

1800 South Church Street
City of Watertown, WI 53094
(Jefferson County)

PROJECT LOCATION

Watertown WI
3.5 ★ 2-star hotel

Jefferson Rd

S Church St

26

26

Kwik-Food



AB	ANCHOR BOLT	EW	EACH WAY	OPT	OPTIONAL
AC	AIR CONDITIONING	FD	FLOOR DRAIN	PERF	PERFORATED
AD	ADJUST	FE	FINISH FLOOR	PLATE	PLATE
ACUD	ALUMINUM CLAD WOOD DOOR	FIN	FINISH	FLAM	FLAMIC LAMINATE
ADJ	ADJUSTABLE	FIXT	FIXTURE	FLYUD	FLYWOOD
ADU	ABOVE FINISH FLOOR	FLR	FLOOR	FRESHEN	FRESHEN
ALUM	ALUMINUM	FCN	FOUNDATION	FRF	POUNDS PER SQ FT
ALT	ALTERNATE	FO	FACE OF	FSI	POUNDS PER SQ IN
APPROX	APPROXIMATE	FS	FLOOR SEAL	FT	FAINT
ARCH	ARCHITECTURAL	FG	FOOTING	PVC	PVC, VINYL, CHLORIDE
#	#	GR	GRASS	QT	QUARRY TILE
BD	BOARD	GA	GAUGE	R	RADIUS
B	BUILDING	GLV	GALVANIZED	R/D	ROOF DRAIN
BUDG	BUILDING	GFI	GROUND FAULT INTERRUPT	R/S	ROD / SHELF
BOT	BOTTOM	GLU-LAM	GLUE LAMINATED BEAM	REC	RECEIVED
B	BOTTOM OF	GR	GROUT	REG	REGULAR
BRG	BEARING	GU	GYP/UM WALL BOARD	RENF	REINFORCE
BRG FL	BEARING PLATE	H	HEADWARE	RO	ROUGH OPENING
C	CABINET	HC	HOLLOW CORE	SAY	STAIN / VARNISH
CI	CAST IRON	HDR	HEAD	SC	SOLID CORE
C	CONSTRUCTION JOINTS	HDR	HEAD	SECT	SECTION
C	CENTER LINE	HT	HIGHT	SHLV	SHELVES
CLG	CEILING	HM	HOLLOW METAL	SHM	SIMILAR
CLU	CLOSET	HORIZ	HORIZONTAL	SPEC	SPECIFICATION
CM	CONCRETE MASONRY UNIT	HR	HOOR	STL	STEEL
CO	CASED OPENING	HTG	HEATING	STN	STAIN
COL	COLUMN	HVAC	HEAT, VENT, AIR COND	STOR	STORAGE
CONC	CONCRETE	IHM	INSULATED HOLLOW METAL	STRUCT	STRUCTURAL
CONST	CONSTRUCTION	INSV	INSULATION	SV	SHEET VINYL
CONT	CONTINUOUS	INT	INTERIOR	SW	STRIP WOOD
CTB	CERAMIC TILE BASE	JNT	JOINT	TED	TO BE DETERMINED
CTB	CERAMIC TILE BASE	JST	JOIST	TU	TOP / BOTTOM
CTB	CERAMIC TILE BASE	LAM	LAMINATE	T	TOP OF
DEM	DEMOLITION	LAV	LAVATORY	TEL	TELEPHONE
DIA	DIAMETER	MATL	MATERIAL	TAG	TONGUE & GROOVE
DIM	DIMENSION	MAX	MAXIMUM	TJ	TRUSS JOIST
DIV	DIVISION	MECH	MECHANICAL	TJP	TOP OF PLATE
DOUN	DOWEL	MED	MEDIUM	TYR	TYPICAL
DUGS	DRAWINGS	MIN	MINIMUM	UC	UNDER COUNTER
D8	DOWNSPOUT	MISC	MISCELLANEOUS	UN	UNLESS OTHERWISE NOTED
D8	DOWNSPOUT	MISC	MISCELLANEOUS	VE	COVERED VENT
EA	EACH	MO	MASONRY OPENING	VNTL	VINYL COMPOSITION TILE
EP	EPOXY FLOORING	MTL	METAL	VCT	VERTICAL
EXIST	EXISTING	MG	MICRODOWE	VP	VERIFY IN FIELD
EP8	EXTERIOR INSULATION FINISH SYSTEM	NO	NOT IN CONTRACT	W	WALL / BASE
EXP	EXPANSION OR EXPOSED	NO	NUMBER	W/L	WITH
ELECT	ELECTRICAL	NOM	NOTED	WB	WOOD BASE
ELEV	ELEVATION	NOT	NOT TO SCALE	W/LN-LN	WALL-LN CLOSET
EQUIP	EQUIPMENT	OA	OVER ALL	UD	WOOD
EQUV	EQUIVALENT	OC	ON CENTER	UDU	WOODU
EXT	EXTENDING TO REMAIN	OH	OVERHEAD DOOR	UTR	UTRIBUT
EXR	EXTERIOR	OPFF	OPPOSITE	UPD	WATERPROOF

OWNER: Zuern Building Products & Design Center 820 Enterprise Drive Slinger WI 53086 Tele: (262) 291-5428 Fax: N/A Contact: Brendan Kons E-mail: brendankons@zuerns.com Cell: (262) 341-7252	TENANT: Zuern Building Products & Design Center 1800 South Church Street City of Watertown, WI 53094 Tele: (262) 291-5428 Fax: N/A Contact: Brendan Kons E-mail: brendankons@zuerns.com Cell: (262) 341-7252
GENERAL CONTRACTOR / CONSTRUCTION MANAGER	
TO BE DETERMINED	
ARCHITECT:	
Perspective Design, Inc. 11525 West North Avenue Wauwatosa, WI 53226 Tele: (414) 302-1780 x 201 Fax: (414) 302-1781 Contact: William Conine - Project Manager E-mail: wconine@pdi-arch.com	
STRUCTURAL ENGINEER:	
Pierce Engineers 181 North Broadway Milwaukee, WI 53202 Tele: (414) 278-6020 Fax: (414) 278-6061 Contact: Eric Felle E-mail: efelle@pierceengineers.com Direct: (414) 988-7464	
INTERIOR DESIGN & MILLWORK:	
Three Sixty 6000 North 60th Street Milwaukee, WI 53218 Tele: (414) 906-0360 Fax: N/A Contact: Brian Polster Email: brian@threesixtykcs.com	
CIVIL ENGINEER:	SURVEYOR:
CJ Engineering 9205 W. Center Street, Suite 214 Milwaukee, WI 53222 Tele: (414) 443-1312 x 222 Fax: N/A Contact: Chris Jackson E-mail: chris@cj-engineering.com	Capitol Survey Enterprises 220 Regency Court - Suite 210 Brookfield, WI 53045 Tele: (262) 786-6600 Fax: (262) 786-6608 Contact: Mike Berry E-mail: mikeb@capitalsurvey.com
MECHANICAL ENG./DESIGN BUILD:	ELECTRICAL ENG./DESIGN BUILD:
(DESIGN ENGINEER) OR (DESIGN / BUILD) SUBCONTRACTOR TO BE DETERMINED BY OWNER.	(DESIGN ENGINEER) OR (DESIGN / BUILD) SUBCONTRACTOR TO BE DETERMINED BY OWNER.
PLUMBING ENG./DESIGN BUILD:	FIRE PROTECTION ENG./DESIGN BUILD:
(DESIGN ENGINEER) OR (DESIGN / BUILD) SUBCONTRACTOR TO BE DETERMINED BY OWNER.	(DESIGN ENGINEER) OR (DESIGN / BUILD) SUBCONTRACTOR TO BE DETERMINED BY OWNER.

GENERAL:		BUILDING CODES:	
T1 TITLE SHEET * C&G-24-101 EXISTING CONDITIONS SURVEY C10 SITE PLAN C10 SITE GRADING AND EROSION CONTROL PLAN		SUBJECT TO THE MODIFICATION SPECIFIED BY U.I. DEPARTMENT OF SAFETY 4 PROFESSIONAL SERVICES, CHAPTER 361-366 • INTERNATIONAL BUILDING CODE - 2015 • INTERNATIONAL ENERGY CONSERVATION CODE - 2015 • PRESCRIPTIVE METHOD • INTERNATIONAL MECHANICAL CODE - 2015 • INTERNATIONAL FUEL GAS CODE - 2015 • INTERNATIONAL EXISTING BUILDING CODE - 2015 ACCESSIBILITY CODES: • INTERNATIONAL BUILDING CODE - 2015, CHAPTER 11 • ICC A111 - 2009 • D.O.J. - 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN MECHANICAL CODE: • REFER TO U.I. COMMERCIAL BUILDING CODE ELECTRICAL CODE: • INTERNATIONAL BUILDING CODE - 2015, CHAPTER 31 • U.I. SAFETY 4 PROFESSIONAL SERVICES CHAPTER 316 REFERENCE NATIONAL ELECTRIC CODE, • NFPA 70 - NATIONAL ELECTRIC CODE (NEC) - 2011 SUBJECT TO THE CHANGES, ADDITIONS OR OMISSIONS SPECIFIED IN SUB CH. III, OF 99S CHAPTER 316	
ARCHITECTURAL:		PLUMBING CODE: • INTERNATIONAL BUILDING CODE - 2015, CHAPTER 29 • U.I. SAFETY 4 PROFESSIONAL SERVICES, CHAPTER 381-381 FIRE PREVENTION: • U.I. SAFETY 4 PROFESSIONAL SERVICES, CHAPTER 314 REFERENCE NFPA • NFPA 1 FIRE CODE - 2012 AND/OR LOCAL FIRE ORDINANCE IF APPLICABLE AS SPECIFIED IN 99S CHAPTER 314 • INTERNATIONAL FIRE CODE - 2015 (AS REFERENCED BY THE IBC - 2015) CIVIL ENGINEER: CIVIL ENGINEER IS RESPONSIBLE FOR ALL FEDERAL, STATE AND LOCAL CODES RELATED TO STORM WATER MANAGEMENT, EROSION CONTROL, SOIL DISTURBANCE, AND NATURAL RESOURCE PROTECTION. EMERGENCY EGRESS LIGHTING: - THESE DOCUMENTS DENOTE AN EGRESS PLAN SHOWING THE PATH WHERE EXIT LIGHTS IN EMERGENCY EGRESS LIGHTING MAY BE REQUIRED. • FOR NEW BUILDINGS, ADDITIONS OR ALTERATIONS THAT CREATE NEW EGRESS PATHS, THE ELECTRICAL DESIGNER SHALL PROVIDE, AT THE PROJECT SITE DURING CONSTRUCTION, EMERGENCY LIGHTING CUT-SHEETS, CALCULATIONS, PHOTOGRAPHS OR OTHER MEANS TO SHOW COMPLIANCE WITH APPLICABLE CODES. LIGHTING & ENERGY CONSERVATION: ELECTRICAL DESIGNER SHALL PREPARE A LIGHTING PLAN AND PROVIDE, AT THE PROJECT SITE DURING CONSTRUCTION, LIGHTING PLANS AS WELL, AS FUTURE CUT-SHEETS AND ENERGY CALCULATIONS TO SHOW COMPLIANCE WITH THE ENERGY CODE ACCESSIBILITY NOTES: THIS PROJECT INCLUDES AN ALTERATION TO AN AREA OF PRIMARY FUNCTION, AS DENOTED IN THESE DOCUMENTS. ACCESSIBILITY UPGRADES ARE BEING PROVIDED TO THE ACCESSIBLE ROUTE, INCLUDING TOILET AND DRINKING FACILITIES, AS REQUIRED BY THE EXISTING BUILDING CODE. THESE UPGRADES ARE LIMITED TO 10% OF THE PROJECT COST AS ALLOWED BY THE EXISTING BUILDING CODE	
(*) DENOTES SHEETS THAT ARE BEST VIEWED IN COLOR THESE SHEETS ARE SIZED AS 30"x42"			
INTERIOR DESIGN			
		BUILDING DATA	
		PROJECT DESCRIPTION: IBC/IEBC(U)-99S 361-366 CLASSIFICATION OF WORK: ADDITION & ALTERATION TYPE OF WORK: 1. AREA OF WORK IS LARGER THAN 50% OF AREA AREA OF WORK (ALTERATION): 4,404.50 SQ FT / (81%) AREA OF WORK (ADDITION): 367.50 SQ. FT. USE & OCCUPANCY: MERCANTILE (M) MAJOR USE: STORAGE - MODERATE HAZARD (S-1) ACCESSORY OCCUPANCY: BUSINESS (B)	
		GENERAL BUILDING DATA: ALLOWED ACTUAL APPROX HEIGHT: 6'0" - 0" 12'0" - 0" GROSS BUILDING AREA: 21,000 SQ FT 17,330 SQ FT NUMBER OF STORIES: 1 2 FLOOR NUMBER OF FLOORS: 2 2 FLOOR TYPE OF CONSTRUCTION: 5-B (UNPROTECTED WOOD) FIRE RESISTANCE RATED CONSL: NOT REQUIRED EXTERIOR WALL OPENINGS: ALLOWED UNLIMITED ACTUAL UNLIMITED NORTH: UNLIMITED SOUTH: UNLIMITED EAST: UNLIMITED WEST: UNLIMITED OPENINGS ARE NOT LIMITED IN EXTERIOR WALLS PER IBC 109.8.1 FIRE PROTECTION SYSTEMS: AUTOMATIC SPRINKLER: REQUIRED & EXISTING COVERAGE: COMPLETE STANDARD: NFPA 1 MONITORING: REQUIRED & EXISTING - CENTRAL STATION FIRE ALARM: REQUIRED & EXISTING COVERAGE: COMPLETE TYPE: AUTOMATIC OCCUPANT NOTIFICATION: REQUIRED - COMPLETE STANDARD: NFPA2 FIRE DETECTION: REQUIRED & EXISTING - DETECTION / ALARM TYPE: AUTOMATIC COVERAGE: COMPLETE SMOKE ALARM & DETECTION: REQUIRED & EXISTING - DETECTION / ALARM TYPE: AUTOMATIC COVERAGE: COMPLETE MEANS OF EGRESS IN GROSS BUILDING AREA: REQUIRED ACTUAL TOTAL OCCUPANT LOAD: N/A INCHANGED TOTAL EGRESS WIDTH: N/A INCHANGED TOTAL STAIRWAY WIDTH: N/A INCHANGED EXIT TRAVEL DISTANCE: N/A INCHANGED OCCUPANT LOAD DETERMINING PLUMBING FIXTURES: OCCUPANT LOAD LESS THAN 10% INCREASE NO CHANGE IN EXISTING FIXTURES REQUIRED PER 99S(66.050) REQUIRED ACTUAL PLUMBING FIXTURES: MEN: N/A 1 WATERCLOSETS: N/A 1 URINALS: N/A 1 LAVATORIES: N/A 1 WOMEN: N/A 1 WATERCLOSETS: N/A 1 LAVATORIES: N/A 1 PLUMBING: DRINKING FOUNTAINS: 2 1 EXISTING LOW DRINKING FOUNTAIN WITH CUP HOLDERS ADJACENT TO UNIT. OTHER (SERVICE/PEEP SINKS): 1 1	
STRUCTURAL:			
MECHANICAL:			
TO BE SUBMITTED & STAMPED SEPARATELY BY DESIGN ENGINEER, CONTACT GENERAL CONTRACTOR FOR DETAILS AND INFORMATION.			
ELECTRICAL:			
TO BE SUBMITTED & STAMPED SEPARATELY BY DESIGN ENGINEER, CONTACT GENERAL CONTRACTOR FOR DETAILS AND INFORMATION.			

DO NOT SCALE THESE DRAWINGS

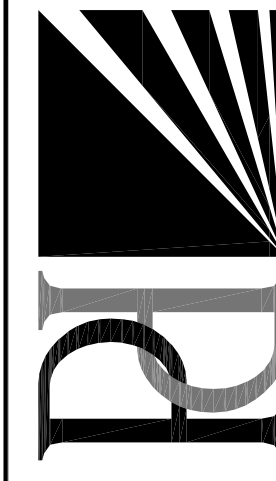
- PRELIMINARY -
FOR ESTIMATING AND REVIEW ONLY

FULL SIZE PRINT = 30" x 42" SHEET

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Project:
Interior & Exterior Alterations for:
Zuern Building Products & Design Center
1800 South Church Street
City of Watertown, WI 53094

**PERSPECTIVE
DESIGN, INC.**
111525 W. North Avenue
Wauwatosa, WI 53226
Tel. (414) 302-1780 Fax (414) 302-1780



Drawing Title:
TITLE
SHEET

Date: 05/07/24

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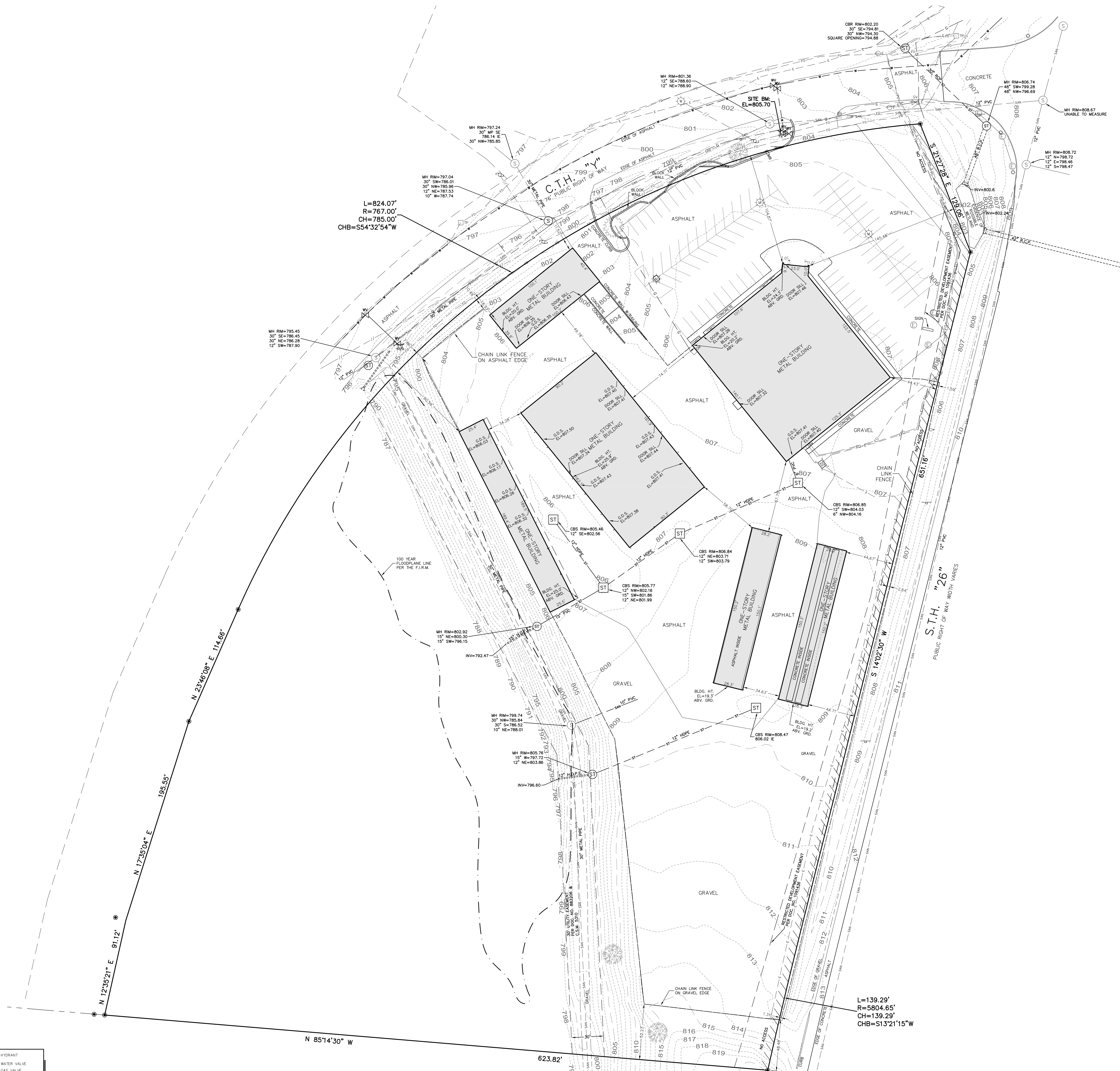
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CAPITOL SURVEY ENTERPRISES
220 REGENCY CT. STE. 210
BROOKFIELD, WI 53045
PH: (262) 786-6600
FAX: (414) 786-6608
WWW.CAPITOLSURVEY.COM



- NOTES
- SUBJECT PROPERTY ZONED: GB-GENERAL BUSINESS.
 - SETBACKS BASED ON CITY OF WATERTOWN ZONING CODE AND ARE AS FOLLOWS:
BUILDING TO FRONT OF STREET SIDE ALLOT LINE: 25 FEET, 40 FEET FOR A LOT ADJACENT TO A STREET WITH AN OFFICIALLY MAPPED RIGHT-OF-WAY EQUAL TO OR EXCEEDING 100 FEET.
BLDG TO RESIDENTIAL SIDE LOT LINE: 12 FEET
BLDG TO RESIDENTIAL REAR LOT LINE: 25 FEET
BLDG TO NONRESIDENTIAL SIDE LOT LINE: 12 FEET OR ZERO FEET ON ZERO LOT LINE SIDE.
BLDG TO NONRESIDENTIAL REAR LOT LINE: 25 FEET
SIDE LOT LINE TO ACCESSORY STRUCTURE: THREE FEET FROM PROPERTY LINE.
REAR LOT LINE TO ACCESSORY STRUCTURE: THREE FEET FROM PROPERTY LINE.
 - LEGAL DESCRIPTION FROM A WRITTEN REPORT AS PREPARED BY WISCONSIN TITLE SERVICE COMPANY, INC. PREPARED FEBRUARY 21, 2024 AS FILE NO. 240200935
 - THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, ON INFORMATION FURNISHED BY THE UTILITY COMPANIES, DIGGERS HOTLINE, AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
 - PORTIONS OF SUBJECT PROPERTY ARE LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION 'X' AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AND ARE SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD WITH [NO] BASE FLOOD ELEVATIONS DETERMINED) PER INFORMATION FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 55055C0086P WITH A DATE OF IDENTIFICATION OF FEBRUARY 4, 2015, IN COMMUNITY NO. 550107, CITY OF WATERTOWN, WHICH IS THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS SITUATED.
 - PROJECT BENCHMARK - NGS MONUMENT PID DF9982, ELEVATION=845.02
 - SITE BENCHMARK - SOUTHEAST BOLT WITH BURY TAG, ELEVATION=805.70.
 - ELEVATIONS BASED ON INFORMATION FROM NATIONAL GEODETIC SURVEY. DATUM REFERS TO NAVD 88.
 - ELEVATIONS SHOWN AS G.D.S. ARE GARAGE DOOR SLAB

LEGAL DESCRIPTION

LOT TWO (2) OF CERTIFIED SURVEY MAP NO. 5310, BEING A REDIVISION OF PART OF LOT ONE (1) AND LOT TWO (2) OF WADLEYS ADDITION TO WATERTOWN AND A PART OF OUTLOT 11 OF WARD OF THE MAP OF OUTLOTS AND SUBDIVISIONS OF LOTS, 1ST, 2ND AND 7TH WARDS AND THE SOUTH HALF OF VACATED JEFFERSON ROAD, VACATED BY RESOLUTION ON MAY 21, 1997 AND RECORDED AS DOCUMENT NO. 918201, BEING A PART OF THE SOUTHEAST ONE-QUARTER (1/4) OF THE SOUTHEAST ONE-QUARTER (1/4) OF SECTION EIGHT (8) AND A PART OF THE SOUTHWEST ONE-QUARTER (1/4) OF THE SOUTHWEST ONE-QUARTER (1/4) OF SECTION NINE (9), TOWNSHIP EIGHT (8) NORTH, RANGE FIFTEEN (15) EAST, IN THE CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN, AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR JEFFERSON COUNTY ON OCTOBER 28, 2010 IN VOLUME 129, PAGES 34 THRU 36 OF CERTIFIED SURVEY MAPS, AS DOCUMENT NO. 1285323.

PROPERTY ADDRESS: 1800 SOUTH CHURCH STREET, WATERTOWN, WI 53094

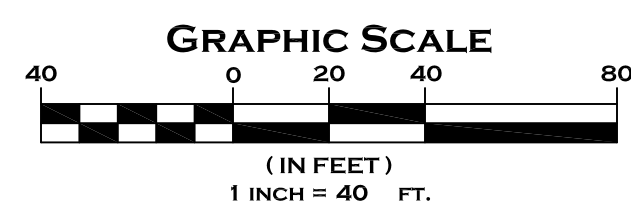
TAX KEY NO. : 291-0815-0844-002

EXISTING CONDITIONS SURVEY

FOR
ZUERN BROTHERS
1800 SOUTH CHURCH STREET
WATERTOWN, WI

DRAWN BY:	DHS	DATE:	MARCH 14, 2024
CHECKED BY:	MJB	DRAWING NO.	EC-0-24-017
CSE JOB NO.:	24-017	SHEET	1 OF 1

LEGEND					
— SAN —	SANITARY SEWER	⊠	ELECTRIC TRANSFORMER	⊠	HYDRANT
— ST —	STORM SEWER	⊠	ELECTRIC METER	⊠	WATER VALVE
— M —	WATER MAIN	⊠	ELECTRIC BOX AT GRADE	⊠	GAS VALVE
— G —	BURIED GAS LINE	⊠	TELEPHONE BOX AT GRADE	⊠	MANHOLE
— TEL —	BURIED TELEPHONE LINE	⊠	TELEPHONE PEDESTAL	⊠	STORM MANHOLE
— E —	BURIED ELECTRIC LINE	⊠	TV PEDESTAL	⊠	CATCH BASIN
— FID —	BURIED FIBER OPTIC LINE	⊠	GAS METER	⊠	CURB INLET
— OWS —	COMBINATION SEWER	⊠	AIR CONDITIONER	⊠	METAL LIGHT POLE
— CATV —	BURIED CABLE TELEVISION LINES	⊠	UTILITY POLE	⊠	CONCRETE LIGHT POLE
— WOOD FENCE —	WOOD FENCE	⊠	WOOD SIGN	⊠	WOOD LIGHT POLE
— METAL FENCE —	METAL FENCE	⊠	METAL SIGN	⊠	YARD LIGHT
— EDGE OF TREES AND BRUSH —	EDGE OF TREES AND BRUSH	⊠	FLAG POLE	⊠	FIBER OPTIC MARKER
994.32 D.S. ELEVATION	DOOR SILL ELEVATION	⊠	YARD LIGHT	⊠	GUY WIRE
⊠	FIRE DEPARTMENT CONNECTION				

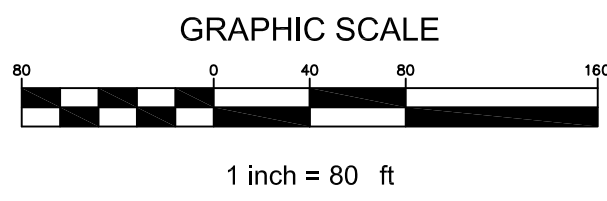


LEGAL DESCRIPTION

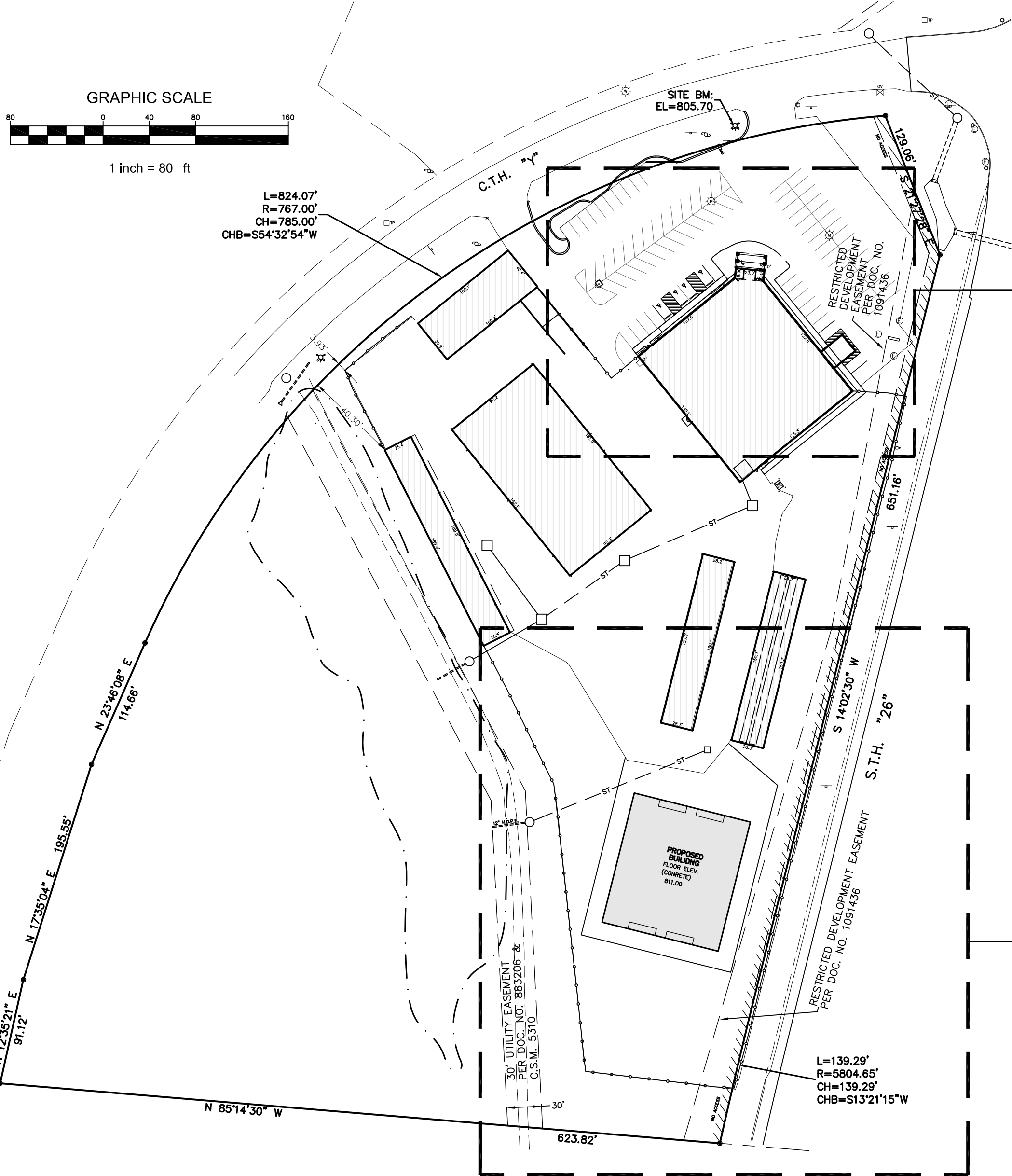
LOT TWO (2) OF CERTIFIED SURVEY MAP NO. 5310, BEING A REDIVISION OF PART OF LOT ONE (1) AND LOT TWO (2) OF HADLEY'S ADDITION TO WATERTOWN AND A PART OF OUTLOT 11 OF WARD OF THE MAP OF OUTLOTS AND SUBDIVISIONS OF LOTS, 1ST, 2ND AND 7TH WARDS AND THE SOUTH HALF OF VACATED JEFFERSON ROAD, VACATED BY RESOLUTION ON MAY 21, 1997 AND RECORDED AS DOCUMENT NO. 918201, BEING A PART OF THE SOUTHEAST ONE-QUARTER (1/4) OF THE SOUTHEAST ONE-QUARTER (1/4) OF SECTION EIGHT (8) AND A PART OF THE SOUTHWEST ONE-QUARTER (1/4) OF THE SOUTHWEST ONE-QUARTER (1/4) OF SECTION NINE (9), TOWNSHIP EIGHT (8) NORTH, RANGE FIFTEEN (15) EAST, IN THE CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN, AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR JEFFERSON COUNTY ON OCTOBER 28, 2010 IN VOLUME 129, PAGES 34 THRU 36 OF CERTIFIED SURVEY MAPS, AS DOCUMENT NO. 1285323.

PROPERTY ADDRESS: 1800 SOUTH CHURCH STREET, WATERTOWN, WI 53094

TAX KEY NO. : 291-0815-0844-002



L=824.07'
R=767.00'
CH=785.00'
CHB=554°32'54"W



SITE AREAS

EXISTING BUILDING FOOTPRINTS = 49,569 S.F. (1.138 ACRES)
EXISTING PAVEMENT = 121,566 S.F. (2.791 ACRES)
EXISTING GRAVEL = 75,784 S.F. (1.740 ACRES)

EXISTING IMPERVIOUS AREA = 246,919 S.F. (5.668 ACRES) [53% OF THE SITE]
EXISTING OPEN SPACE = 215,611 S.F. (4.950 ACRES) [47% OF THE SITE]

PROPOSED BUILDING FOOTPRINTS = 61,452 S.F. (1.411 ACRES)
PROPOSED PAVEMENT = 132,082 S.F. (3.032 ACRES)
PROPOSED GRAVEL = 53,385 S.F. (1.228 ACRES)

PROPOSED IMPERVIOUS AREA = 246,919 S.F. (5.668 ACRES) [53% OF THE SITE]
PROPOSED OPEN SPACE = 215,611 S.F. (4.950 ACRES) [47% OF THE SITE]

TOTAL SITE AREA = 462,530 S.F. (10.618 ACRES)

DISTURBED AREA = 39,165 S.F. (0.90 ACRES)

PROPOSED SURFACE PARKING

- 82 REGULAR CUSTOMER SPACES
- 4 HANDICAPPED SPACES (ADA COMPLIANT VAN ACCESSIBLE SPACES)
- 86 TOTAL SPACES

NOTES:

- EXISTING CONDITIONS BASED ON SURVEY BY CAPITOL SURVEY ENTERPRISES.
- DISTURBED AREA = 39,165 S.F. / 0.90 ACRES
- THE DEVELOPMENT WILL NOT RESULT IN AN INCREASE IN IMPERVIOUS SURFACE AREA ON THE SITE AS THE ENTIRE PROJECT AREA IS EXISTING IMPERVIOUS SURFACE.
- STORM WATER MANAGEMENT IS NOT REQUIRED FOR THIS PROJECT BASED ON THE AREA OF DISTURBANCE BEING UNDER 1 ACRE AND NO INCREASE OF IMPERVIOUS SURFACE.
- NO WORK IN THE PUBLIC RIGHT OF WAY IS ANTICIPATED FOR THIS PROJECT. IF WORK IN THE PUBLIC RIGHT OF WAY IS NEEDED THE CONTRACTOR IS RESPONSIBLE FOR ANY CITY AND/OR STATE PERMITS FOR ALL WORK IN THE PUBLIC RIGHT OF WAY.
- ALL CONSTRUCTION MATERIALS TO BE STORED ON-SITE.
- PROPOSED BUILDING HEIGHT = 24'
- SUBJECT PROPERTY ZONED: GB-GENERAL BUSINESS.

9. SETBACKS BASED ON CITY OF WATERTOWN ZONING CODE AND ARE AS FOLLOWS:
BUILDING TO FRONT OF STREET SIDE LOT LINE: 25 FEET, 40 FEET FOR A LOT ADJACENT TO A STREET WITH AN OFFICIALLY MAPPED RIGHT-OF-WAY EQUAL TO OR EXCEEDING 100 FEET.

BULD TO RESIDENTIAL SIDE LOT LINE: 12 FEET
BULD TO RESIDENTIAL REAR LOT LINE: 25 FEET
BULD TO NONRESIDENTIAL SIDE LOT LINE: 12 FEET OR ZERO FEET ON ZERO LOT LINE SIDE
BULD TO NONRESIDENTIAL REAR LOT LINE: 25 FEET
SIDE LOT LINE TO ACCESSORY STRUCTURE: THREE FEET FROM PROPERTY LINE

REAR LOT LINE TO ACCESSORY STRUCTURE: THREE FEET FROM PROPERTY LINE.

10. LEGAL DESCRIPTION FROM A WRITTEN REPORT AS PREPARED BY WISCONSIN TITLE SERVICE COMPANY, INC. PREPARED FEBRUARY 21, 2024 AS FILE NO. 240200093

11. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, ON INFORMATION FURNISHED BY THE UTILITY COMPANIES, DIGGERS HOTLINE AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

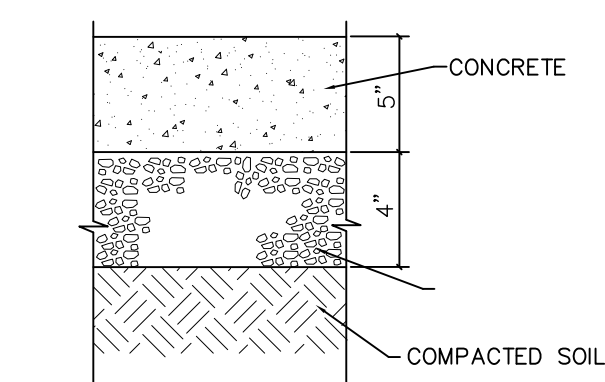
12. PORTIONS OF SUBJECT PROPERTY ARE LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AND ARE SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD WITH [NO] BASE FLOOD ELEVATIONS DETERMINED) PER INFORMATION FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 55055C0208P WITH A DATE OF IDENTIFICATION OF FEBRUARY 4, 2015, IN COMMUNITY NO. 550107, CITY OF WATERTOWN, WHICH IS THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS SITUATED.

13. PROJECT BENCHMARK - NGS MONUMENT PID F9982, ELEVATION=845.02

14. SITE BENCHMARK - SOUTHEAST BOLT WITH BURY TAG, ELEVATION=805.70.

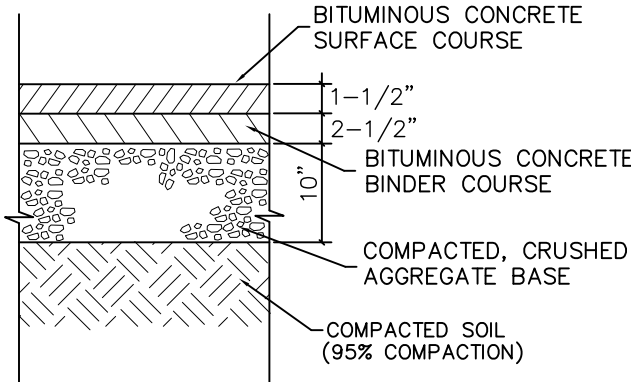
15. ELEVATIONS BASED ON INFORMATION FROM NATIONAL GEODETIC SURVEY. DATUM REFERS TO NAVD 88.

