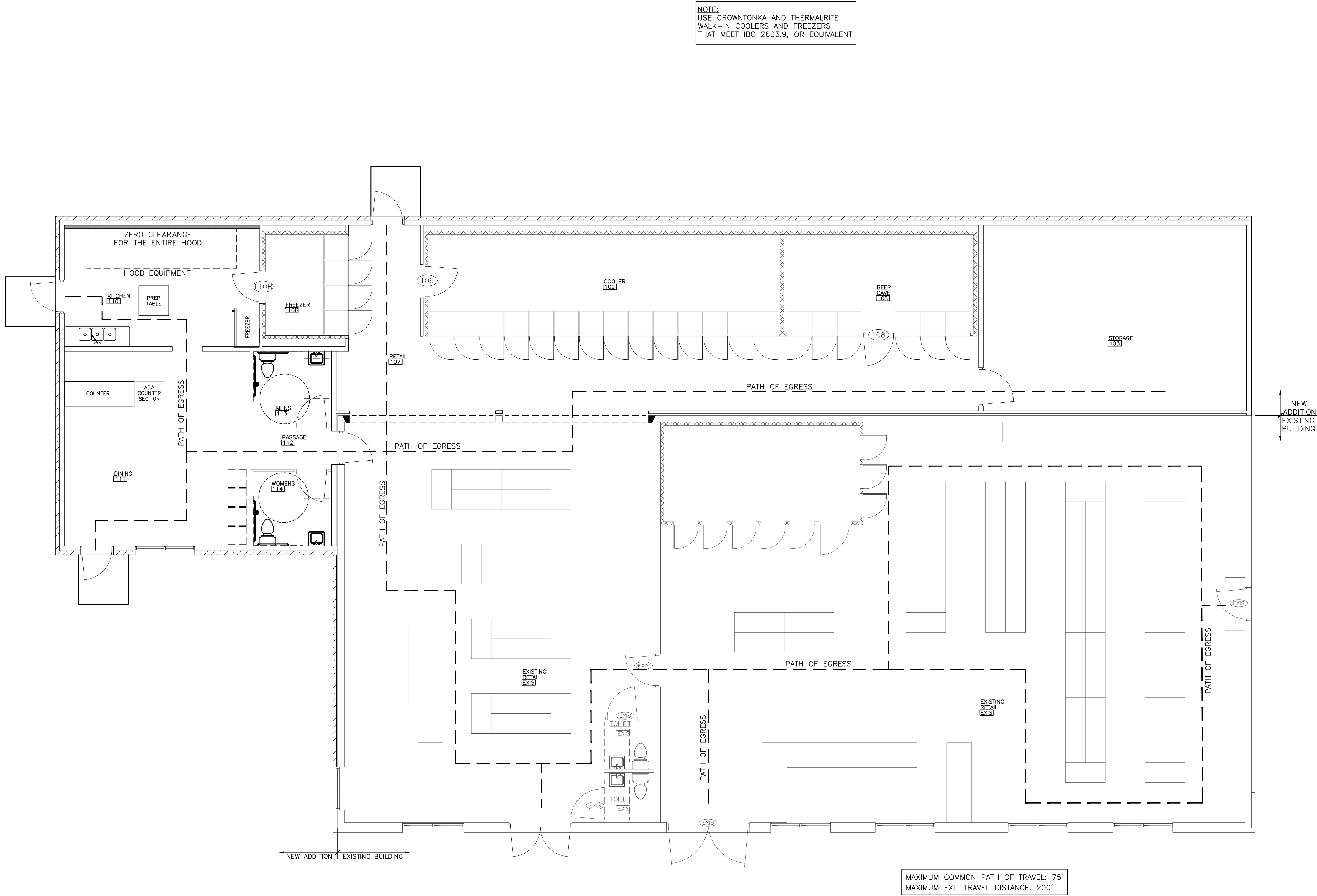
☐ PRELIMINARY
☐ DESIGN REVIEW
☒ CONSTRUCTION

SHEET:





WISCONSIN, 53081



FURNITURE, FIXTURE, AND
EQUIPMENT PLAN, PATH OF EGRESS
SCALE: 3/16"=1'-0"

BUILDING ADDITION FOR:

TIDY STORE

810 NORTH 14TH STREET
SHEBOYGAN

IED JOB NUMBER: 25038
JOB NUMBER: -
IED PROJECT MANAGER: C. DUESCHER
DRAWN BY: T. JOHNSON
ISSUED DATE: APRIL 1, 2025

NO.	REVISIONS	DATE
-	-	-

ISSUED FOR:
☐ PRELIMINARY
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☒ CONSTRUCTION

