



AGENDA OF THE GREEN BAY PLAN COMMISSION

MONDAY, JULY 25, 2022, 6:00 PM
Virtual Meeting. Public may join via Zoom.

A. Zoom Meeting Information.

- I. This item contains Zoom information, instructions, and a link to the Virtual Comment Form.

B. Roll Call.

- I. Members: Lisa Hanson - Chair, Jacob Miller - Vice-Chair, Ald. Jim Hutchison, Sidney Bremer, Derius Daniels, and Ken Rovinski.

C. Approval of the Agenda.

- I. Approval of the Agenda for the July 25, 2022, meeting of the Green Bay Plan Commission.

D. Approval of Minutes.

- I. Approval of the minutes from the July 11, 2022, Meeting of the Green Bay Plan Commission.

E. Regular Business.

- I. (CPA 22-01) Public Hearing on request to amend the City's Comprehensive Plan for properties located in the 600 Block of Woodside Road, Tax Parcels 21-365-1 and 21-365-2, from Low Density Residential Uses to Medium/High Density Housing Uses, submitted by David O'Brien, Bayland Buildings, on behalf of Senior Opportunity Fund Investment-II, LLC, property owner (Ald. J. Grant, District I).
2. (CPA 22-01) Consideration with possible action on request to amend the City's Comprehensive Plan for properties located in the 600 Block of Woodside Road, Tax Parcels 21-365-1 and 21-365-2, from Low Density Residential Uses to Medium/High Density Housing Uses, submitted by David O'Brien, Bayland Buildings, on behalf of Senior Opportunity Fund Investment-II, LLC, property owner (Ald. J. Grant, District I).
3. (ZP 22-19) Public Hearing on request to rezone properties located in the 600 Block of Woodside Road, Tax Parcels 21-365-1 and 21-365-2, from Low-Density Residential (R1) to

Varied Density Residential (R3), submitted by David O'Brien, Bayland Buildings, on behalf of Senior Opportunity Fund Investment-II, LLC, property owner (Ald. J. Grant, District 1).

4. (ZP 22-19) Consideration with possible action on request to rezone properties located in the 600 Block of Woodside Road, Tax Parcels 21-365-1 & 21-365-2, from Low-Density Residential (R1) to Varied Density Residential (R3), submitted by David O'Brien, Bayland Buildings, on behalf of Senior Opportunity Fund Investment-II, LLC, property owner. (Ald. Grant, District 1).
5. (ZP 22-21) Public Hearing on request to rezone 2294-2296 Manitowoc Road and 2261-2275 Main Street (# 21-419, 21-420-27, 21-420-14) from General Commercial (C1) District to the Highway Commercial (C2), submitted by Jim Goeppner, Holiday Superstores, LLC, on behalf of Michael Bultman and Johnson Family BypassTrust, property owners (Ald. B. Morgan, District 3).
6. (ZP 22-21) Consideration with possible action on request to rezone 2294-2296 Manitowoc Road and 2261-2275 Main Street (# 21-419, 21-420-27, 21-420-14) from General Commercial (C1) District to the Highway Commercial (C2), submitted by Jim Goeppner, Holiday Superstores, LLC, on behalf of Michael Bultman and Johnson Family BypassTrust, property owners (Ald. B. Morgan, District 3).
7. (ZP 22-22) Public Hearing on request for a Conditional Use Permit (CUP) at 116 and 118 N. Van Buren Street to establish a surface parking lot use, submitted by Michael Savolt, Casabnor Properties, LLC, property owner (Ald. R. Scannell, District 7).
8. (ZP 22-22) Consideration with possible action on request for a Conditional Use Permit (CUP) at 116 and 118 North Van Buren Street (Parcels: 9-139 & 1-140) to establish a surface parking lot use, submitted by Michael Savolt, Casabnor Properties LLC, property owner (Ald. R. Scannell, District 7).
9. (SNC 22-01) Consideration with possible action on request for a street name change for the 3700 Block of Finger Road to Vital Essentials Court, submitted by Lanny Viegut (Ald. J. Grant, District 1 & Ald. J. Hutchison, District 2).

F. Informational.

1. Director's Report.
2. Date of the next meeting: August 8, 2022

G. Adjournment.

- 1) THIS MEETING IS RECORDED: THE VIDEO OF THIS MEETING AND MINUTES ARE AVAILABLE ONLINE AT www.greenbaywi.gov
- 2) ACCESSIBILITY: Any person wishing to attend who requires special accommodation because of a disability, should contact the City Safety Manager at 920-448-3125 at least 48 hours before the scheduled meeting time so that arrangements can be made.
- 3) QUORUM: Please take notice that a majority or quorum of the Common Council will attend this Plan Commission meeting and will constitute a meeting of the Common Council for purposes of discussion and information gathering relative to this agenda.

- 4) REPRESENTATION: The party requesting the communication, or their representative, should be present at this meeting.

Virtual Meeting Instructions



Plan Commission

Zoom Meeting Information

Join Zoom Meeting

<https://us02web.zoom.us/j/84137675822?pwd=L2EyVlpDSlZGZ1FjcmlpWnZlOEVnUT09>

Meeting ID: 841 3767 5822

Passcode: 483400

One tap mobile

+13126266799,,84137675822# US (Chicago)

+16468769923,,84137675822# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 646 876 9923 US (New York)

+1 301 715 8592 US (Washington DC)

+1 408 638 0968 US (San Jose)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 841 3767 5822

Passcode: 483400

Find your local number: <https://us02web.zoom.us/j/kc8xd2MWP>

Public Comments

If you wish to speak at this public meeting or leave a comment, please fill out the online [Comment Form](#) prior to the meeting.

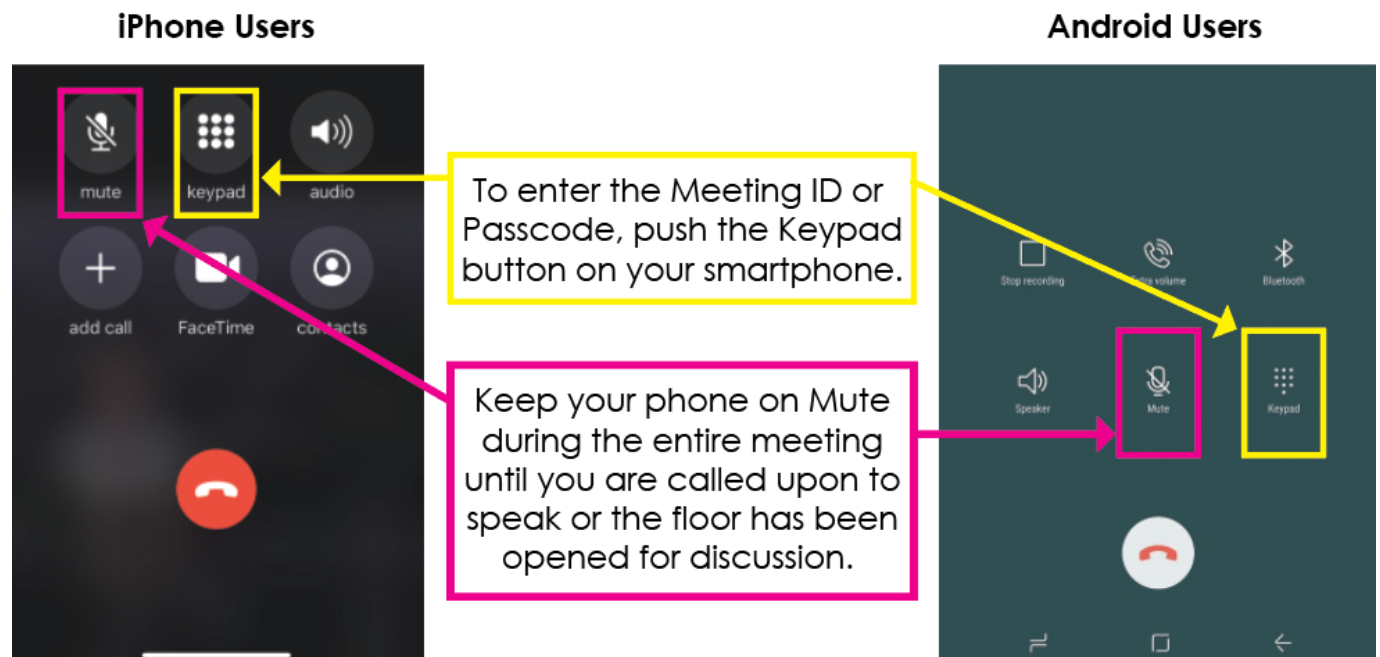
Additional Information

1. Wisconsin Open Meetings Law still applies
 - a. Persons interested in speaking to an item must state their name and address for the minutes.
 - b. Committee/Commission/Board members will still follow *Roberts Rules of Order Newly Revised 12th edition*.
2. Please log into the Zoom meeting at least 10 minutes before the meeting begins to ensure a proper connection and that your technology is working.
 - a. If you are a Board Member, please log into [CivicClerk](#) with a computer, laptop, or tablet device.
3. Once you are in the meeting please mute yourself.
 - a. You may unmute yourself when you are called upon to speak.
4. Waiting room
 - a. When you call in or connect via web or Zoom app, you will be placed in a “waiting room.”
 - b. The meeting host will then admit you to the meeting, and mute you upon entrance (you will still be able to hear and or otherwise observe the meeting).
5. Registering
 - a. The host may ask you to register for the meeting. A registration link will be sent to you along with the invite. You'll receive another email confirming that you're registered for the meeting.
 - b. If you're using a phone, your registration will be tied to an email.
6. Raising your hand
 - a. Committee/Commission/Board members—you can either use CivicClerk and request to speak or you can also utilize the “raise your hand” tool in the Zoom platform (you'd need to use a computer or tablet) to let the host know you would like to speak. You can also un-mute yourself and start speaking.
 - b. Persons with items on the agenda or other interested parties—you can also utilize the “raise your hand” tool on the Zoom platform via computer or mobile device. You will be allowed to speak once the committee, commission, or board has moved to “open the floor for interested parties to speak.” Once discussion on your agenda item has concluded, the host will mute you, unless the committee opens the floor again.
7. What devices should I use?
 - a. Smart phone (please see more detailed instructions on page 3)
 - b. Land line
 - c. Tablet—in advance of the meeting, please download the Zoom Meeting app by using either the Apple Store or the Play Store. You will be asked to input your name, to identify you for the meeting.
 - d. Computer—you can access the meeting through a web browser by clicking on the meeting link, or through the Zoom Meeting app. If using the app, please download it in advance of the meeting. You will be asked to input your name, to identify yourself for the meeting.
 - e. For tablet and computer users--if you download the app you may be asked to verify your email.

8. Zoom etiquette
 - a. Muting yourself when you're not speaking will prevent your background noise from interfering with others' ability to listen to and participate in the meeting.
 - b. If you're using a telephone, please identify yourself with your phone number and state your name and address before you speak. Zoom meeting hosts can see only your telephone number and will ask you to identify yourself.
9. Closed session
 - a. Persons in the Zoom meeting will be put into a waiting room while the committee/commission/board meets in Closed Session. Participants will be admitted back into the Zoom meeting once the committee reconvenes in Open Session.
 - b. Persons watching a Common Council meeting live on YouTube will see a gray screen with the City logo during closed session.
10. Persons interested in attending anonymously or listening to the meeting may call in by dialing *67 followed by the phone number in the Zoom Meeting Information box.

Calling into the Zoom meeting using a smartphone

1. Dial the phone number listed at the beginning of this document.
2. When prompted, enter the Meeting ID number followed by #
3. Once you are in the meeting, notify the meeting host that you are in and state your name.
4. If you do not wish to speak, please make sure your phone is on **Mute**
 - a. If you're using a smartphone, look at your screen and click the Mute button





Report to the Green Bay Plan Commission

MEETING DATE

July 25, 2022

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # E.1

(CPA 22-01) Public Hearing on request to amend the City's Comprehensive Plan for properties located in the 600 Block of Woodside Road, Tax Parcels 21-365-1 and 21-365-2, from Low Density Residential Uses to Medium/High Density Housing Uses, submitted by David O'Brien, Bayland Buildings, on behalf of Senior Opportunity Fund Investment-II, LLC, property owner (Ald. J. Grant, District I).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

July 25, 2022

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # E.2

(CPA 22-01) Consideration with possible action on request to amend the City's Comprehensive Plan for properties located in the 600 Block of Woodside Road, Tax Parcels 21-365-1 and 21-365-2, from Low Density Residential Uses to Medium/High Density Housing Uses, submitted by David O'Brien, Bayland Buildings, on behalf of Senior Opportunity Fund Investment-II, LLC, property owner (Ald. J. Grant, District I).

BACKGROUND

Primary Address: 600 Block Woodside Road

Aldersperson/District: Ald. Jennifer Grant / District I

Reason for Request: The proposed comprehensive plan amendment would allow for the rezoning of the property to Varied-Density Residential. This is to facilitate an amendment to an existing Conditional Use Permit to allow for an expansion of the existing assisted living facility.

Surrounding Zoning and Land Uses:

SUBJECT: Low Density Residential (R1) -- Assisted Living Facility, Vacant

NORTH: Low Density Residential (R1) -- Single-Family Homes, Church

SOUTH: Rural Residential (RR)/Low Density Residential (R1) -- Vacant

EAST: Varied Density Residential (R3)/Planned Unit Development (PUD) -- Multi-Family Dwellings, Vacant

WEST: Low Density Residential (R1) -- Vacant

Comprehensive Plan: The 2022 Smart Growth Green Bay Comprehensive Plan recommends low density residential land uses.

Analysis: The subject parcels are located along the 600 Block of Woodside Road. 655 Woodside Road is an existing assisted living facility. The property to the south, Parcel 21-365-2, is currently vacant. The parcels are 1.4 and 1.5 acres respectively. 655 Woodside has an established Conditional Use Permit that allows for a 32-person assisted living facility. This CUP was completed in 1998. The applicant is looking to expand the current use, which would require an amendment to the CUP. The property is currently zoned Low-Density Residential (R1), which does not allow assisted living facilities. At some point over the past 20+ years, the allowance for assisted living facilities via CUP was removed from the code. Because of this, the CUP can't be amended as-is.

Assisted living facilities are allowed with a CUP in the Varied-Density Residential (R3) district. To achieve this zoning district, an amendment to the Comprehensive Plan is also required. This area is currently designated Low Density Residential. The applicant is proposing Medium/High Density Housing to allow for the rezoning to R3 (*application ZP 22-19 on this agenda*). If approved, the CUP amendment will be on the Plan Commission's next agenda for review.

The Smart Growth 2022 Comprehensive Plan establishes the following review criteria for periodic amendments:

1. The change is consistent with the goals and objectives or other elements of The Smart Growth 2022 Comprehensive Plan.

- Staff feels the proposed amendment is consistent with the goals and objectives of the Comprehensive Plan as well as the Housing Market Study (2020).

2. The change does not create an adverse impact on public facilities and services that cannot be mitigated. Public facilities and services include roads, sewers, water supply, drainage, schools, police, fire, and parks.

- The proposed amendment should have no impact on public facilities and services.

3. Development resulting from the change does not create an undue impact on surrounding properties. Such development should be consistent with the physical character of the surrounding neighborhood or would upgrade and improve its viability.

- The proposed change in land use would not create a detriment to the surrounding neighborhood.

4. The change allows a more viable transition to the planned uses on adjacent properties than the current land use.

- The proposed amendment provides a potential transition of surrounding lower density residential uses to the north and west with higher density residential uses to the east.

5. The change does not have a significant adverse impact on the natural environment including trees, slopes, and groundwater, or the impact could be mitigated by improvements on the site or in the same vicinity.

- There are no known natural features that would impact the future development of the site.

6. There is a change in City policies or neighborhood characteristics that would justify a change.

- Not applicable.

7. The change corrects an error made in the original plan.

- Not applicable.

8. There is a community or regional need identified in the Comprehensive Plan for the proposed land use or service.

- The Comprehensive Plan calls for additional elderly/disabled housing due to the overall aging of the community.

9. The change helps the City meet its life-cycle and affordable housing goals.

- Based on the Housing Market Study (2020), this request would assist in the rising need for elderly living as identified as part of the study.

10. The change does not adversely impact any landmarks or other historically significant structures or properties unless mitigated through relocation, commemoration, or dedication.

- There are no landmarks or historically significant features that are being modified as part of the request.

The Public Participation Plan for Periodic Comprehensive Plan Amendments is being followed for this request and notices have been provided regarding the public hearings for this meeting. Ald. Jennifer Grant and neighbors within 200 ft. were notified of the meeting based on Plan Commission policy. No inquiries have been made as of the drafting of this report.

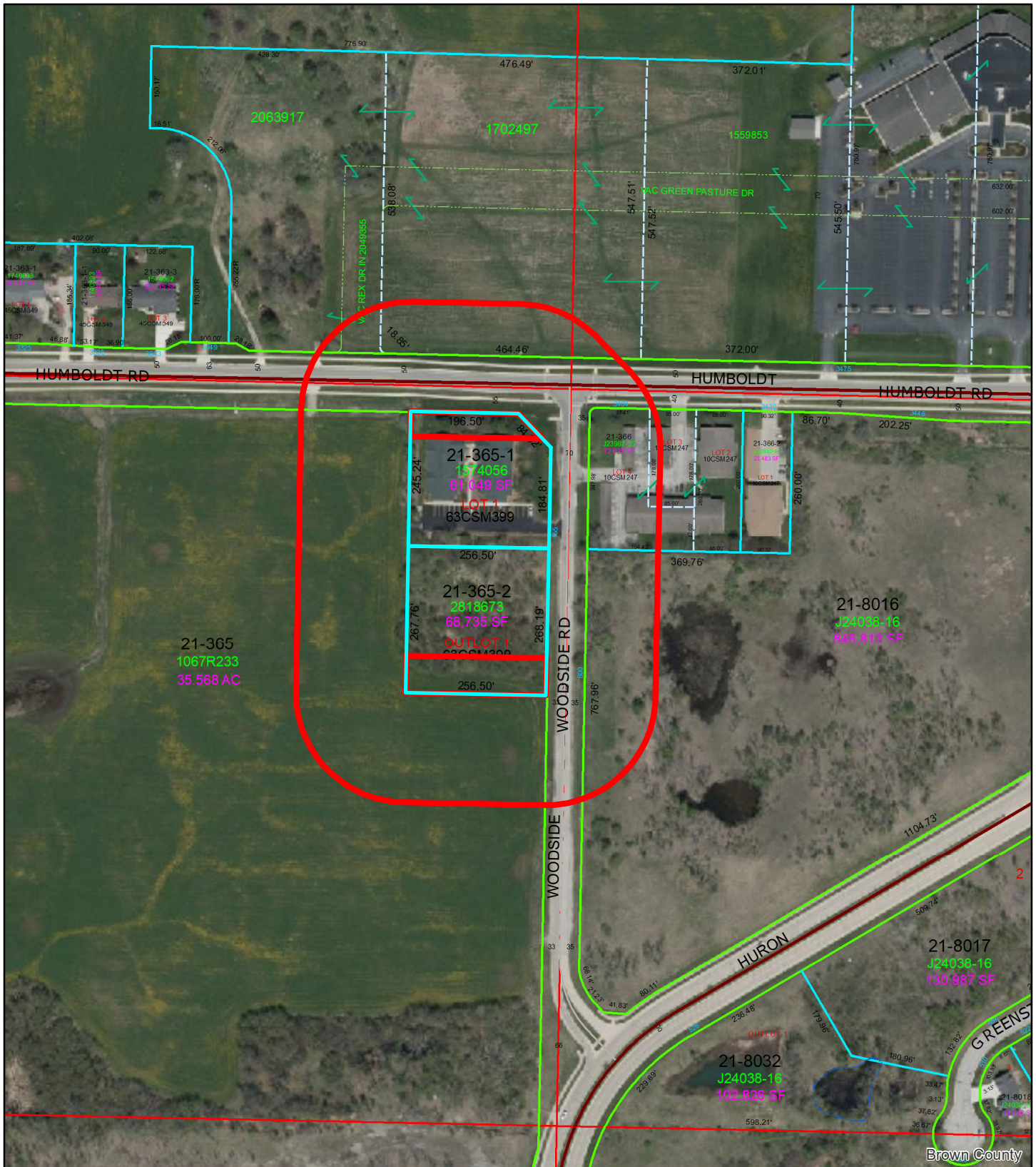
RECOMMENDATION

Approval of the Request.

FISCAL IMPACT

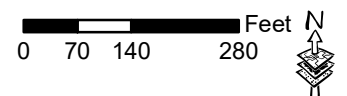
ATTACHMENTS

1. ZP 22-19, CPA 22-01 Map
2. CPA 22-01 Applicant Narrative
3. CPA 22-01 Application



(ZP 22-19 & CPA 22-01) Rezone and
Comprehensive Plan Amendment for
600 Block of Woodside Road

This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied. Map prepared by City of Green Bay Department of Community and Economic Development. E.R. 13 Jul 2022 X:\Planning\Basemaps\template_8.5x11.mxd



- Impacted Properties
- 200-ft. Notification Area

Project consists of connecting (2) 5,500 sq. ft. – (13) bed CBRF facilities on the same site. The added 9,190 proposed square footage will comprise of (12) additional beds, common area, an updated commercial kitchen and dining area, and a new relocated building entrance.

Site parking will be relocated to boarder Woodside drive along the East property line, as well as an added drive off Humboldt for deliveries and ambulatory pick-up.

The business will continue to maintain the same level of care, but provide a more efficient form of care from a staffing standpoint due to its improved building flow and now combined (38) bed units.

Thanks,

Thanks

David O'Brien | Engineering Department

P.O. Box 13571 | Green Bay, WI 54307-3571

Work 920.498.9300 | **Mobile** 920.371.6200 | **Direct** 920.869.8462 | **Fax** 920.498.3033

Email dobrien@baylandbuildings.com | **Web** baylandbuildings.com





REQUEST FOR CITY ACTION PLAN COMMISSION

Community and Economic
Development Department
100 N. Jefferson Street, Rm 608
Green Bay, WI 54301-5026
(920) 448-3400 - phone
(920) 448-3426 - fax
www.greenbaywi.gov

Location of Property: 653 WOODSIDE RD. GREEN BAY, WI 54311
Parcel Number(s): 21-365-1 - 1574056 - LOT 1 63CSM399
Petitioner(s): David O'Brien Date: 6/20/2022
Email: dobrien@baylandbuildings.com Phone Number: 920-371-6200
Address: P.O. Box 13571 City: Green Bay State: WI Zip: 54307
Property Owner: CARATON COMMONS Phone Number: 678-231-2838

Submit this Request Form and all required attachments to the Community and Economic Development Department, Room 608, City Hall

To: Honorable Mayor and Common Council, c/o City Clerk

I, Gregory J. Almquist, respectfully request that the City of Green Bay take the following action:

- ☒ Rezone Property (\$300.00 Review Fee)
- ☒ Conditional Use and CUP Amendment, including Single Lot Duplexes (\$300.00 Review Fee)
- ☐ PUD and PUD Amendments (\$350.00 Review Fee)
- ☐ Approve Preliminary City/Extraterritorial Subdivision Plat (\$150.00 + \$35.00 per Lot/Outlot Review Fee)
- ☐ Approve Preliminary Condominium Plat (\$150.00 + \$35.00 per Lot/Outlot/Lot Equivalent Review Fee)
- ☐ Approve Preliminary City/Extraterritorial Certified Survey Map (\$150.00 Review Fee)
- ☐ Approve Final City/Extraterritorial Subdivision Plat (\$100.00 Review Fee)
- ☐ Approve Final Condominium Plat (\$100.00 Review Fee)
- ☐ Grant a City/Extraterritorial Subdivision/CSM Variance (\$150.00 Review Fee)
- ☐ Grant a Postponement of Development Fees (\$100.00 Review Fee) [Review by I&S and/or Park Committees]
- ☐ Development District Map Amendment (\$200.00 Administration Fee)
- ☐ Official Map Amendment (\$200.00 Administration Fee)
- ☐ Plat of Right-of-Way (\$200.00 Administration Fee)
- ☐ Discontinue a Public Utility Easement (\$200.00 Administration Fee)
- ☐ Street Name Change (\$200.00 Administration Fee)
- ☐ Declare City Property "City Surplus" (\$200.00 Administration Fee)
- ☐ Vacate a Street/Alley/Pedestrian Way (\$200.00 Administration Fee) - PLEASE FILL OUT PAGE 2 OF APPLICATION
- ☐ Closure of Street/Alley/Pedestrian Way (\$200 Administration Fee) - PLEASE FILL OUT PAGE 2 OF APPLICATION
- ☒ Comprehensive Plan Amendments (\$200.00 Review Fee)
- ☐ Other (\$200.00 Administration Fee):

Owner Signature: [Signature]

Date: 6/20/2022

Petitioner Signature(s): [Signature]

Checklist of required attachments:

- Map
- Legal Description
- Applicant Narrative Describing Project
- All Other Pertinent Information

For office use only:

Review Fee: _____

Receipt No.: _____

Zoning Petition No.: _____

CPA 22-01
ZP 22-19 (rezone)
ZP 22-20 (map)



Report to the Green Bay Plan Commission

MEETING DATE

July 25, 2022

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # E.3

(ZP 22-19) Public Hearing on request to rezone properties located in the 600 Block of Woodside Road, Tax Parcels 21-365-1 and 21-365-2, from Low-Density Residential (R1) to Varied Density Residential (R3), submitted by David O'Brien, Bayland Buildings, on behalf of Senior Opportunity Fund Investment-II, LLC, property owner (Ald. J. Grant, District I).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

July 25, 2022

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # E.4

(ZP 22-19) Consideration with possible action on request to rezone properties located in the 600 Block of Woodside Road, Tax Parcels 21-365-1 & 21-365-2, from Low-Density Residential (R1) to Varied Density Residential (R3), submitted by David O'Brien, Bayland Buildings, on behalf of Senior Opportunity Fund Investment-II, LLC, property owner. (Ald. Grant, District I).

BACKGROUND

Primary Address: 600 Block Woodside Road

Aldersperson/District: Ald. Jennifer Grant / District I

Reason for Request: The proposed rezoning would allow for an expansion of the existing assisted living facility via a future amendment to an existing Conditional Use Permit (CUP).

Surrounding Zoning and Land Uses:

SUBJECT: Low Density Residential (R1) -- Assisted Living Facility, Vacant

NORTH: Low Density Residential (R1) -- Single-Family Homes, Church

SOUTH: Rural Residential (RR)/Low Density Residential (R1) -- Vacant

EAST: Varied Density Residential (R3)/Planned Unit Development (PUD) -- Multi-Family Dwellings, Vacant

WEST: Low Density Residential (R1) -- Vacant

Comprehensive Plan: The 2022 Smart Growth Plan designates this area for low density residential land uses. Application CPA 22-01 on this agenda proposes an amendment to Medium/High Density Residential.

Report: The subject parcels are located along the 600 Block of Woodside Road. 655 Woodside Road is an existing assisted living facility. The property to the south, Parcel 21-365-2, is currently vacant. The parcels are 1.4 and 1.5 acres respectively. 655 Woodside has an established Conditional Use Permit that allows for a 32-person facility. This CUP was completed in 1998. The applicant is looking to expand the current use, which would require an amendment to the CUP. The property is currently zoned Low-Density Residential (R1), which does not allow assisted living facilities. At some point over the past 20+ years, the allowance for assisted living facilities via CUP was removed from the code. Because of this, the CUP can't be amended as-is. Assisted living facilities are allowed with a CUP in the Varied-Density Residential (R3) district. If approved, the CUP amendment will be on the Plan Commission's next agenda for review.

Concerning parcel 21-365-2, no site plan or proposed projects have been submitted for this parcel. Staff feels the R3 district is most appropriate here to not only balance the rezoning of 655 Woodside, but also to allow for similar facilities or medium density housing to be established here in the future. The City's Housing Study calls for flexible zoning districts to allow for more housing units. The R3 district accomplishes this.

Ald. Jennifer Grant and adjacent property owners within 200 ft. have been notified of the request. As of the drafting of this report, staff had received no inquiries regarding the request.

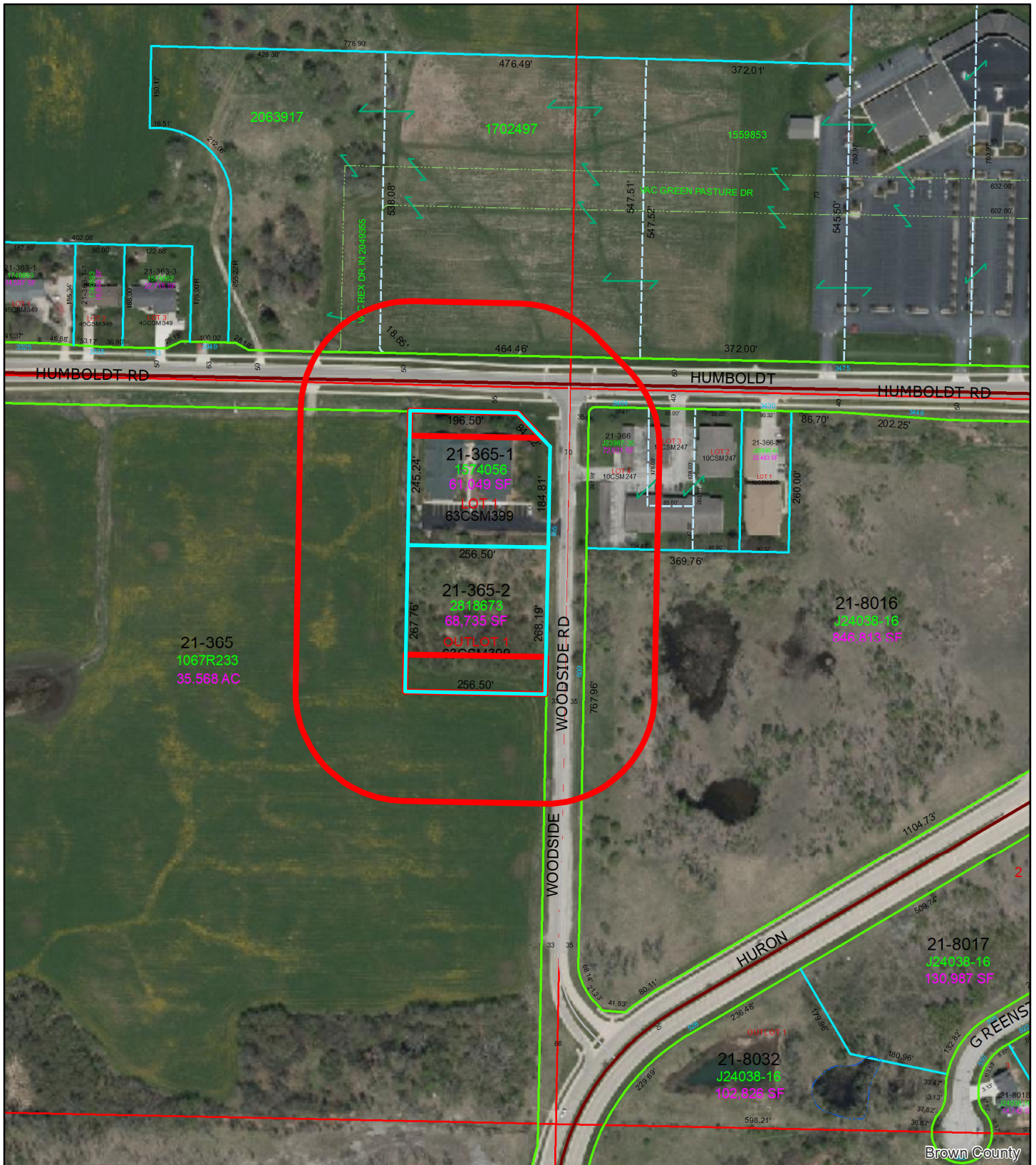
RECOMMENDATION

Approval of the Request.

FISCAL IMPACT

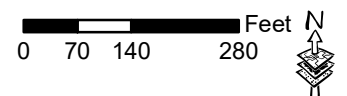
ATTACHMENTS

1. ZP 22-19, CPA 22-01 Map
2. ZP 22-19 Building Exhibit and Site Plan
3. ZP 22-19 Applicant Narrative
4. ZP 22-19 Application



(ZP 22-19 & CPA 22-01) Rezone and Comprehensive Plan Amendment for 600 Block of Woodside Road

This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied. Map prepared by City of Green Bay Department of Community and Economic Development. E.R. 13 Jul 2022 X:\Planning\Basemaps\template_8.5x11.mxd



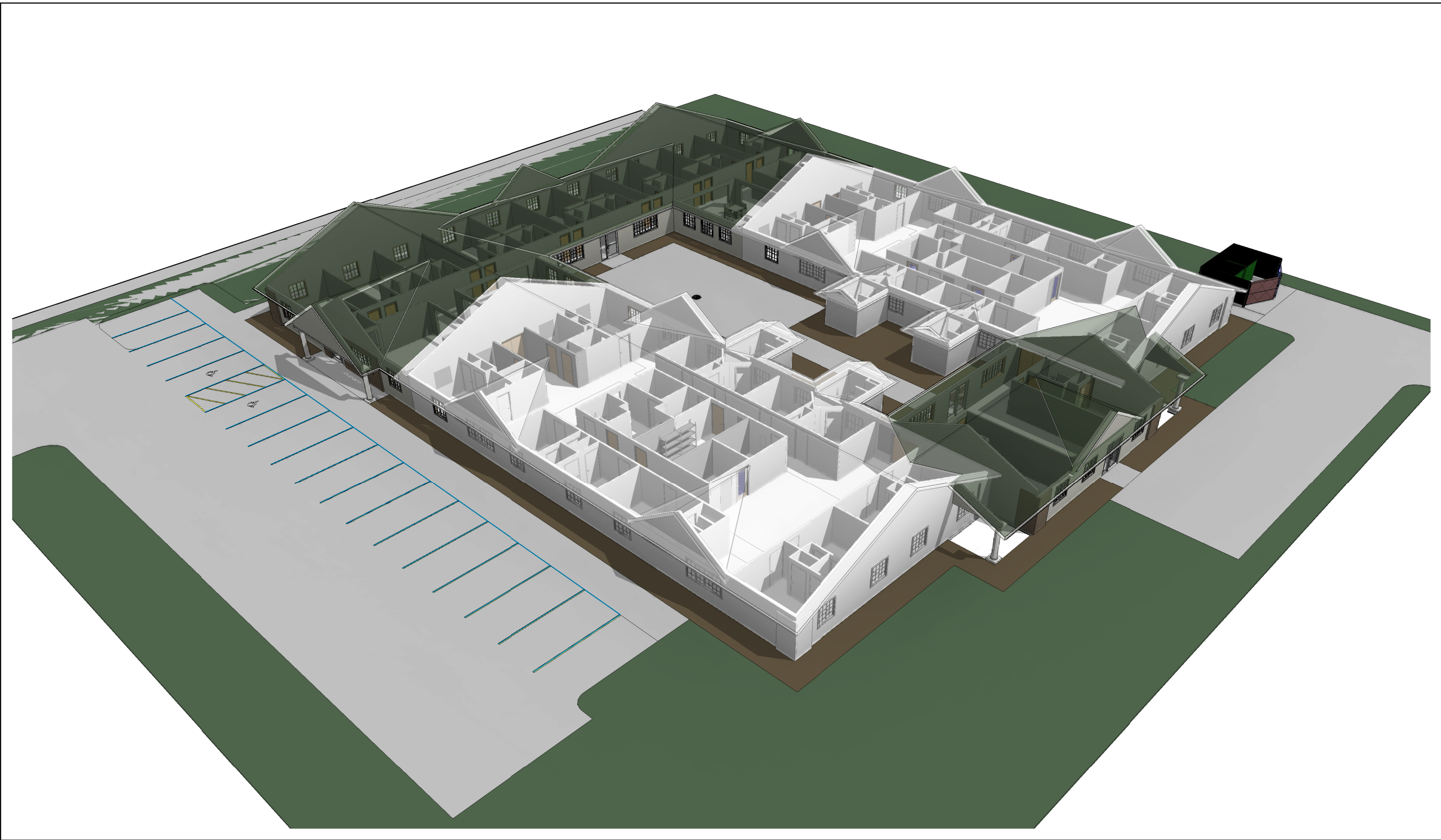
- Impacted Properties
- 200-ft. Notification Area

PROPOSED CBRF ADDITION FOR:

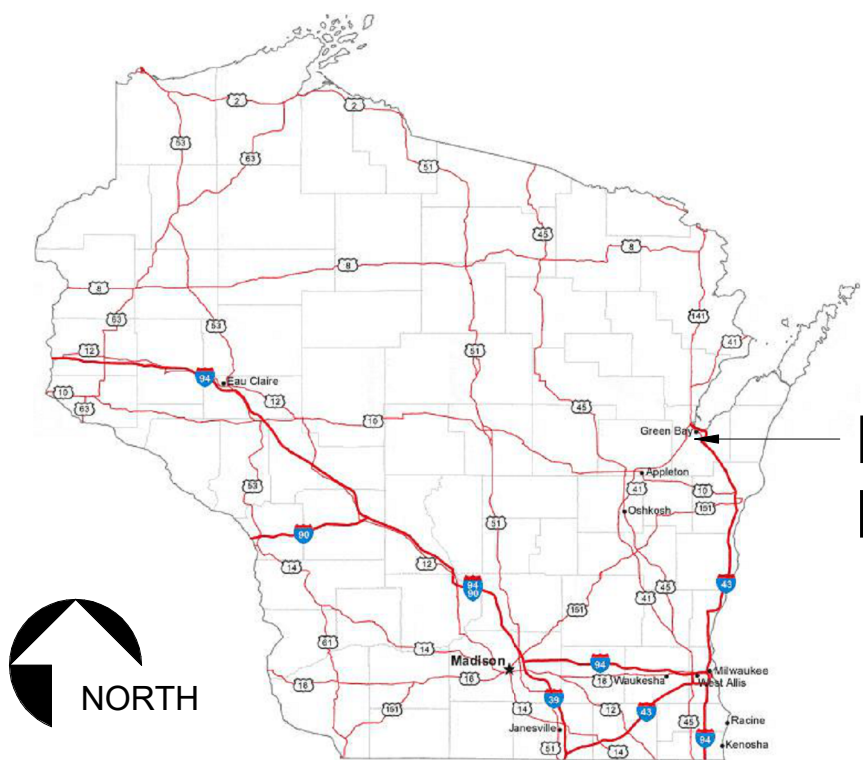
CARATON COMMONS

GREEN BAY, WISCONSIN

PROJECT PERSPECTIVE (NTS) - FOR CONCEPTUAL PROPOSES ONLY!
REFERENCE FLOOR PLANS, ELEVATIONS, SECTIONS, ETC. FOR MORE INFORMATION



PROJECT LOCATION MAP



ENLARGED MAP



BAYLAND

BAYLAND BUILDINGS

P.O. BOX 13571 GREEN BAY, WI 54307
(920) 498-9300 FAX (920) 498-3033
www.baylandbuildings.com

DESIGN & BUILD GENERAL CONTRACTOR



SHEET INDEX

NUMBER	SHEET NAME / DESCRIPTION	SSP APPROVAL	LATEST SHEET REVISION		
			DATE	ISSUED BY	NUMBER
001	TITLE				
T1.0	TITLE SHEET				
002	CIVIL				
C1.0	SITE PLAN				
003	LIFE SAFETY				
LS1.0	LIFE SAFETY PLAN				
004	ARCHITECTURAL				
A0.1	PLAN NOTES				
A0.2	PLAN NOTES				
A0.3	RATED ASSEMBLIES				
A0.4	RATED ASSEMBLIES & DETAILS				
A1.0	PROPOSED FLOOR PLAN				
A1.1	EXISTING/ DEMO FLOOR PLAN				
A2.0	EXTERIOR ELEVATIONS				
A6.0	DOOR/ WINDOW SCHEDULES				
A6.1	ROOM FINISH PLAN				

PROJECT INFORMATION

OWNER INFORMATION:
OWNER
ADDRESS
CITY, STATE ZIP
CONTACT:
TENANT:
DIS NO:

PROJECT LOCATION:
ADDRESS
SUITE:
CITY, STATE ZIP
MUICIPALITY
COUNTY

ARCHITECTURAL DATA:
BUILDING CODES:
IBC 2015
WECBC SPS 361-366
IEBC 2015
SCOPE OF WORK:
BUILDING USE:

OCCUPANCY GROUP:
INSTITUTIONAL: I-2 CBRF (CLASS C NON-AMBULATORY)

CONSTRUCTION TYPE:
EXISTING BUILDING: VB (COMBUSTIBLE UNPROTECTED)
PROPOSED ADDITION: VA (COMBUSTIBLE PROTECTED)

FIRE PROTECTION SYSTEM:

PROPOSED ADDITION: BUILDING IS PROTECTED BY
AN AUTOMATIC FIRE SPRINKLER SYSTEM PER NFPA
13

EXISTING BUILDINGS: BUILDING IS PROTECTED BY
AN AUTOMATIC FIRE SPRINKLER SYSTEM PER NFPA
13R

FIRE & SMOKE PROTECTION FEATURES:

ALLOWABLE AREA DETERMINED BY IBC 706.1 FIRE
WALL USED TO CREATE SEPARATE BUILDINGS

BUILDING AREA:
FIRST FLOOR (EXISTING BLDG 1)
INTERIOR AREAS
FIRST FLOOR (EXISTING BLDG 2)
INTERIOR AREAS

5,538 SQ. FT.
5,538 SQ. FT.

PROPOSED FLOOR (NORTH ADD)
INTERIOR AREAS
COVERED PORCHES
PROPOSED FLOOR (SOUTH ADD)
INTERIOR AREAS
COVERED PORCHES

1,485 SQ. FT.
132 SQ. FT.
7,482 SQ. FT.
95 SQ. FT.

