



Planning/Zoning Application

Planning & Zoning Department

Submitted On:

Jan 6, 2025, 10:53AM EST

Parcel Number: (Include ALL parcels)	ED-752, ED-751
Nearest property address to the project site:	Street Address: 403 N. Broadway City: De Pere State: W Zip: 54115
Check each project type that is being applied for:	Site Plan
Current De Pere Zoning Districts:	PI-1
Existing Site Land Uses:	Public & Civic
Proposed Site Land Uses:	Public & Civic
Does the project comply with the Comprehensive Plan?	Yes
Has City Staff been contacted for a preapplication meeting?	Yes
Property Owner:	First Name: DEPERE HISTORICAL SOCIETY INC Last Name: NA
Is the property owner's address the same as the nearest property address?	Yes
Property Owner's Phone Number:	920-336-3877
Property Owner's Email Address:	mckim1883@yahoo.com
Is someone processing the project for the property owner as their authorized representative?	Yes
Authorized Representative's Name:	First Name: Brad Bob Last Name: McDermid Mach
Authorized Representative's Business Name:	Mach IV Engineering & Surveying LLC
Authorized Representative's Phone Number:	708-308-2183 920.639.6904
Authorized Representative's Email Address:	bmcdermid@mach-iv.com rmach@mach-iv.com

Please attach a PDF copy of the site plan.	2_Architectural_WhitePillars_PDS4_1-3-24_24x36.pdf 3_Photometrics_DePere Historical Society.pdf 1_2258-01-24 Eng.pdf
Would you like a basic checklist of information to include in the site plan?	Yes
How do you plan on paying for your application?	Online with a credit card
Total Due:	\$350.00
Signature Data	<div data-bbox="427 451 1055 577"> First Name: Brad Last Name: McDermid Email Address: bmcdermid@mach-iv.com </div> <div data-bbox="641 756 1412 871">  </div> <div data-bbox="427 1113 1263 1155">Signed at: January 6, 2025 10:52am America/New_York</div>
User's Session Information	IP Address: 69.129.142.130 Referrer URL:

CITY OF DE PERE

335 South Broadway, De Pere, WI 54115 | www.de-pere.org



April 2, 2025

Bob Mach
Mach IV Engineering & Surveying LLC
2260 Salscheider CT
Green Bay, WI 54303

RE: Site Plan Review for the White Pillars Expansion 403 N Broadway ST
(Parcels ED-751, ED-752)

Dear Bob:

Thank you for the site plan for the White Pillars Expansion 403 N Broadway ST. The City of De Pere staff reviewed the site plan on April 2, 2025, and recommended approval with the following conditions that must be addressed prior to obtaining occupancy permits.

- The water meter (size greater than 1") requires a one-month advance notice so Water Department can order the meter.
- A separate sign permit will be required for the proposed sign on the property (maximum sign size dimensions provided by the designer on Sheet A3.0).
- After exterior lighting is installed, provide a statement from the installer that the light spill from the property does not exceed the approved photometric plan.
- After the exterior landscaping is installed, provide a statement from the installer that the landscaping complies with the site plan approved landscaping plan.

You may now proceed to the Inspection Division to begin the process of obtaining permits. Should you have any questions regarding the decision or require further information, feel free to contact me at 339-4043 or pschleinz@deperewi.gov.

Should you have any questions regarding the decision or require further information, feel free to contact me at 339-4043 or pschleinz@deperewi.gov.

Sincerely,

A handwritten signature in black ink that reads "Peter Schleinz". The signature is fluid and includes a long, sweeping horizontal line at the end.

Peter Schleinz
Senior Planner | Zoning Administrator

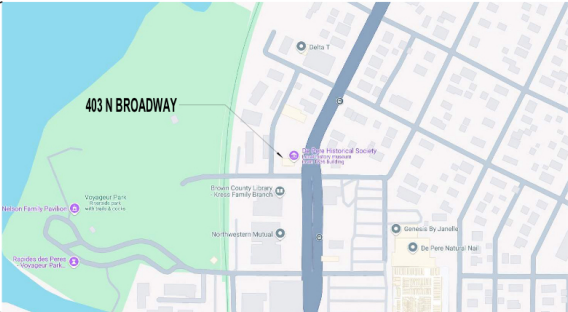
cc: Daniel J. Lindstrom, AICP, Development Services Director
Dennis Jensen, Senior Building Inspector

DE PERE HISTORICAL SOCIETY NEW WHITE PILLARS BUILDING

403 N BROADWAY, DEPERE, WI 54115



SITE PROXIMITY MAP



Local

SHEET INDEX			
Sheet Number	Sheet Name	Sheet Issue Date	Current Revision Date
TS	TITLE SHEET	10/10/24	02/21/25
AC1.0	SITE PLAN	10/10/24	02/21/25
LS1.0	LIFE SAFETY PLAN	10/10/24	02/21/25
D1.0	DEMOLITION PLAN	10/10/24	02/21/25
A1.0	FLOOR PLAN	10/10/24	02/21/25
A1.1	BASEMENT PLAN	10/10/24	02/21/25
A1.2	MEZZANINE PLAN	10/10/24	02/21/25
A2.0	DOOR SCHEDULE	10/25/24	02/21/25
A3.0	EXTERIOR ELEVATIONS	10/10/24	02/21/25
A3.1	EXTERIOR ELEVATIONS	10/10/24	02/21/25
A3.2	EXTERIOR ELEVATIONS	10/10/24	02/21/25
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A4.6	EW WALL SECTIONS	10/10/24	02/21/25
A4.7	WALL DETAILS	10/10/24	02/21/25
A5.0	INTERIOR ELEVATIONS	10/10/24	02/21/25
A6.0	ROOF PLAN	10/10/24	02/21/25
A7.0	1ST FLOOR RCP	10/10/24	02/21/25
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A8.0	1st FLOOR FINISH PLAN	10/25/24	02/21/25
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A9.1	MEZZANINE FINISH PLAN	10/25/24	02/21/25
S1.1	FOUNDATION PLAN ISOMETRIC	10/10/24	02/21/25
S1.2	FOUNDATION PLAN	10/10/24	02/21/25
S2.0	STRUCTURAL PRECAST	10/10/24	02/21/25
S2.1	STRUCTURAL FRAMING PLAN	10/10/24	02/21/25

SYMBOLS	
	DIRECTION SECTION IS CUT
	SHEET SECTION IS LOCATED ON
	GRID LINE
	FINISH FLOOR
	ROOM NAME
	DOOR TAG
	WINDOW TAG
	ELEVATION NUMBER
	SHEET ELEVATION IS LOCATED ON
	DETAIL NUMBER
	SHEET DETAIL IS LOCATED ON

DESIGN / BUILD
GENERAL CONTRACTING
STEEL FABRICATION
CONSTRUCTION
Schuh Construction, Inc.
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Sheet Issue Date:
10/18/24

Revision History	
Revision Number	Revision Date
1	10/25/24
2	10/31/24
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5	02/10/25
6	02/21/25

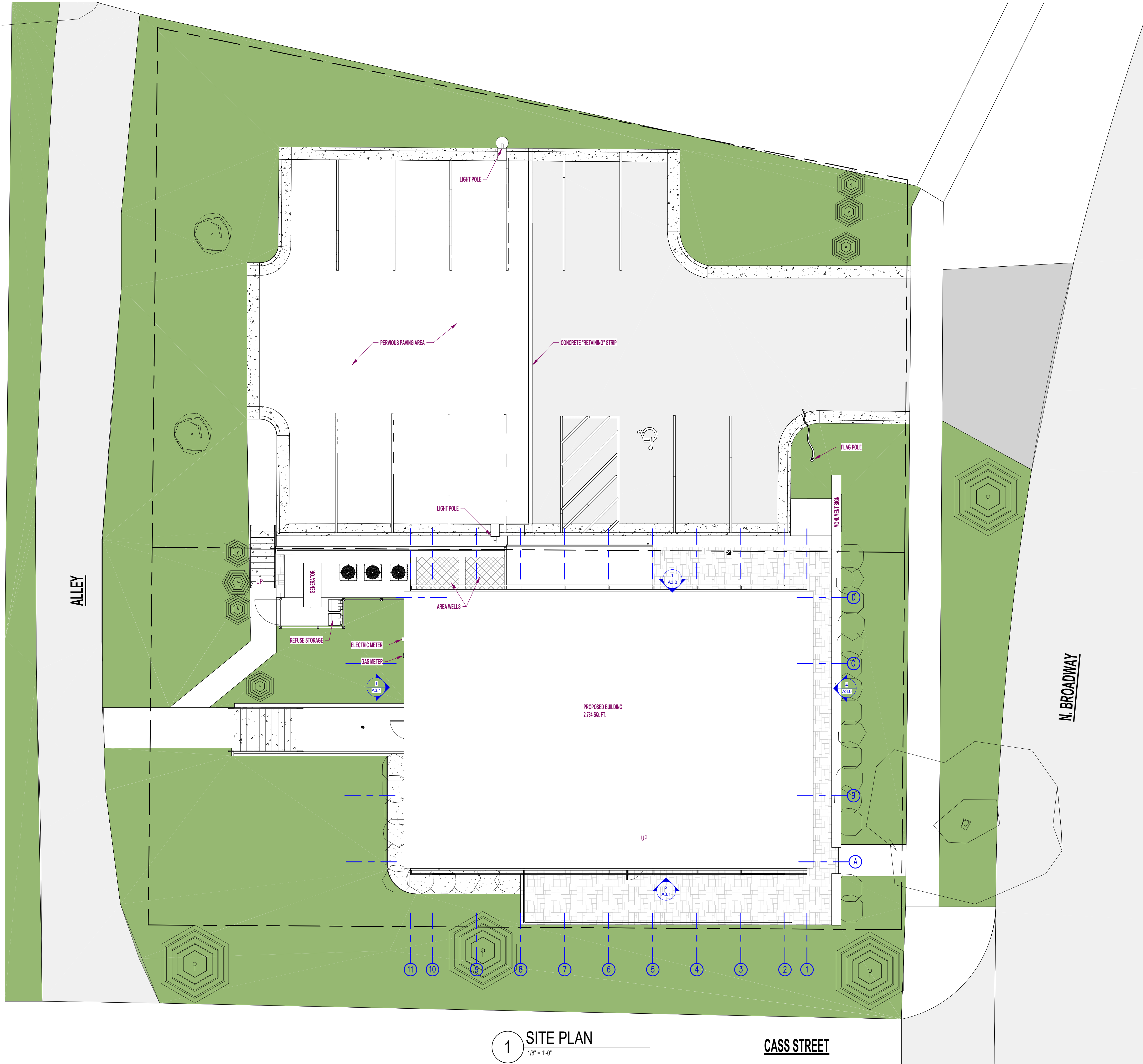
PRELIMINARY
DE PERE HISTORICAL SOCIETY BID SET
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CONSTRUCTION

PROJECT:
DE PERE HISTORICAL SOCIETY
NEW WHITE PILLARS BUILDING
403 N BROADWAY
DEPERE, WI 54115

PROJECT NO.:
24-277

SHEET NO.:
TS

TITLE SHEET



1 SITE PLAN
1/8" = 1'-0"

CASS STREET

N. BROADWAY

ALLEY

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NEW WHITE PILLARS BUILDING
403 N BROADWAY

PROJECT NO.:
24-277

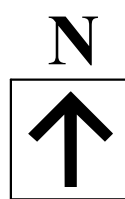
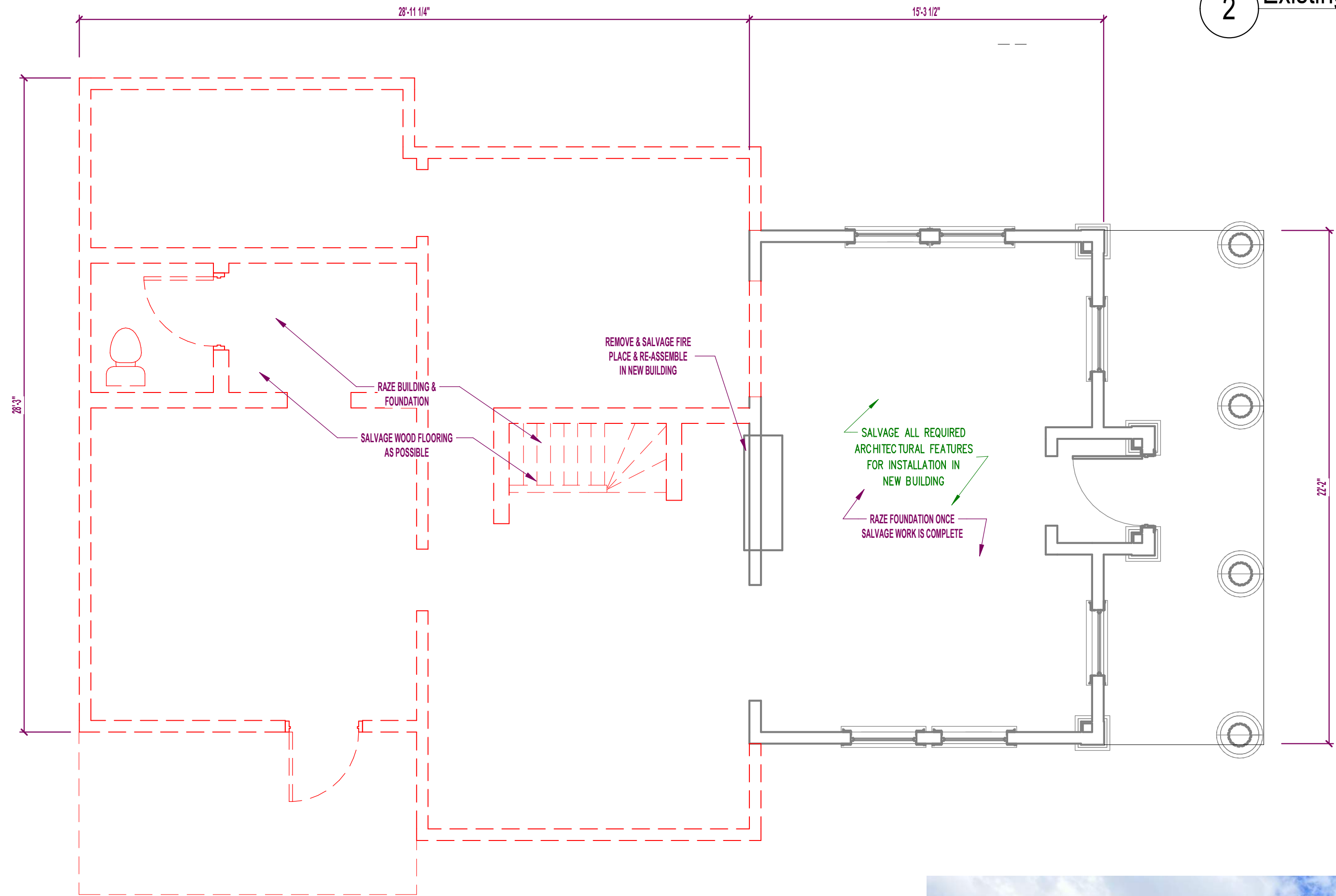
SHEET NO.:
AC1.0



5 Existing N



2 Existing NE



1 EXISTING/DEMO PLAN
1/4" = 1'-0"



4 Existing S



3 Existing SE

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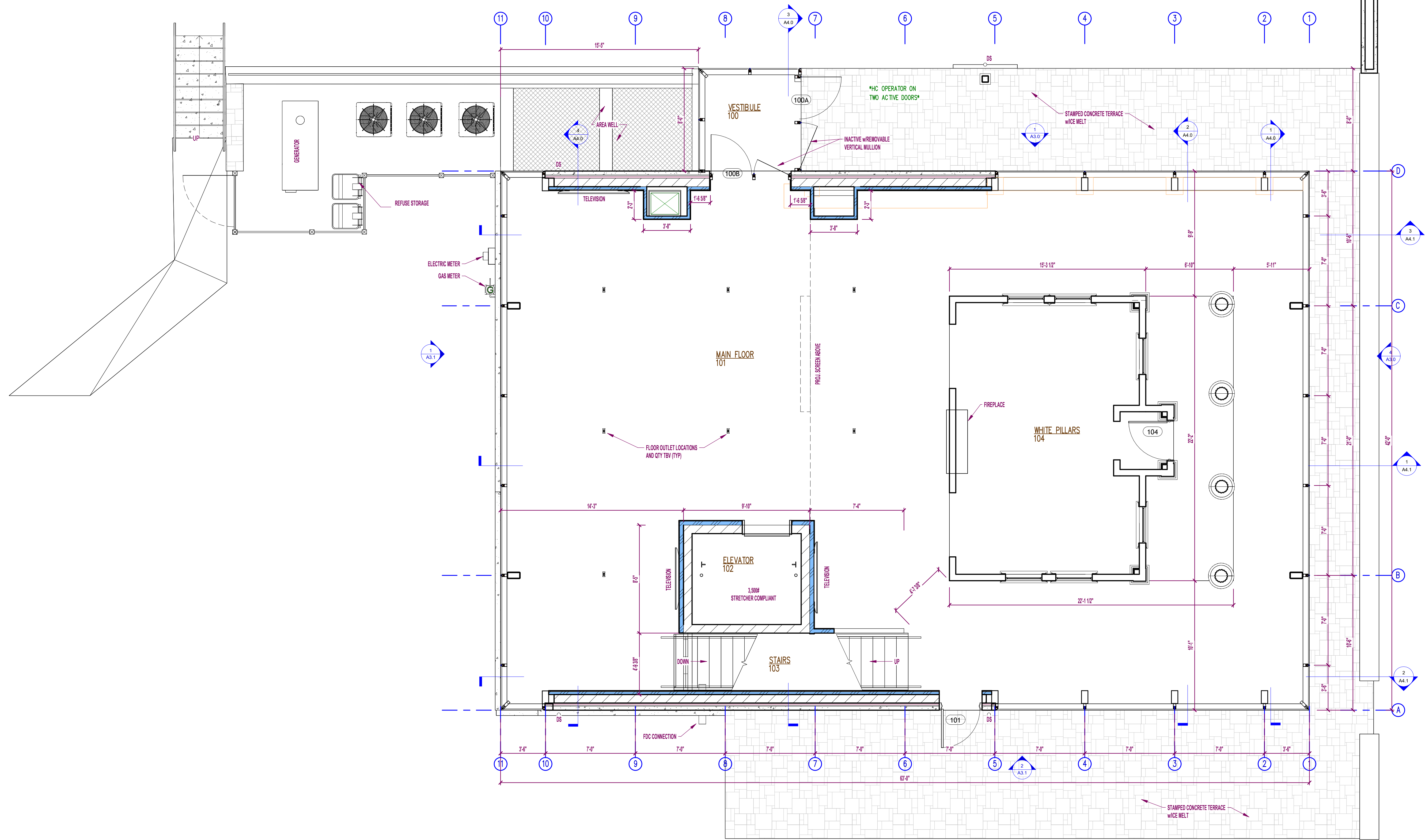
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DE PERE HISTORICAL SOCIETY
NEW WHITE PILLARS BUILDING
403 N BROADWAY

PROJECT NO.:
24-277

SHEET NO.:
D1.0

DEMO PLAN



1st Floor Plan
1/4" = 1'-0"

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SHEET NO.:
A1.0

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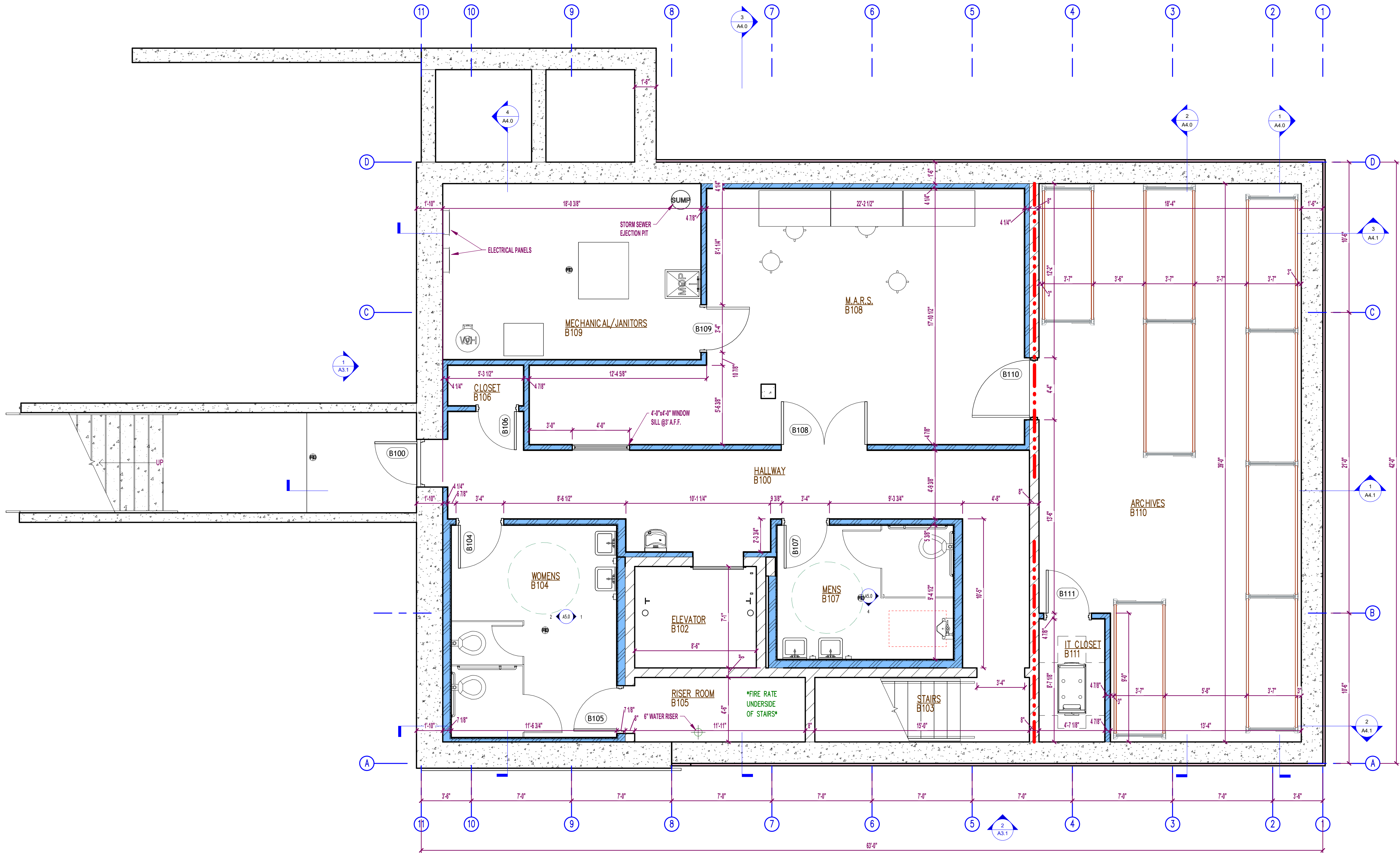
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Rev 6	02/21/25

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FLOOR PLAN

Autodesk Docs White Pillars Plan Set Author 2/1/2025 9:11 AM



Basement Plan
1/4" = 1'-0"

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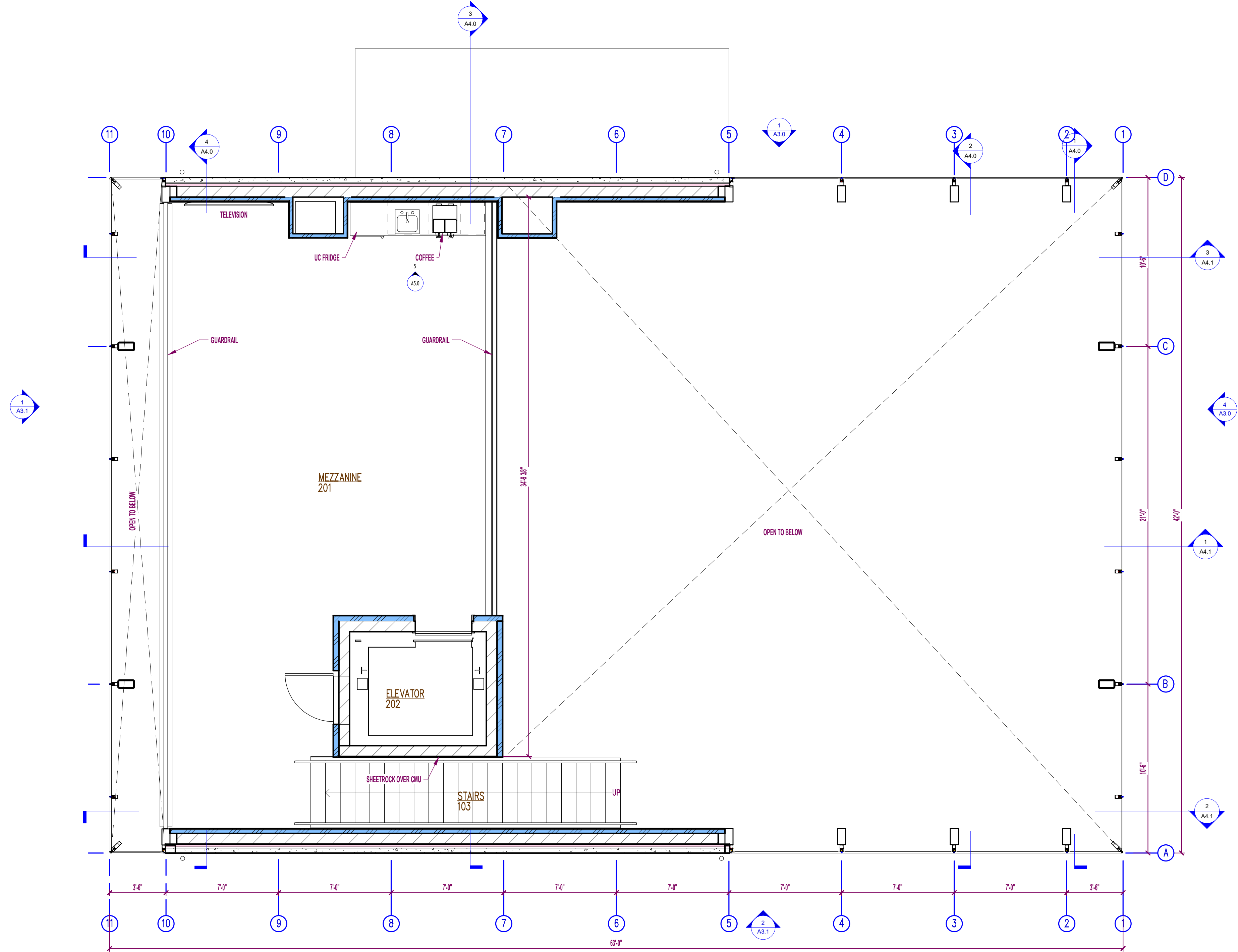
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NEW WHITE PILLARS BUILDING
403 N BROADWAY

