



Plan Commission

335 South Broadway

Regular Meeting

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

Agenda

Monday, January 25, 2016	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 **January 25, 2016** 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 December 28, 2015 Plan Commission meeting.
3. Review and Recommendation on the Site Plan Application for 730 and 746 Main Ave for a Motor Vehicle Service Station. Applicant: Kwik Trip
4. Review and Recommendation for a one (1) lot CSM for Kwik Trip. Surveyor: Robert Reidner
5. Review and Recommendation for a two (2) lot CSM along Southbridge Rd. Surveyor: Steve Bieda, Mau and Associates*
6. Review and Recommendation for a three (3) lot CSM along American Blvd. Surveyor: Troy Hewitt, Robert E. Lee & Associates*
7. Review and Recommendation on the Site Plan Application for WD-L492-B, located along American Blvd. Applicant: Curtis Schroeder, Consolidated Construction Company
8. Conditional Use Application for renovation of the St. Norbert College St. Joseph Priory (A portion of WD-697) in a Single and Two Family (R2) Zoning District. Applicant: St. Norbert College*
9. Information regarding Zoning Code Reorganization Project.
10. Future Agenda Items.

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, January 25, 2016 so that arrangements can be made.

AGENDA SENT TO:

Plan Commission Members
Alderpersons
News Media
Kwik Trip
Keith Brunette
Robert Reidner
Mau & Associates
Mark Soderlund/Michael Fleming
Robert E. Lee & Associates

Consolidated Construction Company
Product Handling Concepts
St. Norbert College

City of De Pere, Wisconsin



Request For Plan Commission Action

MEETING DATE: January 25, 2016

DEPARTMENT: Planning

FROM: Sarah Wallace

SUBJECT: Approval of the minutes of the December 28, 2015 Plan Commission meeting.

ATTACHMENTS:

- PC_Dec2015_Minutes_Draft (PDF)



Plan Commission

335 South Broadway

De Pere, WI 54115

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

Regular Meeting

Draft Minutes

Monday, December 28, 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
Michael J. Walsh	Mayor	Present	
James Boyd	Aldersperson	Present	
Larry Lueck	Aldersperson	Present	
Derek Beiderwieden	Commissioner	Present	
Jim Kalny	Commissioner	Excused	
Steve Taylor	Commissioner	Present	

Also present: City Planning Director Kim Flom and members of the public.

2. Approval of the minutes of the November 30, 2015 Plan Commission meeting

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

3. Request for Zoning Code Interpretation for Allowed Use within I-1 (Industrial Park) Zoning District for 1244 Enterprise Dr. (ED-2073). Applicant: Waseda Farms and Waseda Farms Market

Planning Director Kim Flom provided an overview of the request for zoning code interpretation. The I-1 zoning district allows a wide range of manufacturing, but prohibits certain types of animal storage/processing. The use that the applicant is proposing is no different than a grocery store or butcher shop; as such staff feels they would be a fit in the I-1 district.

Derek Beiderwieden inquired about the disposal of byproducts from creating cuts of meat.

Mayor Walsh motioned, seconded by Derek Beiderwieden to open the meeting for public comments. Upon vote, motion carried unanimously.

Laura Charlier-Yale, store manager for Waseda Farm Market, explained their procedures for byproduct disposal. She also confirmed that no sales would be conducted at this location.

Mayor Walsh motioned, seconded by Derek Beiderwieden, to return to regular order. Upon vote, motion carried unanimously.

Mayor Walsh motioned, seconded by James Boyd, to allow this requested use in the I-1 District. Upon vote, motion carried unanimously.

Attachment: PC_Dec2015_Minutes_Draft (4326 : minutes)

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

4. Review the CSM Application for an Extraterritorial CSM for a one lot CSM in the Town of Lawrence. Surveyor: Leslie D. Van Horn*

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	James Boyd, Alderperson
SECONDER:	Larry Lueck, Alderperson
AYES:	Lueck, Beiderwieden, Taylor, Walsh, Boyd
EXCUSED:	Jim Kalny

5. Future Agenda Items
None.

Adjournment

Mayor Walsh motioned, seconded by Steve Taylor, to adjourn the meeting at 7:10 PM. Upon vote, motion carried unanimously.

Respectfully submitted,
Carey Danen

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

MEETING DATE: January 25, 2016

DEPARTMENT: Planning

FROM: Sarah Wallace

SUBJECT: Review and Recommendation on the Site Plan Application for 730 and 746 Main Ave for a Motor Vehicle Service Station. Applicant: Kwik Trip

ATTACHMENTS:

- PC_Staff Memo_746 Main (PDF)
- SP Review App - Signed (PDF)
- Cover Letter - Signed (PDF)
- 2016-01-08 Plans (PDF)
- 2016-01-04 127 Signage Plan - Proposed (PDF)

Item 3: Review and Recommendation on the Site Plan Application for 730 and 746 Main Ave for a Motor Vehicle Service Station. Applicant: Kwik Trip

Kwik Trip is proposing improvements to the existing Mobil gas station and gravel parking lot located at 730-746 Main Ave to convert the property into a Kwik Trip Express. The proposed remodel and expansion is to include partial demolition of the eastern wall for the addition. The project expansion will consist of approx. 600 s.f. with a brick/masonry exterior to match the existing elevations.



Figure 1: Site Location

Site Statistics for the Project:

Proposed Site Area: 21,565 s.f. (746 Main) + 6,767 s.f. (730 Main) = 28,332 (.65 acres)

The below comments were compiled from an interdepartmental review of the submitted application.

Public Works:

1. Show the sanitary sewer lateral on the plan.
2. The plan shows two water service connections/existing curb stops. One will need to be abandoned. Clarify on the plan the existing size of the water service that will remain and label the one that will be abandoned.
3. Abandon the existing unused water main connection to the property at the main and under the observation of City personnel. Abandon the existing water service by closing the corporation and removing the water service.
4. A street excavation permit will be required for the water service abandonment.
5. Water meter, if greater than a 1-inch, will require one month advance notice required so Water Department can order the meter.
6. Chapter 28 of the City of De Pere Municipal Code requires TSS reduction of 40% for redevelopment for more than 20,000 square feet of impervious surface disturbance. This does not include routine maintenance where 50% of the gravel base remains in place. The plans specify 0.41 acres (17,859 square feet) of disturbed area.

7. An existing 12-inch storm sewer pipe runs along the north property line. Provide a 10 foot easement for the City to maintain this pipe.
8. Show the storm drain connections to City storm sewer on the plan.
9. Two existing curb openings on Main Ave will be removed. One new driveway will be constructed on Main Ave to the east of the existing easterly location. The existing roadway surface consists of concrete pavement with integral curb and gutter. To close the existing driveways, remove the concrete gutter sections to the nearest pavement joint and install new pavement with curb. Tie all new concrete to the adjacent pavement. Complete new curb cuts to comply with the City curb cut permit requirements. The City will participate in some miscellaneous pavement repairs adjacent to concrete work and limited to the northerly westbound travel lane. Coordinate this work with the driveway construction. All work impacting travel will need to be done under one lane closure permit. The contractor will be responsible for all traffic control.
10. Section 22-15 (a) of the Municipal Code requires that the location of the driveway on this street must first be approved by the Board of Public Works before a curb cut permit can be issued. Provide a revised plan and curb cut permit for submission to the Board for approval prior to construction of the curb opening.
11. No new utility connections are shown on the plan, provide if applicable.
12. Show and label the right of way and property lines on the plan.
13. Show dimensions of adjacent streets and right of ways.
14. Curb cut permits are required for new driveways.
15. The plan specifies 14 new parking stalls required and 20 stalls provided. The count on the plan shows 12 stalls provided. Please identify the location for all 20 parking stalls to be provided.
16. Show the lighting photometrics behind the building on the plan.
17. The address on the site plan is listed as 740 Main Avenue. Our records show the site as 746 and 730 Main with 746 as the address for the current business. Please update address on the site plans.

Fire:

1. If not open 24 hours, a knox box will need to be provided.

Forestry:

1. No landscape plan submitted for review.

Health:

1. Prior to approval/building permits the Health department will need the license application and fee paid, with the submittal of specs sheets for kitchen equipment.
2. The Health department Weights and Measures annual application will also need to be submitted.

Building/Planning:

1. Signage - shall be in accordance with Chapter 98.
2. Parking – Please provide parking details within the Site Plan. The plans submitted do not call out specifically all the parking locations.

3. Landscape – Landscape plans were not submitted as part of the site plan submittals. A landscape plan will need to be submitted that identifies landscaping for the area, what existing landscape will remain, along with additional landscape requirements per City Code.
4. Driveway access – Section 14-55 (8) Driveways – identifies that business two way driveways to have a maximum of twenty five (25) feet of width at property line, with a ten (10) foot maximum flair. This will need to be revised or a request submitted to the Board of Public Works for a variance on the additional width. (See comments from Public Works above on this as well).

The above comments must be addressed via a revised submittal to the Planning Department before any permits are issued for the project.

Recommendation:

Staff recommends approval of the site plan, subject to compliance with the above comments and conditions.

	CITY OF DE PERE APPLICATION FOR SITE PLAN REVIEW	Fee: \$ 275.00
		Receipt #:
		Date:

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) Kwik Trip	Authorized Representative Bjorn Berg	Title Project Manager	
Mailing Address 1626 Oak Street	City La Crosse	State WI	ZIP Code 54602
Email Address bberg@kwiktrip.com	Phone Number (incl. area code) 608-791-4343	Fax Number (incl. area code) 608-781-8960	

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

Name (Ind. Org. or Entity) Keith Brunette	Contact Person Keith Brunette	Title Owner	
Mailing Address 808 Bayland Court	City Green Bay	State WI	ZIP Code 54304
Email Address keith@brunettetax.com	Phone Number (incl. area code) 920-592-0400	Fax Number (incl. area code) 920-592-9314	

SECTION 3: Project or Site Location

Project Address/Description 730 & 746 Main Avenue (Currently Mobil Fueling Station)	Parcel No. WD-448 & WD-451
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SECTION 4: Project Information

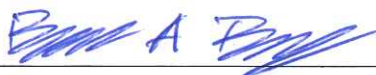
Existing Zoning:	B-3 Motor Vehicle Dependent Business		
Present Use of Parcel:	Motor Vehicle Service Station		
Proposed Use of Parcel:	Motor Vehicle Service Station		
Estimated Start Date:	02/29/2016	Estimated Completion Date:	07/01/2016

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) Bjorn Berg	Title Project Manager	Phone Number 608-791-4343
Signature of Applicant 		Date Signed 01/07/2016

TO BE COMPLETED BY CITY STAFF

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

SITE PLAN REVIEW REQUIREMENTS

- 1) Preliminary consultation. Prior to the submittal of a site plan, it is recommended that the developer meet with the Director of Planning, the Building Inspector, and/or other appropriate city staff to discuss zoning district, site plan, and landscaping plan requirements.
- 2) Plan submittal. Submit 1 hard copy 24x36, 1 hard copy 11x17 and 1 PDF copy of the Site Plan. Once the site plan is approved a final version shall be submitted in AutoCAD in the Brown County coordinate system.
- 3) Plan submittal. Plan submittal should include:
 - a) Title sheet: Title sheet must have the site statistics including site square footage; Percent site coverage; Percent open space; and Floor area ratio. Title sheet should also include location, developer and architect.
 - b) Existing Site Plan: plan should show existing boundaries, utilities, existing built features, parking facilities, and natural features.
 - c) Grading / Erosion Control Plan
 - d) Building Site Plan
 - e) Building Elevations: all material must be clearly listed. Color elevations are strongly recommended to be included.
 - f) Parking Plan (if necessary): Parking plan should clearly show how parking is meeting code requirements. Access driveways should be clearly identified along with the plan curb cut locations.
 - g) Refuse Plan (if necessary)
 - h) Landscape Plan
 - i) Lighting Plan
 - j) Sign Plan
- 4) All plans are required to be drawn to scale. If plans do not meet code requirements or if there are special parts to the project which needs to be address a written summary should be provided.

1626 Oak St. • P.O. Box 2107 • La Crosse, WI 54602-2107
Phone 608-781-8988 • Fax 608-781-8950 • www.kwiktrip.com

Kwik Trip, Inc.



The City of De Pere
Dave Hongisto
Inspection Division
335 S. Broadway Street
De Pere, WI 54115

January 8th, 2016

This letter is intended to accompany our application to the City of De Pere for the Renovation of the Existing Convenience Store at 746 Main Ave in the City of De Pere. With this submittal, we look forward to being on the Plan Commission meeting agenda for the January 25th Meeting. At this Plan Commission meeting we hope to obtain our Site Plan Approval and CSM Approval.

Included in this submittal are the following:

- Site Plans ((2) full size 24x36, (2) ½ size 11x17)
- Building Plans ((2) full size 24x36, (2) ½ size 11x17)
- Signage Plans((4) full size 11x17)
- Site Plan Review Application
- CSM Review Application
- Plan review fees

Kwik Trip would be happy to provide any additional information or answer any questions or concerns the City of De Pere may have with our submittal for the Project. Please feel free to give me a call if needed.

Sincerely,

Bjorn Berg
Kwik Trip, Inc - Store Engineering
Project Manager
608-791-4343
bberg@kwiktrip.com



Our Mission: "To serve our customers and community more effectively than anyone else by treating our customers, co-workers and suppliers as we, personally, would like to be treated, and to make a difference in someone's life."

Kwik Trip & Kwik Star Stores • Tobacco Outlet Plus • Convenience Transportation, LLC • Hearty Platter Restaurants & Cafés

KWIK TRIP #127 DE PERE - 2016 REMODEL

DE PERE, WISCONSIN

I+S PROJECT # 15-18580



Architecture
Engineering
Environmental
Planning

www.is-grp.com

I+S GROUP

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E5.11	ELECTRICAL RISER AND SCHEDULES
E5.12	ELECTRICAL DETAILS AND SCHEDULES

PROJECT GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS, WHICH INCLUDE, BUT ARE NOT LIMITED TO, THE OWNER - CONTRACTOR AGREEMENT, THE PROJECT MANUAL (WHICH INCLUDES GENERAL AND SUPPLEMENTARY CONDITIONS AND SPECIFICATIONS), DRAWINGS OF ALL DISCIPLINES AND ALL ADDENDA, MODIFICATIONS AND CLARIFICATIONS ISSUED BY THE ARCHITECT / ENGINEER.
2. CONTRACT DOCUMENTS SHALL BE ISSUED TO ALL SUBCONTRACTORS BY THE GENERAL CONTRACTOR IN COMPLETE SETS IN ORDER TO ACHIEVE THE FULL EXTENT AND COMPLETE COORDINATION OF ALL WORK.
3. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
4. FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. NOTIFY ARCHITECT / ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
5. DETAILS SHOWN ARE INTENDED TO BE INDICATIVE OF THE PROFILES AND TYPE OF DETAILING REQUIRED THROUGHOUT THE WORK. DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO DETAILS SHOWN. WHERE SPECIFIC DIMENSIONS, DETAILS OR DESIGN INTENT CANNOT BE DETERMINED, NOTIFY ARCHITECT / ENGINEER BEFORE PROCEEDING WITH THE WORK.
6. ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, CLEANED AND CONDITIONS ACCORDING TO MANUFACTURERS' INSTRUCTIONS. IN CASE OF DISCREPANCIES BETWEEN MANUFACTURERS' INSTRUCTIONS AND THE CONTRACT DOCUMENTS, NOTIFY ARCHITECT / ENGINEER BEFORE PROCEEDING WITH THE WORK.
7. LARGE-SCALE, MORE SPECIFIC DETAILS TAKE PRECEDENCE OVER SMALLER-SCALE, LESS SPECIFIC DETAILS AND INFORMATION. MORE STRINGENT REQUIREMENTS FOR CODE, PRODUCTS AND INSTALLATION TAKE PRECEDENCE OVER LESS STRINGENT REQUIREMENTS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
8. PROVIDE CONTINUOUS SEALANT AROUND ALL MATERIALS AT EXTERIOR WALL PENETRATIONS. REFER TO SPECIFICATIONS FOR APPROPRIATE SEALANT.
9. ALL DISSIMILAR METALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER TO AVOID GALVANIC CORROSION.
10. SEAL ALL OPENINGS IN WALLS, FLOORS, CEILINGS, AND ROOFS, AROUND DUCTS, PIPES, VENTS, TRAPS, CONDUIT AND ALL OTHER PENETRATIONS WITH FIRESTOPPING AS SPECIFIED AND REQUIRED BY CODES.
11. PROVIDE TEMPORARY WALLS, ENCLOSURES, DUST SHIELDS AND WALK-OFF MATS AS REQUIRED TO SEPARATE DEMOLITION AND CONSTRUCTION FROM EXISTING BUILDING.
12. PROVIDE BRACING AND SHORING AS REQUIRED TO PROTECT EXISTING STRUCTURE TO REMAIN. PROVIDE SECURE AND WEATHERPROOF ENCLOSURE OF TEMPORARY OPENINGS IN EXTERIOR WALLS. PROTECT ALL BUILDING COMPONENTS FROM DAMAGE DURING DEMOLITION AND CONSTRUCTION.
13. RESTORE ALL EXISTING AREAS AFFECTED BY DEMOLITION AND RELATED NEW CONSTRUCTION TO THEIR ORIGINAL CONDITION, INCLUDING BUT NOT LIMITED TO WALLS, FLOORS, AND CEILINGS AND THEIR ASSOCIATED FINISHES.

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PROJECT

KWIK TRIP #127
DE PERE - 2016
REMODEL

DE PERE WISCONSIN

REVISION SCHEDULE		
NO	DATE	DESCRIPTION

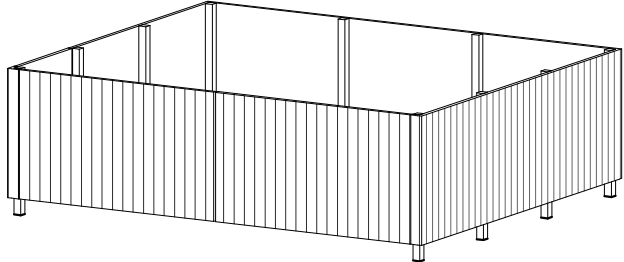
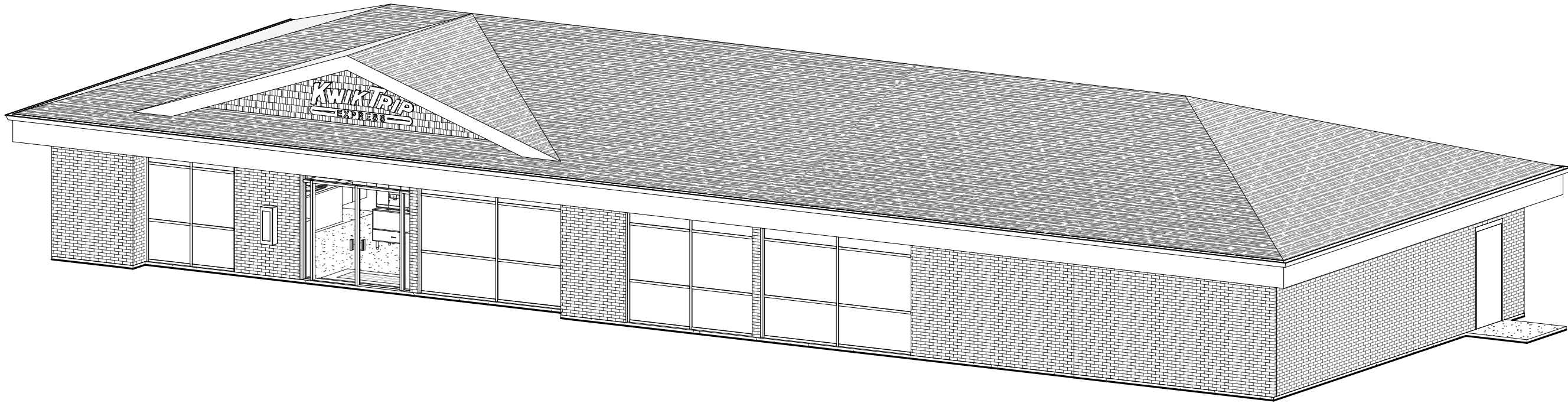
PROJECT NO.	15-18580
FILE NAME	
DRAWN BY	ALF
DESIGNED BY	AFC
REVIEWED BY	AFC
ISSUE DATE	01/08/16
CLIENT PROJECT NO.	

TITLE

TITLE SHEET

SHEET

T1.11



PROJECT INDEX:

OWNER:

KWIK TRIP
1626 OAK STREET
LA CROSSE, WI 54601

PROJECT ADDRESS:

740 MAIN AVE.
DE PERE, WISCONSIN 54115

MANAGING OFFICE:



Architecture
Engineering
Environmental
Planning

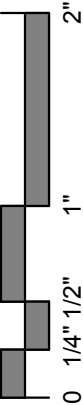
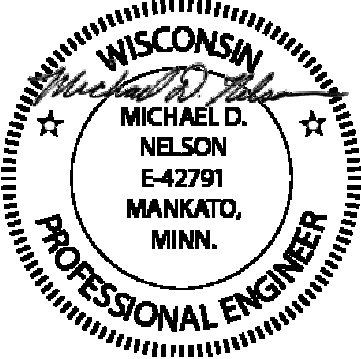
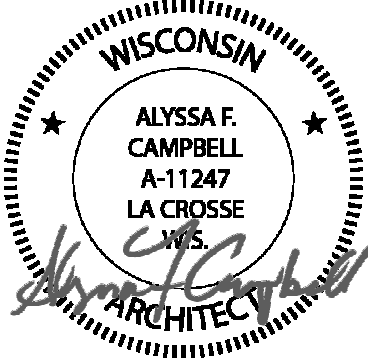
www.is-grp.com

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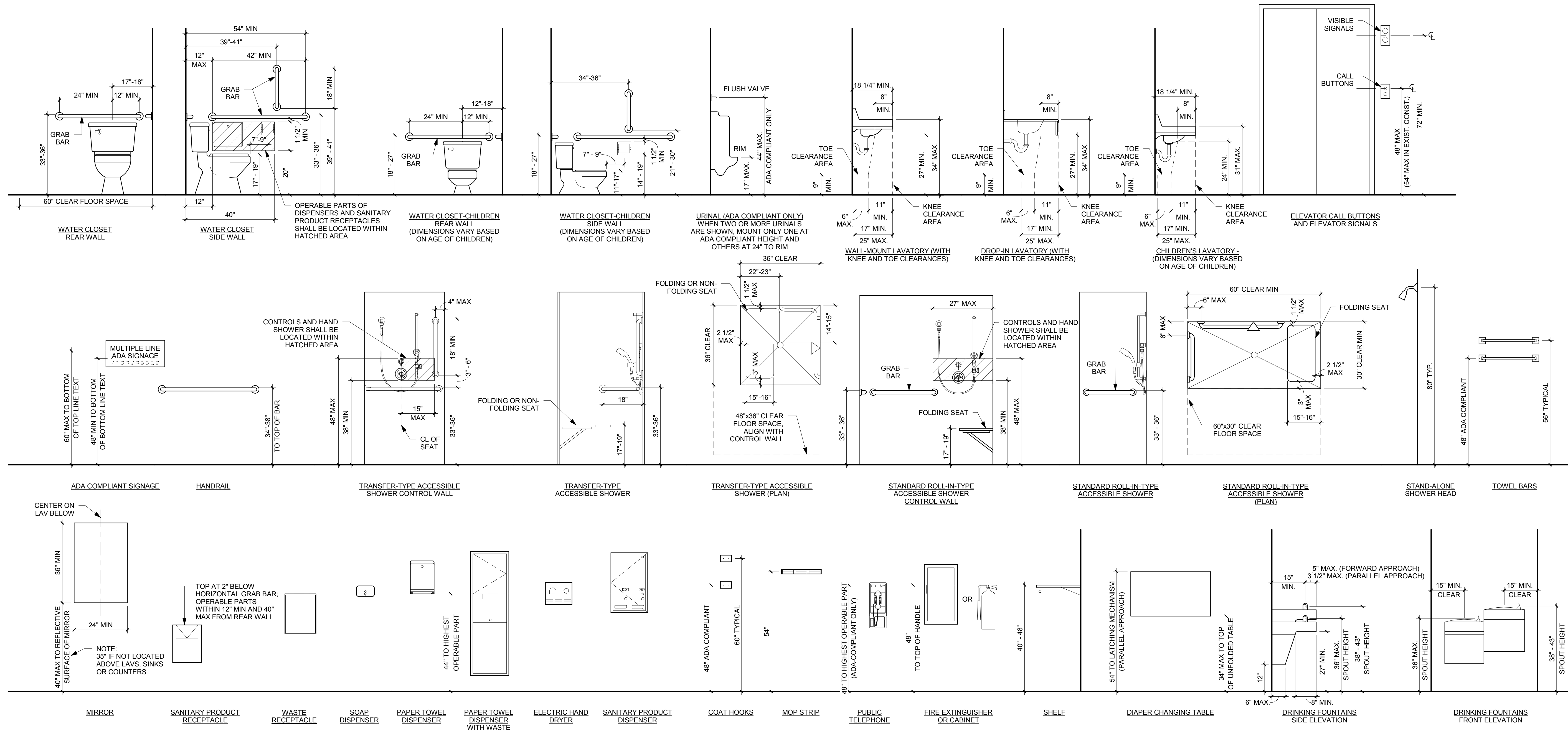
LA CROSSE OFFICE

201 MAIN STREET
SUITE 710
LA CROSSE, WI 54601
PHONE: 608.789.2034

PROJECT MANAGER: ALYSSA CAMPBELL
EMAIL: ALYSSA.CAMPBELL@IS-GRP.COM



MOUNTING HEIGHTS AND STANDARDS



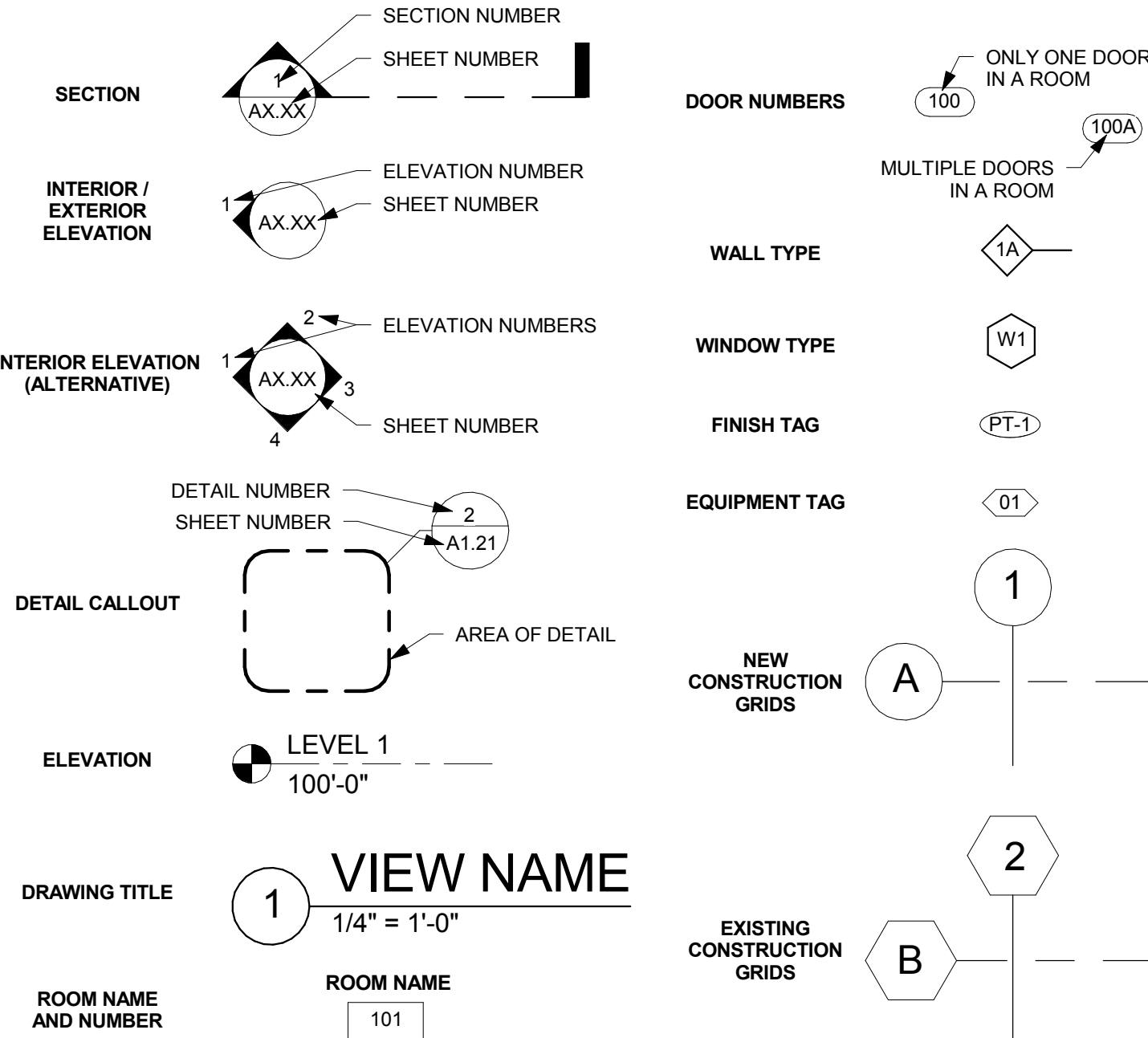
ABBREVIATIONS

#	POUND OR NUMBER	EXT	EXTERIOR	NTS	NOT TO SCALE	TS	THRESHOLD, TRANSITION STRIP
@	AT	FBI	FURNISH AND INSTALL	OC/O.C.	ON CENTER	TV	TELEVISION
A.C.T.	ACUSTICAL CEILING TILE	FBI	FRESH AIR	OC/W.	ON CENTER EACH WAY	TV	TYPICAL
ADA	AMERICANS WITH DISABILITIES	FA	FIRE ALARM ANNUNCIATOR	O.C.E.W.	ON CENTER EACH WAY	UH	UNIT HEATER
ADD	ADDENDUM	FACP	FIRE ALARM CONTROL PANEL	OH	OVERHEAD	UO	UNLESS NOTED OTHERWISE
ADDL	ADDITIONAL	FD	FLOOR DRAIN	OL	OVERALL LENGTH	VCT	VINYL COMPOSITE TILE
ADJ	ADJUNCT	FE	FIRE EXTINGUISHER	OPNG	OPENING	VERT	VERTICAL
AFF	ABOVE FINISH FLOOR	FEC	FIRE EXTINGUISHER CABINET	OSB	ORIENTED STRAND BOARD	VEST	VESTIBULE
AHU	AIR HANDLING UNIT	FF	FLOOR FINISH	PC	PHOTO CELL	VTR	VENT THROUGH ROOF
ALT	ALTERNATE	FTE	FISHED FLOOR ELEVATION	PLAM	PLASTIC LAMINATE	VWP	VENEER WALL PANEL
ALUM	ALUMINUM	FRP	FIBERGLASS REINFORCED PLASTIC	PLWP	PLASTIC LAMINATE WALL PANEL	W	WITH
APPROX	APPROXIMATE	FRZ	FREEZER	PNT	PAINT	WO	WITHOUT
ARCH	ARCHITECTURAL	FT	FOOT OR FEET	PNT	POLYETHYLENE	WG	WALL COVERING
BD	BOARD	FTG	FOOTING	POLYSO	POLYISOCYANURATE	WGO	WOOD
BD	BUILDING	GA	GALVANIZED	PVC	POLYVINYL CHLORIDE	WF	WALL FINISH
BO	BOTTOM OF	GT	GENERAL CONTRACTOR	QTZ	QUARTZ	WG	WALL GUARD
BRG	BEARING	GC	GROUND FAULT CIRCUIT INTERRUPT	RA	RETURN AIR	WH	WALL HYDRANT
BSMT	BASEMENT	GFCI	GROUND FAULT CIRCUIT INTERRUPT	RBR	RUBBER	WHTR	WATER HEATER
CG	CORNER GUARD	GL	GLAZING	RCP	REINFORCED CONCRETE PIPE	WW	WEATHERPROOF (ELEC)
CJ	CONTROL JOINT	GTP	GYPSUM BOARD	REF	REFRIGERATOR	WWF	WELDED WIRE FABRIC
CL	CENTERLINE	H	HARDWARE	REF	REFRIGERATOR		
CLG	CLEAR	HM	HOLLOW METAL	RENF	REINFORCING / REINFORCE		
CLR	CORRUGATED METAL	HSS	HOLLOW STRUCTURAL SECTION	REQD	REQUIRED		
CMU	CONCRETE MASONRY UNIT	HT	HEIGHT	REV	REVISION / REVISED		
CO	CLEANOUT	HVC	HEATING VENTILATION AND AIR CONDITIONING	RM	ROOM		
CONC	CONCRETE	IG	ISOLATED GROUND	RO	ROUGH OPENING		
CONF	CONFERENCE	IO	INFORMATION	ROW / RW	RIGHT OF WAY		
CONT	CONTINUOUS	INF	INFILL	SA	SUPPLY AIR		
CR	CHAIR RAIL	INSUL	INSULATION	SC	SEALED CONCRETE		
CRK	CORK	INT	INTERIOR	SF	SQUARE FOOT		
CT	CERAMIC TILE	JAN	JANITOR	SBM	SIMILAR		
CY	CUBIC YARDS	JST	JOIST	SS	SOLID SURFACE		
DEM	DEMOLITION	LAV	LAVATORY	SS	SOLID SURFACE		
DF	DOOR FINISH	LB	POUND	STL	STAINLESS STEEL		
DH	DOOR HOLDER (MAGNETIC)	LLH	LONG LEG HORIZONTAL	STD	STANDARD		
DAM	DIAMETER	LLV	LONG LEG VERTICAL	STN	STONE		
EA	EXHAUST AIR OR EACH	LN	LINEAR	STOR	STORAGE		
EF	EXHAUST FAN	LVT	LUXURY VINYL TILE	SUSP	SUSPENDED		
EFS	EXTERIOR FINISH	MATL	MATERIAL	SV	SHEET VINYL		
ELEC	ELECTRICAL	MAX	MAXIMUM	SY	SQUARE YARDS		
ELEV	ELEVATION	MECH	MECHANICAL	T&G	TONGUE AND GROOVE		
EMERG	EMERGENCY	MEZZ	MEZZANINE	T&P	TEMPERATURE AND PRESSURE		
ENCL	ENCLOSURE	MFR	MANUFACTURER	TEL	TELEPHONE		
EPDM	ETHYLENE PROPYLENE DIENE MONOMER	MN	MINIMUM	TEMP	TEMPERATURE OR TEMPERATURE		
EPX	EPOXY	MISC	MISCELLANEOUS	TER	TERRAZZO		
EQ	EQUAL	MD	MASONRY OPENING	TO	TO		
EQUIP	EQUIPMENT	MTD	MOUNTED	TOP	TOP OF		
ETC	ETCETERA	MLLN	MILLION	TR	TAMPOR RESISTANT		
EW	ELECTRIC WATER COOLER	NA	NOT APPLICABLE	TRANS	TRANSFORMER		
EX	EXISTING	NIC	NOT IN CONTRACT	TS	TUBE STEEL		
EXP	EXPANSION						

MATERIALS KEY

BATT INSULATION	BRICK	CONCRETE (SECTION)	CMU (SECTION)	EARTH	GRANULAR FILL	GRAVEL	GYPSUM BOARD OR SHEATHING	RIGID INSULATION	PLYWOOD	SAND	STEEL	SYNTHETIC STUCCO	WOOD
-----------------	-------	--------------------	---------------	-------	---------------	--------	---------------------------	------------------	---------	------	-------	------------------	------

TAGS AND SYMBOLS



ISG Architecture Engineering Environmental Planning
www.is-grp.com
I+S GROUP

WISCONSIN
ALYSSA F. CAMPBELL
A-11247
ARCHITECT
Kwik TRIP STORES
Kwik STAR STORES

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PROJECT
KWIK TRIP #127
DE PERE - 2016
REMODEL

DE PERE WISCONSIN
REVISION SCHEDULE
NO. DATE DESCRIPTION
PROJECT NO. 15-18580
FILE NAME
DRAWN BY ALF
DESIGNED BY AFC
REVIEWED BY AFC
ISSUE DATE 01/08/16
CLIENT PROJECT NO.
TITLE
MOUNTING HEIGHTS AND STANDARDS, ABBREVIATIONS AND SYMBOLS
SHEET
T1.12

GENERAL CODE DATA

OWNER:
KWIK TRIP
1626 OAK STREET
LA CROSSE, WI 54601

ARCHITECT:
I&S GROUP, INC.
201 MAIN STREET, SUITE 710
LA CROSSE, WI 54601

BUILDING LOCATION:
KWIK TRIP EXPRESS
740 MAIN AVENUE
DE PERE, WISCONSIN 54115

APPLICABLE CODES:
2009 INTERNATIONAL EXISTING BUILDING CODE
WISCONSIN COMMERCIAL BUILDING CODE, CHAPTER 62
2009 NFPA-1 / LIFE SAFETY CODE
WISCONSIN COMMERCIAL BUILDING CODE, CHAPTERS 14 & 30
2009 INTERNATIONAL MECHANICAL CODE
WISCONSIN COMMERCIAL BUILDING CODE, CHAPTERS 61 - 84
2008 NATIONAL ELECTRICAL CODE
WISCONSIN COMMERCIAL BUILDING CODE, CHAPTER 16
2009 INTERNATIONAL FUEL GAS CODE
WISCONSIN COMMERCIAL BUILDING CODE, CHAPTER 65

OCCUPANCY CLASSIFICATIONS:
MERCANTILE GROUP M: 3,377 SF
CONSTRUCTION TYPE: V-B

BASIC ALLOWABLE BUILDING AREA (IBC SECTION 503):
BASIC ALLOWABLE M AREA: 9,000 SF
ACTUAL AREA: 3,377 SF

BASIC ALLOWABLE BUILDING HEIGHT (IBC SECTION 503):
ALLOWABLE M HEIGHT: 1 STORIES / 40 FEET
ACTUAL M HEIGHT: 1 STORIES / 17 FEET

OCCUPANT LOAD:
MERCANTILE AREA (M): 3,377 SF / 30 SF PER OCCUPANT = 113 OCCUPANTS
TOTAL OCCUPANCY = 113 OCCUPANTS

EXIT WIDTH:
MINIMUM REQUIRED EGRESS WIDTH:
(113 OCCUPANTS)/(0.2) = 22.6 INCHES
TOTAL EXIT WIDTH PROVIDED:
114 INCHES DIRECTLY TO EXTERIOR (2) 36" + (1) 42" Doors

PLUMBING FIXTURES REQUIRED:
MERCANTILE GROUP M
113 OCCUPANTS / 2 = 57 MEN AND 57 WOMEN
1 PER 500 PERSONS = REQUIRED WATER CLOSETS
0.226 WATER CLOSETS FOR MEN
0.226 WATER CLOSETS FOR WOMEN
1 PER 750 PERSONS = REQUIRED LAVATORIES
0.076 LAVATORIES FOR MEN
0.076 LAVATORIES FOR WOMEN
1 PER 1000 PERSONS = REQUIRED DRINKING FOUNTAINS
0.113 DRINKING FOUNTAINS REQUIRED
TOTAL PLUMBING FIXTURES REQUIRED:
0.226 WATER CLOSETS FOR MEN
0.226 WATER CLOSETS FOR WOMEN
0.076 LAVATORIES FOR MEN
0.076 LAVATORIES FOR WOMEN
1 MOP SINK
0.113 DRINKING FOUNTAINS
TOTAL PLUMBING FIXTURES PROVIDED:
1 WATER CLOSET FOR MEN
1 WATER CLOSET FOR WOMEN
1 LAVATORY FOR MEN
1 LAVATORY FOR WOMEN
1 MOP SINK
1 DRINKING FOUNTAIN (FREE WATER PROVIDED AT SODA MACHINE)

CODE RECORD PLAN KEY

EXIT

FIRE EXTINGUISHER

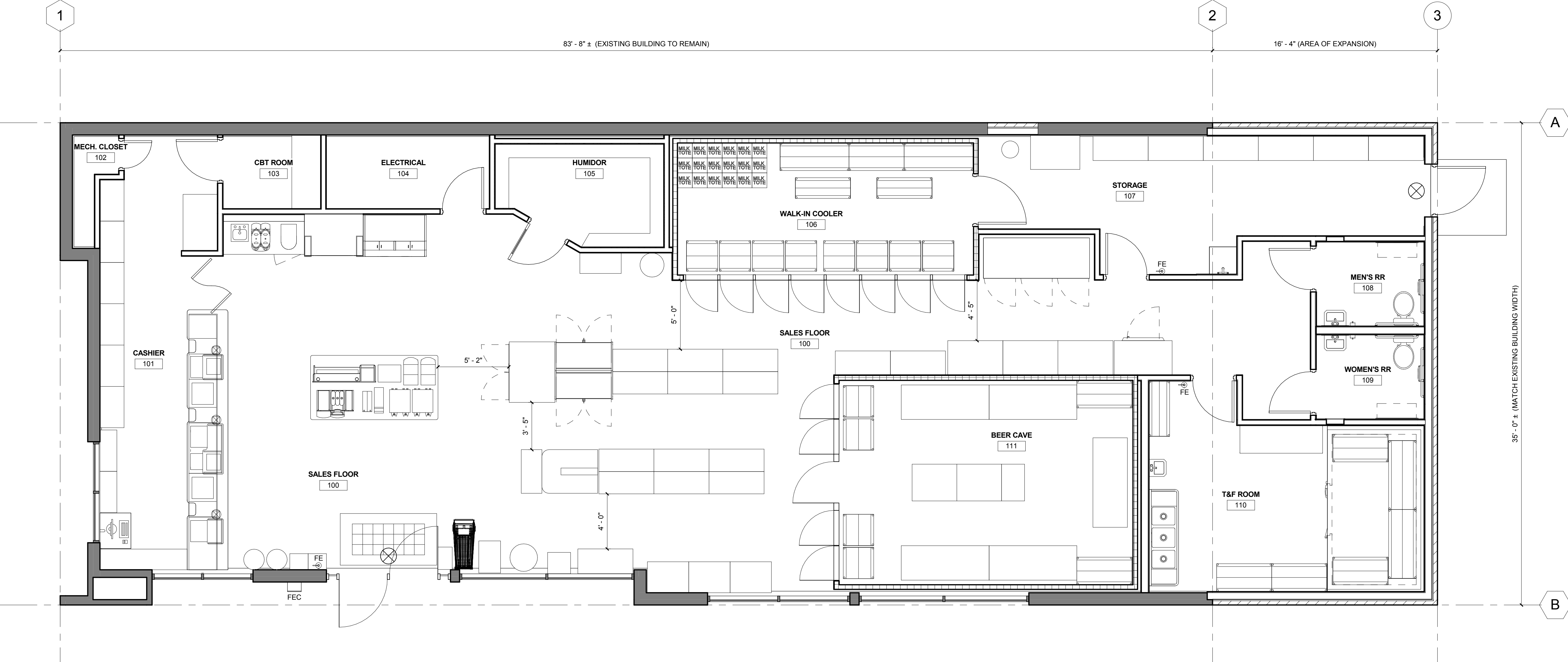
FIRE EXTINGUISHER CABINET

WALL LEGEND

EXISTING CONSTRUCTION TO REMAIN

NEW CONSTRUCTION

NOTE: DIMENSIONS ON CODE
PLAN ARE PROVIDED FOR CLEAR
PATH REFERENCE ONLY.



1 CODE RECORD PLAN
1/4" = 1'-0"

KEYPLAN

N

Architecture
Engineering
Environmental
Planning
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PROJECT

**KWIK TRIP #127
DE PERE - 2016
REMODEL**

DE PERE WISCONSIN

REVISION SCHEDULE		
NO	DATE	DESCRIPTION

PROJECT NO. 15-18580

FILE NAME

DRAWN BY ALF

DESIGNED BY AFC

REVIEWED BY AFC

ISSUE DATE 01/08/16

CLIENT PROJECT NO.

TITLE

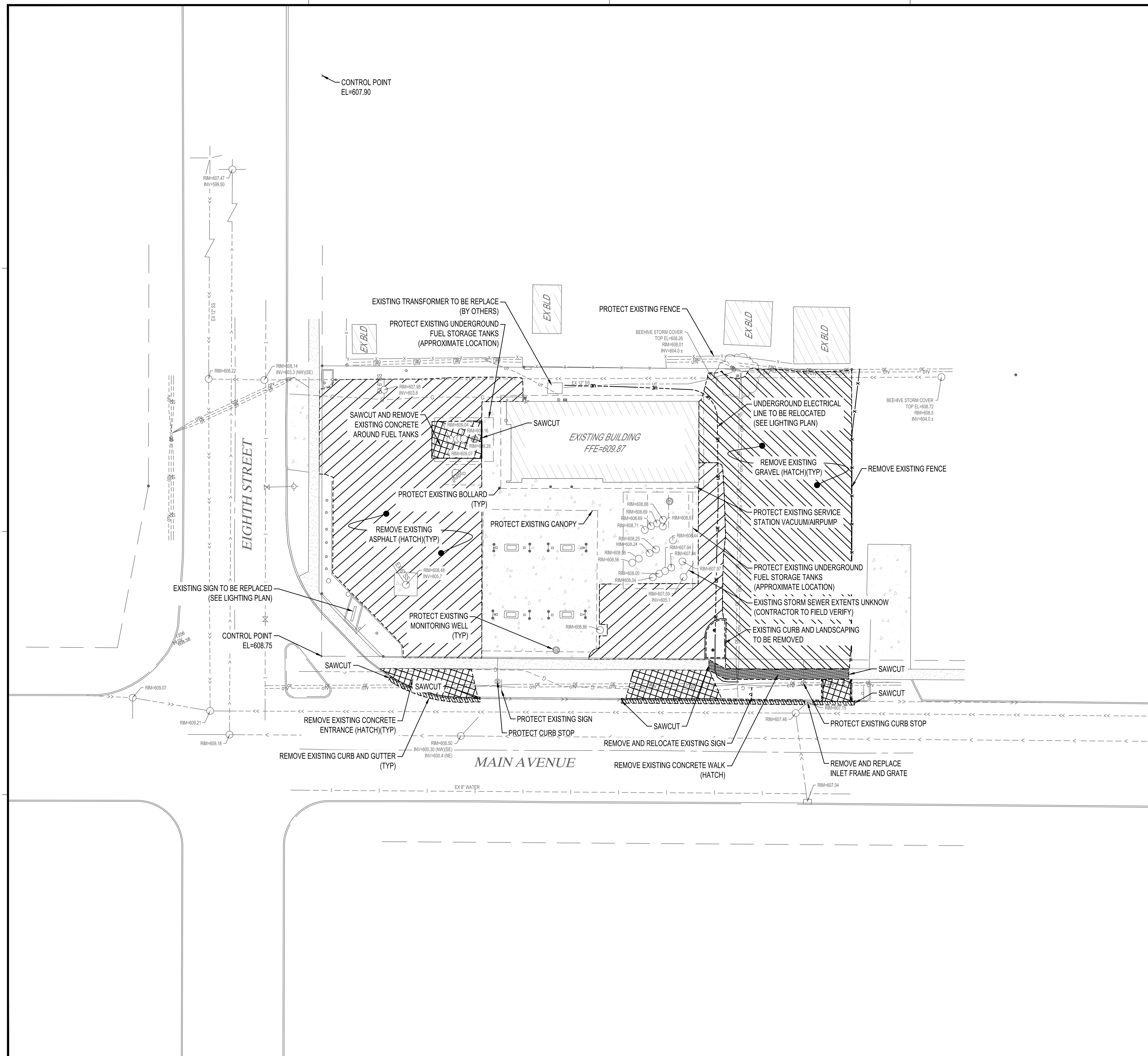
**CODE DATA AND
CODE DATA PLAN**

SHEET

T1.21

Attachment: 2016-01-08 Plans (4319 : SP -Kwik Trip)

Packet Pg. 15



LEGEND

EXISTING	PROPOSED
--- >> ---	STORM DRAIN
--- > ---	SANITARY SEWER
--- II> ---	SANITARY SEWER FORCEMAIN
--- I ---	WATER
--- UT ---	UNDERGROUND TELEPHONE
--- OE ---	OVERHEAD ELECTRIC
--- UE ---	UNDERGROUND ELECTRIC
--- UTV ---	UNDERGROUND TV
--- G ---	GAS
--- WET ---	WETLAND
--- W ---	WATER SHORELINE
--- X --- X --- X ---	FENCE LINE
--- 1015 ---	CONTOURS (MAJOR)
--- 1012 ---	CONTOURS (MINOR)
---	PROPERTY LINE
* 1012.32	SPOT ELEVATION
	TOP OF CURB SPOT ELEVATION

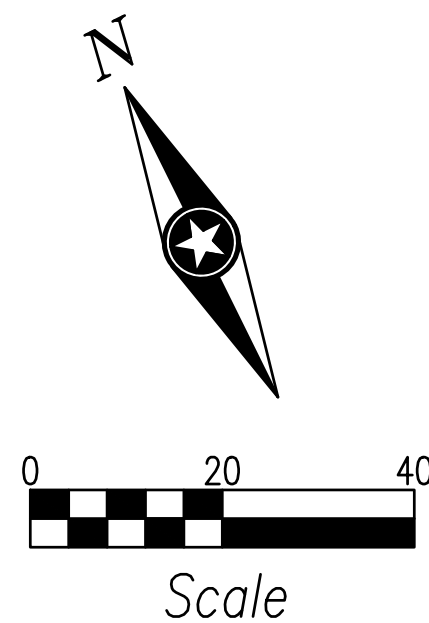
NOTE: CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES.

GENERAL SITE NOTES:

- ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF DE PERE REQUIREMENTS AND WISDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, 2015 EDITION, AND WISDOT MATERIALS LAB SUPPLEMENTAL SPECIFICATIONS FOR CONSTRUCTION, 2015 EDITION, UNLESS DIRECTED OTHERWISE.
- THE LOCATION AND TYPE OF ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE FOR GENERAL INFORMATION ONLY AND ARE ACCURATE AND COMPLETE TO THE BEST OF THE KNOWLEDGE OF I+S GROUP, INC. NO WARRANTY OR GUARANTEE IS IMPLIED. THE CONTRACTOR SHALL VERIFY THE SIZES, LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM PLAN.
- THE CONTRACTOR IS TO CONTACT "DIGGERS HOTLINE" FOR UTILITY LOCATIONS, 3 WORKING DAYS PRIOR TO EXCAVATION/CONSTRUCTION. (1-800-242-8511)
- VERIFY ALL BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
- VERIFY FLOOR ELEVATION OF EXISTING BUILDINGS. ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING AS NECESSARY.

HATCH LEGEND

	EXISTING CONCRETE
	EXISTING CONCRETE WALK
	REMOVE EXISTING CONCRETE
	REMOVE EXISTING CONCRETE SIDEWALK
	REMOVE EXISTING ASPHALT
	REMOVE AND REUSE EXISTING GRAVEL
	SAWCUT AND REMOVE EXISTING CURB

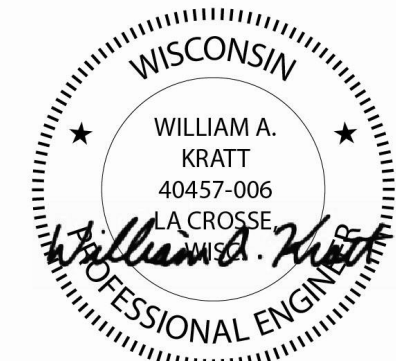


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PROJECT

KWIK TRIP #127 DE PERE - 2016 REMODEL

DE PERE WISCONSIN

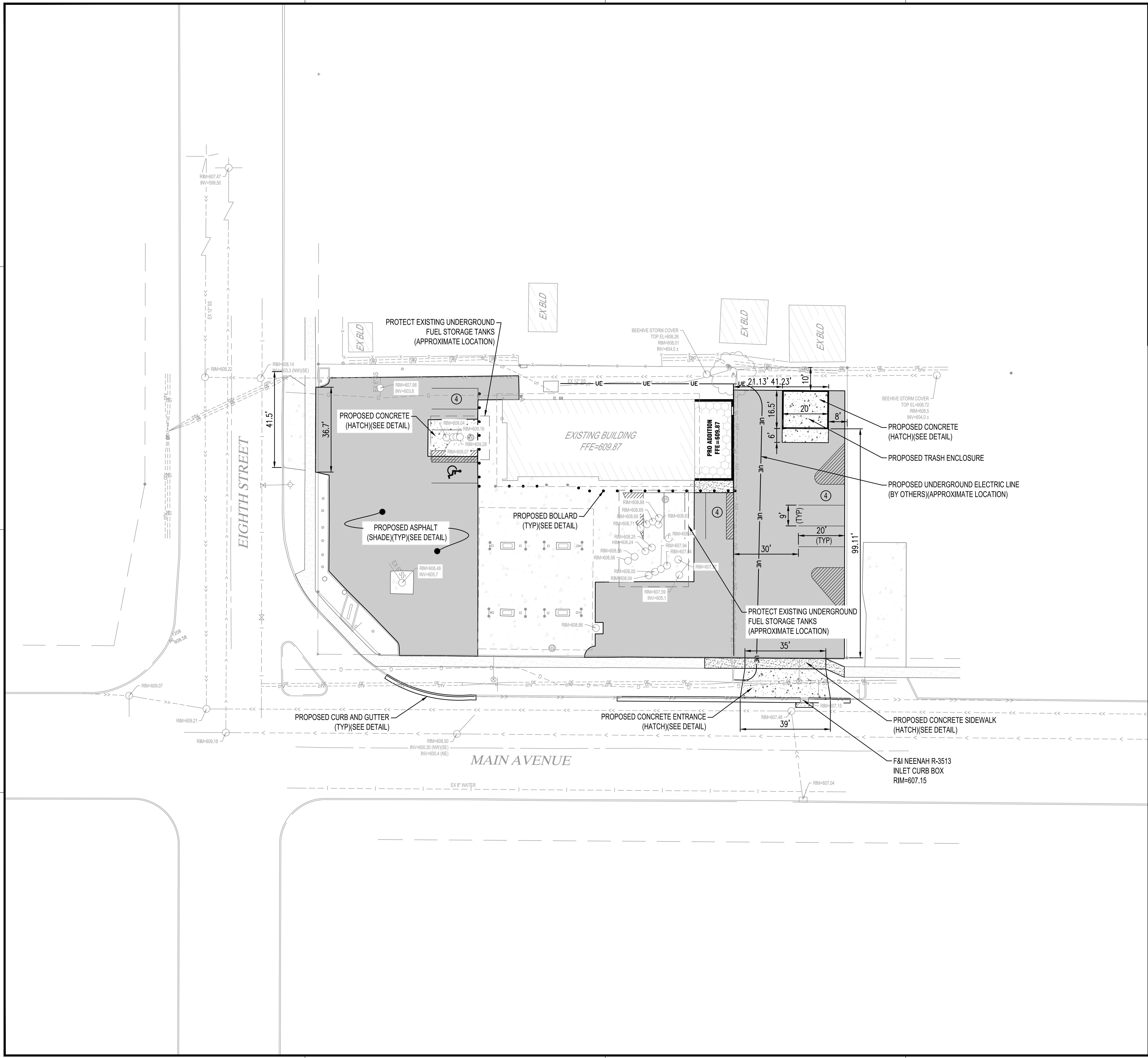
REVISION SCHEDULE		
NO	DATE	DESCRIPTION

PROJECT NO.	15-18580
FILE NAME	18580 C1-EXISTING SITE
DRAWN BY	CLF
DESIGNED BY	KBR
REVIEWED BY	WAK
ISSUE DATE	1/08/2016
CLIENT PROJECT NO.	-

EXISTING SITE AND REMOVALS PLAN

SHEET

C1.11



LEGEND

EXISTING		PROPOSED
---	>>---	STORM DRAIN
---	>---	SANITARY SEWER
---	II>---	SANITARY SEWER FORCEMAIN
---	I---	WATER
---	UT---	UNDERGROUND TELEPHONE
---	OE---	OVERHEAD ELECTRIC
---	UE---	UNDERGROUND ELECTRIC
---	UTV---	UNDERGROUND TV
---	G---	GAS
---	WET---	WETLAND
---	W---	WATER SHORELINE
---	X-X-X---	FENCE LINE
---	1015---	CONTOURS (MAJOR)
---	1012---	CONTOURS (MINOR)
---		PROPERTY LINE
X 1012.32		SPOT ELEVATION
		TOP OF CURB
		SPOT ELEVATION

NOTE: CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES.

HATCH LEGEND

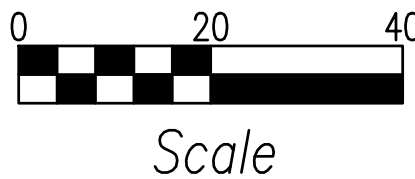
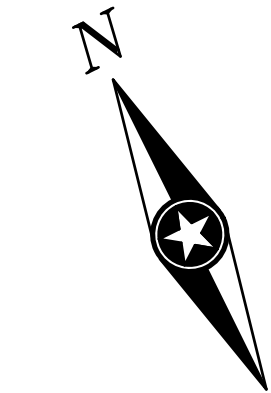
	EXISTING CONCRETE
	EXISTING CONCRETE WALK
	PROPOSED ASPHALT
	PROPOSED CONCRETE ENTRANCE
	PROPOSED CONCRETE SIDEWALK

PARKING DATA

(BASED ON 1 STALL FOR EACH 250 S.F. GROSS FLOOR AREA, 1 STALL FOR EACH EMPLOYEE, AND 2 FOR EACH GAS PUMP.)

PARKING STALLS REQUIRED = 14
PARKING STALLS PROVIDED = 20

H.C. STALLS REQUIRED = 1
H.C. STALLS PROVIDED = 1



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PROJECT

**KWIK TRIP #127
DE PERE - 2016
REMODEL**

DE PERE

WISCONSIN

REVISION SCHEDULE		
NO	DATE	DESCRIPTION

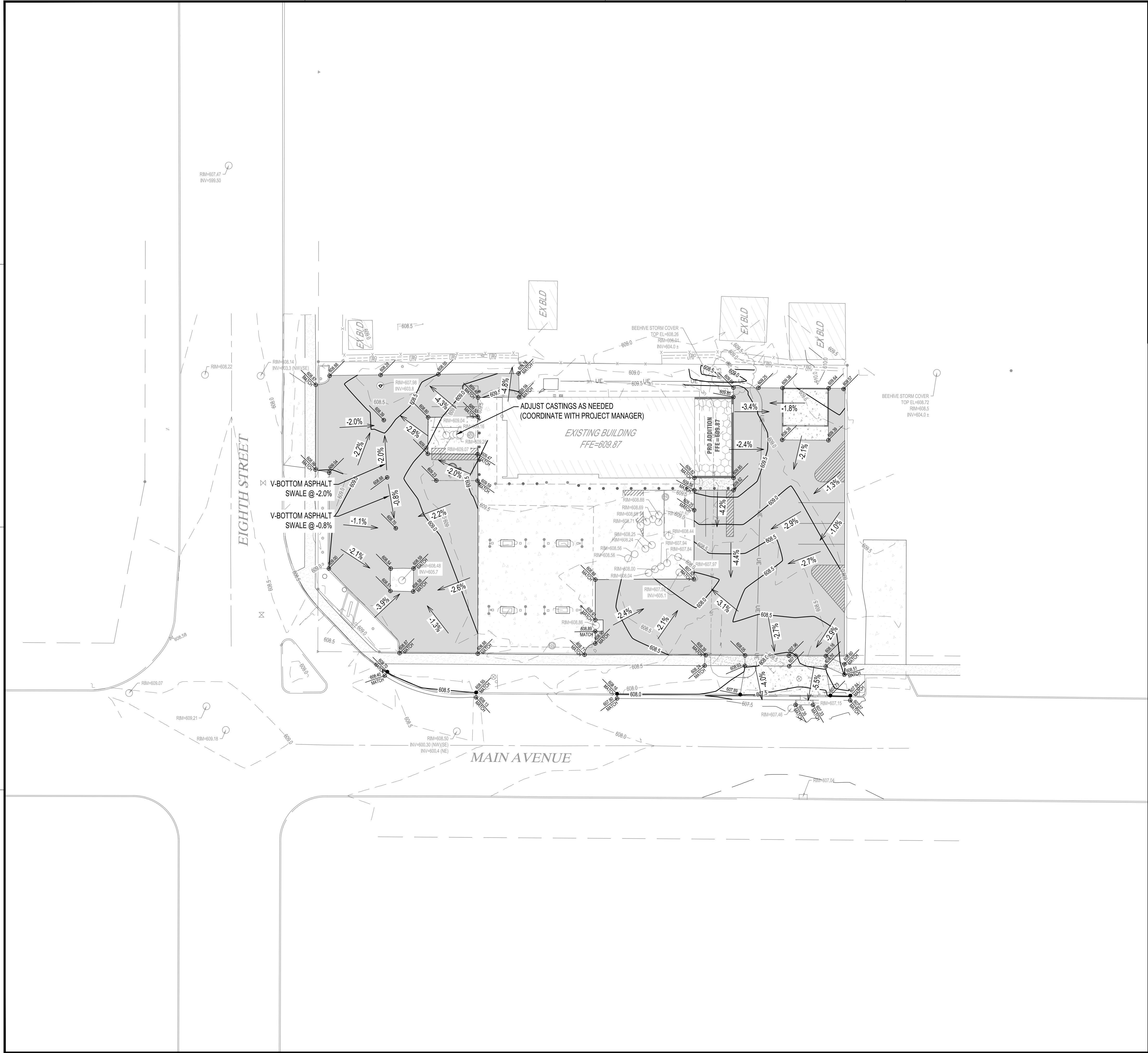
PROJECT NO.	15-18580
FILE NAME	18580 C2-PROPOSED SITE
DRAWN BY	CLF
DESIGNED BY	KBR
REVIEWED BY	WAK
ISSUE DATE	1/08/2016
CLIENT PROJECT NO.	-

TITLE

**PROPOSED SITE
AND UTILITIES
PLAN**

SHEET

C2.11



LEGEND		
EXISTING		PROPOSED
--- >> ---	STORM DRAIN	--- >> ---
--- > ---	SANITARY SEWER	--- > ---
--- II> ---	SANITARY SEWER FORCEMAIN	--- II> ---
--- I ---	WATER	--- I ---
--- UT ---	UNDERGROUND TELEPHONE	--- UT ---
--- OE ---	OVERHEAD ELECTRIC	--- OE ---
--- UE ---	UNDERGROUND ELECTRIC	--- UE ---
--- UTV ---	UNDERGROUND TV	--- UTV ---
--- G ---	GAS	--- G ---
--- WET ---	WETLAND	
--- W ---	WATER SHORELINE	
--- X --- X ---	FENCE LINE	
--- 1015 ---	CONTOURS (MAJOR)	--- 1015 ---
--- 1012 ---	CONTOURS (MINOR)	--- 1012 ---
---	PROPERTY LINE	---
* 1012.32	SPOT ELEVATION	95.25
	TOP OF CURB SPOT ELEVATION	95.75
NOTE: CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES.		

Scale

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PROJECT

**KWIK TRIP #127
DE PERE - 2016
REMODEL**

DE PERE WISCONSIN

REVISION SCHEDULE		
NO	DATE	DESCRIPTION

PROJECT NO.	15-18580
FILE NAME	18580 C3-GRADING
DRAWN BY	CLF
DESIGNED BY	KBR
REVIEWED BY	WAK
ISSUE DATE	1/08/2016
CLIENT PROJECT NO.	-

TITLE

GRADING PLAN

SHEET

C3.11

Attachment: 2016-01-08 Plans (4319 : SP - Kwik Trip)

Packet Pg. 18

STORM WATER POLLUTION PREVENTION PLAN NOTES:

GENERAL PROJECT INFORMATION:

PROJECT NARRATIVE:

This project consists of the construction of a building addition and parking lot resurface. This will include the construction of a building addition with a floor area of 588 sf, parking lot resurface with a total area of approximately 15933 sf, along with all the necessary grading, paving, erosion control, landscaping, lighting, and any additional components.

PROJECT PHASING:

The project will be phased in the following sequence:

- Install temporary erosion control devices
- Remove existing asphalt, concrete entrances, curb and gutter, and everything else noted on removals plan
- Site grading of building, parking lot, sidewalk, and landscaping
- Construct building, bituminous surface, concrete entrance, concrete sidewalk, landscaping and everything else noted on proposed site plan
- Establish vegetation
- Remove temporary erosion control devices

RESPONSIBLE PARTIES:

Owner are required to apply for and receive a Wisconsin Pollution Discharge Elimination System (WPDES) Stormwater Construction Permit from the WDNR at least 14 working days prior to beginning work.

Contractor and owner shall identify a person knowledgeable and experienced in the application of erosion prevention and sediment control BMP's who will oversee the implementation of the SWPPP.

Company: Contact Person: Phone:

Company: Contact Person: Phone:

Owner shall identify the entity responsible for the long term Operation and Maintenance of the storm water management system.

Company: Contact Person: Phone:

PROJECT AREAS:

Total project size (disturbed area) = 0.41 acres

Minimum area requiring WDNR permit = 1.00 acres

****PROJECT DOES NOT REQUIRE A WPDES PERMIT****

Existing area of impervious surface = 0.39 acres

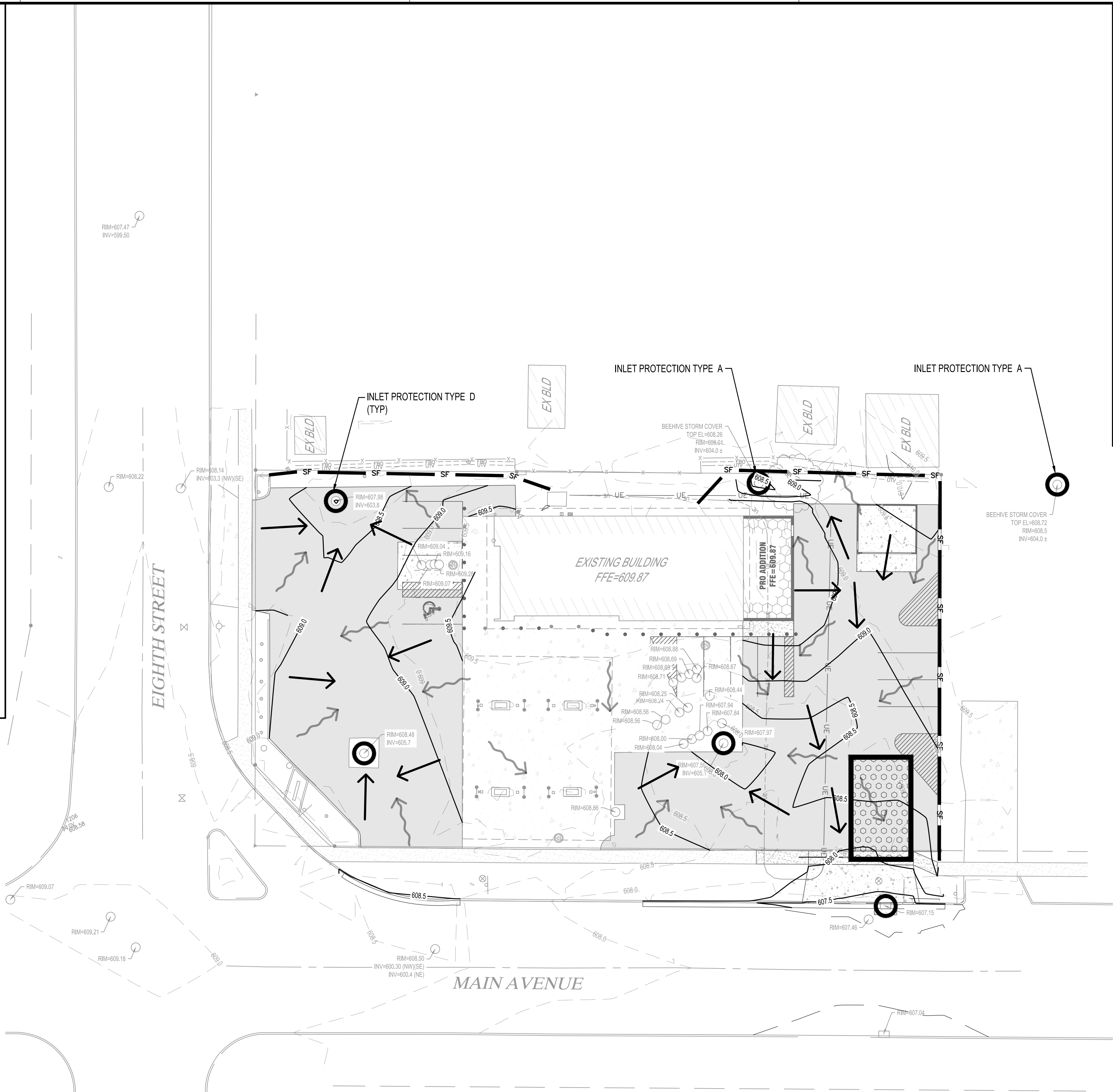
Post construction area of impervious surface = 0.39 acres

Total new impervious surface area created = 0.00 acres

Minimum area of new impervious surface created requiring permanent storm water management = 1.00 acres

SOIL TYPES:

Oshkosh sandy loam



LEGEND

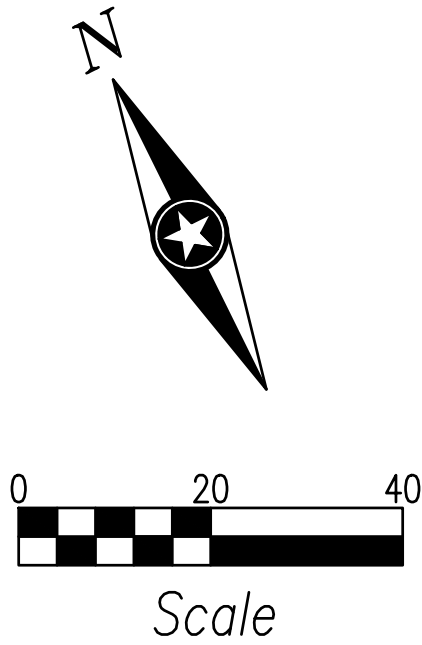
EXISTING		PROPOSED
---	>>---	STORM DRAIN
---	>---	SANITARY SEWER
---	II>---	SANITARY SEWER FORCEMAIN
---	I---	WATER
---	UT---	UNDERGROUND TELEPHONE
---	OE---	OVERHEAD ELECTRIC
---	UE---	UNDERGROUND ELECTRIC
---	UTV---	UNDERGROUND TV
---	G---	GAS
---	WET---	WETLAND
---	W---	WATER SHORELINE
---	X-X-X---	FENCE LINE
---	1015---	CONTOURS (MAJOR)
---	1012---	CONTOURS (MINOR)
---		PROPERTY LINE
X	1012.32	SPOT ELEVATION
		TOP OF CURB
		SPOT ELEVATION

NOTE: CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES.

EROSION CONTROL LEGEND

SF	PROPOSED SILT FENCE
O	PROPOSED INLET PROTECTION
[Pattern]	PROPOSED ROCK CONSTRUCTION ENTRANCE
[Wavy Arrow]	EXISTING SLOPE ARROW
[Straight Arrow]	PROPOSED SLOPE ARROW

EROSION CONTROL QUANTITIES		
ITEM	UNITS	QTY
SILT FENCE	LF	309
PROPOSED INLET PROTECTION	EA	6
ROCK CONSTRUCTION ENTRANCE	EA	1



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PROJECT

**KWIK TRIP #127
DE PERE - 2016
REMODEL**

DE PERE WISCONSIN

REVISION SCHEDULE		
NO	DATE	DESCRIPTION

PROJECT NO.	15-18580
FILE NAME	18580 C4-EROSION CONTROL
DRAWN BY	CLF
DESIGNED BY	KBR
REVIEWED BY	WAK
ISSUE DATE	1/08/2016
CLIENT PROJECT NO.	-

TITLE

**EROSION
CONTROL PLAN**

SHEET

C4.11

CONSTRUCTION ACTIVITY NOTES:**EROSION PREVENTION:**

Construction of silt fence and all other erosion control measures shall be complete before other construction activity occurs. Use phased construction wherever practical and establish turf as soon as possible to minimize sediment transport.

Turf establishment or temporary seeding or mulching of all exposed soil not being actively worked should be practiced following the table below:

Type of Slope or Disturbance Area	Time Area can Remain Open Without Being Actively Worked	
	Normal Water	Impaired
Steeper than 3:1	14 days	7 days
10:1 to 3:1	14 days	7 days
Flatter 10:1	14 days	7 days
Ditches	1 day	1 day
Pipe Ends	1 day	1 day
Within 200 Feet of Surface Water	1 day	1 day

Temporary cover during construction is incidental.

Pipe outlets must be provided with temporary or permanent energy dissipation within 24 hours after connection to a surface water.

All exposed soils shall be seeded or sodded at the earliest possible time to prevent/reduce erosion.

A. Seeding shall be WisDOT seed mixture #40 in accordance with WisDOT Specification Section 630.

B. Sodding shall be applied according to WisDOT Specification Section 631.

C. Temporary mulching shall be applied at a rate of 2 tons/acre. Mulch shall be disc anchored.

Additional erosion prevention measures may be found at the Wisconsin Department of Natural Resources Best Management Practices.

SEDIMENT CONTROL PRACTICES:

Construction of silt fence and all other erosion control measures shall be complete prior to land disturbing activities occur.

Inlet erosion protection shall be installed and maintained until turf or pavement has been established.

The contractor shall be responsible to control erosion from leaving the construction zone. All eroded material that leaves the construction zone shall be collected by the contractor and returned to the site at the contractor's expense.

Contractor shall maintain a 50-foot natural buffer or use redundant sediment controls near surface waters if a buffer is not feasible.

Contractor shall take the necessary steps to minimize soil compaction and preserve topsoil on site.

All streets must be swept within 24 hours when any tracking occurs.

Silt fence or other effective erosion control measures must be installed around the perimeter of any soil stockpiled, including temporary stockpiles, at this location or any other on the project site. Stockpiles cannot be placed in surface waters, including storm water conveyances such as curb and gutter systems, or conduits and ditches.

Perimeter control shall be installed along the back of curb immediately following curb installation at all locations with positive drainage to parking lot and/or streets, and remaining until stabilization is achieved. This shall be accomplished through the use of silt fence. (Biorolls, Rock logs, or other methods approved by the engineer prior to installation shall also be placed acceptable)

The storm water permit further defines final stabilization and its requirements.

All temporary erosion control measures and BMP's must be removed as part of the final site stabilization.

The storm water permit further defines final stabilization and its requirements.

The storm water permit further defines final stabilization and its requirements.

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The storm water permit further defines final stabilization and its requirements.

CONSTRUCTION ACTIVITY NOTES:**DEWATERING AND BASIN DRAINING:**

Dewater sediment-laden water to sedimentation basins if possible, or use other BMP's to prevent erosion when discharging to surface waters. Use appropriate energy dissipation measures on all discharges.

Dewatering practices cannot cause nuisance conditions, erosion or in receiving channels or inundation of wetlands resulting in adverse impacts.

POLLUTION PREVENTION:

All solid waste collected from the construction site must be disposed in accordance with all applicable regulations.

All hazardous materials (oil, gasoline, fuel, paint, etc) must be properly stored to prevent spills, leaks, or other discharge. Storage areas shall provide secondary containment and a hazardous materials spill kit. Equipment fueling and maintenance shall occur in a designated, contained area. Storage and disposal of hazardous waste must be in compliance with all applicable regulations. All runoff containing any hazardous material must be properly collected and disposed. No engine degreasing shall be allowed on site.

All sanitary wastes must be collected from portable units on site by a licensed sanitary waste management contractor. The units must be secured and shall be maintained on a regular basis as needed to prevent overflowing.

Emergency Spill Plan – The Contractor is responsible for all construction personnel to be informed of the manufacturers' recommended spill cleanup methods, and the location of that information and cleanup supplies. The Contractor shall modify the SWPPP as required within seven calendar days of knowledge of the release to: provide a description of the release, the circumstances leading to the release, and the date of the release. Plans must identify measures to prevent the recurrence of such releases. If a spill occurs, the following steps shall be followed:

1. Observe the safety precautions associated with the spilled material. Stop the source of the spill, if you can do so safely. Call 911 if fire or public safety hazards are created.
2. Contain the spilled material. Dirt, sand, or any semi-impermeable material may be used to create a containment structure to prevent the material from flowing.
3. Report the spill to Wisconsin's Spill Hotline at (800) 943-0003.
4. Clean up the spilled material and dispose of the wastes properly.

The contractor is responsible for monitoring air pollution and ensuring it does not exceed levels set by local, state, or federal regulations. This includes dust created by work being performed on the site. Air pollution and dust control correction is considered incidental to the unit bid prices for which work is being performed. Additional dust control measures may be required by the Engineer.

Off site concrete washout.

INSPECTION AND MAINTENANCE:

The Permittees must routinely inspect the construction site once every seven (7) days during active construction and within 24 hours of a rainfall event greater than 0.5 inches in a 24 hour period.

All inspections performed during construction must be recorded and records retained with the erosion plan in accordance with the Permit. Contractor is responsible for keeping a record of all rainfall data & erosion control maintenance until final establishment of turf.

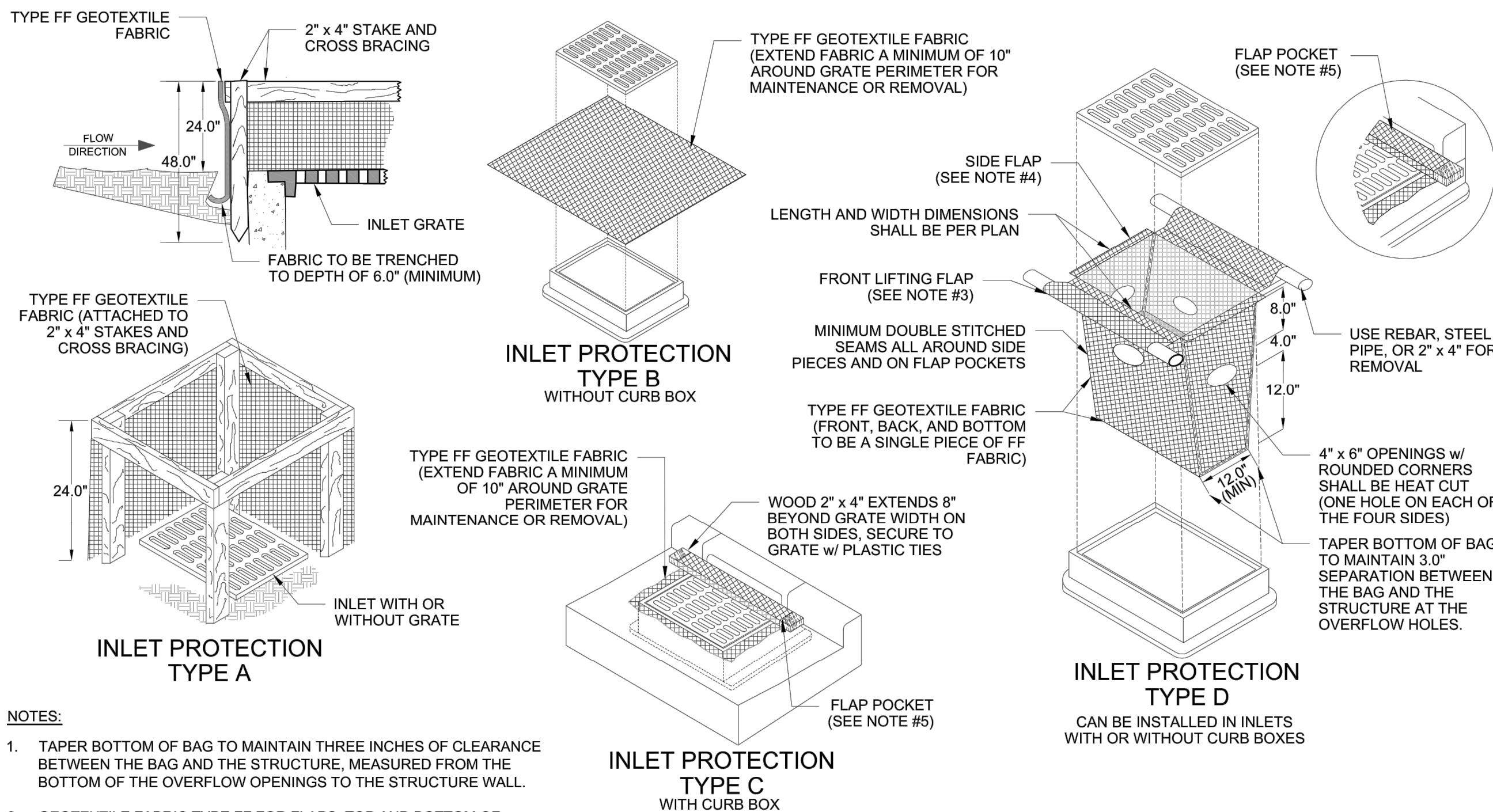
Erosion control and other BMP's must be replaced, repaired, or supplemented when they reach 33% design load.

FINAL STABILIZATION:

The Contractor must ensure final stabilization of the site. The Contractor must submit a Notice of Termination when the site has undergone final stabilization and all stormwater discharges associated with the construction site activities that require to have WPDES coverage have ceased.

All temporary erosion control measures and BMP's must be removed as part of the final site stabilization.

The storm water permit further defines final stabilization and its requirements.

**NOTES:**

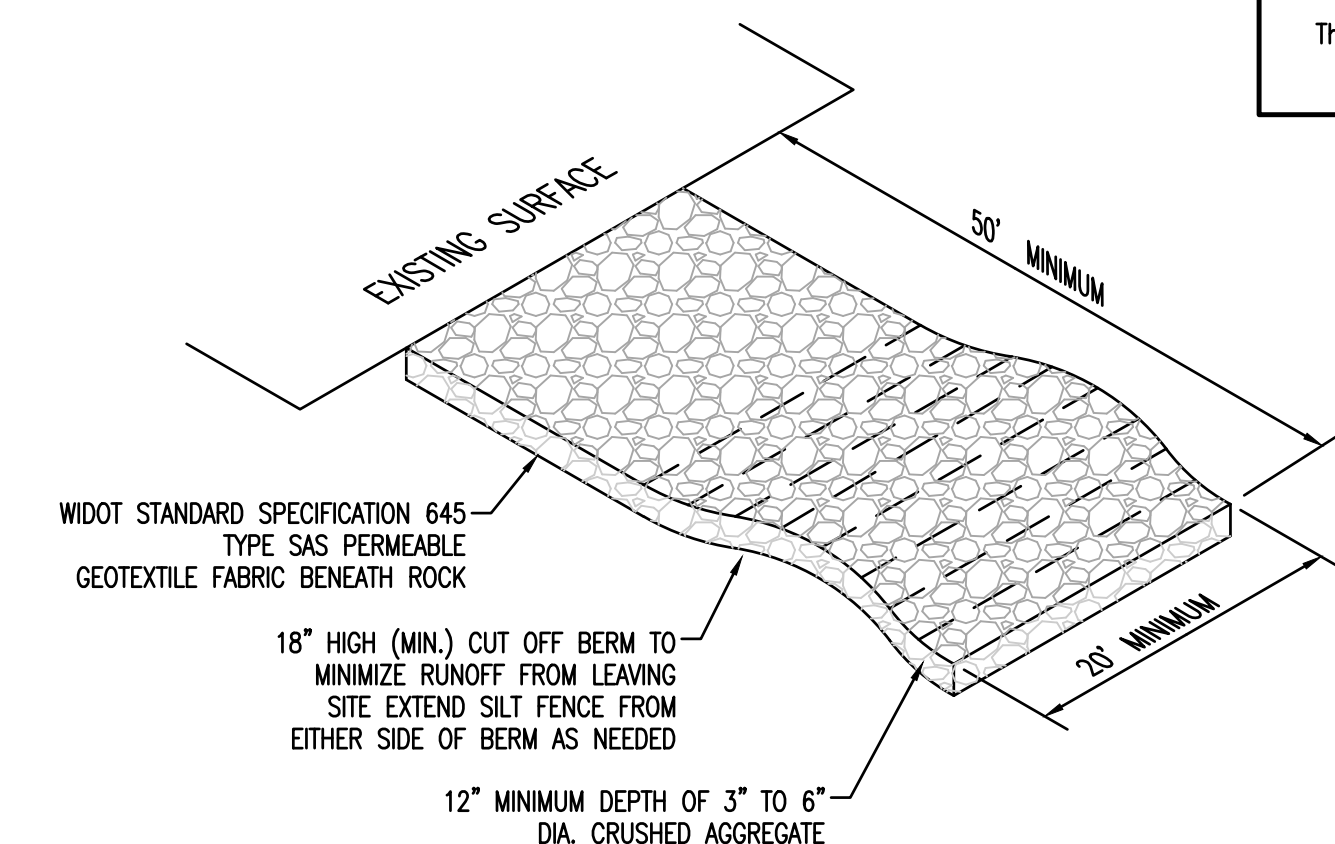
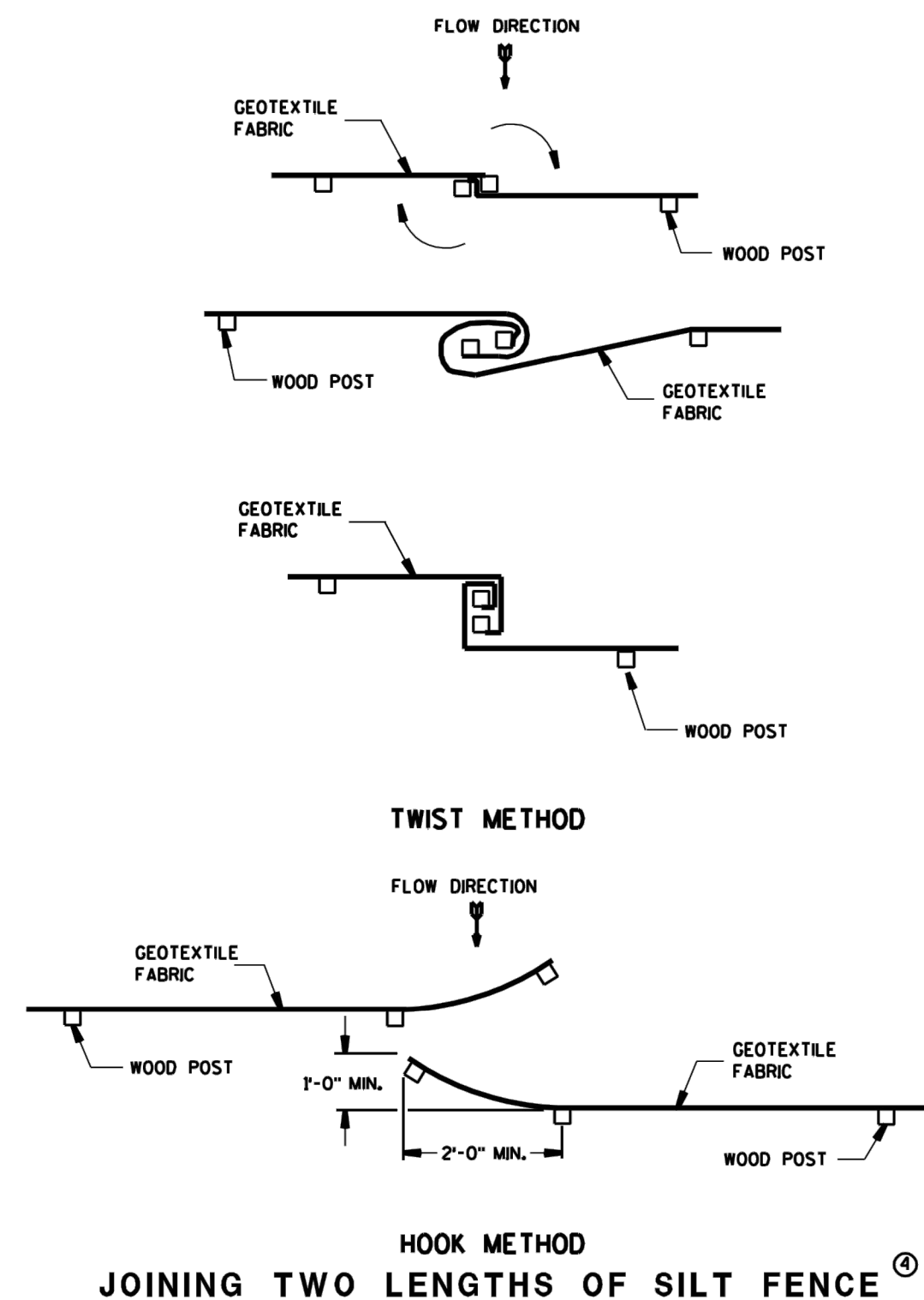
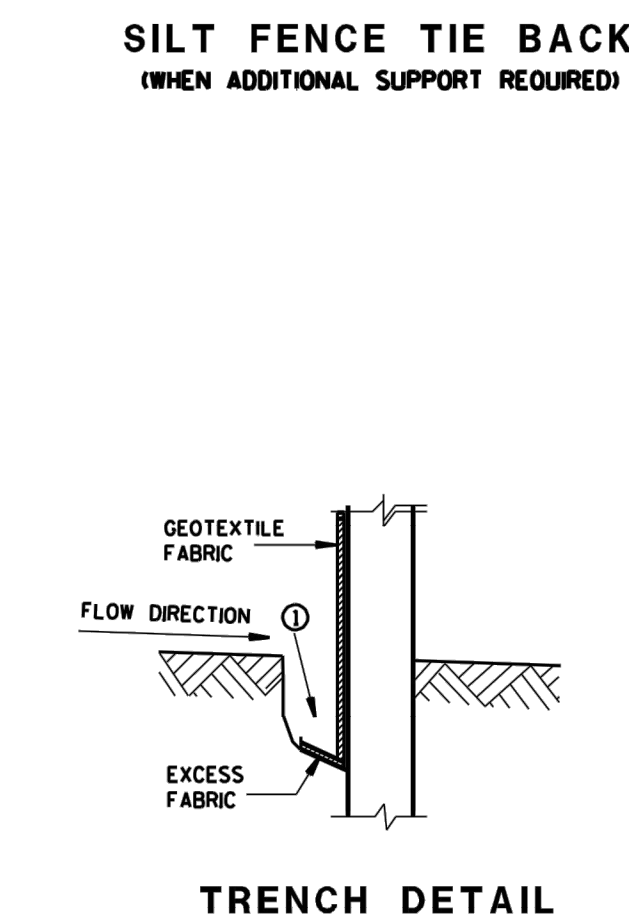
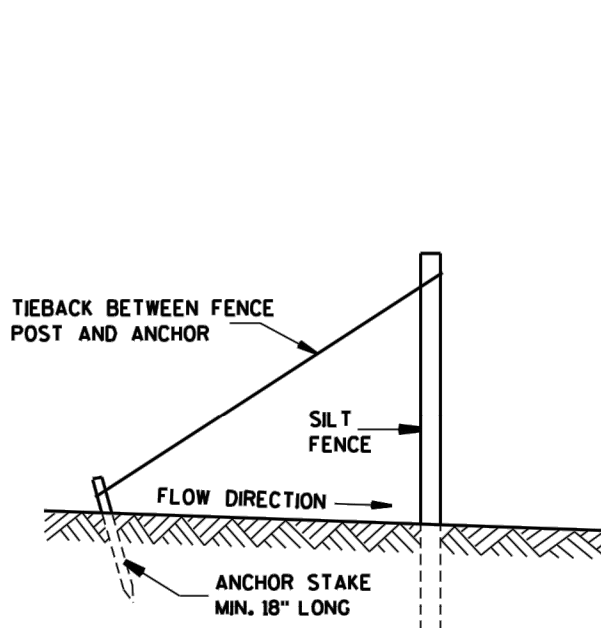
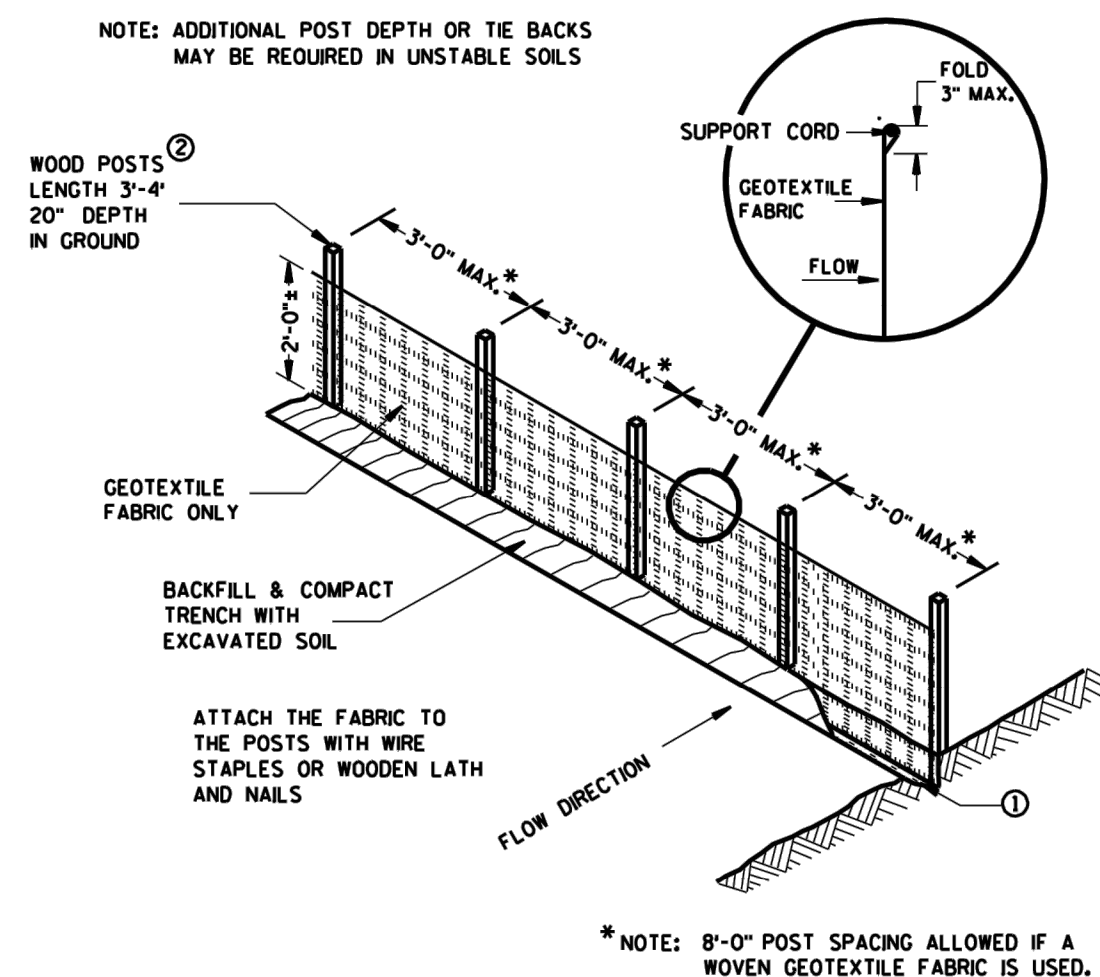
1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP AND BOTTOM OF OUTSIDE OF FILTER BAG. FRONT, BACK, AND BOTTOM OF FILTER BAG BEING ONE PIECE.
3. FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING AND MAINTAINING FILTER BAG.
4. SIDE FLAPS SHALL BE A MAXIMUM OF TWO INCHES LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.
5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2" x 4". THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.

MAINTENANCE NOTES:

1. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE INLET SHALL BE IMMEDIATELY REMOVED.

GENERAL NOTES

- ① 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.
- ② WOOD POSTS SHALL BE A MINIMUM SIZE OF 1/6" x 1/6" OF OAK OR HICKORY.
- ③ 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) TWIST METHOD -- OVERLAP THE END POSTS AND TWIST OR ROTATE, AT LEAST 180 DEGREES, B) HOOK METHOD -- HOOK THE END OF EACH SILT FENCE LENGTH.

**ROCK CONSTRUCTION ENTRANCE**

N.T.S.

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PROJECT

KWIK TRIP #127 DE PERE - 2016 REMODEL

DE PERE

WISCONSIN

REVISION SCHEDULE		
NO	DATE	DESCRIPTION

PROJECT NO. 15-18580

FILE NAME 18580 C4-EROSION CONTROL

DRAWN BY CLF

DESIGNED BY KBR

REVIEWED BY WAK

ISSUE DATE 1/08/2016

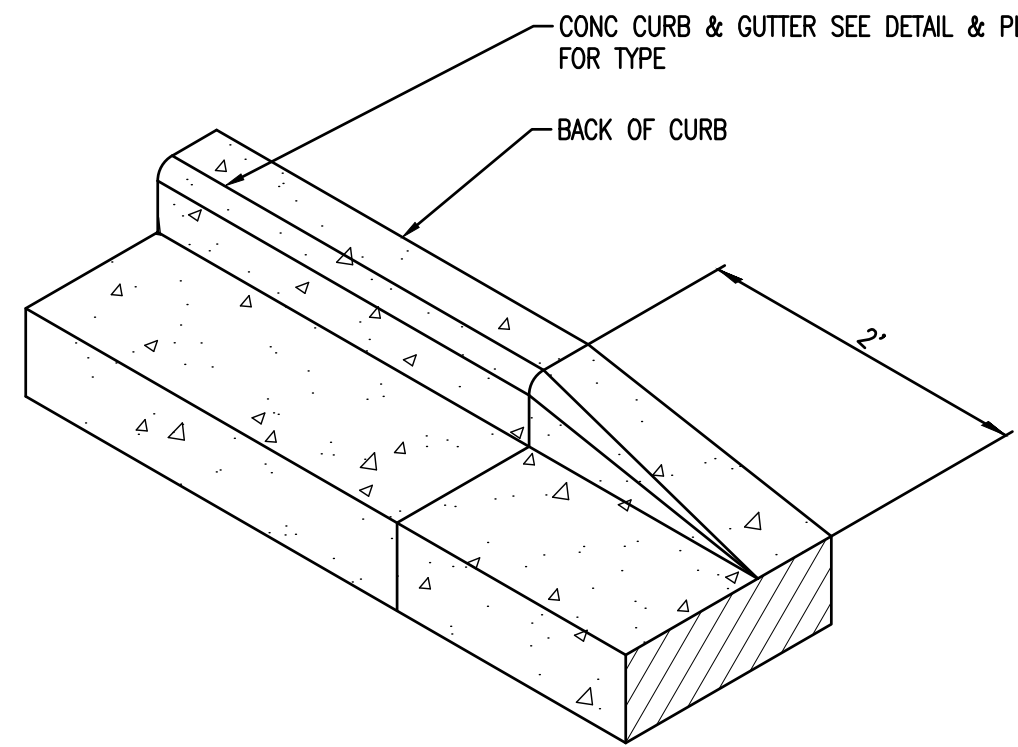
CLIENT PROJECT NO. -

TITLE

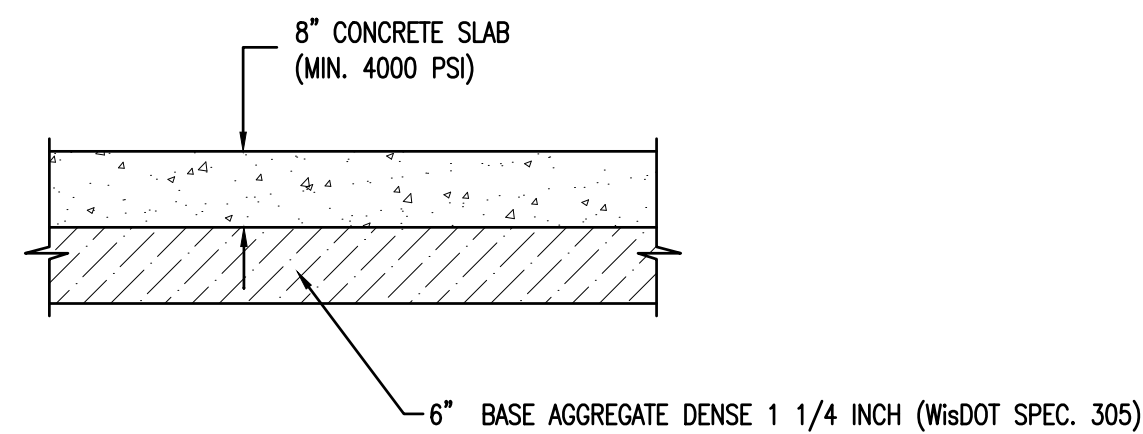
EROSION CONTROL PLAN NOTES AND DETAILS

SHEET

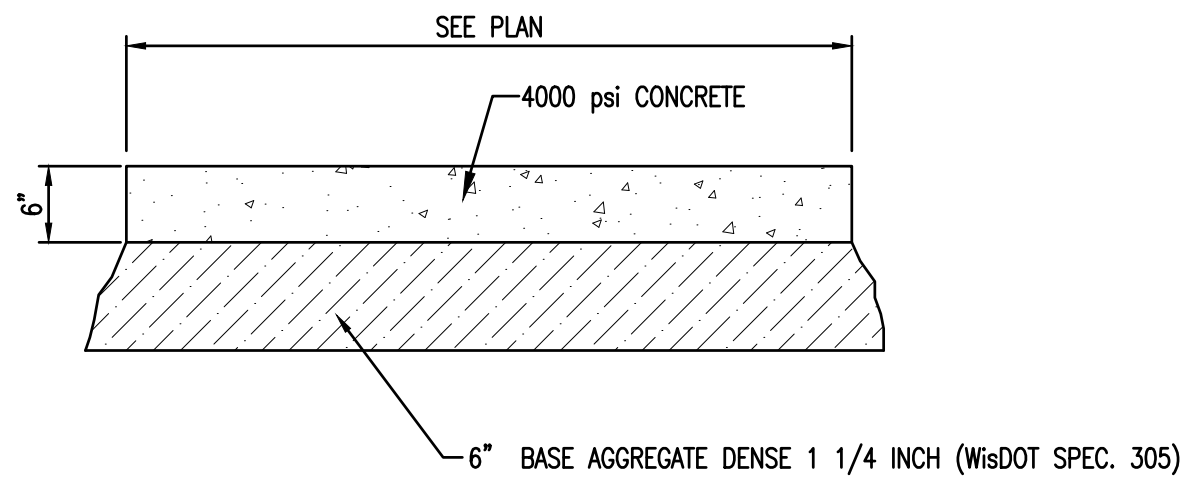
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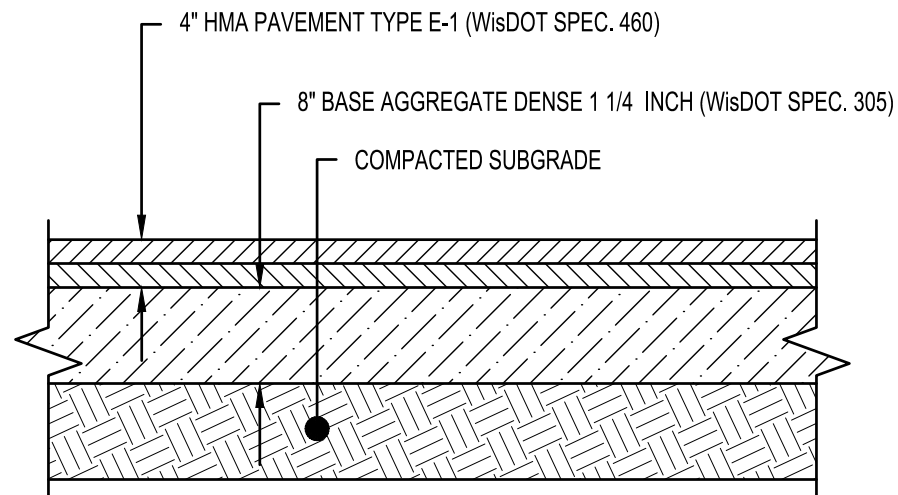
CURB HEAD TRANSITION
N.T.S.



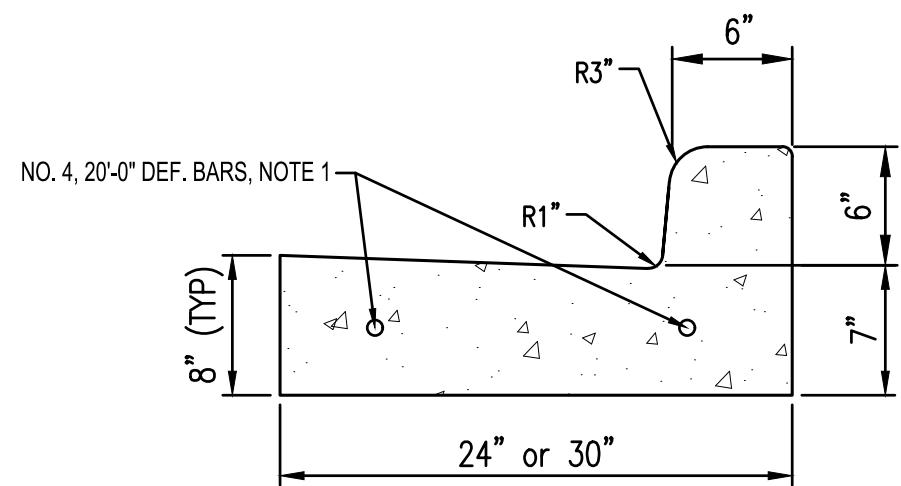
CONCRETE PAVEMENT SECTION
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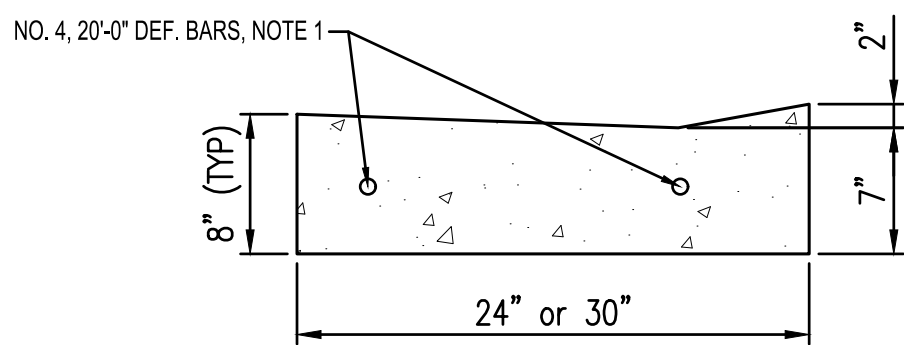
CONCRETE SIDEWALK SECTION
N.T.S.



HMA PAVEMENT SECTION
N.T.S.

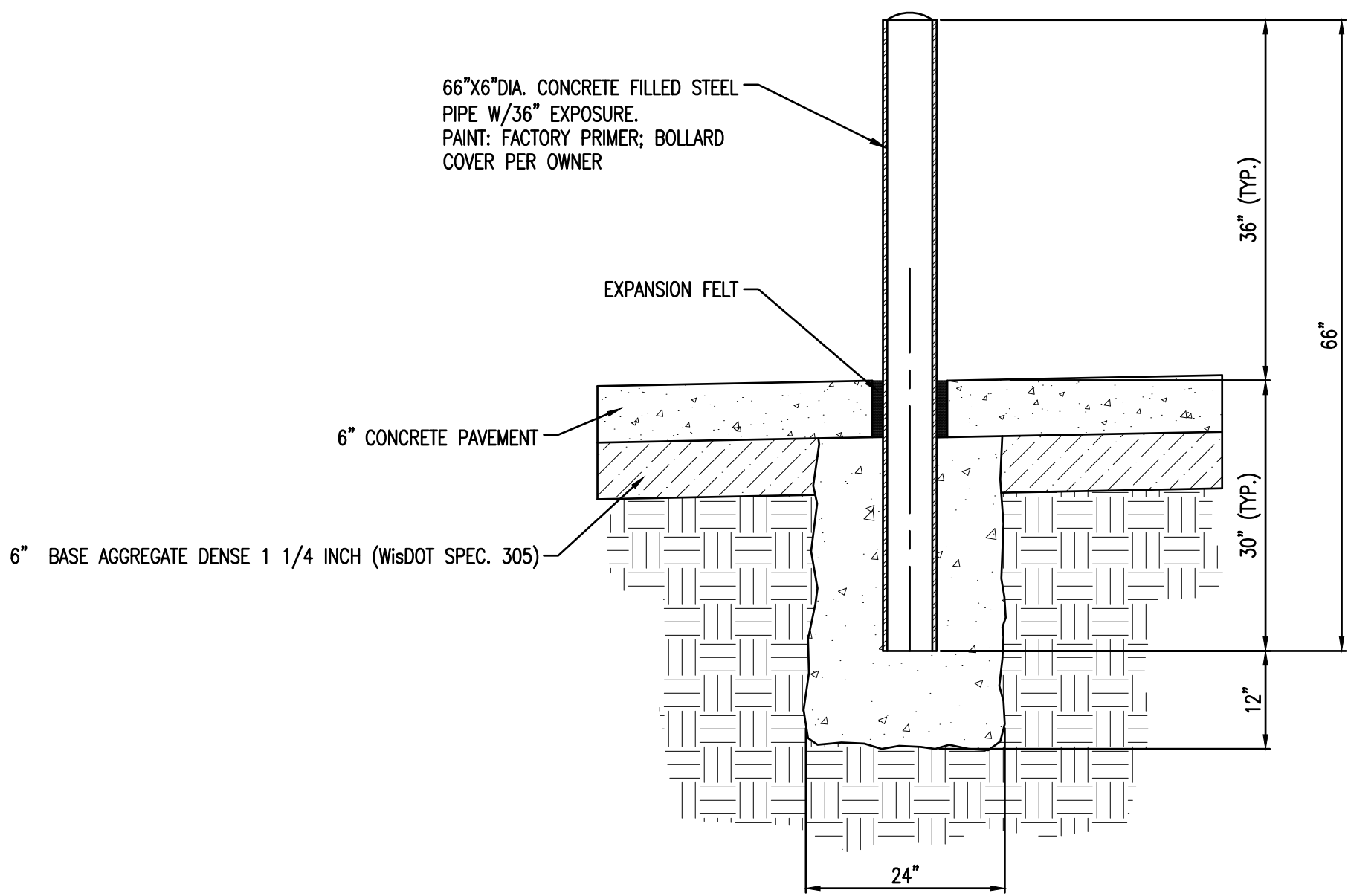


CURB AND GUTTER
N.T.S.

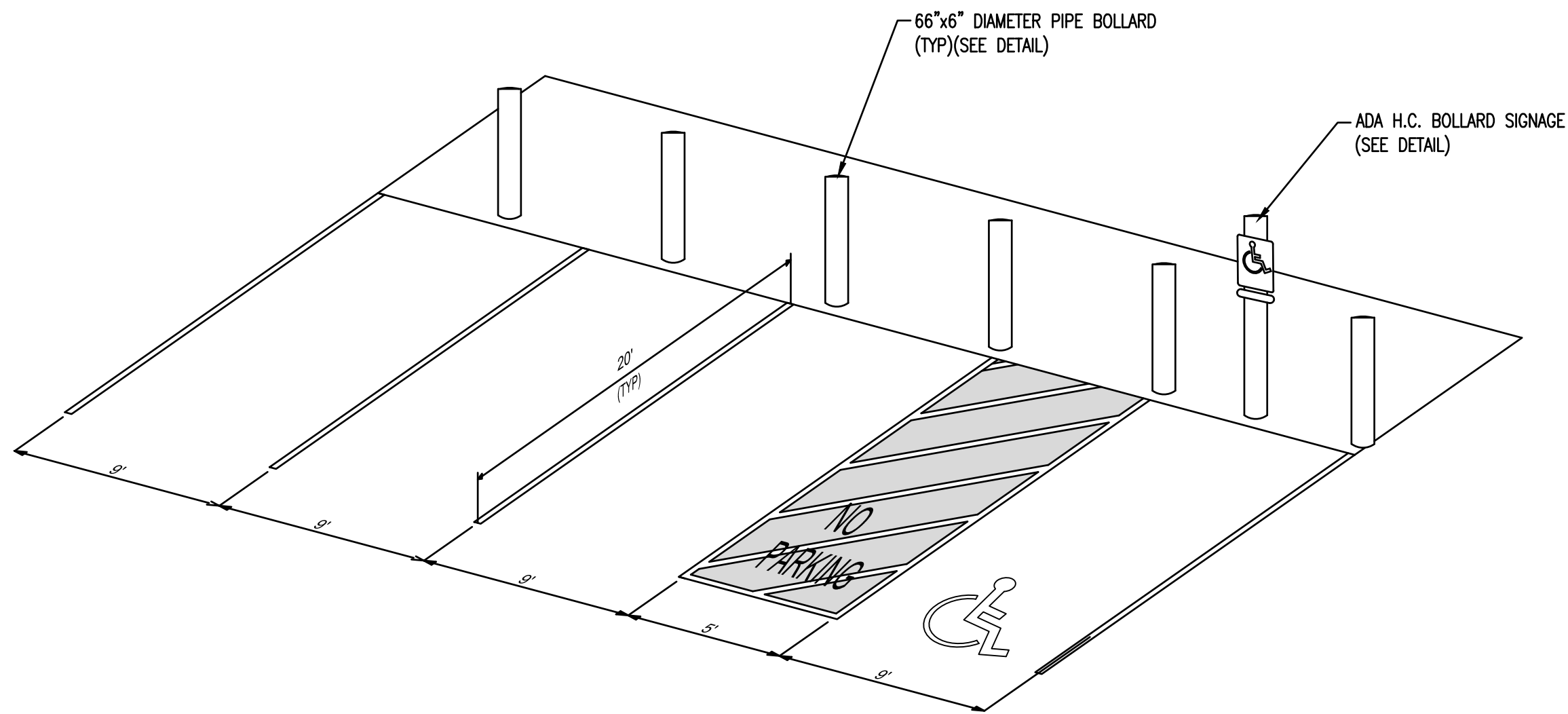


CONCRETE GUTTER
N.T.S.

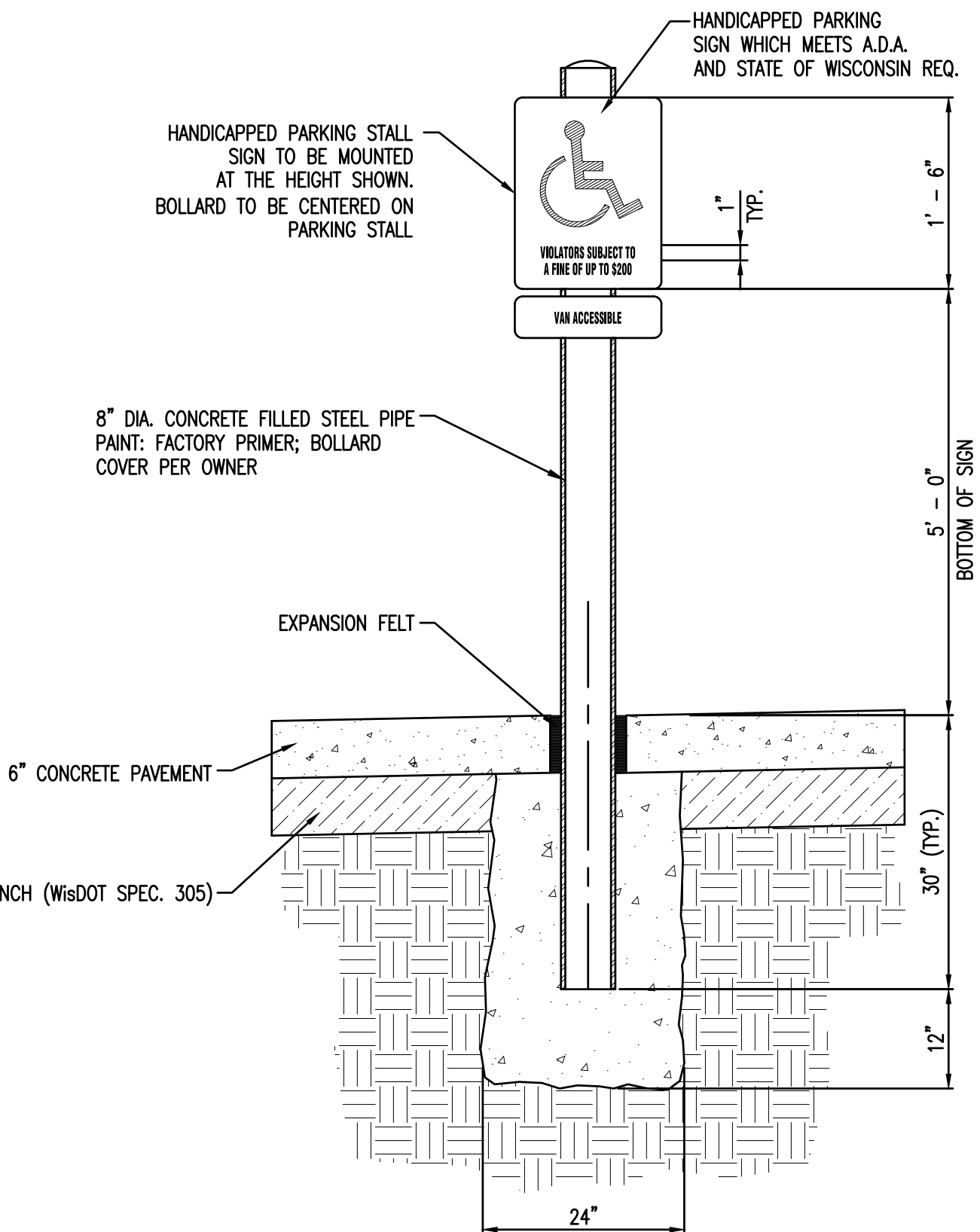
- NOTES**
2. NO. 4, 20'-0" DEFORMED BARS SHALL BE INSTALLED CENTERED OVER EACH SERVICE AND UTILITY TRENCH OR AS DIRECTED BY THE ENGINEER. FOR TRENCHES LYING UNDER THE CURB AND RUNNING PARALLEL TO THE CURB THE BARS SHALL BE INSTALLED FULL LENGTH OF THE TRENCH
 - ALL EXPOSED EDGES OF CONCRETE SHALL BE FINISHED WITH AN EDGING TOOL HAVING A RADIUS OF 1/4 INCH UNLESS OTHERWISE NOTED.



66"X6" DIAMETER PIPE BOLLARD
N.T.S.



TYPICAL ACCESSIBLE PARKING AREA
NTS



NOTE:
CORE EXISTING CONCRETE FOR BOLLARD INSTALLATION.
FILL ADDITIONAL CONCRETE AROUND BOLLARD AS NEEDED.

ADA H.C. BOLLARD SIGNAGE
N.T.S.

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PROJECT

**KWIK TRIP #127
DE PERE - 2016
REMODEL**

DE PERE WISCONSIN

REVISION SCHEDULE		
NO	DATE	DESCRIPTION

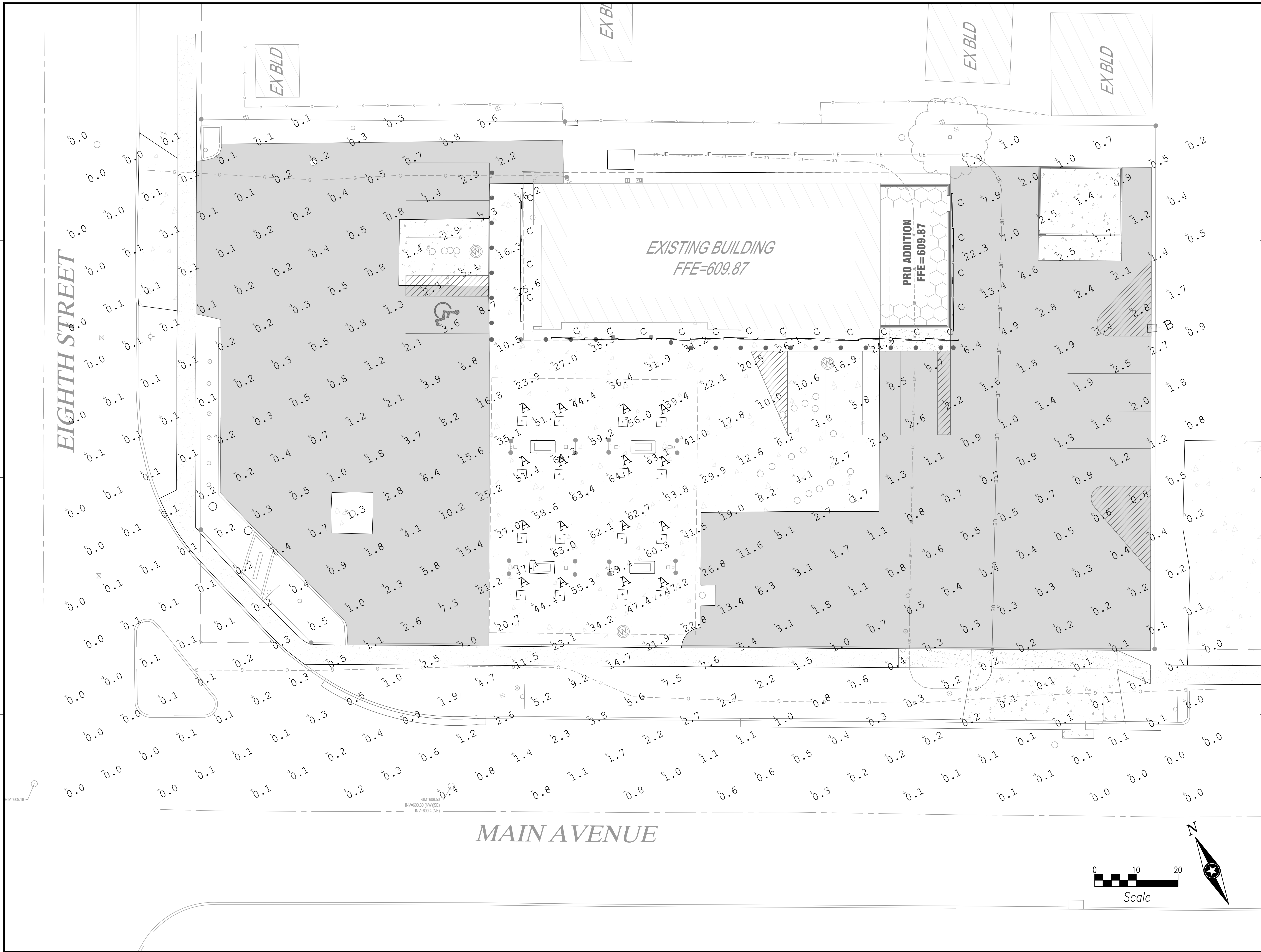
PROJECT NO.	15-18580
FILE NAME	18580 CS-CIVIL DETAILS
DRAWN BY	CLF
DESIGNED BY	KBR
REVIEWED BY	WAK
ISSUE DATE	1/08/2016
CLIENT PROJECT NO.	-

TITLE

CIVIL DETAILS

SHEET

C5.11



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WISCONSIN
WILLIAM A. KRATT
40457-006
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Professional Engineer

Kwik
TRIP

STORES

Kwik
STAR

STORES

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KWIK TRIP #127
DE PERE - 2016
REMODEL

DE PERE WISCONSIN

REVISION SCHEDULE		
NO	DATE	DESCRIPTION

PROJECT NO.	15-18580
FILE NAME	18580 C6-LIGHTING AND DETAILS
DRAWN BY	CLF
DESIGNED BY	KBR
REVIEWED BY	WAK
ISSUE DATE	1/08/2016
CLIENT PROJECT NO.	-

TITLE

PHOTOMETRICS
PLAN

SHEET

C6.12

Attachment: 2016-01-08 Plans (4319 : SP - Kwik Trip)

NOTE: ALL DIMENSIONS ON DEMOLITION PLAN ARE PROVIDED FOR REFERENCE ONLY. COORDINATE ALL TRENCHING AND TILE REMOVAL WITH MECHANICAL DOCUMENT SET AND KWIK TRIP'S PROJECT MANAGER.

WALL LEGEND	
	EXISTING CONSTRUCTION TO REMAIN
	DEMOLITION

KEYNOTE LEGEND	
1	DEMOLISH/REMOVE PORTION OF WALL. REFER TO PLANSET FOR NEW CONDITIONS.
2	DEMOLISH/REMOVE DOOR, FRAME, AND ALL ASSOCIATED HARDWARE. REFER TO FLOOR PLAN AND DOOR/HARDWARE SCHEDULES FOR NEW CONDITIONS.
3	DEMOLISH/REMOVE WALK-IN COOLER/FREEZER WALLS, DOORS, AND ASSOCIATED SUPPORTS. COORDINATE WITH KT ON ITEMS TO BE SALVAGED.
4	DEMOLISH/REMOVE EXISTING BRICK FACADE.
5	DEMOLISH/REMOVE CASEWORK, RACKING, AND SHELVING THROUGHOUT SPACE. COORDINATE WITH KWIK TRIP'S PROJECT MANAGER FOR ITEMS TO BE SALVAGED.
6	REMOVE FLOOR FINISH THROUGHOUT AREA. REFER TO FINISH PLAN FOR NEW CONDITIONS.
7	DEMOLISH/REMOVE SALES AREA SIGNAGE. COORDINATE WITH KWIK TRIP'S PROJECT MANAGER FOR ITEMS TO BE SALVAGED.
8	DEMOLISH/REMOVE PLUMBING FIXTURE. REFER TO PLUMBING DOCUMENTS FOR NEW CONDITIONS. COORDINATE WITH KWIK TRIPS PROJECT MANAGER FOR ITEMS TO BE SALVAGED.
9	DEMOLISH/REMOVE PORTION OF CONCRETE SLAB FOR NEW PLUMBING INSTALL. REFER TO MEP DOCUMENTS FOR NEW CONDITIONS. VERIFY EXTENTS WITH KWIK TRIPS PROJECT MANAGER.
10	DEMOLISH/REMOVE ALL RESTROOM ACCESSORY FIXTURES INCLUDING SOAP DISPENSERS, PAPER DISPENSERS, MIRRORS, GRAB BARS, ETC. COORDINATE WITH KT ON ITEMS TO BE SALVAGED.
11	DEMOLISH/REMOVE ALL SIGNAGE AND MOBILE BRAND MATERIALS FROM BUILDING AND SITE. COORDINATE WITH KWIK TRIPS PROJECT MANAGER FOR ITEMS TO BE SALVAGED.
12	DEMOLISH CONCRETE FOUNDATION WALL TO MINIMUM 6" BELOW TOP OF NEW CONCRETE SLAB.
13	DEMOLISH PORTION OF CEILING. EXTEND/INFILL AREA AS REQUIRED TO PROVIDE SEAMLESS FINISH. REFER TO REFLECTED CEILING PLAN FOR NEW CONDITIONS.
16	DEMOLISH/REMOVE AUTOMOTIVE VACUUM.
17	DEMOLISH SOFFIT/BULKHEAD ABOVE.

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WISCONSIN
ALYSSA F. CAMPBELL
A-11247
ARCHITECT

STORES

STORES

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PROJECT

KWIK TRIP #127

DE PERE - 2016

REMODEL

DE PERE WISCONSIN

REVISION SCHEDULE		
NO	DATE	DESCRIPTION

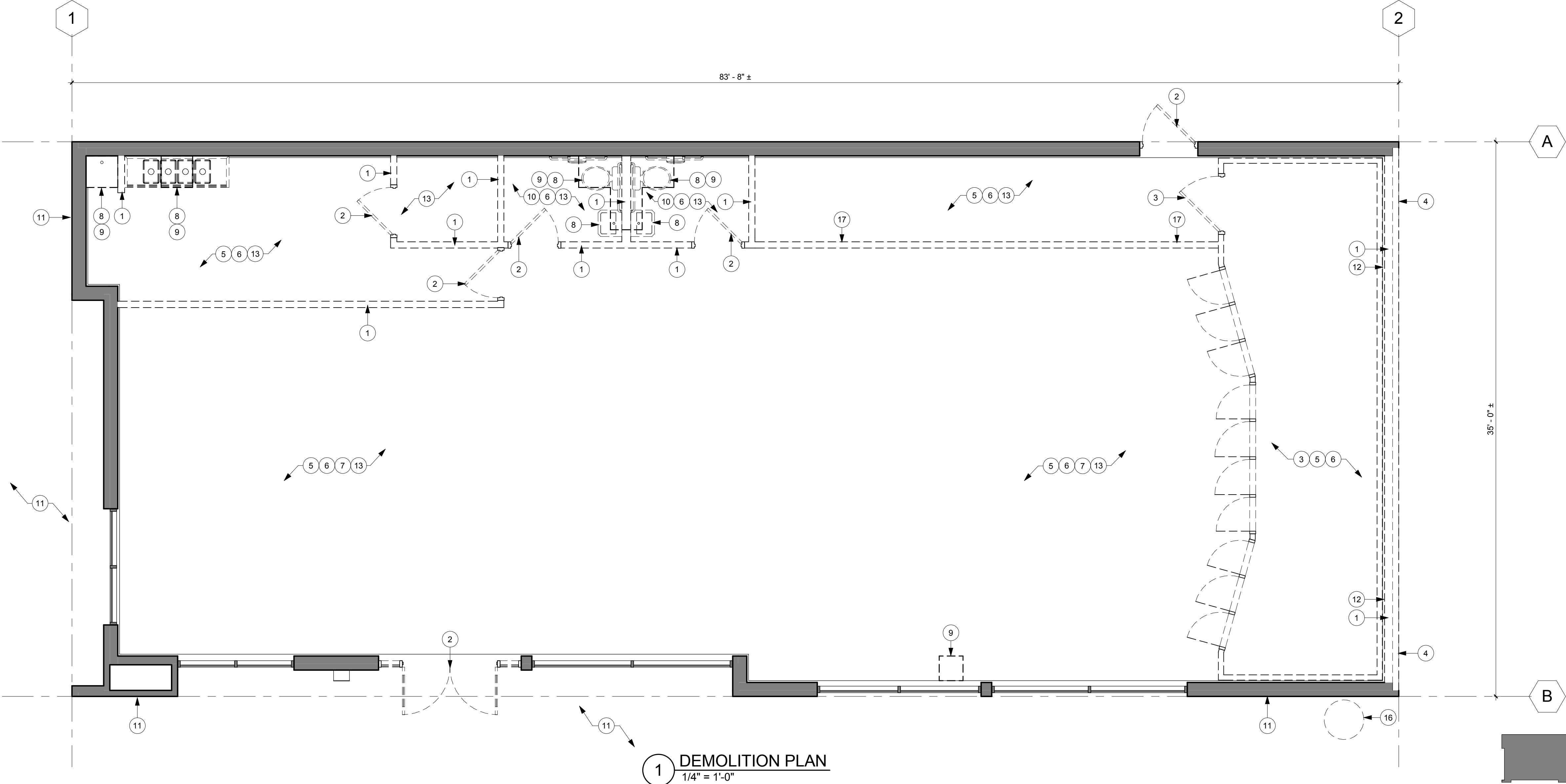
PROJECT NO.	15-18580
FILE NAME	
DRAWN BY	ALF
DESIGNED BY	AFC
REVIEWED BY	AFC
ISSUE DATE	01/08/16
CLIENT PROJECT NO.	

TITLE

DEMOLITION PLAN

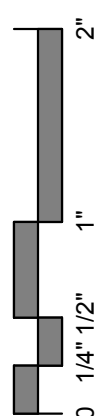
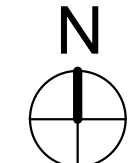
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A1.11



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

KEYPLAN



Attachment: 2016-01-08 Plans (4319 : SP - Kwik Trip)

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PROJECT

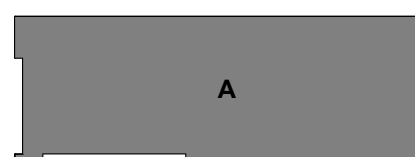
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CLIENT PROJECT NO.

SHEET

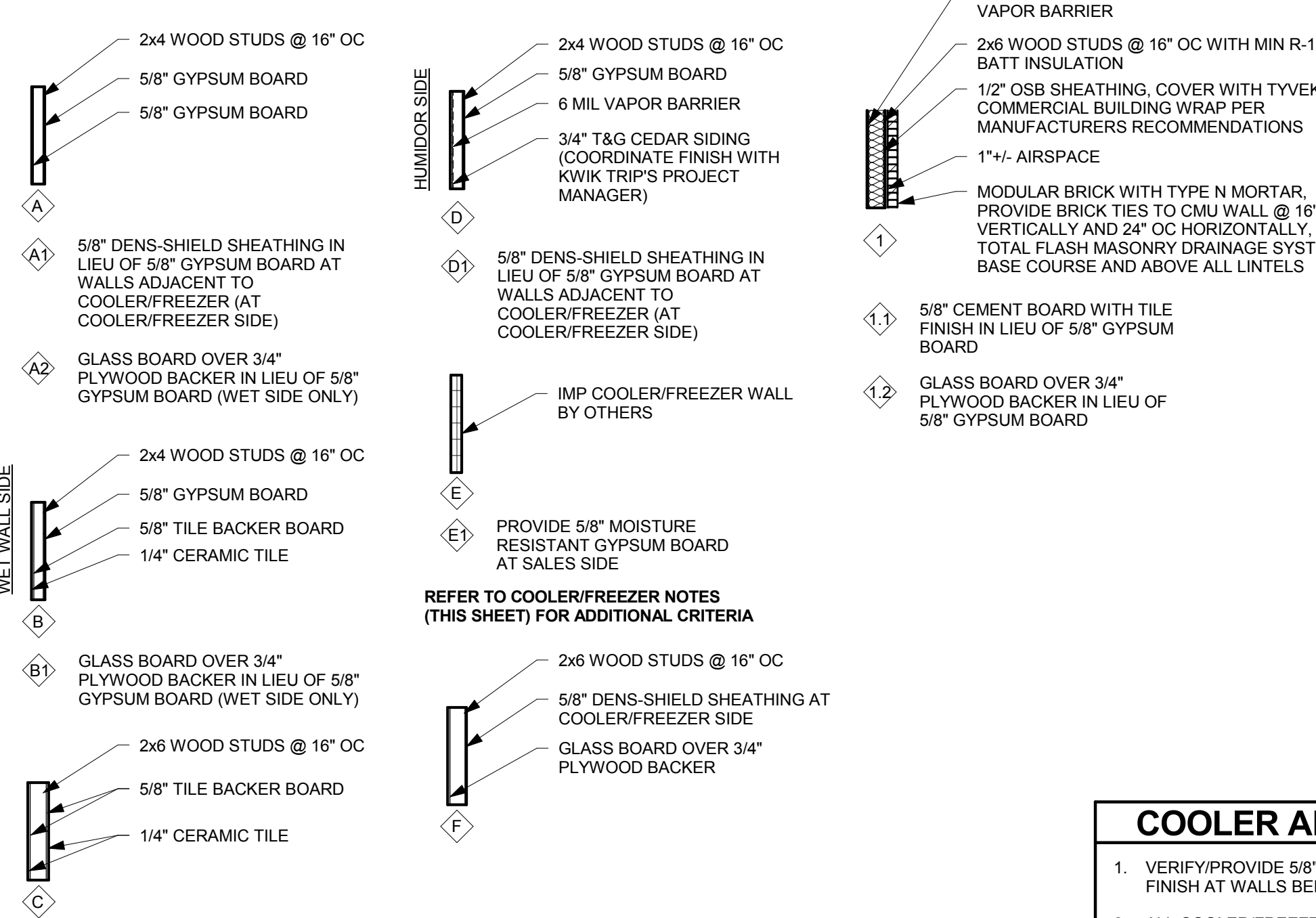
14	DEMOLISH PORTION OF ROOF STRUCTURE, SHEATHING, ASPHALT SHINGLES, AND ASSOCIATED FLASHING. REFER TO ROOF PLAN FOR NEW CONDITIONS
15	DEMOLISH/REMOVE MECHANICAL EQUIPMENT.
18	DEMOLISH PORTION OF EXISTING GUTTER. REFER TO ROOF PLAN AND EXTERIOR ELEVATIONS FOR NEW CONDITIONS



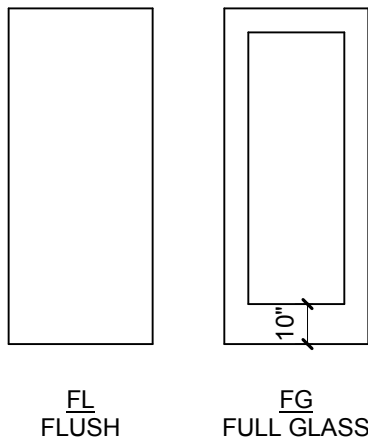
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A number line from 0 to 2 with tick marks at 0, $\frac{1}{4}$, $\frac{1}{2}$, $\frac{3}{4}$, 1, and 2. Shaded regions are shown between 0 and $\frac{1}{4}$, $\frac{1}{4}$ and $\frac{1}{2}$, $\frac{3}{4}$ and 1, and 1 and 2.

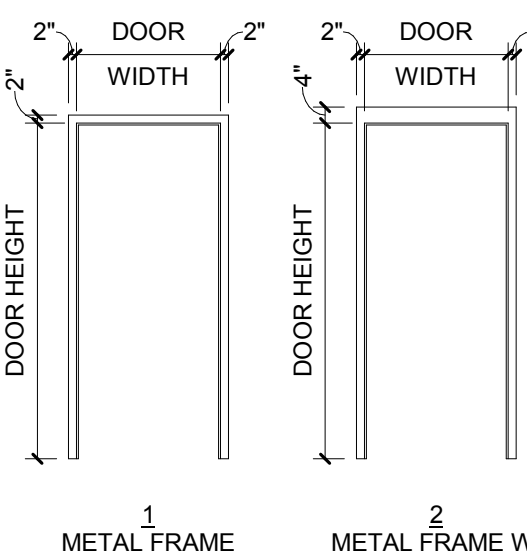
WALL TYPES LEGEND



DOOR TYPES



FRAME TYPES



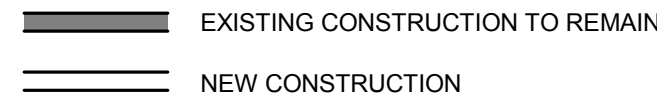
DOOR SCHEDULE

TAG	WIDTH	HEIGHT	DOOR TYPE	DOOR MATERIAL	FRAME TYPE	FRAME MATERIAL	HDW GROUP	COMMENTS
100A	3' - 6"	7' - 0"	FG	ALUMINUM	1	ALUMINUM	1B	PROVIDE REMOVABLE CENTER MULLION
100B	3' - 6"	7' - 0"	FG	ALUMINUM	1	ALUMINUM	1A	PROVIDE REMOVABLE CENTER MULLION
102	2' - 0"	7' - 0"	FL	SC WD	1	ALUMINUM	4	
103	3' - 0"	7' - 0"	FL	SC WD	1	ALUMINUM	4	
104	3' - 0"	7' - 0"	FL	SC WD	1	ALUMINUM	5	
105	3' - 0"	7' - 0"	FO	SC WD	1	ALUMINUM	5	
107A	3' - 0"	7' - 0"	FL	SC WD	1	ALUMINUM	4	
107B	3' - 6"	7' - 0"	FL	WOOD	2	ALUMINUM	10	
108	3' - 0"	7' - 0"	FL	SC WD	1	ALUMINUM	2	
109	3' - 0"	7' - 0"	FL	SC WD	1	ALUMINUM	2	
110	3' - 0"	7' - 0"	FL	SC WD	1	ALUMINUM	5	

KT - HARDWARE GROUPS

GROUP	QTY.	TYPE	MANUFACTURER	REMARKS
1A (IN)	1	HINGE	PEMKO	
	1	LOCK SET	ADAMSRITE	
	1	CLOSER	STANLEY	
	1	SWEEP		
	1	THRESHOLD	REESE	
	1	PUSH/PULL	TUBELITE	
1B (OUT)	1	HINGE	PEMKO	
	1	LOCK SET	ADAMSRITE	
	1	CLOSER	STANLEY	
	1	SWEEP		
	1	PUSH/PULL	TUBELITE	
	1	THRESHOLD	REESE	
2	1 1/2 PR	HINGES	SCHLAGE	PROVIDE 1/2 PAIR SPRING HINGES PER DOOR
	1	PRIVACY LOCK		PRIVACY LOCK
4	1 1/2 PR	HINGES	HAGER	
	1	LOCKSET	SCHLAGE	ENTRANCE LOCK
5	1 1/2 PR	HINGES	HAGER	
	1	LOCKSET	SCHLAGE	PASSAGE LATCH
10	1 1/2 PR	HINGES	HAGER	
	1	LOCKSET	DETEX	PANIC ALARM DEVICE
	1	WEATHERSTRIP	REESE	
	1	SWEEP	REESE	
	1	THRESHOLD	REESE	
	1	HOLD OPEN	NORTON	REPLACE CONSTRUCTION PHASE LOCK WITH PULL AND COVER PLATE BEFORE OCCUPANCY

WALL LEGEND

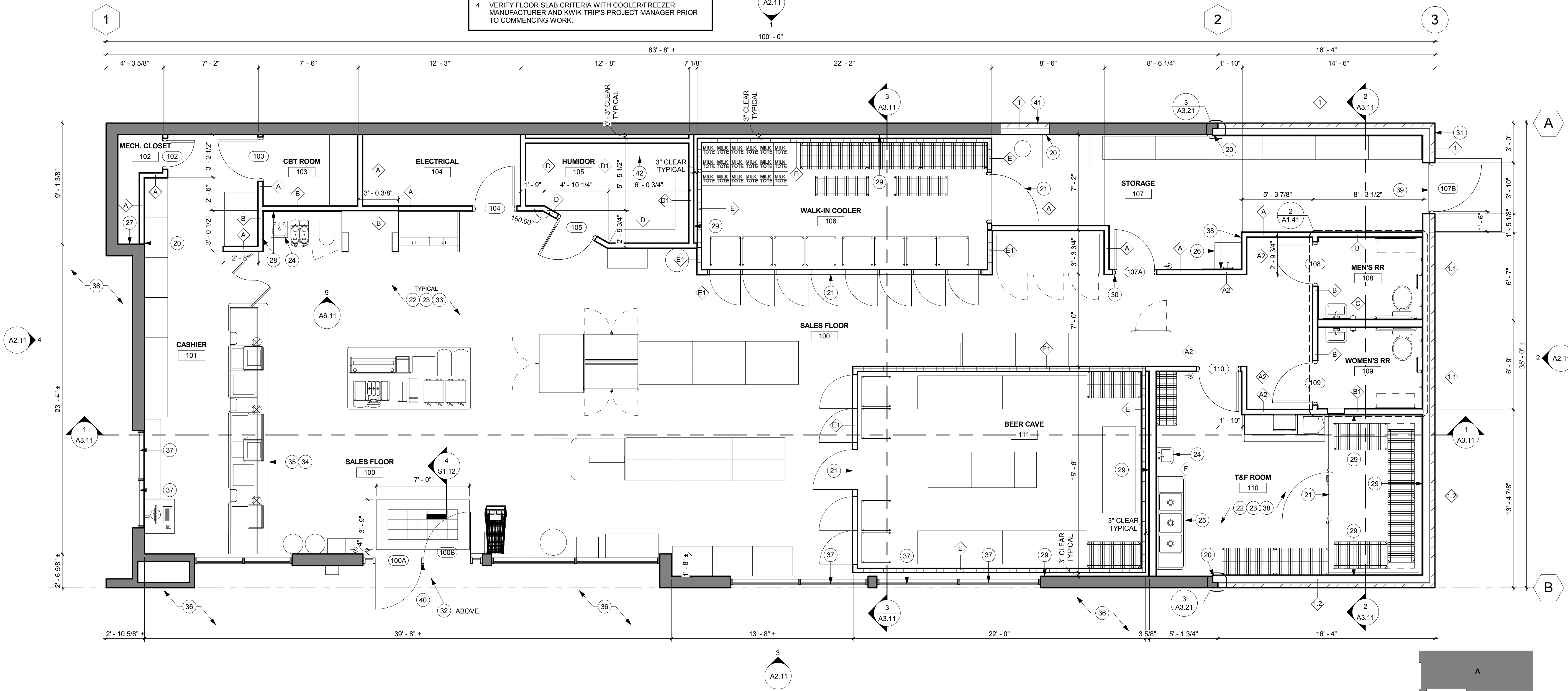


KEYNOTE LEGEND

- ALIGN NEW WALL FRAMING WITH EXISTING. PROVIDE SMOOTH SEAMLESS TRANSITION BETWEEN NEW AND EXISTING FINISHES.
- COOLER/FREEZER WALLS, DOORS, AND ASSOCIATED HARDWARE BY OTHERS. COORDINATE WITH KWIK TRIP'S PROJECT MANAGER AND COOLER VENDOR.
- NEW CASEWORK. REFER TO FIXTURE AND EQUIPMENT PLAN, TYPICAL.
- NEW FOOD SERVICE EQUIPMENT. REFER TO FIXTURE AND EQUIPMENT PLAN, TYPICAL.
- NEW HANDSINK. REFER TO PLUMBING DOCUMENTS.
- NEW 3 COMPARTMENT SINK. REFER TO PLUMBING DOCUMENTS.
- NEW MOPSINK. REFER TO PLUMBING DOCUMENTS.
- LOCATION OF EXISTING WATER METER. REFER TO MECHANICAL DOCUMENTS.
- PROVIDE CERAMIC TILE OVER 5/8" TILE BACKER BOARD FROM FLOOR TO UNDERSIDE OF BULKHEAD ABOVE. REFER TO FINISH PLAN.
- PROVIDE 5/8" DENSGLASS GYPSUM BOARD BEHIND COOLER WALL FOR PROTECTION AGAINST MOLD.
- PROVIDE DOOR MOUNTED CO2 SIGNAGE. COORDINATE WITH KWIK TRIP'S PROJECT MANAGER.
- CO2 FILL STATION AND SIGNAGE PROVIDED BY CO2 EQUIPMENT MANUFACTURER. COORDINATE EXACT PLACEMENT WITH KWIK TRIP'S PROJECT MANAGER.
- NEW STOREFRONT SIGNAGE. COORDINATE CRITERIA WITH KWIK TRIP'S PROJECT MANAGER AND SIGN VENDOR.
- NEW SALES AREA SIGNAGE. COORDINATE PLACEMENT WITH KWIK TRIP'S PROJECT MANAGER.
- CIGARETTE PACK RACK SHELVEING BY OWNER.
- NEW SOFFIT ABOVE CASHWRAP. VERIFY INSTALL CRITERIA, EXTENTS, AND FINISHES WITH KWIK TRIP'S PROJECT MANAGER.
- VERIFY WITH KWIK TRIP'S PROJECT MANAGER BOLLARDS TO REMAIN. COORDINATE PLACEMENT OF NEW BOLLARDS WITH KWIK TRIP'S PROJECT MANAGER AND CIVIL DOCUMENTS BY OTHERS.
- PROVIDE WINDOW TINTING/SCREENING AT INTERIOR OF GLAZING. COORDINATE WITH KWIK TRIP'S PROJECT MANAGER.
- PROVIDE FRP FINISH OVER 3/4" PLYWOOD SHEATHING (WET WALLS). REFER TO WALL TYPES LEGEND AND FINISH PLAN.
- PROVIDE DOUBLE 2x6 HEADER WITH (1) JACK AND (1) KING STUD EACH END. REFER TO STRUCTURAL NAILING SCHEDULE.
- NEW ENTRY DOORS, FRAME, AND ALL ASSOCIATED HARDWARE. REFER TO DOOR SCHEDULE AND HARDWARE GROUPS.
- INFILL OPENING TO MATCH EXISTING ADJACENT CONSTRUCTION. VERIFY CONDITIONS IN FIELD.
- CEDAR SHELVEING. COORDINATE WITH KWIK TRIP'S PROJECT MANAGER.

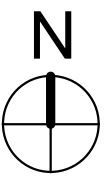
COOLER AND FREEZER NOTES

- VERIFY/PROVIDE 5/8" MOISTURE/MOLD RESISTANT GYPSUM FINISH AT WALLS BEHIND ALL COOLERS/FREEZERS.
- ALL COOLER/FREEZER WALLS EXPOSED TO SALES FLOOR SHALL HAVE 5/8" MOISTURE/MOLD RESISTANT GYPSUM FINISH.
- CONFIRM FINISH CRITERIA FOR ALL COOLER/FREEZER WALLS WITH KWIK TRIP'S PROJECT MANAGER PRIOR TO COMMENCING WORK.
- VERIFY FLOOR SLAB CRITERIA WITH COOLER/FREEZER MANUFACTURER AND KWIK TRIP'S PROJECT MANAGER PRIOR TO COMMENCING WORK.



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

KEYPLAN



FLOOR PLAN

SHEET

A1.21

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PROJECT

KWIK TRIP #127
DE PERE - 2016
REMODEL

DE PERE

WISCONSIN

REVISION SCHEDULE		
NO	DATE	DESCRIPTION

PROJECT NO. 15-18580

FILE NAME

DRAWN BY ALF

DESIGNED BY AFC

REVIEWED BY AFC

ISSUE DATE 01/08/16

CLIENT PROJECT NO.

TITLE

FLOOR PLAN

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PROJECT

KWIK TRIP #127
DE PERE - 2016
REMODEL

DE PERE

WISCONSIN

REVISION SCHEDULE		
NO	DATE	DESCRIPTION

PROJECT NO. 15-18580

FILE NAME

DRAWN BY ALF

DESIGNED BY AFC

REVIEWED BY AFC

ISSUE DATE 01/08/16

CLIENT PROJECT NO.

TITLE

FLOOR PLAN

SHEET

A1.21

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DE PERE - 2016
REMODEL

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WISCONSIN

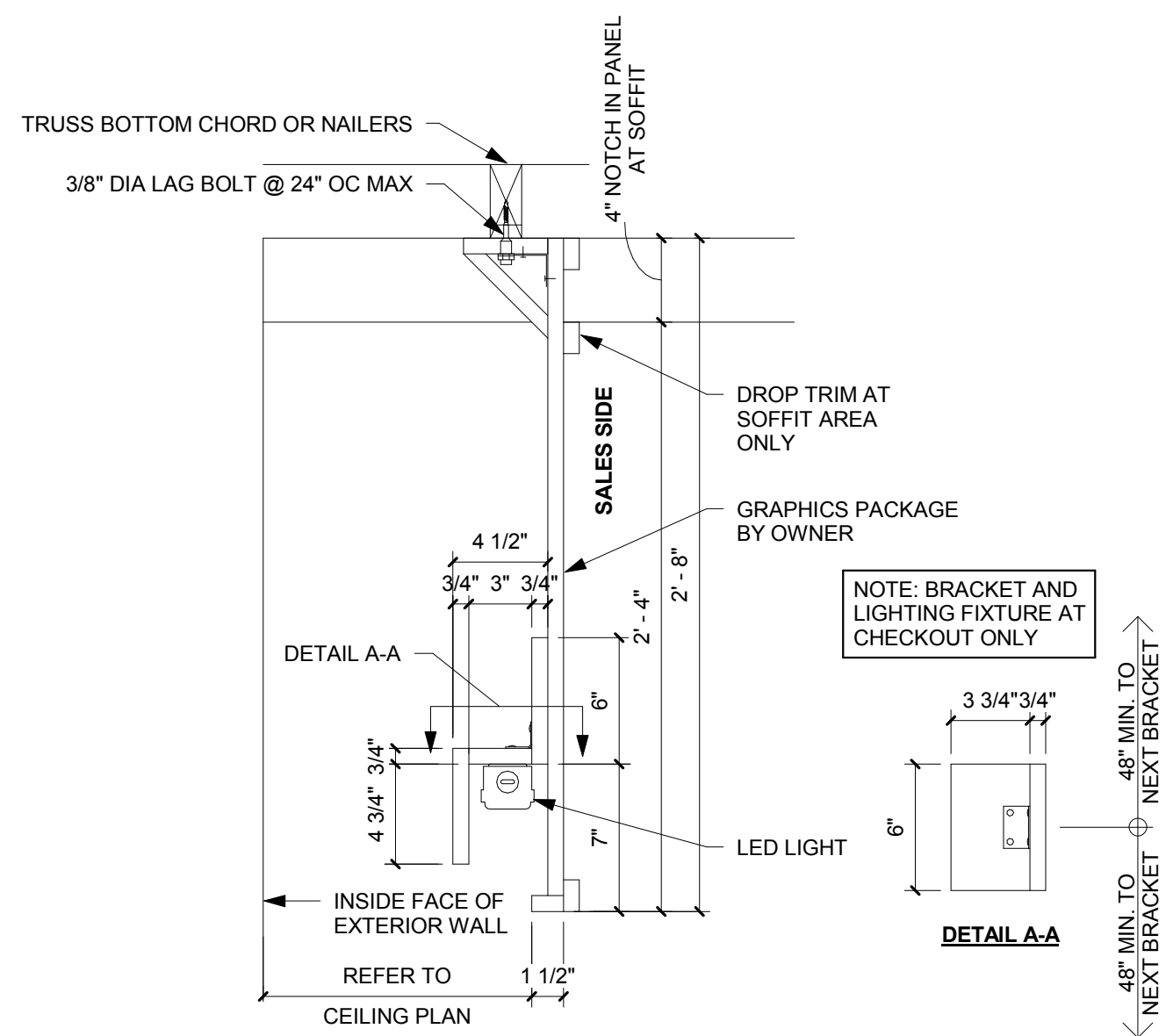
REVISION SCHEDULE		
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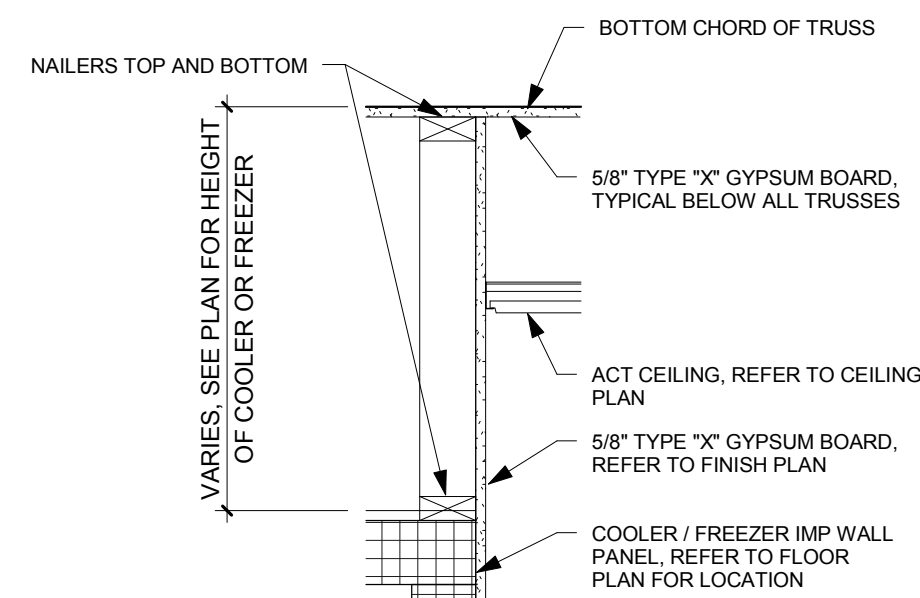
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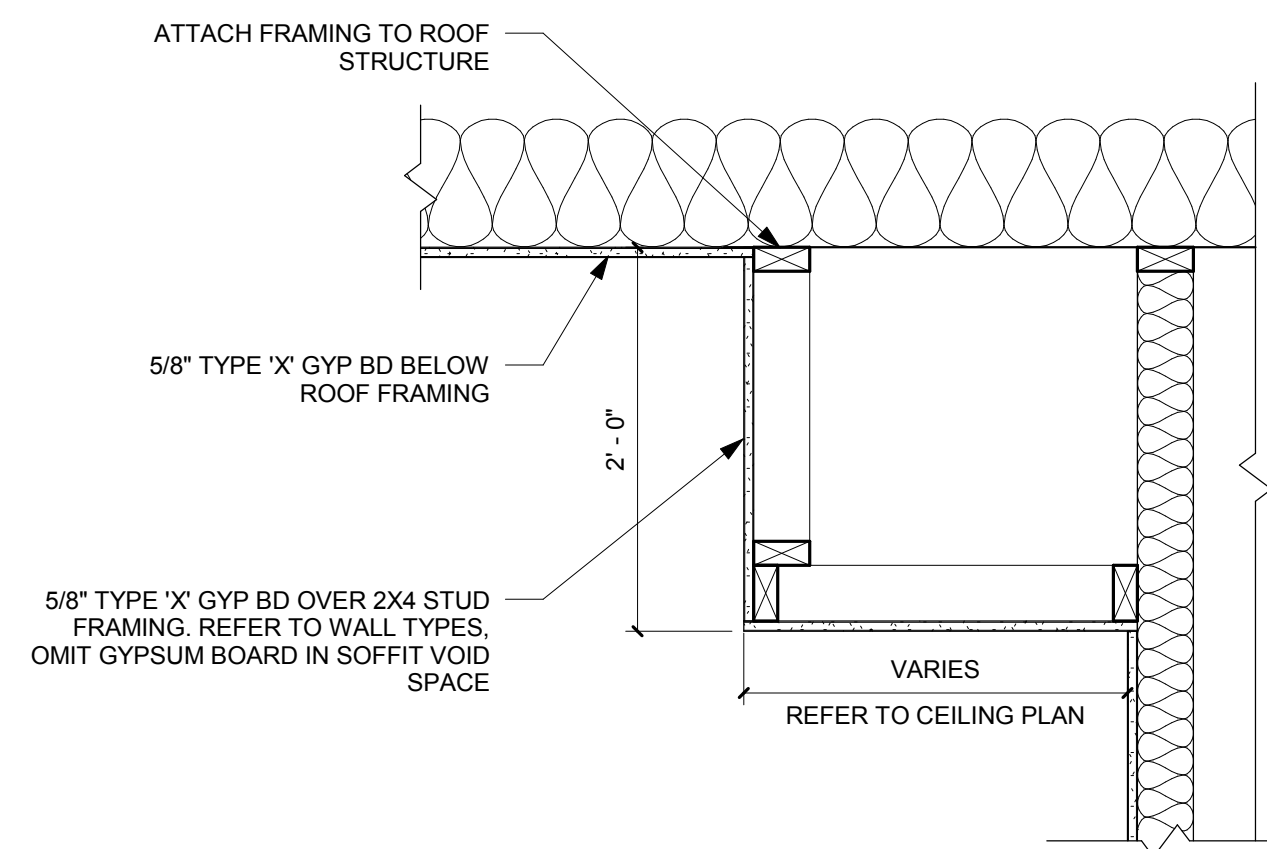
DESIGNED BY AFC



2 CASHWRAP SOFFIT DETAIL
1 1/2" = 1'-0"



3 COOLER CLOSER DETAIL
1" = 1'-0"



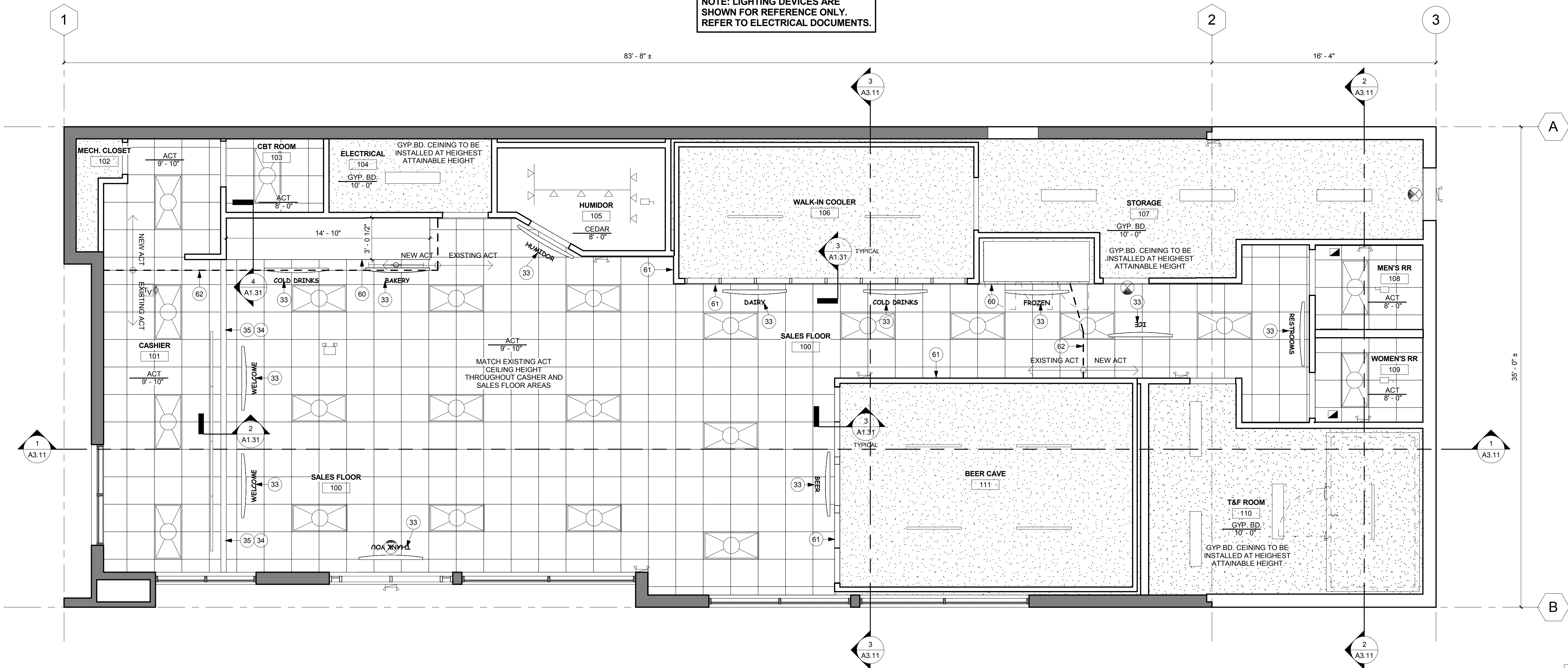
4 GYP. BD. SOFFIT
1" = 1'-0"

WALL LEGEND	
	EXISTING CONSTRUCTION TO REMAIN
	NEW CONSTRUCTION

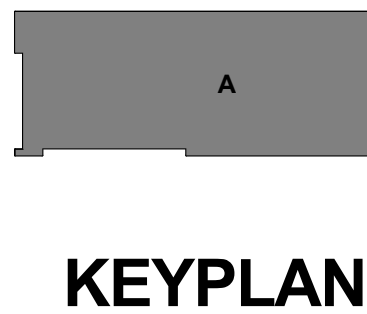
REFLECTED CEILING PLAN NOTES	
A.	PROVIDE 6 MIL VAPOR RETARDER ABOVE ALL NEW GYPSUM BOARD
B.	PROVIDE 5/8" TYPE X GYPSUM BOARD OVER 6 MIL VAPOR RETARDER DIRECTLY BELOW ALL ROOF TRUSSES
C.	CEILING GRID LAYOUT PROVIDED FOR REFERENCE ONLY. SUSPENDED CEILING TO BE CENTERED WITH BALANCE GRID DESIGN WITH EDGE UNITS NO LESS THAN 50% OF TILE SIZE
D.	PROVIDE HOLD DOWN CLIPS FOR ACOUSTICAL CEILING TILES WITHIN 10'-0" OF EXTERIOR DOORS
E.	GYPSUM CEILINGS ARE TO EXTEND OVER TOP OF WALK IN COOLERS AND FREEZERS
F.	REFLECTED CEILING PLAN SHOWS LOCATION OF ITEMS THAT ARE ARCHITECTURALLY SIGNIFICANT ONLY. PLUMBING, MECHANICAL, AND ELECTRICAL ITEMS INDICATED ARE FOR REFERENCE ONLY. REFER TO MECHANICAL AND ELECTRICAL DOCUMENTS
G.	PROVIDE VINYL FACED TILES IN WET AREAS. COORDINATE WITH KWIK TRIP'S PROJECT MANAGER.

KEYNOTE LEGEND	
33	NEW SALES AREA SIGNAGE. COORDINATE PLACEMENT WITH KWIK TRIP'S PROJECT MANAGER
34	CIGARETTE PACK RACK SHELBY BY OWNER
35	NEW SOFFIT ABOVE CASHWRAP. VERIFY INSTALL CRITERIA, EXTENTS, AND FINISHES WITH KWIK TRIP'S PROJECT MANAGER
60	PROVIDE NEW SOFFIT WITH PAINTED GYPSUM FINISH. REFER TO FINISH PLAN. COORDINATE WITH KWIK TRIP'S PROJECT MANAGER
61	PROVIDE GYPSUM BOARD SOFFIT FLUSH WITH FACE OF COOLER BELOW. TERMINATE EDGE WITH J-CHANNEL
62	LINE SIGNIFIES APPROXIMATE EXTENTS OF EXISTING CEILING. VERIFY EXTENTS IN FIELD.

NOTE: LIGHTING DEVICES ARE SHOWN FOR REFERENCE ONLY. REFER TO ELECTRICAL DOCUMENTS.



1 REFLECTED CEILING PLAN
1/4" = 1'-0"

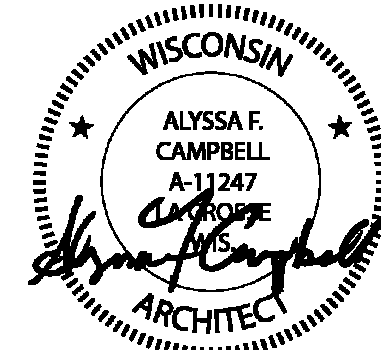


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PROJECT

KWIK TRIP #127 DE PERE - 2016 REMODEL

DE PERE WISCONSIN

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DESIGNED BY	AFC
REVIEWED BY	AFC
ISSUE DATE	01/08/16
CLIENT PROJECT NO.	

TITLE

REFLECTED CEILING PLAN

SHEET

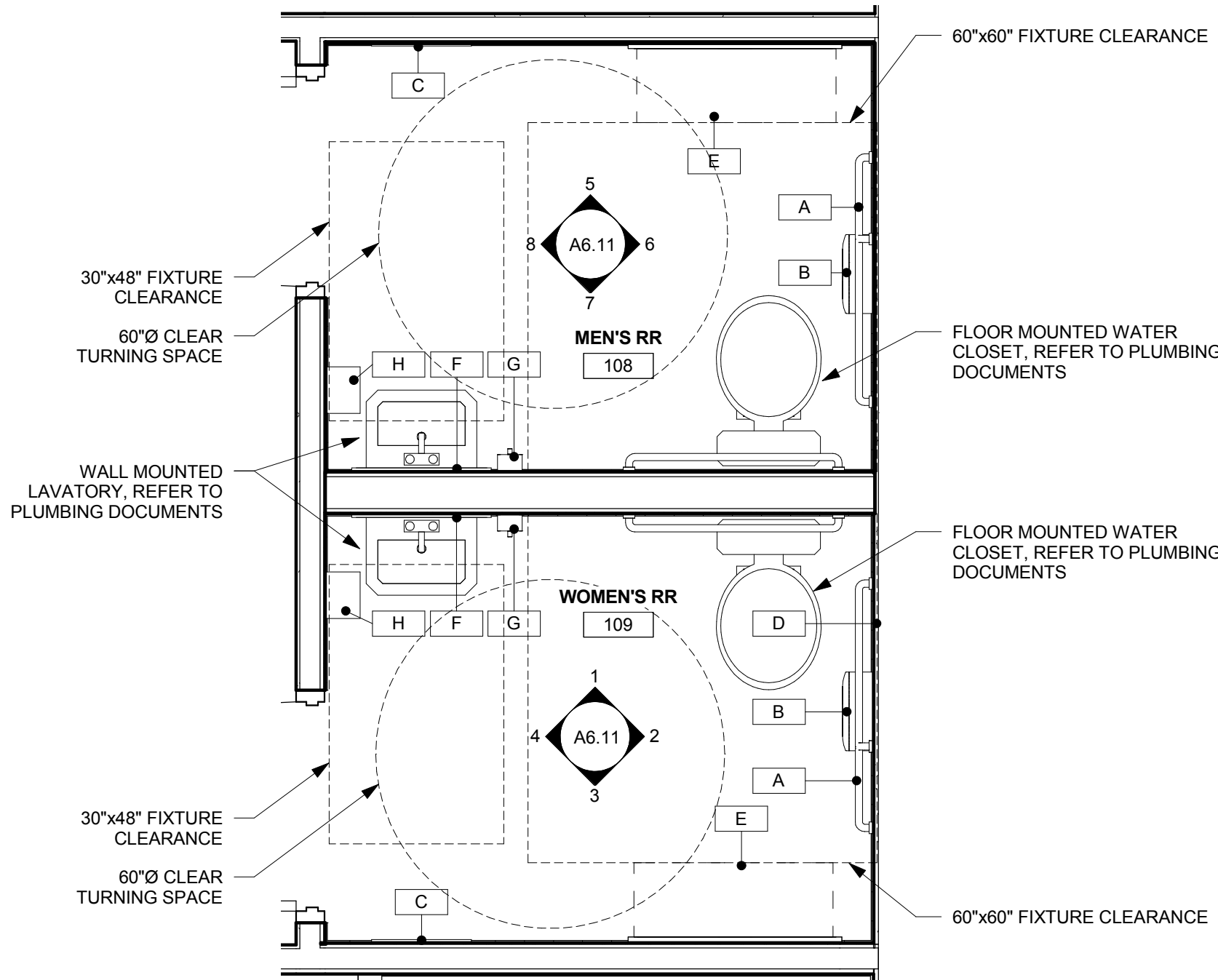
A1.31

KT - ROOM SCHEDULE					
ROOM	NAME	FLOOR FINISH	BASE FINISH	WALL FINISH	CEILING FINISH
100	SALES FLOOR	T-1	T-2	VARIES	2'x2' ACT
101	CASHIER	T-1	T-2	VARIES	2'x2' ACT
102	MECH. CLOSET	T-1	T-2	PT-1	GYP. BD.
103	CBT ROOM	T-1	T-2	PT-1	2'x2' ACT
104	ELECTRICAL	T-1	T-2	PT-1	GYP. BD.
105	HUMIDOR	T-1	T-2	WF-1	WF-1
106	WALK-IN COOLER	T-1	T-2	METAL	METAL
107	STORAGE	T-1	T-2	PT-1	2'x2' ACT
108	MEN'S RR	T-1	T-2	SEE ELEVATIONS	2'x2' ACT
109	WOMEN'S RR	T-1	T-2	SEE ELEVATIONS	2'x2' ACT
110	T&F ROOM	T-1	T-2	FRP	GYP. BD.
111	BEER CAVE	T-1	T-2	METAL	METAL

FINISH SCHEDULE					
MARK	MATERIAL TYPE	MFG	COLOR	SIZE	COMMENTS
FRP	FRP		COORDINATE WITH KWIK TRIP'S PROJECT MGR.		
LM-1	PLASTIC LAMINATE	WILSONART	WINDOR MAHOGANY 7039-78		MAIN CABINETS/GRAPHICS TRIM
LM-2	PLASTIC LAMINATE	WILSONART	HOLLYBERRY D307-60 (RED)		GRAPHICS PACKAGE
LM-3	PLASTIC LAMINATE	WILSONART	MAROACHY BRUSH (YELLOW)		GRAPHICS PACKAGE
LM-4	PLASTIC LAMINATE	WILSONART	CASA PIEDRA CK2002T		ALTERNATE LAMINATE COUNTERS
PT-1	EGGSHELL ENAMEL PAINT	SHERWIN WILLIAMS	FUTON SW7101 (OFF WHITE)		CEILINGS/RESTROOMS/KITCHEN
PT-2	EGGSHELL ENAMEL PAINT	SHERWIN WILLIAMS	BELVEDERE CREAM SW0067 (LT YELLOW)		THROUGHOUT MAIN STORE AREA
PT-3	EGGSHELL ENAMEL PAINT	SHERWIN WILLIAMS	NURTURE GREEN SW6451 (GREEN)		SOFFITS/ACCENTS
PT-4	EGGSHELL ENAMEL PAINT	SHERWIN WILLIAMS	YARROW SW6689 (DK YELLOW)		SOFFITS/ACCENTS
PT-5	EGGSHELL ENAMEL PAINT	SHERWIN WILLIAMS	MORRIS ROOM GREY SW0037 (GREY)		SOFFITS/ACCENTS
PT-6	EGGSHELL ENAMEL PAINT	SHERWIN WILLIAMS	DECORUS AMBER SW0007 (BROWN)		SOFFITS/ACCENTS
PT-7	EGGSHELL ENAMEL PAINT	SHERWIN WILLIAMS	SECRCHING BLUE SW6536 (BLUE)		SOFFITS/ACCENTS
PT-8	EGGSHELL ENAMEL PAINT	SHERWIN WILLIAMS	HEARTTHROB SW6866 (RED)		SOFFITS/ACCENTS
PT-9	EGGSHELL ENAMEL PAINT	SHERWIN WILLIAMS	DOWNING STRAP SW2813 (TAN)		SOFFITS/ACCENTS
PT-10	EGGSHELL ENAMEL PAINT	SHERWIN WILLIAMS	TANGO SW6649 (ORANGE)		SOFFITS/ACCENTS
PT-11	EGGSHELL ENAMEL PAINT	SHERWIN WILLIAMS	BLUE BEYOND SW6961 (LT BLUE)		SOFFITS/ACCENTS
SS-1	SOLID SURFACE	AVONITE SURFACES	WHITE SAND K1-6636 SATIN		MAIN COUNTER SURFACES
SS-2	SOLID SURFACE	AVONITE SURFACES	CRUSHED LAVA K1-6637 SATIN		RESTROOM COUNTERS
T-1	QUARRY TILE	SUMMITVILLE	STRATA (SANDROCK) W/ WALNUT GROUT	4"x8"x1/2"	BASKETWEAVE PATTERN @ STORE AREAS
T-2	QUARRY TILE BASE	SUMMITVILLE	STRATA (SANDROCK) W/ WALNUT GROUT	5 1/2" HIGH (5" EXPOSED); ROUNDTOP	STORE AREAS
T-3	CERAMIC TILE	DALTILE	BRIGHT GLAZE GPI BISCUIT W/ WHITE GROUT	4 1/4"x4 1/4"	COFFEE BAR/SNACK COUNTER
T-4	CERAMIC TILE	DALTILE	SANDALO SERIES ACACIA BEIGE (SW919121P2)	9"x12"	RESTROOMS, REFER TO ELEVATIONS
T-5	CERAMIC TILE	DALTILE	SANDALO SERIES ZIRCON BLEND (SW98)	3"x12"	RESTROOMS, REFER TO ELEVATIONS
WF-1	T&G CEDAR		COORDINATE WITH KWIK TRIP'S PROJECT MGR.		

TOILET ACCESSORIES SCHEDULE			
MARK	NAME / MANUFACTURER	MODEL	REMARKS
A	ADA GRAB BARS (HORIZONTAL 36" & 42", VERTICAL 18")		
B	TISSUE PAPER DISPENSER		
C	RECESSED PAPER TOWEL DISPENSER		
D	RECESSED SANITARY NAPKIN DISPOSAL	4731-15	
E	BABY CHANGING STATION KOALA KARE - S.S. FINISH, RECESSED	KB100-00ST	
F	24"x36" MIRROR	M1200	
G	SOAP DISPENSER		
H	NEEDLE DISPOSAL		

- PROJECT FINISH NOTES**
- SOME SPECIFIED PRODUCTS AND FINISHES MAY HAVE SUBSTANTIAL LEAD TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLACING ORDERS IN A MANNER TO ENSURE THEIR TIMELY ARRIVAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXPENSES, INCLUDING DESIGN FEES, RELATED TO ANY RESELECTIONS REQUIRED DUE TO FAILURE TO ORDER PRODUCTS IN A TIMELY MANNER.
 - ALL FINISH WORK SHALL BE PERFORMED IN COMPLIANCE WITH DRAWINGS AND SPECIFICATIONS, SHOP DRAWINGS, SAMPLES, AND PRODUCT DATA SHALL BE SUBMITTED TO THE ARCHITECT FOR THEIR REVIEW PRIOR TO BEGINNING WORK.
 - WOOD DOORS, FRAMES, BASE MOLDING TO BE FILLED, STAINED, SEALED AND SHOP FINISHED TO MATCH ARCHITECT'S SAMPLE. WORK SHOULD BE PERFORMED IN A DUST FREE ENVIRONMENT.
 - UNLESS OTHERWISE INDICATED, PROVIDE PRODUCTS OF QUALITY SPECIFIED BY AWI/AWMAC/WI ARCHITECTURAL WOODWORK STANDARDS FOR CUSTOM GRADE.
 - INSTALL MIN 2x6 WOOD BLOCKING AS REQUIRED IN ALL PARTITIONS TO RECEIVE COUNTERS, SHELVING, MARKERBOARDS, ETC.
 - ALL EXPOSED ENDS OF CABINETS TO HAVE FINISHED END PANELS.
 - VERIFY GROMMET LOCATIONS WITH OWNER.
 - IN-WALL OR WALL SUPPORT BRACKETS TO BE PAINTED TO MATCH WALL FINISH, UNLESS NOTED OTHERWISE.
 - APPLIANCES PROVIDED BY OWNER, INSTALLED BY CONTRACTOR.
 - EXTEND ALL FLOORING UNDER FURNITURE, DESKS AND COUNTERS, UNLESS NOTED OTHERWISE. EXTEND ONLY TILE FLOORING UNDER CASEWORK, UNLESS NOTED OTHERWISE.
 - ALL TRANSITIONS TO BE CENTERED UNDER DOOR IN CLOSED POSITION, UNLESS NOTED OTHERWISE.
 - INTERIOR GYPSUM WALL FINISH TEXTURE: ORANGE PEEL
 - CONFIRM ALL FINISHES WITH KWIK TRIP'S PROJECT MANAGER PRIOR TO ORDERING. NO EXCEPTIONS
 - PROVIDE SOFFITS FROM CEILING TO T.O. FREEZERS. FINISHES TO MATCH ADJACENT WALLS.
 - SEE ELECTRICAL, PLUMBING, AND HVAC DRAWINGS FOR COORDINATION OF ITEMS NOT SHOWN (INCLUDING RECEPTILES, JUNCTION BOXES, CONTROLS, ETC.)
 - GRAB BARS SHALL BE SECURELY FASTENED TO SUPPORT A LOAD OF NOT LESS THAN 250 LBS. OUTSIDE DIAMETER OF BARS TO BE 1 1/2". 1 1/2" CLEARANCE TO BE PROVIDED BETWEEN WALL AND BARS.



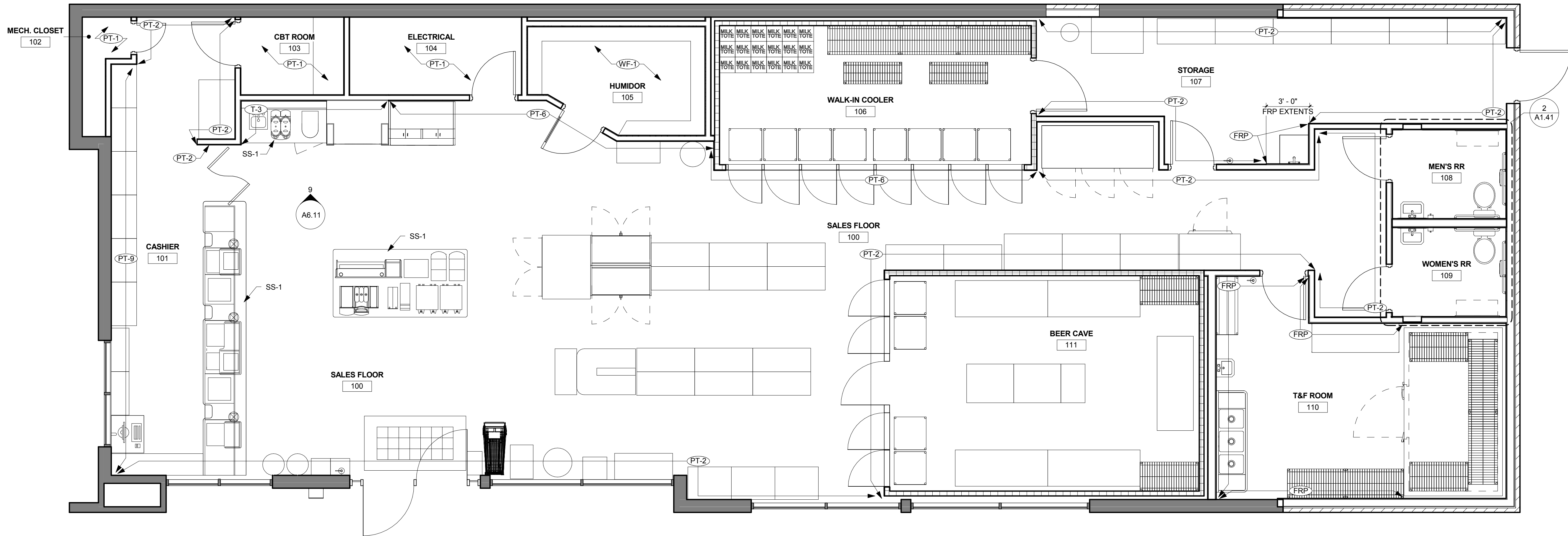
2 ENLARGED RESTROOM PLAN
1/2" = 1'-0"

RESTROOM NOTES:
1. REFER TO MOUNTING HEIGHTS AND STANDARDS (SHEET T1.12) FOR ALL RESTROOM CLEARANCES.

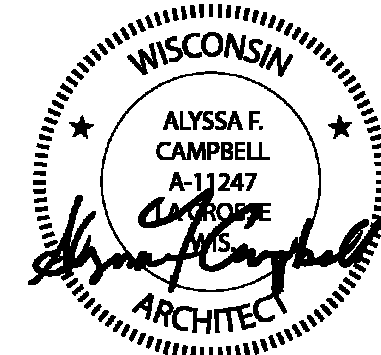
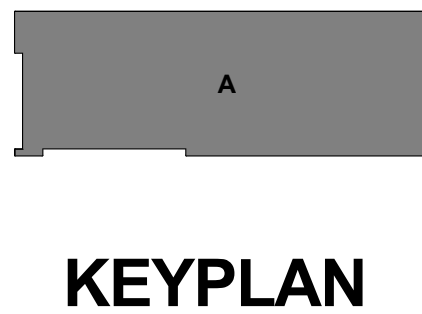
NOTE: REFER TO CODE DATA PLAN AND MOUNTING HEIGHTS AND STANDARDS FOR REQUIRED RESTROOM FIXTURE CLEARANCES.

NOTE: REFER TO PLUMBING PLANS FOR PLUMBING FIXTURE CRITERIA

GRAPHICS PACKAGE BY OWNER, COORDINATE WITH KWIK TRIP'S PROJECT MANAGER



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



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PROJECT

KWIK TRIP #127 DE PERE - 2016 REMODEL

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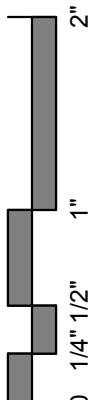
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FINISH PLAN

SHEET

A1.41

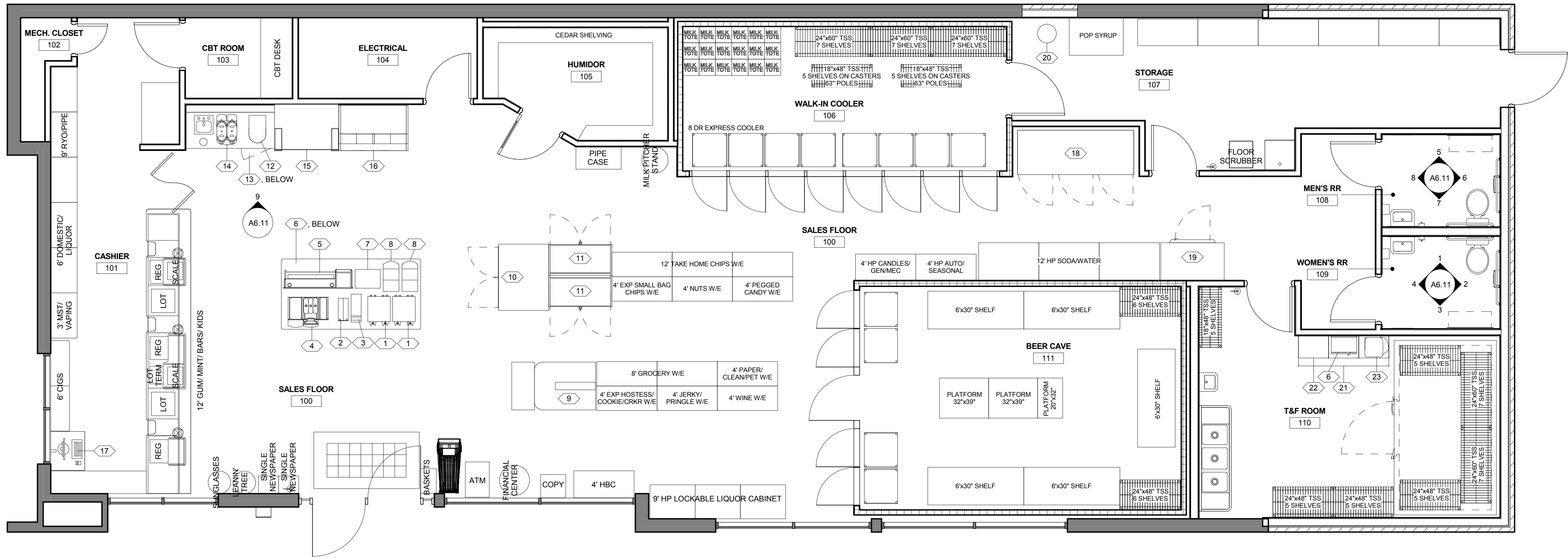


WALL LEGEND	
	EXISTING CONSTRUCTION TO REMAIN
	NEW CONSTRUCTION

EQUIPMENT SCHEDULE	
MARK	EQUIPMENT NAME
1	COFFEE BREWER
2	COFFEE GRINDER
3	SURESHOT FLAVORSHOT 2
4	FOAMMASTER ESPRESSO MACHINE
5	CONDIMENT BIN
6	MICROWAVE
7	CREAMISER
8	IMIX-3 MACHINE
9	PRODUCE RACK
10	REFRIGERATED MEAT CASE
11	3 DOOR FREEZER
12	MALT MACHINE
13	UNDERCOUNTER MALT FREEZER
14	SMOOTHIE MACHINE
15	FOUNTAIN MACHINE
16	SMALL EURO BAKERY CASE
17	CPU CABINET
18	3 DOOR REACH IN FREEZER
19	ICE MERCHANDISER
20	BULK CO2
21	STAINLESS TABLE
22	MICROWAVE SHELF 24in
23	SCALE

NOTE: ALL EQUIPMENT AND CASEWORK IS PROVIDED BY OWNER. COORDINATE WITH KWIK TRIP'S PROJECT MANAGER FOR ALL EQUIPMENT/CASEWORK RELATED QUESTIONS.

NOTE: FLOOR DRAINS ARE PROVIDED FOR REFERENCE ONLY. REFER TO MECHANICAL DOCUMENTS. COORDINATE FINAL PLACEMENT WITH KWIK TRIP'S PROJECT MANAGER.



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

KEYPLAN

B



EQUIPMENT PLAN

SHEET

A1.61

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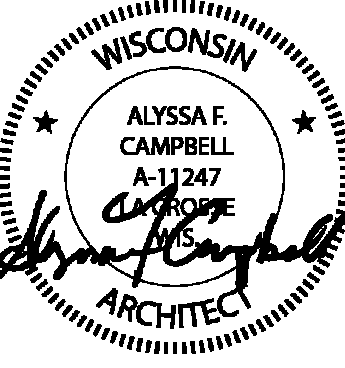
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EQUIPMENT PLAN

SHEET

A1.61

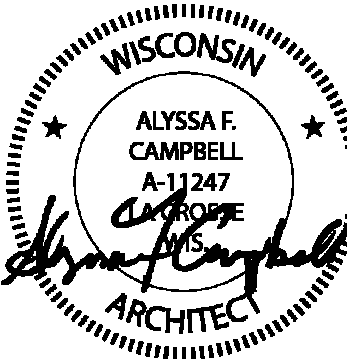


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ROOF PLAN

SHEET

A1.71

- SHEET NOTES
- A.

PATCH / INFILL ALL ABANDONED ROOF PENETRATIONS WITH MATCHING SECTION. COMPLETE THE INSTALLATION
- B.

FURNISH AND INSTALL ALL ADHESIVES AND FASTENERS NECESSARY TO COMPLETE THE INSTALLATION
- C.

FURNISH AND INSTALL PERMANENT ROOF ANCHORS (WHERE REQUIRED BY CODE)
- D.

ALL NEW ROOF EDGE AND TRIM TO MATCH EXISTING ADJACENT
- E.

FURNISH AND INSTALL ICE AND WATER BARRIER MIN 24" OVER INTERIOR FACE OF WALL BELOW
- F.

PROVIDE ALL FLASHINGS, STACK BOOTS, ETC TO ENSURE A WATER TIGHT INSTALLATION
- G.

ALL FLASHINGS AND CAPS SHALL BE PREFINISHED METAL, UNO
- H.

PROVIDE ADEQUATE ATTIC VENTILATION TO MEET THE REQUIREMENTS OF THE ROOFING MANUFACTURERS RECOMMENDATIONS AND ALL APPLICABLE BUILDING CODE REQUIREMENTS
- I.

FURNISH AND INSTALL NEW PREFINISHED METAL GUTTERS AND DOWNSPOUTS TO DIRECT STORM WATER AWAY FROM THE BUILDING
- J.

GUTTERS SHALL BE CONTINUOUS ALUMINUM 5" K STYLE GUTTERS. GUTTER HANGERS SHALL BE CONCEALED FASCIA BRACKETS. INCLUDE ALL REQUIRED ACCESSORIES INCLUDING END CAPS, CUT IN DROPS, HANGERS AND SEALANTS
- K.

DOWNSPOUTS SHALL EXTEND TO NEAR GRADE LEVEL, AND OUT 3'-0" FROM THE BUILDING. PROVIDE A CONCRETE SPLASH BLOCK AT EACH LOCATION.
- L.

CONFIRM W/ KWIK TRIPS PROJECT MANAGER ANY AREAS OF ROOF SHINGLES TO BE REMOVED & RESHINGLED
- M.

PROVIDE ACCESS HOLE BETWEEN NEW & EXISTING ROOF STRUCTURES.
- N.

REMOVE PORTION OF EXISTING SHINGLES/ RIDGECAP NECESSARY TO PROVIDE SMOOTH/ SEAMLESS ROOF TRANSITION, TYPICAL

- KEYNOTE LEGEND
- 45

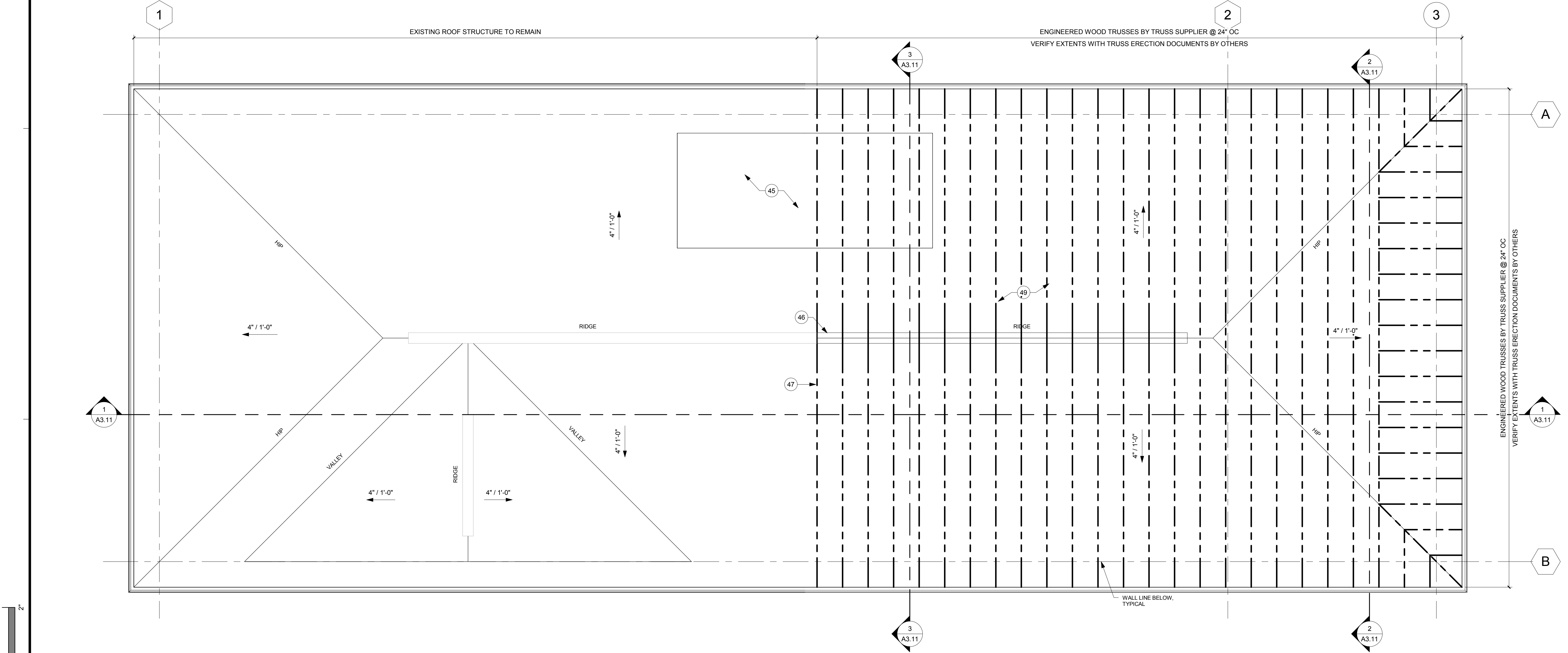
MECHANICAL EQUIPMENT PLATFORM PER TRUSS MANUFACTURER. MATCH EXISTING TRUSS PROFILE. VERIFY EXISTING CONDITIONS IN FIELD.
- 46

NEW RIDGE VENT/CAP. EXTEND VENTS TO 3'-0" FROM EAVES AND HIPS AND 4'-0" FROM VALLEYS.
- 47

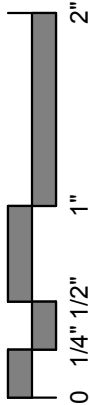
NEW SHINGLES TO MATCH EXISTING ADJACENT. PROVIDE SMOOTH/FLUSH TRANSITION BETWEEN NEW AND EXISTING ROOF SUBSTRATES AND FINISHES.
- 49

ENGINEERED WOOD TRUSSES BY TRUSS MANUFACTURER. PROVIDE USP RT-4 STRUCTURAL CONNECTOR @ EACH END. TYPICAL OF ALL NEW TRUSSES.

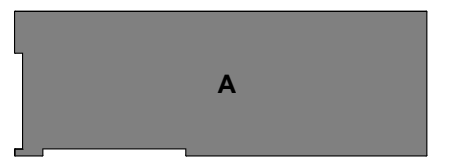
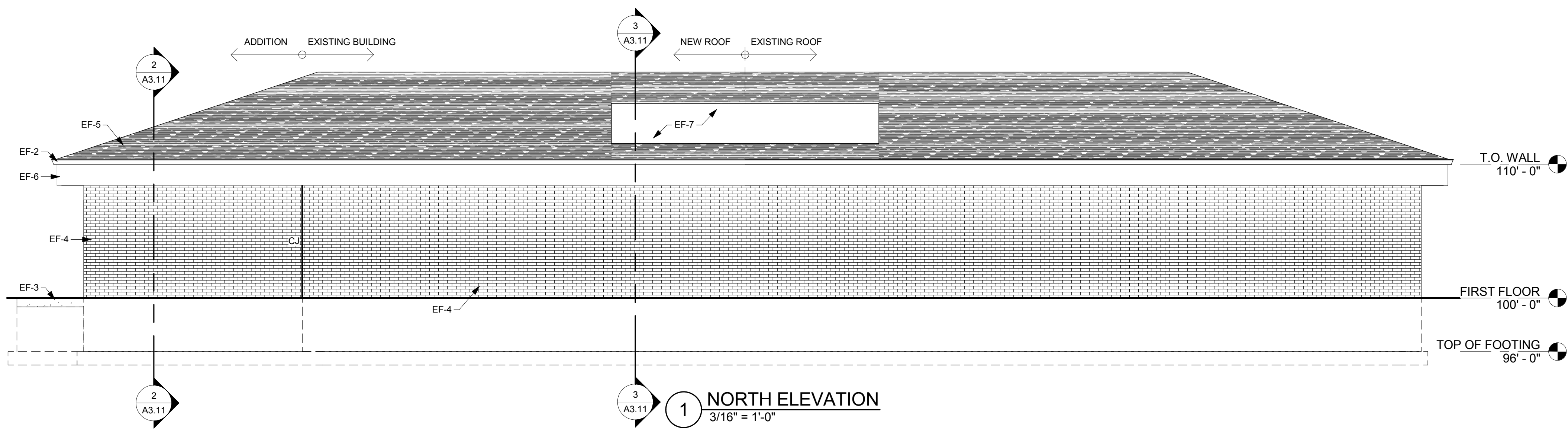
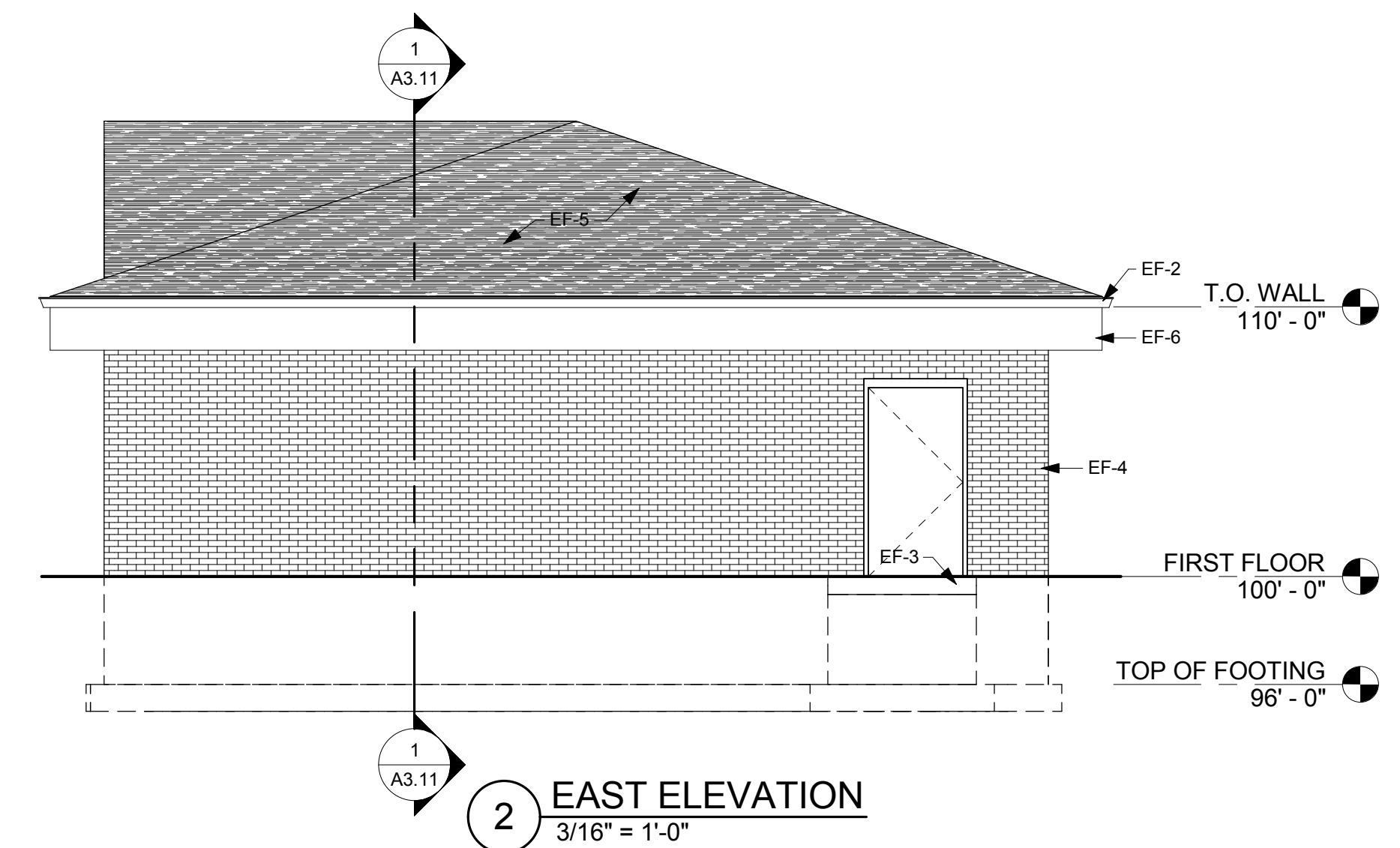
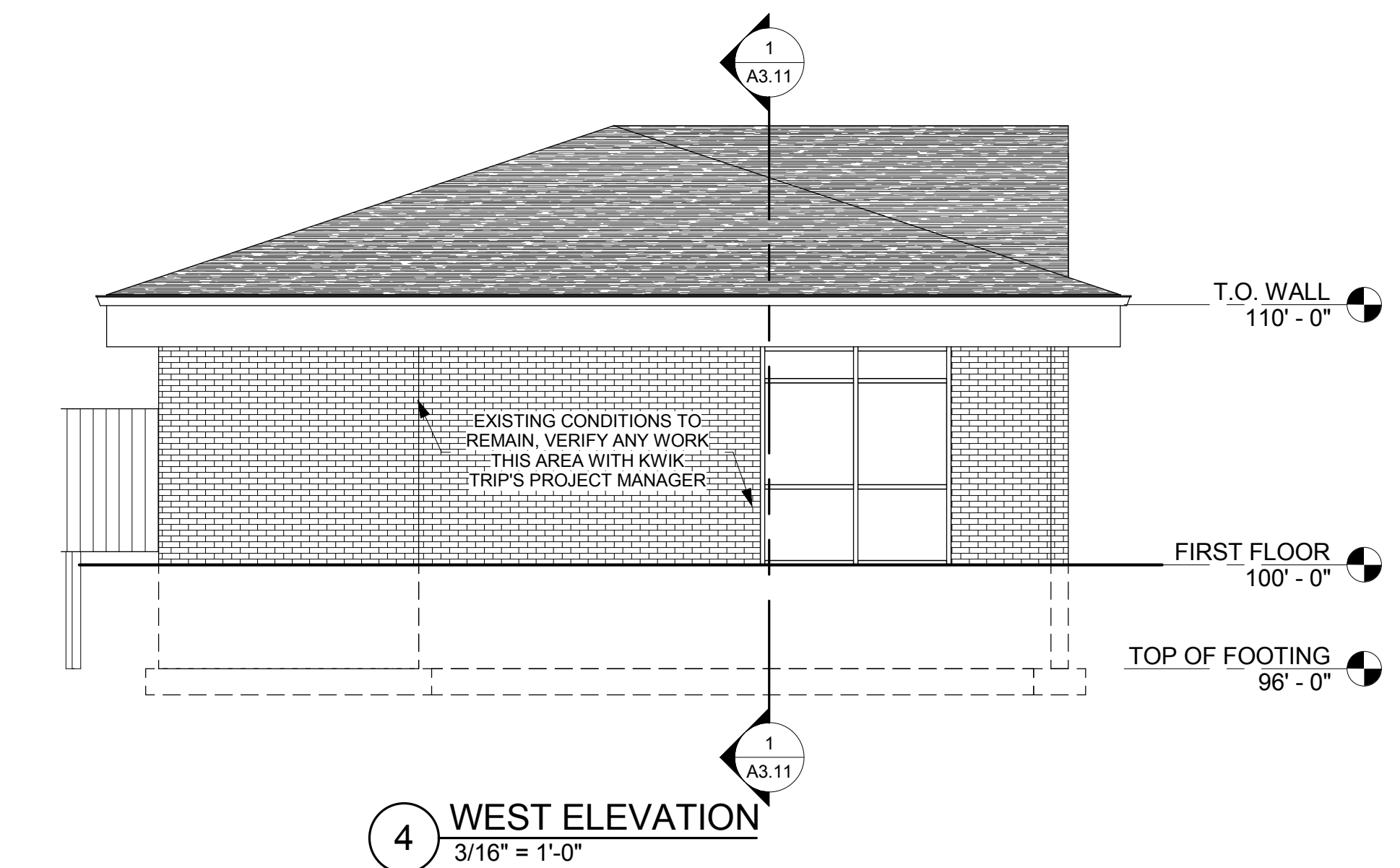
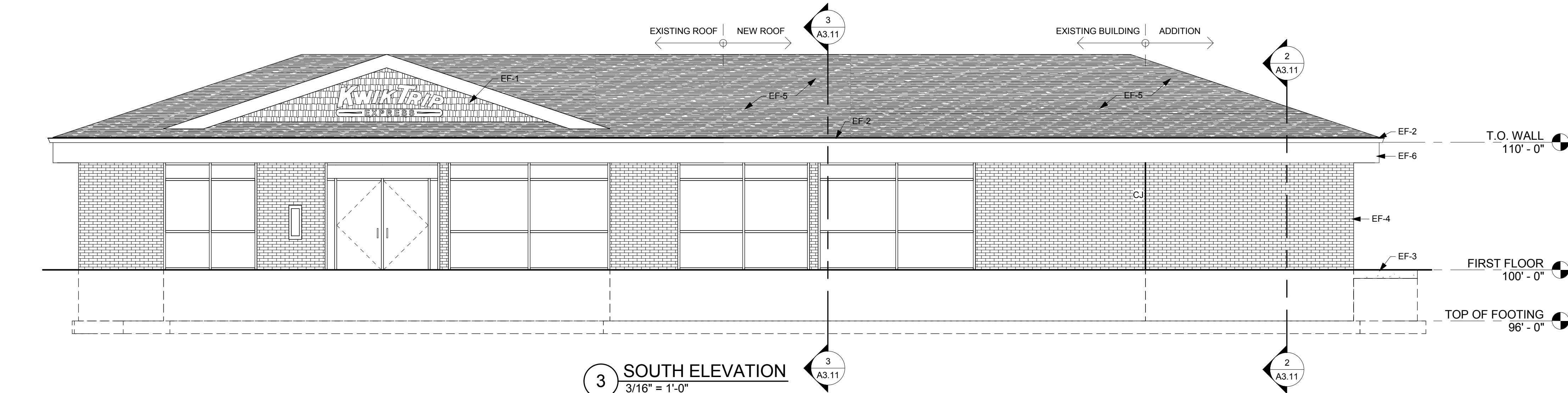
NOTE: ROOF DIMENSIONS AND PITCH ARE PROVIDED FOR REFERENCE ONLY. VERIFY ROOF CONDITIONS IN FIELD.



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



KT - EXTERIOR FINISH SCHEDULE						
MARK	MATERIAL	COMPANY	PRODUCT	SIZE	COLOR	COMMENTS
EF-1	VINYL SIDING (SHAKE)	NORANDEX	FOUNDRY WEATHERED PERFECTION SHINGLE	7"	834 CHERRY WHEAT	SHAKE SIDING
EF-2	PREFINISHED METAL	FIRESTONE	UNA-CLAD PREFINISHED METAL	VARIES	MATCH EXISTING	FASCIA, GUTTERS, BREAK METAL, FLASHING
EF-3	SEALED CONCRETE		EXTERIOR CONCRETE SEALER	-	-	
EF-4	MODULAR BRICK		MATCH EXISTING	MATCH EXISTING	(2) COATS SHERWIN WILLIAMS "SHERLASTIC" PAINT; COLOR MATCH EXISTING	CLEAN EXISTING BRICK TO ACCEPT NEW PAINT FINISH
EF-5	ASPHALT SHINGLES	-	ASPHALT SHINGLES	MATCH EXISTING	MATCH EXISTING	
EF-6	EIFS	DRYVIT	EIFS	MATCH EXISTING	SHERWIN WILLIAMS (SW7051) ANALYTICAL GRAY; COLOR MATCH UNA-CLAD SANDSTONE	PATCH/REPAIR AS REQUIRED TO ACCEPT NEW PAINT FINISH
EF-7	EPDM	FIRESTONE	FULLY ADHERED EPDM ROOF MEMBRANE	-	-	



KEYPLAN

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PROJECT

**KWIK TRIP #127
DE PERE - 2016
REMODEL**

DE PERE WISCONSIN

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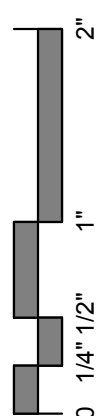
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CLIENT PROJECT NO.	

TITLE

**EXTERIOR
ELEVATIONS**

SHEET

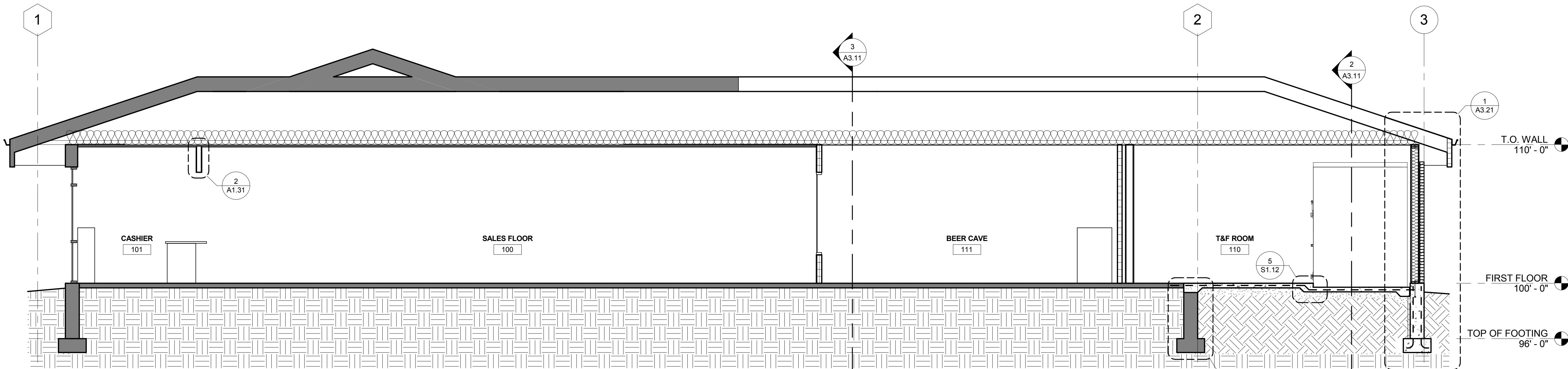
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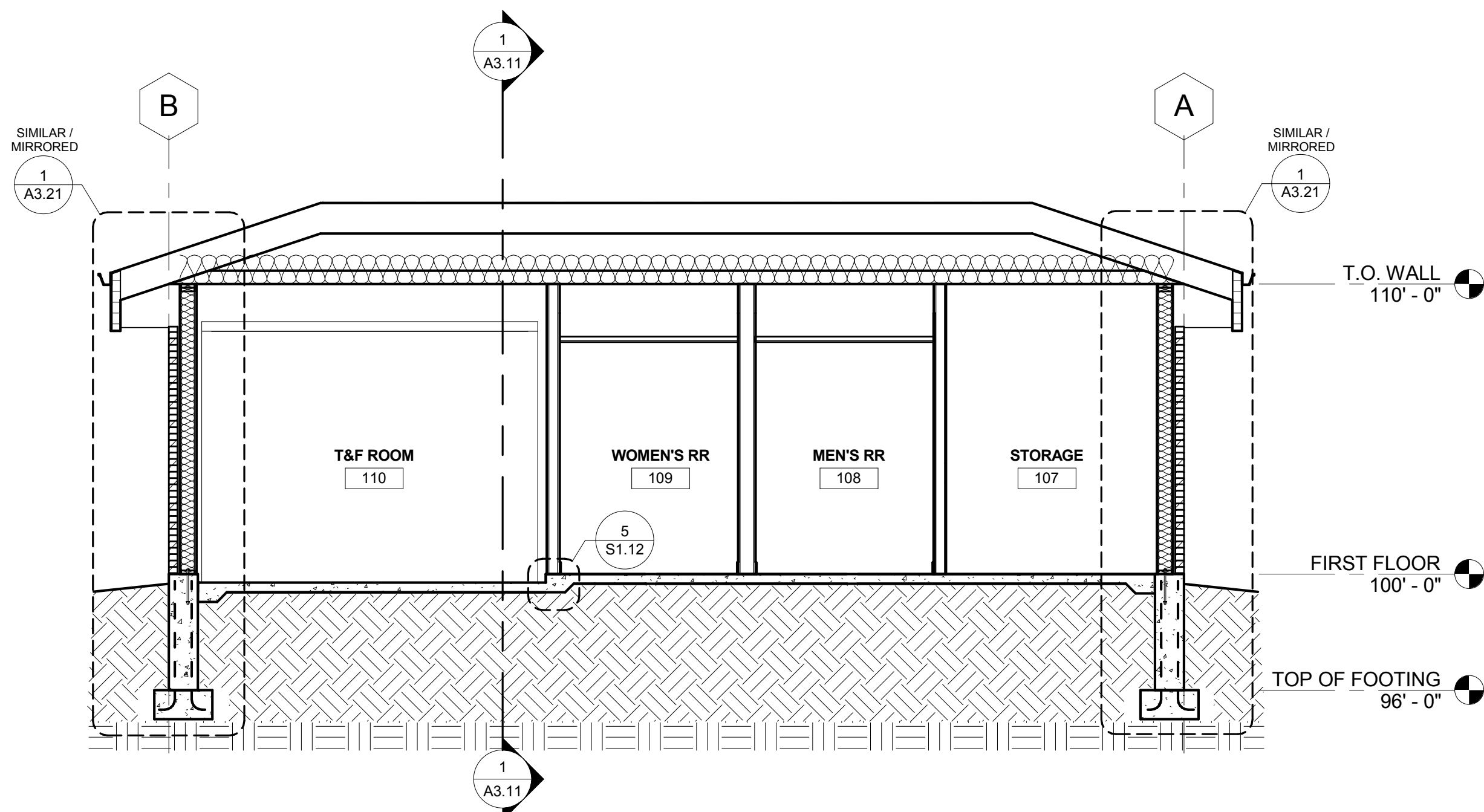
WALL LEGEND

EXISTING CONSTRUCTION TO REMAIN

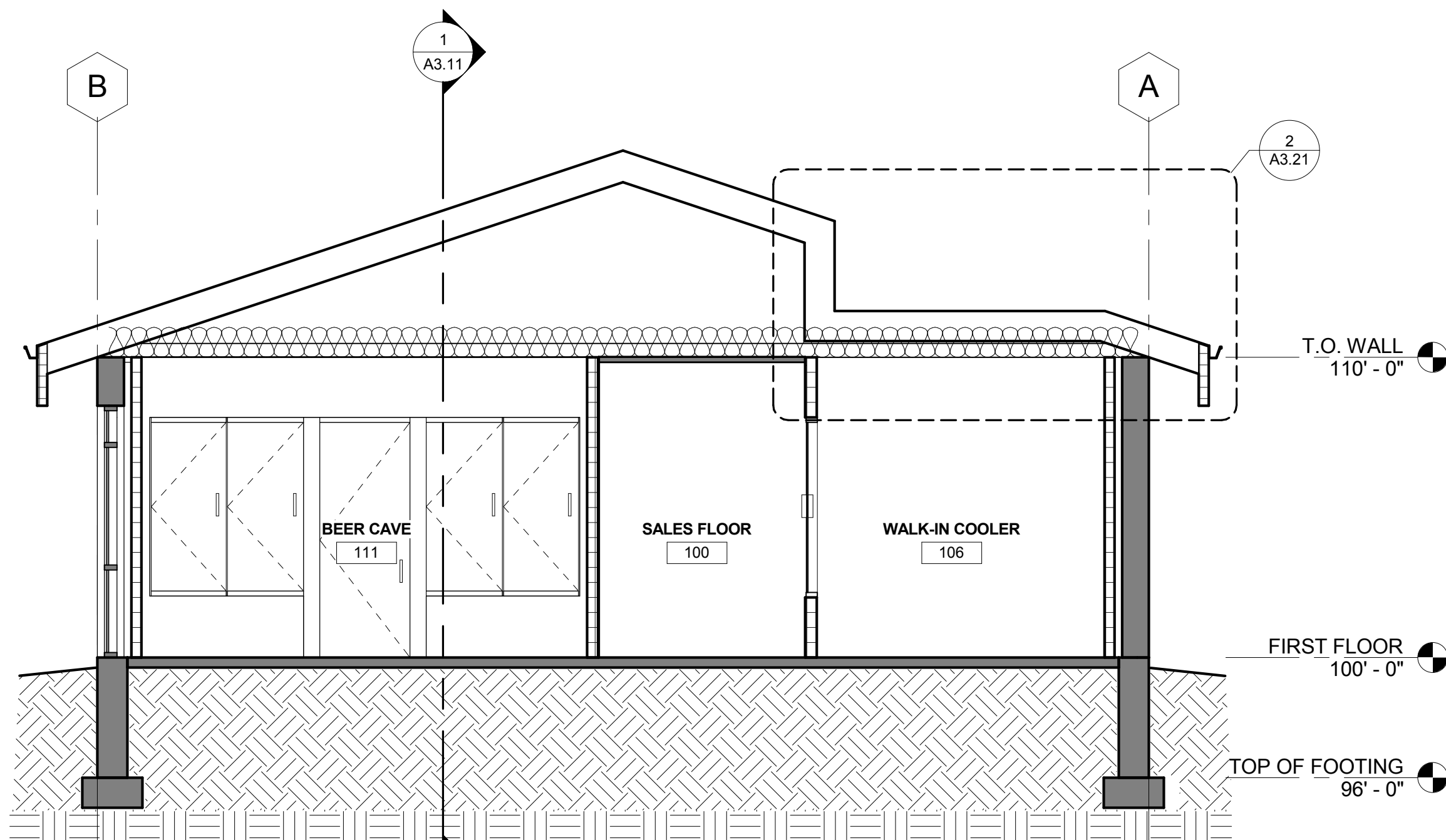
NEW CONSTRUCTION



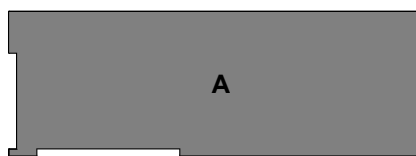
1 BUILDING SECTION
1/4" = 1'-0"



2 BUILDING SECTION
1/4" = 1'-0"



3 BUILDING SECTION
1/4" = 1'-0"



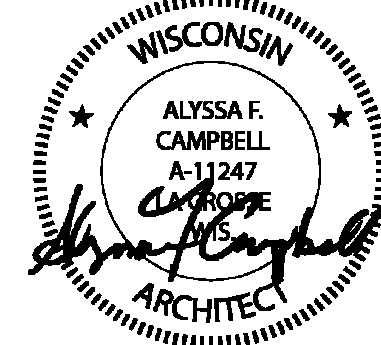
KEYPLAN

ISG

Architecture
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PROJECT

KWIK TRIP #127
DE PERE - 2016
REMODEL

DE PERE WISCONSIN

REVISION SCHEDULE		
NO	DATE	DESCRIPTION

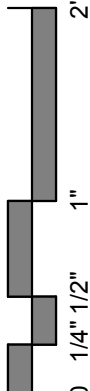
PROJECT NO.	15-18580
FILE NAME	
DRAWN BY	ALF
DESIGNED BY	AFC
REVIEWED BY	AFC
ISSUE DATE	01/08/16
CLIENT PROJECT NO.	

TITLE

**BUILDING
SECTIONS**

SHEET

A3.11

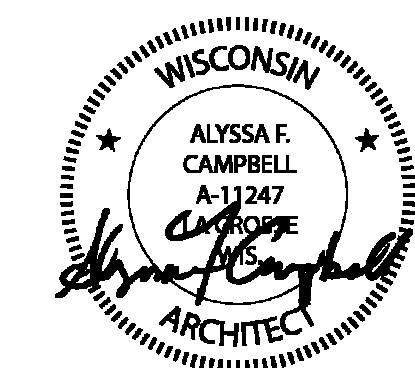
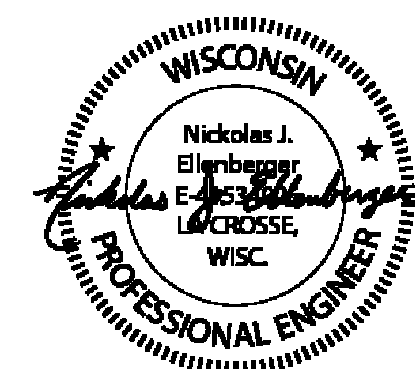


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PROJECT

**KWIK TRIP #127
DE PERE - 2016
REMODEL**

DE PERE WISCONSIN

REVISION SCHEDULE		
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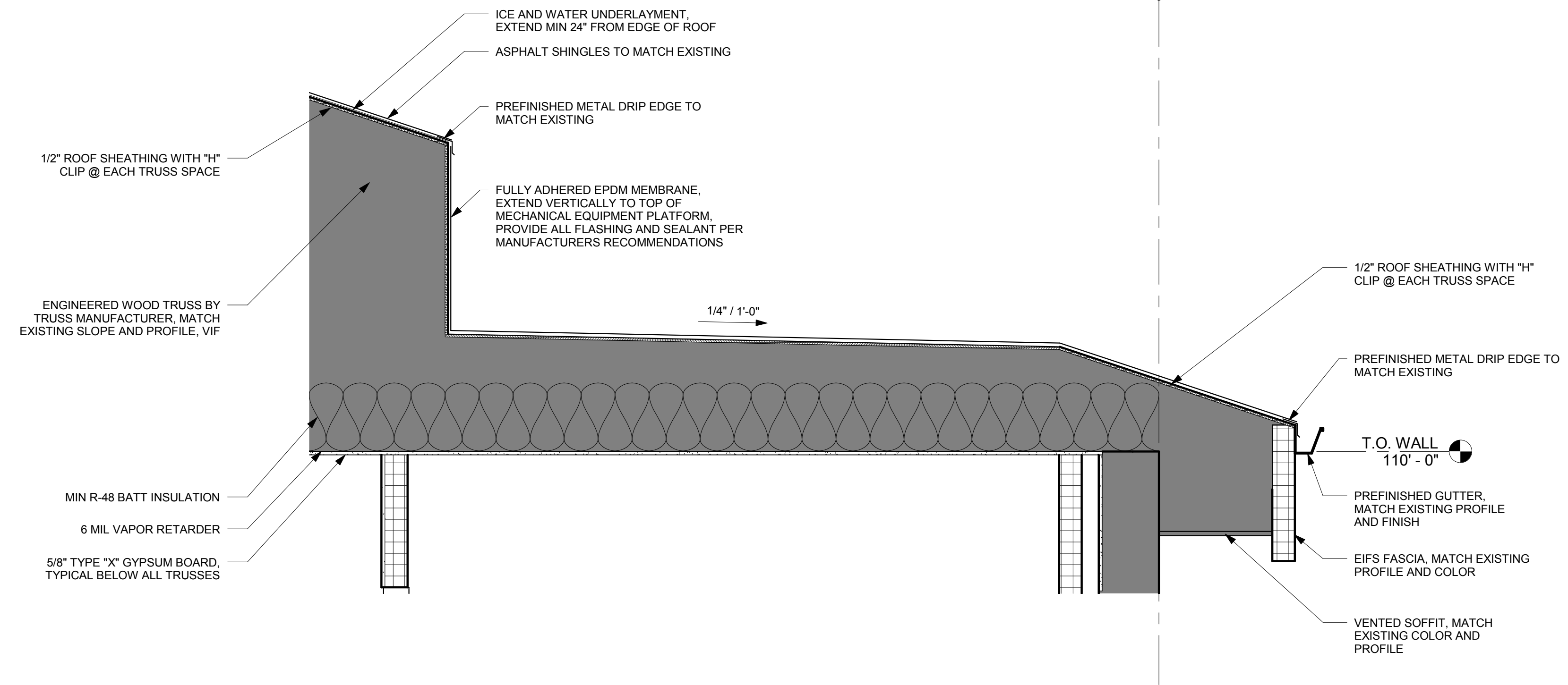
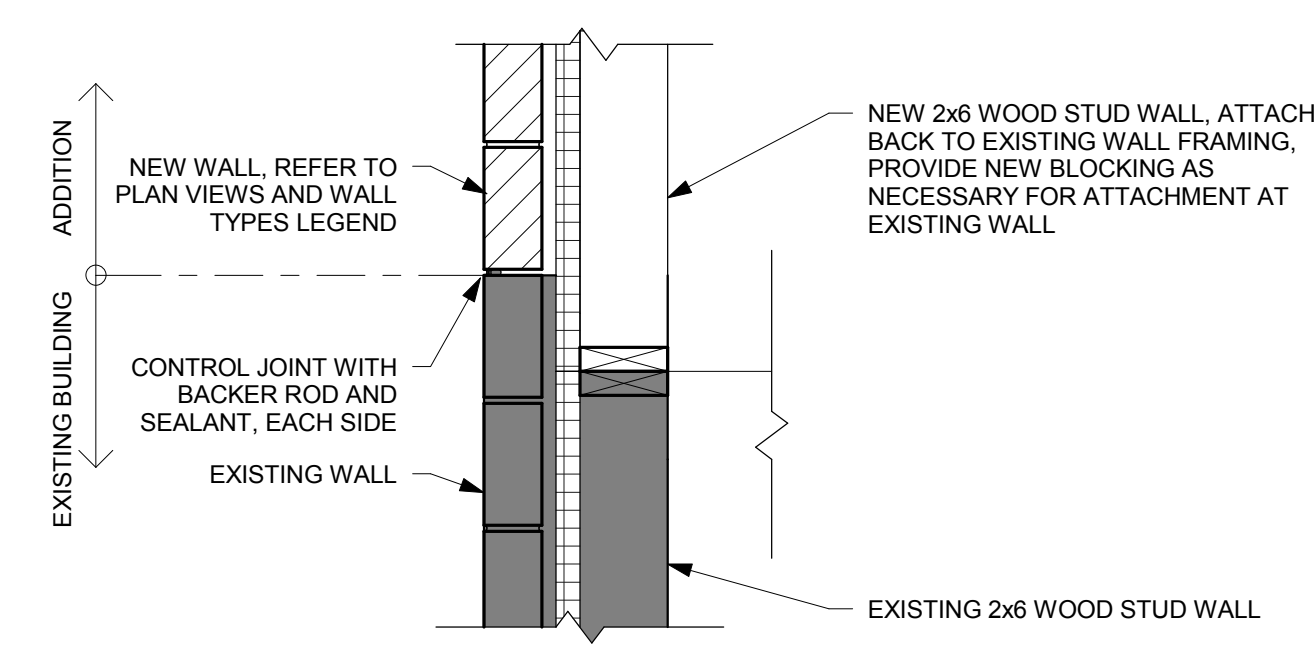
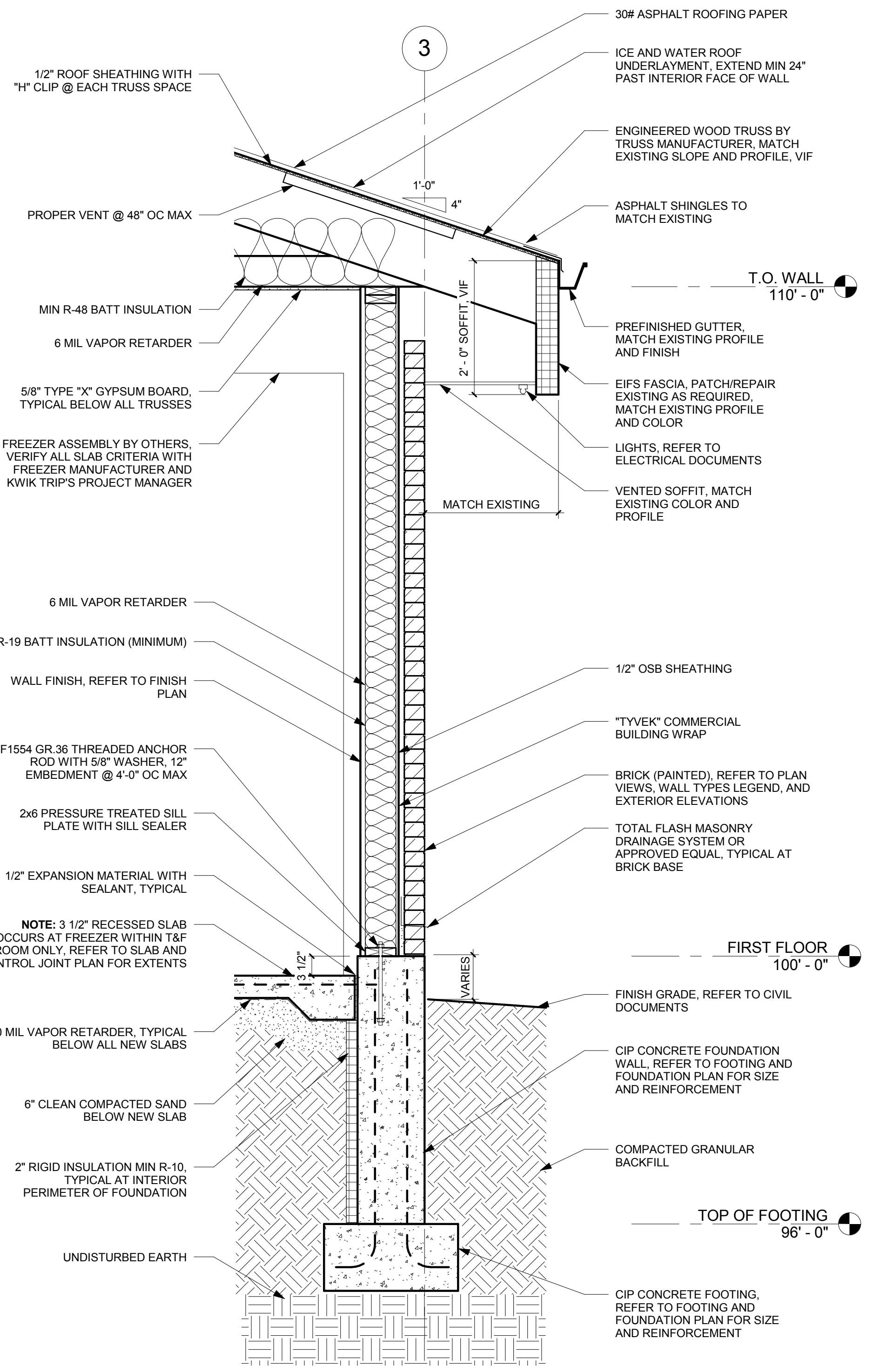
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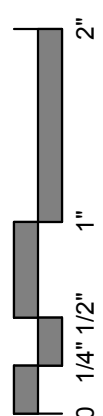
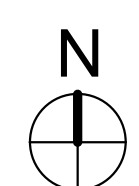
**WALL SECTIONS
AND DETAILS**

SHEET

A3.21

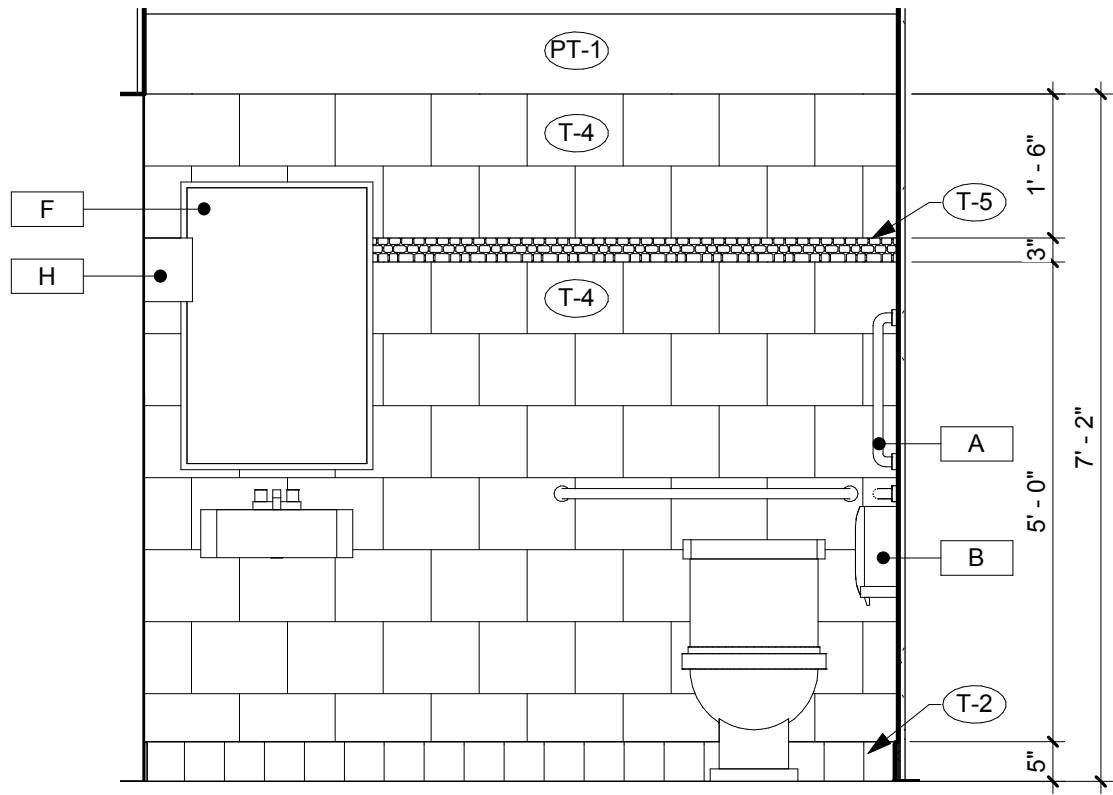


KEYPLAN

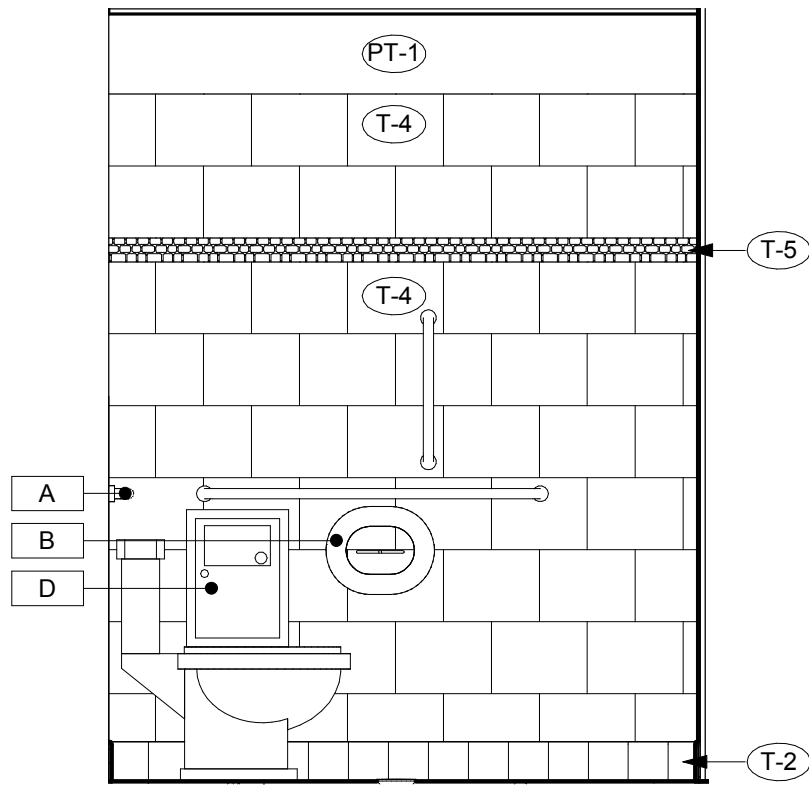


TOILET ACCESSORIES SCHEDULE			
MARK	NAME / MANUFACTURER	MODEL	REMARKS
A	ADA GRAB BARS (HORIZONTAL 36" & 42", VERTICAL 18")		
B	TISSUE PAPER DISPENSER		
C	RECESSED PAPER TOWEL DISPENSER		
D	RECESSED SANITARY NAPKIN DISPOSAL	4731-15	
E	BABY CHANGING STATION KOALA KARE - S.S. FINISH, RECESSED	KB100-00ST	
F	24"x36" MIRROR	M1200	
G	SOAP DISPENSER		
H	NEEDLE DISPOSAL		

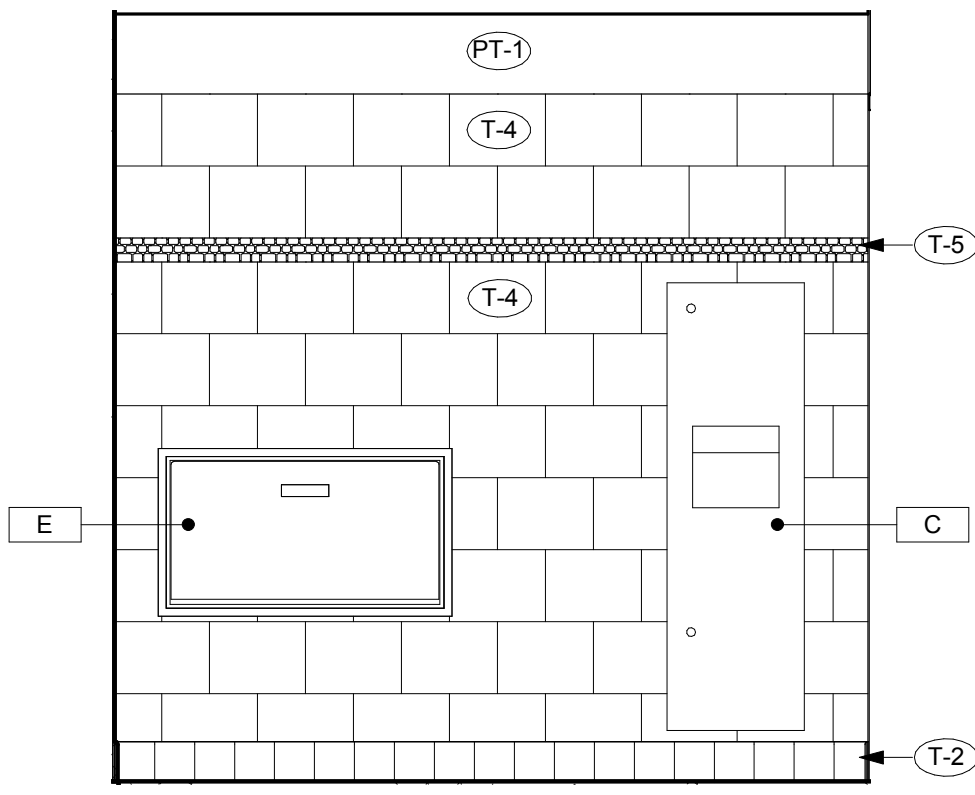
FINISH SCHEDULE				
MARK	MATERIAL TYPE	MFG	COLOR	SIZE
FRP	FRP		COORDINATE WITH KWIK TRIP'S PROJECT MGR.	
LM-1	PLASTIC LAMINATE	WILSONART	WINDOR MAHOGANY 7039-78	
LM-2	PLASTIC LAMINATE	WILSONART	HOLLYBERRY D307-60 (RED)	
LM-3	PLASTIC LAMINATE	WILSONART	MAROACHY BRUSH (YELLOW)	
LM-4	PLASTIC LAMINATE	WILSONART	CASA PIEDRA CK2002T	
PT-1	EGGSHELL ENAMEL PAINT	SHERWIN WILLIAMS	FUTON SW7101 (OFF WHITE)	
PT-2	EGGSHELL ENAMEL PAINT	SHERWIN WILLIAMS	BELVEDERE CREAM SW0067 (LT YELLOW)	
PT-3	EGGSHELL ENAMEL PAINT	SHERWIN WILLIAMS	NURTURE GREEN SW6451 (GREEN)	
PT-4	EGGSHELL ENAMEL PAINT	SHERWIN WILLIAMS	YARROW SW6689 (DK YELLOW)	
PT-5	EGGSHELL ENAMEL PAINT	SHERWIN WILLIAMS	MORRIS ROOM GREY SW0037 (GREY)	
PT-6	EGGSHELL ENAMEL PAINT	SHERWIN WILLIAMS	DECORUS AMBER SW0007 (BROWN)	
PT-7	EGGSHELL ENAMEL PAINT	SHERWIN WILLIAMS	SEARCHING BLUE SW6536 (BLUE)	
PT-8	EGGSHELL ENAMEL PAINT	SHERWIN WILLIAMS	HEARTTHROB SW6866 (RED)	
PT-9	EGGSHELL ENAMEL PAINT	SHERWIN WILLIAMS	DOWNING STRAP SW2813 (TAN)	
PT-10	EGGSHELL ENAMEL PAINT	SHERWIN WILLIAMS	TANGO SW6649 (ORANGE)	
PT-11	EGGSHELL ENAMEL PAINT	SHERWIN WILLIAMS	BLUE BEYOND SW6961 (LT BLUE)	
SS-1	SOLID SURFACE	AVONITE SURFACES	WHITE SAND K1-6636 SATIN	
SS-2	SOLID SURFACE	AVONITE SURFACES	CRUSHED LAVA K1-6637 SATIN	
T-1	QUARRY TILE	SUMMITVILLE	STRATA (SANDROCK) W/ WALNUT GROUT	4"x8"x1/2"
T-2	QUARRY TILE BASE	SUMMITVILLE	STRATA (SANDROCK) W/ WALNUT GROUT	5 1/2" HIGH (5" EXPOSED); ROUNDTOP
T-3	CERAMIC TILE	DALTILE	BRIGHT GLAZE GPI BISCUIT W/ WHITE GROUT	4 1/4"x4 1/4"
T-4	CERAMIC TILE	DALTILE	SANDALO SERIES ACACIA BEIGE (SW919121P2)	9"x12"
T-5	CERAMIC TILE	DALTILE	SANDALO SERIES ZIRCON BLEND (SW98)	3"x12"
WF-1	T&G CEDAR		COORDINATE WITH KWIK TRIP'S PROJECT MGR.	



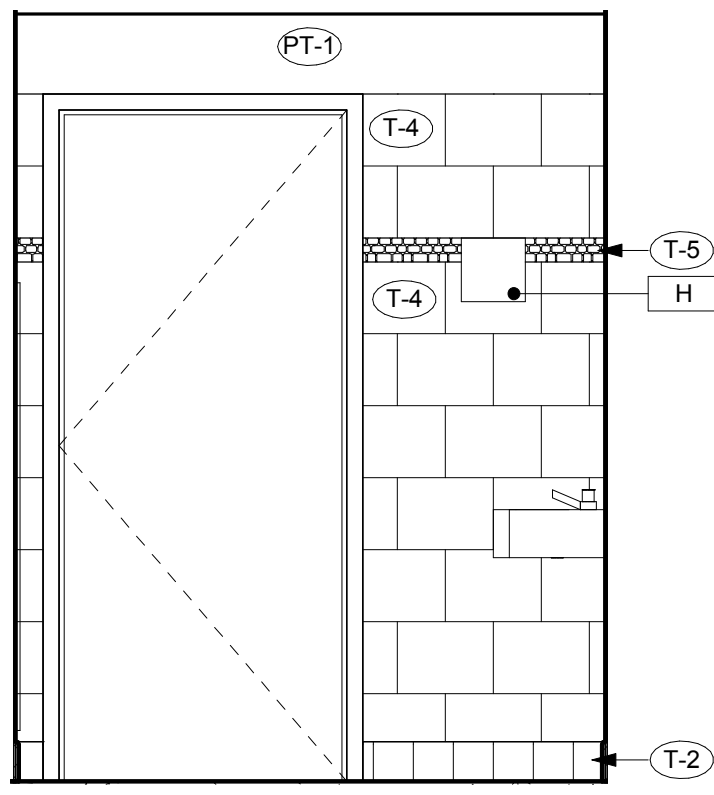
1 WOMEN'S NORTH ELEV.
1/2" = 1'-0"



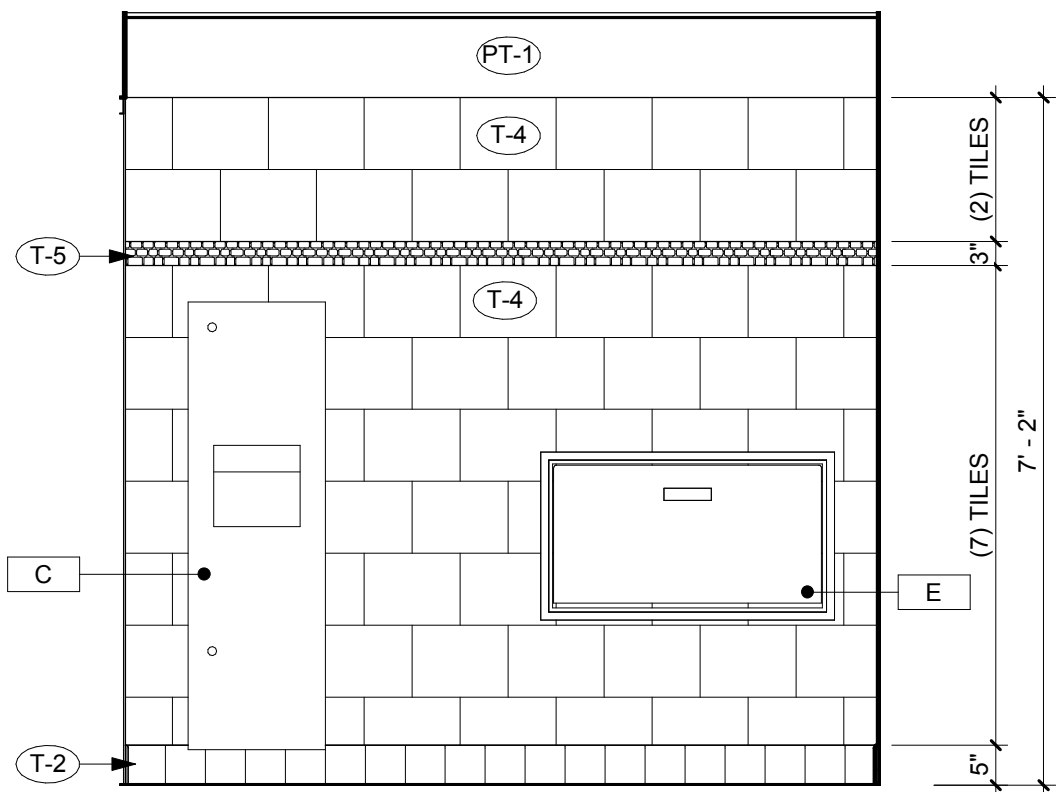
2 WOMEN'S EAST ELEV.
1/2" = 1'-0"



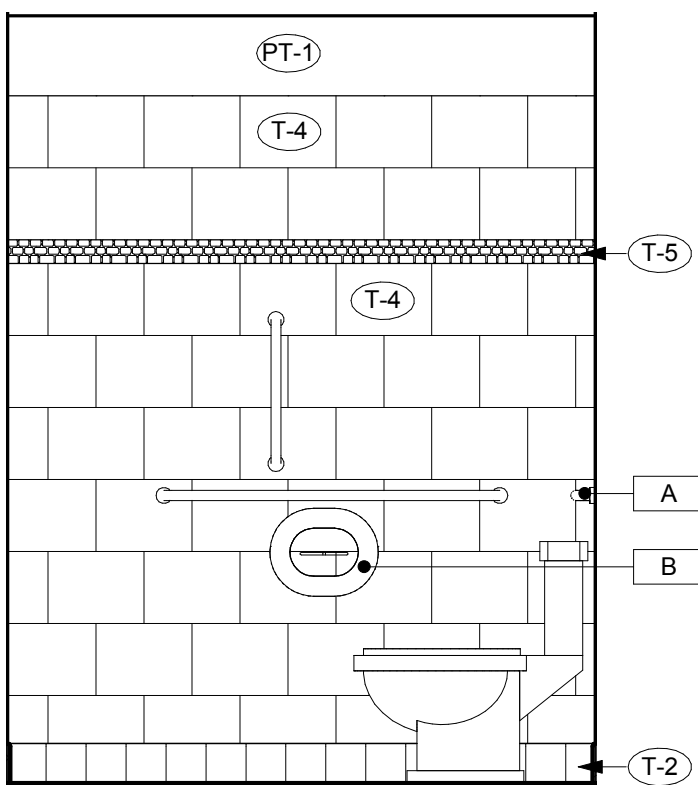
3 WOMEN'S SOUTH ELEV.
1/2" = 1'-0"



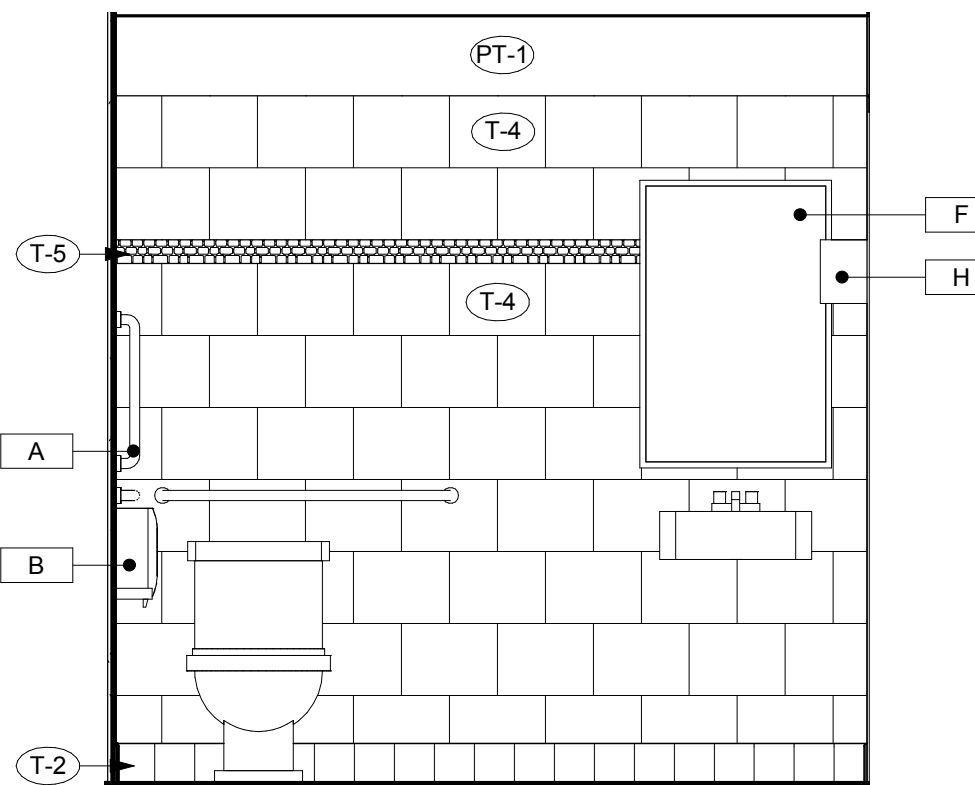
4 WOMEN'S WEST ELEV.
1/2" = 1'-0"



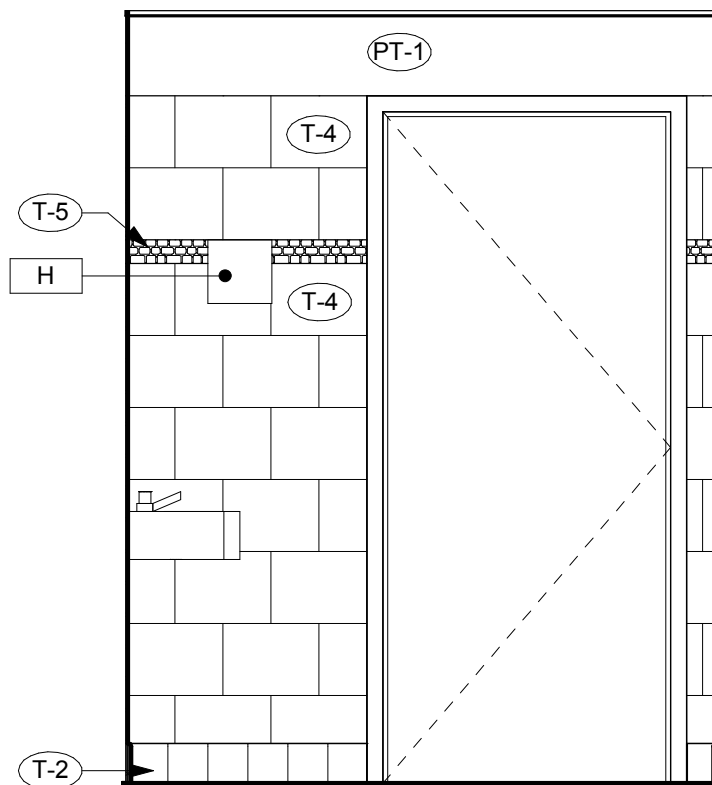
5 MEN'S NORTH ELEV.
1/2" = 1'-0"



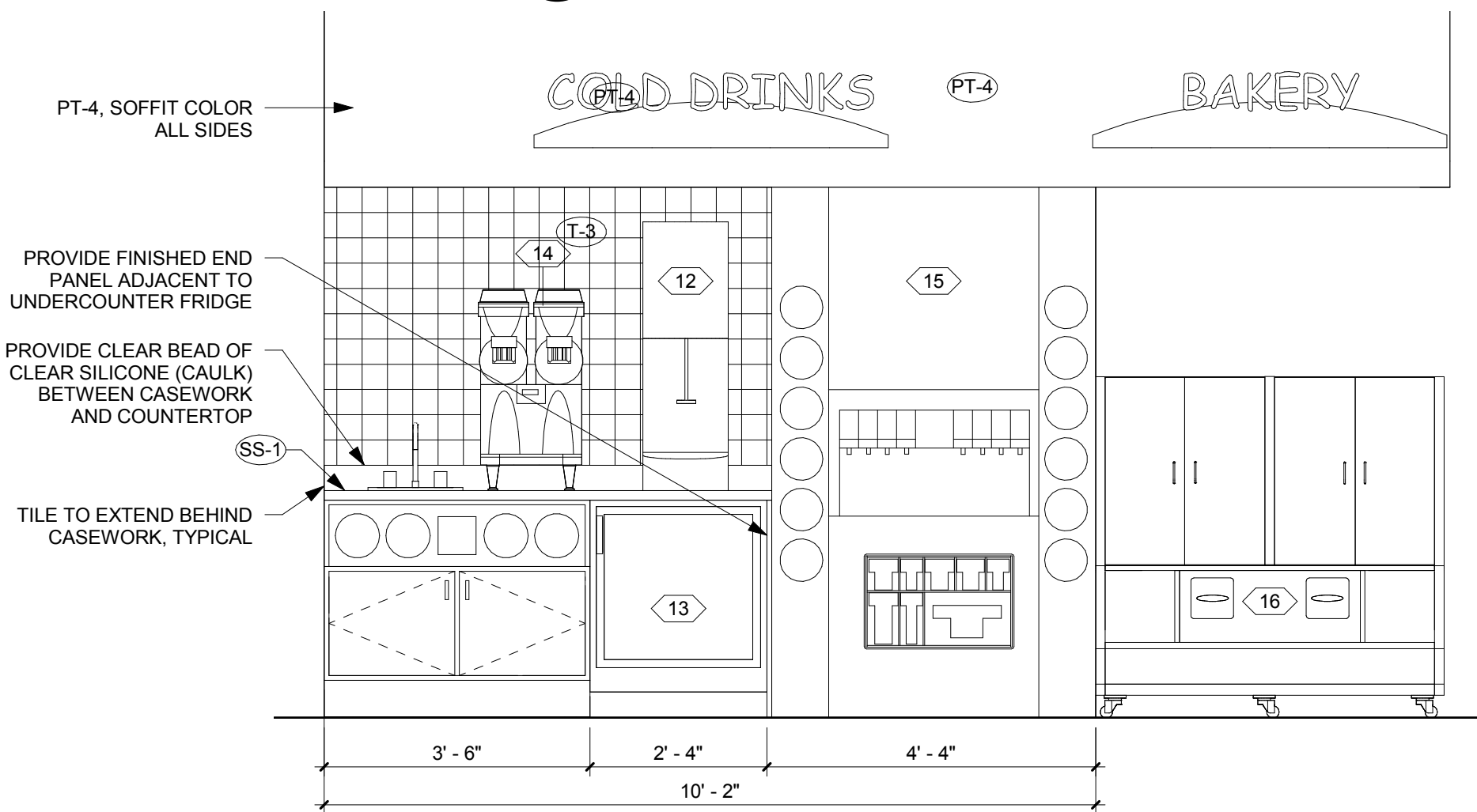
6 MEN'S EAST ELEV.
1/2" = 1'-0"



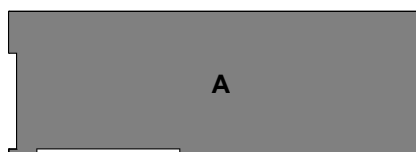
7 MEN'S SOUTH ELEV.
1/2" = 1'-0"



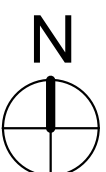
8 MEN'S WEST ELEV.
1/2" = 1'-0"



9 COLD BAR ELEVATION
1/2" = 1'-0"



KEYPLAN



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PROJECT

**KWIK TRIP #127
DE PERE - 2016
REMODEL**

DE PERE WISCONSIN

REVISION SCHEDULE		
NO	DATE	DESCRIPTION

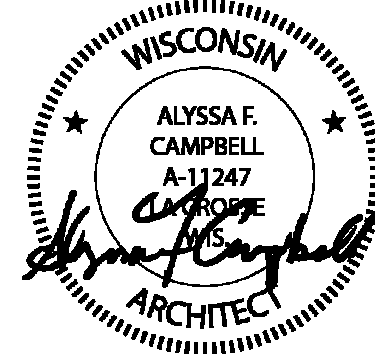
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DRAWN BY	ALF
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CLIENT PROJECT NO.	

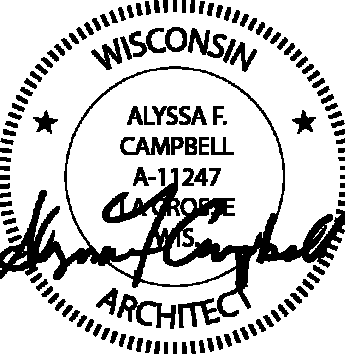
TITLE

**INTERIOR
ELEVATIONS**

SHEET

A6.11





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PROJECT

**KWIK TRIP #127
DE PERE - 2016
REMODEL**

DE PERE WISCONSIN

REVISION SCHEDULE		
NO	DATE	DESCRIPTION

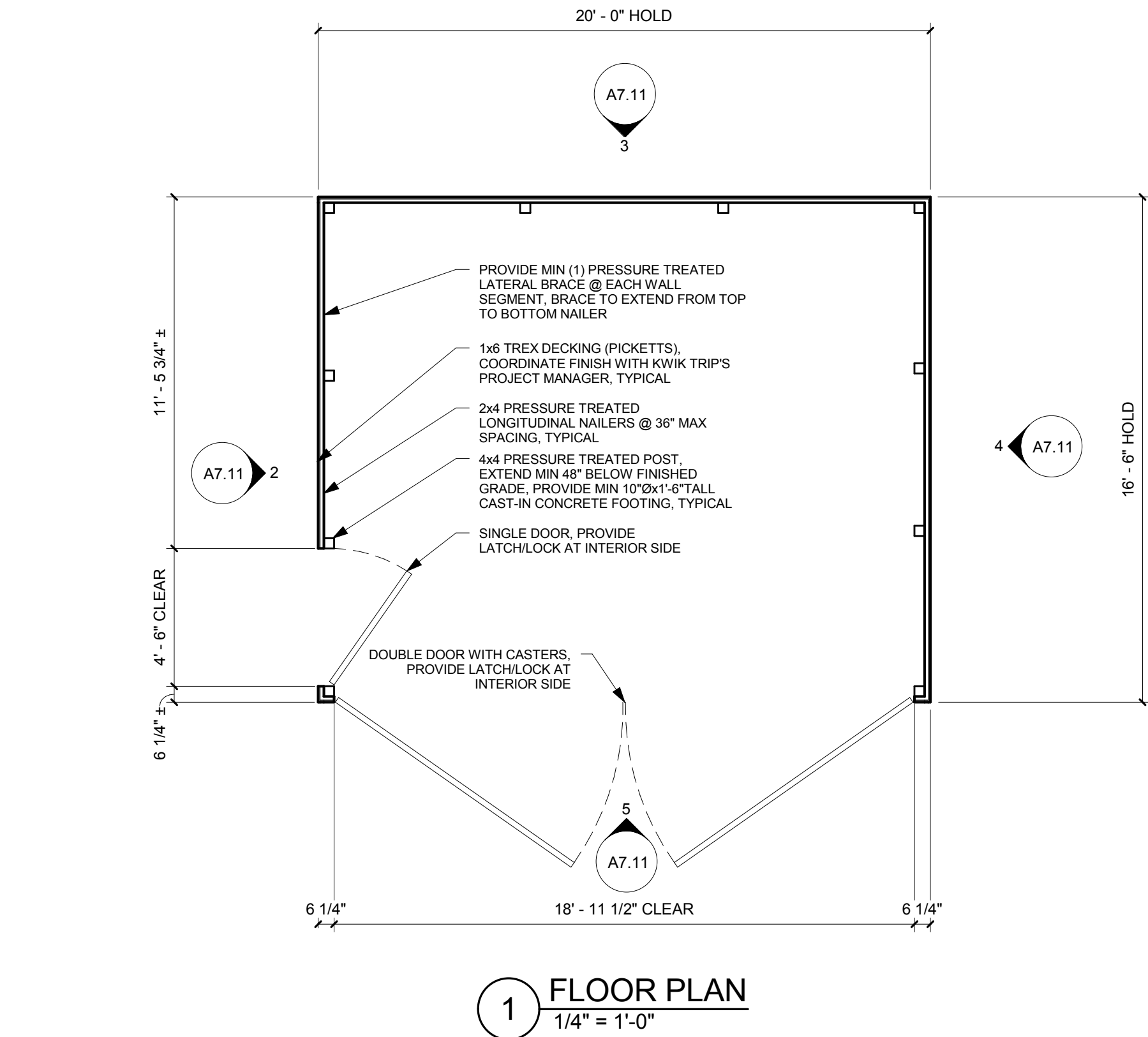
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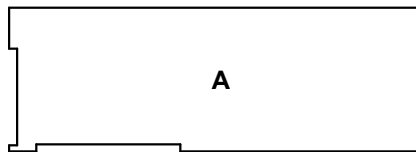
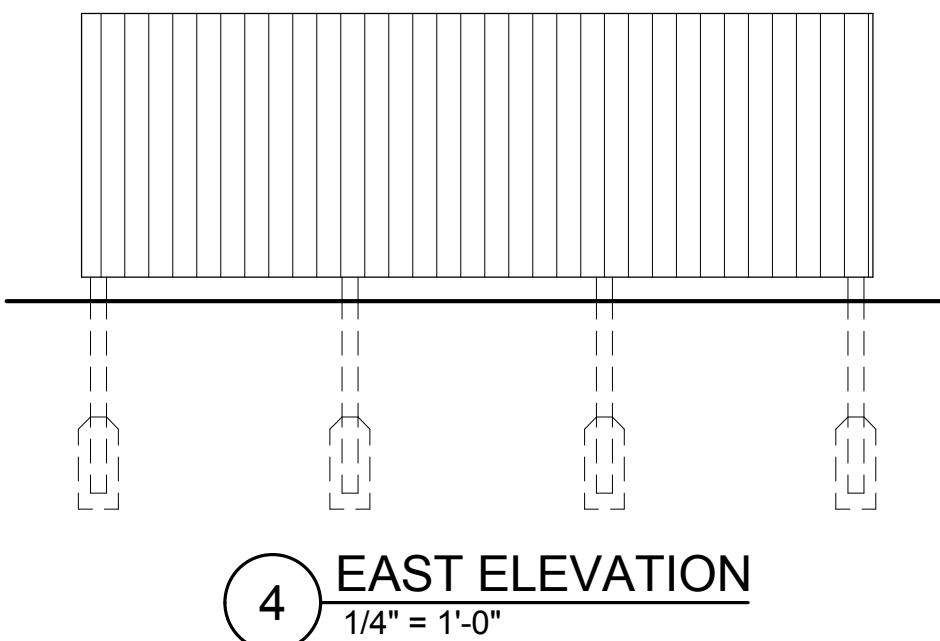
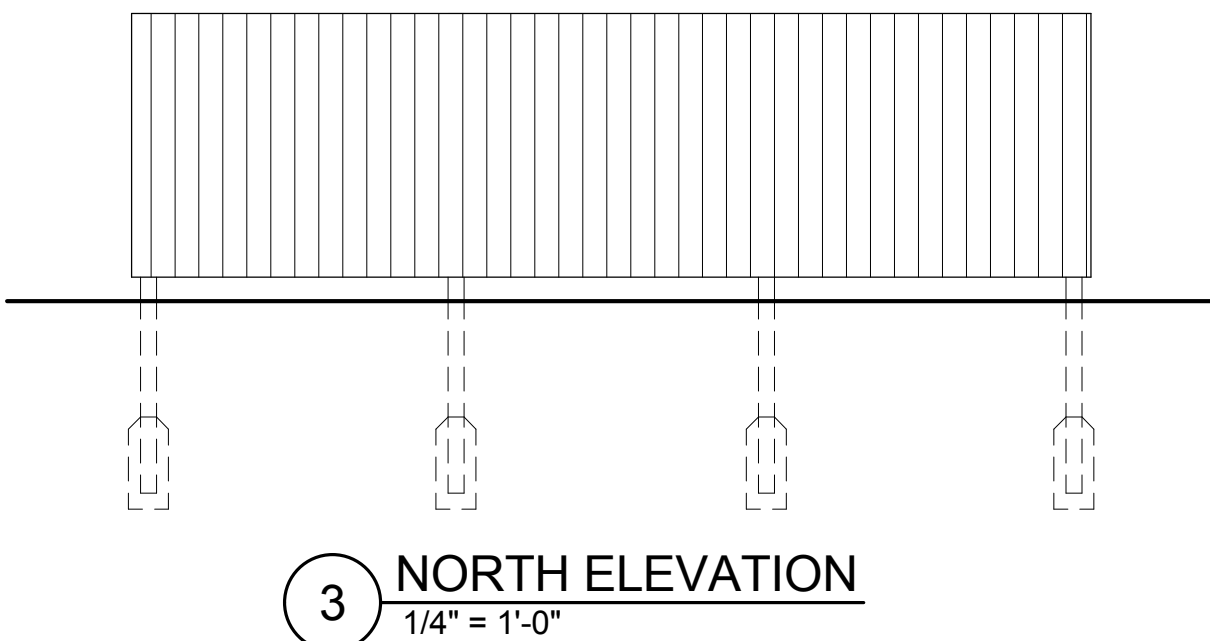
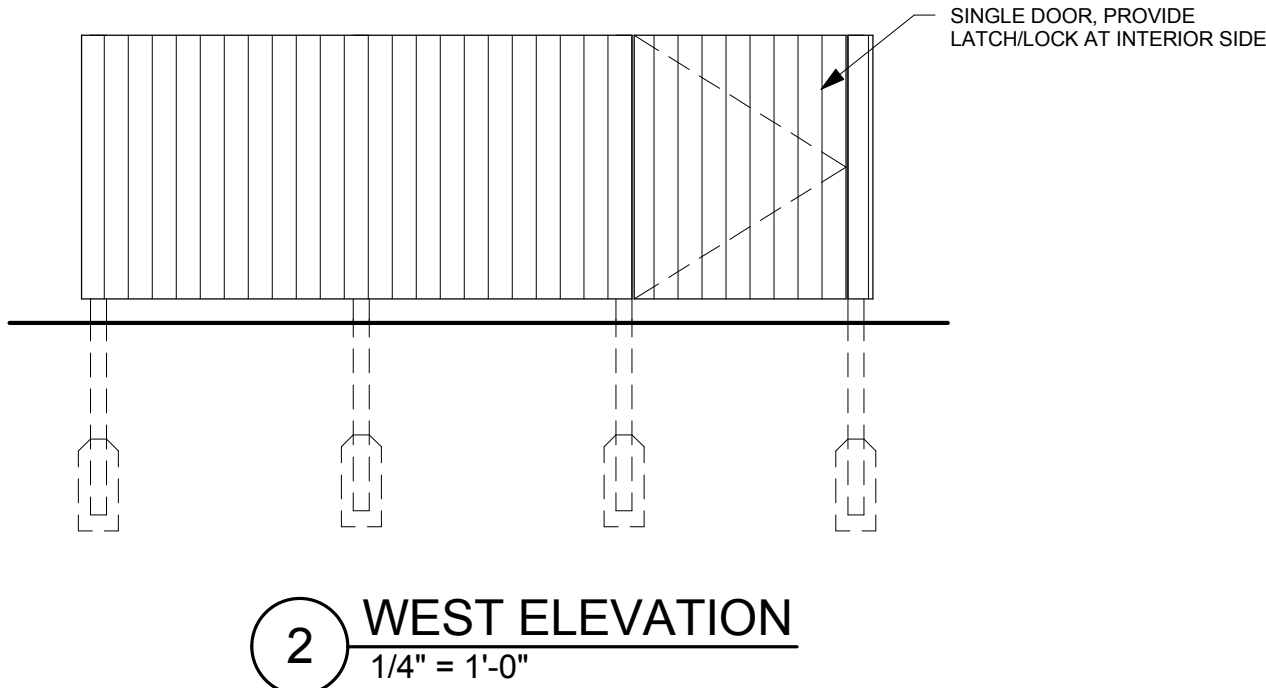
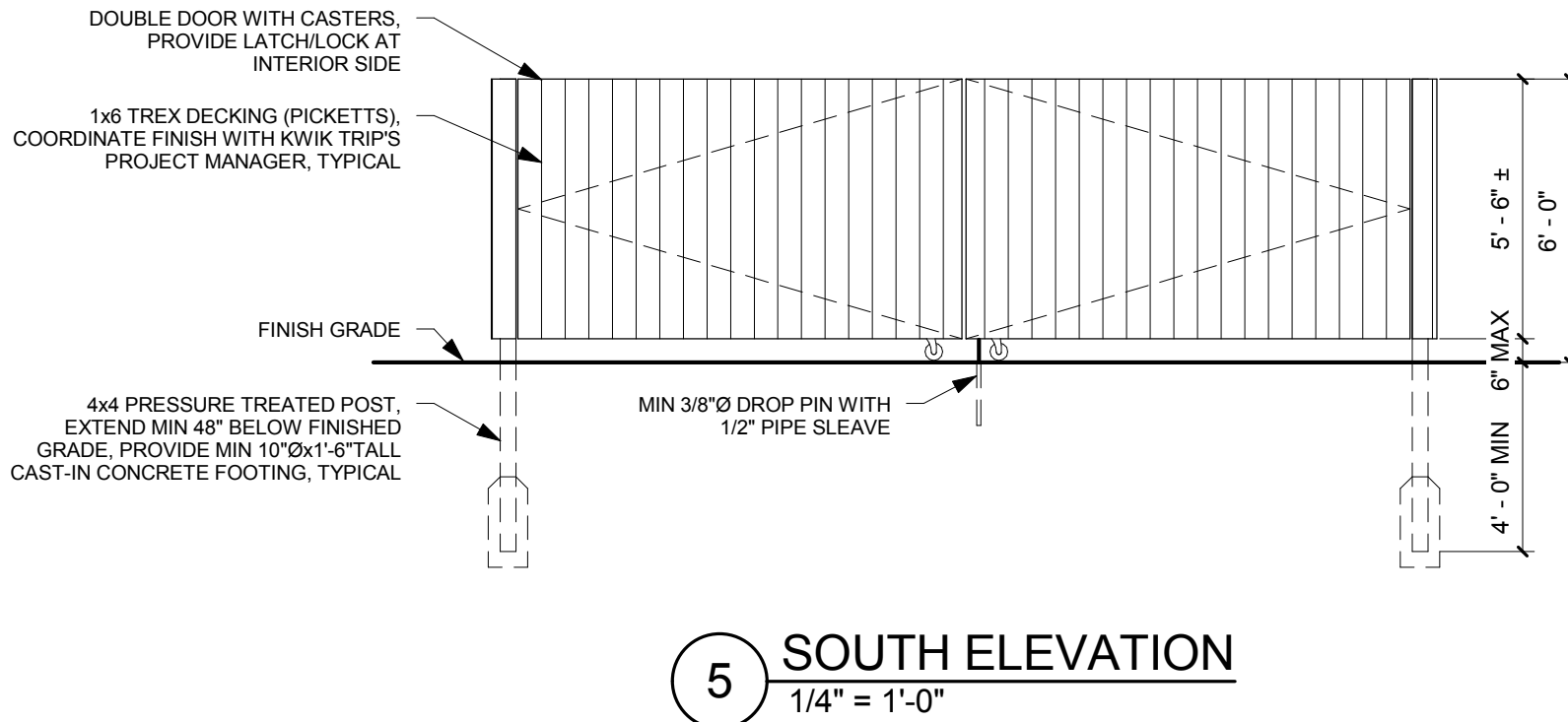
**TRASH
ENCLOSURE
PLAN AND
ELEVATIONS**

SHEET

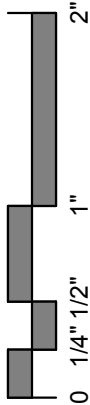
A7.11



TRASH ENCLOSURE IS TO BE CONSTRUCTED FROM 4x4 PRESSURE TREATED POSTS, 2x4 PRESSURE TREATED LATERAL NAILERS, AND VERTICAL TREX DECKING/FENCING. REFER TO CIVIL DOCUMENTS FOR PLACEMENT ON SITE. COORDINATE ADDITIONAL CRITERIA WITH KWIK TRIP'S PROJECT MANAGER



KEYPLAN



GENERAL NOTES

- ## DESIGN LOADS CRITERIA

- E. LIVE LOADS
1. ROOF: 20 PSF
 2. FLOOR: 100 PSF

- F. DEAD LOADS
1. ROOF: 15 PSF
 2. FRAMING: 10 PSF
 3. MISCELLANEOUS CEILING: 6 PSF
 4. MECHANICAL: SEE PLAN

SPECIAL INSPECTIONS

- SPECIAL INSPECTIONS SHALL BE PROVIDED IN ACCORDANCE WITH IBC SECTION 1704 AND 1705. THE SPECIAL INSPECTOR SHALL BE EMPLOYED BY THE OWNER, SHALL BE THOROUGHLY KNOWLEDGEABLE OF IBC SPECIAL INSPECTION REQUIREMENTS AND SHALL DEMONSTRATE COMPETENCE TO THE SATISFACTION OF THE ENGINEER. THE SPECIAL INSPECTOR SHALL CONTACT THE SPECIAL INSPECTOR DURING APPROPRIATE PHASES OF CONSTRUCTION SO THAT INSPECTIONS CAN BE MADE IN A TIMELY MANNER. THE SPECIAL INSPECTOR SHALL SUBMIT WRITTEN INSPECTION REPORTS TO THE ENGINEER OF RECORD'S OFFICE, WITHIN 3 WORKING DAYS OF EACH INSPECTION. ANY PROBLEMS SHOULD BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR. THE FOLLOWING ITEMS WILL REQUIRE SPECIAL INSPECTION:
1. STEEL
 - a. SPECIAL INSPECTIONS ARE NOT REQUIRED FOR WORK DONE IN AN APPROVED FABRICATING SHOP. THE STEEL FABRICATOR MUST BE REGISTERED AND APPROVED BY THE BUILDING DEPARTMENT TO PERFORM THE WORK WITHOUT SPECIAL INSPECTIONS. (IBC 1704.2.5.2.)
 - b. HIGH STRENGTH BOLTING: CONTINUOUS INSPECTIONS ARE REQUIRED FOR SLIP-CRITICAL CONNECTIONS. PERIODIC INSPECTIONS ARE REQUIRED FOR BEARING-TYPE CONNECTIONS.
 - c. FIELD WELDING: CONTINUOUS INSPECTIONS ARE REQUIRED FOR COMPLETE AND PARTIAL PENETRATION GROOVE WELDS, MULTI-PASS FILLET WELDS AND SINGLE-PASS FILLET WELDS GREATER THAN 5/16". PERIODIC INSPECTIONS ARE REQUIRED FOR FLOOR AND ROOF DECK WELDS AND SINGLE-PASS FILLET WELDS SMALLER THAN OR EQUAL TO 5/16". CORRECT WELD FILLET MATERIAL SHALL BE VERIFIED IN ALL CASES.
 - d. STEEL ERECTION: PERIODIC INSPECTIONS SHALL BE MADE TO VERIFY COMPLIANCE WITH THE DESIGN DRAWINGS.
 - e. MATERIALS: THE STEEL MANUFACTURERS CERTIFIED MILL TEST REPORTS SHALL BE SUBMITTED TO THE SPECIAL INSPECTOR OR TO THE ENGINEER OF RECORD.
 2. CONCRETE
 - a. REINFORCEMENT: REINFORCING STEEL SHALL BE INSPECTED ON A PERIODIC BASIS.
 - b. WELDING OF REINFORCEMENT SHALL BE CONTINUOUSLY INSPECTED. ONLY ASTM A706 REINFORCEMENT MAY BE WELDED.
 - c. SAMPLING AND TESTING: CONTINUOUS INSPECTIONS SHALL BE PROVIDED DURING SLUMP TESTS AND WHEN DETERMINING THE TEMPERATURE OF FRESH CONCRETE AT THE TIME OF MAKING SPECIMENS FOR STRENGTH TEST.
 - d. CONCRETE PLACEMENT: CONTINUOUS INSPECTION REQUIRED.
 - e. COLD AND HOT WEATHER CONCRETING: PERIODIC INSPECTION OF COMPLIANCE IS REQUIRED.
 3. MASONRY - LEVEL QUALITY ASSURANCE
 - a. BEGINNING: CONSTRUCTION: PERIODIC INSPECTION SHALL BE MADE OF MORTAR PROPORTIONS, CONSTRUCTION OF MORTAR JOINTS AND REINFORCEMENT LOCATION AND CONNECTORS.
 - b. ONGOING CONSTRUCTION: PERIODIC INSPECTION SHALL BE PROVIDED TO VERIFY SIZE AND LOCATION OF STRUCTURAL ELEMENTS, SIZE AND LOCATION OF ANCHORS, SIZE AND TYPE OF REINFORCEMENT, CONSTRUCTION OF MORTAR JOINTS WITH HOT OR COLD WEATHER REQUIREMENTS.
 - c. GROUTING: PERIODIC INSPECTION SHALL BE PROVIDED TO VERIFY THAT THE GROUT SPACE IS PROPERLY POSITIONED AND SITE PREPARED GROUT IS PROPERLY PROPORTIONED. CONTINUOUS INSPECTION IS REQUIRED OF GROUT PLACEMENT.
 - d. TEST SPECIMENS: PERIODIC INSPECTIONS SHALL BE MADE DURING PREPARATION OF GROUT SPECIMENS, MORTAR SPECIMENS AND PRISMS.
 4. SOILS
 1. THE SPECIAL INSPECTOR SHALL DETERMINE COMPLIANCE WITH THE SOIL REPORT FOR SITE PREPARATION, FILL PLACEMENT AND DENSITY TESTS.
- B. TESTING REQUIREMENTS
1. CONCRETE:
 - a. SAMPLE FOR STRENGTH TESTS OF EACH CLASS OF CONCRETE PLACED EACH DAY SHALL BE TAKEN NOT LESS THAN ONE A DAY, NOR LESS THAN ONCE FOR EACH 150 CUBIC YARDS OF CONCRETE, NOR LESS THAN ONCE FOR EACH 5,000 SQUARE FEET OF SURFACE AREA FOR SLABS OR WALLS. A MINIMUM OF FIVE STRENGTH TESTS SHOULD BE MADE FOR A GIVEN PROJECT.
 2. MASONRY/UNIT STRENGTH METHOD:
 - a. MASONRY UNITS SHALL BE SAMPLED AND TESTED ACCORDING TO ASTM C140.
 - b. GROUT SHALL BE SAMPLED AND TESTED ACCORDING TO ASTM C1019.

SHOP DRAWINGS

- A. SUBMIT SHOP DRAWINGS AND CALCULATIONS FOR APPROVAL, SIGNED AND SEALED BY A PROFESSIONAL ENGINEER RESPONSIBLE FOR ITS PREPARATION, WHO IS REGISTERED IN THE STATE WHICH THE PROJECT IS LOCATED.
- B. PRIOR TO SUBMITTAL, THE CONTRACTOR SHALL REVIEW THE SHOP DRAWINGS AND MAKE ANY CORRECTIONS REQUIRED. THE CONTRACTOR SHALL STAMP AND SIGN THE SHOP DRAWINGS PRIOR TO SUBMITTAL TO THE ENGINEER.
- C. THE ENGINEER'S REVIEW OF SHOP DRAWINGS IS FOR GENERAL CONFORMANCE OF THE DESIGN CONCEPT. CONTRACTOR SHALL SUBMIT A SCHEDULE OF SHOP DRAWING SUBMITTALS THAT IS ACCEPTABLE TO BOTH CONTRACTOR AND ENGINEER. AFTER THE CONTRACTOR HAS REVIEWED THE SHOP DRAWINGS, PROMPT REVIEW BY THE ENGINEER WILL BE MADE OF ALL SUBMITTALS.
- D. FOR LARGE SUBMITTALS, REASONABLE REVIEW TIME SHALL BE ALLOWED AND MAY EXCEED TWO WEEKS. THE CONTRACTOR SHALL SUBMIT NECESSARY REQUEST FOR INFORMATION (RFIs) DURING THE DETAILING PROCESS TO AVOID SUBMITTALS THAT ARE INCOMPLETE OR NEED SIGNIFICANT VERIFICATION. THE CONCURRENT SUBMITTAL OF MULTIPLE SHOP DRAWINGS ("DUMPING") WILL FURTHER EXTEND THE REVIEW PROCESS AND TIME FRAME NECESSARY TO PROPERLY REVIEW EACH SUBMITTAL.
- E. UNLESS INDICATED OTHERWISE, THE GENERAL CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF THE FOLLOWING ITEMS FOR STRUCTURAL REVIEW. REFER TO SPECIFIC SECTION OF STRUCTURAL NOTES FOR ANY ADDITIONAL CRITERIA:
 - 1. CONCRETE MIX DESIGNS
 - 2. PRESTRESSED CONCRETE
 - 3. STRUCTURAL STEEL
 - 4. OPEN-WEB BAR JOISTS
 - 5. STEEL ROOF DECK
 - 6. PRE-ENGINEERED METAL BUILDING DESIGN
 - 7. PRE-FABRICATED WOOD TRUSSES
 - 8. PRE-ENGINEERED POST-FRAME BUILDING
 - 9. ADDITIONAL STRUCTURAL SHOP DRAWINGS REQUESTED IN THE SPECIFICATIONS
- F. A COPY OF ALL SHOP DRAWINGS SHALL BE MAINTAINED ON SITE AT ALL TIMES.
- G. SHOP DRAWINGS SHALL INCLUDE COMPLETE DETAIL SCHEDULES PROCEDURES AND DIAGRAMS FOR FABRICATION AND ASSEMBLY OF STRUCTURAL MEMBERS AND SUBMIT PRIOR TO FABRICATION.
- H. ERECTION PLANS ARE THE RESPONSIBILITY OF THE FABRICATOR.

FOOTINGS AND FOUNDATIONS

- A. SOIL BEARING DESIGN VALUE:
 1. 1500 PSF (PRESUMED).
 2. BEARING VALUE TO BE VERIFIED IN FIELD BY GEOTECHNICAL ENGINEER.
- B. PROTECT FOUNDATION EXCAVATIONS FROM FROST; DO NOT PLACE CONCRETE ON FROZEN GROUND.
- C. FOUNDATION EXCAVATIONS SHALL BE KEPT FREE OF LOOSE MATERIAL AND STANDING WATER AND SHALL BE CHECKED AND APPROVED BY THE ENGINEER BEFORE THE PLACEMENT OF ANY CONCRETE.
- D. DESIGN FROST PENETRATION DEPTH: 42 INCHES
- E. MINIMUM OF 8" COMPACTED GRANULAR SUBGRADE BELOW SLABS.

MATERIAL COMPACTION CRITERIA	
LOCATION	MINIMUM RELATIVE COMPACTION PERCENTAGE (ASTM D698 STANDARD PROCTOR DENSITY (SPD))
1'-0" BELOW FOUNDATION AND SLAB SUBGRADE ELEVATIONS	98%
ABOVE BOTTOM OF FOUNDATIONS AND BELOW SLAB SUBGRADE ELEVATIONS	95%
BELOW EXTERIOR SLAB, WITHIN 1'-0" OF SUBGRADE ELEVATIONS	98%
BELOW EXTERIOR SLAB, MORE THAN 1'-0" BELOW SUBGRADE ELEVATIONS	95%

CONCRETE

- A. CONCRETE SHALL BE STANDARD WEIGHT MIX UNLESS NOTED OTHERWISE AND MEET THE FOLLOWING CRITERIA:

LOCATIONS	f_c @ 28 DAYS	AIR ENTRAINMENT	MAX. WATER/CEMENT RATIO
FOOTINGS / FOUNDATIONS	3000 PSI		0.55
FLOORS ON GRADE	3500 PSI		0.55
COLUMNS	4000 PSI		0.55
EXTERIOR SLABS ON GRADE	4500 PSI	$6\% \pm 1.5\%$	0.45
EXPOSED EXTERIOR WALLS	4500 PSI	$6\% \pm 1.5\%$	0.45

- B. CEMENT SHALL CONFORM TO ASTM C150, TYPE I.
- C. READY-MIX CONCRETE SHALL BE MIXED AND DELIVERED IN ACCORDANCE WITH ASTM C94.
- D. CONCRETE WORK SHALL CONFORM TO ALL REQUIREMENTS OF ACI 301 (LATEST EDITION) "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS", EXCEPT AS MODIFIED BY THESE NOTES.
- E. ADMIXTURES MAY BE USED WITH PRIOR APPROVAL OF THE ENGINEER. ADMIXTURES SHALL COMPLY WITH ASTM 494 AND BE OF A TYPE THAT INCREASES THE WORKABILITY OF THE CONCRETE, BUT SHALL NOT BE CONSIDERED TO REDUCE THE SPECIFIED MINIMUM CEMENT CONTENT (CALCIUM CHLORIDE SHALL NOT BE USED).
- F. CONTRACTOR SHALL SUBMIT MIX DESIGNS FOR APPROVAL 14 DAYS PRIOR TO FABRICATION AND INSTALLATION. ALL CONCRETE MIXES SHALL BE DESIGNED AND CERTIFIED BY A MATERIALS TESTING COMPANY.
- G. PROJECTING CORNERS OF SLABS, BEAMS, WALLS, COLUMNS, ETC. SHALL BE FORMED WITH A 3/4" CHAMFER UNLESS DETAILED OR NOTED OTHERWISE.
- H. PLACE VAPOR RETARDER DIRECTLY BELOW FLOOR SLAB.
- I. CONCRETE FLOOR SHALL BE CURED IN ACCORDANCE WITH ASTM C309. CONCRETE FLOOR SHALL BE PROTECTED FROM ABRASION AND WEAR FOR A MINIMUM OF 14 DAYS, USING AN APPROVED SHEET MEMBRANE IN ACCORDANCE WITH C171.
- J. FLOOR FLATNESS AND LEVELNESS TOLERANCES:
 - 1. UNLESS NOTED OTHERWISE, FLOORS SHALL CONFORM TO THE FOLLOWING SURFACE PROFILE TOLERANCES:
 - a. FLOOR FLATNESS NUMBER (Ff)
SPECIFIED OVERALL VALUE = 50
MINIMUM LOCAL VALUE = 25
 - b. FLOOR LEVELNESS NUMBER (Fl)
SPECIFIED OVERALL VALUE = 33
MINIMUM LOCAL VALUE = 17
 - 2. FLOOR TOLERANCE (F AND FI) MEASUREMENTS SHALL BE TESTED IN ACCORDANCE WITH ASTM E 1155. ACTUAL OVERALL P-F NUMBERS SHALL BE CALCULATED USING THE FOLLOWING SURFACE AREA METHOD.
 - 3. CORRECT DEFECTIVE SLABS BY GRINDING OR REMOVING AND REPLACING DEFECTIVE WORK. RE-MEASURE CORRECTED AREAS BY THE SAME PROCESS.

ANCHOR BOLTS

- A. ALL ANCHOR RODS SHALL BE SUPPLIED AND INSTALLED BY THE CONCRETE CONTRACTOR, UNLESS NOTED OTHERWISE.
- B. ALL ANCHOR RODS SHALL BE ASTM F1554 GRADE 36 HEX-HEAD, UNLESS NOTED OTHERWISE. NUTS SHALL BE ASTM A563 GRADE A WASHY HEX. OVER-SIZED PLATE WASHERS SHALL BE ASTM A36.
- C. ALL ANCHOR RODS SHALL BE SET WITH TEMPLATES.
- D. POST-INSTALLED ANCHORS SHALL BE ADHESIVE ANCHORING SYSTEM PROVIDED AND INSTALLED BY FRAMING CONTRACTOR. ADHESIVE ANCHORS SHALL BE "HILTI HIT-HY 200 ADHESIVE ANCHOR SYSTEM OR APPROVED ALTERNATE. ANCHORS SHALL BE "HILTI HAS-E" THREADED ROD CONFORMING TO ISO 8855 OR SHALL BE MADE FROM ALL-THREADED ROD CONFORMING TO ASTM A572 GRADE 60, OR APPROVED ALTERNATE, UNLESS NOTED OTHERWISE.

REINFORCING STEEL

- B. MINIMUM DEVELOPMENT LENGTH OF REINFORCING BARS SHALL BE AS FOLLOWS UNLESS NOTED OTHERWISE.

MINIMUM LENGTH FOR STANDARD UN-COATED BARS IN NORMAL WEIGHT CONCRETE						
CONCRETE STRENGTH f _c IN PSI	DEVELOPMENT LENGTH FOR STRAIGHT BARS (MINIMUM OF 12 INCHES)				COMPRESSION #18, #14, & #11 AND SMALLER	FOR 90 DEGREE HOOKED BARS, DEVELOPMENT LENGTH
	TENSION CLASS A		TENSION CLASS B			
	#6 AND SMALLER	#7 TO #11	#6 & SMALLER	#7 TO #11		
3000	44 DB	55 DB	57 DB	71 DB	30 DB	22 DB
3500	44 DB	51 DB	53 DB	66 DB	30 DB	20 DB
4000	38 DB	47 DB	49 DB	62 DB	30 DB	19 DB
4500	36 DB	45 DB	47 DB	58 DB	30 DB	18 DB
5000	34 DB	42 DB	44 DB	55 DB	30 DB	17 DB

NOTE: DB = DIAMETER OF REINFORCEMENT

C. SPLICES: CLASS B AS DEFINED IN ACI 318

- C. SPLICES: CLASS B AS DEFINED IN ACI 318.
- D. ADJUSTMENT FACTORS FOR STRAIGHT BARS IN TENSION
1. LIGHTWEIGHT CONCRETE = 1.3.
 2. EPOXY COATED = 1.2.
 3. EPOXY COATED WITH COVER LESS THAN 3DB OR CLEAR SPACING LESS THAN 6 DB = 1.5.
 4. HORIZONTAL TO BARS WITH 12" OF CONCRETE CAST BELOW = 1.3.
 5. EPOXY COATED HORIZONTAL "TOP" BARS WITH 12" OF CONCRETE CAST BELOW = NOT GREATER THAN 1.7.
- E. ADJUSTMENT FACTORS FOR STRAIGHT HOOKS IN TENSION
1. LIGHTWEIGHT CONCRETE = 1.3.
 2. EPOXY COATED = 1.2.
- F. REINFORCING STEEL SHALL BE PROVIDED WITH THE FOLLOWING AMOUNTS OF COVER FOR CAST-IN-PLACE CONCRETE UNLESS NOTED OTHERWISE:

MINIMUM CLEAR CONCRETE COVER FOR REINFORCING STEEL	
CONCRETE ON SOIL (DIRECT CONTACT)	3"
SLAB ON GRADE	CENTERED
WALLS, STRUCTURAL SLABS EXPOSED TO SOIL OR WEATHER	
#2 TO #18 REBAR	2"
#5 AND SMALLER REBAR	1 1/2"
WALLS, STRUCTURAL SLABS NOT EXPOSED TO EARTH OR WEATHER	
#11 AND SMALLER REBAR	3/4"
COLUMNS AND PIERS (COVER TO STIRRUPS AND TIES)	1 1/2"

- G. ALL REINFORCING STEEL, ANCHOR BOLTS, DOWELS, AND INSERTS SHALL BE SECURED IN POSITION WITH WIRE POSITIONERS, OR EQUAL, BEFORE PLACING CONCRETE OR GROUT.
- H. DOWELS BETWEEN FOOTINGS AND WALLS SHALL BE THE SAME GRADE, SIZE, AND SPACING AS VERTICAL WALL REINFORCING.
- I. CONTRACTOR SHALL SUBMIT REINFORCING STEEL SHOP DRAWINGS FOR APPROVAL BEFORE FABRICATION AND INSTALLATION.

WOOD

- GENERAL:
1. ALL WOOD MEMBERS SHALL BE AS FOLLOWS (UNLESS APPROVED BY THE ENGINEER):
 - a. STUDS - SPRUCE PINE FIR (SPF) STUD GRADE OR SOUTHERN PINE STUD GRADE.
 - b. BEAMERS/JOISTS - DOUGLAS FIR-LARCH (DF-L) NO. 2 OR BETTER, HEM-FIR NO. 2 OR BETTER, OR SOUTHERN PINE NO. 2 OR BETTER.
 2. ALL SHEATHING SHALL BE APA RATED SHEATHING.
 3. CUTTING, NOTCHING, OR DRILLING OF BEAMS OR JOISTS SHALL BE PERMITTED ONLY AS DETAILED OR APPROVED BY THE ENGINEER.
 4. ALL NAILING SHALL CONFORM TO NAILING SCHEDULE IBC TABLE 2304.9.1, UNLESS NOTED OTHERWISE.
 5. ALL SILLS OR PLATES RESTING ON CONCRETE OR MASONRY, WHICH IS IN CONTACT WITH EARTH OR RESTING ON FOUNDATIONS, SHALL BE PRESSURE TREATED SOUTHERN PINE NO. 2.
 6. ALL MEMBER SIZES GIVEN OR DRAWINGS ARE NOMINAL DIMENSIONS.
 7. SPACING OF BRIDGING FOR JOISTS SHALL NOT EXCEED 8'.
 8. WOOD LINTELS AND HEADERS SHALL HAVE A FULL 3" LENGTH OF BEARING AT EACH END.
 9. DOUBLE ALL JOISTS UNDER PARALLEL PARTITIONS.
 10. ALL BEAMS AND JOISTS NOT BEARING ON SUPPORTING MEMBERS SHALL BE FRAMED WITH JOIST BRACING.
 11. WOOD JOISTS SHALL BEAR THE FULL WIDTH OF SUPPORTING MEMBERS (STUD WALLS, BEAMS, ETC. UNLESS OTHERWISE NOTED).
 12. PRE-BORE HOLES FOR ALL FASTENERS GREATER THAN 1/4" Ø PER MANUFACTURER'S RECOMMENDATIONS.
- B. SILL PLATES
1. UNLESS NOTED OTHERWISE, SILL PLATES SHALL BE BOLTED TO FOUNDATION WALL WITH 1/2" Ø G185 HOT-DIPPED GALVANIZED, TYPE 304 OR TYPE 316 STAINLESS BOLTS (TYPICAL FOR 4" FASTENERS) / CONNECTORS IN CONTACT WITH COATED (TREATED LUMBER) AT 4'-0" MAXIMUM O.C. BOLTS SHALL EXTEND 12" MINIMUM INTO FOUNDATION. EACH SILL PLATE TO HAVE A MINIMUM OF TWO BOLTS WITH ONE BOLT LOCATED WITHIN 12" OF EACH END OF EACH PIECE.
- C. MANUFACTURED WOOD TRUSSES
1. WOOD TRUSS DESIGN SHALL BE DESIGNED IN ACCORDANCE WITH THE PROVISIONS OF IBC WOOD SECTION 2303.4.
 2. LUMBER FOR WOOD TRUSSES SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
 3. TRUSS BRIDGING, BRACING AND/OR BLOCKING, TO PREVENT ROTATION AND PROVIDE LATERAL STABILITY, SHALL BE SUBMITTED BY TRUSS MANUFACTURER FOR ENGINEER'S REVIEW.
 4. LOCATIONS FOR LATERAL RESTRAINT SHALL BE IDENTIFIED ON THE TRUSS DESIGN DRAWINGS.
 5. NO CUTTING, NOTCHING, AND/OR FIELD MODIFICATIONS OR REPAIRS OF TRUSSES WITHOUT ENGINEER OF RECORD AND TRUSS MANUFACTURER ENGINEER'S WRITTEN APPROVAL.
 6. DAMAGED TRUSSES, INCLUDING DAMAGED AND/OR LOOSE TRUSS METAL-PLATE-CONNECTORS, MAY NOT BE USED.
 7. GABLE END TRUSS KNEE BRACING PER MANUFACTURER'S RECOMMENDATIONS.
 8. PROVIDE BALLOON-FRAMED GABLE END WALL FOR DIAPHRAGM FORCE TRANSFER AND TRUSS STABILITY.
 9. TOTAL LOAD DEFLECTION LIMITATIONS:
 - a. ROOF TRUSSES LESS THAN 1/360.
 - b. VERTICAL SCISSOR TRUSSES LESS THAN 3/4".
 10. SUBMIT COMPLETE SHOP DRAWINGS FOR APPROVAL, SHOWING THE ERECTION PLAN, ALL BEARING CONDITIONS, AND CONNECTIONS. CALCULATIONS CERTIFIED BY A PROFESSIONAL ENGINEER SHALL BE REQUIRED FOR ALL WOOD TRUSSES.
 11. WOOD TRUSS SUPPLIER SHALL DETAIL BEARING OF TRUSSES SO AS NOT TO EXCEED STRESS PERPENDICULAR TO GRAIN OF WOOD PLATES THAT SUPPORT THE TRUSSES.
 12. DESIGN OF BOTH TEMPORARY AND PERMANENT TRUSS MEMBER RESTRAINING FOR ALL TRUSSES WHICH CLEAR SPAN 60 FEET OR GREATER SHALL BE PROVIDED BY TRUSS SUPPLIER.
- D. LAMINATED VENEER LUMBER (LVL):
1. DESIGN STRESSES:
 - a. E = 1,900,000 PSI
 - b. Fb = 2,600 PSI
 - c. Fv = 285 PSI
- E. LAMINATED STRAND LUMBER (LSL)
1. DESIGN STRESSES:
 - a. E = 1,300,000 PSI
 - b. Fb = 1,700 PSI
 - c. Fv = 400 PSI
- F. PARALLEL STRAND LUMBER (PSL)
1. DESIGN STRESSES:
 - a. E = 2,000,000 PSI
 - b. Fb = 2,900 PSI
 - c. Fv = 290 PSI
- G. MULTIPLE MEMBER BEAMS SHALL BE ASSEMBLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS, BUT NOT LESS THAN NAILING SPECIFIED IN DIMENSIONAL LUMBER SECTION OF THESE NOTES.

CONCRETE MASONRY

- A. FURNISH AND CONSTRUCT MASONRY IN ACCORDANCE WITH THE BUILDING CODE REQUIREMENTS AND SPECIFICATIONS FOR MASONRY STRUCTURES AND COMMENTARY AS REPORTED BY MSJC (TMS 402 & 602 / ACI 530 & 530.1 / ASCE 5 & 6).

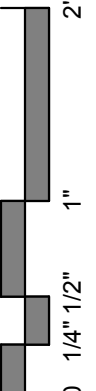
MASONRY MATERIAL STRENGTHS		
LOCATIONS	TYPE	MINIMUM STRENGTH
HOLLOW CONCRETE MASONRY	NORMAL WEIGHT ASTM C90 GRADE N	fc = 2,150 PSI
MASONRY CORE AND BOND BEAMS	CONCRETE FILL, ASTM C476	fg = 2,000 PSI
EXTERIOR AND LOAD-BEARING WALLS, WALLS EXPOSED TO EARTH BELOW GRADE	TYPE M MORTAR, ASTM C270	f = 2,500 PSI
LOAD-BEARING WALLS ABOVE GRADE	TYPE S MORTAR, ASTM C270	f = 1,800 PSI
INTERIOR NON-LOAD-BEARING WALLS	TYPE N MORTAR, ASTM C270	f = 750 PSI
STEEL DEFORMED REINFORCEMENT	ASTM A615, GRADE 60	fy = 60,000 PSI
STEEL DEFORMED REINFORCEMENT FOR WELDING	ASTM A706	fy = 60,000 PSI
JOINT REINFORCEMENT	TRUSS TYPE, HOT-DIPPED GALVANIZED, ASTM A951/A153	fy = 70,000 PSI
WIRE REINFORCEMENT FOR CMU	W1.7 (9 GAGE), HOT-DIPPED GALVANIZED, ASTM A82/A153	fy = 75,000 PSI

- C. CONCRETE MASONRY WALLS SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF $f'm = 1,500PSI$.
- C. SEE PLANS FOR LOCATION OF REINFORCED WALLS.
- D. MINIMUM VERTICAL REINFORCEMENT SHALL CONSIST OF (1) #4 BAR PROVIDED AT CORNERS, WITHIN 16" OF EACH SIDE OF OPENINGS, WITHIN 8" OF EACH SIDE OF MOVEMENT JOINTS, WITHIN 8" OF THE ENDS OF WALLS, AND AT A MAXIMUM SPACING OF 120" ON-CENTER, UNLESS NOTED OTHERWISE.
- E. MINIMUM HORIZONTAL REINFORCEMENT SHALL BE (2) #4 BARS PROVIDED IN BOND BEAM SPACED NOT MORE THAN 120" ON-CENTER, UNLESS NOTED OTHERWISE.
- F. HORIZONTAL REINFORCEMENT SHALL ALSO BE PROVIDED AT THE BOTTOM AND TOP OF WALL OPENINGS AND SHALL EXTEND NOT LESS THAN 48 BAR DIAMETERS PAST THE OPENINGS, CONTINUOUSLY AT STRUCTURALLY CONNECTED ROOF AND FLOOR LEVELS, AND WITHIN 16" OF THE TOP OF WALLS.
- G. CLEAR DISTANCE BETWEEN PARALLEL REINFORCEMENT SHALL NOT BE LESS THAN 2.5 X BAR DIAMETER.
- H. CONNECTION OF INTERSECTING WALLS SHALL CONSIST OF REINFORCED BOND BEAMS WITH (2) #4 HORIZONTAL REINFORCEMENT AT 48" ON-CENTER MAXIMUM, AND (1) #4 VERTICAL REINFORCEMENT WITHIN 12" OF INTERSECTING WALLS, UNLESS NOTED OTHERWISE.
- I. VERTICAL STEEL BAR BE CONTINUOUS WITH 24" LAP AT SPICES, UNLESS NOTED OTHERWISE.
- J. IN COLUMNS, PIERS, AND PILASTERS, THE CLEAR DISTANCE BETWEEN VERTICAL BARS SHALL NOT BE LESS THAN 3 BAR DIAMETERS, NOR LESS THAN 1 1/2".
- K. HORIZONTAL JOINT REINFORCEMENT SHALL BE CONTINUOUS WITH 8" LAP SLICES, WHERE USED.
- L. CONCRETE BLOCK WALL LINTELS:
 - 1. EXTEND ALL LINTELS A MINIMUM OF 8" BEYOND EACH EDGE OF OPENING. WHERE LINTEL BEARS ON CONCRETE BLOCK, FILL TWO COURSES OF BLOCK MINIMUM WITH CONCRETE.
 - IF THE OPENING OCCURS NEXT TO CONCRETE WALL OR COLUMN, BOLT ANGLE TO COLUMN AND REST LINTEL ON ANGLE. OBTAIN ANGLE SIZE AND BOLT REQUIREMENTS FROM ENGINEER.
 - 3. IF OPENING OCCURS NEXT TO STEEL COLUMN, WELD ANGLE TO COLUMN AND REST LINTEL ON ANGLE. OBTAIN ANGLE SIZE AND WELD REQUIREMENTS FROM ENGINEER.
- M. WALL CONSTRUCTION SHALL NOT EXCEED HEIGHTS OF 4'-8" BEFORE PLACEMENT OF CORE GROUT UNLESS CLEANOUT HOLES ARE PROVIDED AT THE BOTTOM OF EACH GROUT LIFT, THEN A MAXIMUM HEIGHT OF 8'-0" BEFORE PLACEMENT OF CORE GROUT.
- N. SEE PLANS FOR SIZE AND LOCATION OF CONDUITS, PIPES, AND SLEEVES THROUGH MASONRY WALLS.
- O. FOLLOW COLD WEATHER CONSTRUCTION WHEN AMBIENT AIR TEMPERATURE IS BELOW 40° F.
- P. FOLLOW HOT WEATHER CONSTRUCTION PROCEDURES WHEN AMBIENT AIR TEMPERATURE EXCEEDS 90° F WITH WIND VELOCITY GREATER THAN 8 MPH.

OPEN-WEB STEEL JOISTS WITH BRIDGING, ATTACHED SEATS, AND ANCHORS

- A. SHOP DRAWINGS: INDICATE CONFIGURATION, SIZES, SPACING, LOCATIONS OF JOISTS, BRIDGING, AND CONNECTIONS.
- B. QUALITY ASSURANCE:
1. PERFORM WORK IN ACCORDANCE WITH SJI (OPEN WEB STEEL JOISTS, K SERIES.)
 2. PERFORM DESIGN UNDER DIRECT SUPERVISION OF AND CERTIFIED BY A STRUCTURAL ENGINEER REGISTERED IN THE STATE OF THE PROJECT LOCATION
- C. MATERIALS:
1. OPEN WEB JOISTS: SEE DRAWINGS.
 2. ANCHOR BOLTS, NUTS, AND WASHERS: ASTM A307 GRADE A, ASTM A563 FOR ATTACHMENT TO WOOD BEARING PLATES.
 3. PRIMER.
 4. BRIDGING: ASTM A36.
- D. EXECUTION:
1. VERIFY THAT FIELD CONNECTIONS ARE ACCEPTABLE AND ARE READY TO RECEIVE WORK.
 2. ERECT AND BEAR JOISTS ON SUPPORTS.
 3. ALLOW FOR ERECTION LOADS. PROVIDE TEMPORARY BRACING TO MAINTAIN FRAMING IN ALIGNMENT UNTIL COMPLETION OF ERECTION AND INSTALLATION OF PERMANENT BRIDGING AND BRACING.
 4. AFTER JOIST ALIGNMENT, SECURE JOISTS TO BEARING SURFACES.
 5. FRAME ROOF OPENINGS GREATER THAN 18 INCHES WITH SUPPLEMENTARY FRAMING.
 6. AFTER ERECTION, PRIME WELDS, ABRASIONS, AND SURFACES NOT SHOP PRIMED.
 7. PROVIDE ADEQUATE BEARING LENGTH OF BAR JOIST SEAT, PER JOIST SUPPLIER.
 8. UNLESS NOTED OTHERWISE, JOIST CONNECTIONS SHALL BE MADE PER JOIST SUPPLIER STANDARD RECOMMENDATIONS.
 9. LIVE LOAD DEFLECTIONS SHALL NOT EXCEED 1/360 FOR FLOORS, 1/360 FOR ROOFS WITH DIRECTLY APPLIED PLASTER CEILING FINISHES, OR 1/240 FOR ROOFS WITH ALL OTHER CEILING FINISHES.

NAILING SCHEDULE BASED ON THE INTERNATIONAL BUILDING CODE		
CONNECTION	FASTENING ("a,"m)	LOCATIONS
1. JOIST TO SILL OR GIRDER	(3) 8D COMMON (3) 3" X 0.131" NAILS (3) 3" 14 GAGE STAPLES	TOE NAIL
2. BRIDGING TO JOIST	(2) 8D COMMON (2) 3" X 0.131" NAILS (2) 3" 14 GAGE STAPLES	TOE NAIL EACH END
3. 1" X 6" SUBFLOOR TO EACH JOIST	(2) 8D COMMON	FACE NAIL
4. WIDER THAN 1" X 6" SUBFLOOR TO EACH JOIST	(3) 8D COMMON	FACE NAIL
5. 2" SUBFLOOR TO JOIST OR GIRDER	(2) 16D COMMON	BLIND AND FACE NAIL
6. SOLE PLATE TO JOIST OR BLOCKING	(2) 16D COMMON 16D AT 16" O.C. 3" X 0.131" NAILS AT 8" O.C. 3" 14 GAGE STAPLES AT 12" O.C.	TYPICAL FACE NAIL
SOLE PLATE TO JOIST OR BLOCKING AT BRACE WALL PANEL	(3) 16D AT 16" (4) 3" X 0.131" NAILS AT 16" O.C. (4) 3" X 14 GAGE STAPLES PER 16"	BRACED WALL PANELS
7. TOP PLATE TO STUD	(2) 16D COMMON (3) 3" X 0.131" NAILS (3) 3" 14 GAGE STAPLES	END NAIL
8. STUD TO SOLE PLATE	(4) 8D COMMON (4) 3" X 0.131" NAILS (3) 3" 14 GAGE STAPLES	TOE NAIL
9. DOUBLE STUDS	(2) 16D COMMON (3) 3" X 0.131" NAILS (3) 3" 14 GAGE STAPLES	END NAIL
10. DOUBLE TOP PLATES	16D AT 24" O.C. 3" X 0.131" NAILS AT 8" O.C. 3" 14 GAGE STAPLES AT 8" O.C.	FACE NAIL
DOUBLE TOP PLATES	16D AT 16" O.C. 3" X 0.131" NAILS AT 12" O.C. 3" 14 GAGE STAPLES AT 12" O.C.	TYPICAL FACE NAIL
DOUBLE TOP PLATES	(8) 16D COMMON (12) 3" X 0.131" NAILS (12) 3" 14 GAGE STAPLES	LAP SPLICE
11. BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE	(3) 8D COMMON (3) 3" X 0.131" NAILS (3) 3" 14 GAGE STAPLES	TOE NAIL
12. RIM JOIST TO TOP PLATE	8D AT 6" O.C. 3" X 0.131" NAILS AT 6" O.C. 3" 14 GAGE STAPLES AT 6" O.C.	TOE NAIL
13. TOP PLATES, LAPS AND INTERSECTIONS	(2) 16D COMMON (3) 3" X 0.131" NAILS (3) 3" 14 GAGE STAPLES	FACE NAIL
14. CONTINUOUS HEADER, TWO PIECES	16D COMMON	16" O.C. ALONG EDGE
15. CEILING JOISTS TO PLATE	(3) 8D COMMON (5) 3" X 0.131" NAILS (5) 3" 14 GAGE STAPLES	TOE NAIL
16. CONTINUOUS HEADER TO STUD	(4) 8D COMMON	TOE NAIL
17. CEILING JOISTS, LAPS OVER PARTITIONS (SEE SECTION 2308.10.4.1, TABLE 2308.10.4.1)	(3) 16D COMMON MINIMUM (4) 3" X 0.131" NAILS (4) 3" 14 GAGE STAPLES	FACE NAIL
18. CEILING JOISTS TO PARALLEL RAFTERS (SEE SECTION 2308.10.4.1, TABLE 2308.10.4.1)	(3) 16D COMMON MINIMUM (4) 3" X 0.131" NAILS (4) 3" 14 GAGE STAPLES	FACE NAIL
19. RAFTER TO PLATE (SEE SECTION 2308.10.1, TABLE 2308.10.1)	(3) 8D COMMON (3) 3" X 0.131" NAILS (4) 3" 14 GAGE STAPLES	TOE NAIL
20. 1" DIAGONAL BRACE TO EACH STUD AND PLATE	(2) 8D COMMON (2) 3" X 0.131" NAILS (2) 3" 14 GAGE STAPLES	FACE NAIL
21. 1" X 8" SHEATHING TO EACH BEARING WALL	(3) 8D COMMON	FACE NAIL
22. WIDER THAN 1" X 8" SHEATHING TO EACH BEARING	(3) 8D COMMON	FACE NAIL
23. BUILT-UP CORNER STUDS	16D COMMON 3" X 0.131" NAILS 3" 14 GAGE STAPLES	24" O.C. 16" O.C. 16" O.C.
24. BUILT-UP GIRDER AND BEAMS	20D AT 32" O.C. 3" X 0.131" NAILS AT 24" O.C. 3" 14 GAGE STAPLES AT 24" O.C.	FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES
25. 2" PLANKS	(2) 20D COMMON (3) 3" X 0.131" NAILS (3) 3" 14 GAGE STAPLES	FACE NAIL AT ENDS AND AT EACH SPLICE
26. COLLAR TIE TO RAFTER	16D COMMON	AT EACH BEARING
27. JACK RAFTER TO HIP	(3) 10D COMMON (4) 3" X 0.131" NAILS (4) 3" 14 GAGE STAPLES	FACE NAIL
JACK RAFTER TO HIP	(2) 16D COMMON (3) 3" X 0.131" NAILS (3) 3" 14 GAGE STAPLES	FACE NAIL
28. ROOF RAFTER TO 2-BY RIDGE BEAM	(2) 16D COMMON (3) 3" X 0.131" NAILS (3) 3" 14 GAGE STAPLES	TOE NAIL
ROOF RAFTER TO 2-BY RIDGE BEAM	(2) 16D COMMON (3) 3" X 0.131" NAILS (3) 3" 14 GAGE STAPLES	FACE NAIL
29. JOIST TO BAND JOIST	(3) 16D COMMON (4) 3" X 0.131" NAILS (4) 3" 14 GAGE STAPLES	FACE NAIL
30. LEDGER STRIP	(3) 16D COMMON (4) 3" X 0.131" NAILS (4) 3" 14 GAGE STAPLES	FACE NAIL AT EACH JOIST
31. WOOD STRUCTURAL PANELS AND PARTICLEBOARD ("b) SUBFLOOR, ROOF AND WALL SHEATHING (TO FRAMING)	1/2" AND LESS 6D ("c,"l) 2 3/8" X 0.113" NAIL ("n) 1 3/4" 16 GAGE STAPLES ("o) 19/32" TO 3/4" 8D ("d) OR 6D ("e) 2 3/8" X 0.113" NAIL ("p) 2" 16 GAGE STAPLES ("p) 7/8" TO 1" 8D ("d) 1 1/8" TO 1 1/4" 10D ("d) OR 8D ("e)	
SINGLE FLOOR (COMBINATION SUBFLOOR- UNDERLAYMENT TO FRAMING)	3/4" AND LESS 6D ("e) 7/8" TO 1" 8D ("e) 1 1/8" TO 1 1/4" 10D ("d) OR 8D ("e)	
32. PANEL SIDING (TO FRAMING)	1/2" OR LESS 6D ("f) 5/8" 8D ("f)	
33. FIBERBOARD SHEATHING ("g)	1/2" NO. 11 GAGE ROOFING NAIL ("h) 6D COMMON NAIL (2" X 0.113") NO. 16 GAGE STAPLES ("i) 25/32" NO. 11 GAGE ROOFING NAIL ("h) 6D COMMON NAIL (2" X 0.113") NO. 16 GAGE STAPLES ("i)	
34. INTERIOR PANELING	1/4" 4D ("j) 3/8" 6D ("k)	
(“a) COMMON OR BOX NAILS ARE PERMITTED TO BE USED EXCEPT WHERE OTHERWISE STATED. (“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 OF THE IBC. NAILS FOR WALL SHEATHING ARE PERMITTED TO BE COMMON, BOX OR CASING. (“c) COMMON OR DEFORMED SHANK, (6D - 2" X 0.113"; 8D - 2 1/2" X 0.131"; 10D - 3" X 0.148") (“d) COMMON (6D - 2" X 0.113"; 8D - 2 1/2" X 0.131"; 10D - 3" X 0.148") (“e) DEFORMED SHANK (6D - 2" X 0.113"; 8D - 2 1/2" X 0.131"; 10D - 3" X 0.148") (“f) CORROSION-RESISTANT SIDING (6D - 1 7/8" X 0.106"; 8D - 2 3/8" X 0.128") OR CASING (6D - 2" X 0.099"; 8D - 2 1/2" X 0.113") NAILS (“g) FASTENERS SPACED 3 INCHES ON CENTER AT EXTERIOR EDGES AND 6 INCHES ON CENTER AT INTERMEDIATE SUPPORTS, WHEN USED AS STRUCTURAL SHEATHING. SPACING SHALL BE 6 INCHES ON CENTER ON THE EDGES AND 12 INCHES ON CENTER AT INTERMEDIATE SUPPORTS FOR NONSTRUCTURAL APPLICATIONS. (“h) CORROSION-RESISTANT ROOFING NAILS WITH 7/16 INCH DIAMETER HEAD AND 1-1/2 INCH LENGTH FOR 1/2 INCH SHEATHING AND 1-3/4 INCH LENGTH FOR 25/32 INCH SHEATHING. (“i) CORROSION RESISTANT STAPLES WITH NOMINAL 7/16 INCH CROWN AND 1-1/8 INCH LENGTH FOR 1/2 INCH SHEATHING AND 1-1/2 INCH LENGTH FOR 25/32 SHEATHING. PANEL SUPPORTS AT 16 INCHES (20 INCHES IF STRENGTH AXIS IN THE LONG DIRECTION OF THE PANEL, UNLESS OTHERWISE MARKED). (“j) CASING (1 1/2" X 0.080") OR FINISH (1 1/2" X 0.072") NAILS SPACED 6 INCHES ON PANEL EDGES, 12 INCHES AT INTERMEDIATE SUPPORTS. (“k) PANEL SUPPORTS AT 24 INCHES. CASING OR FINISH NAILS SPACED 6 INCHES ON PANEL EDGES, 12 INCHES AT INTERMEDIATE SUPPORTS. (“l) FOR ROOF SHEATHING APPLICATIONS, 8D (2 1/2" X 0.113") NAILS ARE THE MINIMUM REQUIRED FOR WOOD STRUCTURAL PANELS. (“m) STAPLES SHALL HAVE A MINIMUM CROWN WIDTH OF 7/16 INCH. (“n) FOR ROOF SHEATHING APPLICATIONS, FASTENERS SPACED 4 INCHES ON CENTER AT EDGES, 8 INCHES AT INTERMEDIATE SUPPORTS. (“o) FASTENERS SPACED 4 INCHES ON CENTER AT EDGES, 8 INCHES AT INTERMEDIATE SUPPORTS FOR SUBFLOOR AND WALL SHEATHING AND 3 INCHES ON CENTER AT EDGES, 6 INCHES AT INTERMEDIATE SUPPORTS FOR ROOF SHEATHING. (“p) FASTENERS SPACED 4 INCHES ON CENTER AT EDGES, 8 INCHES AT INTERMEDIATE SUPPORTS.		



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PROJECT

KWIK TRIP #127

DE PERE - 2016

REMODEL

DE PERE WISCONSIN

REVISION SCHEDULE		
NO	DATE	DESCRIPTION

PROJECT NO. 15-18580

FILE NAME

DRAWN BY ALF

DESIGNED BY NJE

REVIEWED BY NJE

ISSUE DATE 01/08/16

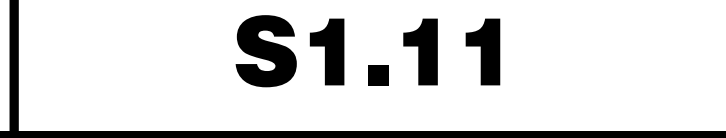
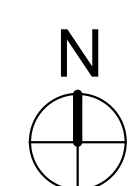
CLIENT PROJECT NO.

TITLE

STRUCTURAL
NAILING
SCHEDULE

SHEET

S1.01



2 FLOOR CONSTRUCTION JOINT DETAIL
1" = 1'-0"

3 FLOOR CONTROL JOINT DETAIL
1" = 1'-0"

4 FLOOR MAT DETAIL
1 1/2" = 1'-0"

5 FREEZER RECESS DETAIL
1 1/2" = 1'-0"

WALL LEGEND	
	EXISTING CONSTRUCTION TO REMAIN
	NEW CONSTRUCTION

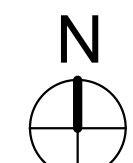
KEYNOTE LEGEND	
50	4" CIP CONCRETE SLAB WITH 8"x8" THICKENED EDGES ALONG PERIMETER. REINFORCE WITH #4 BARS @ 24" OC/W. PIN/OWELL INTO EXISTING ADJACENT SLAB AND FOUNDATION WALL @ 24" OC. ADHERE WITH SIMPSON SET XP.
51	3" 1/2" RECESS AT FREEZER SLAB. VERIFY ALL FREEZER CRITERIA WITH FREEZER MANUFACTURER AND KWIK TRIP'S PROJECT MANAGER.
52	DROP FOUNDATION WALL 8" AT STOOP SLAB TO ALLOW SLAB TO EXTEND OVER T.O. FOUNDATION WALL. REFER TO TYPICAL STOOP DETAIL FOR FOUNDATION PLAN.
54	FLUSH DRAIN SHOWN FOR REFERENCE. REFER TO MECHANICAL DOCUMENTS. CONFIRM LOCATION WITH KWIK TRIP'S PROJECT MANAGER.

COOLER AND FREEZER NOTES

1. VERIFY/PROVIDE 5/8" MOISTURE/MOLD RESISTANT GYPSUM FINISH AT WALLS BEHIND ALL COOLERS/FREEZERS.
2. ALL COOLER/FREEZER WALLS EXPOSED TO SALES FLOOR SHALL HAVE 5/8" MOISTURE/MOLD RESISTANT GYPSUM FINISH.
3. CONFIRM FINISH CRITERIA FOR ALL COOLER/FREEZER WALLS WITH KWIK TRIP'S PROJECT MANAGER PRIOR TO COMMENCING WORK.
4. VERIFY FLOOR SLAB CRITERIA WITH COOLER/FREEZER MANUFACTURER AND KWIK TRIP'S PROJECT MANAGER PRIOR TO COMMENCING WORK.

1 SLAB AND CONTROL JOINT PLAN
1/4" = 1'-0"

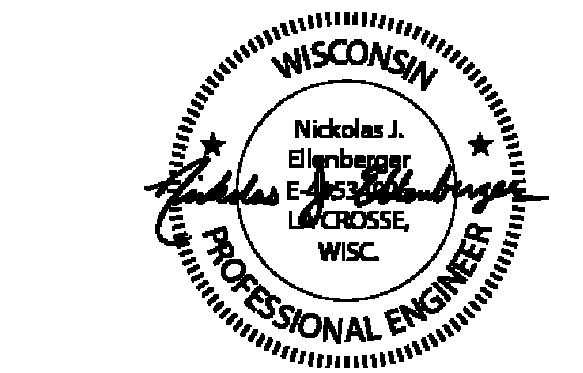
KEYPLAN



SLAB AND CONTROL JOINT PLAN

SHEET

S1.12



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PROJECT

KWIK TRIP #127 DE PERE - 2016 REMODEL

DE PERE

WISCONSIN

[illegible]

PROJECT NO.	15-18580
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FILE NAME

DRAWN BY ALF

DESIGNED BY NJE

REVIEWED BY	NJE
-------------	-----

ISSUE DATE	01/08/1
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TITLE

SLAB AND CONTROL JOINT PLAN

SHEET

S1.12



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PROJECT

KWIK TRIP #127
DE PERE - 2016
REMODEL

DE PERE WISCONSIN

REVISION SCHEDULE		
NO	DATE	DESCRIPTION

PROJECT NO.	15-18580
FILE NAME	
DRAWN BY	JAB
DESIGNED BY	JAB
REVIEWED BY	AJE
ISSUE DATE	1/8/2016
CLIENT PROJECT NO.	

TITLE

**PLUMBING
DEMOLITION**

SHEET

M1.11

PLUMBING SYMBOL SCHEDULE			
	BALL VALVE		SANITARY SEWER
	BUTTERFLY VALVE		COMPRESSED AIR PIPING
	GATE VALVE		GAS
	GAS COCK		VENT
	CHECK VALVE		COLD WATER
	IN LINE PUMP		HOT WATER
	STRAINER		FILTERED WATER (FW) OR SCALE TREATED WATER (STW)
	MANUAL FLOW CONTROL VALVE	FCO	FLOOR CLEANOUT
	UNION	WHTR	WATER HEATER
	METER	FD	FLOOR DRAIN
	PIPING DROP	HB	HOSE BIBB
	INLINE PIPING DROP	L	LAVATORY
	PIPING RISE	MB	MOP BASIN
	PIPE CAP	RPBP	REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER
	PIPE BREAK	S	SINK
	WALL CLEANOUT/ END FERRULE CLEANOUT	SW	SITE WASTE
	CONNECT TO EXISTING	VTR	VENT THROUGH ROOF
	THERMOMETER	WSB	WATER SUPPLY BOX
	CLEAN OUT	WC	WATER CLOSET
	FLOOR DRAIN	NFWH	FIRE CONNECTION / WALL HYDRANT
	FLOOR SINK	WCO	WALL CLEANOUT
	WALL HYDRANT/ HOSE BIBB	A.F.F.	ABOVE FINISHED FLOOR
	REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER		
	XX	FIXTURE UNIT VALUE	

- SHEET NOTES
1.

ALL EXISTING EQUIPMENT AND PIPING INDICATED ON PLANS ARE BASED ON INFORMATION FROM CONSTRUCTION DOCUMENTS AND FIELD VERIFICATION OF THE EXISTING BUILDING. CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS.
2.

ALL DEMOLISHED EQUIPMENT SHALL BE COORDINATED WITH KWIK TRIP AND SHALL BE TURNED OVER IF REQUESTED.
3.

CONTRACTOR SHALL PROVIDE DRAIN AND WATER CONNECTION TO EACH PIECE OF EQUIPMENT AS NECESSARY PER MANUFACTURER REQUIREMENTS. CONTRACTOR TO VERIFY EQUIPMENT AND COORDINATE WITH EQUIPMENT SUPPLIER.
4.

ALL IN-CABINET PIPING SHALL BE INSTALLED TIGHT TO WALL AND COORDINATED WITH CABINETRY TO ALLOW ACCESS TO VALVES AND BFF.
5.

ALL WORK SHALL BE COORDINATED WITH OTHER DISCIPLINES.
6.

ALL PIPING SHALL BE INSTALLED AS HIGH AS POSSIBLE UNLESS OTHERWISE NOTED.

- KEYNOTE LEGEND
- 1

DEMOLISH WATER METER, VALVES, AND PIPING. WATER METER AND VALVES TO BE REUSED.
- 2

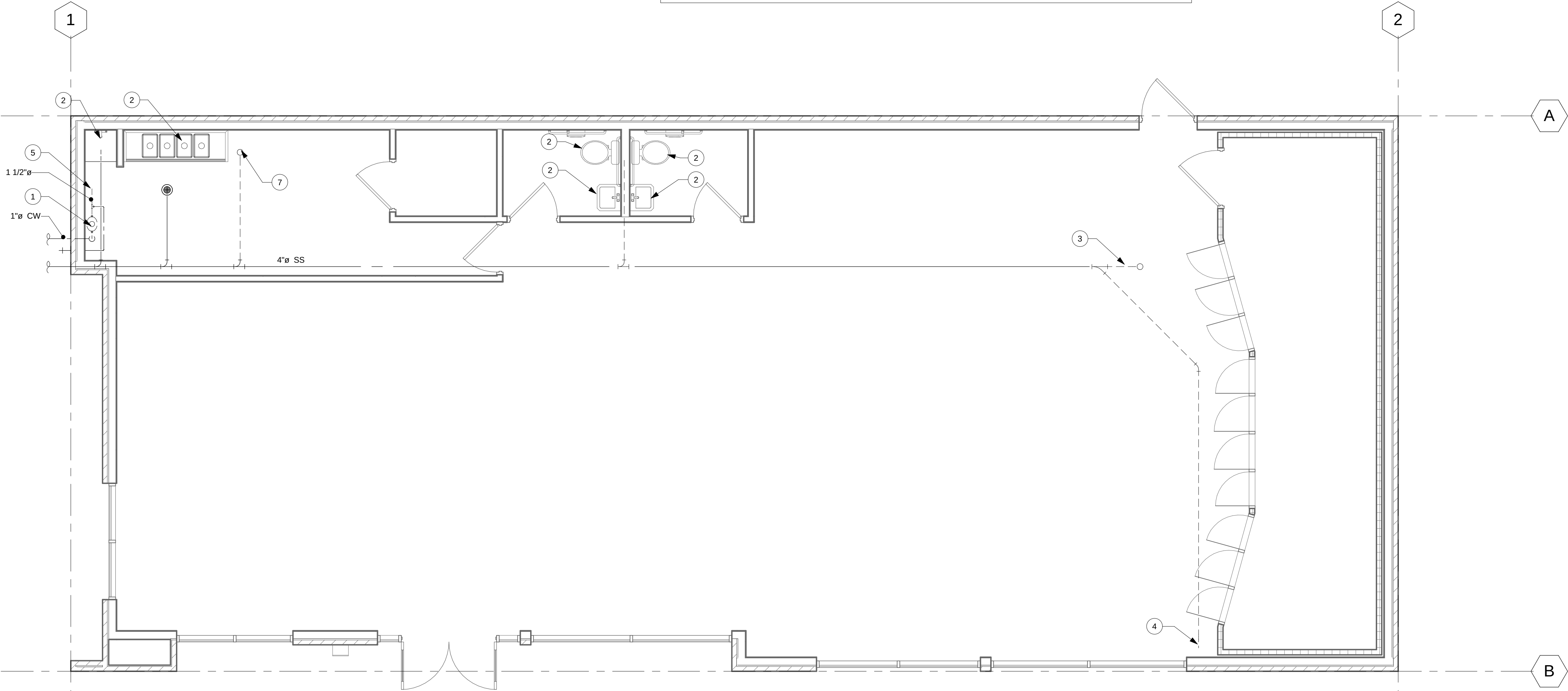
DEMOLISH PLUMBING FIXTURE. DEMOLISH SANITARY BELOW FLOOR AND DEMOLISH WATER PIPING INTO WALL. ALL UNUSED PIPING SHALL BE DISCONNECTED FROM MAIN AND CAPPED AT MAIN. PIPING SHALL BE REMOVED IF ACCESSIBLE OR ABANDONED IF UNACCESSABLE.
- 3

DEMOLISH CLEANOUT AND SANITARY PIPING TO ALLOW FOR NEW WORK.
- 4

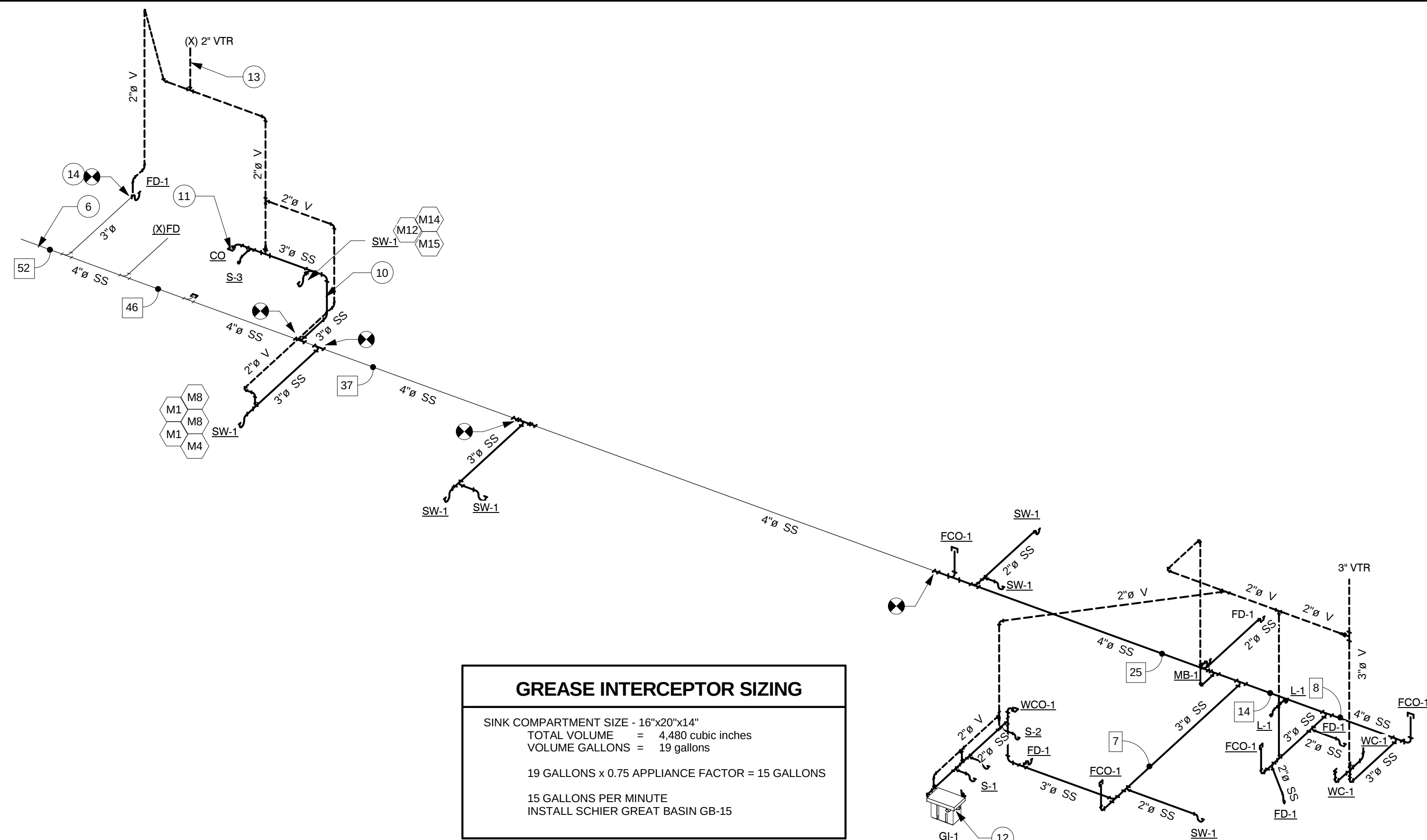
DEMOLISH SITE WASTE AND SANITARY PIPING DOWN BELOW FLOOR ELEVATION. SANITARY PIPING TO BE ABANDONED.
- 5

DEMOLISH ALL WATER PIPING BACK TO MAIN TO THIS POINT TO ALLOW FOR NEW WORK.
- 7

DEMOLISH CLEANOUT AND SANITARY PIPING DOWN BELOW FLOOR ELEVATION. SANITARY PIPING TO BE ABANDONED.



1 PLUMBING DEMOLITION
1/4" = 1'-0"



GREASE INTERCEPTOR SIZING

SINK COMPARTMENT SIZE - 16"x20"x14"

TOTAL VOLUME = 4,480 cubic inches

VOLUME GALLONS = 19 gallons

19 GALLONS x 0.75 APPLIANCE FACTOR = 15 GALLONS

15 GALLONS PER MINUTE

INSTALL SCHIER GREAT BASIN GB-15

- SHEET NOTES**
- ALL EXISTING EQUIPMENT AND PIPING INDICATED ON PLANS ARE BASED ON INFORMATION FROM CONSTRUCTION DOCUMENTS AND FIELD VERIFICATION OF THE EXISTING BUILDING. CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS.
 - ALL DEMOLISHED EQUIPMENT SHALL BE COORDINATED WITH KWIK TRIP AND SHALL BE TURNED OVER IF REQUESTED.
 - CONTRACTOR SHALL PROVIDE DRAIN AND WATER CONNECTION TO EACH PIECE OF EQUIPMENT AS NECESSARY PER MANUFACTURER REQUIREMENTS. CONTRACTOR TO VERIFY EQUIPMENT AND COORDINATE WITH EQUIPMENT SUPPLIER.
 - ALL IN-CABINET PIPING SHALL BE INSTALLED TIGHT TO WALL AND COORDINATED WITH CABINETS TO ALLOW ACCESS TO VALVES AND BFP.
 - ALL WORK SHALL BE COORDINATED WITH OTHER DISCIPLINES.
 - ALL PIPING SHALL BE INSTALLED AS HIGH AS POSSIBLE UNLESS OTHERWISE NOTED.

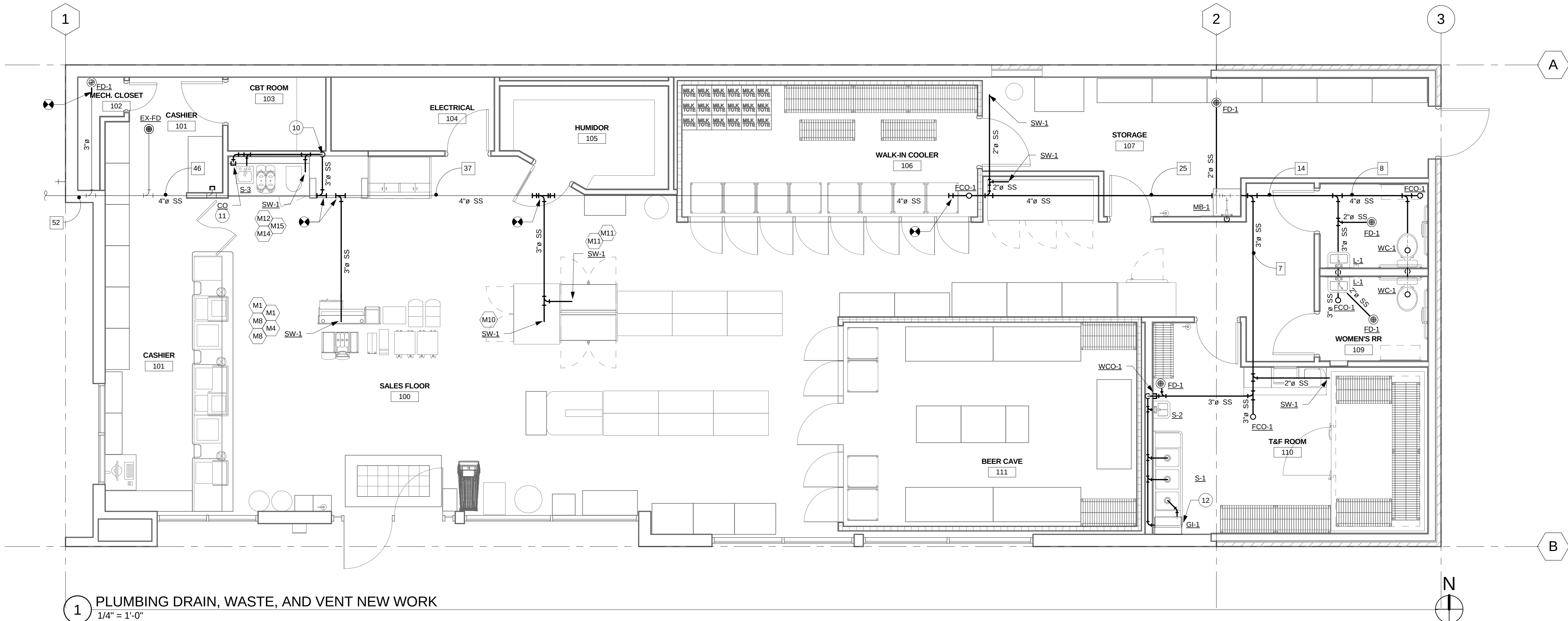
KEYNOTE LEGEND

6	EXISTING SANITARY SEWER.
10	3" SANITARY SEWER INTO CABINET SPACE.
11	PROVIDE CLEANOUT WITH THREADED PLUG.
12	INSTALL GREASE INTERCEPTOR ABOVE FLOOR.
13	2" VENT PIPING TO EXISTING 2" VENT THROUGH ROOF.
14	PROVIDE NEW FLOOR DRAIN AND CONNECT TO FORMER MOP BASIN SANITARY AND VENT PIPING.

EQUIPMENT SCHEDULE

M1	COFFEE BREWER
M4	FOAMMASTER ESPRESSO MACHINE
M8	IMIX-3 MACHINE
M10	REFRIGERATED MEAT CASE
M11	3 DOOR FREEZER
M12	MALT MACHINE
M14	SMOOTHIE MACHINE
M15	FOUNTAIN MACHINE

2 DRAIN, WASTE AND VENT ISOMETRIC



1 PLUMBING DRAIN, WASTE, AND VENT NEW WORK
1/4" = 1'-0"



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PROJECT

**KWIK TRIP #127
DE PERE - 2016
REMODEL**

DE PERE WISCONSIN

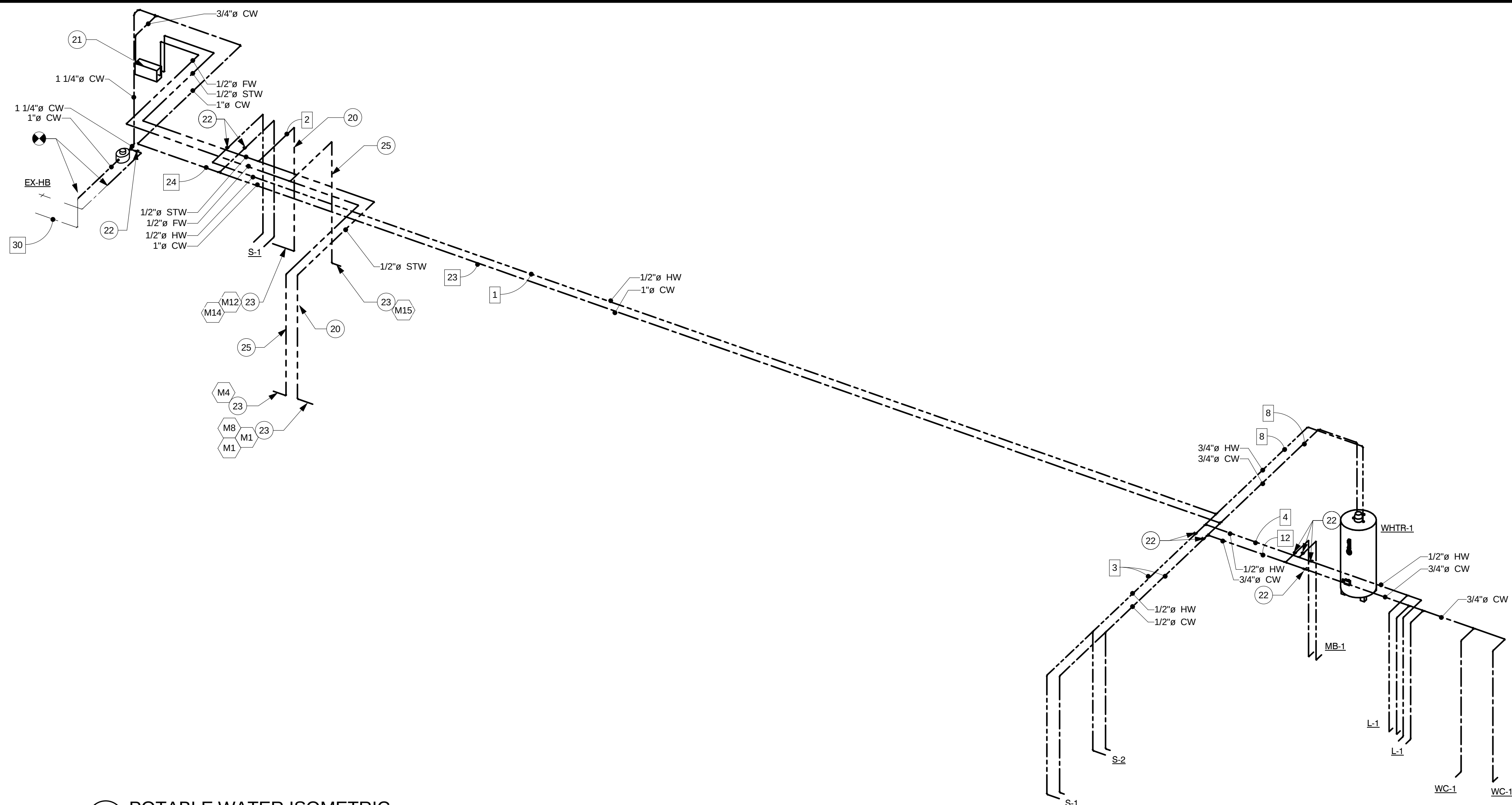
REVISION SCHEDULE

NO	DATE	DESCRIPTION

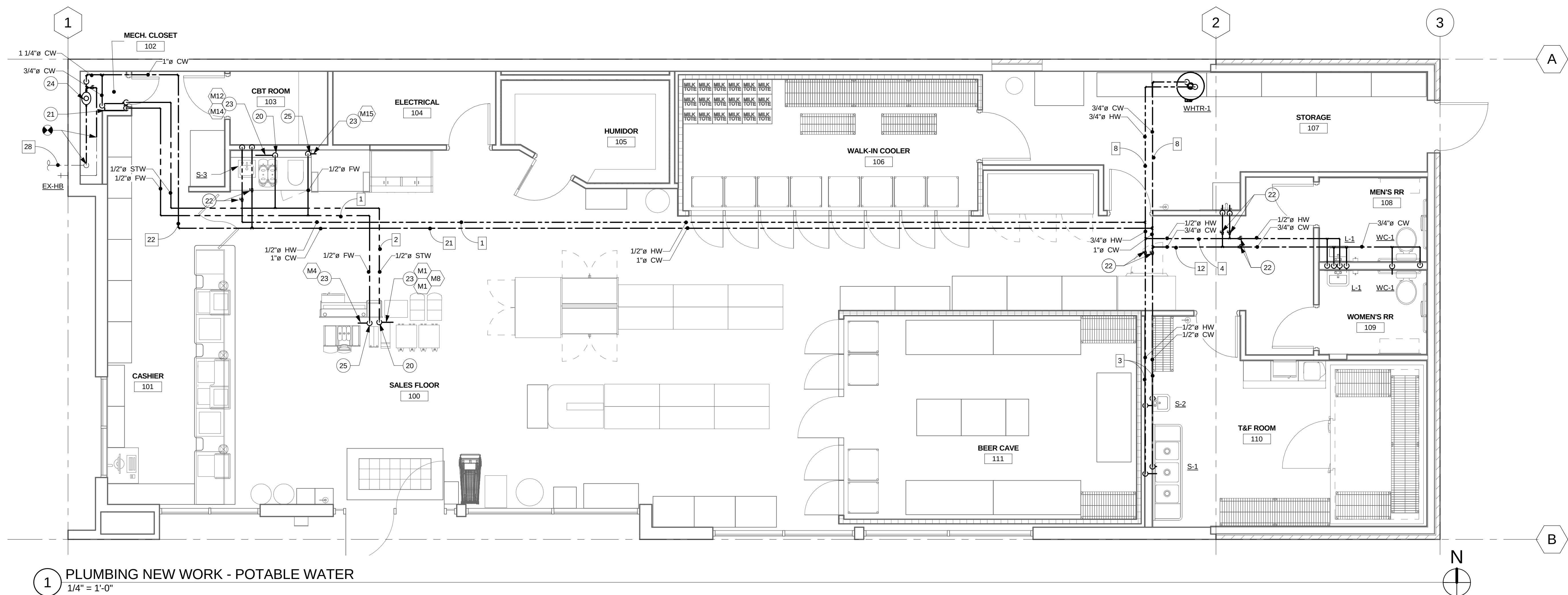
PROJECT NO.	15-18580
FILE NAME	
DRAWN BY	JAB
DESIGNED BY	JAB
REVIEWED BY	AJE
ISSUE DATE	1/8/2016
CLIENT PROJECT NO.	

**PLUMBING
DRAIN, WASTE
AND VENT NEW
WORK**

SHEET
M1.21



2 POTABLE WATER ISOMETRIC



1 PLUMBING NEW WORK - POTABLE WATER
1/4" = 1'-0"

SHEET NOTES

1. ALL EXISTING EQUIPMENT AND PIPING INDICATED ON PLANS ARE BASED ON INFORMATION FROM CONSTRUCTION DOCUMENTS AND FIELD VERIFICATION OF THE EXISTING BUILDING. CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS.
2. ALL DEMOLISHED EQUIPMENT SHALL BE COORDINATED WITH KWIK TRIP AND SHALL BE TURNED OVER IF REQUESTED.
3. CONTRACTOR SHALL PROVIDE DRAIN AND WATER CONNECTION TO EACH PIECE OF EQUIPMENT AS NECESSARY PER MANUFACTURER REQUIREMENTS. CONTRACTOR TO VERIFY EQUIPMENT AND COORDINATE WITH EQUIPMENT SUPPLIER.
4. ALL IN-CABINET PIPING SHALL BE INSTALLED TIGHT TO WALL AND COORDINATED WITH CABINETY TO ALLOW ACCESS TO VALVES AND BFP.
5. ALL WORK SHALL BE COORDINATED WITH OTHER DISCIPLINES.
6. ALL PIPING SHALL BE INSTALLED AS HIGH AS POSSIBLE UNLESS OTHERWISE NOTED.

KEYNOTE LEGEND

20	1/2" SCALE TREATED WATER PIPING DOWN INTO CABINET SPACE. SEE DETAIL 6/M1.31 FOR CONNECTION TO NEW EQUIPMENT.
21	NEW WATER FILTRATION SYSTEM. SEE DETAIL 1/M1.31.
22	PROVIDE SHUTOFF VALVE.
23	PROVIDE SHUTOFF VALVE AND BACKFLOW PREVENTOR FOR SHOWN EQUIPMENT. PROVIDE ADDITIONAL SHUTOFF VALVE AND BACKFLOW PREVENTOR AND CAP FOR FUTURE EQUIPMENT.
24	NEW LOCATION OF WATER METER AND VALVES.
25	1/2" FILTRATED WATER PIPING DOWN INTO CABINET SPACE. SEE DETAIL 6/M1.31 FOR CONNECTION TO NEW EQUIPMENT.

EQUIPMENT SCHEDULE

M1	COFFEE BREWER
M4	FOAMMASTER ESPRESSO MACHINE
M8	IMIX-3 MACHINE
M12	MALT MACHINE
M14	SMOOTHIE MACHINE
M15	FOUNTAIN MACHINE



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PROJECT

KWIK TRIP #127 DE PERE - 2016 REMODEL

DE PERE

WISCONSIN

[illegible]

PROJECT NO.	15-18580
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FILE NAME

DRAWN BY JAE

DESIGNED BY JAE

REVIEWED BY AJE

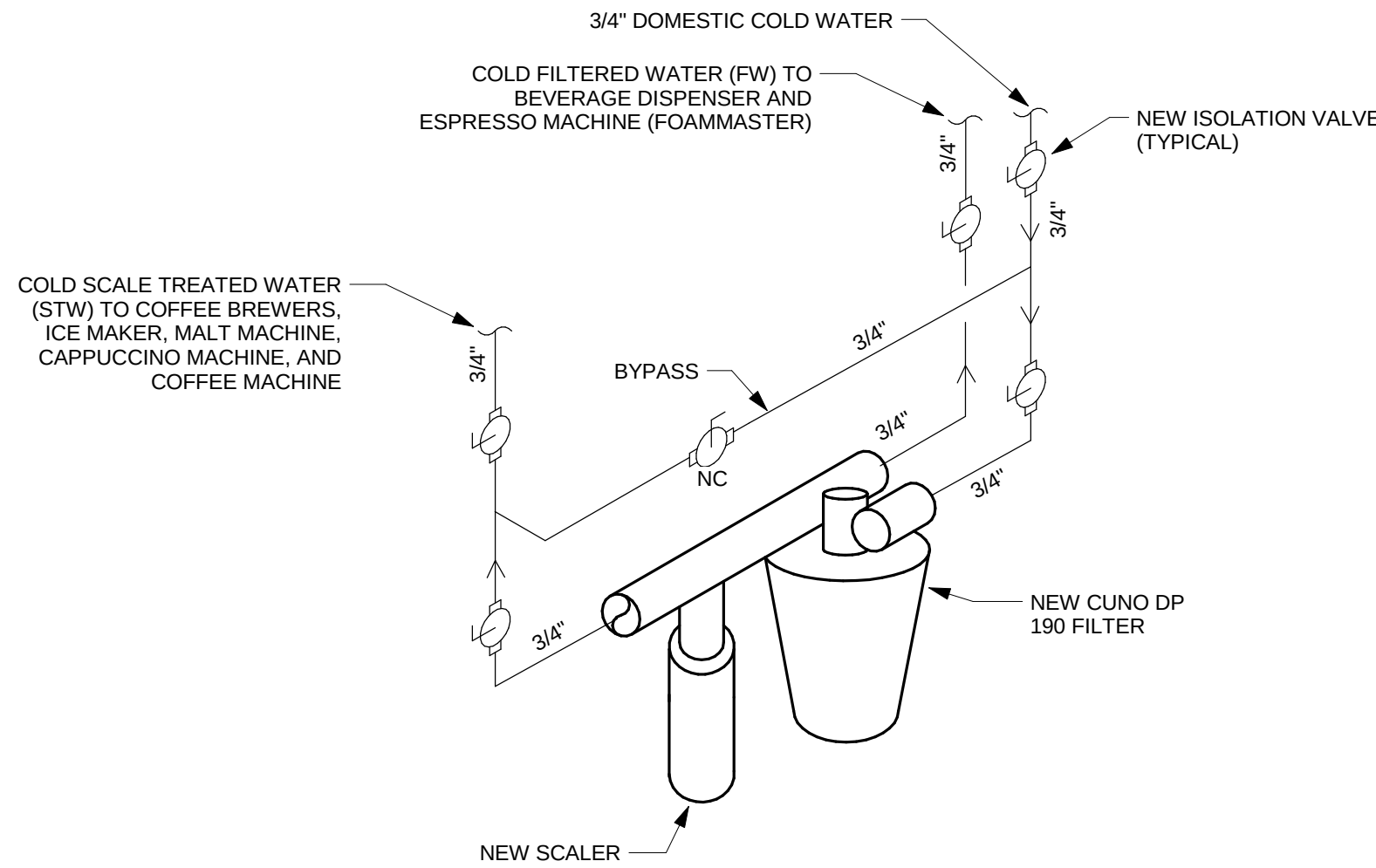
ISSUE DATE	1/8/
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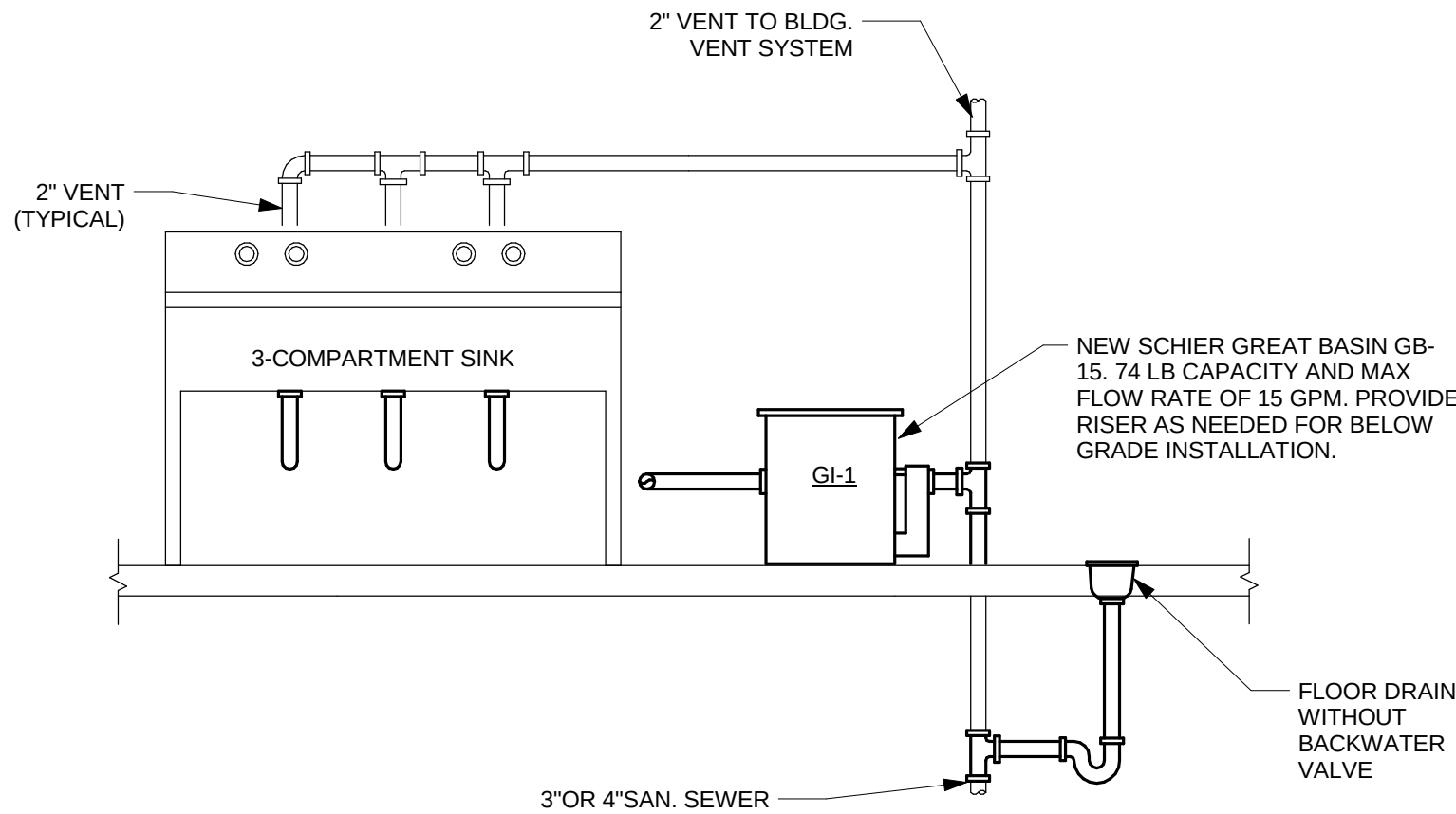
**PLUMBING
POTABLE WATER
NEW WORK**

SHEET

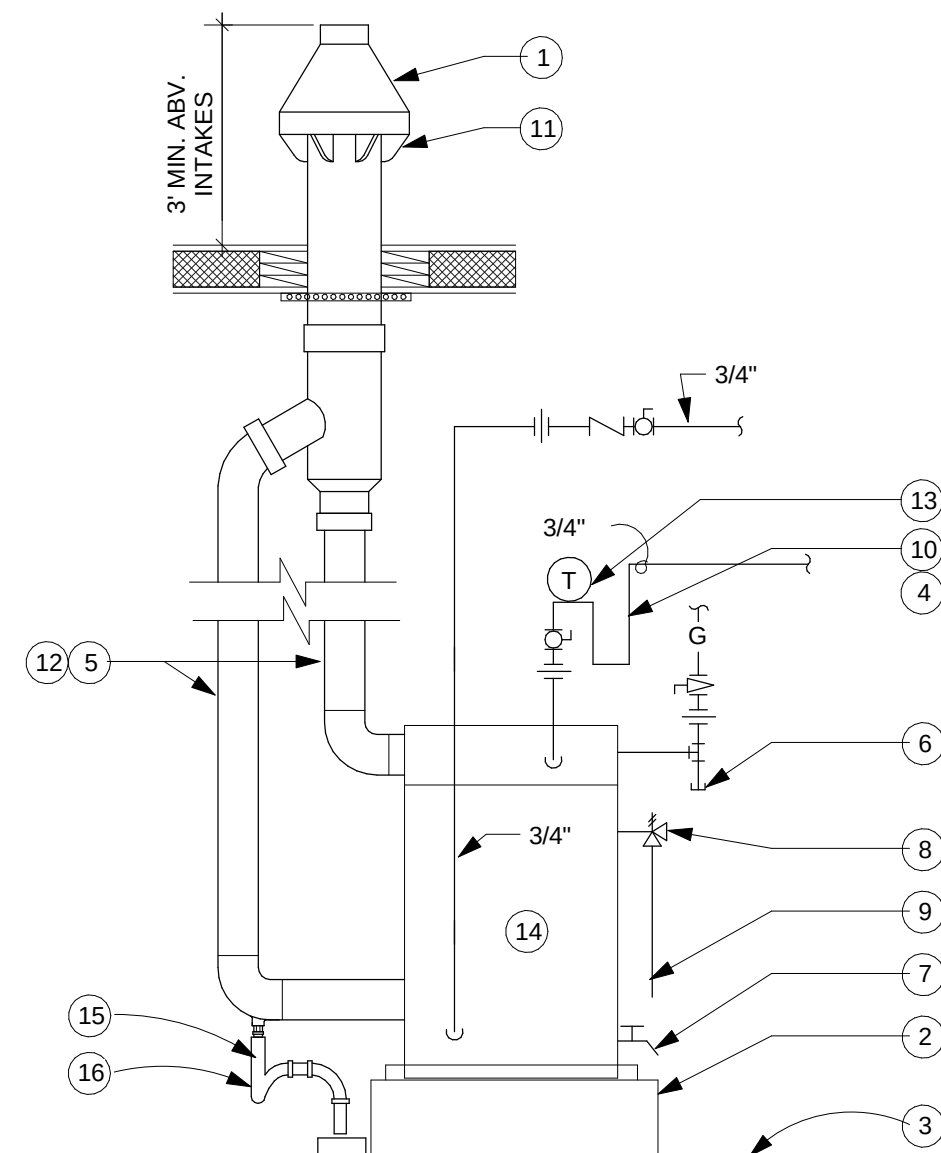
M1.22



1 FILTERED COLD WATER DETAIL
NOT TO SCALE

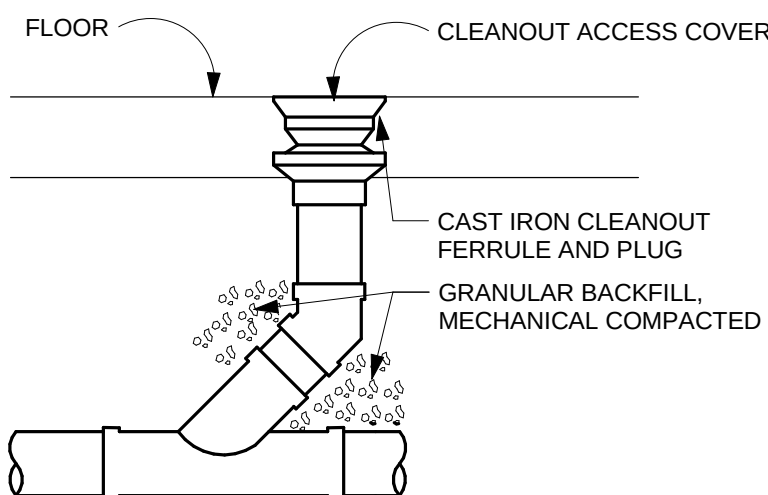


2 3-COMPARTMENT SINK W/ INTEGRAL FLOW CONTROL ABOVE GRADE
NOT TO SCALE

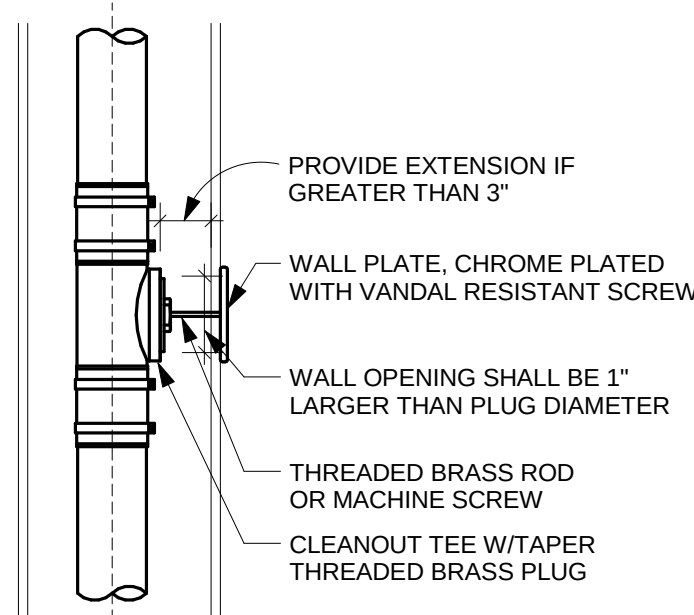


- 1 CONCENTRIC VENT THRU ROOF
- 2 WATER HEATER PLATFORM PROVIDED BY W.H. MANUFACTURER.
- 3 FINISHED FLOOR
- 4 NOT USED
- 5 SCHEDULE 40 PVC, MINIMIZE TURNS AND TRANSITIONS.
- 6 GAS COCK VALVE WITH FULL SIZE DIRT LEG
- 7 3/4" DRAIN WITH VALVE & CAP
- 8 COMBINATION TEMPERATURE AND PRESSURE RELIEF PER LOCAL CODE
- 9 RUN T&P DISCHARGE FULL SIZE TO HUB DRAIN
- 10 22" DEEP HEAT TRAP
- 11 AIR INTAKE W/ INTERNAL INSECT SCREEN PROVIDED BY MFR.
- 12 SUPPORT VENT PIPE RUNS EVERY 5'-0" VERTICALLY AND EVERY 3'-0" HORIZONTALLY.
- 13 OUTLET THERMOMETER PROVIDED BY MFR. LOCATE WITHIN 12" OF W.H. OUTLET.
- 14 SEE DETAIL SCHEDULE FOR ADDITIONAL INFORMATION.
- 15 DRAIN PAN TO FLOOR DRAIN.
- 16 P-TRAP AND LINE TO DRAIN PROVIDED BY MANUFACTURER. LEAVE AIR GAP BETWEEN BOTTOM OF TRAP AND DRAIN.

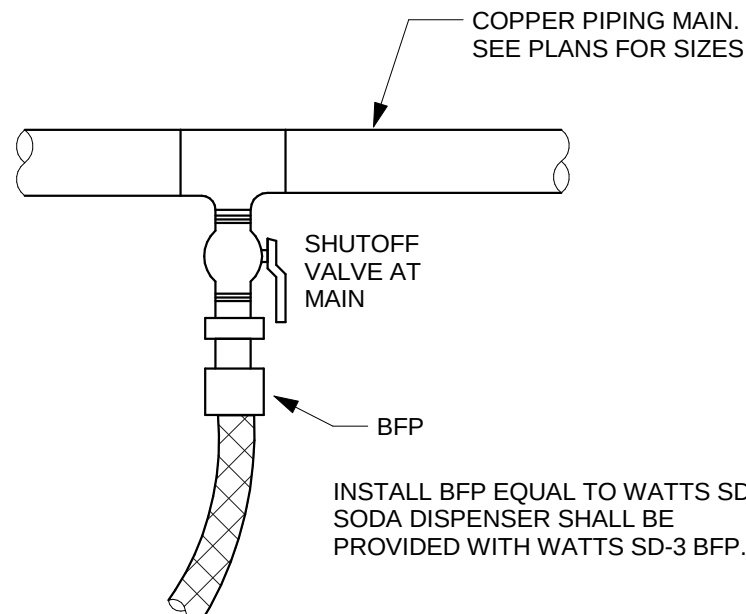
3 WATER HEATER DETAIL - CONCENTRIC THROUGH ROOF
NOT TO SCALE



4 FLOOR CLEANOUT DETAIL
NOT TO SCALE



5 WALL CLEANOUT DETAIL
NOT TO SCALE



6 FLEXIBLE SUPPLY TUBING DETAIL
NOT TO SCALE

WATER HEATER SCHEDULE														
MARK	MFG	MODEL	TANK VOL.	HEATING INPUT	RECOVERY RATE	TEMP RISE (°F)	GAS TYPE	GAS CONN. SIZE	CW CONN. SIZE	HW CONN. SIZE	DRAIN CONN. SIZE	VENT/INTAKE TERMINAL	VOLTAGE / PH.	NOTES
WHTR-1	AO SMITH	BT-65	50 GALLON	100 MBH	129 GPH	90	NATURAL	3/4"	3/4"	3/4"	3/4"	3" / 3"	120 / 1	PROVIDE WITH T&P RELIEF VALVE

PLUMBING FIXTURE SCHEDULE											
FIXTURE	MFG	MODEL	TRIM			PIPE CONNECTIONS				FINISH / COLOR	NOTES:
			MFG	MODEL	TYPE	WASTE	VENT	HOT WATER	COLD WATER		
S-1	UNIVERSAL	3N1620-2D18	T&S	B-0133-01	OVERHEAD SPRAY	1 1/2"	1 1/2"	1/2"	1/2"	STAINLESS STEEL	1,2
S-2	ADVANCE TABCO	7-PS-23	T&S	B-0325-LN	LEVER HANDLE FAUCET	1 1/2"	1 1/2"	1/2"	1/2"	STAINLESS STEEL	3,4
S-3	ELKAY	BPSR15	T&S	B-0325-LN	LEVER HANDLE FAUCET	1 1/2"	1 1/2"	1/2"	1/2"	STAINLESS STEEL	5,6
FCO-1	WADE	6000 SERIES				SEE PLANS					7
WCO-1	ZURN	CO-2411	ZURN	CO2530	ROUND COVER	SEE PLANS					7
FD-1	WADE	1100 SERIES				SEE PLANS					8,9,10
MB-1	MUSTEE	63M	CHICAGO	835-XKCP	EXPOSED PIPE MOP SINK	2"	1-1/2"	1/2"	1/2"		11
SW-1						SEE PLANS					12
NOTES:											
1	3 COMPARTMENT SINK PROVIDED WITH DRAINING WASTE VALVE WITH FLAT STRAINER, PROVIDED BY OWNER AND INSTALLED BY CONTRACTOR.										
2	PROVIDED WITH B-WH4 WRIST BLADES, ADD-ON FAUCET WITH 14" NOZZLE, B-0056-H HOSE AND WALL BRACKET BY OWNER AND INSTALLED BY CONTRACTOR.										
3	9"X9" BOWL WITH 12" HIGH SIDE SPLASHES AND DECK MOUNTED FAUCET. SINK AND FAUCET PROVIDED BY OWNER AND INSTALLED BY CONTRACTOR.										
4	PROVIDE AND INSTALL WITH 16 GAUGE P-TRAP, ANGLE STOPS WITH LOOSE KEY HANDLES, GRID STRAINER, GOOSENECK SPOUT WITH 4" DECK AND BLADE HANDLES										
5	SINGLE COMPARTMENT SINK PROVIDED WITH GRID STRAINER, SUPPLIED AND INSTALLED BY CONTRACTOR.										
6	FAUCET PROVIDED BY OWNER AND PROVIDED WITH GOOSENECK SPOUT WITH 4" DECK AND BLADE HANDLES.										
7	CLEANOUTS SHALL BE SIZED PER PLANS										
8	PROVIDE AND INSTALL UNIT FOR FINISHED FLOOR, ROUND NICKEL BRONZE TOP										
9	FLOOR DRAINS SHALL BE SIZED PER PLANS										
10	PROVIDE AND INSTALL UNIT WITH NICKEL BRONZE STRAINER										
11	PROVIDE AND INSTALL VACUUM BREAKER, PAIL HOOK, MOP HANGER AND STRAINER.										
12	PROVIDE 4" PVC INCREASER.										

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PROJECT

**KWIK TRIP #127
DE PERE - 2016
REMODEL**

DE PERE

WISCONSIN

REVISION SCHEDULE		
NO	DATE	DESCRIPTION

PROJECT NO. 15-18580

FILE NAME

DRAWN BY JAB

DESIGNED BY JAB

REVIEWED BY AJE

ISSUE DATE 1/8/2016

CLIENT PROJECT NO.

TITLE

**PLUMBING
DETAILS AND
SCHEDULES**

SHEET

M1.31



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PROJECT

**KWIK TRIP #127
DE PERE - 2016
REMODEL**

DE PERE

WISCONSIN

[illegible]

PROJECT NO.	15-18580
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FILE NAME

DRAWN BY JAE

DESIGNED BY JAE

REVIEWED BY AJE

ISSUE DATE	1/
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TITEL

HVAC DEMOLITION

SHEET

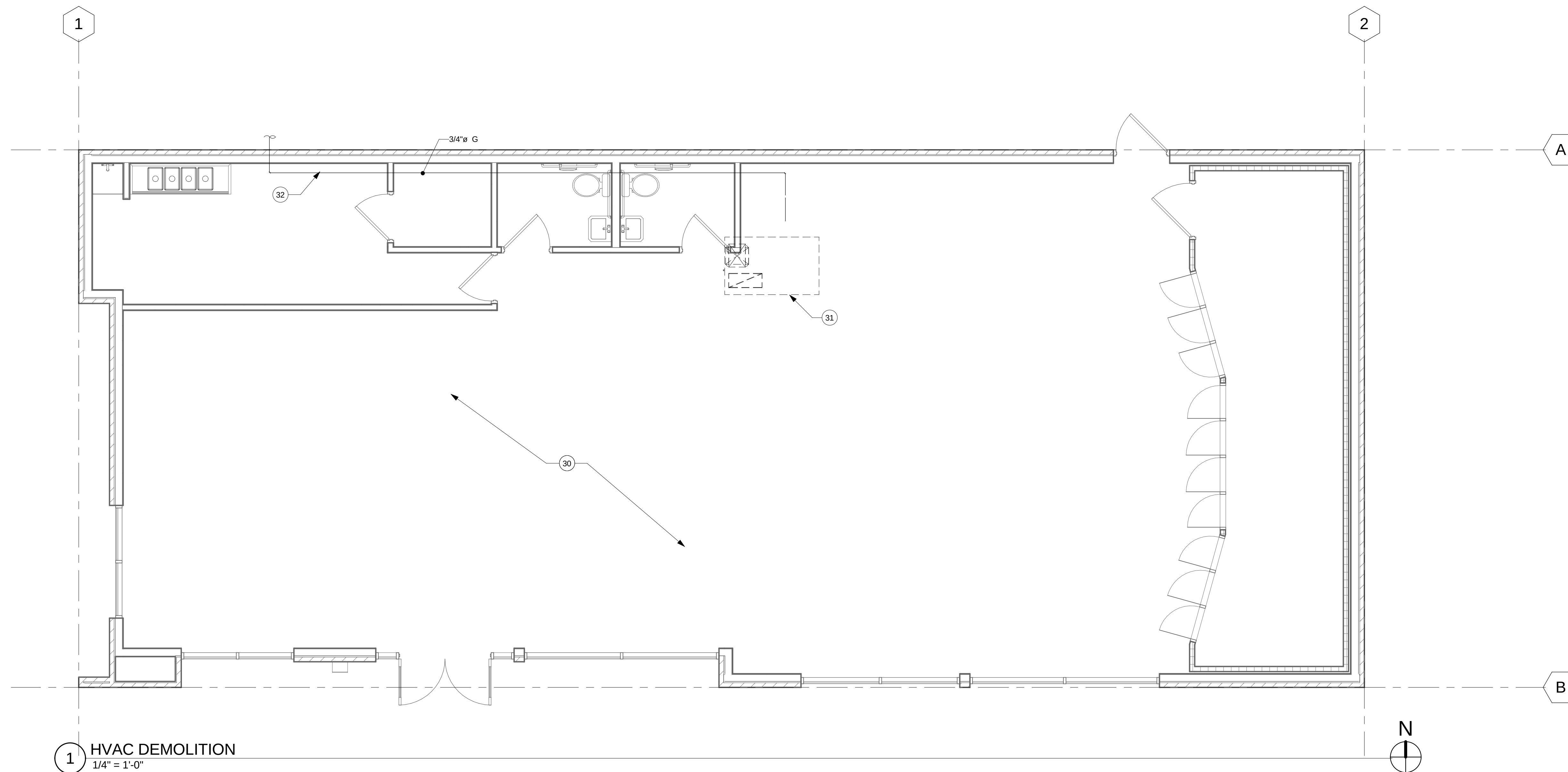
M2.11

SHEET NOTES

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2. ALL DEMOLISHED EQUIPMENT SHALL BE COORDINATED WITH KWIK TRIP AND SHALL BE TURNED OVER IF REQUESTED.
3. ALL DIFFUSERS AND GRILLES SHALL REMAIN AS EXISTING UNLESS OTHERWISE NOTED. NEW AND EXISTING DIFFUSERS AND GRILLS SHALL BE CLEANED.
4. ALL DEMOLISHED EQUIPMENT SHALL BE COORDINATED WITH KWIK TRIP AND SHALL BE TURNED OVER IF REQUESTED.
5. ALL WORK SHALL BE COORDINATED WITH OTHER DISCIPLINES.
6. CONTRACTOR TO VERIFY BALANCE DAMPERS IN SUPPLY DUCTWORK AND PROVIDE BALANCE DAMPERS IN EACH SUPPLY DUCTWORK TO GRILLE/DIFFUSER TO BALANCE SYSTEM.

KEYNOTE LEGEND

- | | |
|----|--|
| 30 | DEMOLISH ALL DIFFUSERS, DUCTWORK AND SUPPORTS. |
| 31 | DEMOLISH RTU AND ROOF CURB ON ROOF. GAS PIPING TO BE DEMOLISHED AS NEEDED FOR NEW WORK AND CAPPED. |
| 32 | GAS PIPING TO REMAIN. |



1 HVAC DEMOLITION
1/4" = 1'-0"

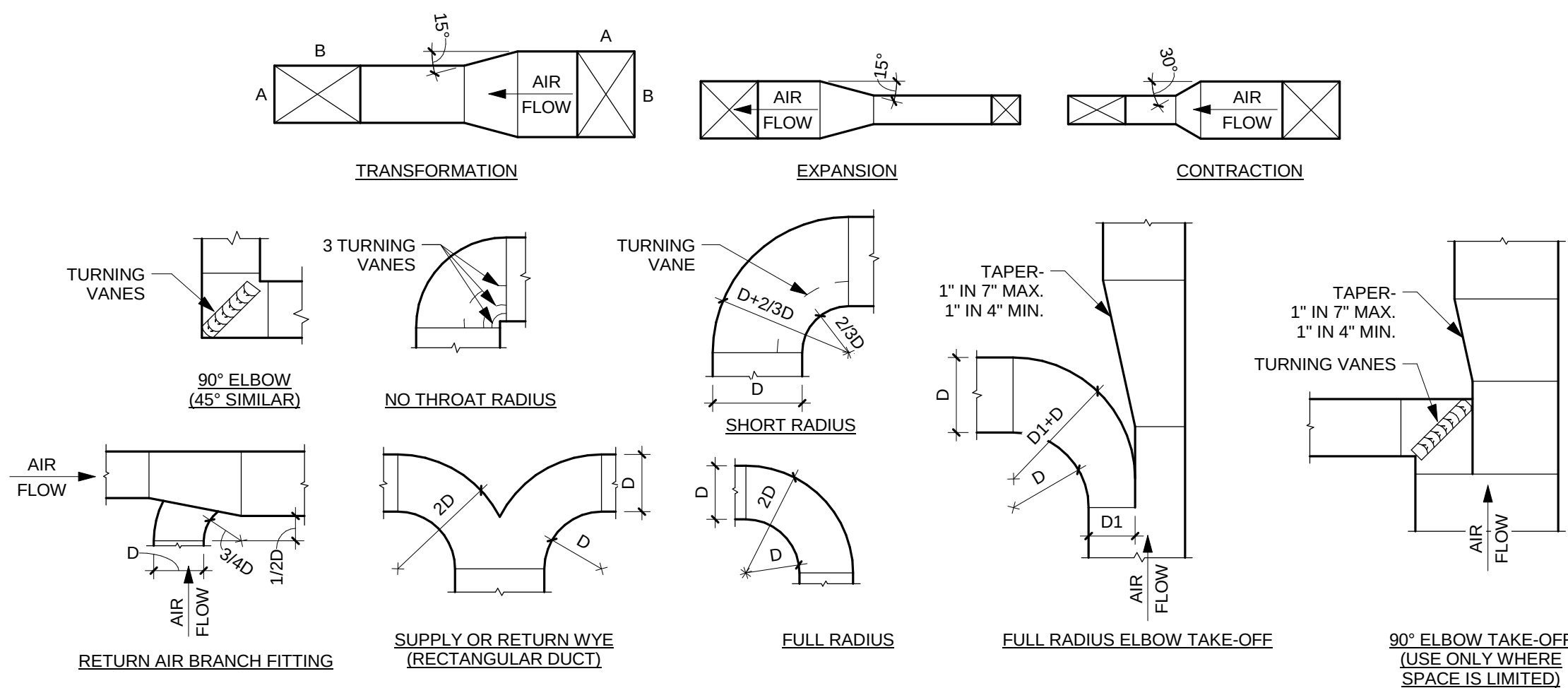


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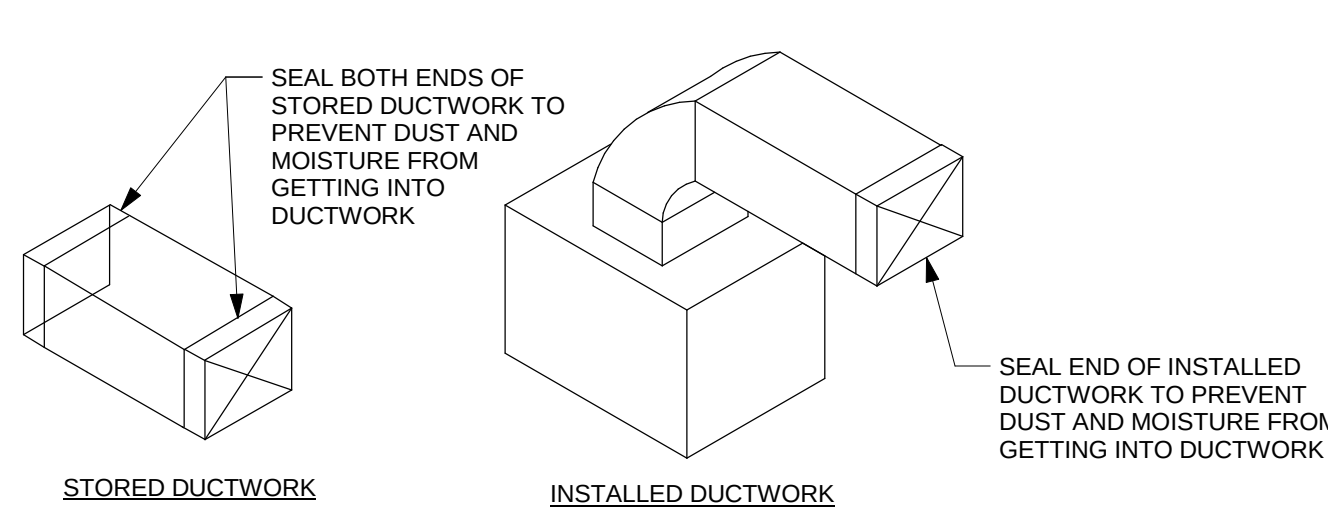
40	NEW SUPPLY DUCT AND RETURN DUCT DOWN FROM RTU ON ROOF.
41	PROVIDE WALLCAP WITH BUILT-IN BIRDSCREEN AND DAMPER
42	UNDERCUT DOOR 1".
43	PROVIDE 6" EXHAUST DUCT UP TO NEW ROOF VENT ON ROOF WITH BIRDSCREEN AND DAMPER.
44	3/4" GAS UP TO NEW RTU ON ROOF.
45	NEW RTU ON ROOF. CONNECT 3/4" GAS TO UNIT FROM EXISTING LINE.
46	EXISTING 3/4" GAS LINE TO EXISTING GAS METER. CONTRACTOR TO COORDINATE WITH UTILITY AND VERIFY GAS METER DELIVER 180 CFH.
47	3/4" GAS LINE DOWN TO WHF-1. COORDINATE WITH PLUMBING CONTRACTOR.

RTU-1

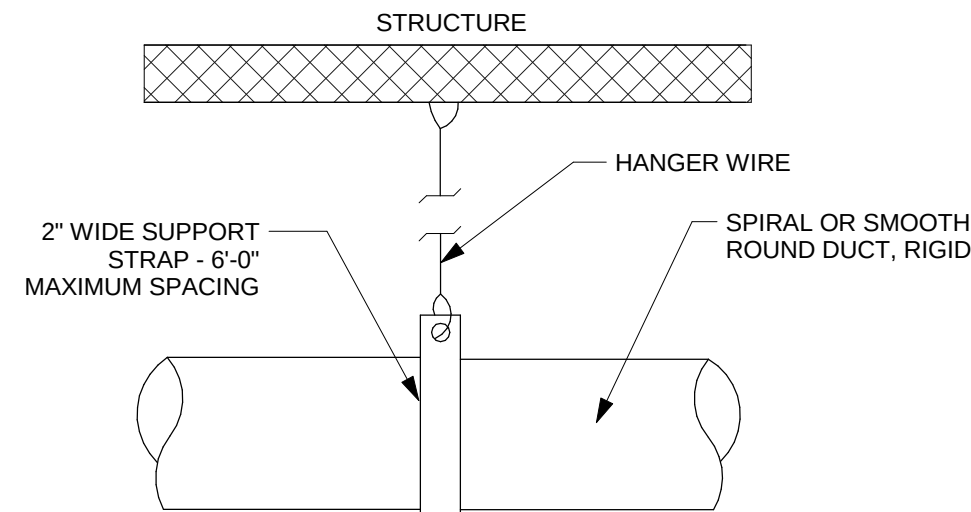
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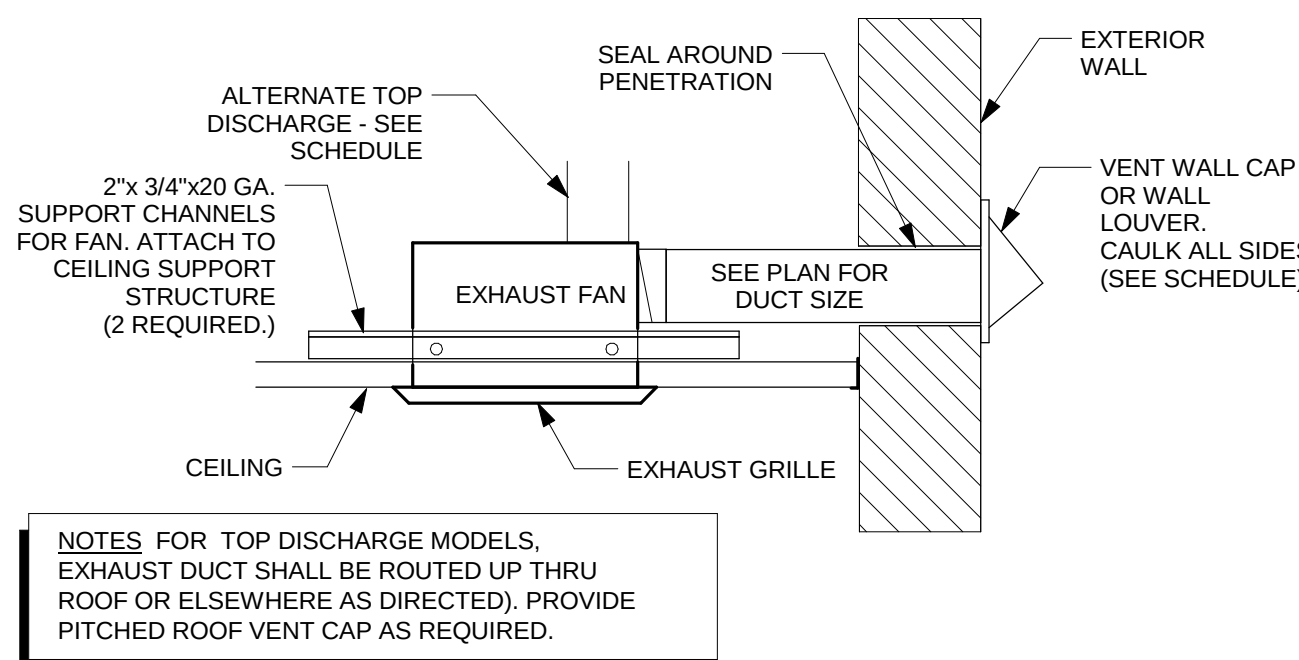
1 DETAIL - DUCT TRANSITIONS AND ELBOWS
NOT TO SCALE



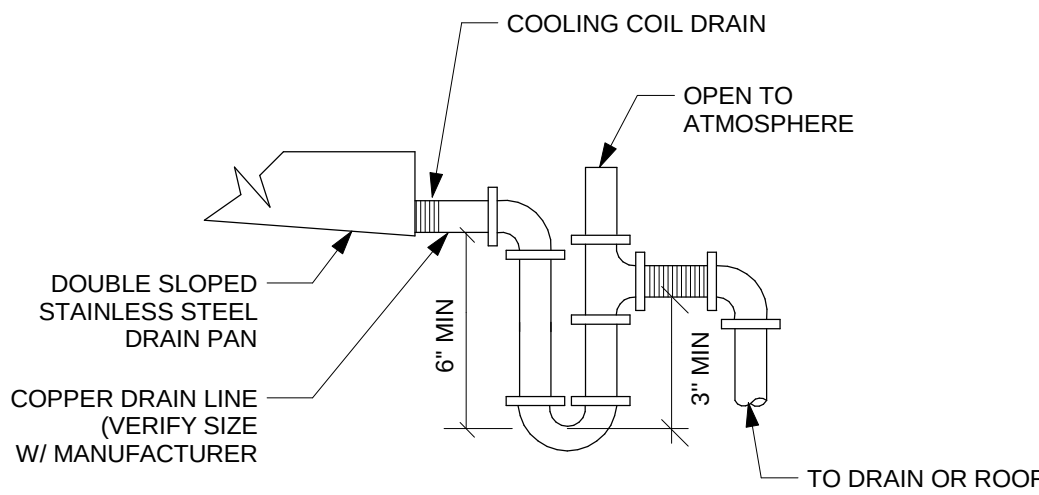
2 DETAIL - DUCTWORK PROTECTION
NOT TO SCALE



3 DETAIL - ROUND DUCT SUPPORT
NOT TO SCALE



4 DETAIL - BATHROOM EXHAUST FAN
NOT TO SCALE



5 DETAIL - CONDENSATE DRAIN, ROOFTOP UNIT
NOT TO SCALE

TYPICAL HVAC ANNOTATION, SYMBOLS, AND DETAIL LEGEND

ANNOTATION LEGEND

AHU-#	- AIR HANDLING UNIT
B-#	- BOILER
CC-#	- CHILLER
CC-#	- COOLING COIL
CU-#	- CONDENSING UNIT
CUH-#	- CABINET UNIT HEATER
EB-#	- ELECTRIC BASEBOARD
EF-#	- EXHAUST FAN (CABINET OR CEILING)
ERV-#	- ENERGY RECOVERY VENTILATOR
EW-#	- ELECTRIC WALL HEATER
EXP-#	- EXPANSION TANK
FT-#	- FINNED TUBE RADIATION
HRV-#	- HEAT RECOVERY VENTILATOR
HVAC-#	- HEATING, VENTILATION, AIR CONDITIONER UNIT
L-#	- LOUVER
MAU-#	- MAKE-UP AIR UNIT
MS-#	- MINISPLIT UNIT
P-#	- PUMP
PRV-#	- POWER ROOF VENTILATOR
PTAC-#	- PACKAGE TERMINAL AIR CONDITIONER
RIH-#	- ROOF INTAKE HOOD
RRH-#	- ROOF RELIEF HOOD
RTU-#	- ROOF TOP UNIT
UH-#	- UNIT HEATER
A.E.F.	- ABOVE FINISH FLOOR
EA	- EXHAUST AIR
MA	- MAKE UP AIR (CONDITIONED)
N.I.C.	- NOT IN CONTRACT
OA	- OUTSIDE AIR (UNCONDITIONED)
RA	- RETURN AIR
SA	- SUPPLY AIR
TO	- TRANSFER OPENING
TA	- TRANSFER AIR
TG	- TRANSFER GRILLE

SYMBOL LEGEND

○	- CONNECT TO EXISTING
⊖	- THERMOSTAT
⊕	- TEMPERATURE SENSOR
⊖	- HUMIDITY SENSOR
⊖	- DUCT SMOKE DETECTOR
⊖	- CARBON MONOXIDE SENSOR
⊖	- CARBON DIOXIDE SENSOR
⊖	- NITROGEN DIOXIDE SENSOR
⊖	- PRESSURE SENSOR

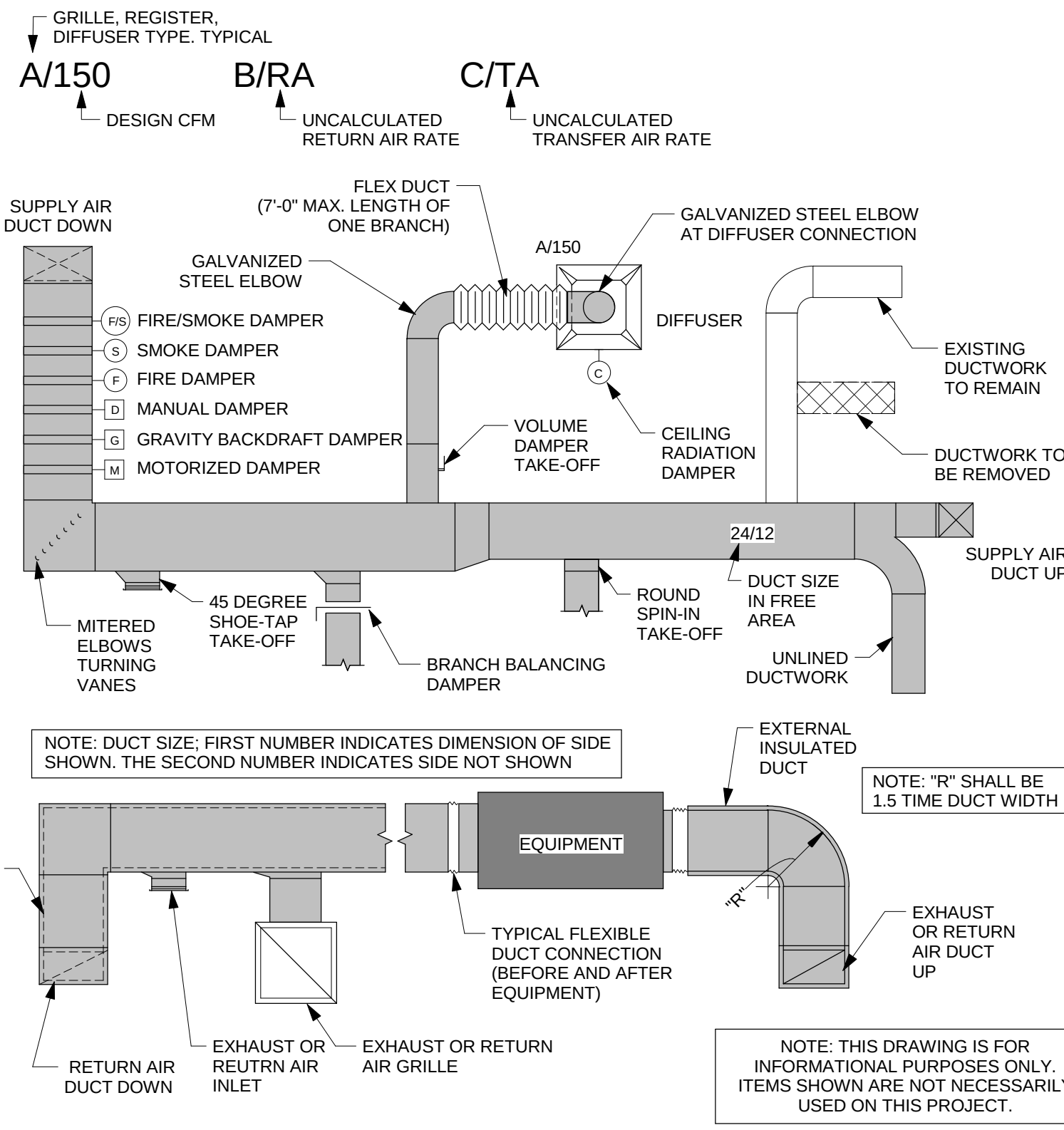
DUCTWORK LEGEND

---	- DUCTWORK (UNLINED)
---	- DUCTWORK (LINED)
---	- DUCTWORK (EXTERNAL INSULATION)
---	- EXISTING DUCTWORK
---	- NEW DUCTWORK
---	- DEMOLISH DUCTWORK
XX/XX	- RECTANGULAR DUCT SIZE
X"Ø	- ROUND DUCT SIZE
XX/XX"Ø	- FLAT OVAL DUCT SIZE

PIPING LEGEND

---	- HWS - HYDRONIC WATER SUPPLY
---	- HWR - HYDRONIC WATER RETURN
---	- LPS - LOW PRESSURE STEAM
---	- CD - CONDENSATE RETURN
---	- CWS - CHILLED WATER SUPPLY
---	- CWR - CHILLED WATER RETURN
---	- G - NATURAL GAS PIPING
---	- LP - LIQUID PROPANE (LP) PIPING

GRILLES, REGISTER, DIFFUSER TAG



ROOF TOP UNIT SCHEDULE (BY OWNER)

MARK	MFG	MODEL	DRIVE TYPE	CFM	O.A. CFM	E.S.P.	HP	TOTAL CAP. (MBH)	REF. TYPE	EER	INPUT (MBH)	OUTPUT (MBH)	EFF (%)	VOLTAGE / PH.	MCA	MOCP	FILTER # / SIZE	WEIGHT
RTU-1	TRANE	YHC072	DIRECT	2,400	400	1.3	2	72	R410A	13	80	64	80	230 / 3	38	50	(4) 20x25x2	1100 lb

NOTES:

- UNIT PROVIDED BY OWNER AND INSTALLED BY CONTRACTOR. INSTALL UNIT AS SHOWN AND AS PER MANUFACTURER'S INSTRUCTIONS.
- UNIT PROVIDED WITH FACTORY DISCONNECT, DIFFERENTIAL ENTHALPY ECONOMIZER, SERVICE OUTLET, RETURN AIR SMOKE DETECTOR, HAIL GUARDS, HOT GAS REHEAT, CRANKCASE HEATER, AND MERV-13 FILTERS.
- 24" CURB AND POWER EXHAUST MODULE ARE PROVIDED WITH UNIT AND SHALL BE INSTALLED BY CONTRACTOR.
- CONVENIENCE OUTLET SHALL BE FIELD WIRED BY CONTRACTOR.

DIFFUSER, REGISTER AND GRILLE SCHEDULE1

MARK	MFG	MODEL #	FACE STYLE	OVERALL DIMENSION	INLET DUCT DIMENSION	MOUNTING	MATERIAL	FINISH	SYSTEM TYPE	NOTES
A	PRICE	SCD	SQUARE CONE DIFFUSER	24"x24"	6"Ø	LAY-IN	STEEL	WHITE	SUPPLY	
B	PRICE	SCD	SQUARE CONE DIFFUSER	24"x24"	8"Ø	LAY-IN	STEEL	WHITE	SUPPLY	
C	PRICE	SCD	SQUARE CONE DIFFUSER	24"x24"	8"Ø	SURFACE	STEEL	WHITE	SUPPLY	
D	PRICE	80F	FILTERED EGGCRATE	24"x24"	22"x22"	LAY-IN	STEEL	WHITE	RETURN	PROVIDE WITH FILTER
E	PRICE	80F	FILTERED EGGCRATE	24"x12"	22"x10"	SURFACE	STEEL	WHITE	RETURN	PROVIDE WITH FILTER

EXHAUST FAN SCHEDULE

MARK	MFG	MODEL	CFM	E.S.P.	WATTS	VOLTAGE / PH.	AMPS	TIMER SWITCH	HOODED WALL CAP	TERMINATION	COMMENTS
EF-1	GREENHECK	SP-A110	90	0.25	50	120 / 1	0.34	No	Yes	WALL CAP	INTERLOCK WITH LIGHT SWITCH
EF-2	GREENHECK	SP-A110	90	0.25	50	120 / 1	0.34	Yes	Yes	ROOF VENT	

ELECTRIC RADIANT HEATER SCHEDULE

MARK	MFG	MODEL	WATTS	BTU/HR	VOLTAGE / PH.	NOTES
ERH-1	QMARK	RCC	450 W	1,536	120 / 1	PROVIDE WALL MOUNTED DDC TEMPERATURE SENSOR

ELECTRIC AIR CURTAIN SCHEDULE

MARK	MFG	MODEL	CFM	FPM	HP	VOLTAGE / PH.
EAC-1	MARS	LPV2 48	1200	1800	1/6	120/1

NOTES:

- PROVIDE WITH VARIABLE SPEED CONTROLLER.
- PROVIDE WITH DOOR LIMIT SWITCH AND MOUNTING BRACKETS.

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PROJECT

**KWIK TRIP #127
DE PERE - 2016
REMODEL**

DE PERE WISCONSIN

NO	DATE	REVISION SCHEDULE	DESCRIPTION

PROJECT NO.	15-18580
FILE NAME	
DRAWN BY	JAB
DESIGNED BY	JAB
REVIEWED BY	AJE
ISSUE DATE	1/8/2016
CLIENT PROJECT NO.	

TITLE

**HVAC DETAILS
AND SCHEDULES**

SHEET

M2.31

ELECTRICAL KEYNOTE LEGEND	
KEY	KEYNOTE TEXT
1	DEMOLISH EXISTING LIGHT FIXTURE. REMOVE WIRING AND CONDUIT BACK TO SOURCE (TYPICAL).
9	CONTRACTOR TO DISCONNECT ELECTRICAL DEVICES ASSOCIATED WITH COOLER. REMOVE WIRING AND CONDUIT BACK TO SOURCE.
16	EXISTING FRESH CASE TO BE REMOVED. DEMOLISH WIRE AND CONDUIT TO SOURCE.
20	CONTRACTOR TO REMOVE ALL ELECTRICAL DEVICES, WIRE, AND CONDUIT BACK TO SOURCE WITHIN ROOM UNLESS OTHERWISE NOTED.
21	EXISTING WALL TO BE DEMOLISHED. DEMOLISH EXISTING LIGHT FIXTURE. REMOVE WIRE AND CONDUIT BACK TO SOURCE.
22	EXISTING TELEPHONE UTILITY DEVICES TO REMAIN.
23	DEMOLISH EXISTING GAS OVERFLOW ALARM. REMOVE WIRE AND CONDUIT BACK TO SOURCE.
87	EXISTING DEVICES ASSOCIATED WITH GAS DISPENSERS TO REMAIN.
89	EXISTING ELECTRICAL PANEL TO BE DEMOLISHED. EXISTING CIRCUITS TO REMAIN ARE TO BE RELOCATED TO NEW PANEL.
90	EXISTING GAS PANEL TO REMAIN. REFER TO ELECTRICAL RISER FOR NEW CONNECTION.

- SHEET NOTES
1.

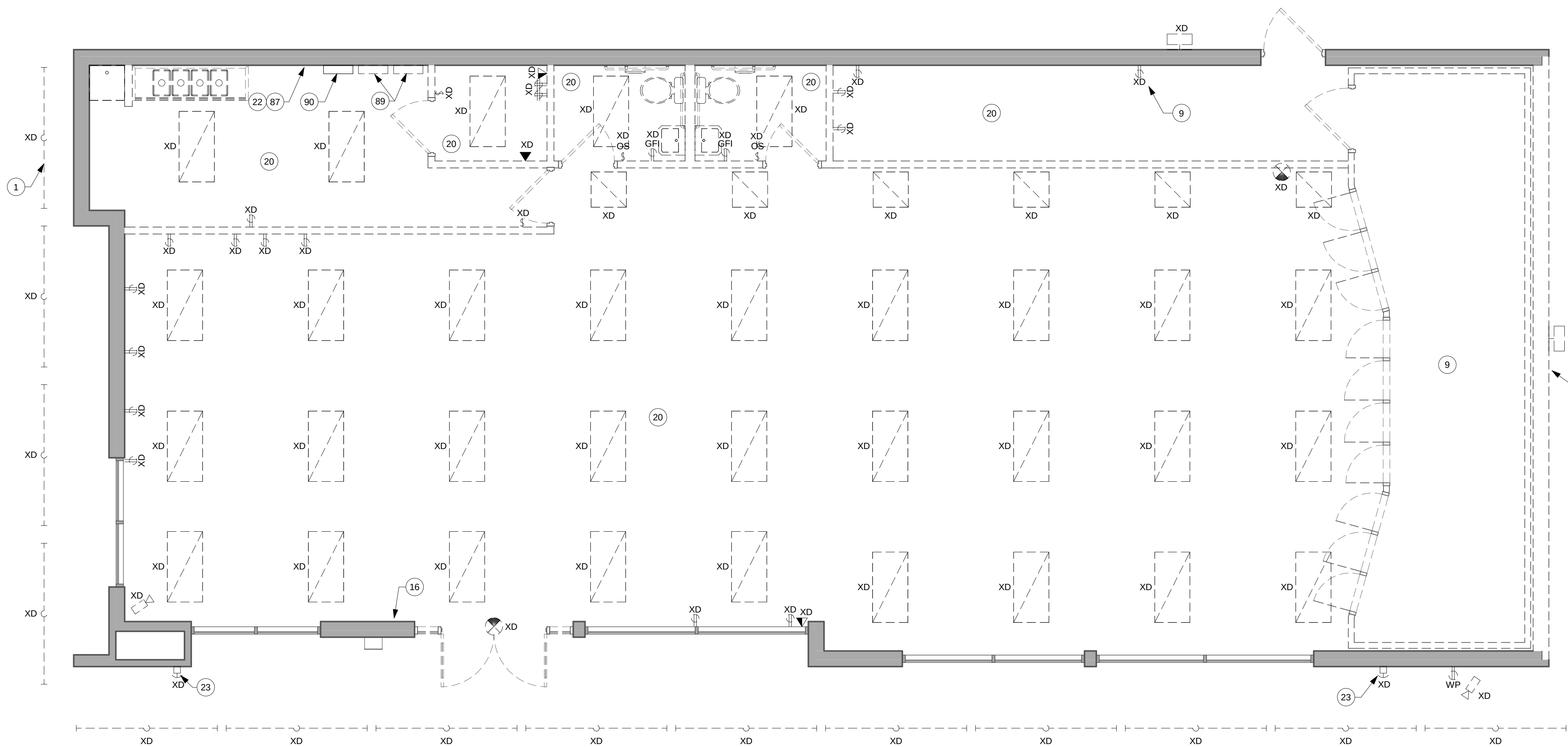
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3.

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4.

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5.

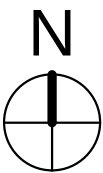
PROVIDE 1/2" CONDUIT WITH (2) #12 CONDUCTORS AND A #12 GROUND FOR CIRCUIT HOMERUNS UNLESS OTHERWISE NOTED.



1

ELECTRICAL DEMOLITION PLAN

1/4" = 1'-0"



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PROJECT

KWIK TRIP #127

DE PERE - 2016

REMODEL

DE PERE WISCONSIN

REVISION SCHEDULE		
NO	DATE	DESCRIPTION

PROJECT NO.	15-18580
FILE NAME	18580 Elec R16.rvt
DRAWN BY	RDS
DESIGNED BY	RDS
REVIEWED BY	MDN
ISSUE DATE	05/24/12
CLIENT PROJECT NO.	

TITLE

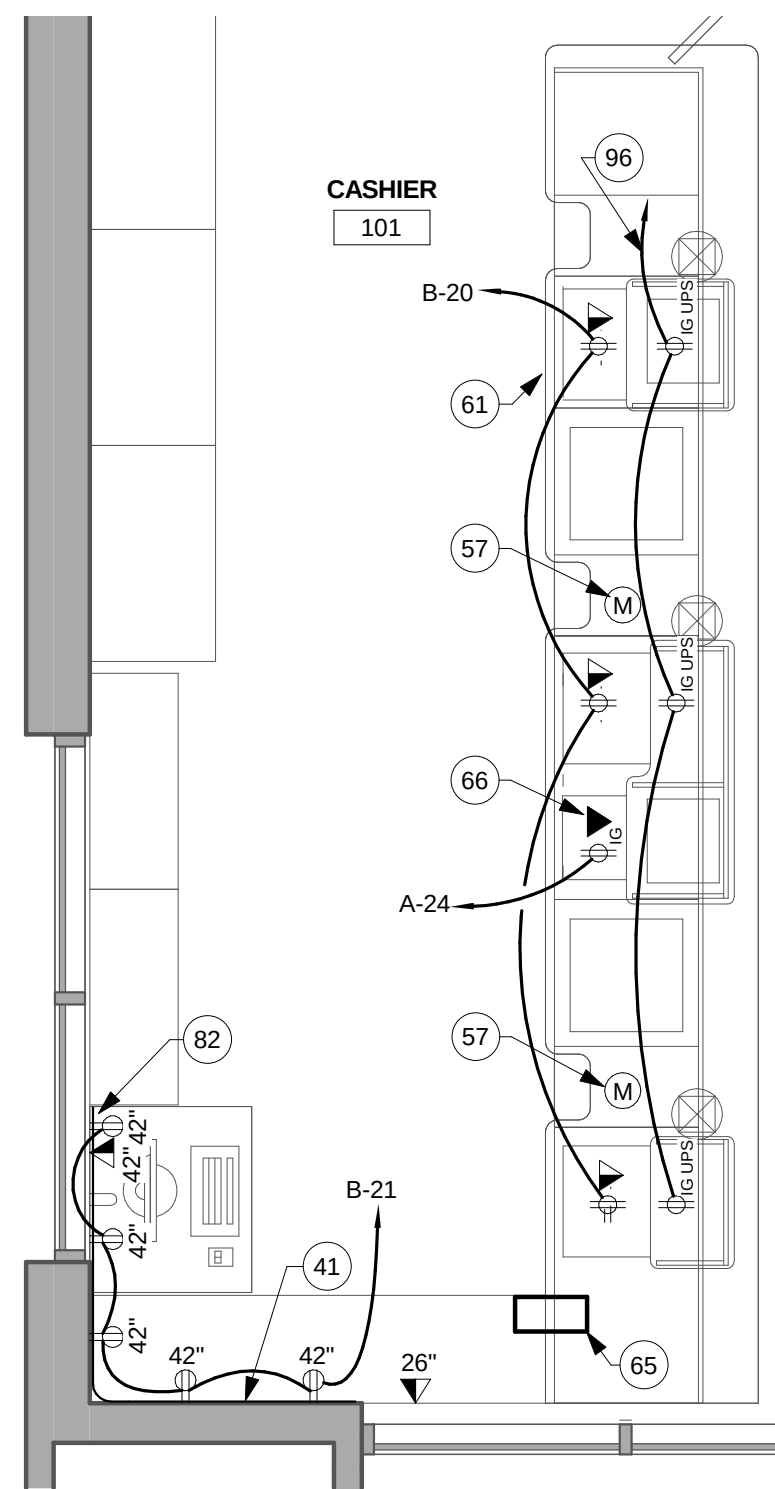
ELECTRICAL

DEMOLITION

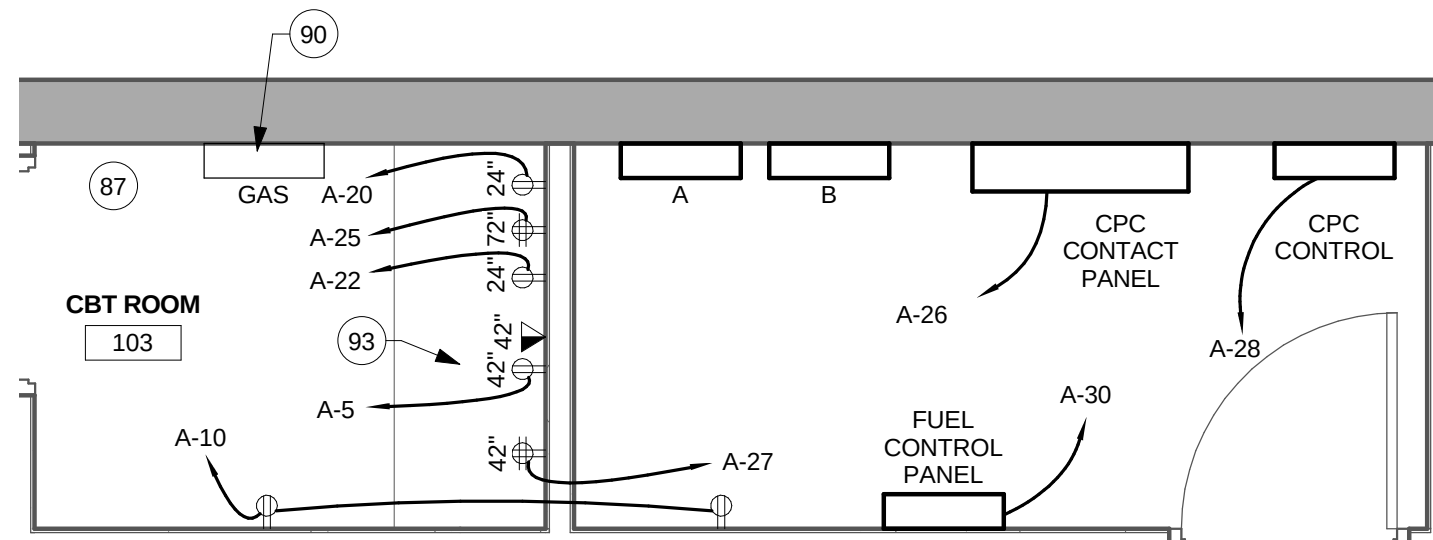
PLAN

SHEET

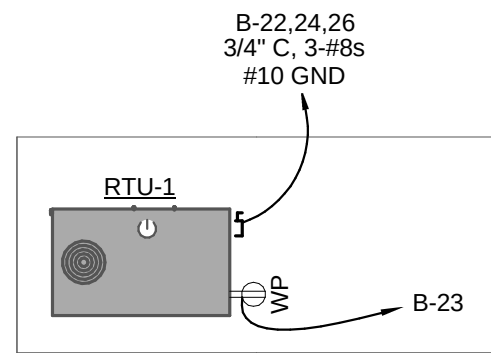
E1.11



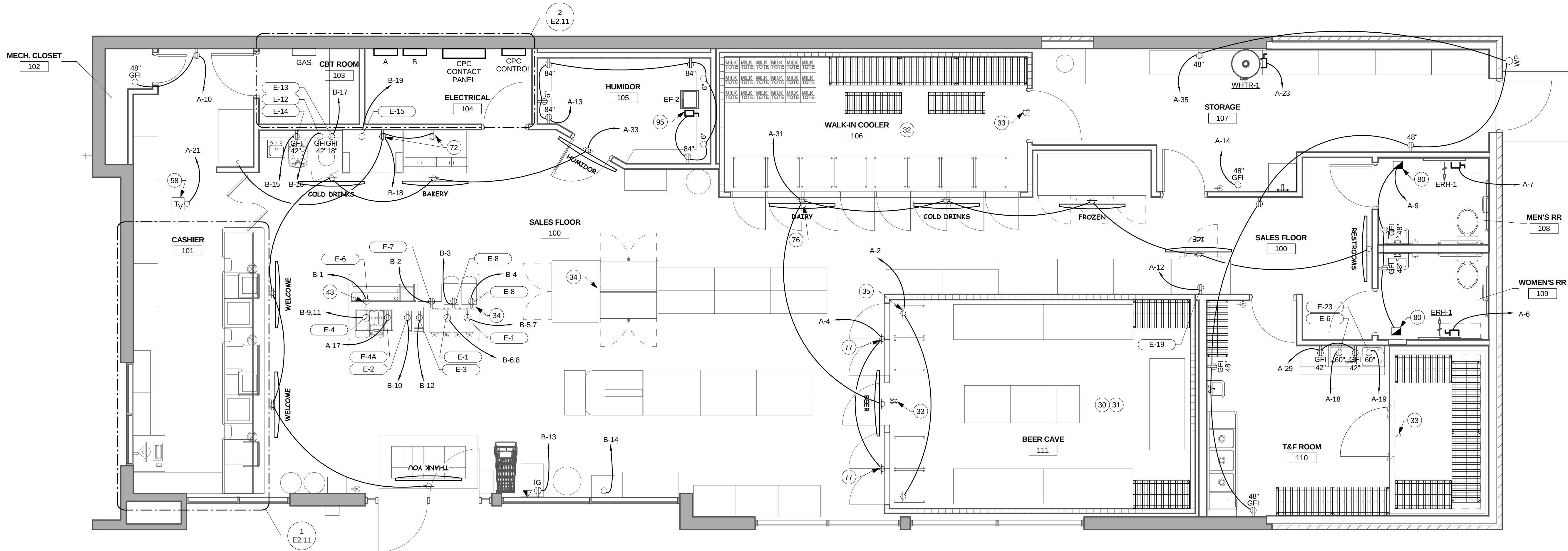
1 ENLARGED SALES COUNTER POWER PLAN
3/8" = 1'-0"



2 ENLARGED CBT/ELECTRICAL ROOM POWER PLAN
3/8" = 1'-0"



3 ROOF POWER PLAN
1/8" = 1'-0"

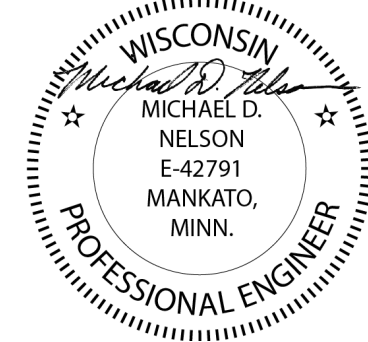


4 POWER AND SYSTEMS PLAN
1/4" = 1'-0"

KEY	KEYNOTE TEXT
30	ALL CONDUITS, FITTINGS, BOXES, AND HANGERS IN BEER CAVE TO BE PAINTED BLACK.
31	CONTRACTOR TO VERIFY ELECTRICAL REQUIREMENTS FOR BEER CAVE WITH REFRIGERATION CONTRACTOR.
32	CONTRACTOR TO VERIFY ELECTRICAL REQUIREMENTS FOR WALK-IN COOLER WITH REFRIGERATION CONTRACTOR.
33	PROVIDE AND INSTALL DOUBLE POLE SINGLE THROW SWITCH ABOVE COOLER DOOR. PROVIDE CONNECTION TO EVAPORATOR FANS AND CPC SYSTEM.
34	ELECTRICAL CIRCUITS TO BE ROUTED THROUGH MECHANICAL CHASE.
35	PROVIDE CONNECTION TO SWITCH AT FRONT COUNTER FOR DOOR LOCK SYSTEM.
41	PROVIDE AND INSTALL WIREMOLD V3000 SURFACE MOUNTED RACEWAY OR APPROVED EQUAL. MOUNT ON BACK WALL ABOVE COUNTER SPACE.
43	OUTLET FOR MICROWAVE TO BE MOUNTED IN ACCESSIBLE SPACE BELOW COUNTER TOP.
57	LOUVER MICROPHONE LOCATION. PROVIDE 18/2 SHIELDED TO DVR LOCATED IN CBT ROOM.
58	PROVIDE CEILING MOUNTED RECEPTACLE FOR SECURITY MONITOR AND (3) RS59 COAX FROM MONITOR LOCATION TO DVR. MONITOR BY OWNER.
61	FRONT COUNTER ELECTRICAL DEVICES TO BE MOUNTED TO BOTTOM SIDE OF COUNTERTOP. VERIFY LOCATIONS WITH OWNER.
65	INSTALL EMERGENCY GAS SHUTDOWN PANEL WITH 24 HOUR SUB SHUTDOWN AND BEER CAVE LOCK. MOUNT TO BOTTOM OF FACE OF COUNTERTOP, 6" BACK FROM FACE OF COUNTER TO FACE OF CONTROL BOX.
66	LOTTERY EQUIPMENT TELEPHONE JACK.
72	RECEPTACLE FOR LIGHTING LOAD TO BE SWITCHED. VERIFY RECEPTACLE AND SWITCH LOCATIONS WITH OWNER.

KEY	KEYNOTE TEXT
76	PROVIDE AND INSTALL RECEPTACLE FOR GRAPHIC SIGNAGE. MOUNT ON BACKSIDE OF GRAPHIC SIGN. VERIFY MOUNTING HEIGHT AND LOCATION WITH SIGNAGE INSTALLER (TYPICAL).
77	MOUNT RECEPTACLE FOR BEER SIGNAGE ABOVE COOLER. OUTLET TO BE CENTERED VERTICALLY IN SOFFIT AND HORIZONTALLY BETWEEN DOORS. VERIFY LOCATION WITH OWNER.
80	PROVIDE CONNECTION FROM LOW VOLTAGE TRANSFORMER TO TOWEL DISPENSER. TRANSFORMER TO BE INSTALLED WITHIN CAVITY ABOVE LAY-IN CEILING. VERIFY REQUIREMENTS WITH SUPPLIER.
82	RECEPTACLES AND DATA OUTLETS LOCATED BEHIND FRONT COUNTER ARE TO BE MOUNTED TO SURFACE MOUNTED RACEWAY (TYPICAL).
87	EXISTING DEVICES ASSOCIATED WITH GAS DISPENSERS TO REMAIN.
90	EXISTING GAS PANEL TO REMAIN. REFER TO ELECTRICAL RISER FOR NEW CONNECTION.
93	REFER TO CBT DESK ELEVATION FOR DETAILS. VERIFY CBT EQUIPMENT LAYOUT WITH OWNER.
95	EF-2 TO BE CONNECTED TO TIME SWITCH. SWITCH BY MECHANICAL. REFER TO MECHANICAL SHEETS FOR SWITCH LOCATION.
96	RECEPTACLES TO BE FED FROM UPS LOCATED WITHIN CBT ROOM.

SHEET NOTES
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3. CIRCUITS DENOTED BY 'XD' ARE TO HAVE WIRING REMOVED BACK TO SOURCE. VERIFY THAT CIRCUITS ARE NOT CONNECTED TO DEVICES TO REMAIN. LABEL CIRCUIT BREAKERS OF REMOVED CIRCUITS AS SPARES. CONTRACTOR MAY REUSE CONDUIT FOR NEW CIRCUITS SHOWN.
4. CONTRACTOR MAY USE EXISTING BREAKER AND SPACE IF AVAILABLE IN PANELBOARD. CIRCUIT CALL OUT ON HOMERUN IS FOR REFERENCE TO PANEL ONLY. SPACE TO BE VERIFIED ON SITE.
5. PROVIDE 1/2" CONDUIT WITH (2) #12 CONDUCTORS AND A #12 GROUND FOR CIRCUIT HOMERUNS UNLESS OTHERWISE NOTED.



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PROJECT

KWIK TRIP #127
DE PERE - 2016
REMODEL

DE PERE WISCONSIN

REVISION SCHEDULE		
NO	DATE	DESCRIPTION

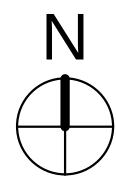
PROJECT NO.	15-18580
FILE NAME	18580 Elec R16.rvt
DRAWN BY	RDS
DESIGNED BY	RDS
REVIEWED BY	MDN
ISSUE DATE	05/24/12
CLIENT PROJECT NO.	

TITLE

POWER AND
SYSTEMS PLAN

SHEET

E2.11



ELECTRICAL KEYNOTE LEGEND	
KEY	KEYNOTE TEXT
52	PROVIDE RG59 COAX FROM BOSCH OUTDOOR FIXED CAMERA LOCATION TO DVR LOCATED IN CBT ROOM.
53	CONTRACTOR TO PROVIDE CAT6 CABLING FROM IP CAMERA LOCATION TO DVR LOCATED IN CBT ROOM.
54	CONTRACTOR TO PROVIDE RG59 COAX FROM ANALOG CAMERA LOCATION TO DVR LOCATED IN CBT ROOM.

- SHEET NOTES
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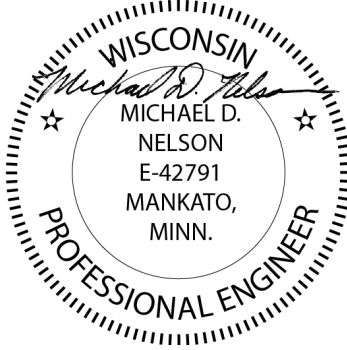
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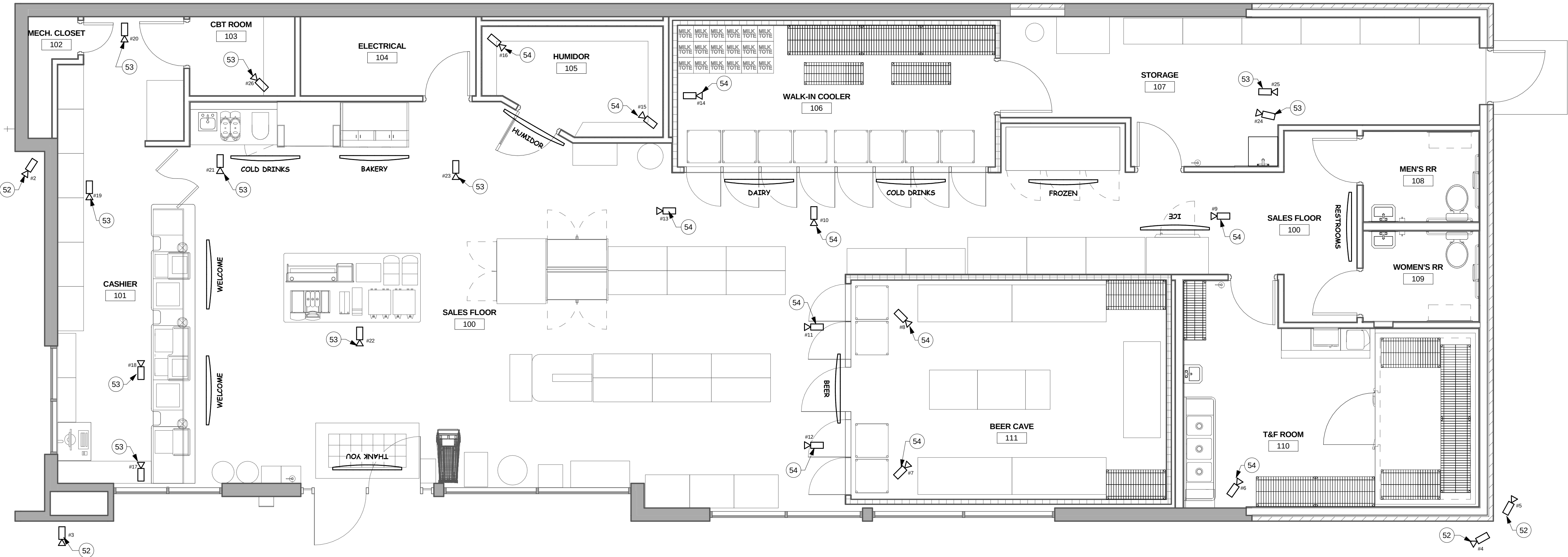
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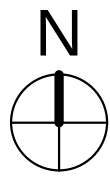
CCTV PLAN

SHEET

E4.11



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



2
1'
0 1/4" 1/2"

Branch Panel: A

Location: Room 10
Supply From:
Mounting: Surface
Enclosure: Type 1

Volts: 120/208 Wye
Phases: 3
Wires: 4

A.I.C. Rating: 18 kAIC
Mains Type: MCB
Mains Rating: 400 A
MCB Rating: 400 A

Notes:

CKT	Circuit Description	Trip	Poles	A	B	C	Poles	Trip	Circuit Description	CKT	
1	WALK IN COOLER LIGHTING	20 A	1	64	360		1	20 A	BEER CAVE DOOR LOCKS	2	
3	BEER COOLER LIGHTS	20 A	1		128	360	1	20 A	BEER CAVE SIGNAGE...	4	
5	CBT COMPUTER	20 A	1				1	20 A	ERH-1 MENS RESTROOM	6	
7	ERH-1 MENS RESTROOM	20 A	1	450	932		1	20 A	SALE CNTR/CBT/HUMIDOR...	8	
9	RESTROOM RCPTS/PAPER...	20 A	1		560	720	1	20 A	WATER CLOSET/CBT RCPTS	10	
11	BACKROOM RCPTS/PAPER...	20 A	1			640	996	1	20 A	ICE MERCHANDISER	12
13	HUMIDOR RCPTS	20 A	1	1260	1600		1	20 A	FLOOR SCRUBBER OUTLET	14	
15	SALES FLOOR LIGHTING	20 A	1		1024	1760	1	20 A	EXTERIOR SOFFIT LIGHTING	16	
17	ESPRESSO REFRIGERATOR	20 A	1			1200	1608	1	20 A	MICROWAVE - T&F ROOM	18
19	SCALE - T&F ROOM	20 A	1	180	180		1	20 A	CBT PRINTER	20	
21	SECURITY MONITOR	20 A	1		180	180	1	20 A	CBT UPS	22	
23	WATER HEATER	20 A	1			180	180	1	20 A	LOTTERY RCPT	24
25	CBT DVR QUAD	20 A	1	360	500		1	20 A	CPC CONTACT BOARD PWR	26	
27	CBT QUAD RCPT	20 A	1		360	500	1	20 A	CPC CONTROL POWER	28	
29	CNTR TOP RCPTS - T&F...	20 A	1			360	500	1	20 A	FUEL CONTROL PANEL	30
31	GRAPHIC SIGN OUTLETS -...	20 A	1	1080						32	
33	GRAPHIC SIGN OUTLETS -...	20 A	1		1080					34	
35	RCPTS - T&F BACKROOM	20 A	1			1080				36	
37										38	
39										40	
41										42	
43										44	
45										46	
47										48	
49	PANEL B	200 A	3	14950						50	
51	--	--	--		14436	0		2	100 A	GAS PANEL (EXISTING)	52
53	--	--	--			14850	0	--	--		54
Total Load:				21916 VA	21288 VA	22224 VA					
Total...				183 A	177 A	186 A					

Legend:

Load Classification	Connected Load	Demand Factor	Estimated...	Panel Totals
HVAC	900 VA	100.00%	900 VA	
Kitchen Equipment - Non-Dwelling Unit	29668 VA	65.00%	19284 VA	Total Conn. Load: 65444 VA
Lighting	2304 VA	100.00%	2304 VA	Total Est. Demand: 52582 VA
Lighting - Exterior	1760 VA	100.00%	1760 VA	Total Conn.: 182 A
Other	400 VA	100.00%	400 VA	Total Est. Demand: 146 A
Power	15456 VA	100.00%	15456 VA	
Receptacle	14956 VA	83.43%	12478 VA	

Branch Panel: B

Location: Room 10
Supply From: A
Mounting: Surface
Enclosure: Type 1

Volts: 120/208 Wye
Phases: 3
Wires: 4

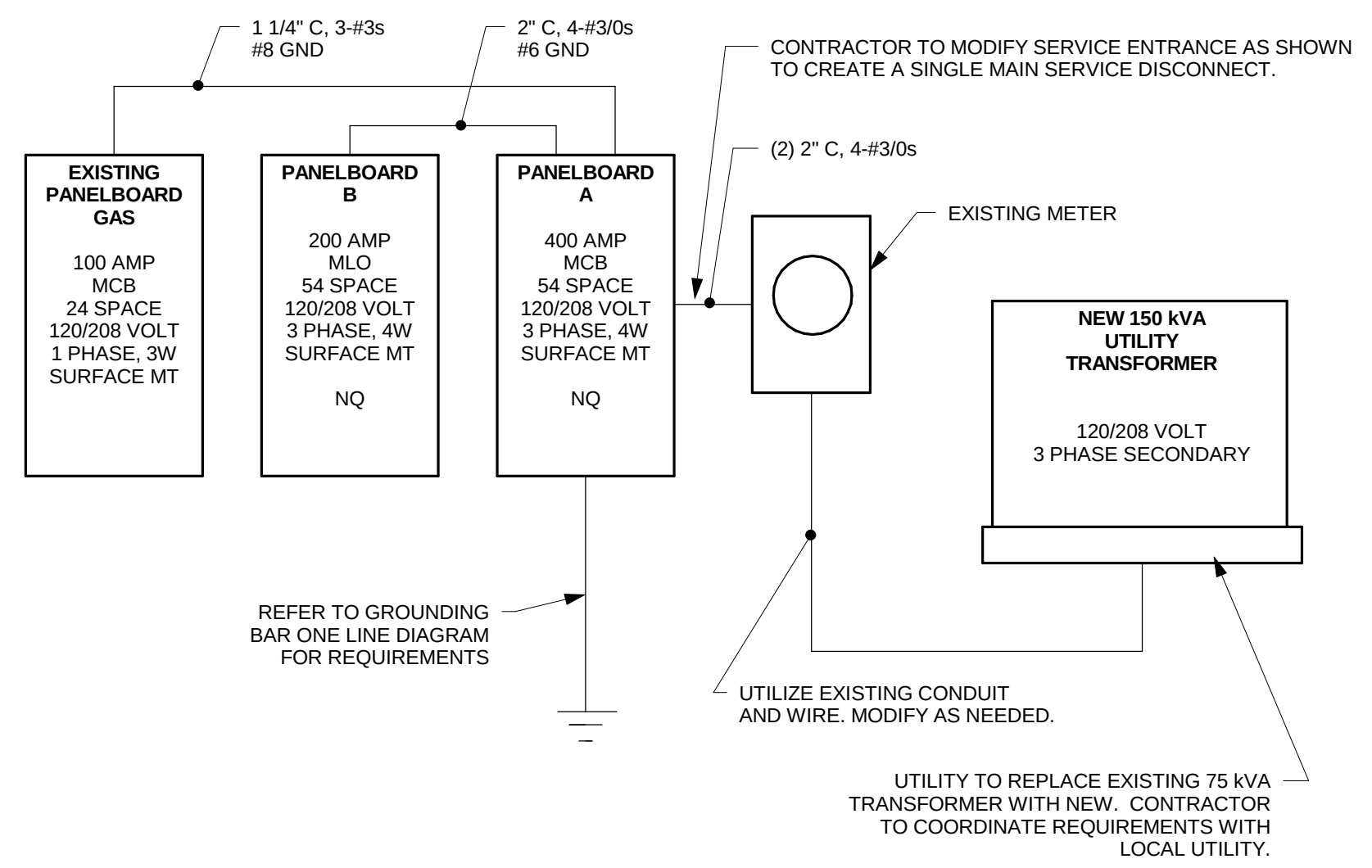
A.I.C. Rating: 18 kAIC
Mains Type: MLO
Mains Rating: 225 A
MCB Rating: 200 A

Notes:

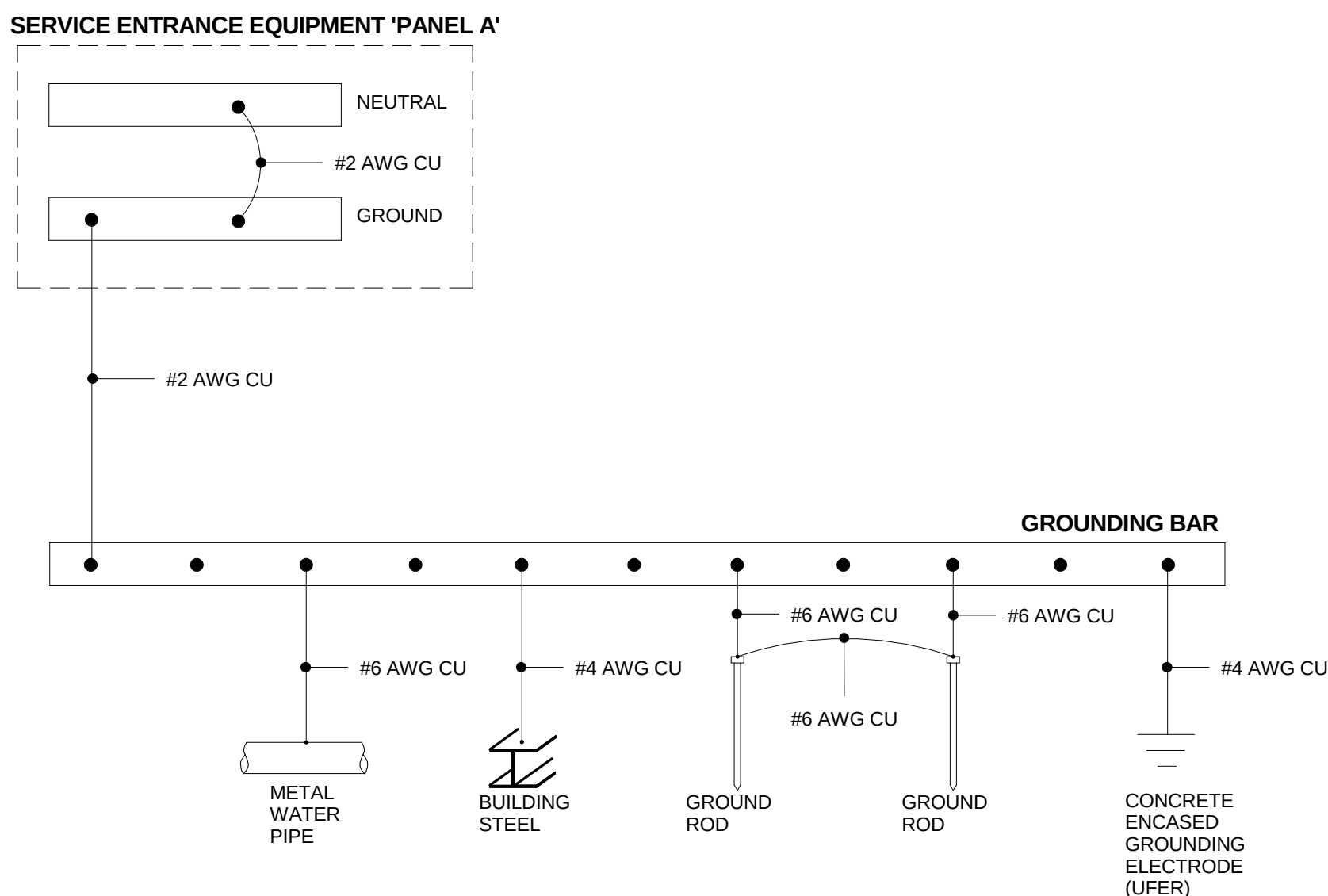
CKT	Circuit Description	Trip	Poles	A	B	C	Poles	Trip	Circuit Description	CKT	
1	MICROWAVE - COFFEE...	20 A	1	1608	336			1	20 A	CREAMISER	2
3	I-MIX 3	20 A	1		1800	1800		1	20 A	I-MIX 3	4
5	COFFEE MAKER	40 A	2			3027	3027	2	40 A	COFFEE MAKER	6
7	--	--	--	3027	3027			--	--	--	8
9	ESPRESSO MACHINE	30 A	2		2496	1128		1	20 A	COFFEE GRINDER	10
11	--	--	--			2496	500	1	20 A	SURESHOT	12
13	(IG) ATM MACHINE	20 A	1	300	1200			1	20 A	COPY MACHINE	14
15	SMOOTHIE MACHINE	20 A	1		1320	500		1	20 A	MALT BLENDER	16
17	MALT FREEZER	20 A	1			768	360	1	20 A	SODA MACHINE/BAKERY...	18
19	SODA MACHINE	20 A	1	420	540			1	20 A	FRONT COUNTER RCPTS	20
21	BACK COUNTER RCPTS	20 A	1		900	4492		3	50 A	RTU-1	22
23	ROOF TOP RCPT	20 A	1			180	4492	--	--	--	24
25	SPARE	20 A	1	0	4492			--	--	--	26
27	SPARE	20 A	1		0	0		1	20 A	SPARE	28
29	SPARE	20 A	1			0	0	1	20 A	SPARE	30
31	SPARE	20 A	1	0	0			1	20 A	SPARE	32
33	SPARE	20 A	1		0	0		1	20 A	SPARE	34
35	SPARE	20 A	1			0	0	1	20 A	SPARE	36
37	SPARE	20 A	1	0	0			1	20 A	SPARE	38
39	SPARE	20 A	1		0	0		1	20 A	SPARE	40
41	SPARE	20 A	1			0	0	1	20 A	SPARE	42
43											44
45											46
47											48
49											50
51											52
53											54
Total Load:				14950 VA	14436 VA	14850 VA					
Total...				125 A	120 A	124 A					

Legend:

Load Classification	Connected Load	Demand Factor	Estimated...	Panel Totals
Kitchen Equipment - Non-Dwelling Unit	26860 VA	65.00%	17459 VA	
Power	13476 VA	100.00%	13476 VA	Total Conn. Load: 44236 VA
Receptacle	3900 VA	100.00%	3900 VA	Total Est. Demand: 34835 VA
				Total Conn.: 123 A
				Total Est. Demand: 97 A

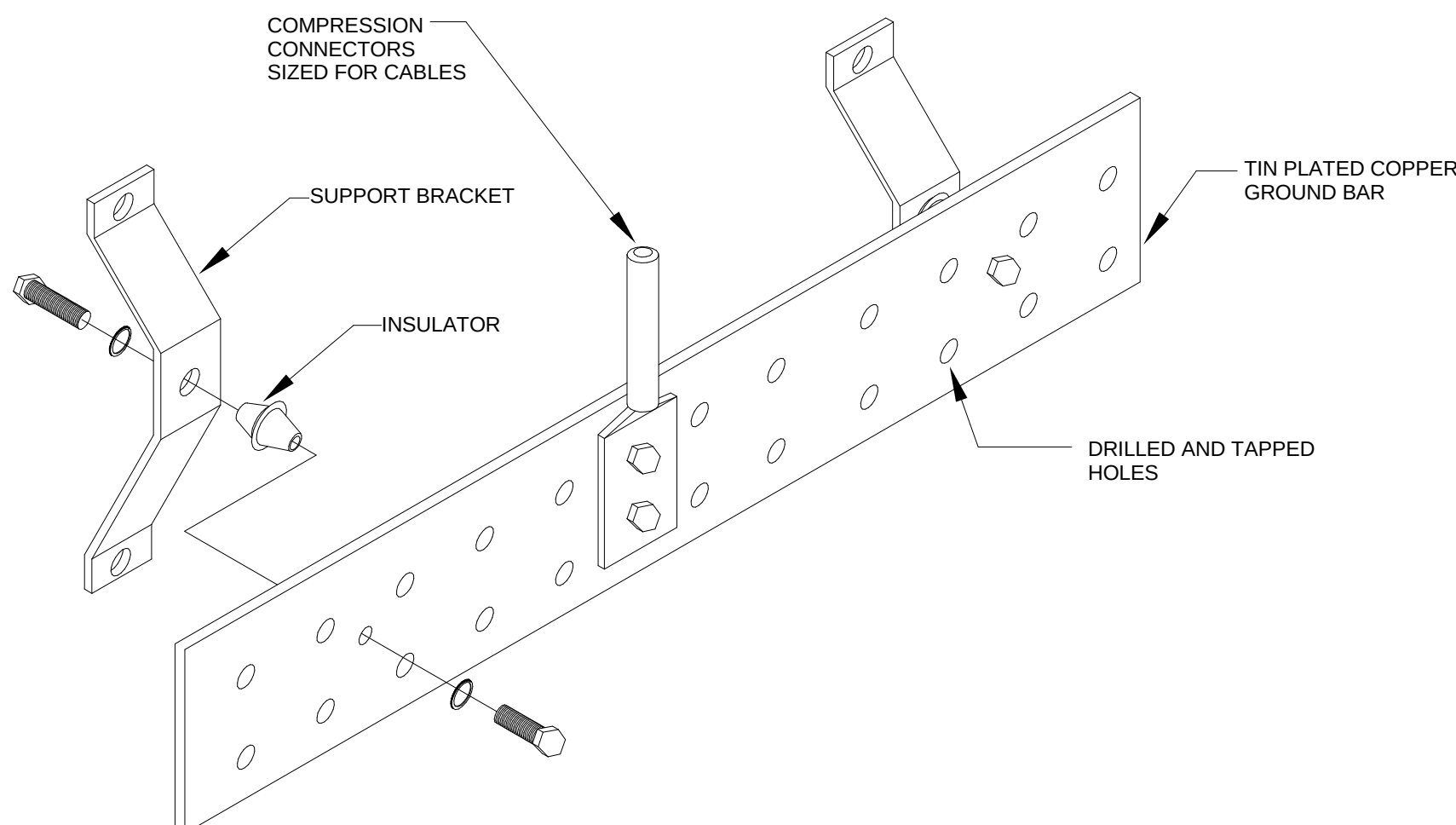


1 ELECTRICAL RISER DIAGRAM
NOT TO SCALE



2 GROUNDING ONE LINE DIAGRAM
NOT TO SCALE

EQUIPMENT SCHEDULE										
ITEM	DESCRIPTION	ROOM	DEVICE DATA				DISCONNECT	FEEDER	CONTROL	REMARKS
			HP	AMP	V	PH				
E-1	COFFEE BREWER	SALES FLOOR 100	-	29.1	208	1	CORD AND PLUG BY E.C.	3/4" C, 2-#8s, #10 GND	WITH UNIT	5
E-2	COFFEE GRINDER	SALES FLOOR 100	-	9.4	120	1	CORD AND PLUG WITH UNIT	1/2" C, 2-#12s, #12 GND	WITH UNIT	1.2
E-3	SURE SHOT	SALES FLOOR 100	-	20C	120	1	CORD AND PLUG WITH UNIT	1/2" C, 2-#12s, #12 GND	WITH UNIT	1.2
E-4	FRANKE - ESPRESSO	SALES FLOOR 100	-	24	208	1	CORD AND PLUG WITH UNIT	1/2" C, 2-#10s, #10 GND	WITH UNIT	4
E-4A	FRANKE - REFRIDGERATOR	SALES FLOOR 100	-	10	120	1	CORD AND PLUG WITH UNIT	1/2" C, 2-#12s, #12 GND	WITH UNIT	1.2
E-6	MICROWAVE	VARIOUS	-	13.4	120	1	CORD AND PLUG WITH UNIT	1/2" C, 2-#12s, #12 GND	WITH UNIT	1.2
E-7	CREAMISER	SALES FLOOR 100	-	2.8	120	1	CORD AND PLUG WITH UNIT	1/2" C, 2-#12s, #12 GND	WITH UNIT	1.2
E-8	I-MIX 3 MACHINE	SALES FLOOR 100	-	15	120	1	CORD AND PLUG WITH UNIT	1/2" C, 2-#12s, #12 GND	WITH UNIT	1.2
E-12	MALT MACHINE	SALES FLOOR 100	-	20C	120	1	CORD AND PLUG WITH UNIT	1/2" C, 2-#12s, #12 GND	WITH UNIT	1.2
E-13	MALT FREEZER	SALES FLOOR 100	-	6.4	120	1	CORD AND PLUG WITH UNIT	1/2" C, 2-#12s, #12 GND	WITH UNIT	1.2
E-14	SMOOTHIE MACHINE	SALES FLOOR 100	-	11	120	1	CORD AND PLUG WITH UNIT	1/2" C, 2-#12s, #12 GND	WITH UNIT	1.2
E-15	FOUNTAIN MACHINE	SALES FLOOR 100	-	3.5	120	1	CORD AND PLUG BY E.C.	1/2" C, 2-#12s, #12 GND	WITH UNIT	1.2
E-19	ICE MERCHANDISER	SALES FLOOR 100	-	8.3	120	1	CORD AND PLUG WITH UNIT	1/2" C, 2-#12s, #12 GND	WITH UNIT	1.2
E-23	SCALE	T&F ROOM 110	-	20C	120	1	CORD AND PLUG WITH UNIT	1/2" C, 2-#12s, #12 GND	WITH UNIT	1.2
NOTES:										
1 - ALL 120-VOLT DUPLEX RECEPTACLES ARE A MINIMUM OF A 20 AMP CIRCUIT, UNLESS OTHERWISE NOTED										
2 - ALL 120-VOLT DUPLEX RECEPTACLES ARE TO BE GFI OR HAVE GFI BREAKER LOCATED IN ELECTRICAL PANEL.										
3 - ELECTRICAL CONTRACTOR TO PROVIDE ALL NECESSARY ELECTRICAL DISCONNECT SWITCHES FOR EQUIPMENT; INSTALL AHEAD OF EQUIPMENT CONTROL OR SWITCH.										
4 - PROVIDE NEMA L6-30R RECEPTACLE AND L6-30P PLUG.										
5 - PROVIDE NEMA 14-50R RECEPTACLE AND 14-50P PLUG.										



3 GROUND BAR DETAIL
NOT TO SCALE

ISG

Architecture
Engineering
Environmental
Planning

www.is-grp.com

I+S GROUP

WISCONSIN
Michael D. Nelson
MICHAEL D. NELSON
E-42791
MANKATO,
MINN.
PROFESSIONAL ENGINEER

Kwik Trip
STORES

Kwik Star
STORES

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PROJECT

DE PERE WISCONSIN

DE PERE WISCONSIN

REVISION SCHEDULE

NO	DATE	DESCRIPTION

PROJECT NO. 15-18580

FILE NAME 18580 Elec R16.rvt

DRAWN BY RDS

DESIGNED BY RDS

REVIEWED BY MDN

ISSUE DATE 05/24/12

CLIENT PROJECT NO.

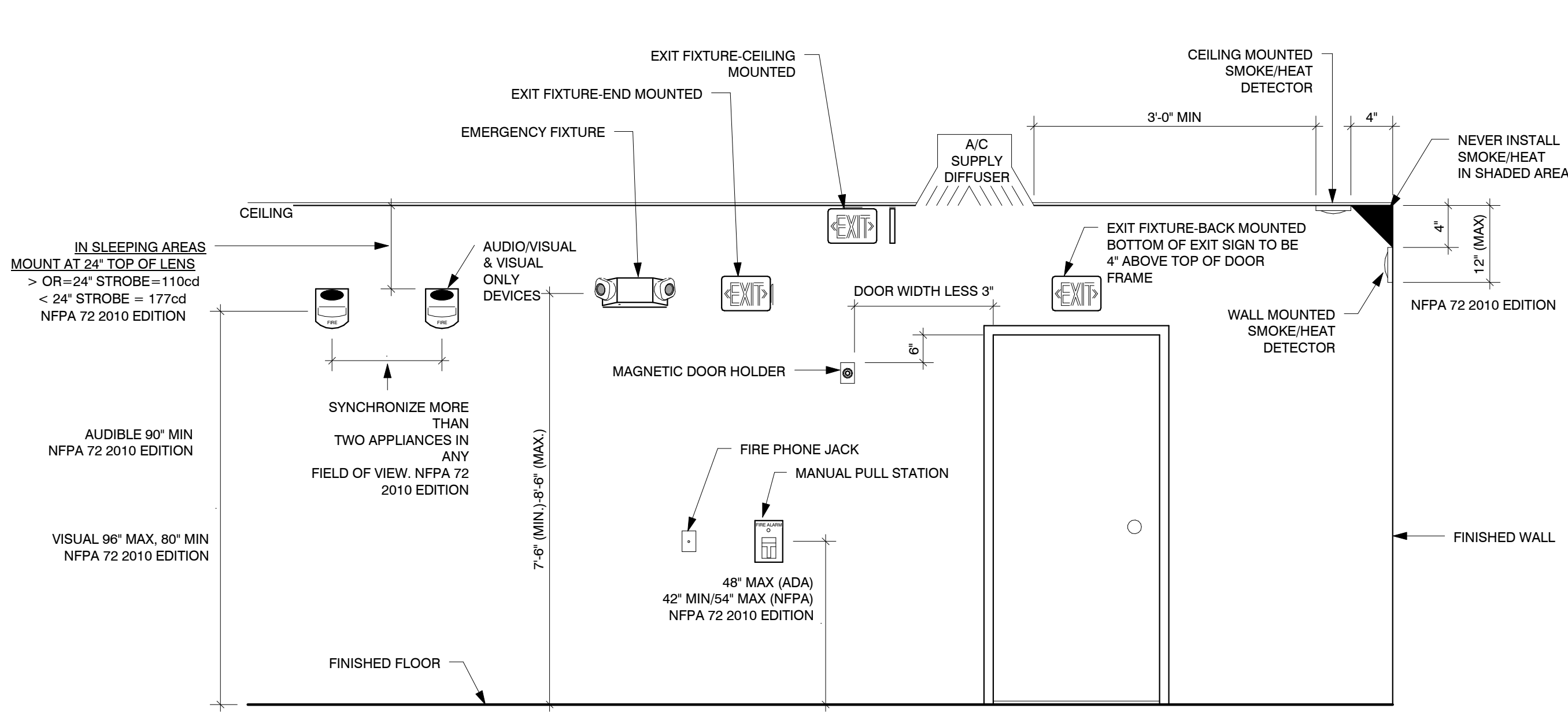
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ELECTRICAL RISER AND SCHEDULES

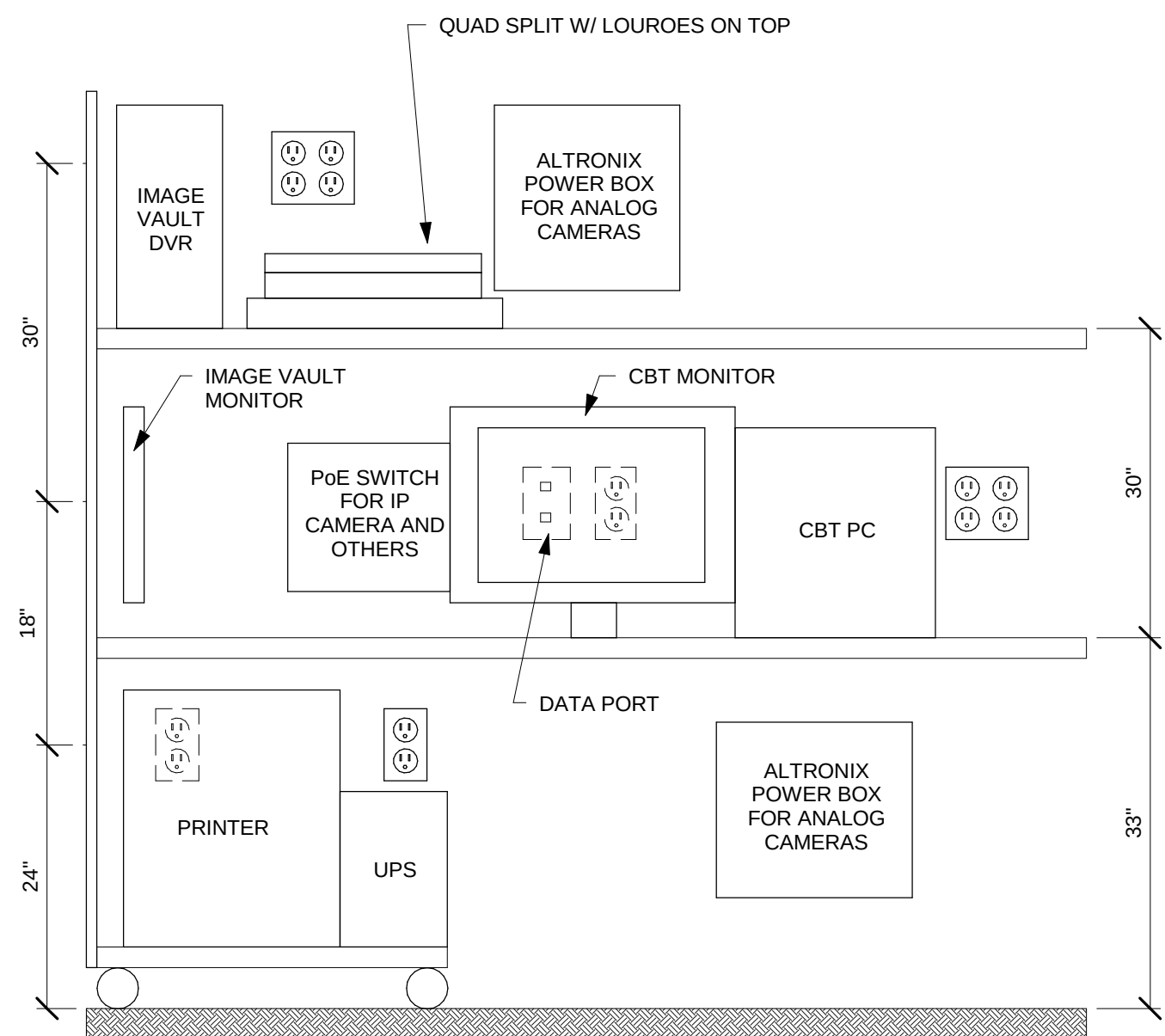
SHEET

E5.11

ELECTRICAL SYMBOLS LEGEND															
RECEPTACLES		SWITCHES		MISC. POWER SYMBOLS		FIRE PROTECTION SYSTEM		NURSE CALL SYSTEM		COMMUNICATIONS		SECURITY		ELECTRICAL PANELS	
	SIMPLEX		SINGLE POLE		DISCONNECT		FIRE ALARM CONTROL PANEL		NURSE CONTROL PANEL		DATA JACK		DOOR ALARM ANNUNCIATOR		FLUSH MOUNT PANELBOARD
	DUPLEX		DOUBLE POLE		FAN		FIRE ALARM ANNUNCIATOR PNL		DOMELIGHT		FLOOR DATA JACK		ADA DOOR OPERATOR		SURFACE MOUNT PANELBOARD
	ISOLATED GROUND		3-WAY		ELECTRICAL CONTROLLED VALVE		SMOKE DETECTOR		DUTY STATION		DATA/VOICE JACK		CAMERA		PHONE SYSTEM
	TAMPER RESISTANT		4-WAY		FUSESTAT		SMOKE DETECTOR 120V		ZONE LIGHT		TELEPHONE JACK		CARD READER - ELECTRONIC		
	WEATHER PROOF W/GFI		EMERGENCY		HEATER		HEAT DETECTOR		STAFF STATION				DOOR SECURITY MONITOR		
	GROUND FAULT INTERRUPT		FAN		HAND DRYER		HORN STROBE		NURSE/TOILET STATION		TELEVISION JACK		KEY CARD PAD		
	COUNTERTOP RECEPTACLE		KEY OPERATED		HAIR DRYER		HORN ONLY				SPEAKER - CEILING		PUSH BUTTON		
	COMBO RECEPTACLE / USB		LOW VOLTAGE		HEATER		STROBE ONLY				SPEAKER - WALL				
	HIGH VOLTAGE		PILOT LIGHT		JUNCTION BOX		SPEAKER STROBE				CLOCK		AREA OF RESCUE-REMOTE CALL		
	SPLIT WIRE		TIMER		MOTOR		EXTERIOR HORN WITH STROBE				BELL		ELECTRIC LOCK		
	DOUBLE DUPLEX		CIRCUIT BREAKER		MOTOR WITH DISCONNECT		MINI HORN				BUZZER		SECURITY ALARM HORN		
	220 VOLT		DIMMER		RELAY		ANSUL TIE				INTERCOM				
	SPECIAL PURPOSE		ILLUMINATED HANDLE		SOLENOID VALVE		SPRINKLER TAMPER SWITCH				MICROPHONE				
	CEILING MOUNTED RECPT		MOTOR		COMBINATION STARTER & DISC		SPRINKLER FLOW SWITCH				SPEAKER/CLOCK				
	FLOOR BOX RECEPTACLE		SPEED CONTROLLER		MOTOR STARTER		WALL SPEAKER - FIRE				TIME CLOCK				
			SPRING WOUND TIMER		THERMOSTAT		CEILING SPEAKER - FIRE								
			MOMENTARY CONTACT				MAGNETIC DOOR HOLDER								
			WEATHER PROOF				MANUAL PULL STATION								
			OCCUPANCY SENSOR-WALL		DUCT-TYPE SMOKE DETECTOR		ADDRESSABLE INPUT MODULE								
			OCCUPANCY SENSOR-CEILING		USB CHARGING STATION		ADDRESSABLE OUTPUT MODULE								
			OCC SENSOR-POWER PACK				ABORT SWITCH								
			PHOTO CELL				BELL-CHIME								
			3-BUTTON SWITCH				END OF LINE RESISTOR								



1 TYPICAL MOUNTING HEIGHTS
NOT TO SCALE



2 CBT DESK ELEVATION DETAIL
NOT TO SCALE



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PROJECT

**KWIK TRIP #127
DE PERE - 2016
REMODEL**

DE PERE WISCONSIN

REVISION SCHEDULE		
NO	DATE	DESCRIPTION

PROJECT NO.	15-18580
FILE NAME	18580 Elec R16.rvt
DRAWN BY	RDS
DESIGNED BY	RDS
REVIEWED BY	MDN
ISSUE DATE	05/24/12
CLIENT PROJECT NO.	

