VILLAGE OF HOBART
GREATNESS IS GROWING

Village of Hobart – www.hobartwi.gov
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 August 20th 2025 at 5:30 P.M. at the Village Office (2990 South Pine Tree Road). NOTICE OF POSTING: Posted this 15th day of August, 2025 at the Hobart Village Office and on the village website.

MEETING NOTICE – SITE REVIEW COMMITTEE

Date/Time: Wednesday August 20th 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 June 18th 2025 (Page 3)
4. Public Comment on Non-Agenda Items

ACTION ITEMS

5. DISCUSSION AND ACTION – Request for new exterior processing equipment (1001 Fernando Drive; HB-337) (Page 5)
Green Bay Converting, located at 1001 Fernando Dr., is proposing the installation of four Regenerative Thermal Oxidizer (RTO) units to assist with the processing of their everyday production / operations. The proposed RTOs will be located along the east elevation of the existing building.

6. DISCUSSION AND ACTION - Request for a 1,800 square foot accessory building (780 Centerline Drive, HB-2679) (Page 14)
EMT International, located at 780 Centerline Dr., is proposing an accessory building of 1,800 square feet to be constructed on site and used for a temporary basis (not to exceed 4 years). This building would be located adjacent to and on the north side of the existing principal building.

7. DISCUSSION AND ACTION – Request to consider a 200-unit, 10-building leased residential development with associated site improvements (1200 Block Lear Lane; HB-347) (Page 28)
PDK Investments, LLC is proposing to construct a third phase to their development which would consist of 10-20-unit two story buildings totaling 200 new leased residential units. Additionally, there are 10-16 unit detached garage buildings to accommodate the 20-unit buildings as these buildings only contain 4 attached garages per structure. Access to the new phase will utilize the existing ingress/egress from Lear Ln. that serves the existing development with a secondary ingress/egress proposed along Orlando Dr.

8. DISCUSSION AND ACTION – Request for new wall signage at Hillcrest Elementary School (4193 Hillcrest Road; HB-712) (Page 86)
Hillcrest Elementary School, located at 4193 Hillcrest Dr., is nearing the completion of a substantial addition / renovation project and requests to install a 40 square foot wall mounted Electronic Message Center (EMC) on the front (east) building elevation facing Hillcrest Road.

9. DISCUSSION AND ACTION – Request for revisions to the proposed freestanding sign located at La Petite Acadaemy (4275 Hillcrest Road.; HB-713) (Page 93)
La Petite Acadaemy is an operating day care facility (formerly Shining Stars Children and Education Center) and is submitting for review and action of revision to the proposed freestanding sign.

10. DISCUSSION - Items for future agenda consideration

11. ADJOURN

_____

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: www.hobart-wi.org. 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
GREATNESS IS GROWING

Village of Hobart Site Review Committee Minutes
Hobart Village Office; 2990 S. Pine Tree Rd, Hobart, WI
Wednesday, June 18, 2025 – 5:30 pm

MEETING MINUTES – SITE REVIEW COMMITTEE

Date/Time: Wednesday June 18, 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, Tom Tengowski, Tammy Zittlow and Dave Dillenburg were present. Excused: Rick Nuetzel, Steve Riley, and Peter Zobro

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 line item six (6) to the correct address of 1195 Flight Way Drive not 1195 Plane Site Blvd. MOTION: Dillenburg SECOND: Zittlow MOTION APPROVED: 4-0

3. Approve Minutes of May 21st 2025 (Page 2). Motion by Tengowski to approve the May 21, 2025 minutes, Seconded by Baranczyk, but he would like to point out that in the minutes, his name has one too many letters in line item two (2). Motion approved 3-0, 1 abstained (Zittlow).

4. Public Comment on Non-Agenda Items. None

ACTION ITEMS

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.

Discussion of the requested 16,805 square foot building addition and associated site improvements with the following conditions:

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 Site Review Committee (SRC).
3. The lock on the access gate shall have a key for the access gate onsite for the fire department.

Motion by Baranczyk to approve the addition as proposed with the above conditions, Seconded by Zittlow. Motion approved 4-0.

6. DISCUSSION AND ACTION - Request for a 3,800 square foot building addition and associated site improvements - 1195 Flight Way Dr. (HB-1491-L-4-A). 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.

Discussion of the requested 3,800 sf. Building addition and associated site improvements with the following conditions:

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 4 deciduous trees along the right-of-way of Flight Way Dr. (requires 3 new trees with 1 to the west of the driveway and 2 to the east of the driveway); subject to variation if utilities prohibit condition from taking place, then it will come back to Staff for approval.
3. Any refuse or recycling containers located on site will need to be enclosed per Village Code. Any proposed enclosure shall have plans submitted to Staff for approval and materials shall be compatible with the principal structure (any chain-link fence shall have privacy slats).
4. 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.

Motion by Tengowski to approve the addition as proposed with the above conditions, Seconded by Baranczyk. Motion approved 4-0.

7. DISCUSSION - Items for future agenda consideration. Will be looking at changing/creating an ordinance for electronic message center on the sides of buildings – only permittable as ground signage.

8. ADJOURN Motion by Dillenburg to adjourn the meeting, Seconded by Zittlow; Motion approved 4-0. Meeting adjourned at 6:15 pm.

Respectfully submitted by Amanda Wangerin, Village Deputy Clerk

VILLAGE OF HOBART
GREATNESS IS GROWING

TO: Site Review Committee **RE: Green Bay Converting, 1001 Fernando Dr.; HB-337; Processing Equipment**

FROM: Todd Gerbers, Director of Planning and Code Compliance **DATE:** August 20, 2025

ISSUE: Discussion and action on a request for new exterior processing equipment located at 1001 Fernando Dr.

RECOMMENDATION: Staff recommends conditional approval based on staff recommendation and any conditions the Committee may identify.

GENERAL INFORMATION

1. Owner/Developer: Green Bay Converting
2. Applicant/Agent: Karl "Pudge" Schuh / Schuh Construction, Inc.
3. Address/Parcel: 1001 Fernando Dr. / HB-337
4. Zoning: I-1: Limited Industrial District
5. Use: Day Care Center

BACKGROUND

Green Bay Converting, located at 1001 Fernando Dr., is proposing the installation of four Regenerative Thermal Oxidizer (RTO) units to assist with the processing of their everyday production / operations. The proposed RTOs will be located along the east elevation of the existing building.

Green Bay Converting is required to install some RTOs to be in compliance with the EPA standards. From what Staff is being told, these units burn off some pollutants from their operations / processes before it can become airborne. The stacks from these units will be at a height of 45 feet from grade, and in comparison, the eave height of the existing building is 30 feet (35 feet at the ridge). The unit that will be closest to the street will be set back approximately 400 feet and located along the east side of the existing building.

The applicant has received approval from the Austin Straubel International Airport and is currently working to obtain approvals from both the FAA and the EPA. Any approval of these RTO installations shall be contingent upon the property owner and/or agent obtaining the necessary approvals from both the FAA and EPA prior to commencement of any work on these units.

RECOMMENDATION/CONDITIONS

Staff recommends approval of the proposed 4 RTO units to be located along the east elevation of the existing building and in accordance with the submitted drawings subject to the following condition(s):

1. Property owner and/or agent shall obtain the necessary approvals from both the FAA and EPA prior to commencement of any work on these units.

DESIGN / BUILD
GENERAL CONTRACTING
STEEL FABRICATION

BUTLER METAL BUILDINGS

Schuh CONSTRUCTION, INC.
Established 1976
N9351 Isaar Road, Seymour, WI 54165 / T:920.833.6465 / F:920.833.2158 / www.schuhconstruction.com

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Return upon request.

PROJECT:
CNG - FERNANDO
REGENERATIVE THERMAL OXIDIZERS
1001 FERNANDO DRIVE
HOBART, WI 54115

PROJECT NO.:
S25-9

SHEET NO.:
AC1.0

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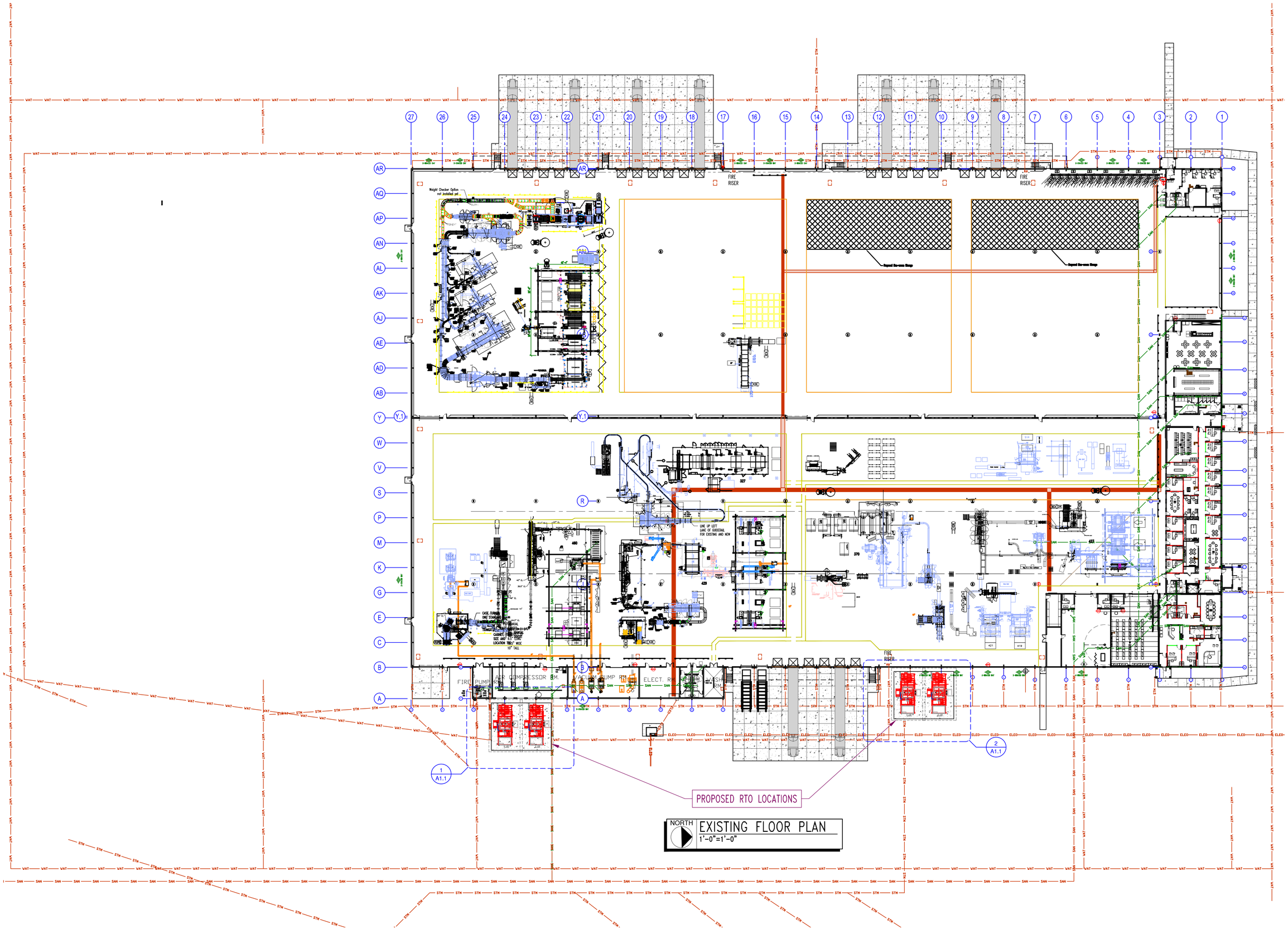

NORTH

EXISTING FLOOR PLAN

1'-0"=1'-0"

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1001 FERNANDO DRIVE
HOBART, WI 54115

PROJECT NO.:
S25-9

SHEET NO.:
A1.0

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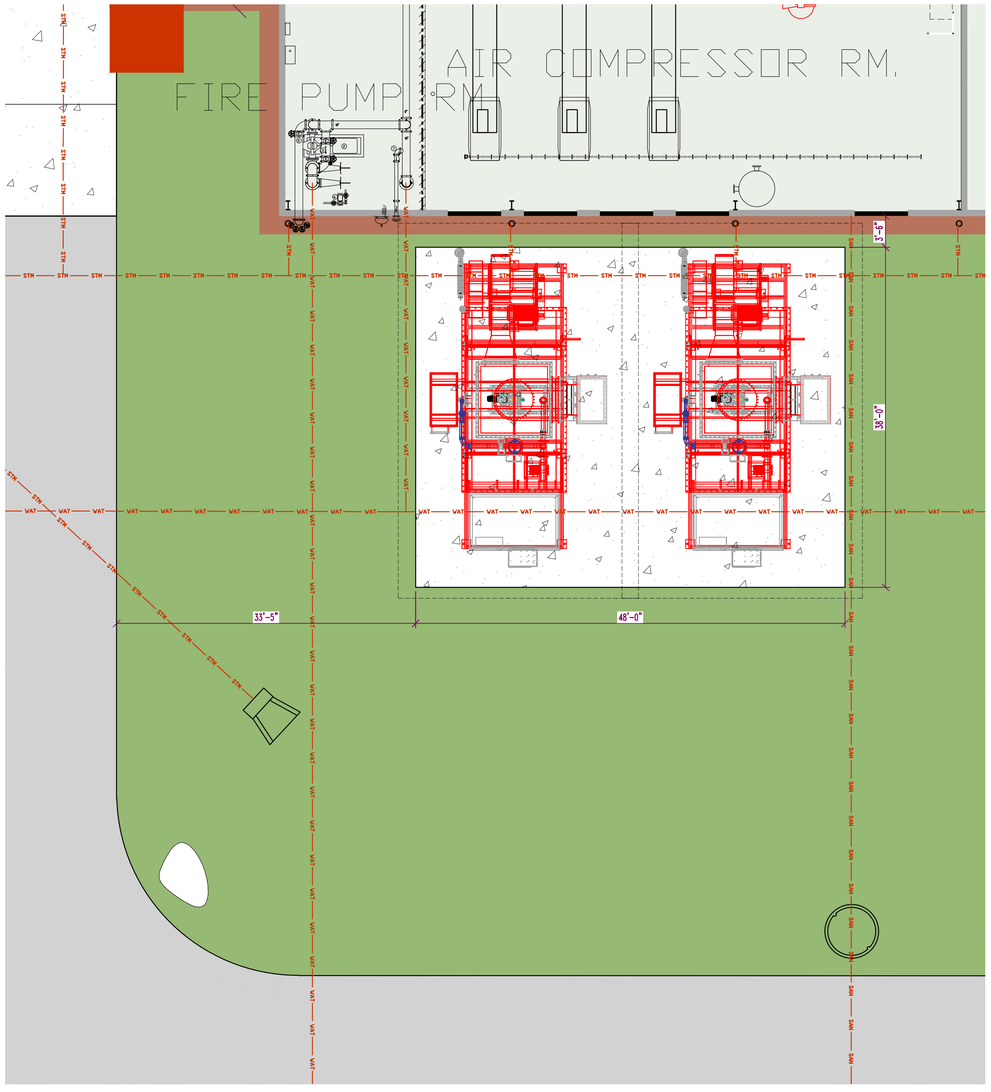
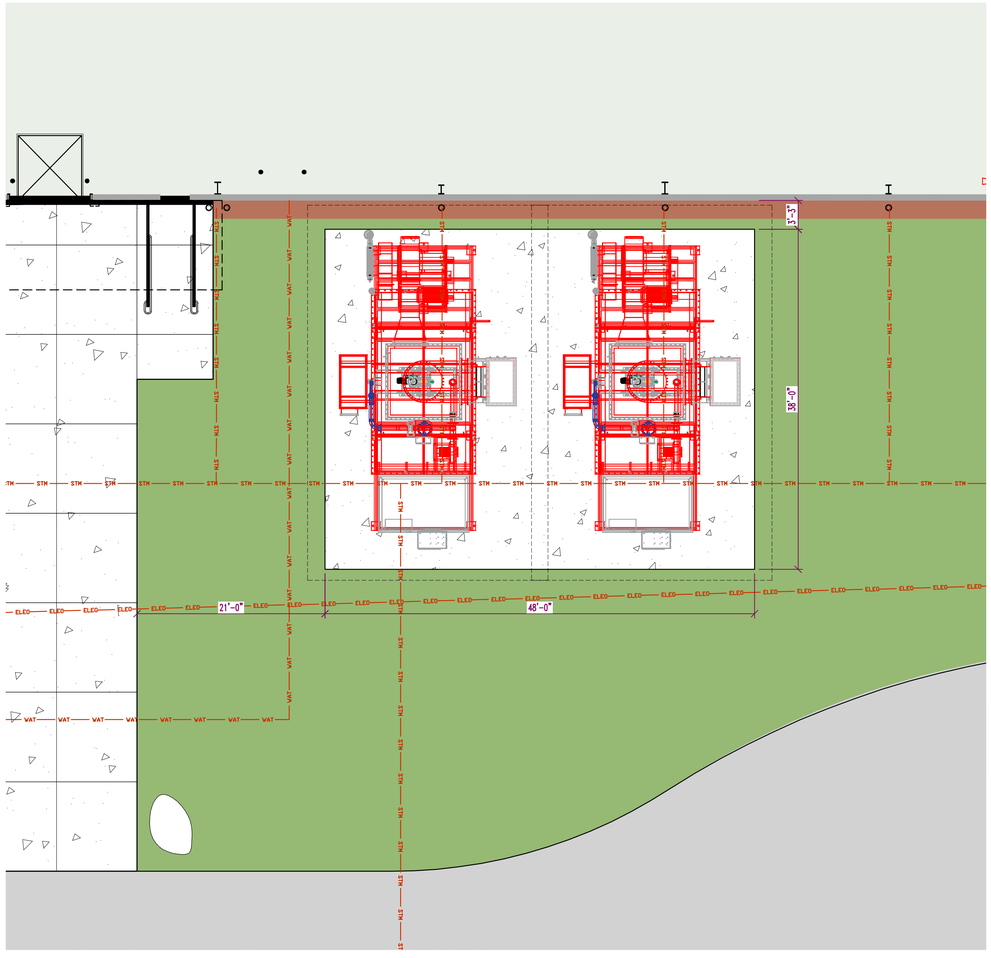


NORTH SOUTH RTO LOCATION
1/8" = 1'-0"

ELECTRICAL TO BE CONFIRMED



NORTH NORTH RTO LOCATION
1/8" = 1'-0"

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HOBART, WI 54115

PROJECT NO.:
S25-9

SHEET NO.:
A1.1

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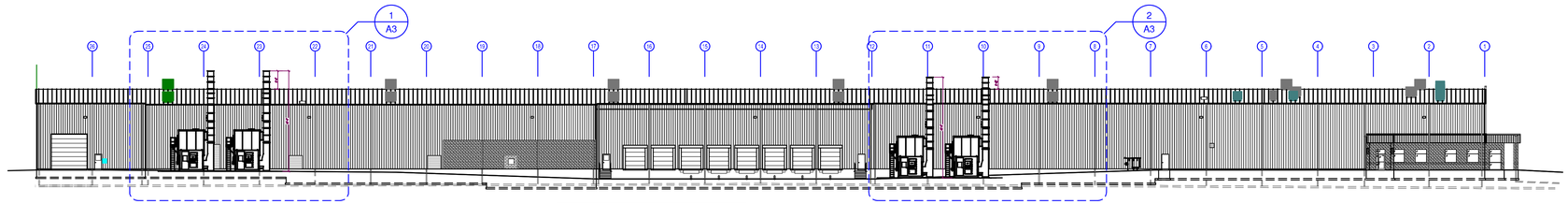
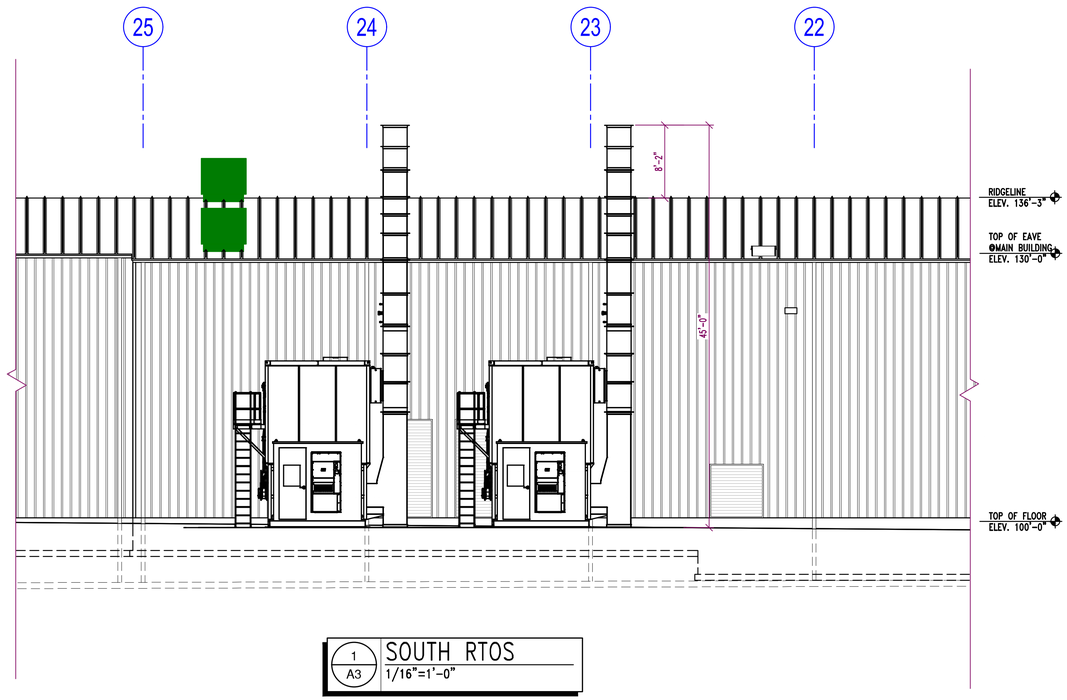
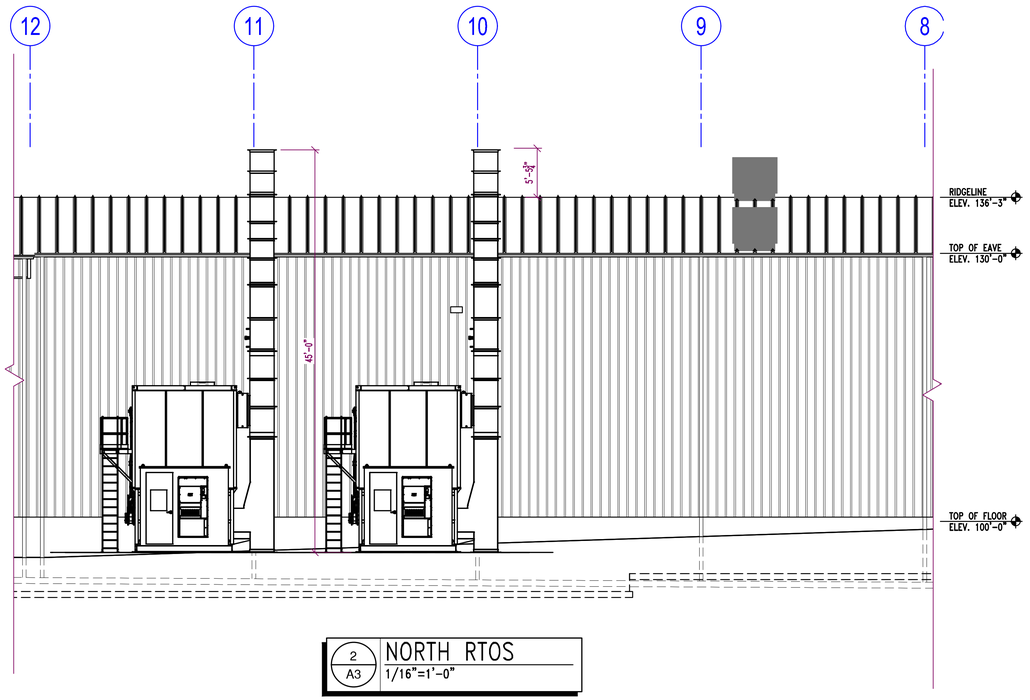


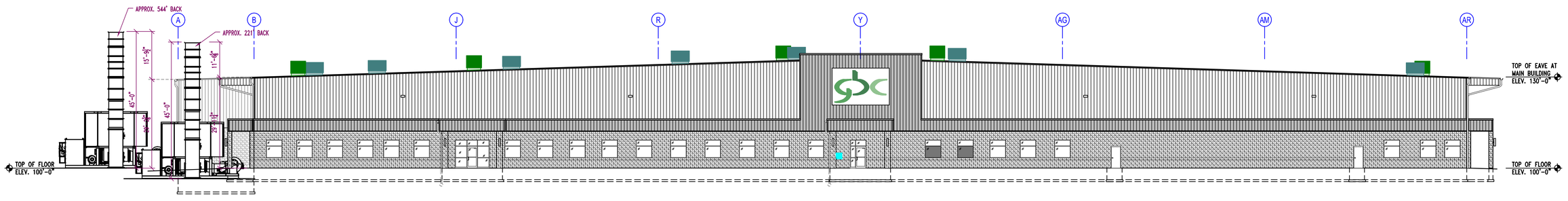
OVERALL EAST
1"=30'-0"



1 A3 SOUTH RTOS
1/16"=1'-0"



2 A3 NORTH RTOS
1/16"=1'-0"



NORTH ELEVATION
1/16"=1'-0" LOOKING SOUTH

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HOBART, WI 54115

PROJECT NO.:
S25-9

SHEET NO.:
A3

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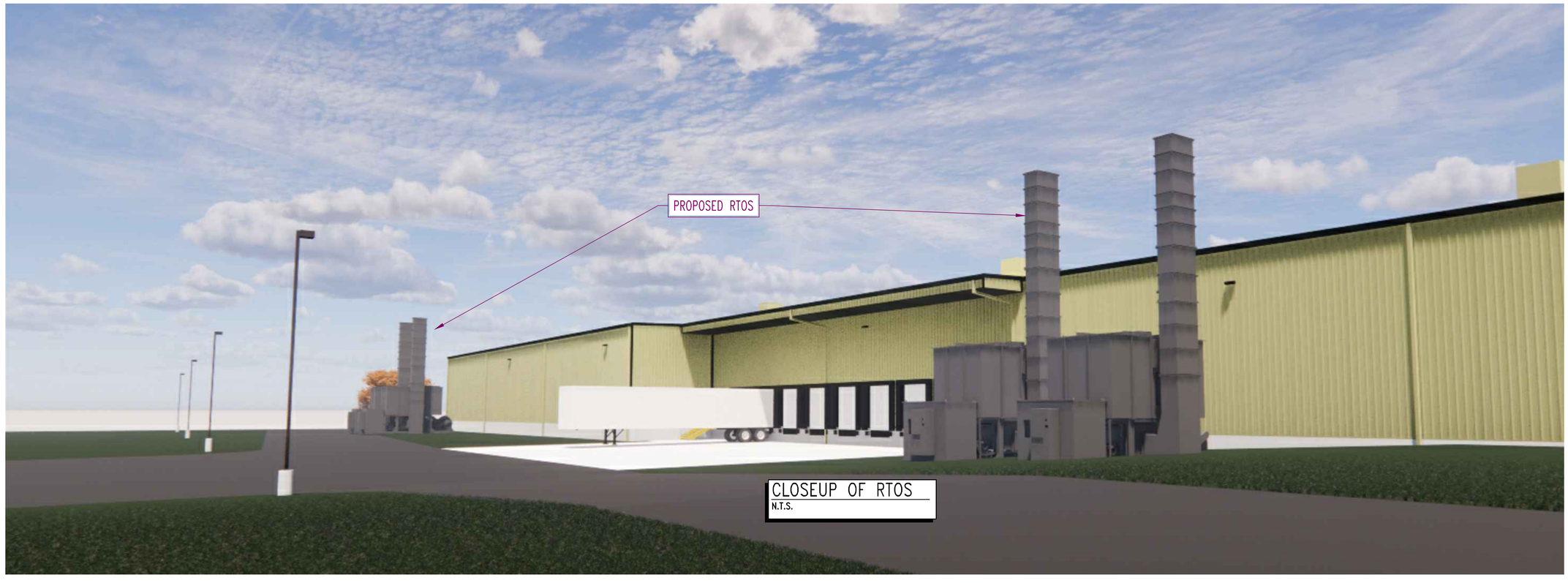
NE CORNER PERSPECTIVE
N.T.S. FROM FERNANDO DR



CLOSEUP OF RTOS
N.T.S.

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BUTLER METAL BUILDINGS
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S25-9

SHEET NO.:
A4

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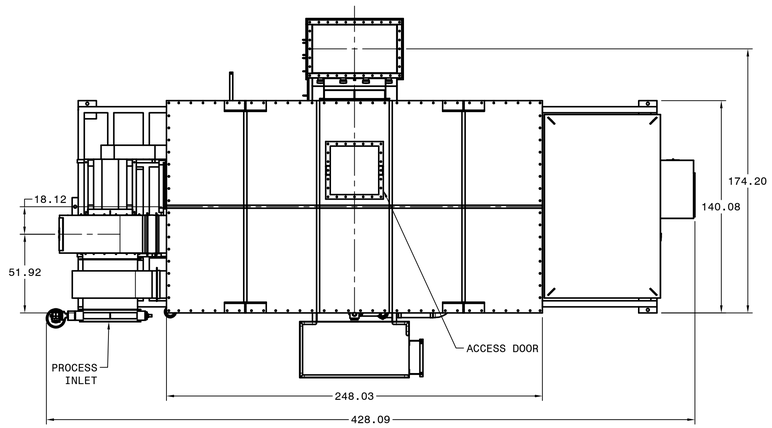

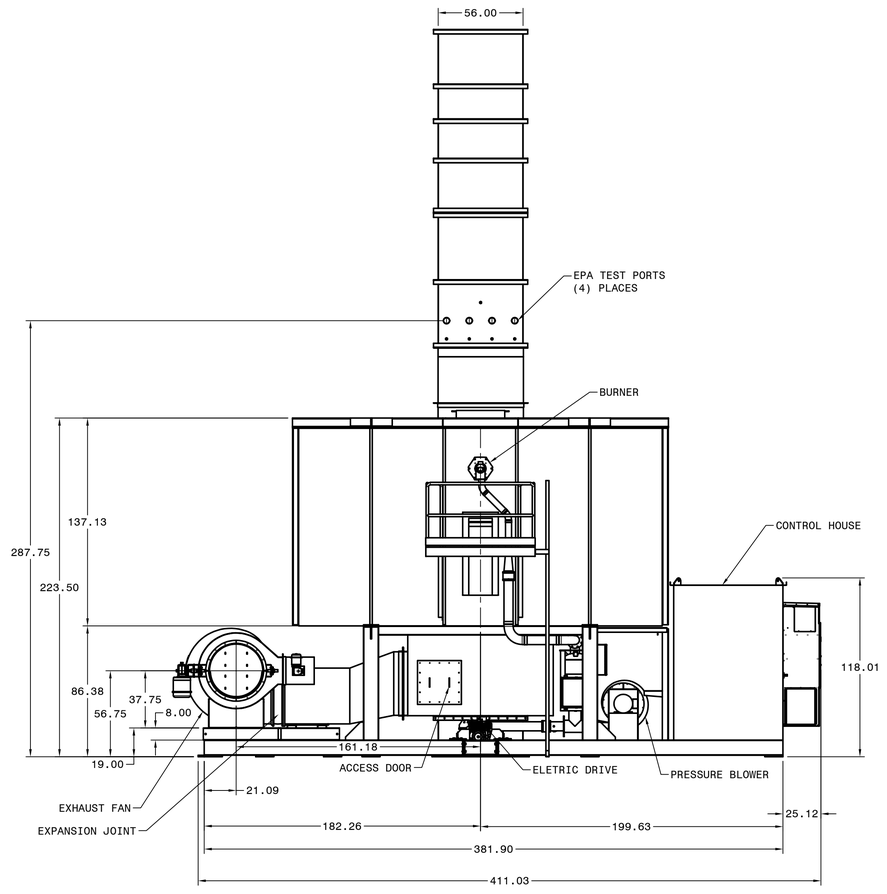

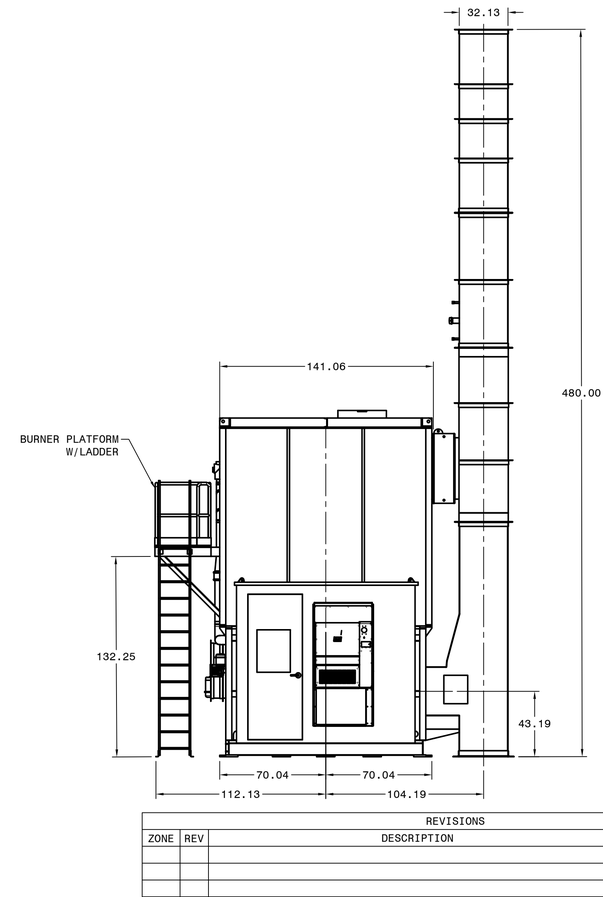

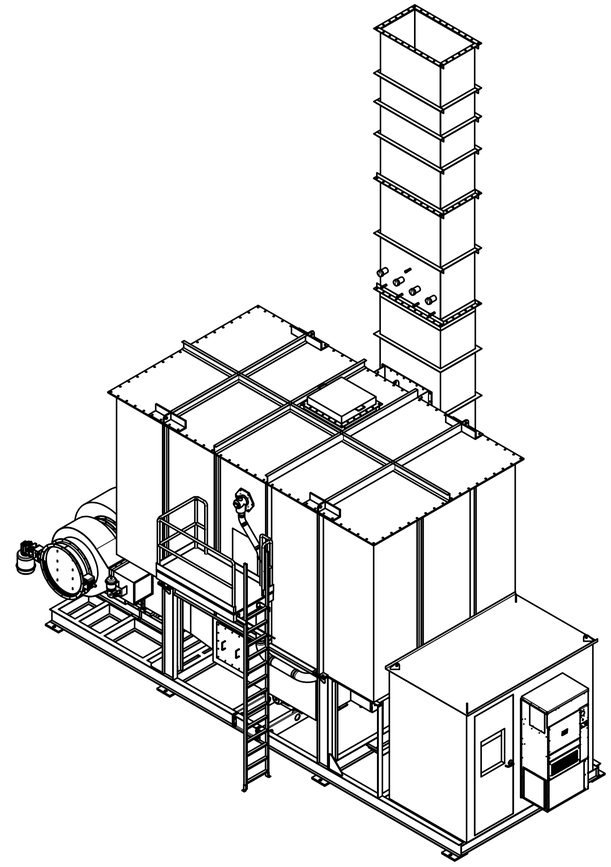

NOTES:
1. ADEQUATE SUPPORT MUST BE SUPPLIED BY CUSTOMER AT ALL THE FOOT LOCATIONS. OXIDIZER MUST LAY FLAT AND LEVEL TO +/- 3 MM [+/- .125"] IN ORDER FOR DUCTWORK AND FIELD JOINTS TO FIT CORRECTLY.

2. ALL INTERCONNECTING DUCTWORK NOT SHOWN IS BY CUSTOMER. MUST BE DESIGNED FOR -20" WC OR HAVE ADEQUATE PRESSURE RELIEF.

3. ALL CUSTOMER DUCTWORK MUST HAVE ADEQUATE EXPANSION PROVISIONS AND MUST BE INDEPENDENTLY SUPPORTED.

4. CUSTOMER IS RESPONSIBLE TO ENSURE:
   A) DUCT FROM PROCESS TO OXIDIZER SHALL NOT EXCEED 2" W.C. STATIC PRESSURE LOSS.
   B) DUCT RUNS FROM PROCESS TO OXIDIZER SHALL BE PROTECTED FROM THE FORMATION OF CONDENSATION.
   C) DUCT RUNS FROM PROCESS TO OXIDIZER DUCTWORK TO BE OF AIRTIGHT CONSTRUCTION.

5. WEIGHTS -- SEE FOUNDATION PLAN

6. RTO CAPACITY 20,000 SCFM

7. MINIMUM OPENING THROUGH WHICH EQUIPMENT MUST BE TRANSPORTED:
   14' WIDTH X 14' HEIGHT.

8. PAINT COLORS:
   #15 CHARCOAL GRAY -- MAINBASE STRUCTURAL FRAME, CONTROL HOUSE, MEDIA TOWER/COMBUSTION CHAMBER
   #15 CHARCOAL GRAY -- EXHAUST STACK, VOC CHAMBER

WEIGHT: 4.261E+05 lbmass

REVISIONS				
ZONE	REV	DESCRIPTION	APVD	DATE

TOLERANCES
DECIMAL
X.X +-.100
X.XX +-.050
X.XXX +-.025
∠ +- 30'
UNLESS SPECIFIED

	BY	DATE
DWN	LPK	7/8/25
APVD		

THIRD ANGLE PROJECTION

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KONO KOGS, INC.

TITLE: GENERAL ARRANGEMENT, CLEAN SWITCH, CS-200, CNG

DRAWING NUMBER: 2504MT20-000-0501 REV: 00

SCALE 1:50 | DO NOT SCALE DRAWING | SHEET 1 OF 1 | SIZE D

INSTALLED LOADING						
PAD 1	A	B	C	D	E	F
DEAD LOAD	1320 LBS (600 KG)	1320 LBS (600 KG)	1320 LBS (600 KG)	1320 LBS (600 KG)	1320 LBS (600 KG)	1320 LBS (600 KG)

PAD 2	A	B
DEAD LOAD	21500 LBS (9752 KG)	21500 LBS (9752 KG)

PAD 3	A	B
DEAD LOAD	21500 LBS (9752 KG)	21500 LBS (9752 KG)

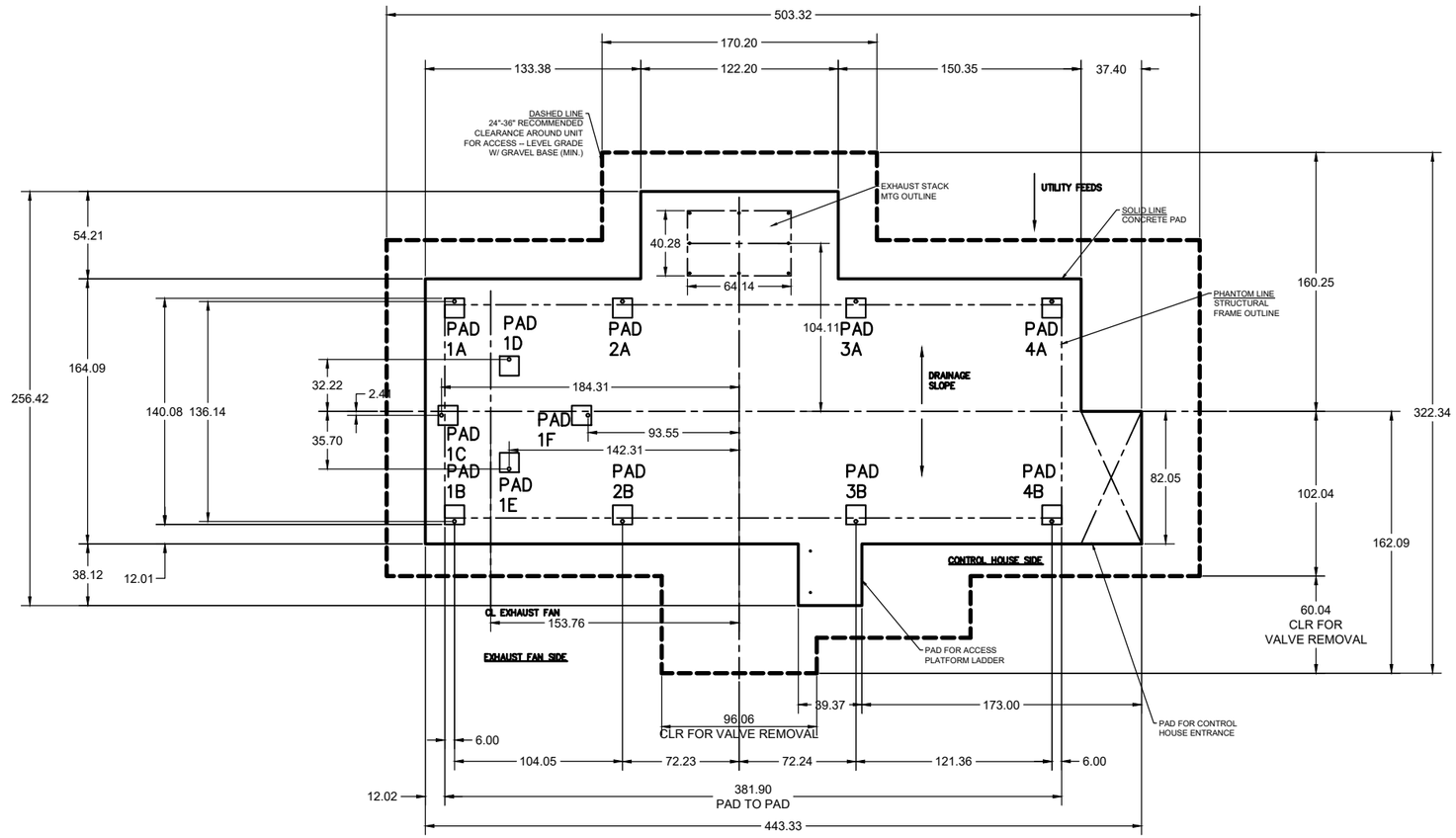
PAD 4	A	B
DEAD LOAD	4000 LBS (1814 KG)	4000 LBS (1814 KG)

EXHAUST STACK	
DEAD LOAD	9500 LBS (4309 KG)

SHIPPING/LIFTING LOADS

MEDIA CHAMBER	
DEAD LOAD	75000 LBS (34019 KG)

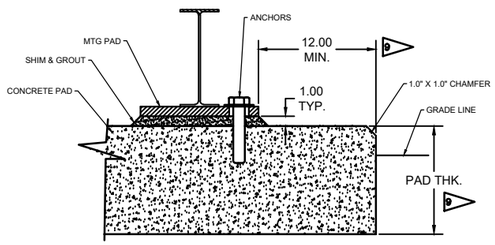
BASE SKID/ASSY (INCLUDES EXH FAN, CONTROL HOUSE, VALVE, GAS TRAIN, ETC.)	
DEAD LOAD	28920 LBS (12210 KG)

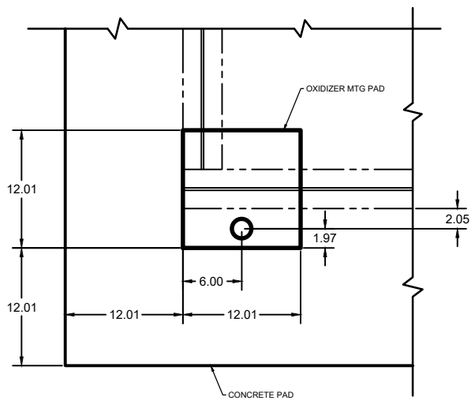


NOTES:

It is the customer's responsibility to engineer the structural support of the Oxidizer. For the customer's convenience, a few guidelines are listed below;

1. CONTRACTOR SHALL CURE AND PROTECT CONCRETE FOR AT LEAST 7 DAYS.
2. IF A CONTINUOUS CONCRETE SLAB IS POURED, SURFACE TO BE PLANE ± 6MM [± 1/4"].
3. PLANE OF CONCRETE SURFACE MAY BE SLOPED FOR DRAINAGE. SLOPE SHALL NOT EXCEED 1.5MM/305MM [1/16"/FT].
4. SURFACE OF CONCRETE SHALL BE FLOATED SMOOTH. TROWEL, OR LIGHT BROOM FINISH ALSO ACCEPTABLE.
5. ANCHORS FOR OXIDIZER SHALL BE HILTI "KWIK BOLT" OR EQUAL – DRILLED IN PLACE AFTER OXIDIZER IS SET.
6. ANCHORS FOR EXHAUST FAN SHALL BE HILTI "ADHESIVE" OR EQUAL – DRILLED INTO CONCRETE (ARRANGEMENT 8 ONLY). FOLLOW FAN MANUFACTURES GUIDELINES FOR TYPE & PLACEMENT OF SHIMS.
7. OXIDIZER AND EXHAUST FAN SHALL SET ON PRIMED CS SHIMS NOT TO EXCEED 50mm [2"] IN THICKNESS. SHIM AREA TO MATCH PAD SIZES ON OXIDIZER. TOP OF ALL OXIDIZER SHIMS TO BE AT SAME ELEVATION ± 1.5MM [± 1/16"].
8. EXHAUST STACK/PUFF CHAMBER SHALL SET ON PRIMED CARBON STEEL SHIMS. STACK/PUFF CHAMBER TO BE ANCHORED TO CONCRETE WITH HILTI "ADHESIVE" ANCHORS OR EQUAL DRILLED INTO CONCRETE.
9. DISTANCE FROM OXIDIZER MOUNTING PAD TO EDGE OF CONCRETE TO BE 305MM [12.0"] -- OR THE THICKNESS OF CONCRETE (I.E. [14.0"]) -- WHICHEVER IS GREATER.
10. FAN FOUNDATION MUST PROVIDE A MIN. CONCRETE WEIGHT EQUAL TO (5) TIMES THE WEIGHT OF FAN (ARRANGEMENT 8 FAN ONLY).
11. CEMENTITIOUS GROUT SHALL BE NON-SHRINK, NON-METALLIC GROUT AS MANUFACTURED BY FIVE STAR PRODUCTS INC. (FIVE STAR GROUT), OF MASTER BUILDERS (MASTERFLOW 928) APPLIED IN STRICT ACCORDANCE WITH THE MANUFACTURES INSTRUCTIONS.





TYPICAL MTG PAD DETAIL
SCALE: 1/6

REVISIONS				
ZONE	REV	DESCRIPTION	APVD	DATE

TOLERANCES UNLESS SPECIFIED: DECIMAL X.X +-.100, X.XX +-.050, X.XXX +-.025, ∠ +-30'

THIRD ANGLE PROJECTION

	BY	DATE
DWN	DPR	5/1/25
APVD		

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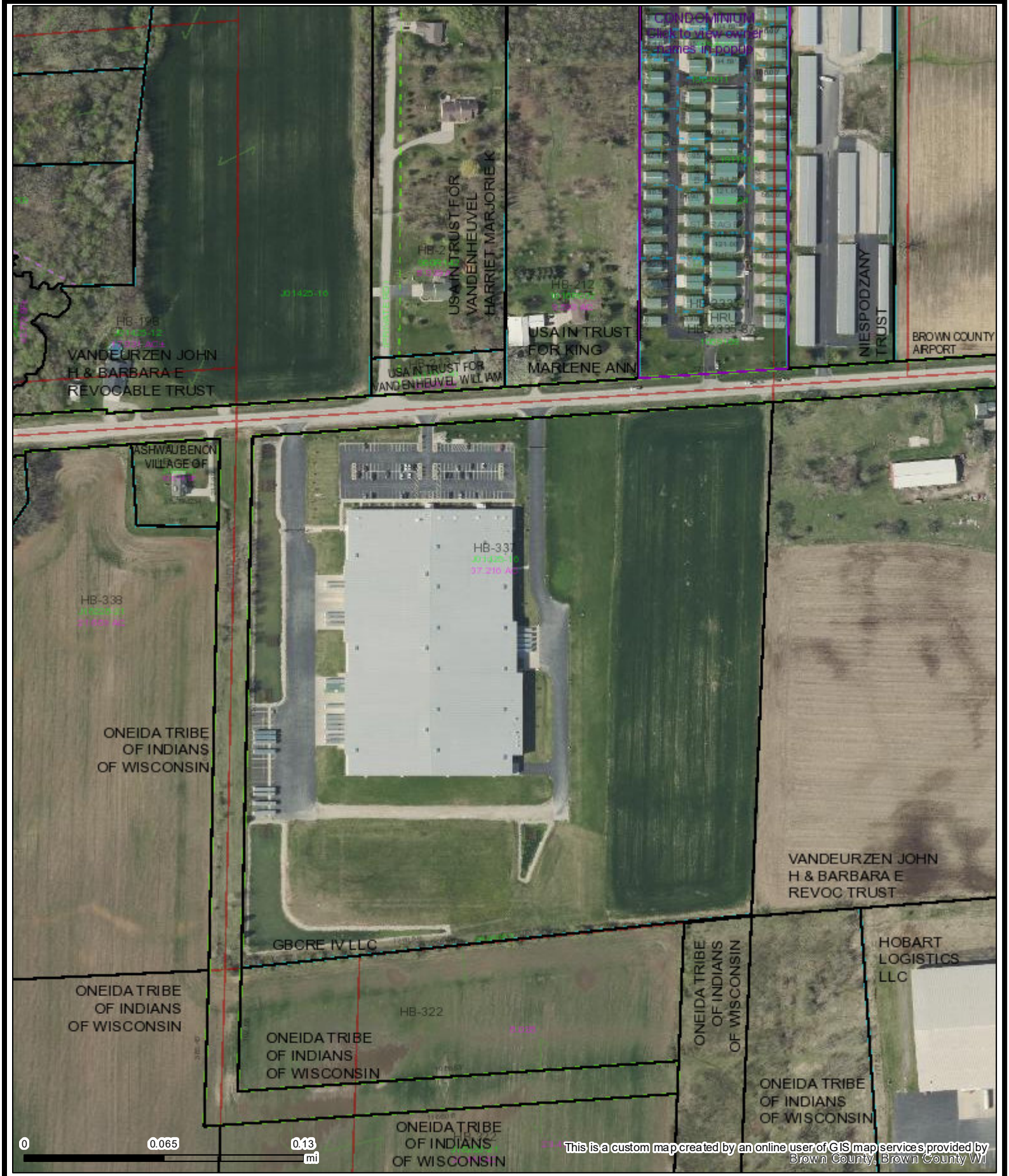
KONO KOGS, INC.

TITLE: FOUNDATION/LOADING PLAN,CS-200, LEGACY FLEXO

DRAWING NUMBER: 2504MT20-0500 REV: 00

SCALE 1/30 DO NOT SCALE DRAWING SHEET 1 OF 1 SIZE E



Part of Brown County WI

Map printed on 8/14/2025

1:3,600
1 inch = 300 feet*
1 inch = 0.0568 miles*
**original page size: 8.5"x11"*
Appropriate format depends on zoom level

Parcel ownership key

- Parcel Boundary
- Condominium
- Gap or Overlap

"hooks" indicate parcel ownership crosses a line

- Parcel line
- Right of Way line
- Meander line
- Lines between deeds or lots
- Historic Parcel Line
- Vacated Right of Way

A complete key (legend) is available at:
tinyurl.com/BrownDogLegend

(920) 448-6480
www.browncountywi.gov

VILLAGE OF HOBART
GREATNESS IS GROWING

TO: Site Review Committee **RE: 780 Centerline Dr., HB-2679; New 1,800 sf Accessory Building**

FROM: Todd Gerbers, Director of Planning and Code Compliance **DATE:** August 20, 2025

GENERAL INFORMATION

ISSUE: Discussion and action on request for a 1,800 sf., accessory building

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

1. Developer: EMT International
2. Applicant: EMT International
3. Address/Parcel: 780 Centerline Dr., HB-2679
4. Zoning: Currently: PDD # 2: Centennial Centre at Hobart District - Limited Industrial
5. Use: Industrial / Office

BACKGROUND

EMT International, located at 780 Centerline Dr., is proposing an accessory building of 1,800 square feet to be constructed on site and used for a temporary basis (not to exceed 4 years). This building would be located adjacent to and on the north side of the existing principal building.

SITE REVIEW DEVELOPMENT AND DESIGN STANDARDS CHECKLIST

Section 1, Site Plan Approval

A. Zoning: PDD # 2: Centennial Centre at Hobart District - Limited Industrial

B. Green Space: No change from existing as the proposed footprint of the building is currently asphalt.

C. Setbacks: Compliant with zoning district requirements

D. Parking: No change from existing as this is a cold storage accessory building.

C. Fire Dept. (and Police Dept.): The plans are being reviewed by both the Police Chief and Fire Chief and any comments or conditions will be brought to the meeting.

D. Storm Water: No change from existing as the proposed footprint of the building is currently asphalt.

E. Refuse Collection: No change from existing.

Section 2, Architectural Plan Approval

A. **Exterior Construction Information:**
   1. **Exterior Materials:** Proposed addition to have metal wall panels.
   2. **Height:** Proposed to have a maximum of 25'(+/-).
   3. **Overhead doors:** One overhead 14' high roll up garage door on west elevation (facing into parking lot).
   4. **Mechanical equipment:** No proposed, cold storage building.

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

Se**ction 4, Lighting:** None proposed, building to be temporary with no electricity supplied to building.

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.

RECOMMENDATION/CONDITIONS

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

1. Colors of proposed building shall be similar to that of the existing principal structure.
2. Proposed building to be for cold storage only and planned to be temporary in nature. Should the proposed building be needed for greater than the 4 years as noted in the narrative by the applicant, this project shall be brought back to the Village Site Review Committee for review and action to have the building be compliant with all requirements for this zoning district including but not limited to: percentage of masonry, all exterior building finishes, landscaping, etc. Building shall either be removed from site by August 20, 2029, or brought into compliance with all zoning requirements by December 31, 2029.

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 *no later than ten 10 business days prior to the Third Tuesday of 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 MUST BE COMPLETE 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)

780 Centerline Dr Hobart WI 54155

2. TYPE OF DEVELOPMENT

Size of Parcel (acreage or square footage): 30'x60' Existing Parcel 7 acres

Size of facility(square footage): 30' x 60' 1800 FT²

Type of facility: Shed

Developer: Wisconsin Carports - ANS Steel Buildings

Address: _____ Phone: 262-800-6219

Engineer: ANS Steel Buildings

Address: 945 Cleveland Ave DeFiance, OH Phone: 419 785-4005

Contractor: _____

Construction Firm: _____

Address: _____ Phone: _____

Revised 1-23-08

3. **SITE PLAN APPROVAL**

A. Industrial X Business Park ____ Commercial ___

Multi-Family ___

Current Zoning: Industrial

Other – Identify: NA

Erosion Control Plan on file: X YES _____ NO

% of Green Space: Unchanged

B. ✓ Orientation – Provide scale map of parcel and facility, (show north indicating arrow, and a graphic scale)

C. Setback Information: 36' From ~~Existing~~ Existing Building Complies with Ordinance: X

D. # of parking stalls (Include Handicapped parking): N/A

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 ☐ NA No utilities to this Structure

4) Water / Fire Hydrants ☐

5) Fiber Optic Lines ☐

6) Other transmission lines _____

7) Ingress – egress easements _____

F. Total Site Build-out including future structures and setbacks:

Complies with ordinance X YES _____ NO

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: NA YES _____ NO

H. Adjacent streets and street rights-of-ways and fire lanes:
1) Fire Chief has reviewed and approved: ____YES _____NO
2) Not applicable N/A

I. Water bodies and wetlands. Over 1-acre disturbed requires storm water plan.

1) Surface water holding ponds, drainage ditches, and drainage patterns, location and size of culverts
2) Name and address and phone# of engineer of project plan:

N/A

J. Sidewalks, walkways, and driveways: NA ☐

K. Off street loading areas and docks: NA ☐

L. Fences and retaining walls or berms: NA ☐

M. Location & Size of exterior refuse collection areas (must be enclosed a minimum of three (3) sides):

N/A

N. Location and dimensions of proposed outdoor display areas:

N/A

4. ARCHITECTURAL PLAN APPROVAL

A. Exterior construction information:

1) Type of Construction Materials: 12 ga Steel
2) Exterior Materials: Steel Ribbed Siding
3) Height of Facility: 18 FT
4) Compatibility with existing adjacent structure: yes (Attach Photos) Colors for new Structure w/match with existing Building
5) Other unique characteristics:

5. **LANDSCAPING PLAN**

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:
NA - Building will be put on existing ASPHALT PARKING LOT - NO LANDSCAPING

Identify Shrubs & Location Specifics - Quantity: NA

Identify Buffering -Type – Quantity:
NA

6. **LIGHTING PLAN**

Provide scaled lighting plan for parcel

Identify Exterior Building Lighting – Quantity, Wattage, Location :
NA - NO EXTERIOR LIGHTS

Identify Parking Lighting – Quantity – Wattage – Location :
NA

Identify other Lighting – Quantity – Wattage – Location:
QTY 3 Solar lights installed inside Building

7. **SIGNAGE**

Provide scaled drawings.

Provide Site Plan for signage

Provide building elevations with signage.

Discussion: NA

Complies with Ordinance: X YES _____ NO

Date: 8/14/25

8. **DRIVEWAY – CURB CUT**

Width of Curb Cut: NA –

Radius / Flare: NA

Apron Dimensions: NA

Culvert Size (End-walls Required) NA

VILLAGE OF HOBART
GREATNESS IS GROWING

Storm Water Utility Service Application

Dept. of Neighborhood Services
2990 S. Pine Tree Rd.
Hobart WI 54155
920-869-3805

A. Applicant

Applicant Name: EMT International Owner Name: Mohit Uberoi

Address: 780 Centerline Dr. Address: _____

City: Hobart State: WI Zip: 54155 City: _____ State: ___ Zip: _____

Phone: (920) 468-5475 Phone: (___) _____

Email: gleick@emtinternational.com Email: _____

B. Parcel – Site Information

Site Address: _____ Parcel ID: _____

Project Description: Building put on existing parking lot. no additional surface Area added

Residential ERU Calculations

Use	☐ Single Family	☐ Duplex	☐ Multi-family
Number of Dwellings			
ERU's / Dwelling	1 ERU	0.75 ERU	0.6 ERU
Total ERU's			

Nonresidential Uses - Impervious Surface Calculation

	Existing		Change (+/-)		= New Total Area	
Building/Structure Foot Prints		sq. ft.		sq. ft.	0	sq. ft.
Paved/Gravel Areas		sq. ft.		sq. ft.	0	sq. ft.
Totals		sq. ft.		sq. ft.	0	sq. ft.

ERU Calculation: 0 / 4000 sf / ERU = _____ **ERU's**

New Total Area sq. ft.

Preparer's Signature: _____ Date: 8/14/25

Preparer's Printed Name: GARY Leick

EMT International, located at 780 Centerline Drive, Hobart, WI, is planning to install a 30’ x 60’ x 13’ steel building for cold storage. This building will not have electricity.

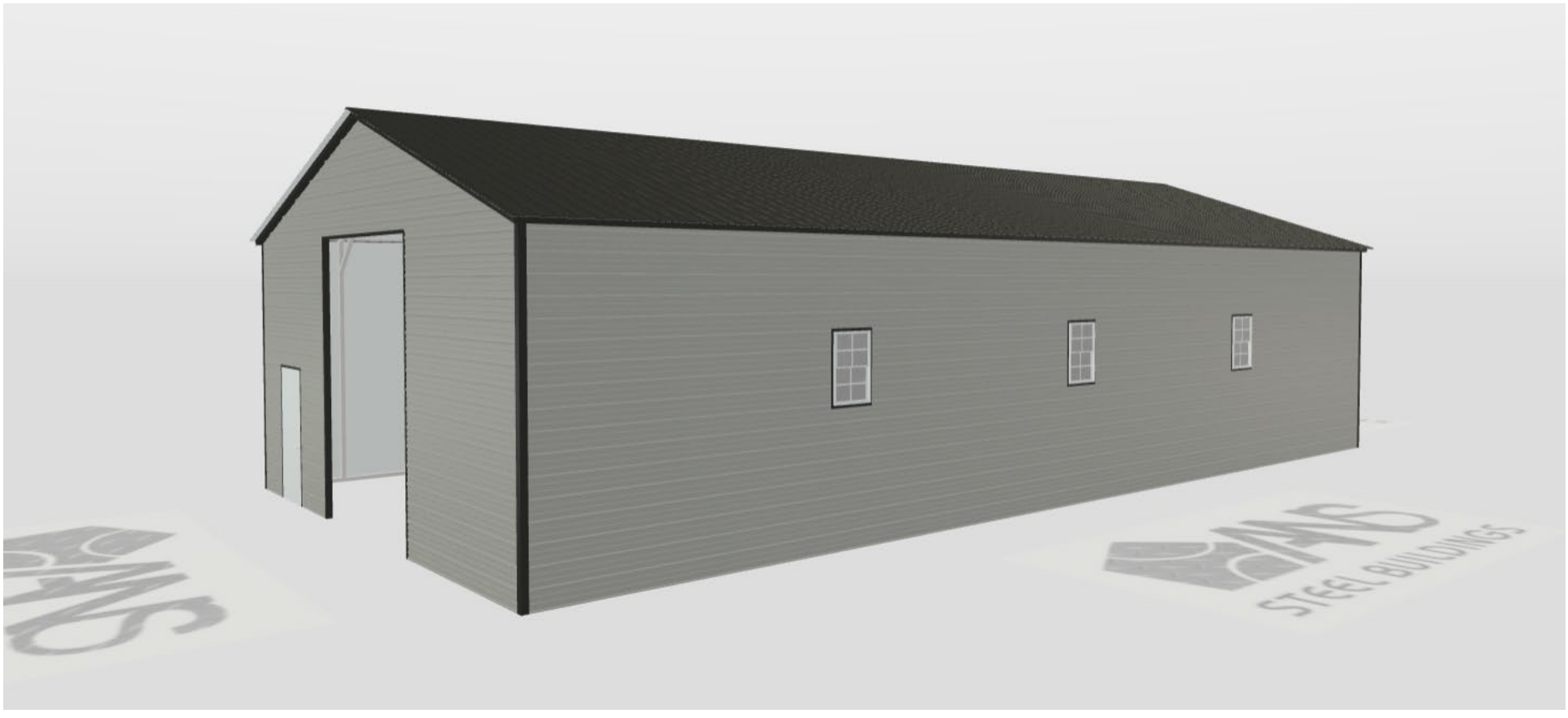
The structure will be located 36 feet north of the existing building (see attached site map). It is a high-quality steel building purchased through Wisconsin Carports of Racine, WI, and manufactured/installed by ANS Steel Buildings of Defiance, OH.

This is intended to be a temporary building, in use for approximately four years. At that time, a planned addition to the main plant will eliminate the need for this outbuilding.

The building will be installed on a level section of the asphalt parking lot and secured using approved anchors drilled through the asphalt into the aggregate below.

EMT
NATIONAL
4
HYSTER

EMT
INTERNATIONAL



Custom Order - **Aug 12, 2025**

ANS Steel Buildings
945 Cleveland Ave
Defiance, OH 43512
419-785-4005
anssteelbuildingsllc@gmail.com

View Online

Design Link

https://dip2b6fnq7y92.cloudfront.net/?lng=en-US&dealer=WISCONSIN-CARPORTS#acf2928a2b7c8ac27b6f6ae43c530b07

Ship To			Dealer
Name	Order # 1755008963063292		WISCONSIN CARPORTS
Install Address			RACINE, WI 53404
City	State WI	Zip Code 54155	2623834347
Email	Phone #	Mobile #	SALES@WISCONSINCARPORTS.COM

Building Info		Size	Colors		Anchoring & Site Preparation	
Style	Garage	30' x 60' x 13'	Roof	Black	Installation Surface	Asphalt
Roof Overhang	6"	Width x Frame Length x Leg Height	Trim	Black		
Roof Style	A-Frame Vertical		Gable End Siding	Gray (Silver)		
Gauge	12-Gauge Framing		Side Wall Siding	Gray (Silver)		
Leg Style	Double Legs					
Brace	Standard Brace					

Description	Qty	Unit Price	Price
Base Price: 30'x60'	1	[redacted]	[redacted]
Installation Surface: Asphalt	1	-	-
Roof: Black	1	-	-
Trim Colors: Black	1	-	-
Gable End Siding: Gray (Silver)	1	-	-
Side Wall Siding: Gray (Silver)	1	-	-
Garage Door Colors (*Colors maybe a a different Hue or Shade): Brite White	1	-	-
Roof Style: A-Frame Vertical	1	[redacted]	[redacted]
Roof Pitch: 4/12	1	-	-
Roof Overhang: 6"	1	-	-
Trusses: Triple Wide	1	-	-
Leg Style: Double Legs	1	-	-
Gauge: 12-Gauge Framing	1	-	-
Brace: Standard Brace	1	-	-
Leg Height: 13'	1	[redacted]	[redacted]
Left Side: Fully Enclosed - Siding: Horizontal	1	[redacted]	[redacted]

Continued on next page...

Totals	
Subtotal	[redacted]
Non-Taxable Services	[redacted]
+ Sales Tax 5.50%	[redacted]
Total	[redacted]
- Deposit Amount 16.00%	[redacted]
Remaining Due	[redacted]

Customer Signature	Date	Desired Delivery Date

Dealer or Manufacturer Signature	Delivery Notes	Delivery Notes

#1755008963063292

Description	Qty	Unit Price	Price
Right Side: Fully Enclosed - Siding: Horizontal	1	[redacted]	[redacted]
Front End: Fully Enclosed - Siding: Horizontal	1	[redacted]	[redacted]
Back End: Fully Enclosed - Siding: Horizontal	1	[redacted]	[redacted]
Walk-in Door (36" x 80") - Hinges Left Hand Door Swing	2	[redacted]	[redacted]
24W x 36H Windows	3	[redacted]	[redacted]
Custom Size (up to 20' wide) (10'x13')	1	[redacted]	[redacted]
10x10 Roll Up Door	1	[redacted]	[redacted]
Header Seal on 10'x10' Rollup	1	[redacted]	[redacted]
Additional Fees			
Extra Trusses	3	[redacted]	[redacted]
Colored Screws	1	[redacted]	[redacted]
Equipment Rental Fee	1	[redacted]	[redacted]
Asphalt Anchors	32	[redacted]	[redacted]
Labor Day Sale (15% discount)	1	[redacted]	[redacted]

20 Year Warranty on 12 gauge and 1 year warranty on 14 gauge on rust, assuming user care and maintenance • 1 Year workmanship warranty *13' high or taller building requires machinery/extra charges may apply • Any building Longer than 32' L will have a SEEM (restrictions may apply call the office for details).

1. All sales are C.O.D. payment of balance in full due at time of installation. We accept cash, cashiers check and or money orders, also major credit cards with an additional 3% charge. Credit card overpayment refunds will charge 5% fee, returned checks $35 fee
2. Height is measured from the ground to the sidewall not the peak. The contractor needs 3' of spacing all around the structure in order to adequately build the structure, or extra fees may apply.
3. The customer is responsible for informing the installers of any underground cables, gas lines, or any other utility lines. ANS Steel Buildings, LLC is not responsible for any damages to unmarked or un-located utilities.
4. If there is a price discrepancy over $20.00, ANS Steel buildings, LLC reserves the right to cancel the order at any time.
5. **To qualify for free installation, the site must be level.** (NO SLOPES) Units installed on unlevelled ground will have spacing between base rail and ground ANS Steel Buildings is NOT responsible for any spacing being filled or groundwork being done. If extra work is needed due to ground being unlevel more than 3" extras charges will incur. It will be up to the contractor to determine additional cost
6. If customer wants insurance on the building, it is customer's sole responsibility to contact customer's insurance company to secure coverage. ANS Steel Buildings, LLC highly recommends that customer secure insurance coverage for the building.
7. It is the sole responsibility of the customer to check for permits or restrictions regarding installation of the product. Some state and local ordinances may require a foundation prior to installation. ANS Steel Buildings, LLC does NOT install foundations and all costs associated with foundation shall be the sole responsibility of the purchaser.
8. It is highly recommended that all ground, gravel or blacktop installation be securely fastened with mobile home anchors. Rebar anchors are designed for temporary use only. ANS Steel Buildings, LLC will not be responsible for any damage to the structure if the customer chooses to use only the rebar anchors provided with the carport and failure to utilize the proper anchoring method will void your warranty. **In some cases, it is not possible to install all of the mobile home anchors due to rocky or other ground conditions. In such cases, ANS Steel Buildings, LLC will reimburse the customer for the mobile home anchors that are not used but the customer will still be responsible for the full price of the building.**
9. ANS Steel Buildings, LLC has a select group of factory-trained installers. The warranty will be void if the unit is installed by anyone other than our approved independent contractors. **Your lot must be level or contractor fees will apply on the lot**. Installer must be able to unload within 20' of the job site, or additional fees will apply. Additionally, it is the customer's sole responsibility for ensuring the installation area is adequately prepared/cleared for installation. Any alterations made to the building after install will void all warranties
10. If you are a tax-exempt purchaser, a copy of your tax exemption certificate must be attached to this original form.
11. The quoted price above does not include any extra task or requests by the customer. Any such additional tasks or requests will require a separate quote and approval by ANS Steel Buildings, LLC. ALL DEPOSITS ARE NONREFUNDABLE. A 40% deposit on special orders is required. No refunds on special orders.
12. Buyer agrees that the balance shall be due and payable at the time of installation. In the event that balances due and owing at the time of installation are not paid in full, the buyer shall be in default under this agreement. ANS Steel Buildings, LLC may elect to repossess the carport/garage and buyer hereby consent to allow ANS Steel Buildings, LLC access to the carport/garage to repossess the carport/garage, or at its sole discretion ANS Steel Buildings, LLC may assess interest at a rate of 18% per annum on any unpaid balance. Buyer agrees that in the event of any default under this agreement, buyer shall be responsible for reasonable collection agency costs, any attorney's fees and cost incurred as a result of default. JURISDICTION, it is expressly agreed that in any dispute, suit, claim, or legal proceeding of any nature arising from the obligations under this agreement, shall be filed in a court of competent jurisdiction in Defiance County, Ohio and be controlled by the law of the State of Ohio.
13. Please be advised that installation times are subject to change due to contractor availability and weather conditions. If the contractor is unable to complete your job due to site complications or inaccurate measurements a $250 or 5% return fee, whichever is greater, will apply. Any structure not installed and returned after scheduled and confirmed date, will be subject to a 5-35% restocking fee.

This is a contract, By signing this, customer acknowledges and agrees with all of the above terms. This contract is NOT final until review/approval by ANS Steel Buildings, LLC. Customer Service Will Contact You Three To Seven Days Before Delivery & Setup.

Customer Signature _____

Dealers Signature
_____

Installed Date _____

Any revisions or modifications MAY result in an additional charge.

ANS Steel Buildings, LLC approval/Authorization:_____

- ☐ **CASH** ☐ C/C ☐ **CHECK**
  #_____

Building Images

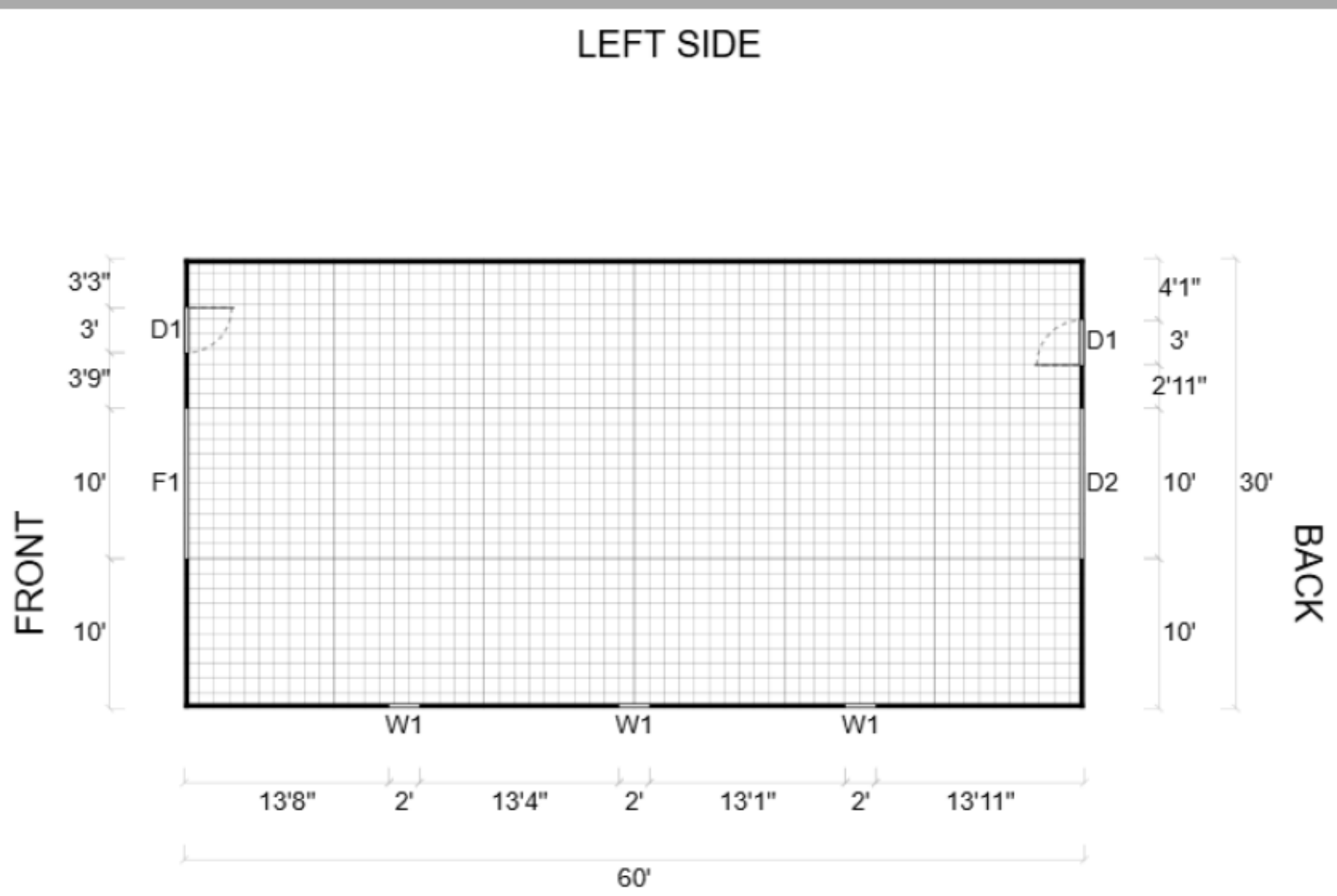
Perspective View

Front

Left Side

Right Side

Floor Plan



RIGHT SIDE

☐ = 1'

SYMBOL LEGEND

D1 Walk-in Door (36" x 80")	F1 Custom Size (up to 20' wide)
D2 10x10 Roll Up Door	W1 24W x 36H Windows
Closed Wall	

VILLAGE OF HOBART
GREATNESS IS GROWING

TO: Site Review Committee **RE: 1200 Block Lear Ln., HB-347; 200 Unit Leased Residential Development**

FROM: Todd Gerbers, Director of Planning and Code Compliance **DATE:** August 20, 2025

ISSUE: Discussion and action to consider a 200 unit, 10 building leased residential development with associated site improvements

RECOMMENDATION: Staff recommends conditional approval based on staff recommendations along with any conditions the Committee may identify.

GENERAL INFORMATION

1. Developer: PDK Investments, LLC
2. Applicant: Vierbicher
3. Address/Parcel: 1200 Block Lear Ln. / HB-347
4. Zoning: PDD #2: Orlando/Packerland Planned Development District
5. Use: Multi-Family Residential

BACKGROUND

PDK Investments, LLC is proposing to construct a third phase to their development which would consist of 10-20-unit two story buildings totaling 200 new leased residential units. Additionally, there are 10-16 unit detached garage buildings to accommodate the 20-unit buildings as these building only contain 4 attached garages per structure. Access to the new phase will utilize the existing ingress/egress from Lear Ln. that serves the existing development with a secondary ingress/egress proposed along Orlando Dr.

SITE REVIEW DEVELOPMENT AND DESIGN STANDARDS CHECKLIST

Section 1, Site Plan Approval

A. Zoning: PDD #2: Orlando/Packerland Planned Development District

B. Green Space: 47.41% after development

C. Setbacks: This development complies with all applicable setbacks (proposed 30’ (front/Packerland Dr. and Orlando Dr.), 25’ (rear), 25’ (side) for principal structures with a minimum of 10’ for accessory structures)

D. Parking: The requirements for multi-family developments are 1 stall per bedroom and 50% of the required parking must be enclosed. Staff review identified a total of 300 bedrooms. Thus 300 parking stalls are required, with 150 of those being enclosed (garage stalls.) The development provides a total of 510 parking stalls with 160 of those stalls being enclosed/garage stalls.

E. Fire Dept. and Police Dept.: The plans are being reviewed by both the Police Chief and Fire Chief and any comments or conditions will be brought to the meeting.

F. **Storm Water:** Storm water from this phase will be collected by internal catch basins throughout the site and discharge to a new storm water management pond within the development with an outfall to the roadway ditch along Packerland Dr.

G. **Refuse Collection:** No additional collection area is noted on the plans, but Staff will verify prior to the meeting. Any new collection locations will need to be screened from view with similar materials as the existing structures already located within the complex.

Section 2, Architectural Plan Approval

A. **Exterior Construction Information:**
   1. **Materials:** Wood framed building.
   2. **Exterior Materials:** Mixture of brick, vertical accent siding, and horizontal siding to continue the same materials and colors that were utilized in both phases 1 & 2
   3. **Height:** Anticipated at 30' to peak of roof system
   4. **Overhead doors:** Typical residential overhead garage doors
   5. **Mechanical equipment:** Wall mounted units per dwelling unit

Section 3, Landscaping Plan: Landscape plan will need to be submitted to the SRC for approval prior to implementation.

Se**ction 4, Lighting:** Wall mounted lighting proposed and mainly directed towards the interior parking areas. No lighting shall create a glare to adjoining properties or public roadways.

Section 5, Signage: No signage proposed at this time and any future proposed signage would be required to be submitted for approval at a later date.

Section 6, Driveway-Curb Cut: This new phase will utilize an existing curb-cut and driveway from Lear Ln. that currently serves the existing development and will remain as the primary access point to this proposed 3rd phase. There will be an additional ingress/egress from Orlando Dr. which require approval from Brown County prior to installation.

RECOMMENDATION/CONDITIONS

Staff recommends conditional approval of this site plan in concept only, subject to the following in addition to any conditions the Site Review may identify:

1. Implementation of additional masonry material along all building facades (principal structures and accessory structures) that front a public street to achieve similar appearance as those of adjoining developments (such as with the complex referred to as "Knots Landing" along Orlando Dr.).
2. All HVAC grills for individual units shall be color matched to blend with the color of the exterior material it is located within.
3. All wall mounted lighting proposed shall be directed towards the interior parking areas and no such lighting shall create a glare to adjoining properties or public roadways.
4. Landscape plan for phase III shall be submitted to the SRC at a later date for review and approval prior to implementation.
5. Any proposed signage shall be submitted to the SRC for review and approval prior to permitting and installation.
6. Installation of directional address signage within and throughout the proposed and existing developments working with Village Departments to verify most functional locations and design (including existing building address signs and freestanding signs.
7. Developer obtaining approval from Brown County for ingress / egress access along Orlando Dr.

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 *no later than ten 10 business days prior to the Third Tuesday of 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 MUST BE COMPLETE 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)

Arvada Ph. III, 1201 Orlando Dr. Section 25, T23N, R19E

2. TYPE OF DEVELOPMENT

Size of Parcel (acreage or square footage): 13.91 ac.

Size of facility(square footage): 10 - 20 units apt. bldgs.; approx. 10,128 s.f. per b;dgs.

Type of facility: Multifamily

Developer: PDK Investments, LLC

Address: 445 Cardinal Ln., Green Bay, WI 54313 Phone: 920-494-4557

Engineer: Vierbicher

Address: 400 Security Blvd., Green Bay, WI 54313 Phone: 920-434-9670

Contractor: Duquaine Development

Construction Firm: (same)

Address: 4329 Nicolet Dr., Green Bay, WI 54311 Phone: 920-371-8834

Revised 1-23-08

3. SITE PLAN APPROVAL

A. Industrial ___ Business Park ____ Commercial ___

Multi-Family X

Current Zoning: Multifamily

Other – Identify: _____

Erosion Control Plan on file: X YES _____ NO

% of Green Space: 47.41

B. Orientation – Provide scale map of parcel and facility, (show north indicating arrow, and a graphic scale)

C. Setback Information: on civil plans Complies with Ordinance: yes

D. # of parking stalls (Include Handicapped parking): 200 interior, 310 exterior, of which 10 area 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 ☐ n/a to all

4) Water / Fire Hydrants ☐

5) Fiber Optic Lines ☐

6) Other transmission lines _____

7) Ingress – egress easements _____

F. Total Site Build-out including future structures and setbacks:

Complies with ordinance X YES _____ NO

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

H. Adjacent streets and street rights-of-ways and fire lanes:
1) Fire Chief has reviewed and approved: ____YES _____NO
2) Not applicable_____

I. Water bodies and wetlands. Over 1-acre disturbed requires storm water plan.

1) Surface water holding ponds, drainage ditches, and drainage patterns, location and size of culverts
2) Name and address and phone# of engineer of project plan:

On shts. C1.0

J. Sidewalks, walkways, and driveways: ☒ X

K. Off street loading areas and docks: ☐ n/a

L. Fences and retaining walls or berms: ☐ n/a

M. Location & Size of exterior refuse collection areas (must be enclosed a minimum of three (3) sides):

existing trash area for apartments to the south is planned to be expanded and used for the site

N. Location and dimensions of proposed outdoor display areas:_____

n/a

4. ARCHITECTURAL PLAN APPROVAL

A. Exterior construction information:

1) Type of Construction Materials: Lumber Wood Frame
2) Exterior Materials: Vinyl Siding & Brick
3) Height of Facility: 2 Stories
4) Compatibility with existing adjacent structure: Yes (Attach Photos)
5) Other unique characteristics:_____

5. **LANDSCAPING PLAN**

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:

Plants and Tree Material will match the phase 2 materials, see attached landscape plan from phase 2, refer to 20 unit design

Identify Shrubs & Location Specifics - Quantity: _____

Identify Buffering -Type – Quantity:

6. **LIGHTING PLAN**

Provide scaled lighting plan for parcel

Identify Exterior Building Lighting – Quantity, Wattage, Location :

LED CUTOFF WALL PACK 20W, about 8 per building

Identify Parking Lighting – Quantity – Wattage – Location :

None

Identify other Lighting – Quantity – Wattage – Location:

7. **SIGNAGE**

Provide scaled drawings. N/A

Provide Site Plan for signage

Provide building elevations with signage.

Discussion:_____

_____

_____

Complies with Ordinance: _____YES _____NO

Date:_____

8. **DRIVEWAY – CURB CUT**

Width of Curb Cut: n/a dim. at exist. road 82'

Radius / Flare: 25' rad.

Apron Dimensions: entrance drive width = 32'

Culvert Size (End-walls Required) 15" (per County)

VILLAGE OF HOBART
GREATNESS IS GROWING

Storm Water Utility Service Application

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

A. Applicant

Applicant Name: Vierbicher
Owner Name: PDK Investments, LLC

Address: 400 Security Blvd.
Address: 445 Cardinal Ln.

City: Green Bay State: WI Zip: 54311
City: Green Bay State: WI Zip: 54311

Phone: (920) 434-9670
Phone: (920) 494-4557

Email: dmei@vierbicher.com
Email: nm@meachamrealtyinc.com

B. Parcel – Site Information

Site Address: 1201 Orlando Dr.
Parcel ID: HB-347

Project Description: Arvada Apts., Ph. III (200 uniy apartment site)

Residential ERU Calculations

Use	☐ Single Family	☐ Duplex	☐ Multi-family
Number of Dwellings			200
ERU's / Dwelling	1 ERU	0.75 ERU	0.6 ERU
Total ERU's			120

Nonresidential Uses - Impervious Surface Calculation

	Existing		Change (+/-)		= New Total Area	
Building/Structure Foot Prints	0	sq. ft.	101,277	sq. ft.	101,277	sq. ft.
Paved/Gravel Areas	871	sq. ft.	173,107	sq. ft.	173,978	sq. ft.
Totals	0	sq. ft.	274,384	sq. ft.	275,255	sq. ft.

ERU Calculation: 549,639 / 4000 sf / ERU = 137 **ERU's**
New Total Area sq. ft.

Preparer's Signature: D JM
Date: 07-09-25

Preparer's Printed Name: David J. Meister

Orlando/Packerland PDD

PDD #2:DISTRICT SITE PLAN REVIEW PROCEDURAL CHECKLIST

PDD ORDINANCE, SITE PLAN REQUIREMENT	LOCATION, PLAN SHEET(PS) or MAP	PRESENT AND SATISFIES REQUIREMENT?	COMMENTS
a. Name of project/development;	Arvada Apartments, Ph. III		
b. Location of project/development by street address, or CSM	1201 Orlando Dr.		
c. Name and mailing address of developer/owner;	PDK Investments, LLC: 445 Cardinal Ln., Green Bay, WI 54313		
d. Name and mailing address of engineer/architect;	Vierbicher: 400 Security Blvd., Green Bay, WI 54313		
e. A written statement describing how the development will be consistent with the land use and design guidelines as identified in the Centennial Centre Master Plan.	This is a continuation of present and recently built multifamily site, which is adjacent to the south of this project.		
f. A written statement from the Owner acknowledging the Village's Restrictive Covenants for the District set forth on Appendix A and agreeing:	**Completed and signed by owner at time of land purchase**		
i. to subject the real estate that is subject to the Site to the Restrictive Covenants if said property has not been previously subjected to the Restricted Covenants; and	Completed and signed by owner at time of land purchase		
ii. to be individually bound by the terms of the Restrictive Covenants, including the waiver of sovereign immunity set forth therein.	Completed and signed by owner at time of land purchase		
g. North point indicator;	On civil plans		

PDD #2:DISTRICT SITE PLAN REVIEW PROCEDURAL CHECKLIST

PDD ORDINANCE, SITE PLAN REQUIREMENT	LOCATION, PLAN SHEET(PS) or MAP	PRESENT AND SATISFIES REQUIREMENT?	COMMENTS
h. Scale;	On civil plans		
i. Boundary lines of property, with dimensions;	On civil plans		
j. Location identification, and dimensions of existing and proposed:	On sht. C2.0		
i. Topographic contours at a minimum interval of two feet, and key spot elevations;	On civil plans		
ii. Adjacent streets and street right of ways, respective to the elevation of building first floor;	On civil plans		
iii. On site streets and street right of ways, and fire lanes;	On civil plans		
iv. Utilities and any easements including but not limited to the following types;	No easement on the property		
v. All buildings and structures, existing & proposed to consider maximum development of the parcel if more than one structure could be located on the parcel;			
k. A statement of the total acreage of the property to be developed;	13.91 Ac. Stated on sht. C1.0 & Site Survey		
l. Significant physical features within the tract, watercourses, ponds, lakes, rain gardens, and wetlands; and proposed major changes in those features;	On civil plans		
m. All contemplated land uses;	On civil plans		
n. An indicator of the contemplated intensity of use: i.e., gross density in residential development;	Site statistic shown on sht/ C1.0		

PDD #2:DISTRICT SITE PLAN REVIEW PROCEDURAL CHECKLIST

PDD ORDINANCE, SITE PLAN REQUIREMENT	LOCATION, PLAN SHEET(PS) or MAP	PRESENT AND SATISFIES REQUIREMENT?	COMMENTS
o. Existing buildings that will be removed and the proposed location of all principal structures and associated parking areas;	n/a		
p. Proposed circulation systems (pedestrian, bicycle, auto) by type, their connection to the existing network outside the site;	On civil plans		
q. Existing rights-of-way and easements that may affect the project;	On civil plans		
r. The location of sanitary and storm sewer lines and water mains;	On civil plans		
s. The location of recreational and open space areas;	On civil plans		
t. Description of proposed system for drainage and a storm water plan showing existing and final grades.	On civil plans		
i. Parking facilities;	n/a		
ii. Water bodies and wetlands;	n/a		
iii. Surface water holding **ponds**, drainage ditches, and drainage patterns, location and size of culverts and any drainage sewers servicing the site	On civil plans		
u. Sidewalks, walkways, and driveways;	On civil plans		
v. Off street loading areas and docks;	n/a		
w. Fences and retaining walls;	n/a		
x. All signs;			

PDD #2:DISTRICT SITE PLAN REVIEW PROCEDURAL CHECKLIST

PDD ORDINANCE, SITE PLAN REQUIREMENT	LOCATION, PLAN SHEET(PS) or MAP	PRESENT AND SATISFIES REQUIREMENT?	COMMENTS
y. Exterior refuse collection areas and the required enclosure(s);	The existing collection are is proposed to be expanded and this phase of apartments will use those facilities.		
z. Exterior lighting;	LED Cutoff Wall Packs on each building, about 8 per building.		
aa. Traffic flow on and off site.	On civil plans		
bb. Location of open space/green space;	On civil plans		
cc. Site statistics, including:	Site statistic shown on sht/ C1.0		
i. Sq. Footage			
ii. Percent site coverage;			
iii. Percent open space; and green space			
iv. Floor area ratio (FAR)			
dd. Location and dimensions of proposed outdoor display areas;	n/a		
ee. Architectural rendering of the proposed structures and buildings, including:	see blueprint attached		
i. All dimensions;	see blueprint attached		
ii. Gross square footage of existing and proposed buildings and structures; and	see blueprint attached		
iii. Description of all exterior finish materials.	Vinyl Siding and Brick		
ff. Erosion control plans;	Sht. C3.0 of civil plans		
gg. Landscaping plan	similar to phase 2 landcsaping plan attached		

Compatibility Report for PDD1 Site Plan Review Checklist 4-21-10.xls
Run on 5/9/2022 10:13

If the workbook is saved in an earlier file format or opened in an earlier version of Microsoft Excel, the listed features will not be available.

Minor loss of fidelity	**# of occurrences**
This workbook contains worksheets that have even page or first page headers and footers. These page headers and footers can't be displayed in earlier versions of Microsoft Excel.	1
Some cells or styles in this workbook contain formatting that is not supported by the selected file format. These formats will be converted to the closest format available.	7

Version

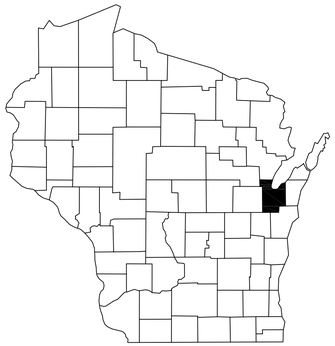
Excel 97-2003

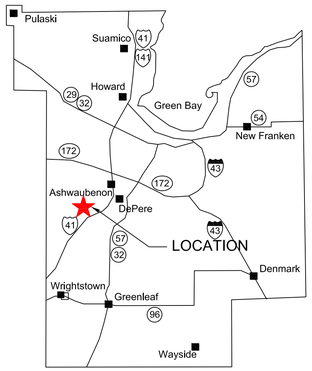
Excel 97-2003

ARVADA APARTMENTS, PHASE III

SITE ENGINEERING PLANS

VILLAGE OF HOBART





SITE STATISTICS:
TOTAL AREA = 13.91 AC.

PRE CONSTRUCTION:
BUILDING AREAS = 0 (0%)
ASPHALT & CONCRETE AREAS = 0.02 AC. (0.15%)
GREEN SPACE = 13.89 (99.85%)
IMPERVIOUS AREA = 0.02 AC. (0.15%)

POST CONSTRUCTION:
BUILDING AREAS = 2.325 AC. (16.71%)
ASPHALT & CONCRETE AREAS = 3.974 AC. (28.57%)
GREEN SPACE = 6.594 AC. (47.41%)
STORMWATER POND = 1.017 AC. (7.31%)
IMPERVIOUS AREA = 6.299 AC. (45.28%) (NOT INCLUDING POND AREA)

Vicinity Map
(not to scale)

PROJECT INFORMATION

OWNER(S): PDK INVESTMENTS, LLC
PROJECT NAME: ARVADA APARTMENTS, PHASE III
PROJECT DESCRIPTION: MULTIFAMILY RESIDENTIAL, ASPHALT PAVEMENT, STORMWATER FACULTIES
PROJECT LOCATION: 1201 ORLANDO DRIVE
PARCEL NUMBER(S): HB-347

CONTACT INFORMATION

OWNER(S): PDK INVESTMENTS, LLC 445 CARDINAL LANE GREEN BAY, WI 54313 920-494-4557
ENGINEER: VIERBICHER CONTACT: DAVID J. MEISTER, P.E. 400 SECURITY BLVD. GREEN BAY, WI 54313 PH.: 920-434-9670

SHEET INDEX:

C1.0	TITLE SHEET
C2.0	SITE LAYOUT PLAN
C3.0	EROSION CONTROL PLAN
C4.0	GRADING PLAN
C5.0	SITE UTILITY PLAN
C6.0	WET POND PLAN & PROFILE
C7.0	NOTES & DETAILS (1)
C7.1	NOTES & DETAILS (2)
C8.0	WATER METER DETAIL
C9.0	CURB & GUTTER LAYOUT
1 of 1	SITE SURVEY

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planners | engineers | advisors

DATE: 07-07-25
PROJECT NO. M-21003
SHEET NO. C1.0
DRAWING NO. S-4020

ARVADA APARTMENTS, PHASE III

GRAPHIC SCALE

0 60 120 180 240 300

ORLANDO DRIVE C.T.H. "EE"

CURB CUT (IF C & G IN THIS AREA)

30' SETBACK

30' SETBACK (FROM FUTURE R.O.W.

10' ACCESSORY BUILDING & DRIVEWAY SETBACK

25' PRINCIPAL STRUCTURE SETBACK

30' BUILDING SETBACK

16 STALL

BLDG. #9 20 UNIT

BLDG. #8 20 UNIT

BLDG. #10 20 UNIT

BLDG. #6 20 UNIT

BLDG. #7 20 UNIT

BLDG. #5 20 UNIT

BLDG. #4 20 UNIT

BLDG. #3 20 UNIT

BLDG. #2 20 UNIT

BLDG. #1 20 UNIT

H.C.

EXIST. GARAGE

STORMWATER MANAGEMENT FACILITY
NORMAL WATER ELEV.: 663.00

PACKERLAND DRIVE

EXIST. SWM POND

EXIST. 14 UNIT TOWNHOME 1271

EXIST. 14 UNIT TOWNHOME 1272

RAMP IN SIDEWALK
6" ELEVATION CHANGE
1:12 MAX. SLOPE.
TRUNCATED DOMES OR SIMILAR

ASPHALT AND SIDEWALK FLUSH

ADA RAMPING FOR HANDICAP STALLS

ADA ACCESSIBLE SIDEWALK AREA
N.T.S.

DRAWING NO. S-4020
SHEET NO. C2.0
PROJECT NO. M-21003

PDK INVESTMENTS, LLC

SITE LAYOUT

File: M-21003Eng 070725.dwg

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Number	Date	Comments
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DATE 07-07-25

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ARVADA APARTMENTS, PHASE III

GRAPHIC SCALE

0 60 120 180 240 300

INLET PROTECTION. (TYPICAL)

SILT FENCE OR SILT SOCK

TRACKING PAD

EROSION CONTROL MAT FOR SLOPE STABILIZATION

TABLE 1– PRESCRIPTIVE COMPLIANCE AREA SOIL STABILIZATION

PRESCRIPTIVE COMPLIANCE AREAS	BARE SOIL	SLOPE & CHANNEL MANAGEMENT	PERIODS OF INACTIVITY	FINAL GRADE
SOIL STOCKPILES THAT WILL EXIST FOR MORE THAN 7 DAYS UTILITY TRENCH BACKFILLS TEMPORARY DITCHES/SWALES THAT WILL EXIST FOR MORE THAN 7 DAYS PERMANENT DITCHES/SWALES SMALL AREAS – LESS THAN 1 ACRE AND LESS THAN 1% OF SITE DISCRETE AREAS – LESS THAN 1 ACRE STORM WATER PRACTICE SIDE SLOPES SLOPES STEEPER THAN 20%	<u>AREAS THAT DO NOT DRAIN TO SEDIMENT BASINS OR TRAPS</u> LIMIT THE DURATION OF SOIL EXPOSURE TO NO MORE THAN 30 DAYS. <u>AREAS THAT DRAIN TO SEDIMENT BASINS OR TRAPS</u> LIMIT THE DURATION OF SOIL EXPOSURE TO NO MORE THAN 90 DAYS. HOWEVER, USE THE DURATION FROM THE SOIL LOSS AND SEDIMENT DISCHARGE CALCULATIONS FOR THE OTHER AREAS OF THE SITE IF LESS THAN 90 DAYS.	<u>GENERAL</u> DESIGN AND IMPLEMENT APPROVED SOIL STABILIZATION PRACTICES PER DNR TECHNICAL STANDARDS. REFER TO WISDOT SLOPE & CHANNEL MATRICES FOR APPROPRIATE SLOPE AND SLOPE LENGTH CONDITIONS. <u>SLOPES STEEPER THAN 20%</u> PROVIDE STABLE DIVERSION OF OFF-SITE RUNOFF AROUND THE SLOPE. PROVIDE SLOPE INTERRUPTION DEVICES IN ACCORDANCE WITH MANUFACTURED PERIMETER CONTROL & SLOPE INTERRUPTION PRODUCTS TECHNICAL STANDARD 1071 OR EQUIVALENT METHODS TO REDUCE UNINTERRUPTED SLOPE LENGTH.	<u>PLANNED INACTIVITY</u> STABILIZE IMMEDIATELY IF AREA WILL BE LEFT INACTIVE FOR MORE THAN 14 DAYS. <u>UNPLANNED INACTIVITY</u> STABILIZE AREA IMMEDIATELY IF PERIOD OF INACTIVITY REACHES 14 DAYS.	<u>PERMANENT FEATURES</u> STABILIZE AREA IMMEDIATELY AFTER REACHING FINAL GRADE. <u>TEMPORARY FEATURES</u> STABILIZE AREA IMMEDIATELY AFTER ESTABLISHMENT OF TEMPORARY FEATURE OR REACHING SPECIFIED TEMPORARY GRADE.

DRAWING NO. S-4020
SHEET NO. C3.0
PROJECT NO. M-21003

PDK INVESTMENTS, LLC

EROSION CONTROL PLAN

File: M-21003Eng 070725.dwg

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Number	Date	Comments
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DATE 07-07-25
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ARVADA APARTMENTS, PHASE III

GRAPHIC SCALE

0 60 120 180 240 300

ORLANDO DRIVE C.T.H. "EE"

PACKERLAND DRIVE

EXIST. GARAGE

EXIST. SWM POND

EXIST. SWM POND

BLDG. #1 20 UNIT TOP OF WALL EL.: 670.00

BLDG. #2 20 UNIT TOP OF WALL EL.: 672.00

BLDG. #3 20 UNIT TOP OF WALL EL.: 670.00

BLDG. #4 20 UNIT TOP OF WALL EL.: 670.20

BLDG. #5 20 UNIT TOP OF WALL EL.: 674.50

BLDG. #6 20 UNIT TOP OF WALL EL.: 671.00

BLDG. #7 20 UNIT TOP OF WALL EL.: 671.50

BLDG. #8 20 UNIT TOP OF WALL EL.: 671.50

BLDG. #9 20 UNIT TOP OF WALL EL.: 671.20

BLDG. #10 20 UNIT TOP OF WALL EL.: 674.25

EXIST. 14 UNIT TOWNHOME 1274

EXIST. 14 UNIT TOWNHOME 1272

16 STALL

CURB CUT

NOTE:

- The Village of Hobart Dept. of Public Works must be notified (3) working days before the start of any street construction within a Public right-of-way or easement.
- The Village of Hobart Dept. of Public Works must be notified (3) working days before the start of any sanitary sewer or storm sewer construction within a Public right-of-way.
- The Village of Hobart Water Dept. must be notified (3) working days before the start of any water main construction within a Public right-of-way or easement.

DRAWING NO. S-4020

SHEET NO. C4.0

PROJECT NO. M-21003

PDK INVESTMENTS, LLC

GRADING PLAN

File: M-21003Eng 070725.dwg

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Number	Date	Comments
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DATE 07-07-25

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ARVADA APARTMENTS, PHASE III

GRAPHIC SCALE

0 60 120 180 240 300

NOTE:

- The Village of Hobart Dept. of Public Works must be notified (3) working days before the start of any street construction within a Public right-of-way or easement.
- The Village of Hobart Dept. of Public Works must be notified (3) working days before the start of any sanitary sewer or storm sewer construction within a Public right-of-way.
- The Village of Hobart Water Dept. must be notified (3) working days before the start of any water main construction within a Public right-of-way or easement.

UTILITY LATERAL NOTES:

- ALL SANITARY LATERALS TO THE BUILDING SHALL $\frac{1}{8}$"/FT. SLOPE MINIMUM AND BE STUB UNDER THE FOUNDATION AND INTO THE BUILDING AT THE LOCATION SHOWN ON THE PLANS. A 6" SANITARY RISER SHALL BE INSTALLED TO 18" ABOVE FINISHED FLOOR ELEVATION. **VERIFY EXACT LOCATION WITH OWNER AND GENERAL CONTRACTOR.**
- ALL SANITARY LATERALS TO HAVE CLEANOUT AT LEAST EVERY 100'. PLACE CLEANOUT IN GREEN AREAS WHEN EVER POSSIBLE. ALSO CLEANOUTS MUST BE PLACED WITHIN 5' OF THE EXTERIOR OF THE FOUNDATION WALL.
- ALL WATER LATERALS TO THE APARTMENT BUILDINGS SHALL BE 4", (UNLESS THE PLUMBING DESIGNER DECIDES OTHERWISE), AND INSTALLED INSIDE THE BUILDINGS TO THE LOCATION SHOWN ON THE PLANS AND SHALL BE DUCTILE IRON RISERS WITH FLAT FACED FLANGES INSTALLED 18" ABOVE FINISHED FLOOR ELEVATIONS. **VERIFY EXACT LOCATION WITH THE OWNER AND GENERAL CONTRACTOR.**

CATCH BASINS	AREA	ROOFTOP (SF)	PAVEMENT (SF)	GREEN SPACE (SF)	FLOW (GPM)	COMBINED FLOW (GPM)	CAPACITY (GPM)	PIPE SIZE@SLOPE	CB #
1	15,306	3,144	8,915	3,247	426	2,640	6,390	15"@3.46%	1
2	17,346	7,080	9,521	745	572	572	605	10"@0.25%	2
3	3,868	0	1,861	2,007	77	1,642	1,663	15"@0.25%	3
4	15,888	2,022	10,821	3,045	440	1,565	1,597	15"@0.24%	4
5	17,913	7,582	9,531	800	593	593	605	10"@0.25%	5
6	16,083	7,255	7,927	901	532	532	534	8"@0.63%	6
7	4,421	544	0	3,877	58	1,731	4,190	12"@4.89%	7
8	28,787	2,035	10,945	15,807	567	1,149	1,155	12"@0.35%	8
9	17,587	7,744	8,946	897	582	582	605	10"@0.25%	9
10	16,115	6,249	8,945	921	524	524	1,077	8"@2.52%	10
11	17,603	3,105	9,723	4,775	465	5,277	5,960	15"@3.01%	11
12	17,725	7,494	9,481	750	587	587	591	8"@0.77%	12
13	11,664	4,396	6,518	750	377	1,610	1,663	15"@0.25%	13
14	22,342	3,301	10,741	8,300	537	1,233	1,236	12"@0.40%	14
15	46,002	6,541	0	39,461	631	631	631	8"@0.87%	15
16	3,114	0	1,653	1,461	65	65	490	8"@0.52%	16
17	12,542	1,402	6,929	4,211	308	2,615	2,620	18"@0.22%	17
18	17,755	7,561	9,340	854	586	586	487	8"@0.76%	18
19	14,306	4,592	8,871	843	458	1,721	1,730	15"@0.26%	19
20	19,834	4,443	12,325	3,066	580	1,263	1,268	12"@0.42%	20
21	17,256	6,358	10,023	875	561	561	792	8"@1.37%	21
22	6,050	0	3,036	3,014	122	122	479	8"@0.50%	22

NOTES:
8" SANITARY MAINS TO BE PVC SDR 3034.
6" SANITARY LATERALS TO BE PVC SDR 3034.
8", 6" & 4" WATERMAINS TO BE PVC C900.
4" THRU 10" STORM PIPE TO BE PVC SDR 3034.
12" THRU 18" STORM PIPE TO BE PVC OR HDPE

DFU: 383/20 UNIT
WSFU: 203/20 UNIT

DRAWING NO. S-4020
SHEET NO. C5.0
PROJECT NO. M-21003

PDK INVESTMENTS, LLC

SITE UTILITY PLAN

File: M-21003Eng 070725.dwg

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Number	Date	Comments
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-	-	-
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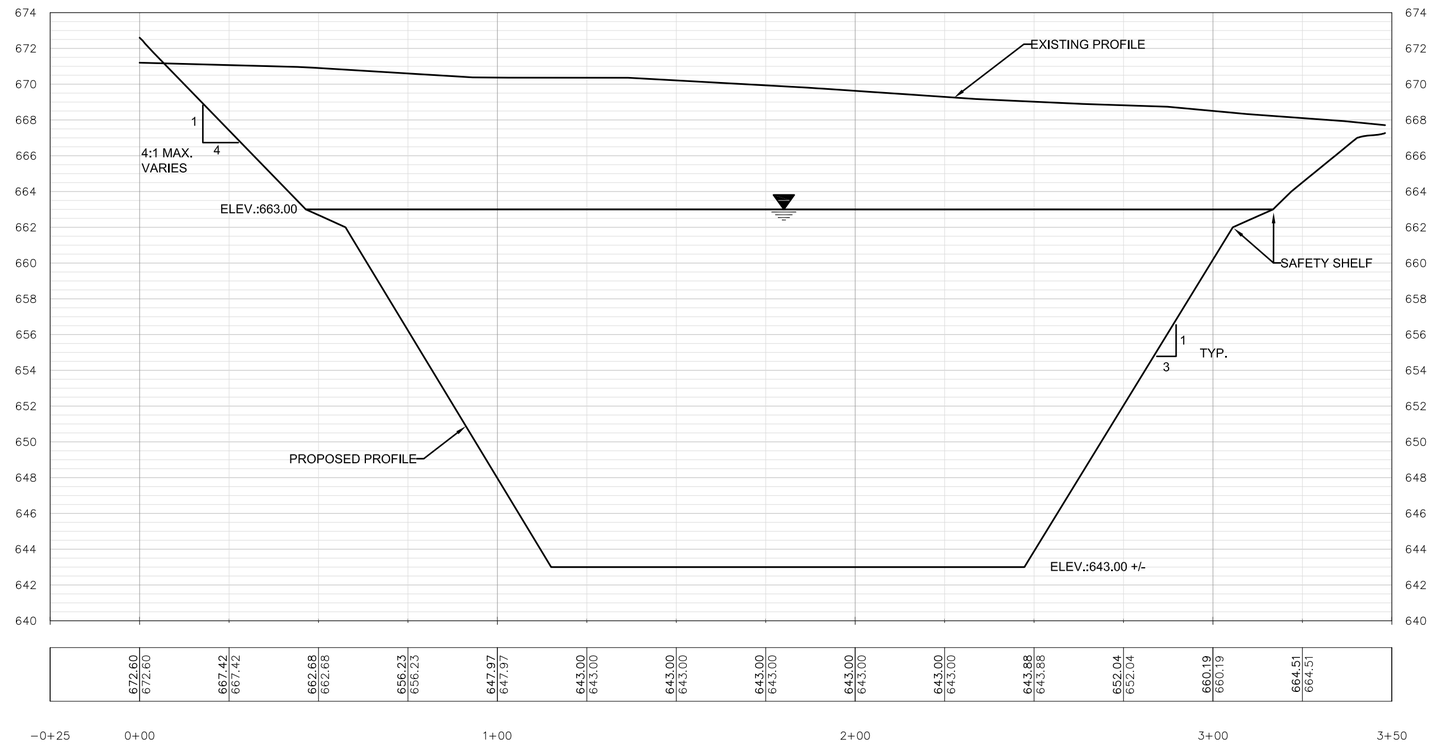
DATE 07-07-25
DATA FILE ---
DESIGNED BY DJM

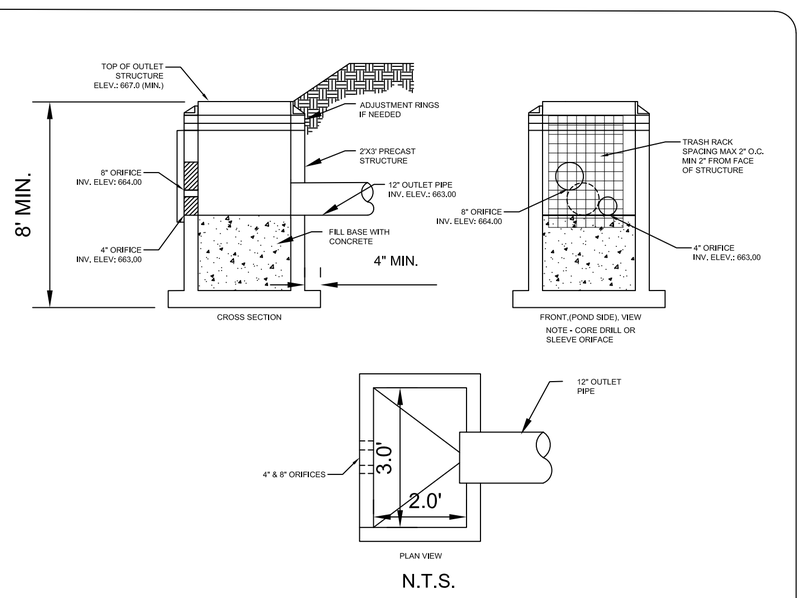
ARVADA APARTMENTS, PHASE III

GRAPHIC SCALE

0 30 60 90 120 150

WET POND

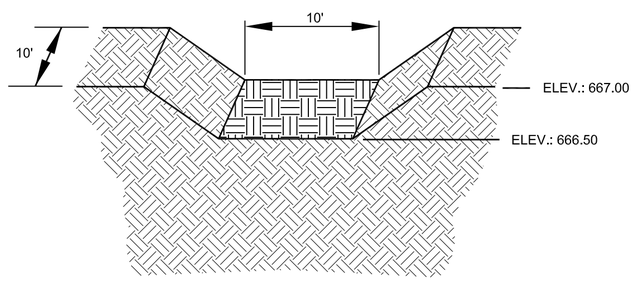




N.T.S.

NOTE:
TRASH RACK AND INLET WEIR, (GRATE) TO BE PROTECTED WITH GEOTEXTILE FABRIC TYPE FF UNTIL FINAL SITE STABILIZATION. FABRIC TO BE CHECKED AND MAINTAINED AS PART OF THE EROSION CONTROL "CONSTRUCTION SITE INSPECTION REPORT".

WET POND BROAD-CRESTED WEIR



N.T.S.

DRAWING NO. S-4020
SHEET NO. C6.0
PROJECT NO. M-21003

PDK INVESTMENTS, LLC

WET POND PLAN & PROFILE

File: M-21003Eng 070725.dwg

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Number	Date	Comments
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-	-	-

DATE 07-07-25
DATA FILE ---
DESIGNED BY DJM

CONSTRUCTION SITE EROSION CONTROL

THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES. ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS AND IF NO STANDARD EXISTS THE WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK (CURRENT EDITION) SHALL BE REFERENCED. EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN PLACE PRIOR TO DISTURBING THE SITE. CONTRACTORS SHALL MINIMIZE THE DURATION AND SIZE OF DISTURBED AREAS TO THE MAXIMUM EXTENT PRACTICABLE. EROSION AND SEDIMENT CONTROL PRACTICES PROPOSED FOR THIS PROJECT ARE DESCRIBED AS FOLLOWS:

SEDIMENT TRACKING FROM CONSTRUCTION SITE:

- STONE TRACKING PAD(S) - TECHNICAL STANDARD 1057

  STONE TRACKING PADS WILL BE INSTALLED AT ENTRANCES SHOWN ON THE SITE. TRACKING PADS SHALL BE IN PLACE PRIOR TO LAND DISTURBING ACTIVITIES.

  WASH WATER FROM VEHICLE AND WHEEL WASHING SHALL BE TREATED BEFORE ENTERING WATERS OF THE STATE.
- STREET SWEEPING/CLEANING

  SEDIMENT TRACKED FROM THE CONSTRUCTION SITE SHALL BE CLEANED UP AT THE END OF EACH WORK DAY UNLESS THE SEDIMENT PRESENTS A HAZARD. SEDIMENT PRESENTING A HAZARD MUST BE CLEANED UP IMMEDIATELY.

SEDIMENT CARRIED OFF-SITE BY OVERLAND FLOW OR RUNOFF:

- SILT FENCE - TECHNICAL STANDARD 1056

  SILT FENCE WILL BE INSTALLED DOWN-SLOPE OF ALL DISTURBED AREAS OF THE SITE. THE FENCE SHALL BE INSTALLED ALONG THE CONTOURS AND BE IN-PLACE PRIOR TO LAND DISTURBING ACTIVITIES.
- SEEDING - TECHNICAL STANDARD 1059; MULCHING - TECHNICAL STANDARD 1058

  DISTURBED AREAS OF THE SITE SHALL BE SEEDED AND MULCHED AS SOON AS THEY ARE BROUGHT TO FINISHED GRADE. IN ADDITION, ANY STOCK PILES IN PLACE FOR 7 DAYS OR MORE SHALL BE SEEDED AND MULCHED.
- NON-CHANNEL EROSION MAT - TECHNICAL STANDARD 1052

  EROSION CONTROL MAT SHALL BE PLACED AS SHOWN ON THE PLANS, AND/OR AS DETERMINED IN THE FIELD, TO PROTECT THE DISTURBED SLOPES FROM EROSION. NON-CHANNEL EROSION MAT SHALL BE INSTALLED AS SOON AS THE SLOPE HAS BEEN BROUGHT TO FINISHED GRADE.
- CONSTRUCTION SITE DIVERSION - TECHNICAL STANDARD 1066

  WHERE POSSIBLE, THE SITE WILL BE GRADED SUCH THE RUNOFF FROM UNDISTURBED AREAS IS ROUTED AROUND DISTURBED AREAS OF THE SITE.

SEDIMENT CARRIED OFF-SITE BY DEWATERING OPERATIONS:

- DEWATERING - TECHNICAL STANDARD 1061

  DEWATERING IS NOT ANTICIPATED FOR THIS PROJECT. IF IT IS REQUIRED, DEWATERING SHALL BE IN ACCORDANCE WITH THE DEWATERING TECHNICAL STANDARD. ANY NECESSARY PERMITS SHALL BE OBTAINED PRIOR TO DEWATERING OPERATIONS TAKE PLACE.

SEDIMENT ENTERING STORM DRAIN INLETS:

- STORM DRAIN INLET PROTECTION - TECHNICAL STANDARD 1060

  ALL INLETS, PROPOSED AND EXISTING, ACCEPTING RUNOFF FROM DISTURBED AREAS OF THE SITE SHALL HAVE INLET PROTECTION INSTALLED PRIOR TO LAND DISTURBING ACTIVITY WITHIN THE AREA DISCHARGING TO THE INLET.

SEDIMENT BEING CARRIED OFF-SITE BY WIND:

- DUST CONTROL - TECHNICAL STANDARD 1068

  WHEN REQUIRED, DUST CONTROL MEASURES SHALL BE EMPLOYED TO PREVENT DUST FROM BLOWING OFF-SITE.

CONCRETE WASHOUT

- CONCRETE WASHOUT SHALL BE COLLECTED AND RETAINED, BOTH WATER AND CONCRETE, IN LEAK PROOF CONTAINERS. WASHOUT CAN BE RECYCLED OR REUSED. SEE http://water.epa.gov/polwaste/npdes/swbmp/upload/concretewashout.pdf FOR DETAILS.

GENERAL NOTES:

1. ALL CLEARING, GRADING, GRAVELING, PAVING, AND RESTORATION SHALL BE DONE IN ACCORDANCE WITH THE WISCONSIN DOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, CURRENT EDITION.

2. A COPY OF THE EROSION CONTROL PLAN SHALL BE KEPT ON SITE AT ALL TIMES.

3. EROSION CONTROL METHODS SHALL BE IMPLEMENTED, AS DIRECTED BY THE ENGINEER, PRIOR TO AND DURING CONSTRUCTION, TO CONTROL WATER POLLUTION, EROSION, AND SILTATION. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE WIDNR TECHNICAL STANDARDS.

4. CONTRACTOR IS RESPONSIBLE FOR CONTACTING DIGGERS HOTLINE FOR THE LOCATION OF THE UTILITIES.

5. CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ALL STUMPS.

6. EXCESS TOPSOIL SHALL BE STOCKPILED ON THE SITE WITH THE PROPER EROSION CONTROL AT A LOCATION ACCEPTABLE TO THE OWNER.

7. CONTRACTOR SHALL DISPOSE OF ALL WASTE AND EXCESS MATERIAL AT AN APPROVED LOCATION.

8. CONTRACTOR SHALL PROTECT ALL PROPERTY IRONS. A LICENSED LAND SURVEYOR, AT THE CONTRACTORS EXPENSE, SHALL REPLACE ANY PROPERTY IRONS REMOVED DURING CONSTRUCTION.

INSPECTION AND MAINTENANCE

THE CONTRACTOR IS RESPONSIBLE FOR INSPECTION AND MAINTENANCE OF EROSION AND SEDIMENT CONTROLS UNTIL THE CONSTRUCTION SITE IS PERMANENTLY STABILIZED WITH A DENSE GRASS COVER. THE CONTRACTOR SHALL INSPECT EROSION AND SEDIMENT CONTROLS WEEKLY AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. THE CONTRACTOR SHALL INSPECT EROSION AND SEDIMENT CONTROLS FOR STRUCTURAL DAMAGE, SEDIMENT ACCUMULATION, OR ANY OTHER UNDESIRABLE CONDITION. THE CONTRACTOR SHALL REPAIR DAMAGED STRUCTURES PRIOR TO THE END OF EACH WORKING DAY. SEDIMENT SHALL BE REMOVED FROM THE STRUCTURE WHEN THE DEPTH OF SEDIMENT HAS ACCUMULATED TO ONE HALF THE HEIGHT OF THE DEVICE OR AS REQUIRED BY THE APPLICABLE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARD (CURRENT EDITION).

THE CONTRACTOR SHALL SUMMARIZE WEEKLY INSPECTION AND MAINTENANCE ACTIVITIES ON A WEEKLY INSPECTION REPORT THAT IS AVAILABLE THROUGH THE WDNR.

THE WEEKLY INSPECTION REPORT SHALL INCLUDE THE FOLLOWING MINIMUM INFORMATION:

NAME OF INDIVIDUAL PERFORMING INSPECTION;

DATE, TIME, AND PLACE OF INSPECTION;

A DESCRIPTION OF THE CONSTRUCTION PHASE;

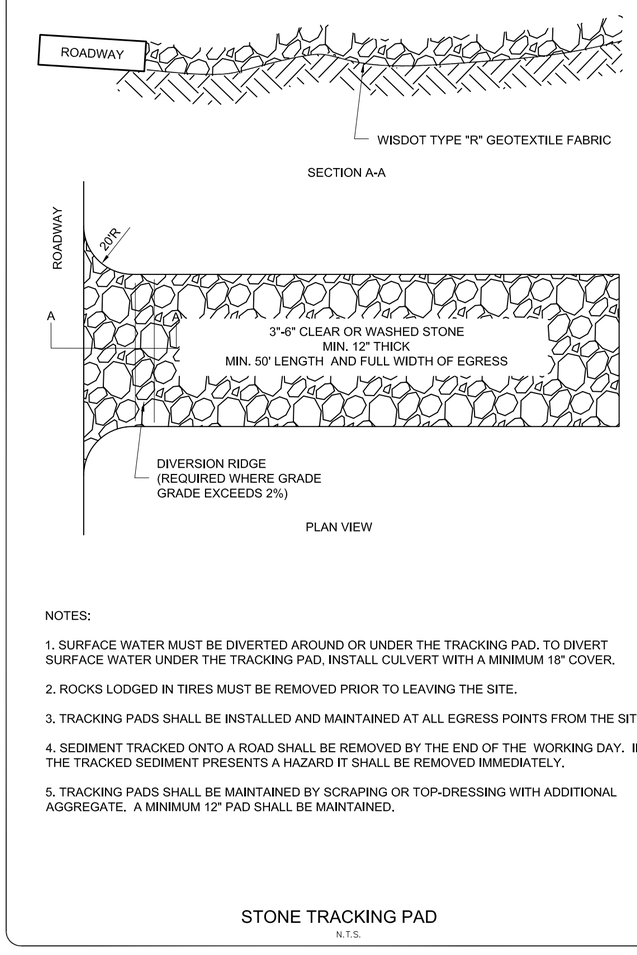
A DESCRIPTION OF EROSION AND SEDIMENT CONTROL INSTALLATIONS;

A DESCRIPTION OF EROSION AND SEDIMENT CONTROL MAINTENANCE ACTIVITIES;

AND AN ASSESSMENT OF EROSION AND SEDIMENT CONTROL CONDITIONS.

THE CONTRACTOR SHALL PROMPTLY FURNISH THE ORIGINAL WEEKLY INSPECTION REPORTS TO THE OWNER, OWNER'S REPRESENTATIVE, OR WISCONSIN DEPARTMENT OF NATURAL RESOURCES WHEN REQUESTED. THE CONTRACTOR SHALL KEEP A COPY OF THE APPROVED EROSION & SEDIMENT CONTROL PLAN, PERMITS, AND WEEKLY INSPECTION REPORTS ON-SITE AT ALL TIMES.

ALL WASTE FROM THE CONSTRUCTION SITE SHALL BE PROPERLY DISPOSED OF AND NOT BE ALLOWED TO ENTER THE STORM SEWER SYSTEM, DRAINAGE SYSTEM, OR OTHER ENVIRONMENTALLY SENSITIVE AREAS LOCATED WITHIN THE CONSTRUCTION SITE, INCLUDING GARNERS CREEK.



NOTES:

1. SURFACE WATER MUST BE DIVERTED AROUND OR UNDER THE TRACKING PAD. TO DIVERT SURFACE WATER UNDER THE TRACKING PAD, INSTALL CULVERT WITH A MINIMUM 18" COVER.

2. ROCKS LODGED IN TIRES MUST BE REMOVED PRIOR TO LEAVING THE SITE.

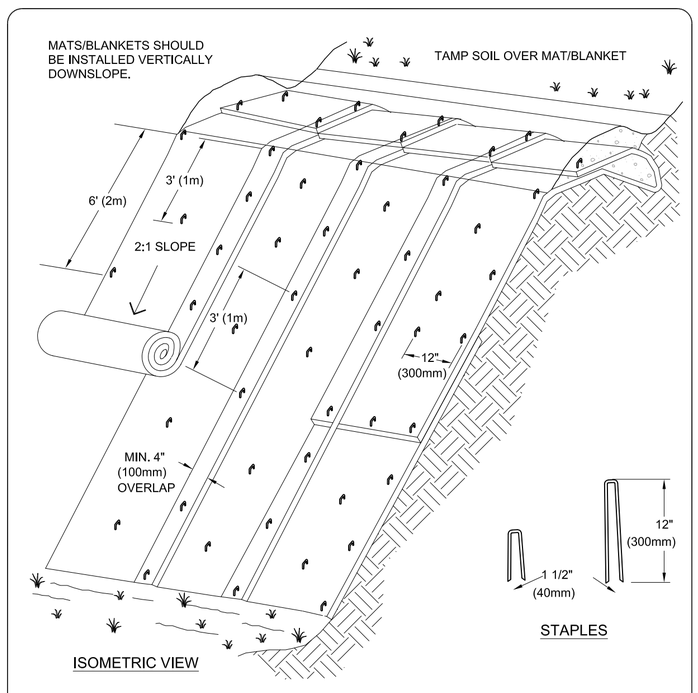
3. TRACKING PADS SHALL BE INSTALLED AND MAINTAINED AT ALL EGRESS POINTS FROM THE SITE.

4. SEDIMENT TRACKED ONTO A ROAD SHALL BE REMOVED BY THE END OF THE WORKING DAY. IF THE TRACKED SEDIMENT PRESENTS A HAZARD IT SHALL BE REMOVED IMMEDIATELY.

5. TRACKING PADS SHALL BE MAINTAINED BY SCRAPING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE. A MINIMUM 12" PAD SHALL BE MAINTAINED.

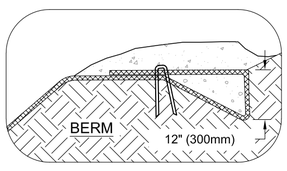
STONE TRACKING PAD

N.T.S.



ISOMETRIC VIEW

STAPLES



TYPICAL SLOPE SOIL STABLIZATION

NOTES:

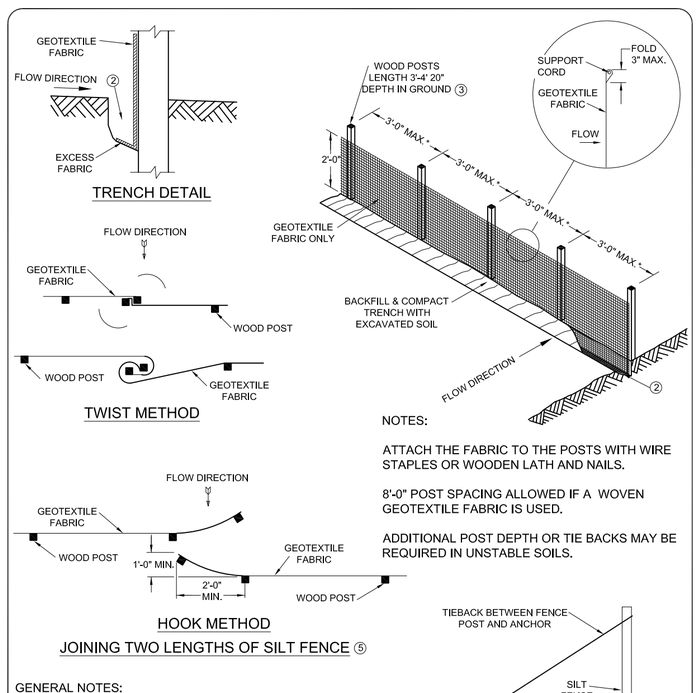
1. SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS AND GRASS. MATS/ BLANKETS SHALL HAVE GOOD SOIL CONTACT.

2. APPLY PERMANENT SEEDING BEFORE PLACING BLANKETS.

3. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.

EROSION CONTROL MAT
FOR SLOPE INSTALLATION

N.T.S.



JOINING TWO LENGTHS OF SILT FENCE 5

NOTES:

ATTACH THE FABRIC TO THE POSTS WITH WIRE STAPLES OR WOODEN LATH AND NAILS.

8'-0" POST SPACING ALLOWED IF A WOVEN GEOTEXTILE FABRIC IS USED.

ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS.

GENERAL NOTES:

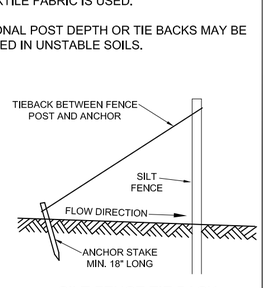
1. HORIZONTAL BRACE REQUIRED WITH 2" X 4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS.

2. TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.

3. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1„" X 1„" OF OAK OR HICKORY.

4. SILT FENCE TO EXTEND ACROSS THE TOP OF THE PIPE.

5. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS; A) OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES, B) HOOK THE END OF EACH SILT FENCE LENGTH.

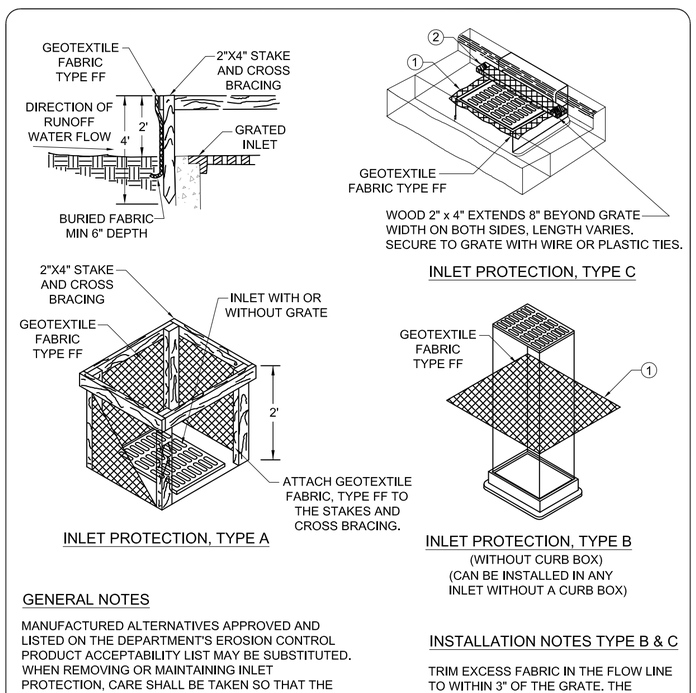


SILT FENCE TIE BACK
(WHEN ADDITIONAL
SUPPORT REQUIRED)

This drawing based on Wisconsin Department of Transportation Standard Detail Drawing 8 E 9-6

SILT FENCE

N.T.S.



INLET PROTECTION, TYPE A

INLET PROTECTION, TYPE C

INLET PROTECTION, TYPE B
(WITHOUT CURB BOX)
(CAN BE INSTALLED IN ANY
INLET WITHOUT A CURB BOX)

GENERAL NOTES

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

1.) FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.

2.) FOR INLET PROTECTION, TYPE C (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.

3.) FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4.

INSTALLATION NOTES TYPE B & C

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE. THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

This drawing based on Wisconsin Department of Transportation Standard Detail Drawing 8 E 10-2.

INLET PROTECTION
TYPES A, B, & C

N.T.S.

DRAWING NO. S-4020
SHEET NO. C7.0
PROJECT NO. M-21003

PDK INVESTMENTS, LLC

NOTES & DETAIL (1)

File: M-21003Eng 070725.dwg

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Number	Date	Comments
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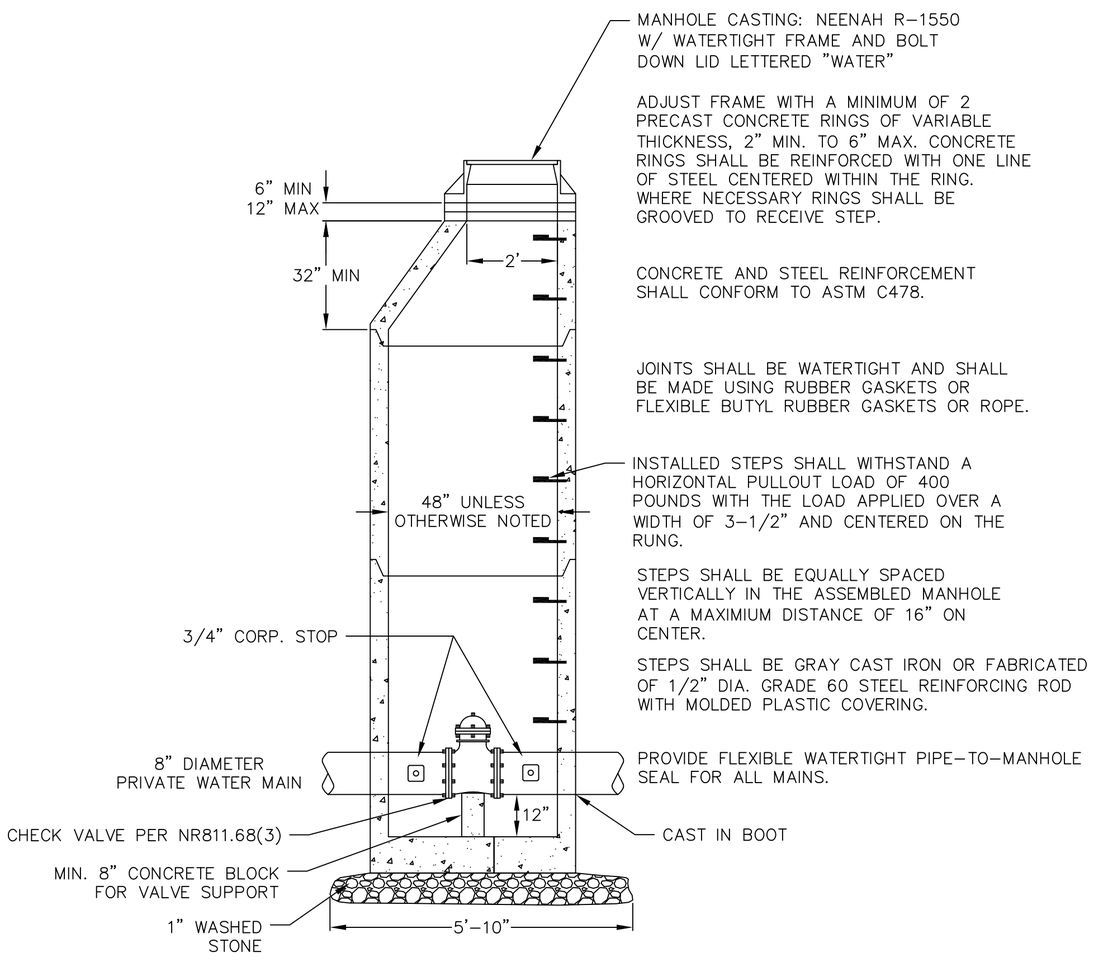
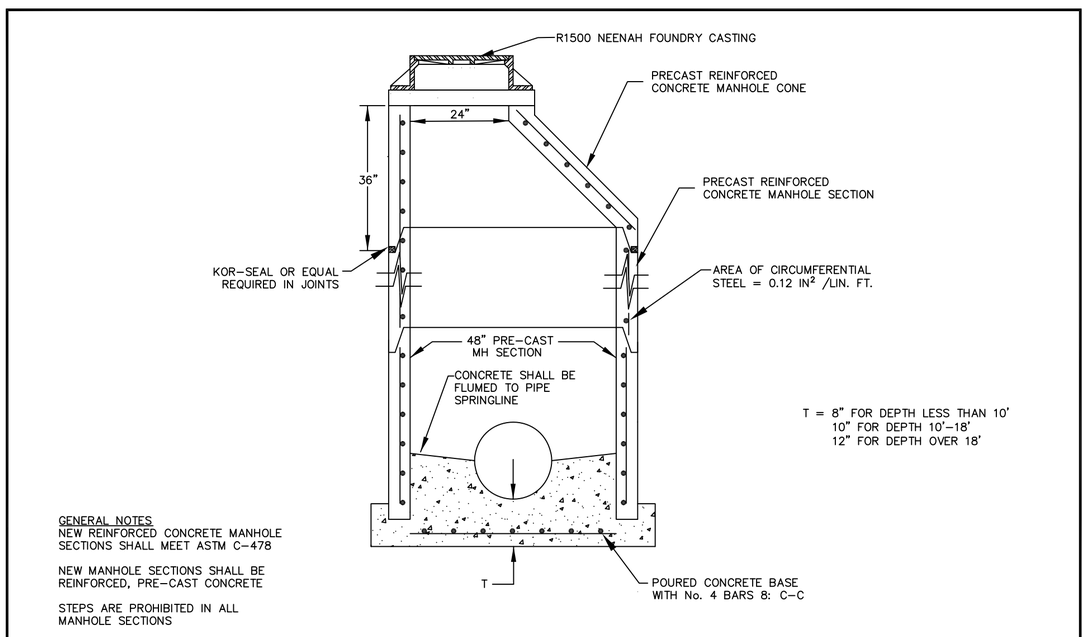
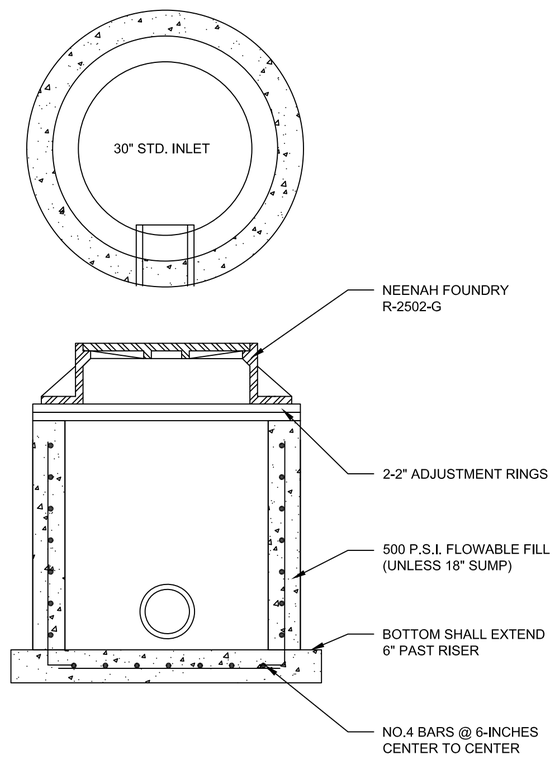
DATE 07-07-25
DATA FILE ---
DESIGNED BY DJM



1/1 CHECK VALVE WATER MANHOLE
NOT TO SCALE



STANDARD TYPE "A" SANITARY MANHOLE



NOTES:
1) INLETS SHALL MEET ASTM C-478 STANDARD FOR REINFORCED CONCRETE INLETS.
2) CATCH BASIN BARREL TO MEET ASTM C-76-3 STANDARD SPECIFICATION FOR REINFORCED CONCRETE CULVERT, STORM DRAIN, AND SEWER PIPE.

STANDARD CATCH BASIN
N.T.S.

DRAWING NO. S-4020
SHEET NO. C7.1
PROJECT NO. M-21003

PDK INVESTMENTS, LLC

NOTES & DETAIL (2)

File: M-21003Eng 070725.dwg

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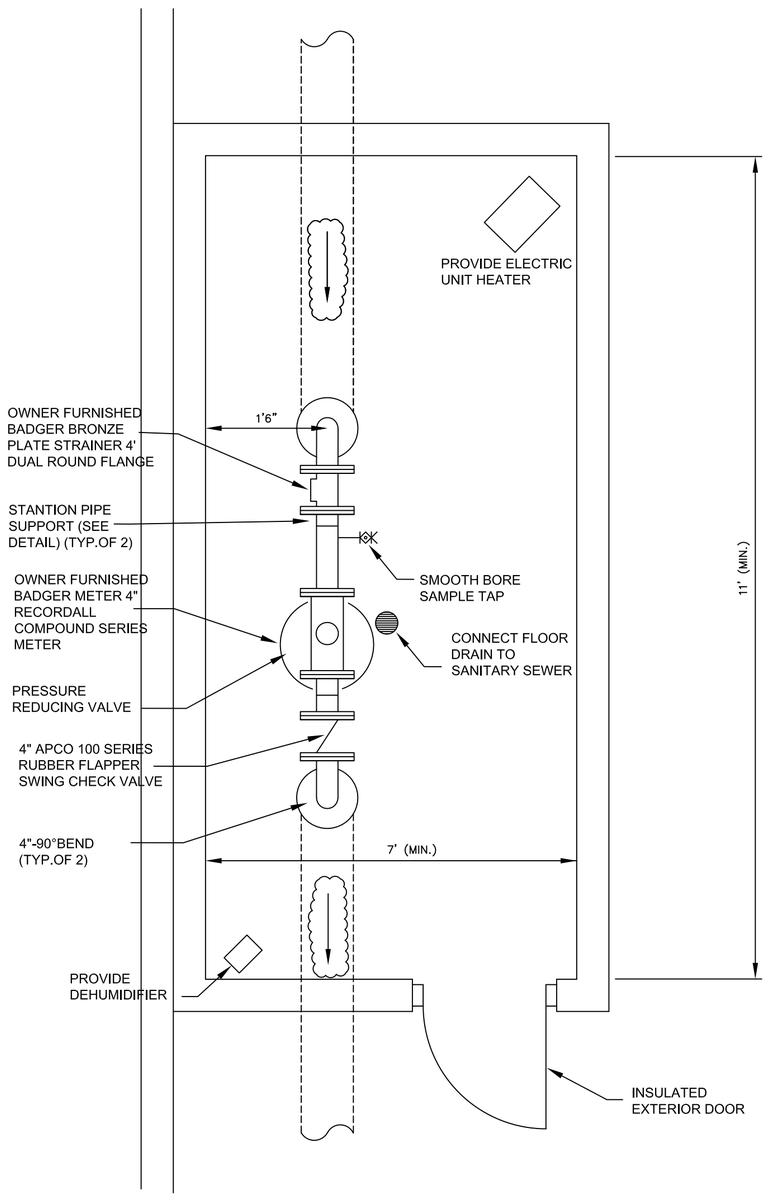
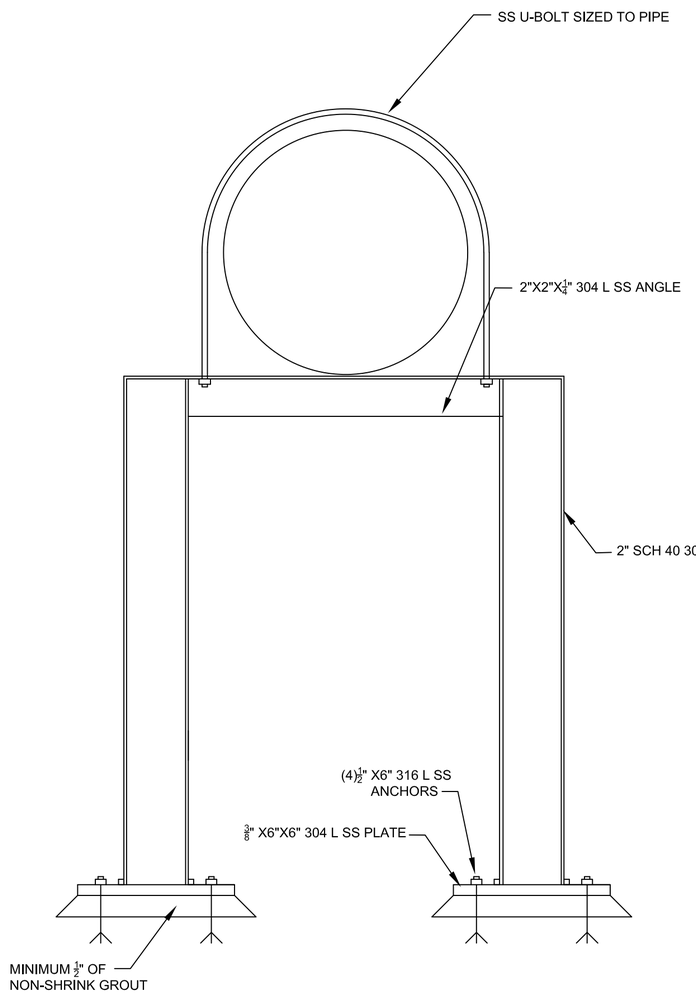
DESIGNED BY DJM



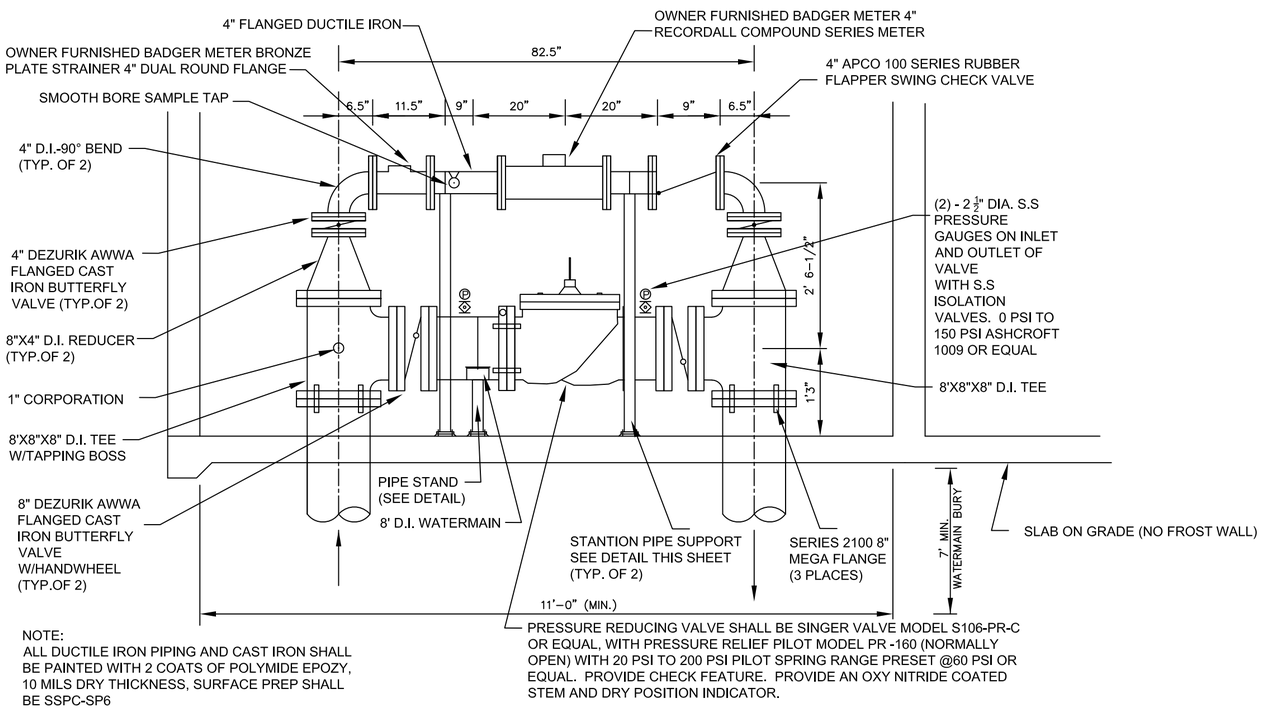
METER ROOM PLAN VIEW

N.T.S.



STANTION PIPE SUPPORT DETAIL

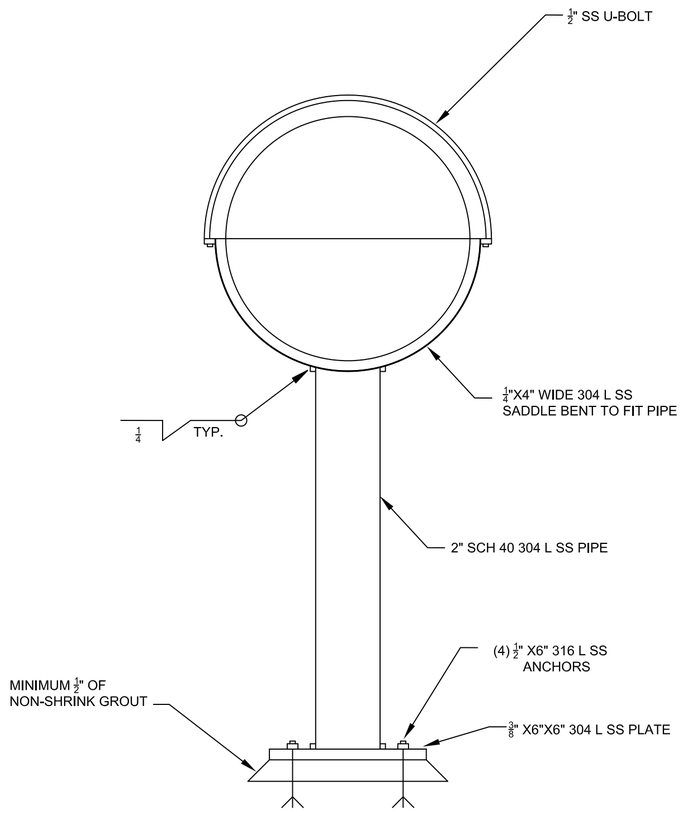
N.T.S.



NOTE:
ALL DUCTILE IRON PIPING AND CAST IRON SHALL BE PAINTED WITH 2 COATS OF POLYMIDE EPOZY, 10 MILS DRY THICKNESS, SURFACE PREP SHALL BE SSPC-SP6

METER ROOM SECTION VIEW

N.T.S.



PIPE STAND DETAIL

N.T.S.

NOTE:
WATER METER ROOM ATTACHED TO BUILDING .
VERIFY EXACT BUILDING PLANS AND DIMENSIONS WITH ARCHITECTURAL PLANS.

DRAWING NO. S-4020
SHEET NO. C8.0
PROJECT NO. M-21003

PDK INVESTMENTS, LLC

WATER METER SECTION & DETAILS

File: M-21003Eng 070725.dwg

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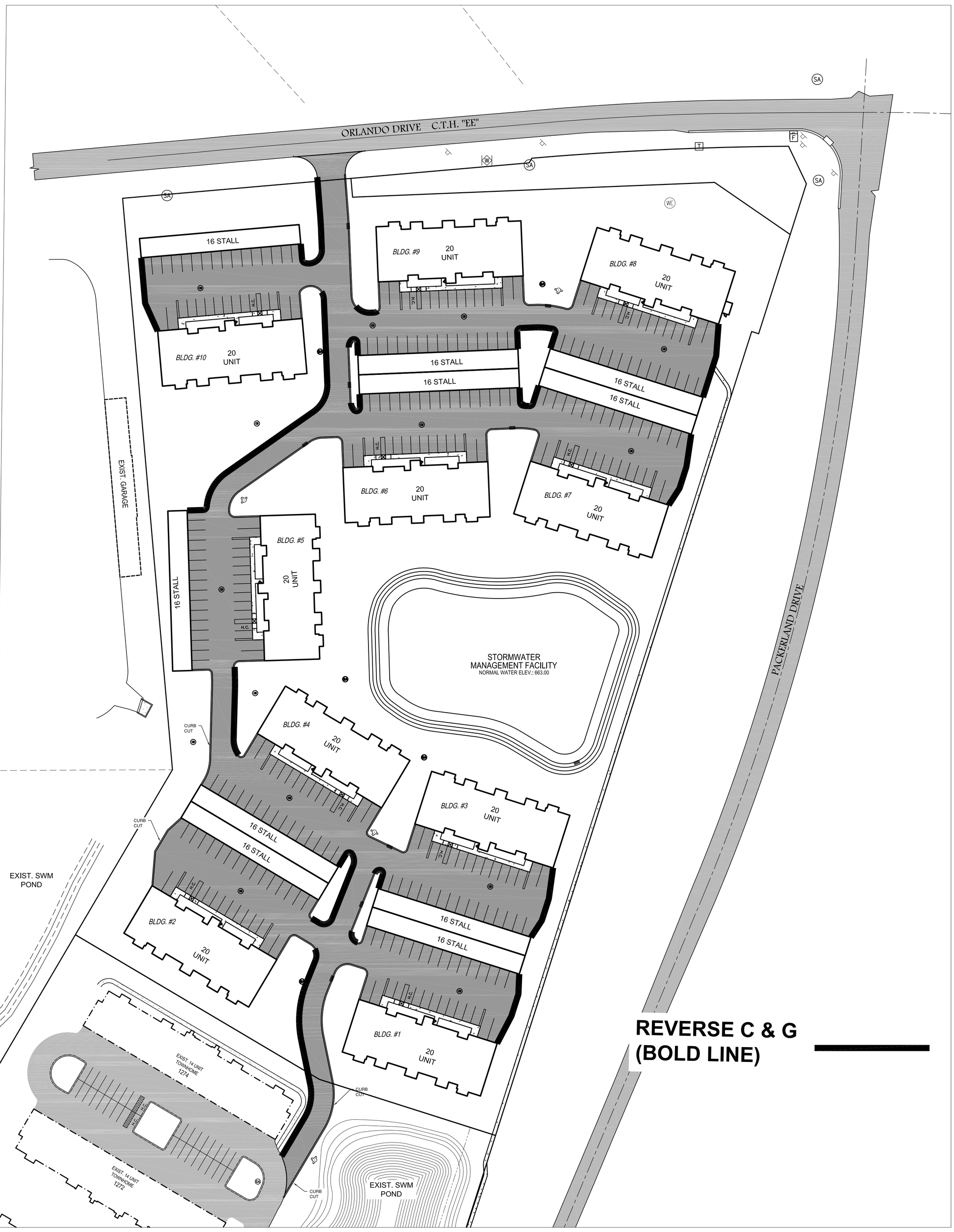
ARVADA APARTMENTS, PHASE III

GRAPHIC SCALE

0 60 120 180 240 300



REVERSE C & G (BOLD LINE) ——

DRAWING NO. S-4020
SHEET NO. C9.0
PROJECT NO. M-21003

PDK INVESTMENTS, LLC

CURB & GUTTER LAYOUT

File: M-21003Eng 070725.dwg

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DATE 07-07-25
DATA FILE ---
DESIGNED BY DJM

Site Survey

Part of Lot 1, Volume 56, Certified Survey Maps, Page 323, Map No. 8143, Document No. 2532997, Brown County Records and part of Lot 1 of Section 25, T23N, R19E, Village of Hobart, Brown County Wisconsin

~ 1201 Orlando Drive ~

Graphic Scale: 1" = 60'

0 60 120 180 240 300

LEGAL DESCRIPTION

Part of Lot 1, Volume 56, Certified Survey Maps, Page 323, Map No. 8143, Document No. 2532997, Brown County Records and part of Lot 1 of Section 25, T23N, R19E, Village of Hobart, Brown County Wisconsin, more fully described as follows:

BEGINNING at the Northwest Corner of Lot 1, Volume 56, Certified Survey Maps, Page 323, Map No. 8143, Document No. 2532997, Brown County Records; thence N85°01'07"E, 460.68 feet along the north line of said Lot 1 also being the south right-of-way of CTH "EE", aka Orlando Dr; Thence 3.01 feet along the arc of a 3774.71 foot radius curve to the right whose long chord bears N85°02'29.5"E, 3.01 feet, along said northerly line and said right of way; thence N30°26'27"E, 6.13 feet along said right-of-way; thence 291.88 feet along the arc of a 3779.71 foot radius curve to the right whose long chord bears N87°19'58"E, 291.81 feet, along said right-of-way; thence S25°23'11"E, 47.28 feet along a vision corner between said right-of -way and the westerly right-of-way of CTH "EE" aka Packerland Dr; thence S17°39'58"W, 178.86 feet along said westerly right-of-way; thence N72°20'02"W, 8.25 feet along said right-of-way; thence S17°39'58"W, 958.95 feet, along said right-of-way; thence N72°20'02"W, 210.03 feet; thence N59°20'42"W, 322.29 feet to the easterly line of the Oneida Indian Reservation of Section 25, T23N, R19E; thence N30°26'27"E, 217.63 feet along said reservation line to the southerly corner of Lot 1 of said Certified Survey Map; thence N4°58'53"W, 651.95 feet along the west line of Lot 1 of said Certified Survey Map to the POINT OF BEGINNING.

Parcel contains 606,041 square feet / 13.91 acres more or less.
Subject to any restrictions or easements of record.

SURVEYOR'S CERTIFICATE

I, Steven M. Bieda, Professional Land Surveyor, PLS-2275, do hereby certify that the above described property was surveyed and mapped in accordance with AE-7 of the Wisconsin Administrative Code and is correct to the best of my knowledge and belief.

WISCONSIN
STEVEN M. BIEDA
PLS-2275
GREEN BAY, WI
LAND SURVEYOR

Steven M. Bieda
PLS-2275
March 12th, 2025

NOTES

Bearings referenced to the North line of Lot 1 of Section 25, T23N-R19E, assumed to be N85°01'07"E.

The County Monuments used in this survey are shown and their ties have been found and verified and/or Brown County Planning and Land Services has been notified of any discrepancies.

Elevations are referenced to the NAVD 88 Benchmark Datum.

Digger's Hotline had been called on this project on February 28th, 2025 with ticket number 20250903181. Vierbicher Associates, Inc. accepts no responsibility for existing utilities not marked by Digger's Hotline.

Legend

- Brown County monument – type noted
- 1" iron pipe found
- ( ) recorded as distance
- curb inlet
- storm sewer line
- (SA) sanitary sewer manhole
- sanitary sewer line
- hydrant
- existing fire department connection
- water valve
- T telephone pedestal
- telephone line
- F fiber optic vault
- telephone line
- edge of brush line
- edge of tree line
- concrete curb & gutter line
- blacktop
- concrete
- gravel
- existing building
- sign
- deciduous tree
- (WE) well
- CULV storm water culvert

North, nw, ne, w, e, sw, se, s

Curve Data

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
C1	3.01'	3774.71'	3.01'	S85°02'29.5"W	0°02'45"	N84°59'43"E
C2	291.88'	3779.71'	291.81'	N87°19'58"E	4°25'28"	N85°07'09"W–N89°32'43"E

SCALE
1"=60'

DRAWN BY
NDK

TAX PARCEL NO. HB-347

Site Survey
- 1201 Orlando Drive -

Fieldwork Completed: 03/04/2025

Data File: M-21003

vierbicher
planners | engineers | advisors

400 Security Blvd Ste 1, Green Bay, WI, (920) 434-9670

PDK
INVESTMENTS LLC

File: M-21003Site Survey 031025.dwg

PROJECT NO.
M-21003

SHEET NO.
1 of 1

DRAWING NO.
S-3978

Proposed 20 Unit Apartment Building;

PDK Development @ Arvada III Hobart, WI

BUILDING CODE INFORMATION 2015 IBC (WISCONSIN)

CODE CHAPTER	CODE TITLE	CODE CHAPTER	CODE INFORMATION
3	USE AND OCCUPANCY	310.4 312.1	R-2 RESIDENTIAL U PARKING THAT IS ACCESSORY USE TO THE RESIDENTIAL OCCUPANCY
4	USE AND OCCUPANCY SEPARATION AT GARAGE	406.3.1 406.3.4.1	PRIVATE GARAGE FOR MOTOR VEHICLES, ACCESSORY TO GROUP R-2, GROUP U OCCUPANCY, SEPARATE INDIVIDUAL GARAGES 1 HOUR FIRE BARRIER DWELLING UNIT SEPARATION. PRIVATE GARAGE SEPARATED FROM ATTACHED DWELLING BY ⅝" GYPSUM BOARD AND 20 MINUTE DOOR
	SEPARATION OF DWELLINGS	420	SEPARATION WALLS OF DWELLINGS ARE PARTITIONS. FLOOR SEPARATIONS BUILT AS HORIZONTAL ASSEMBLIES.
5	ALLOWABLE HEIGHT STORIES AREA	504.3 504.4	BUILDING HEIGHT TYPE VB 60' HEIGHT FOR BOTH U OCCUPANCY AND R-2 SPRINKLERED 504.4 BUILDING STORIES - 3 FOR TYPE VB R-2 SPRINKLERED AND 2 FOR TYPE VB U OCCUPANCY SPRINKLERED
	STREET FRONTAGE INCREASE	506.2	R2 = 7,000 PER FLOOR U = 5,500 S.F. R2 = 12,250 S.F. U = 9,625 S.F.- FRONTAGE INCREASES (NON-SEPARATED USE)
	INCIDENTAL USE	506.3 509	(30' SIDES) (30' FRONT AND 30' BACK) METER ROOM INCIDENTAL USE, SMOKE SEPARATION REQUIRED, 0 HOUR RATED WALL
6	CONSTRUCTION TYPE SEPARATION DISTANCE	601 602	VB WOOD FRAME UNPROTECTED; • INTERIOR AND EXTERIOR BEARING WALLS = 0 HOUR • FLOOR = 0 HOUR • ROOF = 0 HOUR ALL EXTERIOR WALLS MORE THAN 10' FROM IMAGINARY PROPERTY LINES, 0 HOUR SEPARATION REQ.
7	RATED CONSTRUCTION FIRE BARRIER CONTINUITY FIRE PARTITION CONTINUITY	707 708	FIRE BARRIER TO SUBDIVIDE GARAGES, BUILT FROM FLOOR TO UNDERSIDE OF FLOOR DECK ABOVE, 1 HOUR RATED FIRE PARTITION WALLS SEPARATING TENANT SPACES, BUILT FROM FLOOR TO UNDERSIDE OF THE CEILING WHEN DRAFTSTOP USED (EXCEPTION 5) ATTIC DRAFTSTOPPING NOT TO EXCEED 2 DWELLING UNITS OR 3,000 S.F.
	HORIZONTAL ASSEMBLY	711	FLOOR OR ROOF ASSEMBLY, ONE HOUR RATED, SUPPORTING CONSTRUCTION NOT REQUIRED TO BE RATED (EXCEPTION 2) @ SEPARATION OF TENANT SPACE.
	PENETRATIONS	714.4.1.1.2 714.4.2	FLOOR PENETRATIONS (TUB OR TOILET) WALL SHEATHED WITH TYPE X GYPSUM WHEN PENETRATING CEILING OF HORIZONTAL ASSEMBLY (BOTH FLOOR AND ATTIC)
	OPENING PROTECTION	716.5	FIRE PARTITION 1 HOUR WALL = 20 MINUTE DOOR FIRE BARRIER 1 HOUR WALL (PRIVATE GARAGES) = 45 MINUTE DOOR
	BATH FANS / EXHAUST FAN	716.5.9 717.6.2	FIRE DOORS SELF CLOSING MEMBRANE PENETRATION - EXHAUST FAN PENETRATING HORIZONTAL SEPARATION REQUIRES A RADIATION DAMPER. ENSURE DRYER EXHAUST (VENT) LENGTH IS NOT EXCEEDED, USE A 4" EXTERIOR HOOD AS NEEDED.
	COMBUSTIBLE CONCEALED SPACES	718 718.3 718.3.2 718.4.2	EXCEPTION: THROUGH PENETRATIONS A DUCT IS PERMITTED TO PENETRATE THREE FLOORS OR LESS WITHOUT A FIRE DAMPER AT EACH FLOOR PROVIDED SUCH DUCT MEETS ALL THE REQUIREMENTS LISTED IN 717.6.1 (EXCEPTION) FIREBLOCKING - 2x LUMBER USED TO CUT OFF DRAFT OPENINGS DRAFTSTOPPING - 7/16" OSB IN FLOOR ABOVE ALL TENANT SEPARATIONS DRAFTSTOP IN ATTIC EVERY 3,000 S.F. OR TWO TENANT SPACES
8	FINISH REQUIREMENTS	803.11	CLASS C FOR ALL ROOMS SPRINKLERED
9	FIRE PROTECTION	903.2.8 903.3.1.2	AUTOMATIC FIRE SPRINKLER SYSTEM (FOUR STORIES AND 60 FEET MAX.) NFPA 13R FULL SPRINKLER SYSTEM IN BUILDING BALCONIES AND DECKS PROTECTED WHEN ROOF ABOVE
	PORTABLE FIRE EXTINGUISHER	905.3.1 906 907.2	2'-0" EAVE ALLOWED BEFORE COVERAGE REQUIRED. FIRE EXTINGUISHER IN KITCHEN OF EVERY DWELLING UNIT (MINIMUM RATING OF (1-A:10-B:C) MANUAL FIRE ALARM REQUIRED R2 - GREATER THAN 16 UNITS, AUTOMATIC SMOKE DETECTION SYSTEM NOT REQUIRED (NOT A DORMITORY)
	SMOKE DETECTION	907.2.11.2 907.2.11.5 907.2.11.6	SMOKE ALARMS IN EACH BEDROOM AND IN THE IMMEDIATE VICINITY OF EACH BEDROOM, AND MIN. 1 PER FLOOR. INTERCONNECTED WITHIN EACH UNIT SMOKE DETECTORS / ALARMS REQ. ALARMS WITH BATTERY BACKUP
	CARBON MONOXIDE ALARM	915/SPS 362	NOT REQUIRED IN UNITS, NO FUEL BURNING APPLIANCE OR FIREPLACE
10	MEANS OF EGRESS OCCUPANT LOAD	1004.1.2	200 GROSS RESIDENTIAL SECOND FLOOR OCCUPANT LOAD = 9270 / 200 = 47 DIVIDED BY 2 EXITS FIRST FLOOR OCCUPANT = 8266 / 200 = 41 DIVIDED BY 2 EXITS
	DWELLING WITH ONE EXIT COMMON PATH OF TRAVEL	1006.2.1	SECOND FLOOR 2 EXITS 125' TRAVEL DISTANCE NOT EXCEEDED FROM FURTHEST POINT OF SECOND FLOOR
	2 EXITS, MIN. SEPARATION	1006.3.2(3) 1007.1 1010.5	SINGLE EXIT APARTMENT WITH 2 EXIT BUILDING - 250' MAX. TRAVEL DISTANCE DISTANCE MIN. ½ MAXIMUM LENGTH DOORS IN MEANS OF EGRESS MUST HAVE FLUSH FLOOR LANDINGS ON EACH SIDE, EXCEPTION IS MECHANICAL ROOM DOORS CAN HAVE 7" STEP.
	HANDRAIL GUARDS	1013.1 1014.2 1015	EXITS MARKED WITH APPROVED EXIT SIGN AND 90 MINUTE ILLUMINATION HANDRAIL HEIGHT WITH EXPANDED ALLOWANCES INDIVIDUAL UNIT GUARDS 36" ABOVE FLOOR (WINDOWS ABOVE FIRST FLOOR, RAILINGS, HALF WALLS)
	OPEN STAIRS	1015.4 1019.3	GUARDS WILL NOT ALLOW PASSAGE OF A SPHERE 4" IN DIAMETER CONDITION 1 - STAIRS DO NOT NEED TO BE ENCLOSED WHEN UNDER 250' EXIT DISTANCE ACHIEVED FROM THE MOST REMOTE LOCATION
	EMERGENCY ESCAPE WINDOWS	1030.1	FOR ALL SLEEPING ROOMS UNDER 4 STORIES
11	ACCESSIBILITY PARKING SPACES DWELLING UNITS ACCESSIBLE UNITS	1104-1105 1106.1 1107 1107.6.2	ACCESSIBLE ROUTE TO BOTH FRONT DOORS, BOTH ACCESSIBLE ENTRANCES GROUP R-2, 2% BUT NOT LESS THAN 1 - ONE AT EACH BUILDING ALL FIRST FLOOR UNITS TYPE B ACCESSIBILITY MINIMUM SEE AREA DATA TABLE THIS PAGE FOR ACCESSIBLE UNITS IN EACH BUILDING
14	BALCONIES	1406.3	EXCEPTION 3. BALCONIES ON TYPE V BUILDINGS CAN BE PRESSURE TREATED LUMBER (NO FIRE RATING) WHEN PROTECTED BY SPRINKLER.

National Electrical Code

CODE CHAPTER	CODE TITLE	CODE CHAPTER	CODE INFORMATION
110	REQUIREMENTS FOR ELECTRICAL INSTALLATION	110.26	SUFFICIENT WORKING SPACE SHALL BE PROVIDED AROUND ELECTRICAL EQUIPMENT (PANELS). THE DEPTH OF THE SPACE IN THE DIRECTION OF ACCESS TO LIVE PARTS SHALL BE A MINIMUM OF 3 FEET. THE MINIMUM WIDTH OF THE SPACE IN FRONT OF ELECTRICAL EQUIPMENT SHALL BE THE WIDTH OF THE EQUIPMENT OR 30 INCHES, WHICH EVER IS GREATER. THIS WORK SPACE SHALL BE CLEAR AND EXTEND FROM THE FLOOR TO A HEIGHT OF 6.5 FEET. THIS SPACE SHALL NOT BE USED FOR STORAGE.
210	DECKS AND PORCHES	210.52(E)(3)	DECKS AND PORCHES ACCESSIBLE FROM AN INTERIOR DWELLING UNIT SHALL HAVE ONE RECEPTACLE.
240	OVERCURRENT PROTECTION	240.24(d)	OVERCURRENT DEVICES (ELECTRICAL PANELS) SHALL NOT BE LOCATED IN THE VICINITY OF EASILY IGNITABLE MATERIALS, SUCH AS CLOTHES CLOSETS.
		R404.1/SPS 363.5404	PROVIDE NOT LESS THAN 50% OF LAMPS AS HIGH EFFICIENCY LAMPS.

LEGEND

SYMBOL	ITEM	SYMBOL	ITEM
(P3)	WALL TYPE - REFER TO WALL TYPES	1	PLAN NOTE
	ELEVATION REFERENCE	4	REVISION MARK - REFER TO TITLE BLOCK FOR REVISION DATE
X A X.X	WALL SECTION REFERENCE OR DETAIL CUT - REFER TO SHEET NUMBER INDICATED IN BOTTOM OF SYMBOL	3	ACCESSIBILITY PLAN NOTE
		H-##	SCHEDULED NOTE LIKE STRUCTURAL HEADER

SYMBOL	ITEM	ITEM DESCRIPTION
S	SMOKE DETECTOR ALARM	IBC 907.2.11 - SINGLE AND MULTIPLE STATION SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THIS CODE AND THE HOUSEHOLD FIRE-WARNING EQUIPMENT PROVISIONS OF NFPA 72.
	BATH FAN	BATH FANS ARE TO BE IN ROOMS CONTAINING ANY BATHING FIXTURES, BATHTUBS, SHOWERS. IBC 1203.4.2.1
	VINYL WINDOW	LOW E, DOUBLE PANE GLASS, GLAZING, MINIMUM ASSEMBLY U-VALUE = .27 - .29

GENERAL NOTES:

1. ALL MATERIALS, WORKMANSHIP AND DETAILS SHALL CONFORM TO THE REQUIREMENTS OF 2015 IBC (WISCONSIN).
2. ALL CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH ALL ARCHITECTURAL, STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS TO VERIFY THE LOCATION AND DIMENSIONS OF CHASES, INSERTS, OPENINGS, TOILETS, TRUSSES AND OTHER PROJECT REQUIREMENTS.
3. ALL CONTRACTORS SHALL FIELD VERIFY ALL DIMENSIONS, ELEVATIONS AND CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
4. THE TYPICAL DETAILS SHOWN ON THE DRAWINGS SHALL BE APPLICABLE TO ALL PARTS OF THE CONTRACT DRAWINGS UNLESS SPECIFICALLY NOTED OTHERWISE.
5. ALL CONTRACTORS ARE EACH RESPONSIBLE FOR JOB SITE SAFETY DURING CONSTRUCTION.
6. VAPOR RETARDER, REQUIRED ON WARM SIDE OF THERMAL INSULATION
7. INFILTRATION BARRIER, OSB SHEATHING SYSTEM OF INTEGRATED SHEATHING WITH WEATHER PROOFING.
8. WIND WASH PROTECTION, USE OSB @ COLD SIDE OF INSULATION IN ATTICS INCLUDING THROUGH FLOOR SPACE OF ATTIC TRUSSES.
9. ALL WALLS GYPSUM ⅝" TYPE X
10. FLOOR COVERING IS VINYL PLANK TYPICAL, STAIRS AND BEDROOMS CARPET.

DESCRIPTION OF PROJECT 20;

THIS IS A TWO STORY ABOVE GRADE BUILDING WITH AT GRADE PARKING. THERE ARE 20 APARTMENT UNITS WITH ATTACHED GARAGES. THE GARAGES ARE UNHEATED. THERE IS 17,642 SQUARE FEET OF HEATED SPACE AND 1,014 S. F. UNHEATED FOR A TOTAL OF 18,656 SQUARE FEET.

- MAJOR OCCUPANCY: R-2 APARTMENTS, SECONDARY OCCUPANCY U - UTILITY ATTACHED GARAGES.
- CLASS OF CONSTRUCTION; V-B COMBUSTIBLE NOT PROTECTED CONSTRUCTION.
- SPRINKLER TYPE; NFPA 13R. SPRINKLER PROTECTION WILL BE EXTENDED TO THE NON-FIRE RATED DECKS AND BALCONIES.
- ALLOWABLE AREA DETERMINED BY NON-SEPARATED USE.

TYPE "A" ACCESSIBLE UNIT IN BUILDINGS 2, 4, 6, 9

1. ICC/IBC-2015; Sec 1107.6.2.1.1 - (APARTMENT HOUSES) TYPE "A" UNITS FOUR UNITS REQUIRED (4 TOTAL) IN A SITE OF 200 UNITS.
IN GROUP R-2 OCCUPANCIES CONTAINING MORE THAN 20 DWELLING UNITS OR SLEEPING UNITS, AT LEAST TWO (2) PERCENT BUT NOT LESS THAN ONE OF THE UNITS SHALL BE A TYPE "A" UNIT. ALL UNITS ON A SITE SHALL BE CONSIDERED TO DETERMINE THE TOTAL NUMBER OF UNITS AND THE REQUIRED NUMBER OF TYPE "A" UNITS.

2. - ACCESSIBLE ENTRANCES AT BOTH FRONT DOORS

BLDG 2 = UNIT 3 ACCESSIBLE TYPE "A"
BLDG 4 = UNIT 7 ACCESSIBLE TYPE "A"
BLDG 6 = UNIT 7 ACCESSIBLE TYPE "A"
BLDG 9 = UNIT 3 ACCESSIBLE TYPE "A"

Conditionally
APPROVED
DEPT. OF SAFETY AND PROFESSIONAL SERVICES
DIVISION OF INDUSTRY SERVICES
Joan Hansen

SEE CORRESPONDENCE

10 New Buildings
CB-072501046-PRB
07/24/2025

James LaPlant

STAMP:

ARCHITECT
JAMES R. LaPLANT
ARCHITECT
8855-5
7/31/2026
STATE OF WISCONSIN

SAFETY PLAN LEGEND

SYMBOL	ITEM
	DRAFT STOPPING
	1 HOUR RATED FIRE PARTITION
	1 HOUR RATED FIRE BARRIER
	1 LAYER "SOUNDBREAK" ON RESILIENT CHANNEL
	1 LAYER OSB W/ GYPSUM THIS SIDE OF WALL
	EXIT DISTANCE AND ROUTE

INDEX TO DRAWINGS

T1	TITLE SHEET, CODE DATA
T2	EXITING AND SAFETY PLANS
T3	RATED STRUCTURES
C2.0	ARCHITECTURAL SITE PLAN
A1.1	ELEVATIONS
A1.2	ELEVATIONS
A1.3	ELEVATIONS
A2.0	COMPOSITE FIRST AND SECOND FLOOR PLANS, PARTITION TYPES
A2.1.1	PARTIAL FIRST FLOOR PLAN LEFT
A2.1.2	PARTIAL FIRST FLOOR PLAN RIGHT
A2.2.1	PARTIAL SECOND FLOOR PLAN LEFT
A2.2.2	PARTIAL SECOND FLOOR PLAN RIGHT
A2.3.1	ACCESSIBLE NOTES AND DETAILS
A2.3.2	ACCESSIBLE TYPE A
A2.3.3	ACCESSIBLE TYPE B
A3.1	BUILDING SECTION
A3.2	BUILDING SECTIONS
A3.3	BUILDING SECTION, STAIR DETAIL AND THERMAL ENVELOPE
A3.4	BUILDING SECTION
A4.1	DETAILS
A4.3	METER ROOM
S1.1	STRUCTURAL - GENERAL NOTES, SCHEDULES, DETAILS
S2.0.1	STRUCTURAL - FOUNDATION & SLAB PLANS COMPOSITE
S2.0.2	STRUCTURAL - FOUNDATION PLAN DETAIL
S2.0.3	STRUCTURAL - FOUNDATION PLAN DETAIL
S2.1.1	STRUCTURAL - FLOOR FRAMING COMPOSITE & DETAIL
S2.1.2	STRUCTURAL - FLOOR FRAMING DETAIL & SCHEDULE
S2.1.3	STRUCTURAL - FLOOR FRAMING DETAIL & SCHEDULE
S2.2.1	STRUCTURAL - ROOF FRAMING COMPOSITE PLANS
S2.2.2	STRUCTURAL - ROOF FRAMING PLAN DETAIL, LOWER
S2.2.3	STRUCTURAL - ROOF FRAMING PLAN DETAIL, LOWER
S3.2	STRUCTURAL - FRAMING DETAILS
S4.1	STRUCTURAL - FOUNDATION DETAILS

AREA DATA

UNIT NUMBER	SQUARE FOOTAGE	BEDROOMS BATHROOMS GARAGE	FLOOR	NOTES
1	1044	2 BED / 2 BATH / GARAGE	FIRST	ACCESSIBLE TYPE "B"
2	912	2 BED / 2 BATH	FIRST	ACCESSIBLE TYPE "B"
3	912	2 BED / 2 BATH	FIRST	ACCESSIBLE TYPE "A" or "B"
4	912	2 BED / 2 BATH	FIRST	ACCESSIBLE TYPE "B"
5	1044	2 BED / 2 BATH / GARAGE	FIRST	ACCESSIBLE TYPE "B"
6	605	1 BED / 1 BATH	FIRST	ACCESSIBLE TYPE "B"
7	619	1 BED / 1 BATH	FIRST	ACCESSIBLE TYPE "A" or "B"
8	542	1 BED / 1 BATH	FIRST	ACCESSIBLE TYPE "B"
9	605	1 BED / 1 BATH	FIRST	ACCESSIBLE TYPE "B"
10	690	1 BED / 1 BATH	SECOND	NON-ACCESSIBLE WALK-UP
11	984	2 BED / 2 BATH / GARAGE	SECOND	NON-ACCESSIBLE WALK-UP
12	912	2 BED / 2 BATH	SECOND	NON-ACCESSIBLE WALK-UP
13	912	2 BED / 2 BATH	SECOND	NON-ACCESSIBLE WALK-UP
14	912	2 BED / 2 BATH	SECOND	NON-ACCESSIBLE WALK-UP
15	984	2 BED / 2 BATH / GARAGE	SECOND	NON-ACCESSIBLE WALK-UP
16	690	1 BED / 1 BATH	SECOND	NON-ACCESSIBLE WALK-UP
17	638	1 BED / 1 BATH	SECOND	NON-ACCESSIBLE WALK-UP
18	653	1 BED / 1 BATH	SECOND	NON-ACCESSIBLE WALK-UP
19	653	1 BED / 1 BATH	SECOND	NON-ACCESSIBLE WALK-UP
20	638	1 BED / 1 BATH	SECOND	NON-ACCESSIBLE WALK-UP

TOTALS	WITHIN DWELLING UNITS	COMMON MECHANICAL SPACE	HEATED TOTAL	GARAGE	TOTAL
FIRST	7,243	1,043	8,286	1,014	9,300
SECOND	8,666	690	9,356	0	9,356
TOTAL	15,909	1,733	17,642	1,014	18,656

PDK Development
20 Unit Apartment Building
Arvada III ***Hobart, Wisconsin***

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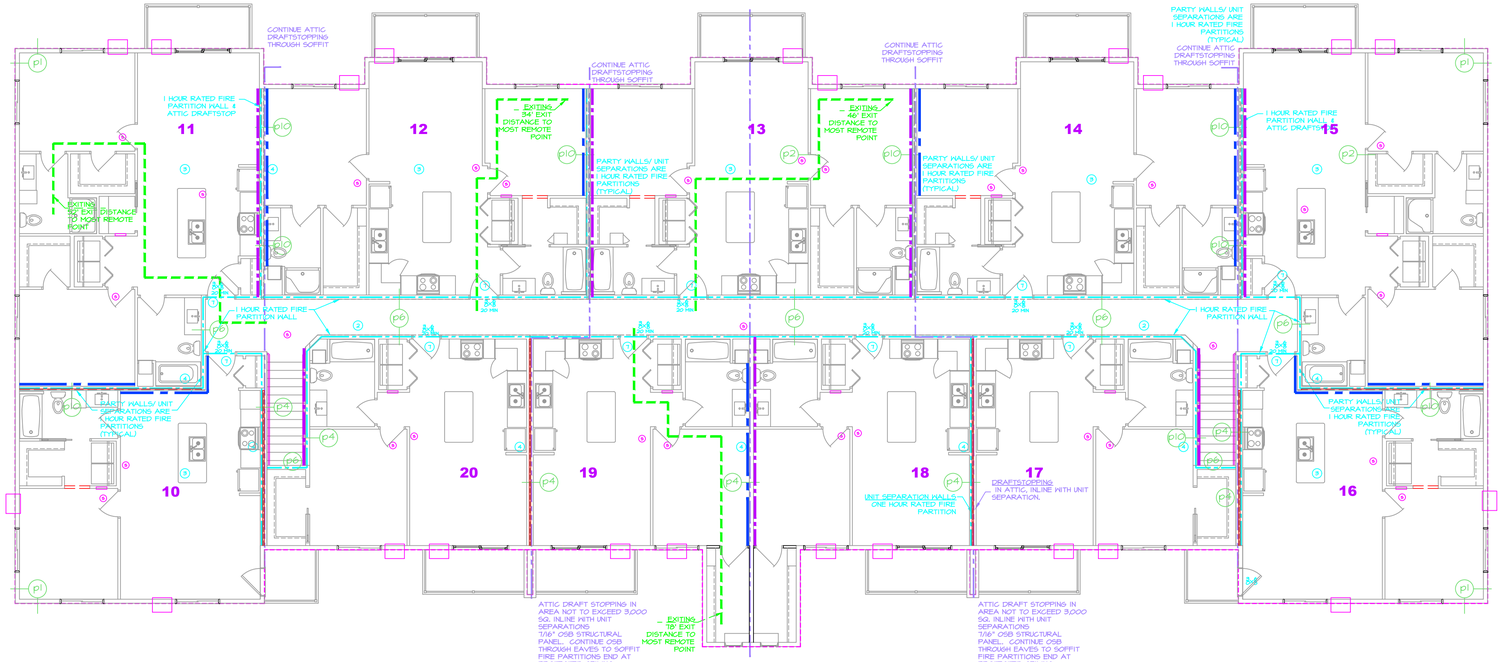
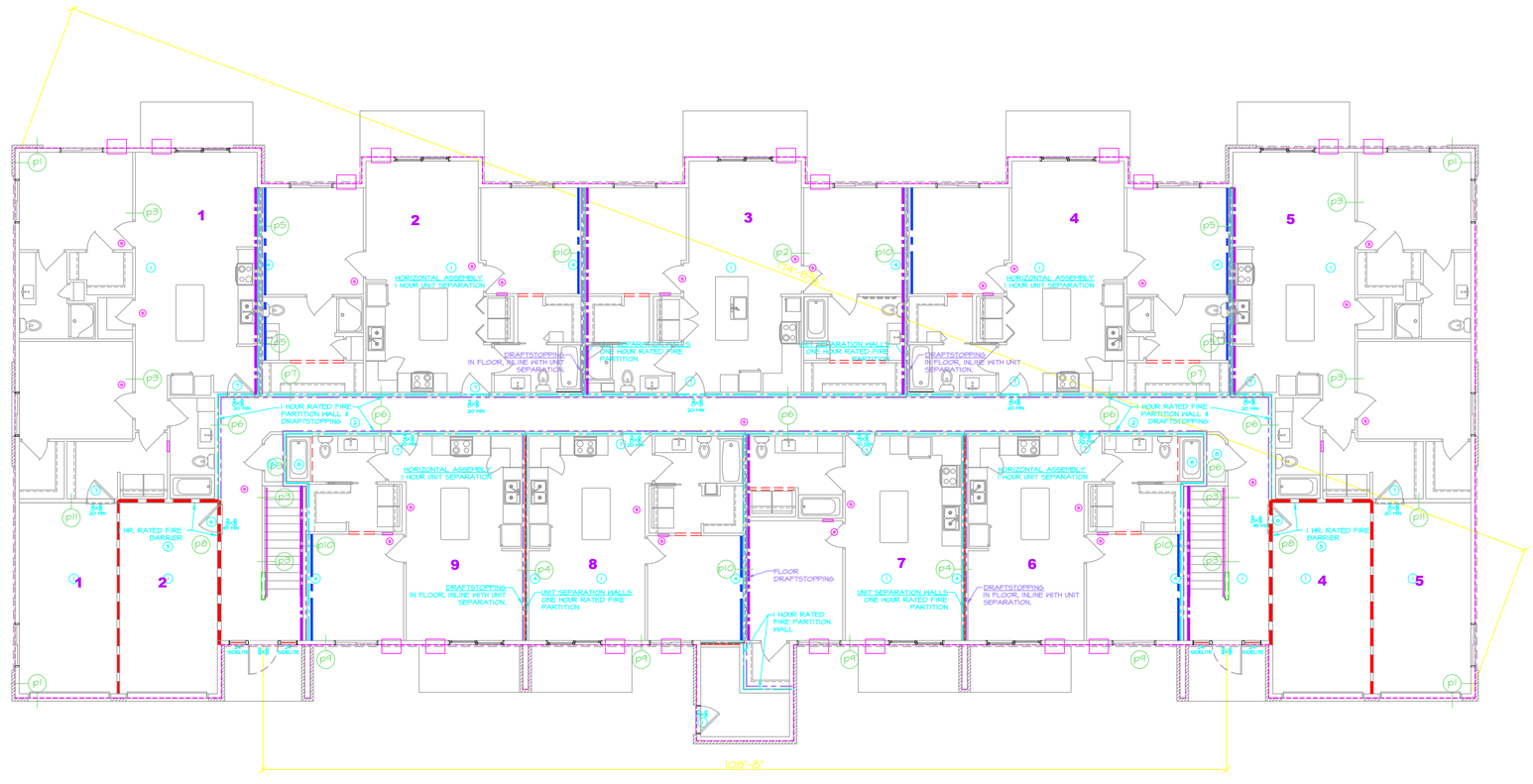
REVISION	DATE
1	7/12/2025

DATE
6/13/2025
PROJECT NO.
361405
SHEET
T 1



SECOND FLOOR – SAFETY & EXITING

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



FIRST FLOOR – SAFETY & EXITING

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

SAFETY PLAN LEGEND

SYMBOL	ITEM
	DRAFT STOPPING
	1 HOUR RATED FIRE PARTITION
	1 HOUR RATED FIRE BARRIER
	1 LAYER "SOUNDBREAK" ON RESILIENT CHANNEL
	1 LAYER OSB W/ GYPSUM THIS SIDE OF WALL
	EXIT DISTANCE AND ROUTE

SAFETY PLAN NOTES

1. ONE HOUR HORIZONTAL ASSEMBLY.
2. ONE HOUR FIRE PARTITION
3. ONE HOUR RATED CEILING LID - 5/8" ULIX
4. ONE HOUR FIRE PARTITION (SOUND WALL)
5. ONE HOUR FIRE BARRIER
6. 45 MINUTE DOOR
7. 20 MINUTE DOOR
8. 1 HR FINISH RATED CEILING OR WALL- 2 LAYERS TYPE "X" GYPSUM BOARD

PDK Development

20 Unit Apartment Building

Arvada III **Hobart, Wisconsin**

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REVISION	DATE
1	7/12/2025

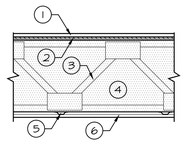
DATE 6/13/2025

PROJECT NO. 361405

SHEET **T 2**

(1A) UL DESIGN NO. L521 — WOOD TRUSSES, GYPSUM WALLBOARD SEPARATING TENANTS — 1 HOUR FIRE

(1) 1" PROPRIETARY GYPSUM FLOOR TOPPING w/ 1800 psi MIN. COMPRESSION STRENGTH, CONTINUOUS - INCLUDING UNDER TUBS, SHOWERS AND LINENS ETC. 1/4" SOUND MAT (PER PLAN)
(2) FLOORING SYSTEM - 23/32" THICK T&G WOOD STRUCTURAL PANELS w/ FACE GRAIN OF PLYWOOD OR STRENGTH AXIS OF PANEL TO BE PERPENDICULAR TO TRUSSES w/ JOINTS STAGGERED. SECURE TO TRUSSES w/ CONSTRUCTION ADHESIVE AND 8d RINGED SHANK NAILS AT 6" O.C. AT SUPPORTED EDGES, AND 12" O.C. AT INTERMEDIATE SUPPORTS.
(3) PARALLEL CHORD TRUSSES, 24" O.C. MAX. 12" MIN. TRUSS DEPTH w/ NO CEILING DAMPER. 18" MIN. TRUSS DEPTH w/ CEILING DAMPER
(4) BIB BLOWN FULL
(5) RESILIENT CHANNELS - 25 MSG GALV. STEEL- INSTALLED PERPENDICULAR TO TRUSSES AND SPACED 16" O.C. . CHANNELS SECURED TO EACH TRUSS w/ 1 5/8" LONG TYPE "S" STEEL SCREWS. CHANNELS OVERLAPPED 4" AT SPLICES. TWO CHANNELS, SPACED 6" O.C., ORIENTED OPPOSITE EACH PANEL END JOINT.
(6) PROPRIETARY ULIX GYPSUM - 5/8" THICK, 4 ft. WIDE SHEETS INSTALLED w/ LONG DIMENSION PERPENDICULAR TO RESILIENT CHANNELS, SECURED w/ 1" LONG TYPE "S" SCREWS, SPACED 8" O.C. AND LOCATED 1/2" MIN. FROM SIDE JOINTS AND 3" MIN. FROM END JOINTS.

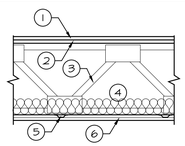


VINYL TILE
STC = 67
IIC = 53

CARPET & PAD
STC = 68
IIC = 75

(1B) UL DESIGN NO. L521 — WOOD TRUSSES, GYPSUM WALLBOARD SEPARATING TENANTS — 1 HOUR FIRE

(1) 1" PROPRIETARY GYPSUM FLOOR TOPPING w/ 1800 psi MIN. COMPRESSION STRENGTH, CONTINUOUS - INCLUDING UNDER TUBS, SHOWERS AND LINENS ETC. 1/4" SOUND MAT (PER PLAN)
(2) FLOORING SYSTEM - 23/32" THICK T&G WOOD STRUCTURAL PANELS w/ FACE GRAIN OF PLYWOOD OR STRENGTH AXIS OF PANEL TO BE PERPENDICULAR TO TRUSSES w/ JOINTS STAGGERED. SECURE TO TRUSSES w/ CONSTRUCTION ADHESIVE AND 8d RINGED SHANK NAILS AT 6" O.C. AT SUPPORTED EDGES, AND 12" O.C. AT INTERMEDIATE SUPPORTS.
(3) PARALLEL CHORD TRUSSES, 24" O.C. MAX. 12" MIN. TRUSS DEPTH w/ NO CEILING DAMPER. 18" MIN. TRUSS DEPTH w/ CEILING DAMPER
(4) 5 1/2" BATT INSULATION
(5) RESILIENT CHANNELS - 25 MSG GALV. STEEL- INSTALLED PERPENDICULAR TO TRUSSES AND SPACED 16" O.C. . CHANNELS SECURED TO EACH TRUSS w/ 1 5/8" LONG TYPE "S" STEEL SCREWS. CHANNELS OVERLAPPED 4" AT SPLICES. TWO CHANNELS, SPACED 6" O.C., ORIENTED OPPOSITE EACH PANEL END JOINT.
(6) PROPRIETARY ULIX GYPSUM - 5/8" THICK, 4 ft. WIDE SHEETS INSTALLED w/ LONG DIMENSION PERPENDICULAR TO RESILIENT CHANNELS, SECURED w/ 1" LONG TYPE "S" SCREWS, SPACED 8" O.C. AND LOCATED 1/2" MIN. FROM SIDE JOINTS AND 3" MIN. FROM END JOINTS.



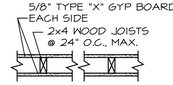
VINYL TILE
STC = 64
IIC = 53

CARPET & PAD
STC = 65
IIC = 75

(2) IBC 721.1(2) — RATED FIRE-RESISTANCE PERIODS FOR WALLS AND PARTITIONS a,o,p

1 HOUR FIRE

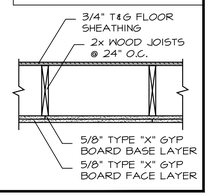
MATERIAL	ITEM NUMBER	CONSTRUCTION	MINIMUM FINISHED THICKNESS FACE TO FACE (INCHES) 4 HR	3 HR	2 HR	1 HR
14. WOOD STUDS - INTERIOR PARTITION WITH GYPSUM WALLBOARD EACH SIDE	14-1.3 l,m	2"x4" WOOD STUDS 24" ON CENTER, MAX., WITH 5/8" TYPE "X" GYPSUM WALLBOARD APPLIED VERTICALLY WITH 6d NAILS AT 7" ON CENTER WITH END JOINTS ON FRAMING MEMBERS. STAGGER JOINTS EACH SIDE.	---	---	---	4 3/4"



(3) IBC 721.1(3) — MINIMUM PROTECTION FOR FLOOR AND ROOF SYSTEMS a,q

1 HR FIRE (ASSEMBLY) 66 MIN. FINISH RATING

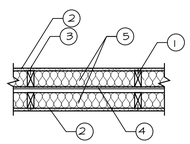
UNDER STAIRS AND CONCEALED SPACES — FLOOR OR ROOF CONSTRUCTION	ITEM NUMBER	CEILING CONSTRUCTION	THICKNESS OF FLOOR OR ROOF SLAB (INCHES) 3 HOUR	2 HOUR	1 HOUR	MINIMUM THICKNESS OF CEILING (INCHES) 3 HOUR	2 HOUR	1 HOUR
21. WOOD JOISTS, FLOOR TRUSSES AND FLAT OR PITCHED ROOF TRUSSES SPACED A MAXIMUM 24" O.C. WITH MIN. 1/2" WOOD STRUCTURAL PANELS WITH EXTERIOR GLUE APPLIED AT RIGHT ANGLES TO TOP OF JOIST OR TOP CHORD OF TRUSSES WITH 8d NAILS. THE WOOD STRUCTURAL PANEL THICKNESS SHALL NOT BE LESS THAN NOMINAL 1/2" LESS THAN REQUIRED BY CHAPT. 23.	21-1.1	BASE LAYER: 5/8" TYPE "X" GYPSUM WALLBOARD APPLIED AT RIGHT ANGLES TO JOIST OR TRUSS @ 24" O.C., MAX, WITH 1 1/4" TYPE "S" OR TYPE "W" DRYWALL SCREWS @ 24" O.C. FACE LAYER: 5/8" TYPE "X" GYPSUM WALLBOARD OR VENEER BASE APPLIED AT RIGHT ANGLES TO JOIST OR TRUSS THROUGH BASE LAYER WITH 1 7/8" TYPE "S" OR TYPE "W" DRYWALL SCREWS @ 12" O.C. AT JOINTS AND INTERMEDIATE JOIST OR TRUSS. FACE LAYER TYPE "G" DRYWALL SCREWS PLACED 2" BACK ON EITHER SIDE OF FACE LAYER END JOINTS, 12" O.C.	---	---	VAR.	---	---	1 1/4"



(4) UL DESIGN NO. U341 — RATED FIRE-RESISTANCE FOR BEARING WALL

1 HOUR FIRE

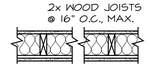
MATERIAL	CONSTRUCTION
BEARING WALL RATING - WOOD STUD WALL and GYPSUM BOARD	1 2"x4" WOOD STUDS 24" O.C. MAX. EFFECTIVELY FIRESTOPPED AT TOP AND BOTTOM OF WALL. 2 (3) LAYERS 5/8" TYPE "X" GYPSUM WALLBOARD, 4 FT. WIDE, NAILED TO STUDS AND BEARING PLATES 7 IN. O.C. w/ 6d CEMENT COATED NAILS 1-7/8 IN. LONG, 0.0915 IN. SHANK DIA. AND 1/4 IN DIA. HEAD 3 JOINTS AND NAILHEADS- WALLBOARD JOINTS COVERED w. 3/32" VENEER PLASTER ON ENTIRE SURFACE 4 SHEATHING (OPTION USED)- SEPTUM SHEATHED w/ $\frac{1}{2}$" MINERAL FIBER BOARD AND $\frac{7}{16}$" OSB 5 BATT INSULATION - KRAFT FACED 3-1/2" THICKNESS FIBERGLASS BATTS



(4) U.L. no U305 — RATED FIRE-RESISTANCE PERIODS FOR WALLS AND PARTITIONS

1 HOUR FIRE

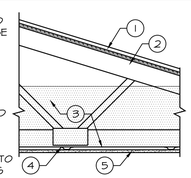
MATERIAL	CONSTRUCTION	MINIMUM FINISHED THICKNESS FACE TO FACE (INCHES) 4 HR	3 HR	2 HR	1 HR
WOOD STUDS - INTERIOR PARTITION WITH GYPSUM WALLBOARD EACH SIDE	1. 2"x4" OR 2x6" WOOD STUDS 16" ON CENTER 2. JOINTS AND NAIL HEADS COVERED WITH TAPE AND JOINT COMPOUND 3. 5/8" TYPE "X" GYPSUM WALLBOARD WITH 6d NAILS OR BUGLE HEAD SCREWS AT 7" ON CENTER 5. GLASS FIBER INSULATION 6. RESILIENT CHANNEL 24" O.C. SECURED TO EACH STUD W/ TYPE S, 1 $\frac{1}{4}$" LONG STEEL SCREW GYPSUM TO RESILIENT CHANNELS W/ 1 IN. LONG WALLBOARD SCREWS SPACED 7 IN. O.C.	---	---	---	4 3/4" 6 3/4"



STC = 56

(6) UL P544 — ROOF CEILING SYSTEM — 1 HOUR FIRE

(1) ANY UL CLASS A, B, OR C ROOFING SYSTEM OR PREPARED ROOF COVERING ACCEPTABLE FOR USE OVER 15/32 in. OSB STRUCTURAL PANEL. PANELS SECURED TO TRUSSES WITH CONSTRUCTION ADHESIVE AND 8d RINGED SHANK NAILS, 6" O.C. AT SUPPORTED EDGES, AND 12" O.C. AT INTERMEDIATE SUPPORTS. STAPLES HAVING EQUAL OR GREATER WITHDRAWAL AND LATERAL RESISTANCE STRENGTH MAY BE SUBSTITUTED FOR THE NAILS.
(2) PITCH OR PARALLEL CHORD TRUSSES, SPACED 24" MAX O.C.
(3) BIB INSULATION MATERIAL, 0.5 PCF MIN. DENSITY, WITH VAPOR RETARDER
(4) RESILIENT CHANNELS, SPACED 16" O.C., APPLIED AT RIGHT ANGLES TO BOTTOM CHORD OF PITCHED WOOD TRUSSES. CHANNELS SECURED TO EACH TRUSS w/ 1 5/8" LONG TYPE S SCREWS. CHANNELS OVERLAPPED 4" AT SPLICES. TWO CHANNELS, SPACED 6" O.C., ORIENTED OPPOSITE EACH GYP. PANEL END JOINT.
(5) PROPRIETARY TYPE ULIX WALLBOARD, ONE LAYER 5/8" THICK - 4 FT. WIDE PANELS, INSTALLED WITH LONG DIMENSION PERPENDICULAR TO RESILIENT CHANNELS. PANELS SECURED WITH 1" LONG TYPE S SCREWS, SPACED 8" O.C., AND LOCATED A MIN. OF 1/2" FROM SIDE JOINTS AND 3" FROM THE END JOINTS.



DWELLING ELECTRICAL / MECHANICAL NOTES

(A) ELECTRIC SERVICE PANEL LOCATION with 30" x 36" CLEAR FLOOR SPACE. MOUNT WITHIN REACH RANGES IN TYPE "A" UNIT
(B) BASE BOARD HEAT
(C) MICROWAVE OVEN RANGE HOOD COMBINATION UNLESS UNIT IS TYPE A ACCESSIBLE.
(D) WASH MACHINE HOOKUP BOX AND DRYER EXHAUST WALL, AVOID RATED WALL. 2x6 WALL, FIELD VERIFY LOCATION FOR POTENTIAL TRUSS INTERFERENCE.
(AC) AC UNITS - SLEEVE FACTORY COLOR MATCHED TO ADJACENT WALL CLADDING. ARCHITECTURAL GRILLS WITH SAME COLOR MATCH. PROJECT 7" MAX. FROM ADJACENT WALL CLADDING

DWELLING GENERAL NOTES

1. WINDOWS AND PATIO DOORS ARE VINYL WITH GYPSUM AND PLASTER JAMB RETURNS. WINDOW OPENING ON SECOND FLOOR NO CLOSER THAN 36" ABOVE FINISHED FLOOR FOR FALL PROTECTION.
2. ENTRANCE DOORS ARE FIBERGLASS INSULATED, UNIT TO GARAGE DOORS ARE FIRE RATED. DOOR CLOSER REQUIRED.
3. PANTRY CABINETS ARE 3'-6" EACH WAY, 2'-2" DEEP WITH A 1'-9" WIDE DOOR. 4 ADJAUSTABLE SHELVES.

(B) FIRST FLOOR TOILETS TO HAVE REINFORCED BLOCKING BETWEEN STUDS TO WITHSTAND 300# PULL FOR FUTURE GRAB BARS. SEE SHEET A2.3 FOR MOUNTING HEIGHTS AND LOCATIONS.
(C) IN FIRST FLOOR BATHROOMS AND POWDER ROOMS, SINKS AND LAVATORIES SHALL BE 34" MAX. HEIGHT TO RIM AND HAVE A FAUCET THAT COMPLIES WITH OPERABLE PARTS REQUIREMENTS. SEE R-2 GENERAL NOTE 5 ON A2.3
(D) TUB/SHOWER MODULES ARE 60"x30" TYPICAL. FIRST FLOOR SHOWERS TO HAVE REINFORCED BACKING TO WITHSTAND 300# PULL FOR FUTURE GRAB BARS. SEE A2.3 FOR MOUNTING HEIGHTS AND LOCATIONS.
(E) SHOWER UNITS ARE 48"x36" TYPICAL. FIRST FLOOR SHOWERS TO HAVE REINFORCED BACKING TO WITHSTAND 300# PULL FOR FUTURE GRAB BARS. SEE A2.3 FOR MOUNTING HEIGHTS AND LOCATIONS.

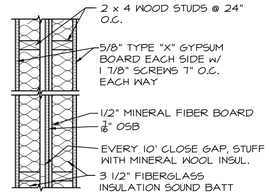
30" ELECTRIC RANGE WITH MICROWAVE/RANGE HOOD COMBINATION IN ALL UNITS EXCEPT ADA TYPE "A" UNIT. TYPE "A" UNIT TO HAVE 30" ELECTRIC RANGE, RANGE HOOD AND COUNTER TOP MICROWAVE WITH DEDICATED CIRCUIT.

NO WATER SUPPLY LINES TO BE IN EXTERIOR WALLS.

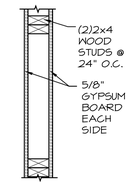
KEEP ALL PLUMBING PIPES / WATER LINES IN GARAGE CEILING AREA TIGHT TO FLOOR DECK ABOVE, PROTECT AGAINST FROST.

DWELLING UNIT PLAN NOTES

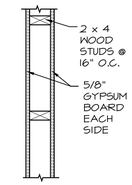
(1A) 1 HOUR RATED FLOOR CEILING ASSEMBLY (GARAGE) INCLUDES RESILIENT CHANNEL, 1" GYPSUM FLOOR TOPPING ON $\frac{1}{4}$" SOUND MAT, R60 BIB INSULATION BLOWN FULL.
(1B) 1 HOUR RATED FLOOR CEILING ASSEMBLY (DWELLING UNITS) INCLUDES RESILIENT CHANNEL, 1" GYPSUM FLOOR TOPPING ON $\frac{1}{4}$" SOUND MAT, 3 1/2" SOUND INSULATION BATT.
(2) 1 HOUR RATED WALL, (1) LAYER 5/8" TYPE "X" GYPSUM EACH SIDE OF WALL. SEE (2)IBC 721.1(2) ON SHEET T3
(2A) 1 HOUR RATED WALL, (1) LAYER 5/8" TYPE "X" GYPSUM ONE SIDE OF WALL. (1) LAYER TYPE X GYP BOARD OVER RESILIENT CHANNEL ON OPPOSITE SIDE OF WALL SEE (5) UL DESIGN NO. U305 ON SHEET T3
(3) 1 HOUR FINISH RATED CEILING OR WALL: (2) LAYERS 5/8" TYPE "X" GYPSUM ON ONE SIDE. SEE (3) IBC 721.1(3) ON SHEET T3
(4) 1 HOUR RATED COMMON WALL. SEE (4) U.L. DESIGN NO. U341 ON SHEET T3.
(5) SLOPED FLOOR OR CEILING.
(6) 2x6 INTERIOR WALL
(7) 42" HT. SLIP IN LINEN CABINET WITH 3 SHELVES. START AT 40" A.F.F, THEN 12" O.C.
(8) 60" HT. SLIP IN LINEN CABINET WITH 4 SHELVES. START AT 22" A.F.F, THEN 12" O.C.
(9) 34" HIGH COUNTERTOP, (CONCRETE) 2x6x2'-8 3/4" HEIGHT PARTIAL WALL FROM CONCRETE FLOOR TO TOP OF PLATE, BRACE FOR RIGIDITY, NO CASING. FINISH WITH PLASTER AND PAINT ALL EXPOSED SIDES.
(10) PROVIDE FINISHED BACK ON CABINET
(11) STAIR STRINGER OVER LEDGER BOARD. SEE DETAIL 3/A3.4
(12) CABINET WITH REMOVABLE FRONT. FINISH WALL BEHIND CABINET AND FLOOR BELOW CABINET
(13) BASE MICROWAVE CABINET w/ BOTTOM DRAWER - TYPE "A" UNITS 3 & 7
(14) WOOD SHELF AND POLE ABOVE WASHER AND DRYER
(15) STACK OF 4 SHELVES, START AT 28" A.F.F. THEN 14" O.C.
(16) PLASTERED LEDGE ABOVE; 5/8" GYPSUM BOARD WITH PLASTER FINISH.
(17) PROVIDE 1/2" BACKER BOARD BEHIND GYPSUM BOARD
(18) 2x4x42" (MIN.) TALL GUARD WALL WITH 6" WOOD CAP AND CASING. FINISH BOTH SIDES OF CAP @ STAIR.
(19) DROPPED CEILING @ 7'-0" A.F.F.
(20) MAINTAIN FIRE RATED WALL SYSTEM (GYP. BOARD) BEHIND SHOWER OR TUB/SHOWER MODULE
(21) RECESS MECHANICAL ROOM FLOOR 3".
(22) ATTIC SCUTTLE PANEL, APPROX. 21"x35". LOCATE BETWEEN TRUSSES. SEE 1/A4.1
(23) DECK BOARDS OVER EPDM ROOF, MAKE REMOVABLE FOR ROOF MAINTENANCE. INSULATION IN FLOOR BLOWN FULL LIKE OVER GARAGE



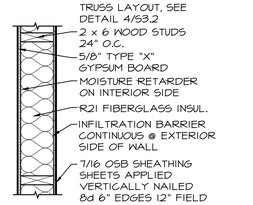
(P4) ONE HOUR FIRE PARTITION SEE (4) UL DESIGN # U341 ON SHEET T3
STC OF 52, SOUND TRANSMISSION (120?)



(P3) INTERIOR WALL



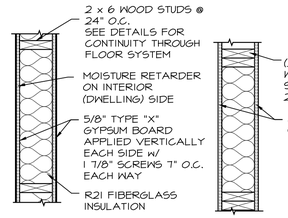
(P2) TYPICAL INTERIOR WALL



(P1) TYPICAL EXTERIOR WALL NO RATING

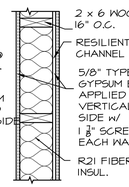
PARTITION TYPES

SCALE: 1" = 1'-0"

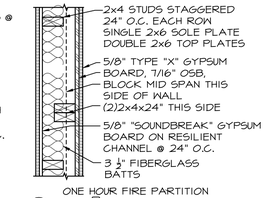


(P8) 1 HOUR RATED FIRE BARRIER SEE (2) IBC 721.1(2) 14-1.3 ON SHEET T1.2

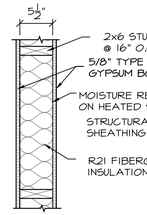
(P7)



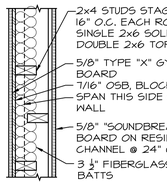
(P6) ONE HOUR FIRE PARTITION SEE (5) U.L. no U305 ON SHEET T3
STC OF 56 SOUND TRANSMISSION



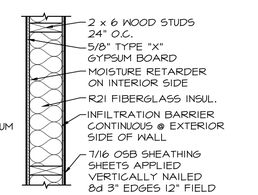
(P5) ONE HOUR FIRE PARTITION SEE (4)
STC = 60



(P11) ONE HOUR FIRE PARTITION SEE (8) IBC 721.1(2) 15-1.3 ON SHEET T3



(P10) ONE HOUR FIRE PARTITION SEE (4)
STC = 60



(P9) EXTERIOR WALL NO RATING

(8) IBC 721.1(2) — RATED FIRE-RESISTANCE PERIODS FOR WALLS AND PARTITIONS a,o,p

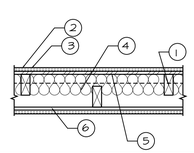
1 HOUR FIRE

MATERIAL	ITEM NUMBER	1 HOUR RATED LOAD BEARING WALL ASSEMBLY CONSTRUCTION	MINIMUM FINISHED THICKNESS FACE TO FACE (INCHES) 4 HR	3 HR	2 HR	1 HR
15. WOOD STUDS - EXTERIOR OR INTERIOR PARTITION WITH GYPSUM WALLBOARD EACH SIDE	15-1.13 q	2"x6" WOOD STUDS 16" ON CENTER, WITH 5/8" TYPE "X" GYPSUM WALLBOARD APPLIED VERTICALLY WITH TYPE S DRYWALL SCREWS AT 12" ON CENTER WITH ALL JOINTS OVER FRAMING OR BLOCKING, FIBERGLASS INSULATION PER Design for Code Acceptance American Wood Council document (FSI9-21-Tyree)	---	---	---	6 3/4"

(10) UL DESIGN NO. U340 — RATED FIRE-RESISTANCE FOR BEARING WALL

1 HOUR FIRE

MATERIAL	CONSTRUCTION
BEARING WALL RATING - WOOD STUD WALL and GYPSUM BOARD	1 2"x4" WOOD STUDS 16" O.C. ALTERNATING ON OPPOSITE SIDES OF 2x6 TOP AND BOTTOM PLATES, BLOCK OSB SIDE WITH 2x4 ON FLAT. 2 5/8" TYPE "X" GYPSUM WALLBOARD, 4 FT. WIDE, NAILED TO STUDS AND BEARING PLATES 7 IN. O.C. w/ 6d CEMENT COATED NAILS 1-7/8 IN. LONG, 0.0915 IN. SHANK DIA. AND 1/4 IN DIA. HEAD - ALTERNATE #6 BUGLE HEAD SCREWS 1 $\frac{7}{8}$" LONG. 3 JOINTS AND NAILHEADS- WALLBOARD JOINTS COVERED w. 3/32" VENEER PLASTER ON ENTIRE SURFACE 4 BATT INSULATION - 3-1/2" THICKNESS FIBERGLASS BATTS 5 OSB STRUCTURAL PANEL OPTION USED, ESR 2586: 4.1 STRUCTURAL USE PANELS MAY BE INSTALLED BETWEEN THE FIRE PROTECTION AND THE WOOD STUD PROVIDED THE LENGTH OF REQUIRED FASTENERS ARE INCREASED BY $\frac{7}{16}$". 6 RESILIENT CHANNEL 1 SIDE SECURED TO EACH STUD w/ TYPE S, 1 1/4" LONG STEEL SCREW, GYPSUM BOARD TO RESILIENT CHANNELS w/ 1 in. LONG WALLBOARD SCREWS SPACED 8 in. O.C



PDK Development

20 Unit Apartment Building

Arvada III — **Hobart, Wisconsin**

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REVISION	DATE
1	7/12/2025

DATE 6/13/2025
PROJECT NO. 361405
SHEET **T 3**

ARVADA APARTMENTS, PHASE III

GRAPHIC SCALE

0 60 120 180 240 300

PAGE 56

Number	Date	Comments
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

PDK INVESTMENTS, LLC

SITE LAYOUT

File: M-21003Eng 052125.dwg

vierbicher
planners | engineers | advisors

DESIGNED BY DJM

DATA FILE : TXT

DATE 05-22-25

PROJECT NO. M-21003

SHEET NO. C2.0

DRAWING NO. S-

Proposed 20 Unit Apartment

FRONT ELEVATION
SCALE: 3/16" = 1'-0"

FRONT ELEVATION
NO SCALE

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

GENERAL ELEVATION NOTE:
MATERIAL SEEN ON FRONT FACE IS THE SAME MATERIAL ON SURFACE NOT SEEN IN 2D ELEVATION

PDK Development
20 Unit Apartment Building
Arvada III **Hobart, Wisconsin**

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REVISION	DATE
1	7/12/2025

DATE
6/13/2025

PROJECT NO.
361405

SHEET
A 1.1

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Proposed 20 Unit Apartment

BACK ELEVATION
SCALE: 3/16" = 1'-0"

BACK ELEVATION
NO SCALE

GENERAL ELEVATION NOTE:
MATERIAL SEEN ON FRONT FACE IS THE SAME MATERIAL ON SURFACE NOT SEEN IN 2D ELEVATION

DETAIL OF BACK ELEVATION
SCALE: 1/4" = 1'-0"

PDK Development
20 Unit Apartment Building
Arvada III ***Hobart, Wisconsin***

REVISION	DATE
1	7/18/2025

DATE A
6/13/2025
PROJECT NO.
361405
SHEET
A 1.2

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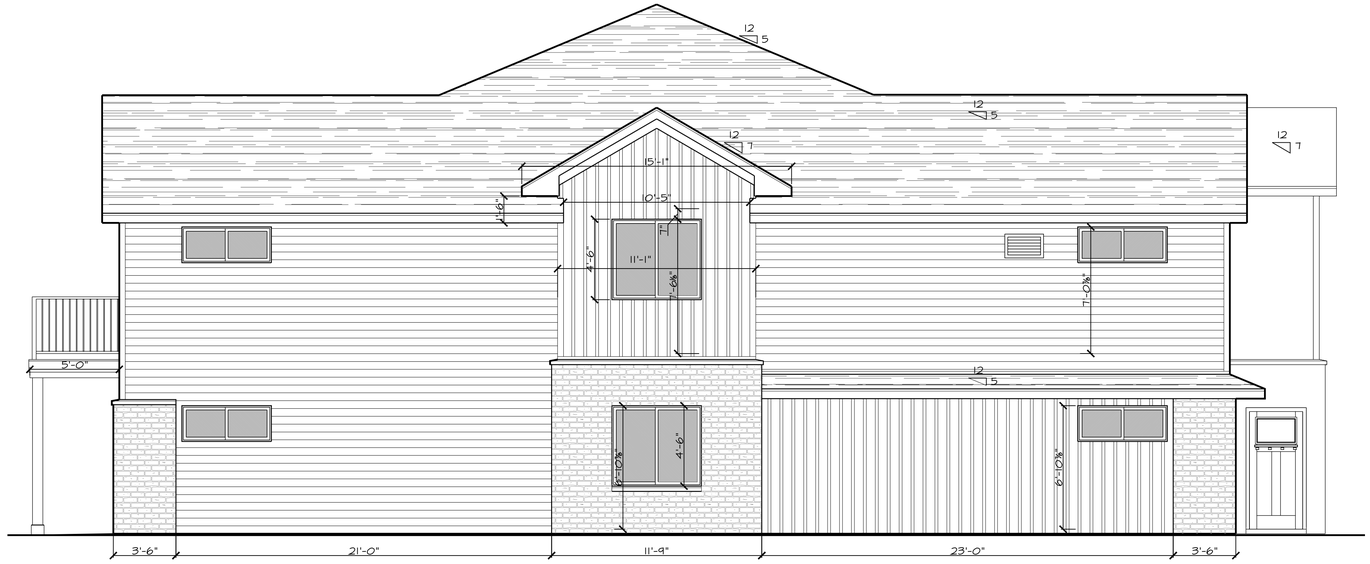
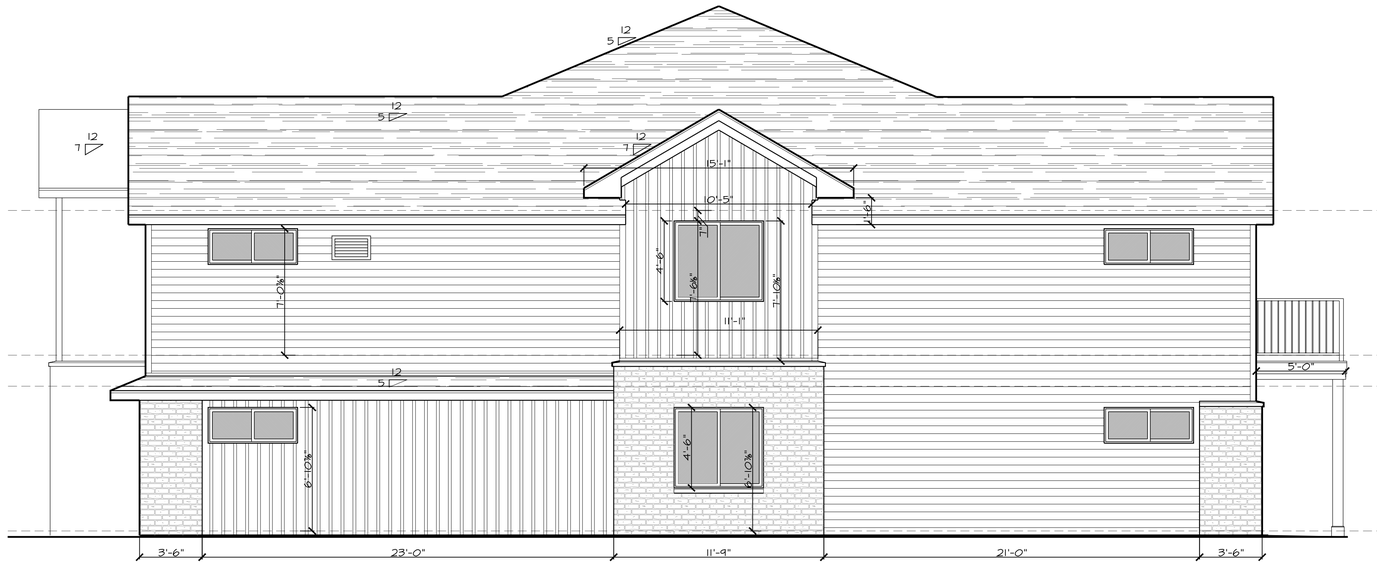
Proposed 20 Unit Apartment





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

WINDOW SCHEDULE
PER UNIT

KEY	
FX	FIXED WINDOW
SL	SLIDING WINDOW
PATIO	SLIDING PATIO DOOR
DR	GLASS SWINGING DOOR
CSMT	CASEMENT WINDOW

UNIT / ROOM NAME		TYPE OF WINDOW / DOOR	ROOM SQUARE FOOTAGE	DIMENSIONS OF WINDOW / DOOR - WIDTH x HEIGHT	(LIGHT) AREA OF WINDOW(S) DOOR IN SQUARE FEET	(AIR) DIMENSIONS OF WINDOW / DOOR OPENING - WIDTH x HEIGHT	AREA OF WINDOW OPENING - EMERGENCY ESCAPE IN SQUARE FEET	PERCENTAGE OF GLASS - LIGHT	PERCENTAGE OF OPENING - VENTILATION	MINIMUM LIGHT OR NATURAL OPENING MET?
UNIT 1 1,044 s.f. 2 BEDROOM 2 BATH UNIT	BEDROOM 1	SL FXD	140	5/0x4/6 5/0x2/0	17.4 6.8	26 3/8"x48 3/4" 52 1/2"x18 3/4"	8.9 0	17.2%	6.4%	YES
	GREAT ROOM	P DR	350	6/6x6/8	37.2	33 1/2"x76 3/8"	17.7	10.6%	5.1%	YES
	BEDROOM 2	SL	140	5/0x4/6	17.4	26 3/8"x48 3/4"	8.9	12.4%	6.4%	YES
UNIT 12 912 s.f. 2 BEDROOM 2 BATH UNIT	BEDROOM 1	SL	134	5/0x4/0	15.5	26 3/8"x42 3/4"	7.8	11.6%	5.8%	YES
	GREAT ROOM	P DR	305	6/6x6/8	37.2	33 1/2"x76 3/8"	17.7	12.2%	5.8%	YES
	BEDROOM 2	SL	134	5/0x4/0	15.5	26 3/8"x42 3/4"	7.8	11.6%	5.8%	YES
UNIT 20 638 s.f. 1 BEDROOM 1 BATH	BEDROOM 1	SL	138	5/0x4/0	15.5	26 3/8"x42 3/4"	7.8	11.2%	5.6%	YES
	GREAT ROOM	P DR	320	6/6x6/8	37.2	33 1/2"x76 3/8"	17.7	11.6%	5.5%	YES

SAFETY GLAZING WHERE REQUIRED

SEE IBC 2406.4 IDENTIFIES 7 LOCATIONS AS HAZARDOUS

- SWINGING OR SLIDING DOORS
- GLAZING WITHIN 24" OF A DOOR
- GLAZING WITHIN 18" OF THE FLOOR
- GLAZING IN BATHROOMS
- GLAZING IN STAIRS WITHIN 36" OF FLOOR OR WITHIN 60" AT A LANDING OR IN FIRE PROTECTED DOORS.

SEE WISCONSIN STATE STATUTES

- ENTRANCE AND EXIT DOORS
- FIXED PANELS ADJACENT ENTRANCE AND EXIT DOORS
- GLAZING WITHIN 24" OF A FLOOR

OTHER GLAZING CODE

WINDOWS NEAR 40' HEIGHT REQUIRE 120 MPH WIND PRESSURE
VINYL SIDING NOT ALLOWED OVER 40' HEIGHT PER IBC 1405.14

PDK Development
20 Unit Apartment Building
Arvada III **Hobart, Wisconsin**

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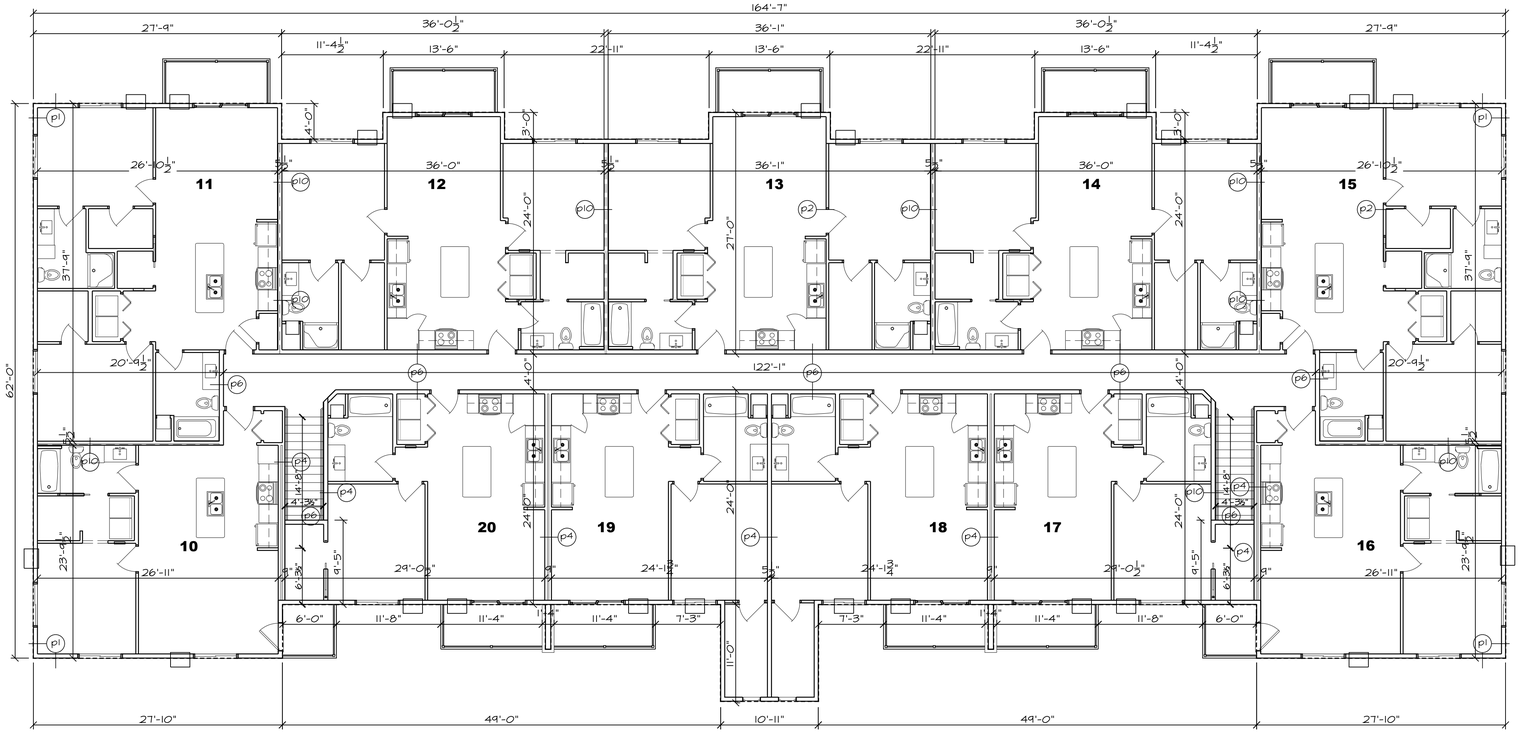
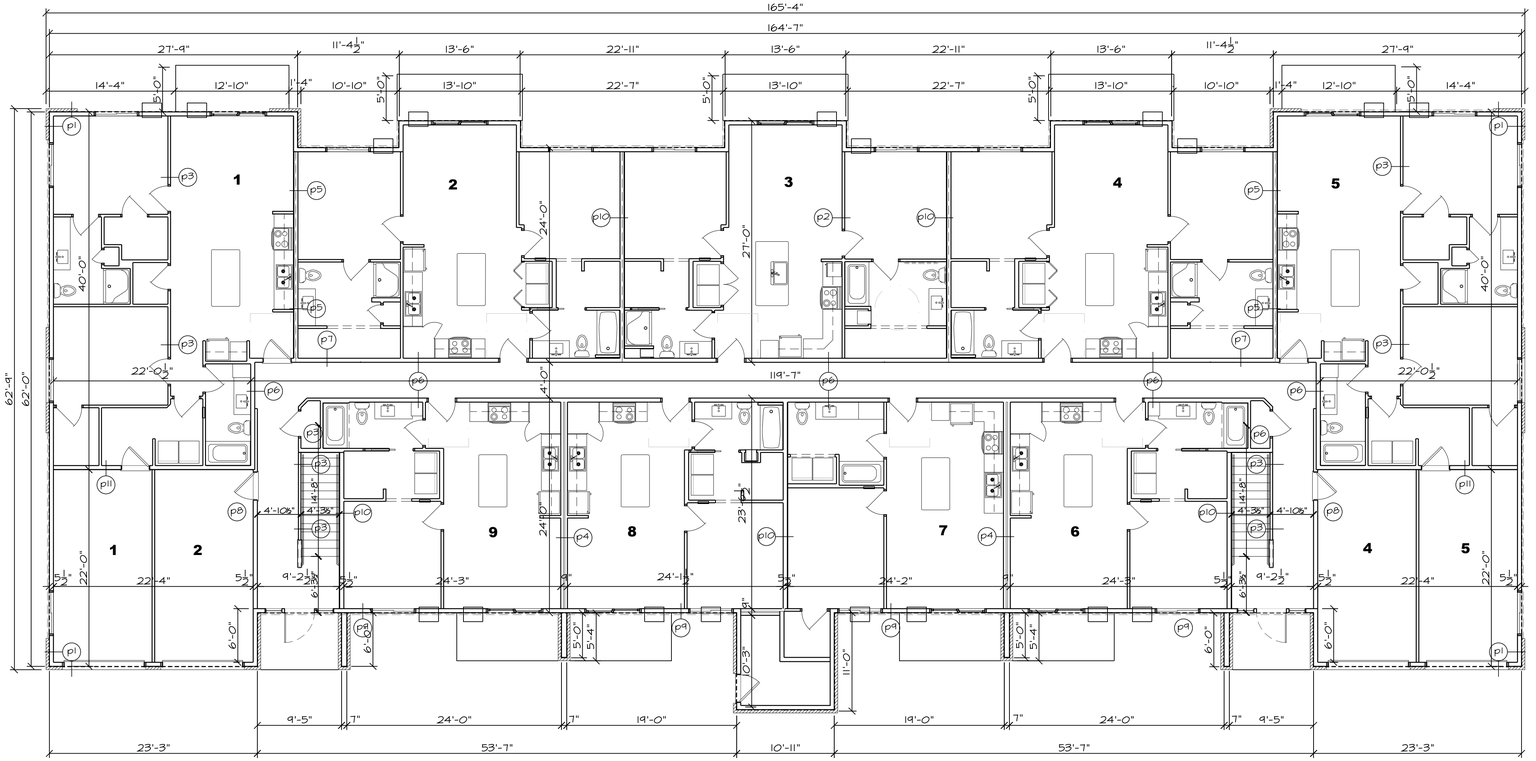
REVISION	DATE
1	7/12/2025

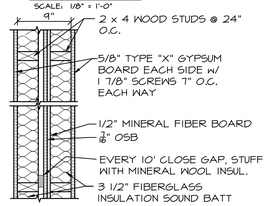
DATE
6/13/2025
PROJECT NO.
361405
SHEET
A
1.3



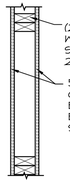


20 Unit Apartment

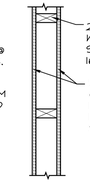
SECOND FLOOR
SCALE: 1/8" = 1'-0"



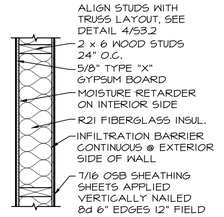
(p4) ONE HOUR FIRE PARTITION SEE (4) UL DESIGN # U341 ON SHEET T3
STC OF 52, SOUND TRANSMISSION (120?)



(p3) INTERIOR WALL



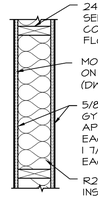
(p2) TYPICAL INTERIOR WALL



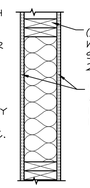
(p1) TYPICAL EXTERIOR WALL NO RATING

PARTITION TYPES

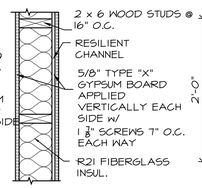
SCALE: 1" = 1'-0"



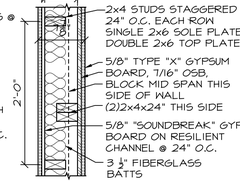
(p8) 1 HOUR RATED FIRE BARRIER SEE (2) IBC 721.1(2) 14-1.3 ON SHEET T1.2



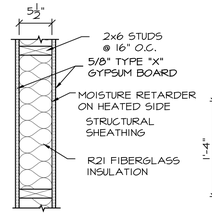
(p7)



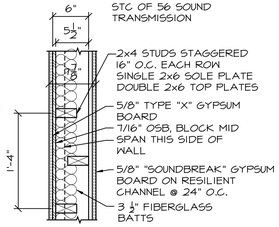
(p6) ONE HOUR FIRE PARTITION SEE (5) U.L. no U305 ON SHEET T3
STC OF 56 SOUND TRANSMISSION



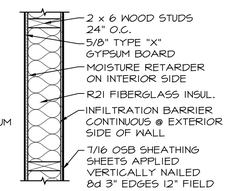
(p5) ONE HOUR FIRE PARTITION SEE (4)
STC = 60



(p11) ONE HOUR FIRE PARTITION SEE (5) IBC 721.1(2) 15-1.3 ON SHEET T3



(p10) ONE HOUR FIRE PARTITION SEE (4)
STC = 60



(p9) EXTERIOR WALL NO RATING

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

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PDK Development
20 Unit Apartment Building
Arvada III **Hobart, Wisconsin**

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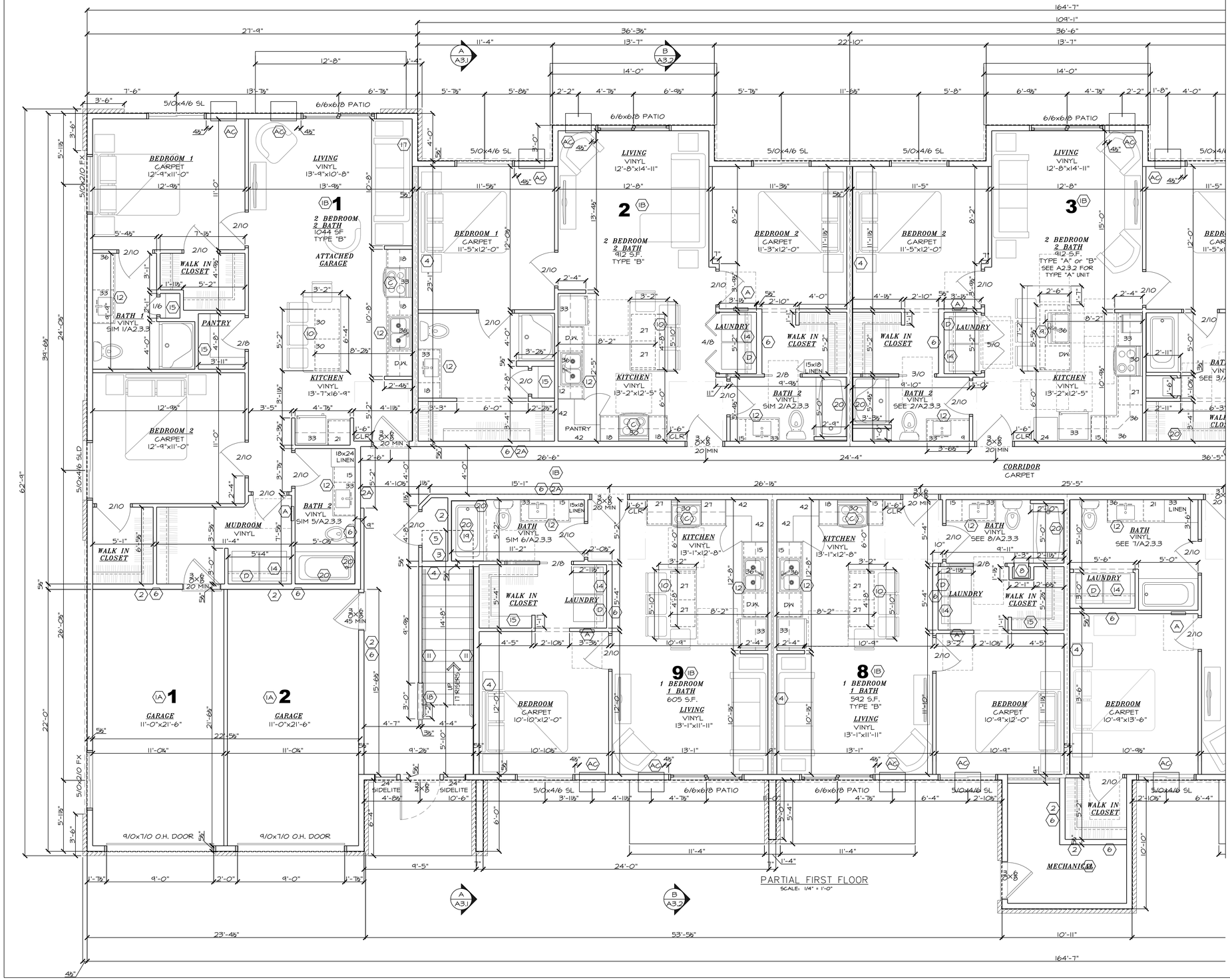
REVISION	DATE
1	7/12/2025

DATE 6/13/2025
PROJECT NO. 361405
SHEET **A 2.0**

DWELLING ELECTRICAL / MECHANICAL NOTES

- (A) ELECTRIC SERVICE PANEL LOCATION with 30" x 36" CLEAR FLOOR SPACE. MOUNT WITHIN REACH RANGES IN TYPE "A" UNIT
- (B) BASE BOARD HEAT
- (C) MICROWAVE OVEN RANGE HOOD COMBINATION UNLESS UNIT IS TYPE A ACCESSIBLE.
- (D) WASH MACHINE HOOKUP BOX AND DRYER EXHAUST WALL, AVOID RATED WALL. 2x6 WALL, FIELD VERIFY LOCATION FOR POTENTIAL TRUSS INTERFERENCE.
- (AC) AC UNITS - SLEEVE FACTORY COLOR MATCHED TO ADJACENT WALL CLADDING. ARCHITECTURAL GRILLS WITH SAME COLOR MATCH. PROJECT 7" MAX. FROM ADJACENT WALL CLADDING



DWELLING GENERAL NOTES

1. WINDOWS AND PATIO DOORS ARE VINYL WITH GYPSUM AND PLASTER JAMB RETURNS. WINDOW OPENING ON SECOND FLOOR NO CLOSER THAN 36" ABOVE FINISHED FLOOR FOR FALL PROTECTION.
2. ENTRANCE DOORS ARE FIBERGLASS INSULATED, UNIT TO GARAGE DOORS ARE FIRE RATED. DOOR CLOSER REQUIRED.
3. PANTRY CABINETS ARE 3'-6" EACH WAY, 2'-2" DEEP WITH A 1'-9" WIDE DOOR. 4 ADJUSTABLE SHELVES.

(B) FIRST FLOOR TOILETS TO HAVE REINFORCED BLOCKING BETWEEN STUDS TO WITHSTAND 300# PULL FOR FUTURE GRAB BARS. SEE SHEET A2.3 FOR MOUNTING HEIGHTS AND LOCATIONS.

(C) IN FIRST FLOOR BATHROOMS AND POWDER ROOMS, SINKS AND LAVATORIES SHALL BE 34" MAX. HEIGHT TO RIM AND HAVE A FAUCET THAT COMPLIES WITH OPERABLE PARTS REQUIREMENTS. SEE R-2 GENERAL NOTE 5 ON A2.3

(D) TUB/SHOWER MODULES ARE 60"x30" TYPICAL. FIRST FLOOR SHOWERS TO HAVE REINFORCED BACKING TO WITHSTAND 300# PULL FOR FUTURE GRAB BARS. SEE A2.3 FOR MOUNTING HEIGHTS AND LOCATIONS.

(E) SHOWER UNITS ARE 48"x36" TYPICAL. FIRST FLOOR SHOWERS TO HAVE REINFORCED BACKING TO WITHSTAND 300# PULL FOR FUTURE GRAB BARS. SEE A2.3 FOR MOUNTING HEIGHTS AND LOCATIONS.

30" ELECTRIC RANGE WITH MICROWAVE/RANGE HOOD COMBINATION IN ALL UNITS EXCEPT ADA TYPE "A" UNIT. TYPE "A" UNIT TO HAVE 30" ELECTRIC RANGE, RANGE HOOD AND COUNTER TOP MICROWAVE WITH DEDICATED CIRCUIT.

NO WATER SUPPLY LINES TO BE IN EXTERIOR WALLS.

KEEP ALL PLUMBING PIPES / WATER LINES IN GARAGE CEILING AREA TIGHT TO FLOOR DECK ABOVE, PROTECT AGAINST FROST.

DWELLING UNIT PLAN NOTES

- (1A) 1 HOUR RATED FLOOR CEILING ASSEMBLY (GARAGE) INCLUDES RESILIENT CHANNEL, 1" GYPSUM FLOOR TOPPING ON ¼" SOUND MAT, R60 BIB INSULATION BLOWN FULL.
- (1B) 1 HOUR RATED FLOOR CEILING ASSEMBLY (DWELLING UNITS) INCLUDES RESILIENT CHANNEL, 1" GYPSUM FLOOR TOPPING ON ¼" SOUND MAT, 3 1/2" SOUND INSULATION BATT.
- (2) 1 HOUR RATED WALL, (1) LAYER 5/8" TYPE "X" GYPSUM EACH SIDE OF WALL. SEE (2)IBC 721.1(2) ON SHEET T3
- (2A) 1 HOUR RATED WALL, (1) LAYER 5/8" TYPE "X" GYPSUM ONE SIDE OF WALL. (1) LAYER TYPE X GYP BOARD OVER RESILIENT CHANNEL ON OPPOSITE SIDE OF WALL SEE (5) UL DESIGN NO. U305 ON SHEET T3
- (3) 1 HOUR FINISH RATED CEILING OR WALL: (2) LAYERS 5/8" TYPE "X" GYPSUM ON ONE SIDE. SEE (3) IBC 721.1(3) ON SHEET T3
- (4) 1 HOUR RATED COMMON WALL. SEE (4) U.L. DESIGN NO. U341 ON SHEET T3.
- (5) SLOPED FLOOR OR CEILING.
- (6) 2X6 INTERIOR WALL
- (7) 42" HT. SLIP IN LINEN CABINET WITH 3 SHELVES. START AT 40" A.F.F, THEN 12" O.C.
- (8) 60" HT. SLIP IN LINEN CABINET WITH 4 SHELVES. START AT 22" A.F.F, THEN 12" O.C.
- (9) 34" HIGH COUNTERTOP, (CONCRETE) 2x6x2'-8 3/4" HEIGHT PARTIAL WALL FROM CONCRETE FLOOR TO TOP OF PLATE, BRACE FOR RIGIDITY, NO CASING. FINISH WITH PLASTER AND PAINT ALL EXPOSED SIDES.
- (10) PROVIDE FINISHED BACK ON CABINET
- (11) STAIR STRINGER OVER LEDGER BOARD. SEE DETAIL 3/A3.4
- (12) CABINET WITH REMOVABLE FRONT. FINISH WALL (C) (F) BEHIND CABINET AND FLOOR BELOW CABINET
- (13) BASE MICROWAVE CABINET w/ BOTTOM DRAWER - TYPE "A" UNITS 3 & 7
- (14) WOOD SHELF AND POLE ABOVE WASHER AND DRYER
- (15) STACK OF 4 SHELVES, START AT 28" A.F.F. THEN 14" O.C.
- (16) PLASTERED LEDGE ABOVE; 5/8" GYPSUM BOARD WITH PLASTER FINISH.
- (17) PROVIDE 1/2" BACKER BOARD BEHIND GYPSUM BOARD
- (18) 2x4x42" (MIN.) TALL GUARD WALL WITH 6" WOOD CAP AND CASING. FINISH BOTH SIDES OF CAP @ STAIR.
- (19) DROPPED CEILING @ 7'-0" A.F.F.
- (20) MAINTAIN FIRE RATED WALL SYSTEM (GYP. BOARD) BEHIND SHOWER OR TUB/SHOWER MODULE
- (21) RECESS MECHANICAL ROOM FLOOR 3".
- (22) ATTIC SCUTTLE PANEL, APPROX. 21"x35". LOCATE BETWEEN TRUSSES. SEE 1/A4.1
- (23) DECK BOARDS OVER EPDM ROOF, MAKE REMOVABLE FOR ROOF MAINTENANCE. INSULATION IN FLOOR BLOWN FULL LIKE OVER GARAGE

PDK Development

20 Unit Apartment Building

Arvada III — **Hobart, Wisconsin**

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REVISION	DATE
1	7/12/2025

DATE 6/13/2025

PROJECT NO. 361405

SHEET **A 2.1.1**

DWELLING ELECTRICAL / MECHANICAL NOTES

- (A) ELECTRIC SERVICE PANEL LOCATION with 30" x 36" CLEAR FLOOR SPACE. MOUNT WITHIN REACH RANGES IN TYPE "A" UNIT
- (B) BASE BOARD HEAT
- (C) MICROWAVE OVEN RANGE HOOD COMBINATION UNLESS UNIT IS TYPE A ACCESSIBLE.
- (D) WASH MACHINE HOOKUP BOX AND DRYER EXHAUST WALL, AVOID RATED WALL. 2x6 WALL, FIELD VERIFY LOCATION FOR POTENTIAL TRUSS INTERFERENCE.
- (AC) AC UNITS - SLEEVE FACTORY COLOR MATCHED TO ADJACENT WALL CLADDING. ARCHITECTURAL GRILLS WITH SAME COLOR MATCH. PROJECT 1" MAX. FROM ADJACENT WALL CLADDING

DWELLING GENERAL NOTES

1. WINDOWS AND PATIO DOORS ARE VINYL WITH GYPSUM AND PLASTER JAMB RETURNS. WINDOW OPENING ON SECOND FLOOR NO CLOSER THAN 36" ABOVE FINISHED FLOOR FOR FALL PROTECTION.
2. ENTRANCE DOORS ARE FIBERGLASS INSULATED, UNIT TO GARAGE DOORS ARE FIRE RATED. DOOR CLOSER REQUIRED.
3. PANTRY CABINETS ARE 3'-6" EACH WAY, 2'-2" DEEP WITH A 1'-9" WIDE DOOR. 4 ADJUSTABLE SHELVES.

(B) FIRST FLOOR TOILETS TO HAVE REINFORCED BLOCKING BETWEEN STUDS TO WITHSTAND 300# PULL FOR FUTURE GRAB BARS. SEE SHEET A2.3 FOR MOUNTING HEIGHTS AND LOCATIONS.

(C) IN FIRST FLOOR BATHROOMS AND POWDER ROOMS, SINKS AND LAVATORIES SHALL BE 34" MAX. HEIGHT TO RIM AND HAVE A FAUCET THAT COMPLIES WITH OPERABLE PARTS REQUIREMENTS. SEE R-2 GENERAL NOTE 5 ON A2.3

(D) TUB/SHOWER MODULES ARE 60"x30" TYPICAL. FIRST FLOOR SHOWERS TO HAVE REINFORCED BACKING TO WITHSTAND 300# PULL FOR FUTURE GRAB BARS. SEE A2.3 FOR MOUNTING HEIGHTS AND LOCATIONS.

(E) SHOWER UNITS ARE 48"x36" TYPICAL. FIRST FLOOR SHOWERS TO HAVE REINFORCED BACKING TO WITHSTAND 300# PULL FOR FUTURE GRAB BARS. SEE A2.3 FOR MOUNTING HEIGHTS AND LOCATIONS.

30" ELECTRIC RANGE WITH MICROWAVE/RANGE HOOD COMBINATION IN ALL UNITS EXCEPT ADA TYPE "A" UNIT. TYPE "A" UNIT TO HAVE 30" ELECTRIC RANGE, RANGE HOOD AND COUNTER TOP MICROWAVE WITH DEDICATED CIRCUIT.

NO WATER SUPPLY LINES TO BE IN EXTERIOR WALLS.

KEEP ALL PLUMBING PIPES / WATER LINES IN GARAGE CEILING AREA TIGHT TO FLOOR DECK ABOVE, PROTECT AGAINST FROST.

DWELLING UNIT PLAN NOTES

- (1A) 1 HOUR RATED FLOOR CEILING ASSEMBLY (GARAGE) INCLUDES RESILIENT CHANNEL, 1" GYPSUM FLOOR TOPPING ON ¼" SOUND MAT, R60 BIB INSULATION BLOWN FULL.
- (1B) 1 HOUR RATED FLOOR CEILING ASSEMBLY (DWELLING UNITS) INCLUDES RESILIENT CHANNEL, 1" GYPSUM FLOOR TOPPING ON ¼" SOUND MAT, 3 1/2" SOUND INSULATION BATT.
- (2) 1 HOUR RATED WALL, (1) LAYER 5/8" TYPE "X" GYPSUM EACH SIDE OF WALL. SEE (2)IBG 721.1(2) ON SHEET T3
- (2A) 1 HOUR RATED WALL, (1) LAYER 5/8" TYPE "X" GYPSUM ONE SIDE OF WALL. (1) LAYER TYPE X GYP BOARD OVER RESILIENT CHANNEL ON OPPOSITE SIDE OF WALL SEE (5) UL DESIGN NO. U305 ON SHEET T3
- (3) 1 HOUR FINISH RATED CEILING OR WALL: (2) LAYERS 5/8" TYPE "X" GYPSUM ON ONE SIDE. SEE (3) IBG 721.1(3) ON SHEET T3
- (4) 1 HOUR RATED COMMON WALL. SEE (4) U.L. DESIGN NO. U341 ON SHEET T3.
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- (9) 34" HIGH COUNTERTOP, (CONCRETE) 2x6x2'-8 3/4" HEIGHT PARTIAL WALL FROM CONCRETE FLOOR TO TOP OF PLATE, BRACE FOR RIGIDITY, NO CASING. FINISH WITH PLASTER AND PAINT ALL EXPOSED SIDES.
- (10) PROVIDE FINISHED BACK ON CABINET
- (11) STAIR STRINGER OVER LEDGER BOARD. SEE DETAIL 3/A3.4
- (12) CABINET WITH REMOVABLE FRONT. FINISH WALL (C) (F) BEHIND CABINET AND FLOOR BELOW CABINET
- (13) BASE MICROWAVE CABINET W/ BOTTOM DRAWER - TYPE "A" UNITS 3 & 7
- (14) WOOD SHELF AND POLE ABOVE WASHER AND DRYER
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- (19) DROPPED CEILING @ 7'-0" A.F.F.
- (20) MAINTAIN FIRE RATED WALL SYSTEM (GYP. BOARD) BEHIND SHOWER OR TUB/SHOWER MODULE
- (21) RECESS MECHANICAL ROOM FLOOR 3".
- (22) ATTIC SCUTTLE PANEL, APPROX. 21"x35". LOCATE BETWEEN TRUSSES. SEE 1/A4.1
- (23) DECK BOARDS OVER EPDM ROOF, MAKE REMOVABLE FOR ROOF MAINTENANCE. INSULATION IN FLOOR BLOWN FULL LIKE OVER GARAGE

PARTIAL FIRST FLOOR
SCALE: 1/4" = 1'-0"

PDK Development
20 Unit Apartment Building
Arvada III — **Hobart, Wisconsin**

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REVISION	DATE
1	7/12/2025

DATE 6/13/2025
PROJECT NO. 361405
SHEET **A 2.1.2**

DWELLING ELECTRICAL / MECHANICAL NOTES

- (A) ELECTRIC SERVICE PANEL LOCATION with 30" x 36" CLEAR FLOOR SPACE. MOUNT WITHIN REACH RANGES IN TYPE "A" UNIT
- (B) BASE BOARD HEAT
- (C) MICROWAVE OVEN RANGE HOOD COMBINATION UNLESS UNIT IS TYPE A ACCESSIBLE.
- (D) WASH MACHINE HOOKUP BOX AND DRYER EXHAUST WALL, AVOID RATED WALL. 2x6 WALL, FIELD VERIFY LOCATION FOR POTENTIAL TRUSS INTERFERENCE.
- (AC) AC UNITS - SLEEVE FACTORY COLOR MATCHED TO ADJACENT WALL CLADDING. ARCHITECTURAL GRILLS WITH SAME COLOR MATCH. PROJECT 1" MAX. FROM ADJACENT WALL CLADDING

DWELLING GENERAL NOTES

1. WINDOWS AND PATIO DOORS ARE VINYL WITH GYPSUM AND PLASTER JAMB RETURNS. WINDOW OPENING ON SECOND FLOOR NO CLOSER THAN 36" ABOVE FINISHED FLOOR FOR FALL PROTECTION.
2. ENTRANCE DOORS ARE FIBERGLASS INSULATED, UNIT TO GARAGE DOORS ARE FIRE RATED. DOOR CLOSER REQUIRED.
3. PANTRY CABINETS ARE 3'-6" EACH WAY, 2'-2" DEEP WITH A 1'-4" WIDE DOOR. 4 ADJUSTABLE SHELVES.

(B) FIRST FLOOR TOILETS TO HAVE REINFORCED BLOCKING BETWEEN STUDS TO WITHSTAND 300# PULL FOR FUTURE GRAB BARS. SEE SHEET A2.3 FOR MOUNTING HEIGHTS AND LOCATIONS.

(C) IN FIRST FLOOR BATHROOMS AND POWDER ROOMS, SINKS AND LAVATORIES SHALL BE 34" MAX. HEIGHT TO RIM AND HAVE A FAUCET THAT COMPLIES WITH OPERABLE PARTS REQUIREMENTS. SEE R-2 GENERAL NOTE 5 ON A2.3

(D) TUB/SHOWER MODULES ARE 60"x30" TYPICAL. FIRST FLOOR SHOWERS TO HAVE REINFORCED BACKING TO WITHSTAND 300# PULL FOR FUTURE GRAB BARS. SEE A2.3 FOR MOUNTING HEIGHTS AND LOCATIONS.

(E) SHOWER UNITS ARE 48"x36" TYPICAL. FIRST FLOOR SHOWERS TO HAVE REINFORCED BACKING TO WITHSTAND 300# PULL FOR FUTURE GRAB BARS. SEE A2.3 FOR MOUNTING HEIGHTS AND LOCATIONS.

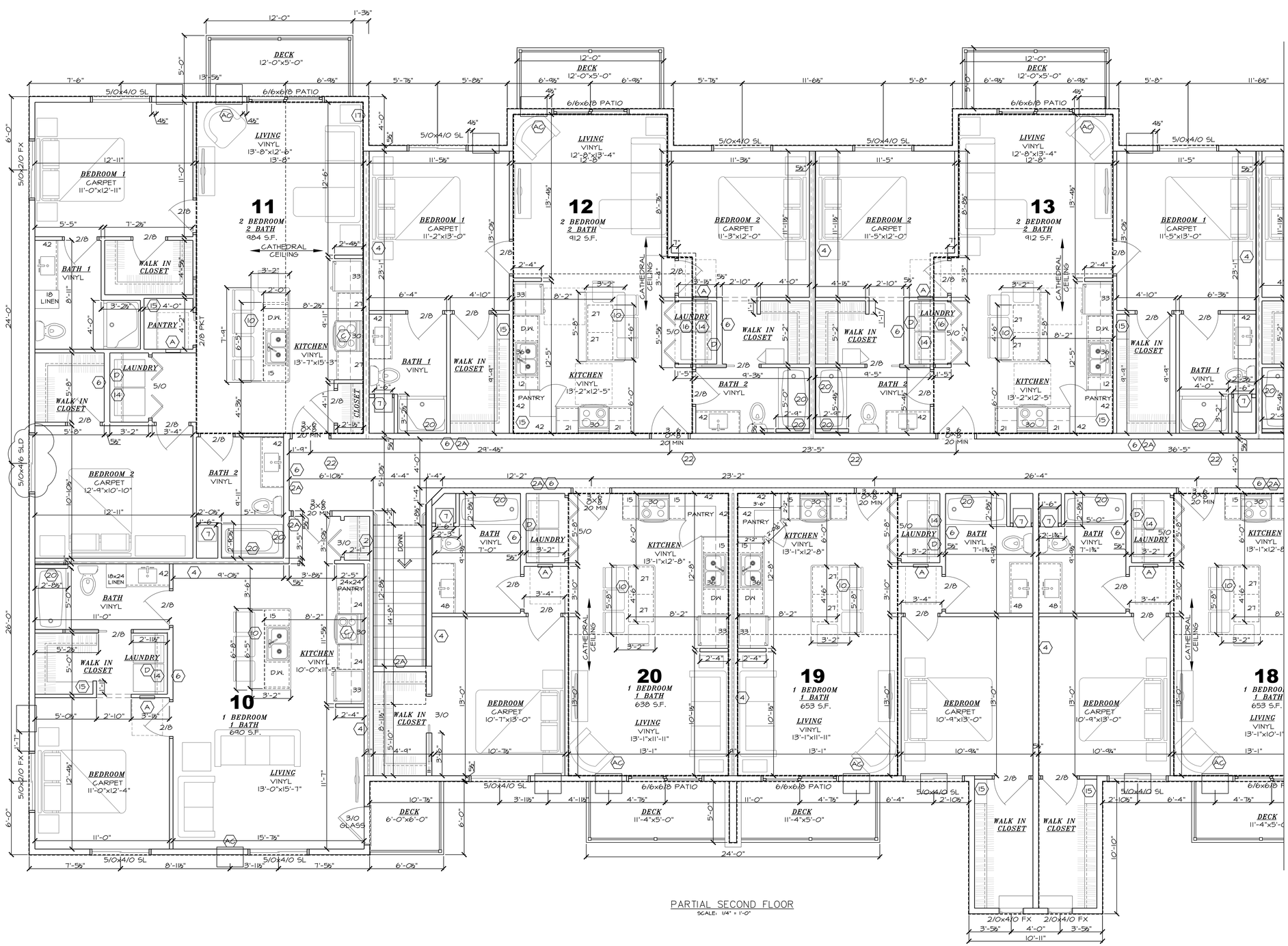
30" ELECTRIC RANGE WITH MICROWAVE/RANGE HOOD COMBINATION IN ALL UNITS EXCEPT ADA TYPE "A" UNIT. TYPE "A" UNIT TO HAVE 30" ELECTRIC RANGE, RANGE HOOD AND COUNTER TOP MICROWAVE WITH DEDICATED CIRCUIT.

NO WATER SUPPLY LINES TO BE IN EXTERIOR WALLS.

KEEP ALL PLUMBING PIPES / WATER LINES IN GARAGE CEILING AREA TIGHT TO FLOOR DECK ABOVE, PROTECT AGAINST FROST.

DWELLING UNIT PLAN NOTES

- (1A) 1 HOUR RATED FLOOR CEILING ASSEMBLY (GARAGE) INCLUDES RESILIENT CHANNEL, 1" GYPSUM FLOOR TOPPING ON ¼" SOUND MAT, R60 BIB INSULATION BLOWN FULL.
- (1B) 1 HOUR RATED FLOOR CEILING ASSEMBLY (DWELLING UNITS) INCLUDES RESILIENT CHANNEL, 1" GYPSUM FLOOR TOPPING ON ¼" SOUND MAT, 3 1/2" SOUND INSULATION BATT.
- (2) 1 HOUR RATED WALL, (1) LAYER 5/8" TYPE "X" GYPSUM EACH SIDE OF WALL. SEE (2)IBC 721.1(2) ON SHEET T3
- (2A) 1 HOUR RATED WALL, (1) LAYER 5/8" TYPE "X" GYPSUM ONE SIDE OF WALL. (1) LAYER TYPE X GYP BOARD OVER RESILIENT CHANNEL ON OPPOSITE SIDE OF WALL SEE (5) UL DESIGN NO. U305 ON SHEET T3
- (3) 1 HOUR FINISH RATED CEILING OR WALL: (2) LAYERS 5/8" TYPE "X" GYPSUM ON ONE SIDE. SEE (3) IBC 721.1(3) ON SHEET T3
- (4) 1 HOUR RATED COMMON WALL. SEE (4) U.L. DESIGN NO. U341 ON SHEET T3.
- (5) SLOPED FLOOR OR CEILING.
- (6) 2X6 INTERIOR WALL
- (7) 42" HT. SLIP IN LINEN CABINET WITH 3 SHELVES. START AT 40" A.F.F, THEN 12" O.C.
- (8) 60" HT. SLIP IN LINEN CABINET WITH 4 SHELVES. START AT 22" A.F.F, THEN 12" O.C.
- (9) 34" HIGH COUNTERTOP, (CONCRETE) 2x6x2'-8 3/4" HEIGHT PARTIAL WALL FROM CONCRETE FLOOR TO TOP OF PLATE, BRACE FOR RIGIDITY, NO CASING. FINISH WITH PLASTER AND PAINT ALL EXPOSED SIDES.
- (10) PROVIDE FINISHED BACK ON CABINET
- (11) STAIR STRINGER OVER LEDGER BOARD. SEE DETAIL 3/A3.4
- (12) CABINET WITH REMOVABLE FRONT. FINISH WALL (C) (F) BEHIND CABINET AND FLOOR BELOW CABINET
- (13) BASE MICROWAVE CABINET w/ BOTTOM DRAWER - TYPE "A" UNITS 3 & 7
- (14) WOOD SHELF AND POLE ABOVE WASHER AND DRYER
- (15) STACK OF 4 SHELVES, START AT 28" A.F.F. THEN 14" O.C.
- (16) PLASTERED LEDGE ABOVE; 5/8" GYPSUM BOARD WITH PLASTER FINISH.
- (17) PROVIDE 1/2" BACKER BOARD BEHIND GYPSUM BOARD
- (18) 2x4x42" (MIN.) TALL GUARD WALL WITH 6" WOOD CAP AND CASING. FINISH BOTH SIDES OF CAP @ STAIR.
- (19) DROPPED CEILING @ 7'-0" A.F.F.
- (20) MAINTAIN FIRE RATED WALL SYSTEM (GYP. BOARD) BEHIND SHOWER OR TUB/SHOWER MODULE
- (21) RECESS MECHANICAL ROOM FLOOR 3".
- (22) ATTIC SCUTTLE PANEL, APPROX. 21"x35". LOCATE BETWEEN TRUSSES. SEE 1/A4.1
- (23) DECK BOARDS OVER EPDM ROOF, MAKE REMOVABLE FOR ROOF MAINTENANCE. INSULATION IN FLOOR BLOWN FULL LIKE OVER GARAGE



PARTIAL SECOND FLOOR
SCALE: 1/4" = 1'-0"

PDK Development
20 Unit Apartment Building
Arvada III **Hobart, Wisconsin**

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REVISION	DATE
1	7/12/2025

DATE 6/13/2025
PROJECT NO. 361405
SHEET **A 2.2.1**

DWELLING ELECTRICAL / MECHANICAL NOTES

- (A) ELECTRIC SERVICE PANEL LOCATION with 30" x 36" CLEAR FLOOR SPACE. MOUNT WITHIN REACH RANGES IN TYPE "A" UNIT
- (B) BASE BOARD HEAT
- (C) MICROWAVE OVEN RANGE HOOD COMBINATION UNLESS UNIT IS TYPE A ACCESSIBLE.
- (D) WASH MACHINE HOOKUP BOX AND DRYER EXHAUST WALL, AVOID RATED WALL. 2x6 WALL, FIELD VERIFY LOCATION FOR POTENTIAL TRUSS INTERFERENCE.
- (AC) AC UNITS - SLEEVE FACTORY COLOR MATCHED TO ADJACENT WALL CLADDING. ARCHITECTURAL GRILLS WITH SAME COLOR MATCH. PROJECT 1" MAX. FROM ADJACENT WALL CLADDING

DWELLING GENERAL NOTES

1. WINDOWS AND PATIO DOORS ARE VINYL WITH GYPSUM AND PLASTER JAMB RETURNS. WINDOW OPENING ON SECOND FLOOR NO CLOSER THAN 36" ABOVE FINISHED FLOOR FOR FALL PROTECTION.
2. ENTRANCE DOORS ARE FIBERGLASS INSULATED, UNIT TO GARAGE DOORS ARE FIRE RATED. DOOR CLOSER REQUIRED.
3. PANTRY CABINETS ARE 3'-6" EACH WAY, 2'-2" DEEP WITH A 1'-9" WIDE DOOR. 4 ADJUSTABLE SHELVES.

(B) FIRST FLOOR TOILETS TO HAVE REINFORCED BLOCKING BETWEEN STUDS TO WITHSTAND 300# PULL FOR FUTURE GRAB BARS. SEE SHEET A2.3 FOR MOUNTING HEIGHTS AND LOCATIONS.

(C) IN FIRST FLOOR BATHROOMS AND POWDER ROOMS, SINKS AND LAVATORIES SHALL BE 34" MAX. HEIGHT TO RIM AND HAVE A FAUCET THAT COMPLIES WITH OPERABLE PARTS REQUIREMENTS. SEE R-2 GENERAL NOTE 5 ON A2.3

(D) TUB/SHOWER MODULES ARE 60"x30" TYPICAL. FIRST FLOOR SHOWERS TO HAVE REINFORCED BACKING TO WITHSTAND 300# PULL FOR FUTURE GRAB BARS. SEE A2.3 FOR MOUNTING HEIGHTS AND LOCATIONS.

(E) SHOWER UNITS ARE 48"x36" TYPICAL. FIRST FLOOR SHOWERS TO HAVE REINFORCED BACKING TO WITHSTAND 300# PULL FOR FUTURE GRAB BARS. SEE A2.3 FOR MOUNTING HEIGHTS AND LOCATIONS.

30" ELECTRIC RANGE WITH MICROWAVE/RANGE HOOD COMBINATION IN ALL UNITS EXCEPT ADA TYPE "A" UNIT. TYPE "A" UNIT TO HAVE 30" ELECTRIC RANGE, RANGE HOOD AND COUNTER TOP MICROWAVE WITH DEDICATED CIRCUIT.

NO WATER SUPPLY LINES TO BE IN EXTERIOR WALLS.

KEEP ALL PLUMBING PIPES / WATER LINES IN GARAGE CEILING AREA TIGHT TO FLOOR DECK ABOVE, PROTECT AGAINST FROST.

DWELLING UNIT PLAN NOTES

- (1A) 1 HOUR RATED FLOOR CEILING ASSEMBLY (GARAGE) INCLUDES RESILIENT CHANNEL, 1" GYPSUM FLOOR TOPPING ON ¼" SOUND MAT, R60 BIB INSULATION BLOWN FULL.
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- (10) PROVIDE FINISHED BACK ON CABINET
- (11) STAIR STRINGER OVER LEDGER BOARD. SEE DETAIL 3/A3.4
- (12) CABINET WITH REMOVABLE FRONT. FINISH WALL (C) (F) BEHIND CABINET AND FLOOR BELOW CABINET
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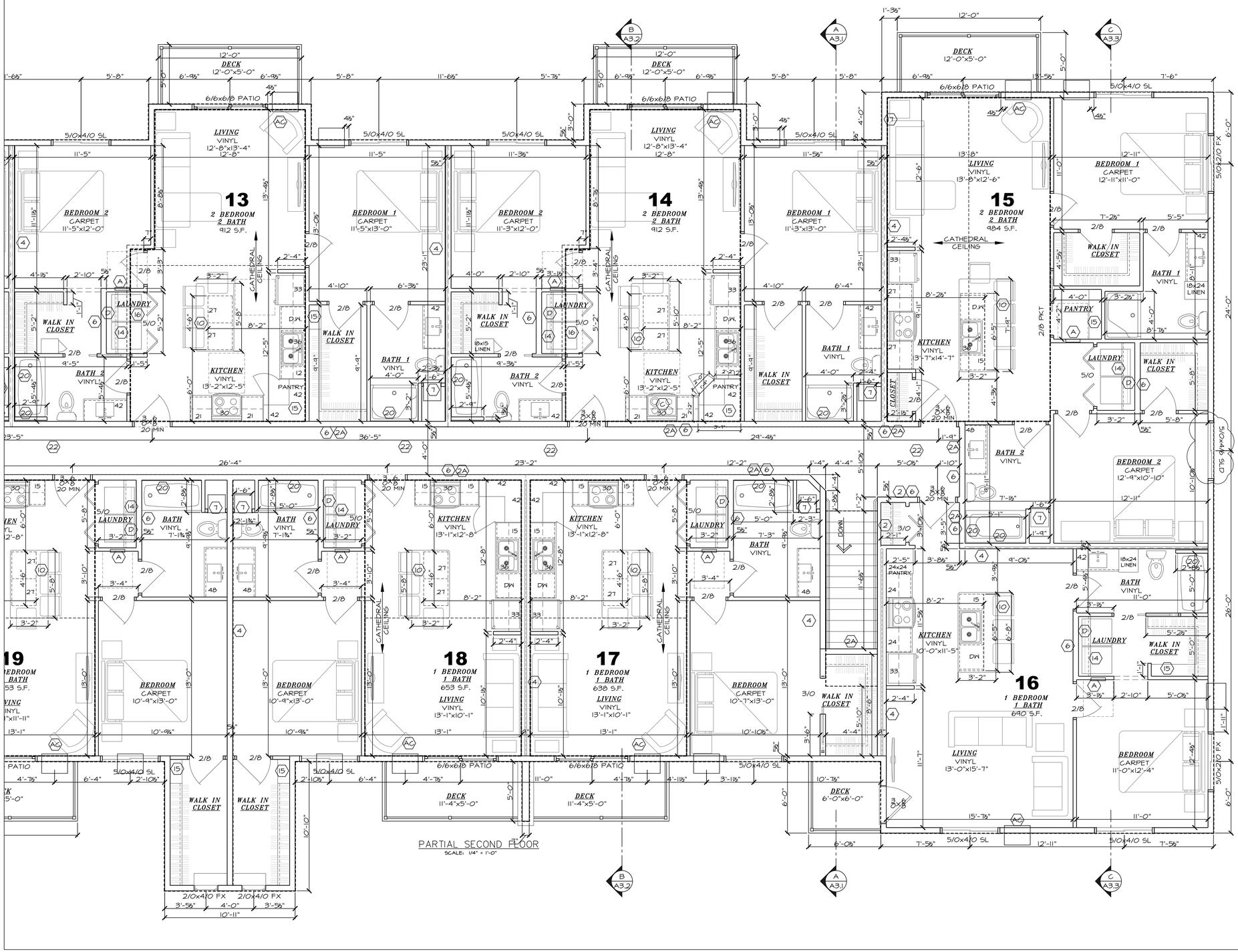

PDK Development

20 Unit Apartment Building

Arvada III — **Hobart, Wisconsin**

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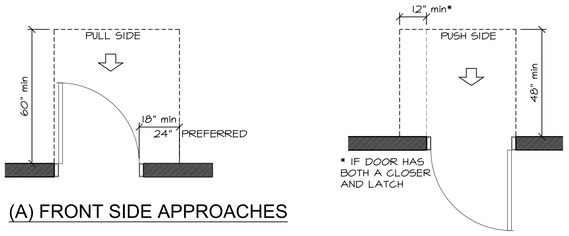
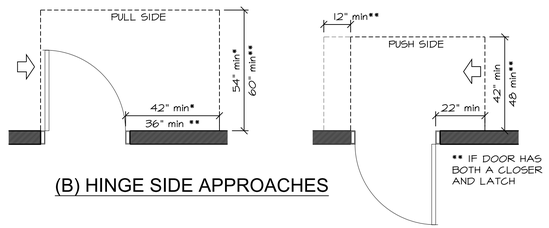
Telephone: (920) 737-9769

REVISION	DATE
1	7/12/2025

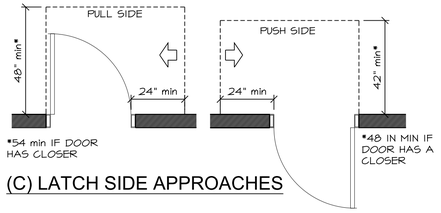
DATE 6/13/2025
PROJECT NO. 361405
SHEET **A 2.2.2**



(A) FRONT SIDE APPROACHES

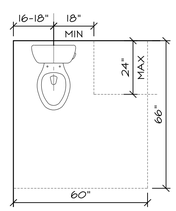


(B) HINGE SIDE APPROACHES

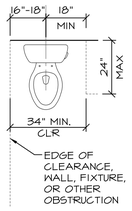


(C) LATCH SIDE APPROACHES

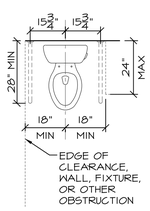
MANEUVERING CLEARANCES AT SWING DOORS
NOT TO SCALE



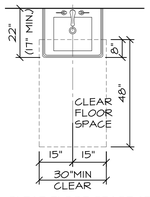
WC CLEARANCE
TYPE A UNITS
OVERLAP EXCEPTION



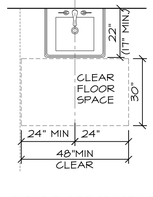
WC CLEARANCE
TYPE B UNITS
OVERLAP EXCEPTION



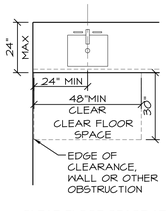
SWING-UP GRAB BARS
TYPE B UNITS



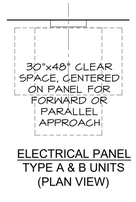
CLEAR FLOOR SPACE AT
LAVATORIES (PLAN VIEW
FORWARD APPROACH



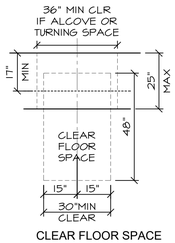
CLEAR FLOOR SPACE AT
LAVATORIES (PLAN VIEW
PARALLEL APPROACH



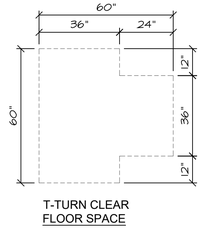
CLEAR FLOOR SPACE AT
LAVATORIES (PLAN VIEW
PARALLEL APPROACH



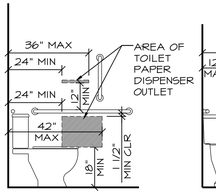
ELECTRICAL PANEL
TYPE A & B UNITS
(PLAN VIEW)

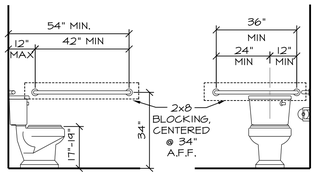


CLEAR FLOOR SPACE
AT WORK SURFACE
UNIT TYPE A

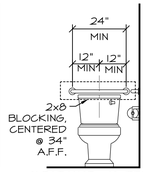


T-TURN CLEAR
FLOOR SPACE

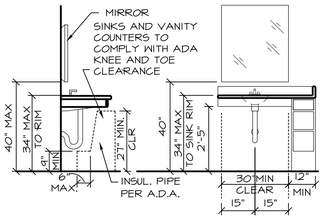




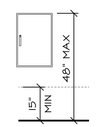
GRAB BARS AT WATER CLOSETS
VERTICAL GRAB BAR AND
REINFORCING NOT REQUIRED IN
TYPE "A" AND "B" UNITS PER
ICC/ANSI A117.1 - 1003.11.1 EXCEPTION
3 AND 1004.11.1 EXCEPTION 2



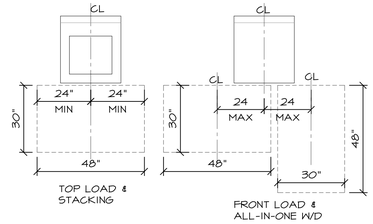
CLEARANCE w/OVERLAP
1103.11.1; EXCEPTION 4
1104.11.1; EXCEPTION 3



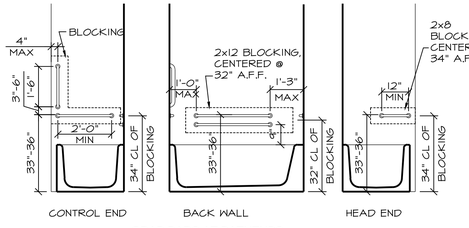
LAVATORY CLEARANCES



ELECTRICAL PANEL
TYPE A & B UNITS
(ELEVATION)

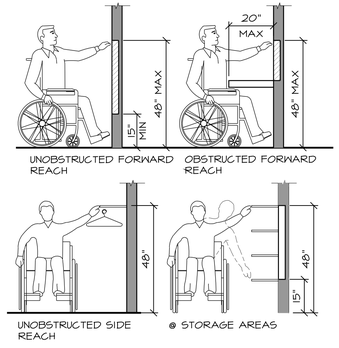


CLEAR FLOOR SPACE AT
LAUNDRY EQUIPMENT
(PLAN VIEW)

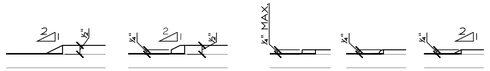


GRAB BARS AT BATHTUBS
GRAB BARS AT SHOWERS

FIXTURE AND GRAB BAR MOUNTING HEIGHTS
NOT TO SCALE



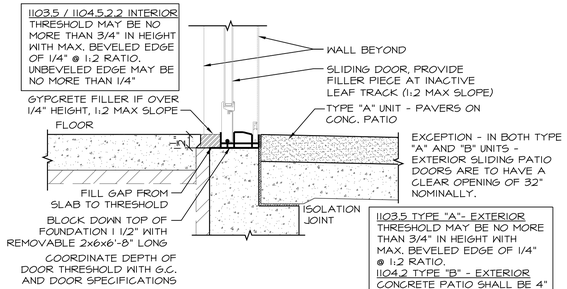
ANSI A117.1 REACH RANGES



1/2" MAX. VERTICAL HEIGHT CHANGE IN ELEVATION w/ SLOPED TRANSITION. 1:2 MAX. SLOPE

1/4" MAX. VERTICAL HEIGHT CHANGE IN ELEVATION

1 A2.3.1 FLOOR TRANSITIONS
SCALE: 3" = 1'-0" ALLOWABLE



2 A2.3.1 FIRST FLOOR ACCESSIBLE PATIO DOOR
SCALE: 1 1/2" = 1'-0"

R-2 GENERAL NOTES

(SEE DETAILS ON THIS SHEET FOR MOUNTING HEIGHTS)

TYPE "A" UNITS SHALL COMPLY WITH ICC/ANCI A117.1-2009, SEC. 1003
TYPE "B" UNITS SHALL COMPLY WITH ICC/ANCI A117.1-2009, SEC. 1004

1. **ICC/IBC-2015; Sec 1107.6.2.1.1 - (APARTMENT HOUSES) TYPE "A" UNITS** IN GROUP R-2 OCCUPANCIES CONTAINING MORE THAN 20 DWELLING UNITS OR SLEEPING UNITS, AT LEAST TWO (2) PERCENT BUT NOT LESS THAN ONE OF THE UNITS SHALL BE A TYPE "A" UNIT. ALL UNITS ON A SITE SHALL BE CONSIDERED TO DETERMINE THE TOTAL NUMBER OF UNITS AND THE REQUIRED NUMBER OF TYPE "A" UNITS.

2. **ICC/IBC-2015; Sec 1107.7.1.1- TYPE "B" UNITS** - IN STRUCTURES WITHOUT ELEVATOR SERVICE, AT LEAST ONE STORY SHALL BE PROVIDED WITH AN ACCESSIBLE ENTRANCE AND ALL UNITS ON THAT STORY SHALL BE TYPE "B" UNITS (OR TYPE "A" PER NOTE # 1 ABOVE).

3. **ICC/ANCI A117.1-2009; Sec. 1003.4 & 1004.4 - TYPE "A" AND TYPE "B" WALKING SURFACES** SHALL HAVE A SLOPE NOT STEEPER THAN 1:20, BE STABLE AND FIRM AND GENERALLY LEVEL. CHANGES IN LEVEL SHALL COMPLY WITH Sec. 303. SEE DETAIL 1, THIS SHEET

4. **ICC/ANSI A117.1-2009; Sec. 1003.5 - TYPE "A" UNIT DOORS AND DOORWAYS** INTENDED FOR USER PASSAGE SHALL HAVE A 32" MIN. CLEAR OPENING WIDTH MEASURED FROM THE JAMB TO THE FACE OF THE OPEN DOOR, WITH THE DOOR OPEN 90°, ADA COMPLIANT THRESHOLDS, AND MANEUVERING CLEARANCES ON BOTH SIDES OF DOOR. DOORS SHALL ALSO HAVE ADA COMPLIANT LEVER-TYPE HARDWARE (SEE NOTE 5.), OPENING FORCE, BOTTOM DOOR SURFACE, AND VISION LITE .
   EXCEPTION 1. THRESHOLDS AT EXTERIOR SLIDING DOORS SHALL BE PERMITTED TO BE 3/4" MAX. IN HEIGHT, PROVIDED THEY ARE BEVELED WITH A SLOPE NOT GREATER THAN 1:2. SEE DETAIL 2, THIS SHEET
   EXCEPTION 2: MANEUVERING CLEARANCES ARE NOT REQUIRED IN THE BATHROOM OR TOILET ROOM IF THE ROOMS ARE NOT REQUIRED TO COMPLY.

   ICC/ANSI A117.1-2009; Sec. 1004.5 - TYPE "B" UNIT - PRIMARY ENTRY DOORS SHALL HAVE MANEUVERING CLEARANCES ON BOTH SIDES AND SHALL MEET THE CLEAR WIDTH, THRESHOLD, AND HARDWARE REQUIREMENTS.
   ICC/ANSI A117.1-2009Sec. 1004.5.2 - TYPE "B" PASSAGE DOORS SHALL MEET THE CLEAR WIDTH AND THRESHOLD REQUIREMENTS. (LEVER HARDWARE, OPENING FORCE, ETC. ARE NOT REQUIRED.)

   ICC/ANSI A117.1-2009; Sec. 404 - TYPE "A" UNIT DOORS AND TYPE "B" PRIMARY ENTRY- DOOR HARDWARE HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE SHALL BE 5.0 LB MAXIMUM. OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34" A.F.F., MIN. AND 48" A.F.F, MAX.

5. **ICC/ANSI A117.1-2009; Sec. 1003.9 & Sec. 1004.9 - OPERABLE PARTS**, SUCH AS FAUCETS, BATHTUB & SHOWER CONTROLS, WATER CLOSET FLUSH CONTROLS, LIGHT SWITCHES, ELECTRICAL RECEPTACLES, ELECTRICAL PANELS/CIRCUIT BREAKERS, AND OTHER CONTROLS SHALL COMPLY WITH SEC. 309, HAVE A 30"x48" CLEAR FLOOR SPACE AND BE 15" A.F.F. MIN. / 48" A.F.F. MAX. OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE SHALL BE 5.0 LB MAXIMUM. APPLIANCE CONTROLS IN TYPE "A" UNITS SHALL ALSO COMPLY.
   1004.9 EXCEPTION 6. IN TYPE "B" UNITS, CONTROLS OR SWITCHES MOUNTED ON APPLIANCES NEED NOT COMPLY
   1004.9 EXCEPTION 7. IN TYPE "B" UNITS, PLUMBING CONTROLS OR SWITCHES NEED NOT COMPLY

SPS 362.11
1101(1) TYPE A AND B UNITS - CIRCUIT BREAKERS SHALL COMPLY WITH ANSI A117.1
1101(b) A RENTER OF A DWELLING UNIT MAY REQUEST THE LANDLORD TO INSTALL LEVER DOOR HANDLES ON ANY DOORS INSIDE THE DWELLING UNIT OR INSTALL SINGLE LEVER CONTROLS ON ANY PLUMBING FIXTURES USED BY THE RENTER. THESE CONTROLS SHALL BE PROVIDED AND INSTALLED BY THE LANDLORD AT NO ADDITIONAL COST TO THE RENTER.

PDK Development
20 Unit Apartment Building
Arvada III **Hobart, Wisconsin**

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REVISION	DATE
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PROJECT NO. 361405
SHEET A 2.3.1

PLAN NOTES FOR TYPE "A" UNITS

ICC/ANSI A117.1-2009; 1103.3.2 TURNING SPACE
ALL ROOMS SERVED BY AN ACCESSIBLE ROUTE SHALL PROVIDE A TURNING SPACE
EXCEPTION 1: NO TURNING SPACE NEEDED IN TOILET ROOMS AND BATHROOMS THAT ARE NOT REQUIRED TO BE ACCESSIBLE.
EXCEPTION 2: NO TURNING SPACE NEEDED IN PANTRIES OR CLOSETS THAT ARE 48" MAX. IN DEPTH.

(A) **ICC/ANSI A117.1-2009; Sec. 1003.10 - LAUNDRY EQUIPMENT** SHALL COMPLY WITH Sec. 611
SHALL HAVE 30" x 48" CLEAR SPACE, POSITIONED FOR PARALLEL APPROACH.
- FOR TOP LOADING MACHINES, THE CLEAR FLOOR SPACE SHALL BE CENTERED ON THE APPLIANCE.
- FOR FRONT LOADING MACHINES, THE CENTERLINE OF THE CLEAR FLOOR SPACE CAN BE OFFSET 24" MAX. FROM THE CENTERLINE OF THE DOOR.
- OPERABLE PARTS, INCLUDING LINT SCREENS, DETERGENT AND BLEACH COMPARTMENTS, SHALL COMPLY WITH NOTE 5 - OPERABLE PARTS.
- TOP LOADING MACHINES SHALL HAVE THE DOOR TO THE LAUNDRY COMPARTMENT 36" MAX A.F.F.
- FRONT LOADING MACHINES SHALL HAVE THE THE BOTTOM OF THE OPENING TO THE LAUNDRY COMPARTMENT 15" MIN. AND 36" MAX. A.F.F.
- IF W/D IS IN A ROOM, A 60" DIA. OR T-SHAPED TURNING SPACE IS REQUIRE.
- IF W/D IS IN A CLOSET, THE 30"x48" CLEAR SPACE CAN BE LOCATED 10 in. FROM THE FACE OF THE APPLIANCES AND MAY REQUIRE SLIDING DOORS OR NO DOORS.

ICC/ANSI A117.1-2009;1003.11 - TYPE "A" ACCESSIBLE TOILET AND BATHING ROOM
- AT LEAST ONE TOILET AND BATHING ROOM SHALL BE ACCESSIBLE; INCLUDING DOOR, FLOOR AND FIXTURE CLEARANCES, HEIGHT OF MIRROR AND WATER CLOSET (WC) AND OPERABLE CONTROLS.
- FIXTURES SHALL BE LOCATED WITHIN ONE ROOM.
- AN ACCESSIBLE BATHING FIXTURE SHALL BE A BATHTUB COMPLYING WITH Sec. 1003.11.2.5.1 **OR** A SHOWER COMPARTMENT COMPLYING WITH Sec. 1003.11.2.5.2. (THE SHOWER CAN BE A TRANSFER SHOWER, ROLL-IN SHOWERS ARE ONLY REQUIRED IN R-1 OCCUPANCIES)
- WC SHALL BE POSITIONED WITH A WALL TO THE REAR AND TO ONE SIDE. THE CENTERLINE OF THE WC SHALL BE 16" MIN AND 18" MAX FROM THE SIDE WALL.
- WC SHALL BE 15"-19" A.F.F - MEASURED TO TOP OF SEAT
- FLUSH CONTROLS SHALL BE ON THE OPEN SIDE OF THE WC.
- DOORS SHALL NOT SWING INTO THE CLEAR SPACE OR FIXTURE CLEARANCE
  EXCEPTION: WHERE A CLEAR FLOOR SPACE IS PROVIDED WITHIN THE ROOM BEYOND THE ARC OF THE DOOR SWING.

(B) **ICC/ANSI A117.1-2009; Sec 1003.11.1 AND Sec. 604.5 - GRAB BAR REINFORCEMENT AT WATER CLOSET**
- BLOCKING SHALL BE PROVIDED FOR THE INSTALLATION OF FUTURE GRAB BARS.
- BLOCKING SHALL BE LOCATED FOR A 42" HORIZONTAL SIDE WALL GRAB BAR AND A 36" REAR WALL GRAB BAR.
  EXCEPTION 2. REINFORCEMENT IS NOT REQUIRED IN A ROOM CONTAINING ONLY A LAVATORY AND WC PROVIDED IT IS NOT THE ONLY TOILET ROOM ON AN ACCESSIBLE ROUTE.
  EXCEPTION 3: REINFORCEMENT FOR THE WATER CLOSET SIDE WALL VERTICAL GRAB BAR IS NOT REQUIRED.
  EXCEPTION 4. WHERE THE LAVATORY OVERLAPS THE WC CLEAR SPACE, THE REAR GRAB BAR SHALL BE PERMITTED TO BE 24" IN LENGTH, CENTERED ON THE WC.

(C) **ICC/ANSI A117.1-2009; SEC 1003.11.2.2 - LAVATORIES** SHALL COMPLY WITH SECTION 606
- 34" MAX. HEIGHT TO SINK RIM
- 24" MAX. LAVATORY DEPTH
- HAVE A FAUCET THAT COMPLIES WITH Sec. 1003.9 OPERABLE PARTS (SINGLE LEVER OPERABLE IS PREFERRED)
- HAVE A 30" x 48" CLEAR FLOOR SPACE CENTERED ON SINK FOR A FORWARD APPROACH
  EXCEPTION: CABINETRY SHALL BE PERMITTED UNDER THE LAVATORY, PROVIDED:
  (A) THE CABINETRY SHALL BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE LAVATORY
  (B) THE FLOOR FINISH EXTENDS UNDER SUCH CABINETRY
  (C) THE WALLS BEHIND AND SURROUNDING CABINETRY ARE FINISHED
- EXPOSED PIPES SHALL BE INSULATED OR CONFIGURED TO PROTECT AGAINST CONTACT.

ICC/ANSI A117.1-2009; Sec 100.11.2.3 - MIRRORS ABOVE LAVATORIES SHALL HAVE A BOTTOM EDGE 40" MAX. A.F.F.

(D) **ICC/ANSI A117.1-2009; Sec 1003.11.2.5.1 - BATHTUBS** (WITH NO PERMANENT SEAT)
SHALL HAVE REINFORCING FOR:
- TWO HORIZONTAL GRAB BARS ON THE BACK WALL
- ONE 24" MIN. HORIZONTAL AND ONE 18" MIN. VERTICAL ON THE CONTROL END WALL
- ONE 12" MIN. HORIZONTAL ON THE HEAD WALL
- SHALL HAVE A CLEAR FLOOR SPACE IN FRONT OF BATHTUB, 30" MIN. x LENGTH OF TUB.
  EXCEPTION: COUNTERTOPS AND CABINETRY SHALL BE PERMITTED AT ONE END OF CLEARANCE, PROVIDED;
  - THE COUNTERTOP AND CABINETRY CAN BE REMOVED
  - THE FLOOR FINISH EXTENDS UNDER THE COUNTERTOP AND CABINETRY
  - THE WALLS BEHIND AND SURROUNDING THE COUNTERTOP AND CABINETRY ARE FINISHED
- SHALL HAVE CONTROLS THAT COMPLY WITH SEC. 309.4.
- SHALL HAVE A HAND SHOWER THAT CAN BE USED AS BOTH A FIXED SHOWER HEAD AND AS A HAND SHOWER. ALL HAND SHOWERS SHALL HAVE A CONTROL WITH A NON-POSITIVE SHUT-OFF VALVE AND A HOSE 59" MIN. IN LENGTH. THE HAND SHOWER WAND SHALL BE ON A VERTICAL BAR THAT DOES NOT OBSTRUCT THE USE OF THE GRAB BAR.

(E) **ICC/ANSI A117.1-2009; Sec 1003.11.2.5.2 - SHOWERS**
SHOWERS SHALL COMPLY WITH Sec. 608
- TRANSFER TYPE SHOWER COMPARTMENTS SHALL HAVE CLEAR INSIDE DIMENSIONS OF 36"x36" with A 1/2" MAX. HEIGHT THRESHOLD AND A 48"x36" CLEAR FLOOR SPACE, MEASURED FROM CONTROL WALL (Sec. 608.2.1.2)
- A ROLL-IN SHOWER SHALL HAVE CLEAR INSIDE DIMENSIONS OF 60" IN WIDTH AND 30" IN DEPTH with A 1/2" MAX. HEIGHT THRESHOLD, BEVELED SLOPE 1:2 (Sec. 303.3), AND A CLEAR FLOOR SPACE OF 60" x 30" (Sec. 608.2.2.2) ADJACENT TO THE OPEN FACE.
  EXCEPTION: LAVATORIES, COUNTERTOPS AND CABINETRY SHALL BE PERMITTED AT ONE END OF THE CLEARANCE, PROVIDED;
  - THE COUNTERTOP AND CABINETRY CAN BE REMOVED
  - THE FLOOR FINISH EXTENDS UNDER THE COUNTERTOP AND CABINETRY
  - THE WALLS BEHIND AND SURROUNDING THE COUNTERTOP AND CABINETRY ARE FINISHED
- SHOWERS SHALL HAVE REINFORCING FOR FUTURE GRAB BARS AND FUTURE SHOWER SEAT.
- SHOWERS SHALL HAVE CONTROLS THAT COMPLY WITH SEC. 309.4.
- SHOWERS SHALL HAVE A HAND SHOWER THAT CAN BE USED AS BOTH A FIXED SHOWER HEAD AND AS A HAND SHOWER. ALL HAND SHOWERS SHALL HAVE A CONTROL WITH A NON-POSITIVE SHUT-OFF VALVE AND A HOSE 59" MIN. IN LENGTH. THE HAND SHOWER WAND SHALL BE ON A VERTICAL BAR THAT DOES NOT OBSTRUCT THE USE OF THE GRAB BAR.

ICC/ANSI A117.1-2009: Sec. 1003.12 KITCHENS
SHALL COMPLY WITH FLOOR CLEARANCES, SINK HEIGHTS, AND HAVE A WORK SURFACE. EACH APPLIANCE SHALL HAVE A 30"x48" CLEAR FLOOR SPACE POSITIONED FOR PARALLEL OR FORWARD APPROACH. CLEAR FLOOR SPACES CAN OVERLAP. OPERABLE PARTS PARTS SHALL COMPLY WITH NOTE 5.
ICC/ANSI A117.1-2009: Sec. 1003.12.5.1 EXCEPTION 1: APPLIANCE DOORS AND DOOR LATCHING DEVICES AND BOTTOM-HINGED APPLIANCE DOORS NEED NOT COMPLY WITH Sec. 309.4 (NOTE 5)

(F) **ICC/ANSI A117.1-2009; Sec 1003.12.4 - UNIT TYPE "A" - KITCHEN SINK**
- MAY NOT BE MORE THAN 34 INCHES ABOVE THE FLOOR
- TOE/KNEE CLEARANCE COMPLYING WITH SECTION 306 SHALL BE PROVIDED.
- THE SINK BOWL SHALL NOT BE MORE THAN 6 1/2 INCHES DEEP WITH FAUCETS COMPLYING WITH SECTION 309. FAUCETS; SEE NOTE #5.
- EXPOSED PIPES MUST BE INSULATED.
- SHALL HAVE A 30" x 48" CLEAR SPACE CENTERED ON THE SINK (OR ONE SINK BOWL IN A MULTI-BOWL SINK) FOR A FRONT APPROACH.
  EXCEPTION: CABINETRY SHALL BE PERMITTED TO BE ADDED UNDER THE SINK, PROVIDED;
  (A) THE CABINETRY CAN BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE SINK
  (B) THE FLOOR FINISH EXTENDS UNDER SUCH CABINETRY
  (C) THE WALLS BEHIND AND SURROUNDING CABINETRY ARE FINISHED.

(G) **ICC/ANSI A117.1-2009; Sec 1002.12.3 - UNIT TYPE "A" - KITCHEN WORK SURFACE**
A 30" WIDE KITCHEN WORK SURFACE WITH KNEE CLEARANCE PER SECTION 306 FOR A FRONT APPROACH SHALL BE PROVIDED. THE COUNTER TO BE NO HIGHER THAN 34 INCHES ABOVE THE FLOOR AND THE WORK SURFACE SHALL HAVE A 30" x 48" CLEAR FLOOR SPACE POSITIONED FOR A FRONT APPROACH
EXCEPTION: CABINETRY SHALL BE PERMITTED UNDER THE WORK SURFACE, PROVIDED;
- THE CABINETRY CAN BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE WORK SURFACE
- THE FLOOR FINISH EXTENDS UNDER SUCH CABINETRY
- THE WALLS BEHIND AND SURROUNDING CABINETRY ARE FINISHED

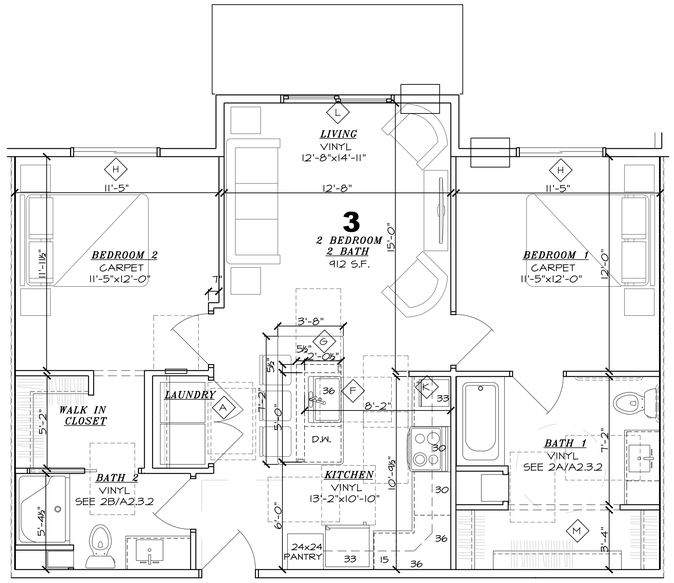
(H) **ICC/ANSI 117.1-2009; Sec. 1003.13 WINDOWS** - (TYPE "A" UNIT) WHERE OPERABLE WINDOWS ARE PROVIDED, AT LEAST ONE WINDOW IN EACH SLEEPING, LIVING, OR DINING SPACE SHALL HAVE OPERABLE PARTS COMPLYING WITH SEC. 309 (SEE ACCESSIBILITY NOTE 5). OPERABLE PARTS SHALL BE WITHIN THE REACH RANGES AND THE FORCE TO ACTIVATE THE WINDOW SHALL BE 5.0 POUNDS MAXIMUM. A 30" x 48" CLEAR FLOOR SPACE SHALL BE PROVIDED.

(J) CRITICAL ACCESSIBLE DIMENSION

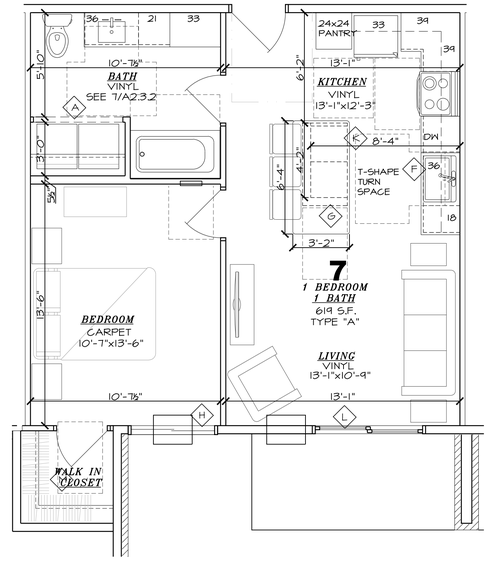
(K) COUNTERTOP MICROWAVE. CONTROLS TO BE WITHIN REACH RANGES

(L) **ICC/ANSI 117.1-2009; SEC. 1003.5 TYPE A DOORS AND DOORWAYS; EXCEPTION 1** - LOW PROFILE THRESHOLD SEE R-2 GENERAL NOTE #3 AND DETAIL 1/A2.5

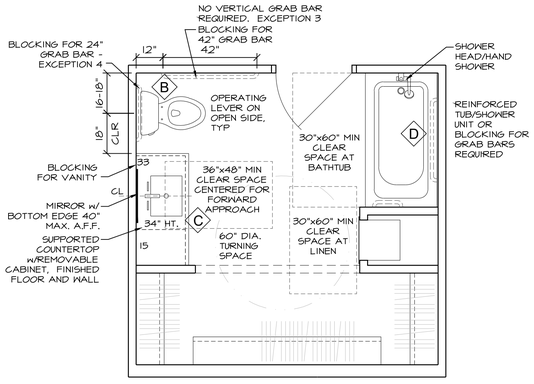
(M) **ICC/ANSI A117.1-2009; Sec 1003.14 - ACCESSIBLE STORAGE** WHERE STORAGE FACILITIES ARE PROVIDED, SUCH AS CLOSETS, BATHROOM CABINETS, OR PANTRIES, THERE MUST BE A CLEAR FLOOR SPACE IN FRONT OF THE STORAGE FACILITY AND AT LEAST A PORTION OF THE SHELVES AND CLOTHES RODS MUST BE WITHIN REACH RANGES. (SEE DETAILS THIS SHEET.) OPERABLE HARDWARE MUST COMPLY WITH NOTE 5.
ICC/ANSI A117.1-2009;1003.14 EXCEPTION: KITCHEN CABINETS SHALL NOT BE REQUIRED TO COMPLY



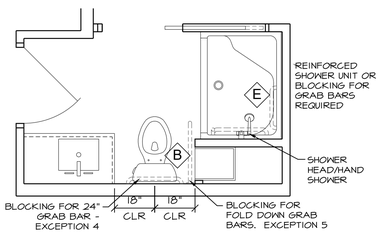
TYPE A FLOOR PLAN
SCALE: 1/4" = 1'-0"



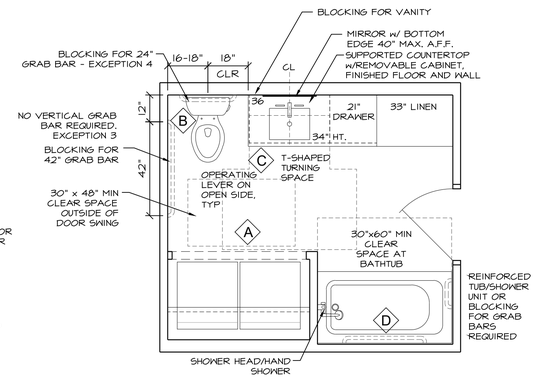
TYPE A FLOOR PLAN
SCALE: 1/4" = 1'-0"



2A
A2.3.2 TYPE "A" UNIT - ACCESSIBLE BATHROOM
SCALE 3/8" = 1'-0"



2B
A2.3.2 TYPE "A" UNIT - INACCESSIBLE BATHROOM
SCALE 3/8" = 1'-0"



7
A2.3.2 TYPE "A" UNIT - ACCESSIBLE BATHROOM
SCALE 3/8" = 1'-0"

PDK Development
20 Unit Apartment Building
Arvada III **Hobart, Wisconsin**

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PROJECT NO. 361405
SHEET **A 2.3.2**

PLAN NOTES FOR TYPE "B" UNITS

Ⓐ **ICC/ANCI A117.1-2009; Sec. 1004.10 WASHING MACHINES AND CLOTHES DRYERS**
SHALL HAVE 30" x 48" CLEAR FLOOR SPACE.
- A PARALLEL APPROACH SHALL BE PROVIDED FOR TOP-LOADING MACHINES.
- A FORWARD OR PARALLEL APPROACH SHALL BE PROVIDED FOR FRONT-LOADING MACHINES.

ICC/ANSI A117.1-2009; 1004.11.3.1 TYPE B UNIT; OPTION "A" ACCESSIBLE TOILET AND BATHING ROOM

ALL TOILET AND BATHING ROOMS SHALL BE ACCESSIBLE; INCLUDING DOOR, FLOOR AND FIXTURE CLEARANCES, HEIGHT OF MIRROR, WATER CLOSET (WC), AND OPERABLE CONTROLS.
- FIXTURES SHALL BE LOCATED WITHIN ONE ROOM.
- AN ACCESSIBLE BATHING FIXTURE SHALL BE A BATHTUB COMPLYING WITH Sec. 1004.11.3.1.3.1 OR A SHOWER COMPARTMENT COMPLYING WITH Sec. 1003.11.3.1.3.3 (THE SHOWER CAN BE A TRANSFER SHOWER; ROLL-IN SHOWERS ARE ONLY REQUIRED IN R-1 OCCUPANCIES)
- CENTERLINE OF WC SHALL BE POSITIONED 16" MIN. TO 18" MAX. FROM ONE EDGE OF REQUIRED CLEARANCE, WALL, FIXTURE OR OTHER OBSTRUCTION.
- WC SEAT SHALL BE 15"-19" A.F.F. MEASURED TO TOP OF SEAT
- FLUSH CONTROLS SHALL BE ON THE OPEN SIDE OF THE WC.

Ⓑ ICC/ANSI A117.1-2009; Sec 1004.11.3.1.2 GRAB BAR REINFORCEMENT AT TOILET

- BLOCKING SHALL BE PROVIDED FOR THE INSTALLATION OF FUTURE GRAB BARS.
- BLOCKING SHALL BE LOCATED FOR A 42" SIDE WALL GRAB BAR AND A 36" REAR WALL GRAB BAR.
  EXCEPTION 2. AT WC, REINFORCEMENT FOR THE SIDE WALL VERTICAL GRAB BAR IS NOT REQUIRED
  EXCEPTION 3. BLOCKING FOR A 24" REAR GRAB BAR, CENTERED ON THE WC, SHALL BE PERMITTED WHERE WALL SPACE DOES NOT PERMIT A 36" GRAB BAR.
  EXCEPTION 4. BLOCKING FOR A 24" SIDE WALL GRAB BAR, LOCATED 12" FROM THE REAR WALL, SHALL BE PERMITTED WHERE WALL SPACE DOES NOT PERMIT A 42" GRAB BAR.
  EXCEPTION 5. WHERE A SIDE WALL IS NOT AVAILABLE FOR A 42" GRAB BAR, REINFORCEMENT FOR A SWING UP GRAB BAR SHALL BE PERMITTED.
  EXCEPTION 6. WHERE A SIDE WALL IS NOT AVAILABLE, BLOCKING FOR TWO SWING-UP GRAB BARS SHALL BE PERMITTED (36" CLEAR WALL SPACE MIN., CENTERED ON WC)

Ⓒ ICC/ANSI A117.1-2009; SEC 1004.11.3.1.1 - LAVATORIES

- LAVATORIES SHALL COMPLY WITH SECTION 606
- LAVATORY CENTERLINE SHALL BE 24" MIN. FROM SIDE WALL
- 34" MAX. HEIGHT TO SINK RIM
- A FAUCET THAT COMPLIES WITH Sec. 1003.9 OPERABLE PARTS (SINGLE LEVER OPERABLE IS PREFERRED)
- 30" x 48" CLEAR FLOOR SPACE CENTERED ON SINK FOR A PARALLEL OR FORWARD APPROACH
  EXCEPTION: CABINETRY SHALL BE PERMITTED UNDER THE LAVATORY, PROVIDED;
  A. THE CABINETRY SHALL BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE LAVATORY
  B. THE FLOOR FINISH EXTENDS UNDER SUCH CABINETRY
  C. THE WALLS BEHIND AND SURROUNDING CABINETRY ARE FINISHED

Ⓓ ICC/ANSI A117.1-2009; SEC 1004.11.3.1.3 - BATHTUBS

- SHALL HAVE REINFORCING FOR;
  - ONE HORIZONTAL AND ONE VERTICAL ON THE CONTROL END WALL
  - TWO HORIZONTALS ON THE BACK WALL
  - ONE HORIZONTAL ON THE HEAD WALL
- SHALL HAVE A CLEAR FLOOR SPACE
  - PARALLEL APPROACH = 60" MIN. LENGTH x 30" MIN. WIDTH
  - FORWARD APPROACH = 60" MIN. LENGTH X 48" MIN. WIDTH, A LAVATORY AND WC ARE PERMITTED IN THE CLEARANCE AT ONE END
- SHALL HAVE CONTROLS THAT COMPLY WITH SEC. 309.4.
- SHALL HAVE A HAND SHOWER THAT CAN BE USED AS BOTH A FIXED SHOWER HEAD AND AS A HAND SHOWER. ALL HAND SHOWERS SHALL HAVE A CONTROL WITH A NON-POSITIVE SHUT-OFF VALVE AND A HOSE 59" MIN. IN LENGTH. THE HAND SHOWER WAND SHALL BE ON A VERTICAL BAR THAT DOES NOT OBSTRUCT THE USE OF THE GRAB BAR

Ⓔ ICC/ANSI A117.1-2009;1004.11.3.1.3.3 - SHOWERS

- SHALL HAVE DIMENSIONS OF 36" MIN. IN WIDTH AND 36" MIN. IN DEPTH
- SHALL HAVE REINFORCING FOR;
  - ONE VERTICAL GRAB BAR ON CONTROL WALL
  - ONE HORIZONTAL GRAB BAR ON CONTROL WALL AND ONE HORIZONTAL GRAB BAR ON BACK WALL OR ONE CONTINUOUS L-SHAPED GRAB BAR ON CONTROL AND BACK WALL

  EXCEPTION: REINFORCING FOR SHOWER SEAT IS NOT REQUIRED IN SHOWER COMPARTMENTS LARGER THAN 36"x36".
- SHALL HAVE A CLEAR FLOOR SPACE 48" MIN. IN LENGTH, MEASURED PERPENDICULAR FROM THE SHOWER HEAD WALL, AND 30" MIN. IN DEPTH, MEASURED FROM THE FACE OF THE SHOWER COMPARTMENT.
- SHALL HAVE A HAND SHOWER THAT CAN BE USED AS BOTH A FIXED SHOWER HEAD AND AS A HAND SHOWER. ALL HAND SHOWERS SHALL HAVE A CONTROL WITH A NON-POSITIVE SHUT-OFF VALVE AND A HOSE 59" MIN. IN LENGTH. THE HAND SHOWER WAND SHALL BE ON A VERTICAL BAR THAT DOES NOT OBSTRUCT THE USE OF THE GRAB BAR OR HAVE A WALL MOUNT @ 48" A.F.F. MAX.

ICC/ANSI A117.1-2009; 1004.11.3.2 TYPE B UNIT; OPTION "B" ACCESSIBLE TOILET AND BATHING ROOM

ONE TOILET AND BATHING ROOM SHALL BE ACCESSIBLE; INCLUDING DOOR, FLOOR AND FIXTURE CLEARANCES, HEIGHT OF MIRROR, WATER CLOSET (WC), AND OPERABLE CONTROLS.
- FIXTURES SHALL BE LOCATED WITHIN ONE ROOM.
- AN ACCESSIBLE BATHING FIXTURE SHALL BE A BATHTUB COMPLYING WITH Sec. 1004.11.3.1.3.1 OR A SHOWER COMPARTMENT COMPLYING WITH Sec. 1003.11.3.1.3.3 (THE SHOWER CAN BE A TRANSFER SHOWER; ROLL-IN SHOWERS ARE ONLY REQUIRED IN R-1 OCCUPANCIES)
- CENTERLINE OF WC SHALL BE POSITIONED 16" MIN. TO 18" MAX. FROM ONE EDGE OF REQUIRED CLEARANCE, WALL, FIXTURE OR OTHER OBSTRUCTION.
- WC SEAT SHALL BE 15"-19" A.F.F. MEASURED TO TOP OF SEAT
- FLUSH CONTROLS SHALL BE ON THE OPEN SIDE OF THE WC

Ⓑ ICC/ANSI A117.1-2009; Sec 1004.11.3.1.2 GRAB BAR REINFORCEMENT AT TOILET

- BLOCKING SHALL BE PROVIDED FOR THE INSTALLATION OF FUTURE GRAB BARS.
- BLOCKING SHALL BE LOCATED FOR A 42" SIDE WALL GRAB BAR AND A 36" REAR WALL GRAB BAR.
  EXCEPTION 2. AT WC, REINFORCEMENT FOR THE SIDE WALL VERTICAL GRAB BAR IS NOT REQUIRED
  EXCEPTION 3. BLOCKING FOR A 24" REAR GRAB BAR, CENTERED ON THE WC, SHALL BE PERMITTED WHERE WALL SPACE DOES NOT PERMIT A 36" GRAB BAR.
  EXCEPTION 4. BLOCKING FOR A 24" SIDE WALL GRAB BAR, LOCATED 12" FROM THE REAR WALL, SHALL BE PERMITTED WHERE WALL SPACE DOES NOT PERMIT A 42" GRAB BAR.
  EXCEPTION 5. WHERE A SIDE WALL IN NOT AVAILABLE FOR A 42" GRAB BAR, REINFORCEMENT FOR A SWING UP GRAB BAR SHALL BE PERMITTED.
  EXCEPTION 6. WHERE A SIDE WALL IS NOT AVAILABLE, BLOCKING FOR TWO SWING-UP GRAB BARS SHALL BE PERMITTED (36" CLEAR WALL SPACE MIN., CENTERED ON WC)

Ⓒ ICC/ANSI A117.1-2009; SEC 1004.11.3.1.1 AND 1004.11.3.2.1.1 - LAVATORIES

- LAVATORIES SHALL COMPLY WITH SECTION 606
- LAVATORY CENTERLINE SHALL BE 24" MIN. FROM SIDE WALL
- 34" MAX. HEIGHT TO SINK RIM
- A FAUCET THAT COMPLIES WITH Sec. 1003.9 OPERABLE PARTS (SINGLE LEVER OPERABLE IS PREFERRED)
- 30" x 48" CLEAR FLOOR SPACE CENTERED ON SINK FOR A PARALLEL OR FORWARD APPROACH
  EXCEPTION: CABINETRY SHALL BE PERMITTED UNDER THE LAVATORY, PROVIDED;
  A. THE CABINETRY SHALL BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE LAVATORY
  B. THE FLOOR FINISH EXTENDS UNDER SUCH CABINETRY
  C. THE WALLS BEHIND AND SURROUNDING CABINETRY ARE FINISHED

Ⓓ ICC/ANSI A117.1-2009; SEC 1004.11.3.2.3.1 - BATHTUBS

- SHALL HAVE REINFORCING FOR;
  - ONE HORIZONTAL AND ONE VERTICAL ON THE CONTROL END WALL
  - TWO HORIZONTALS ON THE BACK WALL
  - ONE HORIZONTAL ON THE HEAD WALL
- SHALL HAVE A CLEAR FLOOR SPACE IN FRONT OF BATHTUB, AT THE CONTROL END, 48" MIN. IN LENGTH MEASURED PERPENDICULAR TO THE CONTROL END OF THE BATHTUB AND 30" MIN. IN WIDTH. (NO FIXTURES MAY INFRINGE ON SPACE)
- SHALL HAVE CONTROLS THAT COMPLY WITH SEC. 309.4.
- SHALL HAVE A HAND SHOWER THAT CAN BE USED AS BOTH A FIXED SHOWER HEAD AND AS A HAND SHOWER. ALL HAND SHOWERS SHALL HAVE A CONTROL WITH A NON-POSITIVE SHUT-OFF VALVE AND A HOSE 59" MIN. IN LENGTH. THE HAND SHOWER WAND SHALL BE ON A VERTICAL BAR THAT DOES NOT OBSTRUCT THE USE OF THE GRAB BAR OR HAVE A WALL MOUNT @ 48" A.F.F. MAX..

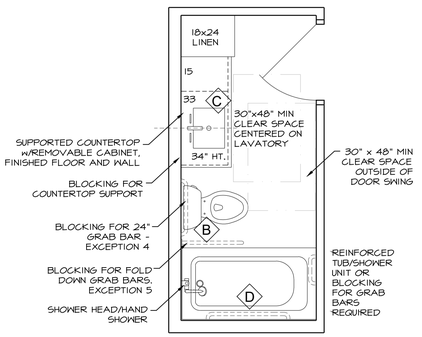
Ⓔ ICC/ANSI A117.1-2009;1004.11.3.2.3.2 - SHOWERS

IF THE SHOWER COMPARTMENT IS THE ONLY BATHING FIXTURE,
- SHALL HAVE DIMENSIONS OF 36" MIN. IN WIDTH AND 36" MIN. IN DEPTH
- SHALL HAVE REINFORCING FOR;
  - ONE VERTICAL GRAB BAR ON CONTROL WALL
  - ONE HORIZONTAL GRAB BAR ON CONTROL WALL AND ONE HORIZONTAL GRAB BAR ON BACK WALL OR ONE CONTINUOUS L-SHAPED GRAB BAR ON CONTROL AND BACK WALL

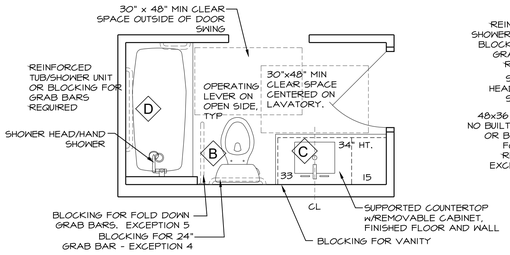
  EXCEPTION: REINFORCING FOR SHOWER SEAT IS NOT REQUIRED IN SHOWER COMPARTMENTS LARGER THAN 36"x36".
- SHALL HAVE A CLEAR FLOOR SPACE 48" MIN. IN LENGTH, MEASURED PERPENDICULAR FROM THE SHOWER HEAD WALL, AND 30" MIN. IN DEPTH, MEASURED FROM THE FACE OF THE SHOWER COMPARTMENT.
- SHALL HAVE A HAND SHOWER THAT CAN BE USED AS BOTH A FIXED SHOWER HEAD AND AS A HAND SHOWER. ALL HAND SHOWERS SHALL HAVE A CONTROL WITH A NON-POSITIVE SHUT-OFF VALVE AND A HOSE 59" MIN. IN LENGTH. THE HAND SHOWER WAND SHALL BE ON A VERTICAL BAR THAT DOES NOT OBSTRUCT THE USE OF THE GRAB BAR.

Ⓕ **ICC/ANSI A117.1-2009; Sec 1004.12.2.1 - UNIT TYPE "B" - KITCHEN SINK** SHALL BE PROVIDED WITH A 30" x 48" CLEAR SPACE CENTERED ON THE SINK (OR ONE SINK BOWL IN A MULTI-BOWL SINK) FOR A PARALLEL APPROACH.
EXCEPTION: CABINETRY SHALL BE PERMITTED TO BE ADDED UNDER THE SINK, PROVIDED;
(A) THE CABINETRY CAN BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE SINK
(B) THE FLOOR FINISH EXTENDS UNDER SUCH CABINETRY
(C) THE WALLS BEHIND AND SURROUNDING CABINETRY ARE FINISHED.

IBC 1107 - UNIT TYPE "B" - WHEN TO INSTALL ACCESSIBLE ITEMS
1107.2 - SOME ELEMENTS ARE DESIGNED TO BE ALTERED WHEN NEEDED...
IGC A117.1 - 1004.9 - PLUMBING FIXTURE AND APPLIANCE CONTROLS NOT REQUIRED.
ICC/ANSI A117.1-2009; SEC 1004.11.1 - GRAB BAR REINFORCEMENT AT TOILET BLOCKING SHALL BE PROVIDED (DURING CONSTRUCTION) FOR THE INSTALLATION OF FUTURE GRAB BARS.
ICC/ANSI A117.1-2009;SEC. 1004.5.2 - TYPE "B" PASSAGE DOORS SHALL MEET THE CLEAR WIDTH AND THRESHOLD REQUIREMENTS. (LEVER HARDWARE NOT REQUIRED)



1 A2.3.3 TYPE "B" UNIT - OPTION "A" BATHROOM
SCALE 3/8" = 1'-0"



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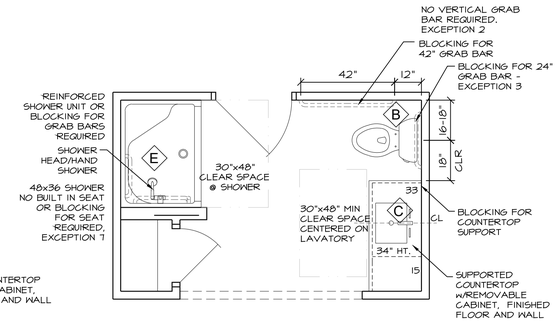
SCALE 3/8" = 1'-0"



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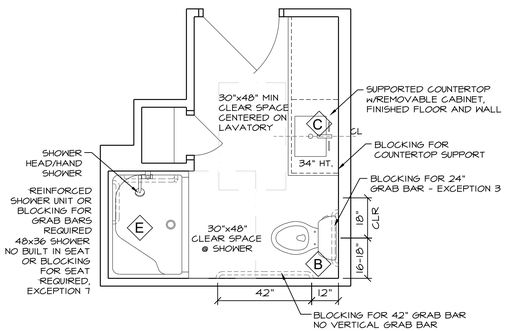
SCALE 3/8" = 1'-0"



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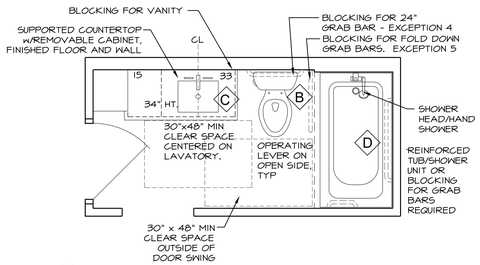
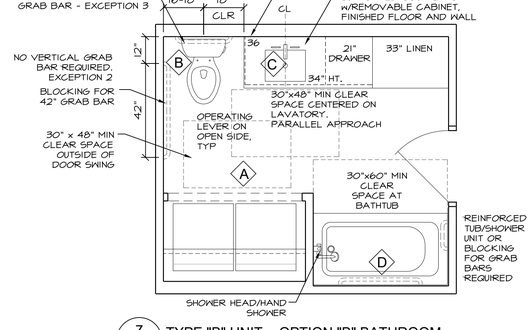
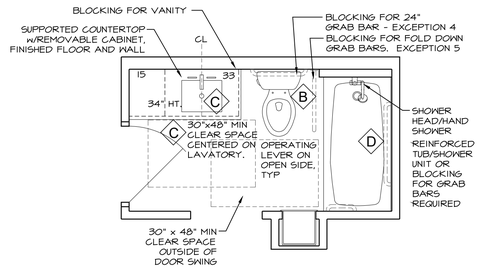
SCALE 3/8" = 1'-0"



6 A2.3.3 TYPE "B" UNIT - OPTION "A" BATHROOM
SCALE 3/8" = 1'-0"



7 A2.3.3 TYPE "B" UNIT - OPTION "B" BATHROOM
SCALE 3/8" = 1'-0"



8 A2.3.3 TYPE "B" UNIT - OPTION "A" BATHROOM
SCALE 3/8" = 1'-0"

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20 Unit Apartment Building
Arvada III **Hobart, Wisconsin**

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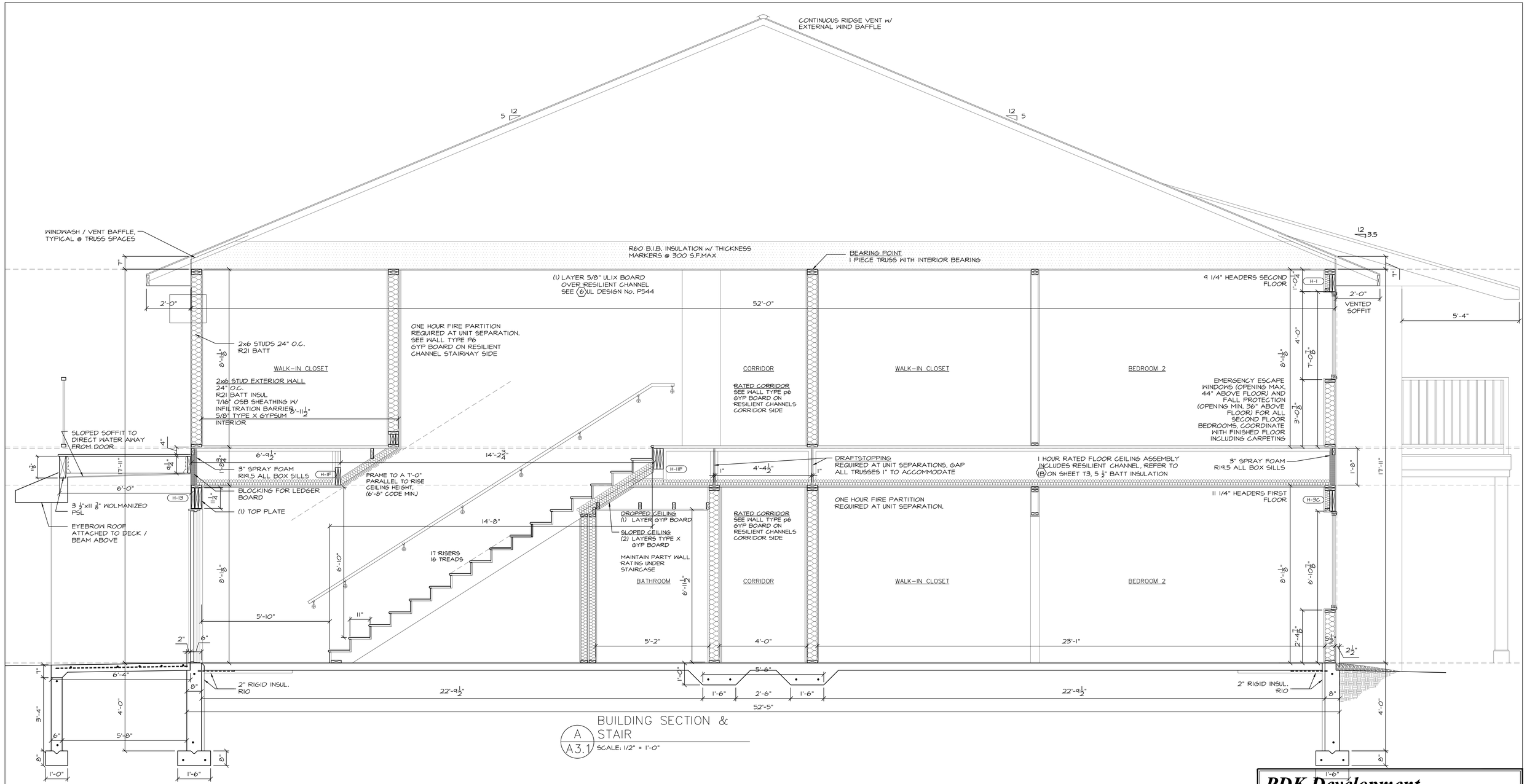
1	7/12/2025

DATE 6/13/2025
PROJECT NO. 361405
SHEET **A 2.3.3**



A / A3.1 BUILDING SECTION & STAIR

SCALE: 1/2" = 1'-0"

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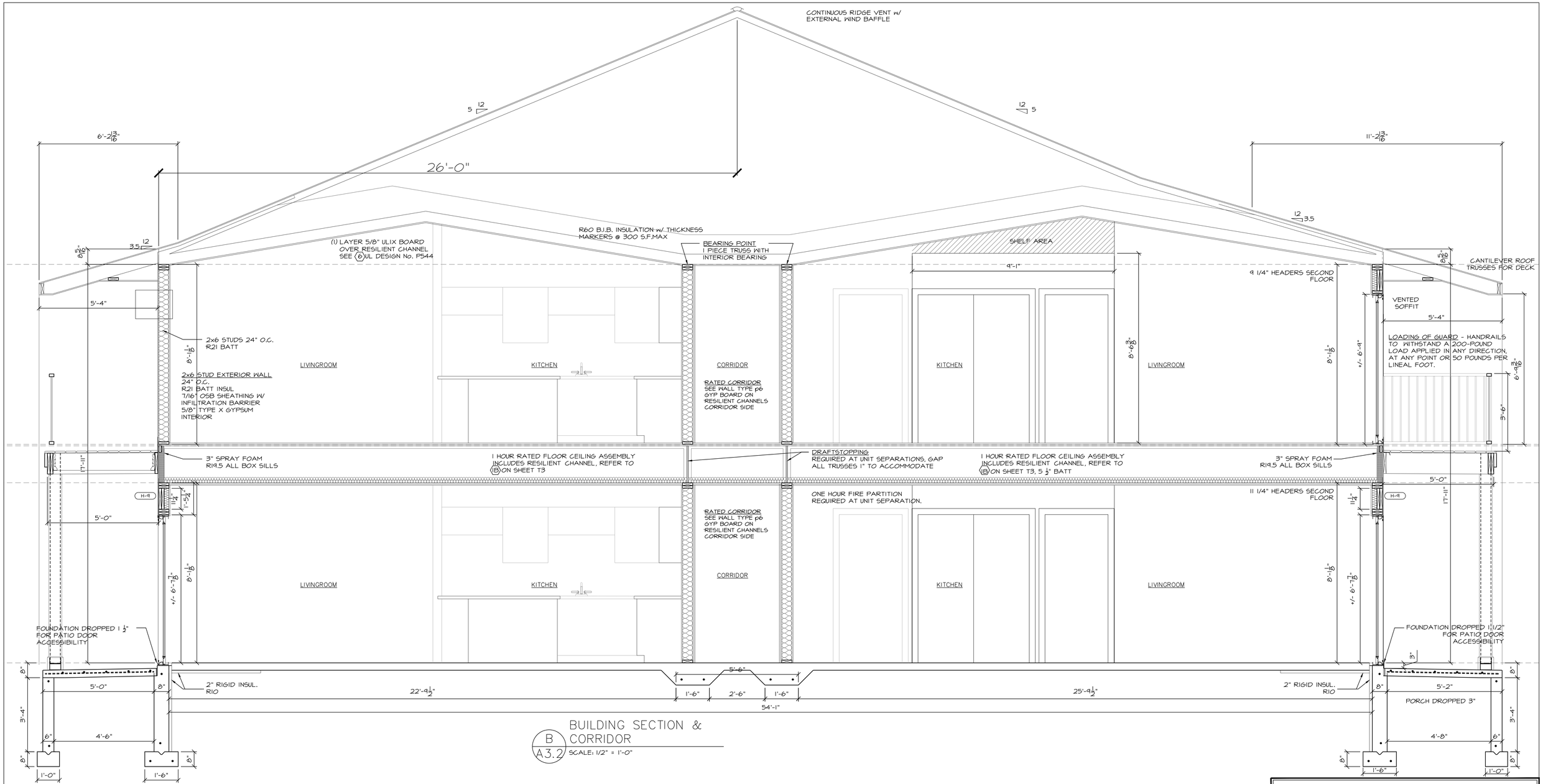
SHEET **A 3.1**



B / A3.2 BUILDING SECTION & CORRIDOR
SCALE: 1/2" = 1'-0"

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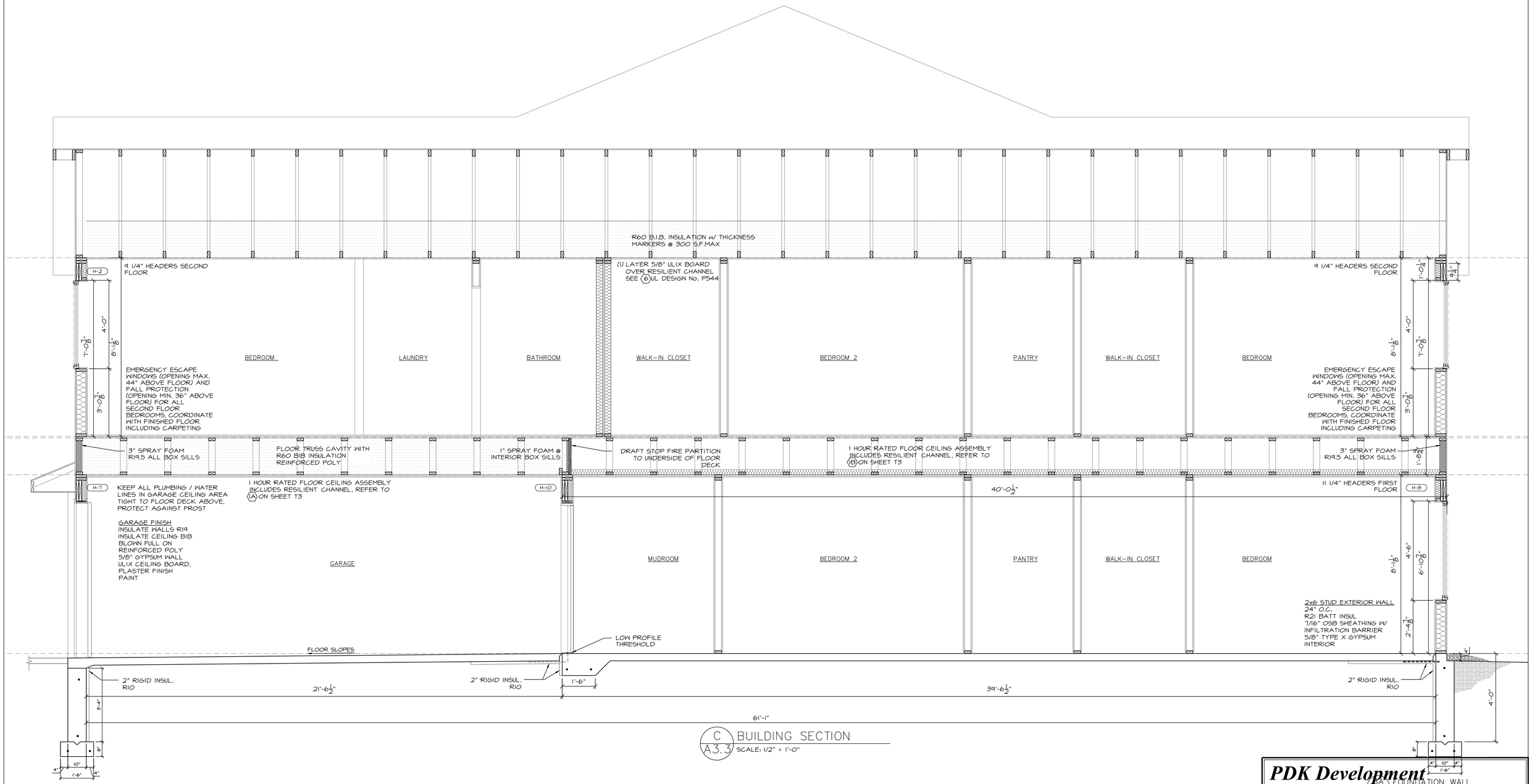

C A3.3 BUILDING SECTION
SCALE: 1/2" = 1'-0"

S4.1 FOUNDATION WALL
SCALE: 3/4" = 1'-0"

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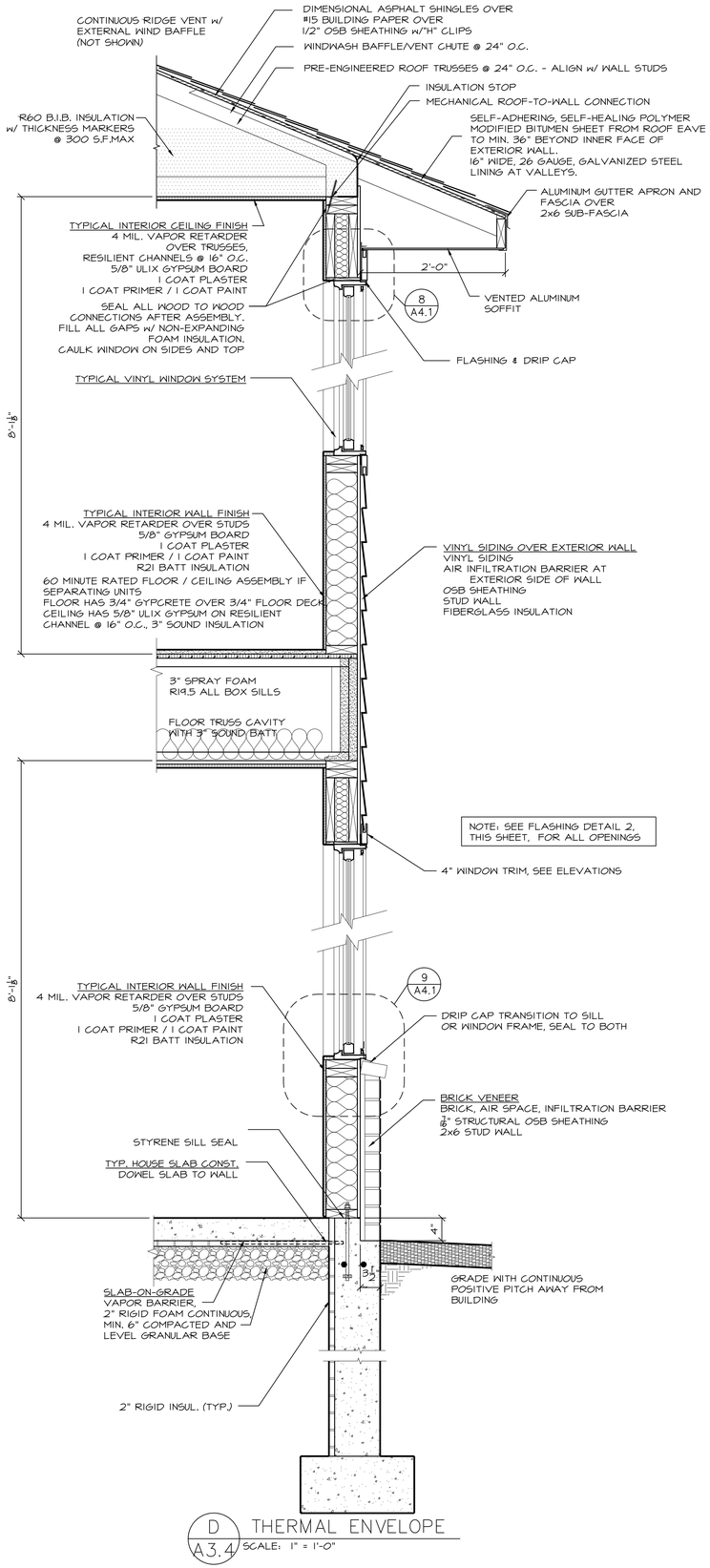
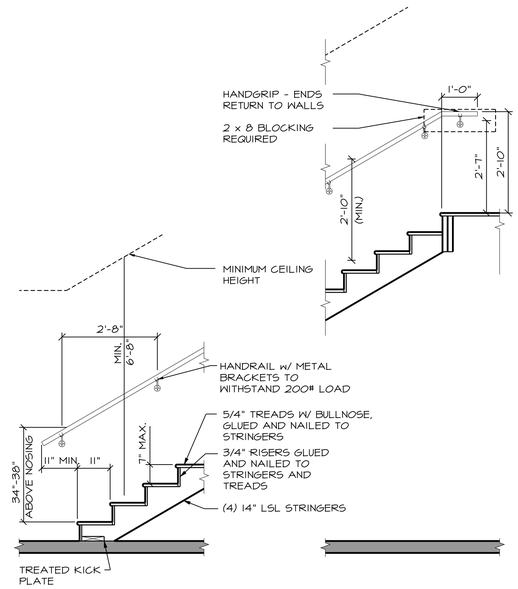


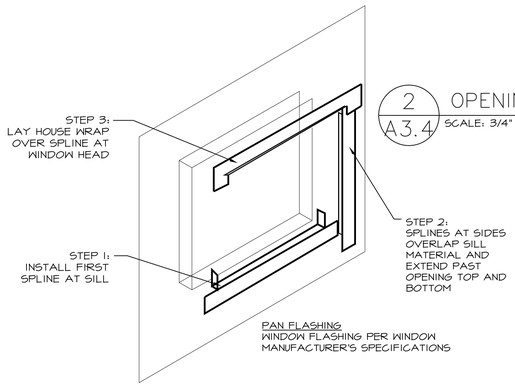
D A3.4 THERMAL ENVELOPE
SCALE: 1" = 1'-0"

GENERAL NOTES – COMMON STAIRS:

1. HEADROOM - EVERY STAIR SHALL HAVE A MINIMUM HEADROOM CLEARANCE OF 6 FEET 8 INCHES. THE MINIMUM CLEARANCE SHALL BE MEASURED VERTICALLY FROM A LINE PARALLEL TO THE NOSING OF THE TREADS TO THE CEILING OR SOFFIT DIRECTLY ABOVE THAT LINE.
2. TREADS AND RISERS - THERE SHALL BE NOT VARIATION IN UNIFORMITY EXCEEDING 3/8" DIFFERENCE BETWEEN THE SMALLEST AND LARGEST RISE OR BETWEEN THE SMALLEST AND LARGEST TREAD. STEPS SHALL HAVE A RISE OF NOT MORE THAN 7 INCHES. STEPS SHALL NOT HAVE A TREAD LESS THAN 11 INCHES.
3. HANDRAIL DETAILS - THE TOP OF A HANDRAIL GRIPPING SURFACE SHALL BE MOUNTED BETWEEN 34 AND 38 INCHES ABOVE THE NOSING OF THE TREADS ON STAIRWAYS. HALF-WALLS IN NON-DWELLING UNIT PORTIONS OF BUILDING SHALL EXTEND AT LEAST 42 INCHES ABOVE THE FINISHED FLOOR.
4. HAND GRIP DIMENSIONS - HANDRAILS ARE TO HAVE AN OUTSIDE DIAMETER OF 1 1/4 INCHES MINIMUM TO 2 INCHES. IF HAND RAIL IS NOT CIRCULAR, THE PERIMETER SHALL BE AT LEAST 4 INCHES AND NOT GREATER THAN 6 1/4 INCHES WITH A MAXIMUM CROSS-SECTIONAL DIMENSION OF 2 1/4 INCHES. ALL EDGES TO HAVE A 1/8 INCH RADIUS.
5. WALL CLEARANCE - THE CLEARANCE BETWEEN A HANDRAIL AND A WALL SURFACE SHALL BE AT LEAST 1 1/2 INCHES.
6. LOADING - HANDRAILS SHALL BE DESIGNED AND CONSTRUCTED TO WITHSTAND A 200-POUND LOAD APPLIED IN ANY DIRECTION, AT ANY POINT OR TO RESIST 50-POUNDS PER LINEAR FOOT APPLIED TO THE TOP.
7. EXTENSIONS - HANDRAILS SHALL RETURN BACK TO THE WALL. RAILS ARE TO EXTEND HORIZONTALLY AT LEAST 12 INCHES BEYOND THE TOP RISER AND CONTINUE TO SLOPE FOR THE DEPTH OF ONE TREAD BEYOND THE BOTTOM RISER.

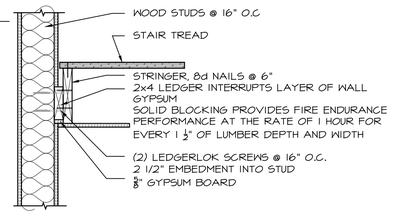
1 A3.4 COMMON STAIR– TYPICAL DETAIL
SCALE: 1/2" = 1'-0"





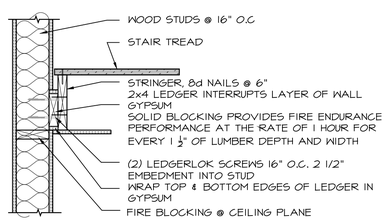
2 A3.4 OPENING FLASHING
SCALE: 3/4" = 1'-0"

0 HOUR WALL



3 A3.4 STRINGER DETAIL – 0 HR. WALL
SCALE: 1" = 1'-0"

STRINGER DETAILS
1 HOUR WALL



4 A3.4 STRINGER DETAIL – 1 HR. WALL
SCALE: 1" = 1'-0"

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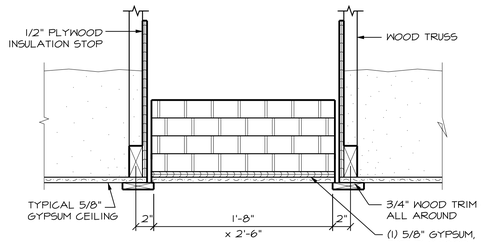
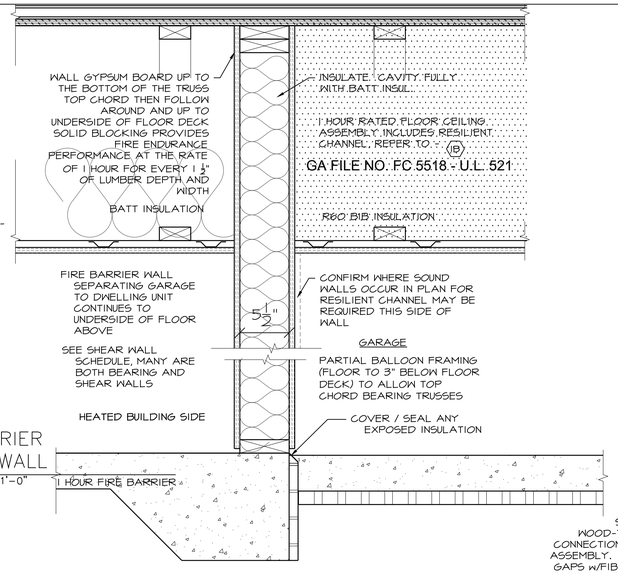
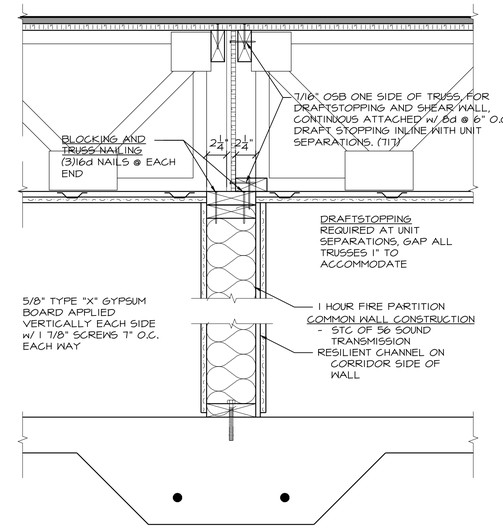


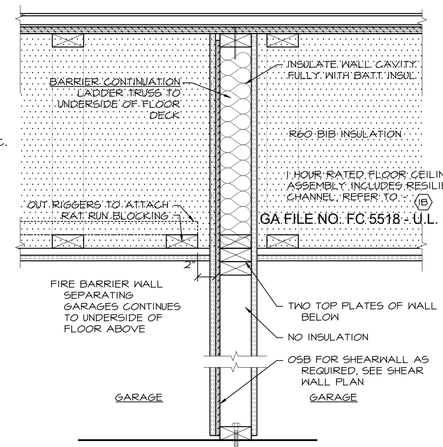
1 A4.1 ATTIC SCUTTLE PANEL
SCALE: 1 1/2" = 1'-0"



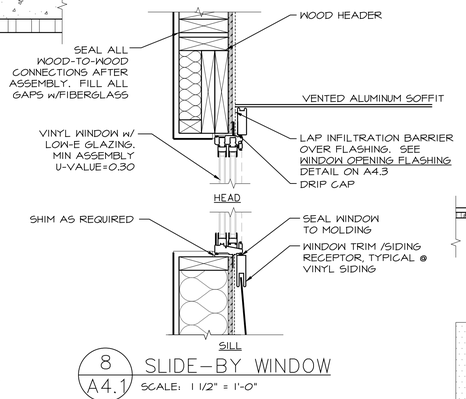
2 A4.1 FIRE BARRIER GARAGE WALL
SCALE: 1 1/2" = 1'-0"



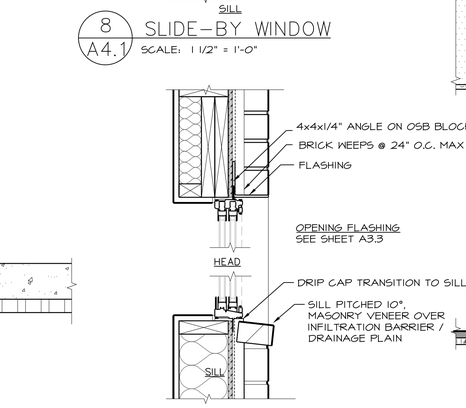
3 A4.1 FIRE PARTITION CORRIDOR WALLS
SCALE: 1 1/2" = 1'-0" 1 HOUR FIRE PARTITIONS



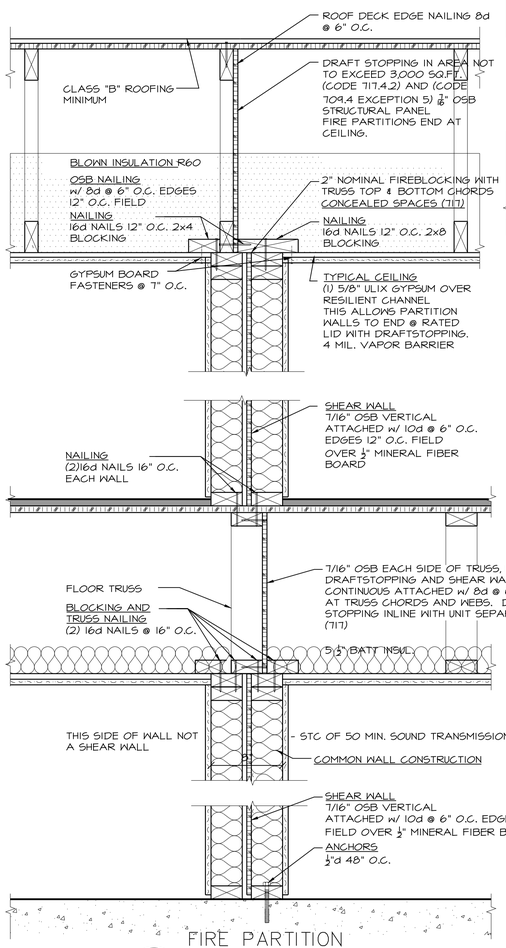
3A A4.1 FIRE BARRIER GARAGE WALL
SCALE: 1 1/2" = 1'-0"



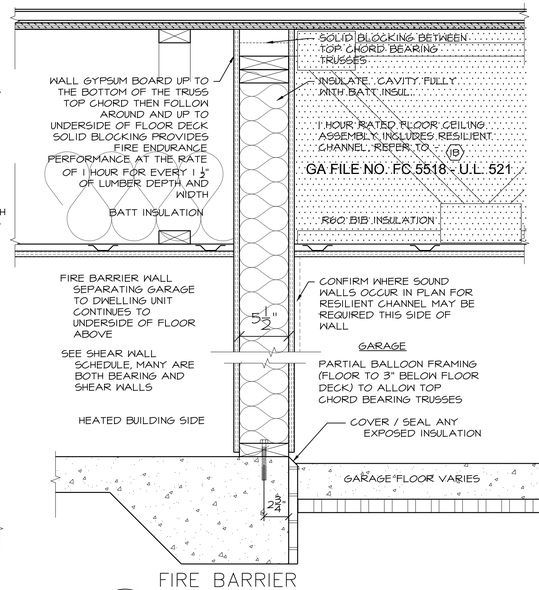
8 A4.1 SLIDE-BY WINDOW
SCALE: 1 1/2" = 1'-0"



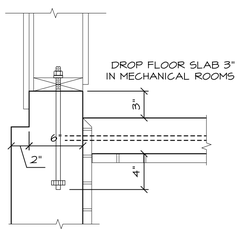
9 A4.1 SLIDE-BY WINDOW
SCALE: 1 1/2" = 1'-0"



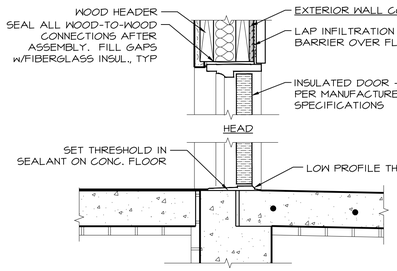
4 A4.1 FIRE PARTITION SHEAR WALL
SCALE: 1 1/2" = 1'-0" 1 HOUR FIRE PARTITION



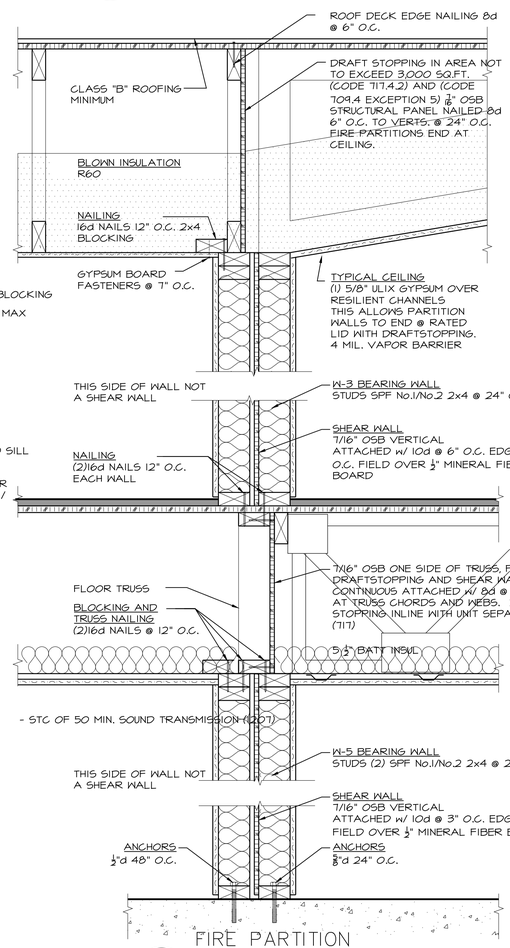
6 A4.1 FIRE BARRIER GARAGE WALL
SCALE: 1 1/2" = 1'-0" 1 HOUR FIRE BARRIER



7 A4.1 FLOOR HEIGHT CHANGE
SCALE: 1 1/2" = 1'-0" @ MECHANICAL ROOM



10 A4.1 EXTERIOR DOOR
SCALE: 1 1/2" = 1'-0"



11 A4.1 FIRE PARTITION SHEAR WALL
SCALE: 1 1/2" = 1'-0" 1 HOUR FIRE PARTITION

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20 Unit Apartment Building

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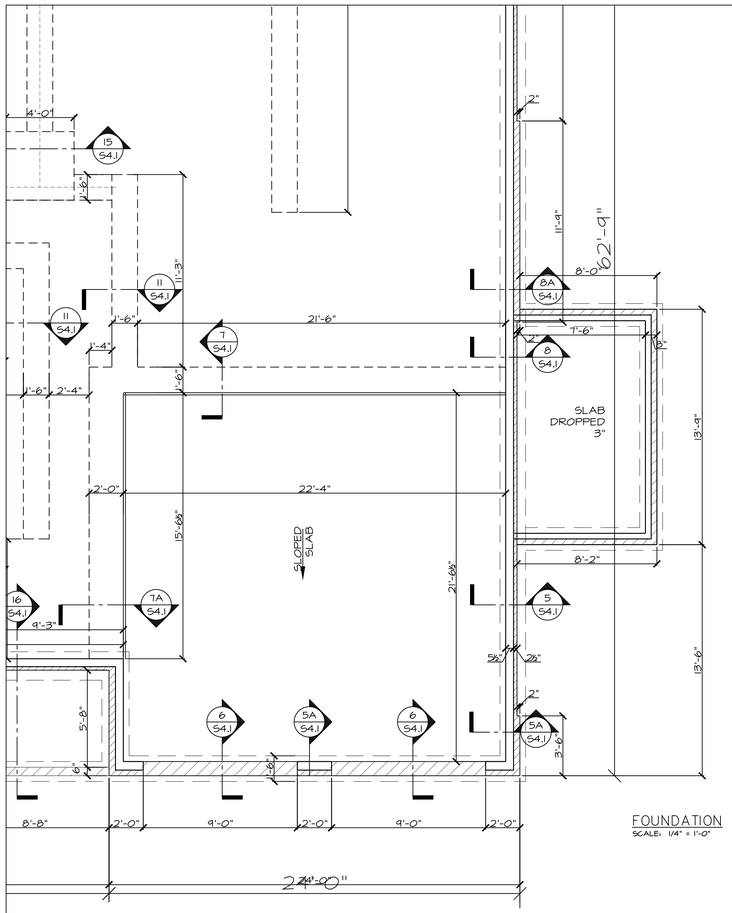
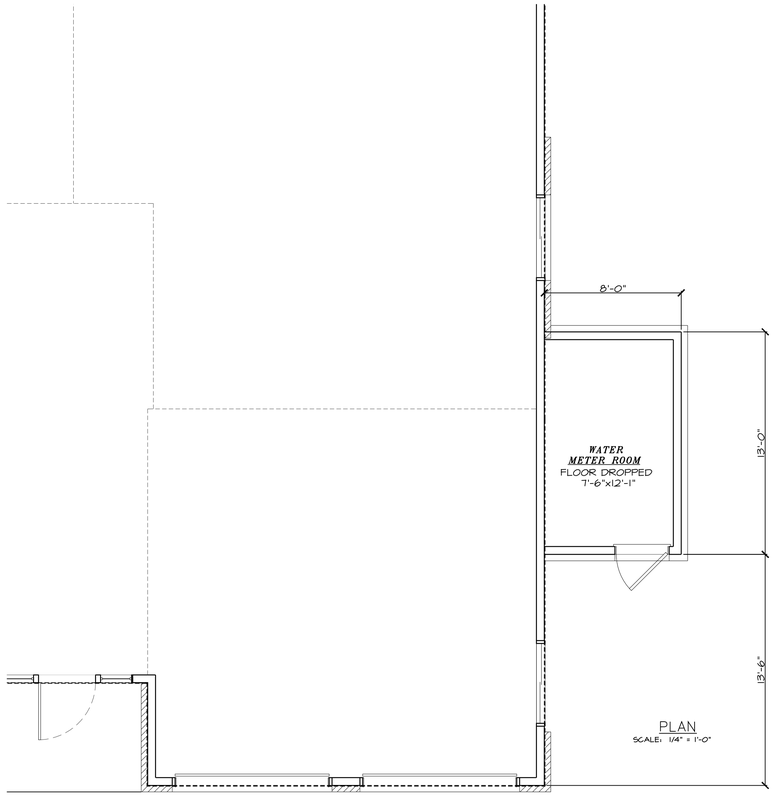
SHEET A 4.1



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

Meter Room Option



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

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SHEET **A 4.3**

STRUCTURAL GENERAL NOTES

A. DESIGN LOADS

1. Building Category II
   Ie=1.0
   Is=1.0
   Iw=1.0

2. Floor Dead Load = 25 psf

3. Floor Live Load
   Residential
   Units=40 psf+15 Partition = 40 psf
   Public Rooms and Corridors = 100 psf

4. Roof Dead Load = 18 psf

5. Snow Load; Ground snow Pg = 40 psf
   Ce = 1.0 Ct = 1.1 Cs = 1.0
   Snow load Pf = Pgx0.7ClsxCexCtxCs = 31 psf (Typ)
   Ce = 1.0 Ct = 1.2 Cs = 1.0

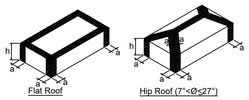
   Unbalanced Snow Load as per
   Wisconsin Alternate = 40 psf

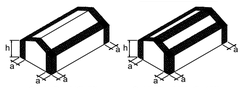
   Unbalanced snow need not be applied on roof slopes greater than 7:12 nor less than ½:12

   Snow Drift as noted on the plans

6. Seismic requirements
   Site Class = D
   SDS = 0.056 SD1 = 0.054
   Seismic Design Category = A
   Seismic analysis procedure = Minimum

7. Wind Loads (h < 60')
   Wind Speed = 115 MPH
   Exposure Category = C





Interior Zones Roofs - Zone 1 / Walls - Zone 4
Corner Zones Roofs - Zone 2
End Zones Roofs - Zone 2 / Walls - Zone 5

Adjusted Components and Cladding (Includes 0.6 for ASD):

		ZONE						
Angle	AREA	1	2	3	4	5	OHZ2	OHZ3
22.6	10	-17.4	-30.4	-44.9	-20.7	-25.5	-35.5	-59.7
	20	-17	-27.9	-42	-19.8	-23.8	-35.5	-53.9
	50	-16.3	-24.7	-38.1	-18.7	-21.5	-35.5	-46.2
	100	-15.8	-22.3	-35.2	-17.8	-19.8	-35.5	-40.4
	500	NA	NA	NA	-15.8	-15.8	NA	NA

B. SPECIFIED MATERIAL STRENGTHS

1. Poured-in-place Concrete, f'c
   Slab-on-grade 3500 psi @ 28 days 1" stone
   Walls / piers 4000 psi @ 28 days
   Foundations 3000 psi @ 28 days 1½" stone
   Exposed 3000 psi @ 28 days
   Air Entrained 5-7%
2. Reinforcing Steel ASTM A615 Fy = 60 ksi
3. Welded Wire Fabric ASTM A185 Fy = 65 ksi
4. Structural Steel (UNO) ASTM A992
5. Steel Tubing ASTM A500, Grade B
6. Miscellaneous ASTM A36
7. Bolts for Structural Connections ASTM A325, Type N
8. Anchor Bolts ASTM AF1554-36
9. Masonry Grout, f'c 2500 psi @ 28 days
10. Masonry Running Bond, f'm 2000 psi
11. Allowable Soil Bearing Pressure 2000 psf
12. Welding Electrodes 3000 E70

C. FOUNDATIONS

1. If there is a question regarding the soils, a Geotechnical Engineer, hired by the owner, shall inspect each footing excavation and shall confirm that the actual soil conditions meet or exceed the design pressure.
2. Remove all topsoil and other soils containing organics from beneath floor slabs and foundations. Proof roll exposed sub grades under direction of the Geotechnical Engineer. Remove all soft or loose soils detected by proof rolling and replace with specified fill on a unit price basis.
3. Provide a minimum of 4'-0" of soil cover above the bottom of all footings exposed to the weather or unheated spaces.
4. Provide sufficient temporary protection to prevent all exposed footing sub grades from freezing and all footings with less than 4'-0" of soil cover from heaving. Do not place concrete or backfill over frozen soil.
5. The Contractor shall slope the bottom of the excavation to a temporary sump pit to keep accumulated groundwater and surface runoff away from the foundation bearing stratum. Pump groundwater out of the excavation before placing backfill. Do not allow the water to stand in the excavation and soften the soils at or below bearing level.
6. The sidewalls of all excavations shall be properly sloped, sheeted and braced in accordance with OSHA regulations and other procedures to provide safe working conditions. The responsibility for safe working conditions is solely that of the Contractor.
7. Center all wall footings on walls unless noted otherwise. Center all column footings and piers on columns unless otherwise noted.
8. Backfill walls with even lifts on alternate sides to prevent excessive horizontal load on walls.
9. When excavating adjacent to an existing structure, use shoring as required to prevent undermining of the existing foundations.
10. When backfilling walls, maintain adequate shoring until supporting elements are poured and cured.
11. No holes, trenches or other disturbances of the soil below footings, other than shown on structural plans, will be allowed within the volume described by lines sloping downward at 45 degrees to the horizontal from the bottom edges of of the footings.
12. Specified compacted granular fill shall be well graded pit run sand and gravel mixture with no more than 8% passing a No. 200 sieve. Fill shall be free of shale, clay, friable material and debris. Compact fill to 95% Modified Proctor under footings and 90% under slabs.

D. CONCRETE

1. Proportioning of materials shall be in accordance with ACI 211.1- Latest "Recommended Practice for Selecting Proportions for Normal, Heavyweight and Mass Concrete." Maximum aggregate size shall be 1-1/2" for footings, 3/4" for slabs, walls and columns and 3/8" for toppings. Maximum water-cement ratio 0.45. Proportion concrete mixes for a 3" to 4" slump.

   Provide an approved Air Entraining Admixture conforming to ASTM C260 and ACI 318-89 table 4.4.1 for all concrete exposed to freeze thaw conditions.

   All concrete mixes may contain an approved non-chloride Water Reducing Admixture in accordance with ASTM C494, Type A. All concrete mixes shall contain a Water-Reducing Admixture except where other Water-Reducing type Admixture is required in the same concrete mix.

   Provide an approved non-chloride non-corrosive Accelerator conforming to ASTM C494, Type C or E for all concrete flatwork poured at an ambient temperature of less than 50 degrees F. Provide an approved Water-Reducing Retarding Admixture conforming to ASTM C494, Type D for all concrete flatwork poured at an ambient temperature of 80 degrees F or higher.

   Where more than one admixture is used in a concrete mix, provide substantiating data that indicates that these admixtures are compatible without producing detrimental or unpredictable results. Use admixtures from one manufacturer only provide the proper admixture quantities based upon total cementitious materials in accordance with the manufacturer's recommendations to achieve the desired results for specific site conditions and concrete materials. Maximum water soluble chloride ion concentrations in hardened concrete at an age of 28 days contributed from all ingredients including water, aggregates, cementitious materials and admixtures shall not exceed 0.10 percent.

2. Submit two copies of proposed mix designs to the Structural Engineer. Provide sufficient time in the construction schedule to allow a minimum of five full working days of review period in the Engineer's office.
3. A Testing Firm, hired and paid for by the Contractor shall conduct concrete testing.
   a. Four standard cylinders for each 50 cubic yards or 5000 square feet of wall or slab or fraction thereof of each mix design placed in any one day. Test one cylinder at 7 days and one at 14 days for information and the other two at 28 days for acceptance. Comply with ASTM C172-21, C31-69 and C39-72.
   b. Slump test for each pour. Comply with ASTM C143-78.
   c. Air content test for each corresponding set of cylinders. Comply with ASTM C231-78.
   d. The contractor shall pay for all additional testing required for concrete suspected of non compliance.
4. Convey concrete to point of use and deposit continuously in level layers to prevent separation of grout and aggregate. Work the concrete thoroughly around reinforcement, embedded fixtures, and into the corners of forms. Do not deposit concrete in free standing water, loose dirt, rubbish or other foreign matter. Proceed with concreting at such a rate that the concrete is plastic at all times and flows readily into the spaces between the bars. Do not retemper concrete. Use an approved method of vibration.
5. Use MasterKure ER50 by Master Builders or equal on all flatwork constructed without protection of walls and roof.
6. Protect all concrete and grout from premature drying, excessively hot or cold temperature, and mechanical injury. Maintain concrete and grout with minimum moisture loss at relatively constant temperature for the required curing period. When the mean daily ambient temperature is less than 40 degrees F, provide temporary heat, insulating blankets, etc. So as to maintain the temperature of the concrete and grout at a minimum of 50 degrees F for 7 days. Provide adequate venting for equipment exhaust.
7. Cure concrete and grout such that the maximum moisture loss does not exceed 0.55 kg/m2 in 72 hours when tested in accordance with ASTM C156-80. Approved methods include approved curing compounds or soaking with water and covering with polyethylene sheets. Water cure slabs to receive toppings, grout beds, resinous flooring or other special coatings.
8. Seal all exterior concrete with Master Builders 'GP' after the full curing period.
9. Provide sawcut control joints in each direction for all slabs on grade. Control joint spacing shall not exceed 24'-0" nor 36 times the slab thickness unless otherwise shown. Control joint spacing shall not be less than 2/3 nor more than 1-1/2 times the spacing of the width of the slab in the other direction.
10. Carefully examine architectural, mechanical, electrical and equipment drawings before each concrete pour to include all cast-in items, anchorage devices, block outs, sleeves, depressions, and other special requirements.
11. Conduit and pipes embedded in concrete shall conform to ACI 318-89 Section 6.3.

E. ROOF TRUSSES

1. Submit one electronic copy, of each shop drawing to the Engineer for approval. Provide sufficient time in construction schedule to allow a minimum of ten full working days of review period in the Engineer's office.
2. Trusses, jack rafters and valley rafters shall be designed to meet all loading and spans as indicated on the plans.
3. Trusses and rafters shall be designed and certified by a Registered Professional Engineer.
4. Supplier shall be responsible for all bracing and/or bridging required for the design of the truss members.
5. Contractor shall be responsible for bracing and/or bridging required during construction.
6. All connector plates shall be made of Grade "A" galvanized steel, minimum 20 gage per latest TPI Specifications.
7. All connection hardware shall be designed & furnished by the truss supplier unless noted otherwise on the plans.
8. Scissors trusses shall be designed such that horizontal live load deflections do not exceed ¾". Walls are not designed to resist a horizontal truss reaction.

F. REINFORCING STEEL

1. Submit one electronic copy of each shop drawing to the Engineer for approval. Provide sufficient time in construction schedule to allow a minimum of ten full working days of review period in the Engineer's office.
2. Provide bolsters, chairs, dowel blocks, standees and #4 support bars as required to support specified reinforcement at spacings not to exceed 4'-0" in either direction. Tie securely together to hold steel in position.
3. Welding of reinforcement is not permitted. Field bending of reinforcement is not permitted.
4. Concrete cover for reinforcing steel, unless otherwise shown, shall be as follows:
   Footings: 3" clear from bottom & sides, 2" clear from top
   Walls: 1½" clear from each side
   Beams, Columns: 1½" clear to stirrups or ties & piers
   Structural Slabs: 1" clear from top & sides, ¾" clear from bottom
   Slab-On-Grade: ⅓ slab thickness from top, but not less the ¾" nor greater than 2"
5. When welded wire fabric is specified on the plans, Provide the following reinforcement in flat sheets unless otherwise noted for all slabs on grade except sidewalks.
   4" slab: WWF 6x 6 x W1.8 x w1.4
   5" slab: WWF 6 x 6 x W2.0 x W2.0
   6" slab: WWF 6 x 6 x W2.9 x W2.9.
5. When fiber reinforcing is specified on the plans, Provide the following minimum reinforcing and dosages for all slabs on grade except sidewalks:
   4" -5" slab: 1.5# per cubic yard FRC BI Blend, or approved Equal
   6" Slab: 3# per cubic Yard Forta Ferro, or approved equal
7. All reinforcing bars shall be fabricated in accordance with ACI 318 and ACI Detailing Manual SP-66. Provide "standard hooks" unless otherwise noted. Specified bar length does not include length of hook. Place hooked end of bar 2" clear from edge of concrete, unless otherwise noted.
8. All laps shall be Class "B", unless noted otherwise. Use "top bar" lap lengths for all horizontal wall bars and for top bars in slabs and beams over 14" deep. Mechanical couplers capable of developing the full tensile capacity of the bars may be used at any lap location.
9. Corner bars shall be provided at all wall corners and intersections.
10. Plain weld wire fabric shall be lapped and / or anchored to develop fy per ACI 318.
22. Welding of reinforcing is not permitted.

G. DIMENSION LUMBER

1. Dimension lumber to be D-F-L / No. 2 or better for beams & headers. Use Spruce-Pine-Fir No.1/No.2 grade for wall studs & purlins. Unless noted otherwise on the plans
2. All member sizes given on plan are nominal dimensions.
3. All beams & joists not bearing on supporting members shall be framed w/ "Simpson" joist hangers or equal. Use type required for loading.
4. All foundation plates, sills & sleepers on concrete slab, which is in direct contact w/ earth, and sills which rest on concrete or masonry foundation walls, shall be treated wood or foundation redwood.
5. Hardware and fasteners in contact with treated lumber or exposed to the elements shall be hot dipped galvanized, stainless steel, or manufacturer's approved coating.
6. Where not noted specifically otherwise, nailing shall be according to fastening schedule, in the Wisconsin Enrolled Commercial Code.
7. All bolts and lag screws shall be American Standard Manufacture.
8. Bolt holes in wood shall be drilled 1/16" maximum oversize. Holes for screws and lag screws shall be first bored for the dame depth and diameter of the shank, then the remainder occupied by the threaded portion shall be bored not larger in diameter than the root of the thread. All screws shall be screwed, not driven into place.
9. Provide washers under all nuts and heads of bolts and lag screws.
10. All timber framing shall be accurately cut, notched, or tapped as indicated. No over-cut is permitted for notches or gaps. Members shall fit tight and true. Examine members for detrimental damage before installation, and avoid natural defects at connections. Where steel plates occur, they shall be used as the template for boring holes.
11. Wherever necessary to cut or drill treated lumber, treat the cut or bored surfaces with two heavy coats of the same preservative as used in the original treatment.
12. Design, fabrication, and construction shall conform to the "National Design Specification for Wood Construction" current edition as recommended by the American Forest & Paper Association.

J. NAILING SCHEDULE

FASTENING SCHEDULE (PER IBC TABLE 2304.9.1) CONNECTION	FASTENING	LOCATION
1. Joist to sill or girder	3-3"x0.131"	toenail
2. Bridging to joist	2-3"x0.131"	toenail each end
3. 1"x6" sub floor or less to each joist	3-3"x0.131"	face nail
4. Wider than 1"x6" sub floor to each joist	3-8d common	face nail
5. 2" sub floor to joist or girder	2-16d common	blind and face nail
6. Sole plate to joist or blocking	4-3"x0.131" at 16" o.c.	typical face nail
Sole plate to joist or blocking at braced wall panel	4-3"x0.131" at 16" o.c.	braced wall panels
7. Top plate to stud	3-3"x0.131"	end nail
8. Stud to sole plate	3-3"x0.131"	toe nail
Stud to sole plate	4-3"x0.131"	end nail
9. Double studs	3"x0.131" at 8" o.c.	face nail
10. Double top plates	3"x0.131" at 12"o.c.	typical face nail
Double top plates	12-3"x0.131"	lap splice
11. Blocking between joists or rafters to top plate	3-3"x0.131" (each end)	toenail
12. Rim joist to top plate	3"x0.131" at 6" o.c.	toenail
13. Top plates, laps and intersections	3-3"x0.131"	face nail
14. Continuous header, two pieces	3"x0.131" (12" o.c. along edge)	face nail
15. Ceiling joists to plate	5-3"x0.131"	toenail
16. Continuous header to stud	4-8d common (2.5"x0.131")	toenail
17. Ceiling joists, laps over partitions (a)	4-3"x0.131"	face nail
18. Ceiling joists to parallel rafters (a)	Per IBC Table 2308.7.3.7	face nail
19. Rafter to plate (a)	4-3"x0.131"	toenail
20. 1" diagonal brace to each stud and plate	2-3"x0.131"	face nail
21. 1"x 8" sheathing to each bearing wall	2-8d common	face nail
22. Wider than 1"x8" sheathing to each bearing	3-8d common	face nail
23. Build-up corner studs	1-3"x0.131" at 16" o.c.	face nails
24. Built-up girder and beams	20d common 32" o.c. 2-20d common	face nail at top and bottom staggered on opposite sides face nail at ends and at each splice
25. 2" planks	16d common	at each bearing
26. Collar tie to rafter	3-10d common	face nail
27. Jack rafter to hip	3-10d common 2-16d common	toenail face nail
28. Roof rafter to 2-by ridge beam	4-3"x0.131" 3-3"x0.131"	toenail end nail
29. Joist to band joist	4-3"x0.131"	face nail
30. Ledger strip	4-3"x0.131"	face nail
31. Wood structural panels and particle board.(b) Sub floor, roof and wall sheathing (to framing): Single Floor (combination subfloor-underlayment to framing):	½" and less 6d(d,e) 19/32" to ¾" 8d(f) ⅞" to 1" 8d(d) 1⅛" to 1¼" 10d(f) 1⅛" to 1¼" 10d(f)	
32. Panel siding (to framing)	½" or less 6d(g) ⅝" 8d(g)	
33. Fiberboard sheathing: (c)	½" No. 11 gage roofing nail(h) 6d common nail 25/32" No. 11 gage roofing nail(h) 8d common nail	

a. See Section 2308.10.1, Table 2308.10.4.1
b. Nails spaced at 6 inches on center at edges, 12 inches at intermediate supports except 6 inches at supports where spans are 48 inches or more. For nailing of wood structural panel and particle board diaphragms and shear walls, refer to Section 2305. Nails for wall sheathing are permitted to be common, box or casing.
c. Fasteners spaced 3 inches on center at exterior edges and 6 inches on center at intermediate supports.
d. Common or deformed shank.
e. For roof sheathing applications, 8d nails are the minimum required for wood structural panels.
f. Deformed shank.
g. Corrosion-resistant siding or casing nail.

SHEAR WALL SCHEDULE

MARK	SHEATHING	PANEL ANCHORAGE	HOLD-DOWN / STRAP	MIN END MEMBER	MIN HOLD DOWN ANCHOR	INTERMEDIATE ANCHORAGE, SPACING	NOTES:
S1	7/16" APA RATED OSB OR ⅜" (min) APA RATED PLYWOOD (ONE SIDE)	8d (0.131") COMMON NAILS @ 6" O.C. AT PANEL EDGES, 12" O.C. AT INTERMEDIATE SUPPORTS	NA	0'-3"	NA	(2) 0.131 x 3 1/2" NAILS @ 12" O.C.	1,2
S2	7/16" APA RATED OSB OR ⅜" (min) APA RATED PLYWOOD (ONE SIDE)	8d (0.131") COMMON NAILS @ 6" O.C. AT PANEL EDGES, 12" O.C. AT INTERMEDIATE SUPPORTS	SIMPSON DTT2Z-SDS2.5 (8) ¼" x 2 ½" SCREWS	0'-3"	½" ø	1/2" ø @ 48" O.C.	
S3	7/16" APA RATED OSB OR ⅜" (min) APA RATED PLYWOOD (ONE SIDE)	8d (0.131") COMMON NAILS @ 3" O.C. AT PANEL EDGES, 12" O.C. AT INTERMEDIATE SUPPORTS	SIMPSON HTT4 (OR EQUAL) 18-SD#10 x1-1/2" SCREWS	0'-3"	⅝" ø	5/8" ø @ 24" O.C.	
S4	7/16" APA RATED OSB OR ⅜" (min) APA RATED PLYWOOD (ONE SIDE)	8d (0.131") COMMON NAILS @ 6" O.C. AT PANEL EDGES, 12" O.C. AT INTERMEDIATE SUPPORTS	SIMPSON MSTC40 (20) 16d NAILS	0'-3"	NA	(2) 0.131 x 3 1/2" NAILS @ 16" O.C.	
S5	7/16" APA RATED OSB OR ⅜" (min) APA RATED PLYWOOD (ONE SIDE)	8d (0.131") COMMON NAILS @ 3" O.C. AT PANEL EDGES, 12" O.C. AT INTERMEDIATE SUPPORTS	SIMPSON DTT2Z-SDS2.5 (8) ¼" x 2 ½" SCREWS	0'-3"	½" ø	1/2" ø @ 16" O.C.	
S6	7/16" APA RATED OSB OR ⅜" (min) APA RATED PLYWOOD (ONE SIDE)	8d (0.131") COMMON NAILS @ 6" O.C. AT PANEL EDGES, 12" O.C. AT INTERMEDIATE SUPPORTS	SIMPSON MSTC40 (20) 16d NAILS	0'-3"	NA	(2) 0.131 x 3 1/2" NAILS @ 8" O.C.	

O INDICATES STRAP OR HOLD-DOWN AT SHEAR WALL ENDS

NOTES:
1. 16d NAILS THROUGH PLATE AND FLOOR SHEATHING.
2. STANDARD CUT WASHERS PERMITTED AT ANCHOR BOLTS

TYPICAL SHEAR WALL NOTES:
- SEE TYPICAL SHEAR WALL ELEVATION AND LOCATIONS ON PLANS.
- ALL SHEAR WALLS UTILIZING WOOD OR GYPSUM SHEATHING SHALL HAVE BLOCKING ON ALL EDGES UNLESS NOTED OTHERWISE IN SHEATHING DESIGNATION.
- INDIVIDUAL PIECES OF WOOD STRUCTURAL PANEL SHALL BE NOT LESS THEN 2'-0" IN LEAST DIMENSION NOR 8'-0" IN AREA
- RE-TIGHTEN BOLTS BEFORE CLOSING
- LOCATE ALL SHEAR WALL PANEL JOINTS ON CENTERLINE OF BLOCKING OR STUDS.
- IF PANEL EDGE NAILING IS GREATER THAN 3" A SINGLE 2X STUD OR BLOCKING MEMBER IS PERMITTED.
- ALIGN TRUSSES AND STUDS IN ALL CASES, UNLESS NOTED OTHERWISE.
- PROVIDE BLOCKING AT ALL JAMB, KING STUDS, AND POST BETWEEN FLOORS
- PROVIDE FURRING OR BACKING OF THICKNESS AS REQUIRED TO MAINTAIN A COMMON WALL PLANE AT ALL WOOD STUD WALL SURFACES WHICH ARE ONLY PARTIALLY SHEATHED WITH WOOD STRUCTURAL PANEL COORDINATE AND ADJUST HEAD, JAMB AND SILL DETAILS AS REQUIRED FOR PROPER OVERALL WALL THICKNESS.
- ANCHOR BOLTS, FASTENERS, WASHERS, NUTS, CONNECTORS IN CONTACT WITH TREATED LUMBER SHALL BE HOT DIPPED GALVANIZED OR OTHER APPROVED COATING.
- FOUNDATION ANCHOR BOLTS SHALL HAVE A STEEL PLATE WASHER UNDER EACH NUT NOT LESS THAN 0.229"x3"x3" IN SIZE, UNLESS NOTED OTHERWISE.

HEADER SCHEDULE

Mark	HEADER / BEAM	ANCHORAGE	BEARING STUDS	KING STUDS	NOTES
H1	(2) SPF NO1/NO2 2x10	2 ROWS 12d @ 12" O.C.	2	2	-
H2	(2) SPF NO1/NO2 2x10	2 ROWS 12d @ 12" O.C.	1	2	-
H3	(2) 1-3/4"x9-1/4" 1.9E, 2600 Fb LVL	2 ROWS 12d @ 12" O.C.	2	2	-
H4	(2) SPF NO1/NO2 2x10	2 ROWS 12d @ 12" O.C.	1	1	-
H5	(2) 1-3/4"x9-1/4" 1.9E, 2600 Fb LVL	2 ROWS 12d @ 12" O.C.	2	1	-
H6	(2) SPF NO1/NO2 2x12	(2) ROWS 3 1/2" TRUSS LOK SCREWS 16" O.C. 1 SIDE	2	1	-
H7	(2) SPF NO1/NO2 2x12	2 ROWS 12d @ 12" O.C.	2	2	-
H8	(2) SPF NO1/NO2 2x12	2 ROWS 12d @ 12" O.C.	1	2	-
H9	(2) 1-3/4"x11 1/4" 1.9E, 2600 Fb LVL	2 ROWS 12d @ 12" O.C.	2	2	-
H10	(2) SPF NO1/NO2 2x12	2 ROWS 12d @ 12" O.C.	3	2	-
H11	(3) 1-3/4"x11 1/4" 1.9E, 2600 Fb LVL	2 ROWS 12d @ 12" O.C. BOTH SIDES	2	1	
H12	(2) 1-3/4"x9-1/4" 1.9E, 2600 Fb LVL	(2) ROWS 3 1/2" TRUSS LOK SCREWS 16" O.C. 1 SIDE	3	1	
H13	(3) 1-3/4"x 11 1/4" 1.9E, 2600 Fb LVL	2 ROWS 12d @ 12" O.C. BOTH SIDES	2	2	

STRUCTURAL FLOOR PLAN NOTES; C = CONTINUOUS HEADER OVER 2 OPENINGS
F = FLUSH HEADER

TYPICAL HEADER NOTES:
- AT WALLS FRAMING PERPENDICULARLY INTO WALLS, USE NUMBER OF STUDS EQUAL TO THE NUMBER OF PLIES OF HEADER.
- AT OPENINGS IN INTERIOR WALLS WITH OUT SCHEDULED HEADERS PLACE 2 BEARING STUDS AND 1 KING STUD.
- AT OPENINGS IN EXTERIOR WALLS WITHOUT SCHEDULED HEADERS PROVIDE 2 BEARING STUDS AND (½ + 1) THE NUMBER OF KING STUDS OMITTED FOR KING STUDS.
- BEARING STUDS SHALL BE CONTINUOUS TO THE FOUNDATION OR HEADER BELOW. PROVIDE BLOCKING AND SQUASH BLOCKS AS REQUIRED.
- 2x SQUASH BLOCKING AT ALL FIRST FLOOR HEADERS TO FULL WALL WIDTH AT BEARING LOCATIONS WITH BEARING STUDS DIRECTLY ABOVE.
- DECK FRAMING IS PRESSURE TREATED LUMBER. ALL FASTENERS AND HARDWARE TO BE COMPATIBLE WITH TREATMENT. (GALVANIZED, STAINLESS, OR MANUFACTURER'S APPROVED COATING)
- ALL KING STUDS TO EXTEND TO DOUBLE TOP PLATE.

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PDK Development
20 Unit Apartment Building
Arvada III **Hobart, Wisconsin**

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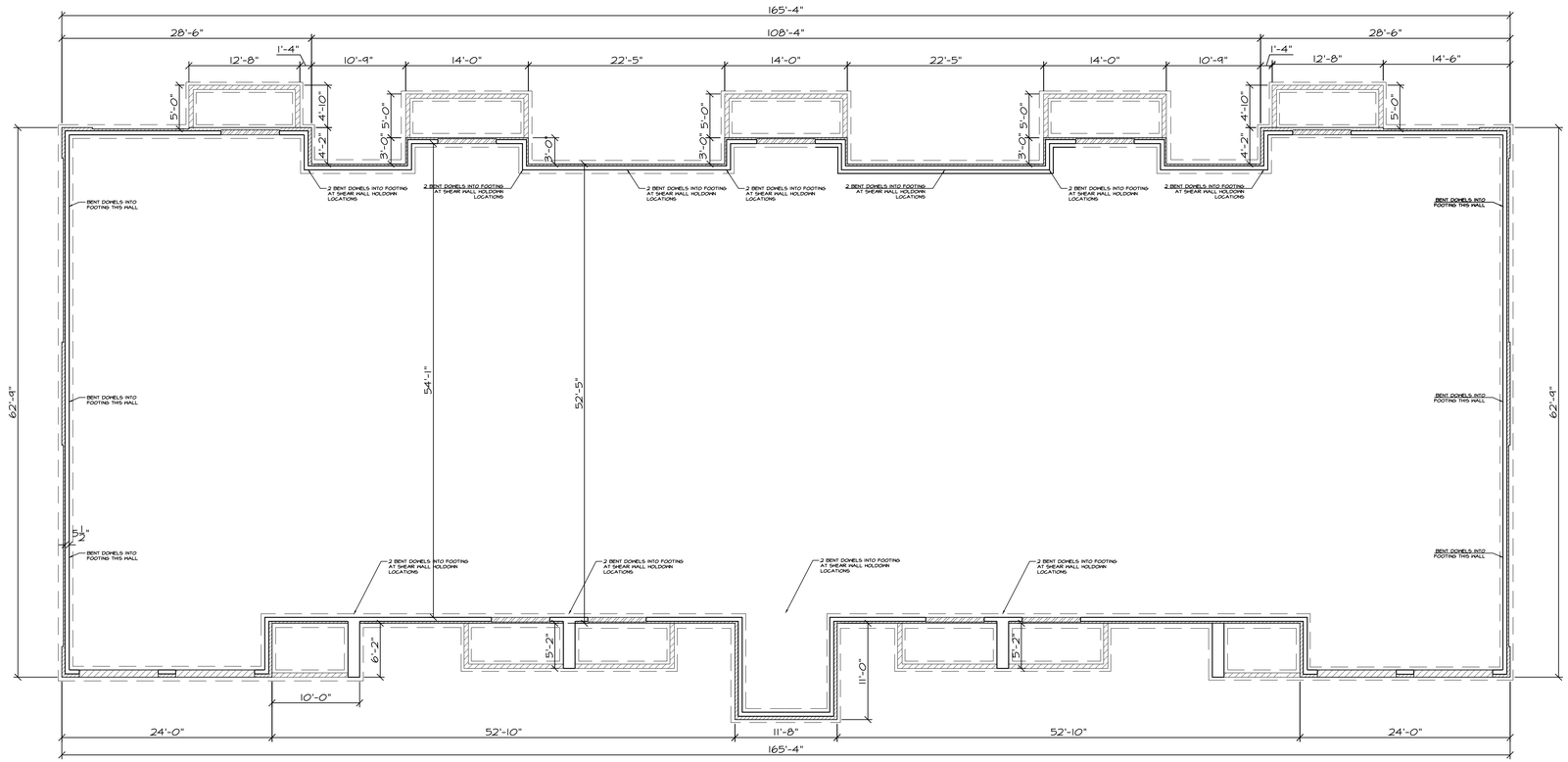
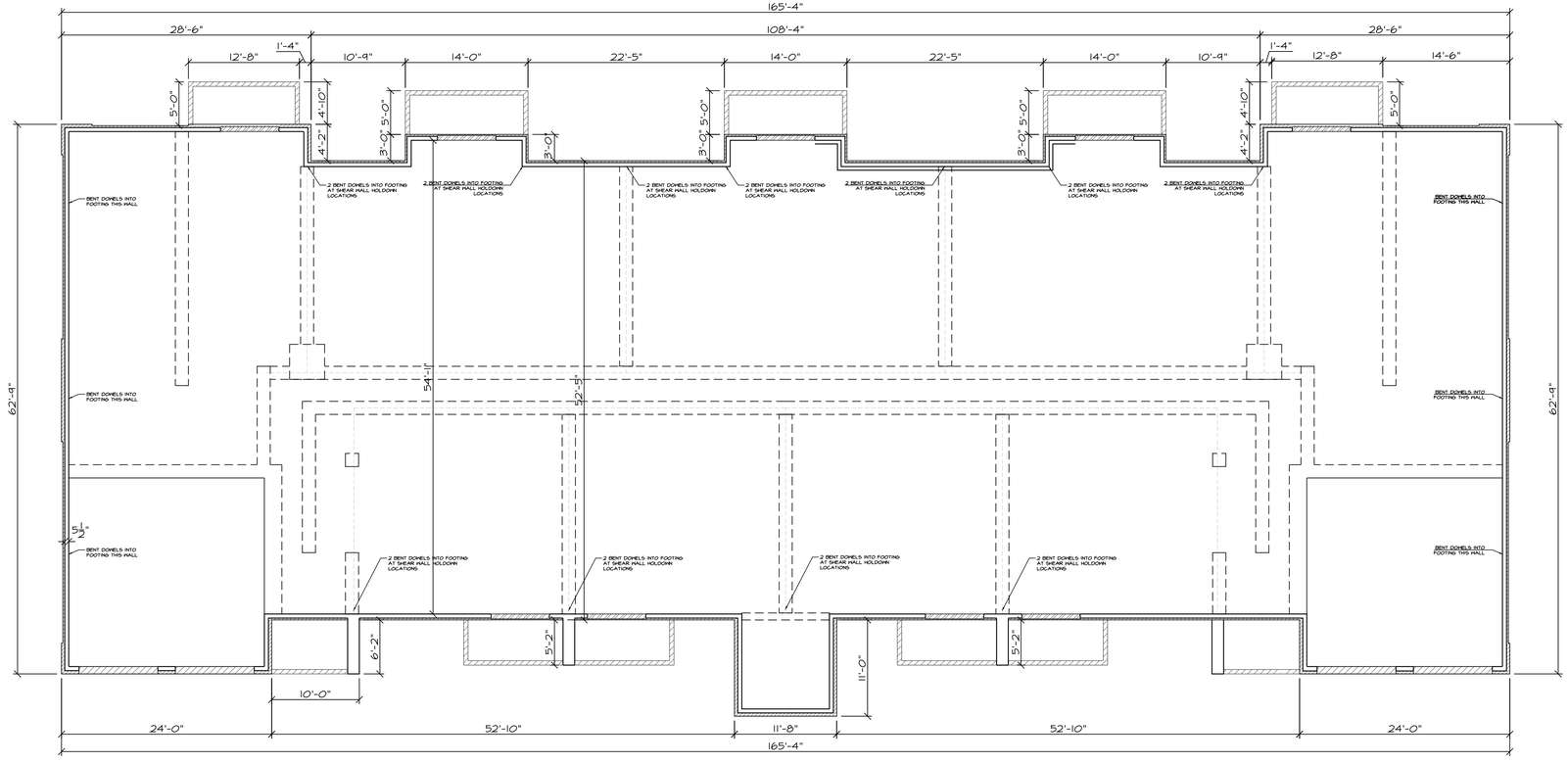
REVISION	DATE
1	7/12/2025

DATE 6/13/2025
PROJECT NO. 361405
SHEET **S 1**



COMPOSITE FOUNDATION PLAN
SCALE: 1/8" = 1'-0"



COMPOSITE SLAB PLAN
SCALE: 1/8" = 1'-0"

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20 Unit Apartment Building

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REVISION	DATE
1	7/12/2025

DATE
6/13/2025

PROJECT NO.
361405

SHEET
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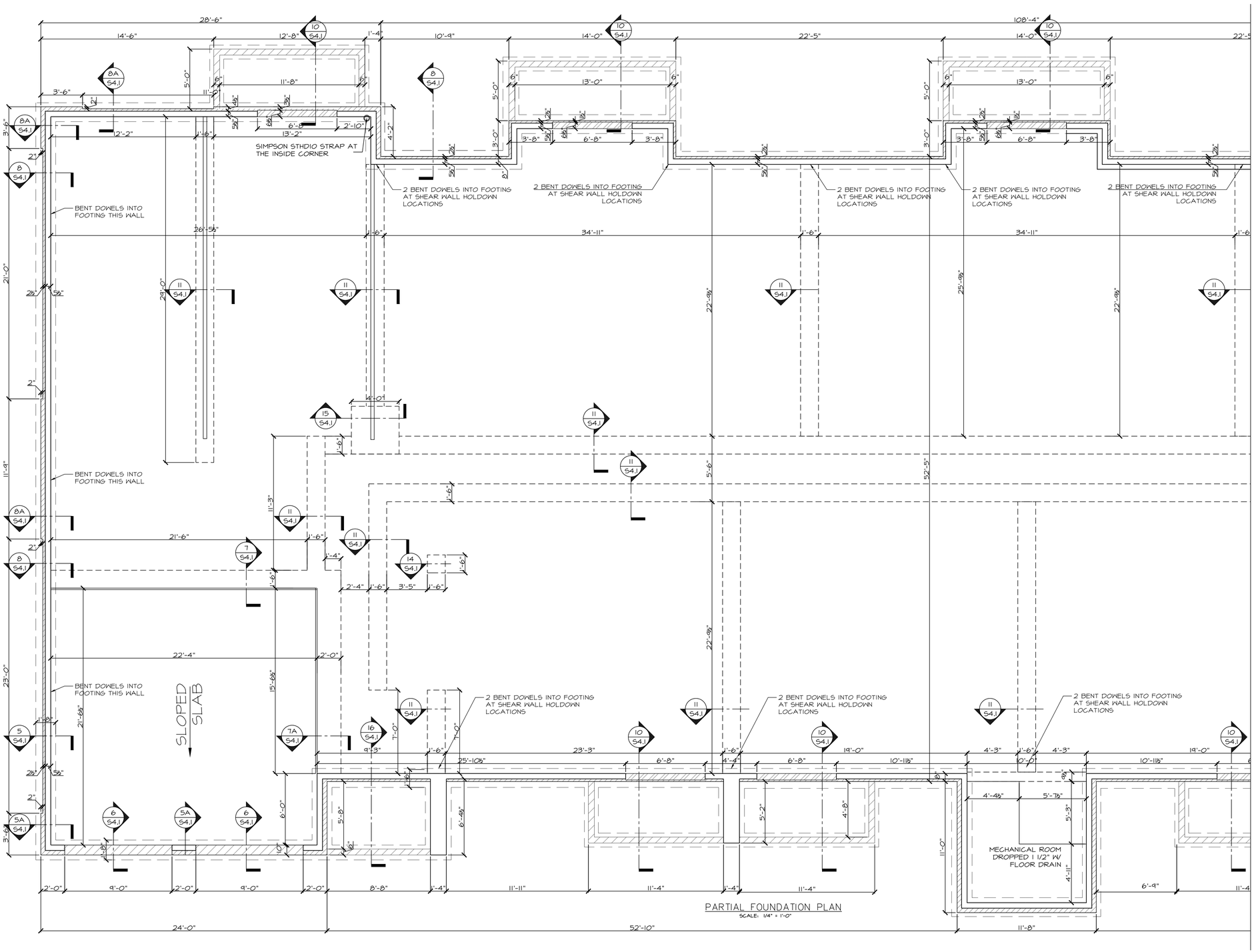

PARTIAL FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

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PDK Development
20 Unit Apartment Building
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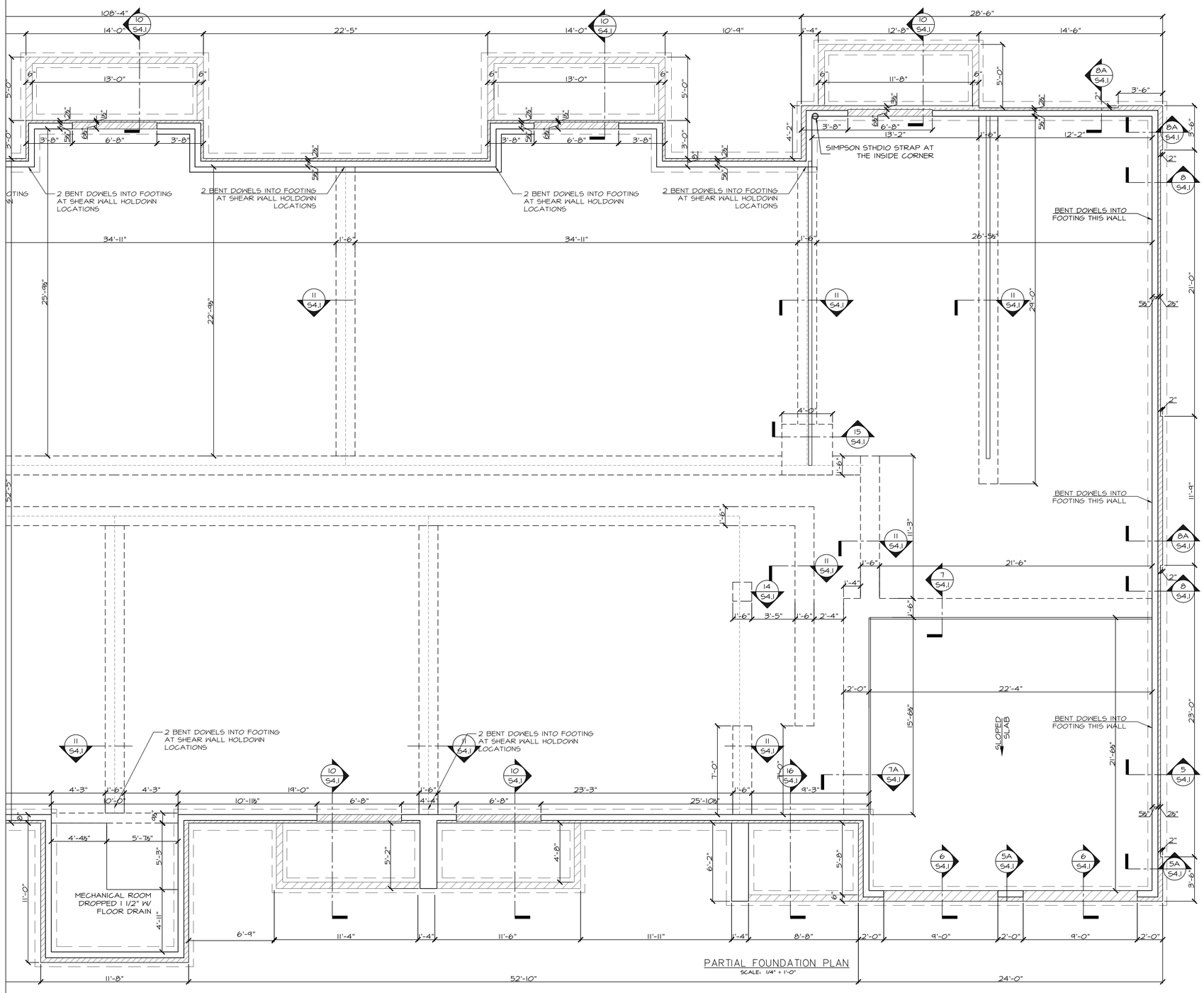
REVISION	DATE
1	7/12/2025

DATE 6/13/2025
PROJECT NO. 361405
SHEET **S 2.0.2**



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PDK Development

20 Unit Apartment Building

Arvada III — **Hobart, Wisconsin**

REVISION	DATE
1	7/12/2025

DATE 6/13/2025

PROJECT NO. 361405

SHEET **S 2.0.3**

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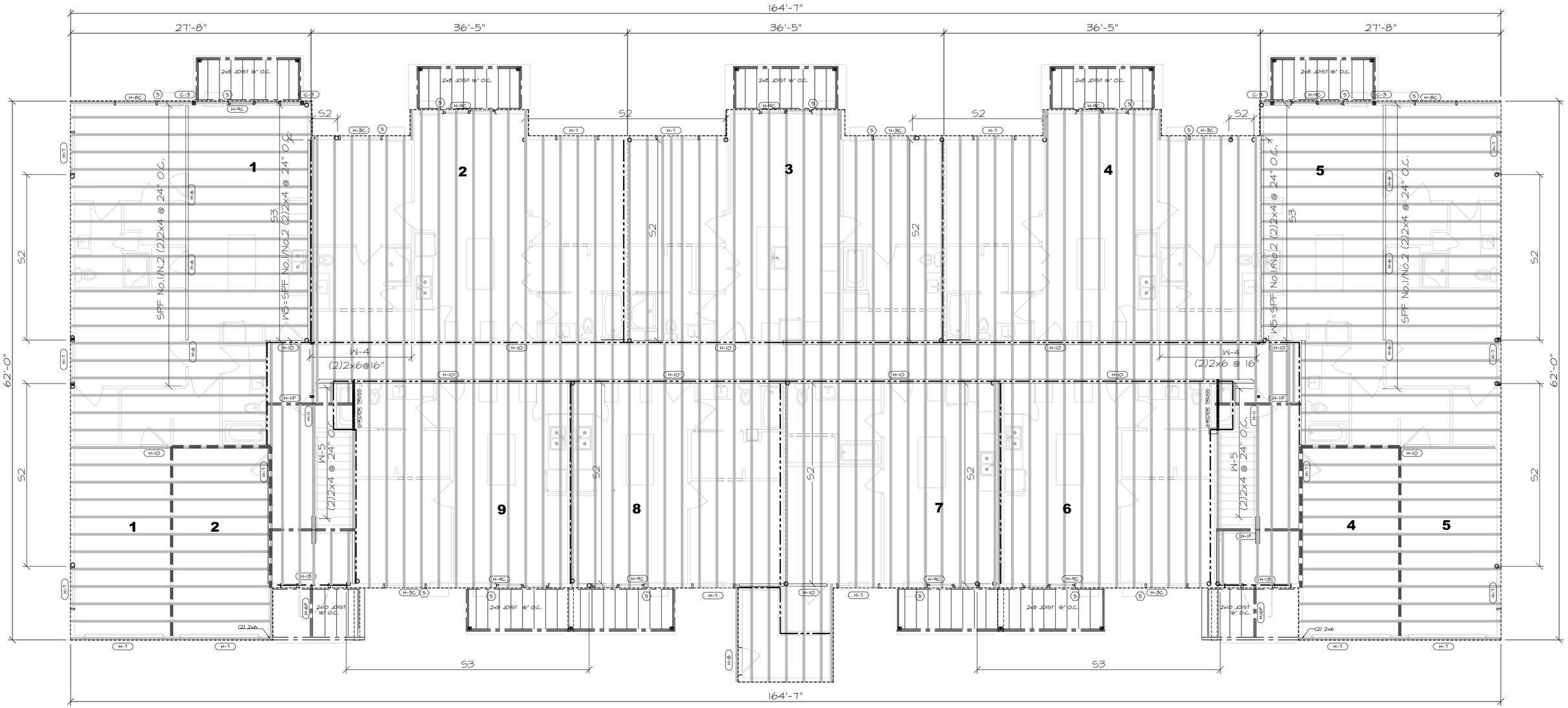

COMPOSITE FLOOR
SCALE: 3/16" = 1'-0"

PDK Development
20 Unit Apartment Building
Arvada III — *Hobart, Wisconsin*

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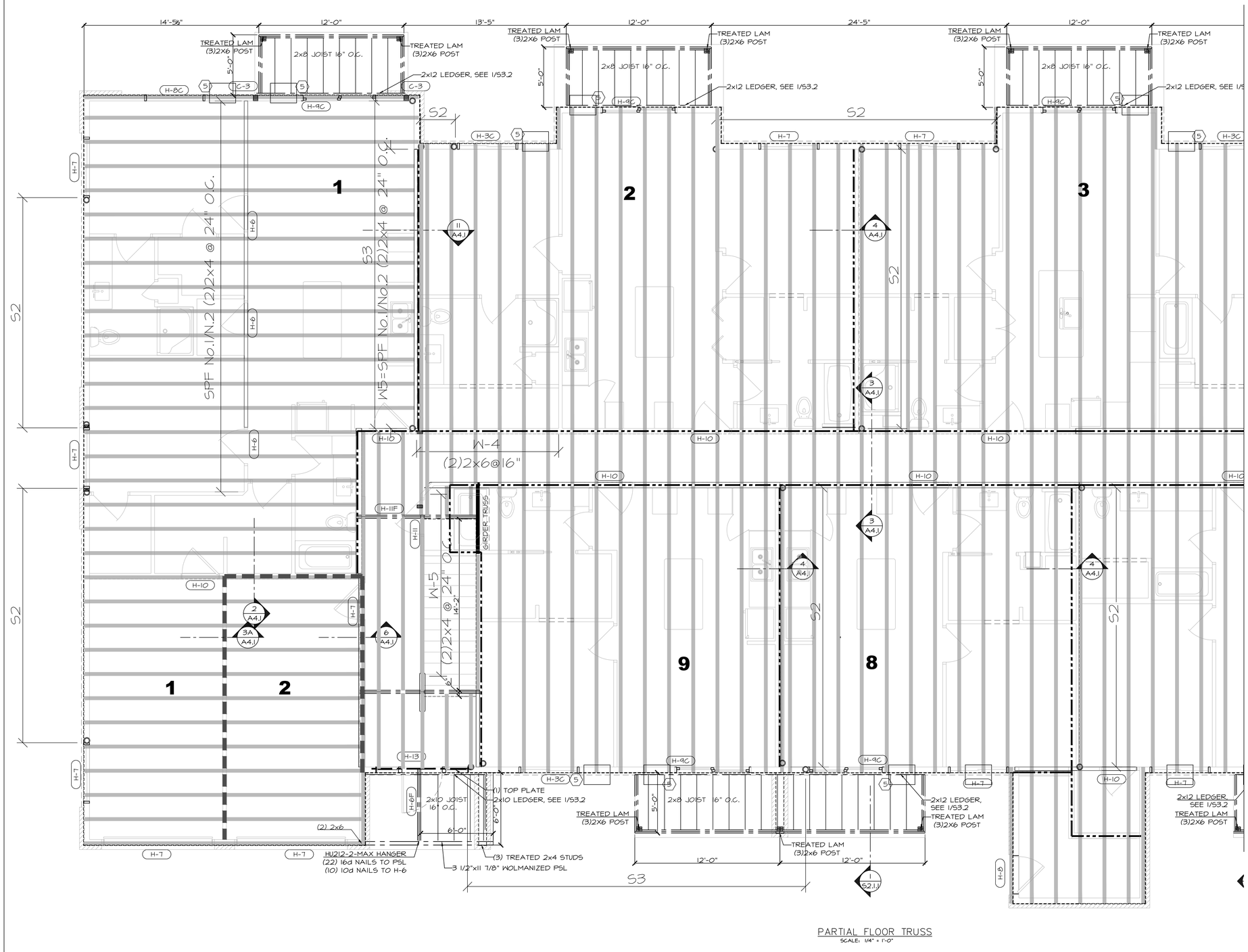

PARTIAL FLOOR TRUSS
SCALE: 1/4" = 1'-0"

FLOOR FRAMING PLAN NOTES

1. JOIST BEARING ELEVATION = AS NOTED ON THE SECTIONS.
2. PROVIDE ¾" APA RATED SHEATHING WITH TONGUE AND GROOVE EDGES. APPLY ADHESIVE TO TONGUE AND GROOVE CONTACT SURFACES OF SUPPORTING JOISTS. NAIL WITH 8d RING SHANK OR 10d COMMON NAILS (OR EQUIVALENT SCREWS) AT 6" O.C. AT SUPPORTED EDGES, AND 12" O.C. AT INTERMEDIATE SUPPORTS.
3. UNLESS NOTED OTHERWISE, WOOD BEARING WALLS SHALL BE SPF No.1/No.2 2x6 @ 24" O.C. PROVIDE DOUBLE TOP PLATE, AND SINGLE BOTTOM PLATE. SPLICES IN TOP PLATES ARE NOT PERMITTED OVER OPENING. SEE NAILING SCHEDULE AND SECTIONS FOR ADDITIONAL INFORMATION.
4. OTHER WALL TYPES:
   W4 - SPF No.1/No.2 (2)2x6 @ 24" O.C.
   W5 - SPF No.1/No.2 (2)2x4 @ 24" O.C.
5. 3 BEARING STUDS

HEADER SCHEDULE

Mark	HEADER / BEAM	ANCHORAGE	BEARING STUDS	KING STUDS	NOTES
H1	(2) SPF NO1/NO2 2x10	2 ROWS 12d @ 12" O.C.	2	2	-
H2	(2) SPF NO1/NO2 2x10	2 ROWS 12d @ 12" O.C.	1	2	-
H3	(2) 1-3/4"x9-1/4" 1.9E, 2600 Fb LVL	2 ROWS 12d @ 12" O.C.	2	2	-
H4	(2) SPF NO1/NO2 2x10	2 ROWS 12d @ 12" O.C.	1	1	-
H5	(2) 1-3/4"x9-1/4" 1.9E, 2600 Fb LVL	2 ROWS 12d @ 12" O.C.	2	1	-
H6	(2) SPF NO1/NO2 2x12	(2) ROWS 3 1/2" TRUSS LOK SCREWS 16" O.C. 1 SIDE	2	1	-
H7	(2) SPF NO1/NO2 2x12	2 ROWS 12d @ 12" O.C.	2	2	-
H8	(2) SPF NO1/NO2 2x12	2 ROWS 12d @ 12" O.C.	1	2	-
H9	(2) 1-3/4"x11 1/4" 1.9E, 2600 Fb LVL	2 ROWS 12d @ 12" O.C.	2	2	-
H10	(2) SPF NO1/NO2 2x12	2 ROWS 12d @ 12" O.C.	3	2	-
H11	(3) 1-3/4"x11 1/4" 1.9E, 2600 Fb LVL	2 ROWS 12d @ 12" O.C. BOTH SIDES	2	1	
H12	(2) 1-3/4"x9-1/4" 1.9E, 2600 Fb LVL	(2) ROWS 3 1/2" TRUSS LOK SCREWS 16" O.C. 1 SIDE	3	1	
H13	(3) 1-3/4"x 11 1/4" 1.9E, 2600 Fb LVL	2 ROWS 12d @ 12" O.C. BOTH SIDES	2	2	

STRUCTURAL FLOOR PLAN NOTES;
C = CONTINUOUS HEADER OVER 2 OPENINGS
F = FLUSH HEADER

TYPICAL HEADER NOTES:

- AT WALLS FRAMING PERPENDICULARLY INTO WALLS, USE NUMBER OF STUDS EQUAL TO THE NUMBER OF PLIES OF HEADER.
- AT OPENINGS IN INTERIOR WALLS WITH OUT SCHEDULED HEADERS PLACE 2 BEARING STUDS AND 1 KING STUD.
- AT OPENINGS IN EXTERIOR WALLS WITHOUT SCHEDULED HEADERS PROVIDE 2 BEARING STUDS AND (½ + 1) THE NUMBER OF KING STUDS OMITTED FOR KING STUDS.
- BEARING STUDS SHALL BE CONTINUOUS TO THE FOUNDATION OR HEADER BELOW. PROVIDE BLOCKING AND SQUASH BLOCKS AS REQUIRED.
- 2x SQUASH BLOCKING AT ALL FIRST FLOOR HEADERS TO FULL WALL WIDTH AT BEARING LOCATIONS WITH BEARING STUDS DIRECTLY ABOVE.
- DECK FRAMING IS PRESSURE TREATED LUMBER. ALL FASTENERS AND HARDWARE TO BE COMPATIBLE WITH TREATMENT. (GALVANIZED, STAINLESS, OR MANUFACTURER'S APPROVED COATING)
- ALL KING STUDS TO EXTEND TO DOUBLE TOP PLATE.

PDK Development
20 Unit Apartment Building
Arvada III — **Hobart, Wisconsin**

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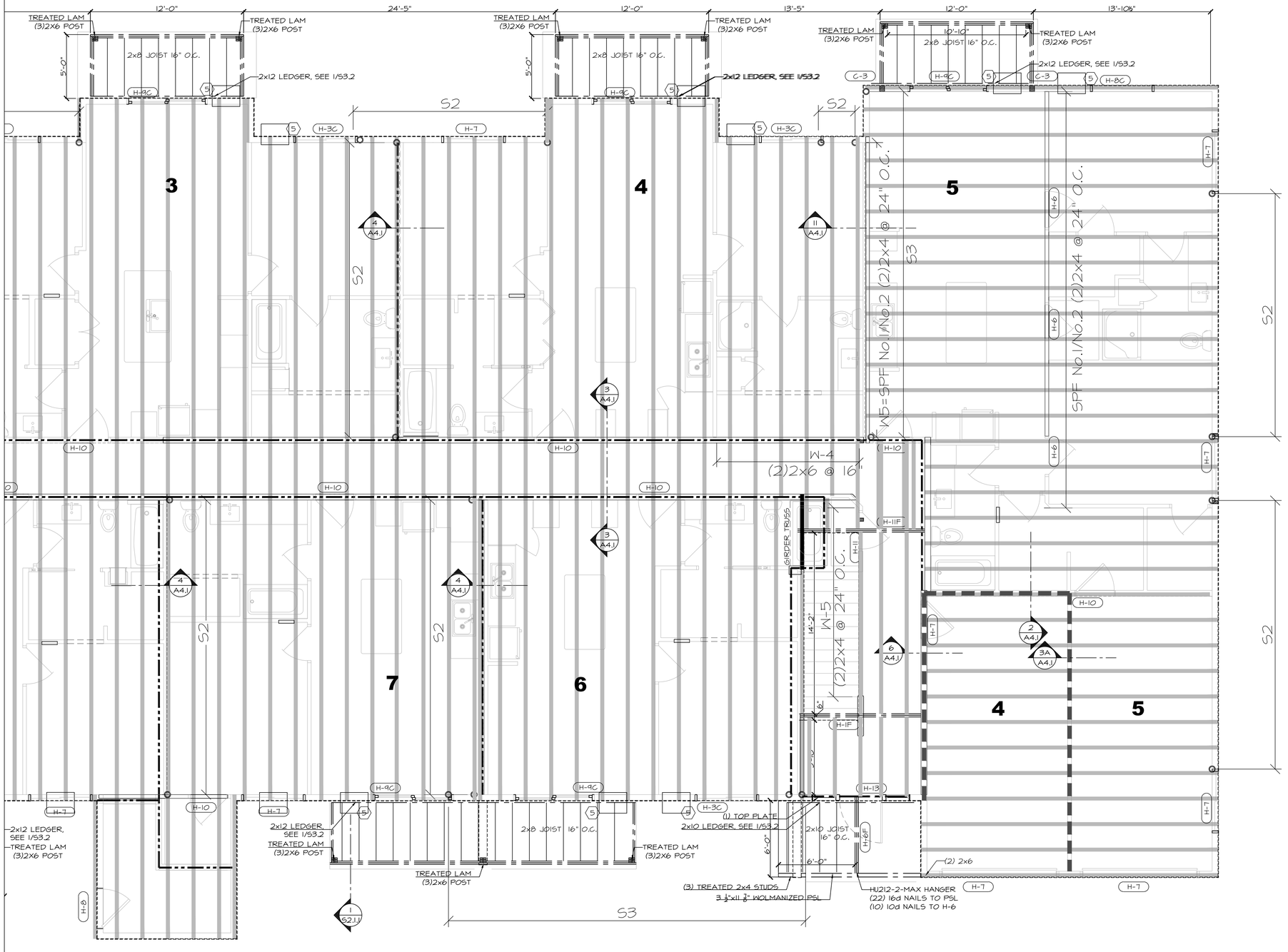

PARTIAL FLOOR TRUSS
SCALE: 1/4" = 1'-0"

FLOOR FRAMING PLAN NOTES

1. JOIST BEARING ELEVATION = AS NOTED ON THE SECTIONS.
2. PROVIDE ¾" APA RATED SHEATHING WITH TONGUE AND GROOVE EDGES, APPLY ADHESIVE TO TONGUE AND GROOVE CONTACT SURFACES OF SUPPORTING JOISTS. NAIL WITH 8d RING SHANK OR 10d COMMON NAILS (OR EQUIVALENT SCREWS) AT 6" O.C. AT SUPPORTED EDGES, AND 12" O.C. AT INTERMEDIATE SUPPORTS.
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   W5 - SPF No.1/No.2 (2)2x4 @ 24" O.C.
5. 3 BEARING STUDS

HEADER SCHEDULE

Mark	HEADER / BEAM	ANCHORAGE	BEARING STUDS	KING STUDS	NOTES
H1	(2) SPF NO1/NO2 2x10	2 ROWS 12d @ 12" O.C.	2	2	-
H2	(2) SPF NO1/NO2 2x10	2 ROWS 12d @ 12" O.C.	1	2	-
H3	(2) 1-3/4"x9-1/4" 1.9E, 2600 Fb LVL	2 ROWS 12d @ 12" O.C.	2	2	-
H4	(2) SPF NO1/NO2 2x10	2 ROWS 12d @ 12" O.C.	1	1	-
H5	(2) 1-3/4"x9-1/4" 1.9E, 2600 Fb LVL	2 ROWS 12d @ 12" O.C.	2	1	-
H6	(2) SPF NO1/NO2 2x12	(2) ROWS 3 1/2" TRUSS LOK SCREWS 16" O.C. 1 SIDE	2	1	-
H7	(2) SPF NO1/NO2 2x12	2 ROWS 12d @ 12" O.C.	2	2	-
H8	(2) SPF NO1/NO2 2x12	2 ROWS 12d @ 12" O.C.	1	2	-
H9	(2) 1-3/4"x11 1/4" 1.9E, 2600 Fb LVL	2 ROWS 12d @ 12" O.C.	2	2	-
H10	(2) SPF NO1/NO2 2x12	2 ROWS 12d @ 12" O.C.	3	2	-
H11	(3) 1-3/4"x11 1/4" 1.9E, 2600 Fb LVL	2 ROWS 12d @ 12" O.C. BOTH SIDES	2	1	
H12	(2) 1-3/4"x9-1/4" 1.9E, 2600 Fb LVL	(2) ROWS 3 1/2" TRUSS LOK SCREWS 16" O.C. 1 SIDE	3	1	
H13	(3) 1-3/4"x 11 1/4" 1.9E, 2600 Fb LVL	2 ROWS 12d @ 12" O.C. BOTH SIDES	2	2	

STRUCTURAL FLOOR PLAN NOTES;
C = CONTINUOUS HEADER OVER 2 OPENINGS
F = FLUSH HEADER

TYPICAL HEADER NOTES:

- AT WALLS FRAMING PERPENDICULARLY INTO WALLS, USE NUMBER OF STUDS EQUAL TO THE NUMBER OF PLIES OF HEADER.
- AT OPENINGS IN INTERIOR WALLS WITH OUT SCHEDULED HEADERS PLACE 2 BEARING STUDS AND 1 KING STUD.
- AT OPENINGS IN EXTERIOR WALLS WITHOUT SCHEDULED HEADERS PROVIDE 2 BEARING STUDS AND (½ + 1) THE NUMBER OF KING STUDS OMITTED FOR KING STUDS.
- BEARING STUDS SHALL BE CONTINUOUS TO THE FOUNDATION OR HEADER BELOW. PROVIDE BLOCKING AND SQUASH BLOCKS AS REQUIRED.
- 2x SQUASH BLOCKING AT ALL FIRST FLOOR HEADERS TO FULL WALL WIDTH AT BEARING LOCATIONS WITH BEARING STUDS DIRECTLY ABOVE.
- DECK FRAMING IS PRESSURE TREATED LUMBER. ALL FASTENERS AND HARDWARE TO BE COMPATIBLE WITH TREATMENT. (GALVANIZED, STAINLESS, OR MANUFACTURER'S APPROVED COATING)
- ALL KING STUDS TO EXTEND TO DOUBLE TOP PLATE.

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PDK Development
20 Unit Apartment Building
Arvada III **Hobart, Wisconsin**

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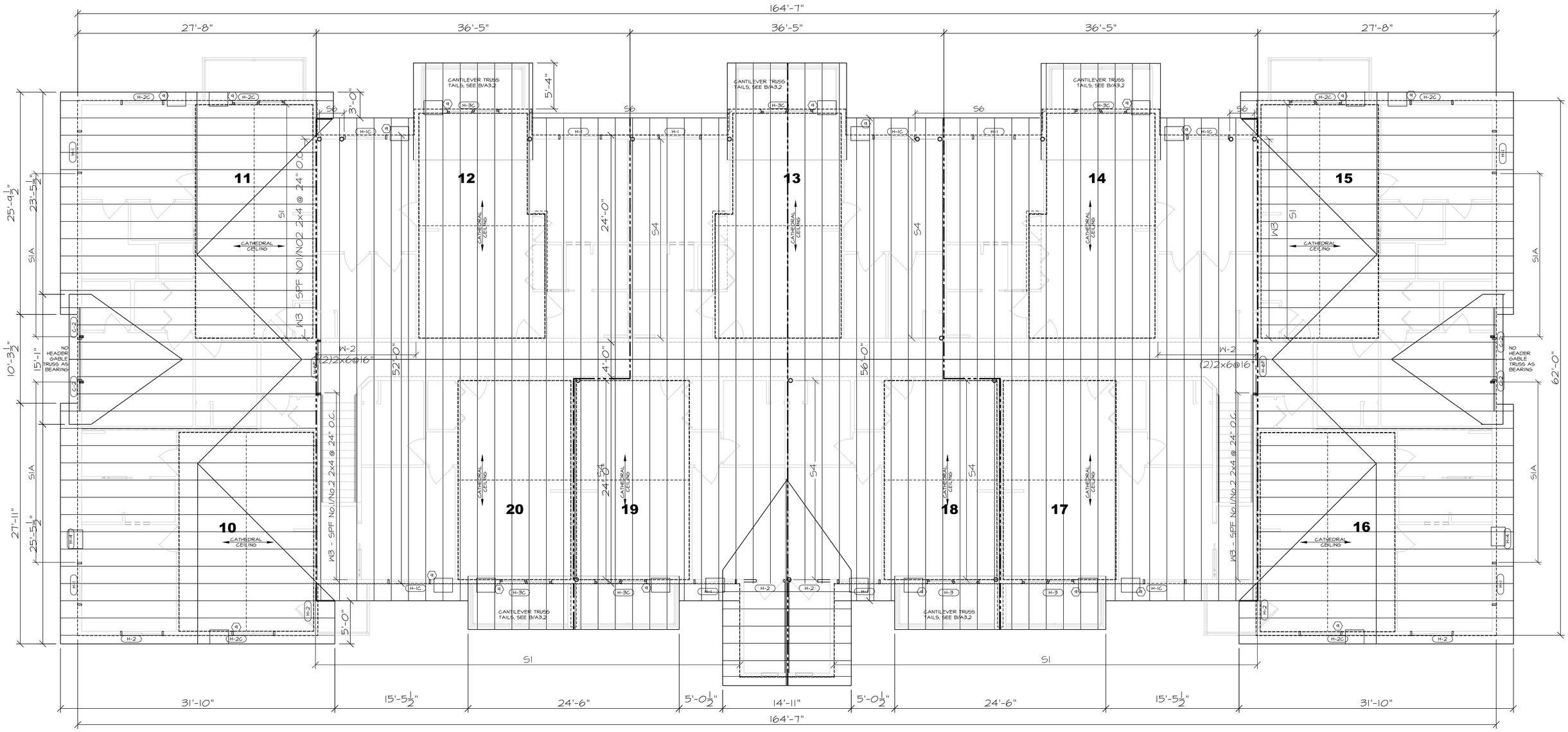

COMPOSITE ROOF
SCALE: 1/8" = 1'-0"

WOOD COLUMN SCHEDULE

MARK	COLUMN	TOP CONNECTION	BOTTOM CONNECTION	NOTES
				--
C-2	(2) 2 x 6 SPF # 1&2	(4) 0.131"x3.25" NAILS @ EACH PLY	(4) 0.131"x3.25" NAILS @ EACH PLY	--
C-3	(3) 2 x 6 SPF # 1&2	(4) 0.131"x3.25" NAILS @ EACH PLY	(4) 0.131"x3.25" NAILS @ EACH PLY	--
C-4	(4) 2 x 6 SPF # 1&2	(4) 0.131"x3.25" NAILS @ EACH PLY	(4) 0.131"x3.25" NAILS @ EACH PLY	--
C-5				--

TYPICAL HEADER NOTES:

- INSTALL CONNECTORS TO MANUFACTURES SPECIFICATION.
- 2x SQUASH BLOCKING BETWEEN FLOOR TRUSS SPACE AND CONTINUE ALL COLUMNS DOWN TO CONCRETE BELOW

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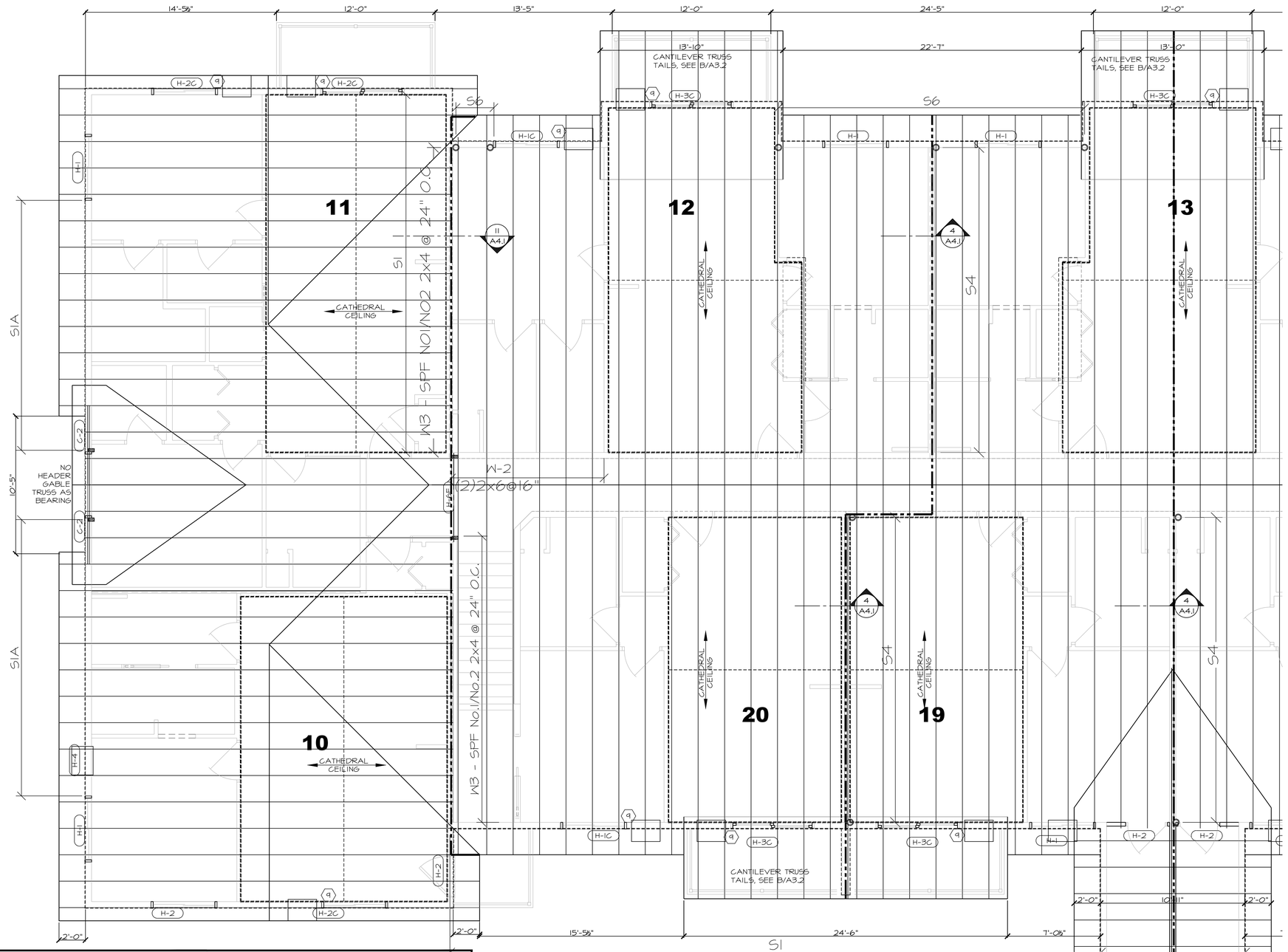

PARTIAL ROOF
SCALE: 1/4" = 1'-0"

ROOF FRAMING PLAN NOTES

1. JOIST BEARING ELEVATION AS NOTED ON SECTIONS DECK BEARING ELEVATIONS = AS NOTED ON SECTIONS
2. PROVIDE 1/2" (15/32) 24/0 APA RATED SHEATHING. NAIL WITH 0.131"x2-1/2" or 8d COMMON NAILS AT 6" O.C. AT SUPPORTED EDGES, AND 12" O.C. AT INTERMEDIATE SUPPORTS.
3. USE EDGE NAILING PATTERN OVER ALL INTERNAL SHEAR WALLS
4. DESIGN TRUSSES FOR LOADS INDICATED ON THE STRUCTURAL NOTES ALSO DESIGN FOR DRIFT LOAD INDICATED ON THE PLANS.
5. UNLESS NOTED OTHERWISE WOOD BEARING WALLS SHALL BE SPF STUD GRADE 2x6 @ 24" O.C. PROVIDE DOUBLE TOP PLATE, AND SINGLE BOTTOM PLATE. SPLICES IN TOP PLATES ARE NOT PERMITTED OVER OPENING. SEE NAILING SCHEDULE AND SECTIONS FOR ADDITIONAL INFORMATION.
6. OTHER WALL TYPES:
   W2 - SPF 2x6 STUDS (2) @ 24
   W3 - SPF NO1/NO2 2x4 @ 24" O.C.
7. AT ENDS OF ALL BUILDING TRUSSES (SECTIONS) USE SIMPSON H2.5A OR SDWC15600 SCREW.
8. IF ALTERNATE TRUSS TO WALL CONNECTOR IS SPECIFIED BY TRUSS SUPPLIER THE ALTERNATE CONNECTOR SHALL MEET THE MINIMUM CAPACITIES OF SPECIFIED CONNECTOR IN ALL DIRECTIONS.
9. 3 BEARING STUDS

HEADER SCHEDULE

Mark	HEADER / BEAM	ANCHORAGE	BEARING STUDS	KING STUDS	NOTES
H1	(2) SPF NO1/NO2 2x10	2 ROWS 12d @ 12" O.C.	2	2	-
H2	(2) SPF NO1/NO2 2x10	2 ROWS 12d @ 12" O.C.	1	2	-
H3	(2) 1-3/4"x9-1/4" 1.9E, 2600 Fb LVL	2 ROWS 12d @ 12" O.C.	2	2	-
H4	(2) SPF NO1/NO2 2x10	2 ROWS 12d @ 12" O.C.	1	1	-
H5	(2) 1-3/4"x9-1/4" 1.9E, 2600 Fb LVL	2 ROWS 12d @ 12" O.C.	2	1	-
H6	(2) SPF NO1/NO2 2x12	(2) ROWS 3 1/2" TRUSS LOK SCREWS 16" O.C. 1 SIDE	2	1	-
H7	(2) SPF NO1/NO2 2x12	2 ROWS 12d @ 12" O.C.	2	2	-
H8	(2) SPF NO1/NO2 2x12	2 ROWS 12d @ 12" O.C.	1	2	-
H9	(2) 1-3/4"x11 1/4" 1.9E, 2600 Fb LVL	2 ROWS 12d @ 12" O.C.	2	2	-
H10	(2) SPF NO1/NO2 2x12	2 ROWS 12d @ 12" O.C.	3	2	-
H11	(3) 1-3/4"x11 1/4" 1.9E, 2600 Fb LVL	2 ROWS 12d @ 12" O.C. BOTH SIDES	2	1	
H12	(2) 1-3/4"x9-1/4" 1.9E, 2600 Fb LVL	(2) ROWS 3 1/2" TRUSS LOK SCREWS 16" O.C. 1 SIDE	3	1	
H13	(3) 1-3/4"x 11 1/4" 1.9E, 2600 Fb LVL	2 ROWS 12d @ 12" O.C. BOTH SIDES	2	2	

STRUCTURAL FLOOR PLAN NOTES;
C = CONTINUOUS HEADER OVER 2 OPENINGS
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TYPICAL HEADER NOTES:

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- ALL KING STUDS TO EXTEND TO DOUBLE TOP PLATE.

WOOD COLUMN SCHEDULE

MARK	COLUMN	TOP CONNECTION	BOTTOM CONNECTION	NOTES
				--
C-2	(2) 2 x 6 SPF # 1&2	(4) 0.131"x3.25" NAILS @ EACH PLY	(4) 0.131"x3.25" NAILS @ EACH PLY	--
C-3	(3) 2 x 6 SPF # 1&2	(4) 0.131"x3.25" NAILS @ EACH PLY	(4) 0.131"x3.25" NAILS @ EACH PLY	--
C-4	(4) 2 x 6 SPF # 1&2	(4) 0.131"x3.25" NAILS @ EACH PLY	(4) 0.131"x3.25" NAILS @ EACH PLY	--
C-5				--

TYPICAL HEADER NOTES:

- INSTALL CONNECTORS TO MANUFACTURES SPECIFICATION.
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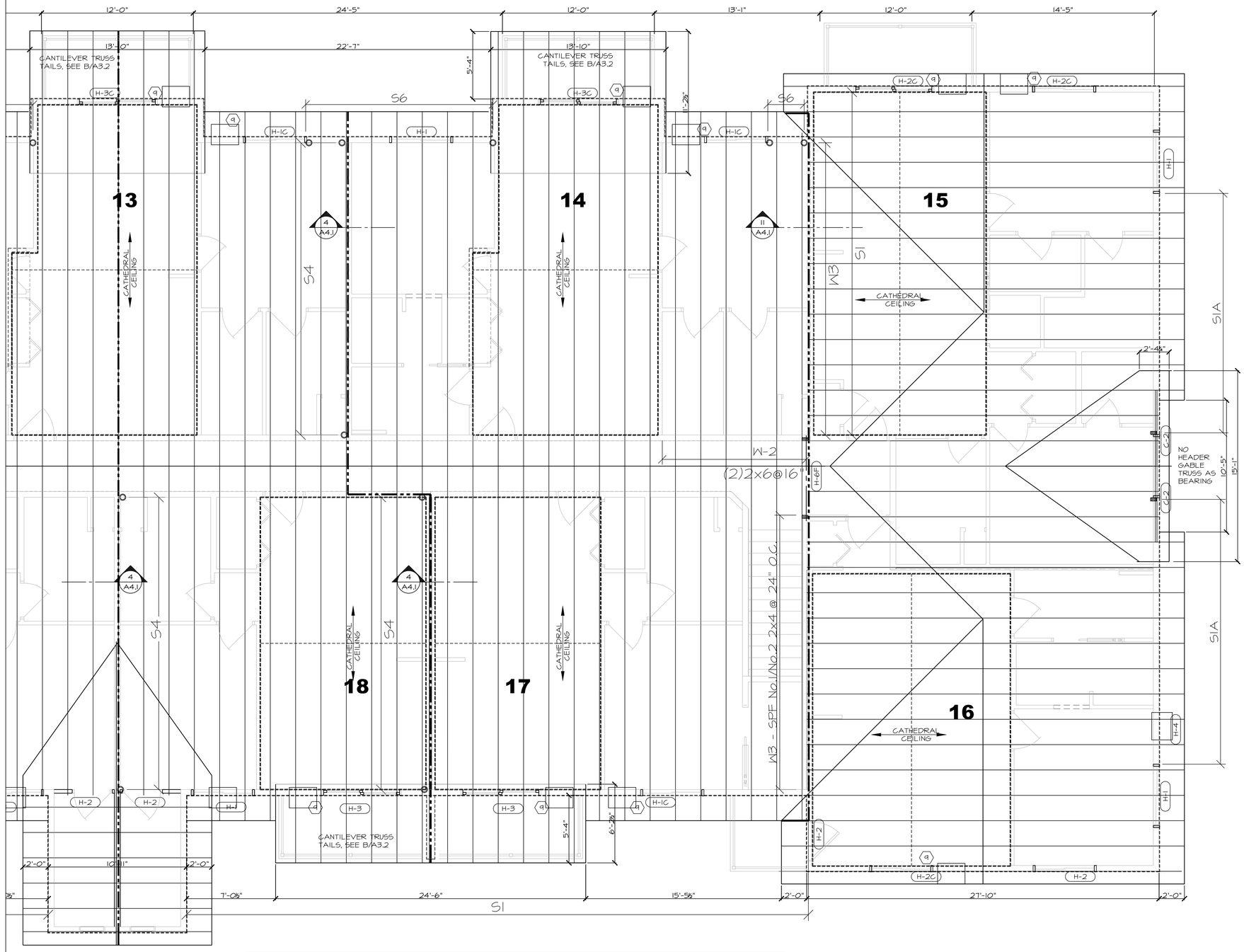

ROOF FRAMING PLAN NOTES

1. JOIST BEARING ELEVATION AS NOTED ON SECTIONS DECK BEARING ELEVATIONS = AS NOTED ON SECTIONS
2. PROVIDE 1/2" (15/32) 24/0 APA RATED SHEATHING, NAIL WITH 0.131"x2-1/2" or 8d COMMON NAILS AT 6" O.C. AT SUPPORTED EDGES, AND 12" O.C. AT INTERMEDIATE SUPPORTS.
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Mark	HEADER / BEAM	ANCHORAGE	BEARING STUDS	KING STUDS	NOTES
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H2	(2) SPF NO1/NO2 2x10	2 ROWS 12d @ 12" O.C.	1	2	-
H3	(2) 1-3/4"x9-1/4" 1.9E, 2600 Fb LVL	2 ROWS 12d @ 12" O.C.	2	2	-
H4	(2) SPF NO1/NO2 2x10	2 ROWS 12d @ 12" O.C.	1	1	-
H5	(2) 1-3/4"x9-1/4" 1.9E, 2600 Fb LVL	2 ROWS 12d @ 12" O.C.	2	1	-
H6	(2) SPF NO1/NO2 2x12	(2) ROWS 3 1/2" TRUSS LOK SCREWS 16" O.C. 1 SIDE	2	1	-
H7	(2) SPF NO1/NO2 2x12	2 ROWS 12d @ 12" O.C.	2	2	-
H8	(2) SPF NO1/NO2 2x12	2 ROWS 12d @ 12" O.C.	1	2	-
H9	(2) 1-3/4"x11 1/4" 1.9E, 2600 Fb LVL	2 ROWS 12d @ 12" O.C.	2	2	-
H10	(2) SPF NO1/NO2 2x12	2 ROWS 12d @ 12" O.C.	3	2	-
H11	(3) 1-3/4"x11 1/4" 1.9E, 2600 Fb LVL	2 ROWS 12d @ 12" O.C. BOTH SIDES	2	1	
H12	(2) 1-3/4"x9-1/4" 1.9E, 2600 Fb LVL	(2) ROWS 3 1/2" TRUSS LOK SCREWS 16" O.C. 1 SIDE	3	1	
H13	(3) 1-3/4"x 11 1/4" 1.9E, 2600 Fb LVL	2 ROWS 12d @ 12" O.C. BOTH SIDES	2	2	

STRUCTURAL FLOOR PLAN NOTES;
C = CONTINUOUS HEADER OVER 2 OPENINGS
F = FLUSH HEADER

TYPICAL HEADER NOTES:

- AT WALLS FRAMING PERPENDICULARLY INTO WALLS, USE NUMBER OF STUDS EQUAL TO THE NUMBER OF PLIES OF HEADER.
- AT OPENINGS IN INTERIOR WALLS WITH OUT SCHEDULED HEADERS PLACE 2 BEARING STUDS AND 1 KING STUD.
- AT OPENINGS IN EXTERIOR WALLS WITHOUT SCHEDULED HEADERS PROVIDE 2 BEARING STUDS AND ($\frac{1}{2}$ + 1) THE NUMBER OF KING STUDS OMITTED FOR KING STUDS.
- BEARING STUDS SHALL BE CONTINUOUS TO THE FOUNDATION OR HEADER BELOW. PROVIDE BLOCKING AND SQUASH BLOCKS AS REQUIRED.
- 2x SQUASH BLOCKING AT ALL FIRST FLOOR HEADERS TO FULL WALL WIDTH AT BEARING LOCATIONS WITH BEARING STUDS DIRECTLY ABOVE.
- DECK FRAMING IS PRESSURE TREATED LUMBER. ALL FASTENERS AND HARDWARE TO BE COMPATIBLE WITH TREATMENT. (GALVANIZED, STAINLESS, OR MANUFACTURER'S APPROVED COATING)
- ALL KING STUDS TO EXTEND TO DOUBLE TOP PLATE.

WOOD COLUMN SCHEDULE

MARK	COLUMN	TOP CONNECTION	BOTTOM CONNECTION	NOTES
				--
C-2	(2) 2 x 6 SPF # 1&2	(4) 0.131"x3.25" NAILS @ EACH PLY	(4) 0.131"x3.25" NAILS @ EACH PLY	--
C-3	(3) 2 x 6 SPF # 1&2	(4) 0.131"x3.25" NAILS @ EACH PLY	(4) 0.131"x3.25" NAILS @ EACH PLY	--
C-4	(4) 2 x 6 SPF # 1&2	(4) 0.131"x3.25" NAILS @ EACH PLY	(4) 0.131"x3.25" NAILS @ EACH PLY	--
C-5				--

TYPICAL HEADER NOTES:

- INSTALL CONNECTORS TO MANUFACTURES SPECIFICATION.
- 2x SQUASH BLOCKING BETWEEN FLOOR TRUSS SPACE AND CONTINUE ALL COLUMNS DOWN TO CONCRETE BELOW

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

B.T.GEROLD
STRUCTURAL ENGINEERING LLC
805 DODGE STREET
KEWAUNEE, WI 54216
P:920-309-1639

PDK Development
20 Unit Apartment Building
Arvada III **Hobart, Wisconsin**

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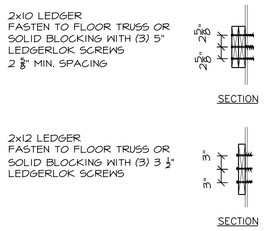
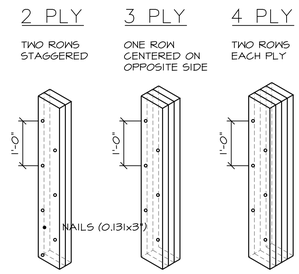
REVISION	DATE
1	7/12/2025

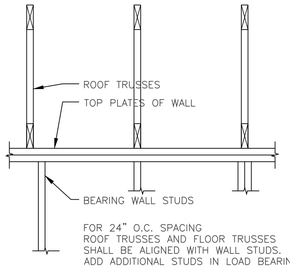
DATE 6/13/2025
PROJECT NO. 361405
SHEET **S 2.2.3**



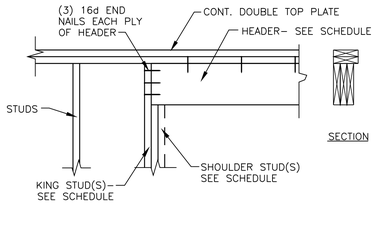
1 S3.2 TYPICAL BEARING LEDGERS
3/4" = 1'-0"



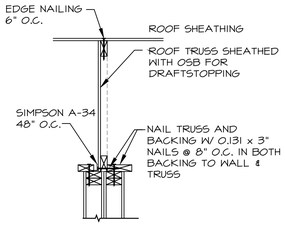
3 S3.2 MULTIPLE MEMBER CONNECTIONS STUD COLUMNS
3/4" = 1'-0"



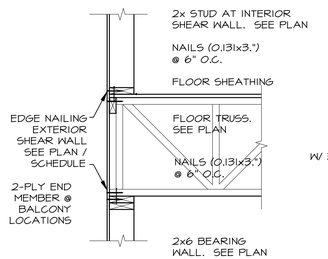
4 S3.2 DIRECT BEARING



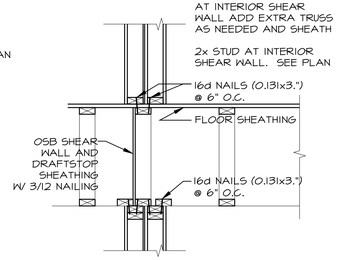
6 S3.2 MULTIPLE MEMBER CONNECTIONS HEADERS
3/4" = 1'-0"



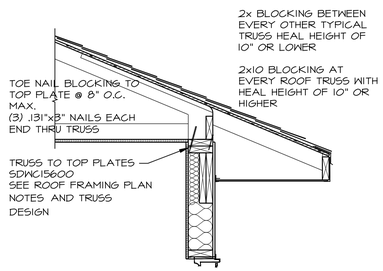
7 S3.2 SHEARWALL AT UNIT SEPARATION
3/4" = 1'-0"



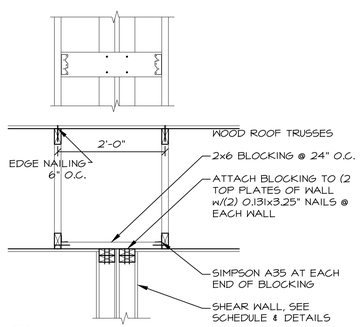
8 S3.2 FLOOR TRUSS BEARING
SCALE: 3/4" = 1'-0"



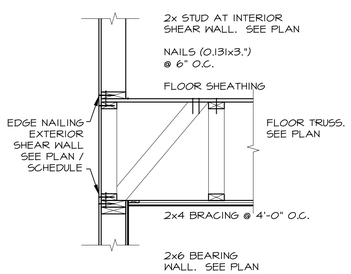
9 S3.2 SHEAR WALL FLOOR-TO-FLOOR
SCALE: 3/4" = 1'-0"



10 S3.2 ROOF TRUSS BEARING/BLOCKING
SCALE: 3/4" = 1'-0"



11 S3.2 SHEAR WALL ATTACHMENT
SCALE: 3/4" = 1'-0"



12 S3.2 FLOOR TRUSS SIDE BEARING
SCALE: 3/4" = 1'-0"

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PDK Development
20 Unit Apartment Building
Arvada III **Hobart, Wisconsin**

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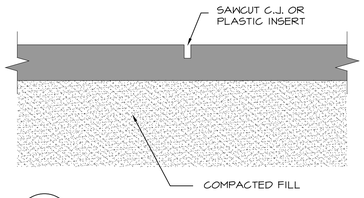
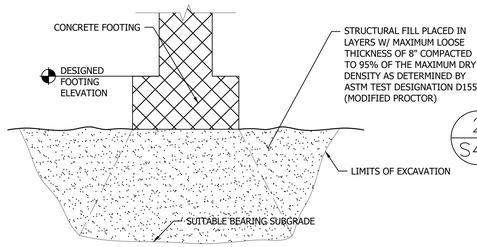
REVISION	DATE
1	7/12/2025

DATE 6/13/2025
PROJECT NO. 361405
SHEET **S 3.2**



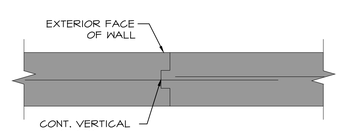
1 S4.1 CONTROL JOINT
SCALE: 3/4" = 1'-0"



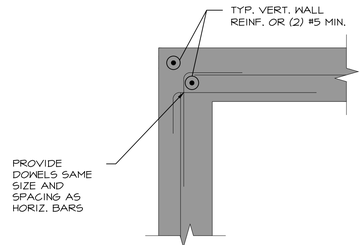
NOTE: CONTRACTOR AT HIS/HER OPTION MAY ELIMINATE STRUCTURAL FILL BY LOWERING DESIGNATED FOOTING ELEVATION SO THAT FOOTING RESISTS DIRECTLY ON SUITABLE BEARING SUBGRADE OR PROVIDE LEAN CONCRETE (f'c = 1,500 psi)

THIS DETAIL APPLIES ONLY AT THOSE LOCATIONS WHERE GEOTECHNICAL ENGINEER DEEMS SOILS AT DESIGN FOOTING ELEVATIONS INADEQUATE FOR FOOTING SUPPORT. WHERE THIS WORK IS REQUIRED, CONTRACTOR WILL BE COMPENSATED ON A PRE-ESTABLISHED UNIT COST AGREED UPON BY THE CONTRACTOR, ARCHITECT/ENGINEER AND OWNER.

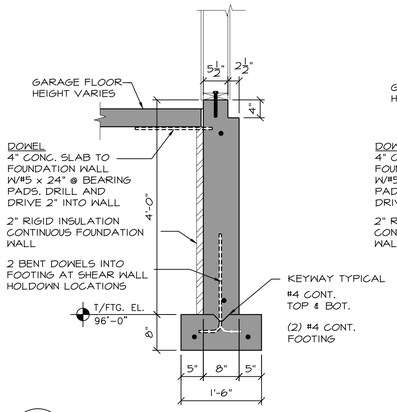
2 S4.1 OVER EXCAVATION DETAIL
SCALE: 3/4" = 1'-0"



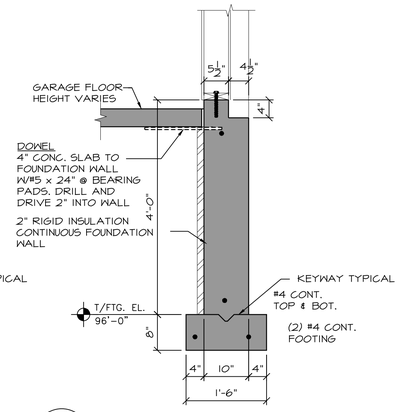
3 S4.1 VERTICAL CONSTRUCTION JOINT
SCALE: 3/4" = 1'-0"



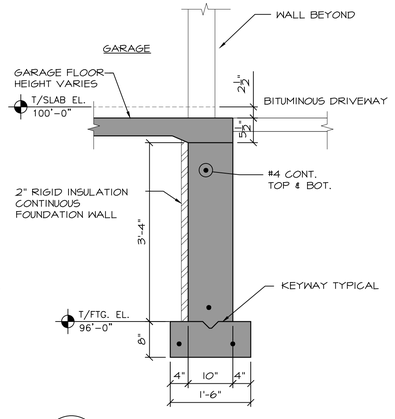
4 S4.1 CORNER REINFORCEMENT
SCALE: 3/4" = 1'-0"



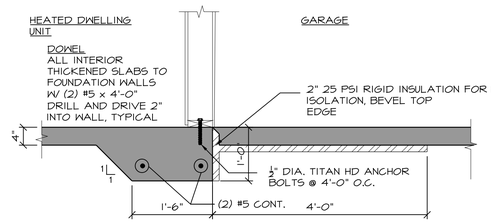
5 S4.1 GARAGE FOUNDATION WALL
SCALE: 3/4" = 1'-0"



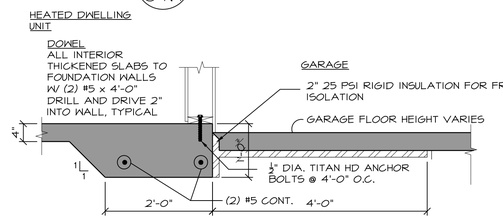
5A S4.1 GARAGE FOUNDATION WALL
SCALE: 3/4" = 1'-0"



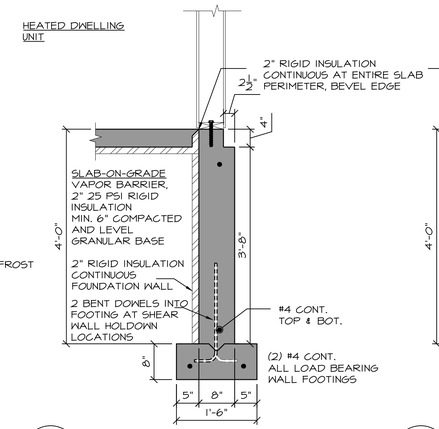
6 S4.1 GARAGE DOOR OPENING
SCALE: 3/4" = 1'-0"



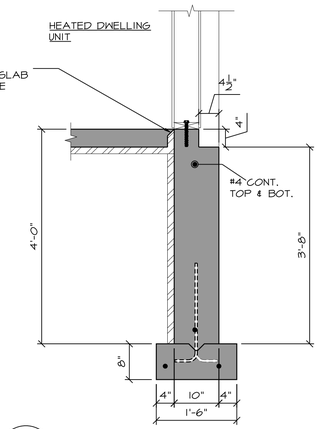
7 S4.1 BEARING SECTION
SCALE: 3/4" = 1'-0"



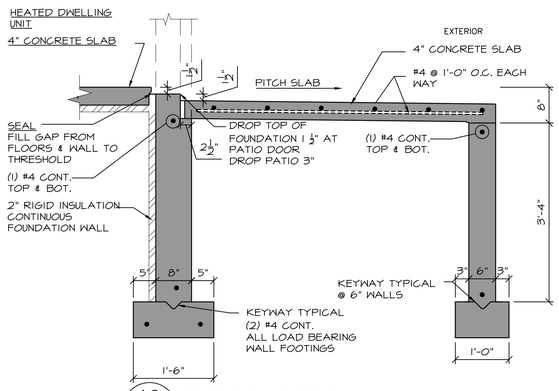
7A S4.1 BEARING SECTION
SCALE: 3/4" = 1'-0"



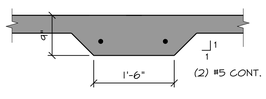
8 S4.1 TYPICAL FOUNDATION WALL
SCALE: 3/4" = 1'-0"



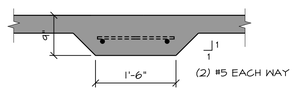
8A S4.1 FOUNDATION WALL
SCALE: 3/4" = 1'-0"



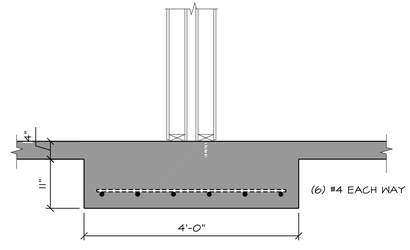
10 S4.1 TYPICAL PATIO
SCALE: 3/4" = 1'-0"



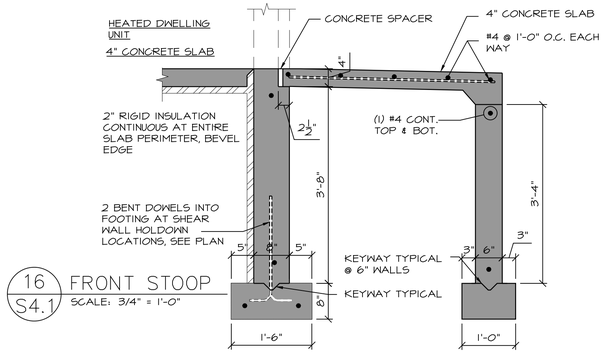
11 S4.1 SECTION
SCALE: 3/4" = 1'-0"



14 S4.1 SECTION
SCALE: 3/4" = 1'-0"



15 S4.1 SECTION
SCALE: 3/4" = 1'-0"



16 S4.1 FRONT STOOP
SCALE: 3/4" = 1'-0"

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REVISION	DATE
1	7/12/2025

DATE 6/13/2025
PROJECT NO. 361405
SHEET S 4.1

VILLAGE OF HOBART
GREATNESS IS GROWING

TO: Site Review Committee **RE: Hillcrest Elementary School, 4193 Hillcrest Dr.; HB-712; Signage**

FROM: Todd Gerbers, Director of Planning and Code Compliance **DATE:** August 20, 2025

ISSUE: Discussion and action on a request for a new wall signage located at 4193 Hillcrest Dr.

RECOMMENDATION: Staff recommends conditional approval based on staff recommendation and any conditions the Committee may identify.

GENERAL INFORMATION

1. Owner/Developer: Pulaski School District
2. Applicant/Agent: Jones Sign / Krista Suhr
3. Address/Parcel: 4193 Hillcrest Dr. / HB-712
4. Zoning: PI: Public / Institutional District
5. Use: Elementary School

BACKGROUND

Hillcrest Elementary School, located at 4193 Hillcrest Dr., is nearing the completion of a substantial addition / renovation project and requests to install a 40 square foot wall mounted Electronic Message Center (EMC) on the front (east) building elevation facing Hillcrest Dr.

As part of the addition / renovation project for this school, the freestanding ground sign has been removed and will not be reinstalled. The only sign that is proposed for this facility will be the 40 square foot wall mounted EMC sign on the front (east) elevation of the facility. The sign had been prematurely installed on the facility while they had the proper equipment still on site to perform the task. It was shortly after it was installed that it was noticed and relayed to the proper individuals with the school district that the proper approvals were not obtained for such a sign. The sign was immediately turned off until such a request could be made to the Village. The Village Sign Code has recently been revised to allow for such a sign to be installed, and the final step would be for the SRC to review and take formal action on this sign request. One important requirement that was included in the revision to the Sign Code (copy of such code is attached) is that such a sign as this shall be turned off between the hours of 10:00 PM and 6:00 AM (or outside of normal business hours) whichever is more restrictive. This was recommended by the Village Planning & Zoning Commission for such a situation with such close proximity to residential uses.

This wall sign as proposed would be in compliance with the Village Sign Code.

RECOMMENDATION/CONDITIONS

Staff recommends approval of the proposed 40 square foot EMC wall sign to be located at 4193 Hillcrest Dr. as submitted subject to the following condition(s):

1. Property owner submitting a letter to the Village as part of the permit application certifying that they will comply with the prescribed brightness limitations set by the sign ordinance for Electronic Message Centers.

VILLAGE OF HOBART
GREATNESS IS GROWING

Building Permit Application

Permit Number _____
(Assigned by Village Personnel)

Village of Hobart
Dept of Planning & Code Compliance
2990 S Pine Tree Rd
Hobart WI 54155
Phone: (920) 869-3809
Fax (920) 869-2048

Project Address 4193 Hillcrest Rd, Hobart, WI 54155

Parcel Number
HB-712

Applicant is the: ☐ Owner OR ■ Contractor
Use Category: ☐Single Family ☐Duplex ☐Multi-Family ☐Commercial ☐Industrial ☐ Agricultural

Owner's Name: Pulaski School District Hillcrest Elementary School e-mail: njphillips@pulaskischools.org		Mailing Address: 4193 Hillcrest Rd Hobart, WI 54155	Tel: Fax: Mobile: (920) 655-6233
Building Contractor Name: Jones Sign e-mail: ksuhr@jonessign.com	Lic# Qualifier#	Mailing Address: 1711 Scheuring Road De Pere, WI 54115	Tel: Fax: (920) 983-6700 Mobile: (262) 818-3802
Electrical Contractor Name: e-mail:	Lic#	Mailing Address:	Tel: Fax: Mobile:
HVAC Contractor Name: e-mail:	Lic#	Mailing Address:	Tel: Fax: Mobile:
Plumbing Contractor Name: e-mail:	Lic#	Mailing Address:	Tel: Fax: Mobile:

Work being done:

☐New Structure	☐ Addition	☐ Deck/Porch/Patio	☐Driveway/Parking
☐External Remodeling	☐Internal Remodeling	☐ Garage/Utility Structure	☐Handicap Ramp
☐Hot Tub/Spa	☐ Fence/Kennel	☑Sign/Canopy/Awning	☐Stove/Fireplace
☐Swimming Pool	☐Wrecking Permit	☐Other	

Additional information, such as plan submittal and approval, may be required before issuance.

Scope of work:

1-single sided, Electronic Message Center (EMC installed on front facade of Hillcrest Elementary):
Optec Display Mode: INF-MOD-10HB2-RGB-V-S-S-144x256 Viewing Area: 4' 8 11/16" x 8' 4 13/16"
Cabinet Size: 4' 8 11/16" x 8' 4 13/16" x 5 3/8"

Any work not included in this application is not permitted.

Total Value of Project $25,566 (Value of materials & labor is required to ensure consistency in assessing permit fees.)

Breakdown of values: Bldg_____ Elec_____ Plumb_____ HVAC_____

I certify the above information is complete and accurate. I agree to perform the work in conformance to all approval conditions & applicable codes/ordinances.

Applicant Name: Krista Suhr
(Please print)

Signature: Krista Suhr

Issued By:

Date:

Date: 06/04/2025

Total Fees Collected:_____Check #_____

Cautionary Statement to Owners Obtaining Building Permits

101.65(lr) of the Wisconsin Statutes requires municipalities that enforce the Uniform Dwelling Code to provide an owner who applies for a building permit with a statement advising the owner that:

If the owner hires a contractor to perform work under the building permit and the contractor is not bonded or insured as required under s. 101.654 (2) (a), the following consequences might occur:

(a) The owner may be held liable for any bodily injury to or death of others or for any damage to the property of others that arises out of the work performed under the building permit or that is caused by any negligence by the contractor that occurs in connection with the work performed under the building permit.

(b) The owner may not be able to collect from the contractor damages for any loss sustained by the owner because of a violation by the contractor of the one- and two- family dwelling code or an ordinance enacted under sub. (1) (a), because of any bodily injury to or death of others or damage to the property of others that arises out of the work performed under the building permit or because of any bodily injury to or death of others or damage to the property of others that is caused by any negligence by the contractor that occurs in connection with the work performed under the building permit.

Cautionary Statement to Contractors for Projects Involving Building Built Before 1978

If this project is in a dwelling or child-occupied facility, built before 1978, and disturbs 6 sq. ft. or more of paint per room, 20 sq. ft. or more of exterior paint, or involves windows, then the requirements of ch. DHS 163 requiring Lead-Safe Renovation Training and Certification apply. Call (608)261-6876 or go to the Wisconsin Department of Health Services' lead homepage for details of how to be in compliance.

Wetlands Notice to Permit Applicants

You are responsible for complying with state and federal laws concerning the construction near or on wetlands, lakes, and streams. Wetlands that are not associated with open water can be difficult to identify. Failure to comply may result in removal or modification of construction that violates the law or other penalties or costs. For more information, visit the Department of Natural Resources wetlands identification web page or contact a Department of Natural Resources service center.

Additional Responsibilities for Owners of Projects Disturbing One or More Acre of Soil

I understand if this project involves disturbing one or more acres of soil, this project is subject to ch. NR 151 regarding additional erosion control and stormwater management standards, and will comply with those standards.

I have read the aforementioned Cautionary Statements and Notices.

Owner's Signature:_____Date:_____

4193 Hillcrest Dr – Wall Sign

295-361 Regulations of Signs

Section 295-361H.(3)(e) to be modified to read:

(1) Changeable letter or Electronic Message Center (EMC) signs shall be subject to the following requirements and limitations.

(2) Changeable letter signs are prohibited in the PDD #1 and PDD #2 zoning districts and allowed in commercial, industrial, public, and institutional zoning districts subject to the following standards:
   (a) Changeable letter signs shall be part of a permanent freestanding ground sign.
   (b) Changeable letter signs shall be included when calculating the allowable square feet that is permitted for freestanding signs as noted elsewhere in the Village's Sign Code. The Village Site Review Committee may approve up to a 50% increase in total sign area for a freestanding ground sign on properties that are limited to a total of 50 square feet of area, when taking into account the physical and spatial environment, traffic patterns, and overall integration into the neighborhood and surrounding development.

(3) Electronic Message Centers (EMC) are allowed in commercial, industrial, public, and institutional zoning districts subject to the following standards:

   (a) Electronic message centers shall be a maximum of 40 square feet of display area per sign face (maximum of two (2) faces).
   (b) Electronic message centers shall be included when calculating the allowable square feet that is permitted for wall or freestanding signs as noted elsewhere in the Village's Sign Code. The Village Site Review Committee may approve up to a 50% increase in total sign area for a freestanding ground sign on properties that are limited to a total of 50 square feet of area, when taking into account the physical and spatial environment, traffic patterns, and overall integration into the neighborhood and surrounding development.
   (c) Electronic message centers shall be made part of and integrated into a freestanding ground sign. Electronic message centers may be integrated into a wall mount sign.
   (d) Electronic message centers are permitted to display words and/or graphics only. Animation that creates a video is prohibited.

   (e) Any individual letter or graphic scrolling or otherwise displayed shall remain illuminated and visible for a minimum of two (2) seconds.

   (f) The message shall not flash. Any message that remains visible for less than two (2) seconds shall be considered as flashing.

   (g) The illuminance of an electronic message center (EMC) shall be measured with an illuminance meter set to measure footcandles accurate to at least two decimals. Illuminance shall be measured with the EMC off, and again with the EMC displaying a white image for a full color-capable EMC, or a solid image for a single-color EMC. All measurements shall be taken as close as practical to a perpendicular plane of the sign at the distance determined by the total square footage of the EMC as set

forth in the following formula: Measurement Distance in feet = the square root of (the Area of the Sign *100).

(h) The difference between the off and solid-message measurements using the EMC Measurement Criteria shall not exceed 0.3 footcandles at night.

(i) All permitted EMCs shall be equipped with a sensor or other device that automatically dim according to ambient light conditions. In no case shall the EMC exceed 0.3 footcandles over ambient lighting conditions.

(j) All EMCs shall be placed with consideration of the impacts on abutting or adjacent residential districts and uses. In all cases, and to the maximum extent practicable, EMCs shall be located at a point with the greatest dimension and separation from the property line of a residential use or the boundary line of a residential district. With all wall mounted installations that are abutting or adjacent to residential districts or uses, such EMCs must be turned off when the business / use is closed or between the hours of 10:00 PM and 6:00 AM, whichever is more restrictive.

(k) Include systems and monitoring to either turn the display off or show “full black” on the display in the event of malfunction.

(l) Be designed so if a catastrophic power surge occurs, the display will turn off or show “full black”.

(m) Automatically adjust the intensity of its display according to natural ambient light conditions.

(n) The owners of such an EMC sign shall include a signed letter accompanying their permit application certifying that they will comply with the prescribed brightness limitations set by this ordinance.

(o) Electronic message centers may also be subject to additional state and federal regulations when located near a state or federally regulated roadway.

VILLAGE OF HOBART
GREATNESS IS GROWING

TO: Site Review Committee **RE: La Petite Acadaemy, 4275 Hillcrest Dr.; HB-713; Signage**

FROM: Todd Gerbers, Director of Planning and Code Compliance **DATE:** August 20, 2025

ISSUE: Discussion and action on revisions to the proposed freestanding sign located at 4275 Hillcrest Dr.

RECOMMENDATION: Staff recommends conditional approval based on staff recommendation and any conditions the Committee may identify.

GENERAL INFORMATION

1. Owner/Developer: NNN REIT,LP / La Petite Academy
2. Applicant/Agent: Joe Socha / Fast Signs of Northeastern WI
3. Address/Parcel: 4275 Hillcrest Dr. / HB-713
4. Zoning: PI: Public / Institutional District
5. Use: Day Care Center

BACKGROUND

La Petite Acadaemy, located at 4275 Hillcrest Dr., is an operating day care facility (formerly Shining Stars Children and Education Center) and is submitting for review and action of revision to the proposed freestanding sign.

Back in February 2025, the SRC approved new wall mounted and ground mounted signs for this location. The wall sign remains the same as to what was approved back in February, however, the property owner has decided to modify the freestanding ground mount sign. The sign that was submitted back in February detailed a new "Non-illuminated extruded aluminum post and panel sign. The request has changed to install a new sign face to the existing wooden support structure and apply a new coat of black paint to the existing sign structure. This is now more of a "face replacement" which typically does not require review and approval (or even a permit) as there is no change to the sign area or height, but I wanted to get this back before the committee because it is a change from what was originally approved.

Being that it is a change from previously approved freestanding sign, the committee should take action on the changes proposed so that the correct sign is reflected in what will be constructed on site.

This free standing ground sign would still be in compliance with the Village Sign Code.

The first three pages of the attached drawings are from what was submitted back in February, and the last page is from what was submitted for the modifications.

RECOMMENDATION/CONDITIONS

Staff recommends approval of the proposed 32 square foot ground mount sign to be located at 4275 Hillcrest Dr. as submitted subject to the following condition(s):

1. Sign support structure shall be painted as noted in the revised submittal.

1 1 SET OF 1/4” PAINTED ACRYLIC FLUSH MOUNTED LETTERS ON FLANGED PANEL

White 1/2” aluminum flanged panel painted white
Flush mounted letters painted black
Accent red to match PMS 186C

No existing signage

LOCATION:
4275 Hillcrest Dr
Hobart, WI 54155

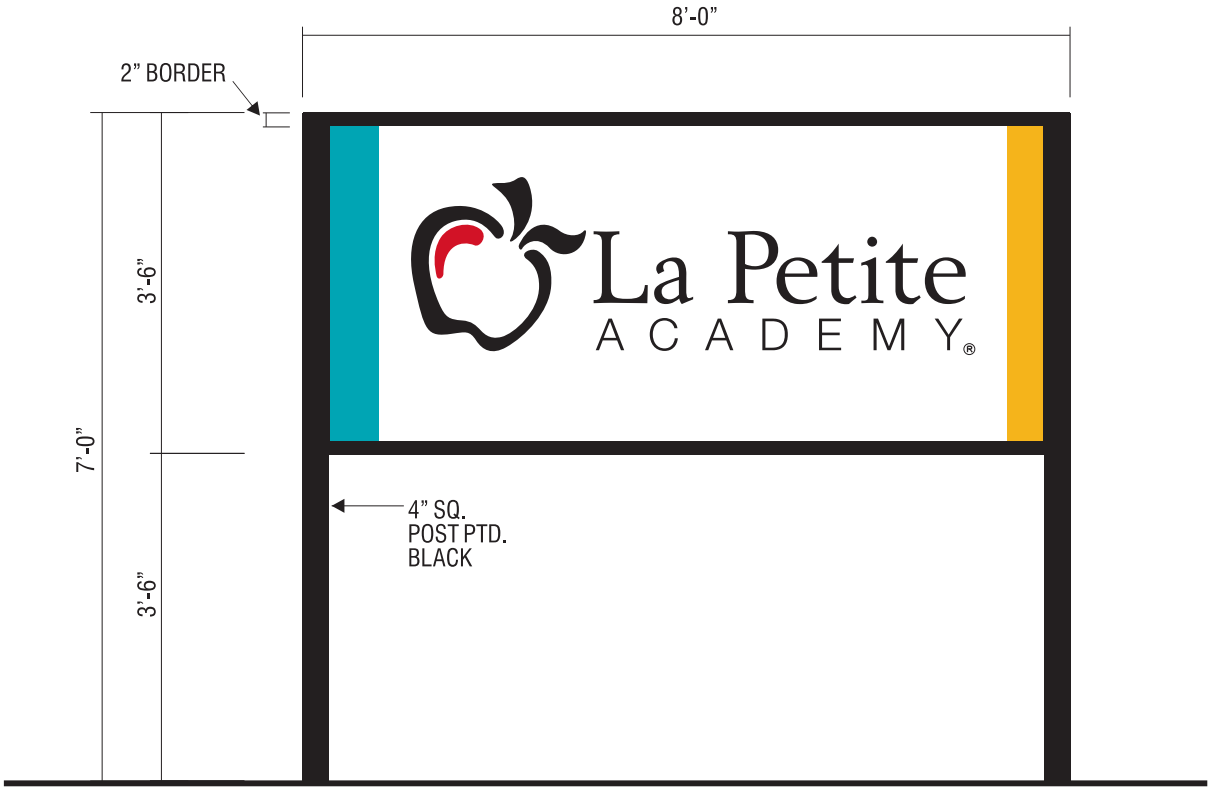
FILE NAME: 7753

PAGE: 1

DATE: 2/10/25

APPROVAL:

KOZ
NATIONAL SIGN CONTRACTOR
11142 S. Campbell Ave. • Chicago, Illinois 60655



2 D/F Non Illuminated Extruded Aluminum Post and Panel Sign

White background with black vinyl copy
Accent red vinyl to match PMS 186C
Blue accent to match PMS 7710C
Yellow accent to match PMS 7408C
Border and posts painted Black
No exposed fasteners

LOCATION:
4275 Hillcrest Dr
Hobart, WI 54155

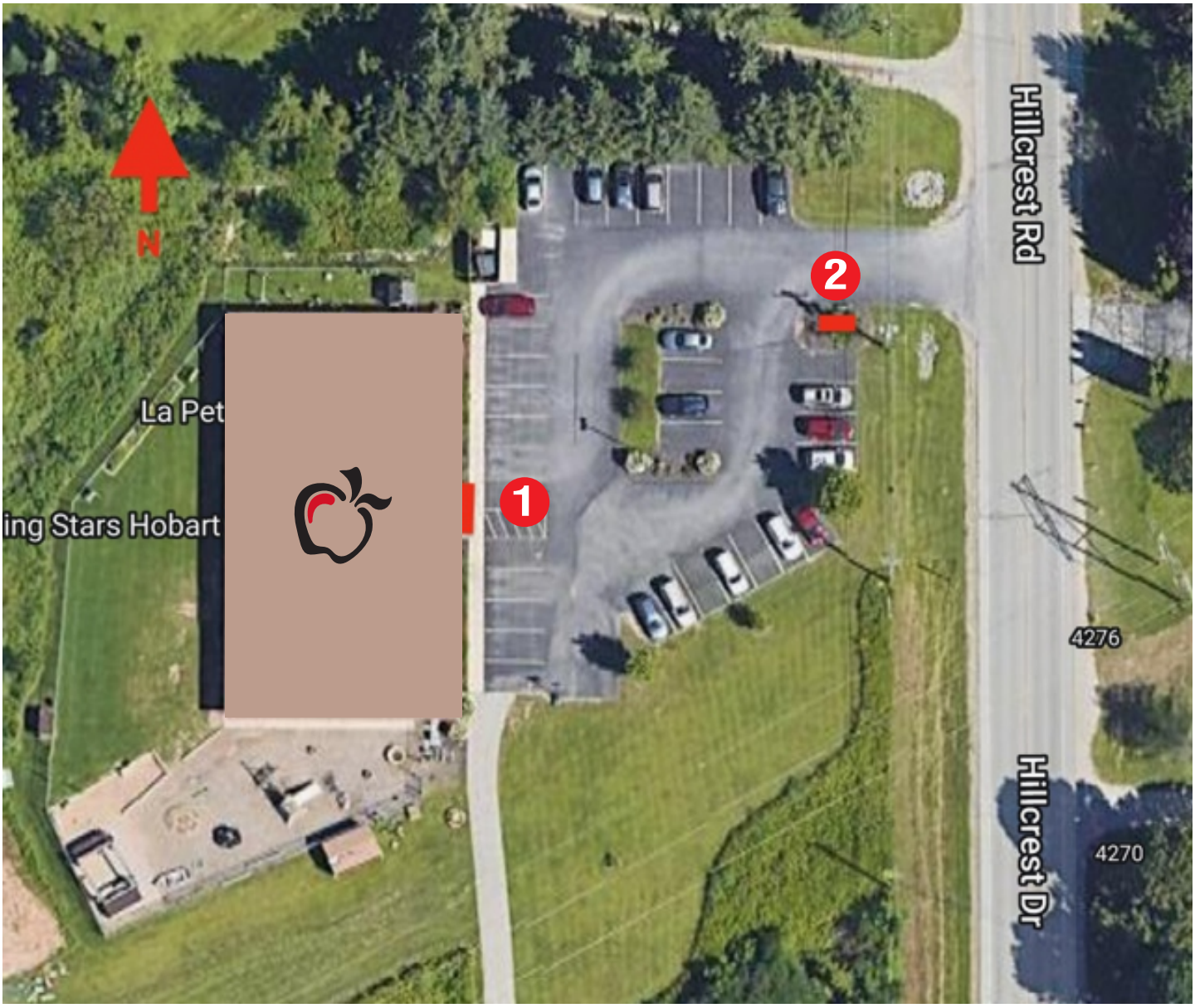
FILE NAME: 7753

PAGE: 2

DATE: 2/10/25

APPROVAL:

K O Z
NATIONAL SIGN CONTRACTOR
11142 S. Campbell Ave. • Chicago, Illinois 60655



PLOT PLAN

LOCATION:
4275 Hillcrest Dr
Hobart, WI 54155

FILE NAME: 7753

DATE: 2/10/25

PAGE: 3

APPROVAL:

K O Z
NATIONAL SIGN CONTRACTOR
11142 S. Campbell Ave. • Chicago, Illinois 60655

2 D/F Non Illuminated 4' x 8' ACM Replacement Panel

White background with black vinyl copy
Accent red vinyl to match PMS 186C
Blue accent to match PMS 7710C
Yellow accent to match PMS 7408C
Re-Paint the wooden structure Black

LOCATION:
4275 Hillcrest Dr
Hobart, WI 54155

FILE NAME: 7753

PAGE: 2

DATE: 2/10/25

APPROVAL:

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