



Zoning Change Application

Items that must be submitted with your application:

- o **Written Legal Description of the proposed Zoning Boundaries**
Legal description of the land that is proposed to be changed. The description may be a lot in a plat, Certified Survey Map, or an exact metes and bounds description. A separate legal description is required for each zoning district proposed. The description shall include the area in acres or square feet.
- o **Scaled Drawing of the location of the proposed Zoning Boundaries**
The drawing shall include the existing and proposed zoning boundaries of the property. All existing buildings shall be shown on the drawing. The drawing shall include the area in acres or square feet.

Owner's Name _____	Agent's Name _____
Address _____	Address _____
Phone _____	Phone _____
Email _____	Email _____

Town: _____ Parcel numbers affected: _____

Section: _____ Property address or location: _____

Zoning District change: (To / From / # of acres) _____

Soil classifications of area (percentages) Class I soils: ____ % Class II soils: ____ % Other: ____ %

Narrative: (reason for change, intended land use, size of farm, time schedule)

- o Separation of buildings from farmland
- o Creation of a residential lot
- o Compliance for existing structures and/or land uses
- o Other:

I authorize that I am the owner or have permission to act on behalf of the owner of the property.

Submitted By: _____

Date: _____

October 1, 2018

Updated written narrative for General Development Plan
2515 US Highway 51

Proposal Summary and Background:

The current condition of the existing property at 2515 Highway 51 in the Town of Dunn is run down, with no improvements or maintenance performed in years. This property was previously used as a bar and grill (and our proposal continues this usage). The back building and land was not used, despite having accommodations for volleyball, horseshoes, and a small baseball field.

Our plan meets Town Comprehensive Policies, by developing a vacant/blighted parcel in an existing neighborhood to clean up an eyesore, adding a park recreation setting, and adding bioretention (rain garden) for filtration and environmental protection.

We are planning to have a combination restaurant, bar, and dog park. The restaurant will seat approximately 24 people, with the bar seating 21, totaling 45. We will be building a nice outdoor area, and deck with seating for approximately 30-40 people.

The dog park will be located where the ball diamond is currently, and will have separate small dog/large dog areas, with a double gated entry. There will be poop and water stations, and a small shelter over both areas. Entry will be membership only, with proof of vaccinations, spay/neuter, and a waiver explaining rules, to sign. (Rules will also be posted)

We had a train burn with The McFarland Fire Dept. to remove back encroaching building. We are planning to build a 3000sq ft new building, and 2 gazebo style shelters, one in off leash area, one near volleyball with possible beverage service on nice days.

Hours of operation:

Dog Park: M-Th 8am-10pm, F-Sun 7am-10pm

Dining: M-TH 11am-9pm, F-Sun 7am-10pm

Bar: M-TH 10am-12am, F-Sun 7am-Bartime

Site Design:

We plan on resurfacing parking lot, and will be planting tall grass along perimeter of dog-park for filtration purposes. Also, adding a rain garden/biofiltration system for the runoff from parking lot. Siding, or painting existing front building to match new building, and all outdoor lighting will be dark sky compliant.

Entrance/Exit will remain clear, with dark sky compliant signage. Signage will be submitted at a later date, meeting Town and County Ordinance.

The DOT has no concerns with access point shown.

Trash and recycle will be contained, and removed by waste company. Containers will have fencing around them. Dog waste will be disposed of in biodegradable bags, and removed by compost company.

The Parking lot will be resurfaced, with a stall count of approximately 33 stalls, with 1-2 handicap accessible. There will be space for additional parking south of buildings on grass for busy events. And a raingarden will be added to filter runoff.

Soil test, and environmental phase one study has been completed. Recommendation from Dane County Public Health will be followed in new septic system. Design and construction of septic being completed by Paul Hardy, and Bob Everson.

We will be adding 2 new Volleyball courts for league, and recreational play. Courts will be lit using dark sky compliant, downward facing, Led lights, and will be shut off whenever court not in use, and by 10:00pm during summer league.

Outdoor Entertainment:

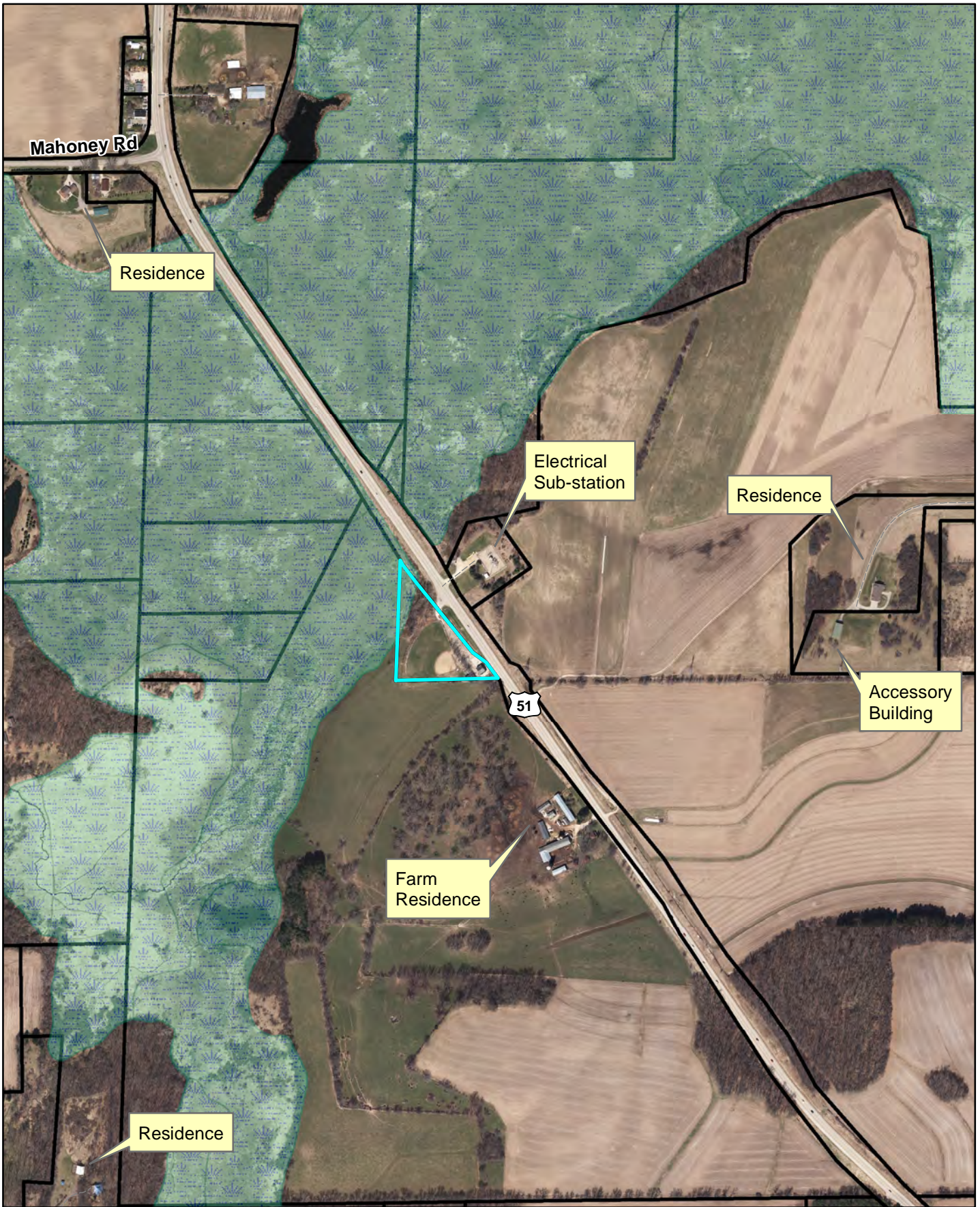
We would like to have live music on the patio a few times a year (approximately 4-5) with decibel levels not exceeding 85 DbA measuring 30 feet as advised by Roger Lane (Dane County Zoning Administrator)

With music ending before 9:00pm, and anticipated patrons of 40 inside, and 40-50 outside. Overflow parking will be available behind buildings. Allowing approximately 30 more vehicles. Outdoor movies would be once or twice a month (depending on popularity) during warmer months.

Speakers will be placed on deck, and close to deck, with Movie screen placed by Volleyball courts, or Dog Park with back of screen facing to the West, or North depending on Sunset, and Movie Screen facing building. Movies shown will be family friendly, dog themed. Examples: Marley and Me, Homeward Bound, Snow Dogs, etc.,. Movies will begin at dusk and end as soon as over. Average movie is 90-120 minutes running time.

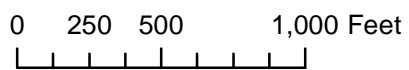
Existing Building to Remain:

The existing front building will get a facelift, and will be used for private parties, fundraiser events such as Dane County Humane Society's "Paint your pet night", and a place for vendors to set up during fundraisers for local dog rescue groups. With a possible addition of a pet boutique, and/or grooming facility.



Legend

 Wetland

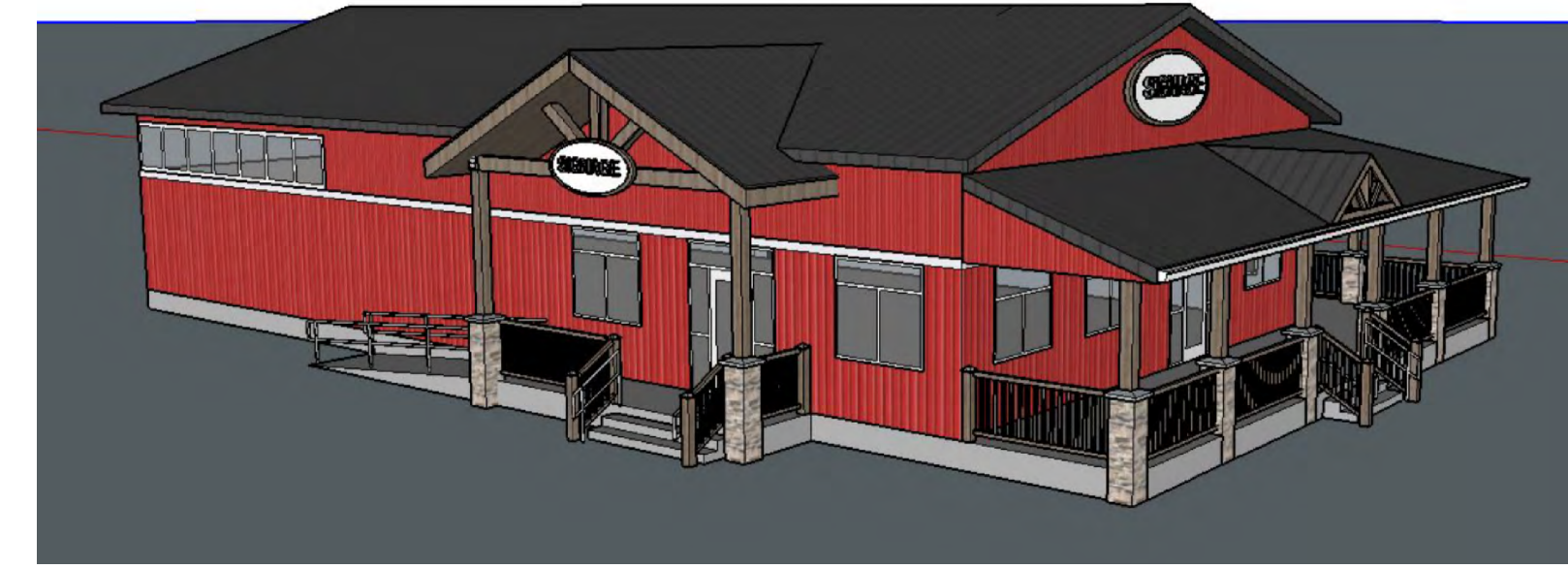


Neighborhood Map

PUPPER CLUB

NEW BAR AND RESTAURANT

2515 HWY 51, MCFARLAND, WI 53558



PROJECT DATA:

DESCRIPTION:
"PUPPER CLUB" IS A DOG PARK AND BAR RESTAURANT DESIGNED TO CATER DOGS AND OWNERS IN 3.3 ACRES FENCED PLAYGROUND FOR DOGS. THE BUILDING IS WOOD FRAMING CONSTRUCTION WITH CONCRETE FLOOR AND FOUNDATION, WOOD TRUSSES, METAL ROOF AND SIDING. ASPHALT PARKING ACCOMMODATES 27 STALLS WITH 23 ADDITIONAL STALLS ON EXISTING GRAVEL FOR OVERFLOW PARKING.

