

Adding & Remodeling: Lifeway Foods, Inc 2101 Delafield Street Waukesha, Wisconsin

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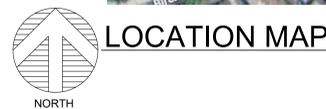
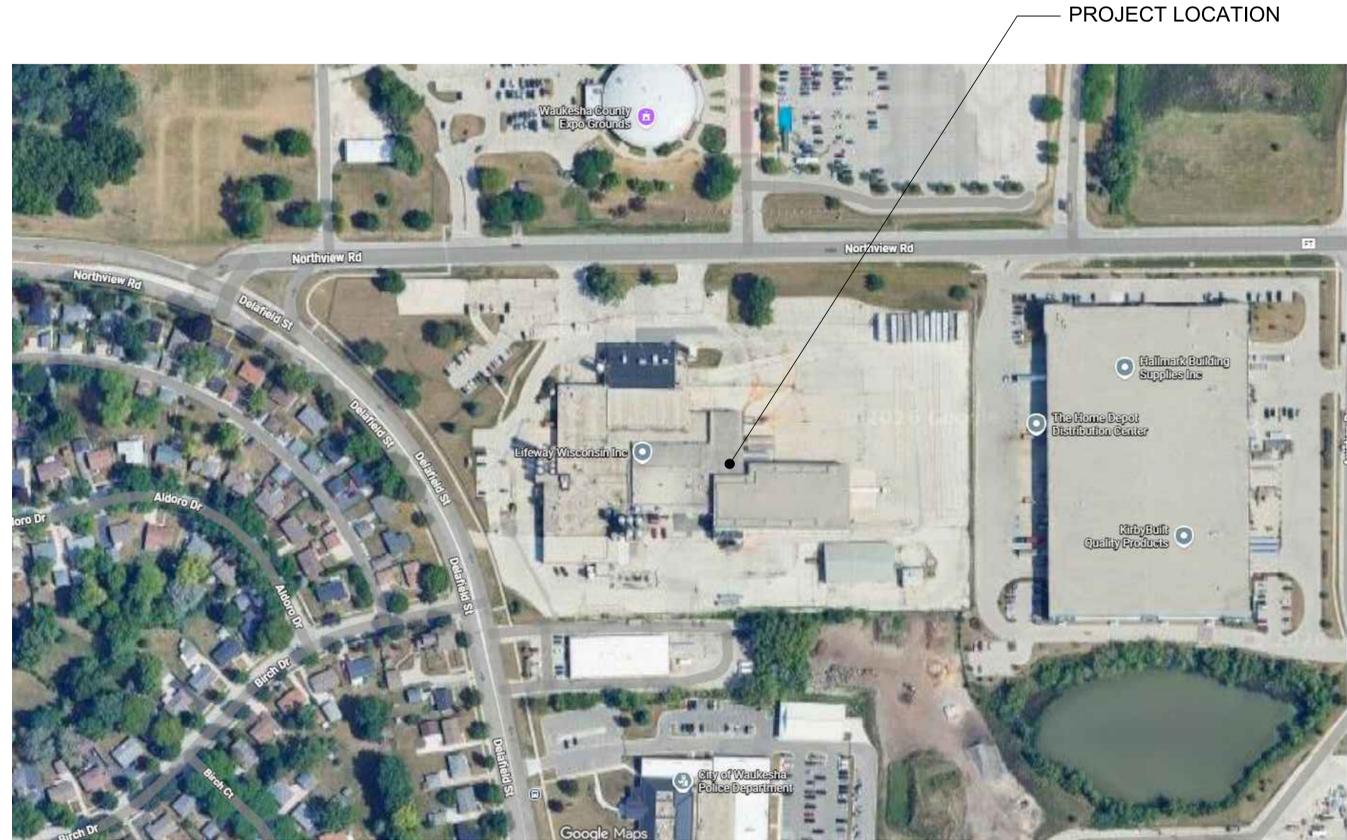
PROJECT
Lifeway Foods, Inc
2101 Delafield St
Waukesha, WI

GENERAL BUILDING INFORMATION

JURISDICTION CITY OF WAUKESHA, WISCONSIN
ZONING
CODES AND ORDINANCES: WISCONSIN COMMERCIAL BUILDING CODE
2021 IBC, INTERNATIONAL BUILDING CODE and AMENDMENTS
2021 INTERNATIONAL MECHANICAL CODE and AMENDMENTS
2021 WISCONSIN PLUMBING CODE and AMENDMENTS
2017 NFPA 70 NATIONAL ELECTRICAL CODE with AMENDMENTS SPS 316
2021 INTERNATIONAL ENERGY CONSERVATION CODE and AMENDMENTS
2021 INTERNATIONAL FUEL GAS CODE

BUILDING USE GROUP CLASSIFICATION: USE GROUP "F-2" LOW HAZARD FACTORY INDUSTRIAL (BEVERAGES =< 16% ALCOHOL CONTENT)
CONSTRUCTION TYPE: TYPE IIB, UNPROTECTED, NON-COMBUSTIBLE, FULLY SPRINKLERED, 2-STORY
HEIGHT LIMITATIONS: 4-STORY, 75 FT.
AREA LIMITATIONS: UNLIMITED AREA BUILDING W/ 60' MIN. PERIMETER YARD
AREA CALCULATION:
EXIST. 1ST FLOOR BUILDING AREA (LOT COVERAGE): 126,936 S.F. (EXISTING)
EXIST. GARAGE: 8,801 S.F. (EXISTING)
EXIST. UTILITY BUILDING: 1,204 S.F. (EXISTING)
+ NEW 1-STORY ADDITION: 42,600 S.F. (PROPOSED)
= 179,541 S.F. (PROPOSED)

MAX. EXIT TRAVEL DISTANCE (WITH SPRINKLER SYSTEM BONUS) PER IBC 2021: ALLOWABLE: 400' MAX. WITH SPRINKLER BONUS
EGRESS WIDTH (USE GROUP R, WITH SPRINKLER) PER IBC 2021:
OTHER EGRESS COMPONENTS:
DOORS: 32" MIN. CLEAR OPENING WITH DOOR OPEN 90 MEASURED FROM FACE OF DOOR TO OPPOSITE STOP
CORRIDORS: 42" MIN WIDE AS AN ACCESSIBLE MEANS OF EGRESS; 66" WIDTH PROVIDED
STAIRWAYS PER 1009.1: 36" IF SERVING OCCUPANT LOAD <50; 44" WIDTH PROVIDED
NUMBER OF EXITS REQUIRED: 2 REQUIRED; >2 PROVIDED
PER IBC 2021:
BASED ON OCCUPANT LOAD 1-500



LOCATION MAP

CONTRACTOR



4125 TERMINAL DR.
Suite 100
McFarland, WI 53558

Plotted: Mar. 23, 26

For Permit:
Date: February 19, 2026

Revisions:

March 23, 2026
MOVED NORTH WALL
10FT SOUTH

FIRE RESISTIVE RATINGS OF STRUCTURE ELEMENTS TABLE 601:

FIRE RESISTIVE RATINGS OF STRUCTURE ELEMENTS TABLE 601 - CONSTRUCTION TYPE IIB UNPROTECTED

BUILDING ELEMENT	TYPE I		TYPE II		TYPE III		TYPE IV		TYPE V	
	A	B	A	B	A	B	A	B	A	B
Primary structural frame (see Section 202)	3 ^h	2 ^h	1 ^h	0	0	0	HT	1 ^h	0	0
Sealing walls										
Exterior ¹	3	2	1	0	2	2	2	1	0	0
Interior ²	3 ^h	2 ^h	1	0	1	0	1HT	1	0	0
Nonbearing walls and partitions Exterior	See Table 602									
Nonbearing walls and partitions Interior ³	0	0	0	0	0	0	See Section 2304.11.2	0	0	0
Floor construction and associated secondary members (see Section 202)	2	2	1	0	1	0	HT	1	0	0
Roof construction and associated secondary members (see Section 202)	1 ^{1/2} ^h	1 ^h	1 ^h	0 ^h	1 ^h	0	HT	1 ^h	0	0

TABLE 1017.2 EXIT ACCESS TRAVEL DISTANCE^a

OCCUPANCY	WITHOUT SPRINKLER SYSTEM (ft)	WITH SPRINKLER SYSTEM (ft)
A, E, F, I, M, R, S-1	200 ^b	250 ^b
I-1	Not Permitted	250 ^b
B	200	350 ^b
H-1, S-2, U	300	400 ^b
H-1	Not Permitted	75 ^b
H-2	Not Permitted	100 ^b
H-3	Not Permitted	150 ^b
H-4	Not Permitted	175 ^b
H-5	Not Permitted	200 ^b
I-2, I-3	Not Permitted	200 ^b
I-4	150	200 ^b

For SI: 1 foot = 304.8 mm.
a. See the following sections for modifications to exit access travel distance requirements:
Section 402.2.2 For the distance limitation in walls.
Section 407.4 For the distance limitation in Group I-2.
Section 408.1.1 and 408.1.2 For the distance limitation in Group I-3.
Section 411.2 For the distance limitation in special amusement areas.
Section 412.2 For the distance limitation in aircraft manufacturing facilities.
Section 1009.2.2.2 For the distance limitation in refrigeration machinery rooms.
Section 1009.2.2.3 For the distance limitation in refrigeration rooms and offices.
Section 1009.3.4 For buildings with one exit.
Section 1012.2.2 For increased distance limitation in Group F-1 and D-1.
Section 1032.7 For increased limitation in assembly seating.
Section 3102.4 For temporary structures.
Section 3104.3 For pedestrian walkways.
b. Buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2. See Section 903 for occupancies where automatic sprinkler systems are permitted in accordance with Section 903.3.1.2.
c. Buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.
d. Group H occupancies equipped throughout with an automatic sprinkler system in accordance with Section 903.2.5.1.
e. Group I-3 and I-4 buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.3. See Section 903.2.8 for occupancies where automatic sprinkler systems are permitted in accordance with Section 903.3.1.3.

ABBREVIATIONS

AFF ABOVE FINISHED FLOOR	LAM LAMINATE
AFLR ACCESS FLOOR	LP LIGHTING PANEL
AT2X2 ACOUSTIC LAY-IN TILE, 2'X2'	LNO LINOLEUM
ANDD ACOUSTIC LAY-IN TILE, 2'X4'	MB MARKER BOARD
AL ALUMINUM	MFR MANUFACTURER
AP ACOUSTIC PANEL	MTL METAL
AT2X4 ANODIZED	MO MASONRY OPENING
ATZ ACOUSTIC TILE, "Z" SPLINE	MAT'L MATERIAL
AWP ACOUSTIC WALL PANEL	MH MAN HOLE
B BRICK	NOM NOMINAL
BD BOARD	N/A NOT APPLICABLE
BOT BOTTOM	NIC NOT IN CONTRACT
BUDG BUILDING	NW NO WORK
CAB CABINET	OC ON CENTER
CPT CARPET	PE HEART LATH & PLASTER
CB CATCH BASIN	PL PAINTED
CMT CERAMIC MOSAIC TILE	PLF PLASTIC LAMINATE
CMU CONCRETE MASONRY UNIT	PP POWER PANEL
CONC CONSTRUCTION	PSC SKIM COAT PLASTER, 3/16" THICK
CONT CONTINUOUS	PWF POLYCHROMATIC WALL FINISH "ZOLOTONE"
GLZ GLAZED CERAMIC TILE	QT QUARRY TILE
CJ CONTROL JOINT	RT RUBBER TILE
CL CENTERLINE	RTR RUBBER TREADS AND RISERS
CLC CEILING	RB RUBBER BASE
COL COLUMN	RM ROOM
COL DOUBLE	SM SIMILAR
DN DOWN	SC SOLID CORE
DF DRINKING FOUNTAIN	SLR SEALER
DW DRYWALL, MOISTURE RESISTANT "GREENBOARD"	STL STEEL
EW ELECTRIC WATER COOLER	SV STAIN AND VARNISH
EPI EXTERIOR INSULATION FINISH SYSTEM "DRYWIT"	STC STRUCTURAL GLAZED TILE
EXTR EXPANDED	TAP TACKABLE ACOUSTIC PANEL
EX EXISTING	TECT TECTUM
EXP EXPOSED	TG TEMPERED GLASS
EQ EQUAL	T&B TOP AND BOTTOM
FLR FLOOR	T&G TONGUE AND GROOVE
FD FLOOR DRAIN	TERR TERRAZZO
FIN FINISH	THK THICK
FV FIELD VERIFY	TYP TYPICAL
FEC FIRE EXTINGUISHER CABINET	UNLESS NOTED OTHERWISE
FN FOUNDATION	VCT VINYL COMPOSITION TILE
GALV GALVANIZED	VGO VINYL SHEET GOOD
GL GLASS	VF VINYL FABRIC
GYP GYPSUM	VB VINYL BASE-CONTINUOUS RUBBER ROLE
HC HOLLOW CORE	VCP VITRIFIED CLAY PIPE
HDM HIGH IMPACT METAL	WC WATER CLOSET
HW HARDWARE	W/W WELDED WIRE FABRIC
HWC HIGH IMPACT WALL COVERING	W/O WITHOUT
HVAC HEATING VENTILATING AND AIR CONDITIONING	W/ WITH
HT HEATING	W/ "MONDERBOARD" OR "DUR-ROK"
JOINT JOINT	WB WIRE GLASS
IG INSULATING GLASS	WD WOOD
INSUL INSULATION	WP WEATHER PROOF

DRAWING LEGEND

100'-0" FLOOR ELEVATION LEVEL LINE	STRUCTURAL STEEL
ROOM NAME - SEE ROOM FINISH SCHEDULE	WOOD FRAMING OR BLOCKING
ROOM NUMBER - SEE ROOM FINISH SCHEDULE	PLYWOOD
WALL TYPE - SEE WALL TYPE DETAIL SHEET.	CONCRETE
FLOOR PLAN NOTE.	RIGID INSULATION
DOOR NUMBER - SEE DOOR SCHEDULE.	BATT INSULATION
REVISION NUMBER.	
COLUMN GRID LINE.	
DETAIL NUMBER.	
SHEET WHERE DETAIL IS DRAWN.	
DETAIL LETTER OR NUMBER.	
SHEET WHERE DETAIL IS DRAWN.	
SECTION OR ELEVATION LETTER.	
SHEET WHERE SECTION OR ELEVATION IS DRAWN.	
MATCH LINE	
CONCRETE MASONRY	
BRICK	
DW & WOOD STUD	
NEW DOOR	
DEMOLITION OF WALL OR DOOR	

DRAWING INDEX

ARCHITECTURAL (13 SHEETS):

CS-1	COVER SHEET
DD-1.1	EXTERIOR RENDERINGS
A-0	PARKING & AREA CALCULATIONS PLAN
A-0.1	OVERALL FACILITY PLAN
A-1.0	OVERALL EXIT PLAN
A-1.0.1	ENLARGED EXIT PLAN (ADDITION)
A-1.1	ENLARGED PLAN (ADDITION)
A-1.2	ROOF PLAN
A-2.1	ELEVATIONS
A-3.1	BUILDING SECTIONS
A-3.2	BUILDING SECTIONS
A-4.1	TYP. STAIR SECTIONS & DETAILS
L1.0	Landscape Plan

PLAT OF SURVEY BY BIRRENKOTT SURVEYING (1 SHEET):
1 PLAT OF SURVEY

CIVIL BY JAHNKE & JAHNKE ASSOC. (6 SHEETS):

C1.0	Existing Conditions and Demolition Plan
C2.0	Proposed Site Plan-1
C3.0	Proposed Site Plan-2
C4.0	Erosion Control Plan
C5.0	Proposed Site Plan-1
C6.0	Proposed Site Plan-1

LANDSCAPE PLAN BY David Heller (3 SHEETS):

L1	Overall Landscape Plan
L2	Enlarged Landscape Plan
L3	Landscape Details, Notes, & Schedules

ELECTRICAL:

E-101	SITE PHOTOMETRIC
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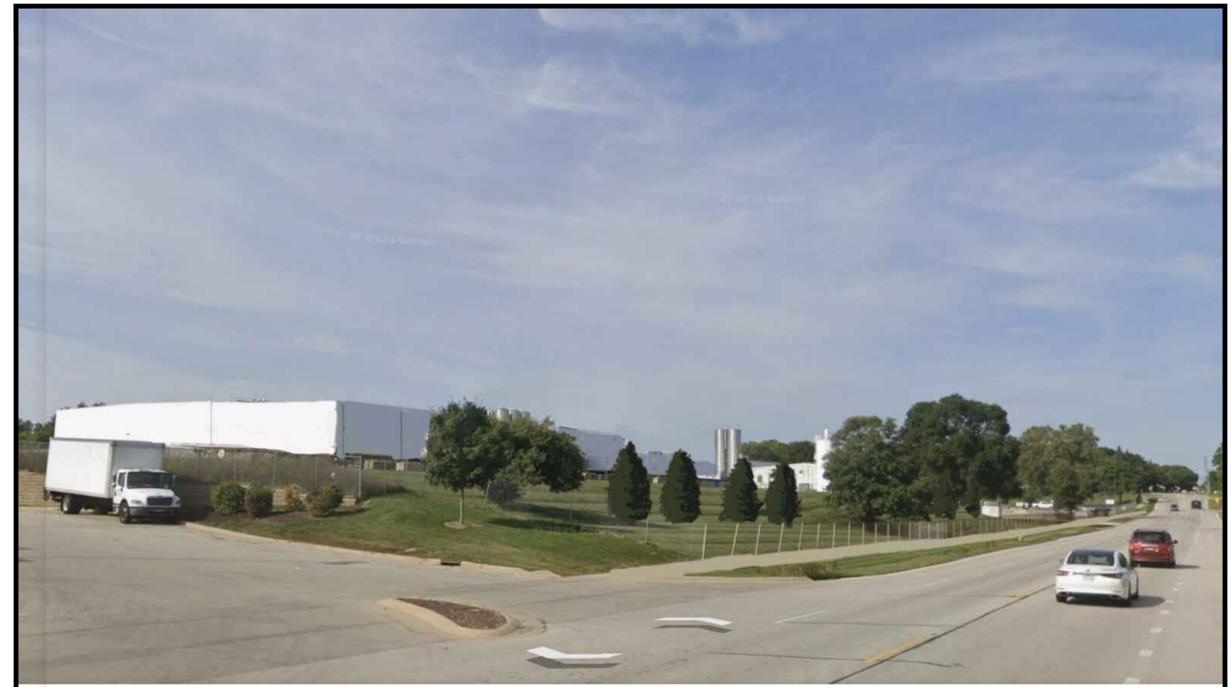
Cover Sheet

Sheet: CS-1
of: 13

Project No. 4123



982 Northview Rd
BEFORE



982 Northview Rd
AFTER

1
DD-1.1
EXTERIOR RENDERING
SCALE: NOT TO SCALE



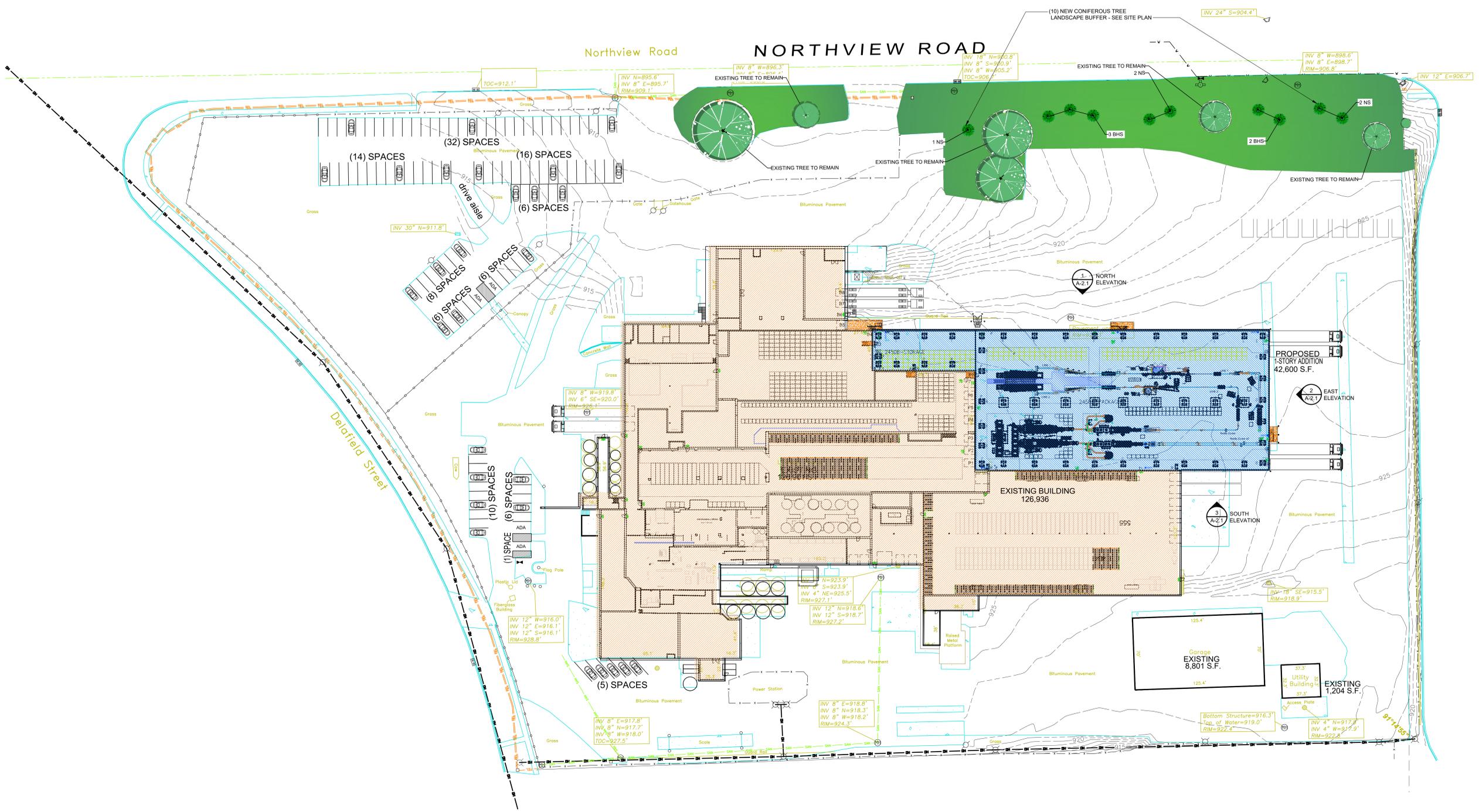
1129 County Road FT
BEFORE



1129 County Road FT
AFTER

1
DD-1.1
EXTERIOR RENDERING
SCALE: NOT TO SCALE





1 OVERALL FACILITY PLAN
A0.1 SCALE: 1" = 40 FT.

SEE ENLARGED PLAN SHEET A1.1

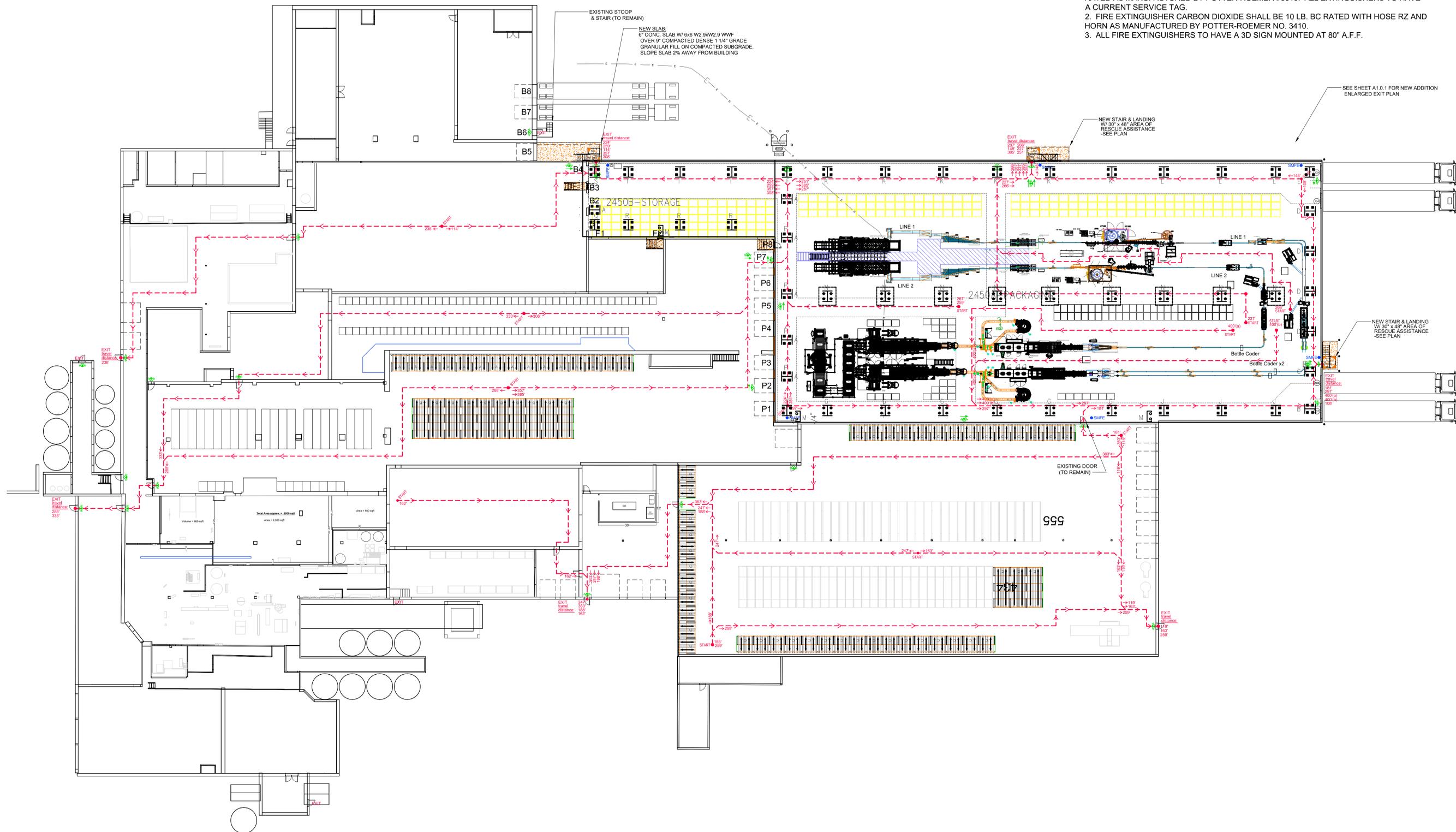


LEGEND

- SMFE = SURFACE MOUNTED (HOOK OR BRACKET) FIRE EXTINGUISHER
- 🚪 EMERGENCY LIGHT / EXIT SIGN COMBO FIXTURE W/ RED LENS, 90 MIN. NICAD BATTERY, ALUM. BODY, ONE OR TWO-SIDED W/ DIRECTIONAL ARROWS PER PLAN & REMOTE HEAD AT EXTERIOR DOOR LOCATIONS

GENERAL NOTES:

1. FIRE EXTINGUISHERS SHALL BE 10 LB. MULTI-PURPOSE DRY CHEMICAL TYPE, ABC RATED AS MANUFACTURED BY POTTER-ROEMER #3010. ALL EXTINGUISHERS TO HAVE A CURRENT SERVICE TAG.
2. FIRE EXTINGUISHER CARBON DIOXIDE SHALL BE 10 LB. BC RATED WITH HOSE RZ AND HORN AS MANUFACTURED BY POTTER-ROEMER NO. 3410.
3. ALL FIRE EXTINGUISHERS TO HAVE A 3D SIGN MOUNTED AT 80" A.F.F.



EXISTING STOOB & STAIR (TO REMAIN)

NEW SLAB:
8" CONC. SLAB W/ 6# W2 9xW2.9 WWF
OVER 9" COMPACTED DENSE 1 1/4" GRADE
GRANULAR FILL ON COMPACTED SUBGRADE.
SLOPE SLAB 2% AWAY FROM BUILDING

NEW STAIR & LANDING
W/ 30' x 48" AREA OF
RESCUE ASSISTANCE
-SEE PLAN

SEE SHEET A1.0.1 FOR NEW ADDITION
ENLARGED EXIT PLAN

NEW STAIR & LANDING
W/ 30' x 48" AREA OF
RESCUE ASSISTANCE
-SEE PLAN

EXISTING DOOR
(TO REMAIN)

OVERALL EXIT PLAN
SCALE: 1" = 20 FT.

NOTE: ALL LIFE SAFETY ELEMENTS TO BE IN PLACE BUT NOT LIMITED TO: FIRE SPRINKLERS, FIRE ALARM, EXITS, EXIT SIGNS, EMERGENCY LIGHTING AND FIRE EXTINGUISHERS



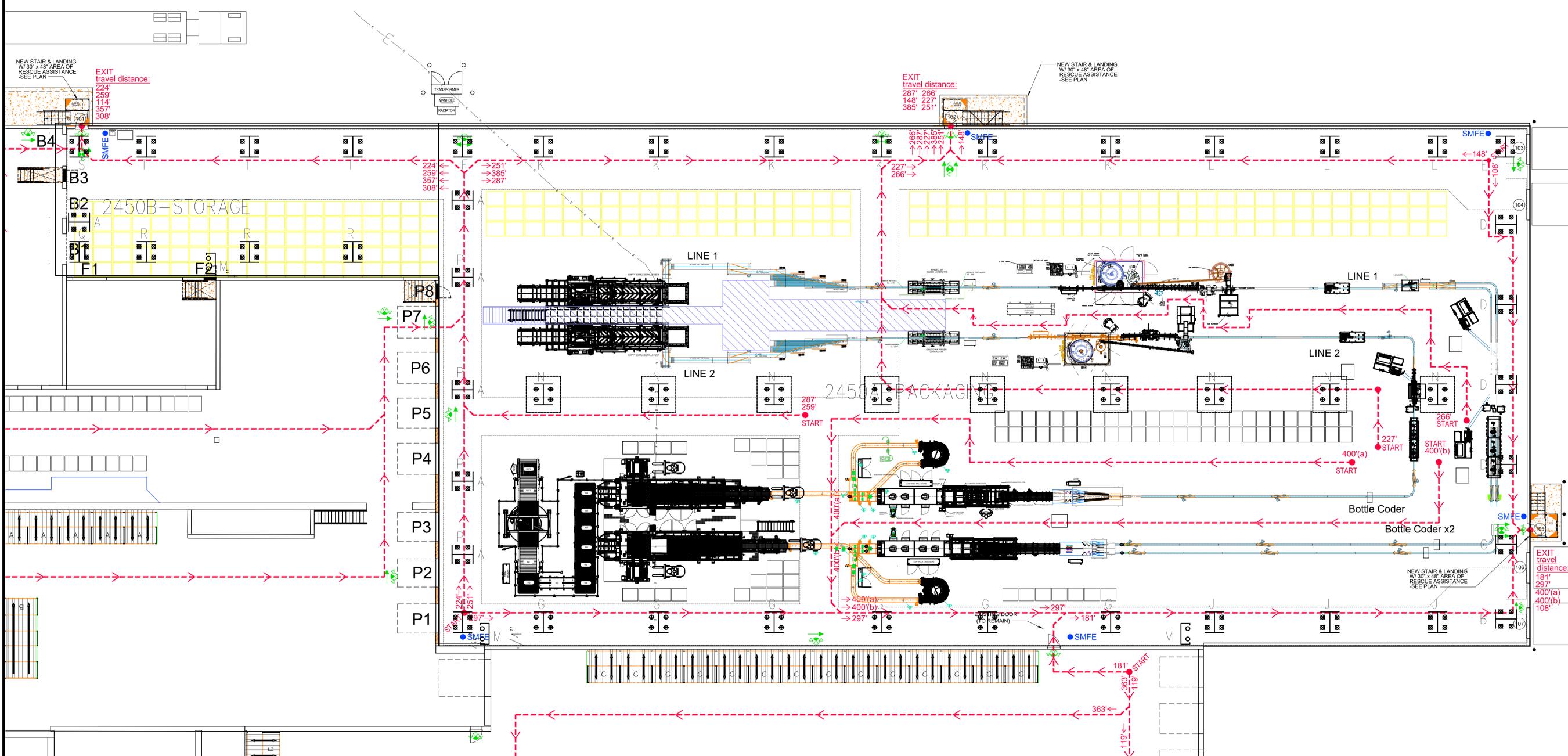


LEGEND

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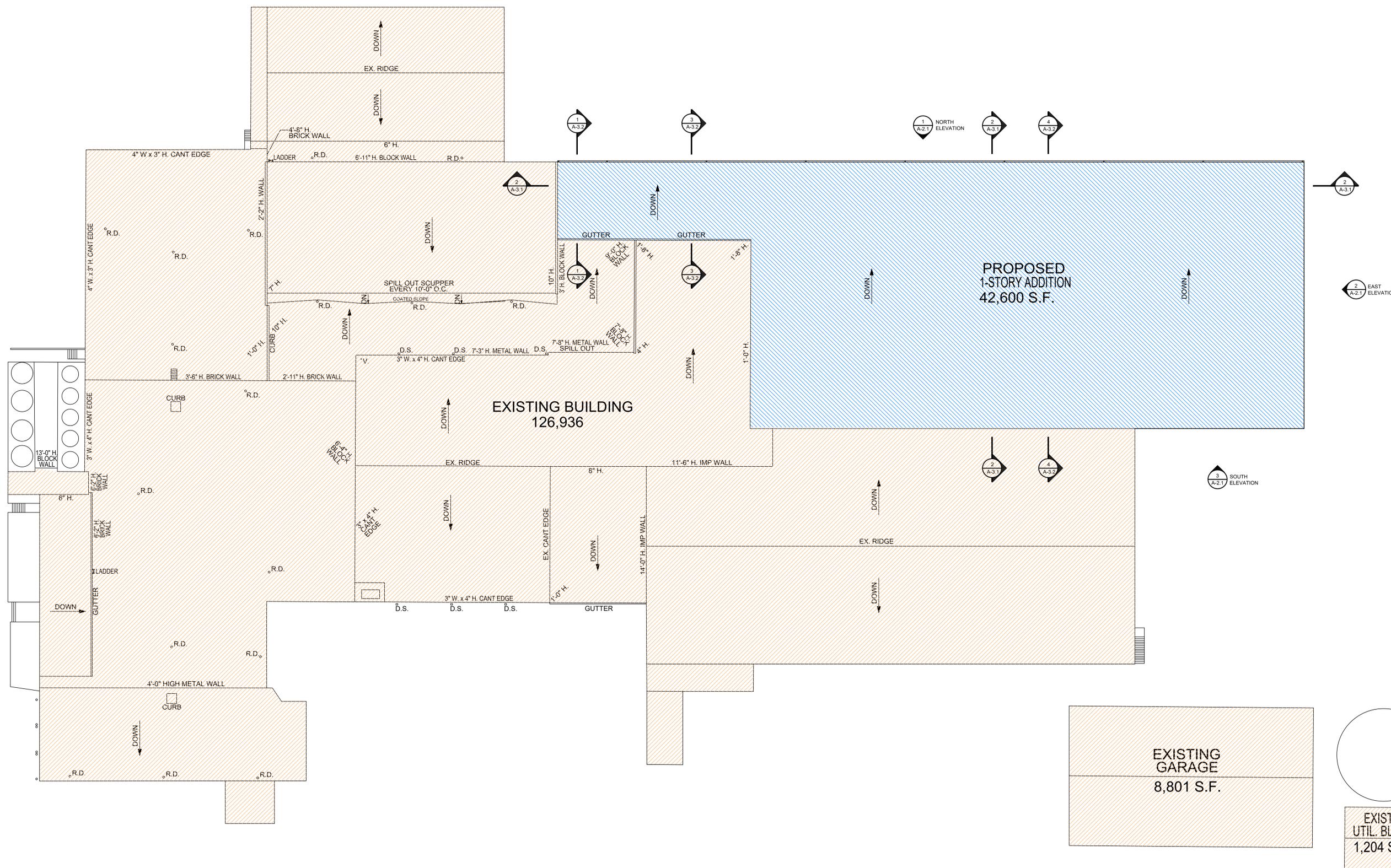
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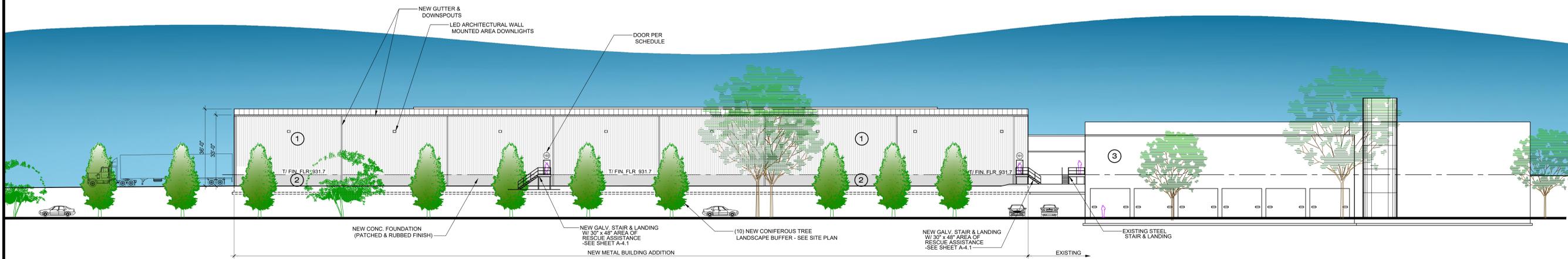
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ENLARGED EXIT PLAN (ADDITION)
SCALE: 3/32" = 1'-0"

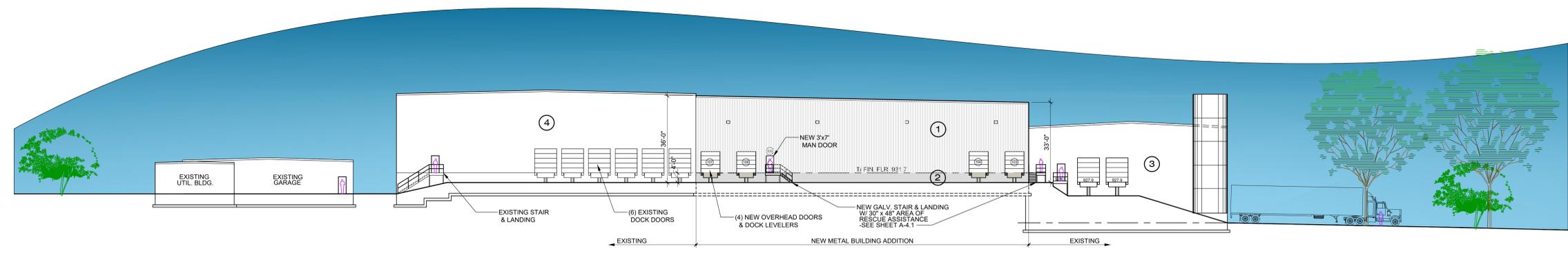


1 ROOF PLAN
SCALE: 1" = 20 FT.

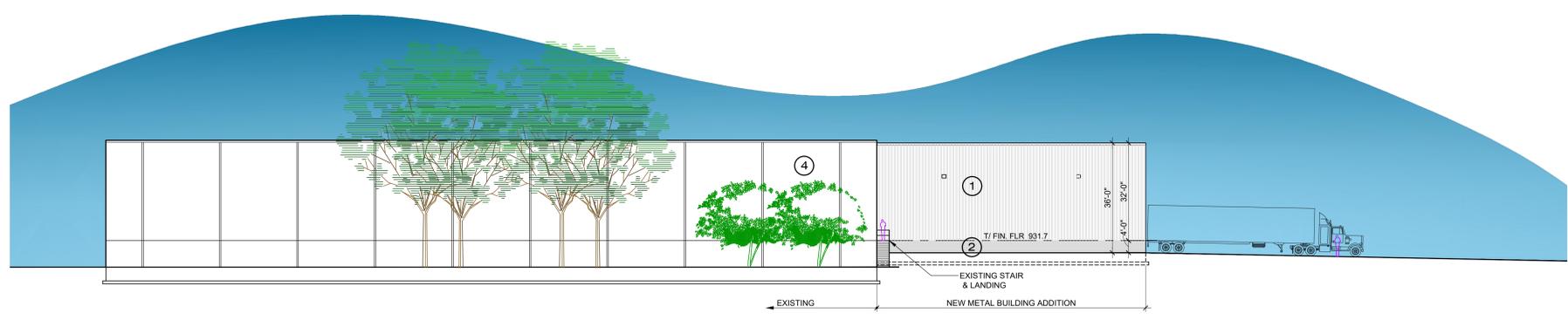




1 NORTH ELEVATION
A-2.1 SCALE: 1" = 20'



2 EAST ELEVATION
A-2.1 SCALE: 1" = 20'



3 PARTIAL SOUTH ELEVATION
A-2.1 SCALE: 1" = 20'

MATERIALS LEGEND:

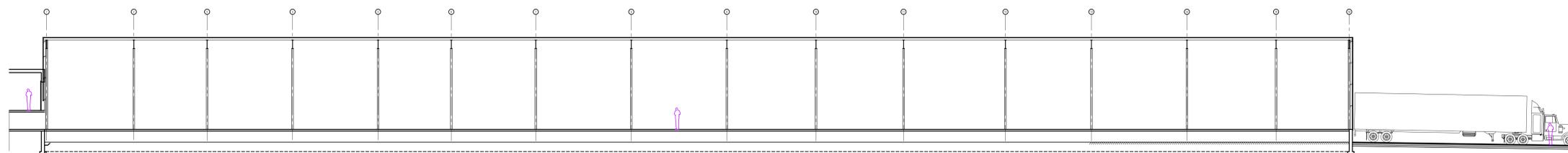
- ① NEW PBR SIDING (PURLIN BEARING RIB) WALL & ROOFING PANELS COLOR: WHITE TO MATCH EXISTING PLANT
- ② NEW CONCRETE WALL (PATCHED & RUBBED FIN.)
- ③ EXISTING CMU (BLOCK) PAINTED
- ④ EXISTING INSULATED METAL PANEL

NOTE: FINAL METAL BUILDING DRAWINGS TO BE SUBMITTED BY FOREMOST BUILDINGS, INC.

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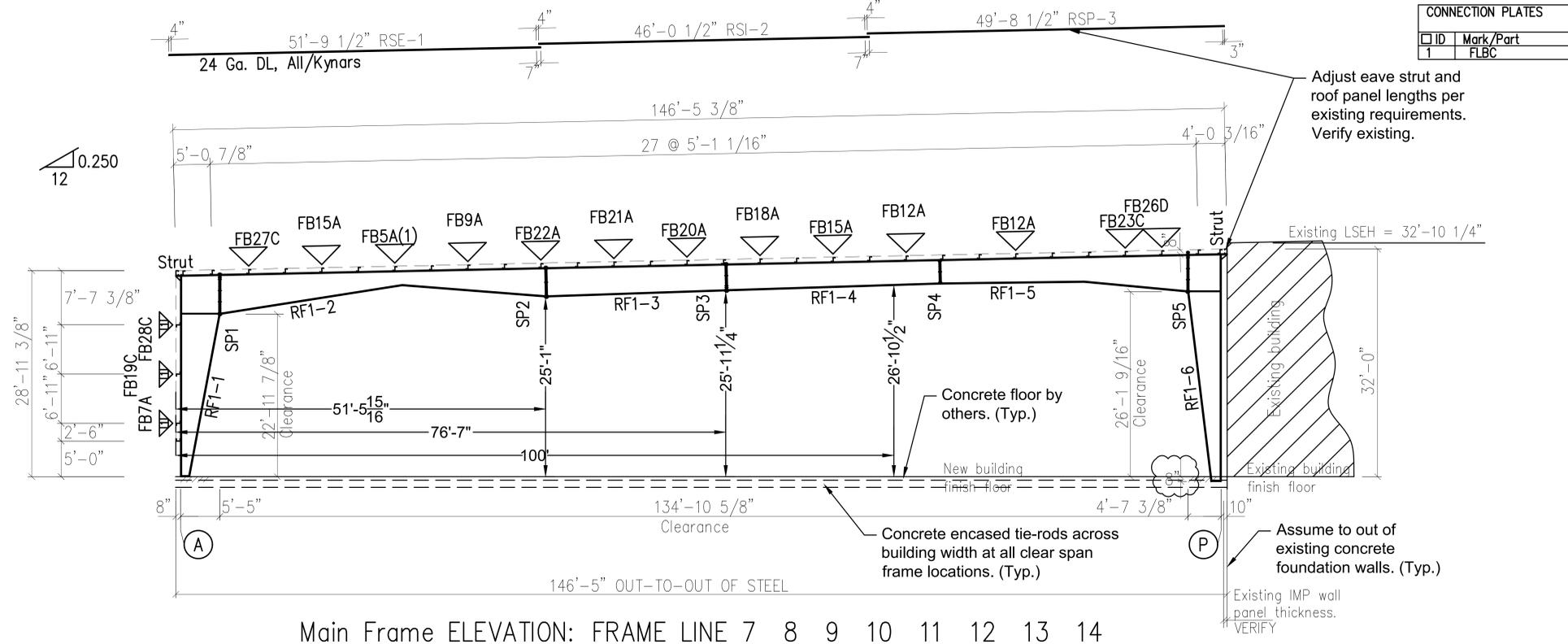


EAST-WEST METAL BUILDING SECTION (LOOKING NORTH)
SCALE: 1/16" = 1'-0"

SPLICE BOLT TABLE							
Mark	Qty	Top	Bot	Int	Type	Dia	Length
SP2	4	4	2	A325	1"	2 1/2"	
SP3	4	8	2	A325	3/4"	2 1/4"	
SP4	2	2	2	A325	3/4"	2"	
SP5	8	4	4	A325	1 1/4"	3"	

FLANGE BRACES: Both Sides(U.N.)
FBxxA(1)
A - L1.5x1/8
C - L2x2x1/8
D - L2.5x3/16

MEMBER TABLE							
Mark	Web Depth		Web Plate		Outside Flange		Inside Flange
	Start	End	Thick	Length	W x Thk	x Length	W x Thk x Length
RF1-1	12.0	35.0	0.224	120.5	8 x 1/4"	x 338.7	8 x 3/4" x 276.7
	35.0	58.1	0.224	120.5	8 x 5/16"	x 72.3	
	58.1	64.0	0.250	30.9			
RF1-2	64.0	64.0	0.313	68.2	8 x 5/16"	x 63.3	8 x 3/4" x 186.9
	64.0	55.1	0.250	64.7	8 x 1/4"	x 241.0	8 x 5/8" x 121.6
	55.1	38.6	0.224	120.5	8 x 1/2"	x 120.5	8 x 1/4" x 241.2
	38.6	22.0	0.179	120.5	8 x 5/8"	x 119.5	
	22.0	34.0	0.179	120.5			
RF1-3	34.0	45.9	0.179	119.5	8 x 3/4"	x 300.0	8 x 5/16" x 120.5
	45.9	46.0	0.224	120.5	8 x 3/8"	x 179.5	
	46.0	44.4	0.224	120.5			
	44.4	42.8	0.224	120.5			
RF1-4	42.8	42.0	0.224	59.0	8 x 3/4"	x 241.0	8 x 3/8" x 120.5
	42.0	40.6	0.224	120.5	8 x 5/16"	x 120.5	8 x 1/4" x 115.2
	40.6	39.3	0.224	120.5	10 x 5/16"	x 120.5	10 x 5/8" x 119.5
RF1-5	39.3	38.0	0.179	115.2	10 x 3/8"	x 174.2	10 x 3/4" x 174.1
	38.0	39.0	0.179	120.5			
	39.0	40.0	0.224	119.5			
	40.0	53.9	0.224	120.5			
RF1-6	53.9	60.0	0.250	53.7	10 x 3/8"	x 64.4	12 x 1" x 198.7
	60.0	54.0	0.375	65.3	12 x 3/8"	x 383.0	
	54.0	44.4	0.224	76.6			
	44.4	29.2	0.224	120.5			
	29.2	14.0	0.224	120.5			



CONNECTION PLATES		
ID	Mark/Part	
1	FLBC	



4125 TERMINAL DR.
Suite 100
McFarland, WI 53558

Plotted: Mar. 23, 26

For Permit:
Date: February 19, 2026

Revisions:

March 23, 2026
MOVED NORTH WALL
10FT SOUTH

FOREMOST BUILDINGS, INC.				
PROJECT		RIGID FRAME ELEVATION		
ID		DESIGN:	DRAFT:	CHECK:
PROJECT		DATE: 1/15/26	SHEET: 7 OF 10	
ADDRESS		DO NOT SCALE DRAWING	ISSUE: A	

METAL BUILDING SECTION (LOOKING NORTH)
SCALE: 1/8" = 1'-0"

BUILDING SECTION

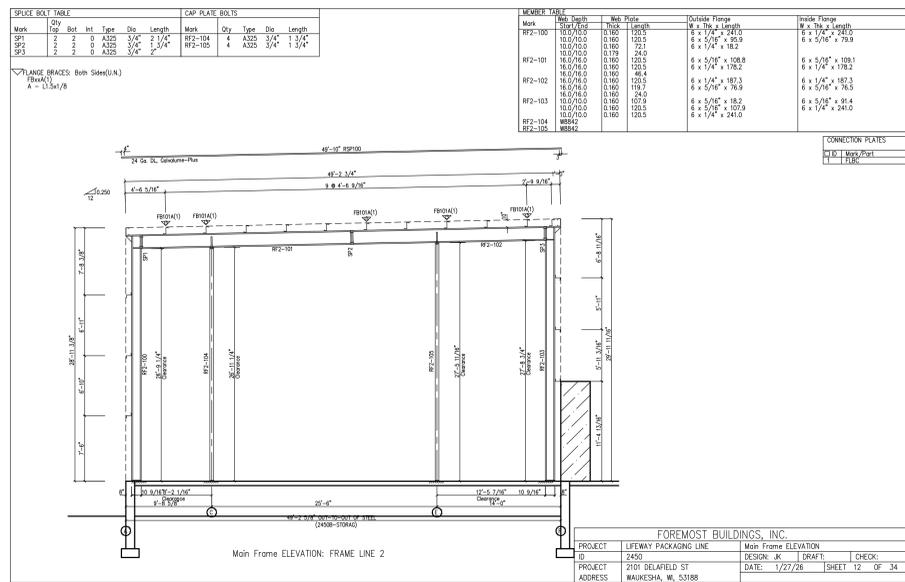
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Project No. 4123

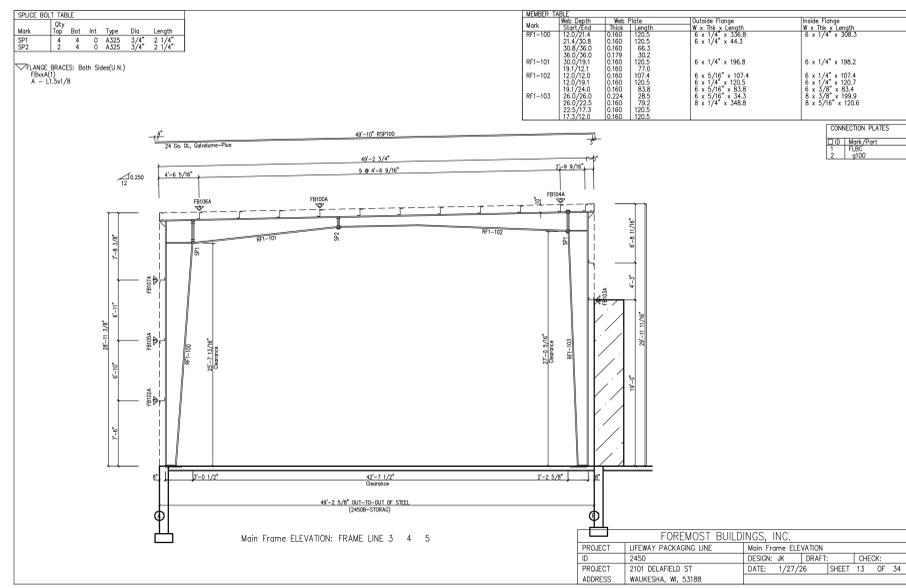


4125 TERMINAL DR.
Suite 100
McFarland, WI 53558

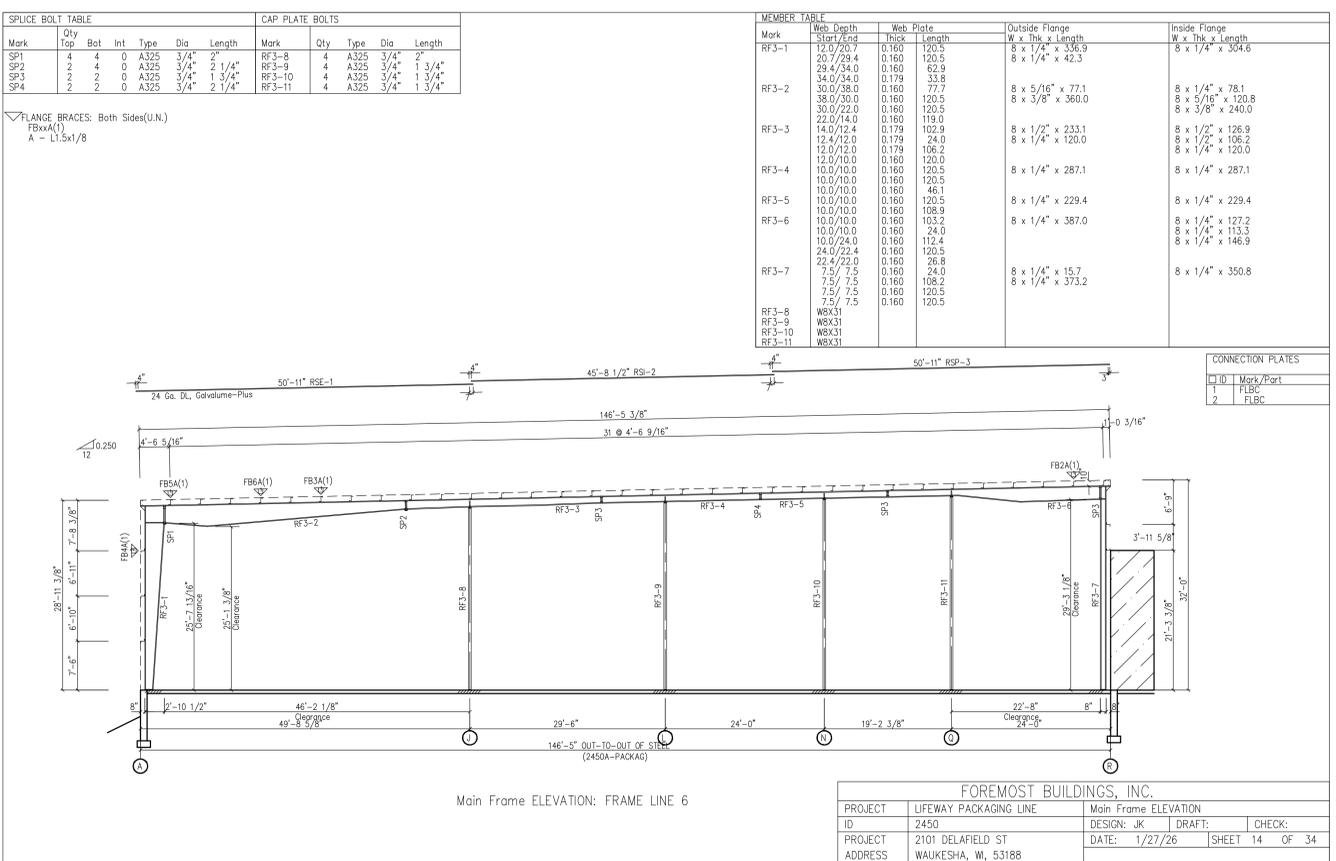
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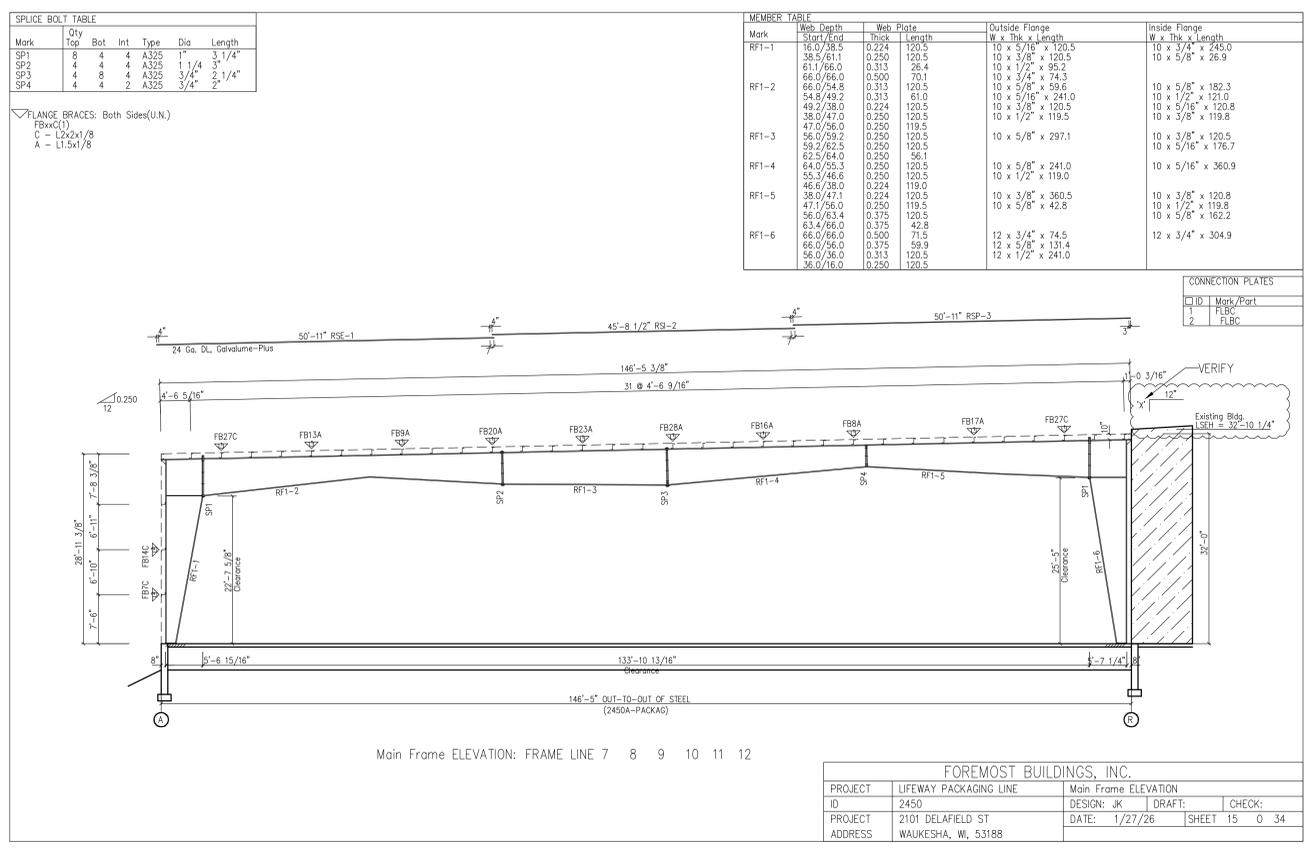
1 NORTH-SOUTH BUILDING SECTION
SCALE: 1/8" = 1'-0"



2 NORTH-SOUTH BUILDING SECTION
SCALE: 1/8" = 1'-0"

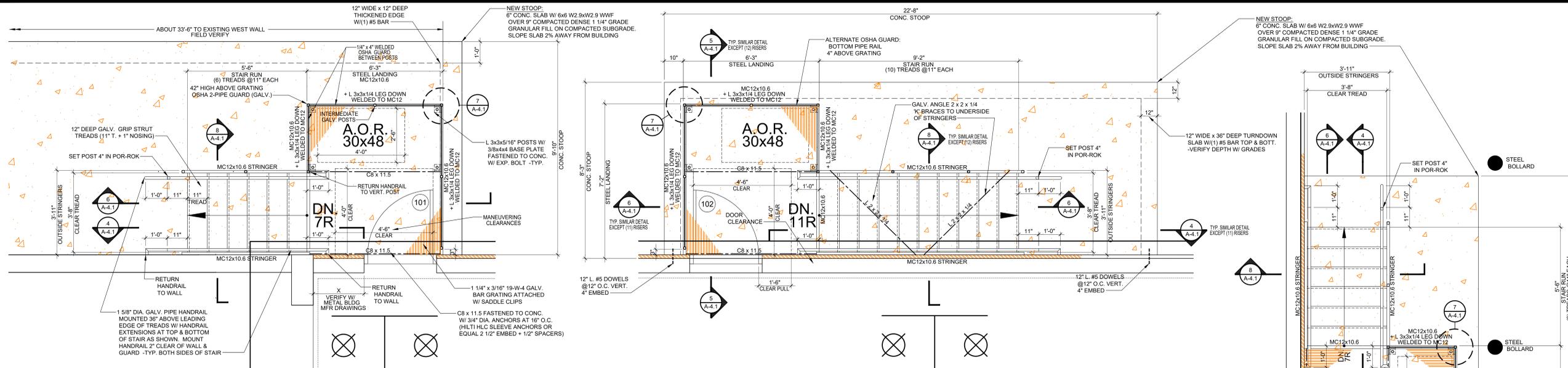


3 NORTH-SOUTH BUILDING SECTION
SCALE: 3/32" = 1'-0"



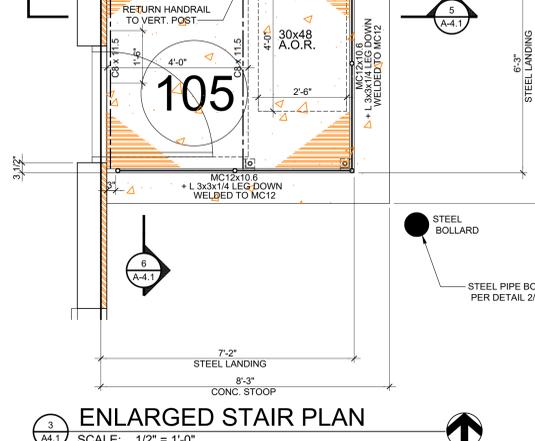
4 NORTH-SOUTH BUILDING SECTION
SCALE: 3/32" = 1'-0"

NOTE: FINAL METAL BUILDING DRAWINGS TO BE SUBMITTED BY FOREMOST BUILDINGS, INC.

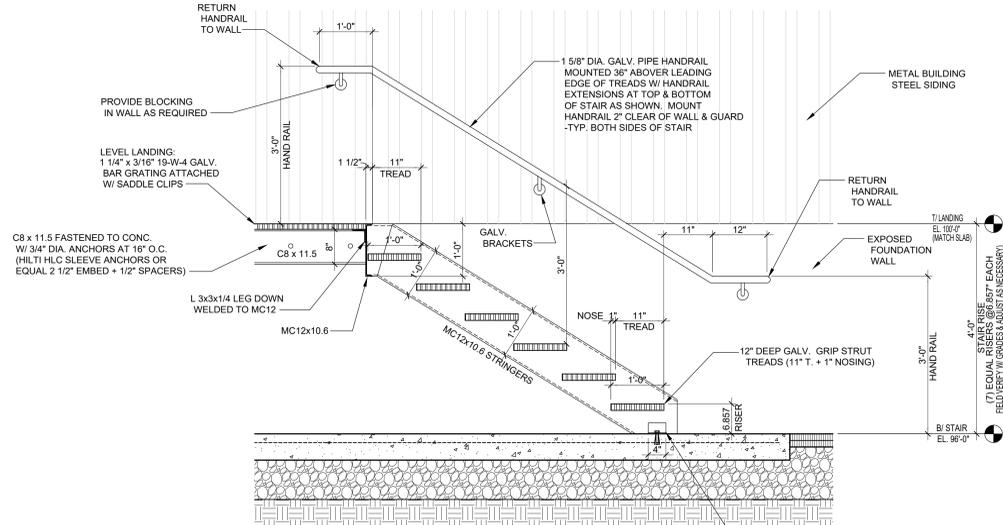


1 ENLARGED STAIR PLAN
SCALE: 1/2" = 1'-0"

2 ENLARGED STAIR PLAN
SCALE: 1/2" = 1'-0"

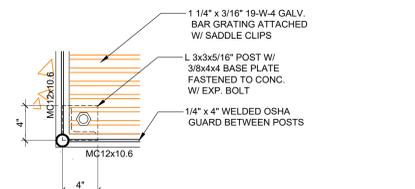


3 ENLARGED STAIR PLAN
SCALE: 1/2" = 1'-0"

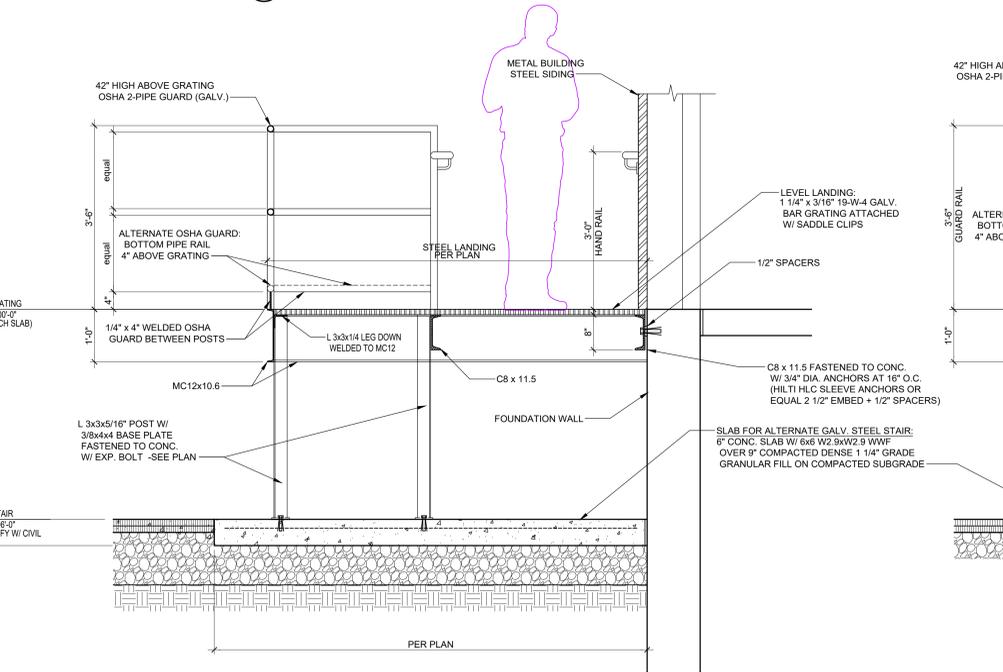


4 STAIR / LANDING DETAIL
SCALE: 3/4" = 1'-0"

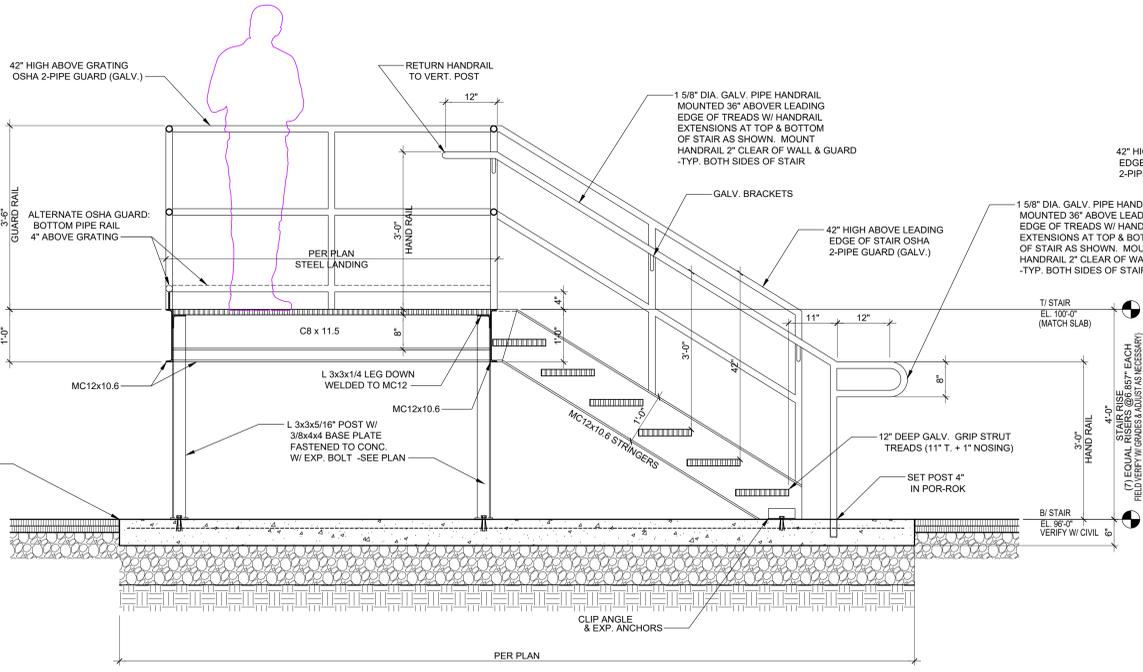
NOTES:
1. ALL FRAMING, GRATING, TREADS, RAILINGS & FASTENERS TO BE GALVANIZED
2. FIELD VERIFY STAIR RISE & RUN W/ SITE ENGINEERING FIN. GRADES (7" MAX. RISER)



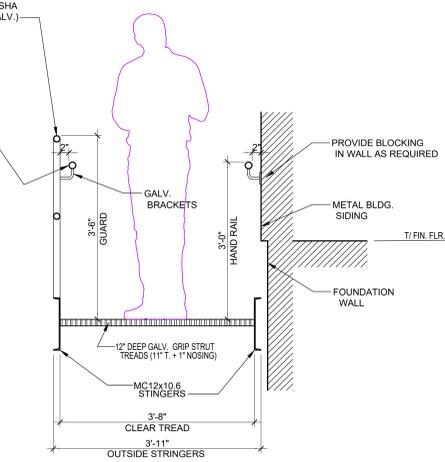
7 TYP. BASE PLATE DETAIL
SCALE: 1/2" = 1'-0"



5 STAIR / LANDING DETAIL
SCALE: 3/4" = 1'-0"



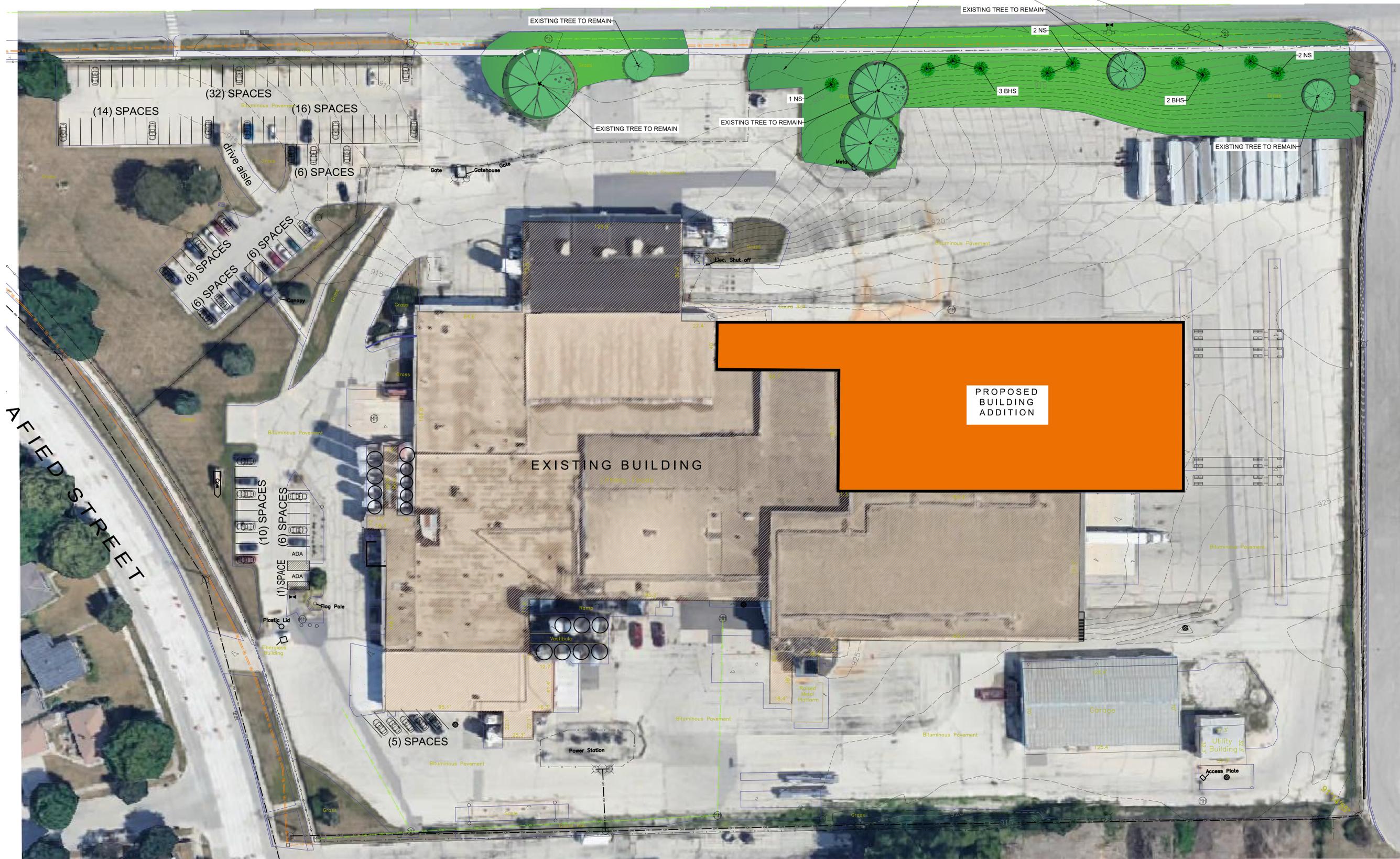
6 STAIR / LANDING DETAIL
SCALE: 3/4" = 1'-0"



8 STAIR DETAIL
SCALE: 3/4" = 1'-0"

NOTE: ALL STAIR & LANDING STEEL TO BE GALVANIZED

NORTHVIEW ROAD



LANDSCAPE PLAN
SCALE: 1" = 30 FT



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GAUGE

CONSTRUCTION, LLC

4125 TERMINAL DR.
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Plotted: Mar. 23, 26

For Permit:
Date: February 19, 2026
Revisions:
March 23, 2026
MOVED NORTH WALL
10FT SOUTH

LANDSCAPE PLAN
Sheet: L1.0
of: 13

Project No. 4123