

Monday, August 31, 2026

Attn: Watertown Plan Commission

RE: Evald Moulding building addition

Please refer to included drawings for information on proposed addition to Evald Moulding, located at 421 Dayton Street.

The facility is in need of additional warehouse space and proposes an 80-foot by 95-foot warehouse addition to the south of a 32-foot by 30-foot connector building. The connector building would include a fire wall at south side of existing structure and a loading dock. These spaces would be used for storing their materials and shipping product. There would be no change to type of business operation or hours of operation. The number of employees after the building addition is expected to be 13.

The parcel is zoned General Industrial and the area of proposed building footprint is currently vacant or used for outdoor storage.

The proposed development shall comply with all requirements of Article XI.

If you have any further questions you can reach me at extension 2 at the number below.

Sincerely,



Boyd E. Coleman III; PE (E-25890)
Struc Rite Design, Inc.

Jefferson County Land Information



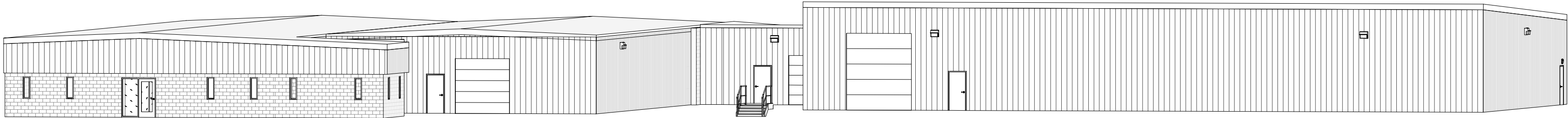
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|---|---|
|  PLSS Sections |  Property Boundary |
|  Municipal Boundaries |  Old Lot/Meander/Other Carto-Lines |
|  Right of Ways |  Tax Parcels |



EVALD MOULDING ADDITION

421 Dayton St
Watertown, WI

PLAN COMMISSION



ALL DRAWINGS AND WRITTEN MATERIAL
APPEARING HEREIN CONSTITUTE ORIGINAL
AND UNPUBLISHED WORK OF THE DESIGN
PROFESSIONAL AND MAY NOT BE DUPLICATED,
USED OR DISCLOSED WITHOUT WRITTEN
CONSENT OF STRUCRITE, INC.

EVALD MOULDING ADDITION

421 Dayton St
Watertown, WI

DESIGNER/
SUPERVISING PROFESSIONAL

StrucRite, Inc.
Boyd E. Coleman, P.E.
President, Engineer
707 N. Grand Ave. - Suite 102
Waukesha, WI 53186
262.549.3222

ABBREVIATIONS

AC	AIR CONDITIONING	FGL	FIBERGLASS	PREFAB	PREFABRICATED
ACS	ACCESS PANEL	FHC	FIRE HOSE CABINET	PRELIM	PRELIMINARY
ACT	ACOUSTICAL CEILING TILE	FIN	FINISH	PRKG	PARKING
ADDM	ADDENDUM	FIKT	FIXTURE	PSF	POUNDS PER SQUARE FOOT
ADJ	ADJUSTABLE	FL	FLOOR LINE	PT	PAINT
ADO	AUTOMATIC DOOR OPERATOR	FLR	FLOOR	PTD	PAPER TOWEL DISPENSER
AFF	ABOVE FINISH FLOOR	FLUOR	FLUORESCENT	PTDR	PAPER TOWEL DISPENSER WITH
ATL	ALTERNATE	FO	FACE OF (ITEM)	PTM	RECEPTACLE
ALUM	ALUMINUM	FOF	FACE OF FINISH		PAINT TO MATCH
ANOD	ANODIZED	FOM	FACE OF MASONRY	QT	QUARRY TILE
APPROX	APPROXIMATE	FP	FIRE PROOF, FIRE PROTECTION		
ARCH	ARCHITECT	FR	FRAME	R	RADIUS
AUX	AUXILIARY	FT	FOOT OR FEET	R	RISER
AVG	AVERAGE	FTG	FOOTING	RA	RETURN AIR
		FURG	FURRING	RD	ROOF DRAIN
		FV	FIELD VERIFY	REF	REFRIGERATOR
BD	BOARD			REFL	REFLECTED
BITUM	BITUMINOUS	GA	GAGE	REINF	REINFORCED
BLDG	BUILDING	GAL	GALVANIZED	REQD	REQUIRED
BLKG	BLOCKING	GB	GRAB BAR	REV	REVISION
BLKHD	BULKHEAD	GC	GENERAL CONTRACTOR	RFI	REQUEST FOR INFORMATION
BM	BEAM	GL	GLASS	RM	ROOM
BO	BOTTOM OF (ITEM)	GYP BD	GYPSSUM BOARD	RO	ROUGH OPENING
BO	BY OTHERS			ROW	RIGHT OF WAY
BS	BOTH SIDES	HB	HOSE BIB	RTU	ROOF TOP UNIT
BT_JNT	BUTT JOINT	HDW	HARDWARE		
BTWN	BETWEEN	HDWD	HARDWOOD		
		HM	HOLLOW METAL	SAB	SOUND ATTENUATION BATTS
CAS	CARD ACCESS SYSTEM	HORZ	HORIZONTAL	SAG	SUPPLY AIR GRILL
CB	CATCH BASIN	HP	HORSE POWER	SC	SOLID CORE
CF/CI	CONTRACTOR	HR	HOUR	SCHED	SCHEDULE
	FURNISHED/CONTRACTOR	HTR	HEATER	SD	SOAP DISPENSER
	INSTALLED	HVAC	HEATING, VENTILATION & AIR	SECT	SECTION
CG	CORNER GUARD		CONDITIONING	SHR	SHOWER
CH	COAT HOOK			SHT	SHEET
CJ	CONTROL JOINT	ID	INSIDE DIAMETER	SHT MTL	SHEET METAL
CL	CENTER LINE	IN	INCH	SHV	SHelf, SHeLVING
CLG	CEILING	INCL	INCLUDE, INCLUDING	SIM	SIMILAR
CLO	CLOSET	INT	INTERIOR	S&P	SHELF & POLE
CLR	CLEAR			SPEC	SPECIFICATION
CMU	CONCRETE MASONRY UNIT	JAN	JANITOR	SPKR	SPEAKER
CO	CASED OPENING	JNT	JOINT	SQ	SQUARE
COL	COLUMN			SS	SOLID SURFACE
CONC	CONCRETE	KO	KNOCK OUT	SSK	SERVICE SINK
CONT	CONTINUE, CONTINUOUS	KS	KNEE SPACE	STC	SOUND TRANSMISSION
CORR	CORRIDOR				COEFFICIENT
CPT	CARPET	L	LENGTH, LONG	STD	STANDARD
CRS	COURSE, COURSES	LAV	LAVATORY	STL	STEEL
CT	CERAMIC TILE	LBS	POUND(S)	STOR	STORAGE
CTR	CENTER	LKR	LOCKER	STRUCT	STRUCTURAL
CUH	CABINET UNIT HEATER	LKT	LIGHT WEIGHT	SUSP	SUSPENDED
DBL	DOUBLE	MAS	MASONRY	T	TREAD
DEFS	ERECT APPLIED EXTERIOR	MATL	MATERIAL	TEMP	TEMPORARY
	FINISH SYSTEM	MAX	MAXIMUM	T&G	TONGUE & GROOVE
DEMO	DEMOLITION	MECH	MECHANICAL	THK	THICKNESS
DF	DEPRESSED	MED	MEDIUM	TLT	TOILET
DIA	DIAMETER	MFR	MANUFACTURER	TO	TOP OF (ITEM)
DIAG	DIAGONAL	MH	MANHOLE	TOC	TOP OF CONCRETE
DIM	DIMENSION	HD	MIDDLE	TOF	TOP OF FOOTING
DISP	DISPENSER	MIN	MINIMUM	TOP	TOP OF PAVEMENT
DIV	DIVISION	MIRR	MIRROR	TOS	TOP OF STEEL
DN	DOWN	MISC	MISCELLANEOUS	TOW	TOP OF WALL
DR	DOWNDOOR OPENING	NO	MASONRY OPENING	TYP	TYPICAL
DRP	DOWNSPOUT	MSB	MOUNT SERVICE BASIN		
DT	DRAIN TILE	MSD	MOUNTED		
DW	DISHWASHER	MTL	METAL	UCR	UNDERCOUNTER REFRIG.
DWG	DRAWING			UL	UNDERWRITERS LABORATORY
DWR	DRAWER	NIC	NOT IN CONTRACT	UNO	UNLESS NOTED OTHERWISE
EA	EACH	NO	NO	URNAL	URNAL
EIFS	EXTERIOR INSULATION FINISH	NOM	NOMINAL		
	SYSTEM	NTS	NOT TO SCALE	VAV	VARIABLE AIR VOLUME
EJ	EXPANSION JOINT			VB	VAPOR BARRIER
EL	ELEVATION	OV	OVER	VCT	VINYL COMPOSITE TILE
ELEC	ELECTRICAL/ELECTRICAL	OA	OVERALL	VERT	VERTICAL
ELEV	ELEVATOR	OC	ON CENTER	VEST	VESTIBULE
EMER	EMERGENCY	OD	OUTSIDE DIAMETER	VIF	VERIFY IN FIELD
EP	ELECTRICAL PANEL	OF/CI	OWNER FURNISHED/	VR	VAPOR RETARDER
EQ	EQUAL		CONTRACTOR INSTALLED	VWC	VINYL WALL COVERING
EQU	EQUIPMENT	OPD	OVERFLOW DRAIN		
ES	ELECTRIC STRIKE	OH	OVERHEAD	w/	WITH
ETR	EXISTING TO REMAIN	OPNG	OPENING	WC	WATERCLOSET
EW	ELECTRIC WATER COOLER	OPP	OPPOSITE	WD	WOOD
EXH FN	EXHAUST FAN			WF	WIDE FLANGE
EXIST	EXISTING	PED	PEDESTAL	WH	WATER HEATER
EXP	EXPANSION	PERIM	PERIMETER	WO	WITHOUT
EXPO	EXPOSED	PL	PLATE	WS	WORKSTATION
EXT	EXTERIOR	PL	PROPERTY LINE	WWF	WELED WIRE FABRIC
		PLAM	PLASTIC LAMINATE	WWM	WEEDED WIRE MESH
FA	FIRE ALARM	PLYWD	PLYWOOD	YD	YARD(S)
FD	FLOOR DRAIN	PNL_JNT	PANEL JOINT		
FE	FIRE EXTINGUISHER				
FEC	FIRE EXTINGUISHER CABINET	POC	POINT OF CONNECTION		
FF	FINISH FACE	PR	PAIR		