SHEET:



BUILDING ADDITION FOR:
TIDY STORE
810 NORTH 14TH STREET
SHEBOYGAN

IED JOB NUMBER: 25038

JOB NUMBER: -

IED PROJECT MANAGER: C. DUESCHER

DRAWN BY: T. JOHNSON

ISSUED DATE: APRIL 1, 2025

[illegible]

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SHEET: _____

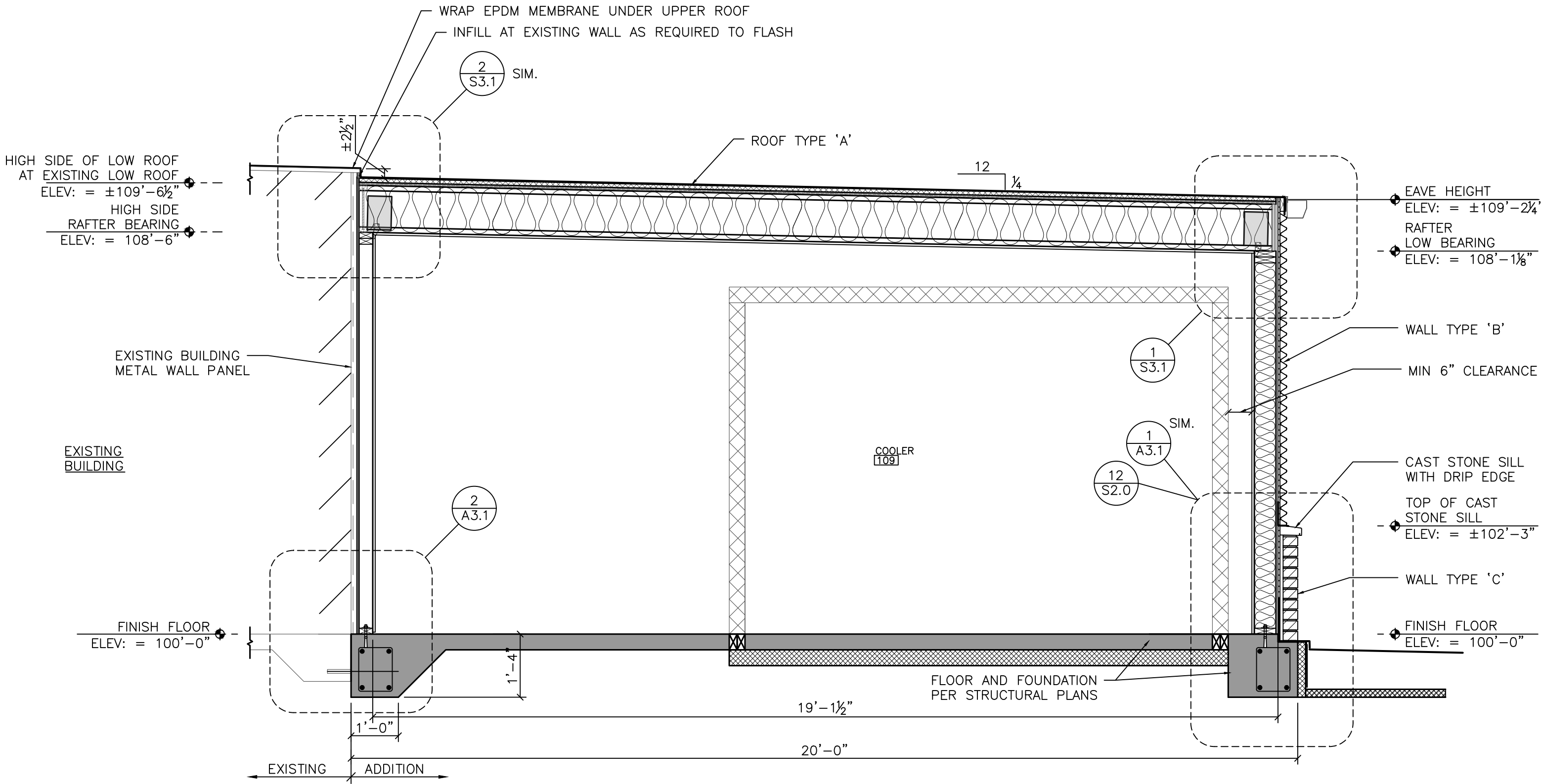




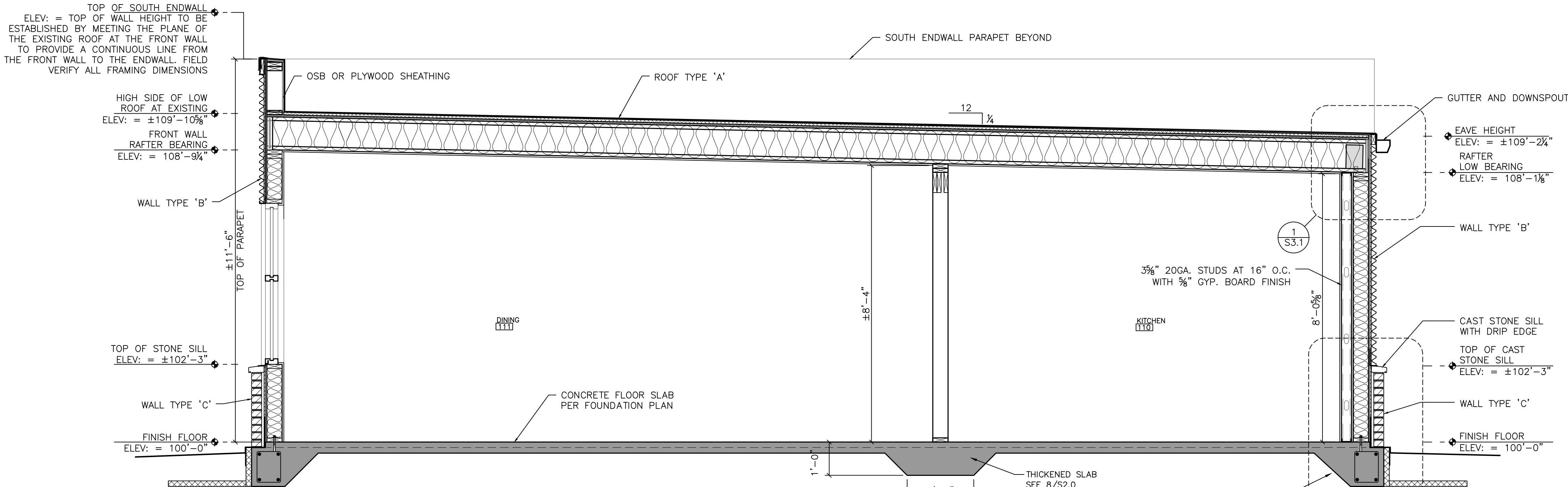
WALL AND ROOF TYPE SCHEDULE	
LETTER	DESCRIPTION
A	60mil FULLY ADHERED EPDM ROOFING 1" RIGID INSULATION (R5) 3/4" PLYWOOD ROOF DECK 1 1/2" TJI JOISTS R-38 INSULATION 6mil POLY VAPOR BARRIER WITH TAPED JOINTS 3/8" GYP. BOARD
B	HORIZONTAL METAL WALL PANEL AIR AND WATER BARRIER 1/2" RIGID INSULATION (R3) 7/16" OSB SHEATHING R-21 BATT INSULATION 2x6 STUDS AT 16" O.C. 6mil VAPOR BARRIER WITH TAPED JOINTS 3/8" GYP. BOARD
