

Village of Hobart – <u>www.hobartwi.gov</u> Village Office - 2990 South Pine Tree Road, Hobart, WI

Notice is hereby given according to State Statutes that the SITE REVIEW COMMITTEE of the Village of Hobart will meet on Wednesday June 18th 2025 at 5:30 P.M. at the Village Office (2990 South Pine Tree Road). NOTICE OF POSTING: Posted this 13th day of June, 2025 at the Hobart Village Office and on the village website.

### MEETING NOTICE - SITE REVIEW COMMITTEE

Date/Time: Wednesday June 18th 2025 (5:30 PM) Location: Village Office, 2990 South Pine Tree Road

### **ROUTINE ITEMS TO BE ACTED UPON:**

- 1. Call to order/Roll Call.
- 2. Certification of the open meeting law agenda requirements and approval of the agenda.
- 3. Approve Minutes of May 21st 2025 (Page 2)
- 4. Public Comment on Non-Agenda Items

### **ACTION ITEMS**

8. ADJOURN

5. DISCUSSION AND ACTION - Request for a 16,805 square foot building addition and associated site improvements - 1030 Orlando Drive (HB-328-4) (Page 3)

This property is currently developed and utilized as a contractor office and shop facility. The property owner is proposing an addition that connects two existing buildings into one building and the site improvements to serve the building expansion.

6. DISCUSSION AND ACTION - Request for a 3,800 square foot building addition and associated site improvements - 1195 Plane Site Blvd. (HB-1491-L-4-A) (Page 31)

This property is currently developed and utilized as a contractor office and shop facility. The property owner is proposing an addition and the site improvements to serve the building expansion.

7. DISCUSSION - Items for future agenda consideration

### Aaron Kramer – Village Administrator

Members: Dave Dillenburg (Chairperson), Tom Tengowski (Vice-Chairperson), Tammy Zittlow, Dave Baranczyk, Rick Nuetzel, Peter Zobro, Steve Riley

**NOTE:** Page numbers refer to the meeting packet. All agenda and minutes of Village meetings are online: <a href="www.hobart-wi.org">www.hobart-wi.org</a>. Any person wishing to attend, who, because of disability requires special accommodations, should contact the Village Clerk-Treasurer at 920-869-1011 with as much advanced notice as possible. Notice is hereby given that action by the Committee may be considered and taken on any of the items described or listed in this agenda. There may be Committee members attending this meeting by telephone if necessary.



Village of Hobart Site Review Committee Minutes Hobart Village Office; 2990 S. Pine Tree Rd, Hobart, WI Wednesday, May 21, 2025 – 5:30 pm

**MEETING MINUTES – SITE REVIEW COMMITTEE** 

Date/Time: Wednesday May 21st 2025 (5:30 PM) Location: Village Office, 2990 South Pine Tree Road

Members: Dave Dillenburg, Tammy Zittlow, Dave Baranczyk, Rick Nuetzel, Steve Riley, Tom Tengowski, Peter Zobro

### **ROUTINE ITEMS TO BE ACTED UPON:**

- **1. Call to order/Roll Call.** The meeting was called to order by Dave Dillenburg at 5:30 pm. Roll call: Dave Baranczyk, Steve Riley, Tom Tengowski, and Dave Dillenburg were present. Excused: Rick Nuetzel, Peter Zobro, and Tammy Zittlow
- **2. Certification of the open meeting law agenda requirements and approval of the agenda.** ACTION: To certify the open meeting law agenda requirements and to amend the agenda to approve the April 16, 2025 minutes in place of the February 19, 2024 minutes. MOTION: Tengowski SECOND: Baranchzyk VOTE: 4-0
- **3. Approve Minutes of February 19<sup>th</sup> 2024 (Page 2)** Motion by Baranczyk to approve the April 16, 2025 minutes, seconded by Riley. Motion carried 3-0, 1 abstained (Tengowski).
- 4. Public Comment on Non-Agenda Items None

### **ACTION ITEMS**

### 5. DISCUSSION AND ACTION – Election of Committee Chairperson and Vice-Chairperson

Action: To elect Dave Dillenburg as Committee Chairperson. Motion by Tengowski, seconded by Baranczyk. Motion carried 4-0. Action: To elect Tom Tengowski as Committee Vice-Chairperson Motion by Baranczyk, seconded by Riley. Motion carried 4-0.

### 6. DISCUSSION AND ACTION - Request for new freestanding signage located at 1045 Cyrus Drive (HB-194-4) (Page 3)

Packerland Pizza, located at 1045 Cyrus Dr., has recently been constructed and is submitting for review and action of a proposed freestanding sign. During the original site review back in October 2023, signage was not finalized and therefore not submitted at that time. The developer has since finalized the signage and is requesting review of the proposed freestanding sign.

Discussion of the proposed 16 square foot, ground mount, non-illuminated sign with the following conditions:

- 1. Sign shall maintain a minimum 10-foot setback from front property line (street right-of-way).
- 2. Minimum 5-foot landscape area around base of sign.

Motion by Baranczyk to approve the sign as proposed, Seconded by Riley. Motion carried 4-0.

- **7. DISCUSSION Items for future agenda consideration:** Anticipate a meeting in June for an addition to an existing building on Flightway Drive.
- 8. ADJOURN Motion by Dillenburg to adjourn the meeting, seconded by Tengowski; Motion carried 4-0. Meeting adjourned at 5:39 pm.

Respectfully submitted by Amanda Wangerin, Village Deputy Clerk



TO: Site Review Committee RE: 1030 Orlando Dr., HB-328-4; New 16,805 sf Addition to Existing Building and Associated Site Improvements

**FROM:** Todd Gerbers, Director of Planning and Code Compliance DATE: June 18, 2025

**ISSUE:** Discussion and action on request for a 16,805 sf., building addition and associated site improvements

**RECOMMENDATION:** Staff recommends approval subject to any conditions the Committee may identify.

### **GENERAL INFORMATION**

1. Developer: AEW Future, LLC / Ryan Fritsch

- 2. Applicant: Davel Engineering & Environmental, Inc.
- 3. Address/Parcel: 1030 Orlando Dr., HB-328-4
- 4. Zoning: Currently: I-1: Limited Industrial District
- 5. Use: Contractor Office / Shop

### **BACKGROUND**

This property located at 1030 Orland Dr. and is currently developed and utilized as a contractor office and shop facility. The property owner is proposing a 16,805 square foot addition that connects two existing buildings into one building and the site improvements to serve the building expansion.

### SITE REVIEW DEVELOPMENT AND DESIGN STANDARDS CHECKLIST

### Section 1, Site Plan Approval

- A. Zoning: I-1: Limited Industrial District
- **B.** Green Space: 31.4 % green space after proposed expansion (no change from existing as the proposed footprint of the building is currently asphalt).
- C. Setbacks: Compliant with zoning district requirements of 40' front(s), 20' rear, 15' side. (80' from (front) Orlando Dr. right-of-way, 72' from west (side) property line, 32' from the north (rear) property line, and 151' from the east (side) property line).
- **D. Parking:** 53 stalls required and 79 stalls are currently provided on site. Parking is compliant with Village Codes.
- **E.** Fire Dept. (and Police Dept.): The plans presented have been reviewed and accepted by the Police Chief as submitted, and comments from the Fire Chief will be brought to the meeting.
- **F. Storm Water:** Existing storm drainage to remain as the proposed addition will be constructed in the area that is currently an asphalt surface

**G. Refuse Collection:** Relocation of the refuse/recycling containers is planned to be along the east property line in the southeast corner of the parking area and behind the existing fencing. Fencing will have privacy slats installed to screen from view.

### Section 2, Architectural Plan Approval

### **A.** Exterior Construction Information:

- 1. Exterior Materials: Proposed addition to have metal wall panels and concrete masonry units to match existing building.
- 2. Height: Proposed addition to have a maximum of 22'(+/-), which will match existing buildings.
- **3. Overhead doors:** Nine new overhead doors along the east elevation. No new overhead doors will be facing the street..
- **4. Mechanical equipment:** No mechanical equipment is shown on the plans, however, should such equipment being installed on the roof it shall be screened from view by materials compatible with those used for the principal structure.

**Section 3, Landscaping Plan:** Existing landscaping to remain as the proposed addition will be constructed in the area that is currently an asphalt surface.

Section 4, Lighting: Data for proposed wall mounted light fixtures shall be submitted to Staff for approval prior to installation which consists of new wall mounted fixtures on the addition. Only the proposed wall packs are part of this lighting approval. Any other future lighting will require review and approval by the SRC.

**Section 5, Signage:** Existing to remain, no change proposed as part of this expansion.

Section 6, Driveway-Curb Cut: Existing to remain, no change proposed as part of this expansion.

### RECOMMENDATION/CONDITIONS

Staff recommends conditional approval, subject to the following in addition to any conditions the Site Review Committee may identify:

- 1. Screening of any proposed roof mounted HVAC equipment with materials similar to those utilized for the principal building.
- 2. Data for proposed wall mounted light fixtures shall be submitted to Staff for approval prior to installation. All lighting shall be downward projected to minimize light trespass. Only the proposed wall packs are part of this lighting approval. Any other future lighting will require review and approval by the SRC.

### VILLAGE OF HOBART

### SITE REVIEW / DEVELOPMENT AND DESIGN STANDARDS PROCESS & APPROVAL

### PLAN SUBMITTAL REQUIREMENTS:

- > Fifteen (15) copies 11 x 17 or size that is legible with all information required by this process.
- > Fifteen (15) copies of the Completed Checklist
- > This checklist with complete information <u>no later than ten 10 business days prior to the Third Tuesday of</u> the month to the Village Clerk; NO LATER THAN 1200 HOURS. (Noon)
- One (1) full size set of site plans.
- > One (1) full size set of building plans, Ready for State Approval
- All site plans shall be drawn to an engineering scale no greater than one-(1) inch equals one hundred (100) feet.
- > Signs not part of this application would be a considered a separate application
- Application fee of \$150.
- > One (1) Digital Copy of Plans

ALL INFORMATION <u>MUST BE COMPLETE</u> PRIOR TO SCHEDULING A MEETING OF THE SITE REVIEW COMMITTEE. NO BUILDING PERMIT WILL BE ISSUED WITHOUT APPROVED PLANS FROM THE SITE REVIEW COMMITTEE.

### 1. LOCATION

Project / Development / Site Location / intersection (section town & range)

1030 Orlando Drive

Lot 1 of 37 CSM 359 being part of the SE 1/4 SW 1/4 Section 24, T23N, R19E

### 2. TYPE OF DEVELOPMENT

Size of Parcel (acreage or square footage):_4.74 acres
Size of facility(square footage): 16,805 SF addition (52,111 SF Total)
ype of facility: Office/Warehouse
Developer: AEW Future, LLC c/o Ryan Fritsch
851 Windchime Way, DePere 54115 Address:Phone: 920-336-2436
Engineer: Davel Engineering & Environmental, Inc
1164 Province Terrace, Menasha, 54952 Address: Phone: 920-991-1866
Contractor: Alliance Construction & Design, Inc.
Construction Firm:
Address: 1050 Broadway St. Wrightstown, 54180 Phone: 920-336-340
Davisad 1 22 00

Revised 1-23-08

3.	SITE	PI	ΔN	AP	PRO'	VAI

Α.	Industrial X Business Park Commercial	
	Multi-Family	
	Current Zoning: I-1	
	Other – Identify:	
	Erosion Control Plan on file:XYESNO	
	% of Green Space: 31.5	
B.	Orientation – Provide scale map of parcel and facility, (show north indicating arrow, and a graphic scale)	
C.	Setback Information: per site plan Complies with Ordinance:	
D.	# of parking stalls (Include Handicapped parking): 85 existing, no additional proposed	
E.	Show the following Utilities and all easements including but not limited to the following facilities types:	
	1) Electric underground	
	2) Natural Gas	
	3) Telephone X	
	4) Water / Fire Hydrants 💢	
	5) Fiber Optic Lines	
	6) Other transmission lines NA	
	7) Ingress – egress easements <u>NA</u>	
F.	Total Site Build-out including future structures and setbacks:	
	Complies with ordinanceXYESNO	
G.	Identify on the Site Plan Key: Spot Elevations: such as Center of Street, Driveway apron, 4 corners of lot, building elevations, building floor, key drainage points & ditches on local USGS Datum:	-
	Data Complete: Per YESNO  Drainage Plan	(

### PAGE 7

H.	Adjacent streets and street rights-of-ways and fire lanes:  1) Fire Chief has reviewed and approved:YESNO X UNKI  2) Not applicable	NOWN
1.	Water bodies and wetlands. Over 1-acre disturbed requires storm water plan.	
	<ol> <li>Surface water holding ponds, drainage ditches, and drainage patterns, loc of culverts</li> <li>Name and address and phone# of engineer of project plan:</li> </ol> NA	cation and size
J.	Sidewalks, walkways, and driveways:	
K.	Off street loading areas and docks:	
L.	Fences and retaining walls or berms:	
M.	Location & Size of exterior refuse collection areas (must be enclosed a minim sides):	num of three (3)
	NA	
N.	Location and dimensions of proposed outdoor display areas: NA	_
ARC	HITECTURAL PLAN APPROVAL	
	Exterior construction information:  Addition to match existing structure	
	Exterior construction information:  Addition to match existing structure height & material	_
A. E	Exterior construction information:  Addition to match existing structure height & material	
A. E.	Addition to match existing structure height & material  Exterior Materials:  Addition to match existing structure height & material	_
A. E.	Addition to match existing structure height & material  2) Exterior Materials:  Height of Facility:  16' to eave	

4.

5.	LANDSCAPING PLAN Not applicable - no change	
	If planting new trees in Village right-of-way, a requirement of a 1.5" caliper or greater of the tree at 12" above ground is needed, according to planting ordinance specifications. A tree-planting plan must be filed with the application. Tree placement is 1-tree every 50 feet of frontage.	
	Provide scaled landscaping of plan for parcel	
	Identify tree and location specifics – Quantity / Diameter, etc:	_
	Identify Shrubs & Location Specifics - Quantity:	
	Identify Buffering -Type – Quantity:	
0	LIQUITING DUAN. Motch Existing, well mount full out fixtures	(
6.	LIGHTING PLAN Match Existing - wall mount full cut fixtures  Provide scaled lighting plan for parcel	
	Identify Exterior Building Lighting – Quantity, Wattage, Location :	
	Identify Parking Lighting – Quantity – Wattage – Location :	
	Identify other Lighting – Quantity – Wattage – Location:	

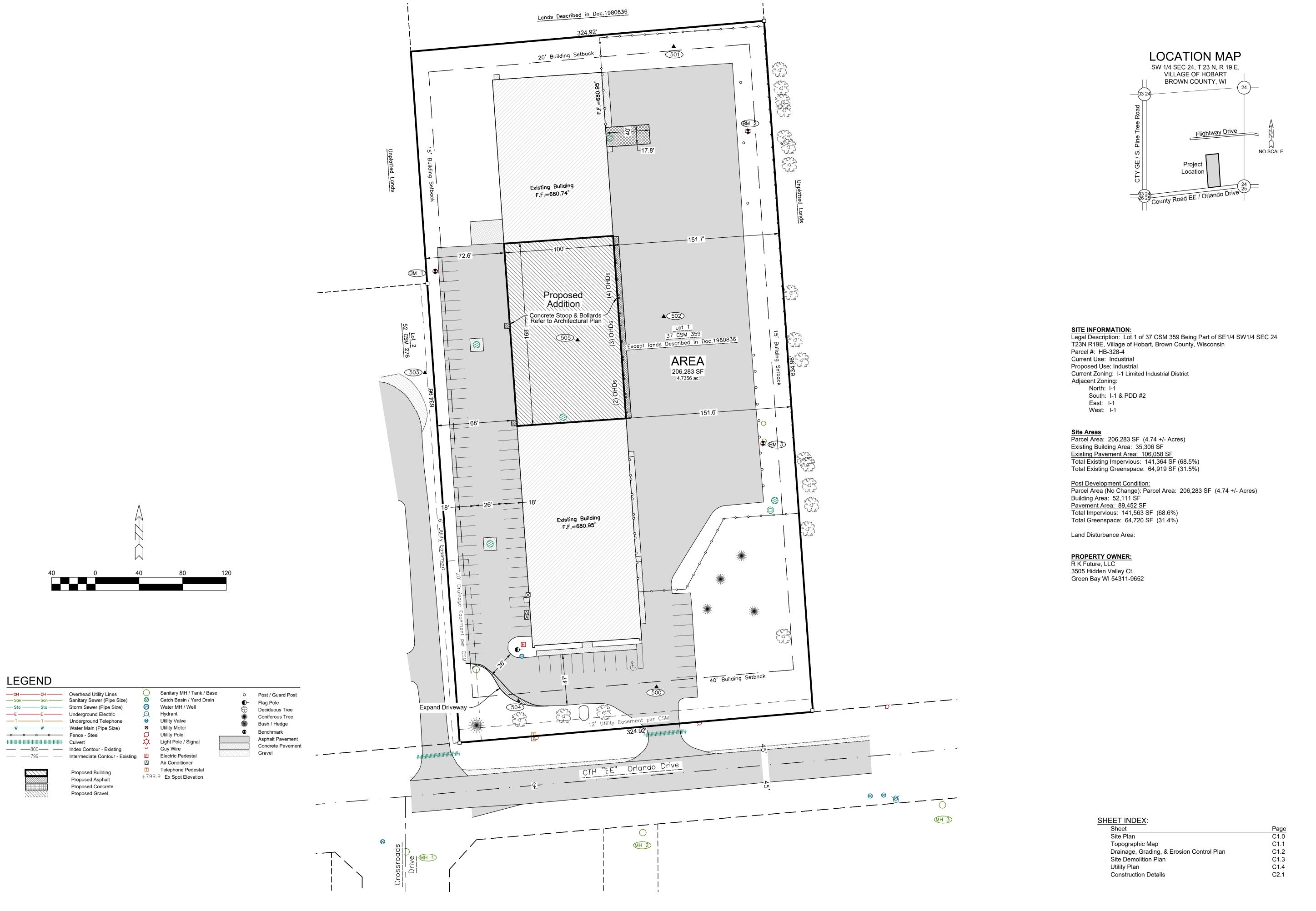
7.	SIGNAGE	No change						
	Provide scaled dra	awings.						
	Provide Site Plan	for signage						
	Provide building e	levations witl	n signage.					
	Discussion:						 ***************************************	······································
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					<del></del>			
	Complies with Ord	dinance:		YES		_NO		
	Date:							
8.	DRIVEWAY - CU	IRB CUT	No Chang	e				
	Width of Curb Cut	t:	***************************************					
	Radius / Flare:							
	Apron Dimension	s:			<u> </u>			
	Culvert Size (End	-walls Requi	·ed)	400 A 100 A				



### **Storm Water Utility Service Application**

Dept. of Neighborhood Services 2990 S. Pine Tree Rd. Hobart WI 54155 920-869-380

A. Applicant Applicant Name:	uture, LLC chael Fritsch	Owner N	Name: Applicant			
Address: 3505 Hidden	Valley Court	Address	•			
City: Green Bay	State: WI Zip: 54311	City:		State:	Zip:	
Phone: ()		Phone: (	)			
Email:		Emai	:			
B. Parcel – Site Informa	tion					
Site Address: 1030 Orla	and Dr. Hobart		Parcel ID: HB	-328-4		
Project Description: War	ehouse Expansion					MANAGER
	Reside	ntial ERU	Calculations			
Use	Single Family		Ouplex		Iulti-family	] (
Number of Dwellings						
ERU's / Dwelling	1 ERU	0.75	ERU	0.6 E	RU	
Total ERU's						
	Nonresidential Use	es - Imper	vious Surface Calc	ulation		
	Existing	5	Change (+/	/-)	= New Total	Area
Building/Structure Foot Prints	t 35,306	sq. ft.	+16,805	sq. ft.	52,111	sq. ft.
Paved/Gravel Areas	106,058	sq. ft.	-16,606	sq. ft.	89,452	sq. ft.
Totals	141,364	sq. ft.	+199	sq. ft.	141,563	sq. ft.
ERU Calculation:Ne	141,563 ew Total Area sq. ft.	_ / 4000 sf	/ ERU =	35.39	ERU's	
Preparer's Signature:				Date:		No section of the sec
Preparer's Printed Name:				·······		



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SITE PLAN

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TNW

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### **BENCHMARKS** (Datum NAVD88)

BM 0 NGS Benchmark PID-DE7609, Designation-4K49

BM 1 "X" Cut in Concrete Base of Light Pole

BM 2 "X" Cut in Concrete Base of Light Pole ±90' East of Loading Dock of Northerly Builling

BM 3 "X" Cut in Concrete Base of Light Pole ±125' ESE OF NE Corner of Southerly Building

Structure MH	# 1	Rim 680.54	Inv 660.36 660.36	Size 10" 10"	Material PVC PVC	Direction E S
MH	2	679.76	659.84 659.84	10" 10"	PVC PVC	E W
МН	3	679.55	658.89 658.89	10" 10"	PVC PVC	W E

Structure CB	# A	Rim 679.52	Inv 676.30	Size 10"	Material PVC	Direction N
СВ	В	678.99	675.57 675.53	10" 12"	PVC PVC	S SE
СВ	С	676.82	674.72	6"	PVC	N
СВ	D	676.68	673.36 673.32	12" 12"	PVC PVC	NW SW
МН	Е	678.61	676.12 673.22	6" 12"	PVC PVC	NE S

Dial or (800) 242-8511

PH

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Elev 702.34'

±65' WSW OF SW Corner of Northerly Building Elev 682.09'

Elev 681.92'

Elev 680.84'

### Sanitary Structures

Structure MH	# 1	Rim 680.54	Inv 660.36 660.36	Size 10" 10"	Material PVC PVC	Direction E S
МН	2	679.76	659.84 659.84	10" 10"	PVC PVC	E W
МН	3	679.55	658.89 658.89	10" 10"	PVC PVC	W E

Storm	Structui





General Notes: 1. Zoning Information Village of Hobart: I-1 (Limited Industrial) District <u>Setbacks:</u> Front Yard: 40 Feet Side Yard: 15 Feet Rear Yard: 20 Feet Height: Principle - 60 Feet

**Point Number** 

500

501

502

503

504

505

Caveat: Building zones depicted are based on building setbacks in effect at the time of the survey and should not be relied upon without first obtaining written verification thereof from the Village of Hobart and any other local agencies.

**Horizontal Control** 

1030 Orlando Drive Village of Hobart, Brown County, WI Monday, April 21, 2025 Davel Engineering and Environmental

Horizontal Control (per Brown County Coordinate System)

66277.21

66292.94

66283.87

66065.07

66150.76

66204.93

541863.15

542450.20

542202.71

542151.19

541850.63

542181.17

Description

**CPT MAG** 

**CPT HUB** 

**CPT MAG** 

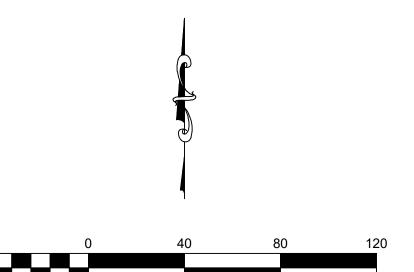
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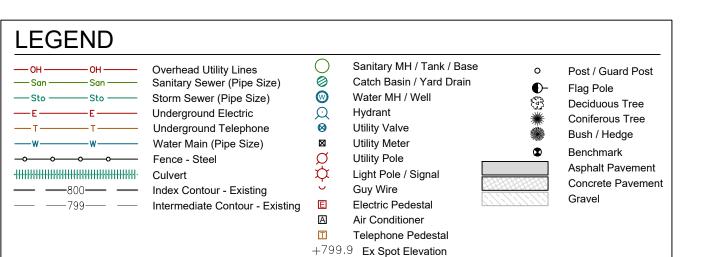
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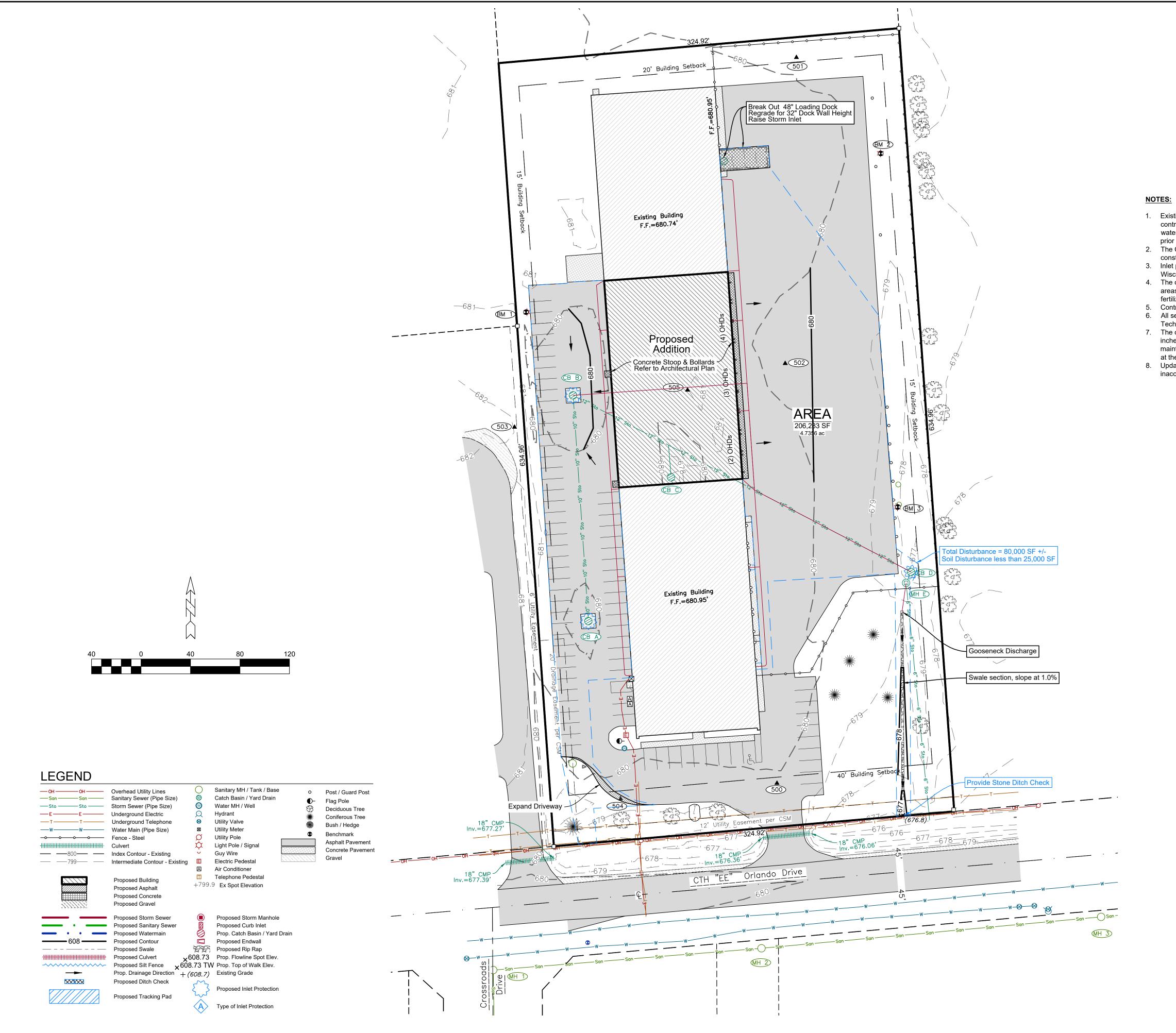
**CPT MAG** 

2. Existing utilities shown are indicated in accordance with available records and field measurements. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response. The contractor shall be responsible for obtaining exact locations & elevations of all utilities, including sewer & water from the the property owners of the respective utilities. All utility the property owners shall be notified by the contractor 72 hours prior to excavation. Contact Digger's Hotline (1-800-242-8511) for exact utility locations.

