



REPORT TO CITY PLAN COMMISSION

Plan Commission Public Hearing Date: October 25, 2023

Common Council Meeting Date: November 1, 2023

Item: Special Use Permit #11-23 for expanded restaurant and outdoor sidewalk café with alcohol sales and consumption

Case Manager: Lindsey Smith

GENERAL INFORMATION

Owner: FA & VB, LLC

Applicant: Fernando Almaza - Antojitos Mexicanos, LLC

Address/Parcel #: 204 & 206 E. College Avenue (Tax Id #31-2-0313-00)

Petitioner's Request: The owner/applicant is requesting a Special Use Permit to expand an existing restaurant and outdoor sidewalk café with alcohol sales and consumption.

BACKGROUND

The applicant's 5,414 sq. ft. site is located on the two hundred block of E. College Avenue between N. Morrison Street and N. Durkee Street. Per Assessor's Office records, the building was originally built in 1884 and remodeled in 1958. Donald's Gift Shop operated in this building for approximately six years.

Special Use Permit #2-07 was approved for alcohol sales (**beer only**) in conjunction with a restaurant and with outdoor seating in the amenity strip along College Avenue at 204 E. College Avenue for 1910 Sausage Company. One of the conditions of approval was any deviation from the approved Development Plan may require a major or minor change request to the Special Use Permit pursuant to Section 23-66(g) of the Zoning Ordinance.

Minor Amendment to Special Use Permit #2-07 was approved for alcohol sales in conjunction with a restaurant and with outdoor seating in the amenity strip along College Avenue at 204 E. College Avenue by the Plan Commission on February 25, 2013. The minor amendment removed the stipulation of beer only.

206 E. College Avenue has been utilized for various retail establishments over the years.

On September 20, 2023, a Certified Survey Map was recorded to combine 204 & 206 E. College Avenue to allow for the expansion of Antojitos Mexicano into 206 E. College Avenue.

STAFF ANALYSIS

Project Summary: Antojitos Mexicanos has operated within 204 E. College Avenue since 2015. The owner/applicant acquired 204 & 206 E. College Avenue in May of 2017. The applicant proposes to expand Antojitos Mexicanos restaurant and outdoor sidewalk café with alcohol sales and consumption.

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The expansion is approximately 2,794 sq. ft., which includes the outdoor sidewalk café. Antojitos Mexicano restaurant and outdoor sidewalk café will total approximately 5,546 sq. ft.

Existing Site Conditions: The existing mixed-use building totals approximately 8,374 square feet, including the existing restaurant, former retail space, and five dwelling units on the upper floors.

Major Changes to Special Uses: Per Section 23-66(g)(2) of the Municipal Code, all changes not identified as a “minor change” shall be deemed a major change in a special use and shall be submitted to Common Council for review through the typical Special Use Permit procedure. The original request was approved as Special Use Permit #2-07. The applicant’s current request, Special Use Permit #11-23, is to expand the area of the restaurant and outdoor sidewalk cafe from 2,752 square feet to 5,546 square feet. This expansion is greater than 10% and therefore constitutes a major change. If approved, Special Use Permit #11-23 will replace Special Use Permit #2-07.

Zoning Ordinance Requirements: The subject property has a zoning designation of CBD Central Business District. Per Section 23-114(e) of the Municipal Code, a restaurant and outdoor sidewalk café with alcohol sales and consumption requires a Special Use Permit in the CBD District. In order to permit alcohol sales and consumption in conjunction with an expanded restaurant and outdoor sidewalk café, the Plan Commission makes a recommendation to the Common Council who will make the final decision on the Special Use Permit. A two-thirds (2/3) vote of the Common Council is required for approval.

Operational Information: A plan of operation is attached to the Staff Report.

Outdoor Seating: The applicant proposes to expand the outdoor sidewalk café with alcohol sales and consumption.

Surrounding Zoning and Land Uses: The surrounding area is under the jurisdiction of the City of Appleton (north, south, east, and west). The uses are generally commercial in nature.

North: CBD Central Business District. The adjacent land uses to the north are currently a mix of commercial and institutional uses.

South: CBD Central Business District. The adjacent land uses to the south are currently a mix of commercial and residential uses.

East: CBD Central Business District. The adjacent land uses to the east are currently a mix of commercial and residential uses.

West: CBD Central Business District. The adjacent land uses to the west are currently a mix of commercial uses.

Appleton Comprehensive Plan 2010-2030: Community and Economic Development staff has reviewed this proposal and determined it is compatible with the Central Business District designation shown on the City’s *Comprehensive Plan 2010-2030* Future Land Use Map. Listed below are related excerpts from the City’s *Comprehensive Plan 2010-2030*.

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Goal 1 – Community Growth

Appleton will continue to provide opportunities for residential, commercial, and industrial growth, including appropriate redevelopment sites within the downtown and existing neighborhoods, and greenfield development sites at the City's edge.

Goal 8 – Economic Development

Appleton will pursue economic development that retains and attracts talented people, brings good jobs to the area, and supports the vitality of its industrial areas, downtown, and neighborhood business districts.

OBJECTIVE 9.4 Economic Development:

Ensure the continued vitality of downtown and the City's neighborhood commercial districts.

Chapter 14 Downtown Plan, Initiative 1 Urban Form and Design:

Strategy 1.6 – Add additional flexible outdoor space throughout the downtown area.

Chapter 14 Downtown Plan, Initiative 4 Downtown Development and Business Retention:

Strategy 4.8 – Support private sector efforts to redevelop and invest in downtown.

Zoning Ordinance Requirements and Substantial Evidence: When reviewing an application for a Special Use Permit, the City must determine if the owner's/applicant's proposal satisfies Municipal Code requirements and conditions. Pursuant to Section 23-66(c)(5) of the Municipal Code, the Plan Commission and Common Council must provide substantial evidence supporting their decision to approve, approve with conditions, or deny the Special Use Permit. Substantial evidence means "facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an owner/applicant must meet to obtain a Special Use Permit and that reasonable persons would accept in support of a conclusion." Any requirements and conditions listed for approval must be reasonable, and to the extent practicable, measurable.

Finding of Fact: This request was reviewed in accordance with the standards for granting a Special Use Permit under Sections 23-66(e)(1-8) and 23-66(h)(6) of the Zoning Code: 1. Proper zoning district: CBD zoning allows restaurant and sidewalk café with alcohol sales and consumption as a special use permit; 2. zoning district regulations: the district regulations were reviewed pursuant to the attached development plan; 3. Special Regulations: Stipulations 2, 3, and 4 (below) address the special regulations for the proposed use; 4. Consistent with comprehensive plan and other plans: yes, see above analysis; 5. Traffic: the proposed use is not expected to create undue traffic congestions; 6. Landscaping and screening: not applicable to this use; 7. Neighborhood compatibility with predominant land uses in this area: the proposed use exist on the adjacent lot and is located near other existing commercial uses in this area of the City; 8. Impact on services: the City has existing utilities and services in place to serve this use. These standards were found in the affirmative, as long as all stipulations are satisfied.

Technical Review Group (TRG) Report: This item was discussed at the October 3, 2023 Technical Review Group meeting. No negative comments were received from participating departments.

RECOMMENDATION

Staff recommends, based on the above, that Special Use Permit #11-23 to expand an existing restaurant and outdoor sidewalk café with alcohol sales and consumption at 204 & 206 E. College Avenue (Tax Id #31-2-0313-00), as shown on the attached maps and per attached plan of operation, along with the attached resolution, **BE APPROVED** to run with the land, subject to the following conditions:

1. The applicant shall receive approval of a Liquor License premise amendment from the City Clerk prior to serving or consuming alcohol in the expanded interior area and new outdoor area.

Substantial Evidence: This condition provides notice to the applicant that a Liquor License is also needed prior to serving alcohol.

2. The use shall conform to the standards established in Chapter 9, Article III, Alcoholic Beverages, of the Appleton Municipal Code.

Substantial Evidence: This condition is one of the special regulations included in Section 23-66(h)(6) of the Zoning Ordinance for this particular use.

3. The site shall be kept free of litter and debris.

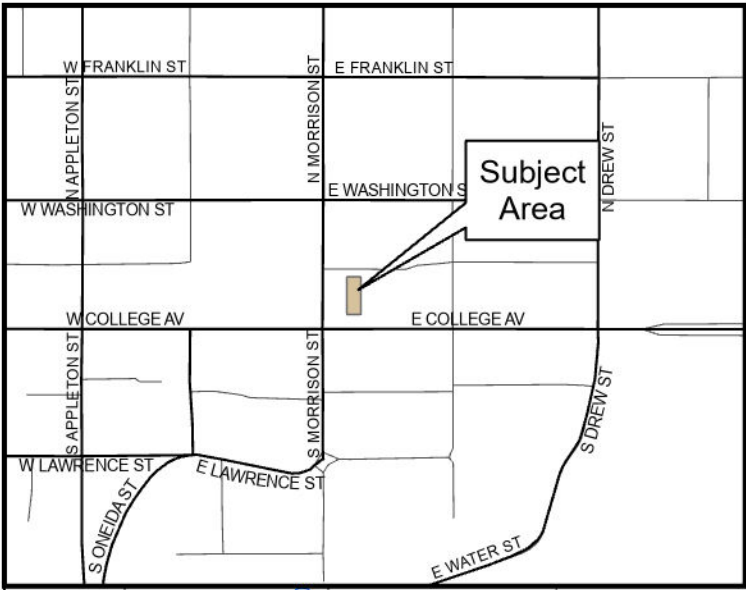
Substantial Evidence: This condition is one of the special regulations included in Section 23-66(h)(6) of the Zoning Ordinance for this particular use.

4. All Zoning, Building, Fire, Engineering, Utility and other Municipal Codes, and all applicable State and Federal laws shall be complied with.

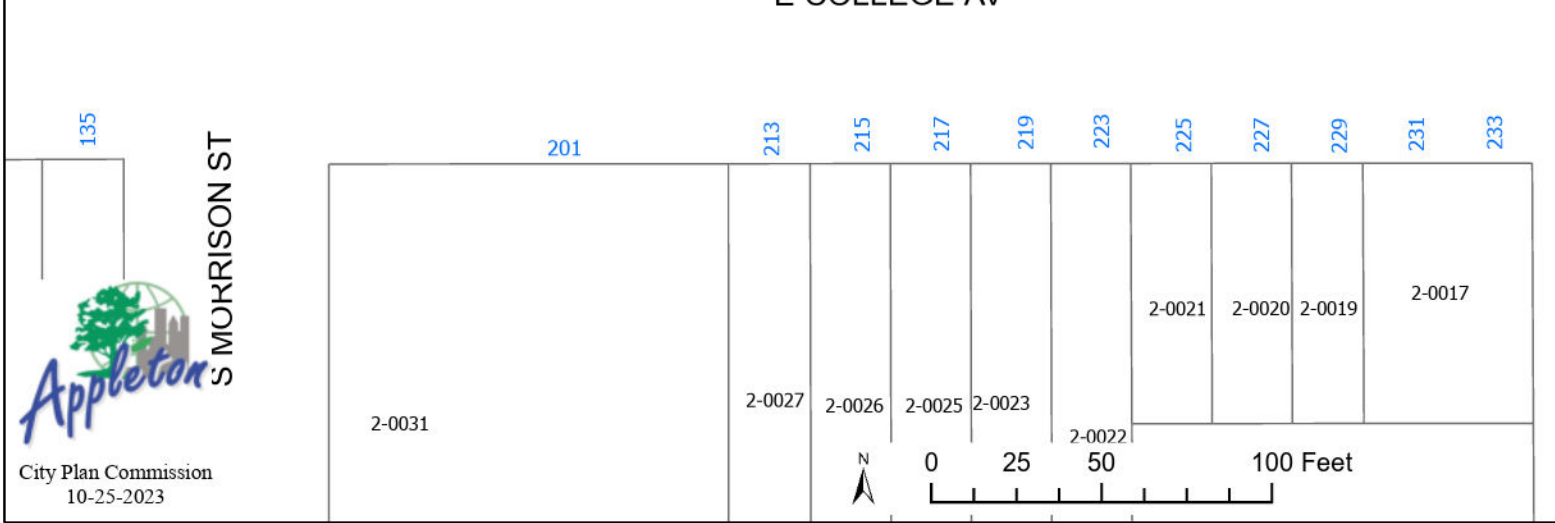
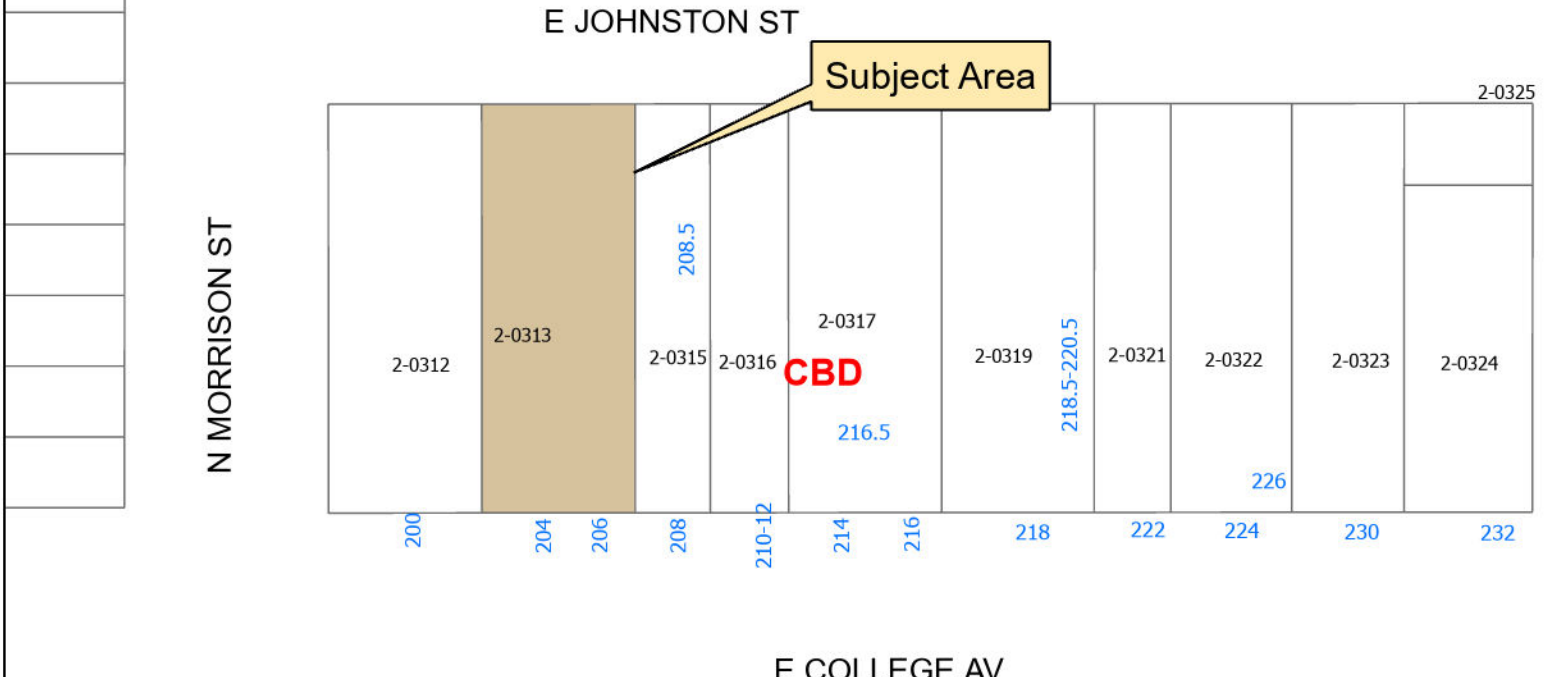
Substantial Evidence: This condition is one of the special regulations included in Section 23-66(h)(6) of the Zoning Ordinance for this particular use.

5. The serving and consumption of alcohol is limited to the area identified on the attached development plan and floor plan drawings. Any expansions of the special use, changes to the development plan(s), plan of operation or any conditions of approval may require a major or minor amendment request to this Special Use Permit pursuant to Section 23-66(g) of the Zoning Ordinance. Contact the Community and Economic Development Department to discuss any proposed changes.

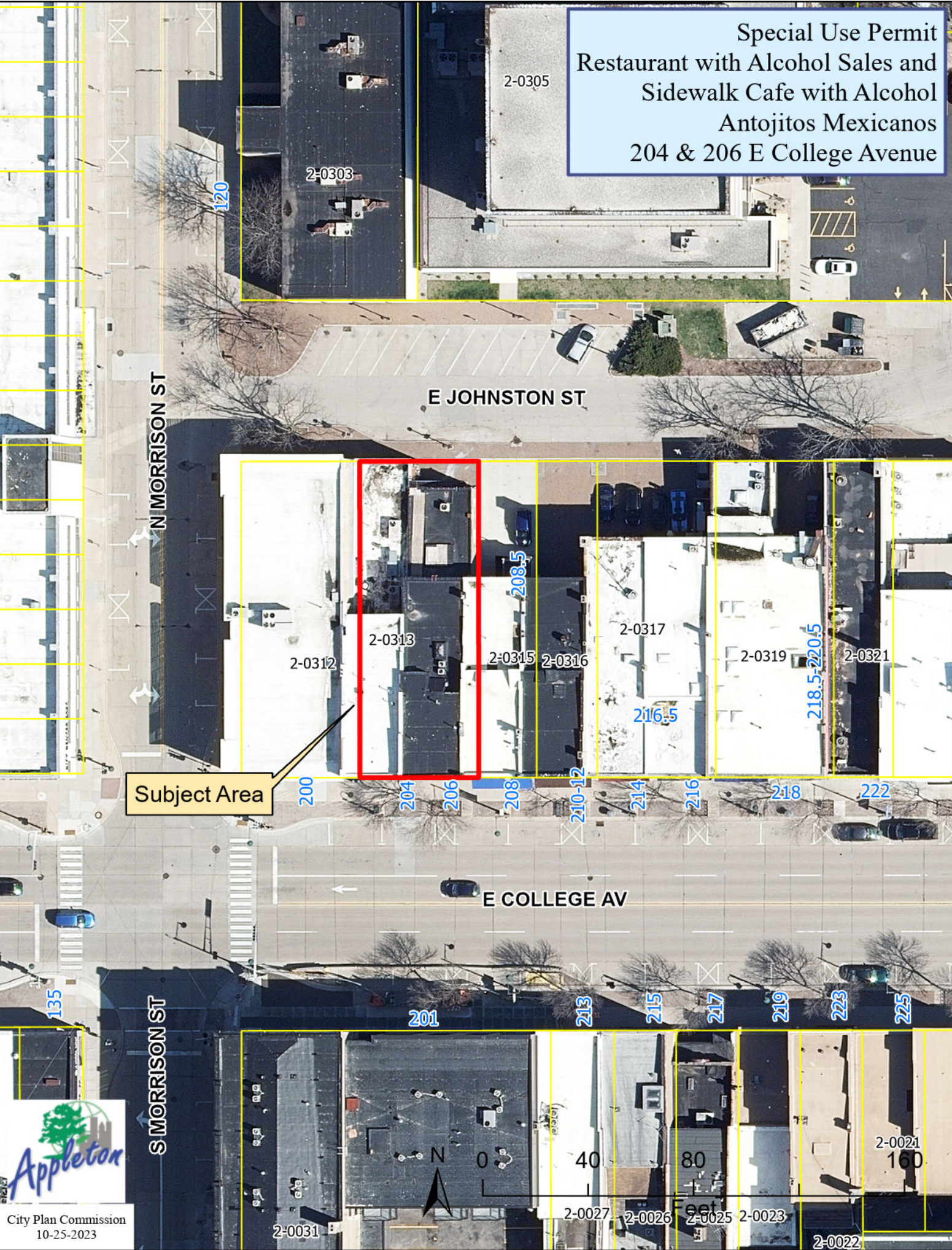
Substantial Evidence: Standardized condition that establishes parameters for the current application and identifies the process for review of any future changes to the special use.



Special Use Permit
 Restaurant with Alcohol Sales and
 Sidewalk Cafe with Alcohol
 Antojitos Mexicanos
 204 & 206 E College Avenue



Special Use Permit
Restaurant with Alcohol Sales and
Sidewalk Cafe with Alcohol
Antojitos Mexicanos
204 & 206 E College Avenue



Subject Area



City Plan Commission
10-25-2023



2-0031 2-0027 2-0026 2-0025 2-0023 2-0022 2-0021 160

2-0305

2-0303

120

E JOHNSTON ST

N MORRISON ST

2-0312

2-0313

208.5

2-0315

2-0316

2-0317

216.5

2-0319

218.5-220.5

2-0321

200

204

206

208

210-12

214

216

218

222

E COLLEGE AV

135

S MORRISON ST

201

213

215

217

219

223

225

40

80

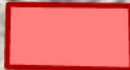
2-0021
160

2-0022

Legend

 Sidewalk Cafe Boundary

Sidewalk Cafe Area
Antojitos Mexicanos
204 & 206 E. College Avenue



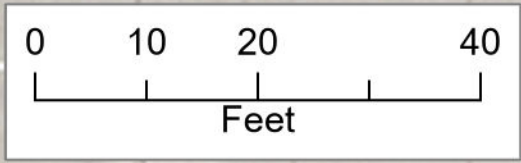
45 ft²



72 ft²



9-26-2023



E COLLEGE AV

**CITY OF APPLETON
RESOLUTION FOR SPECIAL USE PERMIT #11-23
RESTAURANT AND SIDEWALK CAFE WITH ALCOHOL
204 & 206 E. COLLEGE AVENUE**

WHEREAS, FA & VB, LLC, owner; Antojitos Mexicanos, LLC, applicant, has applied for a Special Use Permit to expand an existing restaurant and sidewalk café with alcohol sales and consumption located at 204 & 206 E. College Avenue, also identified as Parcel Number 31-2-0313-00; and

WHEREAS, the proposed restaurant and sidewalk café with alcohol sales and consumption is located in the CBD Central Business District, and the proposed use may be permitted by Special Use Permit within this zoning district pursuant to Chapter 23 of the Municipal Code; and

WHEREAS, the City of Appleton Plan Commission held a public hearing on October 25, 2023 on Special Use Permit #11-23, at which all those wishing to be heard were allowed to speak or present written comments and other materials at the public hearing; and

WHEREAS, the City of Appleton Plan Commission has reviewed and considered the Community and Economic Development Department’s staff report and recommendation, as well as other spoken and written evidence and testimony presented at the public hearing; and

WHEREAS, the City of Appleton Plan Commission reviewed the standards for granting a Special Use Permit under Sections 23-66(e)(1-8) of the Municipal Code; and

WHEREAS, the City of Appleton Plan Commission reviewed the standards for imposing conditions on the Special Use Permit under Section 23-66(c)(5) of the Municipal Code, and forwarded Special Use Permit #11-23 to the City of Appleton Common Council with a favorable conditional or not favorable (CIRCLE ONE) recommendation; and

WHEREAS, the City of Appleton Common Council has reviewed the report and recommendation of the City of Appleton Plan Commission at their meeting on November 1, 2023.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by the Common Council, based on Community and Economic Development Department’s staff report and recommendation, as well as other spoken and written evidence and testimony presented at the public hearing and Common Council meeting, and having considered the recommendation of the City Plan Commission, that the Common Council:

1. Determines all standards listed under Sections 23-66(e)(1-8) of the Municipal Code are found in the affirmative YES or NO (CIRCLE ONE)
2. If NO, the City of Appleton Common Council hereby denies Special Use Permit #11-23 to expand an existing restaurant and sidewalk cafe with alcohol sales and consumption located at 204 & 206 E. College Avenue, also identified as Parcel Number 31-2-0313-00, based upon the following standards and determinations: (List reason(s) why the Special Use Permit was denied)

3. If YES, the City of Appleton Common Council hereby approves Special Use Permit #11-23 to expand an existing restaurant and sidewalk café with alcohol sales and service located at 204 & 206 E. College Avenue, also identified as Parcel Number 31-2-0313-00, subject to the following conditions as they are related to the purpose of the City of Appleton Municipal Code and based on substantial evidence:

CONDITIONS OF APPROVAL FOR SPECIAL USE PERMIT #11-23:

- A. The applicant shall receive approval of a Liquor License premise amendment from the City Clerk prior to serving or consuming alcohol in the expanded interior area and new outdoor area.
 - B. The use shall conform to the standards established in Chapter 9, Article III, Alcoholic Beverages, of the Appleton Municipal Code.
 - C. The site shall be kept free of litter and debris.
 - D. All Zoning, Building, Fire, Engineering, Utility and other Municipal Codes, and all applicable State and Federal laws shall be complied with.
 - E. The serving and consumption of alcohol is limited to the area identified on the attached development plan and floor plan drawings. Any expansions of the special use, changes to the development plan(s), plan of operation or any conditions of approval may require a major or minor amendment request to this Special Use Permit pursuant to Section 23-66(g) of the Zoning Ordinance. Contact the Community and Economic Development Department to discuss any proposed changes.
4. The City Clerk’s Office is hereby directed to give a copy of this resolution to the owner/applicant, Community and Economic Development Department, Inspections Division, and any other interested party.

Adopted this _____ day of _____, 2023.

Jacob A. Woodford, Mayor

ATTEST:

Kami Lynch, City Clerk

PLAN OF OPERATION AND LOCATIONAL INFORMATION

Business Information:

Name of business: Antojitos Mexicanos, LLC

Years in operation: 15

(Check applicable proposed business activity(s) proposed for the premises)

- Restaurant
- Tavern/Night Club/Wine Bar
- Painting/Craft Studio
- Microbrewery/Brewpub (manufacturing a total of not more than 310,000 U.S. gallons of fermented malt beverages per calendar year)
- Brewery (manufacturing a total of more than 310,000 U.S. gallons of fermented malt beverages per calendar year)
- Winery (manufacturing of wine)
- Craft-Distillery (manufacturing a total of not more than 100,000 proof gallons of intoxicating liquor per calendar year)
- Distillery (manufacturing a total of more than 100,000 proof gallons of intoxicating liquor per calendar year)
- Tasting room offering fermented malt beverages, wine or intoxicating liquor for consumption and/or retail sales on the premises where the fermented malt beverages, wine or intoxicating liquor is manufactured and/or at an off-premises location associated with premises. Tasting rooms may include food sales.
- Other _____

Detailed explanation of proposed business activities:

The proposed use is restaurant/bar. The renovation will include installation of garage doors along College Avenue. Temporary fencing and railing will be placed along the property line when opening the garage doors to restrict customers from walking in and out.

Existing gross floor area of building/tenant space, including outdoor spaces:

(square feet) 2,752 sq. ft.

Proposed gross floor area of building/tenant space, including outdoor spaces:

(square feet) 5,546 sq. ft.

Occupancy Limits:

Maximum number of persons permitted to occupy the building or tenant space as determined by the International Building Code (IBC) or the International Fire Code (IFC), whichever is more restrictive: 249 or less persons.

Proposed Hours of Operation for Indoor Uses:

Day	From	To
Monday thru Thursday	11:00 am	10:00 pm
Friday	11:00 am	12:00 am
Saturday	11:00 am	12:00 am
Sunday	Closed	Closed

Production/Storage Information:

(Check applicable proposed business activity(s) proposed for the premises)

- Current production of fermented malt beverages: _____ U.S. gallons per year
- Proposed production of fermented malt beverages: _____ U.S. gallons per year
- Current production of wine: _____ U.S. gallons per year
- Proposed production of wine: _____ U.S. gallons per year
- Current production of intoxicating liquor: _____ proof gallons per year
- Proposed production of intoxicating liquor: _____ proof gallons per year
- None. If none, leave the following two storage questions blank.

Identify location of grains and/or juice, grapes, other fruits or other agricultural product storage and type of storage container(s) used:

Identify the storage location of spent grains and/or grapes, other fruits or other agricultural products and type of storage container(s) used:

Outdoor Space Uses:

(Check applicable outdoor space uses)

- Patio
- Deck
- Sidewalk Café
- Other _____.
- None. If none, leave the following questions in this section blank.

Size: 117 sq. ft. sidewalk cafe square feet

Type of materials used and height of material to enclose the perimeter of the outdoor space:

- Fencing Landscaping Other _____ Height _____ feet

Is there any alcohol consumption incorporated within the outdoor facility? Yes No

If yes, please describe:

Serving drinks to customers at the tables within the amenity strip. The patio is a potential future expansion located on private property at the NE corner of the site adjacent to Johnston Street. The potential patio area is 253 sq. ft.

Are there plans for outdoor music/entertainment? Yes No

If yes, describe how the noise will be controlled:

Is there any food service incorporated in this outdoor facility proposal? Yes No

Proposed Hours of Operation for Outdoor Space:

Day	From	To
Monday thru Thursday	11:00 am	9:00 pm
Friday	11:00 am	9:00 pm
Saturday	11:00 am	9:00 pm
Sunday	Closed	Closed

NOTE: Hours of Operation for Outdoor Uses (Sidewalk Café with Alcohol):

******Municipal Code Section 9-262(b)(4): The permit holder can begin serving alcoholic beverages in the sidewalk café at 4:00 p.m. Monday through Friday and 11:00 a.m. on Saturday and Sunday. All alcoholic beverages must be removed from the sidewalk café by 9:30 p.m.**

Describe Any Potential Noise Emanating From the Proposed Use:

Describe the noise levels anticipated from all equipment or other mechanical sources:
Normal restaurant music volume with occasional indoor live music.

Describe how the crowd noise will be controlled inside and outside the building:
The employees will handle the crowd noise.

Off-Street Parking:

Number of spaces existing on-site: 0

Number of spaces proposed on-site: 0

Street Access:

Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?
No

Other Licensed Premises:

The number of licensed premises within the immediate geographic area of the proposed location will be considered in order to avoid an undue concentration that may have the potential of creating public safety problems or deterring neighborhood development.

List nearby licensed premises:

Number of Employees:

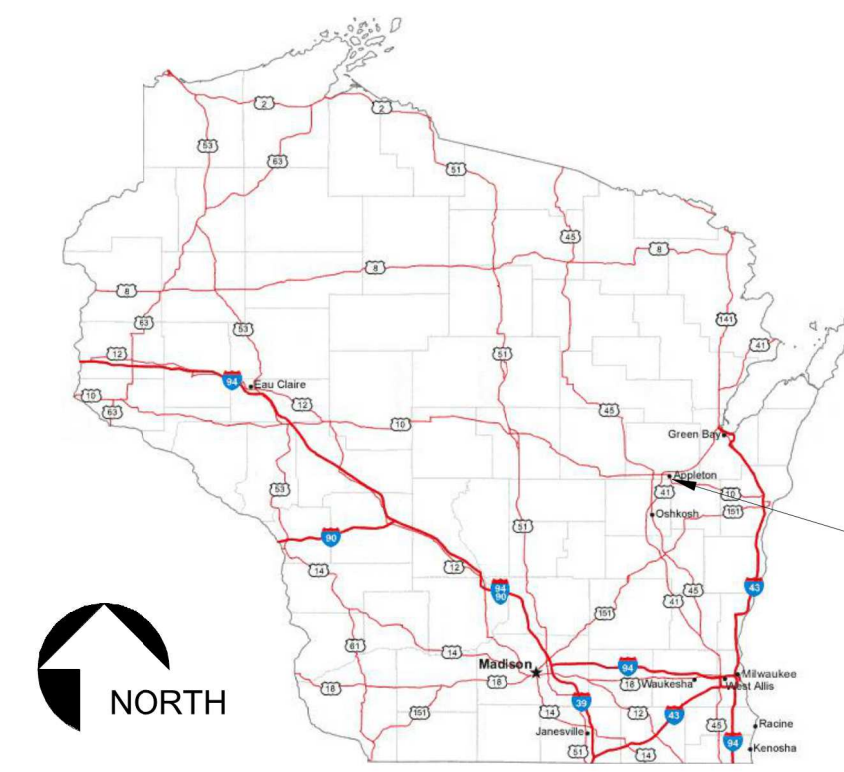
Number of existing employees: 20

Number of proposed employees: 35

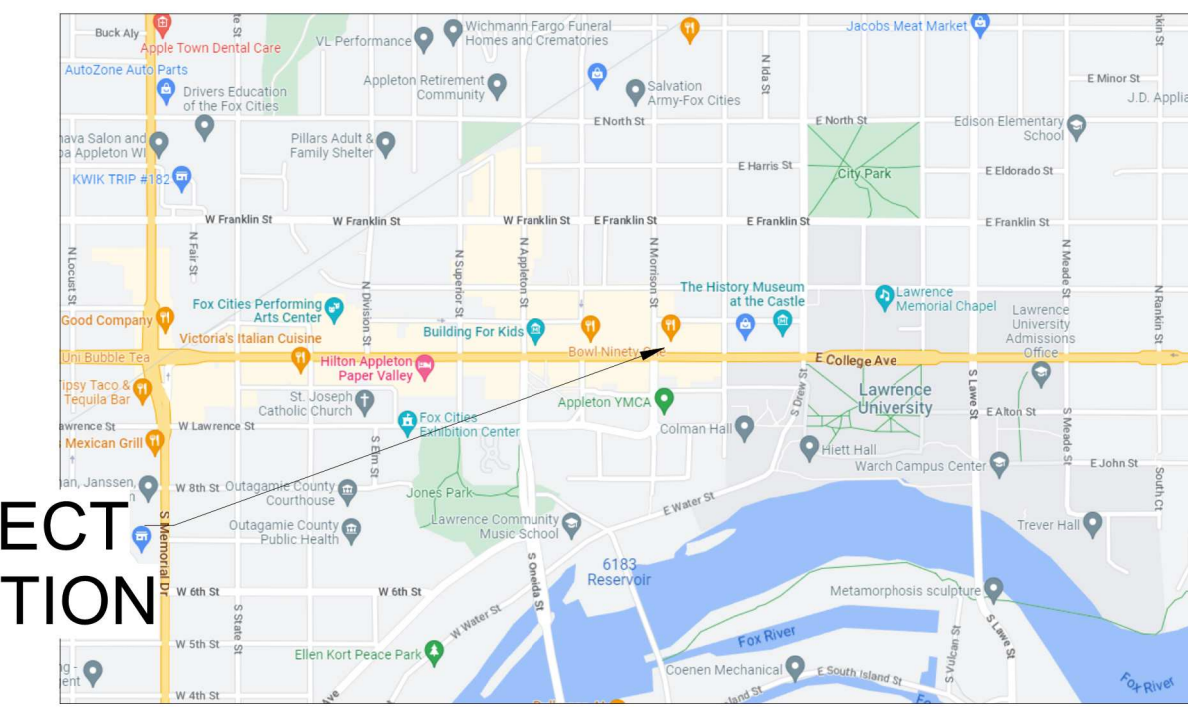
Number of employees scheduled to work on the largest shift: 20