C	BRICK VENEER TO MATCH EXISTING WITH AIR SPACE AIR AND WATER BARRIER 1/2" RIGID INSULATION (R3) 7/16" OSB SHEATHING R-21 BATT INSULATION 2x6 STUDS AT 16" O.C. 6mil VAPOR BARRIER WITH TAPED JOINTS 3/8" GYP. BOARD
D	METAL WALL PANEL TO MATCH EXISTING AIR AND WATER BARRIER 1/2" RIGID INSULATION (R3) 7/16" OSB SHEATHING R-21 BATT INSULATION 2x6 STUDS AT 16" O.C. 6mil VAPOR BARRIER WITH TAPED JOINTS 3/8" GYP. BOARD

NOTE:
INSTALL BLOCKING AND BRACING AS REQUIRED
BY TJI MANUFACTURER INSTALLATION GUIDELINES.

VERIFY REQUIREMENTS PRIOR TO CONSTRUCTION.



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



BUILDING SECTION 'B'
SCALE: 1/2"=1'-0"

WISCONSIN 53081

BUILDING ADDITION FOR:

TIDY STORE

810 NORTH 14TH STREET
SHEBOYGAN

IED JOB NUMBER:	25038
JOB NUMBER:	-
IED PROJECT MANAGER:	C. DUESCHER
DRAWN BY:	T. JOHNSON
ISSUED DATE:	APRIL 1, 2025

NO.	REVISIONS	DATE
-	-	-

- ISSUED FOR:
- ☐ PRELIMINARY
 - ☐ DESIGN REVIEW
 - ☒ CONSTRUCTION

SHEET:

SHEET: