



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Agenda

Commercial/Multi-Family Design Review Committee

Friday, October 31, 2025

9:00 AM

Virtual via Zoom

The meeting is conducted through video conferencing.

Members of the public will be able to attend the meeting via video conferencing with the link below.

Join Zoom Meeting

Click this link (or typing the URL in your web browser address bar):

<https://cityoflacrosse-org.zoom.us/j/82799188943?pwd=pAMS3MbJusyBqR9mjCiK3jH6cAP0rk.1>

Meeting ID: 827 9918 8943

Passcode: 212646

Dial by your location

1 312 626 6799

If you wish to speak please provide written comments by emailing acklint@cityoflacrosse.org, using a drop box outside of City Hall or mailing the Department of Planning, Development, and Assessment at 400 La Crosse St, WI 54601

Call to Order

Agenda Items:

1. [24-0583](#) Review of plans for the commercial development located at 3800 State Rd 16.
(7 Brew Coffee)

Attachments: [2nd Prelim- Renderings 10-31-25](#)

[2nd Prelim- Site Plan 10-31-25](#)

[2nd Prelim- Floor Plan + Elevations 10-31-25](#)

[2nd Prelim- ALTA Survey 10-31-25](#)

[Prelim Design Review Memo 4-26-24](#)

[Prelim Site Plan 4-26-24](#)

[Prelim Elevations 4-26-24](#)

Adjournment

Notice is further given that members of other governmental bodies may be present at the above scheduled meeting to gather information about a subject over which they have decision-making responsibility.

NOTICE TO PERSONS WITH A DISABILITY

Requests from persons with a disability who need assistance to participate in this meeting should call the City Clerk's office at (608) 789-7510 or send an email to ADAcityclerk@cityoflacrosse.org, with as much advance notice as possible.



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 24-0583

Agenda Date: 4/26/2024

Version: 1

Status: Agenda Ready

In Control: Commercial/Multi-Family Design Review Committee

File Type: Review of Plans

Agenda Number: 1.



PLAZA
STREET
PARTNERS

La Crosse, WI

SUBJECT PROPERTY

3710 State Road 16, La Crosse, WI 54601
Parcel #:17-10692-0



THE BRAND: Seven Brew

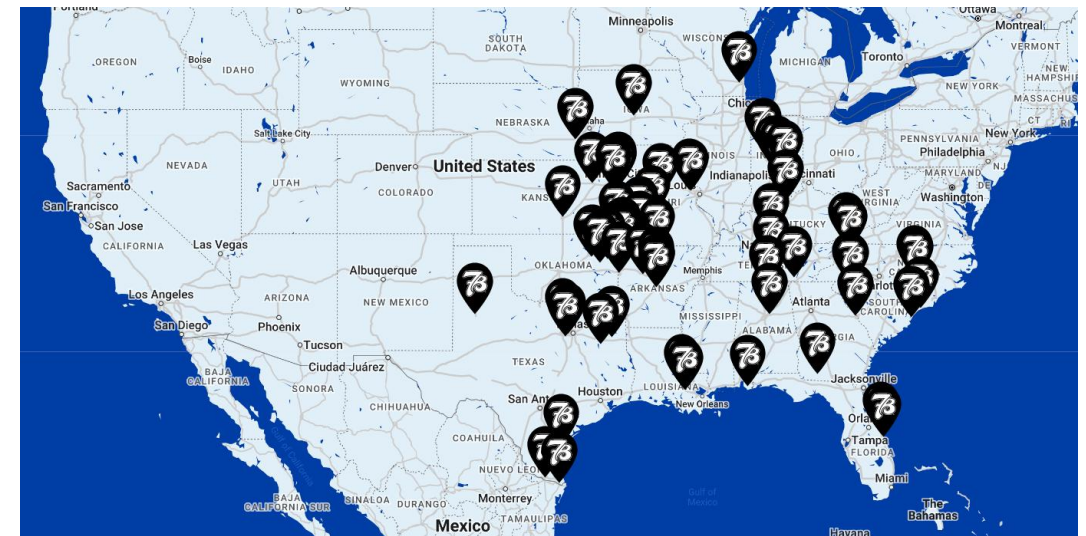
→ *A revolution is brewing!*

7 Brew Coffee is one of the fastest-growing franchises in the country.

→ 7 Brew was born from a desire to change drive-thru coffee into a fun, mind-blowing experience for everyone. We dreamed of serving premium coffee in record time and making new friends while we're at it.

→ **Corporate Headquarters:** Rogers, Arkansas - 2017 **Existing Locations:** 80+ **Future Locations:** 17 new stores in Wisconsin (5 years)

→ Second location in La Crosse: *We estimate this location to be open by Winter 2026*



THE OPERATOR: Brew 4 You

- ➔ **Brew 4 You** is a Seven Brew franchisee/operator committed to opening 17 new locations in Wisconsin over the next 5 years.
- ➔ **Brew 4 You** is managed by 3 partners:
Jonathan Lippincott
Loren Lippincott
Kayla Smith
- ➔ They are experienced franchisees with over 10 years of experience operating a Planet Fitness in Missouri.
They had some of the highest employee retention rates in the franchise.
- ➔ Jonathan and Kayla live in Eau Claire, WI



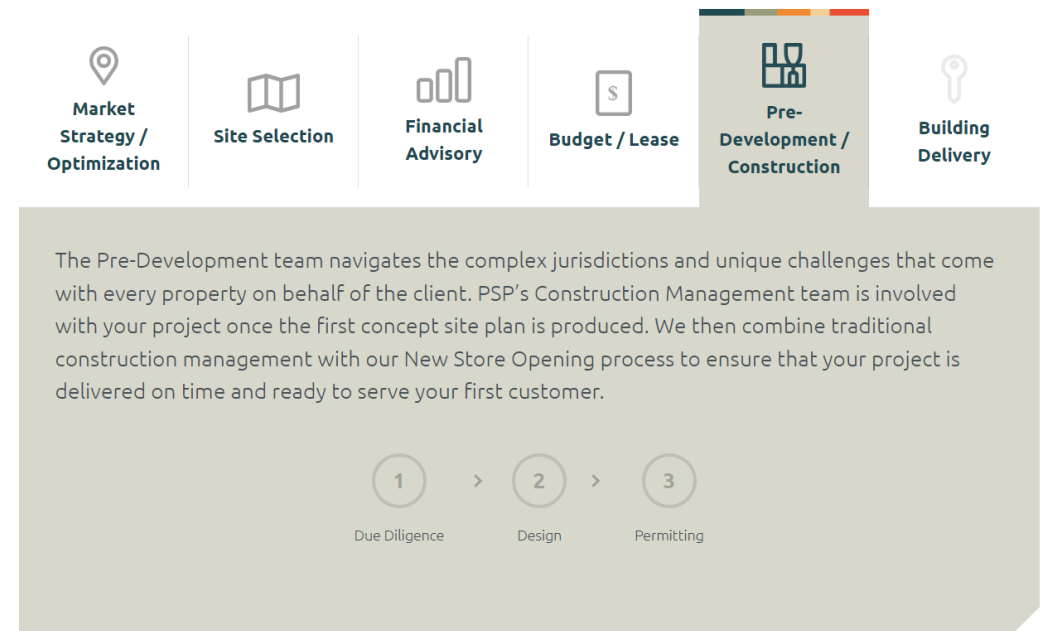
THE DEVELOPER: Plaza Street Partners



➔ Plaza Street Partners is a process management company that partners with QSRs and other free-standing retailers in need of high-volume, value-added, new-unit delivery system to grow their brand.

➔ ✓ PSP has partnered with Brew 4 You to help grow the Seven Brew brand in Wisconsin.

➔ **Headquarters:** Kansas City, KS
Build-to-suit: 180+
Brands: 12+
7 Brew In Progress with PSP: 9+

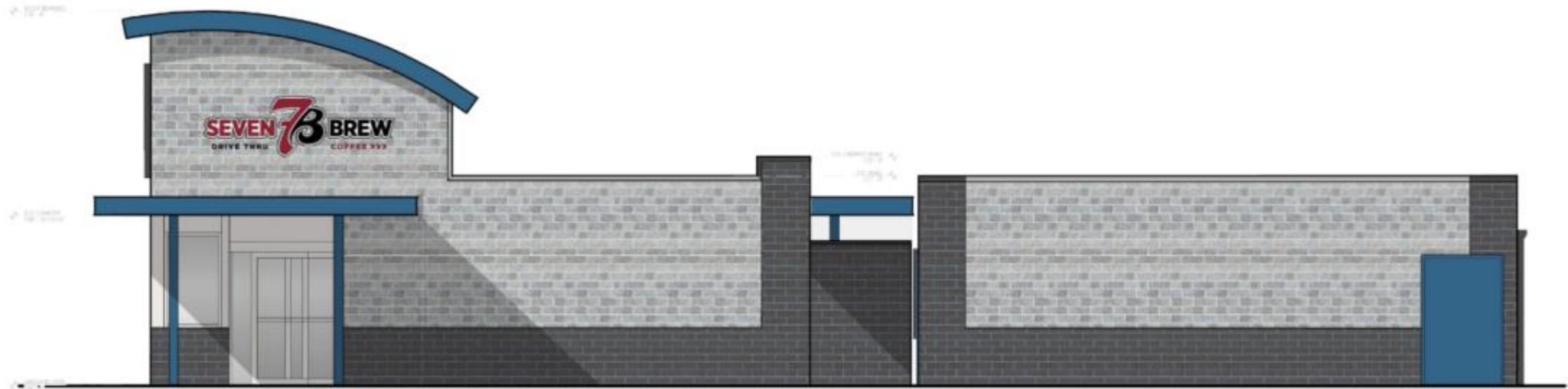


Learn more at: <https://www.plazastretpartners.com/>

EXTERIOR PHOTOS



EXTERIOR RENDERINGS



PICK-UP WINDOW ELEVATION

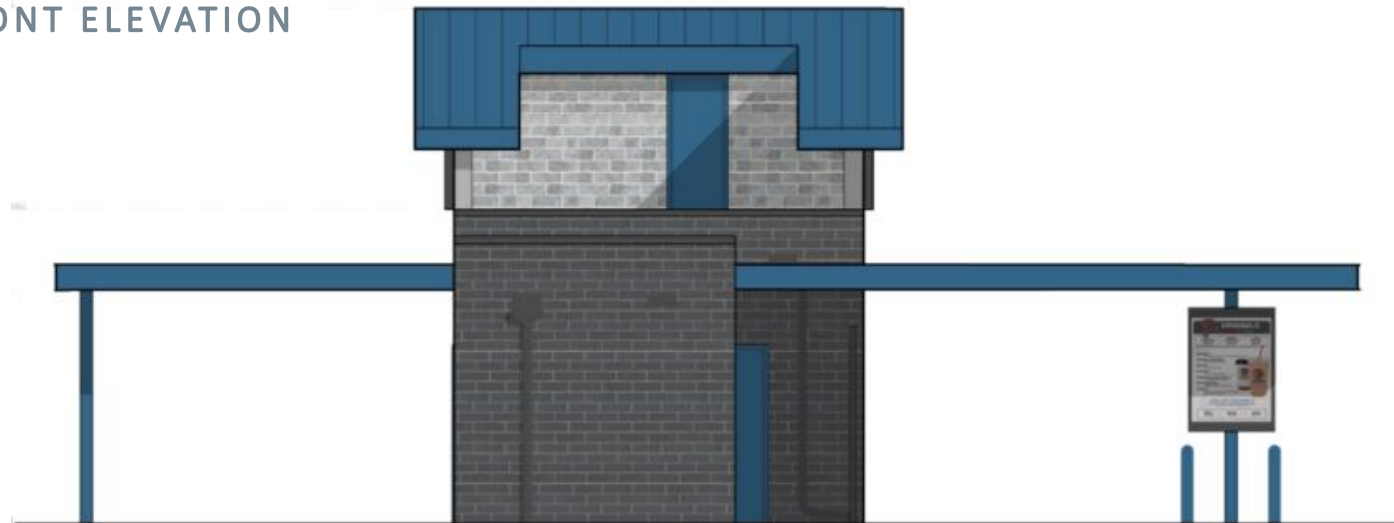


DRIVE-THRU ELEVATION

EXTERIOR COLORED ELEVATIONS



FRONT ELEVATION



BACK ELEVATION

THE MENU



THE SEVEN ORIGINALS

ICED, HOT, or CHILLER

BLONDIE (270-850 CAL)
CARAMEL & VANILLA BREVE

BRUNETTE (280-850 CAL)
HAZELNUT & CARAMEL MOCHA

SMOOTH 7 (260-840 CAL)
WHITE CHOCOLATE & IRISH CREAM BREVE

WHITE CHOCOLATE MOCHA (280-850 CAL)
WHITE & MILK CHOCOLATE MOCHA

CINNAMON ROLL (300-770 CAL)
BROWN SUGAR CINNAMON & WHITE CHOCOLATE BREVE

GERMAN CHOCOLATE (280-860 CAL)
COCONUT & CARAMEL MOCHA

TRIPLE 7 (180-840 CAL)
A SMOOTH 7 WITH 6 ESPRESSO SHOTS



CUSTOMIZE EVERYTHING

EXTRA ESPRESSO
(5 CAL)

**SUGAR
FREE**

**SWEETNESS
LEVELS**

MILK ALTERNATIVES
OAT, ALMOND OR COCONUT

CLASSICS

ICED or HOT

LATTE (120-320 CAL)

MOCHA (200-520 CAL)

BREVE (250-660 CAL)

CARAMEL MACCHIATO (210-850 CAL)

CAPPUCCINO (100-260 CAL)

HOUSE BLEND (10-20 CAL)

CHAI LATTE (160-400 CAL)

MATCHA LATTE (170-390 CAL)

COCOA (250-630 CAL)



SEVEN ENERGY

ICED or CHILLER

(10-560 CAL)

A PREMIUM ENERGY DRINK
CREATED BY 7 BREW!

INFUSE WITH ANY FLAVOR!
ORIGINAL OR SUGAR-FREE

RED BULL AVAILABLE
UPON REQUEST



SEVEN FIZZ

(0-440 CAL)

SPARKLING WATER INFUSED WITH
ANY FLAVOR! CREAM AND
WHIPPED CREAM OPTIONAL.



TEAS

(0-400 CAL)

ICED or HOT

SWEET UNSWEET
PARIS EARL GREY
GREEN CINNAMON SPICE
DECAF



SMOOTHIES

(330-740 CAL)

STRAWBERRY MANGO
PIÑA COLADA PEACH
GREEN APPLE WILDBERRY
BLUEBERRY POMEGRANATE



KIDS

KIDS FIZZ (0-110 CAL)

COCOA (190 CAL)

SMOOTHIES (210-230 CAL)



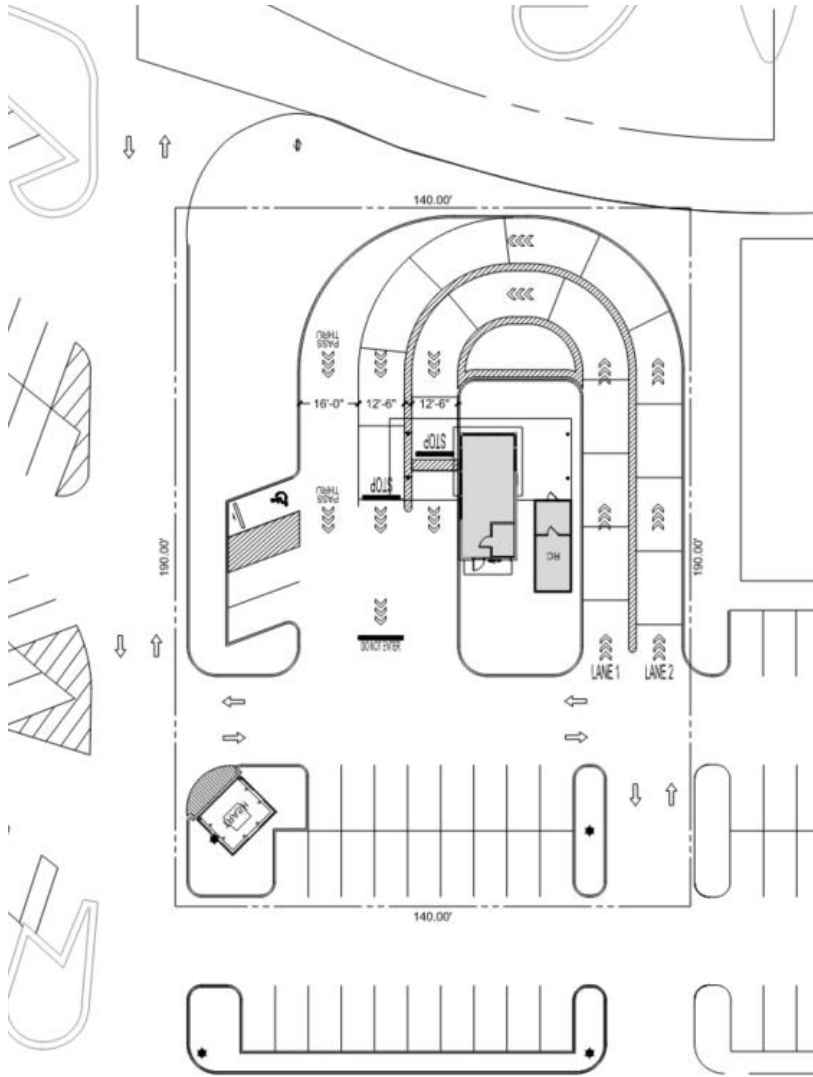
SHAKES

(250-950 CAL)

THE CLASSIC FLAVORS OR
MAKE IT YOUR OWN!



CONCEPT SITE PLAN



Summary of the proposed development

- **Location:** 3710 State Road 16, La Crosse, WI 54601
- **Parcel ID:** 17-10692-0
- **Size of site:** 0.81 acre
- **Current Zoning:** C-2
- **Current Land Use:** Parking lot
- **Proposed Use:** Seven Brew with a double drive-thru
- **Building square footage:** 510 ft + cooler
- **Access from:** internal Mall driveway
- **Signage:** on building / freestanding sign if allowed

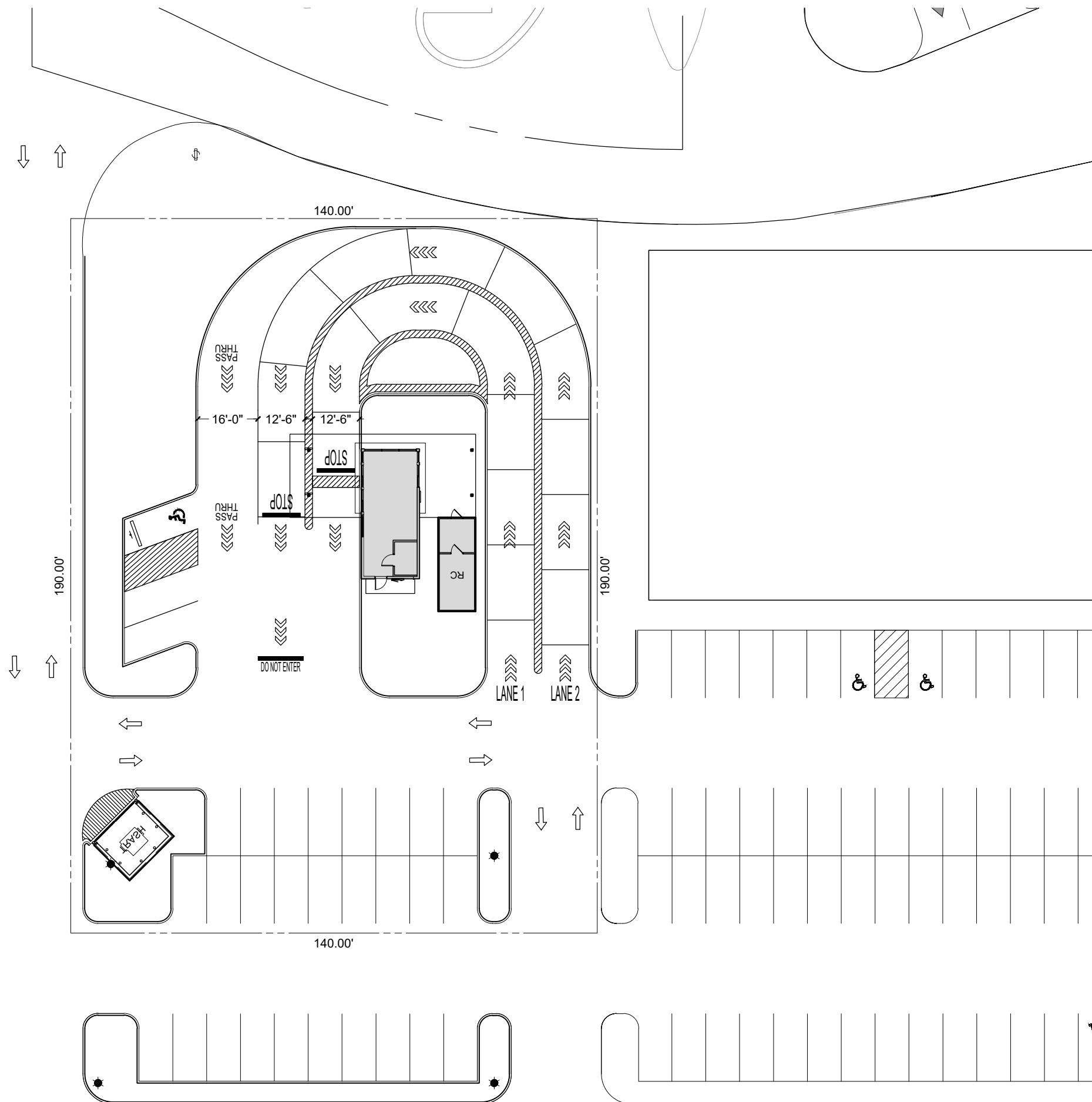
Thank you!

PRELIMINARY SITE PLAN
7 BREW COFFEE

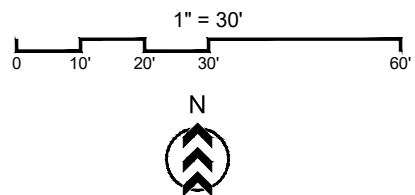
PROPERTY AREA: 26,600 SQ. FT. (.61 AC)
BUILDING AREA: 510 SQ. FT.
EMPLOYEE PARKS: 20
STACKING: 17
LAYOUT: 04
DESIGNER: KJ
OWNER:



CONCEPTUAL SITE PLAN IS PREPARED
FOR PRELIMINARY TEST FIT PURPOSES
ONLY AND SHALL NOT BE USED FOR
CONSTRUCTION.

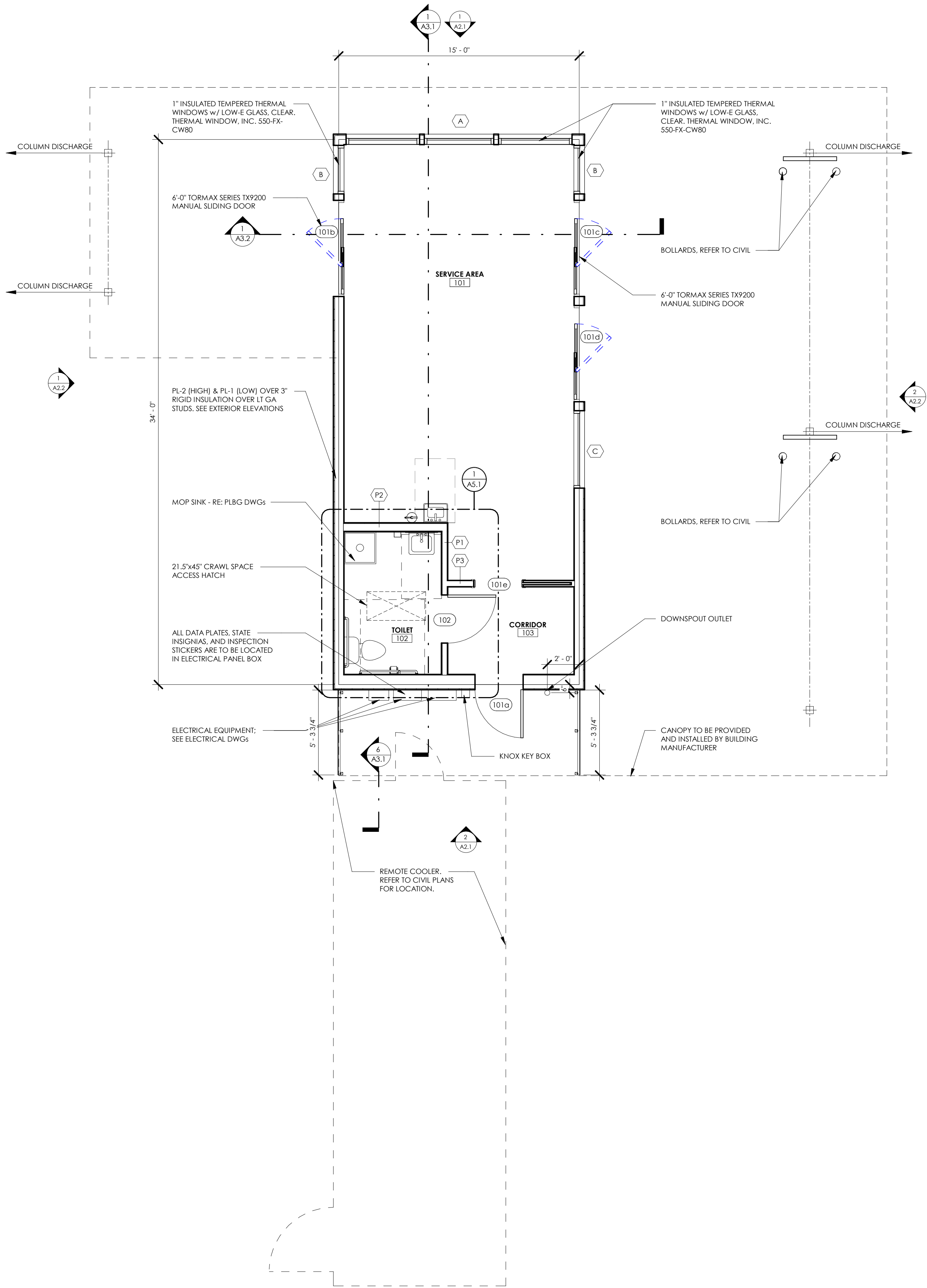


3900 US HWY 16
LA CROSSE, WISCONSIN

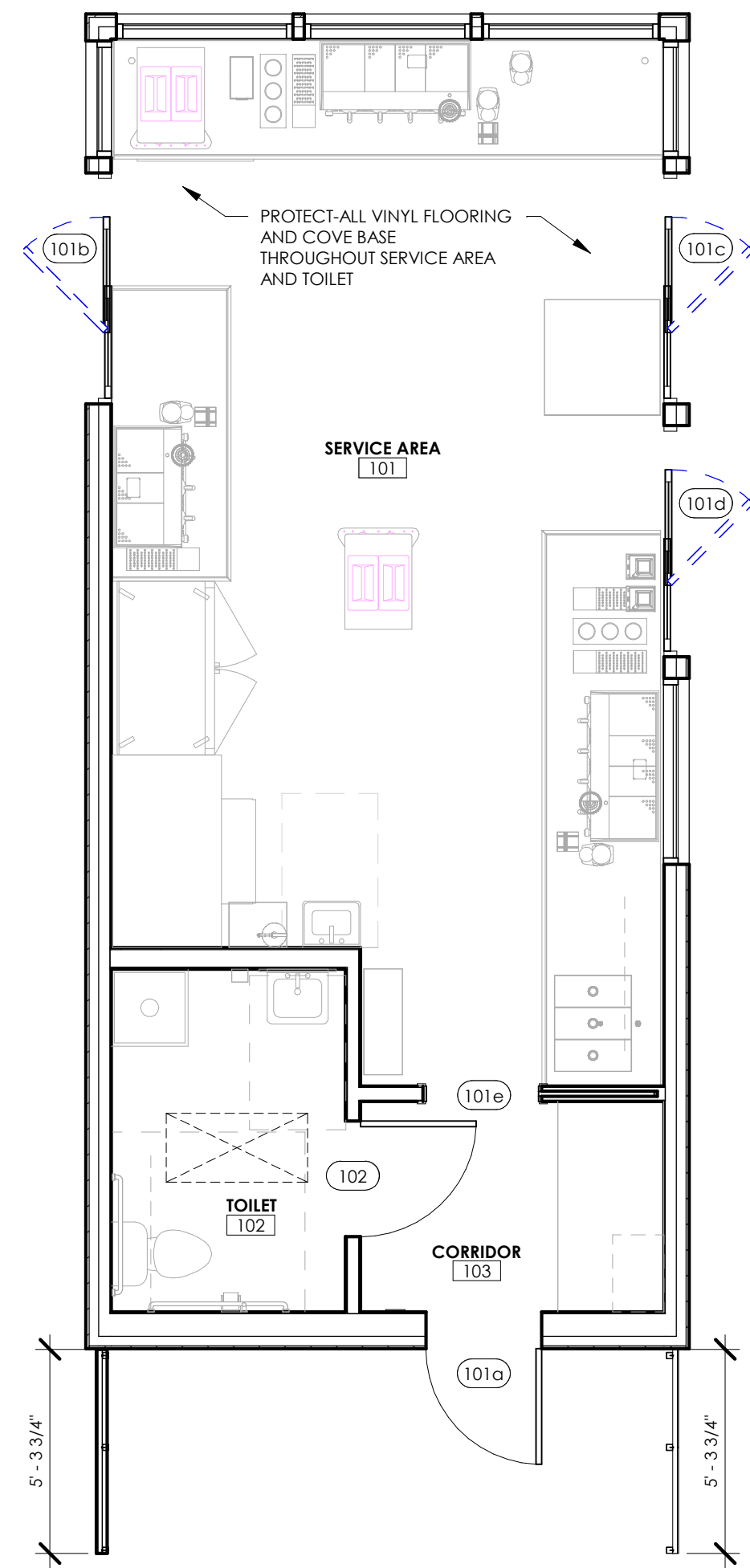


CONCEPTUAL SITE PLAN

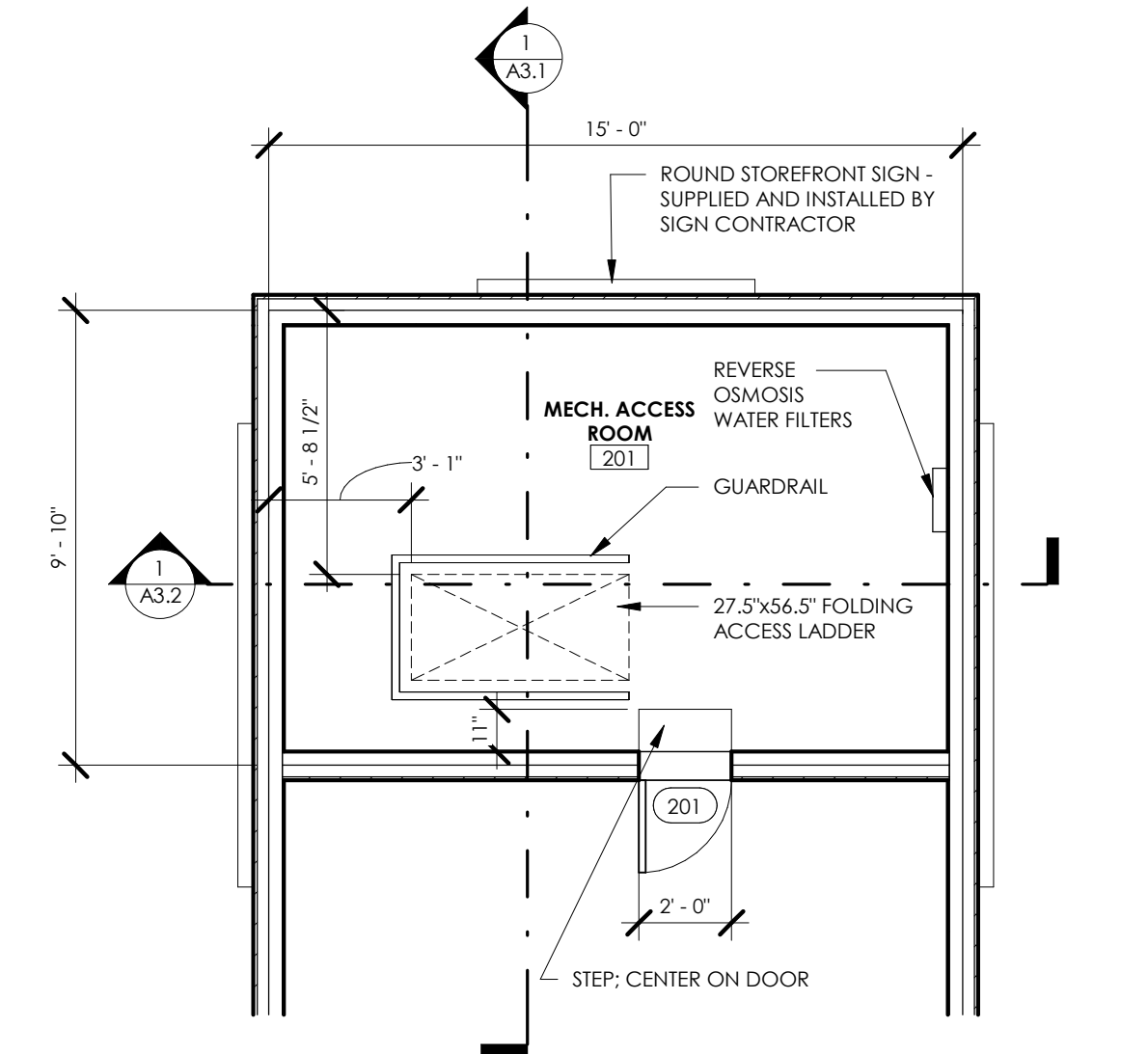
JULY 29, 2025



1 GROUND LEVEL
1/4" = 1'-0"

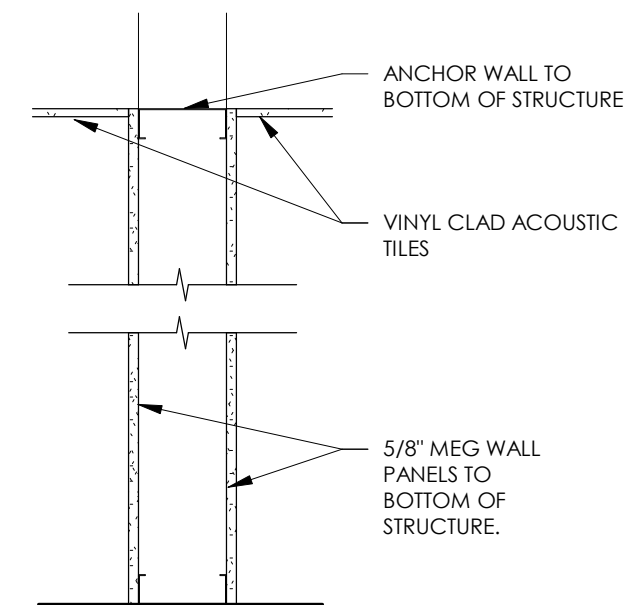


2 FLOOR FINISH PLAN
1/4" = 1'-0"



3 UPPER MECHANICAL ROOM
1/4" = 1'-0"

PARTITION TYPES



- P1 USES 3-1/2" METAL STUDS
P2 USES 6" METAL STUDS
P3 REFER TO 8/A4.1

ROOM FINISH SCHEDULE									
RM NO.	RM NAME	FLR	BASE	WALLS				CLG	CLG HGT
				TOP	RT	BOT	LT		
101	SERVICE AREA	F1	B1	WA1/2	WA1/2	WA1	WA1/2	C1	8' - 6 7/8"
102	TOILET	F1	B1	WA1	WA1	WA1	WA1	C1	8' - 6 7/8"
103	CORRIDOR	F1	B1	WA1	WA1	WA1	WA1	C1	8' - 6 7/8"
201	MECH ACCESS RM	F2	B2	WA3	WA3	WA3	WA3	C2	VARIES

FINISH LEGEND:

FLOORS	BASE	WALLS	CEILINGS
F1 PROTECT-ALL VINYL	B1 METAL COVE BASE	WA1 STRATIFICATO WALL PANELS	C1 VINYL CLAD ACOUSTICAL TILES
F2 UNFINISHED PLYWOOD	B2 NONE	WA2 ALUM STOREFRONT SYSTEM	C2 EXPOSED STRUCTURE
		WA3 EXPOSED STRUCTURE	

NOTES:

- CONTRACTOR IS RESPONSIBLE FOR HAVING A THOROUGH KNOWLEDGE OF THE LANDLORDS CRITERIA PRIOR TO CONSTRUCTION. FAILURE TO ACCOUNT HIMSELF WITH THIS KNOWLEDGE DOES NOT RELIEVE HIM FROM ANY RESPONSIBILITY.
- CONTRACTOR SHALL THOROUGHLY VERIFY ALL EXISTING CONDITIONS PRIOR TO BIDDING AND CONSTRUCTION. ALL DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THESE DOCUMENTS SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT.
- REFER TO FINISH SCHEDULE ON G0.1 FOR FLOOR AND CEILING INTERIOR FINISH CLASSIFICATION.

FIRM LICENSE NO. 5209 - 11

INTERIM REVIEW ONLY

These documents are incomplete, and are released for interim review only and are not intended for regulatory approval, bidding, permit, or construction purposes.

ARCHITECT OF RECORD:

NAME: ABBY N BOBBETT

LICENSE NO. 13738 - 5

PROJECT NUMBER: 25017 78WW

REVISION:

EGRESS LEGEND

PATH OF EGRESS TRAVELED:

SPACE OCCUPANCY:

ROOM NAME
[101]

ROOM AREA, SQUARE FOOTAGE
SF

FUNCTION:
000 OCC.

ROOM NAME AND NUMBER

ROOM AREA, SQUARE FOOTAGE

USE GROUP PER IBC SECTION 3

OCCUPANCY, AREA OF SPACE/AREA ALLOWANCES PER IBC TABLE 1004.1.2

DOOR EXIT CAPACITY:

DOOR EXIT
000 OCC.
00" REQD.
00" PROVIDED

EXIT TYPE (DOOR, STAIR, ETC)

NUMBER OF OCCUPANTS USING THE EXIT.

EGRESS WIDTH REQUIRED FOR NUMBER OF OCCUPANTS USING THE EXIT PER IBC SECTION 1005.

EGRESS WIDTH PROVIDED.

EGRESS LOADING INFORMATION

OCCUPANCY LOADING CALCULATIONS
PER IBC 2015, TABLE 1004.1.2

BUSINESS: 100 S.F. PER OCCUPANT
STORAGE: 300 S.F. PER OCCUPANT

#	ROOM	OCCUPANCY	CALCULATION	OCCUPANTS
101	SERVICE AREA	BUSINESS	474 SF/100 SF	5
104	COOLER	STORAGE	140 SF/300 SF	1
				6

INCREASED OCCUPANT LOADING PER IBC 2015: 1004.2
"THE OCCUPANT LOAD PERMITTED IN ANY BUILDING, OR PORTION THEREOF, IS PERMITTED TO BE INCREASED FROM THAT NUMBER ESTABLISHED FOR THE OCCUPANCIES IN TABLE 1004.1.2, PROVIDED THAT ALL OTHER REQUIREMENTS OF THE CODE ARE MET BASED ON SUCH MODIFIED NUMBER AND THE OCCUPANT LOAD DOES NOT EXCEED ONE OCCUPANT PER 7 SQUARE FEET OF OCCUPIABLE FLOOR SPACE."

= OCCUPIABLE CLEAR FLOOR SPACE

OCCUPANCY OF SERVICE AREA INCREASED TO 10
(215 SF / 7 SF = 30 OCCUPANTS MAX ALLOWED)

EXIT CAPACITY:
EGRESS WIDTH REQUIRED: 10 OCCUPANTS X 0.2' PER OCCUPANT REQUIRED = 2.0'
EGRESS WIDTH PROVIDED: 36"
EGRESS WIDTH OF 0.2' PER OCCUPANT USED FOR DOORS PER IBC TABLE 1005.

NUMBER OF EXITS REQUIRED:
[1] EXIT REQUIRED FOR PER STORY FOR LESS THAN 49 OCCUPANTS PER IBC TABLE 1006.2.1.
[1] EXIT PROVIDED.

MAXIMUM TRAVEL DISTANCE:
200'-0" PER IBC TABLE 1017.2
ACTUAL MAX TRAVEL DISTANCE TO EXIT: 38'-0"

DEAD END CORRIDOR:
20'-0" MAX LENGTH OF DEAD END CORRIDOR PER IBC SECTION 1018

RESTROOM LOADING

OCCUPANCY:
12 OCCUPANTS

RESTROOM FIXTURES REQUIRED/PROVIDED - USE GROUP: BUSINESS

TOILET COUNT: = 1 PER 25 FOR THE FIRST 50 AND 1 PER 50 FOR THE REMAINDER EXCEEDING 50

LAVATORY COUNT: = 1 PER 40 FOR THE FIRST 80 AND 1 PER 80 FOR THE REMAINDER EXCEEDING 80

TUB/ SHOWERS: = NOT REQUIRED

DRINKING FOUNTAINS: = 1 PER 100

OTHER: = 1 SERVICE SINK

PLUMBING FIXTURE COUNT PER IBC TABLE 2902.1

TOILET COUNT: 12 OCCUPANTS / 25 = 1 WATER CLOSET REQUIRED = 1 UNISEX WATER CLOSET PROVIDED

LAVATORY COUNT: 12 OCCUPANTS / 40 = 1 REQUIRED = 1 PROVIDED

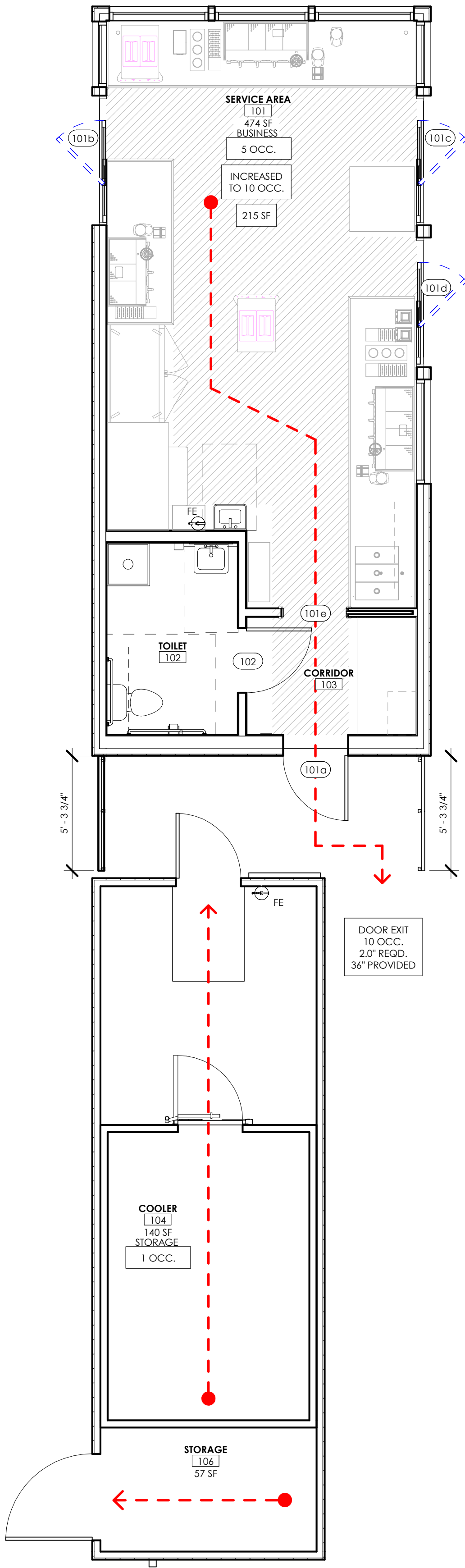
DRINKING FOUNTAIN COUNT: 12 OCCUPANTS / 100 = 1 REQUIRED = WATER WILL BE PROVIDED FOR FREE UPON REQUEST.

SERVICE SINK COUNT: 1 REQUIRED = 1 PROVIDED

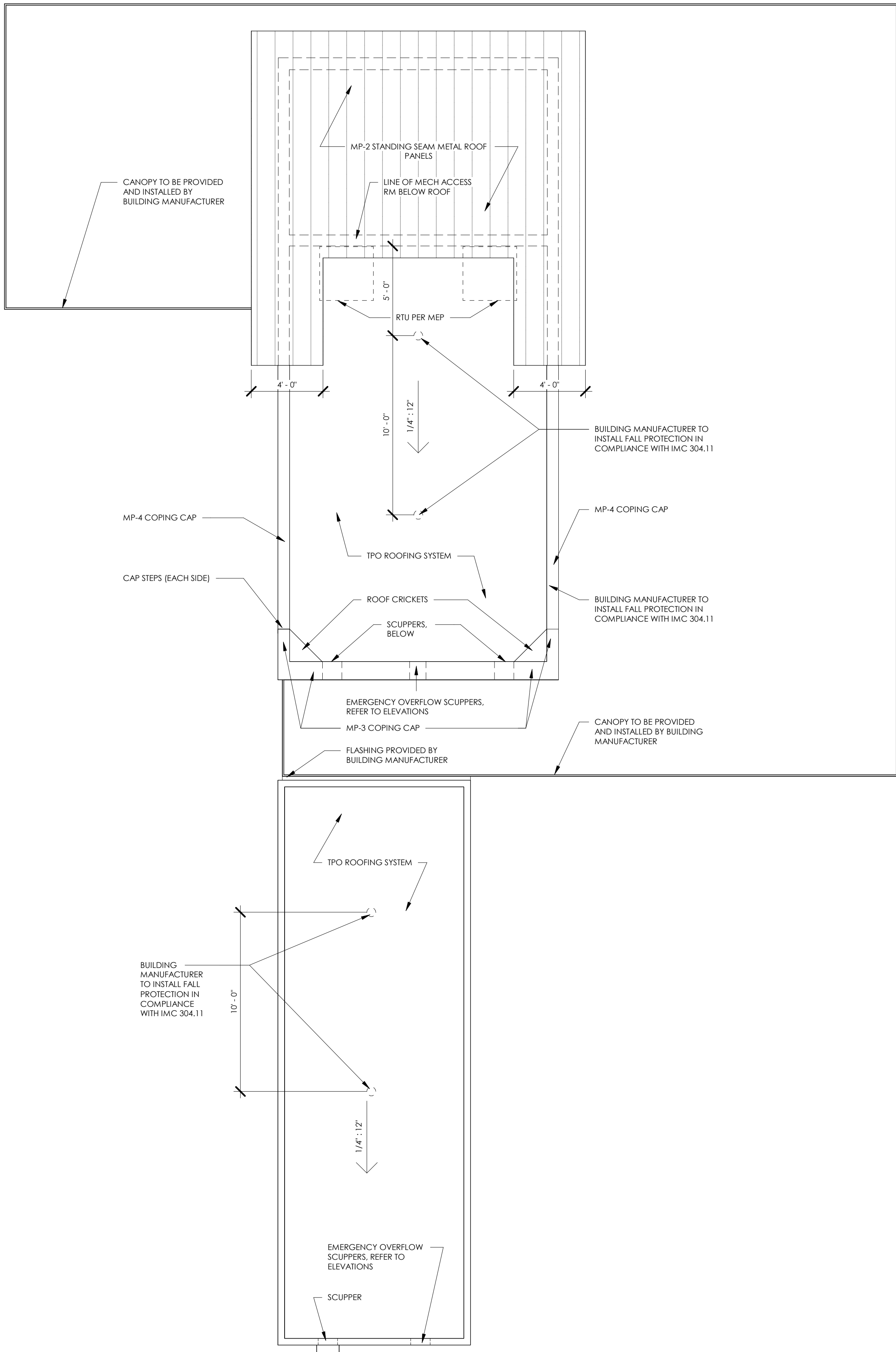
FIRE EXTINGUISHER NOTES

FE 10 LBS. ABC FIRE EXTINGUISHER ON WALL MOUNTED BRACKET. MOUNT HANDLE @ 4'-0".

75'-0" RADIUS FROM FIRE EXTINGUISHER @ FE (NOT SHOWN, ENCOMPASSES ENTIRE BUILDING)



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



2 ROOF PLAN
1/4" = 1'-0"

FIRM LICENSE NO. 5209 - 11

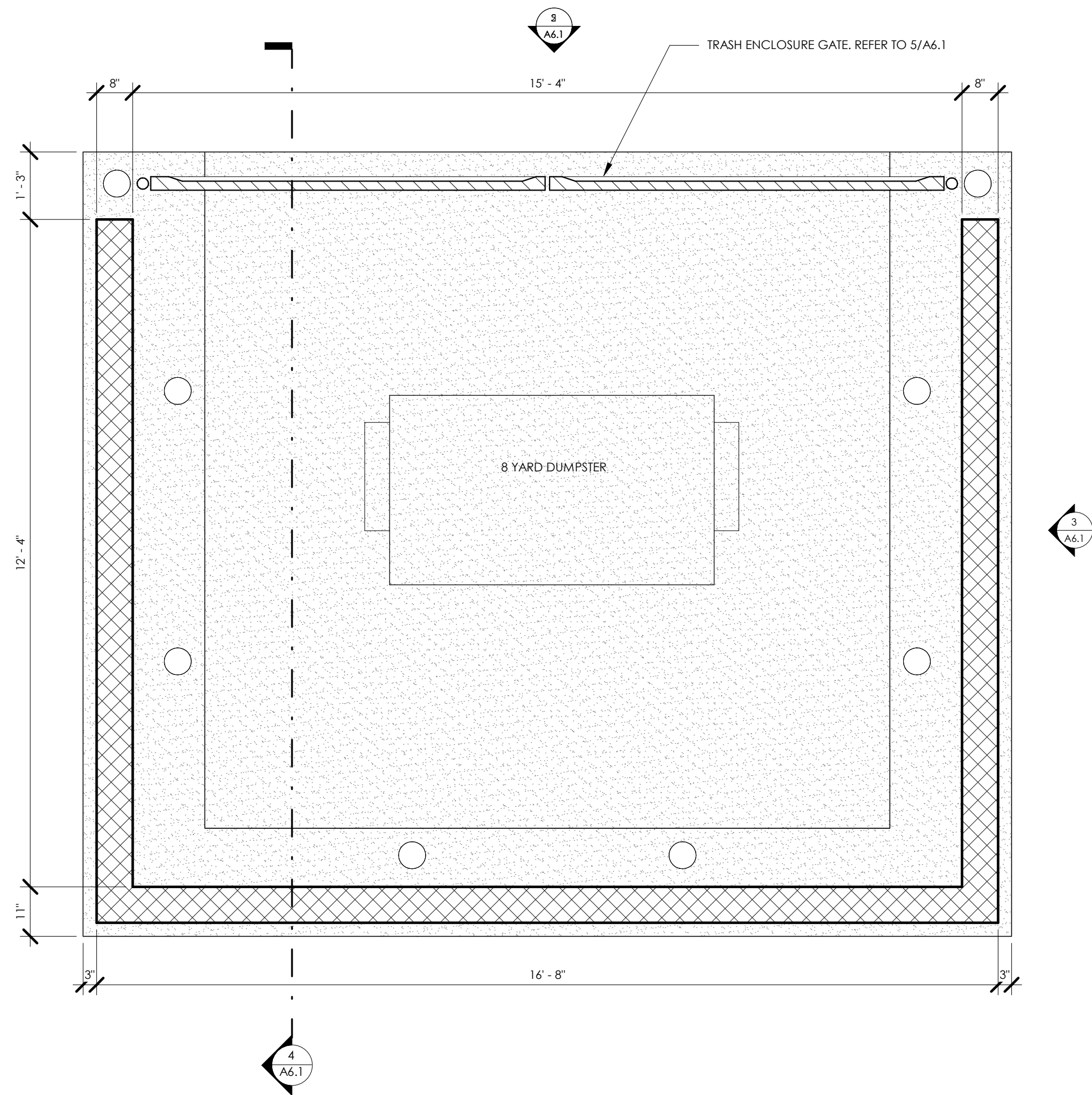
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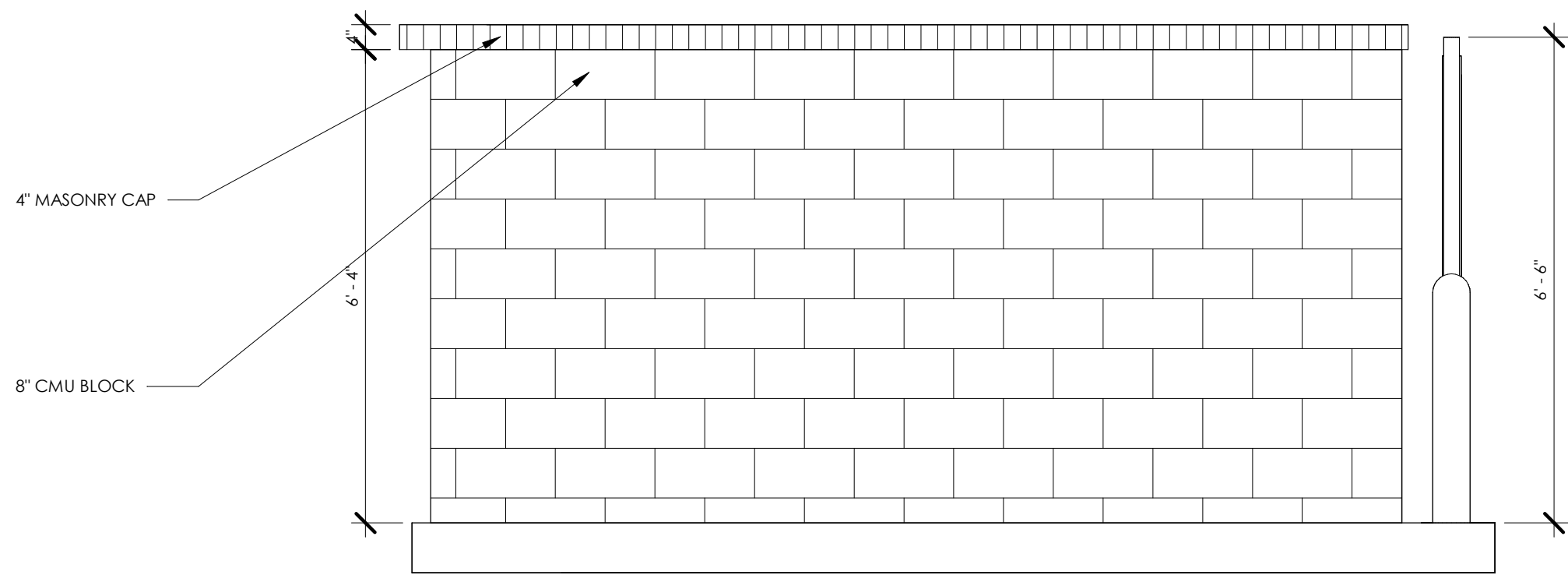
ARCHITECT OF RECORD:
NAME: ABBY N BOBBETT
LICENSE NO. 13738 - 5

PROJECT NUMBER: 25017 78WW
REVISION:

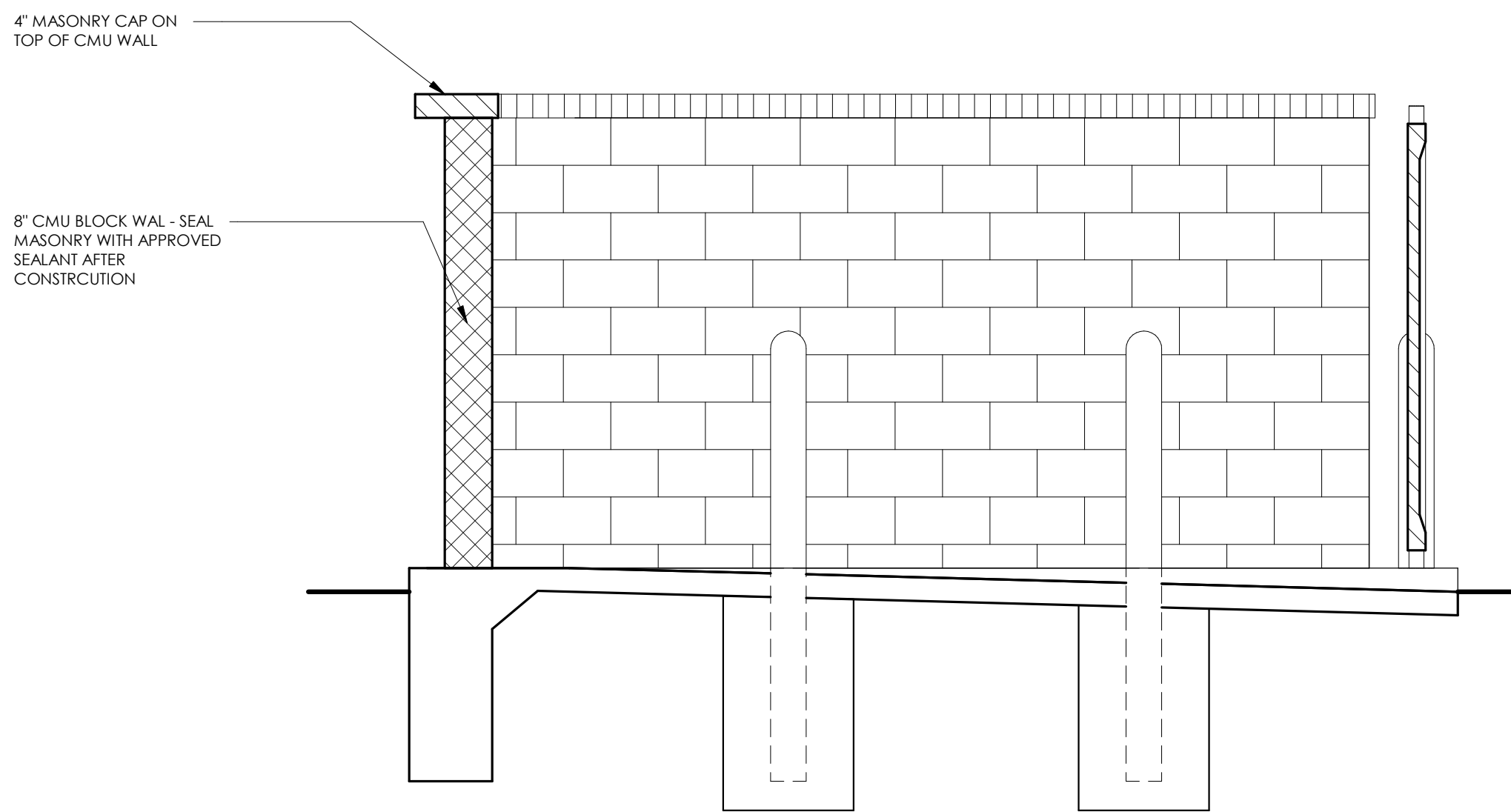
7 BREW COFFEE
LA CROSSE, WI



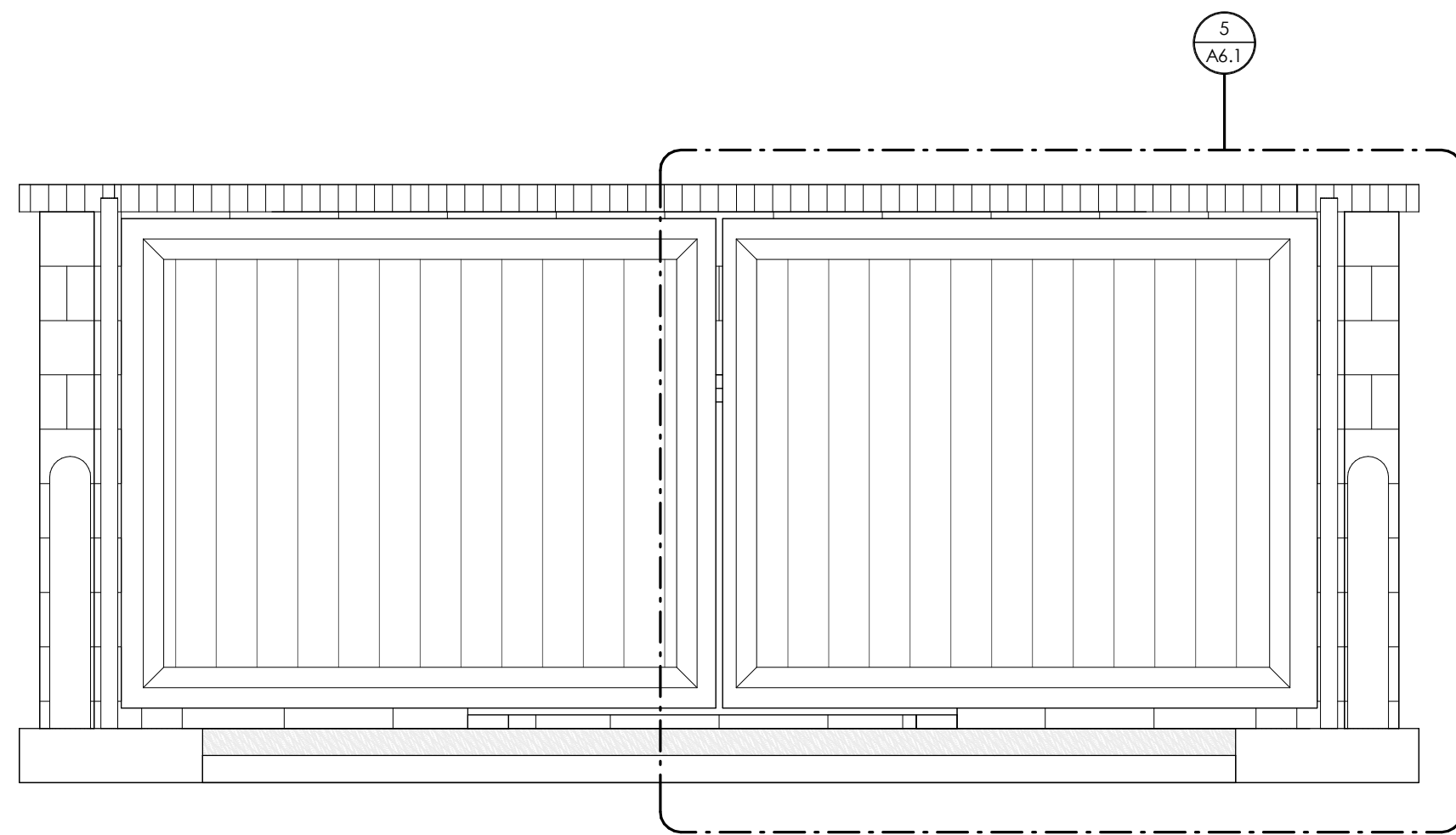
1 TRASH ENCLOSURE
1/2" = 1'-0"



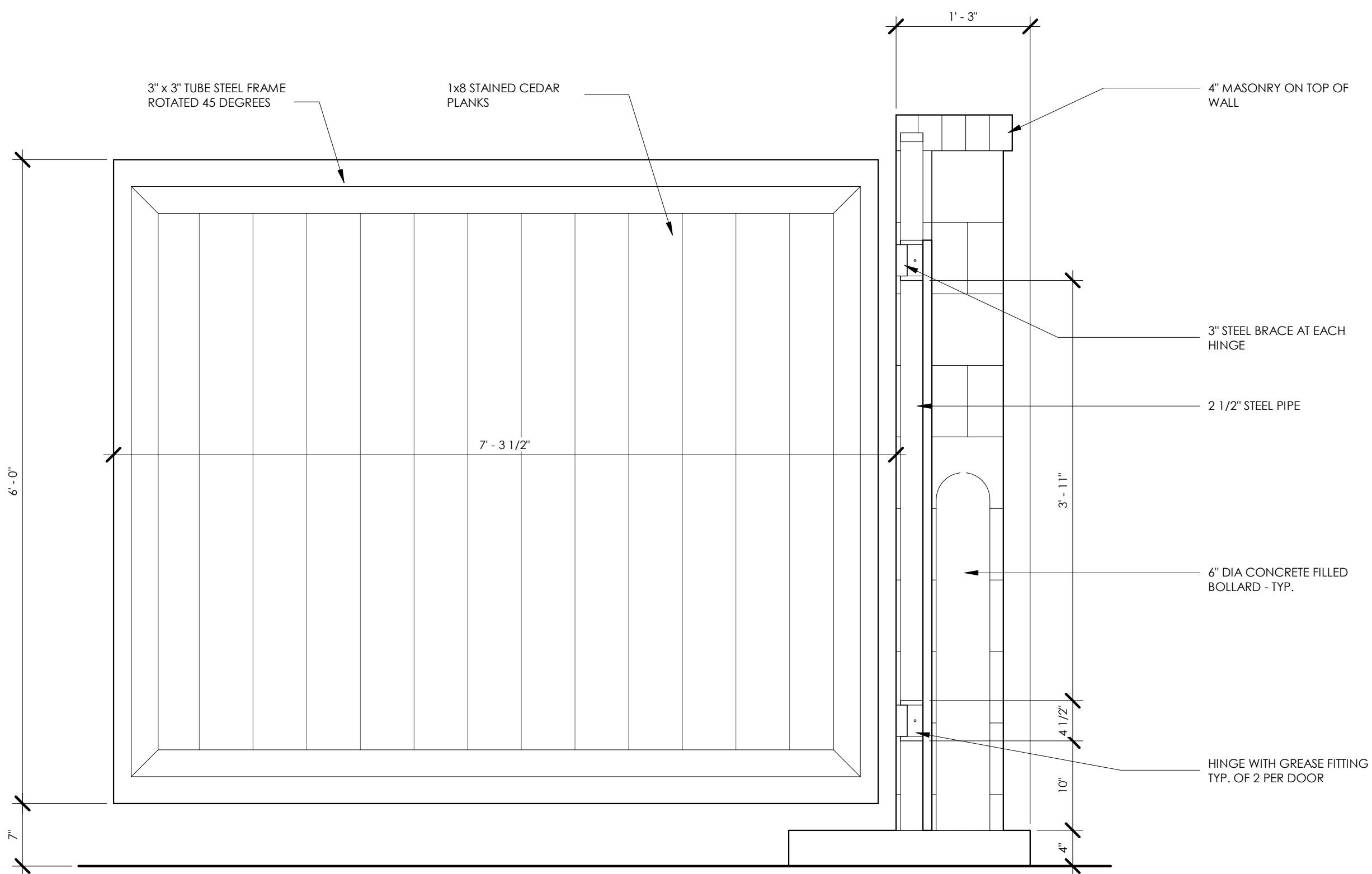
3 TRASH ENCLOSURE - SIDE ELEVATION
1/2" = 1'-0"



4 SECTION THRU TRASH ENCLOSURE
1/2" = 1'-0"



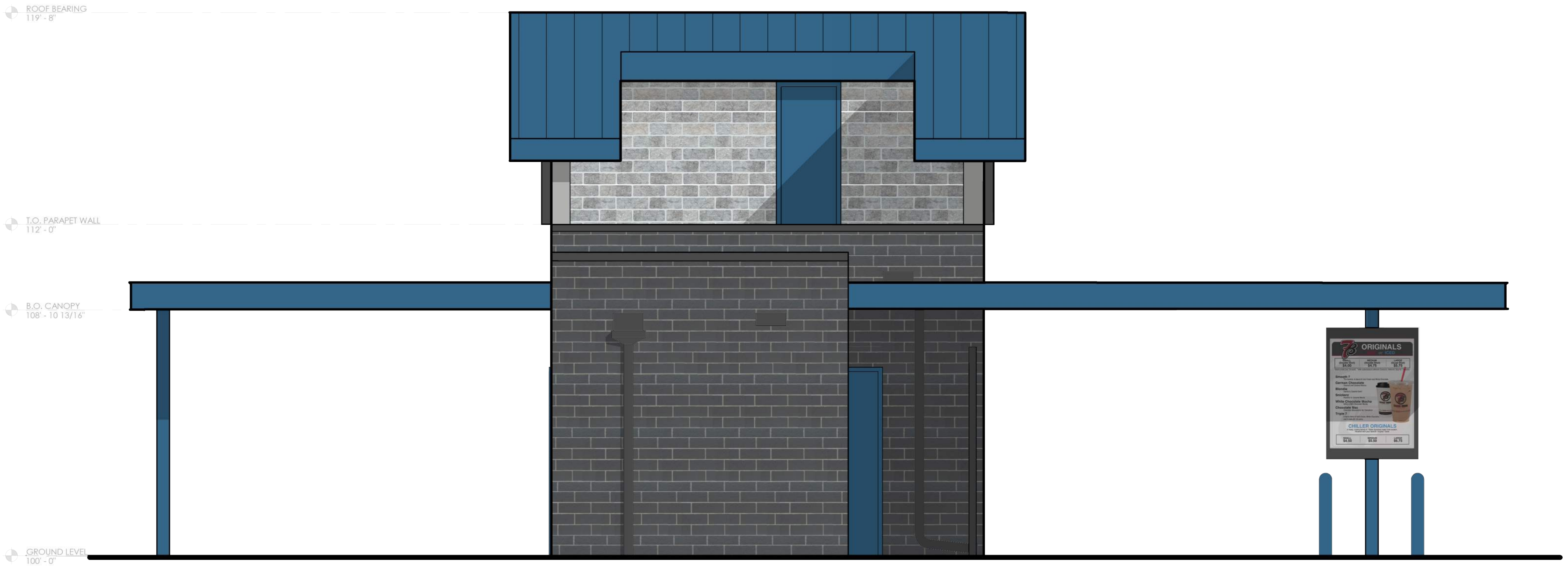
2 TRASH ENCLOSURE - FRONT ELEVATION
1/2" = 1'-0"



5 TRASH ENCLOSURE - GATE DETAIL
1" = 1'-0"



1 EXTERIOR ELEVATION - FRONT
3/8" = 1'-0"



2 EXTERIOR ELEVATION - BACK
3/8" = 1'-0"

EXTERIOR FINISH LEGEND

- NICHIHA
MODERNBRICK
MIDNIGHT
- NICHIHA
CANYON BRICK
SHALE BROWN
- PAC-CLAD
STANDING SEAM PANEL
PACIFIC BLUE
- BRAKE METAL
"CLEAR ANODIZED" TO MATCH
STOREFRONT FRAMES
- BRAKE METAL
PACIFIC BLUE
- BRAKE METAL
ONYX
- BRAKE METAL
SANDSTONE
- DOORS
HONORABLE BLUE
SW6811

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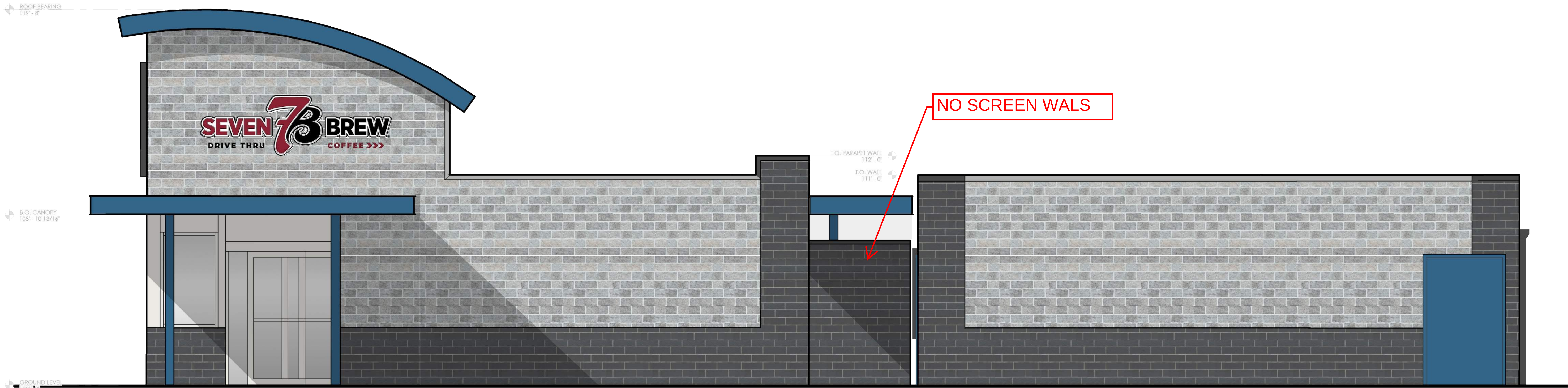
ARCHITECT OF RECORD:

NAME: ABBYEN BOBBETT

LICENSE NO. 13738 - 5

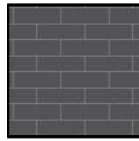
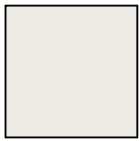
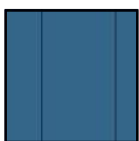
PROJECT NUMBER: 25017 7BWW

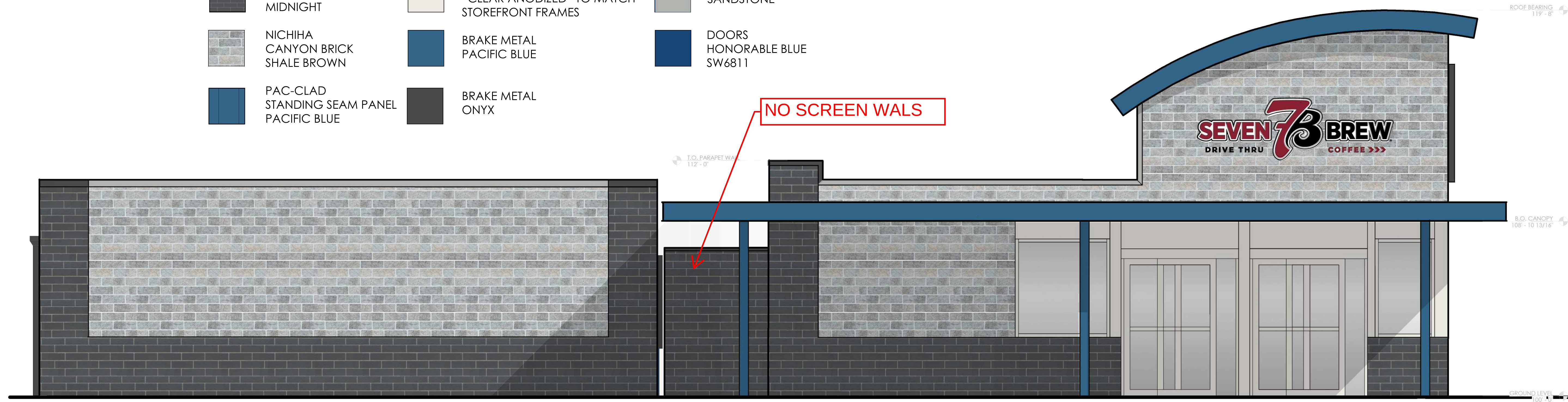
REVISION:



1 EXTERIOR ELEVATION - RIGHT SIDE
3/8" = 1'-0"

EXTERIOR FINISH LEGEND

	NICHIHA MODERNBRICK MIDNIGHT		BRAKE METAL "CLEAR ANODIZED" TO MATCH STOREFRONT FRAMES		BRAKE METAL SANDSTONE
	NICHIHA CANYON BRICK SHALE BROWN		BRAKE METAL PACIFIC BLUE		DOORS HONORABLE BLUE SW6811
	PAC-CLAD STANDING SEAM PANEL PACIFIC BLUE		BRAKE METAL ONYX		

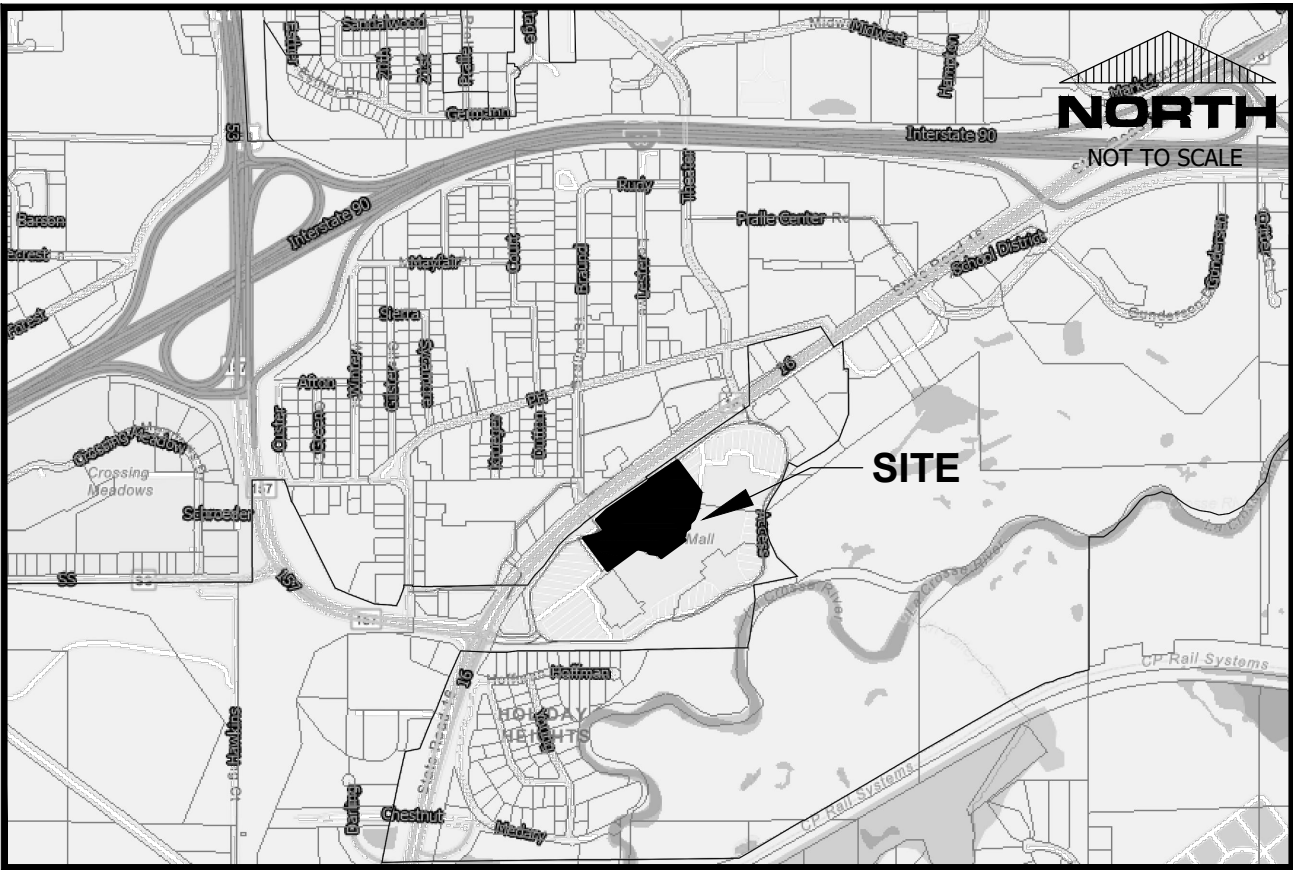


2 EXTERIOR ELEVATION - LEFT SIDE
3/8" = 1'-0"

ALTA / NSPS LAND TITLE SURVEY

PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, AND PART OF GOVERNMENT LOT 2 OF SECTION 15, AND PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER SECTION 15, ALL BEING IN TOWNSHIP 16 NORTH, RANGE 7 WEST, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN

VICINITY MAP



EXCEPTIONS (XX)

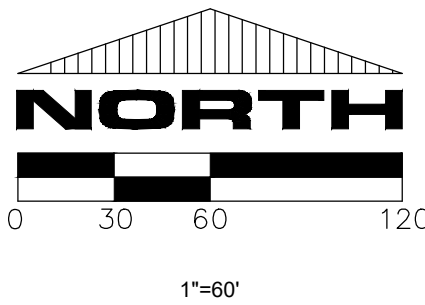
The following items were listed as exceptions on First American Title Insurance Company Title Commitment File Number NCS-1153629-CH12 dated November 9, 2022 at 7:30 a.m. Schedule B - Section 2 of the Title Commitment was used as the sole source of record encumbrances and Everyday Surveying & Engineering, LLC assumes no liability for errors or omissions therein. Those portions of the circled items listed below are shown herein:

- 1.) Not addressed by survey.
- 2.) Not addressed by survey.
- 3.) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title including discrepancies, conflict in boundary lines, shortages in area, or any other facts that would be disclosed by an accurate and complete land survey of the land, and that are not shown in the public records. *Possible encroachments: The wall near the loading dock crosses property line, compactor pad crosses property line, parking stalls and island cross property line, and curb line*
- 4.) Not addressed by survey.
- 5.) Not addressed by survey.
- 6.) Not addressed by survey.
- 7.) Not addressed by survey.
- 8.) Not addressed by survey.
- 9.) Not addressed by survey.
- 10.) Not addressed by survey.
- 11.) Not addressed by survey.
- 12.) Does not affect the parcel.
- 13.) Not addressed by survey.
- 14.) Terms, conditions, restrictions and provisions relating to the use and maintenance of the Construction, Operating and Reciprocal Easement Agreement recorded on October 23, 1979 in Volume 636, Page 261, as Document No. 901840. Modification and/or amendment by instrument: First Amendment to a Construction, Operating and Reciprocal Easement Agreement recorded October 22, 1980 in Volume 652 Page 534 as Document No. 912904. Assignment of Operating Agreement recording February 02, 1981 in Volume 657, Page 265 as Document No. 914931. Assignment and Assumption Agreement (Real Estate) recorded August 19, 2004 as Document No. 1401940. Modification and/or amendment by instrument: Second Amendment to Construction, Operating and Reciprocal Easement Agreement recorded February 23, 2010 as Document No. 1544962. Assignment and Assumption Agreement recorded April 19, 2017 as Document No. 1692059. *Affects parcel, blanket in nature.*
- 15.) Not addressed by survey.
- 16.) Agreement upon the terms, conditions and provisions contained therein:
Dated: July 29, 1980
Parties: Dayton Development Company, a Minnesota corporation; Dayton Hudson Corporation, a Minnesota corporation; Sears, Roebuck and Co. a New York corporation; Ryan Construction Company of Minnesota, Inc., a Minnesota Corporation; and G. R. Herberger's Inc., a Delaware corporation and The City of La Crosse, a Wisconsin municipal corporation
Recorded: August 08, 1980 in Volume 648, Page 220
Instrument No.: 909431
Affects parcel as shown.
- 17.) Utility Easement to The City of La Crosse, a Wisconsin municipal corporation, dated July 29, 1980, recorded/ filed August 08, 1980 in Volume 648, Page 233 as Document No. 909432. *Affects parcel as shown.*
- 18.) Not addressed by the survey.

LEGEND

- | | |
|---|----------------------------------|
| FOUND BERNTSEN NAIL | —E— UNDERGROUND ELECTRIC |
| FOUND 2" OUTSIDE DIAMETER IRON PIPE | —G— UNDERGROUND GAS |
| FOUND 3/4" IRON BAR | —W— UNDERGROUND WATER MAIN |
| FOUND PARKER-KALON NAIL | —SAN— UNDERGROUND SANITARY SEWER |
| SET MAGNAIL | —SS— UNDERGROUND STORM SEWER |
| SET 1" OUTSIDE DIAMETER BY 18" IRON PIPE, 1.13 POUNDS / LINEAR FOOT | —X— FENCE |
| FOUND DRILL HOLE | |
| () RECORD INFORMATION | |
| POB POINT OF BEGINNING | ○ CLEAN OUT |
| TELEPHONE PEDESTAL | ○ SANITARY SEWER MANHOLE |
| CABLE PEDESTAL | ○ STORM SEWER MANHOLE |
| ELECTRIC PEDESTAL | ■ CATCH BASIN |
| UTILITY PEDESTAL | ⚡ HYDRANT |
| LIGHT POLE | ⚡ VALVE |
| ELECTRIC PULL BOX | ⚡ ADA PARKING STALL |
| ELECTRIC METER | |
| SIGN | ASPHALT SURFACE |
| BOLLARDS | CONCRETE SURFACE |
| | GRAVEL SURFACE |

BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NE 1/4 OF SECTION 15 ASSUMED TO BEAR N89°51'13"W.



NOTES:

1. Surveyed parcel contains 429,523 square feet or 9.86 total acres, more or less.
2. The surveyed parcel contains 554 total stalls. 528 standard stalls and 26 ADA stalls. Portions of stalls lie on the adjacent property to the east as shown on the face of this map and were included in the stall count. Paint striping was greatly faded and difficult to delineate in many areas. Aerial photography and previous mapping were used to delineate parking areas.
3. The utilities shown are based on a Diggers Hotline utility locate, observable evidence and mapping provided to the surveyor. Underground communication lines were not marked by the Diggers Hotline request. Exact location of underground utilities cannot be verified by the surveyor without excavation. Underground communications lines were not marked but likely exist.

FLOOD PLAIN INFORMATION

THIS AREA IS SHOWN AS ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN PER F.E.M.A. FLOOD INSURANCE RATE MAP, MAP NUMBER 55063C, PANEL 0252D, EFFECTIVE DATE: JANUARY 6, 2012

CURVE TABLE

CURVE	RADIUS	CHORD BEARING	CHORD	ARC	DELTA	TANGENT IN	TANGENT OUT
1-2	268.00'	(S66°20'21"W) S67°06'22"W	120.57'	121.61'	(26°00') 25°59'57"	N80°06'21"E	N54°06'24"E
3-4	268.00'	(S75°08'14.5"W) S75°54'17"W	39.27'	39.31'	(08°24'13") 08°24'14"	S80°06'24"W	S71°42'10"W
5-6	38.00'	(N33°51'36.5"E) N34°37'37"E	13.88'	13.96'	(21°02'31") 21°02'46"	S45°09'00"W	S24°06'14"W
7-8	2775.00'	(S53°33'42"E) S54°19'43"W	15.20'	15.20'	00°18'50"	N54°29'08"E	N54°10'18"E

LINE TABLE

LINE	BEARING	DISTANCE
L1	(S79°20'21"W) S80°06'22"W	21.20'
L2	(S81°39'39"E) S81°16'44"E	15.53'
L3	(S36°39'39"E) S38°59'32"E	1.77'
L4	(S81°39'39"E) S80°53'38"E	3.30'
L5	(S36°39'39"E) S35°53'38"E	27.66'
L6	(S36°39'39"E) S35°53'38"E	28.82'
L7	(N33°39'39"W) N35°53'38"W	28.08'
L8	(N53°20'21"E) N54°06'22"E	16.76'
L9	(N08°20'21"E) N09°06'22"E	39.60'
L10	(N53°20'21"E) N54°06'22"E	39.47'
L11	(N08°20'21"E) N09°06'22"E	42.42'
L12	(N44°22'52"E) N45°08'53"E	38.33'
L13	(S34°15'E) S33°28'59"E	10.00'

ALTA / NSPS LAND TITLE SURVEY

PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, AND PART OF GOVERNMENT LOT 2 OF SECTION 15, AND PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER SECTION 15, ALL BEING IN TOWNSHIP 16 NORTH, RANGE 7 WEST, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN.

LEGAL DESCRIPTIONS PER TITLE COMMITMENT:

PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, AND PART OF GOVERNMENT LOT 2 OF SECTION 15, AND PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER SECTION 15, ALL BEING IN TOWNSHIP 16 NORTH, RANGE 7 WEST, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 15; THENCE NORTH 89°32'55" EAST ALONG THE SOUTH LINE THEREOF 647.50 FEET TO THE SOUTHEASTERLY RIGHT OF WAY OF STATE ROAD 16 (FORMERLY US HIGHWAY 16); THENCE NORTH 21°48'58" EAST ALONG SAID RIGHT OF WAY 215.16 FEET; THENCE NORTH 28°43'49" EAST ALONG SAID RIGHT OF WAY 95.84 FEET; THENCE NORTH 37°43'10" EAST 478.44 FEET TO A KNOWN POINT ON SAID RIGHT OF WAY; THENCE NORTH 35°52'20" EAST ALONG SAID RIGHT OF WAY 194.95 FEET; THENCE NORTH 50°03'42" EAST 323.64 FEET TO A POINT ON SAID RIGHT OF WAY AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 36°39'39" EAST 108.60 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST HAVING A CENTRAL AND OF 26°00' AND A RADIUS OF 268.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 121.61 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 66°20'21" WEST 120.57 FEET; THENCE SOUTH 79°20'21" WEST 21.20 FEET TO A POINT OF CURVE CONCAVE TO THE SOUTHEAST, HAVING A CENTRAL ANGLE OF 8°24'13" AND A RADIUS OF 268.00 FEET; THENCE SOUTHWESTERLY ALONG THE ART OF SAID CURVE 39.31 FEET; THE CHORD OF SAID CURVE BEARS SOUTH 75°08'14.5" WEST 39.27 FEET; THENCE SOUTH 36°39'39" EAST 321.00 FEET; THENCE NORTH 53°20'21" EAST 257.00 FEET; THENCE SOUTH 36°39'39" EAST 49.00 FEET; THENCE NORTH 53°20'21" EAST 83.51; THENCE SOUTH 81°39'39" EAST 15.53 FEET; THENCE SOUTH 36°39'39" EAST 1.77 FEET; THENCE SOUTH 81°39'39" EAST 3.30 FEET; THENCE SOUTH 36°39'39" EAST 27.66 FEET; THENCE SOUTH 81°39'39" EAST 78.95 FEET; THENCE SOUTH 36°39'39" EAST 28.82 FEET; THENCE NORTH 53°20'21" EAST 236.25 FEET; THENCE NORTH 36°39'39" WEST 28.08 FEET, THENCE NORTH 53°20'21" EAST 16.76 FEET; THENCE NORTH 08°20'21" EAST 39.47 FEET; THENCE NORTH 08°20'21" 42.42 FEET; THENCE 44°22'52" EAST 38.33 FEET TO A POINT OF A CURVE CONCAVE TO THE NORTHWEST HAVING A CENTRAL ANGLE OF 21°02'31" AND A RADIUS OF 38.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 13.96 FEET, THE CHORD OF SAID CURVE BEARS NORTH 33°51'36.5" EAST 13.88 FEET; THENCE NORTH 23°20'21" EAST 89.57 FEET; THENCE NORTH 08°20'21" EAST 128.91 FEET; THENCE NORTH 36°39'39" WEST 315.76 FEET TO THE SOUTHEASTERLY RIGHT OF WAY OF STATE ROAD 16 (FORMERLY US HIGHWAY 16); THENCE SOUTH 55°45' WEST ALONG SAID RIGHT OF WAY 273.35 FEET; THENCE SOUTH 34°15' EAST ALONG SAID RIGHT OF WAY 10.00 FEET; THENCE SOUTH 55°45' WEST ALONG SAID RIGHT OF WAY 419.45 FEET; THENCE SOUTH 46°05'26" WEST ALONG SAID RIGHT OF WAY 99.79 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHEAST HAVING A CENTRAL ANGLE OF 0°18'50" AND A RADIUS OF 2,775 FEET AND A CHORD THAT BEARS SOUTH 53°33'42" WEST 15.20 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 15.20 FEET TO THE PONT OF BEGINNING.

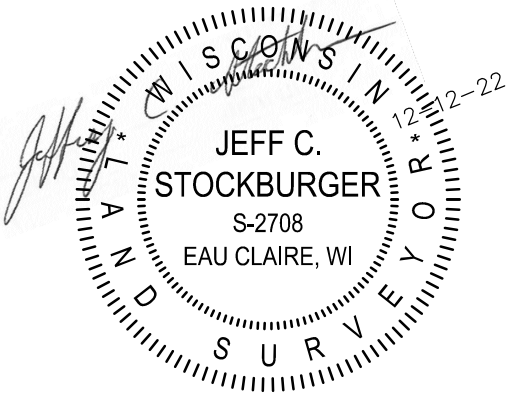
LESS AND EXCEPT THE PROPERTY CONVEYED TO PR VALLEY VIEW LIMITED PARTNERSHIP, BY QUIT CLAIM DEED RECORDED ON FEBRUARY 23, 2010 IN DOCUMENT NO. 1544960, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PART OF GOVERNMENT LOT 2 OF SECTION 15, TOWNSHIP 16 NORTH, RANGE 7 WEST, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 15; THENCE SOUTH 27°35'46" WEST 1,518.56 FEET TO THE INTERSECTION OF THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 15 AND THE SOUTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD 16 (FORMERLY US HIGHWAY 16). SAID INTERSECTION RECORDED AS NORTH 89°32'55" EAST 647.50 FEET FROM THE SOUTHWEST CORNER OF THE NE 1/4 OF THE NW 1/4; THENCE ALONG SAID RIGHT OF WAY LINE, NORTH 21°50'25" EAST (RECORDED AS NORTH 21°48'58" EAST) 215.16 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, NORTH 28°43'49" EAST 95.84 FEET, THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, ALONG THE ARC OF A CURVE HAVING A CHORD BEARING OF NORTH 37°43'10" EAST 478.44 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE NORTH 35°55'26" EAST 194.98 FEET (RECORDED AS NORTH 35°52'20" EAST 194.95 FEET); THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, ALONG THE ARC OF A CURVE HAVING A CHORD BEARING OF NORTH 50°03'42" EAST (RECORDED AS NORTH 50°13'42" EAST) 323.64 FEET, THENCE SOUTH 36°39'39" EAST 108.60 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHEWEST, HAVING A CENTRAL ANGLE OF 26°00'00" AND A RADIUS OF 268.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 121.61 FEET. THE CHORD OF SAID CURVE BEARS SOUTH 66°20'21" WEST 120.57 FEET; THENCE SOUTH 79°20'21" WEST 21.20 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHEAST, HAVING A CENTRAL ANGLE OF 08°24'13" AND A RADIUS OF 268.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 39.31 FEET THE CHORD OF SAID CURVE BEARS SOUTH 75°08'14.5" WEST 39.27 FEET; THENCE SOUTH 36°39'39" EAST 321.00 FEET; THENCE NORTH 53°20'21" EAST 257.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 36°39'39" EAST 49.00 FEET; THENCE NORTH 53°20'21" EAST 83.51 FEET; THENCE NORTH 78°48'33" WEST 66.09 FEET, THENCE SOUTH 53°20'21" WEST 39.16 FEET TO THE POINT OF BEGINNING.

AS SURVEYED LEGAL DESCRIPTION:

PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, AND PART OF GOVERNMENT LOT 2 OF SECTION 15, AND PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER SECTION 15, ALL BEING IN TOWNSHIP 16 NORTH, RANGE 7 WEST, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN. THE PARCEL IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commencing at the Northeast Corner of said Section 15;
Thence N89°51'13"W, 2628.93 feet to the North Quarter Corner of said Section 15;
Thence S13°10'00"E, 325.35 feet to a point on the southeasterly right-of-way line of State Road 16 and the Point of Beginning;
Thence S35°53'38"E, 108.60 feet;
Thence 121.61 feet along the arc of a curve concave northwesterly, with a chord bearing of S67°06'22"W, a chord length of 120.57 feet, and a radius of 268.00 feet;
Thence S80°06'22"W, 21.20 feet;
Thence 39.31 feet along the arc of a curve concave southeasterly, with a chord bearing of S75°54'17"W, a chord length of 39.27 feet, and a radius of 268.00 feet;
Thence S35°53'38"E, 321.00 feet;
Thence N54°06'22"E, 296.16 feet;
Thence S77°53'19"E, 66.03 feet;
Thence S81°16'44"E, 15.53 feet;
Thence S38°59'32"E, 1.77 feet;
Thence S80°53'38"E, 3.30 feet;
Thence S35°53'38"E, 27.66 feet;
Thence S80°53'38"E, 78.95 feet;
Thence S35°53'38"E, 28.82 feet;
Thence N54°06'22"E, 236.25 feet;
Thence N35°53'38"W, 28.08 feet;
Thence N54°06'22"E, 16.76 feet;
Thence N09°06'22"E, 39.60 feet;
Thence N54°06'22"E, 39.47 feet;
Thence N09°06'22"E, 42.42 feet;
Thence N45°08'53"E, 38.33 feet;
Thence 13.96 feet along the arc of a curve concave northwesterly, with a chord bearing of N34°37'37"E, with a chord length of 13.88 feet, and a radius of 38.00 feet;
Thence N24°06'22"E, 89.57 feet;
Thence N09°06'22"E, 128.91 feet;
Thence N35°53'38"W, 315.76 feet to the southeasterly right-of-way line of State Road 16;
Thence S56°31'01"W, along said right-of-way line 273.35 feet;
Thence S33°28'59"E, along said right-of-way line 10.00 feet;
Thence S56°29'42"W, along said right-of-way line 419.40 feet;
Thence S46°57'14"W, along said right-of-way line 99.82 feet;
Thence 15.20 feet along the arc of a curve and said right-of-way line, concave northwesterly, with a chord bearing of S54°19'43"W, a chord length of 15.20 feet, and a radius of 2775.00 feet to the Point of Beginning.



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CITY PLANNING DEPARTMENT

MEMORANDUM

DATE: APRIL 26, 2024

TO: DESIGN REVIEW COMMITTEE
MYLENA OLIVEIRA, PLAZA STREET PARTNERS

FROM: TIM ACKLIN, PLANNING & DEVELOPMENT DEPARTMENT

SUBJECT: COMMERCIAL DESIGN REVIEW PROJECT
7 BREW COFFEE- VALLEY VIEW MALL

Design Review Committee Members:

Linnea Miller, Police Department
Tim Acklin, Planning & Development Department
Matt Gallagher, Engineering Department
Yuri Nasonovs, Engineering Department
Andy Berzinski, Fire Department- Division of Fire Protection and Build Safety
Jason Riley, Fire Department- Division of Fire Protection and Building Safety
Brian Asp, Utilities Department
Bee Xiong, Fire Department- Division of Fire Protection and Building Safety
Brian Asp, Utilities Department
Leah Miller, Parks, Recreation, and Forestry Department
Jamie Hassemer, Engineering Department
Stephanie Sward, Engineering Department
Cullen Haldeman, Engineering Department

On April 19, 2024, plans were submitted to the Design Review Committee for review of plans for 7 Brews Coffee located at Valley View Mall. The following comments/feedback have been provided.

All revised plans in accordance with this memo must be submitted to the Planning and Development Department for review, unless otherwise stated. No permits will be issued for this project by the Division of Fire Prevention and Building Safety until they receive written confirmation/approval from the Planning and Development Department.

Requirements Prior to Issuance of a Demolition or Footing & Foundation Permit

- 1) Approval of a Certified Survey Map. (If applicable)
- 2) Combination of parcels for project site. (If applicable)

- 3) Approval of Final Plans from the Engineering Department.
- 4) Approval of Final Plans from the Utility/Water Department.
- 5) Approval of Final Plans from the Division of Fire Prevention and Building Safety (Inspections)

Requirements Prior to Issuance of a Building Permit

- 1) Approval of Final Plans from the Planning and Development Department.

Requirements Prior to Issuance of an Occupancy Permit

- 1) A Letter of Credit in the estimated cost amount of the proposed landscaping has been submitted to the Planning and Development Department to guarantee the proper installation and growth of all landscape improvements proposed in the approved Landscape Plan **OR** all proposed landscaping in the approved Landscape Plan has been installed.
- 2) A stamped letter of substantial completion from the design engineer of the project within 10 days of completion.
- 3) Field review and approval of the completed stormwater management facility by the City's Utilities Department.

Engineering Department - (Contact-Matt Gallager-789-7392, Stephanie Sward-789-8171, Jamie Hassemer- 789-8182, Cullen Haldeman- 789-8185, Jackson Overby)

- 1) Add all dimensions of all parking spaces and one ADA designated space.
- 2) Indicate access to building from ADA space on the site plan.
- 3) Add dimensions of drive thru lanes and aisles on the site plan.
- 4) Remove existing parking overlay on the site plan.
- 5) Will need to submit a Photometric Plan. Include a summary of fixtures and model numbers used. Plan must also provide calculations/foot candles 25ft outside off of property lines. (Jamie Hassemer)

Fire Department- Division of Community Risk Management (Contact-Andy Berzinski- 789-7562, Jason Riley- 789-7585)

- 1) Storm water permit will be required from our engineering department and need to be approved prior to any building permits being issued.
- 2) State approval of Building & HVAC plans since the building exceeds 50,000 cubic feet, make sure to include the canopy with the submittal to the state.
- 3) Separate permits will be required for the proposed trash & vacuum enclosure, Canopy, Attendant Shelter
- 4) Separate permits will be required for all proposed signage, and it must meet the city's municipal code.
- 5) Wall signs may be placed on no more than two separate walls of a building and must face a public street or principal off-street parking. Unless the criteria is met to use Uniform Sign Plan ordinance Sec 111-35.
- 6) Stormwater permit and WQM Letter must be approved by Engineering prior to any plumbing permits being issued. (Jason Riley)
- 7) Connections fee with the Utilities Department must be paid prior to any plumbing permits being issued. (Jason Riley)

Police Department- (Linnea Miller-789-7205)

- 1) No concerns at this time.

Planning Department- (Contact-Tim Acklin-789-7391)

- 1) Will need to submit a Certified Survey Map to create new parcel.
- 2) No parking closer to the street than the building. Must provide a clearer site plan.
- 3)
- 4) Non-architectural metal is not a permitted exterior material. Please provide additional material to support the proposed vertical metal siding.
- 5) K5- Visual connection of building facing Hwy 16. 20% of northwest elevation must be windows and doors. Please provide calculation.
- 6) Section F. Must provide a Landscaping Plan as part of the final plan review.
- 7) Section I- Must provide a Photometric Plan if applicable.
- 8) Must meet Section C of the commercial design standards.
- 9) Section E- Show location of all exterior mechanical elements on final plans.
- 10) E7- Must provide bicycle parking.
 - a. Show location and number on final plans.
- 11) Link to Design Standards
 - a. <https://www.cityoflacrosse.org/home/showpublisheddocument/6084/637847479856030000>
- 12) Any exceptions to the design standards will need Common Council approval.
 - a. <https://www.cityoflacrosse.org/your-government/departments/city-clerk/forms-chart/request-for-exception-to-multi-family-housing-or-commercial-design-standards>

Utilities Department- (Brian Asp- 789-3897)

- 1) Location is a problem. Need direct access to utilities but buildings are over utilities. Need to move project to the south or have mall own utilities.
- 2) Need Utility Plan to show connections.
- 3) Subject to connection fees.

Engineering Department (Stormwater) - (Contact-Yuri Nasonovs-789-7594)

- 1) Must obtain a stormwater permit per Chapter 105.
- 2) WQM letter will be required. Follow the link below for submittal requirements:
<https://www.cityoflacrosse.org/home/showpublisheddocument/410/637106595820700000>

Fire Department- (Contact-Bee Xiong 789-7271)

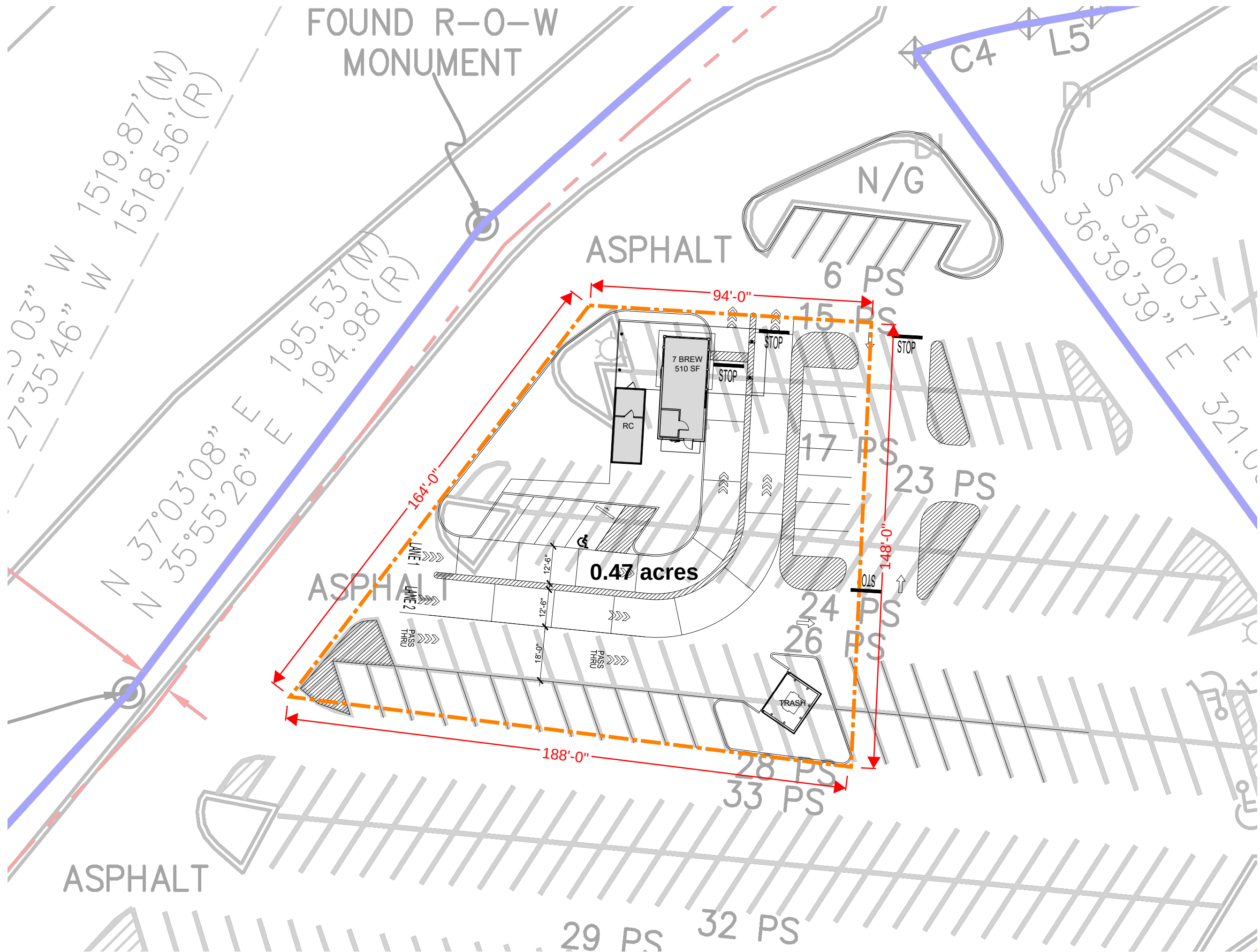
- 1) No comments at this time.

Parks, Recreation, and Forestry- (Contact-Leah Miller 789-8672, Dan Trussoni 789-4915)

- 1) Requesting tree and plant specifications, including depth and spacing on final landscape plan.

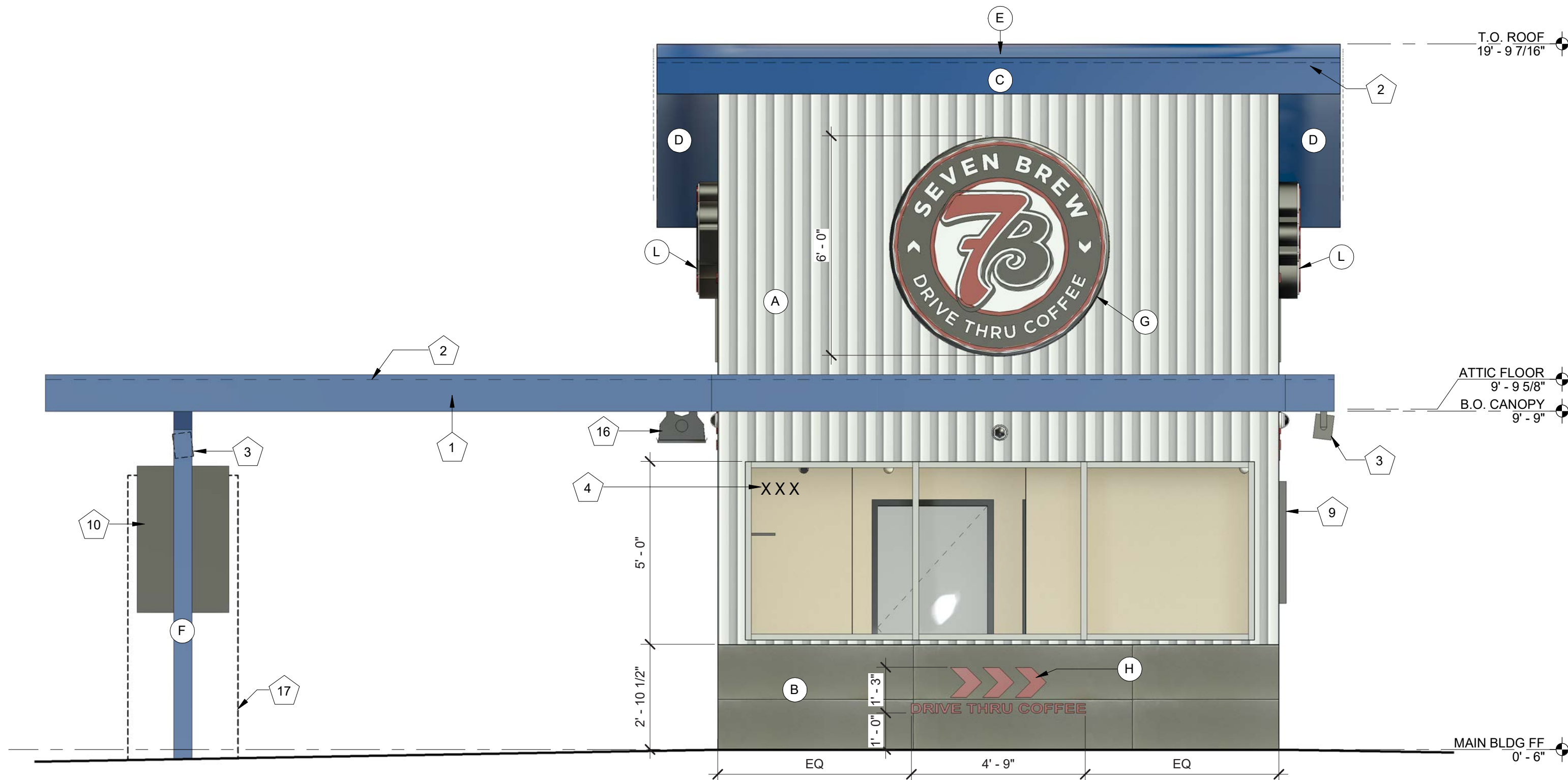


CONCEPTUAL SITE PLAN IS PREPARED FOR PRELIMINARY TEST FIT PURPOSES ONLY AND SHALL NOT BE USED FOR CONSTRUCTION.

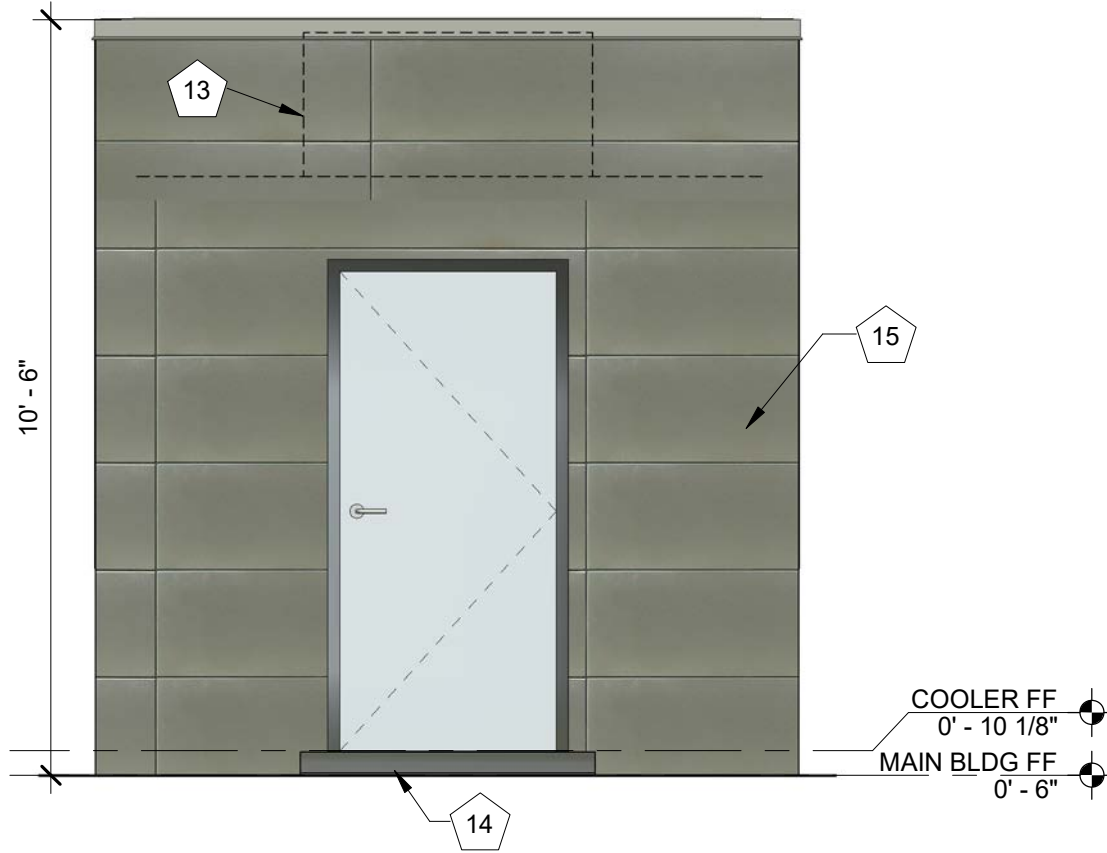


EXTERIOR ELEVATION KEYNOTES	
Note Number	Note Text
1	PRE-ENGINEERED ALUMINUM CANOPY BY OTHERS; SEE STRUCTURAL
2	SURFACE-MOUNTED LED NEON FLEX LIGHTING AS INDICATED (SHOWN DASHED) - TYP. - RE: ELECTRICAL DRAWINGS
3	MOUNTED SPEAKER SYSTEM; SEE SYSTEMS PLAN
4	ADDRESS NUMBERS TO BE 8" TALL x 2" BRUSH STROKE
5	ELECTRICAL EQUIPMENT, PAINTED TO MATCH BUILDING; SEE ELECTRICAL
6	FROST-PROOF FLUSH HOSE BIB
7	EXTERIOR WEATHER-PROOF OUTLET; SEE MEP
8	THROUGH WALL ROOF SCUPPER DRAIN - TYP.
9	SURFACE MOUNTED LIGHTED SIGN BOX
10	SAMSUNG DIGITAL DISPLAYS -INSTALLED IN FIELD BY IT PROVIDER - CHASE FOR DATA CABLE INSTALLED AT BUILDING MANUFACTURING FACILITY
11	EXPOSED DOWNSPOUT, GALVANIZED, PAINTED; CONNECT TO SUB-GRADE STORM WATER COLLECTION SYSTEM; RE: CIVIL
12	GUARDRAIL; 3' - 6; ABOVE ATTIC FLOOR
13	HVAC EQUIPMENT
14	RUBBERIZED RAMP TO COOLER DOOR; LESS THAN 36" RUN LENGTH
15	NATIONAL MODULAR MANUFACTURING COOLER W/ STORAGE; REF: STRUCTURAL
16	OVERHEAD GAS FIRED HEATER - RE: MECHANICAL DRAWINGS
17	TEMPORARY WARMING HUT LOCATION

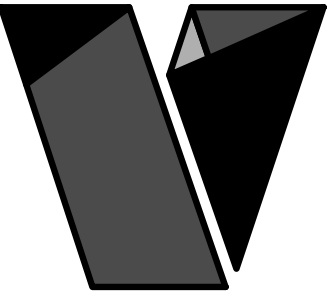
EXTERIOR ELEVATION MATERIALS LEGEND	
Note Number	Note Text
A	VERTICAL METAL SIDING (MP-1)
B	ARCHITECTURAL CEMENT BOARD SIDING (BRK-1)
C	BRAKE METAL FASCIA (MP-2)
D	SOFFIT PANELS (MP-2)
E	STANDING SEAM ROOF PANELS (MP-2)
F	PAINTED STRUCTURAL CANOPY COLUMN; RAINWATER DOWNSPOUT WITHIN; CONNECT BASE OF CANOPY COLUMN DOWNSPOUT TO STORMWATER MANAGEMENT SYSTEM; RE: CIVIL
G	ROUND STOREFRONT SIGN; SUPPLIED AND INSTALLED BY SIGN CONTRACTOR
H	1/4" THICK ACRYLIC SIGNAGE APPLIED TO SIDING WITH VH DOUBLE SIDE TAPE
J	METAL BRAKE CAP (MP-3)
K	PAINTED STRUCTURAL CANOPY COLUMN; RE: CIVIL
L	ILLUMINATED STOREFRONT SIGNAGE BY SIGN CONTRACTOR
M	OUTLINE OF MECHANICAL UNIT BEYOND



1 EXTERIOR ELEVATION - NORTH
3/8" = 1'-0"



2 COOLER ELEVATION - NORTH
3/8" = 1'-0"



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7 BREW DRIVE THRU
PLAZA STREET PARTNERS, LLC

REVISIONS
No. Description Date

sheet issue date:
08/08/2023

project no.:

sheet contents:
EXTERIOR ELEVATIONS

sheet no.:

A2.0

EXTERIOR ELEVATION KEYNOTES	
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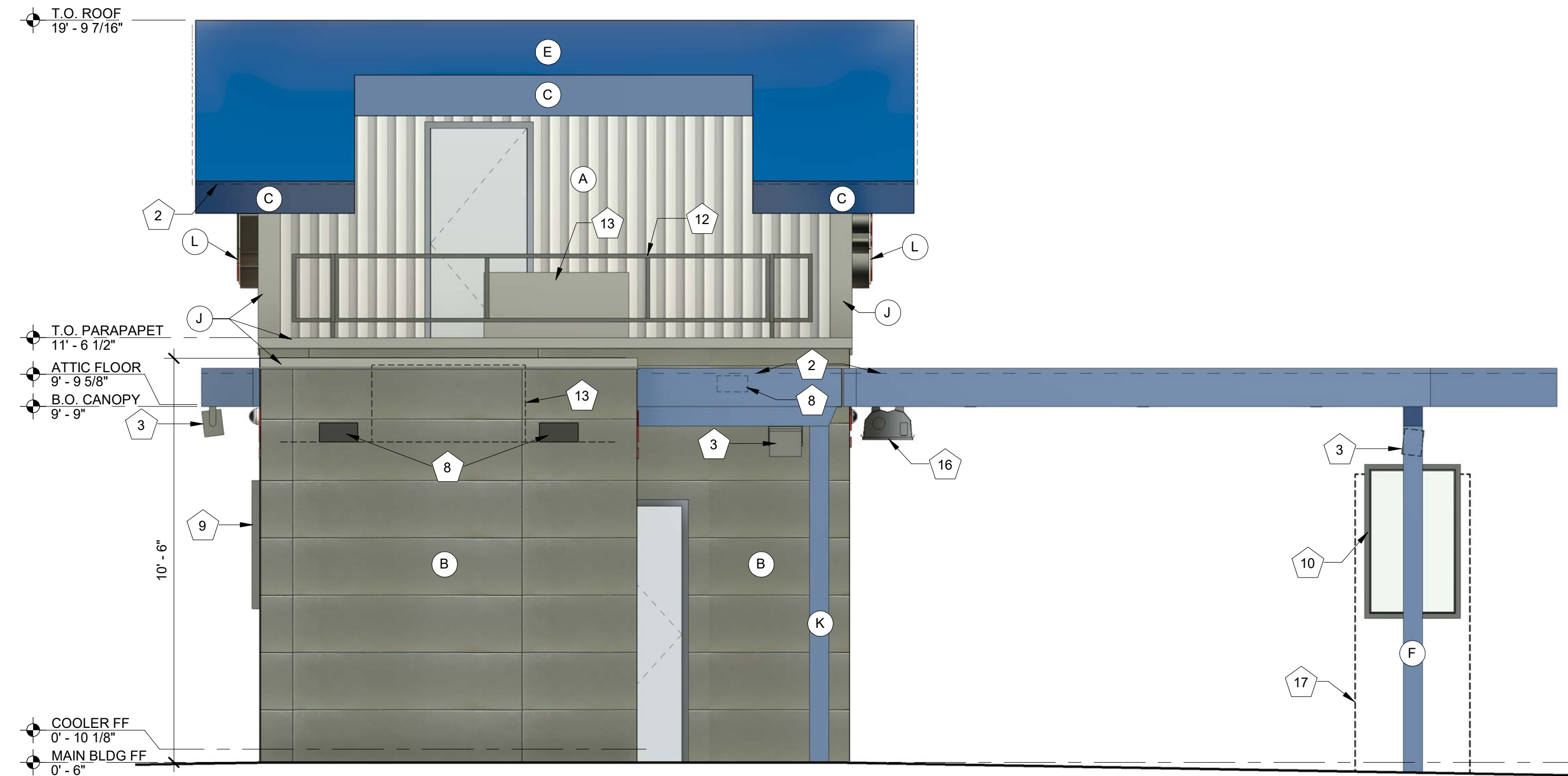
2 EXTERIOR ELEVATION - SOUTH

3/8" = 1'-0"



1 EXTERIOR ELEVATION - SOUTH W/ COOLER & WARMING HUT

3/8" = 1'-0"

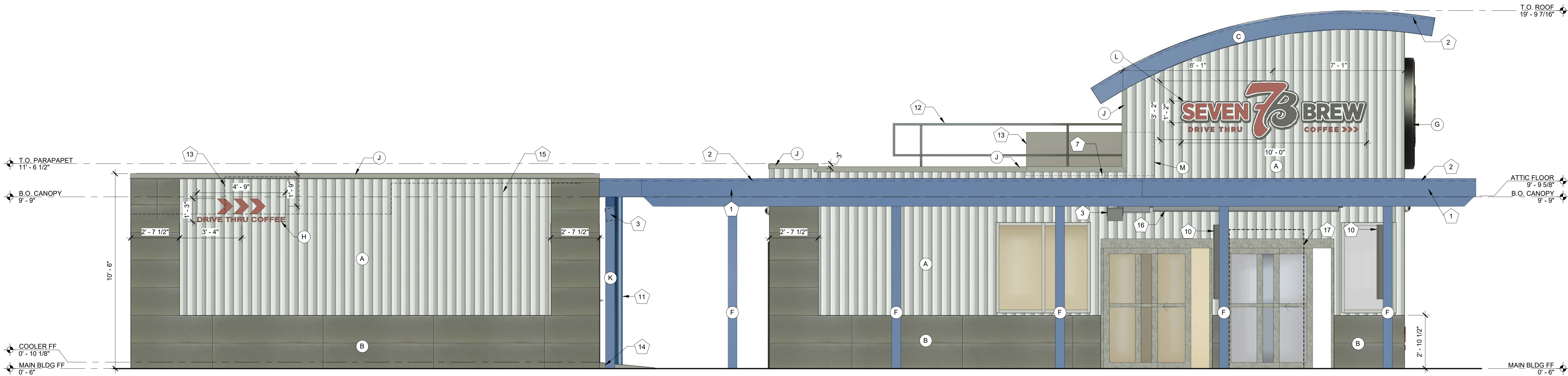


EXTERIOR ELEVATION KEYNOTES

Note Number	Note Text
1	PRE-ENGINEERED ALUMINUM CANOPY BY OTHERS; SEE STRUCTURAL
2	SURFACE-MOUNTED LED NEON FLEX LIGHTING AS INDICATED (SHOWN DASHED) - TYP. - RE: ELECTRICAL DRAWINGS
3	MOUNTED SPEAKER SYSTEM; SEE SYSTEMS PLAN
4	ADDRESS NUMBERS TO BE 8" TALL x 2" BRUSH STROKE
5	ELECTRICAL EQUIPMENT, PAINTED TO MATCH BUILDING; SEE ELECTRICAL
6	FROST-PROOF FLUSH HOSE BIB
7	EXTERIOR WEATHER-PROOF OUTLET; SEE MEP
8	THROUGH WALL ROOF SCUPPER DRAIN - TYP.
9	SURFACE MOUNTED LIGHTED SIGN BOX
10	SAMSUNG DIGITAL DISPLAYS -INSTALLED IN FIELD BY IT PROVIDER - CHASE FOR DATA CABLE INSTALLED AT BUILDING MANUFACTURING FACILITY
11	EXPOSED DOWNSPOUT, GALVANIZED, PAINTED; CONNECT TO SUB-GRADE STORM WATER COLLECTION SYSTEM; RE: CIVIL
12	GUARDRAIL; 3' - 6" ABOVE ATTIC FLOOR
13	HVAC EQUIPMENT
14	RUBBERIZED RAMP TO COOLER DOOR; LESS THAN 36" RUN LENGTH
15	NATIONAL MODULAR MANUFACTURING COOLER W/ STORAGE; REF: STRUCTURAL
16	OVERHEAD GAS FIRED HEATER - RE: MECHANICAL DRAWINGS
17	TEMPORARY WARMING HUT LOCATION

EXTERIOR ELEVATION MATERIALS LEGEND

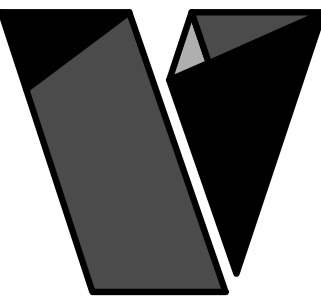
Note Number	Note Text
A	VERTICAL METAL SIDING (MP-1)
B	ARCHITECTURAL CEMENT BOARD SIDING (BRK-1)
C	BRAKE METAL FASCIA (MP-2)
D	SOFFIT PANELS (MP-2)
E	STANDING SEAM ROOF PANELS (MP-2)
F	PAINTED STRUCTURAL CANOPY COLUMN; RAINWATER DOWNSPOUT WITHIN; CONNECT BASE OF CANOPY COLUMN DOWNSPOUT TO STORMWATER MANAGEMENT SYSTEM; RE: CIVIL
G	ROUND STOREFRONT SIGN; SUPPLIED AND INSTALLED BY SIGN CONTRACTOR
H	1/4" THICK ACRYLIC SIGNAGE APPLIED TO SIDING WITH VH DOUBLE SIDE TAPE
J	METAL BRAKE CAP (MP-3)
K	PAINTED STRUCTURAL CANOPY COLUMN; RE: CIVIL
L	ILLUMINATED STOREFRONT SIGNAGE BY SIGN CONTRACTOR
M	OUTLINE OF MECHANICAL UNIT BEYOND



1

EXTERIOR ELEVATION - EAST

3/8" = 1'-0"



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7 BREW DRIVE THRU

PLAZA STREET PARTNERS, LLC

REVISIONS

No.	Description	Date
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sheet issue date:
08/08/2023

project no.:

sheet contents:
EXTERIOR ELEVATIONS

sheet no.:

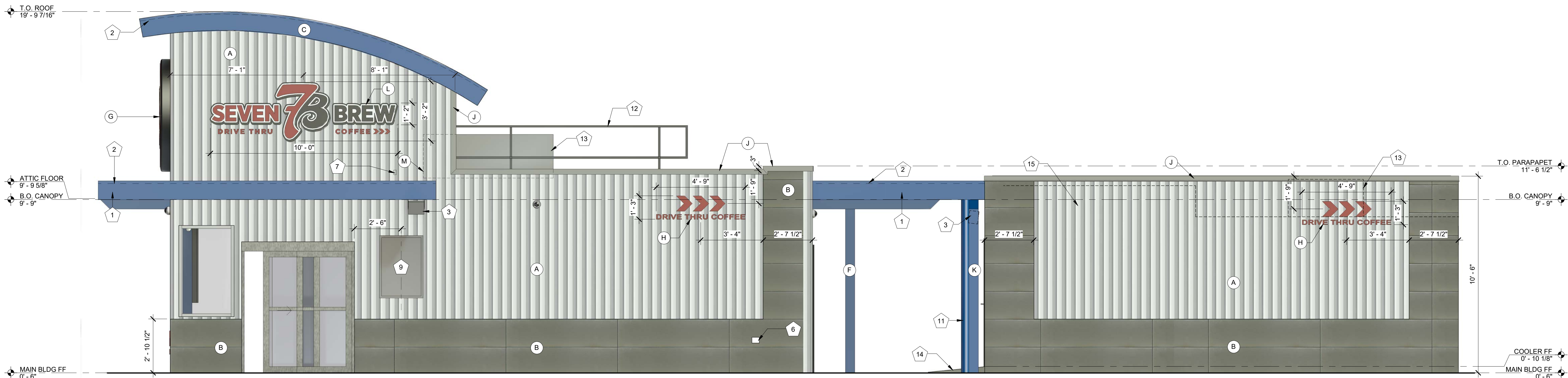
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EXTERIOR ELEVATION KEYNOTES

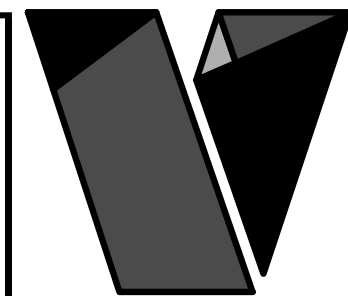
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EXTERIOR ELEVATION MATERIALS LEGEND

Note Number	Note Text
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L	ILLUMINATED STOREFRONT SIGNAGE BY SIGN CONTRACTOR
M	OUTLINE OF MECHANICAL UNIT BEYOND



1 EXTERIOR ELEVATION - WEST
3/8" = 1'-0"



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REVISIONS		
No.	Description	Date

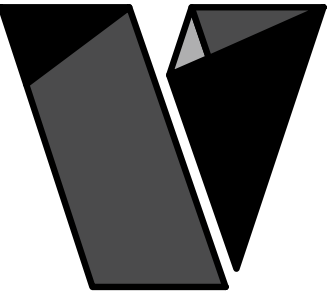
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sheet contents:
EXTERIOR ELEVATIONS

sheet no:

A2.3



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No. Description Date

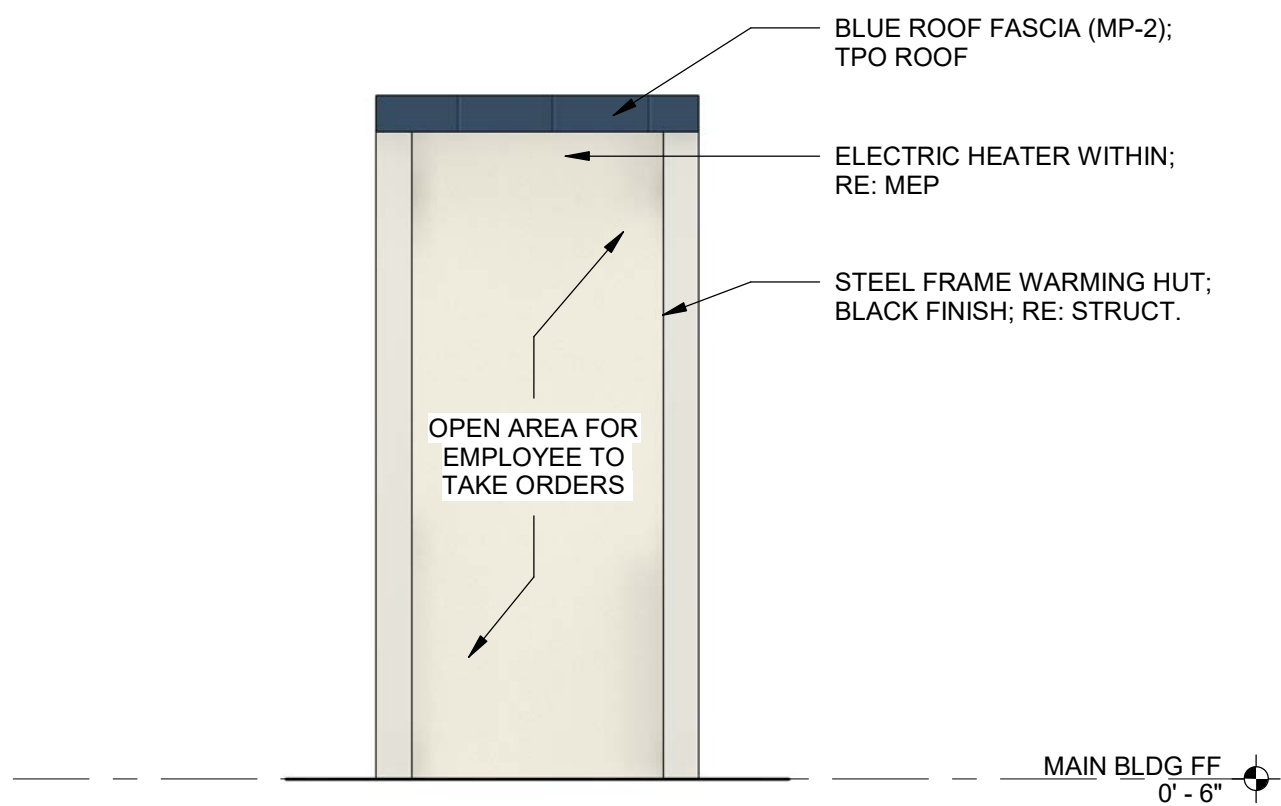
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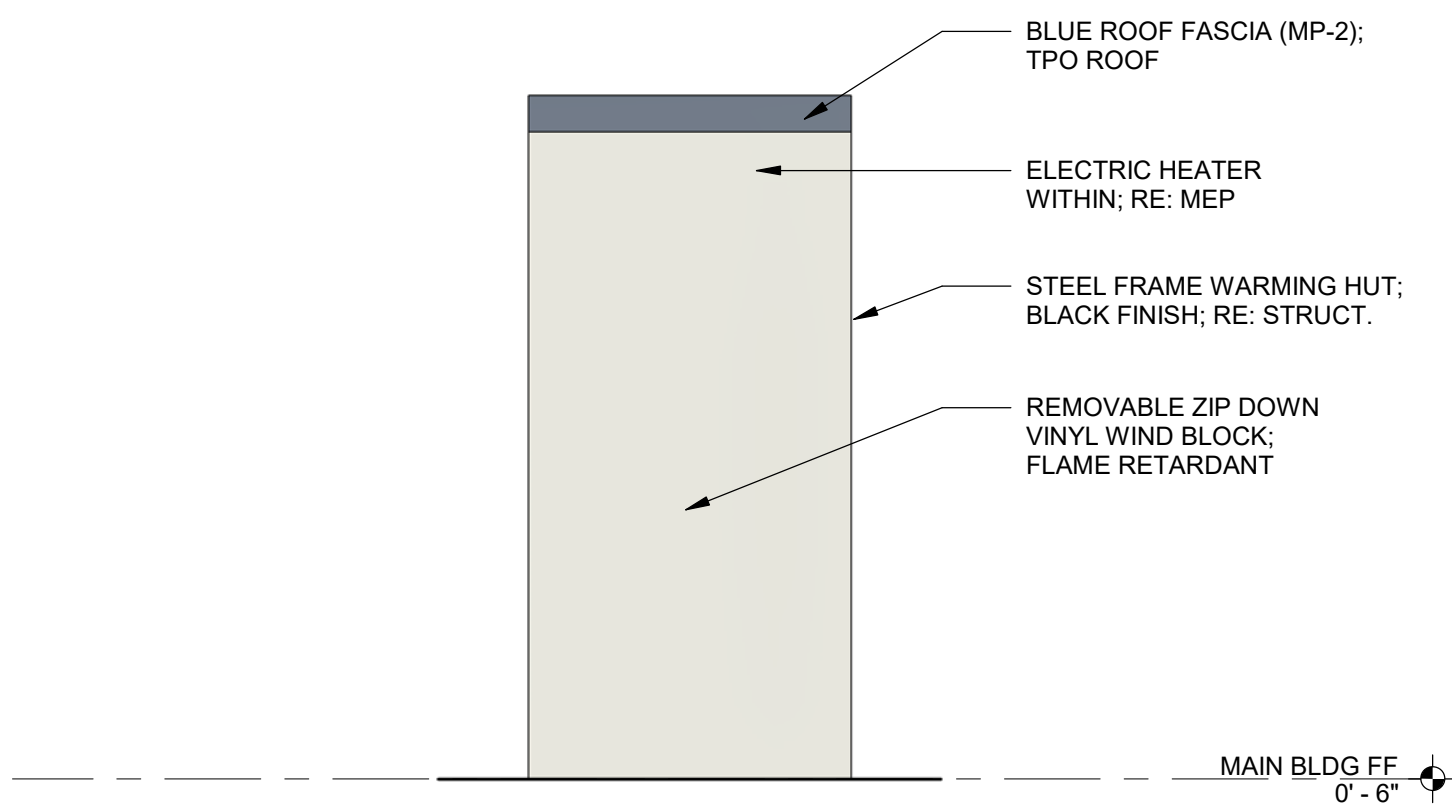
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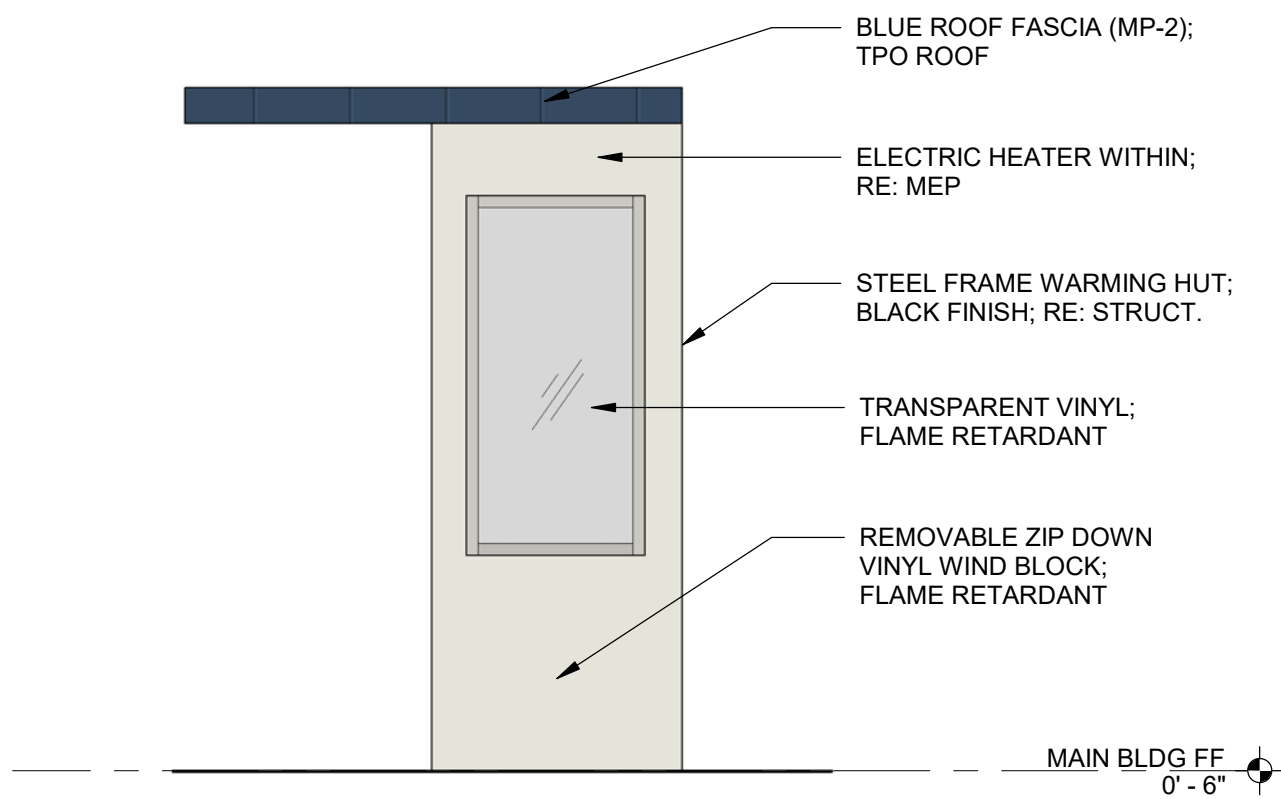
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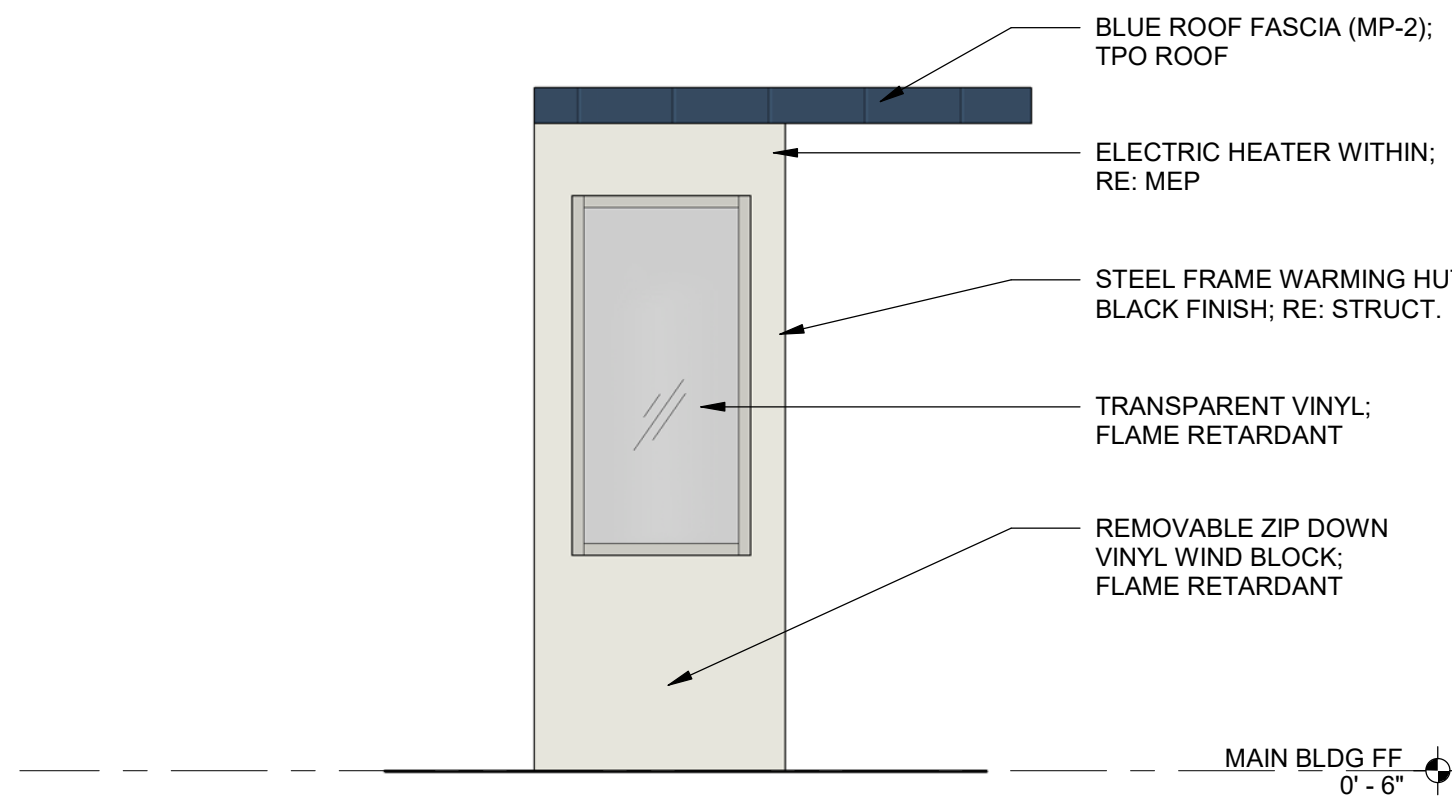
4 WARMING HUT ELEVATION - FRONT
3/8" = 1'-0"



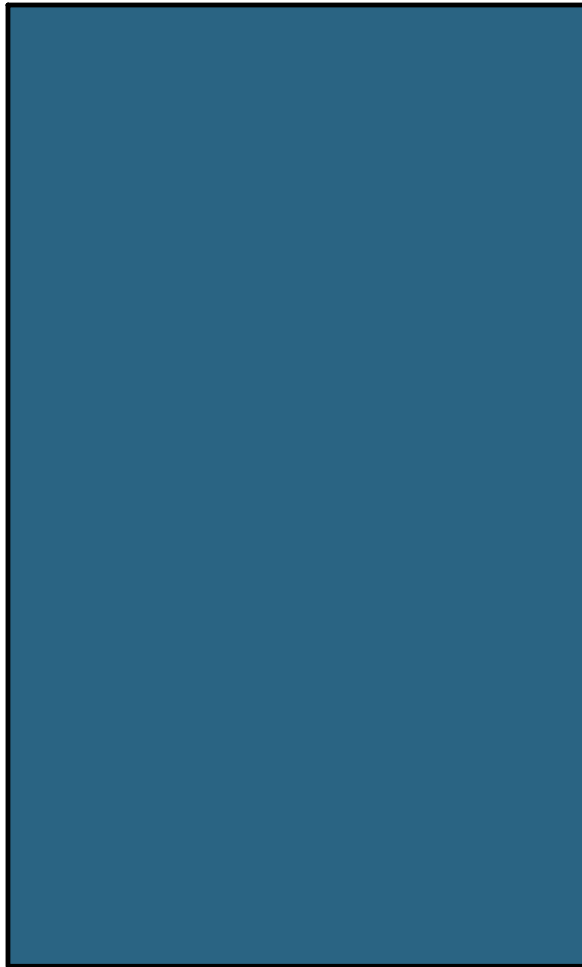
3 WARMING HUT ELEVATION - BACK
3/8" = 1'-0"



2 WARMING HUT ELEVATION - LEFT
3/8" = 1'-0"



1 WARMING HUT ELEVATION - RIGHT
3/8" = 1'-0"



BLUE METAL PANEL MP-2
BRAND: BERRIDGE
COLOR: ROYAL BLUE
FINISH: LOW SHEEN SMOOTH - REFLECTIVITY .26



COPING TRIM METAL MP-3; SCREENING METAL MP-4
BRAND: BERRIDGE
COLOR: ZINC GREY
FINISH: LOW SHEEN SMOOTH - REFLECTIVITY .39



VERTICAL METAL PANEL MP-1
BRAND: BERRIDGE
COLOR: ZINC GREY
FINISH: BR-12



FIBER CEMENT PANEL SIDING - BRK-1
BRAND: NICHHA
COLOR: STEELE
FINISH: TUFFBLOCK



RENDERINGS