



AGENDA OF THE ZONING & PLANNING BOARD OF APPEALS

MONDAY, DECEMBER 19, 2022, 4:30 PM

**In person at City Hall, Room 604 - The Harry Maier Room.
Virtual attendance is also available via Zoom.**

A. Zoom Meeting Information.

- I. This item contains Zoom information, instructions, and a link to the Virtual Comment Form.

B. Roll Call.

- I. Members: Tommy Everman - Chair, Noel Halvorsen - Vice Chair, Barb Dorff, Steven Schuchart, Joshua Koch
Alternate: Corey Bogenschutz

C. Approval of the Agenda.

- I. Approval of the Agenda for the December 19, 2022, meeting of the Zoning & Planning Board of Appeals.

D. Approval of Minutes.

- I. Approval of the minutes from the November 21, 2022, meeting of the Zoning & Planning Board of Appeals.

E. Regular Business.

- I. (Appeal 22-39) Richard Dolezal of Destree Architects, applicant, requests relief from minimum FAR standards to build a building with the overall floor area under 10 percent of the square footage of the parcel. The applicant requests to deviate from the following requirements in Chapter 44, Green Bay Zoning Code: Section 44-720, Table 44-9 Floor Area Ratio minimum standards (Ald. C. Stevens, District 5).

F. Informational.

- I. Next meeting date: January 16, 2023.

G. Adjournment.

- 1) THIS MEETING IS RECORDED: THE VIDEO OF THIS MEETING AND MINUTES ARE AVAILABLE ONLINE AT www.greenbaywi.gov
- 2) ACCESSIBILITY: Any person wishing to attend who requires special accommodation because of a disability, should contact the City Safety Manager at 920-448-3125 at least 48 hours before the scheduled meeting time so that arrangements can be made.
- 3) QUORUM: Please take notice that a majority or quorum of the Common Council will attend this Zoning & Planning Board of Appeals meeting and will constitute a meeting of the Common Council for purposes of discussion and information gathering relative to this agenda.
- 4) REPRESENTATION: The party requesting the communication, or their representative, should be present at this meeting.

Virtual Meeting Instructions



Zoning & Planning Board of Appeals

Zoom Meeting Information

Join Zoom Meeting

<https://us02web.zoom.us/j/85419145658?pwd=VWxYY1FIRXBMcXU3dzU0VU0xQ1NKdz09>

Meeting ID: 854 1914 5658

Passcode: 735080

One tap mobile

+13126266799,,85419145658# US (Chicago)

+16468769923,,85419145658# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 646 876 9923 US (New York)

+1 301 715 8592 US (Washington DC)

+1 408 638 0968 US (San Jose)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 854 1914 5658

Passcode: 735080

Find your local number: <https://us02web.zoom.us/j/kcPZFUwg9G>

Public Comments

If you wish to speak at this public meeting or leave a comment, please fill out the online [Comment Form](#) prior to the meeting.

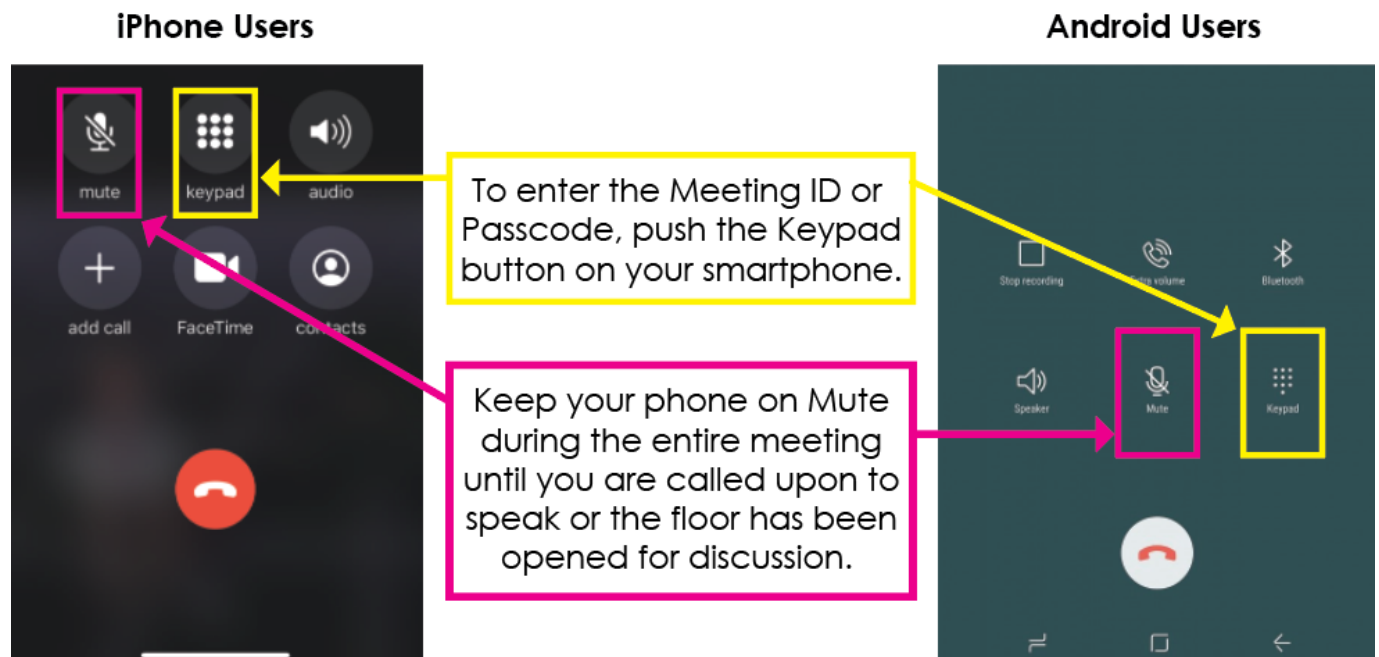
Additional Information

1. Wisconsin Open Meetings Law still applies
 - a. Persons interested in speaking to an item must state their name and address for the minutes.
 - b. Committee/Commission/Board members will still follow *Roberts Rules of Order Newly Revised 12th edition*.
2. Please log into the Zoom meeting at least 10 minutes before the meeting begins to ensure a proper connection and that your technology is working.
 - a. If you are a Board Member, please log into [CivicClerk](#) with a computer, laptop, or tablet device.
3. Once you are in the meeting please mute yourself.
 - a. You may unmute yourself when you are called upon to speak.
4. Waiting room
 - a. When you call in or connect via web or Zoom app, you will be placed in a "waiting room."
 - b. The meeting host will then admit you to the meeting, and mute you upon entrance (you will still be able to hear and or otherwise observe the meeting).
5. Registering
 - a. The host may ask you to register for the meeting. A registration link will be sent to you along with the invite. You'll receive another email confirming that you're registered for the meeting.
 - b. If you're using a phone, your registration will be tied to an email.
6. Raising your hand
 - a. Committee/Commission/Board members—you can either use CivicClerk and request to speak or you can also utilize the "raise your hand" tool in the Zoom platform (you'd need to use a computer or tablet) to let the host know you would like to speak. You can also un-mute yourself and start speaking.
 - b. Persons with items on the agenda or other interested parties —you can also utilize the "raise your hand" tool on the Zoom platform via computer or mobile device. You will be allowed to speak once the committee, commission, or board has moved to "open the floor for interested parties to speak." Once discussion on your agenda item has concluded, the host will mute you, unless the committee opens the floor again.
7. What devices should I use?
 - a. Smart phone (please see more detailed instructions on page 3)
 - b. Land line
 - c. Tablet—in advance of the meeting, please download the Zoom Meeting app by using either the Apple Store or the Play Store. You will be asked to input your name, to identify you for the meeting.
 - d. Computer—you can access the meeting through a web browser by clicking on the meeting link, or through the Zoom Meeting app. If using the app, please download it in advance of the meeting. You will be asked to input your name, to identify yourself for the meeting.
 - e. For tablet and computer users—if you download the app you may be asked to verify your email.

8. Zoom etiquette
 - a. Muting yourself when you're not speaking will prevent your background noise from interfering with others' ability to listen to and participate in the meeting.
 - b. If you're using a telephone, please identify yourself with your phone number and state your name and address before you speak. Zoom meeting hosts can see only your telephone number and will ask you to identify yourself.
9. Closed session
 - a. Persons in the Zoom meeting will be put into a waiting room while the committee/commission/board meets in Closed Session. Participants will be admitted back into the Zoom meeting once the committee reconvenes in Open Session.
 - b. Persons watching a Common Council meeting live on YouTube will see a gray screen with the City logo during closed session.
10. Persons interested in attending anonymously or listening to the meeting may call in by dialing *67 followed by the phone number in the Zoom Meeting Information box.

Calling into the Zoom meeting using a smartphone

1. Dial the phone number listed at the beginning of this document.
2. When prompted, enter the Meeting ID number followed by #
3. Once you are in the meeting, notify the meeting host that you are in and state your name.
4. If you do not wish to speak, please make sure your phone is on **Mute**
 - a. If you're using a smartphone, look at your screen and click the Mute button





Report to the
Zoning & Planning Board of Appeals
of the City of Green Bay

MEETING DATE

December 19, 2022

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # E.1

(Appeal 22-39) Richard Dolezal of Destree Architects, applicant, requests relief from minimum FAR standards to build a building with the overall floor area under 10 percent of the square footage of the parcel. The applicant requests to deviate from the following requirements in Chapter 44, Green Bay Zoning Code: Section 44-720, Table 44-9 Floor Area Ratio minimum standards (Ald. C. Stevens, District 5).

BACKGROUND

Richard Dolezal of Destree Architects, applicant, is working with the local Pizza Hut franchise owner to relocate the current restaurant on University Avenue. The new location is at 2128 University Avenue (Parcel 21-2221-1), and is about three blocks from an existing Pizza Hut location. Applicant proposes creating a single-story building with 1,286 sq. ft. of floor space. The overall parcel is 23,124 sq. ft. This creates a floor area ratio of 5.6 percent. The minimum floor area ratio within the C2 zoning district is 10 percent. The applicant seeks relief to create a building footprint which does not meet minimum standards for floor area ratio within the C2 District.

RECOMMENDATION**FISCAL IMPACT****ATTACHMENTS**

1. 2128 UNIVERSITY AVE APPLICATION
2. 2128 UNIVERSITY AVE PLAN SET

ZONING & PLANNING BOARD OF APPEALS VARIANCE APPLICATION

APPLICATION DEADLINE: FIRST TUESDAY OF THE MONTH AT 12 NOON.

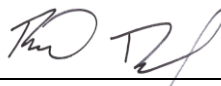
[illegible]

List ordinance(s) (number and description) the variance will be impacting (staff will assist with this).
ALTERNATIVES:
Describe alternatives to your proposal, to include other locations, designs, construction techniques, etc.
Make the lot smaller.
Alternatives that you considered that comply with existing regulations:
Add a mixed use/multi tenant building with the required sq. ft.
Reasons for not pursuing the alternative(s) listed above:
Making the lot smaller/splitting would not work. as the west side of the lot would become unbuildable due to the large easements
running north and south through the entire lot. Changing the building to a mixed use/multi tenant building also would not work. As the
prototypes created by Pizza Hut National focus on stand alone building that provide Drive-thru's with dedicated traffic flow through their
sites and brand identity.
THREE STEP TEST - To qualify for a variance, the applicant must demonstrate that their property meets the following three (3) requirements:
Does unique physical characteristics of your property prevent the compliance with the ordinance? Explain
The site has several factors that make complying with the ordinance difficult with a delivery/drive through/pick-up restaurant. The site is
not overall deep and on the west side of the lot there are serval easements that take up that entire side of the lot (Hi pressure gas line
& transmission line easement). On the east side of the lot, the proximity to the intersection does not lend well to a delivery/drive
through/pick-up restaurant. Pizza Hut was concerned about the amount of traffic it would be sending out on to University Ave and can
to agreement with St Vincent de Paul about a shared driveway easement for both properties.

Would granting the variance be contrary to the public interest? Explain.
Granting the variance would allow an established Green Bay business to modernize their building and stay complete for years to come. The owner has tried to be very thoughtful to the local area. Working with other local business to get a shared driveway access with St Vincent de Paul and to make sure not to create additional traffic issue on University Ave.
Why would not getting the variance unreasonably prevent you from using the property for a permitted purpose (leaving the property owner without any use that is permitted for the property) or would render conformity with such restrictions unnecessarily burdensome?
Not being allowed to be under the required 10% site to building sq. ft. ratio. would require the Pizza Hut franchise owner to build a larger building then what is needing for their business or relocate to a new site outside of their current established delivery area.

I HEREBY CERTIFY THAT I HAVE READ AND FULLY UNDERSTAND THE VARIANCE PROCEDURE AND FAILURE TO COMPLY WITH CITY REQUIREMENTS WILL RESULT IN THIS APPLICATION BEING WITHHELD FROM CONSIDERATION BY THE ZONING BOARD OF APPEALS.

Signature of the Property Owner

 Digitally signed by
Richard Dolezal
Date: 2022.12.06

Signature of Applicant (working as "Agent" for owner)

Print Name:

Richard Dolezal

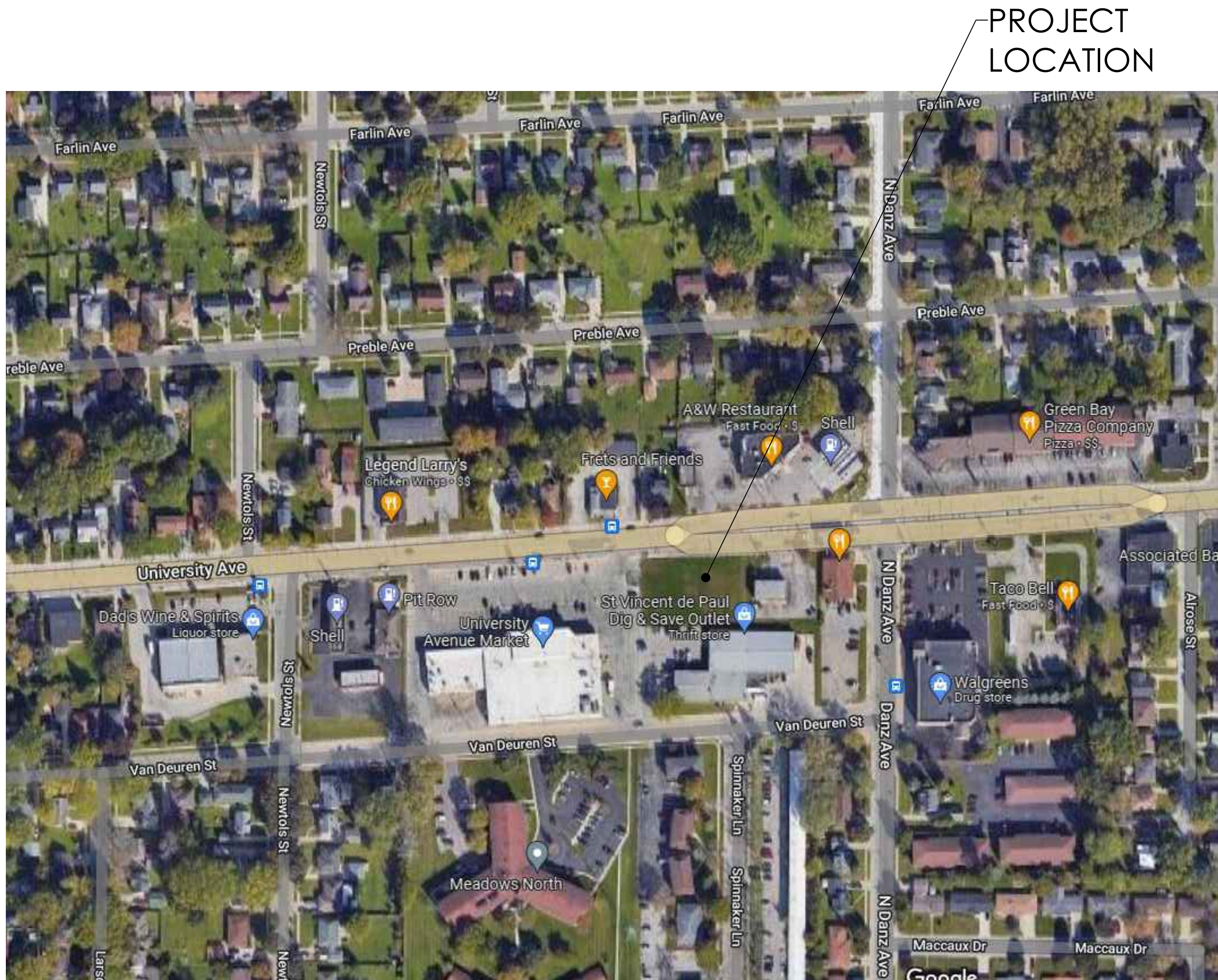
Print Name:

Date

12.06.2022

Date

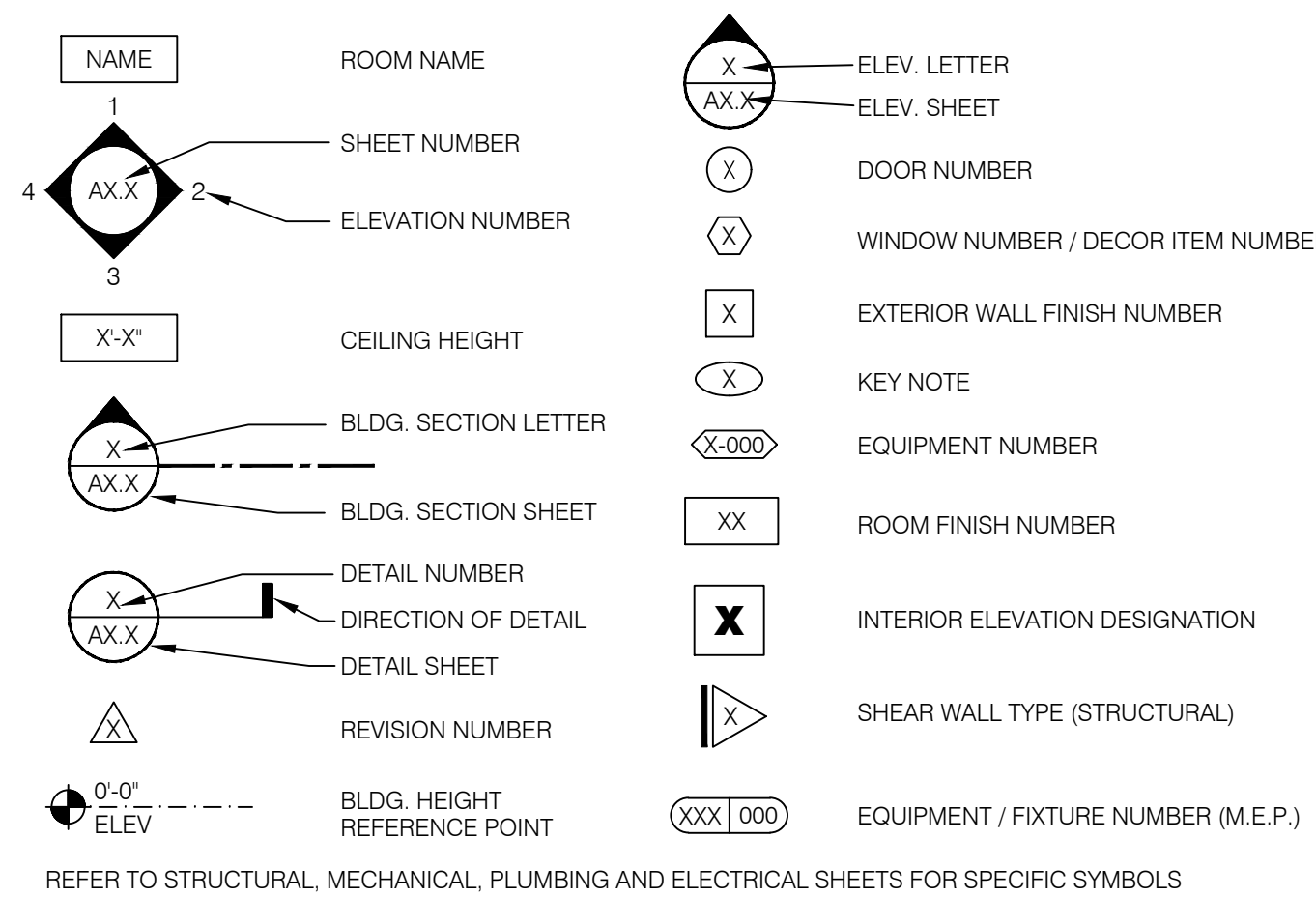
OFFICE USE ONLY:	Parcel# 110645	Residential \$75_____ Commercial \$150 <u>XX</u>
District: 5 Zoning: C2	Meeting Date: 12/19/2022	Receipt #:
Submittal Date: 12/06/2022	Staff Signature:	



VICINITY MAP

- A. ALL WORK SHALL CONFORM TO THE LEGAL JURISDICTION & BUILDING CODES LISTED WITHIN THE PROJECT SUMMARY ON THIS SHEET.
- B. IT IS INTENDED THAT A COMPLETE OCCUPIABLE BUILDING PROJECT IS PROVIDED.
- C. THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION (A.I.A. LATEST EDITION) ARE A PART OF THESE CONTRACT DOCUMENTS. A COPY IS ON FILE AT THE ARCHITECT'S OFFICE.
- D. DO NOT SCALE THESE DRAWINGS. VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD. ANY DISCREPANCIES IN THESE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO STARTING WORK.
- E. ALL PROPOSED SUBSTITUTIONS SHALL BE APPROVED BY THE OWNER, IN WRITING, PRIOR TO INSTALLATION.
- F. G.C. IS RESPONSIBLE FOR SUBMITTAL, PAYING FEES AND OBTAINING ALL PERMITS ASSOCIATED WITH THE PROJECT EXCEPT GENERAL BUILDING PERMIT. THIS INCLUDES, BUT IS NOT LIMITED TO ELECTRICAL, MECHANICAL, PLUMBING, FIRE SPRINKLER, HOOD ANSUL, OR OTHER RELATED FIRE PERMITS, ENCROACHMENT PERMIT, ETC. OWNER WILL PAY FOR "CONNECTION FEES" ASSOCIATED WITH UTILITY PERMITS. G.C. REQUIRED TO PAY FOR TEMPORARY FACILITIES FEES AS REQUIRED TO COMPLETE THE WORK IN A TIMELY MANNER.
- G. G.C. SHALL PROVIDE EACH SUBCONTRACTOR WITH A COMPLETE AGENCY-PERMITTED DRAWING SET AT TIME OF CONSTRUCTION.
- H. IT IS THE G.C.'S RESPONSIBILITY TO CONFIRM THE AVAILABLE "RESIDUAL" WATER PRESSURE, PRIOR TO THE START OF ANY WORK, AND NOTIFY THE OWNER IF THE AVAILABLE PRESSURE IS NOT ADEQUATE TO SERVICE THE ANSUL SYSTEM OR OTHER PRESSURE SENSITIVE EQUIPMENT.
- I. G.C. SHALL CONFIRM MINIMUM RESIDUAL PRESSURE AVAILABLE AT HOOD ANSUL SYSTEM IS 33 PSI.
- J. ALL ABBREVIATIONS INCLUDED FOLLOW INDUSTRY STANDARDS. CONTACT ARCHITECT IF ANY ABBREVIATIONS ARE NOT CLEAR.
- K. GRAPHIC AND WRITTEN INFORMATION ON DRAWINGS SHALL BE COORDINATED WITH ALL TRADES PRIOR TO INSTALLATION.
- L. ALL CONTRACTORS SHALL VISIT THE SITE TO BECOME FAMILIAR WITH CONDITIONS AFFECTING THE SCOPE OF WORK. NO CONTRACT ADJUSTMENTS WILL BE PERMITTED DUE TO THE LACK OF KNOWLEDGE OF SITE CONDITIONS.
- M. COORDINATE KNOX BOX LOCATION WITH OWNER IF A KNOX BOX IS REQUIRED BY LOCAL MUNICIPALITY.
- N. REFER TO STRUCTURAL DRAWINGS FOR CONCRETE FLOOR SLOPES AROUND FLOOR DRAINS.