TOTAL BUILDING AREA

20,270 SQ. FT.

UNIT/ COMMON AREA CALCULATIONS

UNIT COUNT			COMMON AREA		
Name	Area	Phase	Room Name	Area	Sorting Number
UNIT 1	200 SF	Existing	COMMON AREA	239 SF	PCA
UNIT 2	200 SF	Existing	COMMON AREA	113 SF	PCA
UNIT 3	117 SF	Existing	COMMON AREA	109 SF	PCA
UNIT 4	117 SF	Existing	COMMON AREA	327 SF	PCA
UNIT 5	173 SF	Existing	COMMON AREA	239 SF	PCA
UNIT 6	150 SF	Existing	COMMON AREA	113 SF	PCA
UNIT 7	147 SF	Existing	COMMON AREA	109 SF	PCA
UNIT 8	147 SF	Existing	COMMON AREA	327 SF	PCA
UNIT 9	150 SF	Existing	COMMON AREA	113 SF	PCA
UNIT 10	110 SF	Existing	COMMON AREA	113 SF	PCA
UNIT 11	113 SF	Existing	Existing: 10	1802 SF	
UNIT 12	110 SF	Existing			
UNIT 13	115 SF	Existing	DINING AREA	554 SF	PCA
UNIT 14	200 SF	Existing	LIVING AREA	554 SF	PCA
UNIT 15	200 SF	Existing	NORTH WING	234 SF	PCA
UNIT 16	117 SF	Existing	GATHERING		
UNIT 17	117 SF	Existing	SITTING AREA	141 SF	PCA
UNIT 18	173 SF	Existing	Proposed: 4	1483 SF	
UNIT 19	150 SF	Existing	Total: 14	3285 SF	
UNIT 20	147 SF	Existing	COMMON AREA REQUIREMENTS:		
UNIT 21	147 SF	Existing	- DESIGN TO ACCOMMODATE 38 - NON AMBULATORY RESIDENTS		
UNIT 22	150 SF	Existing	38 RESIDENTS (x) 90 SF/ PER RESIDENT = 3,420 SQ. FT.		
UNIT 23	110 SF	Existing	COMMON AREA REQUIRED = 3,420 SQ. FT.		
UNIT 24	113 SF	Existing	COMMON AREA PROVIDED = 3,285 SQ. FT.		
UNIT 25	110 SF	Existing			
UNIT 26	115 SF	Existing			
Existing: 26	3700 SF				
UNIT 27 - ADA	245 SF	Proposed			
UNIT 28 - ADA	245 SF	Proposed			
UNIT 29 - ADA	233 SF	Proposed			
UNIT 30 - ADA	233 SF	Proposed			
UNIT 31 - ADA	233 SF	Proposed			
UNIT 32 - ADA	233 SF	Proposed			
UNIT 33 - ADA	233 SF	Proposed			
UNIT 34 - ADA	233 SF	Proposed			
UNIT 35 - ADA	233 SF	Proposed			
UNIT 36 - ADA	233 SF	Proposed			
UNIT 37 - ADA	233 SF	Proposed			
UNIT 38 - ADA	233 SF	Proposed			
Proposed: 12	2823 SF				
Total: 38	6523 SF				

SYMBOLS LEGEND

DETAIL NUMBER

AREA INCLUDED
IN DETAIL

1
A1.0

SHEET NUMBER ON
WHICH DETAIL IS
LOCATED

CALLOUT/DETAIL
REFERENCE

1/A1.0 VIEW NAME 1/8" = 1'-0"

SHEET ON WHICH
DETAIL IS LOCATED

DRAWING/DETAIL
IDENTIFICATION

ELEVATION NUMBER

DIRECTION OF VIEW

SHEET NUMBER OF
ELEVATION

1
A1.0 2

INTERIOR ELEVATION
REFERENCE

ITEM OR OBJECT
BEING DEFINED

FLOOR LINE
100'-0"

ELEVATION

ELEVATION MARKER

GRAPHICALLY OUTLINES
CHANGES

CLASSIFIES WHICH
SEQUENCE THE
CHANGES BELONG
TO (ISSUE DATES
ARE LISTED ON
SHEET BOARDERS &
SHEET INDEX)

1

REVISION CLOUD

DIRECTION OF CUT

DETAIL NUMBER

1
A1.0

SHEET NUMBER ON
WHICH DETAIL IS
LOCATED

SECTION/DETAIL
REFERENCE

PROPOSED CBRF ADDITION FOR:

CARATON COMMONS

GREENBAY, WISCONSIN;
COUNTY OF: BROWN

SCALE VERIFICATION
THIS BAR MEASURES 1" ON ORIGINAL
ADJUST SCALE ACCORDINGLY

NOTICE OF COPYRIGHT
THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO
COPYRIGHT PROTECTION AS AN "ARCHITECTURAL WORK" UNDER
SEC. 102 OF THE COPYRIGHT ACT, 17 U.S.C. AS AMENDED
DECEMBER 1990 AND KNOWN AS ARCHITECTURAL WORKS
COPYRIGHT PROTECTION ACT OF 1990. THE PROTECTION
INCLUDES BUT IS NOT LIMITED TO THE OVERALL FORM AS WELL
AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND
ELEMENTS OF THE DESIGN. UNDER SUCH PROTECTION,
UNAUTHORIZED USE OF THESE PLANS, WORK OR BUILDING
REPRESENTED, CAN LEGALLY RESULT IN THE CESSATION OF
CONSTRUCTION OR BUILDINGS BEING SEIZED AND/OR MONETARY
COMPENSATION TO BAYLAND BUILDINGS, INC.

JOB NUMBER:	22-4889
PROJECT EXECUTIVE:	TOM AMBROSIOUS
DRAWN BY:	DV
DATE:	06/20/2022

Revision Schedule		
Rev. No.	Revision Description	Rev. Date

ISSUED FOR: CHECKED BY: DATE:

- ☐ PRELIMINARY
- ☒ BID SET
- ☐ DESIGN REVIEW
- ☐ CHECKSET
- ☐ CONSTRUCTION

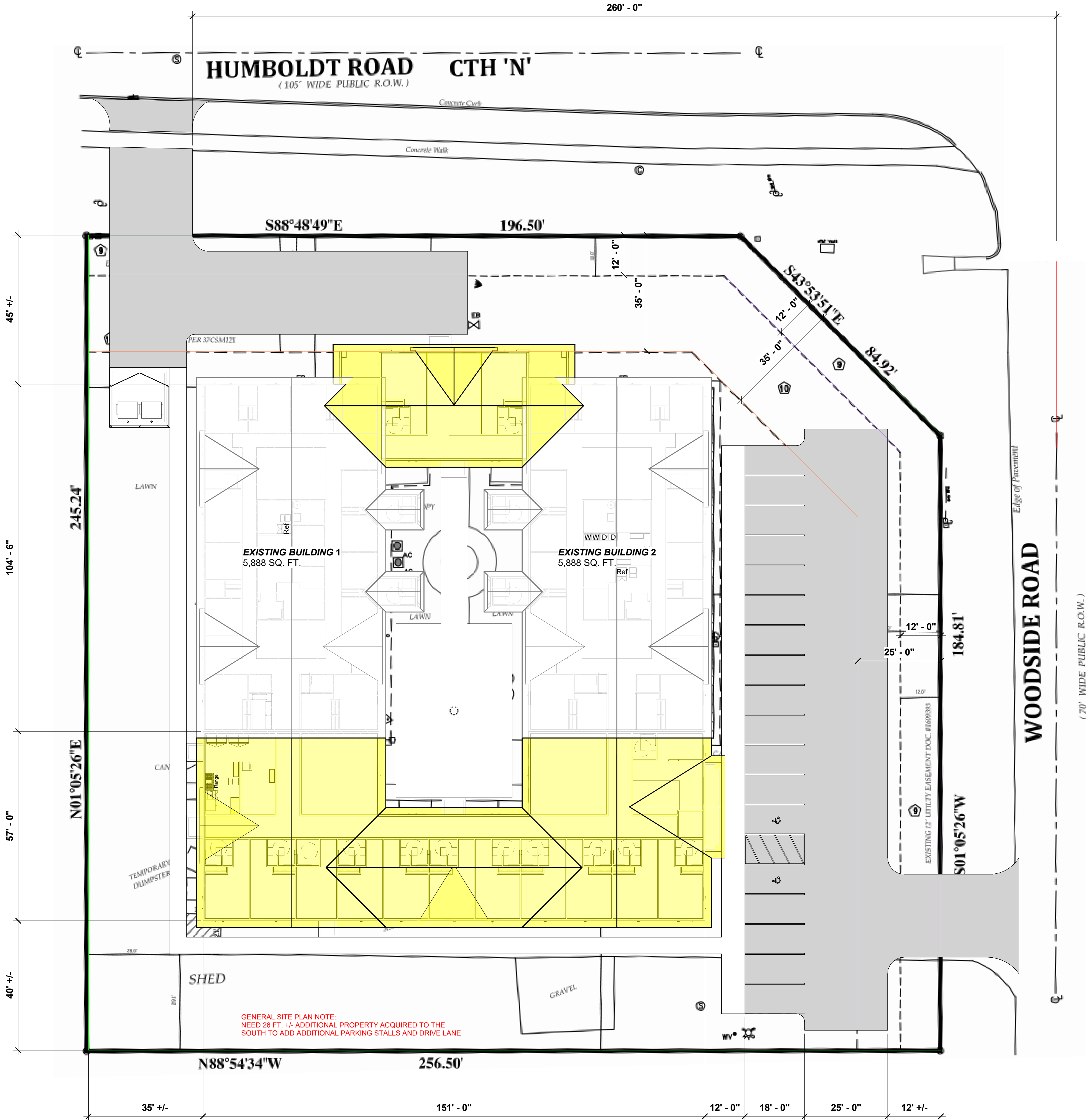
TITLE SHEET

T1.0

SITE CALCULATIONS & INFORMATION

TOTAL LOT AREA =	61,120 SQ. FT. (APPROX.) 1.40 ACRES
BUILDING AREA (EXISTING) =	11,635 SQ. FT.
BUILDING AREA (PROPOSED) =	9,195 SQ. FT.
ASPHALT AREA (PROPOSED) =	11,685 SQ. FT.
CONCRETE AREA (PROPOSED) =	5,220 SQ. FT.
TOTAL IMPERVIOUS SURFACE =	37,735 SQ. FT.
GREENSPACE AREA =	23,385 SQ. FT. (APPROX.) 38.3%
TOTAL PARKING STALL COUNT =	18 STALLS
ADA STALLS (REQUIRED, 1)	PROVIDED, 2

GENERAL SITE PLAN NOTE:
NEED 26 FT. +/- ADDITIONAL PROPERTY ACQUIRED TO THE
SOUTH TO ADD ADDITIONAL PARKING STALLS AND DRIVE LANE



BAYLAND

BAYLAND BUILDINGS

P.O. BOX 13571 GREEN BAY, WI 54307
(920) 498-9300 FAX (920) 498-3033
www.baylandbuildings.com

DESIGN & BUILD GENERAL CONTRACTOR

PROPOSED CBRF ADDITION FOR:
CARATON COMMONS
GREENBAY, WISCONSIN; COUNTY OF: BROWN

SCALE VERIFICATION

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JOB NUMBER: 22-4889

PROJECT
EXECUTIVE: TOM AMBROSIOUS

DRAWN BY: DV

DATE: 06/20/2022

REVISIONS:

ISSUED FOR: CHECKED DATE:
BY:

- ☐ PRELIMINARY
☒ BID SET
☐ DESIGN REVIEW
☐ CHECKSET
☐ CONSTRUCTION

SITE PLAN



SITE PLAN - OVERALL

1/C1.0 SCALE = 1/16" = 1'-0"

C1.0

1.

1. ENSURE ALL UL PENETRATIONS FOR VENTILATION, LIGHTS, SPRINKLERS AND / OR OTHER UTILITY SERVICES ARE PROPERLY FIRE STOPPED OR HAVE OPENINGS PROTECTED. ALSO ENSURE HVAC DUCTS ARE PROPERLY DAMPER PROTECTED
2.

ENSURE THE "ATTIC ACCESS" COMPLIES WITH THE RATED CEILING ASSEMBLY AND ANY APPLICABLE OPENING PROTECTION PROVISION
3.

IBC 1006 - ENSURE ALL REQUIRED EXITS AND EXIT DISCHARGES ARE PROVIDED EXIT DISCHARGE EMERGENCY LIGHTING FOR A MINIMUM DURATION OF 90 MINUTES.
4.

PROVIDE GROUND FAULT INTERRUPT PROTECTION AT ALL OUTLETS WITHIN 6 FEET OF A PLUMBING FIXTURE AND ANY EXTERIOR OUTLETS.
5.

PROVIDE LIGHT FIXTURES FOR EVERY RESIDENT BEDROOM, BATHROOM, KITCHEN, DINING, LAUNDRY AND MECHANICAL ROOM
6.

PROVIDE THE MINIMUM NUMBER OF OUTLETS AS SPECIFIED IN DHS 83.46(D)2.
7.

IN ALL SHOWERS FLOOR TO SHOWER LIP SHALL EXCEED .25 INCH.
8.

ANY CLOTHES DRYER REQUIRING A VENT WILL REQUIRE A DRYER VENT TUBING THAT IS OF RIGID MATERIAL WITH A FIRE RATING THAT EXCEEDS THE TEMPERATURE RATING OF THE DRYER.
9.

STEEL STUDS AND GYPSUM BOARD TO BE USED BEHIND KITCHEN HOOD. CONTINUE STEEL STUDS BEYOND HOOD A MINIMUM OF 18". STAINLESS STEEL COVERING PROVIDED BY KITCHEN EQUIPMENT SUPPLIER. VERIFY SIZE AND LOCATION OF HOOD.
10.

DEAD END CORRIDORS SHALL BE NO GREATER THAN 20'-0" IN LENGTH
11.

A COMMERCIAL UNDER COUNTER DISHWASHER IS REQUIRED FOR WASHING AND SANITIZING SINCE FACILITY WILL BE SERVICING MORE THAN 21 RESIDENTS
12.

EXTERIOR FENCING WILL NOT HAVE A GATE FOR EGRESS ACCESS.
13.

PVC PIPE GREATER THAN 3" DIAMETER THAT PENETRATE RATED ASSEMBLIES ARE REQUIRED TO HAVE A COLLAR
14.

DUCT WORK PENETRATING THROUGH RATED ASSEMBLIES TO HAVE METAL FLANGES AT PENETRATION
15.

FIRE CAULK IS REQUIRED AROUND ENTIRE WOOD FRAMING PENETRATION THROUGH SMOKE BARRIER WALLS
16.

CORRIDOR WIDTH
REFERENCING DOA Q&A 83-1 P-00423, BED RIDDEN RESIDENTS WILL BE TRANSPORTED USING WHEELCHAIRS IN LIEU OF GURNEYS, LIKEWISE 72" CORRIDORS AND 32" DOOR OPENINGS MEET CODE REQUIREMENTS.
17.

DELAYED EGRESS
THE PROPOSED FACILITY WILL HAVE A SUPERVISED AUTOMATIC FIRE SPRINKLER SYSTEM AND A SUPERVISED INTER-CONNECTED AUTOMATIC FIRE DETECTION SYSTEM. DELAYED EGRESS EQUIPMENT IS NECESSARY TO ENSURE THE SAFETY OF RESIDENTS IN THE PROPOSED FACILITY.
18.

1012.2 HANDRAIL HEIGHT
HANDRAIL HEIGHT, MEASURED ABOVE STAIR TREAD NOSING, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE UNIFORM, NOT LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES.
19.

ACCESSIBLE COMMUNICATION
E104.3.4 NOTIFICATION DEVICES. VISUAL NOTIFICATION DEVICES SHALL BE PROVIDED TO ALERT ROOM OCCUPANTS OF INCOMING PHONE CALLS AND A DOOR KNOCK OR BELL NOTIFICATION DEVICES SHALL NOT BE CONNECTED TO VISUAL ALARM SIGNAL APPLIANCES. PERMANENTLY INSTALLED TELEPHONES SHALL HAVE VOLUME CONTROLS AND AN ELECTRICAL OUTLET COMPLYING WITH ICC / ANSI A117.1 LOCATED WITHIN 48 INCHES (1219 MM) OF THE TELEPHONE TO FACILITATE THE USE OF A TTY.

12 /A0.1

SLEEP & DWELLING GENERAL PLAN NOTES N.T.S.

1.

ALL NEW CONTROLS FOR USE BY OCCUPANTS SHALL BE MOUNTED BETWEEN 15" A.F.F. MIN. TO 48" A.F.F. MAX. TO TOP EDGE OF OPERATING COMPONENT AND PROVIDE A CLEAR FLOOR SPACE OF 30"x48" AT CONTROLS, OUTLETS, FIXTURES, ETC. CONTROLS LOCATED OVER AN OBSTRUCTION DEEPER THAN 10" MUST BE MOUNTED NO HIGHER THAN 46" A.F.F. ACCESSIBLE CONTROLS MUST NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST TO OPERATE. ALL CONTROLS SHALL COMPLY WITH THE CURRENT ADA STANDARDS IN TYPE AND INSTALLATION.
2.

TAKE MEASURES TO ENSURE THAT EXPOSED EDGES OF CARPET (INCLUDING FLOOR MATS) ARE SECURELY ATTACHED, FASTENED OR WEIGHTED DOWN TO THE FLOOR WITH TRIM ALONG ENTIRE LENGTH OF ALL EDGES.
3.

ALL NEW DOORS ALONG THE PATH OF TRAVEL SHALL NOT REQUIRE MORE THAN 5 POUND OF FORCE TO PUSH/PULL OPEN DOORS PER CURRENT ADA STANDARDS
4.

CONTRACTOR TO CONTRACT WITH PROPERTY'S LIFE SAFETY VENDOR TO FURNISH, INSTALL, AND/OR RELOCATE VISUAL ALARM DEVICES, IF REQUIRED. DEVICES SHALL BE MOUNTED TO 80" A.F.F. TO CENTER OF BOTTOM OR 6" BELOW FINISHED CEILING, WHICHEVER IS LOWER, UNLESS INDICATED OTHERWISE. DEVICES SHALL COMPLY WITH CURRENT ADA STANDARDS, NFPA 72 AND LOCAL/STATE CODES.
5.

ALL FINISHES, INCLUDING FLOOR FINISHES, SHALL COMPLY WITH CURRENT ADA STANDARDS IN TYPE AND INSTALLATION
6.

FURNITURE CONFIGURATIONS AT PUBLIC SPACES SHALL FOLLOW THE CLEAR FLOOR SPACE AND CIRCULATION SPACE REQUIREMENTS PER 2010 ADA STANDARDS. SEE ADDITIONAL NOTES THIS SHEET FOR ADDITIONAL INFORMATION AND CLARIFICATIONS
7.

ALL PUBLIC RESTROOM FIXTURES, ACCESSORIES, ETC. SHALL BE ADA COMPLIANT IN TYPE AND INSTALLATION PER CURRENT ADA STANDARDS. SEE NOTES, ELEVATIONS/DETAILS, AND FIXTURE SCHEDULE FOR ADDITIONAL INFORMATION AND SPECS.
8.

NOTE THAT ALL ADA INSTALLATION RANGES (I.E. WATER CLOSET DIMENSIONS) AS INDICATED ON THESE DRAWINGS ARE PER CURRENT ADA STANDARDS. LOCAL AND STATE CODES MAY CONFLICT. G.C. SHALL VERIFY DURING PERMIT PROCESS AND/OR PRE-CONSTRUCTION DISCUSSION WITH LOCAL AUTHORITIES.
9.

GC SHALL COORDINATE WITH PROPERTY SIGNAGE VENDOR TO PROVIDE NEW ADA COMPLIANT SIGNAGE AT ACCESSIBLE DOORS.
10.

