

CITY OF DE PERE
RECEIVED

DE PERE



CITY OF DE PERE

APPLICATION FOR
SITE PLAN REVIEW

Fee: \$ 305.00

Receipt #:

176464

Date:

10-12-22

Read all instructions provided before completing. If additional space is needed, attach additional pages. Type or use black ink.

SECTION 1: Applicant / Permittee Information

Applicant Name (Ind., Org. or Entity) ROBERT E. LEE & ASSOC.	Authorized Representative BRAD TREML	Title ENG TECH. II	
Mailing Address 1250 CENTENNIAL CENTRE BLVD	City HOBART	State WI	ZIP Code 54155
Email Address BTREML@RELEEINC.COM	Phone Number (incl. area code) 920-662-9641	Fax Number (incl. area code)	

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

Name (Ind. Org. or Entity) Best Built Inc	Contact Person Jim Boyea	Title Vice President	
Mailing Address 3100 Holmgren Way	City Green Bay	State Wi	ZIP Code 54304
Email Address jim@bestbuiltinc>com	Phone Number (incl. area code) (920)337-6488	Fax Number (incl. area code)	

SECTION 3: Project or Site Location

Project Address/Description 0 LOST DAUPHIN RD, CITY OF DE PERE	Parcel No. VD-L496
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SECTION 4: Project Information

Existing Zoning:	R-3		
Present Use of Parcel:	FARM FEILD		
Proposed Use of Parcel:	MULTI-FAMILY DEVELOPMENT		
Estimated Start Date:	FALL 2022	Estimated Completion Date:	SPRING 2024

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

SECTION 5: Certification and Permission

Certification: I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I certify that the project will be in compliance with all permit conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the provisions of applicable laws.

Permission: I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.

Name of Owner/Authorized Representative (please print) Jim Boyea	Title Vice President	Phone Number (920)336488
Signature of Applicant 		Date Signed 9-23-2022

TO BE COMPLETED BY CITY STAFF

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

CITY OF DE PERE

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



May 10, 2023

Brad Trembl
Robert E Lee & Associates INC
1250 Centennial Centre BL
Hobart, WI 54155

RE: Site Plan Review for a new 33,440 SF four-building two-story apartment complex with 138 parking stalls at 410-416 Willie Mays CI (Parcel WD-2197)

Dear Brad:

Thank you for the May 10, 2023, revised site plan for Waterview Heights, located at 410-416 Willie Mays C I. The City of De Pere Plan Commission reviewed the original site plan application on October 24, 2022 and recommended conditional approval. Staff reviewed revised versions of the site plan on February 24, 2023 and May 10, 2023. The final site plan has been approved, subject to the following conditions being addressed prior to requesting occupancy permits:

- Place the site addresses on the site plan.
- The sanitary sewer system will need to be televised and low-pressure air tested. Results shall be forwarded to the City Engineer at erakers@deperewi.gov.
- The city will pursue a hold harmless agreement for the end of Willie Mays Circle and the turnaround of vehicles.
- A separate sign permit is required for the monument sign. Add the base height, base material, and sign square footage to the sign graphics when submitting for a sign permit.
- After exterior lighting is installed, provide a statement from the installer that the light spill from the property does not exceed the approved photometric plan.

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

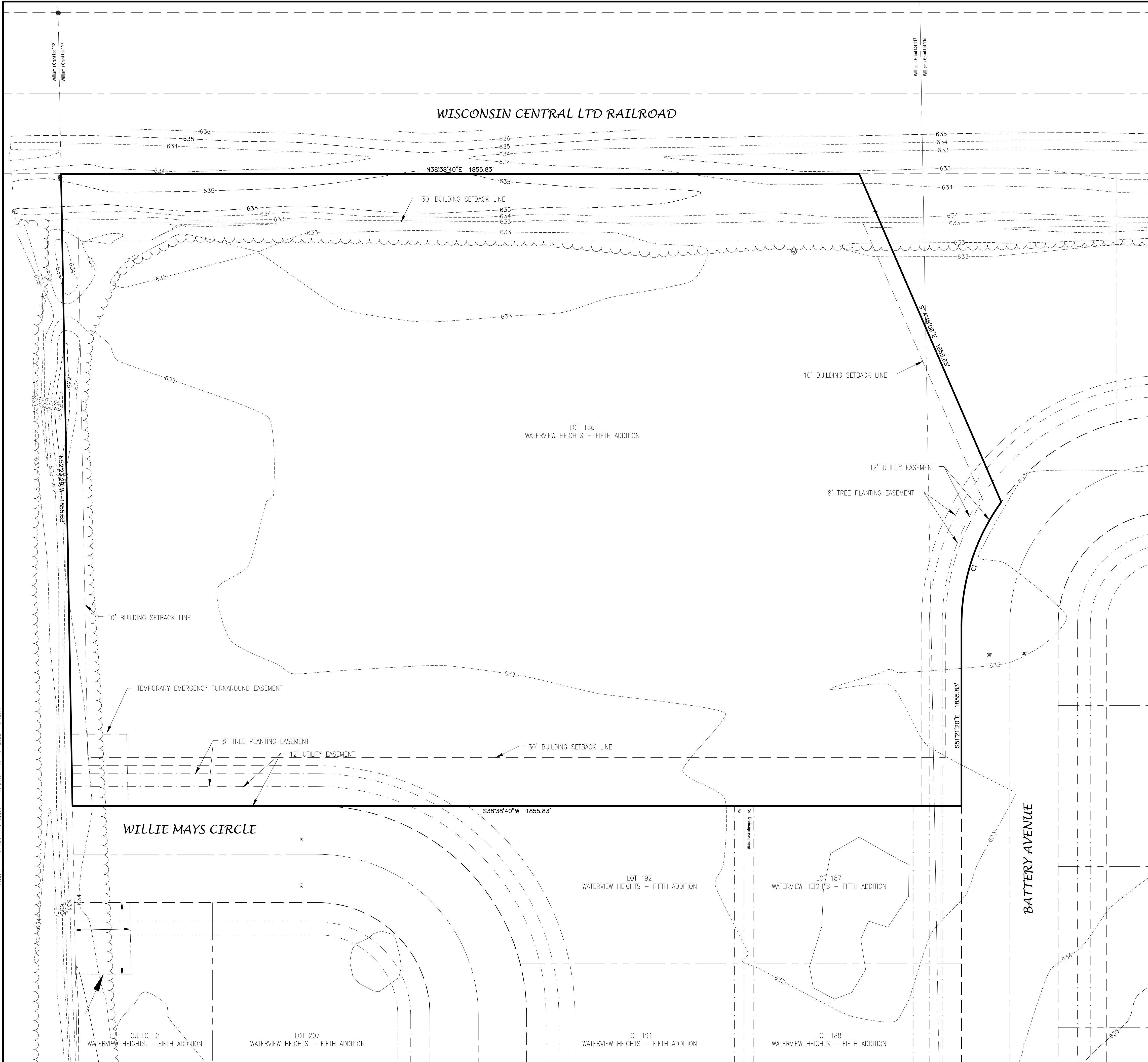
Sincerely,

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

Peter Schleinz
Senior Planner | Zoning Administrator

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

File: C:\Users\jgreen\Documents\Projects\Terra\Arch\Drawings_2023\1703124.dwg
Plot Date: Nov 17, 2022 1:34:26pm
LAYOUT: EX. SITE CONDITIONS



Curve Table							
Curve #	Delta	Radius	Length	Chord Direction	Chord Length	Tangent Bearing	Second Tangent Bearing
C1	35°54'25"	130.00'	81.47'	S33°24'08"E	80.14'	S15°26'55"E	S51° 21' 20"E

OWNER INFORMATION:

BEST BUILT, INC.
3100 HOLMGREN WAY
GREEN BAY, WISCONSIN 54304

920-655-2668

CONTACT: CRAIG KASSNER

BENCHMARK			BENCHMARK ESTABLISHED BY: ROBERT E. LEE & ASSOCIATES, INC. FIELD VERIFY BENCHMARKS FOR ACCURACY.
NO.	DESCRIPTION	EL.	
1	TAG BOLT ON HYDRANT, WEST SIDE OF LOST DAUPHIN ROAD, 1335 FEET SOUTHWEST OF CROSS GATE LANE	633.53	
2	TAG BOLT ON HYDRANT, WEST SIDE OF LOST DAUPHIN ROAD, 650 FEET SOUTHWEST OF CROSS GATE LANE	628.72	
3	TAG BOLT ON HYDRANT, WEST SIDE OF MEADOW ROSE LANE, 230 FEET SOUTHWEST OF PRAIRIE FLOWER LANE	635.71	

LEGEND

- FIRE HYDRANT

WATER VALVE/CURB STOP

WATER MANHOLE

REDUCER/INCREASER

SANITARY MANHOLE

AIR RELIEF MANHOLE

STORM MANHOLE

OPEN STORM MANHOLE

STORM INLET

STORM INLET MANHOLE

TANK COVER

SOIL BORING

POST

IRON PIPE/ROD

PK NAIL
- POWER POLE

POWER POLE W/GUY WIRE

LIGHT POLE

TRAFFIC SIGNAL POLE

ELECTRIC MANHOLE

ELECTRIC METER

TELEPHONE MANHOLE

TELEPHONE PEDESTAL

CABLE TV MANHOLE

CABLE TV PEDESTAL

GAS VALVE

GAS METER

MAILBOX

SIGN

BOLLARD
- DECIDUOUS TREE

CONIFEROUS TREE

BUSH

RIP RAP

CULVERT

WETLANDS

HANDICAP PARKING

- EDGE OF ASPHALT

EDGE OF GRAVEL

CURB & GUTTER

TREE/BRUSH LINE

CONTOUR LINE

RETAINING WALL

GUARD RAIL

FENCE
- 8SS

4FM

10ST

6W

G

OT

T

OE

E

OTV

TV

FO
- SANITARY SEWER (SIZE NOTED)

FORCEMAIN (SIZE NOTED)

STORM SEWER (SIZE NOTED)

WATERMAIN (SIZE NOTED)

GAS LINE

OVERHEAD TELEPHONE LINE

UNDERGROUND TELEPHONE LINE

OVERHEAD ELECTRIC LINE

UNDERGROUND ELECTRIC LINE

OVERHEAD CABLE TV LINE

CABLE TV LINE

FIBER OPTIC LINE

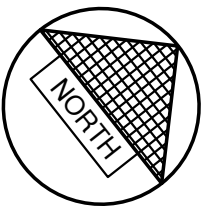
R/W LINE

PROPERTY LINE

EASEMENT LINE

BUILDING SETBACK LINE

SECTION LINE



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

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

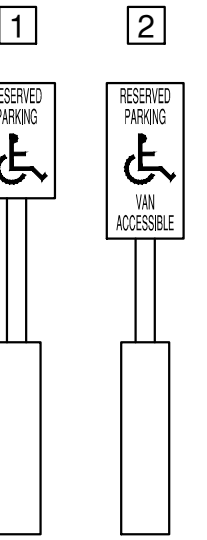
WIS. STATUTE 182.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN	WATERVIEW PROPERTIES FOR BEST BUILT, INC. CITY OF DE PERE BROWN COUNTY, WISCONSIN		EXISTING SITE CONDITIONS		DATE	Robert E. Lee & Associates, Inc. ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES 1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155 920-662-9641 www.releinc.com		SHEET NO.
1	11-17-2022	JGS	REVISED BUILDING HEIGHTS					CHECKED					05/2022			1
								DESIGNED					FILE			
								BLT					1703124T			

WISCONSIN CENTRAL LTD RAILROAD

LEGEND

- CONCRETE PAVEMENT
ASPHALT PAVEMENT (LIGHT) (S.F.)
ASPHALT PAVEMENT (HEAVY) (S.F.)
LANDSCAPE AREA
GREEN SPACE
TRAFFIC FLOW ARROW
HANDICAPPED PARKING
INDICATES NUMBER OF PARKING STALLS
SHEDDING MOUNTABLE CURB
STANDARD MOUNTABLE CURB



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

NOTES

- ALL DISTURBED AREAS SHALL BE TOPSOILED TO A DEPTH OF 6 INCHES, SEEDED AND MULCHED. AREA TO BE RAKED FREE OF STONES AND CLUMPS.
- ALL PAVEMENT STRIPES SHOULD BE 4" WIDE.
- TRASH REFUSE WILL BE INDOORS, NORTHERN END OF SOUTHERN GARAGE. SEE CALL ON THIS SHEET.

PARKING DATA

TOTAL PARKING STALLS PROVIDED = 137 STALLS TOTAL
71 SURFACE STALLS AND 66 GARAGE STALLS
HANDICAP ACCESSIBLE PARKING STALLS = 4
TOTAL PARKING STALLS REQUIRED = 112
1.75 X 64 UNITS = 112 STALLS REQUIRED

ZONING

R3 - MULTIPLE FAMILY RESIDENCE

SITE DATA

TOTAL AREA = 4.93 ACRES, 214,613 S.F.
BUILDING AREA = 1.08 ACRES, 47,276 S.F. (%)
SIDEWALK/PARKING LOT AREA = 1.17 ACRES, 50,867 S.F. (%)
GREEN SPACE = 2.68 ACRES, 116,470 S.F. (%)

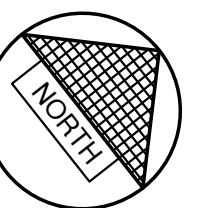
PROPERTY ADDRESS

0 LOST DAUPHIN RD, CITY OF DE PERE

PARCEL NO.

WD-L496

BATTERY AVENUE



0' 30' 60'
SCALE IN FEET

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN
1	11-17-2022	JGS	REVISED BUILDING HEIGHTS					JMS-LLP
								CHECKED
								DESIGNED
								BLT

WATERVIEW HEIGHTS
FOR BEST BUILT, INC.
CITY OF DE PERE
BROWN COUNTY, WISCONSIN

FIRE TRUCK TURNING RADIUS

DATE	05/20/22
FILE	1703124D
JOB NO.	1703124



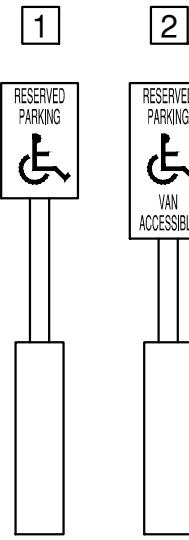
Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
920-662-9641 www.releecinc.com

SHEET NO.
1

WISCONSIN CENTRAL LTD RAILROAD

LEGEND

- CONCRETE PAVEMENT
ASPHALT PAVEMENT (LIGHT) (S.F.)
ASPHALT PAVEMENT (HEAVY) (S.F.)
LANDSCAPE AREA
GREEN SPACE
TRAFFIC FLOW ARROW
HANDICAPPED PARKING
INDICATES NUMBER OF PARKING STALLS
SHEDDING MOUNTABLE CURB
STANDARD MOUNTABLE CURB



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

NOTES

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3. TRASH REFUSE WILL BE INDOORS, NORTHERN END OF SOUTHERN GARAGE. SEE CALL ON THIS SHEET.

PARKING DATA

TOTAL PARKING STALLS PROVIDED = 137 STALLS TOTAL
71 SURFACE STALLS AND 66 GARAGE STALLS
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TOTAL PARKING STALLS REQUIRED = 112
1.75 X 64 UNITS = 112 STALLS REQUIRED

ZONING

R3 - MULTIPLE FAMILY RESIDENCE

SITE DATA

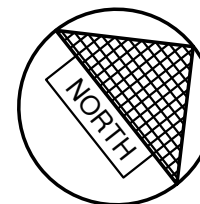
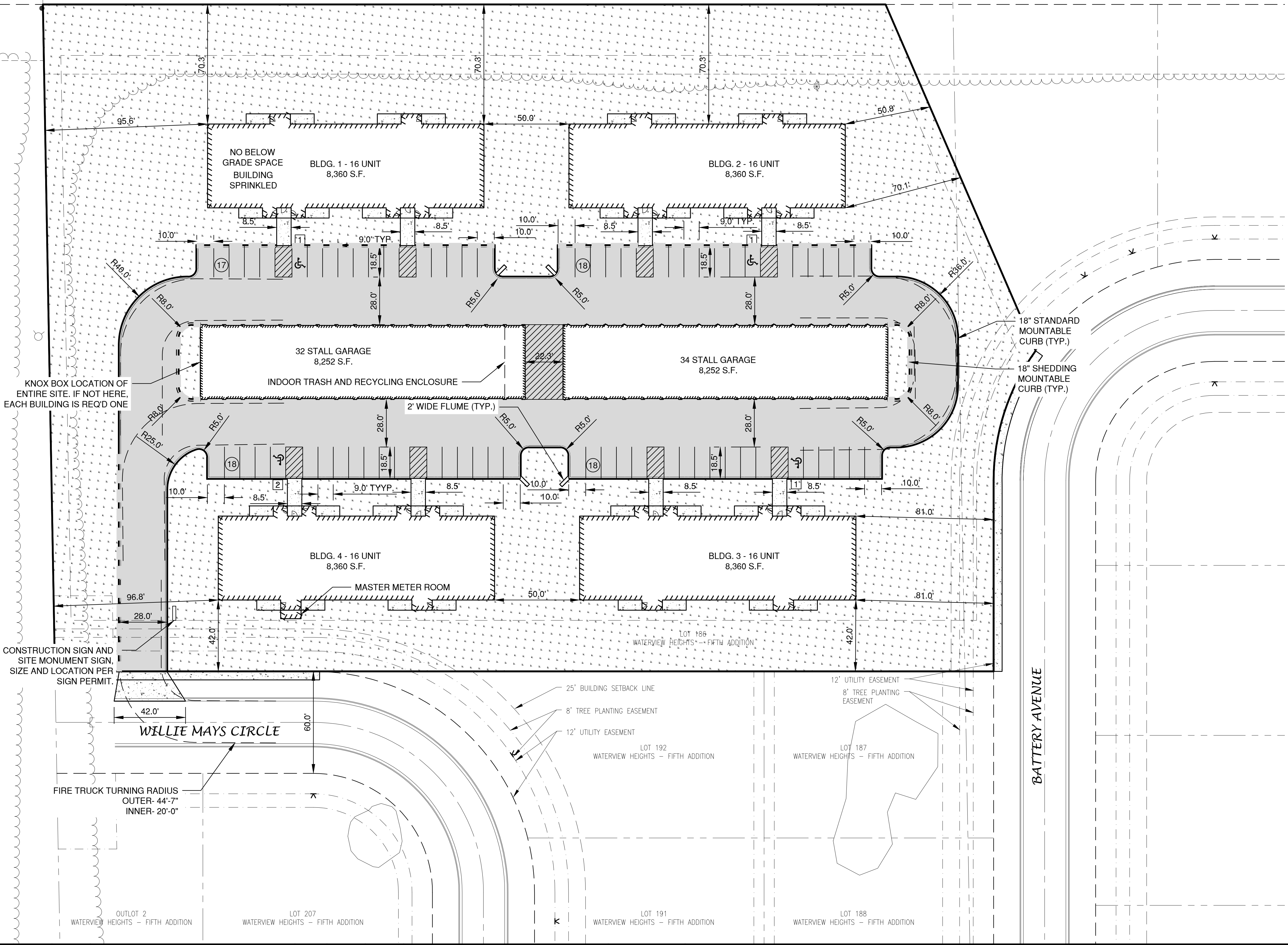
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BUILDING AREA = 1.08 ACRES, 47,276 S.F. (%)
SIDEWALK/PARKING LOT AREA = 1.17 ACRES, 50,867 S.F. (%)
GREEN SPACE = 2.68 ACRES, 116,470 S.F. (%)

PROPERTY ADDRESS

0 LOST DAUPHIN RD, CITY OF DE PERE

PARCEL NO.

WD-L496



0' 30' 60'
SCALE IN FEET

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN
1	11-17-2022	JGS	REVISED BUILDING HEIGHTS					JMS-LLP
								CHECKED
								DESIGNED
								BLT

WATERVIEW HEIGHTS
FOR BEST BUILT, INC.
CITY OF DE PERE
BROWN COUNTY, WISCONSIN

SITE PLAN

DATE	05/2022
FILE	1703124D
JOB NO.	1703124



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920-662-9641 www.releinc.com

SHEET NO.
2

WISCONSIN CENTRAL LTD RAILROAD

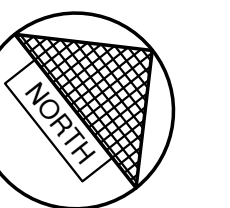
LEGEND

PROPOSED SANITARY SEWER
EXISTING SANITARY SEWER (SIZE NOTED)
PROPOSED STORM SEWER
EXISTING STORM SEWER (SIZE NOTED)
PROPOSED WATERMAIN
EXISTING WATERMAIN (SIZE NOTED)

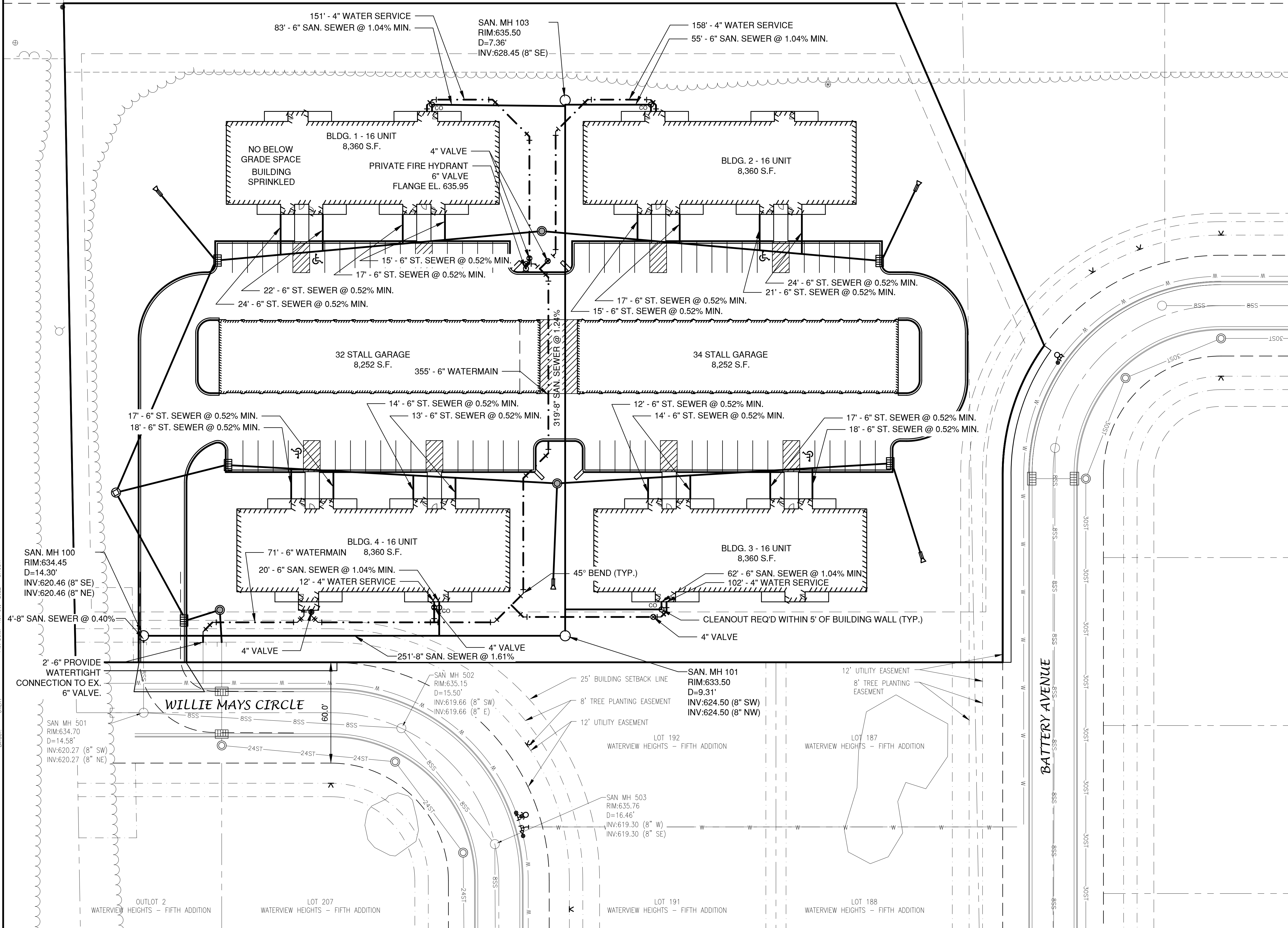
PROPOSED
EXISTING
FIRE HYDRANT
WATER VALVE/CURB STOP
WATER MANHOLE
REDUCER/INCREASER
SANITARY MANHOLE
LIFT STATION
TRACER WIRE SIGNAL CONNECTION BOX
CLEANOUT
STORM MANHOLE
STORM CATCH BASIN
STORM INLET
STORM INLET MANHOLE
YARD DRAIN
STANDPIPE
ROOF DOWNSPOUT
DISCHARGE STRUCTURE

NOTE

- A MINIMUM OF 6.5 FEET OF COVER SHALL BE MAINTAINED OVER ALL WATERMAIN.
- SANITARY SEWER, WATERMAIN AND STORM SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN AND ADMINISTRATIVE CODE CHAPTERS COMM 81-87.
- FIELD VERIFY LOCATION OF EXISTING UTILITIES. IF EXISTING LOCATIONS DIFFER FROM WHAT IS INDICATED ON THE PLANS, **CONTACT ENGINEER**, PRIOR TO CONTINUED WORK.
- ALL SANITARY SEWER, STORM SEWER AND WATER SERVICES / MAINS SHALL BE PROVIDED WITH TRACER WIRE OR OTHER METHOD TO BE LOCATED.
- EXISTING GAS, ELECTRIC, CABLE TELEVISION AND TELEPHONE TO BE REMOVED AND/OR RELOCATED BY OTHERS. WORK SHALL BE COORDINATED BY GENERAL CONTRACTOR.
- ALL CONNECTIONS TO CITY SEWER OR WATER NEED TO BE WATERTIGHT.
- WATER SERVICE WILL NEED TO BE TESTED (SAFE SAMPLE AND PRESSURE) PRIOR TO WATER BEING PROVIDED TO THIS PARCEL.
- SANITARY SEWER SYSTEM WILL NEED TO BE TELEVIEWED AND LOW PRESSURE AIR TESTED. RESULTS SHOULD BE SENT TO CITY ENGINEER AT ERAKERS@DEPEREWI.GOV
- THE CITY WILL PROVIDE A 3" SENSUS OMNI MASTER METER, ALL IN ONE DEVICE W/ STRAINER, AFTER WATER SUPPLY CAPACITY CHARGES ARE PAID.



0' 30' 60'
SCALE IN FEET



NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN	JMS-LLP	DATE	05/2022	FILE	1703124D	JOB NO.	1703124	Robert E. Lee & Associates, Inc.	ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES	1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155	920-662-9641 www.releinc.com	SHEET NO.	3
1	11-17-2022	JGS	REVISED BUILDING HEIGHTS					CHECKED													
								DESIGNED	BLT												

WATERVIEW HEIGHTS
FOR BEST BUILT, INC.
CITY OF DE PERE
BROWN COUNTY, WISCONSIN

WATER, SANITARY AND DOWNSPOUT PLAN

WISCONSIN CENTRAL LTD RAILROAD

LEGEND

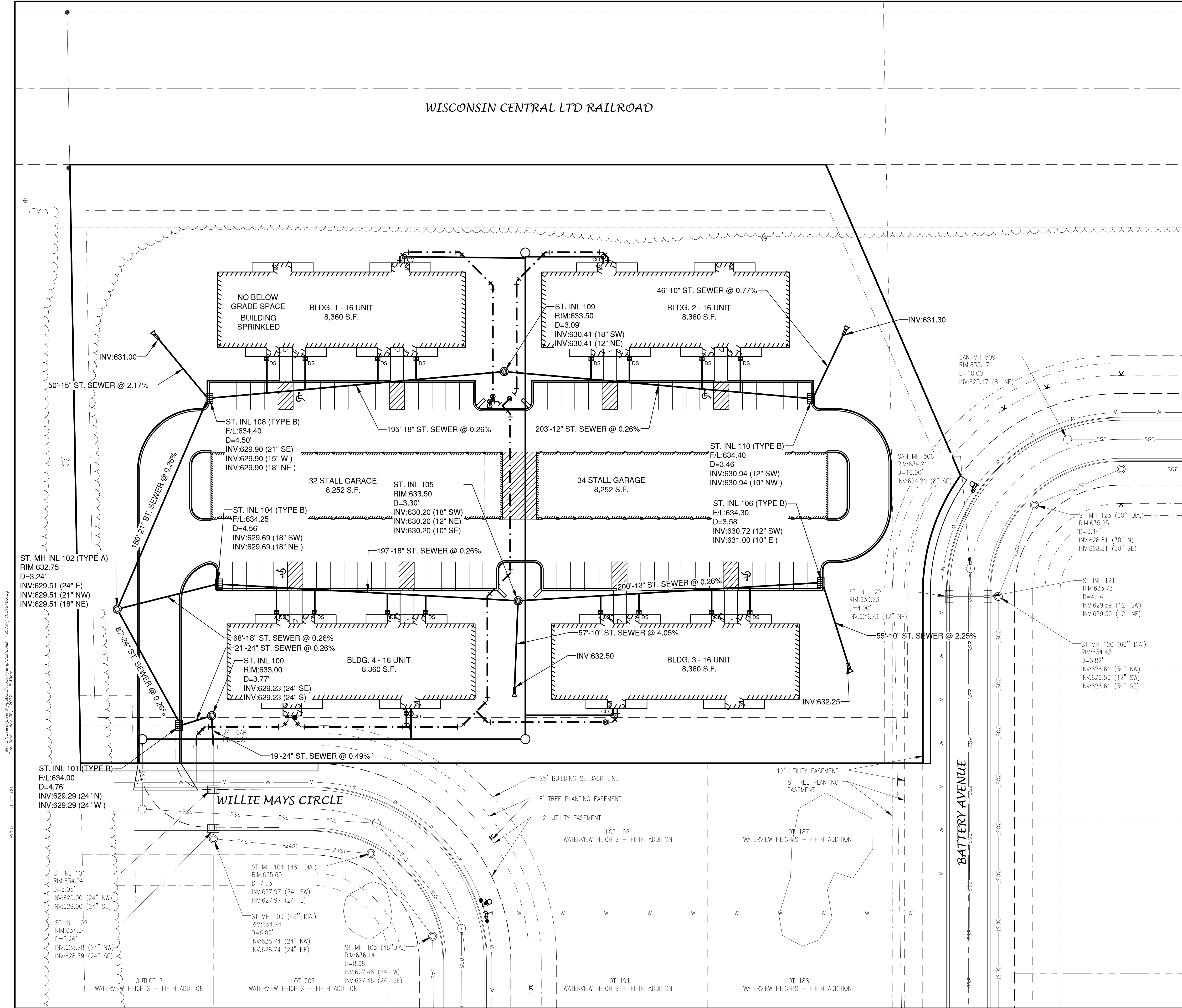
	PROPOSED SANITARY SEWER
	EXISTING SANITARY SEWER (SIZE NOTED)
	PROPOSED STORM SEWER
	EXISTING STORM SEWER (SIZE NOTED)
	PROPOSED WATERMAIN
	EXISTING WATERMAIN (SIZE NOTED)

	PROPOSED		EXISTING
	FIRE HYDRANT		WATER VALVE/CURB STOP
	WATER MANHOLE		REDUCER/INCREASER
	SANITARY MANHOLE		LIFT STATION
	TRACER WIRE SIGNAL CONNECTION BOX		CLEANOUT
	STORM MANHOLE		STORM CATCH BASIN
	STORM INLET		STORM INLET MANHOLE
	YARD DRAIN		STANDPIPE
	ROOF DOWNSPOUT		DISCHARGE STRUCTURE

NOTE

- SANITARY SEWER, WATERMAIN AND STORM SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN AND ADMINISTRATIVE CODE CHAPTERS COMM 81-87.
- FIELD VERIFY LOCATION OF EXISTING UTILITIES. IF EXISTING LOCATIONS DIFFER FROM WHAT IS INDICATED ON THE PLANS, **CONTACT ENGINEER**, PRIOR TO CONTINUED WORK.
- ALL SANITARY SEWER, STORM SEWER AND WATER SERVICES / MAINS SHALL BE PROVIDED WITH TRACER WIRE OR OTHER METHOD TO BE LOCATED.
- EXISTING GAS, ELECTRIC, CABLE TELEVISION AND TELEPHONE TO BE REMOVED AND/OR RELOCATED BY OTHERS. WORK SHALL BE COORDINATED BY GENERAL CONTRACTOR.

File: C:\Users\jgreen\Documents\17031240.dwg
Plot Date: Nov 30, 2022 8:46am
LAYOUT: UTILITY (2)



NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN
1	11-17-2022	JGS	REVISED BUILDING HEIGHTS					JMS-LLP
								CHECKED
								DESIGNED
								BLT

WATERVIEW HEIGHTS
FOR BEST BUILT, INC.
CITY OF DE PERE
BROWN COUNTY, WISCONSIN

STORM SEWER PLAN

DATE	05/2022
FILE	17031240
JOB NO.	1703124



Robert E. Lee & Associates, Inc.
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920-662-9641 www.releinc.com

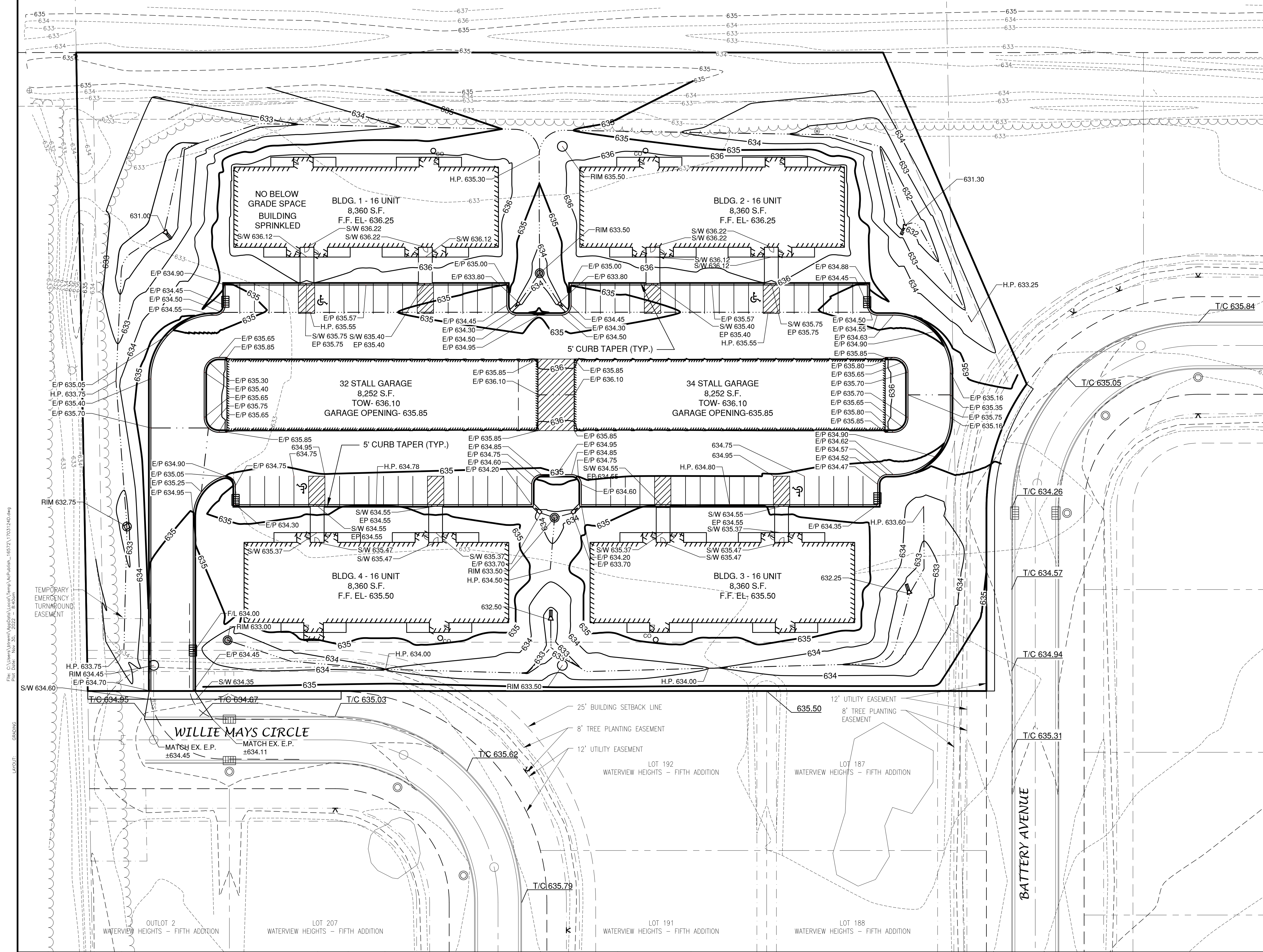
SHEET NO.
4

WISCONSIN CENTRAL LTD RAILROAD

LEGEND

- T/C 999.99 TOP OF CURB ELEVATION
- F/L 888.88 FLOW LINE ELEVATION
- S/W 666.66 TOP OF SIDEWALK ELEVATION
- E/P 555.55 EDGE OF PAVEMENT ELEVATION
- R/W 444.44 TOP OF RETAINING WALL ELEVATION
- 333.33 GROUND ELEVATION
- DRAINAGE SWALE
- - - DRAINAGE DIVIDE
- ← FLOW ARROW

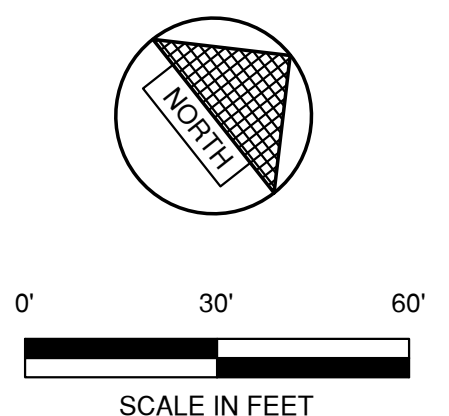
File: C:\Users\jgreen\Documents\Local\Projects\Waterview Heights - Fifth Addition - 10/27/21\17031240.dwg
 Plot Date: Nov 30, 2022 8:46am
 LAYOUT: GRADING



NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN JMS-LLP	WATERVIEW HEIGHTS FOR BEST BUILT, INC. CITY OF DE PERE BROWN COUNTY, WISCONSIN	GRADING PLAN	DATE 05/2022	FILE 1703124D	 Robert E. Lee & Associates, Inc. ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES 1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155 920-662-9641 www.releecinc.com	SHEET NO. 5
1	11-17-2022	JGS	REVISED BUILDING HEIGHTS					CHECKED ----			JOB NO. 1703124			
								DESIGNED BLT						

WATERVIEW HEIGHTS
 FOR BEST BUILT, INC.
 CITY OF DE PERE
 BROWN COUNTY, WISCONSIN

GRADING PLAN



WISCONSIN CENTRAL LTD RAILROAD

LEGEND

- DRAINAGE SWALE
- DRAINAGE DIVIDE
- FLOW ARROW
- SILT FENCE (PER WDNR TECHNICAL STANDARD 1056)
- DITCH CHECK (PER WDNR TECHNICAL STANDARD 1062)
- TRACKING PAD (PER WDNR TECHNICAL STANDARD 1057)
- EROSION MAT (PER WDNR TECHNICAL STANDARD 1053)
- INLET PROTECTION (PER WDNR TECHNICAL STANDARD 1060)

EROSION CONTROL

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

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

File: C:\Users\jlee\OneDrive\Local\Projects\WVH\WVH_17031240.dwg
Plot Date: Nov 30, 2022 8:44 am

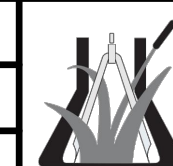
EROSION
LAYOUT

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN
1	11-17-2022	JGS	REVISED BUILDING HEIGHTS					JMS-LLP
								CHECKED
								DESIGNED
								BLT

WATERVIEW HEIGHTS
FOR BEST BUILT, INC.
CITY OF DE PERE
BROWN COUNTY, WISCONSIN

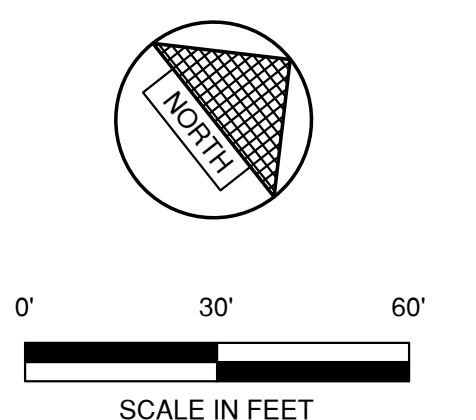
EROSION CONTROL PLAN

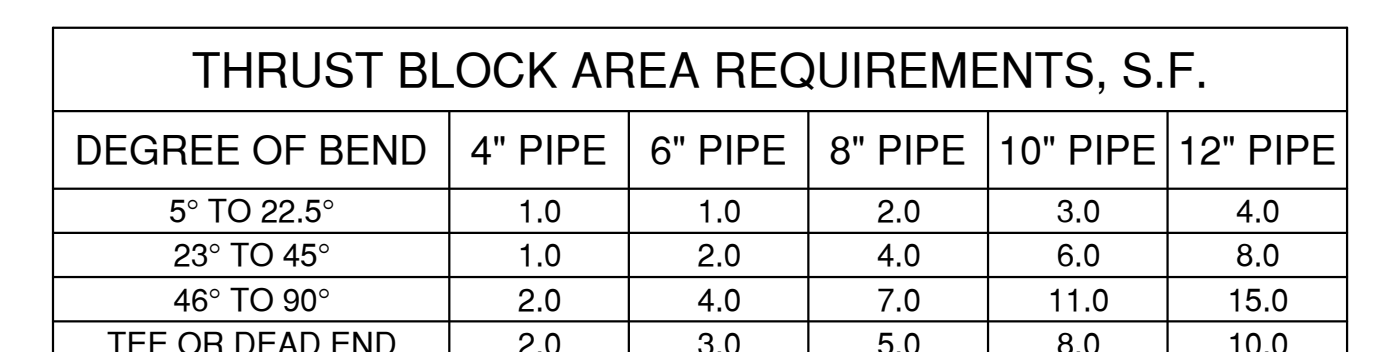
DATE
05/2022
FILE
17031240
JOB NO.
1703124



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

SHEET NO.
6





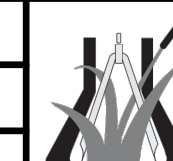
TYPICAL THRUST BLOCK

THRUST BLOCK AREA REQUIREMENTS, S.F.					
DEGREE OF BEND	4" PIPE	6" PIPE	8" PIPE	10" PIPE	12" PIPE
5° TO 22.5°	1.0	1.0	2.0	3.0	4.0
23° TO 45°	1.0	2.0	4.0	6.0	8.0
46° TO 90°	2.0	4.0	7.0	11.0	15.0
TIE OR DEAD END	2.0	3.0	5.0	8.0	10.0

[illegible]

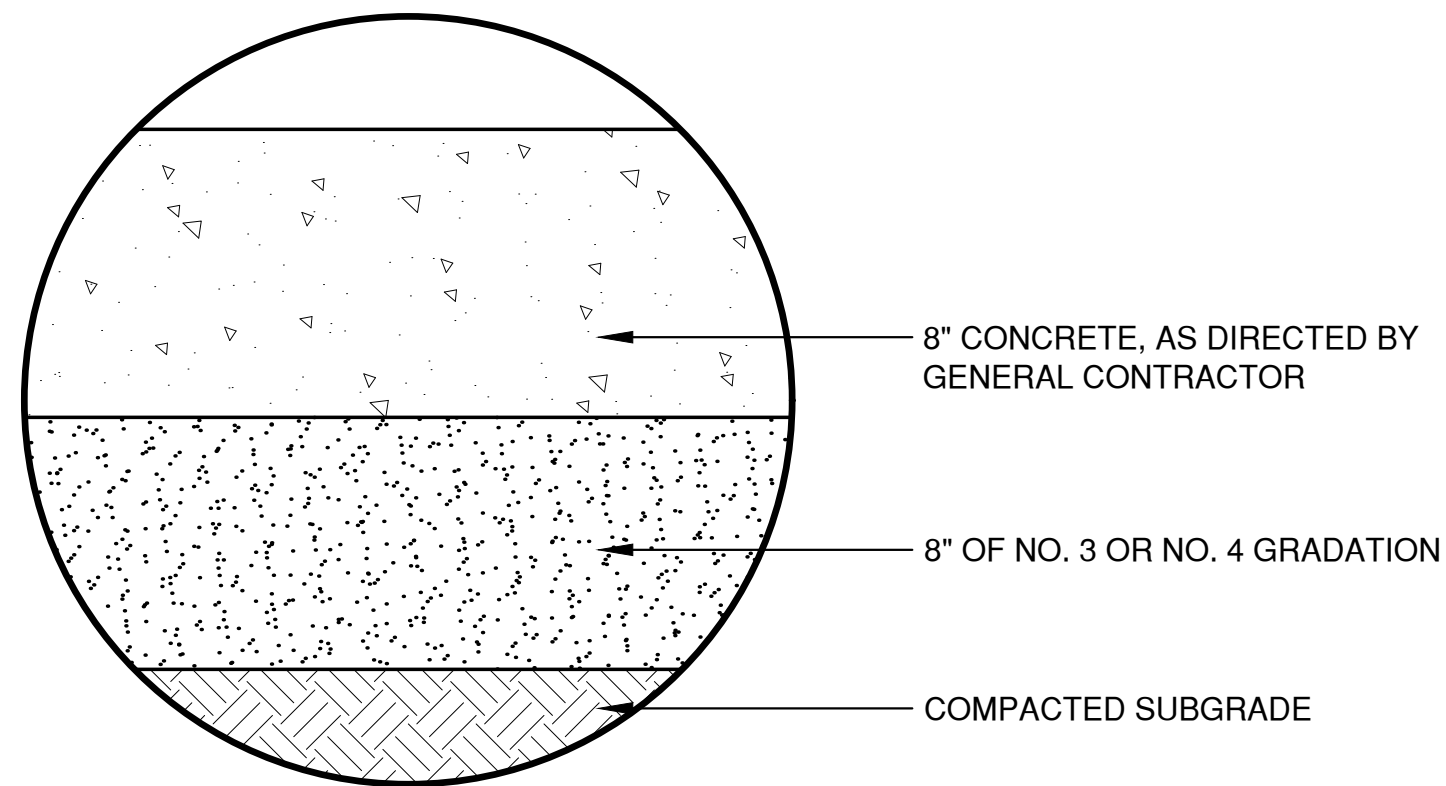
MISCELLANEOUS DETAILS

DATE	11/2021
FILE	DETAILS
JOB NO.	1702124

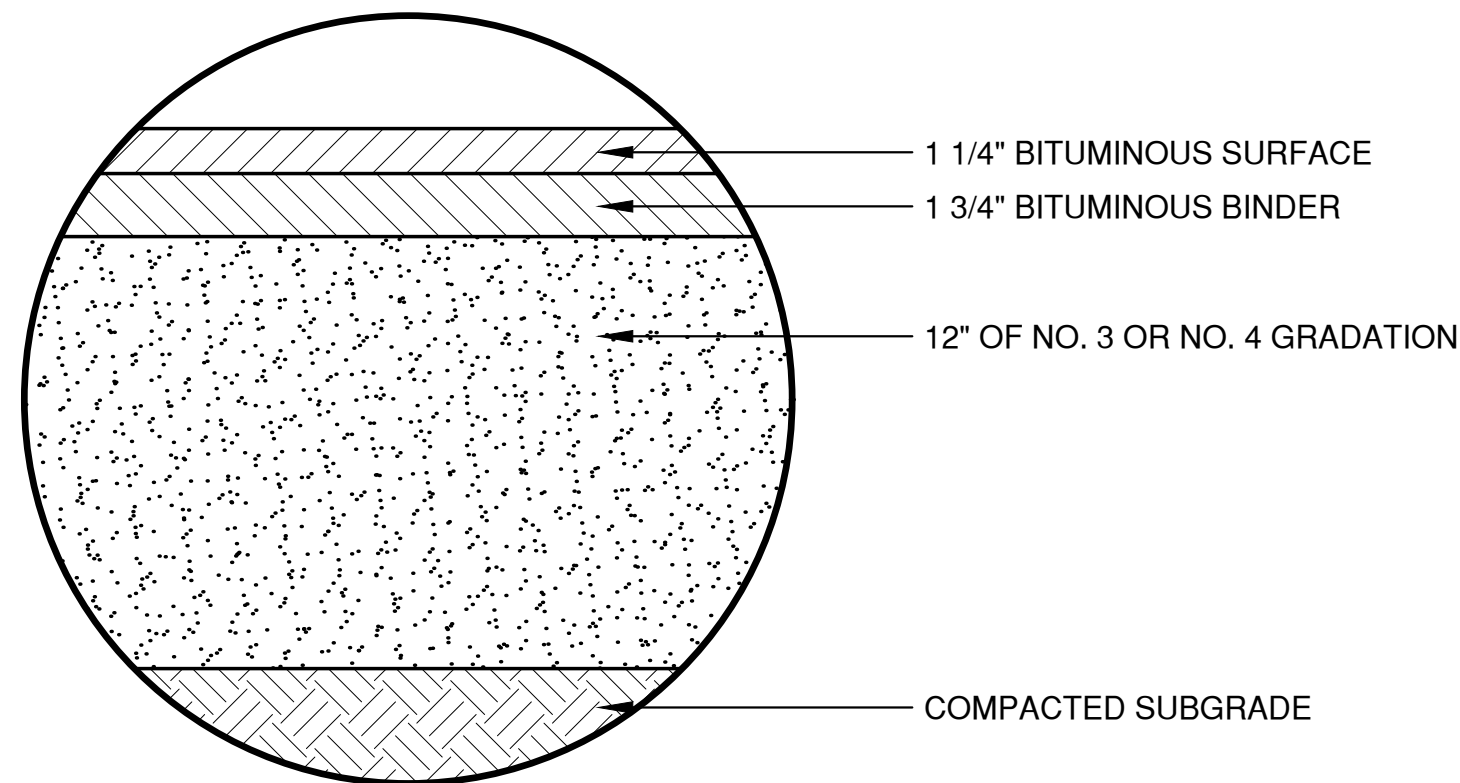


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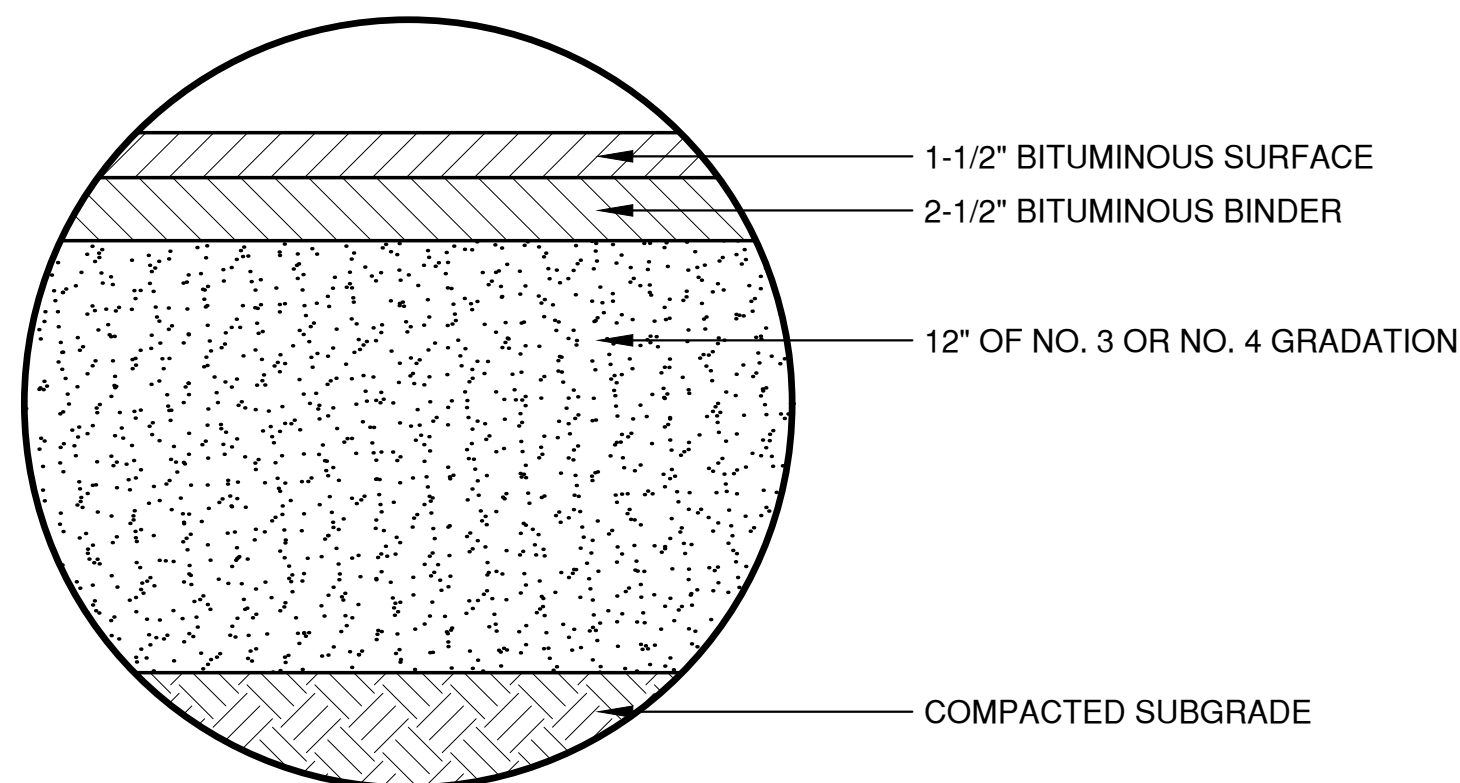
HEET NO.



CONCRETE PAVEMENT

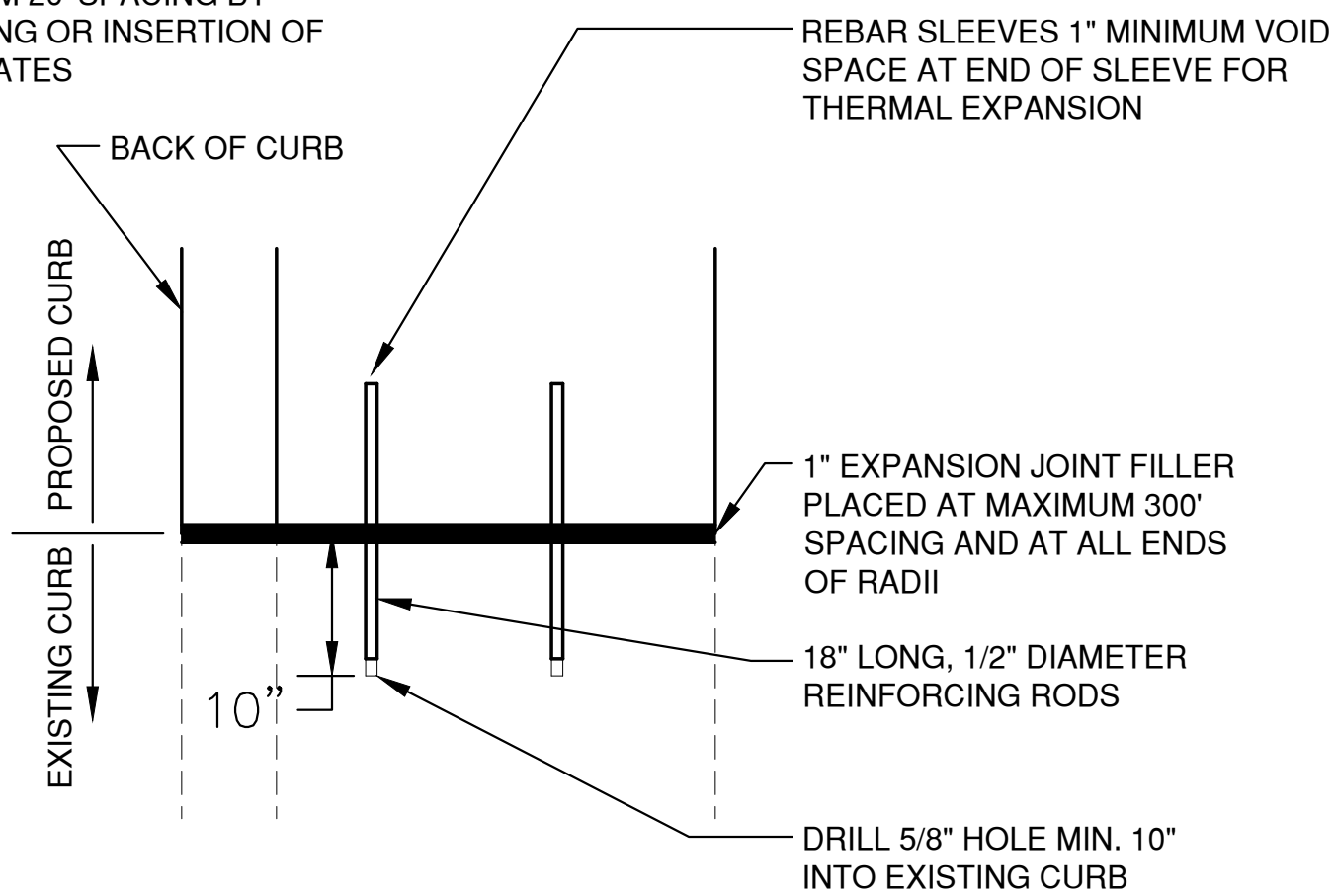


LIGHT DUTY ASPHALT PAVEMENT

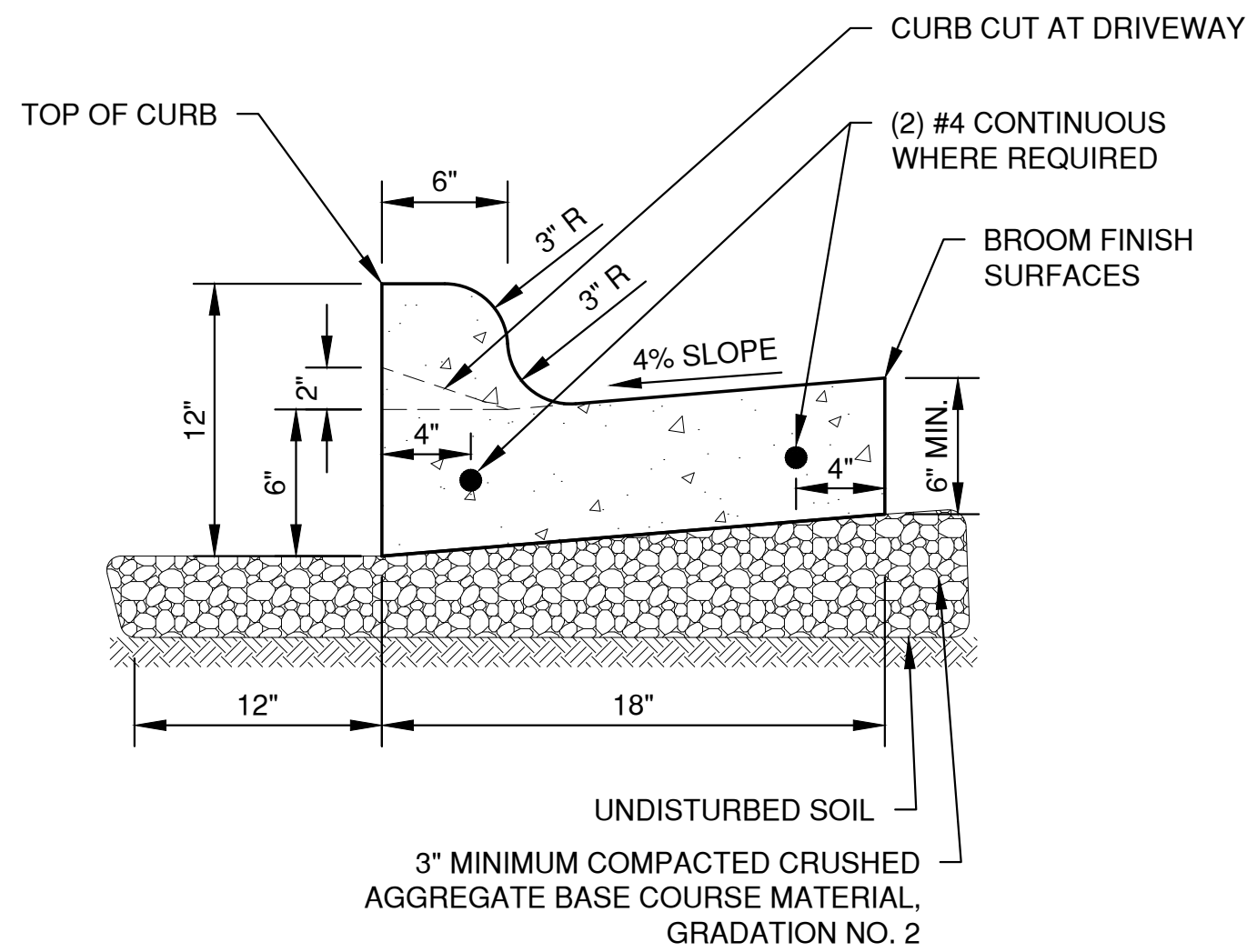


HEAVY DUTY ASPHALT PAVEMENT

NOTE:
PROVIDE CONTRACTION JOINTS
AT MAXIMUM 20' SPACING BY
SAW CUTTING OR INSERTION OF
DIVIDER PLATES

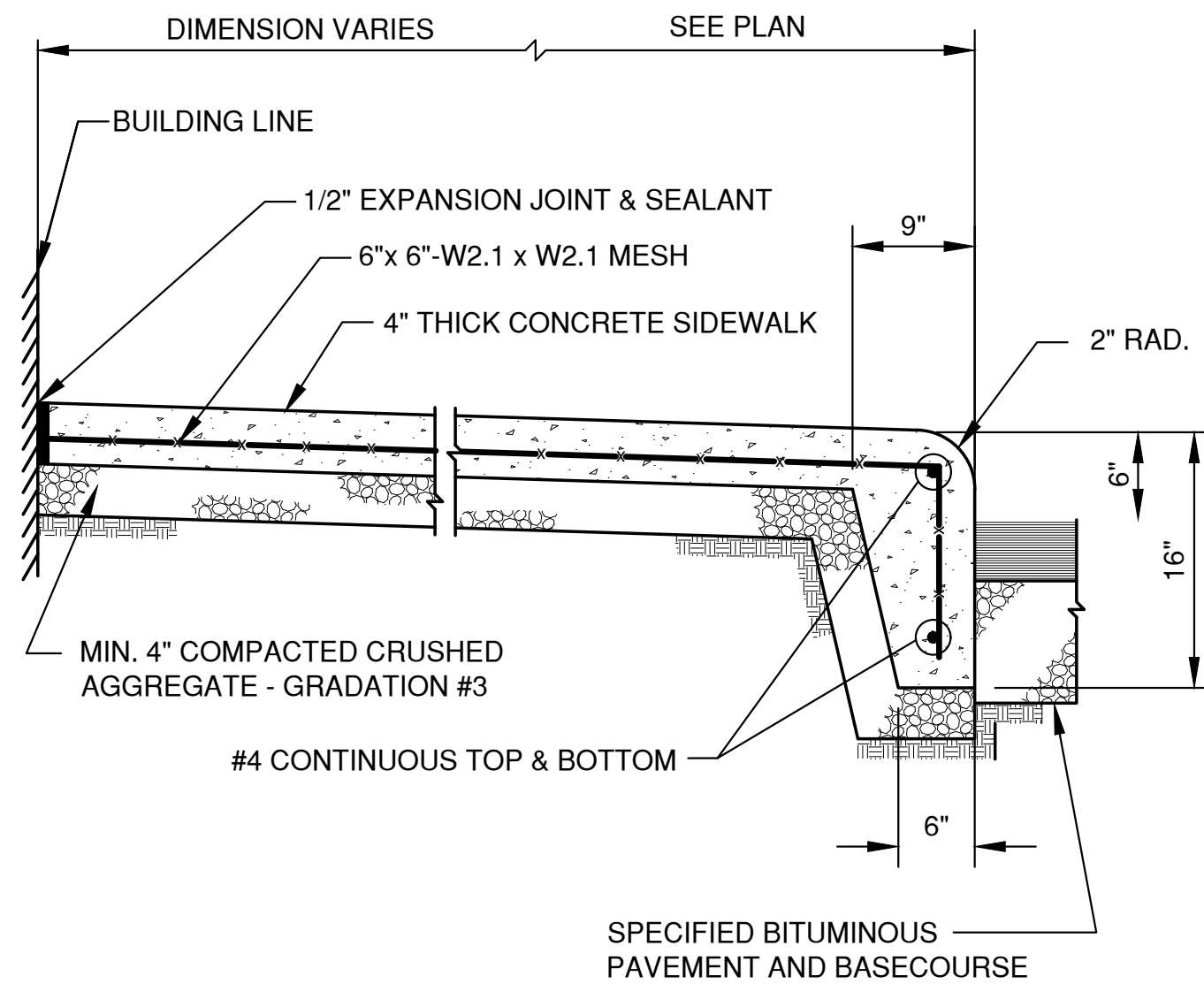


CURB TIE-IN DETAIL
(PROPOSED TO EXISTING)

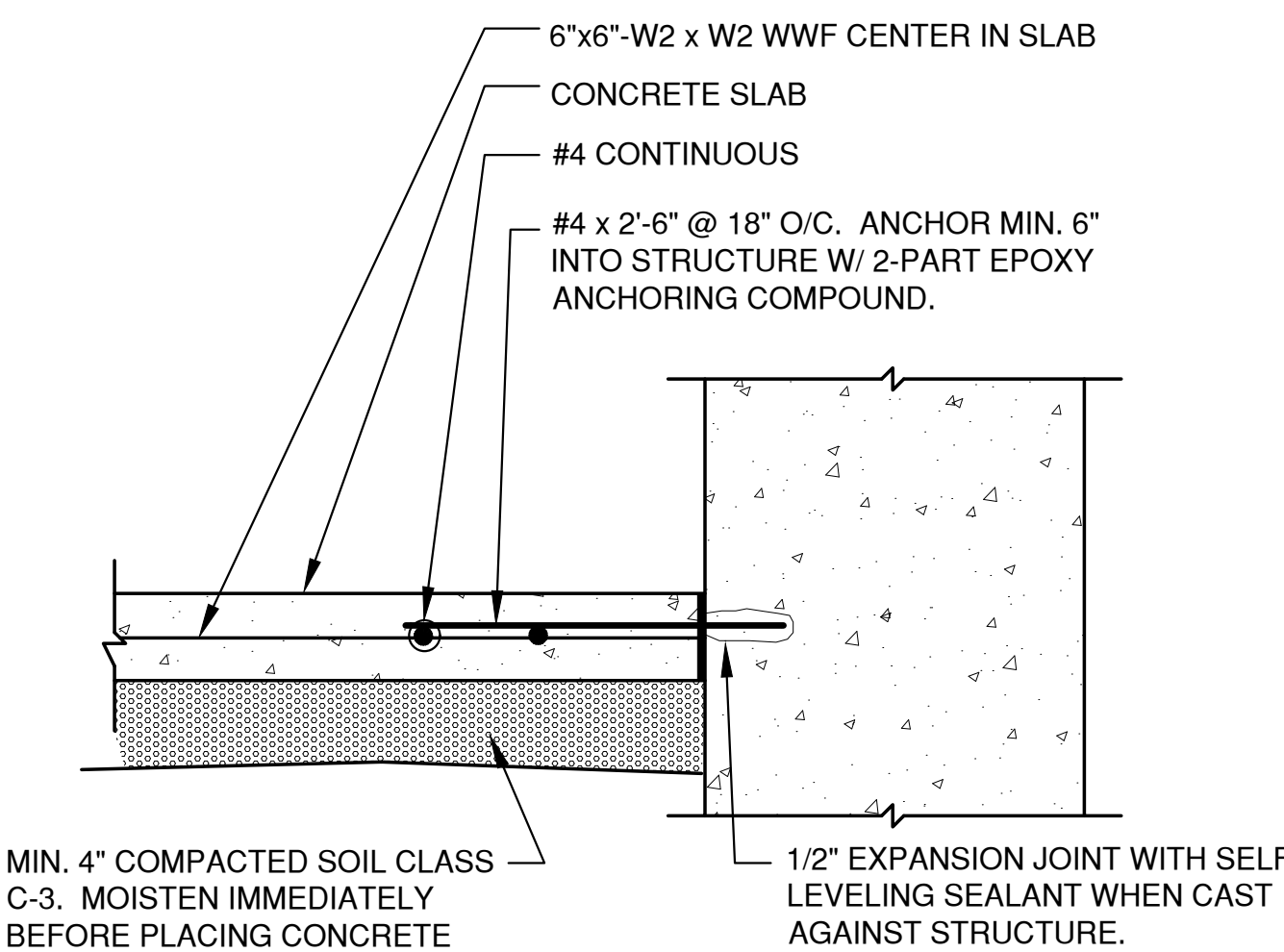


- NOTES:
1. PROVIDE 1" EXPANSION JOINTS AT 300' INTERVALS OR AS SPECIFIED. PROVIDE CONTRACTION JOINTS EVERY 30' OR AS DIRECTED.
 2. **AT REMOVAL AND REPLACEMENT AREAS** AND AT TIE-INS TO EXISTING CURB AND GUTTER, PROVIDE (2) #4 BARS, 18" LONG. DRILL AND GROUT INTO EXISTING CURB AND GUTTER 9". MATCH EXISTING SLOPE OF EXISTING GUTTER PAN.

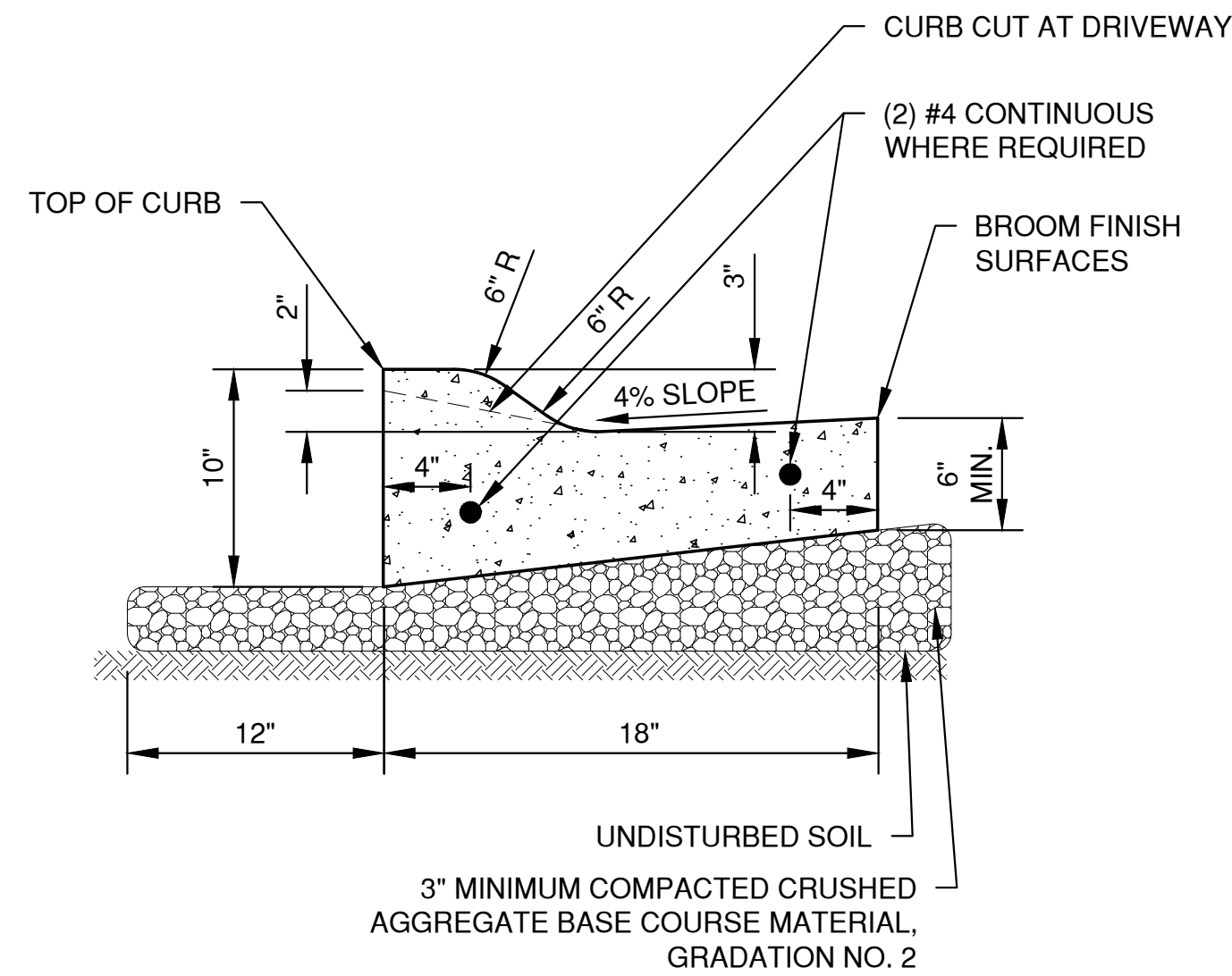
STANDARD CURB AND GUTTER



SIDEWALK WITH INTEGRAL CURB

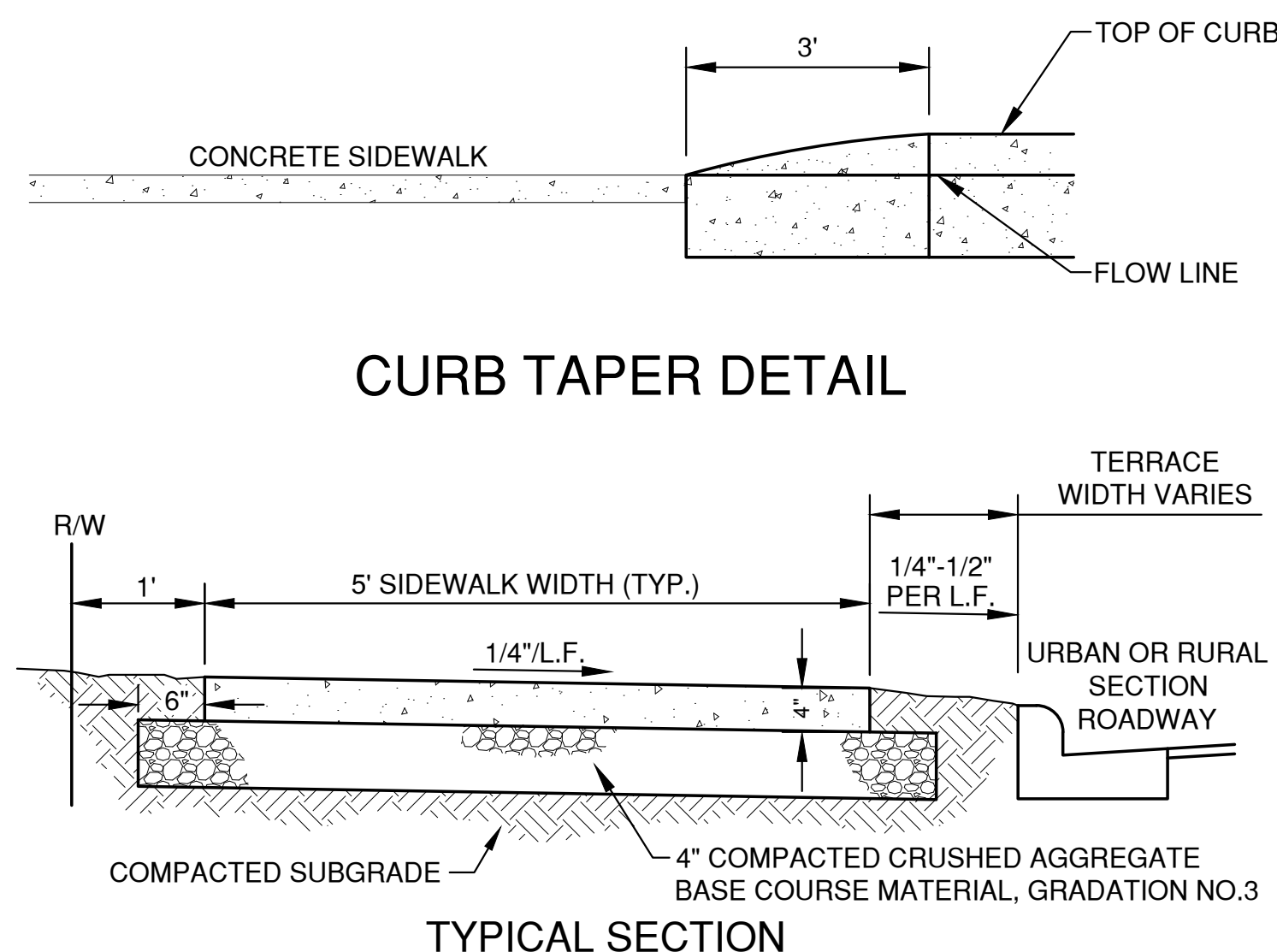


TYPICAL SIDEWALK ADJACENT
TO STRUCTURE

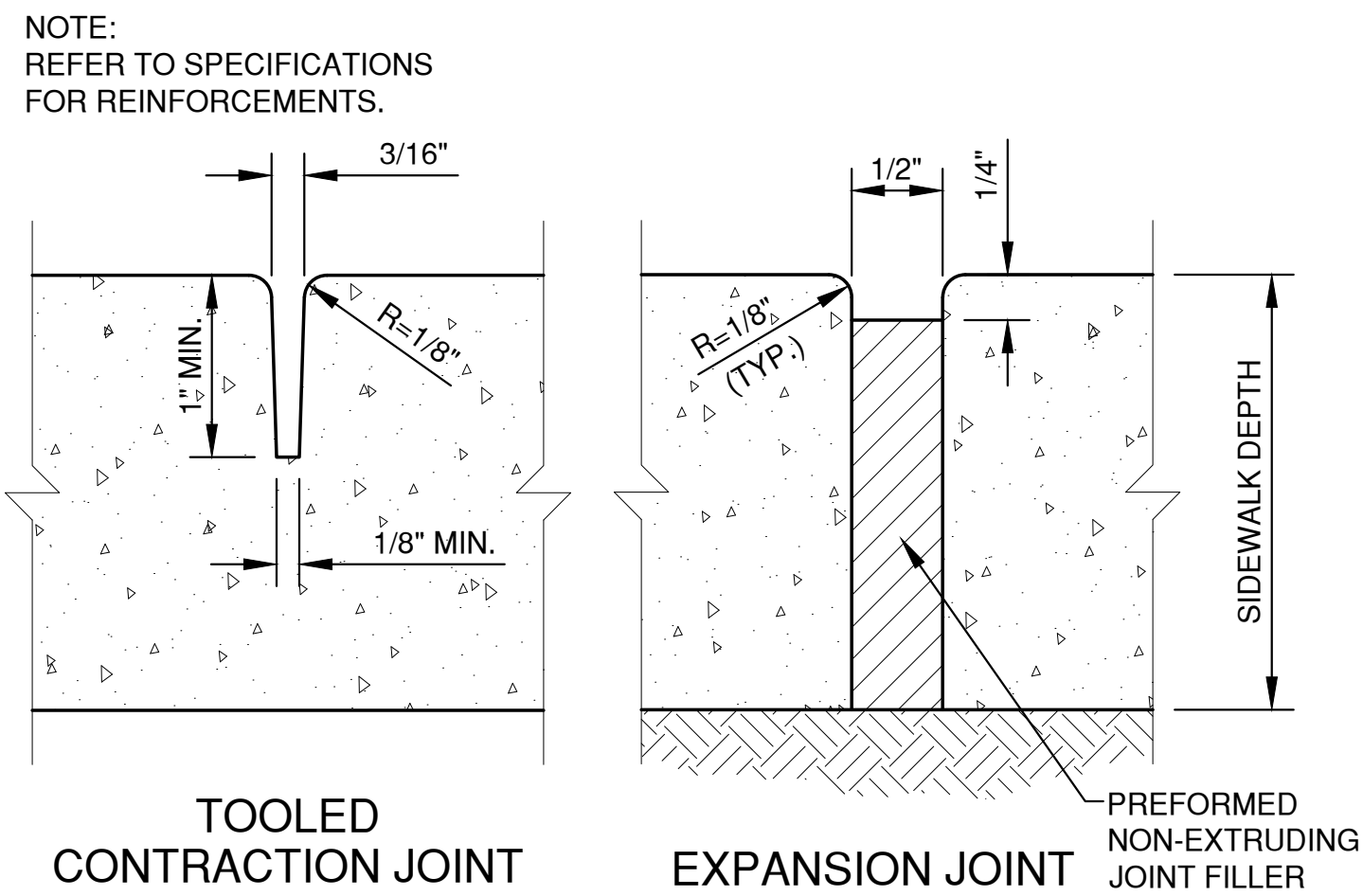


- NOTES:
1. PROVIDE 1" EXPANSION JOINTS AT 300' INTERVALS OR AS SPECIFIED. PROVIDE CONTRACTION JOINTS EVERY 30' OR AS DIRECTED.
 2. **AT REMOVAL AND REPLACEMENT AREAS** AND AT TIE-INS TO EXISTING CURB AND GUTTER, PROVIDE (2) #4 BARS, 18" LONG. DRILL AND GROUT INTO EXISTING CURB AND GUTTER 9". MATCH EXISTING SLOPE OF EXISTING GUTTER PAN.

MOUNTABLE CURB AND GUTTER



CURB TAPER DETAIL

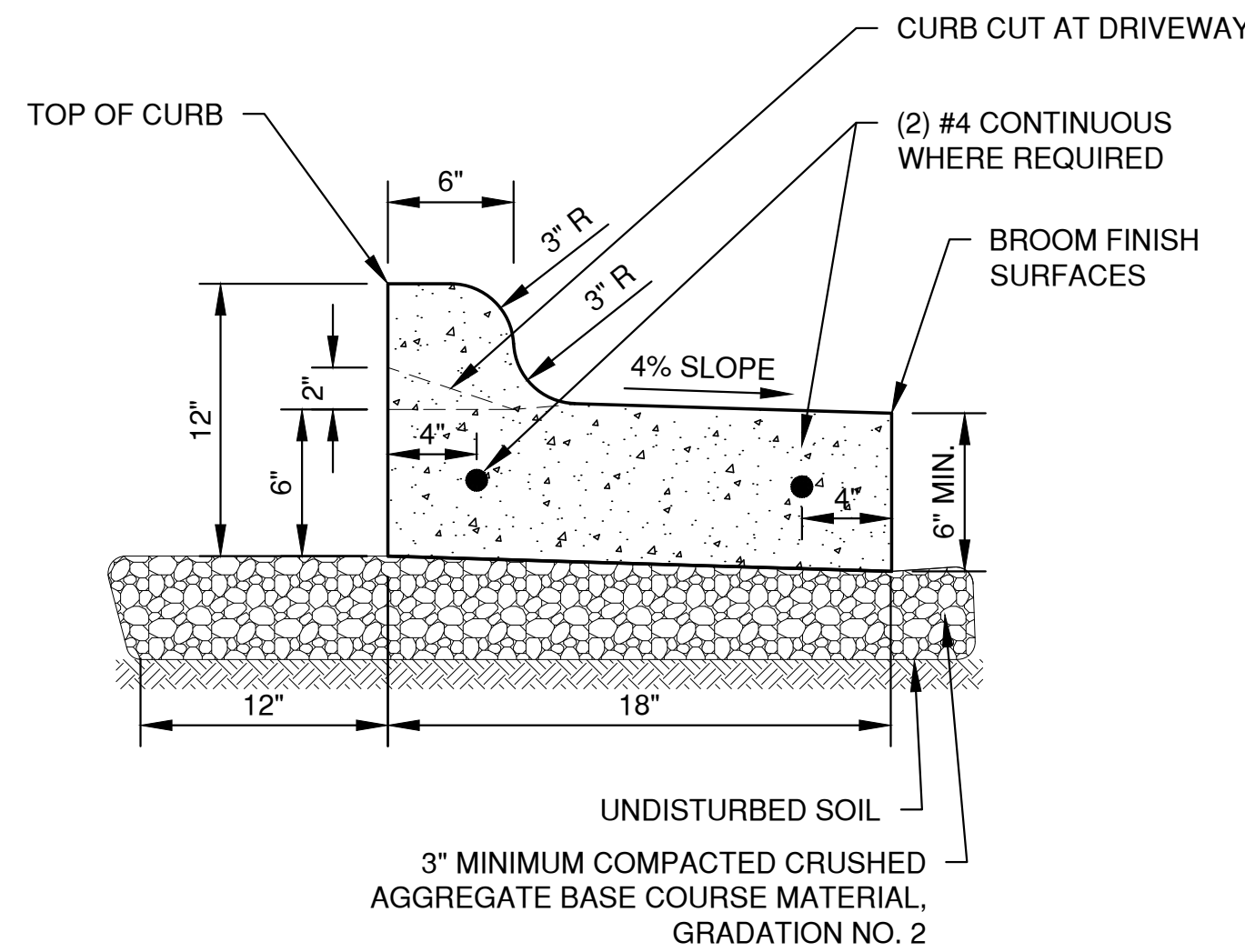


TOOLED
CONTRACTION JOINT

EXPANSION JOINT

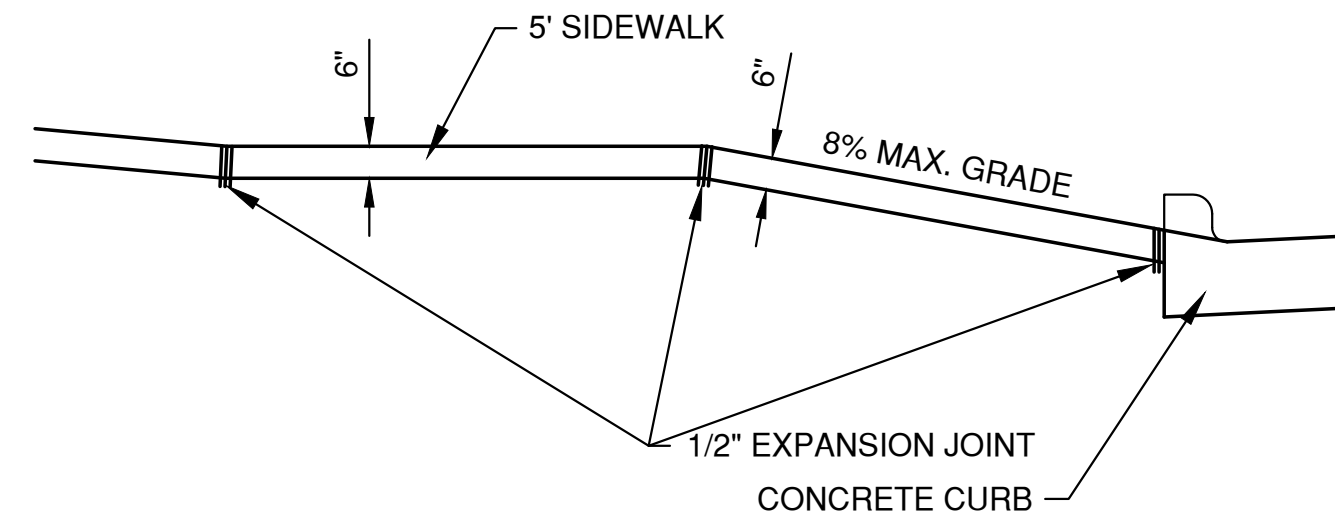
WALK WIDTH	CONTRACTION JOINT SPACING		EXPANSION JOINT SPACING
	TRANSVERSE	LONGITUDINAL	
4'	4'	NOT REQ'D	100' MAX.
5'	5'	NOT REQ'D.	100' MAX.
6'	6'	NOT REQ'D.	100' MAX.
8'	4'	4'	100' MAX.
10'	5'	5'	100' MAX.
12'	6'	6'	100' MAX.

SIDEWALK DETAIL

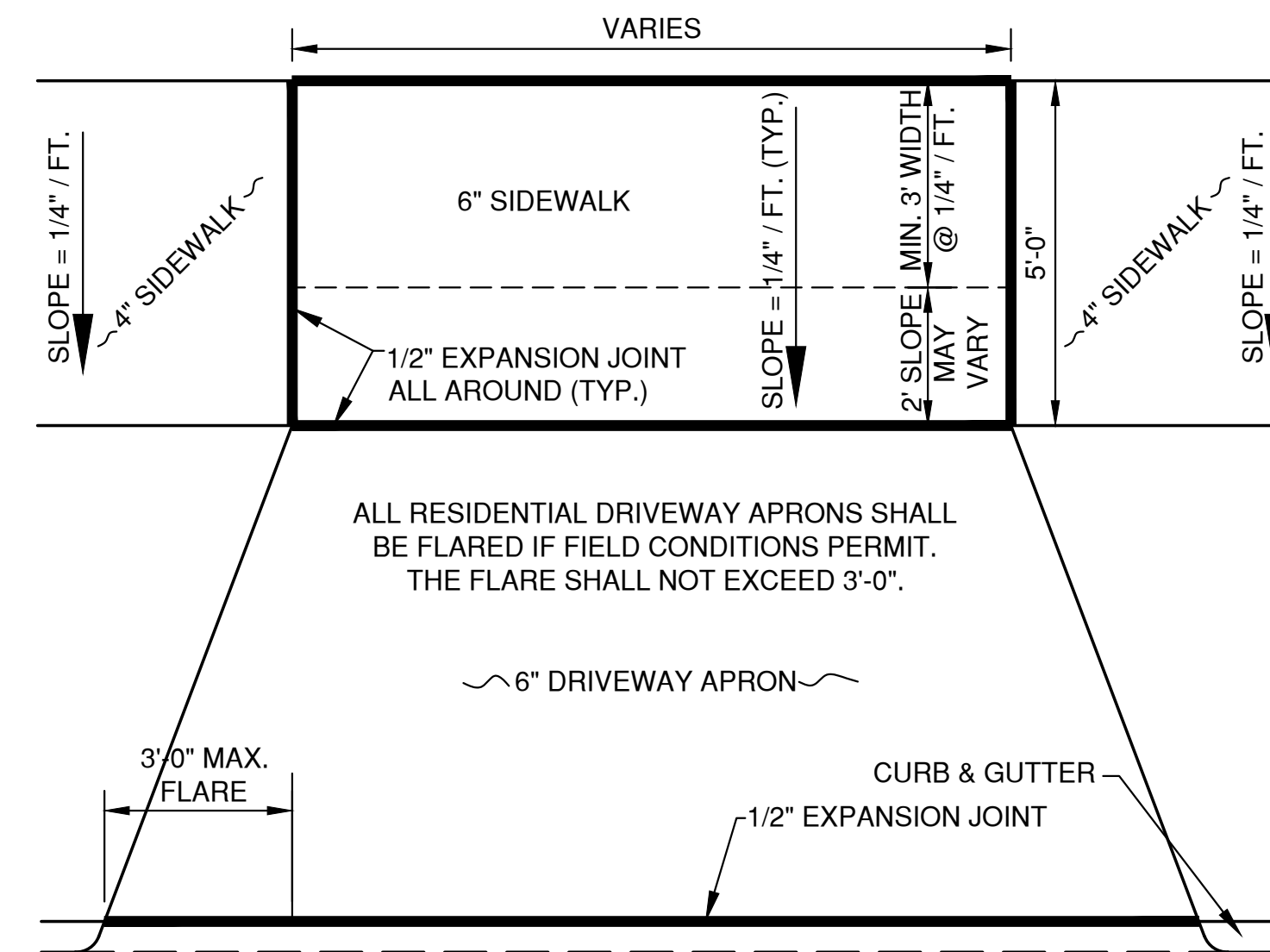


- NOTES:
1. PROVIDE 1" EXPANSION JOINTS AT 300' INTERVALS OR AS SPECIFIED. PROVIDE CONTRACTION JOINTS EVERY 30' OR AS DIRECTED.
 2. **AT REMOVAL AND REPLACEMENT AREAS** AND AT TIE-INS TO EXISTING CURB AND GUTTER, PROVIDE (2) #4 BARS, 18" LONG. DRILL AND GROUT INTO EXISTING CURB AND GUTTER 9". MATCH EXISTING SLOPE OF EXISTING GUTTER PAN.

SHEDDING CURB AND GUTTER



1/2" EXPANSION MATERIAL WILL BE PLACED ON EACH SIDE OF THE DRIVE ABUTTING THE SIDEWALK. SIDEWALK AND DRIVEWAY APRON SHALL BE CONSTRUCTED SEPARATELY UNLESS OTHERWISE APPROVED BY THE DIRECTOR OF PUBLIC WORKS.



DRIVEWAY APRON DETAIL

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN JMS
CHECKED
DESIGNED PHK

WATERVIEW HEIGHTS
FOR BEST BUILT, INC.
CITY OF DE PERE
BROWN COUNTY, WISCONSIN

MISCELLANEOUS DETAILS

DATE 11/2021
FILE DETAILS
JOB NO. 1703124

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File: E:\1700\1700\170124\46\EROSION CONTROL.dwg
Plot Date: Nov 03, 2022 1:34 pm
LAYOUT: 1. INLET PROTECTION

INLET PROTECTION NOTES:

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

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

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

MAINTENANCE NOTES:

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

INSTALLATION NOTES:
TYPE "B" AND "C"

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

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

TYPE "D"

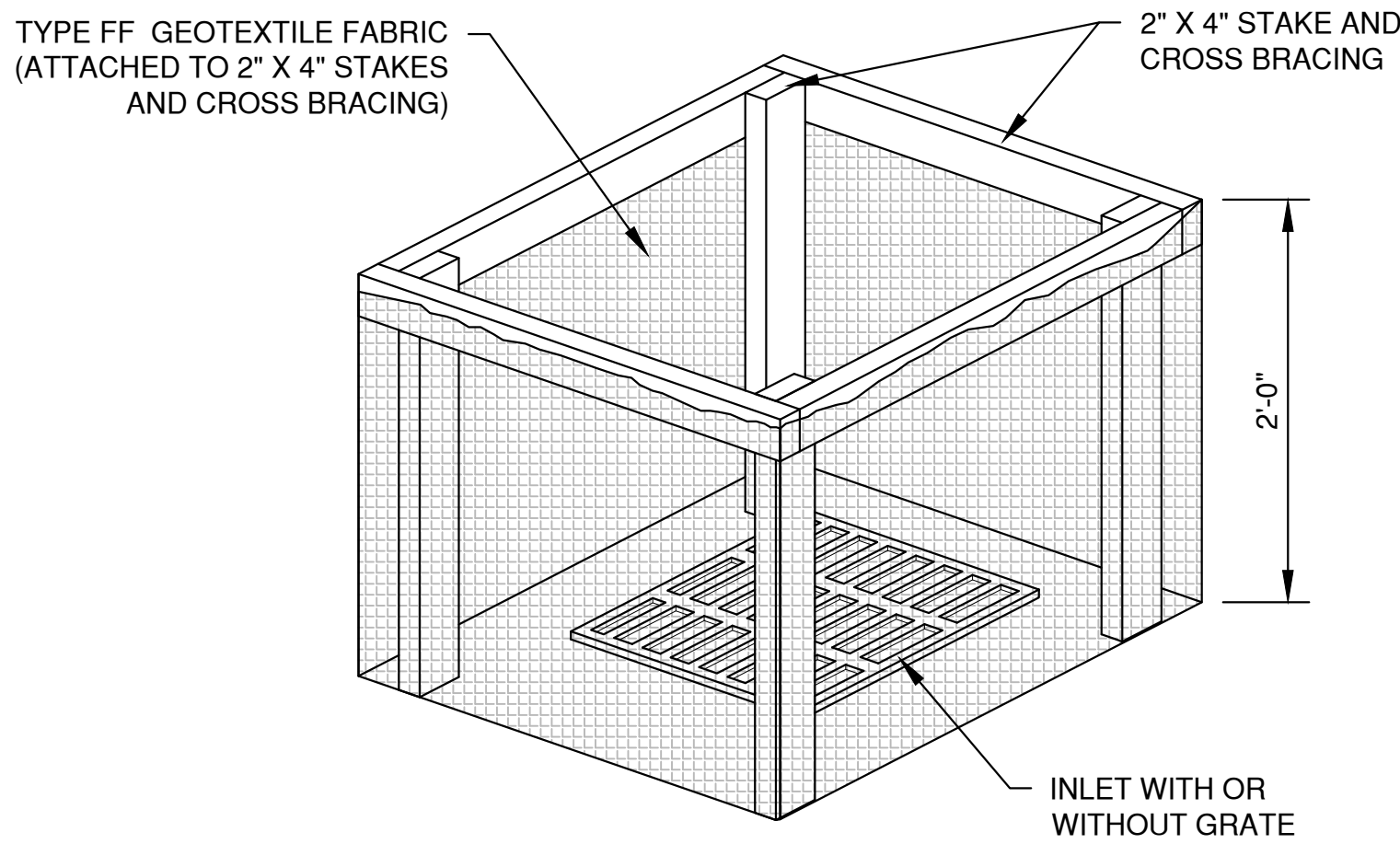
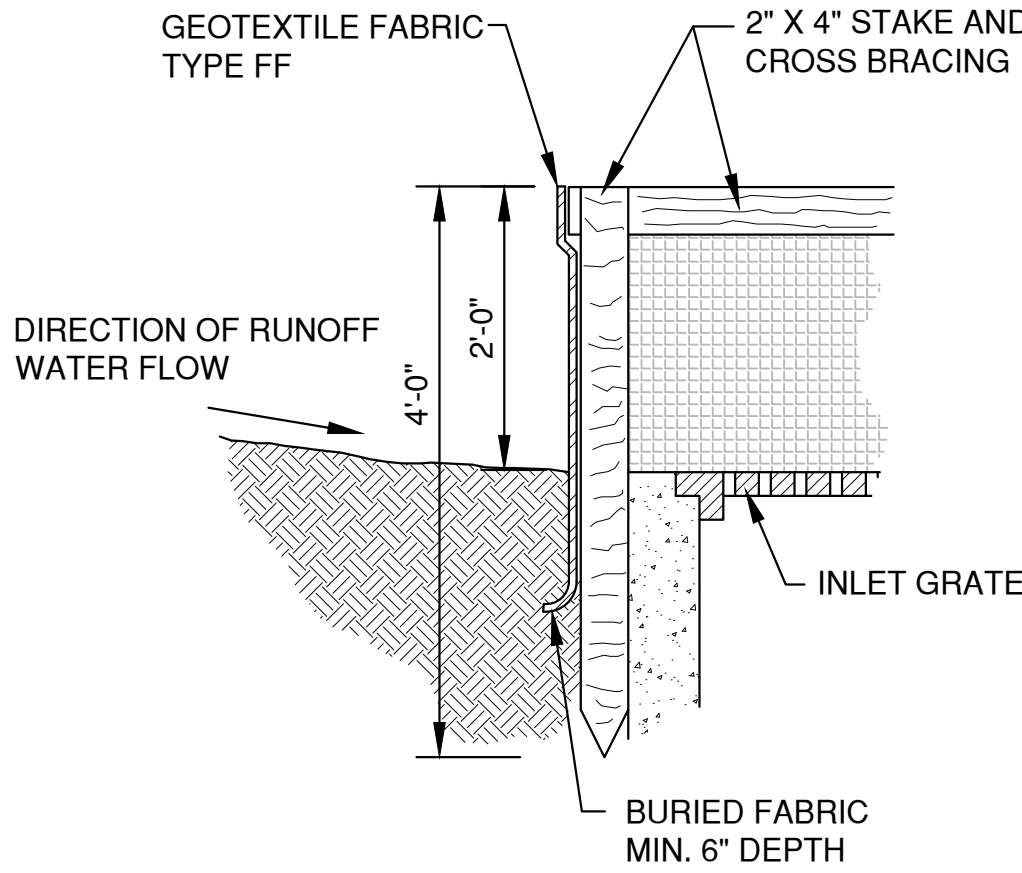
DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30" MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.

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

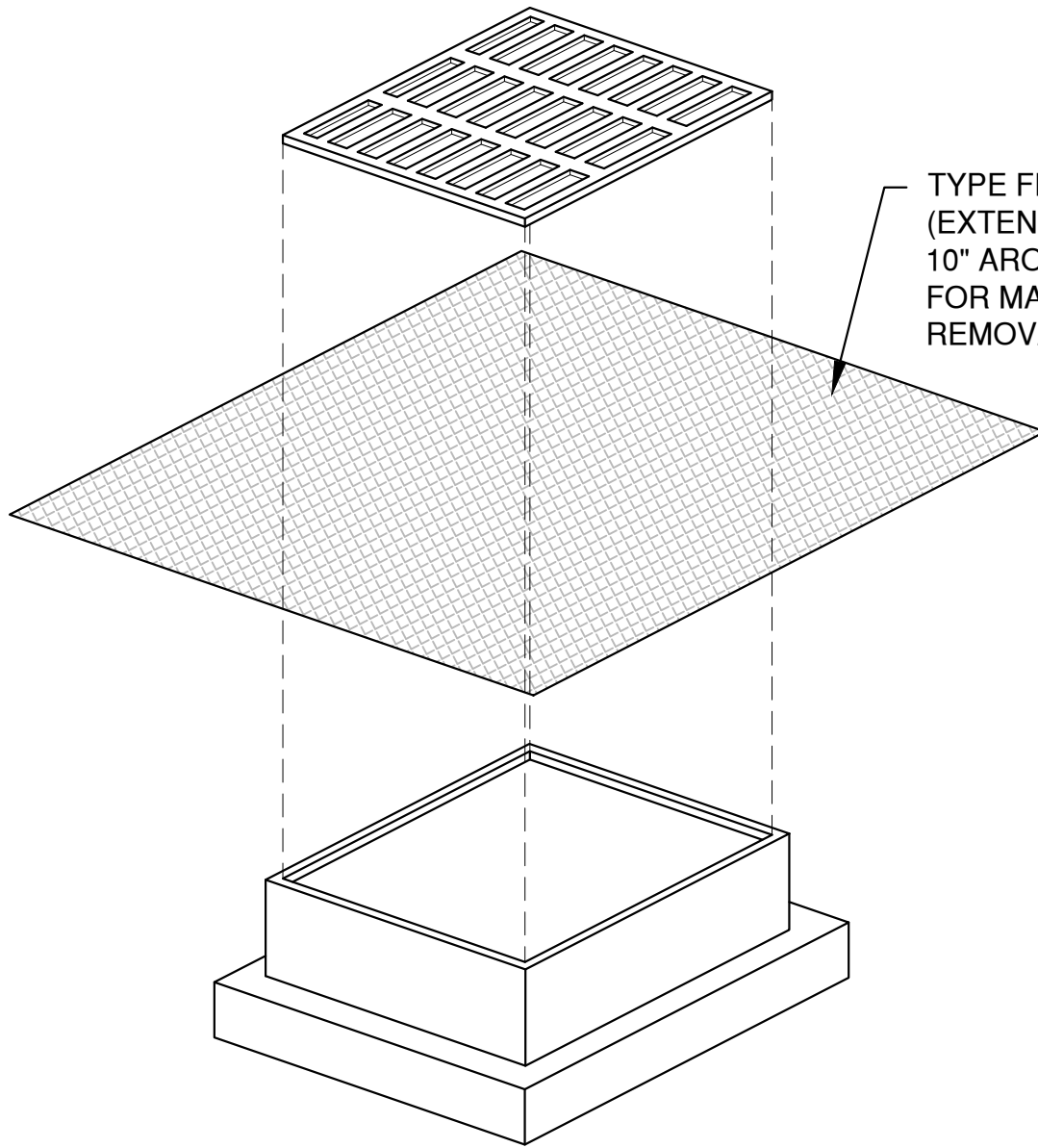
THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY, CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE, THE TIES SHALL BE PLACED AT THE MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

NOTES:

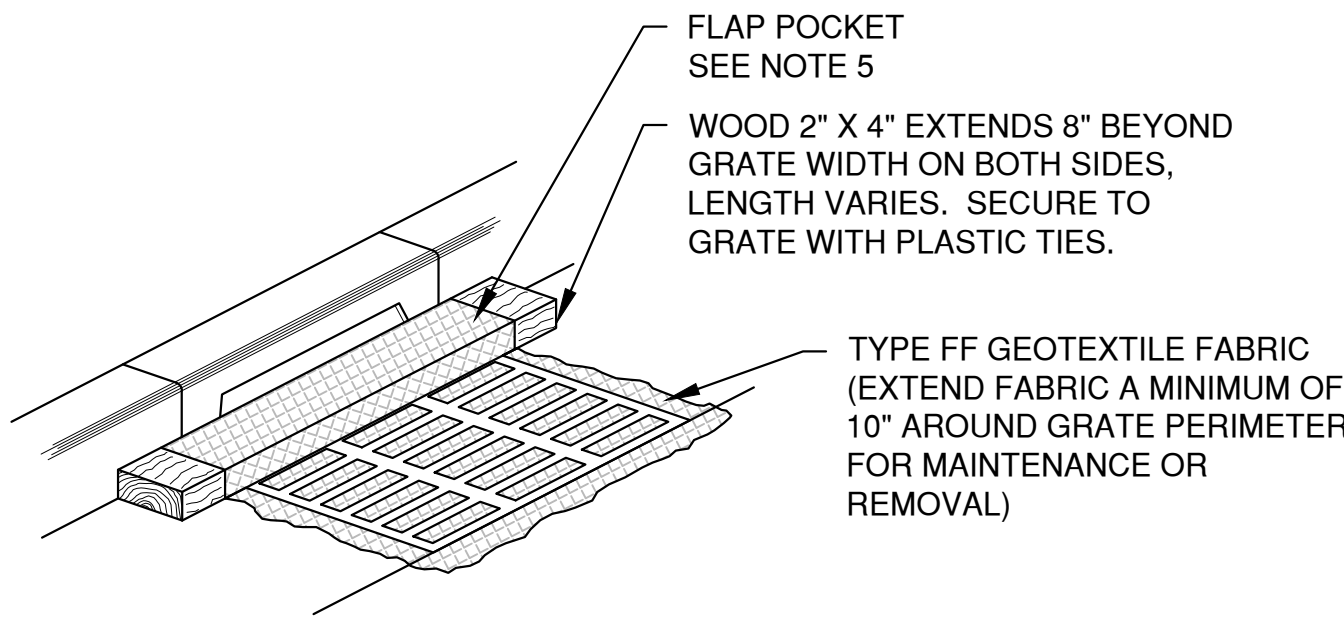
1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP AND BOTTOM OF THE OUTSIDE OF FILTER BAG. FRONT, BACK AND BOTTOM OF FILTER BAG BEING ONE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



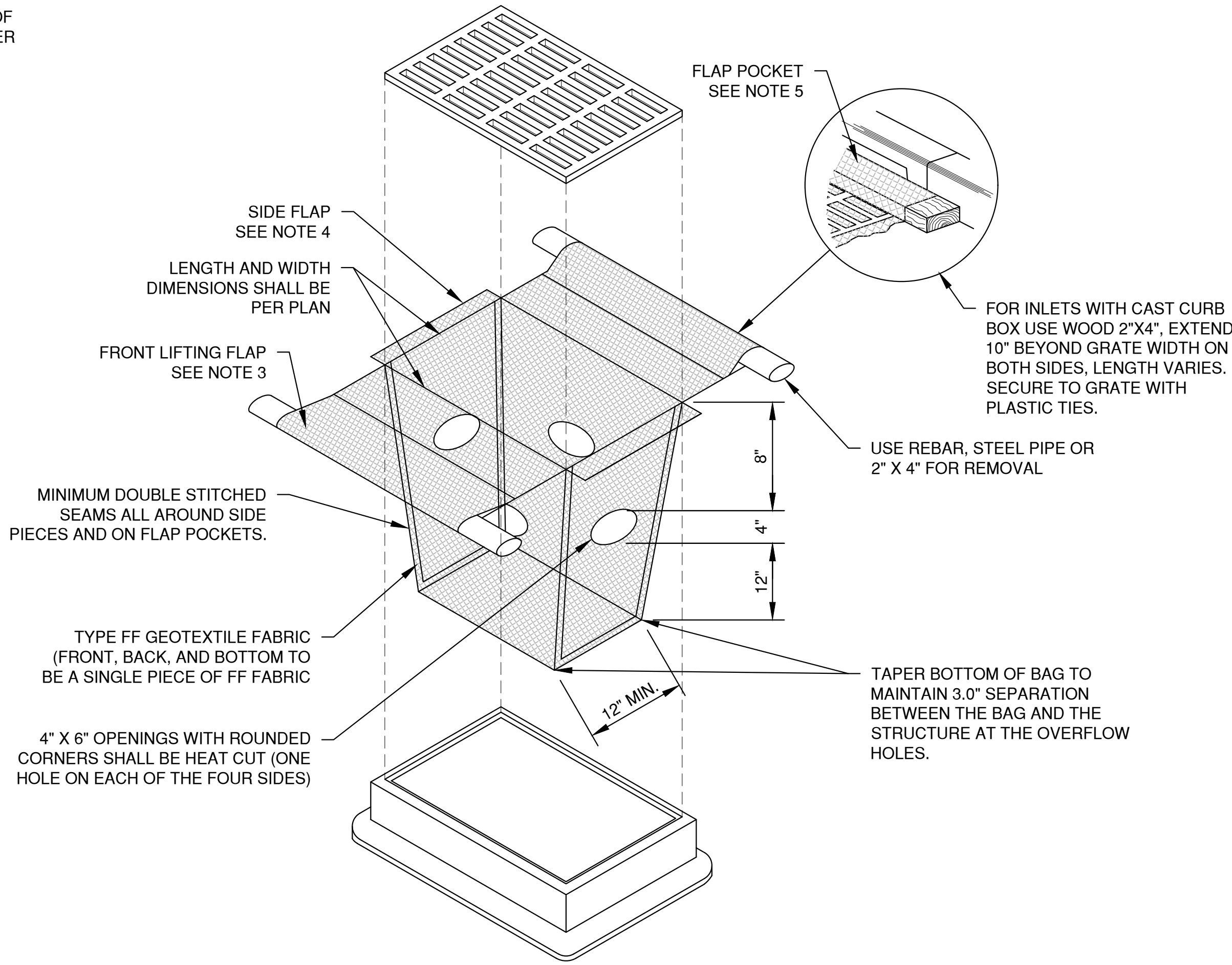
INLET PROTECTION, TYPE A



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



INLET PROTECTION, TYPE C
(WITH CURB BOX)



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

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN
								CHECKED
								DESIGNED

WATerview HEIGHTS
FOR BEST BUILT, INC.
CITY OF DE PERE
BROWN COUNTY, WISCONSIN

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

DATE	09/2022
FILE	EROSION CONTROL
JOB NO.	1703124



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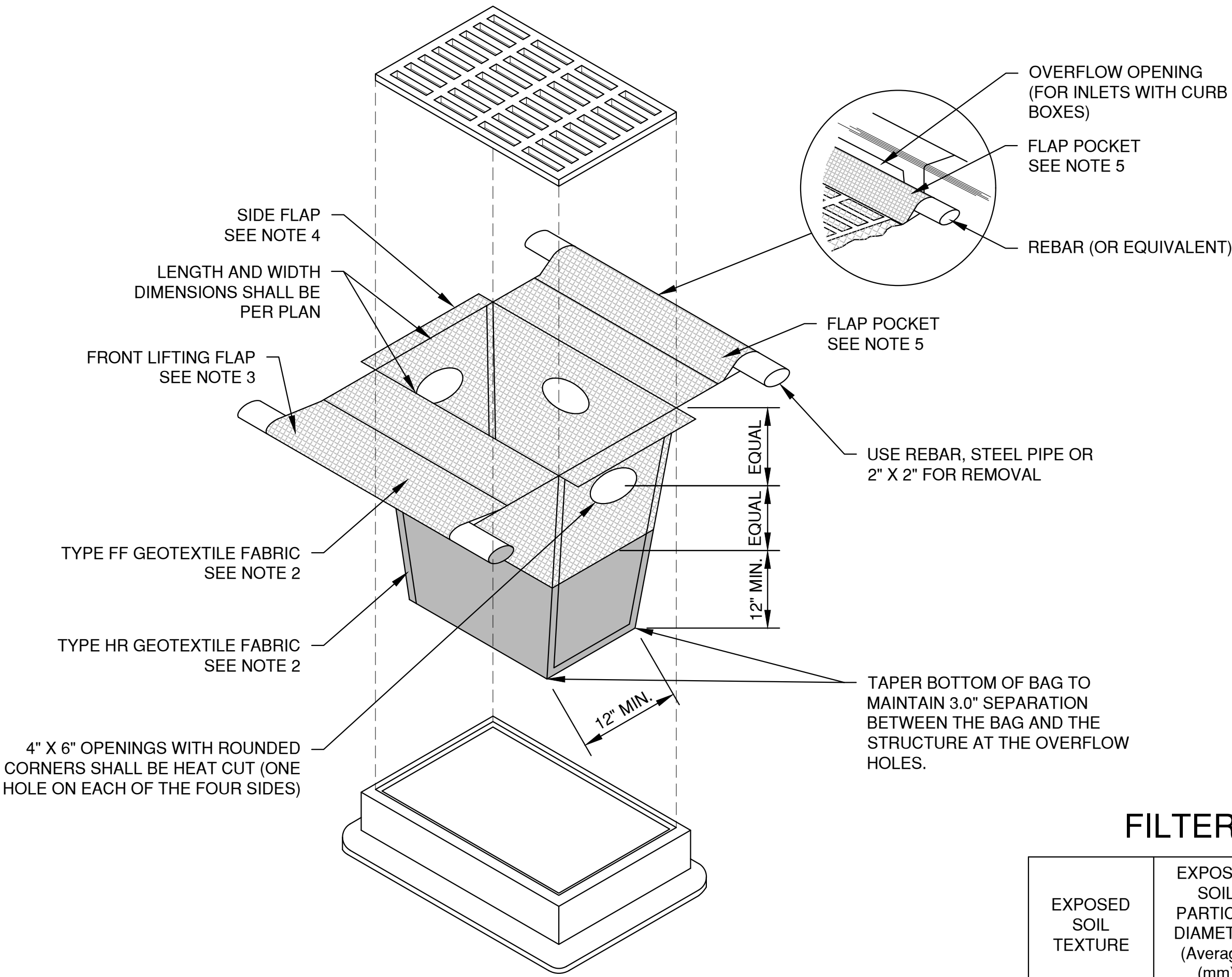
SHEET NO.
10

NOTES:

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

MAINTENANCE NOTES:

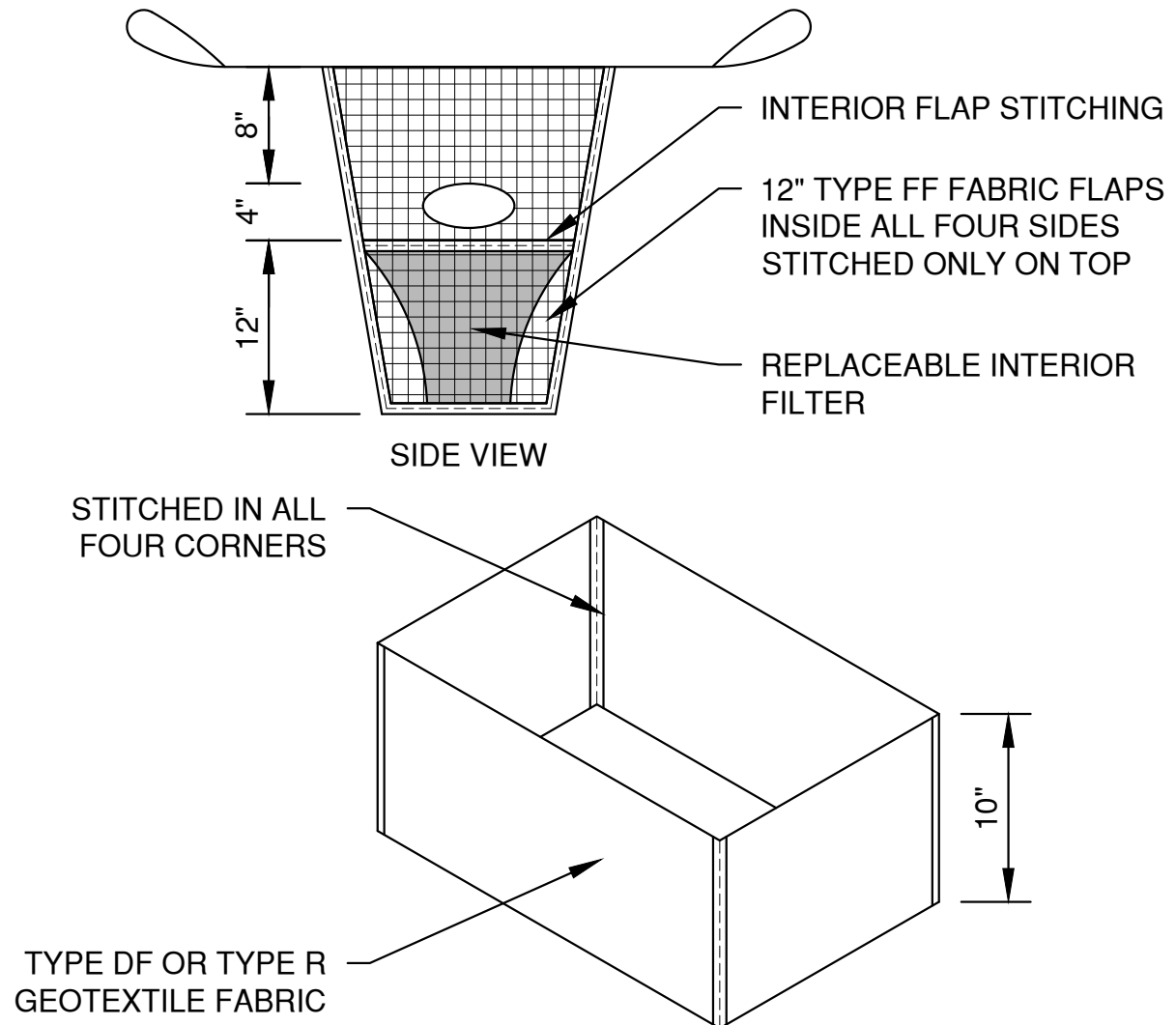
WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE INLET SHALL BE IMMEDIATELY REMOVED.



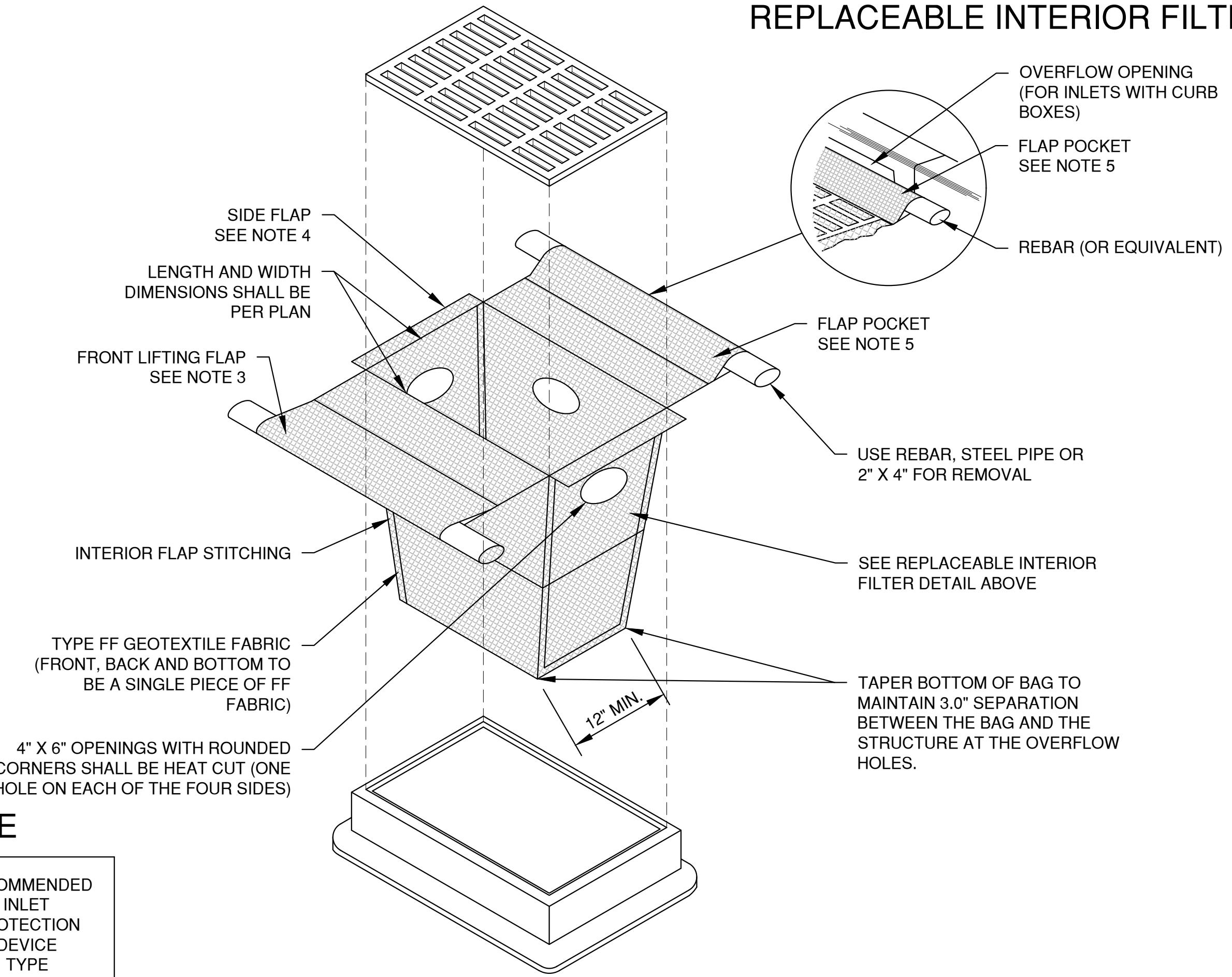
INLET PROTECTION, TYPE D-HR
(CAN BE INSTALLED IN INLETS WITH OR WITHOUT CURB BOXES)

NOTES:

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



REPLACEABLE INTERIOR FILTER



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

FILTER FABRIC TYPE

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

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

** FOLLOW DESIGN CRITERIA OF WDNR TECHNICAL STANDARD 1060

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN
								CHECKED
								DESIGNED

WATERVIEW HEIGHTS
FOR BEST BUILT, INC.
CITY OF DE PERE
BROWN COUNTY, WISCONSIN

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

DATE 09/2022
FILE EROSION CONTROL
JOB NO. 1703124



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SHEET NO.
11



FILTER BAG DETAIL

NOTES:

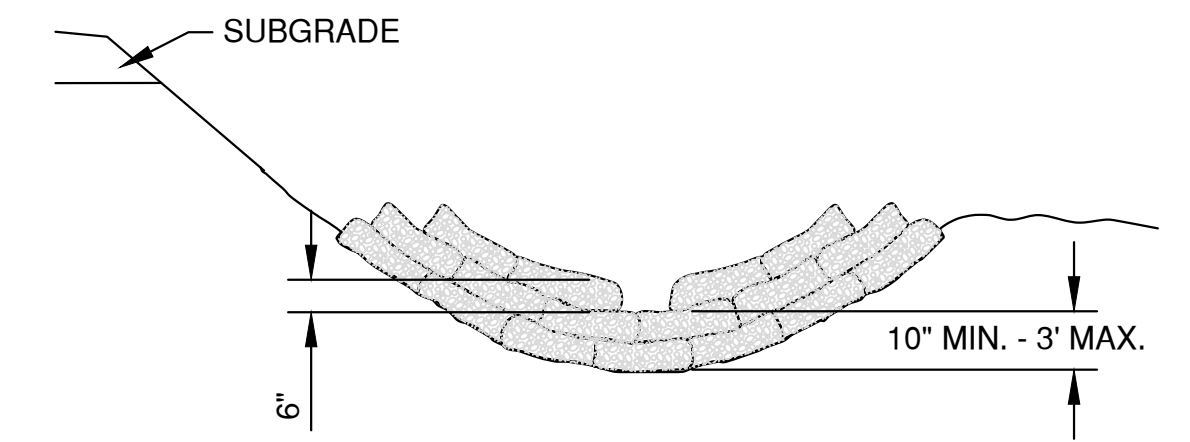
1. 18" X 30" ROCK FILLED FILTER BAG SHALL BE COMPRISED OF THE FOLLOWING:

HDPE HIGH DENSITY POLYETHYLENE
HDPE HIGH DENSITY POLYETHYLENE DRAW STRING KNITTED DIRECTLY
INTO BAG OPENING.
80% FABRIC CLOSURE WITH APPARENT OPENING SIZE NO LARGER THAN
1/8" X 1/8"
ROLLED SEAM USING A MINIMUM OF 480 DENIER POLYESTER
SEWING YARN FOR STRENGTH AND DURABILITY.

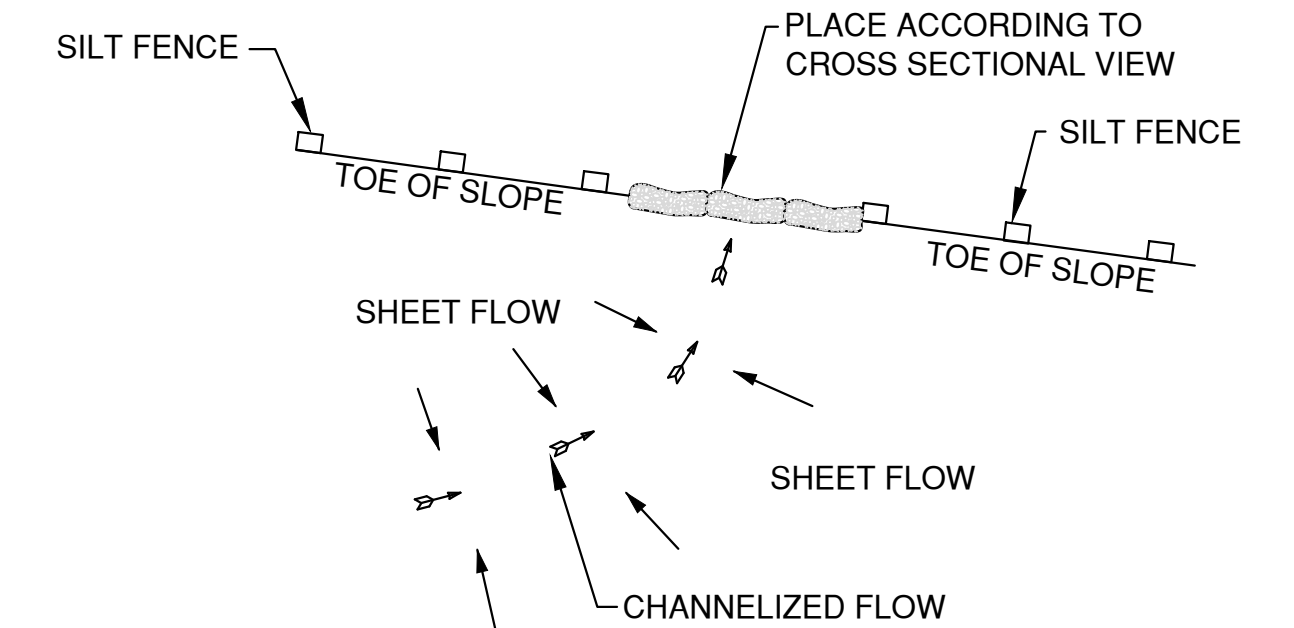
2. USE WELL GRADED COURSE AGGREGATE CONFORMING TO THE FOLLOWING GRADATION REQUIREMENTS

SIEVE SIZE	SIZE NO. AASHTO No. 67 (1)
2 INCH (50 mm)	-
1 1/2 INCH (37.5mm)	-
1 INCH (25.0 mm)	100
3/4 INCH (19.0mm)	90-100
3/8 INCH (9.5mm)	20-55
No. 4 (4.75mm)	0-10
No. 8 (2.36mm)	0-5

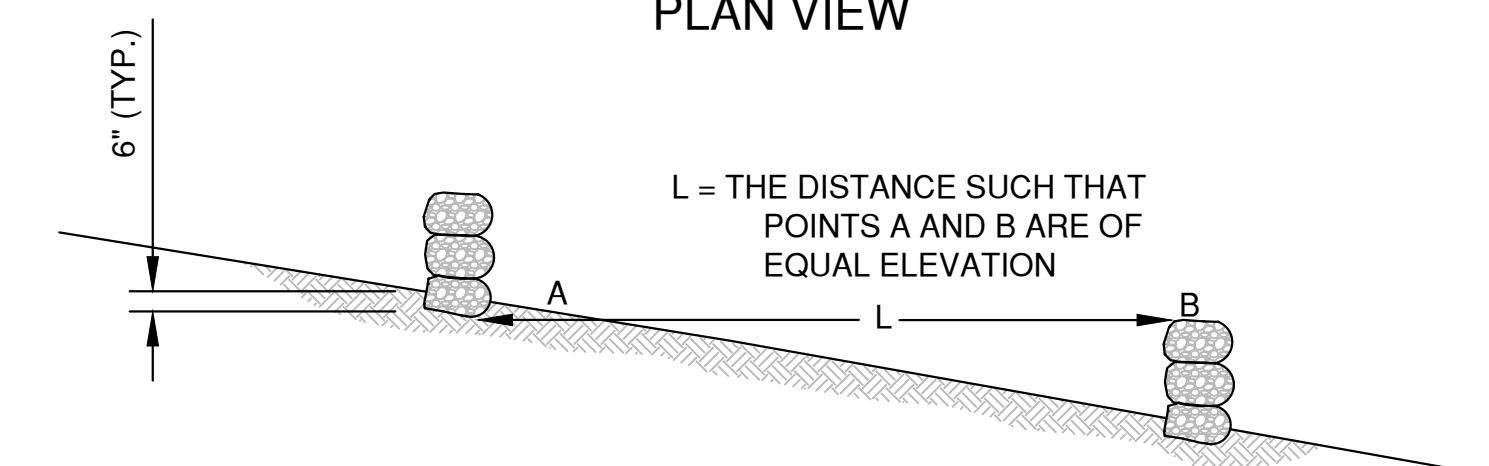
(1) SIZE No. ACCORDING TO AASHTO M 43



CROSS SECTIONAL VIEW



PLAN VIEW



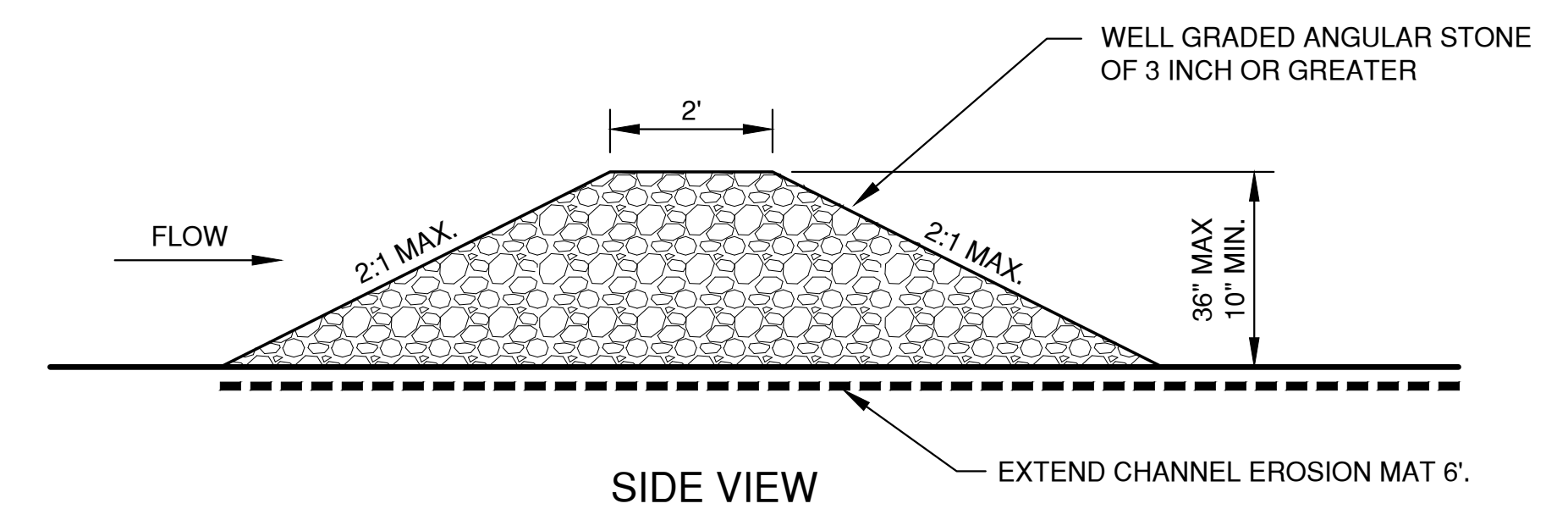
SIDE VIEW

DITCH CHECK DETAIL

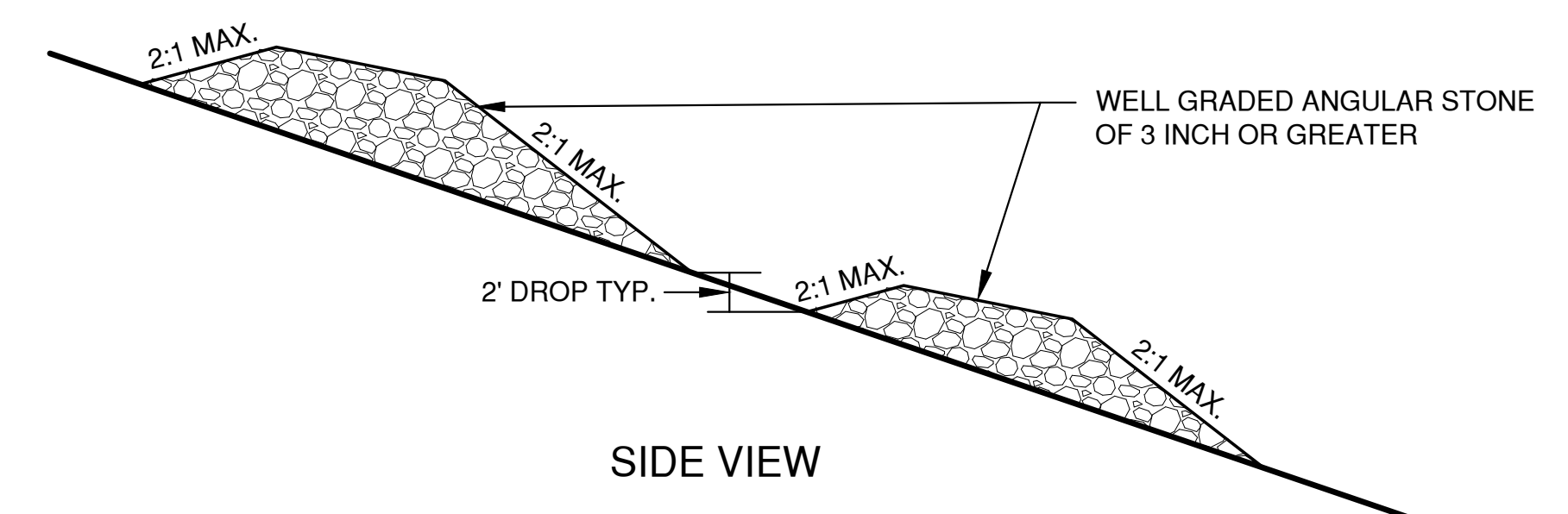
ROCK FILLED EROSION CONTROL BAGS TYPE B

DITCH CHECK GENERAL NOTES:

1. DITCH CHECKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH WDNr TECHNICAL STANDARD 1062.
2. AT A MINIMUM, INSTALL ONE DITCH CHECK FOR EVERY 2 FEET OF VERTICAL DROP.
3. DITCH CHECKS SHALL BE PLACED SUCH THAT THE RESULTING PONDING WILL NOT CAUSE AN INCONVENIENCE OR DAMAGE TO ADJACENT AREAS.



SIDE VIEW

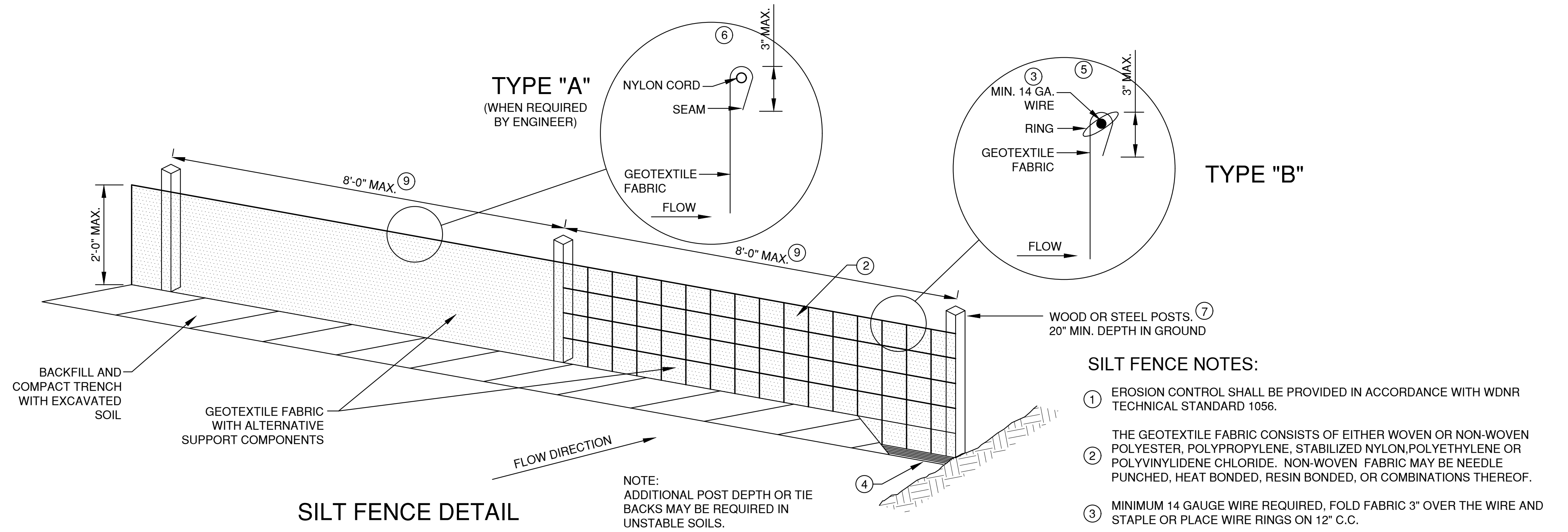


SIDE VIEW

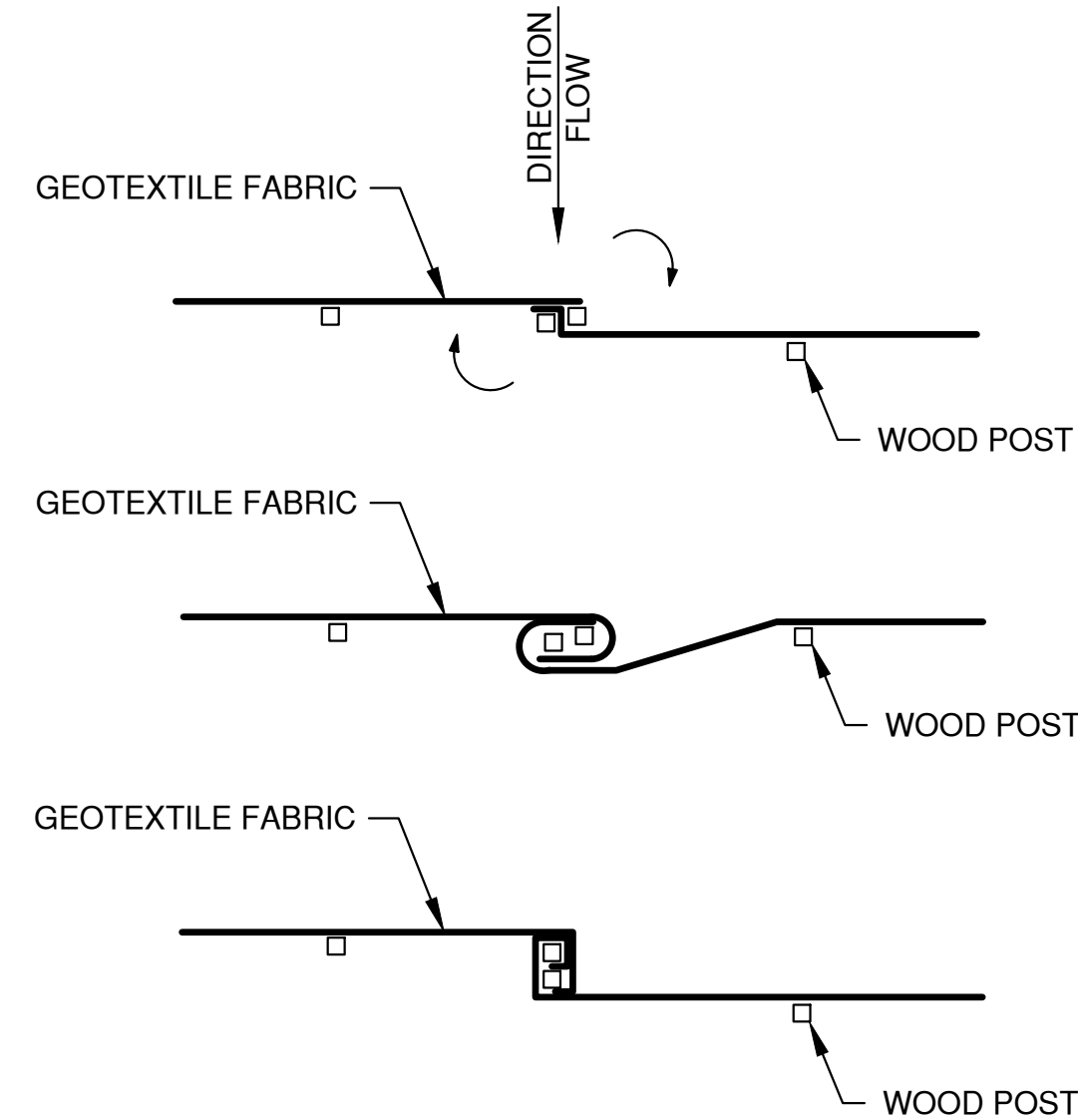
TEMPORARY DITCH CHECK USING STONE TYPE C

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN	WATerview HEIGHTS FOR BEST BUILT, INC. CITY OF DE PERE BROWN COUNTY, WISCONSIN	EROSION CONTROL DITCH CHECK DETAILS	DATE 09/2022	 Robert E. Lee & Associates, Inc. ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES 1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155 920-662-9641 www.releecinc.com	SHEET NO.
								CHECKED			FILE		12
								DESIGNED			EROSION CONTROL		
									JOB NO.				
									103124				

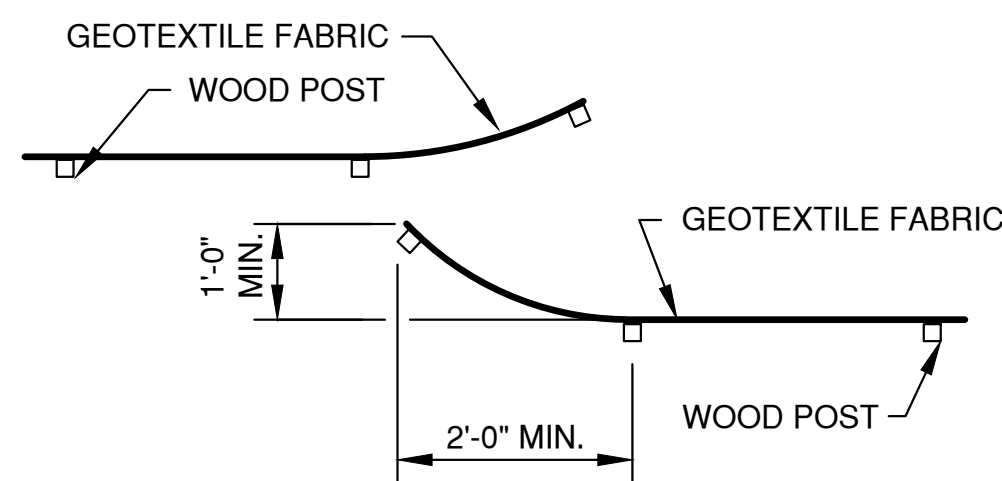
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Plot Date: Nov 03, 2022 1:34:26pm
LAYOUT: 4 - SHEET FLOW



SILT FENCE DETAIL

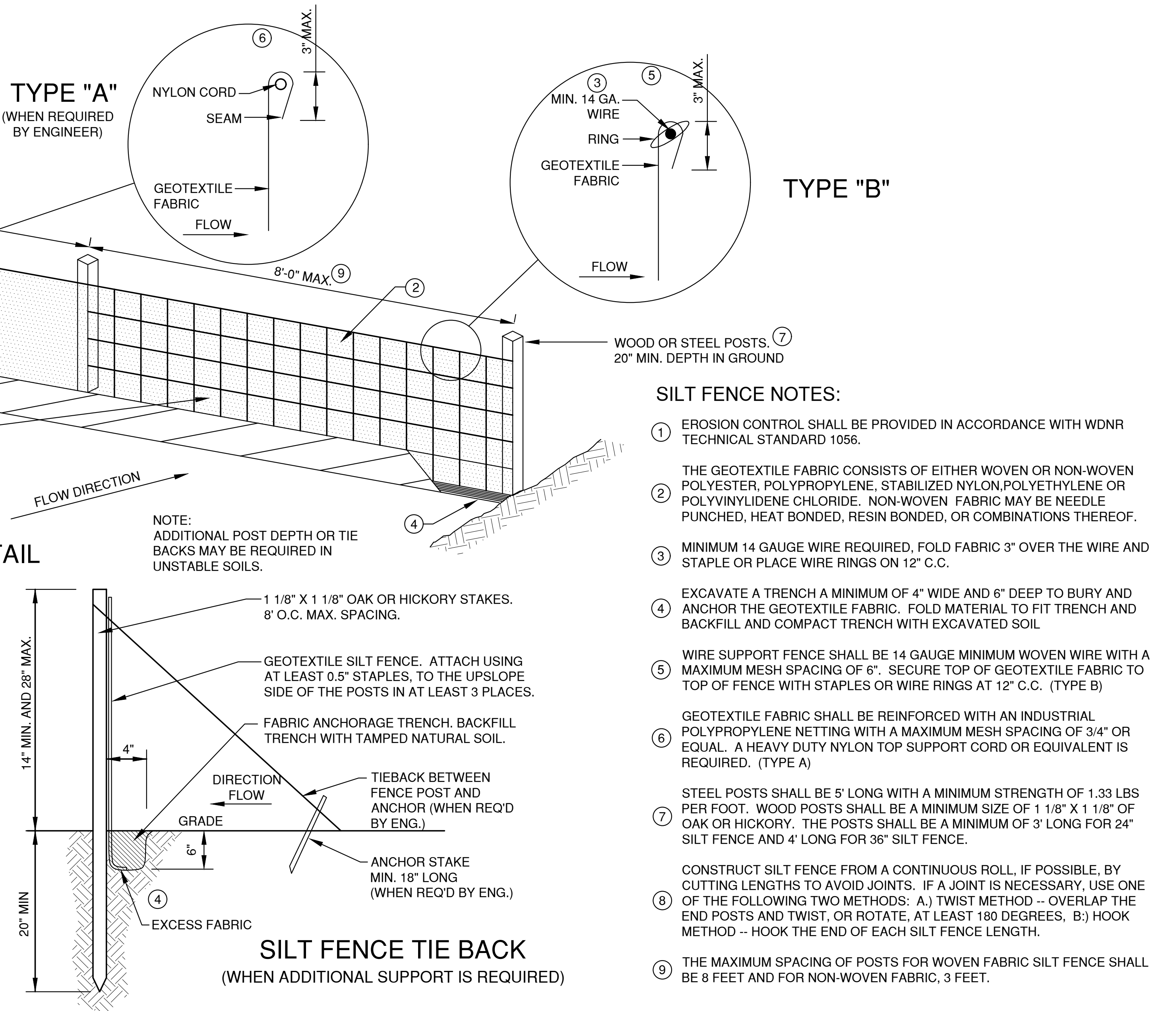


TWIST METHOD ⑧



HOOK METHOD ⑧

JOINING TWO LENGTHS OF SILT FENCE



EROSION CONTROL SHEET FLOW NOTES:

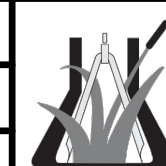
1. ANY SOIL STOCKPILED THAT REMAINS FOR MORE THAN 7 DAYS, SHALL BE COVERED OR TREATED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING.
2. A MINIMUM OF 4" OF TOPSOIL MUST BE APPLIED TO ALL AREAS TO BE SEEDDED OR SODDED.
3. ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING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

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN
								CHECKED
								DESIGNED

WATERVIEW HEIGHTS
FOR BEST BUILT, INC.
CITY OF DE PERE
BROWN COUNTY, WISCONSIN

EROSION CONTROL
SHEET FLOW DETAILS

DATE	09/2022
FILE	EROSION CONTROL
JOB NO.	1703124



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ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
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SHEET NO.
13

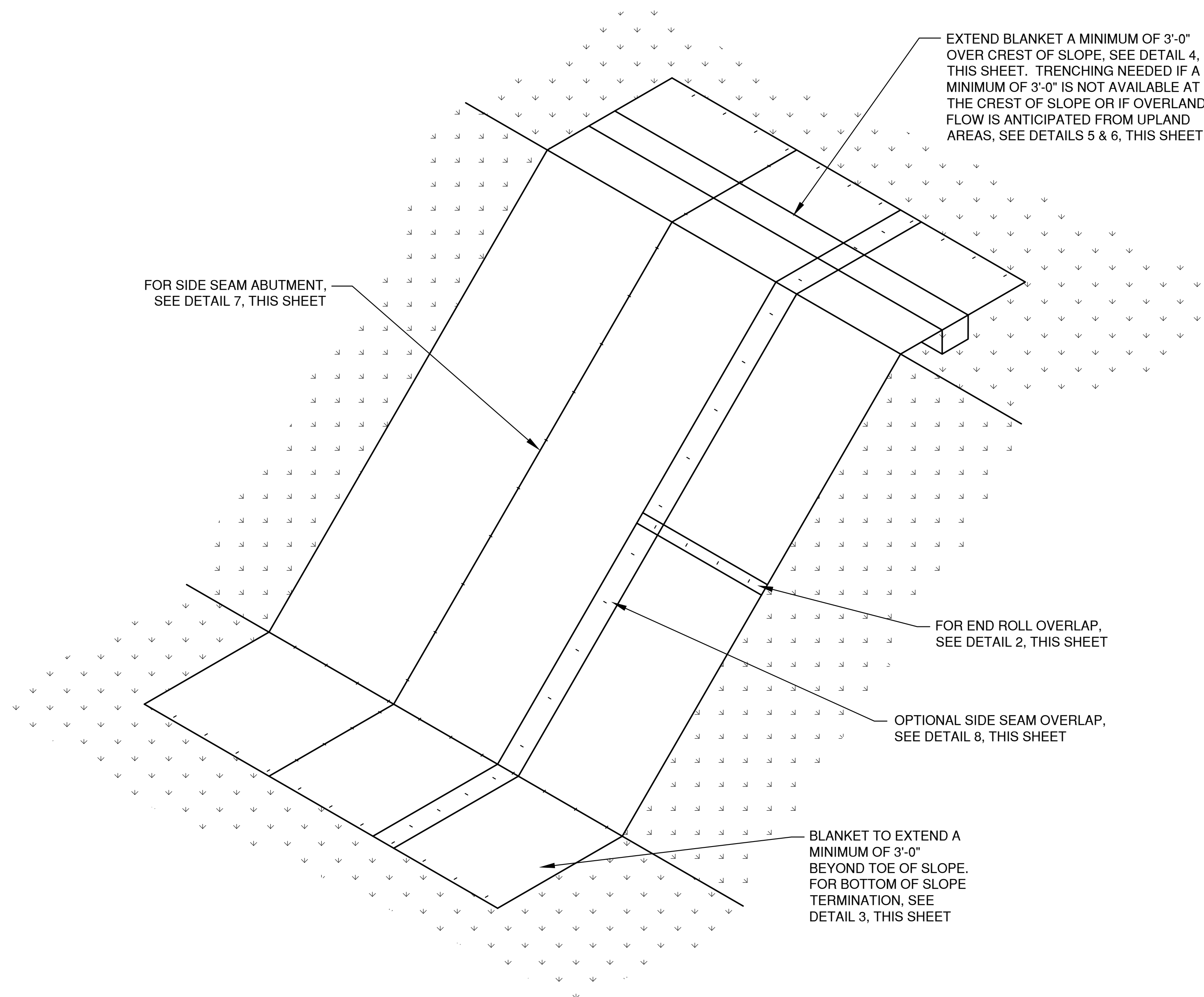


- # MANUFACTURED TRACKOUT CONTROL DETAIL

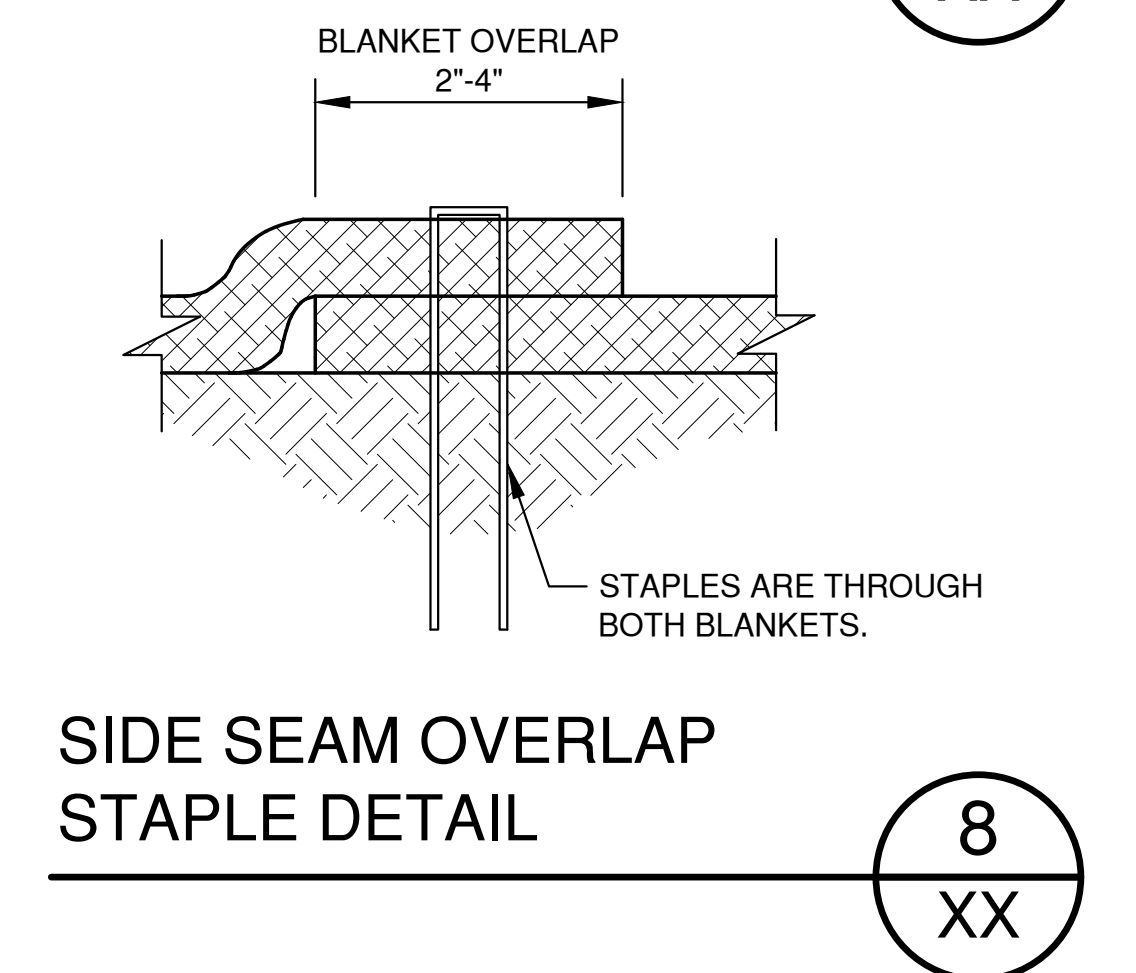
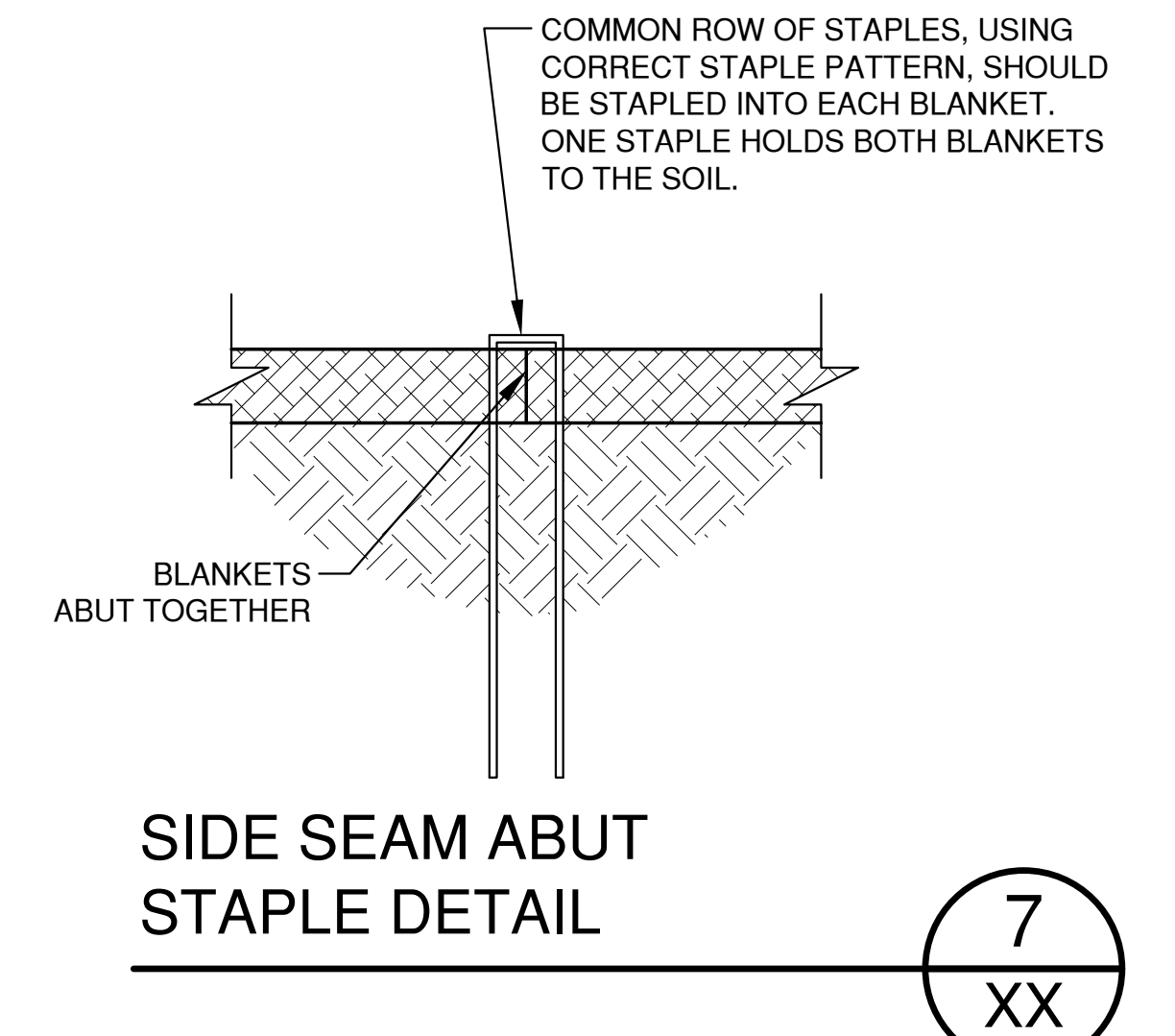
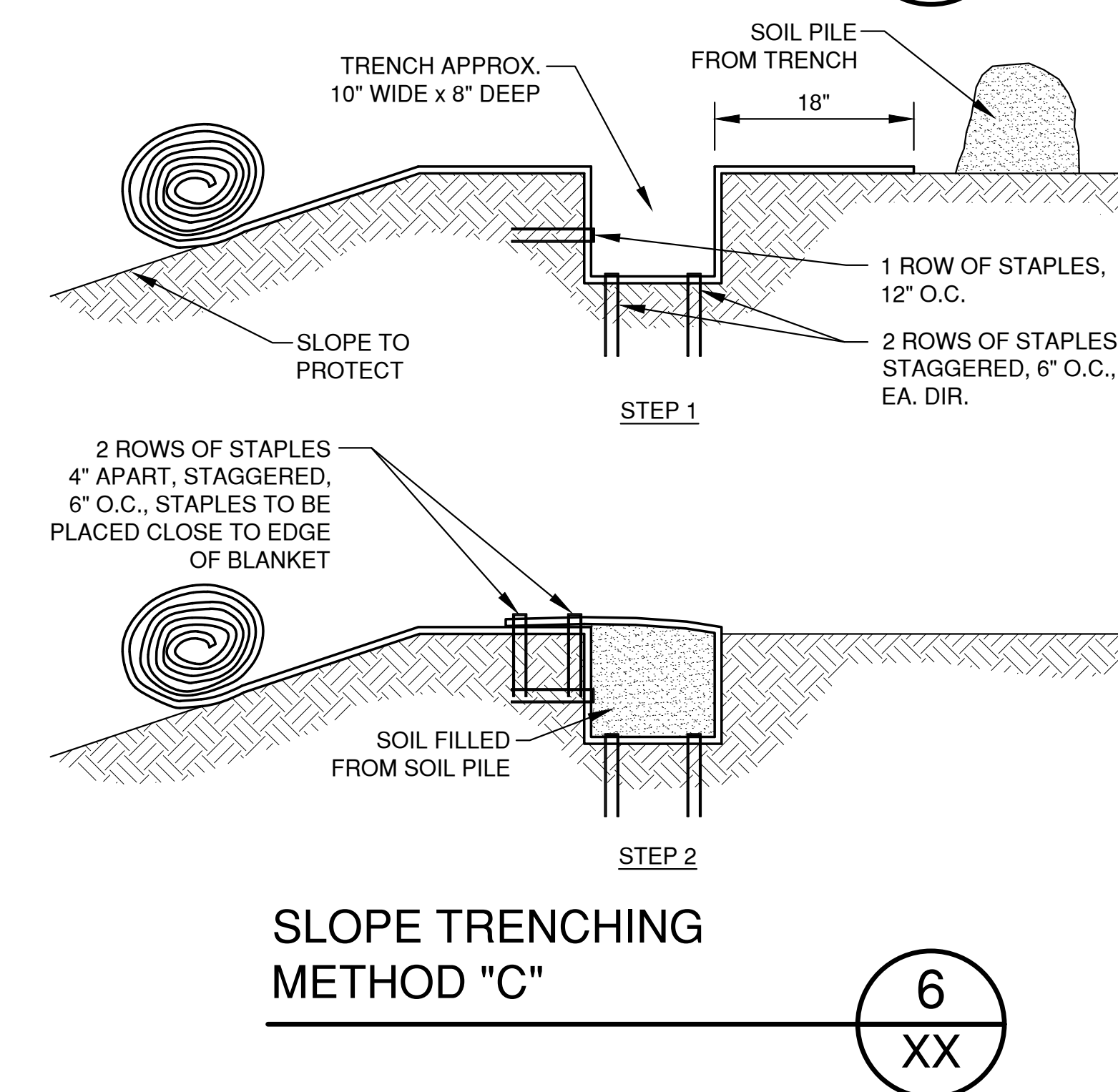
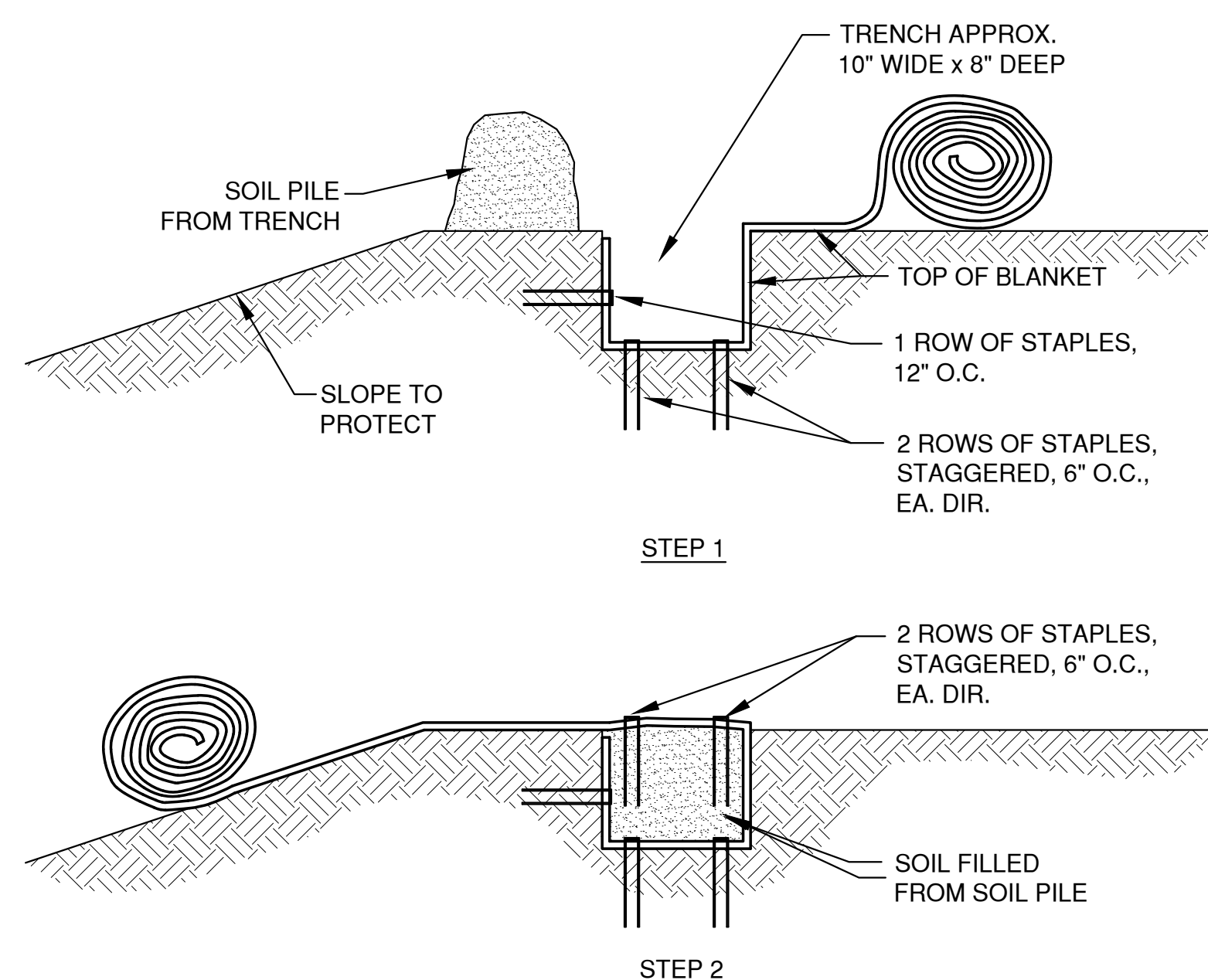
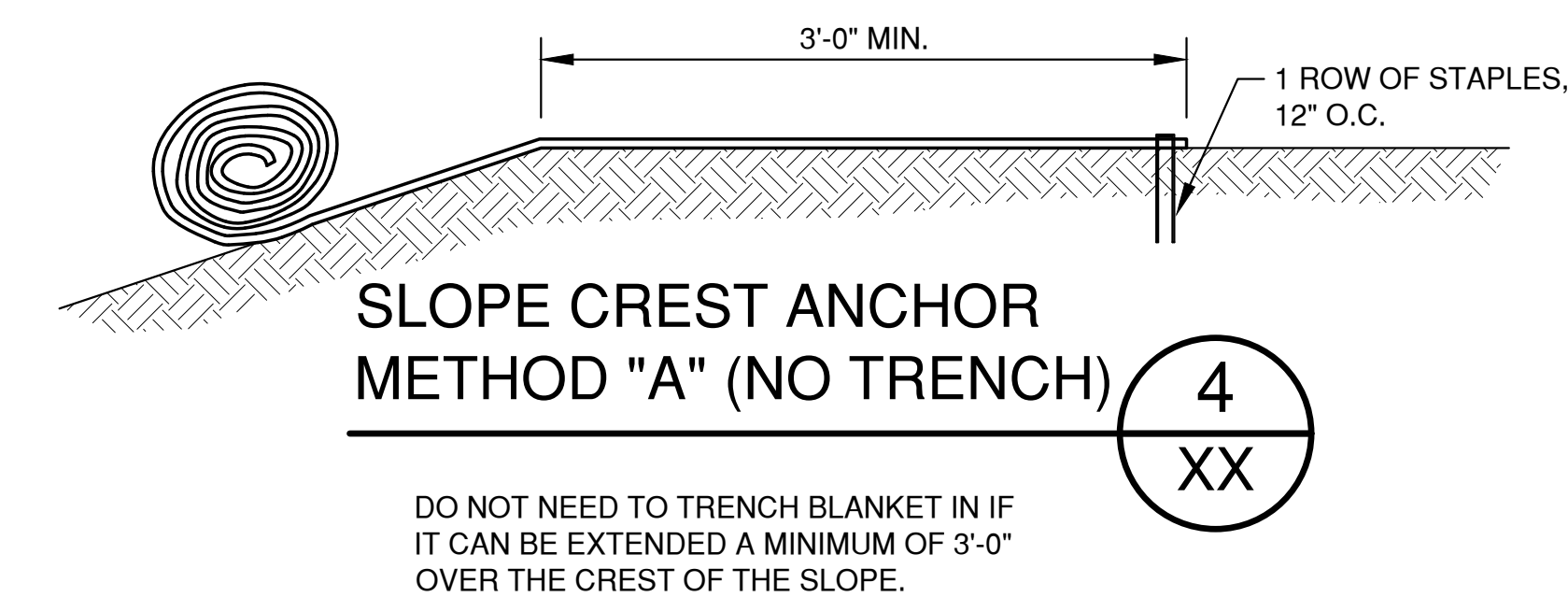
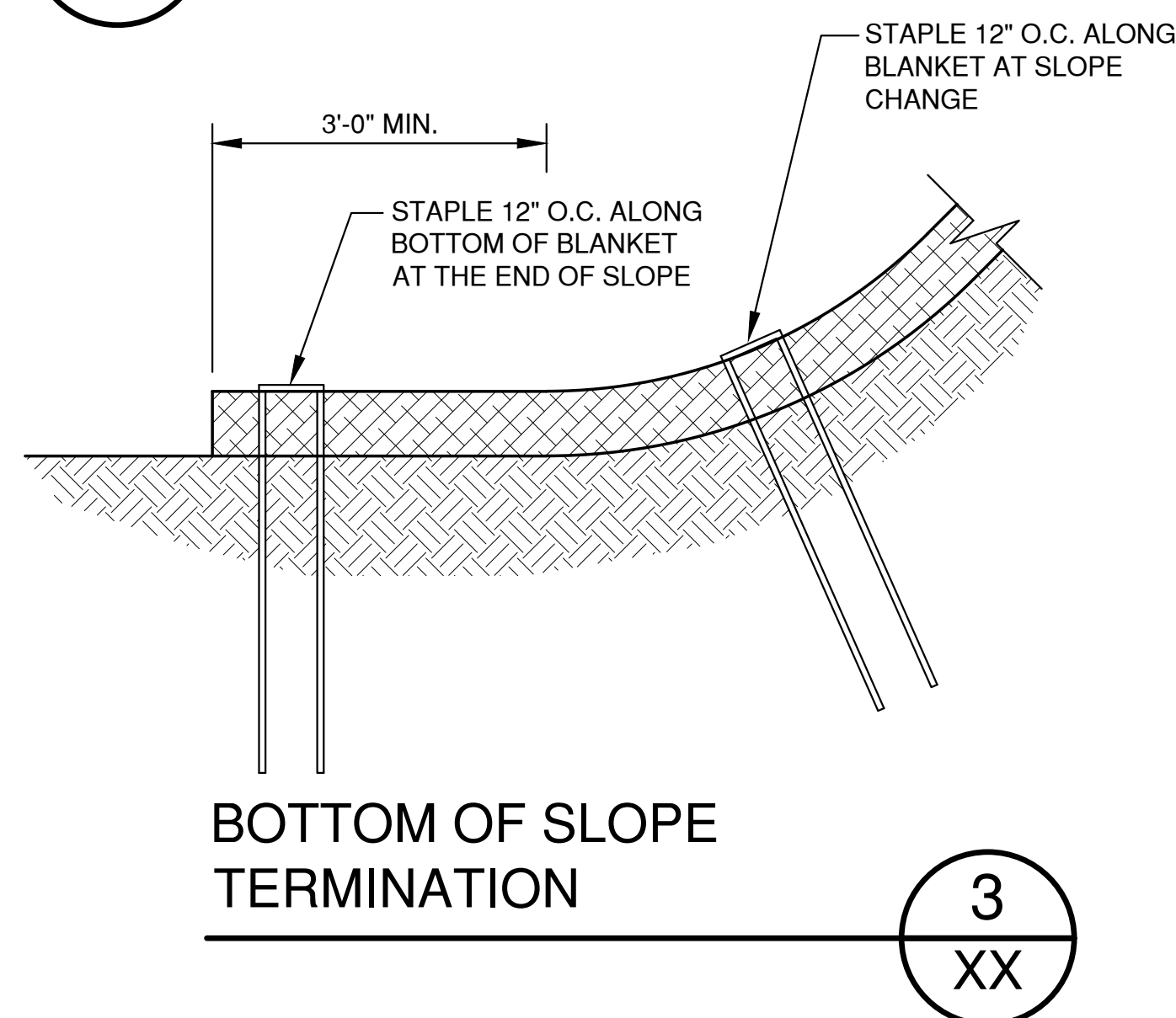
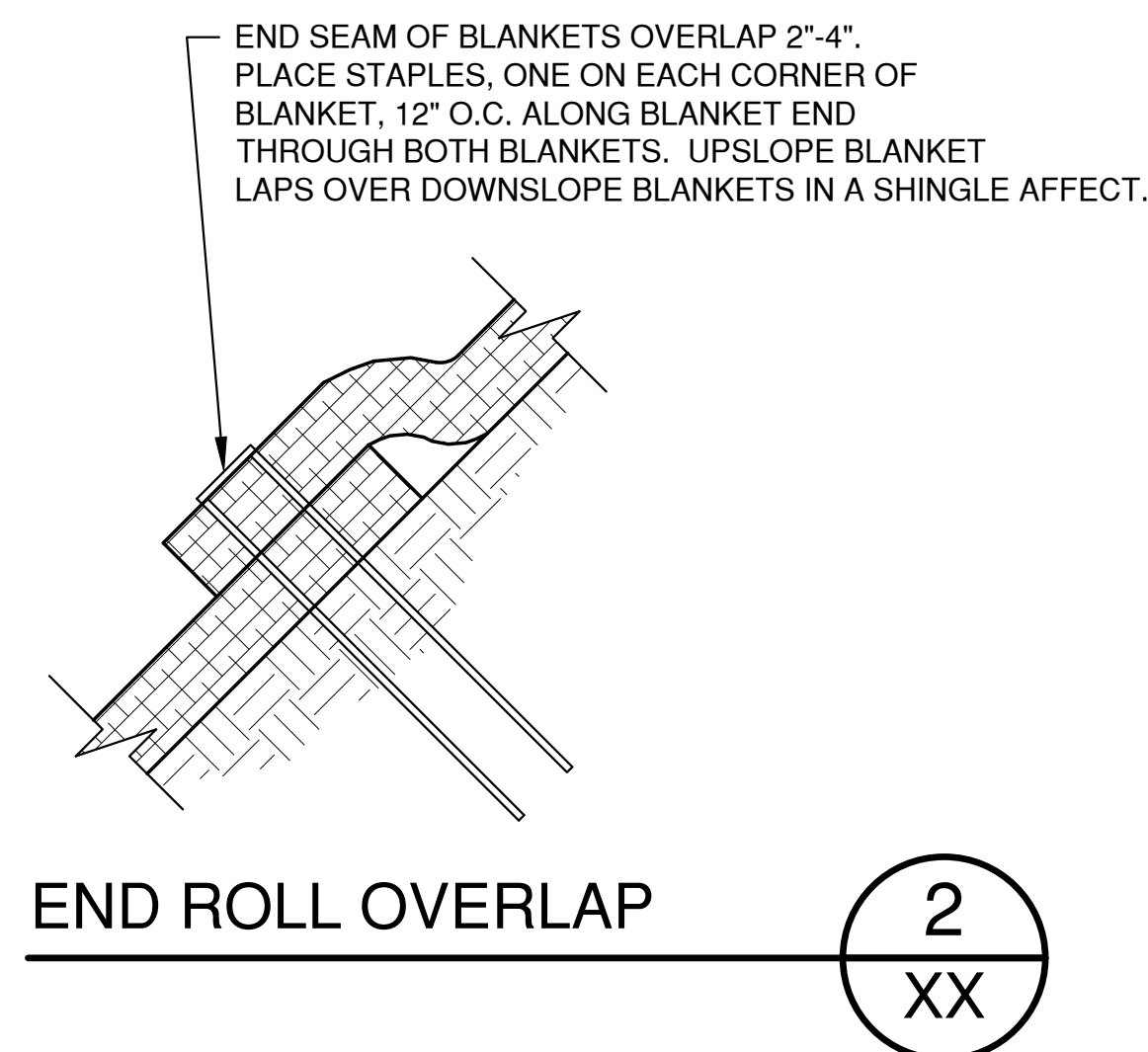


- ## STONE TRACKING PAD DETAIL

File: E:\1700\1700\170124\445\EROSION CONTROL.dwg
Plot Date: Nov 03, 2022 11:34:20am
LAYOUT: 8 SLOPE DETAIL



SLOPE DETAIL 1 XX



NOTES:
1. STAPLE PATTERNS ARE DEPENDENT ON SITE CONDITIONS.
SEE MANUFACTURER STAPLE PATTERN GUIDE FOR DETAILS.

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN
								CHECKED
								DESIGNED

WATERVIEW HEIGHTS
FOR BEST BUILT, INC.
CITY OF DE PERE
BROWN COUNTY, WISCONSIN

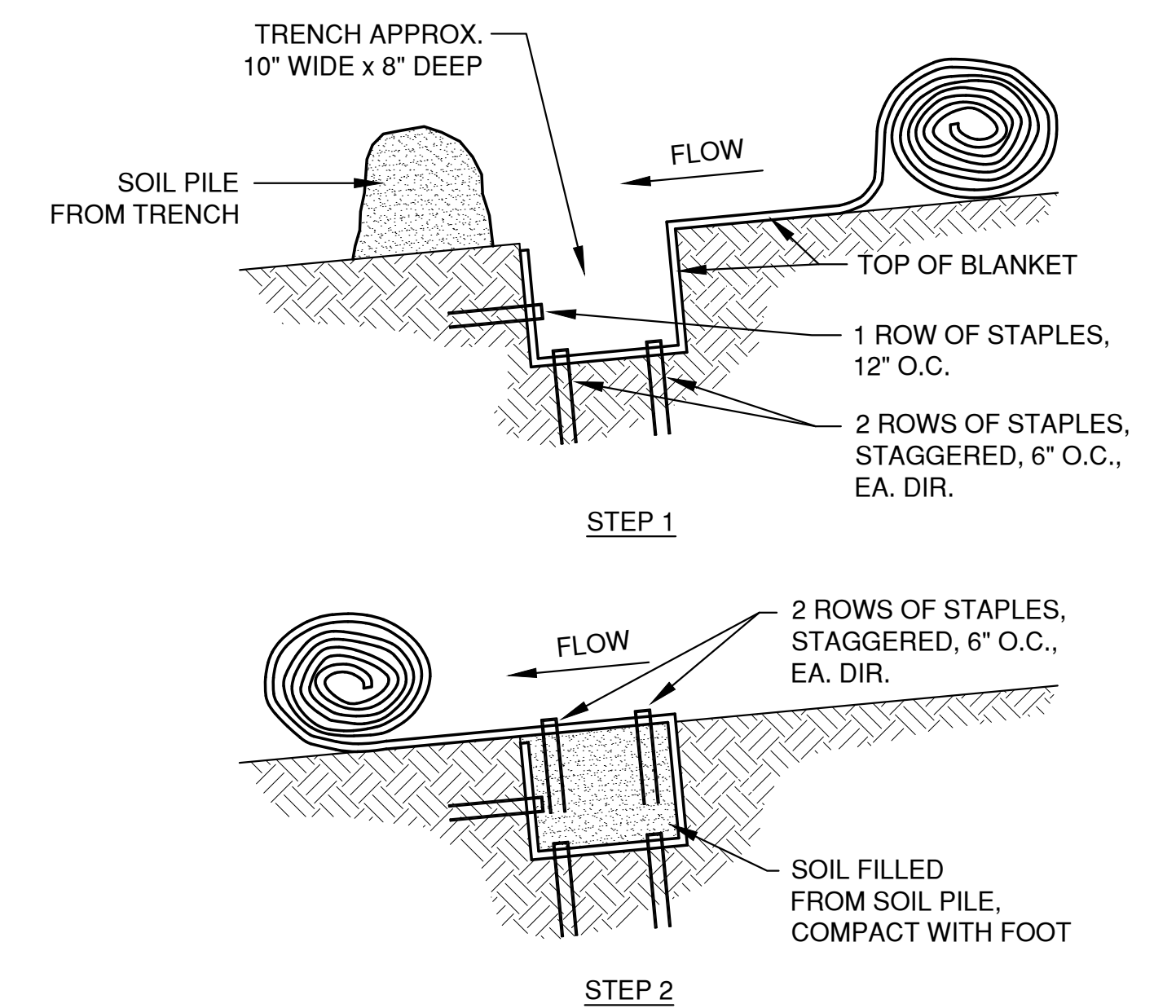
EROSION CONTROL
EROSION MAT
SLOPE APPLICATION DETAILS

DATE	09/2022
FILE	EROSION CONTROL
JOB NO.	1703124

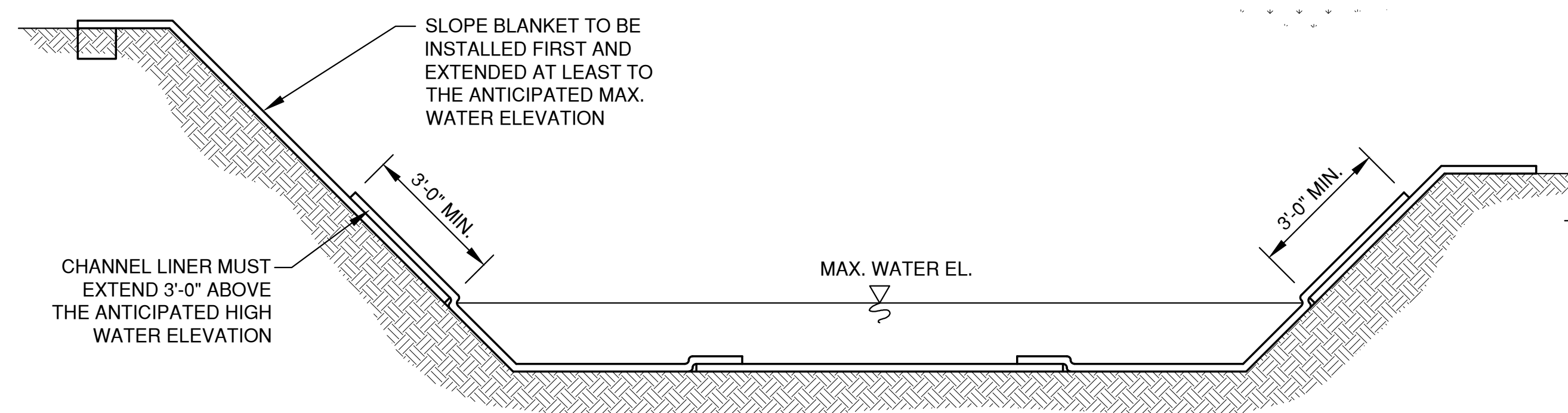


Robert E. Lee & Associates, Inc.
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1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
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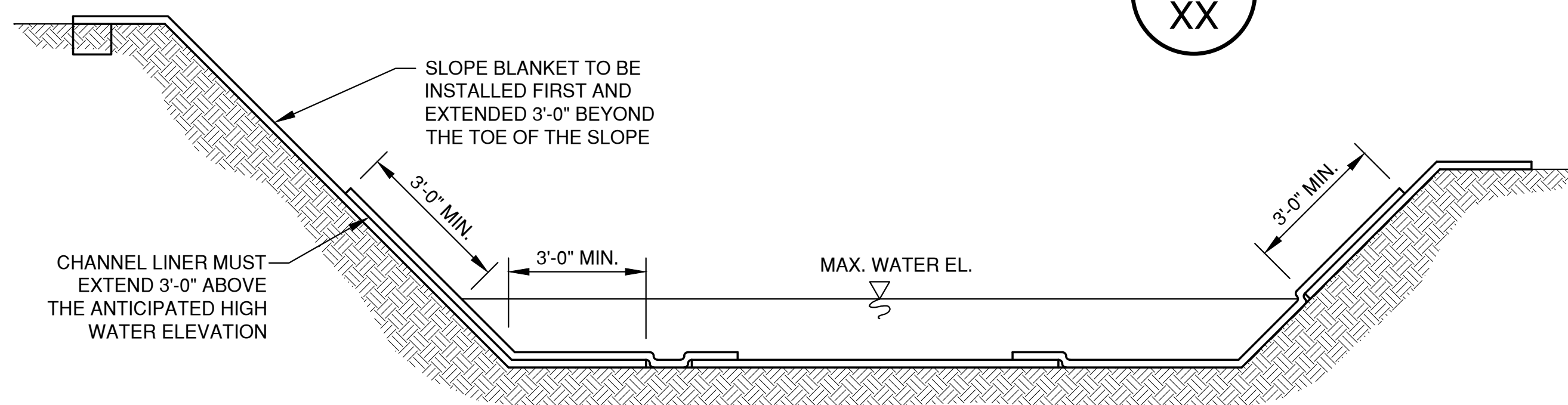
SHEET NO.
15



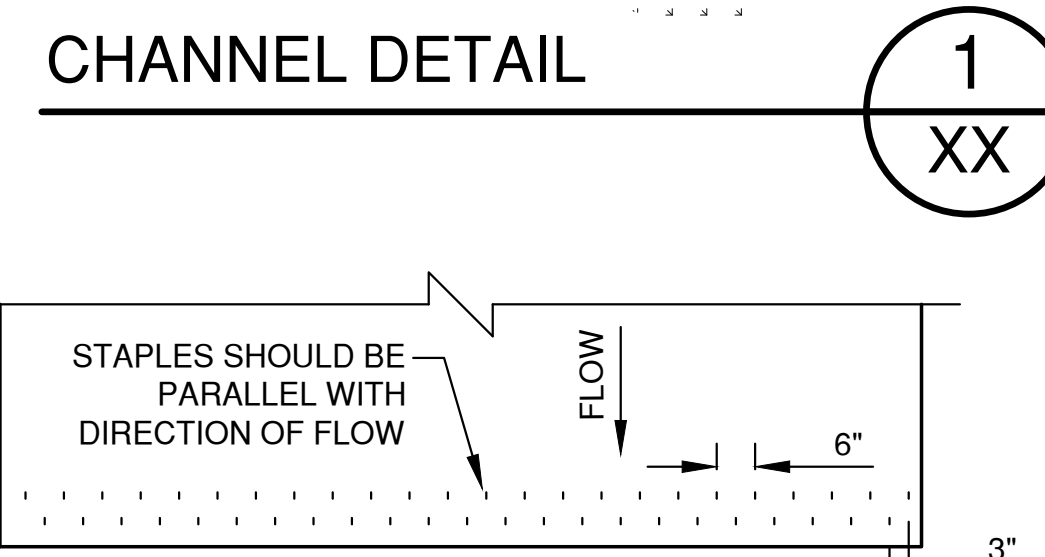
1. SEE MANUFACTURER SLOPE APPLICATION DETAIL SHEET FOR PROPER SLOPE INSTALLATION.
2. STAPLE PATTERNS ARE DEPENDENT ON SITE CONDITIONS. SEE MANUFACTURER STAPLE PATTERN GUIDE FOR DETAILS.



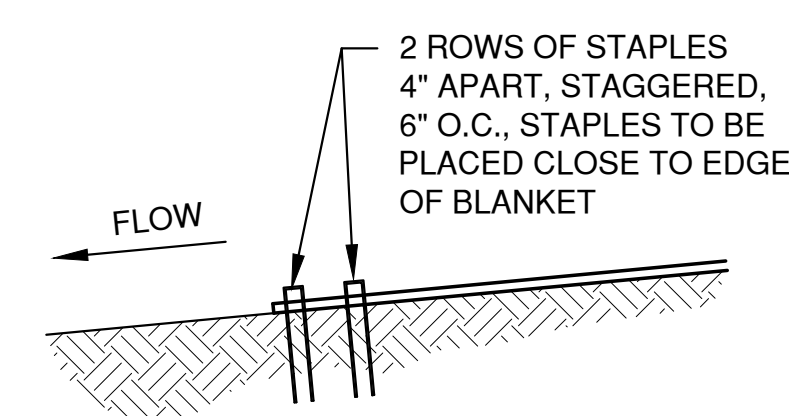
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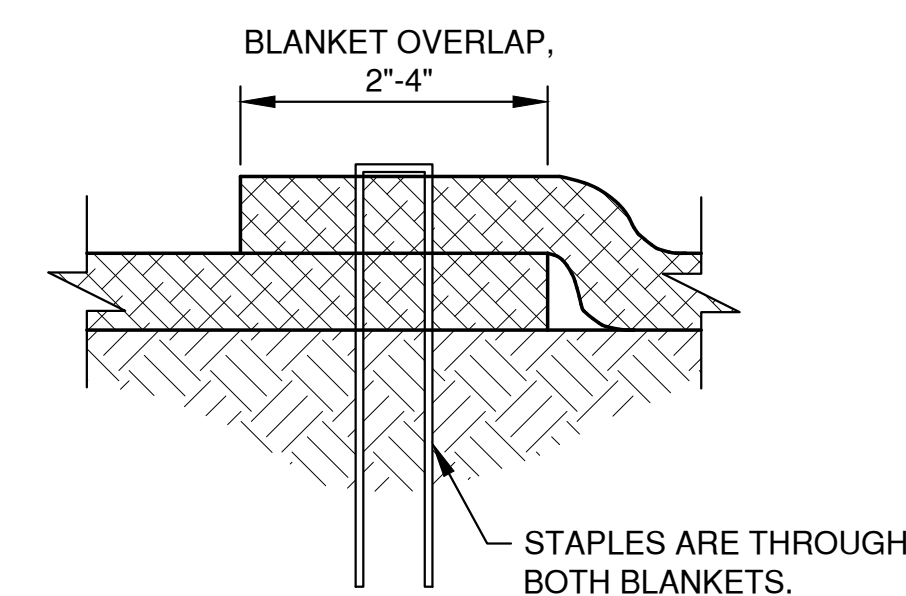
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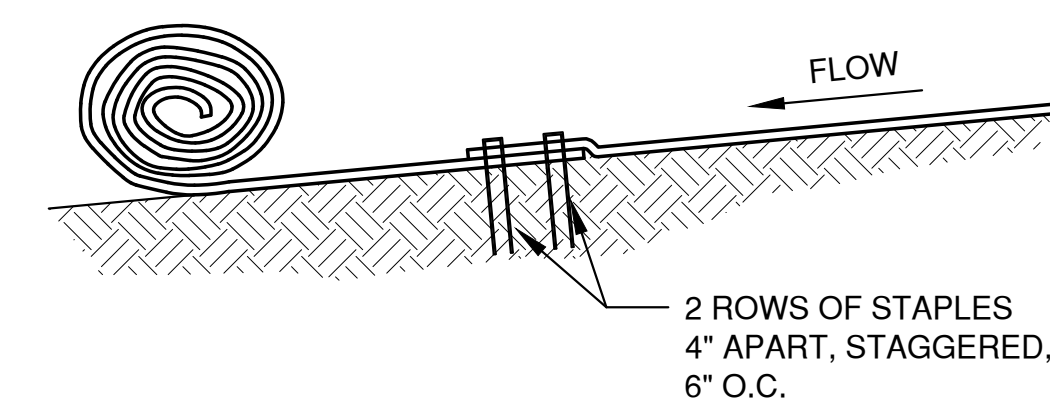
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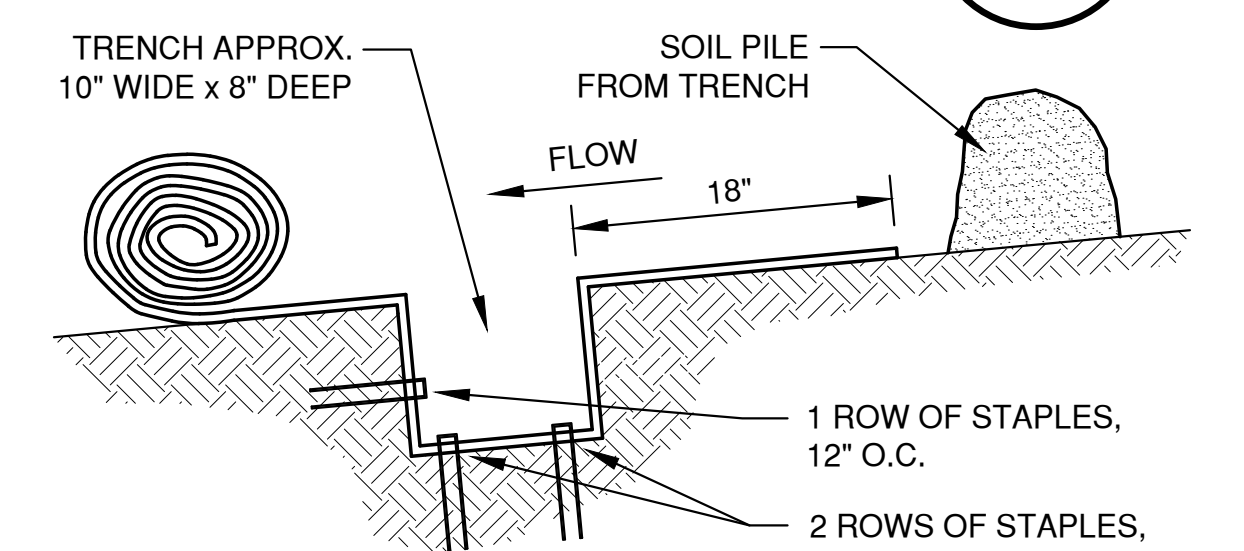
CHANNEL TERMINATION



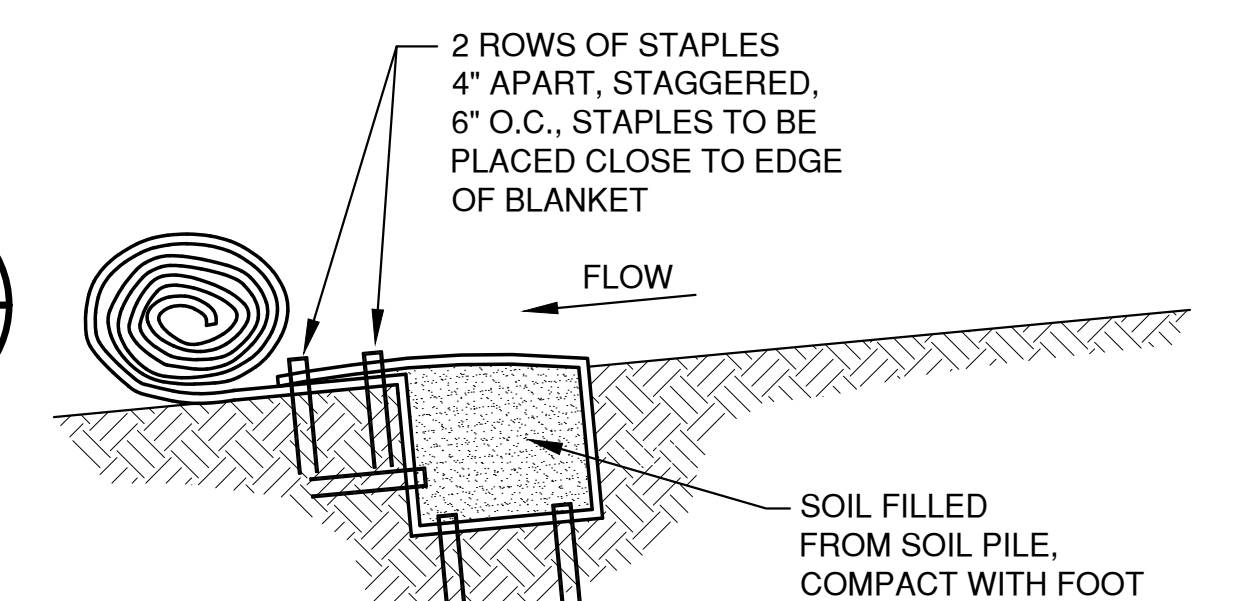
SIDE SEAM OVERLAP STAPLE DETAIL



CHANNEL BLANKET END
OF ROLL OVERLAP



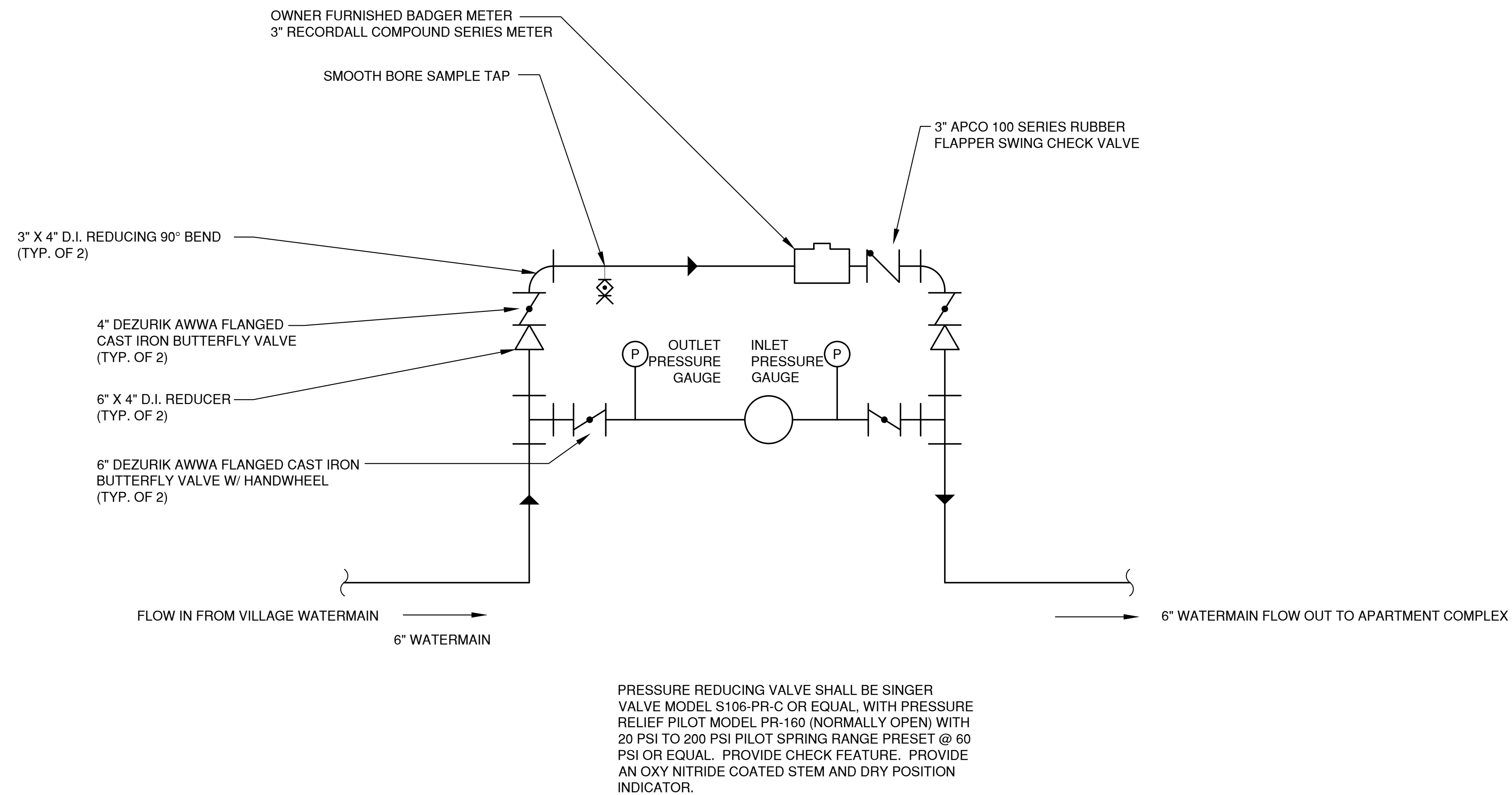
STEP 1



CHANNEL TRENCHING METHOD "B"

SHEET NO.
16

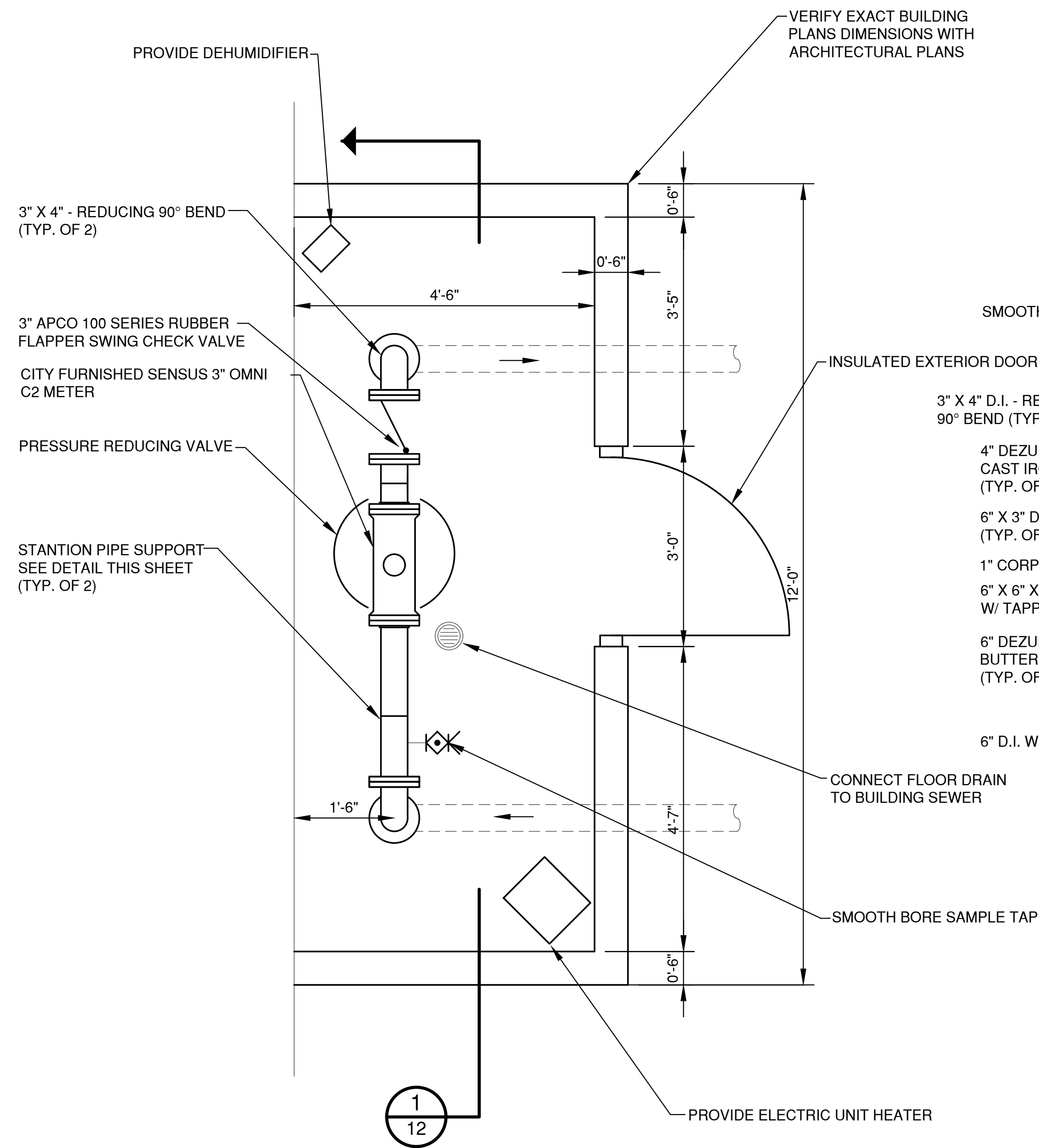
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Plot Date: Nov 03, 2022 3:52pm
LAYOUT: SCHEMATIC



MASTER METER SCHEMATIC

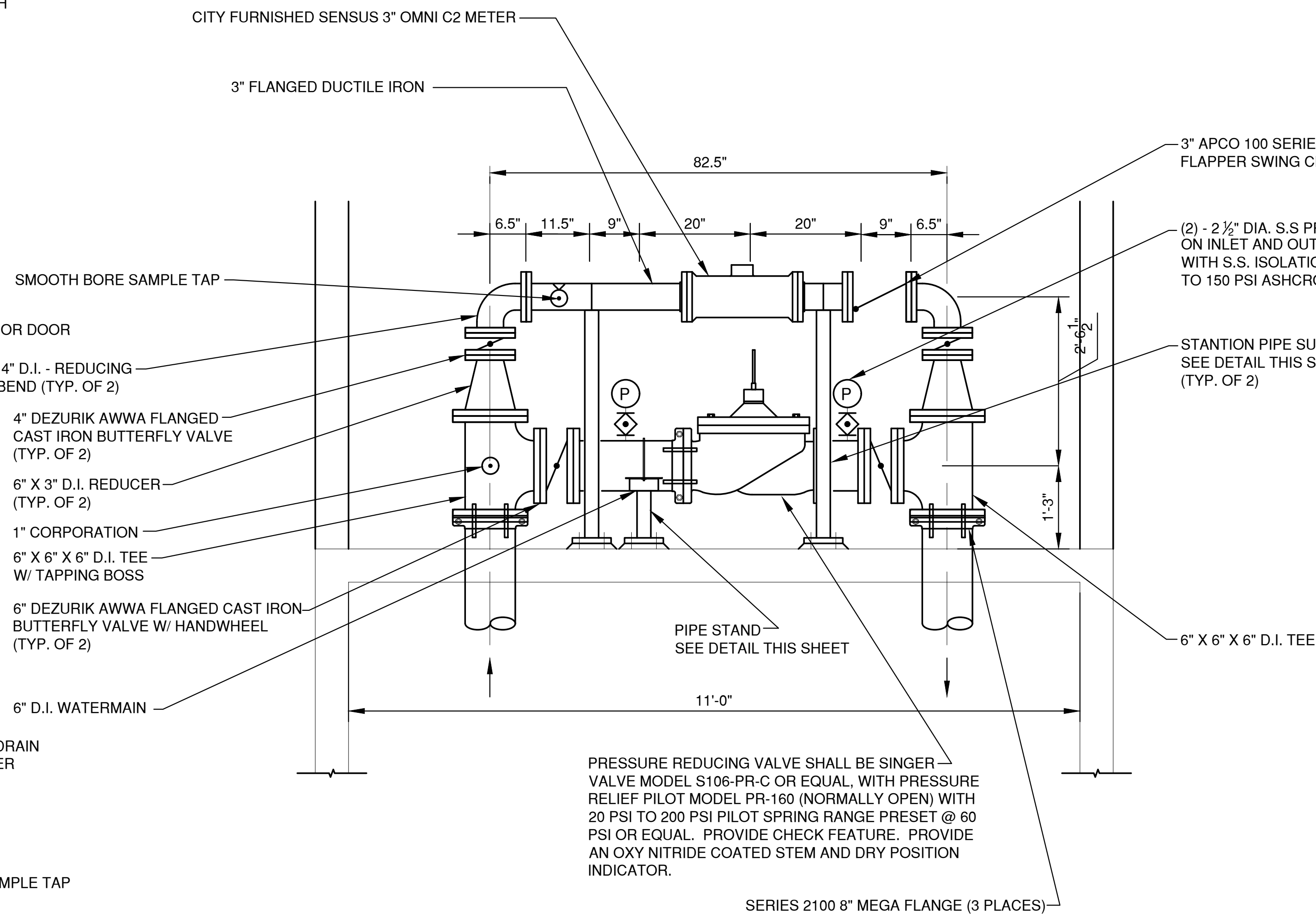
NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN EMK	MULLINER CROSSING FOR LEXINGTON HOMES VILLAGE OF HOBART BROWN COUNTY, WISCONSIN	METER ROOM SCHEMATIC DRAWING OF MASTER METER	DATE 09/2022	FILE METER RM	JOB NO. 4329100	Robert E. Lee & Associates, Inc. ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES 1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155 920-662-9641 www.releeinc.com	SHEET NO. 18
1	10/26/18	JGS	REVISED STORM PIPING					CHECKED JGS							
								DESIGNED JGS							

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Plot Date: Nov 03, 2022 11:34:21am
LAYOUT: SECTION 1



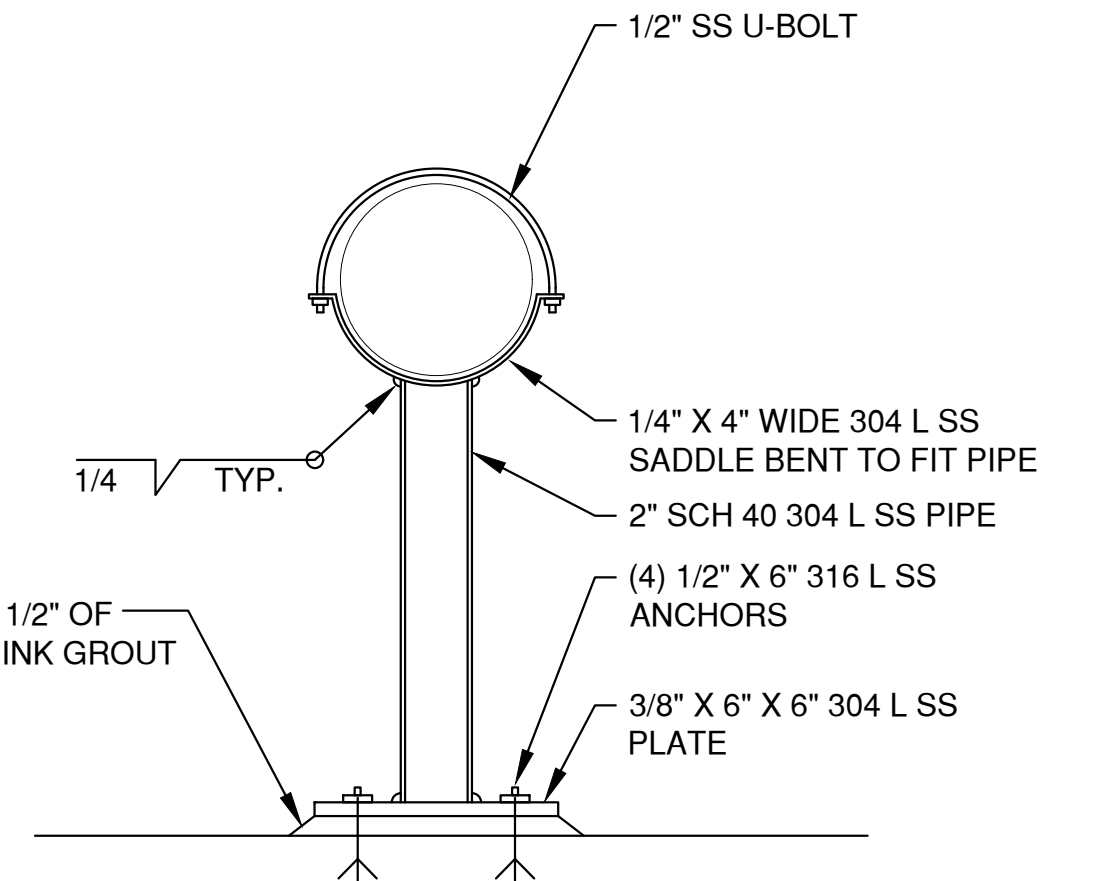
METER ROOM PLAN

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



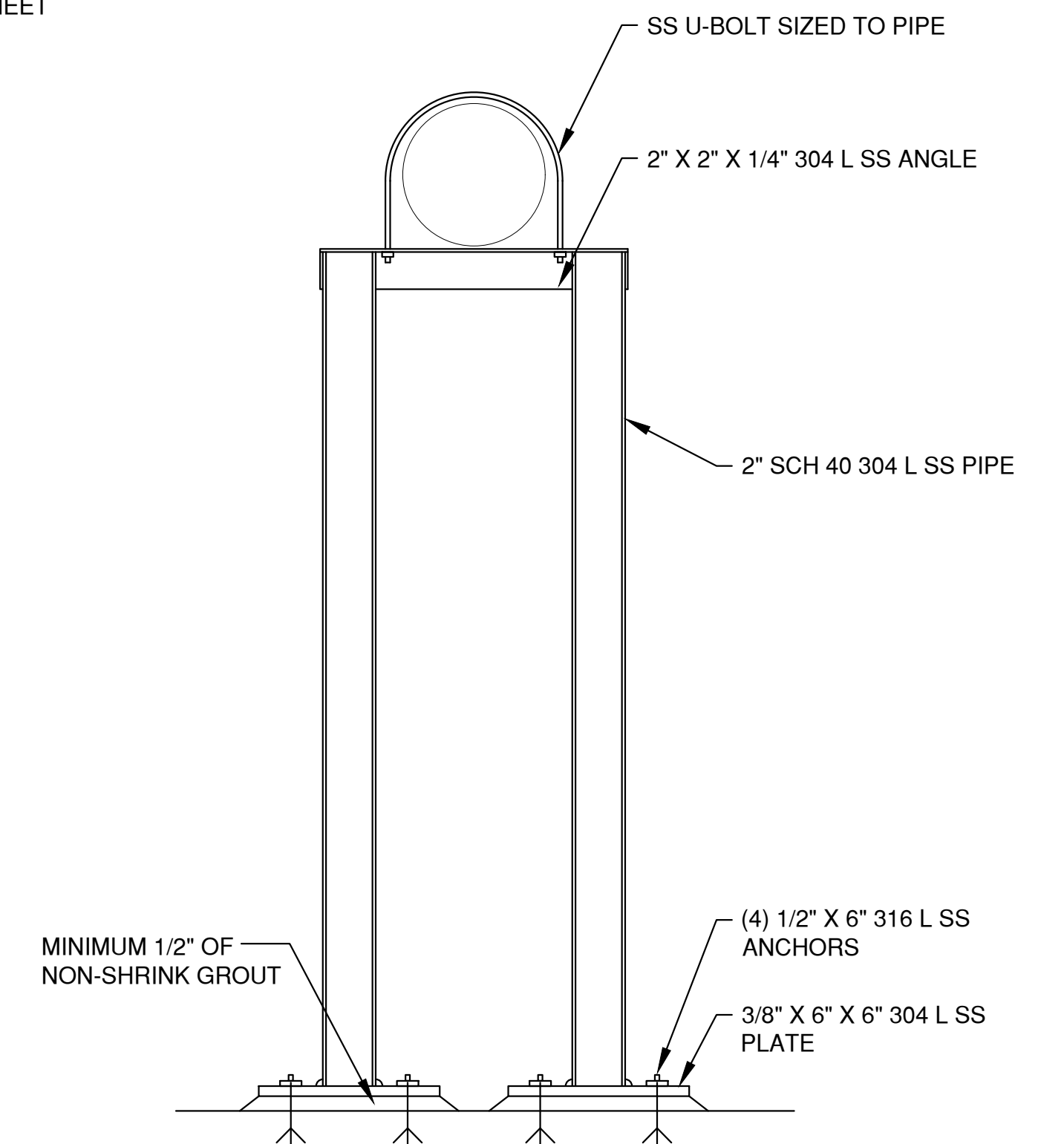
METER ROOM SECTION VIEW

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



PIPE STAND DETAIL

SCALE: NTS



STANTION PIPE SUPPORT DETAIL

SCALE: NTS

*NOTE: PIPE STAND MAY BE COMBINED WITH STANTION PIPE SUPPORT

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN
1	10/26/18	JGS	REVISED STORM PIPING					EMK
								CHECKED
								JGS
								DESIGNED
								JGS

MULLINER CROSSING
FOR LEXINGTON HOMES
VILLAGE OF HOBART
BROWN COUNTY, WISCONSIN

METER ROOM
PLAN, SECTION AND DETAILS

DATE	09/20/22
FILE	METER RM
JOB NO.	4329100

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SHEET NO.
17

///

	T&S
JOB NO.	226198
FILE	20
DATE	4.6.21
PROPOSED APARTMENTS FOR: WATERVIEW HEIGHTS DEPERE, WISCONSIN	
<i>BAY ARCHITECTS, L.L.C.</i>	
3049 RAMADA WAY STE. 125 PHONE: 920-337-9400	
REVISION NO.	
DATE	
REVISION	NOTE:
	ALTHOUGH EVERYONE HAS BEEN MADE AWARE OF THE NEED TO BE CAREFUL IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR MUST CHECK AGAINST ALL DIMENSIONS AND BE RESPONSIBLE FOR THE

WALL TYPE	DESIGN	DESCRIPTION
1		PARTITION SEPARATION WALL 1 HOUR FIRE RATED U.S. 305 2X6 STUDS @ 16" O.C., INSTALL 5/8" TYPE "X" GYP. BD. FULL HGHT. EACH SIDE TO TRUSSES OR JOIST DECK ABOVE. USE 2X4 STUDS FOR WALL TYPE (1A) IN CORRIDOR, STAIR ENCLOSURE, GARAGE PARTITION TO RATED FLOOR SYSTEM OR TRUSSES
2		TYPICAL INTERIOR PARTITION WALL 2X4 STUDS @ 16" O.C. (WITH BATT INSULATION-VERIFY VOW/OWNER) TO CEILING, INSTALL 1/2" GYP. BD. FULL HGHT. EA. SIDE TYP. (MRCB ON ALL SIDES OF WALLS EXPOSED TO BATHS) (2x6 STUDS FOR PLUMBING WALLS)
3		TYPICAL INTERIOR PARTITION WALL 2X6 STUDS @ 16" O.C. FOR PLUMBING WALLS TO CEILING, INSTALL 1/2" GYP. BOARD FULL HGHT. EA. SIDE TYP. MRCB ON INT. SIDE OF BATHS USE 2X4 STUDS @ 16" O.C. FOR BATH WITH MRCB, INTERIOR
4		HOUR FIRE RATED U.S. 305 2X4 STUDS @ 16" O.C. WITH BATT INSULATION TO CEILING, OR UNDERSIDE OF FLOOR ABOVE INSTALL 5/8" TYPE "X" GYP. BD. FULL HGHT. EACH SIDE
5		TYPICAL EXTERIOR WALL W/BRICK VENEER 2X4 STUDS @ 16" O.C. WITH R-19 BATT INSULATION. INSTALL 1/2" GYP. BD. FULL HGHT. INTERIOR SIDE OF WALL 4 MIL VAPOR BARRIER. EXTERIOR: 4" BRICK VENEER, 7/8" AIR SPACE TYP. BUILDING WRAP ON 1/2" A.F.A., RATED O.S.B., SHEATHING ON STUDS USE 2X6 STUDS AT EXT. GARAGE WALLS
6		TYPICAL INTERIOR PARTITION WALL 3" SHEETROCK BRAND FIRECORE C CORE GYPSUM PANEL 2X4 PLATE BEARING STAGGERED WOOD STUD @ 16" O.C., 2X6 PLATE, 3/4" MINERAL WOOL BATT 3" SHEETROCK BRAND FIRECORE C CORE GYPSUM PANEL JOINTS FINISHED, PERIMETER CALKED/SEAL. FIRE RATING BASED ON U.S. DESIGN U58S AND U.S. DESIGN U340
7		System Performance 1-Hr Fire U/L Design No. U340 S-4 S/C SOUND RAL-IT-77-149 TYPICAL FINISH INTERIOR STARTS RESILIENT CEILING 2 LAYERS 5/8" SHEETROCK C GYPSUM PANEL, 1" NOK. WOOD SUB & FINISH FLOOR, 2X10/2X12 WOOD JOIST 16" O.C. R-4 CHANNEL DECK O.C. SCHEM OVER BATT INSULATION BATT SCREW CHANNEL 12" O.C. JOINTS FINISHED U.S. DES. L510 2-HR SYSTEM WITH 5/8" SHEETROCK C CORE U.S. DES. L511

CARBON MONOXIDE DETECTOR SHALL BE CONNECTED TO BUILDINGS POWER SUPPLY AND HAVE BATTERY BACKUP

	SMOKE DETECTOR PER INTERNATIONAL BUILDING CODE	
	EXHAUST FAN TO SWITCH, TYP. ALL BATHS	
	GARAGE DOOR OPENER - VERIFY WITH OWNER	
F-2 = 1 HOUR FIRE DOOR ASSEMBLY WITH SPRING CLOSER HINGES		 1 HOUR FIRE RATED WALLS SEE DETAIL FOR CONSTRUCTION

WALL TYPES & LEGEND

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO STUD THICKNESS. OVERALL DIMENSIONS ARE TO OUTSIDE OF STUDS.
2. CRITICAL DIMENSIONS TO BE HIGHLIGHTED.
3. INTERIOR DOORS TO BE LOCATED WITHIN 5'-7" OF CORNER TO ALLOW FOR TRIM, UON
4. MOISTURE RESISTANT GP. BD. ON ALL WET WALLS WHERE APPROPRIATE.
5. INSULATE ALL PLUMBING WALLS - TYP.
6. INSTALLATION OF ALL MECHANICAL EQUIPMENT SHALL COMPLY W/ IMC CHAPTER 64.
7. ALL PENETRATIONS THROUGH ROOF/ FLOOR RESISTIVE ASSEMBLIES SHALL BE PROTECTED PER IRC 711 BY THE CONTRACTOR MAKING LAID PENETRATION.
8. ALL JOINTS INSTALLED IN OR BETWEEN FIRE RESISTANT RATED WALLS, FLOOR OR FLOOR/ CEILING ASSEMBLIES AND ROOFS OR ROOF/ CEILING ASSEMBLIES SHALL BE PROTECTED BY APPROVED FIRE RESISTANT JOINT SYSTEMS PER IRC 712.
9. GENERAL CONTRACTOR TO SCHEDULE JOINT PROTECTION PRIOR TO INSTALLATION OF FINISHES.
10. ALL HEATING EQUIPMENT SHALL BE DIRECT VENTING & SEALED COMBUSTION UNITS. U.N.O.
11. ALL TOLER ROOM FINISHES TO BE IMPERVIOUS TO WATER.

GENERAL PLAN NOTES:

- * CARE SHOULD BE TAKEN TO LEAVE EXISTING ITEMS UNDISTURBED AND STILL ACCOMMODATE WORK.
- * EXISTING AREAS TO BE PROTECTED DURING CONSTRUCTION
- * COORDINATE W/ PLUMBING CONTRACTOR FOR ALL UNDER SLAB PIPING PRIOR TO POURING SLAB.
- * COORDINATE ALL FLOOR FRAMING WITH PLANNED PLUMBING FIXTURES TO ENSURE DRAINS DO NOT HIT FRAMING MEMBERS, BOX OUT FRAMING WHERE NEEDED.

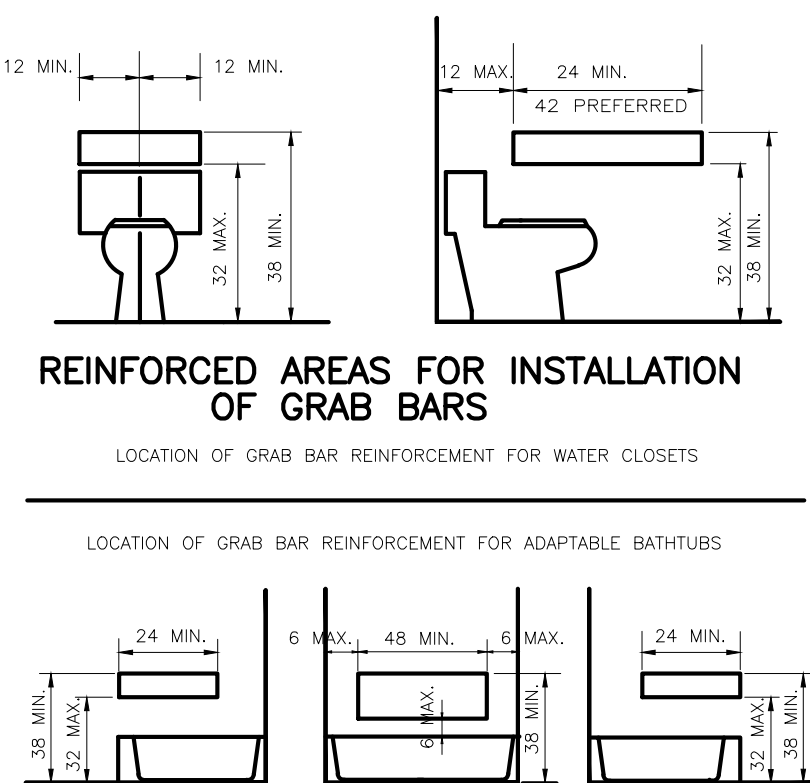
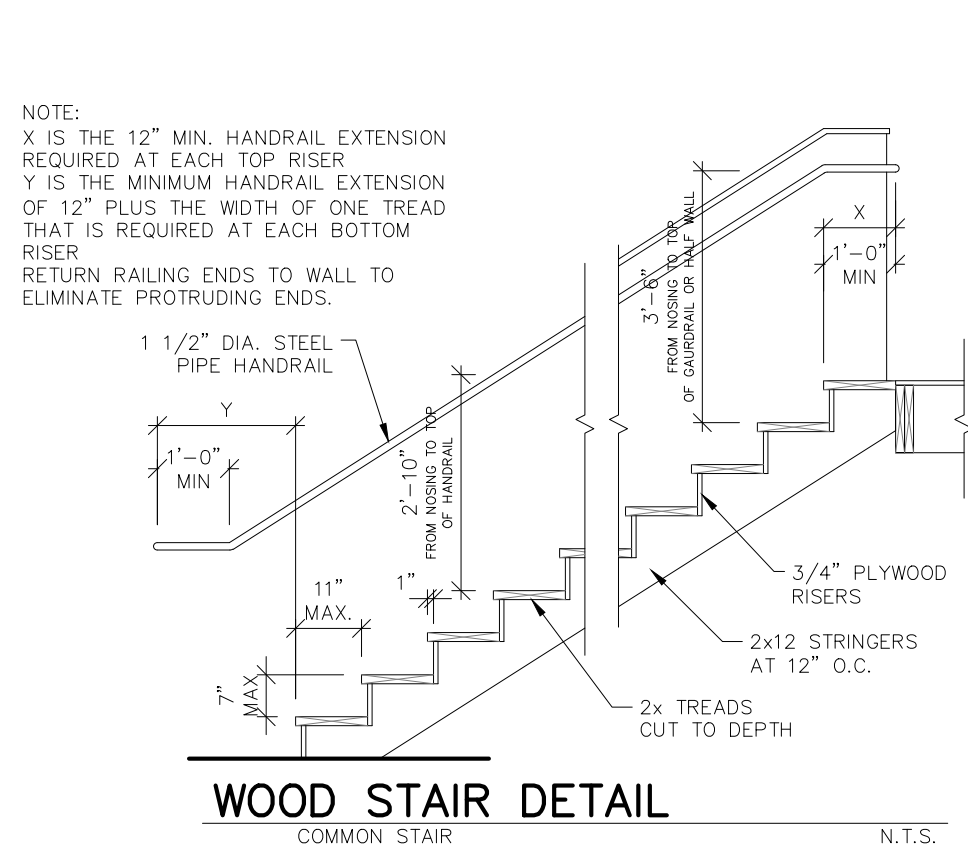
GENERAL NOTES

GENERAL PROJECT NOTES:

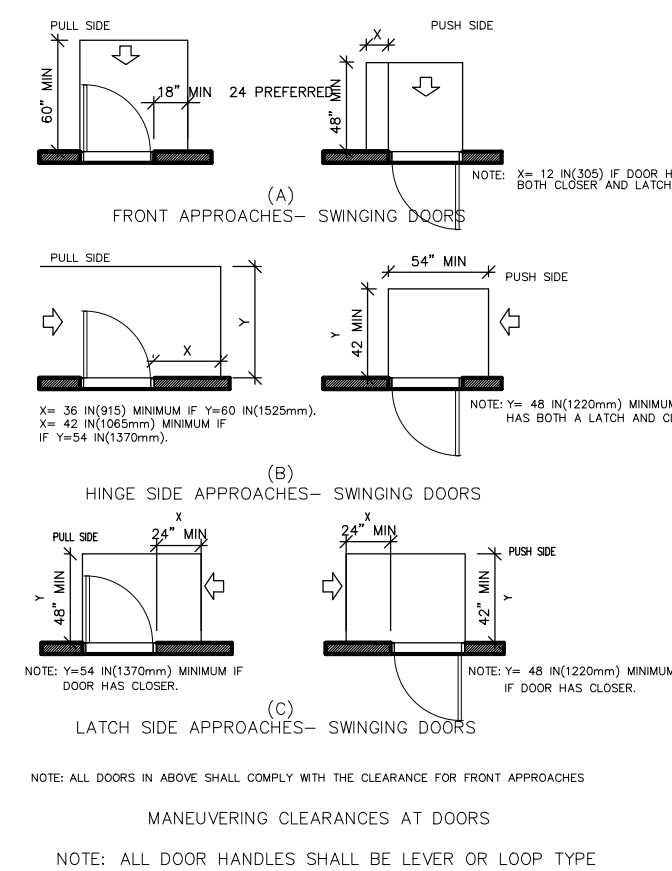
- CONSTRUCTION IS TO BE IN COMPLIANCE WITH ALL GOVERNING CODES, ORDINANCES, & STANDARDS. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, & SUPERVISING ALL SAFETY PRECAUTIONS & PROGRAMS IN CONNECTION WITH THE PERFORMANCE OF THIS CONTRACT.
- HVAC, ELECTRICAL AND PLUMBING ARE TO BE DESIGN BUILD, COMPLYING
- W/ ALL LOCAL, STATE, & NATIONAL CODES, AND TO BE THE FULL RESPONSIBILITY OF THE CONTRACTOR. THE DESIGNER ASSUMES NO LIABILITY
- ALL HEATING EQUIPMENT TO BE SEALED COMBUSTION TYPE & DIRECT VENTING
- ALL MECHANICAL, HVAC, ELECTRICAL, AND PLUMBING SYSTEMS & ALL EQUIPMENT TO BE MAINTAINED ACCORDING TO MANUFACTURERS STANDARDS. BUILDING OWNER AND/OR BUILDING OCCUPANTS ASSUME FULL RESPONSIBILITY FOR MAINTENANCE AND OPERATION
- ALL MATERIALS, DETAILS, & INSTALLATION, SHALL BE IN ACCORDANCE WITH THE MANUFACTURERS STANDARDS AND SPECIFICATIONS.
- ALL SUBCONTRACTORS SHALL BE RESPONSIBLE FOR LIMITING THE ACCUMULATION OF WASTE MATERIALS AND RUBBISH. WASTE MATERIALS SHALL BE REMOVED FROM THE PREMISES DAILY.
- DIMENSIONS ARE TO BE FIELD VERIFIED & ADJUSTED ACCORDINGLY. THE DESIGNER SHALL BE NOTIFIED OF ANY VARIANCES BEFORE CONTRACTOR BEGINS OR PROCEEDS WORK.
- ALL DIMENSIONS ARE FROM ACTUAL FINISHED SURFACES, UNON ON THE PLAN.
- ALLOWANCES SHALL BE MADE FOR FLOOR & WALL FINISHES.

GENERAL PLAN NOTES

- 4" THICK CONC. FLOOR W/ #10/#10, 6X6 W.W.M ON 8" COMPACTED GRANULAR FILL. SITE VERIFY FLOOR DRAIN PLACEMENT WITH OWNER PRIOR TO POURING FLOOR.
- WOOD STAIR W/ 7" MAX RISE WITH 11" TREADS MIN 1 1/2" DIA. HANDRAIL AT 36" HIGH ABOVE NOSING.
- 4" THICK CONC. SLAB W/ #10/#10, 6X6 W.W.M ON 8" COMPACTED GRANULAR FILL. SITE VERIFY PLACEMENT WITH OWNER PRIOR TO POURING SLAB. PITCH OUT.
- 16" X 16" STONE PIER AROUND TREATED WOOD POST- COMPOSITE BOARD FINISH SEE ELEVATIONS & STRUCTURAL
- 22" X 36" ATTIC ACCESS PANEL TYP. INSTALL IN TRUSS-VERIFY EXACT LOCATION ON SITE.
- PARTY WALL -SEE DETAIL FOR UNIT SEPARATION WALL
- AC UNIT -VERIFY ACTUAL PLACEMENT WITH OWNER PRIOR TO CONSTRUCTION
- WALL NICHE- VERIFY WITH OWNER FOR SIZE AND DETAIL
- PRE-MANUFACTURED ELECTRIC FIREPLACE UNIT
- CATHEDRAL CEILINGS IN SECOND FLOOR UNITS- VERIFY WITH OWNER FOR PITCH
- TREATED WOOD DECK- WITH PLASTIC DECKING AND VINYL GUARDRAILS. VERIFY WITH OWNER. SEE STRUCTURAL FOR DETAILS AND CONSTRUCTION
- 1HR FIRE BARRIER - SEE DETAIL FOR UNIT SEPARATION
- ADD BLOCKING & FASTEN SHEETROCK @4" O.C.



NOTE: THE AREAS OUTLINED IN DASHED LINES REPRESENT LOCATIONS FOR FUTURE INSTALLATION OF GRAB BARS FOR TYPICAL FIXTURE CONFIGURATIONS.



HANDICAP ACCESSIBILITY NOTE:

ALL FIRST FLOOR UNITS TO BE ACCESSIBLE PER FEDERAL FAIR HOUSING ACT

MIN. DOOR SIZE IN EACH INDIVIDUAL
UNIT 2'-10' WIDE

MIN. DOOR SIZE IN COMMON
AREAS 3'-0" WIDE

MAX. HEIGHT 48"—FOR ALL
SWITCHES &/or CONTROLS
OUTLETS NO LOWER THAN
15" FROM FLOOR

PROVIDE BLOCKING AT ALL LOCATIONS
REQUIRED FOR FUTURE GRAB BARS

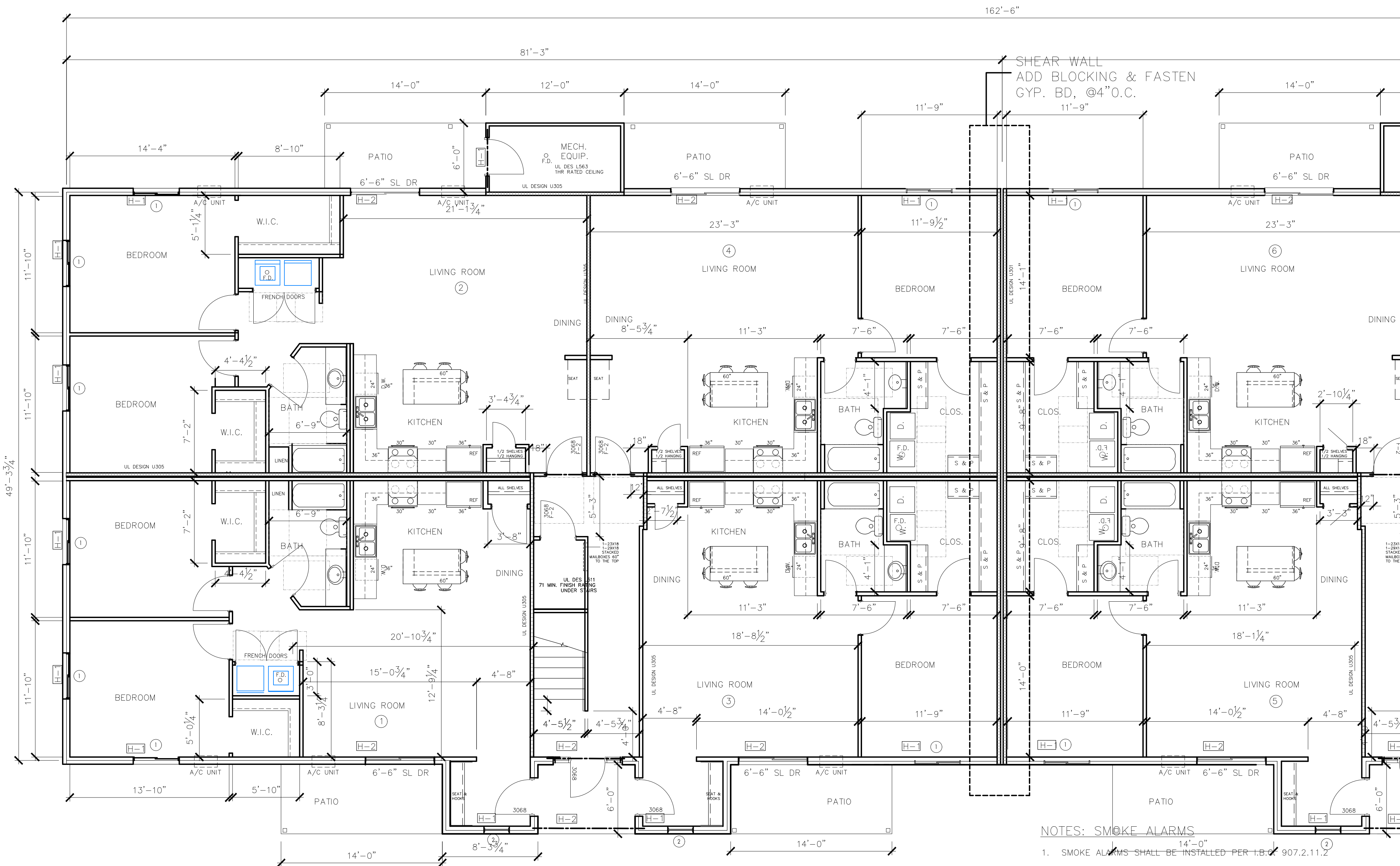
EMERGENCY LIGHTS

THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY PREMISE'S ELECTRICAL SUPPLY.

IN THE EVENT OF POWER SUPPLY FAILURE, AN
EMERGENCY SYSTEM SHALL AUTOMATICLY ILLUMINATE
ALL OF THE FOLLOWING AREAS:

1. EXIT ACCESS CORRIDORS, PASSAGEWAYS, AND AISLES IN ROOMS AND SPACES WHICH REQUIRE TWO OR MORE MEANS OF EGRESS.
2. EXIT ACCESS CORRIDORS AND EXIT STAIRWAYS LOCATED IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
3. INTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED IN SECTION 1006.1, IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
4. THE PORTION OF THE EXTERIOR EXIT DISCHARGE IMMEDIATELY ADJACENT TO EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.

THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE w/ THE ICC ELECTRICAL CODE.



NOTES: SMOKE ALARMS

1. SMOKE ALARMS SHALL BE INSTALLED PER T.B.C. 907.2.11.2.
2. ALL SMOKE DETECTORS SHALL BE DIRECTLY AND PERMANENTLY WIRED TO A PROPER UNSWITCHED CIRCUIT AND BE PROVIDED WITH A BACKUP POWER SOURCE.
3. SMOKE DETECTORS SHALL BE LOCATED IN HALL 6'-0" FROM BEDROOM DOOR AND IN EACH BEDROOM.
4. SMOKE DETECTORS SHALL BE LOCATED IN THE UTILITY ROOM AND SHALL BE WIRED TO AN UNSWITCHED CIRCUIT WITH EMERGENCY POWER BACKUP.

- | | |
|---|--------------------------------------|
|  | SMOKE ALARM |
|  | FIRE ALARM HORN |
|  | FIRE ALARM PULL STATION |
|  | COMBO SMOKE/CARBON MONOXIDE DETECTOR |
|  | FIRE DEPT. CONNECTION |

WINDOW SCHEDULE

WINDOW MARK	SIZE	SILL ELEVATION	4% VENT.	7.4 S.F. PROVIDED.	REMARKS
1	4'W X 4'-8"H	TBD	YES		SLIDER /DOUBLE PANE, TINTED, LOW-E
2	2'W X 2'H	TBD			FIXED /DOUBLE PANE, TINTED, LOW-E
—	—	—			—

1 First Floor Plan Part B

SCALE: 3/16" = 1'-0"

(ANSI 117.1 SEC. 1004.11.3 - OPTION B)
(OCCUPANT LOAD 7)

NOTE: ADA REQUIRED TYPE A UNITS SHALL TOTAL 1 UNIT WHEN ENTIRE DEVELOPMENT IS COMPLETE PER IBC TABLE 1107.6.1.1. SEE SHEETS A701 & A702 FOR TYPE "A" DETAILS & REQUIREMENTS.

FOR BIDDING ONLY

PROPOSED APARTMENTS FOR:
WATERVIEW HEIGHTS
DEPERE, WISCONSIN
BAY ARCHITECTS, LLC

3049 RAMADA WAY STE. 125
GREEN BAY, WI 54304

REVISION

DATE _____

REVISION NO.

PHONE:

DATE	4.6.21
FILE	20
JOB NO.	22619

A-102

WALL TYPE	DESIGN	DESCRIPTION
1A		PARTITION SEPARATION WALL 1 HOUR FIRE RATED UL DES U305 2X6 STUDS @ 16" O.C., INSTALL 5/8" TYPE "X" GYP. BD. FULL HGT. EACH SIDE TO TRUSSES OR FLOOR DECK ABOVE. USE 2X6 STUDS FOR WALL TYPE 1A IN CORRIDOR, STAIR ENCLOSURE, GARAGE PARTITION TO RATED FLOOR SYSTEM OR TRUSSES
2		TYPICAL INTERIOR PARTITION WALL 2X4 STUDS @ 16" O.C. (WITH BATT INSULATION-VERIFY VOWNER) TO CEILING. INSTALL 1/2" GYB. BOARD FULL HGT. EA. SIDE TYP. (MCR8 ON INT. SIDE OF BATHS) USE 2X4 STUDS @ 16" O.C. FOR BATH WITH MRG8. INTERIOR
3		TYPICAL INTERIOR PARTITION WALL 2X6 STUDS @ 16" O.C. FOR PLUMBING WALLS TO CEILING. INSTALL 1/2" GYB. BOARD FULL HGT. EA. SIDE TYP. (MCR8 ON INT. SIDE OF BATHS) USE 2X4 STUDS @ 16" O.C. FOR BATH WITH MRG8. INTERIOR
4		SEPARATION WALL BARRIER 1 HOUR FIRE RATED UL DES U305 2X4 STUDS @ 16" O.C. WITH BATT INSULATION TO CEILING, OR UNDERSIDE OF FLOOR ABOVE. INSTALL 5/8" TYPE "X" GYP. BD. FULL HGT. EACH SIDE
5		TYPICAL EXTERIOR WALL W/BRICK VENEER 2X6 STUDS @ 16" O.C. WITH R-19 BATT INSULATION. INSTALL 1/2" GYP. BD. FULL HGT. INTERIOR SIDE OF WALL. 4 MIL VAPOR BARRIER. EXTERIOR: 4" BRICK VENEER. 7/8" AIR SPACE TYVEK BUILDING WRAP ON 1/2" A.P.A.-RATED O.S.B. SHEATHING ON STUDS (USE 2X6 STUDS AT EXT. GARAGE WALLS)
6		TYPICAL INTERIOR PARTITION WALL 5/8" SHEETROCK BRAND FIRECODE C CORE GYPSUM PANEL. 2X4 LOAD BEARING STAGGERED WOOD STUD @ 16" O.C. 2X6 PLATE. 3/5" MINERAL WOOL BATT. 5/8" SHEETROCK BRAND FIRECODE C CORE GYPSUM PANEL. JOINTS FINISHED, PERIMETER CAULKED-EST. FIRE RATING BASED ON UL DESIGN U305 AND UL DESIGN U340 System Performance 1 HR Fire UL Design No. U340 54 STC Sound RAL-UL-77-149
7		TYPICAL FINISH UNDER STAIRS RESILIENT CEILING-2 LAYERS 5/8" FIRECODE C GYPSUM PANEL. 1" NOM. WOOD SUB & FINISH FLOOR. 2X10/2X12 WOOD JOIST. 16" O.C. RC-1 CHANNEL @24" O.C. SCREW OVER BASE LAYER. BASE LAYER SCREW TO CHANNEL. 12" O.C. JOINTS FINISHED UL DES. U310-2 HR SYSTEM WITH 5/8" FIRECODE C CORE UL DES. U311

CARBON MONOXIDE DETECTOR SHALL BE CONNECTED TO BUILDINGS POWER SUPPLY AND HAVE BATTERY BACKUP

SMOKE DETECTOR PER INTERNATIONAL BUILDING CODE

EXHAUST FAN TO SWITCH. TYP. ALL BATHS

GARAGE DOOR OPENER- VERIFY WITH OWNER

F-2 = 1 HOUR FIRE DOOR ASSEMBLY WITH SPRING CLOSER HINGES

WALL TYPES & LEGEND	2
NTS	A101

GENERAL NOTES:

- ALL DIMENSIONS ARE TO STUD THICKNESS. OVERALL DIMENSIONS ARE TO OUTSIDE OF STUDS.
- CRITICAL DIMENSIONS TO BE HLD CLEAR.
- INTERIOR DOORS TO BE LOCATED WITHIN 5'-7" OF CORNER TO ALLOW FOR TRIM. UON
- MOISTURE RESISTANT GYP. BD. ON ALL WET WALLS WHERE APPROPRIATE.
- INSULATE ALL PLUMBING WALLS- TYP.
- INSTALLATION OF ALL MECHANICAL EQUIPMENT SHALL COMPLY W/ IMC CHAPTER. 64.
- ALL PENETRATIONS THROUGH REQUIRED FIRE-RESISTIVE ASSEMBLIES SHALL BE PROTECTED PER IBC 711 BY THE CONTRACTOR. MARKING SADD PENETRATION.
- ALL JOINTS INSTALLED IN OR BETWEEN FIRE RESISTANT RATED WALLS, FLOOR OR FLOOR/ CEILING ASSEMBLIES AND ROOFS OR ROOF/ CEILING ASSEMBLIES SHALL BE PROTECTED BY APPROVED FIRE RESISTANT JOINT SYSTEMS PER IBC 712. GENERAL CONTRACTOR TO SCHEDULE JOINT PROTECTION PRIOR TO INSTALLATION OF FINISHES.
- ALL HEATING EQUIPMENT SHALL BE DIRECT VENTING & SEALED COMBUSTION UNITS. U.N.O.
- ALL TOILET ROOM FINISHES TO BE IMPERVIOUS TO WATER.

GENERAL PLAN NOTES:

- CARE SHOULD BE TAKEN TO LEAVE EXISTING ITEMS UNDISTURBED AND STILL. ACCOMMODATE WORK. EXISTING AREAS TO BE PROTECTED DURING CONSTRUCTION
- COORDINATE W/ PLUMBING CONTRACTOR FOR ALL UNDER-SLAB PIPING PRIOR TO POURING SLAB.
- COORDINATE ALL FLOOR FRAMING WITH PLANNED PLUMBING FIXTURES TO ENSURE DRAINS DO NOT HIT FRAMING MEMBERS. BOX OUT FRAMING WHERE NEEDED.

GENERAL NOTES	3
NTS	A101

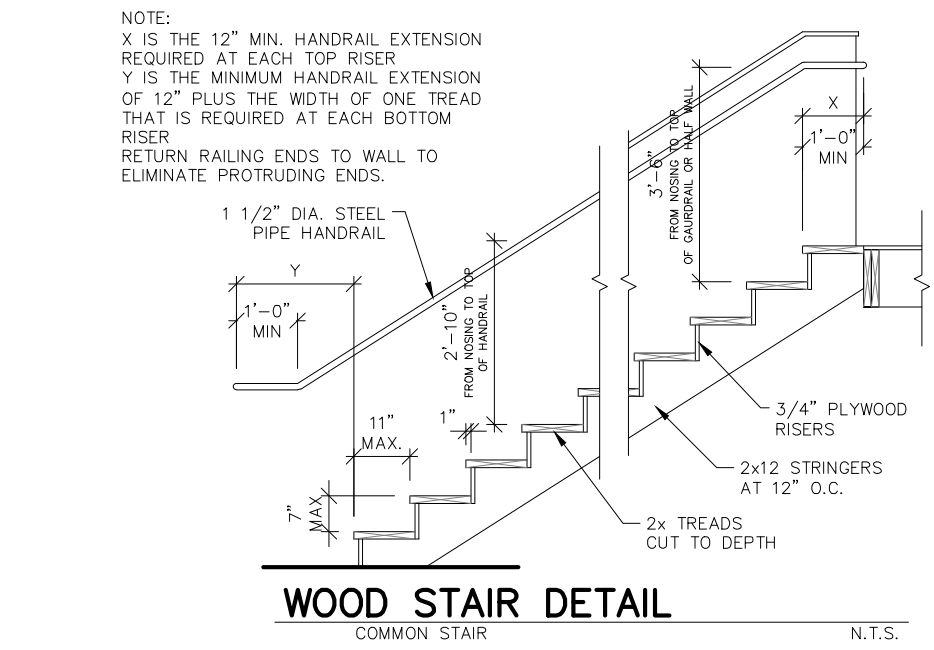
GENERAL PROJECT NOTES:

- CONSTRUCTION IS TO BE IN COMPLIANCE WITH ALL GOVERNING CODES, ORDINANCES, & STANDARDS. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING & SUPERVISING ALL SAFETY PRECAUTIONS & PROGRAMS IN CONNECTION WITH THE PERFORMANCE OF THIS CONTRACT.
- HVAC, ELECTRICAL AND PLUMBING ARE TO BE DESIGN BUILD, COMPLYING W/ ALL LOCAL, STATE, & NATIONAL CODES, AND TO BE THE FULL RESPONSIBILITY OF THE CONTRACTOR. THE DESIGNER ASSUMES NO LIABILITY.
- ALL HEATING EQUIPMENT TO BE SEALED COMBUSTION TYPES & DIRECT VENTING
- ALL MECHANICAL HVAC, ELECTRICAL AND PLUMBING SYSTEMS & ALL EQUIPMENT TO BE MAINTAINED ACCORDING TO MANUFACTURES STANDARDS. BUILDING OWNER AND/OR BUILDING OCCUPANTS ASSUME FULL RESPONSIBILITY FOR MAINTENANCE AND OPERATION
- ALL MATERIALS, DETAILS, & INSTALLATION, SHALL BE IN ACCORDANCE WITH THE MANUFACTURES STANDARDS AND SPECIFICATIONS.
- ALL SUBCONTRACTORS SHALL BE RESPONSIBLE FOR LIMITING THE ACCUMULATION OF WASTE MATERIALS AND RUBBISH. WASTE MATERIALS SHALL BE REMOVED FROM THE PREMISES DAILY.
- DIMENSIONS ARE TO BE FIELD VERIFIED & ADJUSTED ACCORDINGLY. THE DESIGNER SHALL BE NOTIFIED OF ANY VARIANCES BEFORE CONTRACTOR BEGINS OR PROCEEDS WORK.
- ALL DIMENSIONS ARE FROM ACTUAL FINISHED SURFACES, UON ON THE PLAN. ALLOWANCES SHALL BE MADE FOR FLOOR & WALL FINISHES.

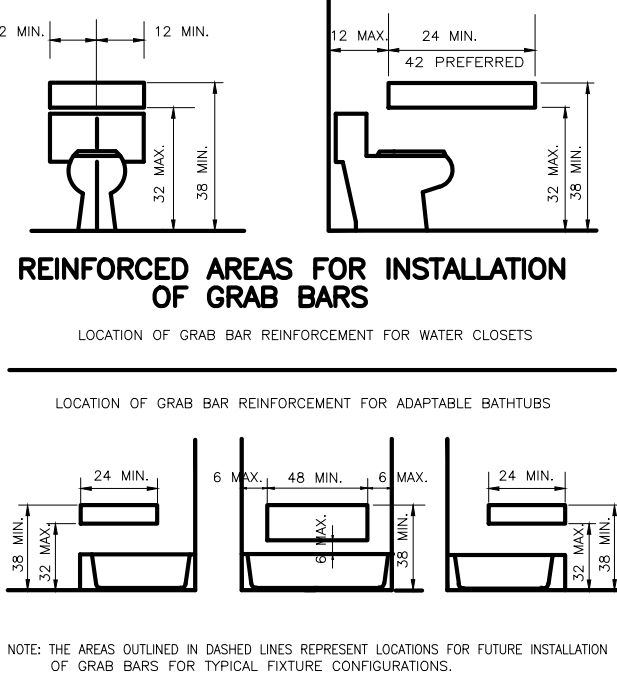
GENERAL PLAN NOTES	4
NTS	A101

- 4" THICK CONC. FLOOR W/ #10/#10, 6X6 W.W.M ON 8" COMPACTED GRANULAR FILL. SITE VERIFY FLOOR DRAIN PLACEMENT WITH OWNER PRIOR TO POURING FLOOR.
- WOOD STAIR W/ 7" MAX RISE WITH 11" TREADS MIN 1 1/2" DIA. HANDRAIL AT 36" HIGH ABOVE NOSING.
- 4" THICK CONC. SLAB W/ #10/#10, 6X6 W.W.M ON 8" COMPACTED GRANULAR FILL. SITE VERIFY PLACEMENT WITH OWNER PRIOR TO POURING SLAB. PITCH OUT.
- 16" X 16" STONE PIER AROUND TREATED WOOD POST- COMPOSITE BOARD FINISH SEE ELEVATIONS & STRUCTURAL
- 22" X 36" ATTIC ACCESS PANEL TYP. INSTALL IN BETWEEN TRUSSES-VERIFY EXACT LOCATION ON SITE.
- PARTY WALL- SEE DETAIL FOR UNIT SEPARATION WALL
- AC UNIT- VERIFY ACTUAL PLACEMENT WITH OWNER PRIOR TO CONSTRUCTION
- WALL NICHE- VERIFY WITH OWNER FOR SIZE AND DETAIL
- PRE-MANUFACTURED ELECTRIC FIREPLACE UNIT
- CATHEDRAL CEILINGS IN SECOND FLOOR UNITS- VERIFY WITH OWNER FOR PITCH
- TREATED WOOD DECK- WITH PLASTIC DECKING AND VINYL GUARDRAILS. VERIFY WITH OWNER. SEE STRUCTURAL FOR DETAILS AND CONSTRUCTION
- 1HR FIRE BARRIER- SEE DETAIL FOR UNIT SEPARATION
- ADD BLOCKING & FASTEN SHEETROCK @ 4" O.C.

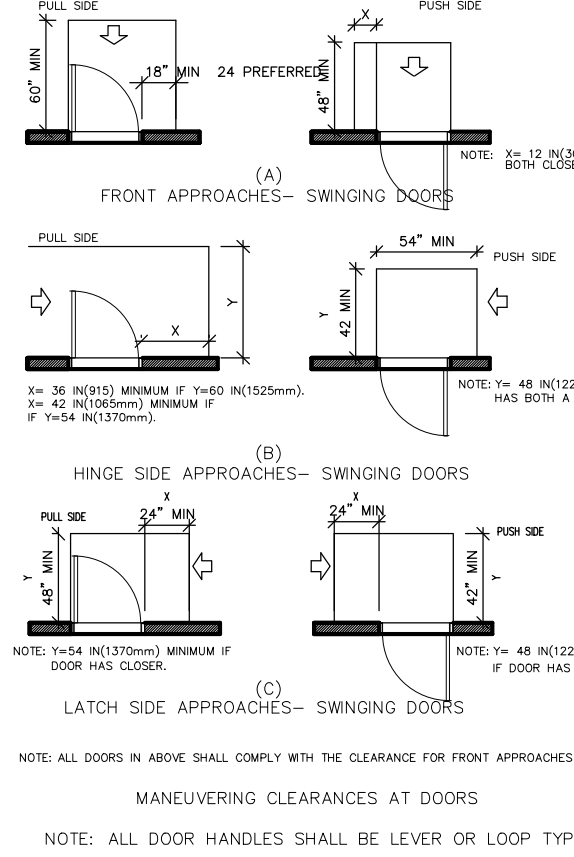
KEYED NOTES	5
(THESE NOTES ARE SIMILAR FOR ALL UNITS)	A101



WOOD STAIR DETAIL



REINFORCED AREAS FOR INSTALLATION OF GRAB BARS



HANDICAP ACCESSIBILITY NOTE:

ALL FIRST FLOOR UNITS TO BE ACCESSIBLE PER FEDERAL FAIR HOUSING ACT.

MIN. DOOR SIZE IN EACH INDIVIDUAL UNIT 2'-10" WIDE

MIN. DOOR SIZE IN COMMON AREAS 3'-0" WIDE

MAX. HEIGHT 48"-FOR ALL SWITCHES &/or CONTROLS OUTLETS NO LOWER THAN 15" FROM FLOOR

PROVIDE BLOCKING AT ALL LOCATIONS REQUIRED FOR FUTURE GRAB BARS

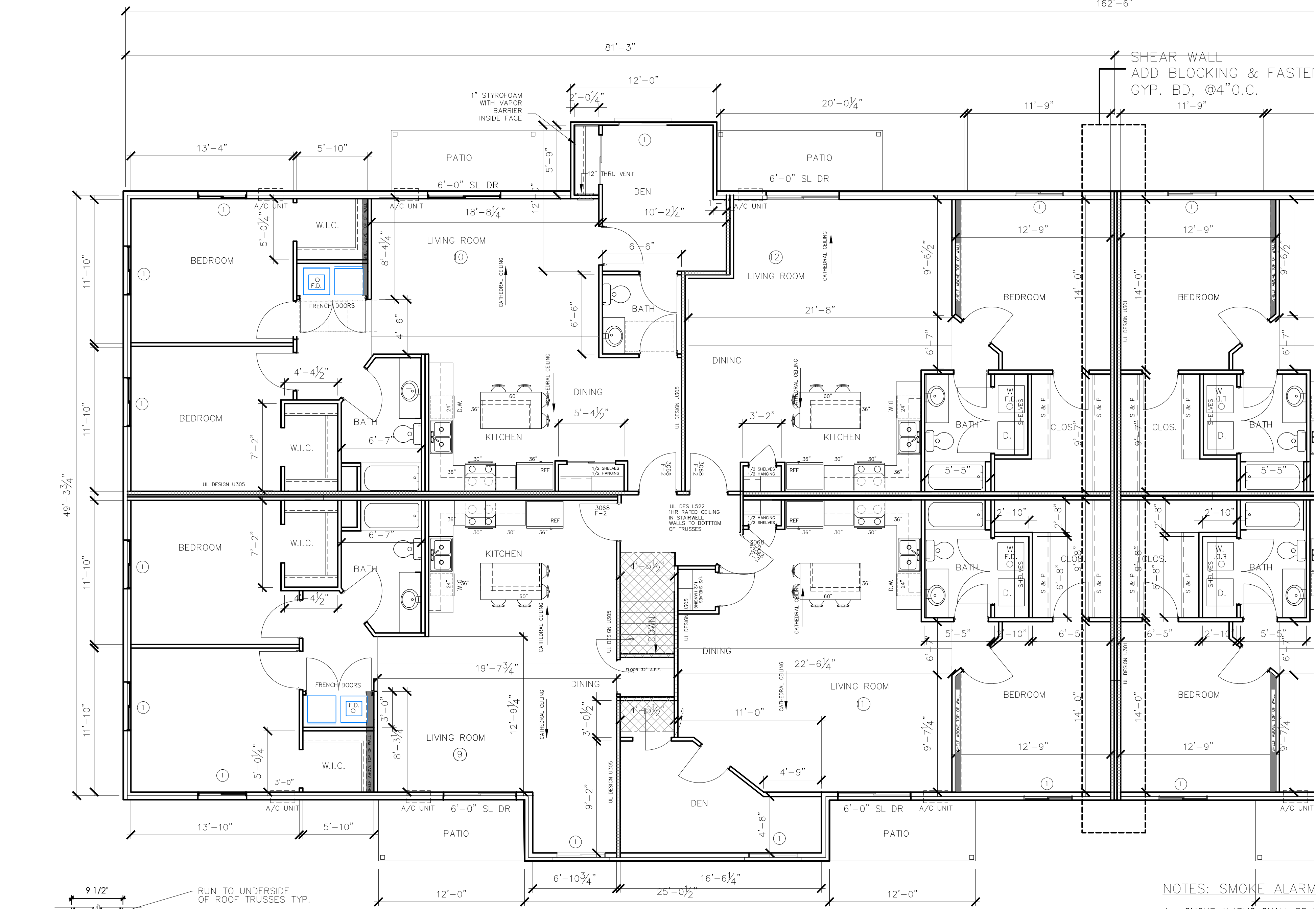
EMERGENCY LIGHTS

THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY PREMISE'S ELECTRICAL SUPPLY.

IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY SYSTEM SHALL AUTOMATICLY ILLUMINATE ALL OF THE FOLLOWING AREAS:

- EXIT ACCESS CORRIDORS, PASSAGEWAYS, AND AISLES IN ROOMS AND SPACES WHICH REQUIRE TWO OR MORE MEANS OF EGRESS.
- EXIT ACCESS CORRIDORS AND EXIT STAIRWAYS LOCATED IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
- INTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED IN SECTION 1006.1, IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
- THE PORTION OF THE EXTERIOR EXIT DISCHARGE IMMEDIATELY ADJACENT TO EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.

THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE W/ THE ICC ELECTRICAL CODE.



1 Second Floor Plan Part A
SCALE: 3/16" = 1'-0"

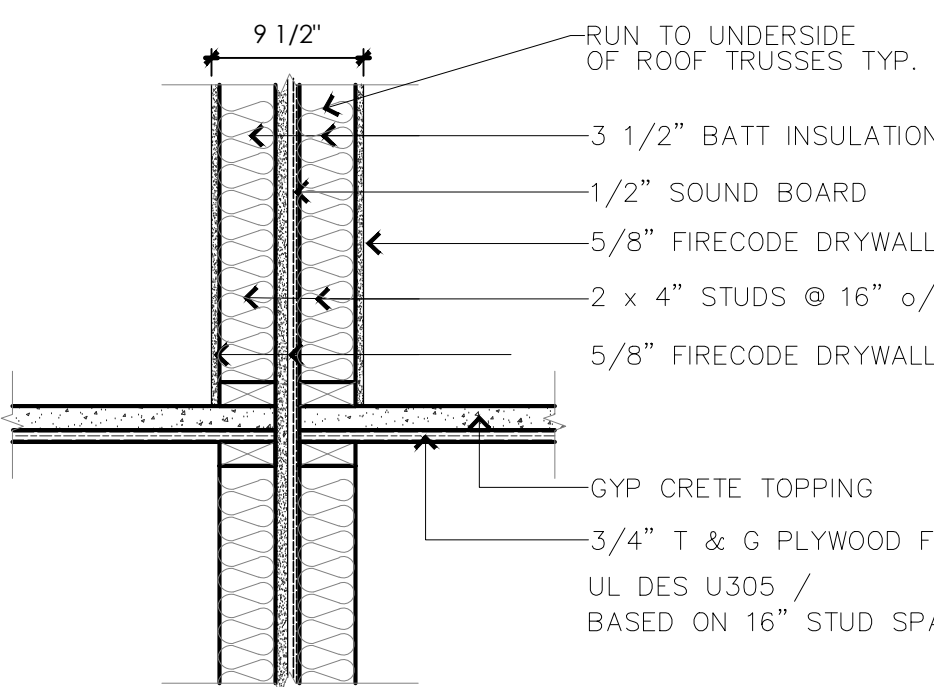
NOTES: SMOKE ALARMS

- SMOKE ALARMS SHALL BE INSTALLED PER I.B.C. 907.2.11.2
- ALL SMOKE DETECTORS SHALL BE DIRECTLY AND PERMANENTLY WIRED TO A PROPER UNSWITCHED CIRCUIT AND BE PROVIDED WITH A BACKUP POWER SOURCE.
- SMOKE DETECTORS SHALL BE LOCATED IN HALL 6'-0" FROM BEDROOM DOOR AND IN EACH BEDROOM.
- SMOKE DETECTORS SHALL BE LOCATED IN THE UTILITY ROOM AND SHALL BE WIRED TO A UNSWITCHED CIRCUIT WITH EMERGENCY POWER BACKUP.

- SMOKE ALARM
- FIRE ALARM HORN
- FIRE ALARM PULL STATION
- COMBO SMOKE/CARBON MONOXIDE DETECTOR
- FIRE DEPT. CONNECTION

WINDOW MARK	SIZE	SILL ELEVATION	4% VENT.	7.4 S.F.. PROVIDED..	REMARKS
1	4'W X 4'-6"H	TBD	YES		SLIDER /DOUBLE PANE, TINTED, LOW-E
2	2'W X 2'H	TBD			FIXED /DOUBLE PANE, TINTED, LOW-E
-	-	-	-	-	-

NOTE: ADA REQUIRED TYPE A UNITS SHALL TOTAL 1 UNIT WHEN ENTIRE DEVELOPMENT IS COMPLETE PER IBC TABLE 1107.6.1.1. SEE SHEETS A701 & A702 FOR TYPE "A" DETAILS & REQUIREMENTS.



6 Unit Separation Wall Detail
SCALE: 1/1" = 1'-0"

FOR BIDDING ONLY

PROPOSED APARTMENTS FOR:
WATERVIEW HEIGHTS
DEPERE, WISCONSIN
BAY ARCHITECTS, L.L.C
3049 RAMADA WAY STE 125
GREEN BAY, WI 54304

DATE	4.6.21
FILE	20
JOB NO.	226198

A-103

WALL TYPE	DESIGN	DESCRIPTION
1 A		PARTITION SEPARATION WALL 1 HOUR FIRE RATED UL DES U-305 2X6 STUDS @ 16" O.C., INSTALL 5/8" TYPE "X" GYP. BD. FULL HGHT. EACH SIDE TO TRUSSES OR FLOOR DECK ABOVE. USE 2X4 STUDS FOR WALL TYPE (1A) IN CORRIDOR, STAIR ENCLOSURE, GARAGE PARTITION TO RATED FLOOR SYSTEM OR TRUSSES
2		TYPICAL INTERIOR PARTITION WALL 2X4 STUDS @ 16" O.C. WITH BATT INSULATION VERY W/WHEN TO CEILING, INSTALL 1/2" GYP. BD. FULL HGHT. ASIDE TYPE (MRGB ON ALL SIDES WALLS EXPOSED TO BATHS) (2x6 STUDS FOR PARTITIONING WALLS)
3		TYPICAL INTERIOR PARTITION WALL 2X6 STUDS @ 16" O.C. FOR PLUMBING WALLS TO CEILING, INSTALL 1/2" GYP. BOARD FULL HGHT. ASIDE TYPE (MRGB ON INT. SIDES OF BATHS) USE 2X4 STUDS @ 16" O.C. FOR BATH WITH MRGB.
4		SEPARATION WALL BARRIER 1 HOUR FIRE RATED UL DES U-305 2X4 STUDS @ 16" O.C. WITH BATT INSULATION TO CEILING, OR SEPARATION OF FLOOR ABOVE INSTALL 5/8" TYPE "X" GYP. BD. FULL HGHT. EACH SIDE
5		TYPICAL EXTERIOR WALL W/BRICK VENEER 2X6 STUDS @ 16" O.C. WITH 1/2" R-19 BATT INSULATION. INSTALL 1/2" GYP. BD. FULL HGHT. INTERIOR SIDE OF WALL. 4 MIL VAPOR BARRIER. EXTERIOR: 4" BRICK VENEER, 7/8" AIR SPACE TYPEX BUILDING WRAP ON 1/2" A.P.A. RATED O.S.B. SHEATHING ON STUDS (USE STUDS AT EXT. GARAGE WALLS)
6		TYPICAL INTERIOR PARTITION WALL 3/4" SHEETROCK BRAND FIRECODE C CORE GYPSUM PANEL, 2X4 LOAD BEARING STAGGERED WOOD STUD @ 16" O.C., 2X6 PLATE, 3/4" MINERAL WOOL BATT 3/4" SHEETROCK BRAND FIRECODE C CORE GYPSUM PANEL, JOINTS FINISHED, PERMANTER CALKED-EST. FIRE RATING BASED ON UL DESIGN U305 AND UL DESIGN U340
7		System Performance 1 HR Fire UL Design No. U340 & 54 STC Sound RAL-F-17-149 TYPICAL FINISH UNDER STAIRS RESILIENT CEILING-2 LAYERS 5/8" FIRECODE C GYPSUM PANEL, 1" NOM. WOOD STUD & FINISH FLOOR, 2X10, 2X12 WOOD JOIST 12" O.C., 1" CHANNEL #24" O.C., SCREW OVER BASE LAYER, BASE LAYER 1/2" GYPSUM CHANNEL, 1/2" O.C., JOINTS FINISHED UL DES. L510 2 HR SYSTEM WITH 3/4" FIRECODE C CORE UL DES. L511

CARBON MONOXIDE DETECTOR SHALL BE CONNECTED TO BUILDINGS POWER SUPPLY AND HAVE BATTERY BACKUP

☒ SMOKE DETECTOR PER INTERNATIONAL BUILDING CODE

☒ EXHAUST FAN TO SWITCH, TYP. ALL BATHS

☐ GARAGE DOOR OPENER-VERIFY WITH OWNER

F-2 = 1 HOUR FIRE DOOR ASSEMBLY WITH SPRING CLOSER HINGES

1 HOUR FIRE RATED WALLS SEE DETAIL FOR CONSTRUCTION

WALL TYPES & LEGEND

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO STUD THICKNESS. OVERALL DIMENSIONS ARE TO OUTSIDE OF STUDS.
2. ALL MECHANICAL DIMENSIONS TO BE HELD CLEAR.
3. INTERIOR DOORS TO BE LOCATED WITHIN 5'-7" OF CORNER TO ALLOW FOR TRIM. UON
4. MOISTURE RESISTANT GYP. SO. ON ALL WET WALLS WHERE APPROPRIATE.
5. INSULATE ALL PLUMBING WALLS - TYP.
6. INSTALLATION OF ALL MECHANICAL EQUIPMENT SHALL COMPLY W/ IMC CHAPTER 64.
7. ALL PENETRATIONS THROUGH REQUIRED FIRE-RESISTIVE ASSEMBLIES SHALL BE PROTECTED PER IRC 711 BY THE CONTRACTOR MAKING SAID PENETRATION.
8. ALL JOINTS INSTALLED ON OR BETWEEN FIRE RESISTANT RAFTERS, FLOOR OR FLOOR/CEILING ASSEMBLIES AND ROOFS OR ROOF/CEILING ASSEMBLIES SHALL BE PROTECTED BY APPROVED FIRE RESISTANT JOINT SYSTEMS PER IRC 712. GENERAL CONTRACTOR TO SCHEDULE JOINT PROTECTION PRIOR TO INSTALLATION OF FINISHES.
9. ALL HEATING EQUIPMENT SHALL BE DIRECT VENTING & SEALED COMBUSTION UNITS. U.N.O.
10. ALL TOILET ROOM FINISHES TO BE IMPERVIOUS TO WATER.

GENERAL PLAN NOTES:

- CARE SHOULD BE TAKEN TO LEAVE EXISTING ITEMS UNDISTURBED AND STILL ACCOMMODATE WORK, EXISTING AREAS TO BE PROTECTED DURING CONSTRUCTION
- COORDINATE W/ PLUMBING CONTRACTOR FOR ALL UNDER-SLAB PIPING PRIOR TO POURING SLAB.
- COORDINATE ALL FLOOR FRAMING WITH PLANNED PLUMBING FIXTURES TO ENSURE DRAINS DO NOT HIT PLUMBING MEMBERS, BOX OUT FRAMING WHERE NEEDED.

GENERAL NOTES

GENERAL PROJECT NOTE:

-CONSTRUCTION IS TO BE IN COMPLIANCE WITH ALL GOVERNING CODES, ORDINANCES, & STANDARDS. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING & SUPERVISING ALL SAFETY PRECAUTIONS & PROGRAMS IN CONNECTION WITH THE PERFORMANCE OF THIS CONTRACT.

-HVAC, ELECTRICAL AND PLUMBING ARE TO BE DESIGN BUILD, COMPLYING WITH ALL LOCAL, STATE, & NATIONAL CODES, AND TO BE THE FULL RESPONSIBILITY OF THE CONTRACTOR. THE DESIGNER ASSUMES NO LIABILITY.

-ALL HEATING EQUIPMENT TO BE SEALED COMBUSTION TYPE & DIRECT VENTING

-ALL MECHANICAL, HVAC, ELECTRICAL, AND PLUMBING SYSTEMS & ALL EQUIPMENT TO BE MAINTAINED ACCORDING TO MANUFACTURER'S STANDARDS. BUILDING OWNER AND/OR BUILDING OCCUPANTS ASSUME FULL RESPONSIBILITY FOR MAINTENANCE AND OPERATION

-ALL MATERIALS, DETAILS, & INSTALLATION, SHALL BE IN ACCORDANCE WITH THE MANUFACTURERS STANDARDS AND SPECIFICATIONS.

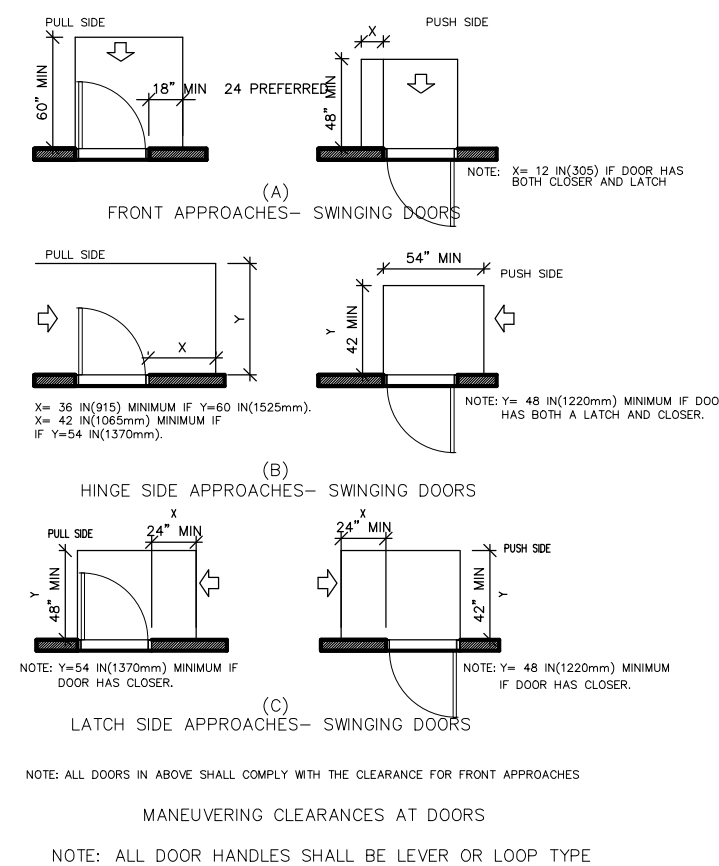
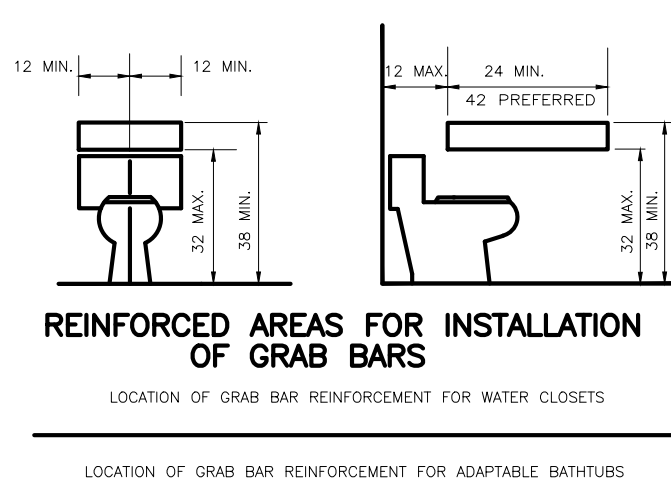
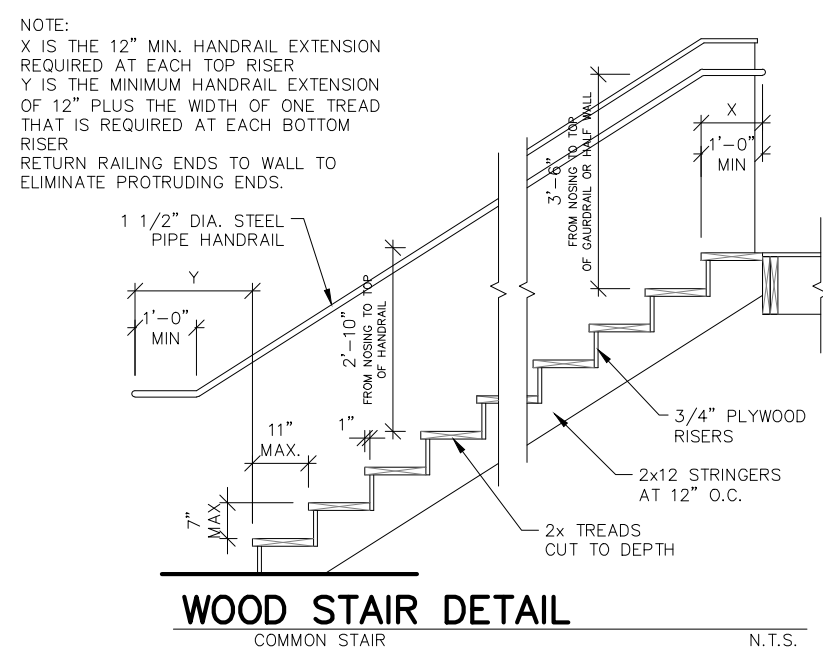
-ALL SUBCONTRACTORS SHALL BE RESPONSIBLE FOR LIMITING THE ACCUMULATION OF WASTE MATERIALS AND RUBBISH. WASTE MATERIALS SHALL BE REMOVED FROM THE PREMISES DAILY.

-DIMENSIONS ARE TO BE FIELD VERIFIED & ADJUSTED ACCORDINGLY. THE DESIGNER SHALL BE NOTIFIED OF ANY VARIANCES BEFORE CONTRACTOR BEGINS OR PROCEEDS WORK.

-ALL DIMENSIONS ARE FROM ACTUAL FINISHED SURFACES, UPON THE PLAN. ALLOWANCES ARE MADE FOR FLOOR & WALL FINISHES.

GENERAL PLAN NOTES

- 1 4" THICK CONC. FLOOR W/ #10/#10, 6X6 W.W.M ON 8" COMPACTED GRANULAR FILL. SITE VERIFY FLOOR DRAIN PLACEMENT WITH OWNER PRIOR TO POURING FLOOR.
- 2 WOOD STAIR W/ 7" MAX RISE WITH 1 1/2" TREADS MIN 1 1/2" DIA. HANDRAIL AT 36" HIGH ABOVE NOISING.
- 3 4" THICK CONC. SLAB W/ #10/#10, 6X6 W.W.M ON 8" COMPACTED GRANULAR FILL. SITE VERIFY PLACEMENT WITH OWNER PRIOR TO POURING SLAB. PITCH OUT.
- 4 16" X 16" STONE PIER AROUND TREATED WOOD POST- COMPOSITE BOARD FINISH SEE ELEVATIONS & STRUCTURAL
- 5 22" X 36" ATTIC ACCESS PANEL TYP. INSTALL IN BETWEEN TRUSSES-VERIFY EXACT LOCATION ON SITE
- 6 PARTY WALL -SEE DETAIL FOR UNIT SEPARATION WALL
- 7 A/C UNIT- VERIFY ACTUAL PLACEMENT WITH OWNER PRIOR TO CONSTRUCTION
- 8 WALL NICHE- VERIFY WITH OWNER FOR SIZE AND DETAIL
- 9 PRE-MANUFACTURED ELECTRIC FIREPLACE UNIT
- 10 CATHEDRAL CEILINGS IN SECOND FLOOR UNITS- VERIFY WITH OWNER FOR PITCH
- 11 TREATED WOOD DECK- WITH PLASTIC DECKING AND VINYL GUARDRAILS. VERIFY WITH OWNER. SEE STRUCTURAL FOR DETAILS AND CONSTRUCTION
- 12 1HR FIRE BARRIER - SEE DETAIL FOR UNIT SEPARATION
- 13 ADD BLOCKING & FASTEN SHEETROCK @4" O.C.



HANDICAP ACCESSIBILITY NOTE:

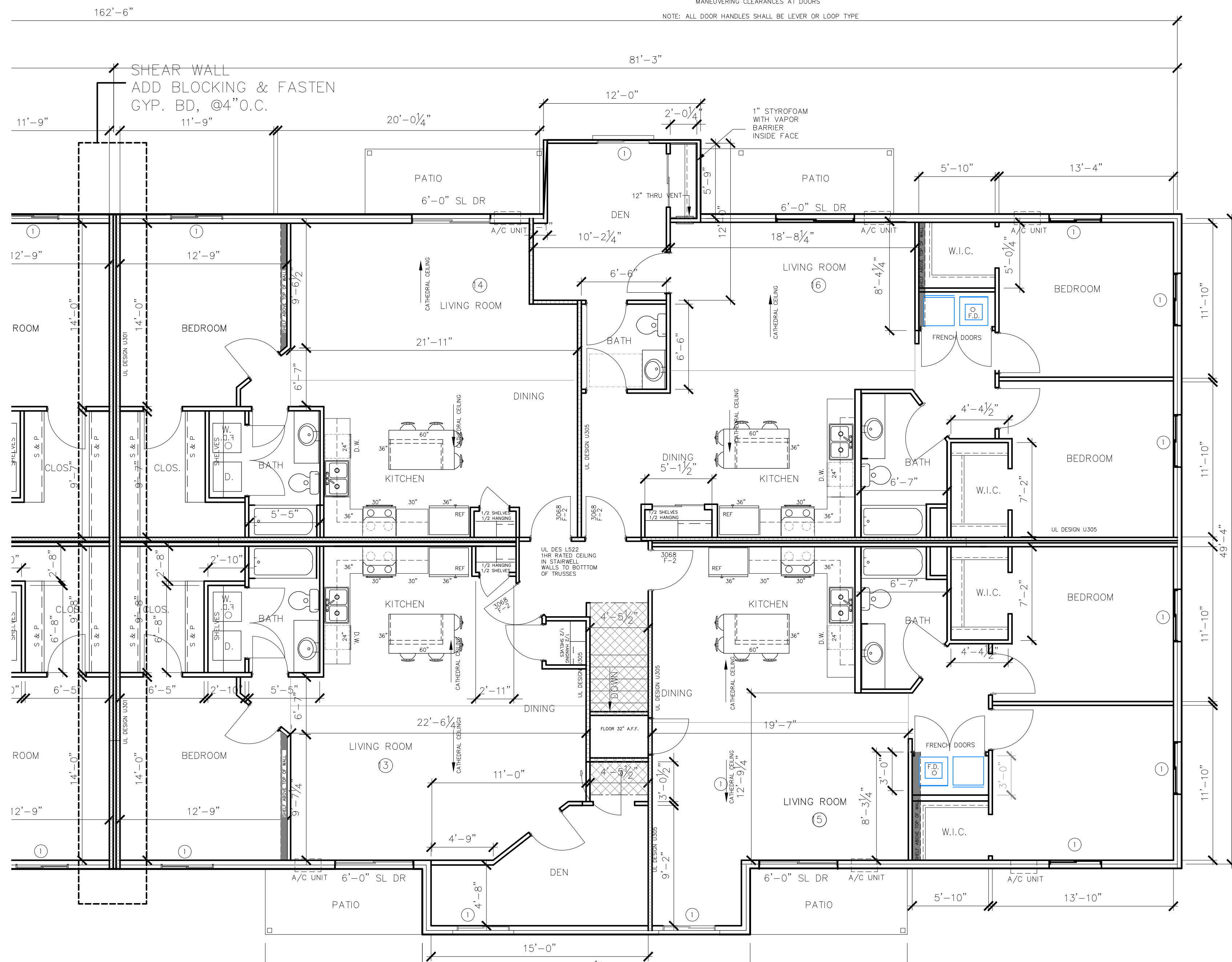
ALL FIRST FLOOR UNITS TO BE
ACCESSIBLE PER FEDERAL FAIR HOUSING ACT.

MIN. DOOR SIZE IN EACH INDIVIDUAL
UNIT 2'-10' WIDE

MIN. DOOR SIZE IN COMMON
AREAS 3'-0" WIDE

MAX. HEIGHT 48"—FOR ALL
SWITCHES &/or CONTROLS
OUTLETS NO LOWER THAN
15" FROM FLOOR

PROVIDE BLOCKING AT ALL LOCATIONS
REQUIRED FOR FUTURE GRAB BARS

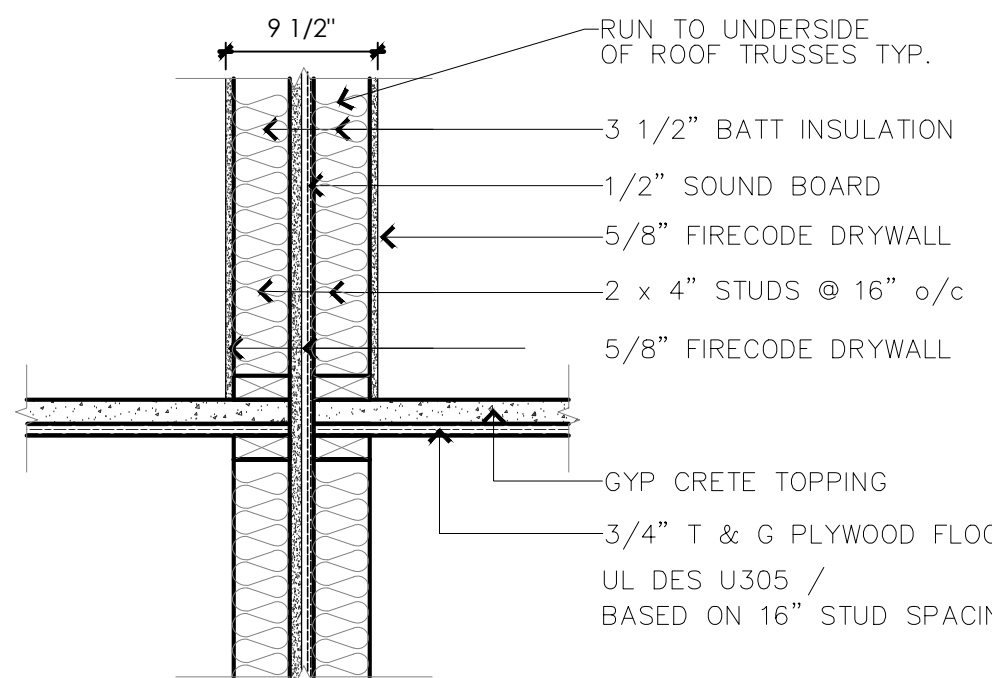


Second Floor Plan Part B

SCALE: 3/16" = 1'-0"

WINDOW SCHEDULE

WINDOW MARK	SIZE	SILL ELEVATION	4% VENT.	7.4 S.F.. PROVIDED..	REMARKS
1	4'W X 4'-6"H	TBD	YES		SLIDER /DOUBLE PANE, TINTED, LOW-E
2	2'W X 2'H	TBD			FIXED /DOUBLE PANE, TINTED, LOW-E
—	—	—			—



Unit Separation Wall Detail

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

EMERGENCY LIGHTS

THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY PREMISE'S ELECTRICAL SUPPLY.

IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY SYSTEM SHALL AUTOMATICLY ILLUMINATE ALL OF THE FOLLOWING AREAS:

1. EXIT ACCESS CORRIDORS, PASSAGEWAYS, AND AISLES IN ROOMS AND SPACES WHICH REQUIRE TWO OR MORE MEANS OF EGRESS.
2. EXIT ACCESS CORRIDORS AND EXIT STAIRWAYS LOCATED IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
3. INTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED IN SECTION 1006.1, IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
4. THE PORTION OF THE EXTERIOR EXIT DISCHARGE IMMEDIATELY ADJACENT TO EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.

THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE w/ THE ICC ELECTRICAL CODE.

REVISION

DATE _____

REVISION NO.

PHONE: 920-337-9400

FOR BIDDING ONLY

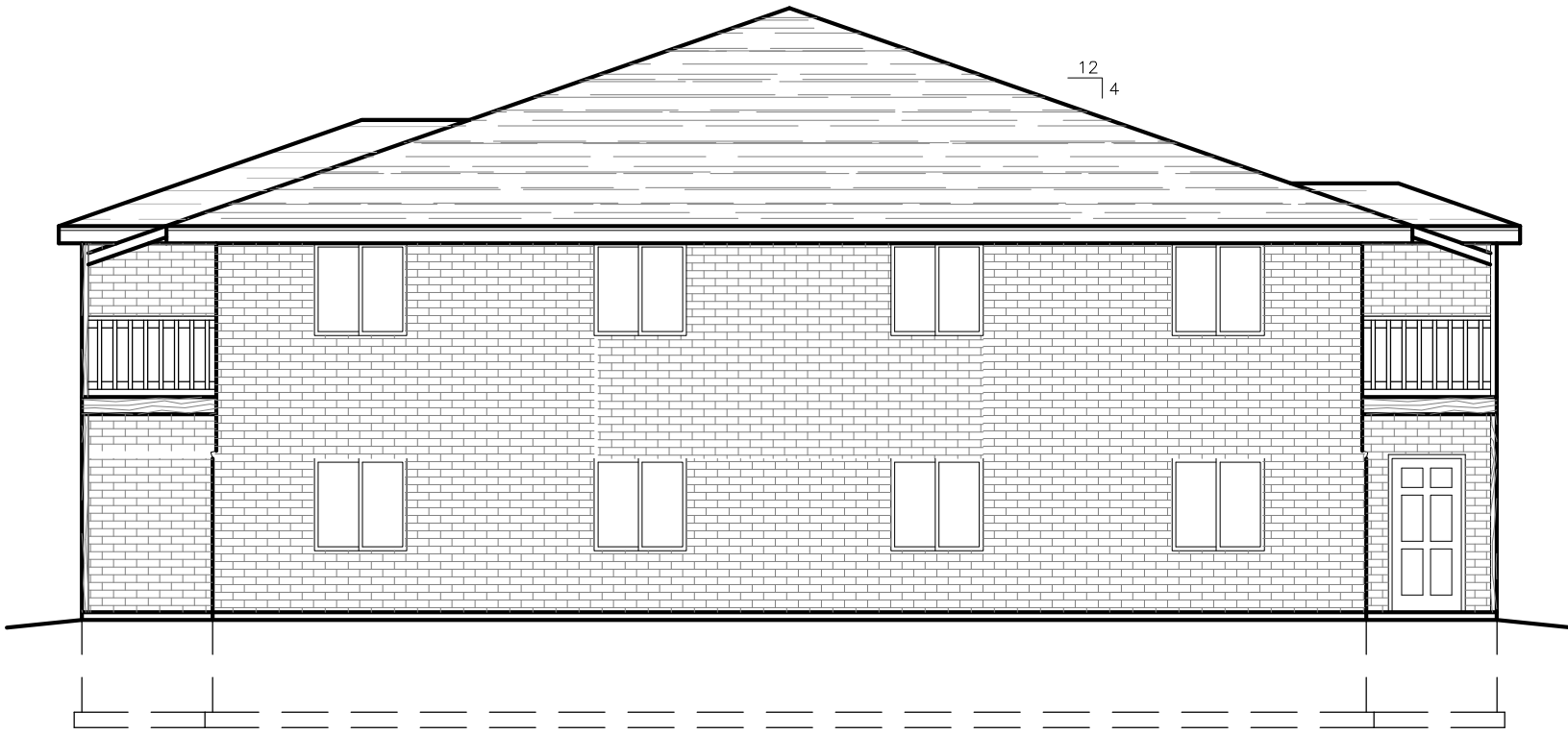
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WATERVIEW HEIGHTS
DEPERE, WISCONSIN
BAY ARCHITECTS, LLC

BI MACILL
3049 RAMADA WAY STE 125

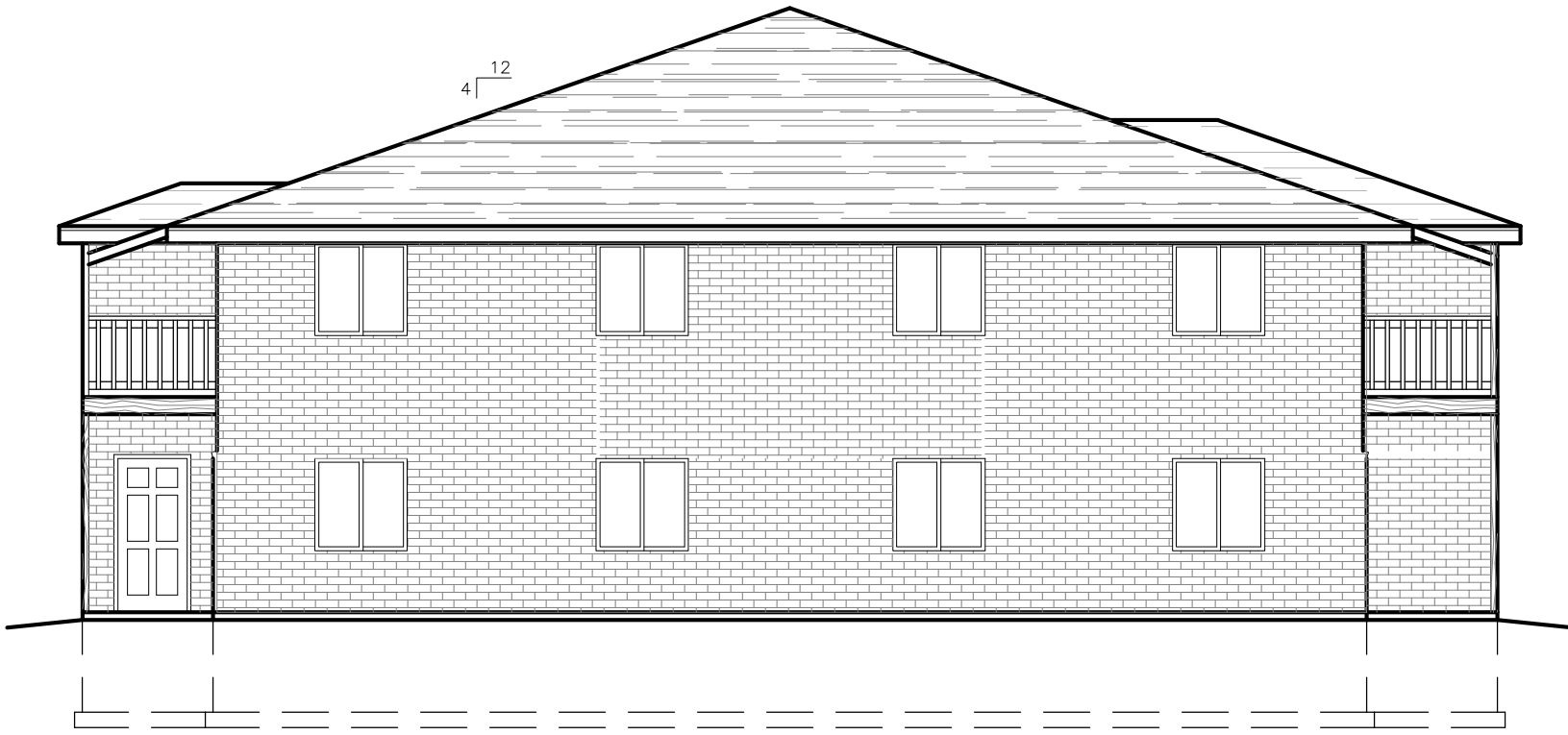
DATE	4.6.21
FILE	20
JOB NO.	226198

A-104

	SMOKE ALARM
	FIRE ALARM HORN
	FIRE ALARM PULL STATION
	COMBO SMOKE/CARBON MONOXIDE DETECTOR
	FIRE DEPT. CONNECTION



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

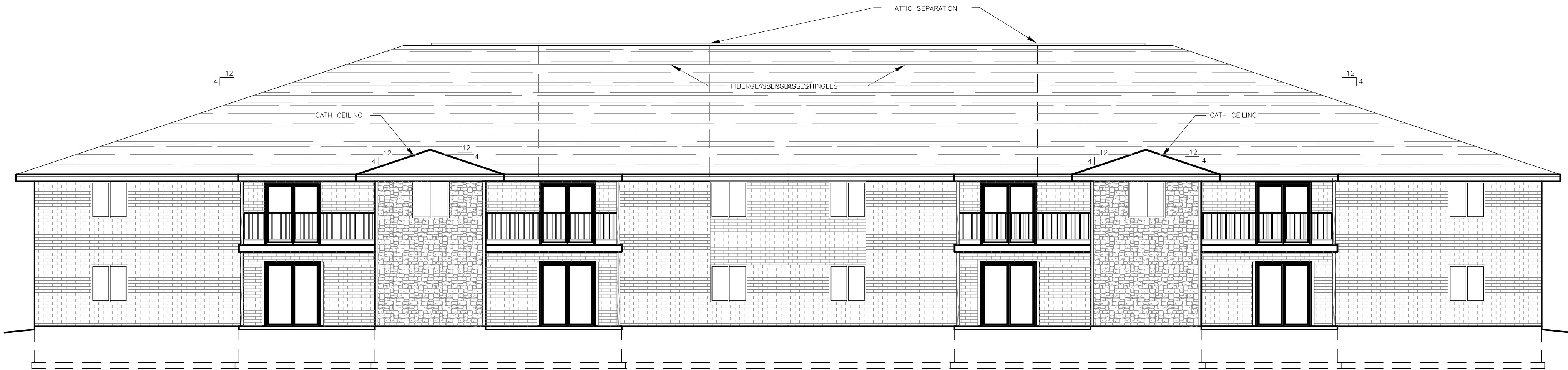


2 Buildings Elevation
SCALE: 1/8" = 1'-0"

Truss Bearing
17' - 9 1/2"

2nd Floor
9' - 9 1/2"

1st Floor
0' - 0"

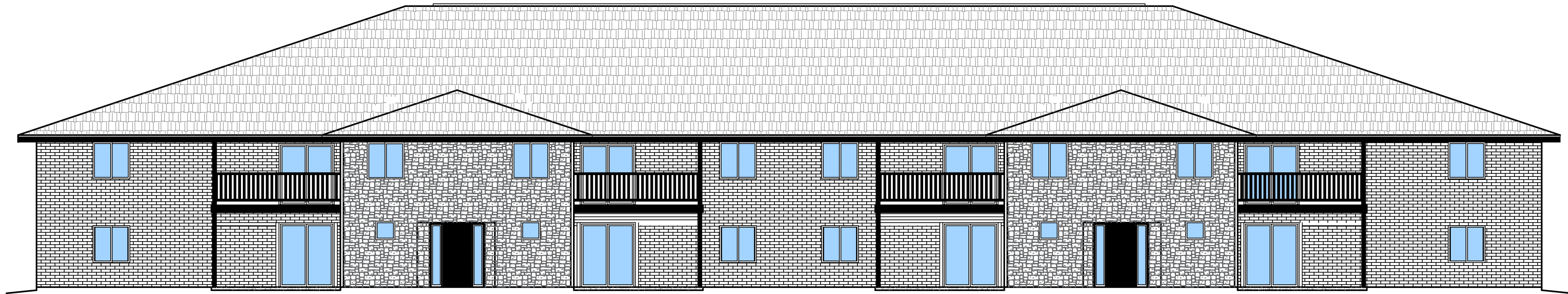


3 Building Elevation
SCALE: 1/8" = 1'-0"

Truss Bearing
17' - 9 1/2"

2nd Floor
9' - 9 1/2"

1st Floor
0' - 0"



4 Building Elevation
SCALE: 1/8" = 1'-0"

Truss Bearing
17' - 9 1/2"

2nd Floor
9' - 9 1/2"

1st Floor
0' - 0"

FOR BIDDING ONLY

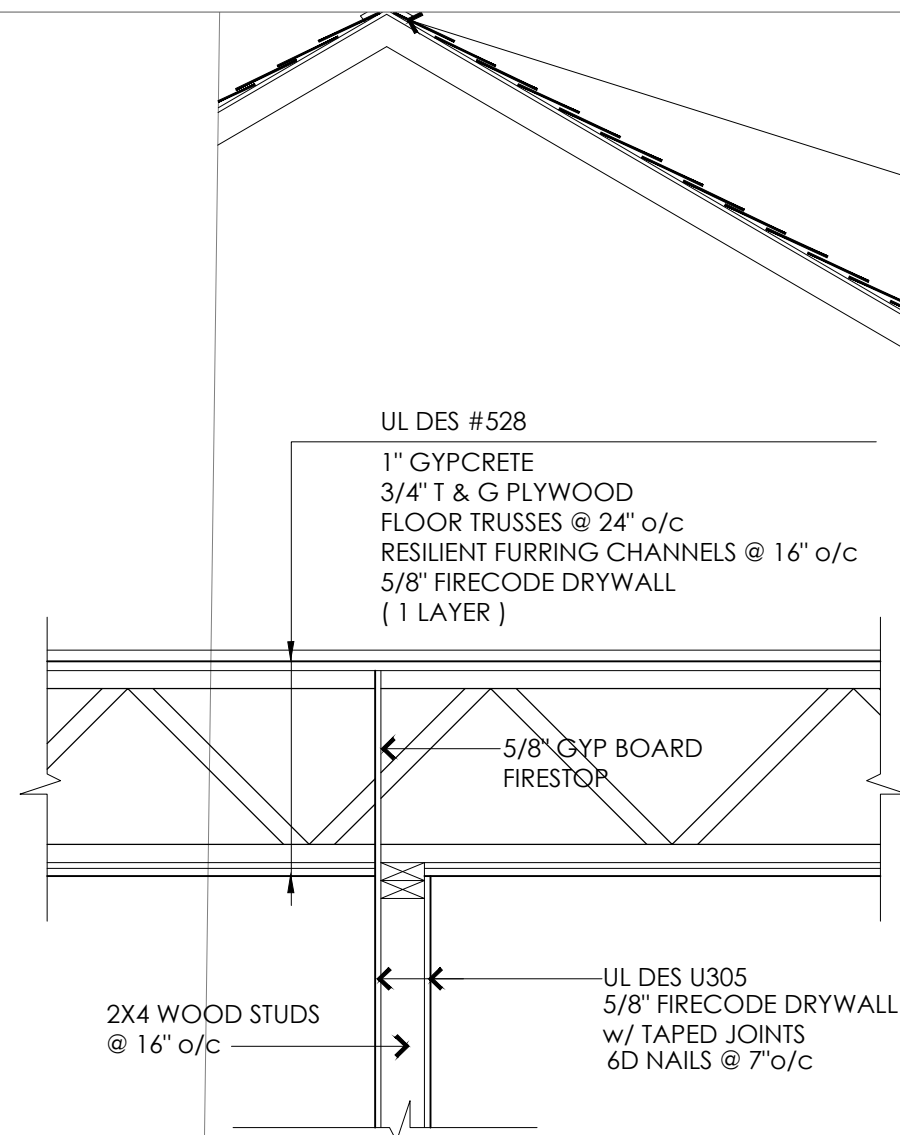
PROPOSED APARTMENTS FOR:
WATERVIEW HEIGHTS
DEPERE, WISCONSIN
BAY ARCHITECTS, L L C
3049 RAMADA WAY STE. 125
GREEN BAY, WI 54304

DATE: -
FILE: 20
JOB NO. 226198

A201

NOTE: ALTHOUGH EVERY
EFFORT HAS BEEN MADE
TO PREPARE ACCURATE
PLANS AND CHECKING
THEM FOR ACCURACY,
THE CONTRACTOR MUST
CHECK ALL DETAILS &
DIMENSIONS AND BE
RESPONSIBLE FOR THE
SAME.

REVISION NO.	DATE	REVISION



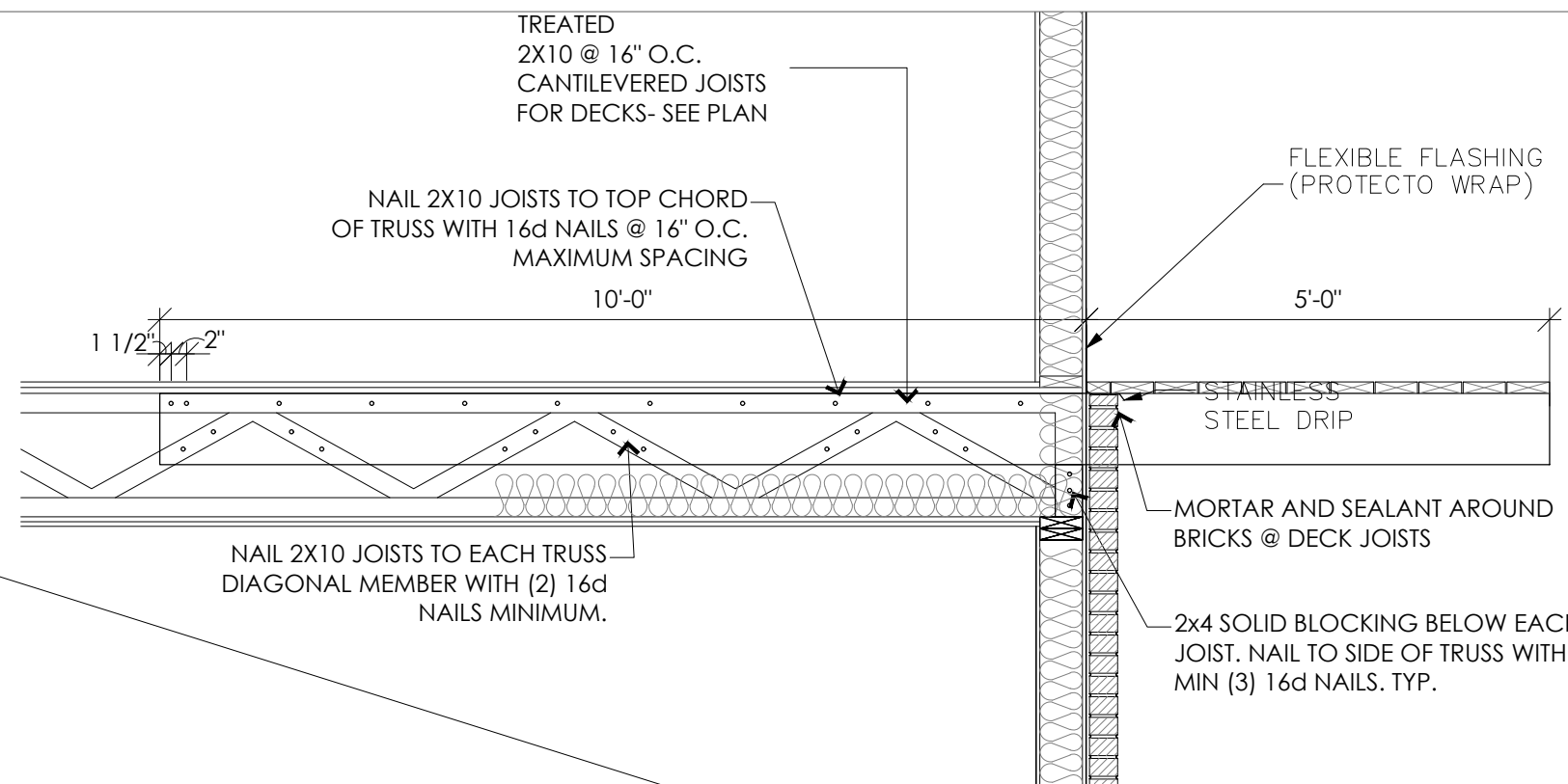
SCALE: 1/2" = 1'-0"

[MECHANICAL RM. 1 HR. RATED]
NOTE! MECHANICAL RM. RATED, IF CONFINED COMBUSTION MECH. EQUIP. IS NOT USED.

NOTE! PROVIDE FIRESTOPS AT ALL INTERSECTIONS OF FLOORS, CEILINGS & ROOFS TO FIREWALLS

3 Fire Stopping Detail

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



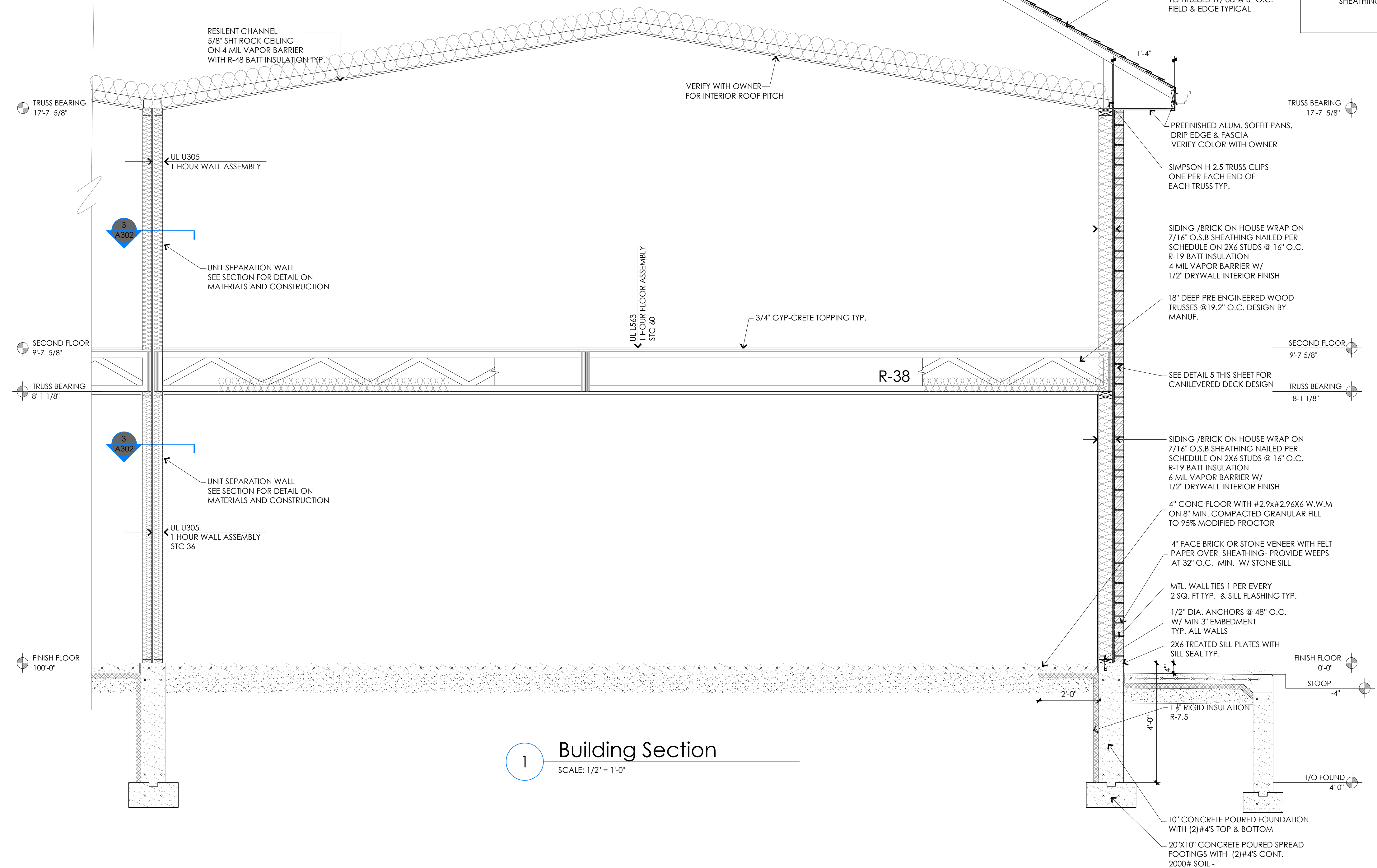
5 Cantilevered Deck Detail

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

NAILING SCHEDULE		
CONNECTION	NAILING (COMMON NAILS UNLESS OTHER CONNECTION IS REQUIRED)	STAPLES
BRIDGING TO TRUSSES, FACE NAIL EACH END TOP PLATE TO STUD, END NAIL STUD TO SOLE PLATE	(2) 8d (2) 16d (4) 8d, TOE NAIL OR 2-16d, END NAIL	(2) 3" 14 GAGE (3) 3" 14 GAGE (3) 3" 14 GAGE (TOE NAIL OR END NAIL)
DOUBLED STUDS, FACE NAIL BUILT-UP CORNER STUDS DOUBLED TOP PLATES, TYPICAL FACE NAIL DOUBLED TOP PLATES, LAP SPLICES	16d AT 24" O.C. 16d AT 24" O.C. 16d AT 16" O.C. (8) 16d	3" 14 GAGE AT 8" O.C. 3" 14 GAGE AT 16" O.C. 3" 14 GAGE AT 12" O.C. (12) 3" 14 GAGE
CONTINUOUS HEADER, TWO PIECES CONTINUOUS HEADER TO STUD, TOENAIL	16d AT 12" O.C. ALONG EACH EDGE (4) 8d TOE NAIL	
OSB ROOF SHEATHING	8d AT 6" O.C. AT EDGES 8d AT 6" O.C. AT INTERMEDIATE MEMBERS 8d AT 6" O.C. AT EDGES 8d AT 6" O.C. AT INTERMEDIATE MEMBERS	1 3/4" 16 GA. AT 4" O.C. AT EDGES 1 3/4" 16 GA. AT 8" O.C. AT INTERMEDIATE SUPPORTS 1 3/4" 16 GA. AT 4" O.C. AT EDGES 1 3/4" 16 GA. AT 8" O.C. AT INTERMEDIATE SUPPORTS
EXTERIOR WALL SHEATHING		

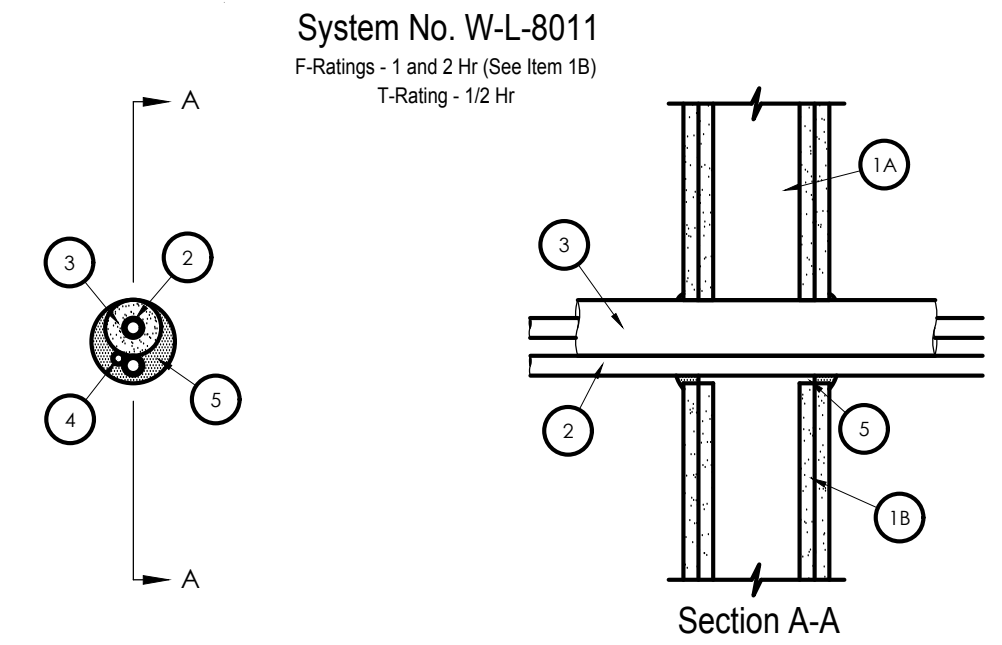
NOTES: 1. USE THESE PATTERNS UNLESS NOTED OTHERWISE IN THE PLANS OR COMMERCIAL BUILDING CODE. WISCONSIN

ROOF DIAPHRAGM	FLOOR DIAPHRAGM
ROOF SHALL BE CONSTRUCTED AS FOLLOWS: ROOF TRUSSES AT 24" o/c OR LESS	FLOOR SHALL BE CONSTRUCTED AS FOLLOWS: FLOOR TRUSSES AT 24" o/c OR LESS
ROOF TO BE SHEATHED AS FOLLOWS: 1/2" x 4" APA RATED O.S.B. SHEATHING (TYP)	FLOOR TO BE SHEATHED AS FOLLOWS: 3/4" x 4" STURDI-FLOOR SHEATHING FLOOR SHALL BE UNBLOCKED FASTENERS SHALL BE 10d COMMON NAILS FASTENER SPACING SHALL BE NO MORE THAN 6" o/c FASTENERS SHALL HAVE A 1 1/2" MINIMUM NAIL PENETRATION. SHEATHING TO RUN WITH THE LONG DIMENSION ACROSS THE TRUSSES.
ROOF SHALL BE UNBLOCKED FASTENERS SHALL BE 8d COMMON NAILS FASTENER SPACING SHALL BE NO MORE THAN 6" o/c FASTENERS SHALL HAVE A 1 1/2" MINIMUM NAIL PENETRATION. SHEATHING TO RUN WITH THE LONG DIMENSION ACROSS THE TRUSSES.	



1 Building Section

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



System No. W-L-8011
November 26, 1996
F Ratings --- 1 & 2 Hr. (See Item 1B)
T Rating --- 1/2 Hr.

- Wall Assembly --- The 1 or 2 hr fire-rated gypsum wallboard/stud wall assembly shall be constructed of the materials and in the manner described in the individual U300 or U400 Series Wall or Partition Design in the UL Fire Resistance Directory and shall include the following construction features:
 - Studs --- Wall framing may consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. lumber spaced 16 in. O.C. with nom 2 by 4 in. lumber end plates and cross braces. Steel studs to be min 3-5/8 in. wide and spaced max 24 in. O.C.
 - Gypsum Board* --- 5/8 in. thick, 4 ft wide with square or tapered edges. The gypsum wallboard type, thickness, number of layers, fastener type and sheet orientation shall be as specified in the individual U300 or U400 Series Design in the UL Fire Resistance Directory. Max diam of opening is 3-1/2 in.The hourly F Rating of the firestop system is equal to the hourly fire rating of the wall assembly in which it is installed.
- Through Penetrant --- A max of two pipes or tubing to be installed within the opening. Of the two pipes, or tubing, only one of the pipes or tubing shall have a nom diam greater than 1/2 in. The annular space between pipes or tubing and periphery of opening shall be min 0 in. (point contact) to max 1/2 in. Pipes or tubing to be rigidly supported on both sides of wall assembly. The following types and sizes of metallic pipes or tubing may be used:
 - Steel Pipe --- Nom 1 in. diam (or smaller) Schedule 10 (or heavier) steel pipe.
 - Iron Pipe --- Nom 1 in. diam (or smaller) cast or ductile iron pipe.
 - Copper Tubing --- Nom 1 in. diam (or smaller) Type L (or heavier) copper tubing.
 - Copper Pipe --- Nom 1 in. diam (or smaller) Regular (or heavier) copper pipe.
- Tube Insulation --- Plastics+ --- Nom 3/4 in. thick acrylonitrile butadiene/polyvinyl chloride (AB/PVC) flexible foam furnished in the form of tubing. The tube insulation may be installed on a max of one pipe or tubing. The annular space between penetrating item and periphery of opening shall be min 1/2 into max 3/4 in. The space between pipes or tubing shall be 0 in. (point contact).
- Fill, Void or Covey Material* --- Sedant --- Min 5/8 in thickness of fill material applied within annulus, flush with both surfaces of wall. Additional fill material to be to be forced into interstices within groups of penetrating items to max extent possible and installed such that a min 1/4 in. thick crown is formed around the penetrating items and lapping 1/4 in. beyond the periphery of the opening.

SPECIFIED TECHNOLOGIES INC --- SpecSeal 100, 101, 102 or 105 Sealant
*Bearing the UL Recognized Component Mark
*Bearing the UL Classification Marking

NOTE: ALTHOUGH EVERY EFFORT HAS BEEN MADE TO PREPARE THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR MUST CHECK ALL DETAILS & DIMENSIONS AND BE RESPONSIBLE FOR THE SAME.

REVISION

DATE

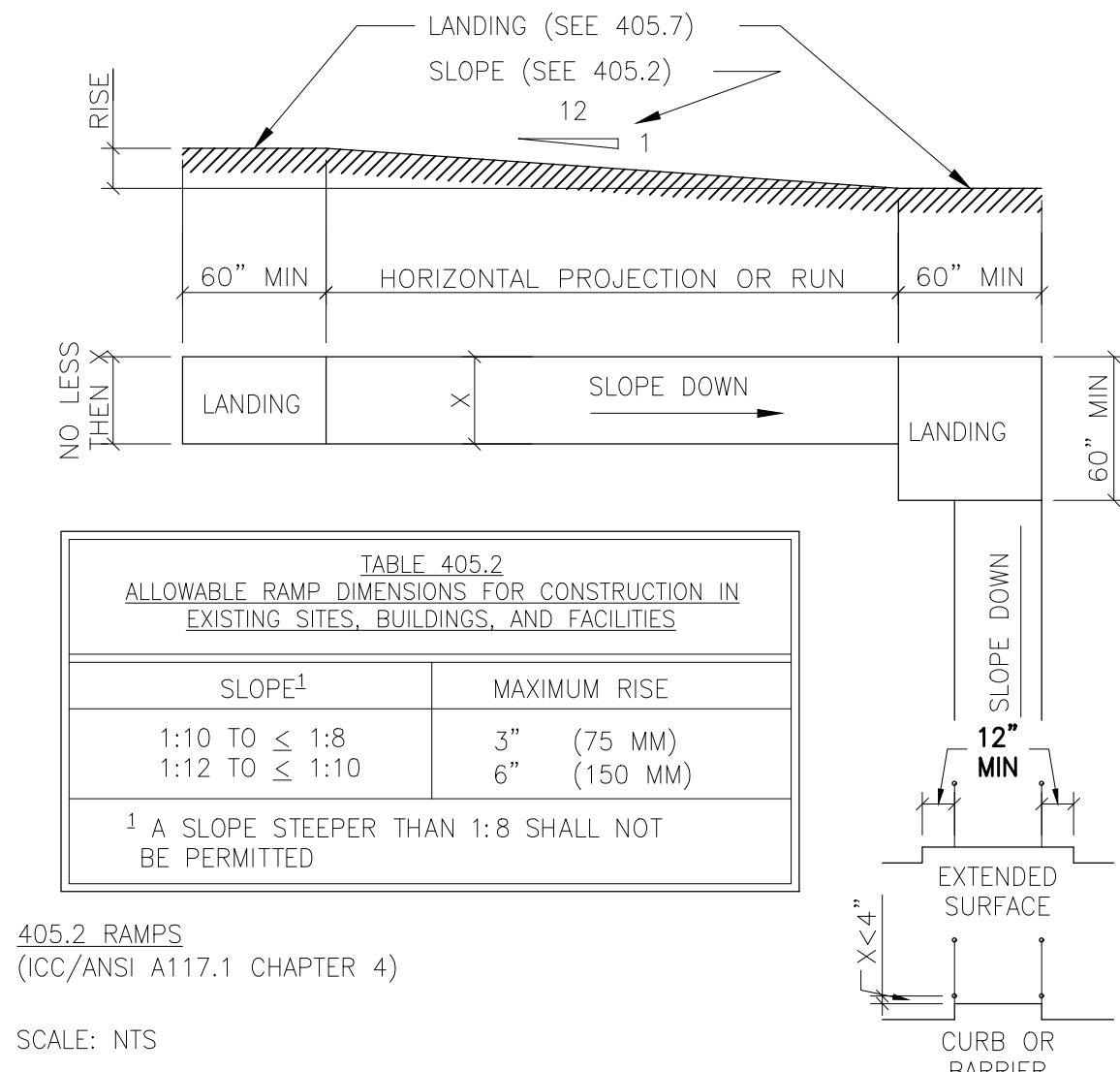
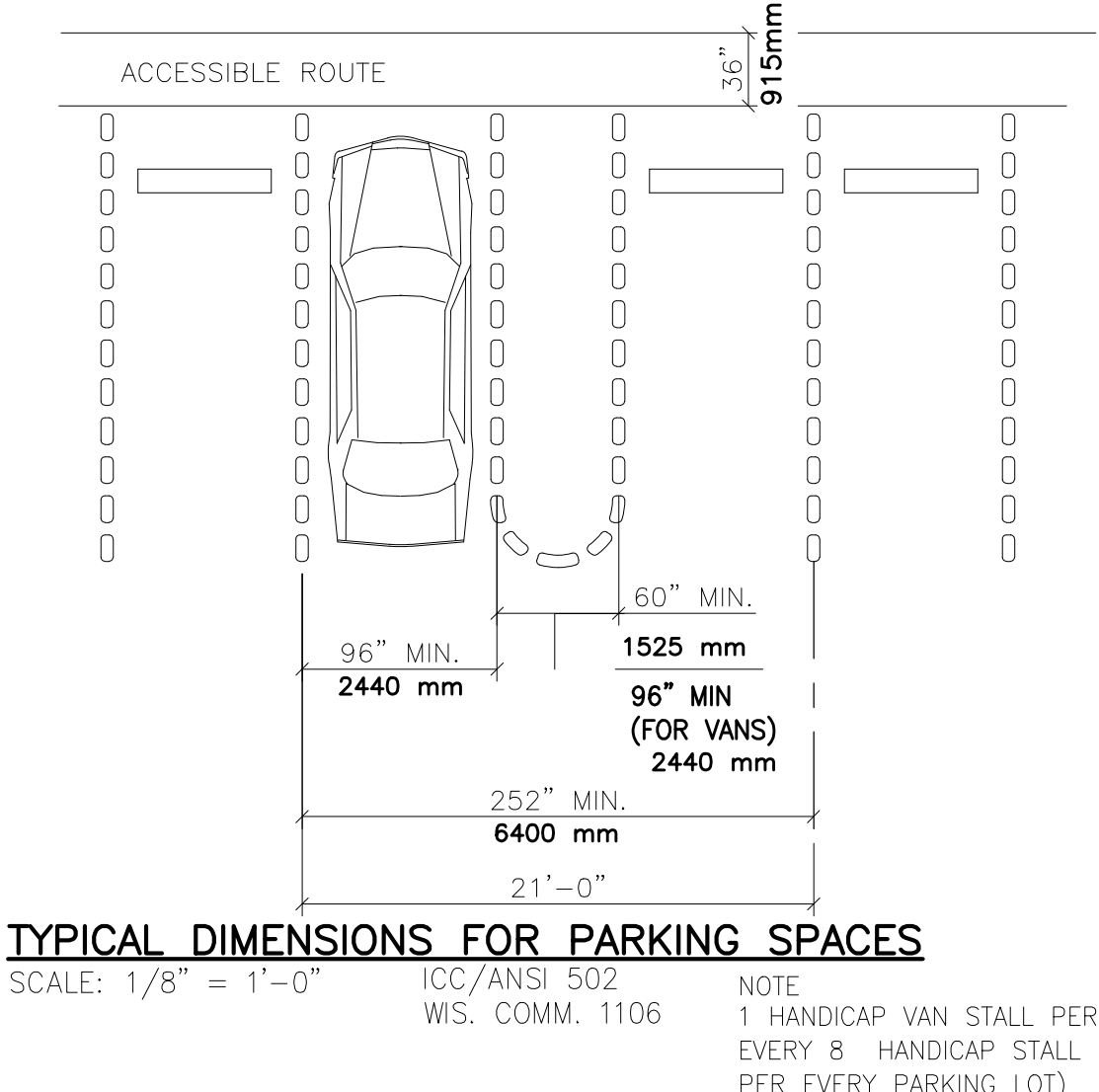
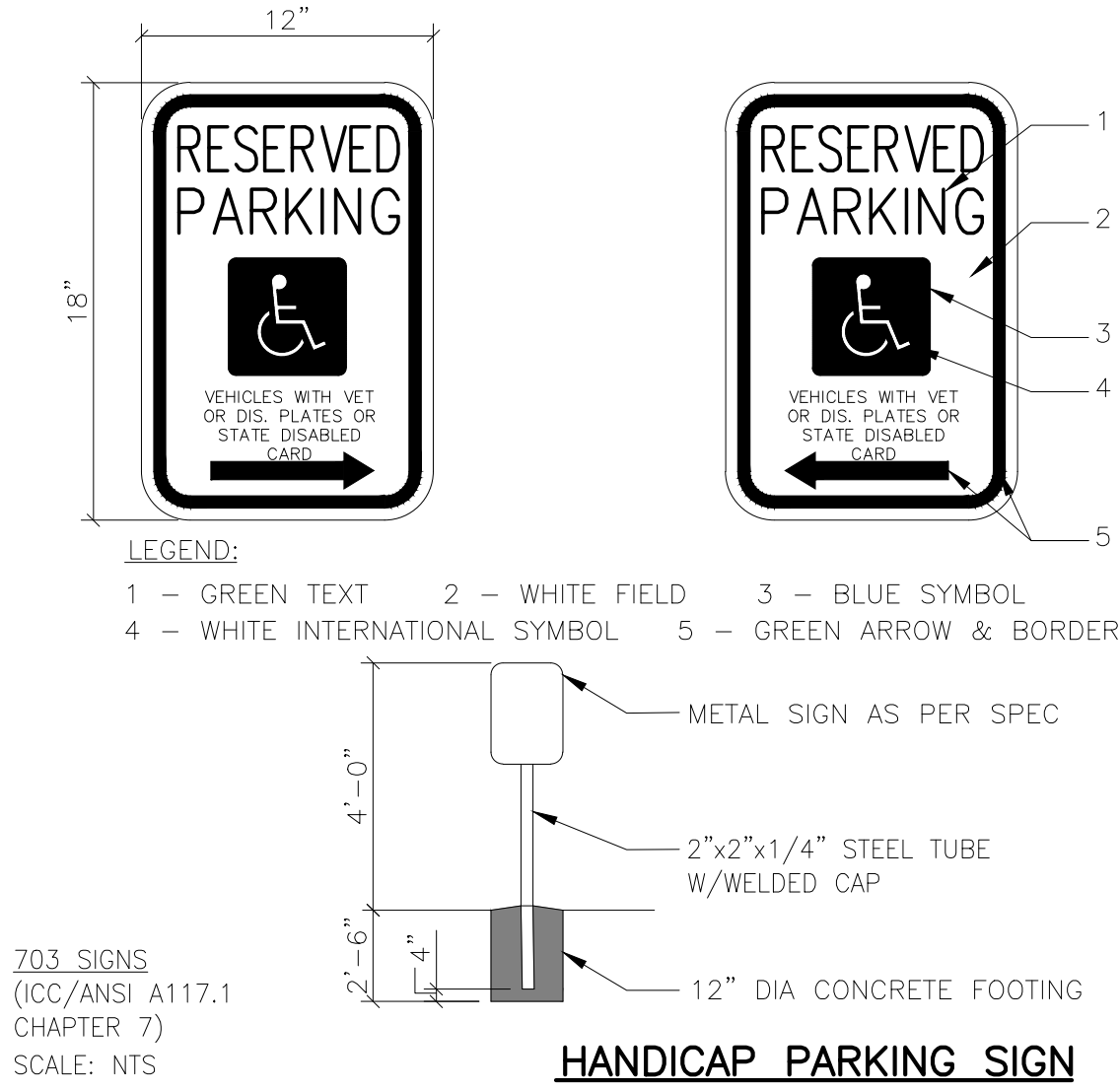
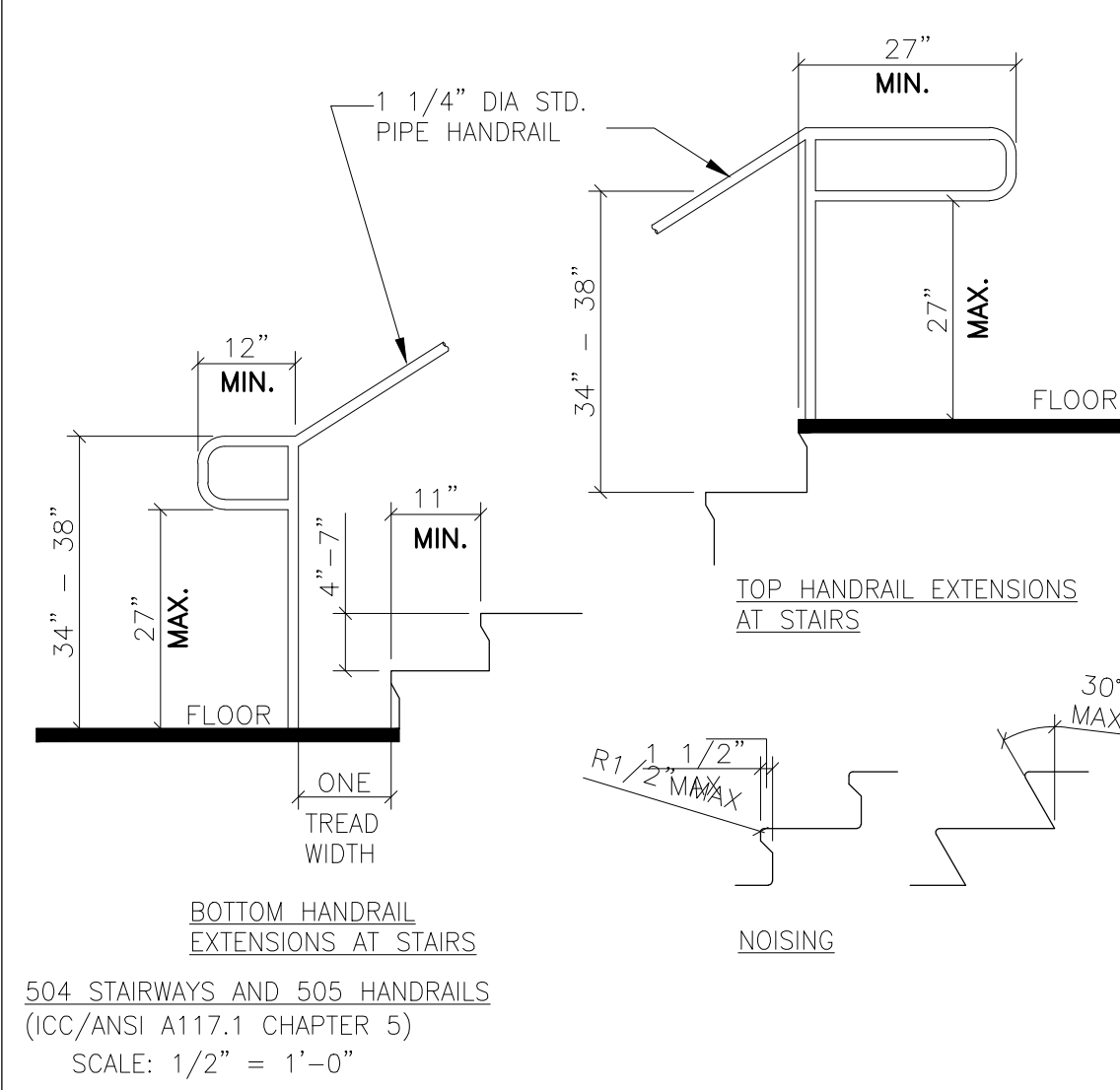
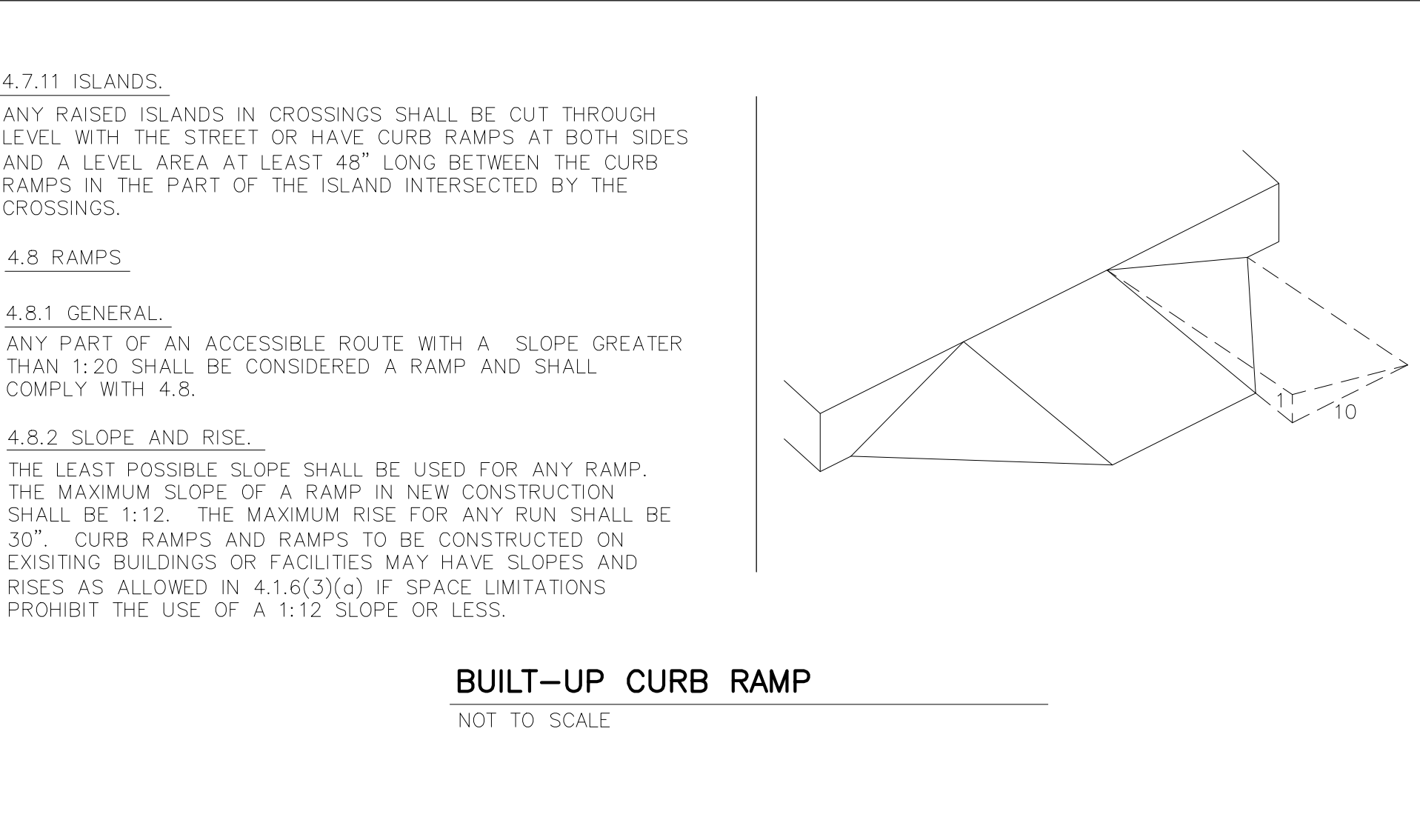
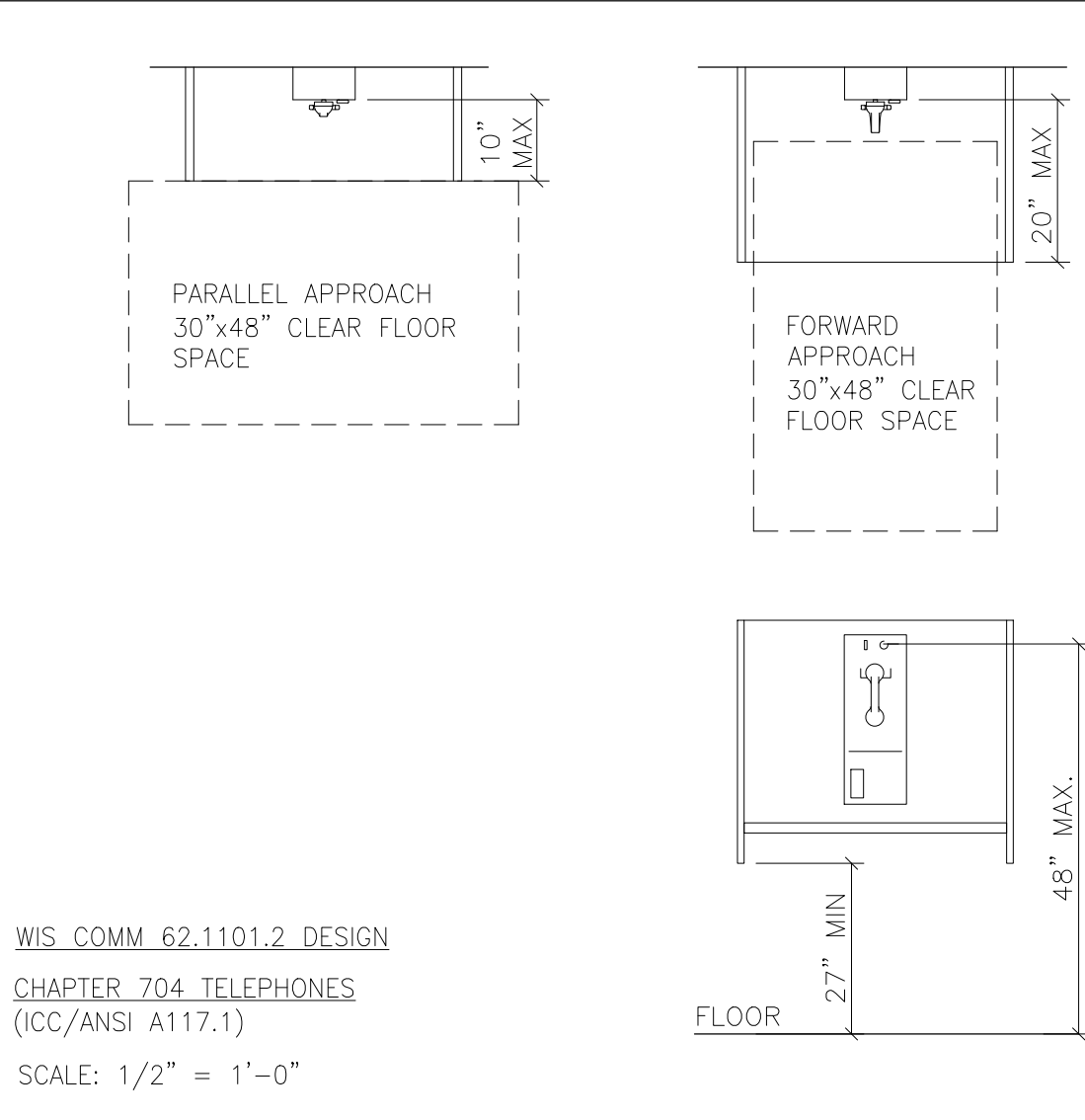
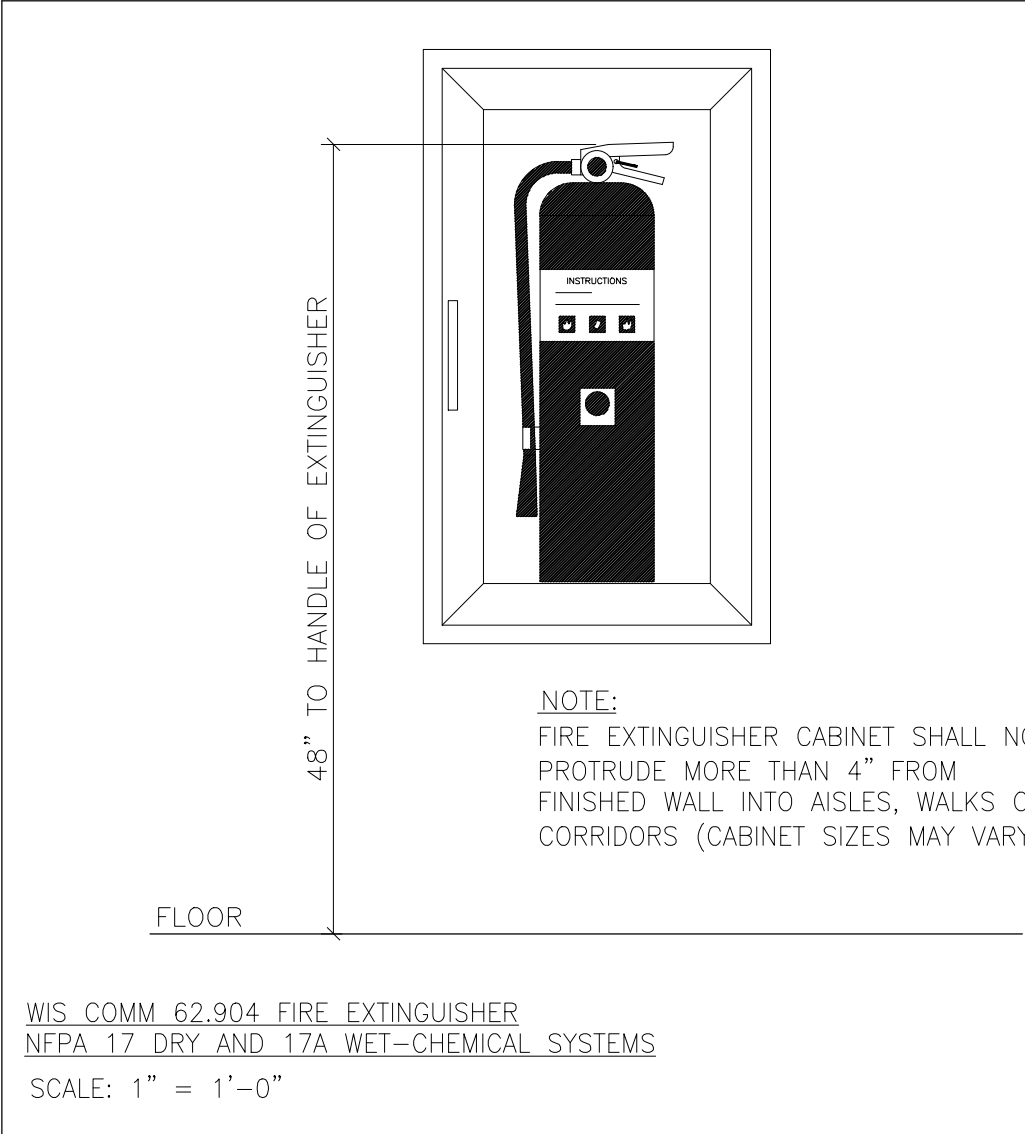
REVISION NO.

PHONE: 920-337-9400

PROPOSED APARTMENTS FOR:
WATERVIEW HEIGHTS
DEPERE, WISCONSIN
BAY ARCHITECTS, L L C

DATE 4.6.21
FILE 20
JOB NO. 226198

A-301



405.2 EXCEPTION: RAMPS IN OR ON EXISTING BUILDINGS OR FACILITIES SHALL BE PERMITTED TO HAVE SLOPES STEEPER THAN 1:12 COMPLYING WITH TABLE 405.2

405.3 CROSS SLOPE: SHALL NOT BE STEEPER THAN 1:48

405.4 FLOOR OR GROUND SURFACES: SHALL BE STABLE, FIRM, AND SLIP RESISTANT, AND SHALL COMPLY WITH SECTION 302

405.5 CLEAR WIDTH: SHALL BE 36" MIN.

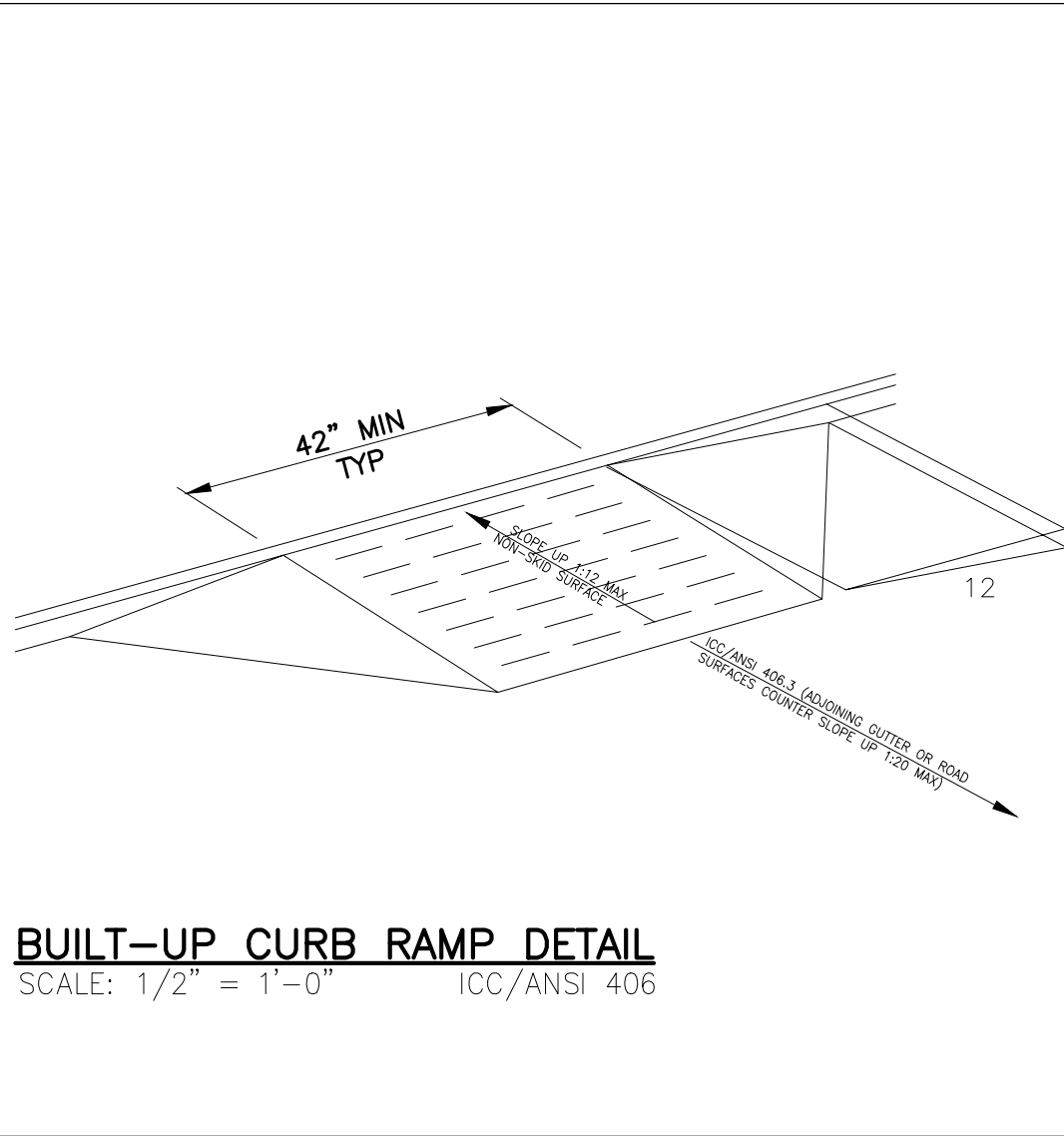
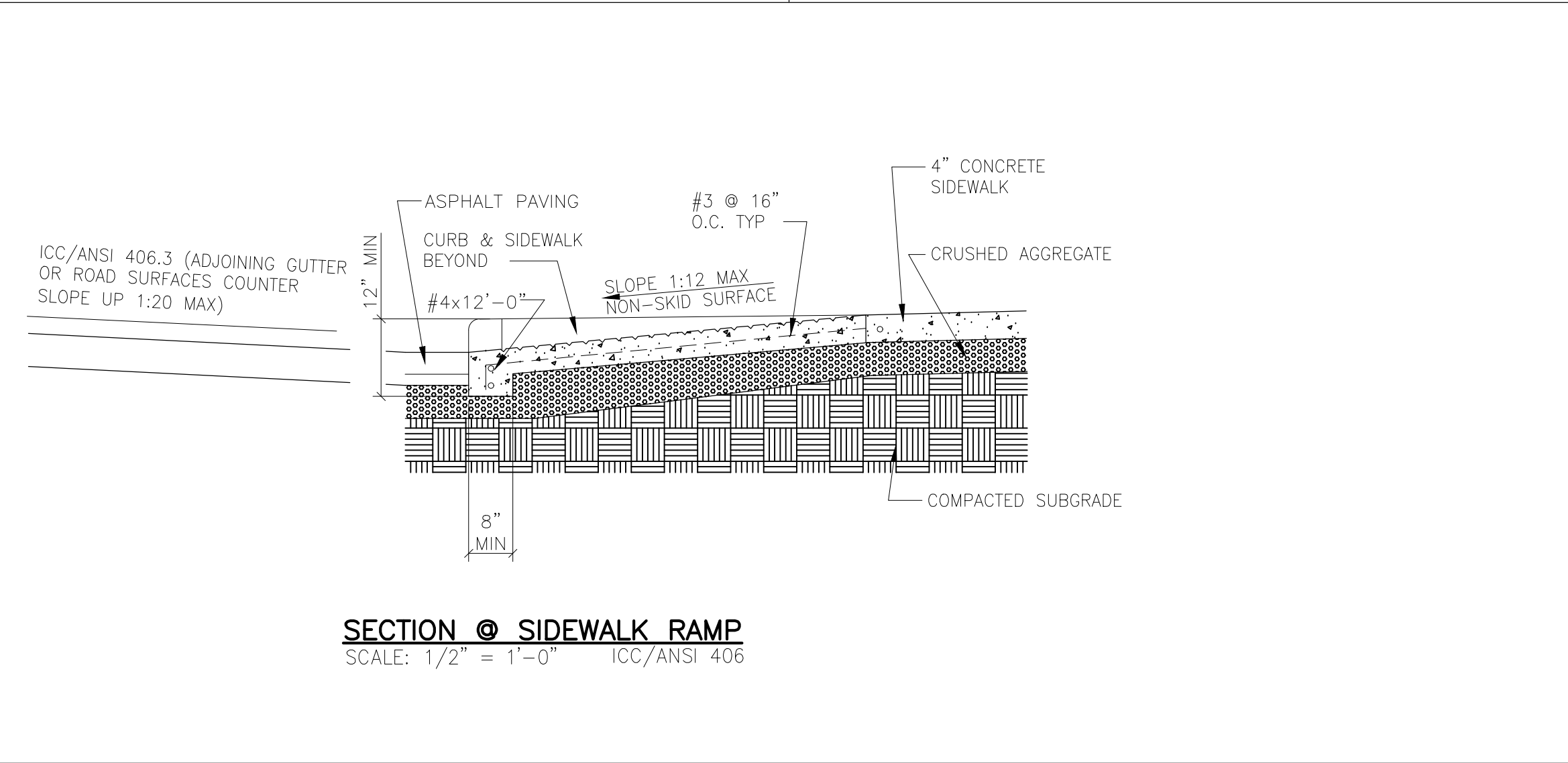
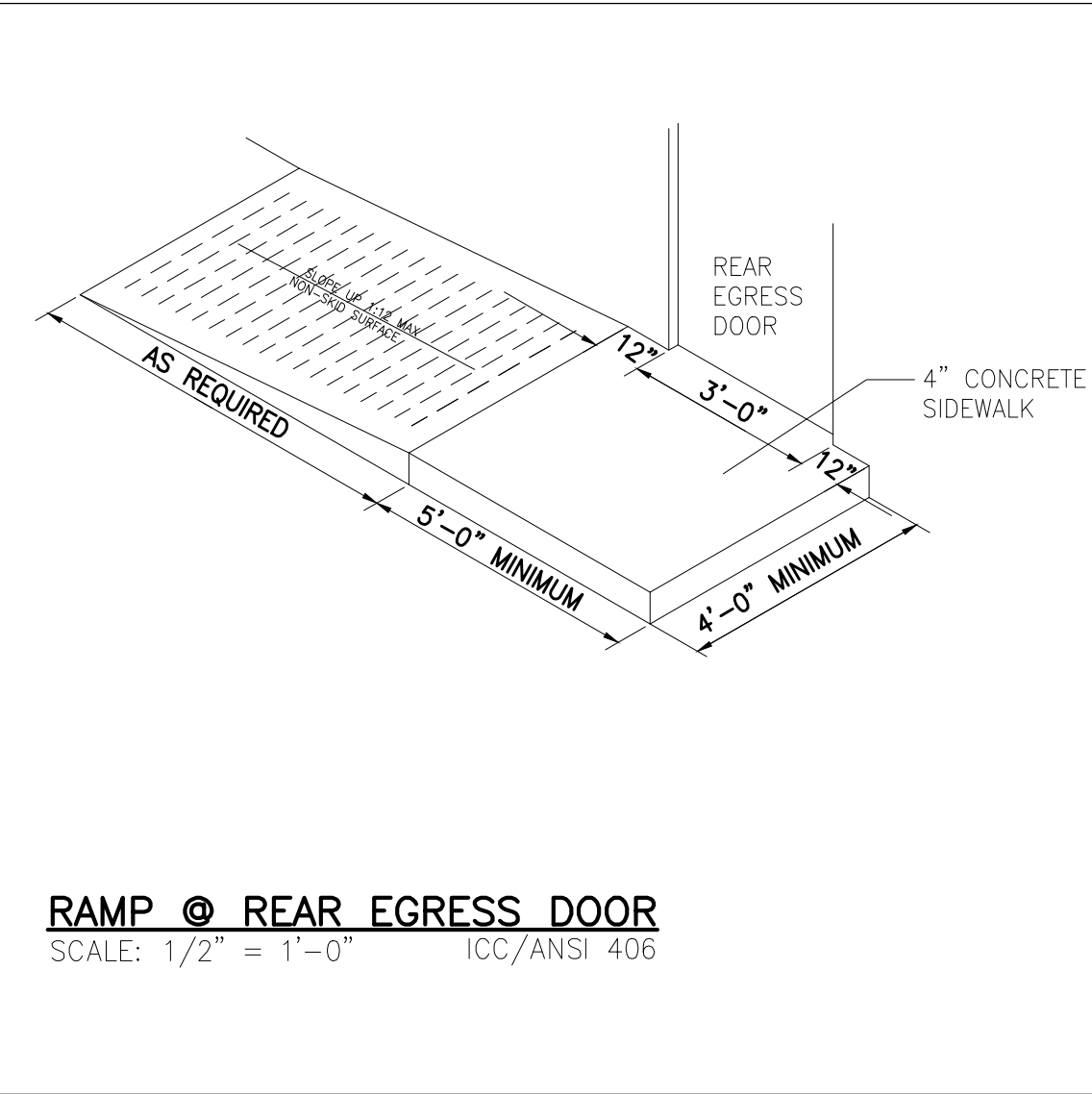
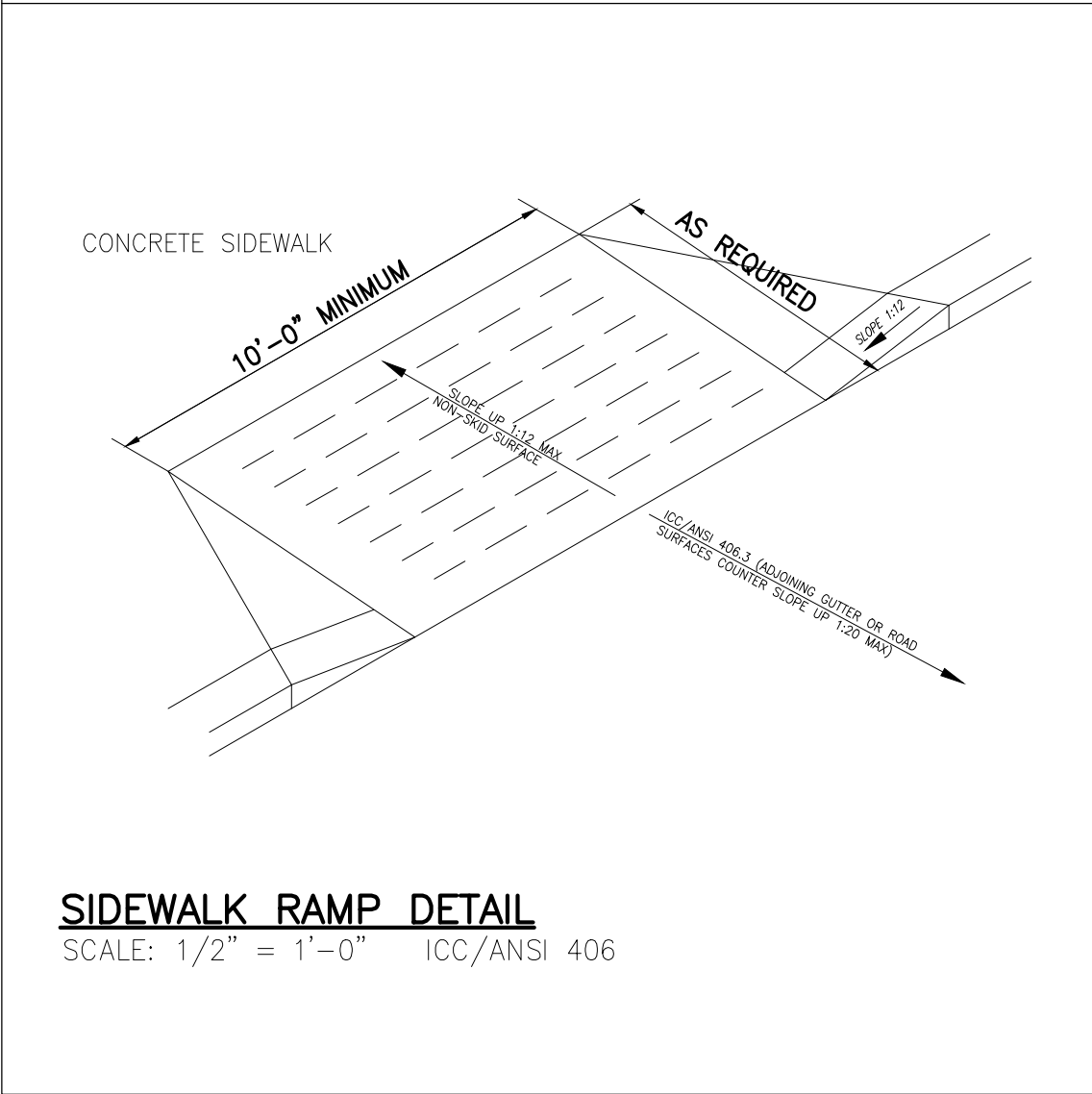
405.6 RISE: 30" MAX

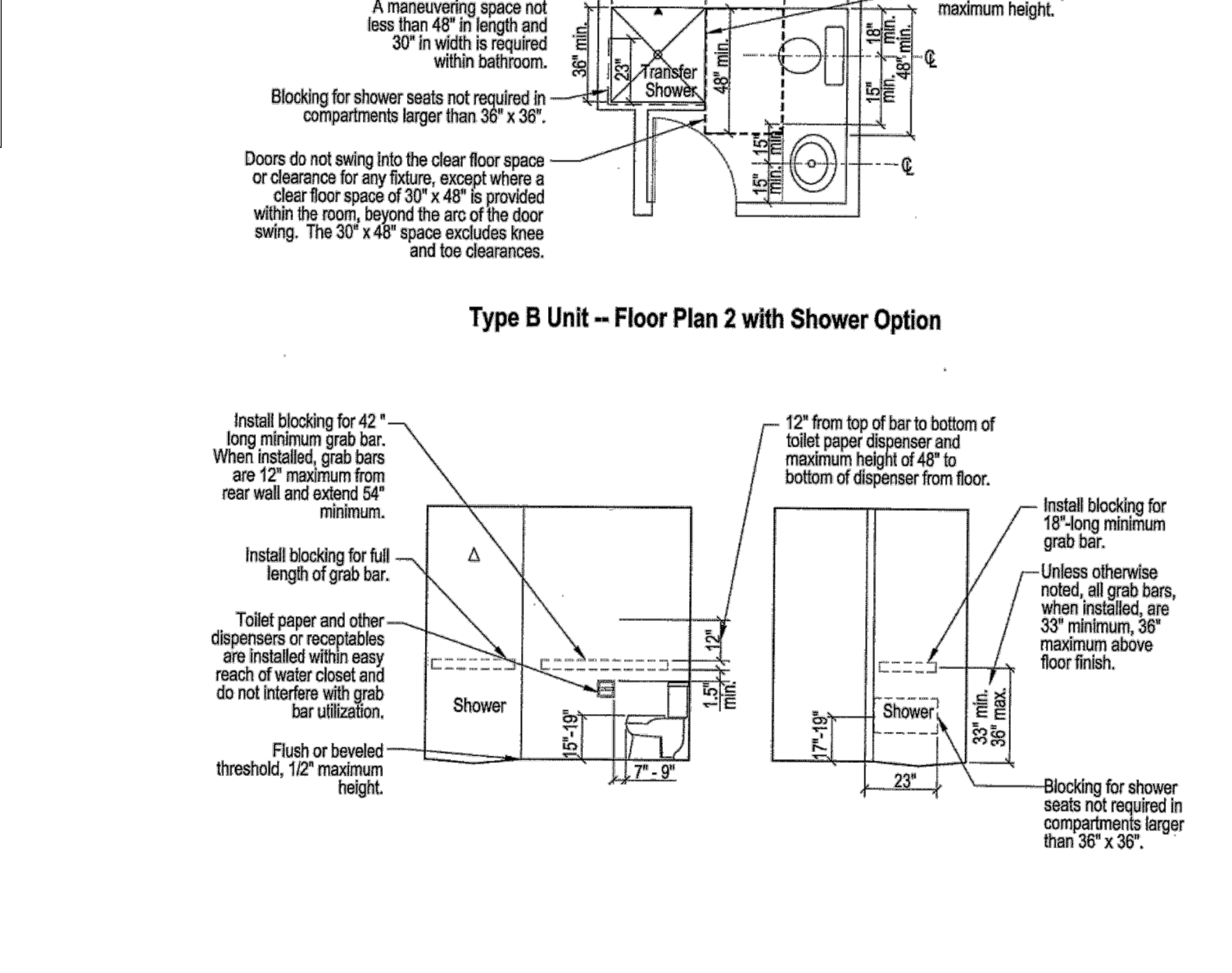
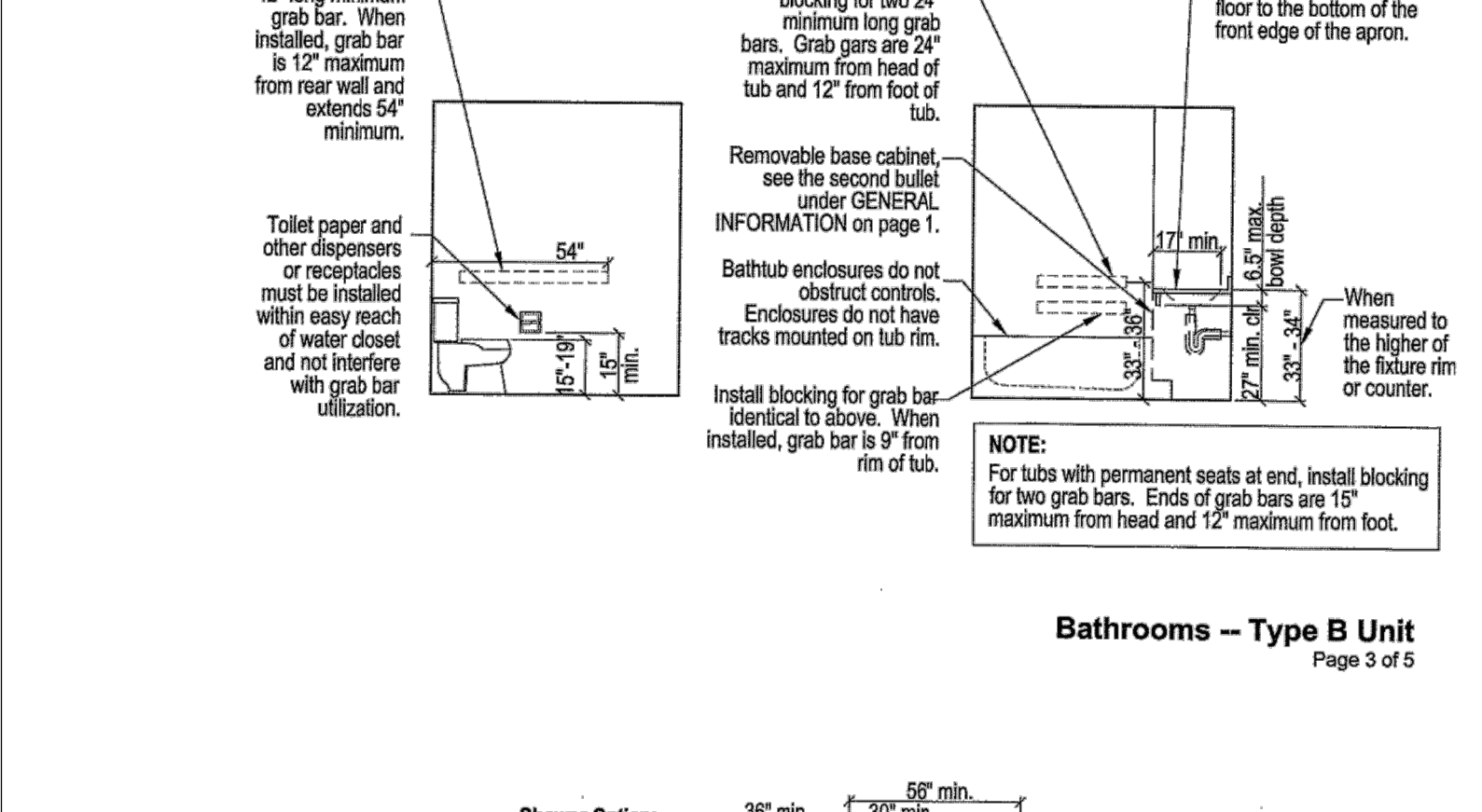
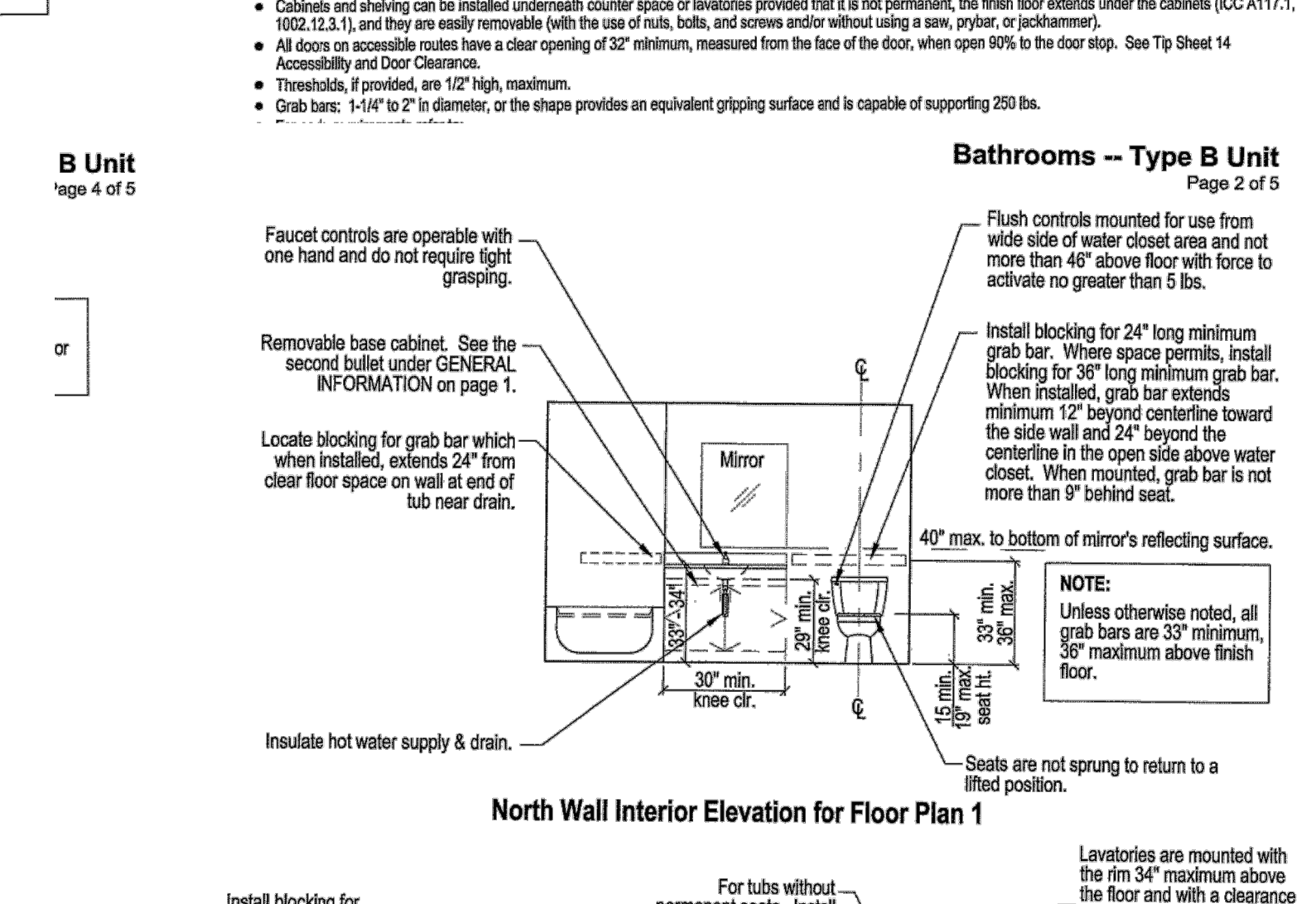
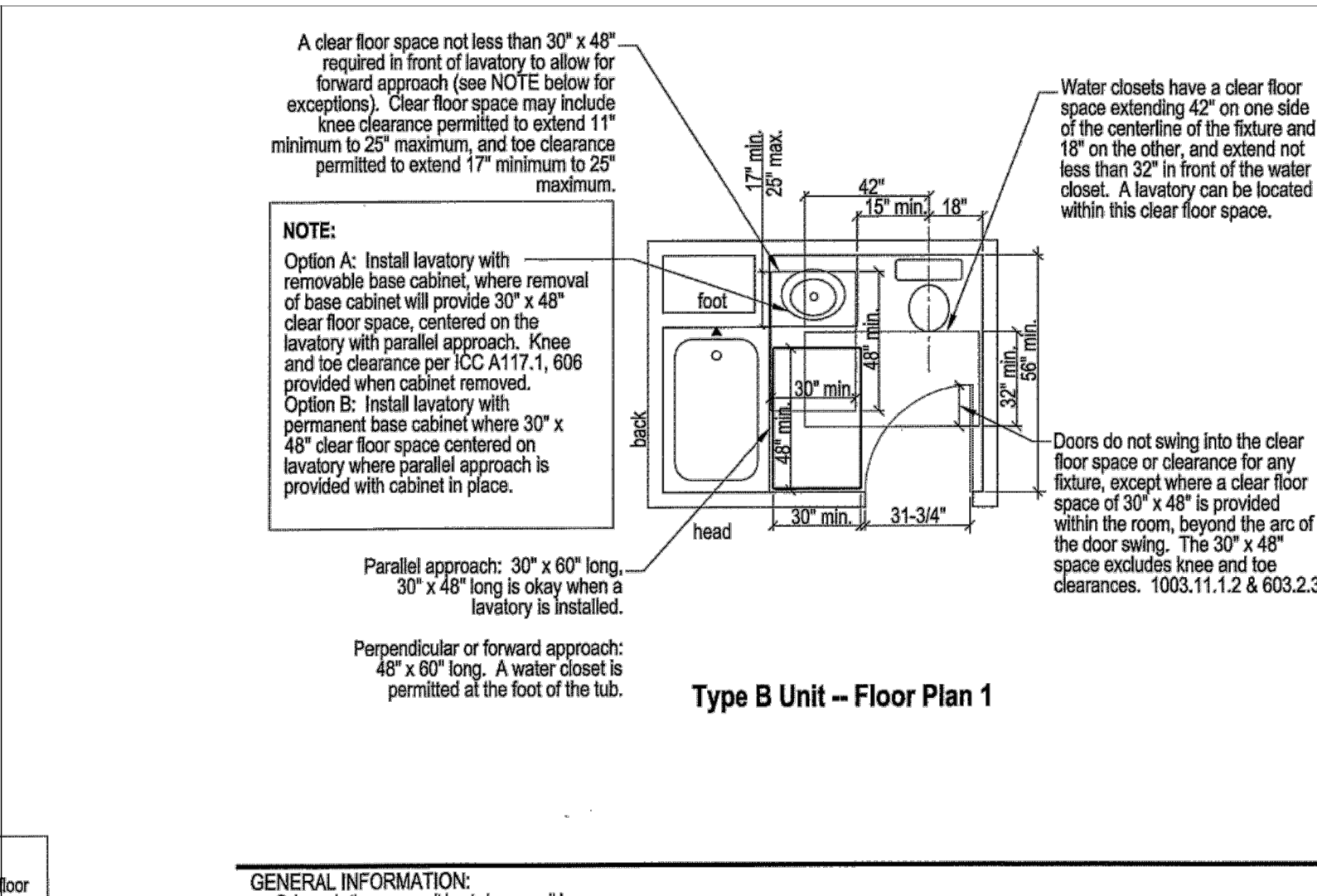
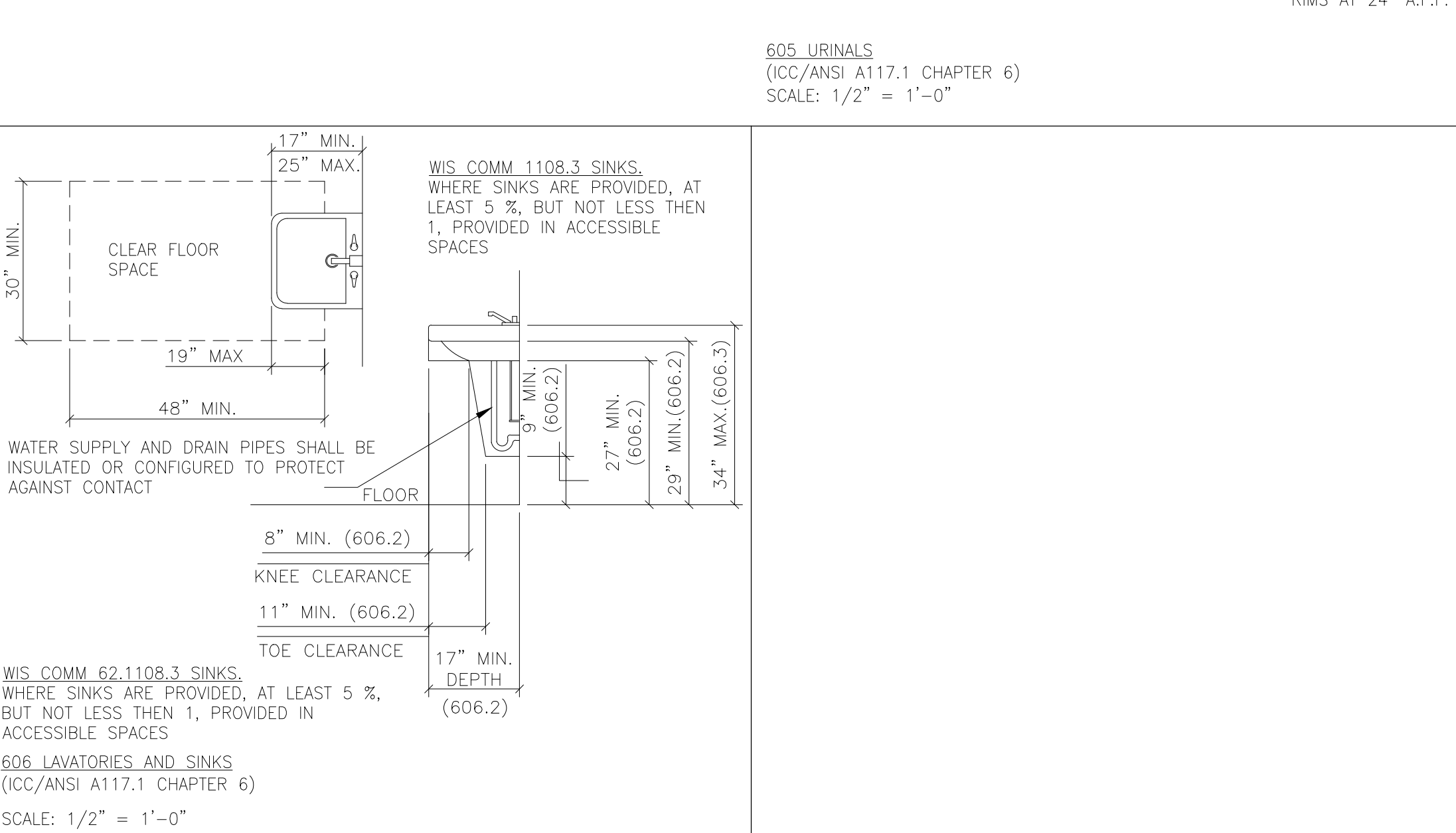
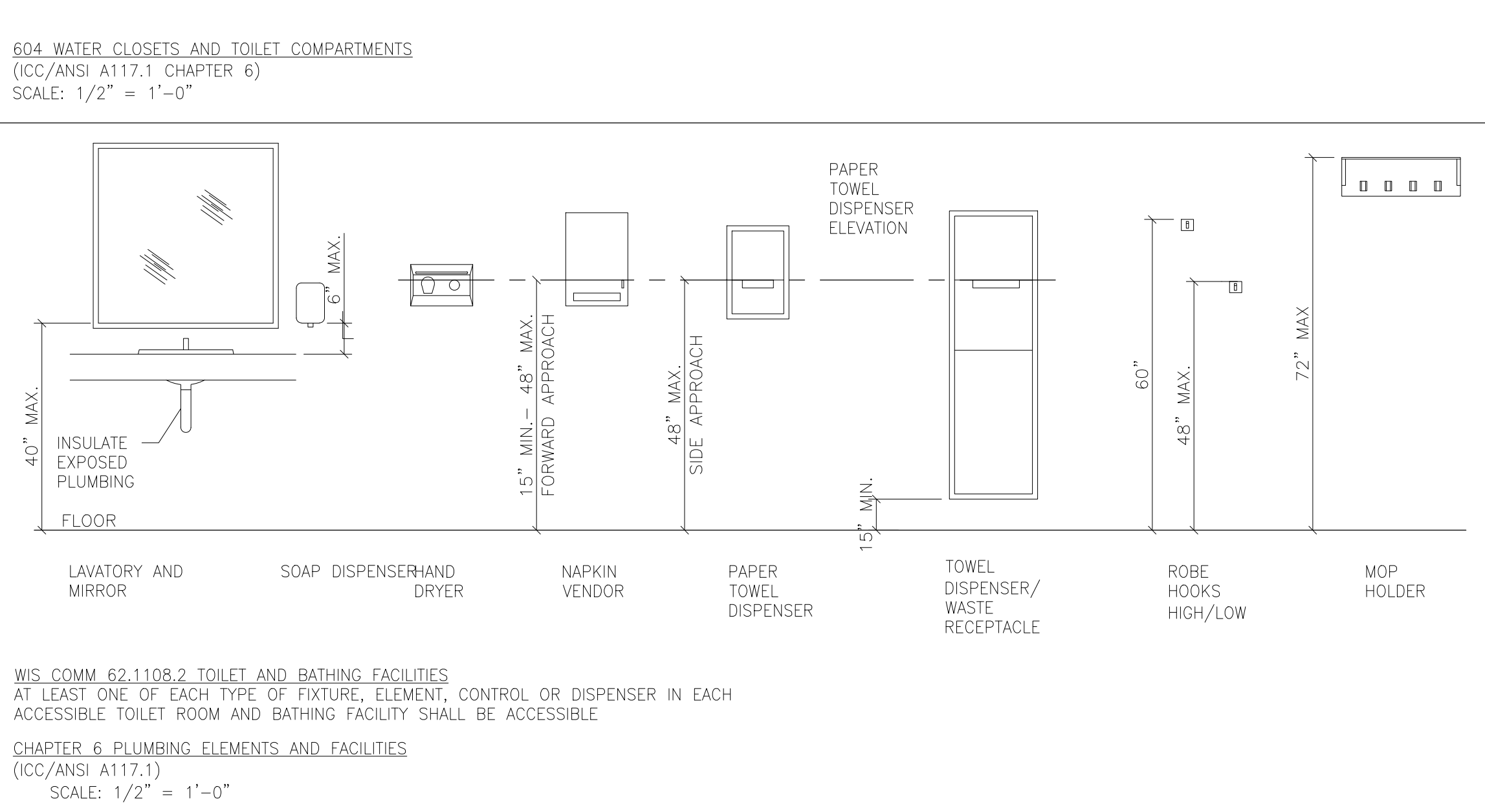
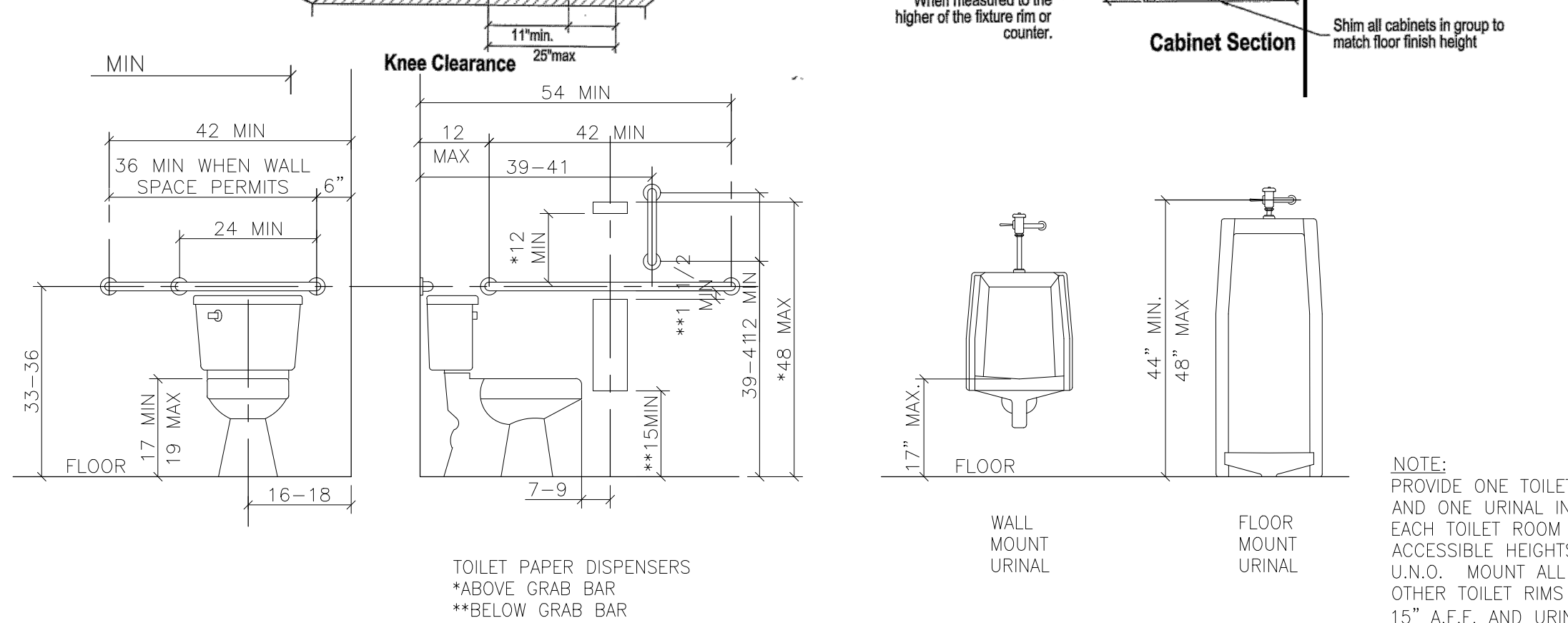
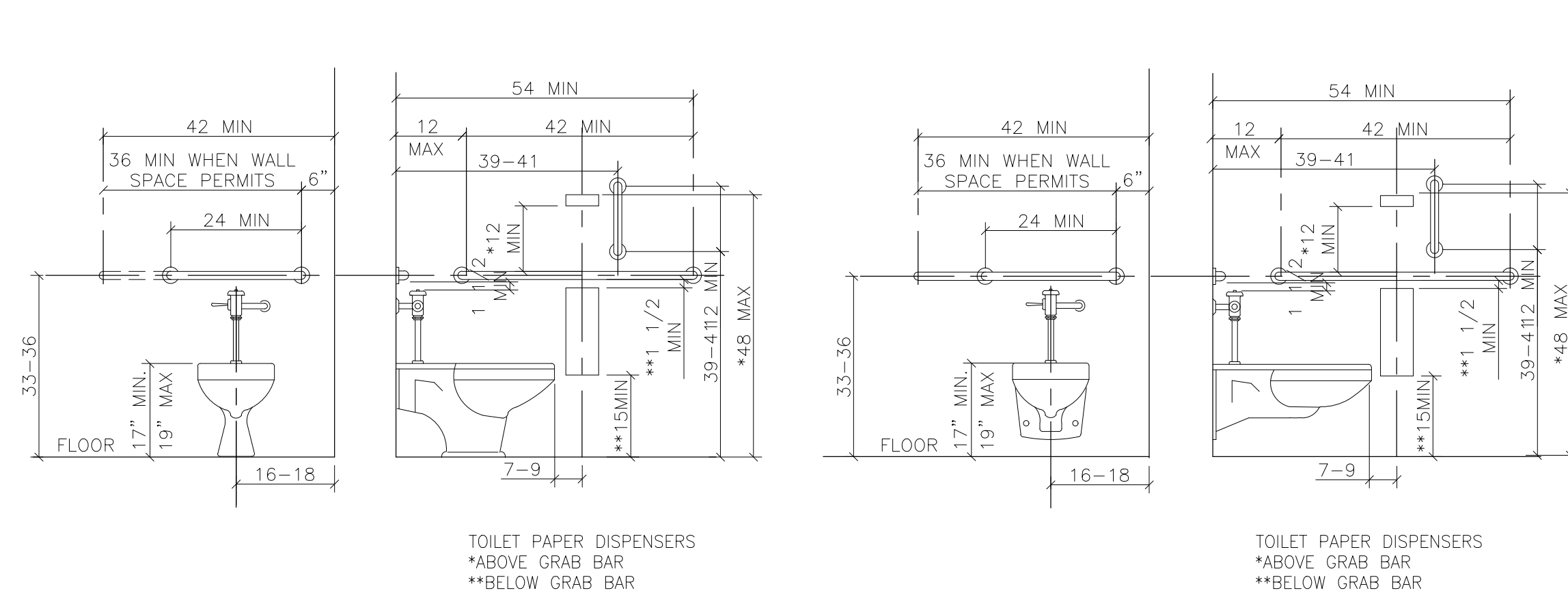
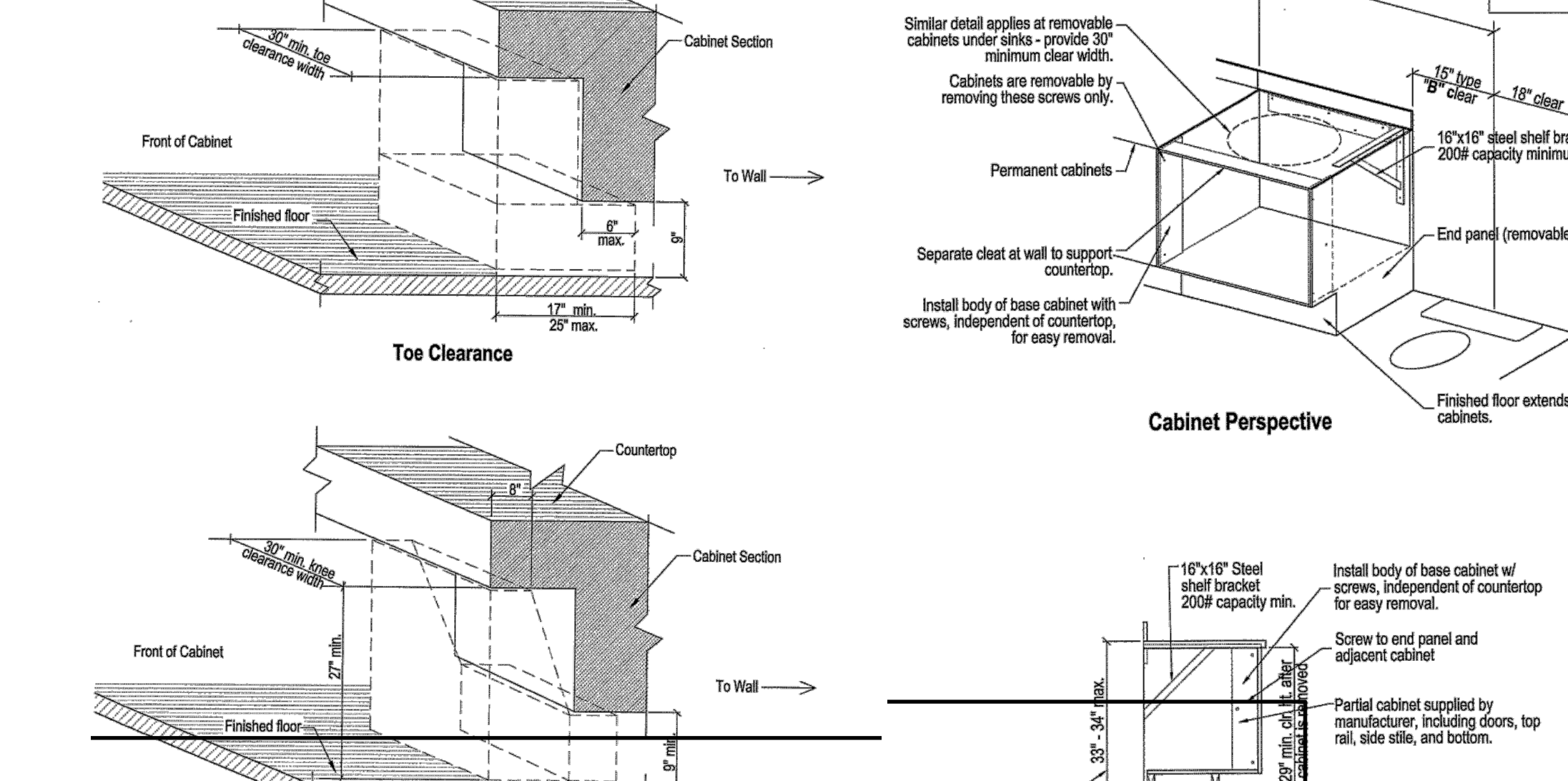
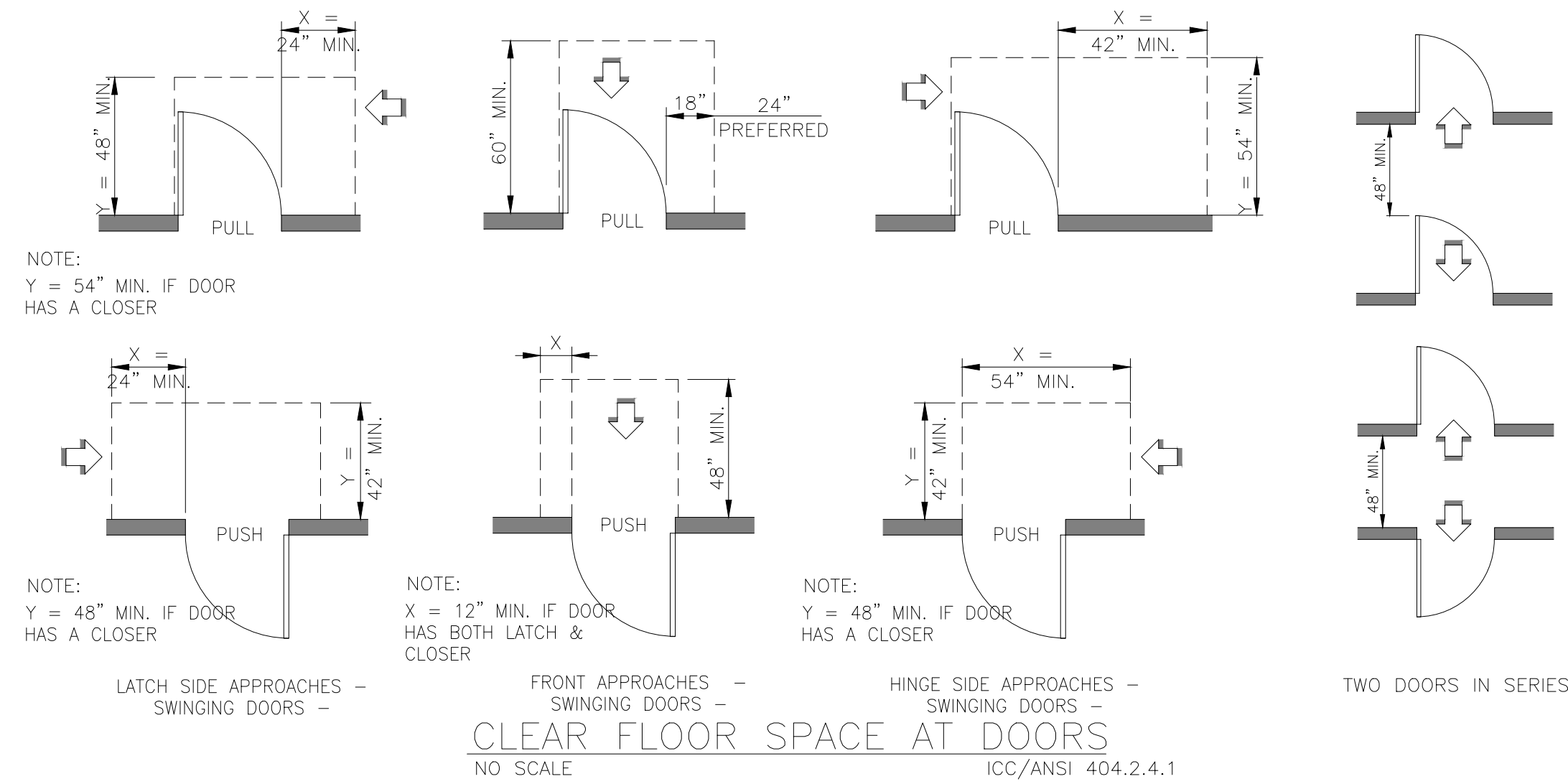
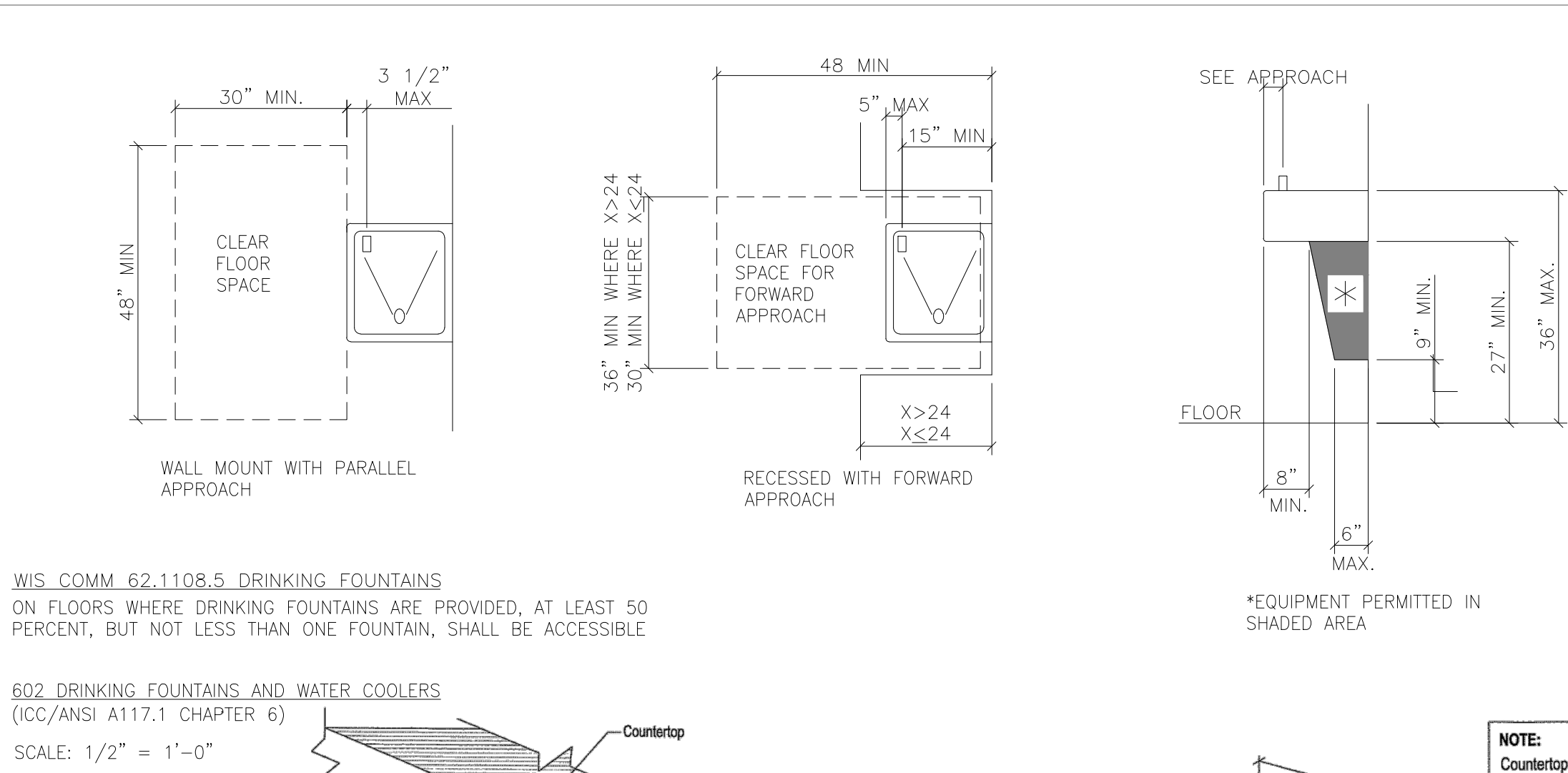
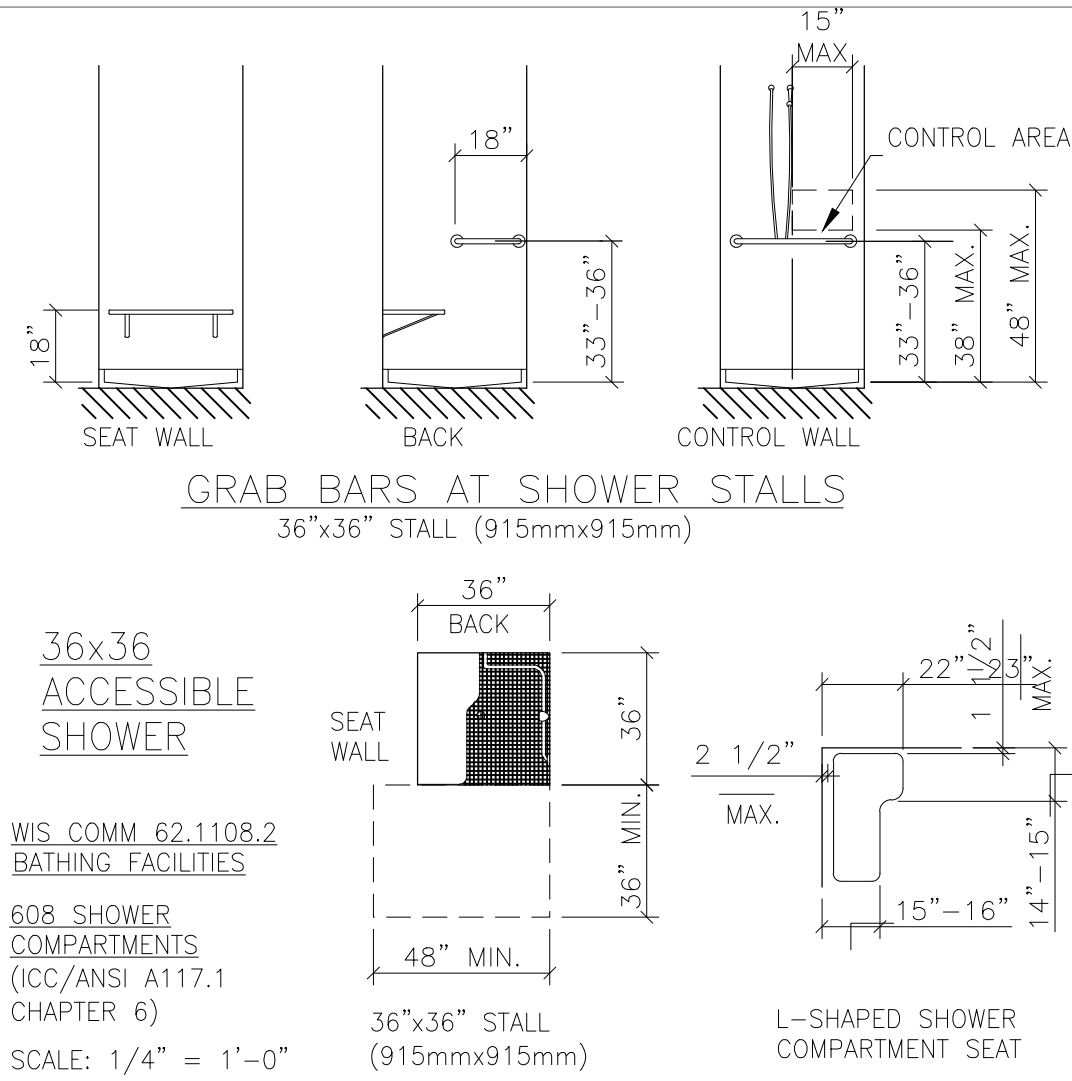
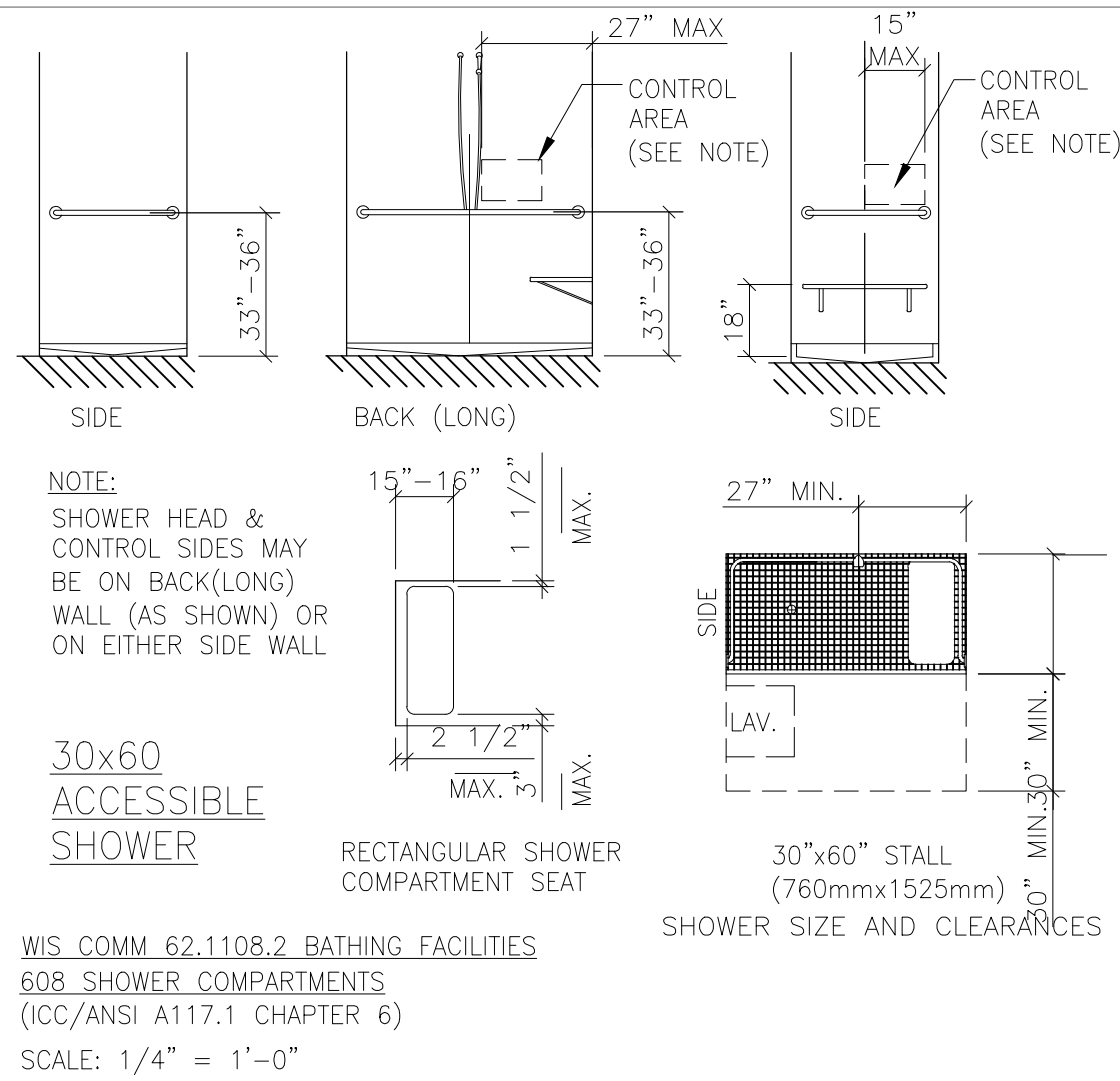
405.7 LANDINGS: SLOPE NOT GREATER THAN 1:48. WIDTH NOT LESS THEN WIDTH WIDEST WIDTH OF RAMP. 60" MIN LENGTH. 60" MIN SQUARE IN CHANGE OF DIRECTION. MANEUVERING CLEARANCE WILL BE PERMITTED TO OVERLAP THE LANDING AREA.

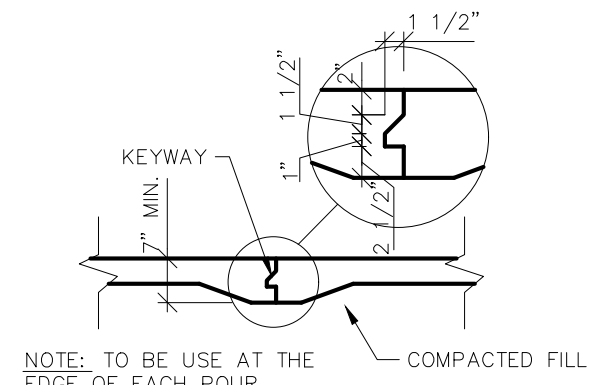
405.8 HANDRAILS: RAMPS WITH A RISE GREATER THAN 6" SHALL HAVE HANDRAILS COMPLYING WITH SECTION 505. HANDRAILS SHALL NOT REDUCE THE REQUIRED CLEARANCE (X) OF A RAMP OR LANDING.

405.9 EDGE PROTECTION: (1) 12" MIN BEYOND INSIDE FACE OF A RAILING FOR FLOOR OR GROUND SURFACES. (2) A CURB OR BARRIER SHALL BE PROVIDED THAT PREVENTS THE PASSAGE OF A 4" DIAMETER SPHERE BELOW A HEIGHT OF 4"

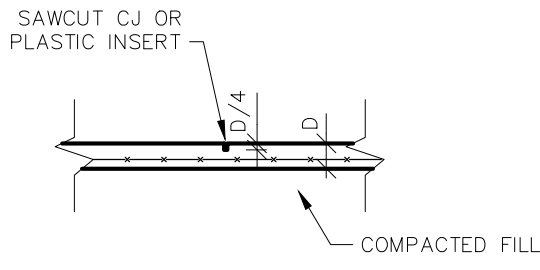
405.10 OUTDOOR CONDITIONS: OUTDOOR RAMPS AND APPROACHES TO RAMPS SHALL BE DESIGNED SO THAT WATER WILL NOT ACCUMULATE ON WALKING SURFACES.



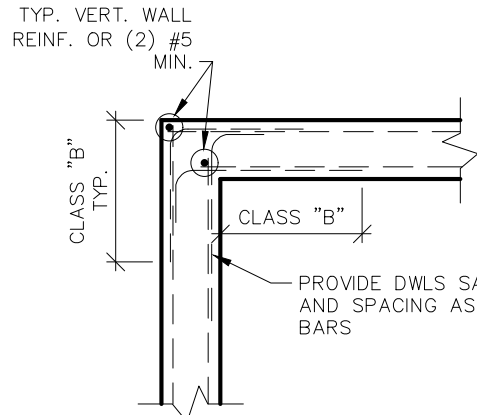




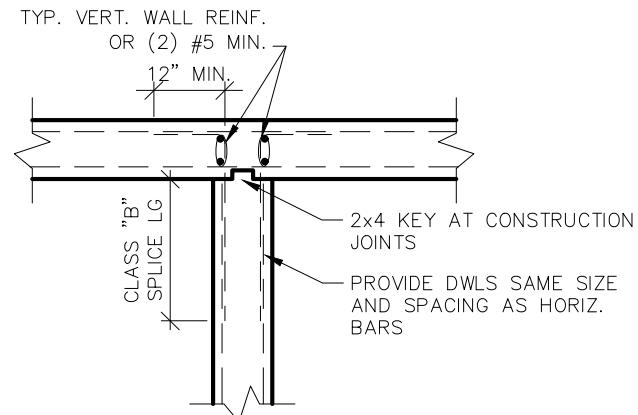
TYP. CONSTRUCTION JOINT (4" SLAB)
SCALE: 1/2" = 1'-0"



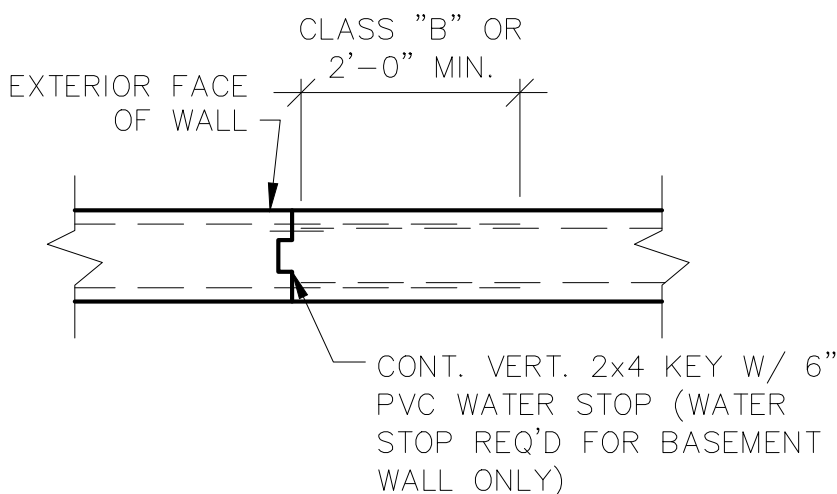
TYP. CONTROL JOINT
SCALE: 1/2" = 1'-0"



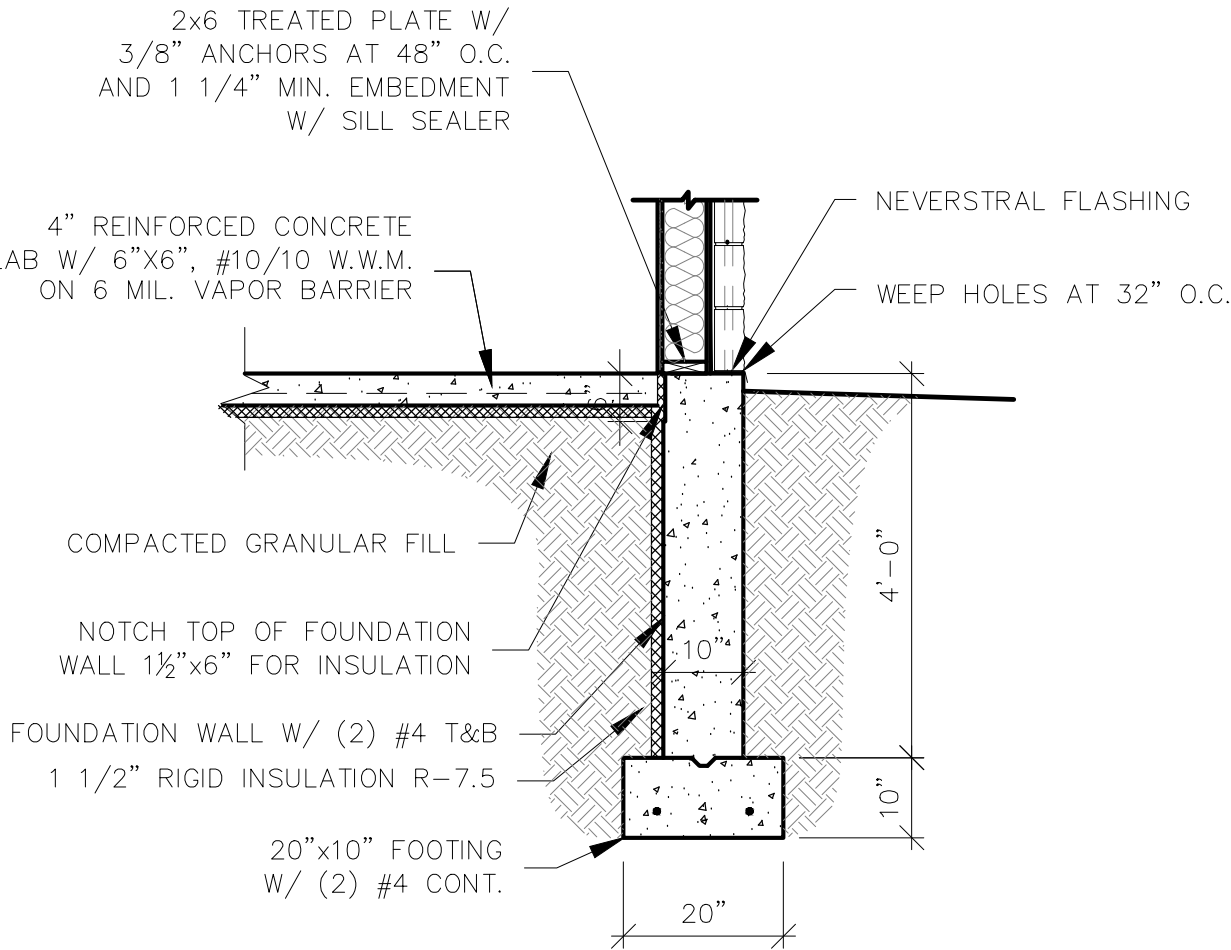
TYP. CORNER REINFORCING
SCALE: 1/2" = 1'-0"



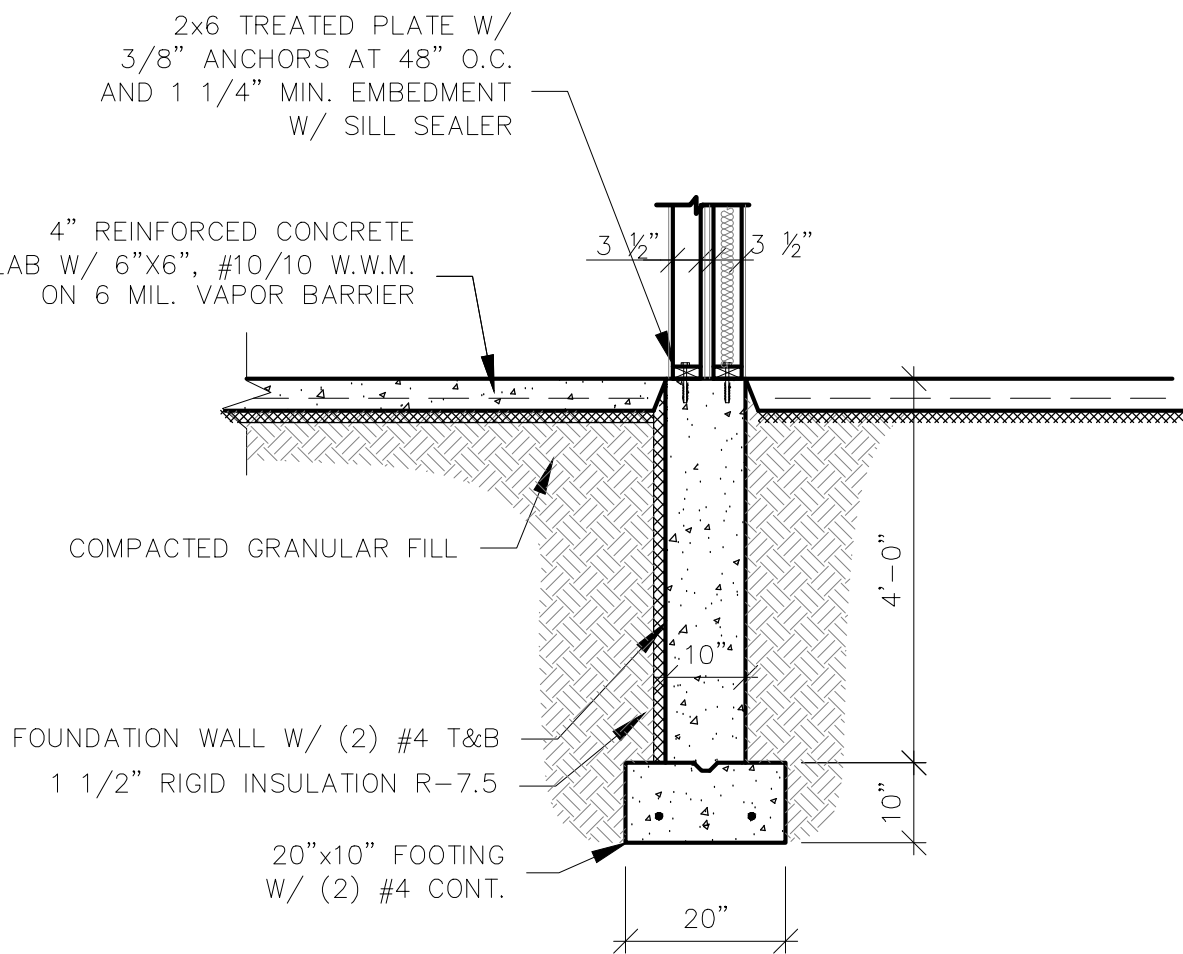
TYP. WALL INTERSECTION DETAIL
SCALE: 1/2" = 1'-0"



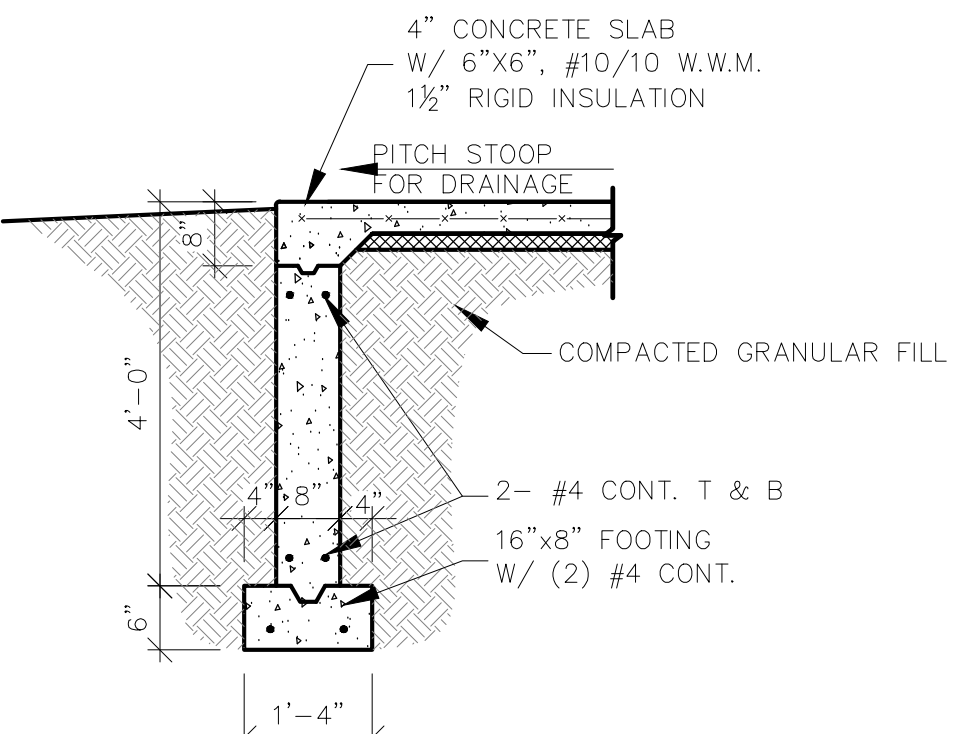
VERT. CONSTRUCTION JOINT
SCALE: 1/2" = 1'-0"



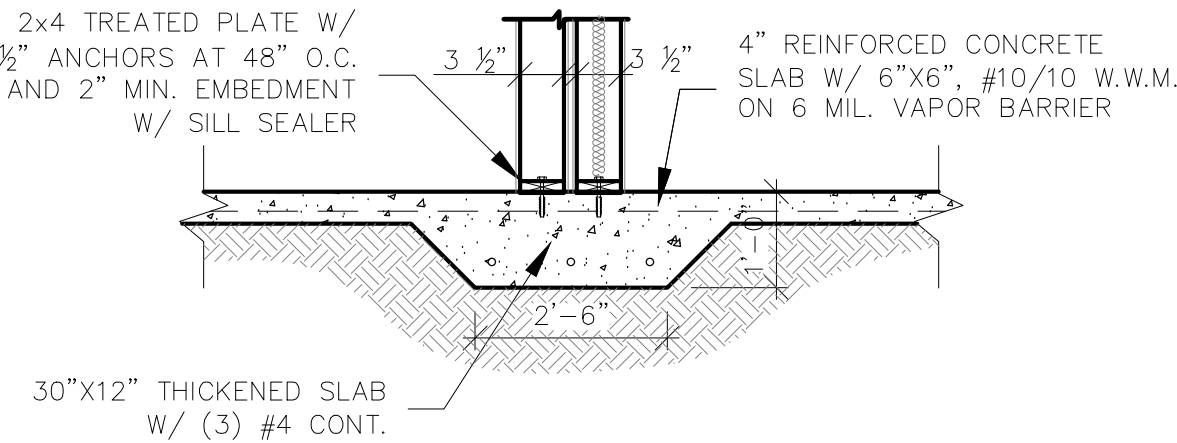
1 TYPICAL FOUNDATION WALL
SCALE: 1/2" = 1'-0"



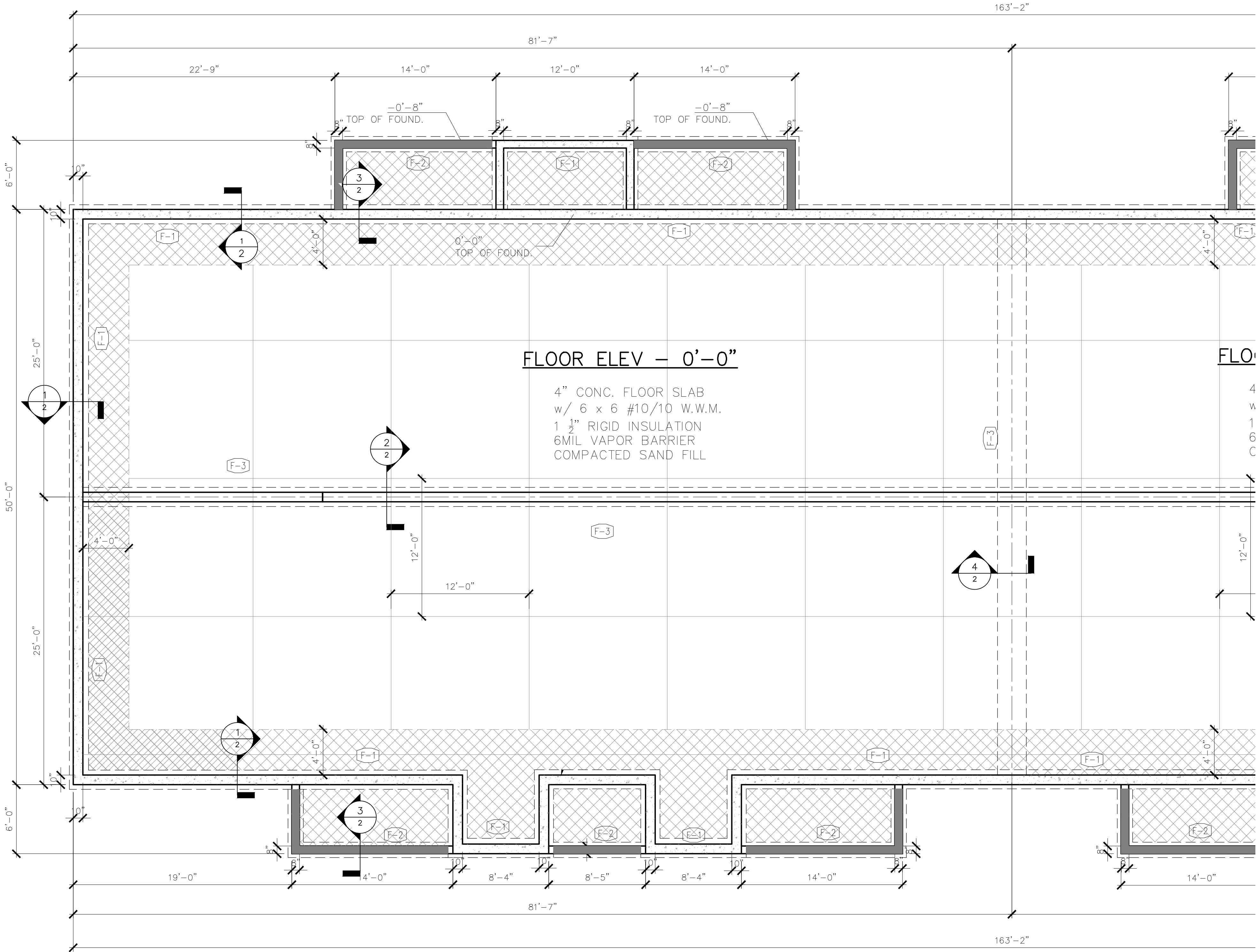
2 TYPICAL FOUNDATION WALL
SCALE: 1/2" = 1'-0"



3 FOUNDATION WALL AT STOOP
SCALE: 1/2" = 1'-0"

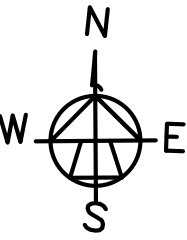


4 THICKENED SLAB SECTION
SCALE: 1/2" = 1'-0"



FOUNDATION PLAN

SCALE: 3/16" = 1'-0"



MATERIALS

- POURED CONCRETE DEPRESSED BELOW FINISHED FLOOR
- POURED CONCRETE
- FACE BRICK OR BLOCK

FOOTING SCHEDULE				
FOOTING	SIZE (LxWxD)	REINFORCING	TOP/FTG EL.	REMARKS
F-1	10" CONC. WALL W/20"x10" FTG.	(2)-#4 T&B CONT./ FOOTING. (2) #4 CONT.	(-)-4'-0"	MIN. 3" COVER EACH DIRECTION
F-2	8" CONC. WALL W/16"x8" FTG.	(2)-#4 T&B CONT./ FOOTING. (2) #4 CONT.	(-)-4'-0"	MIN. 3" COVER EACH DIRECTION
F-3	30" X 12" THICKENED SLAB	(3)-#4 CONT.	-4"	MIN. 3" COVER EACH DIRECTION
F-4	20" X 10" THICKENED SLAB	(3)-#4 CONT.	-4"	MIN. 3" COVER EACH DIRECTION
F-5	3'-6" X 3'-6" X 12"	(4)-#5 EACH WAY	-4"	MIN. 3" COVER EACH DIRECTION
F-6		-		

NOTE: ALTHOUGH EVERY
EFFORT HAS BEEN MADE
TO PREPARE ACCURATE
PLANS AND CHECKING
THEM FOR ACCURACY,
THE CONTRACTOR MUST
CHECK ALL DETAILS &
DISCREPANCIES AND BE
RESPONSIBLE FOR THE
SAME.

REVISION

DATE

REVISION NO.

PROPOSED APARTMENTS FOR:
WATERVIEW HEIGHTS
DEPERE, WISCONSIN

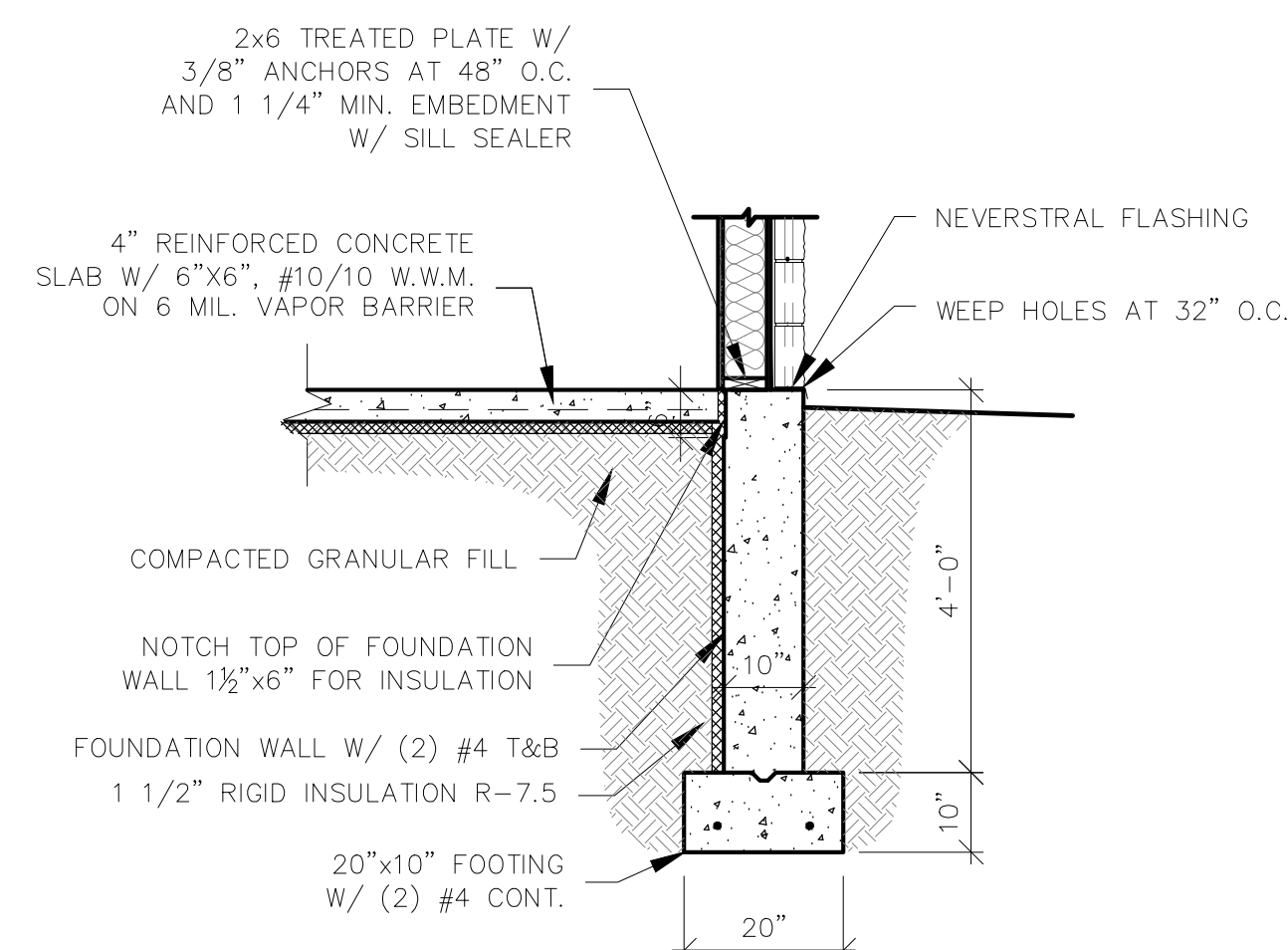
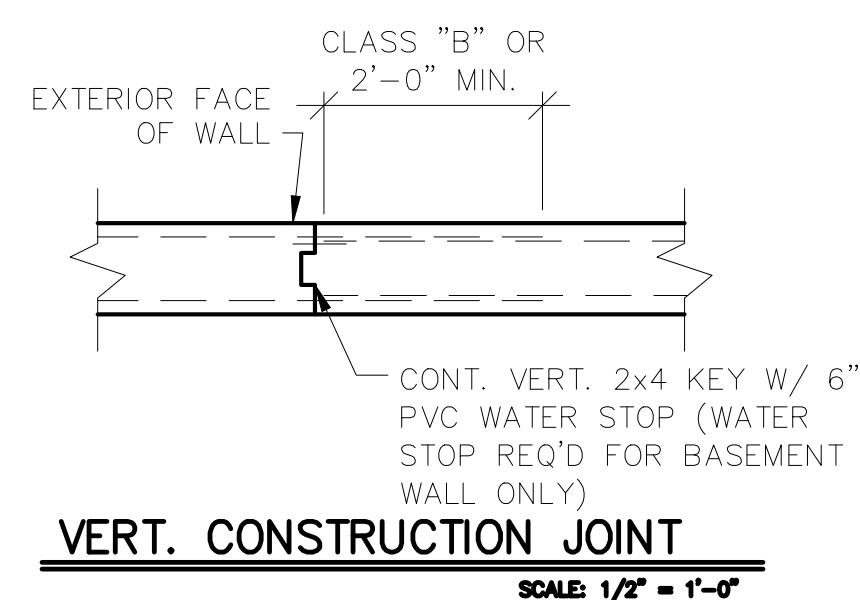
BAY ARCHITECTS, L L C

3049 RAMADA WAY STE. 125
GREEN BAY, WI 54304

DATE 4.6.21
FILE 20
JOB NO. 226198

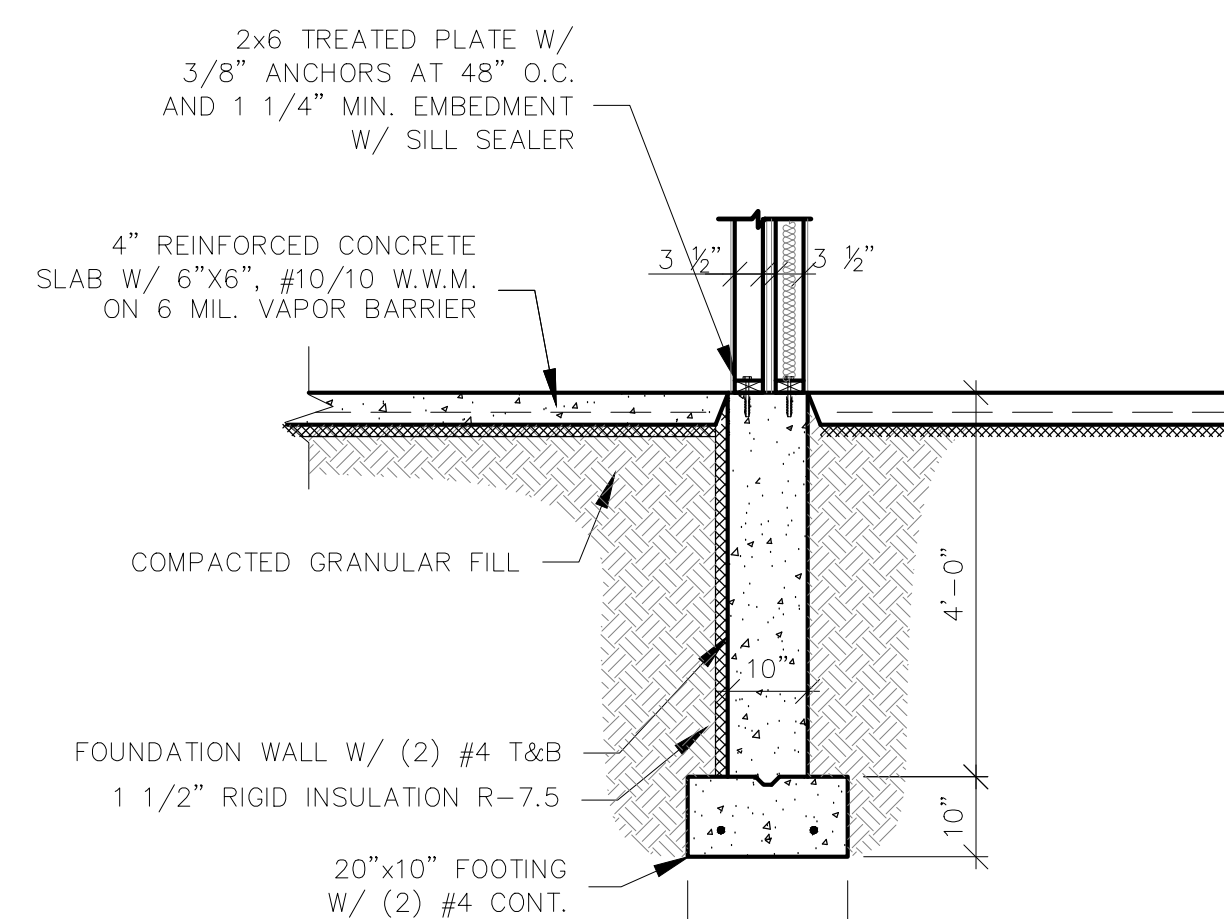
S-101

FOR BIDDING ONLY



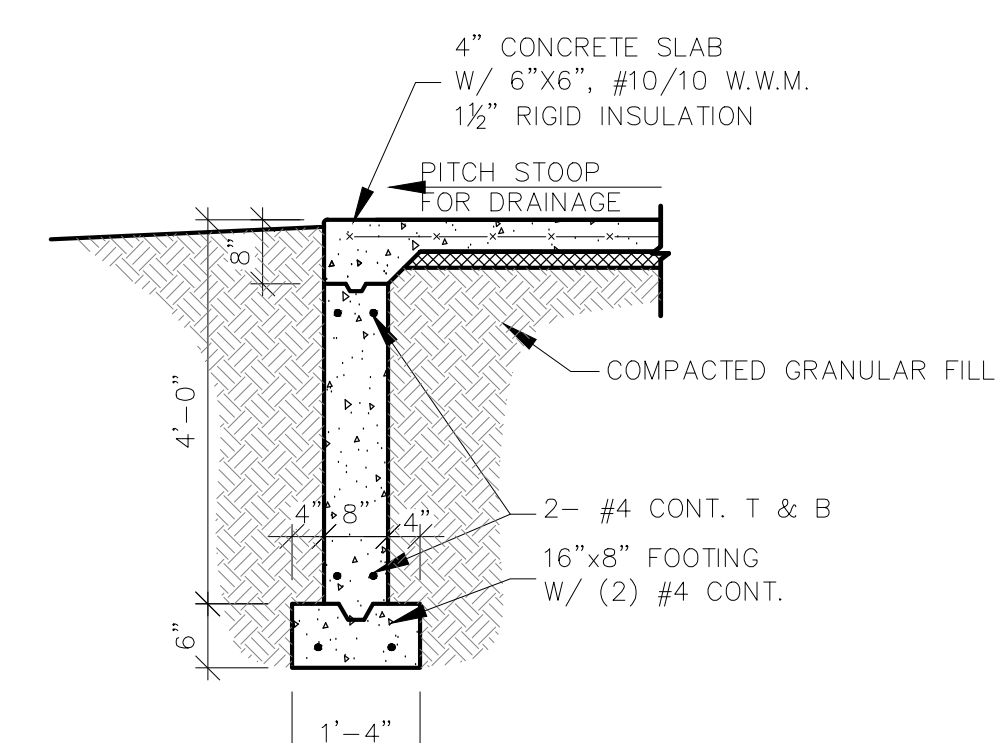
 TYPICAL FOUNDATION WALL

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

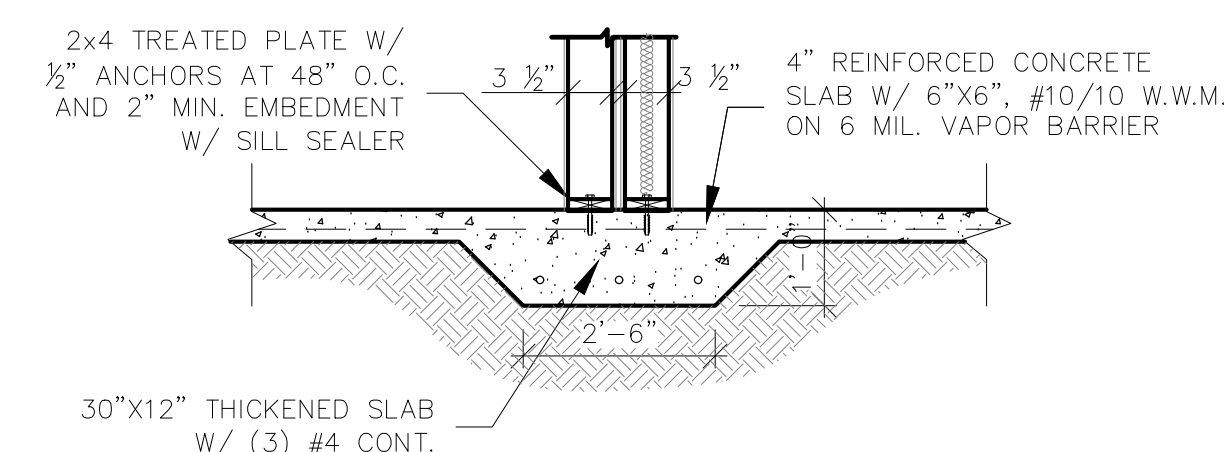


 TYPICAL FOUNDATION WALL

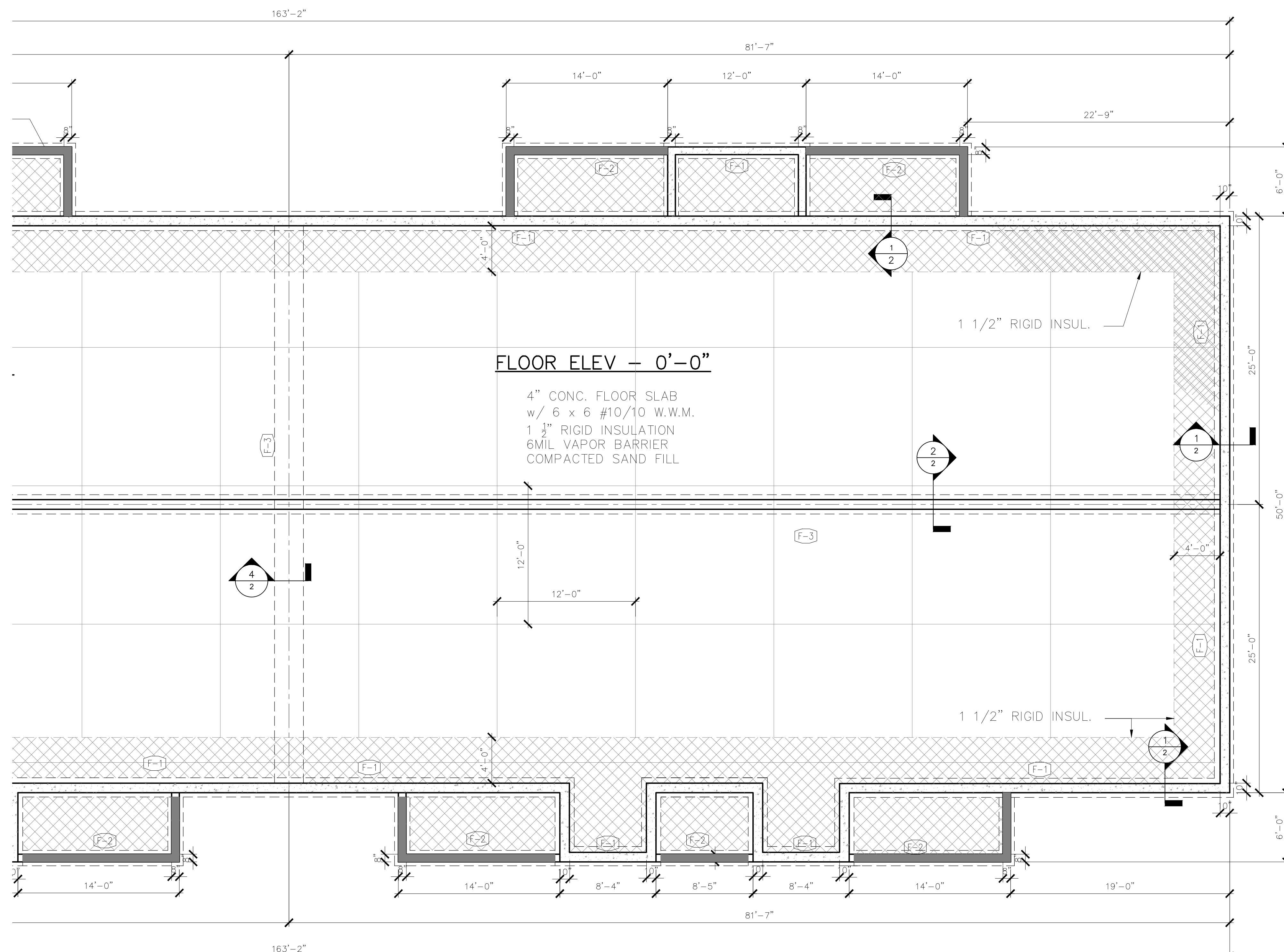
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FOUNDATION WALL AT STOOP



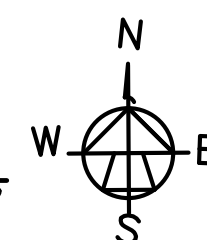
 **THICKENED SLAB SECTION** SCALE: 1/2" = 1'-0"



FOOTING SCHEDULE				
FOOTING	SIZE (LxWxD)	REINFORCING	TOP /FTG. EL.	REMARKS
F=1	10" CONC. WALL W/ 20"x10" FTG.	(2) -#4 T&B CONT./ FOOTING, (2) #4 CONT.	(-14'-0"	MIN. 3" COVER EACH DIRECTION
F=2	8" CONC. WALL W/ 16"x8" FTG.	(2) -#4 T&B CONT./ FOOTING, (2) #4 CONT.	(-14'-0"	MIN. 3" COVER EACH DIRECTION
F=3	30" X 12" THICKENED SLAB	(3) -#4 CONT.	-4'-"	MIN. 3" COVER EACH DIRECTION
F=4	20" X 12" THICKENED SLAB	(3) -#4 CONT.	-4'-"	MIN. 3" COVER EACH DIRECTION
F=5	3'-6" X 3'-6" X 12"	(4) -#5 EACH WAY	-4'-"	MIN. 3" COVER EACH DIRECTION
F=6				

FOUNDATION PLAN

SCALE: $3/16" = 1'-0"$



	POURED CONCRETE DEPRESSED BELOW FINISHED FLOOR
	POURED CONCRETE
	FACE BRICK OR BLOCK

FOR BIDDING ONLY

PROPOSED APARTMENTS FOR:

WATERVIEW HEIGHTS
DEPERE, WISCONSIN

BAY ARCHITECTS, LLC

DAI MCHIE
3049 RAMADA WAY STE. 125
GREEN BAY, WI 54304

NOTE: ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR MUST CHECK ALL DETAILS & DIMENSIONS AND BE RESPONSIBLE FOR THE SAME.

REVISION

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REVISION NO.

PHONE: 920-337-9400

DATE	4.6.21
FILE	20
JOB NO.	226198

S-102



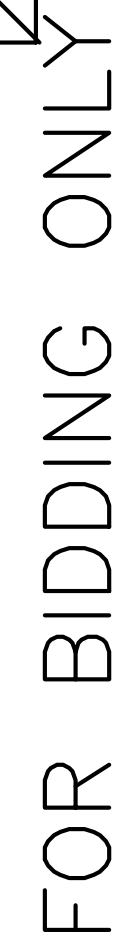
SHEAR WALL
- ADD BLOCKING & FASTEN
GYP. BD, @4"O.C.

ATTIC SEPARATION
1/2" GYP. BD. ONE SIDE
WITH 24"x30" ACCESS OPENING
WITH SELF CLOSING HINGES &
AUTOMATIC LATCH

NOTES

1. FASTEN TO KING STUD w/ (8) 12d NAILS

SCALE: $3/16" = 1'-0"$



3049 RAMADA WAY STE. 125
GREEN BAY, WI 54304

S202

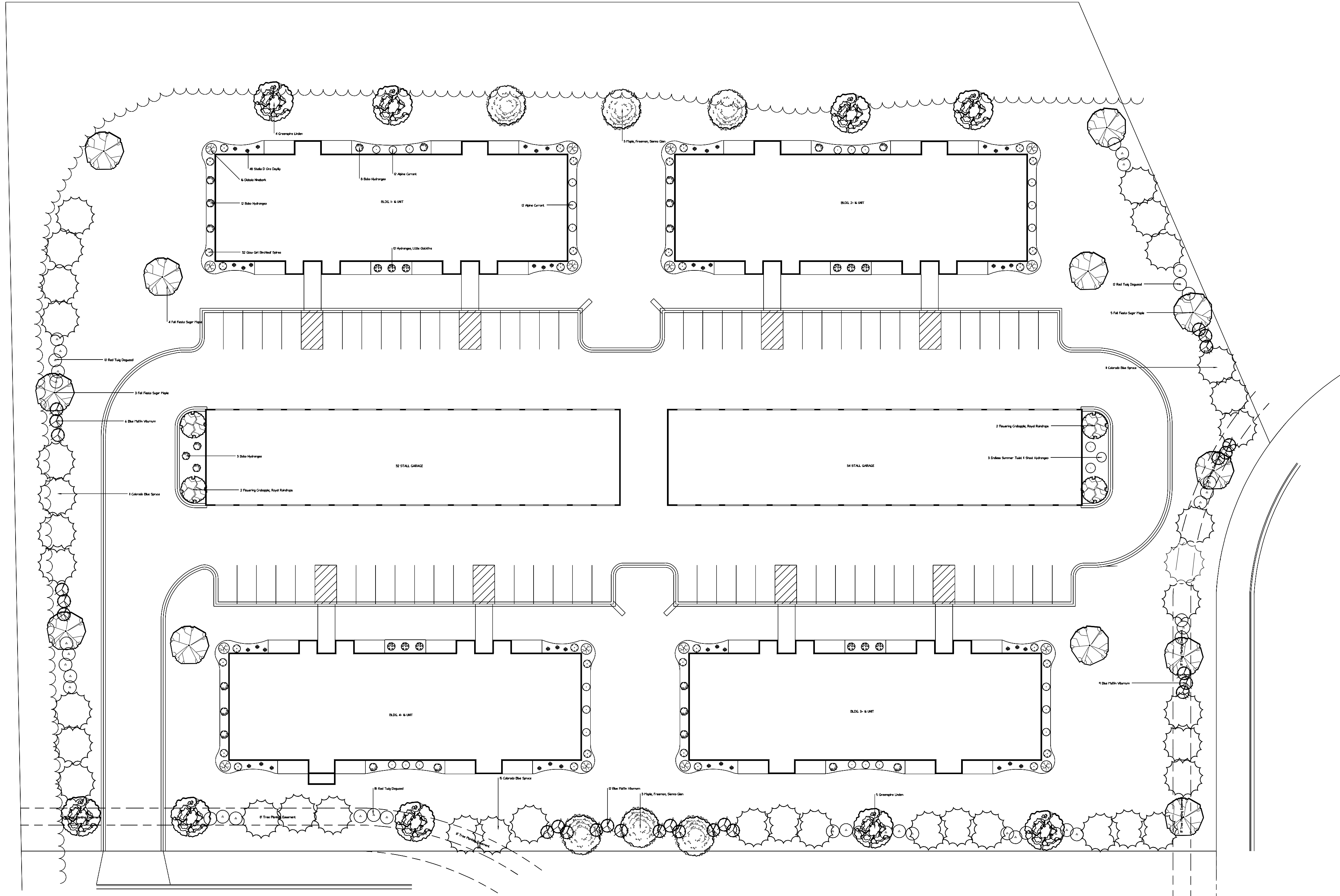
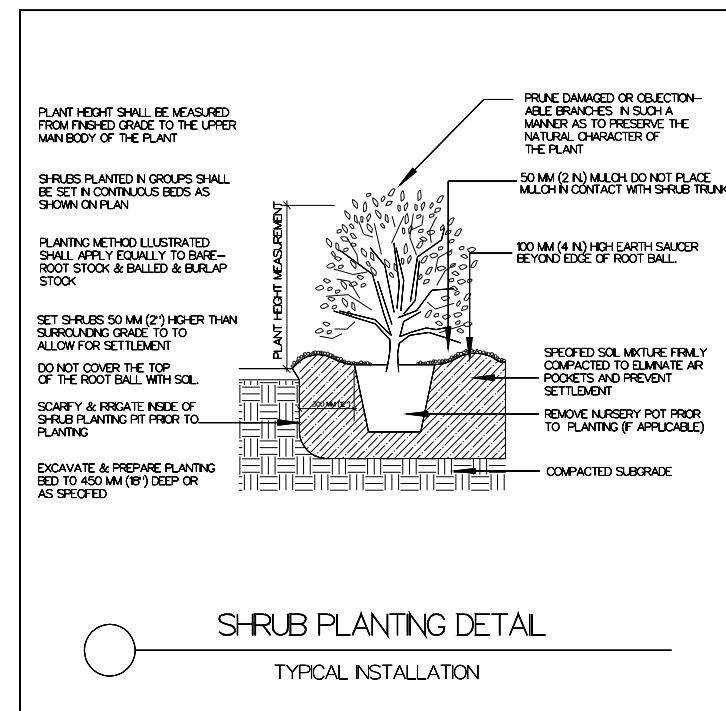
NOTE:
ALTHOUGH EVERY
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THE CONTRACTOR MUST
CHECK ALL DETAILS &
DIMENSIONS AND BE
RESPONSIBLE FOR THE
SAME

REVISION

ATE

REVISION NO.

PHONE: 920-337-9400

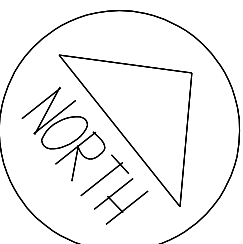


ANNUAL INSPECTION & REPLACEMENT												
	JAN	FEB	MAR	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
PLANTS						⊗						
SHRUBS						■						
DECIDUOUS TREES						⊗						
EVERGREEN TREES						⊗				■		

⊗=INSPECTION
■=REPLACEMENT

Key	Qty	Botanical Name	Common Name	Size/Condition	Remarks
Flowering Trees					
MRR	4	Malus x Royal Raindrops	Flowering Crabapple, Royal Raindrops	2" Cal.	
Trees					
AFS	6	Acer x Freemanii 'Sienna'	Maple, Freeman, Sienna Glen	2" Cal.	
AsB	12	Acer saccharum 'Baista'	Fall Fiesta Sugar Maple	2" Cal.	
Pp	37	Picea pungens	Colorado Blue Spruce	6' H	
TcG	9	Tilia cordata 'Greenspire'	Greenspire Linden	15" Cal.	
Shrubs					
Cb	40	Cornus baileyi	Red Twig Dogwood	5 Gal.	
HmP	3	Hydrangea macrophylla 'Pillim-M-I'	Endless Summer Twist & Shout Hydrangea	2 Gal.	
HpB	23	Hydrangea paniculata 'Bobo'	Bobo Hydrangea	3 Gal.	
HpS	12	Hydrangea paniculata 'SMHPLQF'	Hydrangea, Little Quickfire	3 Gal.	
PoM	16	Physocarpus opulifolius 'Monlo'	Diabolo Ninebark	5 Gal.	
Ra	24	Ribes alpinum	Alpine Currant	3 Gal.	
SbT	32	Spirea betulifolia 'Tor Gold'	Glow Girl Birchleaf Spirea	3 Gal.	
VdC	27	Viburnum dentatum 'Christom'	Blue Muffin Viburnum	5 Gal.	
Perennials					
HSD	48	Heemerocalis 'Stella D Oro'	Stella D Oro Daylily	1 Gal.	

- Tree grade, #8 steel and aluminum all 1/2" thru 1" rods
- Planting beds to be lined with weed barrier. Installation of 18" Mesquite shade in all planting beds surrounding the building
- All planting beds will be edged with Edge of Diamond black commercial grade edging
- Trees to be mulched with a 3" diameter ring at the base. All trees to be staked
- All plant material will be of the highest quality and will adhere to the "Standard for Nursery Stock" set by the American Horticulture Industry Association.
- Plant and Tree inspection to occur after June 1st or as soon as plant and tree material has been set out or flowered for that growing season. Plant material to be replaced after inspection has taken place or in the fall of that season.



I	GB22	Updated Perimeter Planting/ Planting Schedule
No.	Date	Description
REVIEWING		



LANDSCAPE PLAN

WATERVIEW HEIGHTS

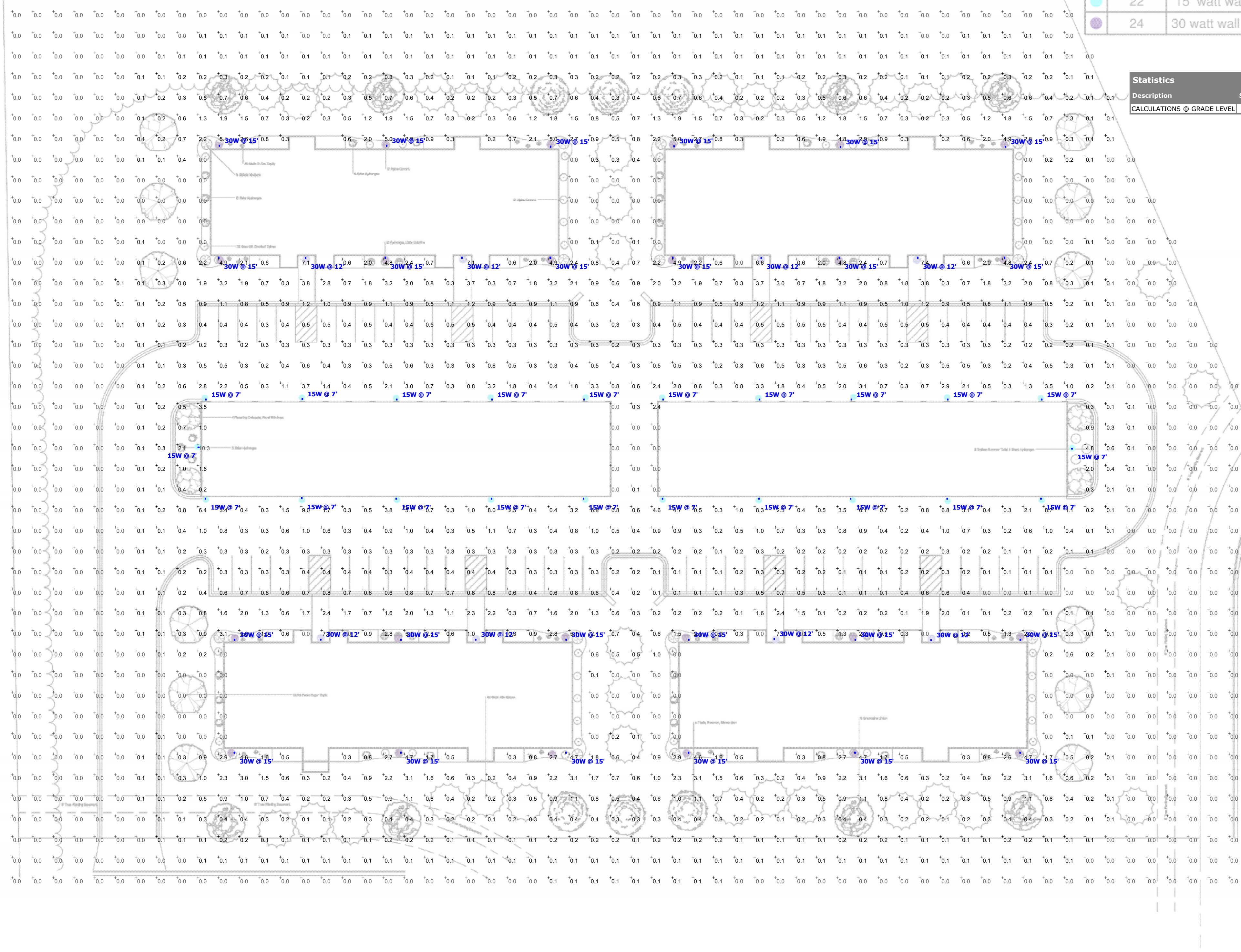
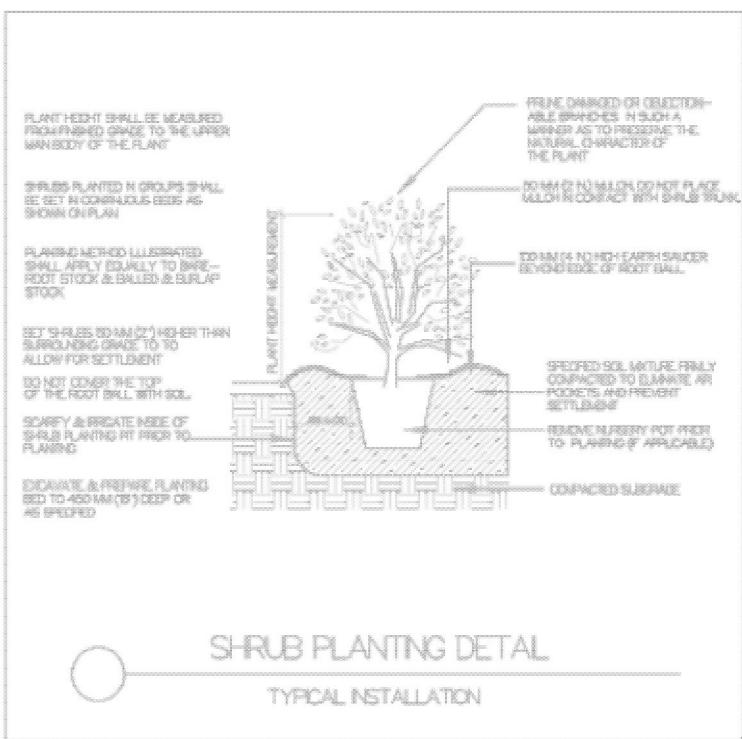
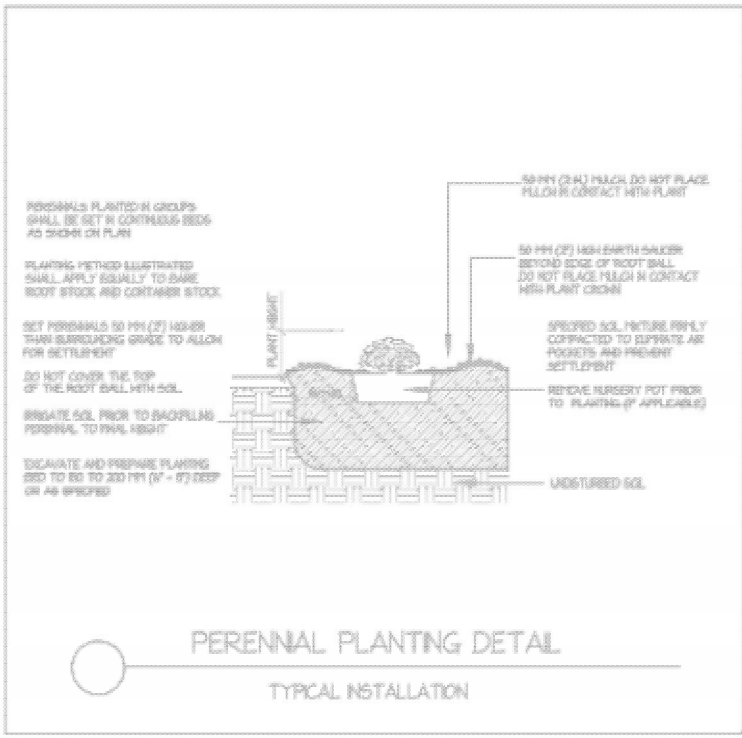
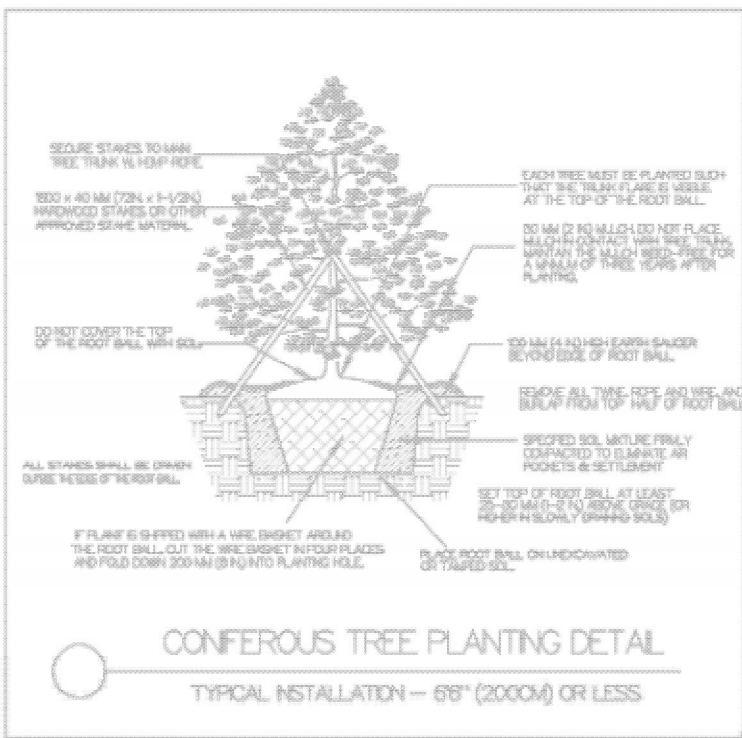
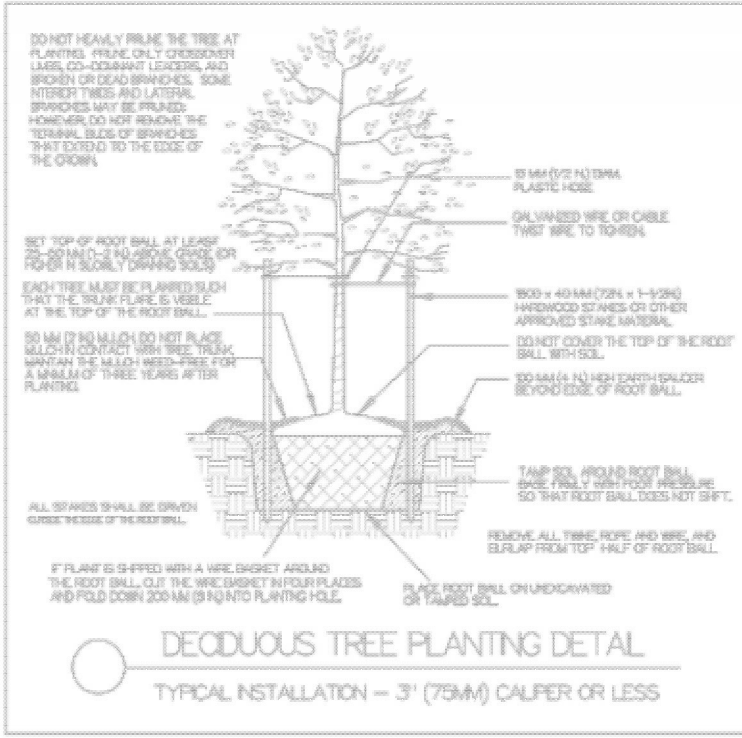
BEST BUILT INC.

DE PERE, WI

SCALE	$f=30'$
DRAWN BY	FB
CHECKED BY	MM
DATE	9.23.2022
DATE OF PRINT	

PROJECT NO.

SHEET NO.



Waterview Heights Exterior Lighting			
	Quantity	Description	Label
	8	30 watt wall pack 12' afg	150w eq set to 3000k
	22	15 watt wallpack 7' afg	23w eq set to 3000k
	24	30 watt wall pack 15' afg	150w eq set to 3000k

Statistics				
Description	Symbol	Max	Avg	Min
CALCULATIONS @ GRADE LEVEL	+	10.3 fc	0.5 fc	0.0 fc

Key	Qty	Botanical Name	Common Name	Size/Condition	Remarks
Other Plants					
AFS	6	Acer x Freemanii 'Sienna'	Maple, Freeman, Sienna Glen	1.5" Cal.	
AsB	12	Acer saccharum 'Bailest'	Fall Fiesta Sugar Maple	1.5" Cal.	
HSD	48	Hemerocallis 'Stella D Oro'	Stella D Oro Daylily	1 Gal.	
HmP	3	Hydrangea macrophylla 'PIIHM-I'	Endless Summer Twist & Shout Hydrangea	2 Gal.	
HpB	23	Hydrangea paniculata 'Bobo'	Bobo Hydrangea	3 Gal.	
HpS	12	Hydrangea paniculata 'SMHPLQF'	Hydrangea, Little Quickfire	3 Gal.	
MRR	4	Malus x Royal Raindrops	Flowering Crabapple, Royal Raindrops	1.5" Cal.	
Pgd	34	Picea glauca densata	Black Hills Spruce	6' H	
PoM	16	Physocarpus opulifolius 'Monio'	Diabolo Ninebark	5 Gal.	
Ra	24	Ribes alpinum	Alpine Currant	3 Gal.	
SbT	32	Spirea betulifolia 'Tor Gold'	Glow Girl Birchleaf Spirea	3 Gal.	
TcG	8	Tillia cordata 'Greenspire'	Greenspire Linden	1.5" Cal.	



WATERVIEW HEIGHTS

Designer
Date
10/14/2022
Scale
24 X 36 SHEET
Drawing No.
Summary

Plan View
Scale - 1" = 30ft

CLIENT: BEST BUILT

LOCATION: WILLIE MAIS CIRCLE, DE PERE

DRAWN BY: NICOLE M

SALESPERSON: JAN W

DATE: 04/11/2023

DESIGN #: D21954

PAGE: 1

REVISION LOG: INTL DATE DESCRIPTION

NM 05/10/2023 LIGHTING

MONUMENT SIGN

QUANTITY: 1

SIDES: D/F

LIGHTING: LED ILLUMINATED (WHITE)

CABINET: FABRICATED ALUM (8")

FACE: .125"D ALUM WITH .75" ACRYLIC
PUSH-THRU TEXT

FONT: BENTONSANS BLACK, FUTURA,
CORNERSTOREJF

ICON: BACKLIT CHANNEL LETTER

LIGHTING: LED AROUND PERIMETER (WHITE)

FACES: .063" ALUM

RETURNS: 1.5" HDU

BACKING: 3/16" WHITE LEXAN

MOUNTING: OFFSET 1.5" OFF WALL BACK CABINET

POLES: 6" ROUND

GRAPHICS: DIGITAL PRINT, 1ST SURFACE

VINYL: PREMIUM WITH MATTE LAM

CAPS: 3" ALUM

BASE: SUPPLIED BY CUSTOMER

MOUNTING: DIRECT EMBEDMENT

INSTRUCTION: PRODUCE & INSTALL MONUMENT SIGN.

COLORS:

☐ P-1/V-1 WHITE/ORACAL 751-010 WHITE VINYL

☒ P-2 MP13362

☒ P-3 STANDARD DURANOTIC (MP 04418 SP)

CUSTOMER SIGNATURE FOR DESIGN APPROVAL:

DATE



A NIGHT VIEW
2 N.T.S.



A DETAIL VIEW
1 SCALE: 1/2" = 1'

A END VIEW
3 SCALE: 1/2" = 1'

12' x 4" sq pole supplied by CSC
FOUNDATION AND BRICK DONE BY OTHERS,
POLE SET BY MASON

CONCEPTUAL DRAWING ONLY - NOT FOR FABRICATION PURPOSES (SIZES ARE APROX)

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LOCATION PHOTO