16. ELEVATIONS SHOWN AS G.D.S. ARE GARAGE DOOR SLAB



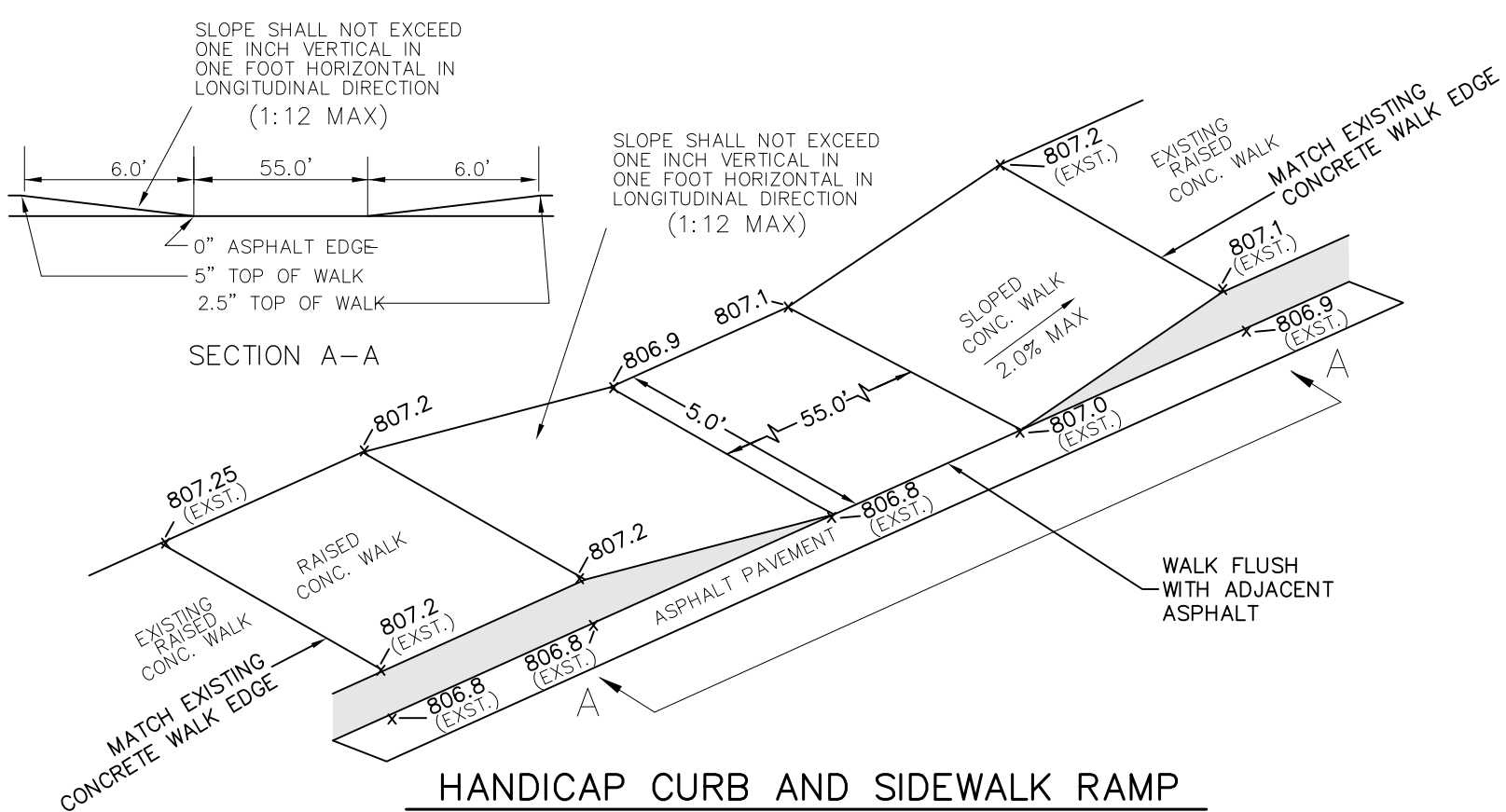
CONCRETE SIDEWALK

NOT TO SCALE



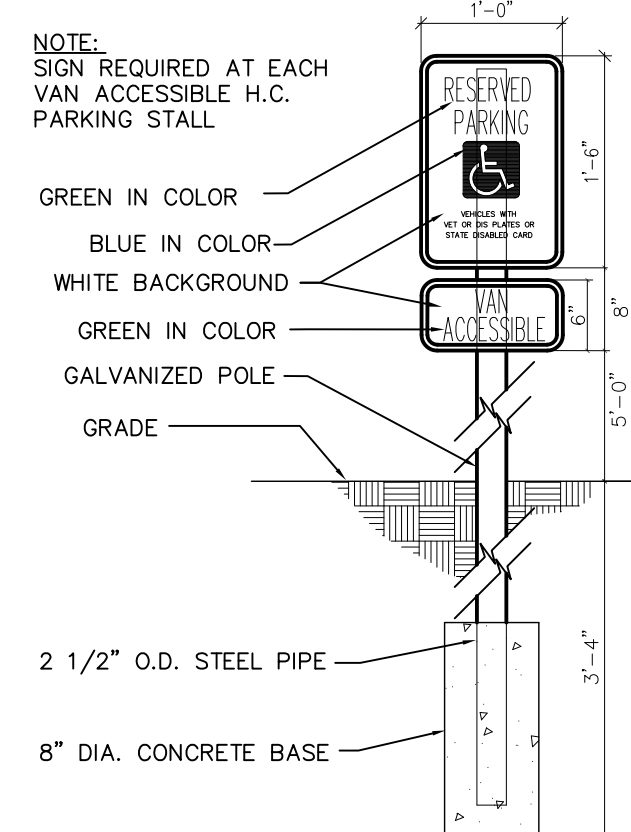
ASPHALT PAVEMENT

NOT TO SCALE



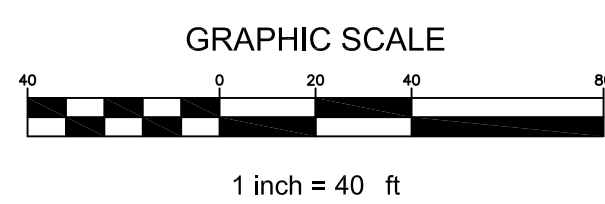
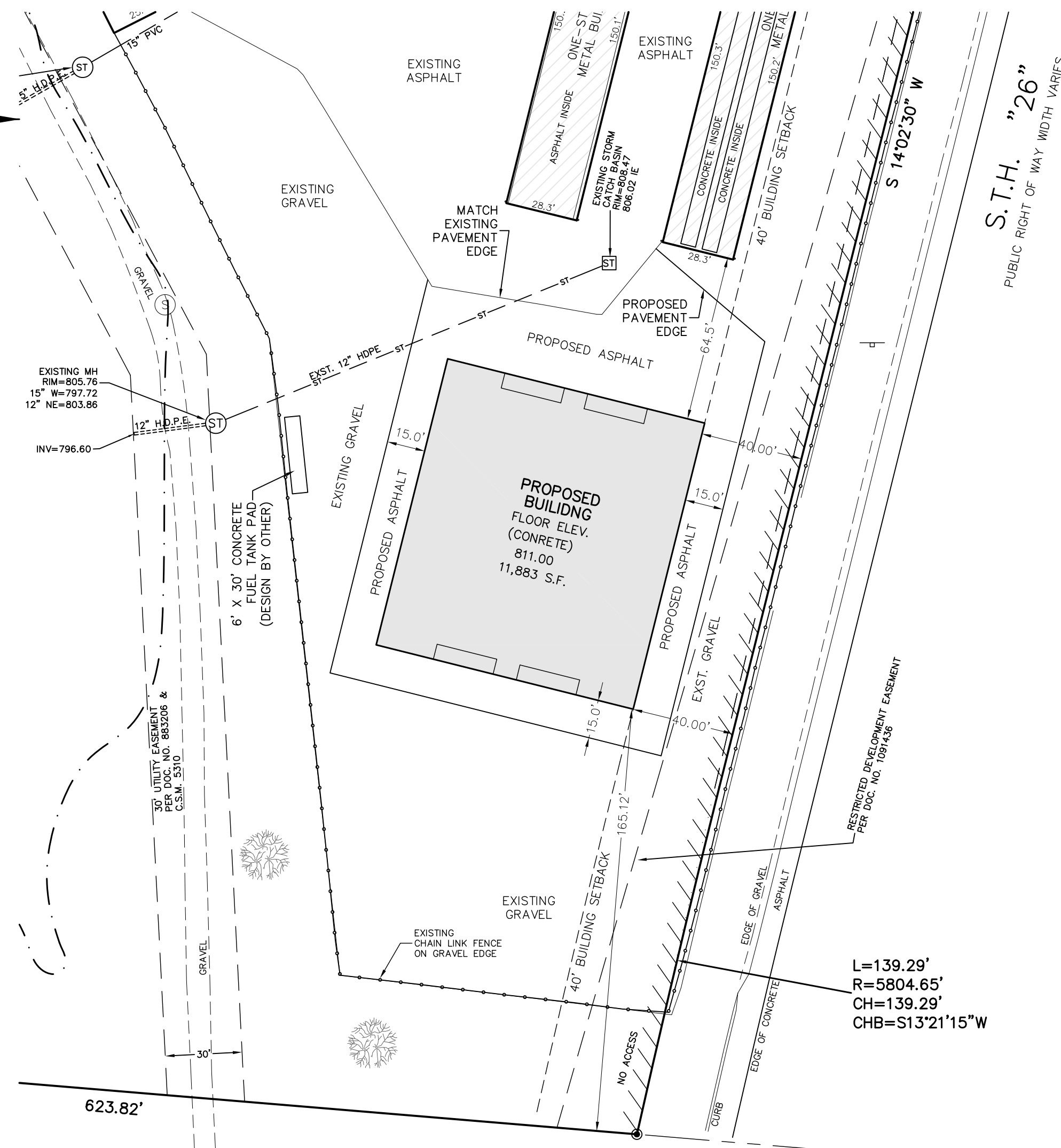
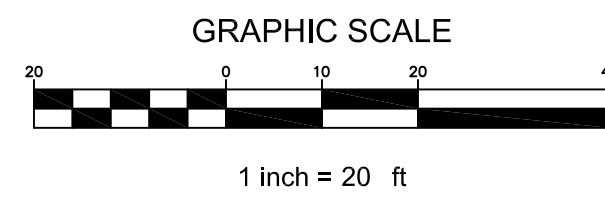
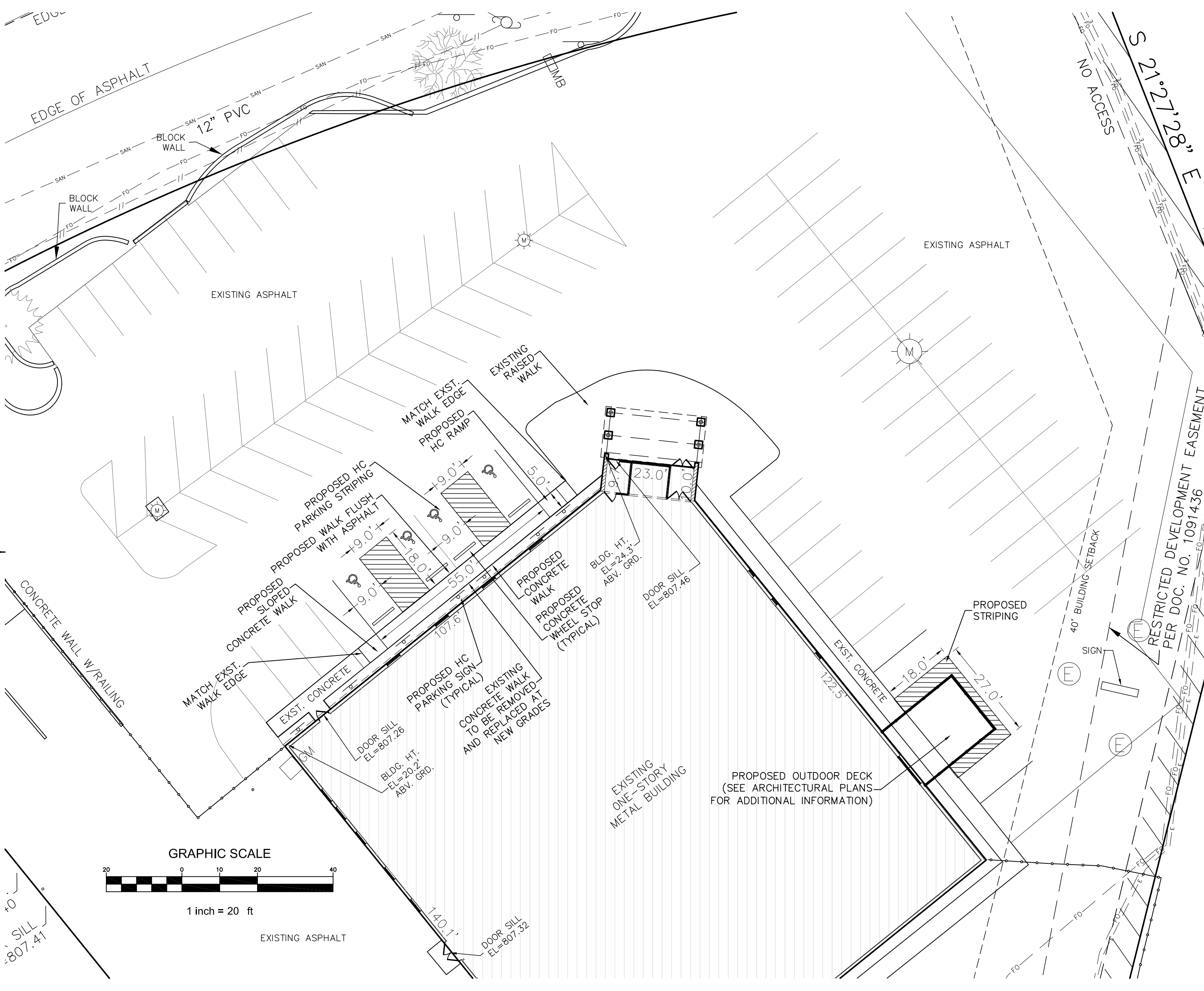
HANDICAP CURB AND SIDEWALK RAMP

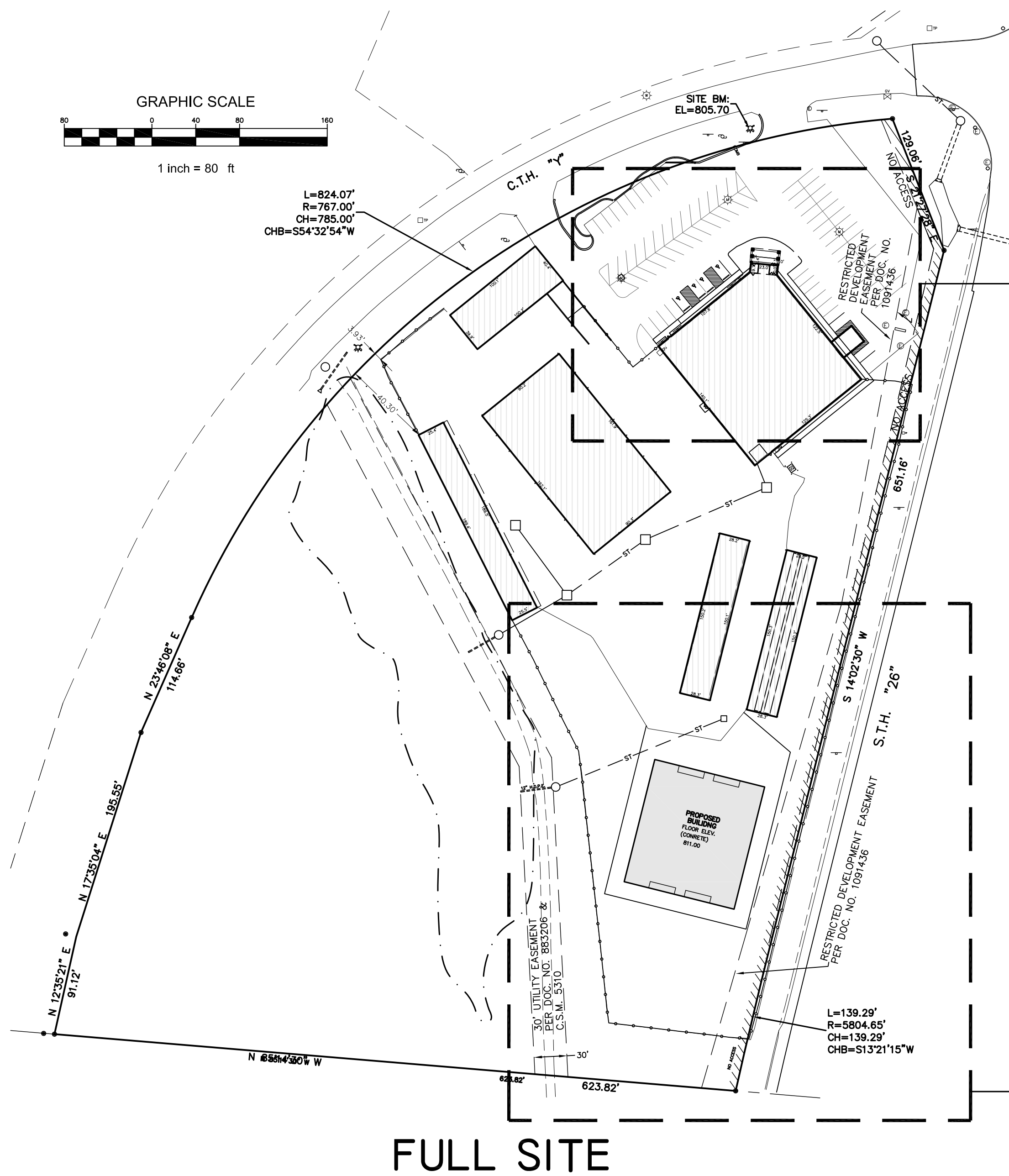
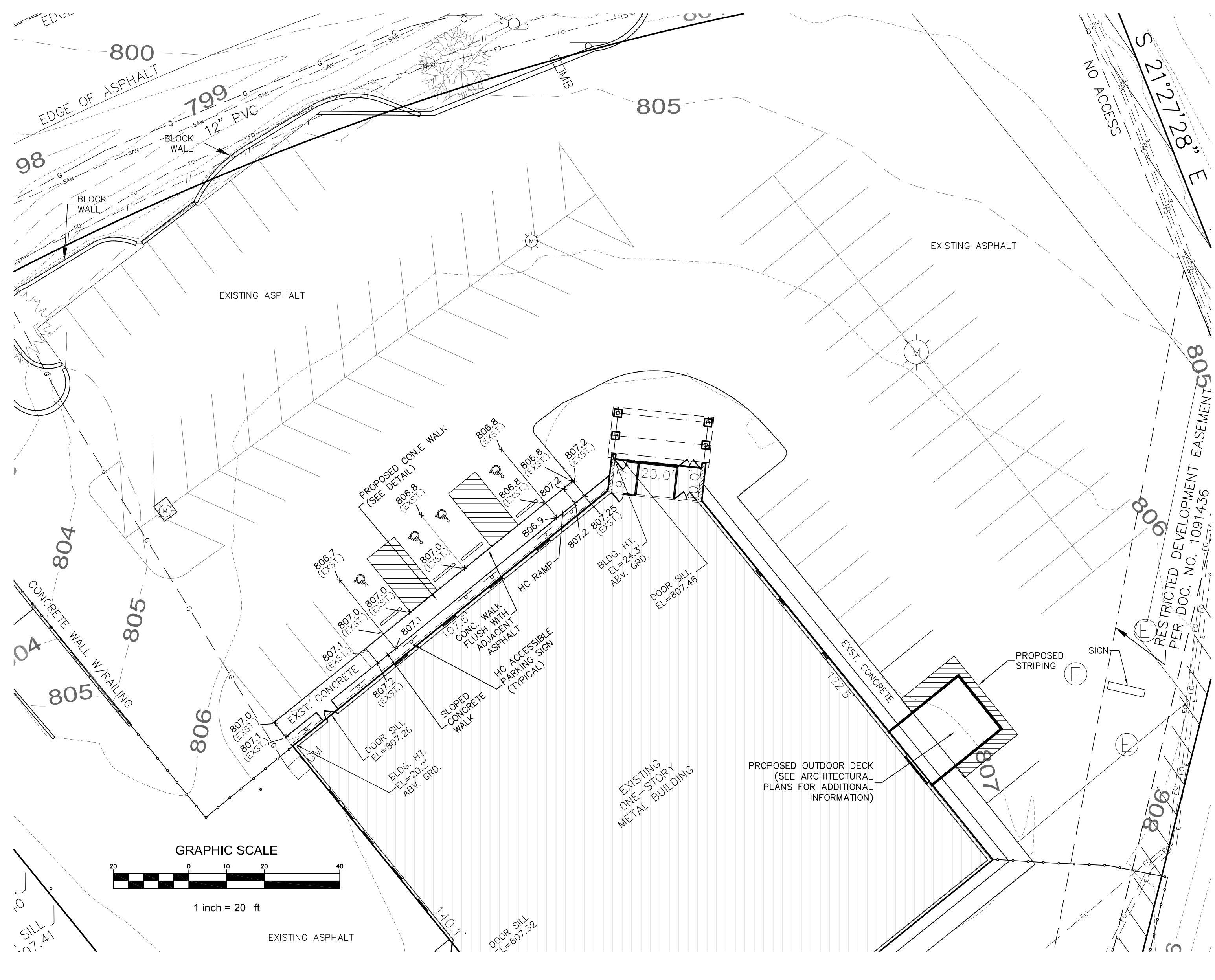
NOT TO SCALE



HANDICAPPED PARKING SIGN DETAIL (VAN ACCESSIBLE)

NOT TO SCALE





TEMPORARY STABILIZATION METHODS

TEMPORARY SEEDING:
DURING GROWING SEASON (MAY 2 - OCTOBER 31) TEMPORARY
SEEDING (COVER CROP) TO BE USED FOR TEMPORARY STABILIZATION
DURING SITE CONSTRUCTION.

Species	Lbs/Acre	Percent Purity
Oats	131*	98
Cereal Rye	131*	97
Winter Wheat	131*	95
Annual Ryegrass	80*	97

* Fall Seeding
LAND APPLICATION OF ADDITIVES:
DURING NONGROWING SEASON (NOVEMBER 1 - MAY 1) CONTRACTOR
TO PROVIDE TYPE B SOIL STABILIZER DURING SITE CONSTRUCTION.
STABILIZER TO BE POLYACRYLAMIDE (PAM) PER LATEST WDOT PAL
(UPDATED 11/2/2017) - SEE WDNr TECHNICAL STANDARD 1050.

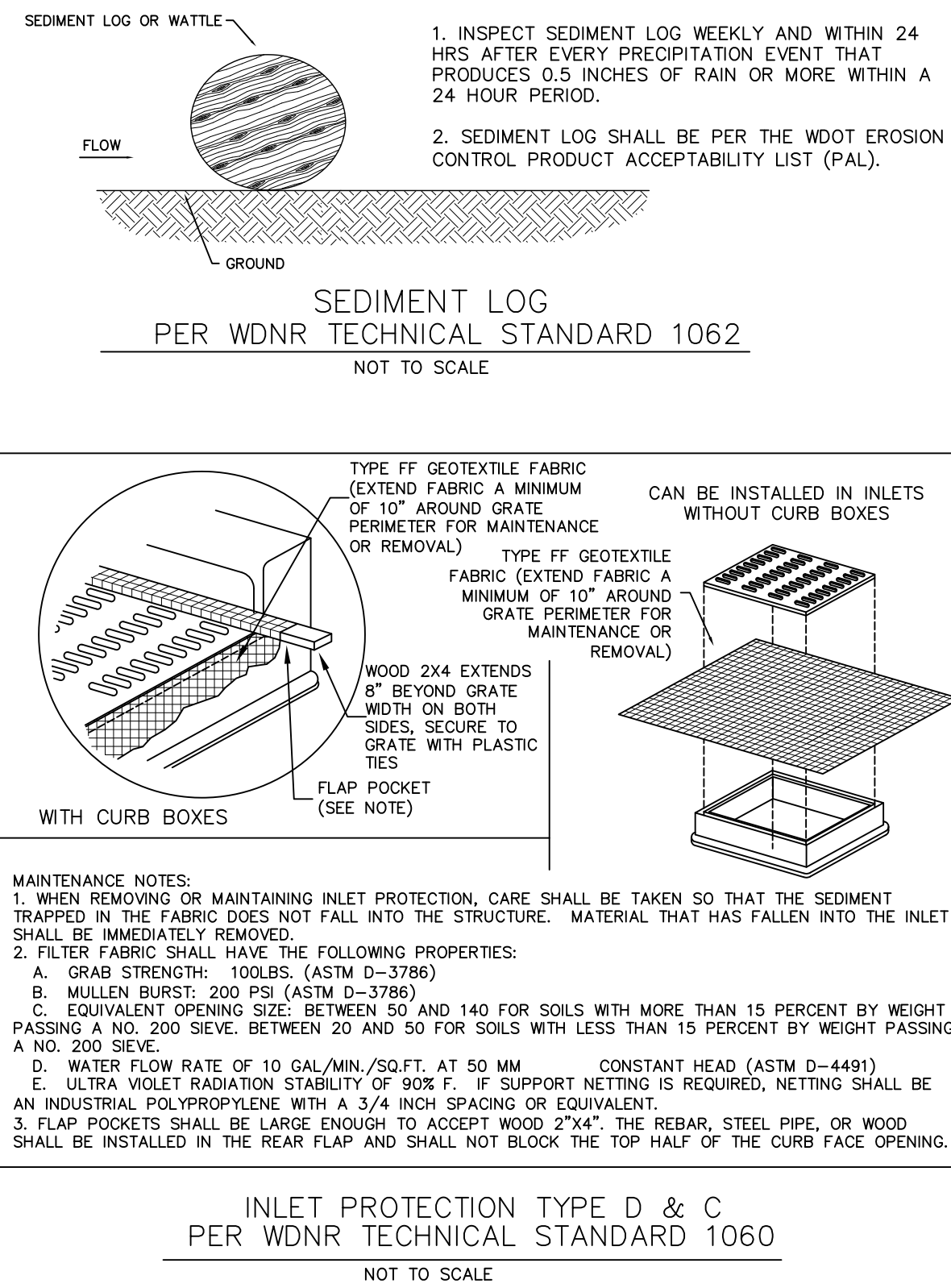
STABILIZATION SHOULD BE COMPLETED WITHIN 7 DAYS OF
ESTABLISHING FINAL GRADE OR THAT WILL OTHERWISE EXIST FOR
MORE THAN 14 DAYS.

CONSTRUCTION SCHEDULE

1. OBTAIN PLAN APPROVAL AND OTHER APPLICABLE PERMITS.
2. INSTALL CONSTRUCTION FENCE AS NEEDED.
3. INSTALL SILT WATTLE/SEDIMENT LOG AS SHOWN AND CONSTRUCTION FENCE AS NEEDED.
4. INSTALL INLET PROTECTION IN EXISTING OPEN GRADE STORM INLET STRUCTURES IN VICINITY OF WORK AS SHOWN.
5. ROUGH GRADE SITE.
6. BEGIN BUILDING CONSTRUCTION.
7. UTILIZE DOWELING BAG AS NECESSARY DURING EXCAVATION FOR BUILDING CONSTRUCTION. DIRECT RUNOFF FROM BAG TO EXISTING STORM WATER FACILITIES.
8. INSTALL BASE COURSE OF PAVEMENT AND REGRADE GRAVEL AREA ADJACENT TO NEW BUILDING ASPHALT APRON.
9. FINAL GRADE SLOPES AND TOPSOIL CRITICAL SLOPES, VEGETATE AND MAT ALL DISTURBED AREAS.
10. ALL EROSION CONTROL PRACTICES WILL BE INSPECTED WEEKLY AND AFTER RAINFALL. NEEDED REPAIRS WILL BE PERFORMED IMMEDIATELY.
11. AFTER SITE IS STABILIZED, REMOVE ALL TEMPORARY MEASURES AND VEGETATE THE DISTURBED AREAS.

MAINTENANCE PLAN

1. ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CHECKED FOR STABILITY AND OPERATION FOLLOWING EVERY 2" RUNOFF-PRODUCTION RAINFALL BUT IN NO CASE LESS THAN ONCE EVERY WEEK. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY TO MAINTAIN ALL PRACTICES AS DESIGNED.
2. SEDIMENT WILL BE REMOVED FROM BEHIND THE SILT FENCE WHEN IT BECOMES ABOUT 0.5 FT. DEEP AT THE FENCE. THE SILT FENCE WILL BE REPAIRED AS NECESSARY TO MAINTAIN A BARRIER.
3. ALL SEEDING AREAS WILL BE WATERED, FERTILIZED, RESEED AS NECESSARY, AND MULCHED TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.
4. ANY SEDIMENT REACHING A PUBLIC OR PRIVATE ROAD SHALL BE REMOVED BY STREET CLEANING BEFORE THE END OF EACH DAY.



LEGEND	
---	EXISTING CONTOUR
---	PROPOSED CONTOUR
x=189.5	PROPOSED GRADE
---	EXISTING STORM SEWER
---	PROPOSED STORM SEWER
---	EXISTING SANITARY SEWER
---	PROPOSED SANITARY SEWER
---	EXISTING WATER MAIN
---	PROPOSED WATER MAIN
---	BURIED GAS MAIN
---	OVER HEAD WIRE
---	BURIED ELECTRIC

NOTES:

1. EXISTING CONDITIONS BASED ON SURVEY BY CAPITOL SURVEY ENTERPRISES.
2. THE DEVELOPMENT WILL NOT RESULT IN AN INCREASE IN IMPERVIOUS SURFACE AREA ON THE SITE AS THE ENTIRE PROJECT AREA IS EXISTING IMPERVIOUS SURFACE.
3. STORM WATER MANAGEMENT IS NOT REQUIRED FOR THIS PROJECT BASED ON THE AREA OF DISTURBANCE BEING UNDER 1 ACRE AND NO INCREASE OF IMPERVIOUS SURFACE.
4. NO WORK IN THE PUBLIC RIGHT OF WAY IS ANTICIPATED FOR THIS PROJECT. IF WORK IN THE PUBLIC RIGHT OF WAY IS NEEDED THE CONTRACTOR IS RESPONSIBLE FOR ANY CITY AND/OR STATE PERMITS FOR ALL WORK IN THE PUBLIC RIGHT OF WAY.
5. ALL CONSTRUCTION MATERIALS TO BE STORED ON-SITE.
6. ALL PROPOSED SPOT GRADES ALONG THE CURB ARE AT THE FLANGE LINE. ALL PROPOSED SPOT GRADES ALONG THE FACE OF A RAISED WALK ARE AT THE BOTTOM OF WALK (ASPH.) UNLESS OTHERWISE NOTED.
7. ALL EROSION CONTROL METHODS SHALL BE IN ACCORDANCE WITH THE CITY OF WATERTOWN STANDARDS AND WDNr OPS TECHNICAL STANDARDS.
8. ALL EXPOSED SOIL AREAS NOT DISTURBED WITHIN SEVEN (7) DAYS SHALL BE IMMEDIATELY RESTORED WITH SEED AND MULCH OR POLYMER.
9. SEE WDNr TECHNICAL STANDARD 1059 FOR SEEDING DURING GROWING SEASON (SOIL TEMPERATURES REMAIN CONSISTENTLY ABOVE 50°).



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Interior & Exterior Alterations for: Zuern Building Products & Design Center 1800 South Church Street City of Watertown, WI 53094		Project:		REV. # REV. DATE DESCRIPTION	
PERSPECTIVE DESIGN, INC. 11525 W. North Avenue Wauwatosa, WI 53226 Tel (414) 302-1780 Fax (414) 302-1781		Drawing Title:		REV. # REV. DATE DESCRIPTION	
EXISTING ARCHITECTURAL SITE PLAN		Date: 05/07/24		REV. # REV. DATE DESCRIPTION	
Scale: A.N.		Scale: N/A		REV. # REV. DATE DESCRIPTION	
Drawn: WHC		Job: 23-087		REV. # REV. DATE DESCRIPTION	
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SP1.1		SP1.1		REV. # REV. DATE DESCRIPTION	



- 1 REMOVE EXISTING CONCRETE ENTRY PAD. SEE CIVIL PLANS FOR ADDITIONAL INFORMATION.
- 2 REMOVE EXISTING CONCRETE SIDE WALK. SEE CIVIL PLANS FOR ADDITIONAL INFORMATION.
- 3 REMOVE EXISTING PARKING LOT PAINT, TYPICAL. SEE CIVIL PLANS FOR ADDITIONAL INFORMATION.
- 4 REMOVE EXISTING ADA PARKING SPACE SIGNAGE. SEE CIVIL PLANS FOR ADDITIONAL INFORMATION.
- 5 REMOVE EXISTING CONCRETE STOOP. SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.

DEMOLITION ARCHITECTURAL SITE PLAN
SCALE: 1" = 50'
2

DEMOLITION SITE PLAN NOTES
SCALE: N/A
1

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SP12

Sheet:

Job: 23-087

Drawn: WHC

Scale: A.N.

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This BOX IS 1/2" x 1/2"

PERSPECTIVE DESIGN, INC.

11525 W. North Avenue
Wauwatosa, WI 53226
Tel (414) 302-1780 Fax (414) 302-1781

Demolition Architectural Site Plan

Zuern Building Products & Design Center

1800 South Church Street
City of Watertown, WI 53094

REV. #	REV. DATE	DESCRIPTION	REV. BY:	REV. #	REV. DATE	DESCRIPTION	REV. BY:
-	05/07/24	Watertown Site Plan Review Submission	WHC				



- EXISTING BUILDING STRUCTURE.
- NEW OPEN AIR HEAVY TIMBER ENTRY CANOPY (435 SQ. FT.) / (26'-9-1/2" WIDE x 18'-6" DEEP x 22'-3-3/4" TALL).
SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
- NEW CONCRETE ENTRY "PAD" AREA TO MIMIC THE PREVIOUS CONCRETE AREA THAT WAS REMOVED DURING THE DEMOLITION PHASE.
SEE CIVIL PLANS FOR ADDITIONAL INFORMATION.
- NEW ADA PARKING AREA WITH ADA COMPLIANT PARKING STALLS FOR BOTH VAN AND CAR PARKING. LOADING ZONES, WHEEL STOPS & APPROPRIATE SIGNAGE FOR EACH STALL.
SEE CIVIL PLANS FOR ADDITIONAL INFORMATION.
- NEW CONCRETE SIDE WALK THAT IS FLUSH WITH THE EXISTING ASPHALT WITH NEWLY DEFINED ADA PARKING AREA. THE SIDEWALK WILL SLOPE UP TO MEET THE EXISTING & NEW CONCRETE AREAS IN SUCH A MANNER THAT IT IS CONSIDERED A SLOPED WALK AND NOT A RAMP.
SEE CIVIL PLANS FOR ADDITIONAL INFORMATION.
- NEW NEW OUTDOOR DECK (18'-8" WIDE x 24'-0" DEEP)
SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
- NEW PARKING LOT PAINT TO SURROUND NEW OUTDOOR DECK.
SEE CIVIL PLANS FOR ADDITIONAL INFORMATION.
- NEW METAL BUILDING STRUCTURE (11,883.33 SQ. FT.) / (103'-4" WIDE x 15'-0" DEEP x 21'-0" TALL).
SEE CT DARNELL CONSTRUCTION PLANS FOR ADDITIONAL INFORMATION.
- 20'-0" IMAGINARY PROPERTY LINE BETWEEN BUILDING STRUCTURES.
- 40'-0" SET BACK LINE.
FOR A LOT ADJACENT TO A STREET WITH AN OFFICIALLY MAPPED RIGHT-OF-WAY EQUAL TO OR EXCEEDING 100 FEET.
- 75'-0" SET BACK LINE.
FOR A LOT ADJACENT TO A STREET WITH AN OFFICIALLY MAPPED RIGHT-OF-WAY EQUAL TO OR EXCEEDING 100 FEET.
- APPROXIMATE LOCATION OF FUEL ISLAND. SEE OWNER FOR ALL DETAILS.
- NEW ASPHALT DRIVE AROUND NEW BUILDING PERIMETER. SEE CIVIL PLANS FOR ALL DETAILS.

ARCHITECTURAL SITE PLAN
SCALE: 1" = 50'
PLAN NORTH
2

ARCHITECTURAL SITE PLAN NOTES
SCALE: N/A
1

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1800 South Church Street
City of Watertown, WI 53094

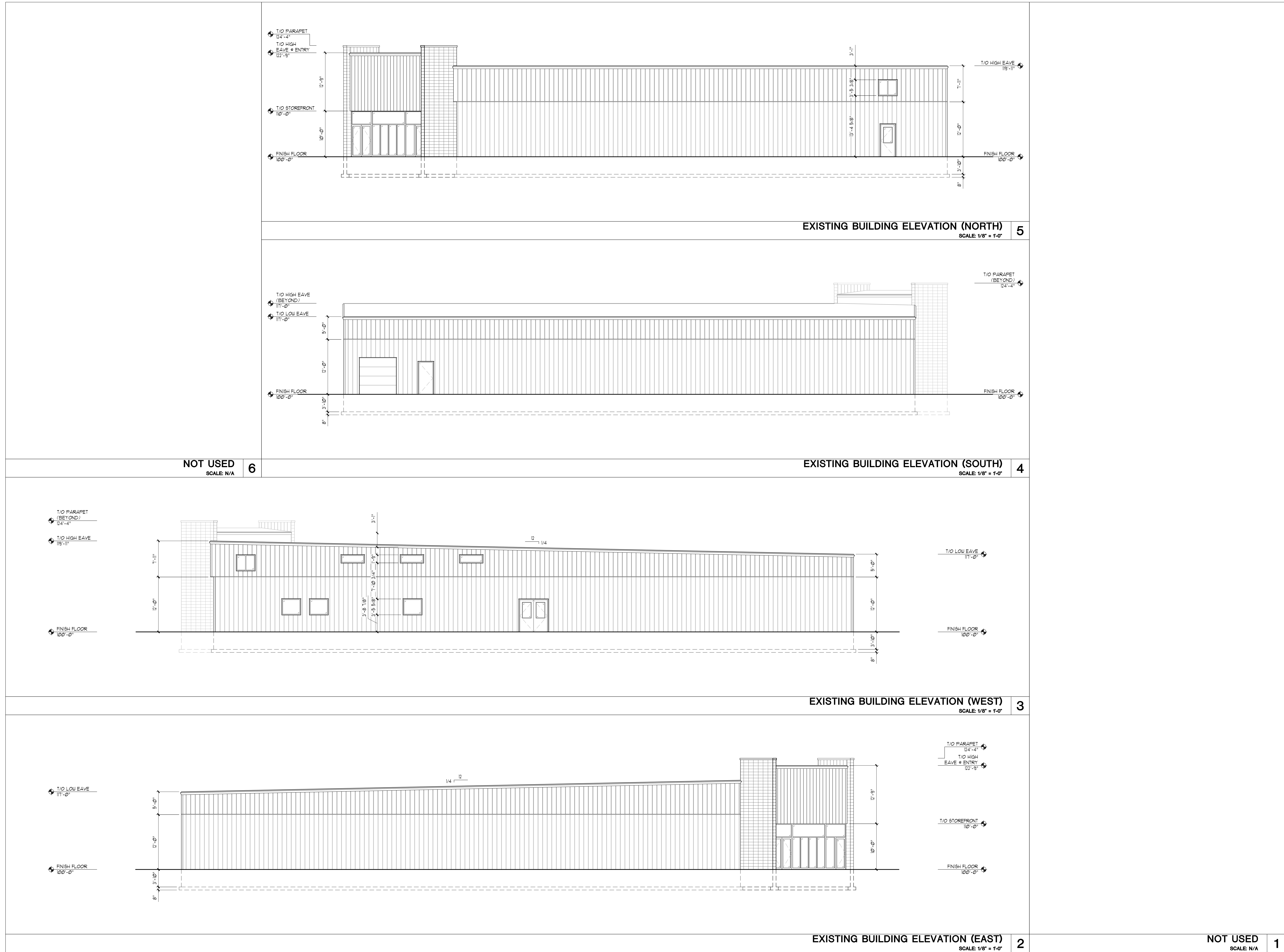
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Date: 05/07/24
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1	05/07/24	Watertown Site Plan Review Submission	WHC
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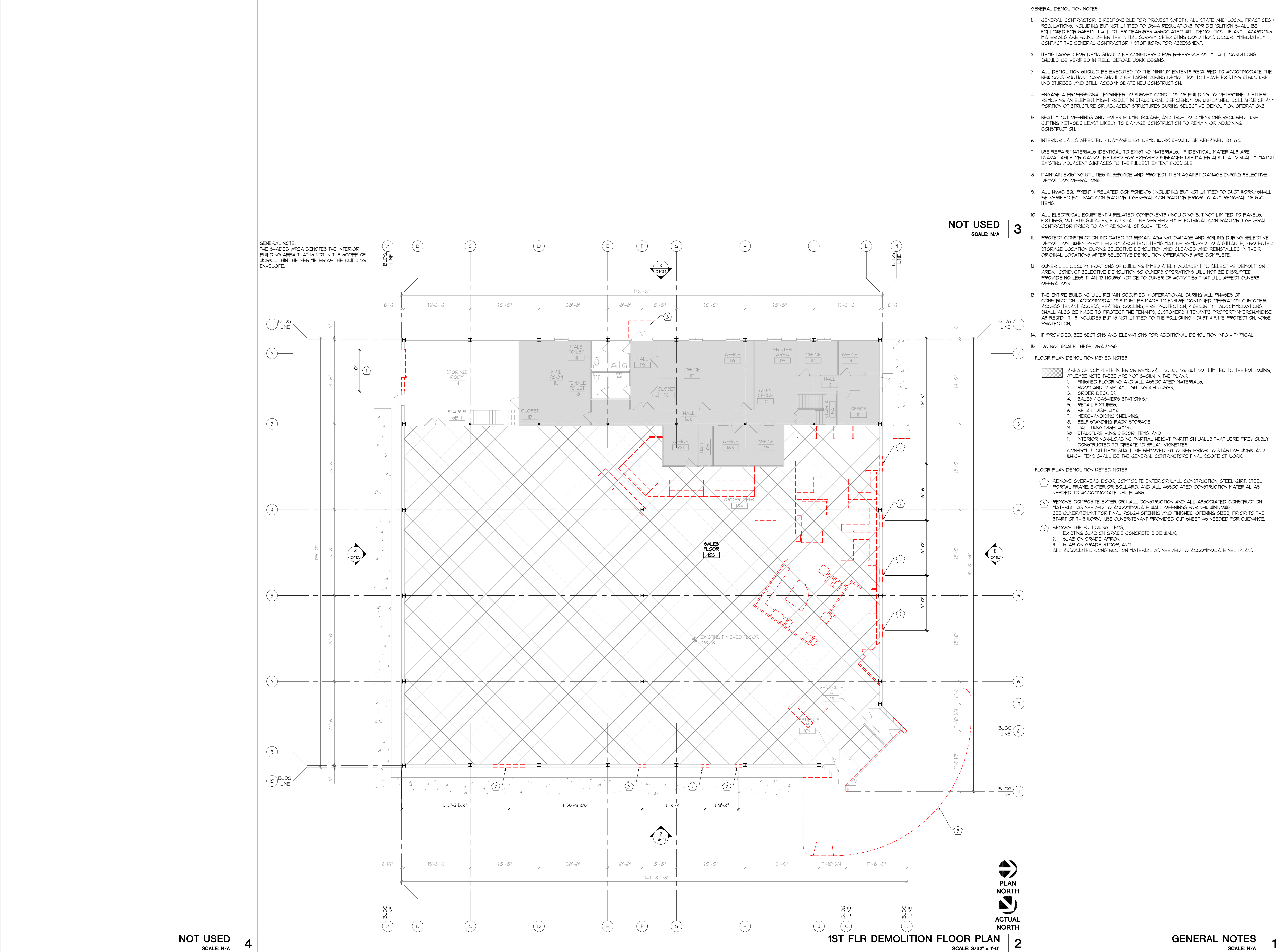
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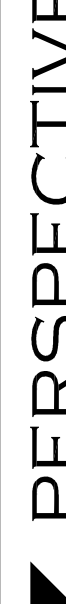
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	Drawing Title: DEMOLITION BUILDING ELEVATIONS	Date: 05/07/24	Scale: A.N.	Drawn: WHC	Job: 23-087
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GENERAL NOTES	4
SCALE: N/A	

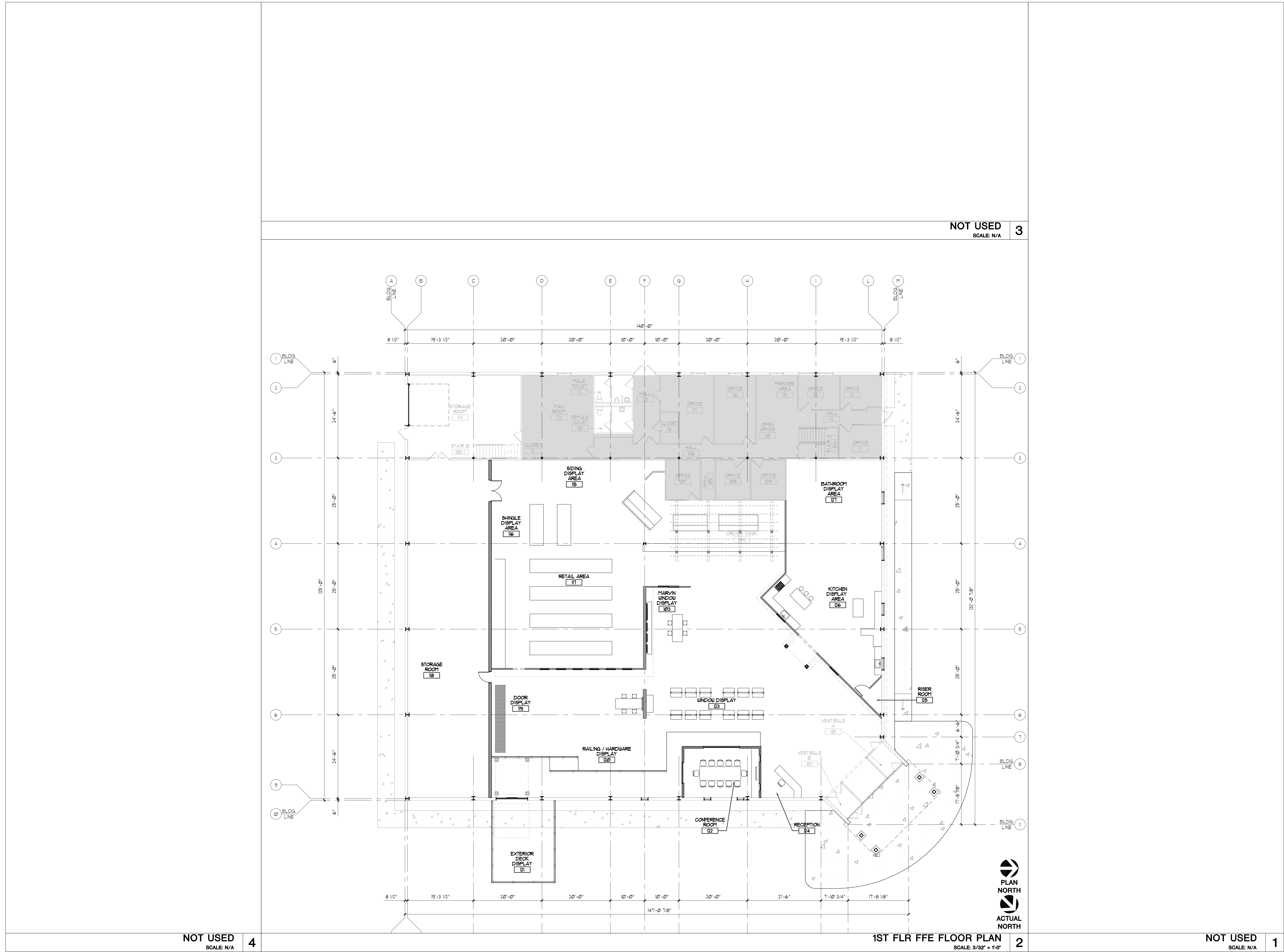


KEYED NOTES	1
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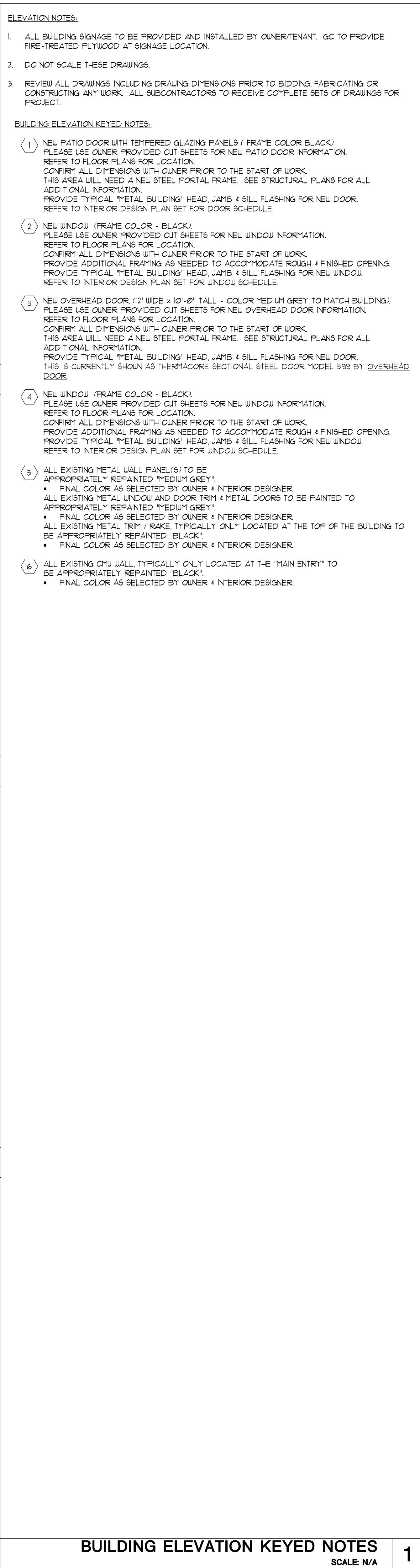
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 <p> PERSPECTIVE DESIGN, INC. 11525 W. North Avenue Wauwatosa, WI 53226 Tel (414) 302-1750 Fax (414) 302-1751 </p>	Drawing Title: 1ST FLR FFE FLOOR PLAN		<div style="border: 1px solid black; padding: 2px; display: inline-block;"> THIS BOX IS $\frac{1}{2} \times \frac{1}{2}$" </div>
	Date: 05/07/24		
	Scale: AN.		
	Drawn: WHC		
	Job: 23-087		

Sheet: <div style="font-size: 2em; font-weight: bold; margin-top: 5px;">A1.2</div>		Project: <div style="text-align: center;"> Interior & Exterior Alterations for: Zuern Building Products & Design Center 1800 South Church Street City of Watertown, WI 53094 </div>	
REV. #	REV. DATE	DESCRIPTION	REV. BY:
-	05/07/24	Water-town Site Plan Review Submission	WHC

A1.2




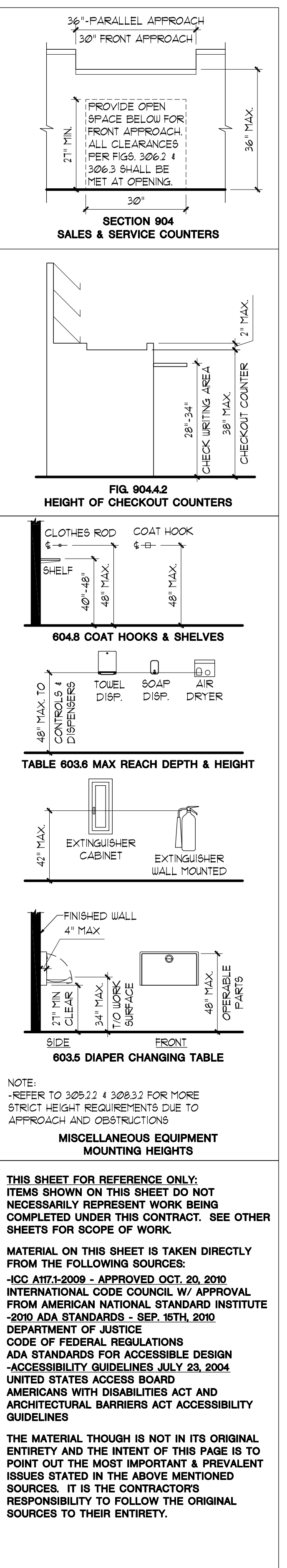
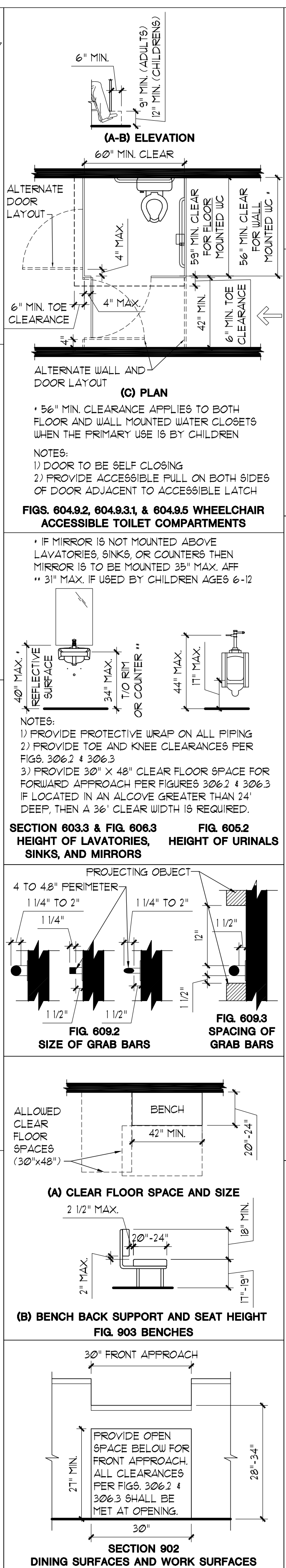
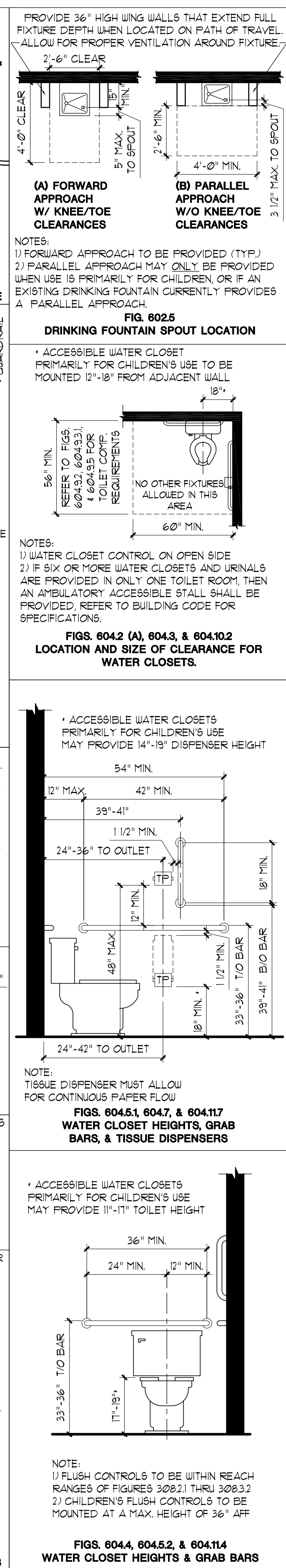
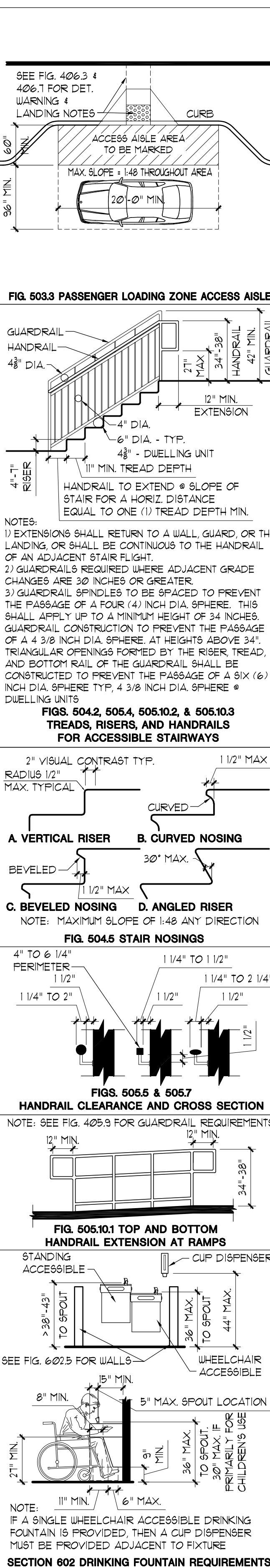
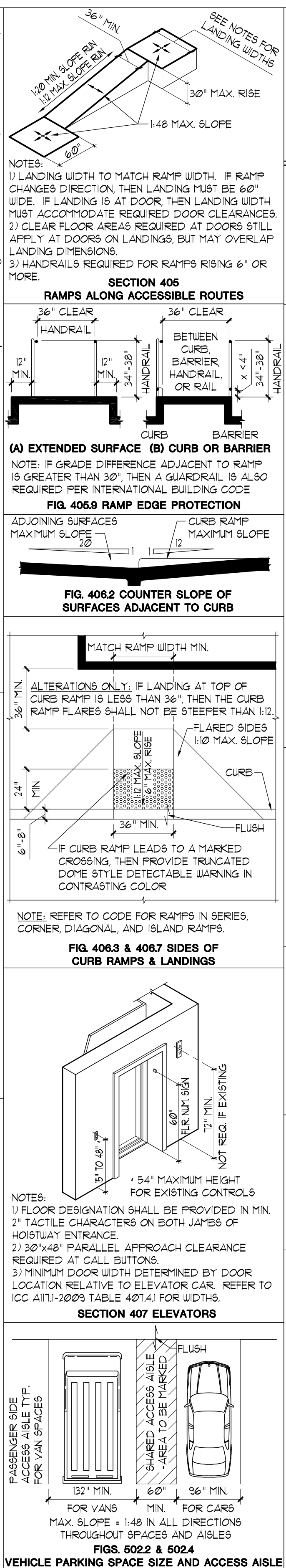
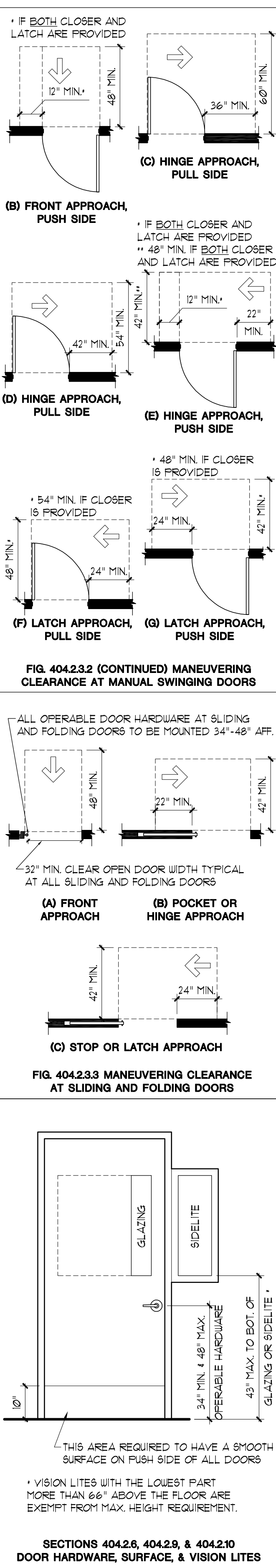
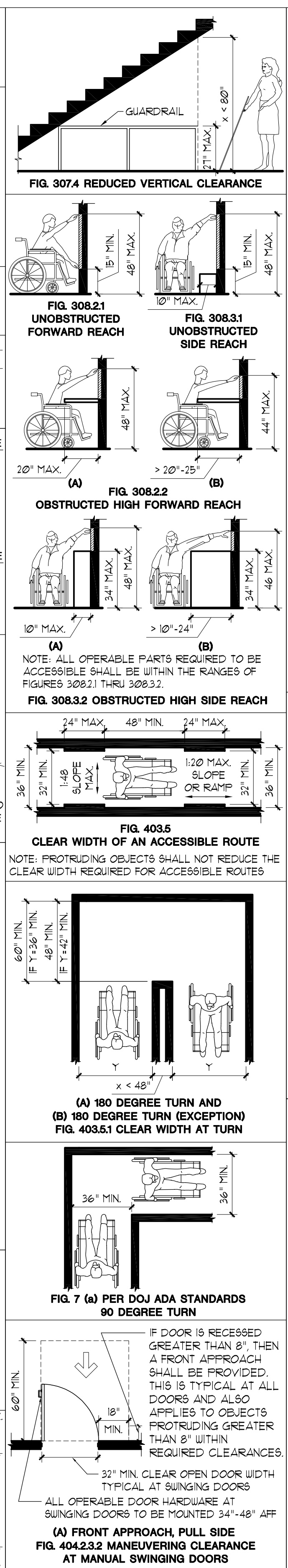
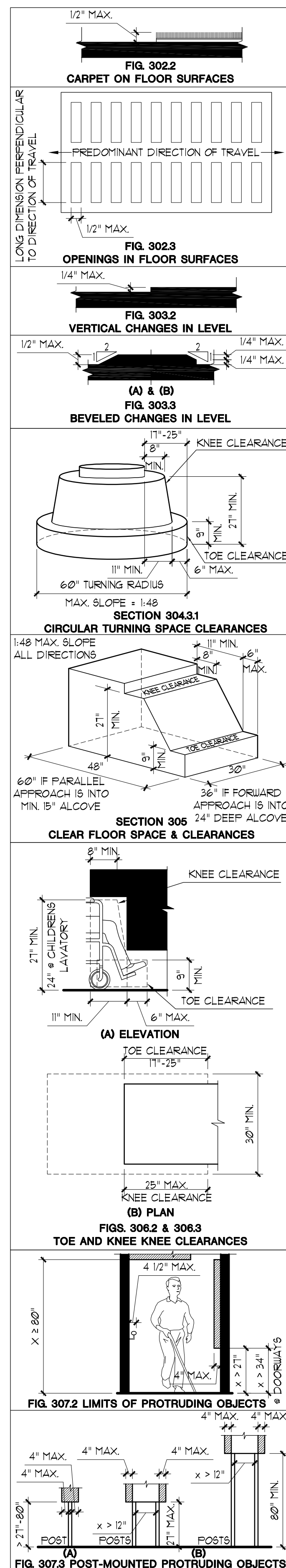
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CEMIFY AND
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	<p>Drawing Title: BUILDING ELEVATIONS</p>	<p>Date: 05/07/24</p>	<p>Scale: A.N.</p>	<p>Drawn: WHC</p>	<p>Job: 23-087</p>
<p>A2.1</p>					<p>REV. B</p>
<p>Project:</p>					<p>REV. A</p>
<p>DESCRIPTION</p>					<p>REV. B</p>
<p>Water-town Site Plan Review Submittal</p>					<p>WHC</p>
<p>REV. A</p>					<p>REV. DATE</p>
<p>05/07/24</p>					<p>DESCRIPTION</p>
<p>REV. B</p>					<p>REV. DATE</p>
<p>REV. C</p>					<p>REV. DATE</p>
<p>REV. D</p>					<p>REV. DATE</p>
<p>REV. E</p>					<p>REV. DATE</p>
<p>REV. F</p>					<p>REV. DATE</p>
<p>REV. G</p>					<p>REV. DATE</p>
<p>REV. H</p>					<p>REV. DATE</p>
<p>REV. I</p>					<p>REV. DATE</p>
<p>REV. J</p>					<p>REV. DATE</p>
<p>REV. K</p>					<p>REV. DATE</p>
<p>REV. L</p>					<p>REV. DATE</p>
<p>REV. M</p>					<p>REV. DATE</p>
<p>REV. N</p>					<p>REV. DATE</p>
<p>REV. O</p>					<p>REV. DATE</p>
<p>REV. P</p>					<p>REV. DATE</p>
<p>REV. Q</p>					<p>REV. DATE</p>
<p>REV. R</p>					<p>REV. DATE</p>
<p>REV. S</p>					<p>REV. DATE</p>
<p>REV. T</p>					<p>REV. DATE</p>
<p>REV. U</p>					<p>REV. DATE</p>
<p>REV. V</p>					<p>REV. DATE</p>
<p>REV. W</p>					<p>REV. DATE</p>
<p>REV. X</p>					<p>REV. DATE</p>
<p>REV. Y</p>					<p>REV. DATE</p>
<p>REV. Z</p>					<p>REV. DATE</p>



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Project: Interior & Exterior Alterations for:
Zuern Building Products & Design Center
1800 South Church Street
City of Watertown, WI 53094

**PERSPECTIVE
DESIGN, INC.**
11525 W. North Avenue
Westborough, MA 01581
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ACCESSIBILITY GUIDELINES	
Date:	05/07/24
Scale:	A.N.
Drawn:	WHC
Job:	23-087
Sheet:	AG1.1