

September 26, 2014

Department of City Development  
Planning Administration  
809 N. Broadway, 2<sup>nd</sup> Floor  
Milwaukee, WI 53202

Planning Commission Members:

I am submitting these documents for your review of the Taco Bell Tenant Build-Out in the End-Cap space of Holt Plaza at 150-160 West Holt Avenue, Milwaukee, WI. This tenant is a Fast Food Restaurant with take-out service which is listed in the Commercial Service Zoning as Limited and in the Development Incentive Zone Guidelines as Approved, and noted that a public hearing is required.

I have reviewed the Submittal Checklist for Projects within a Development Incentive Zone as follows:

1. In lieu of a current site survey I am submitting the Site Plan for the previous construction project and an aerial photo courtesy of Google Earth to establish that the conditions are as shown on this plan.
2. a., b., c., f., h., and i., See plans attached.
2. d., e., and g., These items are not being altered by the new work from their existing conditions.
3. Elevations of the existing South and West Facades are attached for review of their alterations and signage. See plan sheet A401.
4. Pictures of the Existing Building and Parking area are included.
5. See the narration below.

I have reviewed the D.I.Z. Guidelines and had some discussion with staff at the Planning Administration offices. I propose to modify an existing approved structure with limited facade revisions and some site revisions. The front facade signage will incorporate a new prototype for Taco Bell signage that gives a nice streamlined effect. The Planning Administration staff suggested this horizontal slat overlay start above the existing soldier course at the bottom of the existing entry canopy. I have included two South Elevations on plan sheet A401 for your review and comparison.

The renovations to the West parking lot are made to accommodate the drive-up order and window delivery access. I have shown Taco Bell's standard Menu Board and intercom/speaker pedestal at the North end of this area near the existing light pole. The position of the car placing an order will be East-West and the intercom/speaker will face south. Taco Bell has a standard landscape plan for this area and I propose to incorporate this in the island area created by the

drive-up lane. The landscaped island will direct traffic and help alleviate sound. It is located so that it will not block the existing flow of storm water to the curb catch basin. The Planning Administration staff asked about the sound transfer from the drive-up order pedestal. I have attached information from the manufacturer on sound levels for your review and I have the cut sheets of the equipment that will be located in this area. The Planning Administration staff recommended a Board-on-Board screening fence be located at the NW corner of the parking lot and I have added a 6' high fence per the City zoning code. The owner plans on adding a monument sign at the SE corner of this parking lot, and Taco Bell will have the sign modified to fit the local zoning codes.

Thank you for your careful consideration.

Sincerely,

A handwritten signature in cursive script that reads "Rita A. Liddell". The signature is written in black ink and is positioned above the typed name and title.

Rita Liddell  
Project Architect

RECORDED  
CERTIFIED SURVEY MAP

DCD #2354

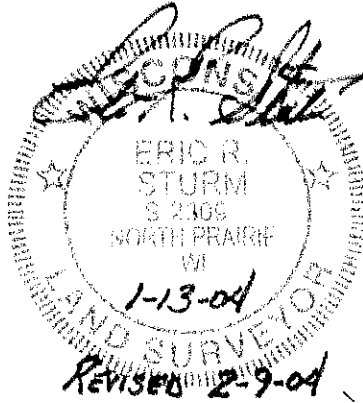
CERTIFIED SURVEY MAP NO. ~~7506~~

Part of lands in the Southeast 1/4 of the Northeast 1/4 of Section 17, in Town 6 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, Wisconsin.

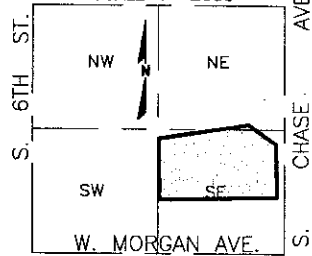
INTERIOR ANGLES	
A	90°22'14"
B	89°41'13"
C	97°49'28"
D	135°55'19"
E	126°11'46"

TAX KEY NO. 537-9991-110-4  
ZONING: CS(COMMERCIAL SERVICE)

OWNER: MSSD, INC.  
413 N. 2ND ST STE 100  
MILWAUKEE WI 53203

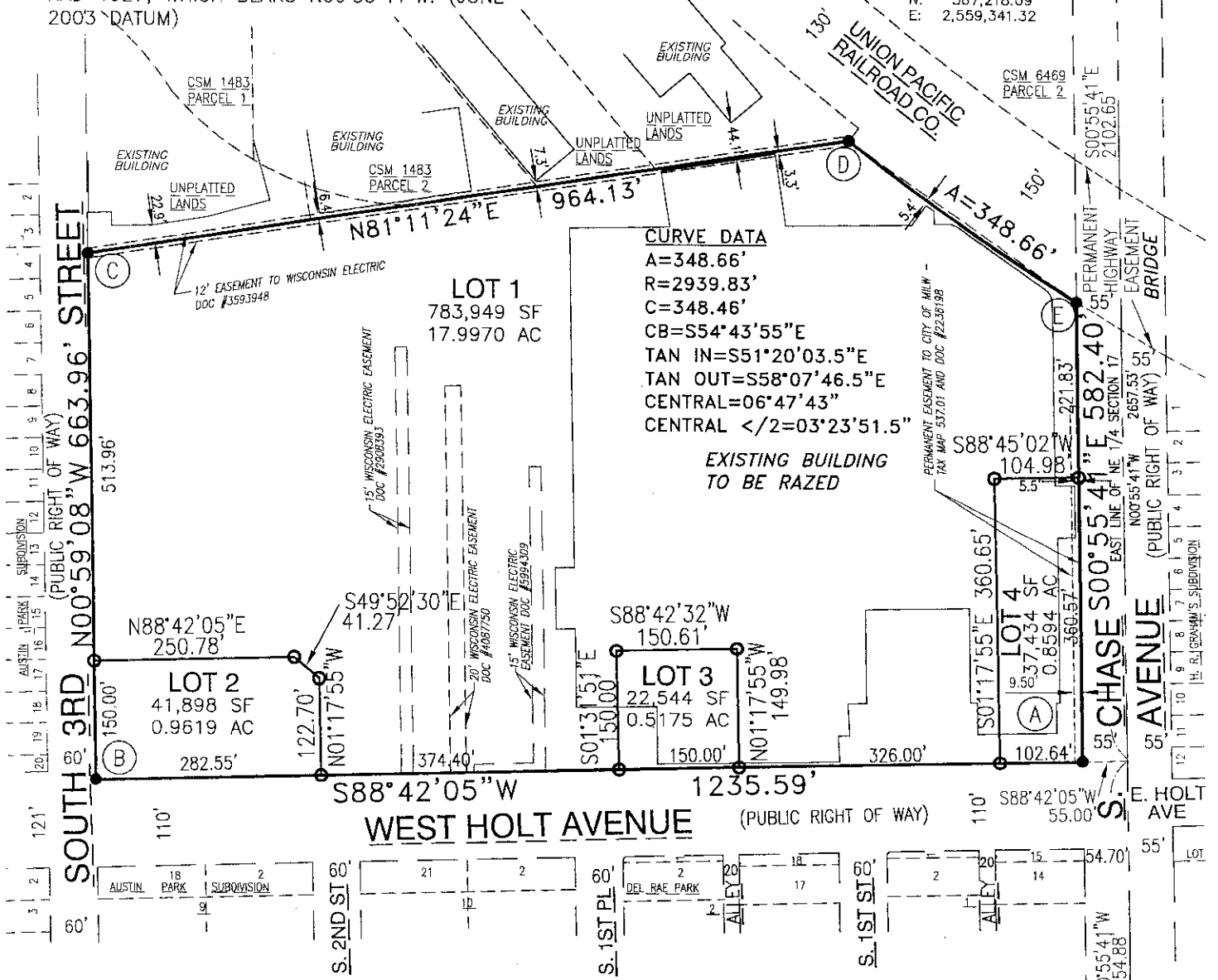


VICINITY MAP  
N.E. 1/4 SEC. 17-6-22  
SCALE 1"=2000'



NORTHEAST CORNER  
NORTHEAST 1/4  
SEC 17-6-22  
CONC MON W/BRASS CAP  
N: 367,218.09  
E: 2,559,341.32

- INDICATES SET 1.375" O.D. IRON PIPE, AT LEAST 18" IN LENGTH, 1.68 LBS PER LINEAL FOOT.
- INDICATES FOUND 1" IRON PIPE
- ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.
- ALL BEARINGS ARE REFERENCED TO THE EAST LINE OF THE NE 1/4, SECTION 17 WISCONSIN STATE PLANE COORDINATE SYSTEM SOUTH ZONE, NAD 1927, WHICH BEARS N00°55'41"W. (JUNE 2003 DATUM)



**CURVE DATA**  
A=348.66'  
R=2939.83'  
CB=348.46'  
C=S54°43'55"E  
TAN IN=S51°20'03.5"E  
TAN OUT=S58°07'46.5"E  
CENTRAL=06°47'43"  
CENTRAL </2=03°23'51.5"

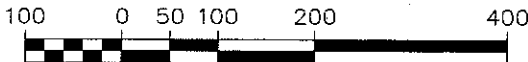
EXISTING BUILDING  
TO BE RAZED

National Survey & Engineering

Telephone 262-781-1000  
Facsimile 262-797-7373

16745 W. Bluemound Road  
Suite 200  
Brookfield, WI 53005-5938  
www.nsaee.com

GRAPHIC SCALE



( IN FEET )  
1 inch = 200 ft.

SOUTHEAST CORNER  
NORTHEAST 1/4  
SEC 17-6-22  
CONC MON W/BRASS CAP  
N: 364,560.91  
E: 2,559,384.36

INFRASTRUCTURE SERVICES DIVISION  
Marcia Lindholm 2/17/04  
CENTRAL DATA & RECORDS MANAGER  
Martin Aquino 2/17/04  
ENGR. IN CHARGE / FAVORITE ENGR.  
Jeffrey Palenche 2/17/04  
CITY ENGINEER  
APPROVED

DEPARTMENT OF CITY DEVELOPMENT  
CITY OF MILWAUKEE  
JAN 20 2004  
STAFF APPROVED

RECORDED  
CERTIFIED SURVEY MAP  
DATE RECORDED DEC 1 2004  
MAP NO. 7506  
DOCUMENT NO. 08907990  
CITY OF MILWAUKEE  
DEPARTMENT OF CITY DEVELOPMENT  
808 N. SPURWAY ST.  
MILWAUKEE, WIS. 53202  
PHONE 223-5716



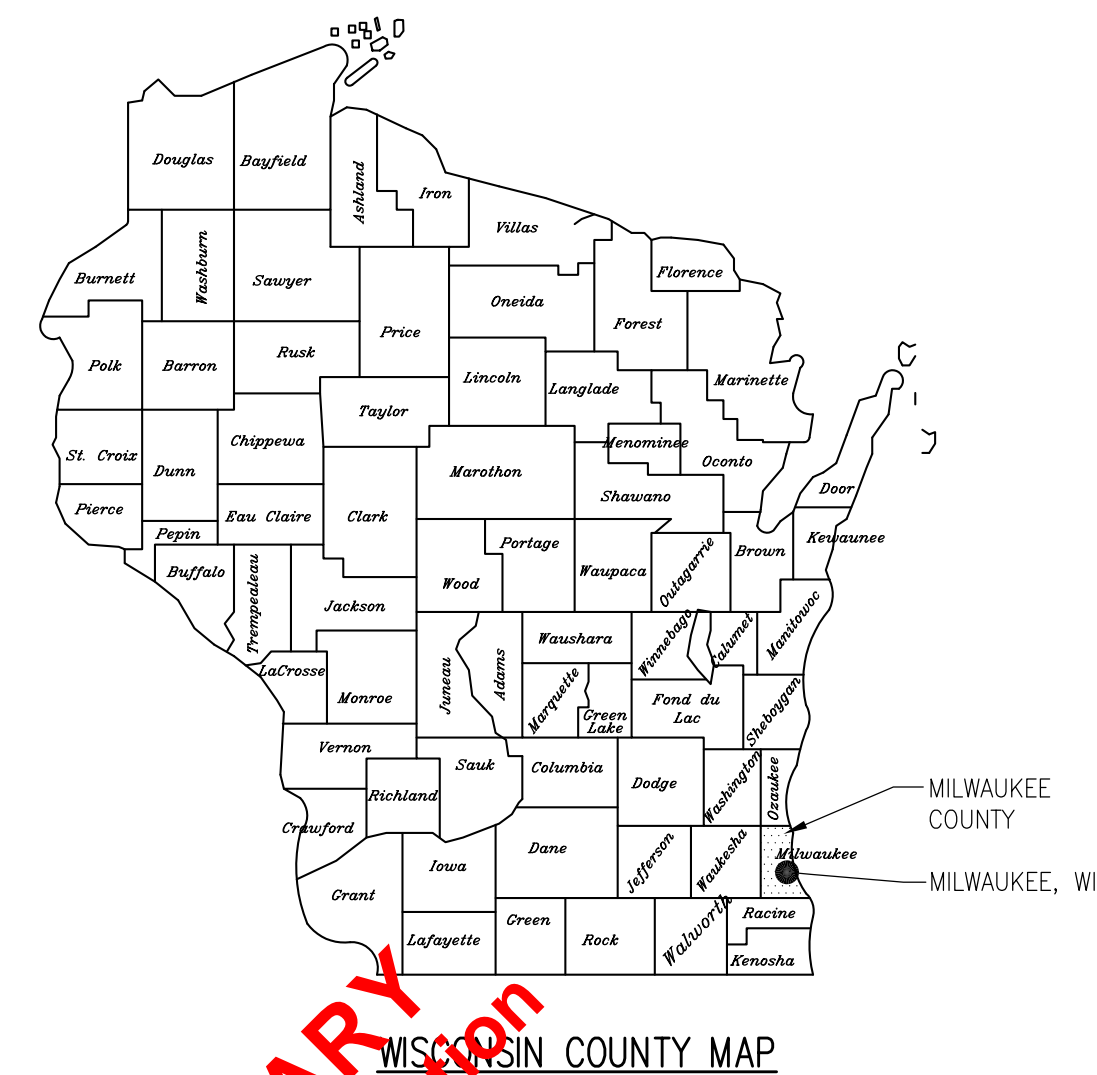
Imagery ©2014 DigitalGlobe, U.S. Geological Survey, Map data ©2014 Google 100 ft

# TACO BELL TENANT BUILD-OUT

## HOLT PLAZA

### 150-160 WEST HOLT AVENUE MILWAUKEE, WI 53207

#### LOCATION MAP: MILWAUKEE, WI



#### GENERAL PROJECT NOTES

- WE CERTIFY, TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF THAT THE DESIGN OF THE PROJECT COMPLIES WITH APPLICABLE PROVISIONS OF THE ADMINISTRATIVE CODES AND STATUTES OF THE STATE OF WISCONSIN AND ACCESSIBILITY STANDARDS.
- THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES TO PROTECT THE PUBLIC AND ADJACENT PROPERTIES FROM DAMAGE THROUGHOUT CONSTRUCTION.
- ANY EXISTING UTILITIES TO BE ABANDONED SHALL BE PROPERLY DISCONNECTED, PLUGGED OR CAPPED, AS REQUIRED BY CODE OR LOCAL ORDINANCE.
- THESE DRAWINGS ARE DIAGRAMMATIC AND SHALL NOT BE SCALED. ADDITIONAL DATA SHALL BE FROM THE ARCHITECT / ENGINEER THROUGH WRITTEN CLARIFICATION ONLY. VERIFY ALL EXISTING CONDITIONS, ELEVATIONS, AND DIMENSIONS BEFORE PROCEEDING WITH ANY PORTION OF ANY WORK.
- NO CHANGES, MODIFICATIONS OR DEVIATIONS SHALL BE MADE FROM THE DRAWINGS OR SPECIFICATIONS WITHOUT FIRST SECURING WRITTEN PERMISSION FROM THE ARCHITECT / ENGINEER.
- WHERE LACK OF INFORMATION, OR ANY DISCREPANCY SHOULD APPEAR IN THE DRAWINGS OR SPECIFICATIONS, REQUEST WRITTEN INTERPRETATION FROM THE ARCHITECT / ENGINEER BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.
- ALL WORK AS OUTLINED IN THESE DOCUMENTS, SHALL STRICTLY CONFORM TO ALL APPLICABLE CODES AND ORDINANCES, IN THE EVENT OF CONFLICTS THE MORE STRINGENT REQUIREMENT SHALL GOVERN AND BE MET.
- THE CONTRACTOR SHALL PAY FOR ALL FEES, PERMITS, LICENSES, ETC., NECESSARY FOR PROPER COMPLETION OF THE WORK.
- THE CONTRACTOR SHALL GUARANTEE ALL WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION OR AS OTHERWISE REQUIRED IN THE SPECIFICATIONS.
- PROVIDE ADEQUATE CONCEALED BLOCKING AND ANCHORING FOR ALL CEILING AND WALL MOUNTED EQUIPMENT, HARDWARE AND ACCESSORIES.
- WHEN A SYSTEM OR ASSEMBLY IS CALLED OUT FOR, ALL NECESSARY PARTS AND MATERIALS REQUIRED FOR A COMPLETE INSTALLATION/SYSTEM SHALL BE INSTALLED ACCORDING TO THE MANUFACTURERS INSTRUCTIONS.
- COORDINATE WITH ALL TRADES THE LOCATIONS OF SLEEVES OR OTHER PRESET ACCESSORIES INVOLVING OTHER TRADES.
- DISRUPTED EXISTING CONDITIONS I.E. LANDSCAPING, LIGHTING, PEDESTRIAN AND VEHICLE ACCESS SHALL BE MINIMALLY REPLACED AT THE END OF CONSTRUCTION TO MATCH EXISTING AND ADJACENT CONDITIONS PRIOR TO CONSTRUCTION.
- DIMENSIONS ARE SHOWN FROM FACE TO FACE WALL SURFACE AND EDGE OF ROUGH OPENING UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL VISIT THE JOB SITE AND BECOME FAMILIARIZED WITH ALL EXISTING CONDITIONS WHICH MAY AFFECT THE BID. NO ALLOWANCES WILL BE MADE AFTER THE BID FOR EXISTING CONDITIONS OR THE CONTRACTOR'S FAILURE TO VERIFY EXISTING CONDITIONS.
- PROVIDE SIX (6) SETS OF SHOP DRAWINGS FOR ALL EQUIPMENT TO THE ARCHITECT / ENGINEER FOR REVIEW PRIOR TO ORDERING. EQUIPMENT INSTALLED WITHOUT APPROVAL SHALL BE SUBJECT TO REJECTION AND REPLACEMENT AT CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING LOCATIONS OF EXISTING UTILITIES, EASEMENTS, PROPERTY BOUNDARIES AND SETBACKS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING AND COORDINATING EXTENSION OF NATURAL GAS, SANITARY SEWER, ELECTRICAL, TV CABLE AND TELEPHONE SERVICE TO THE BUILDING.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THE SOIL BEARING CAPACITY WITH GEOTECHNICAL CONSULTANT.
- THE CONTRACTOR SHALL PROVIDE 6" COMPACTED GRANULAR FILL AT EXTERIOR SIDEWALKS AND PAVED AREAS UNLESS NOTED OTHERWISE.
- ALL DETAILS NOT SHOWN ON THIS PLAN SHALL BE THE RESPONSIBILITY OF THE OWNER AND THE CONTRACTOR.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL CUTTING AND PATCHING FOR ALL TRADES.

#### ARCHITECTURAL ABBREVIATIONS

AB	- ANCHOR BOLTS	CALV	- GALVANIZED
ACP 1	- ACOUSTIC CEILING PANEL	CPDW	- GYPSUM DRYWALL
ACP 2	- ACOUSTIC CEILING PANEL, (WASHABLE)	CYP BD	- GYPSUM BOARD
AFF	- ABOVE FINISH FLOOR	HC	- HANDICAPPED
BLDC	- BUILDING	HM	- HOLLOW METAL
BIT	- BITUMINOUS	INSUL	- INSULATION
BS	- BOTH SIDES	INT	- INTERIOR
CL	- CENTER LINE	IP	- LATEX PAINT
CJ	- CONTROL JOINT	MAS	- MASONRY
CMU	- CONCRETE MASONRY UNIT	MAX	- MAXIMUM
CONC	- CONCRETE	MIN	- MINIMUM
CONST	- CONSTRUCTION	MTD	- MOUNTED
CONT	- CONTINUOUS	N/A	- NOT APPLICABLE (NONE)
CPT	- CARPET	NIC	- NOT IN CONTRACT
CT	- CERAMIC TILE	PT	- PORCELAIN TILE
C SLR	- CONCRETE SEALER	QP	- QUARRY TILE
DTL	- DETAIL	SAN	- SANITARY
DN	- DOWN	SHT	- SHEET
DF	- DRINKING FOUNTAIN	SPEC	- SPECIFICATION
DWG	- DRAWING	SS	- STAINLESS STEEL
EIFS	- EXTERIOR INSULATION FINISH SYSTEM	STL	- STEEL
ELEC	- ELECTRIC	SURF	- SURFACE
EL	- ELEVATION	SYST	- SYSTEM
EP	- EPOXY PAINT	TS	- TRANSITION STRIP
EPS	- EXPANDED POLYSTYRENE	TYP	- TYPICAL
EXIST	- EXISTING	UNO	- UNLESS NOTED OTHERWISE
EXP	- EXPOSED	WC	- WATER CLOSET
EXT	- EXTERIOR	WD	- WOOD
FIN	- FINISH	WH	- WATER HEATER
FLR	- FLOOR	VAR	- VARIES
FLOUR	- FLUORESCENT	VB	- VAPOR BARRIER
FDN	- FOUNDATION	VCT	- VINYL COMPOSITION TILE

#### MATERIALS

	BRICK
	CONCRETE MASONRY UNITS (CMU)
	CONCRETE
	STEEL / METAL
	PLASTER, SAND, MORTAR
	GRAVEL
	EARTH
	STONE
	WOOD BLOCKING
	WOOD FINISH
	BATT INSULATION
	RIGID INSULATION

#### DRAFTING SYMBOLS

TITLE MARK		TITLE NAME	DWG SCALE
SECTION MARK			
ELEVATION MARKS			
DETAIL MARK			
ROOM TAG		ROOM NAME	100
WALLTYPE TAG		4A	
WINDOW TAG		W10	
DOOR TAG		D101A	
NORTH ARROW			
ELEVATION DATUM			
KEYNOTE TAG		3	
GRID MARK		GRID	
REVISION DELTA			

#### DESIGN LOADS - N/A

#### SITE / BUILDING DATA

**BUILDING CODES:**  
WISCONSIN COMMERCIAL BUILDING CODE - 2011  
INTERNATIONAL BUILDING CODE - 2009  
(AS ADOPTED BY THE WISCONSIN BUILDING CODE)

TENANT BUILD-OUT OF EXISTING SHELL STRUCTURE

**CONSTRUCTION TYPE:**  
IIB

**OCCUPANCY CLASSIFICATION:**  
UNSEPARATED MIXED-USE  
(A-2) RESTAURANT  
(S-2) STORAGE

**OCCUPANT LOAD:**  
54 OCCUPANTS

#### CONTACTS

**OWNER:** BORDER PATROL OF WISCONSIN, INC.  
147 SOUTH BUTLER STREET, SUITE #2  
MADISON, WI 53703  
(608) 467-0596  
CONTACT: RICH LEPPING

**ARCHITECT/ENGINEERS:** CEDAR CORPORATION  
604 WILSON AVE.  
MENOMONEE, WI 54751  
(715) 235-9081  
CONTACT: RITA LIDDELL  
rita.liddell@cedarcorp.com

#### SHEET INDEX

TS.1	TITLE SHEET
<b>CIVIL</b>	
C101	PARKING LOT RENOVATIONS
C102	PARKING LOT DETAILS
<b>ARCHITECTURAL</b>	
A100	LIFE SAFETY PLAN
A101	OVERALL FLOOR PLAN
A102	FINISH FLOOR PLAN
A201	INTERIOR ELEVATIONS
A301	BUILDING SECTIONS
A401	EXTERIOR ELEVATIONS
A501	REFLECTED CEILING PLAN
A601	SCHEDULES & WALL TYPES
<b>STRUCTURAL</b>	

PLUMBING BY DESIGN BUILD  
MECHANICAL BY DESIGN BUILD  
ELECTRICAL BY DESIGN BUILD  
DESIGN BUILD BY LANDLORDS  
DESIGN BUILD BY CONTRACTOR

NOTE: DESIGN BUILD BY LANDLORD'S DESIGN BUILD CONTRACTOR.

**HOLT PLAZA**  
TACO BELL TENANT BUILD-OUT  
150-160 W HOLT AVENUE  
MILWAUKEE, WI 53207

REVISIONS		
NO.	DATE	DESCRIPTION

DRAWN BY:  
AK

CHECKED BY:  
RL

JOB NO.  
B5541-001

SET TYPE  
PRELIMINARY

ISSUE DATE  
SEPTEMBER 2014

TITLE SHEET

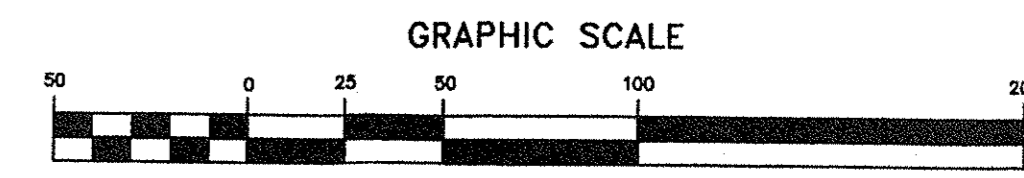
SHEET NO.  
TS-1

ARCHITECT/ENGINEER:  
**Cedar** Corporation  
800-472-7372  
www.cedarcorp.com  
MADISON • GREEN BAY

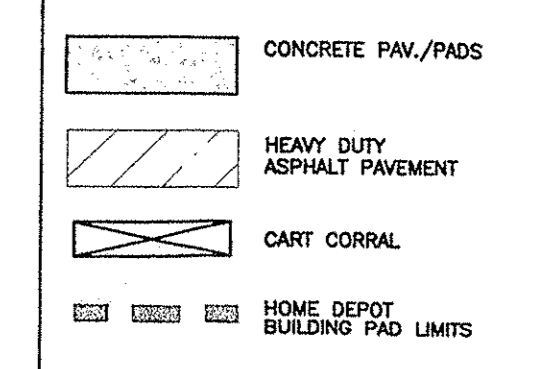
CONSULTANT:

engineers • architects • planners • environmental specialists  
land surveyors • landscape architects • interior designers

# EXISTING CONDITIONS



### LEGEND



BUILDING PAD LIMITS ARE 5' OUTSIDE OF BUILDING GARDEN CENTER, CONCRETE PADS, AND FRONT PICK UP LANE.

HOME DEPOT PICK & SAVE W/RETAIL A	PROVIDED	RATIO
411	418	3.02/1000 S.F.
-	-	4.43/1000 S.F.
-	-	4.63/1000 S.F.

#### DRAWING ISSUE RECORD

DATE	DESCRIPTION
03/15/04	CONCEPT PLAN
04/28/04	ROUND'S REVISIONS
04/28/04	ROUND'S REVISIONS
05/03/04	BD SET
06/03/04	CITY COMMENTS
10/07/04	FINAL PLANS

#### REVISION RECORD

NO.	DATE	DESCRIPTION
06/23/04	06/23/04	CITY COMMENTS
07/27/04	07/27/04	CONSTRUCTION LIMITS
07/28/04	07/28/04	CONCRETE PAD
08/25/04	08/25/04	HD AND P&S FOOTPRINT
9/22/04	9/22/04	RETAL - HD, GARDEN
11/01/04	11/01/04	CURRENT MSI PLAN REVISIONS
03/08/05	03/08/05	H.D. PLAN REVISIONS

PROFESSIONAL SEAL

PROJECT MANAGER  
PAUL PHILLIPS, P.E.  
QUALITY CONTROL  
STEVE RONKE

PROJECT NAME

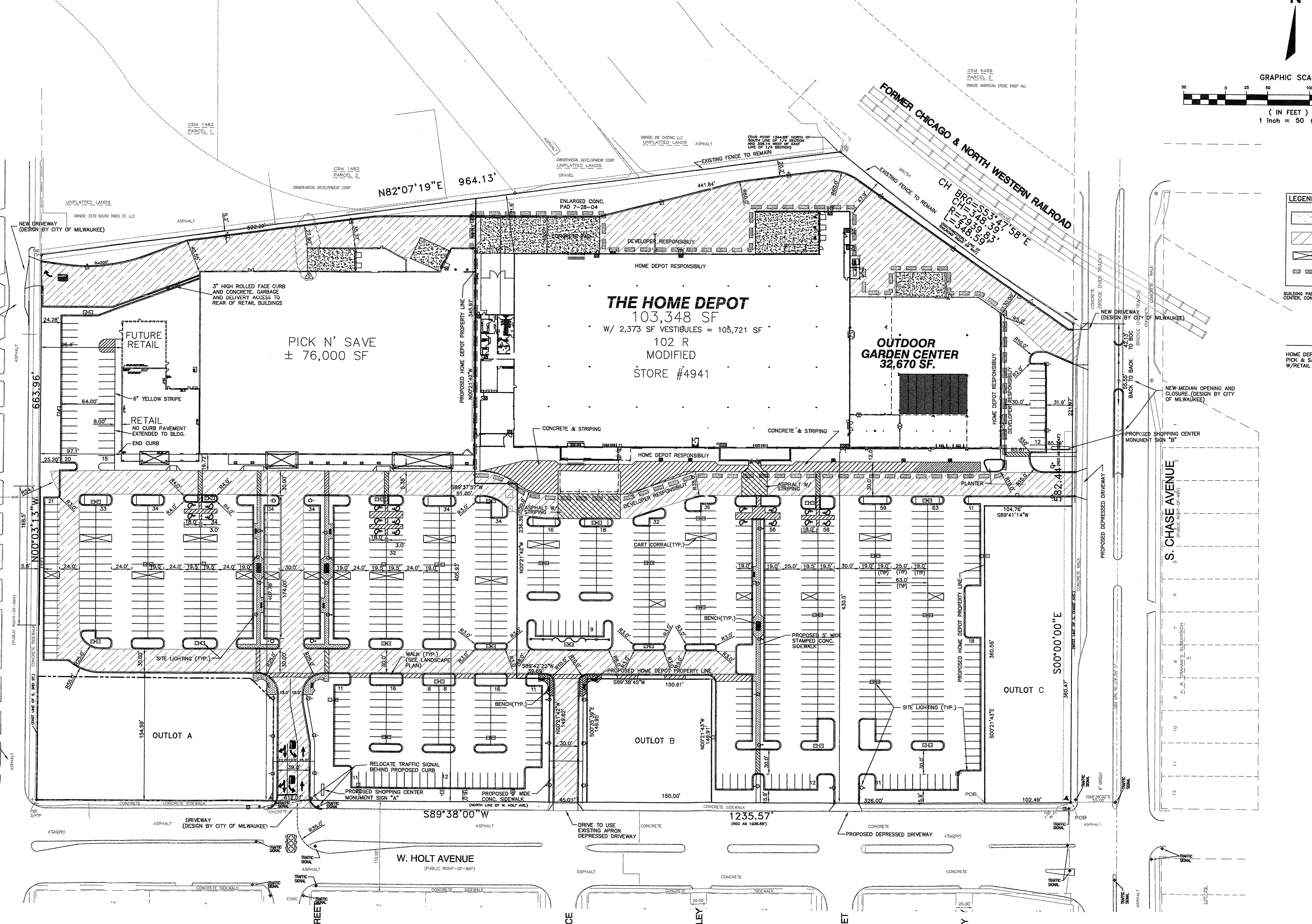
**HOLT PLAZA**  
MILWAUKEE WISCONSIN  
150 W. HOLT AVENUE

PROJECT NUMBER  
3040101  
SpC1-e50

SHEET TITLE

**SITE PLAN**

SHEET NUMBER  
**C-1**



THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES.

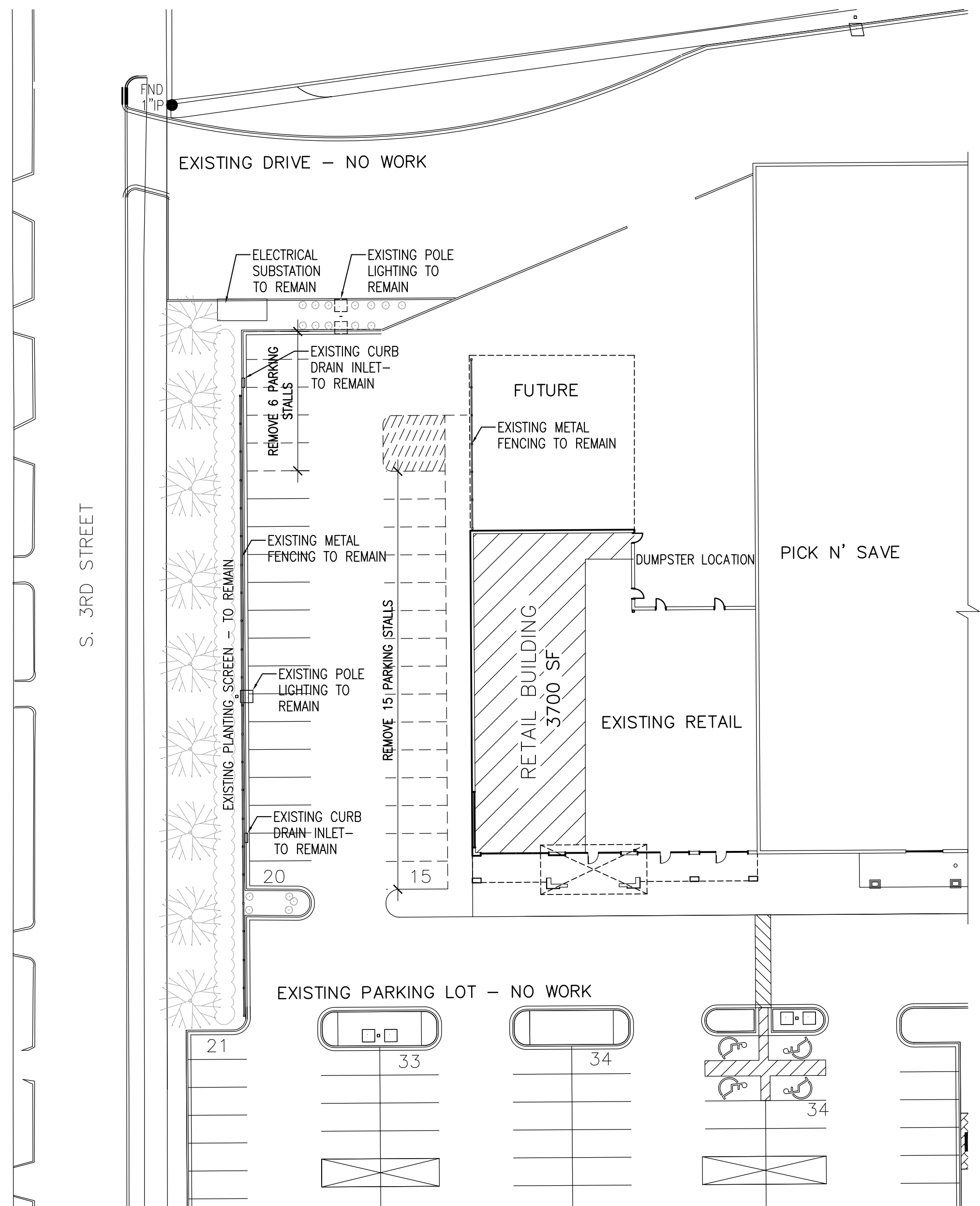
EXISTING SURVEY & TOPOGRAPHY OBTAINED FROM NATIONAL SURVEY & ENGINEERING DATED: NOVEMBER 20, 2003

NATIONAL SURVEY & ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF NATIONAL SURVEY & ENGINEERING.

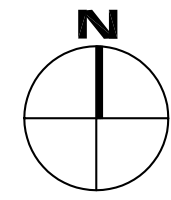
- #### GENERAL NOTES:
1. ALL DIMENSIONS ARE TO FACE OF CURB, BUILDING WALL OR PROPERTY LINE.
  2. ALL RADII 4.5' UNLESS NOTED OTHERWISE.
  3. HIGH SIDE CURB SHALL BE USED WHERE PAVEMENT SLOPES AWAY FROM CURB.
  4. LOW SIDE CURB SHALL BE USED WHERE PAVEMENT SLOPES TOWARD THE CURB.
  5. SEE ARCHITECTURAL PLANS FOR DETAIL OF THE CONCRETE CUSTOMER PICK-UP LANE.
  6. SEE ARCHITECTURAL PLANS FOR CART CORRAL INFORMATION.

**DIGGERS HOTLINE**  
Toll Free (800) 242-8811  
Milwaukee Area (414) 259-1181  
Hearing Impaired TDD (800) 542-2289  
www.DiggersHotline.com

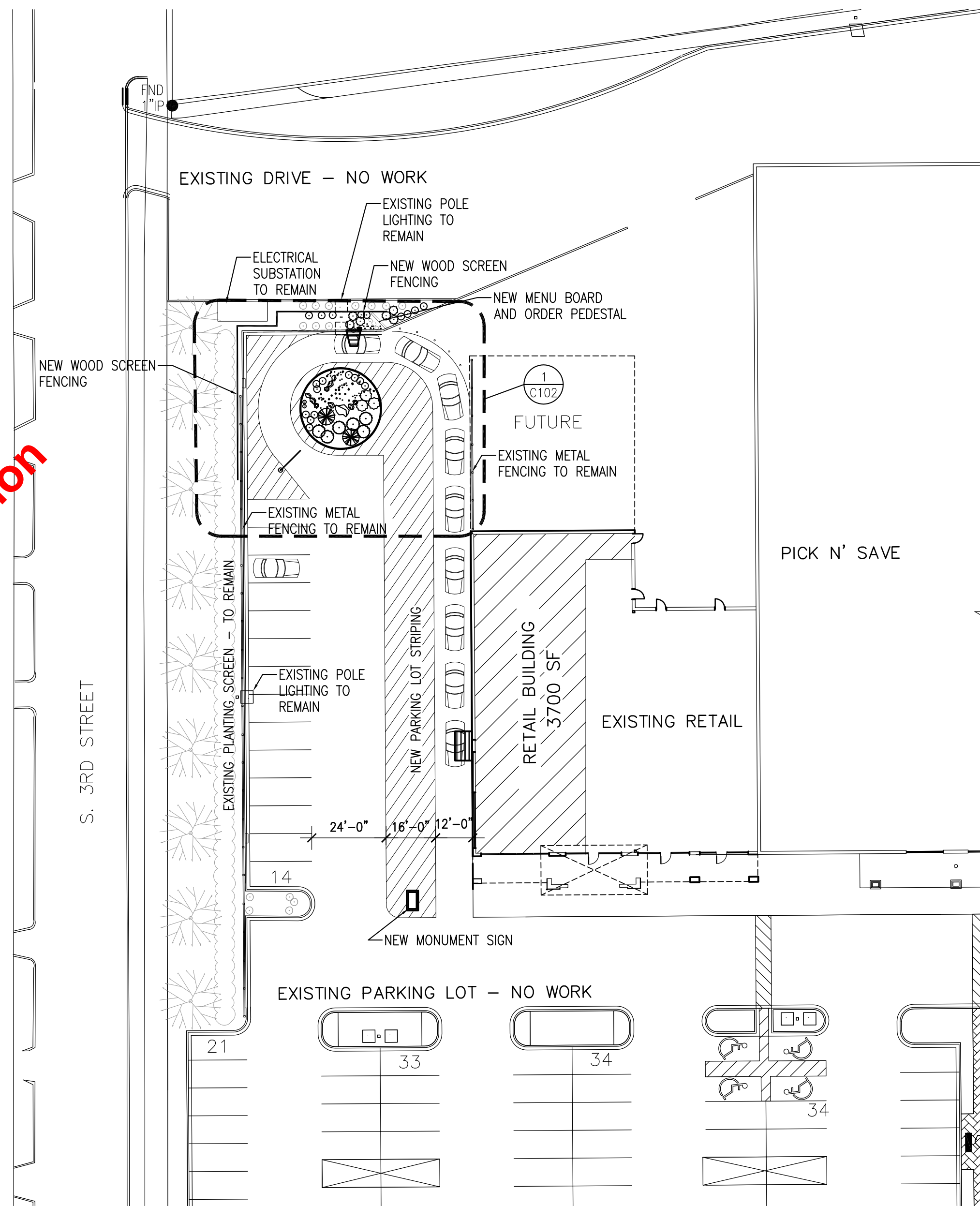
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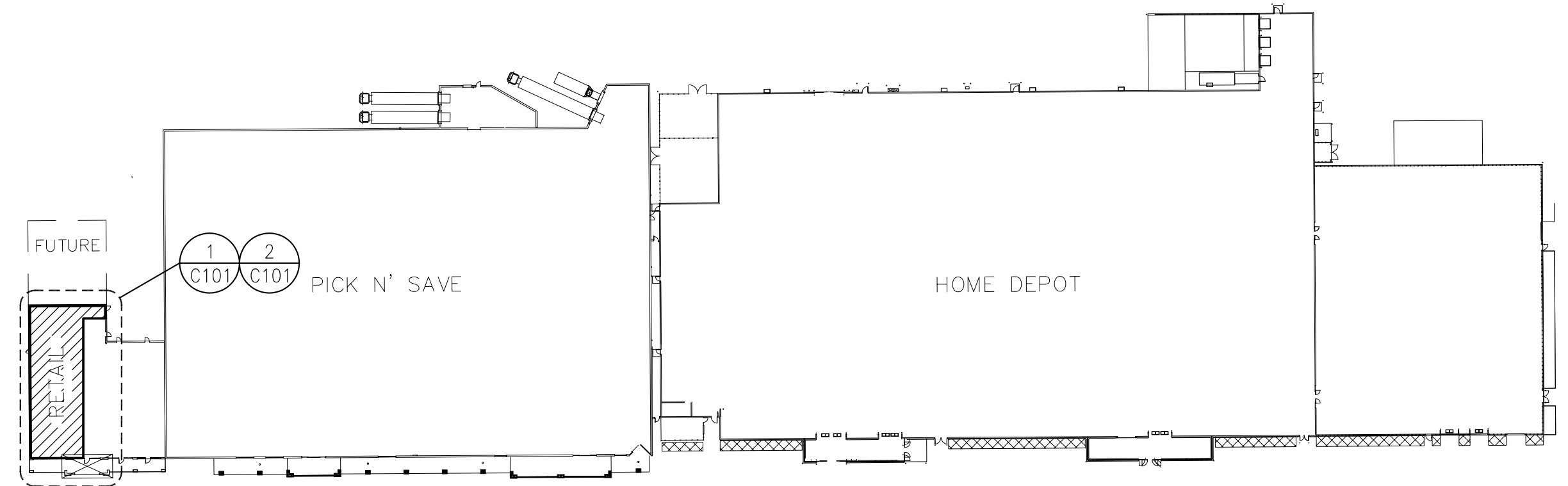
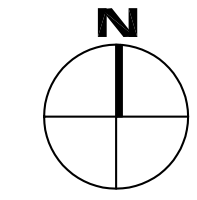
1 DEMOLITION SITE PLAN  
C101 1" = 30'-0"



**PRELIMINARY**  
**Not for Construction**



2 RENOVATION SITE PLAN  
C101 1" = 30'-0"



KEY PLAN

- LEGEND**
- UCE — UNDERGROUND ELECTRIC LINES
  - W — WATERMAIN PIPE
  - SAN — SANITARY SEWER PIPE
  - GAS — UNDERGROUND GAS
  - C — CURB & GUTTER
  - TREE LINE — TREE LINE
  - ☀ — DECIDUOUS TREE
  - ☀ — EVERGREEN TREE
  - — SHRUB
  - ⊗ — FIRE HYDRANT
  - ⊕ — CURBSTOP
  - ⊕ — GATE VALVE
  - ⊕ — LIGHT POLE
  - ⊕ — UTILITY PEDESTAL
  - ⊕ — SIGN
  - ⊕ — CATCH BASIN
  - ⊕ — MANHOLE
  - ⊕ — IRON PIPE
  - ⊕ — REBAR

- ABBREVIATIONS**
- CONC. — CONCRETE
  - CMP — CORRUGATED METAL PIPE
  - ELEV. — ELEVATION
  - EXIST. — EXISTING
  - HYD. — HYDRANT
  - INV. — INVERT
  - FL — FLOW LINE
  - FF — FIRST FLOOR
  - LAT. — LATERAL
  - MH — MANHOLE
  - PVC — POLYVINYL CHLORIDE PIPE
  - RCP — REINFORCED CONCRETE PIPE
  - SAN. — SANITARY
  - SDWK. — SIDEWALK
  - SEW. — SEWER
  - STM. — STORM
  - TYP. — TYPICAL

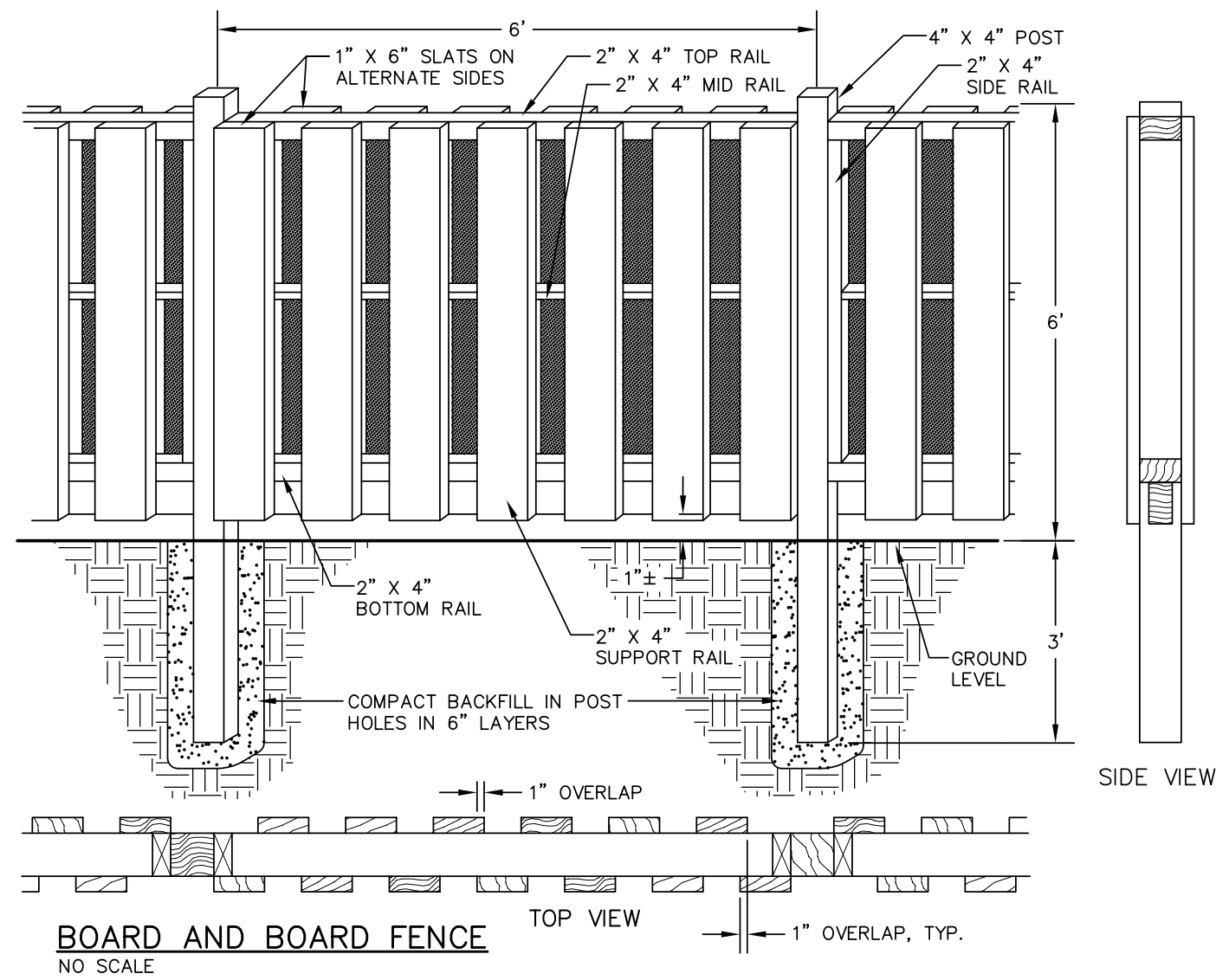
**HOLT PLAZA**  
TACO BELL TENANT BUILD-OUT  
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ARCHITECT/ENGINEER: Cedar Corporation MEMONOME • MADISON • GREEN BAY  
800-472-7372  
www.cedarcorp.com

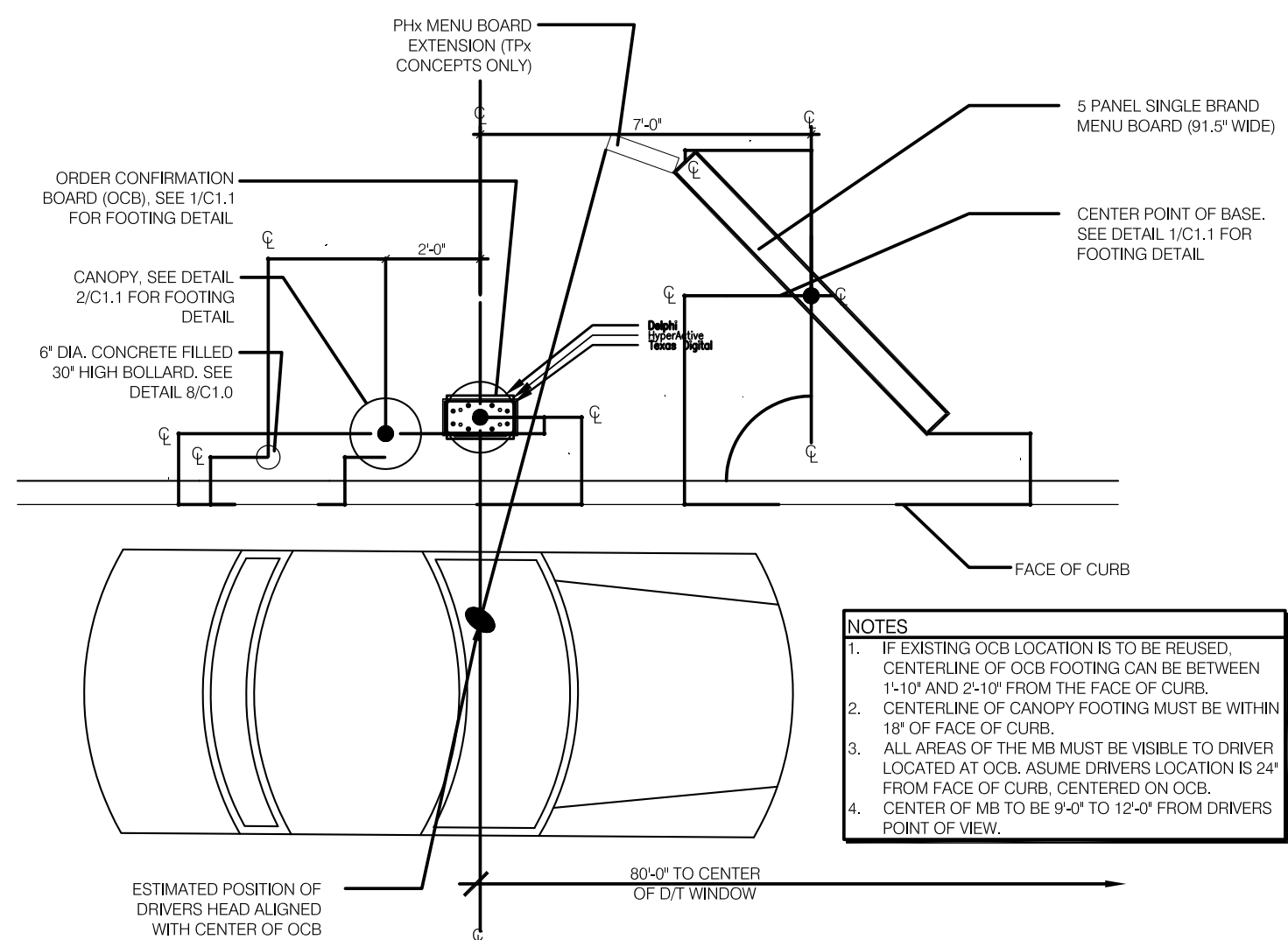
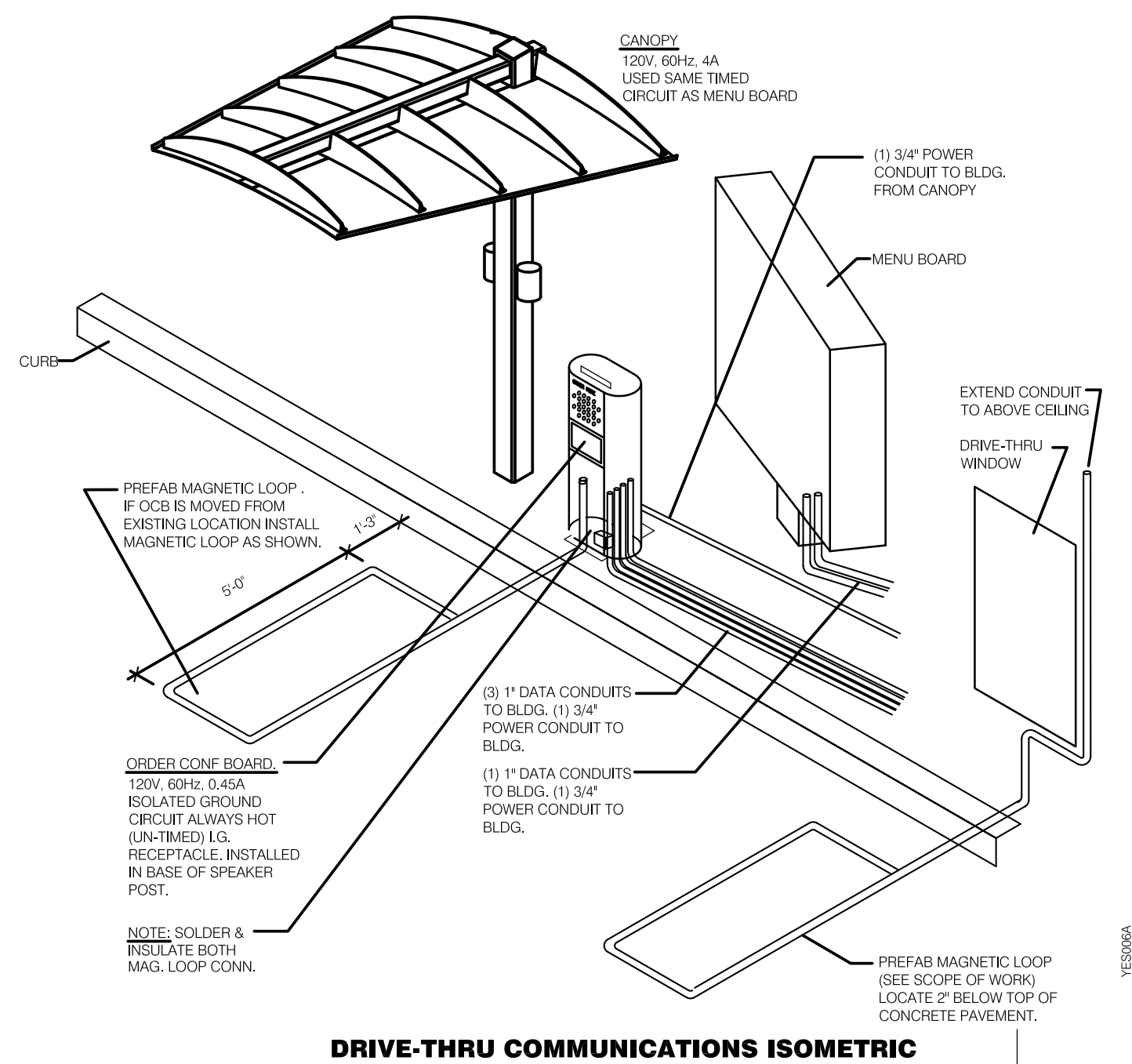
CONSULTANT:

REVISIONS		
NO.	DATE	DESCRIPTION

DRAWN BY: RAL  
CHECKED BY: RAL  
JOB NO.: B5541-001  
SET TYPE: PRELIMINARY  
ISSUE DATE: SEPTEMBER 2014  
**PARKING LOT RENOVATIONS**



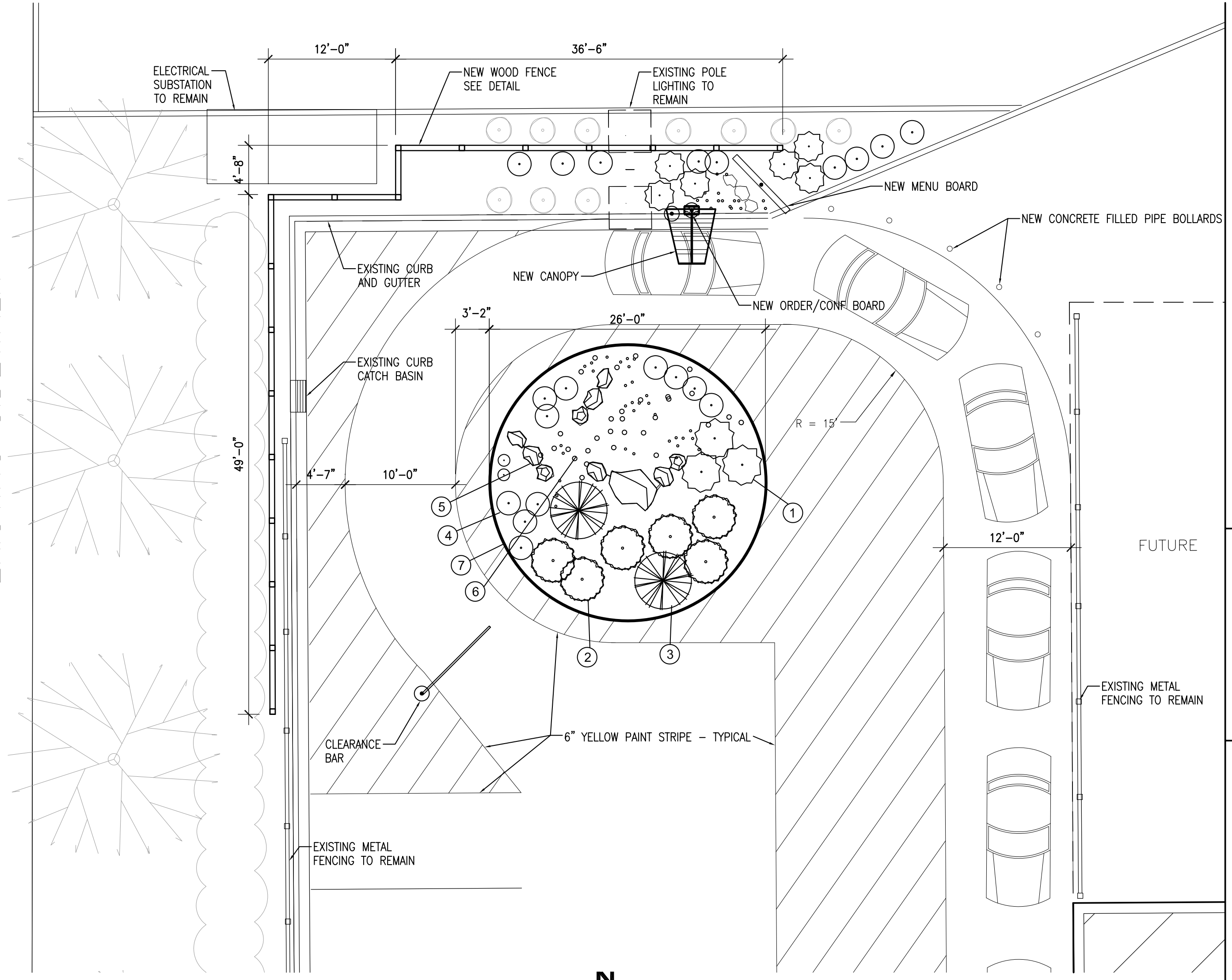
- NOTES:**
- ALL WOOD RAILS & POSTS SHALL BE BROWN IN COLOR, PRESSURE TREATED IN ACCORDANCE WITH AASHTO DESIGNATION M 133.
  - ALL NAILS & FASTENERS SHALL BE HOT-DIP GALVANIZED IN ACCORDANCE WITH WITH ASTM A153 STANDARDS.
  - PROVIDE CONCRETE IN WOOD POST HOLES AT THE BEGINNING, END, AND CORNERS OF EACH WOOD POST RUN.
  - 204' TOTAL LINEAR FEET OF BOARD AND BOARD FENCE.
  - CONTRACTOR SHALL COORDINATE LOCATION OF FENCE W/ OWNER.



**PRELIMINARY**  
Not for Construction

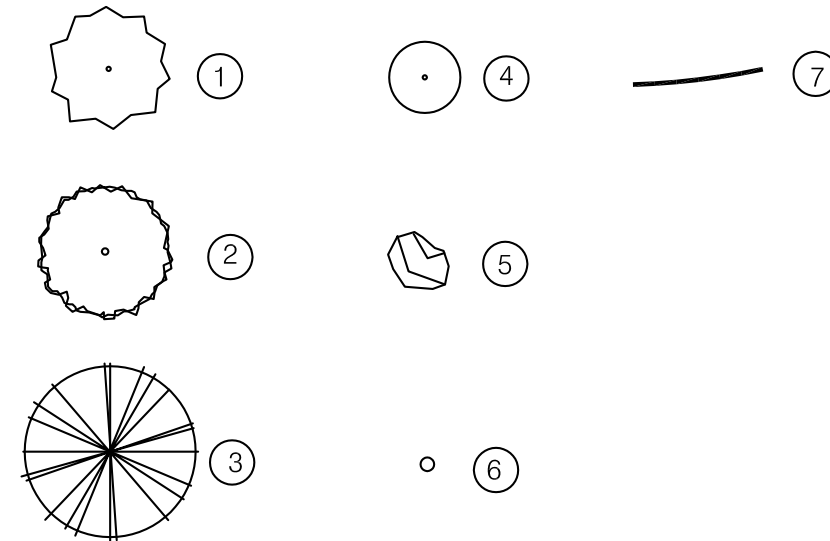
S. 3RD STREET

EXISTING SIDEWALK



	REGION 5 - MIDWEST					REGION 6 - NORTH				
	MATERIAL	QTY	SIZE	HGT.	SP	MATERIAL	QTY	SIZE	HGT.	SP
①	BLUE FESCUE FESTUCA GLAUCA	PER PLAN	3 GAL.	12"	12"	BLUE FESCUE FESTUCA GLAUCA	PER PLAN	3 GAL.	12"	12"
②	JAPANESE BARBERRY BERBERIS THUNBERGII	PER PLAN	3 GAL.	15"	15"	CRANBERRY BUSH VIBURNUM OPIULUS	PER PLAN	3 GAL.	15"	15"
③	SOAPWEED YUCCA GLAUCA	PER PLAN	5 GAL.			ADAMS NEEDLE YUCCA FILAMENTOSA	PER PLAN	5 GAL.		
④	DWARF GOLDEN ARBORVITAE THUJA OCCIDENTALIS 'RHEINGOLD'	PER PLAN	5 GAL.	24"	24"	DWARF GOLDEN ARBORVITAE THUJA OCCIDENTALIS 'RHEINGOLD'	PER PLAN	5 GAL.	24"	24"
⑤	LIMESTONE BOULDER SAND - GREY - 6" TO 24"	PER PLAN	6'-24"	N/A		LIMESTONE BOULDER SAND - GREY - 6" TO 24"	PER PLAN	6'-24"	N/A	
⑥	GRAVEL MULCH LIMESTONE - 3" AGGREGATE	PER PLAN	3"	N/A		GRAVEL MULCH LIMESTONE - 3" AGGREGATE	PER PLAN	3"	N/A	
⑦	STEEL EDGING	PER PLAN	N/A	3" AFG 6" BFG	N/A	STEEL EDGING	PER PLAN	N/A	3" AFG 6" BFG	N/A

**MATERIALS LEGEND**



**LANDSCAPE NOTES**

- GRAVEL MULCH SHALL BE CONTINUOUS TO EDGE OF STEEL BORDER & CONCRETE CURB. ALSO UNDER ALL PLANTS
- PROVIDE WEED BARRIER UNDER GRAVEL MULCH
- PROVIDE A INDUSTRY STANDARD DRIP IRRIGATION SYSTEM APPROPRIATE FOR THE SELECTED REGION AND PLANTING TYPES
- PLANTS SHALL BE PLANTED PER REGIONAL BEST PRACTICES INCLUDING BUT NOT LIMITED TO SUPPORT, DEPTH/WIDTH OF PLANTING HOLE AND SOIL AMMENDMENTS
- SEE SHEET C1.0 AND C1.1 FOR ADDITIONAL TACO BELL SPECIFIC DETAILS INCLUDING THE MENU BOARD, ENTRY PORTALL AND OCB/CANOPY.

**HOLT PLAZA**  
TACO BELL TENANT BUILD-OUT  
150-160 W HOLT AVENUE  
MILWAUKEE, WI 53207

REVISIONS

NO.	DATE	DESCRIPTION

DRAWN BY:  
**RAL**

CHECKED BY:  
**RAL**

JOB NO.  
**B5541-001**

SET TYPE  
**PRELIMINARY**

ISSUE DATE  
**SEPTEMBER 2014**

**PARKING LOT  
DETAILS**

SHEET NO.  
**C102**

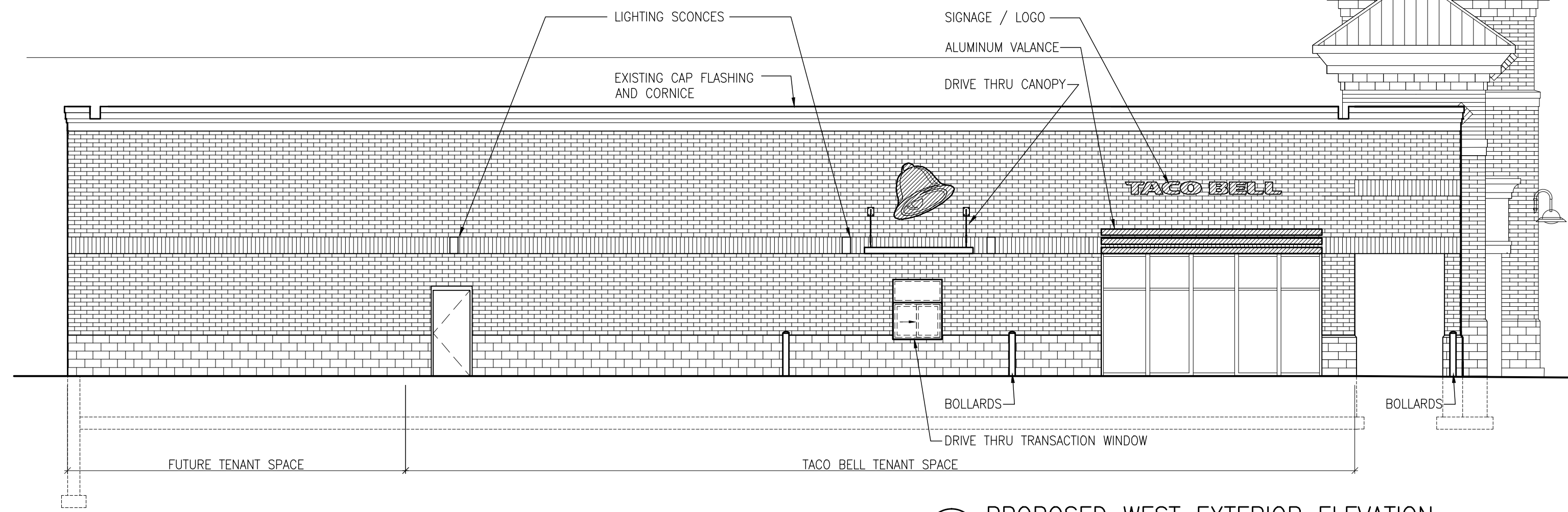
ARCHITECT/ENGINEER:  
**Cedar** Corporation  
800-472-7372  
www.cedarcorp.com

CONSULTANT:  
MEMONOME • MADISON • GREEN BAY

engineers • architects • planners • environmental specialists  
land surveyors • landscape architects • interior designers



**PRELIMINARY**  
Not for Construction



4 PROPOSED WEST EXTERIOR ELEVATION  
A401 1/8" = 1'-0"



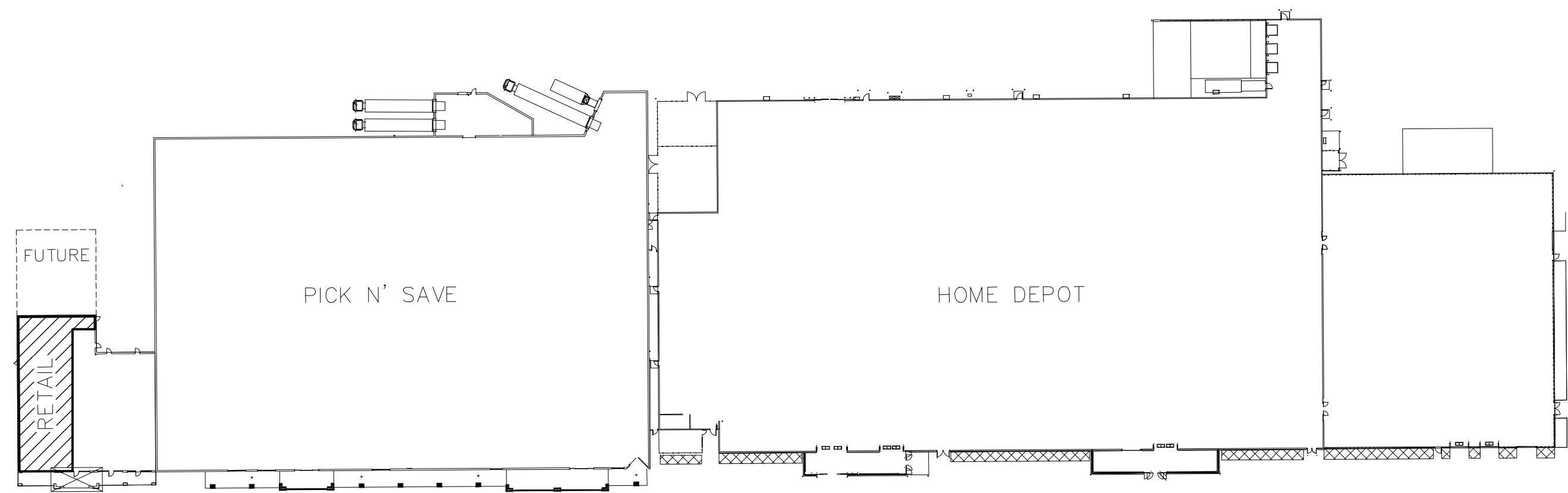
3 PROPOSED ALTERNATE SOUTH EXTERIOR ELEVATION  
A401 1/8" = 1'-0"



2 PROPOSED SOUTH EXTERIOR ELEVATION  
A401 1/8" = 1'-0"



1 EXISTING SOUTH EXTERIOR ELEVATION  
A401 1/8" = 1'-0"



KEY PLAN

CONSULTANT:

**HOLT PLAZA**  
TACO BELL TENANT BUILD-OUT  
150-160 W HOLT AVENUE  
MILWAUKEE, WI 53207

REVISIONS		
NO.	DATE	DESCRIPTION

DRAWN BY:  
XXX  
CHECKED BY:  
XXX  
JOB NO.  
B5541-001  
SET TYPE  
PRELIMINARY  
ISSUE DATE  
SEPTEMBER 2014  
EXTERIOR ELEVATIONS

SHEET NO.  
A401

I:\Users\B5541\Borke\Projects\150 Holt Plaza\150 Holt Plaza Milwaukee WI 100 Cad.dwg 3/6/14 Aug. 9:58:2014 12:04:04 PM DWG 1/8" = 1'-0" 1/1



Elle  
NAILS & SPA

EAT CLIPS

JIMMY  
JOHN'S

NOW  
OPEN

NO  
APPOINTMENTS  
NECESSARY



Your trip begins at michigan.org

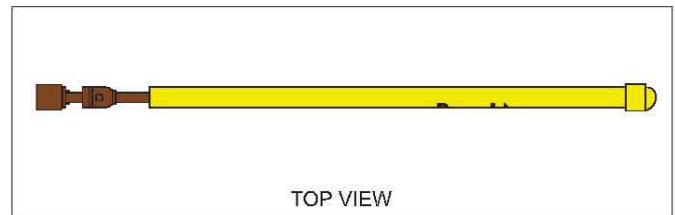
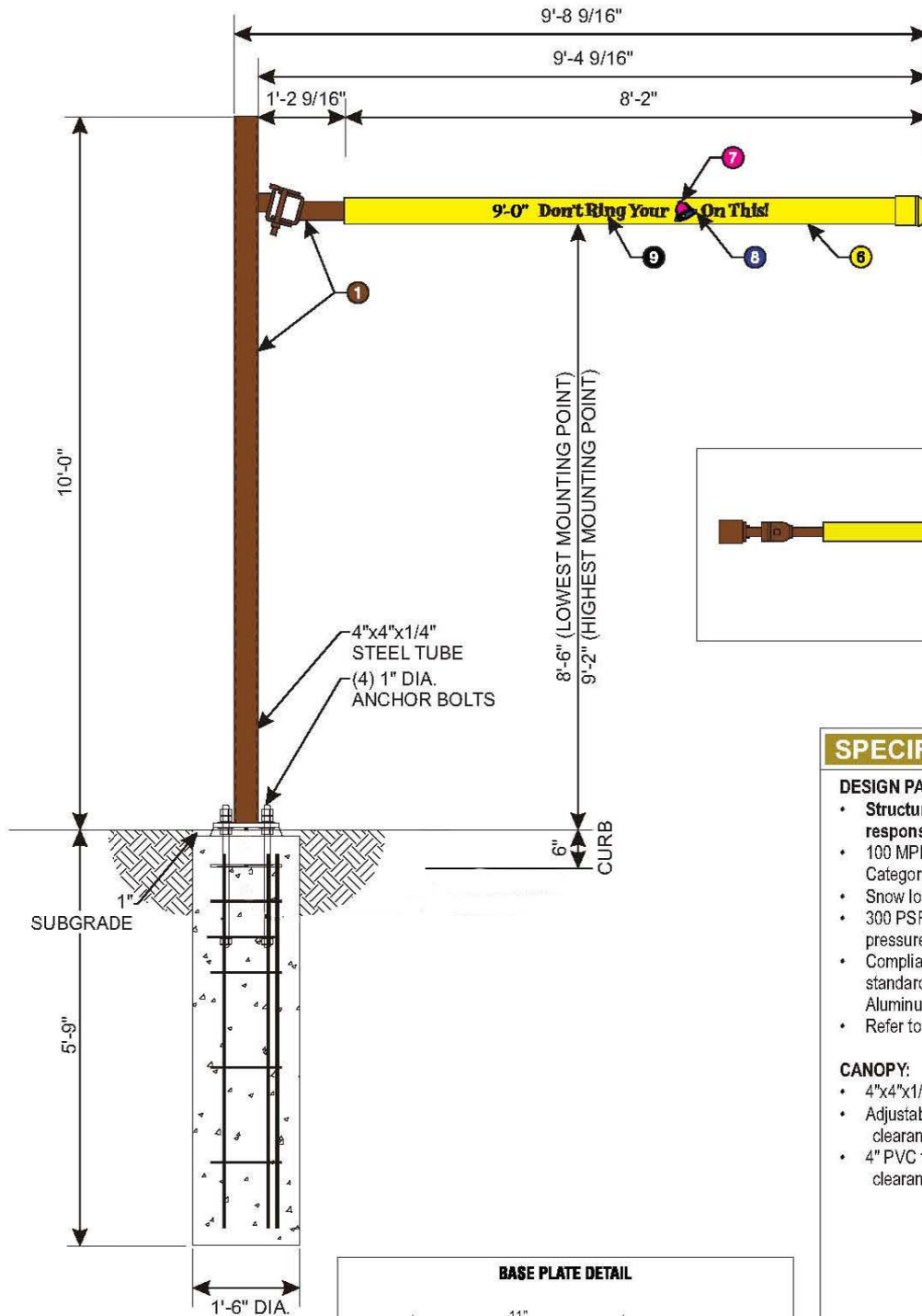
JOHNSON



Your trip begins at michigan







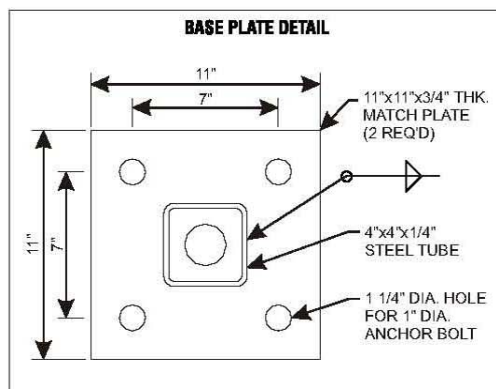
## SPECIFICATIONS

### DESIGN PARAMETERS:

- Structural adequacy shall be the manufacturer's responsibility using the following criteria:
- 100 MPH 3 second gust wind speed, Exposure C, Category II, Components & Cladding, Zone 5.
- Snow load as required.
- 300 PSF per foot of depth allowable lateral soil bearing pressure.
- Compliant with national building codes and standards (IBC 2009, AISC 13th Edition, ASCE 7-05, ACI & Aluminum Design Manual).
- Refer to written documentation for material specifications.

### CANOPY:

- 4"x4"x1/4" steel tube column
- Adjustable mounting plate and hinge assembly for clearance bar
- 4" PVC tube sleeved over 2"x3" steel tube for clearance bar

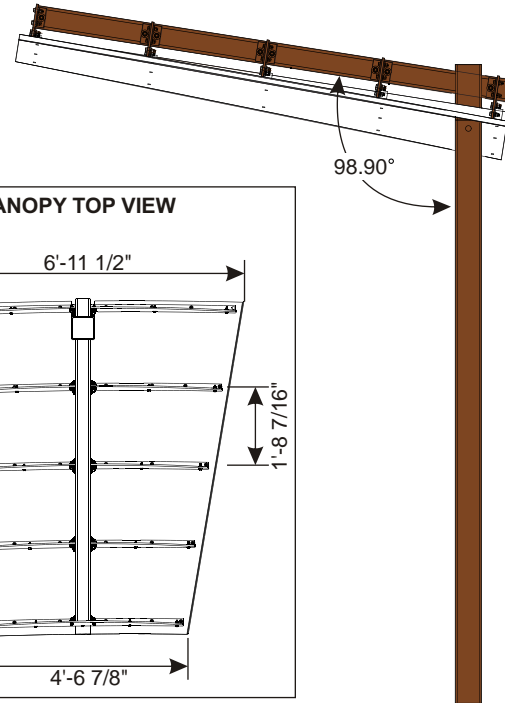
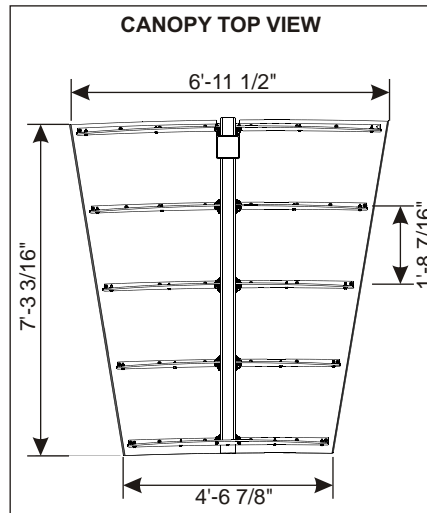
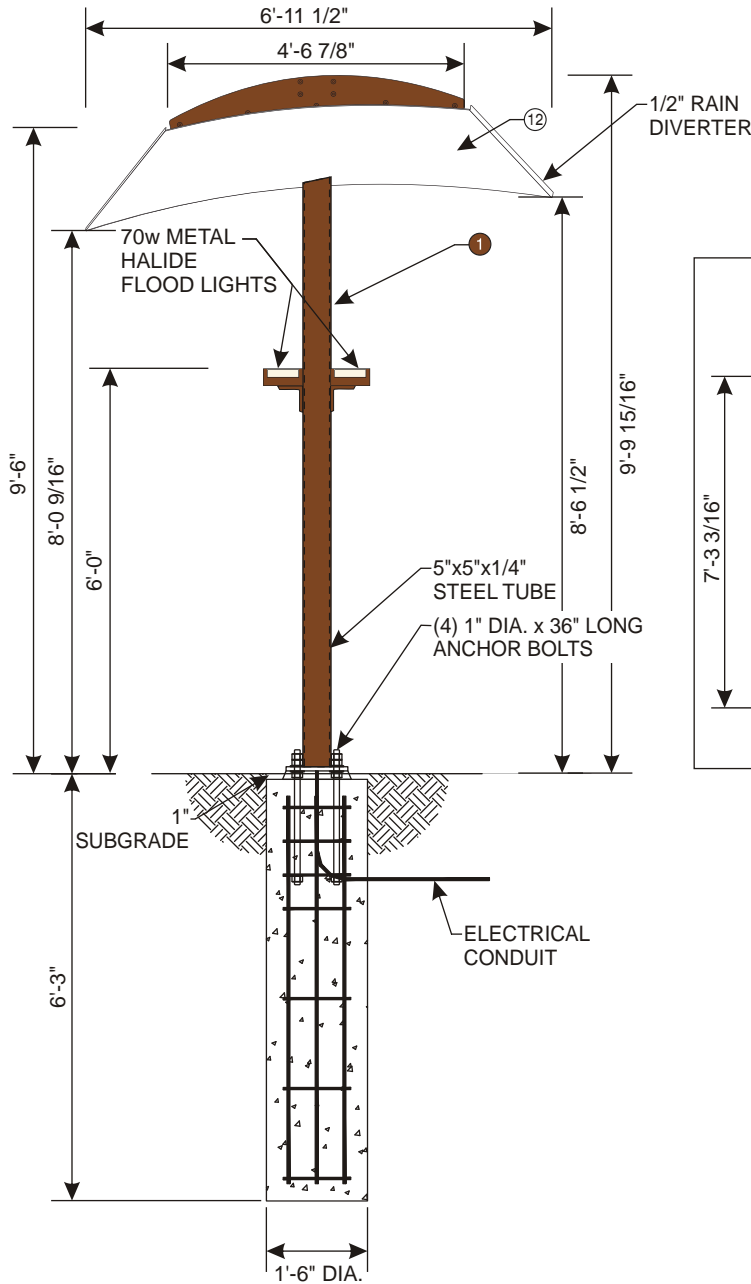


### GRAPHIC & COLOR SPECIFICATIONS:

- ① TB Bronze Tiger Drylac 49-66230 C33
- ② Plum PMS 2685U
- ③ Amber Wave SW-6657 PMS 138U
- ④ PMS 131U
- ⑤ PMS 139U
- ⑥ Yellow PMS 108U
- ⑦ Pantone Process Magenta U
- ⑧ Pantone Violet U
- ⑨ Pantone Black
- ⑩ Benjamin Moore Bavarian Creme #2146-70
- ⑪ Violet 3M Vinyl 3630-9126
- ⑫ White Matte - Cabinet Interior

NOT FOR CONSTRUCTION  
DECEMBER 2012





## SPECIFICATIONS

### DESIGN PARAMETERS:

- Structural adequacy shall be the manufacturer's responsibility using the following criteria:
- 100 MPH 3 second gust wind speed, Exposure C, Category II. Components & Cladding, Zone 5.
- Snow load as required.
- 300 PSF per foot of depth allowable lateral soil bearing pressure.
- Compliant with national building codes and standards (IBC 2009, AISC 13th Edition, ASCE 7-05, ACI & Aluminum Design Manual).
- Refer to written documentation for material specifications.

### CANOPY

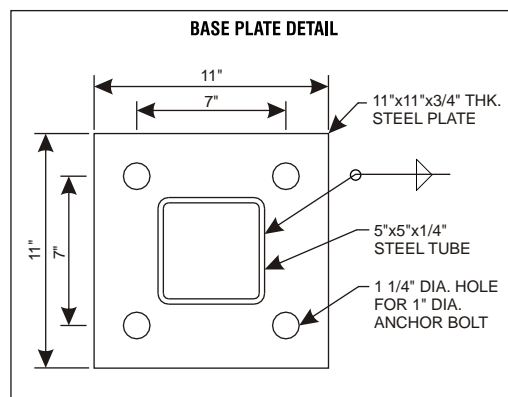
- 5"x5"x1/4" steel tube column
- 4"x4"x1/4" steel tube horizontal canopy support
- .063 aluminum canopy deck
- 1/4" steel rib plates - rafters

### ELECTRICAL SPECIFICATIONS

UL & NEC approval required.  
 Lamp(s): (2) Flood lights - 70W Metal Halide  
 Total Load: 1.17 amps/120 volts  
 Circuits(s): (1) 20 amp-120V

### GRAPHIC & COLOR SPECIFICATIONS:

- ① TB Bronze Tiger Drylac 49-66230 C33
- ② Plum PMS 2685U
- ③ Amber Wave SW-6657 PMS 138U
- ④ PMS 131U
- ⑤ PMS 139U
- ⑥ Yellow PMS 108U
- ⑦ Pantone Process Magenta U
- ⑧ Pantone Violet U
- ⑨ Pantone Black
- ⑩ Benjamin Moore Bavarian Creme White #2146-70
- ⑪ Violet 3M Vinyl 3630-9126
- ⑫ White Matte - Cabinet Interior



NOT FOR CONSTRUCTION  
DECEMBER 2012

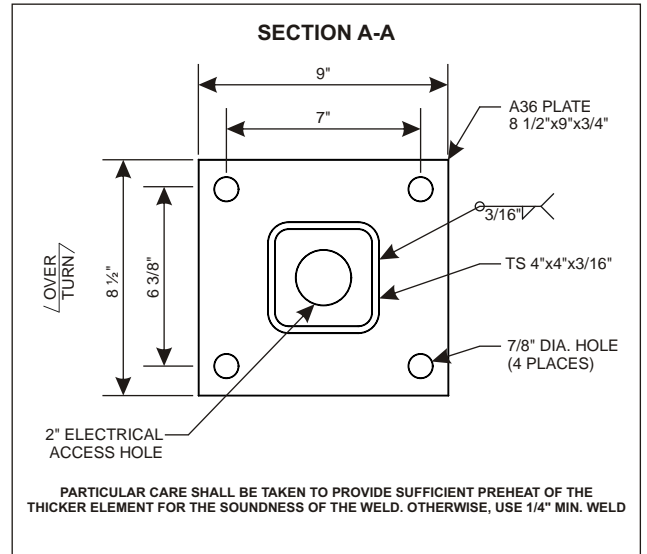
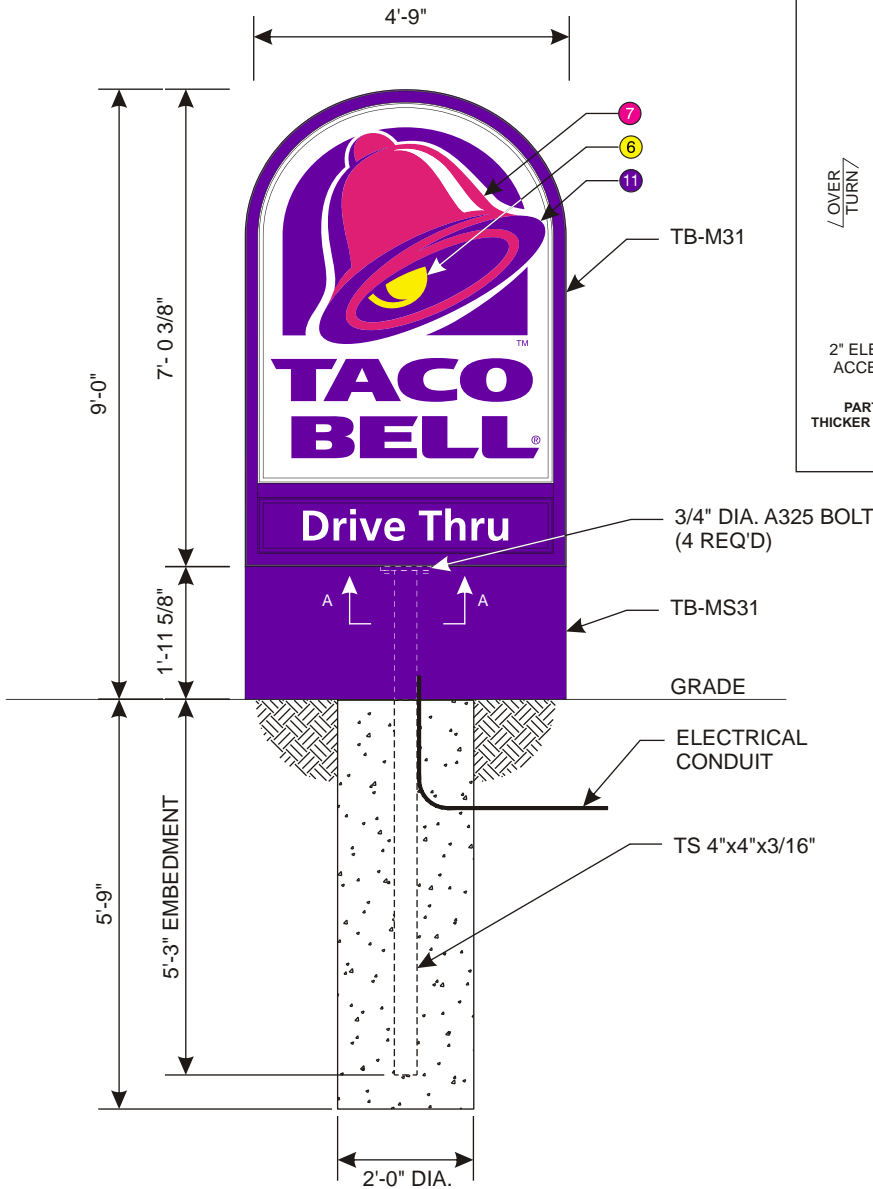






# Taco Bell - Monument Sign - 32sf

V-304



## SPECIFICATIONS

### DESIGN PARAMETERS

- **Structural adequacy shall be the manufacturer's responsibility using the following criteria:**
- 100 MPH 3 second gust wind speed, Exposure C, Category II.
- 300 PSF per foot of depth allowable lateral soil bearing pressure.
- Compliant with national building codes and standards (IBC 2009, AISC 13th Edition, ASCE 7-05, ACI & Aluminum Design Manual).
- Refer to written documentation for material specifications.

### DIRECTIONAL:

- Extruded aluminum frame, 10" deep with 1 1/2" retainers
- Aluminum painted fillers
- .125 pan-formed and embossed SG polycarbonate face with retention strips
- Approximate weight: 325 lbs.

### ELECTRICAL SPECIFICATIONS

UL & NEC approval required.

Lamp(s): (4) F48T12DSGN50/HO  
 (2) F42T12DSGN50/HO  
 (2) F36T12DSGN50/HO

Ballast(s) (2) 4-lamp electronic ballast (1.7 amps each)

Total Load: 3.4 amps

Circuits(s): (1) 20 amp-120V

### GRAPHIC & COLOR SPECIFICATIONS:

- 1 TB Bronze Tiger Drylac 49-66230 C33
- 2 Plum PMS 2685U
- 3 Amber Wave SW-6657 PMS 138U
- 4 PMS 131U
- 5 PMS 139U
- 6 Yellow PMS 108U
- 7 Pantone Process Magenta U
- 8 Pantone Violet U
- 9 Pantone Black
- 10 Benjamin Moore Bavarian Creme #2146-70
- 11 Violet 3M Vinyl 3630-9126
- 12 White Matte - Cabinet Interior

NOT FOR CONSTRUCTION  
DECEMBER 2012



**Memo****Re: Drive-Thru Sound Pressure Levels From the Menu Board or Speaker Post**

The sound pressure levels from the menu board or speaker post are as follows:

1. Sound pressure level (SPL) contours (A weighted) were measured on a typical HME SPP2 speaker post. The test condition was for pink noise set to 84 dBA at 1 foot in front of the speaker. All measurements were conducted outside with the speaker post placed 8 feet from a non-absorbing building wall and at an oblique angle to the wall. These measurements should not be construed to guarantee performance with any particular speaker post in any particular environment. They are typical results obtained under the conditions described above.
2. The SPL levels are presented for different distances from the speaker post:

<b>Distance from the Speaker (Feet)</b>	<b>SPL (dBA)</b>
1 foot	84 dBA
2 feet	78 dBA
4 feet	72 dBA
8 feet	66 dBA
16 feet	60 dBA
32 feet	54 dBA

3. The above levels are based on factory recommended operating levels, which are preset for HME components and represent the optimum level for drive-thru operations in the majority of the installations.

Also, HME incorporates automatic volume control (AVC) into many of our Systems. AVC will adjust the outbound volume based on the outdoor, ambient noise level. When ambient noise levels naturally decrease at night, AVC will reduce the outbound volume on the system. See below for example:

<b>Distance from Outside Speaker</b>	<b>Decibel Level of standard system with 45 dB of outside noise <u>without</u> AVC</b>	<b>Decibel level of standard system with 45 dB of outside noise <u>with</u> AVC active</b>
1 foot	84 dBA	60 dBA
2 feet	78 dBA	54 dBA
4 feet	72 dBA	48 dBA
8 feet	66 dBA	42 dBA
16 feet	60 dBA	36 dBA

If there are any further questions regarding this issue please contact HME customer service at 1-800-848-4468.

Thank you for your interest in HME's products.