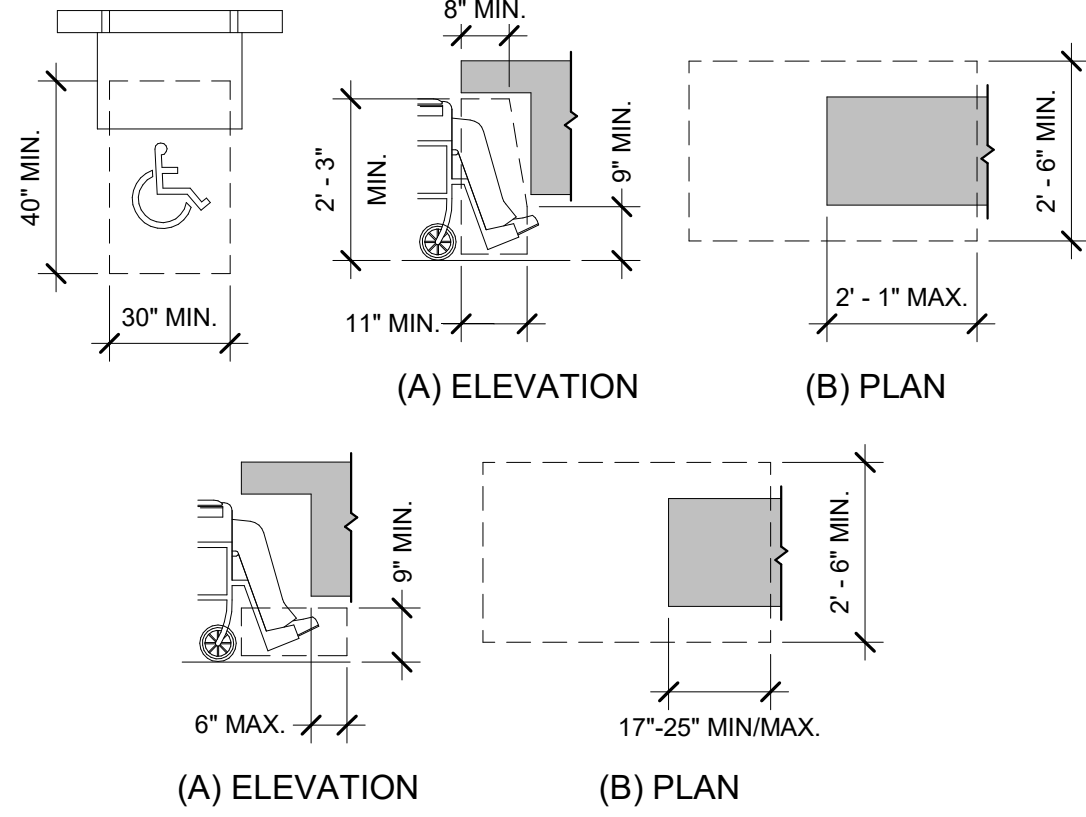
NEW ROOM I.D. AND/OR DIRECTIONAL SIGNAGE SHALL BE TACTILE TYPE MOUNTED AT 48" A.F.F. TO THE BASELINE OF THE LOWEST TACTILE CHARACTERS AND 60" A.F.F. TO THE BASELINE OF THE HIGHEST TACTILE CHARACTER. SIGNAGE TO BE LOCATED AT THE LATCH SIDE OF DOOR, IF THERE IS NO WALL SPACE AT THE LATCH SIDE OF DOOR THEN SIGNAGE SHALL BE LOCATED ON THE NEAREST ADJACENT WALL. SIGNAGE AT DOUBLE DOORS WITH INACTIVE LEAF SHALL BE LOCATED ON THE INACTIVE LEAF. DOUBLE DOORS WITH TWO ACTIVE LEAFS, LOCATE SIGNAGE TO THE RIGHT OF THE RIGHT HAND DOOR PER CURRENT ADA STANDARDS.
11.

BRAILLE ON SIGNAGE SHALL BE CONTRACTED (GRADE 2) BRAILLE DOTS SHALL HAVE DOMED OR ROUNDED SHAPE. THERE SHOULD BE A MIN. OF 3/8" BETWEEN BRAILLE AND ANY OTHER RAISED CHARACTER, BORDER OR ELEMENT PER CURRENT ADA STANDARDS.
12.

ALL OBJECTS MOUNTED BETWEEN 27" A.F.F. AND 80" A.F.F. SHALL NOT PROTRUDE MORE THAN 4" FROM THE FACE OF THE WALL PER CURRENT ADA STANDARDS.

10 /A0.1

ADA GENERAL CONSTRUCTION NOTES N.T.S.



SALES & SERVICE COUNTER (ICC ANSI A117.1)

904.3.1 PARALLEL APPROACH. A PORTION OF THE COUNTER SURFACE 36 INCHES MINIMUM IN LENGTH AND 36 INCHES MAXIMUM IN HEIGHT ABOVE THE FLOOR SHALL BE PROVIDED. WHERE THE COUNTER SURFACE IS LESS THAN 36 INCHES IN LENGTH, THE ENTIRE COUNTER SURFACE SHALL BE 36 INCHES MAXIMUM IN HEIGHT ABOVE THE FLOOR. A CLEAR FLOOR SPACE COMPLYING WITH SECTION 305, POSITIONED FOR A PARALLEL APPROACH ADJACENT TO THE ACCESSIBLE COUNTER, SHALL BE PROVIDED.

904.3.2 FORWARD APPROACH. A PORTION OF THE COUNTER SURFACE 30 INCHES MINIMUM IN LENGTH AND 36 INCHES MAXIMUM IN HEIGHT ABOVE THE FLOOR SHALL BE PROVIDED. A CLEAR FLOOR SPACE COMPLYING WITH SECTION 305, POSITIONED FOR A FORWARD APPROACH TO THE ACCESSIBLE COUNTER, SHALL BE PROVIDED. KNEE AND TOE CLEARANCE COMPLYING WITH SECTION 306 SHALL BE PROVIDED UNDER THE ACCESSIBLE COUNTER.

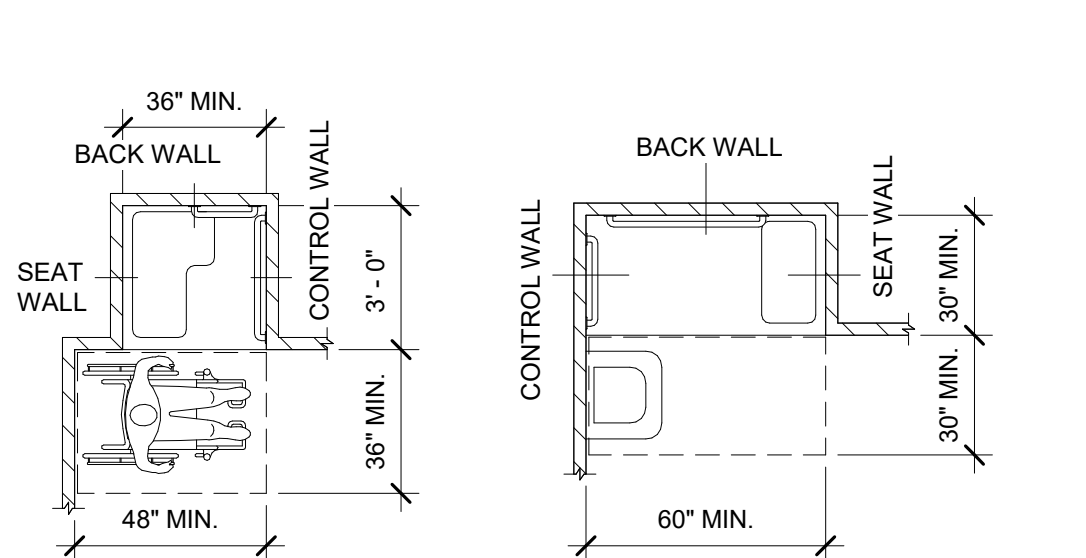
DINING SURFACES AND WORK SURFACES (ICC ANSI A117.1)

902.2 CLEAR FLOOR SPACE. A CLEAR FLOOR SPACE COMPLYING WITH SECTION 305, POSITIONED FOR A FORWARD APPROACH, SHALL BE PROVIDED. KNEE AND TOE CLEARANCE COMPLYING WITH SECTION 306 SHALL BE PROVIDED.

902.4 HEIGHT. THE TOPS OF DINING SURFACES AND WORK SURFACES SHALL BE 28 INCHES MINIMUM AND 34 INCHES MAXIMUM IN HEIGHT ABOVE THE FLOOR.

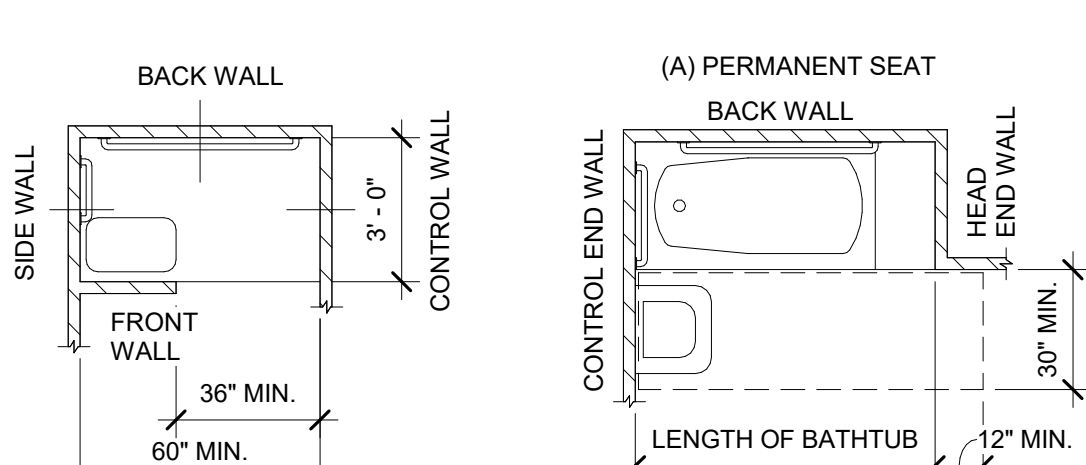
8 /A0.1

SERVICE, DINING, & WORKSURFACE COUNTERS N.T.S.



NOTE: INSIDE FINISH DIMENSIONS MEASURED AT THE CENTER POINTS OF OPPOSING SIDES

TRANSFER-TYPE SHOWER COMPARTMENT SIZE AND CLEARANCE



NOTE: INSIDE FINISH DIMENSIONS MEASURED AT THE CENTER POINTS OF OPPOSING SIDES

ALTERNATE ROLL-IN-TYPE SHOWER COMPARTMENT SIZE AND CLEARANCE



11 /A0.1

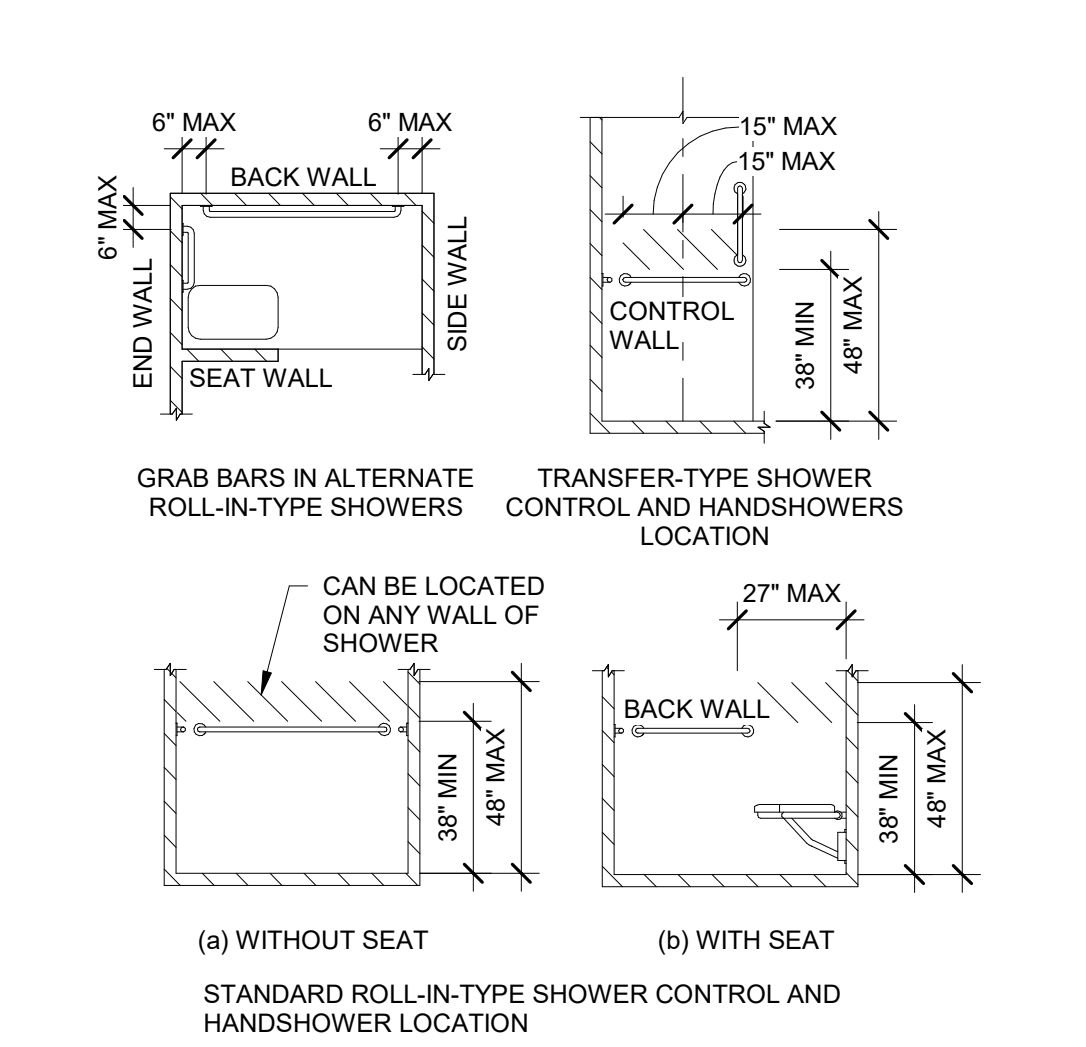
SHOWER & BATHTUB CLEARANCES N.T.S.

MEANS OF EGRESS ILLUMINATION (IBC 1008)
ILLUMINATION LEVEL UNDER NORMAL POWER. THE MEANS OF EGRESS ILLUMINATION LEVEL WHICH SHALL NOT BE LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE DURING ALL PERIODS OF OCCUPANCY, UNLESS MEETING THE EXCEPTION FOR AISLES IN ASSEMBLY USES AND SELECT SLEEPING AND DWELLING UNITS. IN THE EVENT OF POWER SUPPLY FAILURE IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE AISLES, CORRIDORS, AND EXIT ACCESS STAIRWAYS AND RAMPS

FIRE EXTINGUISHERS (IBC 906)
PORTABLE FIRE EXTINGUISHERS SHALL BE SELECTED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH IBC 906 AND NFPA 10. FOR OCCUPANCIES OF ORDINARY HAZARD THE MAX. TRAVEL DISTANCE TO A FIRE EXTINGUISHER IS 75'.

3 /A0.1

EGRESS LIGHTING & FIRE EXTINGUISHERS N.T.S.



9 /A0.1

BATHTUB / SHOWER GRAB BAR & SEAT REQ. N.T.S.

1. DIRECT VENT FIREPLACE, ANY OPEN FLAME COMBUSTIBLE FUEL-BURNING DEVICE SHALL BE ENCLOSED WITHIN A ONE-HOUR FIRE RATED ASSEMBLY WHEN SHARING A COMMON FLOOR WITH A HABITABLE ROOM. A DIRECT VENT APPLANCE IS EXEMPT FROM THIS REQUIREMENT.

2. DELAYED EGRESS LOCKS ARE PERMITTED WITH DEPARTMENTAL APPROVAL ONLY IN FACILITIES WITH A SUPERVISED AUTOMATIC FIRE SPRINKLER SYSTEM AND A SUPERVISED INTERCONNECTED AUTOMATIC FIRE DETECTION SYSTEM AND SHALL COMPLY WITH ALL OF THE FOLLOWING:

(A) NO MORE THAN ONE DEVICE SHALL BE PRESENT IN A MEANS OF EGRESS.

(B) A SIGN SHALL BE POSTED ADJACENT TO THE LOCKING DEVICE INDICATING HOW THE DOOR MAY BE OPENED. (DOOR HARDWARE SUPPLIER TO PROVIDE SIGNAGE)

(C) THE DOORS SHALL UNLOCK UPON ACTIVATION OF THE SPRINKLER SYSTEM OR FIRE DETECTION SYSTEM. THE DOORS SHALL UNLOCK UPON LOSS OF POWER CONTROLLING THE LOCK OR LOCKING MECHANISM.

(D) THE DOOR LOCKS SHALL HAVE THE CAPABILITY OF BEING UNLOCKED BY A SIGNAL FROM THE CBRF'S FIRE COMMAND CENTER.

(E) AN IRREVERSIBLE PROCESS WILL OCCUR WHICH WILL RELEASE THE LATCH IN NOT MORE THAN 15 SECONDS WHEN A FORCE OF NOT MORE THAN 15 POUNDS IS APPLIED FOR 3 SECONDS TO RELEASE DEVICE. INITIATION OF THE IRREVERSIBLE PROCESS SHALL ACTIVATE AN AUDIBLE SIGNAL IN THE VICINITY OF THE DOOR. ONCE THE DOOR LOCK HAS BEEN RELEASED BY THE APPLICATION OF FORCE TO THE RELEASING DEVICE, RE-LOCKING SHALL BE BY MANUAL MEANS ONLY.

(D) THE DOOR LOCKS SHALL HAVE THE CAPABILITY OF BEING UNLOCKED BY A SIGNAL FROM THE CBRF'S FIRE COMMAND CENTER.

(E) AN IRREVERSIBLE PROCESS WILL OCCUR WHICH WILL RELEASE THE LATCH IN NOT MORE THAN 15 SECONDS WHEN A FORCE OF NOT MORE THAN 15 POUNDS IS APPLIED FOR 3 SECONDS TO RELEASE DEVICE. INITIATION OF THE IRREVERSIBLE PROCESS SHALL ACTIVATE AN AUDIBLE SIGNAL IN THE VICINITY OF THE DOOR. ONCE THE DOOR LOCK HAS BEEN RELEASED BY THE APPLICATION OF FORCE TO THE RELEASING DEVICE, RE-LOCKING SHALL BE BY MANUAL MEANS ONLY.

(D) TO OBTAIN DEPARTMENT APPROVAL, THE CBRF SHALL DEMONSTRATE THAT DELAYED EGRESS EQUIPMENT IS NECESSARY.

3. A "NO EXIT" SIGN AT THIS DOOR. SIGNS SHALL INCLUDE THE WORD "NO" ABOVE THE WORD "EXIT". THE WORD "NO" SHALL BE 2" HIGH LETTERS w/ 3/8" SCRIPT AND THE WORD "EXIT" IN 1" HIGH LETTERS

4. NO OXYGEN STORAGE ON SITE

5. HANDRAILS IN CORRIDOR

6. TYPE K FIRE EXTINGUISHER

7. TYPE I KITCHEN EXHAUST HOOD SHALL HAVE A MINIMUM CLEARANCE OF 18 INCHES FROM COMBUSTIBLES UNLESS MEETING AN EXCEPTION. FOR APPLICATION OF THE IMC, GYPSUM BOARD IS CONSIDERED A COMBUSTIBLE MATERIAL.

5 /A0.1

I-1/I-2 LIFE SAFETY PLAN NOTES N.T.S.

1.

ICC/ANSI A117.1 Sec. 608.2.1 SHOWER COMPARTMENTS. TRANSFER TYPE SHOWER COMPARTMENTS SHALL BE 36 INCHES WIDE BY 36 INCHES DEEP INSIDE FINISHED DIMENSIONS AND SHALL HAVE A MINIMUM 36 INCH WIDE ENTRY ON THE FACE OF THE COMPARTMENT. THE CLEARANCE IN FRONT OF THE COMPARTMENT SHALL BE 48 INCHES LONG MINIMUM MEASURED FROM THE CONTROL WALL AND 36 INCHES WIDE.
2.

ICC/ANSI A117.1 Sec. 608.3.1 IN TRANSFER-TYPE SHOWERS, GRAB BARS, SHALL BE PROVIDED ACROSS THE CONTROL WALL AND ON THE BACK WALL TO A POINT 18 INCHES FROM THE CONTROL WALL.
3.

ICC/ANSI A117.1 Sec. 608.8 SHOWER ENCLOSURES SHALL NOT OBSTRUCT THE CONTROLS OR THE TRANSFER FROM A WHEELCHAIR ONTO THE SEAT. ALSO SEE SECTION 608.2.1 THROUGH 608.2.3 FOR OPENING SIZE
4.

ICC/ANSI A117.1 Sec. 609 GRAB BARS SHALL HAVE A DIAMETER BETWEEN 1 1/4 INCHES AND 2 INCHES TO PROVIDE GRASP ABILITY. GRAB BARS SHALL BE 1 1/2 INCHES FROM THE WALL SURFACE AND LOCATED HORIZONTALLY AT 33 INCHES TO 36 INCHES ABOVE THE FINISH FLOOR.

6 /A0.1

SHOWER COMPARTMENTS REQ. N.T.S.

IBC 1210.2 FLOORS AND WALL BASES. IN OTHER THAN DWELLING UNITS, TOILET, BATHING AND SHOWER ROOM FLOOR FINISH MATERIALS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE. THE INTERSECTIONS OF SUCH FLOORS WITH WALLS SHALL HAVE SMOOTH, HARD NONABSORBENT VERTICAL BASE THAT EXTENDS UPWARD ONTO THE WALL NOT LESS THAN 4 INCHES.

1210.2.2 WALLS AND PARTITIONS. WALLS AND PARTITIONS WITHIN 2 FEET OF SERVICE SINKS, URINALS AND WATER CLOSETS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE, TO A HEIGHT OF NOT LESS THAN 4 FEET ABOVE THE FLOOR, AND EXCEPT FOR STRUCTURAL ELEMENTS, THE MATERIALS USED IN SUCH WALL SHALL BE OF A TYPE THAT IS NOT ADVERSELY AFFECTED BY MOISTURE. ACCESSORIES SUCH AS GRAB BARS, TOWEL BARS, PAPER DISPENSERS AND SOAP DISHES, PROVIDED ON OR WITHIN WALLS, SHALL BE INSTALLED AND SEALED TO PROTECT STRUCTURAL ELEMENTS FROM MOISTURE.

ICC A117.1 606.6 WATER SUPPLY AND DRAINPIPS UNDER LAVATORIES AND SINKS SHALL BE INSULATED OR OTHERWISE CONFIRMED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES AND SINKS.

7 /A0.1

BATHROOM REQUIREMENTS N.T.S.

1.

ANY DEVIATION FROM PLANS SHALL HAVE BEEN CONSULTED WITH AND DOCUMENTED BY THE SUPERVISING PROFESSIONAL OF RECORD.
2.

THIS IS A DESIGN-BUILD PROJECT. ALL MATERIALS, WORKMANSHIP AND DETAILS SHALL CONFORM TO INDUSTRY STANDARDS. THE SUBCONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE SPECIFICATIONS REFERENCED HEREIN AND SHALL CLARIFY ANY DISCREPANCIES WITH BAYLAND BUILDINGS, INC. PRIOR TO BEGINNING WORK.
3.

NON-CONTRACT ITEMS MAY APPEAR ON THESE PLANS THAT ARE DONE BY OTHERS AND ARE NOT PART OF THE BAYLAND BUILDINGS, INC. CONTRACT.
4.

PLUMBING, ELECTRICAL, & MECHANICAL CONTRACTORS THIS IS A DESIGN BUILD PROJECT. EACH SUBCONTRACTOR SHALL PROVIDE PLANS TO THE PROJECT MANAGER AND THE SUPERVISING PROFESSIONAL FOR REVIEW PRIOR TO THE PLANS BEING SUBMITTED TO THE AUTHORITY HAVING JURISDICTION (AHJ). EACH SUBCONTRACTOR SHALL MAINTAIN A SET OF DRAWINGS AT THE JOB SITE TO RECORD ANY CHANGES TO THE DESIGN. THIS DRAWING OF RECORD AND THE AHJ APPROVED PLANS SHALL BE TURNED OVER TO THE PROJECT MANAGER AT THE END OF THE PROJECT.
5.

ALL MATERIALS, WORKMANSHIP AND DETAILS SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF THE COMMERCIAL BUILDING CODE.
6.

SUBCONTRACTOR SHALL FAMILIARIZE HIMSELF WITH ALL ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS TO VERIFY THE LOCATION AND DIMENSIONS OF CHASES, INSERTS, OPENINGS, SLEEVES, REGLETS, DEPRESSIONS AND OTHER PROJECT REQUIREMENTS NOT SHOWN ON THE STRUCTURAL DRAWINGS.
7.

THE TYPICAL DETAILS SHOWN ON THE DRAWINGS SHALL BE APPLICABLE TO ALL PARTS OF THE CONTRACT DRAWINGS UNLESS SPECIFICALLY NOTED OTHERWISE.

1 /A0.1

GENERAL REQUIREMENTS N.T.S.

A.B.(s)	anchor bolt (s)	HDR	header
A/C	air conditioning	HORZ	horizontal
A.C.T	acoustical tile	HSS	hollow structural section
AFF	above finished floor	HT	height
ALT	alternate	HVAC	heating, ventilating & a/c
ALUM	aluminum		
ARCH	architectural	ID	inside diameter
ASPH	asphalt	INSUL	insulation
		INT	interior
B.BD	base board		
BBP	block between purlins	JST(S)	joist(s)
B-FD	bi-folding		
BD(S)	board(s)	K.O.	knockout
BIT	bituminous		
BLDG	building	L	angle
BLK(G)	block(ing)	LAM	laminated(d)
BM	bench mark or beam	LAV	lavatory
BR	brace	L.L.H.	long leg horiz.
BRG	bearing	L.L.V.	long leg vertical
BRK	brick	LTG	lighting
B.S.	both sides		
BSMT	basement	MECH	mechanical
		MH	manhole
CL	centerline	MISC	miscellaneous
C	channel	M.O.	masonry opening
CB	catch basin		
C.H.	ceiling height	N.I.C.	not in contract
C.J.	control joint	N.T.S.	not to scale
CLG	ceiling		
CLR	clear	O.A.	overall
CMU	concrete masonry unit	O.C.	on center
COL	column	O.D.	outside diameter
CONC	concrete	O.H.	overhead
CONN	connection(s)	OUT	out to out
CONST	construction	OPG	opening
CONT	continue(uous)	OPP	opposite
CPT	carpet		
C.T.	ceramic tile	PEMB	pre-engineered metal building
CVR	conv. vented ridge	PERI	perimeter
CYD	cubic yard	PL	property line
		PLWD	plywood
d	penry	PPE	polypropylene
DBL	double	PSF	pounds per square foot
D.F.	drinking fountain	PSI	pounds per square inch
DIA	diameter	P.T.	pressure treated
DIAG	diagonal	PTN	partition
DIM	dimension	PVC	polyvinyl chloride
DN	down	PVMT	pavement
DR	door		
DS	downspout	R	radius
		RECP	receptacles
E.E.	each end	REM	remove
EIFS	ext. insul. & finish system	REV	revise(ion)(s)(d)
ELEC	electric(al)	RH	right hand
ELEV	elevation	RM	room
EQ	equal	R.O.	rough opening
EQPT	equipment	R.O.W.	right of way
EQV	equivalent	RQ'D	required
E.W.	each way		
EXG	existing	SCH	schedule
EXP	exposed	SGL	single
EXT	exterior	S.O.G.	slab on grade
		SO	square
F.A.	fire alarm	STAG	staggered
F.D.	floor drain	STD	standard
FE	fire extinguisher	STL	steel
FEC	fire exting. w/ cabinet	STR	structural
FFE	finished floor elevation		
FLR(G)	floor(ing)	TB	thermal broke
FNDN	foundation	T&B	top and bottom
F.O.C.	face of concrete	T&G	tongue and groove
F.O.M.	face of masonry	T.O.M.	top of masonry
F.O.S.	face of studs	T.O.S.	top of steel
FT	foot	T.O.S.J.	top of steel joist
FTG	footing	T.O.W.	top of wall
		T.S.	tube steel
GA	gauge	TYP	typical
GYP	gypsum		
HC	handicapped	U.N.O.	unless noted otherwise
		UTIL	utility
		V.B.	vapor barrier
		V.C.T.	vinyl composition tile
		W.I.C.	walk in closet
		WH	water heater
		WWF	welded wire fabric

2 /A0.1

ABBREVIATIONS N.T.S.

IBC 1013.1 EXIT SIGNS

EXITS AND EXIT ACCESS DOORS SHALL BE MARKED BY AN APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. THE PATH OF EGRESS TRAVEL TO EXITS AND WITHIN EXITS SHALL BE MARKED BY READILY VISIBLE EXIT SIGNS TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL IN CASES WHERE THE EXIT OR THE PATH OF EGRESS TRAVEL IS NOT IMMEDIATELY VISIBLE TO THE OCCUPANTS. INVERTING MEANS OF EGRESS DOORS WITHIN EXITS SHALL BE MARKED BY EXIT SIGN PLACEMENT. EXIT SIGN PLACEMENT SHALL BE SUCH THAT NO POINT IN AN EXIT ACCESS CORRIDOR OR EXIT PASSAGEWAY IS MORE THAN 100 FEET OR THE LISTED VIEWING DISTANCE FOR THE SIGN, WHICHEVER IS LESS, FROM THE NEAREST VISIBLE EXIT SIGN. THE SYMBOL TO DENOTE AN EXIT SIGN LOCATION IS THAT OF A CIRCLE CONTAINING AN "X".

4 /A0.1

EXIT SIGNS N.T.S.

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DESIGN & BUILD GENERAL CONTRACTOR

PROPOSED CBRF ADDITION FOR:

CARATON COMMONS

GREENBAY, WISCONSIN; COUNTY OF: BROWN

SCALE VERIFICATION

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ADJUST SCALE ACCORDINGLY.

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JOB NUMBER: 22-4889

PROJECT
EXECUTIVE: TOM AMBROSIOUS

DRAWN BY: DV

DATE: 06/20/2022

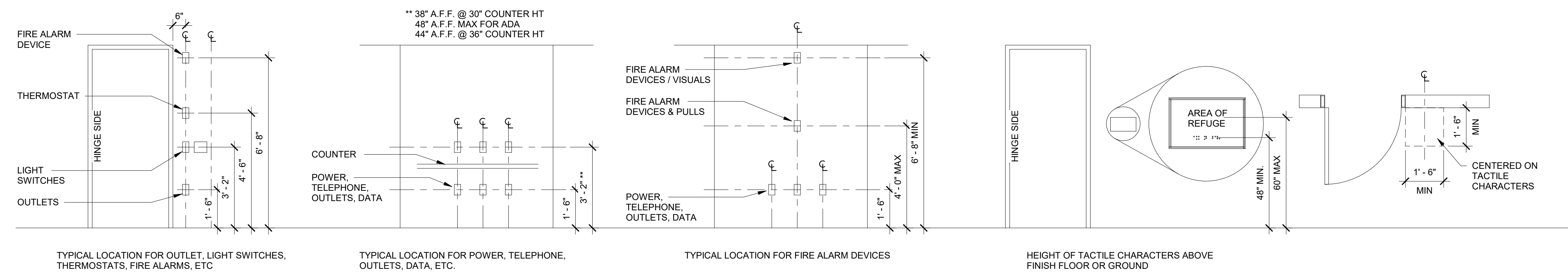
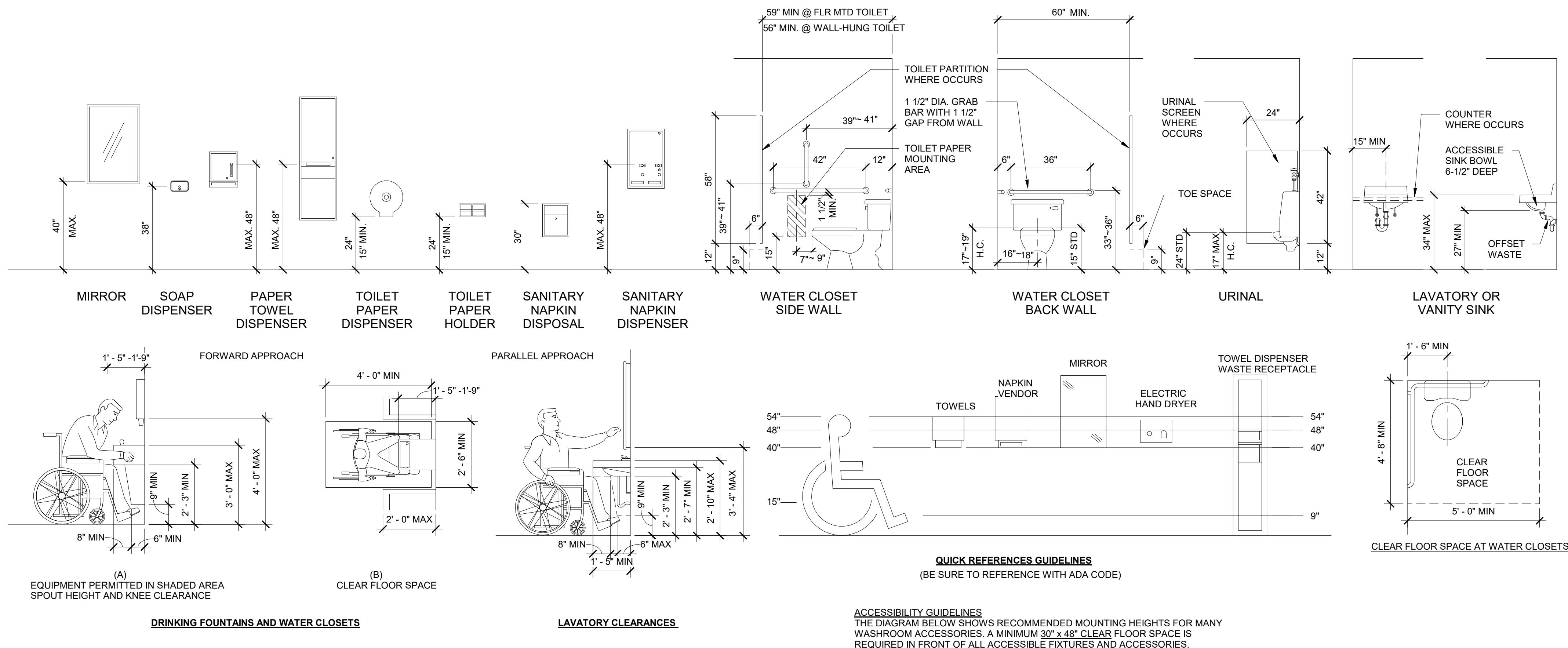
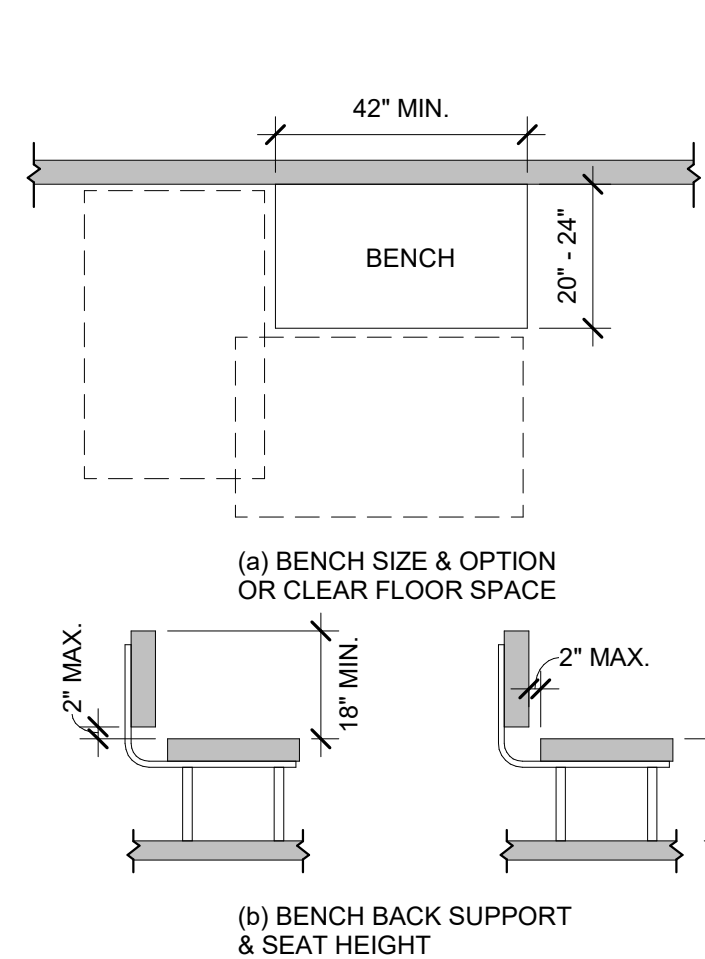
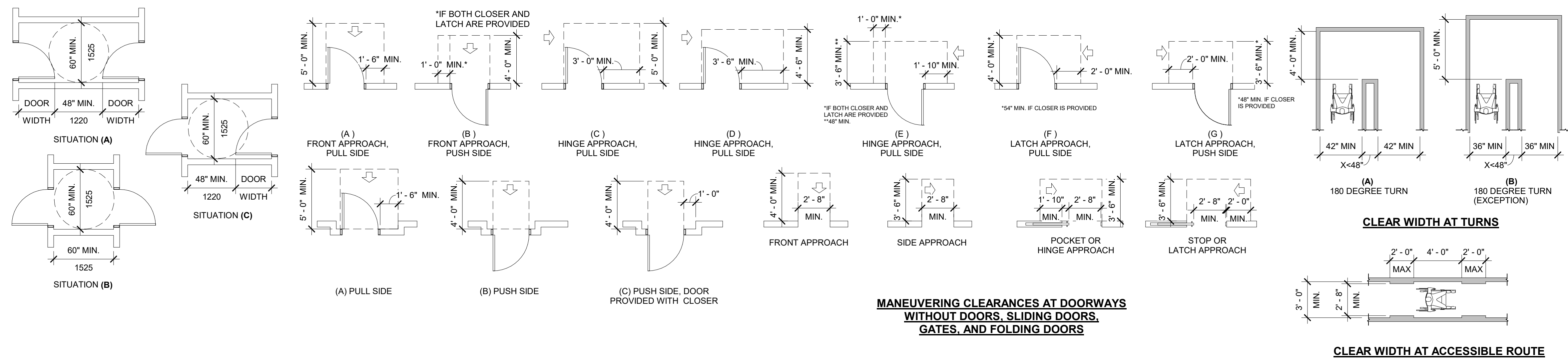
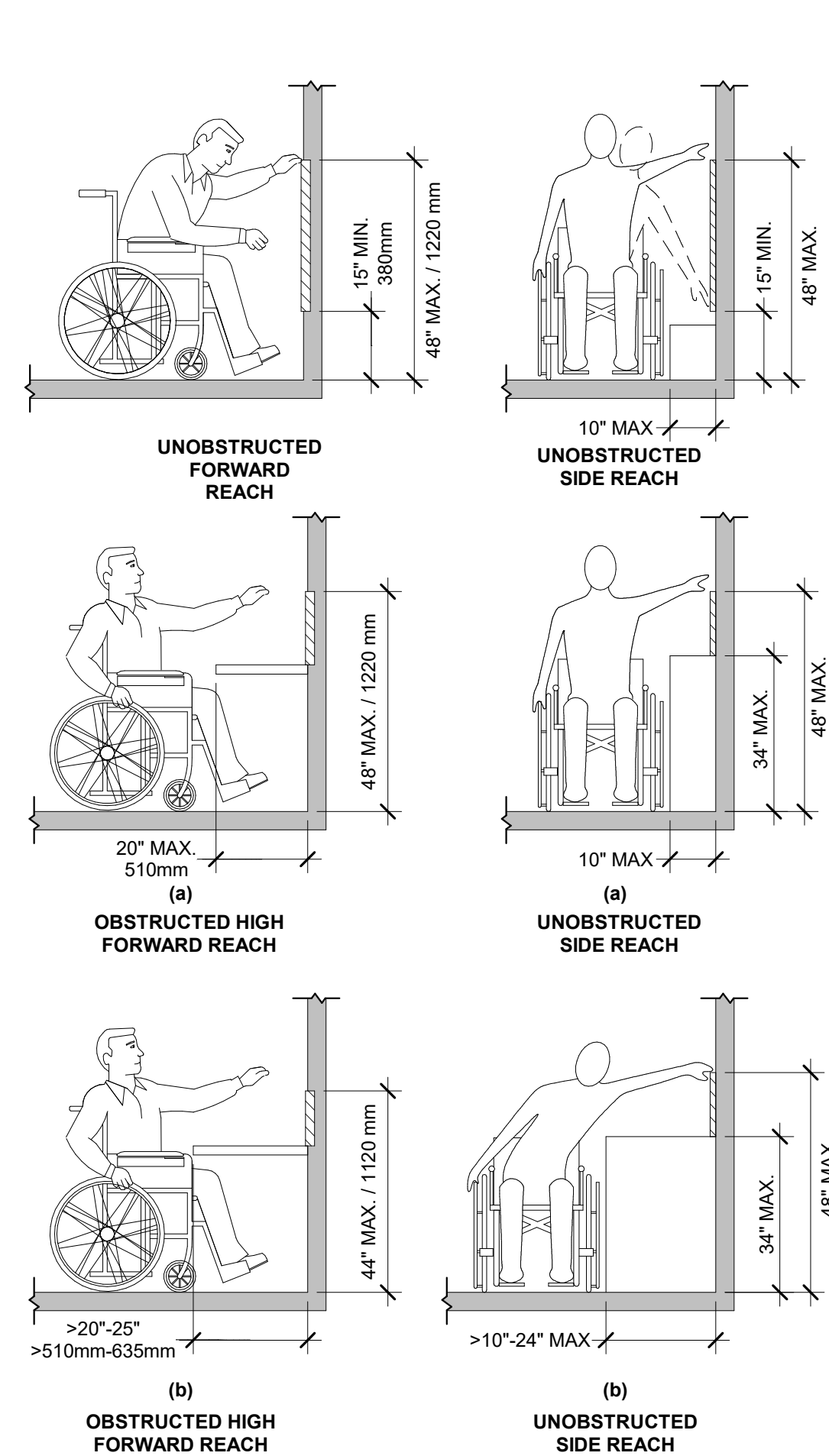
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BY:

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- ☒ BID SET
- ☐ DESIGN REVIEW
- ☐ CHECKSET
- ☐ CONSTRUCTION

PLAN NOTES

A0.1

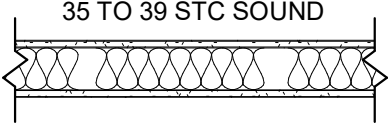


ONE LAYER 5/8" TYPE X GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED PARALLEL OR AT RIGHT ANGLES TO EACH SIDE OF 2x4 WOOD STUDS 16" O.C. WITH 1 1/4" TYPE W DRYWALL SCREWS 12" O.C.

JOINTS STAGGERED 16" ON OPPOSITE SIDES. (LOAD BEARING)

THE FACE LAYER SHALL HAVE JOINTS TAPED AND MUDED (MIN. LEVEL 1 AS SPECIFIED IN GA-214, RECOMMENDED LEVELS OF GYPSUM BOARD FINISH) AND FASTENERS COVERED AND PROTECTED WITH DRYWALL COMPOUND. PROVIDE PROPER SEALING OF PENETRATIONS AND FIRE STOPPING.

THICKNESS: 4 3/4"
APPROX. WEIGHT: 7 PSF
FIRE TEST: SWRI 01-4511-619, 8-19-92
SOUND TEST: G&H NG-246FT, 7-2-65

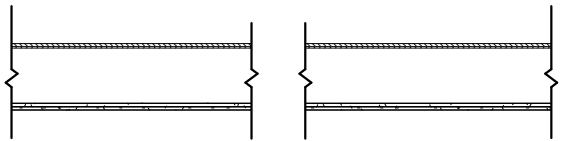


6 /A0.3 1-HR WOOD STUD WALL GA FILE NO. WP 3514 N.T.S.

BASE LAYER 5/8" TYPE X GYPSUM WALLBOARD APPLIED AT RIGHT ANGLES TO 2x10 WOOD JOISTS 24" O.C. WITH 1 1/4" TYPE W OR S DRYWALL SCREWS 24" O.C. FACE LAYER 5/8" TYPE X GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED AT RIGHT ANGLES TO JOISTS WITH 1 7/8" TYPE W OR S DRYWALL SCREWS 12" O.C. AT JOINTS AND INTERMEDIATE JOISTS AND 1 1/2" TYPE G DRYWALL SCREWS 12" O.C. PLACED 2" BACK ON EITHER SIDE OF END JOINTS. JOINTS OFFSET 24" FROM BASE LAYER JOINTS. WOOD JOISTS SUPPORTING 1/2" PLYWOOD WITH EXTERIOR GLUE APPLIED AT RIGHT ANGLES TO JOIST WITH 8d NAILS. CEILING PROVIDES ONE HOUR FIRE RESISTANCE PROTECTION FOR FRAMING, INCLUDING TRUSSES.

Approx. Ceiling Weight: 5psf
Fire Test: FM FC 172,2-25-72; ITS, 8-6-98
Sound Test: Estimated

30 TO 39 STC SOUND



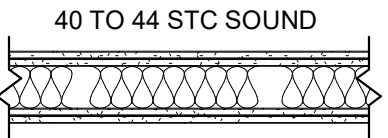
12 /A0.3 1-HR WOOD JOIST FLOOR/CEILING FC 5406 N.T.S.

BASE LAYER 5/8" TYPE X GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED AT RIGHT ANGLES TO EACH SIDE OF 2x4 WOOD STUDS 24" O.C. WITH 6d COATED NAILS, 1 7/8" LONG, 0.085" SHANK, 1/4" HEADS, 24" O.C. FACE LAYER 5/8" TYPE X GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED AT RIGHT ANGLES TO EACH SIDE WITH 8d COATED NAILS, 2 3/8" LONG, 0.0100" SHANK, 1/4" HEADS, 8" O.C.

UNLESS OTHERWISE SPECIFIED, GYPSUM FACE LAYERS, EXCEPT THOSE WITH PREDECORATED OR METAL COVERED SURFACES, SHALL HAVE JOINTS TAPED (MINIMUM LEVEL 1 AS SPECIFIED IN GA-214, RECOMMENDED LEVELS OF GYPSUM BOARD FINISH) AND FASTENER HEADS TREATED. BASE LAYERS IN MULTI-LAYER SYSTEMS SHALL NOT BE REQUIRED TO HAVE JOINTS TAPED.

JOINTS STAGGERED 24" EACH LAYER AND SIDE. SOUND TESTED WITH STUDS 16" O.C. AND WITH NAILS FOR BASE LAYER SPACED 6" O.C. (LOAD BEARING)

THICKNESS: 6 1/8"
APPROX. WEIGHT: 12 PSF
FIRE TEST: FM WP 360, 9-27-74
SOUND TEST: NSC 23963, 4-1-70

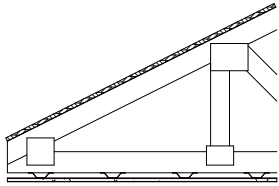


10 /A0.3 2-HR WOOD STUD WALL GA FILE NO. WP 4135 N.T.S.

ONE LAYER 5/8" PROPRIETARY TYPE X GYPSUM BOARD OR GYPSUM VENEER BASE APPLIED AT RIGHT ANGLES TO RESILIENT FURRING CHANNELS 12" O.C. WITH 1 1/8" TYPE S DRYWALL SCREWS 8" O.C. GYPSUM BOARD END JOINTS ATTACHED WITH SCREWS 8" O.C. TO ADDITIONAL PIECES OF CHANNEL 60" LONG LOCATED 3" BACK ON EITHER SIDE OF END JOINT. RESILIENT CHANNELS APPLIED AT RIGHT ANGLES TO BOTTOM CHORD OF PITCHED WOOD TRUSSES 24" O.C. WITH 1 1/4" TYPE S OR W/SCREWS. GLASS FIBER OR MINERAL FIBER BATT OR LOOSE FILL INSULATION APPLIED DIRECTLY OVER GYPSUM BOARD. TRUSSES SUPPORTING 15/32" PLYWOOD OR OSB ROOF SHEATHING APPLIES AT RIGHT ANGLES TO TRUSSED WITH CONSTRUCTION ADHESIVE AND 6d RING SHANK NAILS 12" O.C. OPTIONAL CEILING DAMPER (REFER TO MANUFACTURE FOR INFORMATION IN THE TYPE OF DAMPER)

THE FACE LAYERS SHALL HAVE JOINTS TAPED (MINIMUM LEVEL 1 AS SPECIFIED IN GA-214, RECOMMENDED LEVELS OF GYPSUM BOARD FINISH) AND FASTENER HEADS TREATED.

APPROX. WEIGHT: 3 PSF
FIRE TEST: UL R3501, OONK42686 8-16-01
UL DESIGN P533; UL R1319, 98NK41378 11-20-98 & 11-23-98 UL DESIGN P522; UL R1319, O2NK41925 9-30-02, UL DESIGN P531



16 /A0.3 1-HR WOOD TRUSS/CEILING GA FILE NO. WP 2603 N.T.S.

1. WOOD STUDS - 2x4 SPACED 16" O.C. WITH (2) 2x4 TOP AND (1) 2x4 BOTTOM PLATES. STUDS Laterally BRACED BY WOOD STRUCTURAL SHEATHING (ITEM 5) AND EFFECTIVELY FIRE STOPPED AT TOP AND BOTTOM OF WALL.

2. GYPSUM BOARD - USG SHEETROCK BRAND TYPE 'X', 5/8" THICK, 4 FT. WIDE, APPLIED

3. JOINTS AND NAILHEADS - (NOT SHOWN) - WALLBOARD JOINTS COVERED WITH TAPE AND JOINT COMPOUND. NAIL HEADS COVERED WITH JOINT

4. BATT AND BLANKETS - MINERAL FIBER OR GLASS FIBER INSULATION, 3 1/2" THICK, PRESSURE FIT TO FILL WALL CAVITIES BETWEEN STUDS AND PLATES, 3 PCF. GLASS FIBER INSULATION TO BE FACED WITH ALUM. FOIL OR KRAFT PAPER AND TO HAVE A MIN. DENSITY OF 0.9 PCF (MIN. R-13 THERMAL BUILDINGS MATERIAL DIRECTORY AND BATTS AND BLANKETS (B&Z) CATEGORY IN THE FIRE RESISTANCE DIRECTORY FOR NAMES OF CLASSIFIED COMPANIES.)

5. WOOD STRUCTURAL PANEL SHEATHING - MIN. 7/16" THICK, 4 FT. WIDE WOOD STRUCTURAL PANELS, MIN. GRADE "C-D" OR "SHEATHING" - INSTALLED WITH LONG DIMENSION OR SHEET (STRETCH AXIS) OR FACE GRAIN OF PLYWOOD PARALLEL WITH OR PERPENDICULAR TO STUDS. VERTICAL JOINTS CENTERED ON STUDS. HORIZONTAL JOINTS BACKED WITH 2x4 WOOD BLOCKING, ATTACHED TO STUDS ON EXTERIOR SIDE OF WALL 6d CEMENT COATED BOX NAILS SPACED 6" O.C. AT PERIMETER OF PANELS AND 12" O.C. ALONG INTERIOR STUDS.

6. EXTERIOR FACINGS - INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. ONE OF THE FOLLOWING EXTERIOR EXTERIOR FACING IS TO BE APPLIED OVER THE SHEATHING.

A. VINYL SIDING - MOLDED PLASTIC - CONTOURED RIGID VINYL SIDING HAVING FLAME SPREAD VALUE OF 20 OR LESS. (SEE MOLDED PLASTIC (BTAI) CATEGORY IN THE BUILDING MATERIAL DIRECTORY FOR NAMES OF MANUFACTURES.)

B. PARTICLE BOARD SIDING - HARDBOARD EXTERIOR SIDING INCLUDING PATTERNED PANEL OR LAP SIDING.

C. WOOD STRUCTURAL PANEL OR LAP SIDING - APA RATED SIDING, EXTERIOR PLYWOOD OSB OR COMPOSITE PANELS WITH VENEER FACES AND STRUCTURAL WOOD CORES, PER PS 1 OR APA STANDARD PRP-108, INCLUDING TEXTURED, ROUGH SAWN, MEDIUM DENSITY OVERLAY, BRUSHED, GROOVED AND LAP SIDING.

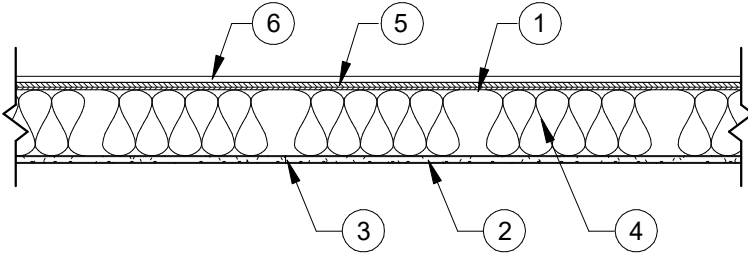
D. CEMENTITIOUS STUCCO - PORTLAND CEMENT OR SYNTHETIC STUCCO SYSTEMS WITH SELF-FURRING METAL LATH OR ADHESIVE BASE COAT. THICKNESS FROM 3/8" TO 3/4", DEPENDING ON SYSTEM.

E. BRICK VENEER - ANY TYPE OF 4" WIDE BRICK VENEER. WHEN BRICK VENEER IS USED, THE RATING IS APPLICABLE WITH EXPOSURE ON EITHER FACE. BRICK VENEER FASTENED WITH CORRUGATED METAL WALL TIES ATTACHED OVER SHEATHING TO WOOD STUDS WITH 8d NAIL PER TIE; TIES SPACED NOT MORE THAN EACH SIXTH COURSE OF BRICK AND MAX. 32" O.C. HORIZONTALLY. ONE IN. AIR SPACE PROVIDED BETWEEN BRICK VENEER AND SHEATHING.

F. EXTERIOR INSULATION AND FINISH SYSTEM (EIFS) - 1" FOAM PLASTIC INSULATION GEARING THE UL CLASSIFICATION MARKING, ATTACHED OVER SHEATHING AND FINISHED WITH COATING SYSTEM, OR PORTLAND CEMENT OR SYNTHETIC STUCCO SYSTEM, IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. (SEE FOAMED PLASTIC (BRYX AND CCVV) CATEGORIES FOR NAMES OF CLASSIFIED COMPANIES.)

G. SIDING - ALUM. OR STEEL SIDING ATTACHED OVER SHEATHING TO STUDS.

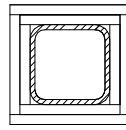
*BEARING THEUL CLASSIFICATION MARK



1 /A0.3 1-HR EXTERIOR WOOD STUD WALL UL#U356 N.T.S.

BASE LAYER 1/2" TYPE GYPSUM WALLBOARD APPLIED AROUND TUBE STEEL COLUMN AND HELD IN PLACE WITH PAPER MASKING TAPE. SECOND LAYER WITHER NO. 24 MSG GALVANIZED STEEL COLUMN COVER CONSISTING OF TWO L-SHAPED SECTIONS WITH SNAP-LOCK SHEET JOINTS OR NO. 22 MSG GALVANIZED STEEL COLUMN COVERS CONSISTING OF TWO L-SHAPED SECTIONS WITH LAP JOINTS FASTENED WITH NO. 8x12" SHEET METAL SCREWS 12" O.C. FACE LAYER 1/2" TYPE X GYPSUM WALLBOARD APPLIED WITHOUT HORIZONTAL JOINTS TO COLUMN COVER WITH J" TYPE S DRYWALL SCREWS 8" O.C. SPACED 1" FROM VERTICAL JOINTS TO COLUMN COVER WITH 1" TYPE S DRYWALL SCREWS 8" O.C. SPACED 1" FROM VERTICAL EDGES. METAL CORNERBEAD APPLIED TO ALL CORNERS WITH 1" TYPE S DRYWALL SCREWS 12" O.C. IN EACH FLANGE.

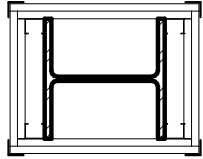
FIRE TEST: UL NC505-(1-6), 71 NK2639, 12-23-75
UL NC505, 77NK1518: UL DESIGN X526



4 /A0.3 1-HR COLUMN GA FILE NO. CM 1451 N.T.S.

BASE LAYER 5/8" TYPE X GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED TO 1-5/8" 18 MIL (25 GA.), STEEL STUDS LOCATED AT EACH CORNER OF W10x49 COLUMN WITH 1" TYPE S DRYWALL SCREWS 24" O.C. FACE LAYER 5/8" TYPE X GYPSUM WALL BOARD OR GYPSUM VENEER BASE TO STUDS WITH 1-5/8" TYPE S DRYWALL SCREWS 12" OC. 1-1/4" METAL CORNEREAD APPLIED WITH 6d COATED NAILS, 1-3/4" LONG, 0.0915" SHANK, 1/4" HEADS, 12" O.C. IN EACH FLANGE.

FIRE TEST: UL R2717-34, 5-15-64, UL DESIGN X517
ULC DESIGN Z503



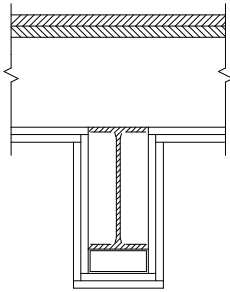
5 /A0.3 2-HR STEEL COLUMN GA FILE NO. CM 2120 N.T.S.

BASE LAYER 1/2" PROPRIETARY TYPE X GYPSUM WALLBOARD APPLIED TO BEAM CAGE WITH 1" TYPE S-12 DRYWALL SCREWS 12" O.C. FACE LAYER 1/2" PROPRIETARY TYPE X GYPSUM WALL BOARD APPLIED TO BEAM CAGE WITH 1-5/8" TYPE S-12 DRYWALL SCREWS 12" O.C. JOINTS OFFSET FROM BASE LAYER JOINT

BEAM CAGE FABRICATED FROM NO. 24 GA. 7/8" x 1-3/8" STEEL ANGLE SCREWS ATTACHED TO STEEL JOISTS @ BEAM TOP FLANGE AND NO. 25 GA. 2-1/2" STEEL RUNNERS HOOKED OVER BEAM LOWER FLANGE AND SUPPORTING 1-5/8" STEEL STUDS 24" O.C. MINIMUM BEAM SIZE W8x15. (ONE HOUR UNRESTRAINED BEAM.)

AMERICAN GYPSUM COMPANY - 1/2" FIREBLOC TYPE C
BPB AMERICA INC. - 1/2" PROROC TYPE C GYPSUM PANELS
G-P GYPSUM - 1/2" TOUGHROCK FIREGUARD C
LAFARGE NORTH AMERICA INC. - 1/2" FIRECHECK TYPE C
NATIONAL GYPSUM COMPANY - 1/2" GOLD BOND BRAND FIRE-SHIELD C
GYPSUM WALLBOARD
PABCO GYPSUM - 1/2" FLAME CURB SUPER 'C'
TEMPLE-INLAND FOREST PRODUCTS CORP. - 1/2" TG-C
UNITED STATES GYPSUM - 1/2" SHEETROCK BRAND GYPSUM PANELS, FIRECODE C CORE

FIRE TEST: UL R1319-133, 7-16-75; BASED ON UL R3663-7 & -8 11-12-87; UL DESIGN L524



11 /A0.3 1-HR STEEL BEAM GA FILE NO. BM 1137 N.T.S.



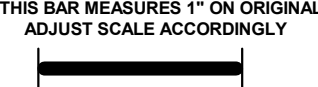
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SCALE VERIFICATION



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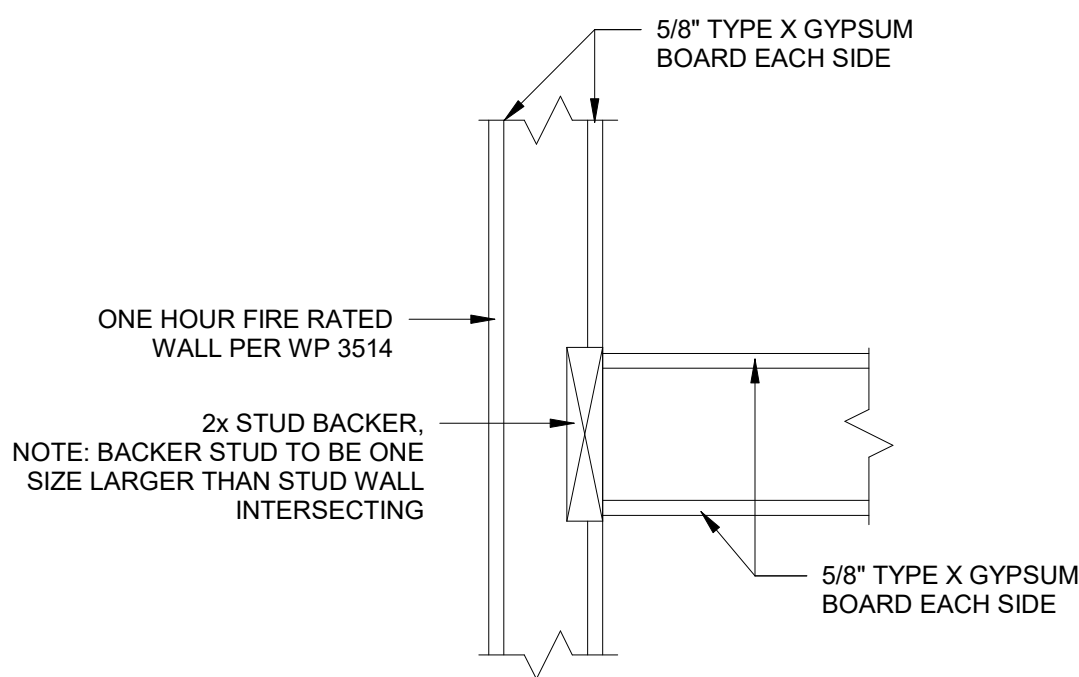
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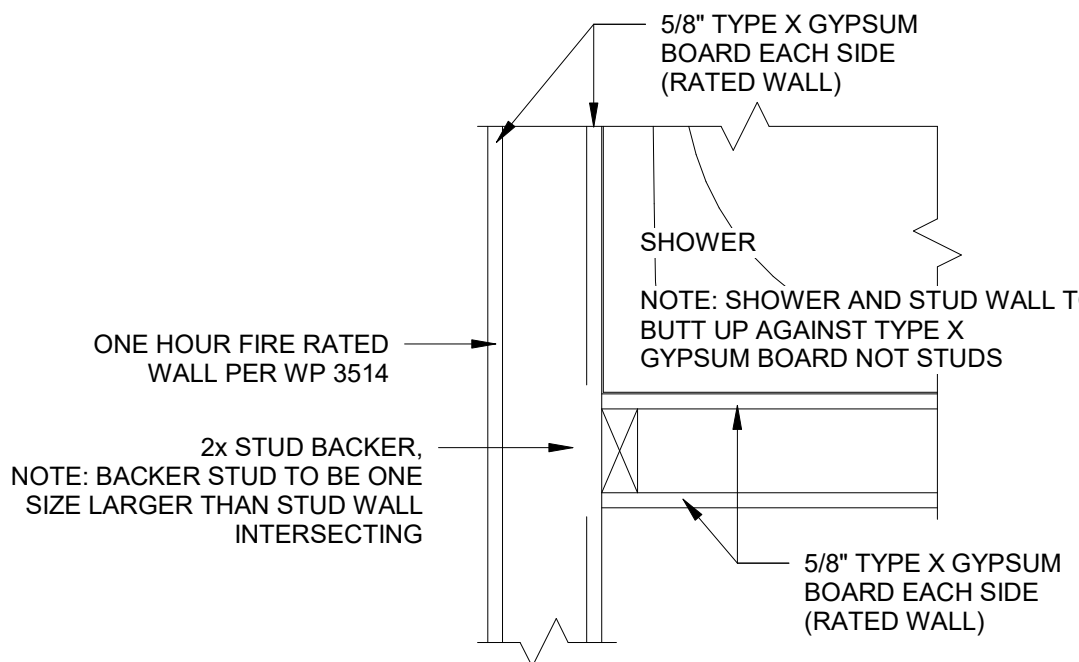
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RATED ASSEMBLIES

A0.3

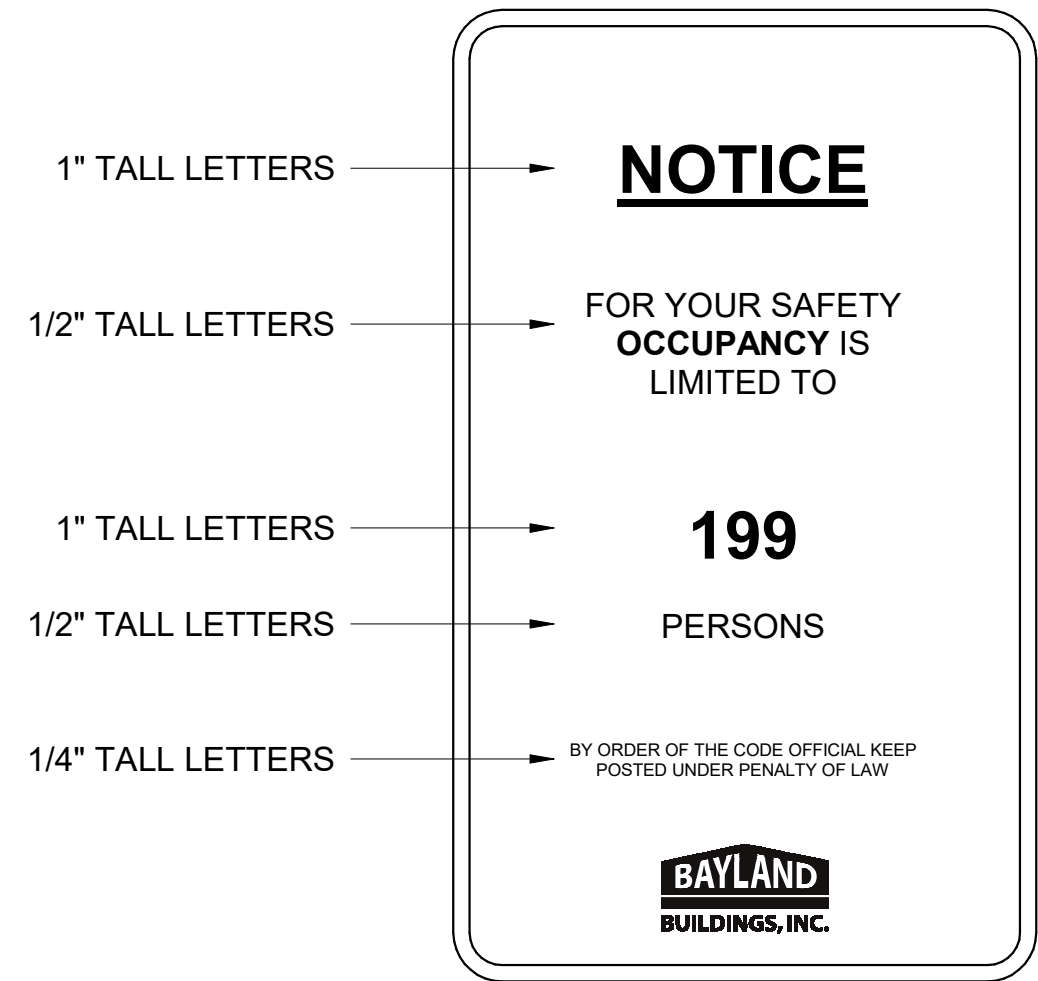


FRAMING SENARIO #1



FRAMING SENARIO #2

8 /A0.4 RATED WALL FRAMING DETAILS N.T.S.



IBC 1004.3 POSTING OF OCCUPANT LOAD. EVERY ROOM OR SPACE THAT IS AN ASSEMBLY OCCUPANCY SHALL HAVE THE OCCUPANT LOAD OF THE ROOM OR SPACE POSTED IN A CONSPICUOUS PLACE, NEAR THE MAIN EXIT OR EXIT ACCESS DOORWAY FROM THE ROOM OR SPACE. POSTED SIGNS SHALL BE OF AN APPROVED LEGIBLE PERMANENT DESIGN AND SHALL BE MAINTAINED BY THE OWNER OR AUTHORIZED AGENT. PROVIDE A PERMANENT POSTED SIGN STATING "MAX OCCUPANT LOAD OF PERSONS"

9 /A0.4 OCCUPANT LOAD SIGNAGE N.T.S.

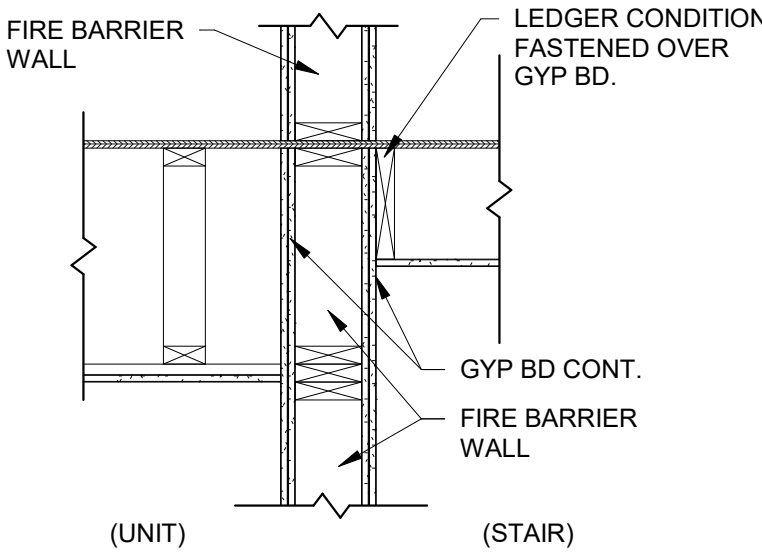


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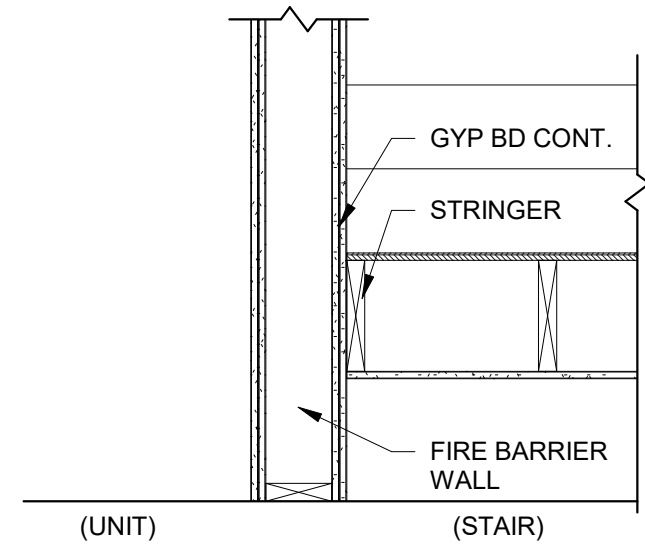


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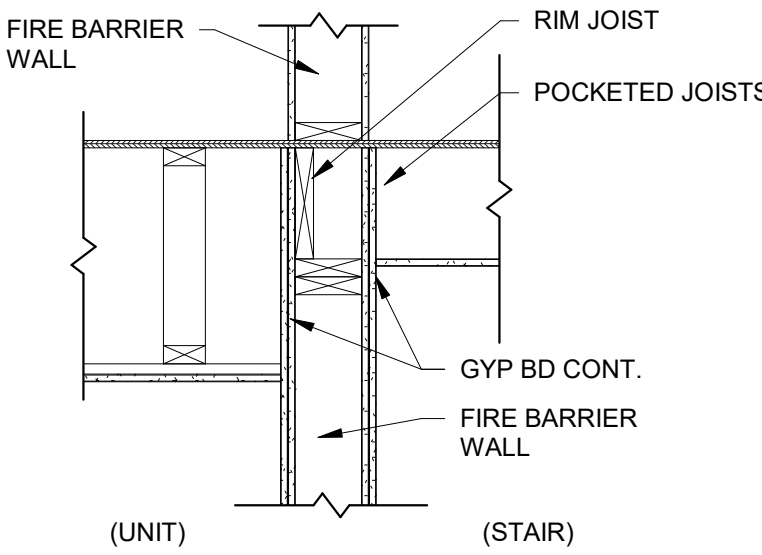


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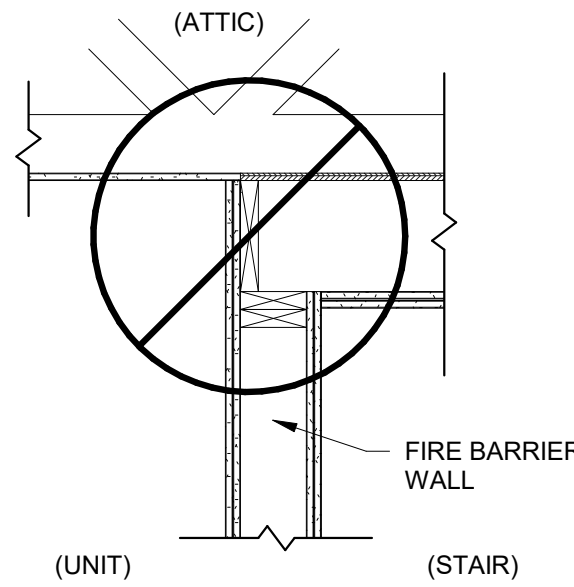


DIAGRAM #7 (DO NOT)

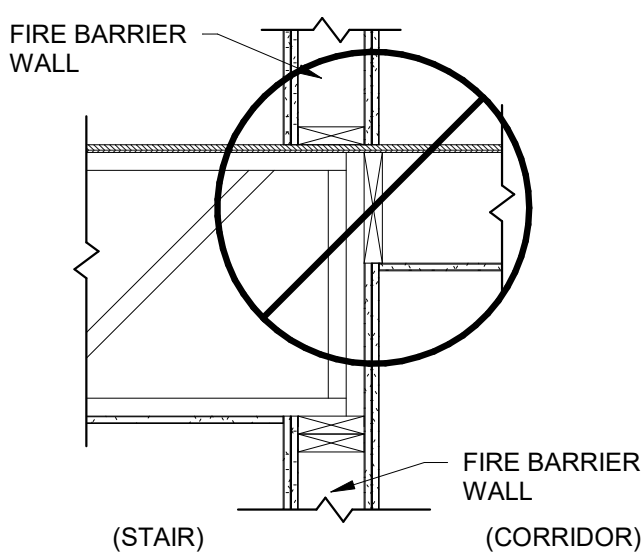


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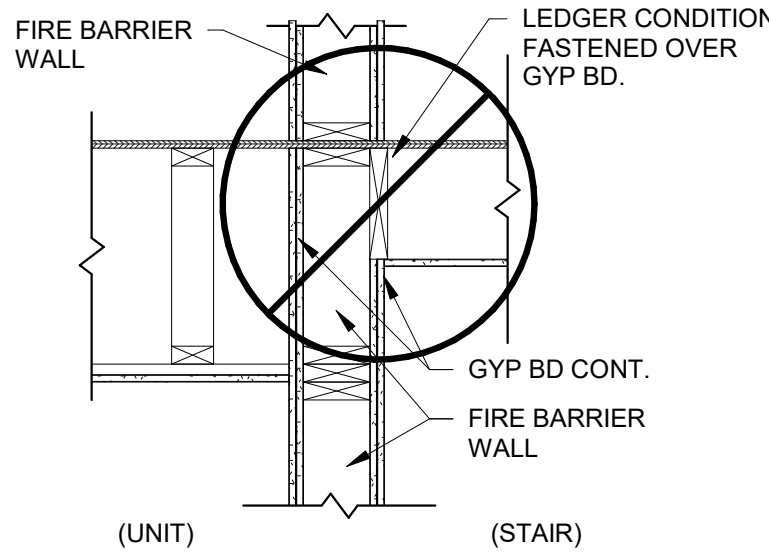


DIAGRAM #2 (DO NOT)

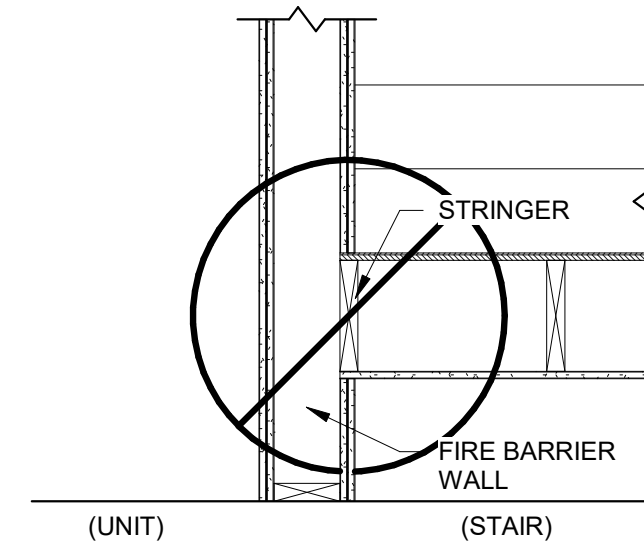


DIAGRAM #4 (DO NOT)

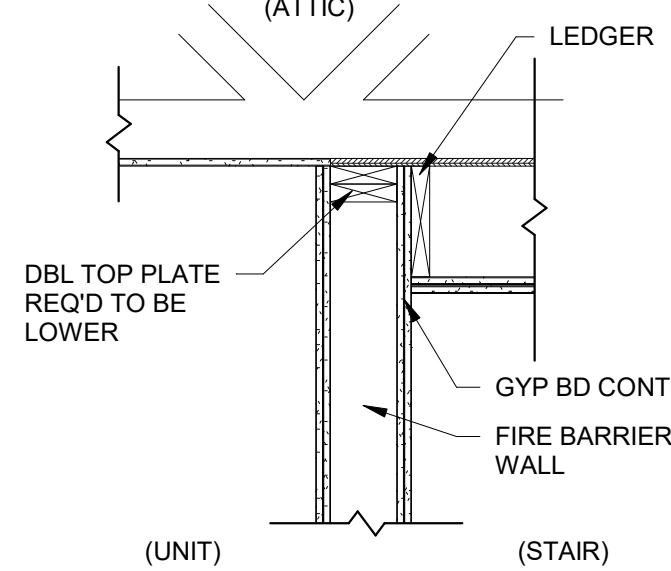


DIAGRAM #6 (DO)

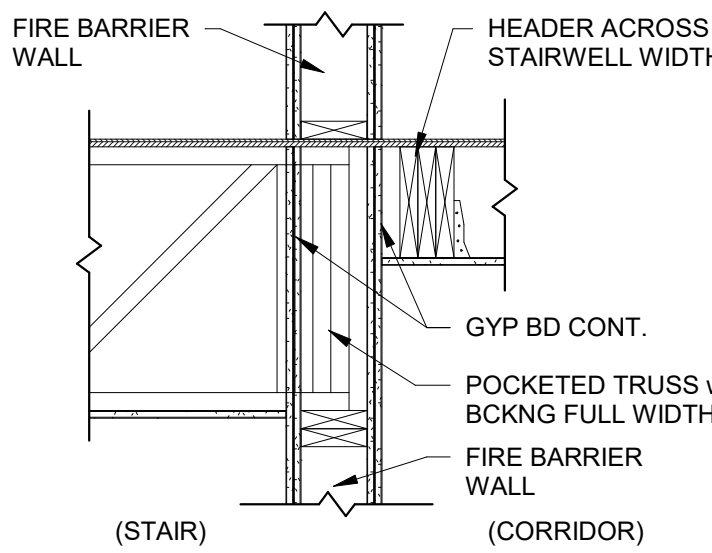


DIAGRAM #8 (DO)

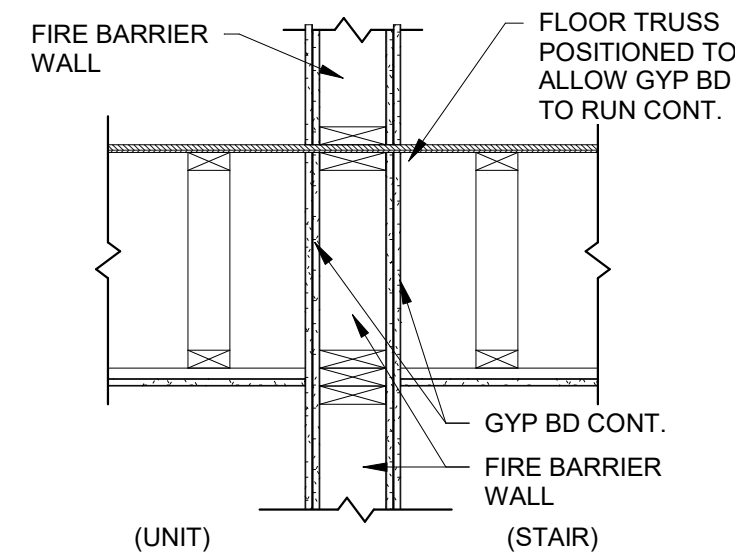


DIAGRAM #10

SUPPLEMENTARY DETAILS ONLY. NOT CUT ON PLAN SET

NOTE TO CARPENTERS & PANELIZED WOOD PRODUCT PRODUCERS

- FIRE BARRIER CONSTRUCTION, AS DEFINED IN THE INTERNATIONAL BUILDING CODE, HAS BEEN UTILIZED IN THIS PLAN FOR THE STAIR SHAFT ENCLOSURES. FIRE BARRIERS SHALL COMPLY WITH 2015 IBC 707. SPECIFICALLY, CONTINUITY OF FIRE BARRIERS SHALL COMPLY WITH 2015 IBC 707.5.
- 2015 IBC 707.5 STATES: FIRE BARRIERS SHALL EXTEND FROM TOP OF THE FOUNDATION WALL OR FLOOR / CEILING ASSEMBLY BELOW TO THE UNDERSIDE OF THE FLOOR OR ROOF SHEATHING, SLAB OR DECK ABOVE AND SHALL BE SECURELY ATTACHED THERETO.
- FOR PURPOSES OF THIS PLAN SET, THIS MEANS:

AT FIRE BARRIERS DO:

- 1) LEDGER CONDITIONS MUST BE FASTENED OVER TOP OF GYPSUM BOARD TO MAINTAIN FIRE RATING CONTINUITY TO THE UNDERSIDE OF THE FLOOR SHEATHING, SHAFT CAP SHEATHING OR ROOF SHEATHING ABOVE.
- 2) ALL STAIR SHAFT CAPS SHOULD BE LEDGERED OVER GYPSUM BOARD IN LIEU OF "POCKETED" JOISTS FOR EASE OF CONSTRUCTION.
- 3) ALL CORRIDOR JOIST CONDITIONS SHOULD BE LEDGERED OVER GYPSUM BOARD TO PREVENT "DOUBLE POCKETING" FROM EACH SIDE OF FIRE BARRIER.
- 4) ALL STAIR STRINGERS SHALL BE POSITIONED TO ALLOW GYPSUM BOARD (AND SKIRT TRIM BOARD IF APPLICABLE) TO RUN CONTINUOUS BESIDE STRINGER.
- 5) WHERE "POCKETED" JOISTS OR TRUSSES BEAR ON A FIRE BARRIER, GYPSUM BOARD SHALL BE CONTINUOUS AROUND THE JOIST OR TRUSS TO THE UNDERSIDE OF THE FLOOR SHEATHING, SHAFT CAP SHEATHING OR ROOF SHEATHING ABOVE. ALL GYPSUM-BOARD-TO-WOOD CONDITIONS SHALL BE FIRE CAULKED WITH A LISTED PRODUCT DESIGNED FOR SUCH PURPOSE.
- 6) AT NON-BEARING CONDITIONS JOIST OR TRUSS SHALL BE POSITIONED TO ALLOW GYPSUM BOARD TO RUN CONTINUOUS TO THE UNDERSIDE OF THE FLOOR SHEATHING, SHAFT CAP SHEATHING OR ROOF SHEATHING ABOVE.
- 10) DO NOT POSITION STAIR STRINGERS DIRECT TO WOOD STUDS.

