Agenda Item Number 8

Memo

To: Plan Commission, Village Board

Fr: Trevor Fuller, Planning and Zoning Administrator

Re: ACTION RE: FINAL APPROVAL OF PETITION FROM ZAMBALDI BREWERY – REQUESTING PLANNED DEVELOPMENT DISTRICT ON PARCELS AL-44 & AL-44-1, LOCATED AT 1649 S WEBSTER AVENUE

Date: 23 August 2017

Attached are the proposed plans submitted by Malcolm Management, LLC. (Zambaldi Brewery) for the preliminary review of the Planned Development District (PDD) at 1649 S Webster Avenue (attachments 1A, 1B, 1C). A representative from Zambaldi will be present at the meeting to talk about the project and answer any questions.

Planned Development District Process

The PDD process offers both the village and the developer flexibility from the zoning code. Not all details of the plan need to be consistent with what is required in the zoning code, but deviation from the zoning code should be to promote a development that is innovative in design, character, and quality.

The Plan Commission and Village Board determined at previous public meetings that the proposed project principle is consistent with the purpose, spirit, and intent of the Village Comprehensive Plan, other village development plans, and the purpose defined in chapter 475 of the village ordinances.

The Plan Commission is asked to make a recommendation on the final plan review of the Zambaldi Brewery proposal. Site specific details of the project should be discussed and reviewed at this meeting.

The petitioner is not prohibited from resubmitting the same or different proposal in the future if final approval is not obtained. Furthermore, preliminary approval does not bind the Village of Allouez to final approval of the project.

Recommendation

Staff has reviewed the presented plans and has shared comments with representatives from Zambaldi (see attachment 2A). Please note that zoning assumptions may be based on what is allowed in a Commercial District. The PDD process allows for an overlay district to be created to deviate from these requirements, but explanation from the developer should be provided.

Staff recommends final approval of the proposed project, should all staff and Plan Commission comments be addressed prior to Village Board final approval or a reasonable explanation (as determined by staff and the Village Board) as to why these comments were not addressed.

The Plan Commission is asked to recommend to the Village Board to approve, not to approve, or table Zambaldi's PDD petition.

***Note if the recommendation is not to approve, reason for the recommendation must be provided. The Plan Commission can only table a decision for up to two months.*

1A

DIMENSION IV®

PLANNING ■ ARCHITECTURE ■ CONSTRUCTION ADMINISTRATION

Zambaldi Beer Brewery
Proposed for 1649 S. Webster Avenue

Response for Developer Checklist
Planned Development District
Preliminary Approval

August, 2017

☐ **Statement** describing the general character of the intended development.

The Zambaldi Beer Brewery, the life dream of David and Abigail Malcolm, will be a 6,000 square foot, state of the art micro-brew facility located in central Allouez. The modern, industrial building will feature a brew house capable of producing 3000 barrels of beer each year and can be expand four fold as the popularity of Zambaldi Beer grows. The tap room will serve fresh Zambaldi beer in a comfortable, family oriented setting that overlooks the brew house and the Village's busiest street.

More than a brewery, the Malcolm's are creating a "3rd Place". Ray Oldenburg, author of the 1989 book entitled *The Great Good Place*, is credited with coining this term to describe community building. The third place is the social surroundings separated from the two usual social environments of "home" ("first place") and the office ("second place"). Oldenburg argues that 3rd Places are important for civil society, democracy, civic engagement and establishing a sense of place. (See Wikipedia – Third_Place)

Zambaldi Beer Brewery is destine to become the prominent "3rd Place" in the Greater Green Bay area; the place where people visit to "Raise a glass together every day" and build the community we are so proud to call home.

☐ The nature, use and character of the **neighboring properties**.

The site plan shows the immediate property at 1649 South Webster Avenue (former location of the Allouez Village works building). F & M Bank is located to the north; the Santa Fe Salon to the south; a handful of single family homes behind the brewery site to the east on Rustic Oaks court and the Woodlawn Cemetery across the street to the west. The Webster Avenue corridor stretches north and south in front of the brewery location with additional businesses and residences.

☐ General Development Plan of the Proposed Project (See site plan):
- Pattern of public and private roads, **driveways and parking** facilities.
- The size and location of **lots**.
- The type, size and location of **structures** (see architectural plans).
- **Sanitary, storm and water lines; site lighting** (existing available at site).
- There are no dedicated **public use spaces** such as schools or parks.
- General **landscape** treatment.

☐ Statistical data related to this development
- Character and intensity of **Land Use**.

The existing property at 1649 S. Webster is a former municipal property currently listed for sale at $399,000. It is a tax exempt property that could be made a part of the TID #1. It is part of the 2015 Corridor Plan for Webster Avenue.

As part of the Webster Avenue Corridor Plan, this parcel helps build the character and intensity of the proposed land use in numerous ways.

- Zambaldi will strengthen the neighborhood identification as a small scale development, that contributes to a Main street feel by moving close to Webster (adjacent to the planned sidewalk renewal project) and incorporating an outdoor patio integral to the Webster corridor.

- Zambaldi will exemplify contemporary design, complimentary to the existing fabric of Webster while simultaneously raising the bar for future renovations and development.

- Zambaldi will strengthen the Webster Corridor as the Allouez "Downtown" by anchoring the north gateway to the district, the center of which is the intersection of St. Joseph and Webster.

- Zambaldi will be on pedestrian and bicycle routes, enhanced by the Metro Bus Lines, conditions supportive of the Webster Avenue Corridor Plan.

- And though Zambaldi is not a "mixed use/multi-story" development (as suggested for the 1649 Webster site in the Corridor Plan), it does provide parking adjacent to the "new downtown", green space and an intimate public gathering space; a community space with parking.

The proposed use of the site makes use of the current curb cuts for access to and from Webster. Existing utility connections should also be available for this development. The building location is planned to allow the facility to expand to over 15,000 square feet in the future. The Zambaldi Beer Brewery will provide the character and intensity of the land use that supports the Webster Corridor Plan.

- Economic **Feasibility** and Impact. (Provided by the Malcolms).
- **Engineering Design Systems**. (On site plan)
  The GBFD Ladder Truck has the largest radius of the service vehicles. Showing the ladder truck and a semi as accessing the site provides the necessary clearances for all vehicles on the site.

- Preservation and Maintenance of **Open Space**.
  Open space is provided as part of the development and will be maintained privately as part of the facility.

- **Implementation** Schedule.
  - October, 2017 Close with Bank; Ground Breaking
  - December, 2017 Construction is weather tight.
  - March, 2018 Construction Done / Begin Equipment Install
  - May, 2018 Grand Opening
- **Architectural Plans and Elevations** – See Drawings.
- Property **Owner Association** – Not applicable to this development.
- **Signage** – See Drawings.
- **Storm Water Management** Plan – Also see Site Plan.
  - In the short term, the site allows significant open space. The site plan shows 5 locations for possible storm water management facilities. The three along the east side of the site each provide 2,500 square feet of space. The site east of the building has over 3,000 square feet of capacity and the last location, north of the building and adjacent parking lot has 2,000 square feet of capacity for a total of 12,500 square feet of designated site to Storm Water facilities – almost 15% of the site.
  - In the long term, as the facility expands and additional parking is needed; more sophisticated storm water management solutions can be considered. For example, underground systems, permeable pavements and future municipal systems can be evaluated along with the surface systems.
  - With preliminary approval of the PDD, site specific Storm Water Management Engineering can begin.

General Character Statement

Zambaldi Beer is submitting for a planned development district to construct a 6300 square foot brewery and taproom. The location is 1649 S. Webster Avenue. The proposed project is a repurposing of a blighted site that previously held a landfill and the Allouez Village Hall.

The proposal takes cues from the 2015 Allouez Corridor Report. The proposed brewery and taproom seeks to create a community gathering place for the residents of Allouez as well as to draw people from outside of the village.

Impact Analysis Report

The planned development district located at 1649 S. Webster Avenue seeks to to transform a blighted site which is currently vacant. Previously the site was the village hall, and was a landfill prior to that. The brewery seeks to be an attractive addition to the Webster Avenue corridor and to conform to the recommendations for character of the corridor.
The 2 acre site is surrounded by commercial lots to the north and south, residential lots to the northeast, east, and southeast, and the Woodlawn Cemetery to the west. Future plans for the area include enhancing pedestrian accessibility and upgrading the attractiveness of the streetscape. This proposal includes an approximately 1500 square foot beer garden adjacent to the sidewalk and parking to the sides and rear of the building.

The site plan consists of a single building containing a 2000 square foot tasting room and 2800 square foot brewery space with the rest of the space taken up by the back bar area, restrooms, and mechanical room. A landscaped green space will be adjacent to the beer garden. There will be 35 parking spaces on the side and rear of the building. There will be parking lot access at the current curb cuts on the north and south ends of the property.

As the site has been previously developed, much of the sanitary and water mains have been developed.

The character of land use fits the characteristics described by the Allouez Corridor Study. The contemporary architecture will utilize materials that integrate the brewery into the surrounding area. The building will be set back just enough to fit the beer garden adjacent to the sidewalk to enhance pedestrian accessibility and ambiance.

Currently the blighted parcel is valued at approximately $399,000. This development will multiply the assessed value of the land. Additional benefits include increased traffic to the Webster Avenue corridor, increased awareness of the viability of development along the corridor, and a site design accommodating future expansion.

The developer seeks to begin development of the PDD in calendar year 2017. The projected opening of the tasting room would be in May 2018. The school system and village services are not anticipated to be impacted.

1C

ZAMBALDI BEER BREWERY

1649 S. WEBSTER AVE. ALLOUEZ, WI

4 EXISTING AERIAL
1" = 60'-0"
NORTH

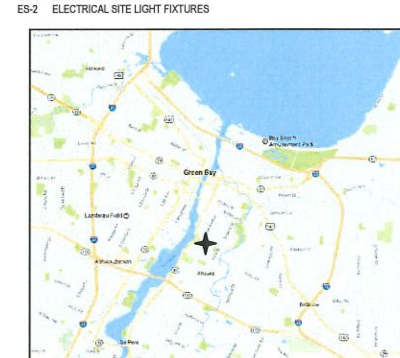
This plan set includes the following information:

☐ 1.	Name and street address of project/development	*Zambaldi Beer Brewery 1649 S. Webster Avenue Green Bay, WI 54301*
☐ 2.	Name and mailing address of developer/owner	*David and Abigail Malcolm 1442 Grignon Street Green Bay, WI 4301*
☐ 3.	Name and mailing address of engineer/architect	*Dimension IV, A Division of Idea House, Inc. 124 S. Broadway Green Bay, WI 54303*
☐ 4.	North point indicator	*(Accompanies specific plan)*
☐ 5.	Scale	*(Accompanies specific plan)*
☐ 6.	Boundary lines of property, with dimensions	*Plan Sheet A-100*
☐ 7.	Location, identification, and dimension of existing and proposed:	
___	Topographic contours at a minimum of two (2) feet	*Plan Sheets A-100 and A-101*
___	Adjacent streets and street rights-of-way	*Plan Sheet T-1*
___	On site streets and street rights-of-way	*Not Applicable (Development requires only drive and parking; these are shown on the Proposed Site Plan.)*
___	Utilities and utility easements for electric; natural gas; telephone; water; sewer (sanitary and storm); fiber optic lines; and antenna, satellite dishes, and other communication poles and transmission lines	*Plan Sheet A-100*
___	All buildings and structures	*A-101*
___	Parking facilities (with provisions for bicycles, scooters, and motorcycles)	*A-101 (Customer parking for cars and motorcycles north of building; employee parking east of building; bicycles and scooters west of main entrance.)*
___	Water bodies and wetlands (including flood plain and floodway delineations)	*Not Applicable*
___	Surface water holding ponds, drainage ditches, and drainage patterns	*C-2*
___	Sidewalks, walkways, trails, and driveways	*A-101 (There are no "trails" on site.)*
___	Off street loading areas and docks	*A-101 (Customers at main entrance on north; and Shipping and Receiving at loading dock on south)*
___	Fences and retaining walls	*A-101 (For both patio on west near public sidewalk; and along east at residential properties.)*
___	All exterior signs	*A-101 (Site location of monument sign) A-300 (For configuration of monument sign and the 2 locations and configuration of signs on building.)*
___	Exterior refuse storage/collection areas	*A-101 (Southeast of building at loading dock area.)*
___	Traffic flow on and off site	*A-101 (2 way traffic flow on and off the site; truck traffic expected to enter site on south drive and exit on north.)*
☐ 8.	Location of open spaces	*A-101 (Initially, there will be open property on two sides of building. Depending on future expansion; some of the open space will be converted to additional parking. The Village will also have an open site to the south.)*
☐ 9.	Site statistics, including site square footage, percent site coverage, percent open space, and floor area ratio	*Site: 70,760 SF (Lots AL-44 and AL-44-1 presuming 6' of west edge being changed to Village use of Right of Way.) Site Coverage: 35,640 SF (Approximately 50.37%) Open Space: 23,000 SF or 32.50% (Includes 4,000 SF of patio and Webster Avenue open space; 2,600 SF of future parking median; 12,400 SF of setback on east property line open space half of which may be changed in future to parking and 4,000 SF of open space adjacent to the east side of the building that may be converted to building in the future.) See T-1 for additional information.*
☐ 10.	Location and dimensions of proposed outdoor display areas	*Not Applicable – There is no outdoor display space. There is an outdoor patio of 1,500 SF.*
☐ 11.	Architectural rendering of the proposed structures and buildings, including all exterior dimensions, gross square footage of existing and proposed buildings and structures, and the description of all exterior finish materials	*T-1: Rendered Elevation A-200: Building Floor Plan (Proposed footprint - 6,840 SF. See also T-1 for other specific building areas.) A-300: Building Elevations*
☐ 12.	Erosion control plans	*C-1*
☐ 13.	A staging plan for any projects involving more than one phase or construction season, including the timeline of construction, the proposed uses and structures of various service facilities, and the estimated completion dates	*This project is "complete" with this proposal. However, the Owner reserves the option to expand the Brewery in the future and make related changes for storm water and parking. Potential expansion could double the size of the building; expansion would be east and south.)*
☐ 14.	Impact analysis to effects of a proposed development on activities, utilities, circulation, surrounding land uses, community facilities, noise, environment, and other factors	*This information has been provided separately of this submittal.*
☐ 15.	Other information, not mentioned in Village Ordinance 11.25, considered pertinent by Village of Allouez staff and/or the developers shall include, but is not limited to:	
___	Identification of adjacent properties within 200 feet of all boundaries and depiction of structures on those properties	*T-1*
___	Location, identification, and dimensions of existing and proposed grading plans	*A-100 and A-101 (Conceptual plan; engineering to follow upon approval.)*
___	Location, identification, and dimensions of existing and proposed landscaping	*A-101 (Conceptual plan; design to follow upon approval.)*
___	Location, identification, and dimensions of existing and proposed photometric lighting plans	*ES-1*
___	Storm water management plans	*C-2*

PROJECT INFORMATION

PROJECT / SITE NAME:	ZAMBALDI BEER BREWERY 1649 S. WEBSTER AVENUE GREEN BAY, WI 54301
MUNICIPALITY:	VILLAGE of ALLOUEZ COUNTY: BROWN
IDENTICAL BUILDINGS:	NONE (THIS IS A SINGULAR PROJECT) NEW BREW PUB and BREWERY
DESIGNER'S PROJECT NUMBER:	G217-690
TYPE OF SUBMITTAL: OBJECTS: COMPONENTS:	NEW BUILDING; HVAC; PLUMBING NONE
OCCUPANCY CLASSIFICATION/USE:	A (ASSEMBLY - A2, Tap Room); F (FACTORY - F2, Brewery)
CONSTRUCTION CLASS:	IIB
PROJECT (WORK) AREA (All Levels):	3,000 SF - (Tap Room; NEW CONSTRUCTION) 4,770 SF - (Brewery; NEW CONSTRUCTION) (Includes Mezzanine of 830 SF) (Includes Pre-Fabricated Cooler of 360 SF) (Includes Loading Dock of 430 SF)
HEATED/VENTILATED AREA: SPRINKLERED / DETECTOR: NUMBER OF FLOOR LEVELS: TOTAL BUILDING AREA <50,000 CF:	6,150 SF Not Applicable 1 (plus mezzanine) NO
FOOTPRINT: IMPERMEABLE AREA:	6,840 SF (Including Loading Dock and Cooler) 28,800 SF (Not including Footprint) (Includes Patio of 1,600 SF) (Includes Sidewalks of 2,400 SF) (Includes Drives & Parking of 24,800 SF)
SITE AREA: SITE COVER (IMPERMEABLE/SITE): FAR (FLOOR AREA/SITE RATIO):	70,760 SF (Not including location of New Village Sidewalk) 50.37% 0.110 (Based on Project Work Area All levels)
FIRE ALARM: FIRE SUPPRESSION:	NONE NONE
ZONING DISTRICT: PARKING REQUIREMENT:	PDD 37 PARKING SPOTS REQUIRED 1/100 SF TAP ROOM (30); 1/2 Employees (2); 1/1,000 SF BREWERY (5)
ON SITE PARKING PROVIDED: OTHER PARKING PROVIDED:	37 (Includes 2 ADA spots) NO ADDITIONAL PARKING REQUIRED
OWNER CONTACT / (OWNER):	DAVID & ABIGAIL MALCOLM 1442 GRIGNON STREET GREEN BAY, WI 54301 TEL: (920) 470-7926 EMAIL: david.malcolm@zambaldi.com
ARCHITECT / (FIRM):	DANIEL J. ROARTY, AIA / (DIMENSION IV) 124 S. BROADWAY, SUITE 204 GREEN BAY, WI 54303 TEL: (920) 431-3444 FAX: (920) 431-3445 EMAIL: djroarty@dimension-iv.com WEBSITE: www.dimension-iv.com
CIVIL ENGINEERING / (FIRM):	BOB MACH, PE / (MACH IV) 2260 SALSCHEIDER GREEN BAY, WI 54313 TEL: (920) 569-5765 FAX: (920) 569-5767 EMAIL: mach@mach-iv.com
STRUCTURAL / (FIRM):	BEN GEROLD, PE (BT GEROLD STRUCTURAL ENGINEERING, LLC) 701 JUNEAU STREET KEWAUNEE, WI 54216 TEL: (920) 309-1639 EMAIL: btgerold@gmail.com
HVAC & PLUMBING / (FIRM):	DALE PEARSON, PE (FACILITY ENGINEERING CONSULTANTS) 2301 RIVERSIDE DRIVE GREEN BAY, WI 54301 TEL: (920) 445-0430 EMAIL: dpearson@facility-engineering.com
ELECTRICAL / (FIRM):	HARLAND MATTHEWS, DE (MIDWEST DESIGN SOLUTIONS) 2676 BAY SETTLEMENT ROAD GREEN BAY, WI 54311ADDRESS TEL: (920) 471-0805 EMAIL: harland@midwestsolutions.com

LIST OF DRAWINGS



20 AREA MAP
NO SCALE
NORTH

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Allouez, WI

ZAMBALDI BEER BREWERY

1649 S. Webster Ave

Verify all existing site conditions

REVISIONS:

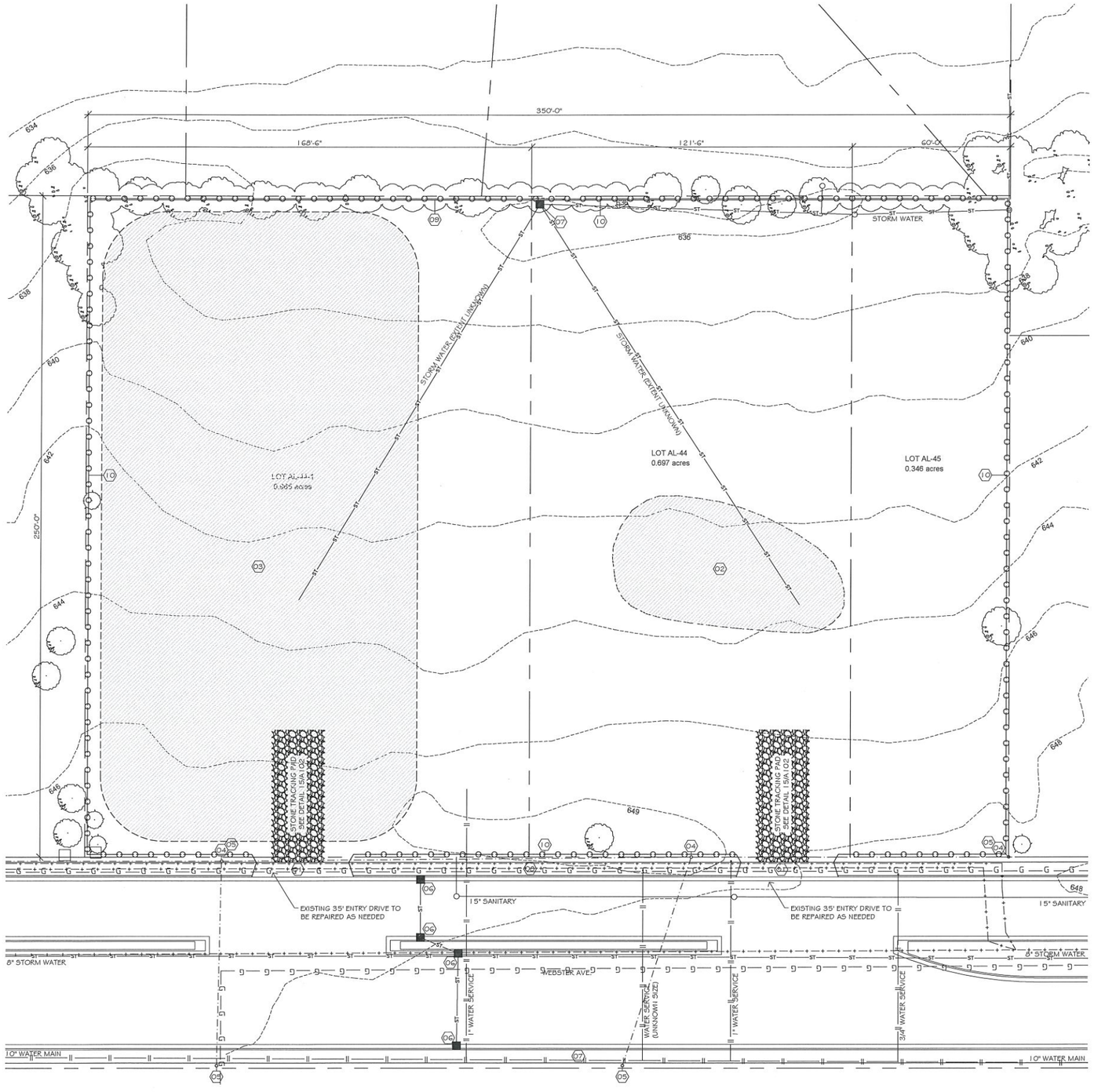
PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION
LAST UPDATE: 08/22/17

SHEET INDEX:

DRAWN	✓	APPRVD
BRA	---	

AUGUST 22, 2017

T-1



KEY NOTES

01 EXISTING 35' ENTRY DRIVE
02 AREA OF CAPPED OIL PLUME
03 HISTORIC TOWN DUMP LOCATION.
04 EXISTING POWER POLE
05 EXISTING LIGHT POLE
06 EXISTING CURB INLET - SEE DETAIL 20/A102 FOR INLET PROTECTION
07 EXISTING CATCH BASIN - SEE DETAIL 20/A102 FOR INLET PROTECTION
08 EXISTING PUBLIC SIDEWALK
09 EXISTING FENCE AT PROPERTY LINE
10 SILT FENCE - SEE DETAIL 10/A102

WATER —W—
STORM —ST—
SANITARY ———
GAS —G—G—
ELECTRIC
PHONE
SILT FENCE

4 EXISTING SITE PLAN w/ EROSION CONTROL

SCALE 1"= 20'-0"

NORTH

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ZAMBALDI BEER BREWERY

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Allouez, WI

Verify all existing site conditions

REVISIONS:

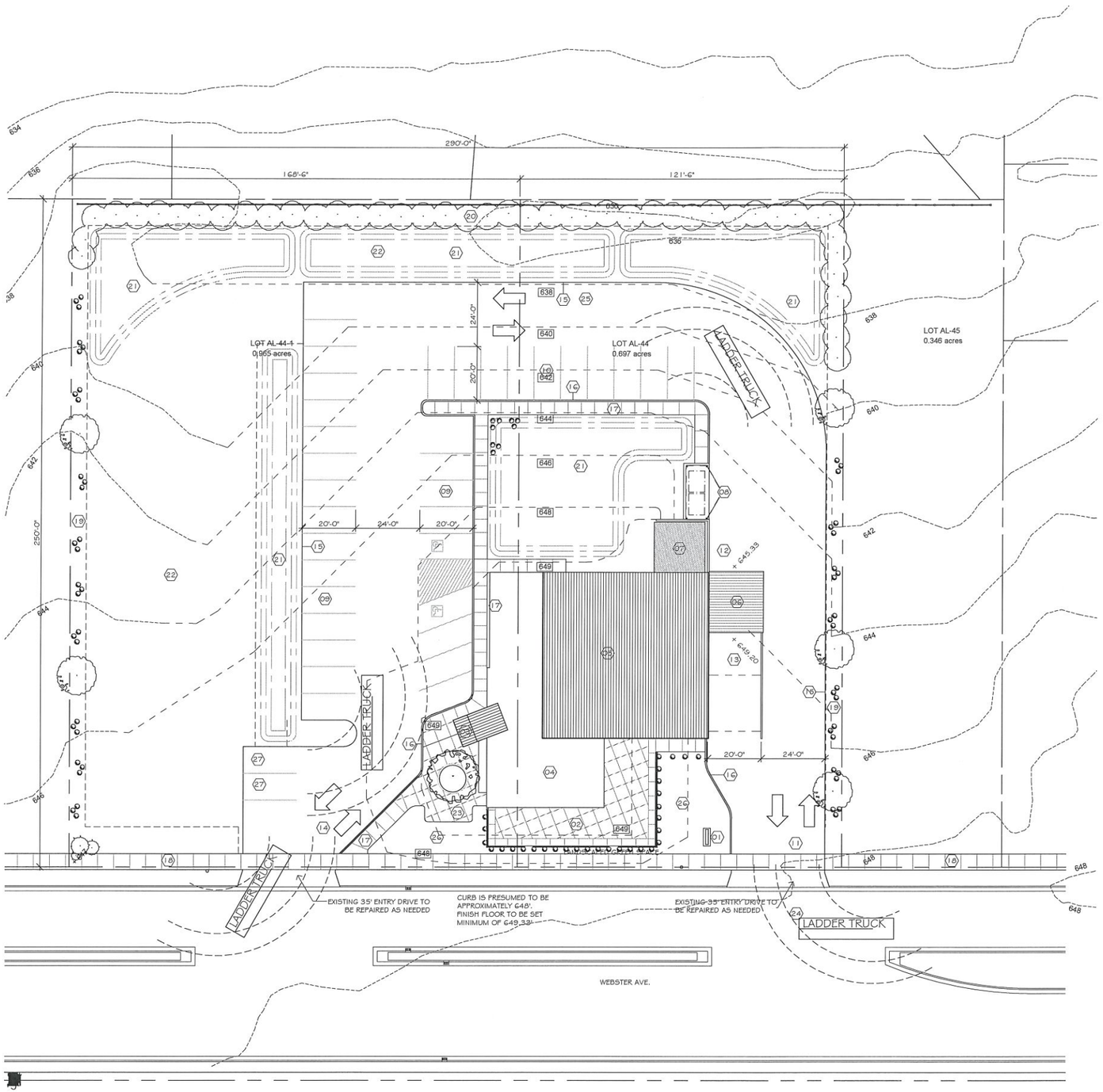
PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION
LAST UPDATE: 08/21/17

SHEET INDEX:

DRAWN	✓	APPRVD
BRA	--	

AUGUST 21, 2017

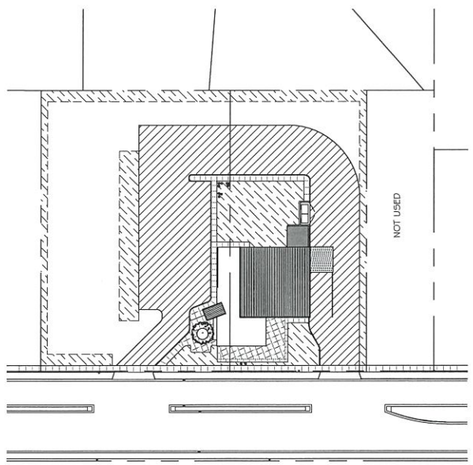
A-100



KEY NOTES

01. MONUMENT SIGN
02. STAMPED CONCRETE PATIO w/ FENCE
03. MAIN ENTRANCE/DROP OFF
04. TAP ROOM & SUPPORT
05. BREWERY
06. LOADING DOCK
07. COOLER
08. DUMPSTERS/ENCLOSURE
09. CUSTOMER PARKING
10. EMPLOYEE PARKING
11. DELIVERY DRIVE/CUSTOMER EXIT
12. TRACTOR/TRAILER DELIVERY
13. TRUCK/VAN DELIVERY
14. CUSTOMER DRIVE
15. LIMIT OF ASPHALT DRIVE/PARKING
16. CURB AND GUTTER
17. SIDEWALK
18. FUTURE RELOCATION OF VILLAGE SIDEWALK
19. LANDSCAPED SIDEYARD SETBACK (6' MIN FROM PROPERTY LINE)
20. LANSCAPED/FENCE REAR YARD SETBACK (10' MIN FROM PROPERTY LINE)
21. POTENTIAL LANDSCAPED STORM WATER MANAGEMENT AREA
22. FUTURE ASPHALT PARKING
23. BICYCLE/SCOTTER PARKING
24. LADDER TRUCK TRAVEL PATTERN
25. TRACTOR TRAILER TRAVEL PATTERN
26. ADDITIONAL LANDSCAPED GREEN SPACE
27. MOTOR CYCLE PARKING

SITE SQ FT:	87,500
BUILDING SQ FT:	6,024
GREEN SPACE SQ FT:	51,746
GREEN SPACE w/ ADDITIONAL PARKING:	14,445
NEW ASPHALT PAVING PARKING:	35 SPACES
FUTURE ASPHALT PAVING PARKING:	82 SPACES



KEY

PARKING:

OPEN SPACE (PATIO/SIDEWALK):

OPEN SPACE (LANDSCAPED):

FUTURE PARKING: (OPEN SPACE LANDSCAPED):

4 PROPOSED SITE PLAN
SCALE 1"= 20'-0"

NORTH

20 OPEN SPACE PLAN
SCALE 1"= 60'-0"

NORTH

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Verify all existing site conditions

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NOT FOR CONSTRUCTION
LAST UPDATE: 08/21/17

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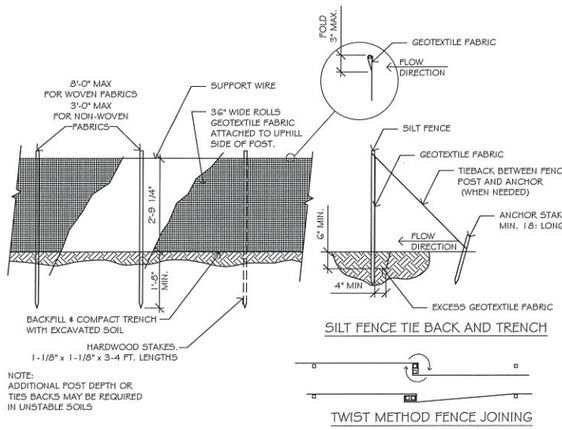
BRA	--	

AUGUST 21, 2017

A-101



SILT FENCE TIE BACK AND TRENCH

TWIST METHOD FENCE JOINING

10 SILT FENCE & TIEBACK DETAIL
SCALE 1/2"= 1'-0"

SILT FENCE NOTES

1. TRENCH SHALL BE A MINIMUM OF 4" WIDE AND 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH. BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
2. WOOD POSTS SHALL BE MINIMUM SIZE OF 1 1/8" x 1 1/8" OF OAK OR HICKORY. WOOD POSTS SHALL BE A MINIMUM OF 3 FT. LONG FOR 24" SILT FENCE AND A MINIMUM OF 4 FT. FOR A 36" SILT FENCE FABRIC. A MINIMUM OF 20 INCHES OF THE POST SHALL EXTEND INTO THE GROUND AFTER INSTALLATION.
3. THE SILT FENCE SHALL HAVE A SUPPORT CORD. THE SILT FENCE FABRIC SHALL BE STAPLED, USING AT LEAST 0.5-INCH STAPLES, TO THE UP-SLOPE SIDE OF THE POSTS IN AT LEAST 3 PLACES. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL, IF POSSIBLE, BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY, EACH END OF THE FABRIC SHALL BE SECURELY FASTENED TO A POST. THE POSTS SHALL THEN BE WRAPPED AROUND EACH OTHER TO PRODUCE A STABLE, SECURE JOINT OR SHALL BE OVERLAPPED THE DISTANCE BETWEEN TWO POSTS. AT TERMINAL ENDS OF THE SILT FENCE, THE FABRIC SHALL BE WRAPPED AROUND THE POST SUCH THAT THE STAPLES ARE NOT VISIBLE.

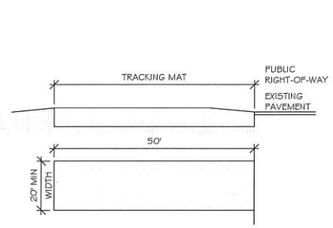
GEOTEXTILE FABRIC SHALL HAVE THE FOLLOWING PROPERTIES (TABLE 2):

A. GRAB STRENGTH - MACHINE DIRECTION:	120 LBS.	(ASTM D-4632)
B. GRAB STRENGTH - GROSS MACHINE DIRECTION:	100 LBS	(ASTM D-4632)
C. EQUIVALENT OPENING SIZE - NO. 30		(ASTM D-4751)
D. MINIMUM PERMEABILITY - 0.05/SECOND		(ASTM D-4491)
E. ULTRA-VIOLET RADIATION STABILITY OF 70%		(ASTM D-4355)

INSTALLATION PROCEDURE AS FOLLOWS:

A. EXCAVATE A U-TRENCH UP-SLOPE FROM THE LINE OF STAKES.
B. INSTALL SILT FENCE IN TRENCH. CARE SHOULD BE TAKEN TO AVOID TEARING FABRIC. TORN FABRIC SHALL BE REMOVED AND A NEW SEGMENT OF SILT FENCE SHALL BE PLACED. STAKES SHALL BE DRIVEN A MINIMUM OF 20" DEEP. SILT FENCE SHALL BE A MINIMUM OF 14" AND A MAXIMUM OF 28" IN HEIGHT, MEASURED FROM THE INSTALLED GROUND ELEVATION. ENDS OF THE FENCE SHALL BE TURNED UP-SLOPE TO PREVENT WATER FROM RUNNING AROUND THE ENDS OF THE FENCE.
C. FIT LOWER 8" OF FILTER FABRIC INTO U-TRENCH. BACKFILL AND COMPACT U-TRENCH.

- SILT FENCE SHALL BE INSPECTED WITHIN 24 HRS. AFTER EACH RAINFALL OR DAILY DURING PERIODS OF PROLONGED RAIN. REPAIR OR REPLACEMENT SHALL BE MADE IMMEDIATELY.
- SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT OR WHEN DEPOSITS REACH ONE HALF THE HEIGHT OF THE BARRIER. (9" MAXIMUM RECOMMENDED STORAGE HEIGHT) REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
- SILT FENCE SHALL BE REMOVED ONLY WHEN THE THREAT OF EROSION HAS PASSED AND PERMANENT VEGETATION HAS BEEN ESTABLISHED.
- ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS.



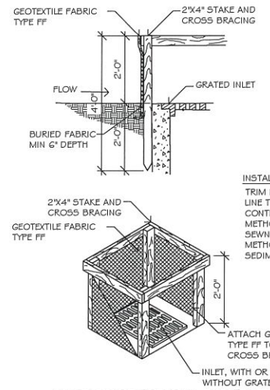
STONE TRACKING PAD NOTES

1. USE 3"-6" OF CLEAR STONE. MINIMUM 50' LENGTH OR AS SHOWN ON PLAN. MINIMUM 20' WIDTH. MINIMUM 12" THICK.
2. FILTER FABRIC SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING STONE. THE FABRIC SHALL HAVE THE FOLLOWING PROPERTIES:

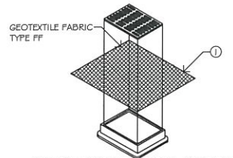
A. GRAB STRENGTH:	220 LBS.	(ASTM D-1682)
B. MULLEN BURST:	430 PSI MIN.	(ASTM D-3786)
C. EQUIVALENT OPENING SIZE:	40-80	(US STD. SIEVE)
D. ELONGATION AT FAILURE:	60%	(ASTM D-1682)
E. PUNCTURE STRENGTH:	125 LBS.	(ASTM D- 751)

3. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND/OR REPAIR OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
4. WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTERING PUBLIC RIGHT-OF-WAYS. WHEN WASHING IS DONE, IT SHALL BE DONE IN AN AREA STABILIZED WITH STONE AND WHICH DRAINS TO AN APPROVED SEDIMENT TRAPPING DEVICE.
5. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO A PUBLIC RIGHT-OF-WAY SHALL BE REMOVED IMMEDIATELY. FLUSHING IN THE RIGHT-OF-WAY IS NOT ALLOWED.
6. ACCESS PERMIT TO PUBLIC ROADS MUST BE OBTAINED PRIOR TO CONSTRUCTION.

15 STONE TRACKING PAD
SCALE 1/2"= 1'-0"



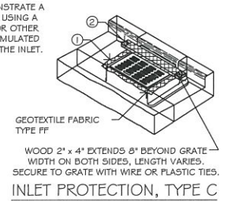
INLET PROTECTION, TYPE A



INLET PROTECTION, TYPE B
(WITHOUT CURB BOX)
(CAN BE INSTALLED IN ANY INLET WITHOUT A CURB BOX)

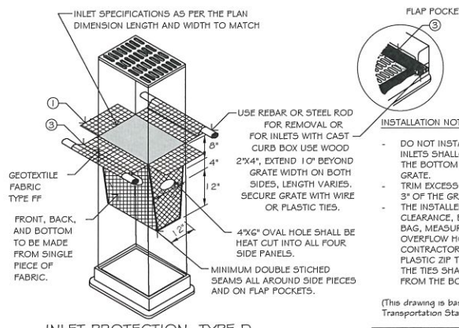
INSTALLATION NOTES; TYPE B & C

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE. THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.



WOOD 2" x 4" EXTENDS 8" BEYOND GRATE WIDTH ON BOTH SIDES, LENGTH VARIES. SECURE TO GRATE WITH WIRE OR PLASTIC TIES.

INLET PROTECTION, TYPE C



INLET PROTECTION, TYPE D
(CAN BE INSTALLED IN ANY INLET TYPE WITH OR WITHOUT A CURB BOX AS PER NOTE 2)

INSTALLATION NOTES; TYPE D

- DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.
- TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.
- THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES OF 3". WHERE NECESSARY, THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

(This drawing is based on the Wisconsin Department of Transportation Standard Detail Drawing 8E 10-2.)

GENERAL NOTES

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENTS EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED O ;THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

KEYNOTES:

1. FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
2. FOR INLET PROTECTION, TYPE C (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.
3. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4.

20 INLET PROTECTION DETAILS
SCALE 1/2"= 1'-0"

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Allouez, WI

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LAST UPDATE: 08/21/17

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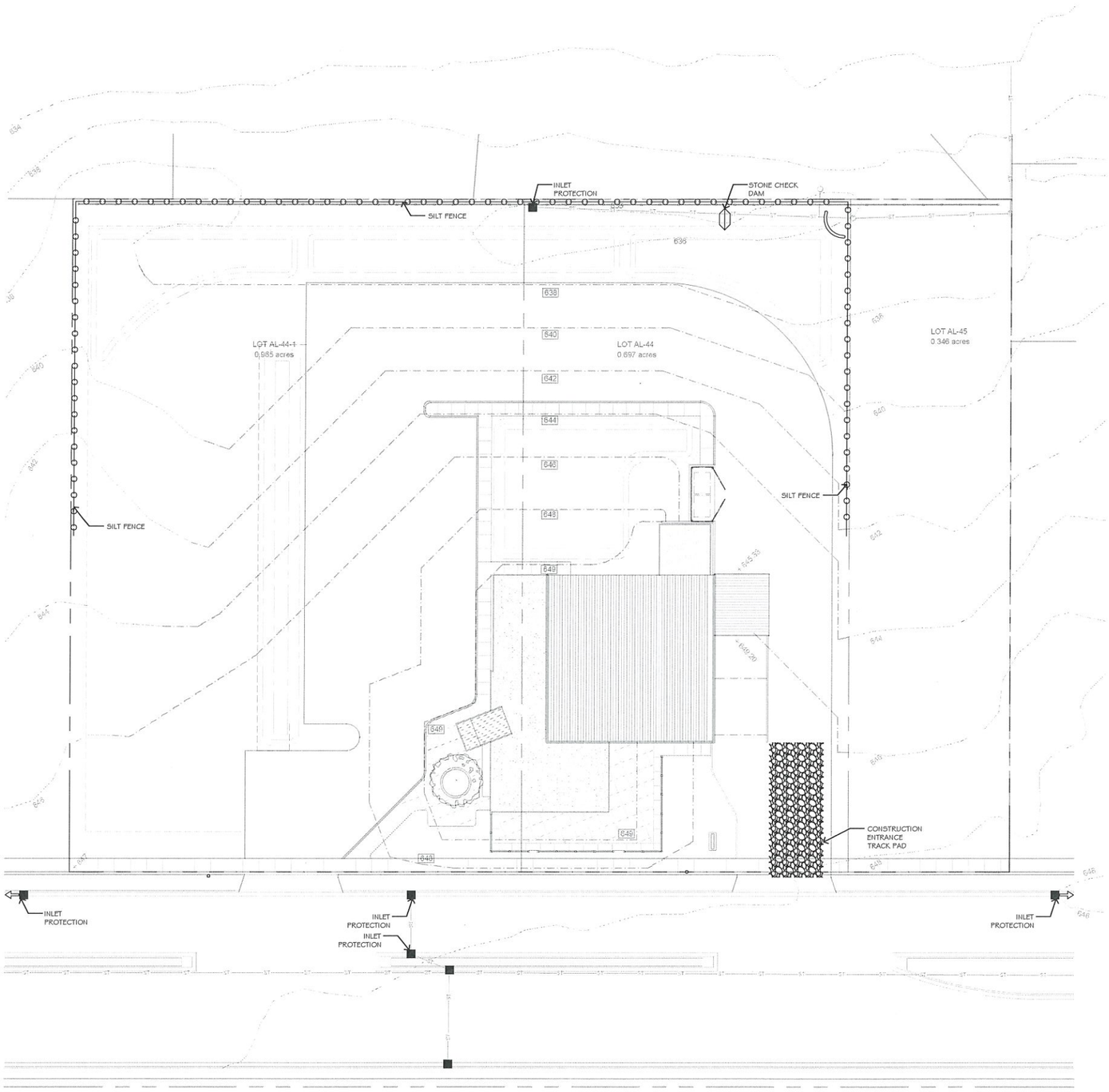
BBA	-	

AUGUST 21, 2017

A-102



4 CONCEPTUAL EROSION CONTROL
SCALE 1"= 20'-0"

NORTH

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ENGINEERING • SURVEYING • ENVIRONMENTAL
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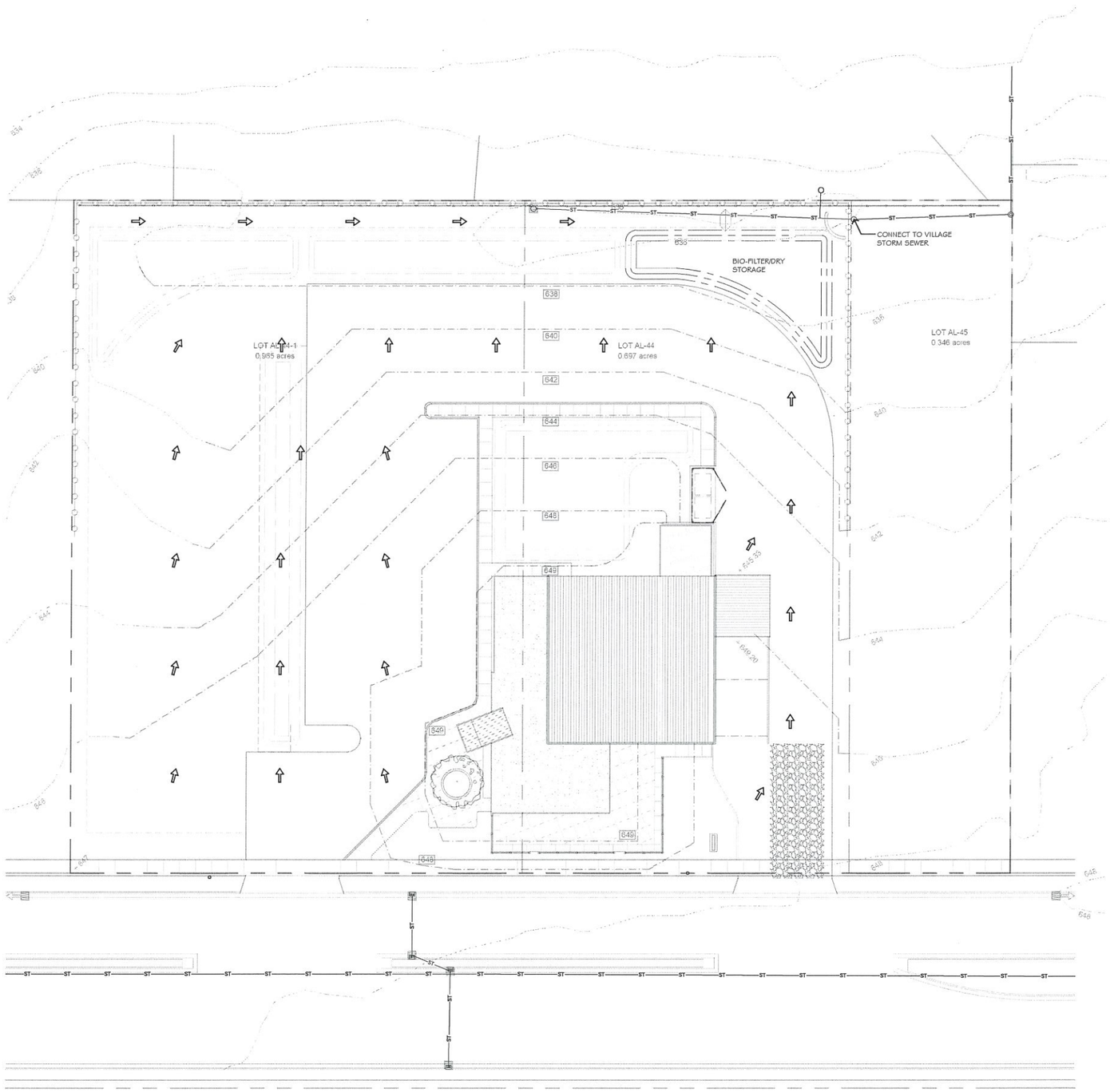
C-1



4 CONCEPTUAL GRADING & STORM WATER
SCALE 1"= 20'-0"

NORTH

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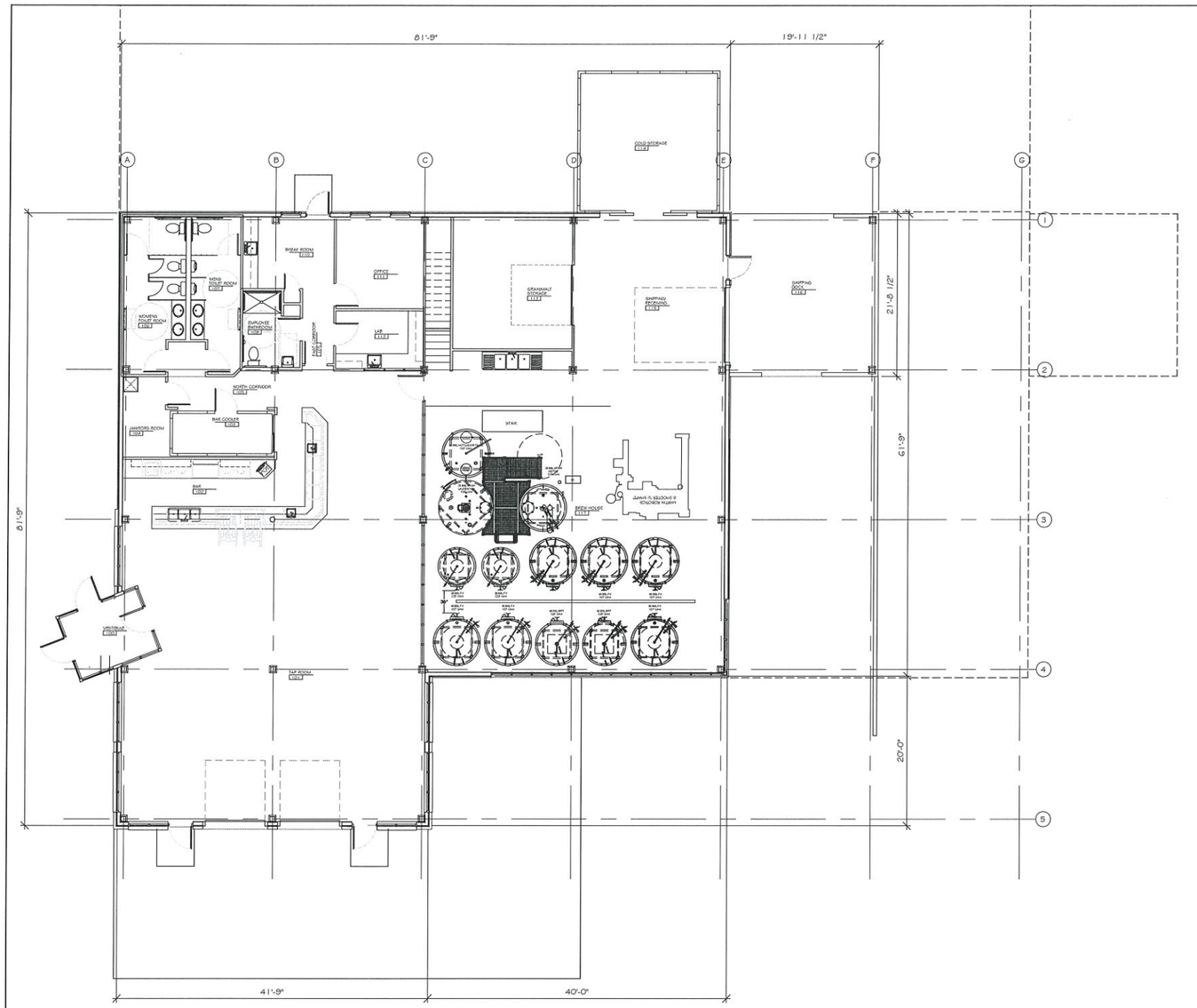
C-2



3 FLOOR PLAN
1/8" = 1' - 0" OVERALL LAYOUT NORTH

ROOM FINISH SCHEDULE

RM #	ROOM NAME	FLOOR		BASE	WALL FINISHES								CEILING FINISHES			REMARKS
		SUBST.	TYP.		N / NE		E / SE		S / SW		W / NW		TYPE	FINISH	HEIGHT	
					SUBST	FINISH	SUBST	FINISH	SUBST	FINISH	SUBST	FINISH				
100	VESTIBULE	C	SUST	...	...	...	...	...	...	...	...	...	...	...	...	...
101	TAP ROOM	C	SUST	...	...	...	...	...	...	...	...	...	...	...	...	...
102	BAR	C	SUST	...	...	...	...	...	...	...	...	...	...	...	...	...
103	BAR COOLER	C	SL	...	...	...	...	...	...	...	...	...	...	...	...	...
104	JANITORS ROOM	C	SL	...	GB	CT	GB	CT	GB	CT	GB	CT	GB	P	...	...
105	NORTH CORRIDOR	C	SL	...	GB	CT	GB	CT	GB	CT	GB	CT	GB	P	...	...
106	WOMENS BATHROOM	C	CT	...	...	...	...	...	...	...	...	...	...	...	...	...
107	MENS BATHROOM	C	CT	...	...	...	...	...	...	...	...	...	...	...	...	...
108	EMPLOYEE BATHROOM	C	CT	...	...	...	...	...	...	...	...	...	...	...	...	...
109	EAST CORRIDOR	C	SL	...	GB	CT	GB	CT	GB	CT	GB	CT	GB	P	...	...
110	BREAK ROOM	C	SL	...	GB	CT	GB	CT	GB	CT	GB	CT	GB	P	...	...
111	OFFICE	C	SL	...	GB	P	GB	P	GB	P	GB	P	GB	P	...	...
112	LAB	C	SL	...	WS	MP	WS	MP	WS	MP	...	...	...	...	...	...
113	GRAIN/MALT STORAGE	C	SL	...	GB	P.	GB	P	GB	P	GB	P	GB	P	...	...
114	COLD STORAGE	C	SL	...	GB	P.	GB	P	GB	P	GB	P	GB	P	...	...
115	SHIPPING/RECEIVING	C	SL	...	WS	MP	WS	MP	WS	MP	WS	MP	...	...	...	1
116	SHIPPING DOCK	C	SL	...	...	...	...	...	...	...	...	...	...	...	...	...
117	BREW HOUSE	C	SL	...	...	...	...	...	...	...	...	...	...	...	...	...
118	...	C	SL	...	WS	MP	WS	MP	WS	MP	WS	MP	...	...	...	1
119	...	C	SL	...	WS	MP	WS	MP	WS	MP	WS	MP	...	...	...	1
120	...	C	SL	...	WS	MP	WS	MP	WS	MP	WS	MP	...	...	...	1
...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...

ABBREVIATIONS FOR ROOM FINISH SCHEDULE

EX EXISTING TO REMAIN
SUBST. SUBSTRATE
. . . NO FINISH INDICATED/NA

SUBSTRATE MATERIALS

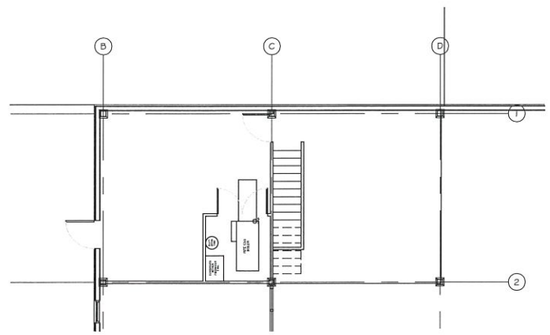
C CONCRETE
CMU CONCRETE MASONRY UNIT
GB GYPSUM BOARD
GL GLASS
WS WOOD SHEATING

FINISH MATERIALS

AT-# ACOUSTIC CEILING TILE
CA-# CARPET
CT-# CERAMIC TILE
MP-# METAL PANEL
P-# PAINT
RTR-# RUBBER TREAD/RISERS
SL-# SEALED CONCRETE
ST-# STAINED CONCRETE
S/V STAIN/VARNISH
V-# VINYL-SHEET FLOORING
VB-# VINYL BASE
VCT-# VINYL COMPOSITION TILE
WD WOOD-SOLID
WV WOOD-VENEER

REMARKS FOR ROOM FINISH SCHEDULE

1. USE McELROY MINI-RIB PANEL
2. .
3. .
4. .
5. .
6. .
7. .



20 FLOOR PLAN
1/8" = 1' - 0" MEZZANINE NORTH

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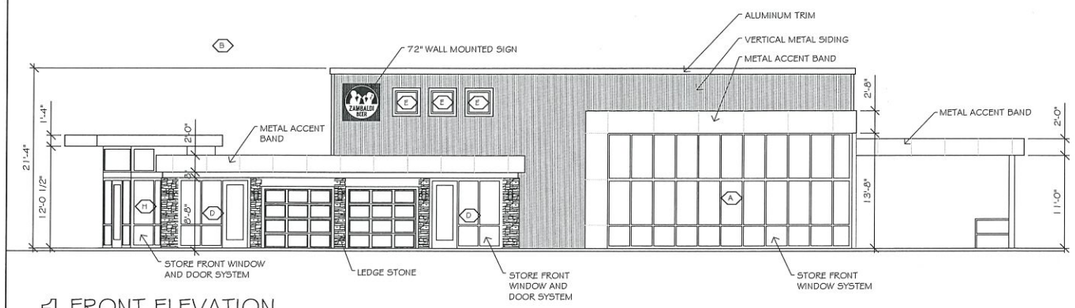
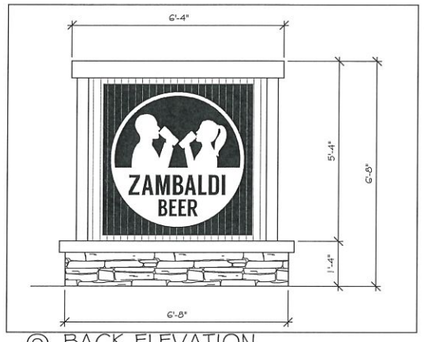
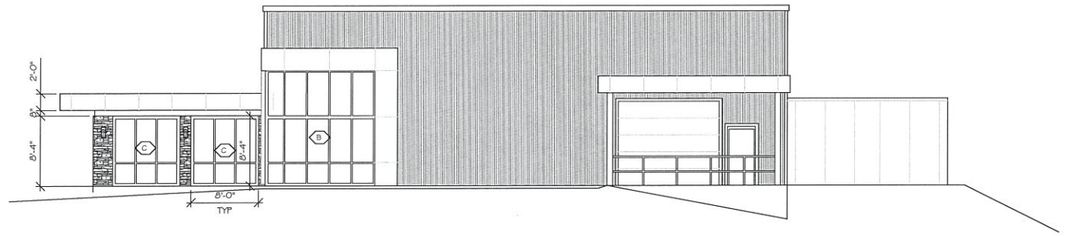


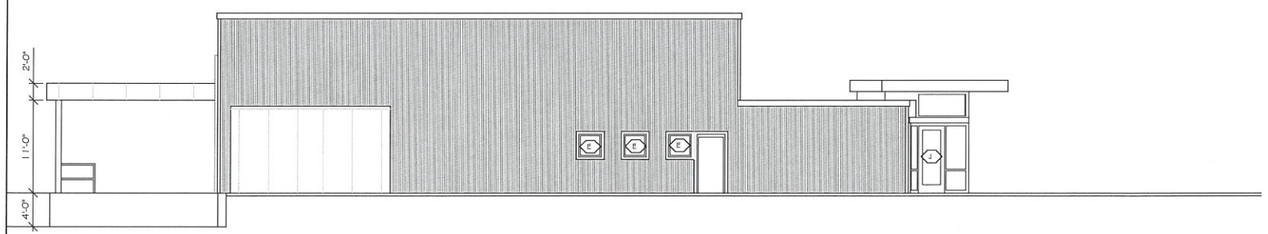
1 FRONT ELEVATION
SCALE 1/8"= 1'-0" FACING WEST



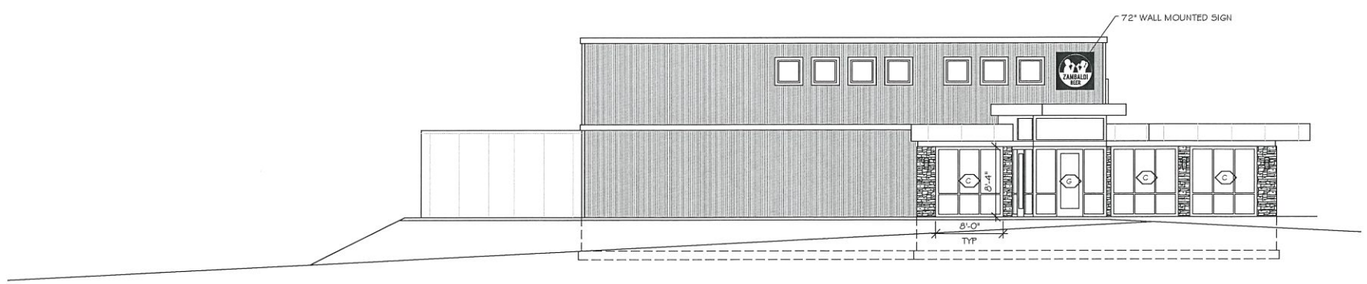
2 BACK ELEVATION
SCALE 1/8"= 1'-0" FACING EAST



14 SIDE ELEVATION
SCALE 1/8"= 1'-0" FACING SOUTH



3 BACK ELEVATION
SCALE 1/8"= 1'-0" FACING EAST



16 SIDE ELEVATION
SCALE 1/8"= 1'-0" FACING NORTH

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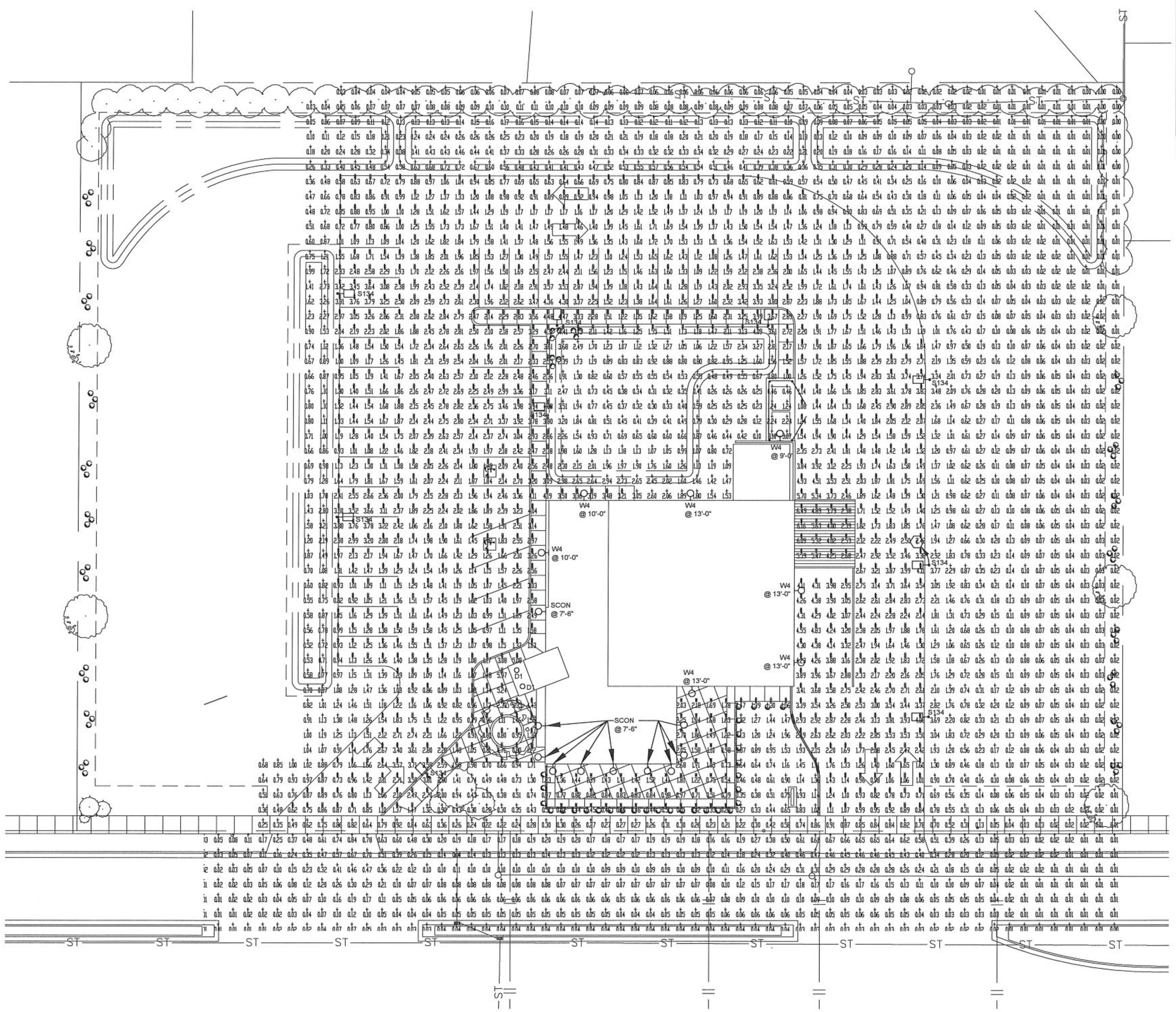
A-300

GENERAL NOTES - ELECTRICAL SITE PLAN

1. ALL CIRCUITS SHALL BE ROUTED THROUGH PHOTO CELL/TIMECLOCK FOR CONTROL.
2. SEE DETAIL 1/ES1 FOR POLE BASE DETAIL.
3. ALL CONDUIT TO BE BURIED A MINIMUM OF 30" BELOW GRADE.
4. ROUTE DETECTIBLE YELLOW UNDERGROUND WARNING TAPE WITH ALL UNDERGROUND CONDUIT RUNS. WARNING TAPE SHALL BE TYPE ID.
5. COORDINATE WITH OTHER TRADES TO AVOID CONFLICTS ON SITE INSTALLATION.
6. COORDINATE WITH PHONE COMPANY, CABLE COMPANY, AND POWER COMPANY FOR THEIR REQUIREMENTS. PROVIDE ALL REQUIRED EQUIPMENT PER THEIR REQUIREMENTS.
7. PRIOR TO FINAL ACCEPTANCE, PROVIDE ACCURATE MARKED UP PLAN SHOWING LOCATIONS OF BURIED CONDUIT.

PLAN NOTES - SHEET ES1

⟨1⟩ ROUTE NOTED CIRCUIT THROUGH LIGHTING CONTROL SYSTEM. ALSO SEE DETAIL X/EX.



ELECTRICAL SITE PLAN

SCALE: 1" = 20'-0"

LIGHT FIXTURE SCHEDULE

LIGHT FIXTURE				FIXTURE LAMPING							
FIXTURE TYPE	FIXTURE DESCRIPTION	MANUFACTURER	CATALOG NUMBER	SYSTEM VOLTAGE	BALLAST	LAMP CATALOG NUMBER OR TYPE	LAMP TYPE	LAMP WATTS	LAMP QTY.	SYSTEM WATTS	NOTES
D1	6" 1000 LUMEN LED RECESSED DOWNLIGHT, 4000K, SPECULAR REFLECTOR, WHITE TRIM	LITHONIA	LDN6-40/10-L06/WR-AR-LS	120/277	-	-	LED	-	-	12	
		METALUX	PD6-10-ED010-PDM6A-840-61VC-S-WF								
		ATLANTIC	LED6-DLM11-40K-U / 6LED10-CL								
SCON	DECORATIVE WALL SCONCE WITH SHADE		TO BE CHOSEN BY THE OWNER								
S4	LED SITE LIGHT, TYPE 4 DISTRIBUTION, SPILL LIGHT ELIMINATOR, 4000K, BRONZE FINISH	LITHONIA	DSX1LED-40C-530-40K-T4M	120/277	-	-	LED		-	75	1
		McGRAW EDISON	TLM-E03LED-E1-SL4-BZ								
		LSI	XLCS FT LED SS UE BRZ IL								
W4	LED WALL PACK LIGHT, TYPE 3 LIGHT DISTRIBUTION	LITHONIA	WSTLED-P2-40K-VW	120/277	-	-	LED	-	-	25	
		McGRAW EDISON	IST-E01-LED-E1-BL3-BZ-7050								
		LSI	SFCM WB LED PL1 UE BRZ								

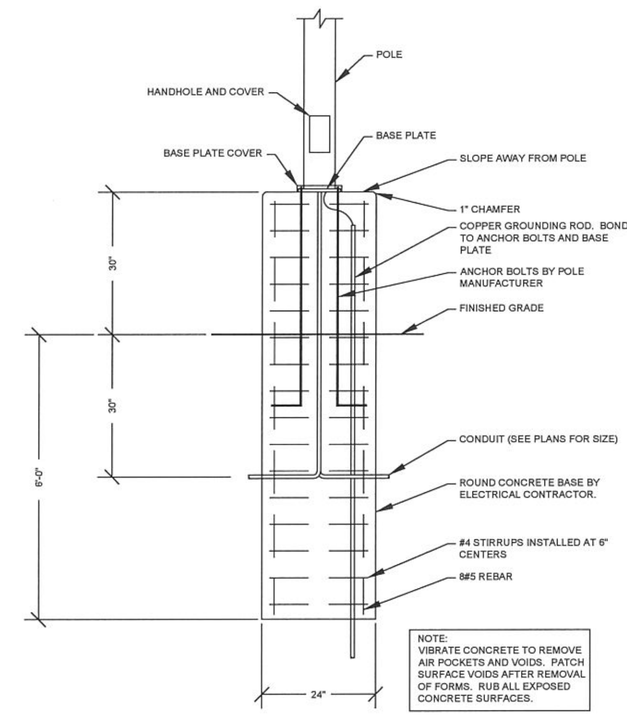
NOTES:

1. PROVIDE 20'-0" POLE FOR EACH NOTED FIXTURE.

GENERAL NOTES:

A. ALL NON IC RATED FIXTURES INSTALLED IN AN IC APPLICATION SHALL HAVE THE SURROUNDING AREA BOXED OUT SUCH THAT INSULATION DOES NOT COME IN CONTACT WITH THE FIXTURE. FURTHERMORE, BOXING OUT OF THE FIXTURES DOES NOT REMOVE OR COMPROMISE THE REQUIREMENT TO MAINTAIN THE BUILDING INSULATION SYSTEM AS CALLED OUT IN OTHER AREAS OF THE CONTRACT DOCUMENTS.

B. WHERE RECESSED FIXTURES PENETRATE THE BUILDING ENVELOPE BETWEEN CONDITIONED AND NON CONDITIONED SPACES, THE PENETRATION SHALL BE PROPERLY SEALED TO ELIMINATE AIR MOVEMENT FROM A CONDITIONED SPACE TO A NON CONDITIONED SPACE.



POLE BASE DETAIL

1/ES1

NO SCALE

DXF file created by LitePro 2.030 on 8/20/2017 5:38:16 PM

CALCULATION SUMMARY

AREA NAME	DIMENSIONS	GRID / TYPE	# PTS	SPAC	GROUP	AVE	MAX	MIN	MAX/MIN	AVE/MIN
site	439.90x360.20Ft	New Grid / H-H	1991	5.00	(+)	0.34	3.77	0.00	1357.1	122.84
			59	5.00	(*)	1.15	2.70	0.28	9.77	4.16
			1102	5.00	(#)	1.99	6.49	0.58	11.20	3.44

ALL SIDEWALKS AND PARKING PAVED AREAS INCLUDED IN THESE NUMBERS

Zambaldi Brewery LUMINAIRE SCHEDULE

TYP	SYMBOL	DESCRIPTION	LAMP	LUMENS	MOUNTING/BALLAST	LLF	QTY
D1	○	EATON - HALO CO PD610ED010- PDM6A835(B1VG HALO COMMERCIAL 6 INCH RECESSE		1148		0.81	2
S134	▯	EATON - McGRAW- [TEST]P152370 [MORE]REPORT IS	(63)	558432		0.81	9
SCON	•	HUBBELL INDUSTR NVx15GG VAPORTITE SERIES - NON-METALLI	(1) 150/A21/IF	1440		0.81	10
W4	▬	EATON - McGRAW- [TEST]P139660 [MORE]REPORT IS	(21)	77868		0.81	8

AREA SUMMARY SCHEDULE

AREA NAME	I/O	DIMENSIONS	LUMS / (ASMS)	WATTS / SQ FT	QTY
site	OUT	439.90x360.20Ft	D1 (2) S134 (9) SCON (10) W4 (8)	0.01	1

MIDWEST DESIGN SOLUTIONS, LLC
2676 Bay Settlement Rd
Green Bay, WI 54311
harland@mwdsolutions.com
(920) 471-0805

ELECTRICAL SHEET INDEX	17-103
ES1	ELECTRICAL - SITE PLAN AND SCHEDULE
ES2	ELECTRICAL - SITE LIGHT FIXTURES

- PRELIMINARY -
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HLM	...	

XXXX XX, 2017

ES1

ES1.dwg

FIXTURE: D1 Halo Commercial

Catalog #		Type
Project		
Comments		Date
Prepared by		

DESCRIPTION

Recessed 6-inch LED lens downlight is available in various distributions, lumen and CRI/CCT options. Suitable for commercial construction and can be used for both new or renovation work. Insulation must be kept 3" from top and sides of housing. Use for general area lighting where high efficiency and visual comfort are required.

PD610
PD615
PD620
PD630

PDM6A

61V

1000, 1500, 2000 & 3000 Lumen Series

LED 6-Inch Aperture Lens Downlight

SPECIFICATION FEATURES

MECHANICAL

Frame
Boat shaped galvanized steel frame with adjustable plaster lip accommodates ceilings up to ½ - 2" thick. May be used for new construction or remodeling installations. Provided with (2) remodel clips to secure frame when installed from below the ceiling.

Mounting Brackets
Bar hanger receivers adjusts 2" vertically from above the ceiling or thru the aperture. Use with No Fuss™ bar hangers or with ½" EMT. Removable to facilitate installation from below the ceiling.

No Fuss™ Bar Hangers
Captive preinstalled bar hanger locks to tee grid with a screwdriver or pliers. Centering mechanism allows consistent positioning of fixtures.

OPTICAL

LED Module
Proximity phosphors over chip on board LEDs provide a uniform source with high efficiency and no pixilation. Available in 80 or 90 CRI minimum, accuracy within 3 SDCM provides color uniformity. See ordering information for available CRI / CCT options. Passive thermal management achieves L70 at 50,000 hours in non IC applications. Integral diffuse lens provides visual shielding. Integral connector allows quick connection to housing flex.

Reflector
One piece parabolic aluminum reflector provides cutoff for a visually comfortable optic. Attaches to LED module with (3) speed clamps minimizing light leaks to lens. Self-flanged standard with an optional white painted flange.

Trim Retention
Reflectors are retained with two torsion springs holding the flange tightly to the finished ceiling surface.

ELECTRICAL

Junction Box
(6) ½" and (2) ¾" trade size pry outs positioned to allow straight conduit runs. Listed for (12) #12 AWG (six in, six out) 90°C conductors and feed thru branch wiring.

Driver
Integral UNV 120 - 277V 50/60 Hz constant current driver provides noise free operation. For 347V input use Halo transformer H347 or H347200. Continuous, flicker-free dimming from 100% to 10% with leading or trailing edge phase cut at 120V or 0 -10V analog control.

Emergency Option
Provides 90 minutes of standby lighting meeting most life safety codes for egress lighting. Available with both integral or remote charge indicator and test switch.

Compliance
- cULus listed for wet location
- IP66 Ingress Protection Rated
- Insulation must be kept 3" from top and sides.
- Airtight per ASTM-E283.
- Optional City of Chicago environmental air (CCEA) marking for plenum applications.
- EMI/RFI emissions per FCC 47CFR Part 18 non-consumer limits.
- Contains no mercury or lead and RoHS compliant.
- Photometric testing in accordance with IES LM-79-08.
- Lumen maintenance projections in accordance with IES LM-80-08 and TM-21-11.
- Can be used to comply with California Title 24 Non-Residential Lighting Controls requirements as a LED Luminaire.
- ENERGY STAR® listed for commercial applications, reference database for current listings.

THD: ≤ 20%	
PF: ≥ 0.90	
T Ambient: -30 - +40°C	
Sound Rating ≤ 22dba	

Lumens	1000 Series	
Input Voltage	120V	277V
Input Current	.103 A	.058 A
Input Power	12.1 W	13.2 W
Efficiency	88 LPW	86 LPW
Inrush Current	0.37 A	0.77 A

Lumens	1500 Series	
Input Voltage	120V	277V
Input Current	.146 A	0.072 A
Input Power	17.1 W	17.9 W
Efficiency	87 LPW	87 LPW
Inrush Current	0.47 A	1.04 A

Lumens	2000 Series	
Input Voltage	120V	277V
Input Current	.175 A	0.086 A
Input Power	20.78 W	21.05 W
Efficiency	89 LPW	89 LPW
Inrush Current	0.54 A	1.21 A

Lumens	3000 Series	
Input Voltage	120V	277V
Input Current	.299 A	.145 A
Input Power	35.72 W	36.4 W
Efficiency	82 LPW	82 LPW
Inrush Current	0.85 A	2.0 A

EATON Powering Business Worldwide

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11/02/2016

FIXTURE: S4 McGraw-Edison

Catalog #		Type
Project		
Comments		Date
Prepared by		

DESCRIPTION

The Talon luminaire is the most versatile, functionally designed, universally adaptable outdoor luminaire available. Incorporating modular LED LightBAR™ technology, the Talon luminaire brings outstanding uniformity and energy-conscious illumination to walkways, parking lots, roadways, building areas and any security lighting application. UL/ cUL listed for wet locations.

SPECIFICATION FEATURES

Construction
One-piece heavy-wall, die-cast aluminum construction with integral reveal channels along top surface of housing. Optimized for reliable operation from 40°C down to -40°C, internal cast-in wall separates optical and electrical chambers allowing components to operate cooler. Stainless steel latches and hinges allow for tool-less opening and removal of door frame.

Optics
Choice of twelve patented, high-efficiency AccuLED Optics™ distributions. Optics are precisely designed to shape the light output, maximizing efficiency and application spacing. AccuLED Optics technology creates consistent distributions with the scalability to meet customized application requirements. Offered Standard in 4000K (+/- 275K) CCT and minimum 70 CRI. Optional 3000K CCT, 5000K CCT and 5700K CCT. For the ultimate level of spill light control, an optional house-side shield accessory can be field or factory installed. The house-side shield is designed to seamlessly integrate with the SL2, SL3 or SL4 optics.

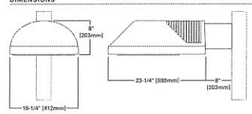
Electrical
LED drivers mount to die-cast aluminum back housing for optimal heat sinking, operation efficacy, and prolonged life. Standard drivers feature electronic universal voltage (120-277V 50/60Hz), 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Greater than 0.9 power factor, less than 20% harmonic distortion. All fixtures are shipped standard with 10kV/10kA common – and differential – mode surge protection. LightBARs feature an IP66 enclosure rating and maintain greater than 95% lumen maintenance at 60,000 hours per IESNA TM-21. Occupancy sensor and dimming options available.

Mounting
Extruded 8" aluminum arm includes internal bolt guides allowing for easy positioning of fixture during installation to pole or wall surface. Standard single carton packaging of housing, square pole arm and round pole adapter for contractor-friendly arrival of product on site. Optional mounting methods include a wall mount plate, an external mast arm that accepts 2-3/8" O.D. horizontal tenons and direct mounting to pole or wall surfaces. Tenon adapters available to slipfit over poles equipped with 2-3/8" or 3-1/2" O.D. tenon. 3G vibration rated.

Finish
Housing and arm finished in a five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult the McGraw-Edison Architectural Colors brochure for the complete selection.

Warranty
Five-year warranty.

DIMENSIONS



TLM
TALON MEDIUM LED

1 - 6 LightBARs
Solid State LED

ARCHITECTURAL AREA LUMINAIRE

CERTIFICATION DATA
UL/cUL Listed
LM79 / LM80 Compliant
IP66 LightBARs
3G Vibration Rated
ISO 9001
DesignLights Consortium™ Qualified*

ENERGY DATA
Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120-277V/50 & 60Hz, 347V/60Hz, 480V/60Hz
-40°C Minimum Temperature
40°C Ambient Temperature Rating

EPA
Effective Projected Area: (Sq. Ft.)
1.89 with 8" Arm

SHIPPING DATA
Approximate Net Weight:
42 lbs. (19.09 kgs.)

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*www.designlights.org

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FIXTURE: W4 McGraw-Edison

Catalog #		Type
Project		
Comments		Date
Prepared by		

DESCRIPTION

The Impact Elite family of wall luminaires is the ideal complement to site design. Incorporating modular LightBAR™ technology, the Impact Elite luminaire provides outstanding uniformity and energy-conscious illumination. Combined with a rugged construction, the Impact Elite luminaire is the ideal facade and security luminaire for zones surrounding schools, office complexes, apartments and recreational facilities. UL/cUL listed for wet locations.

SPECIFICATION FEATURES

Construction
Heavy-wall, die-cast aluminum housing and removable hinged door frame for precise tolerance control and repeatability. Hinged door inset for clean mating with housing surface and secured via two captive fasteners. Optional tamper-resistant Torx™ head fasteners offer vandal resistant access to the electrical chamber.

Optics
Choice of six patented, high-efficiency AccuLED Optics™ distributions. Optics are precisely designed to shape the light output, maximizing efficiency and application spacing. AccuLED Optics technology creates consistent distributions with the scalability to meet customized application requirements. Offered Standard in 4000K (+/- 275K) CCT and minimum 70 CRI. Optional 3000K CCT, 5000K CCT and 5700K CCT.

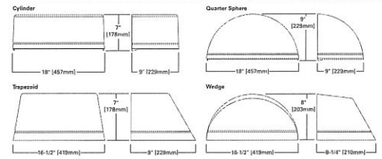
Electrical
LED drivers mount to die-cast aluminum back housing for optimal heat sinking, operation efficacy, and prolonged life. Standard drivers feature electronic universal voltage (120-277V 50/60Hz), 347V 60Hz or 480V 60Hz operation, greater than 0.9 power factor, less than 20% harmonic distortion, and are suitable for operation in -40°C to 40°C ambient environments. All fixtures are shipped standard with 10kV/10kA common – and differential – mode surge protection. LightBARs feature an IP66 enclosure rating and maintain greater than 95% lumen maintenance at 60,000 hours per IESNA TM-21. Emergency egress options for -20°C ambient environments and occupancy sensor available.

Mounting
Gasketed and zinc plated rigid steel mounting attachment fits directly to 4" j-box or wall with the Impact Elite "Hook-N-Lock" mechanism for quick installation. Secured with two captive corrosion resistant black oxide coated allen head set screws concealed but accessible from bottom of fixture.

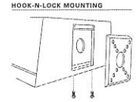
Finish
Cast components finished in a five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult the McGraw-Edison Architectural Colors brochure for the complete selection.

Warranty
Five-year warranty.

DIMENSIONS



HOOK-N-LOCK MOUNTING



ISC/ISS/IST/ISW
IMPACT ELITE LED

1 - 2 LightBARs
Solid State LED

WALL MOUNT LUMINAIRE

CERTIFICATION DATA
UL/cUL Listed
LM79 / LM80 Compliant
IP66 LightBARs
ISO 9001
DesignLights Consortium© Qualified*

ENERGY DATA
Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120-277V/50 & 60Hz, 347V/60Hz, 480V/60Hz
-40°C Minimum Temperature
40°C Ambient Temperature Rating

SHIPPING DATA
Approximate Net Weight:
18 lbs. (8 kgs.)

EATON Powering Business Worldwide

*www.designlights.org

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- PRELIMINARY -
CITY SUBMITTAL 08/21/17

DIMENSION IV
Planning, Architectural Design and Construction Administration
Incorporating the principles of Green Architecture and Sustainable Design
124 S. Broadway
Green Bay, WI 54303
Phone (920) 431-3444
Fax (920) 431-3445
www.dimension-iv.com
A Division of Ideas House, Inc.

ZAMBALDI BEER BREWERY
...
Allouez, WI

1649 S. Webster Ave

Verify all existing site conditions

REVISIONS:

SHEET INDEX:

DRAWN	✓	APPRVD
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XXXX XX, 2017

ES2

ES2.dwg

Final Review of Planned Development District – Staff Comments 2A

Site: 1649 S. Webster Avenue (Parcel AL-44, AL-44-1)
Development: Zambaldi Brewery and Taproom
Developer Representatives: Zambaldi Brewery – Abigail & David Malcolm – Malcolm Management LLC.; Dimension IV – Dan Roarty AIA, LEED AP – Principal and Senior Architect; Mach IV – Bob Mach - Engineer

- Zoning Department review:

Zoning district (proposed)		Commercial District		
Building use (not allowed)		Restaurant/Tavern and Industrial Manufacturing (Taproom and Brewery)		
		Required	Provided	Notes
Height		Lesser of 50' or 4 stories	21' 4"	
Lot	Area	No minimum	87,500SF	
	Frontage	No minimum	290'	
	Green space	No minimum	59% (current)	16.5% (future)
Setback	Front	15'	Standards met	
	Side (inner)	6'	Standards met	
	Side (corner)	N/A	N/A	
	Rear	10'	Standards met	
Parking	Number	Restaurants and taverns (1/100SF + 0.5/employee on shift) Industrial or manufacturing establishments (greater of 1/1000SF or 1/employee)	2 (4 employees) + 30 (3000SF Taproom) + 5 (4770SF Brewery space) = 37 spaces required	35 spaces provided (current) 82 spaces (future) Written perpetual parking easement agreement will be established with the parcel to the south. Parking on unpaved surface should be reserved for special events only. Motor cycle parking cannot be counted towards parking requirements.
	Size	10'x20'	Not provided	Stall widths could go down to 9'x18' if desired for additional parking
	Bicycle	Bicycle parking should be provided		Recommend a bicycle rack which accommodates a U-shaped lock and the ability to secure the bike frame and both wheels. Also maintain the rack out of the pedestrian zone.
Off-Street Loading Requirements		Screened from residential uses Areas should be surfaced with bituminous asphalt or concrete Screened from adjacent uses at minimum 5' from final grade	N/A Standards met Metal railing shown. Landscaping not provided	
Access	Automobile	24' drive lanes with 90 degree parking, 18' for 60 degree, 14' for 45 degree	Standards met	
	Pedestrian	ADA compliant sidewalks	Standards met	Parked vehicles should not overhang so as to make the sidewalk less than 5' wide. ADA ramp should be provided at handicap parking hashed lines
Architecture		Varied rooflines and other architectural designs that break-up the building mass	Standards met	
Exterior finishes		Brick, stone, glass, fiber cement siding, EFIS, stucco, wood siding	Stone, Corrugated metal	Corrugated metal may be allowed if approved by the Plan Commission and Village Board
Lighting		Dark sky compliant, no light directed towards ROW, no more	Standards appear to be	The light spillage of more than 0.5FC is into greenspace to be owned by owner (plan N side) and into public ROW (plan W side). Detail of the

		than 0.5FC at commercial property line or 0.2FC at residential property line, must be shut off at 10p.m. or at time of closing.	met	decorative light should be provided to staff when selected to ensure standards are met.
Sign	Monument	32 SF/side (64 SF total) Setback 15' from a driveway Street address on the base of the sign (minimum 5" numbering) Decorative base at least 2' high of same or similar materials as principal building 2' landscaped area surrounding base	Standards met Standards met Not provided 1'4" Not provided	Signs are approved through staff review, unless a variance is requested. Variance from the sign code is allowed through the PDD process, but more detail should be provided.
	Wall	1 wall sign per business Primary wall signs shall be no larger than 15% of the business street frontage. Total area cannot exceed 0.5 SF/lineal foot of lot frontage. Wall signs cannot extend further than 18" from the wall	2 wall signs proposed. Further detail should be provided.	
	LED Message Center	N/A	N/A	
	Illumination Standards	N/A	N/A	No lighting is being proposed at this time. If lighting is used, the sign should be shut off at 10p.m. or time of closing with lights. Must meet all other sign requirements.
Fences/Screening		6' wide landscaped area on border of residential lot, with 1 tree/35', and berm, fence, wall, or landscape barrier between 6'-8' high and 90% opaque; dumpster must be located at rear and be screened using same finishes as primary structure; mechanical equipment must be screened from street	Not provided	Waiver may be granted by the Village Board for screening from residential lot with neighbor's written permission.

**All other zoning requirements for Commercial District stipulated in Chapter 475 of Village Ordinances should be met to the highest degree possible.

- Fire Department review:
  - A *Knox Box* brand lock box should be located at the main entrance of the building.
  - The building will not contain a sprinkler system, so a *Storz* connection is not needed.

- Parks, Recreation, and Forestry Department review:
  - A landscaping plan should be provided for review by staff.

- Public Works Department review:
  - Conditional approval. Letter to follow from Public Works.

- Additional comments:
  - Location of where construction vehicles will be staged should be discussed.

Date Reviewed: **23 August 2017**

Comments Submitted By: **Trevor Fuller, Village of Allouez Planning & Zoning Administrator**