LOCATION: 2515 HWY 51
MCFARLAND, WI 53558

REGULATING MUNICIPALITIES:
TOWN OF DUNN
DANE COUNTY
STATE OF WISCONSIN

BUILDING CODE:
TOWN OF DUNN ZONING ORDINANCES B-1/REZONED TO P.U.D.
WISCONSIN ADMINISTRATIVE CODE
2015 INTERNATIONAL BUILDING CODE

CONSTRUCTION TYPE:
TYPE "VB"
ONE STORY
NO SPRINKLERS

ALLOWABLE BUILDING AREA:
TABULAR BUILDING AREA = 6,000 SF + FRONTAGE @ 75% = 10,500 SF
ACTUAL BUILDING AREA = 3,897 SF

AREA CALCULATIONS:

INDOOR AREA	3,000 SF
INDOOR PATIO	897 SF
TOTAL	3,897 SF

OCCUPANCY:

INDOOR DINING @15 SF/PERSON	24 OCC.
BAR @1 PER SEAT/PERSON	21 OCC.
OFFICE @100 SF/PERSON	1 OCC.
KITCHEN @200 SF/PERSON	2 OCC.
TOTAL	48 OCC.<100

PLUMBING:

REQUIRED/PROVIDED:	
MEN TOILET/UR = 2 LAV = 1	
WOMEN TOILETS = 2 LAV = 1	
TOTAL REQ'D/PROVIDED: = 4 = 2	

FIRE CONTROL:
THIS IS NOT SPRINKLERED BUILDING
NO FIRE AREAS PROVIDED

ACCESSIBILITY:
PER ANSI A117.1

GENERAL NOTES:

- DIMENSIONS ARE TO FACE OF WALL OR TO COLUMN CENTERLINE UNLESS NOTED OTHERWISE. VERIFY ALL EXISTING CONDITIONS AND ADJUST WALL DIMENSIONS ACCORDINGLY. CONTACT ARCHITECT WITH ANY DISCREPANCIES.
- CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY UPON DISCOVERING ANY DISCREPANCIES OR CONFLICTING INFORMATION IN THESE DOCUMENTS. CONTRACTOR SHALL CAREFULLY REVIEW AND COMPARE ALL DRAWINGS DURING THE BIDDING PERIOD AND BEFORE INSTALLATION OF THEIR WORK. ANY INCONSISTENCIES IN THE DRAWINGS SHALL BE REPORTED PROMPTLY TO THE ARCHITECT AND ENGINEER(S) FOR CLARIFICATION.
- DO NOT SCALE DRAWINGS. THE DRAWINGS ARE NOT NECESSARILY TO SCALE USE GIVEN DIMENSIONS. DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
- CONTRACTOR SHALL NOTIFY ARCHITECT AND OWNER IMMEDIATELY UPON DISCOVERING ANY UNANTICIPATED EXISTING SITE CONDITIONS AFFECTING THE EXECUTION OF THESE DOCUMENTS (SUCH AS HAZARDOUS MATERIALS, ETC.).
- CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE AND FEDERAL CODES AND REGULATIONS GOVERNING THIS PROJECT.
- JOB SITE SHALL BE BROOM SWEEP AND CLEAN AT THE END OF EACH DAY. ALL DEBRIS SHALL BE PICKED UP AND DISPOSED OF PROPERLY INTO APPROVED CONTAINER.
- MAINTAIN DESIGNATED EGRESS ROUTES DURING CONSTRUCTION BY KEEPING CLEAR OF CONSTRUCTION DEBRIS AND CLEARLY MARKING THE PATH OF EGRESS TRAVEL.
- ALL MECHANICAL (HVAC), ELECTRICAL, AND PLUMBING ("MEP") DESIGN AND CONSTRUCTION TO BE BY A DESIGN-BUILD DELIVERY METHOD AND ARE SUBSEQUENTLY NOT PART OF THESE DOCUMENTS. IT IS THE MEP CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE GENERAL CONTRACTOR AND WITH THESE DRAWINGS THE FINAL DESIGN, RETROFIT AND INSTALLATION OF THESE SYSTEMS. NOTIFY THE ARCHITECT PRIOR TO MAKING ANY REVISIONS TO THE STRUCTURE OR ARCHITECTURAL FEATURES.
- ELECTRICIAN TO VERIFY NEW LIGHT FIXTURE LAYOUT AND SUBMIT LIGHTING ENERGY CALC'S AS REQUIRED PER CODE. REVIEW PLAN WITH ARCHITECT.
- HVAC CONTRACTOR SHALL SUBMIT PROPER DESIGN DRAWINGS AS NEEDED FOR PLAN APPROVAL AND BUILDING PERMITS.
- ENSURE A CLEAR PATHWAY TO ALL EXISTS IS MAINTAINED AND SUSTAINED.

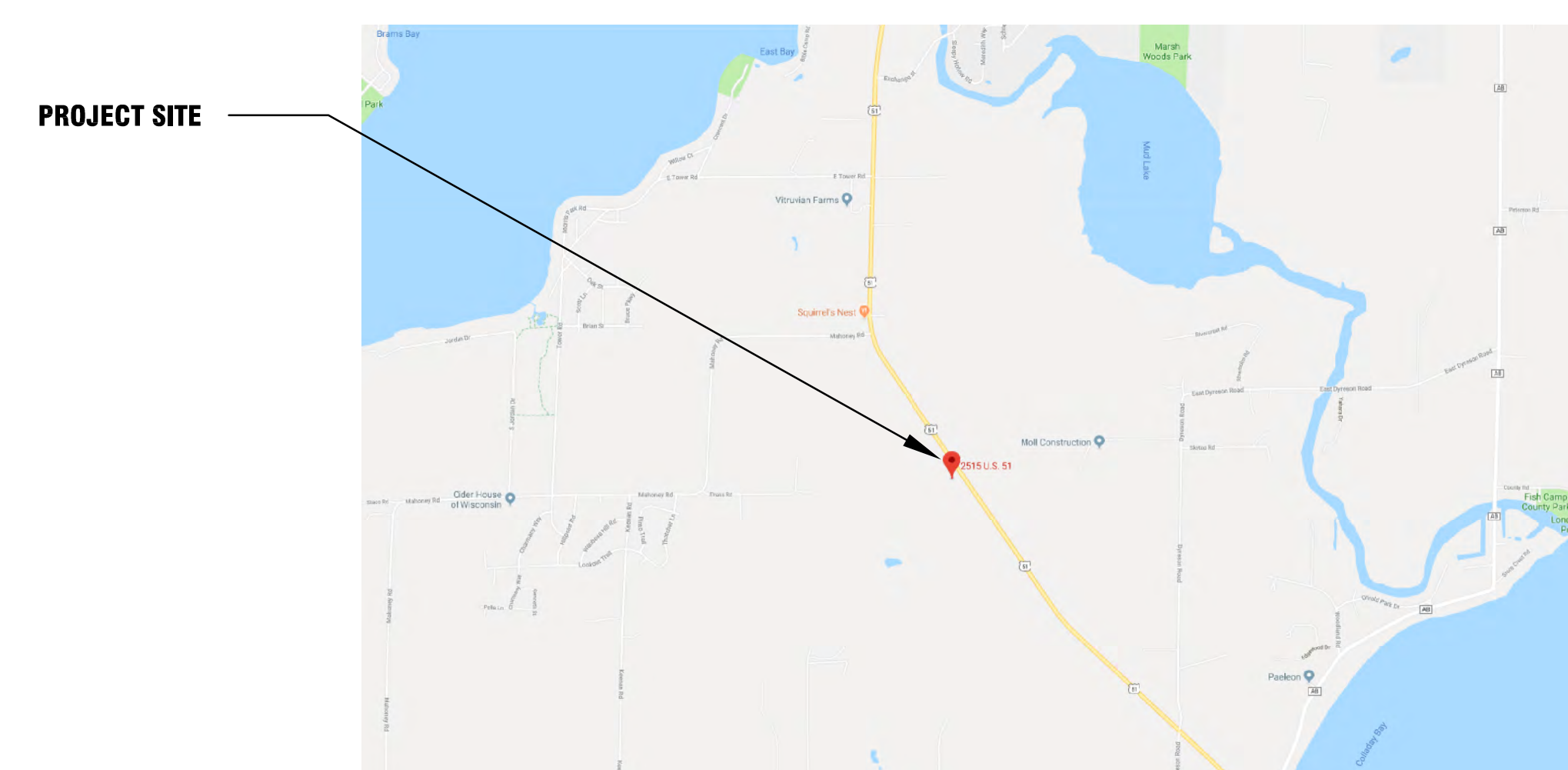
GENERAL CONTRACTOR NOTES:

- ENSURE ALL MANUFACTURERS RECOMMENDATIONS ARE MET FOR PREPARATION OF SUBSTRATE, INCLUDING MOISTURE CONTENT, CLEANLINESS, AND APPLICATION OF PRIMERS IF NEEDED.
- FINISH CARPENTRY WOOD COLOR, FINISH AND SPECIES SHALL BE APPROVED BY TENANT PRIOR TO ORDERING.
- VERIFY ALL COLOR AND MATERIAL SELECTIONS WITH OWNER AND ARCHITECT PRIOR TO CONSTRUCTION.
- PROVIDE ADA APPROVED THRESHOLDS AT ALL NEW FLOOR TRANSITIONS
- FLOORING TRANSITION GREATER THAN 1/2" TO BE RAMPED PER ANSI A117.1.
- PROVIDE ADEQUATE BACK-UP WALL AND BASE SUPPORT FOR STONE VENEER INCLUDING SHELF ANGLES AND ANCHORS (SEE STRUCTURE)