PROJECT GENERAL NOTES



GENERAL DRAWING SYMBOLS

LEGAL JURISDICTION: GREEN BAY, WISCONSIN	
BUILDING CODE: IBC 2015, ANSI 2009	
BUILDING AREA: 1,286 SF (1,014 BUILDING, 272 WALK-IN COOLER, FREEZER & STORAGE)	
SEATING: 6 WAITING SEATS	
OCCUPANCY: B	
TYPE CONSTRUCTION: V-B	
BUILDING INFORMATION:	
R VALUES:	
ROOF RIGID INSULATION	R-30
BATT INSULATION	R-21
FOUNDATION VERTICAL RIGID INSULATION	R=5
WINDOWS:	
U-FACTOR	= .29
SHGC	= .39

PROJECT SUMMARY

[illegible]

PROJECT DIRECTORY

TITLE/SITE		1	2	3	4	5	6	7	8
T1.0	TITLE SHEET								
AS100	ARCHITECTURAL SITE PLAN								
AS101	ARCHITECTURAL SITE DETAILS								
AS102	LANDSCAPE PLAN								
STRUCTURAL									
ARCHITECTURAL									
A1.0	FLOOR & FINISH PLAN/SCHEDULE								
A4.0	EXTERIOR ELEVATIONS								

SHEET INDEX

ARCHITECTURAL SERVICES PROVIDED BY:



DESTREE
architecture & design

222 WEST WASHINGTON AVE. SUITE 310
MADISON, WI 53703
PH: 608.268.1499
www.Destreearchitects.com

MEP DESIGN SERVICES PROVIDED BY:



ENGINEERING, INC.
5525 NOBEL DRIVE
SUITE 110
MADISON, WI 53711
ph: 608.277.1728 fax: 608.271.7046

ENGINEERING SERVICES PROVIDED BY:

3530 TIMBER LAKE
CROSS PLAINS, WI 53528[illegible]

CONTRACT DATE:	XX.XX.XX
BUILDING TYPE:	FS DELCO
PLAN VERSION:	CUSTOM
SITE NUMBER:	315988
STORE NUMBER:	

PIZZA HUT

2128 UNIVERSITY AVE
GREEN BAY, WI



FS DELCO

TITLE SHEET

T1.0

PLOT DATE: 12/6/23

SITE INFORMATION:

SITE AREA: 23,194 SF
DEVELOPED AREA: 19,655 SF
(CONSTRUCTION LIMIT AREA)

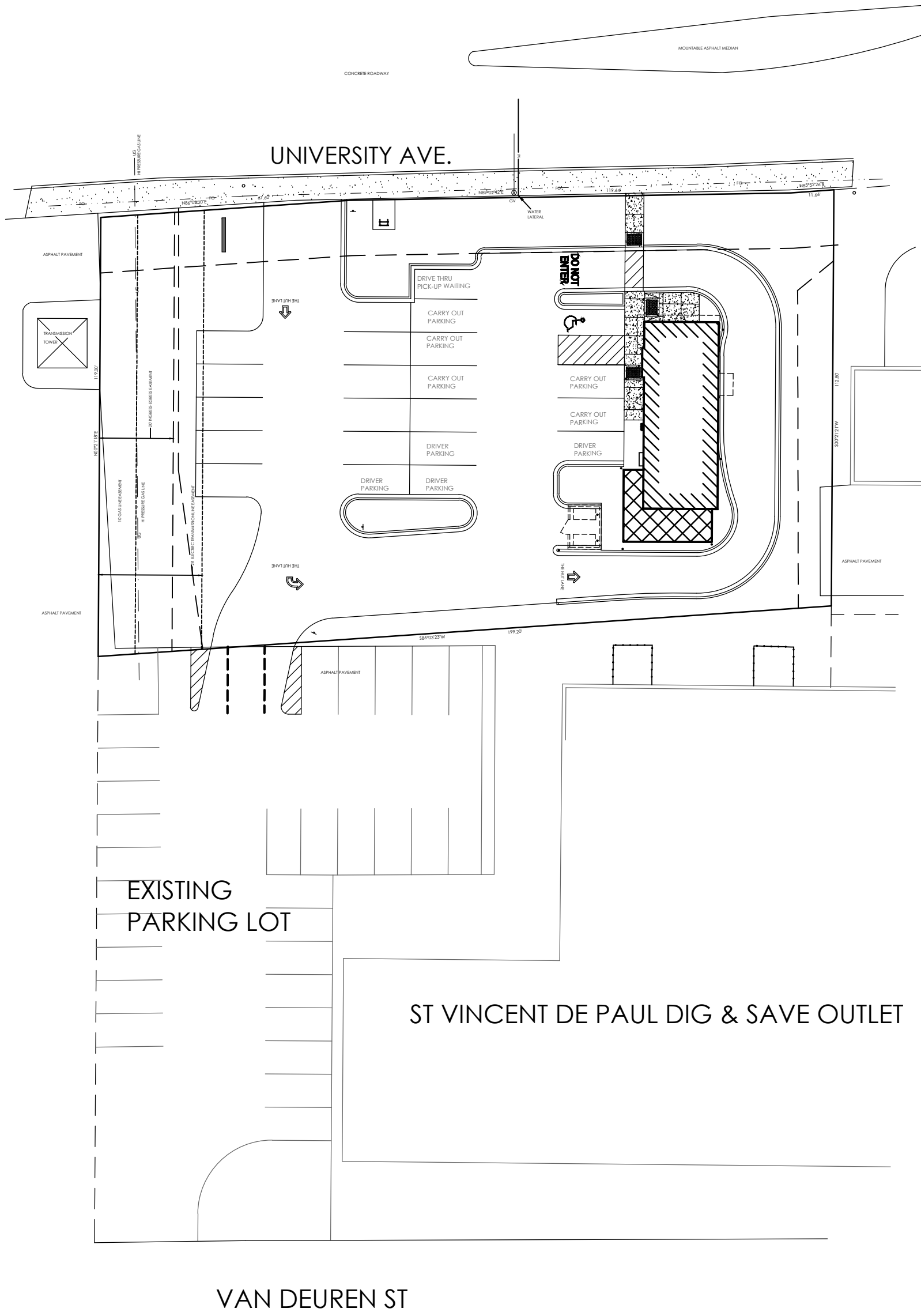
PROPOSED GREENSPACE: 9,185 SF (40%)

PROPOSED IMPERVIOUS: 14,009 SF (60%)

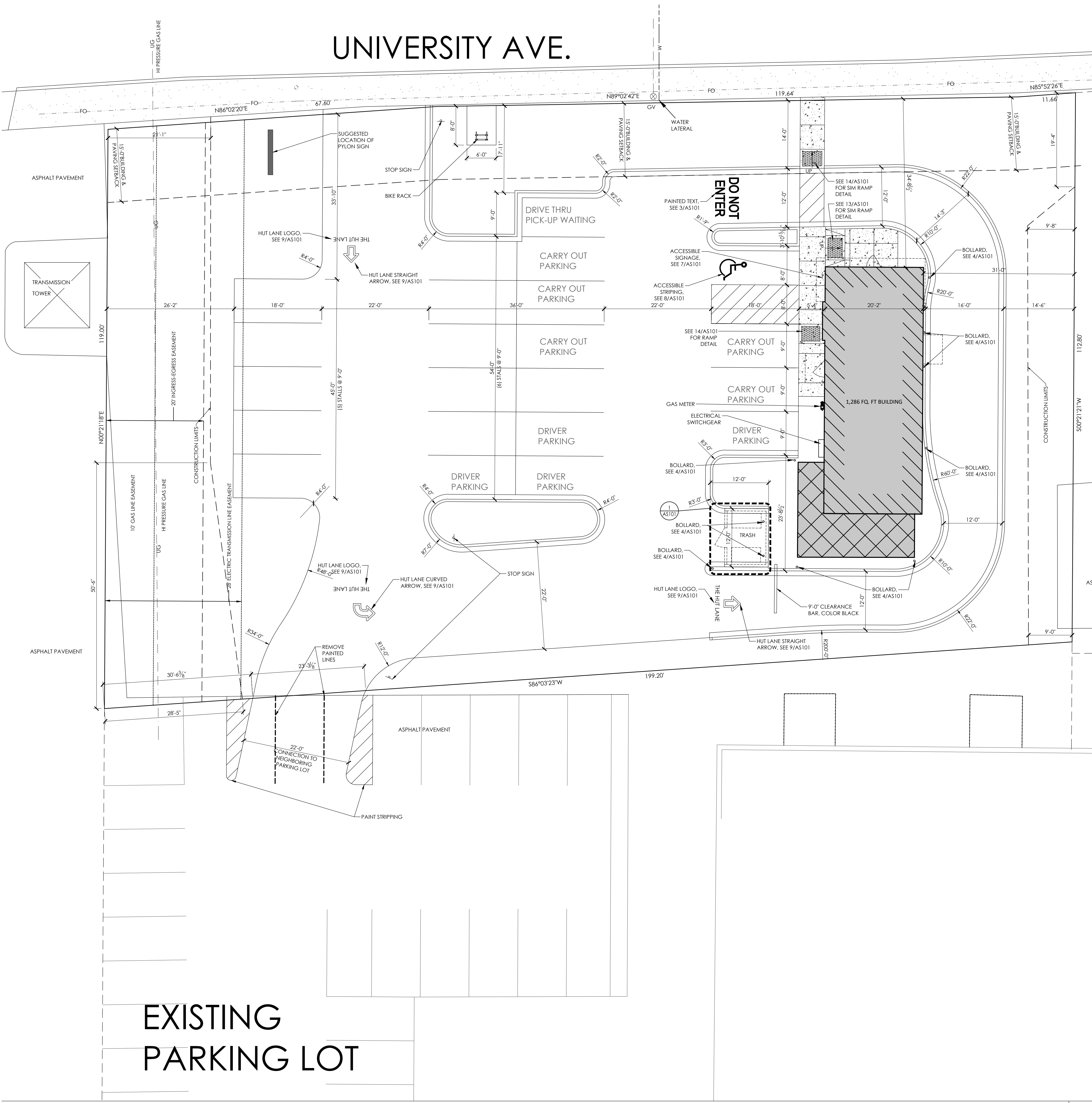
PARKING STALLS PROVIDED:

- 22 TOTAL
 - 1 ADA STALL
 - 21 GENERAL STALLS (9'X18')
- BIKE RACK FOR 4 BIKES

DRIVE AISLE 22' WIDE TYP.



SITE PLAN CONNECTION PLAN 1" = 30'-0" A



ARCHITECTURAL SITE PLAN 1" = 10'-0" A

ARCHITECTURAL SERVICES PROVIDED BY:

DESTREE
architecture & design

222 WEST WASHINGTON AVE. SUITE 310
MADISON, WI 53703
PH: 608.268.1499
www.Destreearchitects.com

MEP DESIGN SERVICES PROVIDED BY:

JDR
ENGINEERING, INC.

5525 NOBEL DRIVE
SUITE 110
MADISON, WI 53711
ph: 608.277.1728 fax: 608.271.7046

ENGINEERING SERVICES PROVIDED BY:

ECHOLON
STRUCTURES LLC

3030 TIMBER LAKE
CROSS PLAINS, WI 53088

DATE	DESCRIPTION
12.06.2022	VARIANCE REQUEST

CONTRACT DATE: XX.XX.XX
BUILDING TYPE: FS DELCO
PLAN VERSION: CUSTOM
SITE NUMBER: 315988
STORE NUMBER:

PIZZA HUT
2128 UNIVERSITY AVE
GREEN BAY, WI

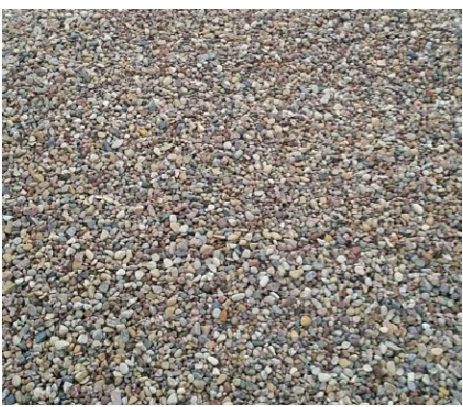
Pizza Hut
FS DELCO

ARCHITECTURAL
SITE PLAN

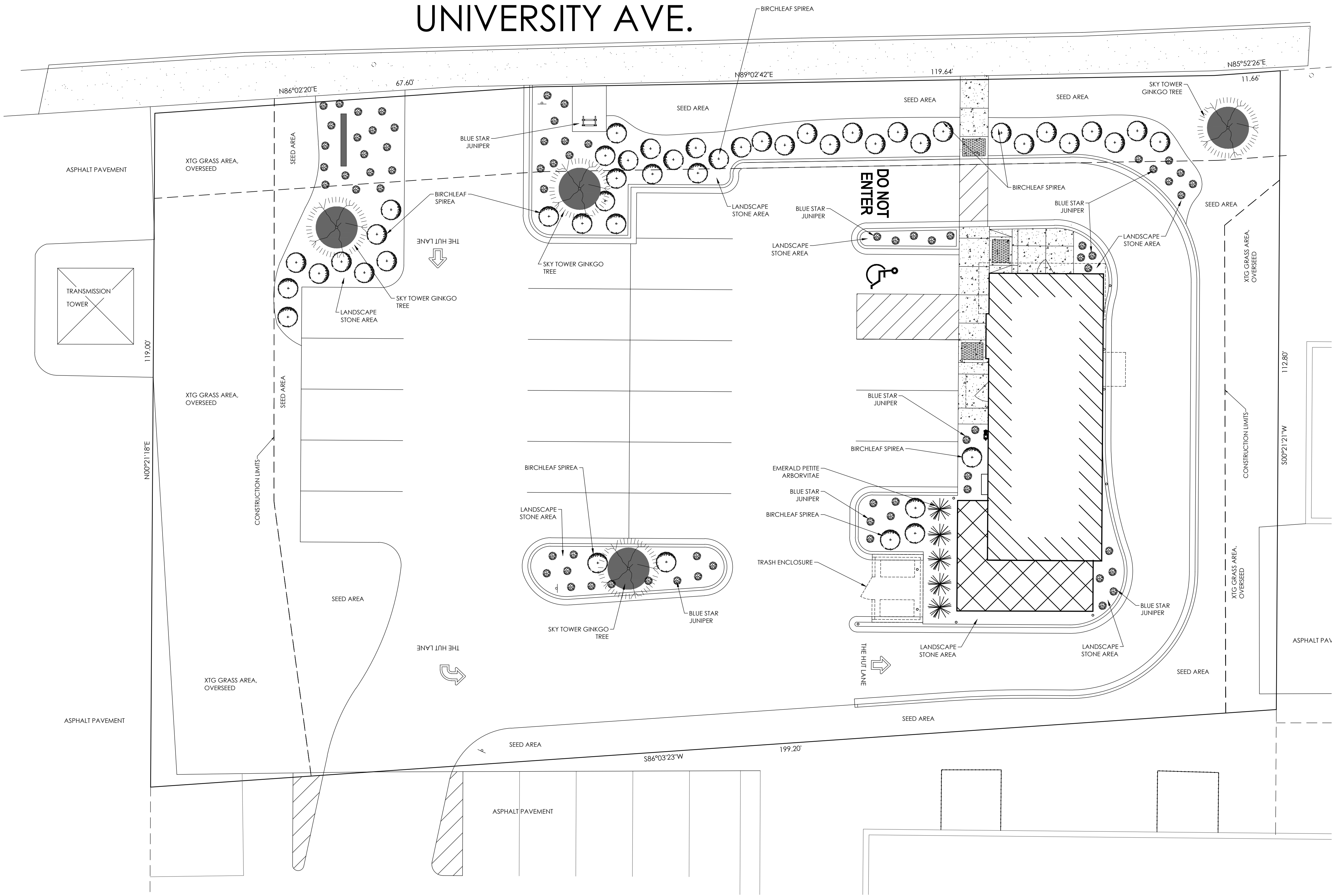
AS100

PLOT DATE: 12/6/22

LANDSCAPE SCHEDULE			
COMMON NAME	BOTANICAL NAME	TYPE	SIZE
BLUE STAR JUNIPER	JUNIPER BLUE STAR	LOW SHRUB	1 GAL.
SKY TOWER GINKGO TREE	GINKGO BILOBA 'JIN' SKY TOWER	SHADE TREE	2" CAL.
BIRCHLEAF SPIREA	SPIRAEA BETULIFOLIA	MED. SHRUB	(5) GAL.
EMERALD PETITE ARBORVITAE	THUJA OCCIDENTALIS 'THUSID4'	EVERGREEN	5' HT.



LANDSCAPE STONE



ARCHITECTURAL SERVICES PROVIDED BY:

DESTREE
architecture & design

222 WEST WASHINGTON AVE. SUITE 310
MADISON, WI 53703
PH: 608.268.1499
www.Destreearchitects.com

MEP DESIGN SERVICES PROVIDED BY:

JDR
ENGINEERING, INC.

5525 NOBEL DRIVE
SUITE 110
MADISON, WI 53711
ph: 608.277.1728 fax: 608.271.7046

ENGINEERING SERVICES PROVIDED BY:

ECHELON
STRUCTURES LLC

3030 TIMBER LAKE
CROSS PLAINS, WI 53518

△	DATE	DESCRIPTION
△	12.06.2022	VARIANCE REQUEST
△		
△		
△		
△		
△		
△		

CONTRACT DATE:	XX.XX.XX
BUILDING TYPE:	FS DELCO
PLAN VERSION:	CUSTOM
SITE NUMBER:	315988
STORE NUMBER:	

PIZZA HUT

2128 UNIVERSITY AVE
GREEN BAY, WI

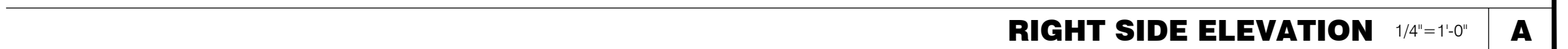
PIZZA HUT

FS DELCO

**LANDSCAPE
PLAN**

AS102

PLOT DATE: 12/6/22

[illegible]

CONTRACT DATE: XX.XX.XX
BUILDING TYPE: FS DELCO
PLAN VERSION: CUSTOM
SITE NUMBER: 31598
STORE NUMBER:

PIZZA HUT

2128 UNIVERSITY AVE
GREEN BAY, WI



FS DELCO

EXTERIOR ELEVATIONS

A4.0

PLOT DATE: 12/6/2

SYMBOL	PRODUCT	MANUFACTURER	COLOR	ALTERNATE MFR.	REMARKS
1	CANOPY & RED THREAD	PGI OR PERSONA	BLACK		PERSONA: SARAH VISSER-800.643.9888 EXT. 205 SVISSER@PERSONASIGNS.COM AGI: ALAN HILL-800.877.7868 EXT.2131 PIZZAHUT@AGI.NET
2	PRE-FINISHED METAL COPING	DURO GUARD	CLEAR ANODIZED		REFER TO DETAIL 2 & 8/A6.1
3	STANDING SEAM	DMI	IL2018, BRITE RED		
4	GALVALUME 22 GA. FP1012 METAL PANEL	DMI	BLACK		VERTICAL RUN
5	LAP AND GAP SIDING	UFP	SADDLE		OWNER PROVIDED ORDER DIRECT FROM UFP
6	LAP AND GAP SIDING	UFP	TWO TONE BRAND SIDING		OWNER PROVIDED ORDER DIRECT FROM UFP
7	5'X5' PRE-FINISHED MTL GUTTER		BLACK		
8	THIN STONE - CLIFFSTONE	ELDORADO STONE	BARLEY		GROUT: NATURAL GREY, NOTE:MIN. GROUT LINE TO HAVE STACKED STONE APPEARANCE

NOTE:
A. FOR UPP HILLSBORO PRODUCT JOB SITE STORAGE: THE MATERIAL SHOULD BE PLACED ON STRINGERS AND COVERED, PREFERABLE ON CONCRETE, ASPHALT, OR A SIMILAR SURFACE. FOR ALL OTHER INSTANCES, A TARP SHOULD BE PLACED OVER THE GROUND COVER UNDER THE STRINGERS, WITH THE MATERIAL STILL UNDER COVER.

EXTERIOR FINISH SCHEDULE

G

MISCELLANEOUS
A. SEE SHT A1.1 "WINDOW TYPES" FOR WINDOW ELEVATIONS.

SEALERS (REFER TO SPECS):

- A. SEALANT AT ALL WALL AND ROOF PENETRATIONS.
- B. SEALANT AT ALL WINDOW AND DOOR FRAMES AT HEAD AND JAMB

GENERAL NOTES:

SEE SHEET A1.1 "WINDOW TYPES" FOR WINDOW ELEVATIONS

SEE SHEET A1.1 "FINISH SCHEDULES" FOR PAINT SPECS.

 HATCHED OBJECTS INDICATE VENDOR SUPPLIED ITEMS. SEE SCOPE OF WORK.

SEE SIGNAGE & AWNING SCHEDULE

X-# SEE SHEET A1.1 FOR FINISH SCHEDULE

GENERAL NOTES

E

- | | | | |
|----|--|----|--|
| 1 | PRE-FINISHED LAP AND GAP SIDING | 16 | NOT USED |
| 2 | 1" DMI FLUSH PANEL - 12" FP1012. RUN VERTICALLY. PANEL SEAM VERTICALLY CENTERED ON TOWER, SEE 1/A6.1 | 17 | STREET NUMBERS, STORE HOURS, SECURITY DECALS-PROVIDED BY BIG IMAGE GRAPHICS AND INSTALLED BY G.C. |
| 3 | PRE-FINISHED (CLEAR ANODIZED) DURO-GUARD METAL COMPRESSION SYSTEM. SEE DETAILS 2/A6.1 AND 8/A6.1. | 18 | METAL CANOPY FURNISHED BY VENDOR. G.C. TO COORDINATE BLOCKING AS REQUIRED |
| 4 | STANDING SEAM METAL SIDING | 19 | BREAK METAL TO MATCH STOREFRONT |
| 5 | 5X5' PRE-FINISHED MTL. GUTTER. COLOR: CLEAR ANODIZED | 20 | PRE-FINISHED MTL. DOWNSPOUTS , EXTEND TOWARDS GROUND OR SIDEWALK WITH LAST 6" AT 45°. CONNECT DOWNSPOUTS WITH STORM DRAIN IF REQUIRED BY CITY. REFER CIVIL DRAWINGS. COLOR: CLEAR ANODIZED |
| 6 | WALL LIGHTING. SEE SHEET E3.0. | 21 | ROOF LADDER. SEE DETAIL 1/A6.0, 17/A6.0, & 18/A6.1. MATTE BLACK, PREFINISHED |
| 7 | HM DOOR AND FRAME | 22 | PICK-UP WINDOW SENSOR |
| 8 | HOSE BIB - REFER TO DETAIL 19/A6.1 & SHEET P2.0. | 23 | PRE-FINISHED COOLER/FREEZER - COLOR TO MATCH PREDOMINANT COLOR ON THE BUILDING |
| 9 | WINDOW SILL/FLASHING, SEE DETAIL 2 & 3/A6.0. | 24 | WINDOW SILL/FLASHING, 3/A6.1 |
| 10 | RTU LOCATION BEYOND | | |
| 11 | SIGNAGE, REF. DETAIL H/A4.0 AND SCOPE OF WORK (UNDER SEPARATE PERMIT) | | |
| 12 | WALL SHALL BE FINISHED PRIOR TO INSTALLATION OF SWITCHGEAR. PAINT MATTE BLACK | | |
| 13 | INDICATES ROOF BEYOND. | | |
| 14 | AWNING, PROVIDED & INSTALLED BY AGI OR PERSONA. | | |
| 15 | GAS METER. DO NOT PAINT METER. | | |

KEY NOTES

--	--