



Planning/Zoning Application

Planning & Zoning Department

Submitted On:

Jul 25, 2025, 01:03PM EDT

Parcel Number: (Include ALL parcels)	WD-D0200-4
Nearest property address to the project site:	Street Address: 114 S 9th Street City: De Pere State: W Zip: 54115
Check each project type that is being applied for:	Site Plan
Current De Pere Zoning Districts:	MX3
Existing Site Land Uses:	Commercial
Proposed Site Land Uses:	Commercial
Does the project comply with the Comprehensive Plan?	Yes
Has City Staff been contacted for a preapplication meeting?	Yes
Property Owner:	First Name: Mark Last Name: Schweighart
Is the property owner's address the same as the nearest property address?	No
Property Owner's Address:	Street Address: 203 E 10th Street Plaza City: Edmond State: OK Zip: 73034
Property Owner's Phone Number:	405-590-1974
Property Owner's Email Address:	mark@quantumco.co
Is someone processing the project for the property owner as their authorized representative?	Yes
Authorized Representative's Name:	First Name: Drew Last Name: Willmann
Authorized Representative's Business Name:	DeLeers Construction, Inc

Authorized Representative's Phone Number:		920-615-8220
Authorized Representative's Email Address:		willmann@deleers.com
Please attach a PDF copy of the site plan.		9th St. Development ADs_2025-07-10.pdf 2025-07-24 Ninth St City Submittal.pdf 240730 SWMP complete 072425 reduced.pdf
Would you like a basic checklist of information to include in the site plan?		No
How do you plan on paying for your application?		Online with a credit card
Total Due:		\$350.00
Signature Data	First Name: Drew Last Name: Willmann Email Address: willmann@deleers.com	
		
		Signed at: July 25, 2025 12:56pm America/New_York
User's Session Information		IP Address: 67.53.129.42 Referrer URL:

UTILITY EASEMENT AGREEMENT

THIS UTILITY EASEMENT AGREEMENT ("Agreement") is made this _____ day of _____, 2025, by and between Ninth Street Development, LLC (hereinafter referred to as the "Grantor") and the Green Bay Metropolitan Sewerage District (hereinafter referred to as the "Grantee").

RECITALS

A. Grantor owns a parcel of real estate situated in the City of De Pere, Brown County, Wisconsin, and wishes to create an easement over, under and across a portion of Lot 1 of Volume 16, Certified Survey Maps, Page 261 (Map #3133, Document #1088540), Brown County Records, more particularly described on Exhibit A attached hereto (the "Easement Area"). The location of the Easement Area is shown, and the easement granted herewith is referenced, on the map attached hereto as Exhibit B.

B. Grantor wishes to grant such easement to Grantee in the manner and form following.

THEREFORE, for valuable consideration, the parties hereto agree as follows:

1. Sanitary Sewer Easement. Grantor hereby grants, conveys, transfers and assigns unto Grantee, its successors and assigns, a permanent non-exclusive easement over, under and across the Easement Area for the following purposes: (i) to construct, maintain, inspect, enlarge, operate, repair, move, remove, replace and reconstruct an underground sanitary sewer main and related underground facilities and appurtenances; (ii) to cut, trim or remove trees, bushes and roots as may be reasonably required incident to the rights herein given, and (iii) for ingress and egress to exercise the rights and privileges granted herein. Grantee shall have the right to come upon the Easement Area at any time and for all purposes relating to the exercise of its rights hereunder.

2. Property Restoration. Following any construction-related activity by Grantee in the Easement Area, Grantee shall restore, as best as practicable, such Easement Area to the condition it was in before such construction and activities.

3. Consistent Uses by Grantor Allowed. This easement is non-exclusive, and Grantor reserves the right for itself and its employees, invitees, licensees, guests, permittees and assignees to use the Easement Area for any purpose or purposes which shall not impair Grantee's right hereunder. Grantor agrees that no building, structure, fence or other improvement (including without limitation, foundations or wells) will be erected over and/or under the Easement Area. Grantor will not change the grade, elevation, or contour of any part of the Easement Area without obtaining Grantee's prior written consent.

3099423

**CHERYL BERKEN
BROWN COUNTY
REGISTER OF DEEDS
GREEN BAY, WI
RECORDED ON
07/15/2025 09:00 AM
REC FEE: 30.00
TRANS FEE:
EXEMPT #**

PAGES: 5

****The above recording information
verifies that this document has
been electronically recorded and
returned to the submitter****

Return to:

Vierbicher
400 Security Blvd., Suite 1
Green Bay, WI 54313

Parcel #WD-D0200-4

4. Miscellaneous.

(a) The easement granted herein shall run with the land described herein, is binding upon the heirs, successors and assigns of Grantor, and shall benefit Grantee, its successors and assigns.

(b) This Agreement shall be construed in accordance with the laws of the State of Wisconsin.

(c) This Agreement may not be amended, modified, terminated, or released without the written consent of both Grantor and Grantee, or their respective successors-in-interest.

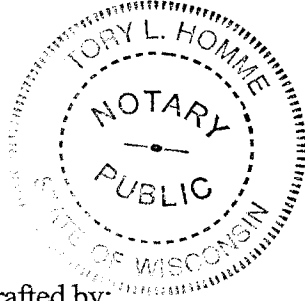
IN WITNESS WHEREOF, the parties have executed this Agreement effective as of the day and year first above-written.

Ninth Street Development, LLC-Grantor

By: Mark Schweighart
* MARK SCHWEIGHART
Its: MANAGER

STATE OF WISCONSIN)
)
COUNTY OF BROWN) ss.

Subscribed and sworn to before me this 11 day of July, 2025, the above-named Mark Schweighart, to me known to be the person who executed the foregoing instrument on behalf of Ninth Street Development, LLC and acknowledged the same.



* Tory L. Homme
Notary Public, State of Wisconsin
My commission expires: 2-12-2027

This instrument drafted by:
Vierbicher Randall Oettinger
400 Security Blvd., Suite 1
Green Bay, WI 54313

Exhibit A

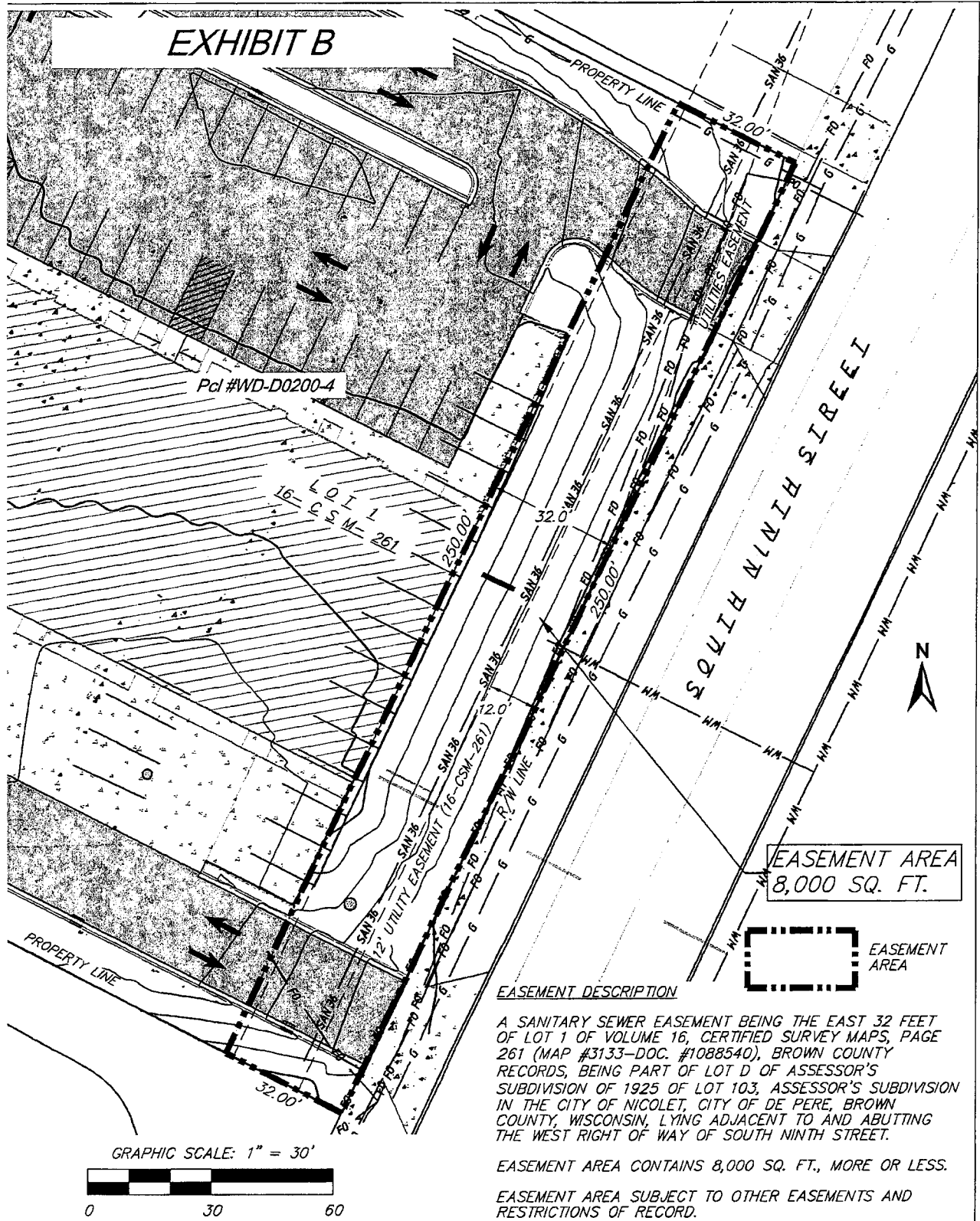
EASEMENT DESCRIPTION (Part of Parcel #WD-D0200-4)

A SANITARY SEWER EASEMENT BEING THE EAST 32 FEET OF LOT 1 OF VOLUME 16, CERTIFIED SURVEY MAPS, PAGE 261 (MAP #3133-DOC. #1088540), BROWN COUNTY RECORDS, BEING PART OF LOT D OF ASSESSOR'S SUBDIVISION OF 1925 OF LOT 103, ASSESSOR'S SUBDIVISION IN THE CITY OF NICOLET, CITY OF DE PERE, BROWN COUNTY, WISCONSIN, LYING ADJACENT TO AND ABUTTING THE WEST RIGHT OF WAY OF SOUTH NINTH STREET.

EASEMENT AREA CONTAINS 8,000 SQ. FT., MORE OR LESS.

EASEMENT AREA SUBJECT TO OTHER EASEMENTS AND RESTRICTIONS OF RECORD.

EXHIBIT B



Ninth Street Development Proj. #240730

De Pere, WI

April 30, 2025

DRAWING #X-2075

5

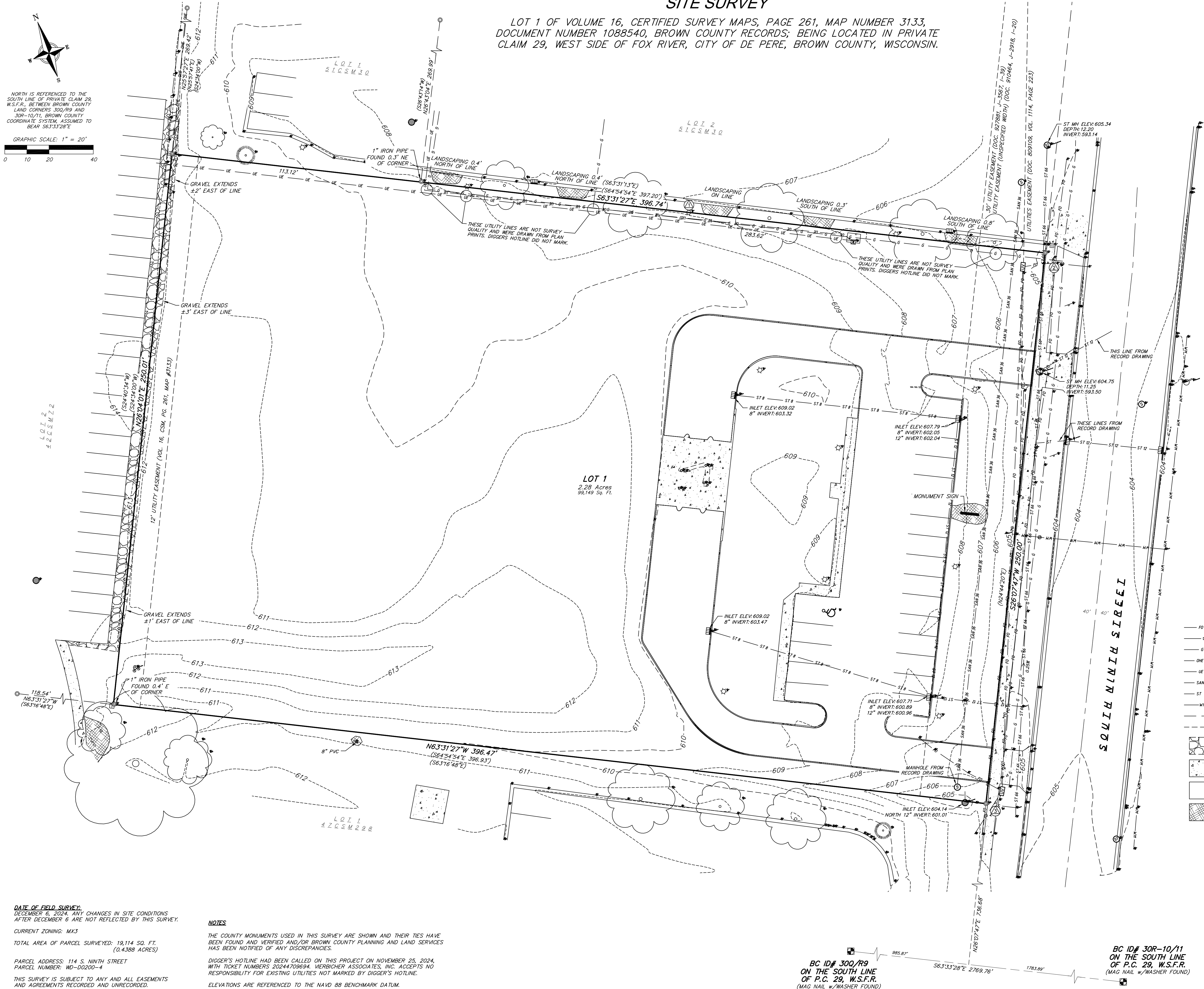
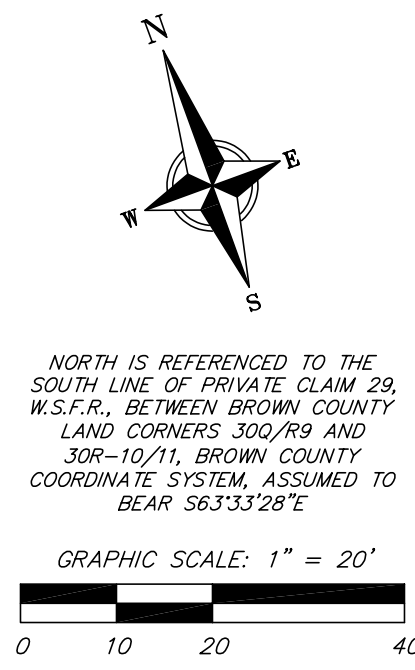
vierbicher
planners engineers advisors



28 May 2025 - 9:19a G:\DeLeers\240730 114 S. Ninth St DePere, Brown Co\CADD\240730_EasementExh.dwg by: roet

SITE SURVEY

LOT 1 OF VOLUME 16, CERTIFIED SURVEY MAPS, PAGE 261, MAP NUMBER 3133,
DOCUMENT NUMBER 1088540, BROWN COUNTY RECORDS; BEING LOCATED IN PRIVATE
CLAIM 29, WEST SIDE OF FOX RIVER, CITY OF DE PERE, BROWN COUNTY, WISCONSIN.



BENCHMARK NOTES

- BENCHMARK #1 ELEV. 610.30;
CHISELED X ON LIGHTPOLE BASE
- BENCHMARK #2 ELEV. 604.87;
CHISELED X ON SIDEWALK
- BENCHMARK #3 ELEV. 605.75;
CHISELED X ON SIDEWALK

SURVEY LEGEND

- ⊕ BENCHMARK
- ⬢ PUBLIC LAND CORNER AS NOTED
- ⊙ FOUND 1" ⌀ IRON PIPE
- () INDICATES RECORDED AS
- DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT

TOPOGRAPHIC SYMBOL LEGEND

- EXISTING BOLLARD
- ⊕ EXISTING SIGN
- ⊕ EXISTING ROOF DRAIN
- ⊕ EXISTING CURB INLET
- ⊕ EXISTING FIELD INLET
- ⊕ EXISTING STORM MANHOLE
- ⊕ EXISTING SANITARY MANHOLE
- ⊕ EXISTING FIRE HYDRANT
- ⊕ EXISTING CURB STOP
- ⊕ EXISTING TRANSFORMER
- ⊕ EXISTING LIGHT POLE
- ⊕ EXISTING DOWN GUY
- ⊕ EXISTING UTILITY POLE
- ⊕ EXISTING TELEPHONE PEDESTAL
- ⊕ EXISTING UTILITY VAULT
- ⊕ EXISTING HANDICAP PARKING
- ⊕ EXISTING CONIFEROUS TREE
- ⊕ EXISTING DECIDUOUS TREE
- ⊕ EXISTING TREE STUMP
- ⊕ EXISTING ADA DETECTABLE WARNING FIELD

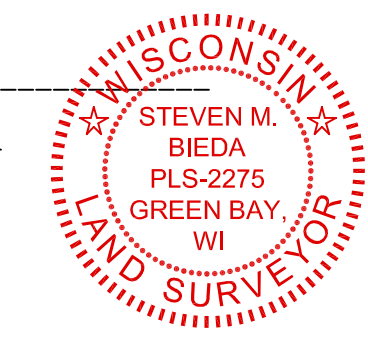
TOPOGRAPHIC LINEWORK LEGEND

- FO — FO — EXISTING FIBER OPTIC LINE
- — — EXISTING WOOD FENCE
- G — G — EXISTING GAS LINE
- OHE — OHE — EXISTING OVERHEAD ELECTRIC LINE
- UE — UE — EXISTING UNDERGROUND ELECTRIC LINE
- SAN — SAN — EXISTING SANITARY SEWER LINE (SIZE NOTED)
- ST — ST — EXISTING STORM SEWER LINE (SIZE NOTED)
- WM — WM — EXISTING WATER MAIN
- 820 — 820 — EXISTING MAJOR CONTOUR
- 818 — 818 — EXISTING MINOR CONTOUR
- EXISTING GRAVEL SURFACE
- EXISTING CONCRETE SURFACE
- EXISTING ASPHALT SURFACE
- EXISTING LANDSCAPED AREA

SURVEYOR'S CERTIFICATE

I, Steven M. Bieda, Professional Land Surveyor, PLS-2275, do hereby certify that the foregoing survey was executed under my direction and control; that said survey meets the minimum standards for property surveys of the Wisconsin Administrative Code (A-E7); and that the map hereon is correct to the best of my knowledge and belief.

Steven M. Bieda
PLS-2275
January 30, 2025



BC ID# 300/R9
ON THE SOUTH LINE
OF P.C. 29, W.S.F.R.
(MAG NAIL w/WASHER FOUND)

DATE OF FIELD SURVEY:
DECEMBER 6, 2024. ANY CHANGES IN SITE CONDITIONS
AFTER DECEMBER 6 ARE NOT REFLECTED BY THIS SURVEY.

CURRENT ZONING: MX3

TOTAL AREA OF PARCEL SURVEYED: 19,114 SQ. FT.
(0.4388 ACRES)

PARCEL ADDRESS: 114 S. NINTH STREET
PARCEL NUMBER: WD-00200-4

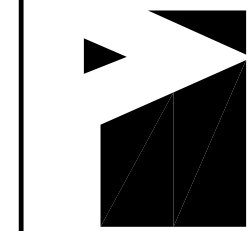
THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS
AND AGREEMENTS RECORDED AND UNRECORDED.

NOTES

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.

DIGGER'S HOTLINE HAD BEEN CALLED ON THIS PROJECT ON NOVEMBER 25, 2024,
WITH TICKET NUMBERS 20244709694. VIERBICHER ASSOCIATES, INC. ACCEPTS NO
RESPONSIBILITY FOR EXISTING UTILITIES NOT MARKED BY DIGGER'S HOTLINE.

ELEVATIONS ARE REFERENCED TO THE NAVD 88 BENCHMARK DATUM.



GENERAL NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED DURING CONSTRUCTION TO PUBLIC PROPERTY, PRIVATE PROPERTY OR UTILITIES.
2. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW BY THE ENGINEER, PRIOR TO PLACING AN ORDER OF ANY SUCH ITEM.
3. EXISTING TOPOGRAPHIC INFORMATION IS BASED ON FIELD OBSERVATIONS AND/OR PLAN OF RECORD DRAWINGS. CONTRACTOR SHALL VERIFY TOPOGRAPHIC INFORMATION PRIOR TO STARTING CONSTRUCTION.
4. RIGHT OF WAY (ROW) AND PROPERTY LINES ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING PROPERTY CORNER MONUMENTATION. ANY MONUMENTS DISTURBED BY CONTRACTOR SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.
5. CONTRACTOR SHALL COORDINATE WITH DRY UTILITY COMPANY'S REGARDING ANY POTENTIAL CONFLICTS AND COORDINATE RELOCATIONS AS MAY BE REQUIRED. CONTRACTOR SHALL ALSO COORDINATE THE PROPOSED INSTALLATION OF NEW FACILITIES AS REQUIRED.

EXISTING CONDITIONS NOTES:

1. THE PROPERTY LINES SHOWN ON THIS MAP ARE BASED ON FOUND PROPERTY CORNERS AND SURVEYS OF RECORD.
2. THIS MAP IS REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM - **BROWN COUNTY**. ELEVATIONS ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
3. ALL DRY UNDERGROUND UTILITIES HAVE BEEN LOCATED PER MARKINGS PLACED ON THE GROUND. MARKINGS ARE PER DIGGER'S HOTLINE. VIERBICHER DOES NOT WARRANT THE LOCATIONS MARKED OR MAPPED BY OTHERS.
4. SANITARY SEWER UTILITY LOCATIONS ARE BASED ON SURVEYED STRUCTURES AND AS-BUILT DRAWINGS.
5. STORM SEWER UTILITY LOCATIONS ARE BASED ON SURVEYED STRUCTURES AND AS-BUILT DRAWINGS.
6. WATER MAIN LOCATIONS ARE BASED ON SURVEYED STRUCTURES AND AS-BUILT DRAWINGS.
7. THIS MAP IS BASED ON FIELD SURVEY WORK PERFORMED ON **3/24/2025**. ANY CHANGES IN SITE CONDITIONS OR UTILITIES AFTER **3/24/2025** ARE NOT REFLECTED ON THIS SURVEY.
8. THIS MAP WAS PREPARED AT THE REQUEST OF **DE LEERS CONSTRUCTION**.

DEMOLITION NOTES:

1. CONTRACTOR SHALL KEEP ALL CITY STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.
2. COORDINATE EXISTING UTILITY REMOVAL/ABANDONMENT WITH LOCAL AUTHORITIES AND UTILITY COMPANIES HAVING JURISDICTION.
3. ALL SAWCUTTING SHALL BE FULL DEPTH TO PROVIDE A CLEAN EDGE TO MATCH NEW CONSTRUCTION. MATCH EXISTING ELEVATIONS AT POINTS OF CONNECTION FOR NEW AND EXISTING PAVEMENT, CURB, SIDEWALKS, ETC. ALL SAWCUT LOCATIONS SHOWN ARE APPROXIMATE AND MAY BE FIELD ADJUSTED TO ACCOMMODATE CONDITIONS, JOINTS, MATERIAL TYPE, ETC. REMOVE MINIMUM AMOUNT NECESSARY FOR INSTALLATION OF PROPOSED IMPROVEMENTS.
4. CONTRACTOR SHALL PROVIDE AND SHALL BE RESPONSIBLE FOR ANY NECESSARY TRAFFIC CONTROL SIGNAGE AND SAFETY MEASURES DURING DEMOLITION AND CONSTRUCTION OPERATIONS WITHIN OR NEAR THE PUBLIC ROADWAY.
5. COORDINATE TREE REMOVAL WITH LANDSCAPE ARCHITECT. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY AND STUMPS SHALL BE GROUND TO 12" BELOW PROPOSED SUBGRADE.
6. IF APPLICABLE, PROVIDE TREE PROTECTION FENCING PRIOR TO CONSTRUCTION OPERATIONS. MAINTAIN THROUGHOUT CONSTRUCTION.
7. ALL LIGHT POLES TO BE REMOVED FROM PRIVATE PROPERTY SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL APPURTENANCES. COORDINATE ABANDONMENT OF ELECTRICAL LINES WITH ELECTRICAL ENGINEER AND OWNER PRIOR TO DEMOLITION.
8. CONTRACTOR SHALL CLOSE ALL ABANDONED DRIVEWAYS BY REPLACING THE CURB IN FRONT OF THE DRIVEWAYS AND RESTORING THE TERRACE WITH GRASS.
9. CONTRACTOR SHALL OBTAIN ANY NECESSARY DEMOLITION AND UTILITY PLUGGING PERMITS.
10. ANY DAMAGE TO THE CITY PAVEMENT, INCLUDING DAMAGE RESULTING FROM CURB REPLACEMENT, WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY ENGINEERING PATCHING CRITERIA.

SITE PLAN NOTES:

1. CONCRETE TO BE 4" THICK, CONSTRUCTED ON A BASE OF 4" COMPACTED SAND OR CRUSHED STONE.
2. CONCRETE FOR DRIVEWAYS AND SIDEWALK AT DRIVEWAY ENTRANCES SHALL BE 8" THICK, CONSTRUCTED ON A BASE OF 4" COMPACTED SAND OR CRUSHED STONE.
3. ALL DIMENSIONS WITH CURB & GUTTER ARE REFERENCED TO THE FACE OF CURB.
4. CONTRACTOR SHALL DEEP TILL ANY DISTURBED AREAS AFTER CONSTRUCTION IS COMPLETE AND BEFORE RESTORING.
5. CONTRACTOR TO OBTAIN ANY NECESSARY DRIVEWAY CONNECTION, RIGHT OF WAY AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.
6. ALL ABANDONED DRIVEWAYS ADJACENT TO THE SITE SHALL BE REPLACED WITH CURB AND THE TERRACE SHALL BE RESTORED WITH GRASS.
7. ANY SIDEWALK AND CURB & GUTTER ABUTTING THE PROPERTY SHALL BE REPLACED IF IT IS DAMAGED DURING CONSTRUCTION.

GRADING NOTES:

1. CONTOURS ARE SHOWN FOR PURPOSES OF INDICATING ROUGH GRADING. FINAL GRADE SHALL BE ESTABLISHED ON PAVED SURFACES BY USING SPOT GRADES ONLY.
2. ALL GRADES SHOWN REFERENCE FINISHED ELEVATIONS.
3. CROSS SLOPE OF SIDEWALKS SHALL BE $\frac{1}{4}$ "/FT UNLESS OTHERWISE NOTED.
4. LONGITUDINAL GRADE OF SIDEWALK RAMPS SHALL NOT EXCEED 8.33% (1:12) AND SHALL BE IN ACCORDANCE WITH ADA REQUIREMENTS.
5. LONGITUDINAL GRADE OF SIDEWALK SHALL NOT EXCEED 5.0% OR THE ADJACENT STREET GRADE WHICHEVER IS GREATER.
6. ACCESSIBLE ROUTES SHALL BE 5.0% MAX LONGITUDINAL SLOPE AND $\frac{1}{4}$ "/FT MAX CROSS SLOPE. ACCESSIBLE LOADING AREAS OR LANDINGS SHALL BE 2.0% MAX SLOPE IN ANY DIRECTION. RAMPS SHALL BE 8.33% MAX SLOPE.
7. NO LAND DISTURBANCE ACTIVITIES SHALL BEGIN UNTIL ALL EROSION CONTROL BMP'S ARE INSTALLED.
8. SEE DETAIL SHEETS FOR EROSION CONTROL NOTES AND CONSTRUCTION SEQUENCE.

UTILITY NOTES:

1. CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT OF WAY, EXCAVATION, UTILITY CONNECTION, PLUGGING AND ABANDONMENT PERMITS PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS AND ELEVATIONS PRIOR TO STARTING WORK.
3. SANITARY & STORM SEWER LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE. STORM SEWER END SECTIONS ARE INCLUDED IN THE LENGTH AND SLOPE OF THE PIPE.
4. CONTRACTOR SHALL INVESTIGATE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL UTILITY STRUCTURES TO FINISHED GRADE (MANHOLE RIMS, WATER VALVES, AND CURB STOPS), IF NECESSARY.
6. A COPY OF THE APPROVED UTILITY PLANS, SPECIFICATIONS AND PLUMBING PERMIT APPROVAL LETTER SHALL BE ON-SITE DURING CONSTRUCTION AND OPEN TO INSPECTION BY AUTHORIZED REPRESENTATIVES OF THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES, THE CITY OF DE PERE, AND OTHER LOCAL INSPECTORS.
7. PROPOSED UTILITY SERVICE LINES SHOWN ARE APPROXIMATE. COORDINATE THE EXACT LOCATIONS WITH THE PLUMBING DRAWINGS. COORDINATE THE LOCATION WITH THE PLUMBING CONTRACTOR AND/OR OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO INSTALLATION OF ANY NEW UTILITIES.
8. STORM BUILDING SEWER PIPE SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-6 OF SPS 384.30(3)(c).
9. UNDERGROUND DRAIN AND VENT PIPE/TUBING SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-2 OF SPS 384.30(2).
10. PRIVATE WATER SERVICES AND PRIVATE WATER MAINS SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-7 OF SPS 384.30(4)(d).
11. PRIVATE SANITARY SEWER AND LATERALS SHALL BE POLYVINYL CHLORIDE (PVC) ASTM D3034 - SDR 35 OR APPROVED EQUAL MATERIAL THAT CONFORMS TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-3 OF SPS 384.30(2)(c).
12. A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED PER SPS 382.30(11)(H) AND SPS 382.40(8)(k).
13. EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH SPS 382.40(8)(b.).
14. NO PERSON MAY ENGAGE IN PLUMBING WORK IN THE STATE UNLESS LICENSED TO DO SO BY THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PER S.145.06.
15. SITE CONTRACTOR SHALL LEAVE SANITARY AND WATER LATERALS FIVE (5) FEET SHORT (HORIZONTALLY) FROM THE BUILDING. BUILDING PLUMBER SHALL VERIFY SIZE, LOCATION, AND INVERT ELEVATION OF PROPOSED SANITARY AND WATER LATERALS.
16. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE EXISTING VALVES WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. THE CITY IS NOT RESPONSIBLE FOR ANY COSTS INCURRED DUE TO THE CONTRACTOR NOT VERIFYING THAT THE EXISTING VALVE WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. IF A NEW VALVE IS REQUIRED, THE APPLICANT WILL BE REQUIRED TO INSTALL ONE AT THEIR EXPENSE, AT THE POINT OF CONNECTION.
17. CONTRACTOR TO CHLORINATE AND BACTERIA TEST BEFORE DOMESTIC SUPPLY PURPOSES
18. CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.
19. SANITARY SEWER MAIN AT BURY DEPTHS GREATER THAN 15' SHALL BE SDR 26. ALL OTHER SANITARY SEWER MAIN SHALL BE SDR 35.
20. CONTRACTOR SHALL COORDINATE WITH DRY UTILITY COMPANY'S REGARDING ANY POTENTIAL CONFLICTS AND COORDINATE RELOCATIONS AS MAY BE REQUIRED. CONTRACTOR SHALL ALSO COORDINATE THE PROPOSED INSTALLATION OF NEW FACILITIES AS REQUIRED.
21. ALL WATER MAIN AND SERVICES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6.5' FROM TOP OF FINISHED GRADE ELEVATION TO TOP OF MAIN. PROVIDE 1.5' CLEAR SEPARATION IF WATER CROSSES BELOW SEWER AND MINIMUM 0.5' IF WATER CROSSES ABOVE.

NOTE: IF AN EAGLES NEST IS WITHIN 600 FEET FO THE PROJECT. THE FOLLOWING GUIDELINES SHALL BE FLOOWED DURING CONSTRUCITON
<https://fws.gov/story/do-i-need-eagle-take-permit>

EROSION CONTROL MEASURES

1. EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE CITY EROSION CONTROL ORDINANCE AND CHAPTER NR 216 OF THE WISCONSIN ADMINISTRATIVE CODE.
2. CONSTRUCT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARDS (<http://dnr.wi.gov/runoff/stormwater/techstds.htm>) AND WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK.
3. INSTALL SEDIMENT CONTROL PRACTICES (TRACKING PAD, PERIMETER SILT FENCE, SEDIMENT BASINS, ETC.) PRIOR TO INITIATING OTHER LAND DISTURBING CONSTRUCTION ACTIVITIES.
4. THE CONTRACTOR IS REQUIRED TO MAKE EROSION CONTROL INSPECTIONS AT THE END OF EACH WEEK AND WHEN 0.5 INCHES OF RAIN FALLS WITHIN 24 HOURS. INSPECTION REPORTS SHALL BE PREPARED AND FILED AS REQUIRED BY THE DNR. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
5. EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.
6. A 3" CLEAR STONE TRACKING PAD SHALL BE INSTALLED AT THE END OF DRIVEWAY CONSTRUCTION LIMITS TO PREVENT SEDIMENT FROM BEING TRACKED ONTO THE ADJACENT PAVED PUBLIC ROADWAY. SEDIMENT TRACKING PAD SHALL CONFORM TO WisDNR TECHNICAL STANDARD 1057. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORK DAY.
7. CHANNELIZED RUNOFF: FROM ADJACENT AREAS PASSING THROUGH THE SITE SHALL BE DIVERTED AROUND DISTURBED AREAS.
8. STABILIZED DISTURBED GROUND: ANY SOIL OR DIRT PILES WHICH WILL REMAIN IN EXISTENCE FOR MORE THAN 7-CONSECUTIVE DAYS, WHETHER TO BE WORKED DURING THAT PERIOD OR NOT, SHALL NOT BE LOCATED WITHIN 25-FEET OF ANY ROADWAY, PARKING LOT, PAVED AREA, OR DRAINAGE STRUCTURE OR CHANNEL (UNLESS INTENDED TO BE USED AS PART OF THE EROSION CONTROL MEASURES). TEMPORARY STABILIZATION AND CONTROL MEASURES (SEEDING, MULCHING, TARPING, EROSION MATTING, BARRIER FENCING, ETC.) ARE REQUIRED FOR THE PROTECTION OF DISTURBED AREAS AND SOIL PILES, WHICH WILL REMAIN UN-WORKED FOR A PERIOD OF MORE THAN 7-CONSECUTIVE CALENDAR DAYS. THESE MEASURES SHALL REMAIN IN PLACE UNTIL SITE HAS STABILIZED.
9. SITE DE-WATERING: NOT ANTICIPATED.
10. SEE DETAIL SHEETS FOR RIP-RAP SIZING. IN NO CASE WILL RIP-RAP BE SMALLER THAN 3" TO 6".
11. INLET FILTERS ARE TO BE PLACED IN STORMWATER INLET STRUCTURES AS SOON AS THEY ARE INSTALLED. ALL PROJECT AREA STORM INLETS NEED WISCONSIN D.O.T. TYPE D INLET PROTECTION. THE FILTERS SHALL BE MAINTAINED UNTIL THE TOWN HAS ACCEPTED THE BINDER COURSE OF ASPHALT.
12. RESTORATION (SEED, FERTILIZE AND MULCH) SHALL BE PER SPECIFICATIONS ON THIS SHEET UNLESS SPECIAL RESTORATION IS CALLED FOR ON THE LANDSCAPE PLAN OR THE DETENTION BASIN DETAIL SHEET.
13. TERRACES SHALL BE RESTORED WITH 6" TOPSOIL, PERMANENT SEED, FERTILIZER AND MULCH. LOTS SHALL BE RESTORED WITH 6" TOPSOIL, TEMPORARY SEED, FERTILIZER AND MULCH.
14. SEED, FERTILIZER AND MULCH SHALL BE APPLIED WITHIN 7 DAYS AFTER FINAL GRADE HAS BEEN ESTABLISHED. IF DISTURBED AREAS WILL NOT BE RESTORED IMMEDIATELY AFTER ROUGH GRADING, TEMPORARY SEED SHALL BE PLACED.
15. FOR THE FIRST SIX WEEKS AFTER RESTORATION (E.G. SEED & MULCH, EROSION MAT, SOD) OF A DISTURBED AREA, INCLUDE SUMMER WATERING PROVISIONS OF ALL NEWLY SEEDED AND MULCHED AREAS WHENEVER 7 DAYS ELAPSE WITHOUT A RAIN EVENT.
16. SOIL STABILIZERS SHALL BE APPLIED TO DISTURBED AREAS WITH SLOPES BETWEEN 10% AND 3:1 (DO NOT USE IN CHANNELS). SOIL STABILIZERS SHALL BE TYPE B, PER WISCONSIN D.O.T. P.A.L. (PRODUCT ACCEPTABILITY LIST), OR EQUAL. APPLY AT RATES AND METHODS SPECIFIED PER MANUFACTURER. SOIL STABILIZERS SHALL BE RE-APPLIED WHENEVER VEHICLES OR OTHER EQUIPMENT TRACK ON THE AREA.
17. SILT FENCE TO BE USED ACROSS AREAS OF THE LOT THAT SLOPE TOWARDS A PUBLIC STREET OR WATERWAY. SEE DETAILS.
18. SEDIMENT SHALL BE CLEANED FROM STREETS AND ROADSIDE DITCHES AFTER EACH RAINFALL AND PRIOR TO PROJECT ACCEPTANCE.
19. ACCUMULATED CONSTRUCTION SEDIMENT SHALL BE REMOVED FROM ALL PERMANENT BASINS TO THE ELEVATION SHOWN ON THE GRADING PLAN FOLLOWING THE STABILIZATION OF DRAINAGE AREAS.
20. ALL CONSTRUCTION ENTRANCES SHALL HAVE TEMPORARY ROAD CLOSED SIGNS THAT WILL BE IN PLACE WHEN THE ENTRANCE IS NOT IN USE AND AT THE END OF EACH DAY.
21. ANY PROPOSED CHANGES TO THE EROSION CONTROL PLAN MUST BE SUBMITTED AND APPROVED BY DANE COUNTY LAND CONSERVATION.
22. THE COUNTY, OWNER AND/OR ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AT ANY TIME DURING CONSTRUCTION.

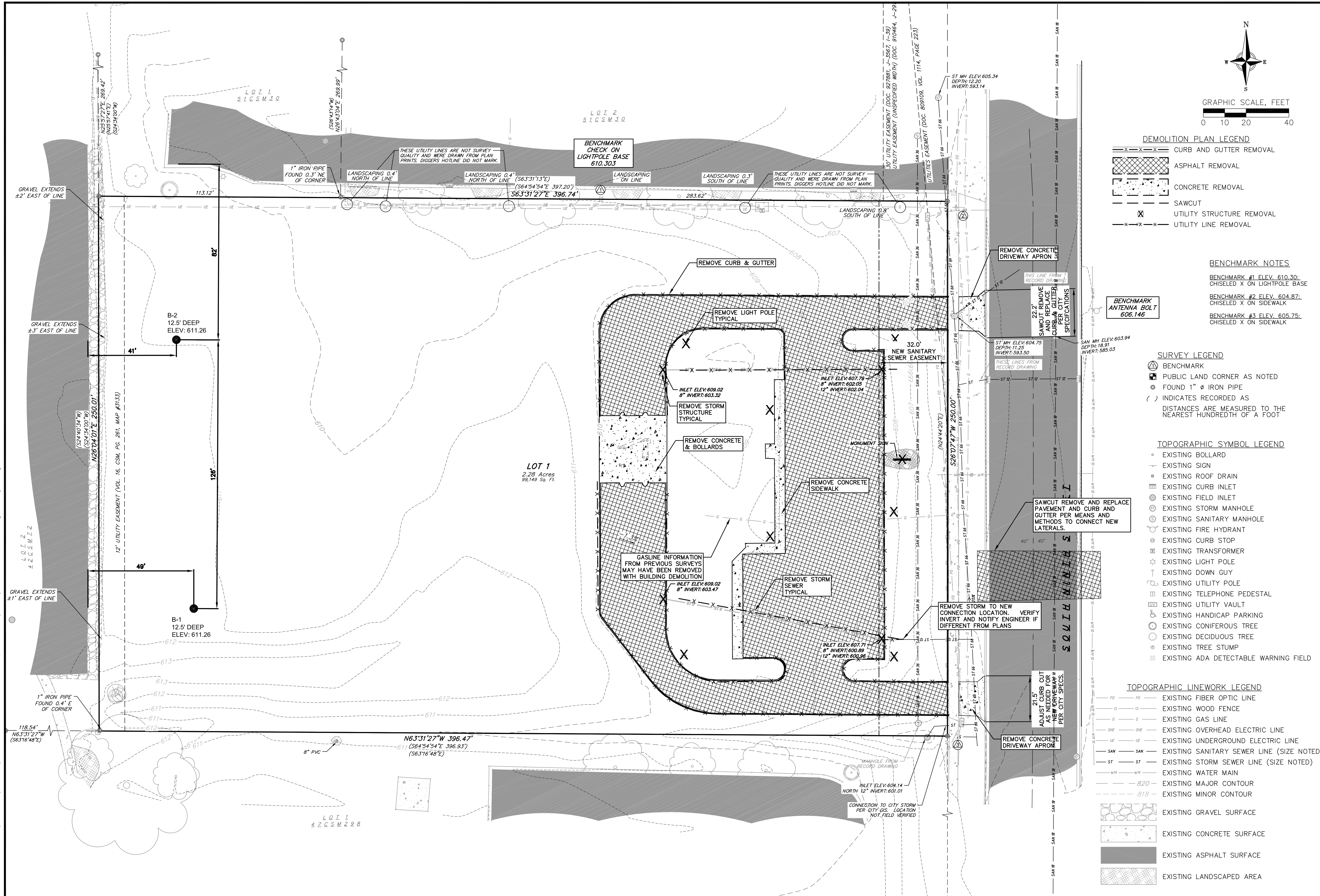


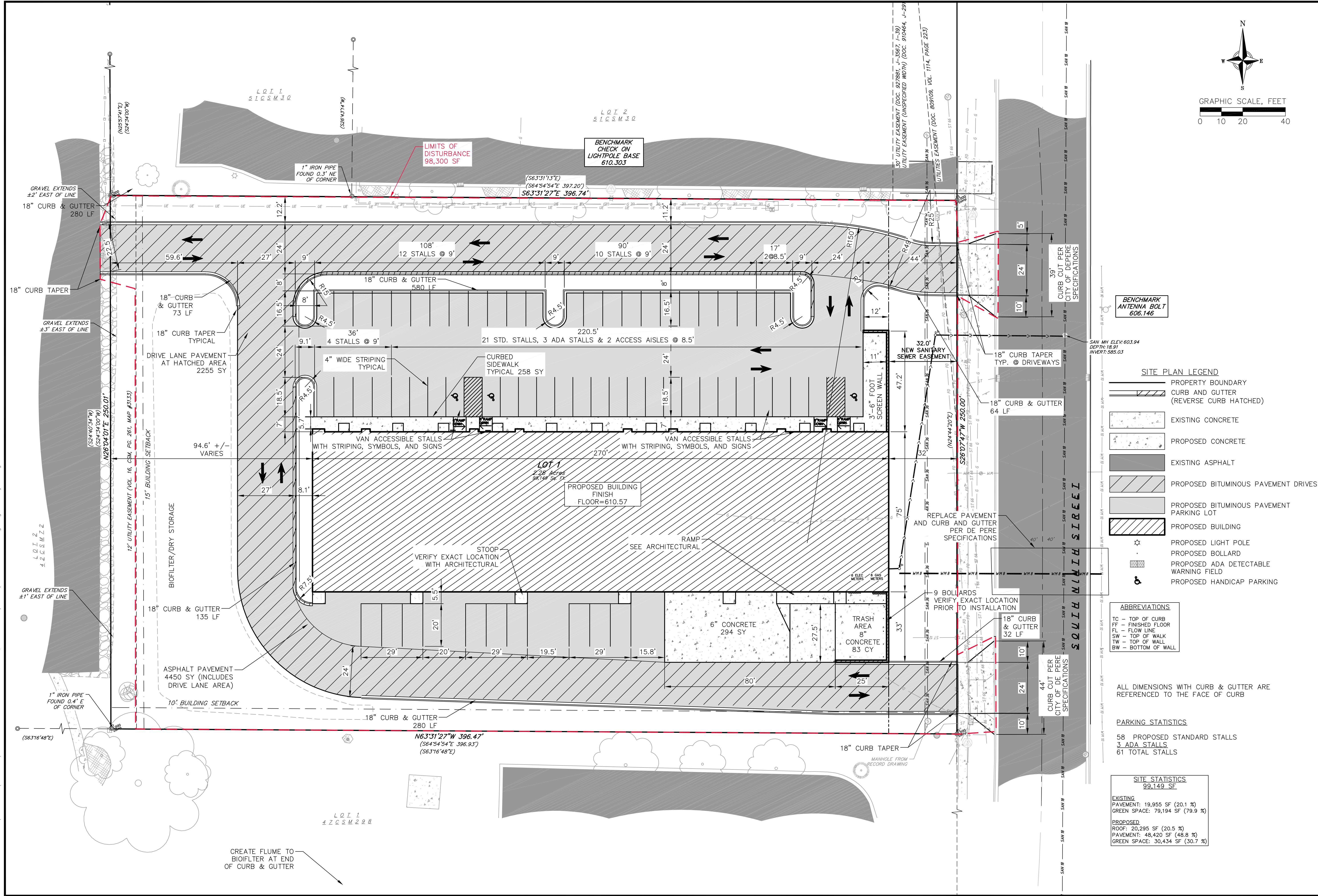
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Notes

Ninth Street Development
114 South Ninth Street
De Pere, WI 54115

REVISIONS		REVISIONS	
NO.	DATE	REMARKS	NO.
DATE		7/23/2025	
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PROJECT NO.		240730	
C100			







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Site Plan

Ninth Street Development
114 South Ninth Street
De Pere, WI 54115

NO.	DATE	REVISIONS	REMARKS

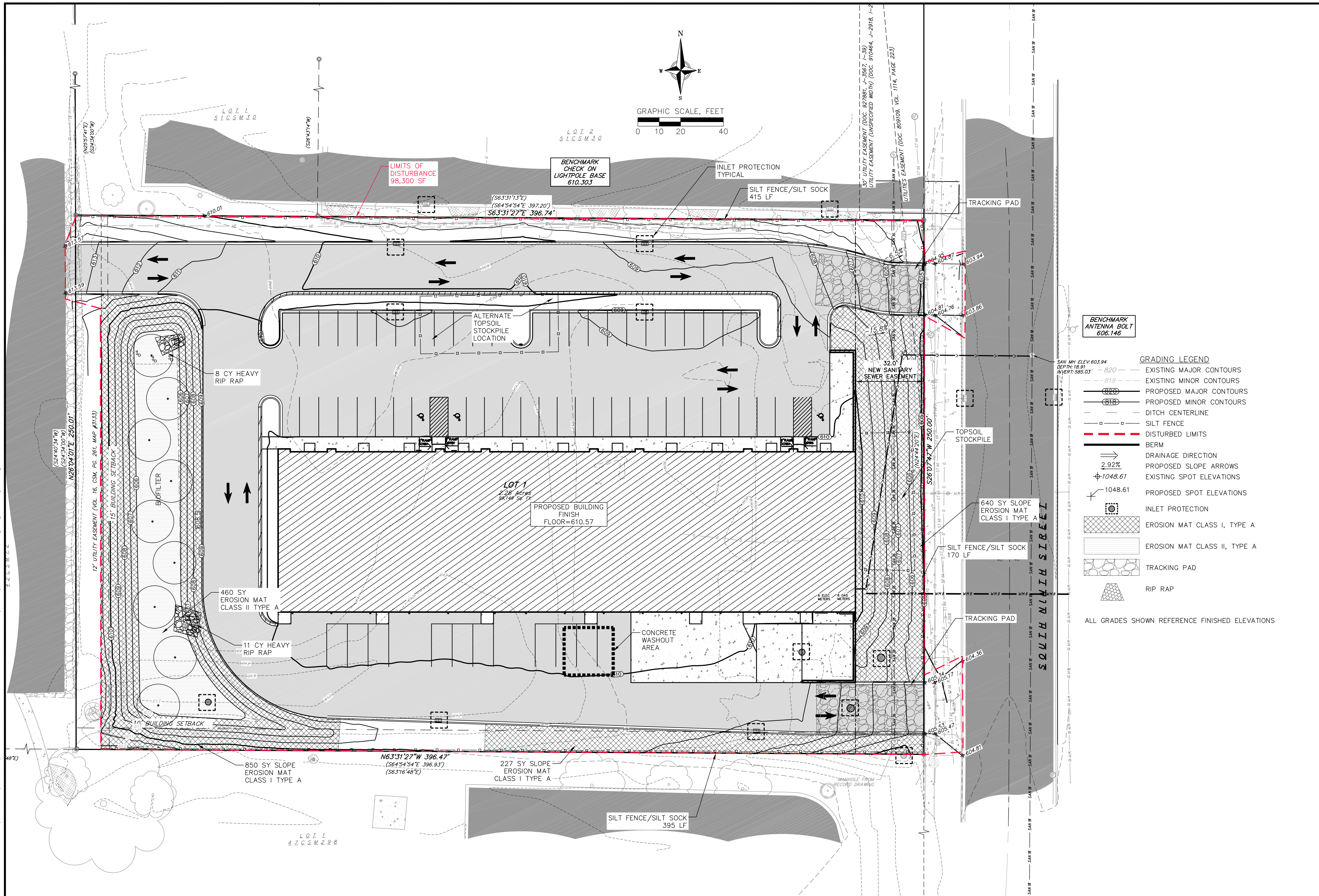
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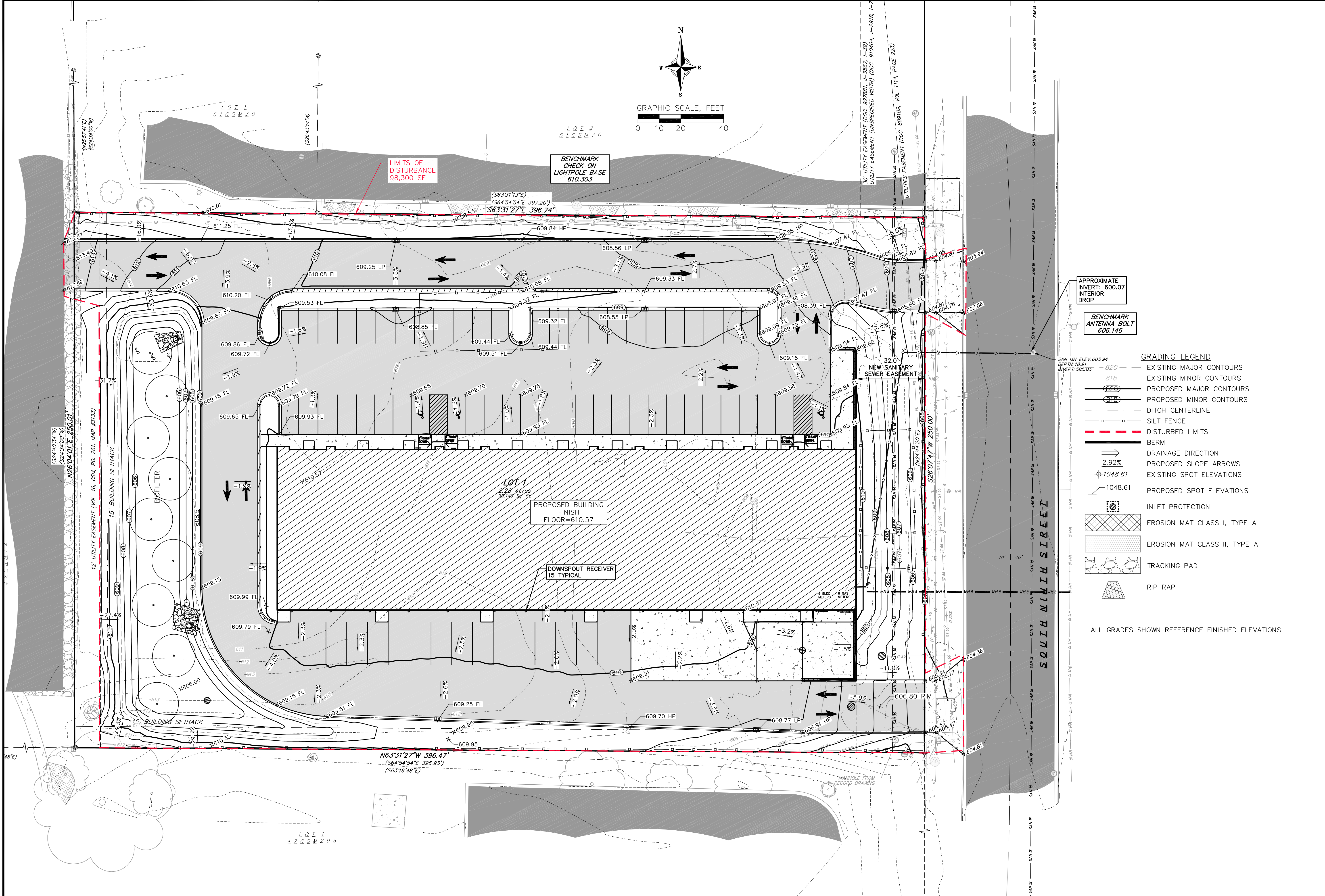
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TWAG

PROJECT NO.
240730

C300





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Grading Plan

Ninth Street Development

114 South Ninth Street

De Pere, WI 54115

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE

7/23/2025

DRAFTER

TWAG

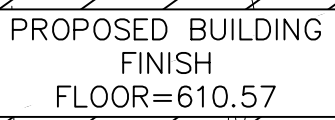
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PROJECT NO.

240730

C500

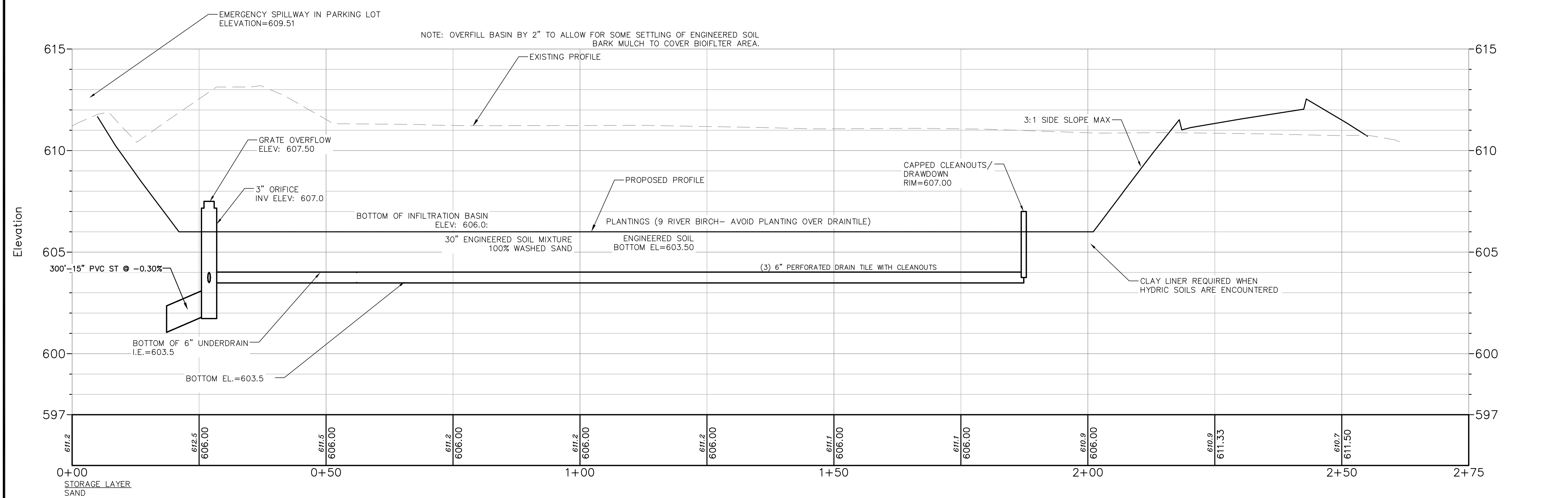
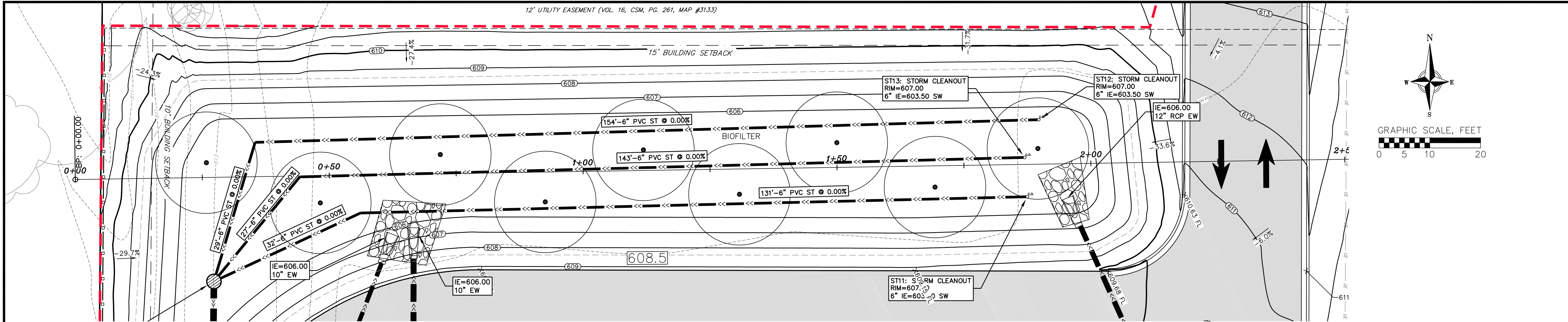


- | | |
|--|------------------------------|
| | EXISTING MAJOR CONTOURS |
| | EXISTING MINOR CONTOURS |
| | PROPOSED MAJOR CONTOURS |
| | PROPOSED MINOR CONTOURS |
| | DITCH CENTERLINE |
| | SILT FENCE |
| | DISTURBED LIMITS |
| | BERM |
| | DRAINAGE DIRECTION |
| | PROPOSED SLOPE ARROWS |
| | EXISTING SPOT ELEVATIONS |
| | PROPOSED SPOT ELEVATIONS |
| | INLET PROTECTION |
| | EROSION MAT CLASS I, TYPE A |
| | EROSION MAT CLASS II, TYPE A |
| | TRACKING PAD |
| | RIP RAP |

Enlarged Grading Plan
Ninth Street Development
114 South Ninth Street
De Pere, WI 54115

REVISIONS			REVISIONS		
NO.	DATE	REMARKS	NO.	DATE	REMARKS

DATE	7/23/2025
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PROJECT NO.	240730
C501	



- SAND SHALL MEET ONE OF THE FOLLOWING GRADATION REQUIREMENTS:
- USDA COARSE SAND (0.02 - 0.04 INCHES)
 - ASTM C33 (FINE AGGREGATE CONCRETE SAND)
 - WISCONSIN STANDARDS AND SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, SECTION 501.2.5.3.4 (FINE AGGREGATE CONCRETE SAND) 2005 EQUIVALENT AS APPROVED BY THE ADMINISTERING AUTHORITY

CLAY LINER SPECIFICATIONS (TYP.)

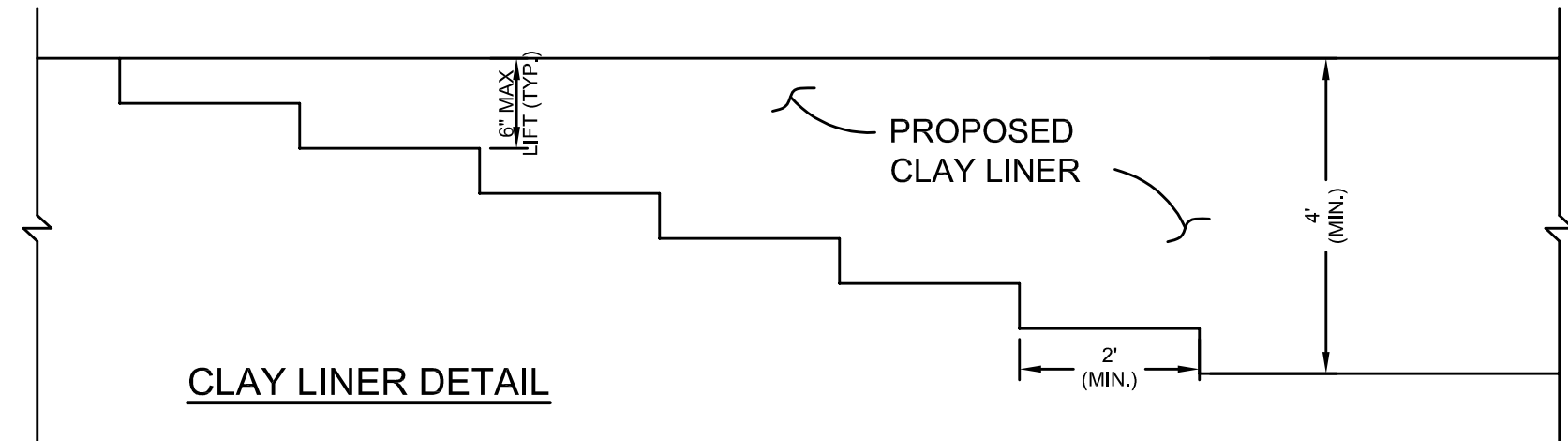
LINER THICKNESS = 4 FEET
IN PLACE HYDRAULIC CONDUCTIVITY = 1×10^{-7} CM/SEC OR LESS
MINIMUM OF 50% BY WEIGHT WHICH PASSES THE 200 SIEVE
AVERAGE LIQUID LIMIT OF 25 OR GREATER, NONE LESS THAN 20
AVERAGE PLASTICITY INDEX OF 12 OR GREATER, NONE LESS THAN 10

ALL CLAY LAYERS IN THE LINER TO BE CONSTRUCTED IN LIFT HEIGHTS NO GREATER THAN 6 INCHES AFTER COMPACTION USING FOOTED COMPACTION EQUIPMENT HAVING FEET AT LEAST AS LONG AS THE LOOSE LIFT HEIGHT. CLAY IS TO BE DISKED OR OTHERWISE MECHANICALLY PROCESSED BEFORE COMPACTION TO BREAK UP CLODS AND ALLOW FOR MOISTURE ADJUSTMENT. CLOD SIZE TO BE NO GREATER THAN 4 INCHES.

A SUFFICIENT NUMBER OF PASSES OF THE COMPACTION EQUIPMENT IS TO BE MADE OVER EACH LIFT OF CLAY TO ENSURE COMPLETE REMOLDING OF THE CLAY.

ALL CLAY IS TO BE COMPACTED TO 90% MODIFIED OR 95% STANDARD PROCTOR DENSITY AT A MOISTURE CONTENT OF AT LEAST 2% WET OF OPTIMUM IF USING THE MODIFIED PROCTOR METHOD AND WET OF OPTIMUM IF USING THE STANDARD PROCTOR METHOD. BASED ON THE CHARACTERISTICS OF THE APPROPRIATE PROCTOR CURVE FOR THE CLAY BEING PLACED THE CLAY LINER IS TO BE KEYED TOGETHER TO FORM A CONTINUOUS CLAY SEAL, SEE DETAILS.

CLAY LINER SHALL BE PLACED OVER NATIVE SOILS THAT DO NOT SATISFY THE CLAY LINER SPECIFICATIONS. A GEOTECHNICAL ENGINEER SHALL DETERMINE WHICH SOILS DO NOT SATISFY THE CLAY LINER SPECIFICATIONS. THE GEOTECHNICAL ENGINEER SHALL INSPECT SOILS WITHIN THE PERMANENT POOL AND UP TO THE POND'S 2-YEAR, 24-HOUR WATER SURFACE ELEVATION OF 600.85. UPON COMPLETION OF THE LINER, A GEOTECHNICAL ENGINEER REGISTERED IN WISCONSIN SHALL PROVIDE AN AFFIDAVIT INDICATING IF THE CLAY LINER SATISFIES THESE SPECIFICATIONS.



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Biofilter Plan and Profile

Ninth Street Development
114 South Ninth Street
De Pere, WI 54115

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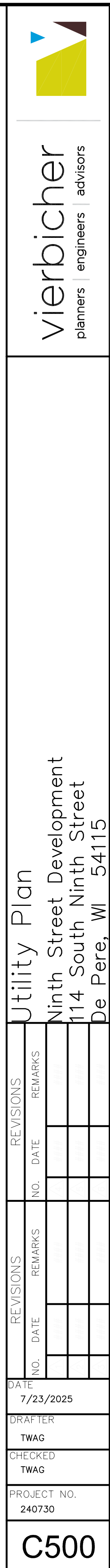
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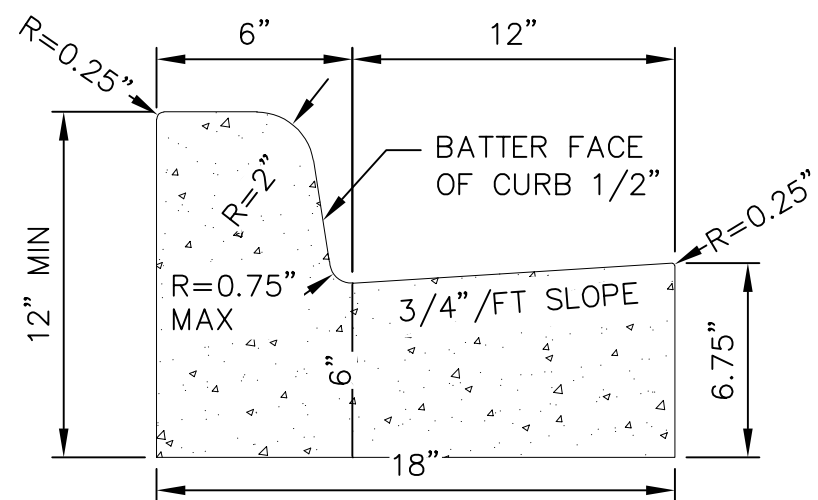
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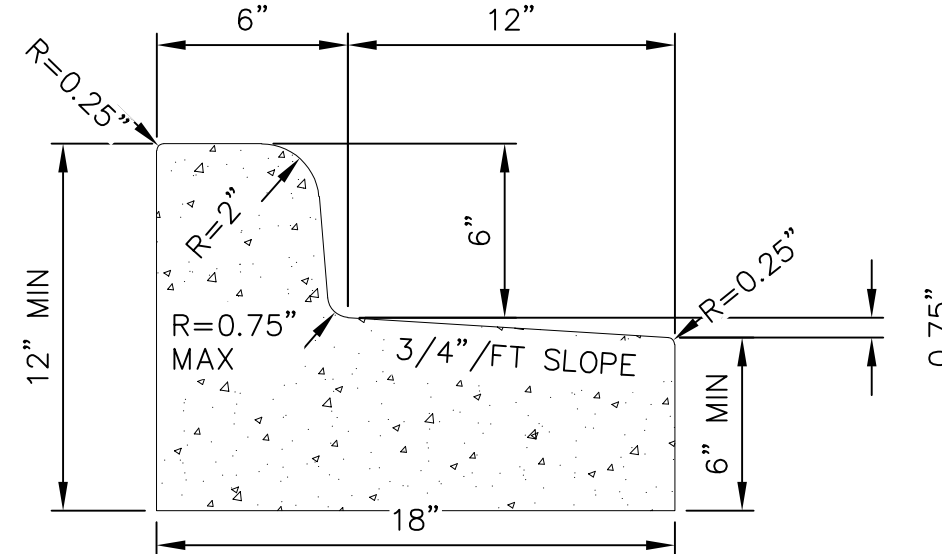
PROJECT NO.
240730

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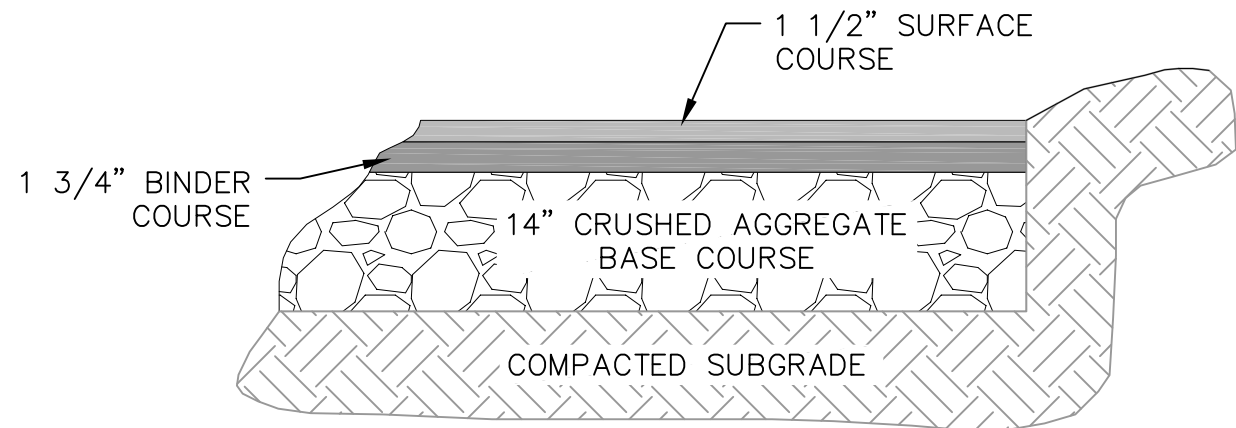


CURB AND GUTTER CROSS SECTION

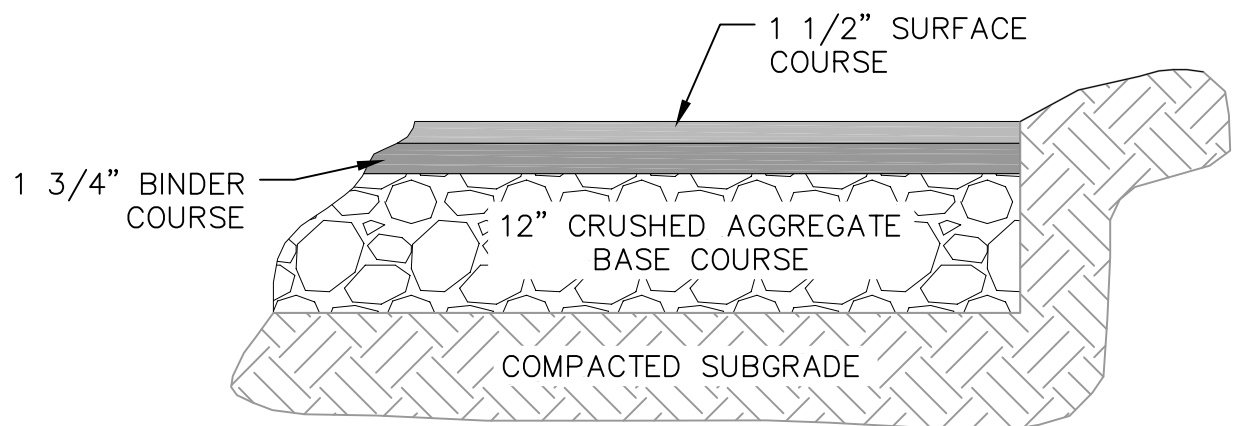


CURB AND GUTTER REJECT SECTION

1 18" CURB AND GUTTER NOT TO SCALE

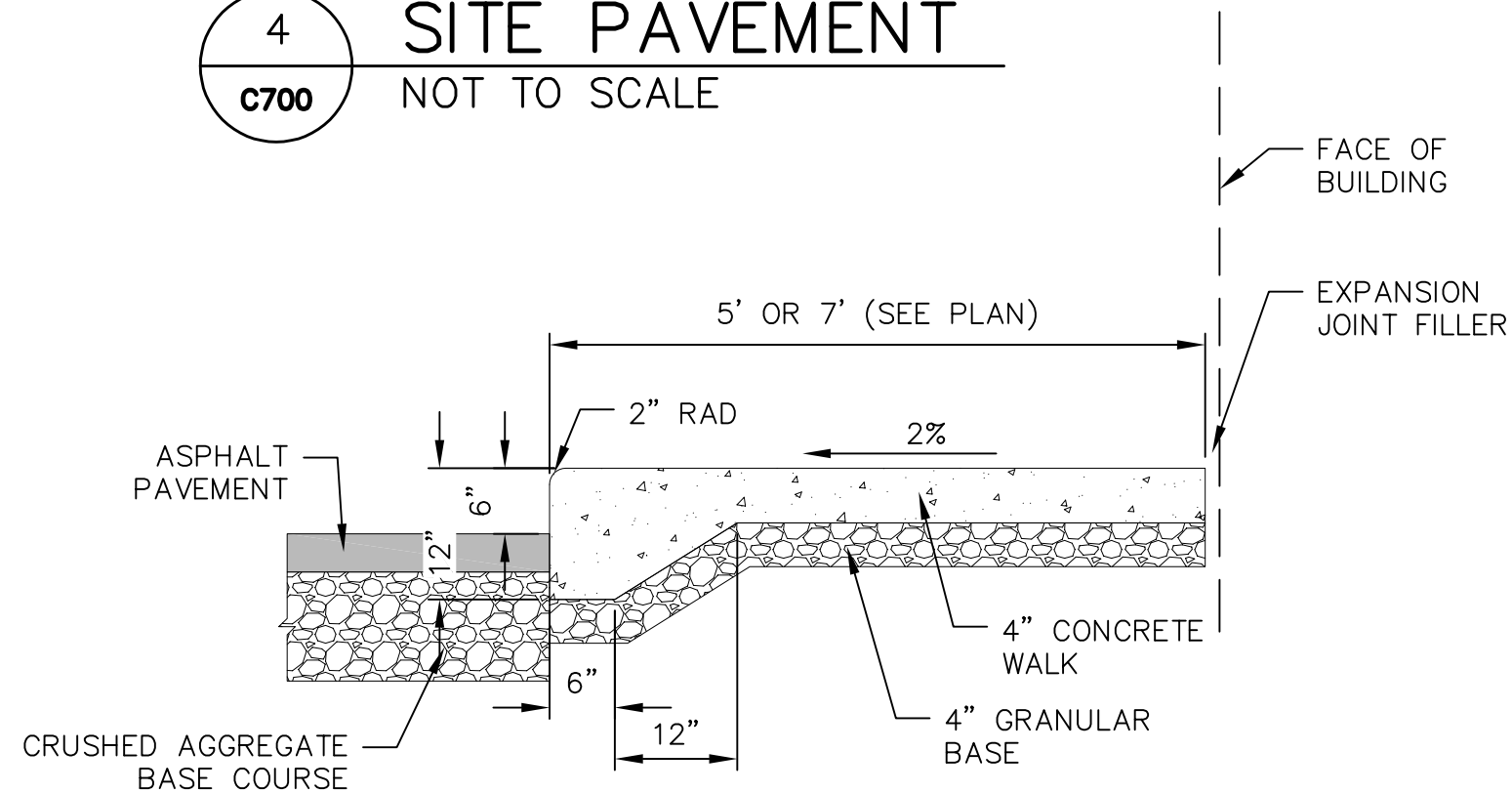


BITUMINOUS PAVEMENT DRIVES

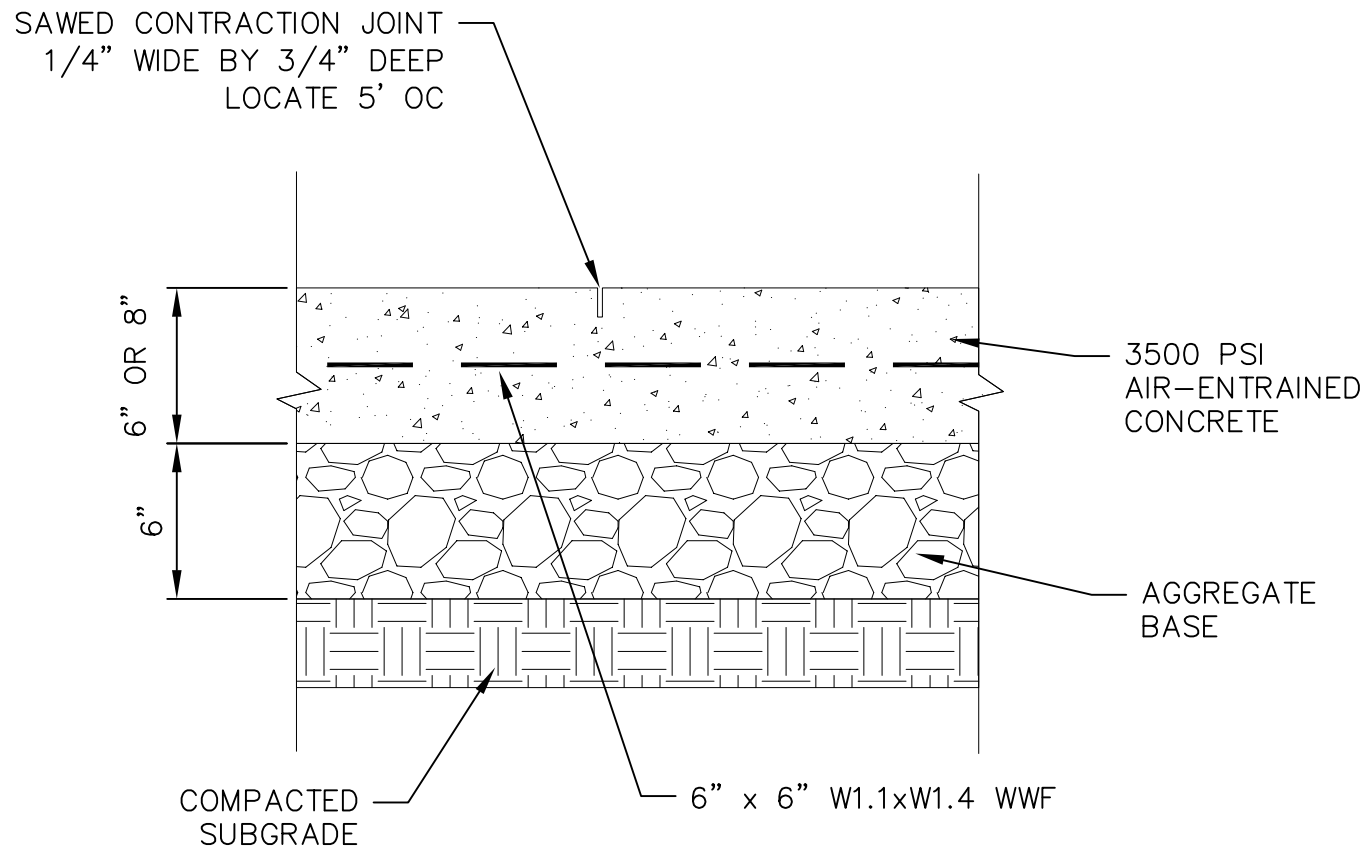


BITUMINOUS PAVEMENT PARKING LOT

4 SITE PAVEMENT NOT TO SCALE



5 CURBED SIDEWALK SITE DETAIL NOT TO SCALE



2 CONCRETE PAD NOT TO SCALE

CONSTRUCTION SEQUENCE:

1. INSTALL SILT FENCE AND TRACKING PAD AND OFFSITE INLET PROTECTION
2. STRIP TOPSOIL
3. ROUGH GRADE SITE
4. CONSTRUCT BUILDING (ONGOING)
5. CONSTRUCT BIOFILTER
6. CONSTRUCT UNDERGROUND UTILITIES
7. INSTALL INLET PROTECTION
8. PAVE SITE
9. SEED SITE
10. REMOVE TRACKING PAD, SILT FENCE AFTER DISTURBED AREAS ARE RESTORED

SEEDING RATES:

TEMPORARY:

1. USE ANNUAL OATS AT 3.0 LB./1,000 S.F. FOR SPRING AND SUMMER PLANTINGS.
2. USE WINTER WHEAT OR RYE AT 3.0 LB./1,000 SF FOR FALL PLANTINGS STARTED

AFTER SEPTEMBER 15.

PERMANENT:

1. USE WISCONSIN D.O.T. SEED MIX #40 AT 2 LB./1,000 S.F.

FERTILIZING RATES:

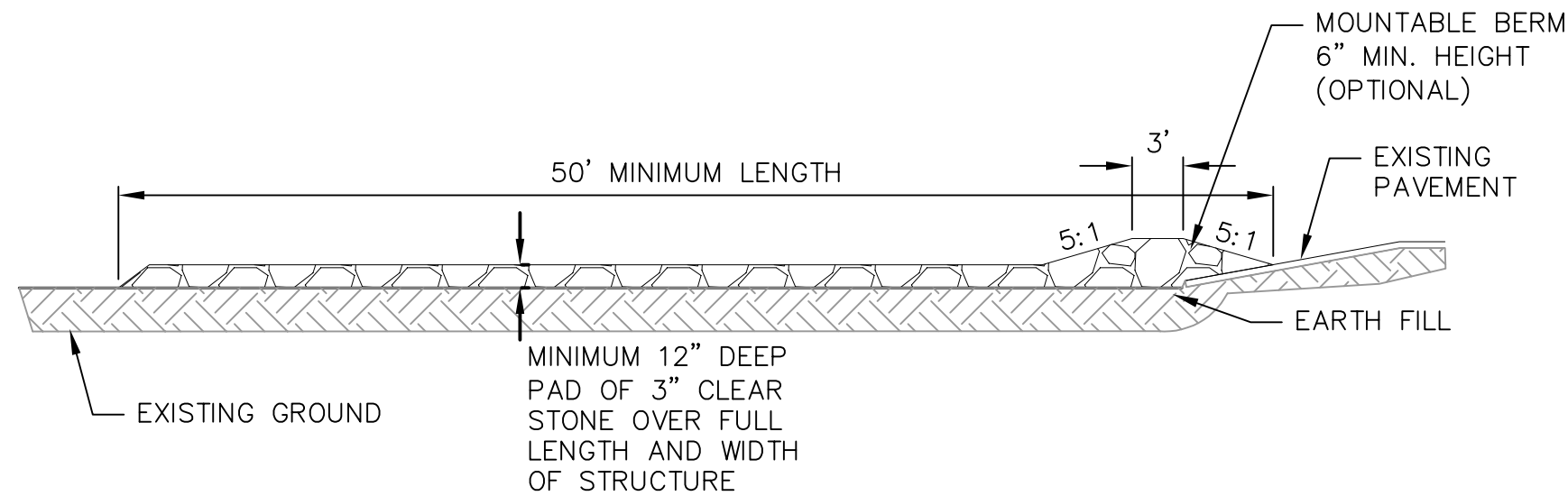
TEMPORARY AND PERMANENT:

USE WISCONSIN D.O.T. TYPE A OR B AT 7 LB./1,000 S.F.

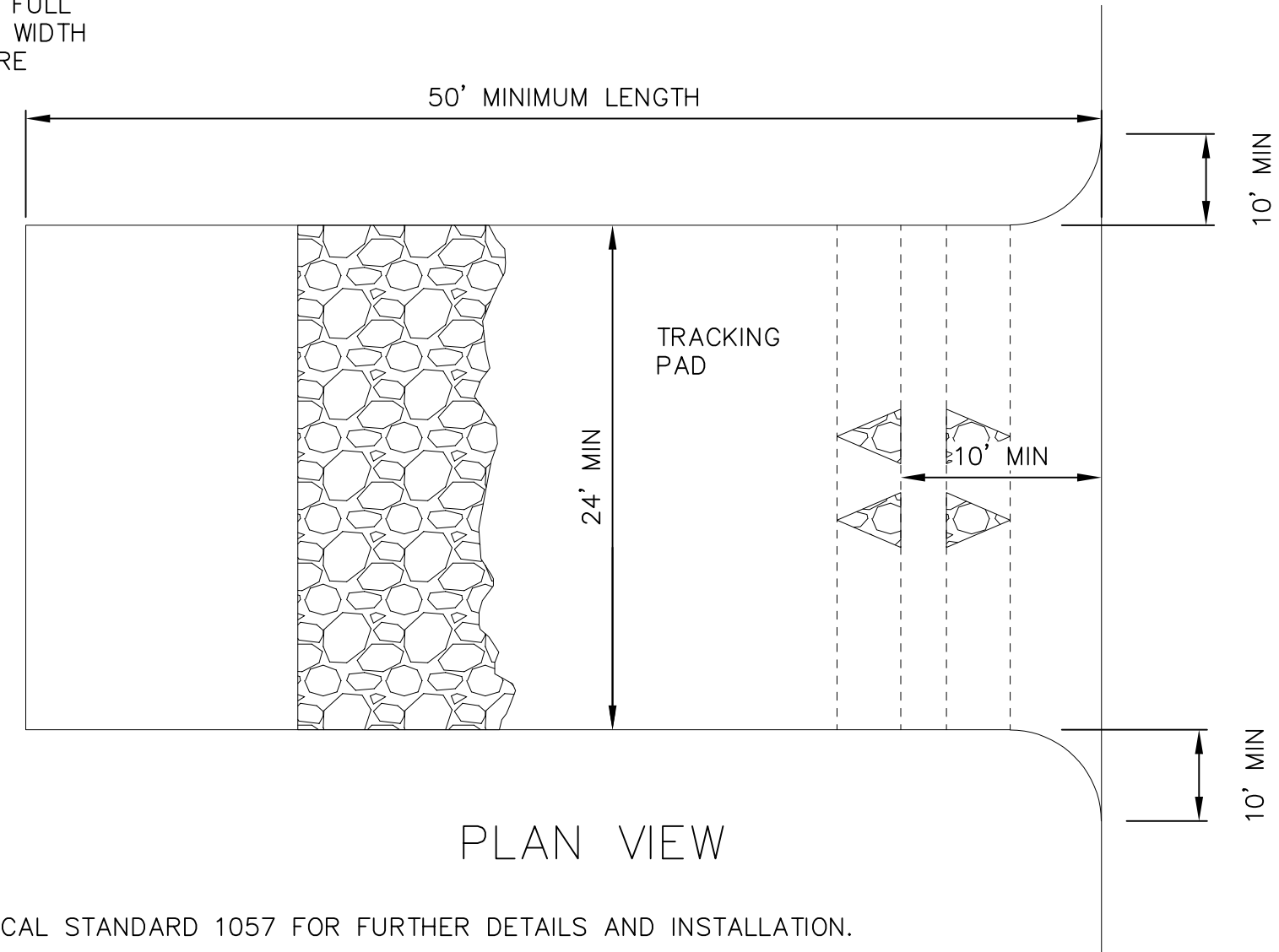
MULCHING RATES:

TEMPORARY AND PERMANENT:

USE 1/2" TO 1-1/2" STRAW OR HAY MULCH, CRIMPED PER SECTION 607.3.2.3, OR OTHER RATE AND METHOD PER SECTION 627, WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION



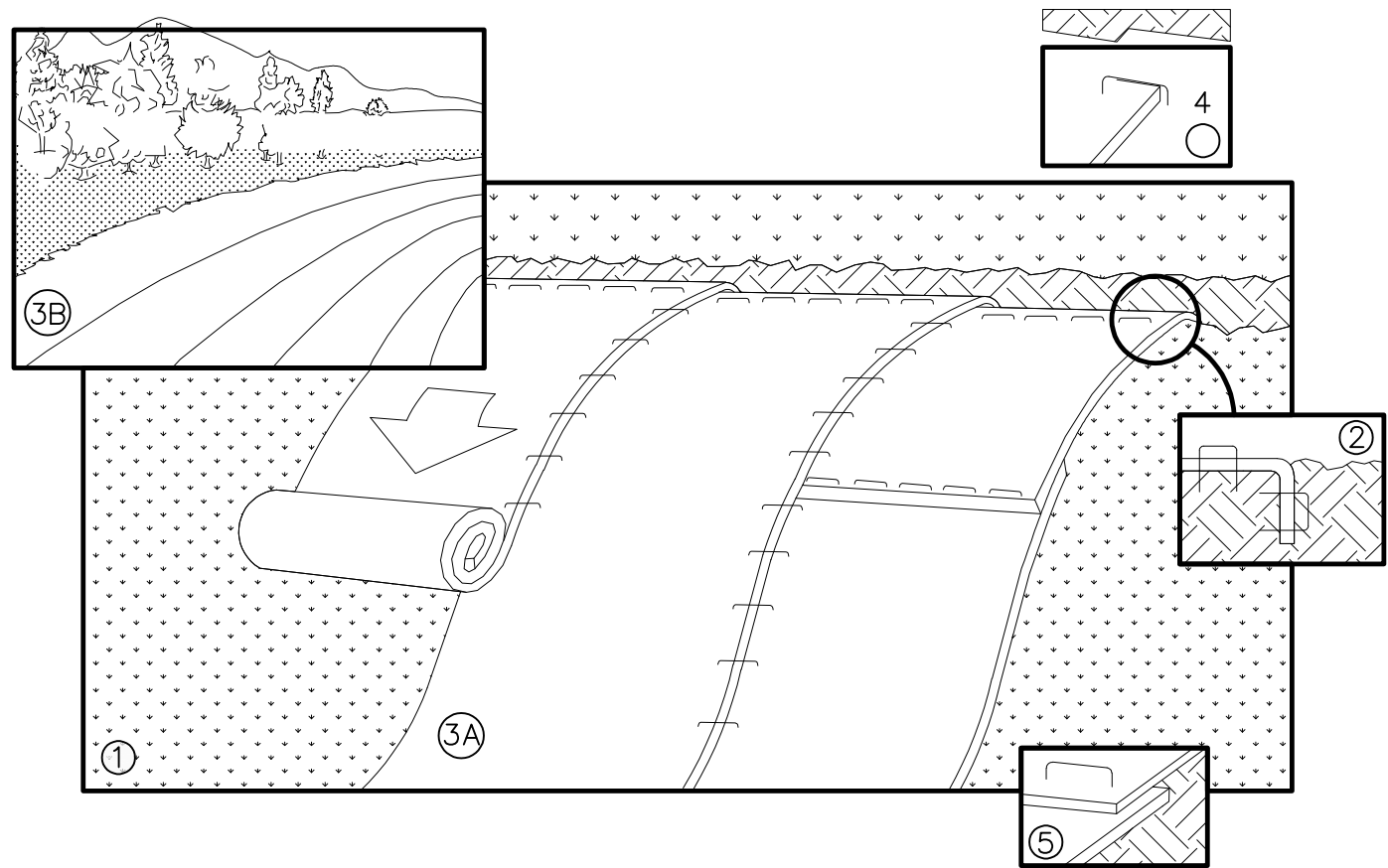
PROFILE VIEW



PLAN VIEW

1. FOLLOW WISCONSIN DNR TECHNICAL STANDARD 1057 FOR FURTHER DETAILS AND INSTALLATION.
2. LENGTH - MINIMUM OF 50'
3. WIDTH - 24' MINIMUM, SHOULD BE FLARED AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
4. STONE - CRUSHED 3" CLEAR STONE SHALL BE PLACED AT LEAST 12" DEEP OVER THE ENTIRE LENGTH AND WIDTH OF ENTRANCE.
5. LOCATION - A STABILIZED CONSTRUCTION ENTRANCE SHALL BE LOCATED WHERE CONSTRUCTION TRAFFIC ENTERS AND/OR LEAVES THE CONSTRUCTION SITE. VEHICLES LEAVING THE SITE MUST TRAVEL OVER THE ENTIRE LENGTH OF THE TRACKING PAD.

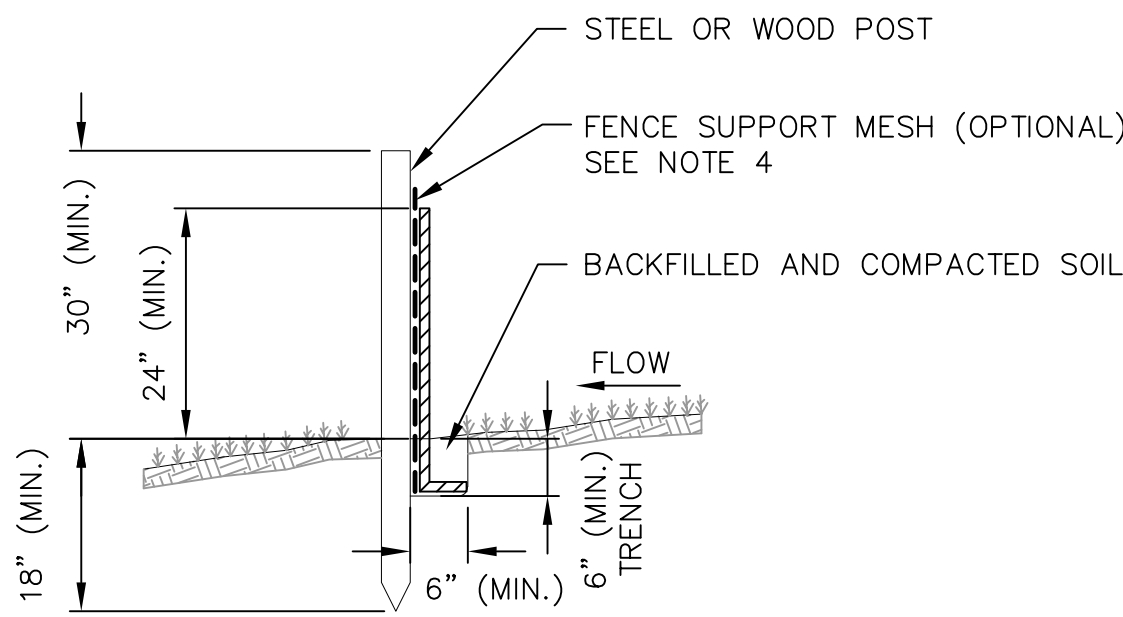
3 TRACKING PAD NOT TO SCALE



NOTE: REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE PATTERN RECOMMENDATIONS FOR SLOPE INSTALLATIONS.

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED. NOTE: WHEN USING CELL-O-SEED, DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP BY 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS <A> DOWN, OR HORIZONTALLY ACROSS THE SLOPE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
5. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART.
6. ALL BLANKETS MUST BE SECURELY FASTENED TO THE SLOPE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER.

7 EROSION MAT NOT TO SCALE



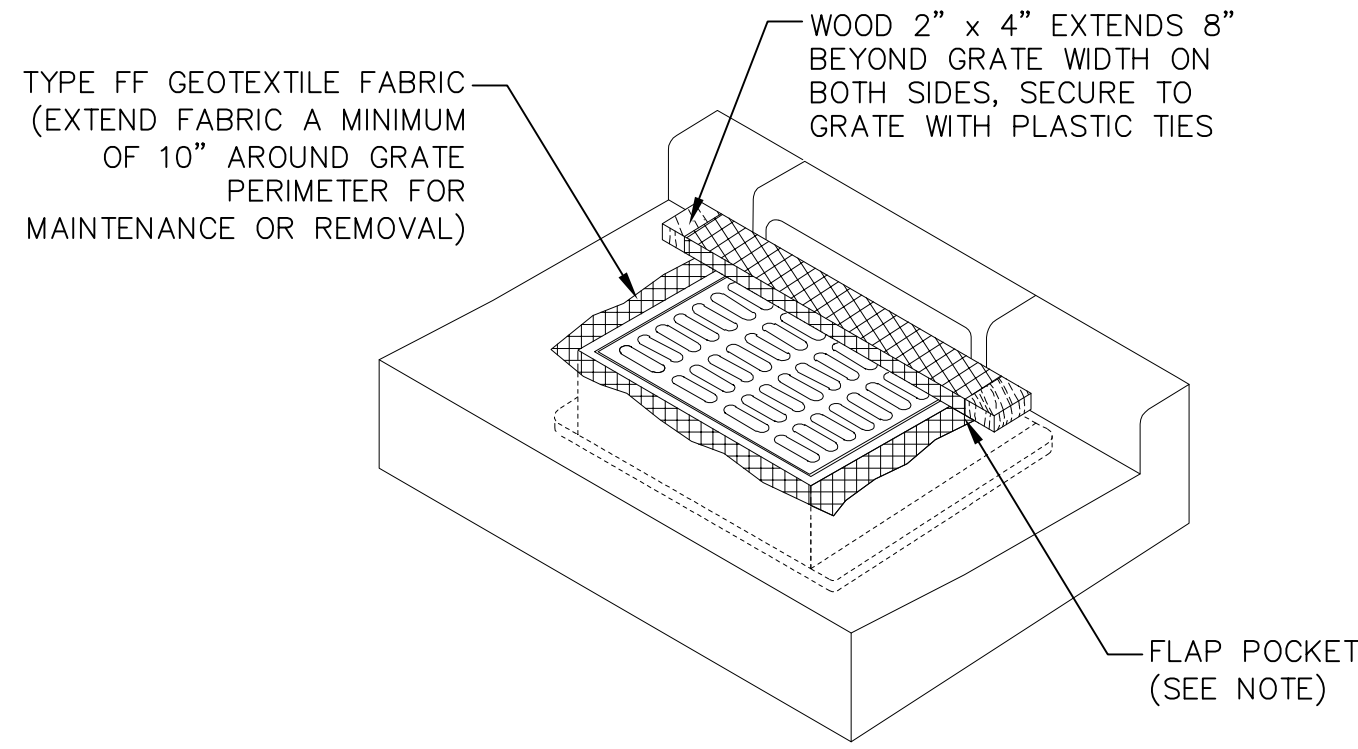
NOTES:

1. INSTALL SILT FENCE TO FOLLOW THE GROUND CONTOURS AS CLOSELY AS POSSIBLE.
2. CURVE THE SILT FENCE UP THE SLOPE TO PREVENT WATER FROM RUNNING AROUND THE ENDS.
3. POST SPACING WITH FENCE SUPPORT MESH = 10 FT. (MAX.)
POST SPACING WITHOUT FENCE SUPPORT MESH = 6 FT. (MAX.)
4. SILT FENCE SUPPORT MESH CONSISTS OF 14-GAUGE STEEL WIRE WITH A MESH SPACING OF 6 IN. X 6 IN. OR PREFABRICATED POLYMERIC MESH OF EQUIVALENT STRENGTH

6 SILT FENCE NOT TO SCALE

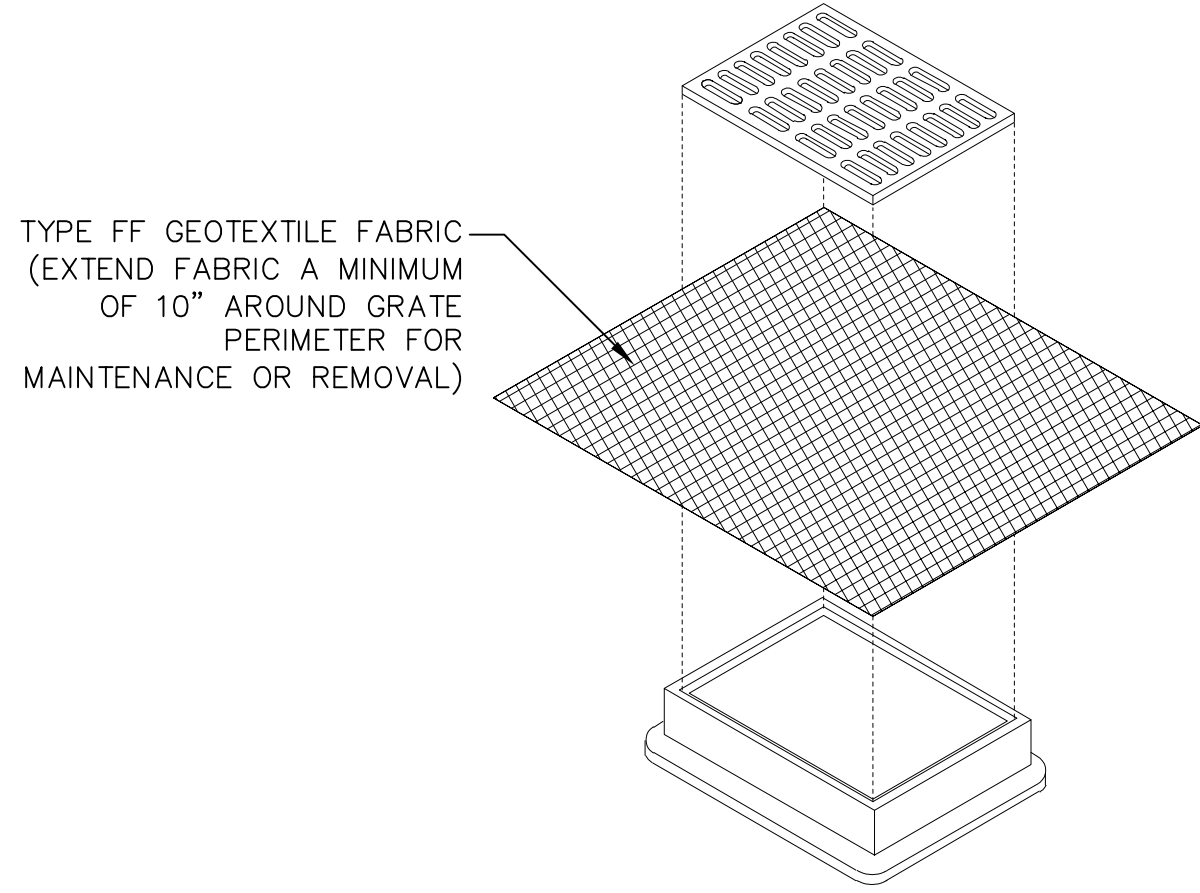
REVISIONS	NO.	DATE	REMARKS

DATE	7/23/2025
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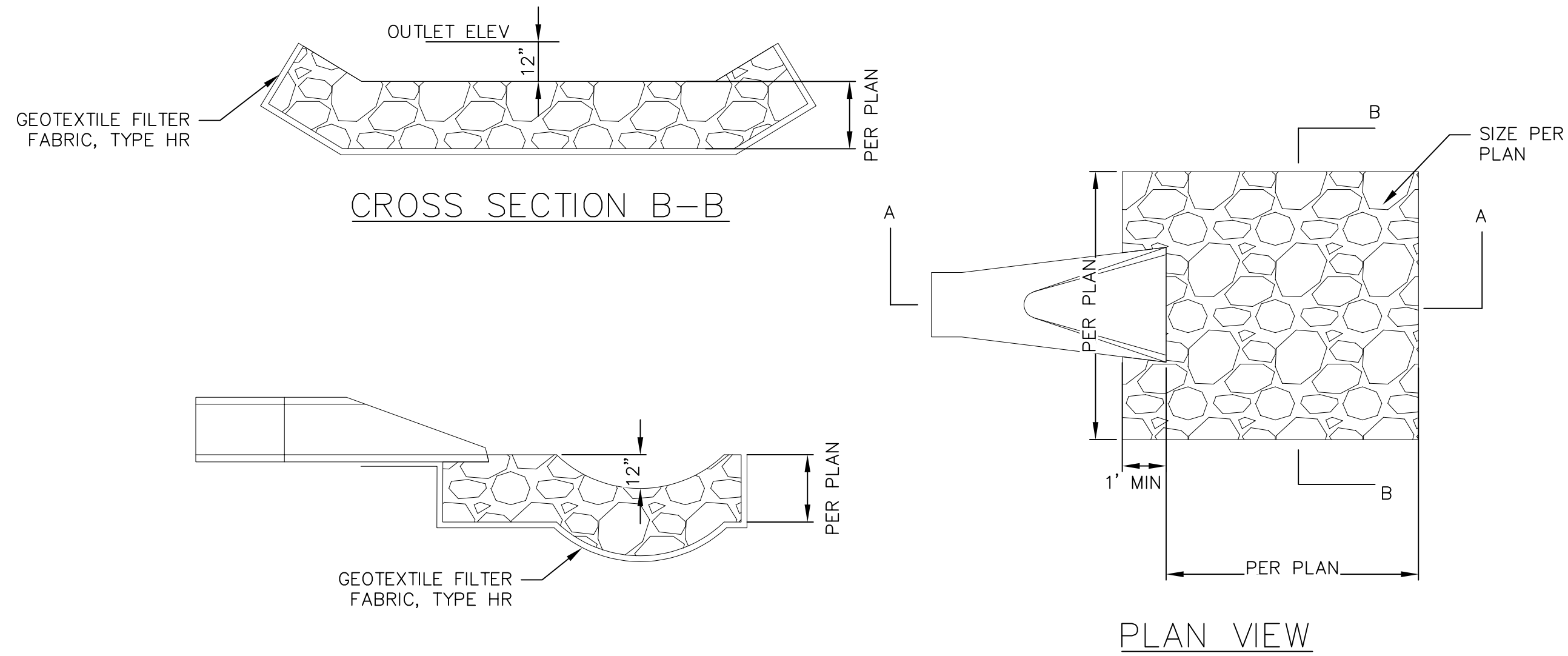


NOTE: FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2" x 4", THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REBAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.

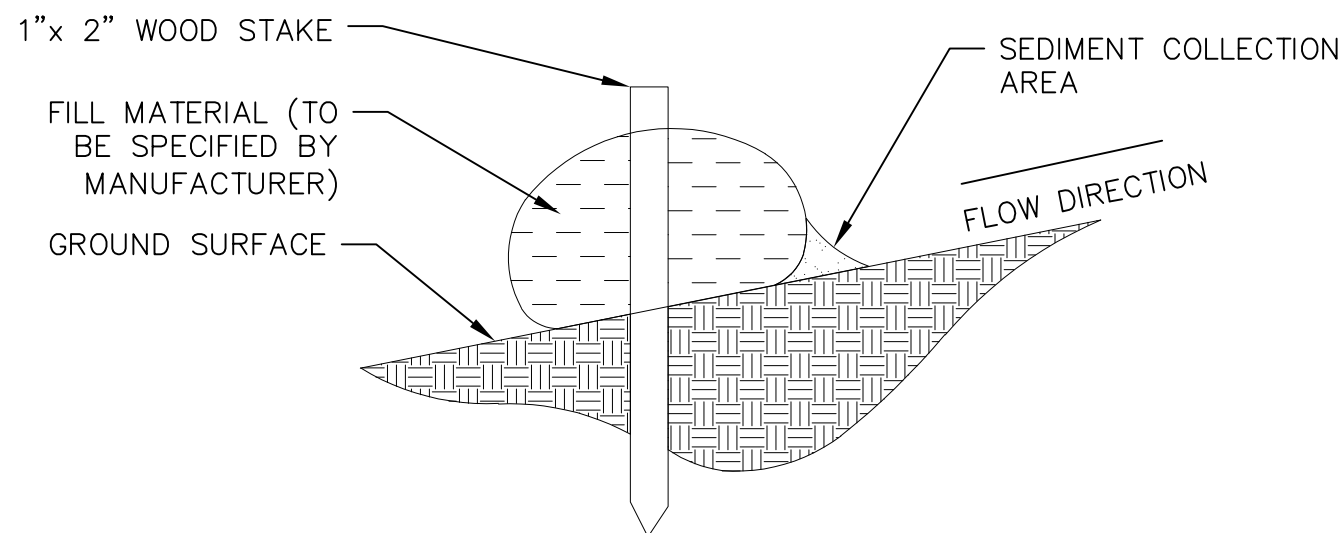
1 INLET PROT. TYPE C (W/ CURB BOX)
c701 NOT TO SCALE



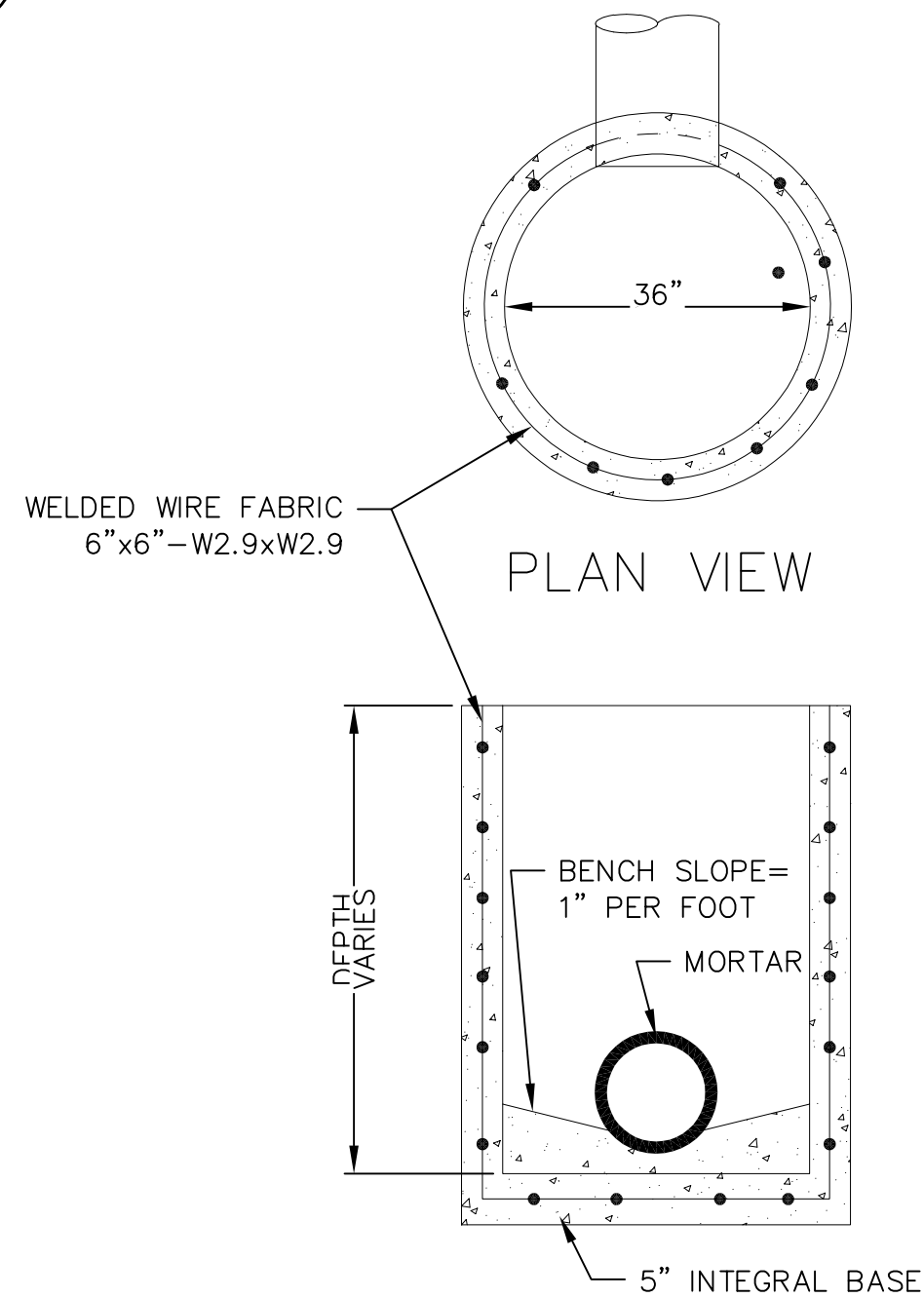
2 INLET PROT. TYPE B (W/O CURB BOX)
c701 NOT TO SCALE



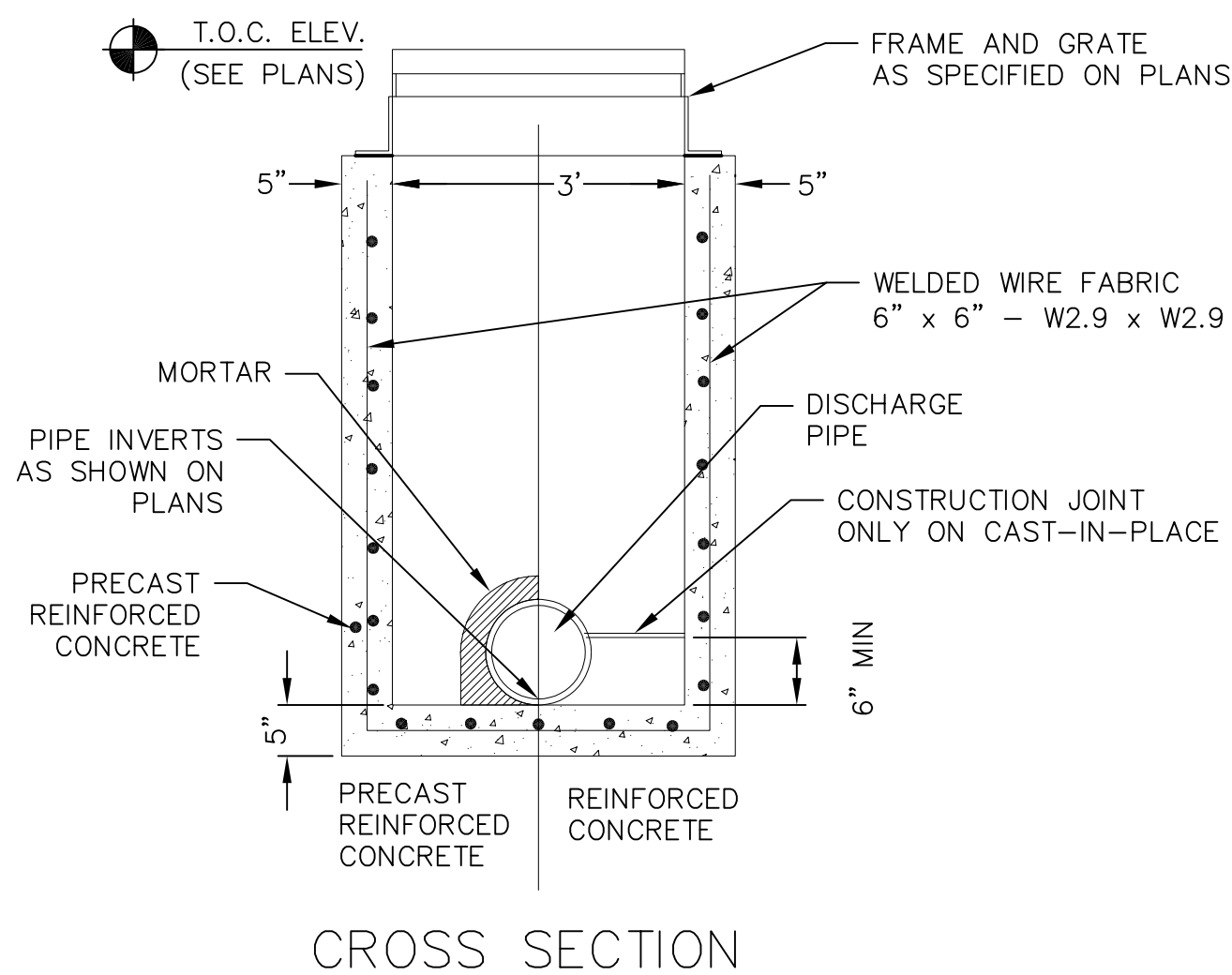
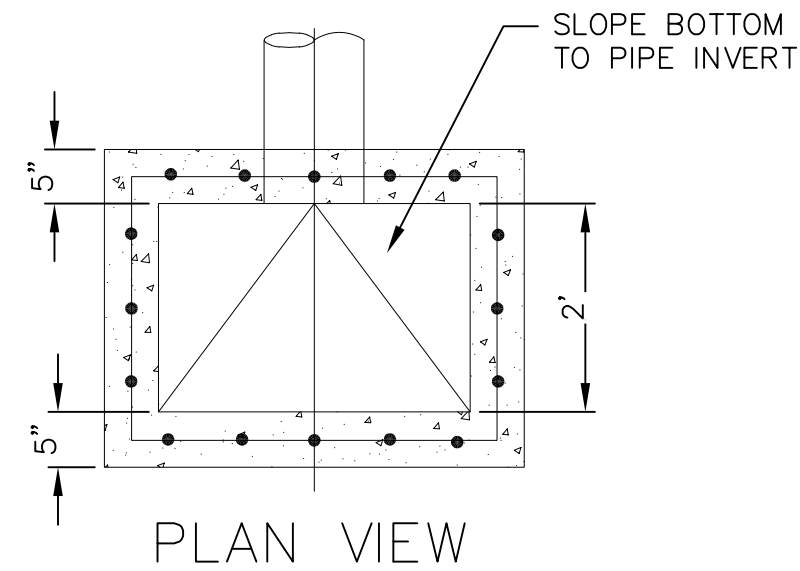
3 RIP-RAP OUTLET
c701 NOT TO SCALE



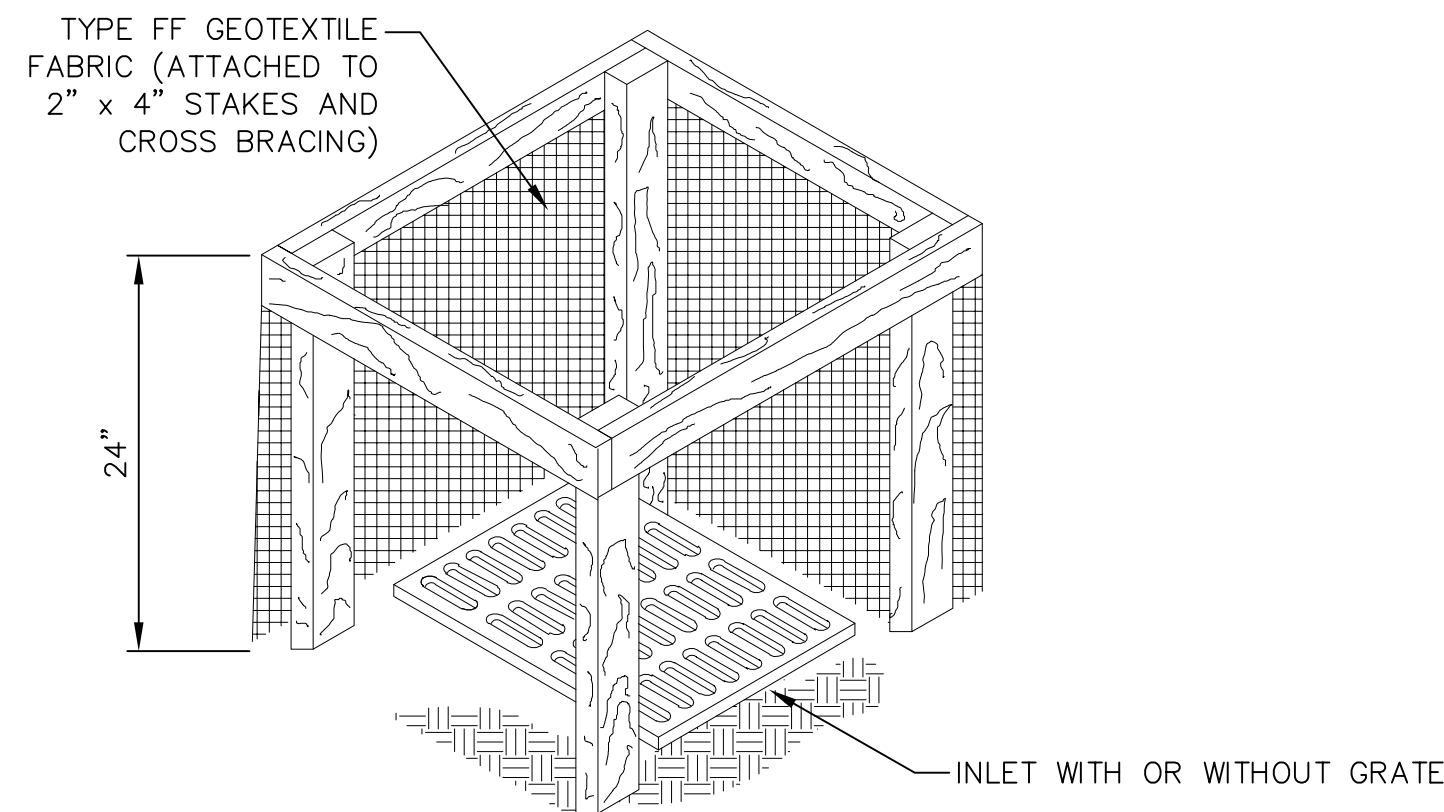
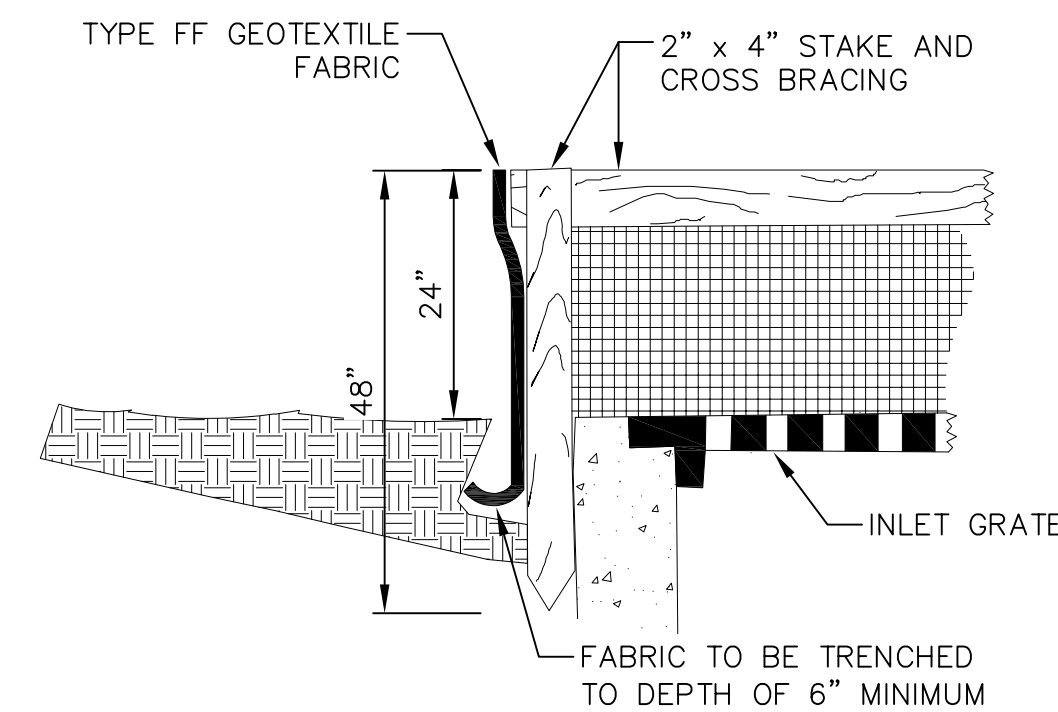
4 SILT SOCK
c701 NOT TO SCALE



5 FIELD INLET (36" DIA. BASIN)
c701 NOT TO SCALE



6 CURB INLET - TYPE 3, 2' x 3' BASIN
c701 NOT TO SCALE



7 INLET PROTECTION TYPE A
c701 NOT TO SCALE

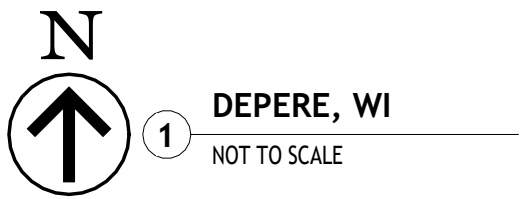
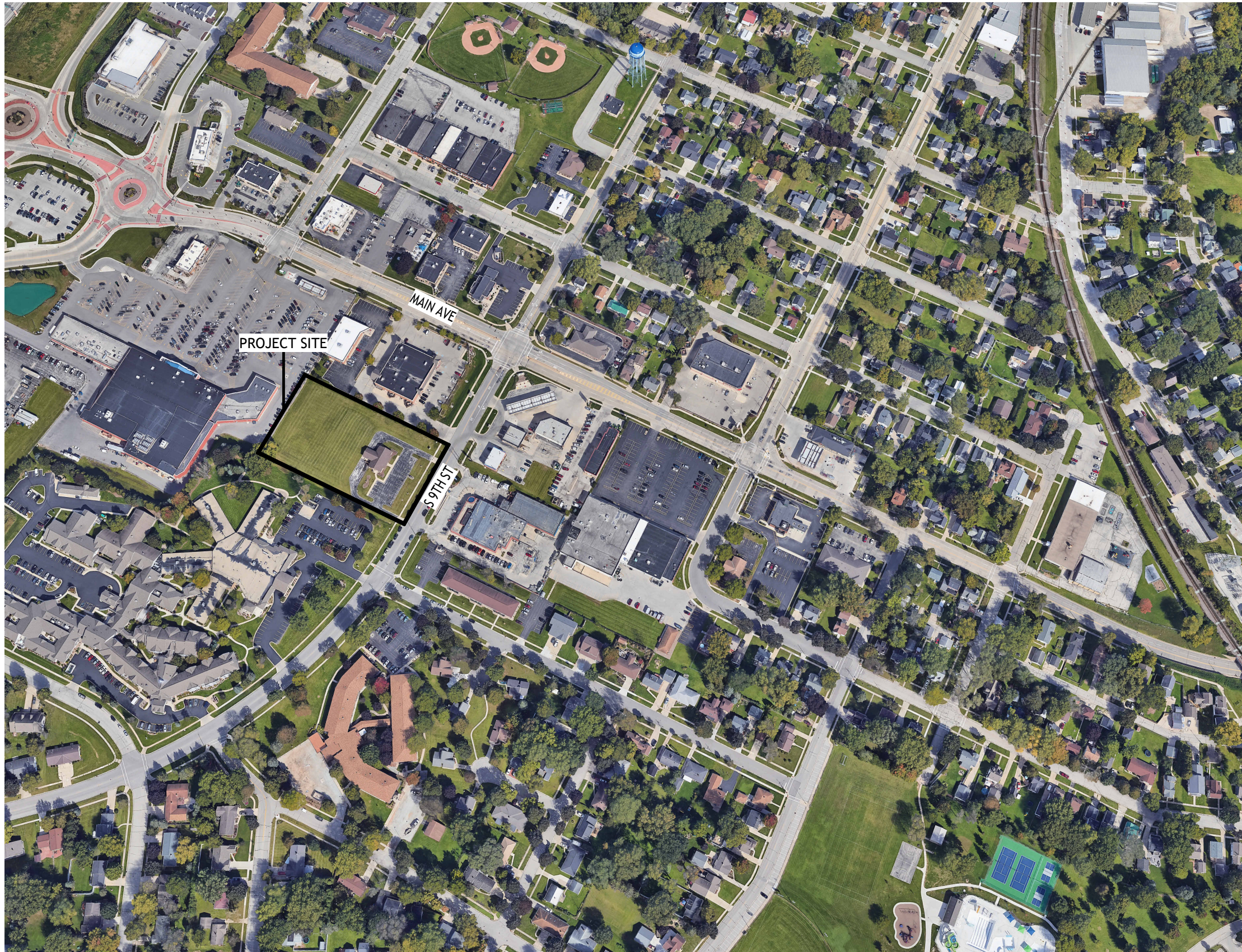
REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

9TH STREET MULTI-TENANT DEVELOPMENT

CODE SUMMARY

2015 INTERNATIONAL BUILDING CODE (IBC), 2015 INTERNATIONAL MECHANICAL CODE (IMC) AND INTERNATIONAL ENERGY CONSERVATION CODE (IECC) WITH WISCONSIN AMENDMENTS APPLY TO THIS PROJECT IN ADDITION TO 2009 ICC / ANSI A117.1 'ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES'.	
PROJECT DESCRIPTION: CONSTRUCTION OF A SINGLE-STORY, 20,250 SQUARE FOOT MULTI- TENANT COMMERCIAL "WHITE BOX" BUILDING SHELL. SOME CODE ITEMS BELOW ARE ASSUMED. ACTUAL OCCUPANCIES AND LOADS WILL BE DETERMINED AT TIME OF SUBMITTAL(S) FOR INDIVIDUAL TENANT BUILD-OUTS.	
TYPE OF CONSTRUCTION (TABLE 601):	TYPE VB; COMBUSTIBLE, UNPROTECTED
OCCUPANCY CLASSIFICATION (302.1):	M - MERCANTILE; B - BUSINESS (ASSUMED) ACTUAL OCCUPANCIES WILL BE DETERMINED AT THE TIME OF INDIVIDUAL TENANT BUILD-OUTS.
ALLOWABLE HEIGHT (TABLE 504.3):	60'-0"
ALLOWABLE NO. STORIES (TABLE 504.4):	2 STORIES
ALLOWABLE AREA (TABLE 506.2): FRONTAGE INCREASE (TABLE 506.3):	36,000 SF N/A
ACTUAL HEIGHT AND AREA:	1 STORY, 18'-6", 20,250 GSF
FIRE PROTECTION (903.2):	COMPLETE NFPA-13 THROUGHOUT. FIRE PROTECTION DESIGN AND SUBMITTAL BY OTHERS.
FIRE RATINGS (TABLE 601):	
PRIMARY STRUCTURAL FRAME:	0 HOUR
BEARING WALLS:	0 HOUR
NON-BEARING WALLS:	0 HOUR
FLOOR CONSTRUCTION:	0 HOUR
ROOF CONSTRUCTION:	0 HOUR
EXTERIOR WALLS (TABLE 602):	0 HOUR
OCCUPANT LOAD (TABLE 1004.1.2)	338 OCCUPANTS (MERCANTILE)
EGRESS WIDTH (1005.3.2):	338 OCC. x 0.2 = 67.6 IN. (648 IN. PROVIDED)
EXIT ACCESS TRAVEL (TABLE 1017.2):	250 FEET
COMMON PATH OF EGRESS TRAVEL (TABLE 1006.2.1):	75 FEET
DEAD END CORRIDOR (1020.4):	50 FEET
EMERGENCY EGRESS ILLUMINATION (1008.2.1)	MIN. 1.0 Fc
SANITARY FIXTURES (TABLE 2902.1):	TO BE DETERMINED FOR INDIVIDUAL TENANTS.
ONE SET OF CONDITIONALLY APPROVED STAMPED DRAWINGS MUST BE KEPT ON THE JOBSITE AT ALL TIMES DURING CONSTRUCTION AND MADE AVAILABLE TO STATE AND LOCAL INSPECTORS.	
IF PROJECT IS NOT LOCATED IN A MUNICIPALITY WITH DSPS COMMERCIAL BUILDING INSPECTION DELEGATED AUTHORITY, THE CONTRACTOR SHALL CONTACT THE STATE BUILDING INSPECTOR FOR REQUIRED INSPECTIONS OF WORK. SEE CONDITIONAL APPROVAL LETTER FOR CONTACT INFORMATION.	

PROJECT LOCATION



GENERAL NOTES

- REFER TO ALL DRAWINGS INCLUDING ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION DRAWINGS FOR ADDITIONAL GENERAL NOTES, ABBREVIATIONS AND SYMBOLS.
- THIS PROJECT INCORPORATES DESIGN-BUILD CONTRACTORS WHO, IF NECESSARY, WILL CONTRACT WITH OWN ENGINEER OF RECORD FOR ANY REQUIRED SUBMITTALS INCLUDING HVAC, ELECTRICAL, LIGHTING, ENERGY CALCULATIONS, EMERGENCY EGRESS LIGHTING, EXTERIOR LIGHTING AND FIRE PROTECTION.
- ALL DRAWINGS ARE OF EQUAL IMPORTANCE IN DEFINING THE WORK OF THE CONTRACT DOCUMENTS. CONTRACTORS SHALL REVIEW ALL DRAWINGS BEFORE THE INSTALLATION OF THEIR WORK. SHOULD THERE BE A DISCREPANCY WITHIN AND BETWEEN THE DRAWINGS THAT WOULD CAUSE AN AWKWARD OR IMPROPER INSTALLATION, NOTIFY ARCHITECT FOR CLARIFICATION PRIOR TO INSTALLATION OF SAID WORK. ANY WORK INSTALLED IN CONFLICT WITH THE ARCHITECTURAL DRAWINGS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- DO NOT SCALE DRAWINGS. THE DRAWINGS ARE NOT NECESSARILY TO SCALE. USE GIVEN DIMENSIONS. CONTRACTORS SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE PRIOR TO THE START OF CONSTRUCTION. IF DISCREPANCIES ARE FOUND, NOTIFY ARCHITECT FOR CLARIFICATION BEFORE COMMENCING THE WORK.
- DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO THOSE SHOWN. WHERE SPECIFIC DIMENSIONS, DETAILS OR DESIGN INTENT CANNOT BE DETERMINED, CONSULT ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- CONTRACTORS SHALL PROVIDE STIFFENERS, BRACING, BACKING PLATES AND SUPPORTING BRACKETS REQUIRED FOR THE PROPER INSTALLATION OF ALL CASEWORK AND MISCELLANEOUS EQUIPMENT WHETHER SUCH SUPPORTS ARE SHOWN OR NOT.
- GC SHALL COORDINATE MECHANICAL, PLUMBING, ELECTRICAL AND FIRE PROTECTION FLOOR ROOF AND WALL SLEEVES AND SHAFTS WITH MECHANICAL, PLUMBING, ELECTRICAL, STRUCTURAL AND ARCHITECTURAL DRAWINGS.
- ALL INTERIOR FINISHES MUST CONFORM TO 2015 INTERNATIONAL BUILDING CODE WITH WISCONSIN AMENDMENTS, CHAPTER 8 INTERIOR FINISHES, AND ALL OTHER APPLICABLE CODES AND ORDINANCES INCLUDING TABLE 803.11.

SHEET INDEX

G1.0	COVER SHEET
G1.1	GENERAL INFORMATION
C300	SITE PLAN
A1.1	FLOOR PLAN - WEST
A1.2	FLOOR PLAN - EAST
A1.3	OVERALL FLOOR PLAN + NOTES
A1.4	ROOF PLAN + NOTES
A2.1	BUILDING ELEVATIONS
A2.2	3D ELEVATIONS
A3.1	BUILDING SECTIONS
A4.1	WALL SECTIONS
A4.2	DETAILS
A6.1	SCHEDULES AND OPENING TYPES
S1.1	STRUCTURAL NOTES + DETAILS
S2.1	FOUNDATION PLAN
S2.2	ROOF FRAMING PLAN

9th ST DEVELOPMENT

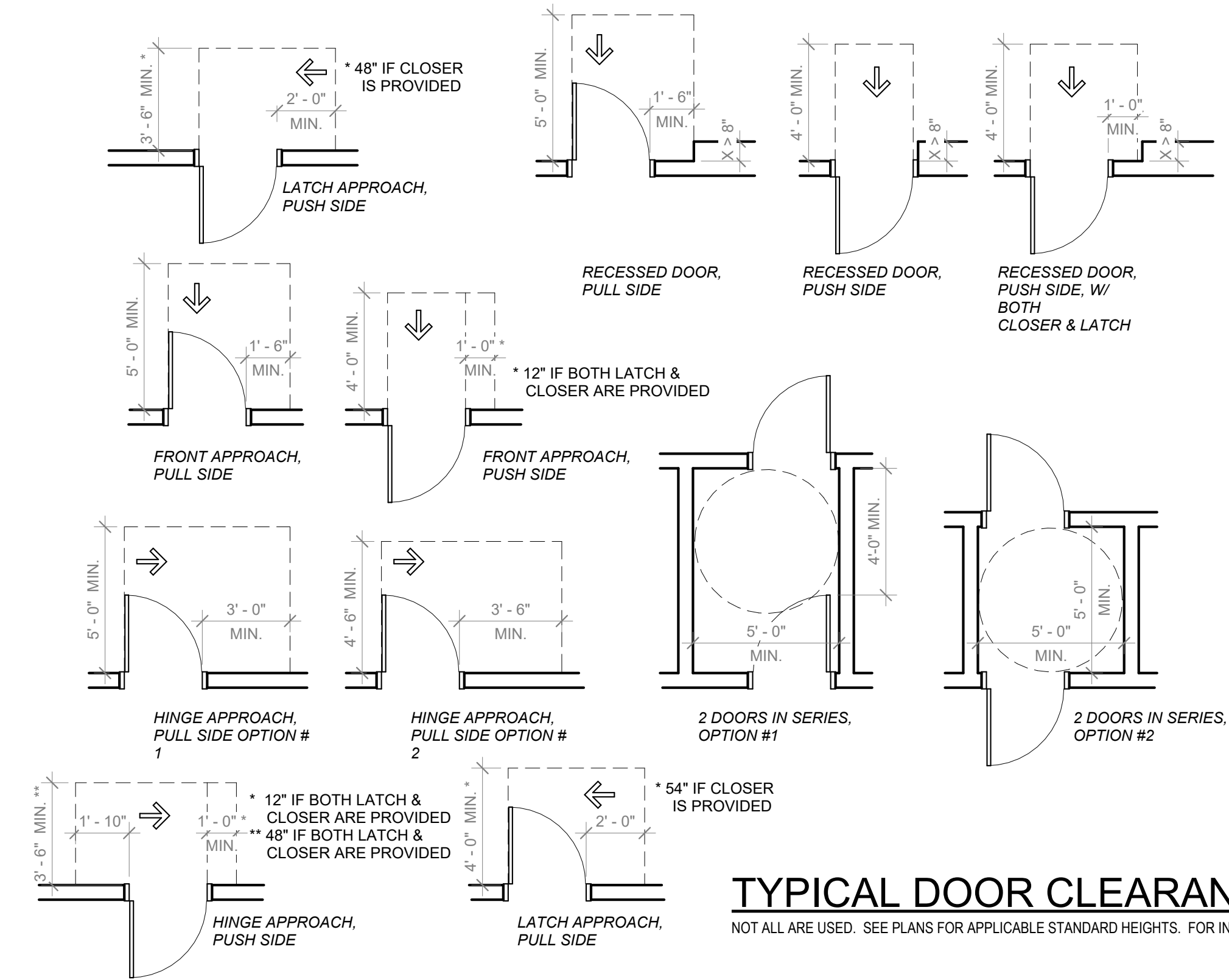
114 SOUTH 9TH STREET
DE PERE, WI 54115

CONSTRUCTION SET REVISIONS	PRE-CONTRACT UPDATES:	
	B.D.A.:	UNIVERSITY OF WISCONSIN MIKE CASHMAN
	DESIGNER:	
	DRAWN BY:	
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	REGISTERED PROFESSIONAL ENGINEER	
	WISCONSIN	
COVER SHEET		
DATE:	07/10/2025	
SHEET:	G1.0	



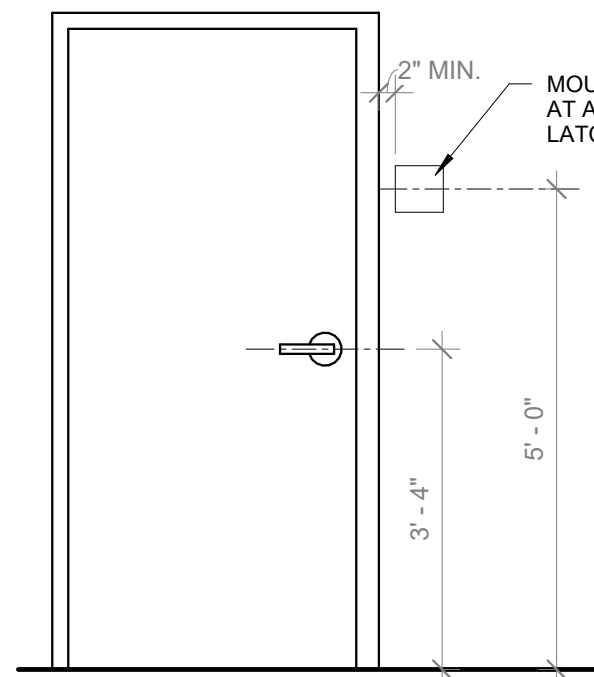
DELEERS
CONSTRUCTION INC.



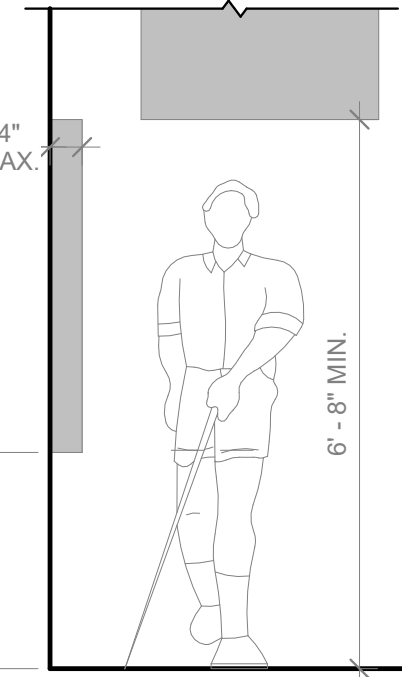


TYPICAL DOOR CLEARANCES

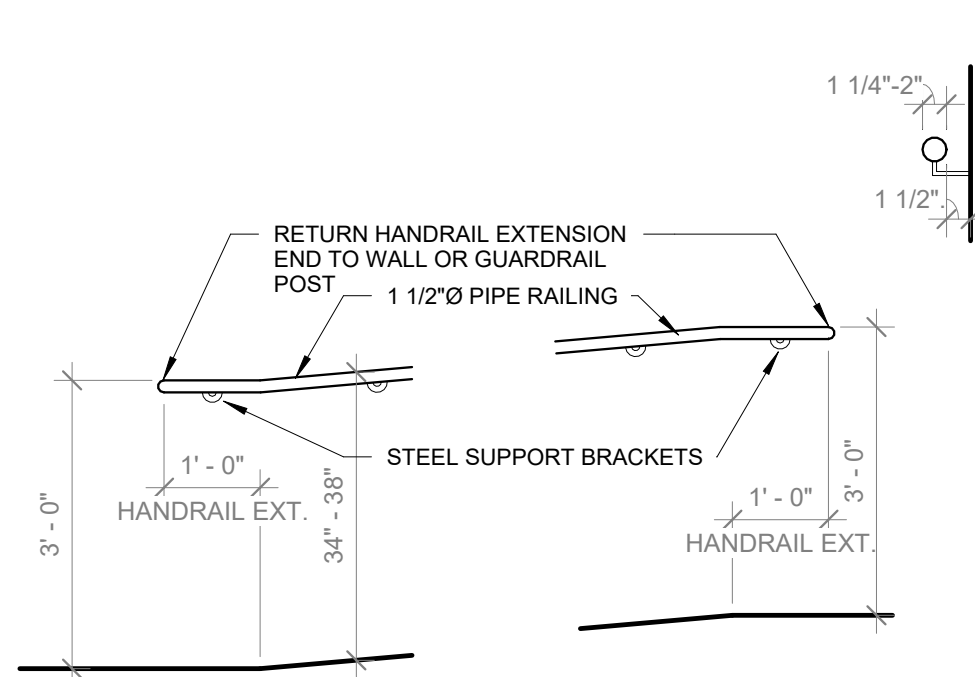
NOT ALL ARE USED. SEE PLANS FOR APPLICABLE STANDARD HEIGHTS. FOR INFORMATION ONLY.



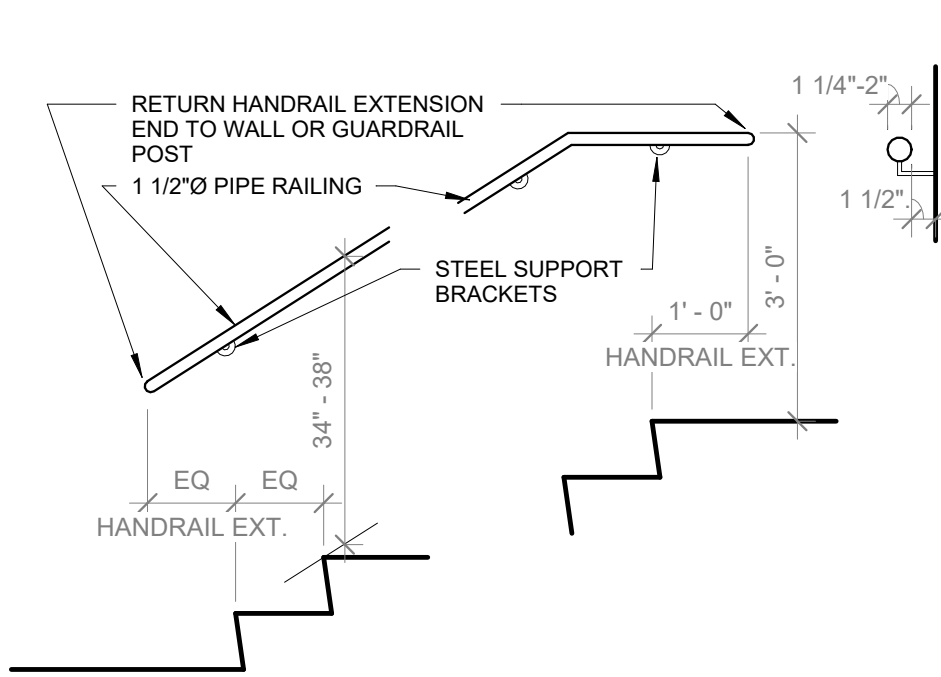
ADA TOILET ROOM SIGNAGE



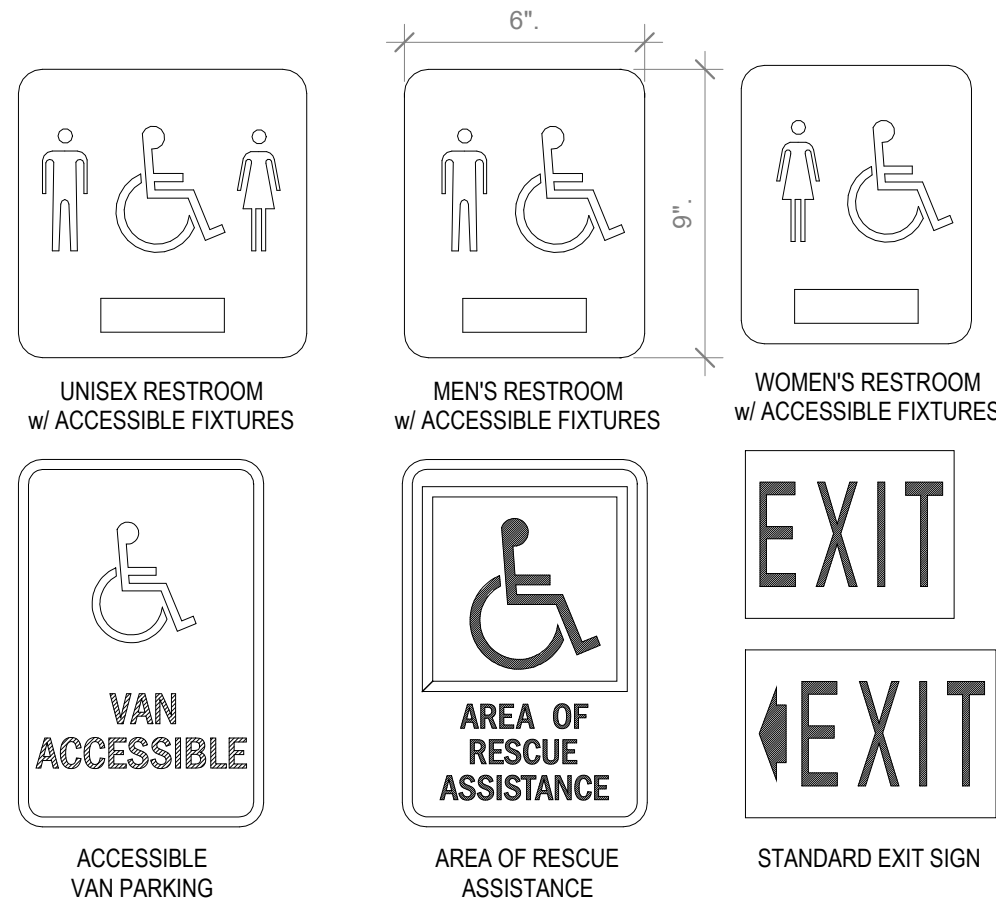
PROTRUSION LIMITS



RAMP HANDRAIL EXTENSIONS



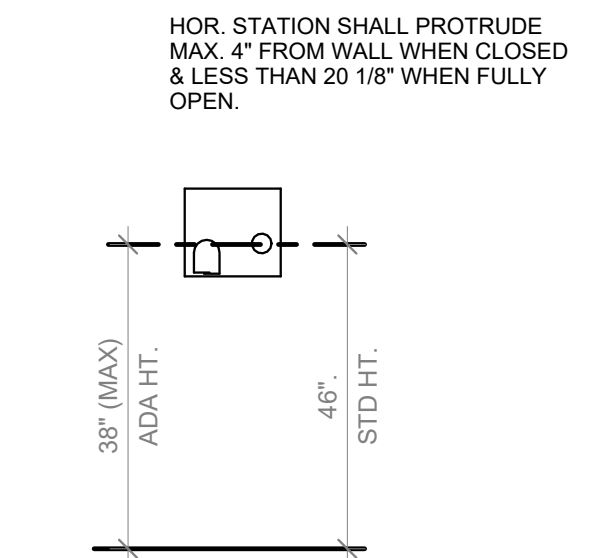
STAIR HANDRAIL EXTENSIONS



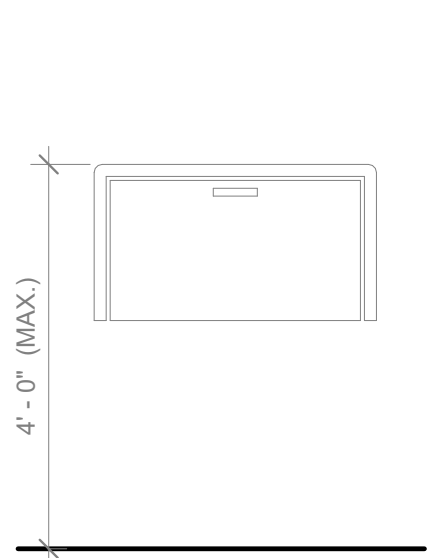
TYPICAL PROJECT SIGNAGE
NOT ALL SIGNS ARE USED SEE PLANS FOR ALL APPLICABLE SIGNS.

TYPICAL HEIGHT REQUIREMENTS

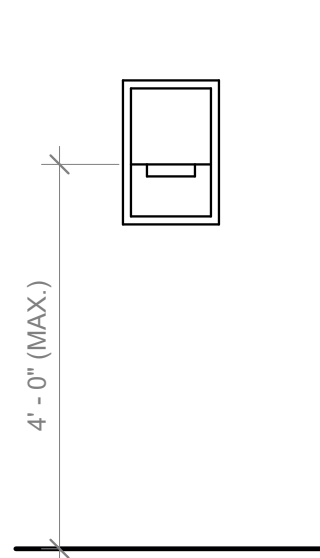
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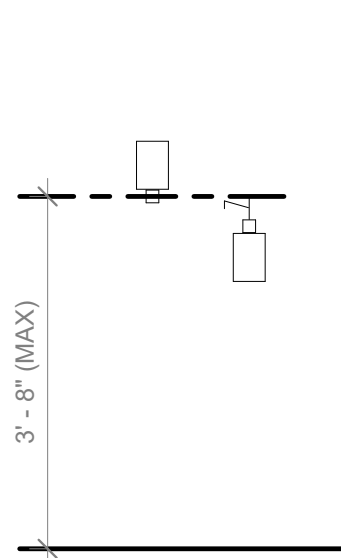
HAND DRYER



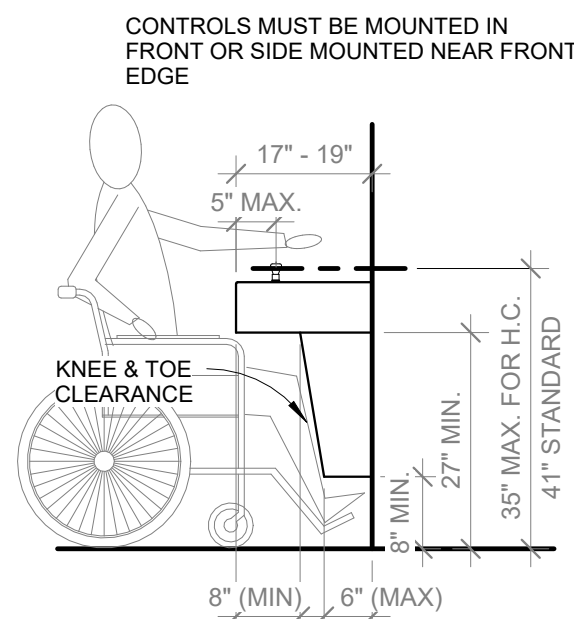
BABY CHANGING STATION



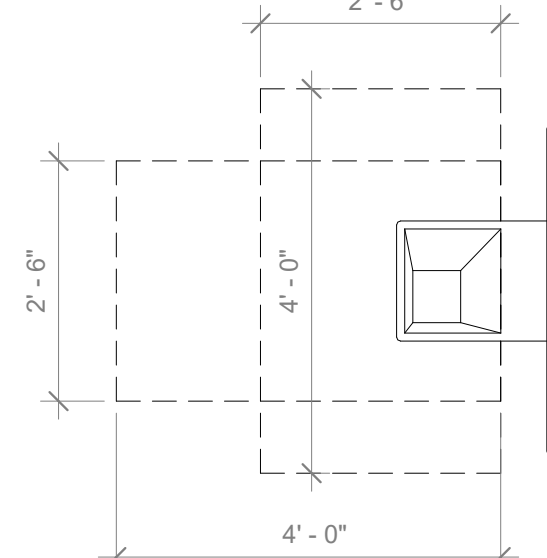
TOWEL DISPENSER



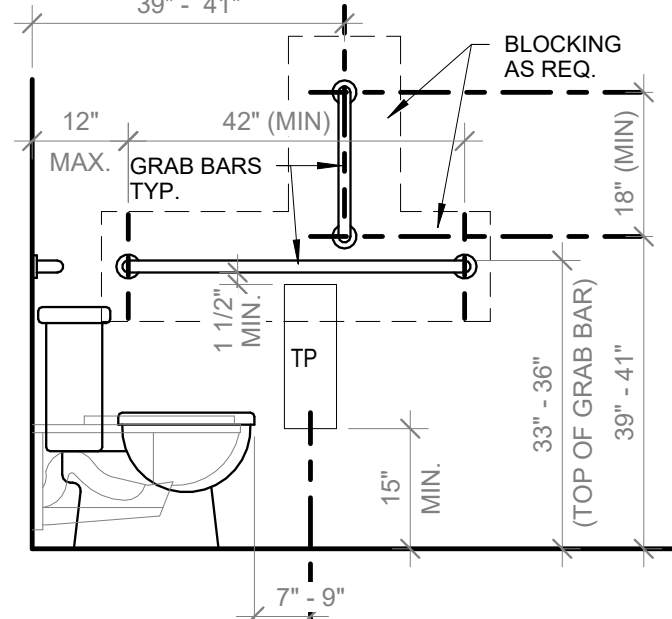
SOAP DISPENSER



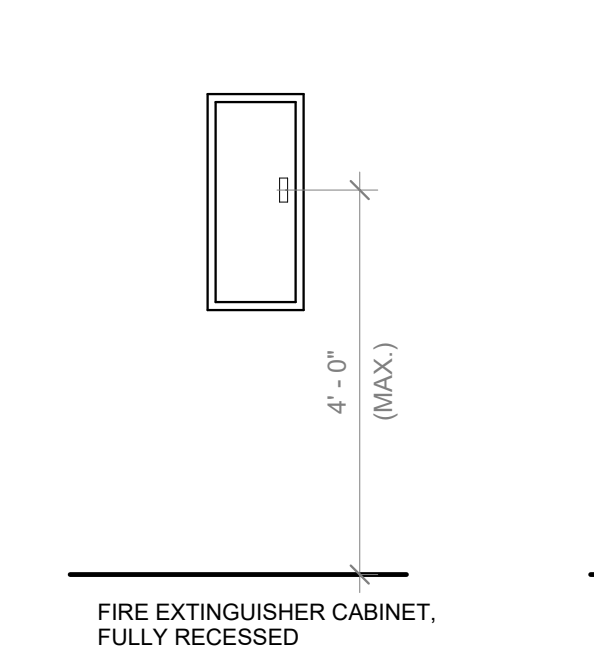
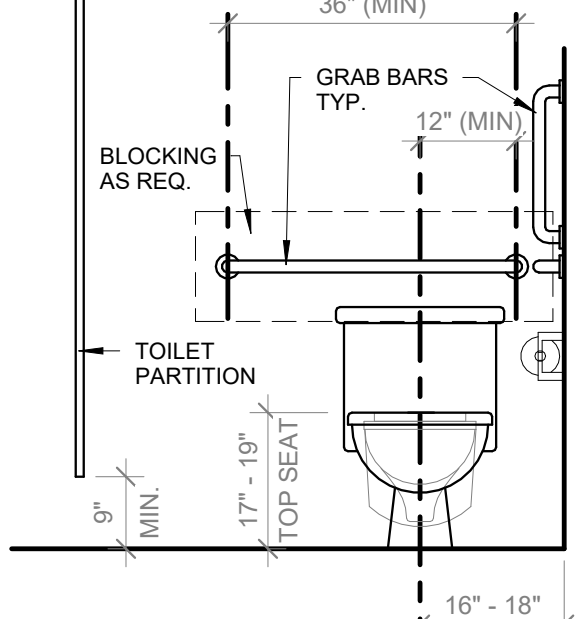
ADA DRINKING FOUNTAIN CLEARANCES



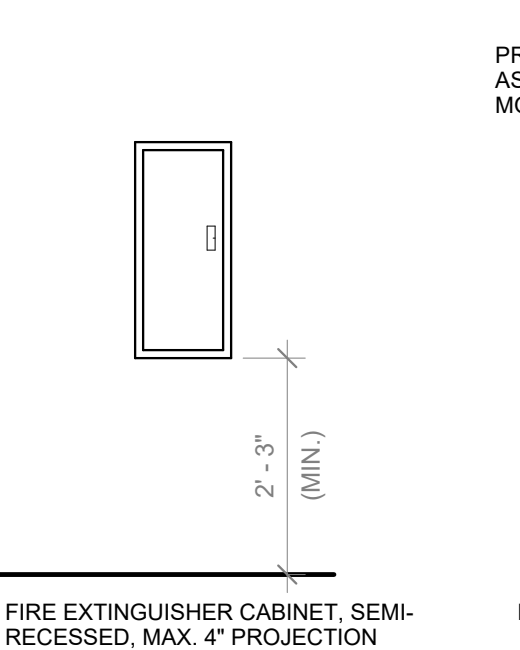
ADA DRINKING FOUNTAIN CLEAR SPACE



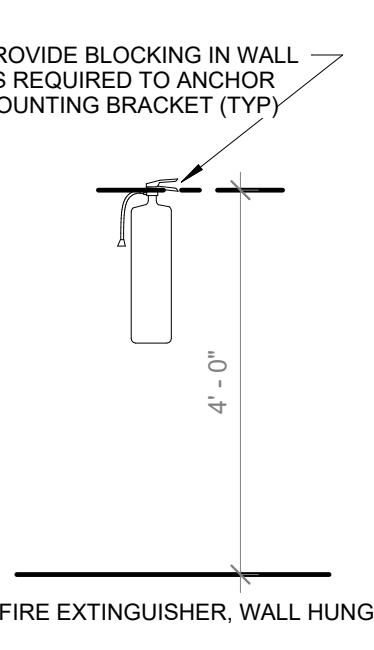
ADA TOILET FIXTURE CLEARANCES



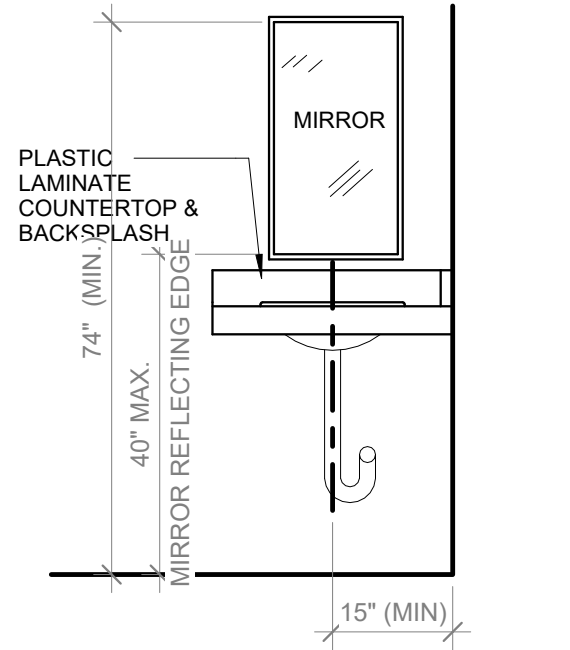
FIRE EXTINGUISHER



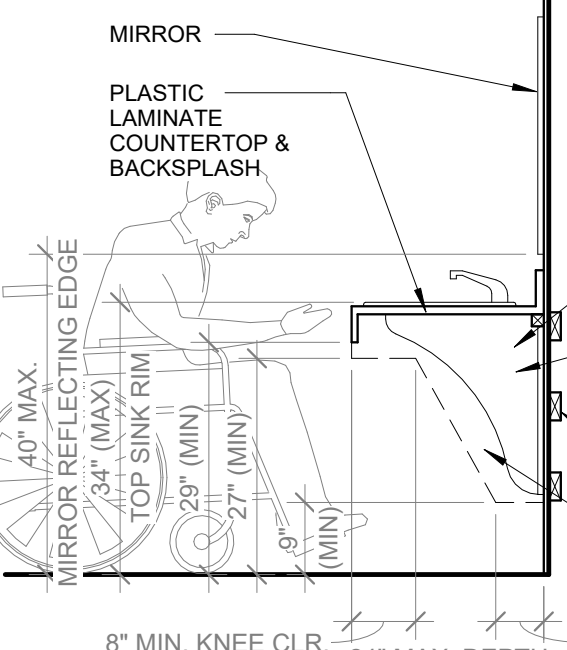
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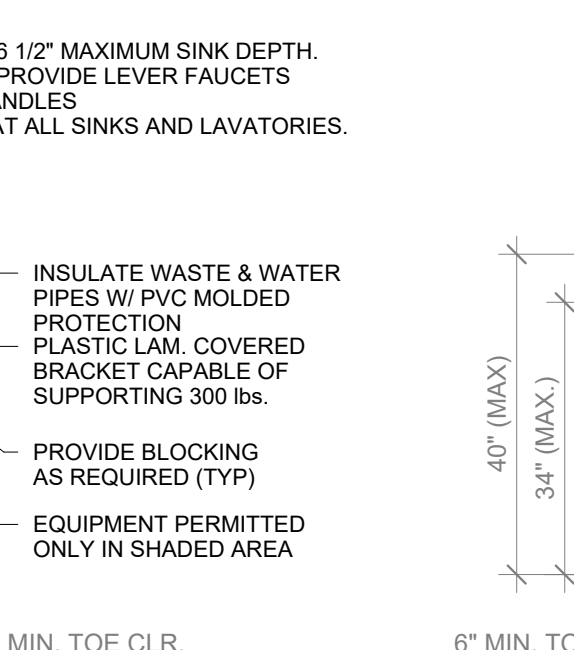
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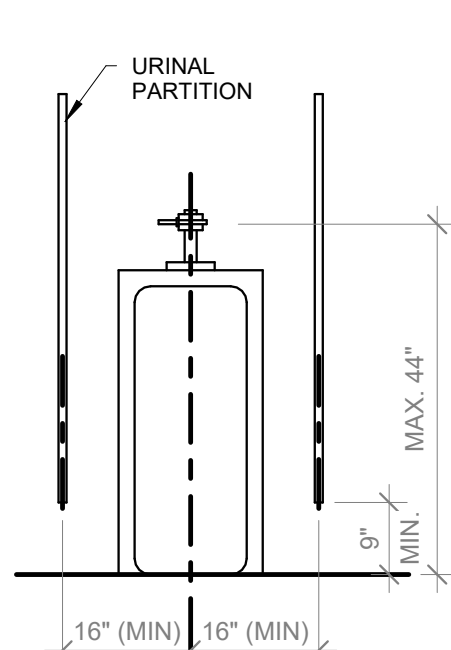
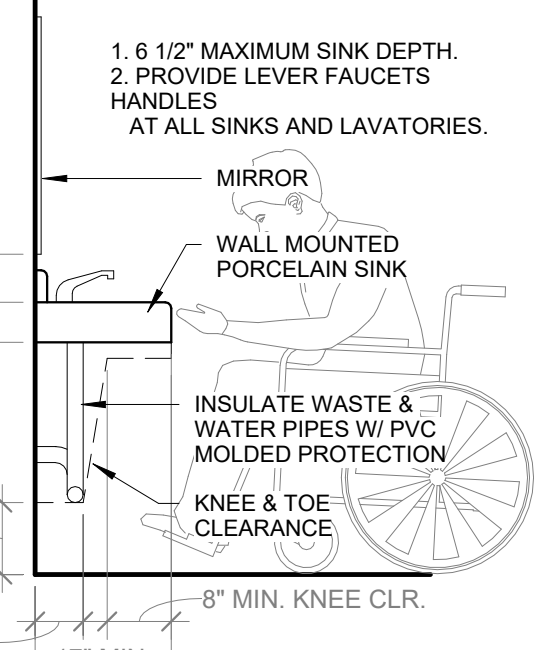
ADA COUNTERTOP DROP-IN SINK



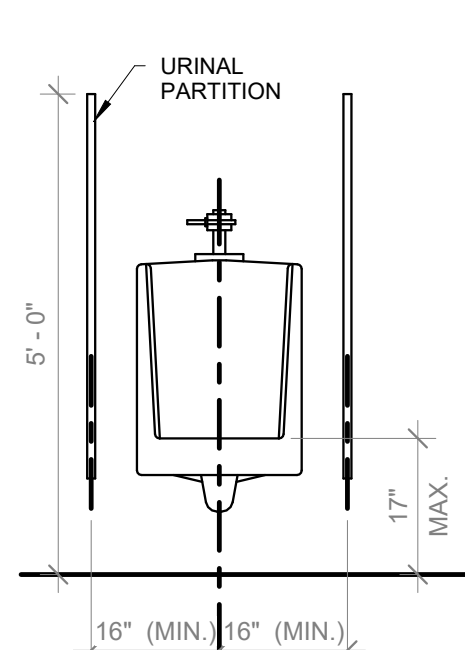
ADA COUNTERTOP DROP-IN SINK



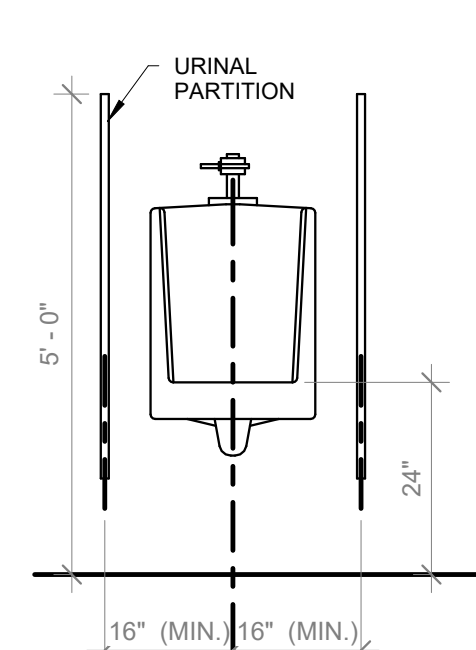
ADA WALL MOUNTED SINK



FLOOR MOUNTED URINAL



ADA WALL MOUNTED URINAL



STD WALL MOUNTED URINAL

TYPICAL TOILET ROOM A.D.A. ACCESSORY ELEVATIONS

NOT ALL ARE USED. SEE PLANS FOR APPLICABLE FIXTURES & ACCESSORIES. FOR INFORMATION ONLY.

9th ST DEVELOPMENT

114 SOUTH 9TH STREET
DE PERE, WI 54115

PRE-CONTRACT
UPDATES:

DREW WILLMANN +
MIKE CASHMAN

B.D.A.:

DESIGNER:

DRAWN BY:

DESIGN NO.:

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CONSTRUCTION SET REVISIONS

GENERAL INFORMATION

DATE: 07/10/2025

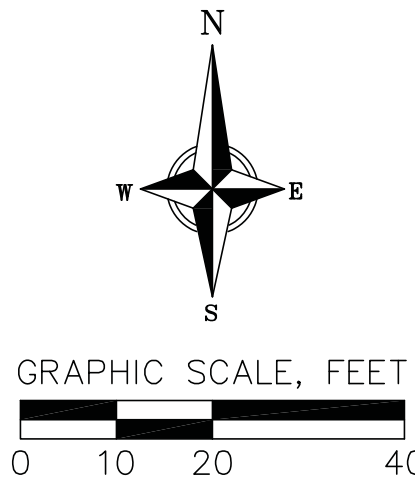
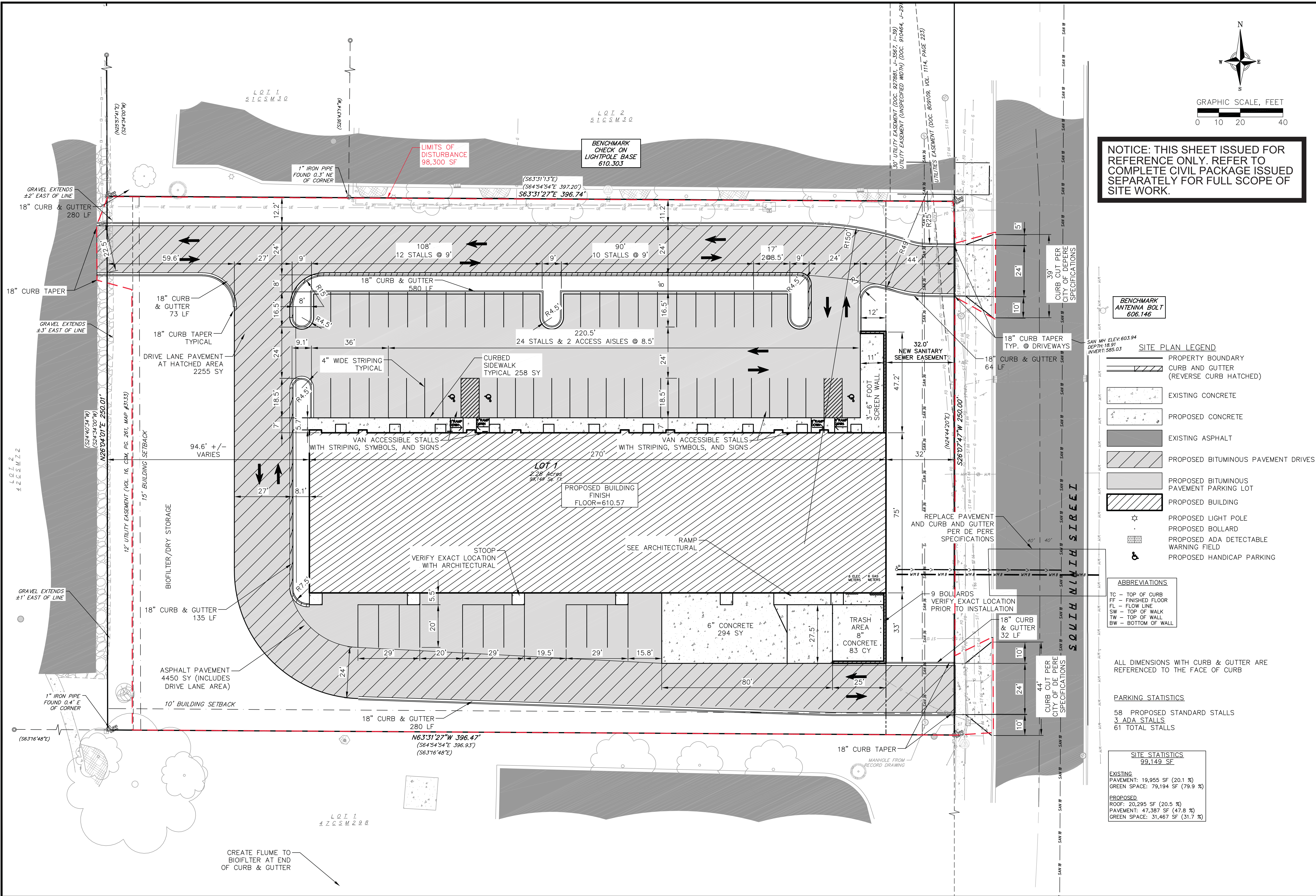
SHEET:

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DCI DELEERS
CONSTRUCTION INC.

STANDARD MOUNTING HEIGHT NOTES:

- ALL SIGNAGE SHALL MEET THE REQUIREMENTS OF ADA AND ANSI A117.1 SEC. 703.
- ADA TOILET ROOM SIGNAGE SHALL BE MOUNTED WHERE INDICATED. WHERE THERE IS NO WALL SPACE ADJACENT TO LATCH SIDE OF DOOR, SIGN SHALL BE MOUNTED ON NEAREST ADJACENT WALL.
- MOUNTING LOCATION FOR SIGNAGE SHALL BE SO THAT A PERSON MAY APPROACH WITHIN 3" OF SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE SWING OF THE DOOR.
- FACILITIES AND ELEMENTS REQUIRED TO BE IDENTIFIED AS ACCESSIBLE SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY.
- CONTRACTOR SHALL PROVIDE FIRE TREATED WOOD BLOCKING OR STEEL FLAT STOCK IN DRYWALL PARTITIONS FOR MOUNTING OF WALL ATTACHED ITEMS INCLUDING, BUT NOT:
 - LIMITED TO:
 - GRAB BARS
 - CABINETS / SHELVING
 - TOILET PARTITIONS
 - ACCESSORIES
 - DOOR BUMPER STOPS
- STANDARD MOUNTING HEIGHTS APPLY TO DRAWINGS UNLESS INDICATED OTHERWISE.
- GRAB BARS SHALL BE INSTALLED PLUMB OR LEVEL.
- PROVIDE MOUNTING SUPPORTS AT LOCATIONS WHERE REQUIRED BY OWNER, FOR OWNER INSTALLED ITEMS. CONTRACTOR TO COORDINATE WITH OWNER.
- THE CONTRACTOR IS RESPONSIBLE FOR MARKING LOCATION OF ITEMS REQUIRING MOUNTING SUPPORTS.
- ALL DIMENSIONS SHOWN HERE ARE TYPICAL UNLESS NOTED OTHERWISE.
- ALL DIMENSIONS SHOWN HERE ARE FROM FACE OF WALL FINISH.
- ALL FIXTURES AND ACCESSORIES AT ACCESSIBLE ROOMS ARE TO MEET THE MOST CURRENT ACCESSIBLE CODE REQUIREMENTS.
- SEE ELECTRICAL AND PLUMBING DRAWINGS FOR FURTHER MOUNTING HEIGHT INFORMATION.
- SEE ENLARGED TOILET ROOM PLANS FOR A.D.A. ACCESSIBLE TOILET FIXTURES CLEAR SPACE REQUIREMENTS.



NOTICE: THIS SHEET ISSUED FOR REFERENCE ONLY. REFER TO COMPLETE CIVIL PACKAGE ISSUED SEPARATELY FOR FULL SCOPE OF SITE WORK.

BENCHMARK
ANTENNA BOLT
606.146

- SITE PLAN LEGEND**
- PROPERTY BOUNDARY
 - CURB AND GUTTER (REVERSE CURB HATCHED)
 - EXISTING CONCRETE
 - PROPOSED CONCRETE
 - EXISTING ASPHALT
 - PROPOSED BITUMINOUS PAVEMENT DRIVES
 - PROPOSED BITUMINOUS PAVEMENT PARKING LOT
 - PROPOSED BUILDING
 - PROPOSED LIGHT POLE
 - PROPOSED BOLLARD
 - PROPOSED ADA DETECTABLE WARNING FIELD
 - PROPOSED HANDICAP PARKING
- ABBREVIATIONS**
- TC - TOP OF CURB
 - FF - FINISHED FLOOR
 - FL - FLOW LINE
 - SW - TOP OF WALK
 - TW - TOP OF WALL
 - BW - BOTTOM OF WALL

ALL DIMENSIONS WITH CURB & GUTTER ARE REFERENCED TO THE FACE OF CURB


PARKING STATISTICS

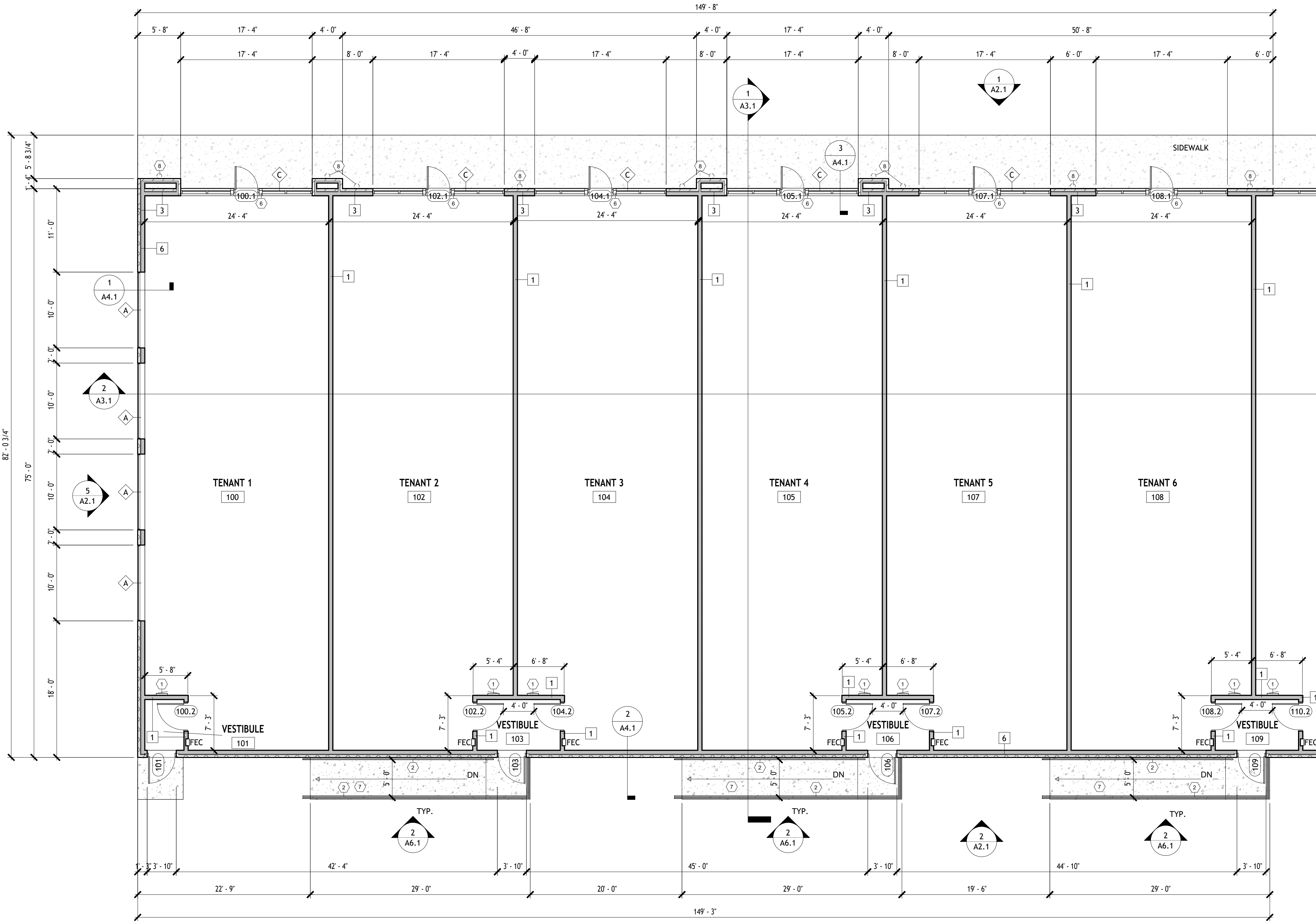
58 PROPOSED STANDARD STALLS
3 ADA STALLS
61 TOTAL STALLS

SITE STATISTICS
99,149 SF

EXISTING
PAVEMENT: 19,955 SF (20.1 %)
GREEN SPACE: 79,194 SF (79.9 %)

PROPOSED
ROOF: 20,295 SF (20.5 %)
PAVEMENT: 47,387 SF (47.8 %)
GREEN SPACE: 31,467 SF (31.7 %)

				vierbicher				planners engineers advisors			
Site Plan											
Ninth Street Development											
114 South Ninth Street											
De Pere, WI 54115											
REVISIONS		REVISIONS		REVISIONS		REVISIONS		REVISIONS		REVISIONS	
NO.		DATE		REMARKS		NO.		DATE		REMARKS	
DATE				7/10/2025							
DRAFTER				TWAG							
CHECKED				TWAG							
PROJECT NO.				240730							
C300											



N
TRUE
N
PLAN
1
A1.1
FIRST FLOOR PLAN - WEST
1/8" = 1'-0"

GENERAL CONSTRUCTION NOTES

EXTERIOR WALLS ARE DIMENSIONED TO FACE OF SHEATHING. INTERIOR WALLS ARE DIMENSIONED STUD TO STUD UNLESS NOTED OTHERWISE.

ALL INTERIOR PARTITIONS ARE TYPE 1 UNLESS NOTED OTHERWISE. SEE WALL TYPES.

SEE BUILDING SECTIONS AND WALL SECTIONS FOR EXTERIOR WALL CONSTRUCTION.

DO NOT SCALE THE DRAWINGS. WRITTEN DIMENSIONS OR NOTES SHALL DETERMINE. IF THERE ARE MISSING DIMENSIONS OR DISCREPANCIES, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE ARCHITECT PRIOR TO FABRICATION OR CONSTRUCTION.

PROVIDE BACKING/BLOCKING AS REQUIRED FOR OWNERS EQUIPMENT AS REQUIRED. COORDINATE LOCATION WITH OWNER.

ANY FURNITURE SHOWN ON PLAN IS FOR INFORMATIONAL PURPOSES ONLY. FINAL SELECTION OF CUBICLES, DESKS, TABLES, SEATING, ETC. TO BE COMPLETED BY OWNER/ FURNITURE SUPPLIER.

COORDINATE LOCATION OF FLOOR DRAINS WITH DESIGN-BUILD PLUMBING CONTRACTOR.

PLAN KEYED NOTES

- 1 PROVIDE 200 AMP PANEL.
- 2 PROVIDE ANODIZED ALUMINUM TUBULAR GUARDRAILS AND/OR HANDRAILS. SEE DETAILS FOR MORE.
- 3 PROVIDE 12 BANK ELECTRIC METER DOUBLESTACK PANELS.
- 4 PROVIDE 11 GAS METERS.
- 5 PROVIDE 2'-0" TALL CONCRETE CURB. FIELD VERIFY SIZE.
- 6 PROVIDE 6x6 POST PER STRUCTURAL. COVERED WITH STOREFRONT ALUMINUM ON EACH SIDE OF DOOR.
- 7 PROVIDE NEW RAMP WITH 1:12 SLOPE. ALLOW FOR AT LEAST 5'-0" BETWEEN GUARDRAILS. SEE G1.1 FOR ADA SPECIFICATIONS AND MOUNTING HEIGHTS.
- 8 PROVIDE WALL SCONSES CENTERED ON WALL.
- 9 PROVIDE BOLLARDS.

9th ST DEVELOPMENT

114 SOUTH 9TH STREET
DE PERE, WI 54115

PRE-CONTRACT
UPDATES:

DREW WILLMANN +
MIKE CASHMAN

B.D.A.:

DESIGNER:

DRAWN BY:

DESIGN NO:

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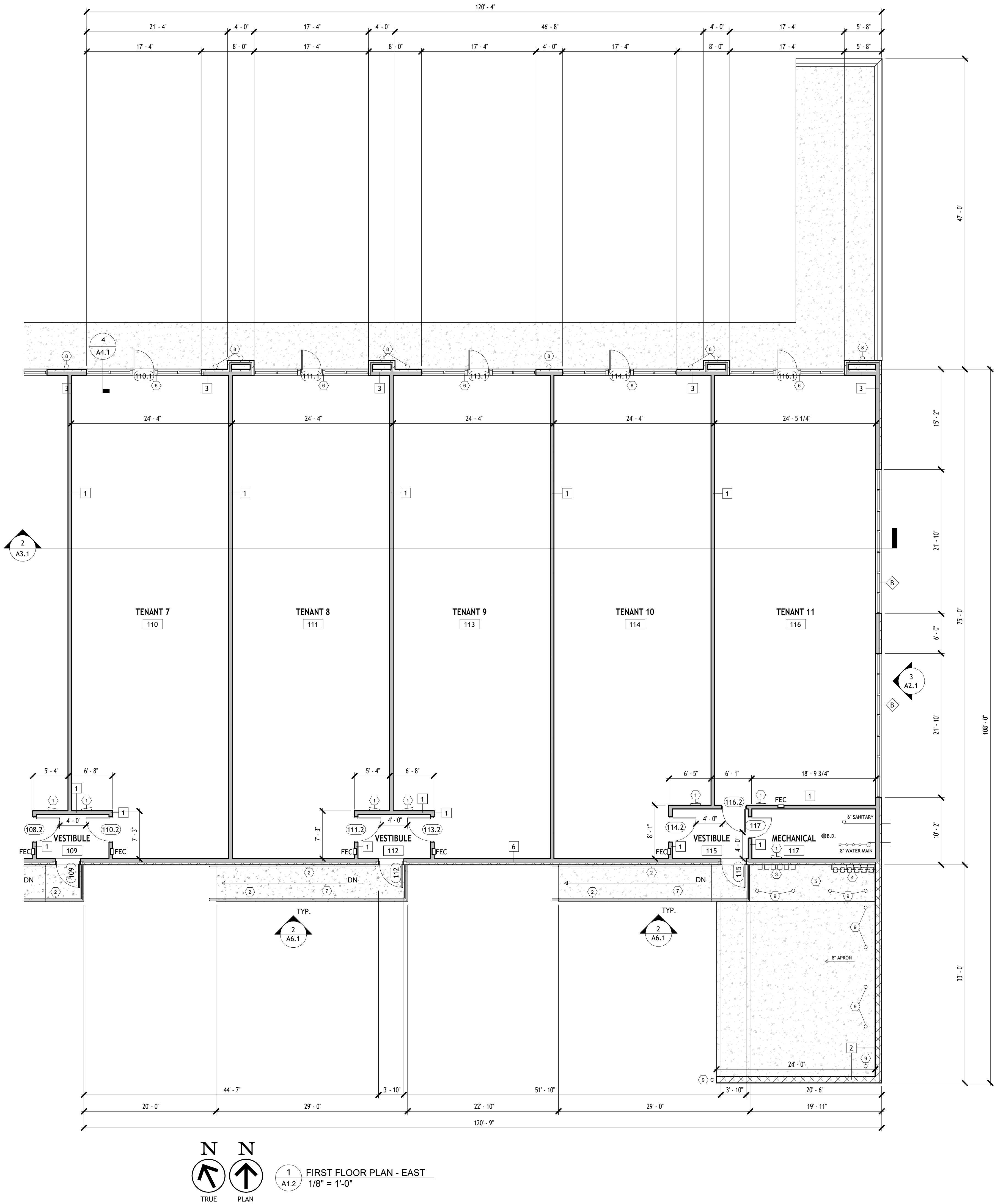
CONSTRUCTION SET REVISIONS

FLOOR PLAN - WEST

DATE: 07/10/2025

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GENERAL CONSTRUCTION NOTES

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- 9 PROVIDE BOLLARDS.

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ALL INTERIOR PARTITIONS ARE TYPE 1 UNLESS NOTED OTHERWISE. SEE WALL TYPES.

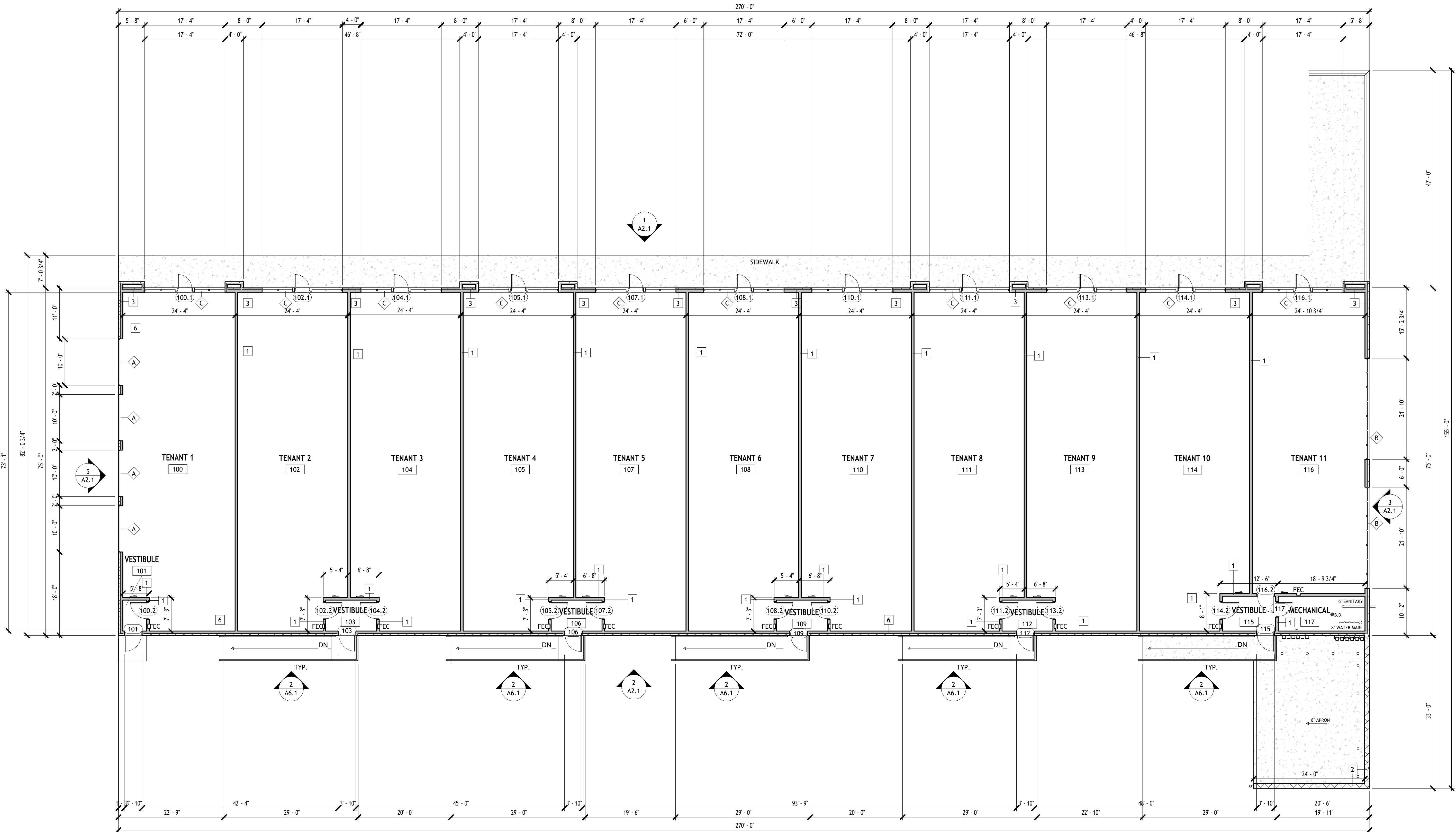
SEE BUILDING SECTIONS AND WALL SECTIONS FOR EXTERIOR WALL CONSTRUCTION.

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COORDINATE LOCATION OF FLOOR DRAINS WITH DESIGN-BUILD PLUMBING CONTRACTOR.



N
TRUE
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PLAN
1
A1.3
FIRST FLOOR PLAN
3/32" = 1'-0"

9th ST DEVELOPMENT

114 SOUTH 9TH STREET
DE PERE, WI 54115

PRE-CONTRACT
UPDATES:

DREW WILLMANN +
MIKE CASHMAN

DESIGNER:

DRAWN BY:

DESIGN NO:

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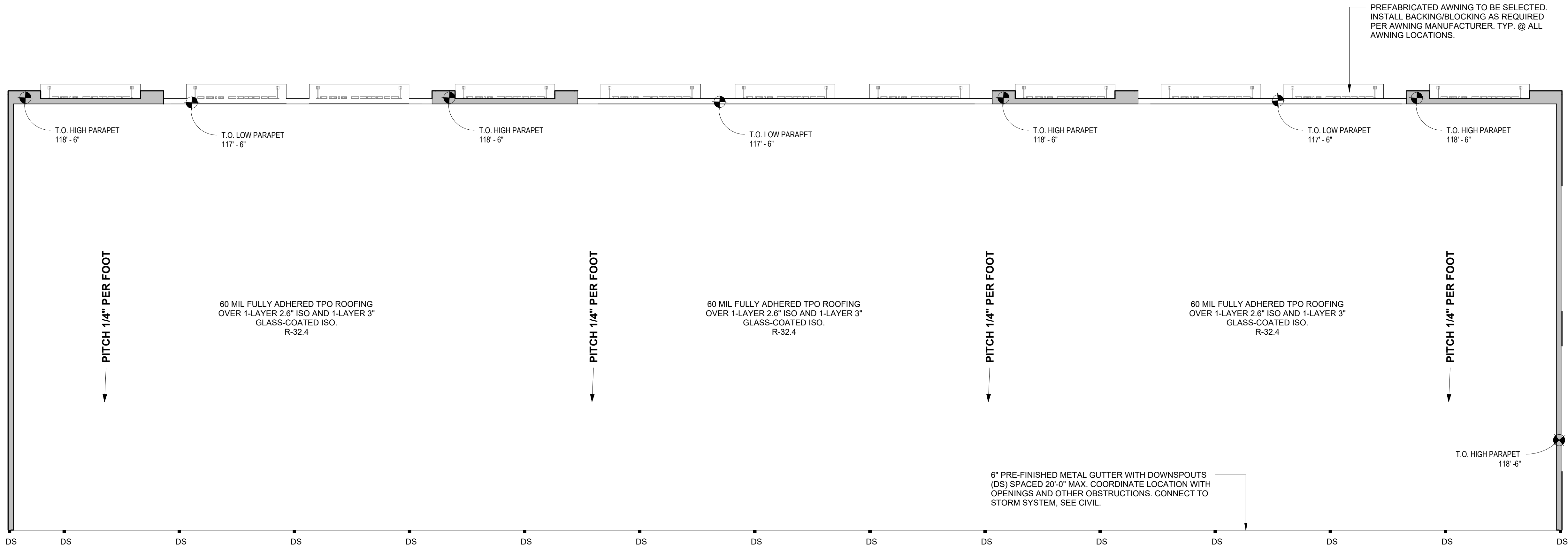
CONSTRUCTION SET REVISIONS

OVERALL FLOOR PLAN AND
NOTES

DATE: 07/10/2025

SHEET:

A1.3



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PLAN

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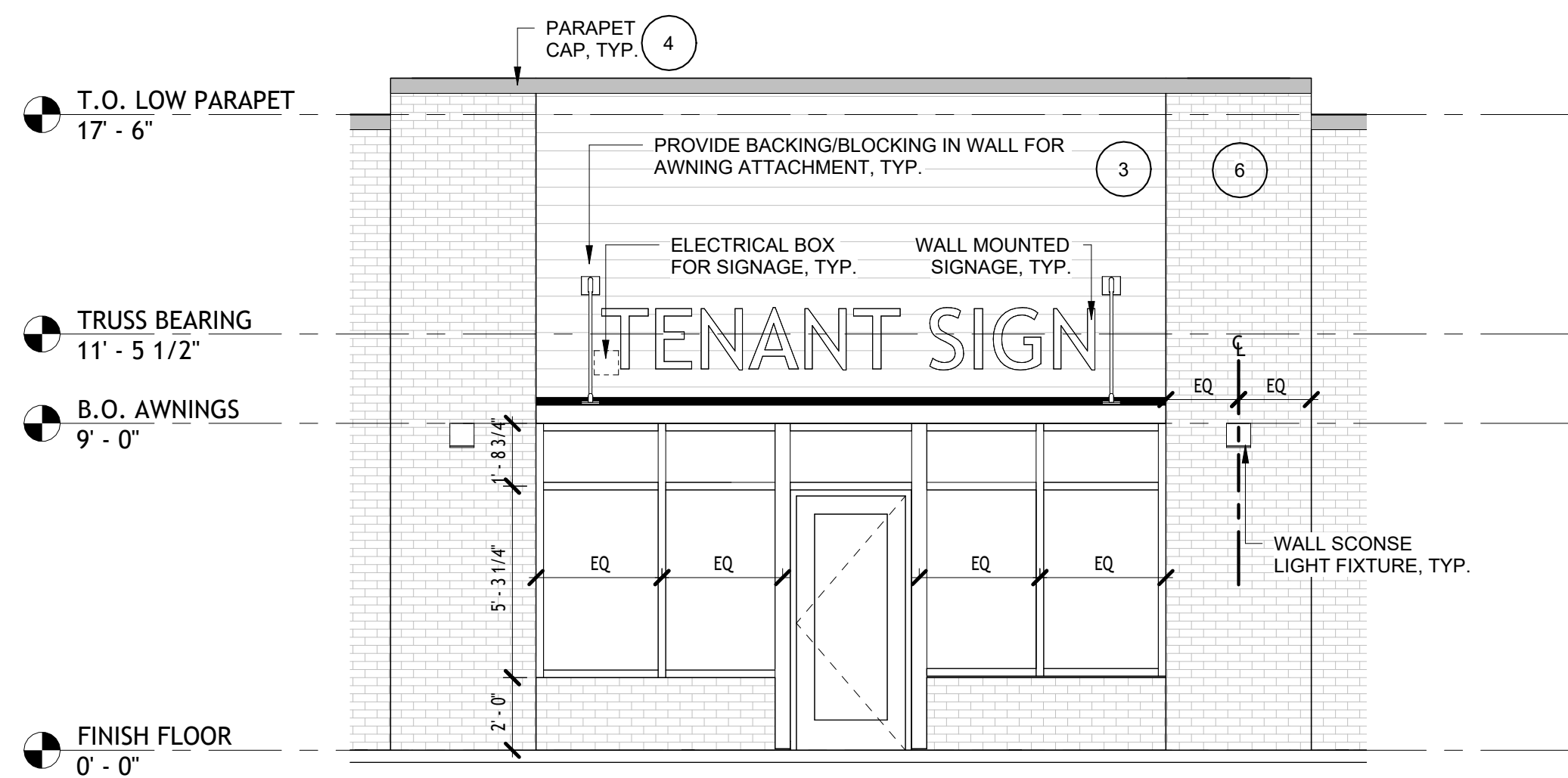
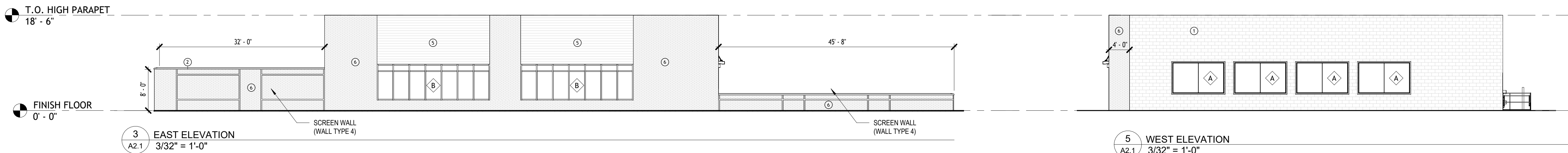
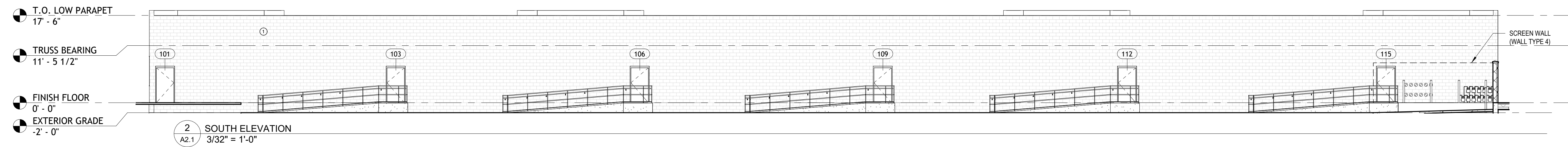
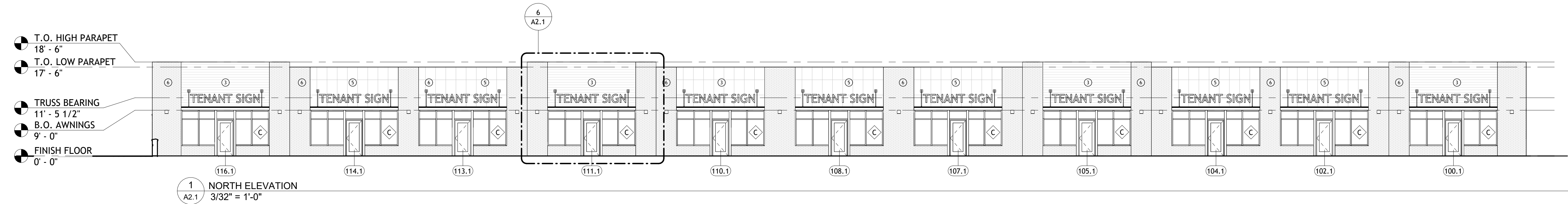
A1.4

ROOF PLAN

3/32" = 1'-0"

- NOTES:
- A. ROOFING CONTRACTOR TO INSTALL ALL ROOFING AND INSULATION PER MANUFACTURER'S DETAILS AND SPECIFICATIONS (TYP.). PROVIDE ALL REQUIRED MATERIALS & ACCESSORIES FOR A COMPLETE, WATER-TIGHT SYSTEM.
 - B. TRUSS DESIGNER TO COORDINATE WITH MECHANICAL CONTRACTOR FOR LOCATIONS AND LOADS OF ROOFTOP EQUIPMENT.
 - C. DO NOT LOCATE ANY EQUIPMENT OR ACCESS HATCH WITHIN 10'-0" OF ROOF EDGE.
 - D. ROOFING CONTRACTOR TO PROVIDE AND INSTALL MEMBRANE FORM FLASHING FOR ALL ROOF PENETRATIONS PER ROOF MEMBRANE MANUF. REQUIREMENTS.
 - E. ROOF PENETRATIONS TO BE PAINTED TO MATCH ROOF COLOR
 - F. SEE MEP DRAWINGS FOR LOCATION AND SIZE OF ALL ROOF PENETRATIONS AND CURBS REQUIRED FOR MECH. EQUIPMENT.
 - G. ROOFING CONTRACTOR SHALL PROVIDE WRITTEN VERIFICATION OF MEMBRANE MANUFACTURER'S CERTIFICATION OF APPLICABILITY FOR LOW PITCH MEMBRANE INSTALLATION
 - H. REFER TO STRUCTURAL DRAWINGS FOR DECK BEARING ELEVATIONS.
 - I. ALL FLASHING TO BE SHEET METAL. U.N.O.

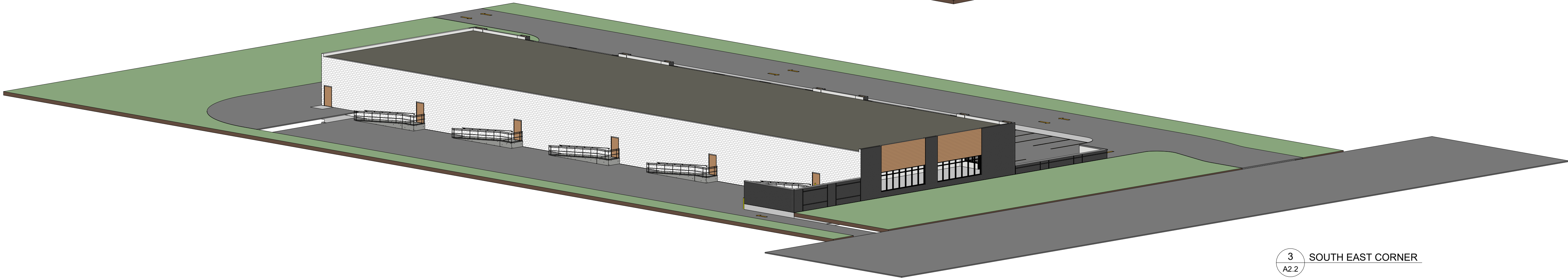
CONSTRUCTION SET REVISIONS	PRE-CONTRACT UPDATES:	
	B.D.A.:	DREW WILLMANN + MIKE CASHMAN
	DESIGNER:	
	DRAWN BY:	
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EXTERIOR FINISHES		
SYMBOL	DESCRIPTION	COLOR
①	SPLIT-FACE CMU	AS SELECTED
②	ROCKED FACE STONE SILL	AS SELECTED
③	LP SMART SIDE 8" LAP SIDING	AS SELECTED
④	PRE-FINISHED METAL COPING	AS SELECTED
⑤	CONCEALED METAL FASTENER PANELS	WHITE
⑥	DARK BRICK	AS SELECTED



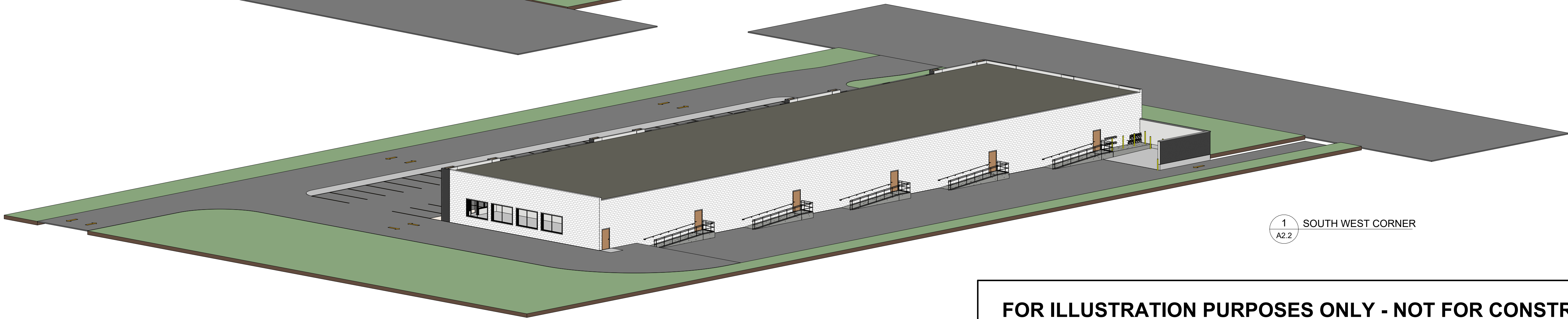
4 NORTH WEST CORNER
A2.2



3 SOUTH EAST CORNER
A2.2



2 NORTH EAST CORNER
A2.2



1 SOUTH WEST CORNER
A2.2

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9th ST DEVELOPMENT

114 SOUTH 9TH STREET
DE PERE, WI 54115

PRE-CONTRACT
UPDATES:

DREW WILLMANN +
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DESIGNER:

CONSTRUCTION SET REVISIONS

3D ELEVATIONS

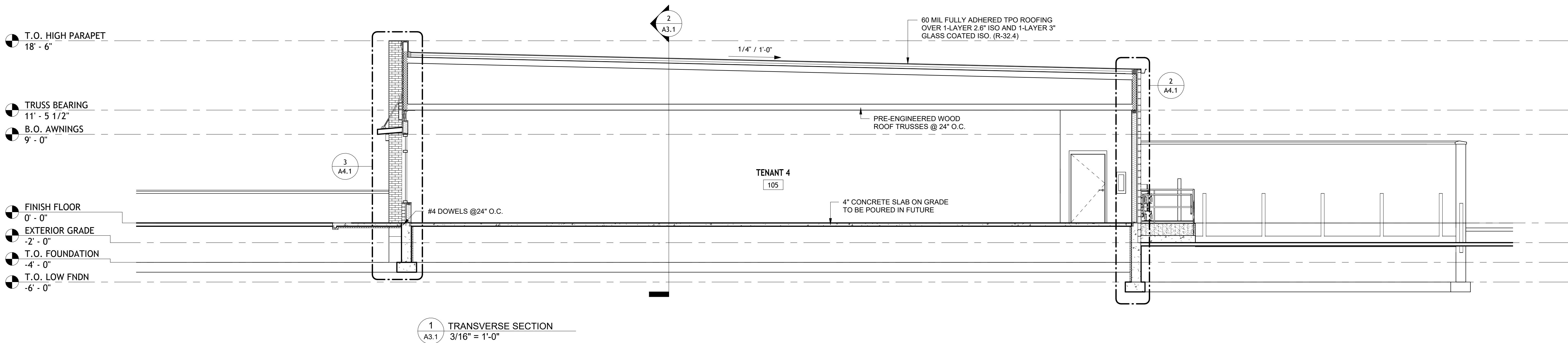
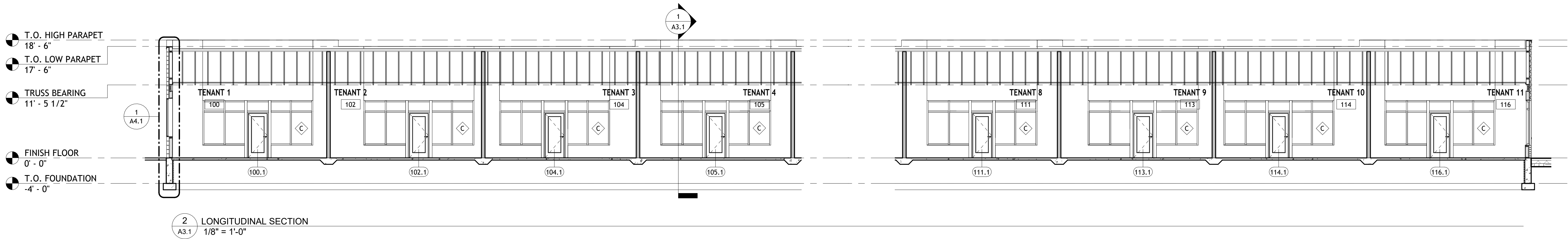
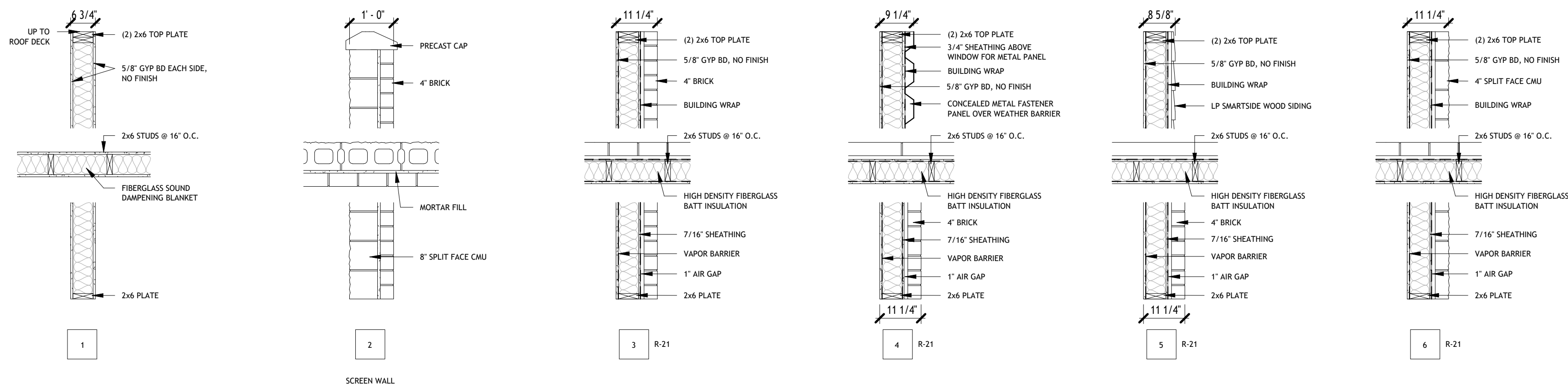
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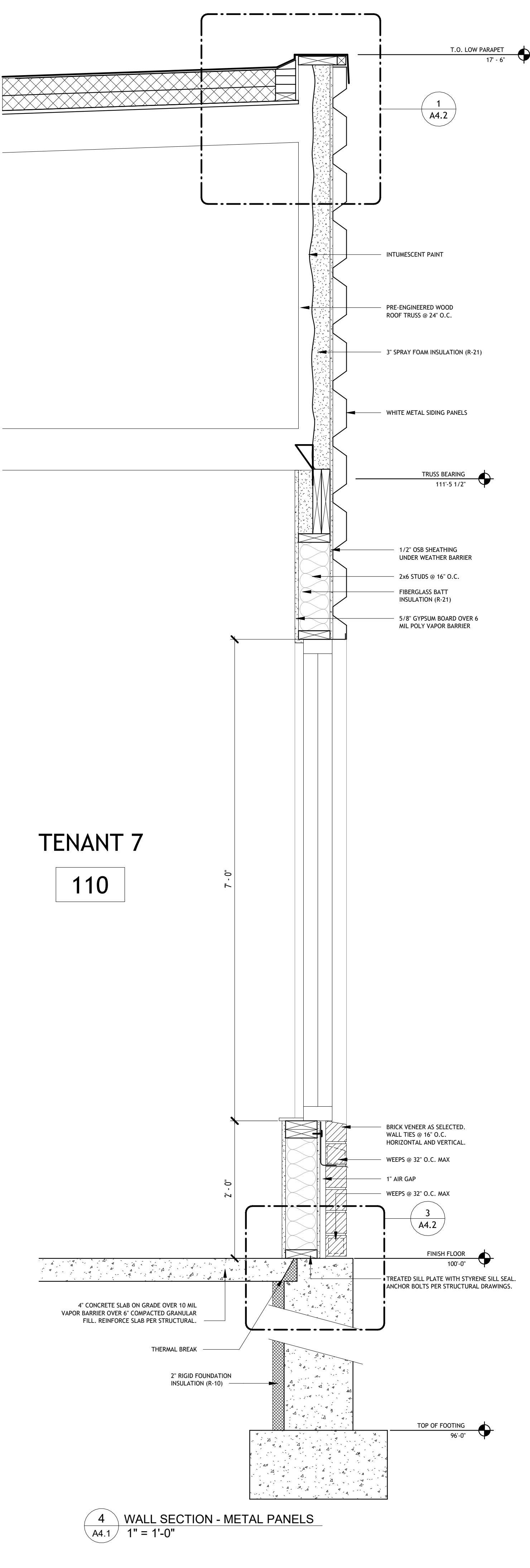
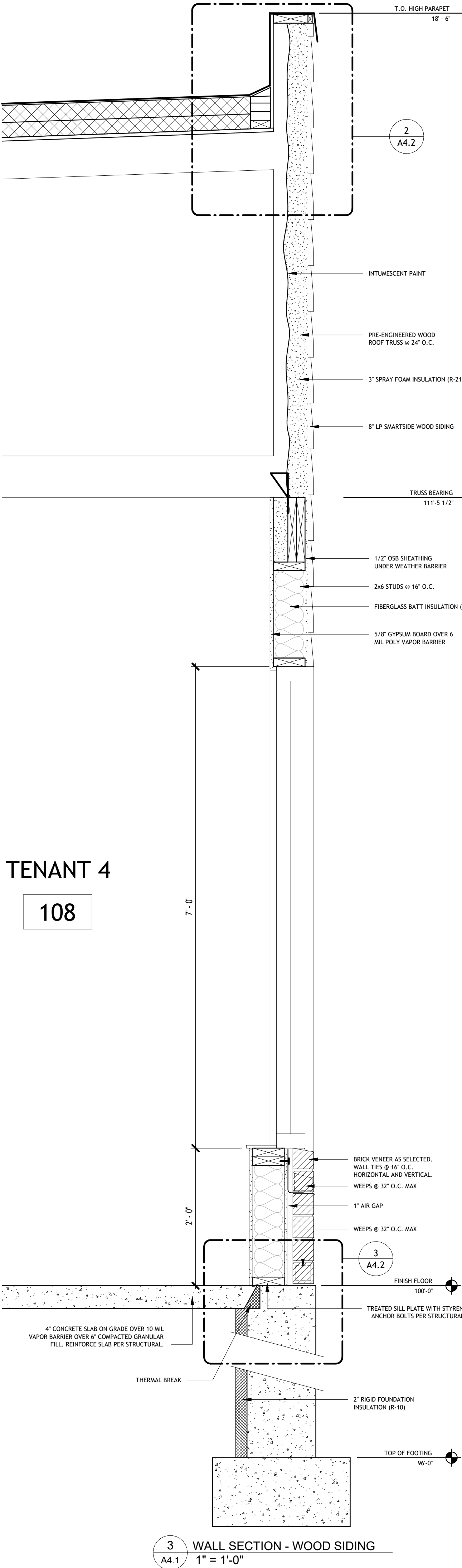
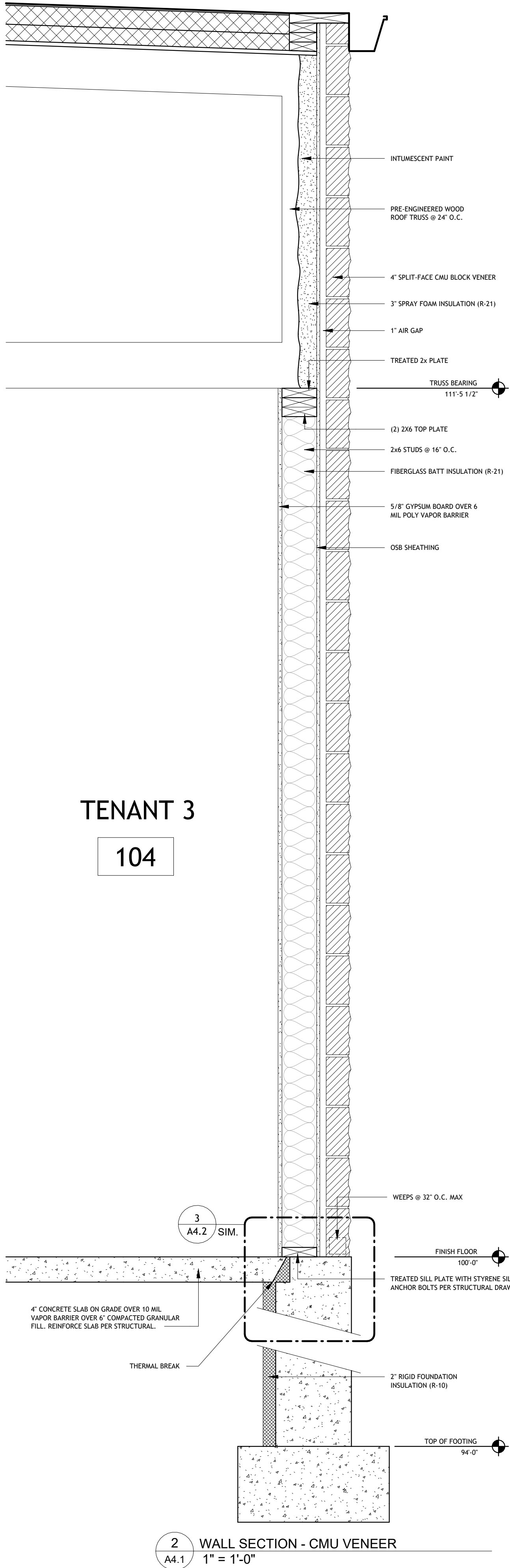
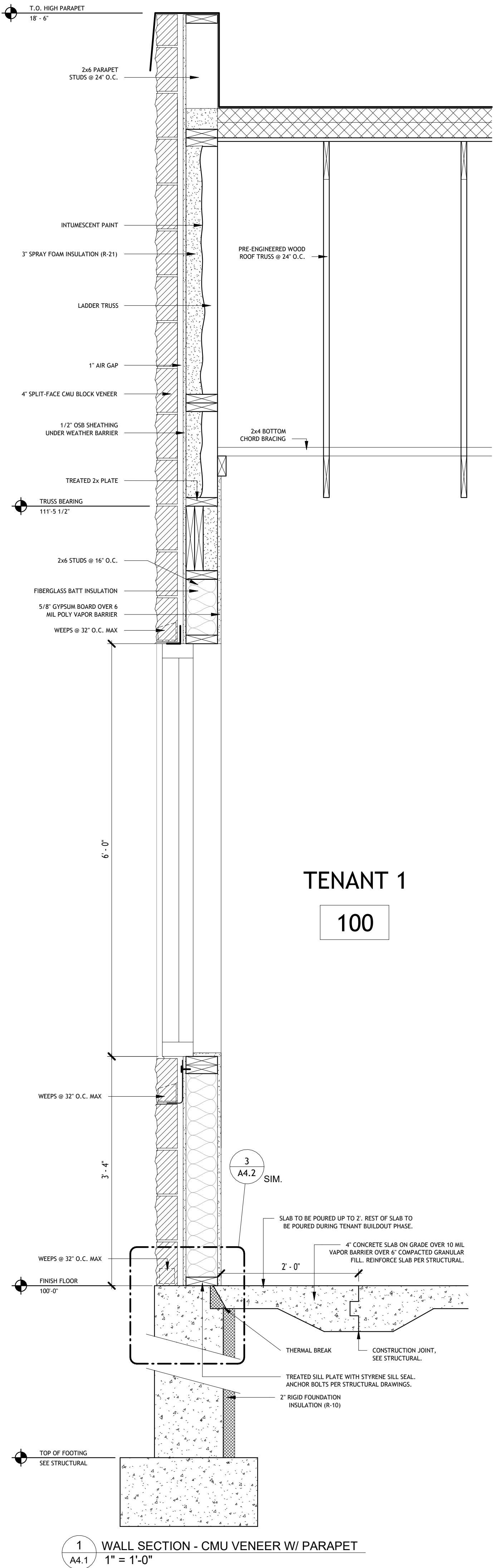
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A2.2

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WALL TYPES





9th ST DEVELOPMENT

114 SOUTH 9TH STREET
DE PERE, WI 54115

PRE-CONTRACT
UPDATES:

DREW WILLMANN +
MIKE CASHMAN

DESIGNER:

DRAWN BY:

DESIGN NO:

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CONSTRUCTION SET REVISIONS

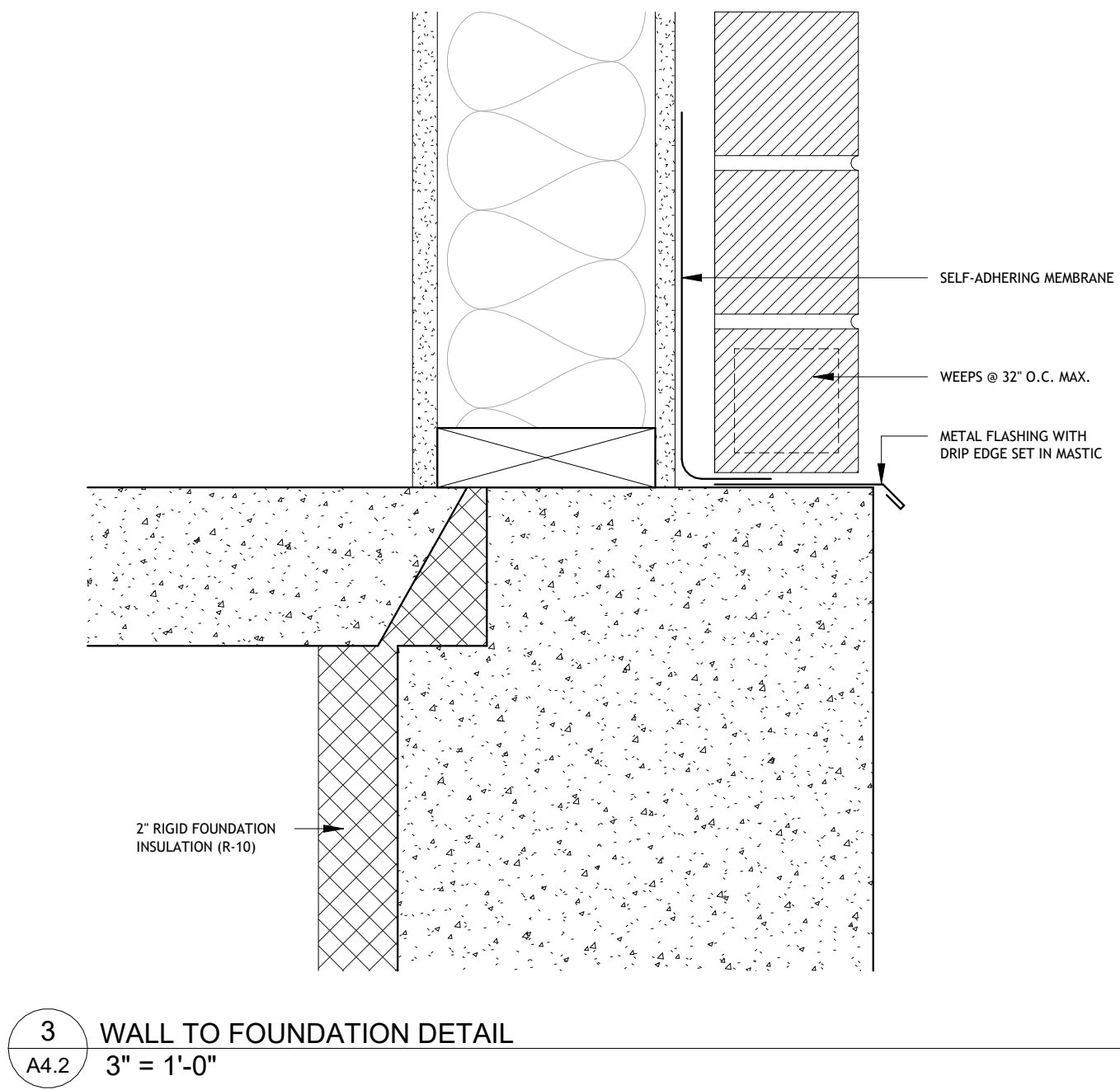
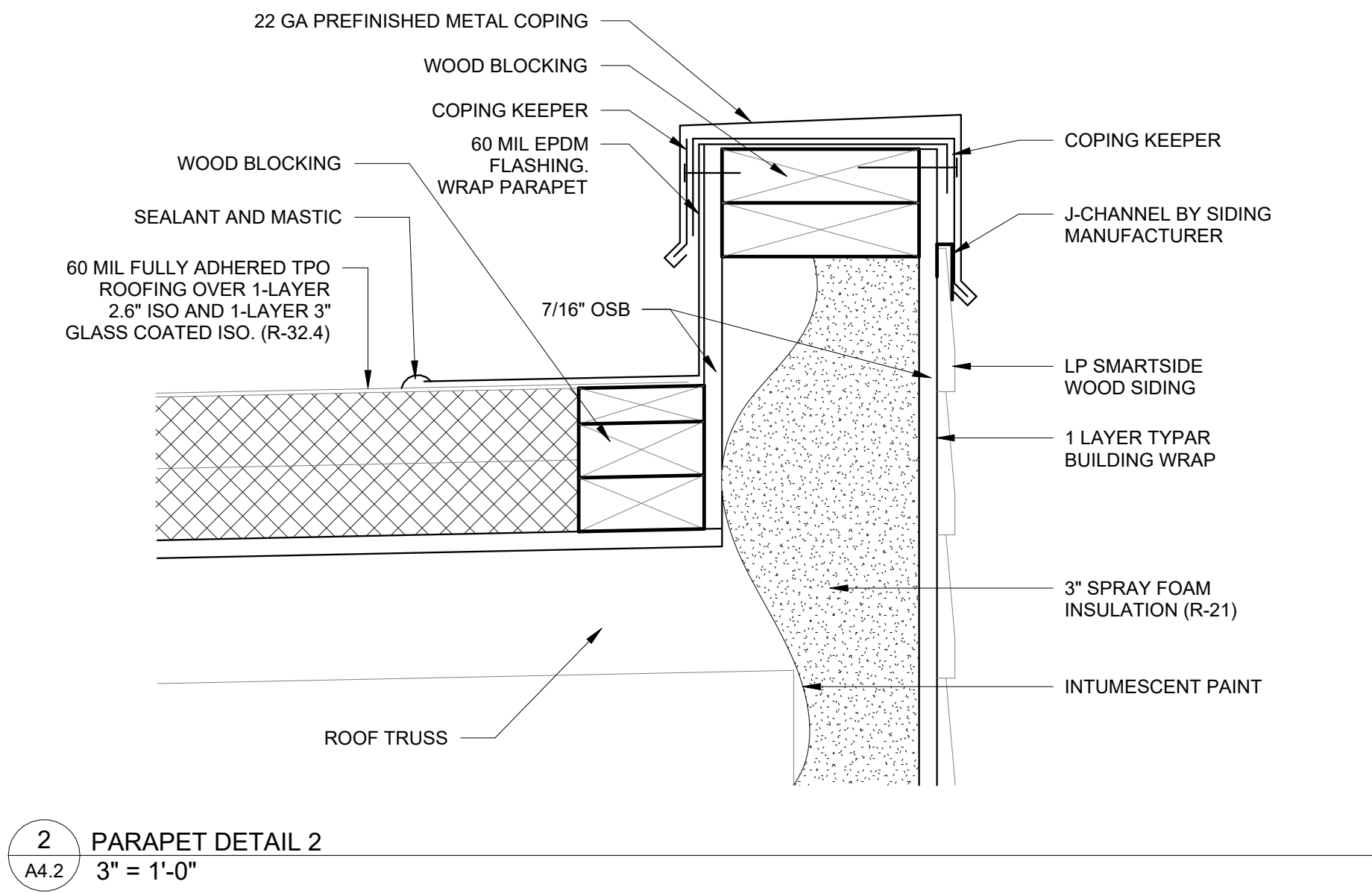
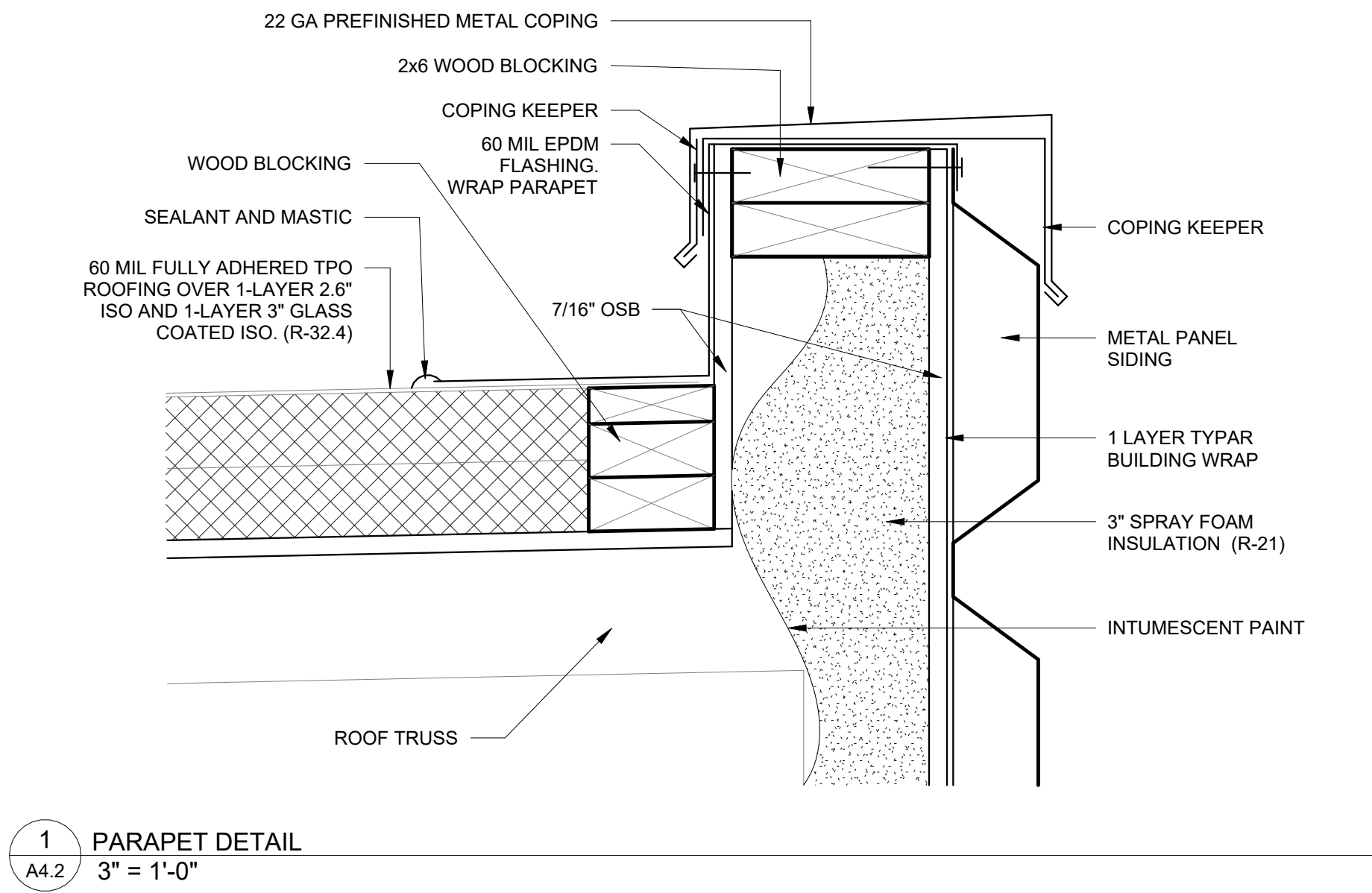
WALL SECTIONS AND DETAILS

DATE: 07/10/2025

SHEET:

A4.1

DCI DELEERS
CONSTRUCTION INC.



9th ST DEVELOPMENT

114 SOUTH 9TH STREET
DE PERE, WI 54115

PRE-CONTRACT
UPDATES:

B.D.A.: DREW WILLMANN +
A4.2 MIKE CASHMAN

DESIGNER:

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CONSTRUCTION SET REVISIONS

DETAILS

DATE: 07/10/2025

SHEET:

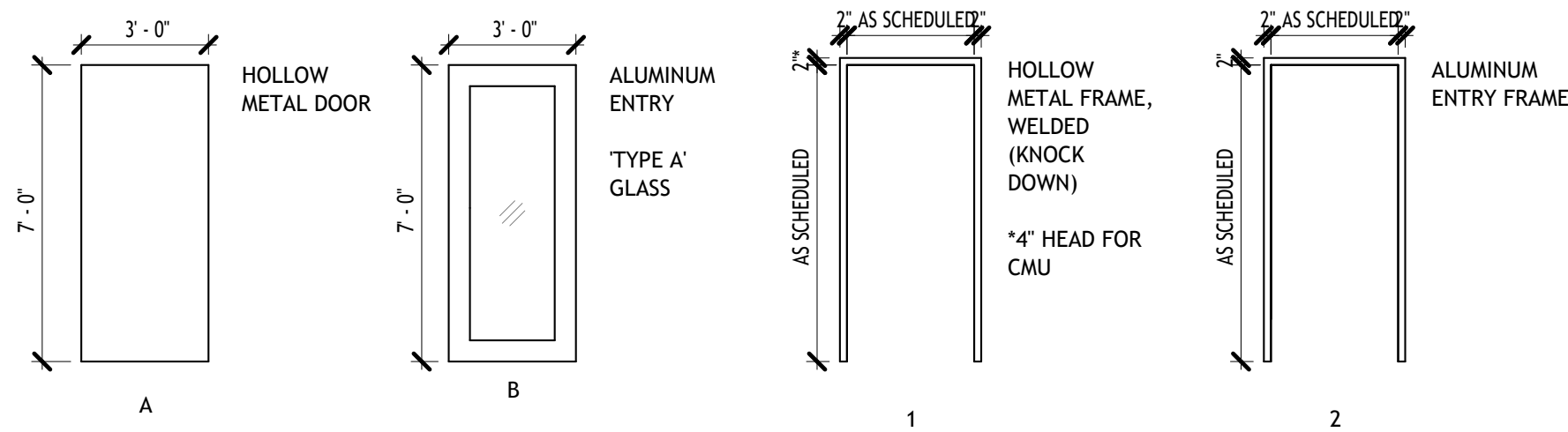
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DOOR AND FRAME SCHEDULE																	
DOOR NO.	DOOR							FRAME				GLASS TYPE	FIRE LABEL	HARDWARE		REMARKS	
	SIZE			TYPE	CORE	MAT	FIN	TYPE	MAT	FIN	HEAD JAMB SILL			SET NO.	KEY SIDE		
	WIDTH	HT	THK														
100.1	3' - 0"	7' - 0"	0' - 1 3/4"	B	INSUL	ALUM	ANOD	2	ALUM	ANOD		W-2	NONE				
100.2	3' - 6"	7' - 0"	0' - 1 3/4"	A	SOLID	HM	PT	1	HM	PT		NONE	NONE	1,6,7	108		
101	3' - 6"	7' - 0"	0' - 1 3/4"	A	SOLID	HM	PT	1	HM	PT		NONE	NONE	6,8,10,19			
102.1	3' - 0"	7' - 0"	0' - 1 3/4"	B	INSUL	ALUM	ANOD	2	ALUM	ANOD		W-2	NONE				
102.2	3' - 6"	7' - 0"	0' - 1 3/4"	A	SOLID	HM	PT	1	HM	PT		NONE	NONE	1,6,7	108		
103	3' - 6"	7' - 0"	0' - 1 3/4"	A	SOLID	HM	PT	1	HM	PT		NONE	NONE	6,8,10,19			
104.1	3' - 0"	7' - 0"	0' - 1 3/4"	B	INSUL	ALUM	ANOD	2	ALUM	ANOD		W-2	NONE				
104.2	3' - 6"	7' - 0"	0' - 1 3/4"	A	SOLID	HM	PT	1	HM	PT		NONE	NONE	1,6,7	108		
105.1	3' - 0"	7' - 0"	0' - 1 3/4"	B	INSUL	ALUM	ANOD	2	ALUM	ANOD		W-2	NONE				
105.2	3' - 6"	7' - 0"	0' - 1 3/4"	A	SOLID	HM	PT	1	HM	PT		NONE	NONE	1,6,7	108		
106	3' - 6"	7' - 0"	0' - 1 3/4"	A	SOLID	HM	PT	1	HM	PT		NONE	NONE	6,8,10,19	EXTERIOR		
107.1	3' - 0"	7' - 0"	0' - 1 3/4"	B	INSUL	ALUM	ANOD	2	ALUM	ANOD		W-2	NONE				
107.2	3' - 6"	7' - 0"	0' - 1 3/4"	A	SOLID	HM	PT	1	HM	PT		NONE	NONE	1,6,7	108		
108.1	3' - 0"	7' - 0"	0' - 1 3/4"	B	INSUL	ALUM	ANOD	2	ALUM	ANOD		W-2	NONE				
108.2	3' - 6"	7' - 0"	0' - 1 3/4"	A	SOLID	HM	PT	1	HM	PT		NONE	NONE	1,6,7	108		
109	3' - 6"	7' - 0"	0' - 1 3/4"	A	SOLID	HM	PT	1	HM	PT		NONE	NONE	6,8,10,19			
110.1	3' - 0"	7' - 0"	0' - 1 3/4"	B	INSUL	ALUM	ANOD	2	ALUM	ANOD		W-2	NONE				
110.2	3' - 6"	7' - 0"	0' - 1 3/4"	A	SOLID	HM	PT	1	HM	PT		NONE	NONE	1,6,7	108		
111.1	3' - 0"	7' - 0"	0' - 1 3/4"	B	INSUL	ALUM	ANOD	2	ALUM	ANOD		W-2	NONE				
111.2	3' - 6"	7' - 0"	0' - 1 3/4"	A	SOLID	HM	PT	1	HM	PT		NONE	NONE	1,6,7	108		
112	3' - 6"	7' - 0"	0' - 1 3/4"	A	SOLID	HM	PT	1	HM	PT		NONE	NONE	6,8,10,19	EXTERIOR		
113.1	3' - 0"	7' - 0"	0' - 1 3/4"	B	INSUL	ALUM	ANOD	2	ALUM	ANOD		W-2	NONE				
113.2	3' - 6"	7' - 0"	0' - 1 3/4"	A	SOLID	HM	PT	1	HM	PT		NONE	NONE	1,6,7	108		
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115	3' - 6"	7' - 0"	0' - 1 3/4"	A	SOLID	HM	PT	1	HM	PT		NONE	NONE	6,8,10,19	EXTERIOR		
116.1	3' - 0"	7' - 0"	0' - 1 3/4"	B	INSUL	ALUM	ANOD	2	ALUM	ANOD		W-2	NONE				
116.2	3' - 6"	7' - 0"	0' - 1 3/4"	A	SOLID	HM	PT	1	HM	PT		NONE	NONE	1,6,7	111		
117	3' - 0"	7' - 0"	0' - 1 3/4"	A	SOLID	HM	PT	1	HM	PT		NONE	NONE	1,6,7	111		

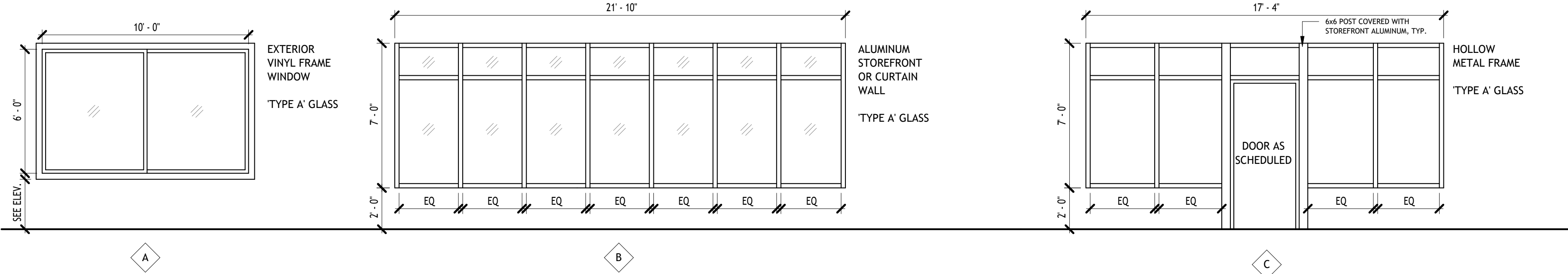
DOOR AND FRAME SCHEDULE KEY									
DOOR TYPE		FRAME TYPE		WINDOW		HARDWARE		FIRE RATING	
KEY	DESCRIPTION	KEY	DESCRIPTION	KEY	DESCRIPTION	1. ENTRY LOCK 2. PASSAGE LOCK 3. STORAGE LOCK 4. PRIVACY LOCK 5. EXIT ONLY LOCK 6. CLOSER 7. WALL STOP 8. OVERHEAD STOP 9. FLOOR STOP 10. WEATHER STRIPPING 11. KICK PLATE 12. PUSH/PULL HANDLES 13. PANIC HARDWARE 14. SECURITY ENTRY KEYPAD 15. CYLINDER LOCK 16. LATCH GUARD 17. PULL HANDLE 18. 3-PAIR HINGES 19. PUSH BUTTON LOCK COMBO		KEY	DESCRIPTION
A	HOLLOW METAL	1	HOLLOW METAL (WELDED)	W-1	6" x 30"			F-1	20 MINUTES
B	FULL GLASS	2	ALUMINUM						
C	STAINLESS STEEL	3	STAINLESS STEEL	W-2	FULL VIEW			F-3	90 MINUTES
D	FIBERGLASS	4	FIBERGLASS	W-3	24" x 30"			F-2	60 MINUTES
E	SOLID CORE WOOD POCKET DOOR	5	STEEL	W-4	9 LITE (PLYCO ONLY)			F-4	3-4 HOURS
F	P	6	STEEL	W-5	(2) 12" x 24"				
G	SOLID CORE WOOD (U.L. WHITE BIRCH, 1 3/4" OR 1 5/8")	7	WOOD WITH 4" TRIM						
H	THERMATRU FIBERGLASS								
I	MASONITE 1 3/4" WOOD CORE DOOR								
J	TIMELY WOOD	9	TIMELY STEEL						

DOOR AND FRAME TYPES

NOTES:
- A.D.A. COMPLIANT THRESHOLDS SHALL COMPLY WITH ICC A 117.1, 303.2-303.3. VERTICAL CHANGES IN LEVEL SHALL NOT EXCEED 1/4". CHANGES IN LEVEL BETWEEN 1/4" AND 1/2" SHALL BE BEVELED WITH A SLOPE OF NOT STEEPER THAN 1:2.



WINDOW TYPES



GLASS TYPES

- A 1" INSULATED, CLEAR, TEMPERED, LOW-E COATING ON THIRD SURFACE.
- B 1/4" CLEAR, TEMPERED, FIRE RATED WHERE SCHEDULED

FINISHES KEY

- CONC SEALED CONCRETE
- EXP EXPOSED STRUCTURE
- GYP GYPSUM WALL BOARD
- PLY 1/2" AC PLYWOOD 8' HIGH
BALANCE SHEETROCK
NO FINISH TO BOTTOM OF ROOF DECK
- PT PAINT (AND PATCH AS REQUIRED)
- VB 4" VINYL WALL BASE

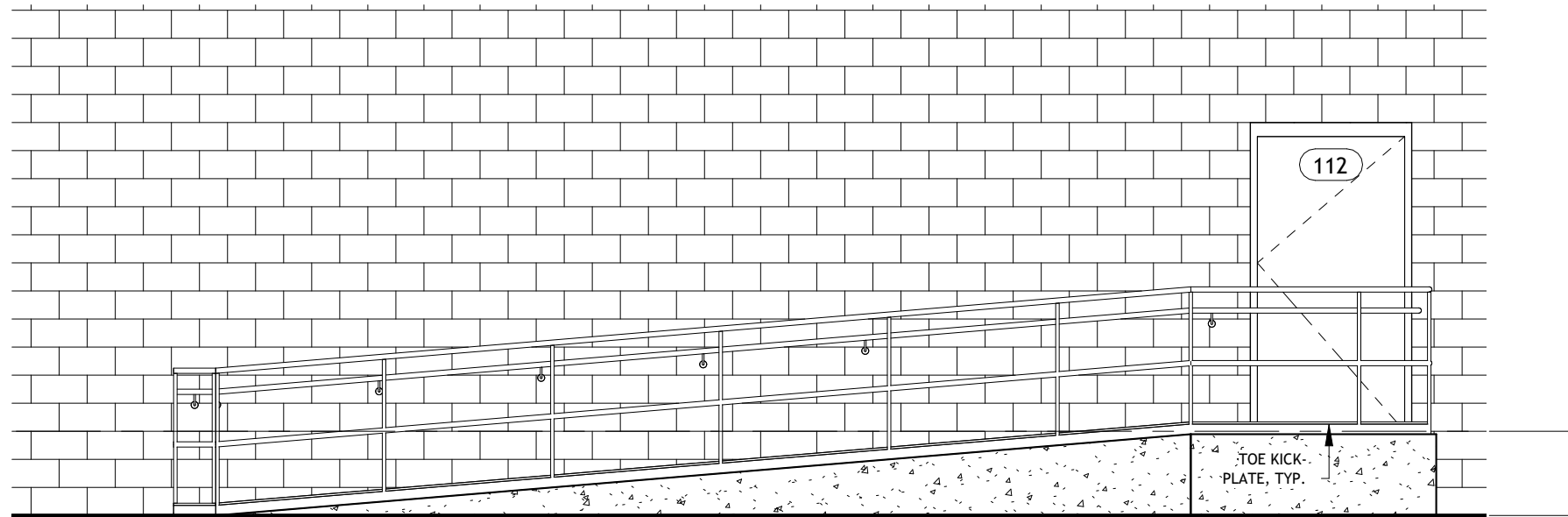
ROOM FINISH SCHEDULE

ROOM NO.	ROOM NAME	FLOOR		WALLS								CEILING		REMARKS
		MAT	WALL BASE	NORTH		SOUTH		EAST		WEST		MAT	CLG HT	
100	TENANT 1													
101	VESTIBULE													
102	TENANT 2													
103	VESTIBULE													
104	TENANT 3													
105	TENANT 4													
106	VESTIBULE													
107	TENANT 5													
108	TENANT 6													
109	VESTIBULE													
110	TENANT 7													
111	TENANT 8													
112	VESTIBULE													
113	TENANT 9													
114	TENANT 10													
115	VESTIBULE													
116	TENANT 11													
117	MECHANICAL													

FINISH NOTES

- ALL INTERIOR FINISHES MUST CONFORM TO 2015 INTERNATIONAL BUILDING CODE WITH WISCONSIN AMENDMENTS, CHAPTER 8 INTERIOR FINISHES, AND ALL OTHER APPLICABLE CODES AND ORDINANCES INCLUDING IBC TABLE 803.11.
- COORDINATE FINAL CEILING HEIGHT WITH HVAC CONTRACTOR AND OTHER TRADES. MAINTAIN 8'-0" MINIMUM CLEAR.
- FINISH ALL NEW GYPSUM BOARD WALLS WITH THIN COAT SKIP TROWEL PLASTER, ONE COAT OF PRIME PAINT AND TWO COATS OF LATEX FINISH PAINT AND BACKROLL. SIDEWALLS ARE ALL 5/8" GYPSUM BOARD.
- ALL EXPOSED PLYWOOD TO RECEIVE ONE COAT PRIMER AND ONE TOPCOAT OF LATEX PAINT.
- ALL HOLLOW METAL DOOR FRAMES AND DOOR SLABS TO RECEIVE TWO COATS OF LATEX PAINT OVER THE FACTORY APPLIED PRIMER.
- ALL 4" STEEL GUARD POSTS AT DUMPSTER LOCATION TO RECEIVE ONE COAT PRIMER AND ONE TOPCOAT OF LATEX-BASED PAINT.
- ALL STEEL HANDRAILS AND RAILINGS TO INCLUDE ONE COAT OF PRIMER AND TWO TOPCOATS OF LATEX PAINT.
- ALL LINTELS IN MASONRY BLOCK WALLS TO RECEIVE TWO COATS OF OIL-BASED PAINT.
- PROVIDE AND INSTALL APPROPRIATE TRANSITIONS BETWEEN CHANGES IN FLOORING. TRANSITIONS SHALL BE ATTACHED FIRMLY AND SHALL NOT EXCEED AN ELEVATION CHANGE OF 0.25" VERTICALLY OR 0.5" WITH BEVELED EDGE. JOINT OF FLOOR MATERIALS TO BE PLACED AT THE CENTER OF THE COMMUNICATING DOOR.
- FLOORS ARE TO BE INSTALLED SO AS TO PROVIDE POSITIVE DRAINAGE TO ALL FLOOR DRAINS, WHERE APPLICABLE. SET FLOOR DRAINS FLUSH WITH TOP OF FINISHED TILE OR CONCRETE FLOOR.
- CONTRACTOR TO INSTALL / FINISH / CLEAN / SEAL ALL FINISHES PER MANUFACTURER'S SPECIFICATION. SEALANTS / CAULKS ARE TO BE CLEAR SILICONE AND COMPATIBLE WITH FINISH UNLESS NOTED OTHERWISE.
- CONTRACTOR TO PROVIDE ALL FINISH SAMPLES TO OWNER FOR APPROVAL PRIOR TO ORDERING AND INSTALLING.
- CONTRACTOR TO PROVIDE ADA COMPLIANT PLACARDS AT EACH RESTROOM.
- USE WATER-RESISTANT GYPSUM WALLBOARD / GYPSUM BASE BOARD AT WET AREAS.
- WHERE MULTIPLE FINISHES ARE INDICATED ON SCHEDULE, CONTRACTOR SHALL REFER TO FLOOR PLAN, REFLECTED CEILING PLAN AND INTERIOR WALL ELEVATIONS TO NOTE WHERE FINISHES START AND STOP.
- WINDOWS AND ALUMINUM ENTRY DOORS TO RECEIVE SHEET ROCK RETURNS WITH VINYL J-BEAD EDGE ON ALL SIDES. WINDOWS TO HAVE SOLID SURFACE SILLS.
- ALL EXTERIOR AND INTERIOR WALLS RUN SHEET ROCK TO HEIGHT OF 11' - 4".

- FINISH FLOOR
0' - 0"
- EXTERIOR GRADE
-2' - 0"



2 RAMP RAILING ELEVATION
A6.1 1/4" = 1'-0"

9th ST DEVELOPMENT

114 SOUTH 9TH STREET
DE PERE, WI 54115

B.D.A.:	DREW WILLMANN + MIKE CASHMAN	PRE-CONTRACT UPDATES:
	DESIGNER:	
	DRAWN BY:	
	DESIGN NO:	
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CONSTRUCTION SET REVISIONS		

SCHEDULES AND OPENING TYPES

DATE: 07/10/2025

SHEET:

A6.1

DCI DELEERS CONSTRUCTION INC.

DESIGN LOADS
FLOOR LIVE LOADS
* STORAGE (LIGHT): 125 PSF

ROOF/SNOW LOADS:
GROUND SNOW LOAD Pg 40 PSF
IMPORTANCE FACTOR I 1.0
EXPOSURE FACTOR Ce 1.0
TEMPERATURE FACTOR Ct 1.0
FLAT ROOF SNOW LOAD Pf 25 PSF

WIND LOADS PER ASCE 7-10
ULTIMATE WIND SPEED 120 MPH
IMPORTANCE FACTOR 1.0
EXPOSURE FACTOR 1.0
INTERNAL PRESSURE COEFFICIENT +/-0.18
NOMINAL PRESSURE +/- 6 * ULTIMATE
MAIN WIND FORCE RESISTING SYSTEM (NOMINAL PRESSURE)
WALLS 1.5 PSF WINDWARD -1.8 PSF LEeward
ROOF -8.4 PSF WINDWARD -9.1 PSF LEeward

SEISMIC DATA:
Ss: .061 Sds: .065
S1: .041 Sd1: .066
Ib: 1.0
OCCUPANCY CATEGORY: II
SITE CLASS: D
BASIC SEISMIC FORCE RESISTING SYSTEM: SHEAR WALLS (R=6.5)
SEISMIC DESIGN CATEGORY: A
Cs: 0.104

CODE REFERENCES

ALL WORK SHALL CONFORM TO THE LATEST VERSIONS OF THE FOLLOWING CONSTRUCTION AND MATERIAL CODES:

OVERALL:
WISCONSIN ENROLLED COMMERCIAL CODE
INTERNATIONAL BUILDING CODE 2015

CONCRETE:
ACI 301 - "SPECIFICATIONS FOR STRUCTURAL CONCRETE" ACI
MCP - "MANUAL OF CONCRETE PRACTICE"
ACI 318 - "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE"
ACI 318.1 - BUILDING CODE REQUIREMENTS FOR STRUCTURAL PLAIN CONCRETE"

CONCRETE REINFORCEMENT:
ACI 318 - "DETAILS AND DETAILINGS OF CONCRETE REINFORCEMENT"
ACI 318 - "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE"
MSP2 - "CRSI MANUAL OF STANDARD PRACTICE"
AWS D1.4 - "STRUCTURAL WELDING CODE - REINFORCING STEEL"
WRI - "WELDED WIRE FABRIC MANUAL OF STANDARD PRACTICE"

STRUCTURAL WOOD:
NFFA - "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION"
NFFA - "DESIGN VALUES FOR WOOD CONSTRUCTION"
AITC - "TIMBER CONSTRUCTION MANUAL, PART II DESIGN SPECIFICATIONS"
APA - "US PRODUCT STANDARD PS 1-85 FOR CONSTRUCTION AND INDUSTRIAL PLYWOOD"
LAMINATED VENEER LUMBER SHALL CONFORM TO TRUS JOIST CORPORATION MICROLAM 1.4E LVL SPECS

PRE FABRICATED WOOD TRUSSES:
TRUSS PLATE INSTITUTE - SPECIFICATIONS FOR LIGHT METAL PLATE CONNECTED TRUSSES

GENERAL
1. ALL MATERIALS, WORKMANSHIP AND DETAILS SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF THE "WISCONSIN ENROLLED COMMERCIAL BUILDING CODE".
2. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND STRUCTURAL DRAWINGS. CHANGES, OPENINGS, INSERTS, SLEEVES OR OTHER ITEMS MAY NOT BE SHOWN ON THE STRUCTURAL DRAWINGS. IT IS THE CONTRACTORS RESPONSIBILITY TO COORDINATE AND INSTALL THESE ITEMS.
3. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, ELEVATIONS, AND PROJECT WORKPOINTS. REPORT ANY DISCREPANCIES TO THE ARCHITECT OR ENGINEER.
4. TYPICAL DETAILS NOT SPECIFICALLY LOCATED ON THE DRAWINGS SHALL BE APPLICABLE TO ALL PARTS OF THE CONTRACT DRAWINGS UNLESS SPECIFICALLY NOTED OTHERWISE.
5. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SAFETY ON THE CONSTRUCTION SITE.

FOUNDATIONS
1. FOUNDATION WORK FOR THIS PROJECT SHALL CONSIST OF CONTINUOUS WALL FOOTINGS, AND SLABS-ON-GRADE
2. FOUNDATIONS ARE DESIGNED TO BE SUPPORTED ON APPROVED EXISTING SUBGRADE OR APPROVED COMPACTED STRUCTURAL FILL HAVING AN ASSUMED BEARING CAPACITY OF 2000 PSF
3. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE VALIDITY OF THE SUBSURFACE CONDITIONS ENCOUNTERED. DATA ON DRAWINGS, SPECIFICATIONS, TEST BORINGS, AND GEOTECHNICAL REPORTS ARE INCLUDED TO ASSIST THE CONTRACTOR DURING BIDDING AND CONSTRUCTION. BORING DATA REPRESENTS THE CONDITIONS IN SPECIFIC LOCATIONS AT THE TIME OF THE OBSERVATIONS, AND ARE NOT NECESSARILY CORRECT FOR THE SITE AS A WHOLE.
4. ALL EXTERIOR FOUNDATIONS SHALL BEAR ON APPROVED SUBGRADE AT A MINIMUM DEPTH OF 4'-0" BELOW ADJACENT EXTERIOR FINISH 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. CONTRACTOR SHALL PROVIDE TEMPORARY SUPPORTS ADJACENT TO EXISTING STRUCTURES, STREETS, UTILITIES OR PROPERTY TO PREVENT HORIZONTAL OR VERTICAL MOVEMENT OF THE ADJACENT SOIL OR PROPERTY.
7. CONTRACTOR SHALL CONTROL SURFACE AND SUBSURFACE WATER TO INSURE THAT ALL FOUNDATION WORK IS DONE IN THE DRY.
8. BRACE FOUNDATION WALLS DURING BACKFILLING AND COMPACTION OPERATIONS. BRACINGS SHALL REMAIN IN PLACE UNTIL PERMANENT STRUCTURAL SUPPORT IS INSTALLED AND APPROVED BY THE ENGINEER.
9. BACKFILL WALLS EVENLY ON BOTH SIDES.

CONCRETE

1. CONCRETE SHALL HAVE A MINIMUM 28-DAY ULTIMATE COMPRESSIVE STRENGTH AS FOLLOWS:
SLABS-ON-GRADE 4,000 PSI
FOOTINGS AND FROST WALLS 3,000 PSI
EXTERIOR EXPOSED CONCRETE 4,000 PSI
2. CONCRETE TO BE EXPOSED TO THE WEATHER SHALL HAVE AIR-ENTRAINING ADMIXTURE AS REQUIRED TO PROVIDE 4-6% AIR ENTRAINMENT.
3. AT OWNERS OPTION, 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 ONE DAY'S OPERATION. TESTING AGENCY SHALL BE RESPONSIBLE FOR CASTING AND CURING SPECIMENS IN CONFORMANCE TO ASTM C31 AND TESTING SPECIMENS IN CONFORMANCE TO ASTM C34.
4. PROVIDE A MINIMUM OF 6" COMPACTED GRANULAR FILL UNDER ALL SLABS-ON-GRADE.
5. CONTRACTOR SHALL USE SMOOTH FORMS FOR EXPOSED CONCRETE SURFACES. BOARD FORMS MAY BE USED FOR UNEXPOSED CONCRETE SURFACES. EARTH FORMS ARE FORBIDDEN.
6. WHEN RELEASE AGENTS ARE USED ON FORMWORK, SPRAY FORMWORK AWAY FROM REBAR. REBAR SPRAYED WITH RELEASE AGENT MUST BE CLEANED PRIOR TO CONCRETE PLACEMENT.

REINFORCEMENT

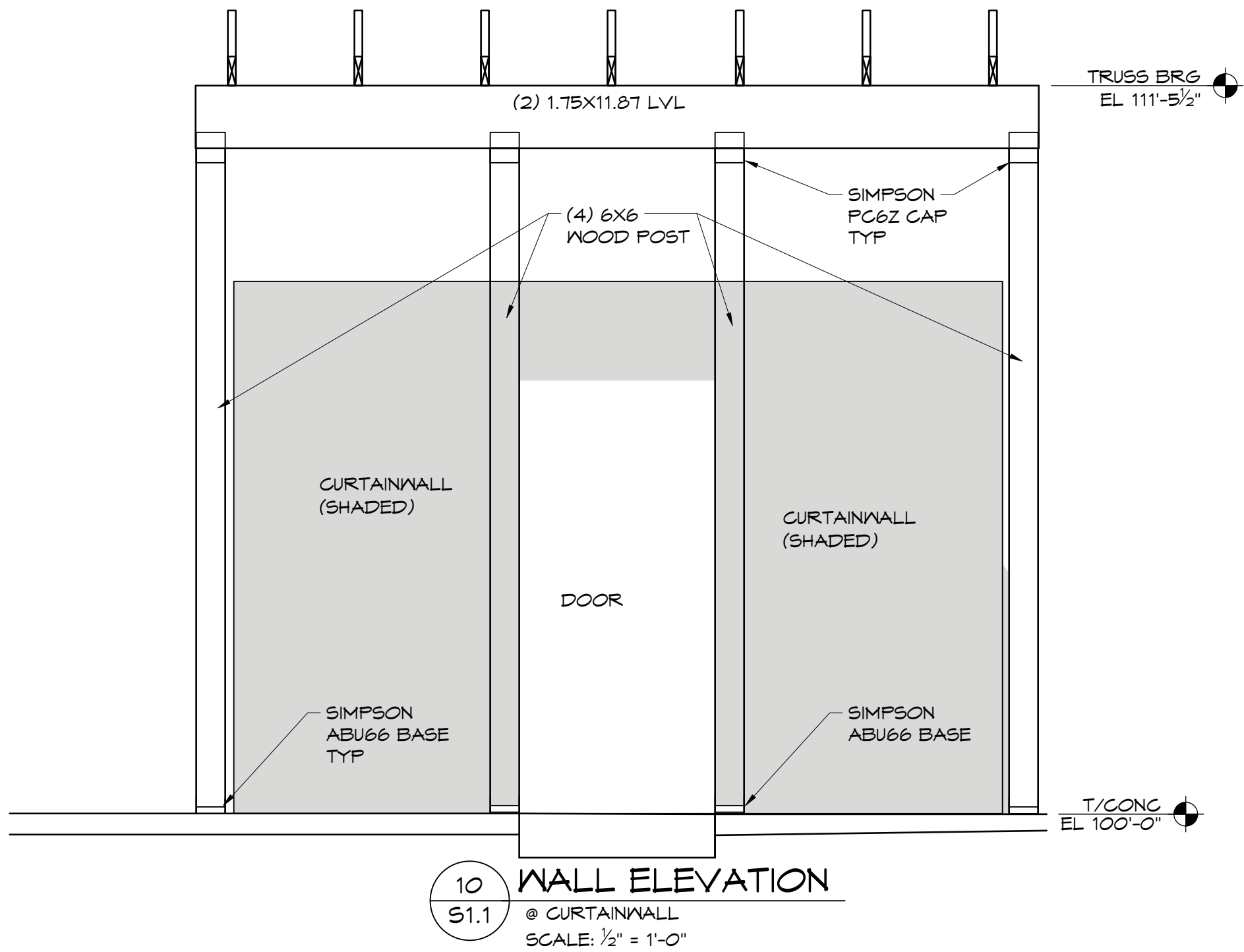
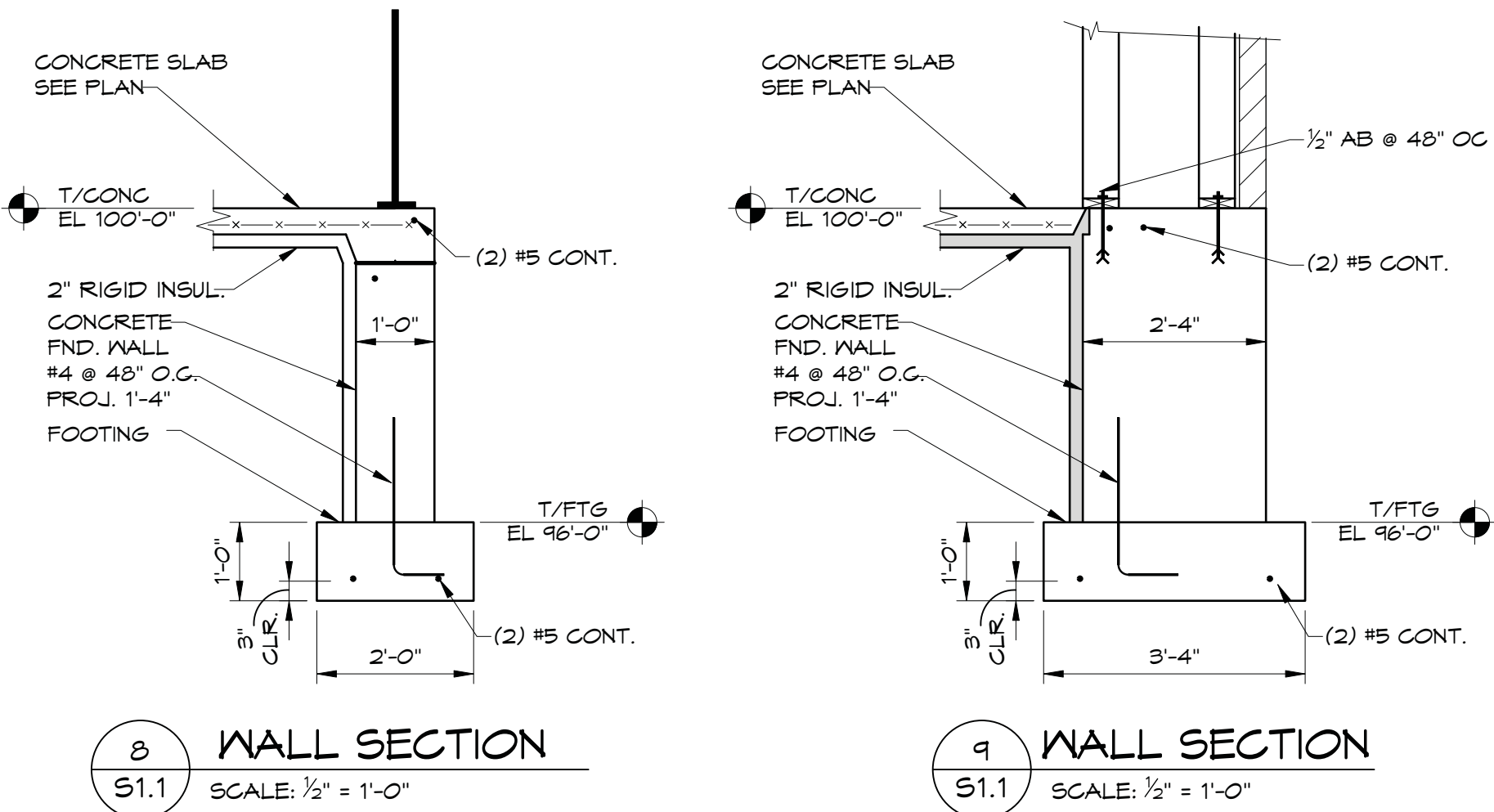
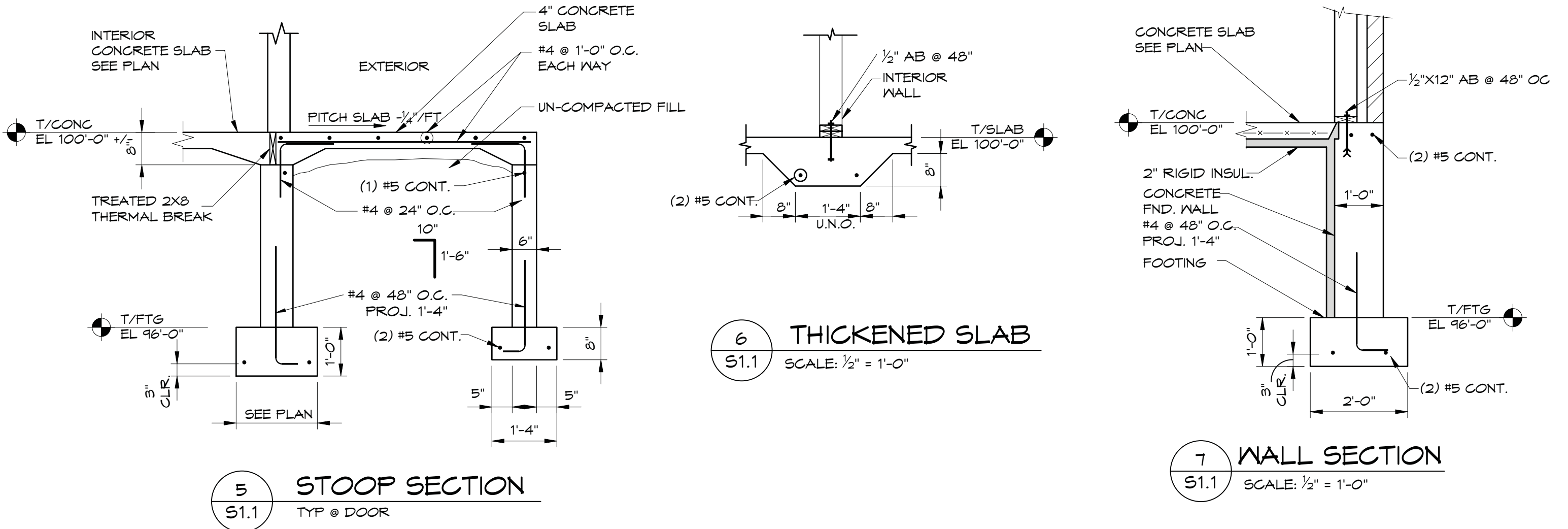
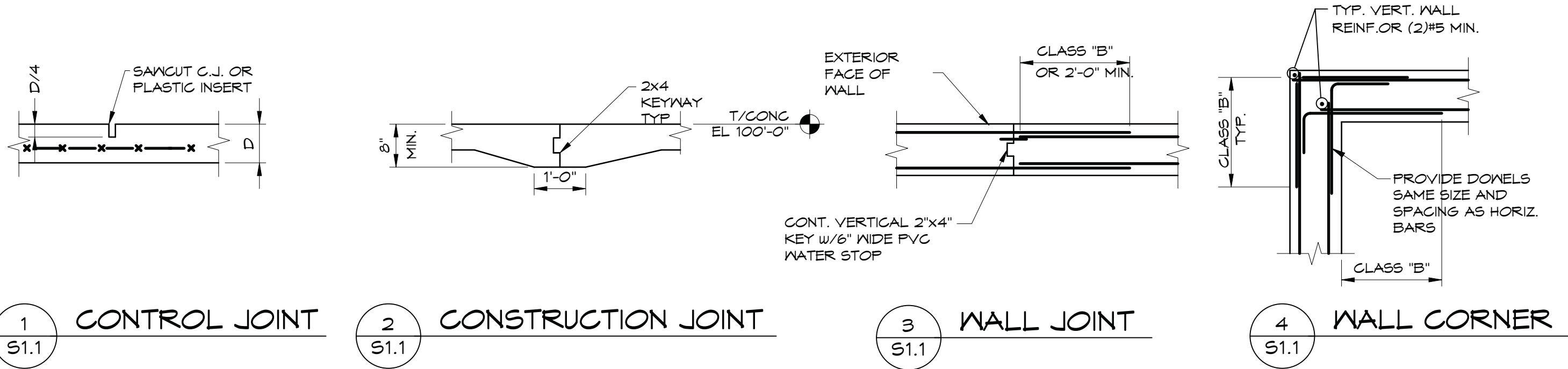
1. REINFORCEMENT FABRICATOR SHALL PROVIDE AND SCHEDULE ON SHOP DRAWINGS ALL REQUIRED REINFORCING STEEL AND THE NECESSARY ACCESSORIES TO HOLD REINFORCEMENT SECURELY IN PLACE AT THE CORRECT LOCATIONS.
2. CLEARANCES FOR REINFORCEMENT: CONCRETE PLACED DIRECTLY ON EARTH (FOOTINGS, SLABS, ETC.) 3" FROM BOTTOM; ALL OTHER CONCRETE PROVIDE 2" CLEAR TO REINFORCING, UNLESS SHOWN OTHERWISE ON DRAWINGS.
3. CONTRACTOR SHALL REFER TO TYPICAL DETAILS SHOWN ON CONTRACT DRAWINGS FOR ADDITIONAL REINFORCEMENT REQUIREMENTS.
4. WHERE REINFORCEMENT IS REQUIRED IN SECTIONS, REINFORCEMENT IS CONSIDERED TYPICAL WHEREVER SECTION APPLIES.
5. WELDED WIRE FABRIC SHALL LAP A MINIMUM OF 6" AND BE TIED TOGETHER.
6. CONTRACTOR SHALL NOTIFY ARCHITECT OF COMPLETION OF REINFORCEMENT INSTALLATION AND ALLOW AT LEAST 24 HOURS BEFORE SCHEDULED CONCRETE PLACEMENT FOR ARCHITECT TO INSPECT REINFORCEMENT.

STRUCTURAL WOOD CONSTRUCTION

1. STRUCTURAL WOOD SHALL BE VISUALLY GRADED IN ACCORDANCE WITH ASTM D1930-00E1 OR ASTM D245. WOOD SHALL BE IDENTIFIED BY A GRADE MARK OR CERTIFICATE OF INSPECTION ISSUED BY A RECOGNIZED INSPECTION AGENCY.
2. ALL WOOD SHALL HAVE A MAXIMUM MOISTURE CONTENT OF 15% PRIOR TO INSTALLATION.
3. NEW WOOD SHALL HAVE ALLOWABLE UNIT STRESSES EQUIVALENT TO SPF 1/2.
4. ALL JOISTS AND RAFTERS SHALL BE SUPPORTED BY DIRECT END BEARING ON WALLS, BEAMS, OR JOIST HANGERS.
5. ALL WOOD PERMANENTLY EXPOSED TO THE WEATHER, IN CONTACT WITH EXTERIOR CONCRETE, OR IN CONTACT WITH THE GROUND SHALL HAVE A PRESERVATIVE TREATMENT EQUAL TO 0.4 P.C.F. RETENTION OF PRESSURE INFECTED PRESERVATIVE.
6. DO NOT EMBED WOOD MEMBERS IN CONCRETE.
7. PLYWOOD (OSB) SHALL BE LAID WITH FACE GRAIN PERPENDICULAR TO SUPPORTS, STAGGER ALL JOINTS.
8. PLYWOOD (OSB) SHALL BE CAPABLE OF SUPPORTING DESIGN LOADS AT REQUIRED SUPPORT SPACING AND BEAR APPROPRIATE GRADING STAMP FROM AMERICAN PLYWOOD ASSOCIATION.
9. USE COMMON WIRE NAILS UNLESS SPECIFICALLY NOTED OTHERWISE.
10. ALL BOLTS AND LAG SCREWS SHALL CONFORM TO ASTM A307. USE STEEL WASHER BETWEEN HEAD OF BOLT OR LAG SCREW AND WOOD. USE STEEL WASHER BETWEEN NUT AND WOOD.
11. ALL FASTENERS USED IN PRESERVATIVE TREATED WOOD SHALL BE GALVANIZED, COATED, OR STAINLESS STEEL. THIS INCLUDES SHEARWALL/SHEATHING NAILING AT BOTTOM PLATE.
12. JOIST HANGER FASTENERS MUST BE AS SUPPLIED AND/OR REQUIRED BY THE JOIST HANGER MANUFACTURER.
13. LAMINATED VENEER LUMBER (LVL) BEAMS SHALL CONFORM TO TRUS JOIST CORPORATION MICROLAM 1.4E LVL SPECIFICATIONS, OR EQUAL.

PRE-FABRICATED WOOD TRUSSES

1. WOOD TRUSSES SHALL CONFORM TO THE LATEST EDITION OF THE "DESIGN SPECIFICATIONS FOR LIGHT METAL PLATE CONNECTED WOOD TRUSSES", PUBLISHED BY THE TRUSS PLATE INSTITUTE.
2. WOOD TRUSS FABRICATOR SHALL SUBMIT CALCULATIONS TO THE ARCHITECT/ENGINEER FOR REVIEW PRIOR TO INSTALLATION. THE CALCULATIONS MUST BE STAMPED BY A REGISTERED PROFESSIONAL ENGINEER.
3. WOOD TRUSSES MUST BE ERECTED AND BRACED ACCORDING TO THE PROCEDURES DESCRIBED IN "BRACING WOOD TRUSSES: COMMENTARY AND RECOMMENDATIONS", PUBLISHED BY THE TRUSS PLATE INSTITUTE.
4. WOOD TRUSSES SHALL BE DESIGNED TO SUPPORT THE FOLLOWING LOADS UNLESS INDICATED OTHERWISE ON CONTRACT DRAWINGS:
ROOF TRUSSES TOP CHORD LIVE LOAD 30 PSF
DEAD LOAD 10 PSF
BTM CHORD DEAD LOAD 10 PSF
5. WOOD TRUSSES SHALL BE SUPPORTED BY DIRECT END BEARING ON WALLS, BEAMS, COLUMNS OR APPROPRIATE STEEL HANGERS.



9th ST DEVELOPMENT

114 SOUTH 9TH STREET
DE PERE, WI 54115

DCI DELEERS
CONSTRUCTION INC.

PRE-CONTRACT UPDATES:

B.D.A.: BREY WILLIAM / MIKE CASHMAN
DESIGNER: ...
DRAWN BY: ...
DESIGN NO.: ...
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CONSTRUCTION SET REVISIONS

STRUCTURAL NOTES AND DETAILS

DATE: 07-10-2025

SHEET:

S1.1

