



Village of Bayside  
9075 N Regent Road  
Plan Commission Meeting  
April 18, 2019  
Village Board Room, 5:30 pm

**PLAN COMMISSION  
AGENDA**

**PLEASE TAKE NOTICE** that a meeting of the Village of Bayside Plan Commission will be held at Bayside Village Hall, 9075 North Regent Road, Bayside, Wisconsin at the above noted time and date; at which the following items of business will be discussed and possibly acted upon:

**I. CALL TO ORDER**

**II. ROLL CALL**

**III. PUBLIC HEARING**

- A. The purpose of this hearing is to consider the request for a Conditional Use Permit for Oh My Dog, LLC, at 8838 N Port Washington Road, (022-0212-001).
- B.
  - 1. Public Discussion
  - 2. Commission Discussion

**IV. APPROVAL OF MINUTES**

- A. Plan Commission meeting minutes, September 13, 2018.

**V. BUSINESS**

- A. Discussion/recommendation to the Board of Trustees on the request for a Conditional Use Permit for Oh My Dog, LLC, at 8838 N Port Washington Road, (022-0212-001).

**VI. ANY OTHER BUSINESS AS MAY PROPERLY COME BEFORE THE COMMISSION**

**VII. ADJOURNMENT**

Lynn Galyardt  
Director of Finance and Administration  
April 8, 2019

Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. Contact Village Hall at 414-206-3915. It is possible that members of and possibly a quorum of members of other Boards, Commissions, or Committees of the Village including in particular the Board of Trustees may be in attendance in the above stated meeting to gather information; no action will be taken by any other Boards, Commissions, or Committees of the Village except by the Board, Commission, or Committee noticed above. Agendas and minutes are available on the Village website ([www.bayside-wi.gov](http://www.bayside-wi.gov))

STATE OF WISCONSIN - VILLAGE OF BAYSIDE - MILWAUKEE & OZAUKEE  
COUNTIES

---

**NOTICE OF PUBLIC HEARING**

In the Matter of the Request for a Conditional Use Permit for Oh My Dog, LLC, at 8838 N Port Washington Road, (022-0212-001).


---

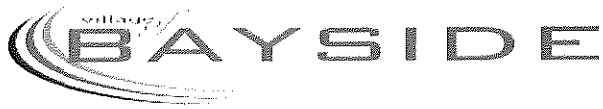
**PLEASE TAKE NOTICE** that a public hearing will be held before the Plan Commission of the Village of Bayside on April 18, 2019 at 5:30 pm in the Village Hall, 9075 North Regent Road, Bayside, Wisconsin. The purpose of the public hearing is to consider:

The Request for a Conditional Use Permit for Oh My Dog, LLC, at 8838 N Port Washington Road, (022-0212-001).

**PLEASE TAKE FURTHER NOTICE** that at such time and place, all interested parties may appear in person, or by attorney or agent, and be heard on this matter.

**DATED** this March 18, 2019.

  
\_\_\_\_\_  
Lynn Galyardt  
Director of Finance/Clerk



**I. CALL TO ORDER**

President Dickman called the meeting to order at 5:30pm.

**II. ROLL CALL**

Chairman:	Sam Dickman-excused	Jeff Jubelirer-excused
Commissioners:	Edward Harris	Ari Friedman
	John Krampf	Marisa Roberts
	Robb DeGraff	

Also present: Village Manager Andy Pederson  
Director of Finance and Administration Lynn Galyardt  
Assistant Village Manger Jake Meshke  
There was one person in the audience

**III. PUBLIC HEARING**

- A. The purpose of this hearing is to consider the request for a Conditional Use Permit for Bina's Bakery, LLC, DBA Nothing Bundt Cakes at 383 W Brown Deer Road, (053-9995-003).**

Commissioner DeGraff read the above notice and called for public discussion at 5:31pm.

**1. Public Discussion**

Abed Khatib, franchisee of Nothing Bundt Cakes, provided that there are over 250 Nothing Bundt Cakes franchises across the country. The business would bake Bundt cakes of various sizes and sell other retail items to include mugs and candles. Six (6) to eight (8) employees would work per shift and there would be a total of 18 to 25 employees.

**2. Commission Discussion**

Trustee Zitzer questioned if nothing Bundt Cakes would utilize the entire space and if there would be any seating. Abed Khatib stated that Nothing Bundt Cakes would utilize the entire space and there would be no public seating.

Commissioner DeGraff closed the public hearing at 5:33pm

**IV. APPROVAL OF MINUTES**

- A. Plan Commission meeting minutes, June 14, 2018.**

Motion by Commissioner Harris, seconded by Commissioner Friedman, to approve the June 14, 2018 Plan Commission Public Hearing and Meeting minutes. Motion carried unanimously

**V. BUSINESS**

- A. Discussion/recommendation to the Board of Trustees on the request for a Conditional Use Permit for Bina's Bakery, LLC, DBA Nothing Bundt Cakes at 383 W Brown Deer Road, (053-9995-003).**

Motion by Commissioner Harris, seconded by Commissioner Krampf, to recommend to the Board of

Trustees on the request for a Conditional Use Permit for Bina's Bakery, LLC, DBA Nothing Bundt Cakes at 383 W Brown Deer Road, (053-9995-003).

**B. Discussion/recommendation to the Board of Trustees on a resolution to vacate the right-of-way at the 700 block of E Glencoe Place.**

Manager Pederson stated this resolution would vacate the 700 block of Ease Glencoe Place noting it is currently used for stormwater management. The right-of-way would be split between the residents to the north and south and the Village would have an easement.

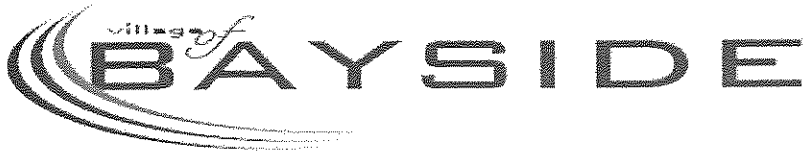
Motion by Commissioner Harris, seconded by Commissioner Roberts, to recommend to the Board of Trustees a resolution to vacate the right-of-way at the 700 block of E Glencoe Place. Motion carried unanimously.

**VI. ANY OTHER BUSINESS AS MAY PROPERLY COME BEFORE THE COMMISSION**

**VII. ADJOURNMENT**

Motion by Commissioner Harris, seconded by Commissioner Krampf, to adjourn the meeting at 5:39pm. Motion carried unanimously.

Lynn Galyardt  
Director of Finance and Administration  
April 8, 2019



**CONDITIONAL USE PERMIT APPLICATION**

PLEASE PRINT OR TYPE

Applicant Name(s) RAMI ABU-NAJM

Name of business or development OH MY DOG, LLC

Address of proposed business 8838 N. PORT WASHINGTON RD, Bayside, WI 53217

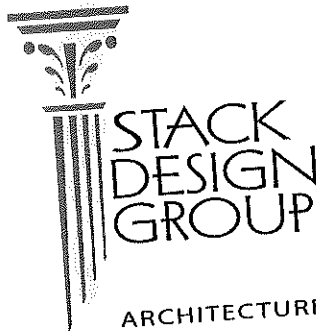
Applicant address 8838 N. PORT WASHINGTON RD, BAYSIDE WI 53217

Applicant phone number(s) 414-334-1362

Property owner name ODDEN CENTER, LLC

Property owner address 1665 N. WATER ST. MILWAUKEE 53202 Phone number 414-276-5285

Parcel number 022-0212-001



**Thomas Stachowiak**  
Licensed Architect

413 North Second Street  
Milwaukee, WI 53203-3111

Direct: 414-807-8033  
Office: 414-224-8077  
Fax: 414-224-8034  
stackgroup@aol.com

ARCHITECTURE - INTERIOR DESIGN

### Conditional Use Permit Plan of Operation

Please Answer all questions and attach additional sheets as necessary. If you do not answer a question, provide a justification for why it does not apply to you.

New Conditional Use Permit  Amended Conditional Use Permit

Address of Business: 8838 N. PORT WASHINGTON ROAD  
BAYSIDE, WI 53217

Brief overview of specific uses of entire property or lease space and summary of type of business planned: FAST FOOD HOT DOG RESTAURANT  
WITH NO DRIVE-THRU

A brief description of on-site operations: FAST FOOD HOT DOG RESTAURANT  
WITH NO DRIVE-THRU

Legal description of property: NORTHWAY LOT 3 EX N 8 FT LOTS 456 BLK 10 E W HALF  
VAC ALLEY ADJ E HALF VAC ALLEY ADJ LOT 7 BLOCK 10 E LAND ADJ COM SE COR  
SD LOT 6 TH SW 170' SE 200' NE 200' NW 178/99' N W 30/76' TH NW 14/23' TO BEG.  
Tax Key ID Number/Parcel Number: 022-0212-001

Zoning of property: \_\_\_\_\_

Lot size or lease space size (in square feet): 1,134 SQ. FT.

Building dimensions and number of floors: ONE STORY

Total floor area (in square feet): \_\_\_\_\_

Number of shifts and maximum number of employees per shift: 3 EMPLOYEES - 2 SHIFTS

Days and hours of operation: SUN-THURS 10 AM - 10 PM FRI-SAT 10 AM - MIDNITE

Frequency of deliveries to site and type(s) of vehicles that will deliver: TWICE PER WEEK W/ VAN OR BOX TRUCK

Projected traffic circulation: 50 PER DAY

Signage (type, lighting, size, location, existing or new etc.) \*All signs must be approved by the ARC: BACK LIT ACRYLIC IN EXISTING FRAME

Describe proposed on-site security measures: CENTRAL SECURITY ALARM  
& FULL CAMERA SYSTEM

Describe the noise, odors, glare, dust, potential fire hazards, or smoke resulting from the proposed use: KITCHEN EXHAUST HOOD HAS ITS OWN FIRE SUPPRESSION SYSTEM PLUS BUILDING IS FULLY FIRE SPRINKLERED

Status of interior plans requiring State approval: PENDING

Status of State License(s) and/or Certificate(s) required for operation: \_\_\_\_\_

NONE REQUIRED

List the timetable for completion of all building construction or interior construction/remodeling and the anticipated opening date: \_\_\_\_\_

90 DAYS AFTER APPROVAL OF PERMITS

Anticipated maximum number of facility users and visitors at one time (including special events): 4

Total number of estimated parking spots needed for operation: \_\_\_\_\_

2

Dumpster enclosure and trash removal: EXISTING ENCLOSURE & SERVICES

Does the applicant have the legal authority to act for and obligate the company or corporation? Yes  No \_\_\_\_\_

Does the applicant have the legal authority to act for and obligate the property owner? Yes  No \_\_\_\_\_

Is the property owner(s) knowledgeable of the request for a Conditional Use? Yes  No \_\_\_\_\_

Does the property owner agree with the Conditional Use request? Yes  No \_\_\_\_\_

Signature of applicant (s) Abnir Abu Njir

Date 3/18/19

\*Attach a legal description of the property requested for a conditional use, a plat of survey of the property, and a drawing of any proposed development.

---

**OFFICE USE ONLY:**

Application received by:	_____	\$300.00 application fee:	_____
Public Hearing date:	_____	\$100.00 occupancy permit fee:	_____
Board of Trustees Meeting:	_____	Approved by Board of Trustees:	_____
Occupancy Permit Issued?:	_____	NSFD Permit Issued?:	_____



EXHIBIT D

GUARANTY

Pursuant to a lease dated on or about the date hereof (the "Lease") by and between Oh My Dog LLC. ("Tenant"), as tenant, and Ogden Center, LLC d/b/a Ogden Center ("Landlord"), as landlord, for certain premises located at 8838 North Port Washington Road, Bayside, WI 53217 the undersigned, Rami Abu Eljain ("Guarantor") does hereby unconditionally guarantee the payment of rent and the full satisfaction, performance and observance by Tenant of all other covenants, agreements, provisions, terms and conditions on the part of Tenant under the Lease including any and all Lease extensions, renewals and amendments thereto. Guarantor further agrees as follows:

1. Guarantor hereby agrees that its liability under this Guaranty shall not be affected or reduced by any of the following (any or all of which may be done or omitted by Landlord without notice to Guarantor or any other party): (i) Landlord's compromise, settlement, surrender, release, discharge, renewal, extension, modification, amendment, alteration, subordination, or indulgence with respect to or failure, neglect or omission to collect or enforce, or to record, file, perfect, enforce or exercise any liens or rights; (ii) the assignment of the Lease, any portion thereof or right thereunder by Tenant or any subletting of the demised premises by Tenant, whether full or partial, with or without the consent of Landlord, or any reorganization, merger, consolidation or sale of all or substantially all of the assets of Tenant; (iii) the extension, renewal or amendment of the Lease; and (iv) Landlord's action or failure to act at any time with respect to any other matter whatsoever, other than Landlord's express written release or cancellation of this Guaranty as to the Guarantor.

2. Guarantor hereby expressly waives diligence in collection or prosecution, presentment, demand or protest in giving notice to anyone of protest, dishonor, default, nonperformance or nonpayment or of the creation or existence of any obligation.

3. This Guaranty shall inure to the benefit of Landlord, its successors and assigns and shall be binding on the heirs, personal representatives, successors and assigns of Guarantor. Landlord may, without notice, assign this Guaranty in whole or in part.

4. This is a guaranty of payment and not merely a guaranty of collection. The obligations of Guarantor hereunder are independent of the obligations of Tenant. A separate action or actions may, at Landlord's option, be brought and prosecuted against Guarantor, whether or not any action is first or subsequently brought against Tenant, or whether or not Tenant is joined in any such action, and Guarantor may be joined in any action or proceeding commenced by Landlord against Tenant arising out of, in connection with or based upon the Lease. Guarantor waives any right to require Landlord to proceed against Tenant or pursue any other remedy in Landlord's power whatsoever, any right to complain of delay in the enforcement of Landlord's rights under the Lease, and any demand by Landlord and/or prior action by Landlord of any nature whatsoever against Tenant, or otherwise.

5. This Guaranty shall remain in full force and effect notwithstanding the institution by or against Tenant or Guarantor, of bankruptcy, reorganization, readjustment, receivership or insolvency proceedings of any nature, or the disaffirmance of the Lease in any such proceedings or otherwise.

6. This Guaranty shall be governed by the internal laws of the State of Wisconsin and shall in all respects be governed by and construed, applied and enforced in accordance with such laws and no defense given or allowed by the laws of any other jurisdiction shall be interposed in any action hereon, unless such defense is also given or allowed by the internal laws of the State of Wisconsin.

In witness whereof, this Guaranty is executed this 21<sup>st</sup> day of November, 2018.

GUARANTOR:

Rami Abu Hajir  
Name: Rami Abu Hajir

STATE OF WISCONSIN

NOTARY

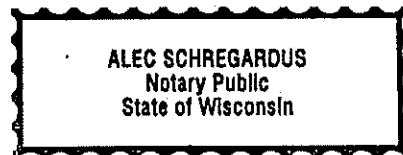
COUNTY OF Milwaukee

I, Alec Schregardus, a Notary Public in and for the aforesaid State and County, do hereby certify that Rami Abu Hajir personally appeared before me this day and that the foregoing instrument was executed and acknowledged by such person for the purposes therein expressed.

WITNESS my hand and notarial seal this 21 day of November, 2018.

Alec Schregardus  
Notary Public

My Commission Expires: 4/28/2020



0150

**OGDEN CENTER LEASE AGREEMENT**

THIS LEASE is made as of the 21<sup>st</sup> day of November, 2018, by and between Ogden Center LLC (hereinafter referred to as "Landlord") and Oh My Dog, LLC. (hereinafter referred to as "Tenant").

**ARTICLE I  
GRANT AND TERM**

**SECTION 1.01 Premises.** Landlord hereby leases to Tenant and Tenant hereby accepts certain premises (hereinafter referred to as the "Premises") located at 8838 North Port Washington Road, Bayside, Wisconsin 53217 (hereinafter referred to as the "Center") on the terms and conditions set forth herein. More specifically the Premises are located at 8838 North Port Washington Road, Bayside, Wisconsin 53217 on the first floor of the Center and are cross-hatched on the site plan attached hereto as Exhibit A, provided, however, and except as otherwise set forth herein, the exterior walls and roof of the Premises and the area beneath the Premises are not demised hereunder, and the use thereof together with the right to install, maintain, inspect, use, repair and replace pipes, ducts, conduits, wires leading through the Premises during non-business hours and in locations which will not interfere with Tenant's use thereof and serving other parts of the Center are hereby reserved unto the Landlord. The Premises consist of approximately 1,100 square feet of space.

**SECTION 1.02 Use of Common Areas.** The use and occupancy by the Tenant shall include the use in common with others of the Common Areas (as defined in Article V).

**SECTION 1.03 Commencement Date.** The term of this Lease, and Tenant's obligation to pay rent, shall commence (the "Commencement Date") on the earlier to occur of the following:

- (a) February 1, 2019; or
- (b) The date on which Tenant opens the Premises for business.

Tenant may take possession of the Premises prior to the Commencement Date for the purpose of making Tenant's Improvements as set forth in Section 3.02, in which case Tenant's possession shall be subject to the terms of this Lease except for the obligation to pay Rent. Landlord will deliver possession of the Premises to Tenant on the later of the following dates (the "Delivery Date"): (i) November 15, 2018; or (ii) the date which is one (1) business day after the date Landlord receives an executed original copy of this Lease from Tenant.

In the event that Tenant shall open for business to the public on a day other than the first day of a month, then the term hereunder shall commence on the first day of the month next succeeding the opening of the Premises for business. In that event, however, Tenant's possession shall be subject to all of the terms of this Lease provided the Tenant shall pay Base Rent for a fractional month on a per diem basis (calculated on the basis of the actual number of days in the month) until the first day of the month when the term hereunder commences; and thereafter, the Base Rent shall be paid in equal monthly installments on the first day of each and every month in advance. All Lease expirations, renewal dates, notices of option to renew, and any other provision hereof relating to the Commencement Date of this Lease shall be determined by reference to the Commencement Date as herein defined, which in all cases shall be the first day of the month.

IN WITNESS WHEREOF, Landlord and Tenant have caused this Lease to be duly executed the day and year first above written.

**LANDLORD:**

**TENANT:**

**OGDEN CENTER LLC**

**Oh My Dog, LLC.**

By: Ogden & Company, Inc.

By: Derek Reinke, Agent for Owner

Title: Agent for Owner

Name: Derek Reinke

By: Rami Abu Najm

Title: CEO

Name: Rami Abu Najm

By: Amal Fares

Title: CEO

Name: AMAL FARES

**PLUMBING DESIGN / BUILD:**

Bid is to be based on a thorough review & understanding of what is required by the scope of this project. Bids are to include the following:

1. Plumbing Contractor shall supply and install a complete Design / Build system including all engineering, plans, plan approvals and permits.
2. Plumbing Contractor is required to abide by all applicable codes.
3. Plumbing Contractor is responsible for all related permits, fees and sales tax.
4. Plumbing Contractor is responsible for all material, labor & equipment.
5. Submit plans, specifications, and product information to the Architect and Construction Manager for approval.
6. Include installation of all vertical and horizontal plumbing distribution, gas piping and DWV piping as well as finished fixture installation.
7. Fixtures shall be approved by Architect or Owner. All fixtures included in the bid shall be itemized by quantity & type.
8. Plumbing Contractor to coordinate installation with all other Mechanical Contractors and all other relevant trades.
9. Coordinate drain locations in field to minimize length of condensate lines.
10. Plumbing Contractor is responsible for selecting the proper types of plumbing materials used. The types proposed should be indicated on the proposal/bid.
11. All cutting and patching at walls, floors, ceilings, and roof due to plumbing work shall be the responsibility of the Plumbing Contractor.
12. All access panels, as necessary, shall be supplied and installed by the Plumbing Contractor.
13. Plumbing Contractor to disconnect any existing water utilities that are to be discontinued.
14. Plumbing Contractor to supply and install all relevant pipe insulation as required.
15. Where any main line work is to be done, Plumbing Contractor to secure permit, coordinate and install.
16. Penetrations and patching at walls, floors and ceilings due to plumbing work shall be fire stopped by Plumbing Contractor.
17. Coordinate gas distribution, meter locations, and sizes with Gas Company, Architect, Construction Manager and Owner.

**ELECTRICAL DESIGN / BUILD:**

Bid is to be based on a thorough review & understanding of what is required by the scope of this project. Bids are to include the following:

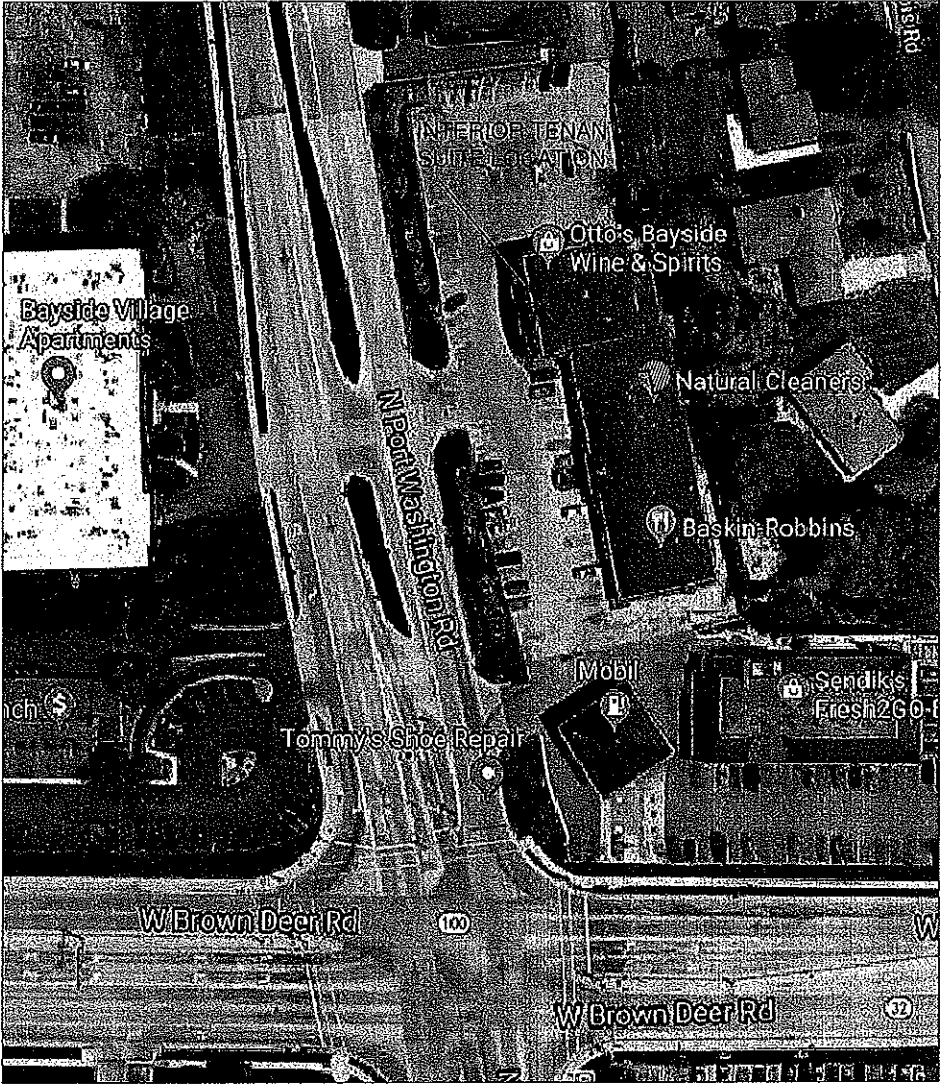
1. Electrical Contractor shall supply and install a complete Design / Build system including all engineering, plans, plan approvals and permits.
2. Electrical Contractor is required to abide by all applicable codes.
3. Electrical Contractor is responsible for all related permits, fees and sales tax.
4. Electrical Contractor is responsible for all material, labor & equipment.
5. Submit plans, specifications, and product information to the Architect and Construction Manager for approval.
6. Include installation of all electrical systems and runs as well as finished fixture installation.
7. Fixtures shall be selected by Architect or Owner. All fixtures included in the bid shall be itemized by quantity & type.
8. Electrical Contractor to provide necessary alarm systems as required. Smoke detectors are to be included as required by codes. Furnish and install all required alarms, bells, strobes, horns and other notifiers. Electrical Contractor to provide wiring and interconnections to fire protection equipment.
9. Include all necessary power for all elements of the HVAC system.
10. Provide an adequately sized breaker panel as required to complete the scope of required work. Size of service to be specified on bid/proposal.
11. Penetrations and patching at walls, floors, ceilings, and roof due to electrical work shall be fire stopped by the Electrical Contractor.
12. Electrical Contractor to run all Cat 5 phone wire and RG6 coaxial cable to jack locations as required, or state on bid that this is specifically excluded.
13. Coordinate electrical work as necessary with local power company.
14. Electrical Contractor shall furnish and install all disconnects and coordinate with all trades and with the building Owner and Tenant of the leased space.
15. Provide rated boxes at all rated assemblies.
16. Where light fixtures, fans, and other electrical features appear to be drawn in the center, or on center, of a room or architectural element, these fixtures shall be located by the Electrical Contractor at the center, or on the center line. Coordinate with Architect where uncertain of intended fixture location.
17. Access panels as required for electrical work shall be furnished and installed by the Electrical Contractor.

**HVAC DESIGN / BUILD:**

Bid is to be based on a thorough review & understanding of what is required by the scope of this project. Bids are to include the following:

1. HVAC Contractor shall supply and install a complete Design / Build system including all engineering, plans, plan approvals and permits.
2. HVAC Contractor is required to abide by all applicable codes.
3. HVAC Contractor is responsible for all related permits, fees and sales tax.
4. HVAC Contractor is responsible for all material, labor & equipment.
5. Submit plans, specifications, and product information to the Architect and Construction Manager for approval.
6. HVAC Contractor is to include installation of all HVAC equipment and runs.
7. HVAC Contractor to include the installation of all condensate drain piping and/or inlets.
8. HVAC Contractor to include the installation of all control wiring and thermostats. Include any wiring and interconnection to fire protection equipment.
9. Include bathroom venting runs and installation of bath fans as required.
10. HVAC Contractor is responsible for selecting the proper size and types of HVAC materials and equipment used. The types proposed should be indicated on the proposal/bid.
11. All cutting and patching at walls, floors, ceilings, and roof due to HVAC work shall be the responsibility of the HVAC Contractor.
12. All access panels, as necessary, shall be supplied and installed by the HVAC Contractor.
13. Provide fire stopping and/or fire collars as required at all penetrations due to HVAC work.

NOTE:  
 LEVEL II INTERIOR ALTERATION:  
 BUILDING CLASS OF CONSTRUCTION IS  
 III-B EXTERIOR MASONRY UNPROTECTED,  
 BUILDING IS SPRINKLERED  
 OCCUPANCY: B- BUSINESS  
 LESS THAN 50 OCCUPANTS



8838 N. PORT WASHINGTON ROAD

SITE LOCATION PLAN

SHEET INDEX:	
A-1	SITE LOCATION PLAN
A-2	FLOOR PLAN
A-3	ADA DETAILS
A-4	DOOR SCHEDULE WALL TYPES



**ARCHITECTURE**

413 NORTH SECOND STREET  
 MILWAUKEE, WI 53203-3111  
 414-807-8033 FAX: 414-224-8034

Interior Tenant Alteration  
 OH MY DOG, LLC  
 Restaurant Occupancy  
 8838 N. Port Washington Road  
 Bayside, Wisconsin

03-04-19

SITE LOCATION  
**A-1**

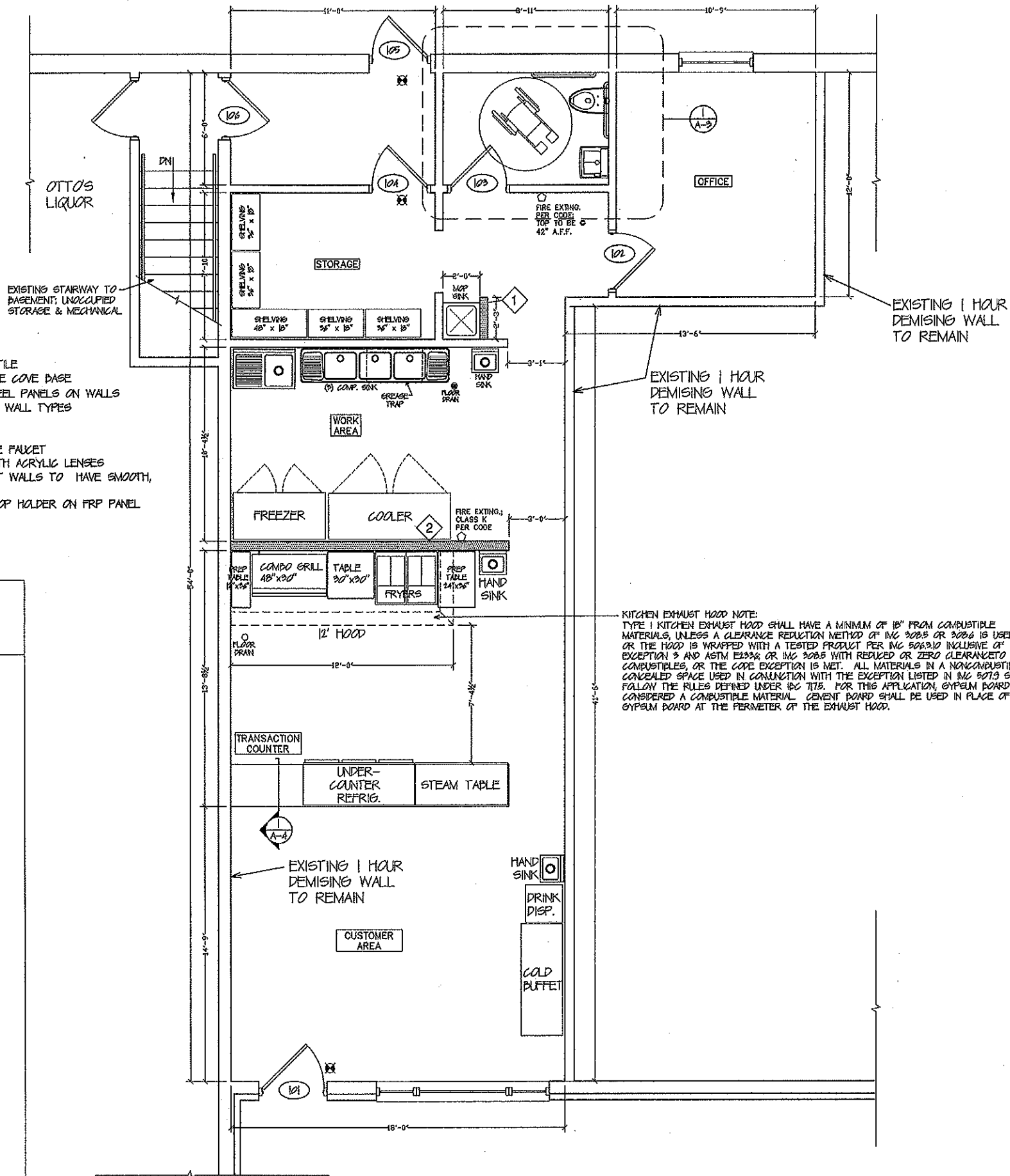
NOTE: ALL CONSTRUCTION IS TO BE PERFORMED IN COMPLIANCE WITH ALL APPLICABLE CODES AND IN ACCORDANCE WITH ALL GENERALLY ACCEPTED CONSTRUCTION METHODS APPLYING TO THE WORK.

INTERIOR FINISHES:

1. KITCHEN AREAS AND REST ROOMS TO HAVE VINYL COATED IMPERVIOUS CEILING TILE
2. KITCHEN AREAS, REST ROOM TO HAVE QUARRY TILE FLOORING WITH QUARRY TILE COVE BASE
3. ALL WALL SURFACES IN KITCHEN AREA TO HAVE FRP PANELS OR STAINLESS STEEL PANELS ON WALLS
4. WALL SURFACES BEHIND EXHAUST HOOD TO HAVE STAINLESS STEEL PANELS; SEE WALL TYPES
5. ALL INTERIOR DOORS TO HAVE LEVER TYPE HANDLES
6. REST ROOM DOOR TO HAVE A PRIVACY LOCK AND CLOSER
7. ALL SINKS TO HAVE WRIST BLADE STYLE FAUCETS OR OTHER HANDS-FREE TYPE FAUCET
8. FOOD PREP AREA TO HAVE LAY-IN GRID STYLE FLORESCENT LIGHT FIXTURES WITH ACRYLIC LENSES
9. WALLS OF REST ROOM TO HAVE CERAMIC WALL TILE TO 48" AFF; ENSURE THAT WALLS TO HAVE SMOOTH, HARD, NON-ABSORBENT SURFACE TO 4'-0" AFF WITHIN 2'-0" OF WATER CLOSET.
10. INSTALL FRP PANELS BEHIND MOP SINK TO 6" PAST MOP SINK EDGE; INSTALL MOP HOLDER ON FRP PANEL

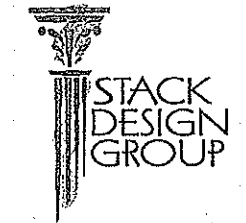
PARTITION, MILLWORK AND DOOR PLAN NOTES

1. INVESTIGATE FIELD CONDITIONS AND ASCERTAIN THAT WORK IS FEASIBLE AS SHOWN. NOTIFY THE ARCHITECT IMMEDIATELY OF ANY PROBLEMS WITH FIELD CONDITIONS.
2. EXAMINE SPECIFIED PRODUCTS AND SUBMIT WRITTEN EXCEPTION OR OBJECTIONS, OR BOTH, WITH ANALYSIS AND RECOMMENDATIONS PRIOR TO SUBMITTING BID COSTS.
3. INSTALL DRYWALL WORK IN ACCORDANCE WITH THE CURRENT VERSION OF UNITED STATES GYPSUM - GYPSUM CONSTRUCTION HANDBOOK, ASTM C845, ASTM C754, AND ASTM C840; MOST STRINGENT REQUIREMENTS
4. "TYPICAL" MEANS IDENTICAL FOR ALL SIMILAR CONDITIONS, UNLESS OTHERWISE NOTED.
5. IMMEDIATELY ANALYZE CONTRACT DOCUMENTS AND REPORT IN WRITING ANY INCONSISTENCIES DISCOVERED THEREIN. CONTRACTOR SHALL BE RESPONSIBLE TO CORRECT ANY DEFECTIVE WORK CAUSED BY PROCEEDING WITH WORK WHERE INCONSISTENCIES OR DISCREPANCIES ON THE DRAWINGS OCCUR AND A CLARIFICATION FROM THE ARCHITECT IS NOT REC'D.
6. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT WRITTEN APPROVAL FROM THE ARCHITECT.
7. UNDERCUT ALL DOORS TO CLEAR TOP OF FINISHED FLOOR, INCLUDING BUT NOT LIMITED TO, CARPET, TILE, ETC., AS APPLICABLE, BY 1/4 INCH MAXIMUM, UNLESS OTHERWISE NOTED.
8. TEST AND ADJUST DOORS FOR SMOOTH, QUIET OPERATION.
9. PROVIDE FIRE RESISTIVE BLOCKING IN PARTITIONS AS REQUIRED.
10. GLAZING TONG MARKS SHALL NOT BE VISIBLE.
11. FINISH COLUMNS AND OTHER BASE BUILDING SURFACES AS REQUIRED TO MATCH ADJACENT OR ABUTTING SURFACES, OR TO MATCH SURFACES CALLED FOR IN THE SAME ROOM.
12. CAULK GAPS WHERE INTERSECTION OF CONSTRUCTION ELEMENTS IS NOT CRISP AND CONSISTENT, UNLESS OTHERWISE NOTED.
13. WHERE A COMPLEX ASSEMBLY INVOLVING SEVERAL TRADES IS CALLED FOR ON THE DRAWINGS, SUBMIT A SHOP DRAWING SHOWING THE PROPOSED INTERACTION OF ALL RELATED ELEMENTS FOR ARCHITECT'S REVIEW. CONTRACTOR IS RESPONSIBLE FOR THE PROPER OPERATION OF ALL SYSTEMS.
14. PROVIDE PROPER CLEARANCE FOR ALL MOVING PARTS OR FIXTURES SUCH AS ROLLING, SLIDING AND MOVEABLE DOORS AND PARTITIONS.
15. ALL DOOR AND CABINETS HARDWARE IS TO BE IN BRUSHED ALUMINUM FINISH.
16. ALL WORK IS TO BE IN ACCORDANCE WITH ALL APPLICABLE CODES AND IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES.



FLOOR PLAN

1/4" = 1'-0"



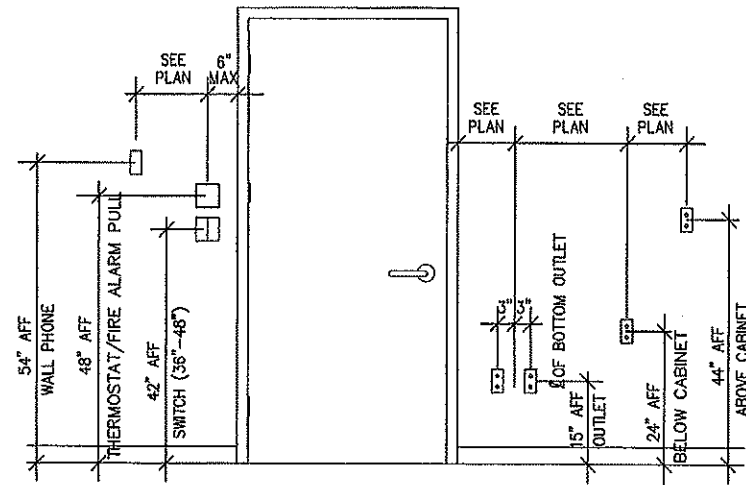
ARCHITECTURE  
413 NORTH SECOND STREET  
MILWAUKEE, WI 53203-3111  
414-807-8033 FAX: 414-224-8034

Interior Tenant Alteration  
OH MY DOG, LLC  
Restaurant Occupancy  
2828 N. Port Washington Road  
Dayside, Wisconsin

03-04-19

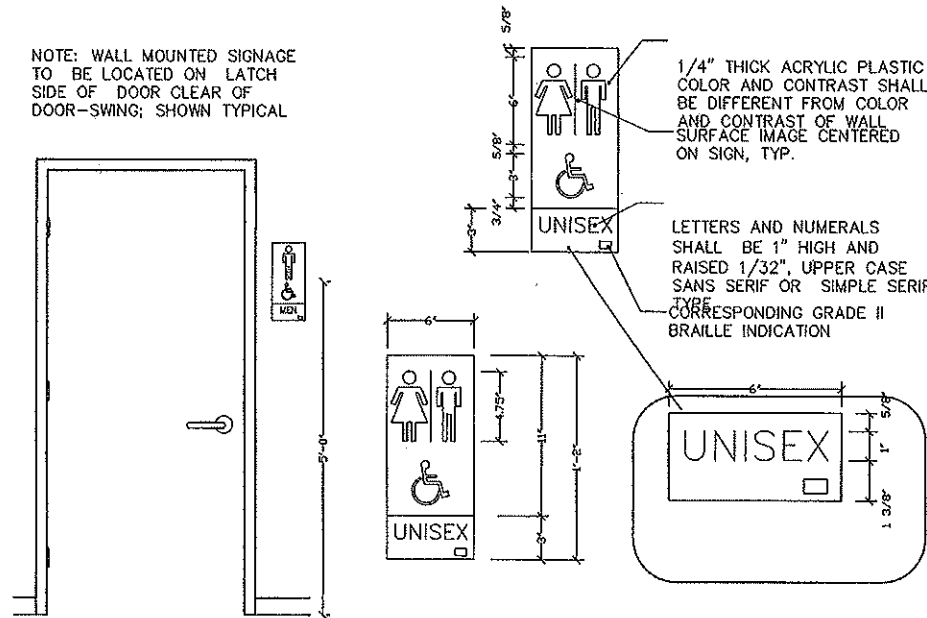
FLOOR PLAN

A-2

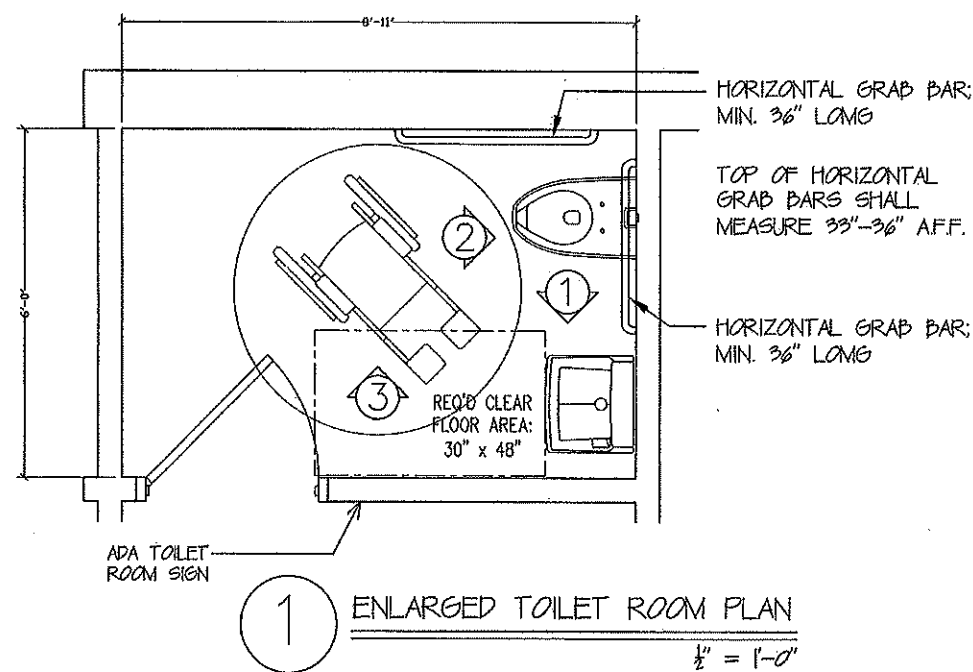


SWITCHES, OUTLETS & CONTROLS MOUNTING HEIGHTS

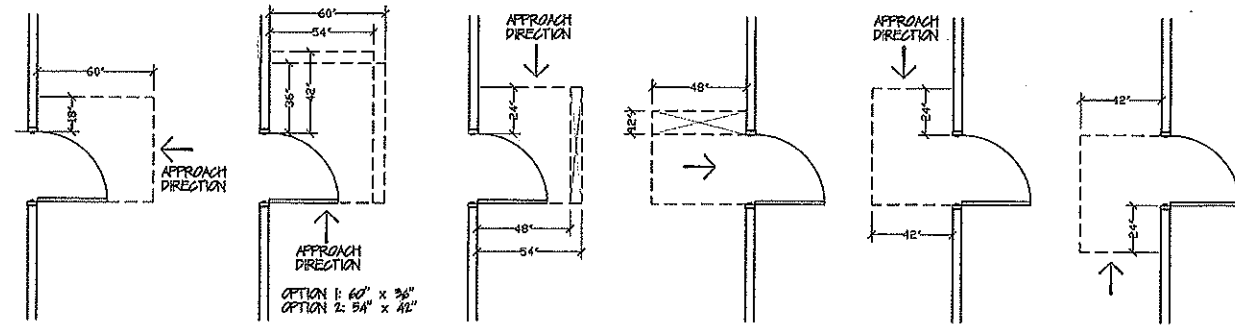
NOTE: WALL MOUNTED SIGNAGE TO BE LOCATED ON LATCH SIDE OF DOOR CLEAR OF DOOR-SWING; SHOWN TYPICAL



TYPICAL ACCESSIBLE RESTROOM SIGNAGE



1 ENLARGED TOILET ROOM PLAN  
1/2" = 1'-0"

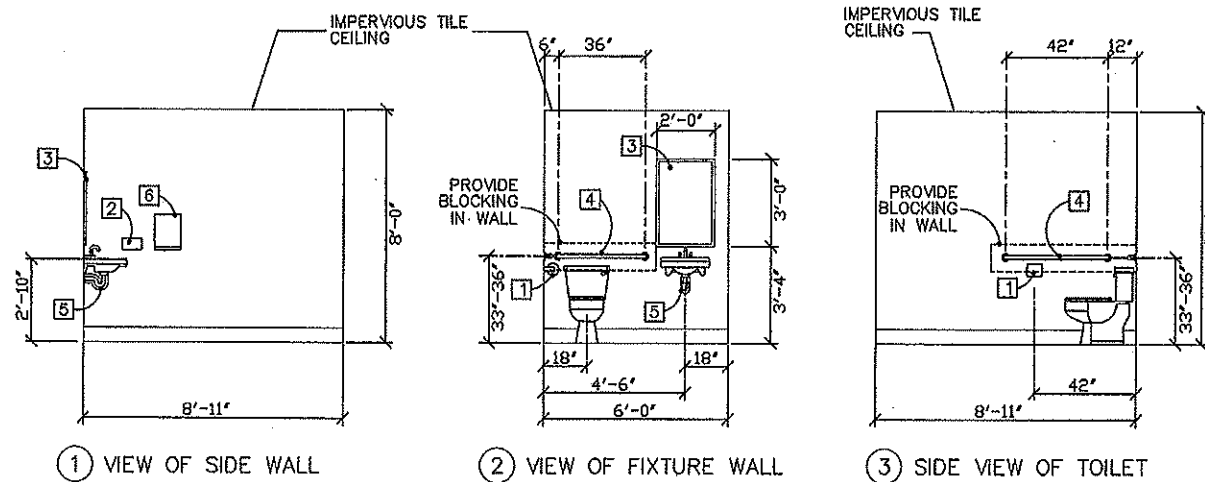


REQUIRED ACCESSIBILITY CLEAR FLOOR AREAS

TOILET ACCESSORIES SCHEDULE					
Mark	Qty	Item	Manufacturer & Model No.	Mounting Height	Remarks
1	1	TOILET PAPER DISP.	ASI 0263-1	TOP 1.5" BELOW GRAB BAR	
2	1	SOAP DISP.	ASI 0342A	36" TO BOTTOM OF UNIT	
3	1	MIRROR	ASI 0540 (24x30)	40" TO BOTTOM OF UNIT	
4		GRAB BAR	ASI J3201	36" TO CENTER OF BAR	1 @ 42" & 1 @ 36"
5	1	SAFETY COVERS	Trap Wrap by Brocar Products, Inc.	ON EXPOSED PIPING	KIT 500R - WHITE
6	1	PAPER TOWEL DISP.	ASI 0210	36" TO BOTTOM OF UNIT	

ACCESSIBILITY REQUIREMENTS

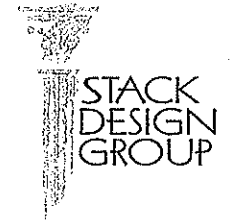
ALL TOILET ROOMS REQUIRED TO BE ACCESSIBLE SHALL CONFORM TO THE ACCESSIBILITY REQUIREMENTS OF FEDERAL ADA LAWS AND STATE BUILDING CODES, INCLUSIVE OF THE FOLLOWING CLEARANCE DIAGRAMS. ALL DOORS SHALL HAVE LEVER TYPE HANDLE. ALL FAUCETS TO HAVE LEVER/BLADE STYLE HANDLES FOR OPERATION. PRIVACY LOCK ON TOILET ROOM DOOR SHALL BE PUSH-BUTTON TYPE WITH INSIDE HANDLE-TURN RELEASE.



TYPICAL UNISEX ACCESSIBLE RESTROOM INTERIOR ELEVATIONS

NOTE: FLOOR TO HAVE QUARRY TILE w/ COVE BASE OVER CONCRETE.

SCALE: 1/4" = 1'-0"



ARCHITECTURE

413 NORTH SECOND STREET  
MILWAUKEE, WI 53203-3111  
414-807-8033 FAX: 414-224-8034

Interior Tenant Alteration  
OH MY D0G, LLC  
Restaurant Occupancy  
8898 N. Port Washington Road  
Payside, Wisconsin

03-04-19

ADA DETAILS

A-3

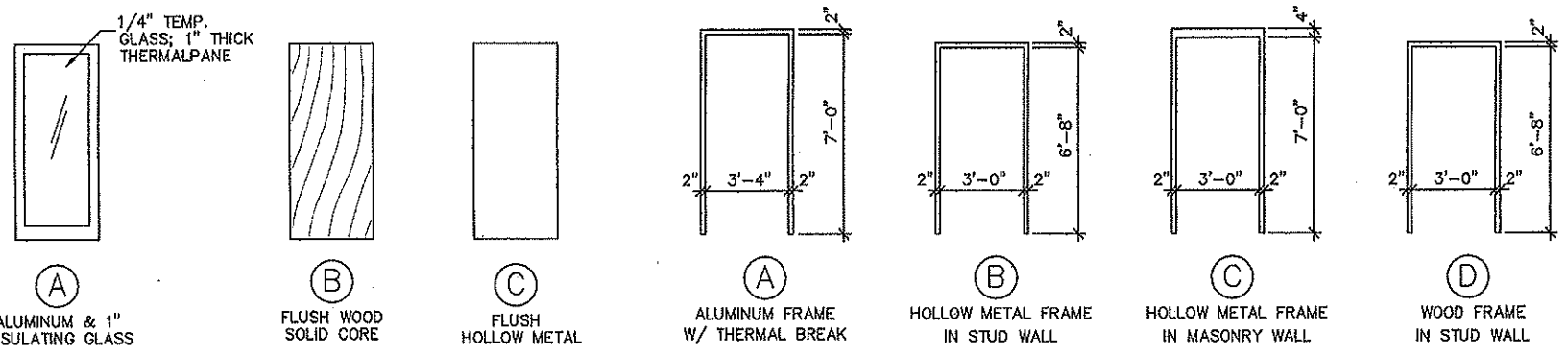
# DOOR SCHEDULE

DOOR NUMBER	DOOR LOCATION	DOORS						FRAME			LABEL	HDW. SET	REMARKS
		TYPE	SIZE			MAT'L	FINISH	TYPE	MATERIAL	FINISH			
			WIDTH	HEIGHT	THICK								
101	FRONT ENTRY	A	3'-4"	7'-0"	--	ALUM/GLASS	ANODIZED	A	ALUM.	ANODIZED			CLOSER, THRESHOLD, WEATHERSTRIP, EXISTING TO REMAIN
102	OFFICE	B	3'-0"	7'-0"	1-3/4"	WOOD	STAIN	B	HQL. MTL	PAINT			
103	TOILET ROOM	B	3'-0"	7'-0"	1-3/4"	WOOD	STAIN	B	HQL. MTL	PAINT			CLOSER, PRIVACY LOCK
104	STORAGE	B	3'-0"	7'-0"	1-3/4"	WOOD	STAIN	B	HQL. MTL	PAINT			
105	REAR EXIT	C	3'-0"	7'-0"	1-3/4"	HQL. MTL	PAINT	C	HQL. MTL	PAINT			CLOSER, THRESHOLD, WEATHERSTRIP, EXISTING TO REMAIN
106	BASEMENT ACCESS	C	3'-0"	7'-0"	1-3/4"	HQL. MTL	PAINT	C	HQL. MTL	PAINT			1 HOUR FIRE RATING, EXISTING TO REMAIN

**STACK  
DESIGN  
GROUP**

ARCHITECTURE

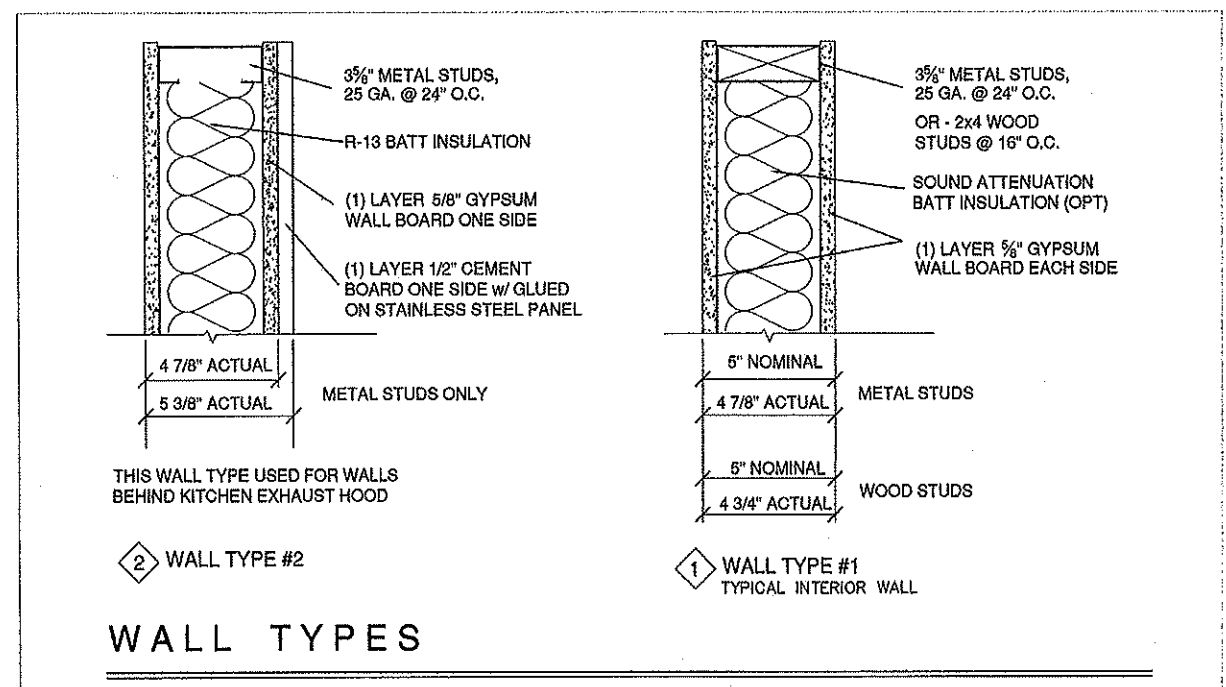
413 NORTH SECOND STREET  
MILWAUKEE, WI 53203-3111  
414-887-8033 FAX: 414-224-8034



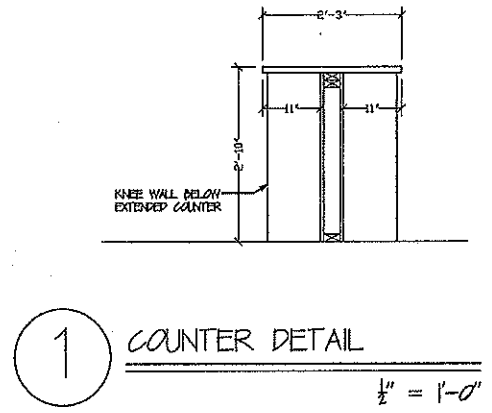
## DOOR TYPES

## FRAME TYPES

- NOTES:**
1. THRESHOLDS ARE NOT TO EXCEED 1/2" IN HEIGHT
  2. ALL DOOR HANDLES TO BE ADA APPROVED LEVER TYPE HANDLES/FULLS
  3. ALL HARDWARE FINISH, INCLUDING HINGES AND STRIKES, TO BE BRUSHED ALUMINUM OR SATIN NICKEL AS APPROVED BY ARCHITECT
  4. VERIFY OPENING SIZE IN FIELD FOR DOOR AND/OR FRAME DIMENSIONS



## WALL TYPES



1

## COUNTER DETAIL

1/2" = 1'-0"

Interior Tenant Alteration  
BY MY DOG, LLC  
Restaurant Occupancy  
2888 N. Port Washington Road  
Payside, Wisconsin

03-04-19

SCHEDULES & WALL TYPES

A-4