3. This is not a boundary survey.







BM 0 NGS Benchmark

Elev 702.34'

Elev 681.92'

Elev 680.84'

- 1. Existing utilities shown are indicated in accordance with available records and field measurements. The contractor shall be responsible for obtaining exact locations & elevations of all utilities, including sewer and water from the owners of the respective utilities. All utility owners shall be notified by the contractor 72 hours prior to excavation. Contact Digger's Hotline (1-800-242-8511) for exact utility locations.
- 2. The Contractor shall verify all staking and field layout against the plan and field conditions prior to
- areas shall be seeded as soon as final grade is established. Contractor shall replace topsoil and then seed,
- 6. All sediment and erosion control devices and methods shall be in accordance with the Wisconsin DNR
- inches of the sediment and erosion control devices throughout construction. The contractor shall repair or maintain erosion control devices as necessary. The inspection reports shall be made available to the owner at the end of the construction or upon demand during construction.
- inaccurate or incomplete.

**BENCHMARKS** (Datum NAVD88)

PID-DE7609, Designation-4K49

BM 1 "X" Cut in Concrete Base of Light Pole ±65' WSW OF SW Corner of Northerly Building Elev 682.09'

BM 2 "X" Cut in Concrete Base of Light Pole ±90' East of Loading Dock of Northerly Builling

> "X" Cut in Concrete Base of Light Pole ±125' ESE OF NE Corner of Southerly Building

constructing the work and immediately notify the Engineer of any discrepancies. 3. Inlet protection shall be installed around the upstream end of new culvert pipes and inlets, in accordance with Wisconsin DOT Standard Detail Drawing 8E10-2. 4. The contractor shall minimize the area disturbed by construction as the project is constructed. Disturbed

fertilize and mulch all lawn areas within 1 week of topsoil placement. Contractor shall remove all excess materials from the site. Earthwork contractors shall verify topsoil depth.

Technical Standards. 7. The contractor shall make weekly inspections and inspections within 1 day of any rainfall exceeding 0.5

8. Updated survey and title search have not been authorized and the boundary and easements shown may be

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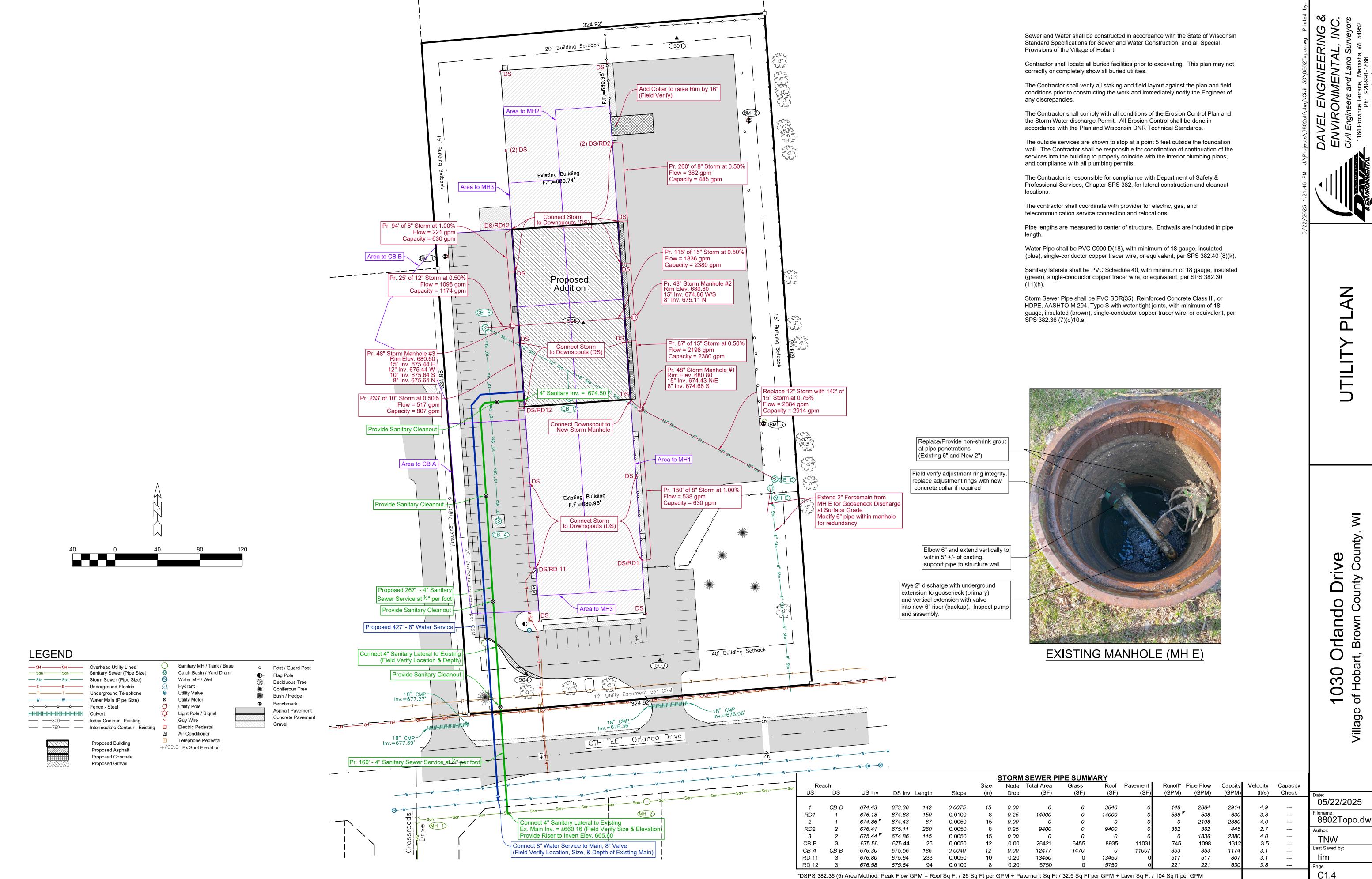


A **DEMOLITION** SITE

 $\geq$ Orlando 030

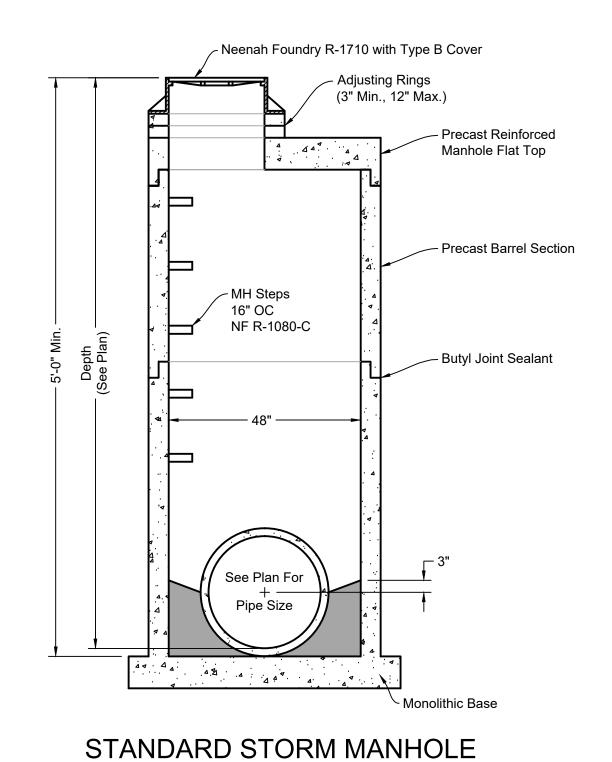
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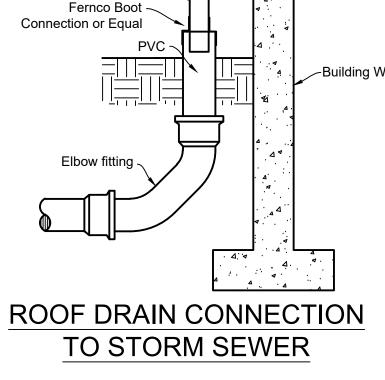
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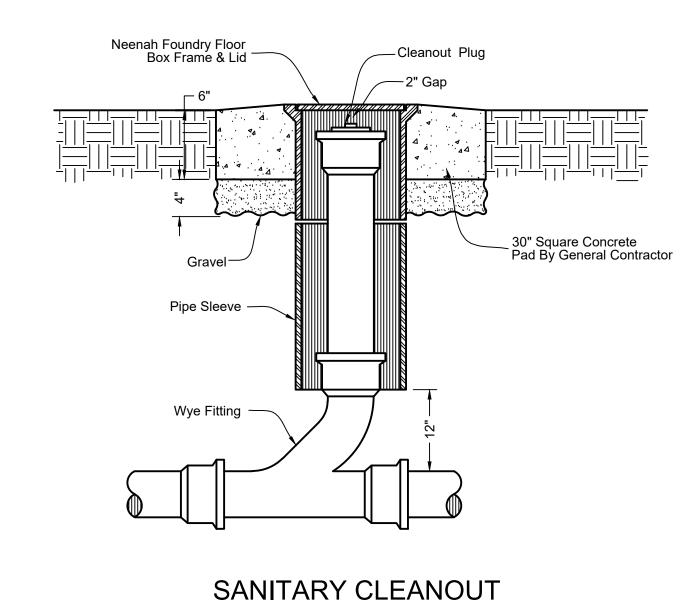
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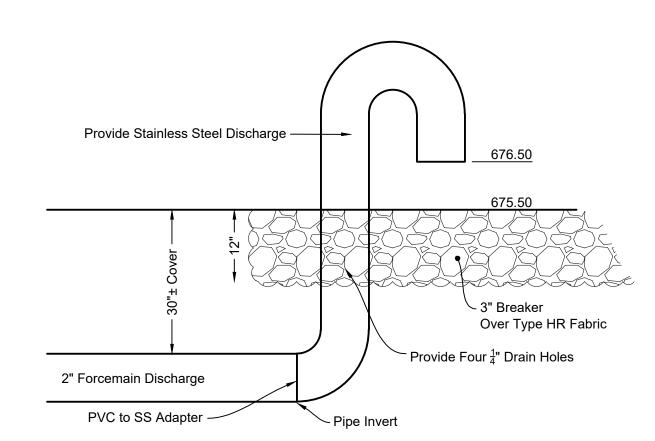
Material that has fallen into the inlet shall be immediately removed.



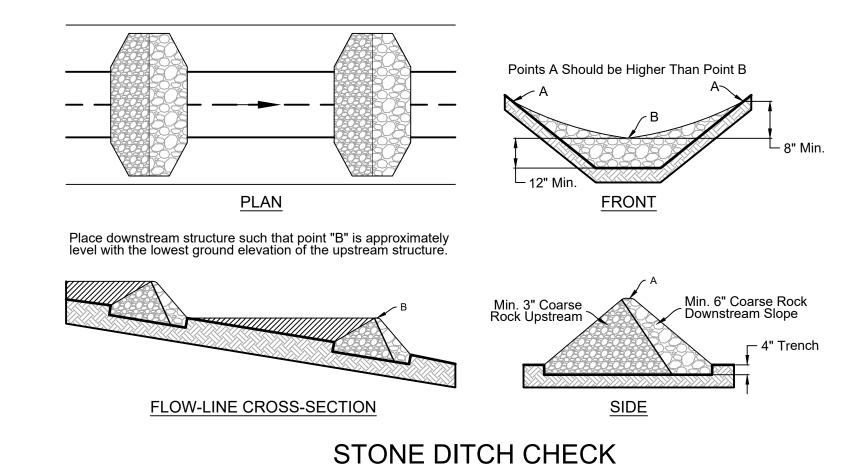


Down Spout -





FORCEMAIN DISCHARGE PROFILE



DNR TECHNICAL STANDARD 1062

Topsoil

12"

Edge of Pavement as Shown on Plan

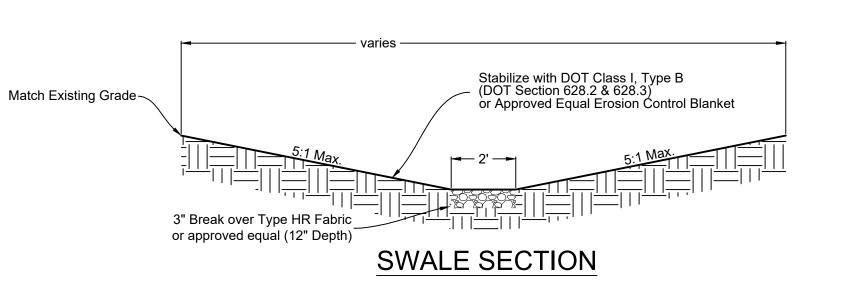
Match Existing Asphalt Pavement Field Verify - 3.5-inch Minimum Thickness

Match Existing Stone Depth Field Verify - 12-inch Minimum Thickness

1:1 Min.

Compacted Subgrade

ASPHALT PAVEMENT SECTION



G,

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Civil Engineers and Land Surveyors

Ti64 Province Terrace, Menasha, WI 54952

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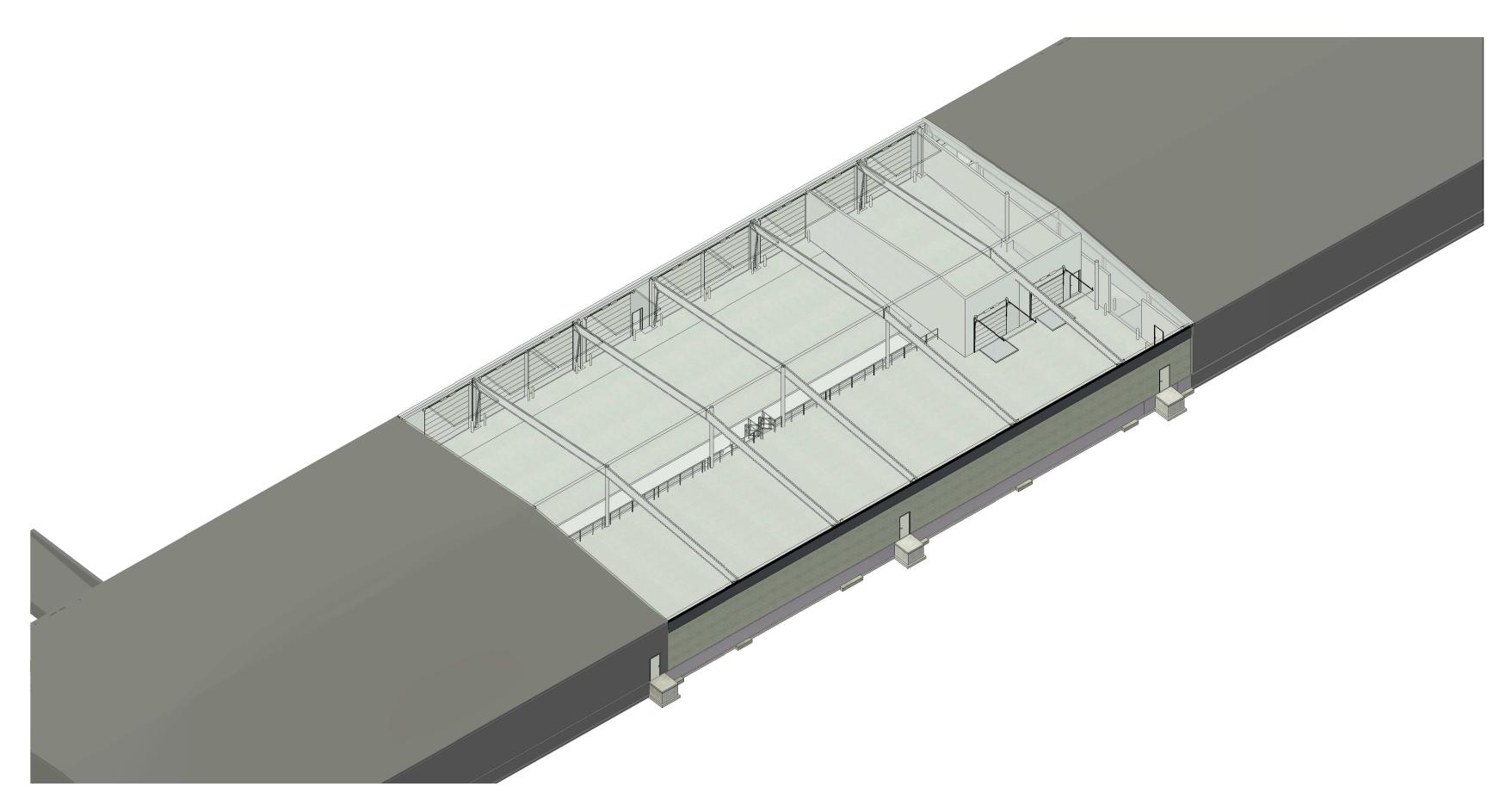
DRAINAGE, GRADING

1030 Orlando Drive Ige of Hobart, Brown County County, WI

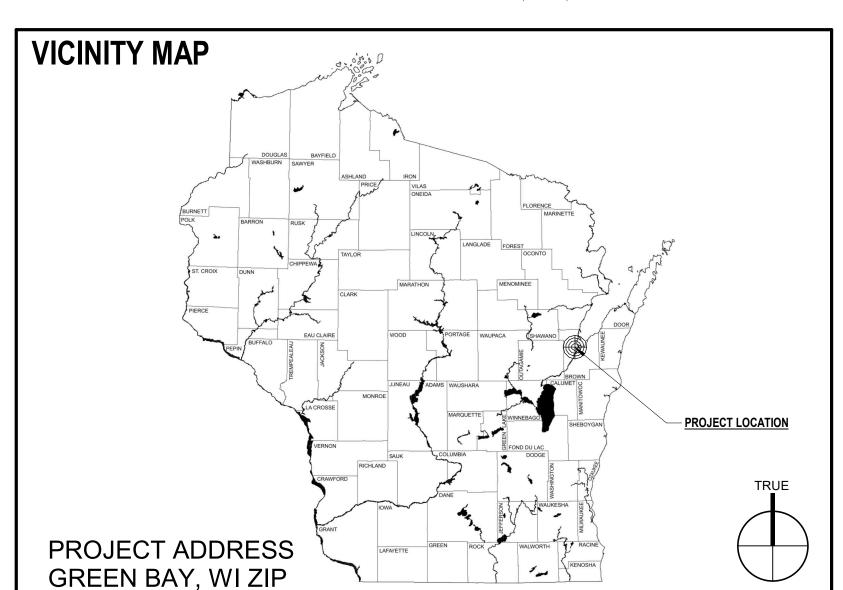
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### HOBART ADDITION



"THESE RENDERINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE NOT MEANT TO BE AN EXACT DEPICTION OF THE RENDITION SHOWN. ANY RELIANCE ON THESE RENDERINGS SHALL BE AT THE USER'S SOLE RISK. ALLIANCE CONSTRUCTION & DESIGN, INC. IS NOT RESPONSIBLE FOR ANY RELIANCE OR MISUSE OF THESE RENDERINGS AND/OR DAMAGES, CLAIMS, LOSSES OR LIABILITY THAT MAY RESULT."



ALLIANCE CONSTRUCTION & DESIGN

GENERAL CONTRACTOR

OWNER

OWNER / CONTACT

CONTACT NAME

ADDRESS, CITY, STATE, ZIP

###-###-####

1050 BROADWAY ST., WRIGHTSTOWN, WI 54180 PROJECT MANAGER PHONE: 920-336-3400 CELL: ###-#####

**ARCHITECT** 

ADDRESS, CITY, STATE, ZIP CONTACT NAME CELL: ###-##### EMAIL: ---

ADDRESS, CITY, STATE, ZIP CONTACT NAME CELL: ###-###-####

MECHANICAL CONTRACTOR ELECTRICAL CONTRACTOR T.B.D.

T.B.D.

CONTACT NAME

EMAIL: ---

PHONE: ###-###-####

CELL: ###-###-####

ADDRESS, CITY, STATE, ZIP CONTACT NAME PHONE: ###-###-#### CELL: ###-###-#### EMAIL:

FIRE PROTECTION PLUMBING CONTRACTOR CONTRACTOR ADDRESS, CITY, STATE, ZIP

ADDRESS, CITY, STATE, ZIP CONTACT NAME PHONE: ###-#### CELL: ###-###-####

PHONE: (920)-336-3400 | FAX: (920)-336-3401 1050 BROADWAY ST., WRIGHTSTOWN, WI 54180 cifications, plans, designs, documents are instruments of service and as suc

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ROOF PLAN ELEVATIONS BUILDING SECTIONS

DETAILS

SHEET#

OVERALL FLOOR PLAN ENLARGED FLOOR PLAN

BUILDING SECTIONS

FOUNDATION PLAN

WINDOW, DOOR, AND FINISH SCHEDULES

SHEET#

SHEET#

**REVISIONS** 

STATUS:

DRAWN BY:

**BID PLAN** 

SHEET ISSUE DATE: 02-14-25 CURRENT AS OF: 4/22/2025 4:30:26 PM

G.C.T.

SCALE:

TITLE SHEET

16475 SF

**OCCUPANCY SCHEDULE** 

ROOM NO.

Grand total: 3

LIFE SAFETY SYMBOLS			
EXIT	EXIT LIGHT		
FE	FIRE EXTINGUISHER ON WALL BRACKET		
FEC	FIRE EXTINGUISHER IN CABINET		
	PATH OF EGRESS		
	3-HOUR FIRE RATING		

2015 IBC 903.2.9 GROUP S-1. AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.3 SHALL BE PROVIDED THROUGHOUT ALL

2015 IBC 2902.3.2 LOCATION OF TOILET FACILITIES IN OCCUPANCIES OTHER THAN MALLS. IN OCCUPANCIES OTHER THAN COVERED AND OPEN MALL BUILDINGS, THE REQUIRED PUBLIC AND EMPLOYEE TOILET FACILITIES SHALL BE LOCATED NOT MORE THAN ONE STORY ABOVE OR BELOW THE SPACE REQUIRED TO BE PROVIDED WITH TOILET FACILITIES, AND THE PATH OF TRAVEL TO SUCH FACILITIES SHALL NOT EXCEED A DISTANCE OF 500 FEET

EXCEPTIONS: 1. AN ACCESSIBLE ROUTE IS NOT REQUIRED TO STORIES AND MEZZANINES THAT HAVE AN AGGREGATE AREA OF NOT MORE THAN 3,000 SQ FT AND ARE LOCATED ABOVE AND BELOW

BUILDINGS CONTAINING A GROUP S-1 OCCUPANCEY WHERE ONE OF THE FOLLOWING CONDITIONS EXIST:

1. A GROUP S-1 FIRE AREA EXCEEDS 12,000 SQUARE FEET

2015 IBC 1104.4 MULTISTORY BUILDINGS AND FACILITIES

### GENERAL NOTES

NAME	OCCUPANCY	SQ. FT.		
TV WIL	0000171101	00.11.		
STORAGE	S-1	14301 SF	1.	PER IBC TABLE 906.3 (1), MAXIMUM DISTANCE OF TRAVEL TO FIRE EXTINGUISHER TO BE 75'-0".
UNISEX	В	49 SF	2	PER IBC SECTION 1013. EXIT SIGN PLACEMENT SHALL BE SUCH THAT NO POINT IN AN EXIT ACCE
PIT	S-1	2126 SF	۷.	PER IBC SECTION 1013, EXTENSION PLACEMENT SHALL BE SUCH THAT NO POINT IN AN EXTENSION

SHALL BE SUCH THAT NO POINT IN AN EXIT ACCESS CORRIDOR OR EXIT PASSAGEWAY IS MORE THAN 100'-0" OR THE LISTED VIEWING DISTANCE FROM THE SIGN, WHICHEVER IS LESS, FROM THE NEAREST VISIBLE EXIT SIGN.

PER IBC SECTION 703.7, FIREWALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS, AND SMOKE PARTITIONS OR ANY OTHER WALL REQUIRED TO HAVE PROTECTED OPENINGS OR PENETRATIONS SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED IN THE FIELD WITH SIGNS OR STENCILING SPACED AND SIZED TO MEET CODE REQUIREMENTS.

REFER TO LIFE SAFETY PLAN FOR TRAVEL DISTANCES. COMMON PATH OF TRAVEL, EGRESS WIDTHS. ACCESSIBLE ROUTE, ACCESSIBLE ENTRANCES AND EXITS.

REFER TO ARCHITECTURAL SITE PLAN FOR DISTANCES TO PROPERTY LINES, STREETS, AND

BUILDINGS ON SAME SITE.

EXIT DOORS W/ PANIC HARDWARE SHALL BE PROVIDED AT EACH ACCESSIBLE PATH EGRESS EXIT REFER TO ELECTRICAL CONSULTANT DRAWINGS FOR EXIT SIGNAGE LOCATION AND TYPES

REFER TO ELECTRICAL CONSULTANT DRAWINGS FOR EMERGENCY LIGHTING LOCATIONS AND TYPES

REFER TO MEP CONSULTANT DRAWINGS FOR FIRE DEPARTMENT CONNECTIONS AND CONTROL PANEL LOCATIONS

### COMMODODITY CLASSIFICATION

• BUILDING DESIGNED TO MEET **CLASS IV COMMODITIES** CODE REQUIREMENTS • GENERAL FIRE PROTECTION & LIFE SAFETY TO MEET PROVISIONS IN IFC 2015 TABLE 3206.2 MEET ALL REQUIREMENTS OF IFC 2015 CHAPTER 32

### PROJECT INFORMATION/CODE SUMMARY

### **DESCRIPTION OF WORK**

EXAMPLE - THE PROJECT REPRESENTS THE NEW CONSTRUCTION OF A WAREHOUSE STORING BATT

### **PROJECT LOCATION & ZONING**

/ILLAGE of HOBART, BROWN COUNTY, WI

CLIMATE ZONE: PARCEL NUMBER: ZONING CLASSIFICATION:

TOTAL LOT AREA: --- S.F. (--- ACRES) SETBACKS REQUIRED: FRONT: -- FT. REAR: -- FT. SIDE: -- FT.

LEGAL DESCRIPTION:

### **APPLICABLE CODES**

STATE OF WISCONSIN ENROLLED COMMERCIAL BUILDING CODE VOLUME I&II

WISCONSIN ADMINISTRATIVE CODE, SPS 361-366 (COMMERCIAL BUILDING CODE) 2015 INTERNATIONAL BUILDING CODE (IBC) WITH AMENDMENTS 2015 INTERNATIONAL EXISTING BUILDING CODE (IEBC) WITH AMENDMENTS

2015 INTERNATIONAL FIRE CODE (IFC) WITH AMENDMENTS 2015 INTERNATIONAL ENERGY CONVERSATION CODE (IECC) WITH AMENDMENTS WISCONSIN ELECTRICAL CODE (NFPA 70, 2017) WITH AMENDMENTS

2015 INTERNATIONAL MECHANICAL CODE (IMC) WITH AMENDMENTS 2015 INTERNATIONAL PLUMBING CODE (IPC) WITH AMENDMENTS

2009 ICC / ANSI A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES

### **DEFERRED SUBMITTALS**

PLUMBING FIRE SPRINKLER

FIRE ALARM

PRE-ENGINEERED METAL BUILDING

### **GENERAL BUILDING HEIGHTS AND AREAS**

CONSTRUCTION TYPE

**BUILDING AREA** (TABLE 506.2) ALLOWABLE: 70,000 SQ. FT ACTUAL: 16,800 SQ. FT.

**BUILDING HEIGHT** (TABLE 504.3) ALLOWABLE: 55 FT. ACTUAL: 18 FT.

**BUILDING STORIES** (TABLE 504.4) ALLOWABLE: 2 STORY 1 STORY ACTUAL:

**AREA (A)- EXISTING BUILDING-** (TABLE 506.2.1)  $A_a = A_t + (NS \times I_f) : 17,500 + (17,500 \times .55) = 27,125$  $I_f = ((F/P) - .25) W/30 : (400/500) - .25) 30/30 = .55$  $W=(L_1 \times W_1)+(L_2 \times W_2)+(L_3 \times W_3)+(L_4 \times W_4)/F$ 

W=(150'X30')+(150'x30')+(100'x30)+(100'x0)/400 ALLOWABLE (A): 27,125 SQ. FT 15,000 SQ. FT ACTUAL (A):

**AREA (B)-PROPOSED BUILDING-** (TABLE 506.2.1)  $A_a = A_t + (NSXI_f) : 70,000 + (17,500X.23) = 74,025$ 

 $I_f = ((F/P) - .25) W/30 : (336/536) - .25) 30/30 = .23$  $W=(L_1 \times W_1)+(L_2 \times W_2)+(L_3 \times W_3)+(L_4 \times W_4)/F$ W=(168'X30')+(168'x30')+(100'x0)+(100'x0)/336

ALLOWABLE (A): 74,025 SQ. FT. · ACTUAL (A): 16,800 SQ. FT

**AREA (C)-EXISTING BUILDING-** (TABLE 506.2.1)  $A_a = A_t + (NSXI_f)$ : 17.500 + (17.500 X.58) = 27.650  $I_f = ((F/P) - .25) W/30 : (504/604) - .25) 30/30 = .58$ 

 $W=(L_1 \times W_1)+(L_2 \times W_2)+(L_3 \times W_3)+(L_4 \times W_4)/F$ W=(202'X30')+(202'x30')+(100'x30)+(100'x0)/504

ACTUAL (A): 23,091 SQ. FT.

ALTERATION LEVEL (2015 IEBC) LEVEL 2 (REPLACE SERVICES DOORS FOR EGRESS)

### OCCUPANCY

OCCUPANCY CLASSIFICATION(S) (CHAPTER 3) **GROUP S-1** 

OCCUPANCY SEPARATION (TABLE 508.4) OCCUPANT LOAD (TABLE 1004.1.2) GROUP S-1 56 OCC. (16,674 SF. / 300 NSF.)

**GROUP B-**+ 1 OCC. (126 SF. / -- NSF.)

**MEANS OF EGRESS** (SECTION 1005.3) STAIRWAYS MIN. REQ. = 16.8" (0.3 IN. PER OCCUPANT OR 44" MIN. PER SECTION 1011.2) ACTUAL

OTHER = 11.2" (0.2 IN. PER OCCUPANT) MIN. REQ. ACTUAL

### FIRE PROTECTION

(CHAPTER 903.2) SPRINKLER SYSTEM

> SPRINKLERED PER NFPA-13-ESFR SPRINKLER SYSTEM OR PROVIDE SMOKE AND HEAT REMOVAL PLUS SPRINKLERED SYSTEM CONFIRM

MAXIMUM FIRE AREA (CHAPTER 903.2) 12,000 SQ. FT. - PROVIDE A SPRINKLER

FIRE ALARM (CHAPTER 907.2)

COMPLETE/PARTIAL COVERAGE: AUTOMATIC DETECTION/MANUAL ALARM

MONITORING TYPE: CENTRAL STATION / PROPRIETARY SUPERVISION / REMOTE SUPERVISION / PROTECTED PREMISES

FIRE-RESISTANCE RATING TABLE 601	•					
BUILDING ELEMENT	CONSTRUCTION TYPE					
BUILDING ELEMENT	REQUIRED (HOURS)	PROVIDED (HOURS)				
PRIMARY STRUCTURAL FRAMING	#	#				
BEARING WALLS- FIREWALLS	3	3				
NONBEARING WALLS AND PARTITIONS (EXTERIOR)	SEE TA	BLE 602				
NONBEARING WALLS AND PARTITIONS (INTERIOR)	#	#				
FLOOR CONSTRUCTION	#	#				
ROOF CONSTRUCTION	#	#				

### **EXIT DISTANCE**

EXIT ACCESS TRAVEL DISTANCE (TABLE 1017.2.2) 400 FT. PER IFC 2015 3206.6.1.1. EXIT DOORS SHALL BE PROVIDED IN EACH 100' OF THE EXT. WALLS IN HIGH PILED STORAGE AREAS

### PLUMBING FIXTURES

	MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES													
TABLE 2902.1														
	DRINKING	OTHER												
	URINALS W/C W/C		W/C	LAV	SHOWERS	FOUNTAINS	OTHER							
REQUIRED	-	1	1	1	-	-	S.S.							
EXISTING	-	-	-	-	-	-	S.S.							
PROPOSED	1	1	0	1	-	-	S.S.							

PER IBC 2902/SPS 262,2902 (1) (A)2 - ALTERNATIVE WATER COOLERS WILL BE PROVIDED BY OWNER. SEE LOOR PLAN FOR LOCATIONS

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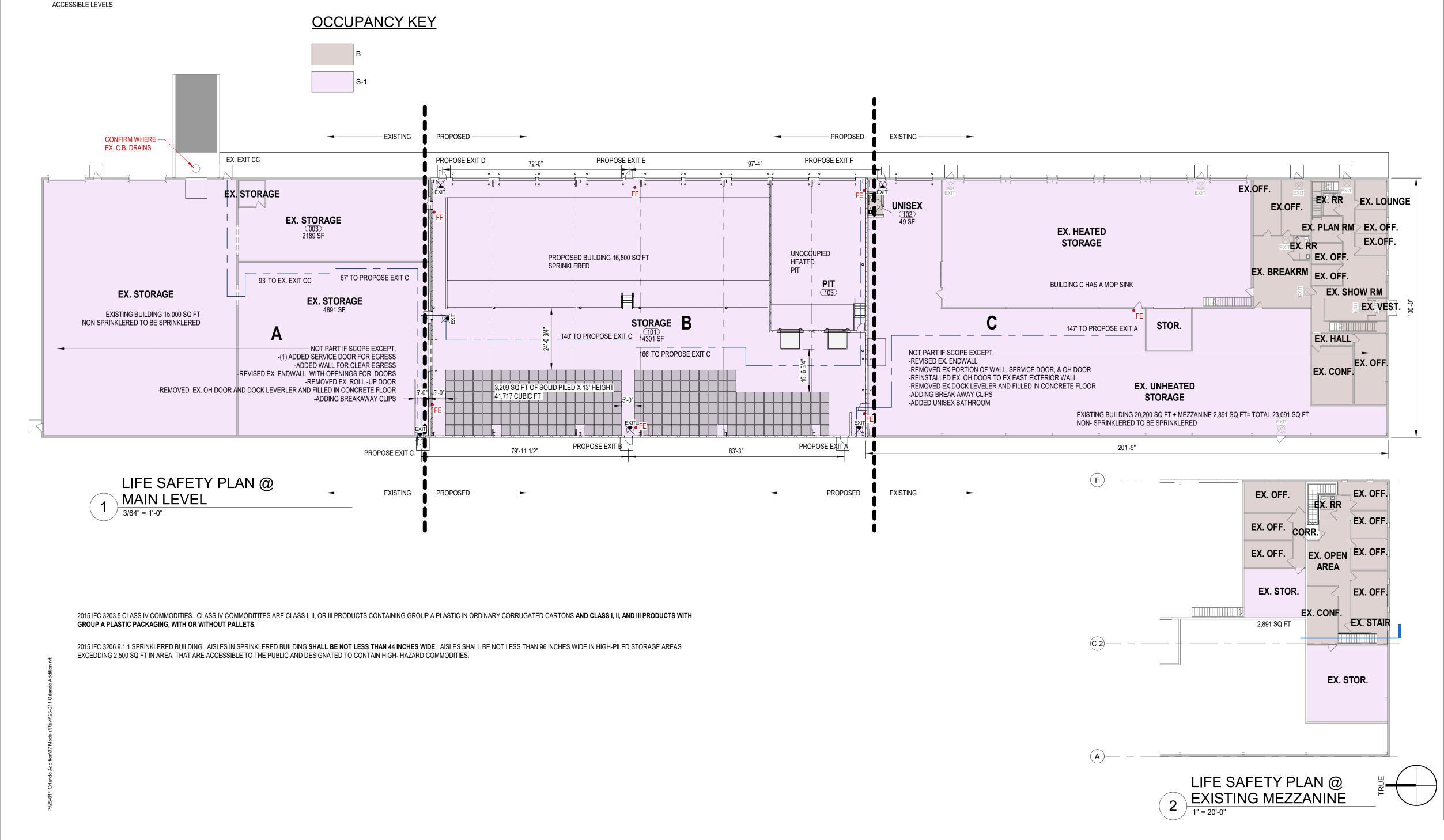
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**LIFE SAFETY PLANS & CODE INFORMATION** 



### **GENERAL NOTES**

- 1. PARKING COUNT:
- VAN ACCESSIBLE PARKING STALL PROVIDED: ONE (1)
- COORDINATE ALL STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING DISCIPLINES AND ANY ADDITIONAL SUPPORTING DOCUMENTS. CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE GENERAL CONTRACTOR PRIOR TO START OF CONSTRUCTION.
- 4. COORDINATE DOWNSPOUT LOCATIONS AND/OR DOWNSPOUT TIE-IN TO STORM SEWER.
- 5. ALL UTILITY LOCATIONS AND SCOPE OF WORK SHALL BE COORDINATED PRIOR TO START OF CONSTRUCTION.
- LANDSCAPING SHALL MEET LOCAL MUNICIPALITY REQUIREMENTS.

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HOBART ADDITION

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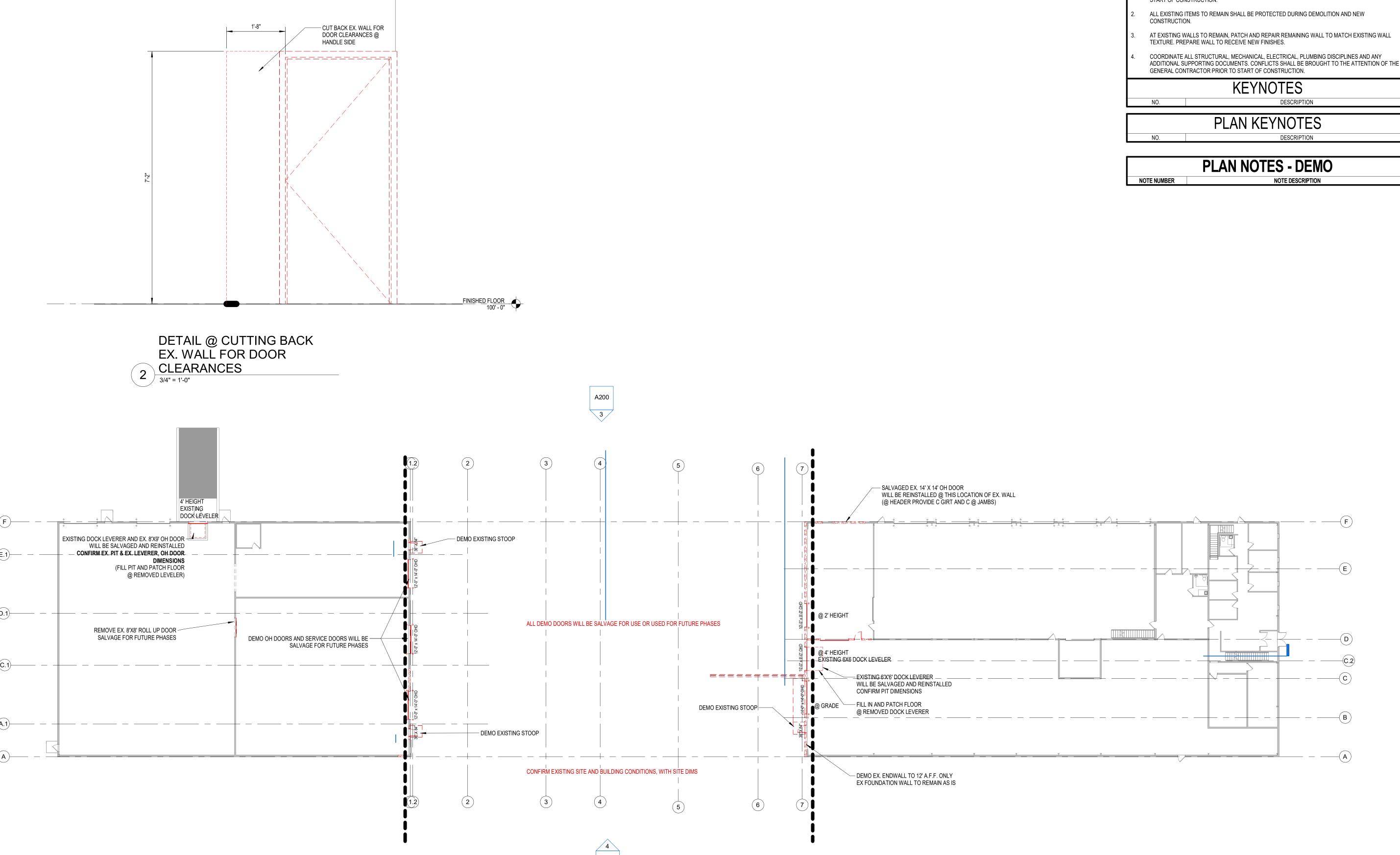
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SCALE: As indicated ARCHITECTURAL SITE

A050

2 SITE PLAN - PLAN NORTH
1" = 40'-0"

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FIRST FLOOR DEMO PLAN

**GENERAL NOTES** 

FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO START OF CONSTRUCTION. CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE GENERAL CONTRACTOR PRIOR TO START OF CONSTRUCTION.

ALL EXISTING ITEMS TO REMAIN SHALL BE PROTECTED DURING DEMOLITION AND NEW

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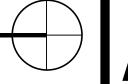
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**DEMO PLAN** 



### GENERAL NOTES

- PER IBC TABLE 906.3 (1), MAXIMUM DISTANCE OF TRAVEL TO FIRE EXTINGUISHER TO BE 75'-0".
- PER IBC SECTION 1013, EXIT SIGN PLACEMENT SHALL BE SUCH THAT NO POINT IN AN EXIT ACCESS CORRIDOR OR EXIT PASSAGEWAY IS MORE THAN 100'-0" OR THE LISTED VIEWING DISTANCE FROM THE SIGN, WHICHEVER IS LESS, FROM THE NEAREST VISIBLE EXIT SIGN.
- WALL DIMENSIONS ARE FROM FACE OF STUD / CORE MATERIAL.
- COORDINATE ALL STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING DISCIPLINES AND ANY ADDITIONAL SUPPORTING DOCUMENTS. CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE GENERAL CONTRACTOR PRIOR TO START OF CONSTRUCTION.



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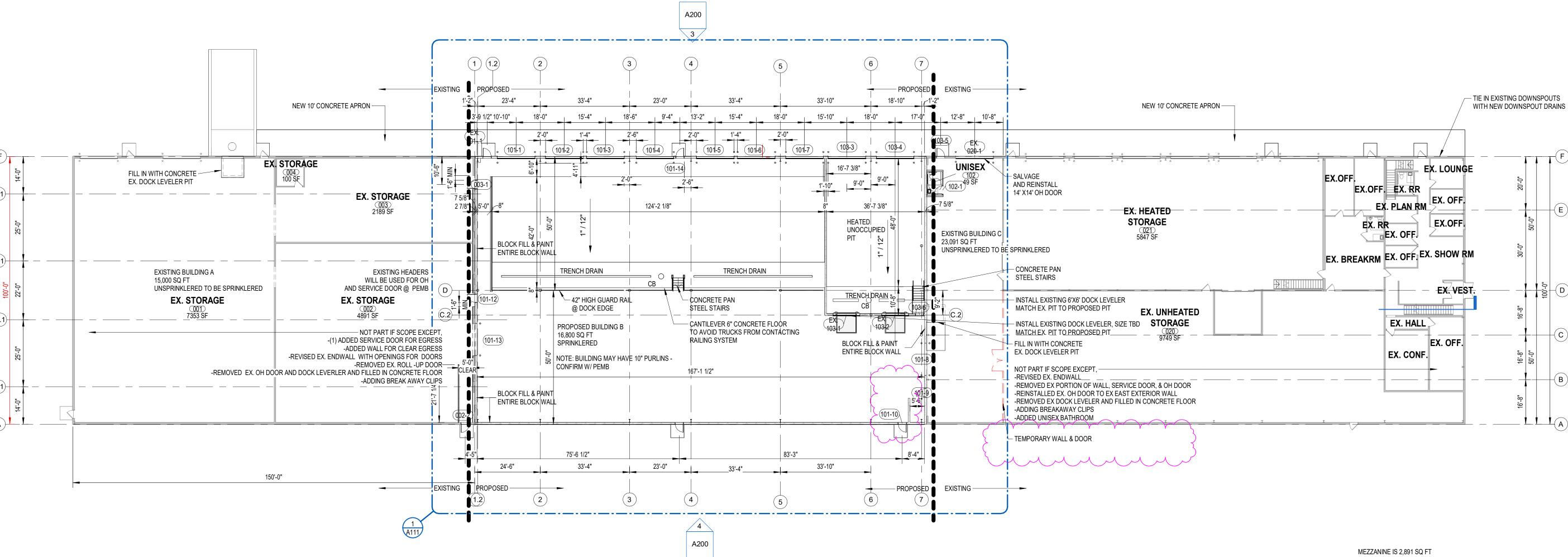
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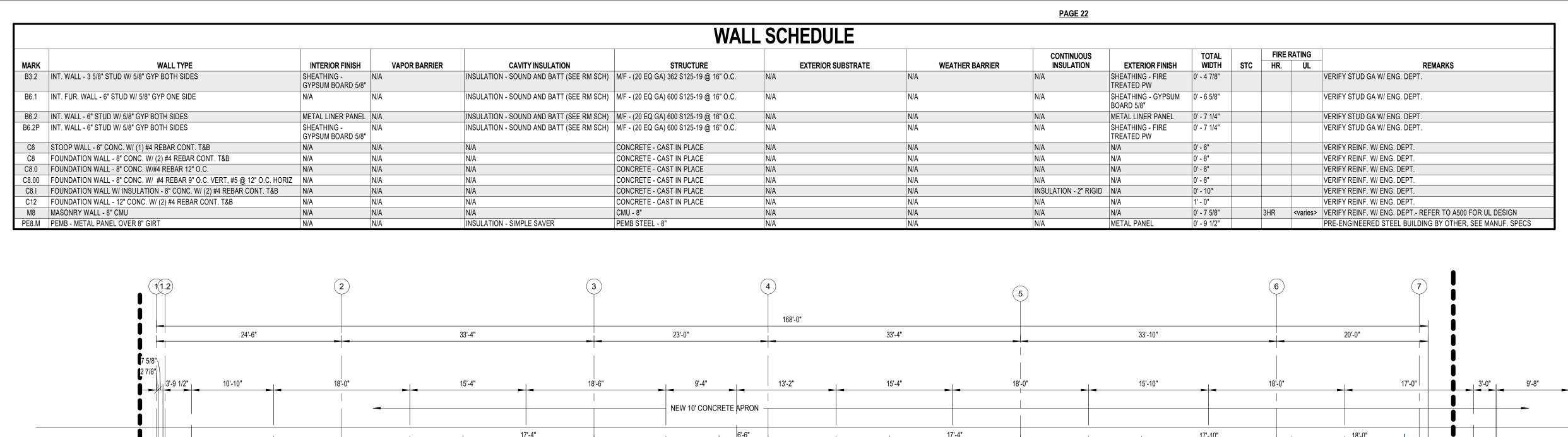


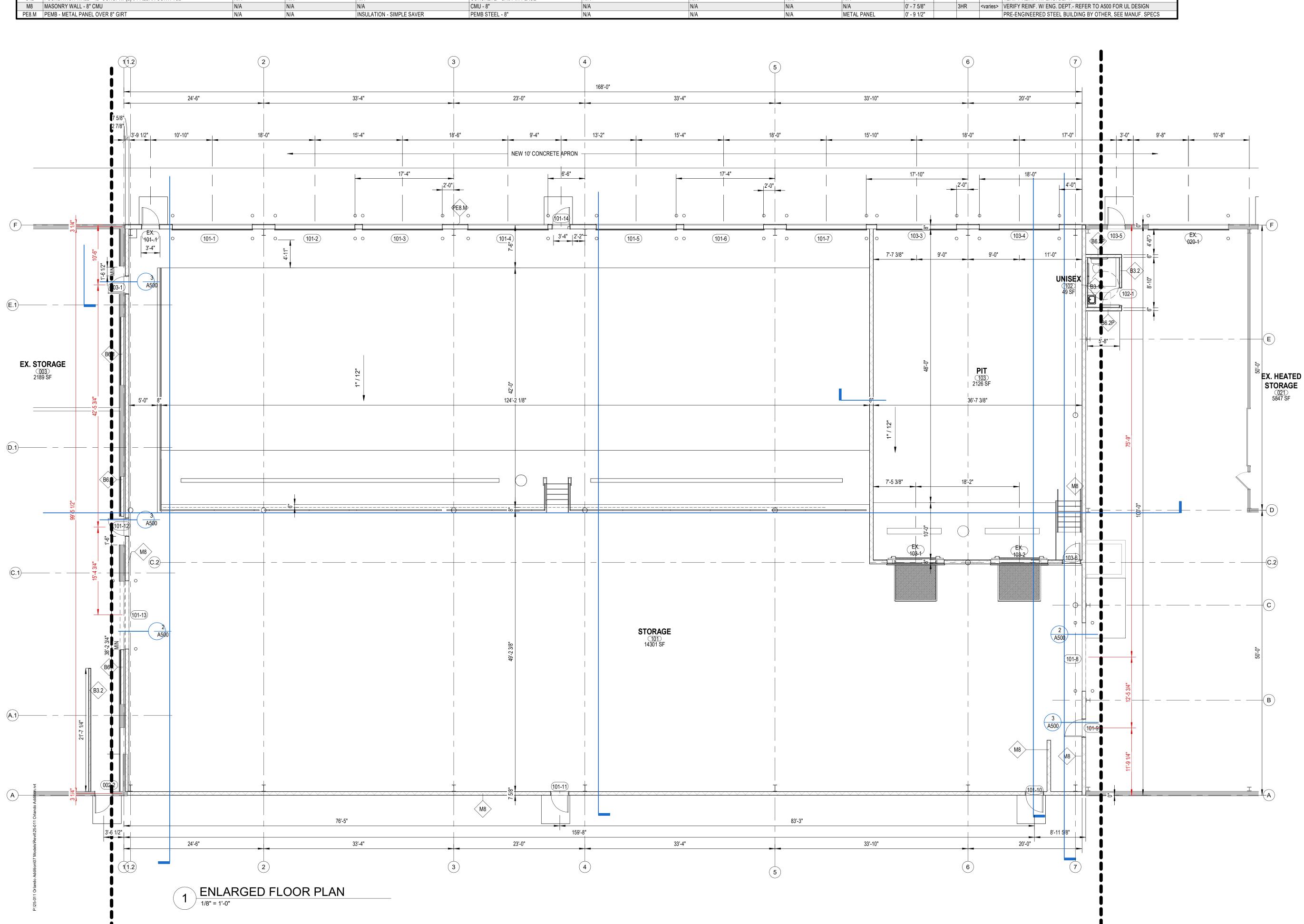
1 FIRST FLOOR PLAN
1" = 20'-0"

**AREA** EX. OFF EX. STOR. EX. CONF. EX. STAIR EX. STOR.

**EXISTING MEZZANINE** 2 HEIGHT
1" = 20'-0"

**REVISIONS** STAGE DATE STATUS: **BID PLAN** SHEET ISSUE DATE: 02-14-25 CURRENT AS OF: 4/22/2025 4:30:30 PM DRAWN BY: G.C.T. SCALE: As indicated **OVERALL FLOOR PLAN** 







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1/8" = 1'-0"

SCALE:

**ENLARGED FLOOR PLAN** 

### **GENERAL NOTES**

- FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION. CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE GENERAL CONTRACTOR PRIOR TO START OF CONSTRUCTION.
- ROOFING SUPPLIER, MANUFACTURER, AND INSTALLER SHALL REVIEW AND PROVIDE ANY RECOMMENDED CHANGES.
- COORDINATE ALL MECHANICAL, ELECTRICAL, PLUMBING PENETRATIONS AND EQUIPMENT.
- PROVIDE CRICKETS WHERE REQUIRED AND AT ALL SCUPPERS, MECHANICAL EQUIPMENT CURBS, ROOF HATCH CURBS, ETC. TO PROVIDE PROPER DRAINAGE AND ENSURE A WATER TIGHT SYSTEM WITH WHICH WATER IS NOT RETAINED ON ROOF.
- CRICKETS SHALL SLOPE A MINIMUM OF 1/4" PER FOOT.
- PROVIDE CURBS AND FLASHING AT ANY EQUIPMENT NOT PROVIDED WITH PRE-MANUFACTURED
- ALL MATERIALS AND INSTALLATIONS SHALL BE IN COMPLIANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- PROVIDE FLASHING PER MANUFACTURER'S RECOMMENDATIONS AT ALL PENETRATIONS.
- ALL SCUPPERS SHALL BE FABRICATED WITH FOUR FULL SIDES WITH FLANGES THROUGH THE THICKNESS OF THE WALL.
- 10. ASPHALT SHINGLED ROOF WILL HAVE A CALIFORNIA VALLEY

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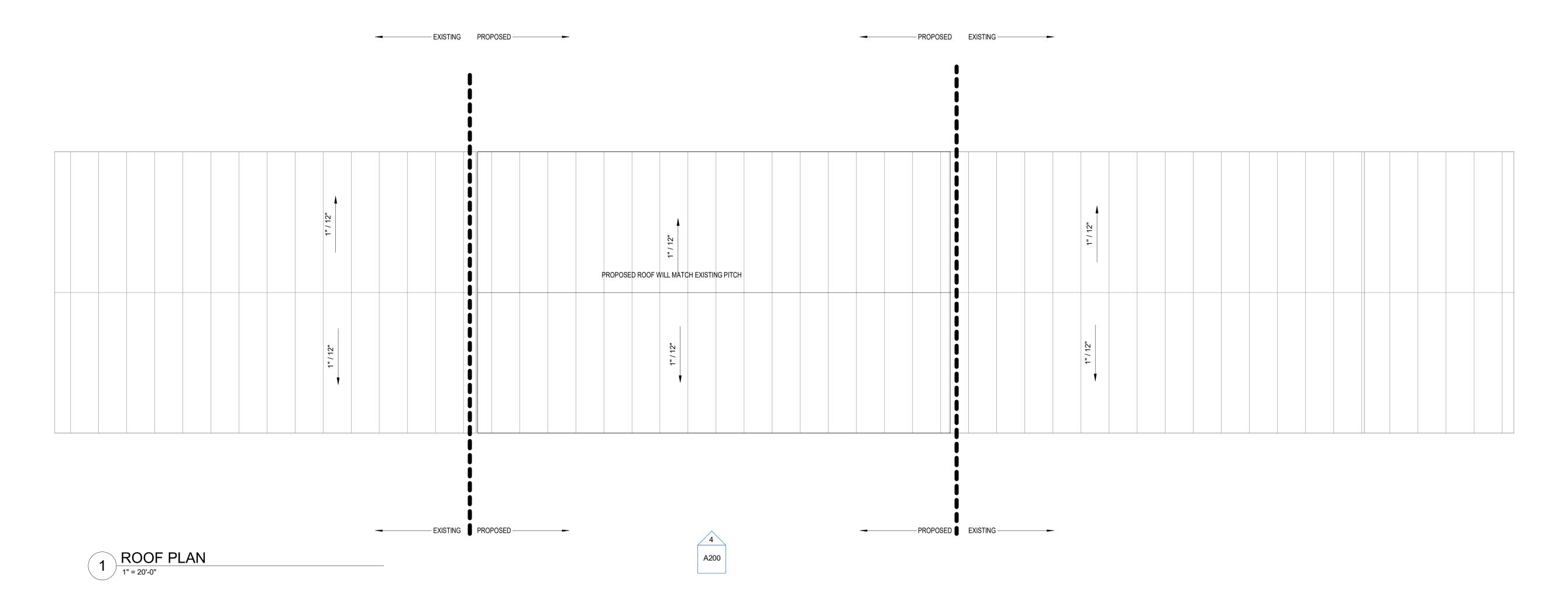
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SHEET ISSUE DATE: 03/01/2023 CURRENT AS OF: 4/22/2025 4:30:32 PM DESIGNER

SCALE:

**ROOF PLAN** 

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PAGE 24

KEYNOTES DESCRIPTION

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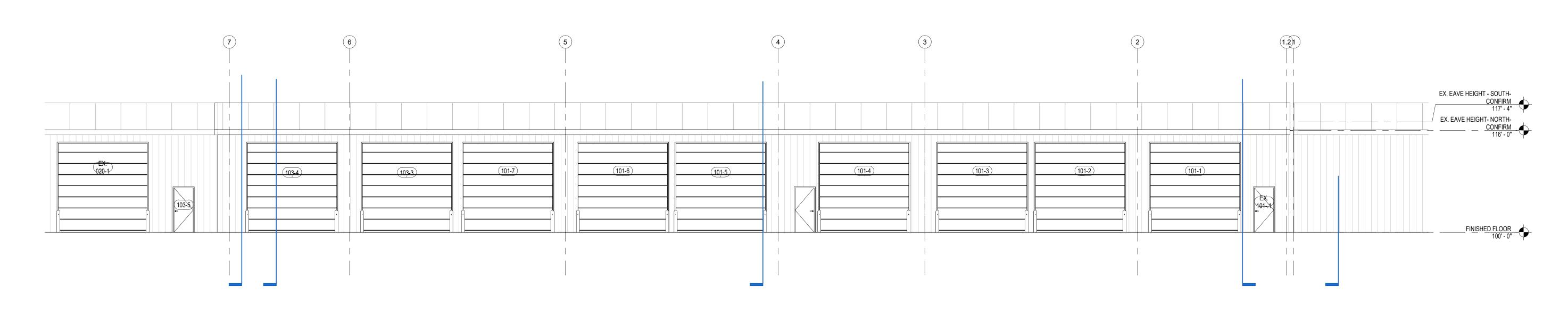
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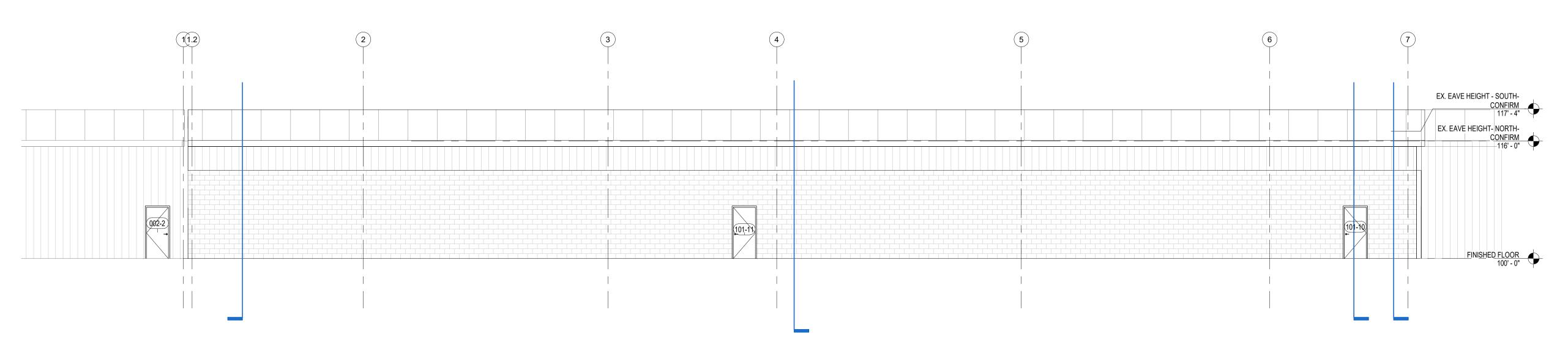
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**ELEVATIONS** 

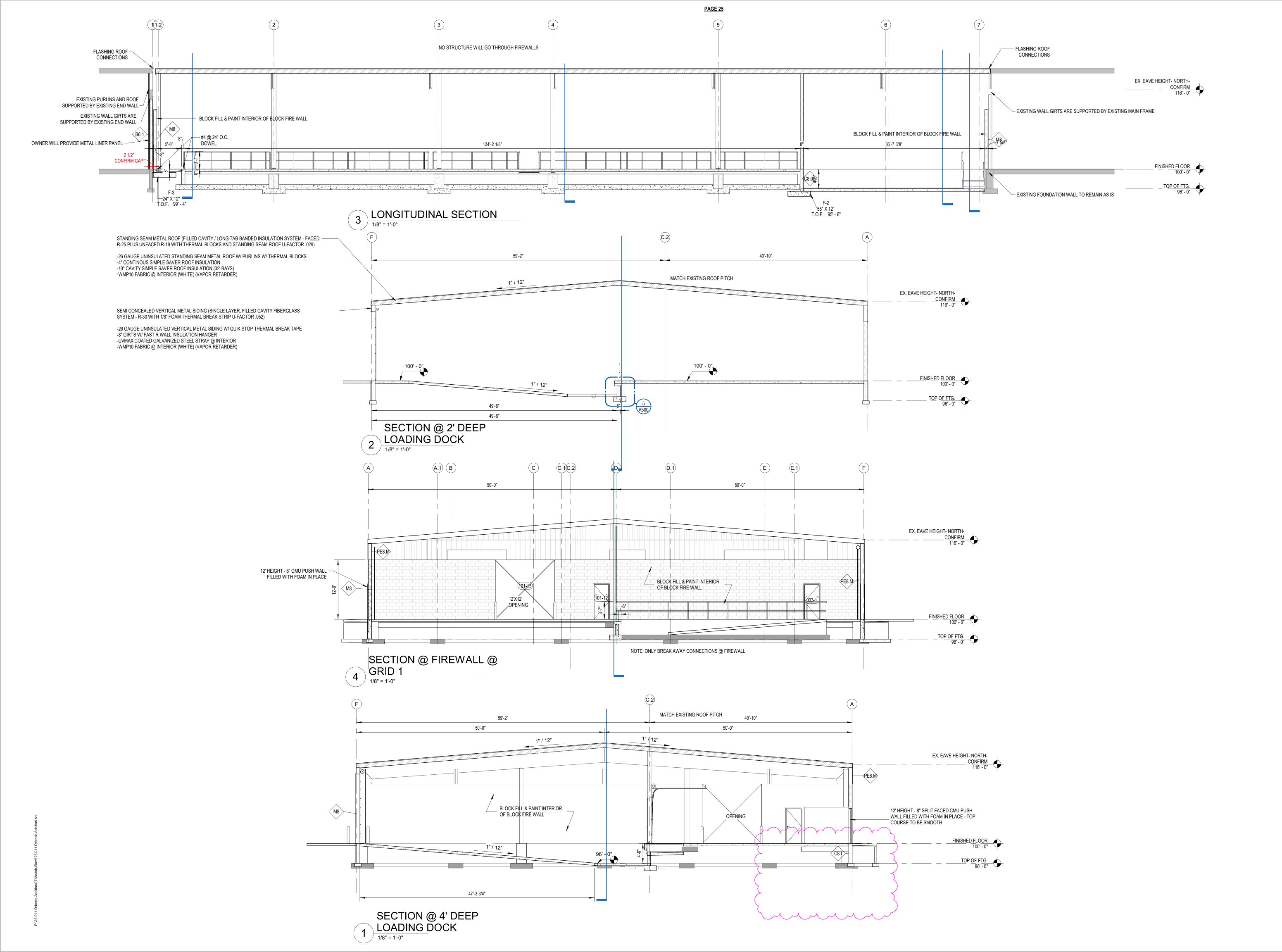






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1/8" = 1'-0"





# HOBART ADDITION

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 03/06/2025

 CURRENT AS OF:
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 DRAWN BY:
 G.C.T.

SCALE: 1/8" = 1'-0"

BUILDING SECTIONS

A300

SECTION @ FIREWALL @ GRID

1/8" = 1'-0"

2009

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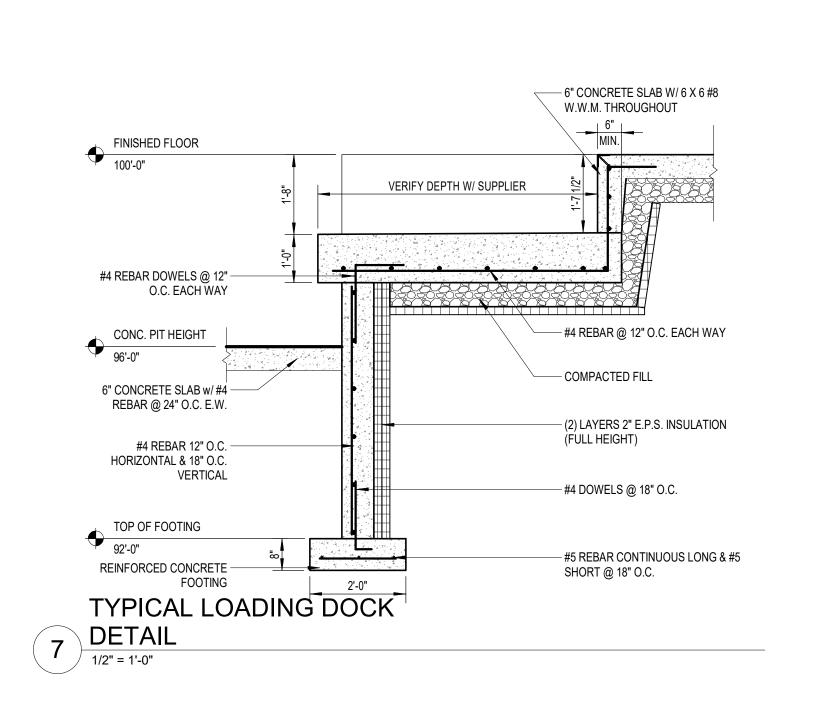
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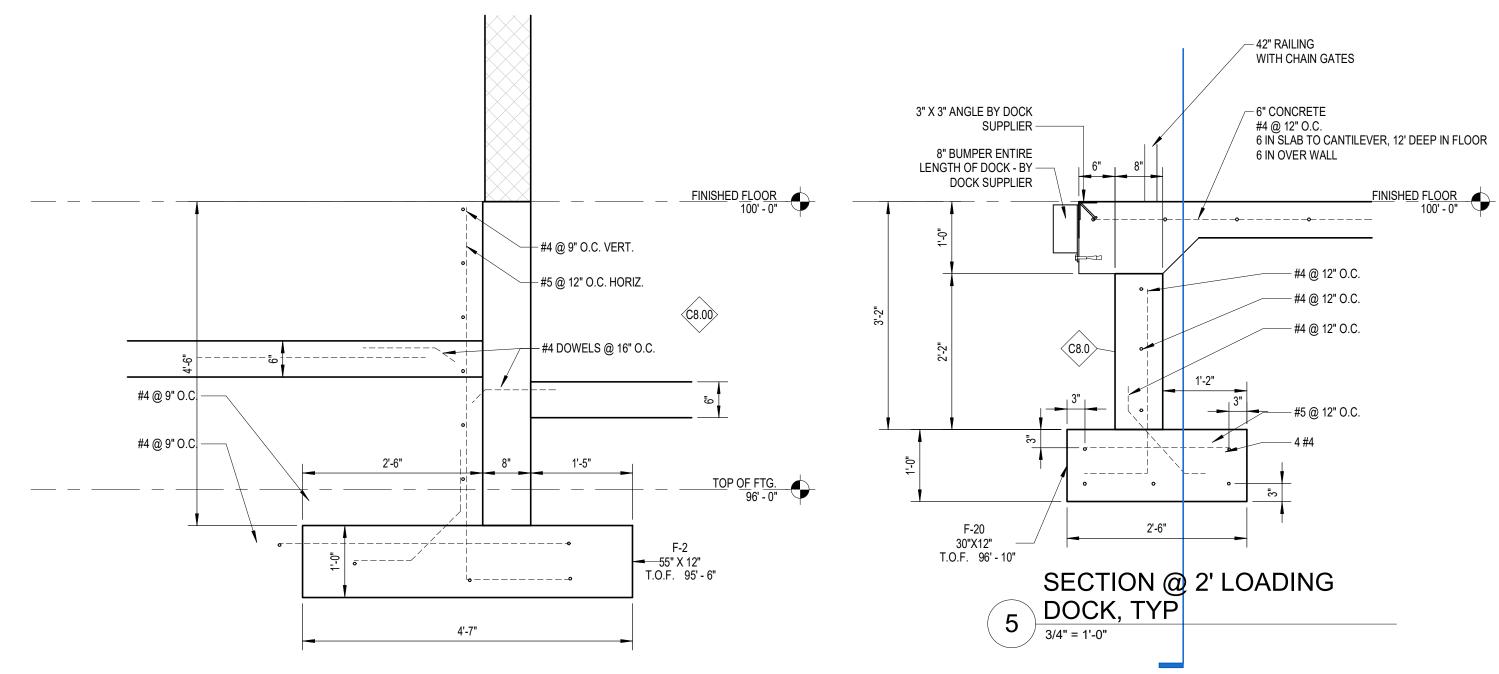
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**BUILDING SECTIONS** 

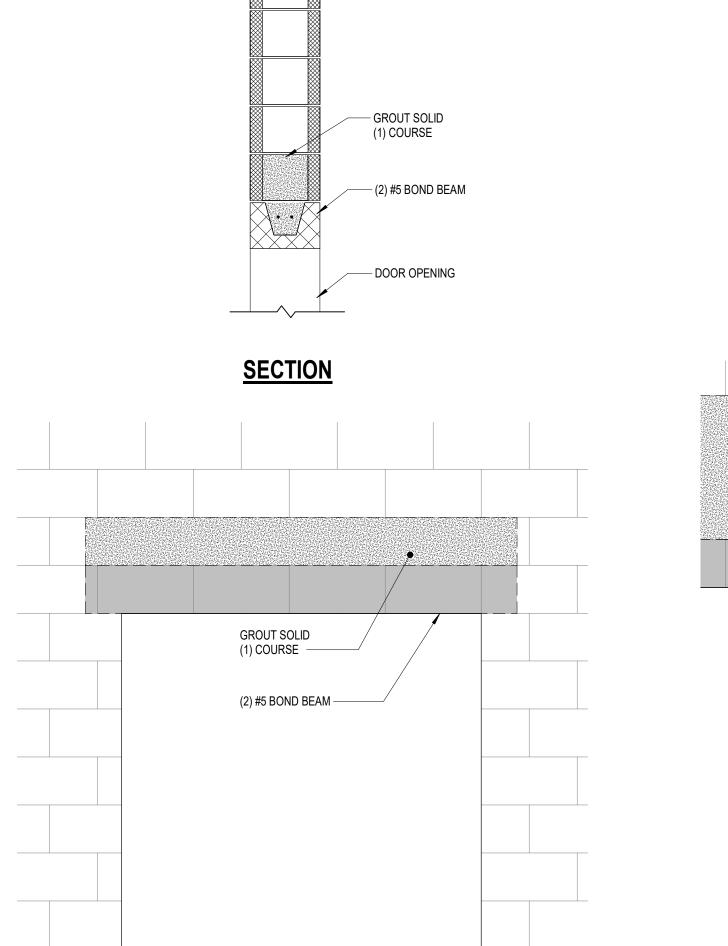
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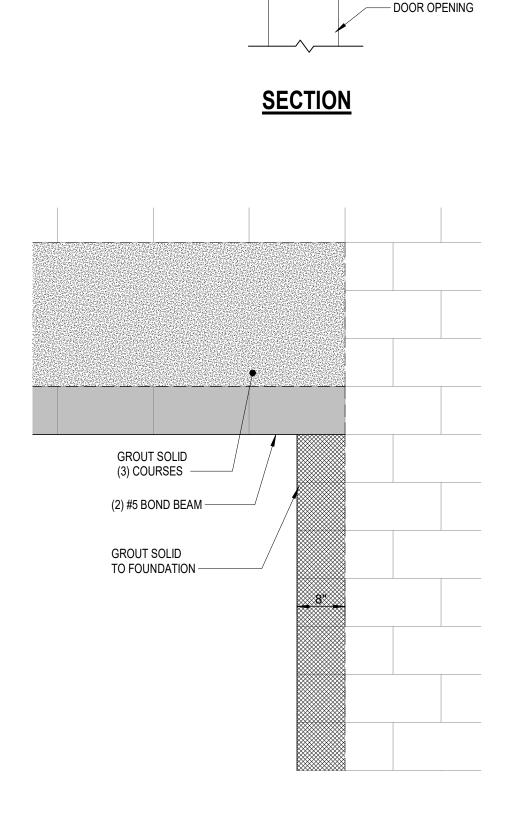




— GROUT SOLID (3) COURSES

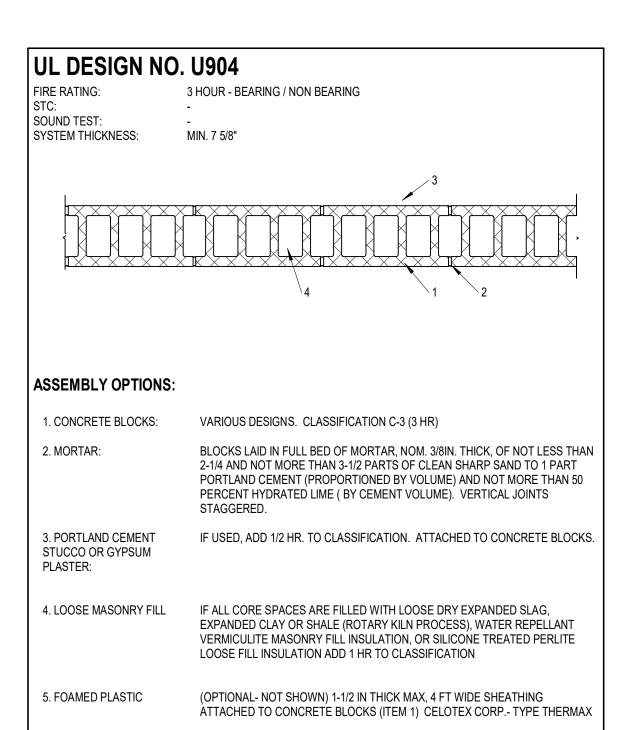
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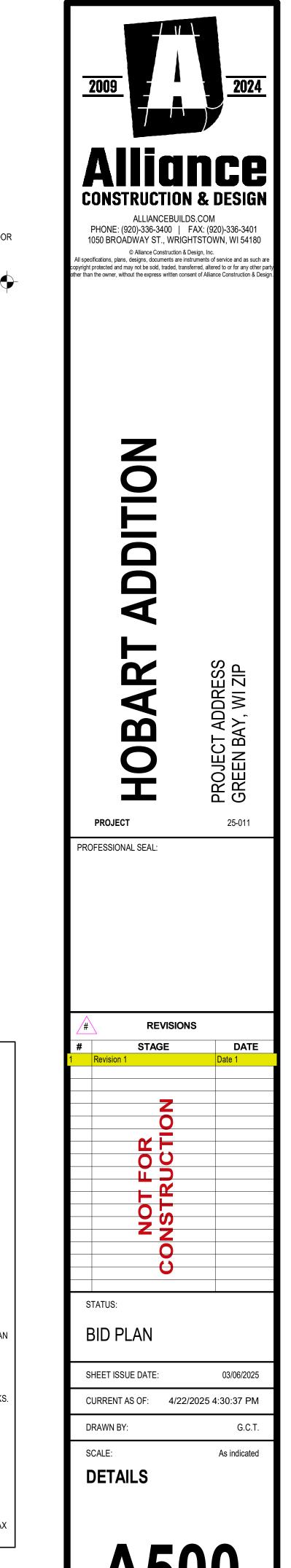




SECTION BETWEEN 2' AND

6 4' LOADING DOCKS





REMOVED #4 DETAIL @ WATER STORAGE

DETAIL @ HEADER OF

CMU WALL- 3' WIDE DOOR

3/4" = 1'-0"

DETAIL @ HEAD OF CMU

WALL -12' WIDE

3/4" = 1'-0"

1 <u>U 904</u> 1" = 1'-0"

DOOR SCHEDULE																
						DOOR				FRAME						
NO.	FROM ROOM	TO ROOM	WIDTH	HEIGHT	THICKNESS	MATERIAL	FINISH	ELEVATION TYPE	MATERIAL	FINISH	WALL THICKNESS	FIRE RATING	PANIC HARDWARE	THRESHOLD	HARDWARE GROUP	REMARKS
002-2		EX. STORAGE	3' - 0"	7' - 0"	0' - 1 3/4"	НМ	PT		НМ	PT					Α	TYPE A
003-1	EX. STORAGE	STORAGE	3' - 0"	7' - 0"	0' - 1 3/4"	НМ	PT		НМ	PT	0' - 7 5/8"	Yes - 3			В	TYPE A W/ MASONRY FRAME
101-1			14' - 0"	14' - 0"	0' - 1 3/4"	ALUM	PT		НМ	PT	0' - 9 1/2"				G	OHD-1
101-2			14' - 0"	14' - 0"	0' - 1 3/4"	ALUM	PT		НМ	PT	0' - 9 1/2"				G	OHD-1
101-3			14' - 0"	14' - 0"	0' - 1 3/4"	ALUM	PT		HM	PT	0' - 9 1/2"				G	OHD-1
101-4			14' - 0"	14' - 0"	0' - 1 3/4"	ALUM	PT		HM	PT	0' - 9 1/2"				G	OHD-1
101-5			14' - 0"	14' - 0"	0' - 1 3/4"	ALUM	PT		HM	PT	0' - 9 1/2"				G	OHD-1
101-6			14' - 0"	14' - 0"	0' - 1 3/4"	ALUM	PT		HM	PT	0' - 9 1/2"				G	OHD-1
101-7			14' - 0"	14' - 0"	0' - 1 3/4"	ALUM	PT		HM	PT	0' - 9 1/2"				G	OHD-1
101-8	STORAGE	EX. UNHEATED STORAGE	0' - 0"	0' - 0"		ALUM	PT		HM	PT		Yes - 3 HOUR			G	RUD-1 W/ MASONRY FRAME
101-9	STORAGE	EX. UNHEATED STORAGE	3' - 0"	7' - 0"	0' - 1 3/4"	НМ	PT		НМ	PT	0' - 7 5/8"	Yes - 3 HOUR			В	TYPE A W/ MASONRY FRAME
101-10		STORAGE	3' - 0"	7' - 0"	0' - 1 3/4"	HM	PT		НМ	PT					A	TYPE A
101-11		STORAGE	3' - 0"	7' - 0"	0' - 1 3/4"	HM	PT		НМ	PT					A	TYPE A
101-12	EX. STORAGE	STORAGE	3' - 0"	7' - 0"	0' - 1 3/4"	НМ	PT		НМ	PT	0' - 7 5/8"	Yes - 3			В	TYPE A W/ MASONRY FRAME
101-13	EX. STORAGE	STORAGE	0' - 0"	0' - 0"		ALUM	PT		HM	PT		Yes - 3			G	RUD-1 W/ MASONRY FRAME
101-14	STORAGE		3' - 0"	7' - 0"	0' - 1 3/4"	HM	PT		HM	PT					Α	TYPE A
101-16	EX. HALL	EX. OFF.	3' - 0"	7' - 0"	0' - 1 3/4"						0' - 7 1/4"				(none)	
101-17	EX. HALL	EX. CONF.	3' - 0"	7' - 0"	0' - 1 3/4"						0' - 7 1/4"				(none)	
101-18	EX. SHOW RM	EX. HALL	0' - 0"	0' - 0"											(none)	
101-19	EX. STOR.	EX. CONF.	3' - 0"	7' - 0"	0' - 1 3/4"						0' - 7 1/4"				(none)	
101-20		EX. OPEN AREA	3' - 0"	7' - 0"	0' - 1 3/4"						0' - 4 7/8"				(none)	
101-21	CORR.		3' - 0"	7' - 0"	0' - 1 3/4"						0' - 7 1/4"				(none)	
101-23	CORR.	EX. OFF.	3' - 0"	7' - 0"	0' - 1 3/4"						0' - 4 7/8"				(none)	
101-24	EX. OFF.	CORR.	3' - 0"	7' - 0"	0' - 1 3/4"						0' - 4 7/8"				(none)	
101-25	CORR.	EX. OFF.	3' - 0"	7' - 0"	0' - 1 3/4"						0' - 4 7/8"				(none)	
101-26	CORR.	EX. STOR.	3' - 0"	7' - 0"	0' - 1 3/4"						0' - 4 7/8"				(none)	
101-28	EX. HEATED STORAG	E EX. UNHEATED STORAGE	3' - 0"	7' - 0"	0' - 1 3/4"						0' - 7 1/4"				(none)	
101-29			12' - 0"	12' - 0"	0' - 1 3/4"						0' - 7 1/4"				(none)	
102-1	EX. UNHEATED STORAGE	UNISEX	3' - 0"	7' - 0"	0' - 1 3/4"	НМ	PT		НМ	PT	0' - 4 7/8"				С	TYPE A
102-2	EX. STORAGE	STORAGE	0' - 0"	0' - 0"											(none)	
102-3	EX. STORAGE	STORAGE	0' - 0"	0' - 0"											(none)	
103-3			14' - 0"	14' - 0"	0' - 1 3/4"	ALUM	PT			PT	0' - 9 1/2"				G	OHD-1
103-4			14' - 0"	14' - 0"		ALUM	PT			PT	0' - 9 1/2"				G	OHD-1
103-5		EX. UNHEATED STORAGE	3' - 0"	7' - 0"	0' - 1 3/4"	НМ	PT		НМ	PT					A	TYPE A
103-6	STORAGE	PIT	3' - 0"	7' - 0"	0' - 1 3/4"	НМ	PT		НМ	PT					В	TYPE A
EX. 020-1			14' - 0"	14' - 0"	0' - 1 3/4"						0' - 9 1/2"				G	CONFIRM SALVAGE AND INSTALLED EXISTING DOOR
EX. 1011		STORAGE	3' - 0"	7' - 0"	0' - 1 3/4"										A	CONFIRM SALVAGE AND INSTALLED EXISTING DOOR
EX. 103-1	PIT	STORAGE	10' - 0"	9' - 0"	0' - 1 3/4"						0' - 7 5/8"				G	CONFIRM SALVAGE AND INSTALLED EXISTING DOOR
EX. 103-2	STORAGE	PIT	10' - 0"	9' - 0"	0' - 1 3/4"						0' - 7 5/8"				G	CONFIRM SALVAGE AND INSTALLED EXISTING DOOR

	DOOR HARDWARE														
HARDWARE GROUP	HINGES	HANDLE-LOCKSET	SECURITY / CONTROLS	WALL STOP	SEAL / SWEEP / SILENCER	FLUSH BOLT	CLOSER								
А	(3) BALL BEARING HINGES	(1) STANDARD DUTY ENTRY LOCK SET	-	(1) BASE MOUNTED WALL STOP	FULL WEATHER SEAL		N/A								
В	(3) BALL BEARING HINGES	(1) STANDARD DUTY PASSAGE LOCK SET	-	(1) BASE MOUNTED WALL STOP	(3) BUTTON SILENCERS		N/A								
С	(3) BALL BEARING HINGES	(1) STANDARD DUTY PRIVACY LOCK SET	-	(1) BASE MOUNTED WALL STOP	(3) BUTTON SILENCERS		HEAVY DUTY CLOSER								
D	(3) BALL BEARING HINGES	(1) STANDARD DUTY ENTRY LOCK SET w/ DEADBOLT	STRIKE GAURD PLATE	(1) FLOOR MOUNTED WALL STOP	FULL WEATHER SEAL		HEAVY DUTY CLOSER								
Е	(3) BALL BEARING HINGES	(1) STANDARD DUTY ENTRY LOCK SET w/ DEADBOLT	STRIKE GAURD PLATE	(2) BASE MOUNTED WALL STOP	FULL WEATHER SEAL w/ EXTERIOR SEAL @ CENTER	Yes	N/A								
F	(6) BALL BEARING HINGES	(1) STANDARD DUTY FRENCH DOOR PRIVACY LOCKSET	-	(2) BASE MOUNTED WALL STOP	(6) BUTTON SILENCERS	Yes	N/A								
G	N/A		O.H.D. CONTROLER	N/A	EXTERIOR WEATHER SEAL & ASTRAGLE		AUTOMATIC O.H.D. OPENER								

### **GENERAL NOTES**

EXISTING BUILDINGS:
 VERIFY THAT NEW HARDWARE HAS THE CAPACITY TO BE KEYED w/ EXISTING.

NEW BUILDINGS:

PROVIDE HARDWARE THAT CAN BE KEYED USING SCHLAGE KEYING HARDWARE.
WOOD DOORS SHALL BE PLAIN SLICED BIRCH, PREFINISHED AS SELECTED BY OWNER.

PROVIDE PANIC HARDWARE AS NOTED ON PLAN

PROVIDE FIRE PROTECTION AS NOTED PER PLAN

PROVIDE ALUM. THRESHOLD AS NOTED PER PLAN

ALL DOOR GLAZING SHALL BE TEMPERED SAFETY GLASS AND PERMANENTLY IDENTIFIED BY THE MANUFACTURER.

FIRE DOOR ASSEMBLIES SHALL BE LABELED BY CODE COMPLIANT APPROVED LISTED AGENCY.

FIRE DOOR SHALL BE SELF-CLOSING OR AUTOMATIC-CLOSING IN ACCORDANCE WITH CODE.

10. LOCK & LATCH SETS SHALL HAVE LEVER DEVICES FOR USE BY THOSE w/ DISABILITIES. HAND ACTIVATED DOOR OPENING HARDWARE TO BE CENTERED a 30" TO 44" ABOVE F.F. & BE OPENED WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE.

MAXIMUM EFFORT TO OPERATE SHALL NOT EXCEED 8.5 POUNDS FOR EXTERIOR DOORS & 5 POUNDS

13. THE BOTTOM 10" OF ALL DOORS SHALL HAVE A SMOOTH, UNINTERRUPTED SURFACE.

14. ALL REQUIRED EGRESS DOORS SHALL HAVE A MINIMUM OF 32" CLEAR OPENING w/ DOOR @ 90° TO THE CLOSED POSITION.

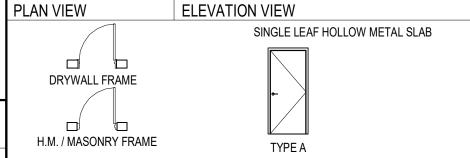
15. THE MAXIMUM HEIGHT OF THE THRESHOLD TO BE 1/2", MAXIMUM VERTICAL CHANGE @ EDGE IS 1/4" WITH A MAXIMUM BEVEL OF  $45^\circ$ 

IF A DOOR HAS A CLOSER, THEN THE SWEEP PERIOD OF THE CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 70° THE DOOR WILL TAKE AT LEAST 3 SECONDS TO MOVE TO A POINT 3" (75 MM) FROM THE LATCH, MEASURED TO THE LEADING EDGE OF THE DOOR.

17. VERIFY ALL DOOR OPENINGS BEFORE FABRICATION.

18. EXISTING EGRESS DOORS SHALL RECEIVE NEW PANIC HARDWARE AS REQUIRED.

### DOOR TYPE LEGEND



ROLLING DOOR TYPI	E LEGEND	DRYWALL FRAME  H.M. / MASONRY FRAME	
PLAN VIEW	ELEVATION VIEW		TYPE A
EXTERIORINTERIOR	TYPE OHD-1 INSULATED METAL PANEL		

INTERIOR

**CONSTRUCTION & DESIGN** 

ALLIANCEBUILDS.COM PHONE: (920)-336-3400 | FAX: (920)-336-3401 1050 BROADWAY ST., WRIGHTSTOWN, WI 54180 © Alliance Construction & Design, Inc.

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> **ADDITION** HOBART

PROJECT ADDRESS GREEN BAY, WI ZIP

PROFESSIONAL SEAL:

**REVISIONS** 

STATUS:

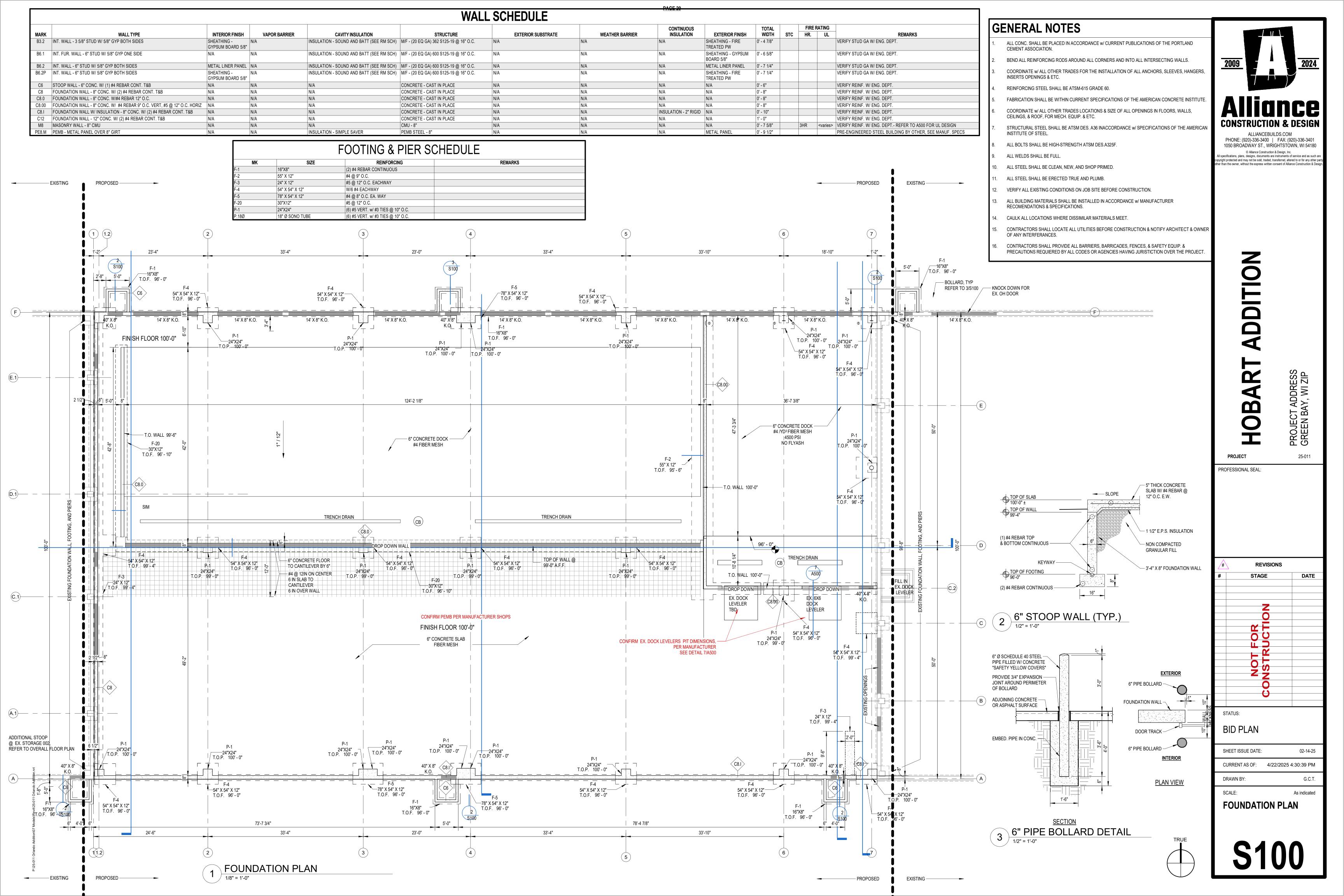
**BID PLAN** 

SHEET ISSUE DATE: 02/20/2025 CURRENT AS OF: 4/22/2025 4:30:38 PM

SCALE: As indicated WINDOW, DOOR, AND

FINISH SCHEDULES

	ROOM FINISH SCHEDULE																			
	NORTH WALL EAST WALL SOUTH WALL										SOUTH WALL	WEST WALL CEILING								
NO.	NAME	S.F.	FLOOR	BASE	MAT.	FIN.	INSUL.	MAT.	FIN.	INSUL.	MAT.	FIN.	INSUL.	MAT.	FIN.	INSUL.	FIN.	HEIGHT	INSUL.	REMARKS
101	STORAGE	14301 SF	SEALED CONCRETE N/A		CMU	BLOCK FILL / PAINT	BLOCK FOAM	PEMB	8" WHITE LINER / EXPOSED INSUL BARRIER	PEMB INSULATION	CMU / LINER PANEL	FULL HGT LINER / BLOCK FILL & PAINT	BATT INSUL / BLOCK FOAM	CMU 8' / PEMB	BLOCK FILL & PAINT / PEMB INSUL BARRIER	PEMB INSULATION	PEMB INSULATION BARRIER		PEMB INSULATION	
102	UNISEX	49 SF	SEALED CONCRETE N/A		FRP	PREFINISHED	BATT	FRP	PREFINISHED	BATT	FRP	PREFINISHED	BATT	FRP	PREFINISHED	BATT	WHITE LINER PANEL		BATT	SHOP SIDE OF WALLS TO BE FIRE TREATED PLYWOOD
103	PIT	2126 SF	SEALED CONCRETE N/A		STEEL STUD WALL / LINEF PANEL	R PREFINISHED	BATT	8' LINER PANEL	PREFINISHED	PEMB INSULATION	СМИ	BLOCK FILL & PAINT	BLOCK FOAM	FULL HGT LINER PANEL	PREFINISHED	BATT	PEMB INSULATION BARRIER		PEMB INSULATION	
121	STOR.	275 SF																		
122	CORR.	83 SF																		







TO: Site Review Committee RE: 1396 Plane Site Blvd., HB-949-3; New 3,595 sf Addition to Existing

**Building and Associated Site Improvements** 

**FROM:** Todd Gerbers, Director of Planning and Code Compliance DATE: February 19, 2025

**ISSUE:** Discussion and action on request for a 3,595 sf., building addition and associated site improvements

**RECOMMENDATION:** Staff recommends approval subject to any conditions the Committee may identify.

### **GENERAL INFORMATION**

1. Developer: Ideal Air Heating and Cooling

- 2. Applicant: Mach IV Engineering & Surveying, LLC
- 3. Address/Parcel: 1396 Plane Site Blvd., HB-949-3
- 4. Zoning: Currently: I-1: Limited Industrial District
- 5. Use: Contractor Office / Shop

### **BACKGROUND**

This property located at 1396 Plane Site Blvd. is currently developed and utilized as a contractor office and shop facility. The property owner is proposing a 3,595 square foot addition and the site improvements to serve the building expansion.

### SITE REVIEW DEVELOPMENT AND DESIGN STANDARDS CHECKLIST

### Section 1, Site Plan Approval

- A. Zoning: I-1: Limited Industrial District
- **B.** Green Space: 30.01 % green space after proposed expansion (no change from existing).
- C. Setbacks: Compliant with zoning district requirements of 40' front(s), 20' rear, 15' side. (40' from (front)Plane Site Blvd. right-of-way, 73' from south (side) property line, 120' from the north (rear) property line, and 15' from the west (side) property line).
- **D. Parking:** 27 stalls required and 40 stalls are currently provided on site. Parking is compliant with Village Codes.
- **H. Fire Dept. (and Police Dept.)**: The plans presented have been reviewed and accepted by the Fire Chief and Police Chief as submitted.
- I. Storm Water: Existing storm drainage to remain as the proposed addition will be constructed in the area that is currently a gravel surface
- **M. Refuse Collection:** Existing to remain behind the building in the fenced in yard, no change proposed as part of this expansion

### Section 2, Architectural Plan Approval

### A. Exterior Construction Information:

- 1. Exterior Materials: Proposed addition to have metal wall panels to match existing
- **2. Height:** Proposed addition to have a maximum of 17', which is less than the height of portions of the existing building
- **3. Overhead doors:** Two new overhead doors along the south elevation and one along the north elevation. No new overhead doors will be facing the street..
- **4. Mechanical equipment:** No mechanical equipment is shown on the plans, however, should such equipment being installed on the roof it shall be screened from view by materials compatible with those used for the principal structure.

**Section 3, Landscaping Plan:** Existing landscaping to remain as the proposed addition will be constructed in the area that is currently a gravel surface. Tree planting is required along the front property line to comply with the 1 tree every 50 feet of lot frontage (3 trees required total).

Section 4, Lighting: The lighting plan is approved by Staff as submitted, consisting of 4 new wall mounted fixtures on the addition, along with two new wall mounted light fixtures on the ease and west elevations of the existing office area.

**Section 5, Signage:** Existing to remain, no change proposed as part of this expansion.

Section 6, Driveway-Curb Cut: Existing to remain, no change proposed as part of this expansion.

### **RECOMMENDATION/CONDITIONS**

Staff recommends conditional approval, subject to the following in addition to any conditions the Site Review Committee may identify:

- 1. Screening of any proposed roof mounted HVAC equipment with materials similar to those utilized for the principal building;
- 2. Planting of a total of 3 deciduous trees along the right-of-way of Plane Site Blvd. Requires 1 new tree unless two existing trees are removed.

### VILLAGE OF HOBART

### SITE REVIEW / DEVELOPMENT AND DESIGN STANDARDS PROCESS & APPROVAL

### PLAN SUBMITTAL REQUIREMENTS:

- > Fifteen (15) copies 11 x 17 or size that is legible with all information required by this process.
- > Fifteen (15) copies of the Completed Checklist
- > This checklist with complete information <u>no later than ten 10 business days prior to the Third Tuesday of</u> the month to the Village Clerk; NO LATER THAN 1200 HOURS. (Noon)
- One (1) full size set of site plans.
- > One (1) full size set of building plans, Ready for State Approval
- All site plans shall be drawn to an engineering scale no greater than one-(1) inch equals one hundred (100) feet.
- > Signs not part of this application would be a considered a separate application
- Application fee of \$150.
- > One (1) Digital Copy of Plans

ALL INFORMATION <u>MUST BE COMPLETE</u> PRIOR TO SCHEDULING A MEETING OF THE SITE REVIEW COMMITTEE. NO BUILDING PERMIT WILL BE ISSUED WITHOUT APPROVED PLANS FROM THE SITE REVIEW COMMITTEE.

Ideal Air Heating and Cooling Addition 1396 Plane Site Blvd, Onedia, WI 54155	
TYPE OF DEVELOPMENT	
Size of Parcel (acreage or square footage):	2.59 AC
Size of facility(square footage):	
Type of facility:	
Keller Inc. Developer:	
N216 State Road 55, PO Box 620 Address: Kaukauna, WI 54130	Phone: 920-766-5795
Engineer: Mach-IV Engineering & Surveying	LLC
2260 Salscheider Ct Address:  2260 Salscheider Ct Green Bay, WI 54313	000 -000-
Keller Inc. Contractor:	
Keller Inc. Construction Firm:	

Revised 1-23-08

		PAGE 34	>
3.	SITE	PLAN APPROVAL	
	A.	Industrial X Business Park Commercial	
		Multi-Family	\ 
		Current Zoning: I-1; Limited Industrial	
		Other – Identify:	
		Erosion Control Plan on file:YESNO	
		% of Green Space: 30.1%	
	B.	Orientation – Provide scale map of parcel and facility, (show north indicating arrow, and a graphic scale)	
	C.	Setback Information: See sheet C2.0 Complies with Ordinance: Yes	
	D.	# of parking stalls ( Include Handicapped parking): 40 (includes 2 ADA)	
	E.	Show the following Utilities and all easements including but not limited to the following facilities types:	
		1) Electric underground ⊠ overhead ⊠	
		2) Natural Gas 💢	
		3) Telephone ☒	
		4) Water / Fire Hydrants □χ	
		5) Fiber Optic Lines 🛛	
		See sheet C3.0  Other transmission lines	
		7) Ingress – egress easements	

G. Identify on the Site Plan Key: Spot Elevations: such as Center of Street, Driveway apron, 4 - corners of lot, building elevations, building floor, key drainage points & ditches on local USGS Datum:

Data Complete: \_\_\_\_\_X \_\_\_YES \_\_\_\_\_NO

NO

Total Site Build-out including future structures and setbacks:

Complies with ordinance Yes YES \_\_\_\_\_YES

F.

### **PAGE 35**

H.	Adjacent streets and street rights-of-ways and first 1) Fire Chief has reviewed and approved: 2) Not applicableX					
1.	Water bodies and wetlands. Over 1-acre disturbed requires storm water plan.					
	<ol> <li>Surface water holding ponds, drainage ditcher</li> <li>of culverts</li> <li>Name and address and phone# of engineer</li> </ol>		location and size			
	NA		<del></del>			
J.	Sidewalks, walkways, and driveways:	X				
K.	Off street loading areas and docks:	<b>X</b> 1				
L.	Fences and retaining walls or berms:	X				
M.	Location & Size of exterior refuse collection areas (must be enclosed a minimum of three (3 sides):					
	See sheet C2.0. No revisions to existing dun	npster area are proposed	l.			
			*****			
N.	Location and dimensions of proposed outdoor d	isplay areas: NA				
N.	Location and dimensions of proposed outdoor d	isplay areas: NA				
	Location and dimensions of proposed outdoor d	isplay areas: NA				
ARCH		isplay areas: NA				
ARCH	HITECTURAL PLAN APPROVAL terior construction information:	ispiay areas:				
ARCH A. Ex	HITECTURAL PLAN APPROVAL terior construction information:	tached architectural drawings				
<b>ARCH</b> A. Ex	IITECTURAL PLAN APPROVAL terior construction information: Type of Construction Materials:	tached architectural drawings				
ARCH A. Ex 1) 2)	HITECTURAL PLAN APPROVAL  Iterior construction information:  Type of Construction Materials:  Exterior Materials:  Please refer to attached architect  Height of Facility:  Please refer to attached architect	tached architectural drawings ctural drawings tural drawings				

4.

LANDSCAPING PLAN ←	Landscaping is shown on the ————————————————————————————————————	
12" above ground is needed, accor	t-of-way, a requirement of a 1.5" caliper or greater of the tree a rding to planting ordinance specifications. A tree-planting plan Tree placement is 1-tree every 50 feet of frontage.	Ė
Provide scaled landscaping of plan	n for parcel	
Identify tree and location specifics -	– Quantity / Diameter, etc:	
Identify Shrubs & Location Specific	cs - Quantity:	······································
Identify Buffering -Type – Quantity:	•	
LIGHTING PLAN <	Lighting is shown on the attached photometric plan sheet ES01.	
Provide scaled lighting plan for par	rcel	
Identify Exterior Building Lighting –	- Quantity, Wattage, Location :	
		***************************************
Identify Parking Lighting – Quantity	y – Wattage – Location :	
Identify other Lighting – Quantity –	- Wattage – Location:	
		1

7.	SIGNAGE  No new signage proposed
	Provide scaled drawings.
	Provide Site Plan for signage
	Provide building elevations with signage.
	Discussion:
	Complies with Ordinance:YESNO
	Date:
8.	DRIVEWAY – CURB CUT No new driveway proposed
	Width of Curb Cut:
	Radius / Flare:
	Apron Dimensions:
	Culvert Size (End-walls Required)



# **Storm Water Utility Service Application**

Dept. of Neighborhood Services 2990 S. Pine Tree Rd. Hobart WI 54155 920-869-380

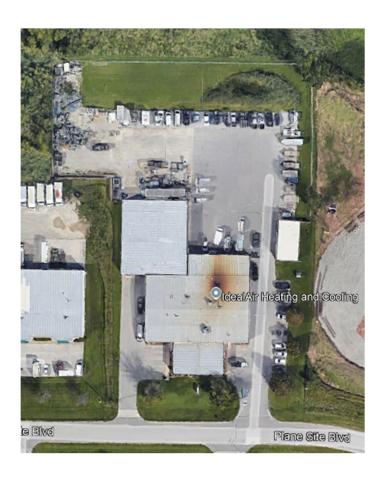
A. Applicant					drain to the	on-site	lopment will core stormwater maded addition is a		nt
Applicant Name:			Owner N	Name:_	redevelopm	ent of	already existing		
Address:			Address	•	and asphalt	areas	which are curre	ntiy grave	) I
City:	State:	Zip:	City:			State: _	Zip:		
Phone: ()			Phone: (_	)					
Email:			Emai	l:					
B. Parcel – Site Inform	ation								
Site Address:				Parc	cel ID:				
Project Description:									
		Residen	tial ERU	Calcu	lations				
Use	Singl	le Family		Ouplex		Μ	ulti-family	_ (	
Number of Dwellings									
ERU's / Dwelling	1 ERU		0.75	ERU		0.6 E	RU		
Total ERU's									
	Nonro	esidential Uses	s - Imper	vious S	urface Calcula	tion			,
		Existing			Change (+/-)		= New Total	Area	
Building/Structure Foo Prints	ot		sq. ft.			sq. t.		sq. ft.	
Paved/Gravel Areas			sq. ft.			sq. t.		sq. ft.	
Totals			sq. ft.		**************************************	sq. ft.		sq. ft.	
ERU Calculation:N	ew Total A	Area sq. ft.	/ 4000 sf	/ ERU	=		ERU's		
Preparer's Signature:					Date	•		o de la companya de l	
Preparer's Printed Name:									

# SITE PLAN NARRATIVE



IDEAL AIR HEATING & COOLING
DE PERE WI, 54115

VILLAGE OF HOBART BROWN COUNTY



MACH IV PROJECT No. 0963-02-24 JANUARY 2025



#### **Proposed Development**

The proposed development is a planned building addition of approximately 3,595 square feet to the existing Ideal Air Heating & Cooling operation in the Village of Hobart. The proposed addition will be a redevelopment on the site due to the fact that it will be constructed over already existing site impervious areas which are currently gravel and asphalt.

Additional repaving of existing asphalt areas on the site will be performed to provide adequate grade adjustments for the planned building addition. The addition will be constructed with a new storm roof drain which will discharge to the existing stormwater management basin on the property.

A 6" water service is also planned for the addition which will connect to the water main on the south side of Plane Site Boulevard. The water service will be installed via horizontal directional drilling within the public right of way, and as such, there are no expected impacts to Plane Site Boulevard associated with the water service installation.

The planned building addition will not result in any adverse impacts to neighboring properties with regard to traffic, noise, hours of operation, glare, fumes, vibration, etc. as there are no planned operational changes or intended use.

PLANE SITE BOULEVARD

EXISTING PROPOSED

-----

— SAN — SAN —

— CLVRT——— CLVRT——

— STM — STM —

--600-----<del>-</del>600

CIVIL LEGEND

 $\Diamond$ 

\_\_\_\_\_C\_\_\_\_

— OHP —

—— F———

—— G——

— FO —

**EVERGREEN SHRUB** 

BUILDING OVERHANG

UNDERGROUND CABLE

UNDERGROUND ELECTRIC

OVERHEAD WIRE

LANDSCAPE

GUARDRAIL

CENTERLINE

PARKING STRIPE

SANITARY SEWER

CULVERT

STORM SEWER

FIBER OPTIC

WOOD LINE

RETAINING WALL

**CONTOUR MAJOR** 

**CONTOUR MINOR** 

WATERMAIN

FENCE

CURB

KX

EVERGREEN TREE

TREE SHRUB

TREE

EXISTING PROPOSED

METER

 $\leftarrow$ 

STANDARD DUTY

ASPHALT

**HEAVY DUTY** 

BUILDING

ASPHALT

CONCRETE

LANDSCAPE

LANDSCAPE

STONE MULCH

WOOD MULCH

MEDIAN -

 $\overline{}$ 

<del>|| || || ||</del>

EXISTING PROPOSED

**ABBREVIATIONS** 

APRON END WALL

AND MATERIALS

BENCHMARK

CATCH BASIN

CURB INLET

CLEAN OUT

DIAMETER

**ELEVATION** 

FLOW LINE

FIBER OPTIC

**EAST** 

FEET

GAS

GRADE

INLET

**INVERT** 

METER

MAXIMUM

MANHOLE

AMERICAN SOCIETY FOR TESTING

CORRUGATED METAL PIPE

CERTIFIED SURVEY MAP

ELECTRIC (BURIED)

COUNTY TRUNK HIGHWAY

FIRST FLOOR ELEVATION

GROUND FLOOR ELEVATION

HIGH DENSITY POLYETHYLENE

DEPARTMENT OF TRANSPORTATION

FACILITIES DEVELOPMENT MANUAL

DIAMETER

**ACRE** 

CABLE

AC

CB

CO

EL

FL

FO

FT

GR

INL

INV

MAX

**HDPE** 

G

AEW



**LOCATION MAP** 1396 PLANE SITE BOULEVARD HOBART, WISCONSIN

MINIMUM

NORTH

OUTLOT

RADIUS

**RADIUS** 

SOUTH

REQUIRED

SANITARY

SANITARY

SCHEDULE

SQUARE

STORM

STORM

**VARIES** 

WEST

WATER

**TELEPHONE** 

TOP OF CURB

WISCONSIN

**TRANSPORTATION** 

SUMP DEPTH

OC

OD

OHP

OL

PSI

PVC

RCP

SCHD

S.T.H.

T/C

U.S.H.

WAT

WisDOT

S.D.

MILLIMETER

NORTHEAST

ON CENTER

**OUTSIDE DIAMETER** 

OVER HEAD POWER

POLYVINYL CHLORIDE

STATE TRUNK HIGHWAY

UNITED STATES HIGHWAY

WISCONSIN DEPARTMENT OF

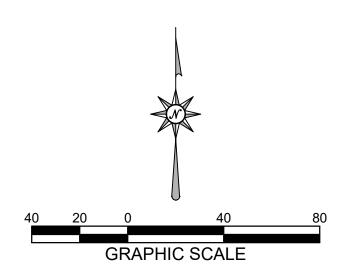
POUNDS PER SQUARE INCH

REINFORCED CONCRETE PIPE

NOT TO SCALE

# **CIVIL GENERAL NOTES:**

- SURVEY WAS PERFORMED BY MACH IV ENGINEERING & SURVEYING LLC JULY 8, 2015 & DECEMBER 4, 2024.
- 2. SURVEY VERTICAL DATUM IS NAVD88
- THIS SURVEY DOES NOT GUARANTEE THE EXISTENCE/ NON-EXISTENCE, SIZE, TYPE OR LOCATION OF UNDERGROUND UTILITIES. UTILITIES SHOWN ARE BASED ON ABOVEGROUND UTILITY STRUCTURES (I.E. VALVES, MANHOLES ETC.), AND AVAILABLE UTILITY MAPS AND PLANS
- PROVIDE TURF, AS SPECIFIED TO ALL DISTURBED AREAS NOT RECEIVING PAVEMENTS, CURBS SIDEWALKS, BUILDINGS, OR LANDSCAPING, WITHIN THE LIMITS OF CONSTRUCTION.
- 6. NO LAND DISTURBING ACTIVITIES SHALL TAKE PLACE UNTIL ALL TEMPORARY SOIL EROSION DEVICES ARE INSTALLED.
- NO SHARP OR ABRUPT CHANGES.
- COORDINATE THE WORK OF ALL TRADES VERIFY ALL FIELD CONDITIONS, QUANTITIES AND DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPANCIES SHALL BE PROMPTLY BROUGHT TO THE ATTENTION OF THE ARCHITECT.
- 9. EXECUTE ALL WORK WITH CARE AS TO PROTECT FROM DAMAGE ADJACENT EXISTING FEATURES TO REMAIN. ANY SUCH DAMAGE SHALL BE REPAIRED OR REPLACED TO MATCH THE ORIGINAL
- CONDITION AS APPROVED BY THE ARCHITECT.
- 10. UNLESS REFERRED TO, OR INDICATED AS "EXISTING", ALL WORK SHOWN ON THESE DRAWINGS SHALL BE CONSIDERED AS NEW AND PROVIDED UNDER THIS CONTRACT.
- 11. FINISHED GRADE OF TOPSOIL (AFTER COMPACTION) SHALL BE 1/2" TO 1" BELOW TOP OF ABUTTING PAVEMENTS, SIDEWALKS, AND CURBING.
- 12. NO DISTURBANCE SHALL OCCUR OUTSIDE OF SITE LIMITS.
- 13. GENERAL CONTRACTOR SHALL OBTAIN APPROVAL FROM OWNER AND MUNICIPALITY PRIOR TO ANY LAND DISTURBANCE OUTSIDE THE CONSTRUCTION LIMITS.
- 14. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING WORK IN RIGHT OF WAY PERMITS.
- 15. NO HAZARDOUS MATERIALS WILL BE STORED ON-SITE.
- 16. FOR LEGEND AND ABBREVIATIONS SEE SHEET C0.1
- 17. FOR EROSION CONTROL PLAN AND NOTES SEE SHEET C5.1, C5.2 AND C5.3.
- 18. FOR NOTES SHOWN THUS, "(1)", SEE SHEET KEY NOTES, ON SHEET THEY APPEAR.



CALL DIGGERS HOTLINE 1-800-242-8511



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## LEGAL DESCRIPTION

ALL OF LOT 1 OF VOLUME 57, CERTIFIED SURVEY MAPS, PAGE 5, (DOC. #2537720, MAP #8159), BROWN COUNTY RECORDS, BEING PART OF GOVERNMENT LOT 1, SECTION 19, T23N-R20E, VILLAGE OF HOBART, BROWN COUNTY, WISCONSIN

> ADDRESS: 1396 PLANE SITE BOULEVARD PARCEL #: HB-949-3

#### **CIVIL SHEETS INDEX**

- C0.0 COVER SHEET
- C1.0 DEMOLITION PLAN
- C2.0 SITE PLAN
- C3.0 UTILITY PLAN
- C4.0 GRADING PLAN
- C5.0 EROSION CONTROL PLAN
- C5.1 EROSION CONTROL DETAILS
- C6.0 SITE DETAILS



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**SUPERVISOR:** 

➤ PRELIMINARY NO: P24062 **CONTRACT NO:** 

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30 DECEMBER 2024

CABLE PEDESTAL

ELECTRIC METER

**GUY WIRE** 

LIGHT POLE

POWER POLE

**GAS METER** 

GAS VALVE

BOLLARD

HANDICAP PARKING

SANITARY CLEANOU

SANITARY MANHOLE

CATCH BASIN

DOWNSPOUT

INLET 2' X 2'

STORM CLEANOUT

STORM MANHOLE

FIRE HYDRANT

WATER VALVE

WATER SHUT OFF

FIBER OPTIC PEDESTAL

CULVERT

INLET

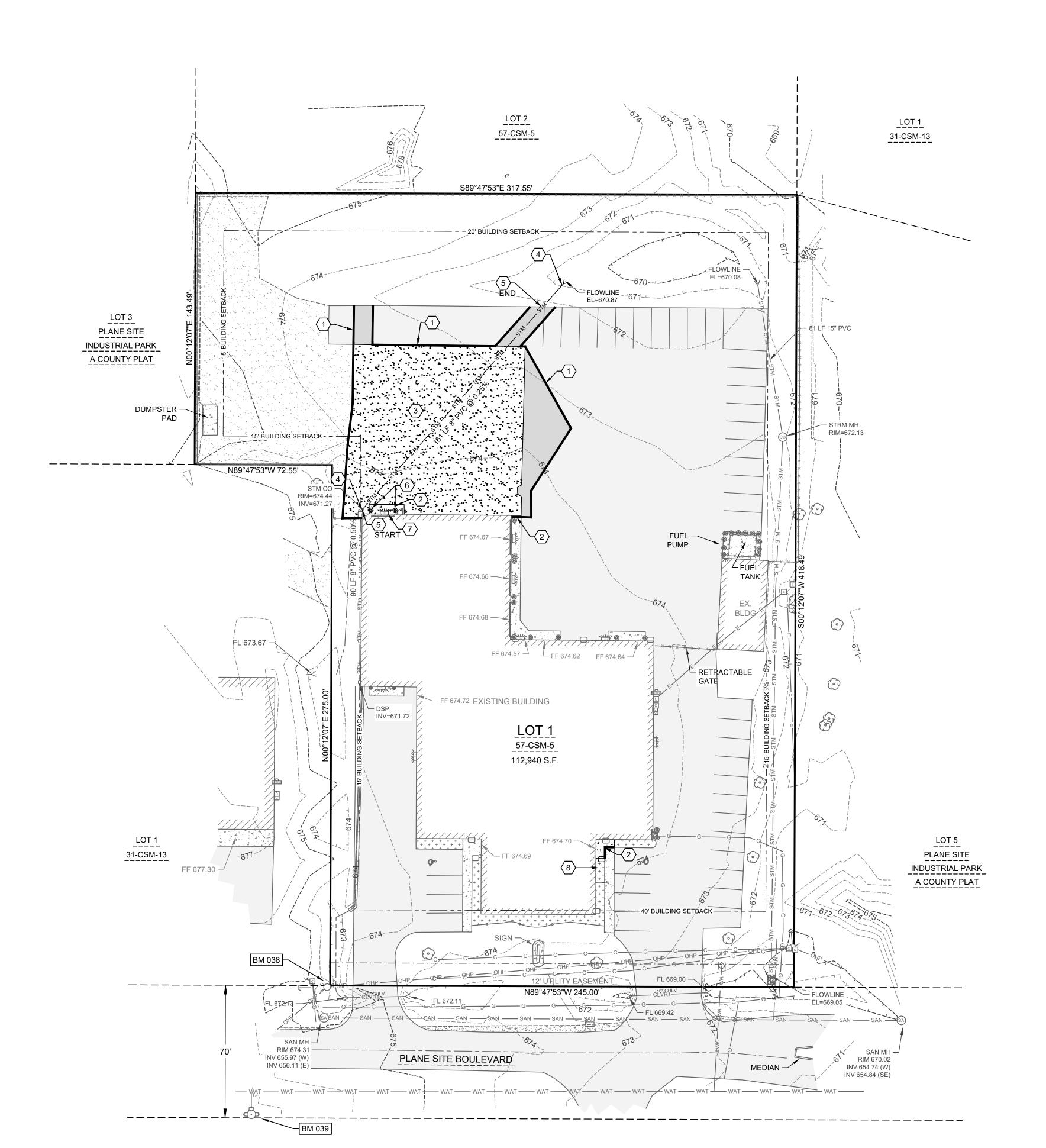
ELECTRIC PEDESTAL

DIGGERS HOTLINE

**TOLL FREE** 

WISCONSIN STATUTE 182.0175 (1974) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

THE LOCATIONS OF THE EXISTING UTILITY INSTALLATIONS AS SHOWN ON THE PLANS ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS



Benchmarks				
Label	Elevation	Description		
BM 038	674.80	SPIKE IN POWER POLE		
BM 039	677.31	HYDRANT TOP NUT		

#### SHEET KEY NOTES:

- SAW CUT ASPHALT PAVEMENT AND REMOVE
- ② SAW CUT CONCRETE AND REMOVE
- 3 REMOVE / RE-GRADE GRAVEL AS NECESSARY FOR IMPROVEMENTS
- 4 REMOVE STORM SEWER
- 5 BACKFILL STORM SEWER TRENCH WITH STRUCTURAL FILL
- 6 REMOVE BOLLARD
- 7 REMOVE LIGHT FIXTURE
- 8 REMOVE LANDSCAPING



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COOLING

WISCONSIN

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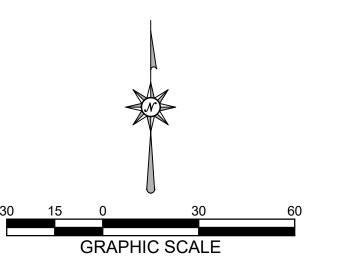
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O DRAWN BY: EXPEDITOR:

SUPERVISOR:

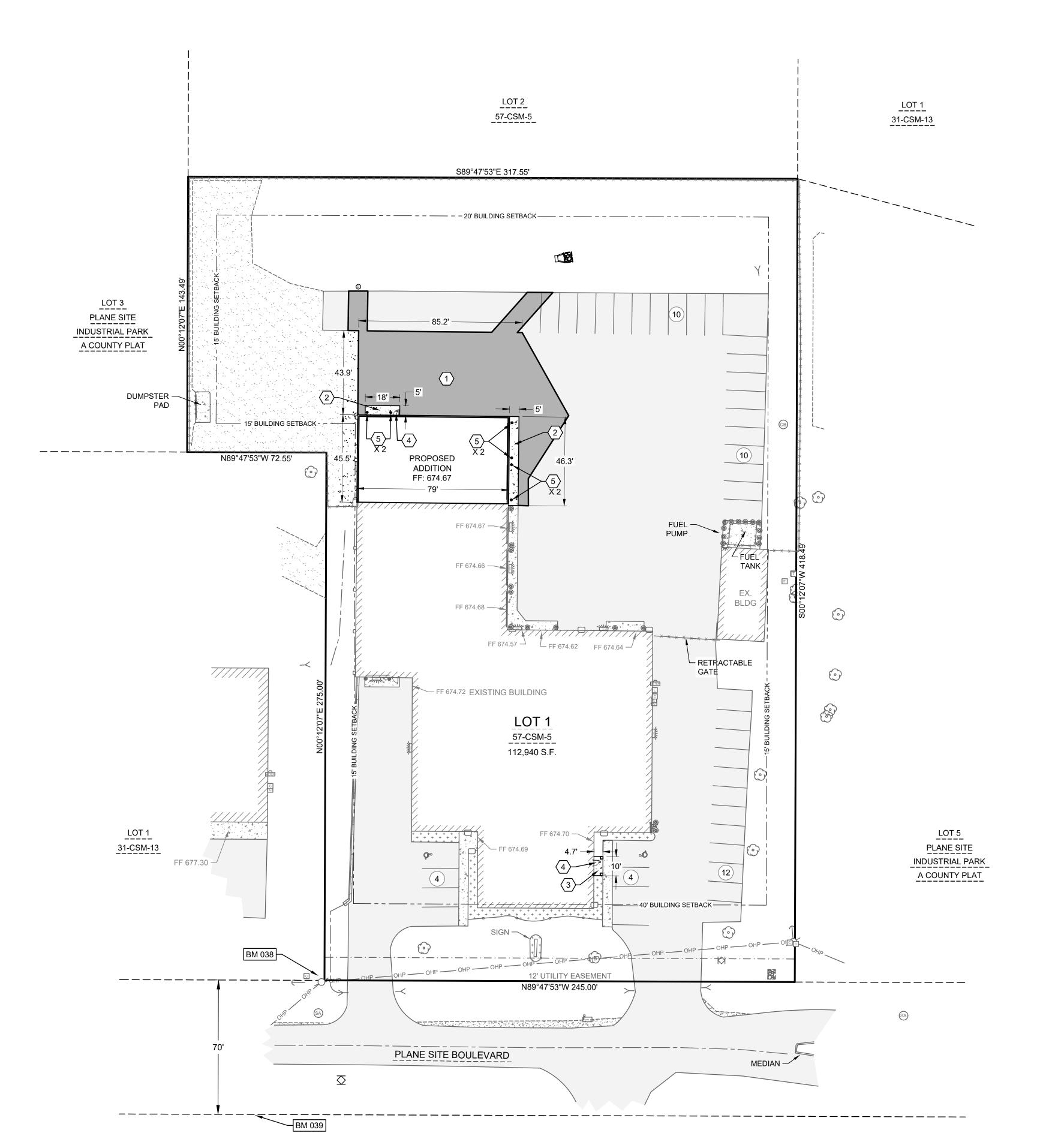
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#### OWNER

MANDER'S PROPERTIES LLC 4209 BLACKBERRY RIDGE DRIVE ONEIDA, WI 54155

#### SHEET KEY NOTES:

- (1) STANDARD DUTY ASPHALT; SEE DETAIL A SHEET C6.0
- 2 CONCRETE PAVEMENT; SEE DETAIL B SHEET C6.0
- (3) CONCRETE SIDEWALK; SEE DETAIL C SHEET C6.0
- 4 STOOP LOCATION; REFER TO ARCHITECTURAL DRAWINGS
- 5 BOLLARD; SEE DETAIL D SHEET C6.0
- 6 4" WIDE PAINT STRIPE; COLOR BY OWNER

#### SITE STATISTICS

PARCEL ADDRESS: PARCEL NUMBER:

PARCEL SIZE: **ZONING:** 

**EXISTING SITE** 

**GREEN SPACE:** IMPERVIOUS AREA **BUILDING**: PAVEMENT: TOTAL IMPERVIOUS:

PROPOSED SITE TOTAL DISTURBED AREA: GREEN SPACE REQUIRED:

GREEN SPACE PROVIDED: IMPERVIOUS AREA **BUILDING**: PAVEMENT: TOTAL IMPERVIOUS:

PARKING PROVIDED

PARKING SPACES PROVIDED:

1396 PLANE SITE BOULEVARD 112,940 SF (2.59 AC)

I-1: LIMITED INDUSTRIAL DISTRICT

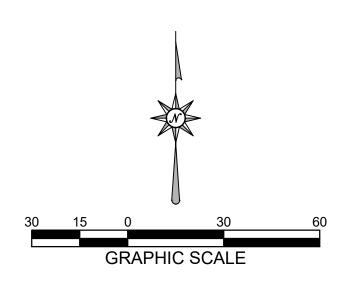
33,989 SF (30.1%) 22,676 SF (20.1%) 56,275 SF (49.8%)

78,951 SF (69.9%)

11,269 SF (0.26 AC) 28,235 SF (0.25%) 34,010 SF (30.1%)

26,271 SF (23.3%) 52,659 SF (46.6%) 78,930 SF (69.9%)

PARKING SPACES REQ'D/CALCS: 1 STALL PER 1,000 SF BUILDING AREA OR 1 PER 2 EMPLOYEES 26,271 SF / 1,000 SF = 27 STALLS OR X EMPLOYEES / 2 = X STALLS 40 STALLS PROVIDED; INCLUDES 2 ADA HANDICAP STALLS





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O DRAWN BY: **EXPEDITOR:** 

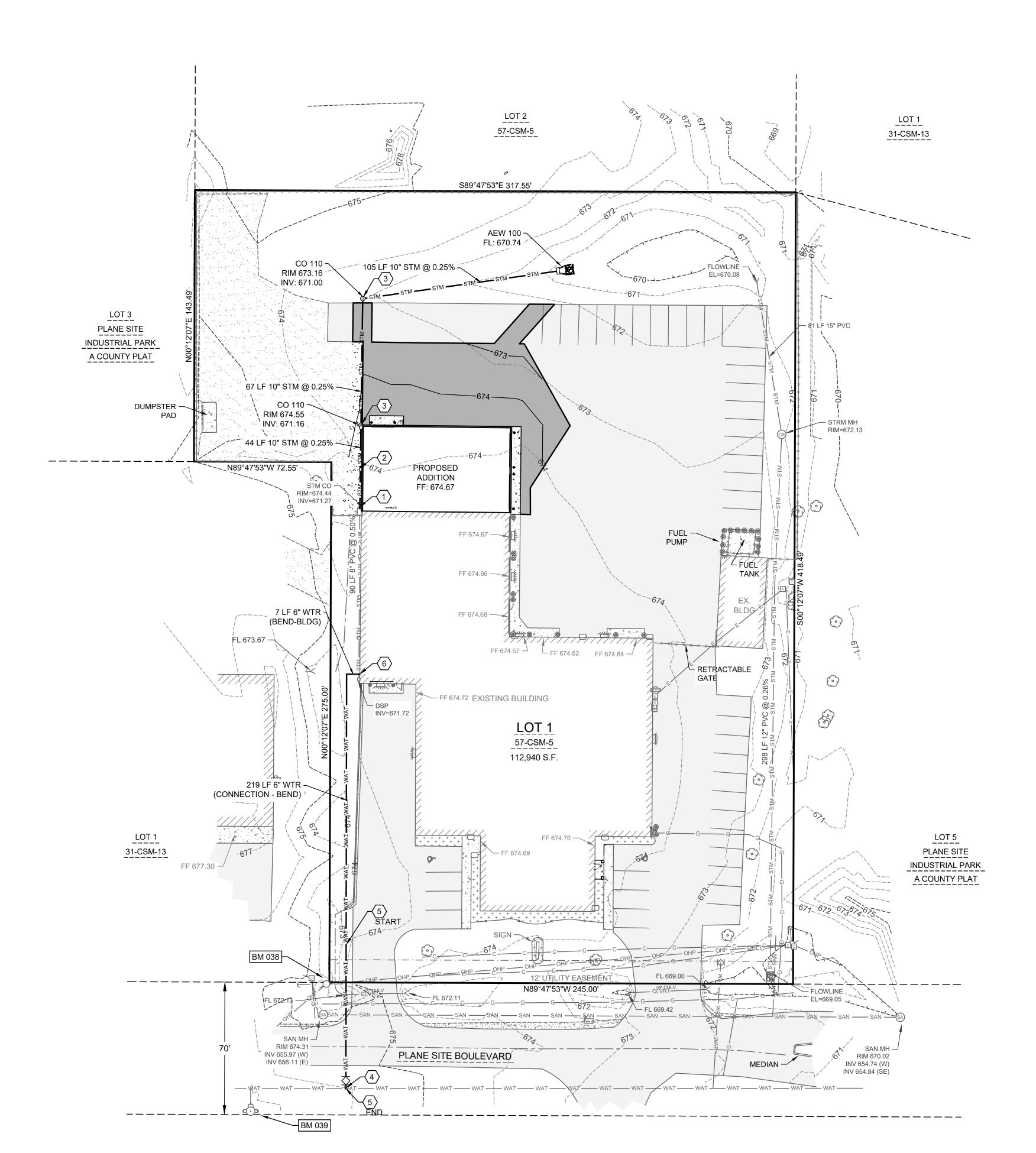
SUPERVISOR:

> PRELIMINARY NO: P24062

CONTRACT NO:

30 DECEMBER 2024

**PAGE 44** 



Benchmarks Label Elevation Description BM 038 674.80 SPIKE IN POWER POLE BM 039 | 677.31 | HYDRANT TOP NUT



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**WISCONSIN 50071003** 

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PROJECT MANAGER: C.MYHRA

DESIGNER: R.MACH DRAWN BY:

**EXPEDITOR:** 

**Z**|SUPERVISOR:

> PRELIMINARY NO: P24062

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# **UTILITY NOTES:**

SHEET KEY NOTES:

(1) CONNECT TO EXISTING STORM CLEANOUT

PLUMBING PLANS

(2) ROOF DRAIN CONNECTION LINE. VERIFY DOWNSPOUT LOCATIONS WITH ARCHITECTURAL PLANS; REFER TO DETAIL G SHEET C6.0

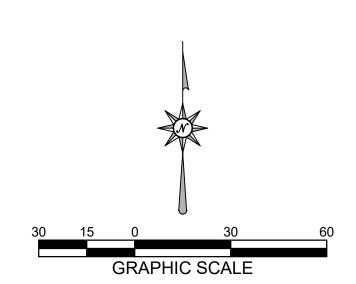
3 STORM CLEANOUT; SEE DETAIL E SHEET C6.0, CLEANOUTS TO BE LOCATED NO MORE THAN 100 FEET APART

5 DIRECTIONALLY DRILL AND INSTALL WATER SERVICE (APPROX. 76 LF)

6 COORDINATE CONNECTION TO BUILDING WITH ARCHITECTURAL AND

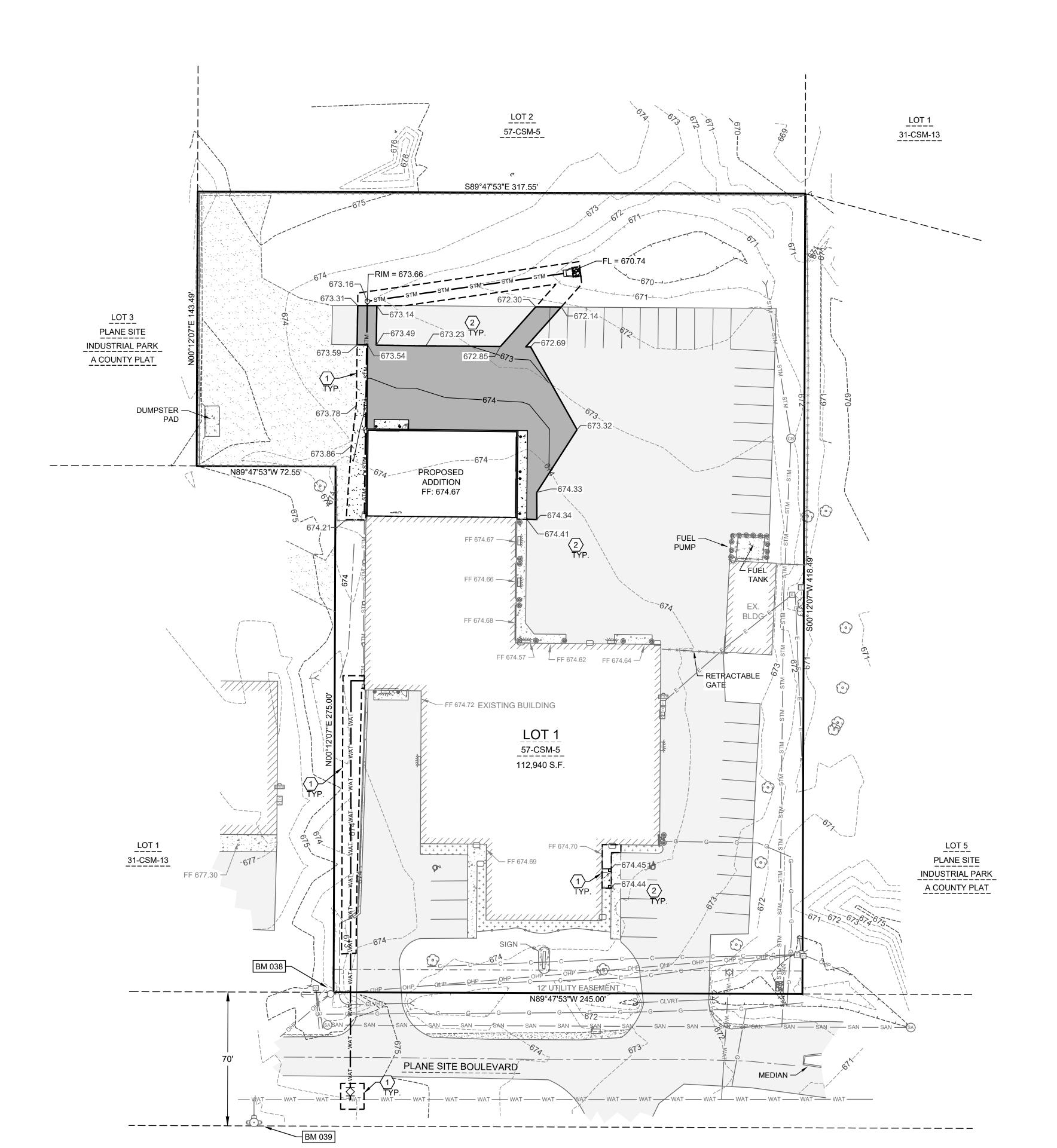
(4) CONNECT TO EXISTING WATERMAIN; SEE DETAIL F SHEET C6.0

- 1. WATER SERVICE SHALL C900 PVC. ALL DUCTILE IRON PIPE AND FITTINGS
- SHALL BE ENCASED IN POLYETHYLENE WRAP.
- 2. ALL SERVICE LATERALS SHALL HAVE TRACER WIRE.
- 3. ALL WORK SHALL CONFORM TO THE MOST RECENT EDITION OF "STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN" AND THE MUNICIPALITY'S STANDARD SPECIFICATIONS.
- 4. WATER LINE THRUST RESTRAINTS (NOT SHOWN FOR CLARITY) SHALL BE
- PROVIDED AS SPECIFIED FOR CONCRETE THRUST BLOCKS.
- 5. STORM SEWER SHALL BE PVC SDR 35 (ASTMD-3034) OR SCH 40.
- 6. NOTIFY THE MUNICIPALITY THREE WORKING DAYS PRIOR TO WORK IN THE RIGHT OF WAY.
- 7. CONNECTIONS TO MUNICIPAL SYSTEMS SHALL BE IN ACCORDANCE WITH THE MUNICIPALITY'S STANDARD SPECIFICATIONS.





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Benchmarks Label Elevation Description BM 038 674.80 SPIKE IN POWER POLE BM 039 677.31 HYDRANT TOP NUT

SHEET KEY NOTES:

2 SPOT GRADE; SEE DETAIL A THIS SHEET

TOP OF CURB/WALL

000.00 - GUTTER/PAVEMENT

000.00 FINISHED GRADE

SPOT GRADE KEY

−000.00 ← EXISTING GRADE

(1) CONSTRUCTION / GRADING LIMITS



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WISCONSIN

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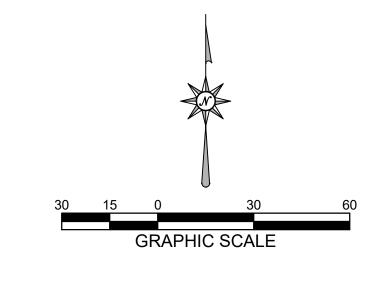
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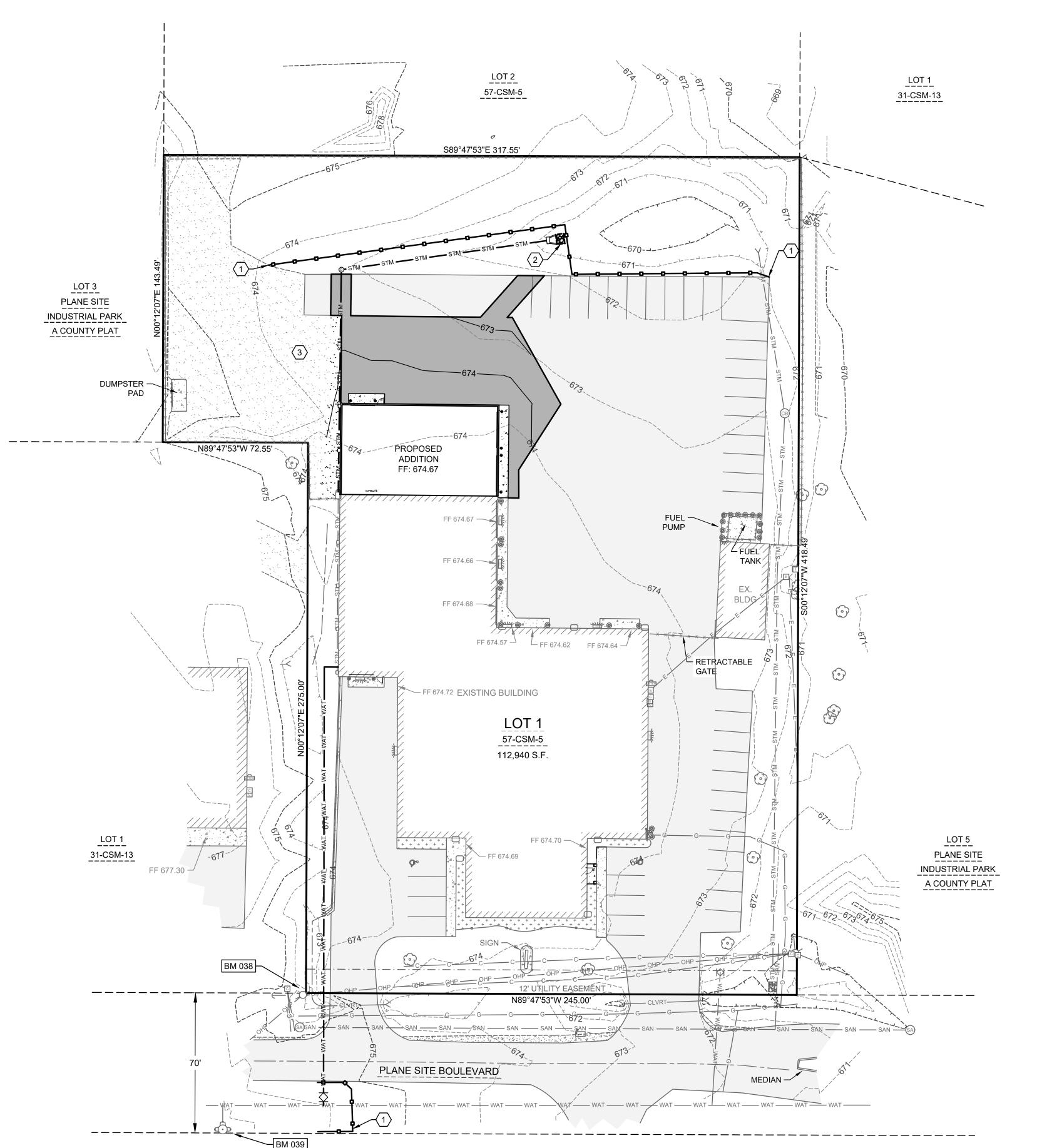
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#### SHEET KEY NOTES:

- (1) SILT FENCE; SEE DETAIL A SHEET C5.1
- 2 ENERGY DISSIPATOR; SEE DETAIL B SHEET C5.1
- (3) TEMPORARY STOCKPILES

#### CONSTRUCTION SEQUENCE:

#### SPRING 2025 TO FALL 2025

- INSTALL EROSION CONTROL DEVICES IN ACCORDANCE WITH THE WDNR
- STRIP TOPSOIL WITHIN GRADING LIMITS
- ROUGH GRADE SITE
- INSTALL BASE COURSE
- INSTALL PAVEMENT

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MILWAUKEE

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DESIGNEK: R.MACH

DRAWN BY: **EXPEDITOR:** 

**Z**|SUPERVISOR:

➤ PRELIMINARY NO: P24062

**CONTRACT NO:** 

30 DECEMBER 2024

- TECHNICAL STANDARDS AND STORMWATER MANAGEMENT PLAN.
- CONSTRUCT BUILDING
- INSTALL SITE UTILITIES
- TOPSOIL, SEED, FERTILIZE AND MULCH/EROSION MAT
- RE-SEED ANY UNVEGETATED AREAS
- REMOVE EROSION CONTROL BMPS UPON SITE STABILIZATION

#### PLANNED EROSION CONTROL PRACTICES:

- 1. <u>SILT FENCE</u> (TECH. STANDARD 1056)
  SILT FENCING WILL BE REQUIRED DOWNSLOPE OF ALL DISTURBED AREAS, INCLUDING ANY DISTURBED AREAS OF THE INDIVIDUAL LOTS, AND WHERE NOTED ON THE SITE PLAN. IF THE SILT FENCE IS LOCATED IN A CHANNELIZED AREA, TWO CONSECUTIVE SILT FENCES WILL BE INSTALLED, OR ONE STRAW BALE FENCE WILL BE INSTALLED.
- 2. <u>INLET PROTECTION</u> (TECH STANDARD 1060) NLET PROTECTION SHALL BE INSTALLED AT ALL EXISTING AND PROPOSED STORM DRAIN INLETS ON THE PROJECT SITE AND IMMEDIATELY DOWN STREAM FROM ANY DISTURBED AREAS.
- DUST CONTROL (TECH STANDARD 1068) DUST CONTROL SHALL BE IMPLEMENTED IN ACCORDANCE WITH THE ABOVE MENTIONED TECHNICAL STANDARD. WHERE POSSIBLE DUST CONTROL SHALL BE WISDOT TYPE B SOIL STABILIZER OR TEMPORARY SEED.
- SILT FENCING OR STRAW BALE FENCING WILL BE REQUIRED AROUND ALL STOCKPILED TOPSOIL OR TEMPORARY FILL PILES. SOIL PILES OF MORE THAN 10 CUBIC YARDS THAT WILL BE IN EXISTENCE FOR MORE THAN 7 DAYS SHALL BE SEEDED AND/OR MULCHED TO PROVIDE VEGETATIVE COVER AND SHALL
- USE SILT FENCING OR STRAW BALES FENCING UNTIL THE VEGETATION IS ESTABLISHED. 5. <u>TEMPORARY CONSTRUCTION ENTRANCE/EXIT</u> (TECH. STANDARD 1057) A NEW GRAVEL CONSTRUCTION ENTRANCE WILL BE INSTALLED AT ALL CONSTRUCTION ACCESS POINTS TO PREVENT SEDIMENT FROM TRACKING ONTO THE ROADWAYS.
- 6. <u>EROSION CONTROL MATS</u> (TECH. STANDARD 1053) EROSION CONTROL MATS WILL BE INSTALLED IN AREAS AS SHOWN ON THE SITE PLAN, AND IN ALL
- OTHER AREAS WHERE EXCESSIVE EROSION IS TAKING PLACE. INSTALLATION WILL FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR PLACEMENT AND STAPLING.
- 7. DEWATERING (TECH STANDARD 1061) SHOULD DEWATERING BE REQUIRED FOR INSTALLATION OF PLANNED IMPROVEMENTS, SEDIMENT SHALL BE REMOVED FROM WATER GENERATED DURING DEWATERING ACTIVITIES PRIOR TO DISCHARGING OFF-SITE OR TO WATERS OF THE STATE.

#### MAINTENANCE PLAN:

- 1. ALL EROSION CONTROL AND STORM WATER MANAGEMENT PRACTICES WILL BE CHECKED FOR STABILITY AND OPERATION EVERY 7 DAYS AND WITHIN 24 HOURS OF A STORM PRODUCING AT LEAST 0.5 INCHES OF RAINFALL. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY TO MAINTAIN ALL PRACTICES AS DESIGNED. ALSO, ANY SEDIMENT THAT HAS BEEN DEPOSITED OFF-SITE FROM THIS CONSTRUCTION PROJECT SHALL BE CLEANED UP IMMEDIATELY.
- 2. REMOVE SEDIMENT FROM BEHIND ANY SILT FENCE WHEN IT HAS ACCUMULATED TO A DEPTH OF  $\frac{1}{2}$  FENCE HEIGHT OR MORE. WHEN THE FENCE CAN NO LONGER FILTER WATER OR TRAP SEDIMENT, REPAIR THE SILT FENCE TO PROVIDE AN EFFECTIVE BARRIER.
- 3. ALL SEEDED AREAS, INCLUDING THE GRASS LINED CHANNELS, WILL BE RESEEDED AND MULCHED AS NECESSARY TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER. 4. ANY UNPROTECTED DRAINAGE DITCHES EXPERIENCING EXCESSIVE EROSION AND CHANNEL DEGRADATION DUE TO HIGH RUNOFF VOLUMES WILL BE REGRADED AND COVERED WITH A

BIODEGRADABLE EROSION CONTROL MAT. INSTALLATION WILL FOLLOW MANUFACTURER'S

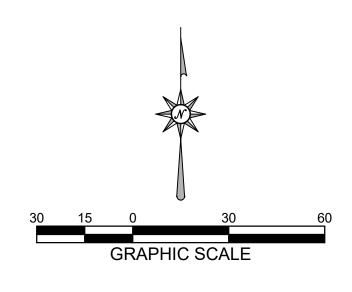
- RECOMMENDATIONS. 5. REMOVE SILT FENCE AND TEMPORARY STRUCTURES AFTER FINAL STABILIZATION AND VEGETATIVE
- COVER IS ESTABLISHED. 6. SEDIMENT THAT HAS MIGRATED OFF SITE ONTO ADJACENT PROPERTIES SHALL BE SWEPT OFF
- PAVEMENTS AND REMOVED FROM VEGETATED AREAS DAILY.
- COPIES OF THE EROSION & SEDIMENT CONTROL PLAN SHALL BE KEPT ON SITE. 8. MAINTAIN EROSION AND SEDIMENT CONTROL PER THE PLAN AND AS NECESSARY TO MEET THE

AND SEDIMENT CONTROL MEASURES OR MAINTENANCE DONE IN RESPONSE TO INSPECTION.

REQUIREMENTS OF THE ORDINANCE, UNTIL THE SITE HAS UNDERGONE FINAL STABILIZATION AND RECEIVED FINAL ACCEPTANCE FROM THE MUNICIPALITY. 9. AN EROSION AND SEDIMENT CONTROL PRACTICE INSPECTION LOG SHALL BE MAINTAINED. LOG SHALL NOTE THE TIME, DATE AND LOCATION OF INSPECTION, THE PHASE OF CONSTRUCTION AT THE SITE, PERSON DOING THE INSPECTION, ASSESSMENT OF CONTROL PRACTICES, AND DESCRIPTION OF EROSION

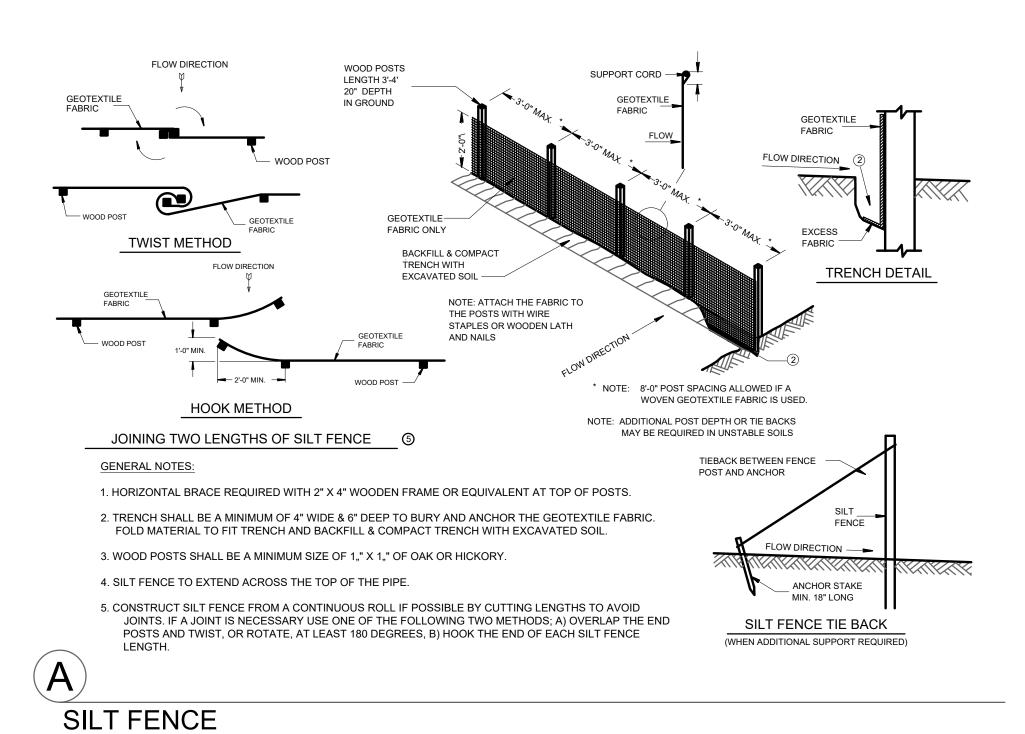
#### **CONSTRUCTION NOTES:**

- 1. TOPSOIL TO BE REMOVED FROM THE PROJECT SITE PRIOR TO PLACEMENT OF FILL OR SUBGRADE
- MATERIAL. EXCESS TOPSOIL TO BE STOCKPILED ON THE SITE AS INDICATED. 2. ALL EXCAVATED AREAS NOT RECEIVING PAVEMENT TO BE COVERED WITH A MINIMUM OF 6" OF TOPSOIL, SEEDED AND MULCHED AS SOON AS FINAL GRADE HAS BEEN ACHIEVED. SEEDING SHALL BE IN
- ACCORDANCE WITH WDNR TECH. STANDARD (1059). 3. EROSION CONTROL METHODS SHALL BE IMPLEMENTED, AS DIRECTED BY THE ENGINEER, PRIOR TO AND DURING CONSTRUCTION, TO CONTROL WATER POLLUTION, EROSION AND SILTATION, INCLUDING, BUT NOT LIMITED TO HAY BALE DIKES AND SILT FENCES. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE WDNR TECHNICAL STANDARDS.
- 4. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS. 5. CONTRACTOR IS RESPONSIBLE FOR CONTACTING DIGGERS HOTLINE FOR THE LOCATION OF THE
- 6. SITE DEWATERING IS NOT ANTICIPATED, HOWEVER SHOULD DEWATERING BE NECESSARY, IT SHALL BE
- PERFORMED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD (1061). 7. THE CONTRACTOR SHALL DISPOSE OF ALL WASTE AND EXCESS MATERIAL AT AN APPROVED LOCATION.

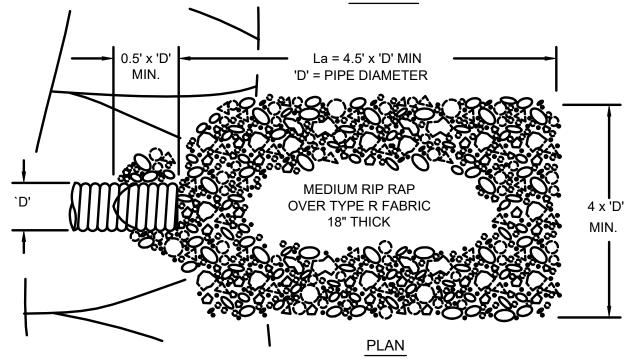




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RECEIVING -- FILTER **FABRIC ELEVATION** THICKNESS ('d') =  $1.5 \times MAX$ . ROCK DIAMETER (18" MIN.) SECTION



1. `La' = LENGTH OF APRON. DISTANCE `La' SHALL BE OF SUFFICIENT LENGTH TO DISSIPATE ENERGY.

2. APRON SHALL BE SET AT A ZERO GRADE AND ALIGNED STRAIGHT.

3. FILTER MATERIAL SHALL BE WDOT TYPE HR FILTER FABRIC

B

**ENERGY DISSIPATOR** 



**FOX CITIES** N216 State Road 55 P.O. Box 620 Sun Prairie, WI 53590 Phone (608) 318-2336 FAX (608) 318-2337 Kaukauna, WI 54130 Phone (920) 766-5795 / 1-800-236-2534

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**WISCONSIN** 

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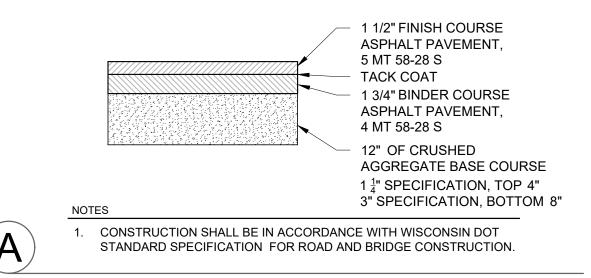
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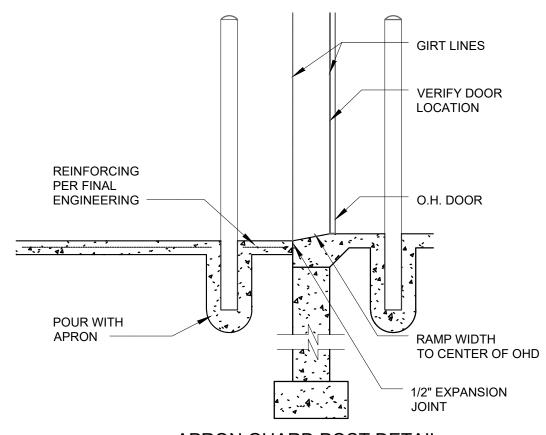
P24062

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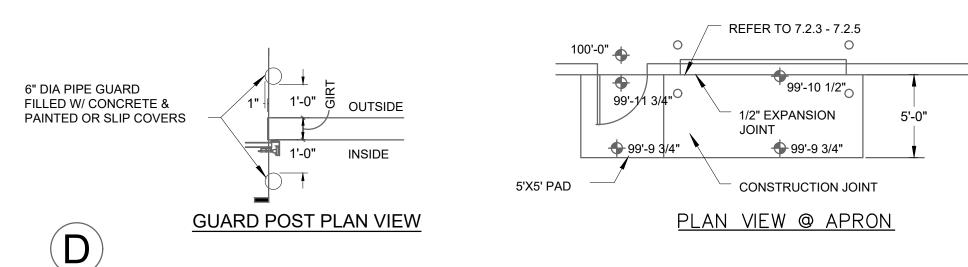
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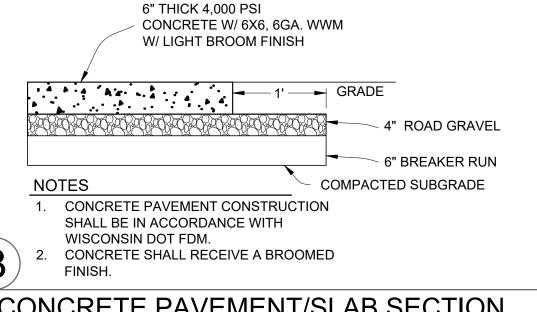
### STANDARD DUTY ASPHALT PAVEMENT



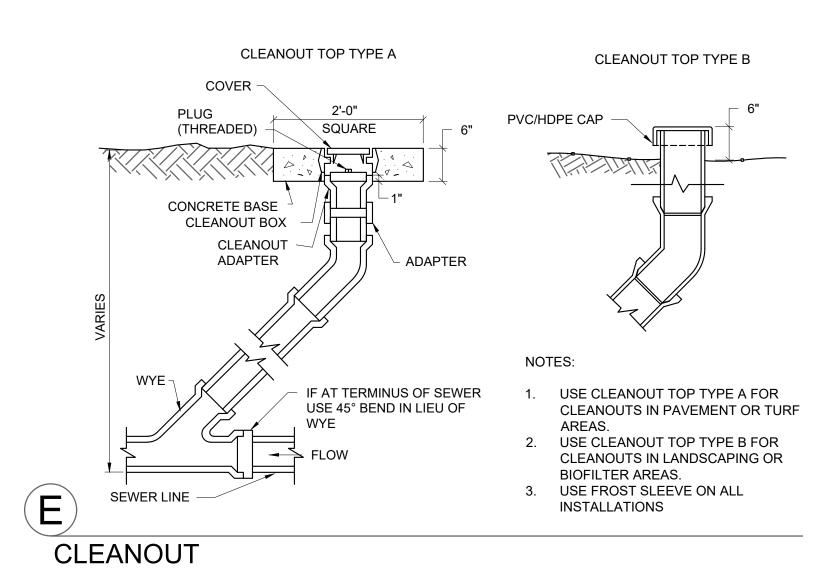
\_APRON GUARD POST DETAIL

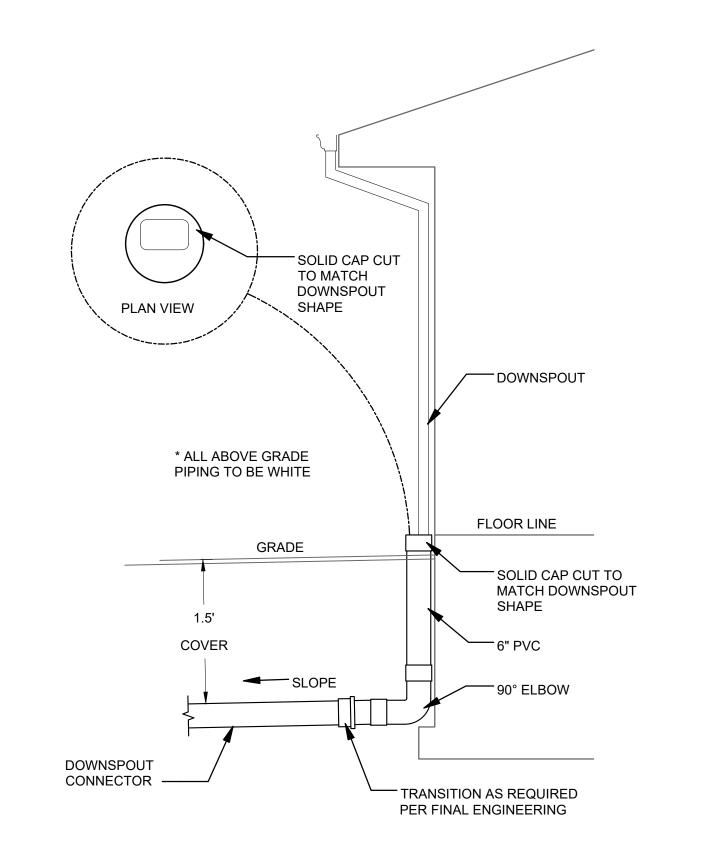


PIPE BOLLARD



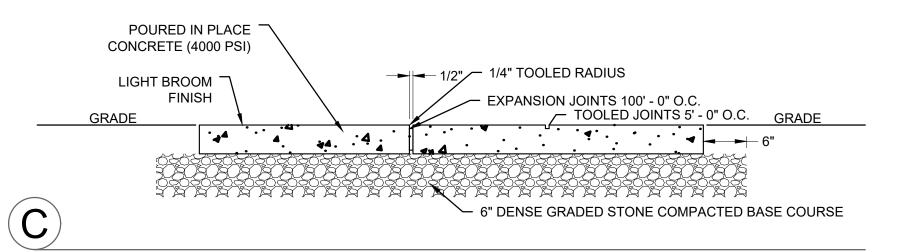




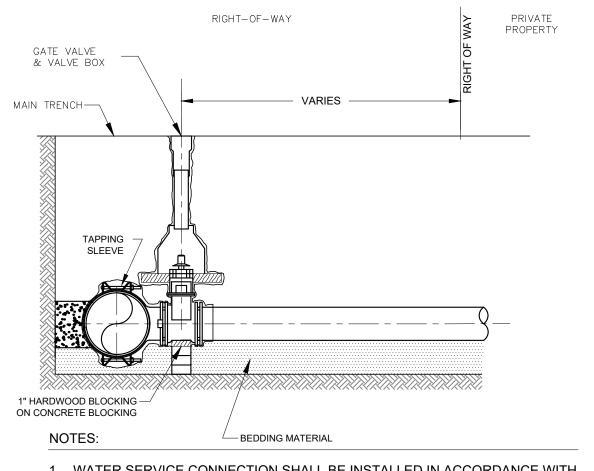


(G)

DOWNSPOUT DETAIL



**CONCRETE SIDEWALK** 



- 1. WATER SERVICE CONNECTION SHALL BE INSTALLED IN ACCORDANCE WITH THE STANDARD SPECIFICATION FOR SEWER & WATER CONSTRUCTION IN WISCONSIN.
- 2. DISTANCE FROM CURB STOP TO RIGHT OF WAY LINE VARIES BY MUNICIPALITY. CONTRACTOR SHALL CONTACT LOCAL PUBLIC WORKS/WATER DEPARTMENT TO COORDINATE CURB STOP PROXIMITY TO RIGHT OF WAY LINE.
- 3. PROVIDE FROST PROTECTION ON SERVICE BOX IN ACCORDANCE WITH STATE
- 4. PIPE MATERIAL SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPAL STANDARD.

LARGE SERVICE CONNECTION WITH TAPPING SLEEVE



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R.MACH O DRAWN BY:

**EXPEDITOR:** 

SUPERVISOR: PRELIMINARY NO:

CONTRACT NO: P24062 N W

30 DECEMBER 2024

#### SHEET KEY NOTES:

6' DIAMETER SPADE EDGE & 3" HARDWOOD MULCH; SEE DETAIL A THIS SHEET

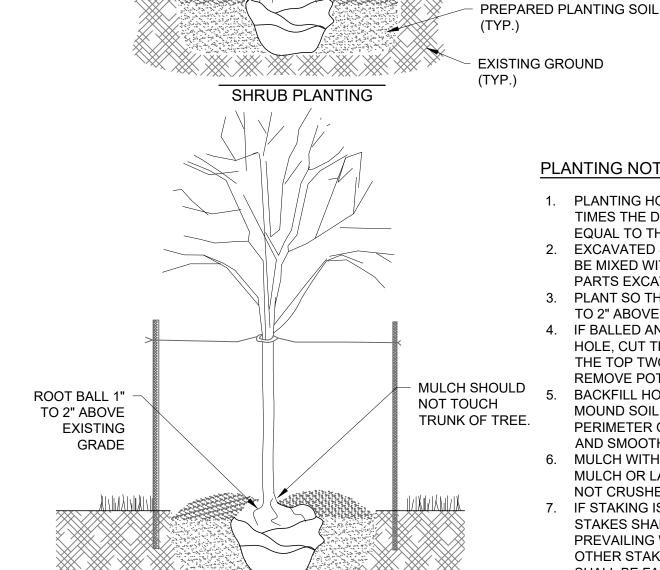
2 MATCH EXISTING LANDSCAPE BEDDING MATERIAL WHERE CONCRETE HAS BEEN REMOVED

#### PLANT TABLE

MULCH

(TYP.)

SYMBOL	COMMON NAME	SCIENTIFIC NAME	QUANTITY	SIZE
*	RED PINE	PINUS RESINOSA	5	6'
*	RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA 'RUSSIAN SAGE'	2	3'



#### PLANTING NOTES:

**EXISTING GRADE** 

(TYP.)

- 1. PLANTING HOLE SHALL BE A MINIMUM OF TWO TIMES THE DIAMETER OF THE ROOT BALL, AND 2. EXCAVATED SOIL FROM PLANTING HOLE SHALL BE MIXED WITH 1 PART POTTING SOIL TO 2
- PARTS EXCAVATED SOIL. 3. PLANT SO THAT THE ROOT COLLAR WILL BE 1"
- TO 2" ABOVE EXISTING GRADE. 4. IF BALLED AND BURLAPED, PLACE PLANT IN HOLE, CUT THE BALLING TWINE, AND PEEL BACK THE TOP TWO THIRDS OF BURLAP. IF POTTED
- REMOVE POT, AND PLACE PLANT INTO HOLE. BACKFILL HOLE WITH PREPARED SOIL, AND MOUND SOIL 2" TO 3" HIGH IN A RING AT THE PERIMETER OF THE EXCAVATED HOLE. WATER AND SMOOTH RING PRIOR TO MULCHING.
- 6. MULCH WITH 3" OF SHREDDED HARDWOOD MULCH OR LANDSCAPE STONE (RIVER ROCK,
- NOT CRUSHED STONE) 7. IF STAKING IS REQUIRED FOR TREES TWO STAKES SHALL BE USED ONE ON THE PREVAILING WIND SIDE OF THE TREE, AND THE OTHER STAKE ON THE OPPOSITE SIDE. STAKES SHALL BE FASTENED TO THE TREE USING RUBBER TUBING, OR NYLON STRAPPING.

LANDSCAPE NOTES

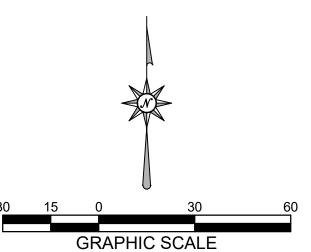
PLANTING DETAIL

- 1. DIAMETERS OF PLANT MATERIALS AS DRAWN ARE REPRESENTATIVE OF PLANTS AT OR NEAR MATURITY RATHER THAN AT INITIAL PLANTING SIZES.
- 2. THE PLANT LIST IS INTENDED AS A GUIDE FOR THE CONTRACTOR. IN THE EVENT OF DISCREPANCY BETWEEN THE NUMBER OF PLANTS ON THE PLANT LIST AND ON THE DRAWING, THE GREATER NUMBER SHALL
- ADJUSTMENTS IN LOCATIONS OF PLANT MATERIALS MAY BE NECESSARY DUE TO NEW OR EXISTING UTILITIES OR SITE OBSTRUCTIONS. REVIEW WITH ARCHITECT BEFORE ADJUSTMENTS ARE MADE.
- 4. ALL SHRUBS OCCURRING IN CONTINUOUS ROW OR FORMAL ARRANGEMENT SHALL HAVE UNIFORM HEIGHT, SPREAD AND HABIT OF GROWTH. FOR GROUNDCOVER LOCATIONS, FILL AREA WITH QUANTITY OF PLANTS DESIGNATED; EVENLY SPACED.
- 5. A MINIMUM OF 12" DEPTH OF 50% TOPSOIL AND 50% COMPOST SHALL BE PLACED IN ALL BED AREAS BY THE CONTRACTOR PRIOR TO PLANT INSTALLATION.

6. MULCH TREES WITH MIN. 3" DEPTH OF GRAVEL OR HARDWOOD MULCH AS NOTED ON PLAN AND PER DETAILS. MULCH SHALL EXTEND IN A CONTINUOUS LAYER WITHIN PLANTING BEDS FROM FACE TO FACE OF SITE STRUCTURES - WALKS, BUILDING, OR OTHER PLANT BED LIMITS.

TREE PLANTING

- PROTECT EXISTING LAWN AREAS; REPAIR ANY CONTRACT RELATED DAMAGE TO LAWN AREAS.
- THE CONTRACTOR SHALL MAINTAIN ALL PLANTS AND BEDS FOR A 60 DAY PERIOD AFTER ACCEPTANCE OF THE WORK BY THE ARCHITECT. THIS INCLUDES REGULAR WATERING, WEEDING AND MOWING.
- 9. THE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE-YEAR FROM DATE OF ACCEPTANCE. BEFORE END OF WARRANTY PERIOD CONTRACTOR SHALL REPLACE ALL TREES, SHRUBS OR PLANTINGS NOT ALIVE OR IN A HEALTHY GROWING CONDITION.
- 10. SEED ALL DISTURBED AREAS WITH WDot No. 40 GRASS





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6 P

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RPH PRELIMINARY NO: P24062 CONTRACT NO: 30 DECEMBER 2024

C.MYHRA

R.MACH

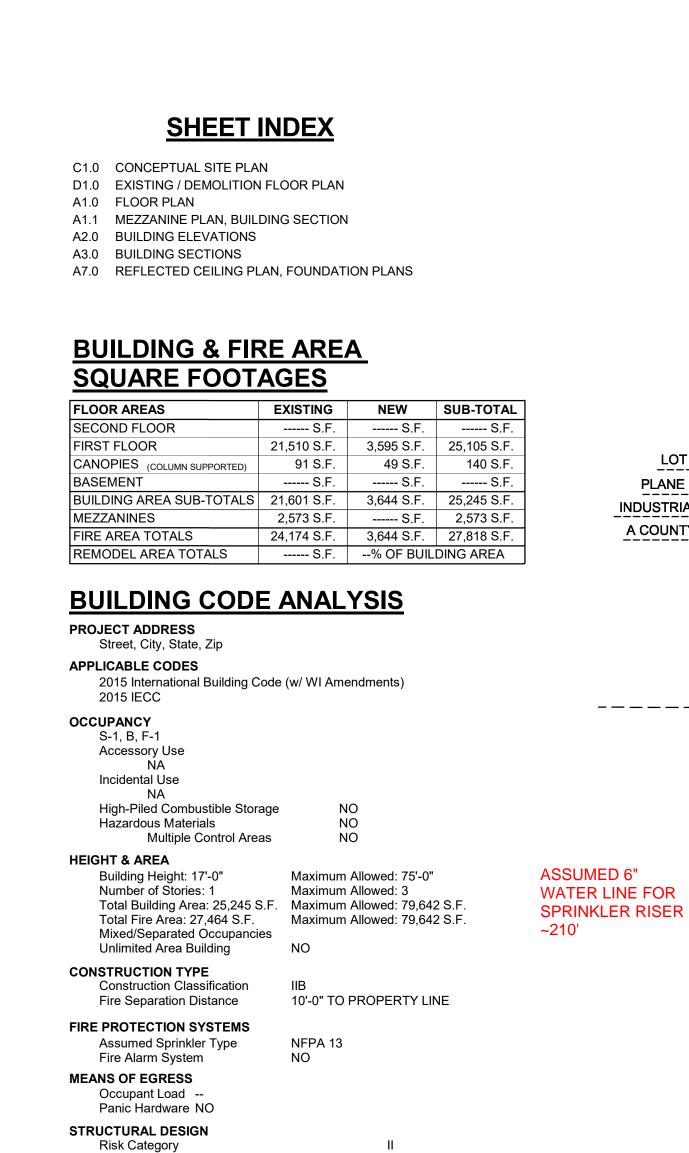


— EXISTING

PAVING -

<sup>∠</sup> FUEL

MEDIAN -



PLANE SITE

**INDUSTRIAL PARK** 

A COUNTY PLAT

31-CSM-13

15' BUILDING SETBACK LINE

**BENCHMARK:** 

ELEV 674.80

TOP NUT

ELEV 677.31

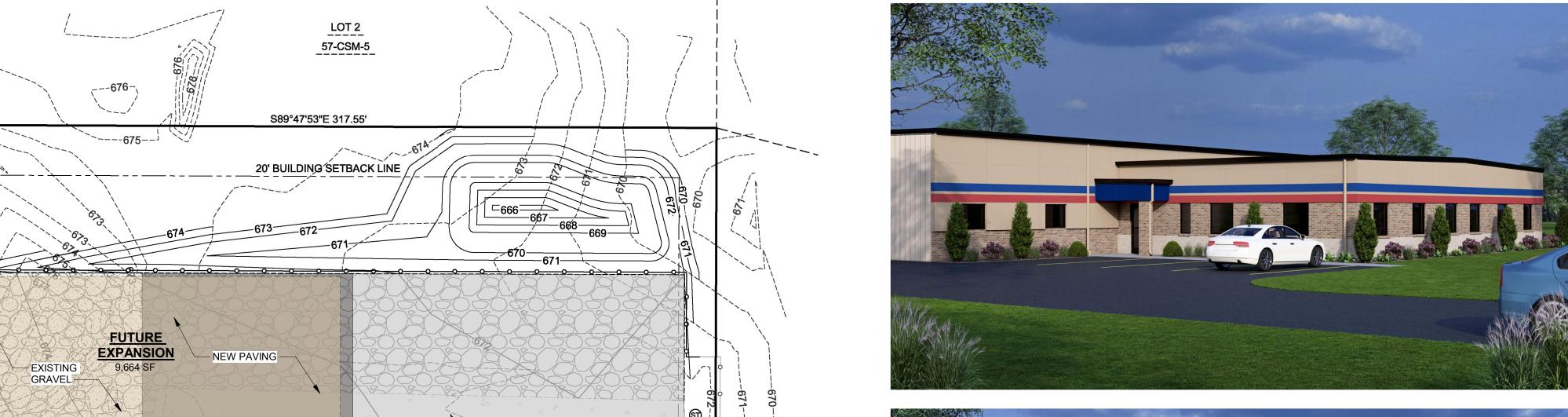
SPIKE IN POWER POLE

**PROPOSED** 

**ADDITION** 

PLANE SITE BOULEVARD

**EXISTING** BUILDING

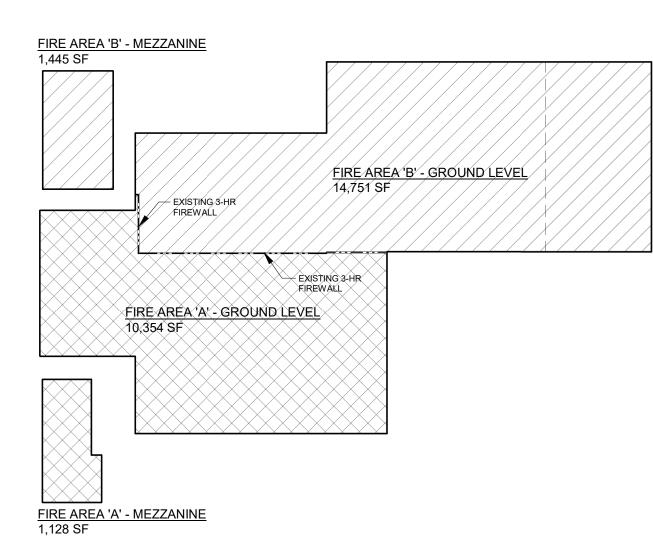


PLANE SITE

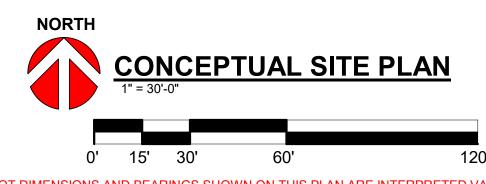
**INDUSTRIAL PARK** 

A COUNTY PLAT





**FIRE AREA KEY** 



THE LOT DIMENSIONS AND BEARINGS SHOWN ON THIS PLAN ARE INTERPRETED VALUES. BACKGROUND INFORMATION TAKEN FROM LOCAL GIS DATE. AERIAL IMAGERY AND/OR CLIENT PROVIDED INFORMATION, EASEMENTS, STREAMS AND ROADS ARE APPROXIMATE IN NATURE. FOLLOW UP INVESTIGATION WITH

PROPOSED FOR:

YES/NO

# IDEAL AIR HEATING & COOLING

DE PERE,

Roof Live Load

Wood Truss

Wind Loads

**PLUMBING SYSTEMS** Mens WC Required Womens WC Required Drinking Fountain Required

SITE CONTENT

**Building Size** 

Hard Surface Green Space

Parcel Size (Approx.)

Hard Surface Setback

Greenspace Requirement

Parking Provided Area of Disturbance

Property Zoning

Coverage Limit

Parking Required

Refuse Enclosure

Setbacks

Wind Load

Surface Roughness

**Exposure Category** 

Earthquake Load Criteria

Soil Site Class

Other Source

**SITE INFORMATION** 

Ambulatory Stall Required

Snow Load Criteria

Walk-on IMP Ceiling Live Load

Live Load

Bottom Chord Load Mezzanine/Second Floor/Basementoor/Mezz

Point Load (Partition)

Ground Snow Load (Pg)

NO SINGLE PIECE OF EQUIPMENT OVER 400,000 BTU NO BOILERS OVER 15PSI AND 10 HORSEPOWER

50,221 S.F.

37,597 S.F.

112,940 S.F.

-,--- S.F.

44.47%

33.29%

FY -'--" SY -'--" RY -'--"

Exposure Factor (Ce)

Thermal Factor (Ct)

**WISCONSIN** 



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**1003** co,

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	6	12.16.2024	ACM
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PROJECT MANAGER **DESIGNER** INTERIOR DESIGNER:

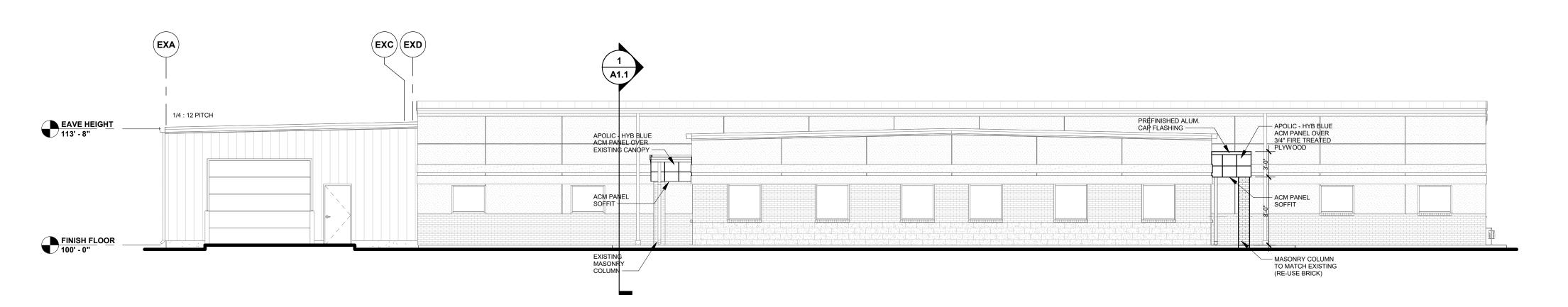
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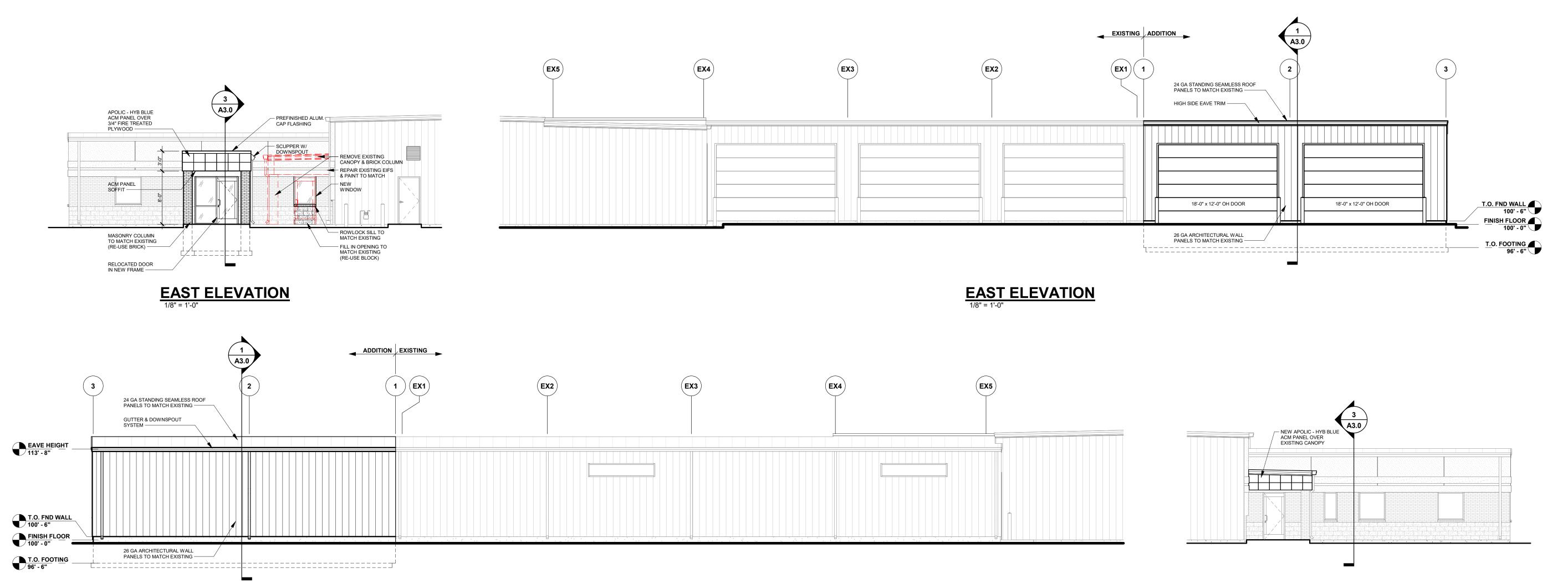
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CONTRACT NO:

02.22.2024



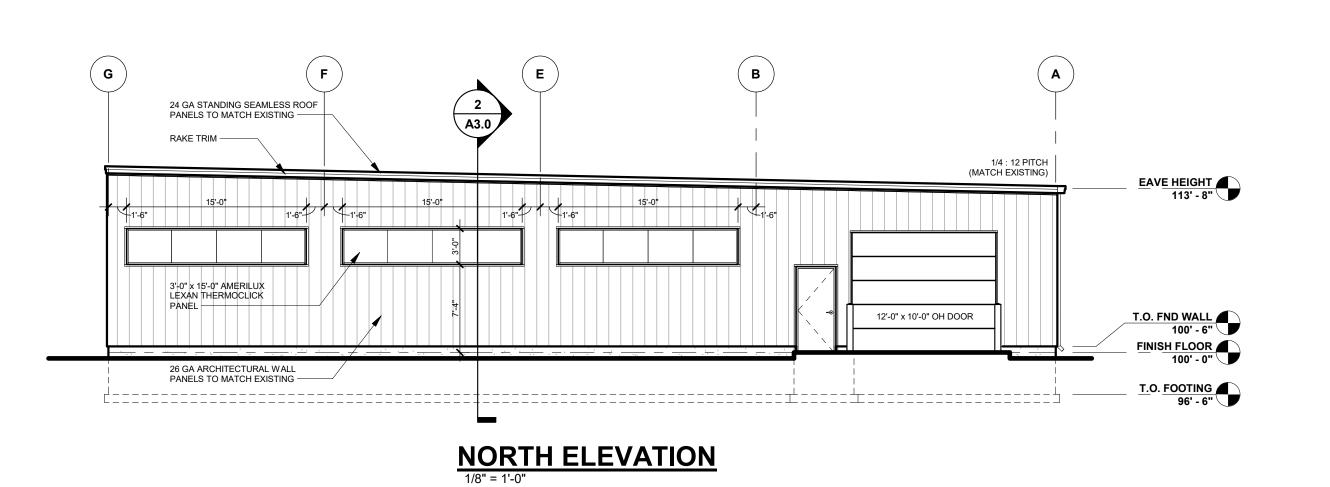
## SOUTH ELEVATION 1/8" = 1'-0"



WEST ELEVATION

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

1/8" = 1'-0"



DOOR & WINDOW VALUES				
WINDOWS:	U VALUE SHGC VT	0 0 0		
DOORS: (SWINGING)	U VALUE	0.38		
O.H. DOORS: (NON-SWINGING)	U VALUE	0.15		
DOORS: (>50% GLAZING)	U VALUE SHGC VT	0 0 0		

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WISCONSIN

COOLING රේ

HEATING AIR

FOR:

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	5	12.04.2024	ACM	
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PROJECT MANAGER: C. MYHRA				
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_	PROJECT MANAGER:			
2	C. MYHF			
	DESIGNER:			
	S. KLESS			
)	INTERIOR DESIGNER:			
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DRAWN BY: **EXPEDITOR:** 

**SUPERVISOR**:

> PRELIMINARY NO: P24062 CONTRACT NO:

DATE:

02.22.2024