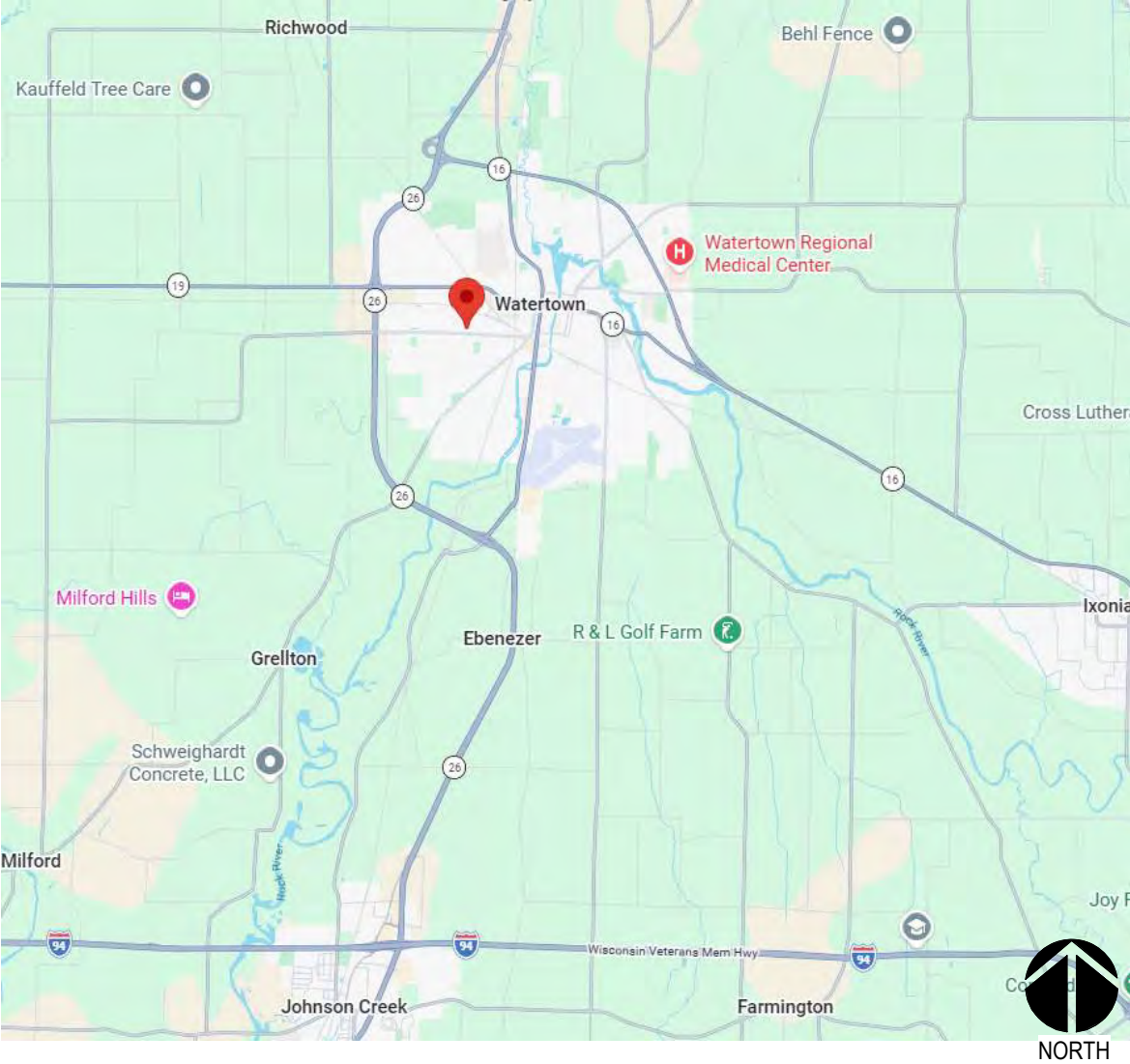
SYMBOLS LEGEND

101	DOOR TAG
1a	WINDOW TAG
e1	WALL TAG
?	PROJECT KEYED NOTE
	EMERGENCY EXIT SIGN
	FIRE EXTINGUISHER
	EXISTING CONSTRUCTION
	NEW CONSTRUCTION
6"	TYPICAL DIMENSION FINISH TO FINISH
(6")	DIMENSION SHOWING FRAMING TO FRAMING

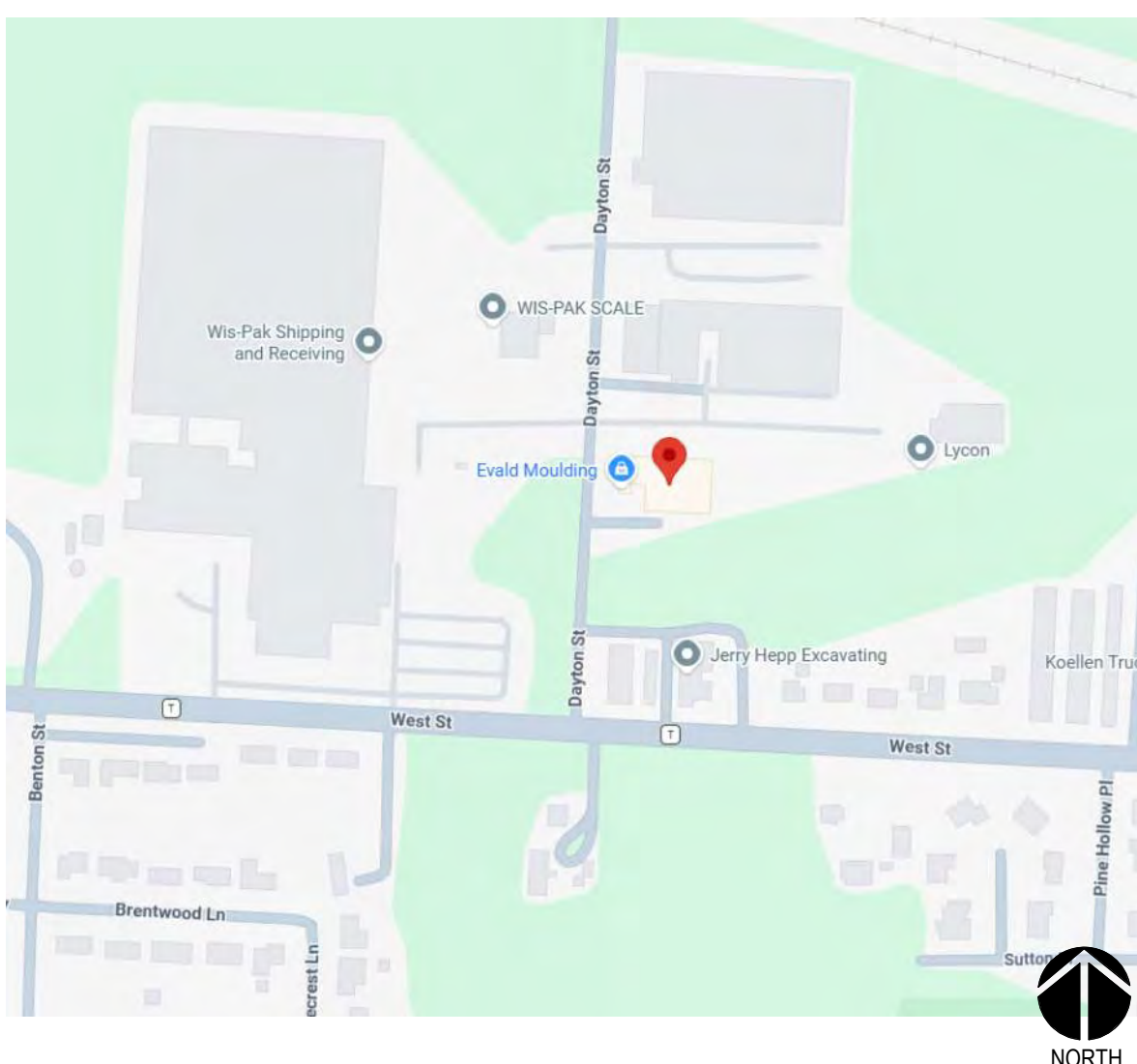
GENERAL NOTES

1. ALL WORK SHALL COMPLY WITH ALL LOCAL, STATE & NATIONAL CODES HAVING JURISDICTION OVER THIS PROJECT.
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH BUILDING REGULATIONS AND IN A QUALITY WORKMANSHIP MANNER
3. DO NOT SCALE DRAWINGS
4. SEE GENERAL CONDITIONS OF THE CONTRACT FOR FULL SCOPE OF PROJECT
5. UNLESS NOTED OTHERWISE, ALL DETAILS, SECTION AND NOTES ON THE DRAWINGS ARE INTENDED TO BE TYPICAL FOR SIMILAR SITUATIONS ELSEWHERE
6. THE PLANS AND SPECIFICATIONS ARE INTENDED TO GIVE A DESCRIPTION OF THE WORK. NO DEVIATION FROM THE PLANS AND SPECIFICATIONS SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF STRUCRITE, INC.
7. ANY DISCREPANCIES WITHIN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF STRUCRITE, INC. IN WRITING.
8. THE TERMS "NOT IN CONTRACT" OR "BY OWNER" OR "BY OTHERS" DO NOT PRECLUDE OTHER WORK ASSOCIATED WITH THE CONTRACT WHICH MUST OCCUR IN THE VICINITY OF THE AREA OR THROUGH THE SPACE.
9. BEFORE COMMENCING WORK, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD. ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF STRUCRITE, INC. PRIOR TO BIDDING.
10. IF FIELD CONDITIONS NECESSITATE ANY CHANGES OR MODIFICATIONS, THE CHANGES OR MODIFICATIONS MUST BE APPROVED BY STRUCRITE, INC. PRIOR TO PROCEEDING WITH WORK.
11. ALL CHANGE ORDERS MUST BE APPROVED BY THE OWNER PRIOR TO PROCEEDING WITH ANY WORK. FAILURE TO FOLLOW THIS STEP MIGHT RESULT IN NON-PAYMENT.
12. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL CLEAN-UP.
13. GENERAL AND SUB CONTRACTS SHALL EXERCISE ALL REASONABLE PRECAUTIONS FOR THE PROTECTION OF PERSONS AND PROPERTY ON THE SITE. ALL SAFETY PROVISIONS AND APPLICABLE LAWS FOR BUILDING AND CONSTRUCTION CODES SHALL BE OBSERVED.
14. GENERAL CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO STRUCRITE INC. FOR APPROVAL BEFORE PROCEEDING WITH ANY FABRICATION OR INSTALLATION.
15. MANUFACTURES DIRECTIONS FOR APPLICATION, INSTALLATION AND METHODS SHALL BE FOLLOWED ARE HEREWITH MADE PART OF THE CONSTRUCTION DOCUMENTS.
16. ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY TO BE PRESSURE TREATED

LOCATION MAP



VICINITY MAP



SHEET INDEX

- 1-GENERAL
 - G1.0 COVER PAGE
- 2-CIVIL
 - C1.01 EXISTING CONDITIONS
 - C1.02 DEMOLITION PLAN
 - C1.03 PROPOSED SITE PLAN
 - C1.04 GRADING & EROSION CONTROL
 - C1.05 UTILITY PLAN
 - C1.06 LANDSCAPE PLAN
 - C1.07 LIGHTING PLAN
- 3-ARCHITECTURAL
 - A1.1 MAIN LEVEL PLAN
 - A2.0 EXTERIOR ELEVATIONS

SPECIFICATIONS

GYPSSUM BOARD

- A. ALL GYPSUM BOARD SHALL BE AS MANUFACTURED BY U.S. GYPSUM, NATIONAL GYPSUM OR EQUAL. PROVIDE JOINT TAPE, JOINT COMPOUND, TEXTURE MATERIALS, AND INSTALLATION ACCESSORIES AS REQUIRED FOR COMPLETE INSTALLATION IN ACCORDANCE WITH ASTM C840, GA201, GA216, GA600, AND U.S.G. "GYPSUM CONSTRUCTION HANDBOOK."
- B. PROVIDE CONTROL JOINTS PER THESE REQUIREMENTS
- C. GYPSUM BOARD SHALL CONFORM TO THE FOLLOWING STANDARDS WHERE REQUIRED:
 1. FIRE RATED: ASTM C636, TYPE X OR C, UL RATED, 48 INCH BY 5/8 INCH THICK, MAXIMUM PERMISSIBLE LENGTH;
 2. MOISTURE RESISTANT: ASTM C630, TYPE X OR C, UL RATED, 48 INCH BY 5/8 INCH THICK, MAXIMUM PERMISSIBLE LENGTH.
- D. ERECT BOARD VERTICALLY, WITH ENDS AND EDGES OCCURRING OVER FIRM BEARING. STAGGER END JOINTS TO OCCUR AT DIFFERENT LOCATIONS ON OPPOSITE SIDES OF WALL. ERECT EXTERIOR SHEATHING HORIZONTALLY.
- E. PROVIDE M.R. DRYWALL AT ALL FRP, CERAMIC WALL TILE, PORCELAIN WALL TILE, COOLER PANEL, FREEZER PANEL AND DAMPWET LOCATIONS.
- F. USE SCREWS WHEN FASTENING TO METAL FRAMING AND SCREWS OR NAILS TO WOOD STUDDING. STAGGER FASTENERS OPPOSITE EACH OTHER ON ADJACENT ENDS AND EDGES. SPACED AS RECOMMENDED IN "GYPSUM CONSTRUCTION HANDBOOK". DO NOT ATTACH TO TOP TRACK ON PARTITIONS EXTENDING FROM FLOOR TO STRUCTURE ABOVE.
- G. ON FIRE RATED ASSEMBLIES, SEAL PENETRATIONS AND MAKE AIR-TIGHT.
- H. MAXIMUM TOLERANCE FROM TRUE FLATNESS: 1/8 INCH IN 10 FEET IN ANY DIRECTION.

SEALANTS

- A. CAULK AROUND ALL WINDOWS, DOORS, VENT OPENINGS, WHERE DIFFERENT MATERIALS MEET, ROOF OPENINGS, EAVES, SOFFITS, JOINTS, COUNTERTOPS, DOOR FRAMES, ETC. AND AS REQUIRED FOR A WATER-TIGHT CONNECTION. PROVIDE CAULK PER MANUFACTURERS RECOMMENDATIONS. CAULK TO BE TREMCO DYMERIC FOR FOOD PROCESSING FACILITIES OR FOOD PREP/FOOD STORAGE AREAS. CAULK TO BE INSTALLED AFTER FINISH IS APPLIED TO SURFACES PER MANUFACTURER.

FIRE EXTINGUISHERS

- A. REQUIREMENTS
 1. CONTRACTOR TO FURNISH AND INSTALL EXTINGUISHERS PER LOCAL, STATE, AND FEDERAL CODES, AND N.F.P.A. NO.10-1978.
 2. MOUNT FIRE EXTINGUISHER NOT HIGHER THAN 48" ABOVE FINISH FLOOR UNLESS LOCAL REGULATIONS REQUIRE DIFFERENT HEIGHT.
 3. ALL FIRE EXTINGUISHERS AND CABINETS TO MEET THE REQUIREMENTS OF THE A.D.A.

PLUMBING WORK

- A. REQUIREMENTS
 1. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH STATE AND LOCAL CODES.
 2. SEPARATE PLANS SHALL BE SUBMITTED BY CONTRACTOR FOR APPROVAL AS THE PLUMBING WORK IS NOT A PART OF THIS PLAN.
 3. ALL PENETRATIONS THROUGH RATED CONSTRUCTION SYSTEMS SHALL USE A U.L. APPROVED METHOD.

INTERIOR LIGHT GAGE PARTITION WALL:

- A. ALL LIGHT GAGE STEEL FRAMING SHALL CONFORM TO THE AISI SPECIFICATION 2024 EDITION AND BE WELDED IN ACCORDANCE WITH AWS D1.3, OR SCREWED AS SHOWN. ALL WELDING TO BE DONE BY CERTIFIED WELDERS. SDS SHALL BE GRADE 1018 TO 1022.
- B. ALL STUDS, TRACKS, JOISTS, AND ACCESSORIES 18 GAGE AND LIGHTER SHALL HAVE A MINIMUM YIELD OF 33 KSI.
- C. ALL STUDS, TRACKS, JOISTS, AND ACCESSORIES 16 GAGE AND HEAVIER SHALL HAVE A MINIMUM YIELD OF 50 KSI.
- D. LATERAL PARTITION LOAD = 5 PSF, DEFLECTION LIMIT = L/360.
- E. LATERAL BRIDGING SPACING SHALL BE AT 4' 0".
- F. STUDS, TRACKS, BRIDGING, AND BRACING MEMBERS TO BE OF THE TYPE, SIZE, AND GAGE AS SHOWN ON THE PLANS AND DETAILS.
- G. WALL TOP TRACK BRACED AT 4' 0" O.C. BY KNEE BRACE AND CONNECTED AS SHOWN ON DRAWINGS.
- H. THE WALL BOTTOM TRACK SHALL BE ANCHORED TO FLOOR WITH 1/2" Ø SLEEVE ANCHORS @ ENDS & 48" O.C. MAX OR POWER ACTUATED NAILS @ ENDS & 48" O.C. MAX.
- I. PROVIDE SLIP TRACK AT TOP OF PARTITION WALLS.
- J. STUDS DESIGNED FULL HEIGHT FOR BOTH FLANGES BRACED BY ATTACHED WALL SHEATHING AT 12" O.C.
- K. HOLES IN THE WEBS OF CEILING AND FLOOR JOIST ARE NOT ALLOWED UNLESS REVIEWED AND APPROVED BY ENGINEER PRIOR TO INSTALLATION.

ELECTRICAL WORK

- A. REQUIREMENTS
 1. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH STATE AND LOCAL CODES.
 2. SEPARATE PLANS AND CALCULATIONS SHALL BE SUBMITTED TO STATE AND LOCAL AGENCIES BY CONTRACTOR FOR APPROVAL AS THE ELECTRICAL WORK IS NOT A PART OF THIS PLAN.
 3. ALL PENETRATIONS THROUGH RATED CONSTRUCTION SYSTEMS SHALL BE OF U.L. APPROVED METHODS
- B. AUTOMATIC SMOKE DETECTION SYSTEM (NOTE: DO NOT INCLUDE UNLESS REQUIRED)
 1. SMOKE DETECTION SYSTEM SHALL COMPLY WITH LOCAL, STATE, AND FEDERAL CODES, AND N.F.P.A. STANDARDS 71, 72B, 72C, 72D, 72E.
 2. AUTOMATIC DETECTION PRODUCTS SHALL BE AN APPROVED SYSTEM, MEETING FEDERAL, STATE AND LOCAL CODES.
 3. ALL SMOKE DETECTORS SHALL BE BOTH AUDIBLE AND VISUAL AS REQUIRED BY THE A.D.A.

HEATING AND VENTILATION WORK

- A. REQUIREMENTS
 1. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH STATE AND LOCAL CODES.
 2. SEPARATE PLANS SHALL BE SUBMITTED BY CONTRACTOR FOR APPROVAL AS THE HEATING AND VENTILATING WORK IS NOT A PART OF THIS PLAN.
 3. ALL PENETRATIONS THROUGH RATED CONSTRUCTION SYSTEMS SHALL USE A U.L. APPROVED METHODS.

HIGH-PILED STORAGE FACILITIES

- A. THIS STORAGE FACILITY SHALL COMPLY WITH THE REQUIREMENTS OF IFC CHAPTER 23, HIGH-PILED COMBUSTIBLE STORAGE AND NFPA 13.
- B. A MIN. OF ONE (1) ACCESS DOOR SHALL BE PROVIDED IN EACH 100 LINEAL FEET OR FRACTION THEREOF, OF THE EXTERIOR WALLS WHICH FACE REQUIRED FIRE APPARATUS ACCESS ROADS. DOOR TO BE MIN. 3FT IN WIDTH AND 6FT 8IN IN HEIGHT. ROLL-UP DOORS SHALL NOT BE USED (AS ACCESS DOORS) UNLESS APPROVED BY FIRE CHIEF. ONLY APPROVED LOCKING DEVICES SHALL BE USED.
- C. COMMODITIES BEING STORED IN THIS FACILITY ARE CLASSIFIED AS GROUP A PLASTICS; THE TOTAL AMOUNT OF NON FREE-FLOWING GROUP A PLASTICS SHALL DETERMINE THE COMMODITY CLASSIFICATION LEVEL AS EITHER CLASS IV OR AS HIGH HAZARD.
- D. AUTOMATIC FIRE-EXTINGUISHING SYSTEM IS REQUIRED FOR BOTH CLASS IV AND HIGH HAZARD STORAGE IN THIS FACILITY PER IFC TABLE 2306.2.
- E. FIRE DETECTION SYSTEM IS NOT REQUIRED FOR EITHER CLASS IV OR HIGH HAZARD STORAGE IN THIS FACILITY PER IFC TABLE 2306.2.
- F. FIRE DEPARTMENT BUILDING ACCESS IS REQUIRED FOR BOTH CLASS IV AND HIGH HAZARD STORAGE IN THIS FACILITY PER IFC TABLE 2306.2.
- G. THIS FACILITY IS PROTECTED BY EARLY SUPPRESSION FAST RESPONSE SPRINKLER SYSTEM (ESFR) IN ACCORDANCE WITH NFPA 13, THEREFORE SMOKE AND HEAT REMOVAL SYSTEM IS NOT REQUIRED FOR EITHER CLASS IV OR HIGH HAZARD STORAGE PER IFC TABLE 2306.2.
- H. DRAFT CURTAINS ARE NOT REQUIRED IN BUILDING WITH AUTOMATIC FIRE-EXTINGUISHING SYSTEM FOR EITHER CLASS IV OR HIGH HAZARD STORAGE IN THIS FACILITY PER IFC TABLE 2306.2.
- I. THE STORAGE SYSTEM IN THIS FACILITY IS DESIGNATED AS RACK STORAGE PER IFC 2308; RACKS WITH SHELVING ARE NOT ALLOWED WITHOUT AN IN-RACK AUTOMATIC FIRE SUPPRESSION SYSTEM.
- J. AISLE DIMENSIONS FOR RACK STORAGE SHALL MEET THE REQUIREMENTS OF NFPA 13.
- K. FLUE SPACES IN RACK STORAGE SHALL MEET REQUIREMENTS OF TABLE 2308.3. SINGLE ROWS SHALL HAVE MINIMUM 3" TRANSVERSE FLUE SPACE. DOUBLE-ROW RACKS SHALL HAVE MINIMUM 6" TRANSVERSE FLUE SPACE, OR 3" TRANSVERSE WITH 6" LONGITUDINAL FLUE SPACE.
- L. WHERE COMMODITIES ARE STORED AS SOLID-PILED, SHELF STORAGE, OR PALLETIZED STORAGE PER IFC 2307, THE REQUIREMENTS OF IFC TABLE 2306.2 SHALL BE MET. THE MAXIMUM LENGTH OF THESE PILES SHALL BE 100 FEET FOR CLASS IV AND 50 FEET FOR HIGH HAZARD. THESE PILES SHALL BE SEPARATED BY AISLES PER IFC 2306.

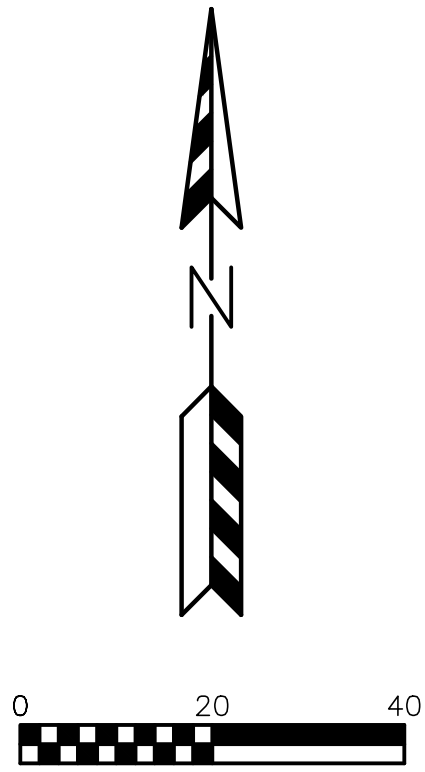
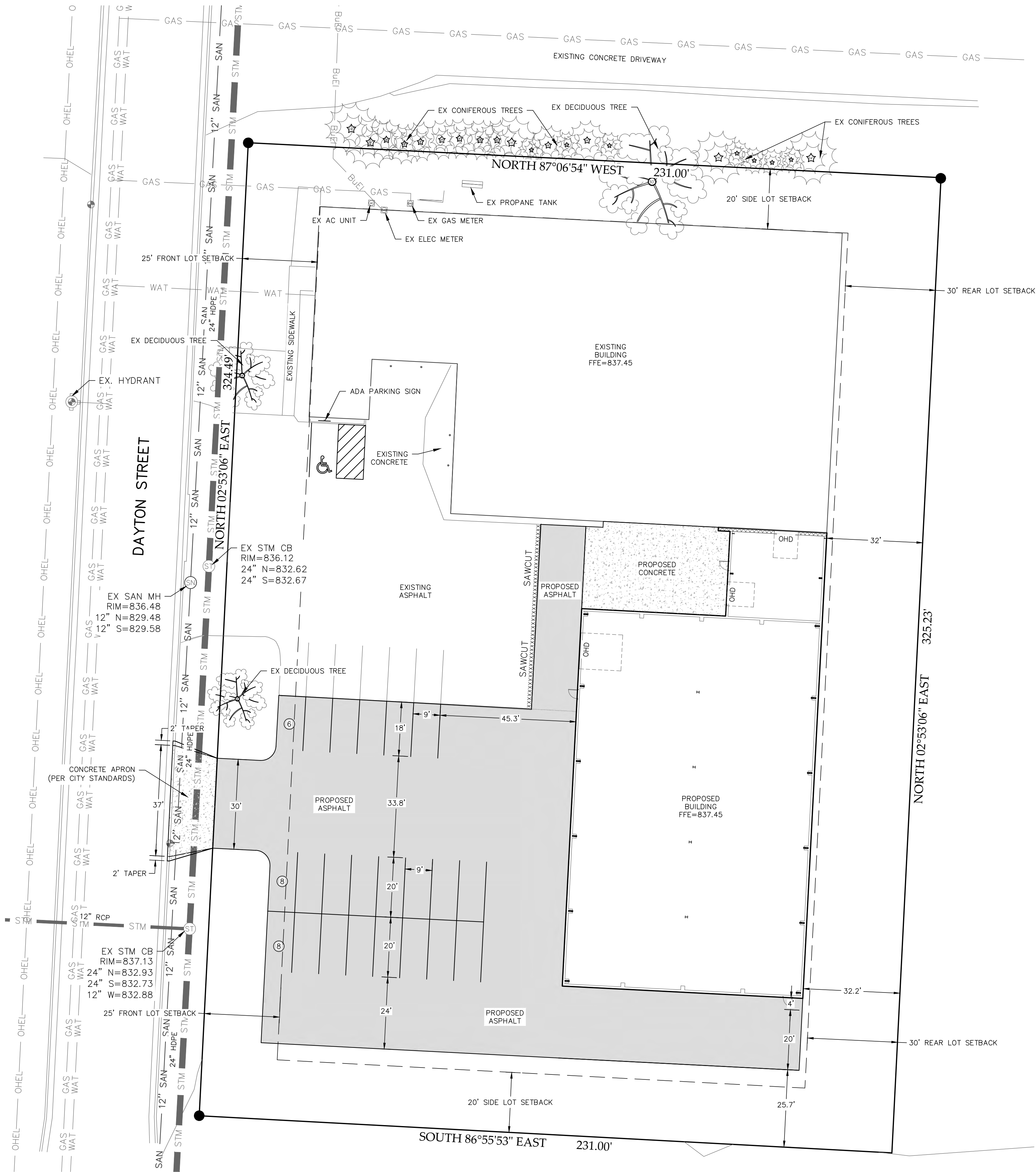
REVISIONS

No.	DATE	DESCRIPTION
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PLAN COMMISSION

SHEET TITLE:	COVER PAGE
JOB NUMBER:	26103
ISSUED DATE:	08.27.2026
DRAWN BY:	Author
SHEET NUMBER:	

G1.0



PAVING LEGEND

- ASPHALT PAVEMENT
 - 8" CRUSHED AGGREGATE BASE COURSE
 - 2 1/4" ASPHALTIC BINDER 3 LT 58-28 S
 - 1 3/4" ASPHALTIC SURFACE 4 LT 58-28 S
- CONCRETE LOADING DOCK
 - 6" CRUSHED AGGREGATE BASE COURSE
 - 8" CONCRETE, 4,000 PSI, W/ 6X6 #6 WELDED WIRE MESH

LEGEND:

- (P) - PARKING STALLS IN A ROW

SITE INFORMATION BLOCK

Site Address: 421 Dayton St, Watertown, WI
Legal Description: Lot 1 CSM 1792
Site Acreage: 1.723 Acres

Zoning: Current: GI-General Industrial

Setbacks
Front Yard: 25 feet
Side Yard: 20 feet
Rear Yard: 30 feet

Existing Site Areas		
Description	Area (sf)	% Impervious
Building	15,376	20.49
Asphalt/Concrete	15,307	20.40
Gravel	6,967	9.28
Total Impervious	37,650	50.17
Lawn	37,393	49.83
Total	75,043	100.00

Proposed Site Areas		
Description	Area (sf)	% Impervious
Building	26,429	35.22
Asphalt/Concrete	25,581	34.09
Total Impervious	52,010	69.31
Lawn	23,033	30.69
Total	75,043	100.00

SITE PLAN NOTES:

- DIMENSIONS ARE TO FACE OF CURB AND FACE OF BUILDING UNLESS OTHERWISE NOTED.
- WHERE CURB ENDS AT CONNECTIONS SMOOTHLY TRANSITION FROM FULL CURB HEIGHT TO ZERO CURB HEIGHT WITHIN A 3' LENGTH.
- ALL STRIPING AND SIGNAGE SHALL COMPLY WITH THE WISCONSIN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.

REVISIONS:

NO.	DATE	DESCRIPTION

PSE
PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800 www.parishse.com

PROJECT TITLE:

**EVOLD MOULDING ADDITION
421 DAYTON ST
WATERTOWN, WI 53094**

PLAN TITLE:

**PROPOSED
SITE PLAN**

DRAWN BY:

RSF

DESIGNED BY:

KJP

CHECKED BY:

KJP

PLAN DATE:

8/28/2026

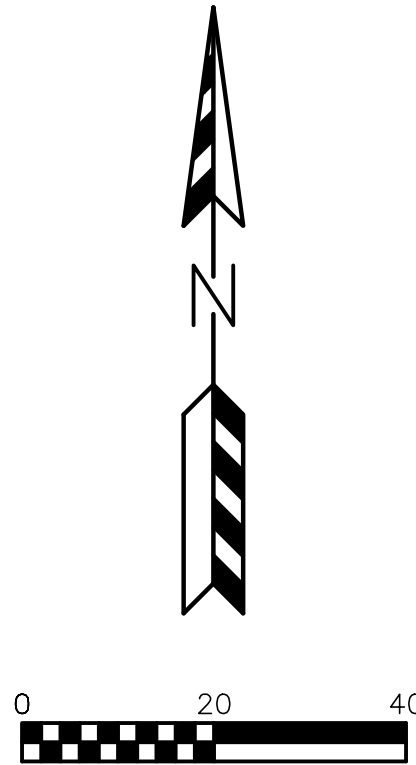
PROJECT NO:

\SR-70-26

SUBMITTAL

SHEET NO:

C1.03



www.DiggersHotline.com

	— EXISTING MINOR CONTOUR.
	— EXISTING MAJOR CONTOUR.
	— PROPOSED MINOR CONTOUR.
	— PROPOSED MAJOR CONTOUR.
	— EXISTING SPOT ELEVATION.
	— PROPOSED CURB FLANGE ELEVATION.
	— PROPOSED TOP OF CURB ELEVATION.
	— PROPOSED BUILDING FIRST FLOOR ELEVATION.
	— PROPOSED EDGE OF PAVEMENT ELEVATION.
	— PROPOSED STORM SEWER.
	— EXISTING STORM SEWER.
	— INSTALL WISDOT TYPE D INLET PROTECTION.
	— INSTALL SILT FENCE.
	— INSTALL DITCH CHECK.
	— DRAINAGE ARROW.

REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AFTER SITE IS STABILIZED AND STABILIZE AND AREAS DISTURBED BY REMOVAL

[illegible]

PSE
PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800
www.parishse.com

**EVALD MOULDING ADDITION
421 DAYTON ST
WATERTOWN, WI 53094**

PLAN TITLE:
**GRADING &
EROSION
CONTROL
PLAN**

RAWN BY:

RSF

DESIGNED BY:

HECKED BY:

KJP

LAN DATE:

8/28/2026

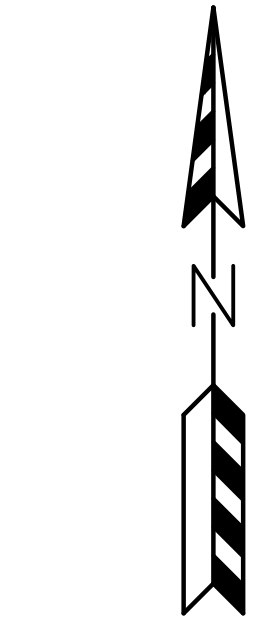
PROJECT NO:

\SR-70-26

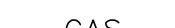
SUBMITTAL

SHEET NO:

C1.04



- | | |
|-----------|---------------------------|
| — OHEL — | — OVERHEAD ELECTRIC LINE. |
| — BuEl — | — BURIED ELECTRIC LINE. |
| — BuTel — | — BURIED TELEPHONE LINE. |
| — FO — | — FIBER OPTIC LINE. |
| — GAS — | — GAS LINE. |
| — SAN — | — SANITARY SEWER. |
| — WAT — | — WATER MAIN OR SERVICE. |
| — — — | — STORM SEWER LINE. |

- | | |
|---|---------------------------|
|  | - GAS VALVE. |
|  | - FIRE HYDRANT. |
|  | - POWER POLE. |
|  | - SANITARY SEWER MANHOLE. |
|  | - STORM SEWER MANHOLE. |
|  | - STORM SEWER INLET. |
|  | - TELEPHONE PEDESTAL. |
|  | - TRANSFORMER. |
|  | - WATER VALVE. |
|  | - PROPOSED SANITARY SEWER |
|  | - PROPOSED WATER MAIN |
|  | - PROPOSED STORM SEWER. |
|  | - PROPOSED GAS MAIN |

STORM SEWER TABLE		
Structure	Structure Diameter	Neenah Casting
Number	(Inches)	or Equivalent
CB #1	24	R-2510
CB #2	24	R-2510

[illegible]

PSE
PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800
www.parishse.com

PROJECT TITLE:
**EVOLD MOULDING ADDITION
421 DAYTON ST
WATERTOWN, WI 53094**

PLAN TITLE:

UTILITY PLAN

DRAWN BY:

RSF

DESIGNED BY

KJP

CHECKED BY _____

KJP

PLAN DATE:

8/28/2026

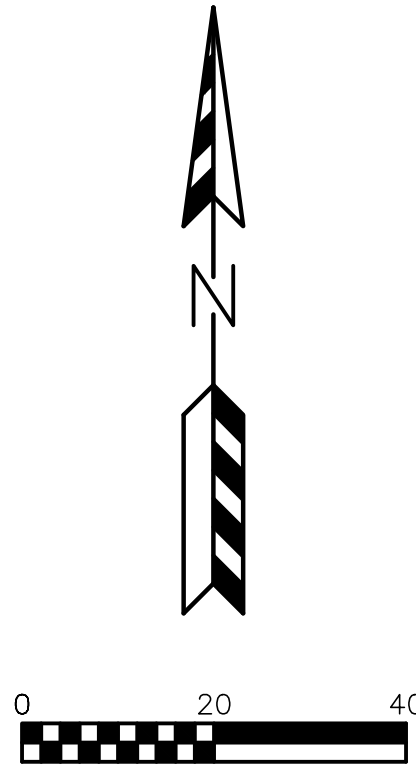
PROJECT NC

\SR-70-26'

SUBMITTAL

SHEET NO:

C1.05



SHREDDED HARDWOOD MULCH

LANDSCAPE PLANT LIST						
Key	Qty	Size	Scientific Name	Common Name	Root	Mature
ABM SWO	3		Canopy Trees			
	2	2"	Acer x freemanii 'Jeffersred'	Autumn Blaze Maple	BB	40'-50'
	1	2"	Quercus Bicolor	Swamp White Oak	BB	50'-60'
TA	11		Evergreen Trees			
	11	4'	Thuja occidentalis 'Techny'	Techny Arborvitae	BB	15' x 20'
ACV	7		Deciduous Shrubs			
	7	36"	Viburnum trilobum	American Cranberry Bush Viburnum	POT	10'x12'
KFR	12		Ornamental Grasses			
	12	1 G	Calamagrostis x acutifolia 'Karl Foerster'	Karl Foerster Reed Grass	CON	2'x5'

NOTES:

Disturbed turf areas to receive a minimum of 4" of topsoil, bluegrass seed mix, starter fertilizer, and straw mat mulch.

Individual trees in lawn areas to receive shredded hardwood bark mulch plant rings (4" diameter) spread to a depth of 3"

Plantings beds to be mulched with shredded hardwood mulch spread to a depth of 3" over weed barrier fabric.

Designated planting beds to be separated from lawn areas with 5" black vinyl edging.

Owner will be responsible for landscape maintenance after completion and acceptance of the project.

[illegible]

PSE
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PROJECT TITLE:

**EVOLD MOULDING ADDITION
421 DAYTON ST
WATERTOWN, WI 53094**

PLAN TITLE:

LANDSCAPE PLAN

DRAWN BY:

RSF

DESIGNED BY:

KJP

CHECKED BY:

KJP

PLAN DATE:

8/28/2026

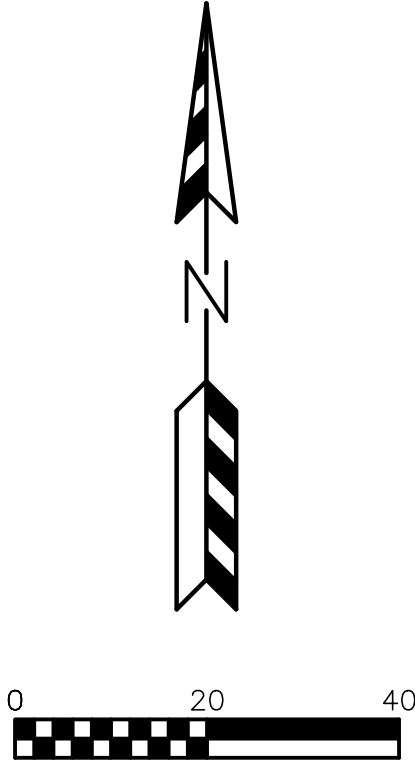
PROJECT NO:

\SR-70-26'

SUBMITTAL

SHEET NO:

C1.06



GEKKO WALL PACK
PRODUCT NUMBER FOR ORDERING IS:
GKO-PB2C-730-U-T4W
TYPE A

Luminaire Schedule								
Symbol	Quantity	Label	Manufacturer	Description	Model Number	Lum Lumens	Lum Watts	LLF
	4	A	COOPER LIGHTING	GEKKO WALL PACK	GKO-PB2C-730-U-T4W	7,551	58.2	0.9

Calculation Summary						
Calc Type	Units	Average	Max	Min	Avg/Min	Max/Min
Illuminance	Fc	0.13	8.61	0	0	0

NOTES:

- 1) STANDARD REFLECTANCE OF 80/50/20 UNLESS NOTED OTHERWISE
- 2) NOT A CONSTRUCTION DOCUMENT, FOR DESIGN PURPOSES ONLY
- 3) STANDARD INDOOR CALC POINTS @ 30 A.F.F. UNLESS NOTED OTHERWISE
- 4) STANDARD OUTDOOR CALC POINTS @ GRADE UNLESS NOTED OTHERWISE
- 5) PSE, LLC ASSUMES NO RESPONSIBILITY FOR INSTALLED LIGHT LEVELS DUE TO FIELD CONDITIONS, ETC.

[illegible]

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122 Wisconsin Street, West Bend, WI 53095
262.346.7800 www.parishse.com

PROJECT TITLE: **EVALD MOULDING ADDITION
421 DAYTON ST
WATERTOWN, WI 53094**

PLAN TITLE:

**LIGHTING
PLAN**

DRAWN BY:
RSF

DESIGNED BY:
RSF

CHECKED BY:
KJP

PLAN DATE:
8/28/2026

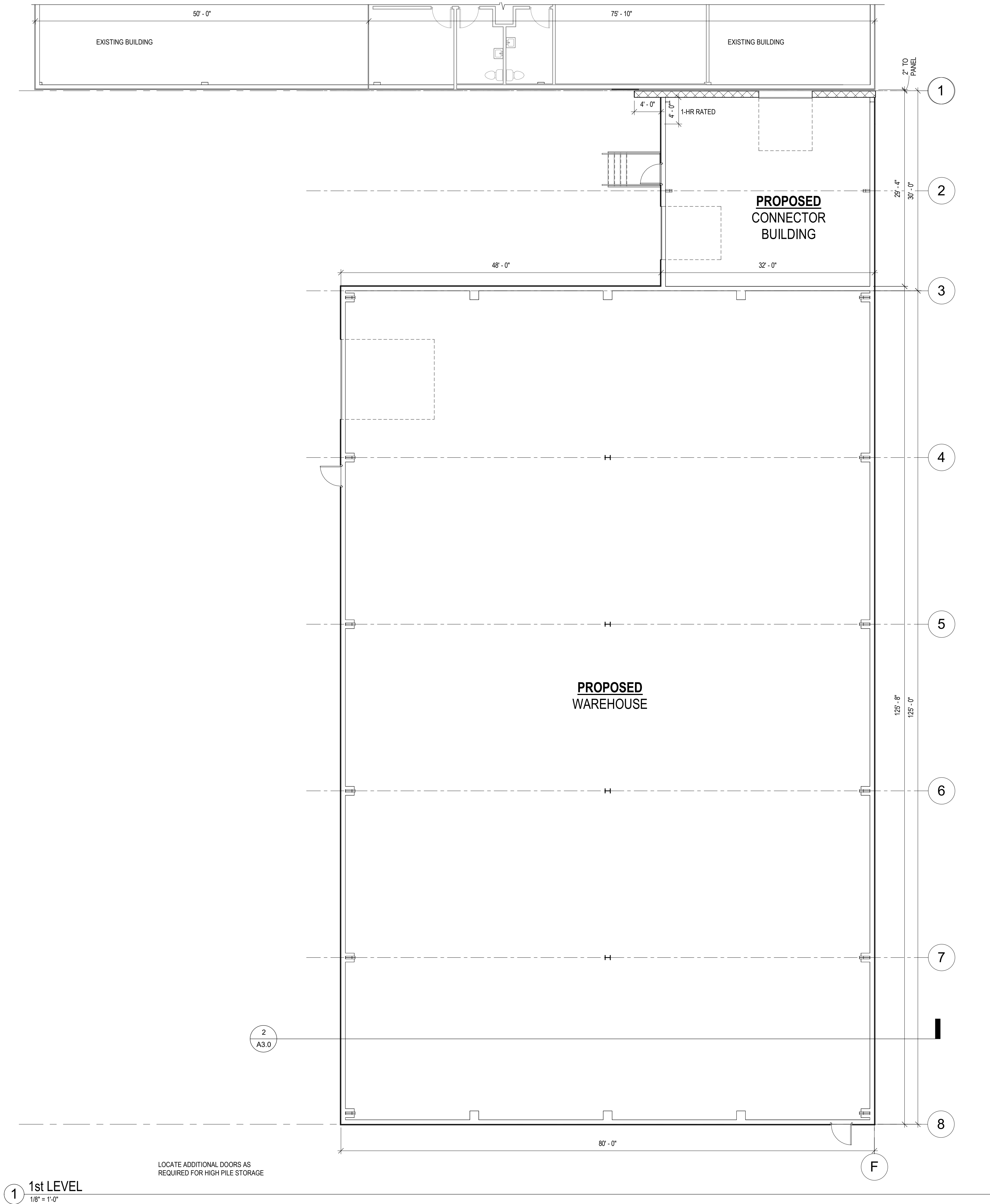
PROJECT NO:
\SR-70-26

SUBMITTAL

SHEET NO:

C1.07

8/27/2026 4:21:11 PM



1 1st LEVEL
1/8" = 1'-0"

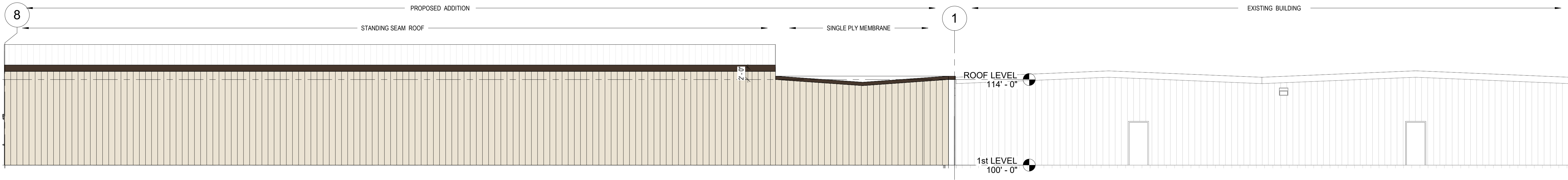
LOCATE ADDITIONAL DOORS AS
REQUIRED FOR HIGH PILE STORAGE

EVALD MOULDING ADDITION

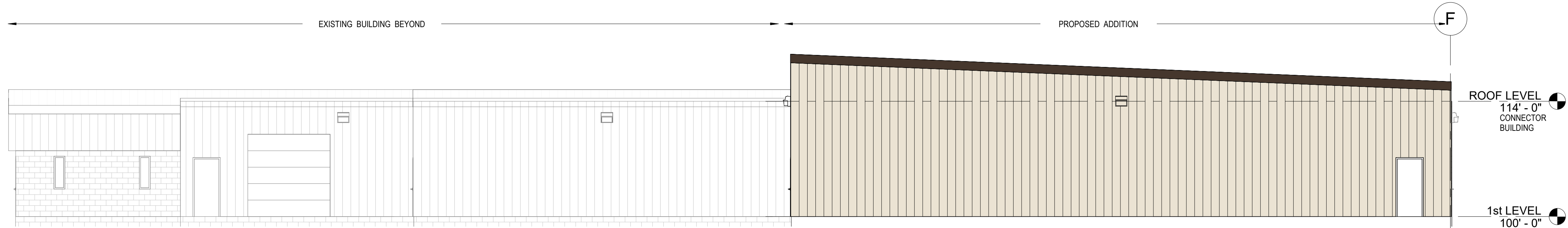
421 Dayton St
Watertown, WI

REVISIONS		
No.	DATE	DESCRIPTION
PLAN COMMISSION		
SHEET TITLE: MAIN LEVEL PLAN		
JOB NUMBER: 26103		
ISSUED DATE: 08.27.2026		
DRAWN BY: Author		
SHEET NUMBER: A1.1		

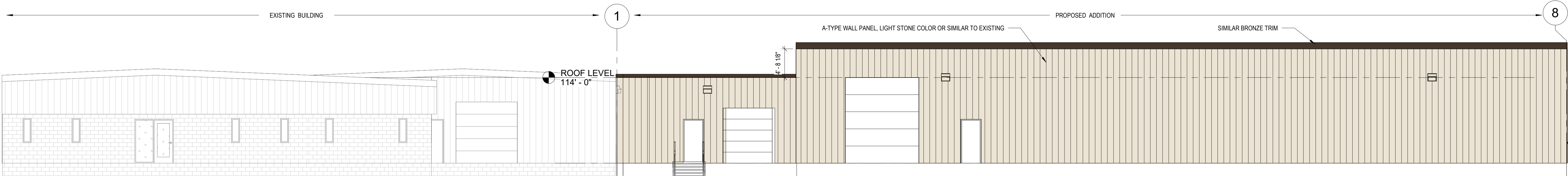
EVALD MOULDING ADDITION
421 Dayton St
Watertown, WI



3 EAST ELEVATION
1/8" = 1'-0"



2 SOUTH ELEVATION
1/8" = 1'-0"



1 WEST ELEVATION
1/8" = 1'-0"

REVISIONS

No.	DATE	DESCRIPTION
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PLAN COMMISSION

SHEET TITLE:	EXTERIOR ELEVATIONS
JOB NUMBER:	26103
ISSUED DATE:	08.27.2026
DRAWN BY:	ks
SHEET NUMBER:	A2.0