Plan Commission

Regular Meeting

Agenda

335 South Broadway
De Pere, WI 54115
https://www.deperewi.gov/

Monday, September 27, 2021 | **7:00 PM** | **Council Chambers and Virtual**

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 **September 27, 2021** at **7:00 PM** in the **COUNCIL CHAMBERS, 2ND FLOOR CITY HALL, 335 S. BROADWAY STREET. DE PERE.**

The public may attend the meeting either in person in the Council Chambers or electronically/telephonically. Electronic or telephonic access to the meeting is provided below:

Computer/smart phone accessing https://www.gotomeet.me/DePere

OR

You can also dial in using your phone.
United States (Toll Free): 1 866 899 4679
United States: +1 (312) 757-3117
Access Code: 154-883-285

This meeting may also be rebroadcast on Spectrum Cable Channel 4 and AT&T U-verse Channel 99 throughout the week and available on demand at http://deperecitywi.iqm2.com/.

Call to Order

1. Roll Call
2. Approval of the minutes of the August 23, 2021 Plan Commission meeting.
3. Public comments upon matters not on the agenda.
4. Consideration and possible action on a withdrawn preliminary extraterritorial plat request for Mystic Creek West at 2200 BLK French RD in the Town of Lawrence (Parcel L-1803).
5. Consideration and possible action on a proposed extraterritorial 3 lot certified survey map at 2200 BLK French RD in the Town of Lawrence (Parcel L-1803).*
6. Consideration and possible action on a request for a proposed 10 lot and 2 outlot final extraterritorial plat of American Rapids Subdivision at 2700 BLK Lawrence DR in the Town of Lawrence Parcels L-473, L-474, L-532, L-527).*
7. Consideration and possible action on a site plan for a 10,750 SF building addition with eight loading docks, a compactor addition, and pavement, at 633 Heritage RD (Parcels ED-F0094 and ED-F0094-1).

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 the day of the meeting so that arrangements can be made.

*Items with an asterisk require City Council approval.

Agenda Sent To:

Alderpersons
City Administrator
Mayor
Department Heads
TV, Newspapers & Radio Stations
Kress Family Library
De Pere Chamber of Commerce
Steve Bieda, Mau & Associates
Keith Garot, G & H Garrity Real Estate
Patrick Wetzel, Town of Lawrence
Jamida LLC
John Ambrosius, Belmark
Flex LLC

City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE:	**September 27, 2021**
DEPARTMENT:	**Planning**
FROM:	**Kelly Barker**
SUBJECT:	**Approval of the minutes of the August 23, 2021 Plan Commission meeting.**

ATTACHMENTS:

- PC_Aug2021_Minutes_Draft (PDF)

Plan Commission

Regular Meeting

335 South Broadway
De Pere, WI 54115
https://www.deperewi.gov/

Draft Minutes

Monday, August 23, 2021 **7:00 PM** **Council Chambers and Virtual**

Call to Order

The meeting was called to order at 7:00 PM by Mayor James Boyd

Attendee Name	Title	Status	Arrived
James Boyd	Mayor	Present	
Derek Beiderwieden	Commissioner	Present	
Brenda Busch	Commissioner	Present	
Dan Carpenter	Alderperson	Excused	
Mark Higgins	Commissioner	Present	
Dean Raasch	Alderperson	Present	
Grant Schilling	Commissioner	Present	

Also present: Development Services Director Daniel Lindstrom, City Planner Peter Schleinz, and members of the public.

2. Approval of the minutes of the July 26, 2021 Plan Commission meeting.

Mayor Boyd noted that agenda item 2 had the date listed incorrectly as July 26, 2001. Staff stated that the date would be corrected to July 26, 2021. Mayor Boyd moved, seconded by Derek Beiderwieden, to approve the minutes, with the date change. Upon vote, motion carried unanimously.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	James Boyd, Mayor
SECONDER:	Derek Beiderwieden, Commissioner
AYES:	Boyd, Beiderwieden, Busch, Higgins, Raasch, Schilling
EXCUSED:	Dan Carpenter

3. Public comments upon matters not on the agenda.

There were no public comments.

RESULT:	**DISCUSSED**

4. Consideration and possible action on a withdrawn variance request for a monument sign at 2066 Lawrence DR.

City Planner Peter Schleinz noted that staff received a request for withdrawal of the sign variance that was presented for St Marks Church at the July 23, 2021 Plan Commission meeting. He reported that the new alterations for the sign bring it into total compliance with the sign code. Ald. Raasch moved, seconded by Mark Higgins, to receive the withdrawn variance to be placed on file. Upon vote, motion carried unanimously.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Dean Raasch, Alderperson
SECONDER:	Mark Higgins, Commissioner
AYES:	Boyd, Beiderwieden, Busch, Higgins, Raasch, Schilling
EXCUSED:	Dan Carpenter

5. Consideration and possible action regarding a proposed 2-lot certified survey map at 347 Libal ST (Parcel ED-649-H-3-2).

City Planner Peter Schleinz reviewed the 2-lot CSM for 347 Libal Street. He noted that no public notification is required for a land division. Mayor Boyd moved, seconded by Ald. Raasch, to open the meeting. Upon vote, motion carried unanimously. Jon Leroy with Mau & Associates addressed the commission, stating that he was available to answer any questions. There were no questions from the commission. Mayor Boyd moved, seconded by Ald. Raasch to close the meeting. Upon vote, motion carried unanimously. Ald. Raasch moved, seconded by Brenda Busch, to approve the CSM, subject to the conditions in the report. Upon vote, motion carried unanimously.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Dean Raasch, Alderperson
SECONDER:	Brenda Busch, Commissioner
AYES:	Boyd, Beiderwieden, Busch, Higgins, Raasch, Schilling
EXCUSED:	Dan Carpenter

6. Consideration and possible action on a request for a proposed 10 lot and 2 outlot preliminary extraterritorial plat of American Rapids Subdivision at 2700 BLK Lawrence DR in the Town of Lawrence Parcels L-473, L-474, L-532, L-527).*

City Planner Peter Schleinz reviewed the 10 outlot and 2 outlot preliminary extraterritorial plat of American Rapids Subdivision at the 2700 block of Lawrence Drive in the Town of Lawrence. Staff recommended approval of the plat, subject to the conditions in the report. As well, staff recommended that the street titled American Drive on the plat be changed to American Boulevard, since it will eventually connect to the City's street titled Boulevard, in order to minimize future wayfinding confusion. Mayor Boyd moved, seconded by Derek Beiderwieden, to open the meeting. Upon vote, motion carried unanimously. Doug Woelz with McMahon Associates addressed the commission. He stated that he has no opposition with changing drive to boulevard if that's what the City prefers. Mayor Boyd moved, seconded by Ald. Raasch, to go back to regular session. Upon vote, motion carried unanimously. Derek Beiderwieden moved, seconded by Ald. Raasch, to approve the plat, including changing the suffix from American Drive to American Boulevard. Upon vote, motion carried unanimously. Common Council will review this plat on September 7, 2021.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Derek Beiderwieden, Commissioner
SECONDER:	Dean Raasch, Alderperson
AYES:	Boyd, Beiderwieden, Busch, Higgins, Raasch, Schilling
EXCUSED:	Dan Carpenter

7. Consideration and possible action on a request for a proposed 12 lot preliminary extraterritorial plat of Mystic Creek West at 2200 BLK French RD in the Town of Lawrence (Parcel L-1803).*

City Planner Peter Schleinz reviewed the 12 lot preliminary extraterritorial plat for Mystic Creek West at the 2200 block of French Road in the Town of Lawrence. Staff recommended approval of the preliminary plat, subject to the conditions in the report. Mayor Boyd moved, seconded by Derek Beiderwieden, to approve the preliminary plat and forward it to the Common Council. Upon vote, motion carried unanimously. The Common Council will review the plat on September 7, 2021.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	James Boyd, Mayor
SECONDER:	Derek Beiderwieden, Commissioner
AYES:	Boyd, Beiderwieden, Busch, Higgins, Raasch, Schilling
EXCUSED:	Dan Carpenter

8. Consideration and possible action on a request for a proposed 97 lot and 1 outlot preliminary plat of Mystic Creek at 2200 BLK French RD (Parcel WD-L499).*

   City Planner Peter Schleinz reviewed the 97 lot and 1 outlot preliminary plat of Mystic Creak at the 2200 block of French Road. Staff recommended approval of the preliminary plat, subject to the conditions in the report. Mayor Boyd moved, seconded by Brenda Busch, to approve the preliminary plat and forward the plat to the Common Council. Upon vote, motion carried unanimously. The Common Council will review the plat on September 7, 2021.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	James Boyd, Mayor
SECONDER:	Brenda Busch, Commissioner
AYES:	Boyd, Beiderwieden, Busch, Higgins, Raasch, Schilling
EXCUSED:	Dan Carpenter

9. Consideration and possible action to rezone 675 Drift Inn DR (Parcel WD-68) from I-3 (General Industrial District) to B-2 (General Business District).*

   City Planner Peter Schleinz reviewed the rezoning request for 675 Drift Inn Drive from I-3 (General Industrial District) to B-2 (General Business District). Staff recommended approval of the rezoning, subject to the conditions in the report. Mayor Boyd moved, seconded by Ald. Raasch, to approve the rezoning and forward it to the Common Council. Upon vote, motion carried unanimously. A public hearing will be held at the September 21, 2021 Common Council meeting.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	James Boyd, Mayor
SECONDER:	Dean Raasch, Alderperson
AYES:	Boyd, Beiderwieden, Busch, Higgins, Raasch, Schilling
EXCUSED:	Dan Carpenter

10. Consideration and possible action to rezone 499 Main AV (Parcel WD-283) from B-3 (Motor Vehicle Dependent Business District) to B-1 (Central Business District).*

    City Planner Peter Schleinz reviewed the request to rezone 499 Main Avenue from B-3 (Motor Vehicle Dependent Business District) to B-1 (Central Business District) in order to allow for the development of a hotel and restaurant. Staff recommended approval, subject to the conditions in the report. Ald. Raasch moved, seconded by Brenda Busch, to approve the rezoning request. Upon vote, motion carried unanimously. A public hearing will be held at the September 21, 2021 Common Council meeting.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Dean Raasch, Alderperson
SECONDER:	Brenda Busch, Commissioner
AYES:	Boyd, Beiderwieden, Busch, Higgins, Raasch, Schilling
EXCUSED:	Dan Carpenter

11. Consideration and possible action on a site plan to build a new four story 128,468 SF (32,117 SF per floor) urban hotel and restaurant with pavement with 12 onsite auto parking stalls at 499 Main AV (Parcels: WD-283, WD-284, WD-286, and WD-287).

    City Planner Peter Schleinz reviewed the site plan for a new four story hotel and restaurant at 499 Main Avenue. Twelve parking stalls are proposed, however, 71 stalls are required. The developer is working with the City to develop a parking agreement with other areas in the downtown. Engineered wood siding must be approved by Plan Commission. Staff recommended approval of the site plan, subject to the conditions in the report. Derek Beiderwieden stated that he has concerns with the lack of parking in the area. He also asked for an explanation of the engineered wood siding material. Mayor Boyd added that he is not a fan of the proposed mulch. Mayor Boyd moved, seconded by Ald. Raasch, to open the meeting. Upon vote, motion carried unanimously. Representatives with the Cobblestone Hotel Group were available for questions. The engineered wood is also referred to as LP Smart Siding. Anna with Cobblestone added that they are working with the City to resolve the parking issues. Development Services Director Daniel Lindstrom stated that staff is currently identifying solutions to address the parking situation. Both Derek Beiderwieden and Ald. Raasch stated that they have parking concerns. Ald. Raasch added that he would prefer that the hotel be closer to the street. He is also not a fan of the mulch and hedges. Brenda Busch suggested column type planters to be added in place of the hedges as an alternative. The representatives stated that they will work with the City to offer some alternatives as suggested. Mayor Boyd moved, seconded by Ald. Raasch, to go back to regular session. Upon vote, motion carried unanimously. Ald. Raasch moved, seconded by Mayor Boyd, to approve the site plan including the use of the engineered wood siding. Upon vote, motion carried unanimously.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Dean Raasch, Alderperson
SECONDER:	James Boyd, Mayor
AYES:	Boyd, Beiderwieden, Busch, Higgins, Raasch, Schilling
EXCUSED:	Dan Carpenter

Adjournment

Mayor Boyd moved, seconded by Ald. Raasch, to adjourn the meeting at 7:57 PM. Upon vote, motion carried unanimously.

Respectfully submitted,
Kelly Barker

City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE:	**September 27, 2021**
DEPARTMENT:	**Planning**
FROM:	**Kelly Barker**
SUBJECT:	**Public comments upon matters not on the agenda.**

City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE:	**September 27, 2021**
DEPARTMENT:	**Planning**
FROM:	**Peter Schleinz**
SUBJECT:	**Consideration and possible action on a withdrawn preliminary extraterritorial plat request for Mystic Creek West at 2200 BLK French RD in the Town of Lawrence (Parcel L-1803).**

PROJECT HISTORY:

On August 23, 2021 Plan Commission unanimously recommended approval of the preliminary plat, with conditions, by a vote of 6-0.

On August 27, 2021 the authorized representative for the petitioner withdrew the preliminary plat, due to lack of support from the Town of Lawrence. As a result, staff removed the withdrawn preliminary plat from the targeted September 7, 2021 Common Council agenda.

On August 30, 2021 the authorized representative for the petitioner submitted a new certified survey map for the subject area, to be reviewed on September 27, 2021 by Plan Commission.

STAFF RECOMMENDATION:

Receive the withdrawn preliminary plat of "Mystery Creek West" and place the withdrawn plat on file.

ATTACHMENTS:

- Application Form (PDF)
- PRELIMINARY PLAT - 21 Jul 2021 (PDF)

	CITY OF DE PERE **APPLICATION FOR PLAT REVIEW**	**Fee:** $ **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) Mau & Associates, LLP	Authorized Representative Steve Bieda	Title Professional Land Surveyor	
Mailing Address 400 Security	City Green Bay	State WI	ZIP Code 54313
Email Address sbieda@mau-i	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) G&H Garrity Real Estate	Contact Person Keith Garot	Title Memeber	
Mailing Address 3173 Trentor	City Green Bay	State WI	ZIP Code 54313
Email Address keithgarot@ne	Phone Number (incl. area code) 920-621-4929	Fax Number (incl. area code)	

SECTION 3: Project or Site Location

Project Address/Description 0 French Drive	Parcel No. L-1803

SECTION 4: Plat Review

Review Type:	☑ Preliminary Plat ☐ Final Plat Mystic Creek West	
Fee:	Preliminary Plat Fee: $278 + (12 # of lots x $68) Final Plat Fee: $195	$1094
Present Use of Parcel:	Agriculture	
Proposed Use of Lots:	Residential	

Please submit 1 hard copy and 1 PDF copy of the Plat 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 Bieda	Title Professional La	Phone Number 920-434-9670
Signature of Applicant for Steve Bieda		Date Signed 07/21/2021

TO BE COMPLETED BY CITY STAFF

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

Preliminary Plat of

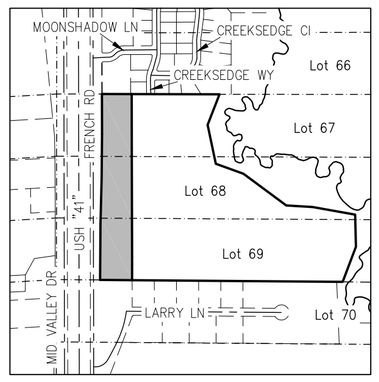
- Mystic Creek West -

Part of Lots 67, 68 & 69 of the "William's Grant Subdivision", in the
Town of Lawrence, Brown County, Wisconsin

Graphic Scale

0 80 160 240 320 400

LOCATION SKETCH



William's Grant Subdivision
City of DePere
Brown County
Wisconsin

Owner / Developer:
AmRite Land Company, LLC
contact: Keith Garot
920-621-4929

Approving / Objecting Agencies:
Town of Lawrence
City of DePere
Brown County Planning Commission
Department of Administration

SURVEYOR'S CERTIFICATE

I, Steven M. Bieda, Professional Land Surveyor, PLS-2275, hereby certify:

That in full compliance with the provisions of Chapter 236, Wisconsin Statutes, and the subdivision regulations of the Town of Lawrence and the Brown County Planning Commission and under the direction of the owners listed hereon, I have surveyed, divided and mapped "Mystic Creek West", and that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed and is part of Lots 67, 68 & 69 of the "William's Grant Subdivision", in the Town of Lawrence, Brown County, Wisconsin, more fully described as follows:

Commencing at the Northwest corner of Lot 66, Williams Grand Subdivision; thence S38°04'30"W, 521.20 feet along the West line of said Lot 66; thence S51°52'26"E, 386.93 feet along the North line of Lot 67 of said William's Grant Subdivision to the Point of Beginning; thence continuing S51°52'26"E, 253.61 feet along said North line; thence S37°51'49"W, 462.63 feet; thence N51°32'03"W, 273.26 feet along the South line of Lot 69 of said William's Grant Subdivision; thence N38°18'36"E, 744.69 feet along the East right of way of Interstate Highway 41 and French Road; thence N39°28'42"E, 392.98 feet along said East right of way; thence N38°36'54"E, 372.89 feet along said East right of way; thence N37°51'32"E, 344.02 feet along said East right of way to the point of beginning.

Parcel contains 416,299 square feet / 9.56 acres more or less.
Right of way dedication contains 31,733 square feet / 0.73 acres more or less.
Parcel subject to easements and restrictions of record.

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

Steven M. Bieda
PLS-2275
July 21, 2021

Legend

- ○ 2.38" (o.d.) x 18" iron pipe weighing 3.65 lbs/lin. foot set
- ● 1" iron pipe found
- ◔ Brown County monument – type noted
- – all other lot corners marked with a 1.32" (o.d.) x 18" Iron pipe weighing 1.68 lbs\lin. foot.
- – all linear measurements have been made to the nearest hundredth of a foot.
- – all distances on curves are arc lengths.
- 12' / 30' building setback (unless noted)
- 12' utility easement (unless noted)

NOTES

Lots 1–9 are designated "Duplex" Lots.

Bearings referenced to the West line of Lots 66–78, William's Grant Subdivision, assumed to be N38°04'30"E.

All roads within the Plat boundary are to be Dedicated to the Public.

Elevations are referenced to the NAVD 88 Benchmark Datum.

The property owners, at the time of construction, shall implement the appropriate soil erosion control methods outlined in the Wisconsin Construction Site Erosion and Sediment Control Technical Standards (available from the Wisconsin Department of Natural Resources) to prevent soil erosion. However, if at the time of construction the Village/Town has adopted a soil erosion control ordinance, it shall govern over this requirement. This provision applies to any grading, construction, or installation–related activities.

Lots 2–8 include wetland areas that may require permits from the Wisconsin Department of Natural Resources, Army Corps of Engineers, Brown County Planning Commission, or the Brown County Zoning Administrators Office prior to any development activity.

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.

RESTRICTIVE COVENANTS

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

Each lot owner shall grade the property to conform to the adopted sidewalk grade elevation and maintain said elevation for future sidewalks.

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.

Lots 2–9 contain an environmentally sensitive area (ESA) as defined in the Brown County Sewage Plan. The ESA includes wetlands, all land within 35 feet of wetlands 2 acres or greater, 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.

UTILITY EASEMENT PROVISIONS

An easement for electric, natural gas, and communications service is hereby granted by

G & H Garrity Real Estate LLC, Grantor, to

WISCONSIN PUBLIC SERVICE CORPORATION, a Wisconsin corporation, Grantee,

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across, within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Structures shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than six inches without written consent of grantees. This Utility Easement Provision does not prevent or prohibit others from utilizing or crossing the Utility Easement as the Utility easement(s) are non–exclusive.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration

DRAWING NO. P-2491
SHEET NO. 1 of 1
PROJECT NO. G-22520

AmRite Land Company, LLC

File: G-22520Pre Plat Lawrence 072121.dwg

Mau & Associates, LLP
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Website: www.mau-associates.com
400 Security Blvd Ste 1, Green Bay, WI 54313-9712

TAX PARCEL NO. L-1803

Preliminary Plat

Data File: G-22520.txt Fieldwork Completed: xx/xx/xx

DRAWN BY MRA

SCALE 1"=80'

City of De Pere, Wisconsin

Request For Plan Commission Action

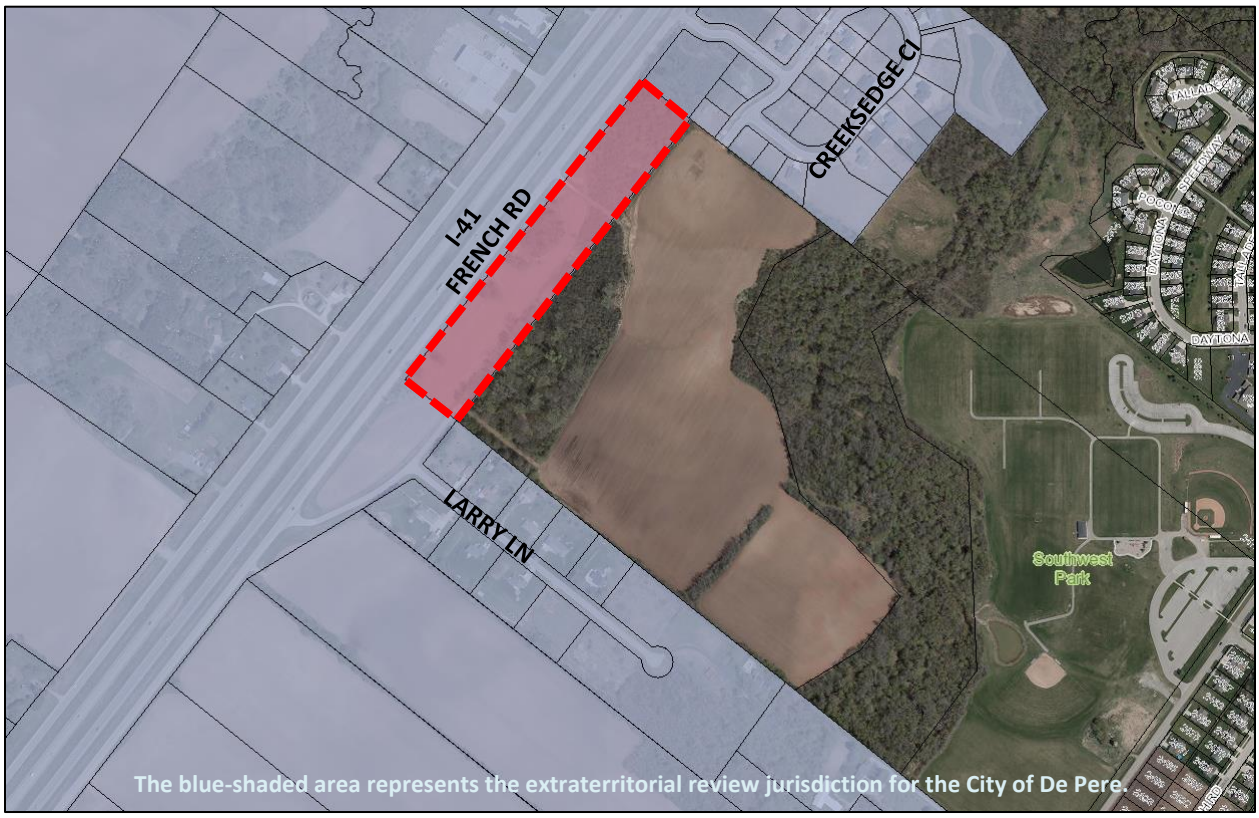
MEETING DATE:	**September 27, 2021**
DEPARTMENT:	**Planning**
FROM:	**Peter Schleinz**
SUBJECT:	**Consideration and possible action on a proposed extraterritorial 3 lot certified survey map at 2200 BLK French RD in the Town of Lawrence (Parcel L-1803).***

ATTACHMENTS:

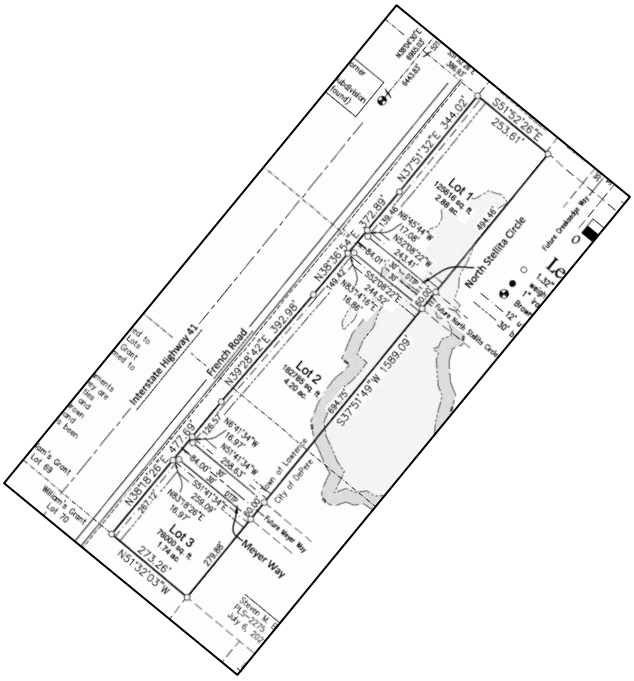
- PC Report - CSM on French RD (DOCX)
- Application Form - Paid (PDF)
- Preliminary CSM (PDF)

Item 5: **Consideration and possible action on a proposed extraterritorial 3 lot certified survey map at 2200 BLK French RD in the Town of Lawrence (Parcel L-1803).***

SITE MAP



PROPOSED PLAT AREA



REQUESTED ACTION: Preliminary Extraterritorial Plat Approval.*

COMMON DESCRIPTION: 2200 BLK French RD, located between Creeksedge CI and Larry LN.

PARCEL NUMBER(S): L-1803

ZONING: Agricultural (A-1) by the Town of Lawrence.

SURROUNDING LAND USES: Residential to the north and south.
Agricultural and natural areas to the east.
I-41 to the west.

COMPREHENSIVE PLAN: Right-of-way by the Town of Lawrence. The designation occurred as a result of the Town's Comprehensive Plan being written in 2016 when the area still was right-of-way. The area has since been vacated as surplus lands.

APPLICANT/OWNER NAME: Applicant and Property Owner
G & H Garrity Real Estate LLC
3173 Trenton LN
Green Bay, WI 54313

SITE HISTORY: The subject natural area was developed into a wayside in the 1970's, and was discontinued and razed in the early 2000's.

On August 23, 2021 Plan Commision recommended approval of a 12 lot preliminary plat on Parcel L-1803. On August 27, 2021 the plat was withdrawn by the petitioner. On August 31, 2021 the subject CSM was submitted to replace the withdrawn plat.

STAFF REVIEW: When reviewing a Certified Survey Map, staff considers State Statutes 236, Section 46-8 of the De Pere Platting and Division of Land Code, the future land use recommendation of the Comprehensive Plan, surrounding land uses, and desired development patterns.

- The proposed CSM is located in Lawrence, adjacent to the southwest City limits.
- Plan Commission review covers the entire CSM area highlighted blue on the **'Site Map'** as that is the City's extraterritorial review jurisdiction area.
- The proposed land division will create three new lots for commercial use.
- The City's minimum acreage and frontage are 0.2 acres and 75'; the Town's minimum is 10 acres and 200', which will not meet the town's minimum acreage requirements unless the town reones the property to "B-1 Business/Commercial District."
    - Lot 1 is 2.9 acres with 744' of frontage.
    - Lot 2 is 4.2 acres with 1,206' of frontage.
    - Lot 3 is 1.7 acres with 543' of frontage.

- The site is located inside the sewer service district for Lawrence.
- The staff recommended conditions of approval are listed at the end of the report.

The Certified Survey Map meets the criteria of State Statutes 236 and Section 46-8 of the De Pere Platting and Division of Land Code. The proposed land division provides development opportunities and does not impact the Comprehensive Plan negatively. The proposed lot sizes, street frontages, and setbacks meet City requirements.

REVIEW PROCESS:

For extraterritorial certified survey map petitions the Plan Commission provides either an approval, rejection with reason, or approval with conditions decision. The Common Council also reviews and provides a final decision of approval or rejection. Common Council is expected to take action on October 5, 2021.

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the certified survey map, subject to:

1. Meeting all other state and local regulations, including Brown County Planning Commission and Town of Lawrence.
2. In the City Certificate, add an area that states the Common Council date of approval. Also, revise the City Clerk name to be “Carey E. Danen” and add an area for the City Clerk to date her signature.
3. Each of the three lot acreages need to be increased to at least 10 acres to comply with the town's A-1 District minimum lot size requirement, or the petitioner needs to successfully rezone Parcel L-1803 from A-1 to B-1 with the Town of Lawrence.
4. Add the following restrictive covenant: “Sidewalks are required on both sides of all North Stellita Circle and Meyer Way. Sidewalks are required along the east side of French Road.”
5. The easement language should include the following as grantees: Wisconsin Public Service Corporation, A Wisconsin Corporation, Time Warner Cable, AT&T, Town of Lawrence, and other public utilities, grantees.
6. Prior to submittal for signature:
    a. Agreements between the City of De Pere and Town of Lawrence for utility service and street construction and maintenance are required for the CSM. Modifications to the CSM may be required as a result of the agreements.
    b. Coordination is required between this subdivision and the City’s Mystic Creek subdivision for the placement of Cluster Box Unit mailboxes as required by the US Postal Service.

DE PERE
RUNS DEEPER

CITY OF DE PERE
RECEIVED
AUG 30 2021
PLANNING DEPT

CITY OF DE PERE
APPLICATION FOR CSM REVIEW

Fee: $ 368.00
Receipt #: 164799
Date: 8/31/21

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 and Associates	Authorized Representative Steve Bieda	Title PLS	
Mailing Address 400 Security Blvd Ste 1	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) none	

SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)			
Name (Ind. Org. or Entity) G&H Garrity Real Estate	Contact Person Keith Garot	Title Developer	
Mailing Address 300 Main Street	City De Pere	State WI	ZIP Code 54115
Email Address keithgarot@new.rr.com	Phone Number (incl. area code)	Fax Number (incl. area code)	

SECTION 3: Project or Site Location	
Project Address/Description 2200 Block French Rd	Parcel No. L-1803

SECTION 4: CSM Information	
Existing Zoning:	(Town of Lawrence) A1
Present Use of Parcel:	Greenspace
Proposed Use of Lots:	Rezone to 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)	Title	Phone Number
(Keith Garot Signature on separate sheet)	Surveyor	920.434.9670
Signature of Applicant		Date Signed 08.27.21

TO BE COMPLETED BY CITY STAFF	
CSM Review authorized by the De Pere Municipal Code, Chapter 46.	

Print Form

DE PERE RUNS DEEPER	CITY OF DE PERE APPLICATION FOR CSM REVIEW	Fee: $ 368.00 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)	Authorized Representative	Title	
Mau and Associates	Steve Bieda	PLS	
Mailing Address	**City**	**State**	**ZIP Code**
400 Security Blvd Ste 1	Green Bay	Wi	54313
Email Address	**Phone Number (incl. area code)**	**Fax Number (incl. area code)**	
sbieda@mau-associates.com	920.434.9670	none	

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

Name (Ind. Org. or Entity)	Contact Person	Title	
G&H Garrity Real Estate	Keith Garot	Developer	
Mailing Address	**City**	**State**	**ZIP Code**
300 Main Street	De Pere	WI	54115
Email Address	**Phone Number (incl. area code)**	**Fax Number (incl. area code)**	
keithgarot@new.rr.com			

SECTION 3: Project or Site Location

Project Address/Description	Parcel No.
2200 Block French Rd	L-1803

SECTION 4: CSM Information

Existing Zoning:	(Town of Lawrence) A1
Present Use of Parcel:	Greenspace
Proposed Use of Lots:	Rezone to 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.

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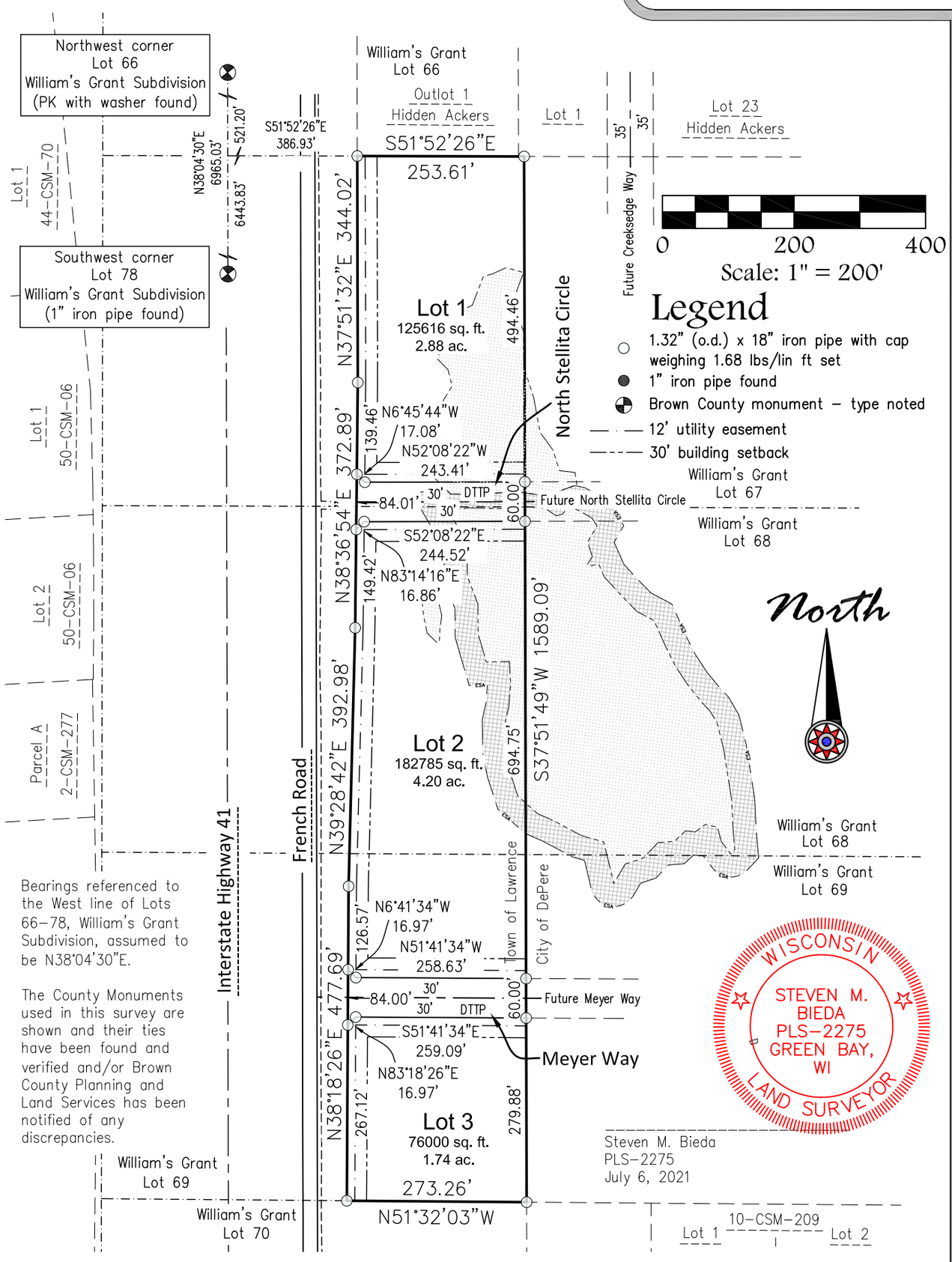
Name of Owner/Authorized Representative (please print)	Title	Phone Number
	Surveyor	920.434.9670
Signature of Applicant		Date Signed 08.27.21

TO BE COMPLETED BY CITY STAFF	
CSM Review authorized by the De Pere Municipal Code, Chapter 46.	

Certified Survey Map

Part of Lots 67, 68 & 69 of the recorded "William's Grant Subdivision", in the Town of Lawrence, Brown County, Wisconsin.



Bearings referenced to the West line of Lots 66–78, William's Grant Subdivision, assumed to be N38°04'30"E.

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

Steven M. Bieda
PLS–2275
July 6, 2021

Client: AmRiteLandCo
Tax Parcel: L-1803
Drafted By: BAR
File: G-22520CSM Lawrence 070621.dwg
Data File: G-22520.txt

Mau & Associates, LLP
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Website: www.mau-associates.com
400 Security Blvd Ste 1, Green Bay, WI 54313-9712

Sheet One of Four
Project No.: G-22520
Drawing No.: L-11513
Fieldwork Completed: xx/xx/xx

Certified Survey Map

Part of Lots 67, 68 & 69 of the recorded "William's Grant Subdivision", in the Town of Lawrence, Brown County, Wisconsin.

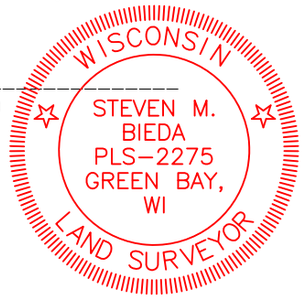
SURVEYOR'S CERTIFICATE

I, Steven M. Bieda, Professional Land Surveyor, PLS–2275, do hereby certify that I have surveyed, divided, mapped and dedicated part of Lots 67, 68 & 69 of the "William's Grant Subdivision", in the Town of Lawrence, Brown County, Wisconsin, more fully described as follows:

Commencing at the Northwest corner of Lot 66 of the "William's Grant Subdivision"; thence S38°04'30"W, 521.20 feet along the West line of said Lot 66 to the Northwest corner of Lot 67, said "William's Grant Subdivision"; thence S51°52'26"E, 386.93 feet along the north line of said Lot 67 to the Easterly right of way of French Road, and the point of beginning; thence continuing S51°52'26"E, 253.61 feet along said North line; thence S37°51'49"W, 1589.09 feet to the South line of Lot 69, said "William's Grant Subdivision"; thence N51°32'03"W, 273.26 feet along said South line to said Easterly right of way; thence N38°18'26"E, 477.69 feet along said right of way; thence N39°28'42"E, 392.98 feet along said right of way; thence N38°36'54"E, 372.89 feet along said right of way; thence N37°51'32"E, 344.02 feet along said right of way to the point of beginning.

Parcel contains 416,292 square feet / 9.56 acres, more or less.
Road dedication contains square feet / 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, the Town of Lawrence, the City of DePere, and the Brown County Planning Commission code in surveying, dividing and mapping the same.



_____
Steven M. Bieda
PLS–2275
July 06, 2021

CERTIFICATE OF THE TOWN OF LAWRENCE

Approved for the Town of Lawrence this _____ day of _____, 20__.

_____
Cindy Kocken
Town Clerk

CERTIFICATE OF THE BROWN COUNTY PLANNING COMMISSION

Approved for the Brown County Planning Commission this _____ day of _____, 20__.

_____
Tim Reed
Senior Planner

CERTIFICATE OF THE CITY OF DE PERE

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

_____
Carey Danen
City Clerk

CERTIFICATE OF THE BROWN COUNTY TREASURER

As duly elected Brown County Treasurer, I hereby certify that the records in our office show no unredeemed taxes and no unpaid or special assessments affecting any of the lands included in this Certified Survey Map as of the dates listed below.

_____
Paul D. Zeller Date
Brown County Treasurer

Sheet Two of Four
Project No.: G-22520
Drawing No.: L-11513

Certified Survey Map

Part of Lots 67, 68 & 69 of the recorded "William's Grant Subdivision", in the Town of Lawrence, Brown County, Wisconsin.

LIMITED LIABILITY COMPANY OWNER'S CERTIFICATE

_____ LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, does hereby certify that said limited liability company caused the easements to be granted and the land on this Certified Survey Map to be surveyed, divided, dedicated, and mapped as represented hereon. _____ LLC does further certify that this Certified Survey Map is required to be submitted to the Brown County Planning Commission and the Village\Town of _____ for approval or objection in accordance with current Land Subdivision Ordinances.

In Witness Whereof, the said _____ LLC has caused these presents to be signed by _____, its Member, on this ___ day of _____, 20__.

_____
Member

Personally came before me this _____ day of _____, 20__, the above named Member of said Limited Liability Company and acknowledged that he executed the foregoing instrument as such Member as the deed of said Limited Liability Company, by its authority.

_____
Notary Public My Commission Expires _____
Brown County, Wisconsin

STATE OF WISCONSIN]
] SS
COUNTY OF BROWN]

CERTIFICATE OF CORPORATE MORTGAGEE

_____, a corporation duly organized and existing under and by virtue of the laws of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this Certified Survey Map/Plat and does hereby consent to the above certificate of _____, Owner(s) of said lands.

IN WITNESS WHEREOF, _____ has caused these presents to be signed by _____, its _____ and countersigned by _____, its _____, at _____, Wisconsin, and its corporate seal to be hereunto affixed this _____ day of _____, 20__.

In the presence of:

_____

_____ (Corporate Seal)

_____ _____
President Date

_____ _____
Secretary or Cashier Date

Personally came before me this _____ day of _____, _____, the above named officers of said corporation to me known to be the persons who executed the foregoing instrument and to me known to be such officers of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

_____
Notary Public My Commission Expires _____
Brown County, Wisconsin

STATE OF WISCONSIN]
] SS
COUNTY OF BROWN]

_____
Steven M. Bieda
PLS-2275
July 06, 2021

Sheet Three of Four
Project No.: G-22520
Drawing No.: L-11513

Certified Survey Map

Part of Lots 67, 68 & 69 of the recorded "William's Grant Subdivision", in the Town of Lawrence, Brown County, Wisconsin.

UTILITY EASEMENT PROVISIONS

An easement for electric, natural gas, and communications service is hereby granted by

_List owner(s) of Property , Grantor, to

WISCONSIN PUBLIC SERVICE CORPORATION, a Wisconsin corporation, Grantee,

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across, within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Structures shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than six inches without written consent of grantees. This Utility Easement Provision does not prevent or prohibit others from utilizing or crossing the Utility Easement as the Utility easement(s) are non-exclusive.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

NOTES

The property owners, at the time of construction, shall implement the appropriate soil erosion control methods outlined in the Wisconsin Construction Site Erosion and Sediment Control Technical Standards (available from the Wisconsin Department of Natural Resources) to prevent soil erosion. However, if at the time of construction the Village/Town has adopted a soil erosion control ordinance, it shall govern over this requirement. This provision applies to any grading, construction, or installation-related activities.

Lot 4 include wetland areas that may require permits from the Wisconsin Department of Natural Resources, Army Corps of Engineers, Brown County Planning Commission, or the Brown County Zoning Administrators Office prior to any development activity.

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.

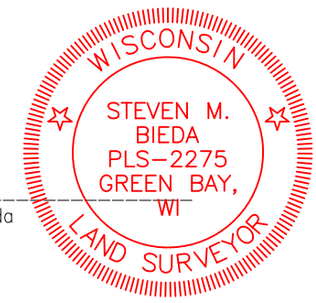
RESTRICTIVE COVENANTS

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

Each lot owner shall grade the property to conform to the adopted sidewalk grade elevation and maintain said elevation for future sidewalks.

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.

Lot(s) contain an environmentally sensitive area (ESA) as defined in the Brown County Sewage Plan. The ESA includes (wetlands, all land within 35 feet of wetlands 2 acres or greater, floodway, all land within 35 feet of the floodway or 75 feet beyond the ordinary high water mark -whichever is greater, navigable waterways, all land within 75 feet of the ordinary high water mark of navigable waterways, non-navigable waterways, all land within 35 feet of the top of bank of non-navigable waterways, steep slopes of 20% or greater associated with any aforementioned water or natural resource features and a 20-foot setback from top and bottom of steep slopes). 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.



Steven M. Bieda
PLS-2275
July 06, 2021

Sheet Four of Four
Project No.: G-22520
Drawing No.: L-11513

City of De Pere, Wisconsin

Request For Plan Commission Action

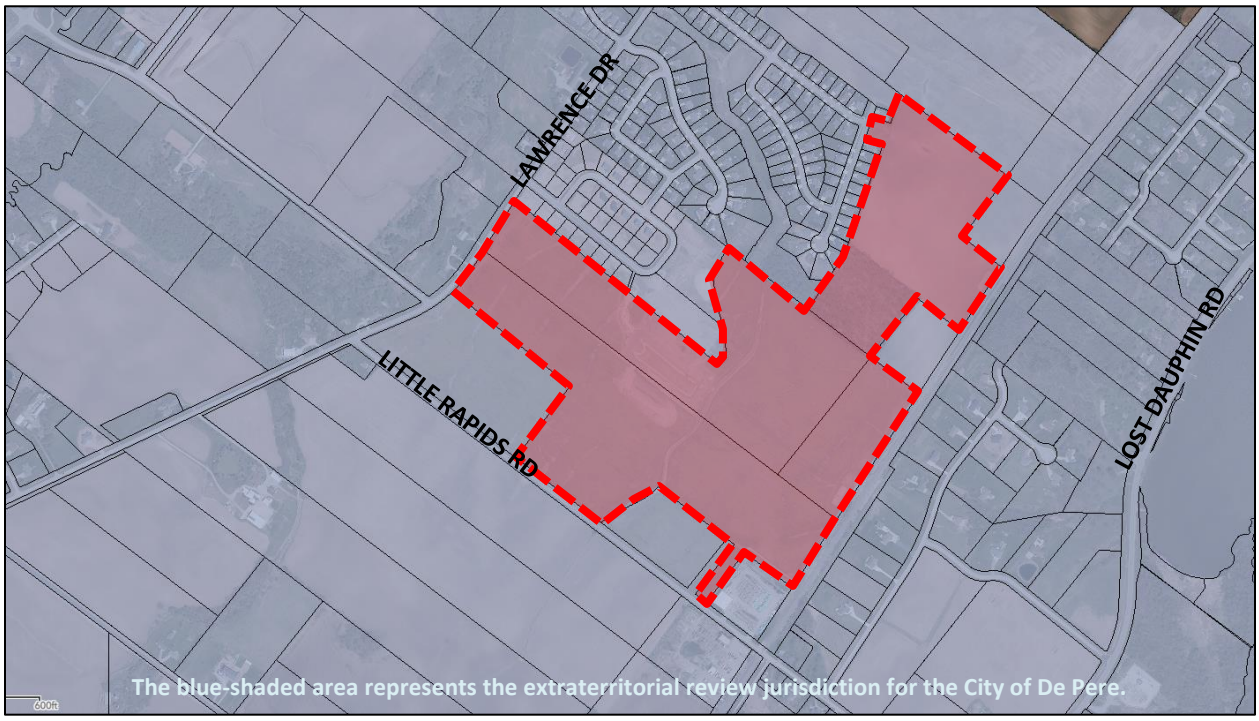
MEETING DATE:	**September 27, 2021**
DEPARTMENT:	**Planning**
FROM:	**Peter Schleinz**
SUBJECT:	**Consideration and possible action on a request for a proposed 10 lot and 2 outlot final extraterritorial plat of American Rapids Subdivision at 2700 BLK Lawrence DR in the Town of Lawrence Parcels L-473, L-474, L-532, L-527).***

ATTACHMENTS:

- 09-27-21 PC Report - Fin Plat (DOCX)
- Application Form (PDF)
- Final Plat -13 Sep 2021 (PDF)

ITEM 6: **Consideration and possible action on a request for a proposed 10 lot and 2 outlot final extraterritorial plat of American Rapids Subdivision at 2700 BLK Lawrence DR in the Town of Lawrence Parcels L-473, L-474, L-532, L-527).***

SITE MAP



PROPOSED PLAT AREA

Note: Due to the larger scale of the plat, please refer to the attached plat.

REQUESTED ACTION: Final Extraterritorial Plat Approval.*

COMMON DESCRIPTION: 2700 BLK Lawrence DR, located northeast from Lawrence DR and Little Rapids RD.

PARCEL NUMBER(S): L-473, L-474, L-532, L-527

ZONING: Agricultural (A-1) by the Town of Lawrence.

SURROUNDING LAND USES: Agricultural to the north and south.
Residential and natural areas to the east.
Railroad, residential, and natural areas to the west.

COMPREHENSIVE PLAN: Residential and Industrial by the Town of Lawrence.

APPLICANT/OWNER NAME: Authorized Representative and Property Owner
Town of Lawrence and Jimida LLC
2400 Shady CT
De Pere, WI 54115

SITE HISTORY: The subject site has been used for agricultural purposes since 1938.

STAFF REVIEW: When reviewing a final preliminary plat, staff considers State Statutes 236 Sections 46-3 through 46-7 of the De Pere Platting and Division of Land Code, the future land use recommendation of the Comprehensive Plan, surrounding land uses, and desired development patterns.

- The plat has 10 lots and 2 outlots.
    - Lots 1-7 and 10 are proposed for business/industrial use.
    - Lots 8-9 are proposed for residential use.
    - Outlots 1-2 are for storm water management.

All conditions of approval are listed at the end of the report. The conditions are technical and can be overseen by staff.

The final plat meets the criteria of State Statutes 236 and Sections 46-3 through 46-7 of the De Pere Platting and Division of Land Code. The proposed land division does not impact the Comprehensive Plan negatively. The proposed lot size, frontage, and setbacks meet acceptable City requirements.

REVIEW PROCESS: For final plat petitions, the Plan Commission provides either an approval, rejection with reason, or approval with conditions decision. The Common Council also reviews final plats. The Common Council is expected to review the City plat on October 5, 2021.

STAFF RECOMMENDATION: Staff recommends APPROVAL of the final extraterritorial plat and forwarding the plat to the Common Council for approval, subject to:

1. Meeting all other state and local regulations, including the City of De Pere, Town of Lawrence, and Brown County Planning Commission.
2. The City of De Pere Approval certificate is missing text. Correct to read, "…Council on this _____ day of…".
3. The Utility Easement Provisions should be modified to reference all public utilities, not just specifically names utilities.
4. Please be advised that as American BL extends further northward, the right-of-way will require a slight "s" curve in order to properly align with the City of De Pere American BL.
    a. The subject lands that are northward are within the City's expansion area. If developed within the Boundary Agreement window it will have to be brought into the City of De Pere.

DE PERE
RUNS DEEPER

CITY OF DE PERE

APPLICATION FOR PLAT REVIEW

Fee: $

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)	Authorized Representative	Title	
McMahon Associates	Douglas Woelz	Senior Land Surveyor	
Mailing Address	City	State	ZIP Code
1445 McMahon Dr.	Neenah	WI	54956
Email Address	Phone Number (incl. area code)	Fax Number (incl. area code)	
dwoelz@mcmgrp.com	(920) 751-4200	(920) 751-4284	

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

Name (Ind. Org. or Entity)	Contact Person	Title	
Town of Lawrence/Jimida LLC	Patrick Wetzel	Town Administrator	
Mailing Address	City	State	ZIP Code
2400 Shady Ct.	De Pere	WI	54115
Email Address	Phone Number (incl. area code)	Fax Number (incl. area code)	
patrickw@townoflawrence.org	(920) 751-4200		

SECTION 3: Project or Site Location

Project Address/Description	Parcel No.
Little Rapids Road & Lawrence Dr.	L-473, L-474, L-532 & L-527

SECTION 4: Plat Review

Review Type:	☐ Preliminary Plat ☒ Final Plat ☐ Condominium Plat	
Fee:	Preliminary Plat Fee: $278 + (____# of lots and outlots x $68) Final Plat Fee: $195 Condominium Plat Fee: $278 + (____# of units x $68) + (____# of common elements x $68)	$ 195
Present Use of Parcel:	Farm Land	
Proposed Use of Lots:	Commercial/Industrial	

Please submit 1 hard copy, 1 PDF copy, and 1 CAD copy of the Plat 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.

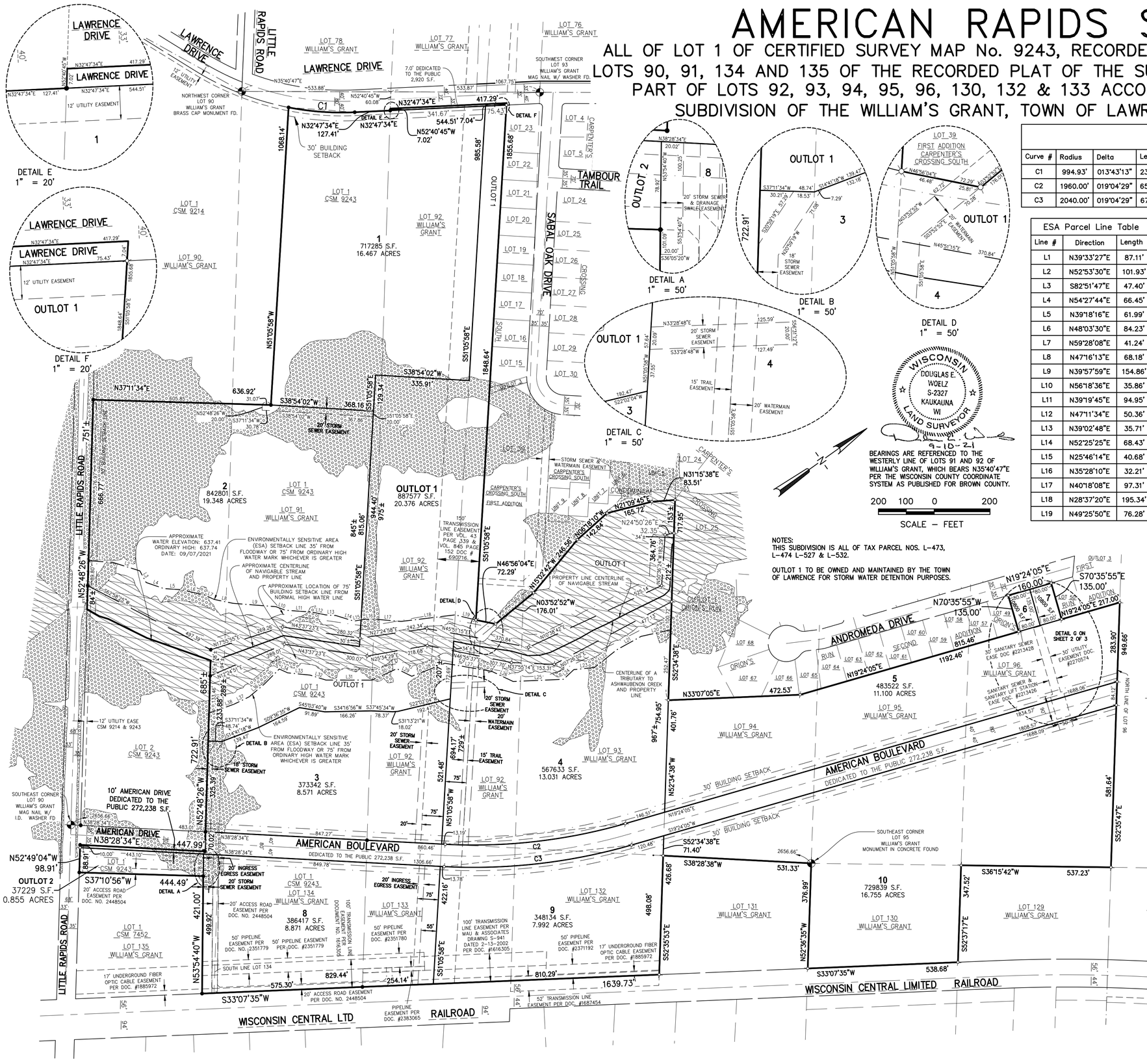
Name of Owner/Authorized Representative (please print)	Title	Phone Number
Douglas Woelz	Senior Land Surveyor	(920) 751-4200
Signature of Applicant		Date Signed
		09-13-2021

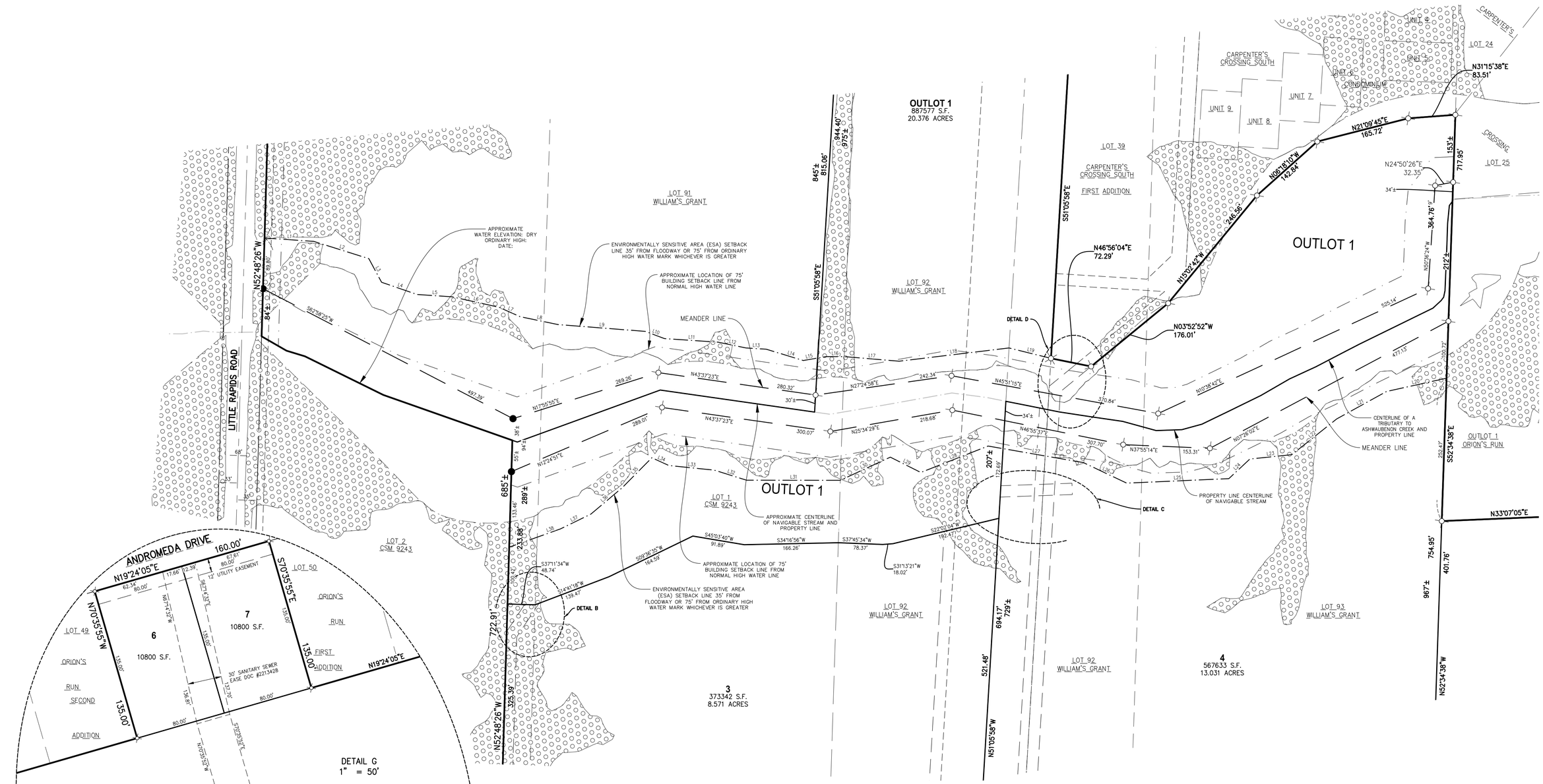
TO BE COMPLETED BY CITY STAFF

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

AMERICAN RAPIDS SUBDIVISION

ALL OF LOT 1 OF CERTIFIED SURVEY MAP No. 9243, RECORDED AS DOCUMENT No 2931738, LOCATED IN LOTS 90, 91, 134 AND 135 OF THE RECORDED PLAT OF THE SUBDIVISION OF THE WILLIAM'S GRANT AND A PART OF LOTS 92, 93, 94, 95, 96, 130, 132 & 133 ACCORDING TO THE RECORDED PLAT OF THE SUBDIVISION OF THE WILLIAM'S GRANT, TOWN OF LAWRENCE, BROWN COUNTY, WISCONSIN


LAWRENCE DRIVE
LITTLE RAPIDS ROAD
LOT 78 WILLIAM'S GRANT
LOT 77 WILLIAM'S GRANT
LOT 76 WILLIAM'S GRANT
SOUTHWEST CORNER LOT 93 WILLIAM'S GRANT MAG NAIL W/ WASHER FD.
NORTHWEST CORNER LOT 90 WILLIAM'S GRANT BRASS CAP MONUMENT FD.
7.0' DEDICATED TO THE PUBLIC 2,920 S.F.
N35°40'47"E 1067.75'
N32°47'34"E 417.29'
N32°47'34"E 544.51'
N52°40'45"W 7.02'
N32°47'34"E 127.41'
30' BUILDING SETBACK
DETAIL E
DETAIL F
DETAIL A
DETAIL B
DETAIL C
DETAIL D
LOT 1 CSM 9243
LOT 1 CSM 9214
LOT 90 WILLIAM'S GRANT
LOT 92 WILLIAM'S GRANT
LOT 91 WILLIAM'S GRANT
LOT 93 WILLIAM'S GRANT
LOT 94 WILLIAM'S GRANT
LOT 95 WILLIAM'S GRANT
LOT 96 WILLIAM'S GRANT
LOT 97 WILLIAM'S GRANT
LOT 128 WILLIAM'S GR
LOT 129 WILLIAM'S GRANT
LOT 130 WILLIAM'S GRANT
LOT 131 WILLIAM'S GRANT
LOT 132 WILLIAM'S GRANT
LOT 133 WILLIAM'S GRANT
LOT 134 WILLIAM'S GRANT
LOT 135 WILLIAM'S GRANT
TAMBOUR TRAIL
SABAL OAK DRIVE
CORSINK
OUTLOT 1
OUTLOT 2
1 717285 S.F. 16.467 ACRES
2 842801 S.F. 19.348 ACRES
3 373342 S.F. 8.571 ACRES
4 567633 S.F. 13.031 ACRES
5 483522 S.F. 11.100 ACRES
8 386417 S.F. 8.871 ACRES
9 348134 S.F. 7.992 ACRES
10 729839 S.F. 16.755 ACRES
OUTLOT 1 887577 S.F. 20.376 ACRES
OUTLOT 2 37229 S.F. 0.855 ACRES
10' AMERICAN DRIVE DEDICATED TO THE PUBLIC 272,238 S.F.
AMERICAN BOULEVARD DEDICATED TO THE PUBLIC 272,238 S.F.
30' BUILDING SETBACK
20' STORM SEWER EASEMENT
20' INGRESS EGRESS EASEMENT
20' ACCESS ROAD EASEMENT PER DOC. NO. 2448504
20' WATERMAIN EASEMENT
15' TRAIL EASEMENT
18' STORM SEWER EASEMENT
12' UTILITY EASE CSM 9214 & 9243
ENVIRONMENTALLY SENSITIVE AREA (ESA) SETBACK LINE 35' FROM FLOODWAY OR 75' FROM ORDINARY HIGH WATER MARK WHICHEVER IS GREATER
APPROXIMATE WATER ELEVATION: 637.41 ORDINARY HIGH: 637.74 DATE: 09/07/2021
APPROXIMATE CENTERLINE OF NAVIGABLE STREAM AND PROPERTY LINE
APPROXIMATE LOCATION OF 75' BUILDING SETBACK LINE FROM NORMAL HIGH WATER LINE
PROPERTY LINE CENTERLINE OF NAVIGABLE STREAM
CENTERLINE OF A TRIBUTARY TO ASHWAUBENON CREEK AND PROPERTY LINE
ORION'S RUN
CARPENTER'S CROSSING SOUTH FIRST ADDITION
FIRST ADDITION CARPENTER'S CROSSING SOUTH
ANDROMEDA DRIVE
SECOND ADDITION CARPENTER'S CROSSING SOUTH
30' SANITARY SEWER EASE DOC. #2213428
30' UTILITY EASEMENT DOC. #2270574
SANITARY SEWER & SANITARY LIFT STATION EASE DOC. #2213426
DETAIL G ON SHEET 2 OF 3
100' TRANSMISSION LINE EASEMENT PER MAU & ASSOCIATES DRAWING S-941 DATED 2-13-2002 PER DOC. #1616305
150' TRANSMISSION LINE EASEMENT PER VOL. 43 PAGE 339 & VOL. 845 PAGE 152 DOC # 690716
52' TRANSMISSION LINE EASEMENT PER DOC. #1687454
50' PIPELINE EASEMENT PER DOC. NO. 2351779
50' PIPELINE EASEMENT PER DOC. #2351780
50' PIPELINE EASEMENT PER DOC. #2371192
17' UNDERGROUND FIBER OPTIC CABLE EASEMENT PER DOC. #1885972
PIPELINE EASEMENT PER DOC. #2383065
WISCONSIN CENTRAL LTD RAILROAD
WISCONSIN CENTRAL LIMITED RAILROAD
SOUTHEAST CORNER LOT 90 WILLIAM'S GRANT MAG NAIL W/ I.D. WASHER FD
SOUTHEAST CORNER LOT 95 WILLIAM'S GRANT MONUMENT IN CONCRETE FOUND
N38°28'34"E 2656.66'
S38°28'38"W 531.33'
S36°15'42"W 537.23'
S33°07'35"W 538.68'
S52°34'38"E 71.40'
N52°49'04"W 98.91'
S37°10'56"W 444.49'
N38°28'34"E 447.99'
S33°07'35"W 1639.73'
N33°07'05"E 472.53'
N19°24'05"E 1192.46'
S70°35'55"E 135.00'
N70°35'55"W 135.00'
N19°24'05"E 160.00'
N19°24'05"E 217.00'
S52°34'38"E 283.90'
S52°34'38"E 948.66'
S52°35'47"E 581.64'
S52°35'53"E 498.08'
S52°35'53"E 426.68'
S52°37'17"E 347.52'
N52°36'35"W 376.99'
N52°48'26"W 325.39'
N52°48'26"W 421.00'
N53°54'40"W 499.92'
N51°05'58"W 1068.14'
S51°05'58"E 1848.64'
S51°05'58"E 985.58'
N51°05'58"W 1855.68'
S51°05'58"E 1848.64'
N51°05'58"W 1233.88'
N51°05'58"W 685'±
S51°05'58"E 694.17'
S51°05'58"E 729'±
N51°05'58"W 967'±
N51°05'58"W 754.95'
S51°05'58"E 975'±
S51°05'58"E 944.40'
N51°05'58"W 845'±
S51°05'58"E 815.06'
S51°05'58"E 179.34'
S51°05'58"E 20.00'
S38°54'02"W 335.91'
S38°54'02"W 368.16'
N37°11'34"E 636.92'
N37°11'34"W 30.78'
S37°11'34"W 48.74'
S37°11'34"W 139.47'
S45°03'40"W 91.89'
S34°16'56"W 166.26'
S37°45'34"W 78.37'
S22°04'24"W 192.47'
S22°04'24"W 192.47'
S33°28'48"W 125.59'
N33°28'48"E 20.00'
N33°54'40"E 100.25'
S33°54'40"W 100.25'
S36°05'20"W 20.00'
N38°28'34"E 20.02'
S37°11'34"W 30.21'
S14°41'16"W 139.47'
S29°39'19"E 57.84'
N10°39'19"W 57.84'
S25°52'52"E 70.38'
N03°52'52"W 176.01'
N46°56'04"E 72.29'
N21°09'45"E 165.72'
N24°50'26"E 32.35'
N03°18'10"W 246.56'
N03°18'10"W 42.84'
N43°37'23"E 280.32'
N27°24'58"E 242.34'
N45°51'15"E 370.84'
N10°38'45"E 270.84'
N25°34'29"E 218.68'
N43°37'23"E 300.07'
N43°37'23"E 269.28'
N17°20'45"E 402.39'
N52°48'26"W 264.84'
N52°48'26"W 269.80'
N52°48'26"W 483.10'
N52°48'26"W 2656.66'
N52°48'26"W 847.27'
N52°48'26"W 849.78'
N52°48'26"W 443.10'
N52°48'26"W 1306.66'
N52°48'26"W 860.46'
N52°48'26"W 666.77'
N52°48'26"W 751'±
N52°48'26"W 1233.88'
N52°48'26"W 1306.66'



AMERICAN RAPIDS SUBDIVISION

ALL OF LOT 1 OF CERTIFIED SURVEY MAP No. 9243, RECORDED AS DOCUMENT No 2931738, LOCATED IN LOTS 90, 91, 134 AND 135 OF THE RECORDED PLAT OF THE SUBDIVISION OF THE WILLIAM'S GRANT AND A PART OF LOTS 92, 93, 94, 95, 96, 130, 132 & 133 ACCORDING TO THE RECORDED PLAT OF THE SUBDIVISION OF THE WILLIAM'S GRANT, TOWN OF LAWRENCE, BROWN COUNTY, WISCONSIN

THIS INSTRUMENT DRAFTED BY: Marty Abing

McMAHON ENGINEERS ARCHITECTS
1445 McMAHON DRIVE NEENAH, WI 54956
Mailing: P.O.BOX 1025 NEENAH, WI 54957-1025
Tel: (920) 751-4200 Fax: (920) 751-4284
www.mcmgrp.com

mabing, W:\PROJECTS\L0017\92000292\CADD\Civil3D\Survey Documents\SUBDIVISION PLATS\American Rapids Subdivision Final Plat.dwg, sheet 2, Plot Date: 9/10/2021 4:56 PM, xrefs: (lawrence little rapids rd devel concept 4 comps mja, x-cross sections)

AMERICAN RAPIDS SUBDIVISION

ALL OF LOT 1 OF CERTIFIED SURVEY MAP No. 9243, RECORDED AS DOCUMENT No 2931738, LOCATED IN LOTS 90, 91, 134 AND 135 OF THE RECORDED PLAT OF THE SUBDIVISION OF THE WILLIAM'S GRANT AND A PART OF LOTS 92, 93, 94, 95, 96, 130, 132 & 133 ACCORDING TO THE RECORDED PLAT OF THE SUBDIVISION OF THE WILLIAM'S GRANT, TOWN OF LAWRENCE, BROWN COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, Douglas E. Woelz, Wisconsin Professional Land Surveyor S–2327, certify that I have surveyed, divided and mapped all of Lot 1 of Certified Survey Map No. 9243, recorded as Document No 2931738, located in Lots 90, 91, 134 and 135 of the recorded plat of the Subdivision of the William's Grant and a part of Lots 92, 93, 94, 95, 96, 130, 132 & 133 according to the recorded plat of the Subdivision of the William's Grant, Town of Lawrence, Brown County, Wisconsin containing 5,670,536 square feet (130.2 acres) of land more or less and described as follows:

Commencing at the Southwest corner of said Lot 93; Thence S35°40'47"W, 533.87 feet along the Westerly line of said Lot 92 to the Southwest corner thereof; Thence S52°40'45"E, 60.08 feet along the South line of said Lot 92 to the Southeasterly right–of–way line of Lawrence Drive and the Point of Beginning; Thence N32°47'34"E, 417.29 feet along said Southeasterly line to the Westerly extension of the Southerly line of Lot 23 Carpenter's Crossing South; Thence S51°05'58"E, 1855.68 feet along the Southerly line of Lots 15–23 Carpenter's Crossing South and the Southerly line of Lot 39 Carpenter's Crossing South, First Addition to the Southeast corner thereof; Thence N46°56'04"E, 72.29 feet along the East line of said Lot 39; Thence N03°52'52"W, 176.01 feet along said East line; Thence N15°02'42"W, 246.56 feet along the East line of Lots 38 & 39 of said Carpenter's Crossing South, First Addition; Thence N06°18'10"W, 142.84 feet along the East line of said Lot 38; Thence N21°09'45"E, 165.72 feet along the East line of said Lot 38; Thence N31°15'38"E, 83.51 feet along the East line of said Lot 38 to the Northerly Line of said Lot 93; Thence S52°34'38"E, 717.95 feet along the Northerly line of said Lot 93 to the Southeast corner of Outlot 1 Orion's Run; Thence N33°07'05"E, 472.53 feet along the East line of Orion's Run and Orion's Run Second Addition; Thence N19°24'05"E, 815.46 feet along the East line of said Orion's Run Second Addition and the East line of Lot 49 Orion's Run First Addition to the Northeast corner thereof; Thence N70°35'55"W, 135.00 feet along the North line of said Lot 49 to the Northwest corner thereof; Thence N19°24'05"E, 160.00 feet along the East right–of–way line of Andromeda Drive to the Southwest corner of Lot 50 Orion's Run First Addition; Thence S70°35'55"E, 135.00 feet along the South line of said Lot 50 to the Southeast corner thereof; Thence N19°24'05"E, 217.00 feet along the East line of Lot 50 and Outlot 3 Orion's Run First Addition to the Northeast corner of said Outlot 3 and the North Line of said Lot 96; Thence S52°35'47"E, 949.66 feet along the North line of said lot 96 to the Northeast corner thereof; Thence S36°15'42"W, 537.23 feet along the East line of said Lot 96 to the Southeast corner thereof; Thence S52°37'17"E, 347.52 feet along the North line of said Lot 130 to the West right–of–way line of the Wisconsin Central Limited Railroad; Thence S33°07'35"W, 538.68 feet along said West right–of–way line to the South line of said Lot 130; Thence N52°36'35"W, 376.99 feet along the South line of said lot 130 to the Southwest corner thereof; Thence S38°28'38"W, 531.33 feet along the East line of said Lot 94 to the Southeast corner thereof; Thence S52°35'53"E, 426.68 feet along the North line of said Lot 132 to the West right–of–way line of the Wisconsin Central Limited Railroad; Thence S33°07'35"W, 1639.73 feet along said West right–of–way line to the Northerly line of Lot 1 of Certified Survey Map No 7452; Thence N53°54'40"W, 421.00 feet along said Northerly line to the Northwest corner thereof; Thence S37°10'56"W, 444.49 feet along the Westerly line of said Certified Survey Map No. 7452 to the North right–of–way line of Little Rapids Road; Thence N52°49'04"W, 98.91 feet along said North right–of–way line to the East right–of–way line of American Drive; Thence N38°28'34"E, 447.99 feet along the East right–of–way line of said American Drive to a South line of said Lot 1 Certified Survey Map No. 9243; Thence N52°48'26"W, 722.91 feet along said South line of said Lot 1 Certified Survey Map No. 9243 and it's Westerly extension to the start of a Meander line said Point being N52°48'26"W, 38 feet more or less from the centerline of a navigable stream; Thence S62°58'25"W, 497.39 feet along said Meander to it's termination point at the North right–of–way line of Little Rapids Road said point being N52°48'26"W, 84 feet from the centerline of said navigable stream; Thence N52°48'26"W, 666.77 feet along said North right–of–way line of Little Rapids Road to the Southeast corner of Lot 1 of Certified Survey Map No. 9214; Thence N37°11'34"E, 636.92 feet along the East line of said Lot 1 of Certified Survey Map No. 9214 to the Northeast corner thereof; Thence N51°05'58"W, 1068.14 feet along the North line of said Lot 1 of Certified Survey Map No. 9214 to the Northeast corner thereof and the start of a 994.93 radius curve to the left; Thence 238.25 feet along the East right–of–way line of Lawrence Drive and the arc of said curve with a chord distance of 237.68 feet which bears N39°39'10"E; Thence N32°47'34"E, 127.41 feet along said East right–of–way line of Lawrence Drive; Thence N52°40'45"W, 7.02 feet along said East right–of–way line of Lawrence Drive to the Point of Beginning. Including all those Lands lying between the above described meander line and the centerline of said navigable stream and the respective lot lines extended to said centerline.

That I have made such survey, land division, and plat under the directions of the owners of said land. That such plat is a correct representation of all exterior boundaries of the land surveyed and the subdivision thereof made. That I have fully complied with the provisions of chapter 236 of the Wisconsin Statues and the Subdivision regulations of the Town of Lawrence and Brown County in surveying, dividing and mapping the same.

Dated this 10th day of September, 20 21

Douglas E. Woelz, PLS–2327
Wisconsin Professional Land Surveyor

WISCONSIN DOUGLAS E. WOELZ S-2327 KAUKAUNA WI LAND SURVEYOR

TOWN OF LAWRENCE APPROVAL:

We hereby certify that American Rapids Subdivision in the Town of Lawrence, Brown County was approved and accepted by the Town Board of the Town of Lawrence on this _____ day of _____, 20____.

Town Chairperson – Dr. Lanny J. Tibaldo Date

STATE OF WISCONSIN)ss
COUNTY OF BROWN

I, Cindy Kocken, being the duly elected, qualified and acting clerk of the Town of Lawrence, Brown County do hereby certify that the Town Board of the Town of Lawrence passed by voice vote on this _____ day of _____, 20____ authorizing me to issue a certificate of approval of American Rapids Subdivision, JIMIDA, LLC and Town of Lawrence as owners, upon satisfaction of certain conditions, and I do also hereby certify that all conditions were satisfied and the APPROVAL WAS GRANTED AND EFFECTIVE ON THE _____ day of _____, 20____.

Dated _____

Clerk – Cindy Kocken

BROWN COUNTY PLANNING COMMISSION APPROVAL
Approved by the Brown County Planning Commission this _____ day of _____, 20____.

Tim Reed, Senior Planner Brown County Planning Commission

CITY OF DE PERE APPROVAL
Approved by the City of De Pere Common Council of _____, 20____.

Carey Danen, City Clerk Date

OWNER CERTIFICATE DEDICATION
Town of Lawrence, as Owners, We hereby certify that we caused the land described on this Plat to be surveyed, divided, mapped and dedicated as represented on the Plat. We also certify that this plat is required by s. 236.10 or s. 236.12 to be submitted to the following for approval or objection.

Department of Administration
Town of Lawrence
City of De Pere
Brown County Planning Commission

Dated this _____ day of _____, 20____.

Dr. Lanny J. Tibaldo, Town Chairperson
Cindy Kocken Town Clerk

State of Wisconsin)ss
_____ County)

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

Notary Public

_____ _____ County, _____

My commission expires _____

OWNER'S CERTIFICATE OF DEDICATION
JIMIDA, LLC, as owners, We hereby certify that we caused the land described on this Plat to be surveyed, divided, mapped and dedicated as represented on the Plat. We also certify that this plat is required by s. 236.10 or s. 236.12 to be submitted to the following for approval or objection.

Department of Administration
Town of Lawrence
City of De Pere
Brown County Planning Commission

WITNESS the hand and seal of said owners this _____ day of _____, 20____. In the Presence of:

Signature Print Name & Title

Signature Print Name & Title

State of Wisconsin)SS
_____ County)

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

Notary Public, _____ County, WI

My Commission Expires: _____

CERTIFICATE OF TREASURERS

As duly elected Town Treasurer, I hereby certify that the records in our office show no unredeemed taxes and no unpaid or special assessments affecting any of the lands included in American Rapids Subdivision as of the date listed below:

Town Treasurer Date
Cindy Kocken

CERTIFICATE OF TREASURERS

As duly elected Brown County Treasurer, I hereby certify that the records in our office show no unredeemed taxes and no unpaid or special assessments affecting any of the lands included in American Rapids Subdivision as of the date listed below:

County Treasurer Date
Paul D. Zeller

DUE TO WETLANDS, INDICATOR SOILS, AND/OR WATERWAYS ON THE SUBJECT PROPERTY, COORDINATE WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES REGARDING POTENTIAL 'PROTECTIVE AREAS' ON THE PLAT.

OUTLOT 1 INCLUDES WETLAND AREAS THAT MAY REQUIRE PERMITS FROM THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES, ARMY CORP OF ENGINEERS, BROWN COUNTY PLANNING COMMISSION, OR BROWN COUNTY ZONING ADMINISTRATOR'S OFFICE PRIOR TO ANY DEVELOPMENT ACTIVITY.

PER US ARMY REGULATORY GUIDANCE LETTER NO. 05–02, DATED JUNE 14, 2005: ALL APPROVED WETLAND DETERMINATIONS COMPLETED AND/OR VERIFIED BY THE US ARMY CORPS OF ENGINEERS MUST BE IN WRITING AND WILL REMAIN VALID FOR A PERIOD OF FIVE YEARS, UNLESS NEW INFORMATION WARRANTS REVISION OF THE DETERMINATION BEFORE THE EXPIRATION DATE, OR A DISTRICT ENGINEER IDENTIFIES SPECIFIC GEOGRAPHIC AREAS WITH RAPIDLY CHANGING ENVIRONMENTAL CONDITIONS THAT MERIT RE–VERIFICATION ON A MORE FREQUENT BASIS.

THE PROPERTY OWNERS, AT THE TIME OF CONSTRUCTION, SHALL IMPLEMENT THE APPROPRIATE SOIL EROSION CONTROL METHODS OUTLINED IN 'WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK' (AVAILABLE FROM THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES) TO PREVENT SOIL EROSION. HOWEVER, IF AT THE TIME OF CONSTRUCTION THE TOWN HAS AN ADOPTED SOIL EROSION CONTROL ORDINANCE, IT SHALL GOVERN OVER THIS REQUIREMENT. THIS PROVISION APPLIES TO ANY GRADING, CONSTRUCTION, OR INSTALLATION–RELATED ACTIVITIES.

A SHORELAND PERMIT FROM THE BROWN COUNTY ZONING ADMINISTRATOR'S OFFICE IS REQUIRED FOR LOTS 2, 3, 4 AND OUTLOT 1 PRIOR TO CONSTRUCTION, FILL, EXCAVATION, OR GRADING ACTIVITY WITHIN 300 FEET OF A THE ORDINARY HIGH WATER MARK (OHWM) OF NAVIGABLE RIVERS OR STREAMS, OR TO THE LANDWARD SIDE OF THE FLOODPLAIN, WHICHEVER IS GREATER, ANY/OR 1000' OF THE OHWM OF NAVIGABLE LAKES, PONDS, OR FLOWAGES.

PLANNED MUNICIPAL IMPROVEMENTS TO INCLUDE UTILITIES SUCH AS STORM SEWER, SANITARY SEWER, WATER MAIN, ASPHALT STREETS WITH CONCRETE CURB & GUTTER.

ELEVATIONS AS SHOWN ON THIS PLAN ARE REFERENCED TO PREVIOUS PROJECTS WITHIN THIS AREA. NAVD 88 DATUM (07 ADJUSTMENT).

THE LOCATION OF THE APPROXIMATE ORDINARY HIGH WATER MARK SHALL BE THE POINT ON THE BANK OF THE NAVIGABLE STREAM UP TO WHICH THE PRESENCE AND ACTION OF SURFACE WATER IS SO CONTINUOUS AS TO LEAVE A DISTINCTIVE MARK BY EROSION, DESTRUCTION OF TERRESTRIAL VEGETATION, OR OTHER RECOGNIZED CHARACTERISTICS.

ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR A NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1, OF THE STATE CONSTITUTION.

ESA RESTRICTIVE COVENANT:
LOTS 2, 3, 4, AND OUTLOT 1 CONTAIN AN ENVIRONMENTALLY SENSITIVE AREA (ESA) AS DEFINED IN THE BROWN COUNTY SEWAGE PLAN. THE ESA INCLUDES WETLANDS, ALL LAND WITHIN 35 FEET OF WETLANDS 2 ACRES OR GREATER, FLOODWAY, ALL LAND WITHIN 35 FEET OF THE FLOODWAY OR 75 FEET BEYOND THE ORDINARY HIGH WATER MARK – WHICHEVER IS GREATER NAVIGABLE WATERWAYS, ALL LAND WITHIN 75 FEET OF THE ORDINARY HIGH WATER MARK OF NAVIGABLE WATERWAYS, STEEP SLOPES OF 20% OR GREATER ASSOCIATED WITH ANY AFOREMENTIONED WATER OR NATURAL RESOURCE FEATURES AND A 20–FOOT SETBACK FROM TOP AND BOTTOM OF STEEP SLOPES DEVELOPMENT, ANY 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.

LOT DRAINAGE RESTRICTIVE COVENANT:
THE LAND ON ALL SIDE AND REAR LOT LINES OF ALL LOTS SHALL BE GRADED BY THE LOT OWNER AND MAINTAINED BY THE ABUTTING PROPERTY OWNERS TO PROVIDE FOR ADEQUATE DRAINAGE OF SURFACE WATER.

UTILITY EASEMENT PROVISIONS

An easement for electric, natural gas, and communications service is hereby granted by JIMIDA LLC & Town of Lawrence as Grantors, to

WISCONSIN PUBLIC SERVICE CORPORATION, a Wisconsin corporation, Grantee,

WISCONSIN BELL, INC. doing business as AT&T Wisconsin, a Wisconsin corporation Grantee, and

TIME WARNER ENTERTAINMENT COMPANY, LP, Grantee

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement", together with the right to install service connections upon, across, within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incidental to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Structures shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked 'Utility Easement" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than six inches without written consent of grantees. This Utility Easement Provision does not prevent or prohibit others from utilizing or crossing the Utility Easement as the Utility easement(s) are non–exclusive.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

NO UTILITY TRANSFORMERS OR PEDESTALS ARE TO BE SET WITHIN 2 FEET OF A LOT CORNER MONUMENT.

NO CONDUCTORS ARE TO BE BURIED WITHIN 1 FOOT OF A LOT CORNER MONUMENT.

WDNR Notes:

The parcel has mapped wetlands and/or wetland indicator soils present. If the current or future landowner has plans for land disturbance, construction work, grading/filling, etc., the first step is for the landowner to hire a wetland professional to review the area for the presence of wetlands. A project that results in filling of wetlands (through land disturbing activities) will need to comply with wetland regulations. For more information on wetlands, please visit http://dnr.wi.gov/topic/Waterways/construction/wetlands.html.

There are two navigable (public) waterways on the property. Permits may be required for proposed projects in/around a public waterway. For more information on waterway activities, please visit the Department's homepage on wetland/waterway activities at http://dnr.wi.gov/topic/Waterways/. For planned land disturbances over 1 acre, please visit http://dnr.wi.gov/topic/stormwater/ to learn if you need a storm water construction site permit. For federal wetland regulations, please contact the Army Corps of Engineers at 920–448–2824 to learn if a federal wetland approval is required for site development.

Office of the Register of Deeds

_____ County, Wisconsin

Received for Record _____, 20

at _____ o'clock _____ M as document #

_____ in

Register of Deeds

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration

SHEET 3 OF 3

McMAHON ENGINEERS ARCHITECTS
1445 McMAHON DRIVE NEENAH, WI 54956
Mailing: P.O.BOX 1025 NEENAH, WI 54957-1025
Tel: (920) 751-4200 Fax: (920) 751-4284
www.mcmgrp.com

mabing, W:\PROJECTS\L0017\92000292\CADD\Civil3D\Survey Documents\SUBDIVISION PLATS\American Rapids Subdivision Final Plat.dwg, sheet 3, Plot Date: 9/10/2021 4:56 PM, xrefs: (lawrence little rapids rd devel concept 4 comps mja, x–cross sections)

City of De Pere, Wisconsin

Request For Plan Commission Action

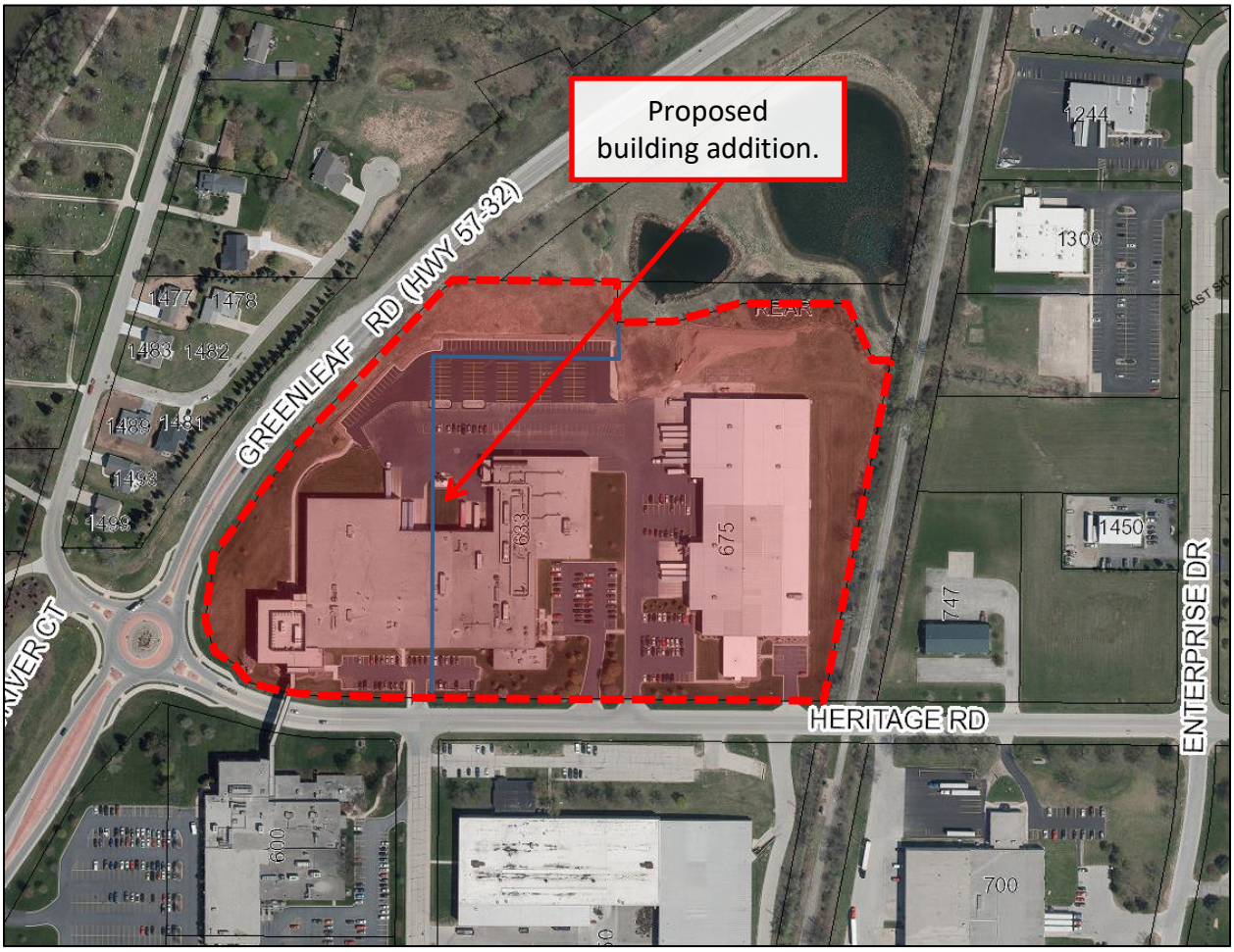
MEETING DATE:	**September 27, 2021**
DEPARTMENT:	**Planning**
FROM:	**Peter Schleinz**
SUBJECT:	**Consideration and possible action on a site plan for a 10,750 SF building addition with eight loading docks, a compactor addition, and pavement, at 633 Heritage RD (Parcels ED-F0094 and ED-F0094-1).**

ATTACHMENTS:

- 09-27-21 PC Report - Belmark(DOCX)
- Application Form (PDF)
- Site Plan - PRELIMINARY FULL SET - 13 Sep 2021 (PDF)

Item 7: **Consideration and possible action on a site plan for a 10,750 SF building addition with eight loading docks, a compactor addition, and pavement, at 633 Heritage RD (Parcels ED-F0094 and ED-F0094-1).**

SITE MAP



REQUESTED ACTION: Site Plan Approval.

Belmark Plant #3: a building addition, compactor addition, and pavement on the north side an existing building.

COMMON DESCRIPTION: 633 Heritage RD, located northeast from the Heritage RD and Greenleaf RD intersection.

PARCEL NUMBERS: ED-F0094, ED-F0094-3.

ZONING: I-1 (Industrial Park District).

SURROUNDING LAND USES: Wetlands (I-1), Greenleaf RD, and Town of Ledgeview to the north.
Industrial (I-1) to the south and east.
Residential (R-1), Greenleaf RD, and Town of Ledgeview to the west.

COMPREHENSIVE PLAN: Industrial Park.

APPLICANT / OWNER:

Authorized Representative
John Ambrosius, Plant Engineer
600 Heritage RD
PO BOX 5310
De Pere, WI 54115

Property Owner
Flex LLC
PO BOX 5310
De Pere, WI 54115

SITE HISTORY:

The site has been used for agricultural purposes from 1938 until the early 2000s. Heritage RD and Greenleaf RD were developed in the mid-1960s-70s and Belmark INC was built on the subject parcel(s) by 2005. A development occurred to the east before 2005, and several additions followed in the 15 years since the subject parcel was developed. The most recent Plan Commission site plan reviews included a parking lot addition on the north side of the building in March 2020, and a building/cafeteria addition on the east side of the building.

STAFF REVIEW:

When reviewing a Site Plan request, staff considers the future land use recommendation of the Comprehensive Plan, surrounding land uses, and desired development patterns, as well as the criteria identified in Zoning Code Section 14-60.

The additions are located on the north side of the existing building, adjacent to a parking lot. The addition includes the addition of 8 loading docks, which replaces 5 loading docks and a bay door.

The proposed building façade materials are CMU (tan and brown), prefinished metal roof edge (brown), metal roof canopy (brown), prefinished metal siding (brown), and the rubbed finish exposed concrete (grey).

- The metal siding is proposed to screen a compacter. The use of metal on the sides and rear of buildings in the I-1 District requires approval from plan Commission.

The area that is adjacent to the loading docks and the compacter is being repaved. However, there are no new driveways proposed to connect to Heritage RD or Greenleaf RD.

The petitioner indicated the potential addition of landscaping on the property. The site plan did not include a landscaping plan for staff review. There is no new proposed signage.

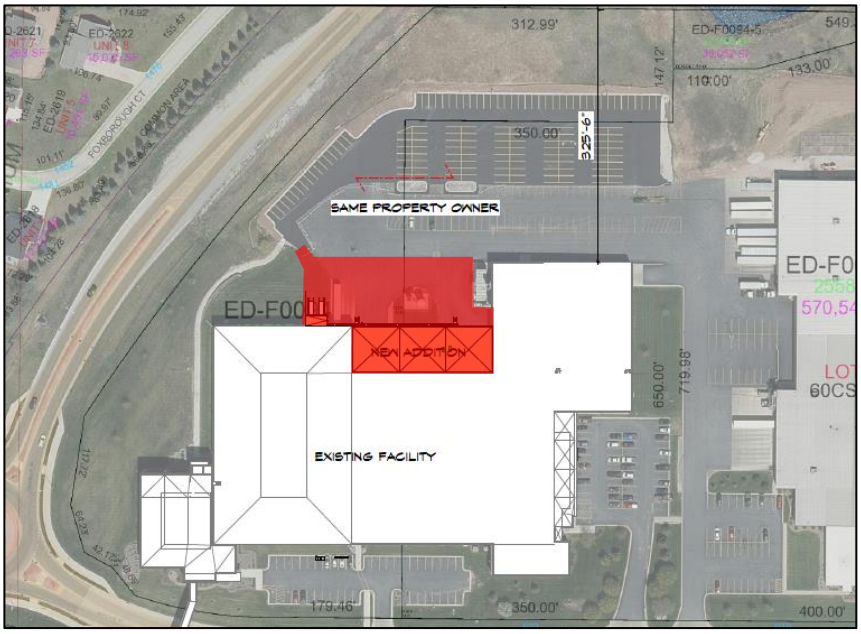
The site plan complies with the following massing and setback requirements set by the I-1 District (Code Section 14-47):

- Land Use: Industrial – Proposed addition (permitted)
- Lot Size: 19.3 acres (None required)
- Front Yard Setback – south: ~60 feet (40 feet required)
- Interior Side Yard Setback – east & west: ~55 feet & ~0 feet (25 feet required)
- Rear Yard Setback – east: ~190 feet (25 feet required)
- FAR: Not Applicable (0.6 or less required)
- Building Height: 27.5 feet (Determined by Plan Commission)

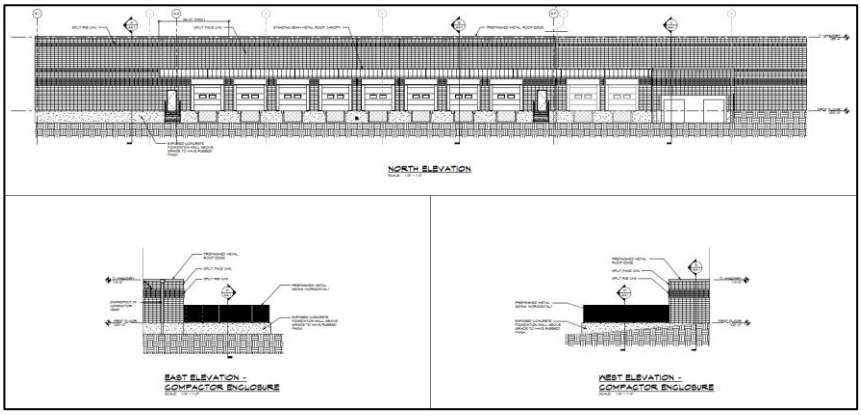
- Landscaping: Unknown added to the existing site (84 trees required for new build)

The campus-wide required number of stalls was calculated in 2020 when the parking lot was developed. That calculation identified 820 existing parking stalls, and 808 stalls needed by 2030. No new parking is needed for this addition.

Proposed addition, compactor, and pavement (Red):



Building façade elevations and renderings:



STAFF COMMENTS:

Forestry:

1. Trees and shrubs should be replaced if they are removed from the west side of the current area.

Planning:

1. The proposed development crosses the property line between Parcels ED-F0094 and ED-F0094-1. Due to a TID boundary the parcels cannot be combined at this time. The developer needs to eliminate the parcel line when the TID boundary is removed.
2. The use of prefinished metal siding (horizontal), being used to screen the compactor, is not permitted unless approved by Plan Commission.
3. Sheet A3.1: Identify the façade material colors on the site plan for the split face CMU (both colors), the prefinished metal roof edge, the metal roof canopy, the prefinished metal siding, and the rubbed finish exposed concrete.
4. When the site plan was submitted, there was a reference to adding landscaping to the site, but a Landscaping Plan could not be found. Provide a Landscaping Plan for staff review.

Engineering, Fire, Health, Inspection, Parks, Water: None.

REVIEW PROCESS

For Site Plan Requests, the Plan Commission either approves or denies the project. Conditions of approval must be resolved between the petitioner and staff before a final approval memo is issued and building permits are released. This site plan is not reviewed by the Common Council.

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the site plan for a 10,750 SF building addition with eight loading docks, a compactor addition, and pavement, at 633 Heritage RD, subject to compliance with the conditions listed in the 'Staff Comments' section of this report.

NOTE: Prior to making a decision, Plan Commission should consider if the use of metal to screen the compactor at the rear of the building is appropriate.

Print Form

DE PERE RUNS DEEPER	CITY OF DE PERE APPLICATION FOR SITE PLAN REVIEW	Fee: $ 305.00 Receipt #: 165227 Date: 9-14-21

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)	Authorized Representative	Title	
Belmark, Inc.	John Ambrosius	Plant Engineer	
Mailing Address 600 Heritage Road, P.O. Box 5310	City De Pere	State WI	ZIP Code 54115-5310
Email Address johna@belmark.com	Phone Number (incl. area code) 920-336-2848	Fax Number (incl. area code) 920-336-4577	

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

Name (Ind. Org. or Entity)	Contact Person	Title	
FLEX LLC	John Ambrosius	Plant Engineer	
Mailing Address 600 Heritage Road	City De Pere	State WI	ZIP Code 54115-5310
Email Address johna@belmark.com	Phone Number (incl. area code) 920-336-9848	Fax Number (incl. area code) 920-336-4577	

SECTION 3: Project or Site Location

Project Address/Description	Parcel No.
675 Heritage Road / Plant 3 Renovation	ED-F0094

SECTION 4: Project Information

Existing Zoning:	I-1		
Present Use of Parcel:	Industrial		
Proposed Use of Parcel:	Industrial		
Estimated Start Date:	10/15/2021	Estimated Completion Date:	8/1/2022

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

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)	Title	Phone Number
Patrick Kuehl, P.E.	Project Manager	920-544-4453
Signature of Applicant Patrick A Kuehl		Date Signed 9/13/21

TO BE COMPLETED BY CITY STAFF	
CSM Review authorized by the De Pere Municipal Code, Chapter 46.	

PLANT 3 RENOVATION

belmark inc

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124 N. BROADWAY P.O. BOX 5156 DE PERE, WISCONSIN 54115
920-336-9929 FAX: 920-336-2899 www.performainc.com

PROJECT TEAM

PROJECT MANAGER	PAUL JANSSEN
PROJECT ARCHITECT	ERIN PETERS
PLUMBING	JULI SIMONET
STRUCTURAL ENGINEER	RYAN LARSON Struktura LLC 2147 Bluff Oak Drive Cary, NC 27519 Phone: (919) 257-9341 www.structura-us.com

SHEET INDEX

TITLE SHEET

SHEET NO.	SHEET NAME	ISSUE/REVISION NO.	NAME	DATE
TS1.1	TITLE SHEET, SHEET INDEX	1	BIDS/CONSTRUCTION	09/02/21

LIFE SAFETY

SHEET NO.	SHEET NAME	ISSUE/REVISION NO.	NAME	DATE
LS1.1	LIFE SAFETY DATA	1	BIDS/CONSTRUCTION	09/02/21
LS1.2	FIRST FLOOR LIFE SAFETY PLAN	1	BIDS/CONSTRUCTION	09/02/21
LS1.3	SECOND FLOOR LIFE SAFETY PLAN	1	BIDS/CONSTRUCTION	09/02/21

CIVIL

SHEET NO.	SHEET NAME	ISSUE/REVISION NO.	NAME	DATE
C101	EXISTING CONDITIONS/DEMOLITION PLAN	1	BIDS/CONSTRUCTION	09/02/21
C102	OVERALL SITE PLAN	1	BIDS/CONSTRUCTION	09/02/21
C103	ENLARGED SITE PLAN	1	BIDS/CONSTRUCTION	09/02/21
C104	ENLARGED GRADING & EROSION CONTROL PLAN	1	BIDS/CONSTRUCTION	09/02/21
C105	EROSION CONTROL INLET PROTECTION TYPES A,B,C AND D AND MISCELLANEOUS DETAILS	1	BIDS/CONSTRUCTION	09/02/21
C106	EROSION CONTROL INLET PROTECTION TYPE D-HR AND TYPE D-M	1	BIDS/CONSTRUCTION	09/02/21
C107	EROSION CONTROL SHEET FLOW DETAILS	1	BIDS/CONSTRUCTION	09/02/21
C108	EROSION CONTROL TRACKOUT CONTROL PRACTICES	1	BIDS/CONSTRUCTION	09/02/21
C109	EROSION CONTROL SHEET FLOW DETAILS	1	BIDS/CONSTRUCTION	09/02/21

ARCHITECTURAL

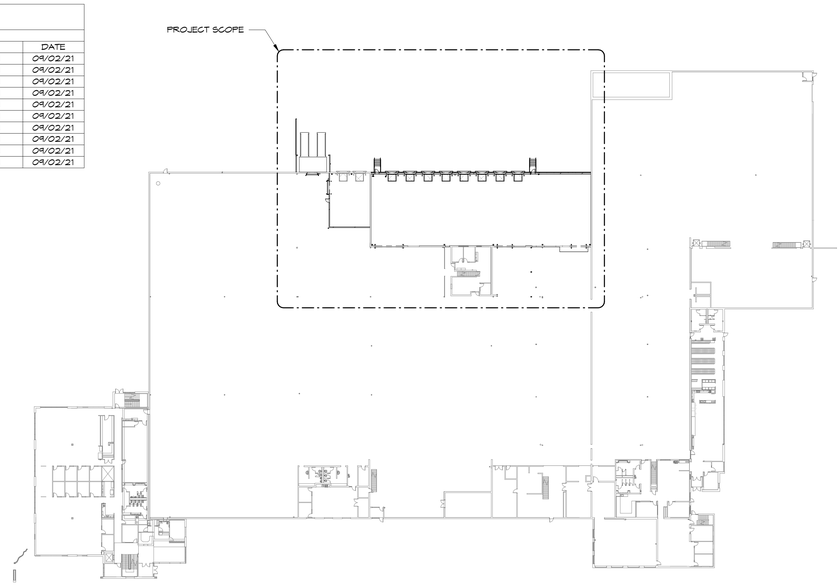
SHEET NO.	SHEET NAME	ISSUE/REVISION NO.	NAME	DATE
A0.1	DEMOLITION - FIRST FLOOR PLAN	1	BIDS/CONSTRUCTION	09/02/21
A0.2	DEMOLITION - ROOF PLAN	1	BIDS/CONSTRUCTION	09/02/21
A1.1	FIRST FLOOR PLAN	1	BIDS/CONSTRUCTION	09/02/21
A1.2	ROOF PLAN	1	BIDS/CONSTRUCTION	09/02/21
A2.1	DOOR SCHEDULE, DOOR TYPES, FRAME TYPES, WALL TYPES	1	BIDS/CONSTRUCTION	09/02/21
A3.1	EXTERIOR ELEVATIONS	1	BIDS/CONSTRUCTION	09/02/21
A4.1	WALL SECTIONS	1	BIDS/CONSTRUCTION	09/02/21
A5.1	ENLARGED STAIR PLAN, STAIR SECTION	1	BIDS/CONSTRUCTION	09/02/21
A6.1	DETAILS	1	BIDS/CONSTRUCTION	09/02/21
A7.1	FIRST FLOOR REFLECTED CEILING PLAN	1	BIDS/CONSTRUCTION	09/02/21

STRUCTURAL

SHEET NO.	SHEET NAME	ISSUE/REVISION NO.	NAME	DATE
S0.1	STRUCTURAL GENERAL NOTES	1	BIDS/CONSTRUCTION	09/02/21
S1.1	FOUNDATION DEMOLITION PLAN	1	BIDS/CONSTRUCTION	09/02/21
S1.2	FOUNDATION PLAN	1	BIDS/CONSTRUCTION	09/02/21
S1.3	MASONRY WALL AND LINTEL PLAN	1	BIDS/CONSTRUCTION	09/02/21
S1.4	ROOF FRAMING PLAN	1	BIDS/CONSTRUCTION	09/02/21
S3.1	WALL ELEVATIONS	1	BIDS/CONSTRUCTION	09/02/21
S3.2	WALL ELEVATIONS	1	BIDS/CONSTRUCTION	09/02/21
S3.3	WALL ELEVATIONS (EXISTING HOT ROOM WALL DEMO)	1	BIDS/CONSTRUCTION	09/02/21
S5.1	FOUNDATION DETAILS	1	BIDS/CONSTRUCTION	09/02/21
S5.2	FOUNDATION DETAILS	1	BIDS/CONSTRUCTION	09/02/21
S5.3	FOUNDATION DETAILS	1	BIDS/CONSTRUCTION	09/02/21
S5.4	MASONRY DETAILS	1	BIDS/CONSTRUCTION	09/02/21
S5.5	STEEL DETAILS	1	BIDS/CONSTRUCTION	09/02/21
S5.6	STEEL DETAILS	1	BIDS/CONSTRUCTION	09/02/21

PLUMBING

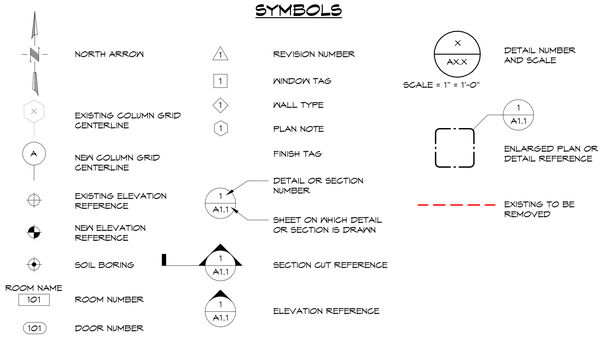
SHEET NO.	SHEET NAME	ISSUE/REVISION NO.	NAME	DATE
PN1.1	ABBREVIATIONS, SYMBOLS, SCHEDULES AND SPECIFICATIONS	1	BIDS/CONSTRUCTION	09/02/21
P0.1	DEMOLITION - FIRST FLOOR PLUMBING PLAN	1	BIDS/CONSTRUCTION	09/02/21
P1.0	FOUNDATION PLUMBING PLAN	1	BIDS/CONSTRUCTION	09/02/21
P1.1	FIRST FLOOR PLUMBING PLAN	1	BIDS/CONSTRUCTION	09/02/21
P1.2	ROOF PLUMBING PLAN	1	BIDS/CONSTRUCTION	09/02/21
P2.1	PLUMBING ISOMETRICS	1	BIDS/CONSTRUCTION	09/02/21



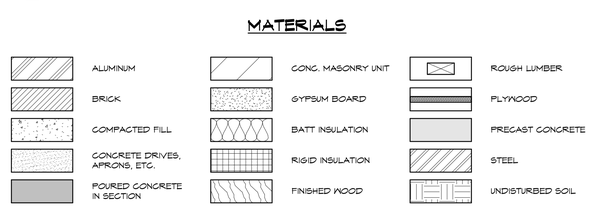
OVERALL FIRST FLOOR PLAN

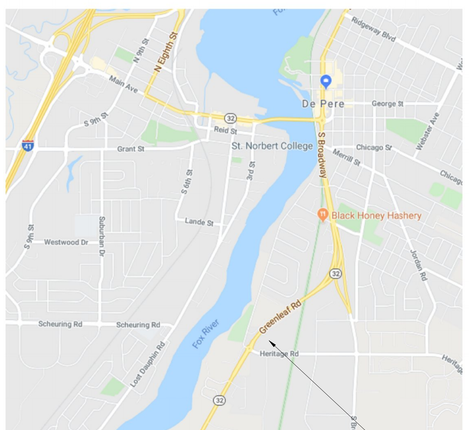
SCALE: 1" = 50'-0"

SYMBOLS



MATERIALS





LOCATION MAP

NO.	DESCRIPTION	DATE
1	BIDS/CONSTRUCTION	09/02/21

PLANT 3 RENOVATION
Belmark Inc.
De Pere, WI 54115

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TITLE SHEET, SHEET INDEX

DRAWN	DWB
CHK'D	ENP
DATE	09/02/21
SCALE	As Indicated
DRAWING NO.	TS1.1
PROJECT NO.	21071
REV.	1

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BIM 360://21071 - Belmark Plant 3 Reno - Fy21\21071_Belmark Plant 3 Reno_Architectural_2021.rvt

CODE INFORMATION:

PROJECT NAME: BELMARK PLANT 3 ADDITION & RENOVATION
PROJECT OWNER: BELMARK
PROJECT LOCATION: 600 HERITAGE RD.
DE PERE, WI 54115

PROJECT DESCRIPTION: THE PROPOSED PROJECT CONSISTS OF A LOADING DOCK ADDITION TO THE NORTH OF THE EXISTING, MODERATE HAZARD MANUFACTURING FACILITY. THERE IS ALSO A SMALL ENCLOSURE THAT WILL BE ADDED ON TO THE NORTH FACADE TO VISUALLY SCREEN THE TRASH COMPACTOR UNIT. THE PROPOSED ADDITION AREA IS APPROX. 11,000 SF.
THE EXISTING BALER ROOM WILL BE DEMOLISHED AND REBUILT ADJACENT TO THE NEW DOCK ADDITION. THIS SPACE IS APPROXIMATELY 1,470 SF.

GOVERNING CODES & REVIEWING AGENCIES

CODES:

BUILDING CODE:	2015 INTERNATIONAL BUILDING CODE
EXISTING BUILDING CODE:	2015 INTERNATIONAL EXISTING BUILDING CODE
STRUCTURAL CODE:	2015 INTERNATIONAL BUILDING CODE
ENERGY CODE:	2015 INTERNATIONAL ENERGY CONSERVATION CODE
MECHANICAL CODE:	2015 INTERNATIONAL MECHANICAL CODE
GAS CODE:	2015 INTERNATIONAL FUEL GAS CODE
ACCESSIBILITY CODE:	2009 ANSI - ACCESSIBLE & USABLE BUILDINGS & FACILITIES
FIRE CODE:	2015 INTERNATIONAL FIRE CODE AS REFERENCED BY SPS 361.03(14)
PLUMBING CODE:	WISCONSIN PLUMBING CODE
ELECTRICAL CODE:	NEC 2017

FIRE DEPARTMENT: FIRE CHIEF ALAN MATZKE, 400 LEWIS ST, DE PERE, WI 54115 (920) 339-4091

ZONING: PLANNING/ ZONING DEPT. HEAD, DAN LINDSTROM, 335 S BROADWAY, DE PERE, WI 54115, (920) 339-4043

BUILDING PLAN REVIEWING AGENCY: ☒ STATE ☐ COUNTY ☐ CITY ☐ OTHER

BUILDING DATA

OCCUPANCY TYPE(S):
- ☒ ASSEMBLY: ☐ A-1 ☒ A-2 ☐ A-3 ☐ A-4
- ☒ BUSINESS B
- ☐ EDUCATION E
- ☒ FACTORY: ☒ F-1 ☐ F-2
- ☐ HIGH-HAZARD: ☐ H-1 ☐ H-2 ☐ H-3 ☐ H-4
- ☐ INSTITUTIONAL: ☐ I-1 ☐ I-2 ☐ I-3 ☐ I-4
- ☐ MERCANTILE M
- ☐ RESIDENTIAL: ☐ R-1 ☐ R-2 ☐ R-3 ☐ R-4
- ☒ STORAGE: ☒ S-1 ☐ S-2
- ☐ UTILITY U

PRIMARY OCCUPANCY: **FACTORY F-1**

LEVEL OF ALTERATION (IEBC): ☒ N/A ☐ 1 ☐ 2 ☐ 3

TYPE OF CONSTRUCTION: ☐ 1A ☐ 1B ☐ 2A ☒ 2B ☐ 3A ☐ 3B ☐ 4 ☐ 5A ☐ 5B

FIRE PROTECTION

FIRE PROTECTION SYSTEMS PROVIDED:
- ☒ AUTOMATIC SPRINKLER SYSTEM (IBC 903)
- ☐ STAND PIPE SYSTEM (IBC 905)
- ☒ PORTABLE FIRE EXTINGUISHERS (IBC 906), REF. LIFE SAFETY PLAN(S)
- ☐ FIRE ALARM & DETECTION SYSTEM (IBC 907)
- ☐ EMERGENCY ALARM SYSTEM (IBC 908)
- ☐ SMOKE CONTROL SYSTEM (IBC 909)
- ☐ SMOKE & HEAT VENTS (IBC 910)
- ☐ FIRE COMMAND CENTER (IBC 911)
- ☐ FIRE DEPARTMENT CONNECTIONS (IBC 912)
- ☐ FIRE PUMP (IBC 913)

FIRE RATED CONSTRUCTION:
NO PLANNED MODIFICATIONS - SEE LIFE SAFETY PLAN(S) & WALL TYPES

EGRESS REQUIREMENTS

EXIT TRAVEL DISTANCE (TABLE 1017.2): (F-1) 250', (B) 300'
DEAD END CORRIDORS: 50'
COMMON PATH OF EGRESS TRAVEL: 100'

TRAVEL DISTANCE

MARK	LOCATION	OCCUPANCY TYPE	COMMON PATH TRAVEL	MAX TRAVEL DISTANCE	TOTAL TRAVEL DISTANCE
ROUTE 1	FIRST FLOOR	FACTORY F-1	No	250'	206'-4 1/2"
ROUTE 2	FIRST FLOOR	FACTORY F-1	No	250'	195'-5 1/2"

BUILDING AREA & HEIGHT LIMITATIONS

ALLOWABLE AREA & HEIGHT DETERMINED USING:
- ☐ ACCESSORY OCCUPANCIES:
  N/A
- ☐ NONSEPARATED OCCUPANCIES, ALLOWABLE AREA IS BASED ON MOST RESTRICTIVE OCCUPANCY
  MOST RESTRICTIVE OCCUPANCY: **FACTORY F-1**
- ☐ SEPARATED OCCUPANCIES, ALLOWABLE AREA IS BASED ON SUM OF RATIOS OF ACTUAL TO ALLOWABLE
- ☒ BUILDING IS UNLIMITED AREA PER SECTION 507
- ☐ BUILDING IS ONLY BEING ALTERED, NO SQUARE FOOTAGE ADDED

ACCESSORY OCCUPANCIES:
508.2.3 THE ALLOWABLE AREA OF A BUILDING SHALL BE BASED ON THE APPLICABLE PROVISIONS OF SECTION 508 FOR THE MAIN OCCUPANCY OF THE BUILDING. AGGREGATE ACCESSORY OCCUPANCIES SHALL NOT OCCUPY MORE THAN 10% OF THE FLOOR AREA OF THE STORY IN WHICH THEY ARE LOCATED...

508.2.4 NO SEPARATION IS REQUIRED BETWEEN ACCESSORY OCCUPANCIES AND THE MAIN OCCUPANCY

ACCESSORY USES

LOCATION	OCCUPANCY TYPE	NAME	AREA	FLOOR SIZE	PERCENT
EXISTING FIRST FLOOR					
EXISTING FIRST FLOOR	ASSEMBLY (A-2) - TABLES & CHAIRS	BREAK ROOM	873	172,685	0.51
TOTAL PERCENTAGE					0.51

PLUMBING FIXTURE DETERMINATION

MINIMUM PLUMBING FACILITIES PER IBC TABLE 2902.1 - ASSEMBLY (A-2)

PERSONS	WOMEN			MEN			LAVATORIES		DRINKING FOUNTAINS	
	#WOMEN	FACTOR	#WCs	#MEN	FACTOR	#WCs	FACTOR	#LAVs	FACTOR	#DFs
59	30	1 per 75	0.39	30	1 per 75	0.39	1 per 200	0.30	1 per 500	0.12

MINIMUM PLUMBING FACILITIES PER IBC TABLE 2902.1 - BUSINESS (B)

PERSONS	WOMEN			MEN			LAVATORIES		DRINKING FOUNTAINS	
	#WOMEN	FACTOR	#WCs	#MEN	FACTOR	#WCs	FACTOR	#LAVs	FACTOR	#DFs
365	183	1 per 25 to 50; 1 per 50 after	4.65	183	1 per 25 to 50; 1 per 50 after	4.65	1 per 40 to 80; 1 per 80 after	5.56	1 per 100	3.65

MINIMUM PLUMBING FACILITIES PER IBC TABLE 2902.1 - FACTORY (F-1)

PERSONS	WOMEN			MEN			LAVATORIES		DRINKING FOUNTAINS	
	#WOMEN	FACTOR	#WCs	#MEN	FACTOR	#WCs	FACTOR	#LAVs	FACTOR	#DFs
1505	753	1 per 100	7.53	753	1 per 100	7.53	1 per 100	15.05	1 per 400	3.76

MINIMUM PLUMBING FACILITIES PER IBC TABLE 2902.1 - STORAGE (S-1)

PERSONS	WOMEN			MEN			LAVATORIES		DRINKING FOUNTAINS	
	#WOMEN	FACTOR	#WCs	#MEN	FACTOR	#WCs	FACTOR	#LAVs	FACTOR	#DFs
86	43	1 per 100	0.43	43	1 per 100	0.43	1 per 100	0.86	1 per 1,000	0.09

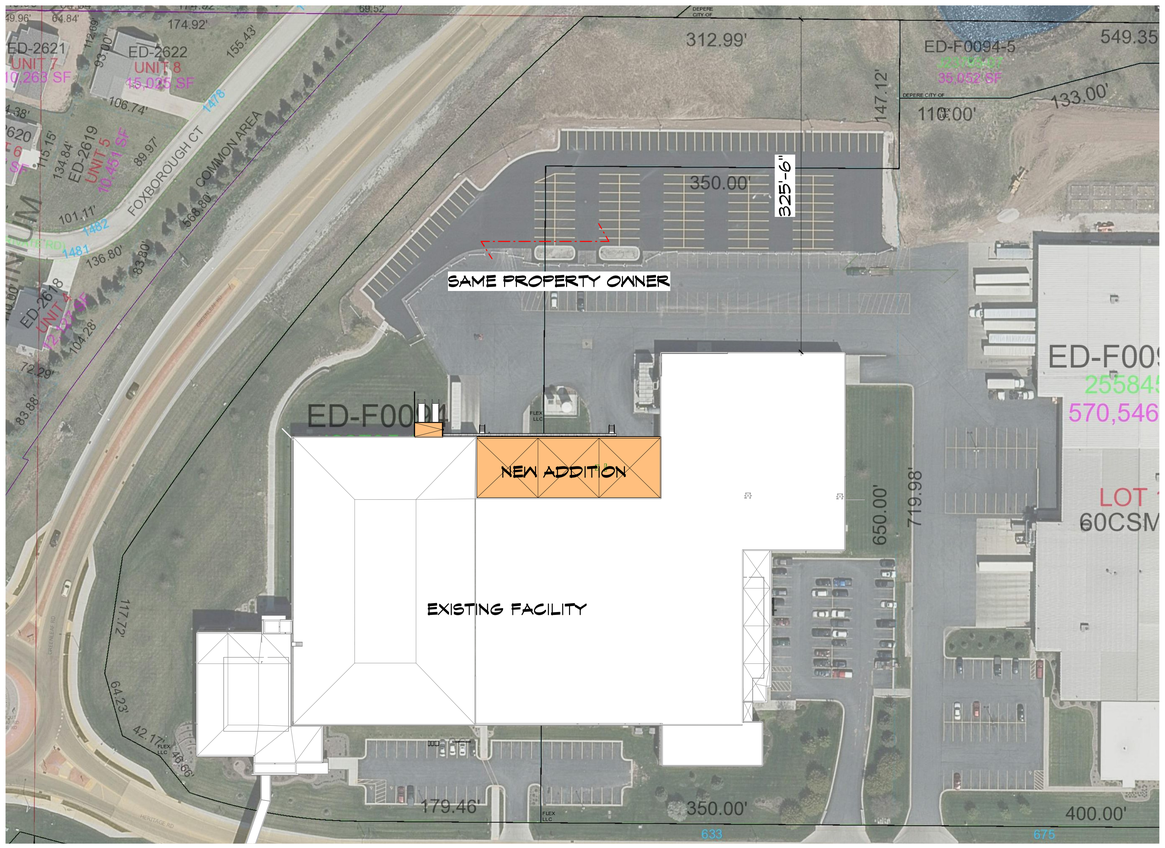
PLUMBING FACILITIES COMPLIANCE CHECK

	WOMEN	MEN			DRINKING FOUNTAINS	SERVICE SINK
	W.C.	URINALS	W.C.	LAVATORIES		
REQUIRED:	13	0	13	22	8	1
PROVIDED:	8	3 (NOTE 1)	5	25	8 (NOTE 2)	2

NOTES:
1. WHERE MORE THAN ONE WATER CLOSET IS REQUIRED FOR MALES, URINALS MAY BE SUBSTITUTED FOR UP TO 50 PERCENT OF THE REQUIRED NUMBER OF WATER CLOSETS - PER *WIS. CODE SPS 362.2902(1)(a)1.*
2. WHERE WATER IS SERVED IN RESTAURANTS, DRINKING FOUNTAINS SHALL NOT BE REQUIRED. IN OTHER OCCUPANCIES, WATER COOLERS OR BOTTLED WATER DISPENSERS SHALL BE PERMITTED TO BE SUBSTITUTED FOR NOT MORE THAN 50% OF THE REQUIRED DRINKING FOUNTAINS - PER *INTERNATIONAL PLUMBING CODE* SECTION 410.1.

AREA, OCCUPANCY & EGRESS WIDTH TABLE

LOCATION	OCCUPANCY TYPE	AREA NAME	AREA (S.F.)	OCCUPANTS SF FACTOR	OCCUPANTS PERSONS	EGRESS (INCHES) OTHER	EGRESS (INCHES) STAIRWAY
ADDITION FIRST FLOOR	FACTORY (F-1) - MODERATE HAZARD	PLANT ADDITION	10,750	100	107.5	21.5	32.2
			10,750		107.5	21.5	32.2
ADDITION FIRST FLOOR			10,750		107.5	21.5	32.2
EXISTING FIRST FLOOR	ASSEMBLY (A-2) - TABLES & CHAIRS	BREAK ROOM	873	15	58.2	11.6	17.5
			873		58.2	11.6	17.5
EXISTING FIRST FLOOR	BUSINESS (B)	OFFICE	13,511	100	135.1	27.0	40.5
EXISTING FIRST FLOOR	BUSINESS (B)	OFFICE	6,967	100	69.7	13.9	20.9
			20,478		204.8	41.0	61.4
EXISTING FIRST FLOOR	BUSINESS (B) 303.1 EXCEPTION	MEETING	242	15	16.1	3.2	4.8
			242		16.1	3.2	4.8
EXISTING FIRST FLOOR	BUSINESS (B) EXERCISE/LOCKERS	LOCKERS	614	50	12.3	2.5	3.7
			614		12.3	2.5	3.7
EXISTING FIRST FLOOR	FACTORY (F-1) - MODERATE HAZARD	PLANT	139,728	100	1,397.3	279.5	419.2
			139,728		1,397.3	279.5	419.2
EXISTING FIRST FLOOR			161,935		1,688.7	337.7	506.6
EXISTING MEZZANINE	STORAGE (S-1) - MODERATE HAZARD	MEZZANINE	8,717	300	29.1	5.8	8.7
EXISTING MEZZANINE	STORAGE (S-1) - MODERATE HAZARD	MEZZANINE	7,769	300	25.9	5.2	7.8
EXISTING MEZZANINE	STORAGE (S-1) - MODERATE HAZARD	MEZZANINE	1,266	300	4.2	0.8	1.3
EXISTING MEZZANINE	STORAGE (S-1) - MODERATE HAZARD	MEZZANINE	5,049	300	16.8	3.4	5.0
EXISTING MEZZANINE	STORAGE (S-1) - MODERATE HAZARD	MEZZANINE	2,785	300	9.3	1.9	2.8
			25,586		85.3	17.1	25.6
EXISTING MEZZANINE			25,586		85.3	17.1	25.6
EXISTING SECOND FLOOR	BUSINESS (B)	OFFICE	13,100	100	131.0	26.2	39.3
			13,100		131.0	26.2	39.3
EXISTING SECOND FLOOR			13,100		131.0	26.2	39.3
GRAND TOTAL			211,371		2,012.4	402.5	603.7



OVERALL SITE PLAN
SCALE: 1" = 60'-0"

NO.	DESCRIPTION	DATE
1.	BIDS/CONSTRUCTION	09/02/21

PLANT 3 RENOVATION
Belmark Inc.
De Pere, WI 54115

struktura

Milwaukee Building Excellence

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LIFE SAFETY DATA

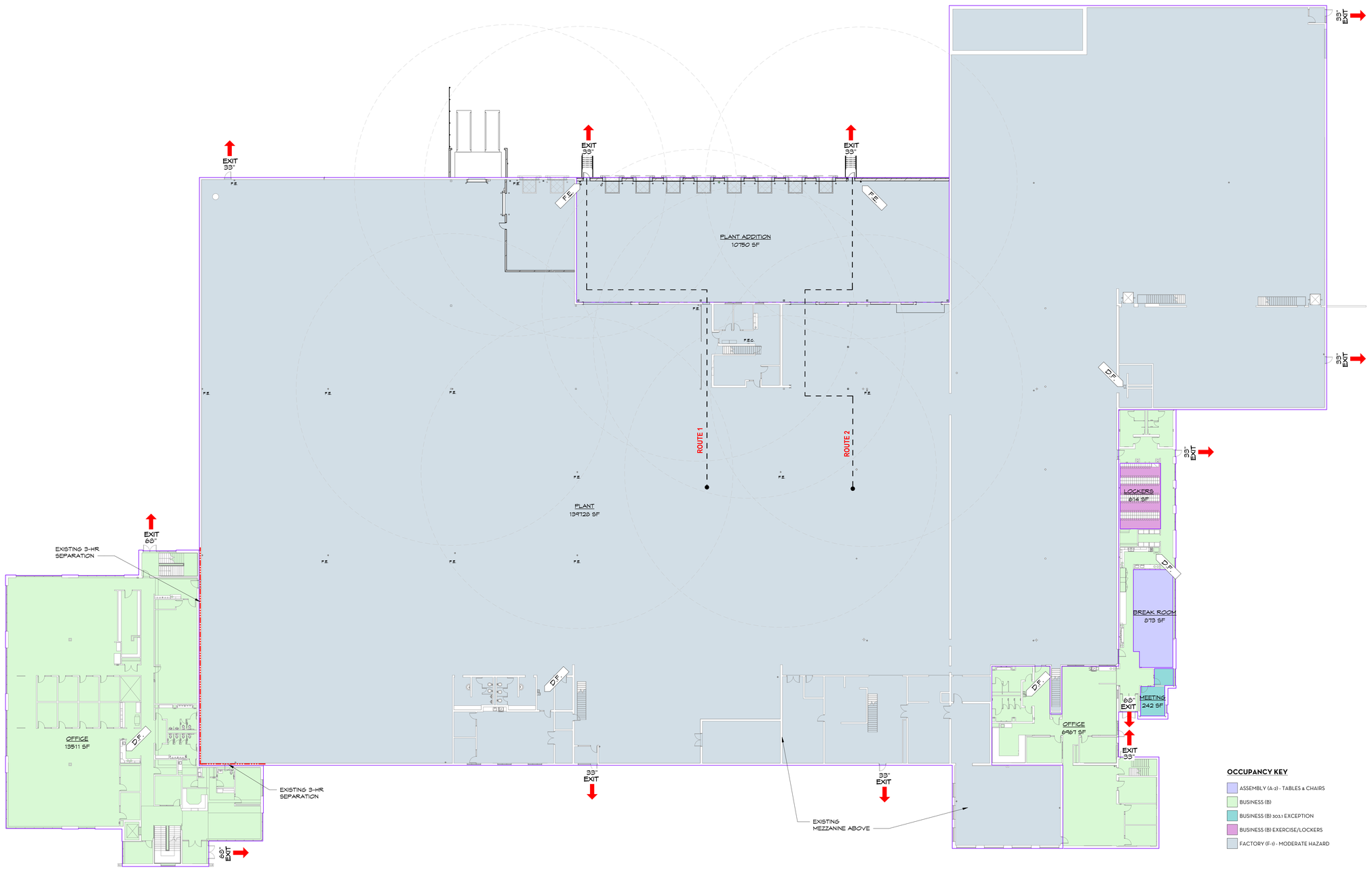
TITLE

DRAWN	CHK'D
ENP	ENP
DATE: 09/02/21	SCALE: 1" = 60'-0"

DRAWING NO: **LS1.1**

PROJECT NO: 21071 | REV: 1

8/30/2021 11:33:33 AM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68"
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68"
F.E.
F.E.
F.E.

NO.	DESCRIPTION	DATE
1	BIDS/CONSTRUCTION	09/02/21

PLANT 3 RENOVATION

Belmark Inc.

De Pere, WI 54115

struktura

Building Excellence

Millrom

belmark Inc.

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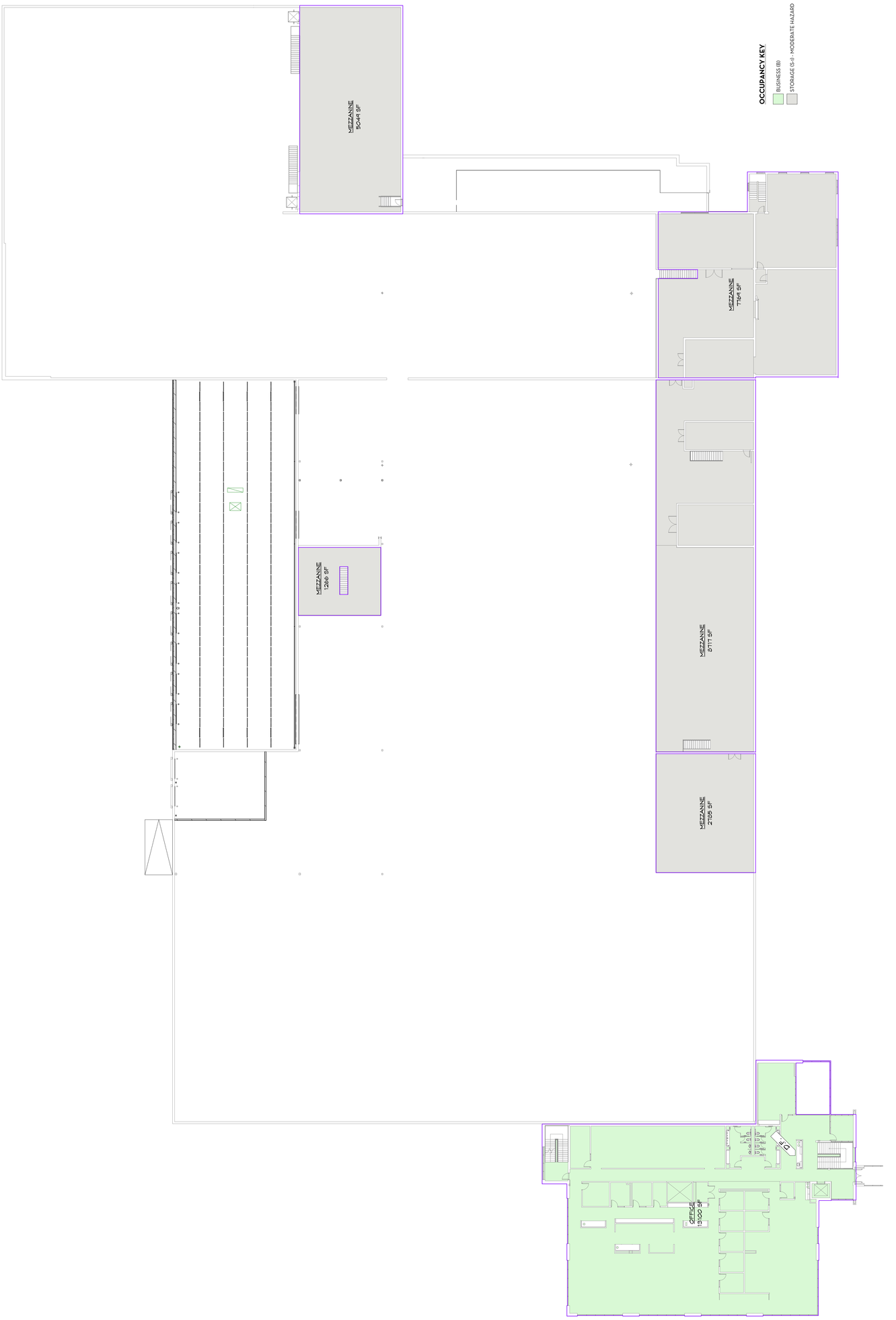
De Pere, Wisconsin | Atlanta Georiga

SECOND FLOOR LIFE SAFETY PLAN

DRAWN	ENP
CHKD	ENP
DATE	09/02/21
SCALE	1" = 20'-0"
DRAWING NO.	LS1.3
PROJECT NO.	21071
REV.	1

9/2/2021 11:36:38 AM



OWNER INFORMATION:

BELMARK, INC.
600 HERITAGE ROAD - PO BOX 5310
DE PERE, WI 54115

920-336-2848

CONTACT: JOHN AMBROSIUS

CONTRACTOR INFORMATION:

MIRON CONSTRUCTION COMPANY
1471 MCMAHON DRIVE
NEENAH, WI 54956

920-969-7344

CONTACT: KYLE PIETERS

UTILITY INFORMATION:

UTILITIES PRESENT:
CITY OF DE PERE PUBLIC WORKS, LEDGEVIEW SANITARY DISTRICT NO. 2, WISCONSIN PUBLIC SERVICE CORP., AT & T, TIME WARNER CABLE AND U.S. SIGNAL
UTILITIES SHOWN ON THIS MAP ARE BASED ON LOCATES FROM:

DIGGER'S HOTLINE TICKETS NUMBERED, 20203714104, 20203714111, 20203714117 AND 20203714122, DATED 09/20/2020. VISIBLE OBSERVATION AND RECORD UTILITY PLAN DOCUMENTS. UTILITY LINE LOCATIONS SHOULD BE VERIFIED PRIOR TO ANY DIGGING. THIS SITE MAY CONTAIN BURIED UTILITIES NOT IDENTIFIED ON THIS MAP.

DIGGERS HOTLINE = 1-800-242-8511

WATER/SANITARY/STORM SEWER:
DEPARTMENT OF PUBLIC WORKS
CITY OF DE PERE
925 SIXTH ST.
DE PERE, WI 54155

(920) 339-8076

WATER/SANITARY/STORM SEWER:
DEPARTMENT OF PUBLIC WORKS
CITY OF DE PERE
925 SIXTH ST.
DE PERE, WI 54155

(920) 339-8076

GAS & ELECTRIC:
WISCONSIN PUBLIC SERVICE CORP.
700 N. ADAMS ST.
GREEN BAY, WI 54307

(800) 797-7434

TELECOMMUNICATIONS:
AT & T / SBC
205 S. JEFFERSON ST.
GREEN BAY, WI 54301

(920) 433-4147

TELECOMMUNICATIONS:
TIME WARNER CABLE
2580 W. MASON ST.
GREEN BAY, WI 54303

(920) 944-1581

TELECOMMUNICATIONS:
US SIGNAL
201 IONIA AVENUE SW
GRAND RAPIDS, MI 49503

(616) 988-7000

DIGGERS HOTLINE
Dial 811 or (800) 242-8511
www.DiggersHotline.com

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

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

LEGEND

- FIRE HYDRANT
- WATER VALVE/CURB STOP
- WATER MANHOLE
- REDUCER/INCREASER
- SANITARY MANHOLE
- AIR RELIEF MANHOLE
- STORM MANHOLE
- OPEN STORM MANHOLE
- STORM INLET
- STORM INLET MANHOLE
- TANK COVER
- SOIL BORING
- POST
- IRON PIPE/ROD
- PK NAIL
- POWER POLE
- POWER POLE W/GUY WIRE
- LIGHT POLE
- TRAFFIC SIGNAL POLE
- ELECTRIC MANHOLE
- ELECTRIC METER
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- CABLE TV MANHOLE
- CABLE TV PEDESTAL
- GAS VALVE
- GAS METER
- MAILBOX
- SIGN
- BOLLARD
- DECIDUOUS TREE
- CONIFEROUS TREE
- BUSH
- RIP RAP
- CULVERT
- WETLANDS
- HANDICAP PARKING
- TO BE DEMOLISHED
- TREE/SHRUB TO BE REMOVED
- EDGE OF ASPHALT
- EDGE OF GRAVEL
- CURB & GUTTER
- TREE/BRUSH LINE
- CONTOUR LINE
- RETAINING WALL
- GUARD RAIL
- FENCE
- SANITARY SEWER (SIZE NOTED)
- FORCEMAIN (SIZE NOTED)
- STORM SEWER (SIZE NOTED)
- WATERMAIN (SIZE NOTED)
- GAS LINE
- OVERHEAD TELEPHONE LINE
- UNDERGROUND TELEPHONE LINE
- OVERHEAD ELECTRIC LINE
- UNDERGROUND ELECTRIC LINE
- OVERHEAD CABLE TV LINE
- CABLE TV LINE
- FIBER OPTIC LINE
- R/W LINE
- PROPERTY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- SECTION LINE

GR.	GRAVEL	WM	WATERMAIN	VPC	VERTICAL POINT OF CURVATURE	B-B	BACK TO BACK (OF CURB)
BIT.	BITUMINOUS	HYD.	HYDRANT	VPI	VERTICAL POINT OF INTERSECTION	F-F	FACE TO FACE (OF CURB)
ASPH.	ASPHALT	WV	WATER VALVE	VPT	VERTICAL POINT OF TANGENCY	R/W	RIGHT OF WAY
CONC.	CONCRETE	SAN	SANITARY SEWER	PC	POINT OF CURVATURE	T/C	TOP OF CURB
SW	SIDEWALK	MH	MANHOLE	PI	POINT OF INTERSECTION	F/L	FLOW LINE
BLDG	BUILDING	ST	STORM SEWER	PT	POINT OF TANGENCY	C/L	CENTERLINE
HSE	HOUSE	CB	CATCH BASIN	R	RADIUS	R/L	REFERENCE LINE
PED	PEDESTAL	TELE	TELEPHONE	EX	EXISTING	INV.	INVERT
PP	POWER POLE	ELEC	ELECTRIC	PR	PROPOSED	CMP	CORRUGATED METAL PIPE
LP	LIGHT POLE	TV	TELEVISION	EOR	END OF RADIUS	RCP	REINFORCED CONCRETE PIPE
BM	BENCH MARK	STA.	STATION	BOC	BACK OF CURB	CULV.	CULVERT

DEMOLITION NOTES

1. EXISTING ASPHALT AND BASE COURSE MAY BE PULVERIZED AND STOCKPILED ON SITE FOR FUTURE USE.
2. EXISTING GAS, ELECTRIC, CABLE TELEVISION AND TELEPHONE TO BE REMOVED AND/OR RELOCATED BY OTHERS. WORK SHALL BE COORDINATED BY GENERAL CONTRACTOR.
3. ALL MISCELLANEOUS STRUCTURES SHALL BE REMOVED.
4. NEW CURB TO BE INSTALLED AT OLD CURB OPENINGS SHALL INCLUDE AN 18" FLANGE CUT IN THE ADJACENT CONCRETE PAVEMENT, SEE DETAIL.
5. CURB HEAD REMOVAL SHALL BE COMPLETED BY A LICENSED CONCRETE WORKER WITH THE CITY OF DE PERE VIA A HYDRAULIC, MOUNTED, PROFILE CUT SAW. BREAKING OFF THE CURB HEAD AT THE FLOW LINE WILL NOT BE PERMITTED AND WILL RESULT IN FURTHER CONCRETE REPLACEMENT.
6. THE EXISTING WATER SERVICE SHALL BE REMOVE TO MAIN. THE EX. TEE OR CORPORATION SHALL BE REMOVED AND REPAIRS SHALL BE COMPLETED USING STAINLESS STEEL SOLID SLEEVE REPAIR BANDS.

BENCHMARK	BENCHMARK ESTABLISHED BY: ROBERT E. LEE & ASSOCIATES, INC. **FIELD VERIFY BENCHMARKS FOR ACCURACY.**	
NO.	DESCRIPTION	EL.
1	N.E. CORNER OF RETAINING WALL	629.16
2	TOP OF EAST END OF 24" RCP CULVERT	620.38
3	LIGHT POLE BASE	625.92

Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
920-662-9641 www.releeinc.com

NO.	DESCRIPTION	DATE
1	BIDS / CONSTRUCTION	09/02/21

PLANT 3 RENOVATION
Belmark Inc.
De Pere, WI 54115

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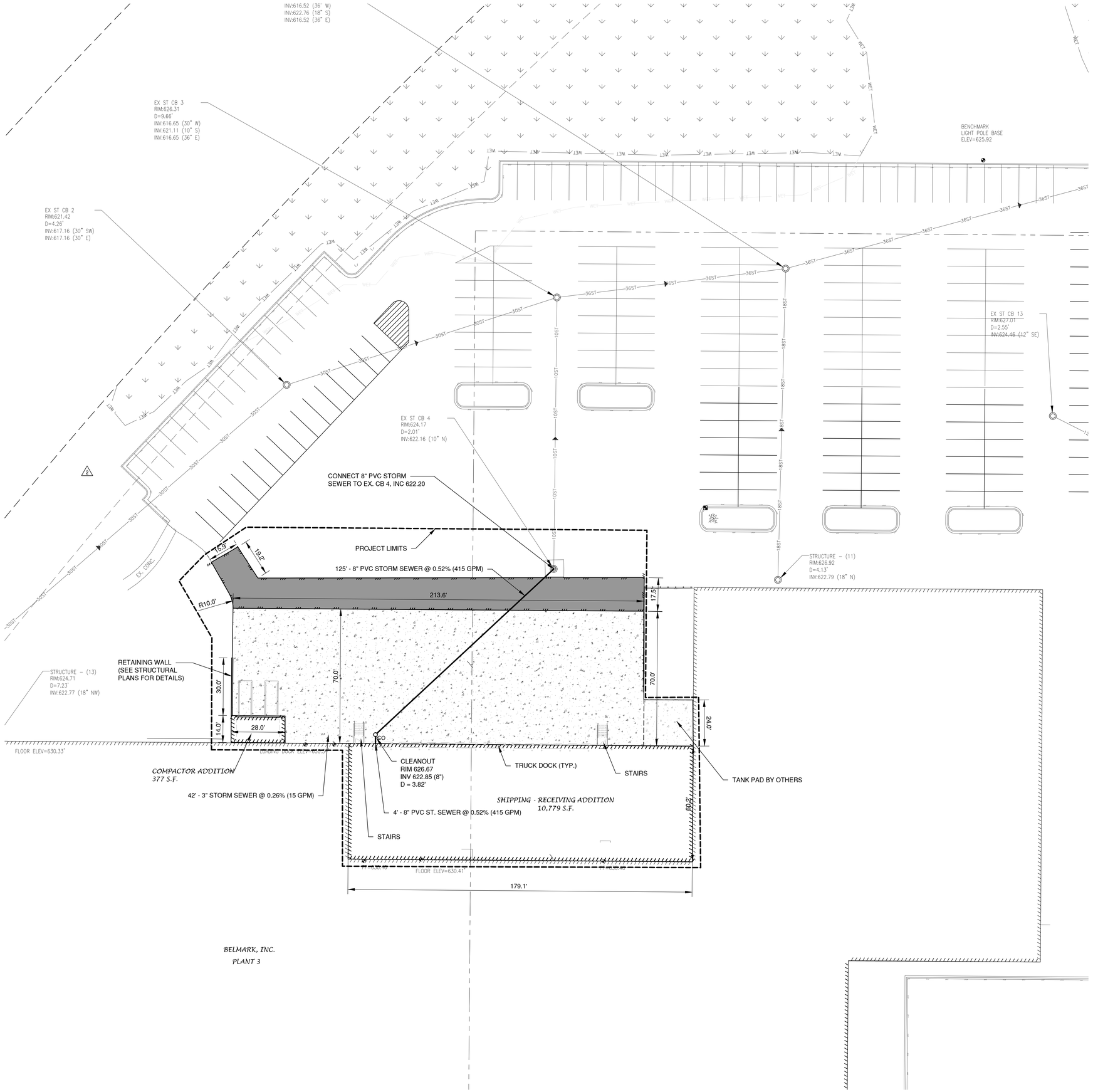
TITLE: EXISTING CONDITIONS / DEMOLITION PLAN

DRAWN	CHK'D
NRB	CHK
DATE	SCALE
08/01/21	AS NOTED

DRAWING NO. C101

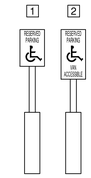
PROJECT NO. 21071 REV. XX

PROJECT LIMITS
COMPACTOR ADDITION
PLANT 3 SHIPPING RECEIVING ADDITION
BELMARK, INC.
PLANT 3
BELMARK, INC.
PLANT 5
HERITAGE RD
COMMERCE DR
STH '32'-'57'
BENCHMARK
CHISEL ON TOP OF BOLT ON HYDRANT
ELEV=625.10
BENCHMARK
TOP OF CURB
ELEV=625.10
BENCHMARK
CHISEL ON TOP OF BOLT ON HYDRANT
ELEV=625.10
BENCHMARK
TOP OF CURB
ELEV=625.10
BENCHMARK
TOP OF CURB
ELEV=625.10
BENCHMARK
TOP OF CURB



LEGEND

- 8" CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- ASPHALT PAVEMENT
- LANDSCAPE AREA
- GREEN SPACE
- TRAFFIC FLOW ARROW
- HANDICAPPED PARKING
- (12) INDICATES NUMBER OF PARKING STALLS



*NOTE: ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS NOTED OTHERWISE

NOTE

1. ALL DISTURBED AREAS SHALL BE TOPSOILED TO A DEPTH OF 6 INCHES, SEEDED AND MULCHED. AREA TO BE RAKED FREE OF STONES AND CLUMPS.
2. EXISTING DIRECTIONAL SIGNS SHALL BE SALVAGE AND REINSTALLED AS REQ'D. NO NEW SIGNAGE IS PROPOSED.
3. PARKING STALLS SHALL BE MARKED WITH 4-INCH WIDE PAINT.

NORTH

0' 20' 40'
SCALE IN FEET

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Preliminary

NO.	DESCRIPTION	DATE
1	BIDS / CONSTRUCTION	09/02/21

PLANT 3 RENOVATION

Belmark Inc.
De Pere, WI 54115

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millwright Building Excellence

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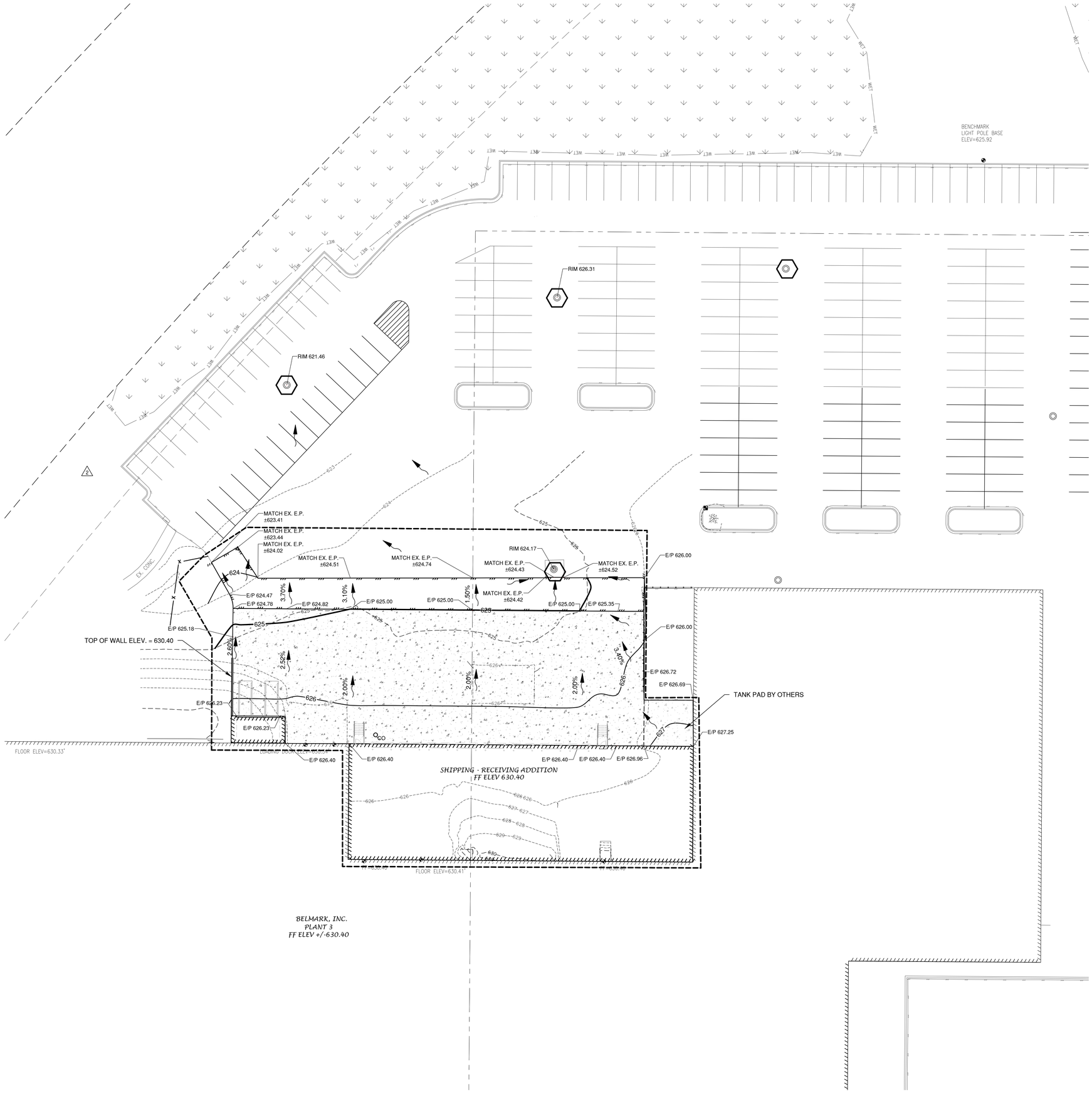
ENLARGED SITE PLAN

TITLE

DRAWN	CHK'D
PHK	CHK
DATE	SCALE
08/01/21	AS NOTED

DRAWING NO.
C103

PROJECT NO. 21071 REV. XX



LEGEND

T/C 999.99	TOP OF CURB ELEVATION
F/L 888.88	FLOW LINE ELEVATION
S/W 666.66	TOP OF SIDEWALK ELEVATION
E/P 555.55	EDGE OF PAVEMENT ELEVATION
R/W 444.44	TOP OF RETAINING WALL ELEVATION
333.33	GROUND ELEVATION
	DRAINAGE SWALE
	DRAINAGE DIVIDE
	FLOW ARROW
x	SILT FENCE (PER WDNR TECHNICAL STANDARD 1056)
	DITCH CHECK (PER WDNR TECHNICAL STANDARD 1062)
	TRACKING PAD (PER WDNR TECHNICAL STANDARD 1057)
	EROSION MAT (PER WDNR TECHNICAL STANDARD 1053)
	INLET PROTECTION (PER WDNR TECHNICAL STANDARD 1060)

EROSION CONTROL

ALL EROSION CONTROL PRACTICES INDICATED ON THIS PLAN ARE APPROXIMATE LOCATIONS ONLY. THE ACTUAL SITE MAY REQUIRE MORE OR LESS EROSION CONTROL DEPENDING ON THE CURRENT CONDITION OF THE SITE.

1. SILT FENCE IS REQUIRED DOWNSLOPE OF ANY DISTURBED LAND THAT MAY CARRY SEDIMENTS OFF SITE.
2. A TRACKING PAD IS REQUIRED AT ANY INGRESS/EGRESS LOCATION, WHERE SEDIMENT MAY BE TRACKED OFF-SITE.
3. PROPER INLET PROTECTION SHALL BE USED DEPENDING ON THE INLET TYPE.
4. ALL NECESSARY SITE DEWATERING SHALL BE PERFORMED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1061.

NORTH

0' 20' 40'

SCALE IN FEET

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1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
920-662-9641 www.releeinc.com

NO.	DESCRIPTION	DATE
1	BIDS / CONSTRUCTION	09/02/21

PLANT 3 RENOVATION

Belmark Inc.

De Pere, WI 54115

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ENLARGED GRADING & EROSION CONTROL PLAN

TITLE

DRAWN: PHK	CHK'D: CHK
DATE: 08/01/21	SCALE: AS NOTED
DRAWING NO: C104	
PROJECT NO: 21071	REV: XX

INLET PROTECTION NOTES:

INLET PROTECTION DEVICES SHALL BE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1060, STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITES.

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE WDOT PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

MAINTENANCE NOTES:

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.

INSTALLATION NOTES: TYPE "B" AND "C"

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

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

TYPE "D"

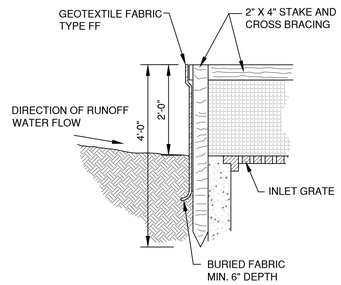
DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30" MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.

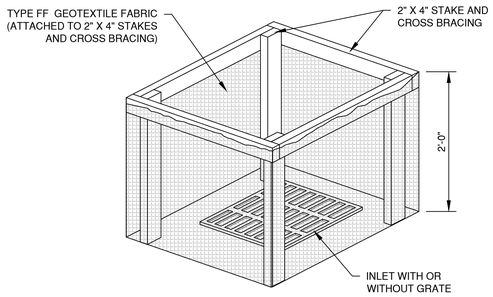
TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

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". WHERE NECESSARY, CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE, THE TIES SHALL BE PLACED AT THE MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

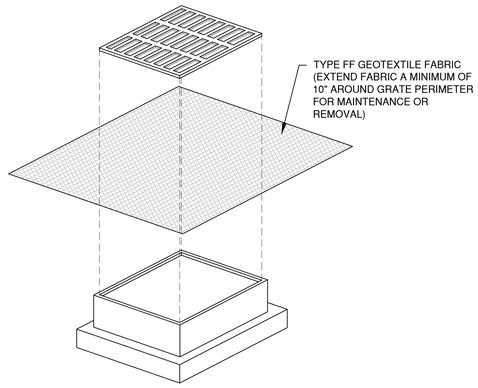
NOTES:

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 THE 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.

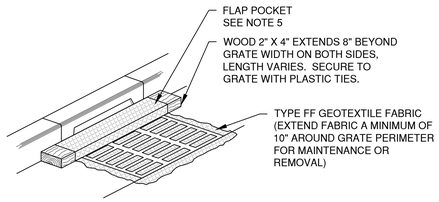




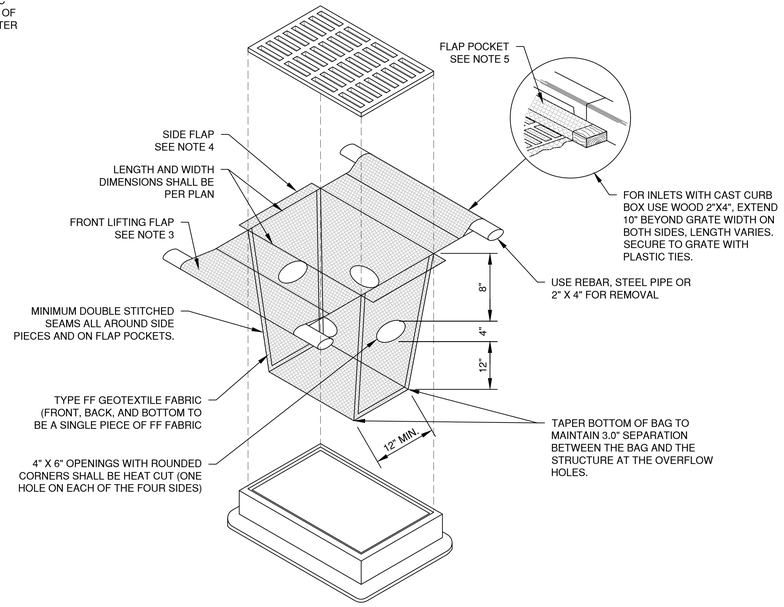
INLET PROTECTION, TYPE A



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



INLET PROTECTION, TYPE C
(WITH CURB BOX)



INLET PROTECTION, TYPE D
(CAN BE INSTALLED IN INLETS WITH OR WITHOUT CURB BOXES)

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NO.	DESCRIPTION	DATE
1	BIDS / CONSTRUCTION	09/02/21

PLANT 3 RENOVATION
Belmark Inc.
De Pere, WI 54115

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De Pere, Wisconsin | Atlanta Georgia

EROSION CONTROL
INLET PROTECTION
TYPES A, B, C AND D
AND MISCELLANEOUS DETAILS

TITLE

DRAWN	CHK'D
PHK	CHK
DATE	SCALE
08/01/21	AS NOTED

DRAWING NO.
C105

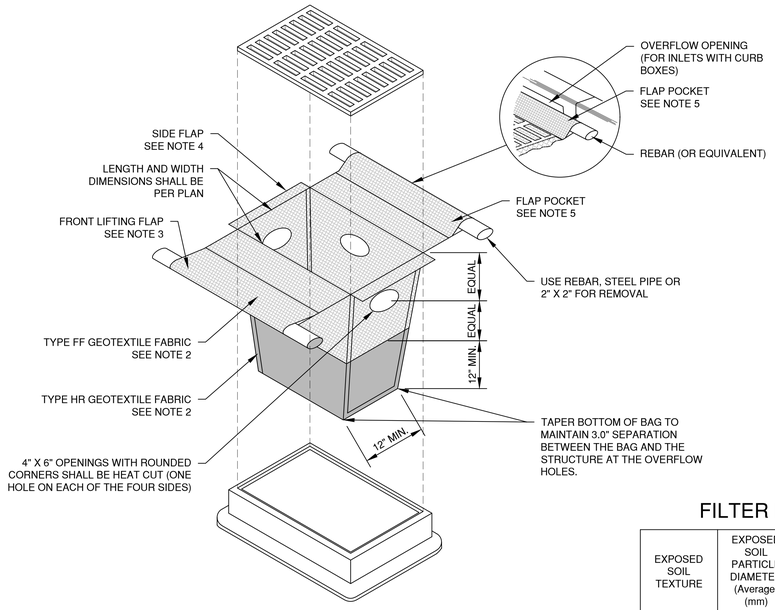
PROJECT NO.	REV.
21071	XX

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 AND TOP HALF OF FILTER BAG. GEOTEXTILE FABRIC TYPE HR FOR BOTTOM HALF 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:

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.

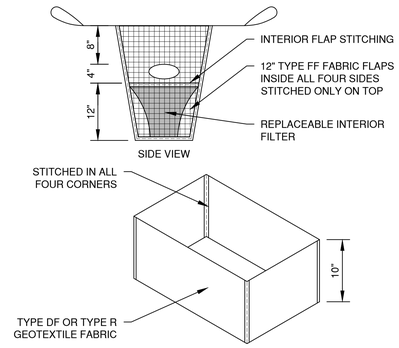


INLET PROTECTION, TYPE D-HR

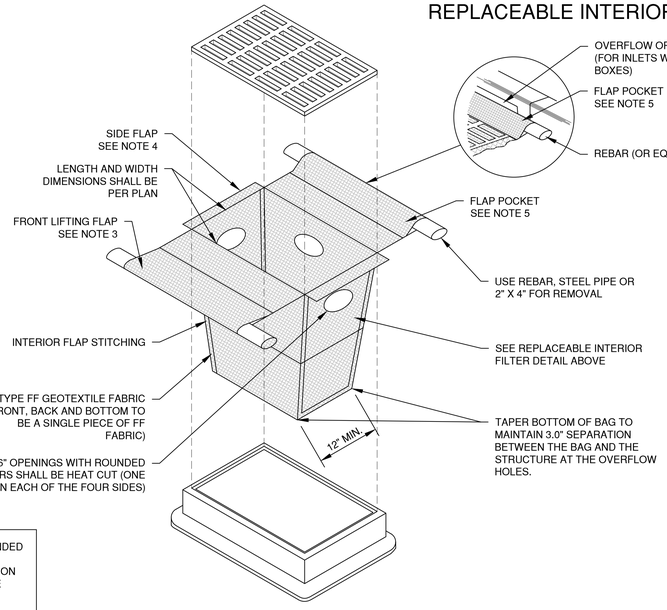
(CAN BE INSTALLED IN INLETS WITH OR WITHOUT CURB BOXES)

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.



REPLACEABLE INTERIOR FILTER



INLET PROTECTION, TYPE D-M

(CAN BE INSTALLED IN INLETS WITH OR WITHOUT CURB BOXES)

FILTER FABRIC TYPE

EXPOSED SOIL TEXTURE	EXPOSED SOIL PARTICLE DIAMETER (Average) (mm)	FILTER FABRIC TYPE*	RECOMMENDED INLET PROTECTION DEVICE TYPE
COARSE (SAND)	≥0.0625	FF	D, D-M
MEDIUM (SILT LOAM)	0.0624 - 0.005	DF	D, D-M
FINE (CLAY)	≤ 0.004	R	D-M
		HR	D-HR

* DF, R OR HR FILTERS MAY BE USED WHERE FF IS THE REQUIRED MINIMUM STANDARD. R OR HR MAY BE USED WHERE DF IS THE REQUIRED MINIMUM STANDARD.

** FOLLOW DESIGN CRITERIA OF WDNR TECHNICAL STANDARD 1060

NO.	DESCRIPTION	DATE
1	BIDS / CONSTRUCTION	09/02/21

PLANT 3 RENOVATION
Belmark Inc.
De Pere, WI 54115

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EROSION CONTROL
INLET PROTECTION
TYPE D-HR AND TYPE D-M

TITLE

DRAWN	CHK'D
PHK	CHK
DATE	SCALE
08/01/21	AS NOTED

DRAWING NO. C106

PROJECT NO.	REV.
21071	XX

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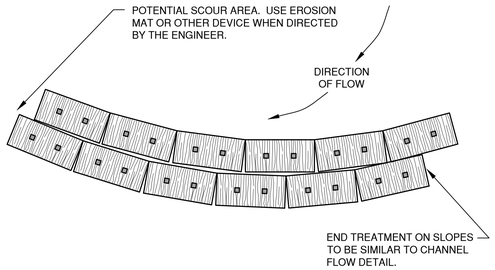
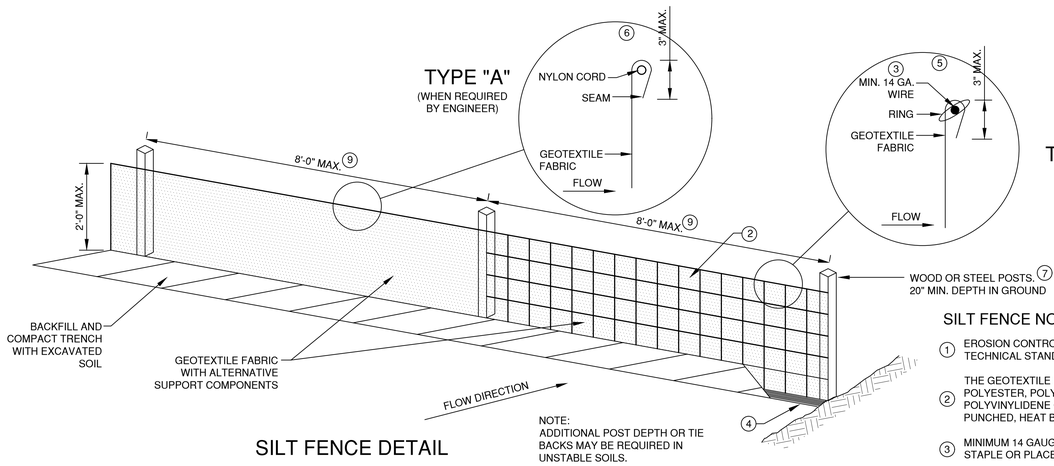


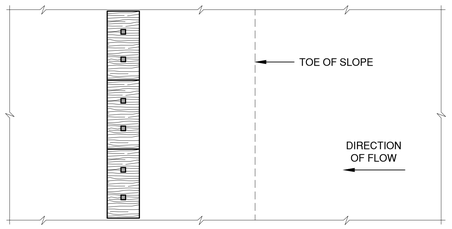
PLAN VIEW
(WHEN ALTERING THE DIRECTION OF FLOW)



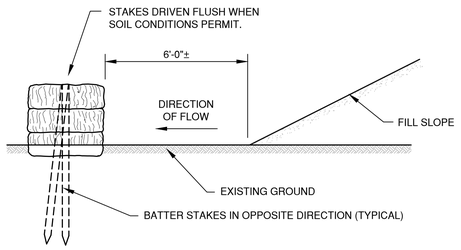
SILT FENCE DETAIL

SILT FENCE NOTES:

1. EROSION CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1056.
2. THE GEOTEXTILE FABRIC CONSISTS OF EITHER WOVEN OR NON-WOVEN POLYESTER, POLYPROPYLENE, STABILIZED NYLON,POLYETHYLENE OR POLYVINYLIDENE CHLORIDE. NON-WOVEN FABRIC MAY BE NEEDLE PUNCHED, HEAT BONDED, RESIN BONDED, OR COMBINATIONS THEREOF.
3. MINIMUM 14 GAUGE WIRE REQUIRED, FOLD FABRIC 3" OVER THE WIRE AND STAPLE OR PLACE WIRE RINGS ON 12" C.C.
4. EXCAVATE A TRENCH A MINIMUM OF 4" WIDE AND 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL
5. WIRE SUPPORT FENCE SHALL BE 14 GAUGE MINIMUM WOVEN WIRE WITH A MAXIMUM MESH SPACING OF 6". SECURE TOP OF GEOTEXTILE FABRIC TO TOP OF FENCE WITH STAPLES OR WIRE RINGS AT 12" C.C. (TYPE B)
6. GEOTEXTILE FABRIC SHALL BE REINFORCED WITH AN INDUSTRIAL POLYPROPYLENE NETTING WITH A MAXIMUM MESH SPACING OF 3/4" OR EQUAL. A HEAVY DUTY NYLON TOP SUPPORT CORD OR EQUIVALENT IS REQUIRED. (TYPE A)
7. STEEL POSTS SHALL BE 5' LONG WITH A MINIMUM STRENGTH OF 1.33 LBS PER FOOT. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1 1/8" X 1 1/8" OF OAK OR HICKORY. THE POSTS SHALL BE A MINIMUM OF 3' LONG FOR 24" SILT FENCE AND 4' LONG FOR 36" SILT FENCE.
8. 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.
9. THE MAXIMUM SPACING OF POSTS FOR WOVEN FABRIC SILT FENCE SHALL BE 8 FEET AND FOR NON-WOVEN FABRIC, 3 FEET.

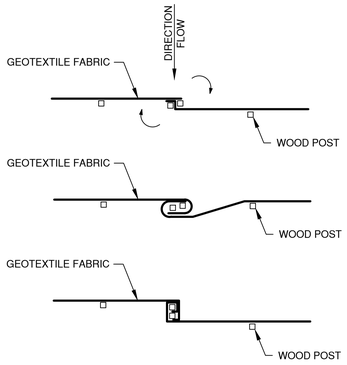


PLAN VIEW

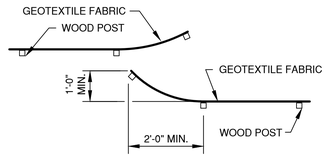


FRONT ELEVATION
WHEN EXISTING GROUND SLOPES AWAY FROM FILL SLOPE

EROSION BALES FOR SHEET FLOW

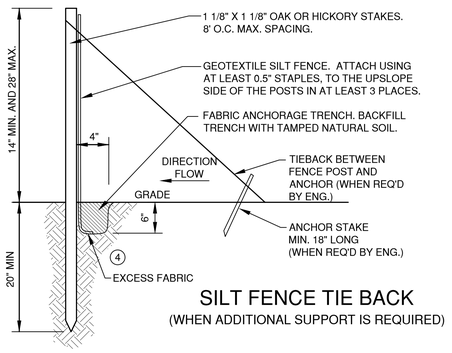


TWIST METHOD 8



HOOK METHOD 8

JOINING TWO LENGTHS OF SILT FENCE



SILT FENCE TIE BACK
(WHEN ADDITIONAL SUPPORT IS REQUIRED)

EROSION CONTROL SHEET FLOW NOTES:

1. ANY SOIL STOCKPILED THAT REMAINS FOR MORE THAN 7 DAYS, SHALL BE COVERED OR TREATED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING.
2. A MINIMUM OF 4" OF TOPSOIL MUST BE APPLIED TO ALL AREAS TO BE SEEDED OR SODDED.
3. ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, WASTEWATER, TOXIC MATERIALS, OR HAZARDOUS MATERIALS) SHALL BE PROPERLY DISPOSED OF AND NOT ALLOWED TO BE CARRIED OFF-SITE BY RUNOFF OR WIND.
4. ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION WORK OR A STORM EVENT SHALL BE CLEANED UP BY THE END OF EACH DAY. **FLUSHING SHALL NOT BE ALLOWED.**
5. ANY SOIL EROSION THAT OCCURS AFTER FINAL GRADING AND/OR THE APPLICATION OF STABILIZATION MEASURES MUST BE REPAIRED AND THE STABILIZATION WORK REDONE.
6. FOR ANY DISTURBED AREA THAT REMAINS INACTIVE FOR GREATER THAN 7 WORKING DAYS, OR WHERE GRADING WORK EXTENDS BEYOND THE PERMANENT SEEDING DEADLINES, THE SITE MUST BE TREATED WITH TEMPORARY STABILIZATION MEASURES SUCH AS SOIL TREATMENT, TEMPORARY SEEDING AND/OR MULCHING.
7. ALL TEMPORARY EROSION CONTROL PRACTICES SHALL BE MAINTAINED UNTIL THE SITE IS STABILIZED WITH 70% VEGETATION AND A NOTICE OF TERMINATION HAS BEEN APPROVED BY THE WDNR.
8. WIND EROSION SHALL BE KEPT TO A MINIMUM DURING CONSTRUCTION. WATERING, MULCH OR A TACKING AGENT MAY NEED TO BE UTILIZED TO PROTECT NEARBY RESIDENCES/WATER RESOURCES.
9. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL THE EROSION CONTROL MEASURES IN CONFORMANCE WITH THE WDNR CONSERVATION PRACTICE STANDARDS LATEST EDITION.
10. UPON COMPLETION OF STORM INLET CONSTRUCTION, INSTALL STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITE AS SPECIFIED.
11. FINE SEDIMENT ACCUMULATIONS SHALL BE CLEANED FROM STREETS, PRIVATE DRIVES, OR PARKING AREAS BY MANUAL OR MECHANICAL SWEEPING A MINIMUM OF ONCE A WEEK AND BEFORE ALL IMMINENT RAINS
12. EROSION AND SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED WEEKLY AND WITHIN 24 HOURS OF RAINFALL OF 0.5" OR MORE.

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EROSION CONTROL SHEET FLOW DETAILS

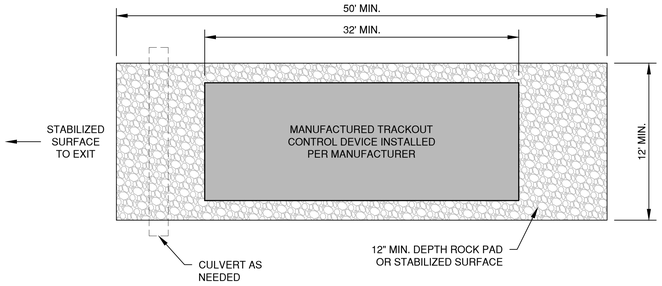
TITLE

DRAWN	CHK'D
PHK	CHK
DATE	SCALE
08/01/21	AS NOTED

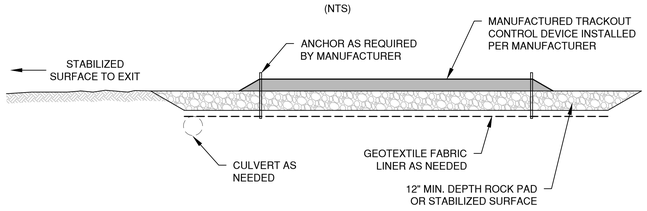
DRAWING NO.
C107

PROJECT NO. 21071 REV. XX

* TRACKOUT CONTROL TO BE PROVIDED PER DETAILS BELOW AND IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1057



PLAN VIEW
(NTS)

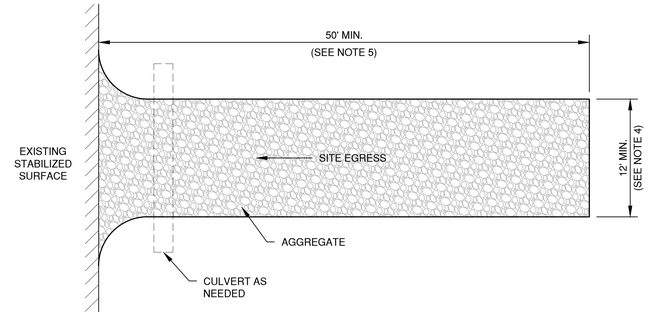


SECTION VIEW

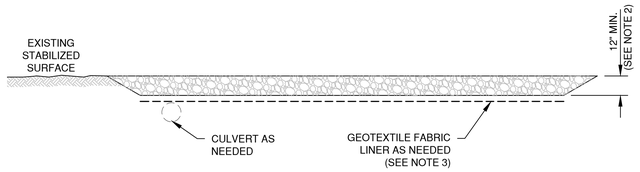
NOTES:

1. THIS DETAIL IS PROVIDED AS AN EXAMPLE. COMPLY WITH MANUFACTURER'S SPECIFICATIONS WHILE ALSO MEETING THE MINIMUM MANUFACTURED TRACKING PAD LENGTH AND WIDTH DESCRIBED IN THIS TECHNICAL STANDARD.
2. INSTALL SUCH THAT RUNOFF FLOWS TO AN APPROVED TREATMENT PRACTICE.
3. A THINNER STONE LAYER OR OTHER STABLE SURFACE MAY BE ACCEPTABLE SUCH THAT RUTTING IS MINIMIZED AS VEHICLES MOUNT OR DISMOUNT FROM THE MANUFACTURERS TRACKOUT CONTROL DEVICE.
4. SELECT FABRIC TYPE BASED ON SOIL CONDITIONS AND VEHICLES LOADING.
5. DIRECT ALL EXISTING VEHICLES OVER MANUFACTURED TRACKOUT CONTROL DEVICE. STONE TRACKING PAD INSTALLATION ACROSS REMAINING ACCESS WIDTH IS RECOMMENDED. A 12' MINIMUM CAN BE USED WHEN EXITING TRAFFIC IS RESTRICTED TO A DEDICATED EGRESS LANE.
6. IF MINIMUM INSTALLATION LENGTH IS NOT POSSIBLE DUE TO SITE GEOMETRY, INSTALL THE MAXIMUM LENGTH PRACTICABLE AND SUPPLEMENT WITH ADDITIONAL PRACTICES AS NEEDED.
7. ACCOMMODATE EXITING VEHICLES IN EXCESS OF MANUFACTURED TRACKOUT CONTROL DEVICE WEIGHT CAPACITY WITH OTHER TREATMENT PRACTICES.

MANUFACTURED TRACKOUT CONTROL DETAIL



PLAN VIEW
(NTS)



SECTION VIEW

NOTES:

1. USE HARD, DURABLE, ANGULAR STONE OR RECYCLED CONCRETE, MEETING THE FOLLOWING GRADATION:

SIEVE SIZE:	PERCENT BY WEIGHT PASSING:
3"	100
2 1/2"	90-100
1 1/2"	25-60
3/4"	0-20
3/8"	0-5

2. SLOPE THE STONE TRACKING PAD IN A MANNER TO DIRECT RUNOFF TO AN APPROVED TREATMENT PRACTICE.
3. SELECT FABRIC TYPE BASED ON SOIL CONDITIONS AND VEHICLES LOADING.
4. INSTALL TRACKING PAD ACROSS FULL WIDTH OF THE ACCESS POINT, OR RESTRICT EXISTING TRAFFIC TO A DEDICATED EGRESS LANE AT LEAST 12 FEET WIDE ACROSS THE TOP OF THE PAD.
5. IF A 50' PAD LENGTH IS NOT POSSIBLE DUE TO SITE GEOMETRY, INSTALL THE MAXIMUM LENGTH PRACTICABLE AND SUPPLEMENT WITH ADDITIONAL PRACTICES AS NEEDED.

STONE TRACKING PAD DETAIL

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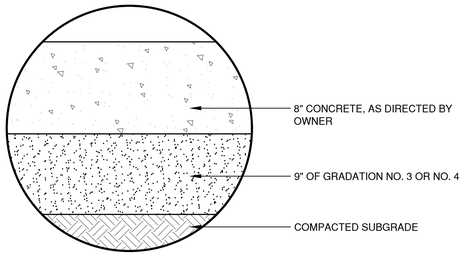
TITLE
EROSION CONTROL
TRACKOUT CONTROL PRACTICES

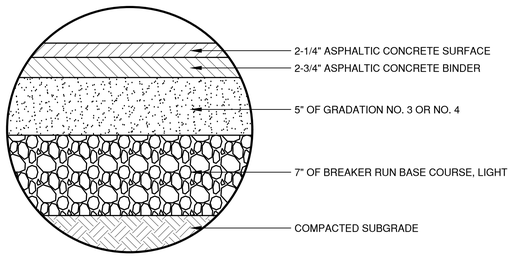
DRAWN	CHK'D
PHK	CHK
DATE	SCALE
08/01/21	AS NOTED

DRAWING NO.
C108

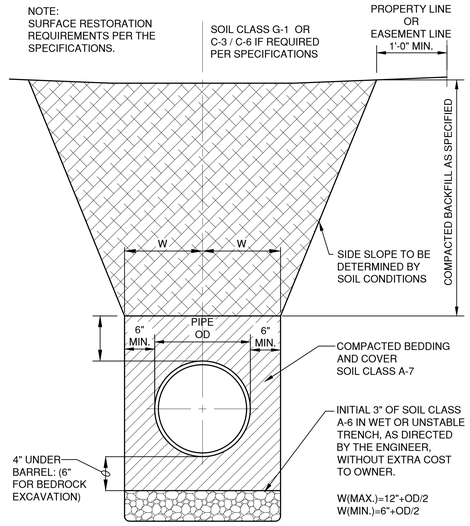
PROJECT NO.	REV.
21071	XX



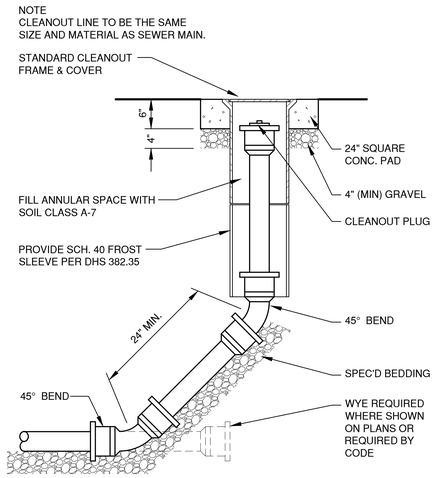
CONCRETE PAVEMENT



HEAVY DUTY ASPHALT PAVEMENT



HDPE /PVC SEWER, WATERMAIN AND FORCEMAIN
BEDDING AND TRENCH DETAIL



CLEAN-OUT DETAIL
(TRAVELED AREAS)

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MISCELLANEOUS DETAILS

TITLE

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PHK	CHK
DATE	SCALE
08/01/21	AS NOTED

DRAWING NO.
C109

PROJECT NO.	REV.
21071	XX

DEMOLITION GENERAL NOTES

A. ALL CONSTRUCTION TO REMAIN WHICH IS AFFECTED BY DEMOLITION, SHALL BE PATCHED, PLASTERED AND PROPERLY NUMBERED AND ALIGNED SO AS TO LEAVE NO EVIDENCE OF PATCHING OR REPAIR. ALL ADJACENT FLOOR AND CEILINGS AFFECTED BY DEMOLITION SHALL BE PATCHED TO LEAVE NO EVIDENCE OF PATCHING OR REPAIR. ALL THE TIE-IN OR REPAIRS ON EXISTING MASONRY SHALL BE TOOTHED IN TO APPEAR AS IF NO PATCHING HAS OCCURRED.

B. SITE CLEAR ALL MATERIALS FROM DEMOLITION SITE THAT ARE NOT SPECIFICALLY NOTED TO BE RE-USED OR SALVAGED BY OWNER.

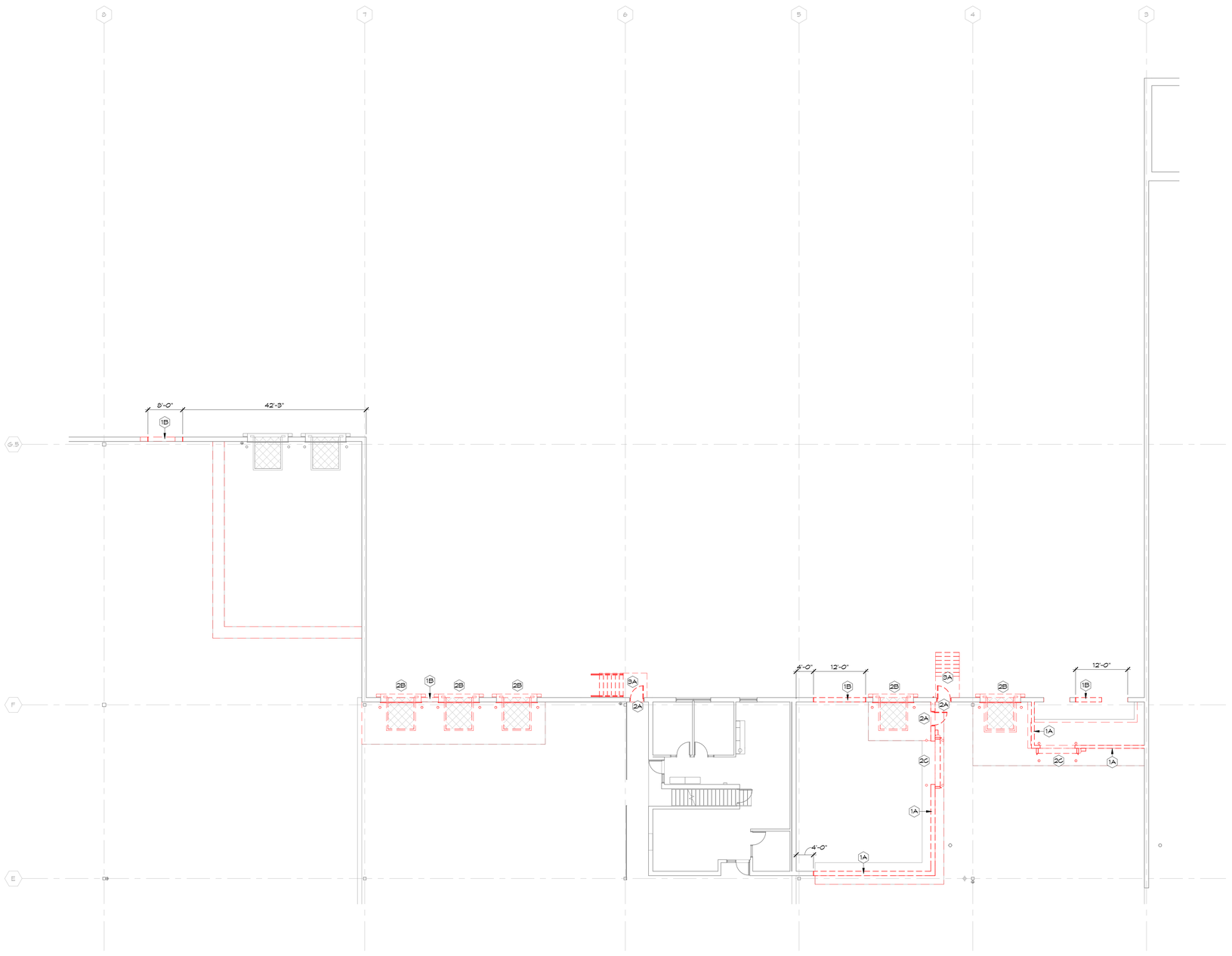
C. SEE STRUCTURAL DRAWINGS FOR STRUCTURAL DEMOLITION

DEMOLITION PLAN NOTES (8)

WALLS
1A. REMOVE EXISTING MASONRY WALL
1B. REMOVE PORTION OF EXISTING WALL FOR NEW OPENING

DOORS
2A. REMOVE EXISTING DOOR AND FRAME
2B. REMOVE EXISTING OVERHEAD DOOR, TRACK, AND GUIDE RAILS
2C. REMOVE EXISTING HIGH SPEED ROLL-UP DOOR. SALVAGE FOR REUSE

MISCELLANEOUS
3A. REMOVE EXISTING STAIR AND RAILINGS
3B. REMOVE EXISTING METAL COPING



DEMOLITION - FIRST FLOOR PLAN

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

NO.	DESCRIPTION	DATE
1	BIDS/CONSTRUCTION	09/02/21

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TITLE
DEMOLITION - FIRST FLOOR PLAN

DRAWN	CHK'D
DWB	ENP
DATE	SCALE
09/02/21	As indicated

DRAWING NO.
A0.1

PROJECT NO. 21071
REV. 1

DEMOLITION GENERAL NOTES

A. ALL CONSTRUCTION TO REMAIN WHICH IS AFFECTED BY DEMOLITION, SHALL BE PATCHED, PLASTERED AND PROPERLY NUMBERED AND ALIGNED SO AS TO LEAVE NO EVIDENCE OF PATCHING OR REPAIR. ALL ADJACENT FLOOR AND CEILINGS AFFECTED BY DEMOLITION SHALL BE PATCHED TO LEAVE NO EVIDENCE OF PATCHING OR REPAIR. ALL THE TIE-IN OR REPAIRS ON EXISTING MASONRY SHALL BE TOOTHED IN TO APPEAR AS IF NO PATCHING HAS OCCURRED.

B. SITE CLEAR ALL MATERIALS FROM DEMOLITION SITE THAT ARE NOT SPECIFICALLY NOTED TO BE RE-USED OR SALVAGED BY OWNER.

C. SEE STRUCTURAL DRAWINGS FOR STRUCTURAL DEMOLITION

DEMOLITION PLAN NOTES (8)

WALLS
1A. REMOVE EXISTING MASONRY WALL
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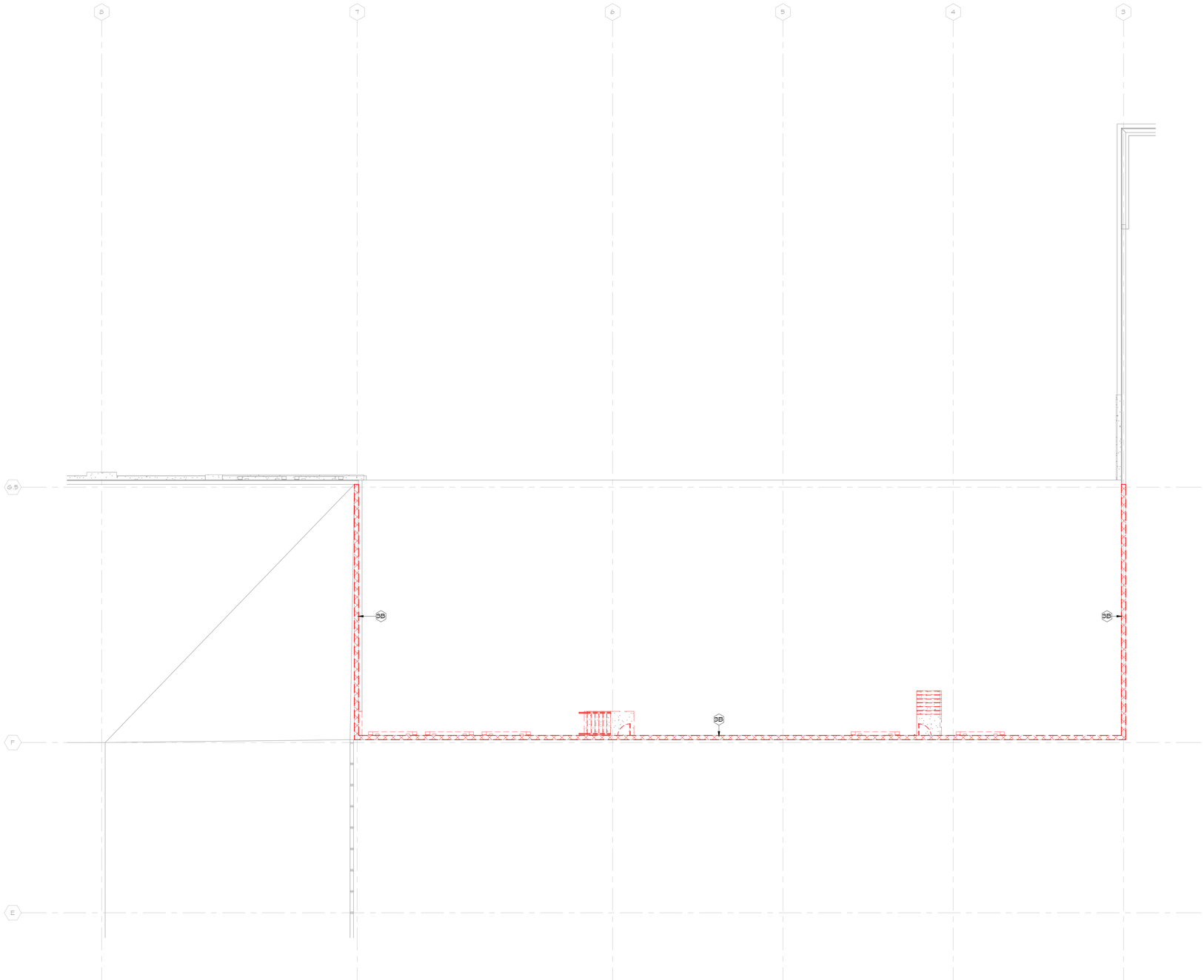

DEMOLITION - ROOF PLAN

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

NO.	DESCRIPTION	DATE
1	BIDS/CONSTRUCTION	09/02/21

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DEMOLITION - ROOF PLAN

TITLE

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DWB	ENP
DATE	SCALE
09/02/21	As indicated

DRAWING NO.
A0.2

PROJECT NO. 21071 | REV. 1

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FINISH SCHEDULE

TYPE MARK	DESCRIPTION	MANUFACTURER	PRODUCT	COLOR	FINISH/ INSTALLATION	SIZE	COMMENT
CEILING							
PT-10	PAINT - GENERAL (PLANT)	PPG	-	BELMARK CEILING CREAM (CUSTOM)	-	-	FORMULA: B10-C4Y3-L15 PER 5 GAL MIX
FLOORING							
SC	SEALED CONCRETE						
MISCELLANEOUS							
PT-13	PAINT - ACCENT (EXTERIOR EQUIPMENT)	PPG	PIT-TECH 90-377 GLOSS	YORK BROWN	-	-	FORMULA: B2Y35-C1Y12-F21-K5 PER 1 GAL MIX
WALL							
PT-11	PAINT - ACCENT	PPG	-	BELMARK WALL CREAM (CUSTOM)	-	-	FORMULA: B3-C3Y17-G24-L44 PER 5 GAL MIX
PT-12	PAINT - ACCENT	PPG	-	BELMARK BLUE (CUSTOM)	-	-	FORMULA: B4Y14-E Y24-J24-M1Y-W40 PER 1 GAL MIX

FLOOR PLAN GENERAL NOTES

A. ALL GYPSUM BOARD WALLS ARE TO BE WALL TYPE #1 UNLESS NOTED OTHERWISE.

B. INTERIOR WALL DIMENSIONS ARE TO FINISH FACE OF GYPSUM BOARD UNLESS DETAILED OR NOTED OTHERWISE

C. EXPOSED COLUMNS SHALL BE GROUND AND/OR SANDED SMOOTH TO REMOVE ALL DRIPS/DEFECTS BEFORE FINISH COAT

D. GENERAL CONTRACTOR SHALL PROVIDE WOOD BLOCKING AND BACKING FOR ALL CASEWORK. BACKING HEIGHTS TO BE SUBMITTED BY CASEWORK SUPPLIER FOR COORDINATION WITH OTHER TRADES

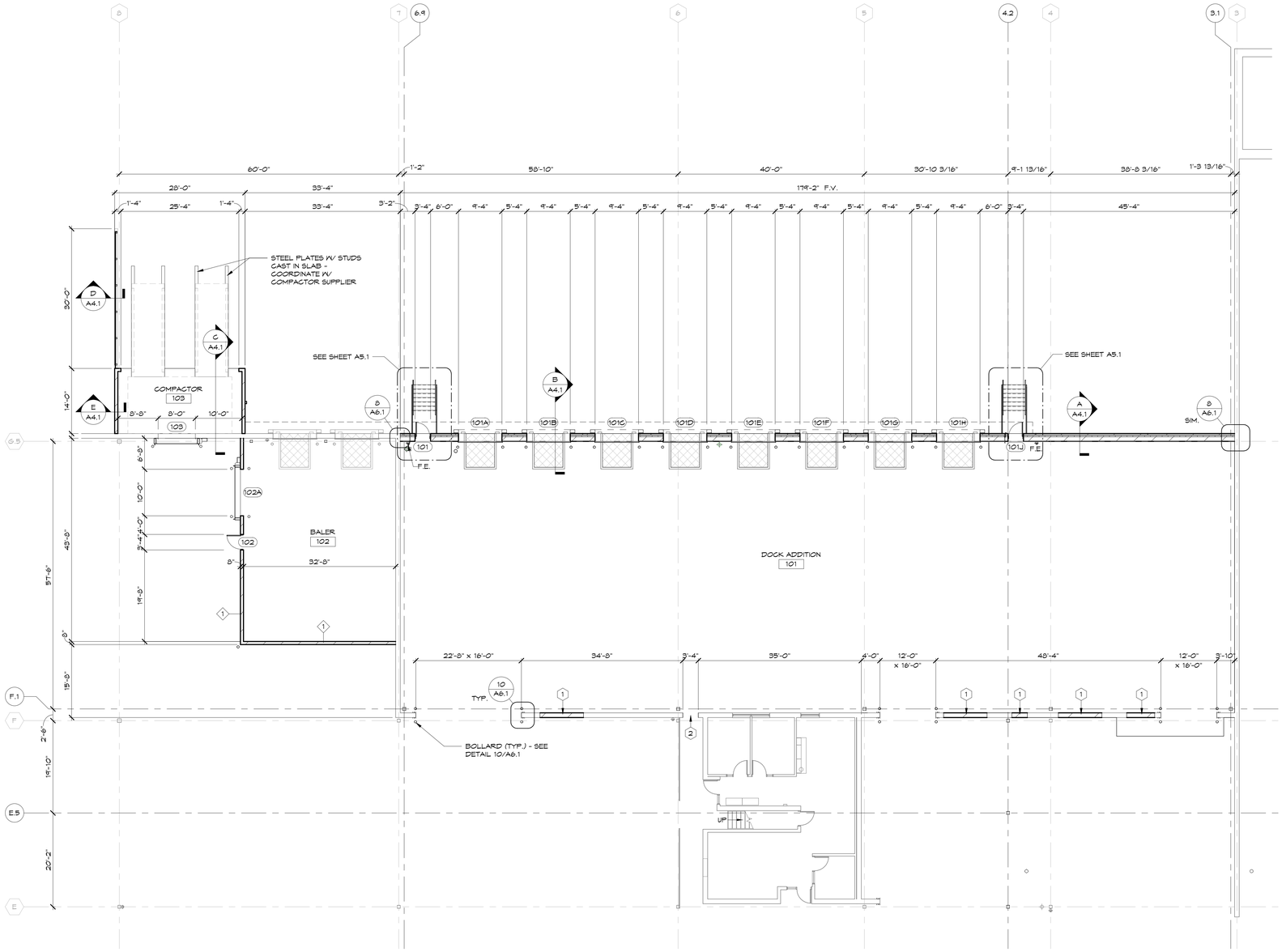
E. COORDINATE SIZE AND LOCATIONS OF ANY AND ALL LOUVERS AND WALL OPENINGS WITH MECHANICAL, ELECTRICAL, AND PLUMBING SUBCONTRACTORS

F. VERIFY ALL DIMENSIONS W/ EXISTING CONDITIONS. RESOLVE ALL DISCREPANCIES PRIOR TO ANY INSTALLATION.

G. ALL EXPOSED STRUCTURE, PIPING, DUCTWORK, CONDUIT, ETC. IN CEILING PLANE TO BE PAINTED PT-10 U.N.O.

FLOOR PLAN NOTES (#)

1. NEW WALL INFILL TO MATCH EXISTING
2. EXISTING OPENING TO REMAIN



FIRST FLOOR PLAN

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

NO.	DESCRIPTION	DATE
1	BIDS/CONSTRUCTION	09/02/21

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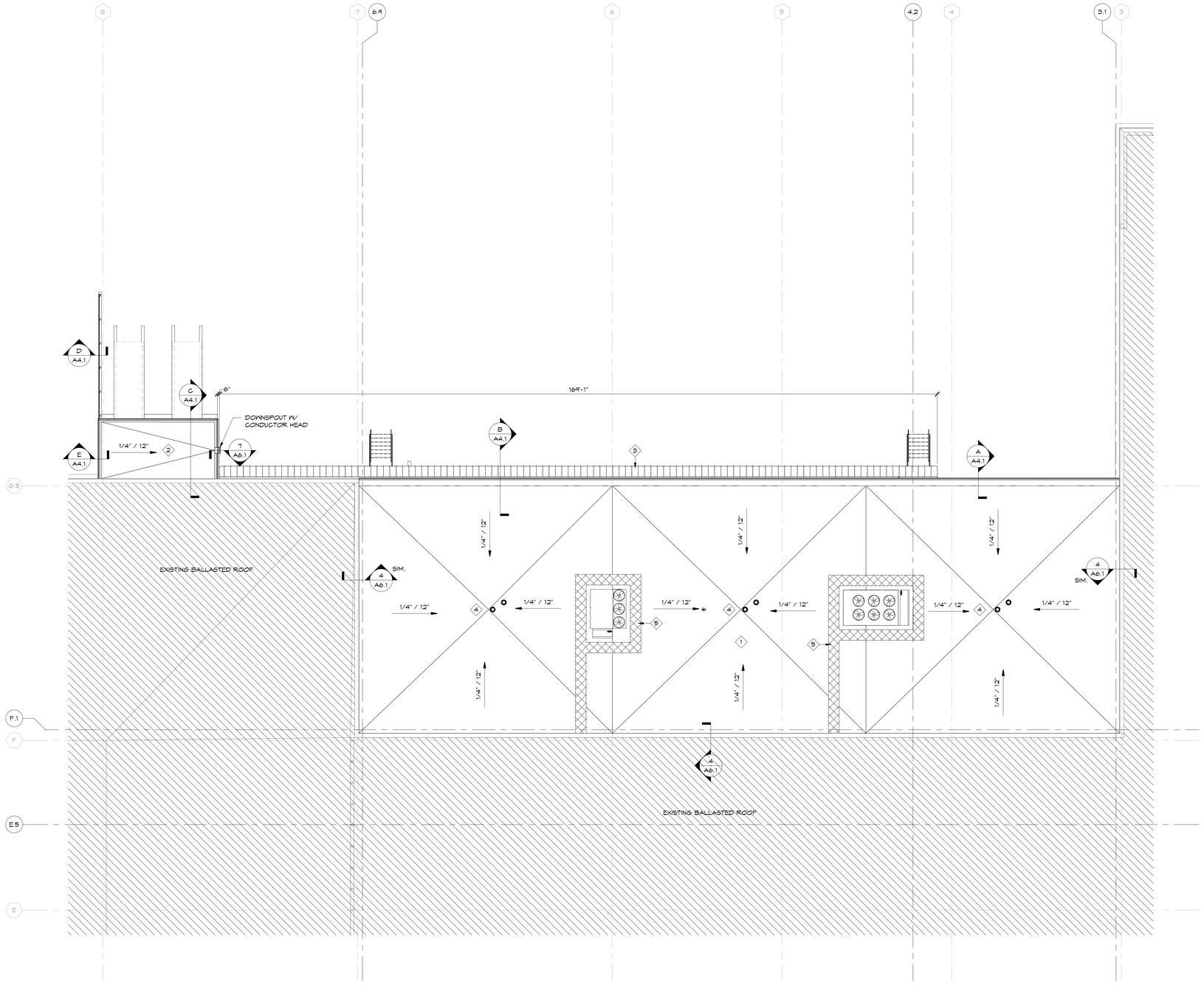
TITLE: FIRST FLOOR PLAN

DRAWN	CHK'D
DWB	ENP
DATE	SCALE
09/02/21	As indicated

DRAWING NO.: A1.1

PROJECT NO.	REV.
21071	1



ROOF PLAN GENERAL NOTES

A. PIPE PENETRATIONS THROUGH ROOF AND MECHANICAL EQUIP. CURBS - SEE DETAILS ON SHEET A6.1. COORDINATE ALL OPENINGS FOR MISC. VENTS, PIPING, AND DUCTWORK WITH MECHANICAL AND ELECTRICAL CONTRACTORS

B. A CRICKET OR SADDLE SHALL BE INSTALLED ON THE RIDGE SIDE OF ANY PENETRATION GREATER THAN 30 INCHES WIDE AS MEASURED PERPENDICULAR TO THE SLOPE

ROOF SYSTEMS

1. FULLY ADHERED EPDM ROOF SYSTEM
   - METAL DECK
   - VAPOR RETARDER
   - (2) LAYERS OF 2 1/2" RIGID INSULATION
   - TAPERED INSULATION REQD FOR SLOPE SHOWN
   - EPDM ROOFING MEMBRANE
2. FULLY ADHERED EPDM ROOF SYSTEM
   - METAL DECK
   - VAPOR BARRIER
   - (1) LAYER OF 1 1/2" RIGID INSULATION
   - TAPERED INSULATION REQD FOR SLOPE SHOWN
   - EPDM ROOFING MEMBRANE
3. STANDING SEAM METAL ROOF
   - STRUCTURAL CANOPY FRAMING
   - STANDING SEAM METAL ROOF
4. PRIMARY ROOF DRAIN
   FLASH ACCORDING TO ROOFING MANUFACTURER'S RECOMMENDATIONS - SEE DETAIL (1/A6.1) DRAINS SHALL BE LOCATED 1'-6" OFF COLUMN GRID LINES UNLESS NOTED OR DIMENSIONED OTHERWISE
5. 30" WIDE ROOFING MAT ADHERED TO EPDM ROOFING

ROOF SPEC

EDPM: ASTM D 46B7, TYPE I, NONREINFORCED, UNIFORM, FLEXIBLE EDPM SHEET

- THICKNESS: 60 mils, NOMINAL
- EXPOSED FACE COLOR: GREY

SELF-ADHERING-SHEET VAPOR RETARDER: ASTM D 1970, POLYETHYLENE FILM LAMINATED TO LAYER OF RUBBERIZED ASPHALT ADHESIVE

- MINIMUM 40-mil TOTAL THICKNESS
- MAXIMUM PERMEANCE RATING OF 0.1 PERM
- GOLD APPLIED WITH SLIP-RESISTING SURFACE AND RELEASE PAPER BACKING
- PROVIDE PRIMER WHEN RECOMMEND BY MANUFACTURER

POLYISOCYANURATE BOARD ROOF INSULATION: ASTM C 1289, TYPE II, CLASS 1, GRADE 2, FELT OR GLASS-FIBER MAT FACER ON BOTH MAJOR SURFACES. THICKNESS AS INDICATED IN DRAWINGS.

FLEXIBLE WALKWAYS: FACTORY-FORMED, NONPOROUS, HEAVY-DUTY, SOLID RUBBER, SLIP-RESISTING WALKWAY PADS, APPROXIMATELY 3/16 INCH THICK AND ACCEPTABLE TO ROOFING MANUFACTURER.

SPECIAL WARRANTY:

- MANUFACTURER AGREES TO REPAIR OR REPLACE COMPONENTS OF ROOFING SYSTEM THAT FAIL IN MATERIALS OR WORKMANSHIP WITHIN SPECIFIED WARRANTY PERIOD.
- SPECIAL WARRANTY INCLUDES MEMBRANE ROOFING, BASE FLASHINGS, ROOF INSULATION, COVER BOARDS, ROOFING SYSTEM.
- WARRANTY PERIOD: 20 YEARS FROM DATE OF SUBSTANTIAL COMPLETION.

STANDING SEAM SPEC

PROFILE: FORMED WITH INTEGRAL RIBS AND PANEL EDGES AND A FLAT PAN BETWEEN RIBS.

INSTALLATION: MECHANICALLY ATTACHING PANELS TO SUPPORTS USING CONCEALED CLIPS LOCATED UNDER ONE SIDE OF PANELS ENGAGIC OPPOSITE EDGE OF ADJACENT PANELS, SNAPPING PANELS TOGETHER.

MATERIAL: ALUMINUM ZINC ALLOY COATED STEEL SHEET; 22 GUAGE, OR 0.0296 INCH.

CLIPS: CONCEALED CLIPS TO ACCOMADATE THERMAL MOVEMENT; STAINLESS.

PANELS: 16 INCHES WIDE BY 2 INCHES HIGH.

FLASHING AND TRIM: PROVIDE FLASHING AND TRIM FORMED FROM SAME MATERIAL AS METAL PANELS AND FINISHED FLASHING AND TRIM WITH SAME FINISH SYSTEMS ADJACENT METAL PANELS.

FINISH: PVDF (Kynar 500)
COLOR: DARK BRONZE TO MATCH BELMARK STANDARD

ROOF PLAN

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

NO.	DESCRIPTION	DATE
1	BIDS/CONSTRUCTION	09/02/21

PLANT 3 RENOVATION

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ROOF PLAN

DRAWN: DWB	CHK'D: ENP
DATE: 09/02/21	SCALE: As indicated
DRAWING NO.: A1.2	
PROJECT NO.: 21071	REV.: 1

DOOR SCHEDULE

DOOR NO.	PAIR	WIDTH	HEIGHT	DOOR TYPE	DOOR THICKNESS	DOOR FINISH	FRAME TYPE	FRAME FINISH	FRAME HEAD	FRAME JAMB	FIRE RATING	HDWR.	COMMENTS
101	-	3'-0"	7'-0"	A	1 3/4"	PAINT	1	PAINT	5/A2.1	6/A2.1	-	2	INSULATED DOORS
101A	-	9'-4"	10'-0"	B	-	-	-	-	7/A2.1	8/A2.1	-	-	
101B	-	9'-4"	10'-0"	B	-	-	-	-	7/A2.1	8/A2.1	-	-	
101C	-	9'-4"	10'-0"	B	-	-	-	-	7/A2.1	8/A2.1	-	-	
101D	-	9'-4"	10'-0"	B	-	-	-	-	7/A2.1	8/A2.1	-	-	
101E	-	9'-4"	10'-0"	B	-	-	-	-	7/A2.1	8/A2.1	-	-	
101F	-	9'-4"	10'-0"	B	-	-	-	-	7/A2.1	8/A2.1	-	-	
101G	-	9'-4"	10'-0"	B	-	-	-	-	7/A2.1	8/A2.1	-	-	
101H	-	9'-4"	10'-0"	B	-	-	-	-	7/A2.1	8/A2.1	-	-	
101J	-	3'-0"	7'-0"	A	1 3/4"	PAINT	1	PAINT	5/A2.1	6/A2.1	-	2	INSULATED DOORS
102	-	3'-0"	7'-0"	A	1 3/4"	PAINT	1	PAINT	1/A2.1	2/A2.1	-	1	
102A	-	10'-0"	10'-0"	D	-	-	-	-	3/A2.1	4/A2.1	-	-	EXISTING TO BE RELOCATED
103	-	8'-0"	8'-0"	C	-	-	-	-	3/A2.1 SIM.	4/A2.1 SIM.	-	-	EXISTING TO BE RELOCATED

DOOR/FRAME NOTES

A. ALL H.M. DOOR AND/OR FRAMES SHALL BE PAINTED UNLESS NOTED OTHERWISE

B. FRAMES IN 8" CMU WALLS SHALL BE CENTERED IN WALL THICKNESS

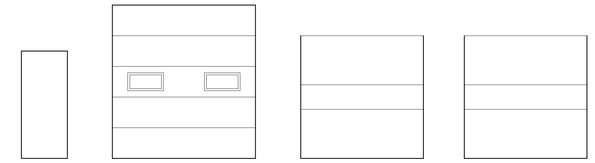
C. EXTERIOR FRAMES SHALL BE LOCATED 3" FROM THE EXTERIOR FACE OF THE BUILDING UNLESS NOTED OR DETAILED OTHERWISE.

DOOR HARDWARE SETS

SET 1
EA HINGES AS SPECIFIED 652 HAG
1 EA CLASSROOM LOCK ND70 x SPA 626 SCH
1 EA CLOSER 4110 S CUSH 689 LCN
1 EA OVERHEAD STOP 4105 630 SLY
1 EA KICKPLATE 10" x 2" LDN 630 IVE

SET 2
EA HINGES AS SPECIFIED 652 HAG
1 EA RIM PANIC DEVICE 99EO x ALK 626 VON W/LOCAL ALARM
1 EA CYLINDER AS REQUIRED 612 SCH
1 EA CLOSER 4110 S CUSH 689 LCN
1 EA KICKPLATE 10" x 2" LDN 630 IVE
1 SET SEALS 180 AL NSP
1 EA SWEEP 200N AL NSP
1 EA THRESHOLD 425 AL NSP
1 EA RAIN DRIP 18A AL NSP

DOOR TYPES



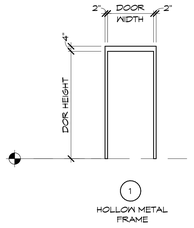
A — HOLLOW METAL DOOR

B — INSULATED SECTIONAL OVERHEAD DOOR W/ (2) INSULATED GLASS LITES & HIGH LIFT TRACK

C — INSULATED HIGH SPEED ROLL-UP DOOR

D — HIGH SPEED ROLL-UP DOOR

DOOR FRAMES



1 — HOLLOW METAL FRAME

SECTIONAL OVERHEAD DOOR SPECS

TYPE: VERTICAL-HIGH LIFT WITH 10'-6" HEADROOM ON 2-INCH TRACK. EXTEND JAMBS AS HIGH AS POSSIBLE FOR MAXIMUM HIGH LIFT.

MANUFACTURERS: EZ-THERM; THERMALEX TX500 OR APPROVED EQUAL.

MATERIAL: 20 GA. GALVANIZED, STUCCO EMBOSSED, 2" INSULATED FOAMED IN-PLACE, R-18.4 THERMAL BREAK, CHEMICALLY SEALED AND BONDED.

WINDOWS: INSULATED WINDOWS, MATCH EXISTING WINDOW CONFIGURATION.

PANELS: SHALLOW HORIZONTAL RIBS, STUCCO EMBOSSED.

COLOR: BRIGHT WHITE TO MATCH BELMARK STANDARDS.

DOOR OPERATOR: JACKSHAFT OPERATOR, 460V - 3 PHASE, BY LIFTMASTER.

COMMERCIAL PROTECTOR SYSTEM: SAFETY PHOTO EYES; INFRARED REVERSING SENSORS, LED INDICATORS FOR QUICK ALIGNMENT.

LOADING DOCK EQUIPMENT SPECS

DOCK LEVELER: HYDRAULIC SERIES DOCK LEVELERS TO RAISE AND LOWER PLAFORM AND LIP.

CONSTRUCTION: A572 STEEL SAFETY TREAD PLATE PLATFORM.

CAPACITY/CIR: 40,000 LBS.

MANUFACTURER: POWERAMP VH7.5 (7' x 8' NOMINAL SIZE) OR APPROVED EQUAL.

CONTROLS: INTEGRATED CONTROL PANEL.

ACCESSORIES: ALL NECESSARY PIT STEEL, BRUSH WEATHER SEALS, LAMINATED VERTICAL BUMPERS AND DOCK LIGHTS.

VEHICLE RESTRAINT: POWERHOOK RESTRAINT, KS6 WITH PUSH BUTTON ACTIVATION. RESTRAINING FORCE MINIMUM 35,000 LBS.

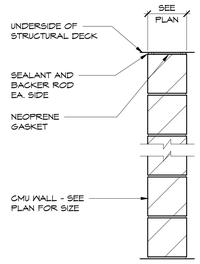
CONTROLS: PLC SOLID STATE CONTROLS, EXTERIOR STROBE, AMBER LIGHT CAUTION INDICATOR, AUTO RESTORE, FAULT INDICATOR LIGHT.

DOCK SHELTERS: RIGID TRUCK SHELTER BY FAIRBORN INC., SERIES 2000 OR APPROVED EQUAL.

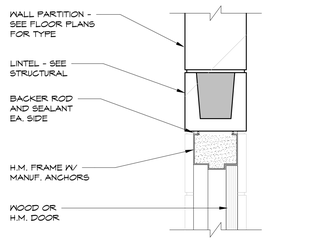
FABRIC: 1003 - MATCH EXISTING BELMARK STANDARDS.

SIDE & HEAD CURTAIN PROJECTION: 24 INCHES WITH 30 INCH STEEL GUARD PROJECTION.

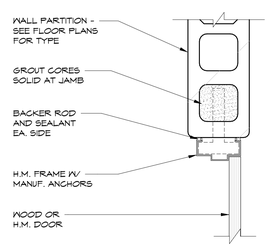
WALL CONSTRUCTION TYPES



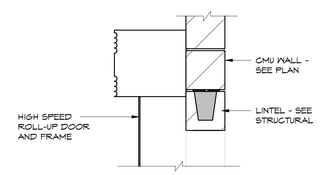
WALL TYPE 1



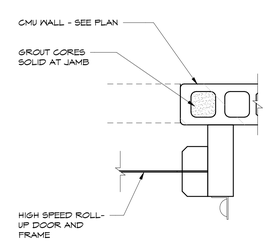
DOOR HEAD — 1 / A2.1 — SCALE: 1 1/2" = 1'-0"



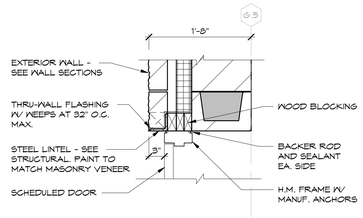
DOOR JAMB — 2 / A2.1 — SCALE: 1 1/2" = 1'-0"



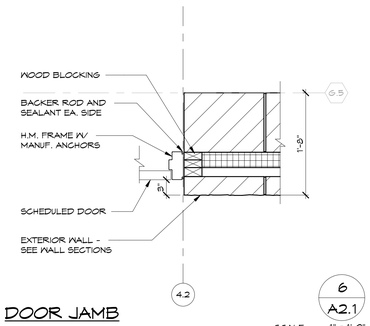
DOOR HEAD — 3 / A2.1 — SCALE: 1" = 1'-0"



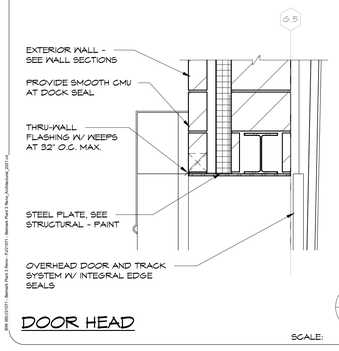
DOOR JAMB — 4 / A2.1 — SCALE: 1" = 1'-0"



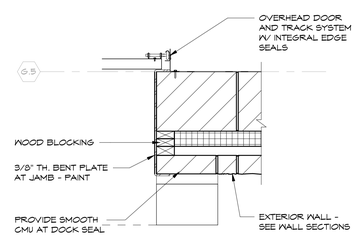
DOOR HEAD — 5 / A2.1 — SCALE: 1" = 1'-0"



DOOR JAMB — 6 / A2.1 — SCALE: 1" = 1'-0"



DOOR HEAD — 7 / A2.1 — SCALE: 1" = 1'-0"



DOOR JAMB — 8 / A2.1 — SCALE: 1" = 1'-0"

NO.	DESCRIPTION	DATE
1.	BIDS/CONSTRUCTION	09/02/21

PLANT 3 RENOVATION
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TITLE: DOOR SCHEDULE, DOOR TYPES, FRAME TYPES, WALL TYPES

DRAWN	CH'D
DWB	ENP
DATE	SCALE
09/02/21	As indicated

DRAWING NO. A2.1

PROJECT NO. 21071 | REV. 1

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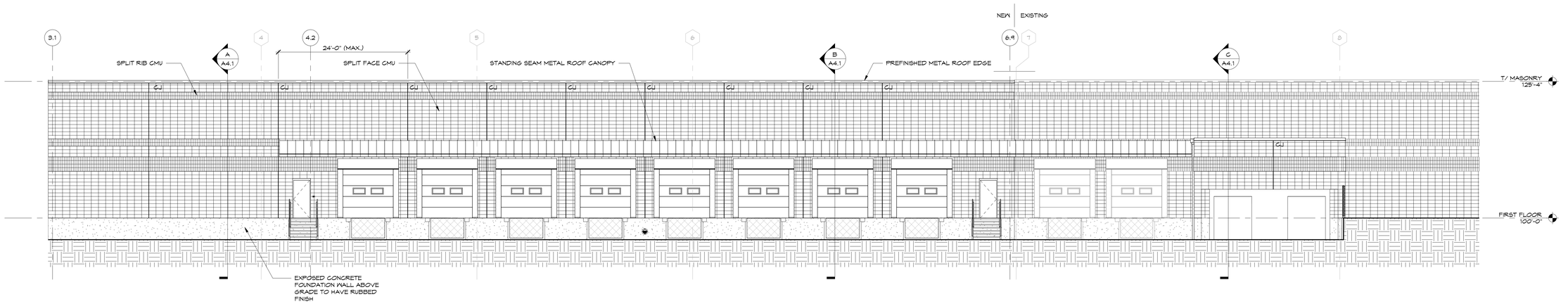
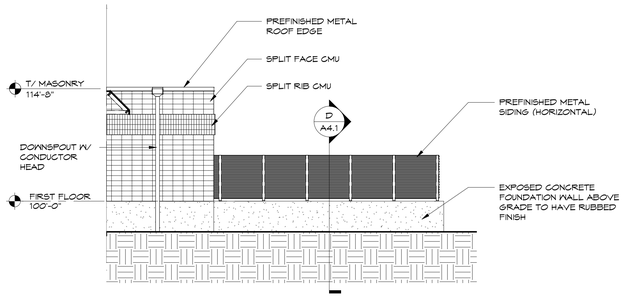


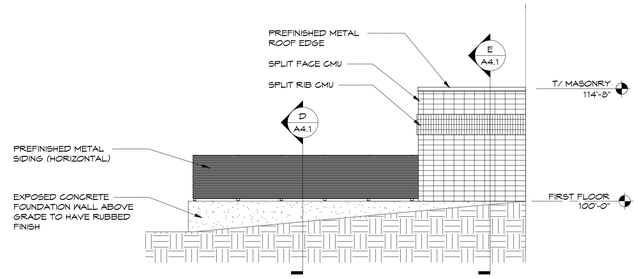
NORTH ELEVATION

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



EAST ELEVATION - COMPACTOR ENCLOSURE

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



WEST ELEVATION - COMPACTOR ENCLOSURE

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

NO.	DESCRIPTION	DATE
1	BIDS/CONSTRUCTION	09/02/21

PLANT 3 RENOVATION

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TITLE: **EXTERIOR ELEVATIONS**

DRAWN	CHK'D
DWB	ENP
DATE	SCALE
09/02/21	1/8" = 1'-0"

DRAWING NO.: **A3.1**

PROJECT NO.	REV.
21071	1

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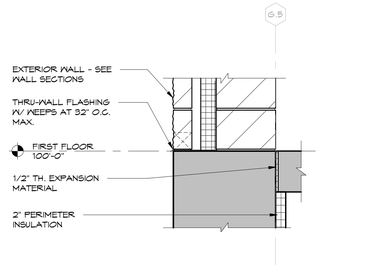

WALL BASE

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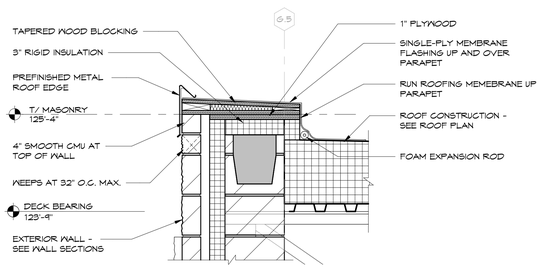

ROOF EDGE

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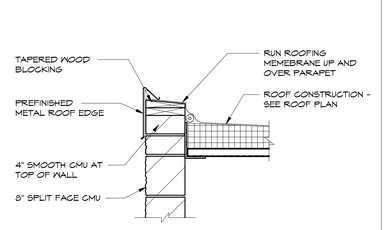

ROOF EDGE

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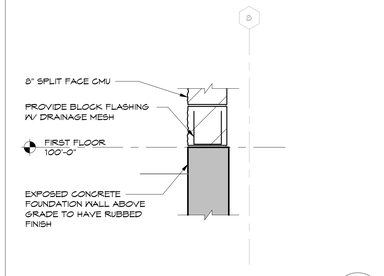

WALL BASE

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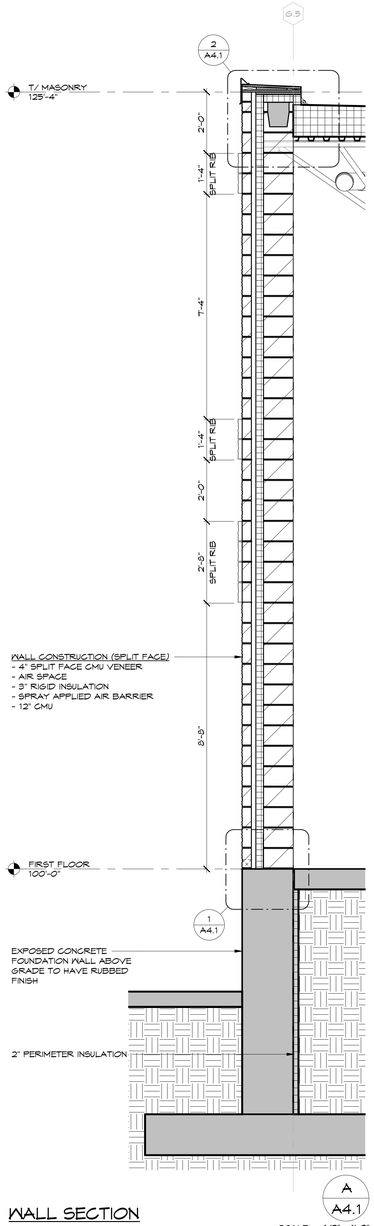

WALL SECTION

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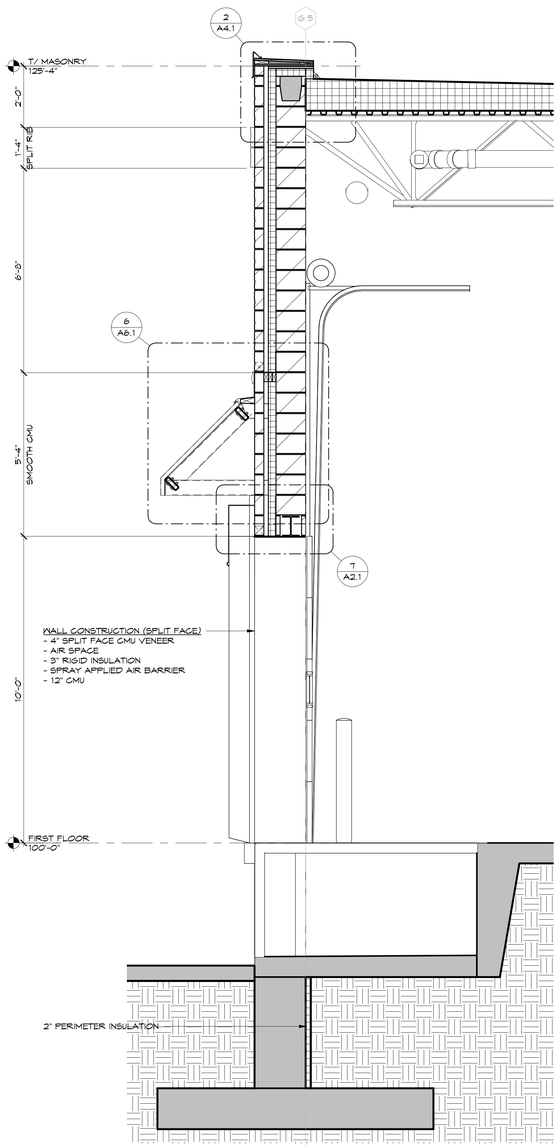

WALL SECTION

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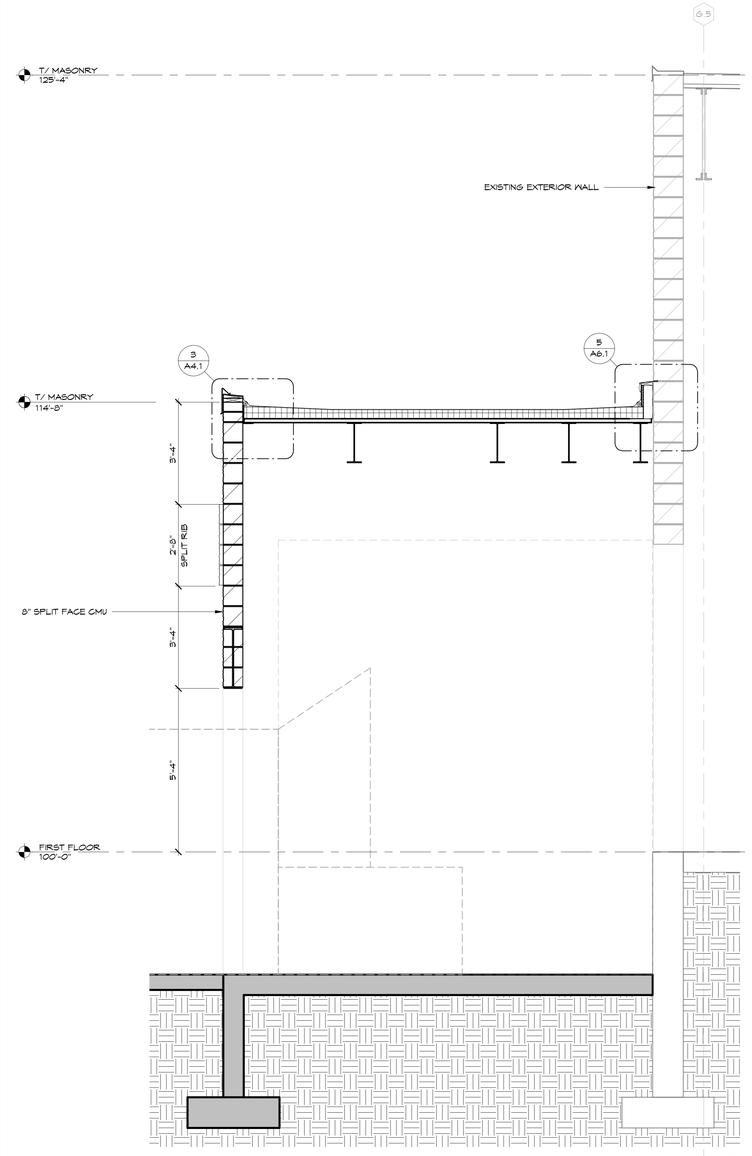

WALL SECTION

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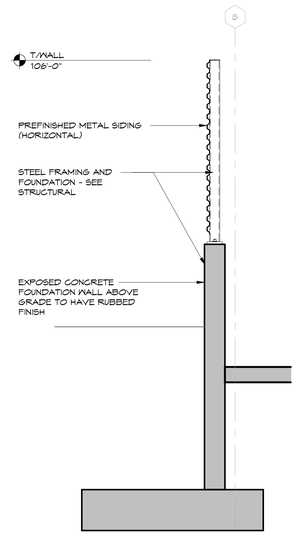

SCREEN WALL

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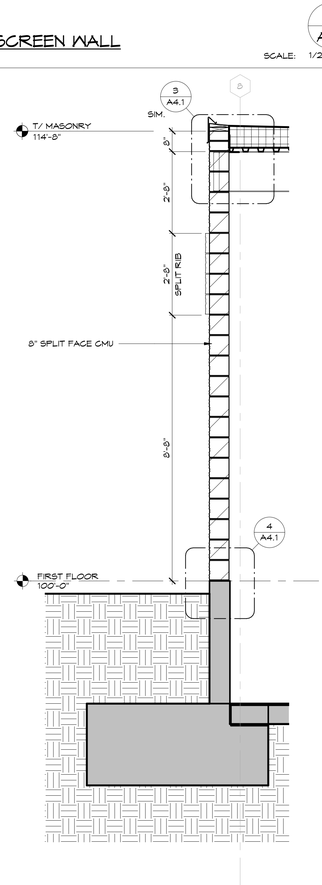

WALL SECTION

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

NO.	DESCRIPTION	DATE
1	BIDS/CONSTRUCTION	09/02/21

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WALL SECTIONS

DRAWN	DWB
CHK'D	ENP
DATE	09/02/21
SCALE	As indicated
DRAWING NO.	A4.1
PROJECT NO.	21071
REV.	1

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PLANT 3 RENOVATION

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NO.	DESCRIPTION	DATE
1	BIDS/CONSTRUCTION	09/02/21

DRAWN	DWB
CHKD	ENP
DATE	09/02/21
SCALE	As indicated
DRAWING NO.	A5.1
PROJECT NO.	21071
REV.	1

TITLE

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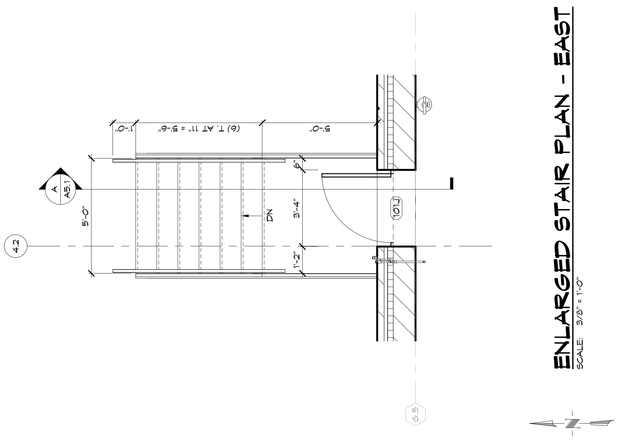
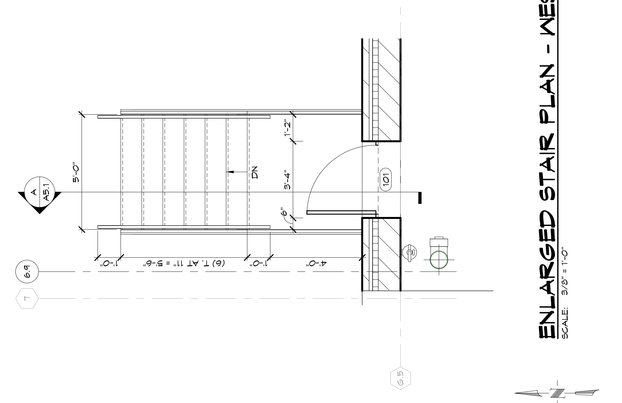
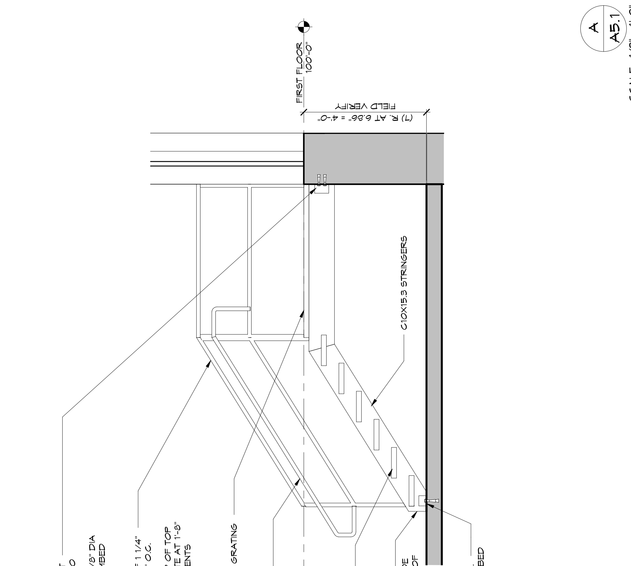
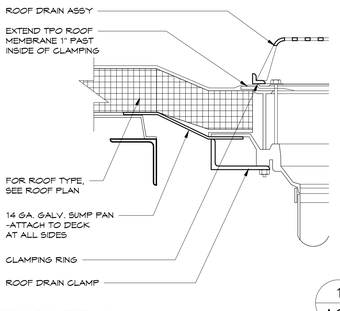




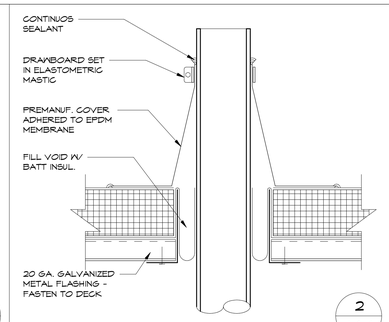




ROOF DRAIN

1 / A6.1

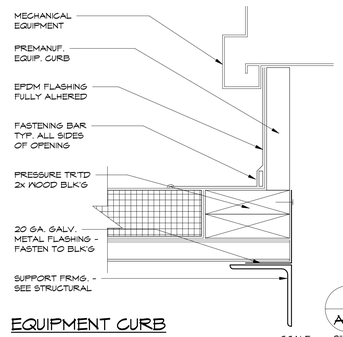
SCALE: 3" = 1'-0"



VENT PIPE

2 / A6.1

SCALE: 3" = 1'-0"



EQUIPMENT CURB

3 / A6.1

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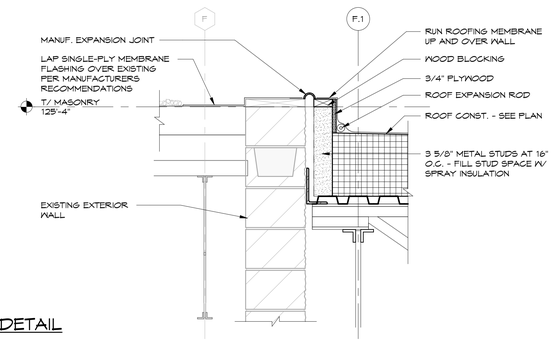
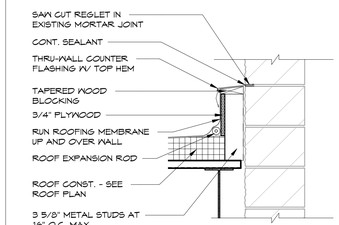


ROOF DETAIL

4 / A6.1

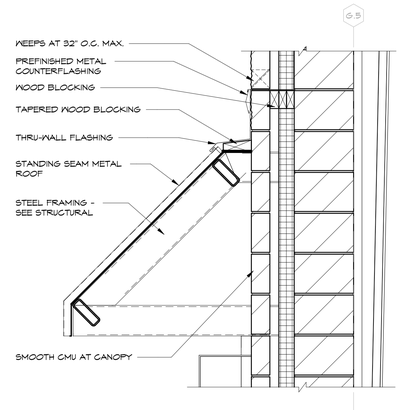
SCALE: 1" = 1'-0"



ROOF DETAIL

5 / A6.1

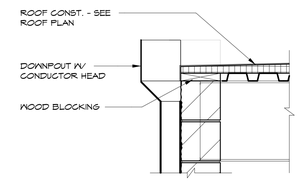
SCALE: 1" = 1'-0"



CANOPY DETAIL

6 / A6.1

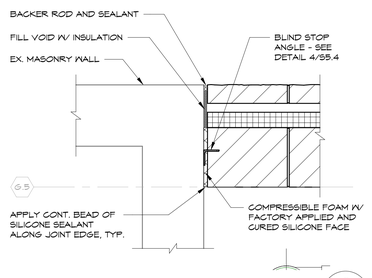
SCALE: 1" = 1'-0"



ROOF SCUPPER

7 / A6.1

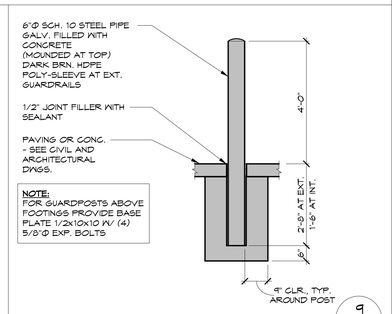
SCALE: 1" = 1'-0"



WALL EXPANSION JOINT

8 / A6.1

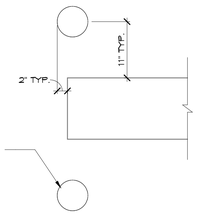
SCALE: 1" = 1'-0"



BOLLARD DETAIL

9 / A6.1

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



TYP. BOLLARD PLACEMENT

10 / A6.1

SCALE: 1" = 1'-0"

NO.	DESCRIPTION	DATE
1	BIDS/CONSTRUCTION	09/02/21

PLANT 3 RENOVATION

Belmark Inc.

De Pere, WI 54115

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Milwaukee Building Excellence

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DETAILS

TITLE

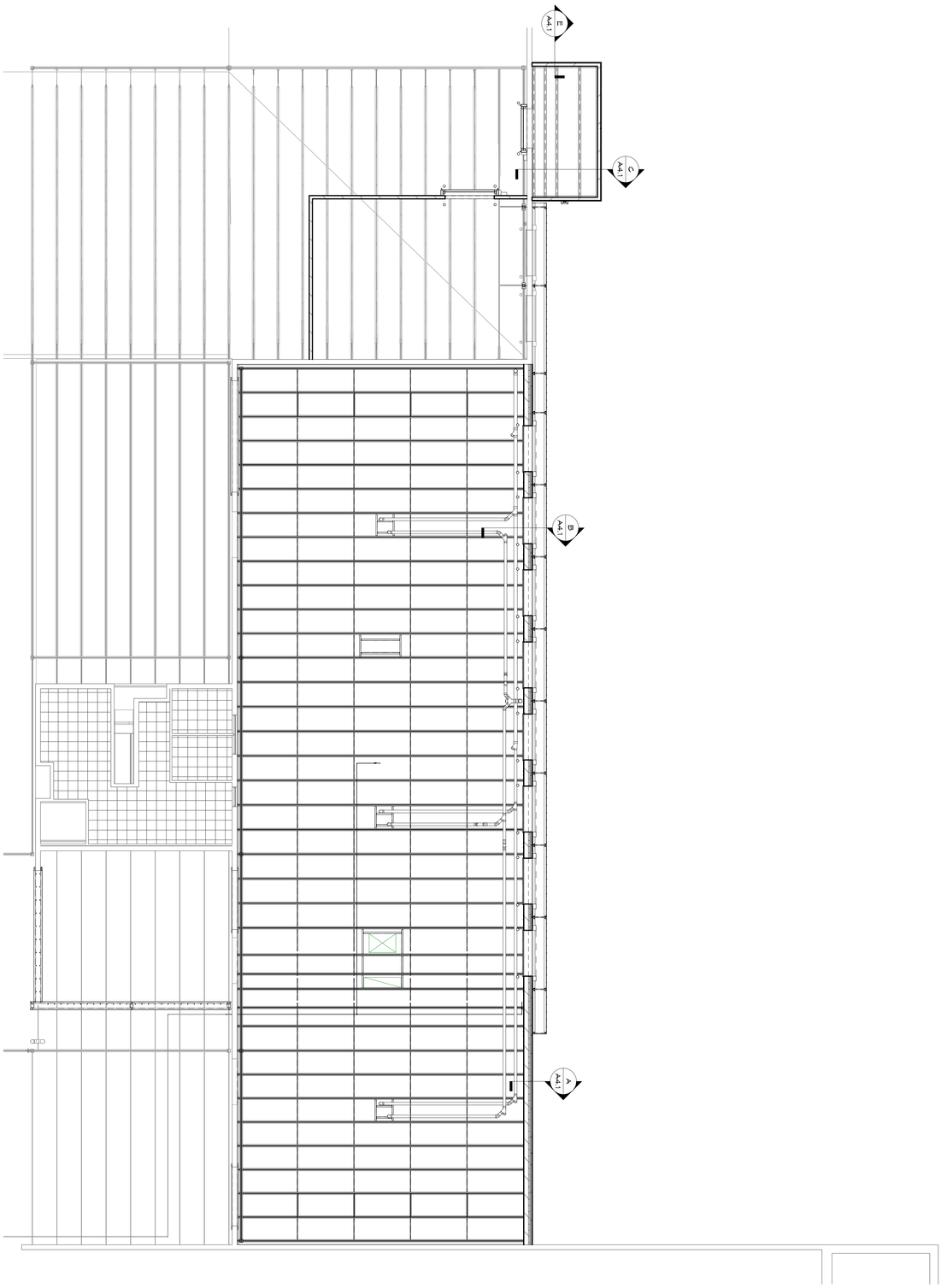
DRAWN	CHK'D
DWB	ENP
DATE	SCALE
09/02/21	As indicated

DRAWING NO.

A6.1

PROJECT NO.	REV.
21071	1

8/2/2021 11:00:35 AM



FIRST FLOOR REFLECTED CEILING PLAN

SCALE 3/32" = 1'-0"

TITLE	FIRST FLOOR REFLECTED CEILING PLAN
PROJECT NO.	21071
DRAWING NO.	A7.1
REV.	1
DATE	09/02/21
SCALE	3/32" = 1'-0"
DRAWN	DWB
CHKD	ENP

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PLANT 3 RENOVATION

Belmark Inc.

De Pere, WI 54115

NO.	DESCRIPTION	DATE
1	BIDS/CONSTRUCTION	09/02/21

GENERAL

1. THE FOLLOWING NOTES SHALL APPLY TO ALL CONTRACTORS, SUBCONTRACTORS, AND SUPPLIERS ENGAGED IN EXECUTION OF THE WORK SHOWN ON THESE PLANS.
2. ALL CONSTRUCTION SHALL BE EXECUTED IN CONFORMANCE WITH THE FOLLOWING:
   - PLANS AND SPECIFICATIONS
   - ALL LOCAL BUILDING AND SAFETY CODES
   - STATE OF WISCONSIN BUILDING CODE AND IBC 2015
3. THE USE OF A SCALE TO OBTAIN DIMENSIONS NOT SHOWN ON DRAWINGS IS NOT PERMITTED.
4. IN NO CASE SHALL STRUCTURAL REPAIRS, CORRECTIONS, ALTERATIONS OR WORK AFFECTING A STRUCTURAL MEMBER BE MADE, UNLESS APPROVED BY ENGINEER. SUBMIT DETAILS AND CALCULATIONS PREPARED BY A PROFESSIONAL ENGINEER AND EMPLOYED BY CONTRACTOR. A/E DESIGN AND/OR REVIEW IS CONTRACTOR'S EXPENSE.
5. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE TO ENSURE THE SAFETY OF THE BUILDING AND ITS COMPONENT PARTS DURING ERECTION. THIS INCLUDES BUT IS NOT LIMITED TO, THE ADDITION OF WHATEVERTEMPORARY BRACING, GUYS OR TIE-DOWNS AS MAY BE NECESSARY. ALL CONSTRUCTION AND ERECTION TO CONFORM TO OSHA REQUIREMENTS.
6. WHERE DETAILS ARE CALLED FOR IN A CERTAIN PORTION OF THE BUILDING, THEY SHALL BE DUPLICATED IN SIMILAR PORTIONS OF THE BUILDING UNLESS SHOWN OTHERWISE.
7. PRIOR TO CONSTRUCTION AND SHOP DRAWINGS, CONTRACTOR TO VERIFY EXISTING BUILDING DIMENSIONS, ELEVATIONS AND CONDITIONS AND REPORT ANY NON-CONFORMANCE WITH DESIGN DRAWINGS.
8. A/E SERVICES RELATED TO SUBSTITUTIONS OR CHANGES PROPOSED BY THE CONTRACTOR OR TRADE SUBCONTRACTORS ARE THE CONTRACTOR'S EXPENSE. DO NOT RELY ON ACCEPTANCE IN PREPARING BIDS. THE ENGINEER MAY REJECT WITHOUT CAUSE.

DESIGN LOADS

1. SUPERIMPOSED DEAD LOADS:

ROOF:	
MEMBRANE	5 PSF
INSULATION	3 PSF
METAL DECK	2 PSF
STEEL JOISTS	5 PSF
DUCTS & MECH	5 PSF

2. LIVE LOADS:

ROOF LIVE LOAD	20 PSF
STAIRS AND EXIT WAYS	100 PSF OR 300 LB CONCENTRATED
MANUFACTURING (LIGHT)	125 PSF OR 2,000 LB CONCENTRATED

3. SNOW LOADS:

CODE	ASCE 7-10	
TERRAIN CATEGORY	C	
GROUND SNOW	(Pg)	40 PSF
EXPOSURE FACTOR	(Ce)	1.0
TEMPERATURE FACTOR	(Ct)	1.0 (MAIN ROOF) OR 1.2 (DOCK CANOPY)
IMPORTANCE FACTOR	(Is)	1.0
FLAT ROOF SNOW	(Pf)	28 PSF (MAIN ROOF) OR 34 PSF (DOCK CANOPY & COMPACTOR)
DRIFT	SEE PLANS	

4. WIND LOADS:

CODE	ASCE 7-10
ULTIMATE WIND SPEED	115 MPH
EXPOSURE CATEGORY	C
ENCLOSURE CLASS	PARTIALLY ENCLOSED
MWFRS HORIZ. PRESSURE	31 PSF (WALLS) 26 PSF UPLIFT (ROOF)
C&C PRESSURE	SEE DIAGRAM

5. SEISMIC LOADS:

CODE	ASCE 7-10	
OCCUPANCY CATEGORY	II	
IMPORTANCE FACTOR	(Ie)	1.0
SITE CLASS	D	

MAPPED SPECTRAL RESPONSE ACCELERATIONS

Ss	5.4%
S1	3.4%

SPECTRAL RESPONSE COEFFICIENTS

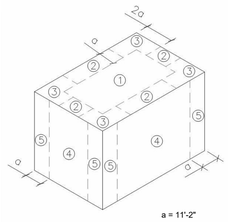
SDS	5.7%
SD1	5.5%

SEISMIC DESIGN CATEGORY	A
SEISMIC FORCE RESISTING SYSTEM	ORDINARY REINFORCED MASONRY SHEAR WALLS
RESPONSE MODIFICATION FACTOR (R)	2.0
RESPONSE COEFFICIENT (Cs)	0.01
SEISMIC WEIGHT (DOCK ADDITION ONLY)	720 KIPS
DESIGN BASE SHEAR	7.2 KIPS
ANALYSIS PROCEDURE	INDEX FORCE ANALYSIS

COMPONENT AND CLADDING WIND PRESSURE DIAGRAM:

ROOF	SURFACE PRESSURE, PSF		
	A = 10 SF	A = 100 SF	A = 500 SF
ZONE 1	-33 PSF	-30 PSF	-30 PSF
ZONE 2	-55 PSF	-35 PSF	-35 PSF
ZONE 3	-82 PSF	-35 PSF	-35 PSF
POSITIVE ALL ZONES	16 PSF	16 PSF	16 PSF

WALLS	SURFACE PRESSURE, PSF		
	A = 10 SF	A = 100 SF	A = 500 SF
ZONE 4	-32 PSF	-28 PSF	-25 PSF
ZONE 5	-40 PSF	-31 PSF	-25 PSF
POSITIVE ALL ZONES	30 PSF	25 PSF	23 PSF



a = 11'-2"

1. A = TRIBUTARY AREA OF ELEMENT
2. ALL PRESSURES SHOWN IN TABLES ARE ULTIMATE DESIGN AND SHALL BE MODIFIED ACCORDINGLY FOR ALLOWABLE STRESS DESIGN.

FOUNDATIONS

1. FOUNDATION WORK FOR THIS PROJECT SHALL CONSIST OF SPREAD FOOTINGS, CONTINUOUS WALL FOOTINGS, AND SLAB-ON-GRADES.
2. ALL FOUNDATIONS SHALL BE SUPPORTED ON APPROVED EXISTING SUBGRADE OR APPROVED COMPACTED STRUCTURAL FILL HAVING A MINIMUM ALLOWABLE BEARING CAPACITY OF 3,000 PSF. GEOTECHNICAL ENGINEER TO CONFIRM SUBGRADE SUITABILITY PRIOR TO PLACING FOUNDATIONS.
3. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE VALIDITY OF THE SUBSURFACE CONDITIONS DESCRIBED IN THE DRAWINGS, SPECIFICATIONS, TEST BORINGS OR GEOTECHNICAL REPORTS. THIS DATA IS INCLUDED TO ASSIST THE CONTRACTOR DURING BIDDING AND SUBSEQUENT CONSTRUCTION, AND TO REPRESENT CONDITIONS ONLY AT SPECIFIC LOCATIONS AT THE PARTICULAR TIME THE OBSERVATIONS WERE MADE.
4. ALL EXTERIOR FOUNDATIONS SHALL BEAR ON APPROVED SUBGRADE AT MINIMUM DEPTH OF 4'-0 BELOW ADJACENT FINISH EXTERIOR GRADE.
5. FOOTING ELEVATIONS SHOWN ON THE DRAWINGS REPRESENT ESTIMATED DEPTHS AND ARE NOT TO BE CONSTRUED AS LIMITING THE AMOUNT OF EXCAVATION REQUIRED TO REACH SUITABLE BEARING MATERIAL.
6. THE CONTRACTOR SHALL PROVIDE TEMPORARY SUPPORTS IN ALL EXCAVATIONS AS REQUIRED TO PREVENT HORIZONTAL MOVEMENT OR VERTICAL SETTLEMENT OF SURROUNDING SOIL AND/OR PROPERTY WHICH WILL ENDANGER LIVES OR PROPERTY.
7. THE CONTRACTOR SHALL PROVIDE CONTROL OF SURFACE AND SUBSURFACE WATER PROMPTLY TO INSURE THAT ALL FOUNDATION WORK IS PERFORMED IN A DRY CONDITION.
8. FOUNDATIONS SHALL NOT BE PLACED ON FROZEN SUBGRADE.
9. THE CONTRACTOR SHALL PROTECT IN-PLACE FOUNDATIONS AND SLABS-ON-GRADE FROM FROST PENETRATION UNTIL THE PROJECT IS COMPLETE.
10. FOUNDATION WALLS SHALL BE BRACED DURING BACKFILLING AND COMPACTION OPERATIONS. BRACING SHALL BE LEFT IN PLACE UNTIL PERMANENT STRUCTURAL SUPPORT SYSTEM IS INSTALLED AND APPROVED BY THE ENGINEER.
11. BACKFILLING SHALL BE DONE SIMULTANEOUSLY ON BOTH SIDES OF A WALL.

CONCRETE

1. CONCRETE WORK SHALL CONFORM TO THE LATEST EDITION OF THE FOLLOWING STANDARDS:
   A. ACI 301 - "SPECIFICATIONS FOR STRUCTURAL CONCRETE".
   B. ACI MCP - "MANUAL OF CONCRETE PRACTICE".
   C. ACI 318 - "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE".
   D. ACI 318.1 - "BUILDING CODE REQUIREMENTS FOR STRUCTURAL PLAIN CONCRETE".
2. CONCRETE SHALL HAVE A MINIMUM 28 - DAY ULTIMATE COMPRESSIVE STRENGTH AS FOLLOWS:

A. PIERS AND FROST WALLS	4,000 PSI
B. SLABS-ON-GRADE	4,000 PSI
C. FOOTINGS	3,000 PSI
D. EXTERIOR EXPOSED CONCRETE	4,000 PSI
E. BASEMENT AND RETAINING WALLS	4,000 PSI

3. CONCRETE MIX DESIGN (INCLUDING AGGREGATE SIZE, WATER CEMENT RATIO, AIR ENTRAINMENT, ADMIXTURES, AND SLUMP) SHALL BE SUBMITTED TO THE EOR FOR APPROVAL PRIOR TO THE COMMENCEMENT OF ANY WORK.

   MAXIMUM WATER/CEMENT RATIO PERMITTED IS:

   A. .50 FOR SLABS-ON-GRADE
   B. .54 FOR BELOW GRADE CONCRETE
   C. .45 FOR EXPOSED CONCRETE
4. CONCRETE WHICH WILL BE EXPOSED TO THE WEATHER SHALL HAVE AIR-ENTRAINING ADMIXTURE AS REQUIRED TO PROVIDE 4 - 6 % AIR ENTRAINMENT.
5. CONCRETE SHALL BE EVALUATED ACCORDING TO METHOD 1 OR METHOD 2 AS DESCRIBED IN ACI 301. THE RESULTS OF THESE ANALYSES SHALL BE SUBMITTED TO THE EOR FOR APPROVAL PRIOR TO ANY WORK.
6. AT THE OWNERS OPTION, THE CONTRACTOR SHALL MAKE PROVISIONS TO ALLOW AN INDEPENDENT TESTING AGENCY, HIRED BY THE OWNER, TO CAST 4 TEST CYLINDERS FOR EACH 50 CUBIC YARDS OF CONCRETE PLACED, OR FOR ANY DAY'S OPERATION. THE TESTING AGENCY SHALL BE RESPONSIBLE FOR CASTING AND CURING SPECIMENS IN COMPLIANCE TO ASTM C31 AND CASTING TESTING SPECIMENS IN COMPLIANCE TO ASTM C39.
7. CONSTRUCTION JOINTS SHOWN ON THE CONTRACT DRAWINGS SHALL NOT BE ALTERED WITHOUT WRITTEN APPROVAL OF THE ARCHITECT.
8. DRAWINGS SHOWING THE LOCATION OF CONSTRUCTION JOINTS, CONTROL JOINTS, AND PLACING SEQUENCE SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO THE PREPARATION OF REINFORCING SHOP DRAWINGS.
9. GROUT USED TO SET PLATES SHALL BE NON-SHRINK AND NON-METALLIC.
10. THE CONTRACTOR SHALL USE SMOOTH FORMS FOR EXPOSED CONCRETE SURFACES. BOARD FORMS MAY BE USED FOR UNEXPOSED CONCRETE SURFACES. EARTH FORMS ARE FORBIDDEN.
11. PROVIDE A MINIMUM OF 12" OF COMPACTED GRANULAR FILL AND 10 MIL VAPOR BARRIER UNDER ALL SLABS-ON-GRADE.
12. FLOOR FLATNESS AND LEVELNESS OF SLAB ON GRADE CONCRETE SHALL HAVE A MINIMUM F-NUMBER OF F-35 / FL25 AS RECOGNIZED BY THE MOST CURRENT VERSION OF ASTM E 1155 AND ACI 302.1. SEE SPECIFICATION FOR FURTHER REQUIREMENTS.
13. CONCRETE CONTRACTOR TO PROVIDE AND COORDINATE WITH ALL OTHER TRADES FOR SIZE AND LOCATIONS OF ALL OPENINGS, SLEEVES, ETC. OCCURRING IN WALLS, FOOTINGS AND FLOORS. NO PIPES OR DUCTS SHALL BE PLACED IN STRUCTURAL CONCRETE UNLESS SPECIFICALLY DETAILED OR APPROVED BY STRUCTURAL ENGINEER. ALL OPENINGS THROUGH CONCRETE WALLS AND SLABS SHALL HAVE (2) #5 BARS PLACED ALONG FACES AND EXTENDING 2' - 0" BEYOND CORNERS UNLESS OTHERWISE NOTED. PROVIDE (1) #5 X 4' - 0" DIAGONAL BAR AT EACH CORNER PLACED IN EACH FACE OF WALL OR SLAB.
14. NO PLUMBING OR MECHANICAL OPENINGS, SLEEVES, ETC. ARE ALLOWED THRU FOOTINGS UNLESS SHOWN ON CONCRETE SHOP DRAWINGS AND APPROVED BY ENGINEER.
15. PROVIDE 3/8" APPROVED EXPANSION JOINT MATERIAL WHERE SLABS ON GRADE ABUT WALLS, COLUMNS, AND OTHER VERTICAL SURFACES UNLESS OTHERWISE INDICATED ON PLANS. PROVIDE ISOLATION JOINTS AROUND EQUIPMENT PADS, DRAINS, MANHOLES, SUMPS, OR OTHER POINTS OF INTEREST.
16. MAXIMUM SLAB ON GRADE FLOOR POUR IS 225 SQUARE FEET BETWEEN CRACK CONTROL JOINTS WITH MAXIMUM LENGTH OF 15 FEET BETWEEN CRACK JOINTS, UNLESS OTHERWISE SHOWN ON PLAN.
17. MAXIMUM LENGTH OF CONCRETE WALL POUR IS 60 FEET. PROVIDE CONSTRUCTION JOINT KEY WITH 1/2 OF HORIZONTAL WALL REINFORCING CONTINUOUS THRU JOINT. WATERSTOPS SHALL BE PROVIDED FOR RETAINING WALLS AND BASEMENT WALLS EXPOSED TO EARTH OR WEATHER.
18. CENTER PIERS AND COLUMN FOOTINGS ON COLUMN CENTERLINES, AND CENTER WALL FOOTINGS ON WALL CENTERLINES, UNLESS NOTED OTHERWISE.
19. PROVIDE POCKETS IN CONCRETE WALLS FOR STEEL BEAMS AND COLUMN BASE PLATES WHERE REQUIRED. BACK PATCH WITH CONCRETE.
20. REFER TO ARCHITECTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR LOCATION AND DIMENSIONS OF CURBS, CHASES, INSERTS, OPENINGS, SLEEVES, WASHES, DRIPS, REVEALS, NOTCHES, BLOCKOUTS, REGLETS, FINISHES, DEPRESSIONS, AND OTHER PROJECT REQUIREMENTS NOT SHOWN ON STRUCTURAL DRAWINGS. VERIFY ALL REQUIREMENTS WITH PERTINENT CONTRACTORS. CAST-IN ANCHORS AND PLATES SHALL NOT DISPLACE REINFORCING FROM SPECIFIED LOCATION OR REDUCE MINIMUM COVER.
21. SLEEVES, CONDUITS, AND PIPES EMBEDDED IN OR PASSING THROUGH SLABS AND WALLS SHALL BE LOCATED AND PLACED SO THAT:
    1. THEY ARE NOT CLOSER THAN THREE DIA. OR 6" MINIMUM ON CENTER, WITH NO MORE THAN THREE CONDUITS PER SIX-FOOT WIDTH OF SLAB.
    2. THE CONCRETE COVER IS NOT LESS THAN 1-1/2 INCHES.
    3. THEY RUN BETWEEN REINFORCING AND DO NOT DISPLACE IT IN ANY MANNER.
    4. THEY ARE LOCATED AT MID THICKNESS OF THE SLAB OR WALL.
    5. THEY SHALL NOT BE LARGER IN OUTSIDE DIAMETER AT ITS WIDEST POINT (OR FITTING) THAN 2 INCHES OR 1/4 THE THICKNESS OF THE SLAB OR WALL, WHICHEVER IS LESS. THIS RESTRICTION APPLIES TO THE TOTAL HEIGHT AT CONDUIT INTERSECTIONS/CROSSOVERS.

CONCRETE REINFORCING

1. DETAILING, FABRICATION AND ERECTION OF REINFORCING STEEL SHALL CONFORM TO THE FOLLOWING:
   A. ACI 530.1/ ASCE 6 /TMS 602 "SPECIFICATION FOR MASONRY STRUCTURES".
   B. ACI 318 - "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE".
   C. MSP2 - "CRSI MANUAL OF STANDARD PRACTICE".
   D. AWS D1.4 - "STRUCTURAL WELDING CODE - REINFORCING STEEL".
   E. WRI - "WELDED WIRE FABRIC MANUAL OF STANDARD PRACTICE".
2. STEEL REINFORCING BARS SHALL CONFORM TO ASTM A615 GRADE 60, DEFORMED. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185.
3. THE REINFORCEMENT FABRICATOR SHALL PROVIDE AND SCHEDULE ON SHOP DRAWINGS ALL REQUIRED REINFORCING STEEL AND NECESSARY ACCESSORIES TO HOLD REINFORCEMENT SECURELY IN PLACE AT THE CORRECT LOCATIONS.
4. UNLESS SHOWN ON THE DRAWINGS OTHERWISE, THE REQUIRED CLEARANCE FOR REINFORCEMENT SHALL BE PER ACI 318:

A. CONCRETE PLACED DIRECTLY ON EARTH	3"
B. CONCRETE EXPOSED TO EARTH OR WEATHER #6 & LARGER #5 & SMALLER	2" 1 1/2"
C. CONC. NOT EXPOSED TO EARTH OR WEATHER #14 & LARGER #11 & SMALLER	1 1/2" 3/4"

5. THE CONTRACTOR SHALL REFER TO TYPICAL DETAILS SHOWN ON THE CONTRACT DRAWINGS FOR ADDITIONAL REINFORCING REQUIREMENTS.
6. WHERE REINFORCEMENT IS REQUIRED IN SECTIONS, REINFORCEMENT IS CONSIDERED TYPICAL WHERE EVER THE SECTION APPLIES.
7. WELDED WIRE FABRIC SHALL HAVE A MINIMUM OF 6" LAP AND BE TIED TOGETHER.
8. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF COMPLETION OF REINFORCEMENT INSTALLATION AND ALLOW AT LEAST 24 HOURS BEFORE SCHEDULED CONCRETE PLACEMENT FOR THE ARCHITECT TO INSPECT REINFORCEMENT.
9. PROVIDE ADDITIONAL BENT CORNER BARS OF SAME SIZE AND SPACING AS HORIZONTAL BARS AT ALL CORNERS AND WALL INTERSECTIONS.
10. SLABS ON GRADE SHALL HAVE WWF6x6-W1.4xW1.4 REINFORCED MESH UNLESS OTHERWISE NOTED ON PLANS. ALL MESH TO BE LAPPED A MINIMUM OF 12". REINFORCE WITH TWO (2) #5, 4' - 0" LONG AT ALL RE-ENTRANT (INSIDE) CORNERS.
11. THE NUMBER OF BARS REQUIRED BY NOTES AND SCHEDULES CONTROLS OVER THE NUMBER OF BARS SHOWN ON DETAILS.
12. SPLICES IN CONTINUOUS REINFORCING: ALL BARS TO BE CLASS "B" LAP SPLICES PER LATEST ACI 318 UNLESS OTHERWISE NOTED. DIMENSION LENGTHS OF ALL LAP SPLICES ON SHOP DRAWING PLANS AND ELEVATIONS. COLUMN TIE SPLICES SHALL BE SUCCESSIVELY STAGGERED 90 DEGREES OR 180 DEGREES.
13. CONCRETE CURBS AND PADS 1' - 0" OR NARROWER SHALL BE REINFORCED WITH (1) #5 CONTINUOUS IN CENTER UNLESS SHOWN OTHERWISE.

REINFORCED MASONRY

1. ALL REINFORCED CONCRETE MASONRY MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION OF THE FOLLOWING:
   A. ACI 530.1/ ASCE 6 /TMS 602 "SPECIFICATION FOR MASONRY STRUCTURES".
   B. ACI 530 /ASCE 5 / TMS 402 "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES".
2. THESE NOTES APPLY TO MASONRY SHOWN ON STRUCTURAL AND ARCHITECTURAL DRAWINGS.
3. CONCRETE BLOCK SHALL CONFORM TO ASTM C-90. THE REQUIRED STRENGTH ON THE NET CROSS SECTIONAL AREA OF THE CONCRETE BLOCK SHALL BE A MINIMUM OF 1,900 PSI.
4. MORTAR SHALL BE TYPE M OR S, CONFORMING TO ASTM C270.
5. GROUT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2,000 PSI AT 28 DAYS, CONFORM TO ASTM C476, AND HAVE A SLUMP BETWEEN 8" TO 10". CONCRETE GROUT PLACEMENT IN REINFORCED MASONRY WALLS OR PIERS SHALL FOLLOW THE PROCEDURES DESCRIBED IN NCMA TEK MANUAL 23A FOR EITHER LOW-LIFT OR HIGH-LIFT GROUTING. FILLING CORES WITH MORTAR IS NOT ALLOWED. PROVIDE TIE BARS OR VERTICAL BAR POSITIONERS AT 32" ON CENTER TO MAINTAIN PROPER BAR POSITION DURING GROUT PLACEMENT.
7. THE REQUIRED MINIMUM 28 DAY COMPRESSIVE STRENGTH OF THE COMBINATION OF CONCRETE BLOCK, GROUT AND MORTAR ON THE NET AREA OF THE CONSTRUCTION (f'm) SHALL BE A MINIMUM OF 1,500 PSI.
8. ALL CONCRETE BLOCK MASONRY UNITS SHALL BE LAID IN STACK BOND, UNLESS NOTED ON THE DRAWINGS.
9. GROUT CELLS SOLID AT: REINFORCING, BOND BEAMS, INSERTS, ANCHORS, AND STAIR CONNECTIONS. FILLING CELLS WITH MORTAR IS UNACCEPTABLE.
10. THE BASE OF EACH CELL IN WHICH REINFORCING BAR IS PLACED MUST HAVE A CLEAN OUT HOLE.
11. MASONRY CONTRACTOR TO GROUT COURSE(S) SOLID WHERE EXPANSION ANCHORS ARE SHOWN/CALLED OUT ON DRAWINGS.
12. REINFORCING STEEL SHALL CONFORM TO ASTM A615 GRADE 60. VERTICAL REINFORCING BARS SHALL BE LAPPED PER SCHEDULE. MECHANICAL SPLICES MAY BE USED IN LIEU OF LAP SPLICES.
13. PROVIDE CONTINUOUS REINFORCED BOND-BEAMS IN ALL REINFORCED MASONRY WALLS AT THE TOP, AND AS REQUIRED IN THE CONTRACT DRAWINGS. REINFORCE ALL CONTINUOUS BOND BEAMS WITH (2) #5, UNLESS NOTED OTHERWISE. PROVIDE CORNER BARS TO MATCH. SEE MASONRY BAR SPLICE SCHEDULE FOR REQUIRED LAPS. BOND-BEAMS AT THE TOP OF THE WALL SHALL BE CONTINUOUS AT MASONRY CONTROL JOINTS. ALL OTHER BOND-BEAMS SHALL NOT BE CONTINUOUS AT MASONRY CONTROL JOINTS. BOND-BEAM REINFORCING SHALL EXTEND INTO AND BE CONTINUOUS WITH ALL INTERSECTING BOND-BEAMS.
14. USE ONLY U-SHAPED LINTEL BLOCK FOR MASONRY LINTELS. CENTERLINE OF REINFORCING TO BE LOCATED 3" MAXIMUM FROM BOTTOM OF LINTEL BLOCK.
15. PROVIDE CONTROL JOINTS IN MASONRY WALLS AS FOLLOWS:
   A. EXTERIOR CONCRETE MASONRY 25' O.C. TYPICAL, 12' MAX. FROM CORNERS
   B. INTERIOR CONCRETE MASONRY 25' O.C. TYPICAL, 12' MAX. FROM CORNERS
16. UNLESS NOTED OTHERWISE ON DRAWINGS, REINFORCED MASONRY WALLS SHALL HAVE # 9 GAUGE (LADDER TYPE) HORIZONTAL REINFORCING AT SPACING AS NOTED ON CONTRACT DRAWINGS, BUT AT A MAXIMUM OF 16" O.C. VERTICALLY.
17. FOR STEEL BEAMS OR LINTELS BEARING PARALLEL TO MASONRY WALL, GROUT EACH CELL UNDER BEAM BEARING TO FOUNDATION AND PROVIDE (1) #5 BAR IN THE END CELL. UNLESS NOTED OTHERWISE, PROVIDE 16" BEARING AT EACH END FOR CLEAR SPANS GREATER THAN OR EQUAL TO 10' - 0" AND 8" BEARING FOR SPANS LESS THAN 10'-0".
18. FILL CORES OF MASONRY UNDER ALL BEARING PLATES. UNLESS NOTED ON DRAWINGS GROUT AN AREA 3 CELLS WIDE FOR THREE COURSES BELOW BEARING.
19. IN NON-LOAD BEARING WALLS PROVIDE AND INSTALL ON LINTEL FOR EACH 4" OF WALL THICKNESS ACCORDING TO THE FOLLOWING:

OPENING WIDTH	LINTEL SIZE	BEARING @ EA. END
3'-0	L3 1/2 X 3 1/2 X 5/16"	6"
4'-0	L4 X 3 1/2 X 5/16" (LLV)	6"
5'-0	L4 X 3 1/2 X 5/16" (LLV)	6"
6'-0	L5 X 3 1/2 X 5/16" (LLV)	6"
7'-0	L6 X 3 1/2 X 5/16" (LLV)	6"

20. LINTELS SHALL BEAR A MINIMUM OF 8" AT EACH END. THE FIRST COURSE OF MASONRY ABOVE THE LINTEL SHALL BE LAID WITH FULL MORTAR BEDDING. AT BEARING WALLS, GROUT END CELL SOLID TO FLOOR BELOW. SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR SPECIAL BOND BEAM AND LINTEL CONDITIONS. SHORE LINTELS AND DOOR FRAMES UNTIL MORTAR AND GROUT ACHIEVE REQUIRED STRENGTH. DO NOT PLACE CONTROL OR EXPANSION JOINTS AT LINTEL BEARING POINTS OR ANYWHERE WITHIN THE LINTEL.
21. WHERE STEEL BEAMS BEAR ON MASONRY WITH BEARING PLATES, DO NOT MORTAR TIGHT TO UNDERSIDE OF BEAM. AT EXPOSED AREAS, CAULK UNDER BEAM. SEE STEEL NOTES FOR BEARING PLATE REQUIREMENTS.
22. GROUTING & REINFORCING FOR PIERS ON UPPER FLOORS OF MULTI-STORY BUILDINGS MUST EXTEND DOWN TO FOOTINGS.
23. PROVIDE POCKETS IN MASONRY WALLS FOR STEEL BEAMS, JOISTS AND COLUMN BASE PLATES AND BACK PATCH SOLID.
24. DO NOT BACKFILL AGAINST WALLS UNTIL FLOORS ARE TIED INTO WALLS ABOVE.
25. REINFORCING STEEL SHALL BE SECURED IN PLACE BEFORE GROUTING. CONTINUE VERTICAL REINFORCING FLOOR TO FLOOR (OR ROOF) AND EXTEND TO THE TOP OF PARAPET, UNLESS NOTED OTHERWISE.
26. VERTICAL CELLS THAT WILL BE GROUTED SHALL HAVE A VERTICAL ALIGNMENT TO MAINTAIN A CONTINUOUS UNOBSTRUCTED CELL AREA NOT LESS THAN 3" X 4".
27. GROUTING SHALL BE STOPPED 1-1/2" BELOW THE TOP OF A COURSE SO AS TO FORM A KEY AT THE POUR JOINT.
28. ALL BOLTS, ANCHORS, ETC., INSERTED INTO WALLS, SHALL BE GROUTED SOLID INTO POSITION.

MASONRY VENEERS

1. ALL VENEER MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION OF THE FOLLOWING:
   A. ACI 530.1/ ASCE 6 /TMS 602 "SPECIFICATION FOR MASONRY STRUCTURES".
   B. ACI 530 /ASCE 5 / TMS 402 "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES".
2. SEE ACI 530.1 / ASCE 6 /TMS 602-05 TABLES C-4 AND C-5 FOR ASTM SPECIFICATION REQUIREMENTS.
3. MORTAR SHALL BE TYPE N OR S, CONFORMING TO ASTM C270.
4. THE AIR SPACE BETWEEN THE VENEER AND THE BUILDING WALL IS TO BE NO LESS THAN 1" AND NO GREATER THAN 4 1/2".
5. WICK AND TUBE WEEP SPACING SHALL NOT BE GREATER THAN 16" O.C., OPEN HEAD JOINT WEEPS SHALL NOT BE SPACED GREATER THAN 24" O.C.
6. VENEER ANCHORS SHALL BE A MINIMUM W1.7 ADJUSTABLE WIRE ANCHORS, HOT DIPPED GALVANIZED, TWO PIECE PER ASTM A 153 CLASS B-2. THE HORIZONTAL SPACING SHALL BE 32" O.C. MAX., THE VERTICAL SPACING SHALL BE 18" O.C. MAX. THE MAXIMUM WALL AREA THAT ONE ANCHOR MAY TIE SHALL BE LESS THAN 2 SQ. FT..
7. VENEER ANCHORS SHALL BE SECURED:
   A. TO STEEL STUDS THRU SHEETING WITH A MINIMUM OF (2) - #10 (.190 IN. DIA.) SELF-TAPPING SCREWS.
   B. TO WOOD STUDS THRU SHEETING WITH A MINIMUM OF (2) - 8d (.131 IN DIA.) GALVANIZED NAILS.
   C. TO STRUCTURAL MASONRY WALL WITH A MINIMUM OF (2) - 3/16" DIA. MASONRY SCREWS.
8. VERTICAL EXPANSION JOINTS SHALL BE PLACED AS FOLLOWS:
   A. MAXIMUM OF 25' O.C.
   B. AT ALL CORNERS, OFFSETS, INTERSECTIONS, OR SETBACKS.
   C. AT CHANGES IN WALL HEIGHT.
   D. AT ONE END OF ALL LINTELS.
9. HORIZONTAL EXPANSION JOINTS SHALL BE PLACED AS FOLLOWS:
   A. LOCATE IMMEDIATELY BELOW SHELF ANGLES.
10. VENEER LINTELS UNLESS NOTED ON THE DRAWINGS SHALL BE AS FOLLOWS:

OPENING WIDTH	SIZE	BEARING LENGTH
3'-0	L3 1/2 X 3 1/2 X 5/16"	6"
4'-0	L4 X 3 1/2 X 5/16" (LLV)	6"
5'-0	L4 X 3 1/2 X 5/16" (LLV)	6"
6'-0	L5 X 3 1/2 X 5/16" (LLV)	6"
7'-0	L6 X 3 1/2 X 5/16" (LLV)	6"

STRUCTURAL STEEL

1. STRUCTURAL STEEL WORK SHALL CONFORM TO THE FOLLOWING LATEST EDITION:
   A. AISC - "SPECIFICATION FOR DESIGN, FABRICATION AND ERECTION OF STEEL FOR BUILDINGS".
   B. AISC - "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES".
   C. AWS D1.1 - "STRUCTURAL WELDING CODE -STEEL".
   D. AISC - "STRUCTURAL STEEL DETAILING MANUAL".
2. STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING:

HOT ROLLED W AND WT SHAPES	ASTM A992 (Fy = 50 KSI)
ANGLES, CHANNELS, AND PLATES	ASTM A36 (Fy = 36 KSI)
S, M, & HP SHAPES	ASTM A36 (Fy = 36 KSI)
STEEL PIPE	ASTM A53 GR B (Fy = 35 KSI)
RECTANGULAR & SQUARE HSS	ASTM A500 GR C (Fy = 50 KSI)
ROUND HSS	ASTM A500 GR C (Fy = 46 KSI)
HIGH STRENGTH BOLTS	ASTM A325
HEAVY HEX NUTS	ASTM A563
HARDENED STEEL WASHERS	ASTM F436
ANCHOR RODS	ASTM F1554 GR 36 (Fy = 36 KSI)
THREADED RODS	ASTM A36 (Fy = 36 KSI)
HEADED STUD ANCHORS	ASTM A108

4. STEEL COATINGS:

   INTERIOR EXPOSED STEEL AND JOISTS:

   ALL INTERIOR STEEL EXPOSED SHALL AS A MINIMUM RECIEVE ONE COAT OF SHOP APPLIED PRIMER, U.N.O. SUBMIT COLOR TO OWNER FOR APPROVAL.

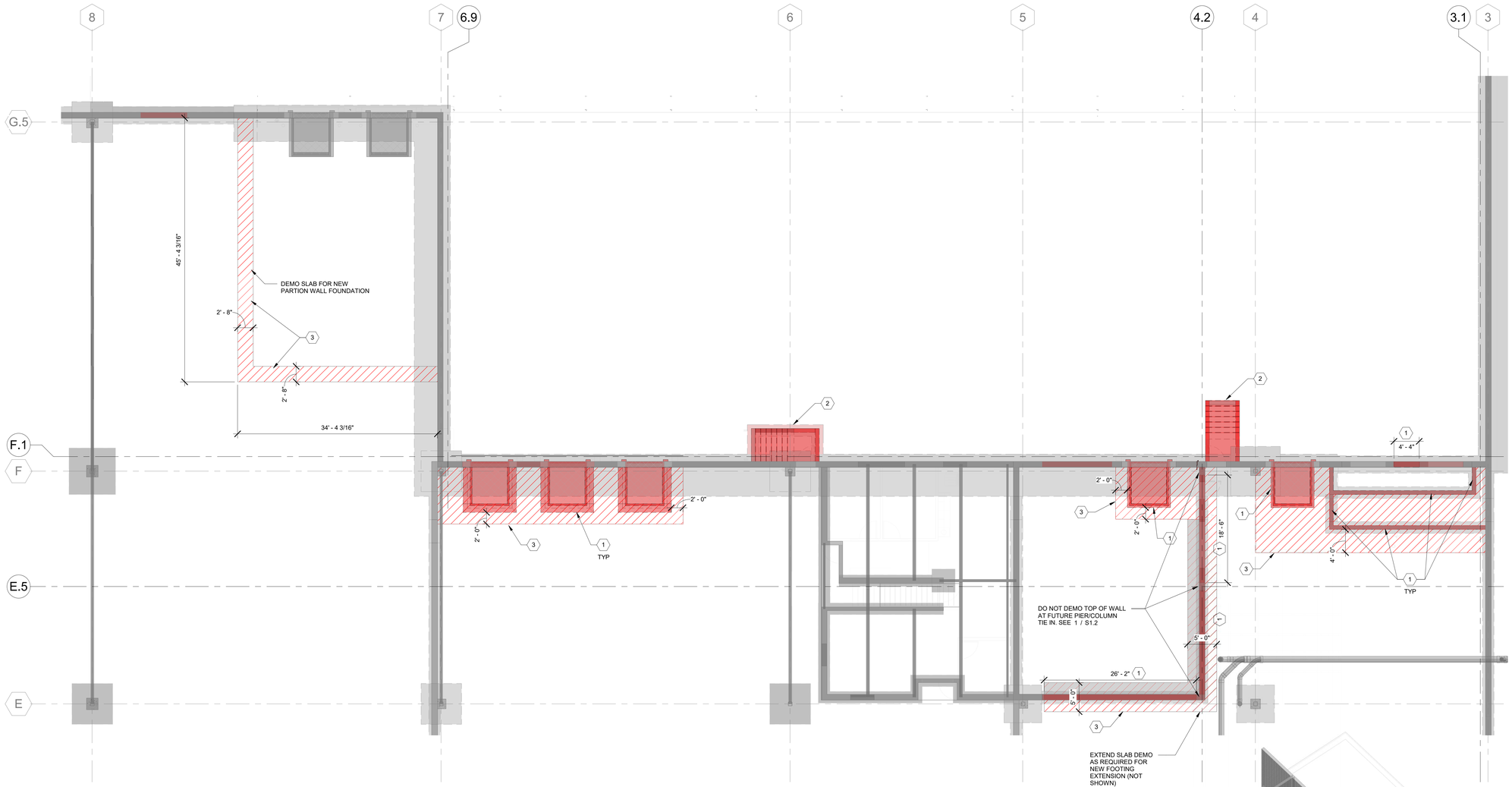
   EXTERIOR STEEL:

   ALL EXTERIOR (e.g. STAIRS, CANOPY) SHALL BE HOT DIPPED GALVANIZED IN ACCORDANCE WITH ASTM A123 AND FASTENERS AND HARDWARE (EXCEPT ASTM A490 BOLTS) SHALL BE GALVANIZED PER ASTM A153.
5. THE MINIMUM FILLET WELD SIZE SHALL NOT BE LESS THAN 3/16" UNLESS NOTED.
6. ALL WELDS SHALL USE WELD METAL CONFORMING TO E70XX AND CONFORMING TO AWS WELDING PROCEDURES AND STANDARDS.
7. ALL WELDS SHALL BE MADE BY AWS CERTIFIED WELDERS CERTIFIED IN THE POSITION INWHICH THE WELD IS TO BE MADE.
8. STRUCTURAL STEEL SHALL BE TRUE AND PLUMB BEFORE FINAL BOLTING OR WELDING OF CONNECTIONS.
9. THE CONTRACTOR SHALL NOT MODIFY OR CUT ANY STRUCTURAL STEEL WITHOUT WRITTEN APPROVAL FROM THE EOR.
10. THE CONTRACTOR SHALL FIELD TOUCH UP ALL ABRASIONS, BURNS, AND SIMILAR DEFECTS IN COATINGS OF STRUCTURAL STEEL.

STEEL JOIST

1. STEEL JOIST MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE FOLLOWING:
   A. SJI - "STANDARD SPECIFICATION FOR OPEN WEB, LONGSPAN, AND DEEP LONGSPAN STEEL JOISTS AND JOIST GIRDERS".
   B. SJI - "RECOMMENDED CODE OF STANDARD PRACTICE FOR STEEL JOISTS AND JOIST GIRDERS".
2. JOIST/GIRDERS SHALL BE AS FOLLOWS UNLESS NOTED ON THE PLANS:

	SEAT DEPTH	STEEL END	END FILLET WELD	BEARING LENGTH
A. STANDARD K SERIES	2 1/2"	2 1/2"	(2) 3/16" X1 1/2"	4

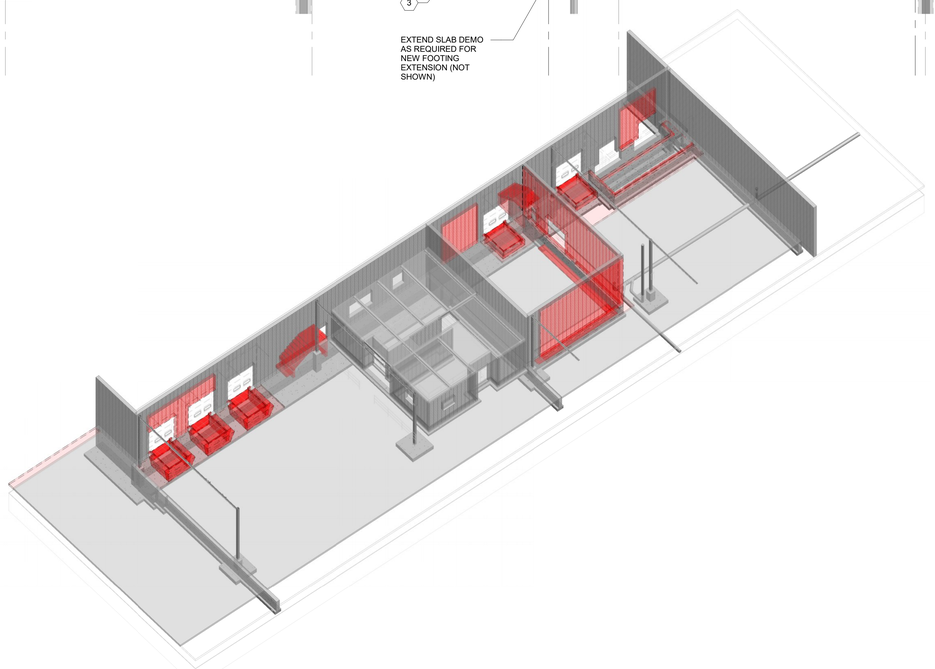


1 / S1.1 FOUNDATION DEMOLITION PLAN

1/8" = 1'-0"

KEYED NOTES:

1. DEMO EXISTING WALL TO A MINIMUM DEPTH OF 1'-0" BELOW FINISH FLOOR.
2. DEMO EXISTING CONCRETE STAIR AND FOUNDATION WALLS
3. DEMO EXISTING SLAB-ON-GRADE AS SHOWN.



FOUNDATION DEMOLITION ISOMETRIC

NO.	DESCRIPTION	DATE
1	BIDS/CONSTRUCTION	09/02/21

WISCONSIN
RYAN M. LARSON
40434-006
DARI, WI
PROFESSIONAL ENGINEER
9-2-21

PLANT 3 RENOVATION

Belmark Inc.

De Pere, WI 54115

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TITLE: FOUNDATION DEMOLITION PLAN

DRAWN	CHK'D
STRUKTURA	R. LARSON
DATE: 09/02/21	SCALE: As indicated

DRAWING NO.: **S1.1**

PROJECT NO.	REV.
21.009	1

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FOUNDATION PLAN

1/8" = 1'-0"

FOUNDATION LEGEND

TOP OF WALL ELEVATION → T/W = XX'-X"
TOP OF LEDGE ELEVATION → T/L = XX'-X"
CONCRETE FOUNDATION WALL
PIER MARK AND TOP OF PIER ELEVATION → PX XX'-X"
TOP OF FOOTING ELEVATION → T/FTG = XX'-X"
STRIP FOOTING MARK → SFX
FOOTING STEP SEE DETAIL 12 / S5.2
MASONRY WALL, SEE SCHEDULE
MASONRY PIER → MPX
BLDG EXTERIOR

COLUMN FOOTING MARK
T/FOOTING ELEVATION
COLUMN GRID MARK
THICKENED SLAB SEE DETAIL

BELMARK STANDARD SLAB-ON-GRADE SYSTEM:
8" UNREINFORCED CONCRETE W/ 1-1/2" COARSE AGGREGATE AND AIR ENTRAINMENT ADMIXTURE PER GENERAL NOTES OVER 10 MIL VAPOR BARRIER/SLIP SHEET OVER 12" MIN. COMPACTED GRANULAR BASE OVER COMPACTED BASE. WET CURE MINIMUM TWO WEEKS AND SEAL WITH PENTRA-SIL (244+) IMMEDIATELY AFTER CURING. T/SLAB ELEV. VARIES

BELMARK STANDARD SLAB-ON-GRADE SYSTEM:
8" UNREINFORCED CONCRETE W/ 1-1/2" COARSE AGGREGATE OVER 10 MIL VAPOR BARRIER/SLIP SHEET OVER 12" MIN. COMPACTED GRANULAR BASE OVER COMPACTED BASE. WET CURE MINIMUM TWO WEEKS AND SEAL WITH PENTRA-SIL (244+) IMMEDIATELY AFTER CURING. T/SLAB ELEV. IS 100'-0" U.N.O.

CONTRACTOR TO PROVIDE AN ALLOWANCE ASSUMING 5'-0" OF EXISTING FILL WILL REQUIRE OVEREXCAVATION, OFFSITE REMOVAL, AND NEW COMPACTED FILL BELOW NEW FOUNDATIONS . SEE DETAIL 1 / S5.1

TYP BETWEEN DOCK WALLS

EXISTING UTILITES

KEYED NOTES:

1. PROVIDE (2) #4 X 4'-0" LONG REINFORCING BARS AT ALL RE-ENTRANT CORNERS.
2. NEW STEEL STAIR:
   ALL STAIR FRAMING, LANDINGS, CONNECTIONS (INCLUDING CONNECTION TO CONCRETE), AND HANDRAILS SHALL BE DESIGNED BY STAIR SUPPLIER
   - LIVE LOAD = 100 PSF
   - MAXIMUM LIVE LOAD DEFLECTION IS L/360
   - MAXIMUM TOTAL LOAD DEFLECTION IS L/240
   - ALL ANCHORS TO BE STAINLESS STEEL OR HOT DIPPED GALVANIZED.
   - COORDINATE WITH ARCH.L DRAWINGS FOR GENERAL INTENT AND DIMENSIONS
   - DESIGN SHALL BE STAMPED BY PROFESSIONAL ENGINEER REGISTERED IN WISCONSIN
3. PROVIDE CONTINUOUS CONSTRUCTION JOINT AT LOCATIONS INDICATED PER DETAIL 9 / S5.1
4. PROVIDE DOWELS AT EXISTING FOUNDATION PER 4 / S5.1
5. FOR SLAB-ON-GRADE CONTROL JOINTS, SEE DETAIL 9 / S5.1
6. EDGE OF SLAB-ON-GRADE DEMO

PLAN NOTES:

- ARCHITECTURAL ELEV. = 100'-0" IS EQUIVALENT TO CIVIL ELEV = 630.40'.
- SEE SHEET S0.1 FOR GENERAL NOTES AND DESIGN LOADS.
- SEE SHEET S0.2 FOR SCHEDULES.
- ALL DIMENSIONS AND ELEVATIONS SHALL BE VERIFIED BY CONTRACTOR TO CONFORM WITH THOSE SHOWN ON DRAWINGS.
- SEE ARCHITECTURAL DRAWINGS FOR FLOOR PITCHES, DEPRESSIONS, ETC.
- WHERE REQUIRED, REMOVE UNSUITABLE EXISTING SOILS BELOW FOOTINGS, SLABS-ON-GRADE, ETC. TO APPROVED BEARING SOIL. REPLACE WITH APPROVED, COMPACTED FILL MATERIAL. SOIL ENGINEER SHALL FIELD VERIFY ALL BEARING CAPACITIES BEFORE FOOTINGS ARE POURED. SEE 1 / S5.1
- NO BACKFILLING SHALL BE UNDERTAKEN UNTIL BASEMENT WALL CONCRETE STRENGTH (f'c) EXCEEDS 3,000 PSI.
- PROVIDE DOWELS TO MATCH ALL VERTICAL REINFORCING IN MASONRY PIERS AND WALLS. SEE PLAN AND SCHEDULE FOR DETAILS.
- WHERE PLUMBING OR UTILITY PENENTRATES FOUNDATION WALLS, SEE DETAILS 12 / S5.1 AND 13 / S5.1

NO.	DESCRIPTION	DATE
1	BIDS/CONSTRUCTION	09/02/21

RYAN M. LARSON 40434-006 DARI, WI 9-2-21

PLANT 3 RENOVATION

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De Pere, WI 54115

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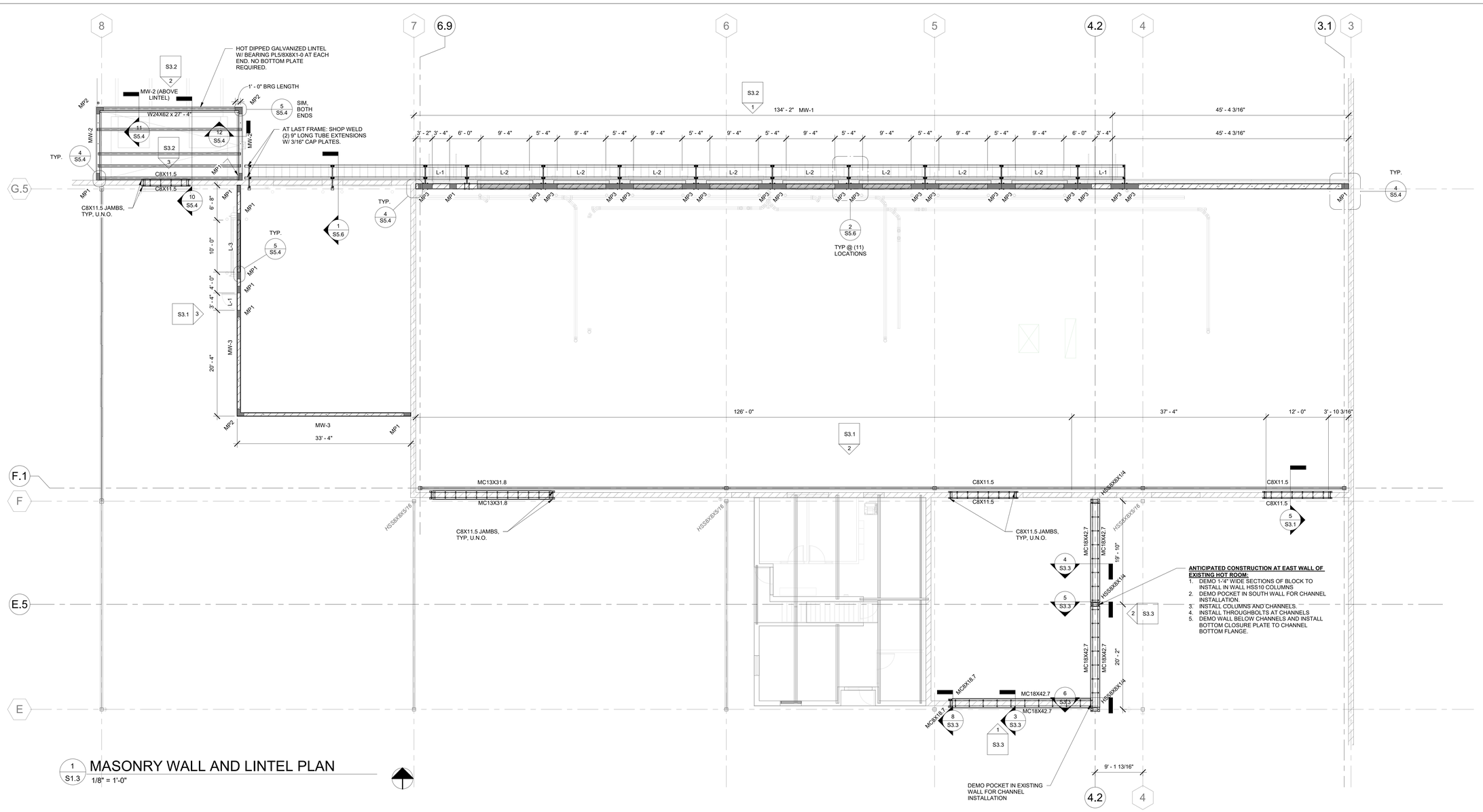
FOUNDATION PLAN

TITLE

DRAWN	CHK'D
STRUKTURA	R. LARSON
DATE	SCALE
09/02/21	As indicated

DRAWING NO.
S1.2

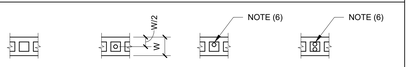
PROJECT NO.	REV.
21.009	1



1 S1.3 MASONRY WALL AND LINTEL PLAN

1/8" = 1'-0"

MASONRY WALL REINFORCING SCHEDULE

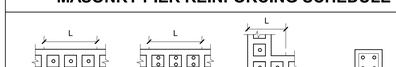


TYPE 'A' NO VERT REINF | TYPE 'B' BARS CENTERED | TYPE 'C' BARS OFFSET | TYPE 'D' BARS OFFSET

MARK	TYPE	NOMINAL THICKNESS t, in.	VERTICAL REINFORCING AND MAX. SPACING, in.	COMMENTS
MW-1	B	12"	#5'S AT 3'-4" O/C	
MW-2	B	10"	#5'S AT 4'-0" O/C	
MW-3	B	8"	#4'S AT 4'-0" O/C	

NOTES:
1. COMPLETELY GROUT MASONRY VERTICAL CELLS CONTAINING VERTICAL REINFORCING. SEE GENERAL NOTES FOR APPROVED GROUTING METHODS. PROVIDE DOWELS TO MATCH INTO FOUNDATION W/ ACI STANDARD HOOK. LAP BARS PER SCHEDULE.
2. PROVIDE (1) #5 EACH SIDE OF OPENINGS, DOORS, WINDOWS, DUCT OPENINGS, ETC. U.N.O.. SEE PLAN AND SCHEDULE FOR MASONRY PIER REQUIREMENTS.
3. REINFORCE KNEE WALLS BELWO INTERIOR WINDOWS EXCEEDING 6'-0" IN LENGTH W/ #5'S AT 2'-8" O/C VERTICALLY W/ DOWELS TO MATCH INTO FOUNDATION OR TOPPING.
4. PROVIDE HORIZONTAL JOINT REINFORCEMENT AT 1'-4" O/C MAXIMUM, VERTICALLY FOR THE FULL WALL HEIGHT FOR RUNNING BOND WALLS. SEE GENERAL NOTES FOR SPACING REQUIRMENTS FOR STACK BOND WALLS.
5. FOR ON-BEARING MASONRY PARTITIONS, REINFORCE PER NOTES 2, 3, AND 4 ABOVE, U.N.O. ON PLANS.
6. PROVIDE 1/2" CLEAR GROUT COVER BETWEEN BLOCK BETWEEN INSIDE FACE AND BAR.
7. WHERE JOIST RUN THROUGH NON-BEARING WALLS, PROVIDE POCKET IN MASONRY FOR JOIST CLEARANCE ON ALL SIDES. FILL WITH FIRESAFING IN FIRE RATED WALLS ONLY, BATT INSULATION ELSEWHERE. SEE ADDITIONAL HORIZONTAL JOINT REINFORCEMENT REQUIREMENTS.

MASONRY PIER REINFORCING SCHEDULE



TYPE 'A' | TYPE 'B' | TYPE 'C' | TYPE 'D'

MARK	TYPE	SIZE 'L', in.	VERTICAL REINFORCING (NOTE 2)	TIES	COMMENTS
MP-1	A	16"	(2) #4'S	NOTE (3)	
MP-2	C	16"	(3) #4'S	NOTE (3)	
MP-3	B	32"	(6) #5'S	NOTE (3)	

NOTES:
1. 'W' EQUALS WALL WIDTH. SEE PLAN AND SCHEDULE.
2. PROVIDE DOWELS OF SAME SIZE AND NUMBER AS VERTICAL REINFORCEMENT. MINIMUM LAP PER GENENERAL NOTES WITH ACI CLASS A LAP INTO CONCRETE WALLS/PIERS AND STANDARD HOOK INTO FOOTINGS.
3. RUN HORIZONTAL REINFORCEMENT THROUGH PIER. WHERE PIERS ARE ISOLOATED AND NOT PART OF THE CONTINUOUS WALL (e.g. BETWEEN WINDOWS) PROVIDE #2 TIES AT 8" O/C
4. FILL CELLS SOLID WITH 3,000 PSI CONCRETE. USE ONLY (2) CELL BLOCK. SEE MASONRY GENERAL NOTES FOR GROUTING METHODS ALLOWED.
5. PROVIDE (1) #5 AT EACH SIDE OF OPENINGS, DOORS, WINDOWS, DUCT OPENINGS, ETC., U.N.O. SEE PLAN FOR MASONRY PIER LOCATIONS.
6. USE ONLY STANDARD, HOLLOW PILASTER BLOCK.
7. PROVIDE 1/2" CLEAR GROUT COVER BETWEEN INSIDE BLOCK FACE AND BAR.

MASONRY LINTEL SCHEDULE

MARK	DESCRIPTION	COMMENTS
L1	8" HIGH BOND BEAM W/ (2) #5'S BOTTOM	
L2	W8X24 W/ BOTTOM PL3/8X 1'-6 7/8"	
L3	W8X18 W/ BOTTOM PL3/8X 7 5/8"	
L4	W16x 26 W/ 3/8" BOTTOM PLATE	SEE DETAIL

NOTES:
1. SEE MASONRY GENERAL NOTES FOR BEARING REQUIREMENTS.
2. COORDINATE BOTTOM OF LINTEL ELEVATION WITH ARCHITECTURAL PLANS.
3. FOR STEEL LINTELS, PROVIDE 5/16" BOTTOM PLATE, U.N.O.. WIDTH OF PLATE EQUALS NOMINAL MASONRY THICKNESS (INCLUDING VENEER, INSULATION, & AIR SPACE) MINUS 1".
4. FOR STEEL LINTELS GREATER THAN OR EQUAL TO 10'-0" LONG, PROVIDE 3/8" DIA X 4" LONG HEADED WELDED STUDS AT 2'-8" O/C ON TOP FLANGE. LINTELS LESS THAN 10'-0" LONG MAY BE PLACED WITHOUT ANCHOR BOLTS OR BEARING PLATES U.N.O.
5. PRECAST LINTELS: f'c = 4,000 PSO, MIN., N_y = 60,000 PSI. REINFORCEMENT FOR PRECAST BEAMS TO BE DESIGNED BY PRECASTER UNLESS SPECIFICALLY CALLED OUT. PRECAST DESIGNER SHALL DOUBLE CHECK LOADS PROVIDED AND DESIGN FOR WORST CASE.
6. FOR PRECAST OR BOND BEAM LINTELS BACKING VENEER, SEE LOOSE LINTEL SCHEDULE FOR BRICK SUPPORT ANGLE REQUIREMENTS.
7. ALL DIMENSIONS ARE NOMINAL MASONRY DIMENSIONS, U.N.O.
8. LINTELS WITH L-'H' INDICATES OVER MECHANICAL OPENINGS.
9. DO NOT PLACE CONTROL OR EXPANSION JOINTS AT LINTEL BEARING POINTS OR ANYWHERE WITHIN THE SPAN OF THE LINTE.

MASONRY BAR SPLICE SCHEDULE

TYPE 'A' | TYPE 'B'

BAR SIZE	BAR LAP LENGTH	COMMENTS
#3	2'-3"	
#4	3'-0"	
#5	3'-9"	
#6	4'-6"	NOTE (7)
#7	5'-3"	NOTE (7)
#8	6'-0"	NOTE (7)
#9	6'-9"	NOTE (7)

NOTES:
1. LAP LENGTSH APPLY TO BOTH VERTICAL AND HORIZONTAL BARS.
2. PROVIDE 1/2" CLEAR GROUT COVER BETWEEN INSIDE BLOCK FACE AND BAR
3. INCREASE LAPS BY 50% FOR EPOXY COATED BARS
4. MECHANICAL CONNECTIONS THAT DEVELOP 125% OF BAR YIELD STRENGTH MAY BE SUBSITUTED FOR LAP SPLICES.
5. REINFORCEMENT LARGER THAN #9 SHALL BE SPLICED USING MECHANICAL CONNECTIONS.
6. WELDED SPLICES ARE NOT PERMITTED.
7. HIGH LIFT GROUTING OR MECHANICAL COUPLER IS REQUIRED.

NO.	DESCRIPTION	DATE
1.	BIDS/CONSTRUCTION	09/02/21

WISCONSIN RYAN M. LARSON 40434-006 DARI, INC. PROFESSIONAL ENGINEER 9-2-21

PLANT 3 RENOVATION

Belmark Inc.

De Pere, WI 54115

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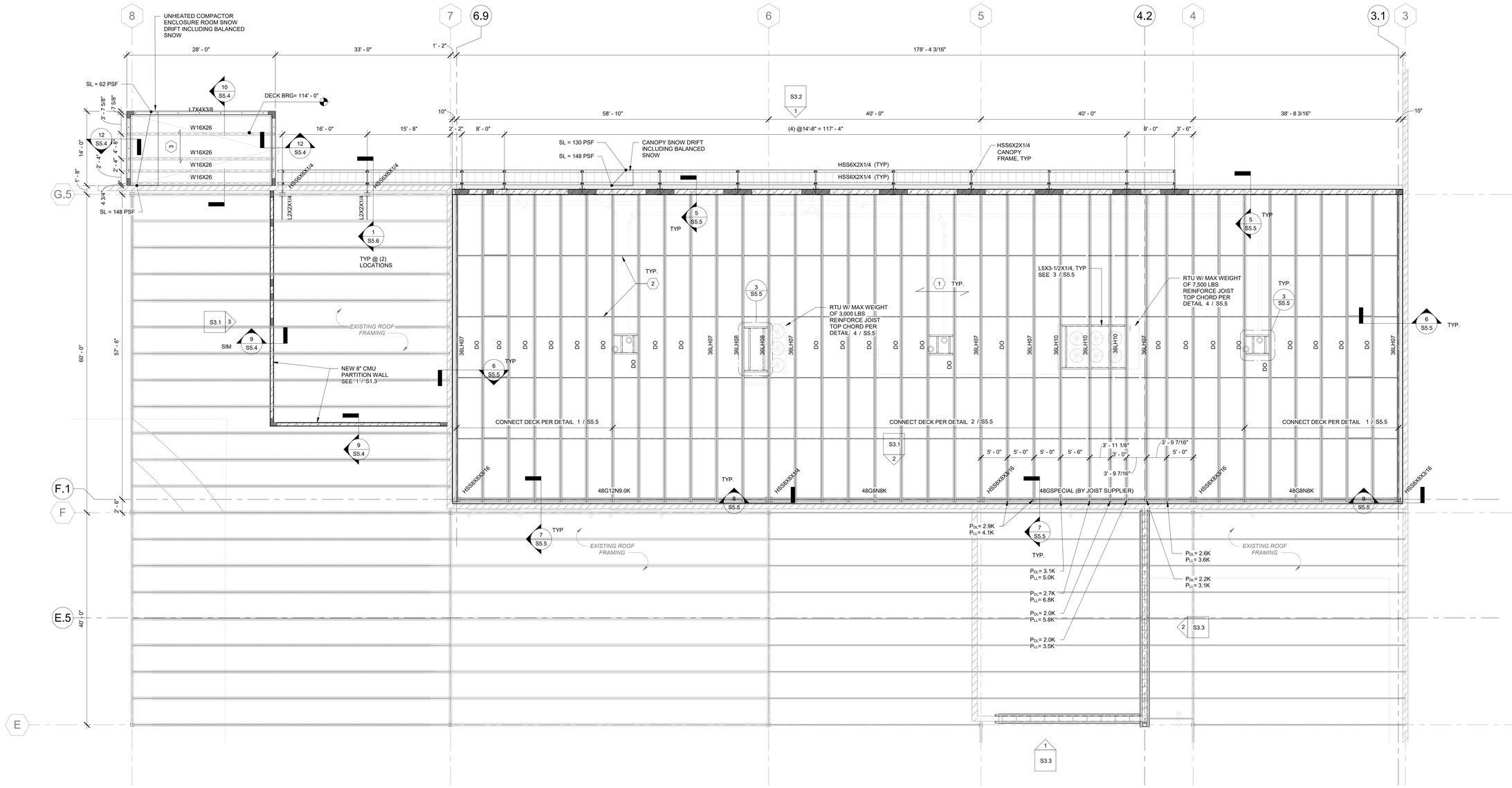
TITLE: MASONRY WALL AND LINTEL PLAN

DRAWN	CHK'D
STRUKTURA	R. LARSON
DATE: 09/02/21	SCALE: As indicated

DRAWING NO.: S1.3

PROJECT NO.: 21.009 | REV.: 1



1 / S1.4 ROOF FRAMING PLAN

1/8" = 1'-0"

KEYED NOTES:

1. TYPICAL ROOF CONSTRUCTION: 1 1/2" X 20 GAUGE TYPE BA DECK WITH PAINTED TOP SIDE ONLY. SEE GENERAL NOTES FOR ADDITIONAL REQUIREMENTS.
2. HORIZONTAL JOIST BRIDGING TOP AND BOTTOM PER STEEL JOIST INSTITUTE DESIGNED AND SUPPLIED BY JOIST MANUFACTURER FOR A NET, UNFACTORED UPLIFT OF 15 PSF. PROVIDE ADDITIONAL UPLIFT BRIDGING AT EACH END OF JOIST AND AS REQUIRED BY DESIGN. SEE JOIST GENERAL NOTES FOR ADDITIONAL REQUIREMENTS ON SHEET S0.1.
3. COMPACTOR ROOF CONSTRUCTION: 1 1/2" X 22 GAUGE, GALVANIZED, TYPE B DECK (MINIMUM). SEE GENERAL NOTES FOR ADDITIONAL REQUIREMENTS. CONNECT PER DETAIL 2 / S5.5

PLAN NOTES:

- JOIST BEARING ELEVATION = 123'-4"
- DECK BEARING ELEVATION = 123'-9"
- SEE SHEET S0.1 FOR GENERAL NOTES AND DESIGN LOADS.
- ALL DIMENSIONS AND ELEVATIONS SHALL BE VERIFIED BY CONTRACTOR TO CONFORM WITH THOSE SHOWN ON DRAWINGS.
- REINFORCE JOISTS AT CONCENTRATED LOADS PER DETAIL 4 / S5.5
- REINFORCE DECK AT ROOF DRAINS PER DETAIL 3 / S5.5 SEE ARCH.L PLANS FOR ROOF DRAIN LOCATIONS. ASSUME A TOTAL OF (6) DRAINS ARE REQUIRED.
- WHERE JOISTS RUN THROUGH NON-BEARING WALLS, PROVIDE POCKET IN MASONRY ROF JOIST CLEARANCE ON ALL SIDES. FILL WITH FIRESAFING IN FIRE RATED WALLS ONLY, BATT INSULATION EVERYWHERE ELSE. SEE ARCH.L PLANS FOR DETAILS.
- FOR MASONRY WALL REINFORCING, SEE 1 / S1.3

NO.	DESCRIPTION	DATE
1	BIDS/CONSTRUCTION	09/02/21

WISCONSIN
RYAN M. LARSON
40434-006
DARI, WI
PROFESSIONAL ENGINEER
9-2-21

PLANT 3 RENOVATION

Belmark Inc.

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ROOF FRAMING PLAN

TITLE

DRAWN	CHK'D
STRUKTURA	R. LARSON
DATE	SCALE
09/02/21	As indicated

DRAWING NO.

S1.4

PROJECT NO. 21.009 REV. 1

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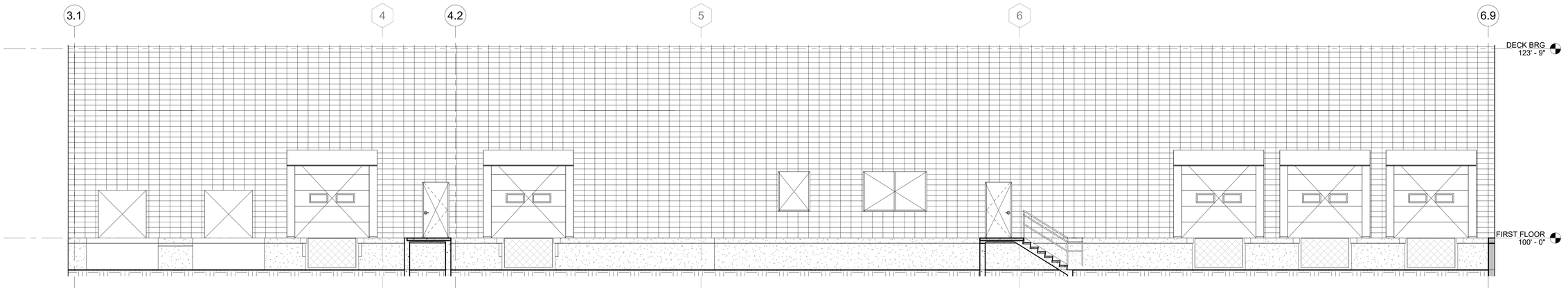
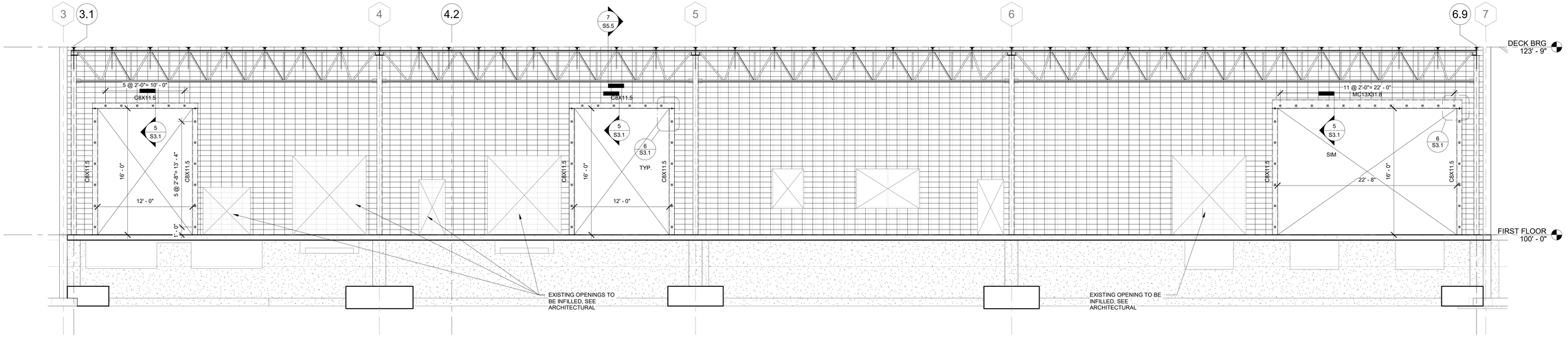


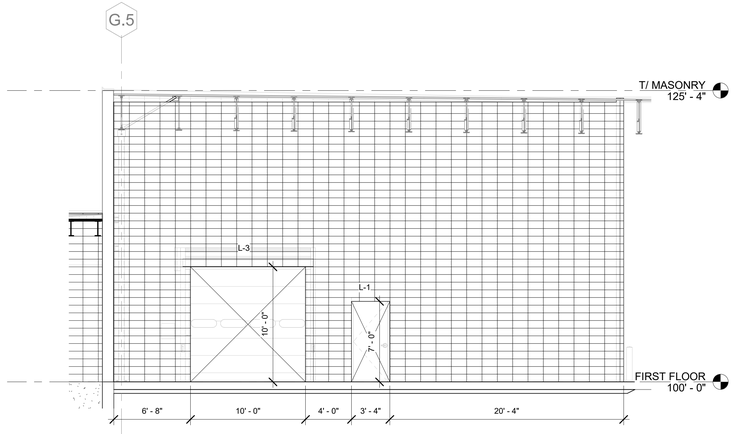
1 S3.1 ELEV. AT GRID F WALL (EXISTING CONDITION)

3/16" = 1'-0"



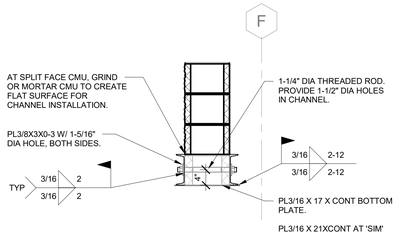
2 S3.1 ELEV. AT GRID F WALL (PROPOSED)

3/16" = 1'-0"



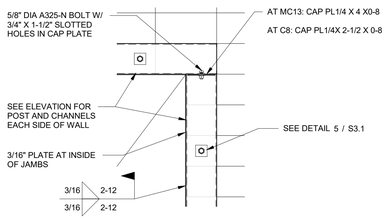
3 S3.1 ELEVATION AT WEST BALER WALL

3/16" = 1'-0"



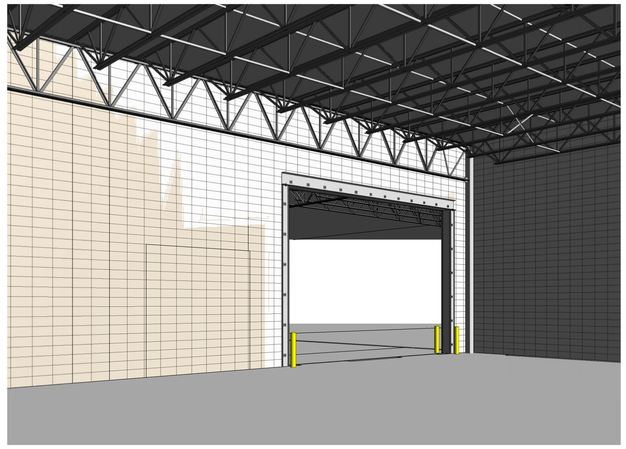
5 S3.1 SECTION AT OPENING

3/4" = 1'-0"



6 S3.1 ELEV. AT POST CONNECTION

3/4" = 1'-0"



PERSPECTIVE AT GRID F OPENING

NO.	DESCRIPTION	DATE
1	BIDS/CONSTRUCTION	09/02/21

WISCONSIN
RYAN M. LARSON
40434-006
DARI, INC.
PROFESSIONAL ENGINEER
9-2-21

PLANT 3 RENOVATION

Belmark Inc.

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WALL ELEVATIONS

TITLE

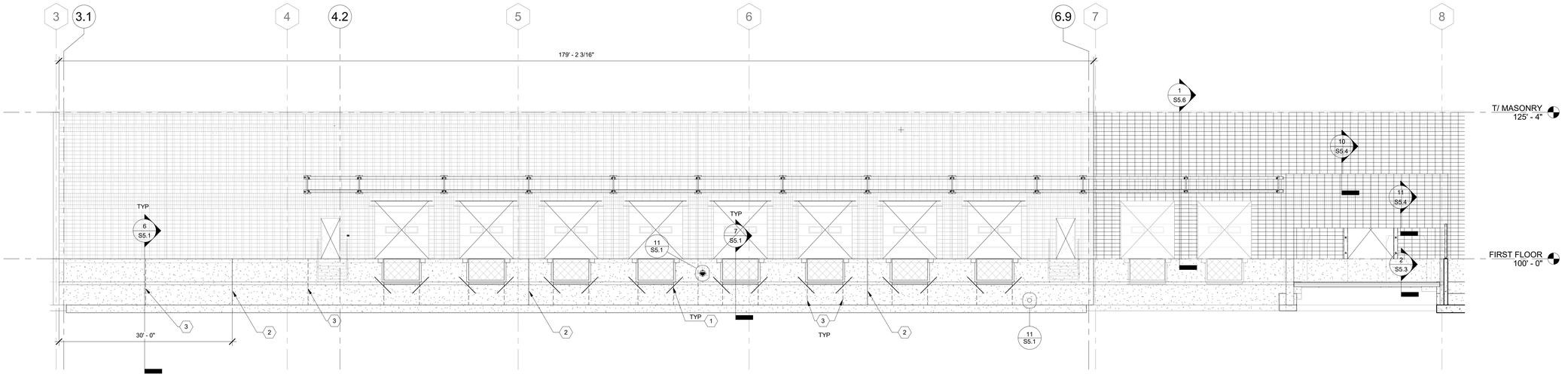
DRAWN	CHK'D
STRUKTURA	R. LARSON
DATE	SCALE
09/02/21	As Indicated

DRAWING NO.

S3.1

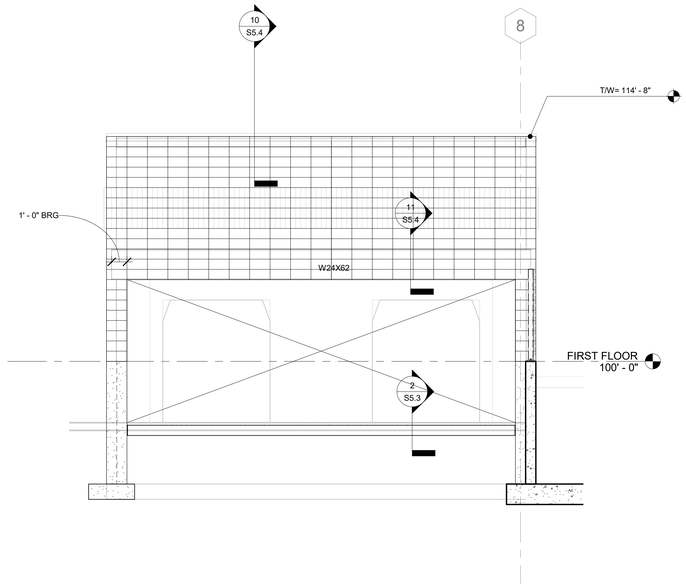
PROJECT NO.	REV.
21.009	1

9/2/2021 8:23:36 AM



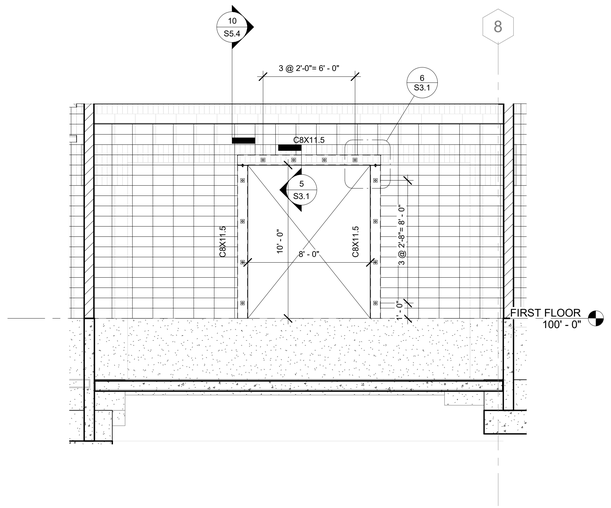
1 S3.2 ELEV. AT NORTH WALL (LOOKING SOUTH)

1/8" = 1'-0"



2 S3.2 ELEV AT NORTH ENCLOSURE WALL

1/4" = 1'-0"



3 S3.2 ELEV. AT INTERIOR OF ENCLOSURE ROOM

1/4" = 1'-0"

FOUNDATION KEYED NOTES:

1. PROVIDE (2) #5 x 4'-0" AT ALL RE-ENTRANT CORNERS .
2. WALL CONSTRUCTION JOINT. SEE DETAIL 3 / S5.1
3. WALL CONTROL JOINT. SEE DETAIL 3 / S5.1

NO.	DESCRIPTION	DATE
1	BIDS/CONSTRUCTION	09/02/21

WISCONSIN
RYAN M. LARSON
40434-006
DE PERE, WI
PROFESSIONAL ENGINEER
9-2-21

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WALL ELEVATIONS

TITLE

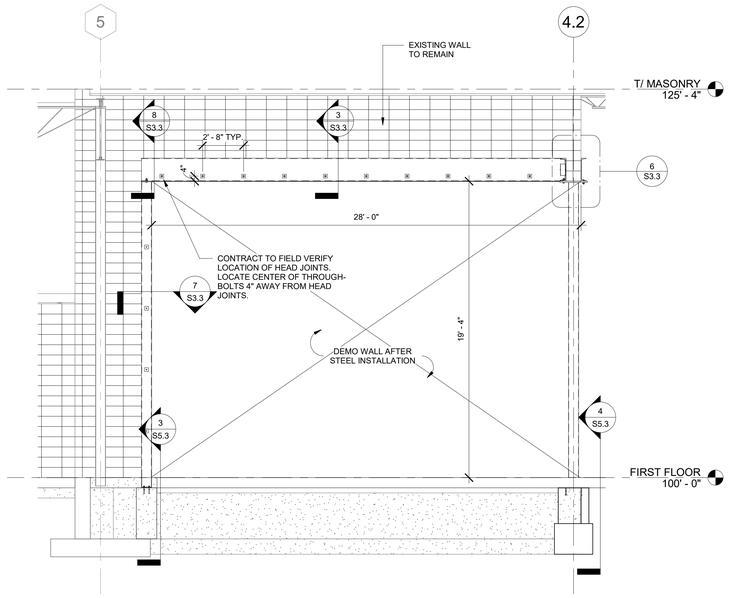
DRAWN	CHKD
STRUKTURA	R. LARSON
DATE	SCALE
09/02/21	As indicated

DRAWING NO.

S3.2

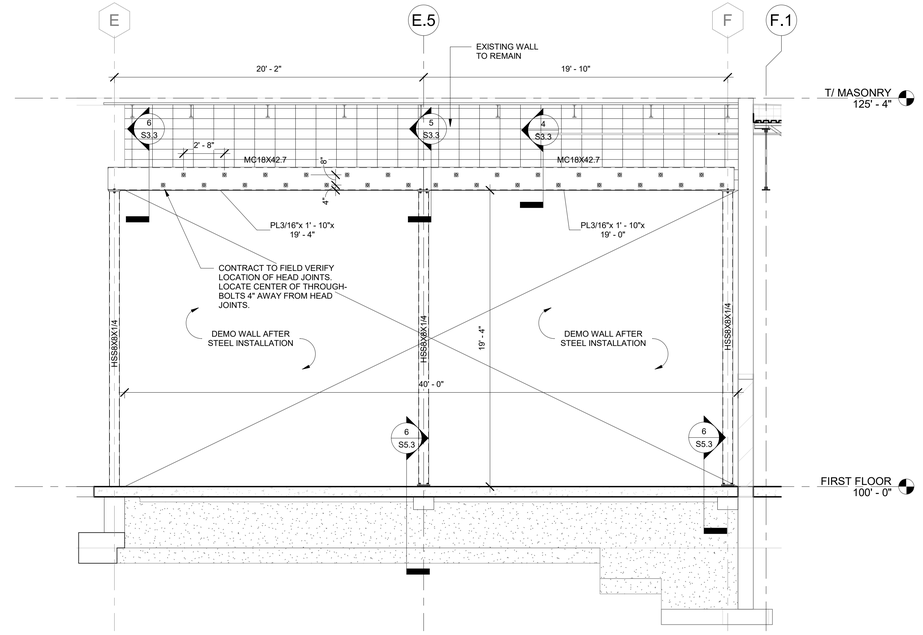
PROJECT NO.	REV.
21.009	1

BIM 360://21.009 - Belmark Plant 3 Reno - R21\21.009-Belmark Plant 3 Addition_R21.rvt



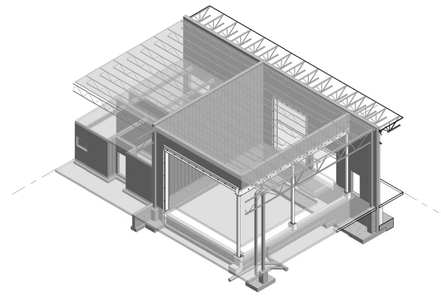
1 S3.3 ELEVATION AT SOUTH WALL

1/4" = 1'-0"

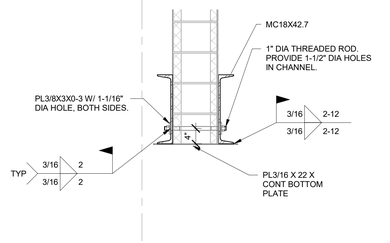


2 S3.3 ELEVATION AT EAST WALL

1/4" = 1'-0"

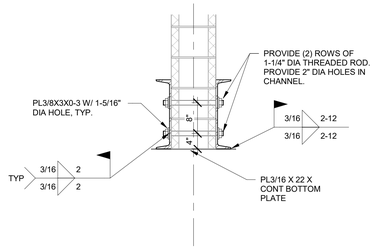


ISOMETRIC AT HOT ROOM DEMO



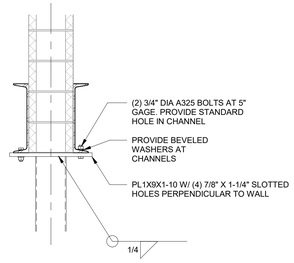
3 S3.3 SECTION AT LINTEL

3/4" = 1'-0"



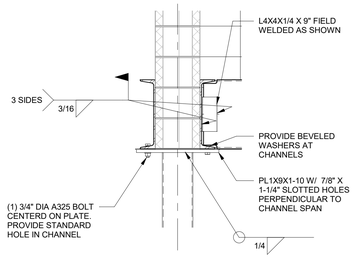
4 S3.3 SECTION AT LINTEL

3/4" = 1'-0"



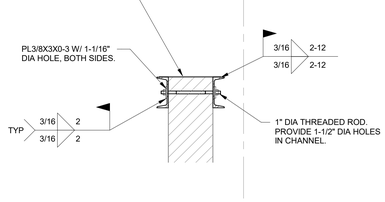
5 S3.3 SECTION AT CHANNEL BRG

3/4" = 1'-0"



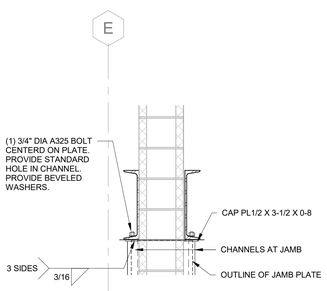
6 S3.3 SECTION AT CHANNEL BRG

3/4" = 1'-0"



7 S3.3 PLAN AT CHANNEL JAMB

3/4" = 1'-0"



8 S3.3 SECTION AT LINTEL BRG

3/4" = 1'-0"

NO.	DESCRIPTION	DATE
1	BIDS/CONSTRUCTION	09/02/21

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WALL ELEVATIONS (EXISTING HOT ROOM WALL DEMO)

TITLE

DRAWN	CHK'D
STRUKTURA	R. LARSON
DATE	SCALE
09/02/21	As Indicated

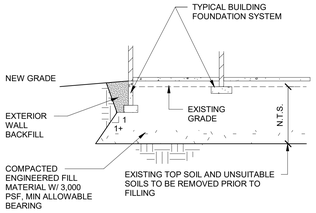
DRAWING NO.

S3.3

PROJECT NO.	REV.
21.009	1

3/9/2021 10:29:36 AM

3M 09/2/2021 - Belmark Plant 3 Reno - P21-009-Belmark Plant 3 Addtn_ACT2.rvt

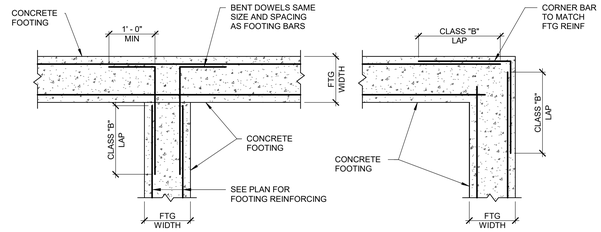


NOTES:

- THIS DETAIL SHALL APPLY TO ISOLATED AREAS WHERE THE EXISTING SOILS DO NOT PROVIDE THE SPECIFIED BEARING CAPACITY OR REQUIRED SETTLEMENT STRENGTH AS DETERMINED IN FIELD BY GEOTECHNICAL ENGINEER.
- PROVIDE ADEQUATE SLOPES TO EXCAVATION CONFORMING TO OSHA REQUIREMENTS.

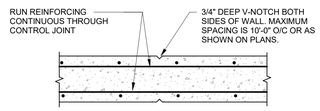
1 S5.1 ENGINEERED FILL DETAIL

N.T.S.

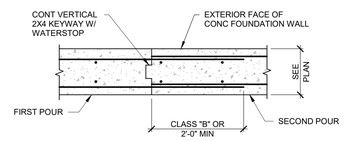


2 S5.1 TYPICAL STRIP FOOTING REINFORCING

3/4" = 1'-0"



TYPICAL WALL CONTROL JOINT



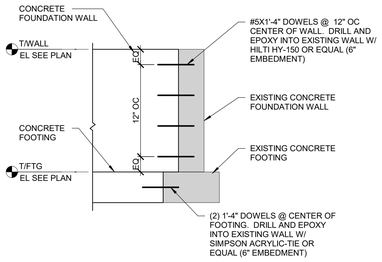
TYPICAL WALL CONSTRUCTION JOINT

NOTE:

- MAXIMUM LENGTH OF WALL POUR IS 60'-0" BETWEEN CONSTRUCTION JOINTS OR AS SHOWN ON PLANS

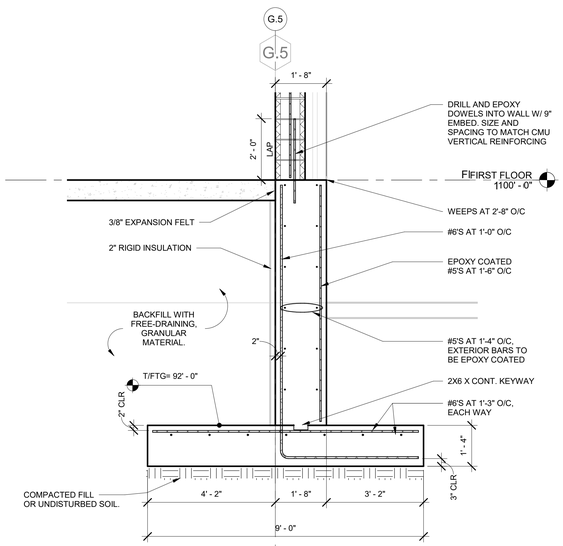
3 S5.1 TYP WALL JOINTS

3/4" = 1'-0"



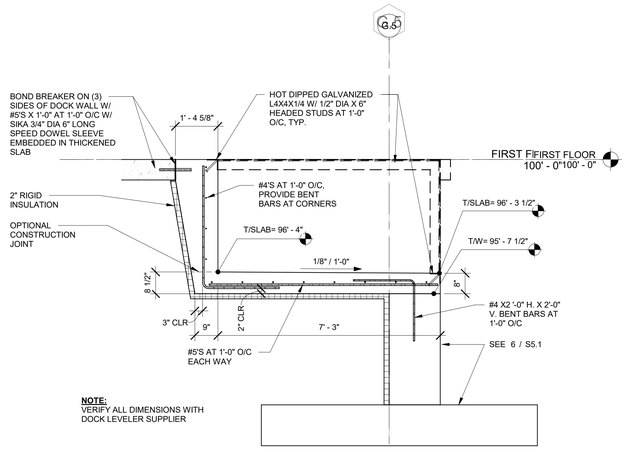
4 S5.1 CONN TO EXISTING FDN

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



6 S5.1 TYP. SECTION AT G.5 FOUNDATION

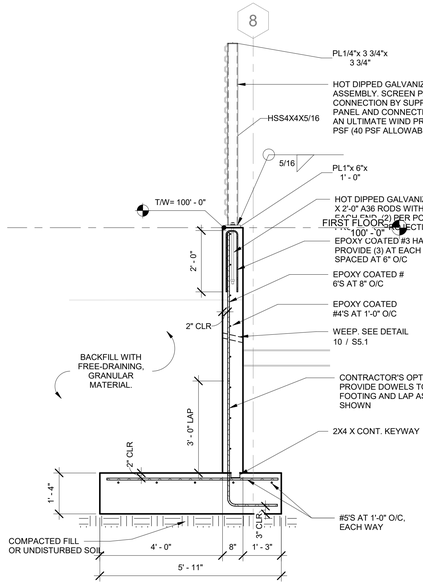
1/2" = 1'-0"



NOTE:
VERIFY ALL DIMENSIONS WITH DOCK LEVELER SUPPLIER

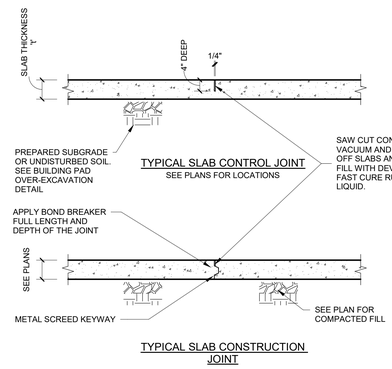
7 S5.1 TYP. SECTION AT LOADING DOCK

1/2" = 1'-0"



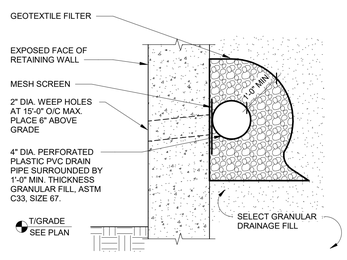
8 S5.1 SECTION AT ENCLOSURE RETAINING WALL

1/2" = 1'-0"



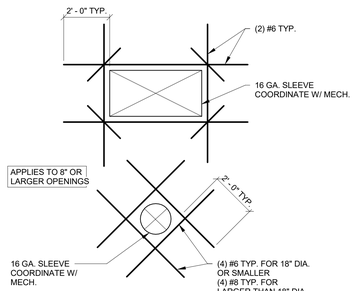
9 S5.1 TYP SLAB-ON-GRADE JOINTS

3/4" = 1'-0"



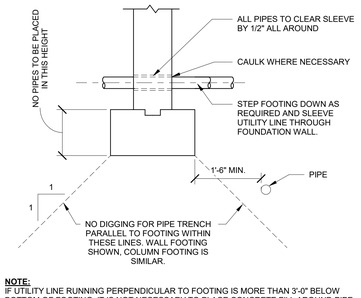
10 S5.1 TYP RETAINING WALL WEEP

3/4" = 1'-0"



11 S5.1 FDN WALL OPENING REINF.

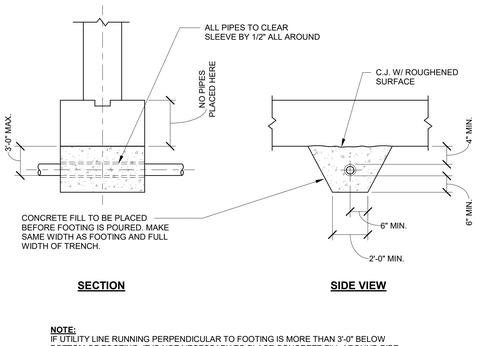
SCALE: 3/8" = 1'-0"



NOTE:
IF UTILITY LINE RUNNING PERPENDICULAR TO FOOTING IS MORE THAN 3'-0" BELOW BOTTOM OF FOOTING, IT IS NOT NECESSARY TO PLACE CONCRETE FILL AROUND PIPE.

12 S5.1 PIPE PENETRATION AT FDN WALL

SCALE: 3/4" = 1'-0"



NOTE:
IF UTILITY LINE RUNNING PERPENDICULAR TO FOOTING IS MORE THAN 3'-0" BELOW BOTTOM OF FOOTING, IT IS NOT NECESSARY TO PLACE CONCRETE FILL AROUND PIPE.

13 S5.1 PIPE PENETRATION AT FTG

SCALE: 3/4" = 1'-0"

NO.	DESCRIPTION	DATE
1	BIDS/CONSTRUCTION	09/02/21

WISCONSIN
RYAN M. LARSON
40434-006
DARI, WI
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FOUNDATION DETAILS

TITLE

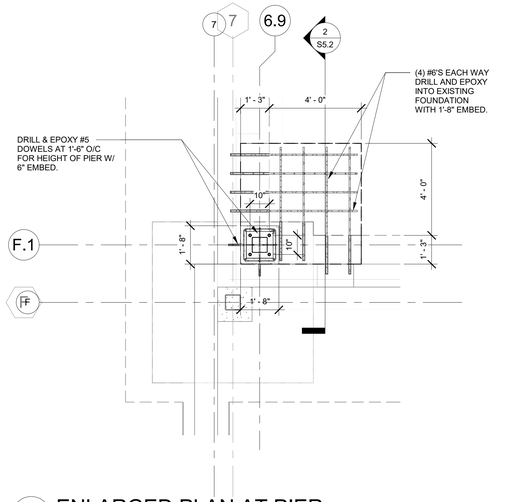
DRAWN	CHK'D
STRUKTURA	R. LARSON
DATE	SCALE
09/02/21	As indicated

DRAWING NO.

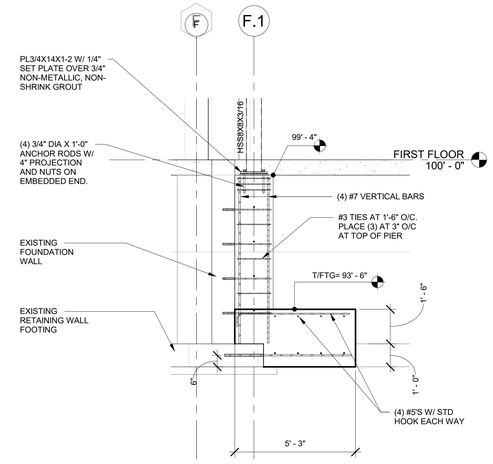
S5.1

PROJECT NO.	REV.
21.009	1

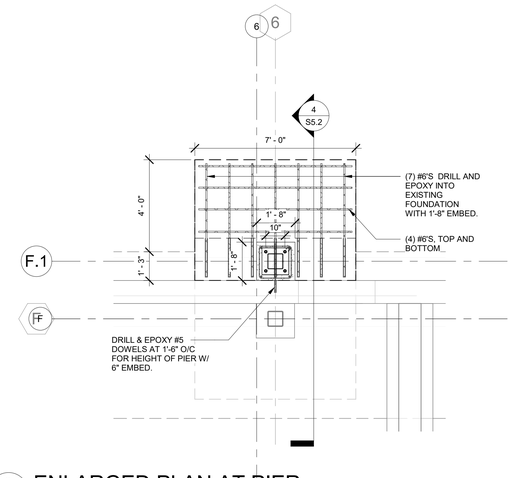
9/2/2021 10:38 AM



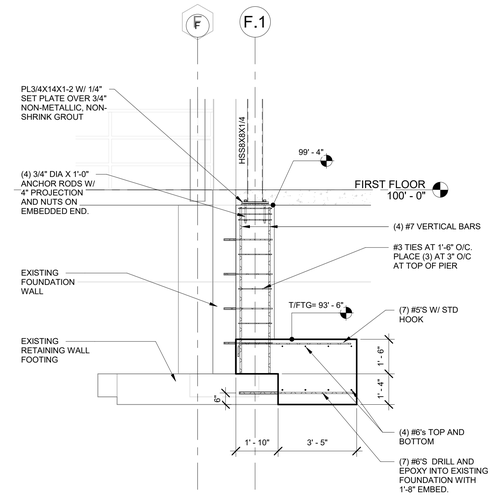
1 S5.2 ENLARGED PLAN AT PIER
3/8" = 1'-0"



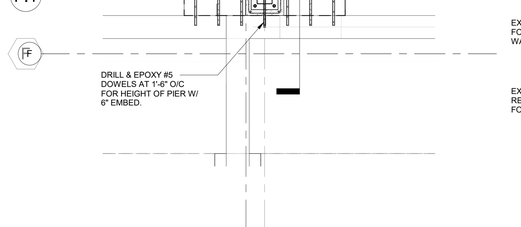
2 S5.2 SECTION AT PIER
3/8" = 1'-0"



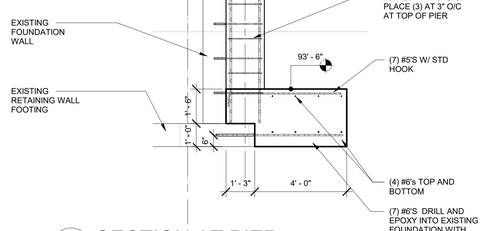
3 S5.2 ENLARGED PLAN AT PIER
3/8" = 1'-0"



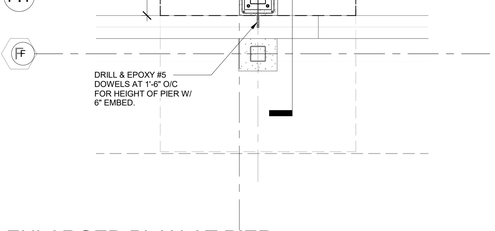
4 S5.2 SECTION AT PIER
3/8" = 1'-0"



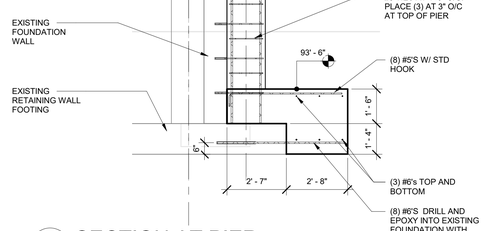
5 S5.2 ENLARGED PLAN AT PIER
3/8" = 1'-0"



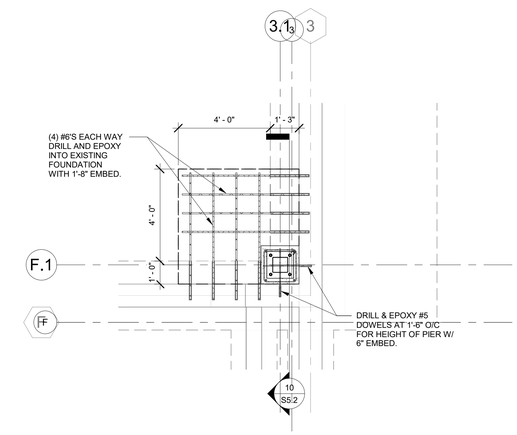
6 S5.2 SECTION AT PIER
3/8" = 1'-0"



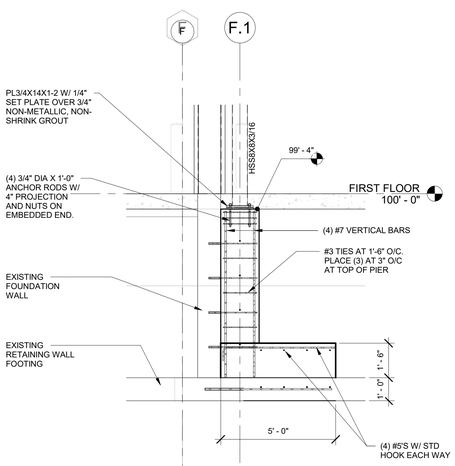
7 S5.2 ENLARGED PLAN AT PIER
3/8" = 1'-0"



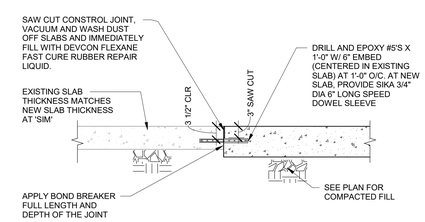
8 S5.2 SECTION AT PIER
3/8" = 1'-0"



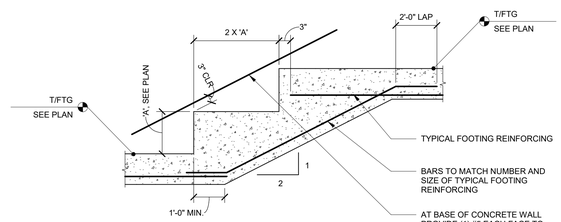
9 S5.2 ENLARGED PLAN AT PIER
3/8" = 1'-0"



10 S5.2 SECTION AT PIER
3/8" = 1'-0"



11 S5.2 SLAB-ON-GRADE JOINT AT EXISTING
3/4" = 1'-0"



12 S5.2 TYPICAL STEPPED WALL FOOTING
3/4" = 1'-0"

NO.	DESCRIPTION	DATE
1	BIDS/CONSTRUCTION	09/02/21

WISCONSIN
RYAN M. LARSON
40434-006
DARI, NC
PROFESSIONAL ENGINEER
9-2-21

PLANT 3 RENOVATION

Belmark Inc.