PROPOSED PROJECT FOR: ANTOJITOS MEXICANOS APPLETON, WISCONSIN

PROJECT LOCATION MAP



ENLARGED MAP



PROJECT LOCATION



BAYLAND BUILDINGS

P.O. BOX 13571 GREEN BAY, WI 54307
(920) 498-9300 FAX (920) 498-3033
www.baylandbuildings.com

DESIGN & BUILD GENERAL CONTRACTOR



PROJECT AERIAL (NTS)

- FOR CONCEPTUAL PROPOSES ONLY!
REFERENCE FLOOR PLANS, ELEVATIONS, SECTIONS, ETC. FOR MORE INFORMATION



SHEET INDEX

NUMBER	SHEET NAME / DESCRIPTION	LATEST SHEET REVISION		
		DATE	ISSUED BY	NUMBER
001 TITLE				
T1.0	TITLE SHEET	05/10/23	JRG	1
004 ARCHITECTURAL				
A0.1	PLAN NOTES			
A0.2	PLAN NOTES			
A1.0	FLOOR PLAN - EXISTING/DEMO	05/10/23	JRG	1
A1.1	FLOOR PLAN - PROPOSED	05/10/23	JRG	1
A1.2	FRAMING PLAN - OVERALL	05/10/23	JRG	1
A3.0	STAIR SECTION	05/10/23	JRG	1
A6.0	FINISH PLANS - PROPOSED	05/10/23	JRG	1
005 STRUCTURAL				
S1.0	FRAMING PLAN - ENLARGED	05/10/23	JRG	1

PROJECT INFORMATION

OWNER INFORMATION:
ANTOJITOS
204 E COLLEGE AVE
APPLETON, WI 54915
CONTACT: FERNANDO ALMANZA

PROJECT LOCATION:
204 E COLLEGE AVE
APPLETON, WI 54915
CITY OF APPLETON
OUTAGAMIE COUNTY

ARCHITECTURAL DATA:
BUILDING CODES:
IBC 2015
WECBC SPS 361-366
IEBC 2015
SCOPE OF WORK: ALTERATION II
BUILDING USE: RESTAURANT

OCCUPANCY GROUP:
ASSEMBLY GROUP: A-2
BUSINESS GROUP: B

CONSTRUCTION TYPE:
EXISTING BUILDING: VB

FIRE PROTECTION SYSTEM:
BUILDING IS PROTECTED BY AN EXISTING
AUTOMATIC FIRE SPRINKLER SYSTEM PER NFPA
13

FIRE & SMOKE PROTECTION FEATURES:
ALLOWABLE AREA DETERMINED BY IBC 508.3
NONSEPARATED OCCUPANCIES

BUILDING AREA:
FIRST FLOOR (EXISTING) 3,625 SQ FT
OCCUPANCY A-2 AREAS 3,625 SQ FT
OCCUPANCY B AREAS 1,450 SQ FT

TOTAL BUILDING AREA 5,075 SQ FT

OCCUPANT LOAD TABULATED
FIRST FLOOR (EXISTING)
OCCUPANCY A-2 3,625 SQ FT 15 NET 241 OCC
BUSINESS B 1,450 SQ FT 200 GROSS 8 OCC

TOTAL OCCUPANT LOAD 249 OCC

OCCUPANT LOAD (ACTUAL): 249 OCC

PLUMBING FIXTURE REQUIRED

OCCUPANCY B
8 / 2 = 4 MEN AND 4 WOMEN
4 / 1 PER 25 FIRST 80 THEN 1 PER 50 = 0.16 WATER CLOSETS FOR MEN
4 / 1 PER 25 FIRST 50 THEN 1 PER 50 = 0.16 WATER CLOSETS FOR WOMEN
4 / 1 PER 40 FIRST 80 THEN 1 PER 80 = 0.10 LAVATORIES FOR MEN
4 / 1 PER 40 FIRST 80 THEN 1 PER 80 = 0.10 LAVATORIES FOR WOMEN
8 / 100 = 0.08 DRINKING FOUNTAINS

OCCUPANCY A-2
241 / 2 = 121 MEN AND 121 WOMEN
121 / 75 = 1.61 WATER CLOSETS FOR MEN
121 / 75 = 1.61 WATER CLOSETS FOR WOMEN
121 / 200 = 0.61 LAVATORIES FOR MEN
121 / 200 = 0.61 LAVATORIES FOR WOMEN
241 / 500 = 0.49 DRINKING FOUNTAINS

TOTAL PLUMBING FIXTURES REQUIRED

1.77 (2) WATER CLOSETS FOR MEN
1.77 (2) WATER CLOSETS FOR WOMEN
0.71 (1) LAVATORIES FOR MEN
0.71 (1) LAVATORIES FOR WOMEN
0.57 (1) DRINKING FOUNTAINS

PLUMBING FIXTURE PROVIDED

(2) WATER CLOSETS FOR WOMEN
(2) LAVATORIES FOR WOMEN
(2) WATER CLOSETS AND (2) URINAL FOR MEN
(2) LAVATORIES FOR MEN
(0) HI/LOW DRINKING FOUNTAIN (BOTTLED WATER PROVIDED)
(1) SERVICE SINK

PROPOSED PROJECT FOR:
ANTOJITOS MEXICANOS
APPLETON, WISCONSIN; COUNTY OF:
OUTAGAMIE

SCALE VERIFICATION

THIS BAR MEASURES 1" ON ORIGINAL
ADJUST SCALE ACCORDINGLY

NOTICE OF COPYRIGHT
THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO
COPYRIGHT PROTECTION AS AN "ARCHITECTURAL WORK" UNDER
SEC. 102 OF THE COPYRIGHT ACT, 17 U.S.C. AS AMENDED
DECEMBER 1990 AND KNOWN AS ARCHITECTURAL WORKS
COPYRIGHT PROTECTION ACT OF 1990. THE PROTECTION
INCLUDES BUT IS NOT LIMITED TO THE OVERALL FORM AS WELL
AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND
ELEMENTS OF THE DESIGN UNDER SUCH PROTECTION.
UNAUTHORIZED USE OF THESE PLANS, WORK OR BUILDING
REPRESENTED, CAN LEGALLY RESULT IN THE CESSATION OF
CONSTRUCTION OR BUILDINGS BEING SEIZED AND/OR MONETARY
COMPENSATION TO BAYLAND BUILDINGS, INC.

JOB NUMBER: 23-5353

PROJECT EXECUTIVE: NICK VAN LANEN
(920) 680-8110

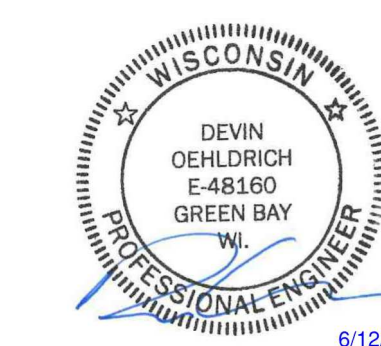
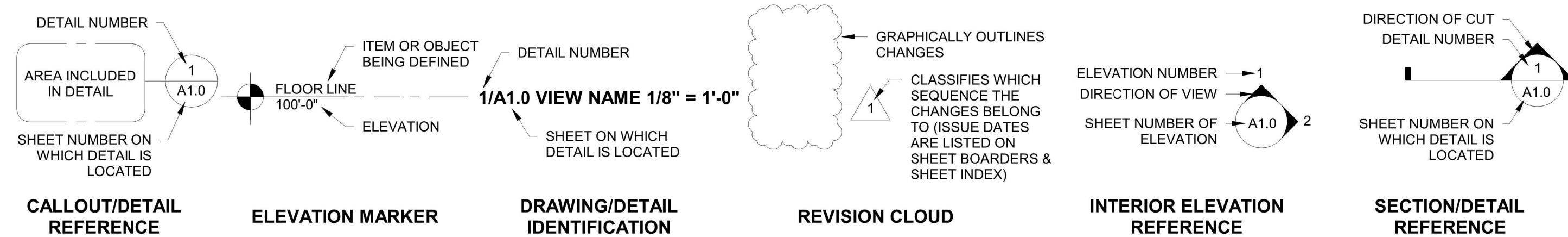
DRAWN BY: JRG

DATE: 05/02/2023

Revision Schedule

Rev. No.	Revision Description	Rev. Date
1	ARCH DIMENSIONS	05/10/23

SYMBOLS LEGEND



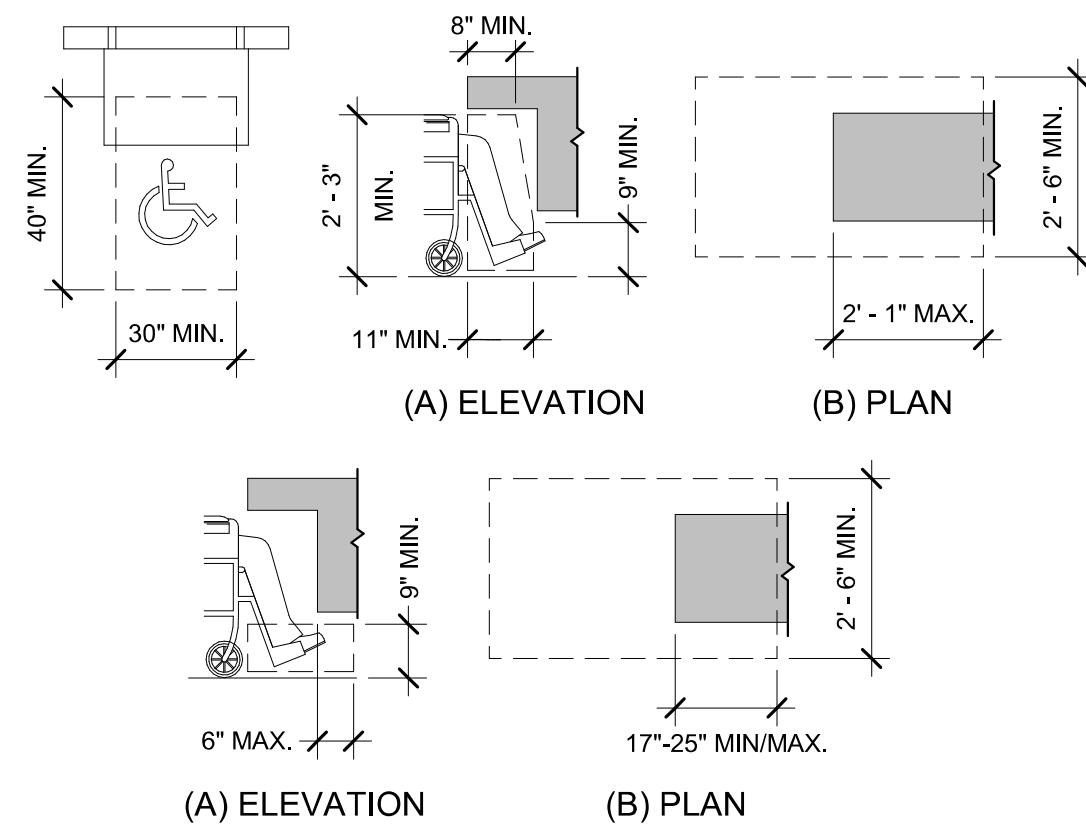
PLAN CONDITIONALLY APPROVED
No Variation of this Plan is Permitted without the
Approval of E-Plan Exam and the Municipal Building
Inspection Department. See Plan Review Letter and/or
Permit for additional conditions that must be addressed
during construction prior to inspection.
Review Type: Building & Structure Review Only.
Approved By: *Devin Oehlrich* Date: 06/19/2023

ISSUED FOR: CHECKED BY: DATE:

- PRELIMINARY
- BID SET
- DESIGN REVIEW
- CHECKSET
- CONSTRUCTION

TITLE SHEET

T1.0



SALES & SERVICE COUNTER (ICC ANSI A117.1)

904.3.1 PARALLEL APPROACH. A PORTION OF THE COUNTER SURFACE 36 INCHES MINIMUM IN LENGTH AND 36 INCHES MAXIMUM IN HEIGHT ABOVE THE FLOOR SHALL BE PROVIDED. WHERE THE COUNTER SURFACE IS LESS THAN 36 INCHES IN LENGTH, THE ENTIRE COUNTER SURFACE SHALL BE 36 INCHES MAXIMUM IN HEIGHT ABOVE THE FLOOR. A CLEAR FLOOR SPACE COMPLYING WITH SECTION 305, POSITIONED FOR A PARALLEL APPROACH ADJACENT TO THE ACCESSIBLE COUNTER, SHALL BE PROVIDED.

904.3.2 FORWARD APPROACH. A PORTION OF THE COUNTER SURFACE 30 INCHES MINIMUM IN LENGTH AND 36 INCHES MAXIMUM IN HEIGHT ABOVE THE FLOOR SHALL BE PROVIDED. A CLEAR FLOOR SPACE COMPLYING WITH SECTION 305, POSITIONED FOR A FORWARD APPROACH TO THE ACCESSIBLE COUNTER, SHALL BE PROVIDED. KNEE AND TOE CLEARANCE COMPLYING WITH SECTION 306 SHALL BE PROVIDED UNDER THE ACCESSIBLE COUNTER.

DINING SURFACES AND WORK SURFACES (ICC ANSI A117.1)

902.2 CLEAR FLOOR SPACE. A CLEAR FLOOR SPACE COMPLYING WITH SECTION 305, POSITIONED FOR A FORWARD APPROACH, SHALL BE PROVIDED. KNEE AND TOE CLEARANCE COMPLYING WITH SECTION 306 SHALL BE PROVIDED.

902.4 HEIGHT. THE TOPS OF DINING SURFACES AND WORK SURFACES SHALL BE 28 INCHES MINIMUM AND 34 INCHES MAXIMUM IN HEIGHT ABOVE THE FLOOR.

7 /A0.1 SERVICE, DINING, & WORKSURFACE COUNTERS N.T.S.

- ALL NEW CONTROLS FOR USE BY OCCUPANTS SHALL BE MOUNTED BETWEEN 15" A.F.F. MIN. TO 48" A.F.F. MAX. TO TOP EDGE OF OPERATING COMPONENT AND PROVIDE A CLEAR FLOOR SPACE OF 30"x48" AT CONTROLS, OUTLETS, FIXTURES, ETC. CONTROLS LOCATED OVER AN OBSTRUCTION DEEPER THAN 10" MUST BE MOUNTED NO HIGHER THAN 46" A.F.F. ACCESSIBLE CONTROLS MUST NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST TO OPERATE. ALL CONTROLS SHALL COMPLY WITH THE CURRENT ADA STANDARDS IN TYPE AND INSTALLATION.
- TAKE MEASURES TO ENSURE THAT EXPOSED EDGES OF CARPET (INCLUDING FLOOR MATS) ARE SECURELY ATTACHED, FASTENED OR WEIGHTED DOWN TO THE FLOOR WITH TRIM ALONG ENTIRE LENGTH OF ALL EDGES.
- ALL NEW DOORS ALONG THE PATH OF TRAVEL SHALL NOT REQUIRE MORE THAN 5 POUND OF FORCE TO PUSH/PULL OPEN DOORS PER CURRENT ADA STANDARDS
- CONTRACTOR TO CONTRACT WITH PROPERTY'S LIFE SAFETY VENDOR TO FURNISH, INSTALL, AND/OR RELOCATE VISUAL ALARM DEVICES, IF REQUIRED. DEVICES SHALL BE MOUNTED TO 80" A.F.F. TO CENTER OF BOTTOM OR 6" BELOW FINISHED CEILING, WHICHEVER IS LOWER, UNLESS INDICATED OTHERWISE. DEVICES SHALL COMPLY WITH CURRENT ADA STANDARDS, NFPA 72 AND LOCAL/STATE CODES.
- ALL FINISHES, INCLUDING FLOOR FINISHES, SHALL COMPLY WITH CURRENT ADA STANDARDS IN TYPE AND INSTALLATION
- FURNITURE CONFIGURATIONS AT PUBLIC SPACES SHALL FOLLOW THE CLEAR FLOOR SPACE AND CIRCULATION SPACE REQUIREMENTS PER 2010 ADA STANDARDS. SEE ADDITIONAL NOTES THIS SHEET FOR ADDITIONAL INFORMATION AND CLARIFICATIONS
- ALL PUBLIC RESTROOM FIXTURES, ACCESSORIES, ETC. SHALL BE ADA COMPLIANT IN TYPE AND INSTALLATION PER CURRENT ADA STANDARDS. SEE NOTES, ELEVATIONS/DETAILS, AND FIXTURE SCHEDULE FOR ADDITIONAL INFORMATION AND SPECS.
- NOTE THAT ALL ADA INSTALLATION RANGES (i.e. WATER CLOSET DIMENSIONS) AS INDICATED ON THESE DRAWINGS ARE PER CURRENT ADA STANDARDS. LOCAL AND STATE CODES MAY CONFLICT. G.C. SHALL VERIFY DURING PERMIT PROCESS AND/OR PRE-CONSTRUCTION DISCUSSION WITH LOCAL AUTHORITIES.
- GC SHALL COORDINATE WITH PROPERTY SIGNAGE VENDOR TO PROVIDE NEW ADA COMPLIANT SIGNAGE AT ACCESSIBLE DOORS.
- NEW ROOM I.D. AND/OR DIRECTIONAL SIGNAGE SHALL BE TACTILE TYPE MOUNTED AT 48" A.F.F. TO THE BASELINE OF THE LOWEST TACTILE CHARACTERS AND 60" A.F.F. TO THE BASELINE OF THE HIGHEST TACTILE CHARACTERS. SIGNAGE TO BE LOCATED AT THE LATCH SIDE OF DOOR. IF THERE IS NO WALL SPACE AT THE LATCH SIDE OF DOOR THEN SIGNAGE SHALL BE LOCATED ON THE NEAREST ADJACENT WALL. SIGNAGE AT DOUBLE DOORS WITH INACTIVE LEAF SHALL BE LOCATED ON THE INACTIVE LEAF. DOUBLE DOORS WITH TWO ACTIVE LEAFS, LOCATE SIGNAGE TO THE RIGHT OF THE RIGHT HAND DOOR PER CURRENT ADA STANDARDS.
- BRAILLE ON SIGNAGE SHALL BE CONTRACTED (GRADE 2) BRAILLE DOTS SHALL HAVE DOMED OR ROUNDED SHAPE. THERE SHOULD BE A MIN. OF 3/8" BETWEEN BRAILLE AND ANY OTHER RAISED CHARACTER, BORDER OR ELEMENT PER CURRENT ADA STANDARDS.
- ALL OBJECTS MOUNTED BETWEEN 27" A.F.F. AND 80" A.F.F. SHALL NOT PROTRUDE MORE THAN 4" FROM THE FACE OF THE WALL PER CURRENT ADA STANDARDS.

4 /A0.1 ADA GENERAL CONSTRUCTION NOTES N.T.S.

IBC 1210.2 FLOORS AND WALL BASES. IN OTHER THAN DWELLING UNITS, TOILET, BATHING AND SHOWER ROOM FLOOR FINISH MATERIALS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE. THE INTERSECTIONS OF SUCH FLOORS WITH WALLS SHALL HAVE SMOOTH, HARD NONABSORBENT VERTICAL BASE THAT EXTENDS UPWARD ONTO THE WALL NOT LESS THAN 4 INCHES.

1210.2.2 WALLS AND PARTITIONS. WALLS AND PARTITIONS WITHIN 2 FEET OF SERVICE SINKS, URINALS AND WATER CLOSETS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE. TO A HEIGHT OF NOT LESS THAN 4 FEET ABOVE THE FLOOR, AND EXCEPT FOR STRUCTURAL ELEMENTS, THE MATERIALS USED IN SUCH WALL SHALL BE OF A TYPE THAT IS NOT ADVERSELY AFFECTED BY MOISTURE. ACCESSORIES SUCH AS GRAB BARS, TOWEL BARS, PAPER DISPENSERS AND SOAP DISHES, PROVIDED ON OR WITHIN WALLS, SHALL BE INSTALLED AND SEALED TO PROTECT STRUCTURAL ELEMENTS FROM MOISTURE.

ICC A117.1 606.6 WATER SUPPLY AND DRAINPIPES UNDER LAVATORIES AND SINKS SHALL BE INSULATED OR OTHERWISE CONFIRMED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES AND SINKS.

5 /A0.1 BATHROOM REQUIREMENTS N.T.S.

MEANS OF EGRESS ILLUMINATION (IBC 1008)
ILLUMINATION LEVEL UNDER NORMAL POWER. THE MEANS OF EGRESS ILLUMINATION LEVEL WHICH SHALL NOT BE LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE DURING ALL PERIODS OF OCCUPANCY, UNLESS MEETING THE EXCEPTION FOR AISLES IN ASSEMBLY USES AND SELECT SLEEPING AND DWELLING UNITS. IN THE EVENT OF POWER SUPPLY FAILURE IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE AISLES, CORRIDORS, AND EXIT ACCESS STAIRWAYS AND RAMPS

FIRE EXTINGUISHERS (IBC 906)
PORTABLE FIRE EXTINGUISHERS SHALL BE SELECTED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH IBC 906 AND NFPA 10. FOR OCCUPANCIES OF ORDINARY HAZARD THE MAX. TRAVEL DISTANCE TO A FIRE EXTINGUISHER IS 75.

6 /A0.1 EGRESS LIGHTING & FIRE EXTINGUISHERS N.T.S.

- ANY DEVIATION FROM PLANS SHALL HAVE BEEN CONSULTED WITH AND DOCUMENTED BY THE SUPERVISING PROFESSIONAL OF RECORD.
- THIS IS A DESIGN-BUILD PROJECT. ALL MATERIALS, WORKMANSHIP AND DETAILS SHALL CONFORM TO INDUSTRY STANDARDS. THE SUBCONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE SPECIFICATIONS REFERENCED HEREIN AND SHALL CLARIFY ANY DISCREPANCIES WITH BAYLAND BUILDINGS, INC. PRIOR TO BEGINNING WORK.
- NON-CONTRACT ITEMS MAY APPEAR ON THESE PLANS THAT ARE DONE BY OTHERS AND ARE NOT PART OF THE BAYLAND BUILDINGS, INC. CONTRACT.
- PLUMBING, ELECTRICAL, & MECHANICAL CONTRACTORS THIS IS A DESIGN BUILD PROJECT. EACH SUBCONTRACTOR SHALL PROVIDE PLANS TO THE PROJECT MANAGER AND THE SUPERVISING PROFESSIONAL FOR REVIEW PRIOR TO THE PLANS BEING SUBMITTED TO THE AUTHORITY HAVING JURISDICTION (AHJ). EACH SUBCONTRACTOR SHALL MAINTAIN A SET OF DRAWINGS AT THE JOB SITE TO RECORD ANY CHANGES TO THE DESIGN. THIS DRAWING OF RECORD AND THE AHJ APPROVED PLANS SHALL BE TURNED OVER TO THE PROJECT MANAGER AT THE END OF THE PROJECT.
- ALL MATERIALS, WORKMANSHIP AND DETAILS SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF THE COMMERCIAL BUILDING CODE.
- SUBCONTRACTOR SHALL FAMILIARIZE HIMSELF WITH ALL ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS TO VERIFY THE LOCATION AND DIMENSIONS OF CHASES, INSERTS, OPENINGS, SLEEVES, REGLETS, DEPRESSIONS AND OTHER PROJECT REQUIREMENTS NOT SHOWN ON THE STRUCTURAL DRAWINGS.
- THE TYPICAL DETAILS SHOWN ON THE DRAWINGS SHALL BE APPLICABLE TO ALL PARTS OF THE CONTRACT DRAWINGS UNLESS SPECIFICALLY NOTED OTHERWISE.

1 /A0.1 GENERAL REQUIREMENTS N.T.S.

A.B.(s)	anchor bolt (s)	HDR	header
A/C	air conditioning	HORZ	horizontal
A/C.T	acoustical tile	HSS	hollow structural section
AFF	above finished floor	HT	height
ALT	alternate	HVAC	heating, ventilating & a/c
ALUM	aluminum	ID	inside diameter
ARCH	architectural	INSUL	insulation
ASPH	asphalt	INT	interior
B.BD	base board	JST(S)	joist(s)
BBP	block between purlins	K.O.	knockout
B-FD	bi-folding	L	angle
BD(S)	board(s)	LAM	laminated(d)
BIT	bituminous	LAV	lavatory
BLDG	building	L.L.H.	long leg horiz.....
BLK(G)	block(ing)	L.L.V.	long leg vertical
BM	bench mark or beam	LTG	lighting
BR	brace	MECH	mechanical
BRG	bearing	MH	manhole
BRK	brick	MISC	miscellaneous
B.S.	both sides	M.O.	masonry opening
BSMT	basement	N.I.C.	not in contract
CL	centerline	N.T.S.	not to scale
C	channel	O.A.	overall
CB	catch basin	O.C.	on center
C.H.	ceiling height	O.D.	outside diameter
C.J.	ceiling joint	O.H.	overhead
CLG	ceiling	O/O	out to out
CLR	clear	OPG	opening
CMU	concrete masonry unit	OPP	opposite
COL	column	C.P.T.	ceramic tile
CONC	concrete	PERI	pre-engineered metal building
CONN	connector(s)	PL	property line
CONST	construction	PLWD	plywood
CONT	continue(uous)	PPE	polypropylene
CPT	carpet	PSF	pounds per square foot
C.T.	ceramic tile	PSI	pounds per square inch
CVR	cont. vented ridge	P.T.	pressure treated
CYD	cubic yard	PTN	partition
d	penny	PVC	polyvinyl chloride
DBL	double	PVMT	pavement
D.F.	drinking fountain	R	radius
DIA	diameter	RECP	receptacles
DIAG	diagonal	REC	remove
DIM	dimension	REV	revise(ion)(s)(d)
DN	down	RH	right hand
DR	door	RM	room
DS	downspout	R.O.	rough opening
E.E.	each end	R.O.W.	right of way
EIFS	ext. insul. & finish system	RQ'D	required
ELEC	electric(al)	SCH	schedule
ELEV	elevation	SGL	single
EQ	equal	S.O.G.	slab on grade
EQPT	equipment	SQ	square
EQV	equivalent	STAG	staggered
E.W.	each way	STD	standard
EXG	existing	STL	steel
EXP	exposed	STR	structural
EXT	exterior	TB	thermal broke
F.A.	fire alarm	T&B	top and bottom
F.D.	fire alarm	T&G	tongue and groove
FE	fire extinguisher	T.O.M.	top of masonry
FEC	fire exting. w/ cabinet	T.O.S.	top of steel
FFE	finished floor elevation	T.O.S.J.	top of steel joist
FLR(G)	floor(ing)	T.O.W.	top of wall
FRDN	foundation	T.S.	tube steel
F.O.C.	face of concrete	TYP	typical
F.O.M.	face of masonry	U.N.O.	unless noted otherwise
F.O.S.	face of studs	UTIL	utility
FT	foot	V.B.	vapor barrier
FTG	footing	V.C.T.	vinyl composition tile
GA	gauge	W.I.C.	walk in closet
GYP	gypsum	WH	water heater
HC	handicapped	WWF	welded wire fabric

2 /A0.1 ABBREVIATIONS N.T.S.

IBC 1013.1 EXIT SIGNS
EXITS AND EXIT ACCESS DOORS SHALL BE MARKED BY AN APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. THE PATH OF EGRESS TRAVEL TO EXITS AND WITHIN EXITS SHALL BE MARKED BY READILY VISIBLE EXIT SIGNS TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL IN CASES WHERE THE EXIT OR THE PATH OF EGRESS TRAVEL IS NOT IMMEDIATELY VISIBLE TO THE OCCUPANTS. INTERVENING MEANS OF EGRESS DOORS WITHIN EXITS SHALL BE MARKED BY EXIT SIGNS. EXIT SIGN PLACEMENT SHALL BE SUCH THAT NO POINT IN AN EXIT ACCESS CORRIDOR OR EXIT PASSAGEWAY IS MORE THAN 100 FEET OR THE LISTED VIEWING DISTANCE FOR THE SIGN, WHICHEVER IS LESS, FROM THE NEAREST VISIBLE EXIT SIGN. THE SYMBOL TO DENOTE AN EXIT SIGN LOCATION IS THAT OF A CIRCLE CONTAINING AN "X".

3 /A0.1 EXIT SIGNS N.T.S.

BAYLAND
BAYLAND BUILDINGS
P.O. BOX 13571 GREEN BAY, WI 54307
(920) 498-9300 FAX (920) 498-3033
www.baylandbuildings.com
DESIGN & BUILD GENERAL CONTRACTOR

PROPOSED BUILDING FOR:
ANTOJITOS MEXICANOS
APPLETON, WISCONSIN; COUNTY OF: OUTAGAMIE

SCALE VERIFICATION
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ADJUST SCALE ACCORDINGLY

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JOB NUMBER: 23-5353

PROJECT EXECUTIVE: NICK VAN LANEN
(920) 680-8110

DRAWN BY: JRG

DATE: 05/02/2023

REVISIONS:

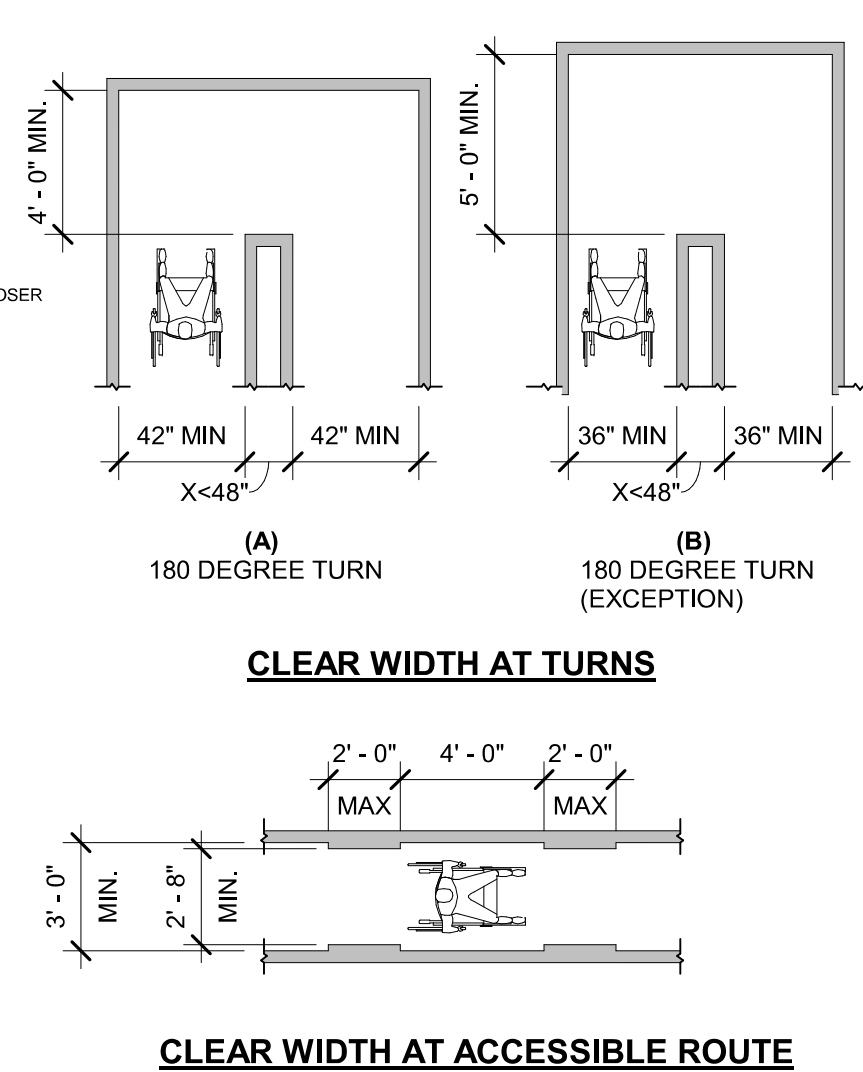
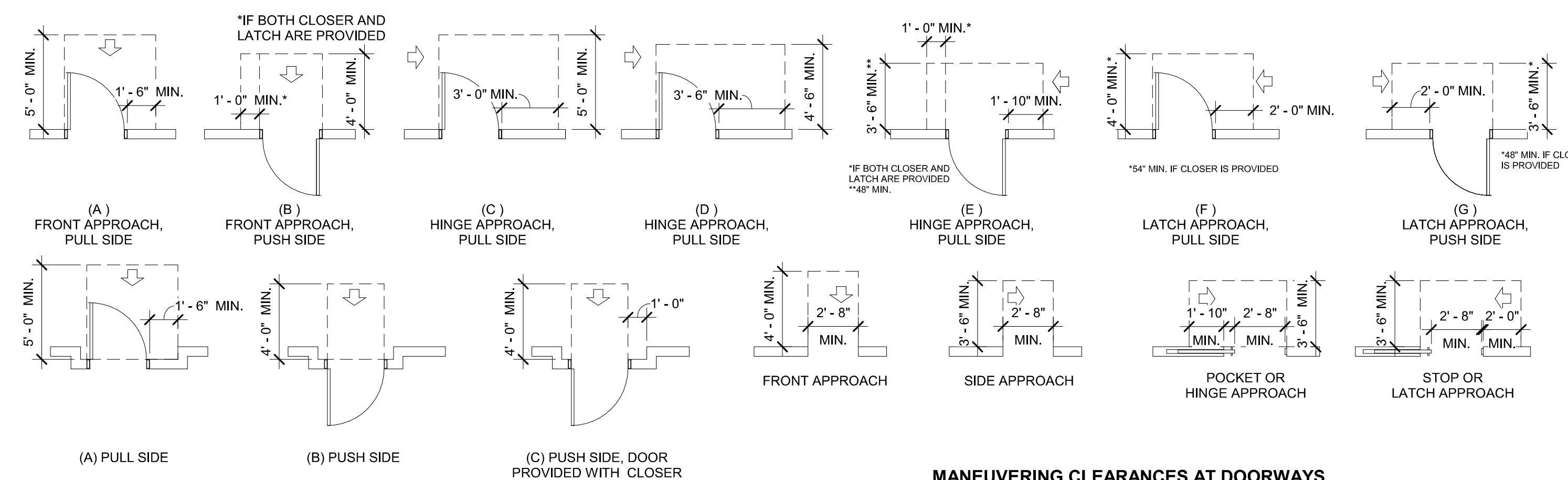
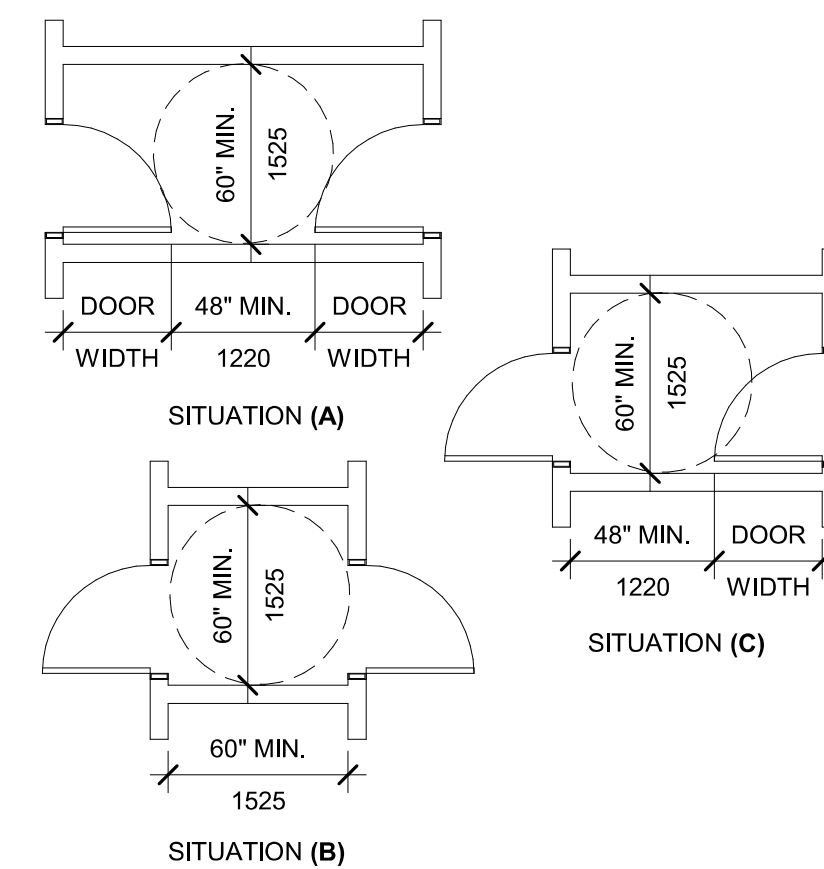
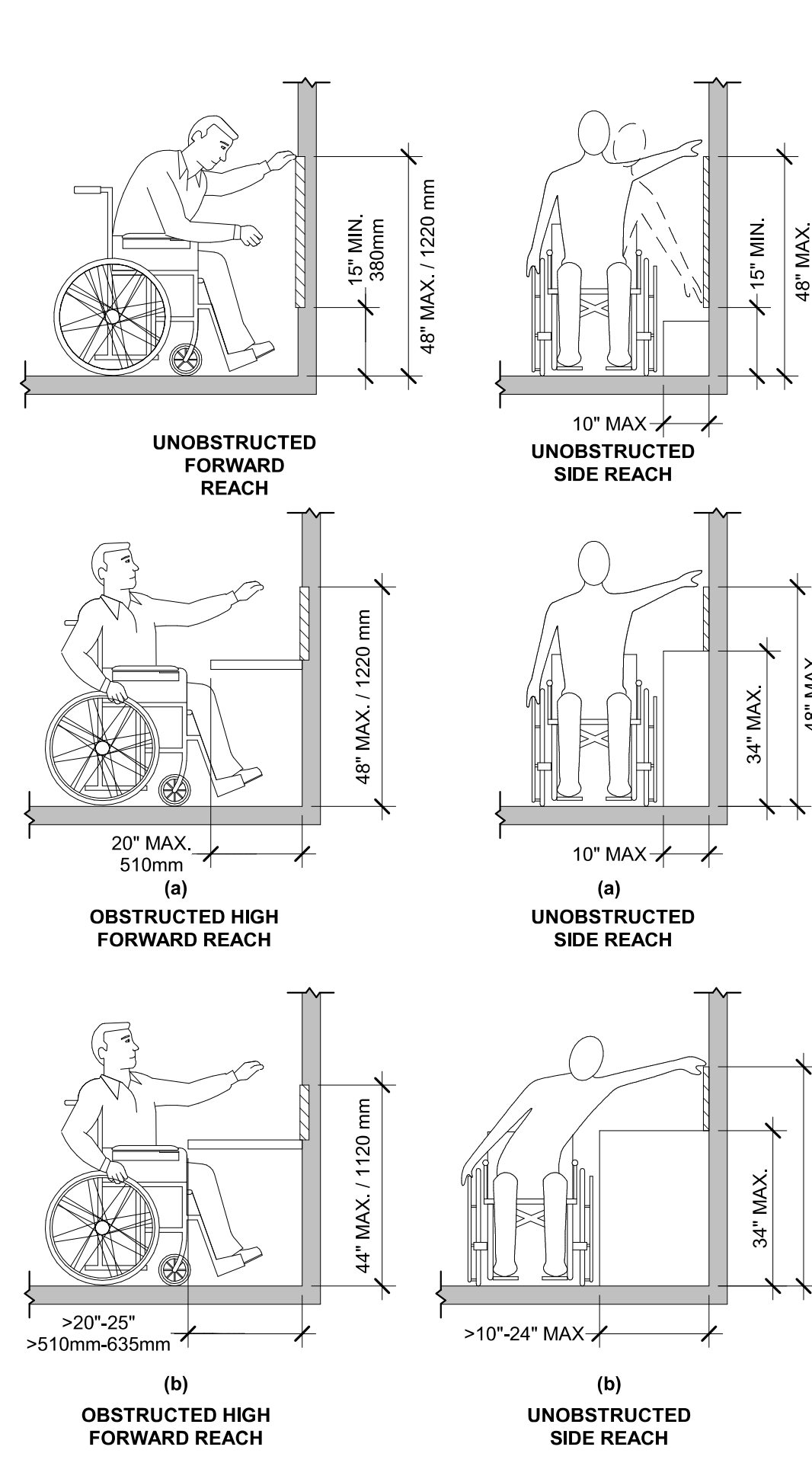
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Review Type: Building & Structure Review Only
Approved By: *Christy Amey* Date: 06/19/2023

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PLAN NOTES

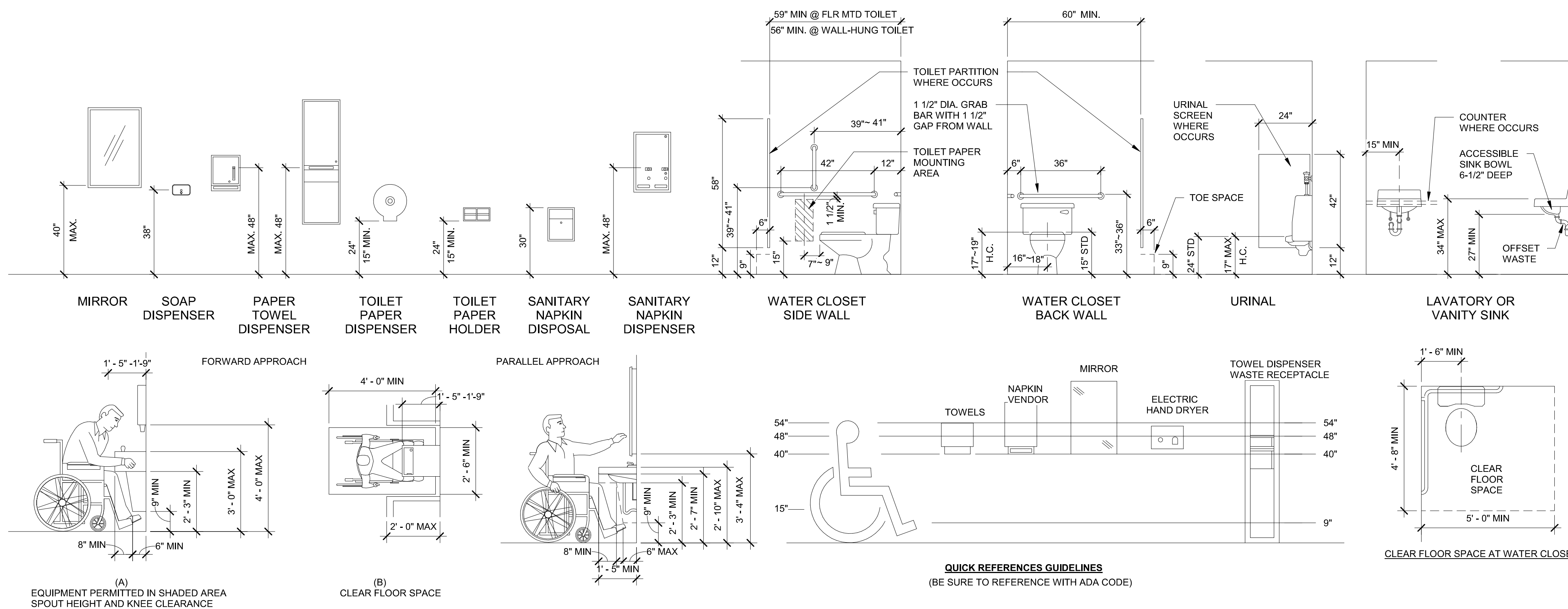
A0.1



1 / A0.2 MANEUVERING CLEARANCES AT DOORS N.T.S.

MANEUVERING CLEARANCES AT DOORWAYS WITHOUT DOORS, SLIDING DOORS, GATES, AND FOLDING DOORS

4 / A0.2 UNOBSTRUCTED REACH DETAILS N.T.S.



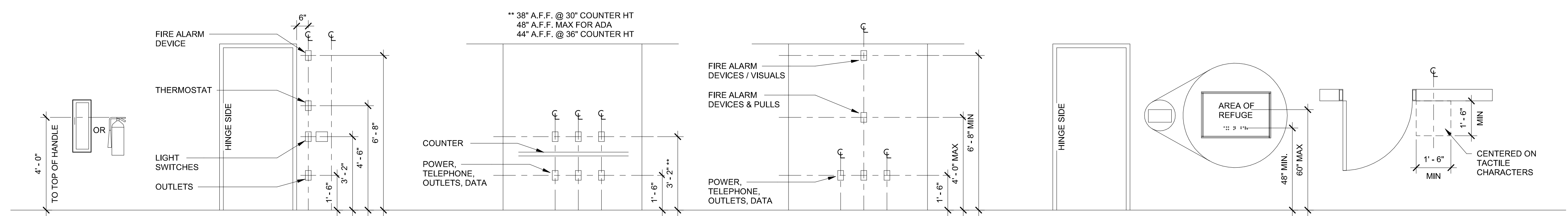
DRINKING FOUNTAINS AND WATER CLOSETS

LAVATORY CLEARANCES

QUICK REFERENCES GUIDELINES (BE SURE TO REFERENCE WITH ADA CODE)

ACCESSIBILITY GUIDELINES THE DIAGRAM BELOW SHOWS RECOMMENDED MOUNTING HEIGHTS FOR MANY WASHROOM ACCESSORIES. A MINIMUM 30" x 48" CLEAR FLOOR SPACE IS REQUIRED IN FRONT OF ALL ACCESSIBLE FIXTURES AND ACCESSORIES.

2 / A0.2 TYPICAL ACCESSIBLE HEIGHTS N.T.S.



TYPICAL LOCATION FOR FIRE EXTINGUISHER OR CABINET

TYPICAL LOCATION FOR OUTLET, LIGHT SWITCHES, THERMOSTATS, FIRE ALARMS, ETC

TYPICAL LOCATION FOR POWER, TELEPHONE, OUTLETS, DATA, ETC.

TYPICAL LOCATION FOR FIRE ALARM DEVICES

HEIGHT OF TACTILE CHARACTERS ABOVE FINISH FLOOR OR GROUND

3 / A0.2 ADA - DEVICE MOUNTING HEIGHTS N.T.S.

PROPOSED BUILDING FOR:

ANTOJITOS MEXICANOS

APPLETON, WISCONSIN; COUNTY OF: OUTAGAMIE

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PROJECT EXECUTIVE: NICK VAN LANEN (920) 680-8110

DRAWN BY: JRG

DATE: 05/02/2023

REVISIONS:

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Review Type: Building & Structure Review Only

Approved By: [Signature] Date: 06/19/2023

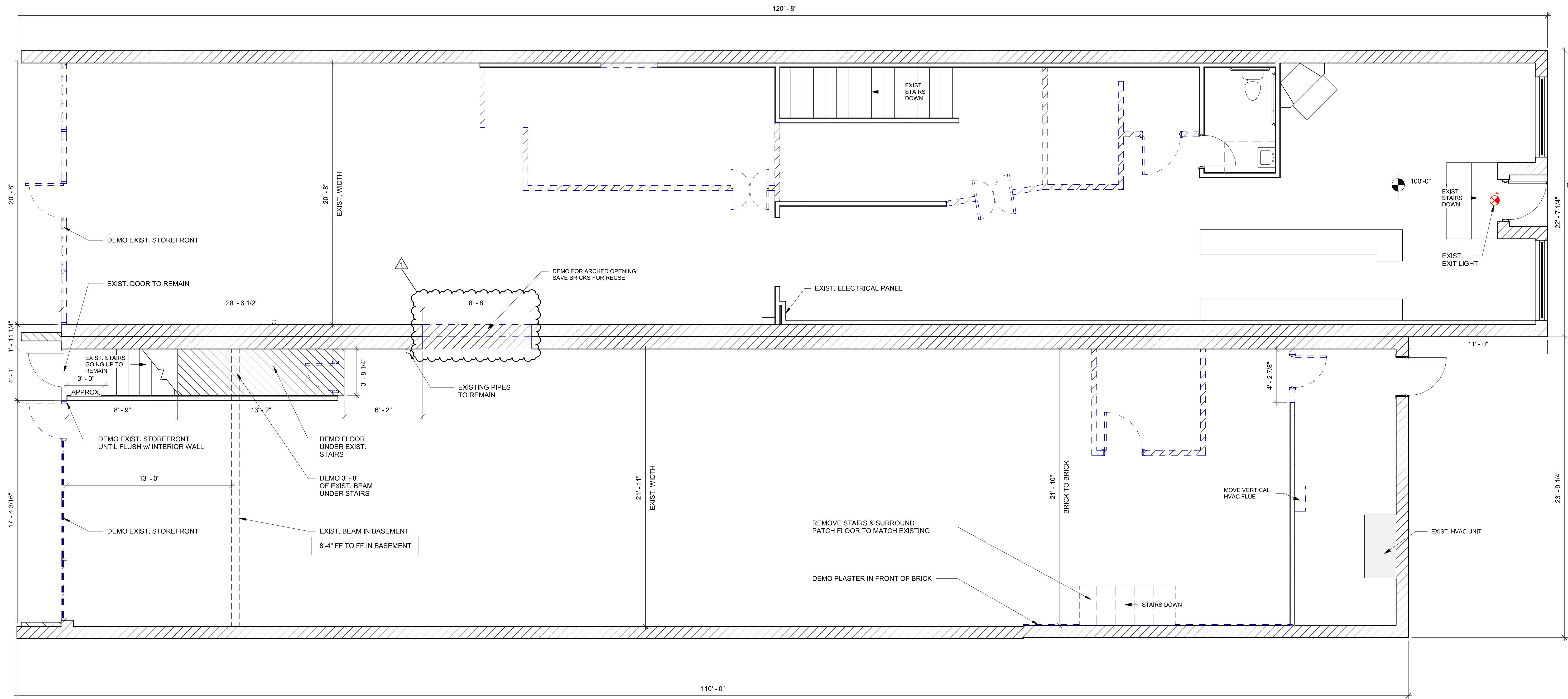
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PLAN NOTES

A0.2

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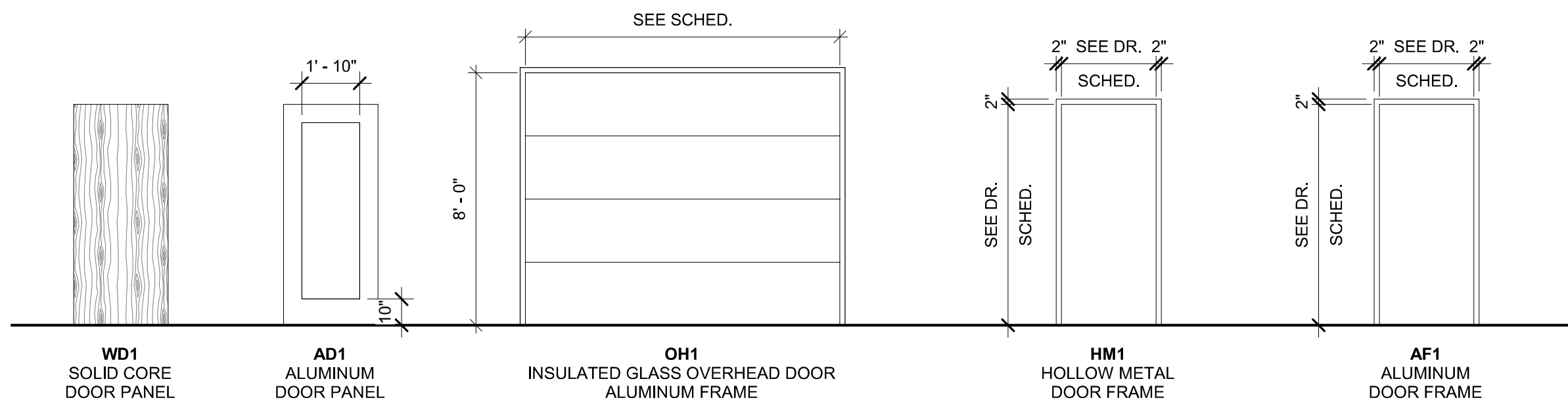
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FLOOR PLAN - EXISTING/DEMO

A1.0

FLOOR PLAN - EXISTING/DEMO
1/1A.0 SCALE = 1/4" = 1'-0"

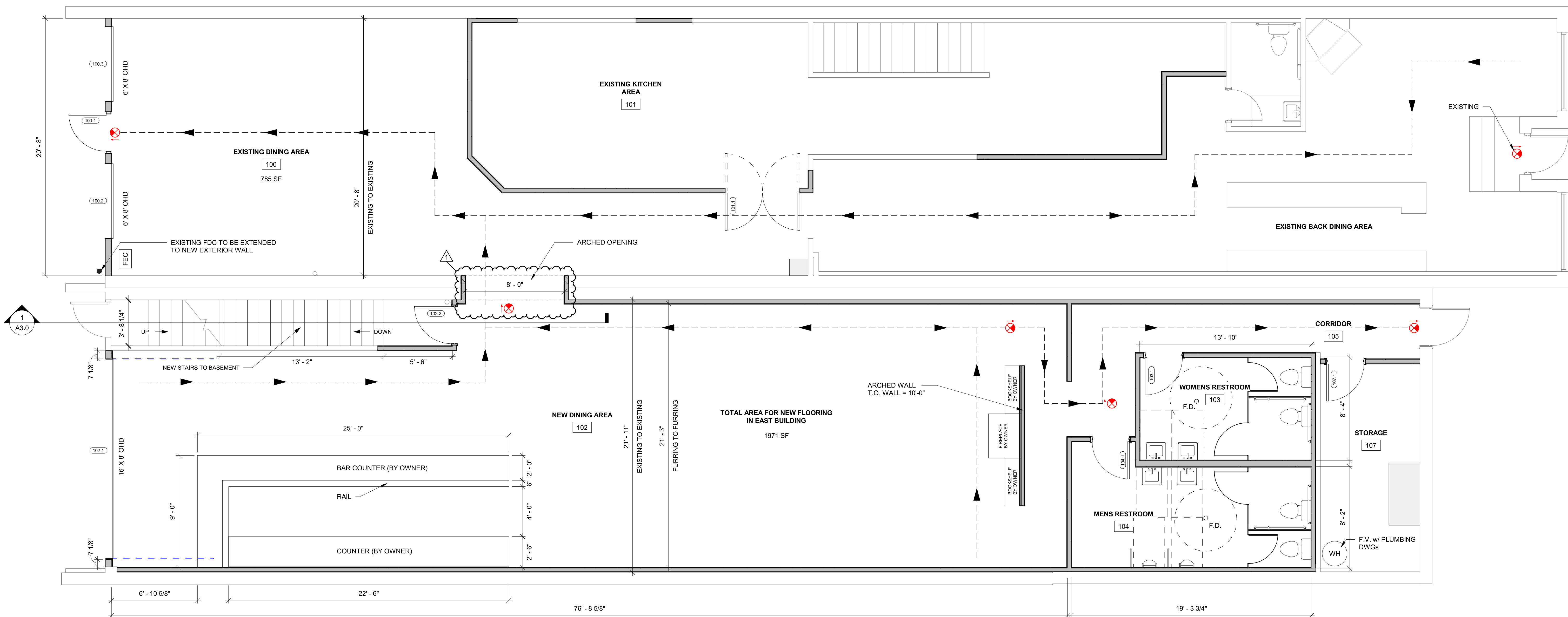




DOOR SCHEDULE													GENERAL REMARKS			
DOOR			DOOR HARDWARE													
NUMBER	WIDTH	HEIGHT	TYPE	FRAME TYPE	FIRE RATING	LOCK	PASSAGE	CLOSER	PANIC	PRIVACY	WALL STOP	WEATHER STRIPPING	PUSH - PULL HANDLES	SPECIALTY HARDWARE		
100.1	3'-0"	7'-0"	AD1	AF1												
100.2	6'-0"	8'-0"	OH1													
100.3	6'-0"	8'-0"	OH1													
101.1	6'-0"	6'-8"														ELIASON DOOR
102.1	16'-0"	8'-0"	OH1													
102.2	3'-0"	6'-8"	WD1	HM1												
103.1	3'-0"	6'-8"	WD1	HM1												
104.1	3'-0"	6'-8"	WD1	HM1												
107.1	3'-0"	6'-8"	WD1	HM1												

GENERAL NOTES:
1. ALL WOOD DOOR/ WINDOW & CASINGS SPECIES TO BE OAK U.N.O.

- SPECIALTY HARDWARE**
- EXIT ONLY LOCK
 - OVERHEAD STOP
 - FLOOR STOP
 - KICK PLATE
 - SECURITY ENTRY KEYPAD
 - CYLINDER LOCK
 - LATCH GUARD
 - SEALED THRESHOLDS
 - OVERHEAD DRIP CAPS
 - DOUBLE WEATHERSTRIPPING



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APPLETON, WISCONSIN; COUNTY OF: OUTAGAMIE

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DRAWN BY: JRG

DATE: 05/02/2023

REVISIONS:

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FLOOR PLAN - PROPOSED

A1.1

FLOOR PLAN - PROPOSED
1/A1.1 SCALE = 1/4" = 1'-0"



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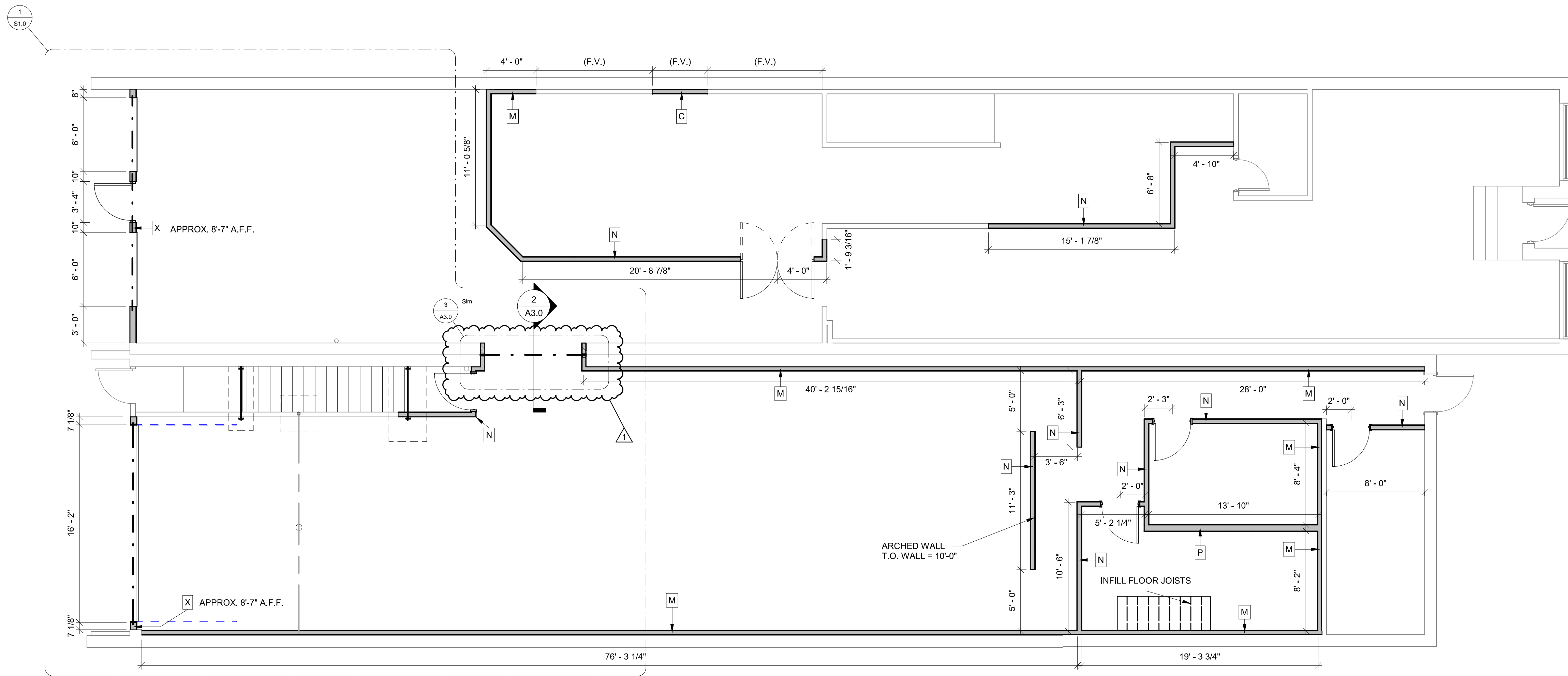
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- X**
- 2x6 STUDS @ 16" O.C.
- ALUM WRAP JAMBS (ONE SIDE)
- PER GLAZING CONT.
- 5/8" GYP BD (ONE SIDE)
- 6" BATT INSUL.
- C**
- 3-5/8" 20GA MTL STUDS @ 16" O.C.
- 5/8" DURO-LOC (ONE SIDE)
- 4" BATT INSUL.
- M**
- 2x4 STUDS @ 16" O.C.
- 5/8" GYPSUM BD. (ONE SIDE)
- 4" BATT INSULATION
- N**
- 2x4 STUDS @ 16" O.C.
- 5/8" GYPSUM BD. (BOTH SIDES)
- 4" BATT INSULATION
- P**
- 2x6 STUDS @ 16" O.C.
- 5/8" GYP BD. (BOTH SIDES)
- 6" SOUND BATT INSULATION

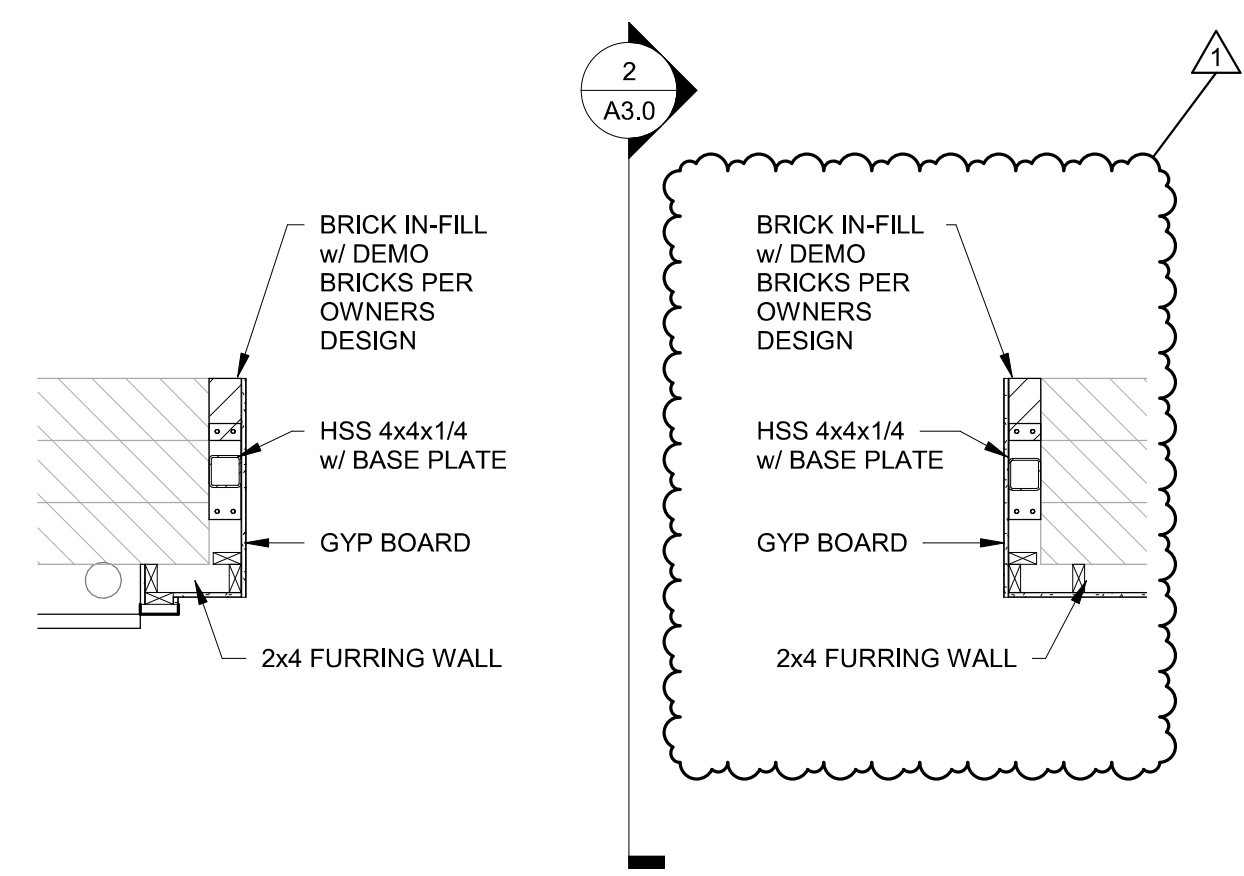


FRAMING PLAN
1/A1.2 SCALE = 3/16" = 1'-0"
NORTH

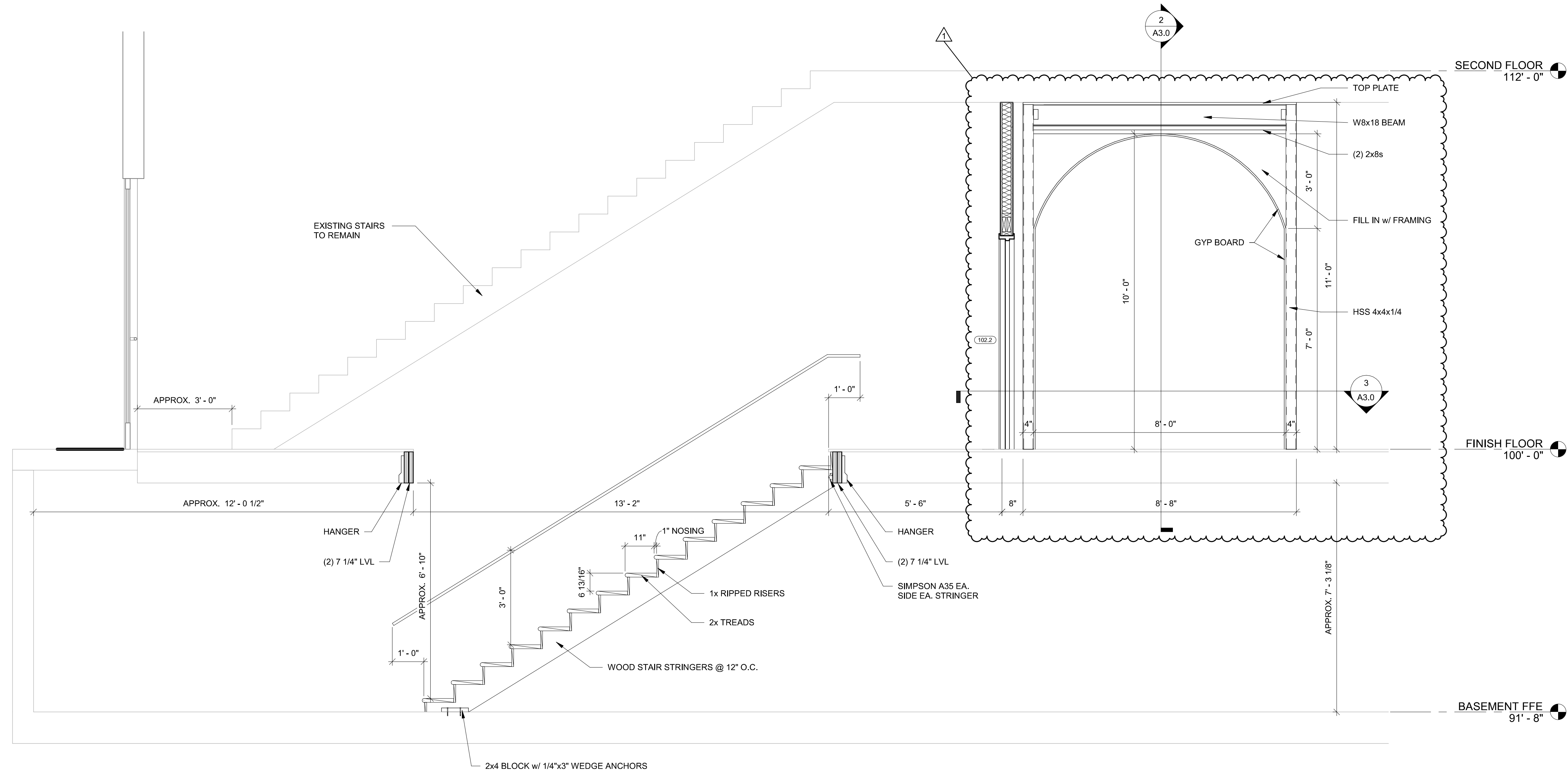
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<input type="checkbox"/> BID SET		
<input type="checkbox"/> DESIGN REVIEW		
<input type="checkbox"/> CHECKSET		
<input checked="" type="checkbox"/> CONSTRUCTION		

FRAMING PLAN - OVERALL

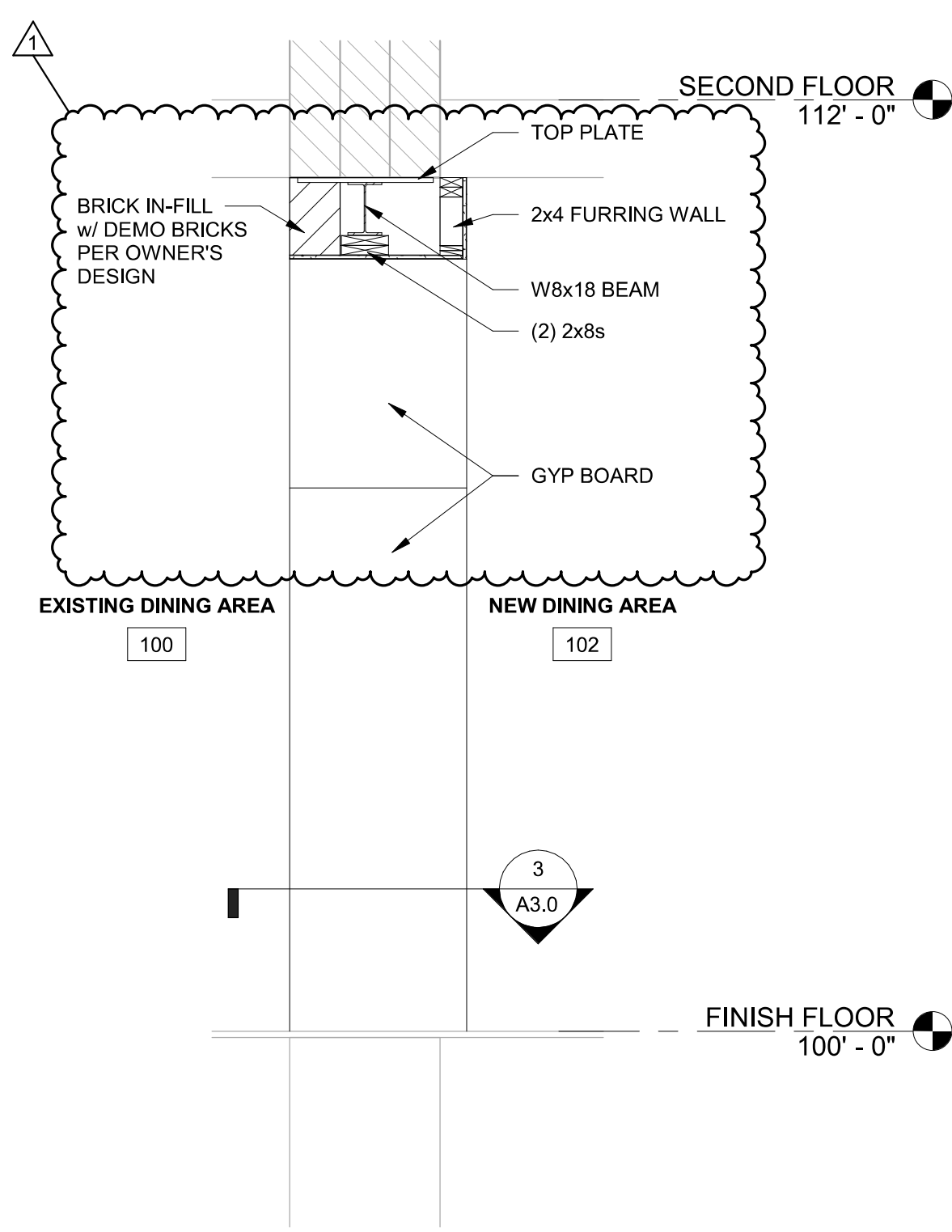
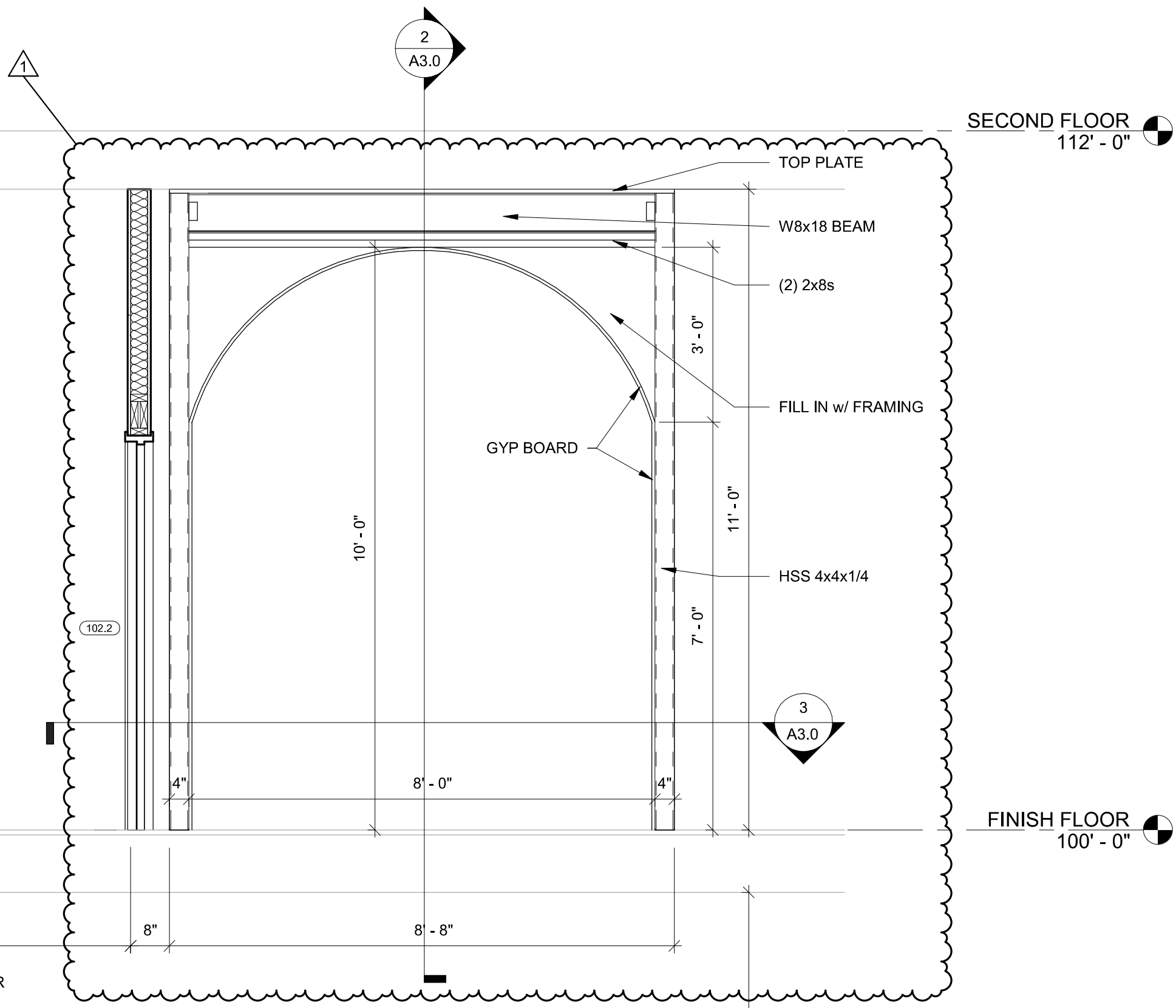
PROPOSED BUILDING FOR:
ANTOJITOS MEXICANOS
 APPLETON, WISCONSIN; COUNTY OF: OUTAGAMIE



ARCH OPENING - ENLARGED PLAN
 3 /A3.0 SCALE = 1/2" = 1'-0"



STAIR SECTION
 1 /A3.0 SCALE = 1/2" = 1'-0"



ARCH SECTION
 2 /A3.0 SCALE = 1/2" = 1'-0"

SCALE VERIFICATION
 THIS BAR MEASURES 1" ON ORIGINAL.
 ADJUST SCALE ACCORDINGLY

NOTICE OF COPYRIGHT: THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION AS AN "ARCHITECTURAL WORK" UNDER SEC. 102 OF THE COPYRIGHT ACT, 17 U.S.C. AS AMENDED DECEMBER 1990 AND KNOWN AS ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1990. THE PROTECTION INCLUDES BUT IS NOT LIMITED TO THE OVERALL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS OF THE DESIGN. UNDER SUCH PROTECTION UNAUTHORIZED USE OF THESE PLANS, WORK OR BUILDING REPRESENTED, CAN LEGALLY RESULT IN THE CESSATION OF CONSTRUCTION OR BUILDINGS BEING SEIZED AND/OR MONETARY COMPENSATION TO BAYLAND BUILDINGS, INC.

JOB NUMBER: 23-5353

PROJECT EXECUTIVE: NICK VAN LANEN
 (920) 680-8110

DRAWN BY: JRG

DATE: 05/02/2023

REVISIONS:

1 05/10/23 JRG

PLAN CONDITIONALLY APPROVED
 No Variation of this Plan is Permitted without the Approval of E-Plan Exam and the Municipal Building Inspection Department. See Plan Review Letter and/or Permit for additional conditions that must be addressed during construction prior to inspection.
 Review Type: Building & Structure Review Only
 Approved By: *[Signature]* Date: 06/19/2023

ISSUED FOR: CHECKED DATE: BY:

- PRELIMINARY
- BID SET
- DESIGN REVIEW
- CHECKSET
- CONSTRUCTION

STAIR SECTION

A3.0

MATERIAL LEGEND

FLOORING FINISH

MARK	DESCRIPTION
LVP-1	FINISH: LUXURY VINYL PLANK MANUF: VERIFY STYLE: VERIFY COLOR: VERIFY INSTALLATION METHOD: VERIFY REMARKS: VERIFY
EXIST-FLR	EXISTING FLOOR FINISH CONDITIONS

WALL BASE FINISH

MARK	DESCRIPTION
VB-1	FINISH: VINYL BASE MANUF: VERIFY STYLE: 4" HIGH COLOR: VERIFY INSTALLATION METHOD: VERIFY REMARKS:
EXIST-WB	EXISTING WALL BASE FINISH CONDITIONS

WALL FINISH

MARK	DESCRIPTION
P-1	FINISH: PAINTED DRYWALL MANUF: VERIFY STYLE: LIGHT SKIP COLOR: VERIFY INSTALLATION METHOD: VERIFY REMARKS:
FRP-1	FINISH: FRP MANUF: VERIFY STYLE: SMOOTH COLOR: VERIFY INSTALLATION METHOD: VERIFY REMARKS: 1/2" GYPSUM
EXIST-WF	EXISTING WALL FINISH CONDITIONS U.N.O.

STAIR FINISH

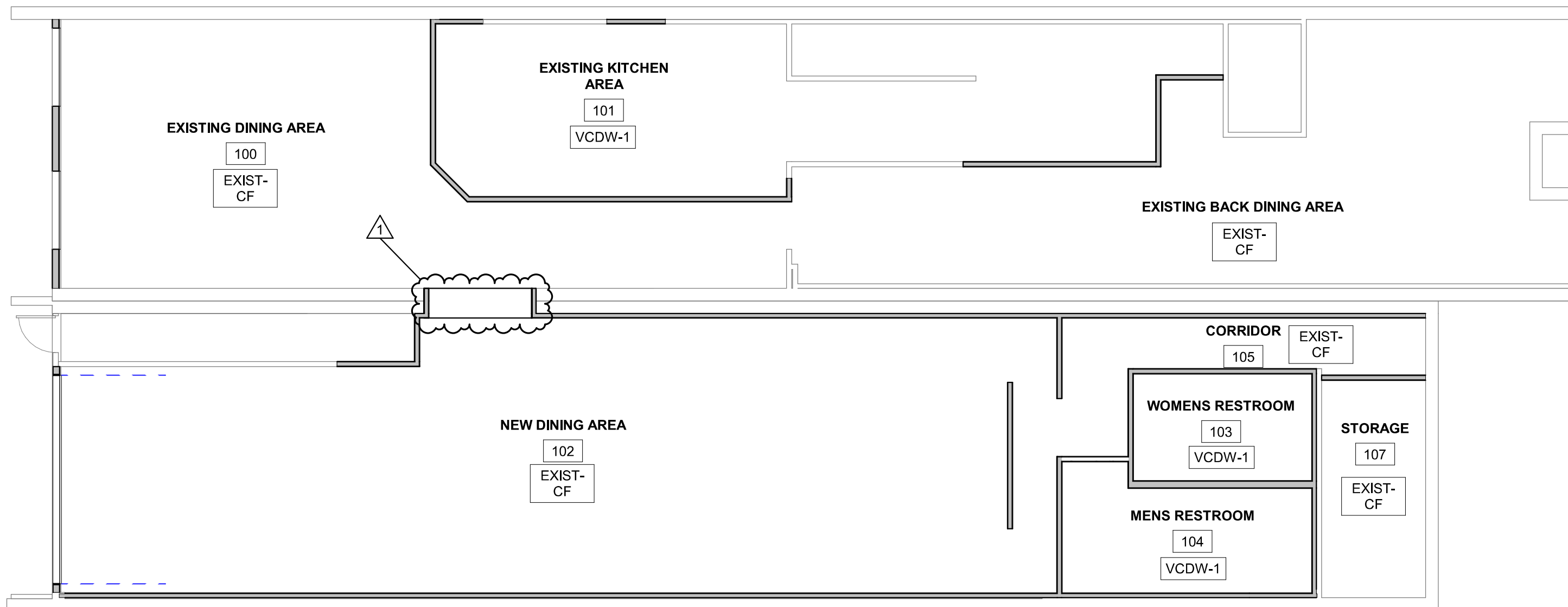
MARK	DESCRIPTION
EWS-1	FINISH: EXPOSED WOOD STAIR TREADS MANUF: VERIFY STYLE: VERIFY COLOR: VERIFY INSTALLATION METHOD: VERIFY REMARKS: VERIFY
RBS-1	FINISH: RUBBER STAIR TREADS MANUF: VERIFY STYLE: VERIFY COLOR: VERIFY INSTALLATION METHOD: VERIFY REMARKS: VERIFY
EXIST-SF	EXISTING STAIR FINISH CONDITIONS

CEILING FINISH

MARK	DESCRIPTION
VCDW-1	FINISH: SUSPENDED ACOUSTICAL CEILING SYSTEM MANUF: VERIFY STYLE: [2x2] USG VINYL COVERED SHEETROCK COLOR: VERIFY INSTALLATION METHOD: VERIFY REMARKS:
EXIST-CF	EXISTING CEILING FINISH CONDITIONS REMARKS: PATCH WOOD PLANK AS NEEDED; NO PAINTING OF EXISTING/NEW PLANKS

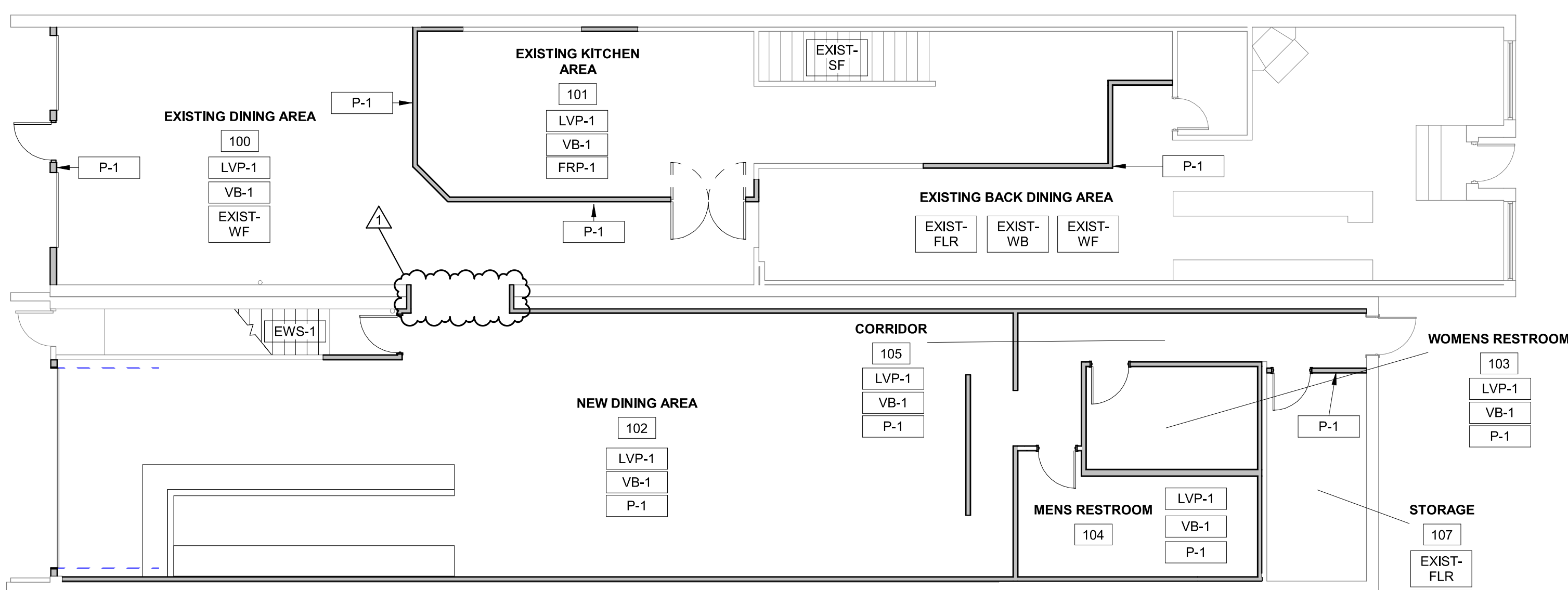
FINISH GENERAL NOTES

- ALL FINISH SELECTIONS IDENTIFIED IN LEGENDS, SCHEDULES, AND SPECIFICATIONS ARE SUBJECT TO 'OR EQUAL' SUBSTITUTIONS U.N.O. FINAL SELECTIONS TO BE SELECTED BY G.C.
- NOTIFY ARCHITECT OF SCHEDULED FINISHES THAT ARE UNAVAILABLE OR DISCONTINUED AT THE EARLIEST OPPORTUNITY SUCH THAT A SUBSTITUTION CAN BE SELECTED WITHOUT JEOPARDIZING THE CONSTRUCTION SCHEDULE.
- REFER TO THE MATERIAL SCHEDULE FOR MANUFACTURER, PRODUCT/STYLE NAME, COLOR SPECIFICATION.
- INSTALL ALL FINISH MATERIALS IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDED SPECIFICATIONS, SURFACE PREPARATION, ADHESIVES AND BACKINGS: INCLUDING WALLCOVERINGS, COATINGS, FLOORING MATERIALS, LAMINATES, ETC.
- THE CONTRACTOR SHALL REPAIR ALL ROUGH FLOOR SLAB UNEVENNESS SUITABLE FOR PROPER FLOOR COVERING INSTALLATION.
- FLOOR MATERIAL TRANSITIONS AT DOOR OPENINGS ARE TO BE CENTERED BELOW THE DOOR IN THE CLOSED POSITION, U.N.O.
- THE PAINTING SUBCONTRACTOR SHALL ENSURE THAT ALL PAINTS COMPLY WITH THE MUNICIPAL & STATE CODES AND BUILDING REGULATIONS FOR LOW VOC EMISSIONS.
- ELECTRICAL SWITCH AND OUTLET COVER PLATES, SURFACE HARDWARE, ETC. SHALL BE INSTALLED AFTER PAINTING AND/OR APPLICATION OF WALL COVERINGS AND SPECIFIED CARPET. STAINED AND PAINTED SURFACES SHALL BE FINISHED SUCH THAT JOINTS/IMPERFECTIONS ARE NOT VISIBLE.
- CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES IN THE FIELD. GC TO GET CLARIFICATION FROM ARCHITECT BEFORE CONTINUING WITH ANY WORK.
- PROVIDE VINYL TRANSITION STRIPS AT ALL FLOORING MATERIAL CHANGES, U.N.O. REFER TO PLAN FOR DETAIL LOCATIONS.
- HARD FLOORING GROUT IS TO BE SEALED WITH MANUFACTURER'S RECOMMENDED SEALERS.
- RUBBER/VINYL BASE SHALL BE STRAIGHT BASE AT ALL LOCATIONS FOR CARPET AND COVE BASE AT TILE AND RESILIENT FLOORS.
- ALL ELECTRICAL PANELS IN THE CORRIDORS SHALL BE PAINTED TO MATCH THE ADJACENT WALL FINISH U.N.O
- PAINT CEILING ACCESS PANELS TO MATCH ADJACENT CEILING FINISH.
- UNDERSIDE OF SOFFITS (WHERE OCCURS) TO BE PAINTED TO RECEIVE FINISH TO MATCH WALL, U.N.O.
- FINISH FLOORING TO EXTEND FROM WALL TO WALL INCLUDING UNDER CABINETS AND UNDERCABINET EQUIPMENT.
- ALL INTERIOR WALL & CEILING FINISHES AND TRIM OF PUBLIC AREAS TO COMPLY WITH CLASS A MATERIAL CLASSIFICATION; FLAME SPREAD RATING 0 TO 25, SMOKE DEVELOPED 200. ALL INTERIOR WALL AND CEILING FINISHES AND TRIM IN NON PUBLIC AREAS TO COMPLY WITH CLASS B MATERIAL CLASSIFICATION; FLAME SPREAD RATING 26-75, SMOKE DEVELOPED 450.
- ALL PAINTED SURFACES ARE TO RECEIVE A PRIME COAT AND A MINIMUM OF TWO COATS FINAL COLOR, U.N.O.
- CARPET CONTRACTOR SHALL VERIFY THAT ALL CARPET OF EACH VARIETY IS TO BE SHIPPED FROM THE SAME DYE-LOT.
- ALL WALLS PAINTED WITH A LATEX PAINT TO HAVE AN EGGSHELL FINISH, U.N.O. REFER TO THE MATERIAL SCHEDULE AND FINISH LEGEND FOR MANUFACTURER'S PRODUCT NAME.
- GYPSUM BOARD CEILINGS SCHEDULED TO RECEIVE PAINT SHALL HAVE A FLAT FINISH, U.N.O.
- PROVIDE ARCHITECT WITH A MINIMUM OF (3) 8" X 10" BRUSH-OUTS OF EACH COLOR AND FINISH FOR ARCHITECT'S APPROVAL PRIOR TO APPLICATION.
- PAINTS AND COATINGS : APPLIED TO INTERIOR WALLS AND CEILINGS MUST NOT EXCEED THE VOLATILE ORGANIC COMPOUND (VOC) CONTENT LIMITS ESTABLISHED IN GREEN SEAL STANDARD GS-11, PAINTS, 1ST EDITION, MAY 20, 1993.
- ANTI-CORROSIVE AND ANTI-RUST PAINTS: APPLIED TO INTERIOR FERROUS METAL SUBSTRATES MUST NOT EXCEED THE VOC CONTENT LIMIT OF 250 G/L ESTABLISHED IN GREEN SEAL STANDARD GC-03, ANTI-CORROSIVE PAINTS, 2ND EDITION, JANUARY 7, 1997.
- CLEAR WOOD FINISHES, FLOOR COATINGS, STAINS, PRIMERS, SEALERS, AND SHELLACS: APPLIED TO INTERIOR ELEMENTS MUST NOT EXCEED THE VOC CONTENT LIMITS ESTABLISHED FOR THOSE COATING TYPES IN SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (SCAQMD) RULE 1113, ARCHITECTURAL COATINGS, AMENDED FEBRUARY 5, 2016.



RCP - OVERALL

2 / A6.0 SCALE = 1/8" = 1'-0"

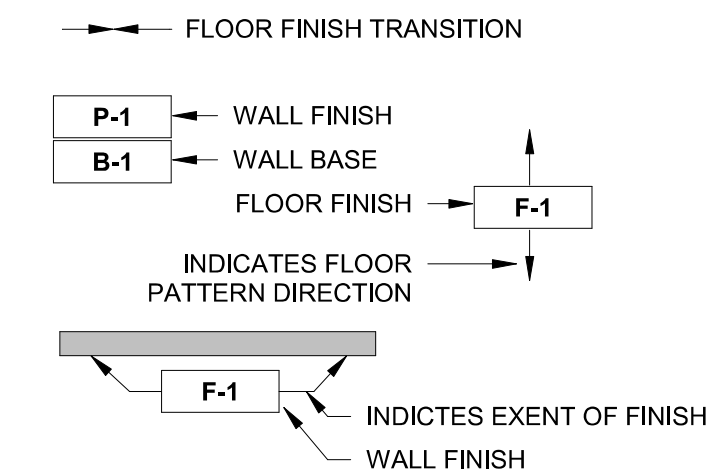


ROOM FINISH PLAN - OVERALL

1 / A6.0 SCALE = 1/8" = 1'-0"



FINISH PLAN LEGEND



FINISH PLAN KEYNOTES

- NO FINISH WORK IN THIS AREA.
- CARPET TO BE INSET WITHIN CERAMIC TILE. VERIFY DIMS. AS SHOWN. PROVIDE 1/8" THICK ZINC TRANSITION STRIP BETWEEN CERAMIC TILE AND CARPET. FEATHER FLOORING BENEATH CARPET AS REQUIRED FOR A SMOOTH TRANSITION.
- PROVIDE VINYL STRIP AT CARPET TO VINYL TRANSITION. SUBMIT COLOR SAMPLES TO ARCHITECT FOR APPROVAL.
- PATH/EXTEND FINISHES WITHIN COMMON CORRIDOR. ANY NEW FLOOR AND/OR WALL FINISHES TO MATCH EXISTING FOR A SEAMLESS TRANSITION.



BAYLAND BUILDINGS

P.O. BOX 13571 GREEN BAY, WI 54307
(920) 498-9300 FAX (920) 498-3033
www.baylandbuildings.com

DESIGN & BUILD GENERAL CONTRACTOR

PROPOSED BUILDING FOR:
ANTOJITOS MEXICANOS
APPLETON, WISCONSIN; COUNTY OF: OUTAGAMIE

SCALE VERIFICATION

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ADJUST SCALE ACCORDINGLY

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DECEMBER 1990 AND KNOWN AS ARCHITECTURAL WORKS
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ELEMENTS OF THE DESIGN, UNDER SUCH PROTECTION
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REPRESENTED, CAN LEGALLY RESULT IN THE CESSATION OF
CONSTRUCTION OR BUILDINGS BEING SEIZED AND/OR MONETARY
COMPENSATION TO BAYLAND BUILDINGS, INC.

JOB NUMBER: 23-5353

PROJECT EXECUTIVE: NICK VAN LANEN
(920) 680-8110

DRAWN BY: JRG

DATE: 05/02/2023

REVISIONS:

1 05/10/23 JRG

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Review Type: Building & Structure Review Only

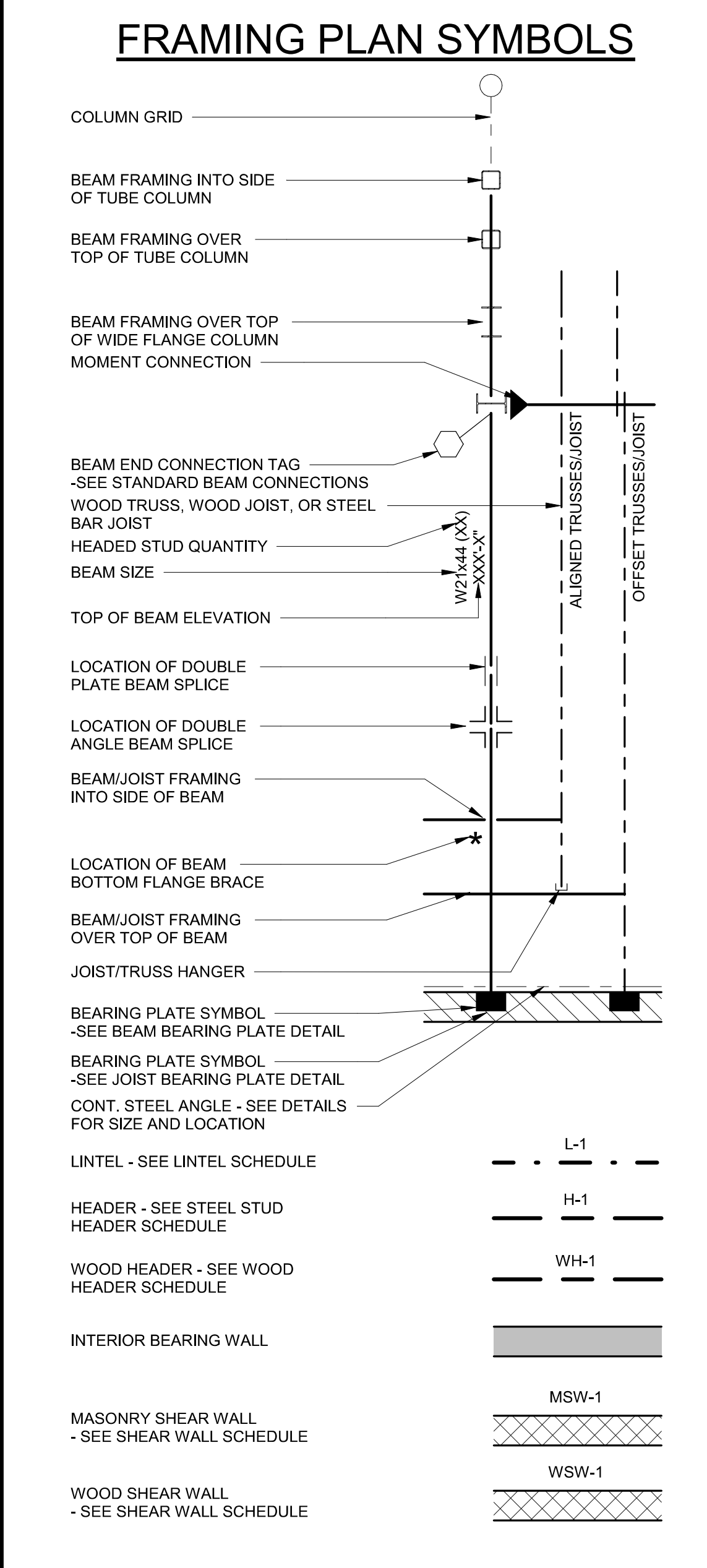
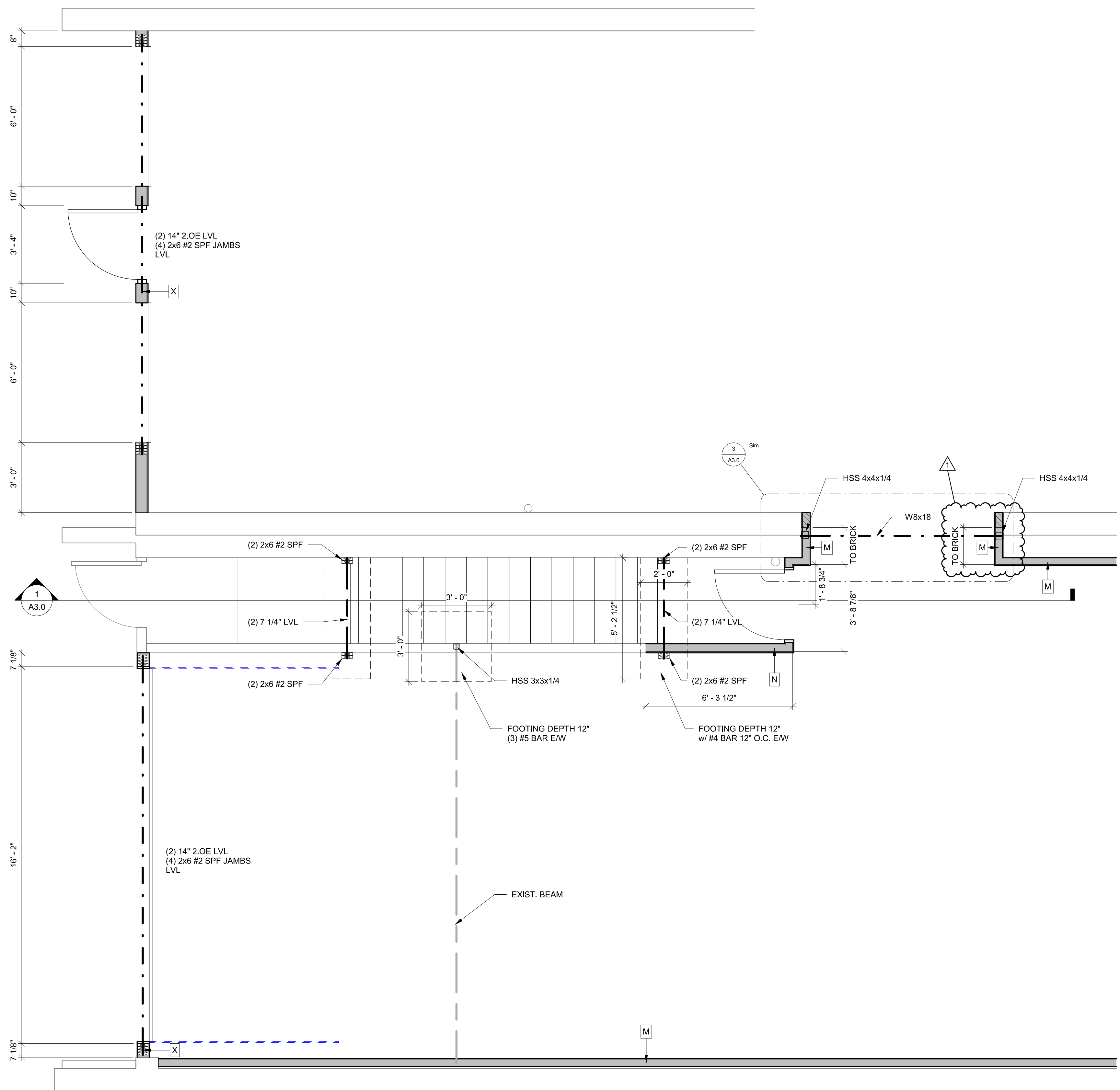
Approved By: *D. H. H.* Date: 06/19/2023

ISSUED FOR: CHECKED DATE:
BY:

- PRELIMINARY
- BID SET
- DESIGN REVIEW
- CHECKSET
- CONSTRUCTION

FINISH PLANS - PROPOSED

A6.0



PROPOSED BUILDING FOR:
ANTOJITOS MEXICANOS
 APPLETON, WISCONSIN; COUNTY OF: OUTAGAMIE

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Approved By: *[Signature]* Date: 06/19/2023

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<input type="checkbox"/> PRELIMINARY	<input type="checkbox"/> BID SET	<input type="checkbox"/> DESIGN REVIEW
<input type="checkbox"/> CHECKSET	<input checked="" type="checkbox"/> CONSTRUCTION	

FRAMING PLAN - ENLARGED

S1.0

FRAMING PLAN - ENLARGED
 1/S1.0 SCALE = 3/8" = 1'-0"