TITLE

**ELECTRICAL
DETAILS AND
SCHEDULES**

SHEET

E5.12

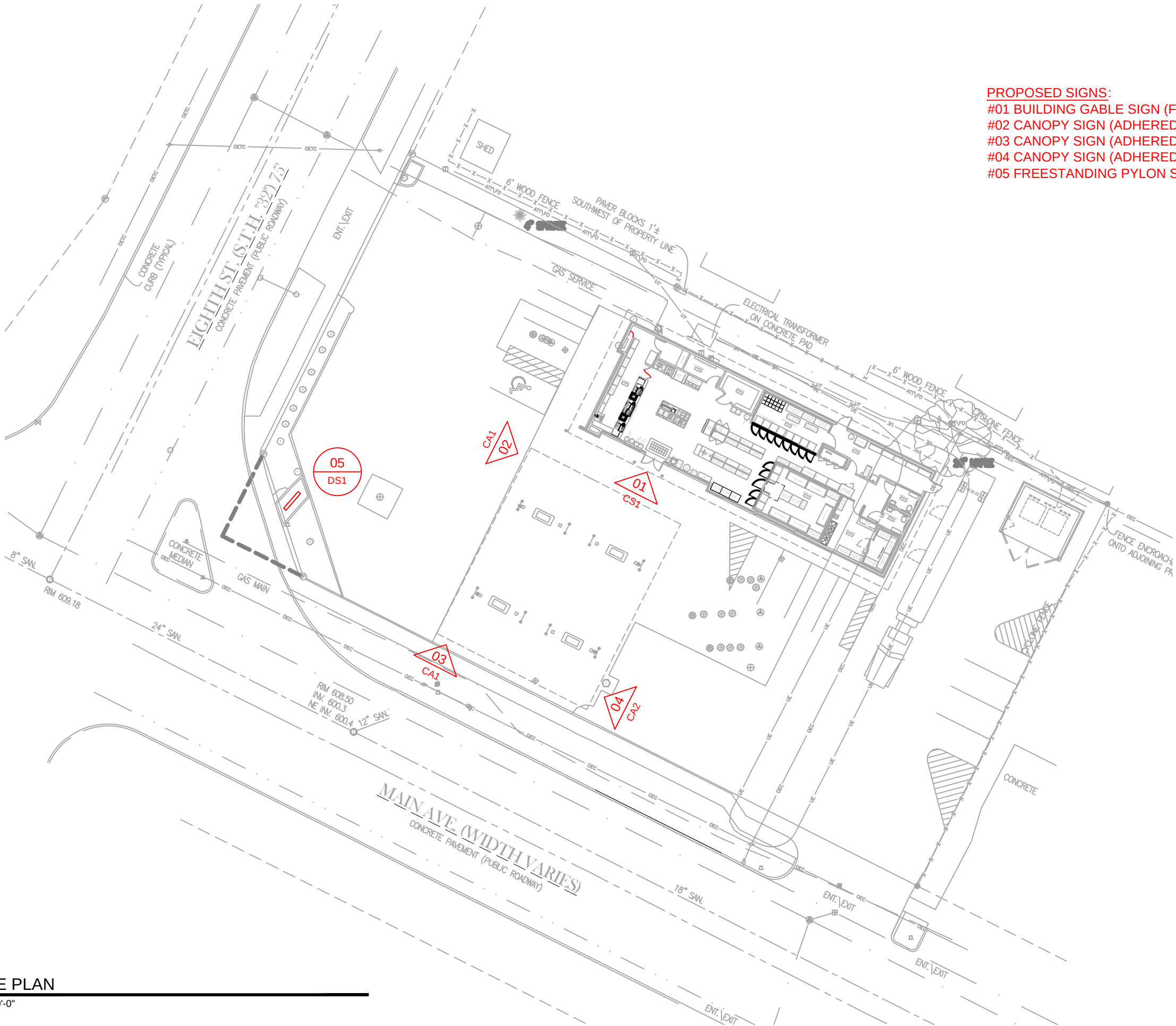


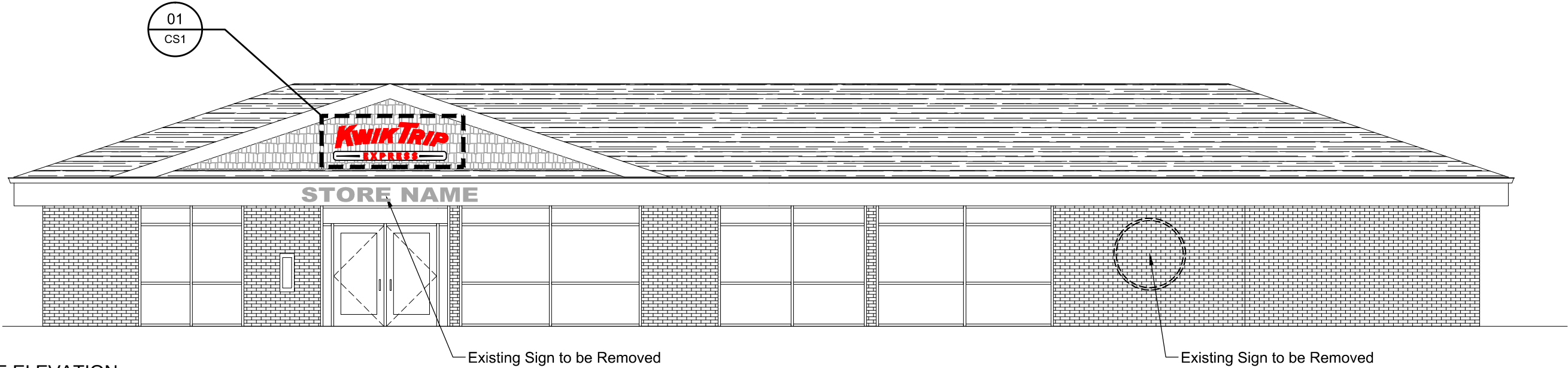
KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

CONVENIENCE STORE #127

746 MAIN AVENUE
DE PERE, WI

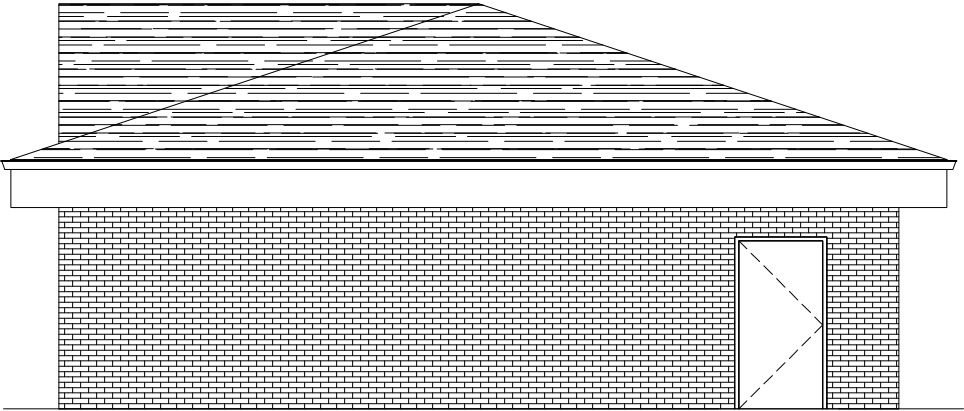
#	DATE	DESCRIPTION
DRAWN BY	B. BERG	
SCALE	MULTIPLE	
PROJ. NO.	0001	
DATE	2016-01-04	
SHEET		SP1


$$1'' = 30'-0''$$




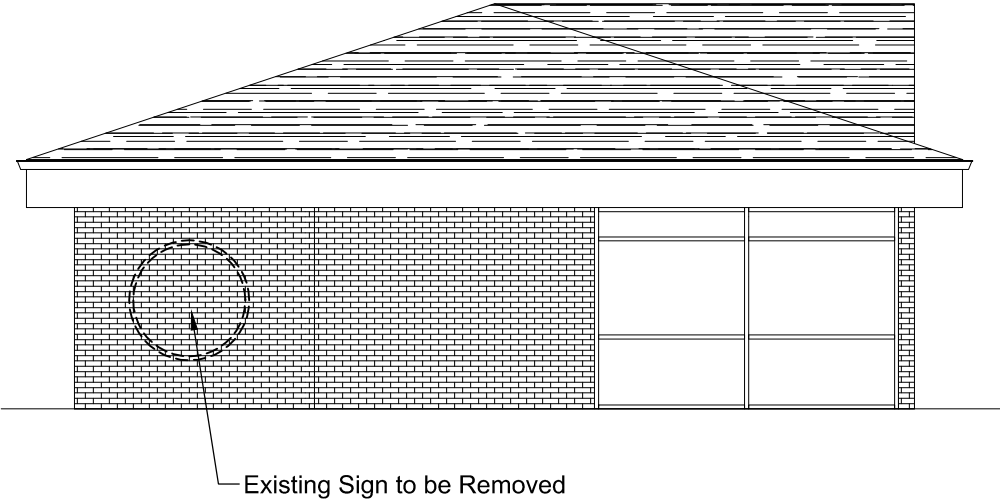
STORE ELEVATION

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



STORE ELEVATION

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



LOGO DETAIL - SIGN #01

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

Packet Pg. 54

STORES

STORES

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P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
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FAX (608) 781-8960

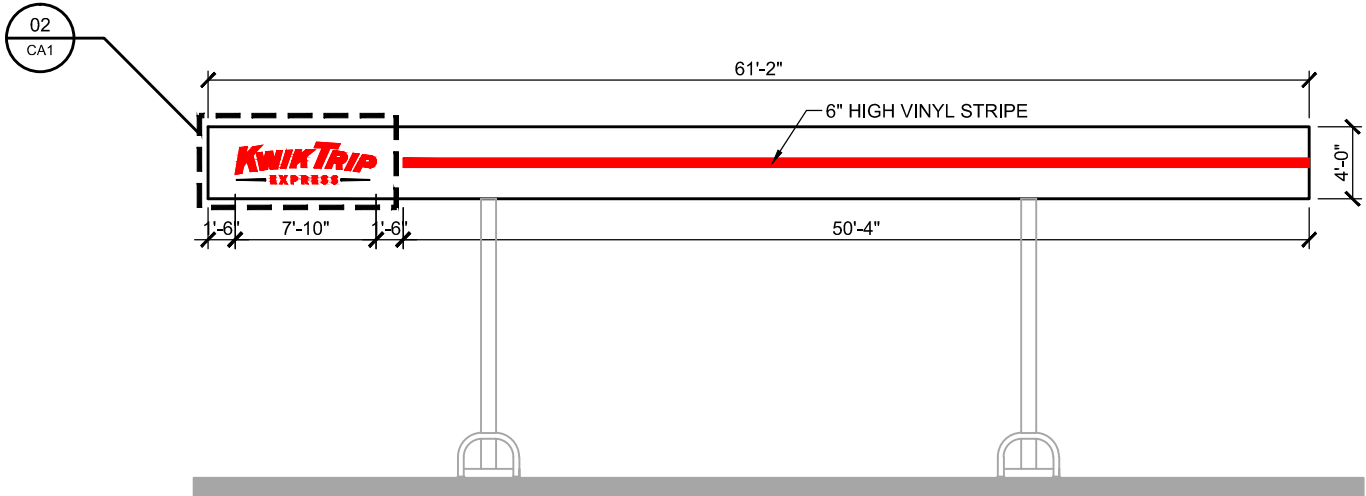
CONVENIENCE STORE SIGNAGE

CONVENIENCE STORE #127

746 MAIN AVENUE
DE PERE, WI

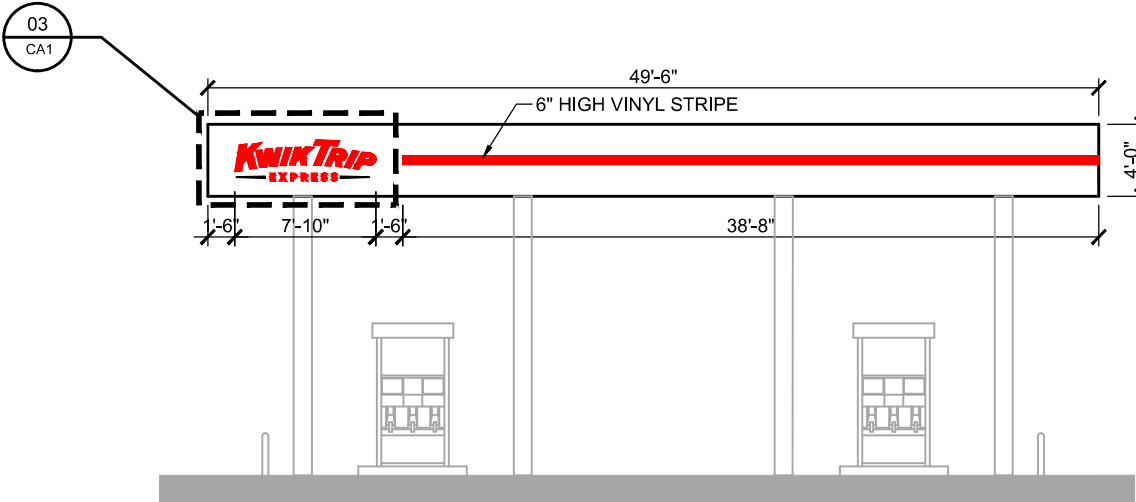
#	DATE	DESCRIPTION

DRAWN BY	B. BERG
SCALE	MULTIPLE
PROJ. NO.	0001
DATE	2016-01-04
SHEET	CS1



CANOPY ELEVATION

SCALE: 3/32" = 1'-0"



CANOPY ELEVATION

SCALE: 3/32" = 1'-0"



LOGO DETAIL - SIGNS #02 & #03

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



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CANOPY SIGNAGE

CONVENIENCE STORE #127

746 MAIN AVENUE
DE PERE, WI

#	DATE	DESCRIPTION

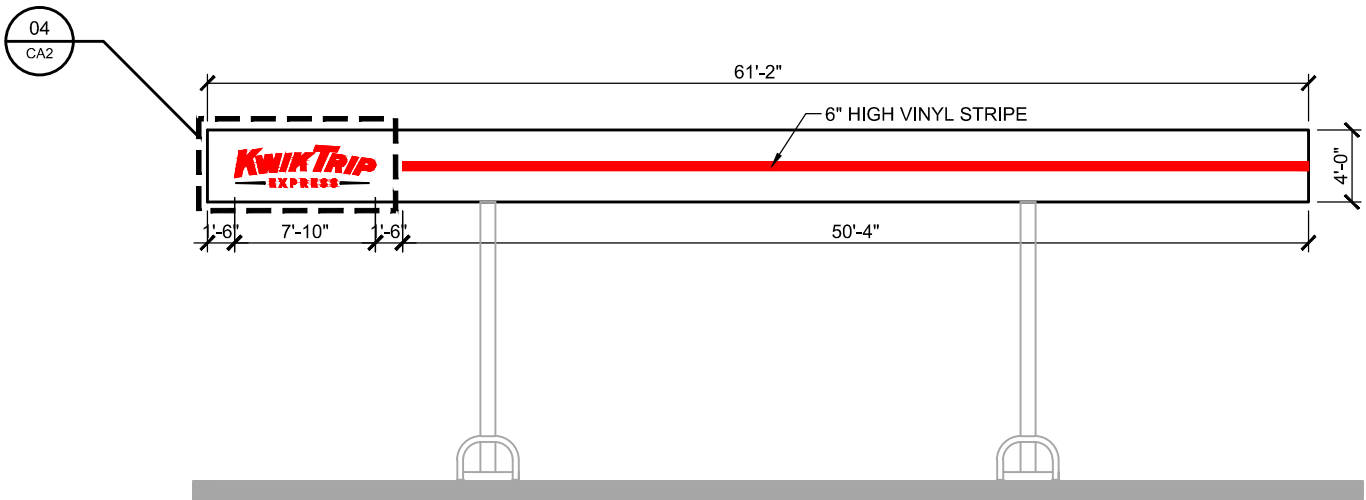
DRAWN BYB. BERG

SCALEMULTIPLE

PROJ. NO.0001

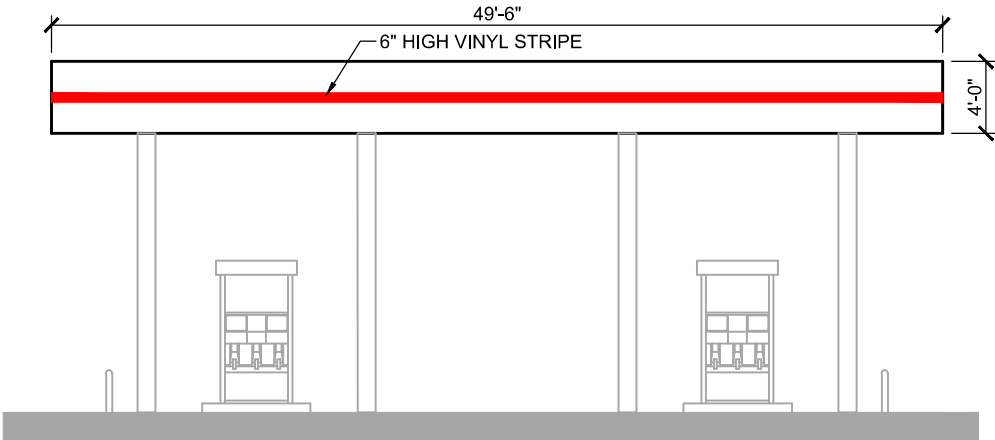
DATE2016-01-04

SHEETCA1



CANOPY ELEVATION

SCALE: 3/32" = 1'-0"



CANOPY ELEVATION

SCALE: 3/32" = 1'-0"



LOGO DETAIL - SIGN #04

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

Attachment: 2016-01-04 127 Signage Plan - Proposed (4319 : SP_Kwik Trip)



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FAX (608) 781-8960

CANOPY SIGNAGE

CONVENIENCE STORE #127

746 MAIN AVENUE
DE PERE, WI

#	DATE	DESCRIPTION
—	—	—
—	—	—
—	—	—
—	—	—
—	—	—

DRAWN BYB. BERG

SCALEMULTIPLE

PROJ. NO.0001

DATE2016-01-04

SHEETCA2

Packet Pg. 56

#05 KWIK TRIP FREESTANDING PYLON SIGN

SEE ATTACHMENT FROM LA CROSSE SIGN CO



STORES



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P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

DIRECTIONAL SIGNAGE

CONVENIENCE STORE #127

746 MAIN AVENUE
DE PERE, WI

[illegible]

DRAWN BY	B. BERG
SCALE	MULTIPLE
PROJ. NO.	0001
DATE	2016-01-04
SHEET	DS1

EXISTING



PROPOSED



Approved by: _____ Date: _____ Landlord: _____ Date: _____

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DESIGN	SALES	FILE	COLOR KEY
 1450 Oak Forest Drive • Onalaska, WI 54650 • 608-781-1450 2242 Mustang Way • Madison, WI 53718 • 608-222-5353 2502 Melby Street • Eau Claire, WI 54703 • 715-835-6189	Drawing by: Danielle Hadley Sign Type: Pylon Date Created: 1/5/2016 Last Modified: Scale: 3/16"=1'	Job Name: Kwik Trip Job Address: 746 Main Ave De Pere, WI 54115 Salesperson: Cindy Bluske Job Number: 88567	Revision Number: Job File Location: S:\1 - Kwik Trip\De Pere, WI 127\88567 - KT Express Acquisition\Design\127 De Pere Art 88567
			1 Red #2283 Acrylic 2 Day/Night Vinyl 3 Intense Blue (230-127) 4 NA 208080 5 Black S/G 6 Black (230-22) 7 White Acrylic 8 Yellow (230-015)

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

MEETING DATE: January 25, 2016

DEPARTMENT: Planning

FROM: Sarah Wallace

SUBJECT: Review and Recommendation for a one (1) lot CSM for Kwik Trip.
Surveyor: Robert Reidner

ATTACHMENTS:

- PC_Staff Memo_CSM_746 Main (PDF)
- CSM App - Signed (PDF)
- 2016-01-08 CSM (PDF)

Item 4: Review and Recommendation for a one (1) lot CSM for Kwik Trip. Surveyor: Robert Reidner

Reidner has completed a one (1) lot CSM, combining the parcels WD-451 and WD-448 into one lot for the expansion of the Kwik Trip Express Motor Vehicle Service Station.



Figure 1: Site Location

Recommendation

Staff would recommend approval of the CSM with the following conditions/corrections:

1. CSM must meet the requirements specified by Brown County Planning.
2. Certificate for City of De Pere should be Shana Ledvina, City Clerk.

	CITY OF DE PERE APPLICATION FOR CSM REVIEW	Fee: \$ 330.00
		Receipt #: _____
		Date: _____

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) Kwik Trip	Authorized Representative Bjorn Berg	Title Project Manager	
Mailing Address 1626 Oak Street	City La Crosse	State WI	ZIP Code 54602
Email Address bberg@kwiktrip.com	Phone Number (incl. area code) 608-791-4343	Fax Number (incl. area code) 608-781-8960	

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

Name (Ind. Org. or Entity) Keith Brunette	Contact Person Keith Brunette	Title Owner	
Mailing Address 808 Bayland Court	City Green Bay	State WI	ZIP Code 54304
Email Address keith@brunettetax.com	Phone Number (incl. area code) 920-592-0400	Fax Number (incl. area code) 920-592-9314	

SECTION 3: Project or Site Location

Project Address/Description 730 & 746 Main Avenue (Currently Mobil Fueling Station)	Parcel No. WD-448 & WD-451
--	-------------------------------

SECTION 4: CSM Information

Existing Zoning:	B-3 Motor Vehicle Dependent Business
Present Use of Parcel:	Motor Vehicle Service Station
Proposed Use of Lots:	Motor Vehicle Service Station

Please submit 1 hard copy and 1 PDF copy of the CSM if the property is located within the City
or if the property is located within the extraterritorial jurisdiction.

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) Bjorn Berg	Title Project Manager	Phone Number 608-791-4343
Signature of Applicant 		Date Signed 01/07/2016

TO BE COMPLETED BY CITY STAFF

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

Attachment: 2016-01-08 CSM (4320 : CSM_Kwik Trip)

LEGEND:

- = 1" X 18" O.D. IRON PIPE WITH CAROW CAP SET,
 WEIGHING 1.13 LBS PER LIN. FT.
 (P) = 1" I.D. ROUND IRON PIPE FOUND
 △ = MAG NAIL WITH WASHER FOUND
 □ = P.K. NAIL WITH WASHER FOUND
 ⊗ = CHISEL CROSS FOUND
 () = RECORDED AS BEARING AND/OR DISTANCE
 *- = EXISTING FENCE

CERTIFIED SURVEY MAP NO.

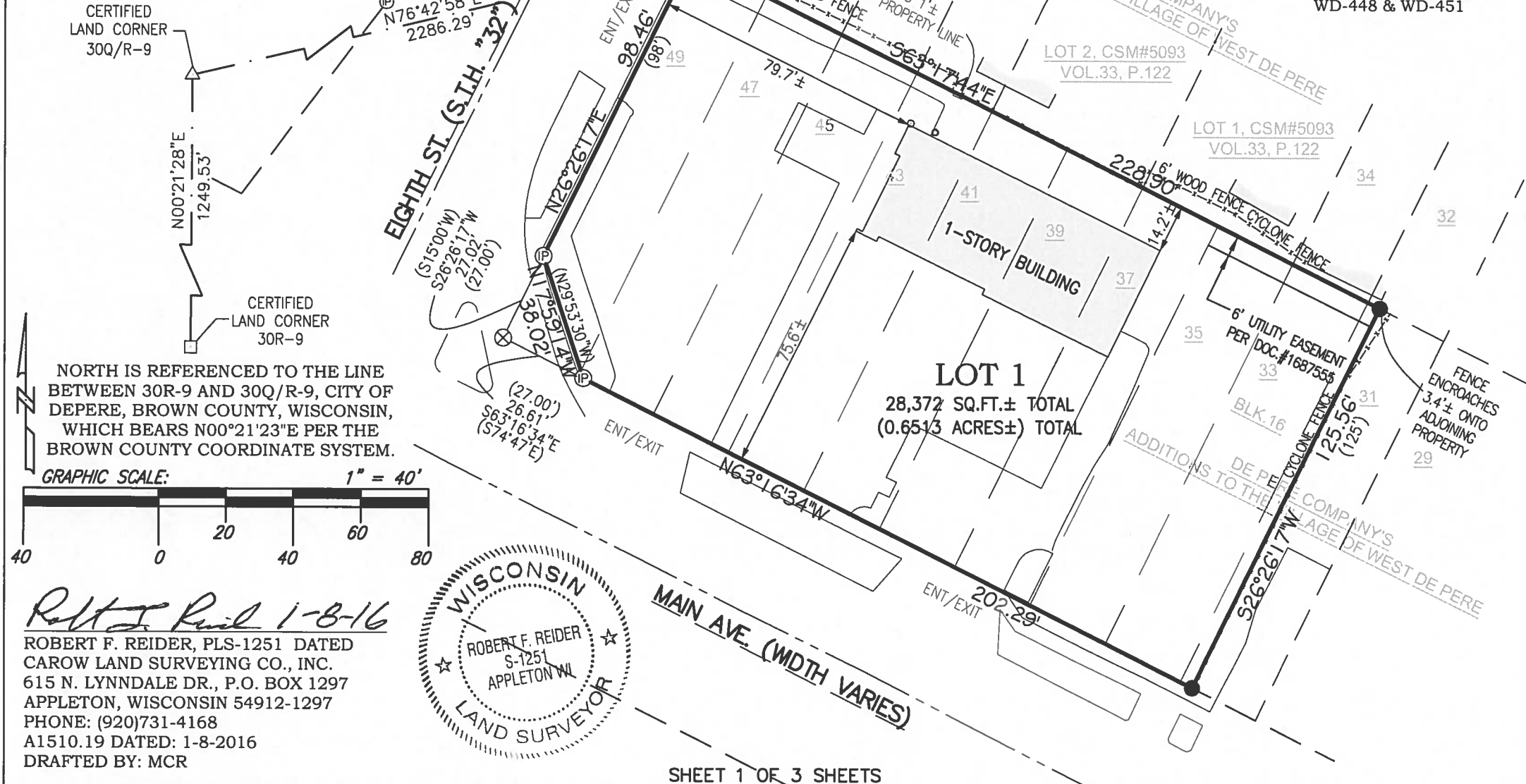
ALL OF LOTS 33, 35, 37, 39, 41, 43 & 45 AND PART OF LOTS 31,
47 & 49, ALL IN BLOCK 16, DE PERE COMPANY'S ADDITIONS TO
THE VILLAGE OF WEST DE PERE, CITY OF DE PERE, BROWN
COUNTY, WISCONSIN.

OWNER OF RECORD:

KWIK TRIP, INC.

TAX PARCEL NO:

WD-448 & WD-451



~~SHEET 1 OF 3 SHEETS~~

CERTIFIED SURVEY MAP NO. _____

BEING ALL OF LOTS 33, 35, 37, 39, 41, 43 & 45 AND PART OF LOTS 31, 47 & 49, ALL IN BLOCK 16, DE PERE COMPANY'S ADDITIONS TO THE VILLAGE OF WEST DE PERE, CITY OF DE PERE, BROWN COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, ROBERT F. REIDER, PROFESSIONAL WISCONSIN LAND SURVEYOR, CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED ALL OF LOTS 33, 35, 37, 39, 41, 43 & 45 AND PART OF LOTS 31, 47 & 49, ALL IN BLOCK 16, DE PERE COMPANY'S ADDITIONS TO THE VILLAGE OF WEST DE PERE, CITY OF DE PERE, BROWN COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT CERTIFIED LAND CORNER 30Q/R-9; THENCE N76°42'58"E, 2286.29 FEET TO THE NORTHWEST CORNER OF LOT 49, BLOCK 16, DE PERE COMPANY'S ADDITIONS TO THE VILLAGE OF WEST DE PERE AND THE POINT OF BEGINNING; THENCE S63°17'44"E, 228.90 FEET ALONG THE NORTHERLY LINE OF LOTS 49, 47, 45, 41, 39, 37, 35, 33, AND 31 OF BLOCK 16 OF DE PERE COMPANY'S ADDITIONS TO THE VILLAGE OF WEST DE PERE; THENCE S26°26'17"W, 125.56 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF MAIN AVENUE; THENCE N63°16'34"W, 202.29 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE; THENCE N17°59'14"W, 38.02 FEET ALONG THE NORTHEASTERLY VISION CORNER OF MAIN AVENUE AND EIGHTH STREET TO THE EASTERLY RIGHT-OF-WAY LINE OF EIGHTH STREET; THENCE N26°26'17"E, 98.46 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD KWIK TRIP, ATTENTION BRAD FRY, P.O. BOX 2107, LA CROSSE, WISCONSIN 54602.

THAT THIS MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARY LINES OF THE LAND SURVEYED.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION ORDINANCE OF THE CITY OF DE PERE.



Robert F. Reider 1-B-16

ROBERT F. REIDER, PLS-1251 DATED
CAROW LAND SURVEYING CO., INC.
615 N. LYNNDALE DRIVE, P.O. BOX 1297
APPLETON, WISCONSIN 54912-1297
PHONE (920)731-4168
A1510.19 (RFR) 1-7-2016

DE PERE CITY CLERK CERTIFICATE:

AS THE DULY APPOINTED CITY CLERK FOR THE CITY OF DE PERE, I HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNPAID TAXES OR SPECIAL ASSESSMENTS AFFECTING ANY OF THE LANDS INCLUDED IN THIS CERTIFIED SURVEY MAP AS OF THE DATE LISTED BELOW.

DE PERE CITY CLERK DATED

CITY OF DE PERE PLANNING COMMISSION APPROVAL:

THIS CERTIFIED SURVEY MAP WAS APPROVED FOR THE CITY OF DE PERE PLANNING COMMISSION ON THE _____ DAY OF _____, 20____.

PRINCIPAL CITY PLANNER

RESTRICTIVE COVENANTS:

- 1) THE LAND ON ALL SIDE AND REAR LOT LINES OF ALL LOTS SHALL BE GRADED BY THE PROPERTY OWNER AND MAINTAINED BY THE ABUTTING PROPERTY OWNERS TO PROVIDE FOR ADEQUATE DRAINAGE OF SURFACE WATER.
- 2) EACH LOT OWNER SHALL GRADE THE PROPERTY ABUTTING A STREET TO CONFORM TO THE ADOPTED SIDEWALK GRADE ELEVATION AND MAINTAIN SAID ELEVATION FOR FUTURE SIDEWALKS.
- 3) NO POLES, PEDESTALS OR BURIED CABLE ARE TO BE PLACED SO AS TO DISTURB ANY SURVEY STAKE OR OBSTRUCT VISION ALONG ANY LOT LINES OR STREET LINE, A DISTURBANCE OF A SURVEY STAKE BY ANYONE IS A VIOLATION OF SECTION 236.32 OF THE WISCONSIN STATUTES.

SHEET 2 OF 3 SHEETS

Attachment: 2016-01-08 CSM (4320 : CSM_Kwik Trip)

CERTIFIED SURVEY MAP NO.

BEING ALL OF LOTS 33, 35, 37, 39, 41, 43 & 45 AND PART OF LOTS 31, 47 & 49, ALL IN BLOCK 16, DE PERE COMPANY'S ADDITIONS TO THE VILLAGE OF WEST DE PERE, CITY OF DE PERE, BROWN COUNTY, WISCONSIN.

CORPORATE OWNER'S CERTIFICATE:

KWIK TRIP, INC., A WISCONSIN CORPORATION, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED ON THIS CERTIFIED SURVEY MAP.

KWIK TRIP, INC., A WISCONSIN CORPORATION, DOES FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.235.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: CITY OF DE PERE.

IN WITNESS WHEREOF, THE SAID, KWIK TRIP, INC., A WISCONSIN CORPORATION, HAS CAUSED THESE PRESENT TO BE SIGNED BY _____, IT'S VICE-PRESIDENT, AT _____ A.M./P.M. ON THIS _____, DAY OF _____, 20____.

IN THE PRESENCE OF:
KWIK TRIP, INC.

, VICE-PRESIDENT

STATE OF WISCONSIN)
COUNTY OF) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20____,
_____, VICE-PRESIDENT OF THE ABOVE NAMED WISCONSIN
CORPORATION, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING
INSTRUMENT, AND TO ME KNOWN TO BE SUCH VICE-PRESIDENT OF SAID WISCONSIN
CORPORATION AND ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING INSTRUMENT
OF SAID WISCONSIN LIMITED LIABILITY COMPANY.

NOTARY PUBLIC
MY COMMISSION EXPIRES



Robert F. Reider 1-B-16
ROBERT F. REIDER, PLS-1251 DATED
CAROW LAND SURVEYING CO., INC.
615 N. LYNNDAL DRIVE, P.O. BOX 1297
APPLETON, WISCONSIN 54912-1297
PHONE: (920)731-4168
A1510.19 (RFR) 1-7-2016

SHEET 3 OF 3 SHEETS

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

MEETING DATE: January 25, 2016

DEPARTMENT: Planning

FROM: Sarah Wallace

SUBJECT: Review and Recommendation for a two (2) lot CSM along
Southbridge Rd. Surveyor: Steve Bieda, Mau and Associates*

ATTACHMENTS:

- PC_Staff_CSM_Southbridge (PDF)
- CSM_Southbridge_WD-L-436-2 (PDF)

**Item 5: Review and Recommendation for a two (2) lot CSM along Southbridge Rd.
Surveyor: Steve Bieda, Mau and Associates.***

Bieda has completed a two (2) lot CSM along Southbridge Rd. for an 8.5 acre property located on Southbridge Road, across the street from Innovation Court (WD-L436-2). The CSM is proposed in order to facilitate a new development on one of the newly created parcels.



Figure 1: Site Location

The review of this CSM has generated a number of comments, primarily due to the site's location along the future southern bridge corridor and the existing wetlands. The current CSM for the property indicates access restriction along almost the entire frontage of the property.

Comments

Brown County Planning Commission reviewed the above CSM request. The following are concerns that have been identified:

1. Recommend verifying that the wetlands delineation report received by the City of De Pere has been reviewed and concurred by the WDNR or by an assured wetland delineator.
 - a. If there is not a delineation then "approximate wetland" measurements should be used, with 50-foot setbacks rather than 35-foot setbacks.
2. If there was an approved delineation, PALS recommends using the following comments:
 - a. Identify the approximate wetland boundary in Lots 1-2 with a 35-foot setback as an ESA.
 - b. Delineate the wetland boundary and any setbacks with surveyed and scaled measurements.
 - c. Include the following note: "Lots 1-2 include wetland areas that may require permits from the Wisconsin Department of Natural Resources, Army Corp of Engineers, Brown County Planning Commission, or the local municipality Zoning Administrator's office prior to any development activity."
 - d. Modify the ESA restrictive covenant (#2) to read as follows: "Lots 1-2 contain an environmentally sensitive area (ESA) as defined in the Brown County Sewage Plan. The ESA includes wetlands, all lands within 35 feet of wetlands greater than 2 acres in size, and all land within 75 feet of the ordinary high water mark of navigable waterways. Development and land disturbing activities are restricted in the ESA unless amendments are approved by the Brown County Planning Commission and the Wisconsin Department of Natural Resources."

3. If there was not an approved delineation and approximate wetland boundaries are being used, PALS recommends using the following comments:
 - a. Identify the approximate wetland boundary in Lots 1-2 with a 50-foot setback as an ESA. Include the following note: "The wetlands are approximate on Lots 1-2 due to the large size of the lot and/or the location of the wetland ESA. Should any development on Lots 1-2 be proposed near or within the approximate wetland ESA, the actual wetland and ESA boundary shall be properly delineated by a certified wetland delineator hired by the affected landowner."
 - b. Delineate the wetland boundary and any setbacks with surveyed and scaled measurements.
 - c. Include the following note: "Lots 1-2 include wetland areas that may require permits from the Wisconsin Department of Natural Resources, Army Corp of Engineers, Brown County Planning Commission, or the local municipality Zoning Administrator's Office prior to any development activity."
 - d. Modify the ESA restrictive covenant (#2) to read as follows: "Lots 1-2 contain an environmentally sensitive area (ESA) as defined in the Brown County Sewage Plan. The ESA includes approximate wetlands, all lands within 50 feet of approximate wetlands of any size, and all land within 75 feet of the ordinary high water mark of navigable waterways. Development and land disturbing activities are restricted in the ESA unless amendments are approved by the Brown County Planning Commission and the Wisconsin Department of Natural Resources."

City of De Pere Staff Comments:

1. Revise the CSM to include an 80' right of way access that aligns with Innovation Court and extends to the southern property line. The applicant should work with the De Pere City Engineer to ensure that the proposed right of way is indicated correctly. This is an important connection in order to ensure vehicular access to the properties to the south once the Southern Bridge is completed. The revised CSM must be submitted to the City of De Pere before the CSM is reviewed by the City Council (City Council approval is required for this CSM due to the request for public right of way).
2. Provide the CSM in AutoCAD Civil 2014 so the City can verify the proposed location of the future intersection of Innovation Ct. and Southbridge Rd, along with determining if any additional right of way will be needed.

Staff would recommend approval of the CSM and that the CSM be forwarded to the Common Council for approval. The CSM needs the following conditions/corrections:

1. Prior to review by the City Council, revise CSM to include an 80' right of way access that aligns with Innovation Court and extends to the southern property line.
2. AutoCAD files have been received.
3. Comply with Brown County Comments above and other Brown County CSM requirements.
4. Certificate for City of De Pere should be Shana Ledvina, City Clerk.

	CITY OF DE PERE APPLICATION FOR CSM REVIEW	Fee: \$ 330.00
		Receipt #: 00108980 Date: 1/8/16 CITY OF DE PERE RECEIVED JAN 8 2016

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) Mau & Associates	Authorized Representative Steven M. Bieda	Title Partner	
Mailing Address 400 Security Blvd.	City Green Bay	State WI	ZIP Code 54313
Email Address sbieda@mau-associates.com	Phone Number (incl. area code) 920-434-9670	Fax Number (incl. area code)	

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

Name (Ind. Org. or Entity) Mark Soderlund / Michael Fleming	Contact Person	Title	
Mailing Address PO Box 5512	City De Pere	State WI	ZIP Code 54115
Email Address sodie5141@gmail.com	Phone Number (incl. area code) 920-336-4980	Fax Number (incl. area code)	

SECTION 3: Project or Site Location

Project Address/Description Corner of French and Southbridge Roads Lot 1 of 43CSM271, Map No. 6530	Parcel No. WD-L436-2
---	-------------------------

SECTION 4: CSM Information

Existing Zoning:	Hwy. 41 Business District B
Present Use of Parcel:	Vacant Lot
Proposed Use of Lots:	Commercial

Please submit 1 hard copy and 1 PDF copy of the CSM if the property is located within the City
or if the property is located within the extraterritorial jurisdiction.

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) Steve M. Bieda	Title Partner	Phone Number 920-434-9670
Signature of Applicant 		Date Signed 1-8-16

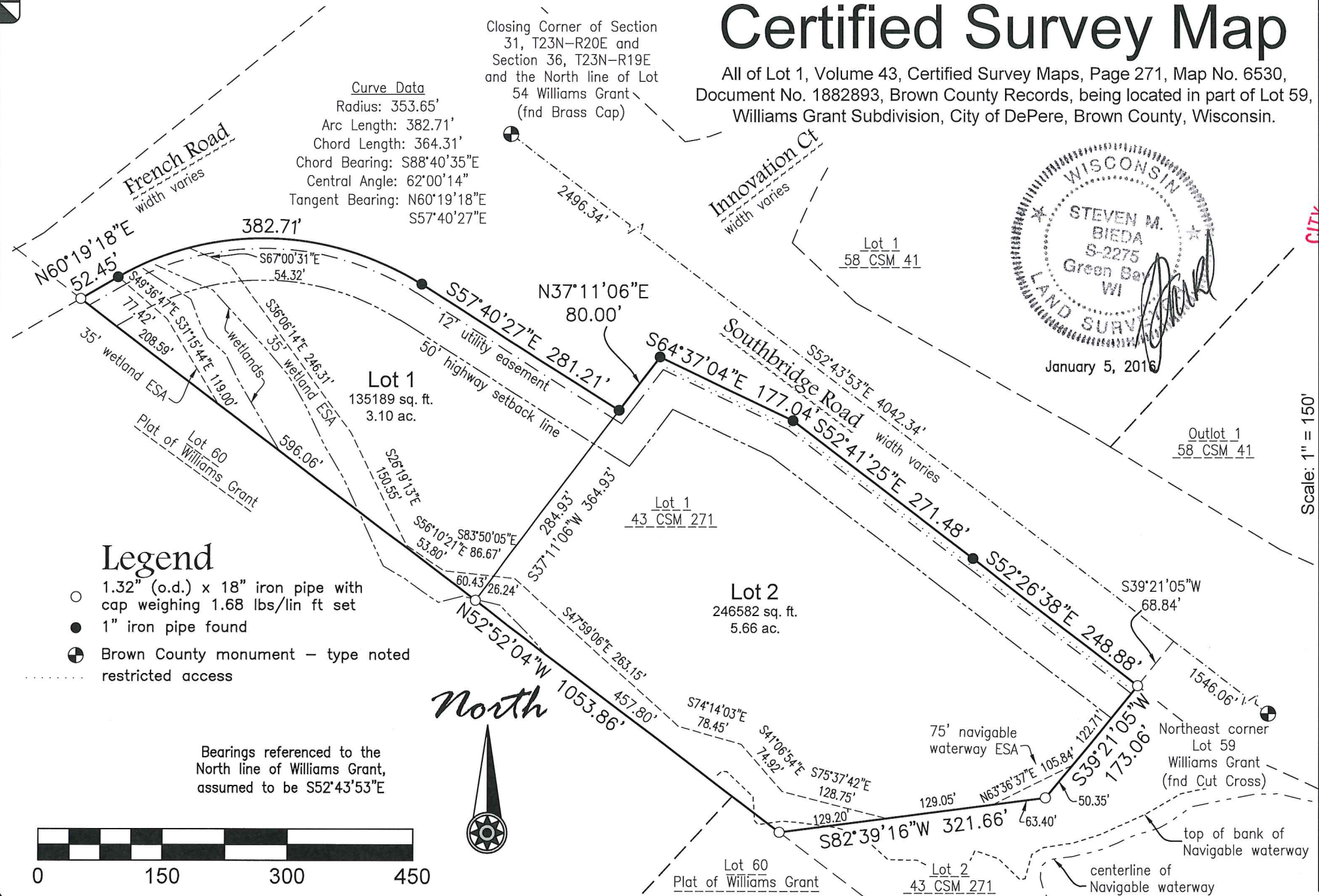
TO BE COMPLETED BY CITY STAFF

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

Attachment: CSM_Southbridge_WD-L-436-2 (4321 : CSM_Southbridge Rd)

Certified Survey Map

All of Lot 1, Volume 43, Certified Survey Maps, Page 271, Map No. 6530, Document No. 1882893, Brown County Records, being located in part of Lot 59, Williams Grant Subdivision, City of DePere, Brown County, Wisconsin.



Scale: 1" = 150'

Client: Mark Soderlund

Tax Parcel: WD-L436-2

Drafted By: MIRA

File: C-10905CSM 121715.dwg

Mau & Associates

LAND SURVEYING & PLANNING

CIVIL & WATER RESOURCE ENGINEERING

Phone: 920-434-9670 Fax: 920-434-9672

Sheet One of Three

Project No.: C-10905

Drawing No.: L-9448

CITY OF DEPERE RECEIVED JAN 8 2016 PLANNING DEPT.



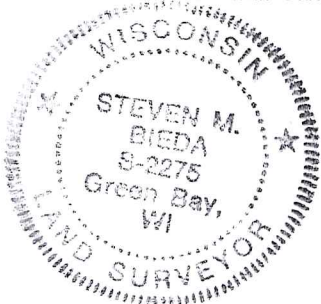
SURVEYOR'S CERTIFICATE

I, Steven M. Bieda, Professional Land Surveyor, PLS-2275, do hereby certify that I have surveyed, divided and mapped Lot 1, Volume 43, Certified Survey Maps, Page 271, Map No. 6530, Document No. 1882893, Brown County Records, being part of Lot 59, Williams Grant Subdivision, City of DePere, Brown County, Wisconsin.

Parcel contains 381,771 square feet / 8.76 acres more or less.
Parcel subject to easements and restrictions of record.

That such plat is a correct representation of all the exterior boundaries of the land survey and the division thereof. That I have made such a survey, land division and plat by the direction of the owners listed hereon. That I have fully complied with the provisions of Chapter 236, section 236.34 of the Wisconsin Statutes and the City of DePere, in surveying, dividing and mapping the same.


Steven M. Bieda PLS-2275
January 5, 2016



NOTES

A Shoreland Permit from the Brown County Zoning Administrator's office is required prior to any construction, fill, or grading activity within 300 feet of a stream.

No improvements or structures are allowed between the right of way and the highway setback line. Improvements and structures include, but are not limited to signs, parking areas, driveways, wells, septic systems, drainage facilities, buildings and retaining walls. It is expressly intended that this restriction is for the benefit of the public as provided in section 236.293, Wisconsin Statutes, and shall be enforceable by the Department of Transportation or its assigns. Contact the Wisconsin Department of Transportation District Office for more information. The phone number may be obtained by contacting the County Highway Department.

The lots of this land division may experience noise at levels exceeding the levels in S. Trans 405.04 Table I. These levels are based on federal standards. The Department of Transportation is not responsible for abating noise from existing state trunk highways or connecting highways, in the absence of any increase by the department to the highway's through-lane capacity.

All lots and blocks are hereby restricted so that no owner, possessor, user, licensee or other person may have any right of direct vehicular ingress from or egress to any highway lying within the right of way of French Road and/or Southbridge Road; It is expressly intended that this restriction constitute a restriction from the benefit of the public as provided in S. 236.293, STATS., and shall be enforceable by the Department or its assigns. Any access shall be allowed only by special exception. Any access allowed by special exception shall be confirmed and granted only through the driveway permitting process and all permits are revocable.

RESTRICTIVE COVENANTS

The land on all side and rear lot lines of all lots shall be graded by the property owner and maintained by the abutting property owners to provide for adequate drainage of surface water.

Lot 2 contains an environmentally sensitive area (ESA) as defined in the Brown County Sewage Plan. The ESA includes navigable waterways and all land within 75 feet of the ordinary high water mark of navigable waterways. Development and land disturbing activities are restricted in the ESA unless amendments are approved by the Brown County Planning Commission and the Wisconsin Department of Natural Resources.

CERTIFICATE OF THE CITY OF DE PERE

Approved for the City of DePere this _____ day of _____, 20____.

Kim Flom
Director of Planning

CERTIFICATE OF THE TREASURER

As City of DePere Treasurer, I hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments affecting any of the lands included in this Certified Survey Map as of the dates listed below.

Shana L. Defnet _____ Date _____
City of DePere Treasurer



Sheet Two of Three
Project No.: C-10905
Drawing No.: L-9448



OWNER'S CERTIFICATE

As Owners, we hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented hereon. We also certify that this Certified Survey Map is required by S.236.10 or S.236.12 to be submitted to the following for approval or objection:

CITY OF DE PERE

Mark E. Soderlund
undivided 1/2 interest

Michael P. Fleming
undivided 1/2 interest

Personally came before me this ____ day of _____, 20____, the above named owners, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public
Brown County, Wisconsin

My Commission Expires _____

STATE OF WISCONSIN]
] SS
COUNTY OF BROWN]



Office of the Register of Deeds
Brown County, Wisconsin

Received for Record _____, 20____,

at _____ o'clock _____ M and recorded as

Document # _____ in

Volume _____ of _____ on Page _____.

Cathy Williquette Lindsay, Register of Deeds

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

MEETING DATE: January 25, 2016

DEPARTMENT: Planning

FROM: Sarah Wallace

SUBJECT: Review and Recommendation for a three (3) lot CSM along
American Blvd. Surveyor: Troy Hewitt, Robert E. Lee & Associates*

ATTACHMENTS:

- PC_Staff Memo_CSM_American Blvd (PDF)
- 2016_CSM_001 (PDF)

Item 6: Review and Recommendation for a three (3) lot CSM along American Boulevard. Surveyor: Troy Hewitt, Robert E. Lee & Associates*

Troy Hewitt has submitted a three (3) lot CSM for review and approval. The CSM is for the sale of property owned by the City of De Pere; lot one (1) has a developer's agreement with Product Handling Concepts, for the development of their new facility to be relocated to the City of De Pere. Lots two and three will be marketed by the City for future development.



Figure 1: Site Location

Recommendation

Brown County Planning Commission reviewed the above CSM request. The following are comments:

1. No Comments, due to the water bodies being a man-made drainage system. However, PALS recommends verifying with the WDNR that there are not water or wetland related issues that impact existing or future development. There may be WDNR enforced "protected areas" that impact developable spaces.

Public Work's Staff comments:

1. Provide the CSM in AutoCAD Civil 3D 2014 so the City can verify access for the storm sewer system and ponds. The southerly and westerly property lines may need to be modified to accommodate access for maintenance.

Staff would recommend approval of the CSM and that the CSM be forwarded to the Common Council for approval. The CSM will not be forwarded until the timing aligns with the Development Agreement (pending the extension request). The CSM needs the following conditions/corrections:

1. CSM must meet the requirements specified by Brown County Planning and those mentioned above.
2. Digital CSM in AutoCAD submitted and reviewed per Public Work's comments and concern.
3. Certificate for City of De Pere should be Shana Ledvina, City Clerk.

Preliminary

CERTIFIED SURVEY MAP

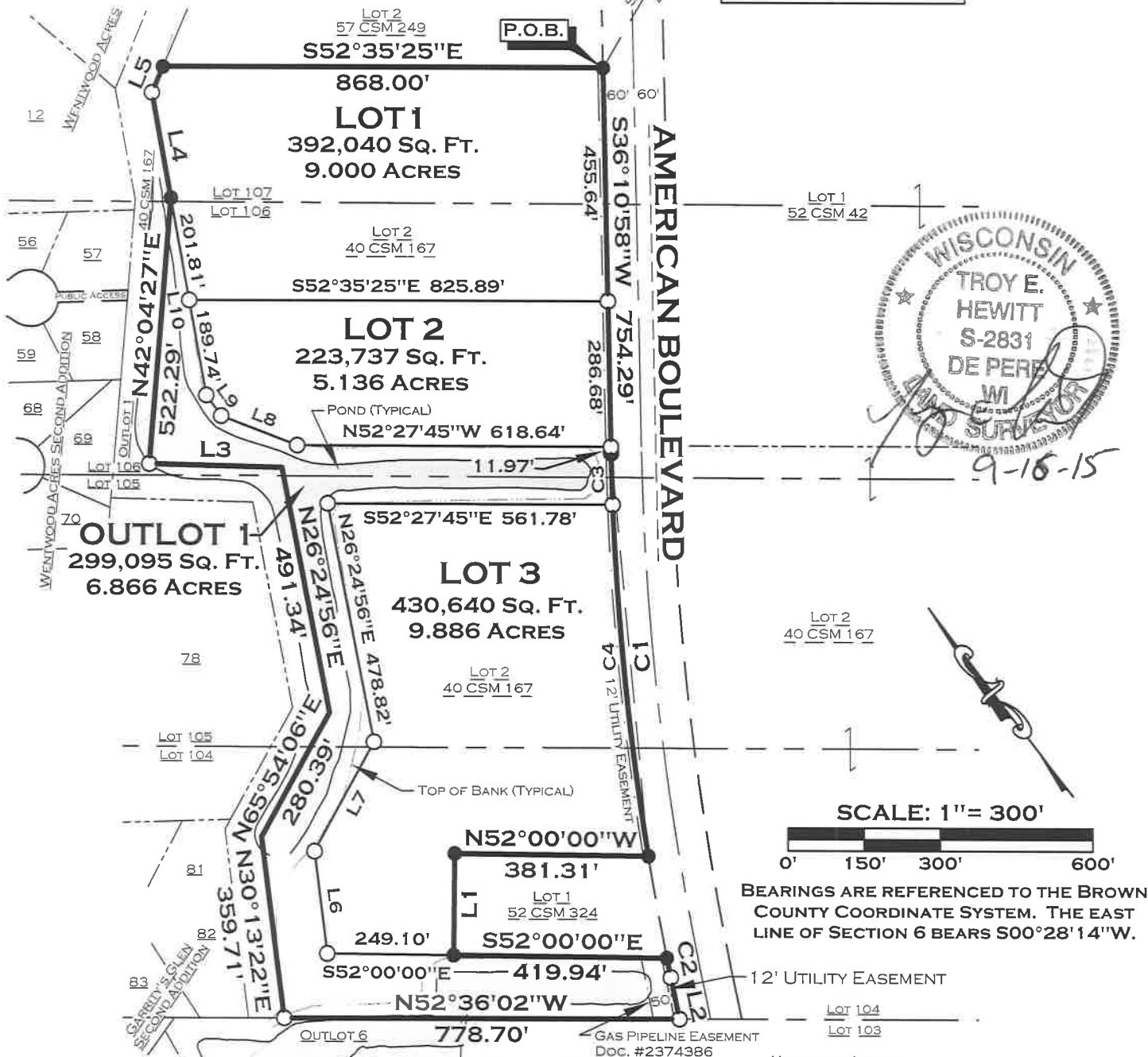
PART OF LOT 2, VOLUME 40 OF CERTIFIED SURVEY MAPS, PAGE 167, MAP NUMBER 6087, DOCUMENT NUMBER 1740762, BEING PART OF LOTS 104, 105, 106 AND 107 OF WILLIAMS GRANT SUBDIVISION, CITY OF DE PERE, BROWN COUNTY, WISCONSIN

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	200.00'	S38°00'00"W
L2	84.16'	S25°38'30"W
L3	262.02'	N51°08'02"W
L4	209.82'	N27°08'05"E
L5	54.92'	N60°31'43"E
L6	202.78'	N30°13'22"E
L7	245.68'	N65°54'06"E
L8	160.77'	N31°32'25"W
L9	50.35'	N01°31'45"E
L10	391.55'	N27°08'05"E

NE CORNER
SECTION 6, T22N-R20E
1" IRON PIPE W/ CAP

CLOSING CORNER
BETWEEN SECTIONS 5 & 6
T22N-R20E
1" IRON PIPE W/ CAP



SCALE: 1" = 300'

0' 150' 300' 600'

BEARINGS ARE REFERENCED TO THE BROWN COUNTY COORDINATE SYSTEM. THE EAST LINE OF SECTION 6 BEARS S00°28'14"W.

CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH	CHORD	CHORD DIRECTION	CHORD LENGTH	TANGENT BEARING	SECOND TANGENT BEARING
C1	8°04'58"	5660.00'	798.47'		S32°08'29"W	797.81'	S36°10'58"W	
C2	0°23'46"	5660.00'	39.14'		S25°50'23"W	39.14'	S26°02'16"W	
C3	1°02'00"	5660.00'	102.09'		S35°39'58"W	102.09'	S35°08'58"W	
C4	7°02'58"	5660.00'	696.38'		S31°37'29"W	695.94'	S35°08'58"W	S28°06'00"W

LEGEND

- P.O.B. POINT OF BEGINNING
- SET 1" X 18" IRON PIPE WITH CAP WEIGHING 1.38 LBS./LIN. FT.
- EXISTING 1" Ø IRON PIPE
- ⊕ RECORDED COUNTY MONUMENT



ROBERT E. LEE & ASSOCIATES, INC.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD
HOBART, WI 54155
INTERNET: WWW.RELEEINC.COM
PHONE: (920) 662-9641
FAX: (920) 662-9141

Preliminary

SURVEYOR'S CERTIFICATE

I, TROY E. HEWITT, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT BY THE ORDER AND UNDER THE DIRECTION OF JUDY SCHMIDT-LEHMAN, CITY OF DE PERE, I HAVE SURVEYED, DIVIDED AND MAPPED A PARCEL OF LAND BEING PART OF LOT 2, VOLUME 40 OF CERTIFIED SURVEY MAPS, PAGE 167, MAP NUMBER 6087, DOCUMENT NUMBER 1740762, BEING PART OF LOTS 104, 105, 106 AND 107 OF WILLIAMS GRANT SUBDIVISION, CITY OF DE PERE, BROWN COUNTY, WISCONSIN DESCRIBED AS FOLLOWS:

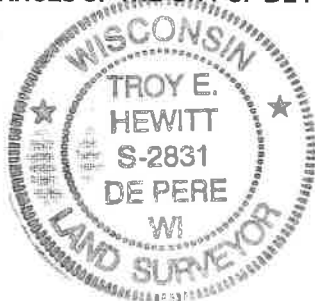
COMMENCING AT THE CLOSING CORNER BETWEEN SECTIONS 5 & 6;
THENCE S67°36'44"W, 2088.23 FEET TO THE SOUTHEAST CORNER OF LOT 2, VOLUME 57 OF CERTIFIED SURVEY MAPS, PAGE 249 (57CSM249), THE POINT OF BEGINNING;
THENCE S36°10'58"W, 754.29 FEET ON THE WESTERLY RIGHT OF WAY OF AMERICAN BOULEVARD;
THENCE 798.47 FEET ON THE ARC OF A 5660.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A LONG CHORD WHICH BEARS S32°08'29"W, 797.81 FEET ON SAID WESTERLY RIGHT OF WAY TO THE NORTHEAST CORNER OF LOT 1, VOLUME 52 OF CERTIFIED SURVEY MAPS, PAGE 324 (52CSM324);
THENCE N52°00'00"W, 381.31 FEET ON THE NORTH LINE OF SAID LOT 1 TO THE NORTHWEST CORNER THEREOF;
THENCE S38°00'00"W, 200.00 FEET ON THE WEST LINE OF SAID LOT 1 TO THE SOUTHWEST CORNER THEREOF;
THENCE S52°00'00"E, 419.94 FEET ON THE SOUTH LINE OF SAID LOT 1 TO THE SOUTHEAST CORNER THEREOF, ALSO BEING ON SAID WESTERLY RIGHT OF WAY;
THENCE 39.14 FEET ON THE ARC OF A 5660.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A LONG CHORD WHICH BEARS S25°50'23"W, 39.14 FEET ON SAID WESTERLY RIGHT OF WAY;
THENCE S25°38'30"W, 84.16 FEET ON SAID WESTERLY RIGHT OF WAY TO THE SOUTHERLY LINE OF SAID LOT 2, VOLUME 40 OF CERTIFIED SURVEY MAPS, PAGE 167 (40CSM167) ALSO BEING A POINT ON THE SOUTH LINE OF SAID LOT 104;
THENCE N52°36'02"W, 778.70 FEET ON SAID SOUTH LINE TO THE SOUTHWEST CORNER OF SAID LOT 2, 40CSM167;
THENCE N30°13'22"E, 359.71 FEET ON THE WEST LINE OF SAID LOT 2;
THENCE N65°54'06"E, 280.39 FEET ON SAID WEST LINE;
THENCE N26°24'56"E, 491.34 FEET ON SAID WEST LINE;
THENCE N51°08'02"W, 262.02 FEET ON SAID WEST LINE;
THENCE N42°04'27"E, 522.29 FEET ON SAID WEST LINE;
THENCE N27°08'05"E, 209.82 FEET ON SAID WEST LINE;
THENCE N60°31'43"E, 54.92 FEET ON SAID WEST LINE TO THE SOUTHWEST CORNER OF SAID LOT 2, 57CSM249;
THENCE S52°35'25"E, 868.00 FEET ON THE SOUTH LINE OF SAID LOT 2 TO THE SOUTHEAST CORNER THEREOF, THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1,345,512 SQUARE FEET (30.889 ACRES) OF LAND MORE OR LESS.

THAT THE WITHIN MAP IS A TRUE AND CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION OF IT AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES AND WITH CHAPTER 14 OF THE GENERAL ORDINANCES OF THE CITY OF DE PERE IN THE SURVEYING, DIVIDING AND MAPPING OF THE SAME.

DATED THIS 16th DAY OF SEPTEMBER 2015.

TROY E. HEWITT PLS #2831
ROBERT E. LEE & ASSOCIATES, INC.



OWNER'S CERTIFICATE

AS OWNER'S, WE HEREBY CERTIFY THAT WE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, AND MAPPED AS REPRESENTED ON THE PLAT. WE ALSO CERTIFY THAT THIS PLAT IS REQUIRED BY S-236.10 OR S236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: CITY OF DE PERE

CITY OF DE PERE
A MUNICIPAL CORPORATION

MICHAEL WALSH, MAYOR DATE

ATTEST:
SHANA DEFNET
CLERK-TREASURER

STATE OF WISCONSIN)
BROWN COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2015, THE ABOVE NAMED MICHAEL WALSH, MAYOR AND SHANA DEFNET, CLERK-TREASURER, OF THE CITY OF DE PERE, WISCONSIN TO ME KNOWN TO BE THE SAME PERSON'S WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, _____, STATE OF _____,

MY COMMISSION EXPIRES _____

Preliminary

COMMON COUNCIL APPROVAL CERTIFICATE

APPROVED BY THE CITY OF DE PERE THIS _____ DAY OF _____, 2015.

SHANA L. DEFNET, CLERK-TREASURER

TREASURER'S CERTIFICATE

AS APPOINTED CITY OF DE PERE TREASURER, I HEREBY CERTIFY THAT THE RECORDS IN OUR OFFICES SHOW NO UNPAID TAXES, NO UNREDEEMED TAX SALES AND NO UNPAID OR SPECIAL ASSESSMENTS AFFECTING ANY OF THE LANDS INCLUDED IN THIS PLAT, AS OF THE DATES LISTED BELOW.

SHANA L. DEFNET
CITY OF DE PERE CLERK-TREASURER

DATE _____

Office of the Register of Deeds
Brown County, Wisconsin

Received for Record _____, 20

at _____ o'clock _____ M and recorded as

Document # _____ in

Volume _____ of _____ on Page _____.

Cathy Williquette, Register of Deeds



ROBERT E. LEE & ASSOCIATES, INC.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD
HOBART, WI 54155
PHONE: (920) 662-9641
INTERNET: WWW.RELEINC.COM FAX: (920) 662-9141

City of De Pere, Wisconsin



Request For Plan Commission Action

MEETING DATE: January 25, 2016

DEPARTMENT: Planning

FROM: Sarah Wallace

SUBJECT: Review and Recommendation on the Site Plan Application for WD-L492-B, located along American Blvd. Applicant: Curtis Schroeder, Consolidated Construction Company

ATTACHMENTS:

- PC_Staff Memo_SP_PHC (PDF)
- SP_001_Application (PDF)
- 2016_SP_001 (PDF)

Item 7: Review and Recommendation on the Site Plan Application for WD-L492-B, located along American Blvd. Applicant: Curtis Schroeder, Consolidated Construction Company

Product Handling Concepts plans to relocate and expand (in the future) their light manufacturing business to the West Business Park in the City of De Pere. The Common Council approved a Development Agreement authorizing the sale of a 9 acre piece of property on November 3, 2015. PHC specializes in building conveying systems and parts. They are currently located in Appleton, WI. After submittal of the site plan application, the petitioner requested an extension to the Development Agreement that would extend the project completion deadline to spring of 2017. That request will be reviewed by the Finance/Personnel Committee and the Council at the early February meeting. The applicant has requested that the site plan review process continue in order to maintain forward momentum of the due diligence process.

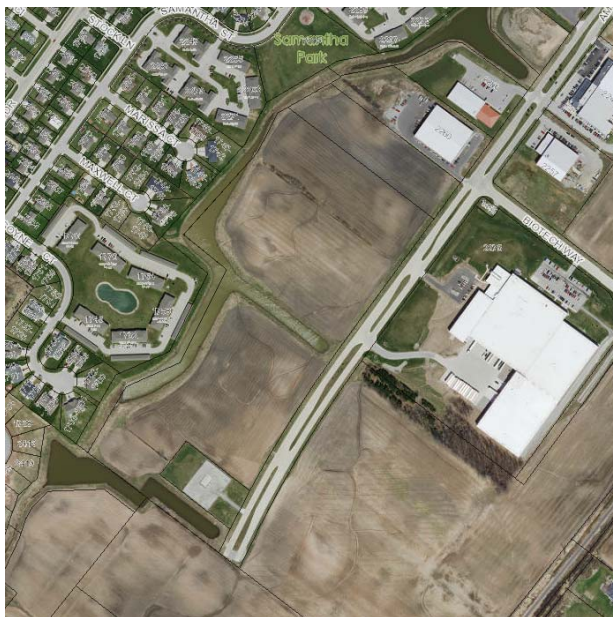


Figure 1: Site Location

Project Overview:

Site Statistics for the Project:

Proposed Site Area: – nine (9) acres

Building: – 50,900 SF / One (1) story with a proposed 50,000 SF building expansion

The below comments were compiled from an interdepartmental review of the submitted application.

Public Works:

1. An 8-inch water main connection is shown on the plan. A typical water service does not exceed 6-inch. Provide justification for a connection larger than 6-inch.
2. The water meter size is greater than a 1-inch and will require one month advance notice so the Water Department can order the meter.
3. Provide a note on the plan that states, “All taps to the City water main are to be completed under the observation of City personnel”.

4. All off street parking shall have a perimeter concrete curb and gutter around the entire parking lot unless the site plan shows that run off from the parking lot will not cause erosion or adversely affect adjacent properties.
5. Storm sewer pipes on American Boulevard are sized for a 5-year design storm and 1.95 acres of this site. Submit storm runoff calculations to show the peak post development discharge rate does not exceed the 5-year design storm. The remainder of the site should directly discharge to the detention pond.
6. Provide a note on the plan that states, "The connections to the City storm manhole are to be completed under the observation of City personnel".
7. A concrete driveway is required in the right of way with a sidewalk section and flares to connect to the street. Show driveway width at the curb line on the plan.
8. Show regional detention pond and show the connection of the ditch system to this facility on the plan. The design high water is at elevation 633+/- . Review if raising the building elevation for better drainage of the site.
9. Show electric and other telephone, fiber optic, or transmission lines on the plan.
10. All utility connections to be made within the street right of way will require a street excavation permit. Coordinate multiple connections under one (1) permit.
11. Show and label the right of way and property lines on the plan.
12. Show dimensions of adjacent streets and right of ways.
13. A curb cut permit is required for new driveways. Please note this on the plan.
14. Show location of project development by street address and/or tax parcel number on the plan.
15. Show name and mailing address of developer/owner on the plan.
16. First floor elevations shown on Sheet C-2.0 of the plan appear to be incorrect.
17. Provide the CSM in AutoCAD Civil 3D 2014 so the City can verify access for the storm sewer system and ponds. The southerly and westerly property lines may need to be modified to accommodate access for maintenance.

Fire:

1. Fire Department Vehicle access.
2. Drawings signed by designer.
3. Provide location for Knox Box Access, when needed.
4. Provide signage for internal fire suppression system, if needed.
5. Coordination with hydrants and FDC.
6. Note: Future additions to the building may require fire access. If the building set back is more than 150 feet from the paved fire department access, a fire lane will be needed. If the building is over 30 feet in height and a setback of more than 50 feet from the paved Fire Department access, a fire lane will need to be provided.

Forestry:

1. No planning detail included on landscape plan. Detail should adhere to WDNR recommendations.
2. Follow up and regular maintenance plan should be established for new and existing plants.
3. A preservation and protection plan should be established for new and existing plants.

Building/Planning

1. Provide site statistics for the project – Pavement SF, Pervious, SF, and Floor Area Ratios – to ensure that proposal meets Code.
2. Parking – 58 proposed parking stalls meets parking requirements.

3. Landscaping – Provide calculations of open space for first phase and for future build out to confirm compliance with 25% open space requirement. The City Ordinance requires one tree per 10,00SF of lot area or fraction thereof, of which 30% of these trees shall be deciduous hardwoods. With the CSM for the site indicating 9 acres (392,040SF) the site would equal 39 trees with 12 trees (30%) being deciduous hardwood. The submitted site plan does not meet this requirement. An Updated Landscaping plan will need to be submitted to conform to these requirements.
4. Lighting – Meets Code.
5. Exterior – Meets Code.
6. Signage – Submit signage to City Staff for review and approval per City Code.

The above comments must be addressed via a revised submittal to the Planning Department before any permits are issued for the project.

Recommendation:

Staff recommends approval of the site plan, subject to compliance with the comments noted above.



CITY OF DE PERE

APPLICATION FOR
SITE PLAN REVIEW

CITY OF DE PERE
RECEIVED
DEC 28 2015
PLANNING DEPT.

Fee: \$ 275.00

Receipt #:

00108734

Date:

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) Curtis W. Schroeder	Authorized Representative	Title Dir. of Architectural Design	
Mailing Address 4300 N. Richmond Street	City Appleton	State WI	ZIP Code 54313
Email Address cschroeder@1call2build.com	Phone Number (incl. area code) 920-850-3640	Fax Number (incl. area code) 920-882-2618	

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

Name (Ind. Org. or Entity) PHC, LLC	Contact Person Jim Livermore	Title Owner	
Mailing Address 3030 E. Goodland Dr.	City Appleton	State WI	ZIP Code 54911
Email Address jim.livermore@phcfirst.com	Phone Number (incl. area code) 906-792-9655	Fax Number (incl. area code)	

SECTION 3: Project or Site Location

Project Address/Description	Parcel No.
-----------------------------	------------

SECTION 4: Project Information

Existing Zoning:			
Present Use of Parcel:			
Proposed Use of Parcel:			
Estimated Start Date:		Estimated Completion Date:	

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) Curtis W. Schroeder	Title Dir. Arch. Design	Phone Number 920-850-3640
Signature of Applicant 		Date Signed 12/23/15

TO BE COMPLETED BY CITY STAFF

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

PROFESIONAL SERVICES
CALCULATIONS

Project Location: DePere, WI
JSD Project Number: 15-6966

Performed by: JJS
Date: 10/20/2015

N22 W22931 Nancy Court, Suite 3
Waukesha, Wisconsin 53186
Ph: (262) 513-0666 Fax: (262) 513-1232



Structure abbreviations are as follows: ES - End Section, MH - Manhole, FI - Field Inlet, TD - Trench Drain, BC - Building Connection, RD - Roof Drain, STB - Stub

PIPE LOCATION		CONTRIBUTING AREA			PIPE FLOW			PIPE DATA				PIPE CAPACITY INFORMATION					DROP THRU STRUCT (FT)	ELEVATIONS			COVER TO CROWN (FT)
UP STRUCT	DOWN STRUCT	ROOF	PAVED	GRASS	AREA RUNOFF (GPM)	TOTAL FLOW		LENGTH (FT)	DIA. (IN)	SLOPE (FT/FT)	Manning's n HDPE	ACTUAL FLOW				FULL FLOW (CFS)		RIM/(F/L) UP	INVERT UP	INVERT DOWN	
		(SQ FT)	(SQ FT)	(SQ FT)		(GPM)	(CFS)					REQD DROP	ACTUAL DROP	PARTS FULL	VEL (FPS)						
INL-12	INL-11	0	15,939	13,058	616	616	1.37	105.7	12	0.0020	0.012	0.13	0.21	0.72	2.44	1.73	0.00	634.20	631.10	630.89	2.00
INL-11	EXIST	0	12,739	6,426	454	1070	2.38	87.8	12	0.0040	0.012	0.33	0.35	0.86	3.54	2.44	--	634.00	630.89	630.54	2.01
INL-26	MH-21	0	16,753	27,992	785	785	1.75	117.7	12	0.0024	0.012	0.24	0.28	0.82	2.73	1.89	0.50	634.00	630.97	630.69	1.93
TD-25	MH-23	0	11,655	7,214	428	428	0.95	40.0	10	0.0024	0.012	0.06	0.10	0.74	2.38	1.16	0.00	631.85	630.78	630.68	0.15
RD-24	MH-23	25,712	0	0	989	1417	3.16	4.6	10	0.0208	0.012	0.08	0.10	0.82	7.13	3.42	2.00	636.00	632.78	632.68	2.30
MH-23	INL-22	0	0	0	0	1417	3.16	92.5	15	0.0024	0.012	0.19	0.22	0.82	3.18	3.43	0.00	635.80	630.68	630.46	3.74
INL-22	MH-21	0	7,866	4,184	282	1699	3.79	113.6	18	0.0024	0.012	0.13	0.27	0.64	3.41	5.57	0.00	634.80	630.46	630.19	2.69
MH-21	EXIST	0	0	0	0	2484	5.53	137.4	18	0.0024	0.012	0.32	0.33	0.87	3.60	5.57	--	636.80	630.19	629.86	4.96





Product Handling Concepts



Corporate Headquarters:
4300 N Richmond St.
Appleton, WI 54913

Bismarck Office:
1355 Airport Rd.
Bismarck, ND 58504

Milwaukee Office:
735 N Water St. Suite 1218
Milwaukee, WI 53202

De Pere, WI Copyright 2015

1call2build.com

Proposed Building for:

Product Handling Concepts

Street Address

DePere, Wisconsin

Sheet Index

A100	EGRESS PLAN
A801	Interior Elevations
G100	General Info
G101	ADA Details
C101	Architectural Site Plan
A101	Floor Plan
A102	Office Floor Plan
A103	Roof Plan
A201	Room Finish Schedule
A202	Door Schedule
A301	Exterior Elevations
A401	Building Sections/Wall Sections
A402	Building Sections/Details
A501	LOADING DOCK DETAILS
A502	Details
A601	Reflected Ceiling Plan

SANITARY FIXTURE DETERMINATION

OCCUPANCY	OCCUPANCY LOADS	WATER CLOSETS			LAVATORIES			DRINKING FOUNTAINS		OTHER
		RATIO	MEN	WOMEN	RATIO	MEN	WOMEN	RATIO	# OF FIXTURES	
BUSINESS (INCLUDING CONFERENCE ROOMS, CANTINE)	73	FIRST 50 = 2 (73-50 = 23) 23/50 = 0.46 2+0.46 = 2.46	1	1	FIRST 80 = 2	1	1	1 PER 100	73/100 = 0.73	1 SERVICE SINK
FACTORY AND INDUSTRIAL (INCLUDING LOCKER ROOM)	425	1 PER 100 425/100 = 4.25	2	2	1 PER 100 425/100 = 4.25	1	1	1 PER 400	425/400 = 1.06	1 SERVICE SINK

TO BE COMPLETED

Code Data

General Building Information

Number of Stories- Proposed Building:	One (1) Story
Gross Building Area - Proposed Building Area:	50,900 sq. ft. - Completely Sprinklered
Proposed Building Height:	30'-9" at Ridge
Total Proposed Building Perimeter:	898 Feet
Occupancy Classification:	F1 - Type (with secondary B occupancies)
Construction Classification:	Type IIB
Allowable Area:	UNLIMITED (PER 507.3 IN IBC 2012)
Occupant Load:	
Office Area:	7,285 sq. ft. / 100 = 73 Persons
Manufacturing Area:	42,555 sq. ft. / 100 = 425 Persons
Total:	498 Persons

Plumbing Fixtures:	Required	Provided
Water Closets:	X (X Men, X Women)	X Women, X Men, X Urinal
Lavatories:	X (X Men, X Women)	X Women, X Men
Drinking Fountains:	X	X
Service Sink:	1	X
Exterior Wall Openings:	No Limit (per table 704.8)	
Aggregate Exit Width:		
Required:	0.2 Inches per Occupant = XX.X Inches	
Provided:	(XX) Exits x 36 Inches = XXX Inches	
Exterior Wall Fire Rating:	No Fire Rating Required per Table 602	

TO BE COMPLETED

Project Location



Symbol Key

Detail Number	A102	30 70	- Door or Window Size in Feet and Inches (3'-0" x 7'-0")
Detail Sheet Number	A102	E	- Exit Sign
Section Number	A102	I	- Wall Type Tag
Section Sheet Number	A102	+	- Elevation Marker
OFFICE 100		9'-0"	- Ceiling Height Tag
100a		A	- Casework Elevation Reference
A		Δ	- Drawing Revision Number
A		CL	- Centerline

Materials

BRICK IN PLAN	GYPSUM BOARD
MASONRY IN PLAN	DIMENSIONAL LUMBER
CONCRETE WALKS, DRIVES, AND APRONS IN PLAN	PLYWOOD
ASPHALT	STEEL
UNDISTURBED SOIL	FINISHED WOOD
BATT INSULATION	
RIGID INSULATION	

Issue Record

No.	Date	Description	Sheets Issued
A	mm/dd/yyyy	Issued for State Approval	xx
O	mm/dd/yyyy	Issued for Construction	xx

PRELIMINARY
NOT FOR CONSTRUCTION

Proposed Building for:
Product Handling Concepts

De Pere, Wisconsin

800-642-6774
www.1call2build.c
Appleton, WI
Milwaukee, WI
Bismarck, ND

CONSOLIDATED
CONSTRUCTION CO. INC.
YOUR VISION. OUR PASSION™

1. GENERAL

- 1.1. ALL PAVING SHALL CONFORM TO "STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION, LATEST EDITION, APPLICABLE CITY OF DE PERE ORDINANCES AND THE GEOTECHNICAL REPORT PREPARED BY FIRM DATED DATE.
- 1.2. ALL PAVING DIMENSIONS ARE TO FACE OF CURB UNLESS SPECIFIED OTHERWISE.
- 1.3. SURFACE PREPARATION - NOTIFY CONTRACTOR OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.

2. PAVEMENT STRUCTURE

-  LIGHT DUTY PAVEMENT TYPE E-0.3
- CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED BASE)
 - ASPHALTIC CONCRETE BASE
 - ASPHALTIC CONCRETE SURFACE
-  HEAVY DUTY PAVEMENT TYPE E-3
- CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED BASE)
 - ASPHALTIC CONCRETE BASE
 - ASPHALTIC CONCRETE SURFACE
-  CONCRETE PAVEMENT
- 6" CRUSHED AGGREGATE BASE COURSE
 - 6" FIBERMESH REINFORCED CONCRETE
-  CONCRETE SIDEWALK
- 4" CRUSHED AGGREGATE BASE COURSE
 - 4" CONCRETE

3. ASPHALTIC CONCRETE PAVING SPECIFICATIONS

- 3.1. CODES AND STANDARDS - THE PLACING, CONSTRUCTION AND COMPOSITION OF THE ASPHALTIC BASE COURSE AND ASPHALTIC CONCRETE SURFACE COURSE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460 AND 465 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, EDITION OF 2005. HEREAFTER, THIS PUBLICATION WILL BE REFERRED TO AS STATE HIGHWAY SPECIFICATIONS.
- 3.2. WEATHER LIMITATIONS - APPLY TACK COATS WHEN AMBIENT TEMPERATURE IS ABOVE 50° F (10° C) AND WHEN TEMPERATURE HAS NOT BEEN BELOW 35° F (1° C) FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION. DO NOT APPLY WHEN BASE IS WET OR CONTAINS EXCESS OF MOISTURE. CONSTRUCT ASPHALTIC CONCRETE SURFACE COURSE WHEN ATMOSPHERIC TEMPERATURE IS ABOVE 40° F (4° C) AND WHEN BASE IS DRY AND WHEN WEATHER IS NOT RAINY. BASE COURSE MAY BE PLACED WHEN AIR TEMPERATURE IS ABOVE 30° F (-1° C).
- 3.3. GRADE CONTROL - ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.
- 3.4. CRUSHED AGGREGATE BASE COURSE - THE TOP LAYER OF BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS.
- 3.5. BINDER COURSE AGGREGATE - THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO SECTIONS 460 AND 315, STATE HIGHWAY SPECIFICATIONS.
- 3.6. SURFACE COURSE AGGREGATE - THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460 AND 465, STATE HIGHWAY SPECIFICATIONS.
- 3.7. ASPHALTIC MATERIALS - THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTION 455 AND 460, STATE HIGHWAY SPECIFICATIONS.

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WAUKESHA, WISCONSIN 53186
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KENOSHA | APPLETON
www.jsdinc.com

SERVICES PROVIDED TO:



PROJECT:

PRODUCT HANDLING
CONCEPTS
DE PERE, WI

PROJECT LOCATION:
BROWN
COUNTY, WI

JSD PROJECT NO.: 15-6966

SEAL/SIGNATURE:

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR AND SUBCONTRACTORS MUST CHECK ALL DETAIL AND DIMENSIONS OF THEIR TRADE AND BE RESPONSIBLE FOR THE SAME.

DESIGN BY: JSK 10/12/15
DRAWN BY: JSK 10/12/15
CHECKED BY: TAG 10/13/15

PLAN MODIFICATIONS:	DATE:

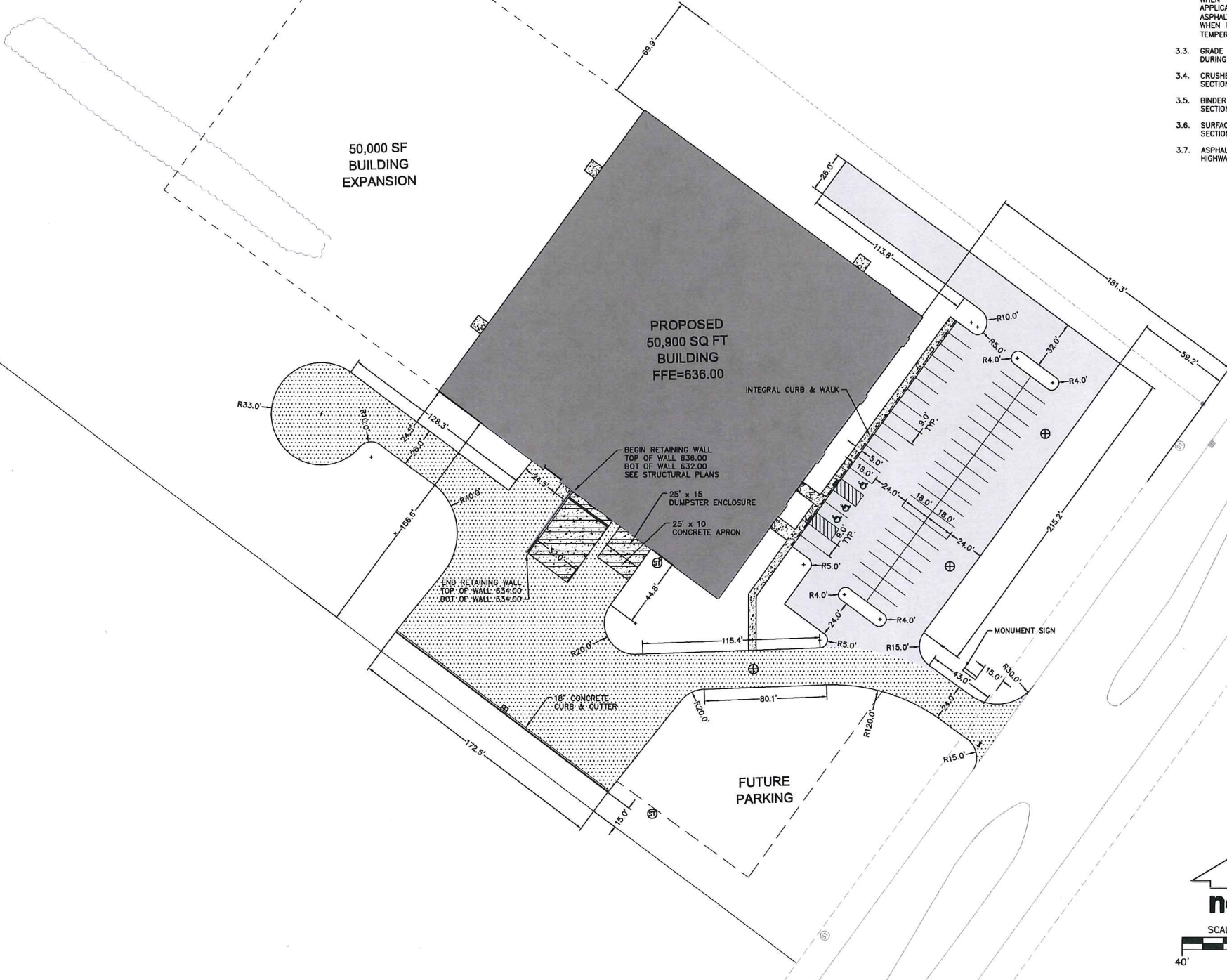
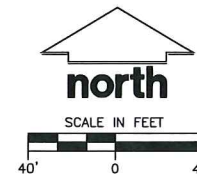


Call 811 or (800) 242-8511
Milwaukee Area (262) 432-7910
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

SHEET TITLE:
SITE DIMENSION AND
PAVEMENT ID
PLAN

SHEET NUMBER:
C-1.0

- LEGEND**
-  SANITARY SEWER MANHOLE
 -  STORM MANHOLE
 -  CATCH BASIN ROUND
 -  CATCH BASIN SQUARE
 -  FIRE HYDRANT
 -  WATER VALVE
 -  GAS VALVE
 -  LIGHT POLE
 -  TELEPHONE PEDESTAL
 -  ELECTRICAL MANHOLE
 -  SIGN
 -  POWER POLE
 -  GUY WIRE
 -  SANITARY SEWER
 -  WATER MAIN
 -  STORM SEWER
 -  UNDERGROUND GAS
 -  UNDERGROUND ELECTRIC
 -  UNDERGROUND TELEPHONE
 -  UNDERGROUND FIBER OPTICS
 -  OVERHEAD UTILITY
 -  CONIFEROUS TREE
 -  DECIDUOUS TREE



50,000 SF
BUILDING
EXPANSION

PROPOSED
50,900 SQ FT
BUILDING
FFE=636.00

INTEGRAL CURB & WALK

BEGIN RETAINING WALL
TOP OF WALL 636.00
BOT OF WALL 632.00
SEE STRUCTURAL PLANS

25' x 15'
DUMPSTER ENCLOSURE

25' x 10'
CONCRETE APRON

END RETAINING WALL
TOP OF WALL 634.00
BOT OF WALL 634.00

18" CONCRETE
CURB & GUTTER

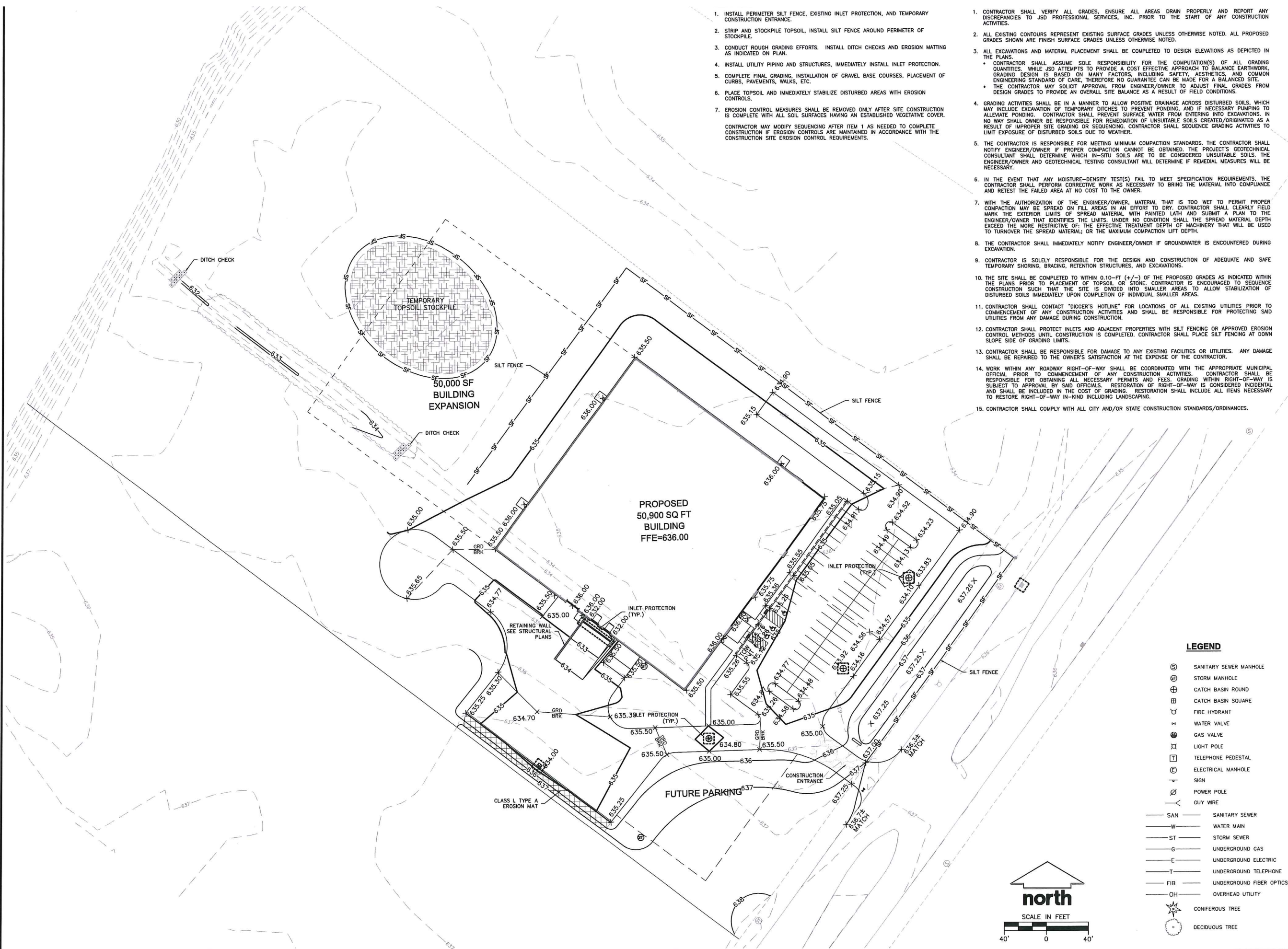
FUTURE
PARKING

MONUMENT SIGN

1. INSTALL PERIMETER SILT FENCE, EXISTING INLET PROTECTION, AND TEMPORARY CONSTRUCTION ENTRANCE.
2. STRIP AND STOCKPILE TOPSOIL, INSTALL SILT FENCE AROUND PERIMETER OF STOCKPILE.
3. CONDUCT ROUGH GRADING EFFORTS. INSTALL DITCH CHECKS AND EROSION MATTING AS INDICATED ON PLAN.
4. INSTALL UTILITY PIPING AND STRUCTURES, IMMEDIATELY INSTALL INLET PROTECTION.
5. COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PLACEMENT OF CURBS, PAVEMENTS, WALKS, ETC.
6. PLACE TOPSOIL AND IMMEDIATELY STABILIZE DISTURBED AREAS WITH EROSION CONTROLS.
7. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.

CONTRACTOR MAY MODIFY SEQUENCING AFTER ITEM 1 AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS.

1. CONTRACTOR SHALL VERIFY ALL GRADES, ENSURE ALL AREAS DRAIN PROPERLY AND REPORT ANY DISCREPANCIES TO JSD PROFESSIONAL SERVICES, INC. PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.
2. ALL EXISTING CONTOURS REPRESENT EXISTING SURFACE GRADES UNLESS OTHERWISE NOTED. ALL PROPOSED GRADES SHOWN ARE FINISH SURFACE GRADES UNLESS OTHERWISE NOTED.
3. ALL EXCAVATIONS AND MATERIAL PLACEMENT SHALL BE COMPLETED TO DESIGN ELEVATIONS AS DEPICTED IN THE PLANS.
 - CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATION(S) OF ALL GRADING QUANTITIES. WHILE JSD ATTEMPTS TO PROVIDE A COST EFFECTIVE APPROACH TO BALANCE EARTHWORK, GRADING DESIGN IS BASED ON MANY FACTORS, INCLUDING SAFETY, AESTHETICS, AND COMMON ENGINEERING STANDARD OF CARE, THEREFORE NO GUARANTEE CAN BE MADE FOR A BALANCED SITE.
 - THE CONTRACTOR MAY SOLICIT APPROVAL FROM ENGINEER/OWNER TO ADJUST FINAL GRADES FROM DESIGN GRADES TO PROVIDE AN OVERALL SITE BALANCE AS A RESULT OF FIELD CONDITIONS.
4. GRADING ACTIVITIES SHALL BE IN A MANNER TO ALLOW POSITIVE DRAINAGE ACROSS DISTURBED SOILS, WHICH MAY INCLUDE EXCAVATION OF TEMPORARY DITCHES TO PREVENT PONDING, AND IF NECESSARY PUMPING TO ALLEVIATE PONDING. CONTRACTOR SHALL PREVENT SURFACE WATER FROM ENTERING INTO EXCAVATIONS. IN NO WAY SHALL OWNER BE RESPONSIBLE FOR REMEDIATION OF UNSUITABLE SOILS CREATED/ORIGINATED AS A RESULT OF IMPROPER SITE GRADING OR SEQUENCING. CONTRACTOR SHALL SEQUENCE GRADING ACTIVITIES TO LIMIT EXPOSURE OF DISTURBED SOILS DUE TO WEATHER.
5. THE CONTRACTOR IS RESPONSIBLE FOR MEETING MINIMUM COMPACTION STANDARDS. THE CONTRACTOR SHALL NOTIFY ENGINEER/OWNER IF PROPER COMPACTION CANNOT BE OBTAINED. THE PROJECT'S GEOTECHNICAL CONSULTANT SHALL DETERMINE WHICH IN-SITU SOILS ARE TO BE CONSIDERED UNSUITABLE SOILS. THE ENGINEER/OWNER AND GEOTECHNICAL TESTING CONSULTANT WILL DETERMINE IF REMEDIAL MEASURES WILL BE NECESSARY.
6. IN THE EVENT THAT ANY MOISTURE-DENSITY TEST(S) FAIL TO MEET SPECIFICATION REQUIREMENTS, THE CONTRACTOR SHALL PERFORM CORRECTIVE WORK AS NECESSARY TO BRING THE MATERIAL INTO COMPLIANCE AND RETEST THE FAILED AREA AT NO COST TO THE OWNER.
7. WITH THE AUTHORIZATION OF THE ENGINEER/OWNER, MATERIAL THAT IS TOO WET TO PERMIT PROPER COMPACTION MAY BE SPREAD ON FILL AREAS IN AN EFFORT TO DRY. CONTRACTOR SHALL CLEARLY FIELD MARK THE EXTERIOR LIMITS OF SPREAD MATERIAL WITH PAINTED LATH AND SUBMIT A PLAN TO THE ENGINEER/OWNER THAT IDENTIFIES THE LIMITS. UNDER NO CONDITION SHALL THE SPREAD MATERIAL DEPTH EXCEED THE MORE RESTRICTIVE OF: THE EFFECTIVE TREATMENT DEPTH OF MACHINERY THAT WILL BE USED TO TURNOVER THE SPREAD MATERIAL; OR THE MAXIMUM COMPACTION LIFT DEPTH.
8. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER/OWNER IF GROUNDWATER IS ENCOUNTERED DURING EXCAVATION.
9. CONTRACTOR IS SOLELY RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ADEQUATE AND SAFE TEMPORARY SHORING, BRACING, RETENTION STRUCTURES, AND EXCAVATIONS.
10. THE SITE SHALL BE COMPLETED TO WITHIN 0.10'-FT (+/-) OF THE PROPOSED GRADES AS INDICATED WITHIN THE PLANS PRIOR TO PLACEMENT OF TOPSOIL OR STONE. CONTRACTOR IS ENCOURAGED TO SEQUENCE CONSTRUCTION SUCH THAT THE SITE IS DIVIDED INTO SMALLER AREAS TO ALLOW STABILIZATION OF DISTURBED SOILS IMMEDIATELY UPON COMPLETION OF INDIVIDUAL SMALLER AREAS.
11. CONTRACTOR SHALL CONTACT "DIGGER'S HOTLINE" FOR LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES AND SHALL BE RESPONSIBLE FOR PROTECTING SAID UTILITIES FROM ANY DAMAGE DURING CONSTRUCTION.
12. CONTRACTOR SHALL PROTECT INLETS AND ADJACENT PROPERTIES WITH SILT FENCING OR APPROVED EROSION CONTROL METHODS UNTIL CONSTRUCTION IS COMPLETED. CONTRACTOR SHALL PLACE SILT FENCING AT DOWN SLOPE SIDE OF GRADING LIMITS.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ANY EXISTING FACILITIES OR UTILITIES. ANY DAMAGE SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE EXPENSE OF THE CONTRACTOR.
14. WORK WITHIN ANY ROADWAY RIGHT-OF-WAY SHALL BE COORDINATED WITH THE APPROPRIATE MUNICIPAL OFFICIAL PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FEES. GRADING WITHIN RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY SAID OFFICIALS. RESTORATION OF RIGHT-OF-WAY IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF GRADING. RESTORATION SHALL INCLUDE ALL ITEMS NECESSARY TO RESTORE RIGHT-OF-WAY IN-KIND INCLUDING LANDSCAPING.
15. CONTRACTOR SHALL COMPLY WITH ALL CITY AND/OR STATE CONSTRUCTION STANDARDS/ORDINANCES.



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PRODUCT HANDLING CONCEPTS DE PERE, WI

PROJECT LOCATION:
BROWN COUNTY, WI

JSD PROJECT NO.: 15-6966

SEAL/SIGNATURE:

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PLAN MODIFICATIONS:	DATE:



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Milwaukee Area (262) 432-7910
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

SHEET TITLE:

GRADING AND EROSION CONTROL PLAN

SHEET NUMBER:

C-2.0

SHEET NOTES

- EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY FOR PROPOSED UTILITY CONNECTIONS AND/OR TO AVOID DAMAGE THERETO. CONTRACTOR SHALL CALL "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.
- ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION (IN WISCONSIN LATEST EDITION AND ADDENDUM) AND ALL STATE AND LOCAL CODES AND SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS AND CODES APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.
- UTILITY CONSTRUCTION AND SPECIFICATIONS SHALL COMPLY WITH THE CITY OF DE PERE SPECIAL PROVISIONS AND WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES DSPS 382.
- TRACER WIRES SHALL BE INSTALLED AS NECESSARY IN ACCORD WITH 182.0715(2R) OF THE STATE STATUTES AND CITY OF DE PERE REQUIREMENTS.
- LENGTHS OF PROPOSED UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS ARE SHOWN FOR CONTRACTOR CONVENIENCE ONLY. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPUTATIONS OF MATERIALS REQUIRED TO COMPLETE WORK. LENGTHS SHALL BE FIELD VERIFIED DURING CONSTRUCTION.
- CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT EXISTING UTILITY COVERS (SUCH AS MANHOLE COVERS, VALVE BOX COVERS, ETC.) TO MATCH FINISHED GRADES OF THE AREAS DISTURBED DURING CONSTRUCTION.
- CONTRACTOR SHALL FIELD VERIFY LOCATIONS, ELEVATIONS, AND SIZES OF PROPOSED UTILITIES AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS PRIOR TO ATTEMPTING CONNECTIONS AND BEGINNING UTILITY CONSTRUCTION.
- STORM SEWER SPECIFICATIONS—

PIPE — HIGH DENSITY DUAL-WALL POLYETHYLENE N-12 CORRUGATED PIPE (HDPE) SHALL BE AS MANUFACTURED BY ADS OR EQUAL WITH WATER TIGHT JOINTS, AND SHALL MEET THE REQUIREMENTS OF AASHTO DESIGNATION M-294 TYPE "S".

INLETS/CATCH BASINS — INLETS/CATCH BASINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FILE NO. 25 OF THE "STANDARD SPECIFICATIONS" WITH A 1'-8" X 2'-6" MAXIMUM OPENING. FRAME & GRATE SHALL BE NEENAH R-2501 WITH TYPE G GRATE, OR EQUAL. CURB FRAME & GRATE SHALL BE NEENAH R-3067 WITH TYPE R GRATE, OR EQUAL. TRENCH DRAIN FRAME & GRATE SHALL BE NEENAH R-4999-DX WITH TYPE A GRATE, OR EQUAL.

BACKFILL AND BEDDING — STORM SEWER SHALL BE CONSTRUCTED WITH GRAVEL BACKFILL AND CLASS "B" BEDDING IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS".

MANHOLE FRAMES AND COVERS — MANHOLE FRAMES AND COVERS SHALL BE NEENAH R-1642 WITH TYPE "B" SELF SEALING LIDS, NON-ROCKING OR EQUAL.

FIELD TILE CONNECTION — ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE INCLUDED IN THE UNIT PRICE(S) FOR STORM SEWER. TILE LINES CROSSED BY THE TRENCH SHALL BE REPLACED WITH THE SAME MATERIAL AS THE STORM SEWER.

9. SANITARY SEWER SPECIFICATIONS —

PIPE — SANITARY SERVICE LATERAL MATERIAL SHALL BE POLYVINYL CHLORIDE (PVC) MEETING REQUIREMENTS OF ASTM D-3034, SDR-35, WITH INTEGRAL BELL TYPE FLEXIBLE ELASTOMERIC JOINTS, MEETING THE REQUIREMENTS OF ASTM D-3212.

BEDDING AND COVER MATERIAL — BEDDING AND COVER MATERIAL SHALL CONFORM TO THE APPROPRIATE SECTIONS OF THE "STANDARD SPECIFICATION" WITH THE FOLLOWING MODIFICATION: "COVER MATERIAL SHALL BE THE SAME AS USED FOR BEDDING AND SHALL CONFORM TO SECTION 8.43.2 (A). BEDDING AND COVER MATERIAL SHALL BE PLACED IN A MINIMUM OF THREE SEPARATE LIFTS, OR AS REQUIRED TO INSURE ADEQUATE COMPACTING OF THESE MATERIALS, WITH ONE LIFT OF BEDDING MATERIAL ENDING AT OR NEAR THE SPRINGLINE OF THE PIPE. THE CONTRACTOR SHALL TAKE CARE TO COMPLETELY WORK BEDDING MATERIAL UNDER THE HAUNCH OF THE PIPE TO PROVIDE ADEQUATE SIDE SUPPORT."

BACKFILL — BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE CHAPTER 2.6.0 OF THE "STANDARD SPECIFICATIONS". GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS".

10. WATER MAIN SPECIFICATIONS —

PIPE — WATER MAIN SHALL BE POLYVINYL CHLORIDE (PVC) PIPE MEETING THE REQUIREMENTS OF AWWA STANDARD C-900, CLASS 150, DR-18, WITH CAST IRON O.D. AND INTEGRAL ELASTOMERIC BELL AND SPIGOT JOINTS.

VALVES AND VALVE BOXES — GATE VALVES SHALL BE AWWA GATE VALVES MEETING THE REQUIREMENTS OF AWWA C-500 AND CHAPTER 8.27.0 OF THE "STANDARD SPECIFICATIONS". GATE VALVES AND VALVE BOXES SHALL CONFORM TO LOCAL PLUMBING ORDINANCES.

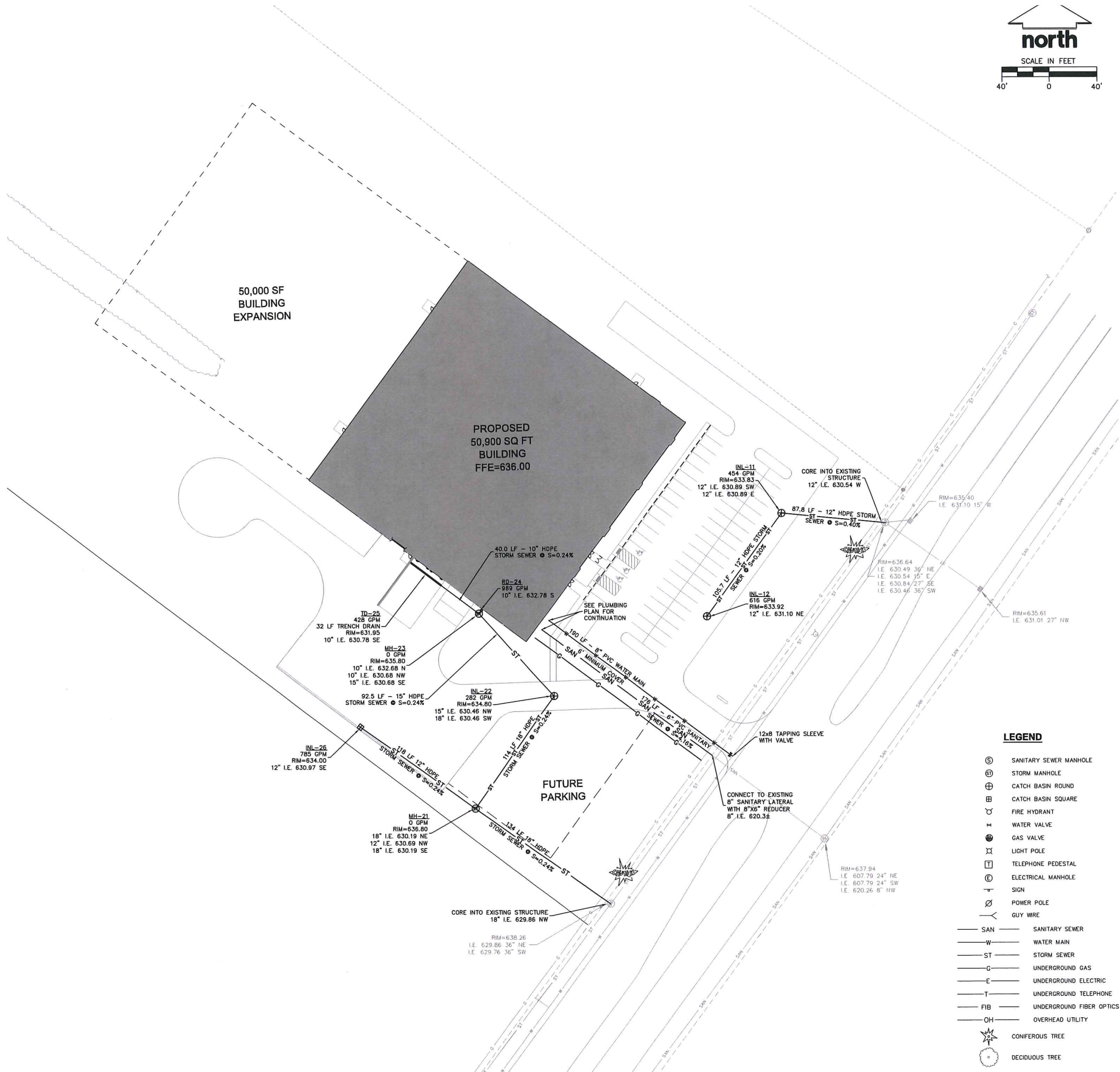
10-GAUGE TRACER WIRE SHALL BE INSTALLED ALONG THE ENTIRE LENGTH OF ALL PRIVATE WATER MAINS, HYDRANT LEADS, FIRE DEPARTMENT CONNECTION LEADS AND LATERALS. THE TRACER WIRE SHALL BE EXTENDED TO THE SURFACE AT THE BUILDING WALL AND ALL OTHER SYSTEM LIMITS AND ENCLOSED IN A RISER BOX WITH "WATER" ON THE COVER.

BEDDING AND COVER MATERIAL — PIPE BEDDING AND COVER MATERIAL SHALL BE SAND, CRUSHED STONE CHIPS, OR CRUSHED STONE SCREENINGS CONFORMING TO CHAPTER 8.43.2 OF THE "STANDARD SPECIFICATIONS".

BACKFILL — BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH CHAPTER 2.6.0 OF THE "STANDARD SPECIFICATIONS". GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS".

11. ALL NEW ON-SITE STORM, SANITARY, AND WATER UTILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE PROPERTY OWNER.

12. THE CONTRACTOR SHALL CONTACT THE CITY OF DE PERE PUBLIC WORKS DEPARTMENT (920-339-4060) 72-HOURS IN ADVANCE OF SANITARY, WATER, AND STORM CONNECTIONS TO THE CITY-OWNED SYSTEM TO SCHEDULE INSPECTIONS.



LEGEND

- ⑤ SANITARY SEWER MANHOLE
- ⑥ STORM MANHOLE
- ⊕ CATCH BASIN ROUND
- ⊞ CATCH BASIN SQUARE
- ⊙ FIRE HYDRANT
- ⊗ WATER VALVE
- ⊘ GAS VALVE
- ⊙ LIGHT POLE
- ⊙ TELEPHONE PEDESTAL
- ⊙ ELECTRICAL MANHOLE
- ⊙ SIGN
- ⊙ POWER POLE
- ⊙ GUY WIRE
- SAN — SANITARY SEWER
- W — WATER MAIN
- ST — STORM SEWER
- G — UNDERGROUND GAS
- E — UNDERGROUND ELECTRIC
- T — UNDERGROUND TELEPHONE
- FIB — UNDERGROUND FIBER OPTICS
- OH — OVERHEAD UTILITY
- ⊙ CONIFEROUS TREE
- ⊙ DECIDUOUS TREE

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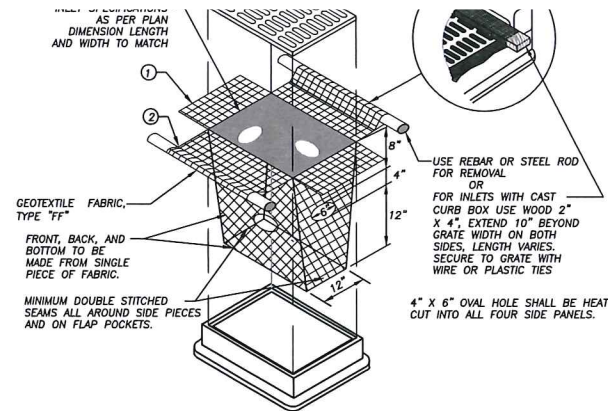
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SHEET TITLE:

UTILITY PLAN

SHEET NUMBER:

C-3.0

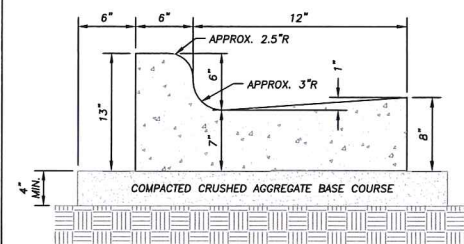


GENERAL NOTES:

1. INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.
2. MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE WISCONSIN EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.
3. 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 INCHES AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
- ② FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2 INCH X 4 INCH.

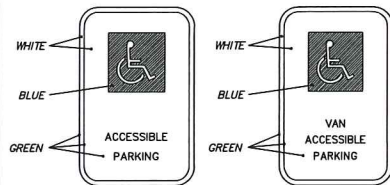
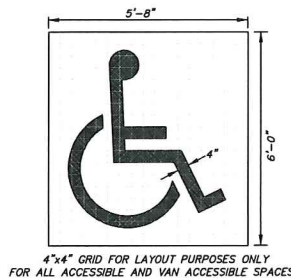
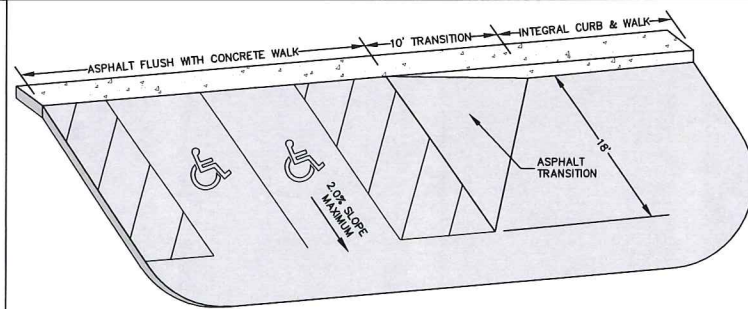
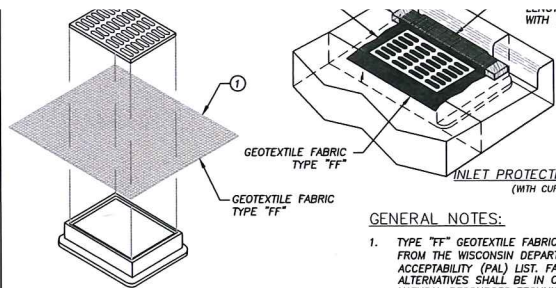
INSTALLATION NOTES:

1. DO NOT INSTALL INLET PROTECTION TYPE "D" IN INLETS SHALLOWER THAN 30 INCHES, MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.
2. TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3 INCHES OF THE GRATE.
3. THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3 INCHES. WHERE NECESSARY THE CONTRACTOR SHALL CATCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3 INCHES CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4 INCHES FROM THE BOTTOM OF THE BAG.

INLET PROTECTION, TYPE "D"
N.T.S.

GENERAL NOTES:

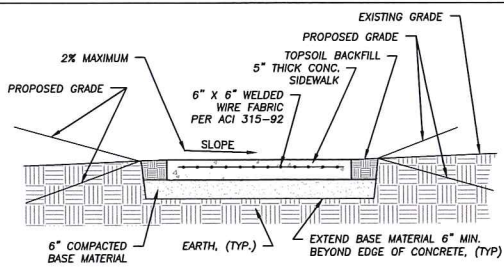
1. LATERAL CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 15 FEET NOR LESS THAN 6 FEET. THE JOINTS SHALL BE A MINIMUM OF 3 INCHES IN DEPTH
2. CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED CRUSHED STONE

18" STANDARD CURB & GUTTER
N.T.S.HANDICAP SIGN DETAILS
N.T.S.PAINTED HANDICAP SYMBOL
N.T.S.ADA ACCESSIBLE PARKING DETAIL
N.T.S.INLET PROTECTION - TYPE "B"
(WITHOUT CURB BOX)

TYPE "B" INSTALLATION NOTES:

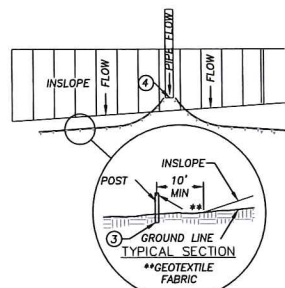
TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3 INCHES OF THE GRATE.

THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHODS TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

CONCRETE SIDEWALK
N.T.S.

GENERAL NOTES:

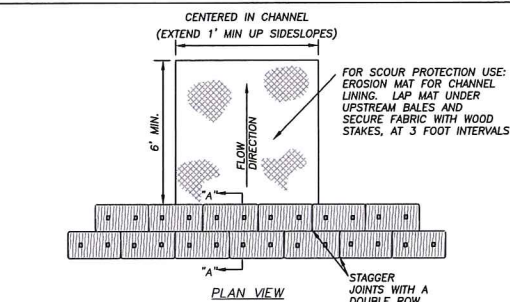
1. TYPE "FF" GEOTEXTILE FABRIC INLET PROTECTION SHALL BE SELECTED FROM THE WISCONSIN DEPARTMENT OF TRANSPORTATION'S PRODUCT ACCEPTABILITY (PAL) LIST. FABRIC INLET PROTECTION AND MANUFACTURED ALTERNATIVES SHALL BE IN COMPLIANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARD 1060.
2. 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 POCKET WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10 INCHES AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
- ② FOR INLET PROTECTION, TYPE "C" (WITH CURB BOX), AN ADDITIONAL 18 INCHES OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.

INLET PROTECTION
N.T.S.

SILT FENCE ALONG SLOPES & OUTFALLS

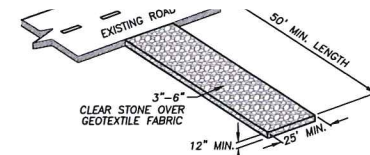
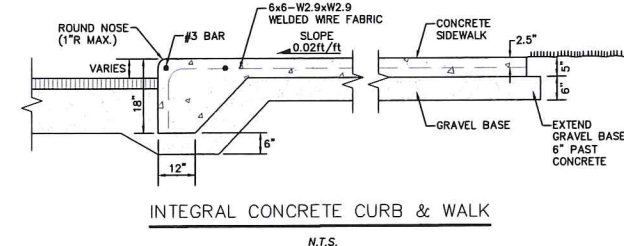
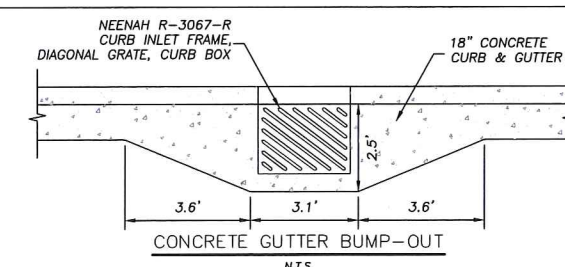
GENERAL NOTES:

1. SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8-INCHES OF FABRIC IN A 4-INCH WIDE AND 6-INCH DEEP TRENCH OR 6-INCH DEEP V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. TRENCHES SHALL NOT BE EXCAVATED WIDER OR DEEPER THAN NECESSARY FOR PROPER INSTALLATION.
2. FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
3. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1.125-INCHES X 1.125-INCHES OF DRIED OAK OR HICKORY.
4. SILT FENCE TO EXTEND ABOVE THE TOP OF PIPE.
5. SILT FENCE CONSTRUCTION AND GEOTEXTILE FABRIC SHALL CONFORM TO WDNR TECHNICAL STANDARD 1055.
6. POST SPACING SHALL BE SELECTED BASED ON GEOTEXTILE FABRIC (8- FEET FOR WOVEN & 3- FEET FOR NON-WOVEN)

DITCH CHECK (STRAW BALES)
N.T.S.

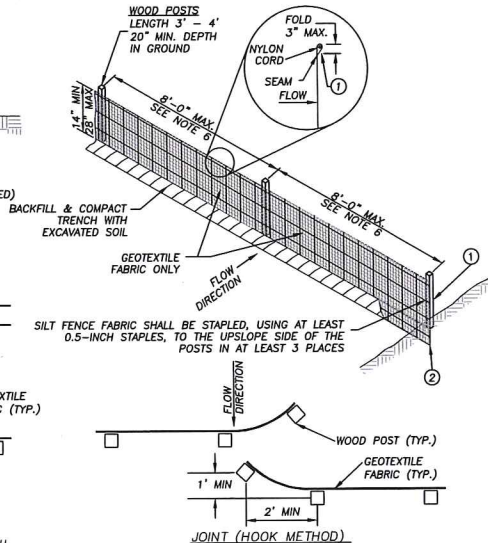
GENERAL NOTES:

1. INSTALLED, THE MINIMUM HEIGHT OF DITCH CHECKS SHALL BE 10-INCHES AND SHALL NOT EXCEED A MAXIMUM HEIGHT OF 16-INCHES FOR MANUFACTURED OR BIODEGRADABLE MATERIALS.
2. DITCH CHECKS MUST BE INSTALLED WITH THE CENTER LOWER THAN THE SIDES FORMING A WEIR.
3. AT A MINIMUM, INSTALL ONE DITCH CHECK FOR EVERY TWO- FEET OF DROP IN THE CHANNEL.
4. DITCH CHECK SHALL, AT A MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24- HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5-INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD.
5. SEDIMENT DEPOSITS SHALL BE REMOVED WHEN DEPOSITS REACH HALF OF THE HEIGHT OF THE LOWEST BALE.
6. DITCH CHECKS SHALL BE UTILIZED DURING ROUGH GRADING AND SHALL BE REMOVED ONCE FINAL GRADING AND CHANNEL STABILIZATION IS APPLIED.
7. DITCH CHECK CONSTRUCTION AND MAINTENANCE SHALL BE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD (1062). EROSION MATTING SCOUR PROTECTION SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD (1053).



GENERAL NOTES:

1. TRACKING PADS SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE SITE.
2. THE AGGREGATE FOR TRACKING PADS SHALL BE 3 TO 6-INCH CLEAR OR WASHED STONE. ALL MATERIAL TO BE RETAINED ON A 3-INCH SIEVE.
3. THE AGGREGATE SHALL BE PLACED IN A LAYER AT LEAST 12-INCHES THICK, ON SITES WHERE SATURATED CONDITIONS ARE EXPECTED DURING THE LIFE OF THE PAD. THE PAD SHALL BE UNDERLAIN WITH WISDOT TYPE "FF" GEOTEXTILE FABRIC TO PREVENT MIGRATION OF UNDERLYING SOILS INTO THE STONE LAYER.
4. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT. THE TRACKING PAD SHALL BE A MINIMUM 50- FEET LONG.
5. ANY SEDIMENT TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHOULD BE REMOVED BY STREET CLEANING, NOT FLUSHING, AT THE END OF EACH WORKING DAY.
6. TRACKING PADS SHALL, AT A MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24- HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5-INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD.
7. THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED BY SCRAPING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.

CONSTRUCTION ENTRANCE
N.T.S.SILT FENCE DETAIL
N.T.S.

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CHECKED BY: TAG 10/13/15

PLAN MODIFICATIONS: DATE:



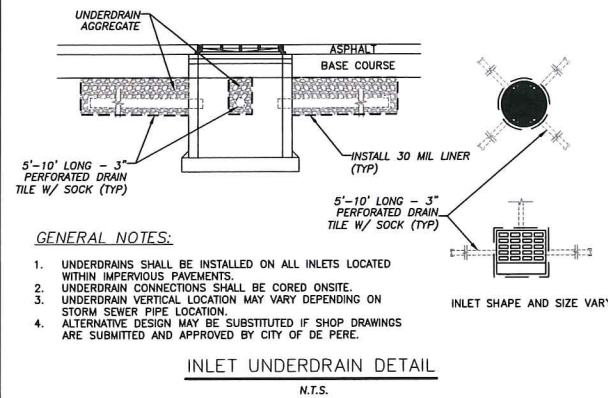
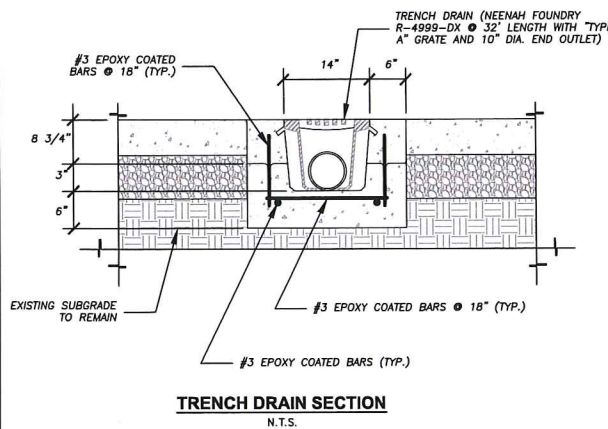
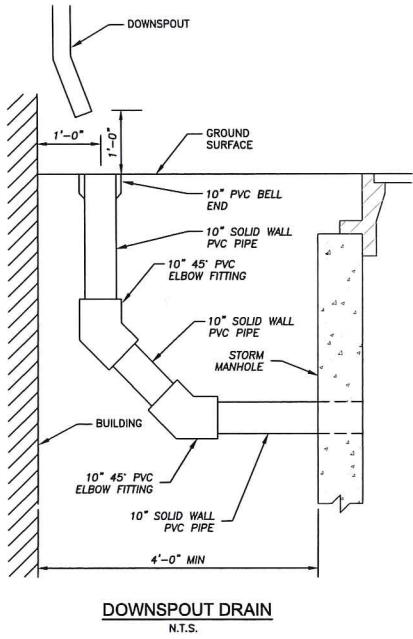
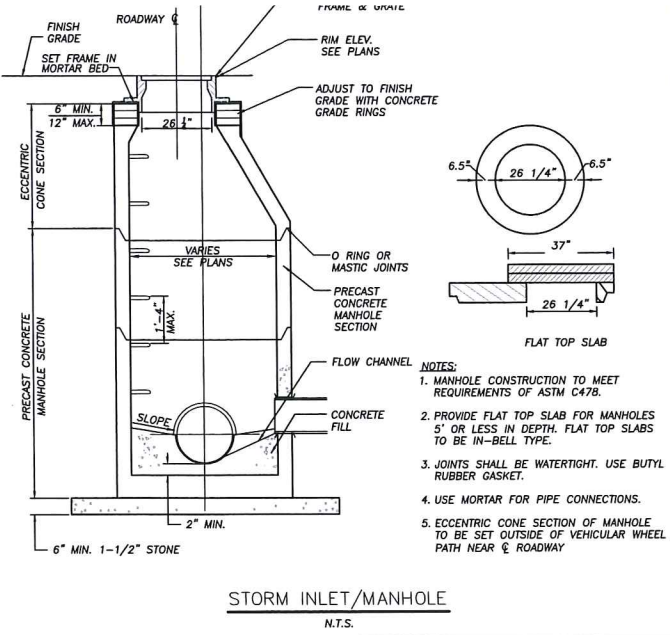
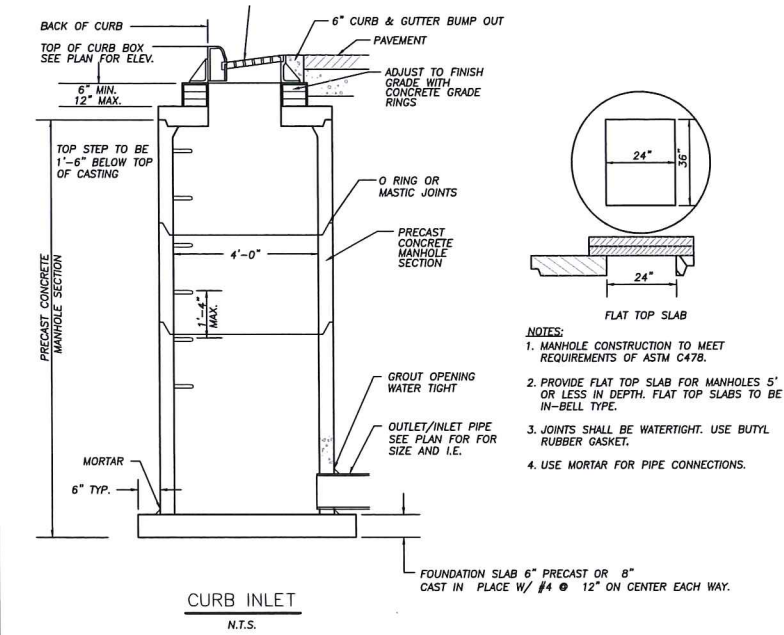
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SHEET TITLE:

NOTES & DETAILS

SHEET NUMBER:

C-4.0



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PROJECT:

**PRODUCT HANDLING
CONCEPTS
DE PERE, WI**

PROJECT LOCATION:
BROWN
COUNTY, WI

JSD PROJECT NO.: 15-6966

SEAL/SIGNATURE:

ALTHOUGH EVERY EFFORT HAS BEEN MADE
IN PREPARING THESE PLANS AND CHECKING
THEM FOR ACCURACY, THE CONTRACTOR
AND SUBCONTRACTORS MUST CHECK ALL
DETAIL AND DIMENSIONS OF THEIR TRADE
AND BE RESPONSIBLE FOR THE SAME.

DESIGN BY: JSK	10/12/15
DRAWN BY: JSK	10/12/15
CHECKED BY: TAG	10/13/15

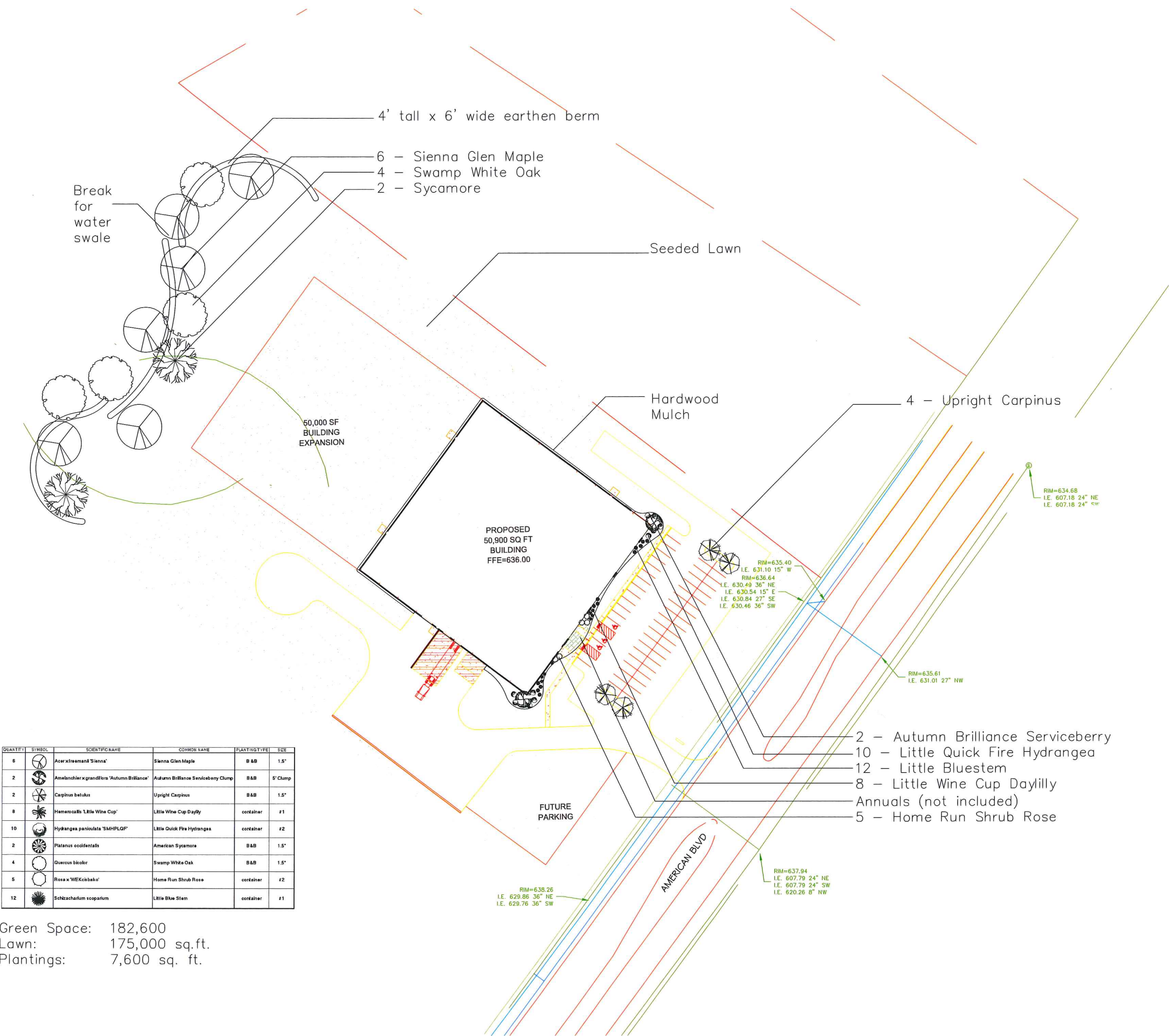
PLAN MODIFICATIONS:	DATE:

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SHEET TITLE:
**NOTES &
DETAILS**

SHEET NUMBER:
C-4.1



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Appleton, WI. 54913-
Phone: 920-739-3555
Toll Free: 800-642-67
Fax: 920-739-3933
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ccinc@consolidated-

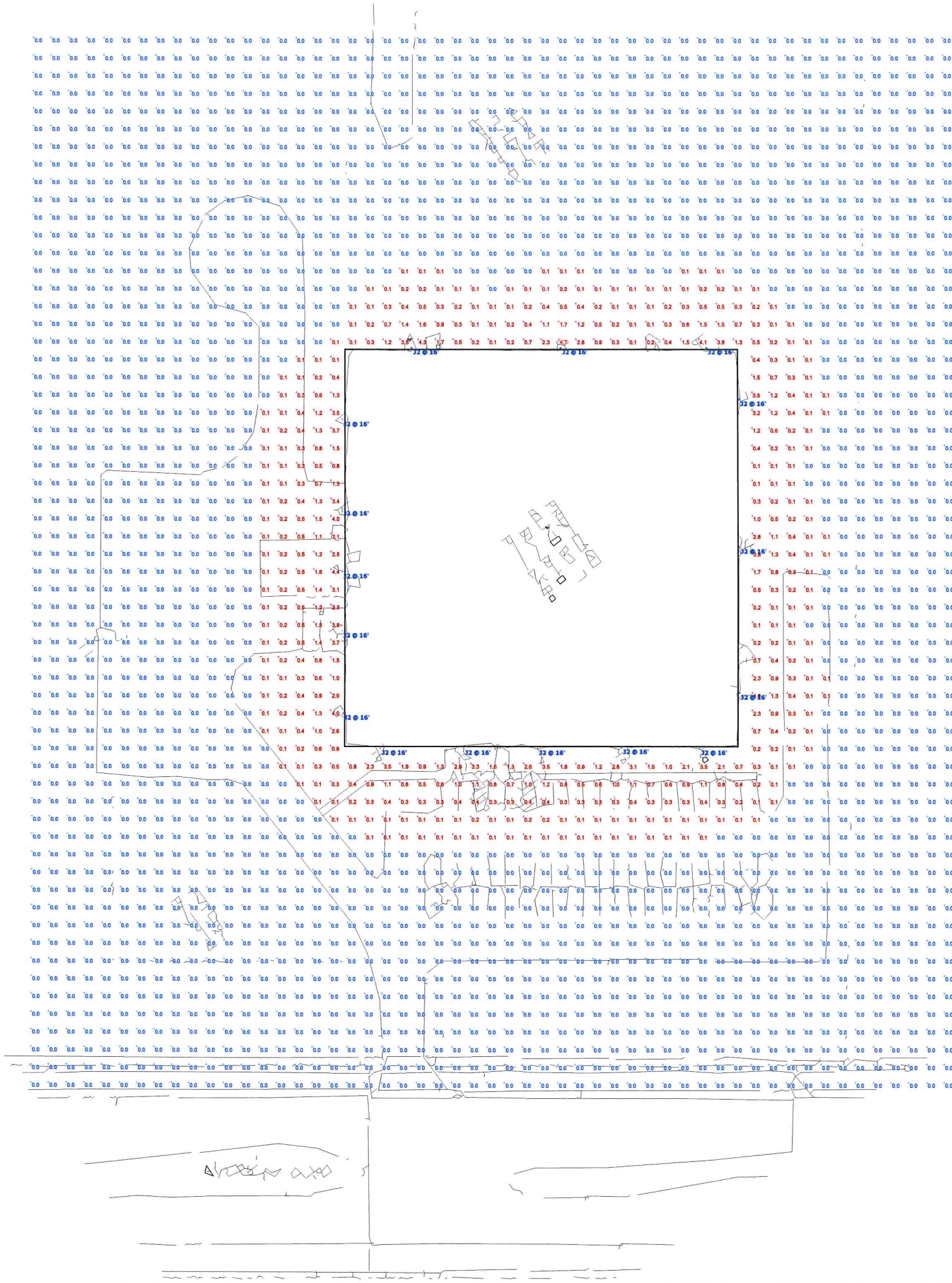


Proposed Building for
Product Handling Concepts
DePere, WI

Description:	
Date:	

Project #: 0423
Drawn By: Thomas Clevon
Issue Date: 12/17/2015
Issue # 1

L-100
Landscape Plan



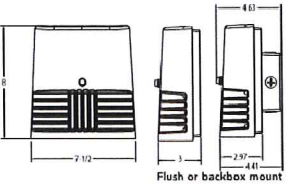
OLWX1 LED
LED Wall Luminaire



Control
Type

Specifications

Width: 7-1/2" (190mm)
Height: 8" (203mm)
Depth: 3" (76mm)
Weight: 5 lbs (2.3kg)



Introduction

As versatile as it is efficient, the OLWX1 is designed to replace up to 250W metal halide while saving over 87% in energy costs. It combines multiple mounting options with the latest generation of LEDs for a wall pack luminaire that converts to a whole lot more. Whether you are mounting it to a recessed junction box, conduit/through wiring, as an up light, as a down light, or as a flood light – the OLWX1 has you covered.

Ordering Information

EXAMPLE: OLWX1 LED 20W 50K

Series	Performance Package	Color Temperature	Voltage	Controls	Finish
OLWX1 LED	11W 11 watts 20W 20 watts 40W 40 watts	40K 4000K ¹ 50K 5000K	(Blank) 120V 120V 120V ² 347 347V	(Blank) None PE 120V ballast phosor ³	(Blank) Dark bronze

Accessories

- OLWX1TS Slighter – size 1
- OLWX1TK Yoke – size 1
- OLWX1DK Knuckle – size 1

- NOTES
- Not available with 347V option.
 - 1000000 lumens per watt at 120V (50/60Hz).
 - Specify 120V when ordering with phosor (PE option).

FEATURES & SPECIFICATIONS

INTENDED USE
The versatility of the OLWX1 LED combines a sleek, low profile wall pack design and high output LEDs to provide an energy efficient, low maintenance LED wall pack suitable for replacing up to 250W metal halide fixtures. Available flood light mounting accessories convert the OLWX1 LED into a highly efficient flood light.

OLWX1 LED is ideal for outdoor applications such as building exteriors, loading areas, driveways and signs and building flood lighting.

CONSTRUCTION
Rugged cast aluminum housing with textured dark bronze polyester powder paint for lasting durability. Integral heat sink, or forced thermal management through conductive and convective cooling. LEDs are protected behind a glass lens. Housing is sealed against moisture and environmental contaminants (IP65).

OPTICS
High performance LEDs behind clear glass for maximum light output. Light engines are available in 4000K and 5000K CCT. See Lighting Facts label and photometry reports for specific fixture performance.

ELECTRICAL
Light engine consists of 1 high efficiency Chip On Board (COB) LED with integrated circuit board mounted directly to the housing to maximize heat dissipation and promote long life (L70/100,000 hours at 25°C). Electronic driver has a power factor >0.95 and THD <20%, and a minimum 25kV surge rating. Flood light mounting accessories include an additional 6kV surge protection device.

INSTALLATION
Early mounts to recessed junction boxes with the included wall mount bracket, or for surface mounting and conduit entry – with the included junction box with flush 1/2" threaded conduit entry holes. Flood light mounting accessories (sold separately) include knuckle, integral yoke and yoke mounting options. Each flood mount accessory comes with a top view and vandal guard. Luminaires may be wall or ground mounted in downward or upward orientation.

LISTINGS
UL Listed for U.S. and Canadian safety standards for use in locations. Rated for -40° C minimum ambient. Tested in accordance with ENEC LM-79 and LM-80 standards. DesignLight Consortium (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Product List at www.dlcqualified.com to confirm which versions are qualified.

WARRANTY
Five year limited warranty. Full warranty terms located at www.lithonia.com/CustomerResources/terms_and_conditions.aspx.

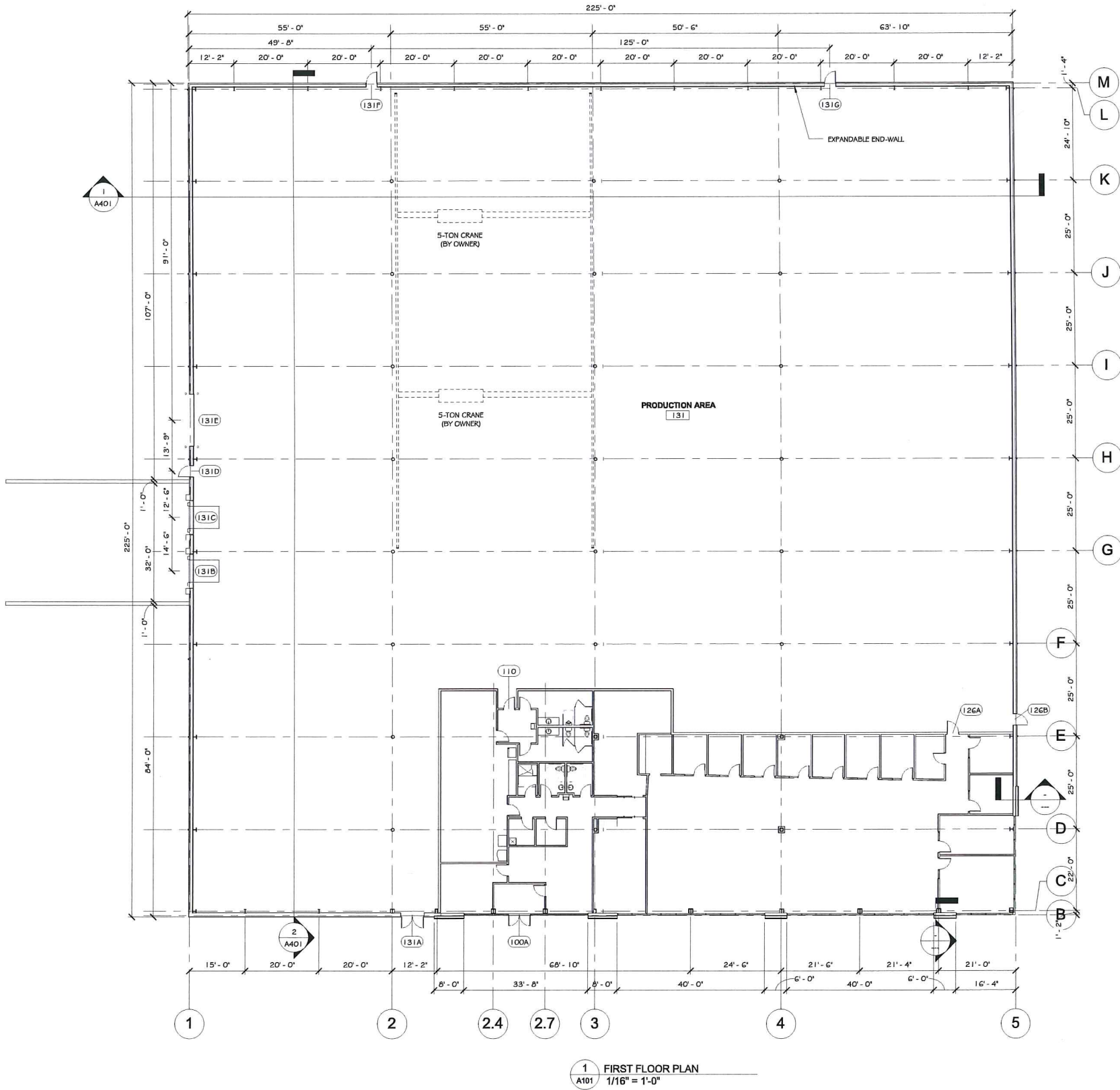
NOTE: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C. Specifications subject to change without notice.



One Lithonia Way • Conyers, Georgia 30612 • Phone: 800-279-8041 • Fax: 770-918-1299 • www.lithonia.com
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Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	J2	16	Lithonia Lighting	OLWX1 LED 40W 40K DDB	40W 4000K LED WALL PACK	LED	1	OLWX1_LED_40W_40K_DDB.lvs	4000	0.9	38.62

G:\Projects\0423 Product Handling Concepts (PHC)\042301_PHC New Facility\Arch\Design\0423 Product Handling Concepts_11.05.15.rvt



PRELIMINARY
NOT FOR CONSTRUCTION

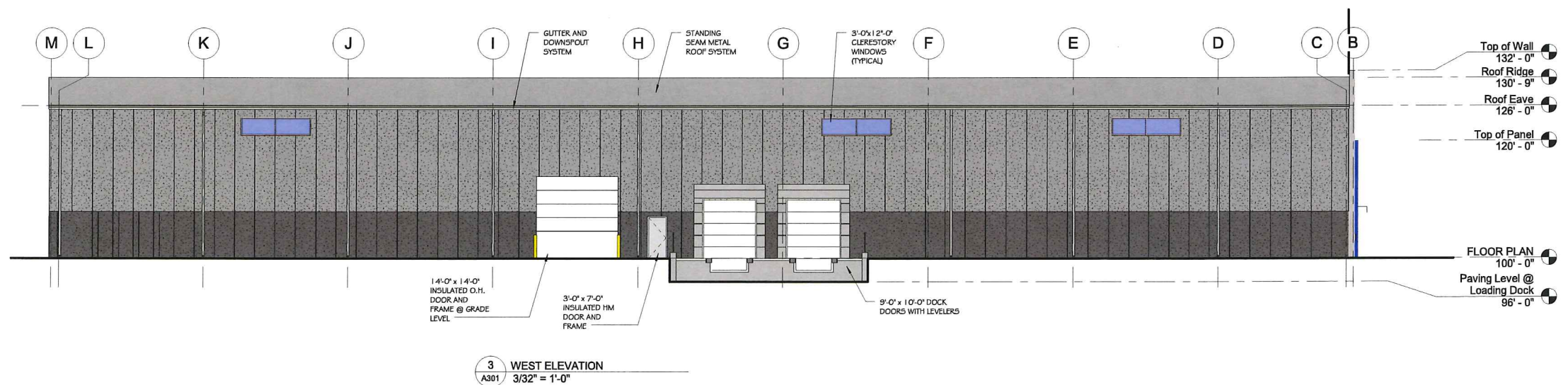
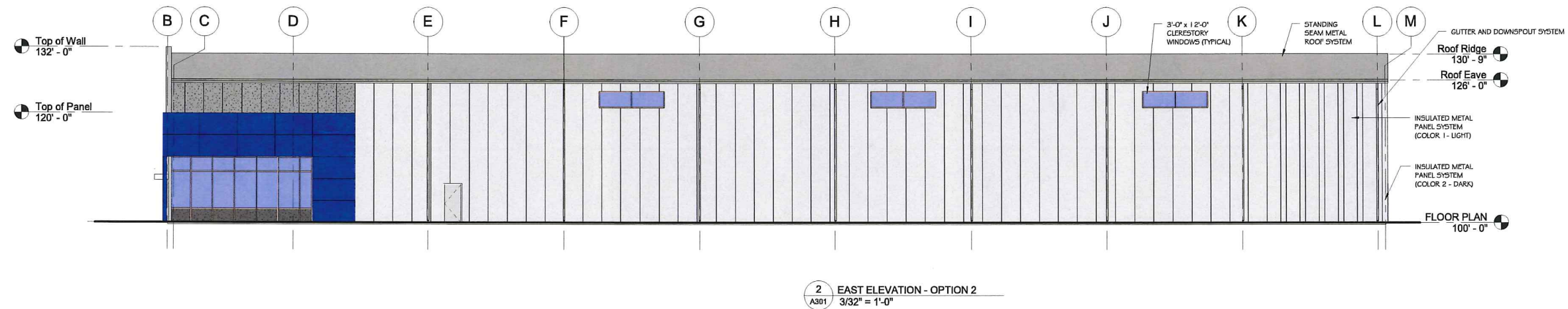
800-642-6774 www.1call2build.com Appleton, WI Milwaukee, WI Bismarck, ND		CONSOLIDATED CONSTRUCTION CO. INC. YOUR VISION. OUR PASSION.™	
Proposed Building for: Product Handling Concepts De Pere, Wisconsin			
Date:	Description:		
Project #:		0423	
Designer:		JET	
Issue Date:		11/19/2015	
Issue #		0	
A101		Floor Plan	



1 OFFICE AREA PLAN
A102 1/8" = 1'-0"

Attachment: 2016_SP_001 (4322 : SP_PHC)

MAINFRAME
COLUMNS TO BE
STRAIGHT WHERE
COLUMNS ARE
ADJACENT TO
STOREFRONT



PRELIMINARY
NOT FOR CONSTRUCTION

A301

Exterior Elevations

Project #: 0423

Designer: JET

Issue Date: 11/19/2015

Issue # 0

Date:	Description:
-------	--------------

[illegible]

Proposed Building for:

Product Handling Concepts

De Pere, Wisconsin



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City of De Pere, Wisconsin

**Request For Plan Commission Action**

MEETING DATE: January 25, 2016

DEPARTMENT: Planning

FROM: Sarah Wallace

SUBJECT: Conditional Use Application for renovation of the St. Norbert College St. Joseph Priory (A portion of WD-697) in a Single and Two Family (R2) Zoning District. Applicant: St. Norbert College*

ATTACHMENTS:

- PC_Staff Memo_CU_SNC (PDF)
- SNC_CU_201601201351 (PDF)

Item 8: Conditional Use Application for renovation of the St. Norbert College St. Joseph Priory (A portion of WD-697) in a Single and Two Family (R2) Zoning District. Applicant: St. Norbert College*

St. Norbert College (SNC) submitted a Conditional Use Permit request to convert the St. Joseph Priory to new dorm rooms. A conditional use is required for the property because one had not been in place for this parcel previously, and to be in line with the City's Zoning Code.

The College proposed to convert the Priory into 36 rooms and 2 suites. The 36 rooms will each have two students per room, totaling 72 students. Each suite will be utilized for visiting professors, with one person per suite; for a total of 74 occupants. No new parking is proposed and students will be required to park in current student lots. These dorms are not new additional rooms, but will be replacing rooms currently located at Riverside and Vander Zanden dormitories, which will be taken offline this summer. The Riverside and Vander Zanden dorm buildings are scheduled to be demolished this summer as part of a proposed First Street project.

As a land use, dormitories are consistent with uses typical of a college campus. Because the proposed project is replacing current housing units, and not proposing new units, there should be no additional parking need.



Figure 1 Site location

Conditional Use Review Form	Yes	No	NA
Will the proposed use be compatible with the surrounding area?	X		
Will the proposed building be architecturally compatible with those in the surrounding area?			X
Will the condition create a:			
1. Noise problem		X	
2. Traffic problem		X	
3. Parking problem (see additional text in this staff report)		X	
4. Highway Access problem			X
5. Garbage disposal problem		X	
6. Policy and Fire protection problem		X	
7. Be hazardous to children		X	

City of De Pere
Staff Comments

Plan Commission
January 25, 2016

8. Lighting problem		X	
9. Sewage disposal problem		X	
10. Water supply problem		X	
11. Runoff or drainage problems		X	
12. Windblown articles		X	
13. Water pollution		X	
14. Air pollution		X	
15. Wind erosion		X	
Would the new use of the property have an adverse effect on population densities?		X	
Would the property insurance rates increase for adjoining owners?		X	
Would the granting of the conditional use be detrimental to the environment?		X	
Would the proposed use add or create a floodplain problem?		X	
Would prime agricultural land be destroyed if approved?		X	
Will this use have an adverse effect on a school district?		X	
Will this change decrease adjacent property values?		X	
Will the use add to the economic growth of the labor and industry of Brown County?		X	
Is the conditional use primarily for a speculative income return?		X	

Recommendation

Staff recommends approval of the Conditional Use Permit request to convert the St. Joseph Priory into 36 dorm rooms and 2 professor suites. The Recommendation from the Plan Commission will be forwarded to City Council for action.

Attachment: PC_Staff Memo_CU_SNC (4324 : CU_SNC)

CITY OF DE PERE
RECEIVED

JUN 20 2016



PLANNING DEPT.

CITY OF DE PERE

APPLICATION FOR
CONDITIONAL USE

Fee: \$ 290.00

Receipt #: 109225

Date: 1-20-16

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) St. Norbert College	Authorized Representative Patrick Wrenn	Title Director of Facilities	
Mailing Address 100 Grant Street	City De Pere	State WI	ZIP Code 54115-2099
Email Address patrick.wrenn@snc.edu	Phone Number (incl. area code) 920-403-3176	Fax Number (incl. area code) 920-403-4066	

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

Name (Ind. Org. or Entity) same	Contact Person	Title	
Mailing Address	City	State	ZIP Code
Email Address	Phone Number (incl. area code)	Fax Number (incl. area code)	

SECTION 3: Project or Site Location

Project Address/Description 103 Grant Street	Parcel No. WD-692
---	----------------------

SECTION 4: Proposed Conditional Use

Existing Zoning:	R-2
Present Use of Parcel:	Long term housing for individuals with one person per room or suite
Proposed Use of Parcel:	Short term housing for students with two people per room and one person per suite
Present Use of Adjacent Properties:	Adjacent properties consist of student housing, academic buildings, and a church

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) Patrick Wrenn	Title Director of Facilities	Phone Number 920-403-3176
Signature of Applicant 		Date Signed 01-13-2016

A plan consisting of all applicable information listed on the attached shall be submitted with this application.

TO BE COMPLETED BY CITY STAFF

A Conditional Use Permit is authorized by the De Pere Zoning Code, Section(s):

St. Joseph Priory Renovation

Start date – immediately

Finish date – May 15, 2016

Work to include the following:

- Rewiring of all electrical to include adding ground wires
- Replacement of plumbing lines and fixtures, State plan submittal by contractor
- Installation of new fire alarm system, State plan submittal by contractor
- Installation of new fire sprinkler system, State plan submittal by contractor
- New flooring
- New drop ceilings
- New lighting
- Renovation of lower basement level kitchen, dining, and lounge area
- New exterior entrance on North end of building to accommodate ADA access
- Installation of wheelchair lift from 1st floor to basement level, State plan submittal by contractor
- Modernization of existing elevator, State plan submittal by contractor
- All floorplan drawings, demo drawings by Performa Architects & Engineers, State plan submittal by Performa

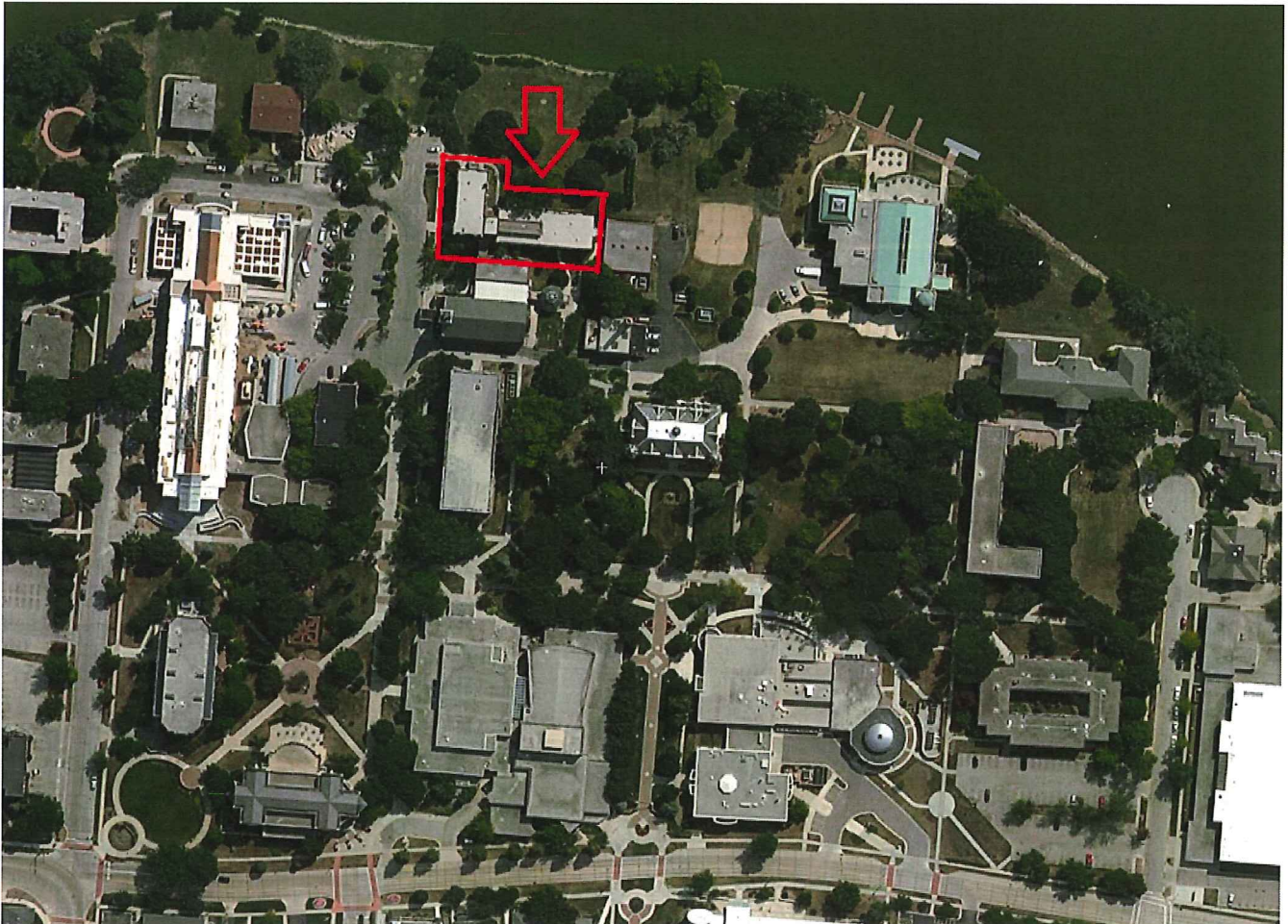


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LAYOUT

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City of De Pere, Wisconsin



Request For Plan Commission Action

MEETING DATE: January 25, 2016

DEPARTMENT: Planning

FROM: Sarah Wallace

SUBJECT: Information regarding Zoning Code Reorganization Project.

ATTACHMENTS:

- PC_Staff Memo_ZC (PDF)

Item 9: Information regarding Zoning Code reorganization project.

The De Pere Comprehensive Plan and Zoning Code are two critical documents that guide the type and appearance of development of the built environment within the City. These two tools focus on different timeframes. The Comprehensive Plan takes a broad view and sets the vision for the future. The Zoning Code includes the detailed regulations that set the permitted uses and built forms that are currently under development. Alignment of both documents is critical in order to ensure that a community is developing in an appropriate manner.

The Council adopted the City Comprehensive Plan in 2004 and amended it in 2005. They also approved a five year update in 2010. WI State Statute (66.1001) requires communities to update the Comprehensive Plan every 10 years.

Typically, a zoning code update would follow the adoption of the Comprehensive Plan. The Plan Commission and Council have approved amendments to the Zoning Code over time, but a full rewrite to reflect current planning best practices and Comprehensive Plan recommendations has not been completed in some time.

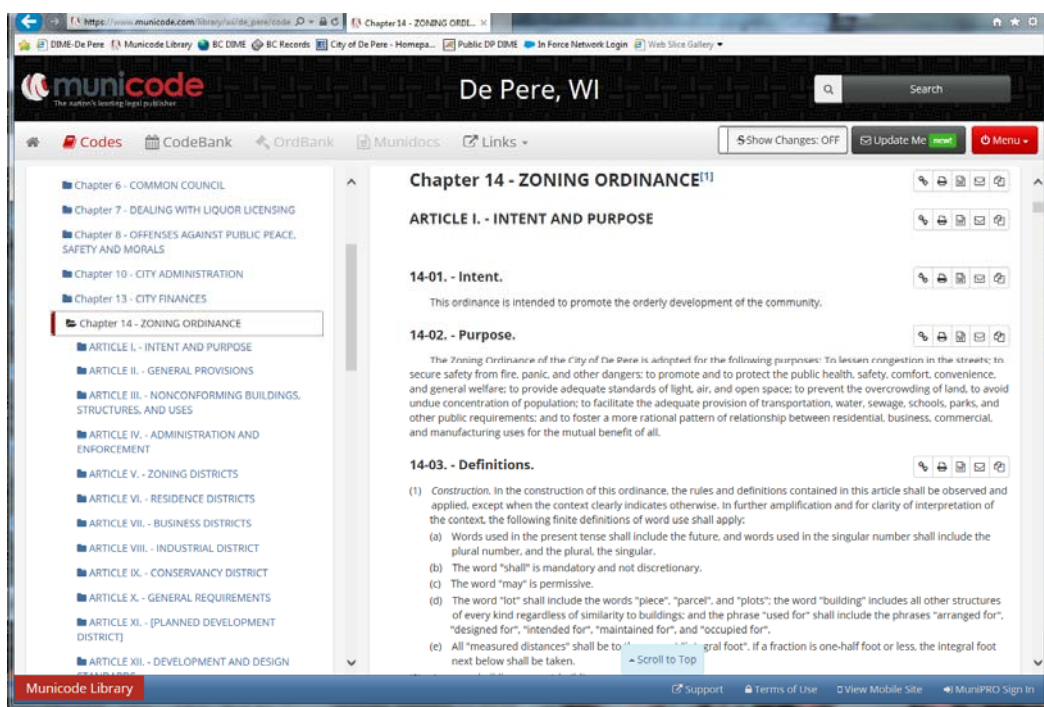


Figure 1: MuniCode De Pere Website

Generally, the De Pere Comprehensive Plan is still relevant in terms of the policy recommendations and supporting documentation. The Zoning Code, however, is in need of more substantial updates. In addition to better alignment with the Comprehensive Plan, there are a number of new planning methods and approaches (like form based code and unified development code) that may make sense to consider for De Pere. To achieve the best product, a consultant should be hired for a full zoning code rewrite. Some funds were allocated in the 2016 budget for zoning updates, but not enough to complete a full rewrite. Staff will be proposing this as a project in the 2017 budget, with a portion of funding likely to come from the TID's.

Comprehensive Plan and Zoning Code Update Draft Timeline

2016: Zoning Code Reorganization
 2017: Zoning Code Update (led by Consultant)
 2019: Comprehensive Plan Update

Staff proposes to complete a ‘Zoning Code Reorganization’ before hiring a consultant to complete a full zoning code rewrite. In some instances, portions of the Code are not in the correct place, or not appropriately cross referenced to other areas. Inconsistencies between chapters would also be corrected. A reorganization and ‘clean up’ of the Zoning Code would not only clear up these inefficiencies, but also offer the opportunity to list strengths and weaknesses before hiring a consultant.

Staff proposes the following timeline for the Zoning Code Reorganization. The objective of this effort is to reorganize the Code in a way that makes it more user friendly and easier to navigate. Along the way, staff may bring content amendments to the Plan Commission for consideration and discussion.

January – March 2016: Articles I - IV

March Plan Commission Meeting – Project update and approval of revised sections if applicable.

April-June 2016: Articles V-VII

June Plan Commission Meeting - Project update and approval of revised sections if applicable.

July-September 2016: Articles VIII-X

September Plan Commission Meeting– Project update and approval of revised sections if applicable.

October-December 2016: Articles XI-XII

December Plan Commission Meeting– Project update and approval of revised sections if applicable.

Recommendation:

This is an informational topic for discussion.

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

MEETING DATE: January 25, 2016

DEPARTMENT: Planning

FROM: Sarah Wallace

SUBJECT: Future Agenda Items.