De Pere, WI 54115

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FOUNDATION DETAILS

TITLE

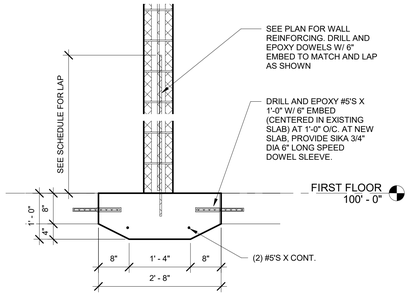
DRAWN	CHK'D
STRUKTURA	R. LARSON
DATE	SCALE
09/02/21	As indicated

DRAWING NO.
S5.2

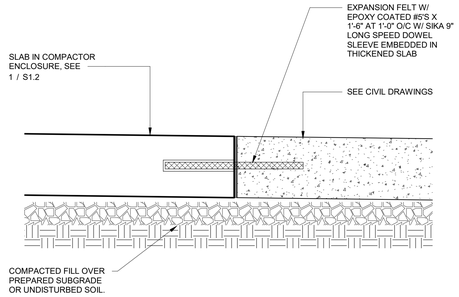
PROJECT NO.	REV.
21.009	1

©2021 21.009.dwg

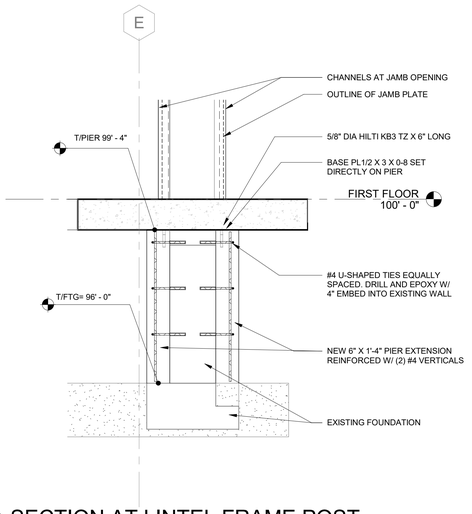
J:\Projects\2021\21.009 Belmark Plant 3 Addition_R21\21.009.dwg 9/2/2021 7:14:55 AM



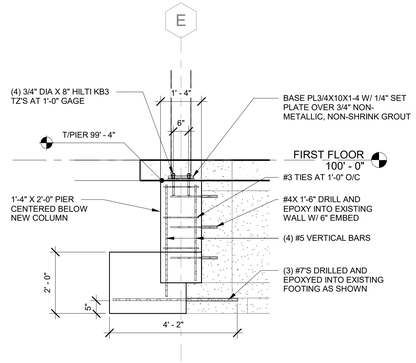
1 S5.3 SECTION AT THICKENED SLAB
3/4" = 1'-0"



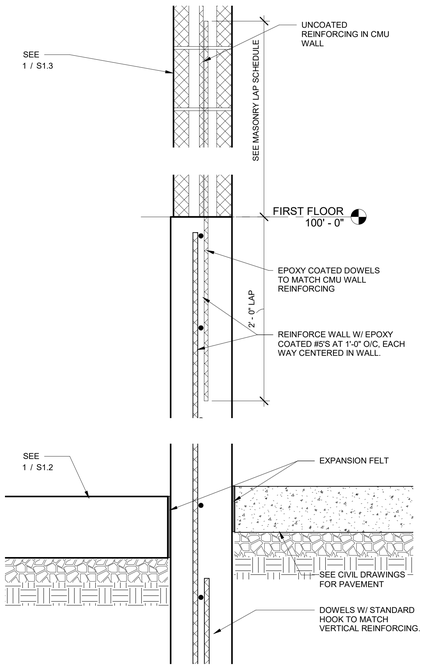
2 S5.3 SECTION AT ENCLOSURE SLAB
1 1/2" = 1'-0"



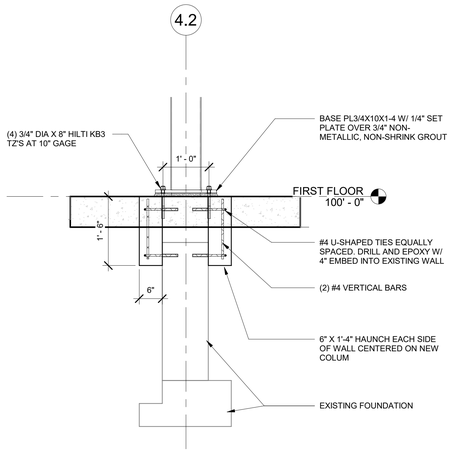
3 S5.3 SECTION AT LINTEL FRAME POST
3/4" = 1'-0"



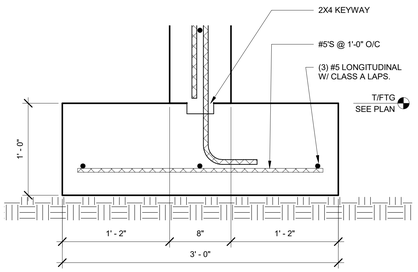
4 S5.3 SECTION AT PIER
1/2" = 1'-0"



5 S5.3 SECTION AT ENCLOSURE EAST WALL
1 1/2" = 1'-0"



6 S5.3 SECTION AT HOT ROOM POST BRG
3/4" = 1'-0"



NO.	DESCRIPTION	DATE
1	BIDS/CONSTRUCTION	09/02/21

WISCONSIN
RYAN M. LARSON
40434-006
DE PERE, WI
PROFESSIONAL ENGINEER
9-2-21

PLANT 3 RENOVATION
Belmark Inc.
De Pere, WI 54115

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FOUNDATION DETAILS

TITLE

DRAWN	CHK'D
STRUKTURA	R. LARSON
DATE	SCALE
09/02/21	As indicated

DRAWING NO.
S5.3

PROJECT NO.	REV.
21.009	1

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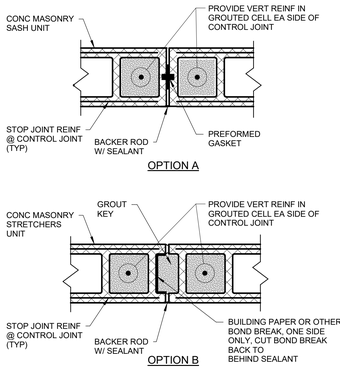
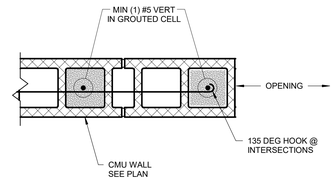


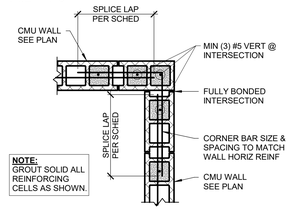
1 S5.4 TYP CMU CONTROL JOINT

1 1/2" = 1'-0"



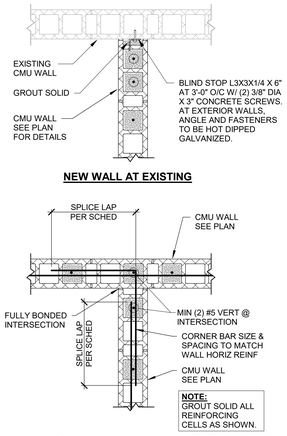
3 S5.4 TYP CMU WALL END DETAIL

1 1/2" = 1'-0"



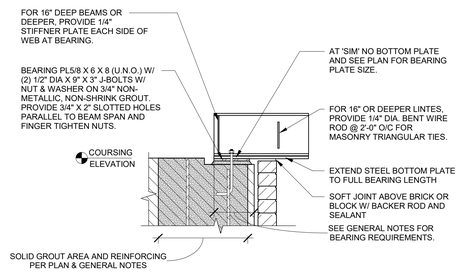
2 S5.4 TYP CMU WALL CORNER DETAIL

3/4" = 1'-0"



4 S5.4 TYP CMU WALL INTERSECTION

3/4" = 1'-0"

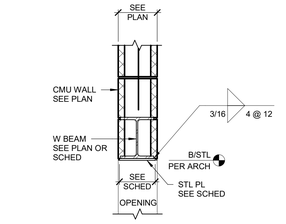


NOTES:

- WHERE BEAMS FRAME INTO STEEL COLUMNS FACED BY MASONRY, INSTALL SEALANT BETWEEN BRICK OR BLOCK AND BELOW BEAM AS SHOWN.
- BACKPATCH SOLID AT BEAM POCKET.
- SIMILAR AT CONCRETE WALLS.
- CONTRACTOR OPTION TO ANCHOR BOLTS. PROVIDE (2) 1/2" DIA. X 9" THREADED ANCHOR RODS TO TOP OF PLATE WITH NUT AND WAHSER

5 S5.4 TYP LINTEL BRG DETAIL

1" = 1'-0"



6 S5.4 TYP STL LINTEL IN CMU

1" = 1'-0"

7 S5.4 TYP MASONRY OPENING/DOOR

3/4" = 1'-0"

8 S5.4 TYP MASONRY OPENING/WINDOW

3/4" = 1'-0"

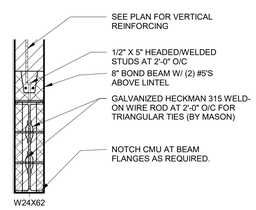
NOTE:
DETAIL APPLIES WHEREVER THE DISTANCE BETWEEN CROSSWALLS EXCEEDS 20 TIMES THE WALL THICKNESS OR AS NOTED ON PLANS AND ELEVATIONS.

9 S5.4 LATERAL WALL BRACING DETAIL

3" = 1'-0"

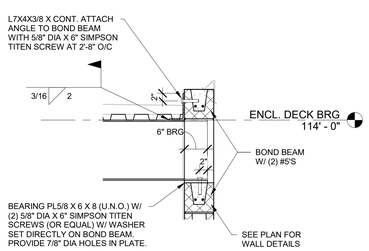
10 S5.4 SECTION AT ENCLOSURE ROOF

3/4" = 1'-0"



11 S5.4 SECTION AT ENCLOSURE LINTEL

3/4" = 1'-0"



12 S5.4 SECTION AT BEAM BRG

3/4" = 1'-0"

NO.	DESCRIPTION	DATE
1	BIDS/CONSTRUCTION	09/02/21

WISCONSIN RYAN M. LARSON 40434-006 DARY, WI PROFESSIONAL ENGINEER 9-2-21

PLANT 3 RENOVATION
Belmark Inc.
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MASONRY DETAILS

TITLE

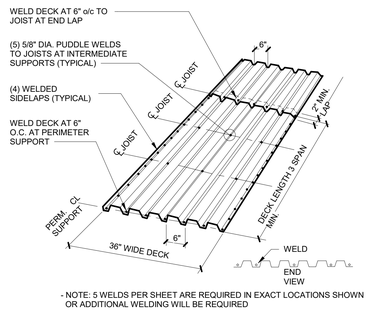
DRAWN	CH'D
STRUKTURA	R. LARSON
DATE	SCALE
09/02/21	As indicated

DRAWING NO.
S5.4

PROJECT NO.	REV.
21.009	1

8/2/2021 8:53:08 AM

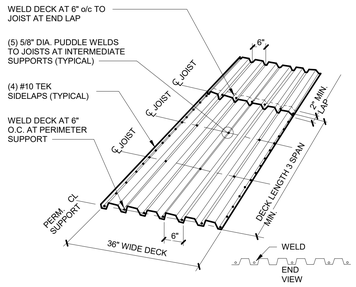
BIM 360://21.009 - Belmark Plant 3 Reno - R22/Belmark Plant 3 Addition_R22.rvt



- NOTE: 5 WELDS PER SHEET ARE REQUIRED IN EXACT LOCATIONS SHOWN OR ADDITIONAL WELDING WILL BE REQUIRED

1 S5.5 ROOF DECK WELD (E & W ENDS)

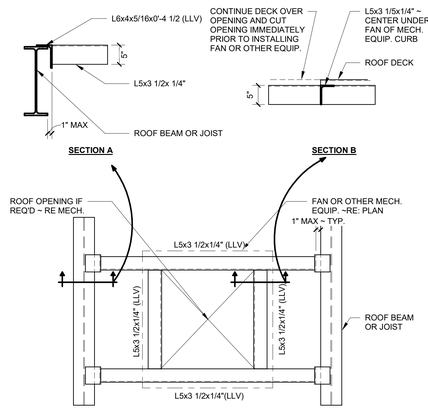
N.T.S.



- NOTE: 5 WELDS PER SHEET ARE REQUIRED IN EXACT LOCATIONS SHOWN OR ADDITIONAL WELDING WILL BE REQUIRED

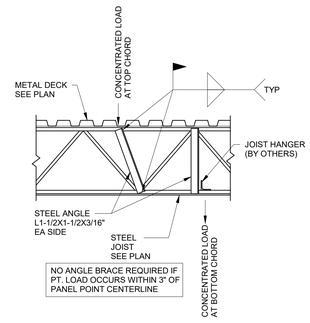
2 S5.5 ROOF DECK WELD PATTERN (INTERIOR)

N.T.S.



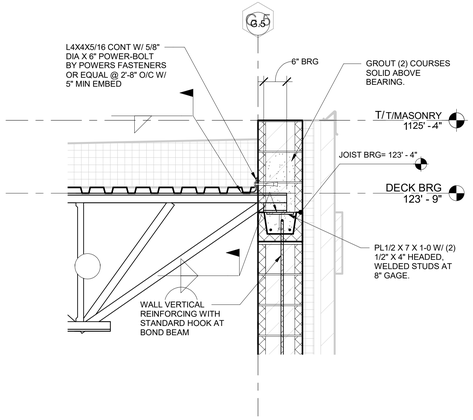
3 S5.5 TYPICAL ROOF FRAME OPENING DETAIL

3/4" = 1'-0"



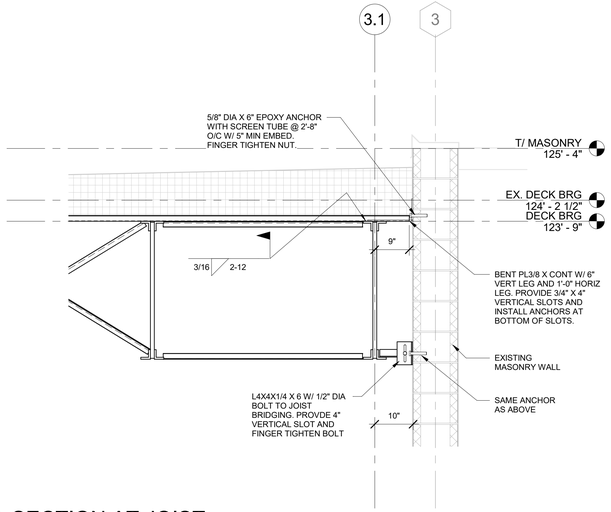
4 S5.5 TYP JOIST REINFORCING

3/4" = 1'-0"



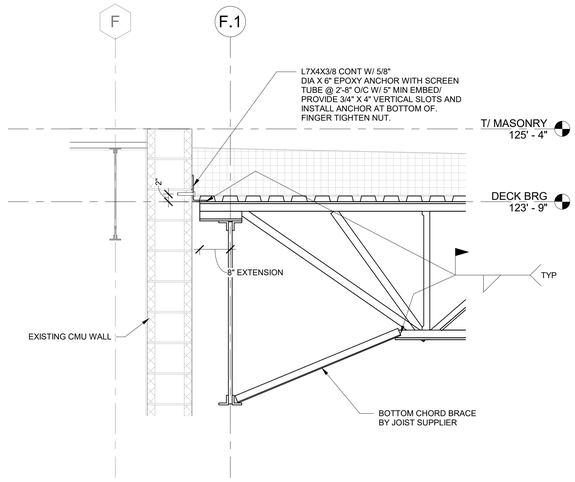
5 S5.5 TYP. SECTION AT JOIST BRG

3/4" = 1'-0"



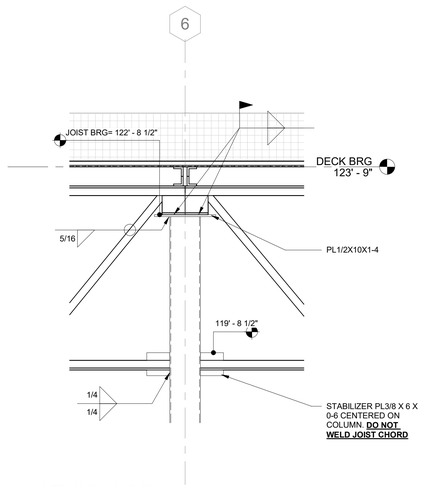
6 S5.5 SECTION AT JOIST

3/4" = 1'-0"



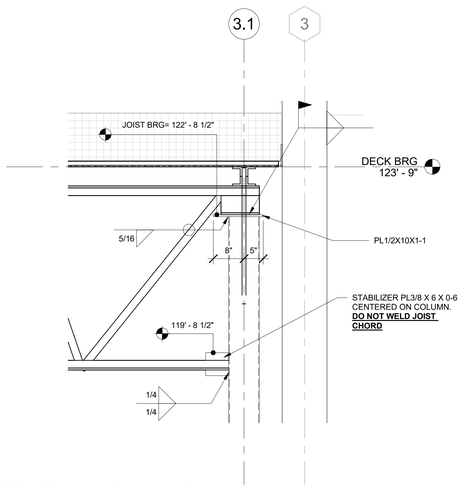
7 S5.5 SECTION AT JOIST GIRDER

3/4" = 1'-0"



8 S5.5 SECTION AT COLUMN

3/4" = 1'-0"



9 S5.5 SECTION AT COLUMN

3/4" = 1'-0"

NO.	DESCRIPTION	DATE
1	BIDS/CONSTRUCTION	09/02/21

WISCONSIN RYAN M. LARSON 40434-006 DARY, WI PROFESSIONAL ENGINEER 9-2-21

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STEEL DETAILS

TITLE

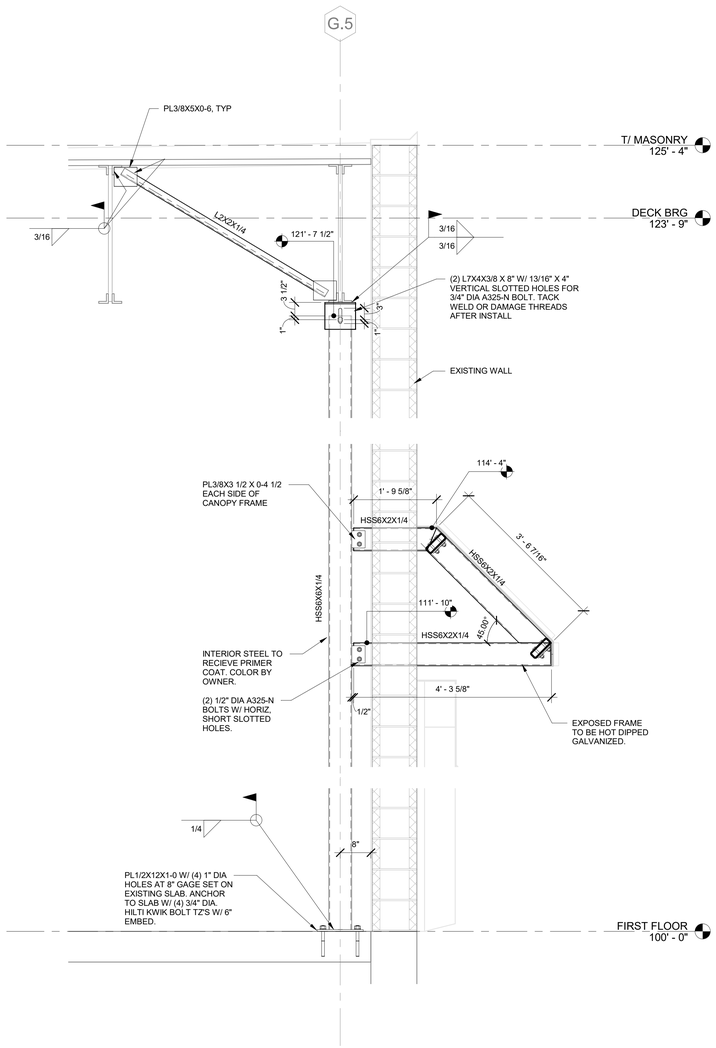
DRAWN	CHK'D
STRUKTURA	R. LARSON
DATE	SCALE
09/02/21	3/4" = 1'-0"

DRAWING NO.

S5.5

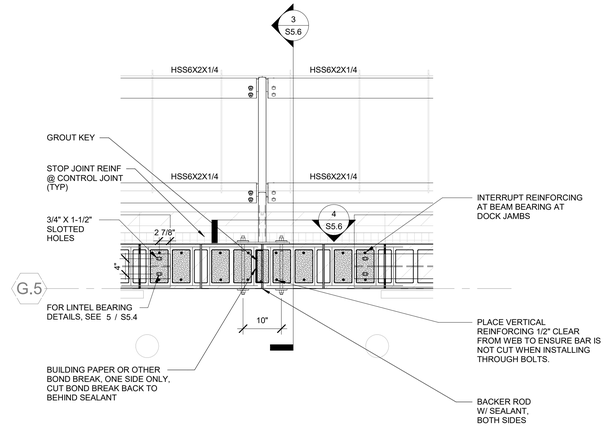
PROJECT NO.	REV.
21.009	1

BID SET/CSTI - Belmark Plant 3 Reno - P21-009-Belmark Plant 3 Addition_R21CSTI.rvt



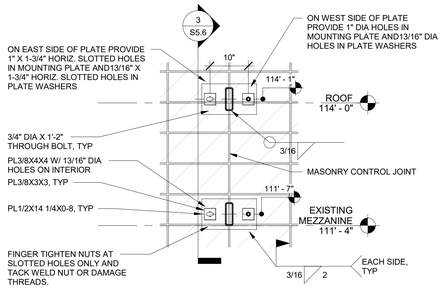
1 S5.6 CANOPY POST AT EXISTING

3/4" = 1'-0"



2 S5.6 PLAN AT CANOPY CONNNECTION

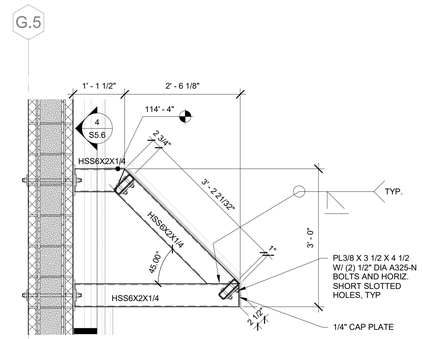
3/4" = 1'-0"



NOTE:
- TOUCH UP ALL WELDS WITH ZINC RICH PAINT

4 S5.6 ELEVATION AT CANOPY CONNECTION

3/4" = 1'-0"



NOTE:
- ALL EXPOSED STEEL, BOLTS, AND HARDWARE TO BE HOT DIPPED GALVANIZED.
- TOUCH UP ALL FIELD WELDS AND ABRASIONS WITH ZINC RICH PAINT.
- GALVANIZER TO PROVIDE PLUGS AT ALL VENT HOLES BEFORE SHIPPING TO SITE.

3 S5.6 SECTION AT CANOPY CONNECTION

3/4" = 1'-0"

NO.	DESCRIPTION	DATE
1	BIDS/CONSTRUCTION	09/02/21

WISCONSIN
RYAN M. LARSON
40434-006
DE PERE, WI
PROFESSIONAL ENGINEER
9-2-21

PLANT 3 RENOVATION

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STEEL DETAILS

TITLE

DRAWN	CHK'D
STRUKTURA	R. LARSON
DATE	SCALE
09/02/21	3/4" = 1'-0"

DRAWING NO.

S5.6

PROJECT NO.	REV.
21.009	1

3/9/2022 8:03:00 AM

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PLUMBING FIXTURE & EQUIPMENT SCHEDULE

TAG	DESCRIPTION	MFR.	MODEL NO.	MATERIAL	COLOR	VALVE/FAUCET	TRAP SIZE	REMARKS
DSN-1	DOWNSPOUT NOZZLE	ZURN	Z5149-DC-S	STAINLESS STEEL	-	-	-	8" PIPE SIZE, ROUND FABRICATED STAINLESS STEEL FRAME WITH PERFORATED STAINLESS STEEL HINGED STRAINER, COORDINATE W/ WALL FINISH TYPE TO HIDE THE ANCHOR FLANGE RING, BARREL TO EXTEND APPROXIMATELY 1" BEYOND SURFACE OF EXTERIOR WALL
FCO	FLOOR CLEANOUT	SIOUX CHIEF	834-6DNRB	CAST IRON	-	-	-	6" PIPE SIZE, CAST IRON BODY, 6-1/2" ROUND NICKEL-BRONZE COVER, BRASS PLUG
RD-2	ROOF DRAIN	ZURN	Z100	CAST IRON	-	-	-	6" DIA. BOTTOM OUTLET, 15 1/4" POLYETHYLENE DOME, ADJUSTABLE EXTENSIONS.
RD-3	OVERFLOW ROOF DRAIN	ZURN	Z100-W4	CAST IRON	-	-	-	6" DIA. BOTTOM OUTLET, 15 1/4" POLYETHYLENE DOME, ADJUSTABLE EXTENSIONS, PROVIDE WITH 4" INTERNAL WATER DAM.
RH-1	ROOF HYDRANT	-	-	-	-	WOODFORD SRH-MS	-	3/4'S NPT INLET, PROVIDE W/ CAST IRON UNDER DECK CLAMP, (4) MOUNTING BOLTS (PROVIDE APPROPRIATE LENGTH BOLTS FOR ROOF STRUCTURE THICKNESS), BOOT COVER
WH-1	EXTERIOR WALL HYDRANT	WOODFORD	B65	BRONZE	-	-	-	BOX TYPE, FREEZE PROOF EXTERIOR WALL HYDRANT, ASSE 1019-B, CHROME FINISH, LOOSEKEY, COORDINATE LENGTH OF VALVE WITH WALL THICKNESS.

PLUMBING SPECIFICATIONS:

1. ALL PLUMBING SHALL BE INSTALLED BY A LICENSED PLUMBER AND IN ACCORDANCE WITH STATE OF WISCONSIN.
2. SLEEVE SEALS: PROVIDE SLEEVE SEALS BY METRAFLEX (OR EQUAL) AT ALL FOUNDATION WALL PENETRATIONS.
3. ESCUTCHEONS: INSTALL ESCUTCHEONS FOR PIPE PENETRATIONS OF WALLS, CEILINGS, AND FINISHED FLOORS.
4. BALL VALVES: SOLDERED END, CLASS 125, BRONZE TWO PIECE BODY, ASME B16.18, NSF 61 ANNEX G AND NSF 372 FOR POTABLE WATER, WATTS (OR EQUAL.)
5. HANGERS AND SUPPORTS: ADJUSTABLE STEEL CLEVISES MSS TYPE 1. SUPPORT PIPING AS FOLLOWS:
   - A. 3/4" COPPER - 5 FT. MAX SPACING, 3/8" HANGER RODS
   - B. 1" COPPER - 6 FT. MAX SPACING, 3/8" HANGER RODS
   - C. 1-1/4" COPPER - 6 FT. MAX SPACING, 3/8" HANGER RODS
   - D. 1-1/2" COPPER - 9 FT. MAX SPACING, 3/8" HANGER RODS
   - E. 2" COPPER - 9 FT. MAX SPACING, 3/8" HANGER RODS
   - F. 1-1/4" PVC - 4 FT. MAX SPACING, 3/8" HANGER RODS
   - G. 1-1/2" PVC - 4.5 FT. MAX SPACING, 3/8" HANGER RODS
   - H. 2" PVC - 4.5 FT. MAX SPACING, 3/8" HANGER RODS
   - I. 3" PVC - 5.5 FT. MAX SPACING, 1/2" HANGER RODS
6. IDENTIFICATION: PROVIDE PIPE LABELS, EQUIPMENT TAGS AND VALVE TAGS TO CONFORM WITH OWNER'S ESTABLISHED NAMING CONVENTION.
7. INSULATION: TYPE 1 850 DEG F MATERIALS, MINERAL OR GLASS FIBERS BONDED WITH A THERMOSETTING RESIN. COMPLY WITH ASTM C547, TYPE I; GRADE A, WITH FACTORY APPLIED ASJ-SSL. FLAME SPREAD INDEX OF 25 OR LESS AND SMOKE DEVELOPED INDEX OF 50 OR LESS. INSULATE DOMESTIC COLD, DOMESTIC HOT AND ALL HORIZONTAL STORM WATER PIPING WITH 1" FIBERGLASS W/ASJ. WHERE COMBUSTIBLE PIPING MATERIALS ARE INSTALLED WITHIN AN AIR PLENUM, PROVIDE FIRE WRAP PLENUM INSULATION OF THICKNESS SUFFICIENT TO MEET THE REQUIREMENTS OF IMC 602.2.1.
8. DOMESTIC WATER PIPING: ASTM B88, TYPE L WATER TUBE, DRAWN TEMPER. SOLDER: ASTM B32 LEAD-FREE ALLOYS. FLUX: ASTM B813 WATER FLUSHABLE. BRAZING FILLER: AWS A5.8/A5.8M BCuP SERIES, COPPER PHOSPHORUS ALLOYS.
9. SANITARY WASTE & VENT PIPING: CAST IRON ASTM A888 OR CISPI 301; SOLID-WALL ABS ASTM D2661, SCHEDULE 40; SOLID-WALL PVC ASTM D2665 MADE TO ASTM D3311 DRAIN WASTE & VENT PATTERNS TO FIT SCHEDULE 40 PIPE.
10. STORM WATER PIPING: CAST IRON ASTM A888 OR CISPI 301; SOLID-WALL PVC ASTM D2665 DRAIN, WASTE & VENT SCHEDULE 40.
11. PLUMBING FIXTURES AND EQUIPMENT: SEE SCHEDULES ON DRAWINGS.

PLUMBING SYMBOLS

LINE STYLE		LINE STYLE	
	DN		GATE VALVE
	UP		CHECK VALVE
	TEE DN		BALL VALVE
	TEE UP		PLUG VALVE
	CAP	FD	FLOOR DRAIN
	UNION	FCO	FLOOR CLEANOUT
	REDUCER	WCO	WALL CLEANOUT
	STRAINER	C.O.	CLEANOUT
	BACKFLOW PREVENTER		

PIPING LEGEND

LINE STYLE	ABBV.	SERVICE
	SAN	SANITARY
	V	VENT
	ST	STORM
	SV	STORM VENT
	G	NATURAL GAS
	DCW	DOMESTIC COLD WATER
	DHW	DOMESTIC HOT WATER
	DHWR	DOMESTIC HOT WATER RETURN
	DTW	DOMESTIC TEPID WATER

NO.	DESCRIPTION	DATE
1.	BIDS/CONSTRUCTION	09/02/21

PLANT 3 RENOVATION

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TITLE
ABBREVIATIONS, SYMBOLS, SCHEDULES AND SPECIFICATIONS

DRAWN	CHK'D
JAS	BB
DATE	SCALE
09/02/21	1/8" = 1'-0"

DRAWING NO.
PN1.1

PROJECT NO.	REV.
21071	1

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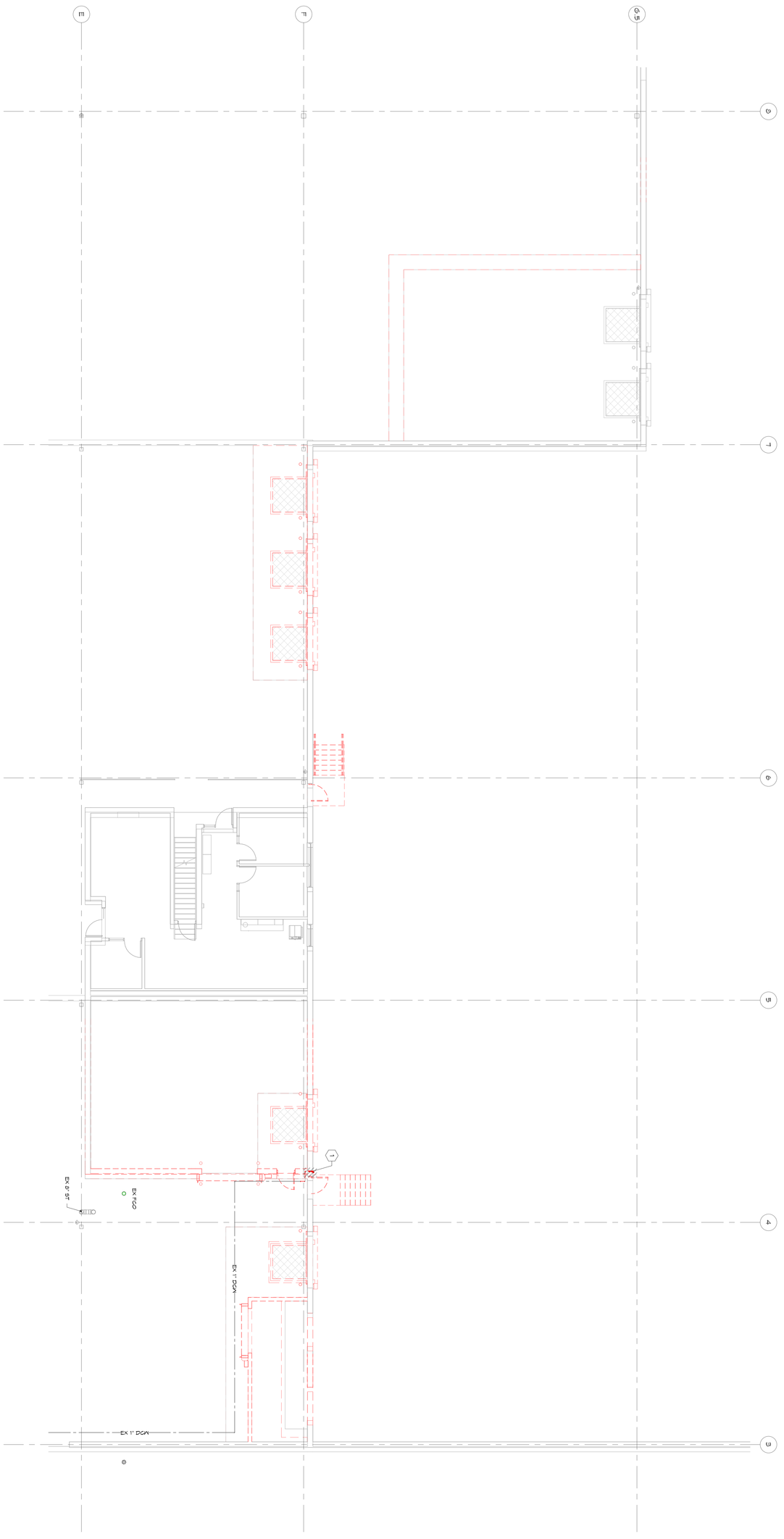

PLUMBING KEY NOTES

1 DEMOLISH EXISTING WALL HYDRANT AT THIS LOCATION AND ASSOCIATED PIPING TO EXTENT SHOWN AND CAP.

DEMOLITION - FIRST FLOOR PLUMBING PLAN

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

TITLE	DEMOLITION - FIRST FLOOR PLUMBING PLAN
DRAWN	JAS
CHKD	BB
PROJECT NO.	21071
DRAWING NO.	P0.1
DATE	09/02/21
SCALE	1/8" = 1'-0"
REV.	1

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NO.	DESCRIPTION	DATE
1	BIDS/CONSTRUCTION	09/02/21

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PLUMBING GENERAL NOTES:

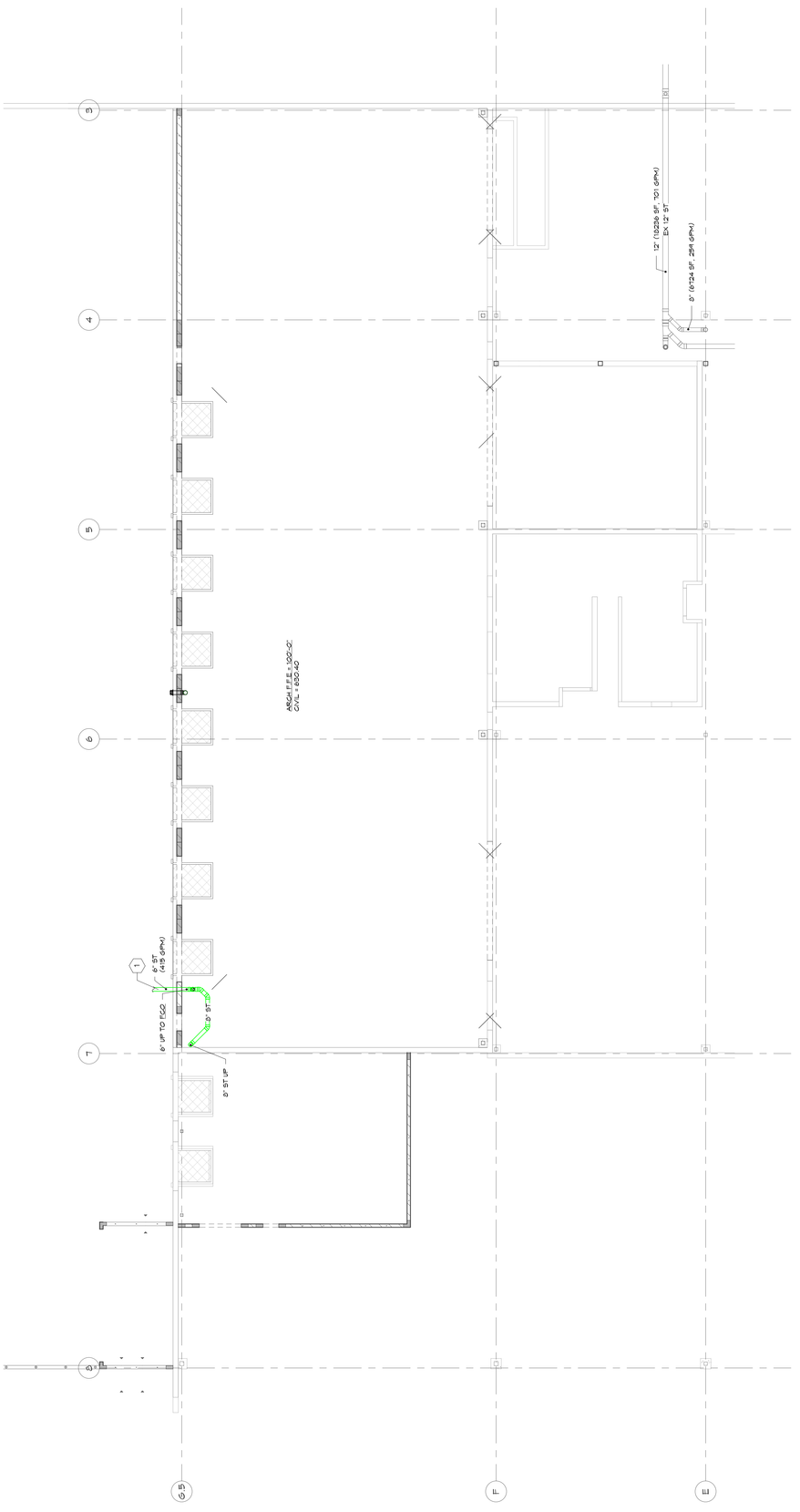
A. STORM PIPING TO BE PITCHED AT 1/8" PER FOOT UNLESS NOTED OTHERWISE.

PLUMBING KEY NOTES (M)

1. 6" STORM PIPE, CONTINUED BY SITE UTILITY CONTRACTOR.

FOUNDATION PLUMBING PLAN

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



NO.	DESCRIPTION	DATE
1	BIDS/CONSTRUCTION	09/02/21

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FOUNDATION PLUMBING PLAN

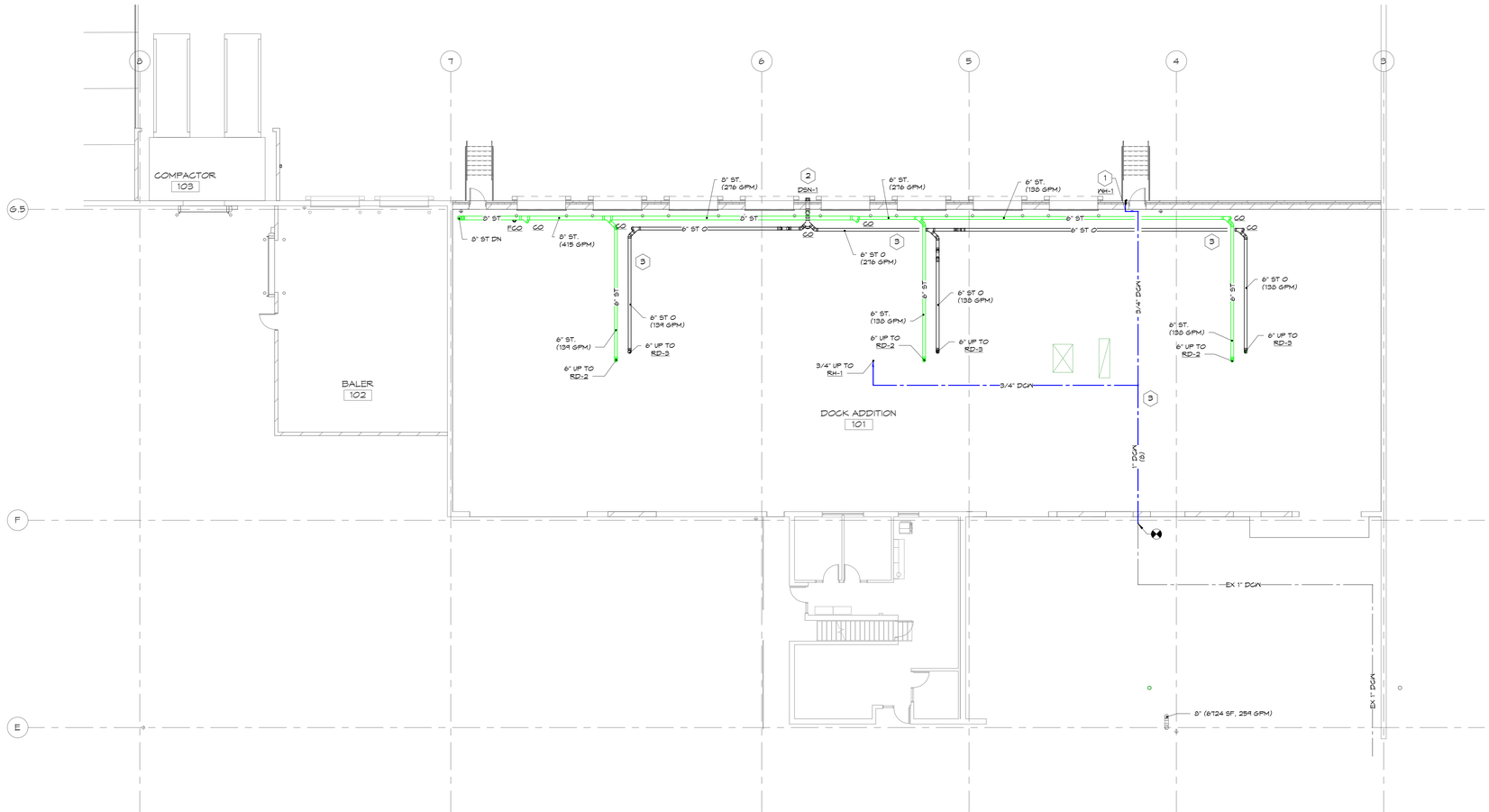
DRAWN	JAS
CHKD	BB
DATE	09/02/21
SCALE	As indicated
DRAWING NO.	P1.0
PROJECT NO.	21071
REV.	1

PLUMBING GENERAL NOTES:

A. STORM PIPING TO BE PITCHED AT 1/8" PER FOOT UNLESS NOTED OTHERWISE.

PLUMBING KEY NOTES (8)

1 DO NOT ROUTE WATER PIPING IN OUTSIDE WALL.
2 OVERFLOW DOWNSPOUT NOZZEL; OUTLET AT 18" ABOVE FINISHED GRADE.
3 ROUTE PIPING AS HIGH AS POSSIBLE UP IN JOIST SPACE.



FIRST FLOOR PLUMBING PLAN

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

NO.	DESCRIPTION	DATE
1	BIDS/CONSTRUCTION	09/02/21

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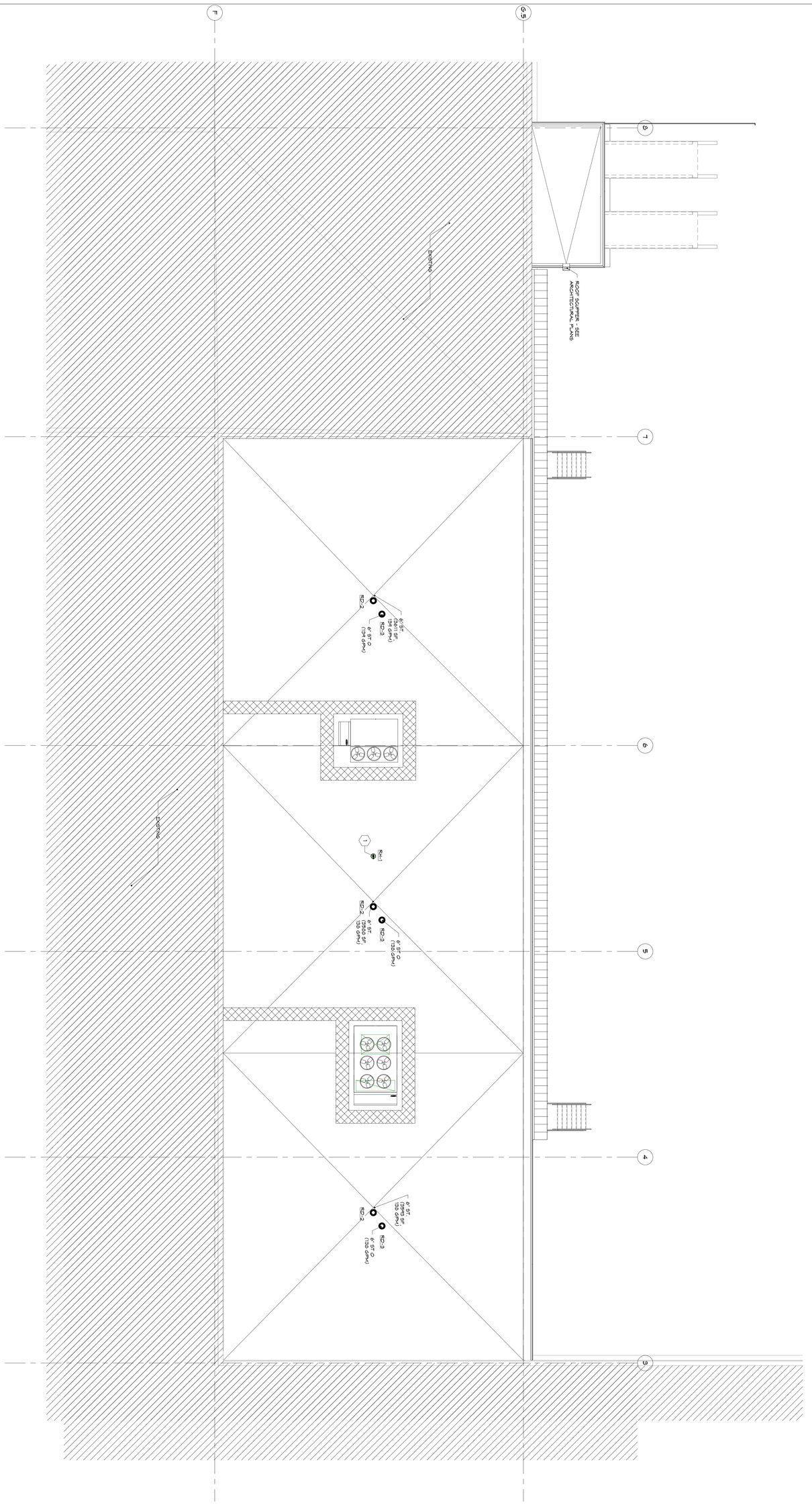
FIRST FLOOR PLUMBING PLAN

TITLE

DRAWN	CHK'D
JAS	BB
DATE	SCALE
09/02/21	As indicated

DRAWING NO.
P1.1

PROJECT NO.	REV.
21071	1



PLUMBING GENERAL NOTES:

A. STORM PIPING TO BE PITCHED AT 1/8" PER FOOT UNLESS NOTED OTHERWISE.

PLUMBING KEY NOTES

1. ROOF HYDRANT FOR HVAC EQUIPMENT MAINTENANCE. COORDINATE LOCATION WITH OWNER PRIOR TO INSTALLATION.

PLUMBING ROOF PLAN

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

TITLE	ROOF PLUMBING PLAN
DRAWN	JAS
CHKD	BB
DATE	09/02/21
SCALE	1/8" = 1'-0"
DRAWING NO.	P1.2
PROJECT NO.	21071
REV.	1

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1	BIDS/CONSTRUCTION	09/02/21

NO.	DESCRIPTION	DATE
1	BIDS/CONSTRUCTION	09/02/21

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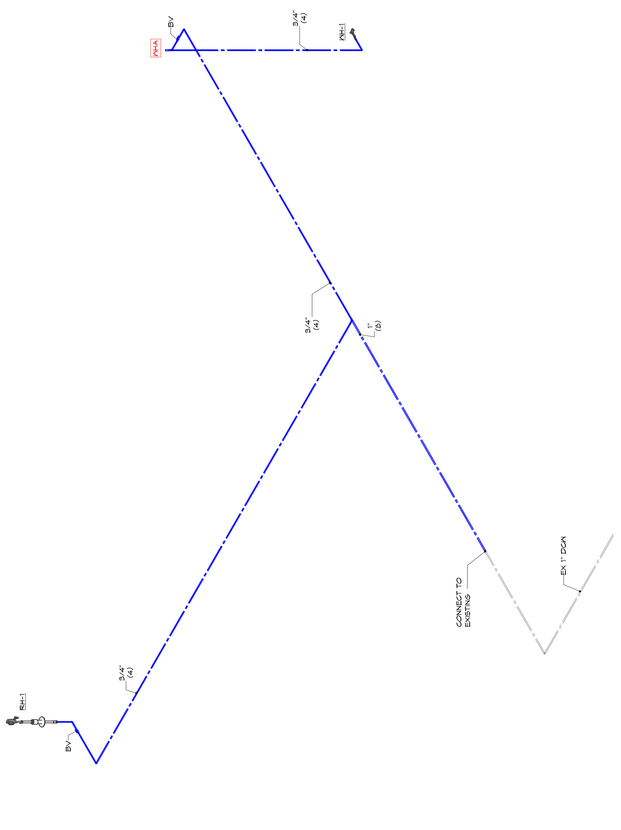
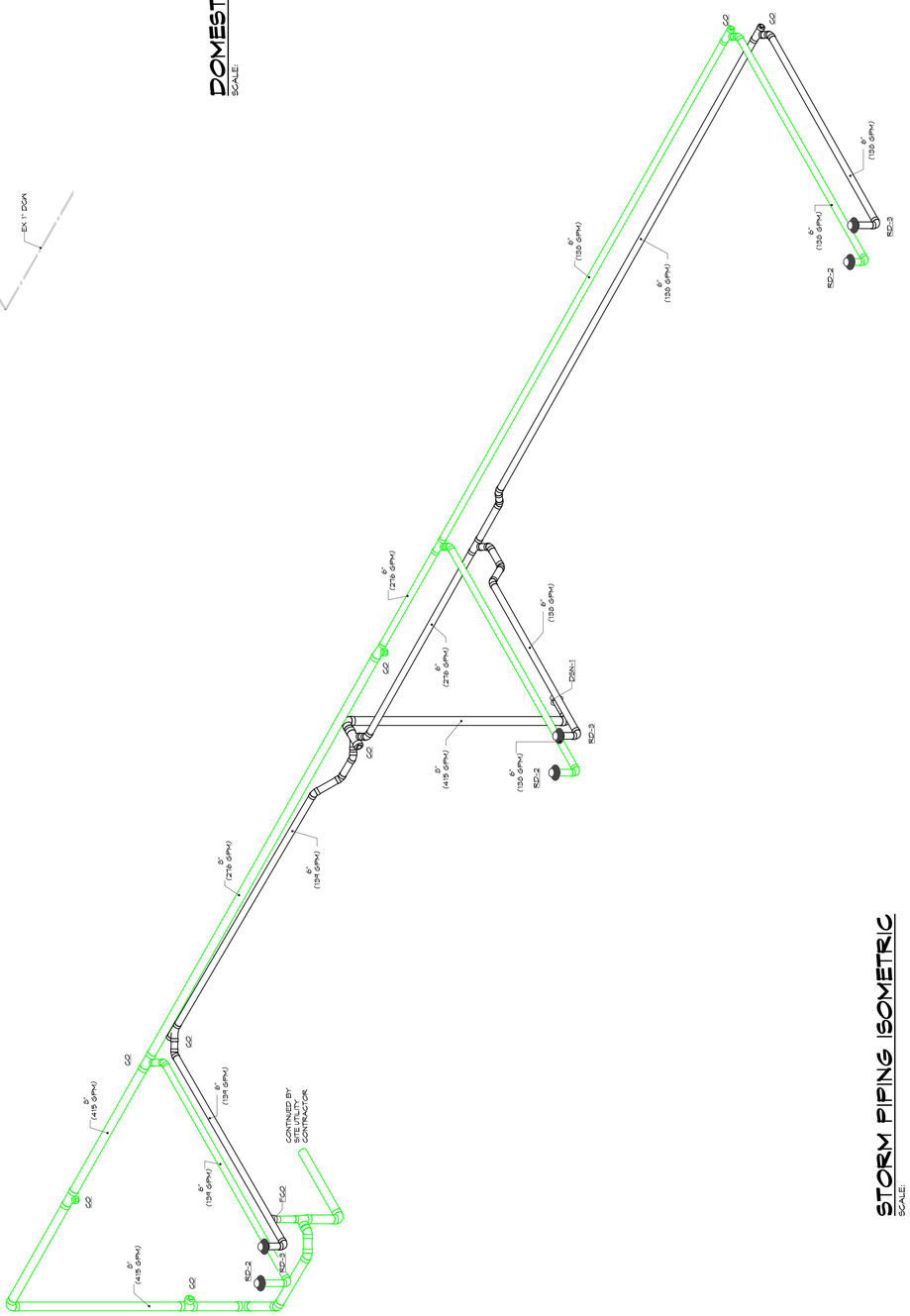
TITLE	PLUMBING ISOMETRICS
DRAWN	JAS
CHKD	BB
DATE	09/02/21
SCALE	
DRAWING NO.	P2.1
PROJECT NO.	21071
REV.	1



DOMESTIC WATER ISOMETRIC

SCALE:



STORM PIPING ISOMETRIC

SCALE: