



Plan Commission

335 South Broadway

Regular Meeting

De Pere, WI 54115
<http://www.de-pere.org>

Agenda

Monday, March 23, 2015	7:00 PM	De Pere City Hall Council Chambers
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Pursuant to Wisconsin Statutes 19.84, Notice is hereby given to the public that a meeting of the **Plan Commission** of the City of De Pere will be held on **March 23, 2015** at **7:00 PM** in the **De Pere City Hall Council Chambers**, 335 S. Broadway Street, De Pere, WI 54115.

This meeting can be viewed LIVE at www.depere.tv. This meeting is also rebroadcast on TW Cable Channel 4 and AT&T U-verse Channel 99 throughout the week and available on demand at www.depere.tv.

Call to Order

1. Roll Call.
2. Approval of the minutes of the February 23, 2015 Plan Commission meeting.
3. Review the Site Plan application for an 8,174 sq ft addition to 1001 Main Ave, parcel WD-D0200-2 (Festival Foods). Applicant: Bayland Buildings.

Adjournment

Any person wishing to attend this meeting who, because of disability, requires special accommodations should contact the City Planner's office at 339-4043 by Noon on Monday, March 23rd, 2015 so that arrangements can be made.

AGENDA SENT TO:
Plan Commission Members
Alderspersons
News Media
Bayland Buildings

City of De Pere, Wisconsin**Request For Plan Commission Action**

MEETING DATE: March 23, 2015

DEPARTMENT: Planning

FROM: Ken Pabich

SUBJECT: Approval of the minutes of the February 23, 2015 Plan Commission meeting.

ATTACHMENTS:

- PC_Feb2015_Minutes_Draft (PDF)



Plan Commission

335 South Broadway

De Pere, WI 54115

<http://www.de-pere.org>

Regular Meeting

Draft Minutes

Monday, February 23, 2015

7:00 PM

De Pere City Hall Council Chambers

Call to Order

The meeting was called to order at 7:00 PM by Mayor Michael J. Walsh

Attendee Name	Title	Status	Arrived
Derek Beiderwieden	Commissioner	Present	
James Boyd	Aldersperson	Present	
Jim Kalny	Commissioner	Present	
Larry Lueck	Aldersperson	Excused	
Elizabeth Runge	Commissioner	Excused	
Steve Taylor	Commissioner	Present	
Michael J. Walsh	Mayor	Present	

Also present: City Planner Ken Pabich and members of the public.

2. Approval of the minutes of the December 22, 2014 Plan Commission meeting.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jim Kalny, Commissioner
SECONDER:	Steve Taylor, Commissioner
AYES:	Beiderwieden, Boyd, Kalny, Taylor, Walsh
EXCUSED:	Larry Lueck, Elizabeth Runge

3. Review the Site Plan application for a transfer station expansion at WD-62-1 (Ashland Ave). Applicant: WPS.

Ken Pabich displayed a map of the site location and reviewed staff comments regarding the plan. Mayor Walsh motioned, seconded by James Boyd, to approve the site plan with the following provisions: a maintenance agreement for the detention pond must be executed prior to occupancy, and the exterior of the building must be a non-metal material. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Michael J. Walsh, Mayor
SECONDER:	James Boyd, Aldersperson
AYES:	Beiderwieden, Boyd, Kalny, Taylor, Walsh
EXCUSED:	Larry Lueck, Elizabeth Runge

4. Review the Vacation Request for a portion of George Street (next to 102 N Broadway). Applicant: City of De Pere.*

Ken Pabich reported that this site has been identified for future redevelopment. There is a large amount of green space outside the existing property line; staff has submitted a request to vacate a portion of the right of way between the sidewalk and the property line in order to enlarge the overall buildable square footage of the parcel. If approved by the Plan Commission, an initial resolution will be submitted to City Council. It will then require a three week public hearing notice. Derek Beiderwieden motioned, seconded by Jim Kalny, to approve the request and forward to City Council. Upon vote, motion carried unanimously.

Attachment: PC_Feb2015_Minutes_Draft (3253 : minutes)

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Derek Beiderwieden, Commissioner
SECONDER:	Jim Kalny, Commissioner
AYES:	Beiderwieden, Boyd, Kalny, Taylor, Walsh
EXCUSED:	Larry Lueck, Elizabeth Runge

5. Review the CSM Application for an extraterritorial CSM for 2 lot CSM in the Town of Lawrence. Surveyor: Vande Hei.*

Ken Pabich reviewed the application and staff comments. Derek Beiderwieden motioned, seconded by Steve Taylor, to approve the application and forward to City Council. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Derek Beiderwieden, Commissioner
SECONDER:	Steve Taylor, Commissioner
AYES:	Beiderwieden, Boyd, Kalny, Taylor, Walsh
EXCUSED:	Larry Lueck, Elizabeth Runge

6. Review the CSM Application for an extraterritorial CSM for 2 lot CSM in the Town of Ledgeview. Surveyor: Mau.*

Ken Pabich reviewed the application and staff comments. Discussion followed regarding the shape of the lot. Mayor Walsh motioned, seconded by James Boyd, to approve the application and forward to City Council. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Michael J. Walsh, Mayor
SECONDER:	James Boyd, Alderperson
AYES:	Beiderwieden, Boyd, Kalny, Taylor, Walsh
EXCUSED:	Larry Lueck, Elizabeth Runge

7. Review the CSM Application for an extraterritorial CSM for 2 lot CSM in the Town of Rockland. Surveyor: Zeitler.*

Ken Pabich reviewed the application and staff comments. Steve Taylor motioned, seconded by Derek Beiderwieden, to approve the request and forward to City Council. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Steve Taylor, Commissioner
SECONDER:	Derek Beiderwieden, Commissioner
AYES:	Beiderwieden, Boyd, Kalny, Taylor, Walsh
EXCUSED:	Larry Lueck, Elizabeth Runge

8. Review option for Non-Regional CDBG Housing Grant Program.

Ken Pabich explained that the Community Development Housing Grant program is offering to let municipalities apply on an individual basis rather than participate in the regional program. After review, staff has concluded that it would not be worthwhile for the city to apply for local funding, and is recommending that the city stay with the regional program. Ken is asking for concurrence from the Plan

Commission tonight. Discussion followed regarding advertising of the program to residents. Jim Kalny motioned, seconded by Steve Taylor, to remain with the regional program. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jim Kalny, Commissioner
SECONDER:	Steve Taylor, Commissioner
AYES:	Beiderwieden, Boyd, Kalny, Taylor, Walsh
EXCUSED:	Larry Lueck, Elizabeth Runge

9. Review the zoning text amendment for outdoor storage and trash enclosure standards (Chapter 14.60(6)).*

Ken Pabich explained that the existing code for outdoor storage is not very descriptive. The city has tried to work on an individual basis to maintain standards but the requirements could be difficult to enforce in their current form. Staff is proposing to separate the code into two sections, one relating to refuse and recyclables, and the other for general storage. The modifications provide more detail for requirements such as dimensions and material used. Discussion followed regarding wood as a material option. Mayor Walsh motioned, seconded by Jim Kalny, to approve the proposed code changes with the specification of composite wood as an enclosure material choice. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Michael J. Walsh, Mayor
SECONDER:	Jim Kalny, Commissioner
AYES:	Beiderwieden, Boyd, Kalny, Taylor, Walsh
EXCUSED:	Larry Lueck, Elizabeth Runge

Adjournment

Mayor Walsh motioned, seconded by Steve Taylor, to adjourn the meeting at 7:35 PM. Upon vote, motion carried unanimously.

Respectfully submitted,
Carey Danen

City of De Pere, Wisconsin

**Request For Plan Commission Action**

MEETING DATE: March 23, 2015

DEPARTMENT: Planning

FROM: Ken Pabich

SUBJECT: Review the Site Plan application for an 8,174 sq ft addition to 1001 Main Ave, parcel WD-D0200-2 (Festival Foods). Applicant: Bayland Buildings.

ATTACHMENTS:

- PC_Staff_Mar23_Festival Foods (PDF)
- PC_SP_Mar2015_Festival Foods (PDF)

- Item 3:** Review the Site Plan application for an 8,174 sq ft addition to 1001 Main Ave, parcel WD-D0200-2 (Festival Foods). Applicant: Bayland Buildings.



Figure 1. Image of existing site.

Overview:

T&S Land Development owns the current building which leases spaces to Festival Foods and multiple smaller tenant spaces. T&S Land Development wants to make the following modifications:

1. Addition on the southeast side of the building which would allow for the expansion of Festival Foods. This work also includes extensive work to the inside of the existing building and tenant relocations.
2. Addition on the northeast side of the building which would allow for tenant spaces that are displaced by the modifications to the existing building.
3. Modifications to the front façade for the entire building. The façade changes are focused on the top building parapets and the existing canopies. Main entrance for Festival Foods would be modified to match current store image.

Public Works:

1. Show property address on the plan and list name and address of owner on the plan.
2. Label "Main Avenue" on the plan.
3. Provide erosion control plan for the site.
4. Show the existing water and sewer laterals to the building. Show water line and label as "private".
5. No underground utilities are shown. Provide a plan with existing utilities so it can be reviewed.
6. Show the location of any new water and sewer service connections on the plan.
7. Provide a safe water sample for the extended water main to the City of De Pere Water Department before connections are made to the pipe. Request new meters at least 5 business days in advance of needing them installed. Water meters larger than 1" will require one month advance notice.

Fire:

1. No comments at this time until final plans are submitted.

Forestry:

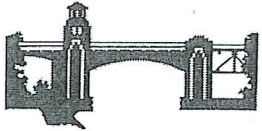
1. No comment, no modification to existing landscaping on site.

Building/Planning:

1. The elevations and material used will match the existing building in order to meet the code requirements.
2. Signage for tenant locations will need a sign permit.
3. The plans need to be approved by the State before permits can be issued.

Recommendation

Staff would recommend approval of the site plan with the following items identified above being addressed.

	CITY OF DE PERE APPLICATION FOR SITE PLAN REVIEW	Fee: \$ 275.00	
		Receipt #: 100905	
		Date: 3-19-15	

Read all instructions provided before completing. If additional space is needed, attach additional pages. Type or use black ink.

SECTION 1: Applicant / Permittee Information

Applicant Name (Ind., Org. or Entity) Bayland Buildings, Inc	Authorized Representative David O'Brien	Title	
Mailing Address PO Box 13571	City Green Bay	State Wi	ZIP Code 54307
Email Address dobrien@baylandbuildings.com	Phone Number (incl. area code) 920-371-6200	Fax Number (incl. area code) 920-498-3033	

SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)

Name (Ind. Org. or Entity) T&S Land Development LLC	Contact Person Mark Schweigart	Title Owner	
Mailing Address PO Box 1040	City Edmond	State OK	ZIP Code 73083
Email Address mark@thequantumcompaines.net	Phone Number (incl. area code) 405-330-0591	Fax Number (incl. area code)	

SECTION 3: Project or Site Location

Project Address/Description 1001 Main Ave	Parcel No. WD-D0200-2
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SECTION 4: Project Information

Existing Zoning:			
Present Use of Parcel:	Retail Strip Mall		
Proposed Use of Parcel:	Retail Strip Mall (Interior alterations with approx. 7,600 SF addition)		
Estimated Start Date:	April 2015	Estimated Completion Date:	Sept 2015

Please submit 1 hard copy 24x36, 1 hard copy 11x17 and 1 PDF copy of the Site Plan.

SECTION 5: Certification and Permission

Certification: I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I certify that the project will be in compliance with all permit conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the provisions of applicable laws.

Permission: I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.

Name of Owner/Authorized Representative (please print) David O'Brien	Title	Phone Number 920-371-6200
Signature of Applicant		Date Signed 2-17-2015

TO BE COMPLETED BY CITY STAFF

CSM Review authorized by the De Pere Municipal Code, Chapter 46.



BAYLAND BUILDINGS

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www.baylandbuildings.com

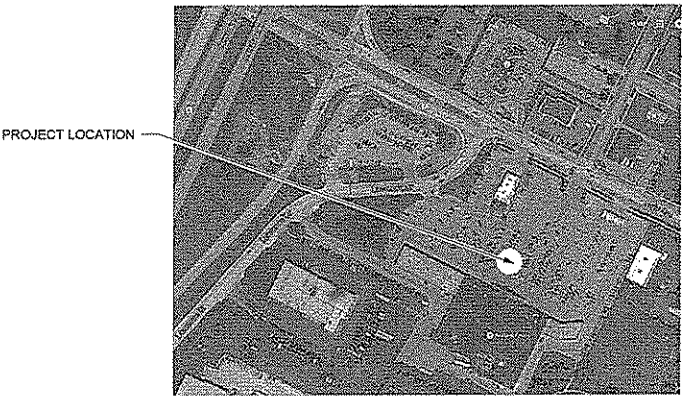
DESIGN & BUILD GENERAL CONTRACTOR

PROPOSED PROJECT FOR:

FESTIVAL FOOD DEPERE

DEPERE, WISCONSIN

LOCATION MAP



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DEPERE, WISCONSIN; COUNTY OF: BROWN

PROJECT INFORMATION

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SALES REP: JIM THYES
(920)-371-2011

DRAWN BY: LJP

DATE: 03-09-2015

Revision Schedule		
Revision Number	Revision Description	Revision Date
1	Revision 1	Date 1
2	Revision 2	Date 2

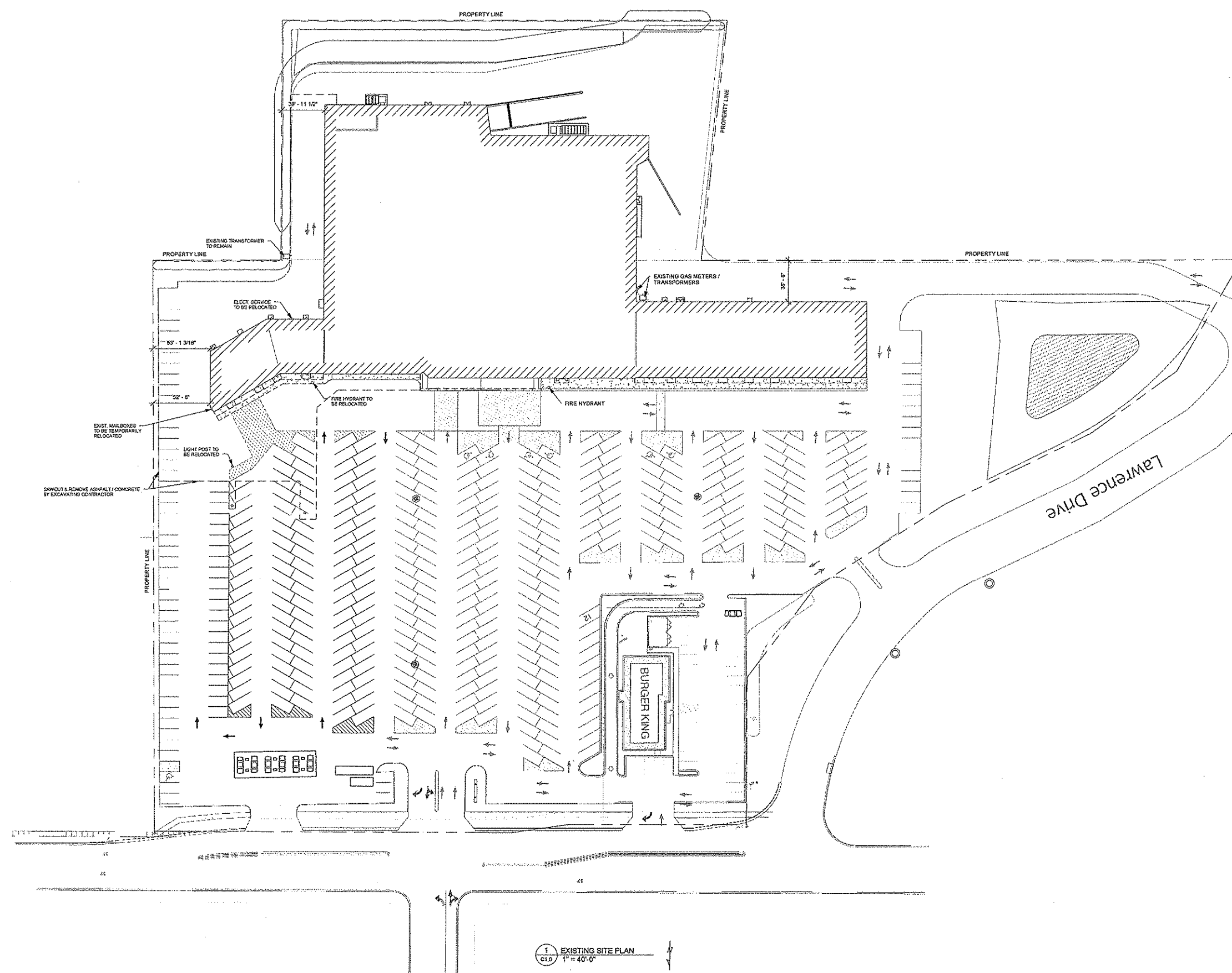
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SHEET

T1.0

SHEET INDEX

SHEET NAME	SHEET NUMBER
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EXISTING OVERALL FLOOR PLAN	A1.0
DEMOLITION PLANS	A1.1
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ENLARGED FLOOR PLAN	A1.5
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PROPOSED STRUCTURAL PLAN	S2.0





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SHEET
C1.0

1 EXISTING SITE PLAN
C1.0 1" = 40'-0"



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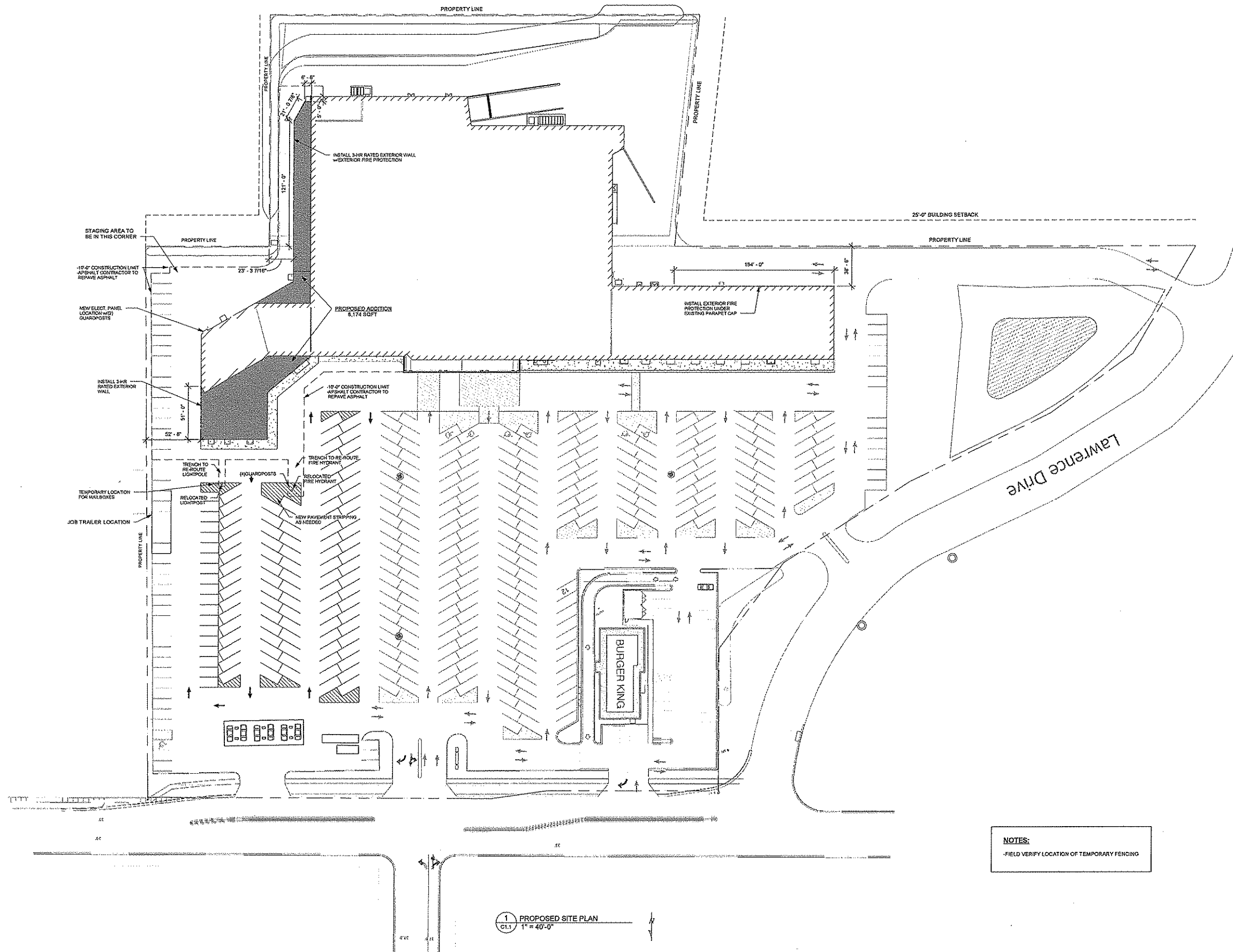
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C1.1



NOTES:
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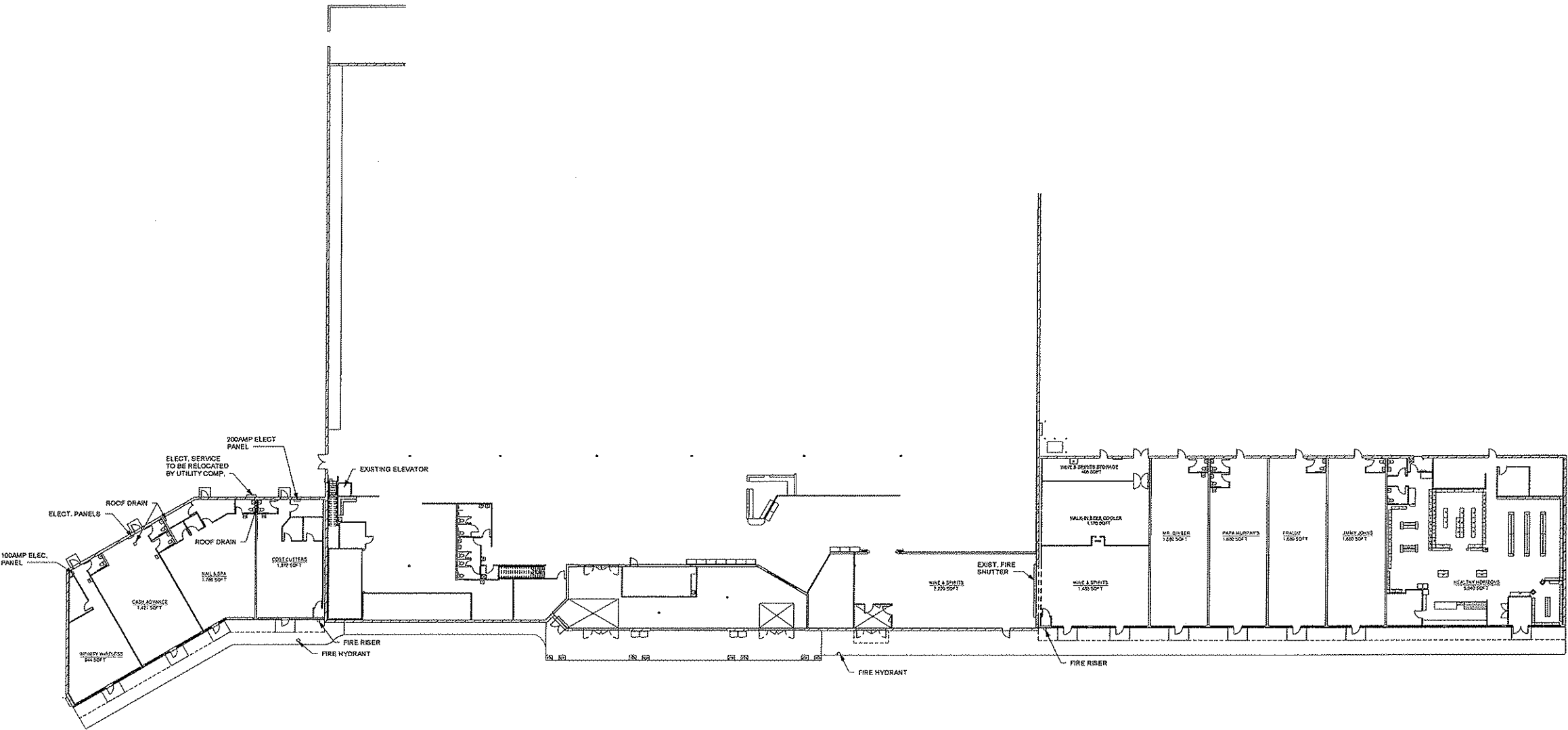
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A1.0



1
A1.0
EXISTING OVERALL FLOOR
PLAN
3/64" = 1'-0"

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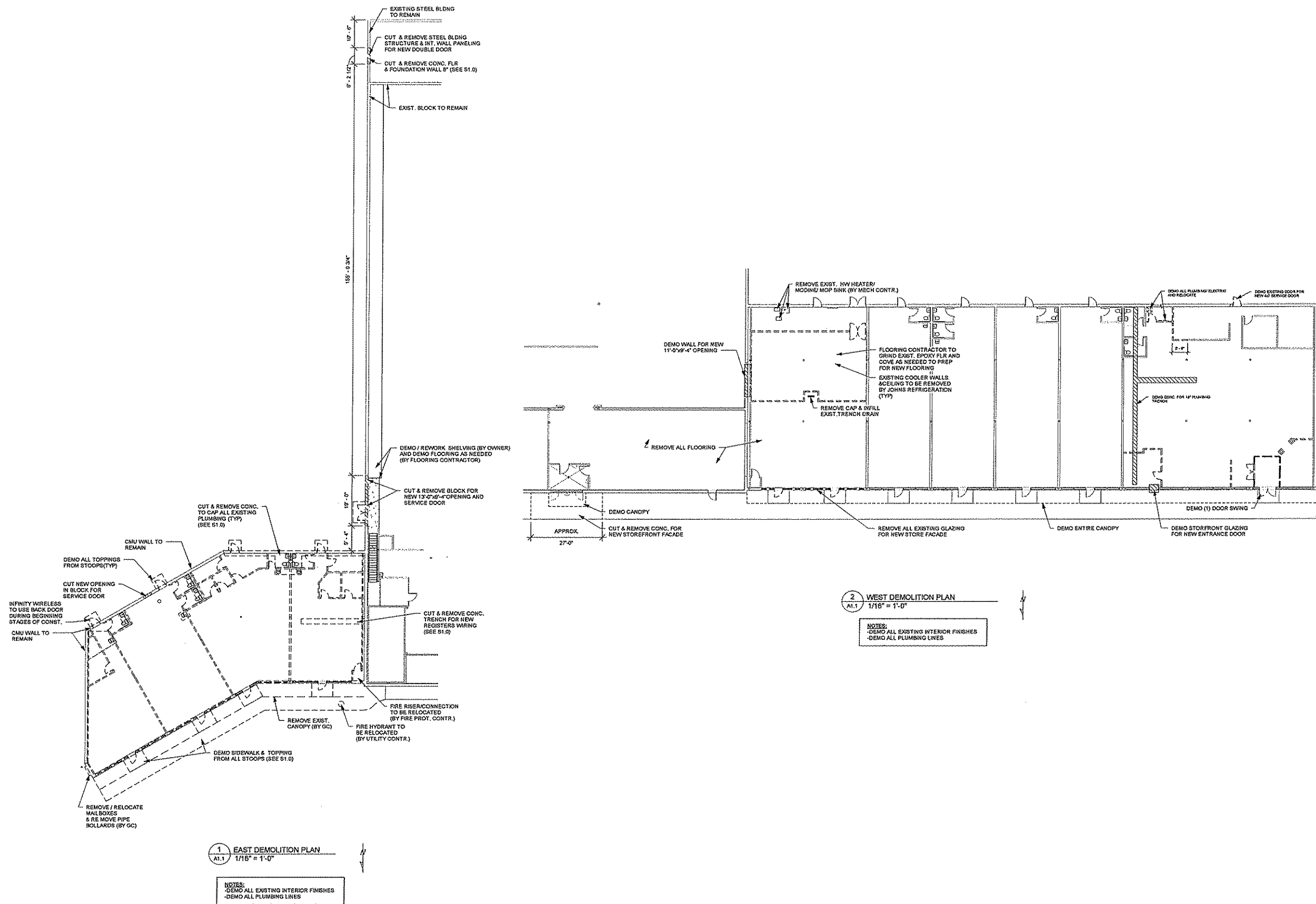
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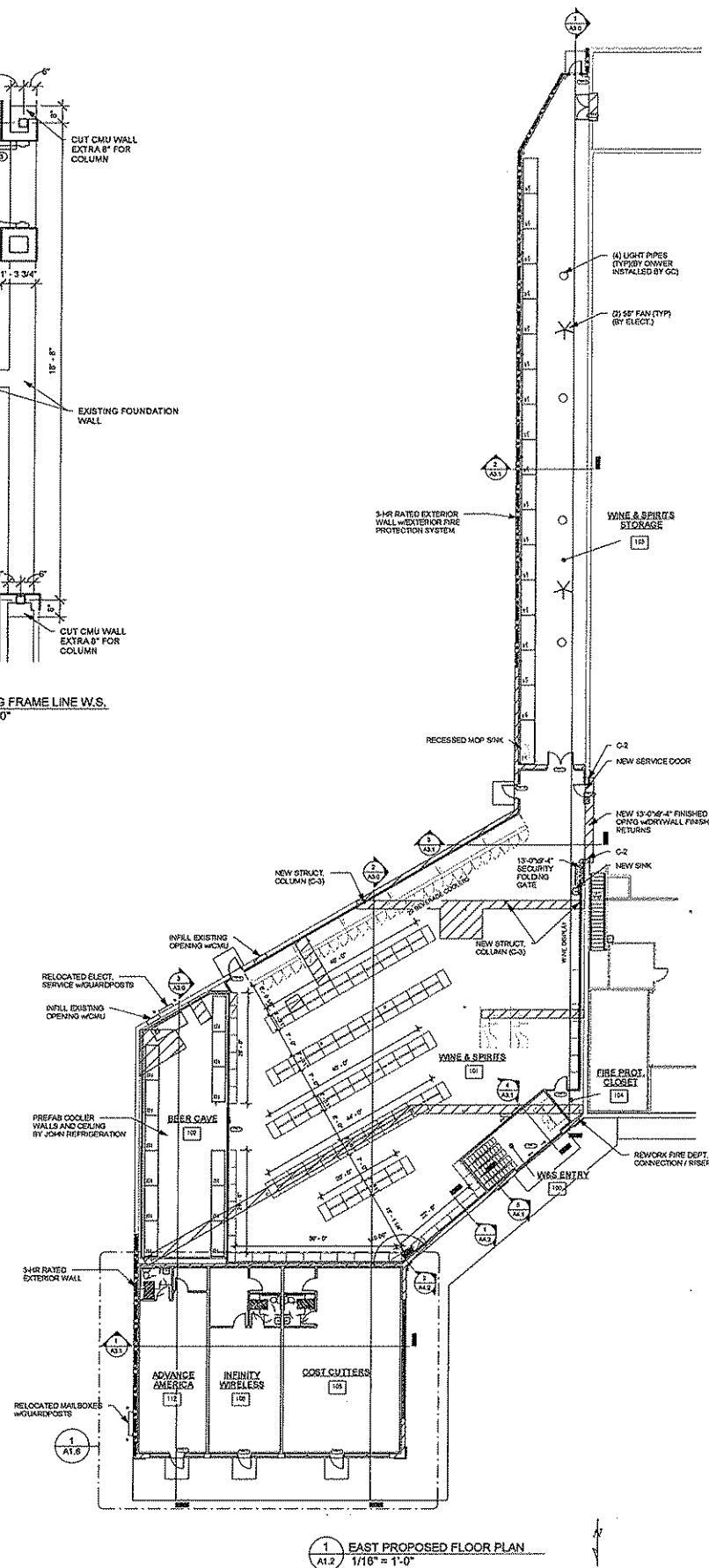
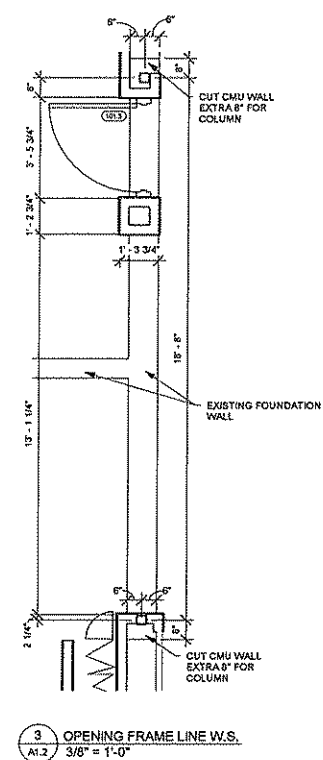
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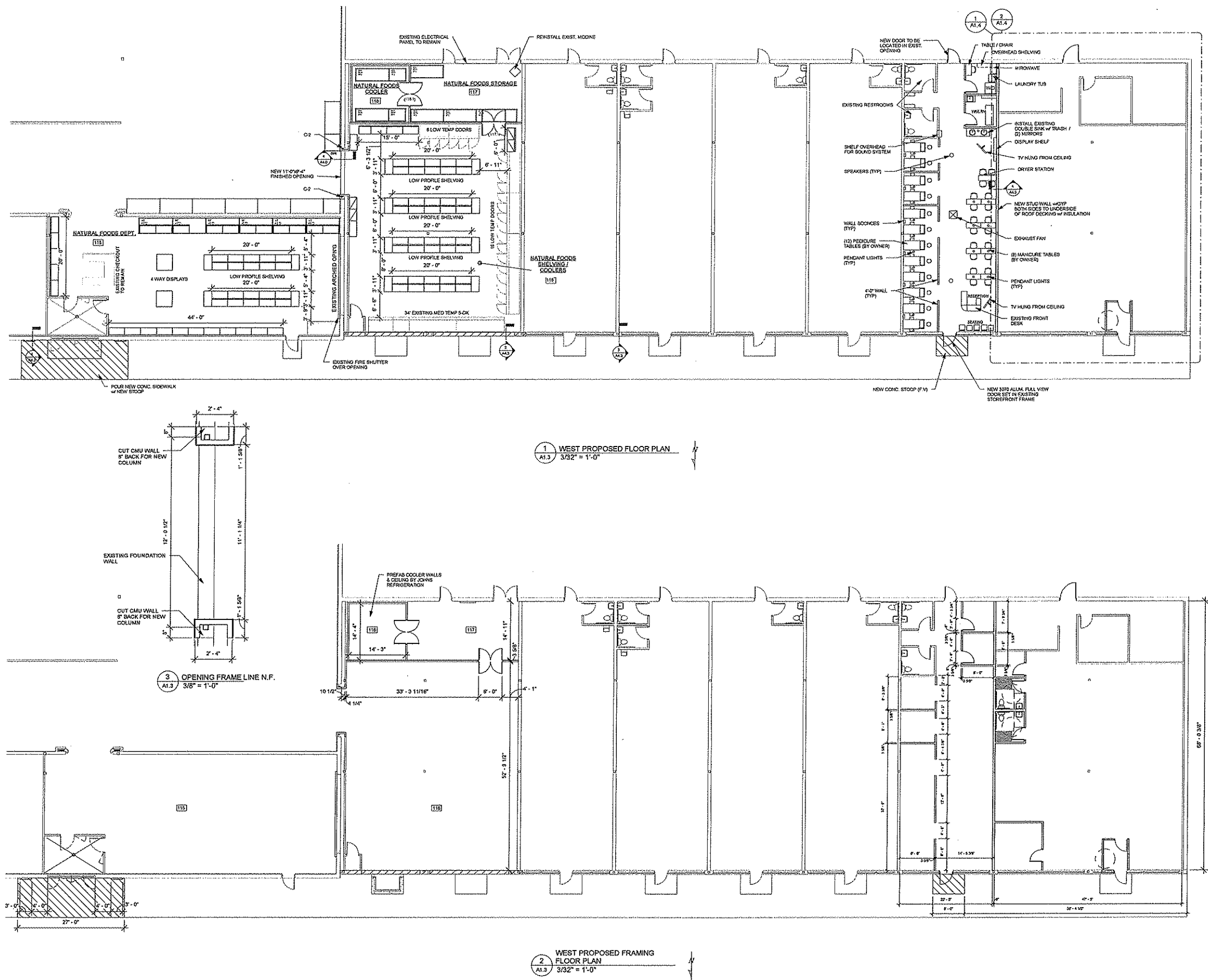
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A1.2



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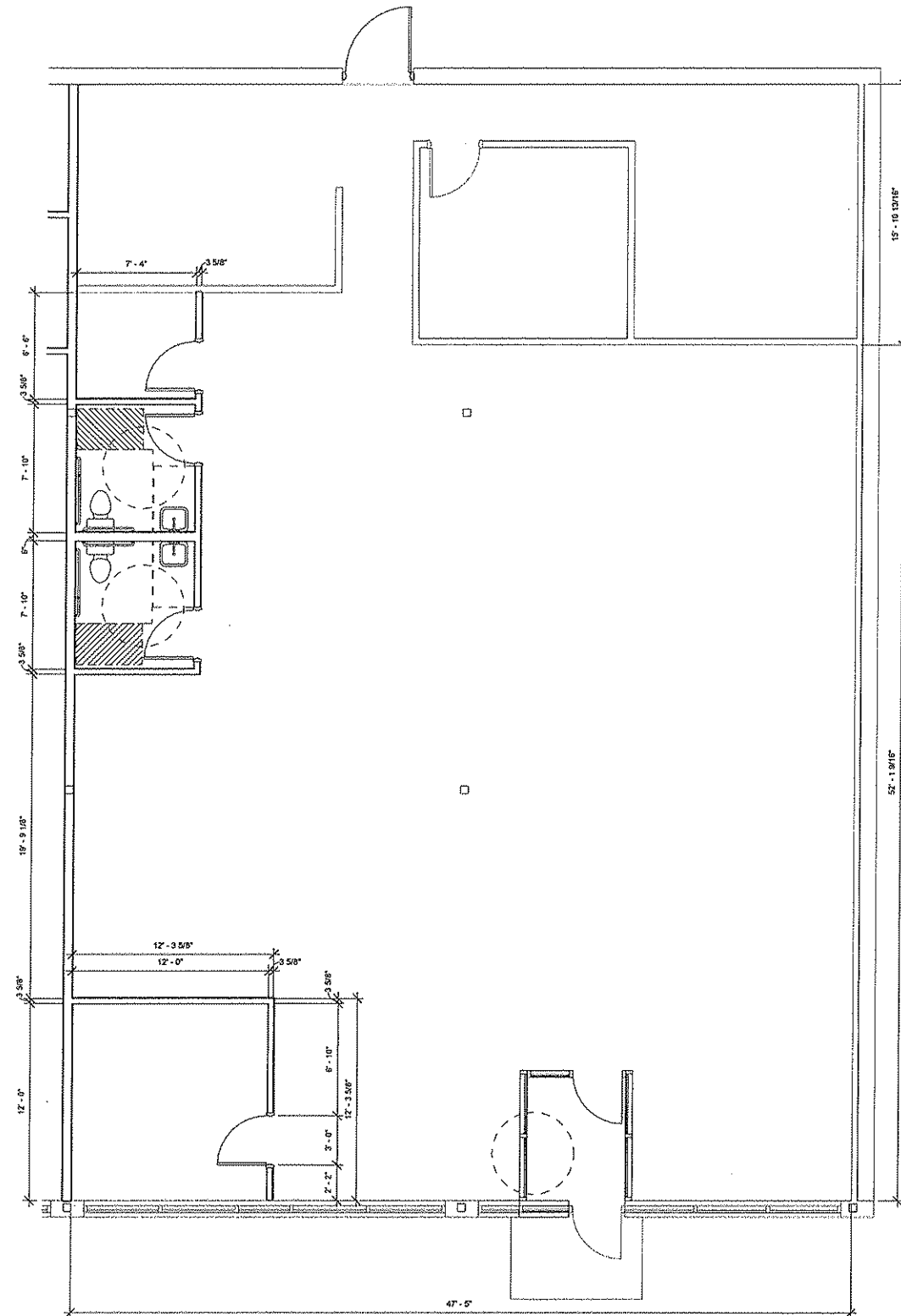
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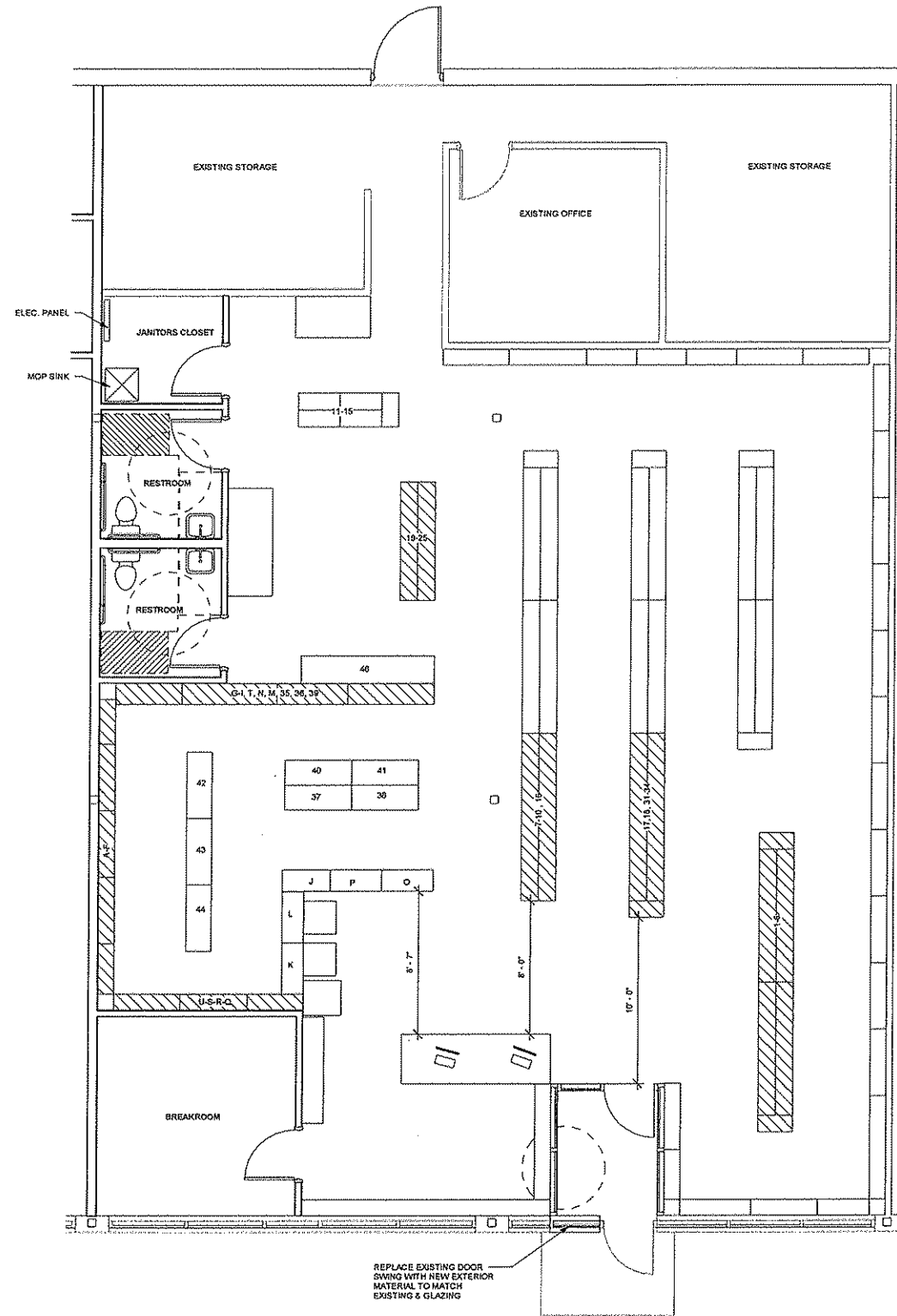
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A1.3



2 HEALTHY HORIZONS FRAMING
PLAN
1/4" = 1'-0"



1 HEALTHY HORIZONS
PROPOSED PLAN
1/4" = 1'-0"

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CONSTRUCTION. THE USER OF THESE PLANS OR
CONSTRUCTION AGREES TO HOLD BAYLAND BUILDINGS,
INC. HARMLESS FROM ANY AND ALL SUCH ERRORS OR
OMISSIONS.

JOB NUMBER: 15-2822
SALES REP: JIM THYES
(920) 371-2011
DRAWN BY: LJP
DATE: 03-09-2015
REVISIONS:

ISSUED FOR:
☐ PRELIMINARY
☒ BID SET
☐ CONSTRUCTION
SHEET

A1.4



BAYLAND BUILDINGS
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www.baylandbuildings.com

DESIGN & BUILD GENERAL CONTRACTOR

PROPOSED BUILDING FOR:
FESTIVAL FOOD DEPERE
DEPERE, WISCONSIN; COUNTY OF: BROWN

SCALE VERIFICATION



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MAY BE SUBJECT TO LEGAL ACTION.

JOB NUMBER:
15-2622

SALES REP:
JIM THYES
(920) 371-2011

DRAWN BY:
LJP

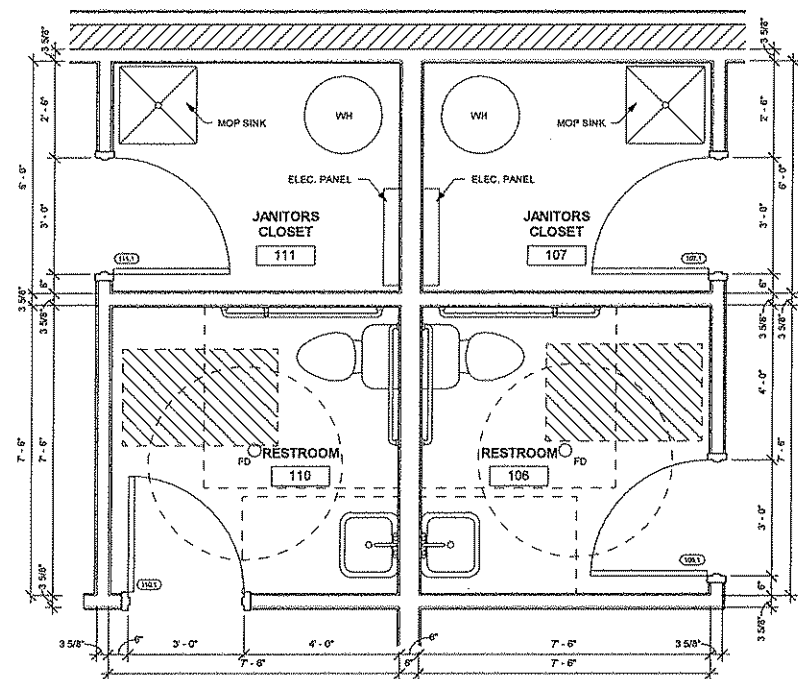
DATE:
03-09-2015

REVISIONS:

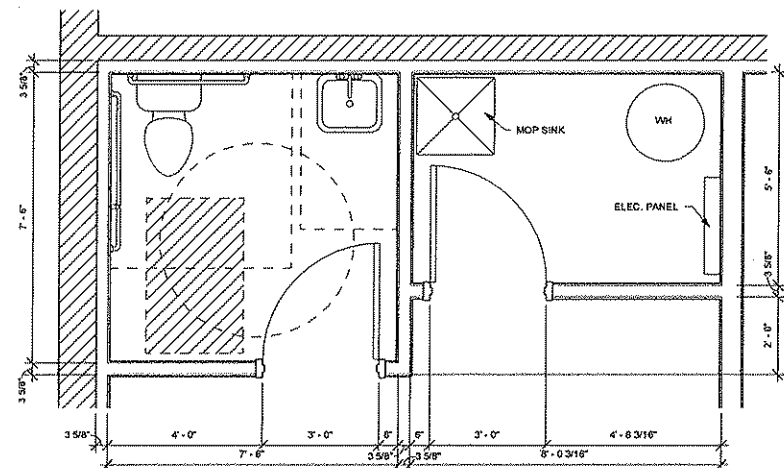
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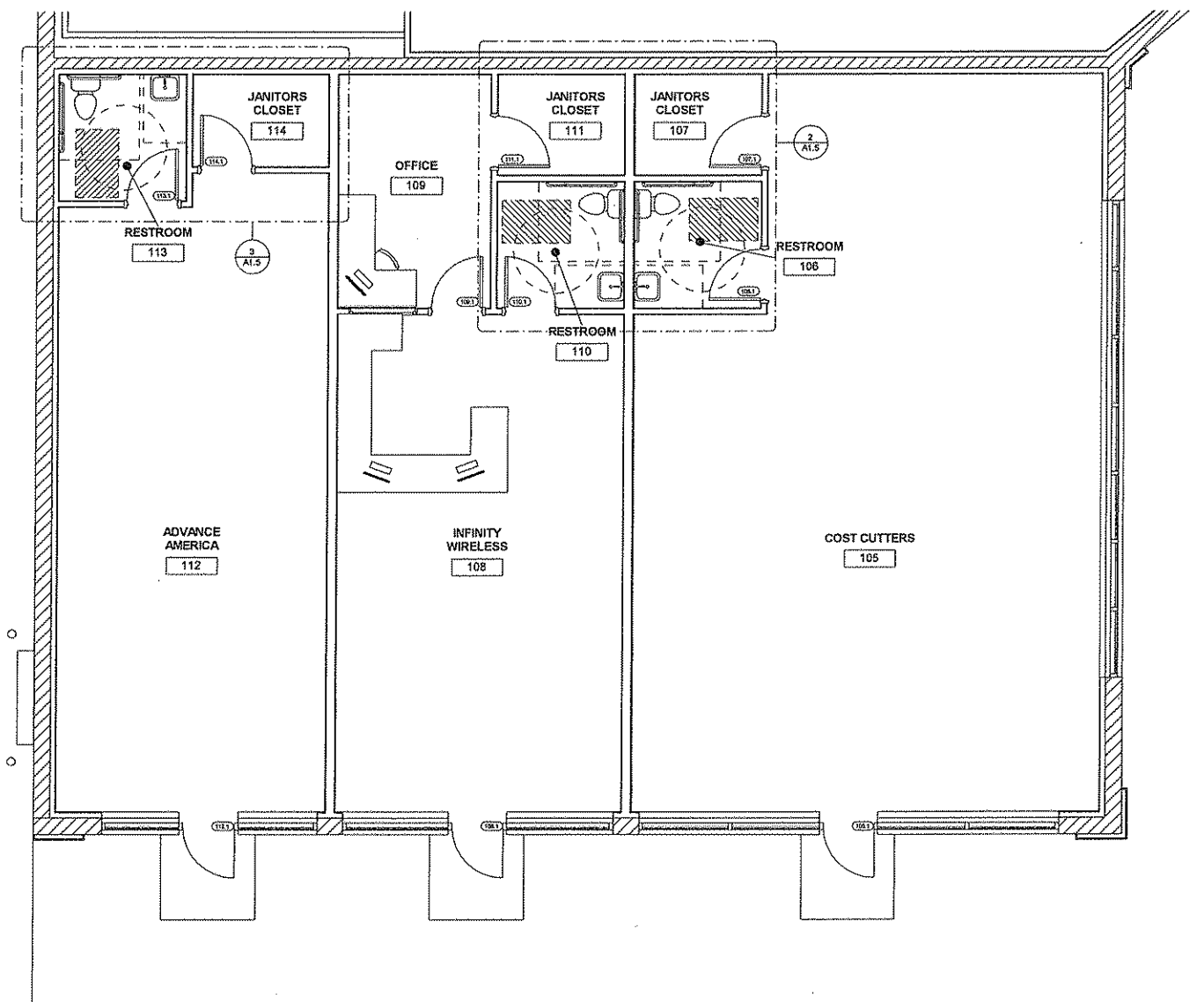
A1.5



2 ENLARGED BATHROOM LAYOUT
A1.5 1/2" = 1'-0"



3 ENLARGED RESTROOM LAYOUT
A1.5 1/2" = 1'-0"



1 INFINITY / ADVANCE AMERICA /
COST CUTTERS FLOOR PLAN
A1.5 1/4" = 1'-0"



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PROPOSED BUILDING FOR:
FESTIVAL FOOD DEPERE
DEPERE, WISCONSIN; COUNTY OF: BROWN

SCALE VERIFICATION

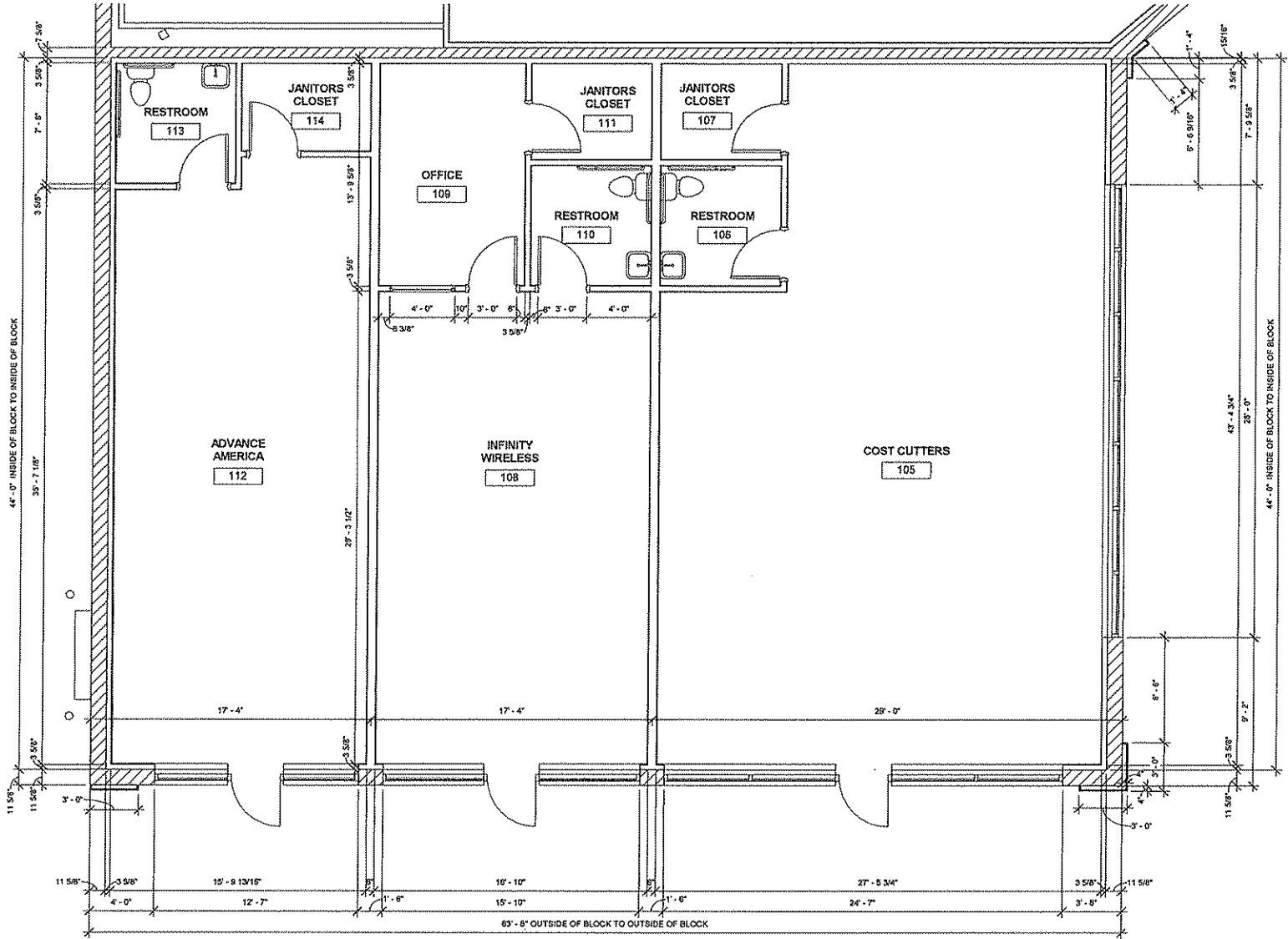
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WRITING FROM BAYLAND BUILDINGS, INC. ANY VIOLATION
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NOT BE RESPONSIBLE FOR ANY CONSTRUCTION
DEFECTS OR FOR ANY DAMAGE TO PERSONS OR
PROPERTY CAUSED BY THE CONSTRUCTION OF
THE PROJECT.

JOB NUMBER: 15-2822
SALES REP: JIM THYES
(920) 371-2011
DRAWN BY: LJP
DATE: 03-09-2015
REVISIONS:

ISSUED FOR:
☐ PRELIMINARY
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☐ CONSTRUCTION

SHEET

A1.6



1 INFINITY / ADVANCE AMERICA /
COST CUTTERS FRAMING PLAN
A1.6 1/4" = 1'-0"



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DESIGN & BUILD GENERAL CONTRACTOR

PROPOSED BUILDING FOR:
FESTIVAL FOOD DEPERE
DEPERE, WISCONSIN; COUNTY OF: BROWN

SCALE VERIFICATION

THIS DRAWING IS A SCALE VERIFICATION
DRAWN TO SCALE ACCORDING TO:

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OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING,
OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM,
WITHOUT THE WRITTEN PERMISSION OF BAYLAND BUILDINGS, INC.
BAYLAND BUILDINGS, INC. ACCEPTS NO LIABILITY FOR
CONSTRUCTION OR MATERIALS DEFECTS AND/OR
MONETARY COMPENSATION TO BAYLAND BUILDINGS, INC.

JOB NUMBER:
15-2822

SALES REP:
JIM THYES
(920) 371-2011

DRAWN BY:
LJP

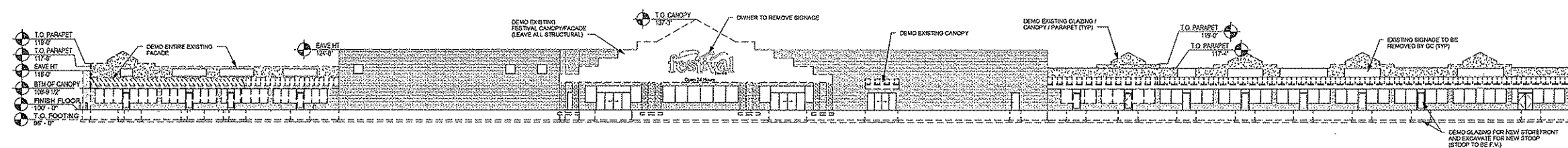
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03-09-2015

REVISIONS:

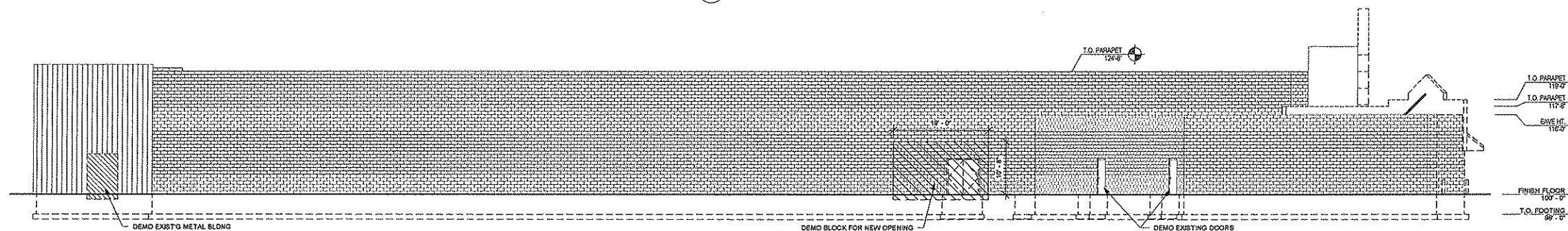
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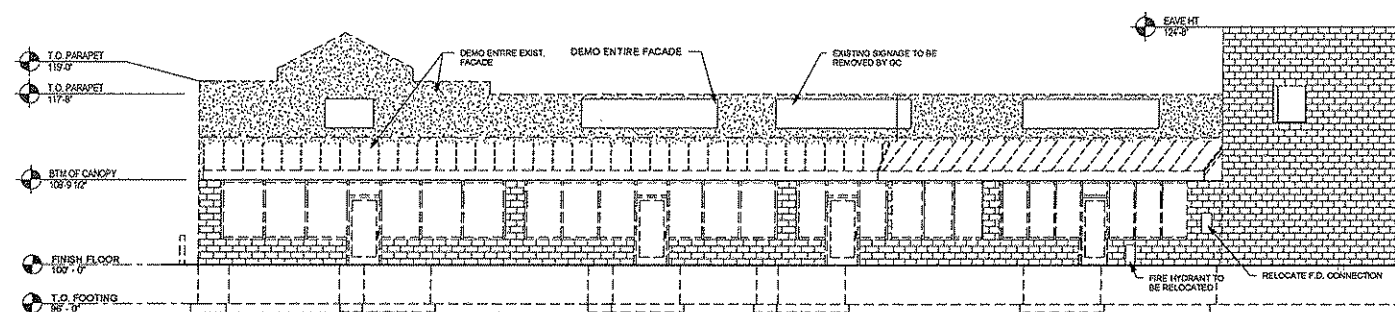
A2.0



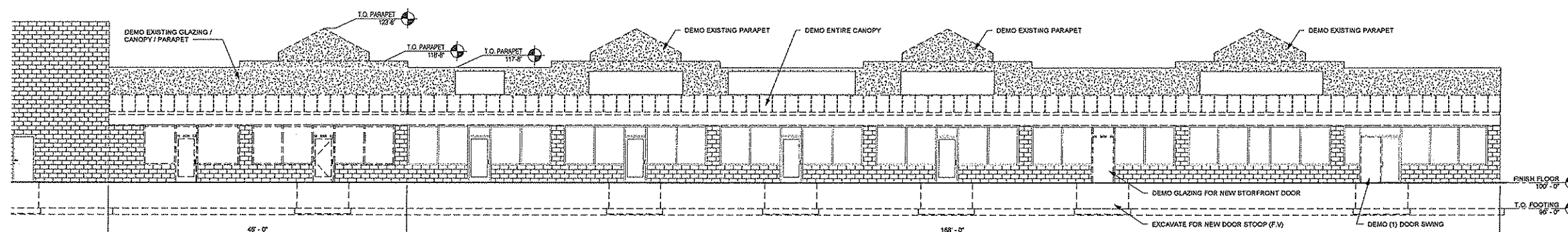
1
EXISTING / DEMO NORTH
ELEVATION
A2.0 3/64" = 1'-0"



2
EXISTING / DEMO EAST
ELEVATION
A2.0 3/32" = 1'-0"



3
EXISTING / DEMO EAST
BUILDING ELEVATION
A2.0 1/8" = 1'-0"

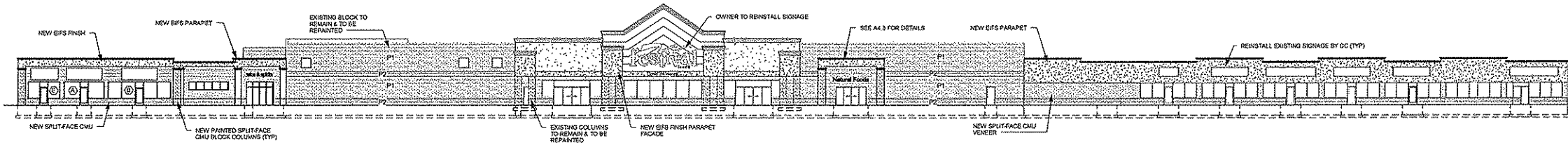


4
EXISTING / DEMO WEST
BUILDING ELEVATION
A2.0 1/8" = 1'-0"

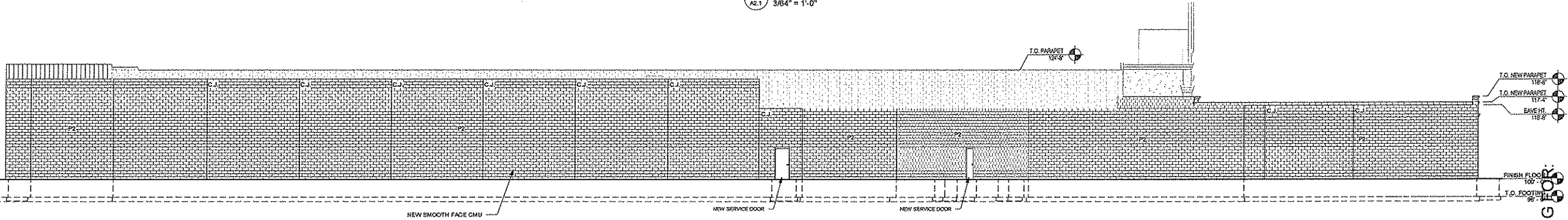


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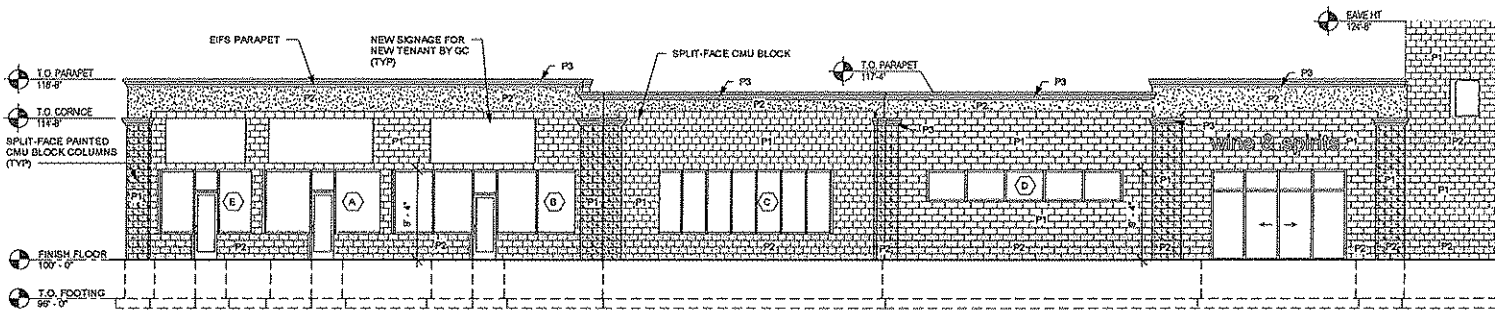
DESIGN & BUILD GENERAL CONTRACTOR



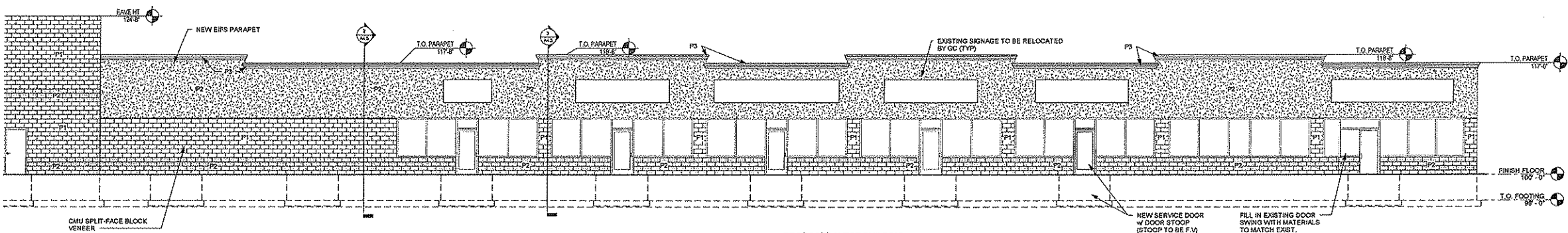
1 PROPOSED NORTH ELEVATION
A2.1 3/64" = 1'-0"



2 PROPOSED EAST ELEVATION
A2.1 3/32" = 1'-0"



3 PROPOSED EAST BUILDING ELEVATION
A2.1 1/8" = 1'-0"



4 PROPOSED WEST BUILDING ELEVATION
A2.1 1/8" = 1'-0"

PAINT LEGEND	
P1	SHERWIN WILLIAMS SW2314 AWNING RED
P2	SHERWIN WILLIAMS SW7723 BOLONY BUFF
P3	MATCH TO FACTORY FINISH (ENCLCAD "BOBE WHITE")
P4	SHERWIN WILLIAMS DTM ACRYLIC PANTONE 3005C SEMI GLOSS
P5	SHERWIN WILLIAMS DTM ACRYLIC PANTONE 361C SEMI GLOSS
P6	SHERWIN WILLIAMS DTM ACRYLIC PANTONE 106C SEMI GLOSS
P7	SHERWIN WILLIAMS DTM ACRYLIC PANTONE 1375C SEMI GLOSS
P8	SHERWIN WILLIAMS DTM ACRYLIC PANTONE 485C SEMI GLOSS

PROPOSED BUILDING FOR:
FESTIVAL FOOD DEPERE
DEPERE, WISCONSIN; COUNTY OF: BROWN

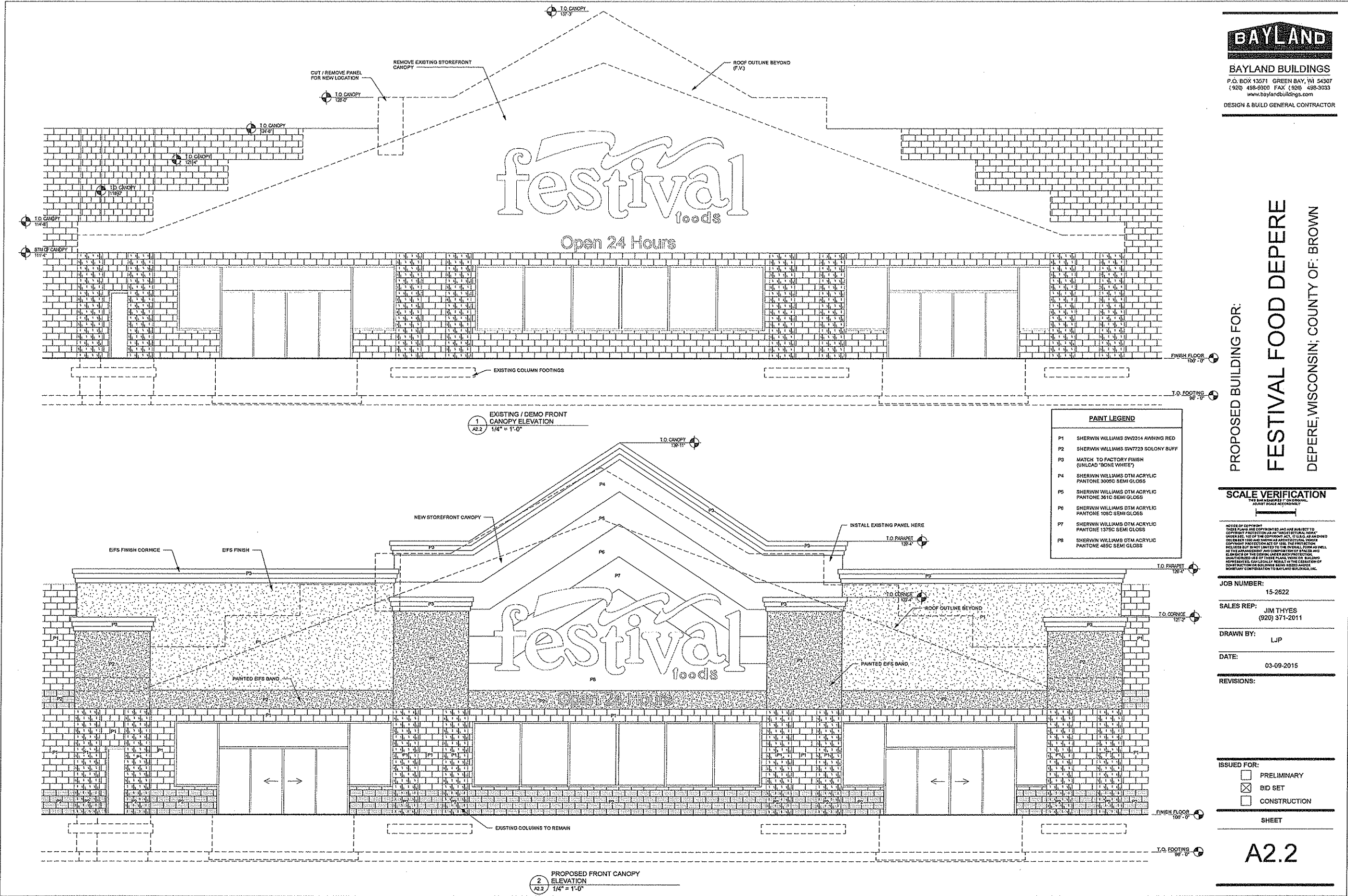
SCALE VERIFICATION
THIS BAR MEASURES 1" ON ORIGINAL
ANALYST SCALE ACCORDING TO:

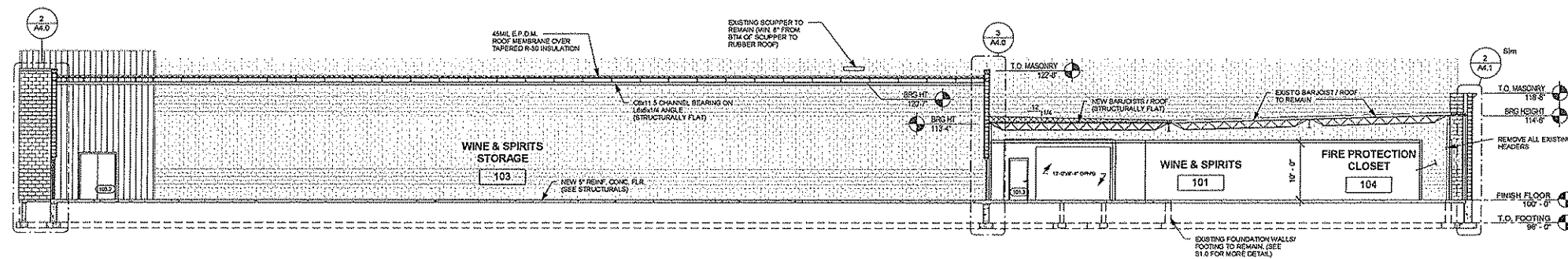
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JOB NUMBER: 15-2622
SALES REP: JIM THYES
(920) 371-2011
DRAWN BY: LJP
DATE: 03-09-2015
REVISIONS:

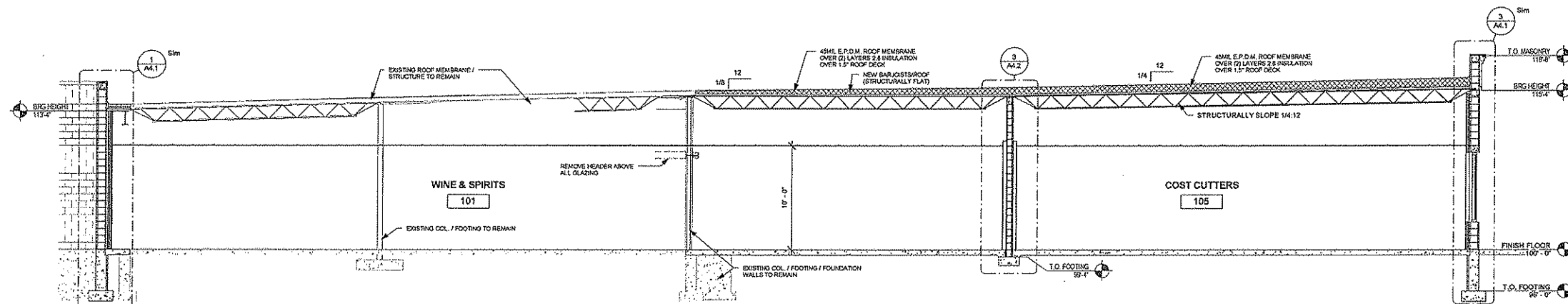
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☐ CONSTRUCTION
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A2.1

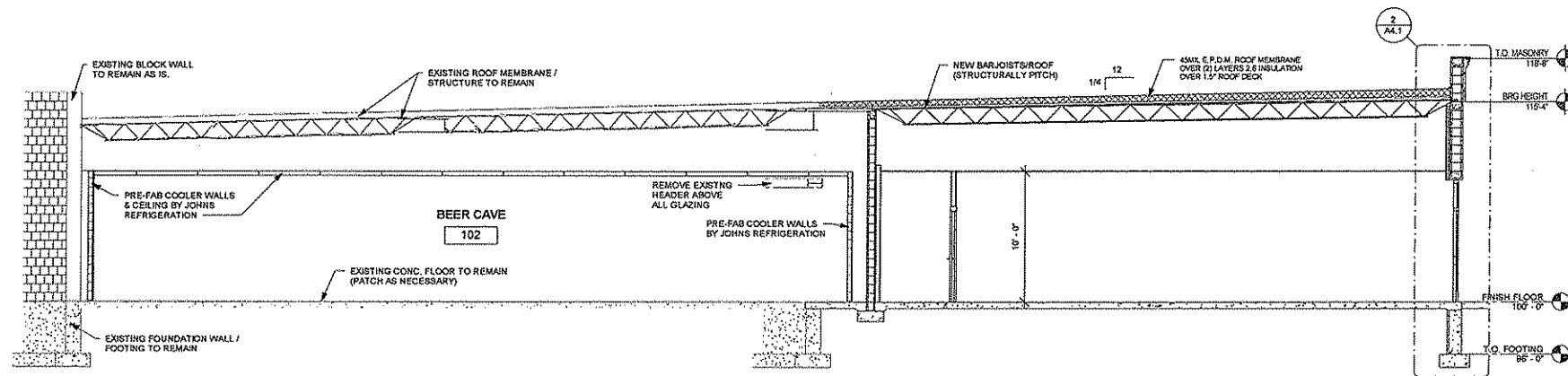




1 BUILDING SECTION 'A'
A3.0 3/32" = 1'-0"



2 BUILDING SECTION 'B'
A3.0 3/16" = 1'-0"



3 BUILDING SECTION 'C'
A3.0 3/16" = 1'-0"

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DESIGN & BUILD GENERAL CONTRACTOR

PROPOSED BUILDING FOR:
FESTIVAL FOOD DEPERE
DEPERE, WISCONSIN; COUNTY OF: BROWN

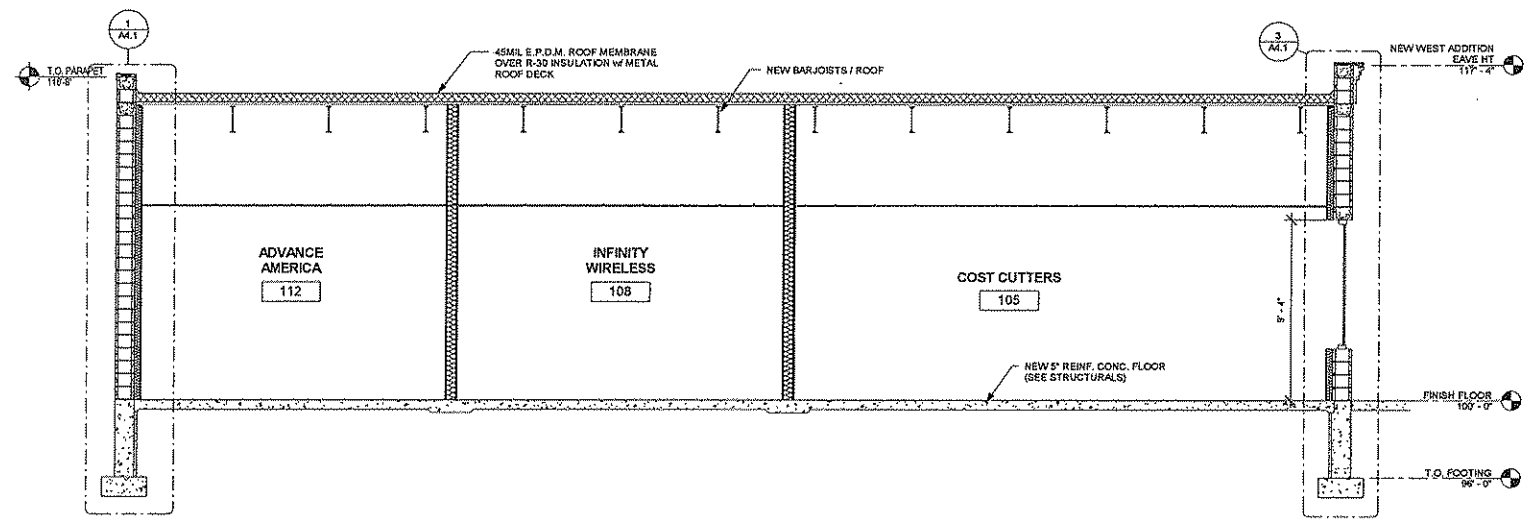
SCALE VERIFICATION
THESE PLANS ARE DRAWN TO SCALE
VERIFY SCALE ACCORDINGLY

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BAYLAND BUILDINGS, INC. IS NOT RESPONSIBLE FOR ANY CONSEQUENCES ARISING FROM THE
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BAYLAND BUILDINGS, INC. IS NOT RESPONSIBLE FOR ANY CONSEQUENCES ARISING FROM THE
USE OF THESE PLANS IN THE CONSTRUCTION OF ANY BUILDING.

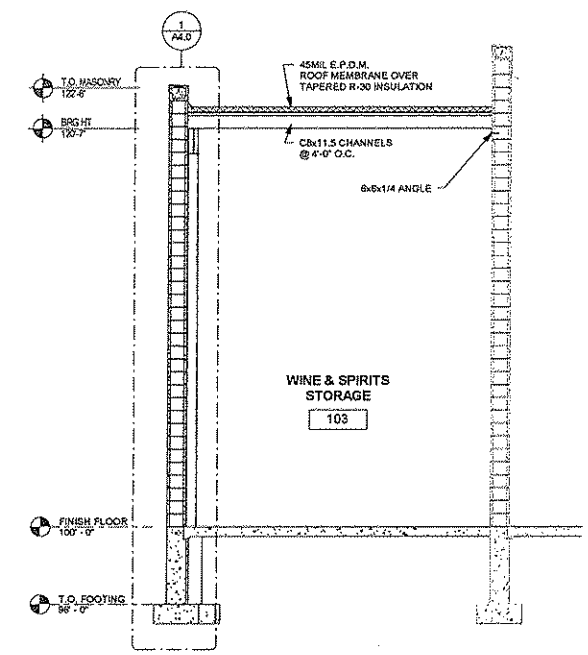
JOB NUMBER: 15-2822
SALES REP: JIM THYES
(920) 371-2011
DRAWN BY: LJP
DATE: 03-09-2015
REVISIONS:

ISSUED FOR:
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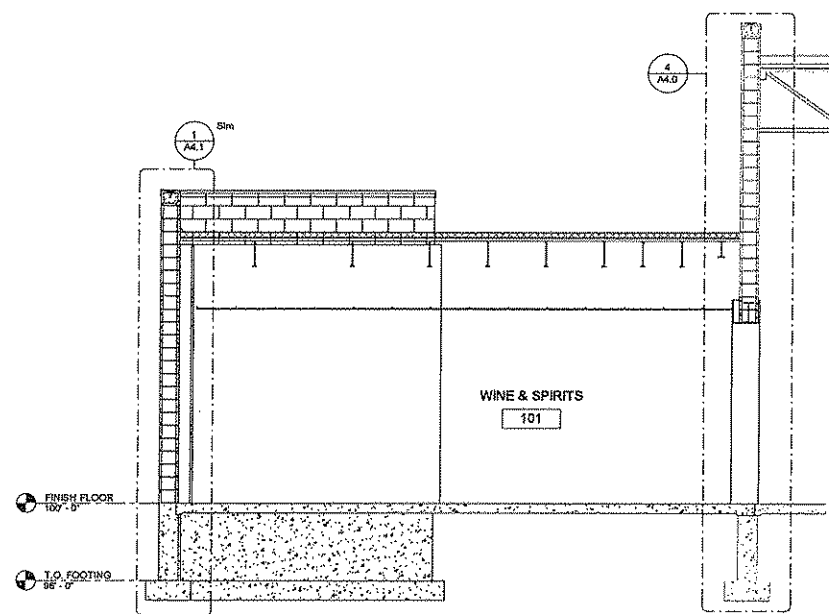
A3.0



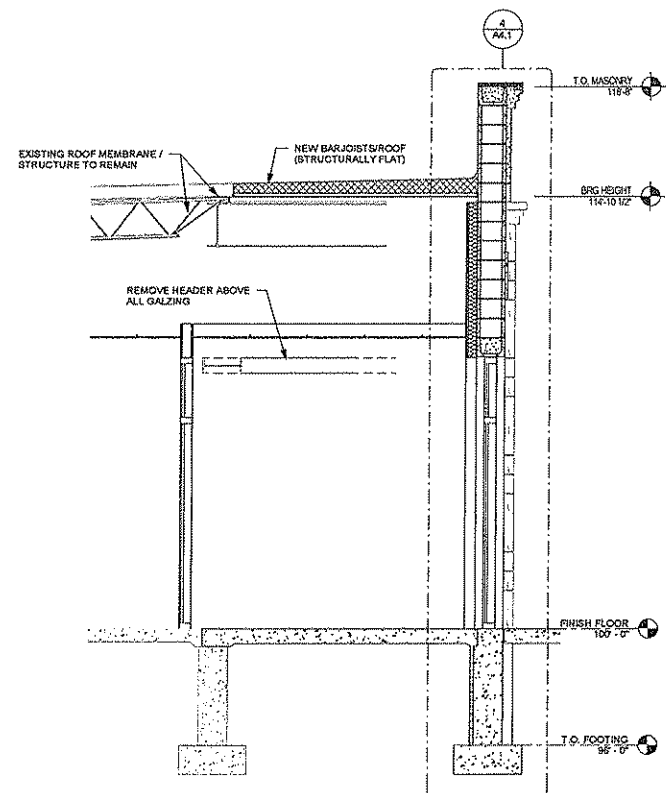
1 BUILDING SECTION 'D'
A3.1 1/4" = 1'-0"



2 BUILDING SECTION 'E'
A3.1 1/4" = 1'-0"



3 BUILDING SECTION 'F'
A3.1 1/4" = 1'-0"



4 VESTIBULE SECTION
A3.1 3/8" = 1'-0"

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DESIGN & BUILD GENERAL CONTRACTOR

PROPOSED BUILDING FOR:
FESTIVAL FOOD DEPERE
DEPERE, WISCONSIN; COUNTY OF: BROWN

SCALE VERIFICATION
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JOB NUMBER:	15-2822
SALES REP:	JIM THYES (920) 371-2011
DRAWN BY:	LJP
DATE:	03-09-2015
REVISIONS:	

ISSUED FOR:

☐	PRELIMINARY
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☐	CONSTRUCTION

SHEET

A3.1

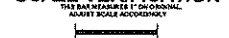


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DESIGN & BUILD GENERAL CONTRACTOR

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FESTIVAL FOOD DEPERE
DEPERE, WISCONSIN; COUNTY OF: BROWN

SCALE VERIFICATION



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COPYRIGHT PROTECTION ACT OF 1990, THE PROTECTIVE
RIGHTS OF THE DESIGNER ARE LIMITED TO THE OVERALL FORM AS WELL
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JOB NUMBER: 15-2822

SALES REP: JIM THYER
(920) 371-2011

DRAWN BY: LJP

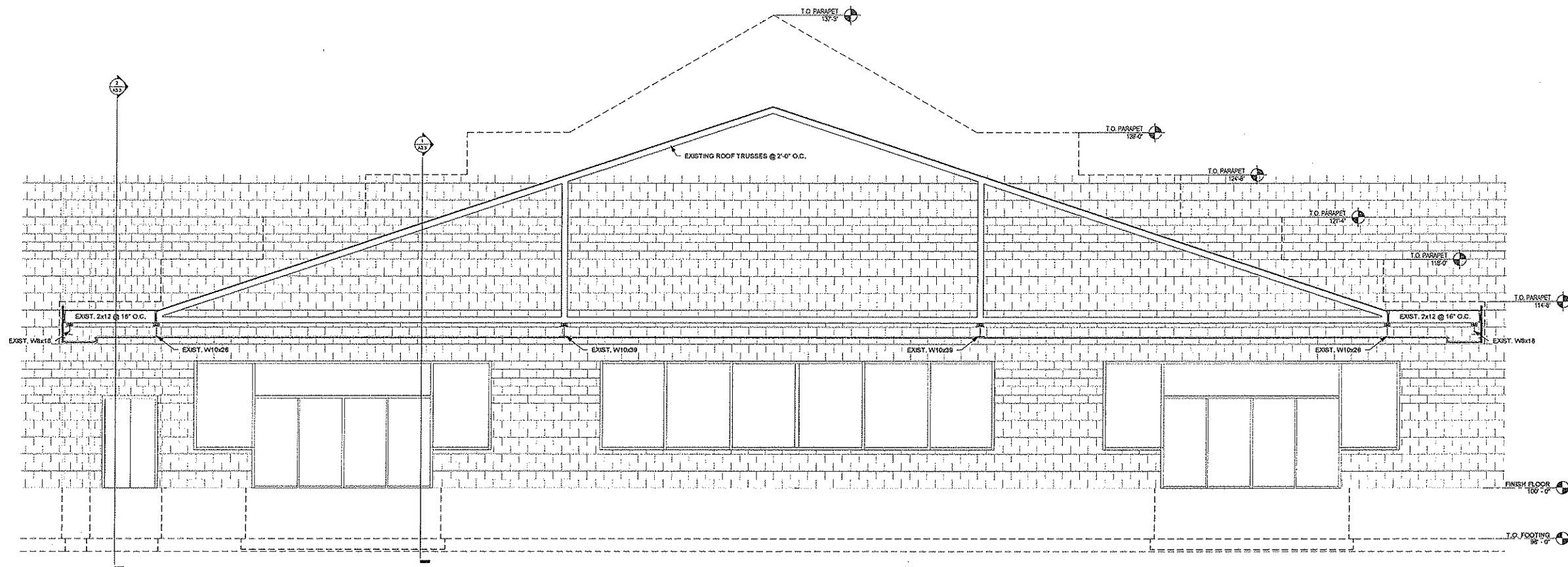
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REVISIONS:

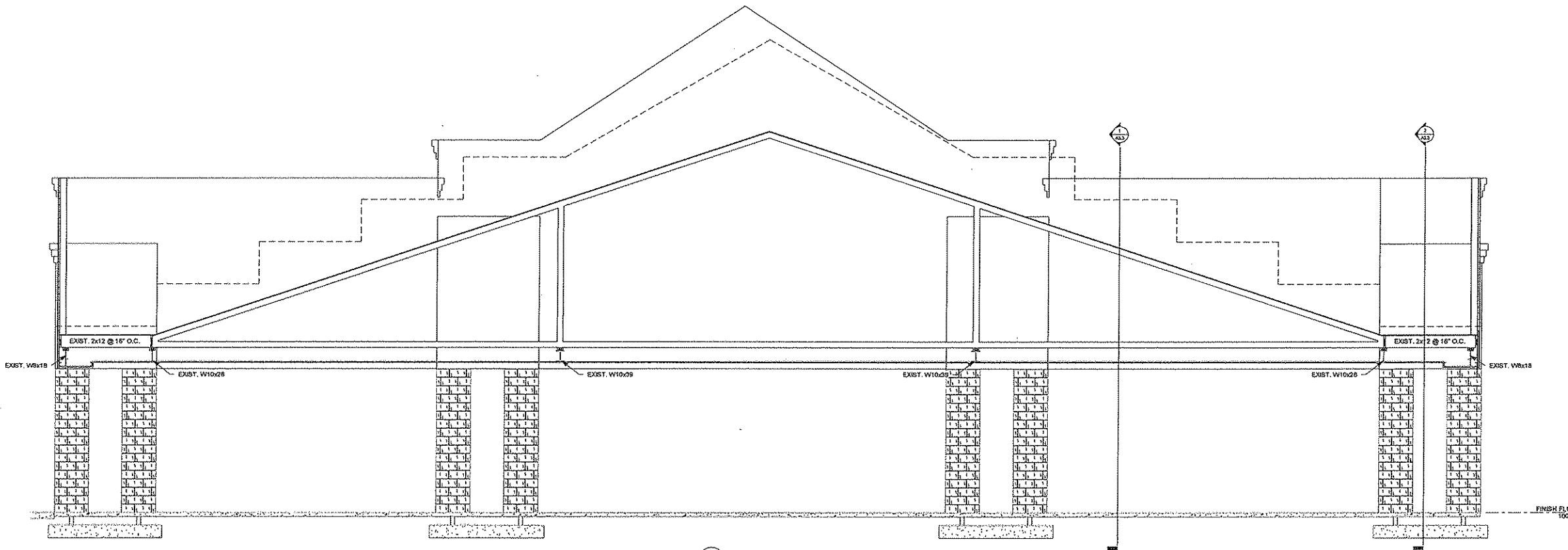
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☐ CONSTRUCTION

SHEET

A3.2



1 CANOPY CROSS SECTION
A3.2
1/4" = 1'-0"



2 CANOPY CROSS SECTION
A3.2
1/4" = 1'-0"



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DESIGN & BUILD GENERAL CONTRACTOR

PROPOSED BUILDING FOR:
FESTIVAL FOOD DEPERE
DEPERE, WISCONSIN; COUNTY OF: BROWN

SCALE VERIFICATION

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JOB NUMBER: 15-2622

SALES REP: JIM THYES
(920) 371-2011

DRAWN BY: LJP

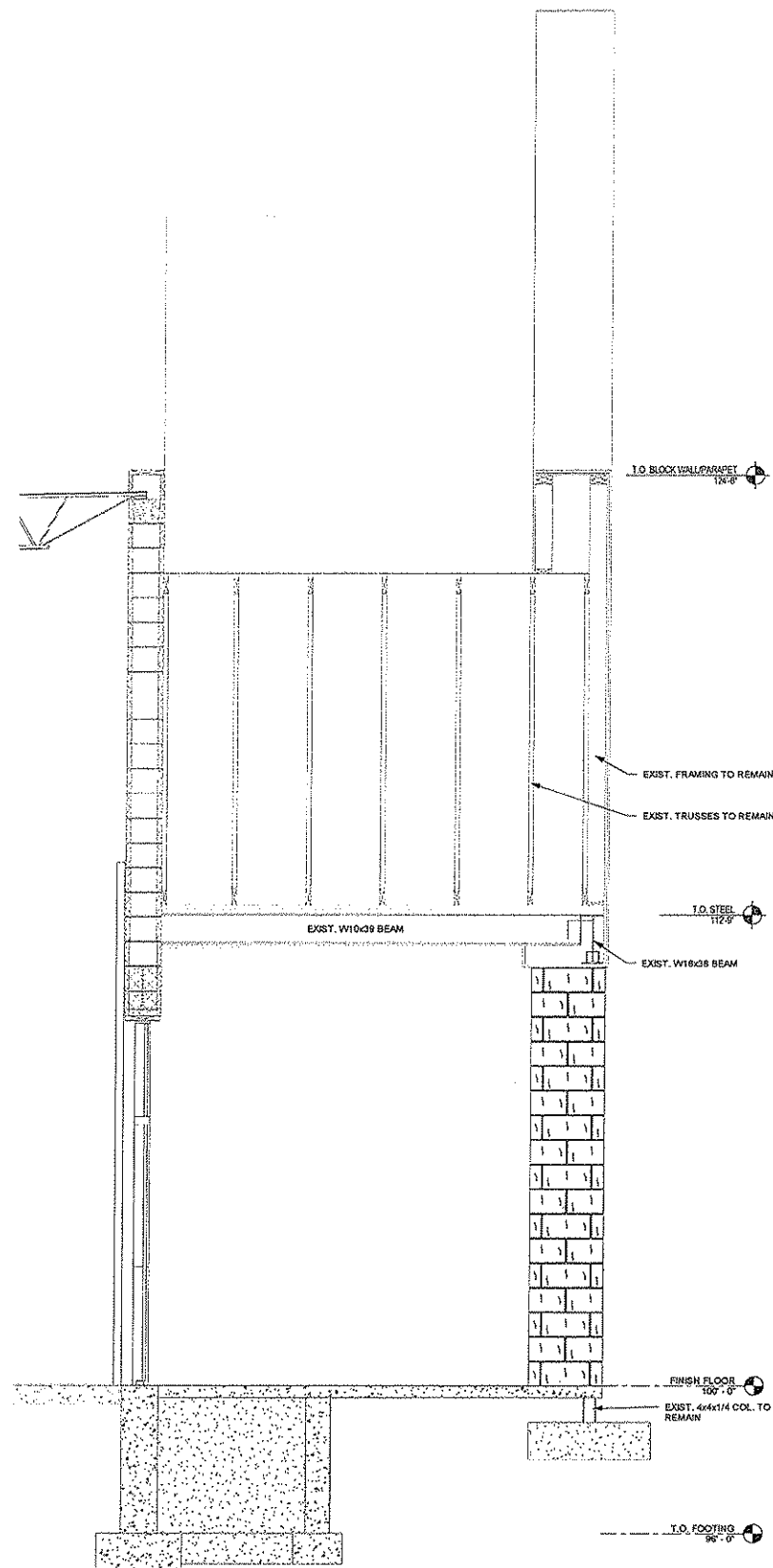
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REVISIONS:

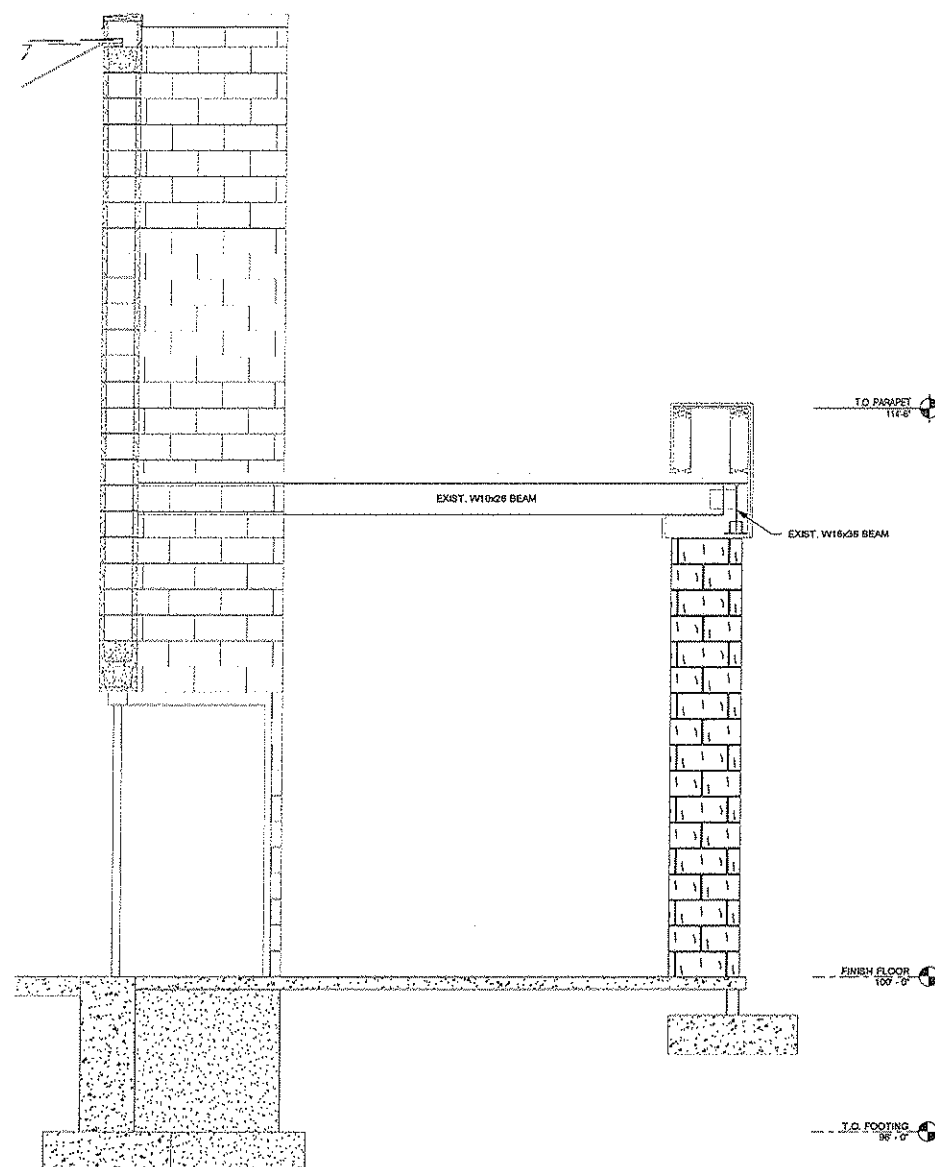
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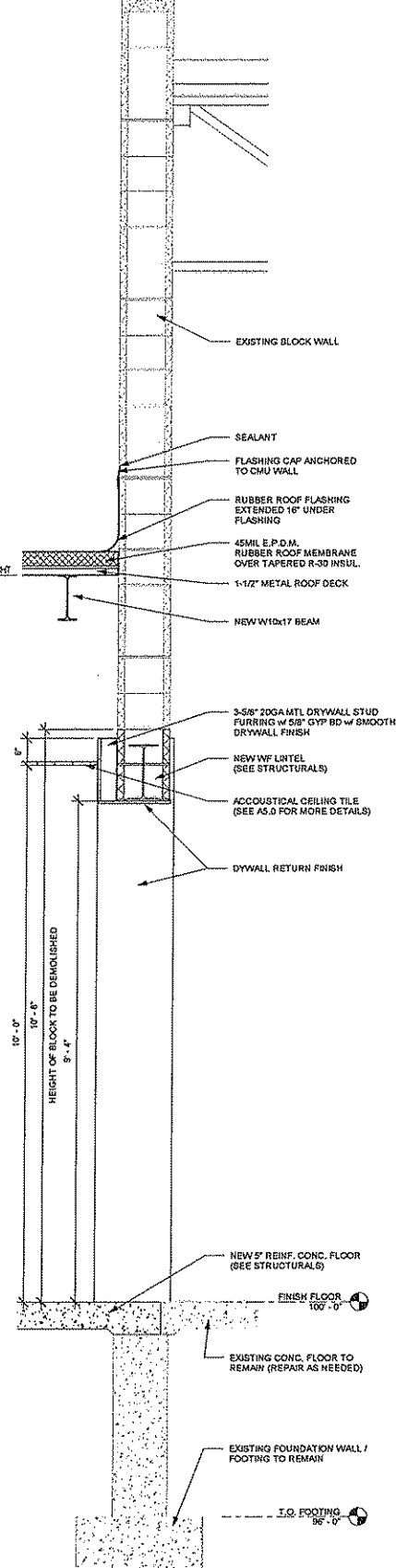
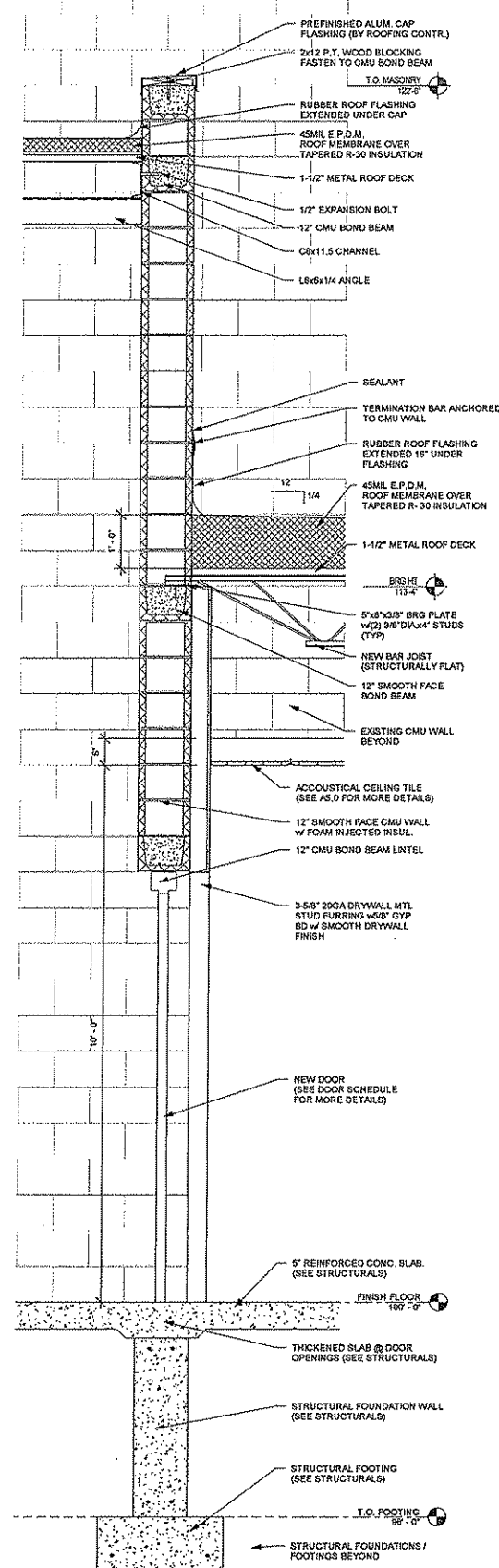
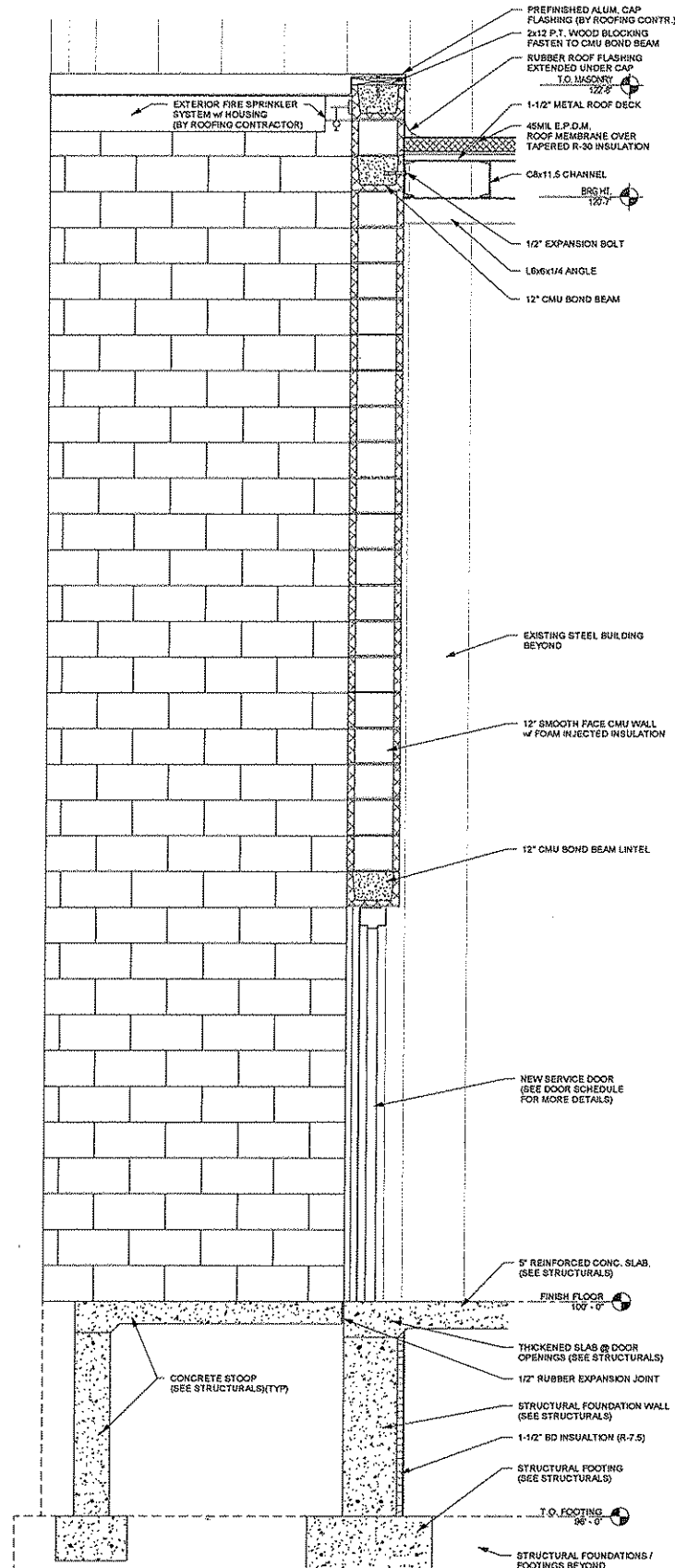
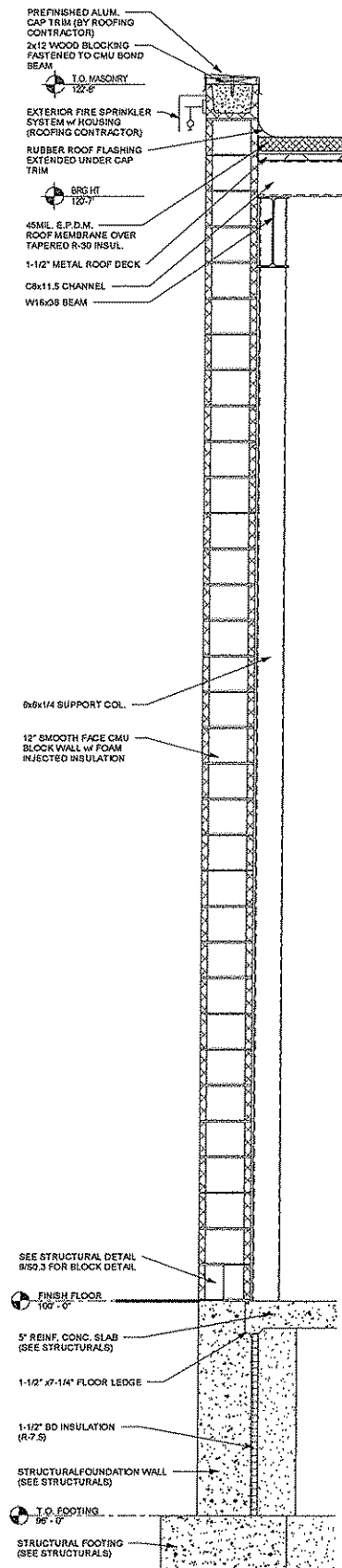
A3.3



1 CANOPY SECTION
A3.3 1/2" = 1'-0"



2 CANOPY SECTION
A3.3 1/2" = 1'-0"



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PROPOSED BUILDING FOR:
FESTIVAL FOOD DEPERE
DEPERE, WISCONSIN; COUNTY OF: BROWN

SCALE VERIFICATION
THE BAR MEASURES 1" ON GRAPHICAL SCALE REPRESENTS 1'-0"

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JOB NUMBER: 15-2622
SALES REP: JIM THYES
(920) 371-2011
DRAWN BY: LJP
DATE: 03-09-2015
REVISIONS:

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A4.0



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DESIGN & BUILD GENERAL CONTRACTOR

PROPOSED BUILDING FOR:

FESTIVAL FOOD DEPERE

DEPERE, WISCONSIN; COUNTY OF: BROWN

SCALE VERIFICATION

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JOB NUMBER: 15-2622

SALES REP: JIM THYES
(920) 371-2011

DRAWN BY: LJP

DATE: 03-09-2015

REVISIONS:

ISSUED FOR:

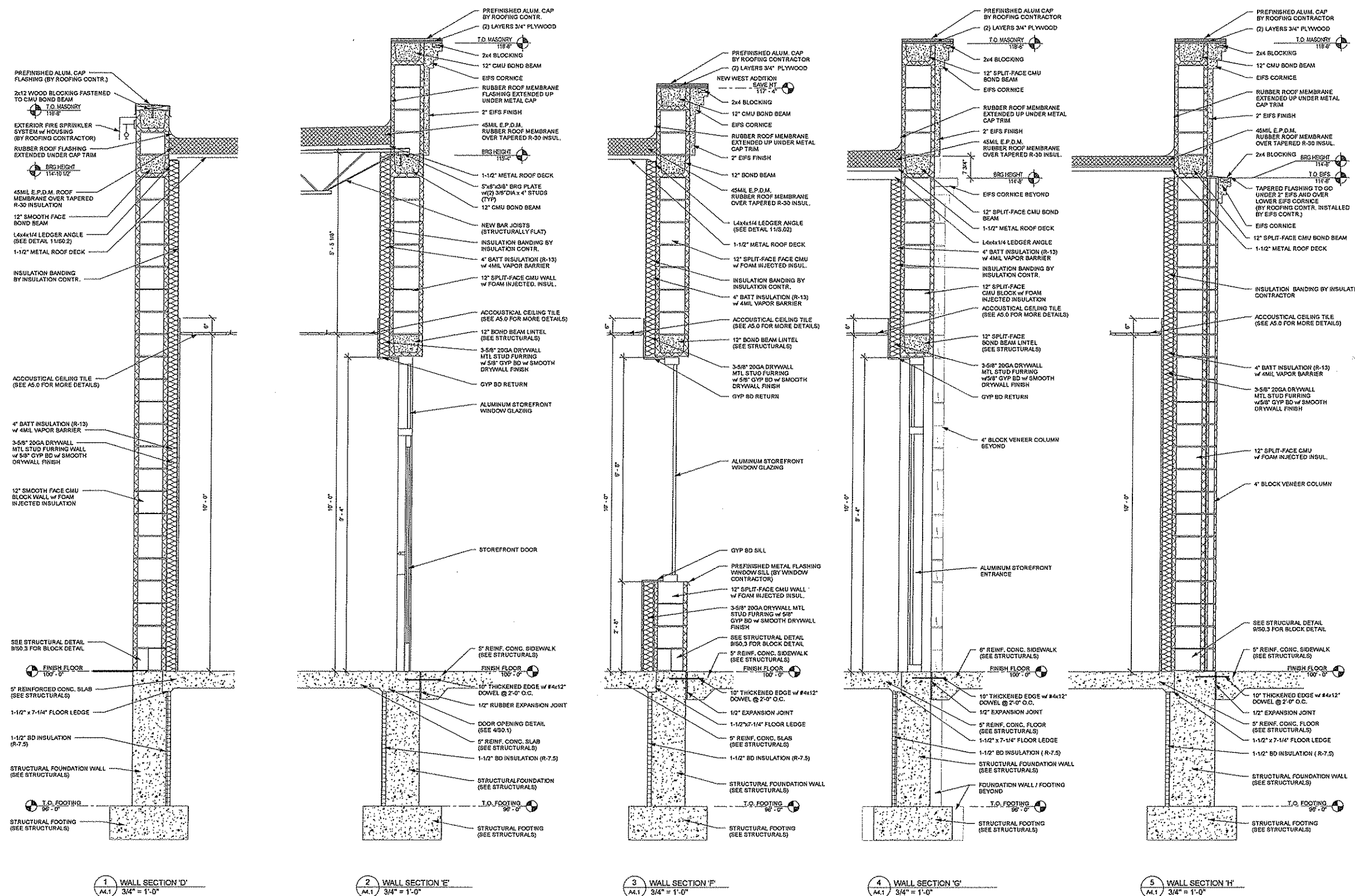
☐ PRELIMINARY

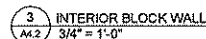
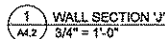
☒ BID SET

☐ CONSTRUCTION

SHEET

A4.1





A4.2

BAYLAND

BAYLAND BUILDINGS

P.O. BOX 13571 GREEN BAY, WI 54307
(920) 498-0300 FAX (920) 498-3033
www.baylandbuildings.com

DESIGN & BUILD GENERAL CONTRACTOR

PROPOSED BUILDING FOR:

FESTIVAL FOOD DEPERE

DEPERE, WISCONSIN; COUNTY OF: BROWN

SCALE VERIFICATION

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JOB NUMBER: 15-2622

SALES REP: JIM THYES
(920) 371-2011

DRAWN BY: LJP

DATE: 03-09-2015

REVISIONS:

ISSUED FOR:

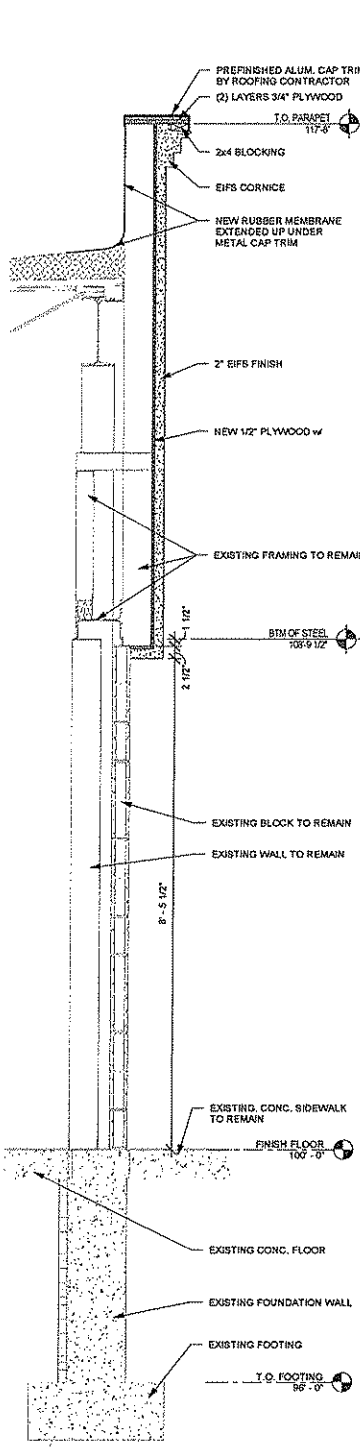
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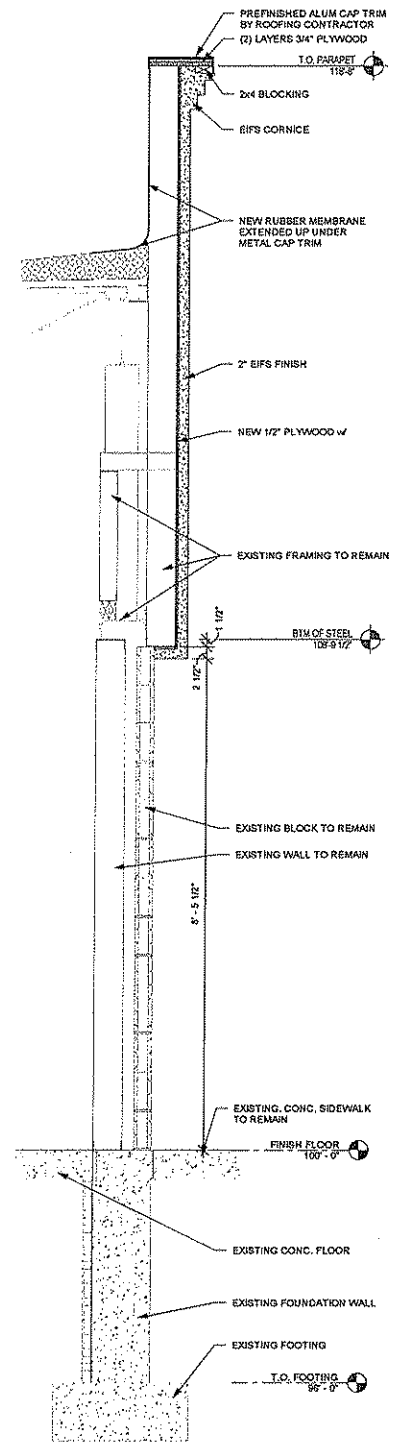
☐ CONSTRUCTION

SHEET

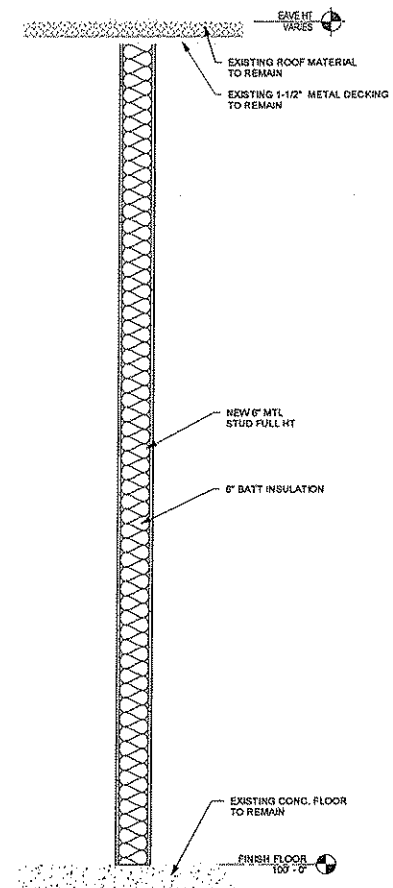
A4.3



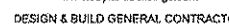
2 WALL SECTION 'N'
A4.3 3/4" = 1'-0"



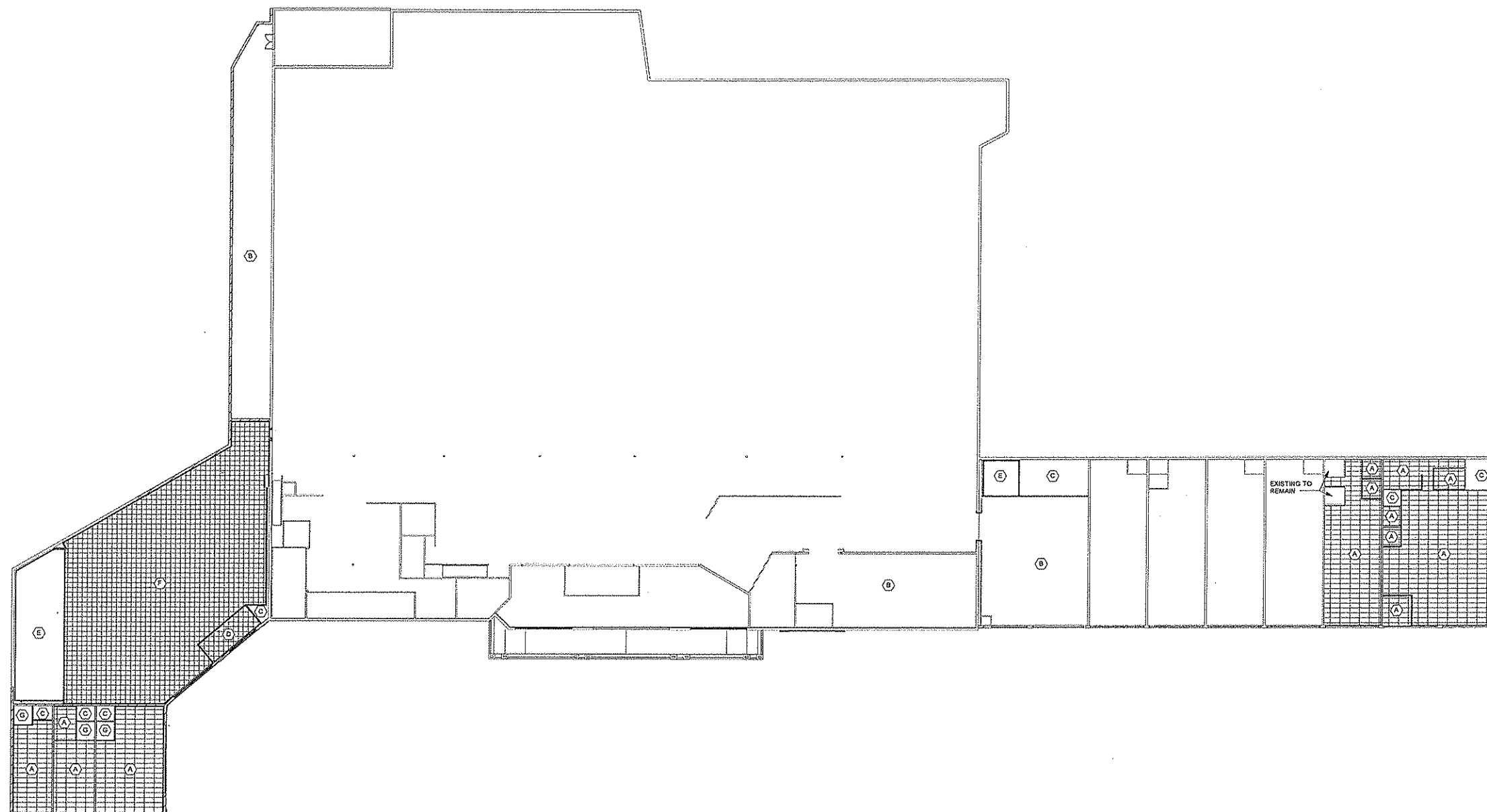
3 WALL SECTION 'P'
A4.3 3/4" = 1'-0"



4 WALL SECTION 'Q'
A4.3 3/4" = 1'-0"



A5.0



1 REFLECTED CEILING PLAN
A5.0 3/84" = 1'-0"

CEILING LEGEND	
A	2x4 LAY-IN ACCOUSTICAL CEILING TILE w/ MET T-GRID
B	EXPOSED STRUCTURE (PAINTED)
C	EXPOSED STRUCTURE (NOT PAINTED)
D	ULTIMA-HEALTH ZONE 1936 24x36 BEVELED TEGULAR EDGILES ON ARMSTRONG SUPRA FINE 916 WHITE GRID
E	PREFAB COOLER CEILING
F	ULTIMA-1912 BEVELED TEGULAR 24x24 WHITE FINE TEXTURE ACCOUSTICAL CEILING TILE
G	5/8" GYPSUM BOARD CEILING

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A5.1



1 PROPOSED ROOF PLAN
A5.1 3/8" = 1'-0"

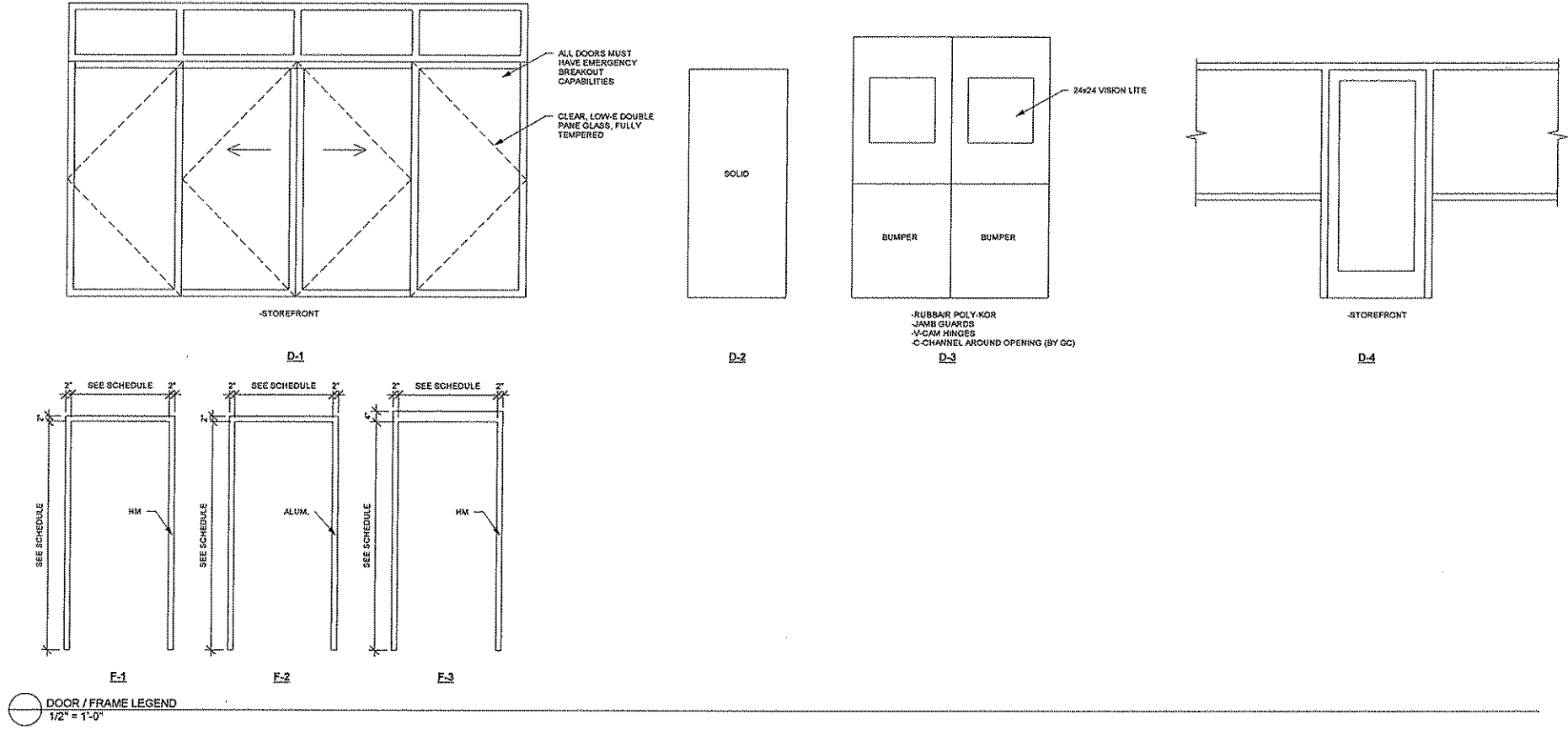
DOOR SCHEDULE									
DOOR NUMBER	WIDTH	HEIGHT	DOOR		FIRE RATING	HARDWARE	FRAME		COMMENTS
			TYPE	FINISH			TYPE	MATERIAL	
100.1	14'-0"	9'-0"	D-1	B		13, 14, 17	F-2	2	STOREFRONT
101.1	14'-0"	9'-0"	D-1	B		13, 14, 17	F-2	2	STOREFRONT
101.2	3'-0"	7'-0"	D-2	A		2, 5, 9, 12, 15	F-3	1	
101.3	3'-0"	7'-0"	D-2	A		2, 5, 9, 12, 15	F-3	1	
101.4	3'-0"	7'-0"	D-2	A		2, 5, 9, 12, 15	F-3	1	
102.1									PER JOHN'S REFRIGERATION
103.1	6'-0"	8'-0"	D-3	A			F-3	1	DOUBLE SWING
103.2	6'-0"	8'-0"	D-3	A			F-3	1	DOUBLE SWING
103.3	3'-0"	7'-0"	D-2	A		2, 5, 9, 12, 15	F-3	1	
104.1	3'-0"	7'-0"	D-2	A		1, 5, 12	F-3	1	
105.1	3'-0"	7'-0"	D-2	A		4, 5	F-2	1	STOREFRONT
106.1	5'-0"	7'-0"	D-2	A		5, 9, 11, 14	F-1	2	
107.1	3'-0"	7'-0"	D-2	A		3, 6	F-1	1	
108.1	3'-0"	7'-0"	D-2	A		4, 5	F-2	1	STOREFRONT
109.1	3'-0"	7'-0"	D-2	A		4, 6	F-1	1	
110.1	3'-0"	7'-0"	D-2	A		5, 9, 11, 14	F-1	2	
111.1	3'-0"	7'-0"	D-2	A		3, 6	F-1	1	
112.1	3'-0"	7'-0"	D-2	A		4, 5	F-2	1	STOREFRONT
113.1	3'-0"	7'-0"	D-2	A		5, 9, 11, 14	F-1	2	
114.1	3'-0"	7'-0"	D-2	A		3, 6	F-1	1	
117.1	6'-0"	8'-0"	D-3	A			F-3	1	DOUBLE SWING
118.1									PER JOHN'S REFRIGERATION

ROOM SCHEDULE												
Room #	Room Name	Floor Finish	Base Finish	Wall Finish				Ceiling Finish	Ceiling Height	Case Goods	Partitions	Comments
				North	East	South	West					
100	VESTIBULE											
101	WINE & SPIRITS											
102	BEER CAVE											
103	WINE & SPIRITS STORAGE											
104	FIRE PROTECTION CLOSET											
105	COST CUTTERS											
106	RESTROOM											
107	JANITORS CLOSET											
108	INFINITY WIRELESS											
109	OFFICE											
110	RESTROOM											
111	JANITORS CLOSET											
112	ADVANCE AMERICA											
113	RESTROOM											
114	JANITORS CLOSET											
115	NATURAL FOODS DEPT											
116	NATURAL FOODS SHELVING / COOLERS											
117	NATURAL FOODS STORAGE											
118	NATURAL FOODS COOLER											

DOOR HARDWARE KEY	
MARK	HARDWARE
1	ENTRY LOCK
2	PASSAGE LOCK
3	STORAGE LOCK
4	PRIVACY LOCK
5	CLOSER
6	WALL STOP
7	OVERHEAD STOP
8	FLOOR STOP
9	WEATHER STRIPPING
10	KICK PLATE
11	PUSH PULL HANDLES
12	PANIC HARDWARE
13	EMERG. EXIT BREAKAWAY
14	CYLINDER LOCK
15	LATCH GUARD
16	ENTRY ONLY
17	MOTION SENSOR

DOOR FINISH SCHEDULE KEY									
DOOR FINISH		FRAME MATERIAL		WINDOW		FIRE RATING			
KEY	DESCRIPTION	KEY	DESCRIPTION	KEY	DESCRIPTION	KEY	DESCRIPTION		
A	HOLLOW METAL	1	HOLLOW METAL	W-1	6" X 36"	F-1	20-MINUTES		
B	WIDE STILE ALUM. FULL GLASS	2	ALUMINUM	W-2	22" X 36"	F-2	60-MINUTES		
C	STAINLESS STEEL	3	STAINLESS STEEL	W-3	FULL VIEW	F-3	90-MINUTES		
D	FIBERGLASS	4	FIBERGLASS	W-4	19 LITE (AU ONLY)	F-4	3 OR 4-HOUR		
E	PLYCO #92 w/ THERMAL BREAK	5	STEEL						
F	PLYCO #88	6	STEEL						
G	SOLID WOOD CORE	7	WOOD w/ 3" TRM						
H	RAISED PANEL WOOD	8	TIMELY STEEL						
I	FRENCH STYLE WOOD								
J	TIMELY WOOD								

ROOM FINISH SCHEDULE KEY							
FLOORING		WALLS		CEILING		WALL BASE	
KEY	DESCRIPTION	KEY	DESCRIPTION	KEY	DESCRIPTION	KEY	DESCRIPTION
F-1	CARPET	W-1	PAINTED DRYWALL/TEXTURED	C-1	PAINTED DRYWALL/TEXTURED	B-1	4" VINYL
F-2	PATTERNED CARPET	W-2	PAINTED PLASTER	C-2	PAINTED PLASTER	B-2	6" VINYL
F-3	QUARRY TILE	W-3	WALL COVERING (VINYL WALL COVERING)	C-3	2x2 VINYL COVERED SHEETROCK	B-3	QUARRY TILE
F-4	CERAMIC TILE	W-4	PAINTED BLOCK	C-4	2x4 VINYL COVERED SHEETROCK	B-4	CERAMIC
F-5	V.C. TILE	W-5	CERAMIC TILE (6x6)	C-5	2x2 FLAT ACOUSTICAL TILES	B-5	CARPET
F-6	EPOXY	W-6	WOOD WAINSCOT	C-6	2x4 ACOUSTICAL TILES	B-6	3" WOOD
F-7	ACRYLIC	W-7	GLASSBOARD (FRP)	C-7	2x2 REVEALED EDGE		
F-8	EXPOSED CONCRETE	W-8	28GA. WHITE LINER	C-8	2x4 REVEALED EDGE		
F-9	QUARTZ EPOXY	W-9	DURSAN	C-9	EXPOSED STRUCTURE		
F-10	CERAMIC TILE UPGRADE	W-10	P.T.S. PLYWOOD	C-10	SMOOTH GLASSBOARD		
F-11	LAMINATE	W-11	FAUX PAINTING	C-11	28-GAUGE WHITE LINER		
F-12	HARDWOOD FLOORING	W-12	EXPOSED STRUCTURE	C-12	NUFORM RBS CONCRETE FILLED		
CM	CROWN MOLDING	W-13	NUFORM RBS CONCRETE FILLED	C-13	EXTRUTECH PVC LINER		
		W-14	EXTRUTECH PVC LINER				
		W-15	EXPOSED STRUCTURE				
		W-16	NUFORM PLASTICS CONCRETE FILLER				
		W-17	RELINE PVC LINER w/ 1/2" OSB BACKER				



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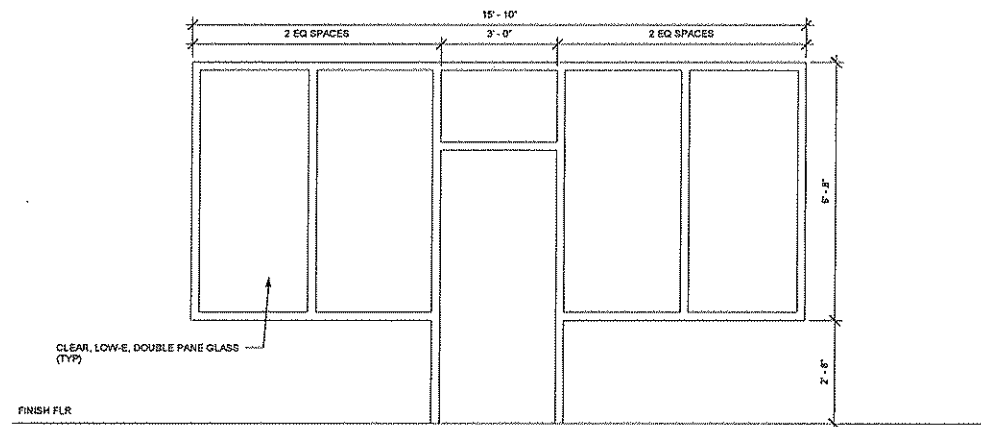
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SALES REP: JIM THYES (920) 371-2011
DRAWN BY: LJP
DATE: 03-09-2015
REVISIONS:

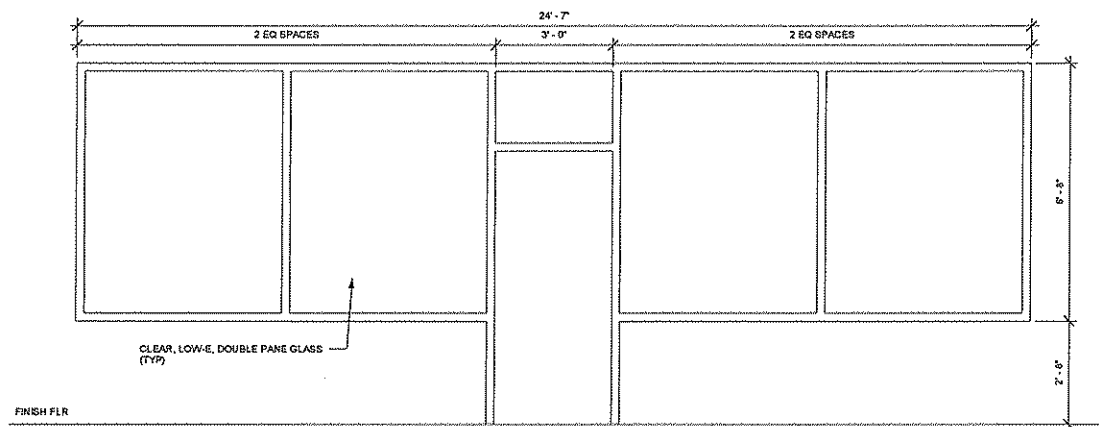
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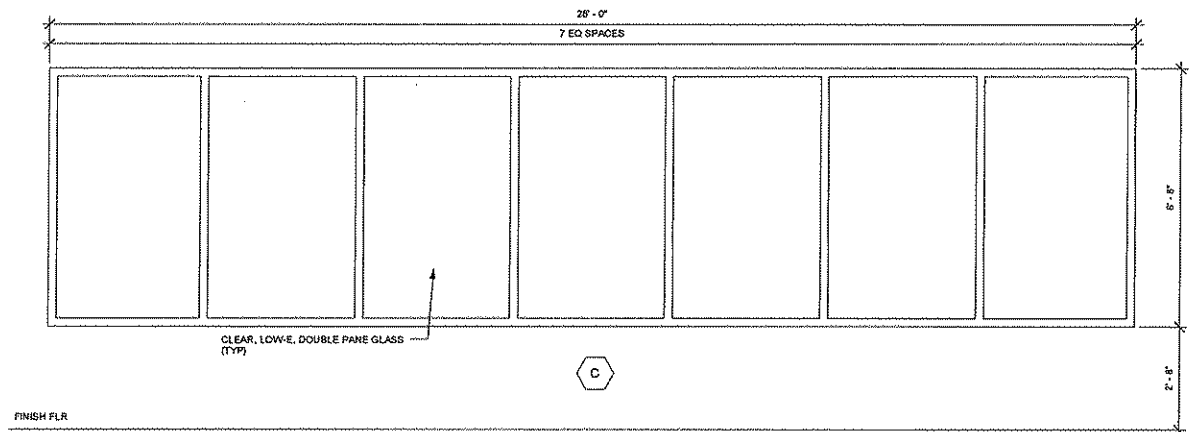
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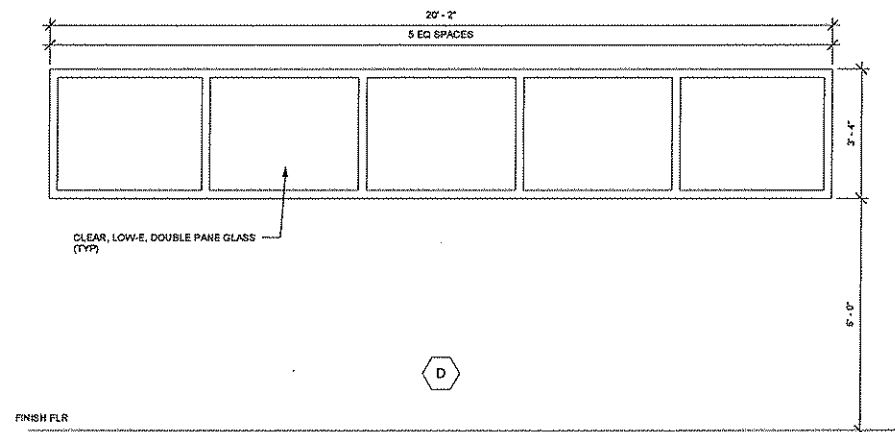
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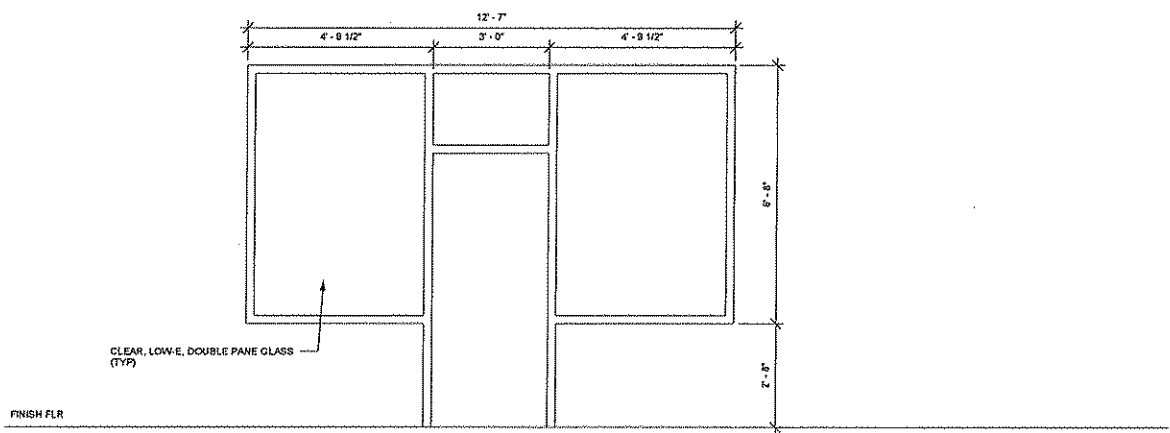
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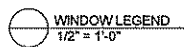
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D



E



NOTES:
-FIELD VERIFY DIMENSIONS OF ALL OPENINGS

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IMPOSED.
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A6.1

- CONCRETE**
1. CONCRETE WORK SHALL CONFORM TO THE LATEST EDITION OF THE FOLLOWING STANDARDS:
- ACI 301 - "SPECIFICATIONS FOR STRUCTURAL CONCRETE"
- ACI 308 - "MANUAL OF CONCRETE PRACTICE"
- ACI 318 - "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE"
- ACI 318.1 - "BUILDING CODE REQUIREMENTS FOR STRUCTURAL PLAN CONCRETE"
2. CONCRETE SHALL HAVE A MINIMUM 28-DAY ULTIMATE COMPRESSIVE STRENGTH AS FOLLOWS (U.N.O.):
- STRUCTURAL SLABS 3,500 PSI
- SLAB-ON-GRADE 3,500 PSI
- FOOTINGS AND WALLS 3,000 PSI
- PRECAST CONCRETE 5,000 PSI
- EXTERIOR EXPOSED CONCRETE 4,000 PSI
3. CONCRETE MIX DESIGN (INCLUDING AGGREGATE SIZE, WATER/CEMENT RATIO, AIR ENTRAINMENT, ADMIXTURES AND SLUMP) SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO COMMENCEMENT OF ANY WORK.
- 0.50 FOR SLABS ON GRADE
- 0.54 FOR BELOW GRADE CONCRETE
- 0.48 FOR EXPOSED CONCRETE
4. CONCRETE TO BE EXPOSED TO THE WEATHER SHALL HAVE AIR-ENTRAINING ADMIXTURE AS REQUIRED TO PROVIDE 4-6% AIR ENTRAINMENT.
5. CONCRETE STRENGTH SHALL BE EVALUATED ACCORDING TO METHOD 1 OR METHOD 2 AS PRESCRIBED IN ACI 301. THE RESULTS OF THESE ANALYSES SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO ANY WORK.
6. CONTRACTOR SHALL MAKE PROVISIONS TO CAST FOUR TEST CYLINDERS FOR EACH 50 CUBIC YARDS OF CONCRETE PLACED ON FOR ANY ONE DAY'S OPERATION. CASTING AND CURING SPECIMENS SHALL BE IN CONFORMANCE TO ASTM C31 AND TESTING SPECIMENS SHALL BE IN CONFORMANCE TO ASTM C39.
7. CONSTRUCTION JOINTS SHOWN ON THE CONTRACT DRAWINGS SHALL NOT BE ALTERED WITHOUT WRITTEN APPROVAL OF THE SUPERVISING PROFESSIONAL.
8. DRAWINGS SHOWING THE LOCATION OF CONSTRUCTION JOINTS, CONTROL JOINTS AND PLACING SEQUENCE SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO THE PREPARATION OF REINFORCING SHOP DRAWINGS.
9. GROUT USED TO SET PLATES SHALL BE NON-SHRINK AND NON-METALLIC.
10. CONTRACTOR SHALL USE SMOOTH FORMS FOR EXPOSED CONCRETE SURFACES. BOARD FORMS MAY BE USED FOR UNEXPOSED CONCRETE SURFACES. BOARD FORMS ARE NOT TO BE USED FOR CONCRETE SURFACES. BOARD FORMS ARE NOT TO BE USED FOR CONCRETE SURFACES.
11. PROVIDE A MINIMUM OF 8" COMPACTED GRANULAR FILL UNDER ALL SLABS ON GRADE.
12. PLATFORM SUBCONTRACTOR SHALL SUBMIT FLOOR SLAB PLACEMENT SEQUENCE TO ENGINEER FOR APPROVAL PRIOR TO BEGINNING WORK.

- FOUNDATIONS**
1. FOUNDATION WORK FOR THIS PROJECT SHALL CONSIST OF SPREAD FOOTINGS, CONTINUOUS WALL FOOTING AND SLAB-ON-GRADE.
2. FOUNDATIONS ARE DESIGNED TO BE SUPPORTED ON APPROVED EXISTING SUBGRADE OR AN APPROVED COMPACTED STRUCTURAL FILL HAVING A PRESUMED BEARING CAPACITY OF 2000 PSF.
3. ALL EXTERIOR FOUNDATIONS SHALL BEAR ON APPROVED SUBGRADE AT A MINIMUM DEPTH OF 4'-0" BELOW ADJACENT FINISH EXTERIOR GRADE.
4. FOOTING ELEVATIONS SHOWN ON THE DRAWINGS REPRESENT ESTIMATED DEPTHS AND ARE NOT TO BE CONSTRUED AS LIMITING THE AMOUNT OF EXCAVATION REQUIRED TO REACH SUITABLE BEARING MATERIAL.
5. CONTRACTOR SHALL PROVIDE TEMPORARY SUPPORTS AS REQUIRED TO PREVENT HORIZONTAL MOVEMENT OR VERTICAL SETTLEMENT WHICH WILL ENDANGER ADJACENT STRUCTURES, STREETS OR UTILITIES.
6. CONTRACTOR SHALL PROVIDE CONTROL OF SURFACE AND SUBSURFACE WATER DURING CONSTRUCTION TO INSURE THAT ALL FOUNDATION WORK IS DONE IN THE DRY.
7. NO FOUNDATION(S) SHALL BE PLACED ON FROZEN SUBGRADE.
8. PROTECT IN-PLACE FOUNDATIONS AND SLABS ON GRADE FROM FROST PENETRATION UNTIL THE PROJECT IS COMPLETE.
9. FOUNDATION WALLS SHALL BE BRACED DURING BACKFILLING AND COMPACTION OPERATIONS. BRACING SHALL BE LEFT IN POSITION UNTIL PERMANENT STRUCTURAL SUPPORT SYSTEM IS INSTALLED AND APPROVED BY ENGINEER.
10. BACKFILLING SHALL BE DONE SIMULTANEOUSLY ON BOTH SIDES OF WALL.

- REINFORCEMENT**
1. DETAILING, FABRICATION AND ERECTION OF REINFORCING STEEL SHALL CONFORM TO THE FOLLOWING:
- ACI 315 - "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT"
- ACI 318 - "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE"
- MS22 - "CRSI MANUAL OF STANDARD PRACTICE"
- AWS D1.4 - "STRUCTURAL WELDING CODE - REINFORCING STEEL"
- WRI - "WELDED WIRE FABRIC MANUAL OF STANDARD PRACTICE"
2. STEEL REINFORCING BARS SHALL CONFORM TO ASTM A615 (GRADE 60). DEFORMED WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185.
3. REINFORCEMENT FABRICATOR SHALL PROVIDE AND SCHEDULE ON SHOP DRAWINGS ALL REQUIRED REINFORCING STEEL AND THE NECESSARY ACCESSORIES TO HOLD REINFORCEMENT SECURELY IN PLACE AT THE CORRECT LOCATIONS.
4. CLEARANCES FOR REINFORCEMENT: CONCRETE PLACED DIRECTLY ON EARTH (FOOTINGS, SLABS, ETC.) 3" FROM BOTTOM. ALL OTHER CONCRETE PROVIDE 2" CLEAR TO REINFORCING.
5. SUBCONTRACTOR SHALL REFER TO TYPICAL DETAILS SHOWN ON CONTRACT DRAWINGS FOR ADDITIONAL REINFORCEMENT REQUIREMENTS.
6. WHERE REINFORCEMENT IS REQUIRED IN SECTIONS, REINFORCEMENT IS CONSIDERED TYPICAL WHEREVER SECTION APPLIES.
7. WELDED WIRE FABRIC SHALL LAP A MINIMUM OF 6" AND BE TIED TOGETHER.
8. CONTRACTOR SHALL NOTIFY ENGINEER OF COMPLETION OF REINFORCEMENT INSTALLATION AND ALLOW AT LEAST 24 HOURS BEFORE SCHEDULED CONCRETE PLACEMENT FOR ENGINEER TO INSPECT REINFORCEMENT.

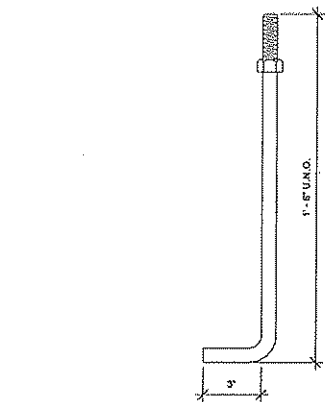
- STRUCTURAL STEEL**
1. STRUCTURAL STEEL WORK SHALL CONFORM TO THE FOLLOWING:
- AISC - "SPECIFICATION FOR DESIGN, FABRICATION AND ERECTION OF STEEL FOR BUILDINGS"
- AISC - "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES"
- AWS D1.1 - "STRUCTURAL WELDING CODE - STEEL"
- AWS D1.4 - "STRUCTURAL WELDING CODE - REINFORCING STEEL"
2. STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING:
- HOT ROLLED WIDE-FLANGE - ASTM A992 (Fy=50 KSI)
- ALL OTHER STRUCTURAL SHAPES AND PLATES - ASTM A588 (Fy=50 KSI)
3. PROVIDE 2 MIL THICK RED OR GREY OXIDE PRIMER ON ALL STEEL SURFACES UNLESS NOTED OTHERWISE.
4. ANCHOR BOLTS SHALL BE PRESET WITH TEMPLATES AT REQUIRED LOCATIONS.
5. LEVELING PLATES AND BEARING PLATES SHALL BE SET IN FULL BED OF NON-SHRINK GROUT.
6. CONNECTIONS MAY BE EITHER BOLTED OR WELDED AT THE FABRICATOR'S OPTION. BOLTED CONNECTIONS SHALL BE AS FOLLOWS:
- MINIMUM BOLT DIAMETER 3/4"
- SHEAR CONNECTIONS FOR MOMENT CONNECTED MEMBERS: FRICTION TYPE HIGH STRENGTH BOLTS IN SINGLE OR DOUBLE SHEAR.
- SHEAR CONNECTIONS FOR OTHER MEMBERS: BEARING TYPE HIGH STRENGTH BOLTS IN SINGLE OR DOUBLE SHEAR.
- SAMPLE SHEAR CONNECTIONS SHALL BE CAPABLE OF END ROTATION PER AISI REQUIREMENTS FOR MOMENT RESISTANT MEMBERS.
7. ALL BEAM CONNECTIONS NOT DETAILLED, SHALL SUPPORT 1/2 THE TOTAL UNIFORM LOAD CAPACITY FOR THE GIVEN BEAM AND SPAN OR THE INDICATED REACTION, WHICHEVER IS GREATER. CONNECTIONS SHALL GENERALLY FOLLOW THE TYPES SHOWN IN THE AISI MANUAL OF STEEL CONSTRUCTION, TABLE II, III, OR X.
8. WELDS SHALL FULLY DEVELOP STRENGTH OF THE MATERIALS BEING WELDED, UNLESS NOTED OTHERWISE, EXCEPT THAT FILLET WELDS SHALL BE A MINIMUM 3/16"
9. WELDED CONNECTIONS SHALL BE MADE BY APPROVED CERTIFIED WELDERS USING FILLER METAL CONFORMING TO E70XX.
10. CONTRACTOR SHALL PROVIDE TEMPORARY ERECTION BRACING AND SUPPORTS TO HOLD STRUCTURAL STEEL FRAMING SECURELY IN POSITION. TEMPORARY BRACING SHALL REMAIN UNTIL THE PERMANENT LATERAL BRACING HAS BEEN INSTALLED AND THE CONCRETE FOR FLOOR SLABS HAS ATTAINED 75% OF ITS REQUIRED STRENGTH.
11. STRUCTURAL STEEL FRAMING SHALL BE TRUE AND PLUMB BEFORE FINAL BOLTING OR WELDING OF CONNECTIONS.
12. CONTRACTOR SHALL NOT MODIFY OR CUT ANY STRUCTURAL STEEL WITHOUT WRITTEN APPROVAL FROM THE ENGINEER.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ABRASIONS, BURNS AND SMALL DEFECTS IN PAINT OF THE STRUCTURAL STEEL JOISTS AND STEEL DECK.
14. COMPOSITE BEAMS, NOTED (S.C.)
- STEEL SECTION DEPTH = D (INCH); R_c = REQUIRED REACTION CAPACITY FOR COMPOSITE BEAMS; R = UNIFORM LOAD CONSTANT BEAM REACTION.
- FOR D > OR = 24" R_c = 1.75R
- FOR D > OR = 21" BUT LESS THAN 24" R_c = 1.75R
- FOR D > OR = 14" BUT LESS THAN 21" R_c = 2.0R
- FOR D LESS THAN 14" R_c = 2.25R.

- COLD FORMED STRUCTURAL STEEL MEMBERS**
1. ALL COLD FORMED STRUCTURAL MATERIAL AND WORK SHALL CONFORM TO THE LATEST EDITIONS OF THE FOLLOWING:
- AISI - "SPECIFICATIONS FOR THE DESIGN OF LIGHT-GAUGE COLD-FORMED STEEL STRUCTURAL MEMBERS"
- AISC - "SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS"
2. COLD FORMED STEEL SHALL CONFORM TO THE FOLLOWING:
- LIGHT GAUGE STUDS, JOISTS, TRACKS AND ACCESSORIES: ASTM A 653/693 M. OR G. GALVANIZED.
- ASTM A 653/693 M. OR G. GALVANIZED LIGHT GAUGE FRAMING MEMBERS.
- A. STUDS AND JOISTS SHALL BE CHANNEL SHAPED WITH LIPPED FLANGES, PUNCHED WEB, SIZE, GAUGE AND GRADE AS SHOWN ON THE DRAWINGS (AS REQUIRED BY STRUCTURAL CALCULATIONS).
- B. TRACKS SHALL BE CHANNEL SHAPED SOLID WEB, DEPTH COMPATIBLE WITH STUDS, GAUGE AND GRADE AS SHOWN ON THE DRAWINGS (AS REQUIRED BY STRUCTURAL CALCULATIONS).
- C. FRAMING ACCESSORIES SHALL HAVE A MINIMUM YIELD STRENGTH OF 45 KSI.
- D. SCREWS SHALL BE CORROSION RESISTANT, SELF DRILLING PAN OR HEX WASHER HEAD, AS SHOWN ON THE DRAWINGS (AS REQUIRED BY STRUCTURAL CALCULATIONS).
- E. POWDER ACTUATED FASTENERS: AISI 1062 OR 1065 STEEL, MINIMUM CORE HARDNESS 50 TO 54 HRC AND ZINC PLATED IN ACCORDANCE WITH ASTM B633. DIAMETER AND LENGTH AS SHOWN ON THE DRAWINGS (AS REQUIRED BY STRUCTURAL CALCULATIONS).
- F. ALL LIGHT GAUGE FRAMING MEMBERS SHALL BE DETRIED C8J SERIES UNLESS NOTED OTHERWISE.

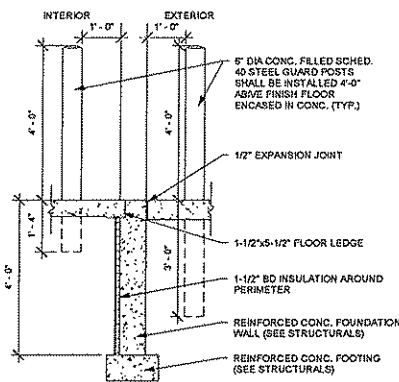
- STEEL DECK AND SHEAR CONNECTORS**
1. ALL STEEL DECK MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE FOLLOWING STANDARDS:
- AISI - "SPECIFICATIONS FOR THE DESIGN OF LIGHT-GAUGE COLD-FORMED STEEL STRUCTURAL MEMBERS"
- AISC - "SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS"
- AWS D1.3 - "STRUCTURAL WELDING CODE - SHEET METAL"
- SDI - "CODE OF STANDARD PRACTICE"
2. FLOOR DECK SHALL BE 3" DEEP X 20 GAUGE COMPOSITE STEEL DECK CONFORMING TO A446, GRADE 1 (GALVANIZED) WITH A MINIMUM YIELD STRESS OF 33 KSI.
3. GALVANIZING SHALL CONFORM TO ASTM A525, CORROS CLASS 60.
4. PRIMER PAINT SHALL BE SHOP APPLIED OVER CLEANED AND PHOSPHATIZED STEEL.
5. STEEL DECK SHALL EXTEND OVER THREE OR MORE SPANS WHEREVER POSSIBLE.
6. STEEL FLOOR DECK HAVING THICKNESS GREATER THAN OR EQUAL TO 22 GAUGE SHALL BE FASTENED TO SUPPORTS WITH 3/4" PUDDLE WELDS AT SPACING AS NOTED.
7. DECK SHALL BE WELDED TO SUPPORTS, AS DESCRIBED ABOVE, WITH HOBART 1139 WIRE (IRON POWER RODS) OR APPROVED EQUAL.
8. SHEAR CONNECTORS, NUMBERS INDICATED ON PLANS BY (), SHALL BE EQUALLY SPACED OVER THE LENGTH OF THE BEAM STARTING AS NEAR AS POSSIBLE TO THE BEAM SUPPORTS, WHERE STEEL DECK CORRUGATIONS DO NOT ALLOW FOR AN EVEN SPACING OF CONNECTORS, SPACING SHALL BE VARIED SO THAT THE HIGHEST DENSITY OF CONNECTORS OCCURS NEAR THE SUPPORT.
9. SHEAR CONNECTORS SHALL BE 3/4" IN DIAMETER BY 4-1/2" LONG HEADED STUDS.
10. SHEAR CONNECTORS SHALL BE SPACED NO MORE THAN 4'-0" APART ALONG THE LENGTH OF THE BEAM.

- MASONRY**
1. ALL REINFORCED CONCRETE MASONRY MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE FOLLOWING:
- ACI 530.1-95/ASCE 6-95/TMS 402-95 "SPECIFICATIONS FOR MASONRY STRUCTURES"
- ACI 530.2-95/ASCE 6-95/TMS 402-95 "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES"
2. CONCRETE BLOCK SHALL CONFORM TO ASTM C-90. THE REQUIRED STRENGTH ON THE NET CROSS SECTIONAL AREA OF THE CONCRETE BLOCK SHALL BE 2,500 PSI.
3. MORTAR SHALL BE TYPE M OR S, CONFORMING TO ASTM C270.
4. GROUT SHALL CONFORM TO ASTM C476. GROUT MAY BE PLACED BY THE "HIGH LIFT" METHOD, CONFORMING TO THE GROUTING PATTERNS REQUIRED BY THE CONTRACT DRAWINGS.
5. THE REQUIRED MINIMUM 28-DAY COMPRESSIVE STRENGTH OF THE COMBINATION OF CONCRETE BLOCK, GROUT AND MORTAR ON THE NET AREA OF THE WALL (F_m) SHALL BE MINIMUM OF 1,830 PSI.
6. ALL CONCRETE BLOCK MASONRY UNITS SHALL BE LAID IN RUNNING BOND UNLESS NOTED OTHERWISE.
7. MASONRY BLOCK CELLS CONTAINING VERTICAL REINFORCING SHALL BE GROUTED SOLID. FILLING CELLS WITH MORTAR IS UNACCEPTABLE.
8. THE BASE OF EACH CELL IN WHICH A BAR IS PLACED, MUST HAVE A CLEANOUT HOLE.
9. REINFORCING STEEL SHALL CONFORM TO ASTM A615 GRADE 60. VERTICAL REINFORCING BARS SHALL BE LAPPED A MINIMUM OF 40 BAR DIAMETERS.
10. PROVIDE CONTINUOUS REINFORCED BOND-BEAMS IN ALL REINFORCED MASONRY WALLS AT TOPS OF WALLS, IMMEDIATELY BELOW STEEL BEARINGS AND WHEREVER CALLED FOR IN CONTRACT DRAWINGS. BOND-BEAM REINFORCING SHALL EXTEND INTO AND BE CONTINUOUS WITH ALL INTERSECTING BOND-BEAMS.
11. REINFORCED MASONRY WALLS SHALL HAVE #9 GAUGE (TRUSS TYPE) HORIZONTAL REINFORCING AT SPACING AS NOTED ON THE CONTRACT DRAWINGS, BUT AT A MAXIMUM OF 16" O.C.
12. FILL CORES OF MASONRY UNDER ALL BEARING PLATES FOR A WIDTH EQUAL TO THREE TIMES THE BEARING PLATE LENGTH FOR THREE COURSES BELOW BEARING.
13. IN NON-LOAD BEARING WALLS PROVIDE AND INSTALL ONE LINTEL FOR EACH 4" OF WALL THICKNESS ACCORDING TO THE FOLLOWING SCHEDULE:
- FOR NON-LOAD BEARING WALLS ONLY:
- | OPENING | LINTEL |
|---------|----------------------|
| 3'-0" | 12 X 12 X 1/2 X 5/16 |
| 4'-0" | 14 X 12 X 1/2 X 5/16 |
| 5'-0" | 14 X 12 X 1/2 X 5/16 |
| 6'-0" | 16 X 12 X 1/2 X 5/16 |
| 7'-0" | 16 X 12 X 1/2 X 5/16 |
- LONG LEAD ANGLE SHALL BE VERTICAL.
- LINTELS SHALL BEAR A MINIMUM OF 6" ON EACH SIDE OF OPENING.
14. ANCHORED MASONRY VENEER SHALL COMPLY WITH ACI 530.2S/TMS 402.2. SPACE ANCHORS AT A MAXIMUM OF 32" HORIZONTALLY AND 16" VERTICALLY. PROVIDE ADDITIONAL ANCHORS AROUND ALL OPENINGS LARGER THAN 16" IN EITHER DIMENSION. SPACE ANCHORS MAX 3' O.C. WITH 12" OF OPENING.

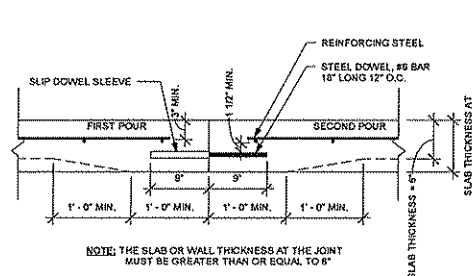
- MASONRY NOTES:**
1. HOLLOW CONCRETE BLOCK UNITS, GRADE N, F_m 2,000 PSI
2. GROUT = 2,000 PSI
3. MORTAR = TYPE S = 2,000 PSI ABOVE GRADE
4. MORTAR = TYPE M = 2,500 PSI BELOW GRADE
5. JOINT REINFORCEMENT - NEW MASONRY WALLS TO BE REINFORCED W/ 9 GAUGE DUR-O-WALL EVERY OTHER BLOCK COURSE.
6. SEE PLANS FOR VERTICAL MASONRY CONTROL JOINT LOCATIONS (V.M.C.J.) (U.N.O. BRIDGE 24" O.C. OR 1.5 TIMES WALL HT. WHICHEVER IS LESS), 16" FROM CORNERS, UNLESS NOTED OTHERWISE.
7. MAXIMUM GROUT LIFT WITHOUT CLEAN-OUTS = 6'-0"
8. MAXIMUM GROUT LIFT WITHOUT CLEAN-OUTS = 4'-0"
9. ALL VERTICAL REINFORCING SHALL BE CONTINUOUS GROUTED IN CELLS
10. CHECK ELECTRICAL PLANS TO LOCATE ANY ELECTRICAL CONDUIT TO BE INSTALLED IN MASONRY CORE.
11. FULL MORTAR BED JOINTS ARE REQUIRED, TYPICAL.
12. ON EXTERIOR WALLS, PROVIDE VEEB HOLES, TO THE EXTERIOR ABOVE LINTELS AND AT BOTTOM OF WALL.
13. PROVIDE SPECIAL BLOCKS AT CORNERS, LINTELS, JAMBS, AND WALL ENDS.
14. SEE MASONRY DETAILS BELOW.



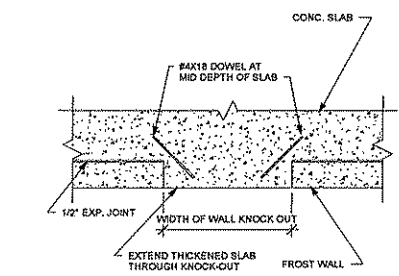
1 ANCHOR BOLT DETAIL
S0.1 3" = 1'-0"



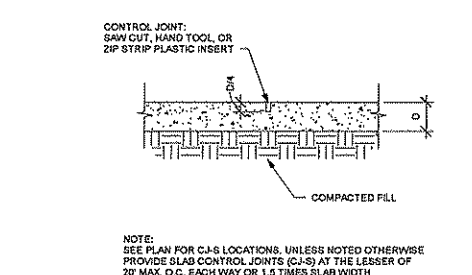
2 BOLLARD DETAIL 2
S0.1 1/2" = 1'-0"



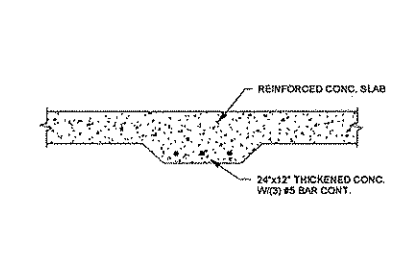
3 CROSS SECTION OF WALL OR SLAB AT WATERSTOP JOINT
S0.1 1" = 1'-0"



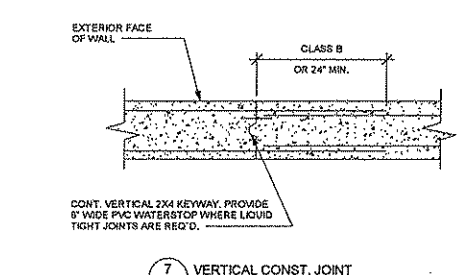
4 REBAR AT DOOR OPENINGS
S0.1 1/8" = 1'-0"



5 SLAB CONTROL JOINT (CJ-S)
S0.1 1/8" = 1'-0"



6 THICKENED CONC. DETAIL
S0.1 1/2" = 1'-0"



7 VERTICAL CONST. JOINT
S0.1 3/16" = 1'-0"

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PROPOSED BUILDING FOR:

FESTIVAL FOOD DEPERE

DEPERE, WISCONSIN; COUNTY OF: BROWN

SCALE VERIFICATION

THE SAME MEASURES 1" ON DRAWING
EQUATES TO 1' ON GROUND

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SALES REP: JIM THYES
(920) 371-2011

DRAWN BY: LJP

DATE: 03-09-2015

REVISIONS:

ISSUED FOR:

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SHEET

S0.1

1
S0.2 DOOR KNOCK-OUT DETAIL
1/2" = 1'-0"

2
SD.2

INTEGRAL CONCRETE CURB &
SIDEWALK DETAIL

$3/4" = 1'-0"$

3 WALL INTERSECTION DETAIL
SD.2 1/8" = 1'-0"

4 TYP. CORNER REINFORCEMENT
3/16" $\approx$ 1'-0"

5
S.O.3

TYP STOOP DIMENSIONS AT
SERVICE DOORS

3/8" = 1'-0"

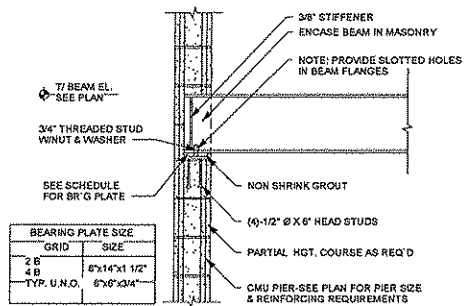
6
S2

9 RECESSED MOP SINK
30.2 1/2" = 1'-0"

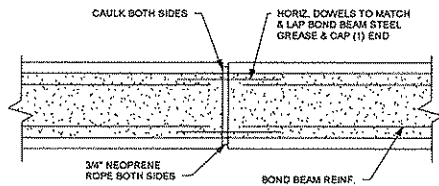
10 Column Beam Connection
80.2 1" = 1'-0"

11 Composite Deck Detail
S02 1 1/2" = 1'-0"

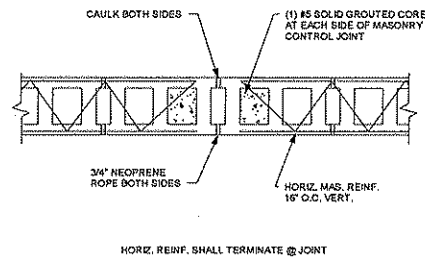
S0.2



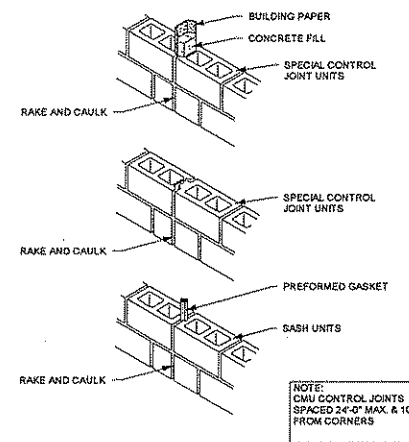
1 Beam Bearing Detail @ CMU Wall
S0.3 3/4" = 1'-0"



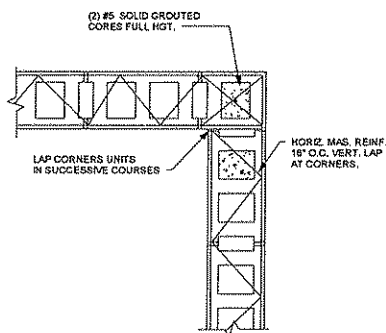
2 Bond Beam Control Joint
S0.3 1 1/2" = 1'-0"



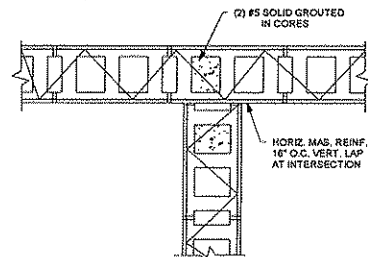
3 Control Joint (C.J.)
S0.3 1" = 1'-0"



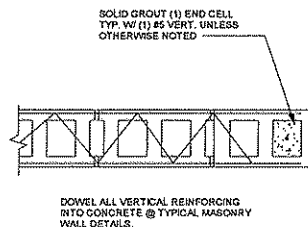
4 Control Joints
S0.3 1/2" = 1'-0"



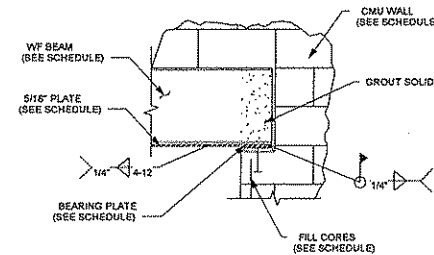
5 Corners
S0.3 1" = 1'-0"



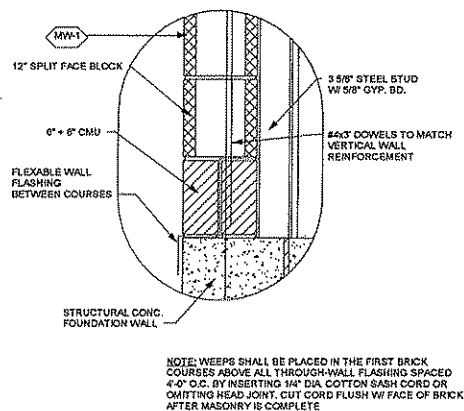
6 Intersection
S0.3 1" = 1'-0"



7 Jamb & Wall Ends
S0.3 1" = 1'-0"



8 Lintel Detail
S0.3 3/4" = 1'-0"



9 Wall Weep
S0.3 1 1/2" = 1'-0"

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DEPERE, WISCONSIN; COUNTY OF: BROWN

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(920) 371-2011
DRAWN BY: LJP
DATE: 03-09-2015
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S0.3

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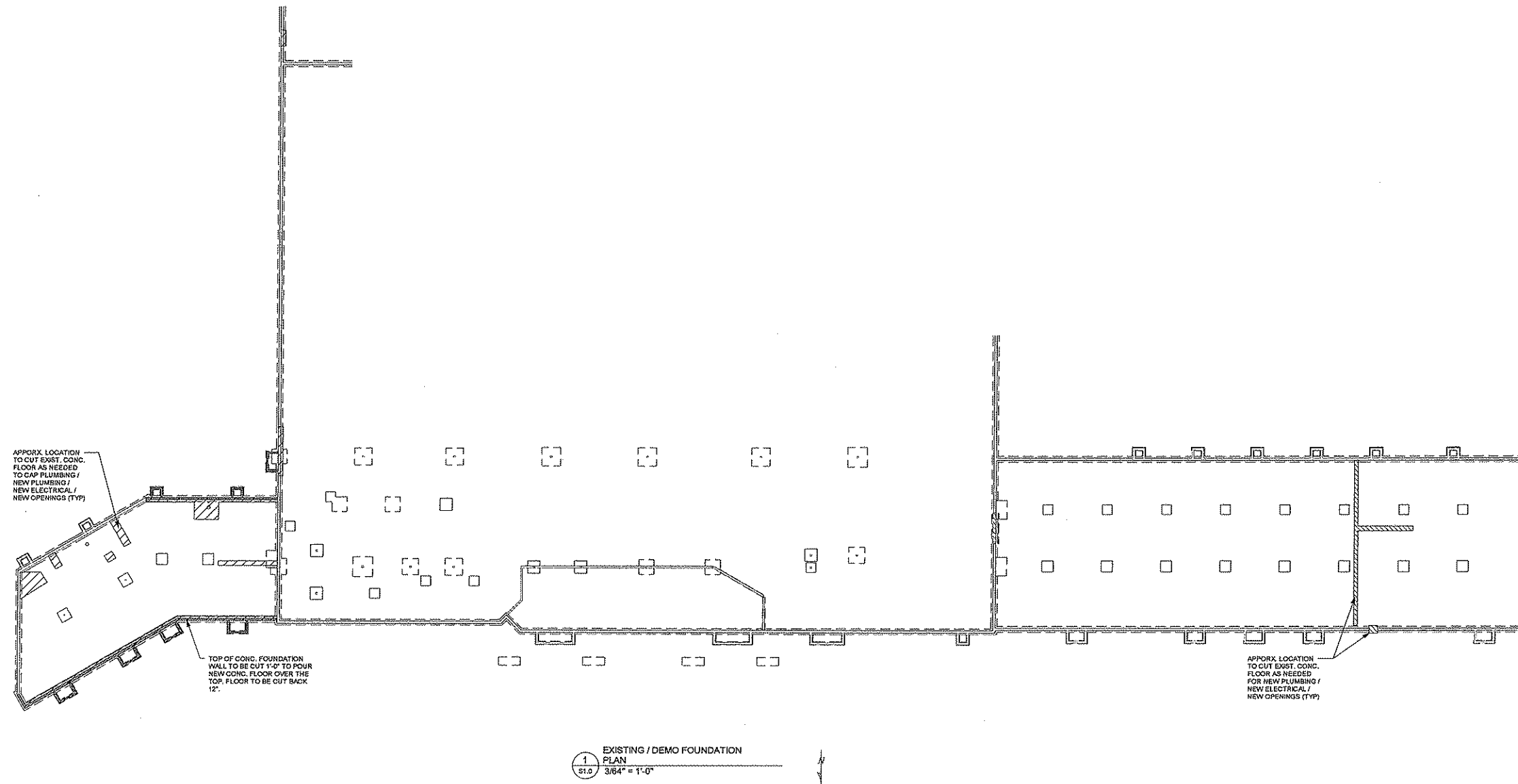
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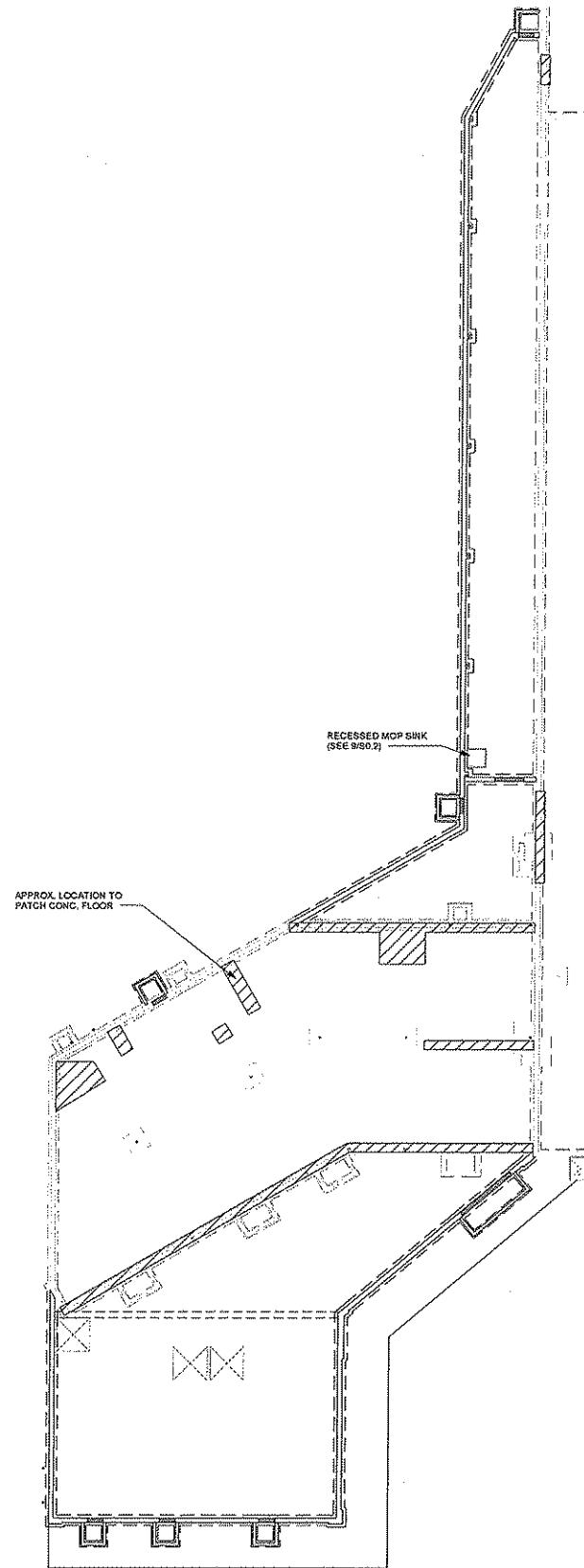
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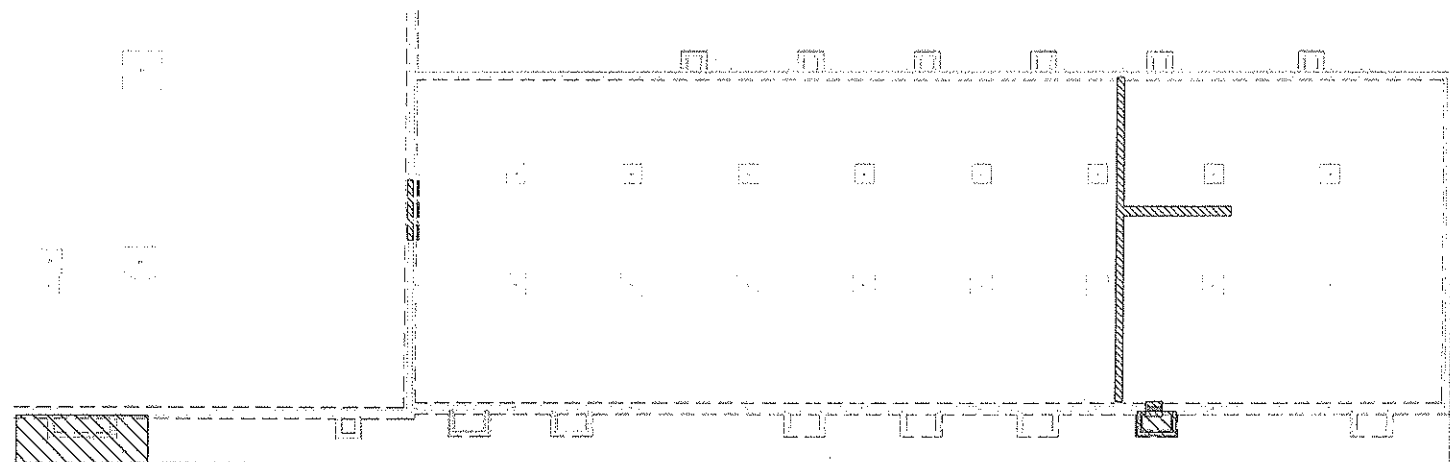
1 EAST PROPOSED FOUNDATION
PLAN
S1.1 1/16" = 1'-0"

CONCRETE PLATWORK SCHEDULE (U.N.O.)					
		INTERIOR CONCRETE	EXTERIOR APICONS	SIDEWALKS	DUMPSTER SLAB
THICKNESS	4" THICK				
	5" THICK	○		①	
	6" THICK				
STRENGTH	3,000 PSI	○			
	3,500 PSI				
	4,000 PSI			○	
REINFORCEMENT	6/8-10/10 WWF	○			
	6/8-6/8 WWF				
	#4 BAR 24" O.C. E/W			○	
	FIBERMESH				
VAPOR BARRIER	6 MIL. POLY	○			
SUBGRADE	1 1/2" BD. INSUL.				
	6" SAND				
FINISH	5" STONE BASE	○		○	
	SMOOTH TROWEL				
	BROOM			○	
	SEALER			○	
	SAW CUT CONTROL JOINTS			○	

NOTES: ① 10" THICKENED EDGE SEE DETAIL 260.2

FOOTING / PIER SCHEDULE									
FOOTING			PIER						
MARK	SIZE (L x W x D)	REINFORCING	MARK	SIZE (W x L)	LEN.	T/PIER	REINFORCING		
F1	24 x 24 x 8	(2) - #4 BAR E/W	P1	14 x 20	4'	100'-0"	(4) - #5 BAR VERT. w #3 TIES 12" O.C. TOP 3 @ 4" O.C.		
F2	30 x 30 x 8	(2) - #4 BAR E/W	P2	14 x 22			(4) - #5 BAR VERT. w #3 TIES 12" O.C. TOP 3 @ 4" O.C.		
F3	36 x 36 x 8	(3) - #4 BAR E/W	P3	14 x 18			(4) - #5 BAR VERT. w #3 TIES 12" O.C. TOP 3 @ 4" O.C.		
F4	42 x 42 x 12	(4) - #4 BAR E/W	P4	18 x 20			(4) - #5 BAR VERT. w #3 TIES 12" O.C. TOP 3 @ 4" O.C.		
F5	48 x 48 x 12	(5) - #4 BAR E/W							
F6	54 x 54 x 12	(5) - #4 BAR E/W							
F7	60 x 60 x 12	(5) - #4 BAR E/W							
F8	66 x 66 x 18	(5) - #4 BAR E/W							
NOTES: 1. PIER DIMENSION INCLUDES THICKNESS OF CONC. WALL									
HAIRPIN REINFORCEMENT									
HP1	(1) - #4 @ 20'-0" LONG PLACED MID-DEPTH OF CONC. SLAB								

NOTES:
-SPEED PLATES @ ALL COLD JOINTS



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SCALE VERIFICATION

THIS BAR MEASURES 1" ON ORIGINAL
PAPER SCALE ACCORDINGLY

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LJP

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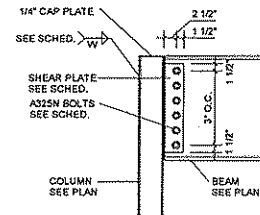
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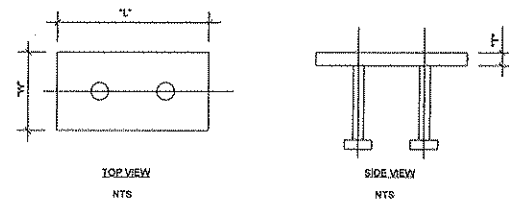
S1.1

SHEAR TAB SCHEDULE					
BEAM SIZE	BOLTS	SHEAR TAB			LRFD REACTION
		MARK	1x L	WELD	
W8-W10	(2) -3/4" DIA.	TAB #81TPS	3/8" x 6"	5/16"	31.8k
W12-W14	(2) -3/4" DIA.	TAB #121TPS	3/8" x 6"	5/16"	47.7k
W16	(2) -3/4" DIA.	TAB #161TPS	3/8" x 12"	5/16"	63.6k
W18	(2) -3/4" DIA.	TAB #181TPS	3/8" x 12"	5/16"	79.5k
W21	(2) -3/4" DIA.	TAB #211TPS	3/8" x 12"	5/16"	95.4k
W24 & W27	(2) -3/4" DIA.	TAB #271TPS	3/8" x 21"	5/16"	111k
W30	(2) -3/4" DIA.	TAB #301TPS	3/8" x 24"	5/16"	127k



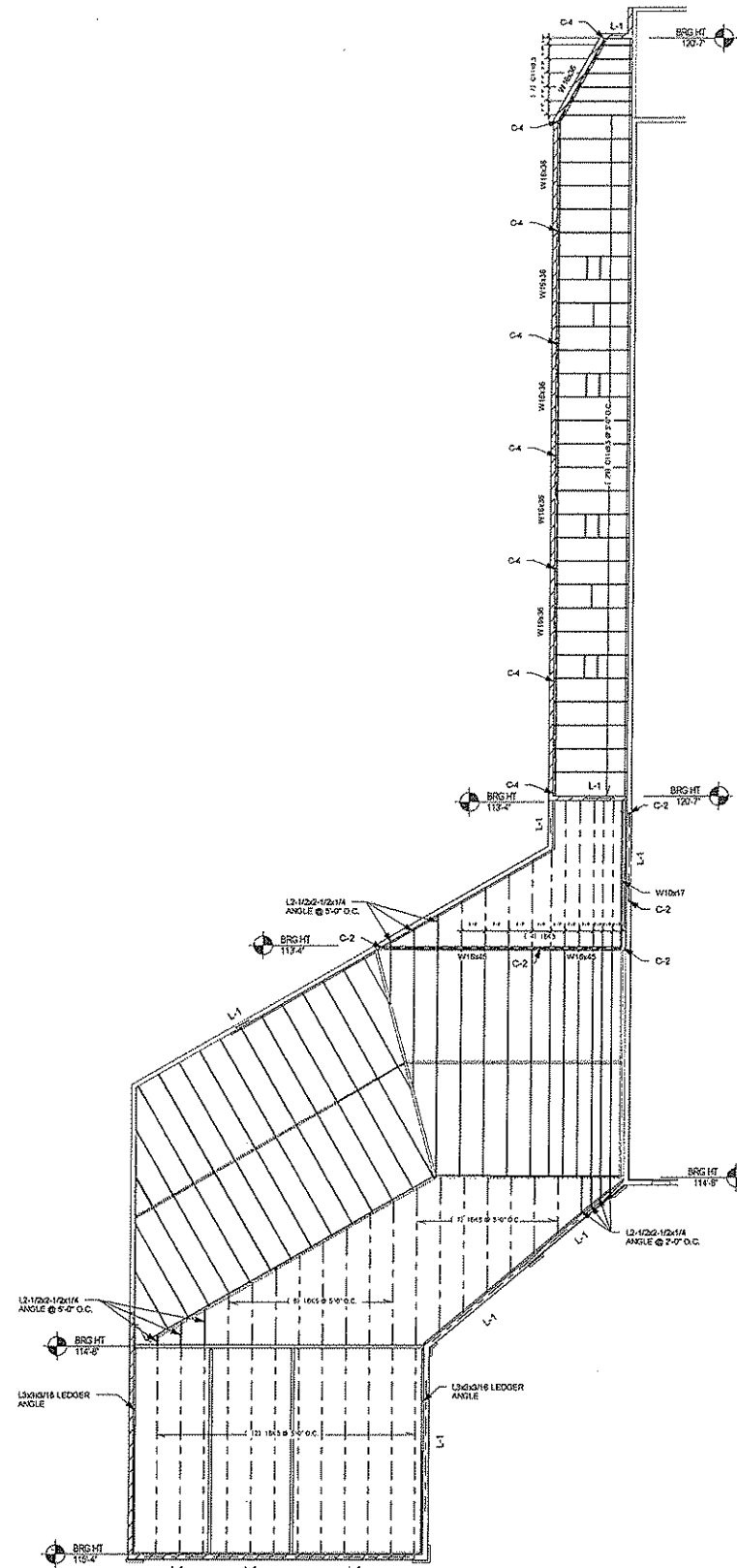
INTEL SCHEDULE							
MARK	MEMBER	SHAPE	BEARING GAUGE	THICKNESS	WIDTH	LENGTH	HEADED STUDS
L-1	(2)-L3 1/2 x 5/16 LLY-BB	L	8"	-	-	-	-
L-2	WBx13 w/5/16" x 7" PL	L	8"	-	-	-	-
L-3	WBx24 w/5/16" x 7" PL	L	8"	-	-	-	-
L-4	WBx31 w/5/16" x 7" PL	L	8"	1/2"	8"	6"	(2)-3/4" x 5"
L-5	8" CMU BOND BM w/2)-#5 BAR	B	8"	-	-	-	-
L-6	18" CMU BOND BM w/2)-#5 BAR	B	8"	-	-	-	-

* REFERENCE TO FLOOR & ROOF PLANS



MASONRY WALL & PIER REINF. SCHEDULE		
MARK	SIZE / REINFORCING	COMMENTS
MW-1	8" CMU WALL w/ FILLED CORES 48" O.C. & #5 BAR VERT.	9 GA. DUR-O-WAL EVERY OTHER COURSE
MW-2	12" CMU WALL w/ FILLED CORES 48" O.C. & #5 BAR VERT.	9 GA. DUR-O-WAL EVERY OTHER COURSE
	12" x 16" CMU PIER w/ (2)-#5 BARS & JOINT REINF. @ 16" O.C.	FULL HEIGHT
	12" x 18" CMU PIER w/ (4)-#5 BARS & JOINT REINF. @ 16" O.C.	FULL HEIGHT
	16" x 24" CMU PIER w/ (12)-#10 BARS & #3 TIES @ 16" O.C.	FULL HEIGHT
	12" x 16" CMU PIER w/ (8)-#6 BARS & #3 TIES @ 16" O.C.	FULL HEIGHT

NOTES: d = 2 1/2" @ 8" CMU; d = 3" @ 10" CMU; d = 3 1/2" @ 12" CMU



1 PROPOSED STRUCTURAL PLAN
S2.0 1/16" = 1'-0"

BAYLAND

BAYLAND BUILDINGS
P.O. BOX 13571 GREEN BAY, WI 54307
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www.baylandbuildings.com
DESIGN & BUILD GENERAL CONTRACTOR

PROPOSED BUILDING FOR:
FESTIVAL FOOD DEPERE
DEPERE, WISCONSIN; COUNTY OF: BROWN

SCALE VERIFICATION
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ADAPT SCALE ACCORDING

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JOB NUMBER:
15-2622

SALES REP:
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(920) 371-2011

DRAWN BY:
LJP

DATE:
03-09-2015

REVISIONS:

ISSUED FOR:
☐ PRELIMINARY
☒ BID SET
☐ CONSTRUCTION

SHEET

S2.0