Planning/Zoning Application

Planning & Zoning Department

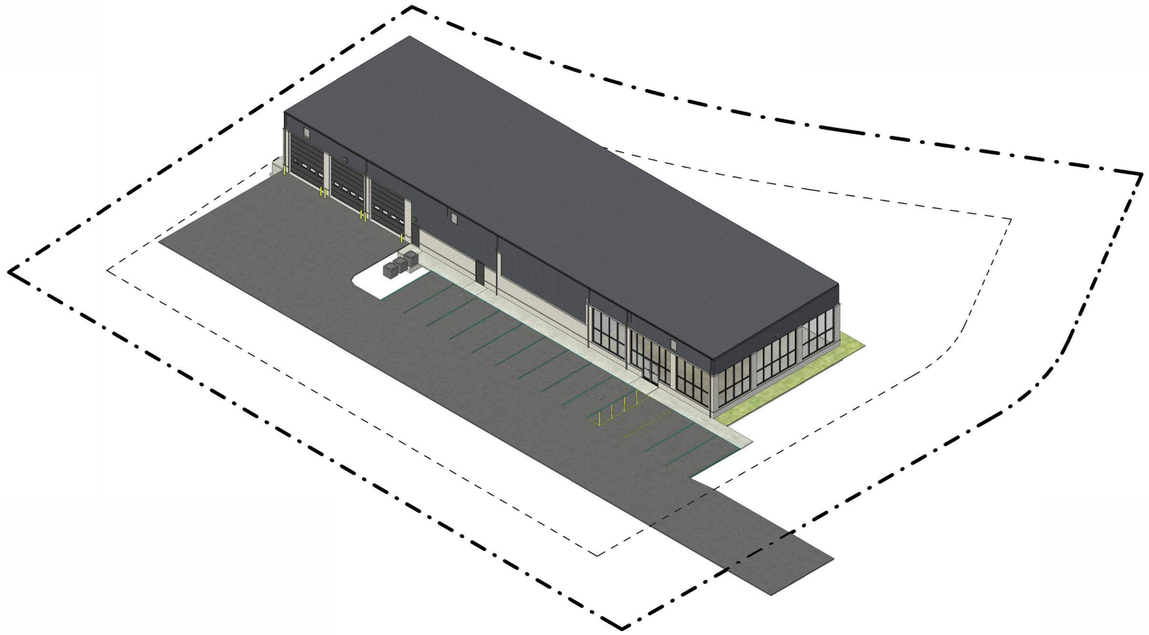
Submitted On:
Nov 9, 2025, 09:38PM EST

Parcel Number: (Include ALL parcels)	ED-2384
Nearest property address to the project site:	**Street Address:** 0 Profit Place **City:** De Pere **State:** WI **Zip:** 54115
Check each project type that is being applied for:	Site Plan
Current De Pere Zoning Districts:	BP-1
Existing Site Land Uses:	Undeveloped/Vacant/Agricultural
Proposed Site Land Uses:	Commercial
Does the project comply with the Comprehensive Plan?	Yes
Has City Staff been contacted for a pre-consultation meeting?	Yes
Property Owner:	**First Name:** Kaya **Last Name:** Yasar
Is the property owner's address the same as the nearest property address?	No
Property Owner's Address:	**Street Address:** 3665 Beachmont Road **City:** De Pere **State:** WI **Zip:** 54115
Property Owner's Phone Number:	715-367-3181
Property Owner's Email Address:	tkyasar@gmail.com
Is someone processing the project for the property owner as their authorized representative?	Yes
Authorized Representative's Name:	**First Name:** Shawn **Last Name:** Jandrey
Authorized Representative's Business Name:	McMahon Associates, Inc.

Authorized Representative's Address:	**Street Address:** 1445 McMahon Drive **City:** Neenah **State:** WI **Zip:** 54952
Authorized Representative's Phone Number:	9207514200
Authorized Representative's Email Address:	sjandrey@mcmgrp.com
Upload File(s) Here	25-090 Photograhpy Studio.-CB1.pdf
Please attach a PDF copy of the site plan.	SOFT LIGHT PHOTOGRAPHY 2025-11-05.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: Shawn Last Name: Jandrey Email Address: sjandrey@mcmgrp.com Shawn Jandrey Signed at: November 9, 2025 9:06pm America/New_York
User's Session Information	IP Address: 174.32.160.27 Referrer URL:

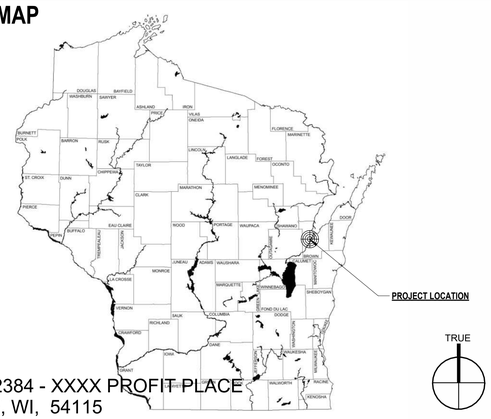
A NEW HOME FOR

Soft Light Photography



"THESE RENDERINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE NOT MEANT TO BE AN EXACT DEPICTION OF THE RENDITION SHOWN. ANY RELIANCE ON THESE RENDERINGS SHALL BE AT THE USER'S SOLE RISK. ALLIANCE CONSTRUCTION & DESIGN, INC. IS NOT RESPONSIBLE FOR ANY RELIANCE OR MISUSE OF THESE RENDERINGS AND/OR DAMAGES, CLAIMS, LOSSES OR LIABILITY THAT MAY RESULT."

VICINITY MAP



LOT ED-2384 - XXXX PROFIT PLACE
DE PERE, WI, 54115

TRUE

GENERAL SHEET INDEX

SHEET #	SHEET NAME	CURRENT REVISION	CURRENT REVISION DATE
G000	TITLE SHEET	1	10-24-25
G010	PROJECT NOTES & SYMBOLS	1	10-24-25
G020	ACCESSIBILITY REQUIREMENTS	1	10-24-25
G021	ACCESSIBILITY REQUIREMENTS	1	10-24-25
G100	LIFE SAFETY PLANS & CODE INFORMATION	1	10-24-25

1 ADDED SHEETS

CIVIL SHEET INDEX

SHEET #	SHEET NAME	CURRENT REVISION	CURRENT REVISION DATE
C-0	CIVIL PLAN	1	10-24-25
C-1	ABBREVIATIONS, SYMBOLS & NOTES	1	10-24-25
C-2	SURVEY CONTROL	1	10-24-25
C-3	SITE PLAN	1	10-24-25
C-4	UTILITY PLAN	1	10-24-25
C-5	GRADING PLAN	1	10-24-25
C-6	EROSION CONTROL PLAN	1	10-24-25
C-7	EROSION CONTROL DETAILS	1	10-24-25
C-8	MISCELLANEOUS DETAILS	1	10-24-25

LANDSCAPING SHEET INDEX

SHEET #	SHEET NAME	CURRENT REVISION	CURRENT REVISION DATE
L-01	LANDSCAPE PLAN	1	10-24-25

SITE SHEET INDEX

SHEET #	SHEET NAME	CURRENT REVISION	CURRENT REVISION DATE
A050	ARCHITECTURAL SITE PLAN	1	10-24-25

1 ADDED SHEETS

ARCHITECTURAL SHEET INDEX

SHEET #	SHEET NAME	CURRENT REVISION	CURRENT REVISION DATE
A110	FLOOR PLAN	1	10-24-25
A120	ROOF PLAN		
A150	REFLECTED CEILING PLAN	1	10-24-25
A200	ELEVATIONS	1	10-24-25
A201	ELEVATIONS	1	10-24-25
A300	BUILDING SECTIONS	1	10-24-25
A400	ENLARGED PLANS AND ELEVATIONS	1	10-24-25
A620	WINDOW AND DOOR SCHEDULES	1	10-24-25
A500	DETAILS	1	10-24-25
A501	DETAILS	1	10-24-25

STRUCTURAL SHEET INDEX

SHEET #	SHEET NAME	CURRENT REVISION	CURRENT REVISION DATE
S100	FOUNDATION PLAN	1	10-24-25
S120	STRUCTURAL FRAMING PLAN	1	10-24-25

OWNER
KAYA YASAR
4014 SANDY BLUFF ROAD,
RHINELANDER, WI 54501
KAYA YASAR
PHONE: ###-###-####
CELL: 715-367-3181
EMAIL: tkyasar@gmail.com

GENERAL CONTRACTOR
ALLIANCE CONSTRUCTION & DESIGN
1050 BROADWAY ST.,
WRIGHTSTOWN, WI 54180
PROJECT MANAGER- MARK RUKAMP
PHONE: 920-336-3400
CELL: ###-###-####
EMAIL: mark.rukamp@alliancebuilds.com

ARCHITECT
KEVIN HAVLOVITZ
1050 BROADWAY ST.,
WRIGHTSTOWN, WI 54180
CONTACT NAME
PHONE: 920-336-3400
CELL: ###-###-####
EMAIL: kevin.havlovitz@alliancebuilds.com

MECHANICAL CONTRACTOR
ROBINSON HEATING & COOLING
1740 EISENHOWER RD,
DE PERE WI 54115
BEN STEIN
PHONE: ###-###-####
CELL: 920-490-3394
EMAIL: bstein@robinsonheatingcooling.com

ELECTRICAL CONTRACTOR
THOMAS ELECTRIC
576 REDBIRD CIRCLE,
DE PERE, WI 54115
GREG WERCHECK
PHONE: ###-###-####
CELL: 920-336-4648
EMAIL: thomaselectric19@gmail.com

PLUMBING CONTRACTOR
READER PLUMBING
W4684 EAST NICHOLS RD,
SEYMOUR, WI 54165
CHAD READER
PHONE: ###-###-####
CELL: 920-788-2527
EMAIL: chad@readerplumbing.com

P:\25-090 Soft Light Photography\07 Models\Rev\A25-090 Photography Studio 8,500 sq ft reduce masonry to 30% v.rvt

2009 2024
Alliance
CONSTRUCTION & DESIGN
ALLIANCEBUILDS.COM
PHONE: (920)-336-3400 | FAX: (920)-336-3401
1050 BROADWAY ST., WRIGHTSTOWN, WI 54180

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Soft Light Photography

LOT ED-2384 - XXXX PROFIT PLACE
DE PERE, WI, 54115

PROJECT # 25-090

PROFESSIONAL SEAL:

REVISIONS

#	STAGE	DATE
1	CB1	10-24-25

STATUS:
CD

SHEET ISSUE DATE: 10/16/2025

DRAWN BY: G.C.T.

SCALE:
TITLE SHEET

G000

ARCHITECTURAL ABBREVIATIONS

A	AMPERES	DR	DOOR	INCL.	"INCLUDE, INCLUSIVE"	R	RADIUS
A.B.	ANCHOR BOLT	E.A.	EXPANSION ANCHOR	INSUL.	INSULATION	R.D.L.	ROOF DRAIN LEADER
A.F.F.	ABOVE FINISHED FLOOR	E.F.	EXHAUST FAN	INT.	INTERIOR	R.D.O.	ROOF DRAIN OVERFLOW
A.F.G.	ABOVE FINISHED GRADE	E.J.	EXPANSION JOINT	J-BOX	JUNCTION BOX	R.O.	ROUGH OPENING
A/C	AIR CONDITIONING	E.N.	END NAILING	JCT	JUNCTION	R.O.W. or R/W	RIGHT OF WAY
ABC	AGGREGATE BASE COURSE	E.W.	EACH WAY	JST.	JOIST	REF	REFRIGERATOR
ABS	ACRYLONITRILE-BUTADIENE-STYRENE	EA.	EACH	JT.	JOINT	REF.	REFERENCE
ABV.	ABOVE	EL	ELEVATION	K-D	KNOCK DOWN	REINF.	REINFORCED
ACB	ASBESTOS-CEMENT BOARD	ELECT.	"ELECTRIC, ELECTRICAL"	KD	KILN DRIED	REQ'D.	REQUIRED
ACOU.	ACOUSTIC	ELEV.	ELEVATOR	KO	KNOCK OUT	RET.	RETURN
ACT	ACOUSTICAL CEILING TILE	EMC	ELECTRICAL METALLIC CONDUIT	L.E.D.	LIGHT EMITTING DIODE	REV.	REVISION
ADD.	ADDITION or ADDENDUM	EMT	ELECTRICAL METALLIC TUBING	L.FT.	LINEAR FEET	RM	ROOM
AG	ABOVE GRADE	ENT	ELECTRICAL NON-METALLIC TUBING	LAM	LAMINATE	RMV.	REMOVE
AHU	AIR HANDLER UNIT	EQ.	EQUAL	LAT.	LATERAL	S.C.	SOLID CORE
AL. or ALUM.	ALUMINUM	EQUIP.	EQUIPMENT	LAV	LAVATORY	S.D.	SMOKE DETECTOR
ALT.	ALTERNATE	EST.	ESTIMATE	LD.	LEAD	S.O.V.	SHUT OFF VALVE
ANL	ANNEALED	EVAP.	EVAPORATIVE COOLER	LIN.	LINEAR	S/L	SKYLIGHT
ASPH.	ASPHALT	EWC	ELECTRIC DRINKING COOLER	LINO.	LINOLEUM	S/S	STAINLESS STEEL
AVG	AVERAGE	EXC	EXCAVATE	LT.	LIGHT	SC	SELF CLOSING
AWG	AMERICAN WIRE GAUGE	EXH.	EXHAUST	LTG.	LIGHTING	SCHED.	SCHEDULE
∠ or ANG.	ANGLE	EXIST. or E	EXISTING	LVL	LAMINATED VENEER LUMBER	SECT.	SECTION
B.M.	BENCH MARK	EXT.	EXTERIOR	M.B.	MACHINE BOLT	SES	SERVICE ENTRANCE SECTION
B.N.	BOUNDARY NAILING	F.A.	FIRE ALARM	M.H.	MANHOLE	SH	SHEET
B.O.	BOTTOM OF	F.C.	FAN COIL	M.I.	MALLEABLE IRON	SHT'G.	SHEATHING
B.O.F.	BOTTOM OF FOOTING	F.C.O.	FLOOR CLEAN OUT	M.O.	MASONRY OPENING	SIM.	SIMILAR
B.U.	BUILT UP	F.D.	FLOOR DRAIN	MAR.	MARBLE	SPA.	SPACE
B/C	BACK OF CURB	F.E.	FIRE EXTINGUISHER	MAS.	MASONRY	SPECS	SPECIFICATIONS
BD.	BOARD	F.N.	FIELD NAILING	MAT'L	MATERIAL	SPKR.	SPEAKER
BLDG	BUILDING	F.O.	FACE OF	MAX.	MAXIMUM	SQ. FT. or SF	SQUARE FEET
BLK.	BLOCK	F.S.	FLOOR SINK	MECH.	MECHANICAL	SQ. IN.	SQUARE INCHES
BLKG.	BLOCKING	F/G	FIBERGLASS	MED.	MEDIUM	STC	SOUND TRANSMISSION CLASS
BM.	BEAM	FAB.	FABRICATE	MFG.	MANUFACTURING	STD.	STANDARD
BR	BRASS	FACP	FIRE ALARM CONTROL PANEL	MFR.	MANUFACTURER	STL.	STEEL
BRG.	BEARING	FDC	FIRE DEPARTMENT CONNECTION	MIN.	MINIMUM	SUSP.	SUSPENDED
BRZ	BRONZE	FDN.	FOUNDATION	MISC.	MISCELLANEOUS	SW	SWITCH
C.A.P.	CONCRETE ASBESTOS PIPE	FHC	FIRE HOSE CABINET	MOD	MODULAR	SYM	SYMMETRICAL
C.D.	CONSTRUCTION DOCUMENTS	FIN.	FINISH	MTL.	METAL	SYS.	SYSTEM
C.I.P.	CAST IN PLACE	FL	FLOOR	MUL	MULLION	T & G	TONGUE AND GROOVE
C.J.	CONTROL JOINT	FLG.	FLOORING	N.I.C.	NOT IN CONTRACT	T.B.	THROUGH BOLT
C.O.	CLEAN OUT	FLUOR.	FLUORESCENT	N.T.S.	NOT TO SCALE	T.M.B.	TELEPHONE MOUNTING BOARD
C.T.	CERAMIC TILE	FP	FIRE PROOF	NCM	NON-CORROSIVE METAL	T.O.	TOP OF
CAB	CABINET	FTG.	FOOTING	NFC	NOT FOR CONSTRUCTION	T.O.B.	TOP OF BEAM
CAM.	CAMBER	FURN.	FURNISH	NLR.	NAILER	T.O.C.	TOP OF CURB
CCTV	CLOSED CIRCUIT TELEVISION	G.I.	GALVANIZED IRON	NO.	NUMBER	T.O.F.	TOP OF FOOTING
CEM.	CEMENT	GA.	GAUGE	NOM.	NOMINAL	T.O.J.	TOP OF JOIST
CER	CERAMIC	GALV.	GALVANIZED	O.C.	ON CENTER	T.O.M.	TOP OF MASONRY
CFM	CUBIC FEET PER MINUTE	GAR.	GARAGE	O.D.	OUTSIDE DIAMETER	T.O.S.	TOP OF SLAB
CH or ⊏	CHANNEL	GFCI	GROUND FAULT CIRCUIT INTERRUPTER	O.H.	OVER HANG	T.O.W.	TOP OF WALL
CRT. BKR.	CIRCUIT BREAKER	GFI	GROUND FAULT INTERRUPTER	O.I.	ORNAMENTAL IRON	T.S.	TUBE STEEL
CL or ℄	CENTERLINE	GL	GLASS	O.R.	OUTSIDE RADIUS	T.V.	TELEVISION OUTLET
CLG.	CEILING	GLB	GLUE LAMINATED BEAM	OAI	OUTSIDE AIR INTAKE	TEL.	TELEPHONE
CLKG.	CAULKING	GM	GRADE MARK	OH	OVER HEAD	TH.	THRESHOLD
CLO.	CLOSET	GM	GATE VALVE	OPNG.	OPENING	THD.	THREADED
CLR.	CLEAR	GRC	GALVANIZED RIGID TUBING	OPPO.	OPPOSITE	THK.	THICK
CMU	CONCRETE MASONRY UNIT	GYP.	GYPSUM	P.C.	PRECAST CONCRETE	THRU	THROUGH
CNTRD.	CENTERED	GYP. BD.	GYPSUM BOARD	P.L. or P	PROPERTY LINE	TLT.	TOILET
COL.	COLUMN	H.B.	HOSE BIBB	P.LAM.	PLASTIC LAMINATE	TRANS.	TRANSFORMER
COMB.	COMBINATION	H.C.	HOLLOW CORE	P.O.C.	POINT OF CONNECTION	TYP.	TYPICAL
CONC.	CONCRETE	H.M.	HOLLOW METAL	PERF.	PERFORATED	UNF.	UNFINISHED
CONST.	CONSTRUCTION	H/C	HANDICAPPED	PERP. or ⊥	PERPENDICULAR	UR	URINAL
CONT.	CONTINUOUS	HDBD.	HARDBOARD	PH.	PHASE	V.B.	VAPOR BARRIER
CONTR.	CONTRACTOR	HDW	HARDWARE	PL.	PLASTER	V.I.F.	VERIFY IN FIELD
CU	COPPER	HGT.	HEIGHT	PL. or P	PLATE	VA	VOLT AMPERE
d	PENNY	HOR.	HORIZONTAL	PLAS.	PLASTIC	VCT	VINYL COMPOSITION TILE
D.F.	DRINKING FOUNTAIN	HTR	HEATER	PLUMB.	PLUMBING	VERT.	VERTICAL
D.G.	DECOMPOSED GRANITE	HVAC	"HEATING, VENTILATING & AIR CONDITIONING"	PLYWD.	PLYWOOD	W/C	WATER CLOSET
D.S.	DOWN SPOUT	HW	HOT WATER	PORC.	PORCELAIN	WDW	WINDOW
D/W	DISHWASHER	HYD.	HYDRAULIC	PREFAB.	PREFABRICATED	WCT	WAINSCOT
DBL.	DOUBLE	I.C.	INTERCOM OUTLET	PSF	POUNDS PER SQUARE FOOT	WP	WEATHER PROOF
DEMO	DEMOLITION	I.D.	INSIDE DIAMETER	PSI	POUNDS PER SQUARE INCH	WT.	WEIGHT
DIA. or Ø	DIAMETER	I.F.	INSIDE FACE	PTN.	PARTITION	W/	WITH
DIAG.	DIAGONAL	ID	IDENTIFICATION	PVC	POLYVINYLCLORIDE	W/O	WITHOUT
DIM.	DIMENSION	IG	ISOLATED GROUND	PWR.	POWER	WD.	WOOD
DL	DEAD LOAD	IMC	INTERMEDIATE METALLIC CONDUIT	Q.T.	QUARRY TILE	W.I.	WROUGHT IRON
DN.	DOWN	IMPG	IMPREGNATED	QTY.	QUANTITY	YD.	YARD

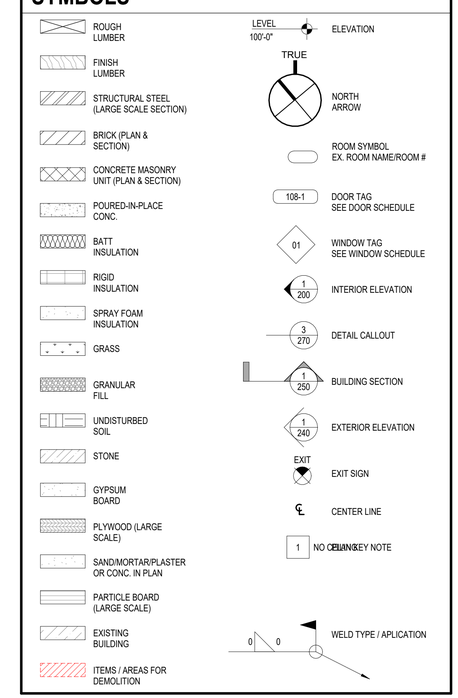
GENERAL PROJECT NOTES

1. CONSTRUCTION OF THIS BUILDING SHALL MEET OR EXCEED ALL APPLICABLE ORDINANCES CODES AND STANDARDS. IN CASE OF CONFLICT, THE MOST STRINGENT SHALL APPLY.
2. ALL CONCRETE SHALL BE PLACED IN ACCORDANCE WITH THE CURRENT PUBLICATIONS OF THE PORTLAND CEMENT ASSOCIATION.
3. LOCATION, SIZE, & INSTALLATION FOR ALL ANCHORS, SLEEVES, HANGERS, INSERTS, OPENINGS, ETC., SHALL BE COORDINATED WITH ALL OTHER APPLICABLE TRADES.
4. REINFORCING STEEL SHALL BE ASTM-615 GRADE 60.
5. FABRICATION SHALL BE IN ACCORDANCE WITH CURRENT SPECIFICATIONS OF THE AMERICAN CONCRETE INSTITUTE.
6. CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE CONSTRUCTION, AND NOTIFY ARCHITECT & OWNER OF ANY INTERFERENCES.
7. CONTRACTORS SHALL PROVIDE ALL BARRICADES, FENCES, SAFETY EQUIPMENT, AND PRECAUTIONS REQUIRED BY ALL CODES OR AGENCIES HAVING JURISDICTION OVER THE PROJECT.
8. ALL HEATING EQUIPMENT SHALL BE SEALED COMBUSTION DIRECT VENT. WATER HEATER SHALL BE ELECTRIC. ALL TOILET ROOM FINISHES SHALL BE IMPERVIOUS TO WATER.
9. ALL STRUCTURAL LUMBER SHALL BE MINIMUM (fb 950). ALL HOLES IN TOP PLATES AND ANY VOIDS IN EXTERIOR WALL TO BE CAULKED.
10. ALL BATT INSULATION IN EXTERIOR WALLS TO BE SPLIT TO ENVELOPE WIRING.
11. EXTERIOR DOORS AND WINDOWS SHALL HAVE FOAM SEALANT UPON INSTALLATION.
12. CONFIRM ALL CRITICAL DIMENSIONS w/ DESIGN DEPARTMENT. DO NOT SCALE ON SITE.
13. ALL MATERIALS, DETAILS, AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S STANDARDS AND SPECIFICATIONS.

FIRE PROTECTION NOTES

1. ALL WALL FRAMING TO HAVE FIRE BLOCKING @ MAX. 10'-0" O.C. VERT. IN ALL STUD CAVITIES.
2. PROVIDE FIRE EXSTINGUISERS PER PLAN. PER TABLE 906.3(1) IBC 2015, MAXIMUM DISTANCE OF TRAVEL TO FIRE EXTINGUISHER TO BE 75'-0".
3. REFER TO VERTICAL AND HORIZONTAL ASSEMBLY SCHEDULES SHEET FOR RATED ASSEMBLY DETAILS.
4. PROVIDE SMOKE/DRAFT-STOPPING IN ENCLOSED ATTIC SPACES WHERE REQUIRED PER IBC 718.3 AND 718.4. PROVIDE INSPECTION ACCESS THROUGH SMOKE BARRIER WITH PROPER SPRING CLOSURE ON ACCESS DOOR.
5. ALL SMOKE DETECTORS SHALL BE DIRECTLY AND PERMANENTLY WIRED TO A PROPER UN-SWITCHED CIRCUIT AND BE PROVIDED w/ A POWER SOURCE BACKUP.
6. SMOKE DETECTORS SHALL BE LOCATED IN THE UTILITY ROOM AND SHALL BE WIRED TO AN UN-SWITCHED CIRCUIT w/ EMERGENCY BACKUP POWER.

SYMBOLS



2009 2024

Alliance
CONSTRUCTION & DESIGN

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1050 BROADWAY ST., WRIGHTSTOWN, WI 54180

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Soft Light Photography

LOT ED-2384 - XXXX PROFIT PLACE
DE PERE, WI, 54115

PROJECT # 25-090

PROFESSIONAL SEAL:

REVISIONS

#	STAGE	DATE
1	CB1	10-24-25

STATUS:
CD

SHEET ISSUE DATE: 10/21/2025

DRAWN BY: G.C.T.

SCALE: As indicated

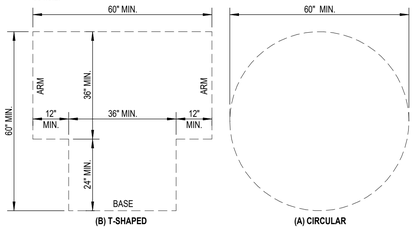
PROJECT NOTES & SYMBOLS

G010

P:\25-090 Soft Light Photography\07 Models\Revit\25-090 Photography Studio 8,500 sq ft reduce masonry to 35%.rvt

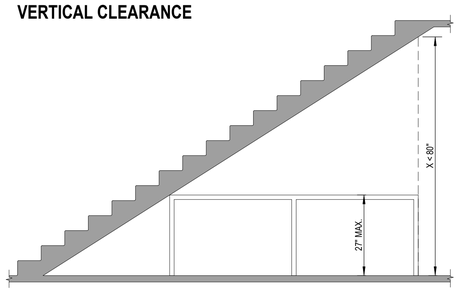
TURNING SPACE

1. ICC/ANSI A117.1 § 304.2: SPACE SHALL HAVE A SLOPE NOT STEEPER THAN 1:48 AND SHALL COMPLY WITH SECTION 302.
2. ICC/ANSI A117.1 § 304.3: WHEELCHAIR TURNING SPACE SHALL COMPLY WITH SECTIONS 304.3.1 OR 304.3.2.



(B) T-SHAPED (A) CIRCULAR

VERTICAL CLEARANCE



STAIRWAYS

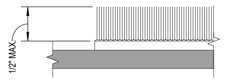
(A) VERTICAL RISER (B) CURVED NOSING (C) BEVELED RISER (D) ANGLED RISER

1. ICC/ANSI A117.1 § 504.2: RISERS SHALL BE 4" HIGH MINIMUM AND 7" MAXIMUM. TREADS SHALL BE 11" DEEP MINIMUM, MEASURED FROM RISER TO RISER AND UNIFORM TREAD DEPTH.
2. ICC/ANSI A117.1 § 504.3: OPEN RISERS SHALL NOT BE PERMITTED.
3. ICC/ANSI A117.1 § 504.4: STAIR TREADS SHALL COMPLY WITH SECTION 302.
4. ICC/ANSI A117.1 § 504.5: THE RADIUS OF CURVATURE AT THE LEADING EDGE OF THE TREAD SHALL BE 1/2" MAXIMUM. NOSINGS THAT PROJECT BEYOND RISERS SHALL HAVE THE UNDERSIDE OF THE LEADING EDGE CURVED OR BEVELED. RISERS SHALL BE PERMITTED TO SLOPE UNDER THE TREAD AT AN ANGLE OF 30 DEG. MAXIMUM FROM VERTICAL. THE PERMITTED PROJECTION OF THE NOSING SHALL BE 1 1/2" MAXIMUM BEYOND THE TREAD BELOW.
5. ICC/ANSI A117.1 § 504.6: STAIRS SHALL HAVE HANDRAILS COMPLYING WITH SECTION 505.

CHANGES IN LEVEL

CARPET ON FLOOR OR GROUND SURFACES - N.T.S.

1. ICC/ANSI A117.1 § 302.1: FLOOR OR GROUND SURFACES SHALL BE STABLE, FIRM AND SLIP RESISTANT, AND SHALL COMPLY WITH SECTION 302.
2. ICC/ANSI A117.1 § 302.2: EXPOSED EDGES OF CARPET SHALL BE FASTENED TO FLOOR OR GROUND AND SHALL HAVE TRIM ALONG ENTIRE LENGTH OF EXPOSED EDGE. CARPET EDGE TRIM SHALL COMPLY WITH SECTION 303.

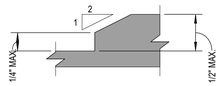


VERTICAL CHANGES IN LEVEL - N.T.S.

ICC/ANSI A117.1 § 303.2: CHANGES IN LEVEL OF 1/4" HIGH MAXIMUM SHALL BE PERMITTED TO BE VERTICAL

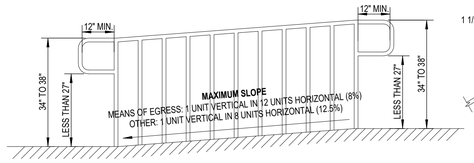
BEVELED CHANGES IN LEVEL - N.T.S.

1. ICC/ANSI A117.1 § 303.3: CHANGES IN LEVEL BETWEEN 1/4" & 1/2" HIGH MAX. SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2
2. ICC/ANSI A117.1 § 303.4: CHANGES IN LEVEL GREATER THAN 1/2" SHALL BE RAMPED AND SHALL COMPLY WITH SECTION 405 AND 406.



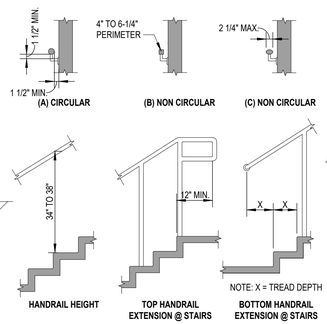
RAMPS

1. ICC/ANSI A117.1 § 405.5: THE CLEAR WIDTH OF A RAMP RUN SHALL BE 36 INCHES MINIMUM. HANDRAILS AND HANDRAIL SUPPORTS THAT ARE PROVIDED ON THE RAMP RUN SHALL NOT PROJECT INTO THE REQUIRED CLEAR WIDTH OF THE RAMP RUN.
2. ICC/ANSI A117.1 § 405.7: RAMPS SHALL HAVE LANDINGS AT THE BOTTOM AND TOP OF EACH RAMP RUN. LANDINGS SHALL COMPLY WITH SECTION 405.7.
3. ICC/ANSI A117.1 § 405.7.1: LANDINGS SHALL HAVE A SLOPE NOT STEEPER THAN 1:48 AND SHALL COMPLY WITH SECTION 302.
   - A. CLEAR WIDTH OF LANDINGS SHALL BE AT LEAST AS WIDE AS THE WIDEST RAMP RUN LEADING TO THE LANDING.
   - B. LANDINGS SHALL HAVE A CLEAR LENGHT OF 60 INCHES MINIMUM.
   - C. RAMPS THAT CHANGE DIRECTION AT RAMP LANDINGS SHALL BE SIZED TO PROVIDE A TURNING SPACE COMPLYING WITH SECTION 304.3.
   - D. WHERE DOORWAYS ARE ADJACENT TO A RAMP LANDING, MANEUVERING CLEARANCES REQUIRED BY SECTIONS 404.2.3 AND 404.3.2 SHALL BE PERMITTED TO OVERLAP THE LANDING AREA. WHERE A DOOR THAT IS SUBJECT TO LOCKING IS LOCATED ADJACENT TO A RAMP LANDING, THE LANDING SHALL BE SIZED TO PROVIE A TURNING SPACE COMPLYING WITH SECTION 304.3.
4. ICC/ANSI A117.1 § 405.8: RAMP RUNS WITH A RISE GREATER THAN 6 INCHES SHALL HAVE HANDRAILS COMPLYING WITH SECTION 505.



HANDRAILS

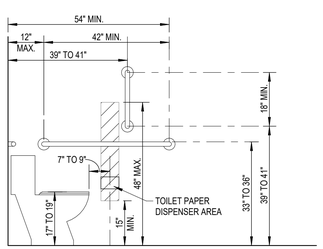
1. ICC/ANSI A117.1 § 505.2: HANDRAILS SHALL BE PROVIDED ON BOTH SIDES OF STAIRS AND RAMPS.
2. ICC/ANSI A117.1 § 505.3: HANDRAILS SHALL BE CONTINUOUS WITHIN THE FULL LENGTH OF EACH STAIR FLIGHT OR RAMP RUN. INSIDE HANDRAILS ON SWITCHBACK OR DOGLEG STAIRS OR RAMPS SHALL BE CONTINUOUS BETWEEN FLIGHTS OR RUNS. OTHER HANDRAILS SHALL COMPLY WITH SECTIONS 505.10 AND 307.
3. ICC/ANSI A117.1 § 505.6: GRIPPING SURFACES SHALL BE CONTINUOUS, WITHOUT INTERRUPTION BY NEWEL POSTS, OTHER CONSTRUCTION ELEMENTS, OR OBSTRUCTIONS.



(A) CIRCULAR (B) NON CIRCULAR (C) NON CIRCULAR

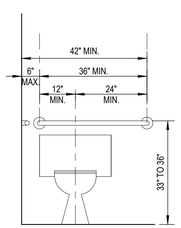
HANDRAIL HEIGHT TOP HANDRAIL EXTENSION @ STAIRS BOTTOM HANDRAIL EXTENSION @ STAIRS

TOILET AND BATHING ROOMS

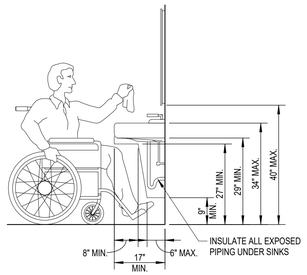


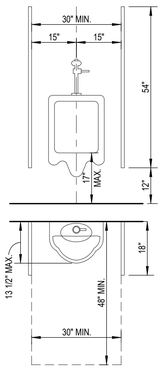
SIDE WALL GRAB BARS, TOILET SEAT HEIGHT, & TOILET PAPER DISPSENSER HEIGHT

IF TOILET PAPER DISPENSERS ARE INSTALLED ABOVE THE SIDE WALL GRAB BAR, THE OUTLET OF THE TOILET PAPER DISPENSER MUST BE 48 INCHES MAXIMUM ABOVE THE FINISH FLOOR AND THE TOP OF THE GRIPPING SURFACE OF THE GRAB BAR MUST BE 33 INCHES MINIMUM AND 36 INCHES MAXIMUM ABOVE THE FINISH FLOOR.



REAR WALL GRAB BARS

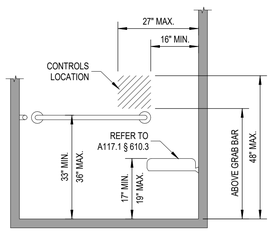




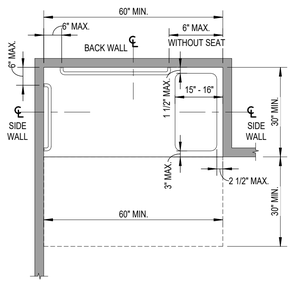
ACCESSIBLE WALL HUNG URINAL

MIN. URINAL DEPTH TO BE 13 1/2" MEASURED FROM THE OUTER FACE OF THE URINAL RIM TO THE BACK OF THE FIXTURE

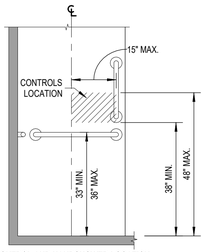
SHOWER COMPARTMENTS



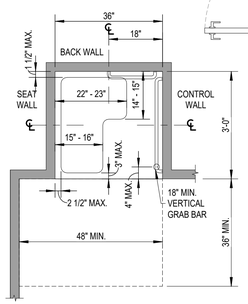
CONTROL AND HANDSHOWER LOCATION
2009 ICC A117.1 § 608.4.2



STANDARD ROLL-IN TYPE SHOWER COMPARTMENT
2009 ICC A117.1 § 608.2.2

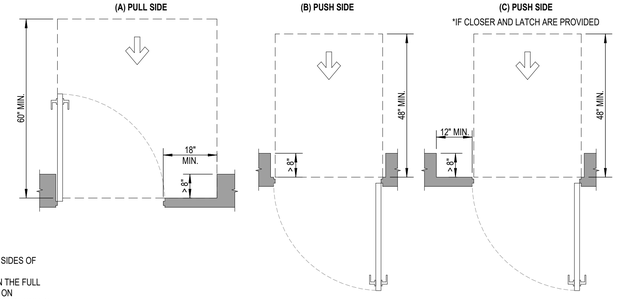


CONTROL AND HANDSHOWER LOCATION
2009 ICC A117.1 § 608.4.1

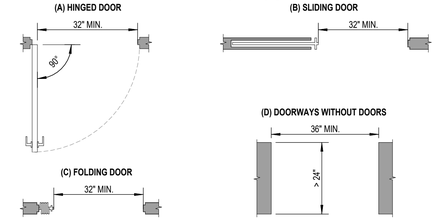


TRANSFER TYPE SHOWER COMPARTMENT
2009 ICC A117.1 § 608.2.1

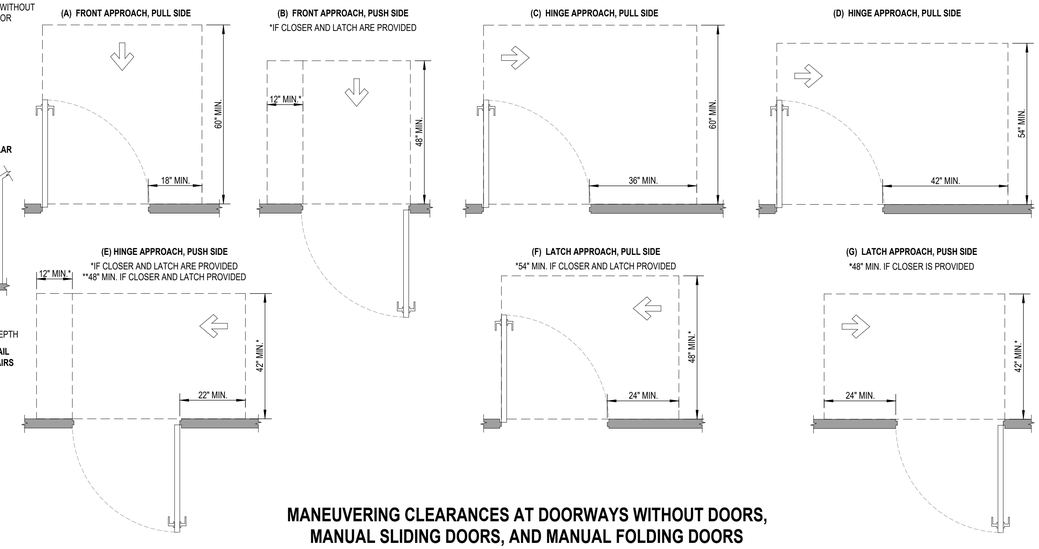
MANEUVERING CLEARANCES AT RECESSED DOORS



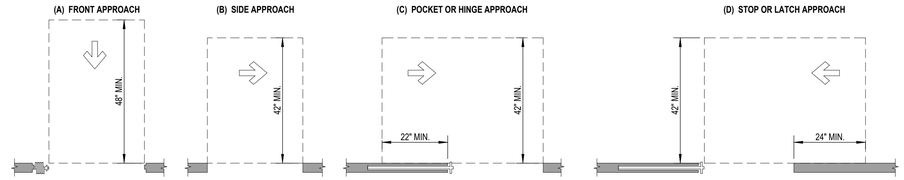
CLEAR WIDTH OF DOORWAYS



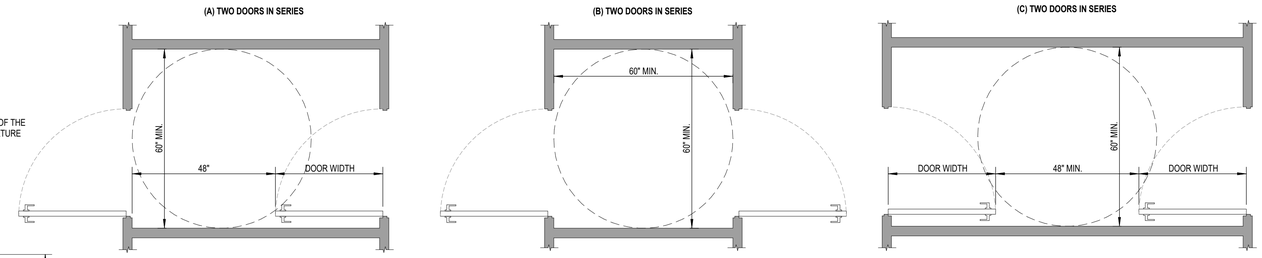
MANEUVERING CLEARANCES AT MANUAL SWINGING DOORS



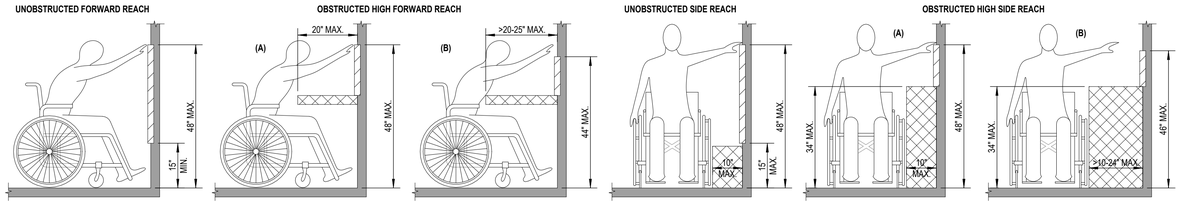
MANEUVERING CLEARANCES AT DOORWAYS WITHOUT DOORS, MANUAL SLIDING DOORS, AND MANUAL FOLDING DOORS



TWO DOORS IN SERIES



REACH RANGES



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Soft Light Photography

LOT ED-2384 - XXXX PROFIT PLACE
DE PERE, WI, 54115

PROJECT # 25-090

PROFESSIONAL SEAL:

REVISIONS

#	STAGE	DATE
1	CB1	10-24-25

STATUS: CD

SHEET ISSUE DATE: 10/21/2025

DRAWN BY: G.C.T.

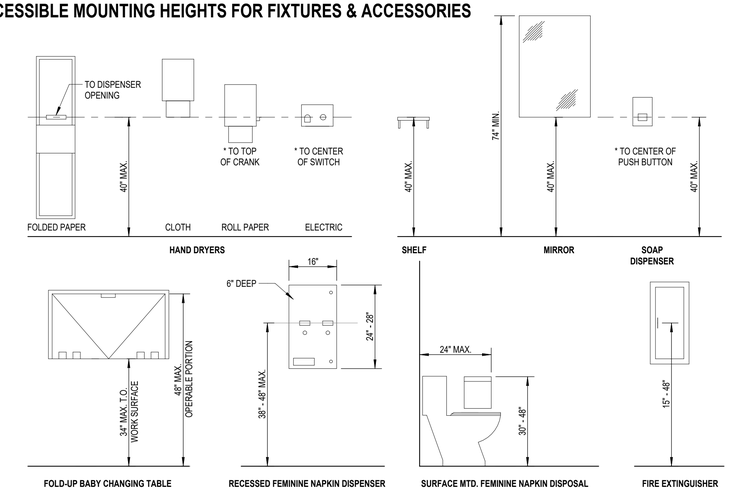
SCALE: 1/2" = 1'-0"

ACCESSIBILITY REQUIREMENTS

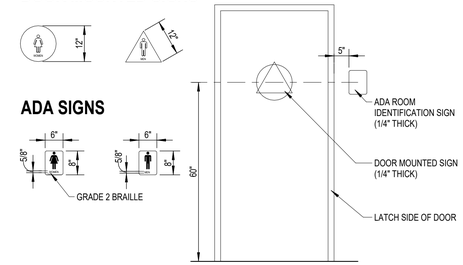
G020

P:\25-090 Soft Light Photography\07 Models\Rev\25-090 Photography Studio 8,500 sq ft reduce masonry to 30%.rvt

ACCESSIBLE MOUNTING HEIGHTS FOR FIXTURES & ACCESSORIES



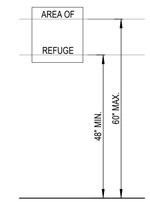
DOOR MOUNTED SIGNS



ADA SIGNS

1. CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND.
2. IDENTIFICATION SYMBOLS ARE TO BE ON WALL ADJACENT DOOR 60" ABOVE FLOOR AND ARE TO BE DISTINCTLY DIFFERENT FROM DOOR AND WALL IN COLOR AND CONTRAST.
3. PROVIDE ROOM IDENTIFICATION SIGN ON LATCH SIDE OF DOOR.
4. LETTERS AND NUMBERS ON SIGNS SHALL BE RAISED 1/32" MIN., SHALL BE A MIN. OF 5/8" HIGH & SHALL BE SANS-SERIF UPPERCASE CHARACTERS. ADA SIGNAGE ACCOMPANIED BY GRADE 2 BRAILLE.
5. REGULATORY SIGNS TO BE TYPICALLY ADA COMPLIANT TACTILE 3-D PLAQUES PER CODE REQUIREMENTS.
6. SIGNS TO BE A TYPICAL ONE PIECE INJECTION MOLDED FABRICATION WITH RAISED SECOND SURFACE GRAPHICS.
7. BRAILLE SHOWN IS FOR PLACEMENT ONLY. USE CORRECT BRAILLE FOR SIGN PRODUCTION.

AREA OF REFUGE



ICC/ANSI A117.1 § 703.4.1: TACTILE CHARACTERS ON SIGNS SHALL BE LOCATED 48 INCHES MINIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE. MEASURED FROM THE BASELINE OF THE LOWEST TACTILE CHARACTER AND 60 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE HIGHEST TACTILE CHARACTER.

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Soft Light Photography

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ACCESSIBILITY REQUIREMENTS

G021

P:\25-090 Soft Light Photography\07 Models\Rev\25-090 Photography Studio 8,500 sq ft reduce masonry to 30%.rvt

OCCUPANCY SCHEDULE

ROOM	NAME	Occupancy	Occupancy Load Tag Value
101	BRIGHT ROOM	B	24
102	NO WINDOW STUDIO	B	15
103	WORK STUDIO	B	2
104	CORRIDOR	B	2
105	UNISEX	B	1
106	UNISEX	B	1
107	CHANGING	B	1
108	CHANGING	B	1
109	UTILITY/ SUPPLIES	S-1	1
110	BREAK ROOM	B	1
111	3 CAR GARAGE/ WORKSHOP	S-1	1
TOTAL			50 OCCUPANTS

GENERAL NOTES

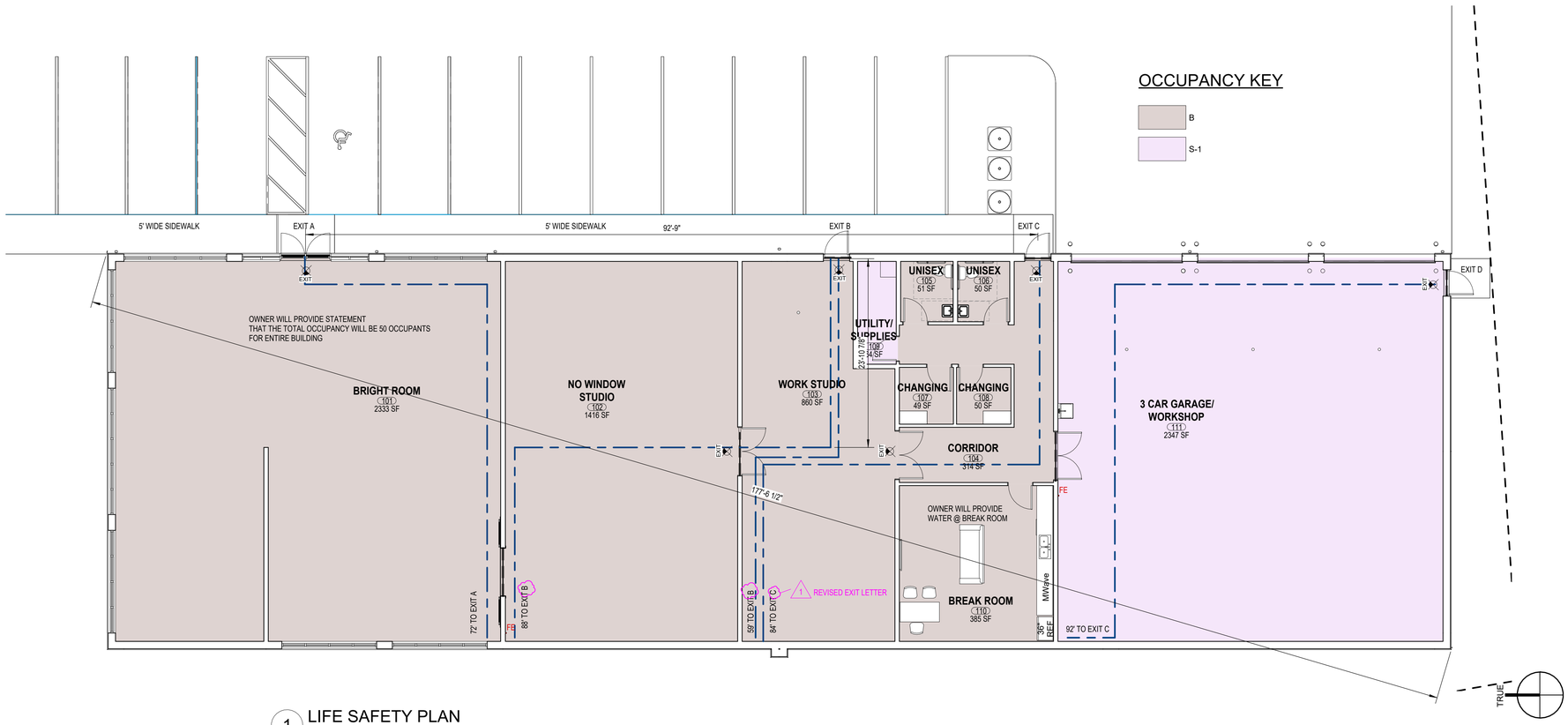
1. PER IBC TABLE 908.3 (1), MAXIMUM DISTANCE OF TRAVEL TO FIRE EXTINGUISHER TO BE 75'-0".
2. PER IBC SECTION 1013, EXIT SIGN PLACEMENT SHALL BE SUCH THAT NO POINT IN AN EXIT ACCESS CORRIDOR OR EXIT PASSAGEWAY IS MORE THAN 100'-0" OR THE LISTED VIEWING DISTANCE FROM THE SIGN, WHICHEVER IS LESS, FROM THE NEAREST VISIBLE EXIT SIGN.
3. PER IBC SECTION 703.7, FIREWALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS, AND SMOKE PARTITIONS OR ANY OTHER WALL REQUIRED TO HAVE PROTECTED OPENINGS OR PENETRATIONS SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED IN THE FIELD WITH SIGNS OR STENCILING SPACED AND SIZED TO MEET CODE REQUIREMENTS.
4. REFER TO LIFE SAFETY PLAN FOR TRAVEL DISTANCES, COMMON PATH OF TRAVEL, EGRESS WIDTHS, ACCESSIBLE ROUTE, ACCESSIBLE ENTRANCES AND EXITS.
5. REFER TO ARCHITECTURAL SITE PLAN FOR DISTANCES TO PROPERTY LINES, STREETS, AND BUILDINGS ON SAME SITE.
6. EXIT DOORS w/ PANIC HARDWARE SHALL BE PROVIDED AT EACH ACCESSIBLE PATH EGRESS EXIT
7. REFER TO ELECTRICAL CONSULTANT DRAWINGS FOR EXIT SIGNAGE LOCATION AND TYPES
8. REFER TO ELECTRICAL CONSULTANT DRAWINGS FOR EMERGENCY LIGHTING LOCATIONS AND TYPES
9. REFER TO MEP CONSULTANT DRAWINGS FOR FIRE DEPARTMENT CONNECTIONS AND CONTROL PANEL LOCATIONS

LIFE SAFETY SYMBOLS

- EXIT — EXIT LIGHT
- FE — FIRE EXTINGUISHER ON WALL BRACKET
- FEC — FIRE EXTINGUISHER IN CABINET
- PATH OF EGRESS

2015 IBC - 1010.1.2.1 DIRECTION OF SWING. PIVOT OR SIDE-HINGED SWINGING DOOR SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL WHERE SERVING A ROOM OR AREA CONTAINING AN OCCUPANT LOAD OF 50 OR MORE PERSONS OR A GROUP H OCCUPANCY

ICC/ANSI A 117.1 SEC. 903
ACCESSIBLE BENCHES SHALL
HAVE CLEAR SPACE PER SECTION 305.
BENCHES SHALL HAVE SEATS 42" MIN. IN LENGTH,
& 20" MIN. TO 24" MAX. IN DEPTH. BENCHES SHALL
BE 17" MIN. TO 19" MAXIMUM IN HEIGHT, AND
DESIGNED TO SUPPORT A FORCE OF 250 LBS,
APPLIED HORIZONTALLY OR VERTICALLY



1 LIFE SAFETY PLAN
1/8" = 1'-0"

PROJECT INFORMATION/CODE SUMMARY

DESCRIPTION OF WORK

THE PROJECT REPRESENTS THE NEW CONSTRUCTION OF PHOTO STUDIO. THE STRUCTURE, EXTERIOR WALLS, ROOF, AND INTERIOR PARTITIONS TO BE NEW, WOOD FRAME CONSTRUCTION WITH COMMERCIAL GRADE ARCHITECTURAL FINISHES. NO PHOTO FINISHING WILL BE COMPLETED IN THIS BUILDING.

PROJECT LOCATION & ZONING

CITY of DE PERE, BROWN COUNTY, WI

- CLIMATE ZONE: 6a
- PARCEL NUMBER: ED-2384
- ZONING CLASSIFICATION: ---
- TOTAL LOT AREA: 51,734 S.F. (1.188 ACRES)
- SETBACKS REQUIRED: FRONT: 30 FT. SIDE: 20 FT. REAR: 20 FT.
- LEGAL DESCRIPTION: ---

APPLICABLE CODES

- STATE OF WISCONSIN ENROLLED COMMERCIAL BUILDING CODE VOLUME I&II
- WISCONSIN ADMINISTRATIVE CODE, SPS 361-366 (COMMERCIAL BUILDING CODE)
- 2015 INTERNATIONAL BUILDING CODE (IBC) WITH AMENDMENTS
- 2015 INTERNATIONAL EXISTING BUILDING CODE (IEBC) WITH AMENDMENTS
- 2015 INTERNATIONAL FIRE CODE (IFC) WITH AMENDMENTS
- 2015 INTERNATIONAL ENERGY CONVERSATION CODE (IECC) WITH AMENDMENTS
- WISCONSIN ELECTRICAL CODE (NFPA 70, 2017) WITH AMENDMENTS
- 2015 INTERNATIONAL MECHANICAL CODE (IMC) WITH AMENDMENTS
- 2015 INTERNATIONAL PLUMBING CODE (IPC) WITH AMENDMENTS
- 2009 ICC / ANSI A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES

DEFERRED SUBMITTALS

- HVAC
- PLUMBING
- FIRE ALARM
- TRUSS PACKAGE

GENERAL BUILDING HEIGHTS AND AREAS

CONSTRUCTION TYPE VB

BUILDING AREA (TABLE 506.2)
- ALLOWABLE: 9,000 SQ. FT.
- ACTUAL: 8,500 SQ. FT.

BUILDING HEIGHT (TABLE 504.3)
- ALLOWABLE: 40 FT.
- ACTUAL: 21 FT.

BUILDING STORIES (TABLE 504.4)
- ALLOWABLE: 1 STORY
- ACTUAL: 1 STORY

FRONTAGE INCREASE (TABLE 506.3)

AREA BUILDING- (TABLE 506.2.1) $A_a = A_t + (NS \times I_f) : 9,000 + (9,000 \times .63) = 5,727$

$I_f = ((F/P) - .25) W/30 : (390/440) - 25) 30/30 = .6363$

$W = (L_1 \times W_1) + (L_2 \times W_2) + (L_3 \times W_3) + (L_4 \times W_4)/F$

$W = (170'\times30') + (170'\times30') + (50'\times30)/340 = 30$

- ALLOWABLE (A): 14,727 SQ. FT.
- ACTUAL (A): 8,500 SQ. FT.
- AMOUNT OF INCREASE = --

$I_f = (F / P - 0.25) W / 30$

$I_f = (390 / 440 - 0.25) 30 / 30 = .6363$

1 REMOVED ALLOWABLE AREA FORMULA

OCCUPANCY

OCCUPANCY CLASSIFICATION(S) (CHAPTER 3)
GROUP B
GROUP S-1

OCCUPANCY SEPARATION (TABLE 508.4)
NO SEPARATION REQUIREMENT

OCCUPANT LOAD (TABLE 1004.1.2)
GROUP B 49 OCC. **OWNER WILL PROVIDE A OCCUPANCY FORM LETTER**

GROUP S-1 + 1 OCC.
TOTAL = 50 OCC. (------ SF.)

MEANS OF EGRESS (SECTION 1005.3)

MIN. REQ. = 10" (0.2 IN. PER OCCUPANT)
ACTUAL = 32"

FIRE PROTECTION

SPRINKLER SYSTEM (CHAPTER 903.2)
NONSPRINKLERED BUILDING

MAXIMUM FIRE AREA (CHAPTER 903.2)
12,000 SQ. FT.

FIRE ALARM (CHAPTER 907.2)
- COVERAGE: NONE REQUIRED

FIRE-RESISTANCE RATING REQUIREMENTS
TABLE 601

BUILDING ELEMENT	CONSTRUCTION TYPE -- REQUIRED (HOURS)	PROVIDED (HOURS)
PRIMARY STRUCTURAL FRAMING	0	0
BEARING WALLS	0	0
NONBEARING WALLS AND PARTITIONS (EXTERIOR)	SEE TABLE 602	
NONBEARING WALLS AND PARTITIONS (INTERIOR)	0	0
FLOOR CONSTRUCTION	0	0
ROOF CONSTRUCTION	0	0

EXIT DISTANCE

EXIT ACCESS TRAVEL DISTANCE (TABLE 1017.2)
200 FT.

PLUMBING FIXTURES

MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES
TABLE 2902.1

	MEN URINALS	MEN W/C	WOMEN W/C	LAV	BATHTUBS/ SHOWERS	DRINKING FOUNTAINS	OTHER
REQUIRED	-	1	1	2	-	-	1 S.S.
EXISTING	-	-	-	-	-	-	- - S.S.
PROPOSED	-	1	1	2	-	-	- - S.S.

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PROJECT # 25-090

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REVISIONS

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STATUS: CD

SHEET ISSUE DATE: 10/16/2025

DRAWN BY: G.C.T

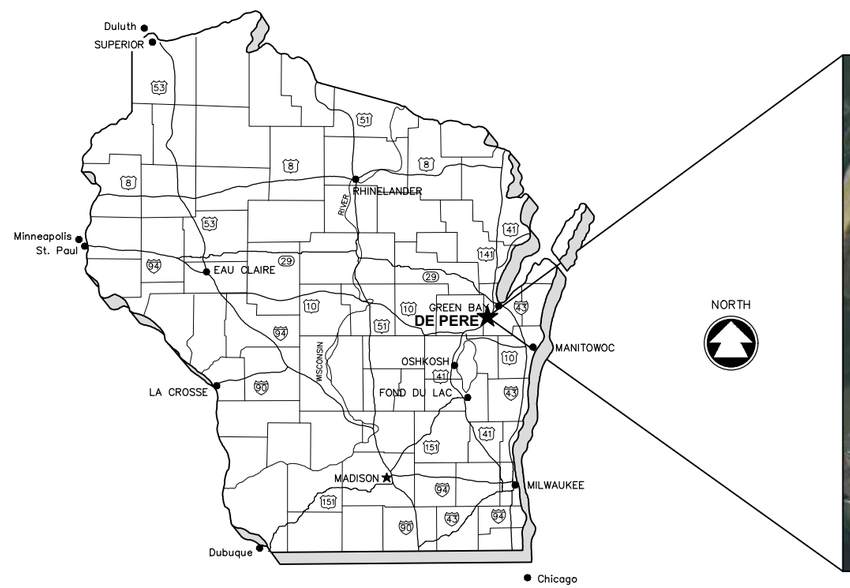
SCALE: As indicated

LIFE SAFETY PLANS & CODE INFORMATION

G100

P:\25-090 Soft Light Photography\07 Models\Revit\25-090 Photography Studio.B.500 req ft reduce masonry to 35%.rvt

SOFT LIGHT PHOTOGRAPHY
CITY OF DEPERE
BROWN COUNTY, WISCONSIN
MCM # A0614-09-25-00654



NORTH

SHEET INDEX

1 ABBREVIATIONS, SYMBOLS & NOTES
2 SURVEY CONTROL
3 SITE PLAN
4 UTILITY PLAN
5 GRADING PLAN
6 EROSION CONTROL PLAN
7 EROSION CONTROL DETAILS
8 MISCELLANEOUS DETAILS

CONTACT INFORMATION

OWNER CONTACT

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3665 BEACHMONT RD
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(715) 367-3181
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DESIGN CONTACT

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DATE
11/2025
PROJECT NO.
A0614-09-25-00654

sjandrey, W:\PROJECTS\A0614\092500654-Soft Light Photography\CADD\Civil3D\Plan Sheets\COVER NOTES DETAILS.dwg, 22x34-cover, Plot Date: 11/5/2025 3:49 PM, xrefs:none

STANDARD ABBREVIATIONS

AC	ACRE
AGG	AGGREGATE
AH	AHEAD
ASPH	ASPHALT PAVEMENT
AVG	AVERAGE
B-B	BACK TO BACK
BEG	BEGIN
BIT	BITUMINOUS
BK	BACK
B/L	BASE LINE
BLDG	BUILDING
BM	BENCH MARK
BOC	BACK OF CURB
BRG	BEARING
C-C	CENTER TO CENTER
CY	CUBIC YARD
C&G	CURB AND GUTTER
CB	CATCH BASIN
CE	COMMERCIAL ENTRANCE
CHD	CHORD
C/L	CENTER LINE
CL	CLASS (FOR CONC PIPE)
CMP	CORRUGATED METAL PIPE
CO	CLEAN OUT
CONC	CONCRETE
CORR	CORRUGATED
CP	CONTROL POINT
CR	CRUSHED
CS	CURB STOP
CSW	CONCRETE SIDEWALK
CTH	COUNTY TRUNK HIGHWAY
CULV	CULVERT
D	DEPTH OR DELTA
DI	DUCTILE IRON
DIA	DIAMETER
DIS	DISCHARGE
EA	EACH
EB	EASTBOUND
EBS	EXCAVATION BELOW SUBGRADE
EG	EDGE OF GRAVEL
ELEV	ELEVATION
ELEC	ELECTRIC
EMB	EMBANKMENT
EMAT	EROSION MAT
ENT	ENTRANCE
EOR	END OF RADIUS
EP	EDGE OF PAVEMENT
EXC	EXCAVATION
EX	EXISTING
EW	ENDWALL
F-F	FACE TO FACE
FDN	FOUNDATION
FE	FIELD ENTRANCE
FERT	FERTILIZER
FG	FINISHED GRADE
F/L	FLOW LINE
FT	FOOT
FTG	FOOTING
GRAV	GRAVEL
GN	GRID NORTH
GV	GAS VALVE
HDPE	HIGH DENSITY POLYETHYLENE
HE	HIGHWAY EASEMENT
HMA	HOT MIX ASPHALT
HP	HIGH POINT
HT	HEIGHT
HYD	HYDRANT
ID	INSIDE DIAMETER
IN	INCH
INL	INLET
INV	INVERT
IP	IRON PIPE
JCT	JUNCTION
LB	POUND
LF	LINEAR FOOT
LP	LIGHT POLE

LT	LEFT
LVC	LENGTH OF VERTICAL CURVE
MAINT	MAINTENANCE
MAT'L	MATERIAL
MAX	MAXIMUM
MIN	MINIMUM
MH	MANHOLE
MP	MILE POST
NB	NORTHBOUND
NO	NUMBER
NOR	NORMAL
OD	OUTSIDE DIAMETER
OBLIT	OBLITERATE
PAV'T	PAVEMENT
PC	POINT OF CURVATURE
PCC	PORTLAND CEMENT CONCRETE OR POINT OF COMPOUND CURVATURE
PE	PRIVATE ENTRANCE
PED	PEDESTAL
PGL	PROFILE GRADE LINE
PI	POINT OF INTERSECTION
P/L	PROPERTY LINE
PLE	PERMANENT LIMITED EASEMENT
PP	POWER POLE
PRC	POINT OF REVERSE CURVATURE
PROP	PROPOSED
PSD	PASSING SIGHT DISTANCE
PSI	POUNDS PER SQUARE INCH
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE OR POINT OF VERTICAL CURVATURE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENCY
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RD	ROAD
REBAR	REINFORCEMENT ROD
REM	REMOVE
RECON	RECONSTRUCT
REQ'D	REQUIRED
R/L	REFERENCE LINE
RP	RADIUS POINT
RR	RAILROAD
RT	RIGHT
R/W	RIGHT-OF-WAY
SB	SOUTHBOUND
SE	SUPERELEVATION
SF	SQUARE FEET
SI	SLOPE INTERCEPT
STH	STATE TRUNK HIGHWAY
SY	SQUARE YARD
SALV	SALVAGED
SAN	SANITARY
SEC	SECTION
SHLDR	SHOULDER
S/L	SURVEY LINE
SQ	SQUARE
STA	STATION
STD	STANDARD
STO	STORM
SW	SIDEWALK
TC	TOP OF CURB
TEL	TELEPHONE
TEMP	TEMPORARY
TLE	TEMPORARY LIMITED EASEMENT
TV	TELEVISION
TYP	TYPICAL
UG	UNDERGROUND
USH	U.S. HIGHWAY
VAR	VARIES
VC	VERTICAL CURVE
VERT	VERTICAL
WB	WESTBOUND
WM	WATER MAIN
WV	WATER VALVE

GENERAL NOTES

1. THE UTILITIES SHOWN IN PLAN AND PROFILE ARE INDICATED IN ACCORDANCE WITH AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING EXACT LOCATIONS AND ELEVATIONS OF ALL UTILITIES, INCLUDING ANY PRIVATE UTILITIES, FROM THE OWNERS OF THE RESPECTIVE UTILITIES. ALL UTILITIES SHALL BE NOTIFIED 72 HRS. PRIOR TO EXCAVATION.
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PROPOSED SITE GRADES BY FIELD CHECKING TWO (2) BENCHMARKS AND A MINIMUM OF ONE (1) SITE FEATURE AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY MCMAHON OF ANY VERTICAL DISCREPANCY.
3. THE PROPERTY LINES, RIGHT-OF-WAY LINES AND OTHER PROPERTY INFORMATION ON THIS DRAWING WERE DEVELOPED OR OBTAINED AS PART OF THE COUNTY GEOGRAPHIC INFORMATION SYSTEM OR THROUGH THE COUNTY PROPERTY TAX MAPPING FUNCTION. McMAHON DOES NOT GUARANTEE THIS INFORMATION TO BE CORRECT, CURRENT OR COMPLETE. THE PROPERTY AND RIGHT-OF-WAY INFORMATION ARE INTENDED FOR USE AS A GENERAL REFERENCE AND ARE NOT INTENDED OR SUITABLE FOR SITE-SPECIFIC USES. ANY USE TO THE CONTRARY OF THE ABOVE STATED USES IS THE RESPONSIBILITY OF THE USER AND SUCH USE IS AT THE USER'S OWN RISK.
4. NO TREES OR SHRUBS ARE TO BE REMOVED WITHOUT PRIOR APPROVAL FROM THE OWNER.
5. A SAWED JOINT IS REQUIRED WHERE NEW HMA PAVEMENT MATCHES EXISTING ASPHALTIC CONCRETE SURFACE.
6. ALL CURB RADII SHOWN ON THE PLAN SHEETS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
7. DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.

THIS PLAN SET WAS CREATED WITH **CIVIL3D 2023**. MCMAHON'S "DISCLAIMER FOR TRANSFER OF ELECTRONIC FILES" FORM NEEDS TO BE SIGNED IF A COPY OF THE ELECTRONIC FILES ARE REQUESTED. MCMAHON MAKES NO REPRESENTATION REGARDING THE COMPATIBILITY OF THESE FILES WITH OTHER SOFTWARE, NOR DOES MCMAHON REPRESENT THAT THE FILES WILL CONVERT TO OTHER SOFTWARE WITHOUT ERROR.

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STANDARD SYMBOLS (PLAN VIEW ONLY)

- 2" IRON PIPE FOUND
- 1 1/4" REBAR FOUND
- 1 1/4" x 30" IRON REBAR WEIGHING 4.30 LB/LF SET
- 1" (1.315 OD) IRON PIPE FOUND
- 1" IRON PIPE SET
- 3/4" IRON REBAR FOUND
- 3/4" IRON PIPE FOUND
- 3/4"x 24" IRON REBAR WEIGHING 1.5 LB/LF SET
- MAG NAIL FOUND
- MAG NAIL SET
- MAG SPIKE FOUND
- MAG SPIKE SET
- CHISEL CROSS FOUND
- CHISEL CROSS SET
- COUNTY MONUMENT
- CONCRETE MONUMENT FOUND
- CONTROL POINT HORIZONTAL
- VERTICAL BENCHMARK
- SB or MW — SOIL BORING or MONITORING WELL
- POWER POLE
- POWER POLE W/GUY WIRE
- TELEPHONE OR TELEVISION PEDESTAL
- MB — MAILBOX
- SIGN
- RAILROAD CROSS BUCK
- RAILROAD GATE ARM
- RAILROAD TRACKS
- LIGHT POLE
- WOOD POLE
- TRAFFIC SIGNAL
- TRAFFIC SIGNAL MAST ARM
- CONIFEROUS TREE
- DECIDUOUS TREE
- TREE OR BRUSH LINE
- BED ROCK (IN PROFILE VIEW)
- HANDICAPPED PARKING STALL
- 763.54 — EXISTING SPOT ELEVATION
- × 750.00 — PROPOSED SPOT ELEVATION
- DRAINAGE HIGH POINT
- DRAINAGE DIRECTION
- EXISTING MANHOLE
- PROPOSED MANHOLE
- EXISTING INLET
- PROPOSED INLET
- EXISTING YARD DRAIN
- PROPOSED YARD DRAIN
- CO — EXISTING CLEAN OUT
- CO — PROPOSED CLEAN OUT
- EXISTING DOWNSPOUT
- PROPOSED DOWNSPOUT
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- EXISTING CURB STOP
- PROPOSED CURB STOP
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED WATER FITTING
- PROPOSED WATER REDUCER
- PROPOSED ENDCAP
- GAS VALVE

- T — TELEPHONE CABLE - BURIED
- E — ELECTRIC CABLE - BURIED
- OHU — UTILITIES - OVERHEAD
- FO — FIBER OPTIC CABLE - BURIED
- G — GAS MAIN
- TV — CABLE TELEVISION - BURIED
- DITCH LINE
- STREET C/L OR R/L
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- SECTION LINE
- 746 — EXISTING CONTOURS
- 746 — PROPOSED CONTOURS
- FM — EXISTING FORCEMAIN SEWER
- SAN — EXISTING SANITARY SEWER
- SAN — PROPOSED SANITARY SEWER
- WM — EXISTING WATER MAIN
- WM — PROPOSED WATER MAIN
- STO — EXISTING STORM SEWER
- STO — PROPOSED STORM SEWER
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- PROPOSED REJECT CURB & GUTTER
- EXISTING CULVERT WITH END SECTIONS
- PROPOSED CULVERT WITH END SECTIONS
- BUILDING OUTLINE
- FENCE LINE
- SAW CUT REQ'D
- PERIMETER CONTROL
- GUARD RAIL
- DITCH CHECK
- INLET PROTECTION
- TRACKING PAD
- TURBIDITY BARRIER OR SHEET PILING
- SANDBAG COFFERDAM
- SLOPE INTERCEPT
- LIMITS OF DISTURBANCE

EXISTING | PROPOSED

- ASPHALT PAVEMENT
- CONCRETE SIDEWALK/DRIVEWAY
- GRAVEL
- RIP-RAP (SIZE AS SPECIFIED)
- PROPOSED EROSION MAT

EROSION & SEDIMENT CONTROL PLAN

BEST MANAGEMENT PRACTICES:

THE CONTRACTOR IS RESPONSIBLE FOR FURNISHING, INSTALLING, MAINTAINING AND REMOVING BEST MANAGEMENT PRACTICES IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES (DNR) TECHNICAL STANDARDS. THESE STANDARDS MAY BE FOUND ON THE DNR WEBSITE AT http://www.dnr.wi.gov/runoff/stormwater/techstds.htm. RIP-RAP SHALL BE IN ACCORDANCE WITH SECTION 606, WIS-DOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION, UNTIL TECHNICAL STANDARD 1065 IS COMPLETED BY THE DNR. THE MINIMUM BEST MANAGEMENT PRACTICES SPECIFIED FOR THIS PROJECT ARE AS FOLLOWS:

- [ ] LAND APPLICATION OF ADDITIVES (1050)
- [ ] WATER APPLICATION OF ADDITIVES (1051)
- [ ] NON-CHANNEL EROSION MAT (1052)
- [ ] CHANNEL EROSION MAT (1053)
- [ ] VEGETATIVE BUFFER (1054)
- [ ] SEDIMENT BALE BARRIER (1055)
- [X] PERIMETER SEDIMENT CONTROL (1056)
- [X] TRACKOUT CONTROL (1057)
- [X] MULCHING (1058)
- [X] SEEDING (1059)
- [X] STORM DRAIN INLET PROTECTION (1060)
- [ ] DE-WATERING (1061)
- [X] DITCH CHECK (1062)
- [ ] SEDIMENT TRAP (1063)
- [ ] SEDIMENT BASIN (1064)
- [ ] RIP-RAP (1065)
- [ ] CONSTRUCTION DIVERSION (1066)
- [ ] TEMPORARY GRADING PRACTICES (1067)
- [ ] DUST CONTROL (1068)
- [ ] TURBIDITY BARRIER (1069)
- [ ] SILT CURTAIN (1070)
- [ ] HORIZONTAL DIRECTIONAL DRILLING (1072)

THE CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES AND IMPLEMENT BEST MANAGEMENT PRACTICES TO PREVENT OR REDUCE ALL OF THE FOLLOWING IN RUNOFF:

A. DEPOSITION OR TRACKING OF SOIL ONTO STREETS BY VEHICLES.
B. DISCHARGE OF SEDIMENT INTO STORM WATER INLETS.
C. DISCHARGE OF SEDIMENT INTO ADJACENT STREAMS, RIVERS, LAKES AND WETLANDS.
D. DISCHARGE OF SEDIMENT FROM DITCHES AND STORM SEWERS THAT FLOW OFFSITE.
E. DISCHARGE OF SEDIMENT FROM DEWATERING ACTIVITIES.
F. DISCHARGE OF SEDIMENT FROM SOIL STOCKPILES EXISTING FOR 7 DAYS OR MORE.
G. DISCHARGE OF SEDIMENT FROM EROSIVE OUTLET FLOWS.
H. DISCHARGE OF CHEMICALS, CEMENT AND BUILDING MATERIALS.
I. DISCHARGE OF UNTREATED VEHICLE AND WHEEL WASH WATER.

THE CONTRACTOR SHALL IMPLEMENT THE FOLLOWING PREVENTATIVE MEASURES:

A. PRESERVE EXISTING VEGETATION WHENEVER POSSIBLE.
B. MINIMIZE SOIL COMPACTION AND PRESERVE TOPSOIL.
C. MINIMIZE LAND DISTURBANCES ON SLOPES OF 20% OR MORE.
D. MINIMIZE THE AMOUNT OF SOIL EXPOSED AT ANY ONE TIME.
E. DIVERT CLEAR WATER AWAY FROM EXPOSED SOILS.
F. TEMPORARILY STABILIZE EXPOSED SOILS THAT WILL NOT BE ACTIVE FOR 14 DAYS OR MORE. USE MULCHING, SEEDING, POLYACRYLAMIDE OR GRAVELING TO STABILIZE.
G. PERMANENTLY STABILIZE EXPOSED SOILS AS SOON AS POSSIBLE.
H. CONTRACTOR SHALL EDUCATE ITS EMPLOYEES AND SUBCONTRACTORS ABOUT PROPER SPILL PREVENTION AND RESPONSE PROCEDURES. IF A SPILL OCCURS, THE CONTRACTOR SHALL EVACUATE THE AREA AND IMMEDIATELY NOTIFY THE LOCAL MUNICIPALITY, FIRE DEPARTMENT OR 911 EMERGENCY SYSTEM. IF NO FIRE, EXPLOSION OR LIFE / HEALTH SAFETY HAZARD EXISTS, THE NEXT STEP IS TO CONTAIN THE SPILL AND PERFORM CLEANUP. USE DRY CLEANUP METHODS, NOT WET.

THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING OR REPLACING BEST MANAGEMENT PRACTICES DESTROYED AS A RESULT OF CONSTRUCTION ACTIVITIES BY THE END OF THE WORK DAY. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING BEST MANAGEMENT PRACTICES TEMPORARILY REMOVED FOR CONSTRUCTION ACTIVITY AS SOON AS THOSE ACTIVITIES ARE COMPLETED. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING AND DISPOSING OF TEMPORARY BEST MANAGEMENT PRACTICES AFTER CONSTRUCTION IS COMPLETE AND PERMANENT VEGETATION IS ESTABLISHED.

INSPECTION & MAINTENANCE:

THE CONTRACTOR IS RESPONSIBLE FOR INSPECTING BEST MANAGEMENT PRACTICES WEEKLY, AND WITHIN 24 HOURS FOLLOWING A RAINFALL OF 0.5 INCHES OR GREATER. WRITTEN DOCUMENTATION OF EACH INSPECTION SHALL BE KEPT AT THE CONSTRUCTION SITE AND SHALL INCLUDE THE FOLLOWING INFORMATION: DATE, TIME, AND LOCATION OF INSPECTION; NAME OF INDIVIDUAL WHO PERFORMED THE INSPECTION; AN ASSESSMENT OF THE CONDITION OF BEST MANAGEMENT PRACTICES; A DESCRIPTION OF ANY BEST MANAGEMENT PRACTICE IMPLEMENTATION AND MAINTENANCE PERFORMED; AND A DESCRIPTION OF THE PRESENT PHASE OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING, REPAIRING, OR REPLACING BEST MANAGEMENT PRACTICES AS NECESSARY WITHIN 24 HOURS OF AN INSPECTION OR NOTIFICATION. THE CONTRACTOR IS RESPONSIBLE FOR INSPECTING, MAINTAINING, REPAIRING, OR REPLACING BEST MANAGEMENT PRACTICES UNTIL ALL LAND DISTURBING CONSTRUCTION ACTIVITY IS COMPLETED AND A UNIFORM PERENNIAL VEGETATIVE COVER IS ESTABLISHED WITH A DENSITY OF AT LEAST 70%.

THE CONTRACTOR IS RESPONSIBLE FOR POSTING THE PERMIT IN A CONSPICUOUS LOCATION ON THE CONSTRUCTION SITE. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING A COPY OF THE APPROVED REPORTS, PLANS, AMENDMENTS, INSPECTION REPORTS, AND PERMITS AT THE CONSTRUCTION SITE AT ALL TIMES UNTIL ALL LAND DISTURBING CONSTRUCTION ACTIVITY IS COMPLETED AND A UNIFORM PERENNIAL VEGETATIVE COVER IS ESTABLISHED WITH A DENSITY OF AT LEAST 70%. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE OWNER WHEN THE VEGETATIVE DENSITY REACHES AT LEAST 70%. THE OWNER IS RESPONSIBLE FOR TERMINATING DNR PERMIT COVERAGE.

AMENDMENTS:

THE CONTRACTOR IS RESPONSIBLE FOR AMENDING THE EROSION & SEDIMENT CONTROL PLAN IF: THERE IS A CHANGE IN CONSTRUCTION, OPERATION OR MAINTENANCE AT THE SITE WHICH HAS THE REASONABLE POTENTIAL FOR THE DISCHARGE OF POLLUTANTS; THE ACTIONS REQUIRED BY THE PLAN FAIL TO REDUCE THE IMPACTS OF POLLUTANTS CARRIED BY CONSTRUCTION SITE RUNOFF; OR IF THE DNR NOTIFIES THE APPLICANT OF CHANGES NEEDED IN THE PLAN. THE DNR AND OWNER SHALL BE NOTIFIED 5 WORKING DAYS PRIOR TO MAKING CHANGES TO THE PLAN.

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NO.	DATE	REVISION

SOFT LIGHT PHOTOGRAPHY
CITY OF DEPERE, BROWN CO., WI
ABBREVIATIONS, SYMBOLS & NOTES

DESIGNED	DRAWN
SMJ	SMJ

PROJECT NO. A0614-09-25-00654

DATE 11/2025

SHEET NO. 1

NORTH

100 50 0 100

SCALE – FEET

HORIZONTAL CONTROL POINTS			
POINT #	NORTHING	EASTING	DESCRIPTION
2	531706.85	84063.37	MAG NAIL
3	531950.20	83818.52	MAG NAIL

VERTICAL BENCHMARK CONTROL		
POINT #	ELEVATION	DESCRIPTION
1	631.87	NGS 4K85 DL2641
4	640.20	HYDRANT TAG BOLT
5	637.91	HYDRANT TAG BOLT

NOTE:
PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PROPOSED SITE GRADES BY FIELD CHECKING TWO (2) BENCHMARKS AND A MINIMUM OF ONE (1) SITE FEATURE AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL ALSO VERIFY HORIZONTAL CONTROL BY FIELD CHECKING SEVERAL CONTROL POINTS AND SHALL IMMEDIATELY NOTIFY MCMAHON OF ANY DISCREPANCIES.

VERTICAL DATUM
ELEVATIONS ARE REFERENCED TO NGS DATA:
CONTROL POINT NAME: 4K85
POINT ID: DL2641 NAVD 88 DATUM
BY GPS OBSERVATION TO ELEVATION = 631.87 (2012 ADJUSTMENT)
PER FIELD BOOK 1413 PAGES 49–50

HORIZONTAL DATUM:
COORDINATES ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM AS PUBLISHED FOR BROWN COUNTY NAD 83 (1991)

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SOFT LIGHT PHOTOGRAPHY
CITY OF DEPERE, BROWN CO., WI
SURVEY CONTROL

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SHEET NO.
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SITE STATISTICS:
PARCEL: ED-2384
ADDRESS: 0 PROFIT PL, CITY OF DE PERE
LEGAL DESCRIPTION: EAST SIDE INDUSTRIAL PARK 3RD ADDN LOT 32
TOTAL SITE AREA: 51,734 S.F.
IMPERVIOUS SURFACE: 18,344 S.F. (FUTURE=22,507 S.F.)
PERVIOUS SURFACE: 33,390 S.F. (FUTURE=29,227 S.F.)
OPEN SPACE (LANDSCAPED AREAS): SEE LANDSCAPE PLAN.
PARKING REQUIRED: 15 STALLS (6,000 S.F. IS PUBLIC)
PARKING PROVIDED: 13 STALLS PLUS 50' OF PARKING AT THE GARAGE FOR EMPLOYEES AND OWNER.
FLOOR AREA RATIO: 16.4%

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SOFT LIGHT PHOTOGRAPHY
CITY OF DEPERE, BROWN CO., WI
SITE PLAN

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NOTES:

1) CONTRACTOR SHALL VERIFY THE LATERAL STUB LOCATIONS AND INVERTS PRIOR TO ANY WORK BEING COMPLETED. THE LATERAL STUBS WERE NOT MARKED, SO THE ELEVATIONS AND LOCATIONS ARE APPROXIMATE.
2) CONTRACTOR TO LEAVE APPROXIMATELY 50' OF EXTRA 1 $\frac{1}{2}$" POLY PIPE TO EXTEND THE WATER SERVICE FROM THE BUILDING ENTRANCE (BREAK ROOM) TO THE UTILITY ROOM.
3) WATER LATERAL SHALL BE INSTALLED WITH A MINIMUM 6.5' COVER BASED ON PROPOSED GRADES.
4) CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS FROM THE CITY OF DE PERE PRIOR TO STARTING ANY WORK IN THE CITY RIGHT OF WAY.
5) CONSTRUCT SAN SEWER CONNECTION TO THE CITY'S SAN SEWER IN ACCORDANCE WITH CITY OF DE PERE STANDARD SPECIFICATIONS AND CONSTRUCTION STANDARDS.
6) INSTALL BENDS OR DEFLECT JOINTS PER MANUFACTURER RECOMMENDATIONS ON WATER AND SANITARY SYSTEM TO MAINTAIN ALIGNMENT SHOWN.
7) COORDINATE WATER SERVICE AND SANITARY LATERAL WITHIN 5' OF THE BUILDING EXTERIOR WALL WITH PLUMBING CONTRACTOR.
8) REFER TO BUILDING PLUMBING PLANS FOR SANITARY SEWER CLEANOUT REQUIRED WITHIN 5' OF THE BUILDING EXTERIOR WALL.

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SOFT LIGHT PHOTOGRAPHY
CITY OF DEPERE, BROWN CO., WI
UTILITY PLAN

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SHEET NO.
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NOTES:
1) SPOT ELEVATIONS ALONG CURB AND GUTTER ARE TO FLOW LINE UNLESS OTHERWISE NOTED.

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NO.	DATE	REVISION

SOFT LIGHT PHOTOGRAPHY
CITY OF DEPERE, BROWN CO., WI
GRADING PLAN

DESIGNED	DRAWN
SMJ	SMJ

PROJECT NO.
A0614-09-25-00654

DATE
11/2025

SHEET NO.
5

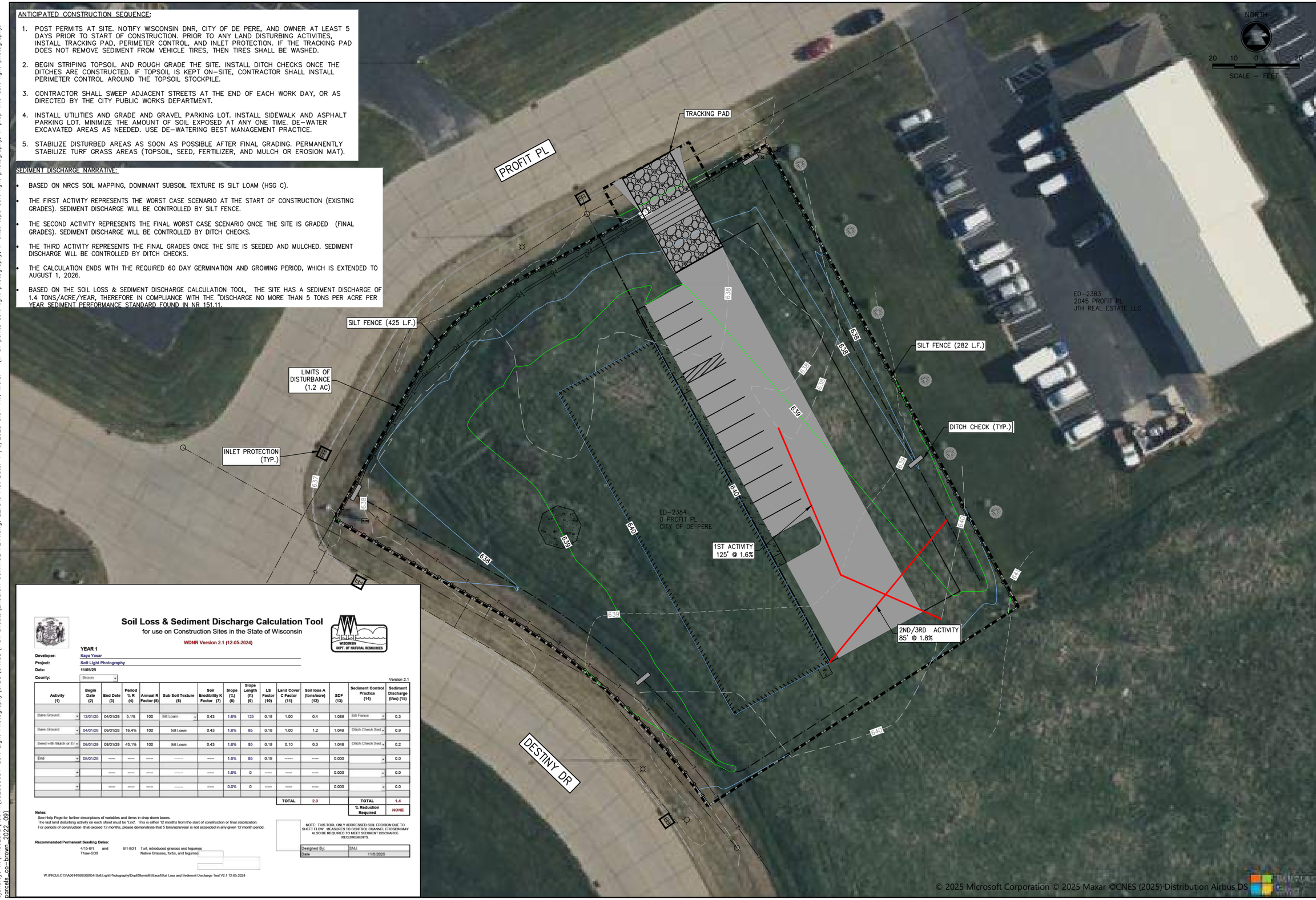
sjandrey, W:\PROJECTS\A0614\092500654-Soft Light Photography\CADD\Civil3D\Plan Sheets\GRADING PLAN.dwg, 22x34, Plot Date: 11/5/2025 3:04 PM, xrefs: (x-all points soft light photography, x-exist topo soft light photography, x-prop info soft light photography, parcels_co-brown_2022_09)

ANTICIPATED CONSTRUCTION SEQUENCE:

1. POST PERMITS AT SITE. NOTIFY WISCONSIN DNR, CITY OF DE PERE, AND OWNER AT LEAST 5 DAYS PRIOR TO START OF CONSTRUCTION. PRIOR TO ANY LAND DISTURBING ACTIVITIES, INSTALL TRACKING PAD, PERIMETER CONTROL, AND INLET PROTECTION. IF THE TRACKING PAD DOES NOT REMOVE SEDIMENT FROM VEHICLE TIRES, THEN TIRES SHALL BE WASHED.
2. BEGIN STRIPING TOPSOIL AND ROUGH GRADE THE SITE. INSTALL DITCH CHECKS ONCE THE DITCHES ARE CONSTRUCTED. IF TOPSOIL IS KEPT ON-SITE, CONTRACTOR SHALL INSTALL PERIMETER CONTROL AROUND THE TOPSOIL STOCKPILE.
3. CONTRACTOR SHALL SWEEP ADJACENT STREETS AT THE END OF EACH WORK DAY, OR AS DIRECTED BY THE CITY PUBLIC WORKS DEPARTMENT.
4. INSTALL UTILITIES AND GRADE AND GRAVEL PARKING LOT. INSTALL SIDEWALK AND ASPHALT PARKING LOT. MINIMIZE THE AMOUNT OF SOIL EXPOSED AT ANY ONE TIME. DE-WATER EXCAVATED AREAS AS NEEDED. USE DE-WATERING BEST MANAGEMENT PRACTICE.
5. STABILIZE DISTURBED AREAS AS SOON AS POSSIBLE AFTER FINAL GRADING. PERMANENTLY STABILIZE TURF GRASS AREAS (TOPSOIL, SEED, FERTILIZER, AND MULCH OR EROSION MAT).

SEDIMENT DISCHARGE NARRATIVE:

- BASED ON NRCS SOIL MAPPING, DOMINANT SUBSOIL TEXTURE IS SILT LOAM (HSG C).
- THE FIRST ACTIVITY REPRESENTS THE WORST CASE SCENARIO AT THE START OF CONSTRUCTION (EXISTING GRADES). SEDIMENT DISCHARGE WILL BE CONTROLLED BY SILT FENCE.
- THE SECOND ACTIVITY REPRESENTS THE FINAL WORST CASE SCENARIO ONCE THE SITE IS GRADED (FINAL GRADES). SEDIMENT DISCHARGE WILL BE CONTROLLED BY DITCH CHECKS.
- THE THIRD ACTIVITY REPRESENTS THE FINAL GRADES ONCE THE SITE IS SEEDED AND MULCHED. SEDIMENT DISCHARGE WILL BE CONTROLLED BY DITCH CHECKS.
- THE CALCULATION ENDS WITH THE REQUIRED 60 DAY GERMINATION AND GROWING PERIOD, WHICH IS EXTENDED TO AUGUST 1, 2026.
- BASED ON THE SOIL LOSS & SEDIMENT DISCHARGE CALCULATION TOOL, THE SITE HAS A SEDIMENT DISCHARGE OF 1.4 TONS/ACRE/YEAR, THEREFORE IN COMPLIANCE WITH THE "DISCHARGE NO MORE THAN 5 TONS PER ACRE PER YEAR SEDIMENT PERFORMANCE STANDARD FOUND IN NR 151.11.



Soil Loss & Sediment Discharge Calculation Tool

for use on Construction Sites in the State of Wisconsin

WDNR Version 2.1 (12-05-2024)

WISCONSIN DEPT. OF NATURAL RESOURCES

YEAR 1

Developer: Kaya Yasar
Project: Soft Light Photography
Date: 11/05/25
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 (tiac) (15)
Bare Ground	12/01/25	04/01/26	5.1%	100	Silt Loam	0.43	1.6%	125	0.18	1.00	0.4	1.088	Silt Fence	0.3
Bare Ground	04/01/26	06/01/26	16.4%	100	Silt Loam	0.43	1.8%	85	0.18	1.00	1.2	1.048	Ditch Check Sed	0.9
Seed with Mulch or Er	06/01/26	08/01/26	43.1%	100	Silt Loam	0.43	1.8%	85	0.18	0.10	0.3	1.048	Ditch Check Sed	0.2
End	08/01/26	-----	-----	-----	-------	-----	1.8%	85	0.18	------	-----	0.000		0.0
		-----	-----	-----	-------	-----	1.8%	0	-----	-----	-----	0.000		0.0
		-----	-----	-----	-------	-----	0.0%	0	-----	-----	-----	0.000		0.0
										TOTAL	2.0		TOTAL	1.4
													% 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.

Recommended Permanent Seeding Dates:

4/15-6/1 and 8/1-8/21 Turf, introduced grasses and legumes
Thaw-6/30 Native Grasses, forbs, and legumes

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.

Designed By:	SMJ
Date	11/5/2025

W:\PROJECTS\A0614\092500654-Soft Light Photography\Drgs\Storm\MS\xcel\Soil Loss and Sediment Discharge Tool V2.1 12-05-2024

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NO.	DATE	REVISION

SOFT LIGHT PHOTOGRAPHY
CITY OF DEPERE, BROWN CO., WI
EROSION CONTROL PLAN

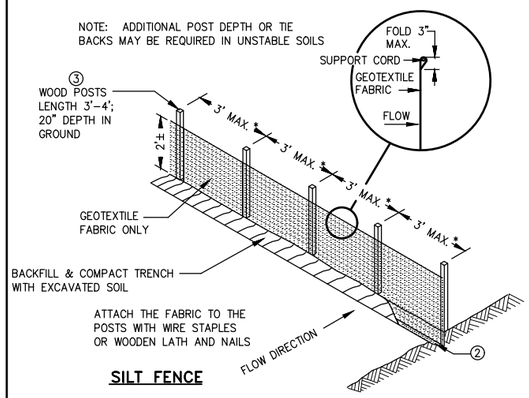
DESIGNED	DRAWN
SMJ	SMJ

PROJECT NO. A0614-09-25-00654

DATE 11/2025

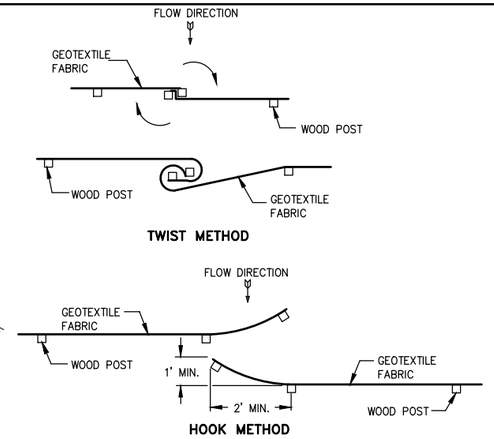
SHEET NO. 6

sjandrey, W:\PROJECTS\A0614\092500654-Soft Light Photography\CADD\Civil3D\Plan Sheets\EROSION CONTROL PLAN.dwg, 22x34, Plot Date: 11/5/2025 3:04 PM, xrefs: (x-all points soft light photography, x-exist topo soft light photography, x-prop info soft light photography, parcels_co-brown_2022_09)



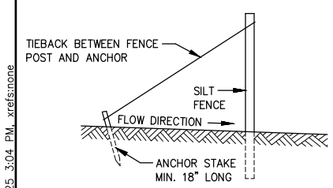
SILT FENCE

NOTE: 8'–0" POST SPACING ALLOWED IF A WOVEN GEOTEXTILE FABRIC IS USED.



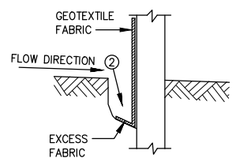
JOINING TWO LENGTHS OF SILT FENCE ⑤

This drawing based on Wisconsin Department of Transportation Standard Detail Drawing 8 E 9–6.



SILT FENCE TIE BACK

(WHEN ADDITIONAL SUPPORT REQUIRED)



TRENCH DETAIL

GENERAL NOTES

① HORIZONTAL BRACE REQUIRED WITH 2" X 4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS.

② TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.

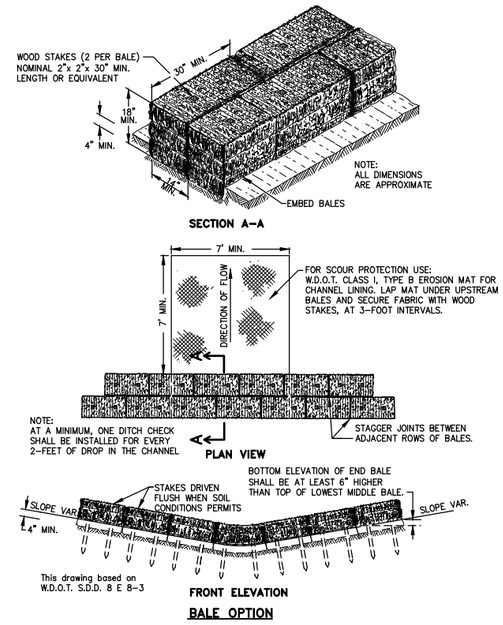
③ WOOD POSTS SHALL BE A MINIMUM SIZE OF 1 1/8" X 1 1/8" OF OAK OR HICKORY

④ SILT FENCE TO EXTEND ACROSS THE TOP OF THE PIPE.

⑤ CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS; A) OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES, B) HOOK THE END OF EACH SILT FENCE LENGTH.

SILT FENCE DETAIL

1

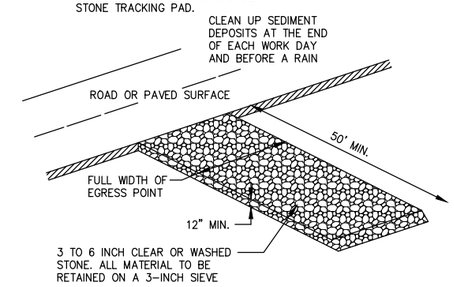


BALE OPTION

DITCH CHECK DETAIL

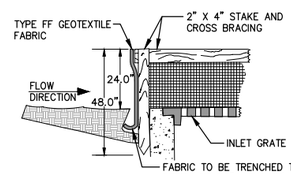
2

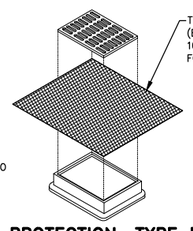
1. DIVERT FLOW AWAY FROM TRACKING PAD USING CULVERTS, SHALLOW TRENCH OR DIVERSION DAM.
2. ROCKS LODGED BETWEEN THE TIRES OF DUAL VEHICLES SHALL BE REMOVED PRIOR TO LEAVING THE SITE.
3. ON SITES WITH A HIGH WATER TABLE OR SATURATED SOILS, INSTALL A DOT TYPE R GEOTEXTILE FABRIC UNDER STONE TRACKING PAD.



TRACKING PAD DETAIL

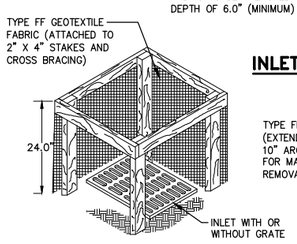
3



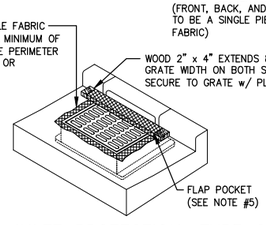


INLET PROTECTION, TYPE B

WITHOUT CURB BOX

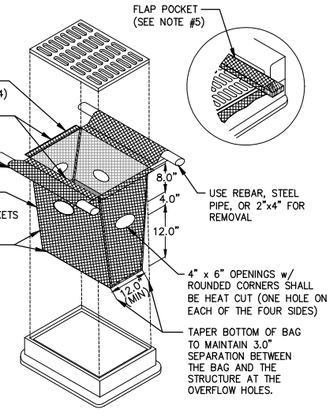


INLET PROTECTION, TYPE A



INLET PROTECTION, TYPE C

WITH CURB BOX



INLET PROTECTION, TYPE D

CAN BE INSTALLED IN INLETS WITH OR WITHOUT CURB BOXES

This drawing based on Wisconsin Department of Natural Resources Technical Standard No. 1060. Revision Date: 08/2014

GENERAL NOTES

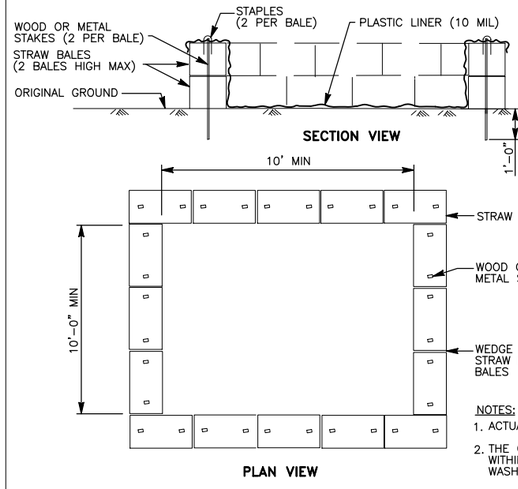
1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP AND BOTTOM OF OUTSIDE OF FILTER BAG. FRONT, BACK, AND BOTTOM OF FILTER BAG BEING ONE PIECE.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

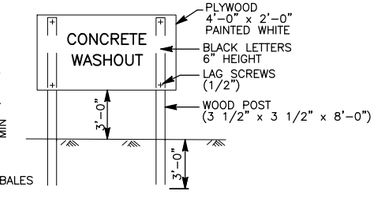
MAINTENANCE NOTES

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

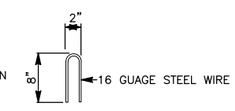
STORM DRAIN INLET PROTECTION

4





CONCRETE WASHOUT SIGN DETAIL



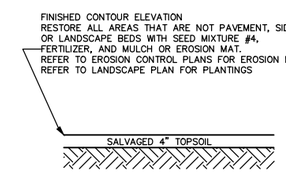
STAPLE DETAIL

NOTES:

1. ACTUAL LAYOUT TO BE DETERMINED IN FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

TEMPORARY CONCRETE WASHOUT FACILITY

5



TYPICAL LANDSCAPED SECTION

6

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NO.	DATE	REVISION

SOFT LIGHT PHOTOGRAPHY
CITY OF DEPERE, BROWN CO., WI
EROSION CONTROL DETAILS

DESIGNED	DRAWN
SMJ	SMJ

PROJECT NO. A0614–09–25–00654
DATE 11/2025
SHEET NO. 7

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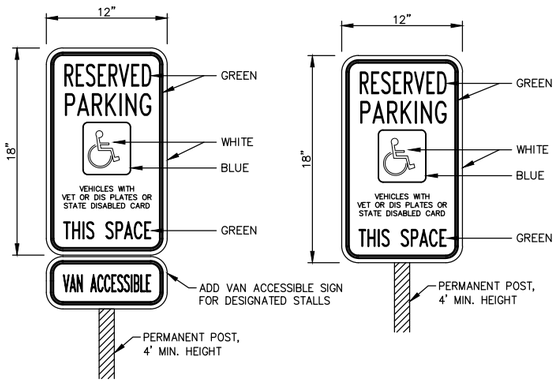
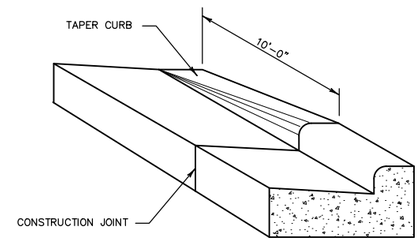
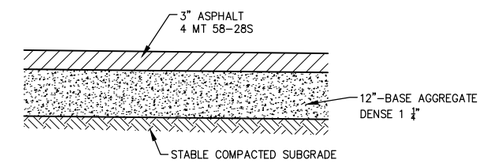


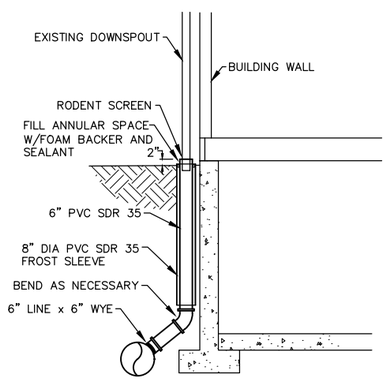
HANDICAPPED STALL SIGN



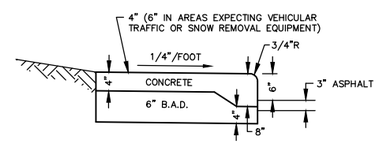
CURB TAPER DETAIL



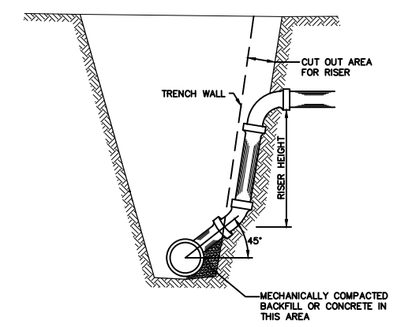
ASPHALT SECTION



DOWNSPOUT CONNECTION



CONCRETE SIDEWALK (PARKING LOT)



SANITARY LATERAL RISER

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NO.	DATE	REVISION

SOFT LIGHT PHOTOGRAPHY
CITY OF DEPERE, BROWN CO., WI
MISCELLANEOUS DETAILS

DESIGNED	DRAWN
SMJ	SMJ

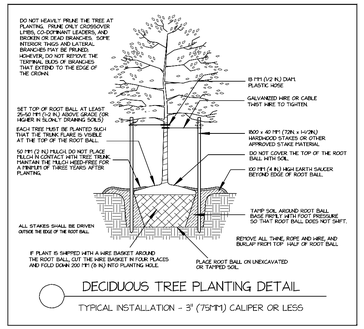
PROJECT NO.
A0614-09-25-00654

DATE
11/2025

SHEET NO.
8

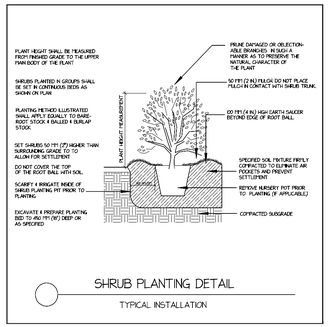
slandrey, W:\PROJECTS\A0614\092500654-Soft Light Photography\CADD\Civil3D\Plan Sheets\COVER NOTES DETAILS.dwg, 22x34-misc detail (2), Plot Date: 11/5/2025 3:04 PM, xrefs:none

Key	Qty	Botanical Name	Common Name	Size/Condition	Remarks
Trees					
AFJ	8	Acer x freemanii 'Jeffersred'	AUTUMN BLAZE MAPLE	1 1/2"-2" b&b	
Pg	6	Picea glauca	WHITE SPRUCE	5'-6' b&b	
RfR	9	Rhamnus frangula 'Ron Williams (Fine Line®)'	RON WILLIAMS (FINE LINE®) ALDER BUCKTHORN	24"-36" potted	
ToS	6	Thuja occidentalis 'Smaragd'	EMERALD ARBORVITAE	4'-5' b&b	
Shrubs					
EaC	10	Euonymus alatus 'Compactus'	DWARF BURNING BUSH	18"-24" potted	
Sv	2	Syringa vulgaris	COMMON LILAC	5 gal	
Ornamental Grasses					
CaK	20	Calamagrostis x acutiflora 'Karl Foerster'	KARL FOERSTER FEATHER REED GRASS	1 gal	



DECIDUOUS TREE PLANTING DETAIL

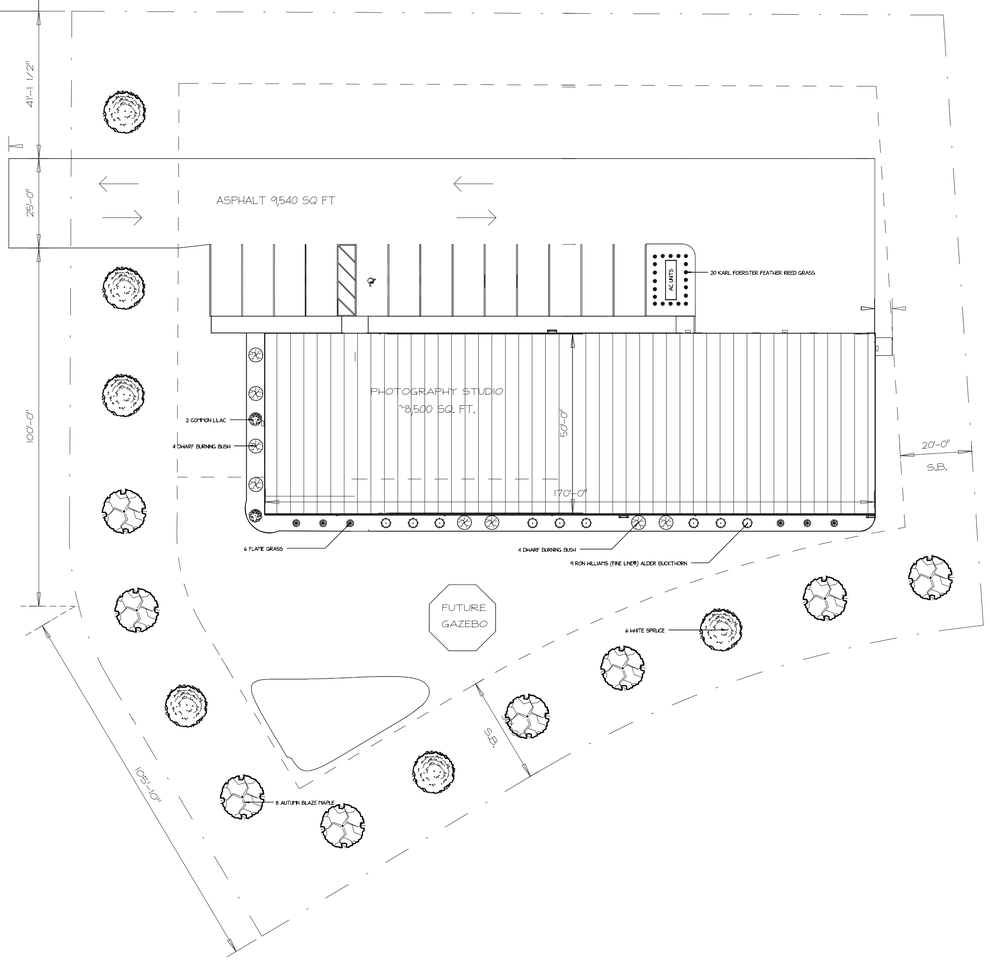
TYPICAL INSTALLATION - 3" (75MM) CALIPER OR LESS



SHRUB PLANTING DETAIL

TYPICAL INSTALLATION

BEDS TO HAVE:
- BLACK DIAMOND EDGING
- WEED ENDER LANDSCAPE FABRIC
- CHOCOLATE MULCH



A.M.E. LANDSCAPING
LANDSCAPE MAINTENANCE, INSTALLATION & DESIGN
GREEN BAY, WI
(920) 217-9860

N

SCALE IN FEET

PHOTO STUDIO
ALLIANCE CONSTRUCTION
AME LANDSCAPING

No.	Date	Description
REVISIONS		

DE PERE,
WI 54115

LANDSCAPE PLAN

A.M.E. LANDSCAPING
LANDSCAPE MAINTENANCE, INSTALLATION & DESIGN
GREEN BAY, WI
(920) 217-9860

SCALE 1" = 20'	PROJECT NO.
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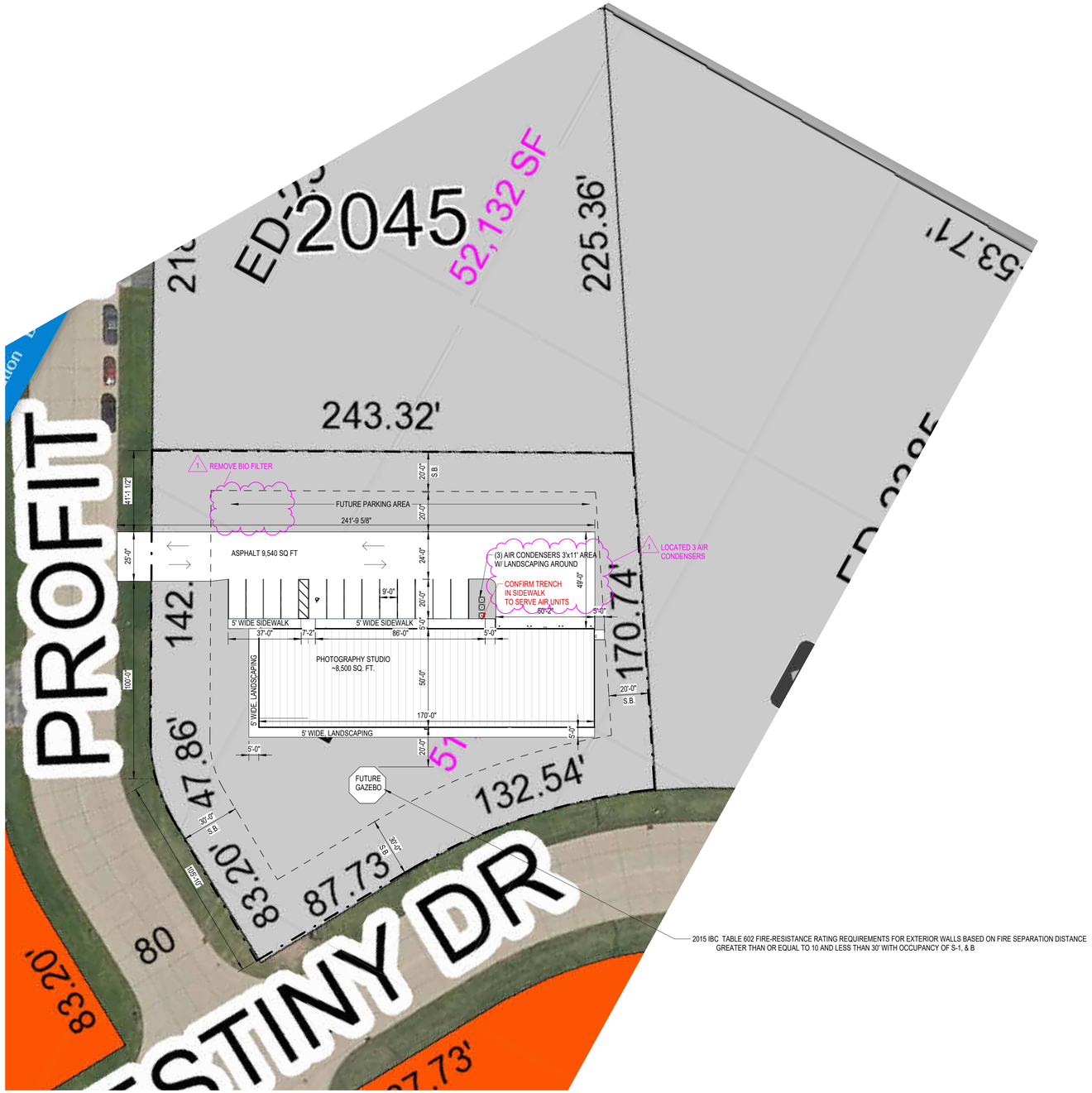
DATE 11/4/2025	
DATE OF PRINT	



1 SITE PLAN
1" = 30'-0"

GENERAL NOTES

1. PARKING COUNT: 15 (1 SPOT PER 400 SQ FT)
2. VAN ACCESSIBLE PARKING STALL PROVIDED: ONE (1)
3. COORDINATE ALL STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING DISCIPLINES AND ANY ADDITIONAL SUPPORTING DOCUMENTS. CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE GENERAL CONTRACTOR PRIOR TO START OF CONSTRUCTION.
4. COORDINATE DOWNSPOUT LOCATIONS AND/OR DOWNSPOUT TIE-IN TO STORM SEWER.
5. ALL UTILITY LOCATIONS AND SCOPE OF WORK SHALL BE COORDINATED PRIOR TO START OF CONSTRUCTION.
6. LANDSCAPING SHALL MEET LOCAL MUNICIPALITY REQUIREMENTS.

1 REMOVED OVERALL SITE

TRUE

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Soft Light Photography

LOT ED-2384 - XXXX PROFIT PLACE
DE PERE, WI, 54115

PROJECT # 25-090

PROFESSIONAL SEAL:

REVISIONS

#	STAGE	DATE
1	CB1	10-24-25

STATUS: CD

SHEET ISSUE DATE: 10/16/2025

DRAWN BY: G.C.T.

SCALE: As indicated

ARCHITECTURAL SITE PLAN

A050

P:\25-090 Soft Light Photography\07 Models\Revit\25-090 Photography Studio 8,500 sq ft reduce masonry to 35%.rvt

WALL SCHEDULE

1 REVISED TYPE OF 2X6

MARK	WALL TYPE	INTERIOR FINISH	VAPOR BARRIER	CAVITY INSULATION	STRUCTURE	EXTERIOR SUBSTRATE	WEATHER BARRIER	CONTINUOUS INSULATION	EXTERIOR FINISH	TOTAL WIDTH	STC	FIRE RATING HR.	FIRE RATING UL	REMARKS
A4.2	INT. WALL - 2X4 W/ 5/8" GYP BOTH SIDES	SHEATHING - GYPSUM BOARD 5/8"	N/A	INSULATION - SOUND AND BATT (SEE RM SCH)	W/F 2X4 16" O.C.	N/A	N/A	N/A	SHEATHING - GYPSUM BOARD 5/8"	0' - 4 3/4"				
A6.2	INT. WALL - 2X6 SPF #2 W/ 5/8" GYP BOTH SIDES	SHEATHING - GYPSUM BOARD 5/8"	N/A	INSULATION - SOUND AND BATT (SEE RM SCH)	W/F 2X6 16" O.C.	N/A	N/A	N/A	SHEATHING - GYPSUM BOARD 5/8"	0' - 6 3/4"				
A6.2.P	INT. WALL - 2X6 SPF #2 W/ 5/8" GYP BOTH SIDES W/ 7/16" OSB APA RATED ONE SIDE	SHEATHING - GYPSUM BOARD 5/8"	N/A	INSULATION - SOUND AND BATT (SEE RM SCH)	W/F 2X6 16" O.C.	SHEATHING - 7/16" OSB	N/A	N/A	SHEATHING - GYPSUM BOARD 5/8"	0' - 7 1/4"				
A6.C	EXT. WALL - 4" CMU OVER 1" AIR OVER 7/16" OSB OVER 2X6 SPF #2 OVER 5/8" GYP WITH STONE SILLS	SHEATHING - GYPSUM BOARD 5/8"	MEMBRANE - 4 MIL VAPOR BARRIER	INSULATION - R19	W/F 2X6 16" O.C.	SHEATHING - 7/16" OSB	MEMBRANE - CONT. WEATHER WRAP	N/A	CMU - 4"	0' - 11 1/4"				EXTERIOR SHEATHING TYPICAL 7/16" OSB APA RATED 8d 4" OC. EDGE, 6" O.C. FIELD.
A6.M	EXT. WALL - METAL PANEL OVER 7/16" OSB OVER 2X6 SPF #2 OVER 5/8" GYP	SHEATHING - GYPSUM BOARD 5/8"	MEMBRANE - 4 MIL VAPOR BARRIER	INSULATION - R21	W/F 2X6 16" O.C.	SHEATHING - 7/16" OSB	MEMBRANE - CONT. WEATHER WRAP	N/A	METAL PANEL	0' - 8 1/8"				EXTERIOR SHEATHING TYPICAL 7/16" OSB APA RATED 8d 4" OC. EDGE, 6" O.C. FIELD.
C6	STOOP WALL - 6" CONC. W/ (1) #4 REBAR CONT. T&B	N/A	N/A	N/A	CONCRETE - CAST IN PLACE	N/A	N/A	N/A	N/A	0' - 6"				REFER TO 2/S100
C10.I	FOUNDATION WALL W/ INSULATION - 10" CONC. W/ (2) #4 REBAR CONT. T&B	N/A	N/A	N/A	CONCRETE - CAST IN PLACE	N/A	N/A	INSULATION - 2" RIGID	N/A	1' - 0"				REFER TO 3/S100

1 ADDED NOTE

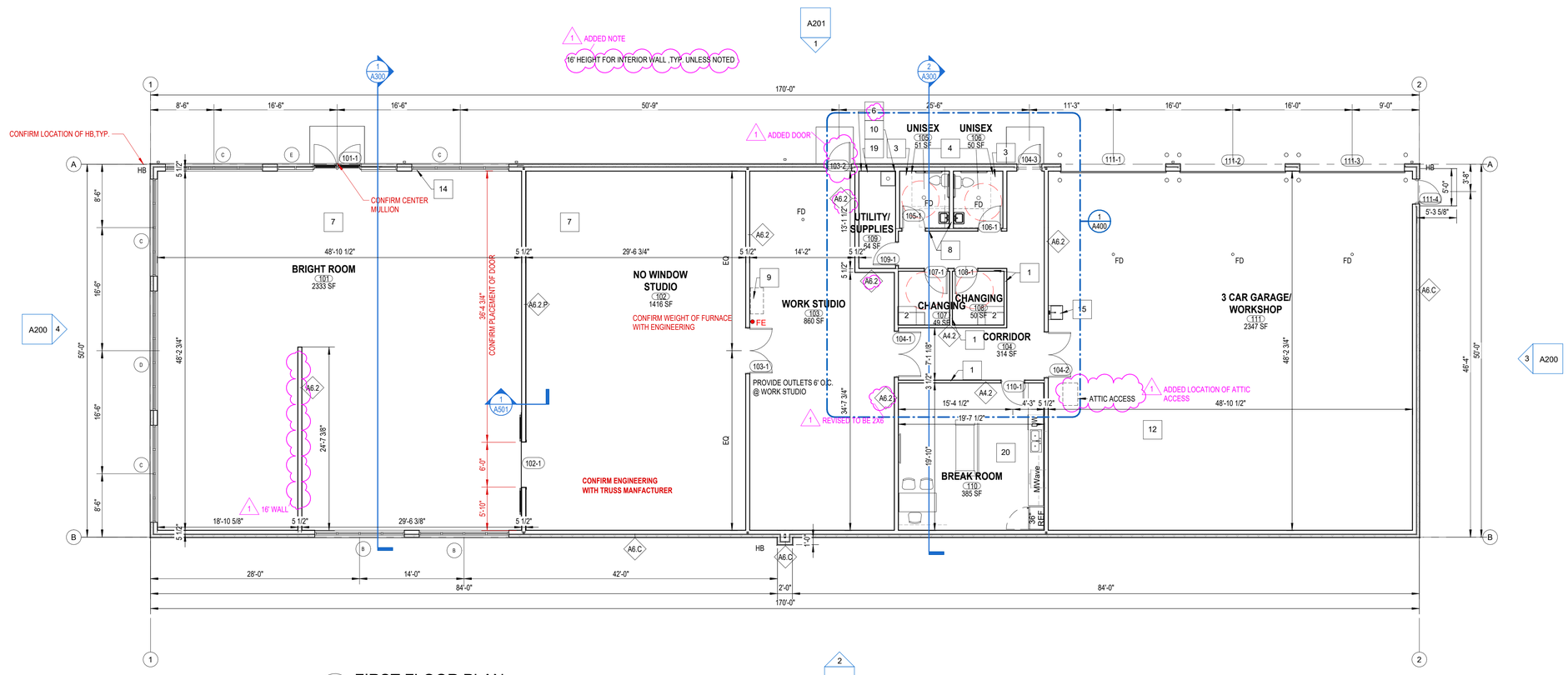
GENERAL NOTES

1. PER IBC TABLE 906.3 (1), MAXIMUM DISTANCE OF TRAVEL TO FIRE EXTINGUISHER TO BE 75'-0".
2. PER IBC SECTION 1013, EXIT SIGN PLACEMENT SHALL BE SUCH THAT NO POINT IN AN EXIT ACCESS CORRIDOR OR EXIT PASSAGEWAY IS MORE THAN 100'-0" OR THE LISTED VIEWING DISTANCE FROM THE SIGN, WHICHEVER IS LESS, FROM THE NEAREST VISIBLE EXIT SIGN.
3. WALL DIMENSIONS ARE FROM FACE OF STUD / CORE MATERIAL.
4. COORDINATE ALL STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING DISCIPLINES AND ANY ADDITIONAL SUPPORTING DOCUMENTS. CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE GENERAL CONTRACTOR PRIOR TO START OF CONSTRUCTION.

PLAN NOTES- FIRST FLOOR

NOTE NUMBER	NOTE DESCRIPTION
1	10'-0" WALL HEIGHT
2	20" X 42" BENCH, MOVABLE
3	5/8" GYP BD CEILING @ 9'-0" HEIGHT FOR BATHROOMS
4	EQUIPMENT MEZZANINE ABOVE BATHROOMS ONLY. DECK WILL BE 2X12 @ 16" O.C. W/ 42" 2X RAILING & 3'-6" GATE
6	WATER METER
7	5/8" GYP BD CEILING, PLASTERED- LIGHT SKIP/ PAINTED W/ EXPOSED SPIRAL DUCT PAINTED WHITE
8	9'-0" WALL HEIGHT
9	FURNACES TO BE ELEVATED FROM THE CEILING. SUSPENDED PLATFORM W/ DRAIN W/ METAL RODS - 9'-0" FROM F.F. CONFIRM SIZE OF FURNACE
10	FRP @ CORNER 4' WIDE X 4' WIDE X 4' HEIGHT@ WALLS OF MOP SINK
12	NO HEAT @ GARAGE. (GAS PIPED FOR FUTURE)
14	CLEAR - LOW E GLASS FOR STOREFRONT, TYP
15	ROUGH IN SINK
19	WATER HEATER TO BE ELEVATED FROM THE CEILING. SUSPENDED PLATFORM W/ DRAIN W/ METAL RODS9'-0" FROM F.F. CONFIRM SIZE OF WATER HEATER
20	OWNER WILL PROVIDE DRINKING WATER

1 ADDED SIZE OF FRP



1 FIRST FLOOR PLAN
1/8" = 1'-0"

TRUE

P:\25-090 Soft Light Photography\07 Models\Revit\25-090 Photography Studio 8,500 sq ft reduce masonry to 30% r.rvt

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Soft Light Photography

LOT ED-2384 - XXXX PROFIT PLACE
DE PERE, WI, 54115

PROJECT # 25-090

PROFESSIONAL SEAL:

REVISIONS

#	STAGE	DATE
1	CB1	10-24-25

STATUS: CD

SHEET ISSUE DATE: 10/16/2025

DRAWN BY: G.C.T.

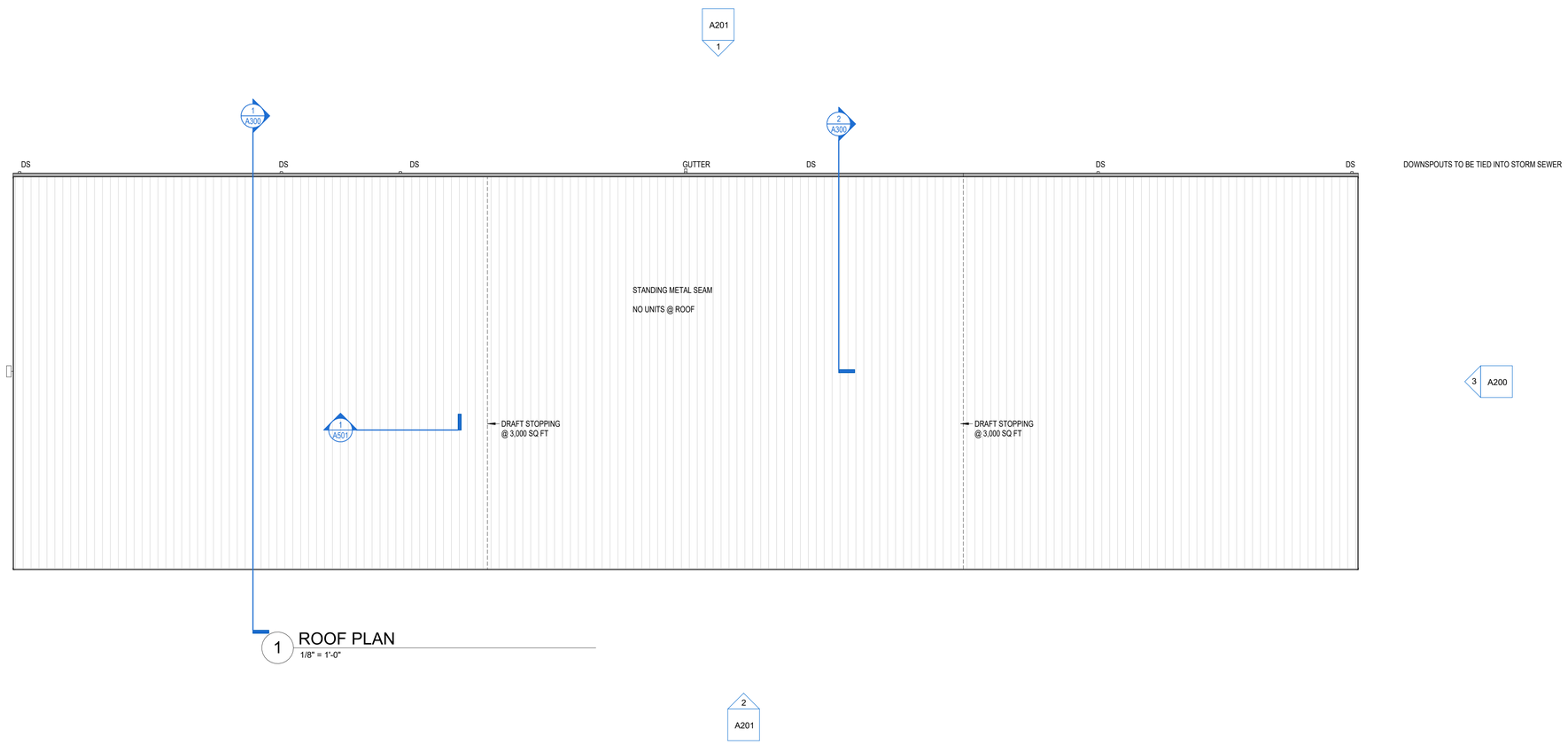
SCALE: As indicated

FLOOR PLAN

A110

GENERAL NOTES

1. FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION. CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE GENERAL CONTRACTOR PRIOR TO START OF CONSTRUCTION.
2. ROOFING SUPPLIER, MANUFACTURER, AND INSTALLER SHALL REVIEW AND PROVIDE ANY RECOMMENDED CHANGES.
3. COORDINATE ALL MECHANICAL, ELECTRICAL, PLUMBING PENETRATIONS AND EQUIPMENT.
4. PROVIDE CRICKETS WHERE REQUIRED AND AT ALL SCUPPERS, MECHANICAL EQUIPMENT CURBS, ROOF HATCH CURBS, ETC. TO PROVIDE PROPER DRAINAGE AND ENSURE A WATER TIGHT SYSTEM WITH WHICH WATER IS NOT RETAINED ON ROOF.
5. CRICKETS SHALL SLOPE A MINIMUM OF 1/4" PER FOOT.
6. PROVIDE CURBS AND FLASHING AT ANY EQUIPMENT NOT PROVIDED WITH PRE-MANUFACTURED CURBS.
7. ALL MATERIALS AND INSTALLATIONS SHALL BE IN COMPLIANCE WITH MANUFACTURER'S RECOMMENDATIONS.
8. PROVIDE FLASHING PER MANUFACTURER'S RECOMMENDATIONS AT ALL PENETRATIONS.
9. ALL SCUPPERS SHALL BE FABRICATED WITH FOUR FULL SIDES WITH FLANGES THROUGH THE THICKNESS OF THE WALL.
10. ASPHALT SHINGLED ROOF WILL HAVE A CALIFORNIA VALLEY



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

TRUE

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PROJECT # 25-090

PROFESSIONAL SEAL:

REVISIONS

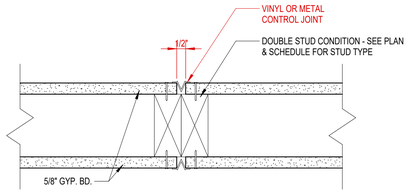
#	STAGE	DATE

STATUS:
CD

SHEET ISSUE DATE: 05/15/2025
DRAWN BY: G.C.T.
SCALE: As indicated

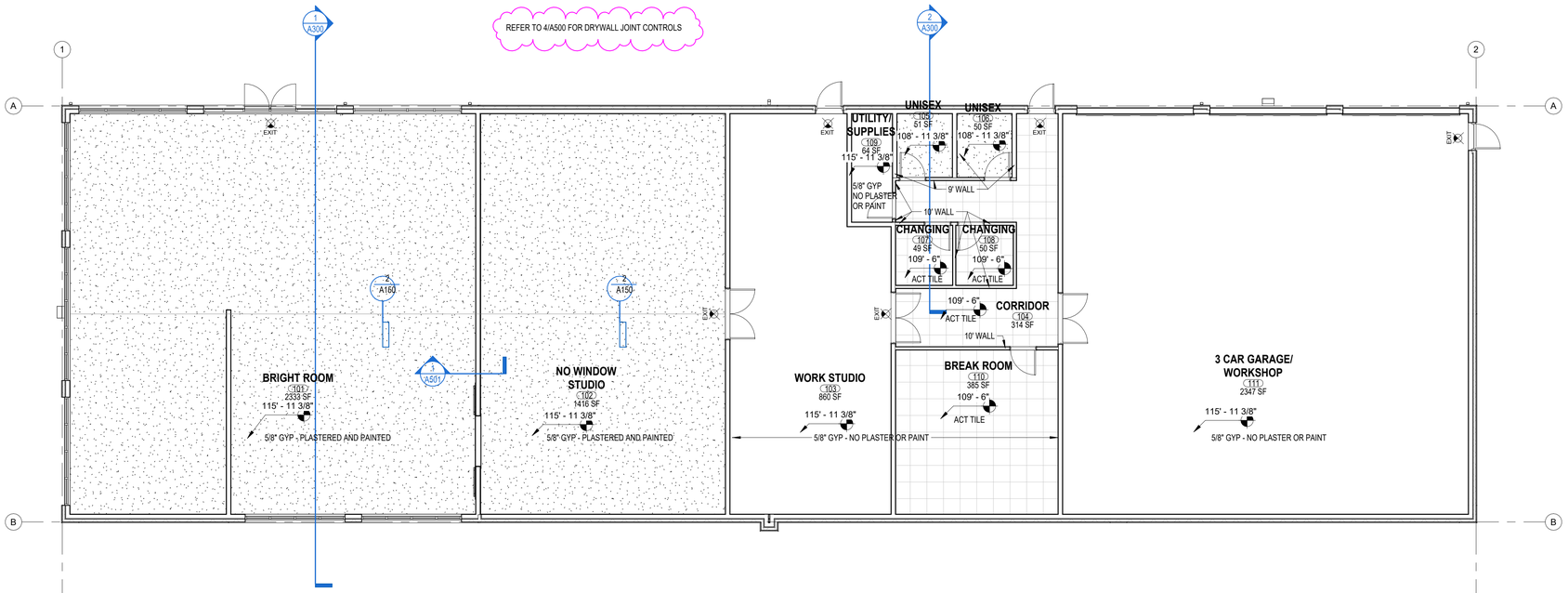
ROOF PLAN

A120



CONTROL JOINT LOCATION/ SPACING
MAX. SPACING FOR WALLS & CEILINGS WITHOUT PERIMETER RELIEF = 30'-0"
MAX. SPACING FOR WALLS & CEILINGS WITH PERIMETER RELIEF = 50'-0"

2 DRYWALL CONTROL JOINT (WOOD STUD)
3" = 1'-0"



1 REFLECTED CEILING PLAN
1/8" = 1'-0"

GENERAL NOTES

1. FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION. CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE GENERAL CONTRACTOR PRIOR TO START OF CONSTRUCTION.
2. COORDINATE ALL STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING DISCIPLINES AND ANY ADDITIONAL SUPPORTING DOCUMENTS. CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE GENERAL CONTRACTOR PRIOR TO START OF CONSTRUCTION.
3. ALL CEILING ELEMENTS SHALL BE PLACE AT THE CENTER OF CEILING TILE OR CENTER OF GYPSUM BOARD CEILING AREA U.N.O.
4. ALL CEILING GRIDS SHALL BE CENTERED BETWEEN WALLS U.N.O.

CEILING SYMBOLS

GYPSUM BOARD FINISHED

GYPSUM BOARD ONLY

ACOUSTIC CEILING TILE - 2 X 2

EXIT LIGHT

KEYNOTES

NO.	DESCRIPTION

PLAN KEYNOTES

NO.	DESCRIPTION

PLAN NOTES - REFLECTED CEILING PLAN

NOTE NUMBER	NOTE DESCRIPTION

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Soft Light Photography

LOT ED-2384 - XXXX PROFIT PLACE
DE PERE, WI, 54115

PROJECT # 25-090

PROFESSIONAL SEAL:

REVISIONS

#	STAGE	DATE
1	CB1	10-24-25

STATUS:
CD

SHEET ISSUE DATE: 10/27/2025

DRAWN BY: G.C.T.

SCALE: As indicated

1 ADDED SHEET

REFLECTED CEILING PLAN

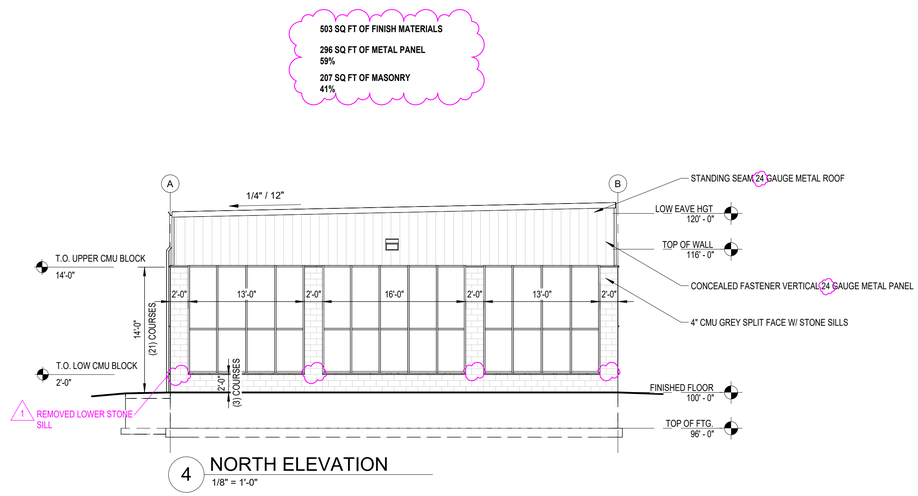
A150

TRUE

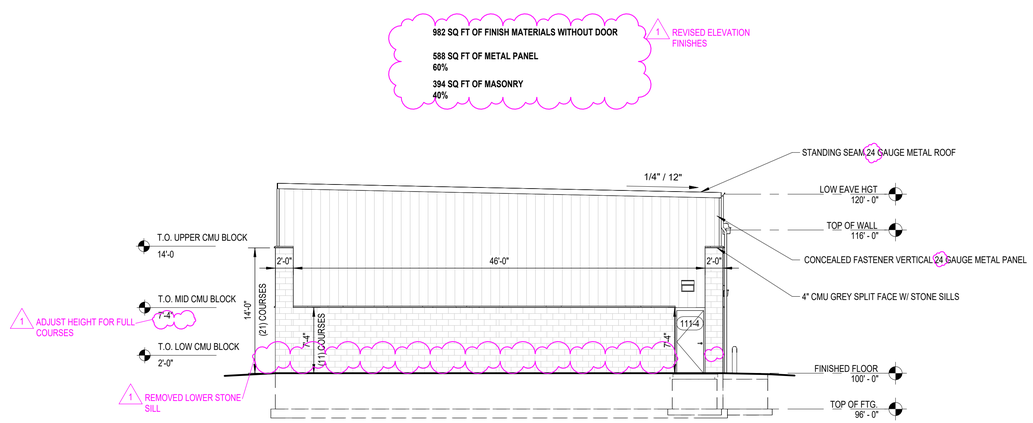
P:\25-090 Soft Light Photography\07 Models\Rev\25-090 Photography Studio.8.500 sq ft reduce masonry to 35%.rvt

KEYNOTES

NO.	DESCRIPTION



4 NORTH ELEVATION
1/8" = 1'-0"



3 SOUTH ELEVATION
1/8" = 1'-0"

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LOT ED-2384 - XXXX PROFIT PLACE
DE PERE, WI, 54115

PROJECT # 25-090

PROFESSIONAL SEAL:

REVISIONS

#	STAGE	DATE
1	CB1	10-24-25

STATUS:
CD

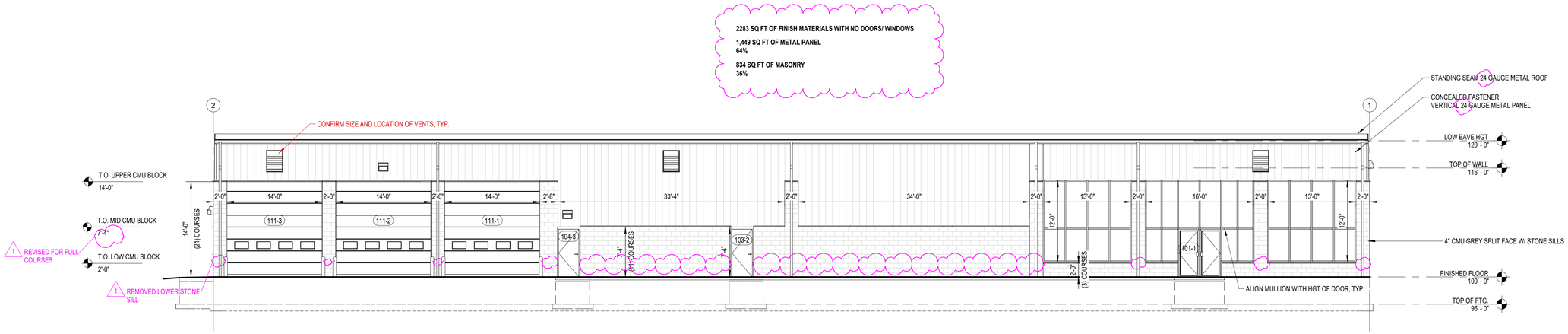
SHEET ISSUE DATE: 10/16/2025

DRAWN BY: G.C.T.

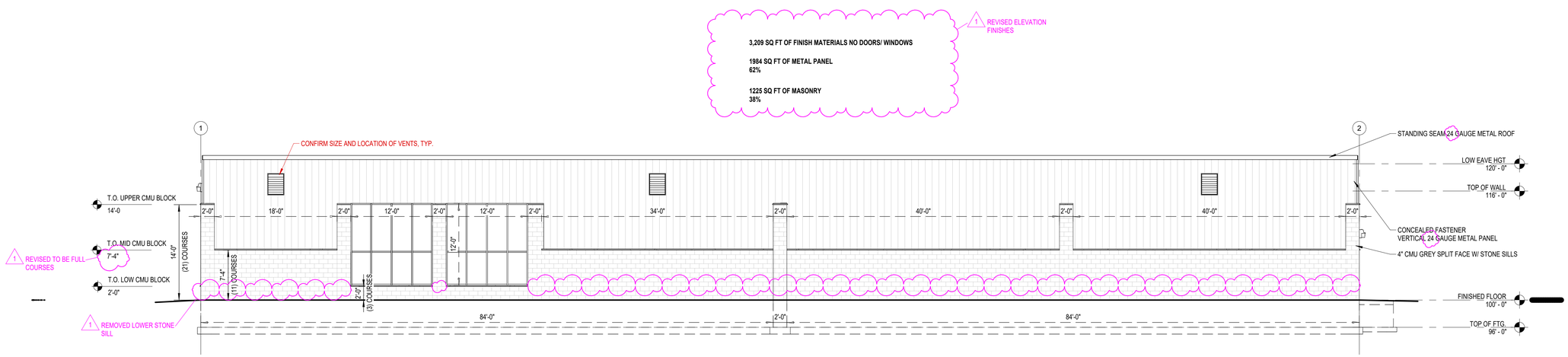
SCALE: 1/8" = 1'-0"

ELEVATIONS

A200



1 EAST ELEVATION
1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"

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Soft Light Photography

LOT ED-2384 - XXXX PROFIT PLACE
DE PERE, WI, 54115

PROJECT # 25-090

PROFESSIONAL SEAL:

REVISIONS

#	STAGE	DATE
1	CB1	10-24-25

STATUS:
CD

SHEET ISSUE DATE: 10/16/2025

DRAWN BY: G.C.T.

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

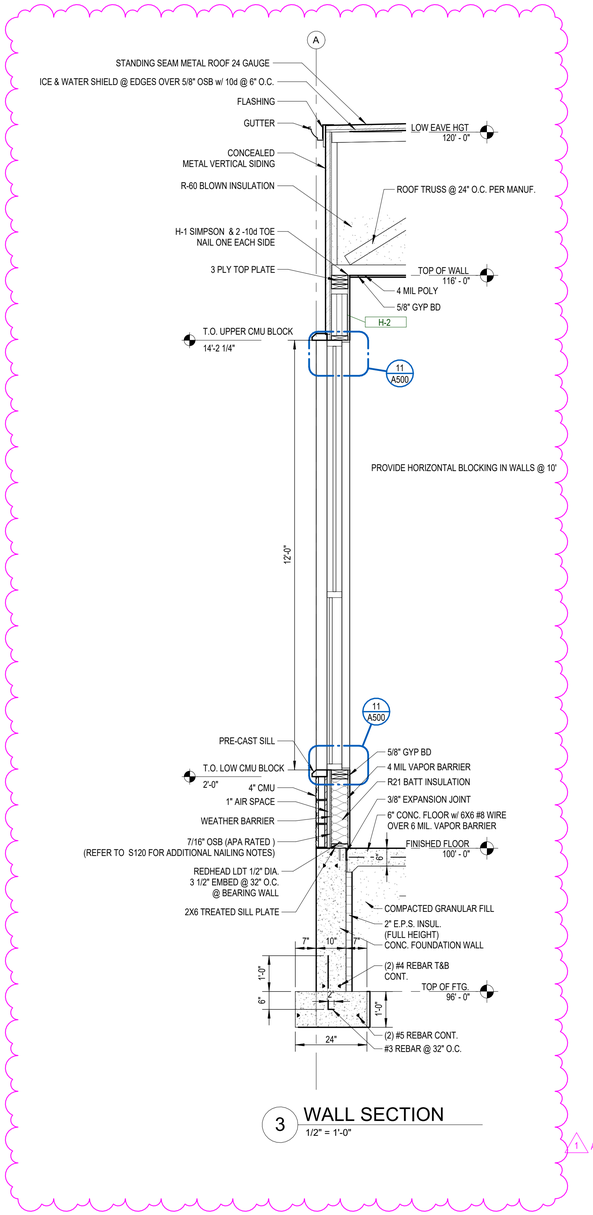
ELEVATIONS

A201

P:\25-090 Soft Light Photography\07 Models\Revit\25-090 Photography Studio 8,500 sq ft reduce masonry to 30%.rvt

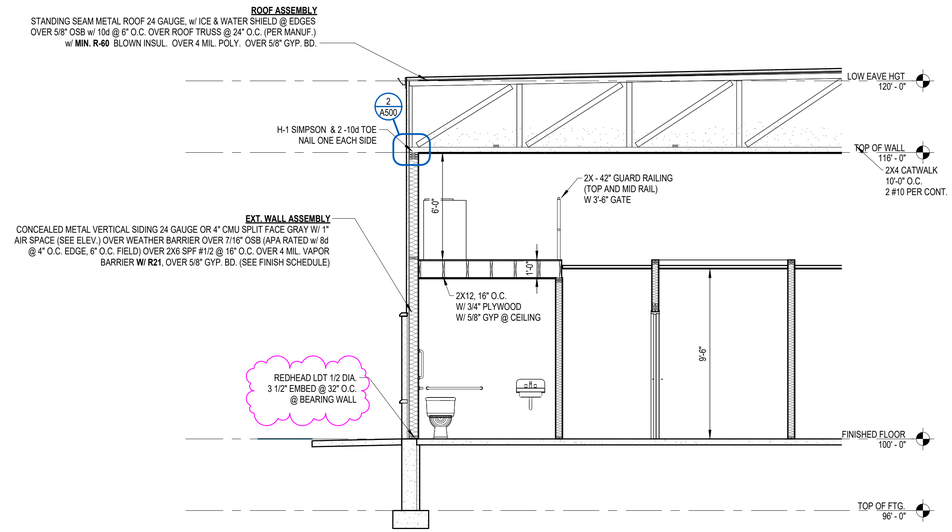
KEYNOTES

NO.	DESCRIPTION

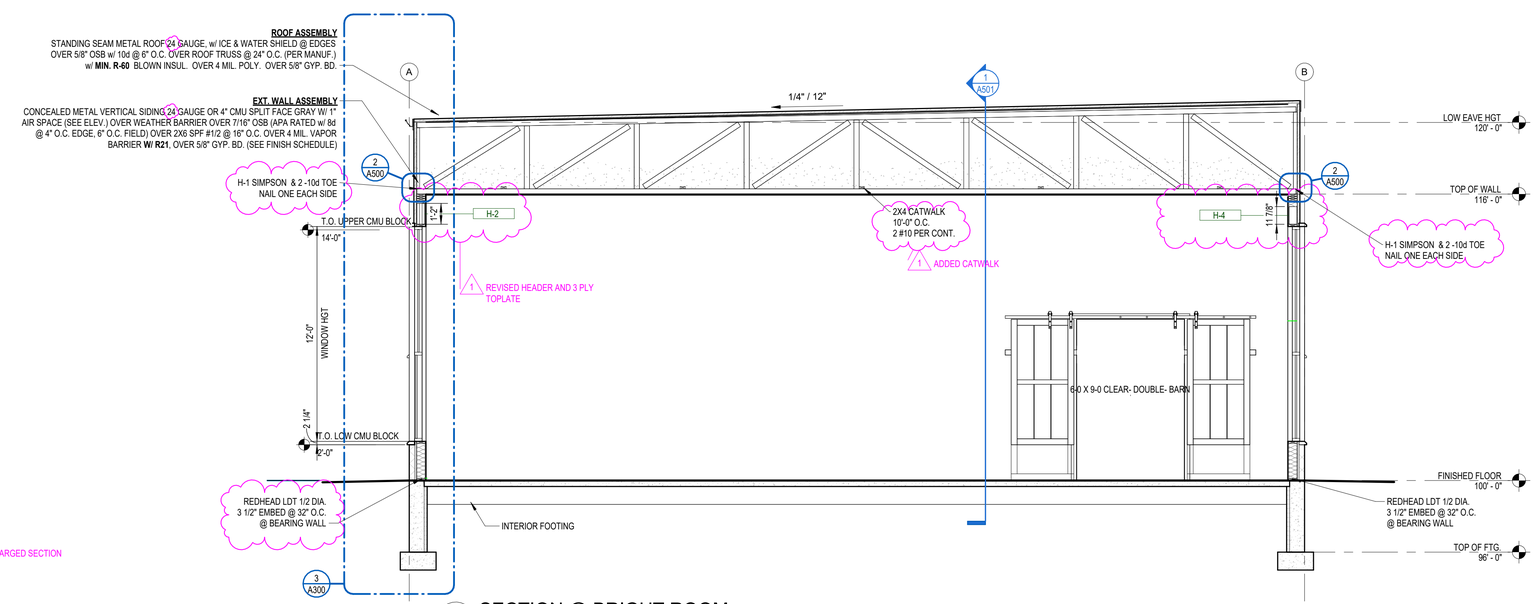


3 WALL SECTION
1/2" = 1'-0"

1 ADDED ENLARGED SECTION



2 SECTION @ EQUIPMENT MEZZ
1/4" = 1'-0"



1 SECTION @ BRIGHT ROOM
1/4" = 1'-0"

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#	STAGE	DATE
1	CB1	10-24-25

STATUS: CD

SHEET ISSUE DATE: 10/16/2025

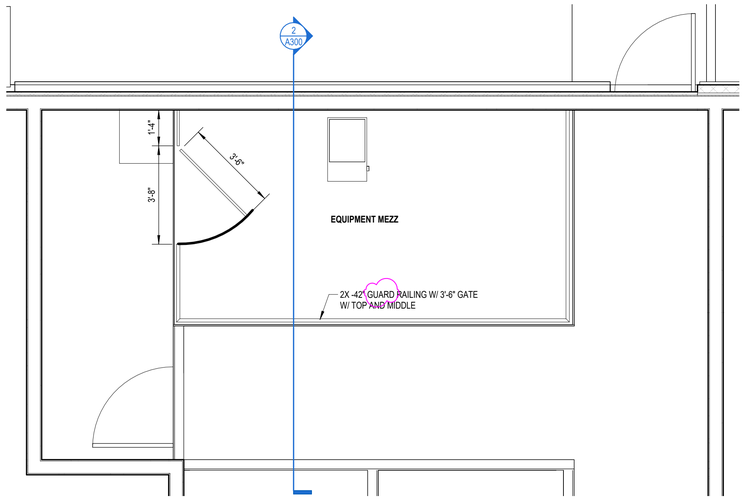
DRAWN BY: G.C.T.

SCALE: As indicated

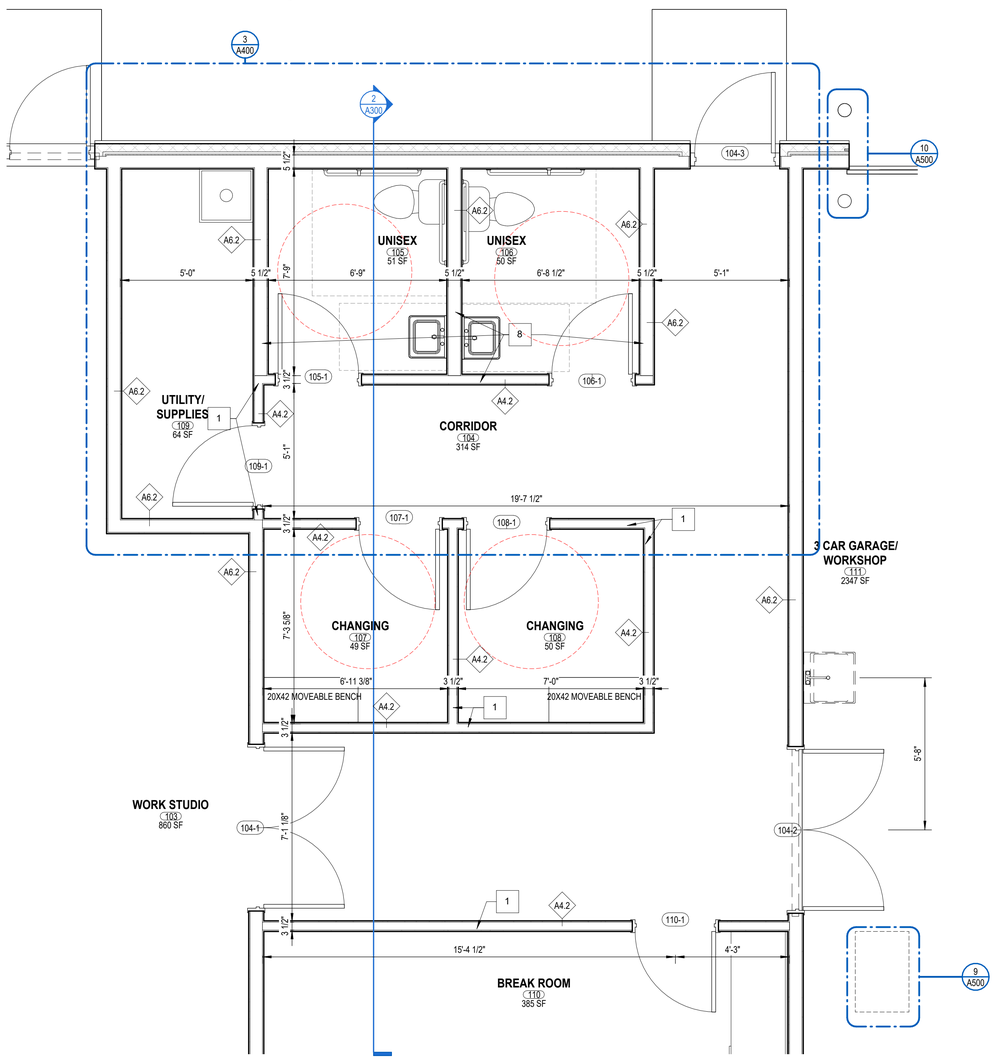
BUILDING SECTIONS

A300

P:\25-090 Soft Light Photography\07 Models\Rev\25-090 Photography Studio 8,500 sq ft reduce masonry to 30% v.rvt



3 ENLARGED PLAN @ EQUIPMENT MEZZ
3/8" = 1'-0"



1 ENLARGED PLAN @ BATHROOM & CHANGING
3/8" = 1'-0"

PLAN NOTES- FIRST FLOOR

NOTE NUMBER	NOTE DESCRIPTION
1	10'-0" WALL HEIGHT
2	20" X 42" BENCH, MOVABLE
3	5/8" GYP BD CEILING @ 9'-0" HEIGHT FOR BATHROOMS
4	EQUIPMENT MEZZANINE ABOVE BATHROOMS ONLY. DECK WILL BE 2X12 @ 16" O.C. W/ 42" 2X RAILING & 3'-6" GATE
6	WATER METER
7	5/8" GYP BD CEILING, PLASTERED- LIGHT SKIP/ PAINTED W/ EXPOSED SPIRAL DUCT PAINTED WHITE
8	9'-0" WALL HEIGHT
9	FURNACES TO BE ELEVATED FROM THE CEILING. SUSPENDED PLATFORM W/ DRAIN W/ METAL RODS - 9'-0" FROM F.F. CONFIRM SIZE OF FURNACE
10	FRP @ CORNER 4' WIDE X 4' WIDE X 4' HEIGHT@ WALLS OF MOP SINK
12	NO HEAT @ GARAGE, (GAS PIPED FOR FUTURE)
14	CLEAR - LOW E GLASS FOR STOREFRONT, TYP
15	ROUGH IN SINK
19	WATER HEATER TO BE ELEVATED FROM THE CEILING. SUSPENDED PLATFORM W/ DRAIN W/ METAL RODS9'-0" FROM F.F. CONFIRM SIZE OF WATER HEATER
20	OWNER WILL PROVIDE DRINKING WATER

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Soft Light Photography

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DE PERE, WI, 54115

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1	CB1	10-24-25

STATUS:
CD

SHEET ISSUE DATE: 10/27/2025

DRAWN BY: G.C.T.

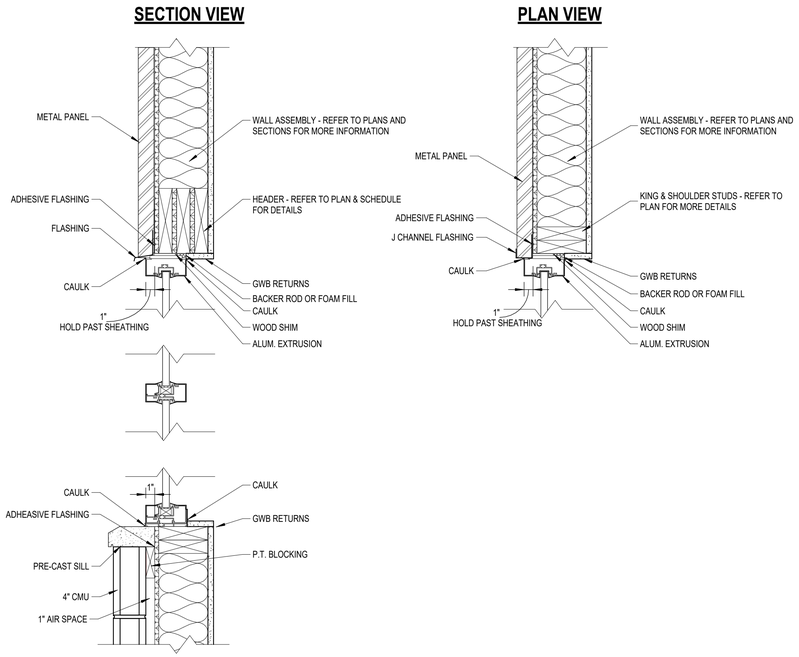
SCALE: 3/8" = 1'-0"

ENLARGED PLANS AND ELEVATIONS

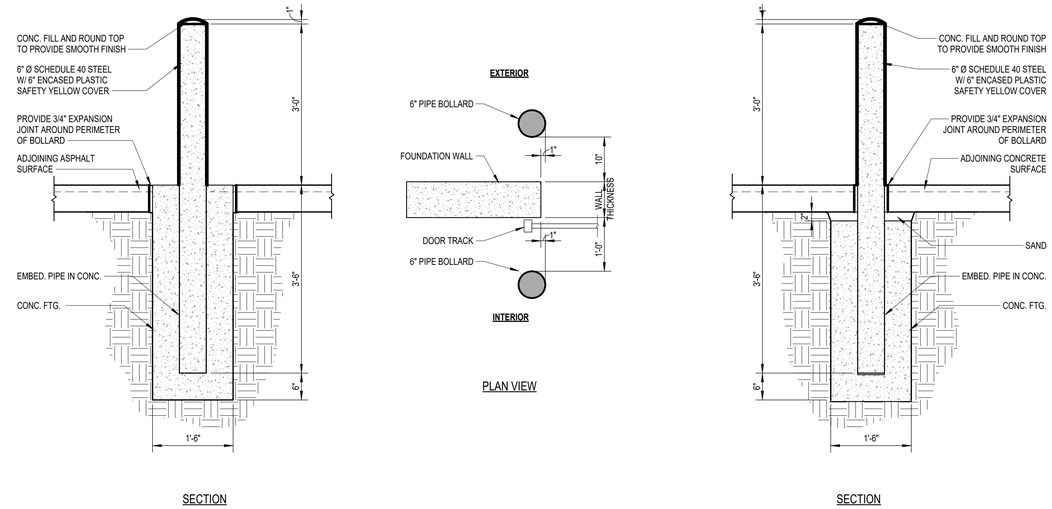
A400

1 ADDED SHEET

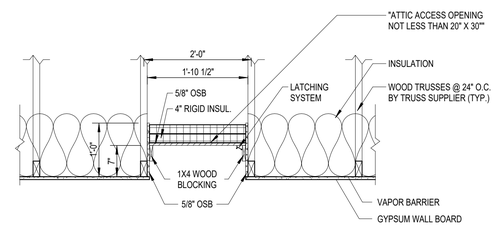
P:\25-090 Soft Light Photography\07 Models\Revit\25-090 Photography Studio.8.500 sq ft reduce masonry to 35% r+t



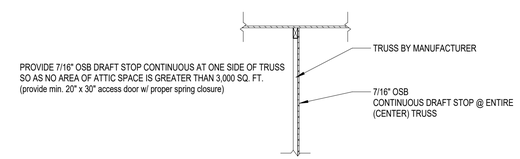
11 WINDOW HEADER, JAMB, & SILL
1 1/2" = 1'-0"



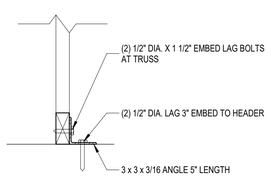
10 6" PIPE BOLLARD DETAIL
3/4" = 1'-0"



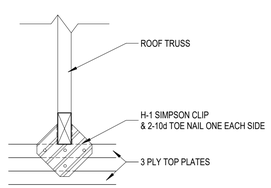
9 ATTIC ACCESS
3/4" = 1'-0"



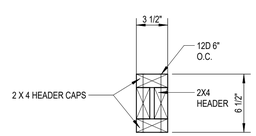
8 DRAFTSTOPPING DETAIL
1/2" = 1'-0"



7 TRUSS TO HEADER CONNECTION
1 1/2" = 1'-0"



2 DETAIL @ TRUSS TO TOP PLATE
1 1/2" = 1'-0"



3 WOOD BOX HEADER @ INTERIOR DOORS
1 1/2" = 1'-0"

P:\25-090 Soft Light Photography\07 Models\Revit\25-090 Photography Studio 8,500 sq ft reduce masonry to 30% .rvt

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CONSTRUCTION & DESIGN
ALLIANCEBUILDS.COM
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1050 BROADWAY ST., WRIGHTSTOWN, WI 54180

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Soft Light Photography

LOT ED-2384 - XXXX PROFIT PLACE
DE PERE, WI, 54115

PROJECT # 25-090

PROFESSIONAL SEAL:

REVISIONS

#	STAGE	DATE
1	CB1	10-24-25

STATUS:
CD

SHEET ISSUE DATE: 10/27/2025

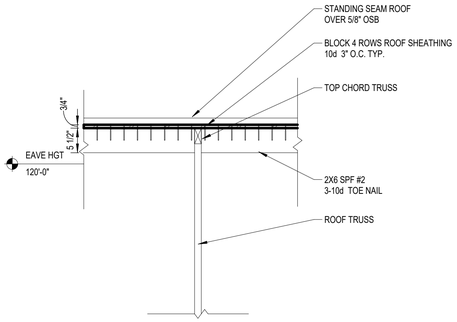
DRAWN BY: G.C.T.

SCALE: As indicated

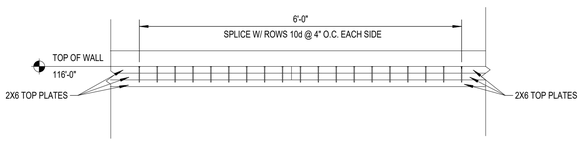
DETAILS

A500

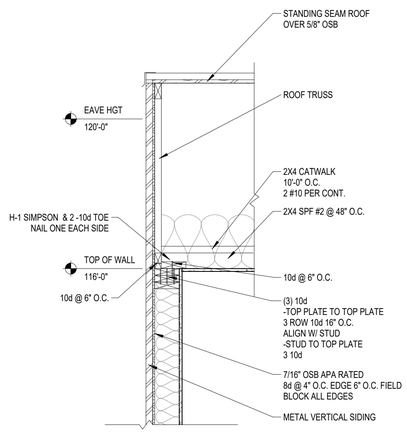
1 ADDED SHEET



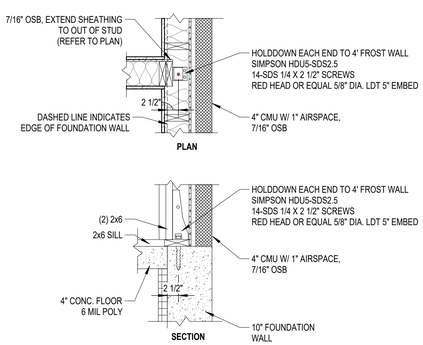
4 DETAIL @ ROOF BLOCKING
3/4" = 1'-0"



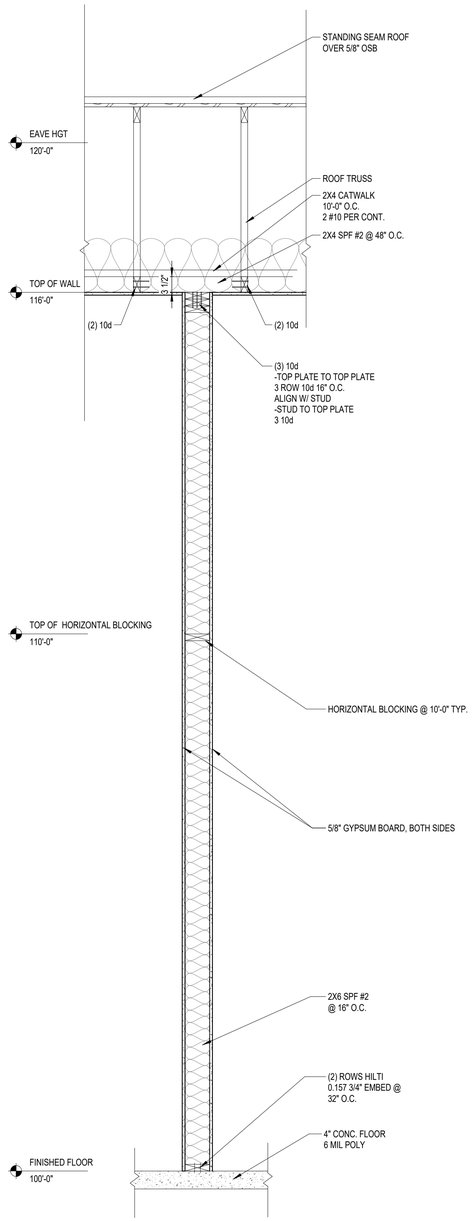
5 DETAIL @ TOP PLATE SPLICE FOR ENTIRE BUILDING
3/4" = 1'-0"



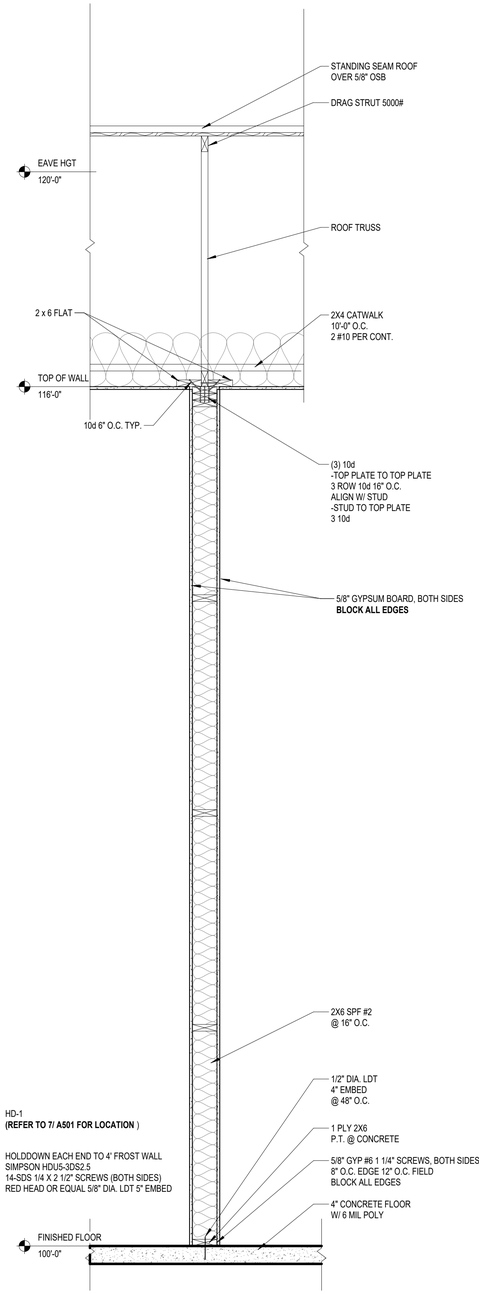
6 DETAIL @ ENDWALL
3/4" = 1'-0"



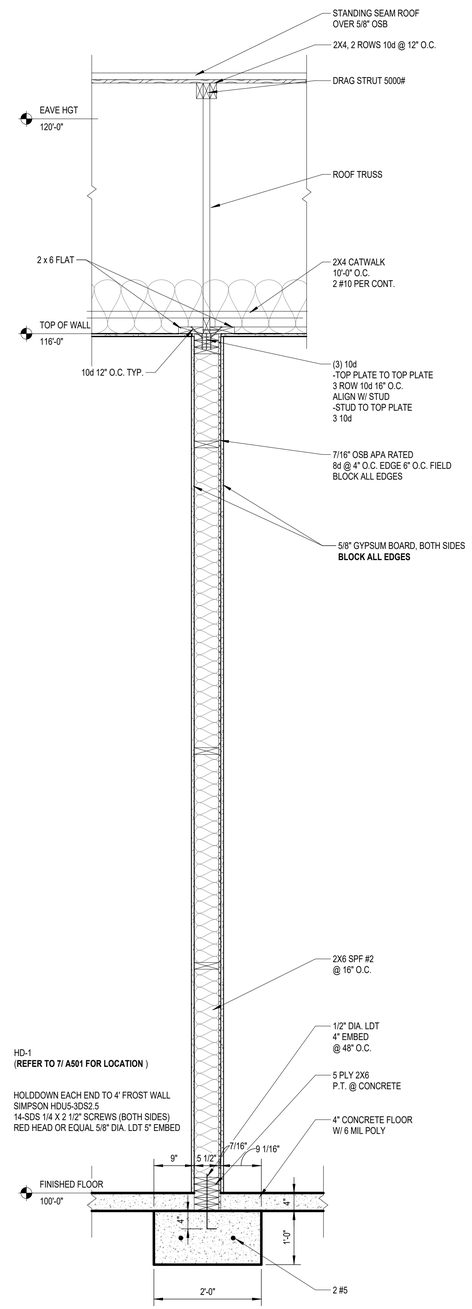
7 DETAIL@ HD-1 HOLDDOWN
3/4" = 1'-0"



3 DETAIL @ INTERIOR WALL TO FLOOR
3/4" = 1'-0"



2 DETAIL B- DEMISING WALL WITH NO FOOTING & DRAG STRUT
3/4" = 1'-0"



1 DETAIL A @ INTERIOR SHEAR WALL WITH FOOTING & DRAG STRUT
3/4" = 1'-0"

1 ADDED SHEET

P:\25-090 Soft Light Photography\07 Models\Rev#25-090 Photography Studio.B.500 re) fit reduce masonry to 30%.rvt

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Soft Light Photography

LOT ED-2384 - XXXX PROFIT PLACE
DE PERE, WI, 54115

PROJECT # 25-090

PROFESSIONAL SEAL:

REVISIONS

#	STAGE	DATE
1	CB1	10-24-25

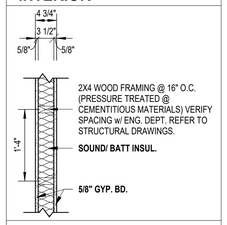
STATUS:
CD

SHEET ISSUE DATE: 10/27/25
DRAWN BY: G.C.T.
SCALE: 3/4" = 1'-0"

DETAILS

A501

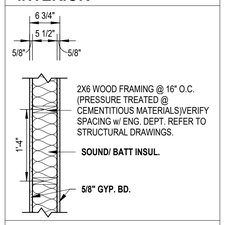
INTERIOR



A4.2

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

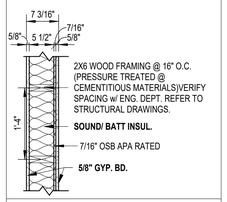
INTERIOR



A6.2

2 A6.2
3/4" = 1'-0"

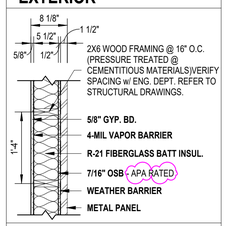
INTERIOR



A6.2P

7 A6.2 P
3/4" = 1'-0"

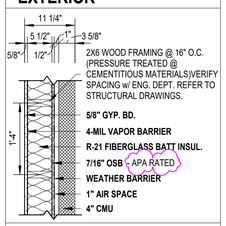
EXTERIOR



A6.M

4 A6.M
3/4" = 1'-0"

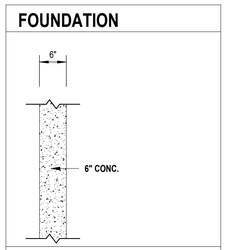
EXTERIOR



A6.C

1 A6.C
3/4" = 1'-0"

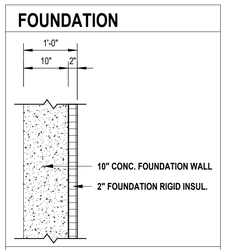
FOUNDATION



C6

5 C6
3/4" = 1'-0"

FOUNDATION



C10.I

6 C10.I
3/4" = 1'-0"

ROOM FINISH SCHEDULE

NO.	NAME	S.F.	FLOOR	BASE	NORTH WALL MAT.	NORTH WALL FIN.	NORTH WALL INSUL.	CEILING FIN.	CEILING HEIGHT	CEILING INSUL.	REMARKS
101	BRIGHT ROOM	2333 SF	LVP	VINYL		PLASTER/ PAINTED		PLASTER/ PAINT	16' - 0"		5/8" GYP @ ROOF TRUSSES- PLASTER/ PAINTED
102	NO WINDOW STUDIO	1416 SF	LVP	VINYL		PLASTER/ PAINTED		PLASTER/ PAINT	16' - 0"		5/8" GYP @ ROOF TRUSSES- PLASTER/ PAINTED
103	WORK STUDIO	860 SF	SEALED CONCRETE	VINYL		SHEET ROCK ONLY		SHEETROCK ONLY	16' - 0"		5/8" GYP @ ROOF TRUSSES- (SHEETROCK ONLY
104	CORRIDOR	314 SF	SEALED CONCRETE	VINYL		PLASTER/ PAINTED		ACT	9' - 0"		ACT CEILING @ 9'-0" W/ 5/8" GYP @ ROOF TRUSSES (SHEETROCK ONLY)
105	UNISEX	51 SF	SEALED CONCRETE	VINYL		PLASTER/ PAINTED		PLASTER/ PAINT	9' - 0"		5/8" GYP CEILING UNDER EQUIPMENT DECK JOISTS- PLASTER/ PAINTED
106	UNISEX	50 SF	SEALED CONCRETE	VINYL		PLASTER/ PAINTED		PLASTER/ PAINT	9' - 0"		5/8" GYP CEILING UNDER EQUIPMENT DECK JOISTS- PLASTER/ PAINTED
107	CHANGING	49 SF	SEALED CONCRETE	VINYL		PLASTER/ PAINTED		ACT	9' - 0"		ACT CEILING @ 9'-0" W/ 5/8" GYP @ ROOF TRUSSES (SHEETROCK ONLY)
108	CHANGING	50 SF	SEALED CONCRETE	VINYL		PLASTER/ PAINTED		ACT	9' - 0"		ACT CEILING @ 9'-0" W/ 5/8" GYP @ ROOF TRUSSES (SHEETROCK ONLY)
109	UTILITY/ SUPPLIES	64 SF	SEALED CONCRETE	VINYL		SHEET ROCK ONLY		SHEETROCK ONLY	16' - 0"		5/8" GYP @ ROOF TRUSSES (SHEETROCK ONLY)
110	BREAK ROOM	385 SF	SEALED CONCRETE	VINYL		PLASTER/ PAINTED		ACT	9' - 0"		ACT & W/ 5/8" GYP @ ROOF TRUSSES (SHEETROCK ONLY
111	3 CAR GARAGE/ WORKSHOP	2347 SF	SEALED CONCRETE	VINYL		SHEET ROCK ONLY		SHEETROCK ONLY	16' - 0"		5/8" GYP @ ROOF TRUSSES- (SHEETROCK ONLY)

DOOR SCHEDULE

NO.	FROM ROOM	TO ROOM	DOOR WIDTH (6' - 0" / 6' - 0")	DOOR HEIGHT (9' - 0")	DOOR THICKNESS	DOOR MATERIAL	DOOR FINISH	ELEVATION TYPE	FRAME MATERIAL	FRAME FINISH	WALL THICKNESS	FIRE RATING	PANIC HARDWARE	THRESHOLD	HARDWARE GROUP	REMARKS
101-1	BRIGHT ROOM		3' - 0"	7' - 0"		ALUM			ALUM						A	6'-7" DOUBLE ALUM DOOR WITH MIDDLE MULLION. TYPE F.
102-1	BRIGHT ROOM	NO WINDOW STUDIO	0' - 0"	0' - 0"	0' - 0"	WOOD	STAIN		HM	PAINT					(none)	6'-9' CLEAR DOUBLE BARN DOOR/ CONFIRM LIGHT @ SEAMS OF BARN DOOR
103-1	WORK STUDIO	NO WINDOW STUDIO	6' - 0"	9' - 0"	0' - 1 3/4"	WOOD	STAIN		HM	PAINT					B	6'X9' DOUBLE DOOR. TYPE C H.M.
103-2	WORK STUDIO		3' - 0"	7' - 0"	0' - 1 3/4"	HM	PT		HM- MASONRY	PAINT					A	TYPE A- EXTERIOR
104-1	CORRIDOR	WORK STUDIO	6' - 0"	9' - 0"	0' - 1 3/4"	WOOD	STAIN		HM	PAINT					B	6'X9' DOUBLE DOOR. TYPE C H.M.
104-2	3 CAR GARAGE/ WORKSHOP	CORRIDOR	6' - 0"	9' - 0"	0' - 1 3/4"	WOOD	STAIN		HM	PAINT					B	6'X9' DOUBLE DOOR. TYPE C H.M.- EXTERIOR
104-3	CORRIDOR		3' - 0"	7' - 0"	0' - 1 3/4"	HM	PT		HM- MASONRY	PAINT					A	TYPE A- EXTERIOR
105-1	CORRIDOR	UNISEX	3' - 0"	7' - 0"	0' - 1 3/4"	WOOD	STAIN	A	HM	PAINT					C	TYPE A.1
106-1	UNISEX	CORRIDOR	3' - 0"	7' - 0"	0' - 1 3/4"	WOOD	STAIN	A	HM	PAINT					C	TYPE A.1
107-1	CORRIDOR	CHANGING	3' - 0"	7' - 0"	0' - 1 3/4"	WOOD	STAIN	A	HM	PAINT					C	TYPE A.1
108-1	CHANGING	CORRIDOR	3' - 0"	7' - 0"	0' - 1 3/4"	WOOD	STAIN	A	HM	PAINT					C	TYPE A.1
109-1	UTILITY/ SUPPLIES	CORRIDOR	3' - 0"	7' - 0"	0' - 1 3/4"	WOOD	STAIN	A	HM	PAINT					B	TYPE A.1
110-1	CORRIDOR	BREAK ROOM	3' - 0"	7' - 0"	0' - 1 3/4"	WOOD	STAIN	A	HM	PAINT					B	TYPE A.1
111-1			14' - 0"	14' - 0"	0' - 1 3/4"						0' - 8 1/8"				G	TYPE OHD-1
111-2			14' - 0"	14' - 0"	0' - 1 3/4"						0' - 8 1/8"				G	TYPE OHD-1
111-3			14' - 0"	14' - 0"	0' - 1 3/4"						0' - 8 1/8"				G	TYPE OHD-1
111-4	3 CAR GARAGE/ WORKSHOP		3' - 0"	7' - 0"	0' - 1 3/4"	HM	PT		HM- MASONRY	PAINT					A	TYPE A- EXTERIOR-

1 ADDED DOOR

1 ADDED NOTE

1 REVISED TO MASONRY DOOR

DOOR HARDWARE

HARDWARE GROUP	HINGES	HANDLE-LOCKSET	SECURITY / CONTROLS	WALL STOP	SEAL / SWEEP / SILENCER	FLUSH BOLT	CLOSER
A	(3) BALL BEARING HINGES	(1) STANDARD DUTY ENTRY LOCK SET	-	(1) BASE MOUNTED WALL STOP	FULL WEATHER SEAL		N/A
B	(3) BALL BEARING HINGES	(1) STANDARD DUTY PASSAGE LOCK SET	-	(1) BASE MOUNTED WALL STOP	(3) BUTTON SILENCERS		N/A
C	(3) BALL BEARING HINGES	(1) STANDARD DUTY PRIVACY LOCK SET	-	(1) BASE MOUNTED WALL STOP	(3) BUTTON SILENCERS		HEAVY DUTY CLOSER
G	N/A		O.H.D. CONTROLER	N/A	EXTERIOR WEATHER SEAL & ASTRAGLE		AUTOMATIC O.H.D. OPENER

STOREFRONT SCHEDULE

MK	QTY	GLAZING WIDTH	GLAZING HEIGHT	GLAZING GLASS TYPE	GLAZING SILL HEIGHT	GLAZING FUNCTION	FRAME MATERIAL	FRAME FINISH	REMARKS
B	2	12' - 0"	12' - 0"						REFER TO DETAIL 11/A500
C	4	13' - 0"	12' - 0"						REFER TO DETAIL 11/A500
D	1	16' - 0"	12' - 0"						REFER TO DETAIL 11/A500
E	1	16' - 0"	12' - 2 1/4"						REFER TO DETAIL 11/A500
Grand total: 8									

ROLLING DOOR TYPE LEGEND

PLAN VIEW	ELEVATION VIEW
EXTERIOR INTERIOR	TYPE OHD-1 INSULATED METAL PANEL

WALL SCHEDULE

MARK	WALL TYPE	INTERIOR FINISH	VAPOR BARRIER	CAVITY INSULATION	STRUCTURE	EXTERIOR SUBSTRATE	WEATHER BARRIER	CONTINUOUS INSULATION	EXTERIOR FINISH	TOTAL WIDTH	STC	FIRE RATING HR.	FIRE RATING UL	REMARKS
A4.2	INT. WALL - 2X4 W/ 5/8" GYP BOTH SIDES	SHEATHING - GYPSUM BOARD 5/8"	N/A	INSULATION - SOUND AND BATT (SEE RM SCH)	W/F 2X4 16" O.C.	N/A	N/A	N/A	SHEATHING - GYPSUM BOARD 5/8"	0' - 4 3/4"				
A6.2	INT. WALL - 2X6 SPF #2 W/ 5/8" GYP BOTH SIDES	SHEATHING - GYPSUM BOARD 5/8"	N/A	INSULATION - SOUND AND BATT (SEE RM SCH)	W/F 2X6 16" O.C.	N/A	N/A	N/A	SHEATHING - GYPSUM BOARD 5/8"	0' - 6 3/4"				
A6.2.P	INT. WALL - 2X6 SPF #2 W/ 5/8" GYP BOTH SIDES W/ 7/16" OSB APA RATED ONE SIDE	SHEATHING - GYPSUM BOARD 5/8"	N/A	INSULATION - SOUND AND BATT (SEE RM SCH)	W/F 2X6 16" O.C.	SHEATHING - 7/16" OSB	N/A	N/A	SHEATHING - GYPSUM BOARD 5/8"	0' - 7 1/4"				
A6.C	EXT. WALL - 4" CMU OVER 1" AIR OVER 7/16" OSB OVER 2X6 SPF #2 OVER 5/8" GYP WITH STONE SILLS	SHEATHING - GYPSUM BOARD 5/8"	MEMBRANE - 4 MIL VAPOR BARRIER	INSULATION - R19	W/F 2X6 16" O.C.	SHEATHING - 7/16" OSB	MEMBRANE - CONT. WEATHER WRAP	N/A	CMU - 4"	0' - 11 1/4"				EXTERIOR SHEATHING TYPICAL 7/16" OSB APA RATED 8d 4l" OC. EDGE, 6" O.C. FIELD.
A6.M	EXT. WALL - METAL PANEL OVER 7/16" OSB OVER 2X6 SPF #2 OVER 5/8" GYP	SHEATHING - GYPSUM BOARD 5/8"	MEMBRANE - 4 MIL VAPOR BARRIER	INSULATION - R21	W/F 2X6 16" O.C.	SHEATHING - 7/16" OSB	MEMBRANE - CONT. WEATHER WRAP	N/A	METAL PANEL	0' - 8 1/8"				EXTERIOR SHEATHING TYPICAL 7/16" OSB APA RATED 8d 4" OC. EDGE, 6" O.C. FIELD.
C6	STOOP WALL - 6" CONC. W/ (1) #4 REBAR CONT. T&B	N/A	N/A	N/A	CONCRETE - CAST IN PLACE	N/A	N/A	N/A	N/A	0' - 6"				REFER TO 2/S100
C10.I	FOUNDATION WALL W/ INSULATION - 10" CONC. W/ (2) #4 REBAR CONT. T&B	N/A	N/A	N/A	CONCRETE - CAST IN PLACE	N/A	N/A	INSULATION - 2" RIGID	N/A	1' - 0"				REFER TO 3/S100

1 ADDED NOTE

GENERAL NOTES

2. NEW BUILDINGS:
   - PROVIDE HARDWARE THAT CAN BE KEYED USING SCHLAGE KEYING HARDWARE.
3. WOOD DOORS SHALL BE PLAIN SLICED BIRCH, PREFINISHED AS SELECTED BY OWNER.
4. PROVIDE PANIC HARDWARE AS NOTED ON PLAN
5. PROVIDE FIRE PROTECTION AS NOTED PER PLAN
6. PROVIDE ALUM. THRESHOLD AS NOTED PER PLAN
7. ALL DOOR GLAZING SHALL BE TEMPERED SAFETY GLASS AND PERMANENTLY IDENTIFIED BY THE MANUFACTURER.
8. FIRE DOOR ASSEMBLIES SHALL BE LABELED BY CODE COMPLIANT APPROVED LISTED AGENCY.
9. FIRE DOOR SHALL BE SELF-CLOSING OR AUTOMATIC-CLOSING IN ACCORDANCE WITH CODE.
10. LOCK & LATCH SETS SHALL HAVE LEVER DEVICES FOR USE BY THOSE w/ DISABILITIES.
11. HAND ACTIVATED DOOR OPENING HARDWARE TO BE CENTERED @ 30" TO 44" ABOVE F.F. & BE OPENED WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE.
12. MAXIMUM EFFORT TO OPERATE SHALL NOT EXCEED 8.5 POUNDS FOR EXTERIOR DOORS & 5 POUNDS FOR INTERIOR DOORS.
13. THE BOTTOM 10" OF ALL DOORS SHALL HAVE A SMOOTH, UNINTERRUPTED SURFACE.
14. ALL REQUIRED EGRESS DOORS SHALL HAVE A MINIMUM OF 32" CLEAR OPENING w/ DOOR @ 90° TO THE CLOSED POSITION.
15. THE MAXIMUM HEIGHT OF THE THRESHOLD TO BE 1/2", MAXIMUM VERTICAL CHANGE @ EDGE IS 1/4" WITH A MAXIMUM BEVEL OF 45°
16. IF A DOOR HAS A CLOSER, THEN THE SWEEP PERIOD OF THE CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 70° THE DOOR WILL TAKE AT LEAST 3 SECONDS TO MOVE TO A POINT 3" (75 MM) FROM THE LATCH, MEASURED TO THE LEADING EDGE OF THE DOOR.
17. VERIFY ALL DOOR OPENINGS BEFORE FABRICATION.
18. EXISTING EGRESS DOORS SHALL RECEIVE NEW PANIC HARDWARE AS REQUIRED.

DOOR TYPE LEGEND

PLAN VIEW	ELEVATION VIEW
DRYWALL FRAME H.M. / MASONRY FRAME	SINGLE LEAF HOLLOW METAL SLAB TYPE A
DRYWALL FRAME H.M. / MASONRY FRAME	DOUBLE LEAF HOLLOW METAL EXTERIOR TYPE C H.M.
COMMERCIAL ALUMINUM FRAME	DOUBLE LEAF ALUMINUM ENTRY TYPE F
	SINGLE LEAF ALUMINUM ENTRY

DOOR LEGEND

TYPE A.1
FLUSH

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Soft Light Photography

LOT ED-2384 - XXXX PROFIT PLACE
DE PERE, WI, 54115

PROJECT # 25-090

PROFESSIONAL SEAL:

REVISIONS

#	STAGE	DATE
1	CB1	10-24-25

STATUS: CD

SHEET ISSUE DATE: 10/27/2025

DRAWN BY: G.C.T.

SCALE: As indicated

WINDOW AND DOOR SCHEDULES

A620

P:\25-090 Soft Light Photography\07 Models\Rev\25-090 Photography Studio 8,500 sq ft reduce masonry to 35% v\rt

WALL SCHEDULE

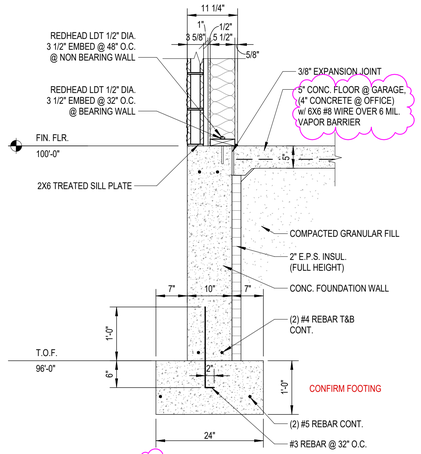
MARK	WALL TYPE	INTERIOR FINISH	VAPOR BARRIER	CAVITY INSULATION	STRUCTURE	EXTERIOR SUBSTRATE	WEATHER BARRIER	CONTINUOUS INSULATION	EXTERIOR FINISH	TOTAL WIDTH	STC	FIRE RATING HR.	FIRE RATING UL	REMARKS
A4.2	INT. WALL - 2X4 W/ 5/8" GYP BOTH SIDES	SHEATHING - GYPSUM BOARD 5/8"	N/A	INSULATION - SOUND AND BATT (SEE RM SCH)	W/F 2X4 16" O.C.	N/A	N/A	N/A	SHEATHING - GYPSUM BOARD 5/8"	0' - 4 3/4"				
A6.2	INT. WALL - 2X6 SPF #2 W/ 5/8" GYP BOTH SIDES	SHEATHING - GYPSUM BOARD 5/8"	N/A	INSULATION - SOUND AND BATT (SEE RM SCH)	W/F 2X6 16" O.C.	N/A	N/A	N/A	SHEATHING - GYPSUM BOARD 5/8"	0' - 6 3/4"				
A6.2.P	INT. WALL - 2X6 SPF #2 W/ 5/8" GYP BOTH SIDES W/ 7/16" OSB APA RATED ONE SIDE	SHEATHING - GYPSUM BOARD 5/8"	N/A	INSULATION - SOUND AND BATT (SEE RM SCH)	W/F 2X6 16" O.C.	SHEATHING - 7/16" OSB	N/A	N/A	SHEATHING - GYPSUM BOARD 5/8"	0' - 7 1/4"				
A6.C	EXT. WALL - 4" CMU OVER 1" AIR OVER 7/16" OSB OVER 2X6 SPF #2 OVER 5/8" GYP WITH STONE SILLS	SHEATHING - GYPSUM BOARD 5/8"	MEMBRANE - 4 MIL VAPOR BARRIER	INSULATION - R19	W/F 2X6 16" O.C.	SHEATHING - 7/16" OSB	MEMBRANE - CONT. WEATHER WRAP	N/A	CMU - 4"	0' - 11 1/4"				EXTERIOR SHEATHING TYPICAL 7/16" OSB APA RATED 8d 4\" OC. EDGE, 6" O.C. FIELD.
A6.M	EXT. WALL - METAL PANEL OVER 7/16" OSB OVER 2X6 SPF #2 OVER 5/8" GYP	SHEATHING - GYPSUM BOARD 5/8"	MEMBRANE - 4 MIL VAPOR BARRIER	INSULATION - R21	W/F 2X6 16" O.C.	SHEATHING - 7/16" OSB	MEMBRANE - CONT. WEATHER WRAP	N/A	METAL PANEL	0' - 8 1/8"				EXTERIOR SHEATHING TYPICAL 7/16" OSB APA RATED 8d 4" OC. EDGE, 6" O.C. FIELD.
C6	STOOP WALL - 6" CONC. W/ (1) #4 REBAR CONT. T&B	N/A	N/A	N/A	CONCRETE - CAST IN PLACE	N/A	N/A	N/A	N/A	0' - 6"				REFER TO 2/S100
C10.I	FOUNDATION WALL W/ INSULATION - 10" CONC. W/ (2) #4 REBAR CONT. T&B	N/A	N/A	N/A	CONCRETE - CAST IN PLACE	N/A	N/A	INSULATION - 2" RIGID	N/A	1' - 0"				REFER TO 3/S100

FOOTING & PIER SCHEDULE

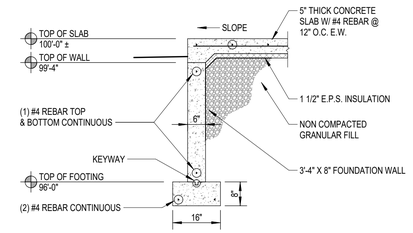
MK	SIZE	REINFORCING	REMARKS
	22"x24"	(6) #5 VERT. w/ #3 TIES @ 10" O.C.	
F.36X36X12	36"X36"X12"	#4 @ 8" O.C. EA. WAY	
WF.16X8	16"X8"	(2) #4 CONT.	
WF.24X12	24"X12"	(2) #5 CONT.	

GENERAL NOTES

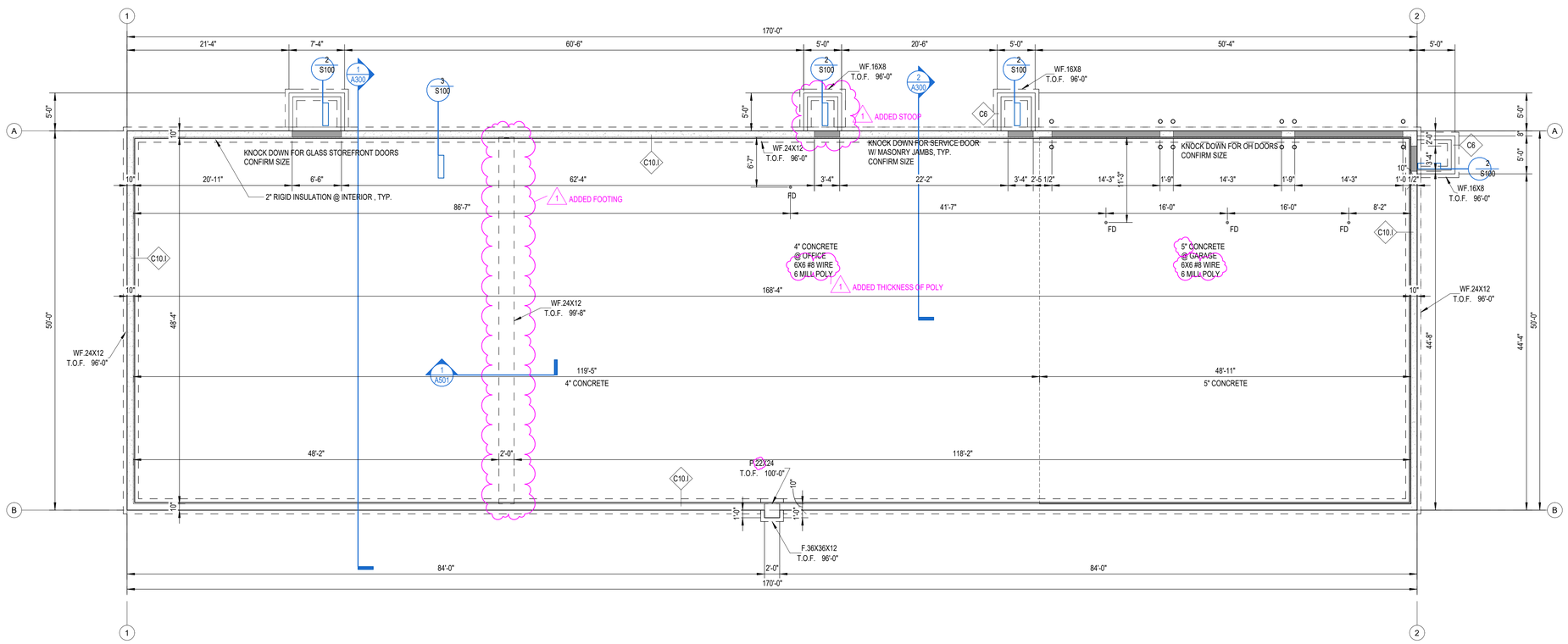
1. ALL CONC. SHALL BE PLACED IN ACCORDANCE w/ CURRENT PUBLICATIONS OF THE PORTLAND CEMENT ASSOCIATION.
2. BEND ALL REINFORCING RODS AROUND ALL CORNERS AND INTO ALL INTERSECTING WALLS.
3. COORDINATE w/ ALL OTHER TRADES FOR THE INSTALLATION OF ALL ANCHORS, SLEEVES, HANGERS, INSERTS OPENINGS & ETC.
4. REINFORCING STEEL SHALL BE ATSM-615 GRADE 60.
5. FABRICATION SHALL BE WITHIN CURRENT SPECIFICATIONS OF THE AMERICAN CONCRETE INSTITUTE.
6. COORDINATE w/ ALL OTHER TRADES LOCATIONS & SIZE OF ALL OPENINGS IN FLOORS, WALLS, CEILINGS, & ROOF, FOR MECH. EQUIP. & ETC.
7. STRUCTURAL STEEL SHALL BE ATSM DES. A36 INACCORDANCE w/ SPECIFICATIONS OF THE AMERICAN INSTITUTE OF STEEL.
8. ALL BOLTS SHALL BE HIGH-STRENGTH ATSM DES.A325F.
9. ALL WELDS SHALL BE FULL.
10. ALL STEEL SHALL BE CLEAN, NEW, AND SHOP PRIMED.
11. ALL STEEL SHALL BE ERECTED TRUE AND PLUMB.
12. VERIFY ALL EXISTING CONDITIONS ON JOB SITE BEFORE CONSTRUCTION.
13. ALL BUILDING MATERIALS SHALL BE INSTALLED IN ACCORDANCE w/ MANUFACTURER RECOMENDATIONS & SPECIFICATIONS.
14. CAULK ALL LOCATIONS WHERE DISSIMILAR MATERIALS MEET.
15. CONTRACTORS SHALL LOCATE ALL UTILITIES BEFORE CONSTRUCTION & NOTIFY ARCHITECT & OWNER OF ANY INTERFERANCES.
16. CONTRACTORS SHALL PROVIDE ALL BARRIERS, BARRICADES, FENCES, & SAFETY EQUIP. & PRECAUTIONS REQUIERED BY ALL CODES OR AGENCIES HAVING JURISTICTION OVER THE PROJECT.



3 10" FOUNDATION WALL, TYP
3/4" = 1'-0"



2 6" STOOP WALL (TYP.)
1/2" = 1'-0"



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

TRUE

2009 2024

Alliance
CONSTRUCTION & DESIGN

ALLIANCEBUILDS.COM
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FOUNDATION PLAN

S100

P:\25-090 Soft Light Photography\07 Models\Revit\25-090 Photography Studio 8,500 sq ft reduce masonry to 35%.rvt

HEADER SCHEDULE

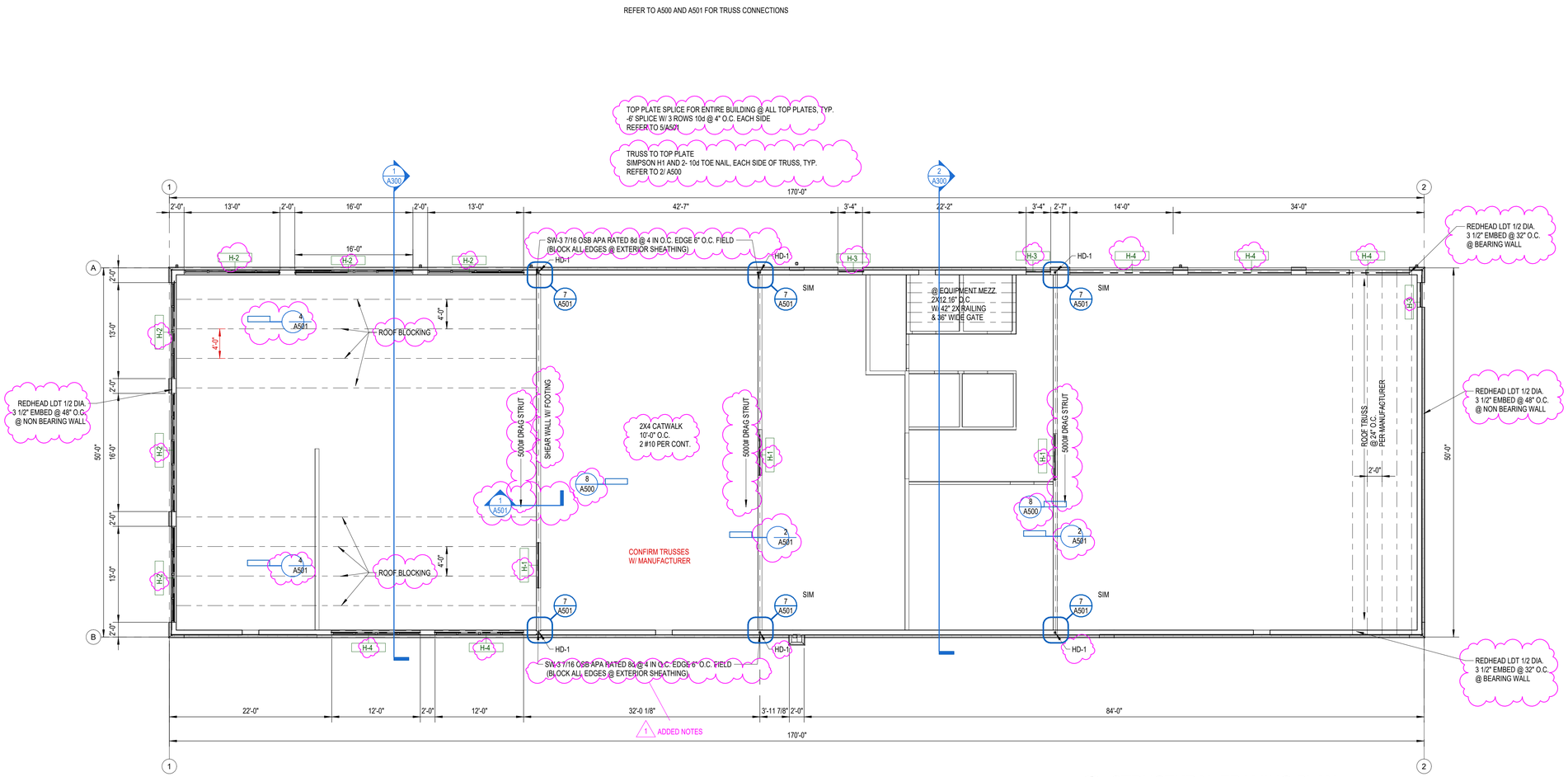
MK	QTY	MEMBER	LAMINATION	SHOULDER STUDS	SHOULDER STUD ASSEMBLY	KING STUDS	KING STUD ASSEMBLY	REMARKS
	38							
H-1	3	(3) 2 x 8 DF	3 ROWS 10d @ 12" O.C. PER PLY	2 PLY 2X6 SPF #2	2 ROWS 10d 6" O.C.	(1) 2x6 SYP #2	SPF 2 ROWS 10d @ 6 IN O.C. TO SHOULDER	
H-2	6	(3) 1 3/4"x14" LVL MICOLAM E2.0 fB 2600	3 ROW FLAT LOK 16 IN O.C.	3 PLY 2X6 SPF # 2	3 ROWS 10d @ 6 " O.C.	(4) 2x6 SPF# 2	3 ROWS 10d @ 6IN O.C. PER PLY	
H-3	3	(3) 2 x 8 DF	3 ROWS 10d @ 6" O.C.	1 PLY 2X6 SPF #2	-	(1) 2x6 SPF #2	-	
H-4	5	(3) 1 3/4"x11 7/8" LVL MICOLAM E2.0 fB 2600	3 ROW FLAT LOK 16 IN O.C.	3 PLY 2X6 SPF # 1/2	3 ROWS 10d @ 6 " O.C.	(4) 2x6 SPF# 1/2	3 ROWS 10d @ 6IN O.C. PER PLY	

1 REVISED HEADERS

GENERAL NOTES

<WOOD FRAMING>

1. ROOF SHEATHING SHALL BE 5/8" OSB APA RATED 10D 6" FASTENERS WITH CLIPS .
2. EXTERIOR SHEATHING SHALL BE 7/16" OSB APA RATED WITH 8D FASTENERS AT 3" O.C. EDGE AND 6" O.C. FIELD.
3. ALL EXTERIOR STUDS SHALL BE 2"x6" SPF STUD GRADE AT 16" O.C. FB 600 PSI U.N.O.
4. INTERIOR BEARING STUDS SHALL BE 2"x6" SPF STUD GRADE AT 16" O.C. WITH 3 PLY 2"x6" TOP PLATE U.N.O.



1 STRUCTURAL FRAMING PLAN
1/8" = 1'-0"

TRUE

2009 2024

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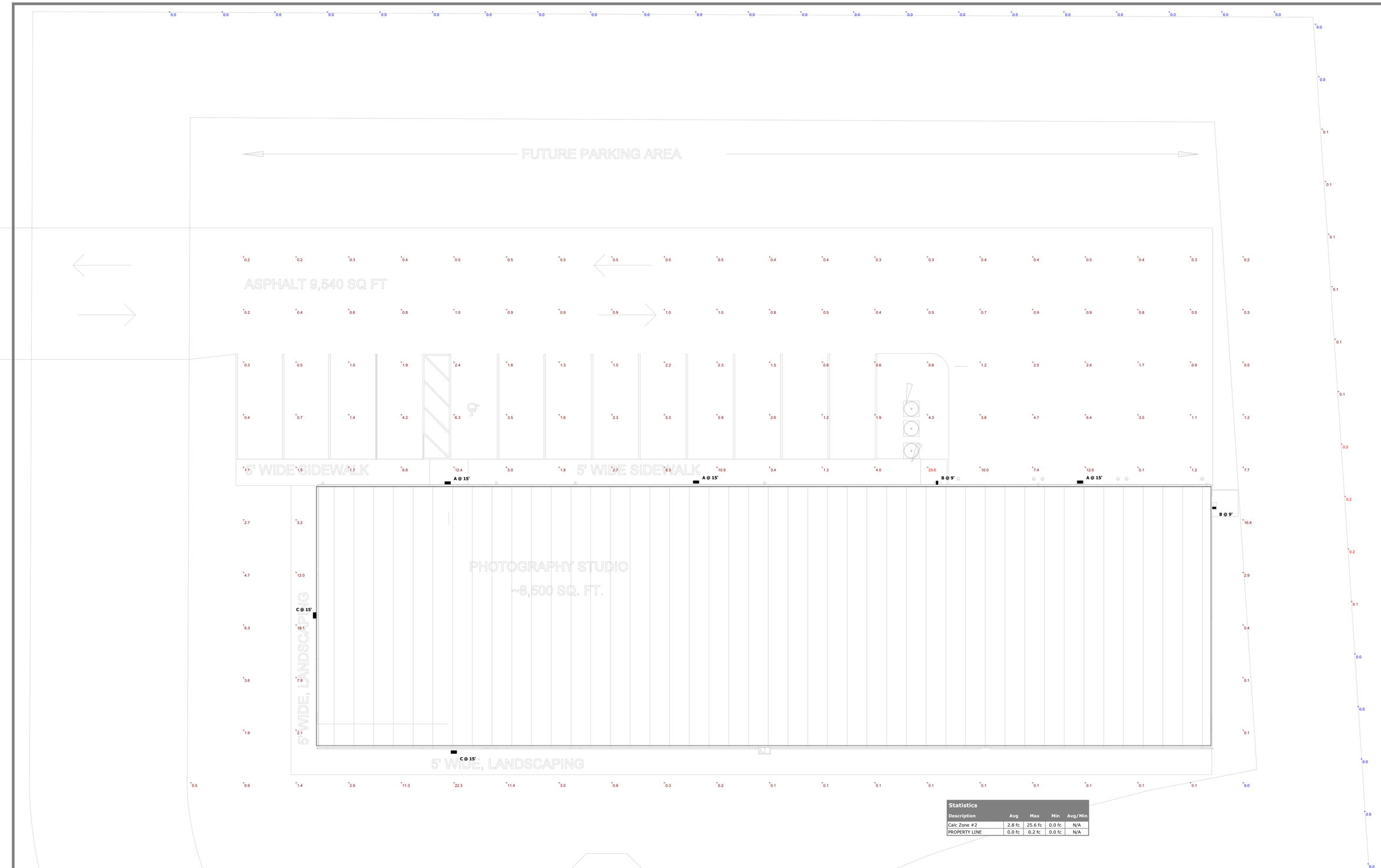
STRUCTURAL FRAMING PLAN

S120

P:\25-090 Soft Light Photography\07 Models\Rev\25-090 Photography Studio.B.500 sq ft reduce masonry to 35%.rvt



Statistics

Description	Avg	Max	Min	Avg/Min
Calc Zone #2	2.8 fc	25.6 fc	0.0 fc	N/A
PROPERTY LINE	0.0 fc	0.2 fc	0.0 fc	N/A

QTY

Label	Manufacturer	QTY	Catalog	Description	Input Power
A	LEDVANCE LLC	3	WALPAKCPS060UNHD8S C2ADJBZP	Outdoor Full-Cutoff Wall-Mounted Area Luminaires Max 3000K T4	59.3
B	LEDVANCE LLC	2	WALPAKCPS040UNHD8S C2ADJBZP	Outdoor Full-Cutoff Wall-Mounted Area Luminaires Max 3000K T2	38.81
C	LEDVANCE LLC	2	WALPAKCPS0100UNHD8 SC2ADJBZP	Outdoor Full-Cutoff Wall-Mounted Area Luminaires Max 3000K T2	95.14

THOMAS Electric
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PHONE (920) 336-4848 • FAX (920) 336-4849
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PHOTO STUDIO

Designer

Date
11-6-25

Scale
24 X 36 SHEET

Drawing No.

Summary