PROJECT NO.:
24-277

SHEET NO.:

A1.1



1 Mezzanine Plan
1/4" = 1'-0"

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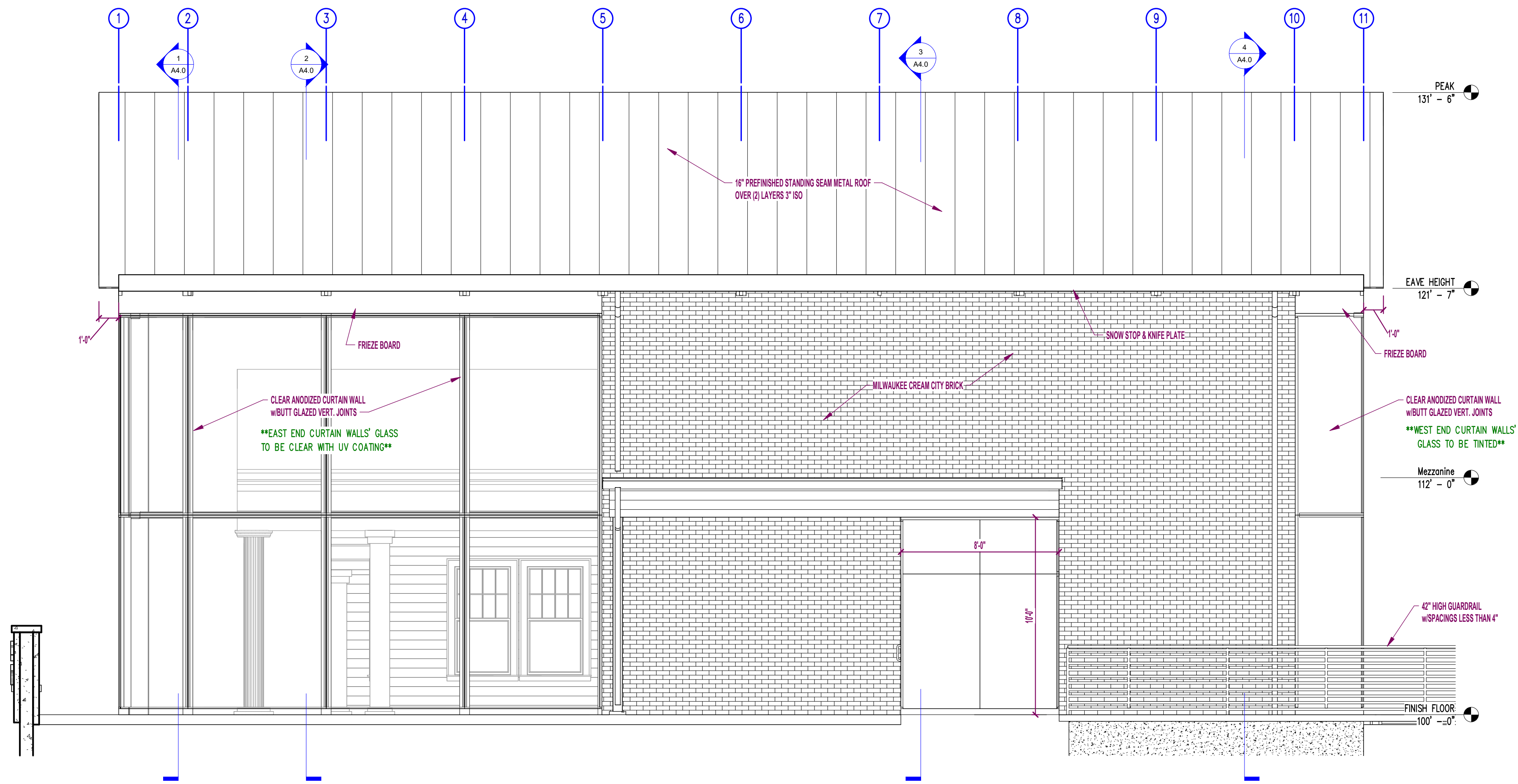
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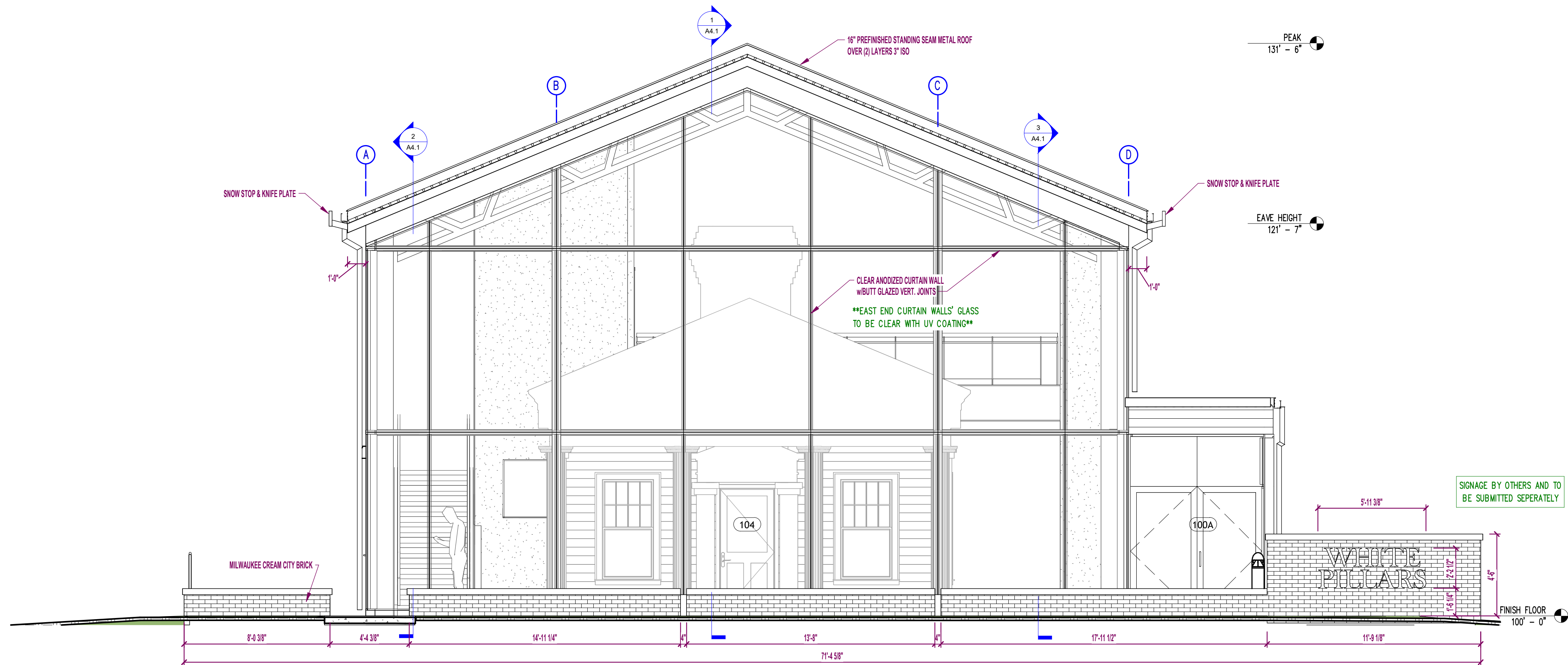
PROJECT NO.:
24-277

SHEET NO.:

A1.2



1 NORTH ELEVATION
1/4" = 1'-0"



4 EAST ELEVATION
1/4" = 1'-0"

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BUTLER
METAL BUILDINGS

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Rev 6	02/21/25
Rev 7	03/06/25

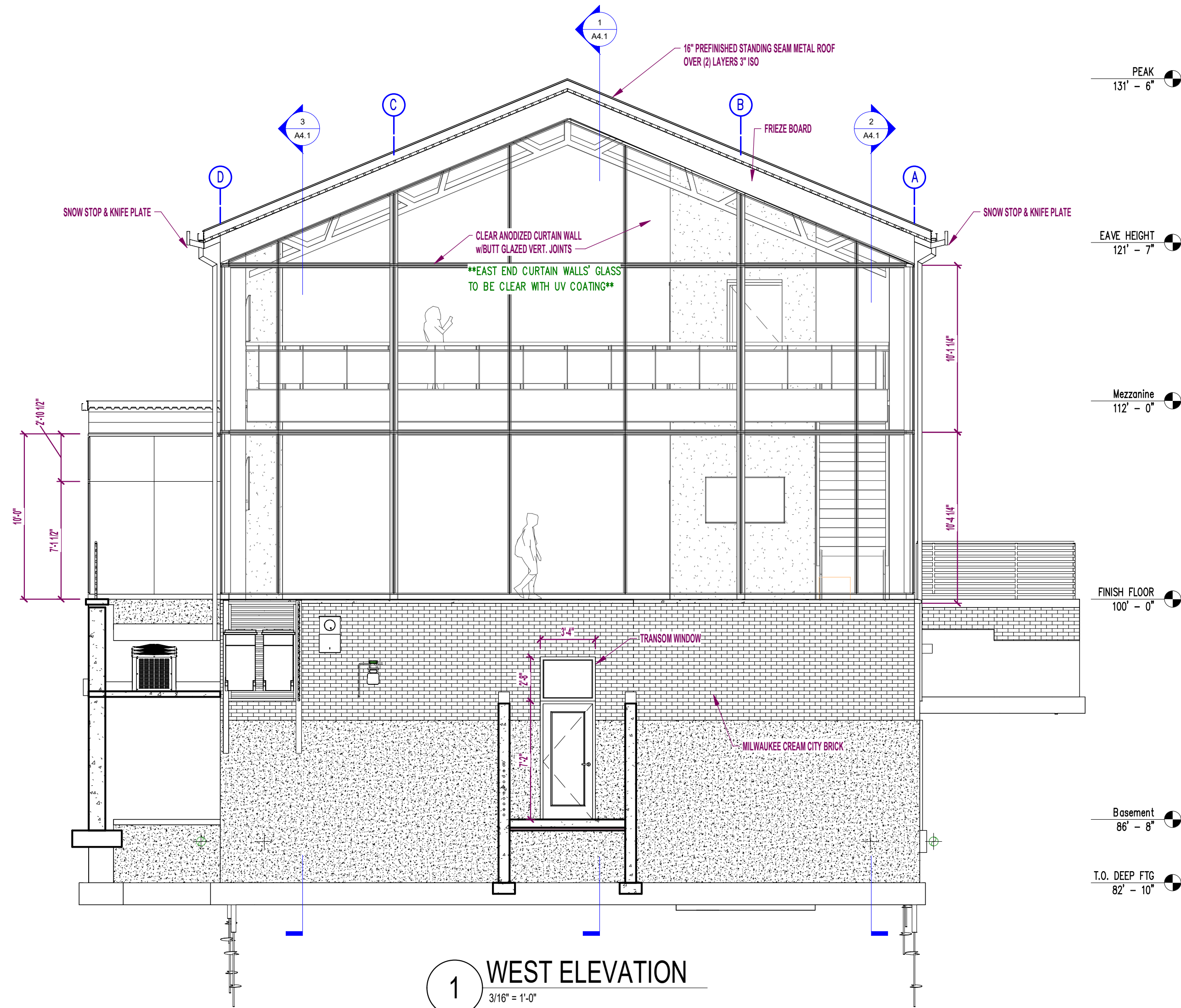
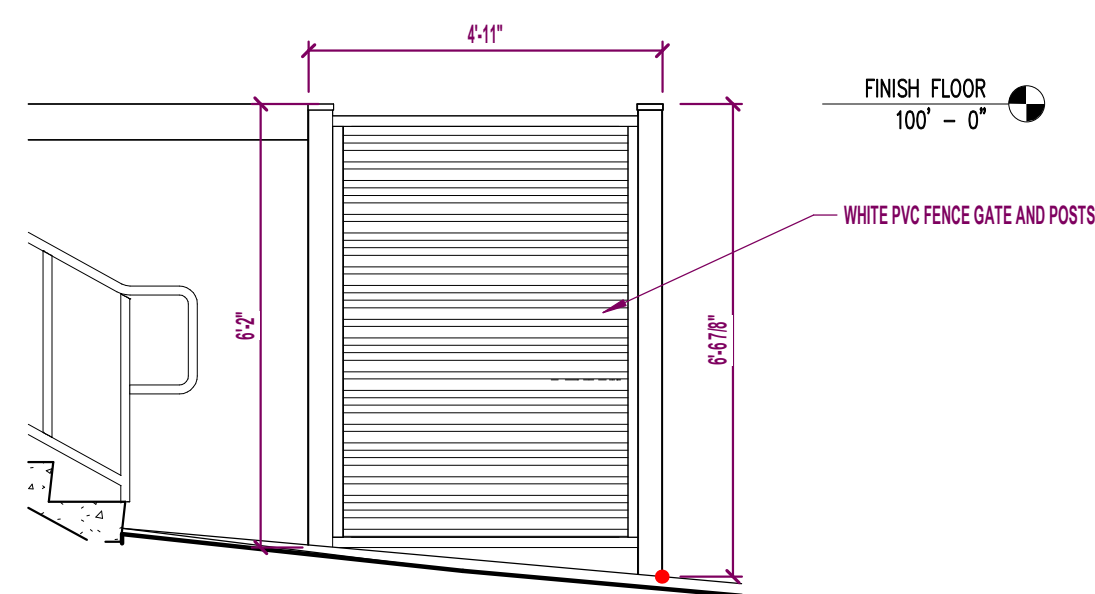
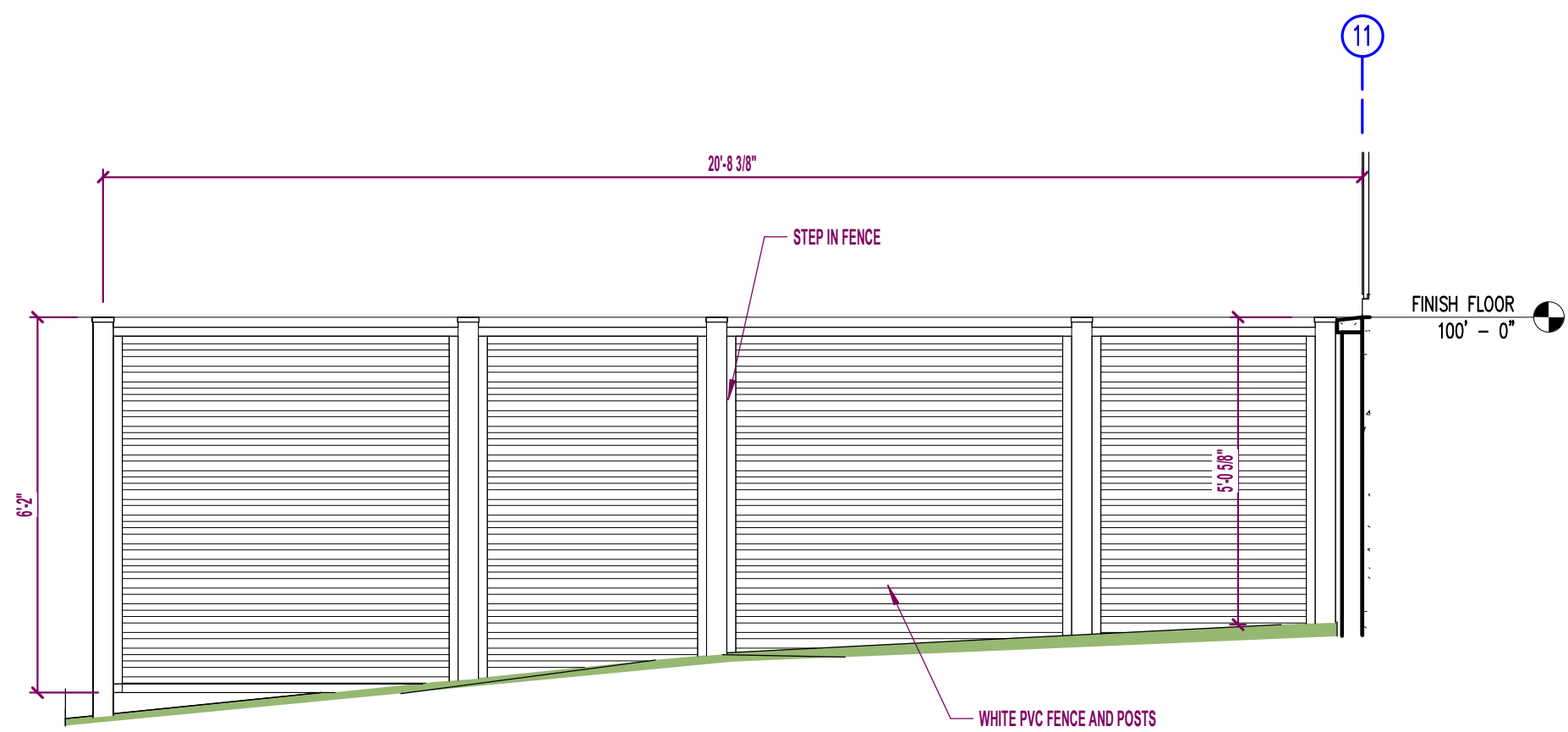
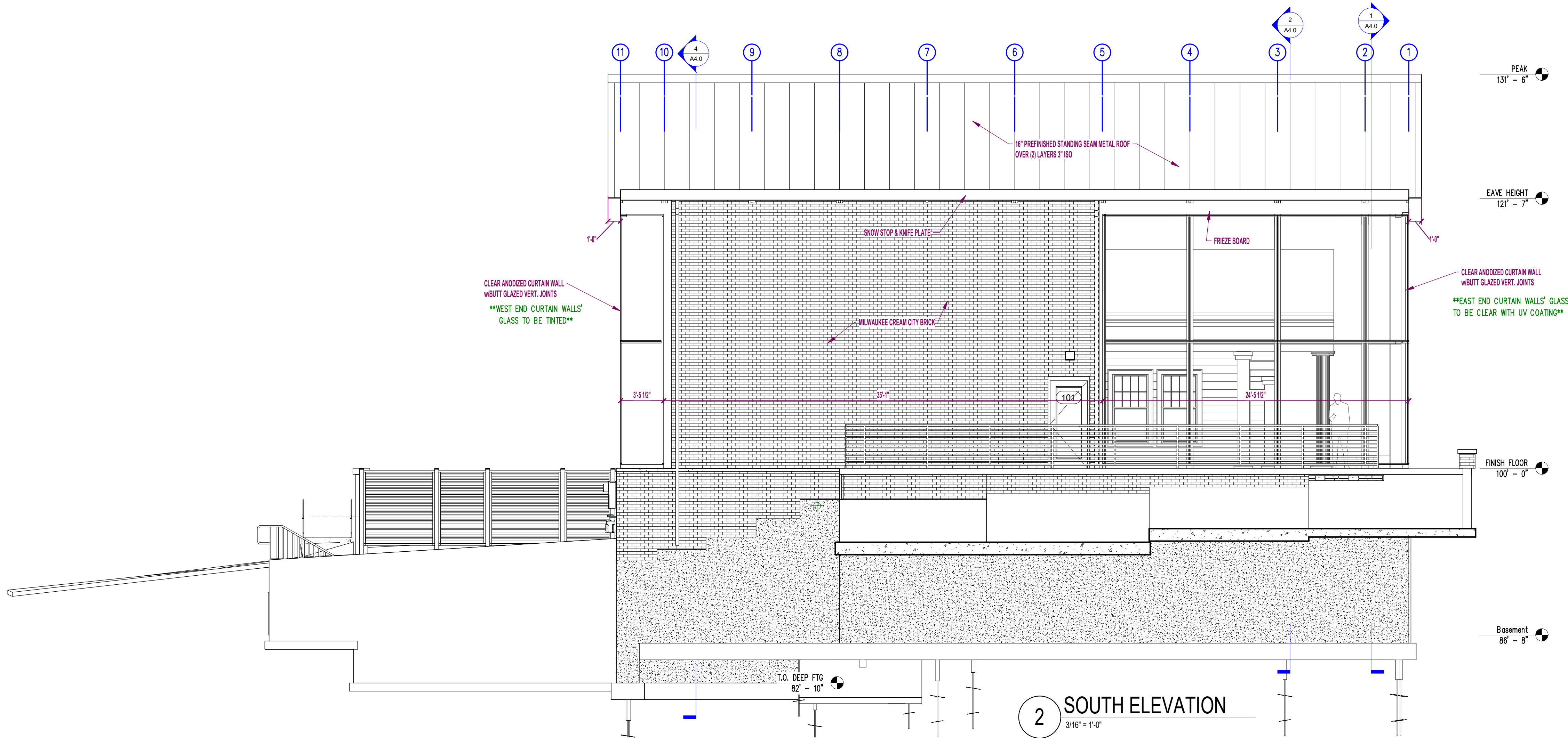
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NEW WHITE PILLARS BUILDING
403 N BROADWAY

PROJECT NO.:
24-277

SHEET NO.:
A3.0

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EXTERIOR ELEVATIONS



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PROJECT:
**DE PERE HISTORICAL SOCIETY
NEW WHITE PILLARS BUILDING**
403 N BROADWAY

PROJECT NO.:
24-277

SHEET NO.:
A3.1

PRELIMINARY
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EXTERIOR ELEVATIONS

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Rev 7	03/03/25

Sheet Issue Date:
10/18/24



2 SE Render
1/8" = 1'-0"



1 NE Render
1/8" = 1'-0"



3 SW Render
1/8" = 1'-0"



4 NW Render
1/8" = 1'-0"

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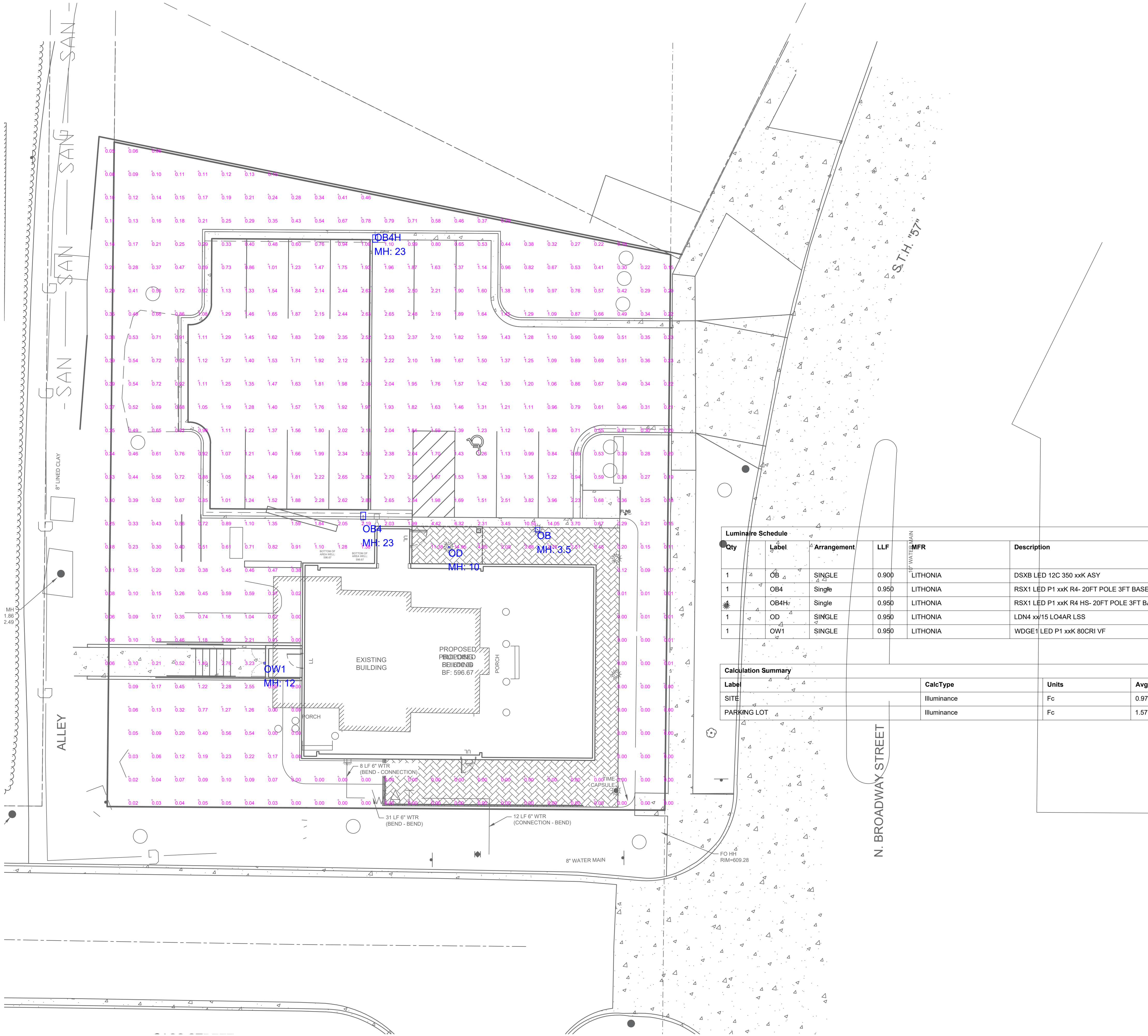
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NEW WHITE PILLARS BUILDING
403 N BROADWAY

PROJECT NO.:
24-277

SHEET NO.:
A3.2

EXTERIOR RENDERINGS



Luminaire Schedule				Luminaire	Description	Lum. Watts	Total Watts	Lum. Lumens
Qty	Label	Arrangement	LLF					
1	OB	SINGLE	0.900	LITHONIA	DSXB LED 12C 350 xxK ASY	16	16	1283
1	OB4	Single	0.950	LITHONIA	RSX1 LED P1 xxK R4- 20FT POLE 3FT BASE	51.34	51.34	7189
1	OB4H	Single	0.950	LITHONIA	RSX1 LED P1 xxK R4 HS- 20FT POLE 3FT BASE	51.34	51.34	4724
1	OD	SINGLE	0.950	LITHONIA	LDN4 xx/15 L04AR LSS	17.5	17.5	1516
1	OW1	SINGLE	0.950	LITHONIA	WDGE1 LED P1 xxK 80CRI VF	10.0002	10	1227

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	Illuminance	Fc	0.97	14.95	0.00	N.A.	N.A.
PARKING LOT	Illuminance	Fc	1.57	4.0	0.3	5.23	13.33

DE PERE HISTORICAL SOCIETY

DE PERE, WISCONSIN

LIGHTING LAYOUT

DRAWN BY : AD

DATE : FEB 4, 2025

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

#	DATE	COMMENTS
REVISIONS		

ENTERPRISE

Lighting & Control



Soil Loss & Sediment Discharge Calculation Tool

for use on Construction Sites in the State of Wisconsin

WDNR Version 2.1 (12-05-2024)



YEAR 1

Developer:

Project:

White Pillars

Date:

02/04/25

County:

Brown

Version 2.1

Activity (1)	Begin Date (2)	End Date (3)	Period % R (4)	Annual R Factor (5)	Sub Soil Texture (6)	Soil Erodibility K Factor (7)	Slope (%) (8)	Slope Length (ft) (9)	LS Factor (10)	Land Cover C Factor (11)	Soil loss A (tons/acre) (12)	SDF (13)	Sediment Control Practice (14)	Sediment Discharge (t/ac) (15)
Bare Ground	04/07/25	05/12/25	8.3%	100	Silt Loam	0.43	13.5%	52	1.58	1.00	5.6	0.706	Silt Fence	2.4
Seed with Mulch or Eri	05/12/25	09/29/25	77.5%	100	Silt Loam	0.43	13.5%	52	1.58	0.10	5.3	0.706	Silt Fence	2.2
End	09/29/25	-----	-----	-----	-----	-----	13.5%	52	1.58	-----	-----	0.000	Silt Fence	0.0
		-----	-----	-----	-----	-----	13.5%	52	1.58	-----	-----	0.000		0.0
		-----	-----	-----	-----	-----	13.5%	0	-----	-----	-----	0.000		0.0
		-----	-----	-----	-----	-----	0.0%	0	-----	-----	-----	0.000		0.0
TOTAL											10.9		TOTAL	4.6
													% Reduction Required	NONE

Notes:

See Help Page for further descriptions of variables and items in drop-down boxes.

The last land disturbing activity on each sheet must be 'End'. This is either 12 months from the start of construction or final stabilization.

For periods of construction that exceed 12 months, please demonstrate that 5 tons/acre/year is not exceeded in any given 12 month period.

NOTE: THIS TOOL ONLY ADDRESSED SOIL EROSION DUE TO SHEET FLOW. MEASURES TO CONTROL CHANNEL EROSION MAY ALSO BE REQUIRED TO MEET SEDIMENT DISCHARGE REQUIREMENTS.

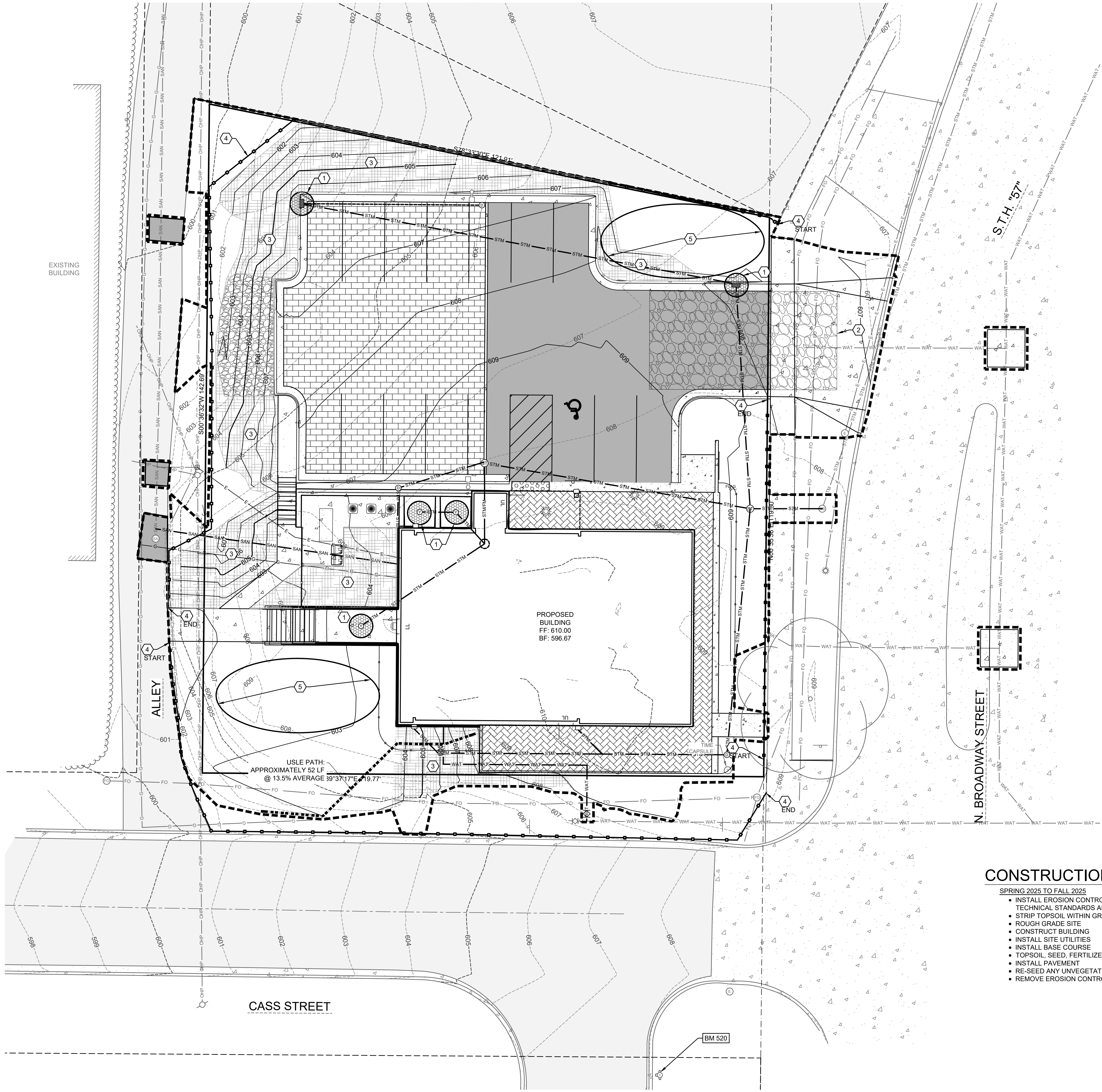
Recommended Permanent Seeding Dates:

4/15-6/1 and
Thaw-6/30

8/1-8/21 Turf, introduced grasses and legumes
Native Grasses, forbs, and legumes

Designed By:	Mach IV Engineering & Surveying
Date	2/4/2025

R:\Jobs\2258-01-24 White Pillars\DRAWINGS\2258-01-24 Eng.dwg 2/11/2025 11:37:31 AM



SHEET KEY NOTES:

- 1 INLET PROTECTION; SEE DETAIL A SHEET C5.1
- 2 STONE TRACKING PAD; SEE DETAIL B SHEET C5.1
- 3 CLASS I URBAN, TYPE B WOOD EROSION CONTROL MAT WITH E-STAPLES; SEE DETAIL C SHEET C5.1
- 4 SILT FENCE; SEE DETAIL D SHEET C5.1
- 5 TEMPORARY STOCKPILES

PLANNED EROSION CONTROL PRACTICES:

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

MAINTENANCE PLAN:

- ALL EROSION CONTROL AND STORM WATER MANAGEMENT PRACTICES WILL BE CHECKED FOR STABILITY AND OPERATION EVERY 7 DAYS AND WITHIN 24 HOURS OF A STORM PRODUCING AT LEAST 0.5 INCHES OF RAINFALL. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY TO MAINTAIN ALL PRACTICES AS DESIGNED. ALSO, ANY SEDIMENT THAT HAS BEEN DEPOSITED OFF-SITE FROM THIS CONSTRUCTION PROJECT SHALL BE CLEANED UP IMMEDIATELY.
- REMOVE SEDIMENT FROM BEHIND ANY SILT FENCE WHEN IT HAS ACCUMULATED TO A DEPTH OF 1/2 FENCE HEIGHT OR MORE. WHEN THE FENCE CAN NO LONGER FILTER WATER OR TRAP SEDIMENT, REPAIR THE SILT FENCE TO PROVIDE AN EFFECTIVE BARRIER.
- ALL SEEDED AREAS, INCLUDING THE GRASS LINED CHANNELS, WILL BE RESEED AND MULCHED AS NECESSARY TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.
- ANY UNPROTECTED DRAINAGE DITCHES EXPERIENCING EXCESSIVE EROSION AND CHANNEL DEGRADATION DUE TO HIGH RUNOFF VOLUMES WILL BE REGRADED AND COVERED WITH A BIODEGRADABLE EROSION CONTROL MAT. INSTALLATION WILL FOLLOW MANUFACTURER'S RECOMMENDATIONS.
- REMOVE SILT FENCE AND TEMPORARY STRUCTURES AFTER FINAL STABILIZATION AND VEGETATIVE COVER IS ESTABLISHED.
- SEDIMENT THAT HAS MIGRATED OFF-SITE ONTO ADJACENT PROPERTIES SHALL BE SWEEPED OFF PAVEMENTS AND REMOVED FROM VEGETATED AREAS DAILY.
- COPIES OF THE EROSION & SEDIMENT CONTROL PLAN SHALL BE KEPT ON SITE.
- MAINTAIN EROSION AND SEDIMENT CONTROL PER THE PLAN AND AS NECESSARY TO MEET THE REQUIREMENTS OF THE ORDINANCE, UNTIL THE SITE HAS UNDERGONE FINAL STABILIZATION AND RECEIVED FINAL ACCEPTANCE FROM THE MUNICIPALITY.
- AN EROSION AND SEDIMENT CONTROL PRACTICE INSPECTION LOG SHALL BE MAINTAINED. LOG SHALL NOTE THE TIME, DATE AND LOCATION OF INSPECTION, THE PHASE OF CONSTRUCTION AT THE SITE, PERSON DOING THE INSPECTION, ASSESSMENT OF CONTROL PRACTICES, AND DESCRIPTION OF EROSION AND SEDIMENT CONTROL MEASURES OR MAINTENANCE DONE IN RESPONSE TO INSPECTION.

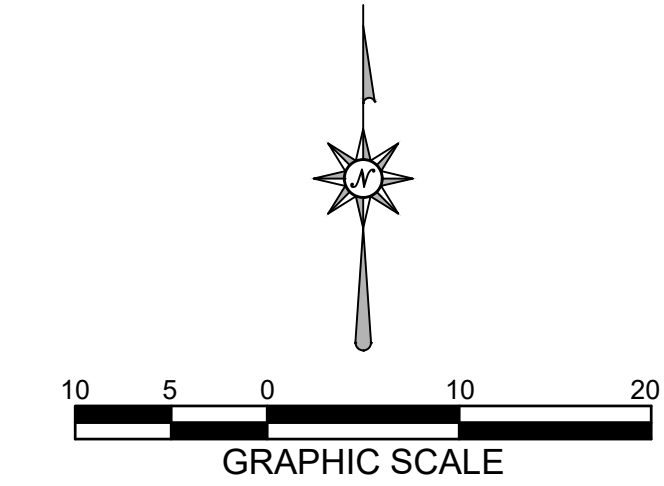
CONSTRUCTION NOTES:

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

CONSTRUCTION SEQUENCE:

SPRING 2025 TO FALL 2025

- INSTALL EROSION CONTROL DEVICES IN ACCORDANCE WITH THE WDNR TECHNICAL STANDARDS AND STORMWATER MANAGEMENT PLAN.
- STRIP TOPSOIL WITHIN GRADING LIMITS
- ROUGH GRADE SITE
- CONSTRUCT BUILDING
- INSTALL SITE UTILITIES
- INSTALL BASE COURSE
- TOPSOIL, SEED, FERTILIZE AND MULCH/EROSION MAT
- INSTALL PAVEMENT
- RE-SEED ANY UNVEGETATED AREAS
- REMOVE EROSION CONTROL BMPS UPON SITE STABILIZATION



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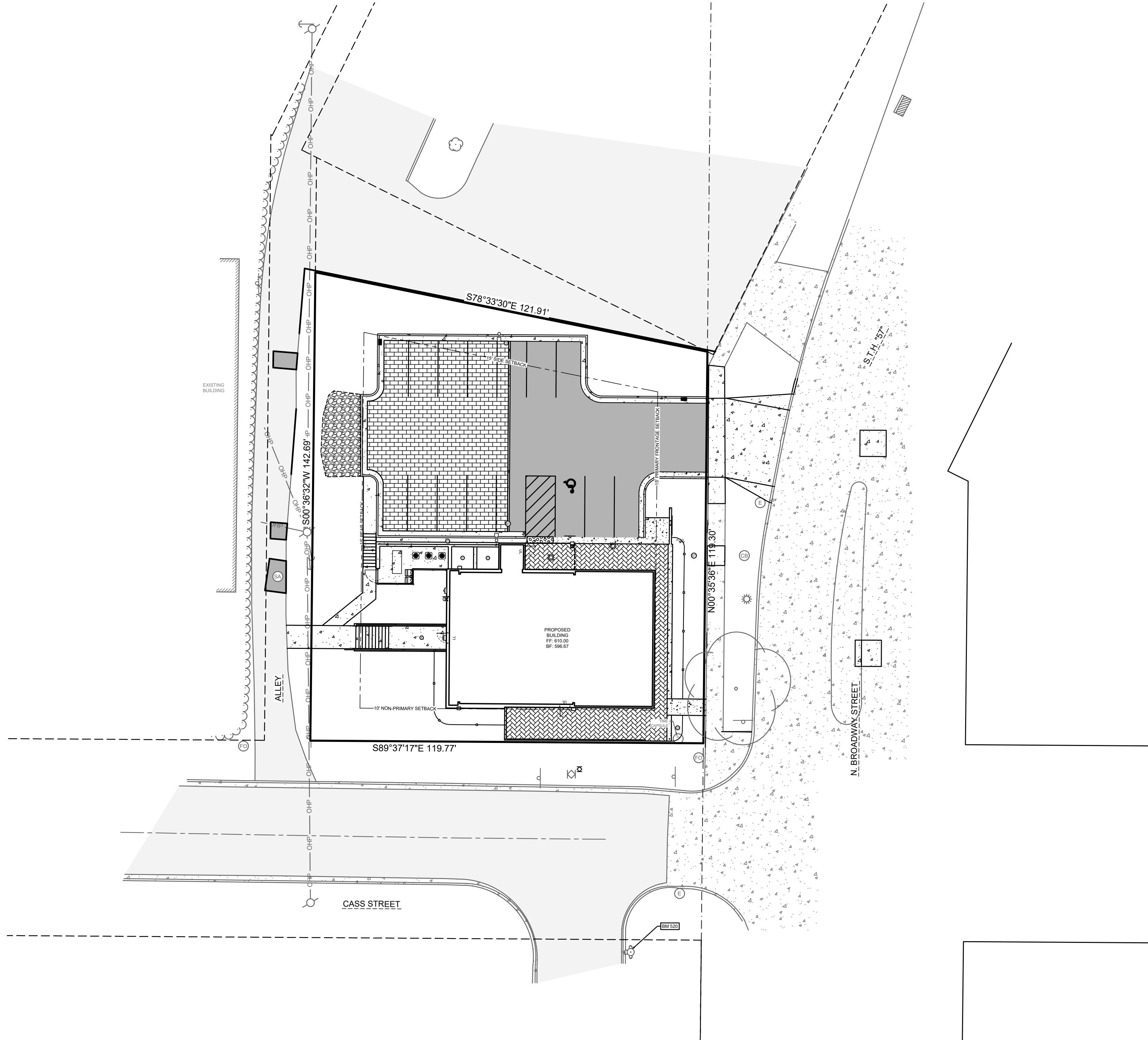
PROJECT:
**DE PERE HISTORICAL SOCIETY
WHITE PILLARS**
403 NORTH BROADWAY STREET
DE PERE, WI 54115

PROJECT NO.:
24-277
SHEET NO.:

C5.0

USLE EXHIBIT

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CIVIL LEGEND

EXISTING	PROPOSED	EXISTING	PROPOSED
CABLE PEDESTAL		EVERGREEN SHRUB	
ELECTRIC METER		EVERGREEN TREE	
ELECTRIC PEDESTAL		TREE	
GUY WIRE		TREE SHRUB	
LIGHT POLE		BUILDING OVERHANG	
POWER POLE		UNDERGROUND CABLE	
GAS METER		OVERHEAD WIRE	
GAS VALVE		UNDERGROUND ELECTRIC	
BOLLARD		GAS	
HANDICAP PARKING		LANDSCAPE	
SANITARY CLEANOUT		FENCE	
SANITARY MANHOLE		GUARDRAIL	
CATCH BASIN		CENTERLINE	
CULVERT		CURB	
DOWNSPOUT		PARKING STRIPE	
INLET		SANITARY SEWER	
INLET 2' X 2'		CULVERT	
STORM CLEANOUT		STORM SEWER	
STORM MANHOLE		FIBER OPTIC	
FIBER OPTIC PEDESTAL		WOOD LINE	
SIGN		RETAINING WALL	
FIRE HYDRANT		WATERMAIN	
WATER SHUT OFF		CONTOUR MAJOR	
WATER VALVE		CONTOUR MINOR	

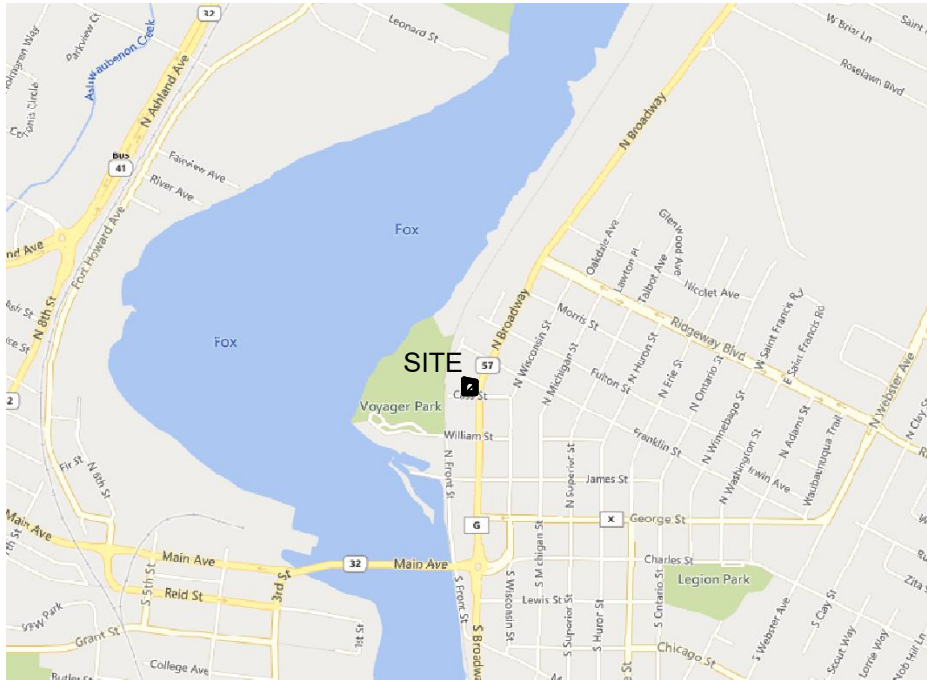
EXISTING	PROPOSED	EXISTING	PROPOSED
STANDARD DUTY ASPHALT		BUILDING	
HEAVY DUTY ASPHALT		ASPHALT	
CONCRETE		GRAVEL	
LANDSCAPE WOOD MULCH		LANDSCAPE STONE MULCH	

ABBREVIATIONS

Ø	DIAMETER	MIN	MINIMUM
AC	ACRE	mm	MILLIMETER
AEW	APRON END WALL	N	NORTH
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	NE	NORTHEAST
BM	BENCHMARK	OC	ON CENTER
C	CABLE	OD	OUTSIDE DIAMETER
CB	CATCH BASIN	OHP	OVER HEAD POWER
CI	CURB INLET	OL	OUTLOT
CMP	CORRUGATED METAL PIPE	PSI	POUNDS PER SQUARE INCH
CO	CLEAN OUT	PVC	POLYVINYL CHLORIDE
CSM	CERTIFIED SURVEY MAP	R	RADIUS
C.T.H	COUNTY TRUNK HIGHWAY	RAD	RADIUS
DIA	DIAMETER	RCP	REINFORCED CONCRETE PIPE
DOT	DEPARTMENT OF TRANSPORTATION	REQ	REQUIRED
E	EAST	S	SOUTH
EL	ELECTRIC (BURIED)	SA	SANITARY
EDM	ELEVATION	SAN	SANITARY
FFM	FACILITIES DEVELOPMENT MANUAL	SCHD	SCHEDULE
FFL	FIRST FLOOR ELEVATION	S.D.	SUMP DEPTH
FL	FLOW LINE	SQ	SQUARE
FO	FIBER OPTIC	ST	STORM
FT	FEET	S.T.H.	STATE TRUNK HIGHWAY
G	GAS	STM	STORM
G.F.E.	GROUND FLOOR ELEVATION	T	TELEPHONE
GR	GRADE	T/C	TOP OF CURB
HDPE	HIGH DENSITY POLYETHYLENE	U.S.H.	UNITED STATES HIGHWAY
INL	INLET	V	VARIES
INV	INVERT	W	WEST
M	METER	WAT	WATER
MAX	MAXIMUM	WI	WISCONSIN
MH	MANHOLE	WisDOT	WISCONSIN DEPARTMENT OF TRANSPORTATION

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED



LOCATION MAP

403 NORTH BROADWAY STREET
DE PERE, WI 54115

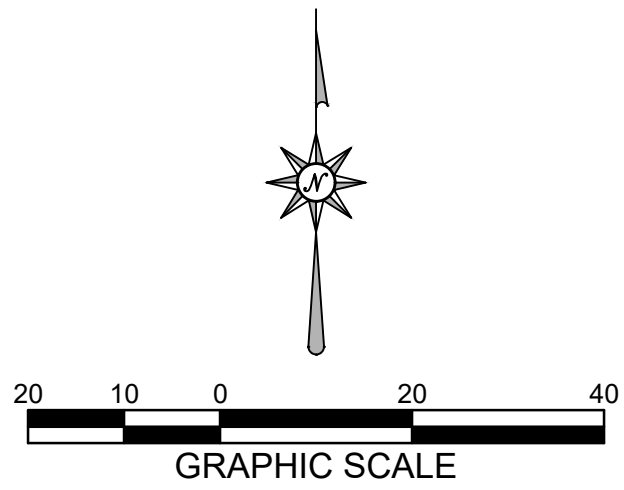
NOT TO SCALE

CIVIL SHEETS INDEX

- C0.1 COVER SHEET
- C1.0 DEMOLITION PLAN
- C2.0 SITE PLAN
- C3.0 UTILITY PLAN
- C4.0 GRADING PLAN
- C5.0 EROSION CONTROL PLAN
- C5.1 EROSION CONTROL DETAILS
- C6.0 SITE DETAILS
- C6.1 UTILITY & GRADING DETAILS
- C6.2 TRAFFIC CONTROL PLAN
- L1.0 LANDSCAPE PLAN

CIVIL GENERAL NOTES:

- SURVEY WAS PERFORMED BY MACH IV ENGINEERING & SURVEYING LLC SEPTEMBER 6, 2024.
- SURVEY VERTICAL DATUM IS NAVD88.
- THIS SURVEY DOES NOT GUARANTEE THE EXISTENCE/ NON-EXISTENCE, SIZE, TYPE OR LOCATION OF UNDERGROUND UTILITIES. UTILITIES SHOWN ARE BASED ON ABOVEGROUND UTILITY STRUCTURES (I.E. VALVES, MANHOLES ETC.), AND AVAILABLE UTILITY MAPS AND PLANS.
- UNLESS OTHERWISE INDICATED, ALL EXISTING STRUCTURES AND FACILITIES SHALL REMAIN.
- PROVIDE TURF, AS SPECIFIED TO ALL DISTURBED AREAS NOT RECEIVING PAVEMENTS, CURBS, SIDEWALKS, BUILDINGS, OR LANDSCAPING, WITHIN THE LIMITS OF CONSTRUCTION.
- NO LAND DISTURBING ACTIVITIES SHALL TAKE PLACE UNTIL ALL TEMPORARY SOIL EROSION DEVICES ARE INSTALLED.
- ALL GRADE TRANSITIONS BETWEEN NEW AND EXISTING SHALL BE SMOOTH AND GRADUAL WITH NO SHARP OR ABRUPT CHANGES.
- COORDINATE THE WORK OF ALL TRADES - VERIFY ALL FIELD CONDITIONS, QUANTITIES AND DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPANCIES SHALL BE PROMPTLY BROUGHT TO THE ATTENTION OF THE ARCHITECT.
- EXECUTE ALL WORK WITH CARE AS TO PROTECT FROM DAMAGE ADJACENT EXISTING FEATURES TO REMAIN. ANY SUCH DAMAGE SHALL BE REPAIRED OR REPLACED TO MATCH THE ORIGINAL CONDITION AS APPROVED BY THE ARCHITECT.
- UNLESS REFERRED TO, OR INDICATED AS "EXISTING", ALL WORK SHOWN ON THESE DRAWINGS SHALL BE CONSIDERED AS NEW AND PROVIDED UNDER THIS CONTRACT.
- FINISHED GRADE OF TOPSOIL (AFTER COMPACTION) SHALL BE 1/2" TO 1" BELOW TOP OF ABUTTING PAVEMENTS, SIDEWALKS, AND CURBING.
- NO DISTURBANCE SHALL OCCUR OUTSIDE OF SITE LIMITS.
- GENERAL CONTRACTOR SHALL OBTAIN APPROVAL FROM OWNER AND MUNICIPALITY PRIOR TO ANY LAND DISTURBANCE OUTSIDE THE CONSTRUCTION LIMITS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING WORK IN RIGHT OF WAY PERMITS.
- NO HAZARDOUS MATERIALS WILL BE STORED ON-SITE.
- FOR LEGEND AND ABBREVIATIONS SEE SHEET C0.1.
- FOR EROSION CONTROL PLAN AND NOTES SEE SHEET C5.0 AND C5.1.
- FOR NOTES SHOWN THUS, "Ⓢ", SEE SHEET KEY NOTES, ON SHEET THEY APPEAR.



DIGGERS HOTLINE

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

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

THE LOCATIONS OF THE EXISTING UTILITY INSTALLATIONS
AS SHOWN ON THE PLANS ARE APPROXIMATE. THERE
MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS
WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

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PROJECT:
DE PERE HISTORICAL SOCIETY
WHITE PILLARS
403 NORTH BROADWAY STREET
DE PERE, WI 54115

PROJECT NO.:

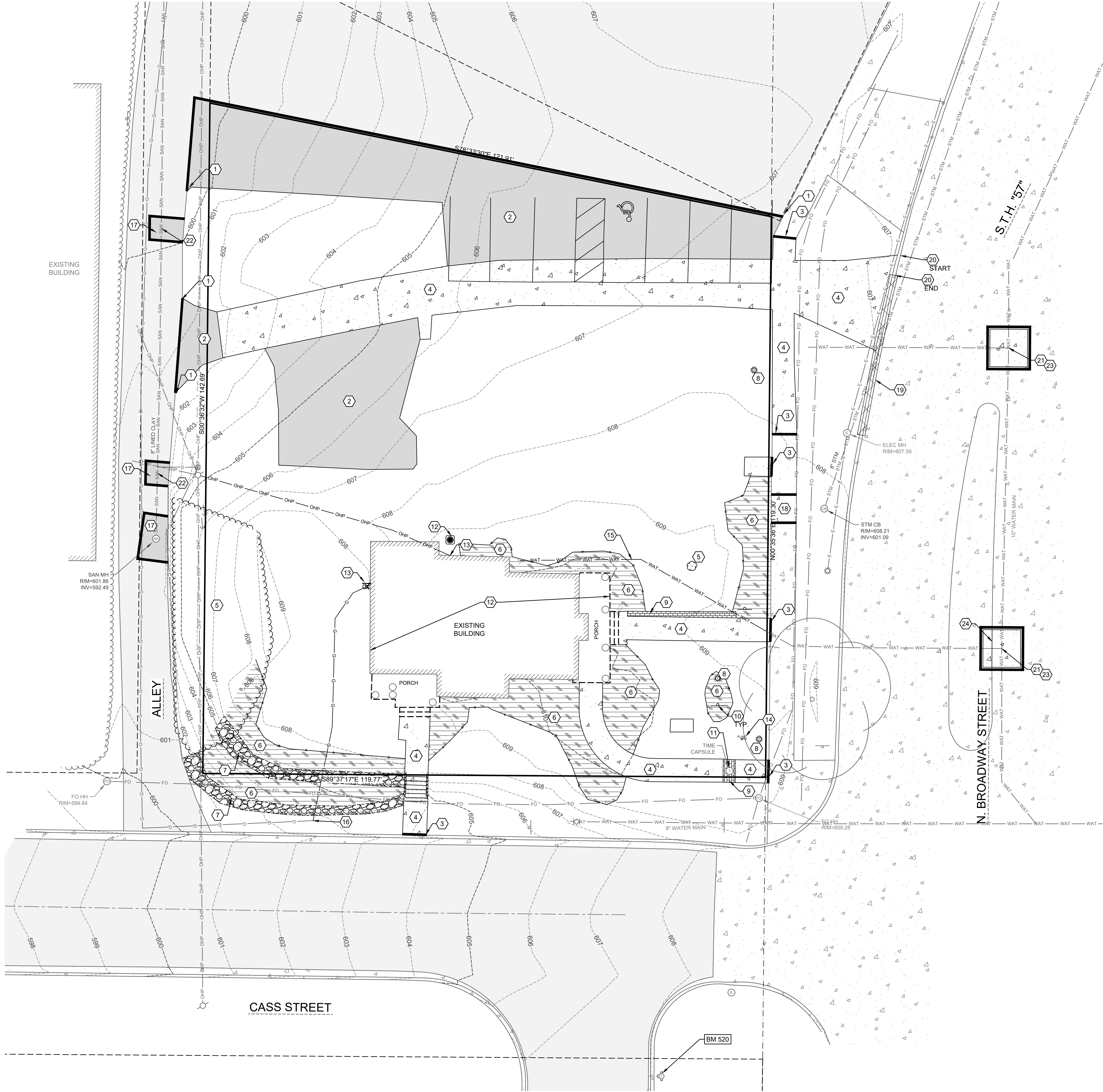
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SHEET NO.:

C0.1

COVER SHEET

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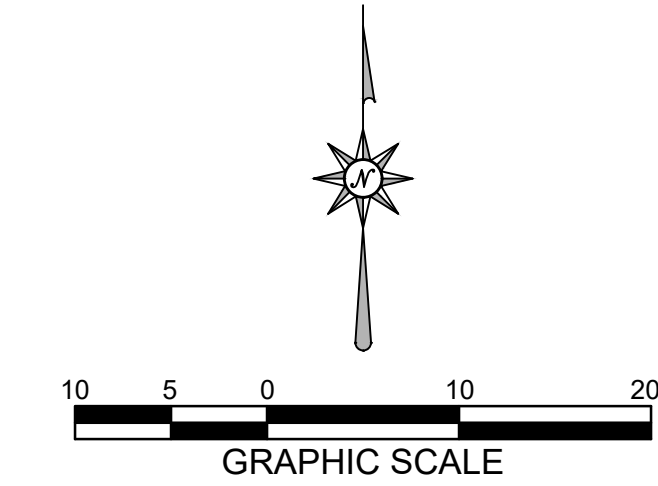
Benchmarks		
Label	Elevation	Description
BM 520	610.44	HYDRANT BURY BOLT

SHEET KEY NOTES:

- 1 SAW CUT ASPHALT
- 2 REMOVE ASPHALT
- 3 SAW CUT CONCRETE
- 4 REMOVE CONCRETE
- 5 REMOVE TREE(S) AND GRUB ROOTS TO 2' BELOW FINISHED GRADE
- 6 REMOVE LANDSCAPE PLANTS AND MATERIAL
- 7 REMOVE / SALVAGE SLOPE STABILIZATION STONES
- 8 REMOVE LIGHT
- 9 REMOVE PAVER BRICKS
- 10 REMOVE / SALVAGE SIGN
- 11 REFER TO OWNER ON TIME CAPSULE REMOVAL
- 12 BUILDING AND APPURTENANCES TO BE MODIFIED BY OTHERS
- 13 COORDINATE DISCONNECTION OF UTILITY WITH UTILITY OWNER
- 14 REMOVE / SALVAGE FLAG POLE
- 15 REMOVE EXISTING WATER SERVICE TO PROPERTY BOUNDARY
- 16 COORDINATE REMOVAL AND RECONNECTION OF GAS SERVICE WITH UTILITY OWNER
- 17 SAW CUT AND REMOVE ASPHALT; REPLACE ASPHALT IN-KIND
- 18 SAW CUT SIDEWALK AT NEAREST JOINT FOR STORM SEWER INSTALLATION; REPLACE SIDEWALK IN-KIND
- 19 SAW CUT AND REMOVE CURB HEAD WITHIN LIMITS SHOWN
- 20 RESTORE FULL-DEPTH CURB; MATCH EXISTING & REFER TO SHEET C2.0
- 21 ABANDON EXISTING WATER SERVICE AT WATER MAIN. LOCATION AND MATERIAL OF EXISTING WATER MAIN AS WELL AS THE LOCATION OF THE EXISTING SERVICE WITHIN THE R.O.W. IS APPROXIMATE BASED ON GIS DATA PROVIDED BY THE CITY OF DE PERE. IF THE WATER MAIN IS IRON, THE CORPORATION SHALL BE TURNED OFF AND THE SERVICE LINE SHALL BE REMOVED FROM THE CORPORATION. IF THE MAIN IS PVC, THE CORPORATION SHALL BE REMOVED AND A SOLID SLEEVE SHALL BE INSTALLED OVER THE HOLE. THE CITY OF DE PERE SHALL BE NOTIFIED A MINIMUM OF 2 WEEKS PRIOR TO ABANDONMENT AND WORK IN R.O.W.
- 22 ABANDON EXISTING SANITARY SERVICE AT MAIN. LOCATION OF EXISTING SERVICE SHOWN IS APPROXIMATE BASED ON TELEVISION DATA PROVIDED BY THE CITY OF DE PERE. EXISTING LATERAL SHALL BE ABANDONED WITH A GLUED CAP OVER THE WYE/BRANCH AT THE MAIN. THE CITY OF DE PERE SHALL BE NOTIFIED A MINIMUM OF 2 WEEKS PRIOR TO ABANDONMENT AND WORK IN R.O.W.
- 23 SAW CUT AND REMOVE CONCRETE PAVEMENT FOR WATER SERVICE ABANDONMENT. EXISTING CONCRETE PAVEMENT SHALL BE RESTORED IN-KIND. THE CITY OF DE PERE SHALL BE NOTIFIED A MINIMUM OF 2 WEEKS PRIOR TO ABANDONMENT AND WORK IN R.O.W.
- 24 SAW CUT AND REMOVE CONCRETE MEDIAN CURB FOR WATER SERVICE ABANDONMENT. EXISTING CONCRETE MEDIAN CURB SHALL BE RESTORED IN-KIND. THE CITY OF DE PERE SHALL BE NOTIFIED A MINIMUM OF 2 WEEKS PRIOR TO ABANDONMENT AND WORK IN R.O.W.

GENERAL NOTES:

1. LANE CLOSURES SHALL ONLY BE IN EFFECT BETWEEN 9:00 AM - 2:30 PM. SEE SHEET C6.2.
2. THE CITY OF DE PERE SHALL COORDINATE WITH THE STATE REGARDING IMPACTS TO TRAVEL LANES ON N. BROADWAY STREET / STH 57. THE CONTRACTOR SHALL PROVIDE A 2-WEEK MINIMUM NOTICE TO THE CITY'S WATER AND ENGINEERING DEPARTMENTS PRIOR TO R.O.W. WORK REQUIRING LANE CLOSURES.
3. EXCAVATION PERMITS SHALL BE ACQUIRED FOR WORK IN THE R.O.W.



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PROJECT:
**DE PERE HISTORICAL SOCIETY
WHITE PILLARS**
403 NORTH BROADWAY STREET
DE PERE, WI 54115

PROJECT NO.:

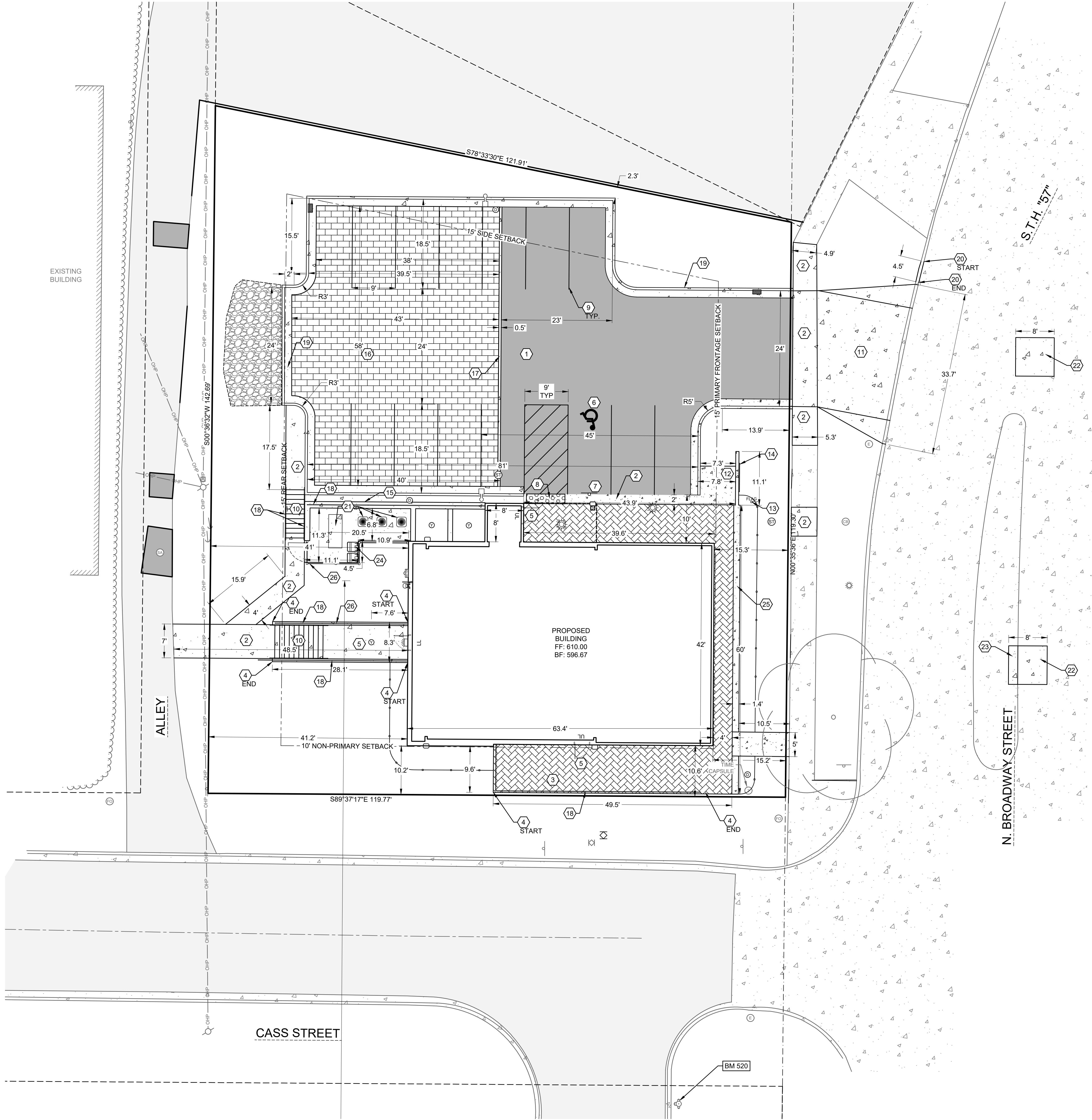
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SHEET NO.:

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DEMOLITION PLAN

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OWNER

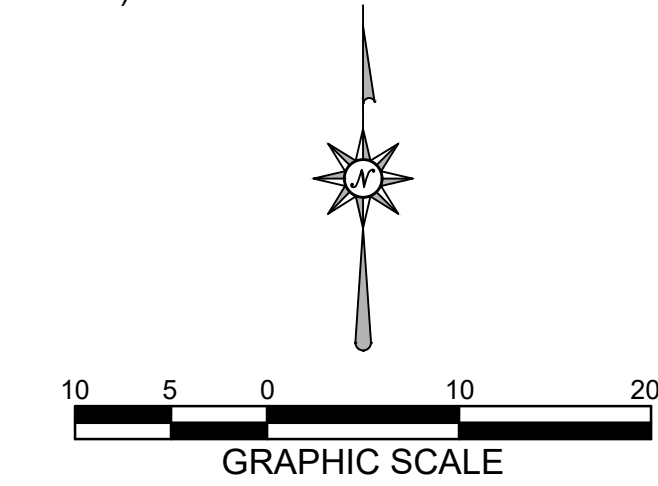
DE PERE HISTORICAL SOCIETY
403 N. BROADWAY ST.
DE PERE, WI 54115-2511

SHEET KEY NOTES:

- 1 STANDARD DUTY ASPHALT; SEE DETAIL A SHEET C6.0
- 2 CONCRETE SIDEWALK; SEE DETAIL B SHEET C6.0
- 3 STONE TERRACE; REFER TO ARCHITECTURAL DRAWINGS
- 4 STONE RETAINING WALL REFER TO ARCHITECTURAL DRAWINGS
- 5 STOOP LOCATION; REFER TO ARCHITECTURAL DRAWINGS
- 6 ADA HANDICAP STALL, SYMBOL; SEE DETAIL C SHEET C6.0
- 7 ADA HANDICAP SIGN; SEE DETAIL D SHEET C6.0
- 8 ADA HANDICAP WARNING PLATE; SEE DETAIL E SHEET C6.0
- 9 4" WIDE PAINT STRIPE; COLOR BY OWNER
- 10 WALKWAY STEPS; REFER TO ARCHITECTURAL DRAWINGS
- 11 CONCRETE DRIVEWAY APRON; SEE DETAIL F SHEET C6.0
- 12 BIKE RACK; REFER TO ARCHITECTURAL DRAWINGS
- 13 FLAG POLE
- 14 MONUMENT SIGN & KNEE WALL; REFER TO ARCHITECTURAL DRAWINGS
- 15 MECHANICAL SCREENING WALL; FINAL SIZE AND CONFIGURATION TO BE COORDINATED WITH ARCHITECTURAL PLANS
- 16 PERMEABLE PAVERS; SEE DETAIL G SHEET C6.0
- 17 CONCRETE PAVER EDGING; SEE DETAIL G SHEET C6.0
- 18 GUARDRAIL/HANDRAIL; REFER TO ARCHITECTURAL DRAWINGS
- 19 CONCRETE CURB AND GUTTER; SEE DETAIL H SHEET C6.0
- 20 RESTORE FULL-DEPTH CURB; MATCH EXISTING
- 21 GENERATOR AND MECHANICAL EQUIPMENT; REFER TO ARCHITECTURAL DRAWINGS
- 22 RESTORE CONCRETE PAVEMENT IN-KIND. THE CITY OF DE PERE SHALL BE NOTIFIED A MINIMUM OF 2 WEEKS PRIOR TO ABANDONMENT AND WORK IN R.O.W.
- 23 RESTORE CONCRETE MEDIAN CURB IN-KIND. THE CITY OF DE PERE SHALL BE NOTIFIED A MINIMUM OF 2 WEEKS PRIOR TO ABANDONMENT AND WORK IN R.O.W.
- 24 REFUSE STORAGE AREA
- 25 KNEE WALL; REFER TO ARCHITECTURAL DRAWINGS
- 26 DECORATIVE FENCE/TRASH ENCLOSURE; REFER TO ARCHITECTURAL DRAWINGS

SITE STATISTICS

PARCEL ADDRESS:	403 & 409 N. BROADWAY ST.
PARCEL NUMBER:	ED-752 & ED 751
PARCEL SIZE:	7,194 SF + 8,493 SF = 15,687 SF (0.360 AC)
ZONING:	PI-1 (COMPLIES WITH GX1)
EXISTING SITE	
GREEN SPACE:	9,871 SF (62.9%)
IMPERVIOUS AREA	
BUILDING:	1,444 SF (9.2%)
PAVEMENT:	4,372 SF (27.9%)
TOTAL IMPERVIOUS:	5,816 SF (37.1%)
PROPOSED SITE	
TOTAL DISTURBED AREA:	18, 045 SF (0.41 AC)
GREEN SPACE REQUIRED:	3,922 SF (25.0%)
GREEN SPACE PROVIDED:	5,580 SF (35.6%)
IMPERVIOUS AREA	
BUILDING:	2,735 SF (17.4%)
PAVEMENT:	5,108 SF (32.6%)
TOTAL IMPERVIOUS:	7,843 SF (50.0%)
SEMI-PERVIOUS AREA:	2,316 SF (14.8%)
PARKING PROVIDED	
PARKING SPACES REQ'D/CALCS:	1 STALL/2 EMPLOYEES + 1/600 SF ((1 STALL/2 EMPLOYEES) * 6 EMPLOYEES) + (4,145 SF/600 SF) = 10 STALLS
PARKING SPACES PROVIDED:	15 (INCLUDES 1 ADA STALL)



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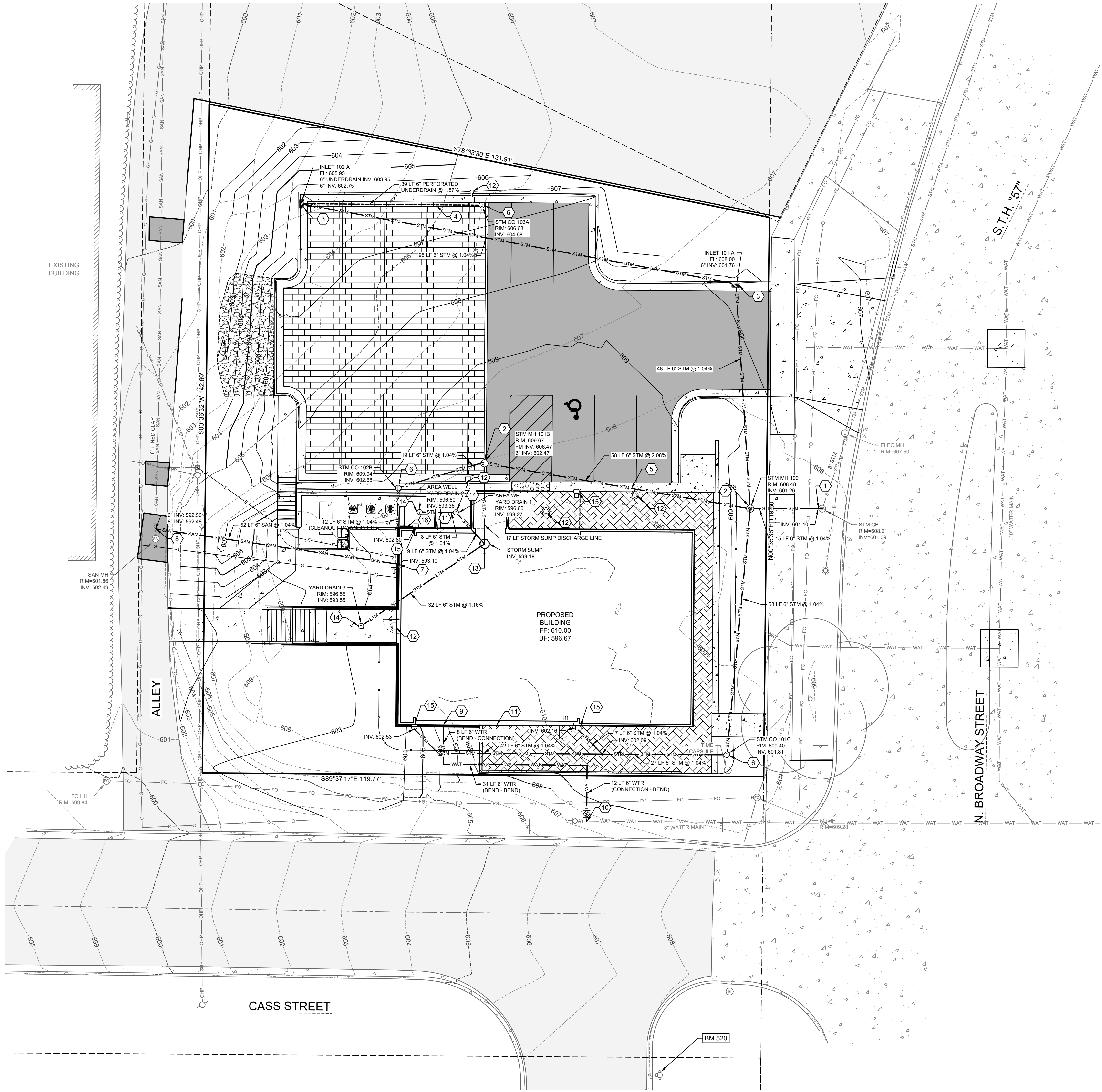
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24-277
SHEET NO.:

C2.0

SITE PLAN

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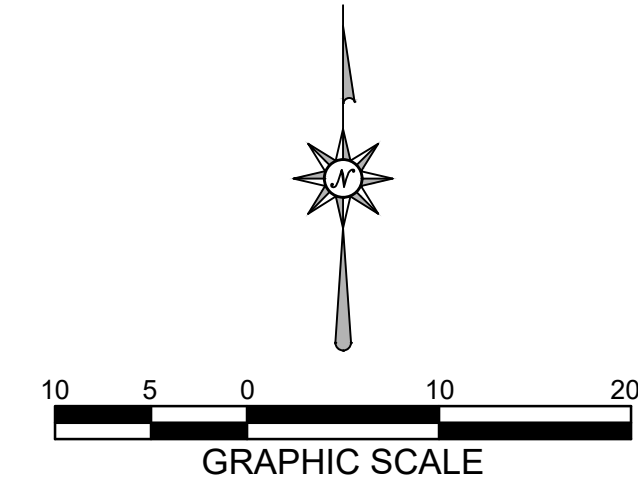
Benchmarks		
Label	Elevation	Description
BM 520	610.44	HYDRANT BURY BOLT

SHEET KEY NOTES:

- 1 CORE DRILL CATCH BASIN AND CONNECT TO EXISTING STORM SEWER STRUCTURE WITH WATERTIGHT CONNECTION (KOR-N-SEAL BY TRELLEBORG OR APPROVED EQUAL). CONTRACTOR SHALL FIELD VERIFY INVERT ELEVATION AND LOCATION PRIOR TO INSTALLATION. CONTRACTOR SHALL NOTIFY CITY ENGINEERING STAFF A MINIMUM OF TWO WEEKS PRIOR TO MAKING CONNECTION.
- 2 STORM MANHOLE; SEE DETAIL A SHEET C6.1
- 3 STORM INLET - 2'X3'; SEE DETAIL B SHEET C6.1
- 4 6" UNDERDRAIN. CONNECT TO STORM INLET; REFER TO DETAIL G SHEET C6.0
- 5 ROOF DRAIN COLLECTOR LINE; VERIFY DOWNSPOUT LOCATIONS WITH ARCHITECTURAL PLANS.
- 6 STORM CLEANOUT; SEE DETAIL C SHEET C6.1. CLEANOUTS TO BE LOCATED NO MORE THAN 100 FEET APART
- 7 COORDINATE SANITARY SEWER CONNECTION TO BUILDING WITH BUILDING PLUMBER
- 8 CONNECT TO EXISTING SANITARY SEWER WITH WATERTIGHT CONNECTION (KOR-N-TEE BY TRELLEBORG OR APPROVED EQUAL). CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND ELEVATION OF THE EXISTING SANITARY SEWER MAIN AT THE PROPOSED POINT OF CONNECTION PRIOR TO INSTALLATION.
- 9 COORDINATE WATER SERVICE CONNECTION TO BUILDING WITH BUILDING PLUMBER
- 10 CONNECT TO EXISTING 8" WATER MAIN; SEE DETAIL E SHEET C6.1. ACCORDING TO THE CITY OF DE PERE, THE EXISTING 8" MAIN IS CAST IRON. HOWEVER, THE CITY HAS NOTED THAT THE RECORDS OF WATER MAIN MATERIALS ALONG CASS MAY BE INACCURATE.
- 11 EXTERIOR HOSE BIB LOCATION; COORDINATE WITH ARCHITECTURAL AND PLUMBING PLANS
- 12 LIGHT FIXTURE LOCATION; REFER TO ARCHITECTURAL AND ELECTRICAL DRAWINGS FOR FIXTURE TYPE
- 13 SUMP PIT AND PUMP; COORDINATE WITH PLUMBING PLANS
- 14 YARD DRAIN; SEE DETAIL D SHEET C6.1
- 15 DOWNSPOUT LOCATION; VERIFY WITH PLUMBING AND ARCHITECTURAL DRAWINGS
- 16 MOUNT ROOF DRAIN TO AREA WELL SALL

UTILITY NOTES:

1. SANITARY LATERAL SHALL BE PVC SDR 35 (ASTM D-3034) OR SCH 40.
2. WATER SERVICE SHALL BE C900 PVC. ALL DUCTILE IRON PIPE AND FITTINGS SHALL BE ENCASED IN POLYETHYLENE WRAP.
3. ALL SERVICE LATERALS SHALL HAVE TRACER WIRE.
4. ALL WORK SHALL CONFORM TO THE MOST RECENT EDITION OF "STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN" AND THE MUNICIPALITY'S STANDARD SPECIFICATIONS.
5. WATER LINE THRUST RESTRAINTS (NOT SHOWN FOR CLARITY) SHALL BE PROVIDED AS SPECIFIED FOR CONCRETE THRUST BLOCKS.
6. STORM SEWER SHALL BE PVC SDR 35 (ASTMD-3034) OR SCH 40.
7. NOTIFY THE MUNICIPALITY A MINIMUM OF TWO WEEKS PRIOR TO WORK IN THE RIGHT OF WAY.
8. CONNECTIONS TO MUNICIPAL SYSTEMS SHALL BE IN ACCORDANCE WITH THE MUNICIPALITY'S STANDARD SPECIFICATIONS.
9. WATER METERS FOR SERVICES LARGER THAN 1" REQUIRE A MINIMUM ONE-MONTH ADVANCE NOTICE TO THE CITY OF DE PERE'S WATER DEPARTMENT TO ACCOUNT FOR ORDER LEAD TIME.
10. 6" WATER SERVICE WILL REQUIRE ADDITIONAL TESTING (I.E. PRESSURE AND SAFE SAMPLING TESTING)
11. EXCAVATION PERMITS SHALL BE ACQUIRED FOR CUTS WITHIN THE R.O.W.
12. CONTRACTOR SHALL NOTIFY CITY ENGINEERING STAFF A MINIMUM OF TWO WEEKS PRIOR TO PERFORMING PROPOSED LATERAL CONNECTIONS.



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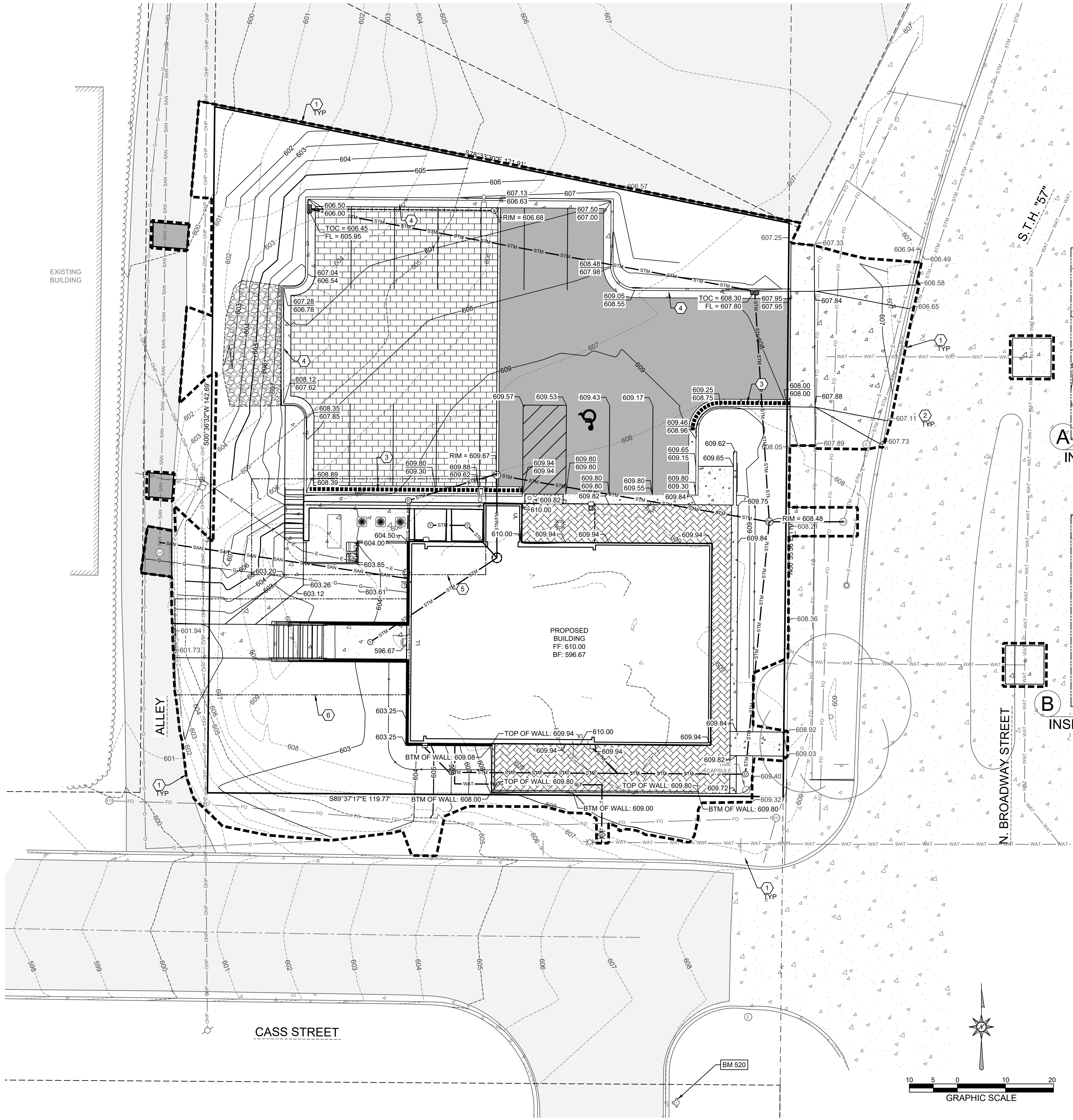
PROJECT:
**DE PERE HISTORICAL SOCIETY
WHITE PILLARS**
403 NORTH BROADWAY STREET
DE PERE, WI 54115

PROJECT NO.:
24-277
SHEET NO.:

C3.0

UTILITY PLAN

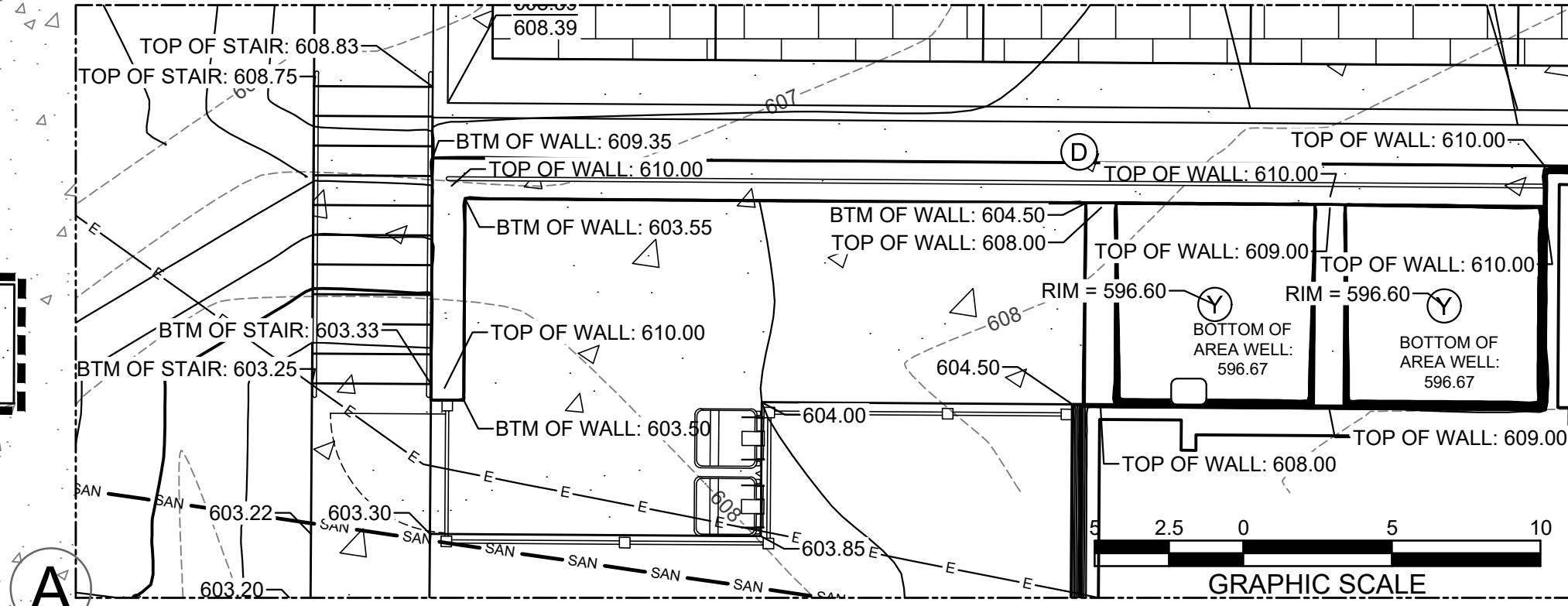
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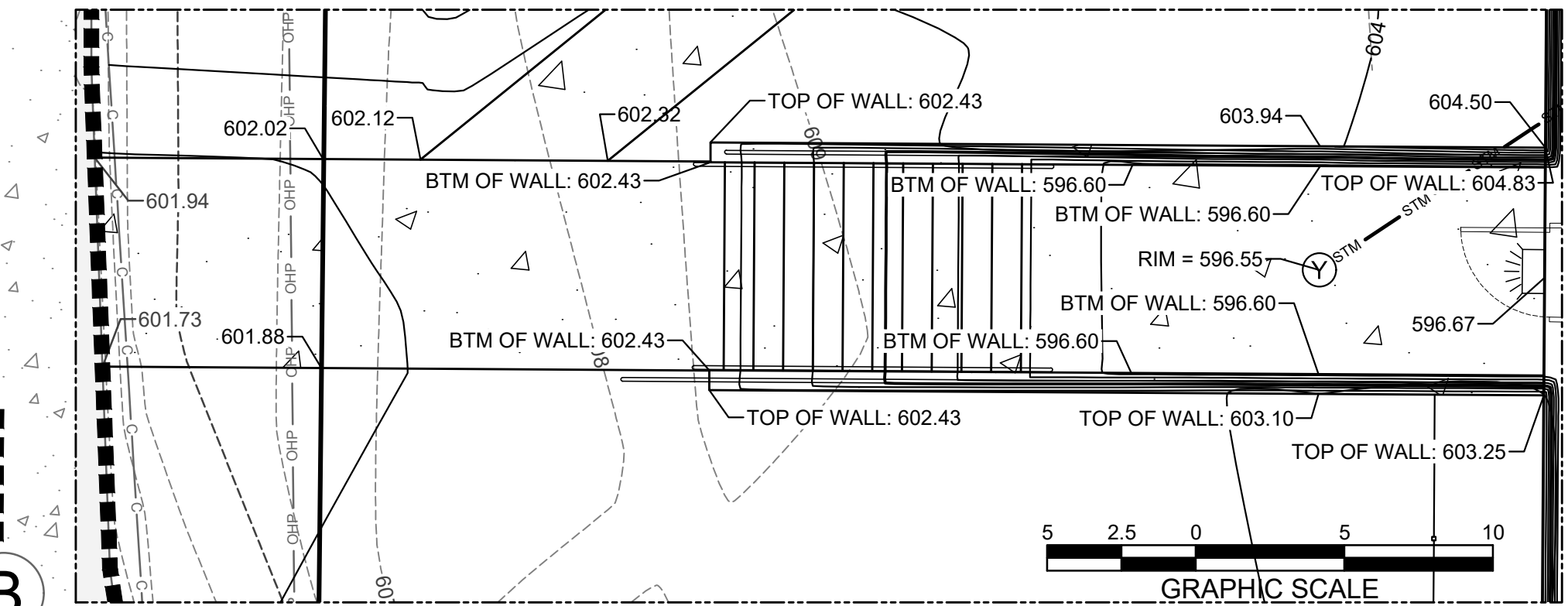
Benchmarks		
Label	Elevation	Description
BM 520	610.44	HYDRANT BURY BOLT

SHEET KEY NOTES:

- 1 CONSTRUCTION / GRADING LIMITS
- 2 SPOT GRADE; SEE DETAIL A THIS SHEET
- 3 REVERSE PAN CURB AND GUTTER; SEE DETAIL H SHEET C6.0
- 4 STANDARD PAN CURB AND GUTTER; SEE DETAIL H SHEET C6.0
- 5 SEE INSET A THIS SHEET & REFER TO ARCHITECTURAL ELEVATIONS
- 6 SEE INSET B THIS SHEET & REFER TO ARCHITECTURAL ELEVATIONS



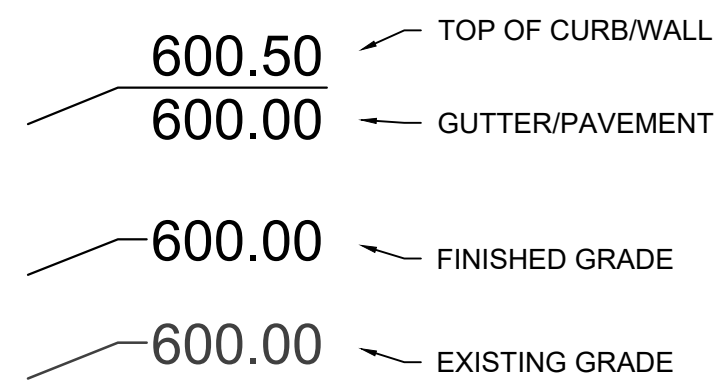
INSET A



INSET B

GENERAL NOTES:

1. EXCAVATION PERMITS SHALL BE ACQUIRED FOR WORK IN THE R.O.W.



SPOT GRADE KEY



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WHITE PILLARS
403 NORTH BROADWAY STREET
DE PERE, WI 54115

PROJECT NO.:

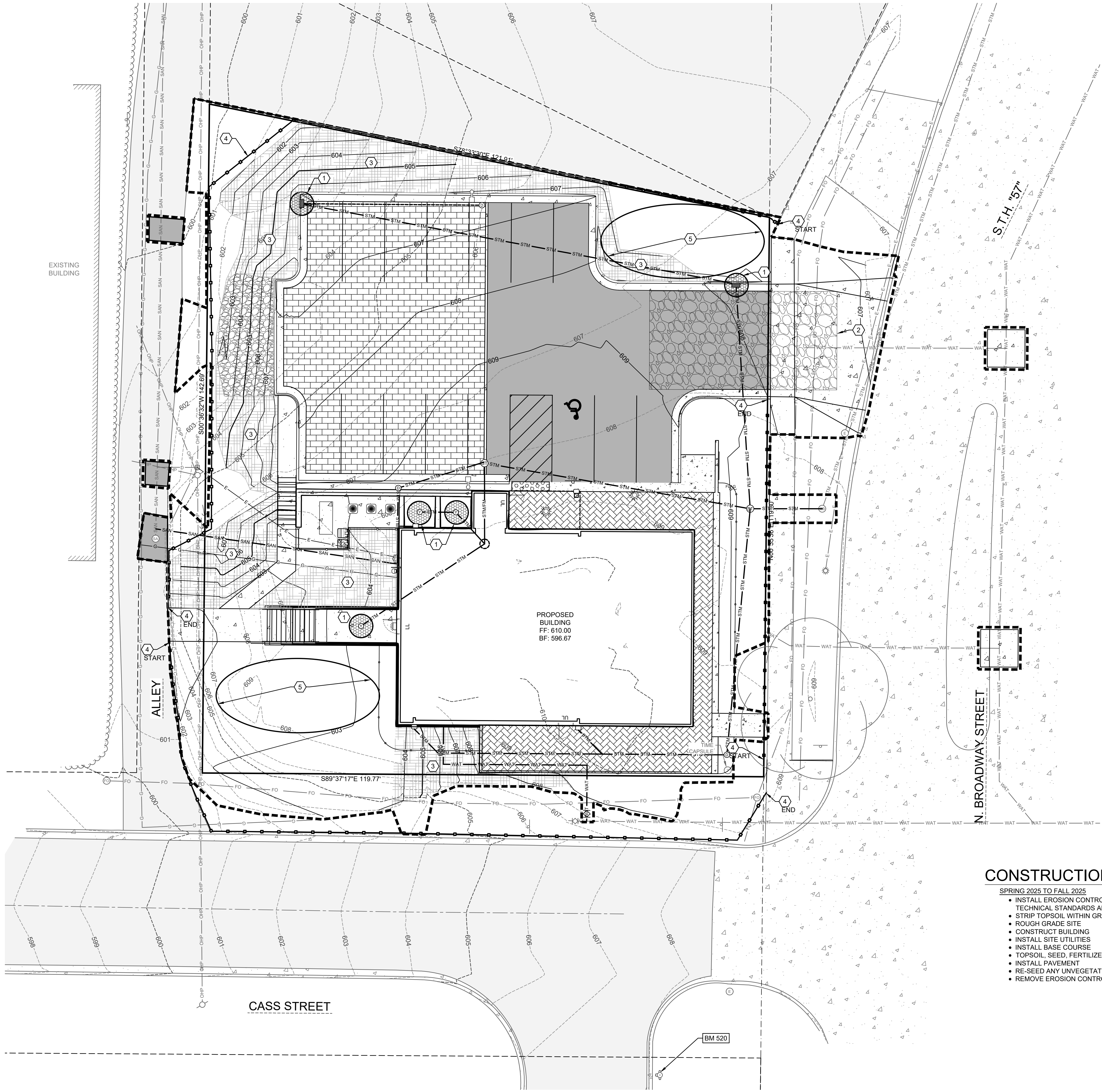
24-277

SHEET NO.:

C4.0

GRADING PLAN

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SHEET KEY NOTES:

- 1 INLET PROTECTION; SEE DETAIL A SHEET C5.1
- 2 STONE TRACKING PAD; SEE DETAIL B SHEET C5.1
- 3 CLASS I URBAN, TYPE B WOOD EROSION CONTROL MAT WITH E-STAPLES; SEE DETAIL C SHEET C5.1
- 4 SILT FENCE; SEE DETAIL D SHEET C5.1
- 5 TEMPORARY STOCKPILES

PLANNED EROSION CONTROL PRACTICES:

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

MAINTENANCE PLAN:

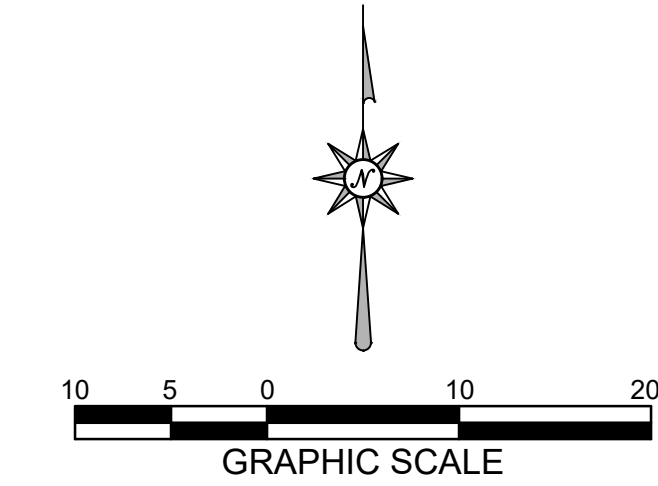
- ALL EROSION CONTROL AND STORM WATER MANAGEMENT PRACTICES WILL BE CHECKED FOR STABILITY AND OPERATION EVERY 7 DAYS AND WITHIN 24 HOURS OF A STORM PRODUCING AT LEAST 0.5 INCHES OF RAINFALL. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY TO MAINTAIN ALL PRACTICES AS DESIGNED. ALSO, ANY SEDIMENT THAT HAS BEEN DEPOSITED OFF-SITE FROM THIS CONSTRUCTION PROJECT SHALL BE CLEANED UP IMMEDIATELY.
- REMOVE SEDIMENT FROM BEHIND ANY SILT FENCE WHEN IT HAS ACCUMULATED TO A DEPTH OF 1/2 FENCE HEIGHT OR MORE. WHEN THE FENCE CAN NO LONGER FILTER WATER OR TRAP SEDIMENT, REPAIR THE SILT FENCE TO PROVIDE AN EFFECTIVE BARRIER.
- ALL SEEDED AREAS, INCLUDING THE GRASS LINED CHANNELS, WILL BE RESEED AND MULCHED AS NECESSARY TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.
- ANY UNPROTECTED DRAINAGE DITCHES EXPERIENCING EXCESSIVE EROSION AND CHANNEL DEGRADATION DUE TO HIGH RUNOFF VOLUMES WILL BE REGRADED AND COVERED WITH A BIODEGRADABLE EROSION CONTROL MAT. INSTALLATION WILL FOLLOW MANUFACTURER'S RECOMMENDATIONS.
- REMOVE SILT FENCE AND TEMPORARY STRUCTURES AFTER FINAL STABILIZATION AND VEGETATIVE COVER IS ESTABLISHED.
- SEDIMENT THAT HAS MIGRATED OFF-SITE ONTO ADJACENT PROPERTIES SHALL BE SWEEPED OFF PAVEMENTS AND REMOVED FROM VEGETATED AREAS DAILY.
- COPIES OF THE EROSION & SEDIMENT CONTROL PLAN SHALL BE KEPT ON SITE.
- MAINTAIN EROSION AND SEDIMENT CONTROL PER THE PLAN AND AS NECESSARY TO MEET THE REQUIREMENTS OF THE ORDINANCE, UNTIL THE SITE HAS UNDERGONE FINAL STABILIZATION AND RECEIVED FINAL ACCEPTANCE FROM THE MUNICIPALITY.
- AN EROSION AND SEDIMENT CONTROL PRACTICE INSPECTION LOG SHALL BE MAINTAINED. LOG SHALL NOTE THE TIME, DATE AND LOCATION OF INSPECTION, THE PHASE OF CONSTRUCTION AT THE SITE, PERSON DOING THE INSPECTION, ASSESSMENT OF CONTROL PRACTICES, AND DESCRIPTION OF EROSION AND SEDIMENT CONTROL MEASURES OR MAINTENANCE DONE IN RESPONSE TO INSPECTION.

CONSTRUCTION NOTES:

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

CONSTRUCTION SEQUENCE:

- SPRING 2025 TO FALL 2025
- INSTALL EROSION CONTROL DEVICES IN ACCORDANCE WITH THE WDNR TECHNICAL STANDARDS AND STORMWATER MANAGEMENT PLAN.
 - STRIP TOPSOIL WITHIN GRADING LIMITS
 - ROUGH GRADE SITE
 - CONSTRUCT BUILDING
 - INSTALL SITE UTILITIES
 - INSTALL BASE COURSE
 - TOPSOIL, SEED, FERTILIZE AND MULCH/EROSION MAT
 - INSTALL PAVEMENT
 - RE-SEED ANY UNVEGETATED AREAS
 - REMOVE EROSION CONTROL BMPs UPON SITE STABILIZATION



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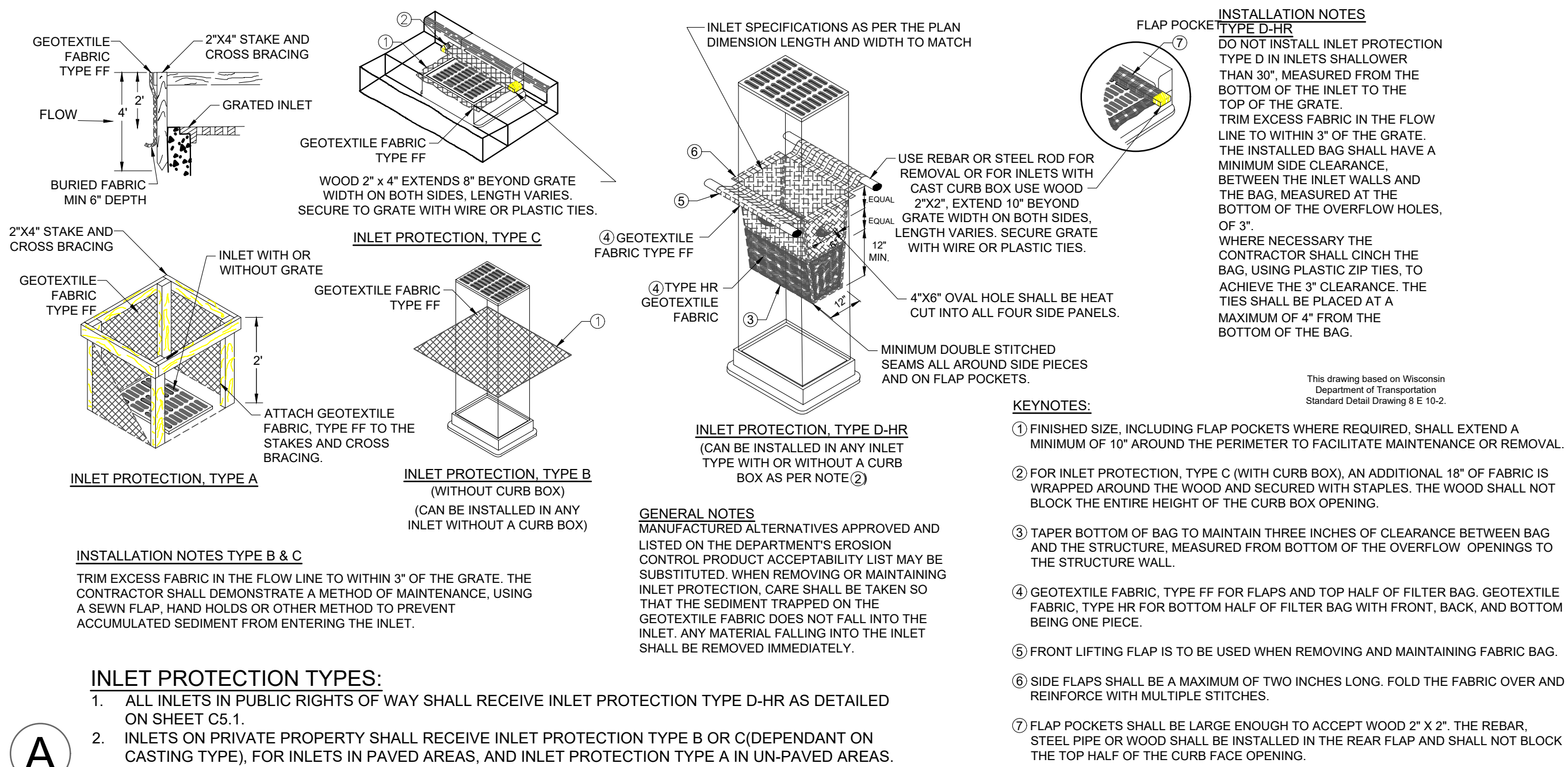
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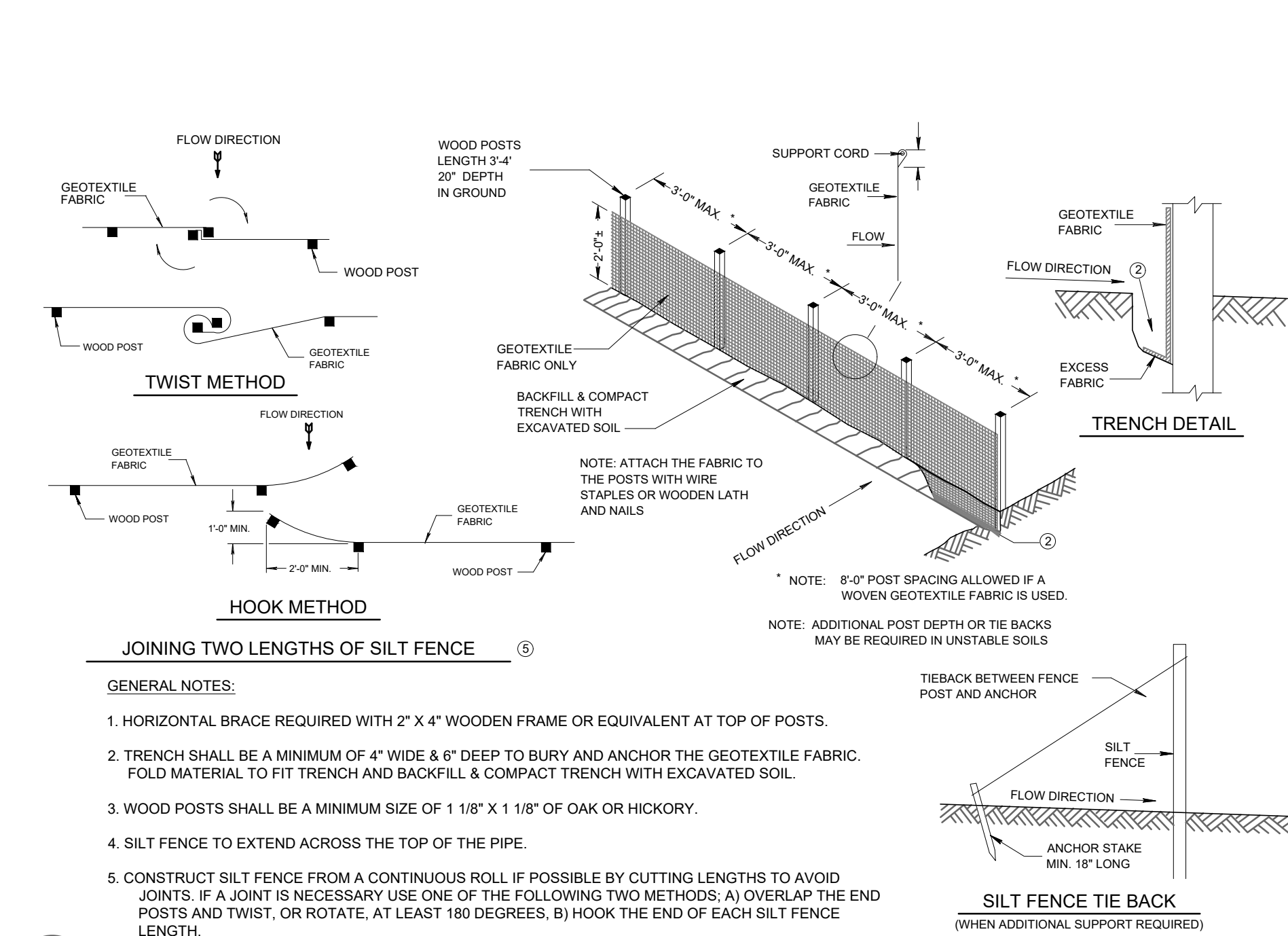
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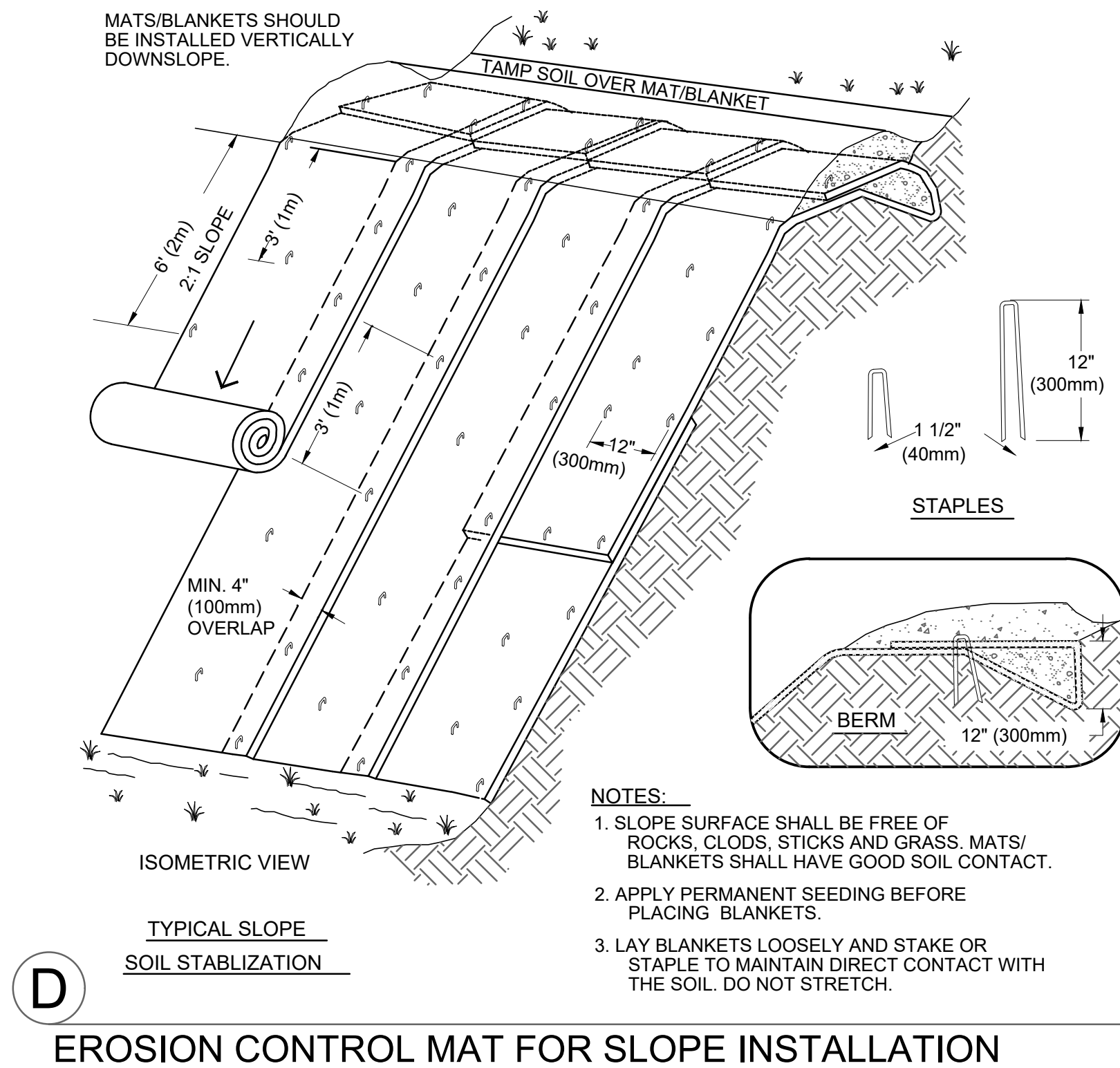
EROSION CONTROL PLAN



A INLET PROTECTION



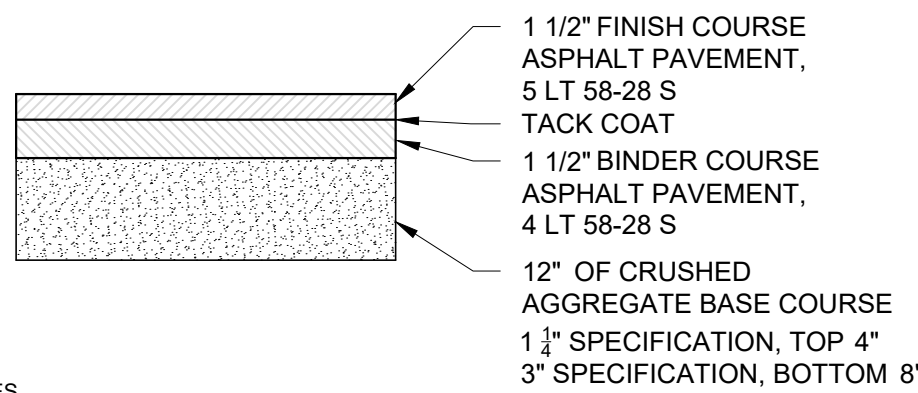
C SILT FENCE



D EROSION CONTROL MAT FOR SLOPE INSTALLATION

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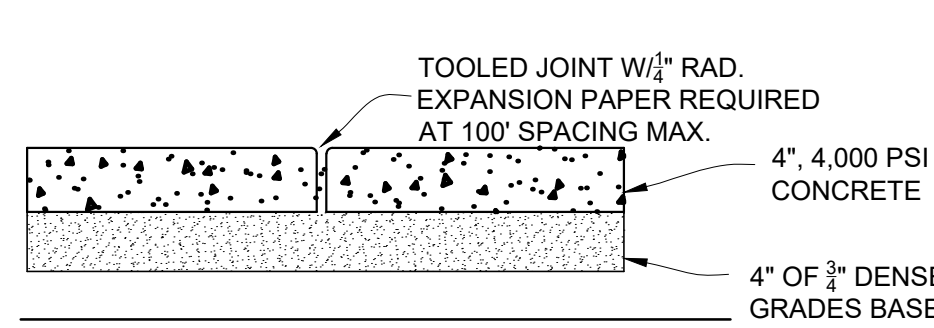


NOTES:

1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH WISCONSIN DOT STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION.

A

STANDARD DUTY ASPHALT PAVEMENT

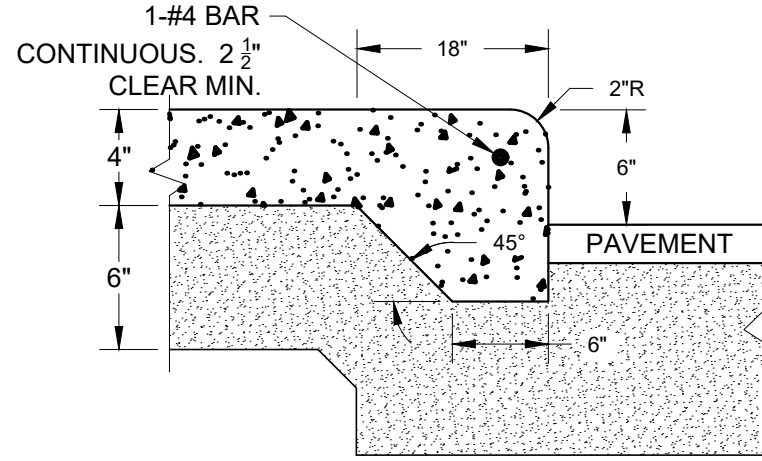


NOTES:

1. CONCRETE SHALL RECEIVE A BROOMED FINISH.
2. JOINT SPACING SHALL BE 5' OR WIDTH OF SIDEWALK, WHICHEVER IS GREATER. (10' MAX).
3. SIDEWALK WIDTH VARIES.

B

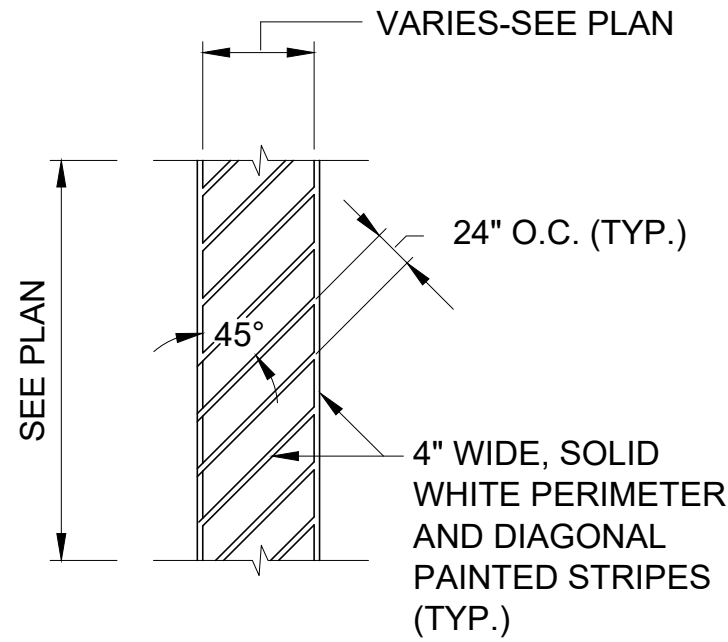
CONCRETE SIDEWALK



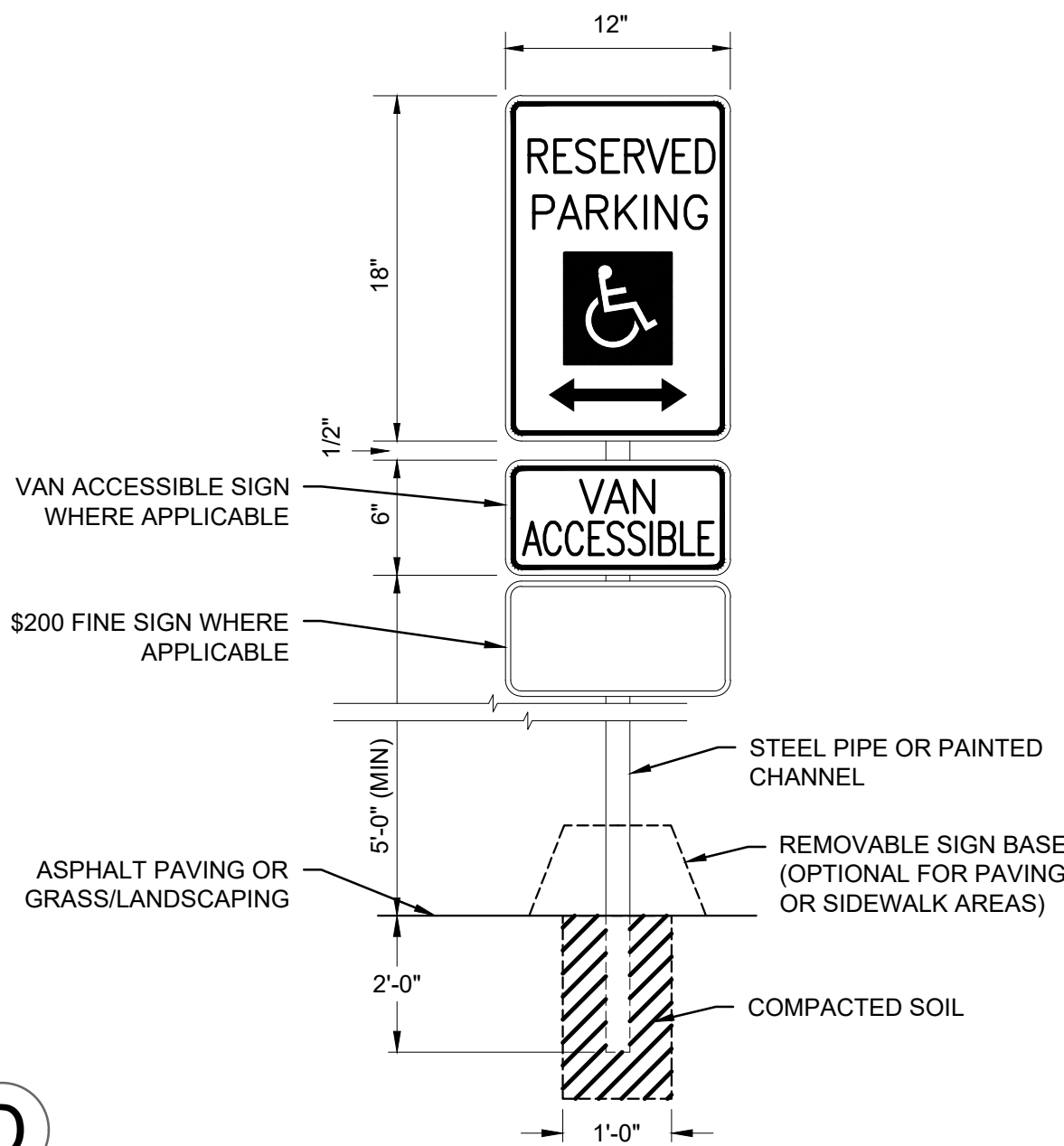
H.C. SYMBOL

C

HANDICAP PAVEMENT MARKING DETAILS



PAINTED ISLAND/
ACCESS AISLE

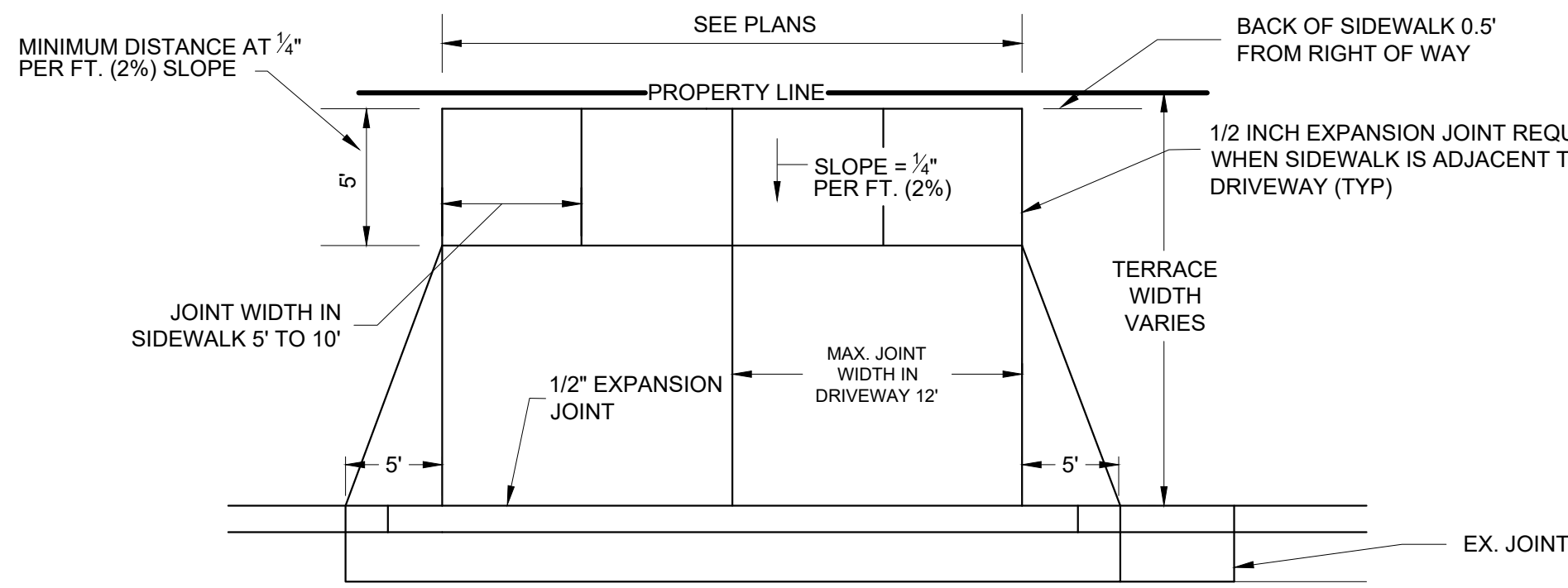


NOTES:

1. TRUNCATED DOME DETECTABLE WARNING PLATE. PLATE SHALL BE UNFINISHED NEENAH FOUNDRY R-4984 OR EQUIVALENT. (TYP)
2. DETECTABLE WARNING SHALL BE PLACED WHERE PEDESTRIAN TRAFFIC IS AT GRADE WITH VEHICULAR TRAFFIC.

E

DETECTABLE WARNING PLATE

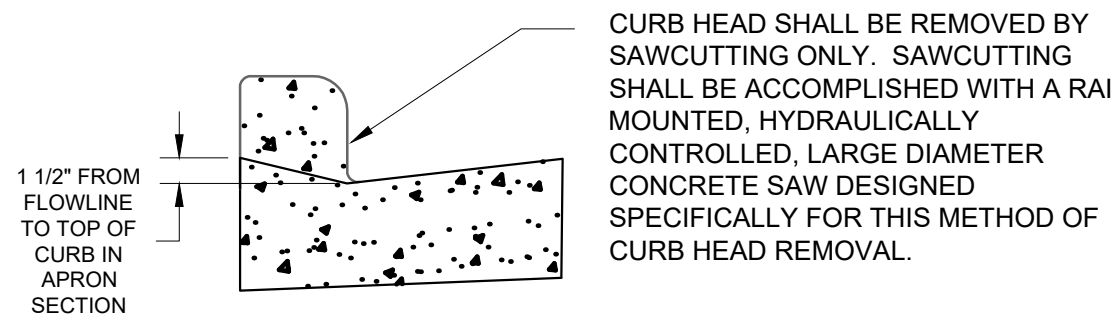


NOTES:

1. PROVIDE MIN. 4 INCHES OF 3/4\"/>
2. BASE SHALL BE LEVELED AND MECHANICALLY COMPACTED.
3. CONCRETE SIDEWALK AND DRIVEWAY APRON SHALL BE 8\"/>

F

CONCRETE DRIVEWAY APRON

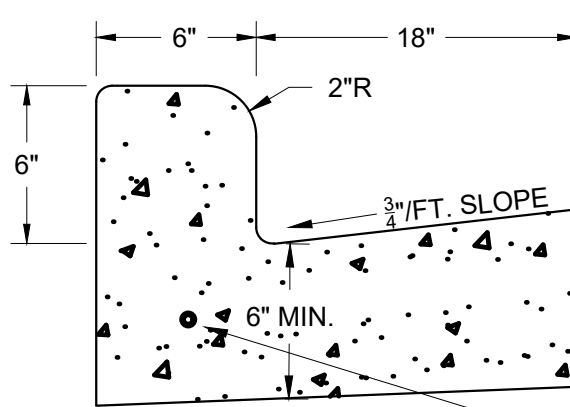


NOTES:

1. PAVEMENT SURFACE PERCENT VOIDS SHALL BE LESS THAN 25%.
2. THE PAVEMENT SURFACE INFILTRATION RATE SHALL BE 100 IN/HR AT THE TIME OF INSTALLATION.
3. SEE UTILITY PLAN SHEET FOR CONNECTION TO STORM SEWER.
4. PERFORATED UNDER DRAIN SHALL HAVE AN AGGREGATE BEDDING LAYER OF AT LEAST 4\"/>
5. AN OBSERVATION WELL SHALL BE INSTALLED TO ALLOW FOR VISUAL MONITORING OF PAVEMENT SYSTEM. OBSERVATION WELL SHALL CONSIST OF A PERFORATED PIPE EXTENDED VERTICALLY FROM THE PAVEMENT SURFACE TO THE AGGREGATE STORAGE RESERVOIR / SUBGRADE SOIL INTERFACE. SEE DETAIL THIS SHEET
6. SYSTEM SHALL DRAIN WITHIN 72 HOURS.

G

PERMEABLE PAVERS

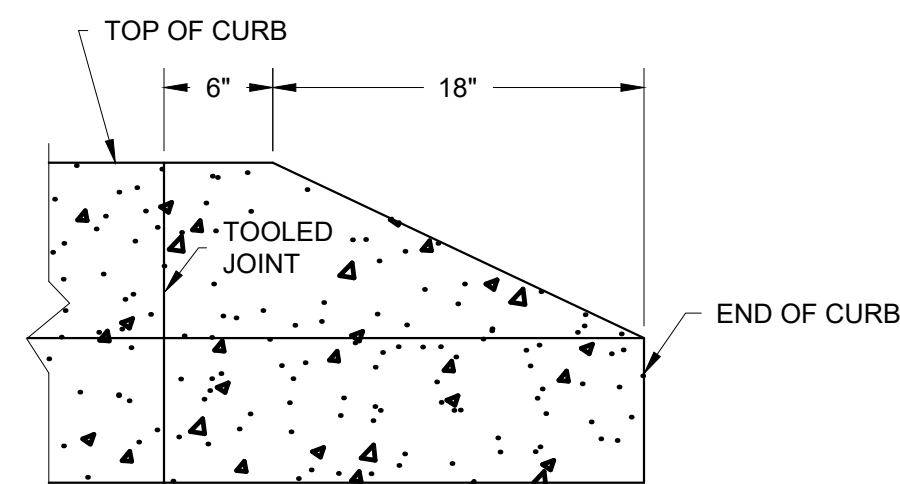
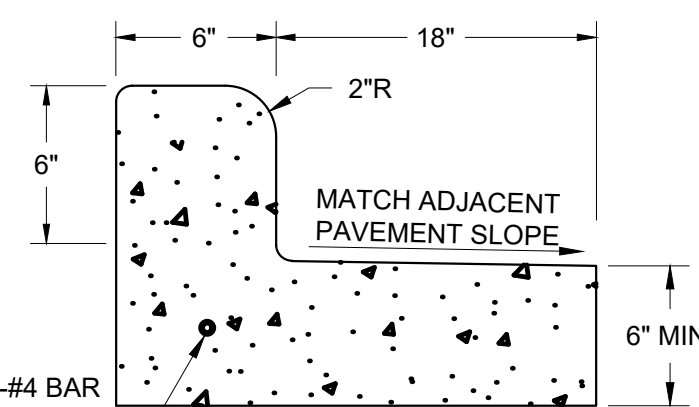


NOTES:

1. THE BOTTOM OF THE CURB AND GUTTER MAY EITHER BE LEVEL OR PARALLEL TO THE SLOPE OF THE SUBGRADE.
2. LOCATION OF STANDARD AND REVERSE PAN CURB AND GUTTER IS INDICATED ON THE DRAWINGS.
3. CURB SHALL BE PLACED ON A MINIMUM OF 6\"/>

H

24\"/>



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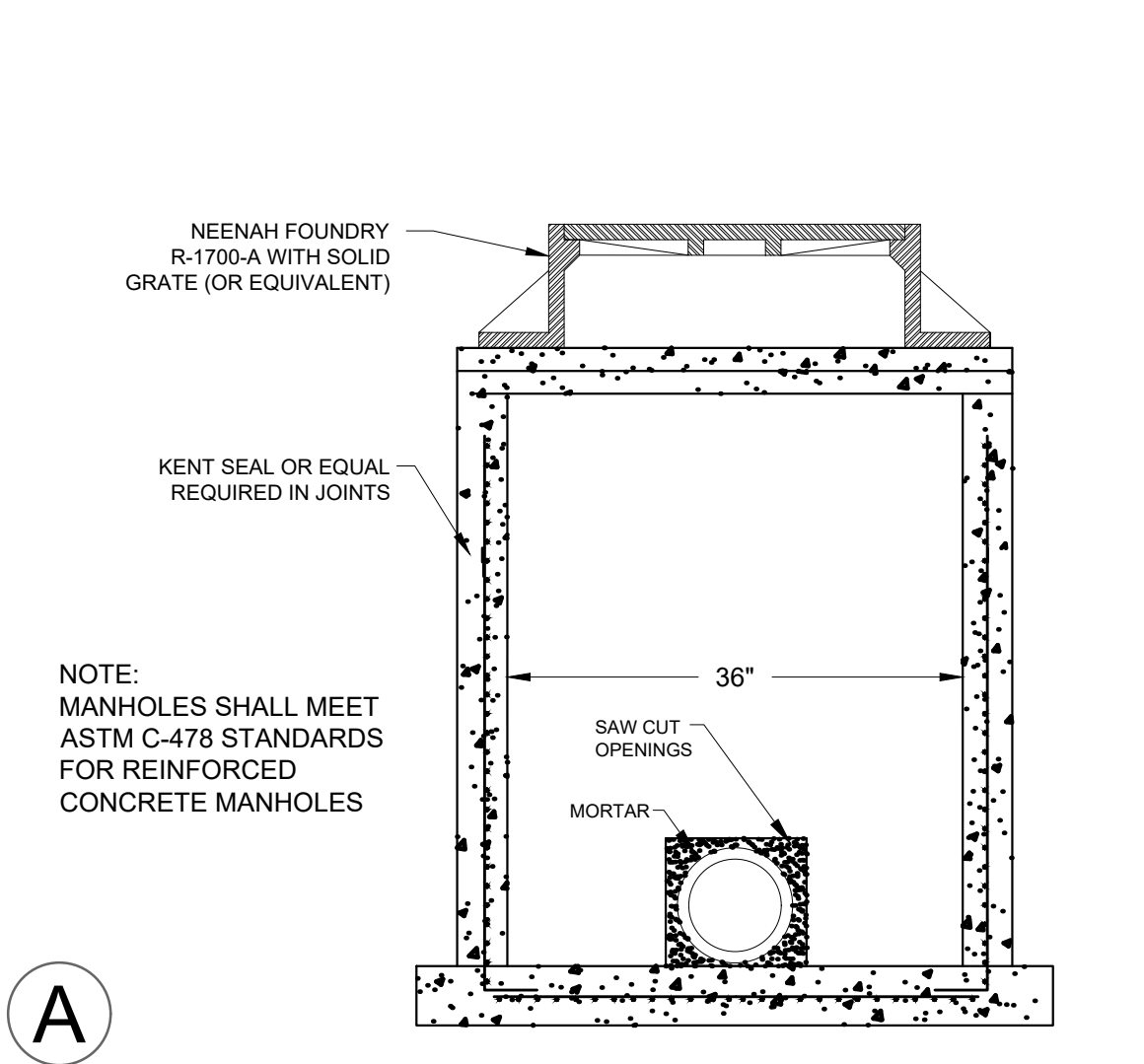
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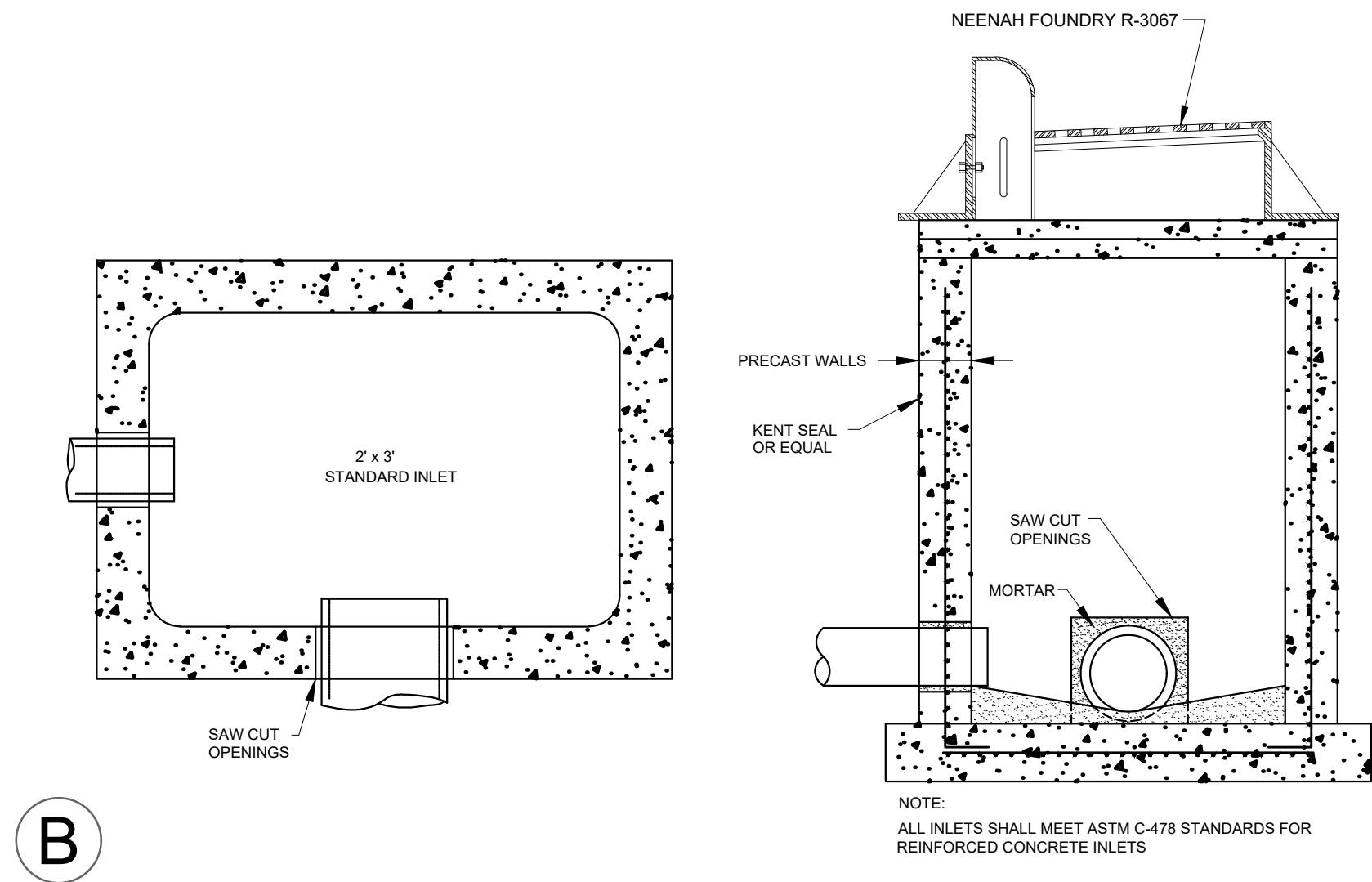
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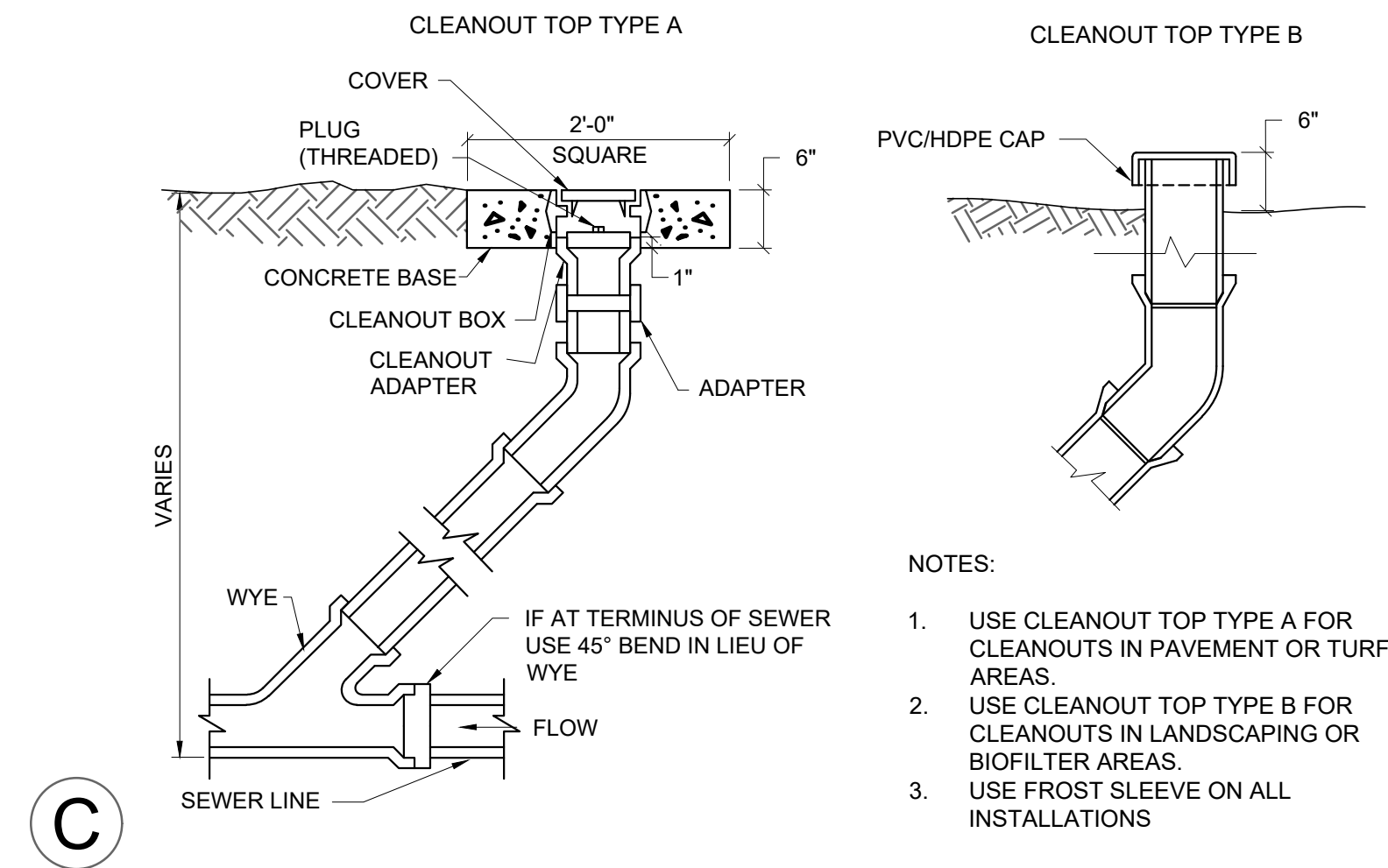
SITE DETAILS



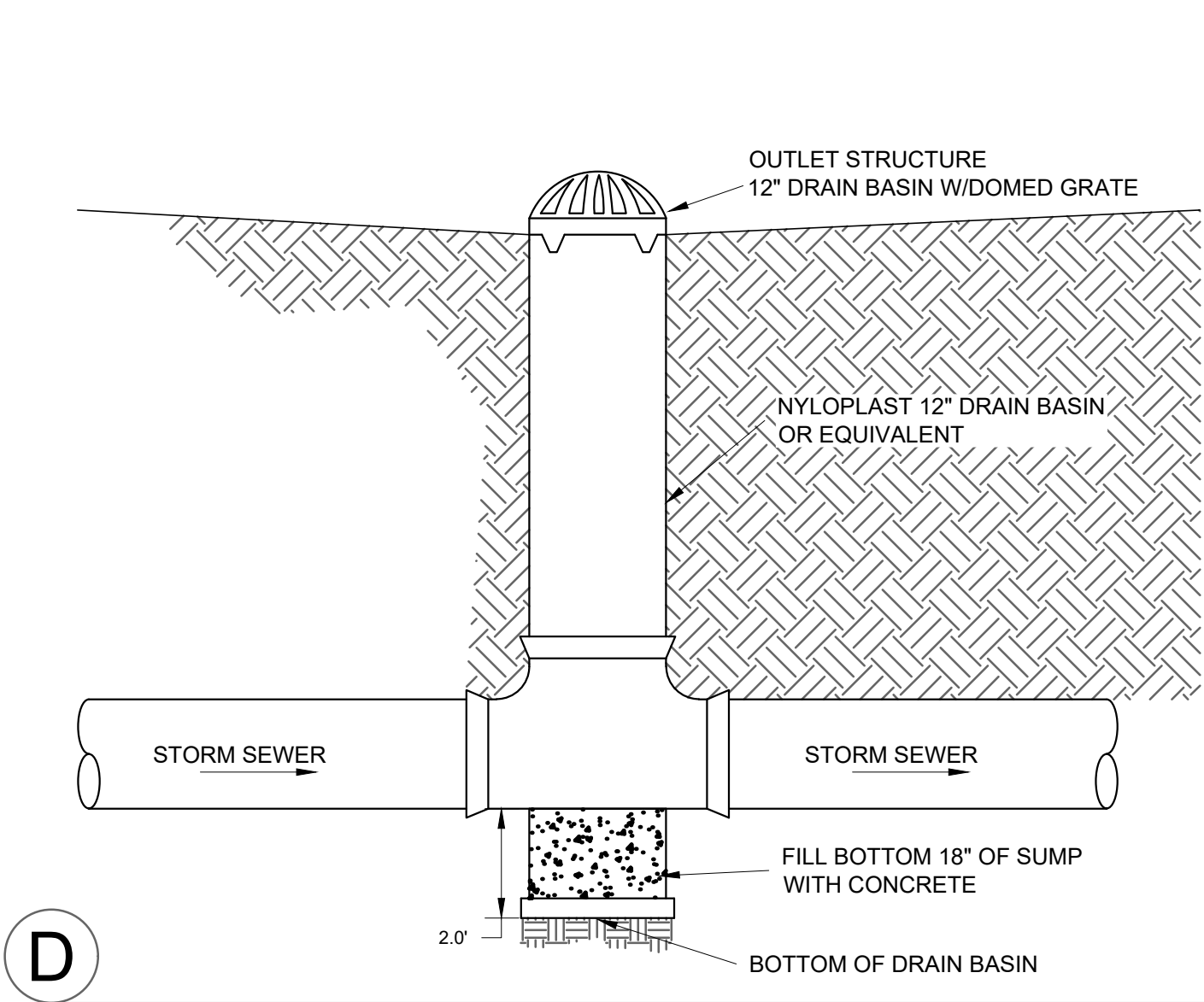
A STORM SEWER MANHOLE (36" DIA.)



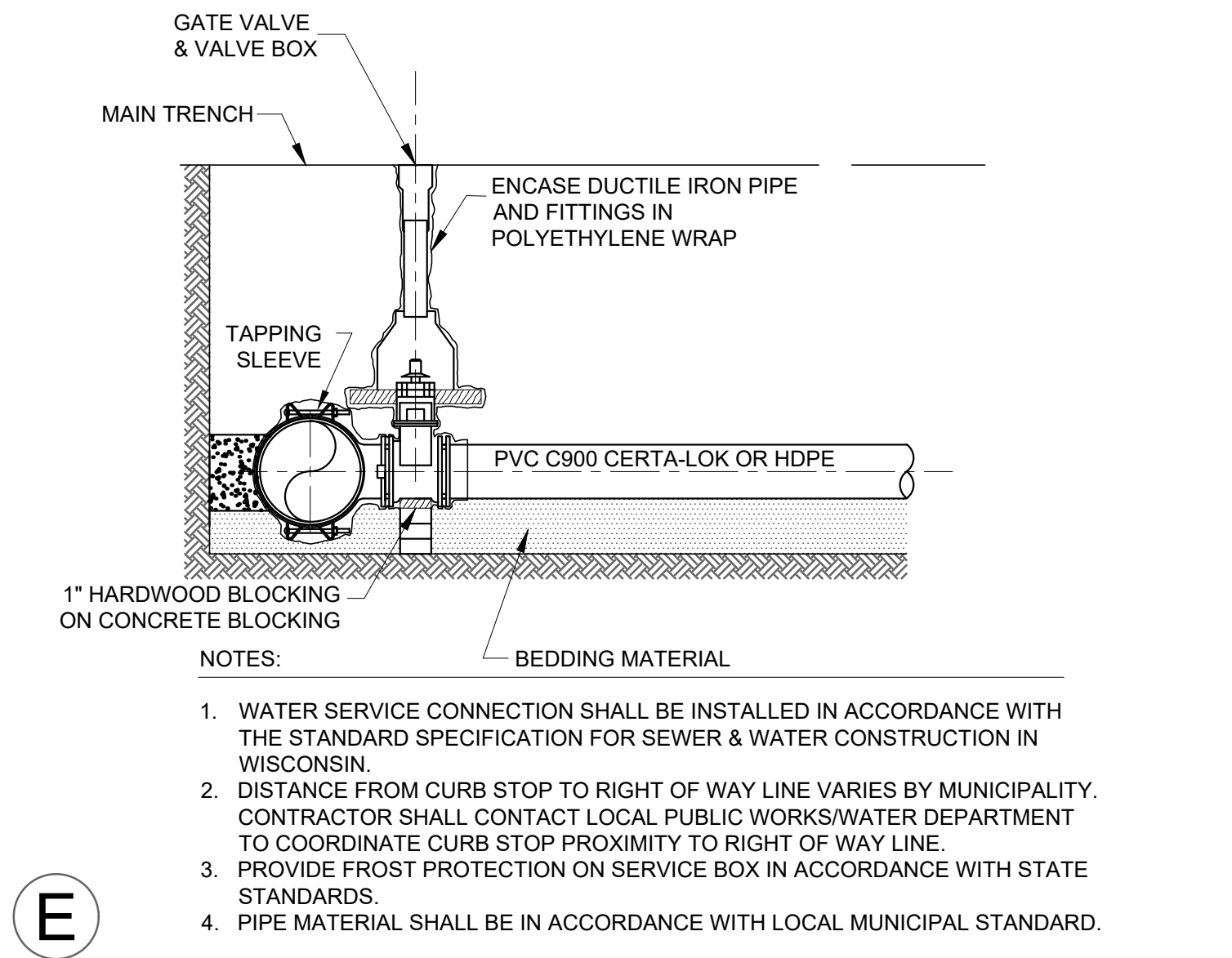
B STORM SEWER INLET (24"x36")



C CLEANOUT



D YARD DRAIN



E LARGE SERVICE CONNECTION WITH TAPPING SLEEVE

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DEPERE HISTORICAL SOCIETY
N. BROADWAY ST./STH 57
RIGHT LANE CLOSURE
DEPERE, WI
BROWN COUNTY.

Legend	
	Arrowboard (Single)
	Barrel
	LCD
	North Arrow
	Safety Zone
	Work Area



Date: 10/15/2024 **Author:** CHRIS DUPREY TCS ADVANCED LIC#56028 **Project:** DEPERE HISTORICAL SOCIETY N. BROADWAY ST. LANE CLOSURE

Comments:

NOT TO SCALE. NOT ALL ROADS & SIGNS SHOWN. ALL SIGNS TO BE SPACED AT 200 FT UNLESS NOTED OTHERWISE IN THE PLANS. TAPER LENGTH TO BE 125 FT WITH A 55 FT BUFFER (SAFETY) ZONE. ALL DRUMS IN TAPER TO BE EQUIPPED WITH TYPE C STEADY BURN LIGHTS. DRUMS TO BE SPACED NO MORE THAN 25 FT APART. EXISTING SPEED LIMIT IN WORK ZONE IS 25 MOH. REFERENCE WISDOT WORK ZONE FIELD MANUAL LAYOUT 38.

www.invarion.com

GENERAL NOTES:

1. LANE CLOSURES SHALL ONLY BE IN EFFECT BETWEEN 9:00 AM - 2:30 PM.
2. THE CITY OF DE PERE SHALL COORDINATE WITH THE STATE REGARDING IMPACTS TO TRAVEL LANES ON N. BROADWAY STREET / STH 57. THE CONTRACTOR SHALL PROVIDE A 2-WEEK MINIMUM NOTICE TO THE CITY'S WATER AND ENGINEERING DEPARTMENTS PRIOR TO R.O.W. WORK REQUIRING LANE CLOSURES.

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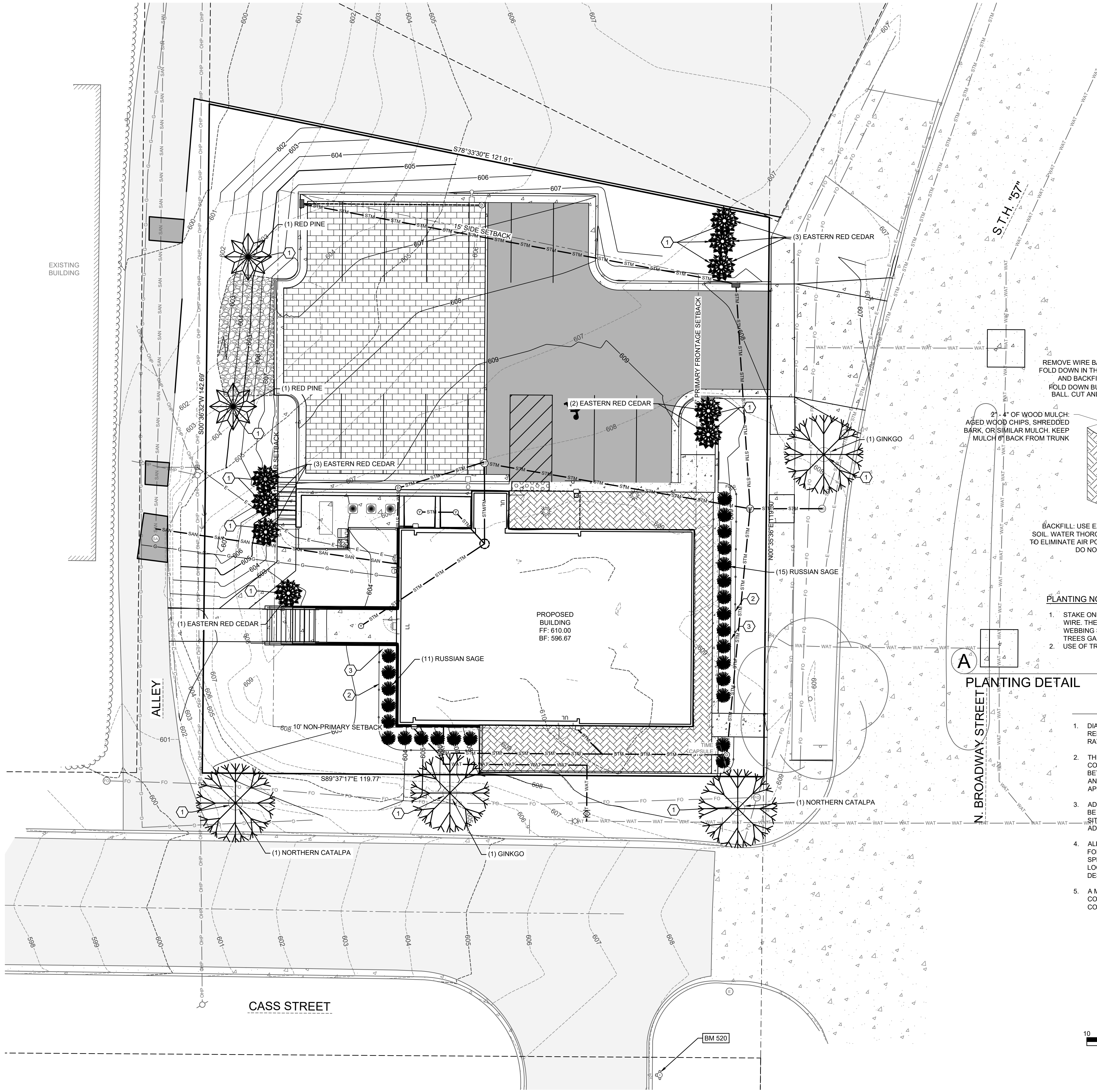
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SHEET NO.:

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TRAFFIC CONTROL PLAN

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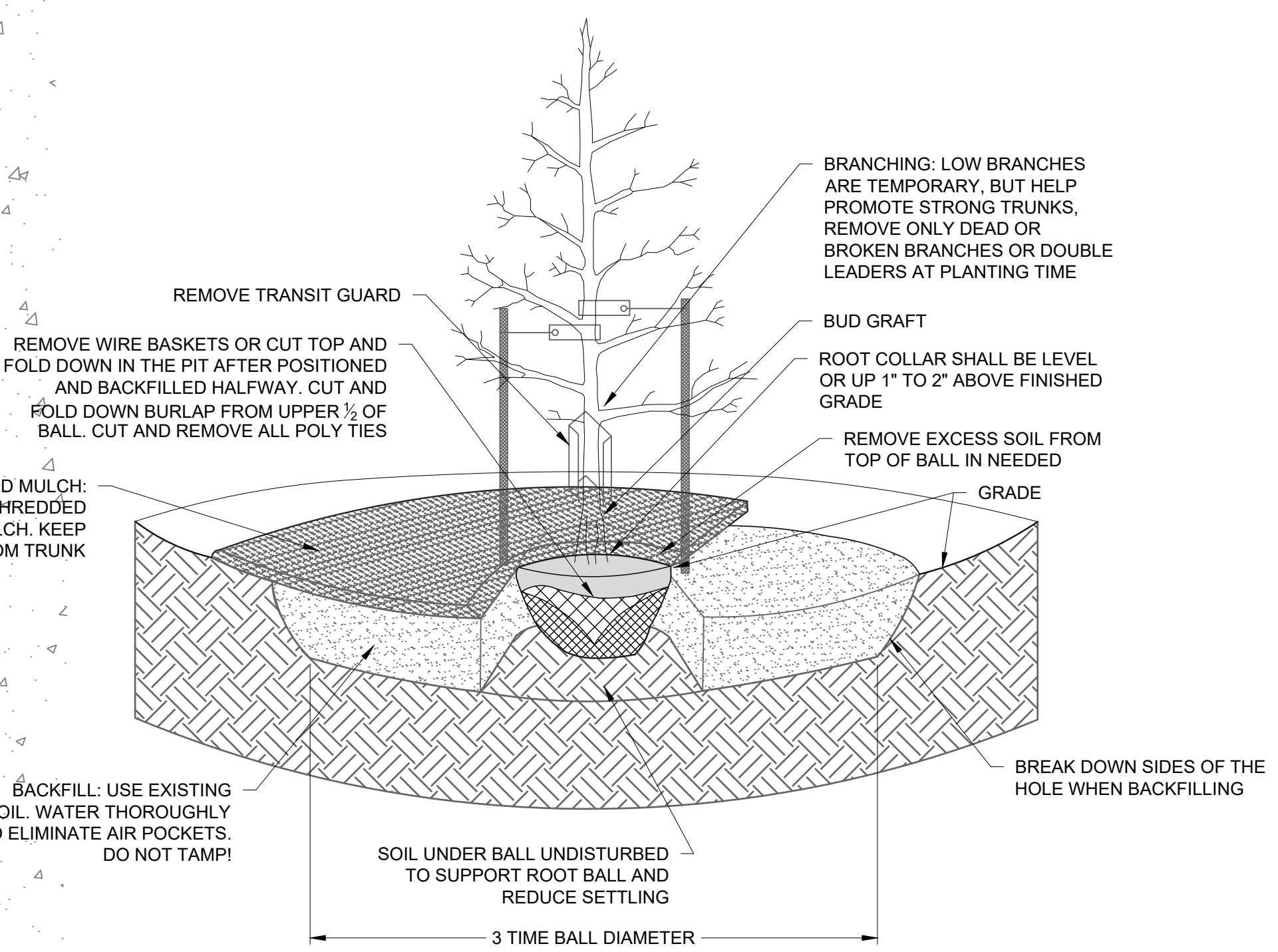


SHEET KEY NOTES:

- 1 6" DIAMETER SPADE EDGE & 3" HARDWOOD MULCH; SEE DETAIL A THIS SHEET
- 2 PROFESSIONAL GRADE EDGING
- 3 3" HARDWOOD MULCH OVER WEED BARRIER FABRIC
- 4 5" NOMINAL Ø RIVER STONE OVER WEED BARRIER FABRIC

PLANT TABLE

SYMBOL	COMMON NAME	SCIENTIFIC NAME	QUANTITY	SIZE
	NORTHERN CATALPA	CATALPA SPECIOSA	2	2"Ø & 10' HIGH
	GINKGO	GINKGO BILOBA	2	2"Ø & 10' HIGH
	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	9	3" HIGH
	RED PINE	PINUS RESINOSA	2	6" HIGH
	RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA 'RUSSIAN SAGE'	26	36"Ø



- PLANTING NOTES:
- STAKE ONLY IF HAVE TO. USE 2" - 3" WEBBING STRAPS AND SECURE TO STAKES WITH HEAVY GAUGE WIRE. THE WIRE SHOULD BE ABLE TO STICK STRAIGHT OUT FROM THE STAKE AND HOLD THE WEBBING STRAP UP, PREVENTING IT FROM SLIDING DOWN THE TREE. DO NOT STAKE TIGHTLY, TREES GAIN STRENGTH FROM MOVEMENT. REMOVE ALL STAKES AFTER ONE YEAR.
 - USE OF TREE WRAP IS NOT RECOMMENDED, AS IT CAUSES A NUMBER OF PROBLEMS FOR THE TREE

PLANTING DETAIL

LANDSCAPE NOTES

- DIAMETERS OF PLANT MATERIALS AS DRAWN ARE REPRESENTATIVE OF PLANTS AT INITIAL PLANTING SIZES RATHER THAN AT OR NEAR MATURITY.
- THE PLANT LIST IS INTENDED AS A GUIDE FOR THE CONTRACTOR. IN THE EVENT OF DISCREPANCY BETWEEN THE NUMBER OF PLANTS ON THE PLANT LIST AND ON THE DRAWING, THE GREATER NUMBER SHALL APPLY.
- ADJUSTMENTS IN LOCATIONS OF PLANT MATERIALS MAY BE NECESSARY DUE TO NEW OR EXISTING UTILITIES OR SITE OBSTRUCTIONS. REVIEW WITH ARCHITECT BEFORE ADJUSTMENTS ARE MADE.
- ALL SHRUBS OCCURRING IN CONTINUOUS ROW OR FORMAL ARRANGEMENT SHALL HAVE UNIFORM HEIGHT, SPREAD AND HABIT OF GROWTH. FOR GROUNDCOVER LOCATIONS, FILL AREA WITH QUANTITY OF PLANTS DESIGNATED; EVENLY SPACED.
- A MINIMUM OF 12" DEPTH OF 50% TOPSOIL AND 50% COMPOST SHALL BE PLACED IN ALL BED AREAS BY THE CONTRACTOR PRIOR TO PLANT INSTALLATION.
- MULCH TREES WITH MIN. 3" DEPTH OF GRAVEL OR HARDWOOD MULCH AS NOTED ON PLAN AND PER DETAILS. MULCH SHALL EXTEND IN A CONTINUOUS LAYER WITHIN PLANTING BEDS FROM FACE TO FACE OF SITE STRUCTURES - WALKS, BUILDING, OR OTHER PLANT BED LIMITS.
- PROTECT EXISTING LAWN AREAS; REPAIR ANY CONTRACT RELATED DAMAGE TO LAWN AREAS.
- THE CONTRACTOR SHALL MAINTAIN ALL PLANTS AND BEDS FOR A 60 DAY PERIOD AFTER ACCEPTANCE OF THE WORK BY THE ARCHITECT. THIS INCLUDES REGULAR WATERING, WEEDING AND MOVING.
- THE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE-YEAR FROM DATE OF ACCEPTANCE. BEFORE END OF WARRANTY PERIOD CONTRACTOR SHALL REPLACE ALL TREES, SHRUBS OR PLANTINGS NOT ALIVE OR IN A HEALTHY GROWING CONDITION.
- SEED ALL DISTURBED AREAS WITH WDot No. 40 GRASS MIX.



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Project Number: 2258-01-24
Date: FEBRUARY 11, 2025

DESIGN / BUILD
GENERAL CONTRACTING
STEEL FABRICATION
METAL BUILDINGS

Schuh
CONSTRUCTION, INC.
Established 1976
State ID# 680499

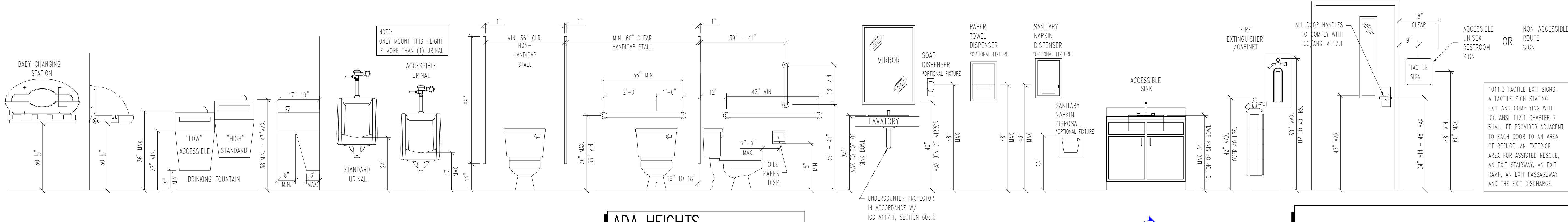
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PROJECT:
**DE PERE HISTORICAL SOCIETY
WHITE PILLARS**
403 NORTH BROADWAY STREET
DE PERE, WI 54115

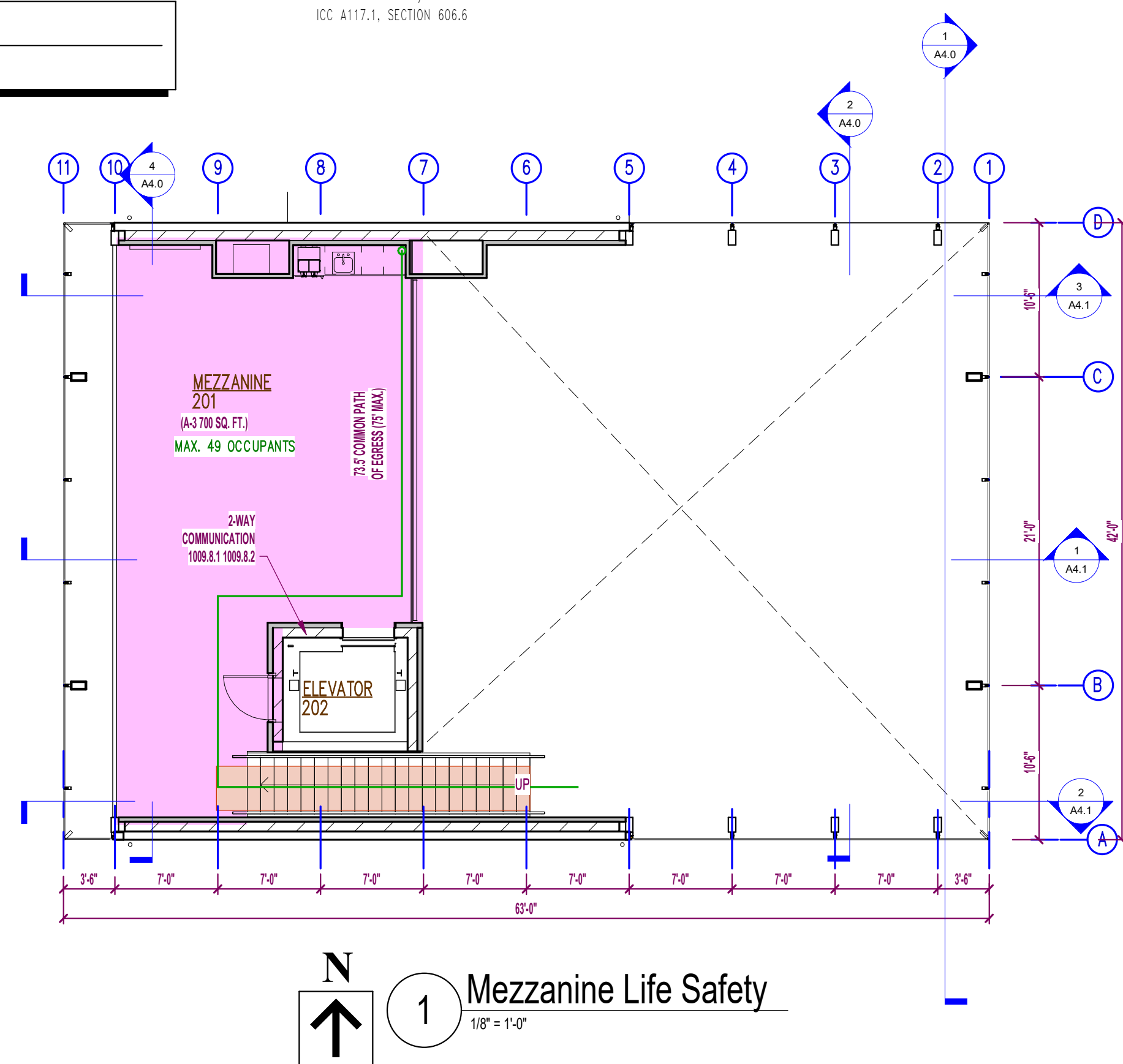
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LANDSCAPE PLAN



ADA HEIGHTS
1/2" = 1'-0"



DRAWING LEGEND

FIRE EXTINGUISHER (BY OWNER)

NEW EXIT SIGN
(WITH DIRECTIONAL ARROW IF REQUIRED)

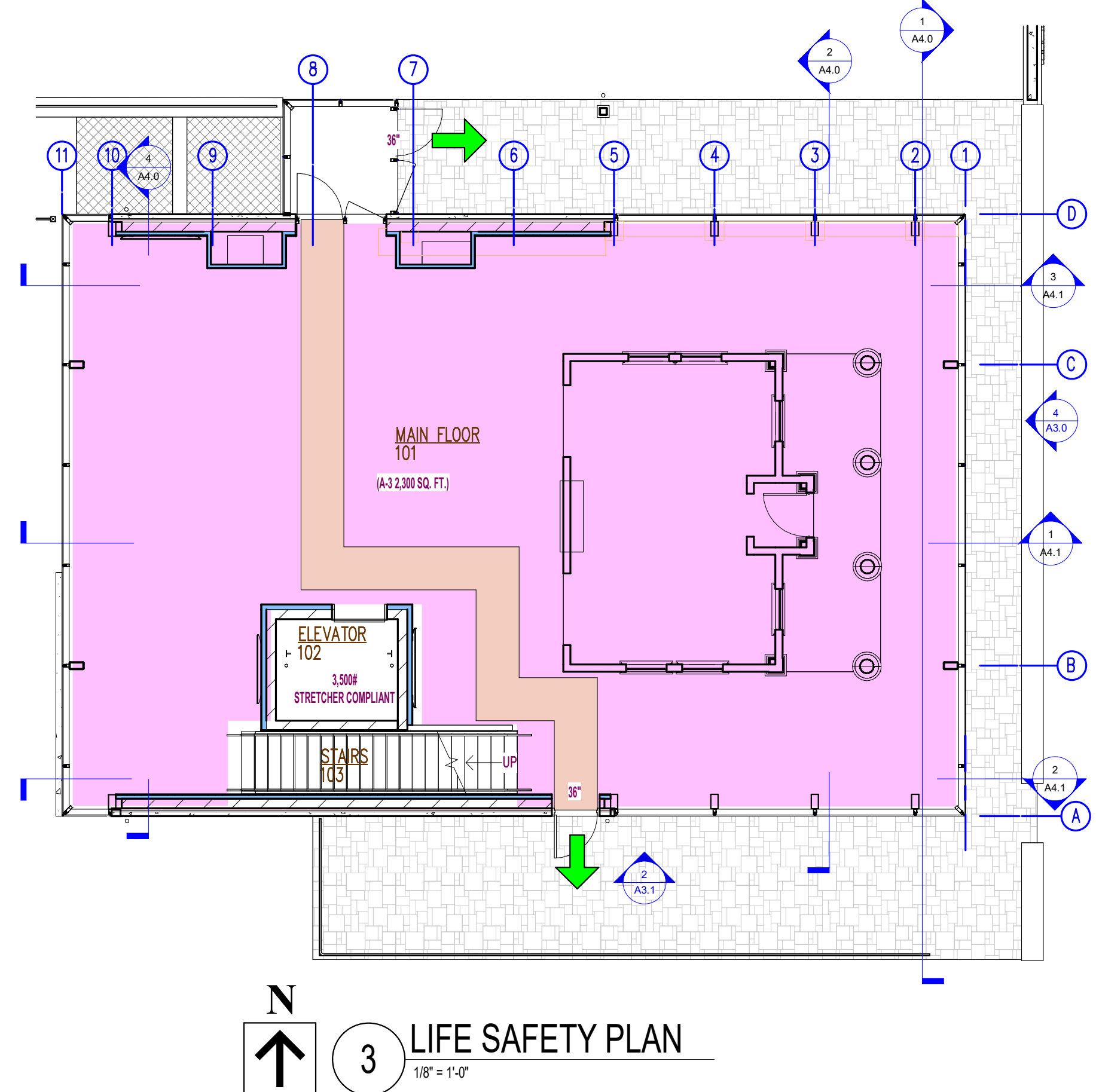
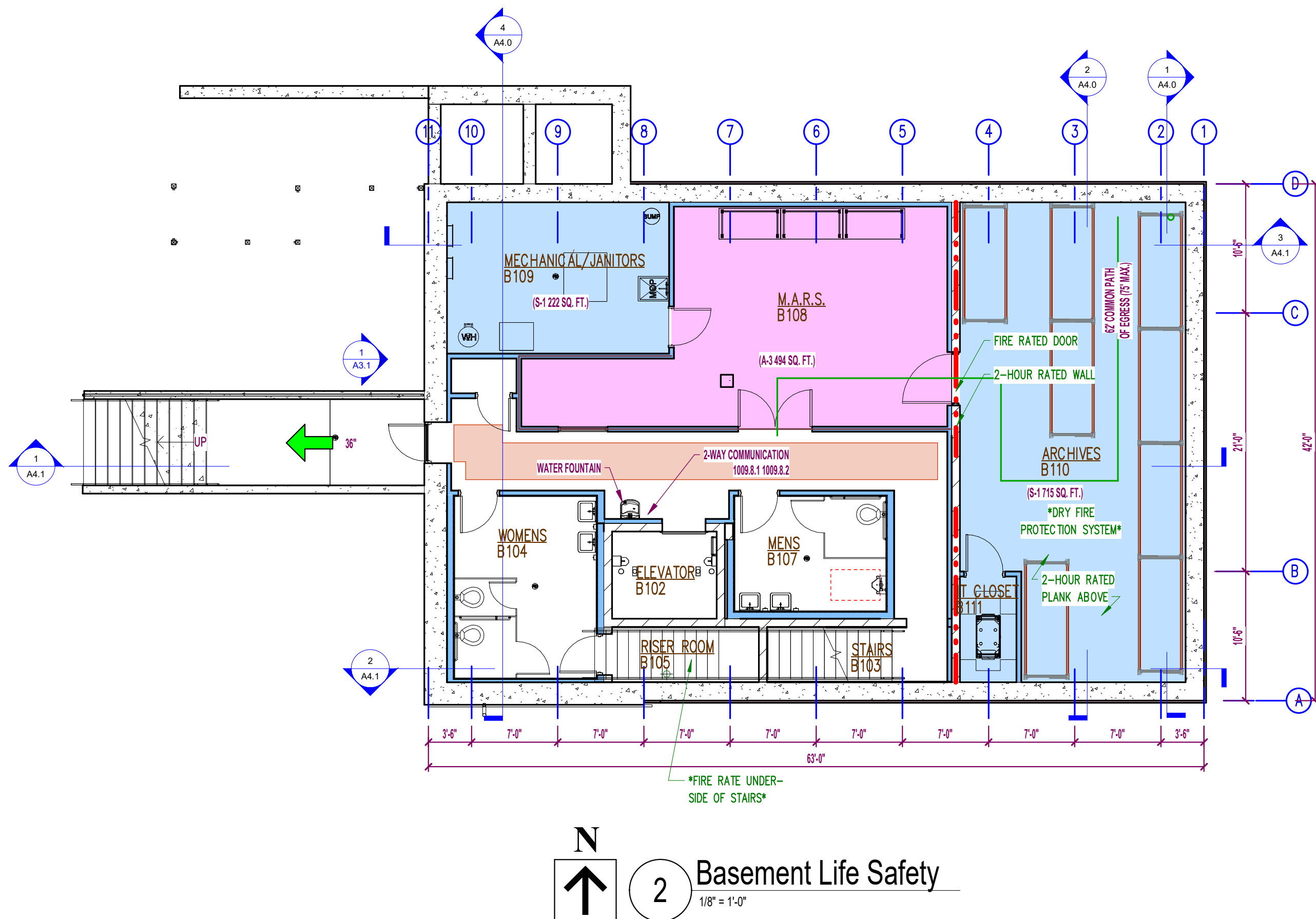
XX" ACCESSIBLE EXIT ROUTE W/ WIDTH

5' WHEELCHAIR TURNING SPACE

FLOOR SPACE WHERE EMERGENCY LIGHTING IS NEEDED
• MINIMUM (1) FOOTCANDLE REQUIRED
MEANS OF EGRESS ILLUMINATION
TO BE PROVIDED PER 1008
EMERGENCY POWER SHALL BE PROVIDED
PER 1008.3

OCCUPANCY GROUP S-1

OCCUPANCY GROUP A-3



BUILDING CODE REQUIREMENTS

- BUILDING TYPE / SIZE REQUIREMENTS

BUILDING OCCUPANCY CHAPTER 3 =
CLASS OF CONSTRUCTION =

(A-3) ASSEMBLY (MUSEUM)
(S-1) MODERATE HAZARD STORAGE
TYPE V5 (ANY ALLOWABLE MATERIAL)
- BUILDING HEIGHT LIMITATIONS

BUILDING HEIGHT O.K. (40' ALLOWABLE PER TABLE 504.3)
- BUILDING AREA LIMITATIONS

AREA OK PER 505.2 (2,846 SQ.FT. < 24,000 ALLOWABLE FOR SPRINKLED A-3 TYPE V5)
- FIRE RESISTANCE CONSTRUCTION

NO EXTERIOR WALL RATING REQUIRED
GREATER THAN 10'-0" FIRE SEPARATION DISTANCE
- AUTOMATIC SPRINKLER SYSTEMS

PER 903.2.1.3 BUILDINGS TO BE FULLY PROTECTED PER NFPA 13
"A-3 FIRE AREA LOCATED ON A FLOOR OTHER THAN A LEVEL OF EXIT DISCHARGE."
ARCHIVE ROOM TO HAVE DRY SYSTEM.
- BUILDING ACCESS / EGRESS INFORMATION

(A-3) 484 SQ. FT. / 30 SQUARE FEET PER OCCUPANT = 117 OCCUPANTS
(S-1) 937 SQ. FT. / 300 SQUARE FEET PER OCCUPANT = 4 OCCUPANTS

EXIT WIDTH PER OCCUPANT - 0.3' PER OCC. STAIRS 0.2' PER OCC. OTHER
TOTAL EXIT WIDTH REQUIRED - (1 REQUIRED) 3 TOTAL EXITS PROVIDED
COMMON PATH OF EGRESS - GROUP A3 = 75 PER 1008.2.1 (W/ SPRINKLER)
EXIT ACCESS DISTANCE - GROUP A3 = 50'-4" PER 1012.2 (W/ SPRINKLER)
- EGRESS LIGHTING

EXIT LIGHTS REQUIRED PER 1003.2.10.1
MEANS OF EGRESS ILLUMINATION TO BE PROVIDED PER 1003.2.11 = MIN 1 FOOT CANDLE AVE
EMERGENCY POWER SHALL BE PROVIDED PER 1003.2.11.2
- FIRE EXTINGUISHERS

TYPE OF BUILDING HAZARD - MODERATE
TYPE OF EXTINGUISHER REQUIRED - ABC
MAXIMUM TRAVEL DISTANCE - 75'
NUMBER OF EXTINGUISHERS REQUIRED - ALL LOCATIONS TO BE VERIFIED AT TIME OF INSTALLATION
- SANITARY FACILITIES - PER OCCUPANCY

(1172) (A-3) 1 PER 1200S = 1 MALE MEN / 3 WOMEN
(4) (S-1) PER 100 OCCUPANTS = 1 MALE MEN / 102 WOMEN
(1) TOTAL MEN FIXTURE REQUIRED / (15) FIXTURES PROVIDED
(1) TOTAL WOMEN FIXTURES REQUIRED / (2) FIXTURES PROVIDED
- ACCESSIBILITY

PER 1109.15(A) CONTROLS, OPERATING MECHANISMS AND HARDWARE INTENDED FOR
OPERATION BY THE OCCUPANT, INCLUDING SWITCHES THAT CONTROL LIGHTING AND
VENTILATION, AND ELECTRICAL CONVENIENCE OUTLETS, IN ACCESSIBLE SPACES SHALL
BE ACCESSIBLE IN COMPLIANCE WITH ICC/ANSI A117.1

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PROJECT:

DE PERE HISTORICAL SOCIETY BID SET

NEW WHITE PILLARS BUILDING

403 N BROADWAY

PROJECT NO.:

24-277

SHEET NO.:

LS1.0

REVISION HISTORY

Revision Description	Revision Date
Rev 1	10/25/24
Rev 2	10/31/24
Rev 3	11/11/24
Rev 5	02/10/25
Rev 7	02/26/25

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Sheet Issue Date:

10/18/24

PRELIMINARY

NOT INTENDED FOR CONSTRUCTION

LIFE SAFETY PLAN