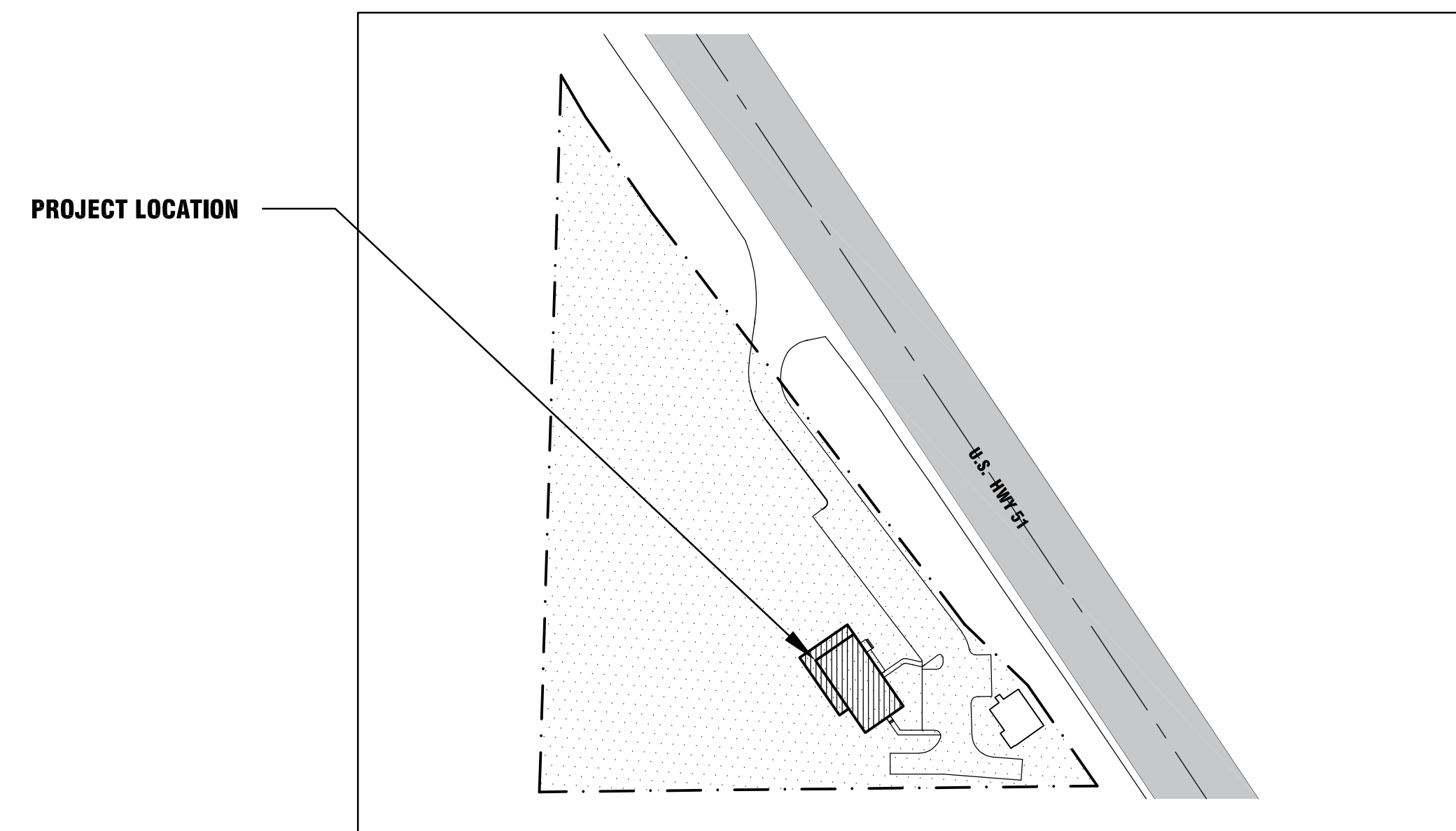
SHEET INDEX:

- A0.1 COVER SHEET
- A0.2 SYMBOLS & ABBREVIATIONS
- CIVIL
- C.1 GRADING & EROSION CONTROL
- LANDSCAPE
- L1.1 LANDSCAPE PLAN
- ELECTRICAL SITE LIGHTING
- ESL.1 SITE LIGHTING PLAN
- ARCHITECTURAL
- A1.1 SURVEY AND SITE PLAN
- A2.1 FLOOR PLAN
- A2.2 ROOF PLAN
- A3.1 EAST AND NORTH ELEVATIONS
- A3.2 WEST AND SOUTH ELEVATIONS
- A4.1 BUILDING SECTIONS
- A4.2 WALL SECTIONS
- A5.1 BUILDING DETAILS
- A6.1 ENLARGED BATHROOMS AND CASEWORK DETAILS
- A7.1 REFLECTED CEILING PLAN
- STRUCTURAL
- S0.1 STRUCTURAL NOTES
- S1.1 FOUNDATION PLAN
- S2.1 ROOF FRAMING
- S6.1 FOUNDATION DETAILS
- S10.1 WOOD FRAMING DETAILS
- S10.2 WOOD FRAMING DETAILS

SITE MAP:



LOCATION MAP:



CONTACTS:

OWNER:
LUCKY PUP, LLC
2515 HWY 51
MCFARLAND, WI 53558

PATTY HUSTAD
608-

GENERAL CONTRACTOR:
TBD

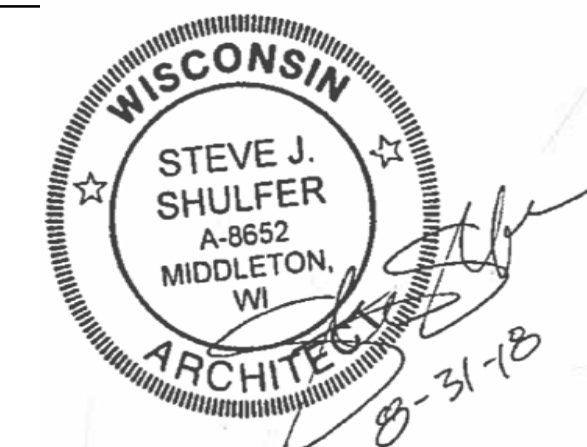
CONTACT: TBD
608-

ARCHITECT:
SKETCHWORKS ARCHITECTURE, LLC
7780 ELMWOOD AVE, STE. 208
MIDDLETON, WI 53562

STEVE SHULFER, AIA
608-836-7570

STRUCTURAL ENGINEER:
MP SQUARED
583 D'ONOFRIO DR, STE 201
MADISON, WI 53719

MARK PUCCIO
608-821-4770

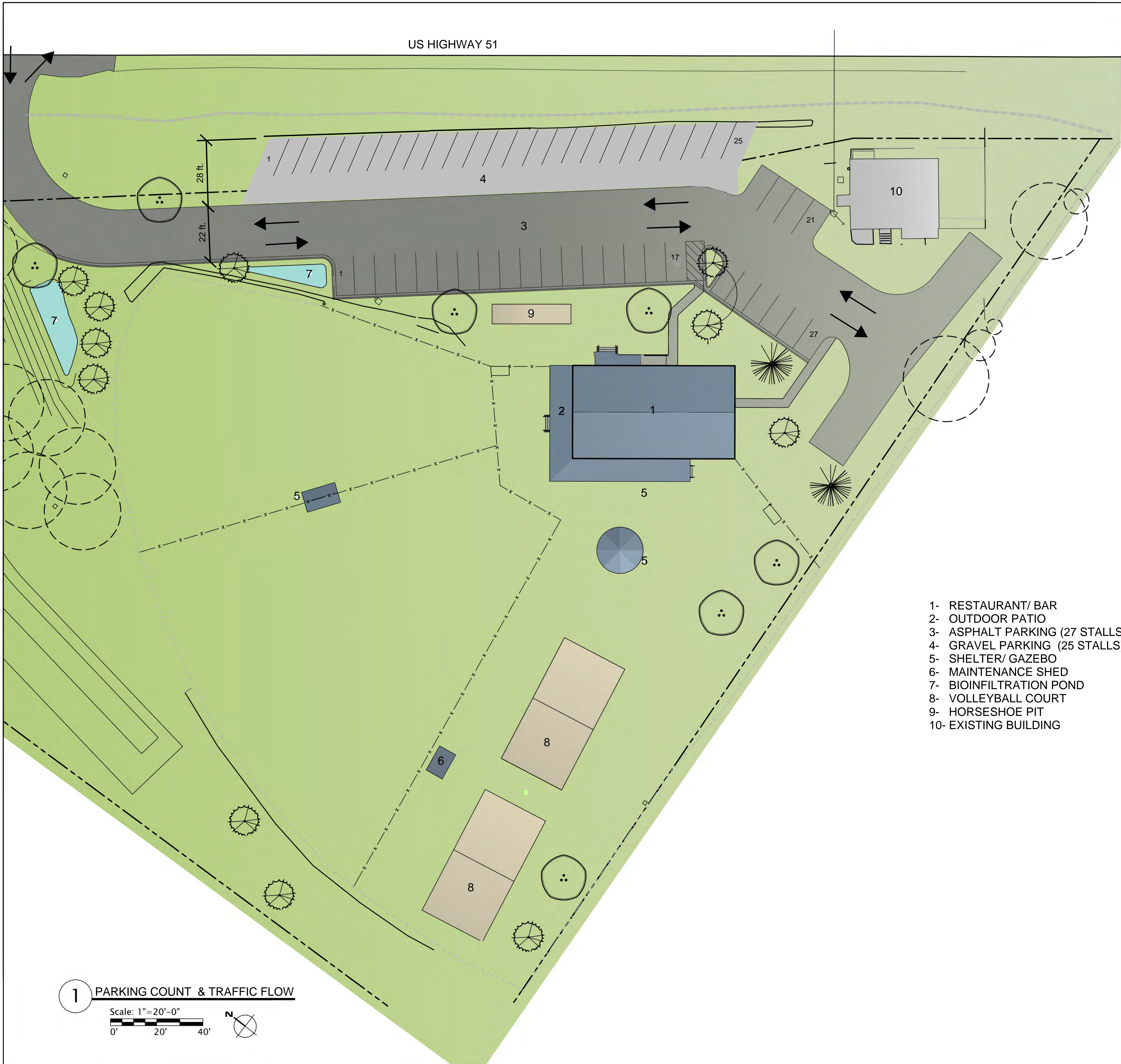


"PUPPER CLUB"
NEW BAR AND RESTAURANT
2515 HWY 51, MCFARLAND, WI

COVER SHEET

6/21/2018
SCHEMATIC DESIGN
07-30-2018
DESIGN DEVELOPMENT
08-29-2018
FOR CONSTRUCTION
09-28-2018
MUNICIPALITY REVIEW

A0.1



US HIGHWAY 51

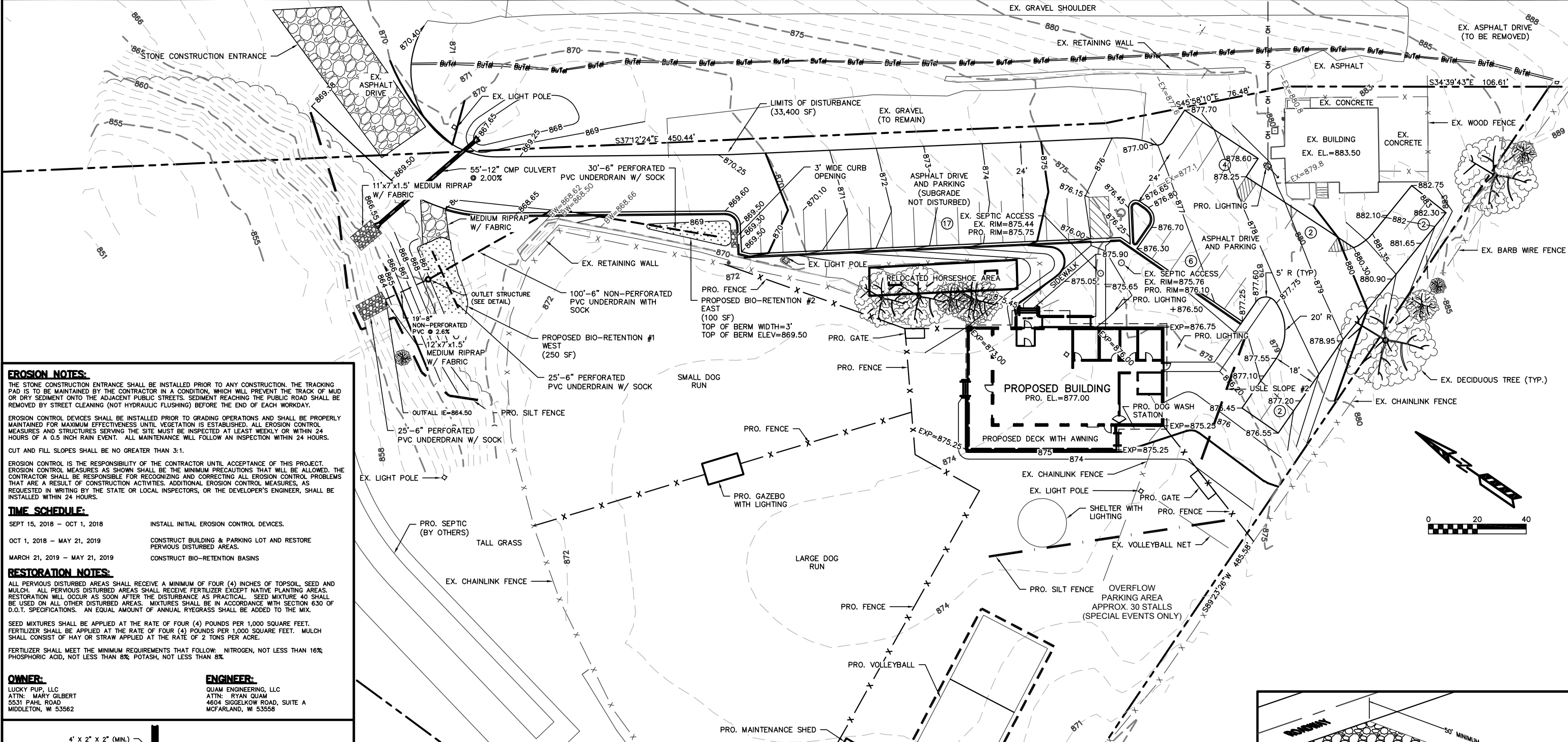
28 ft.
22 ft.

- 1- RESTAURANT/ BAR
- 2- OUTDOOR PATIO
- 3- ASPHALT PARKING (27 STALLS)
- 4- GRAVEL PARKING (25 STALLS)
- 5- SHELTER/ GAZEBO
- 6- MAINTENANCE SHED
- 7- BIOINFILTRATION POND
- 8- VOLLEYBALL COURT
- 9- HORSESHOE PIT
- 10- EXISTING BUILDING

1 PARKING COUNT & TRAFFIC FLOW

Scale: 1"=20'-0"
0' 20' 40'





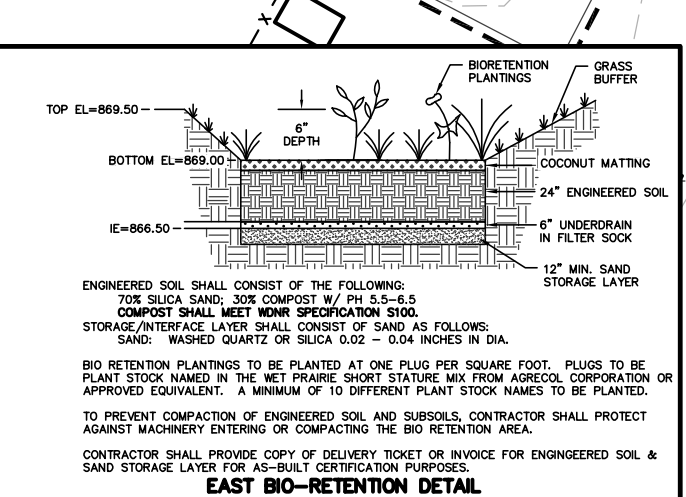
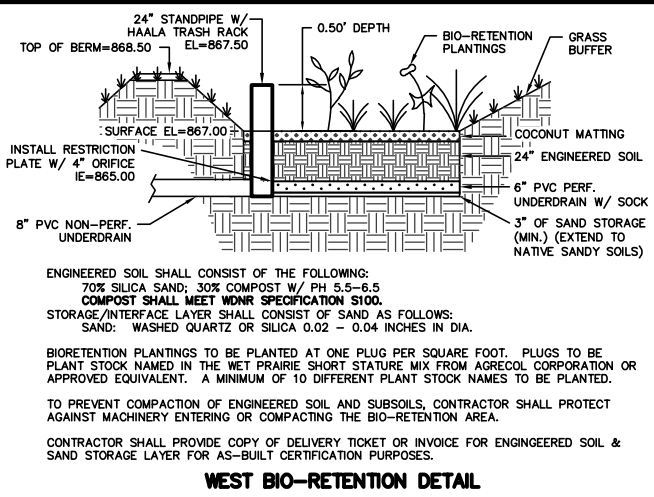
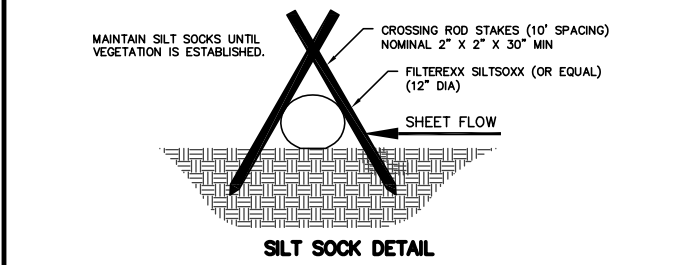
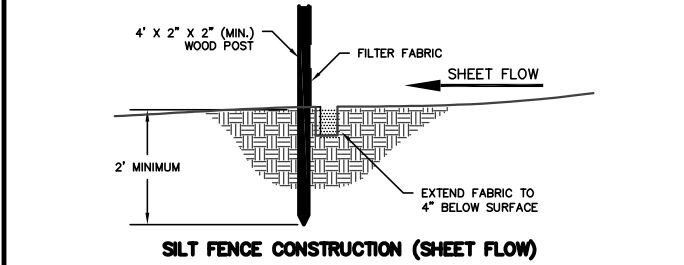
EROSION NOTES:
 THE STONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.
 EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
 CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.
 EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.

TIME SCHEDULE:
 SEPT 15, 2018 - OCT 1, 2018: INSTALL INITIAL EROSION CONTROL DEVICES.
 OCT 1, 2018 - MAY 21, 2019: CONSTRUCT BUILDING & PARKING LOT AND RESTORE PERVIOUS DISTURBED AREAS.
 MARCH 21, 2019 - MAY 21, 2019: CONSTRUCT BIO-RETENTION BASINS

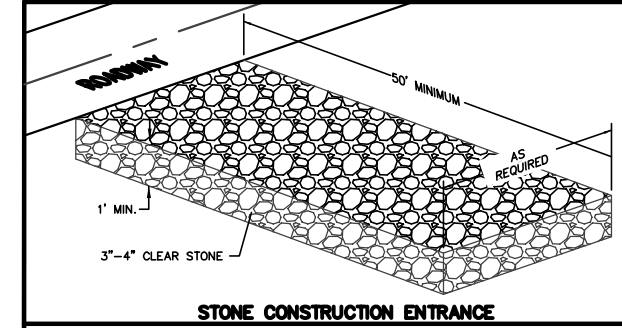
RESTORATION NOTES:
 ALL PERVIOUS DISTURBED AREAS SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, SEED AND MULCH. ALL PERVIOUS DISTURBED AREAS SHALL RECEIVE FERTILIZER EXCEPT NATIVE PLANTING AREAS. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. SEED MIXTURE 40 SHALL BE USED ON ALL OTHER DISTURBED AREAS. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX.
 SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. MULCH SHALL CONSIST OF HAY OR STRAW APPLIED AT THE RATE OF 2 TONS PER ACRE.
 FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 8%; POTASH, NOT LESS THAN 8%.

OWNER:
 LUCKY PUP, LLC
 ATTN: MARY GILBERT
 5531 PAHL ROAD
 MIDDLETON, WI 53562

ENGINEER:
 QUAM ENGINEERING, LLC
 ATTN: RYAN QUAM
 4604 SIGELKOW ROAD, SUITE A
 MCFARLAND, WI 53558

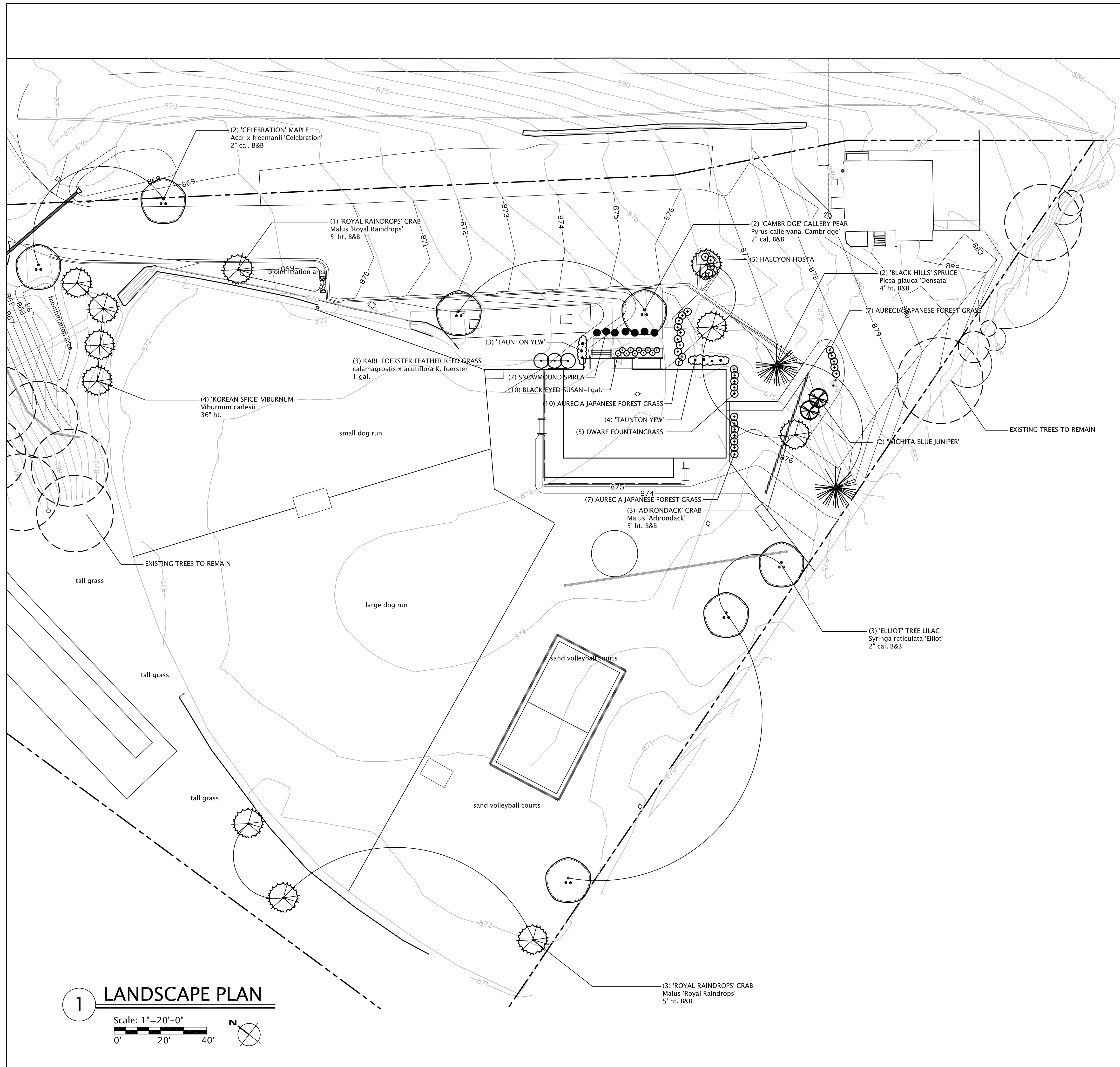


TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL DIGGERS HOTLINE 1-800-242-8511 TOLL FREE
 TDD(FOR THE HEARING IMPAIRED)(800)542-2289
 WIS. STATUTE 182.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE



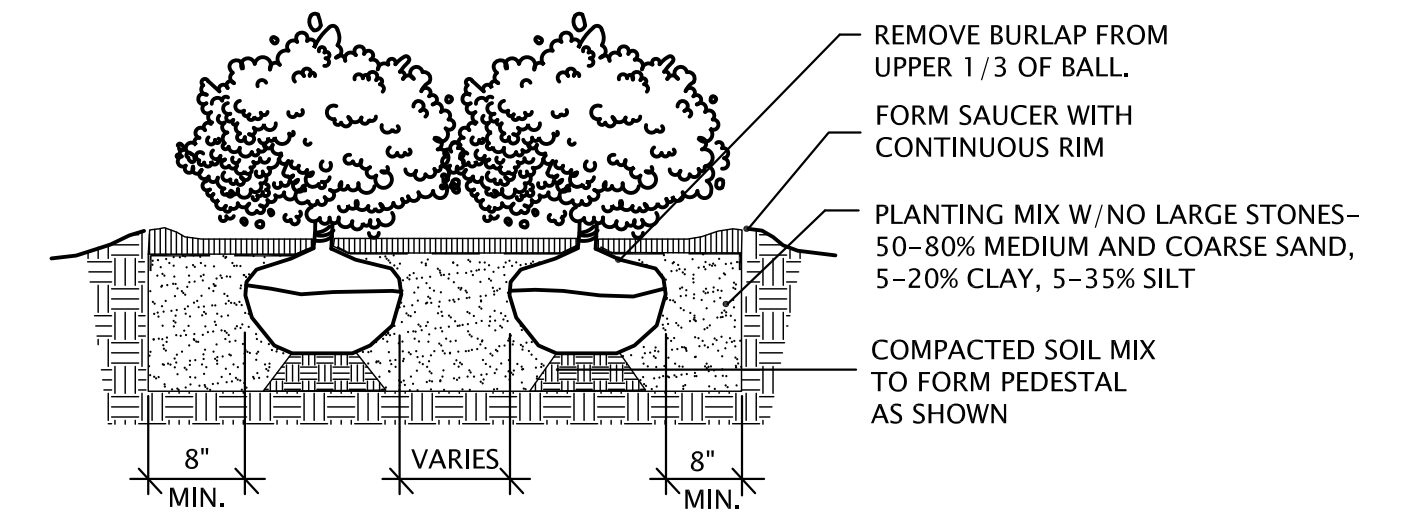
PUPPER CLUB DEVELOPMENT
 2515 HIGHWAY 51 - TOWN OF DUNN
 GRADING AND EROSION CONTROL PLAN
 EXHIBIT: #3
 DATED: SEPTEMBER 27, 2018

QUAM ENGINEERING, LLC
 Residential and Commercial Site Design Consultants
 www.quamengineering.com
 4604 Sigelkow Road, Suite A - McFarland, Wisconsin 53558
 Phone (608) 838-7750; Fax (608) 838-7752

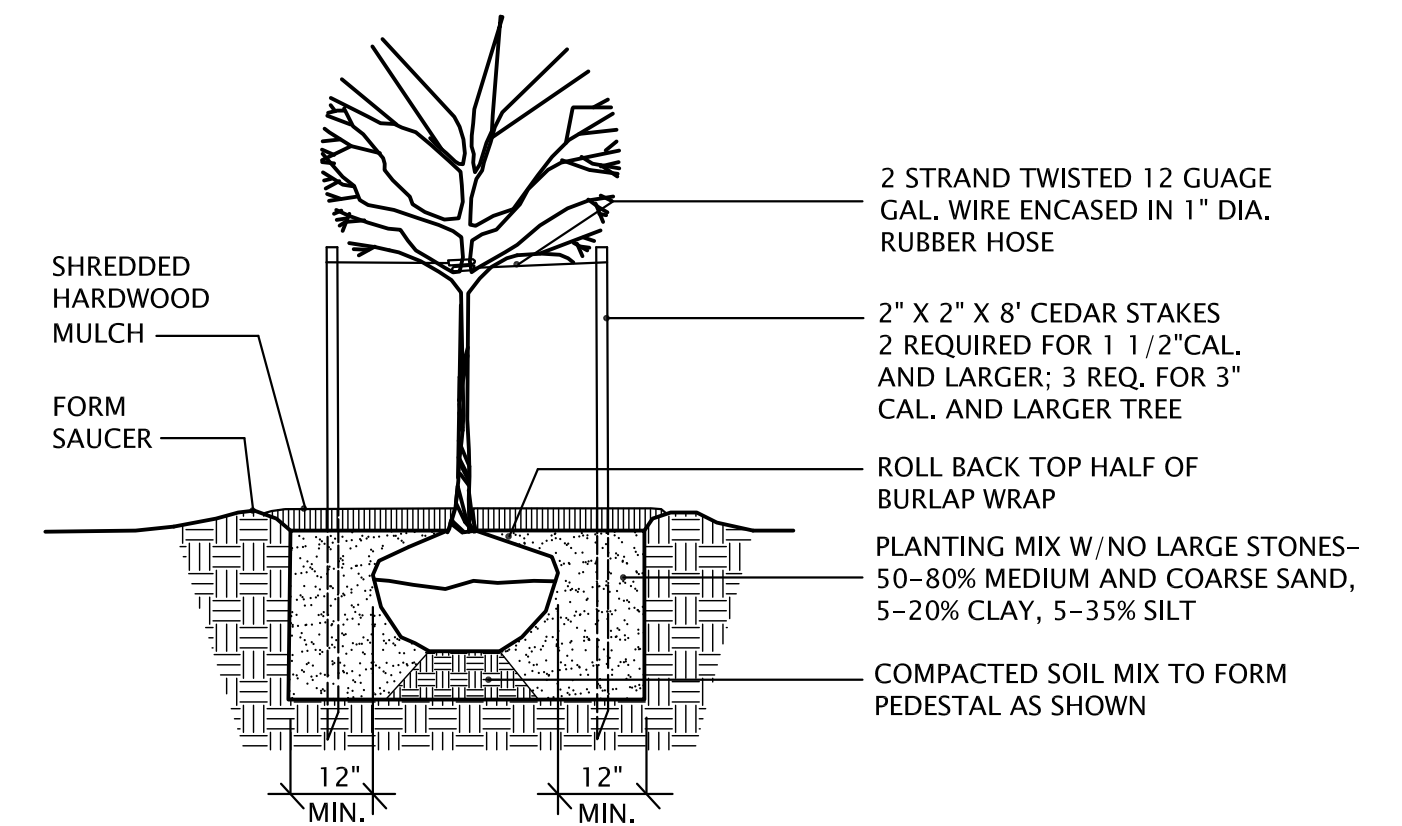


Landscape Plan Notes:

1. Individual tree and shrub groupings found within lawn areas are to receive wood mulch rings consisting of a mixture of recycled, shredded brown dyed wood mulch spread to a 3" min. depth over a pre-emergent herbicide.
2. All lawn areas shall be fine graded and installed with seed at a rate of 200lbs. per acre. Basis of Design: Madison Parks Seed Mix.
3. "Tall grass" areas to be planted with native switchgrass. Coordinate final extents with Owner.
3. Slope areas of 3:1 or greater and concentrated overland drainage channels shall be seeded with lawn seed mixture and overlaid with a single net, photo biodegradable straw blanket that is pegged with metal staples or biodegradable stakes.
4. Contractor is responsible for repairing any and all damage to the adj. properties. Planted areas shall be replanted, damaged lawn areas shall be repaired with seed and adjacent curbs and pavement shall be re-paved.
5. Maintenance, watering and warranty of plants to extend for 12 months after project completion/acceptance. Maintenance, watering and warranty period for seed to extend 60 days from project completion/acceptance of installation.

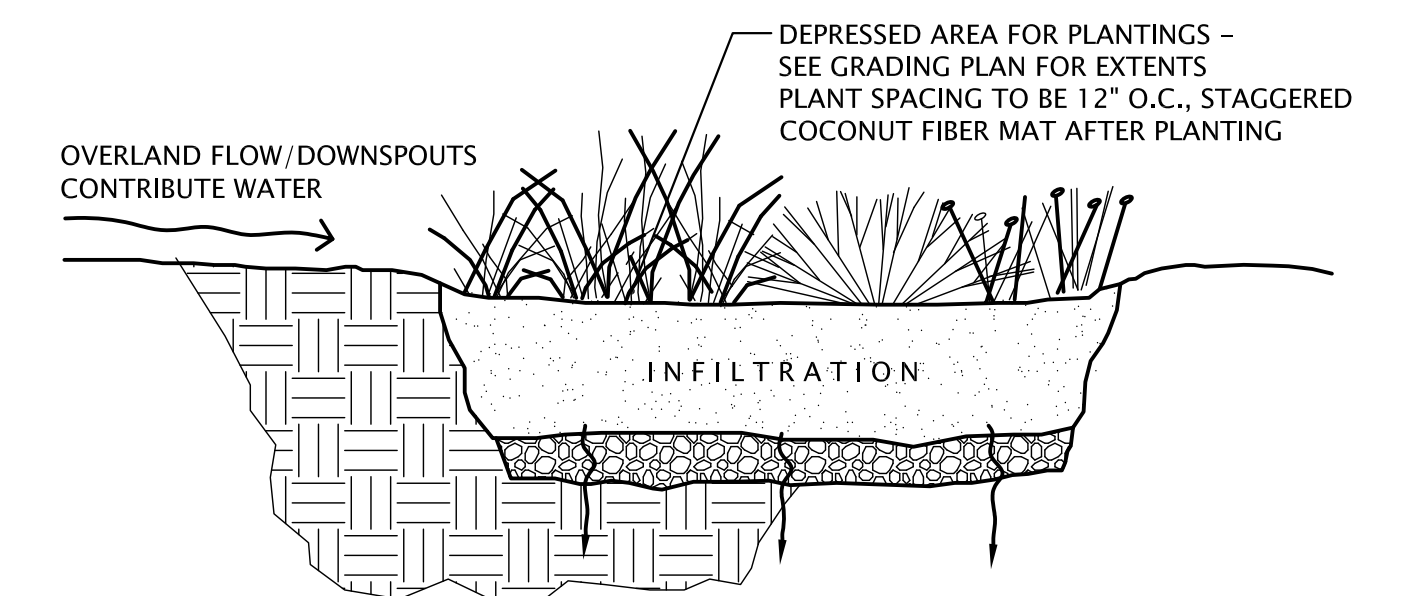


2 SHRUB PLANTING
NTS



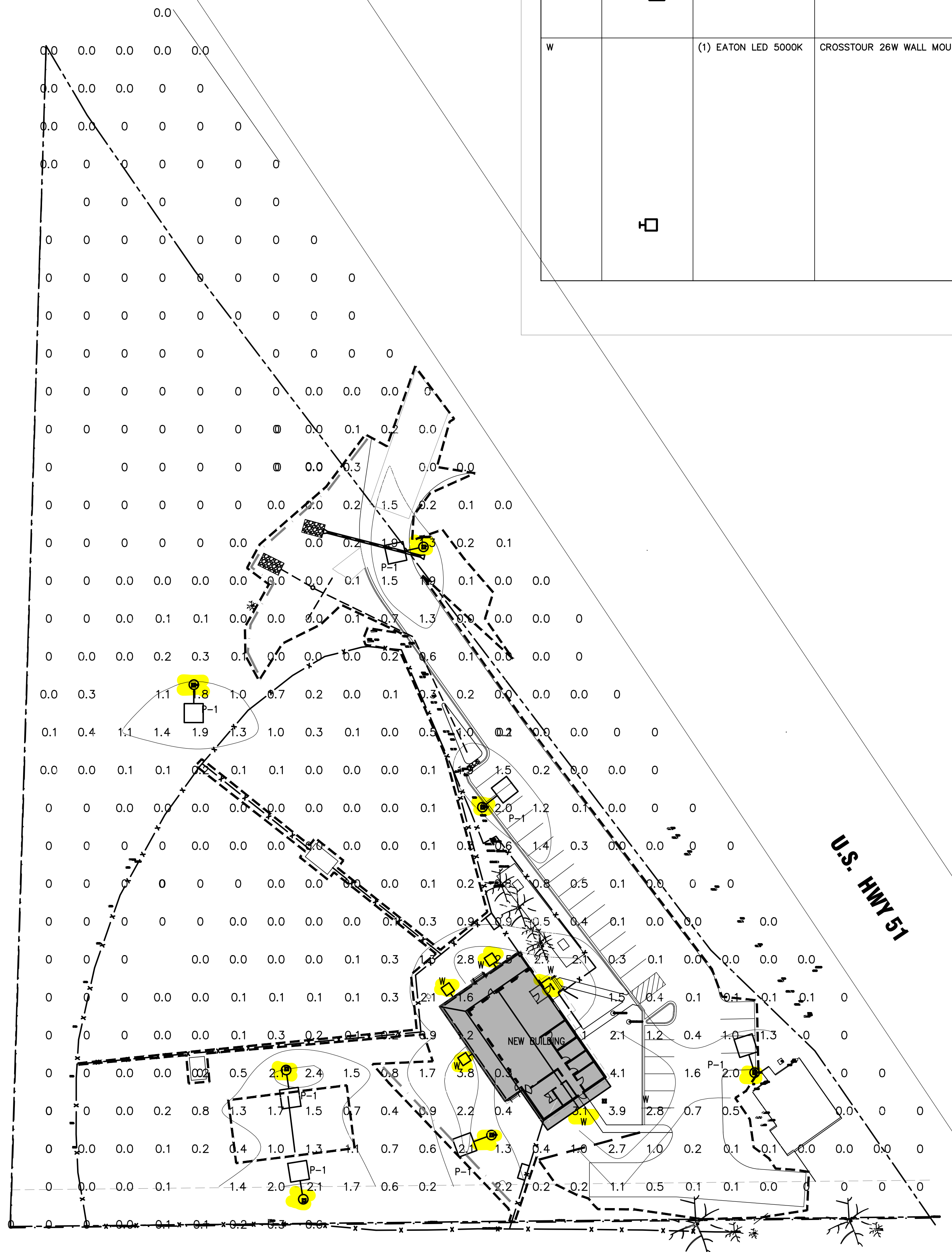
3 TREE PLANTING
NTS

PLANTS: EQUAL MIX 2 1/2" PLUGS. RANDOM PLANT.
 Butterfly Weed, Blue False Indigo, White False Indigo
 Purple Coneflower, Blue Flag Iris, Cardinal Flower
 Marsh Blazingstar, Brown Eyed Susan, Stiff Goldenrod
 Bottlebrush Sedge, Fox Sedge, Torrey's Rush, Switch Grass



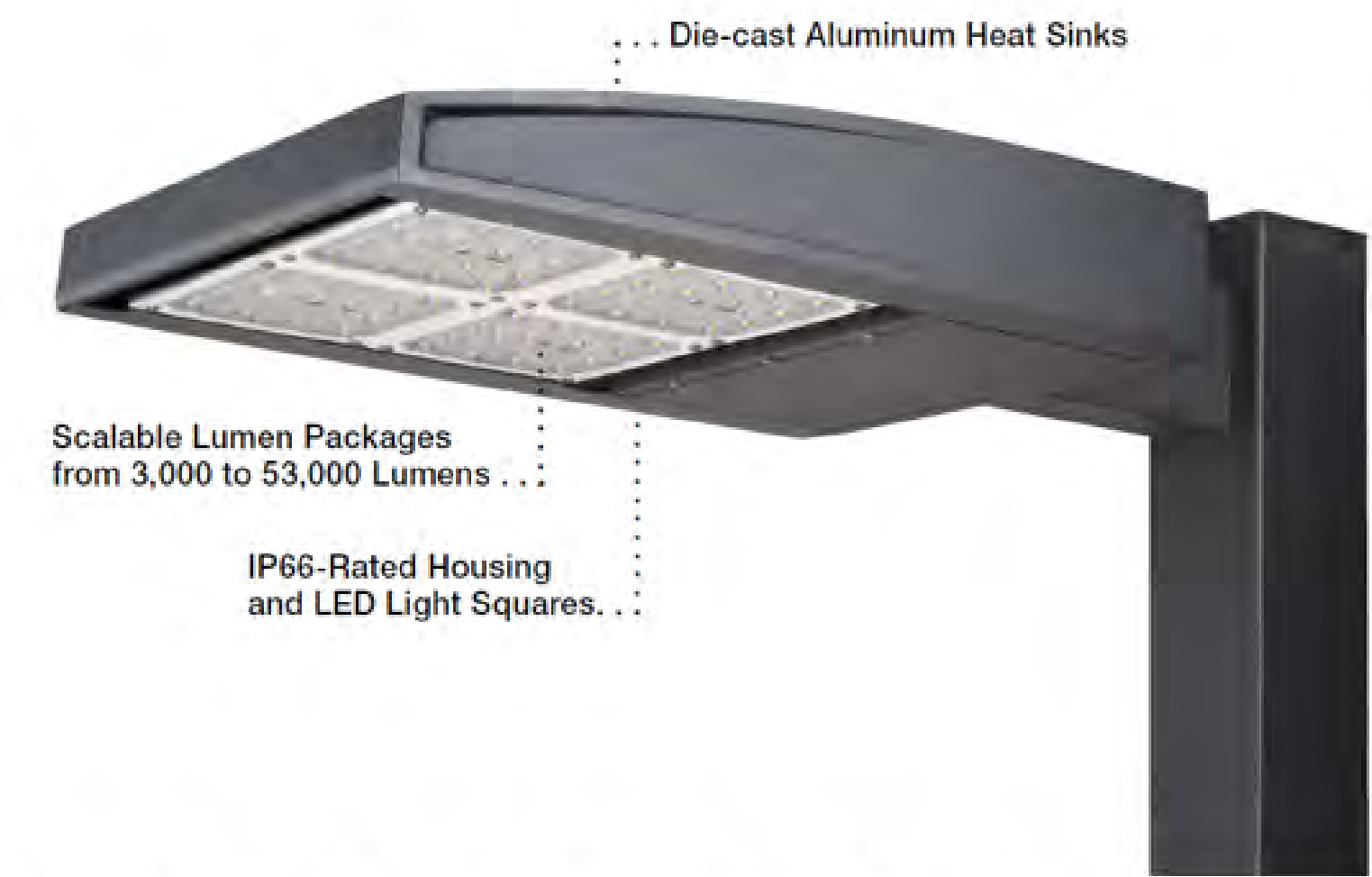
4 BIOINFILTRATION DETAIL
NTS

1 LANDSCAPE PLAN
 Scale: 1"=20'-0"
 0' 20' 40'



LUMINAIRE SCHEDULE

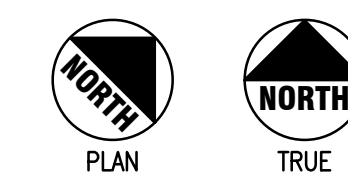
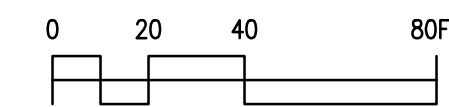
CALLOUT	SYMBOL	LAMP	DESCRIPTION	BALLAST	MOUNTING	MODEL	VOLTS	NOTE 1	NOTE 1	NOTE 3	QUANTITY
P-1		(16) EATON LED 5000K Mogul ED18 (1) 250W	GALLEON AREA AND ROADWAY LUMINAIRE(1) 70 CRI, 4000K, 1050mA LIGHTSQUARE WITH 16 LEDS EACH AND TYPE II OPTICS	ELECTRONIC	POLE	EATON - MCGRAW-EDISON (FORMER COOPER LIGHTING), GLEON-AF-01-LED-E1-T2	120V 1P 2W			innovations Center P2 7/5/2016 RECESSED DATA SHOWN IS ABSOLUTE FOR THE SAMPLE PROVIDEDABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIOPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET 6116	7
W		(1) EATON LED 5000K	CROSSTOUR 26W WALL MOUNT LED	ELECTRONIC	WALL	EATON - LUMARK (FORMER COOPER LIGHTING), XTOR3B	120V 26W	ELECTRONIC DRIVER		INNOVATION CENTER-P2 8/8/2016 RECESSED DATA SHOWN IS ABSOLUTE FOR THE SAMPLE PROVIDEDABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIOPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET 2751 LED 70 5000	5

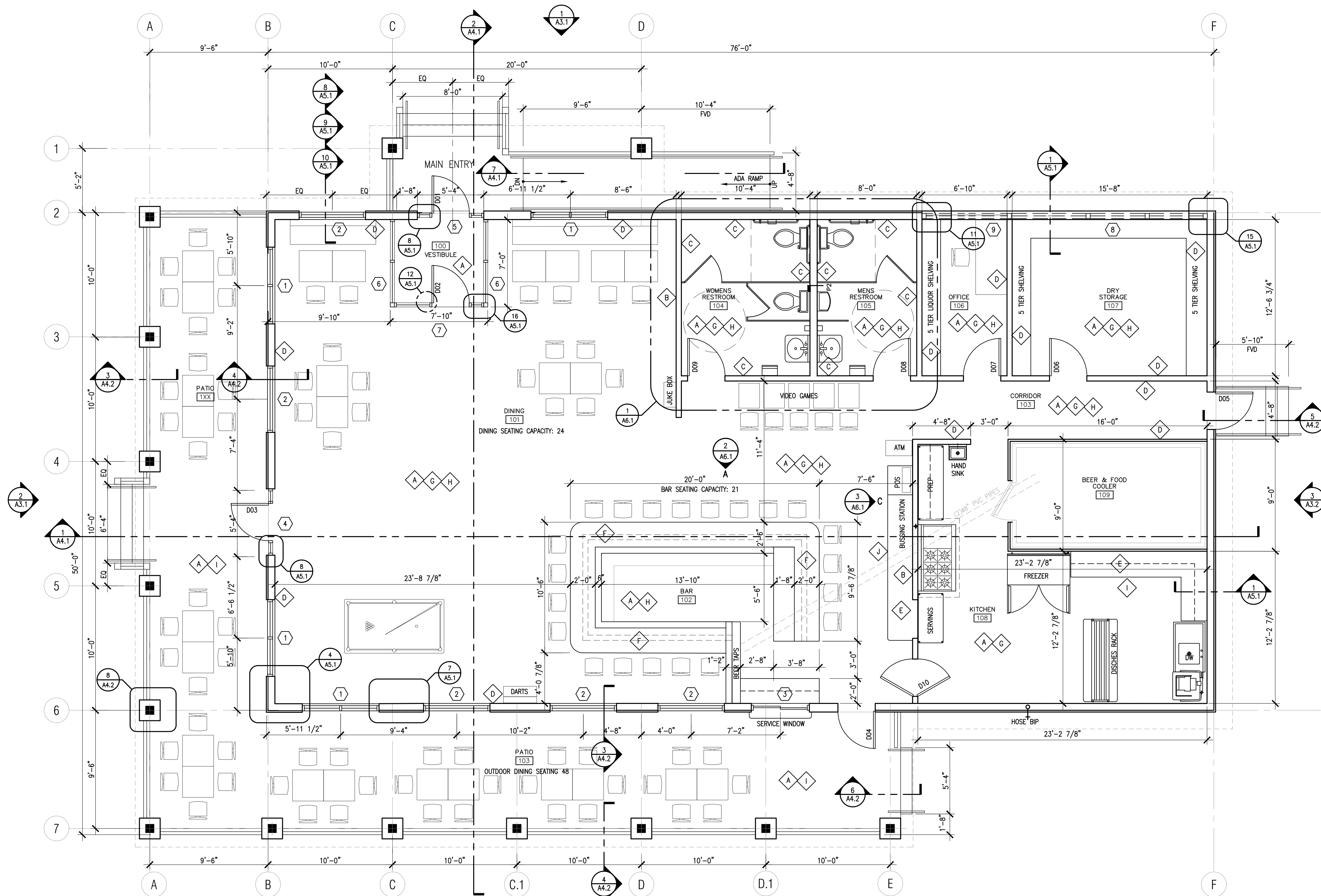


Eaton McGraw-Edison - Galleon LED Pole Mounted

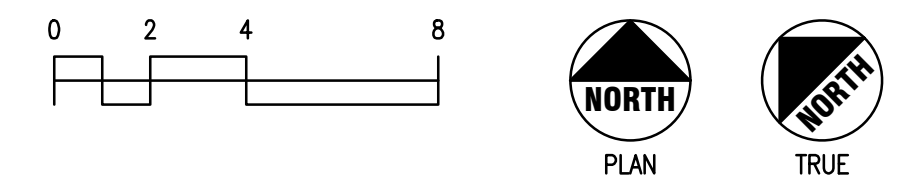


Eaton Lumark - Crosstour LED Series - Wall mount





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

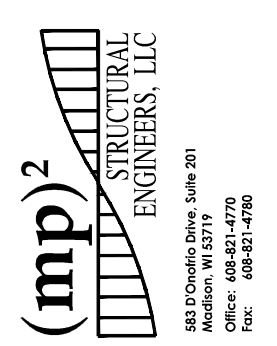


FLOOR PLAN GENERAL NOTES

- A. MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS TO BE DESIGN BUILD, AS REQUIRED BY CURRENT BUILDING CODES. MEP DESIGN-BUILD CONTRACTOR(S) RESPONSIBLE FOR ENSURING CODE COMPLIANT CONSTRUCTION OF NEW SYSTEMS.
- B. PROVIDE ACCESSIBLE TOILET ROOM FIXTURES AND ACCESSORIES PER MOUNTING HEIGHTS INDICATED ON SHEET A0.2
- C. PROVIDE ADA APPROVED THRESHOLDS AT ALL NEW FLOOR TRANSITIONS AND DOORWAYS
- D. DIMENSIONS ARE TO FACE OF WALL OR TO COLUMN CENTERLINE UNLESS OTHERWISE NOTED. VERIFY ALL EXISTING CONDITIONS AND ADJUST WALL DIMENSIONS ACCORDINGLY. CONTACT ARCHITECT WITH ANY DISCREPANCIES.
- E. CONTRACTOR SHALL NOTIFY ARCHITECT, ENGINEER AND OWNER IMMEDIATELY UPON DISCOVERING ANY UNANTICIPATED STRUCTURAL CONDITIONS OR DISCREPANCIES WITH PROPOSED MODIFICATIONS.
- F. GENERAL CONTRACTOR TO SECURE CONSTRUCTION AREA DURING CONSTRUCTION WORK. SEAL ALL DOORS AS REQUIRED, CONSTRUCT AND MAINTAIN A FLOOR TO CEILING DUST BARRIER, TO PROVIDE SEPARATION FOR DUST, DEBRIS AND SOUND.
- G. GENERAL CONTRACTOR TO MAINTAIN PATH THROUGH PORTIONS OF THE CONSTRUCTION AREA FOR ACCESS TO EGRESS ROUTES.
- H. UNLESS NOTED OTHERWISE, ALL THE INTERIOR PARTITIONS ARE TYPE -1 AND EXTEND TO CEILING.
- I. SUBMIT ALL FINISHES SAMPLES TO THE ARCHITECT FOR APPROVAL
- J. GENERAL CONTRACTOR TO COORDINATE LOCATION AND DISTRIBUTION OF THE HVAC SYSTEM
- K. GENERAL CONTRACTOR TO COORDINATE LOCATION OF GAS, WATER & ELECTRICITY METERS WITH POWER & UTILITY SUPPLIER

FINISH MATERIALS KEYED NOTES

- A SCF STAINED CONCRETE FLOOR DILUTED AT FULL PENETRATING COLOR STRENGTH
MANUFACTURER: SIKKENS BY LAM INDUSTRIES OR COMPARABLE PRODUCT
STYLE: GROUND SMOOTH
FINISH: SEALER COATED
COLOR: TBD
- B W/PAN-1 DECORATIVE RECLAIMED WOOD WALL PANELING
FULL WALL HEIGHT (FLOOR TO CEILING)
STYLE: BARN WALLED BOARD
COLOR: MKC PALLET
- C CT-1 8"x12" CERAMIC TILE WALL BASE
MANUFACTURER: TBD
STYLE: TBD
COLOR: TBD
- D WB-1 WOOD WALL BASE
SPECIES: TBD
PRODUCT: 4" RUBBER WALL BASE
COLOR: TBD
- E PLAN-1 PLASTIC LAMINATE
MANUFACTURER: WILSONART
COLOR: TBD
- F PL-2 PLASTIC LAMINATE
MANUFACTURER: WILSONART
COLOR: TBD
- G PT-1 WALLS PAINT
PRODUCT: SHERWIN WILLIAM
SHEEN FINISH: EGGSHELL ENAMEL
COLOR: TBD
- H PT-2 CEILING PAINT
PRODUCT: SHERWIN WILLIAM
SHEEN FINISH: EGGSHELL ENAMEL
COLOR: TBD
- I PT-3 EXTERIOR WOOD STAIN ON RAILING & RAFTERS
PRODUCT: MINWAX, THOMPSON'S, CABOT OR COMPARABLE BRAND
FINISH: SEMI-TRANSPARENT
COLOR: TBD
- J WOOD CABINETS AND MILLWORK
SPECIES: MAPLE
MANUFACTURER: TBD
FINISH: CLEAR POLYURETHANE

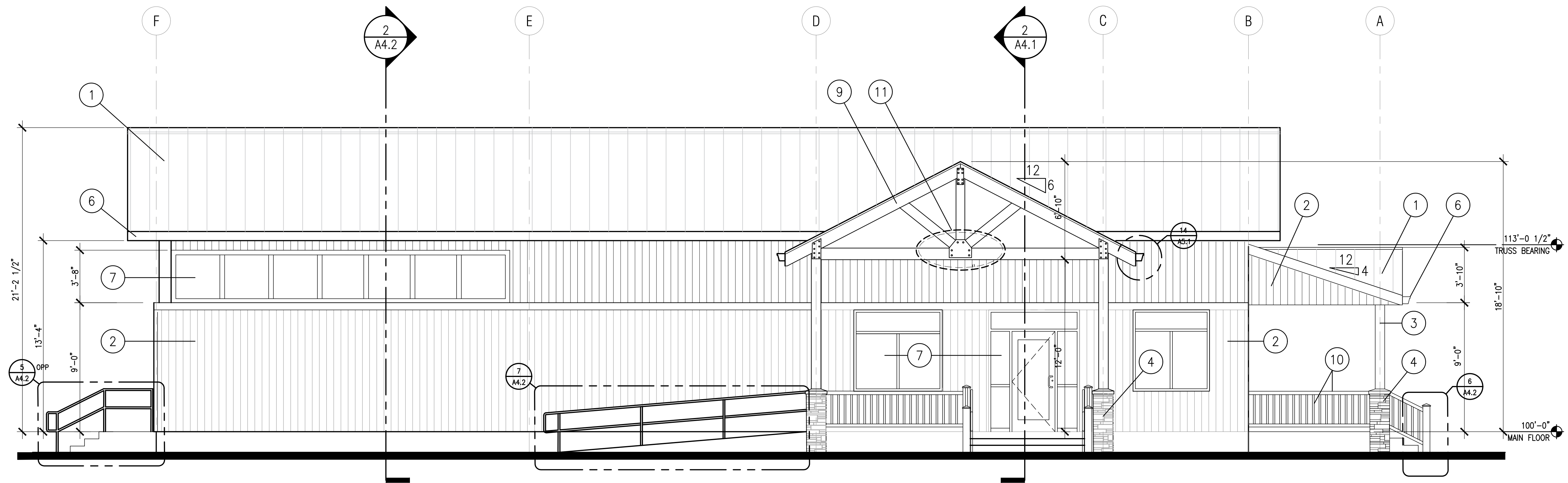


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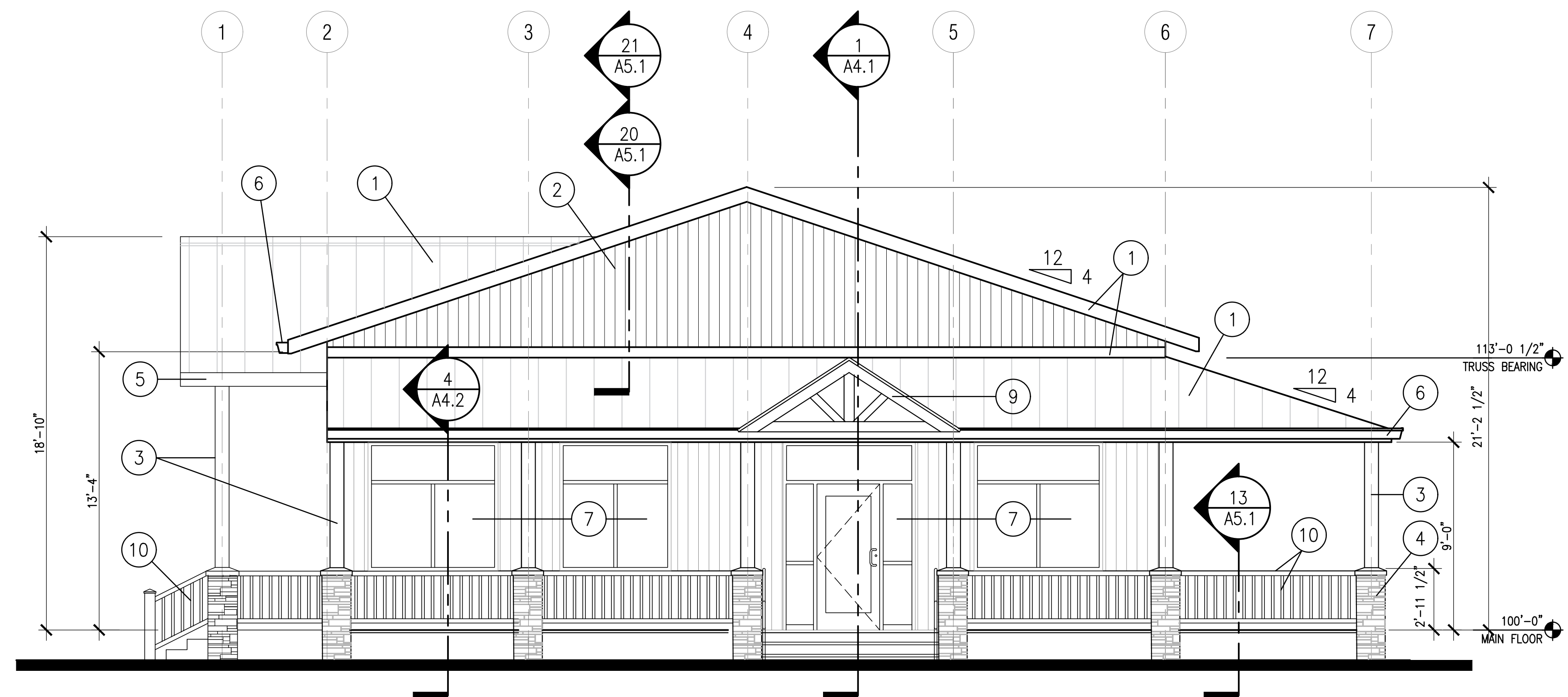
FLOOR PLAN

6/21/2018
SCHEMATIC DESIGN
07-30-2018
DESIGN DEVELOPMENT
08-29-2018
FOR CONSTRUCTION

A2.1



1 EAST ELEVATION
1/4"=1'-0"



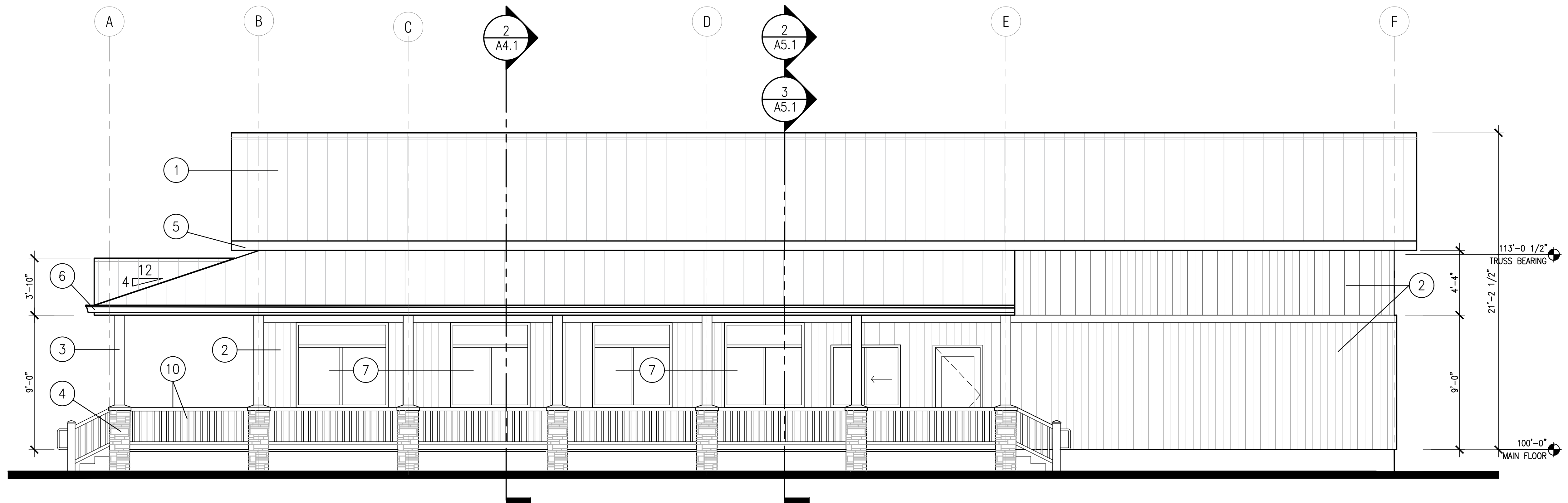
2 NORTH ELEVATION
1/4"=1'-0"

ELEVATION GENERAL NOTES

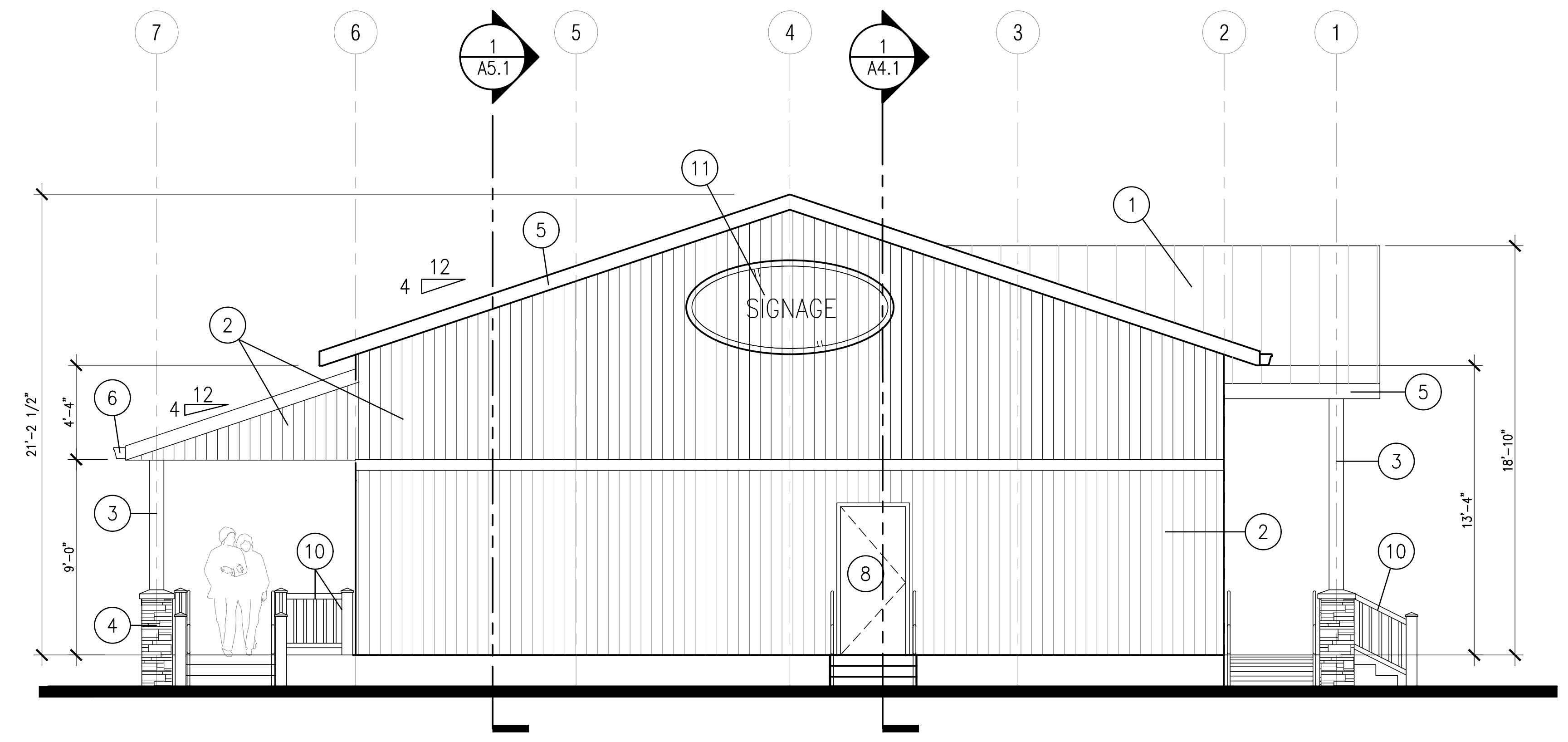
- A. REFER TO WINDOW SCHEDULE FOR NOMINAL UNIT SIZES AND TYPES. NOTE THAT WINDOW ROUGH OPENINGS (R.O.) AND EXACT UNIT SIZES MAY VARY BASED ON MANUFACTURER STANDARDS. CONTRACTOR TO ENSURE FINAL R.O. IS SIZED PER SUPPLIERS FINAL APPROVED SUBMITTAL.
- B. NOT ALL FLASHINGS OR NECESSARY MATERIAL TRIM ACCESSORIES ARE SHOWN IN THESE ELEVATIONS. CONTRACTOR TO PROVIDE FLASHINGS AT ALL WINDOW AND DOOR HEADS, ROOF AND WALL PENETRATIONS, MATERIAL TRANSITIONS, AND CHANGE OF PLANE IN MATERIALS. WHEN VISIBLE, ALL EXPOSED MATERIALS SHALL BE OF SIMILAR COLOR TO ADJACENT MATERIAL (TO BE SELECTED BY ARCH).
- C. ELEVATIONS DRAWINGS ARE APPROVED BY LOCAL MUNICIPALITY. ANY PROPOSED DEVIATION FROM THIS DESIGN (EITHER IN COLOR, MATERIAL, OR OTHER) MUST BE APPROVED FIRST BY OWNER, ARCHITECT AND CITY.
- D. MATERIAL KEYED NOTES IN THESE ELEVATIONS SHALL BE CONSIDERED TYPICAL OF ALL SIMILAR CONDITIONS.
- E. FOLLOW MANUFACTURERS WRITTEN RECOMMENDATIONS AND INSTALLATION INSTRUCTIONS FOR ALL MATERIALS. ENSURE COMPATIBLE SUBSTRATES AND PREPARATION ARE IN PLACE PRIOR TO COMMENCING.
- F. LOCATE MASONRY CONTROL JOINTS PER ARCHITECT DIRECTION, NOT TO EXCEED RECOMMENDED SPACING BY SUPPLIER AND INDUSTRY STANDARDS

ELEVATION KEYED NOTES

- 1 METAL ROOF PANEL COLOR: DARK GREY MANUFACTURER: T.B.D.
- 2 VERTICAL STEEL WALL PANELS COLOR: RED MANUFACTURER: T.B.D.
- 3 CLEAR STAINED CEDAR COLUMN
- 4 LEDGESTONE STONE VENEER BY BORAL COLOR: T.B.D.
- 5 CLADDED BRAKE METAL TRIM & FASCIA - COLOR T.B.D.
- 6 COMMERCIAL GRADE SEAMLESS GUTTERS AND DOWNSPOUTS
- 7 ALUMINUM WINDOWS AND DOORS WITH LOW-E INSULATED GLAZING
- 8 INSULATED HOLLOW METAL DOOR & FRAME PER DOOR SCHEDULE
- 9 TIMBER TRUSS BEAMS AND COLUMNS
- 10 PREMANUFACTURED COMPOSITE RAILS AND BALLUSTERS
- 11 SIGNAGE SHOWN FOR REFERENCE ONLY - TBD BY OWNER



1 WEST ELEVATION
 1/4"=1'-0"



2 SOUTH ELEVATION
 1/4"=1'-0"

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RENDERING

08/28/2018
ZLR MEETING