AT FIRE BARRIERS DO NOT:

- 7) DO NOT BOLT WOOD LEDGER DIRECTLY TO WOOD STUDS IN A FIRE BARRIER. LEDGERING DIRECT TO WOOD STUDS IN ALLOWED FOR A FIRE PARTITION, AS USED IN MOST CORRIDOR WALLS, WHICH ARE NOT STAIR SHAFT WALLS. CONSULT ARCHITECT IF QUESTIONABLE.
- 8) DO NOT INSTALL "POCKETED" JOISTS OR TRUSSES WITHOUT CONTINUOUS GYPSUM BOARD AND APPROPRIATE FIRE CAULK TO UNDERSIDE OF SHEATHING ABOVE.
- 9) DO NOT POSITION NON-BEARING JOISTS AND LEDGERS DIRECTLY TO WOOD STUDS WITHOUT ALLOWING GYPSUM BOARD TO RUN CONTINUOUS TO THE FLOOR SHEATHING, SHAFT CAP SHEATHING OR ROOF SHEATHING ABOVE.

NOTE TO MECHANICAL, ELECTRICAL & PLUMBING TRADES:

- FOR ELECTRICAL AND PLUMBING ITEMS IN FIRE BARRIERS, SEE IBC SECTION 706.7 FOR ALLOWED PENETRATIONS AND ALLOWED OPENINGS.
- NO OUTLETS OR PLUMBING PENETRATIONS ALLOWED IN FIRE BARRIERS USED AS EXIT ENCLOSURES, SEE IBC SECTION 1020.1.2.

1 /A0.4 FIRE BARRIERS @ STAIRWELLS N.T.S.

FIRE BARRIERS SHALL EXTEND FROM THE TOP OF THE FLOOR / CEILING ASSEMBLY BELOW TO THE UNDERSIDE OF THE FLOOR OR ROOF SLAB OR DECK ABOVE AND SHALL BE SECURELY ATTACHED THERETO. SUCH FIRE BARRIERS SHALL BE CONTINUOUS THROUGH CONCEALED SPACES SUCH AS THE SPACE ABOVE A SUSPENDED CEILING. THE SUPPORTING CONSTRUCTION SHALL BE PROTECTED TO AFFORD THE REQUIRED FIRE-RESISTANCE RATING OF THE FIRE BARRIER SUPPORTED EXCEPT FOR 1-HR FIRE-RESISTANCE RATED INCIDENTAL USE AREA SEPARATIONS AS REQUIRED BY THE TABLE 509.2 IN BUILDINGS OF TYPE IIB, IIB, AND VB CONSTRUCTION. HOLLOW VERTICAL SPACES WITHIN THE FIRE BARRIER WALL SHALL BE FIRE BLOCKED AT EVERY FLOOR LEVEL.

4 /A0.4 FIRE BARRIER CONTINUITY N.T.S.

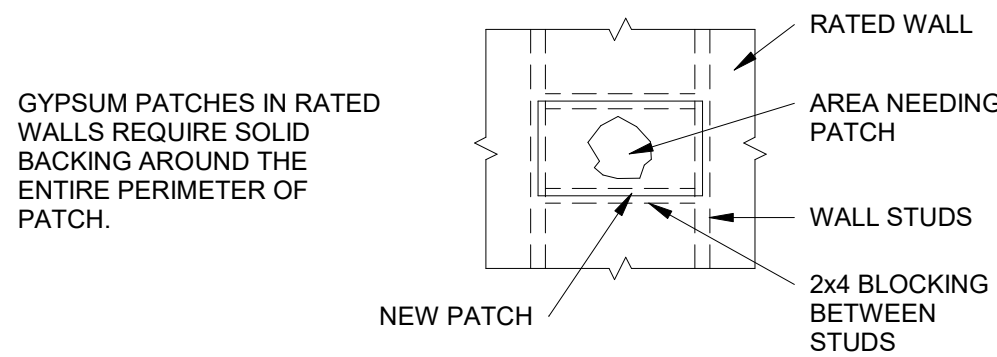
- (A) **FIREWALL - HORIZONTAL CONTINUITY**
FIREWALL SHALL BE SELF SUPPORTING AND SHALL NOT BEAR ANY OTHER STRUCTURAL MEMBERS. THE EXTERIOR WALLS ON BOTH SIDES OF THE FIRE WALL SHALL HAVE A 1-HR FIRE-RESISTANCE RATING WITH 3/4-HR PROTECTION WHERE OPENING PROTECTION IS REQUIRED. THE FIRE-RESISTANCE RATING OF THE EXTERIOR WALL SHALL EXTEND A MINIMUM OF 4 FEET ON EACH SIDE OF THE INTERSECTION OF THE FIRE WALL TO EXTERIOR WALL.
- (B) **FIREWALL - VERTICAL CONTINUITY**
FIREWALL TO TERMINATE AT THE UNDERSIDE OF COMBUSTIBLE ROOF SHEATHING PROVIDED 1.) THERE ARE NO OPENINGS IN THE ROOF WITHIN 4 FEET OF THE FIRE WALL; 2.) ROOF IS COVERED WITH A MINIMUM CLASS B ROOF COVERING; 3.) ROOF SHEATHING IS CONSTRUCTED OF FIRE-RETARDANT-TREATED WOOD FOR A DISTANCE OF 4 FEET ON BOTH SIDES OF THE WALL

5 /A0.4 FIREWALL CONTINUITY N.T.S.

IBC 703.6 MARKING AND IDENTIFICATION
FIRE WALL, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS AND SMOKE PARTITIONS OR ANY OTHER WALL REQUIRED TO HAVE PROTECTED OPENINGS OR PENETRATIONS SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING. SUCH IDENTIFICATION SHALL:

1. BE LOCATED IN ACCESSIBLE CONCEALED FLOOR, FLOOR-CEILING OR ATTIC SPACES
2. BE REPEATED AT INTERVALS NOT EXCEEDING 30FT MEASURED HORIZONTALLY ALONG THE WALL OR PARTITION ; AND
3. INCLUDE LETTERING A RECOMMENDED HEIGHT OF 3" BUT NOT LESS THAN 1/2" IN HEIGHT, INCORPORATING THE SUGGESTED WORDING: "FIRE AND/OR SMOKE BARRIER ---- PROTECT ALL OPENINGS OR OTHER WORDING"

6 /A0.4 RATED ASSEMBLY MARKING & IDENTIFICATIONS N.T.S.



7 /A0.4 FIRE ASSEMBLY PATCHING N.T.S.

DESIGN & BUILD GENERAL CONTRACTOR

PROPOSED CBRF ADDITION FOR:
CARATON COMMONS
GREENBAY, WISCONSIN; COUNTY OF: BROWN

SCALE VERIFICATION
THIS BAR MEASURES 1" ON ORIGINAL.
ADJUST SCALE ACCORDINGLY

NOTICE OF COPYRIGHT
THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION AS AN "ARCHITECTURAL WORK" UNDER SEC. 102 OF THE COPYRIGHT ACT, 17 U.S.C. AS AMENDED DECEMBER 1990 AND KNOWN AS ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1990. THE PROTECTION INCLUDES BUT IS NOT LIMITED TO THE OVERALL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS OF THE DESIGN. UNDER SUCH PROTECTION, UNAUTHORIZED USE OF THESE PLANS, WORK OR BUILDING REPRESENTED, CAN LEGALLY RESULT IN THE CESSATION OF CONSTRUCTION OR BUILDINGS BEING SEIZED AND/OR MONETARY COMPENSATION TO BAYLAND BUILDINGS, INC.

JOB NUMBER: 22-4889

PROJECT EXECUTIVE: TOM AMBROSIOUS

DRAWN BY: DV

DATE: 06/20/2022

REVISIONS:

ISSUED FOR: CHECKED DATE: BY:

- ☐ PRELIMINARY
☒ BID SET
☐ DESIGN REVIEW
☐ CHECKSET
☐ CONSTRUCTION

RATED ASSEMBLIES & DETAILS

A0.4



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DESIGN & BUILD GENERAL CONTRACTOR

GREENBAY, WISCONSIN; COUNTY OF: BROWN

PROPOSED CBRF ADDITION FOR:
CARATON COMMONS

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PROPOSED FLOOR PLAN



PROPOSED - FLOOR PLAN

1 / A1.0 SCALE = 3/32" = 1'-0"

A1.0

Program Legend

-  Existing Common Area
 Proposed Common Area

DIAGONAL HATCH INDICATES:
INSTALL TYPE 1 KITCHEN EXHAUST HOOD
SHALL HAVE A MINIMUM CLEARANCE OF
18" INCHES FROM COMBUSTIBLES

1-HR RATED FIREWALL PARTITION:
SEE DTL. 6/A0.3 GA FILE NO. WP 3514,
4/A0.4 FOR FIRE BARRIER CONTINUITY

2-HR RATED FIREWALL SEPARATION:
SEE DTL. 10/A0.3 - GA FILE NO. WP 4135,
5/A0.4 FOR FIREWALL CONTINUITY

1-HR RATED FIREWALL PARTITION:
SEE DTL. 6/A0.3 GA FILE NO. WP 3514,
4/A0.4 FOR FIRE BARRIER CONTINUITY





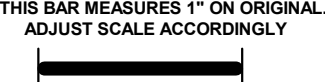
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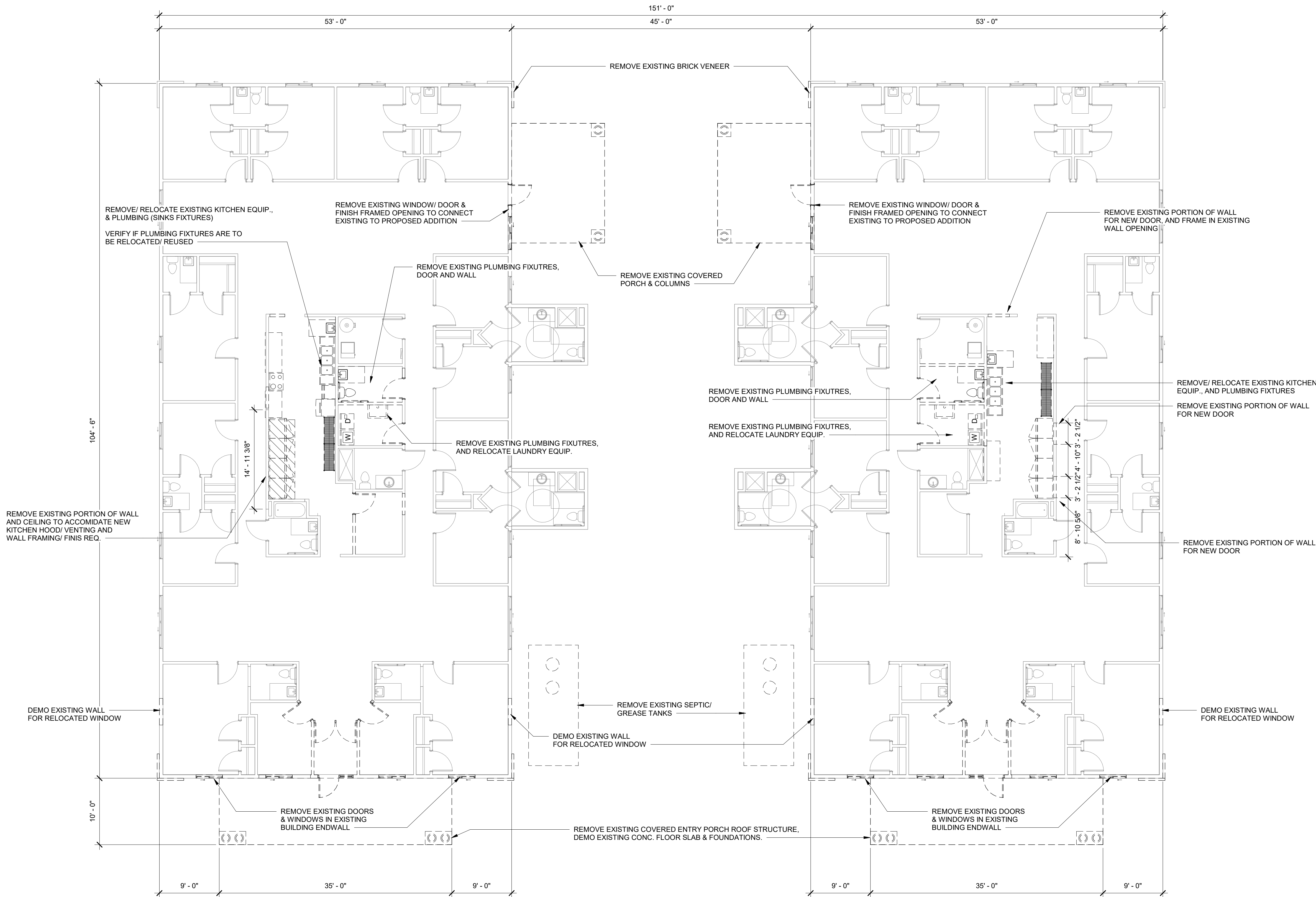
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EXISTING/ DEMO FLOOR PLAN

A1.1



EXISTING/ DEMO - FLOOR PLAN

1 / A1.1 SCALE = 1/8" = 1'-0"



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PROPOSED CBRF ADDITION FOR:
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GREENBAY, WISCONSIN; COUNTY OF: BROWN

EXTERIOR FINISH LEGEND

MARK	DESCRIPTION
LPS-1	LOCATION: HORIZ. EXTERIOR SIDING MATERIAL: 6" LP SMART SIDING SUPPLIER: LP SMARTSIDE COLOR: VERIFY COMMENTS:
CS-1	LOCATION: CEDAR SHAKES SIDING MATERIAL: 6" CEDAR SHAKE SUPPLIER: VERIFY COLOR: VERIFY COMMENTS:
MT-1	LOCATION: FASCIA TRIMS & SOFFITS MATERIAL: VERIFY SUPPLIER: VERIFY COLOR: VERIFY COMMENTS:
MT-2	LOCATION: RAKE, GUTTERS & TRIMS MATERIAL: VERIFY SUPPLIER: VERIFY COLOR: VERIFY COMMENTS:
SV-1	LOCATION: STONE VENEER MATERIAL: NATURAL CUT STONE SUPPLIER: VERIFY COLOR: VERIFY COMMENTS:
RS-1	LOCATION: ROOF SHINGLES MATERIAL: ASPHALT SHINGLE SUPPLIER: VERIFY COLOR: VERIFY COMMENTS:
MB-1	LOCATION: WALL PANEL MATERIAL: 26GA SEMI-CONCEALED SUPPLIER: VERIFY COLOR: VERIFY COMMENTS:
MR-1	LOCATION: ROOF PANEL MATERIAL: 26GA SSR SUPPLIER: VERIFY COLOR: VERIFY COMMENTS:

SCALE VERIFICATION

THIS BAR MEASURES 1" ON ORIGINAL.
ADJUST SCALE ACCORDINGLY.

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EXECUTIVE: TOM AMBROSIOUS

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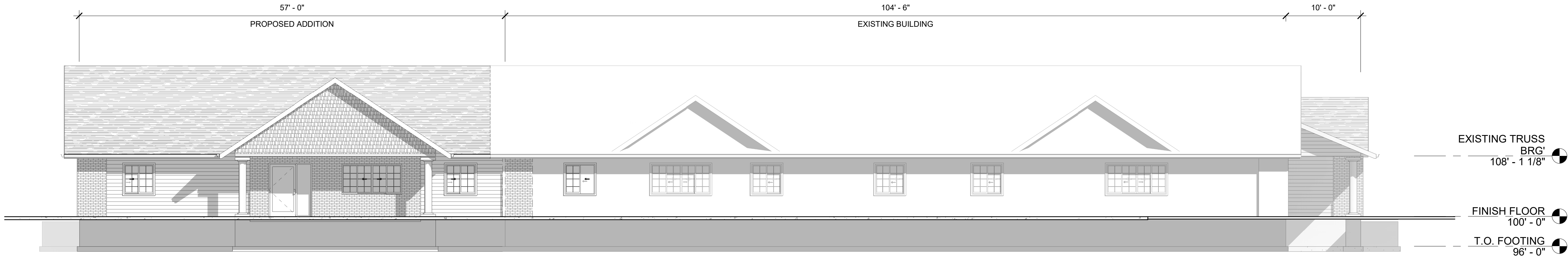
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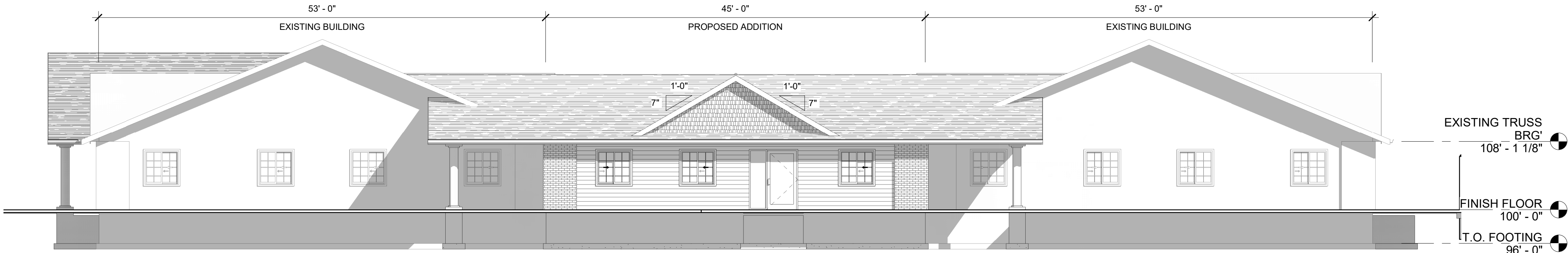
EXTERIOR ELEVATIONS

A2.0



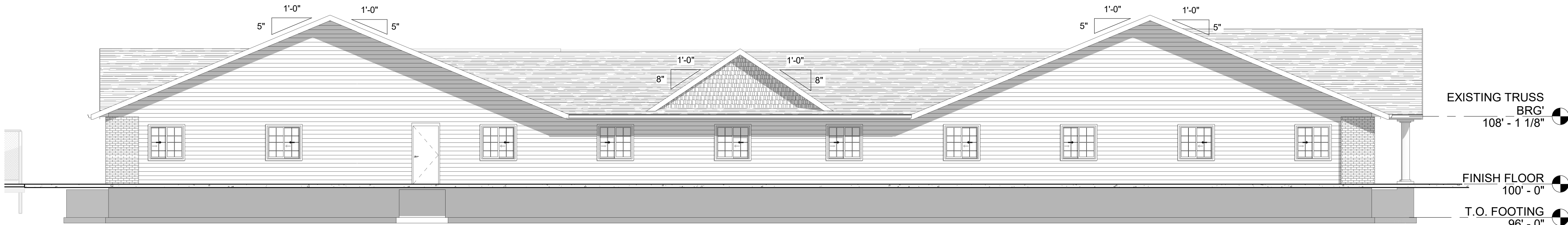
BUILDING ELEVATION - EAST

1 /A2.0 SCALE = 1/8" = 1'-0"



BUILDING ELEVATION - NORTH

2 /A2.0 SCALE = 1/8" = 1'-0"



BUILDING ELEVATION - SOUTH

3 /A2.0 SCALE = 1/8" = 1'-0"



BUILDING ELEVATION - WEST

4 /A2.0 SCALE = 1/8" = 1'-0"



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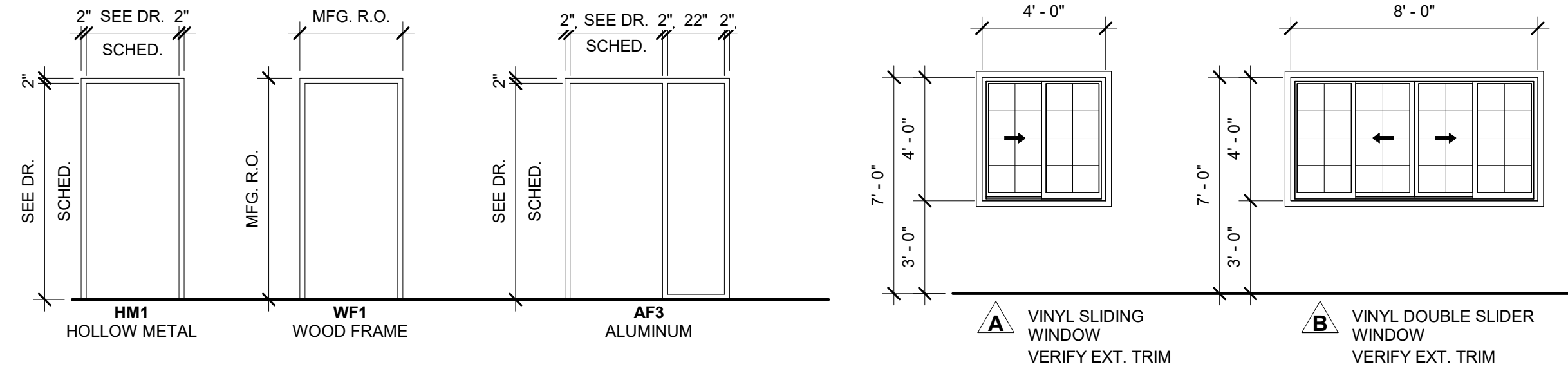
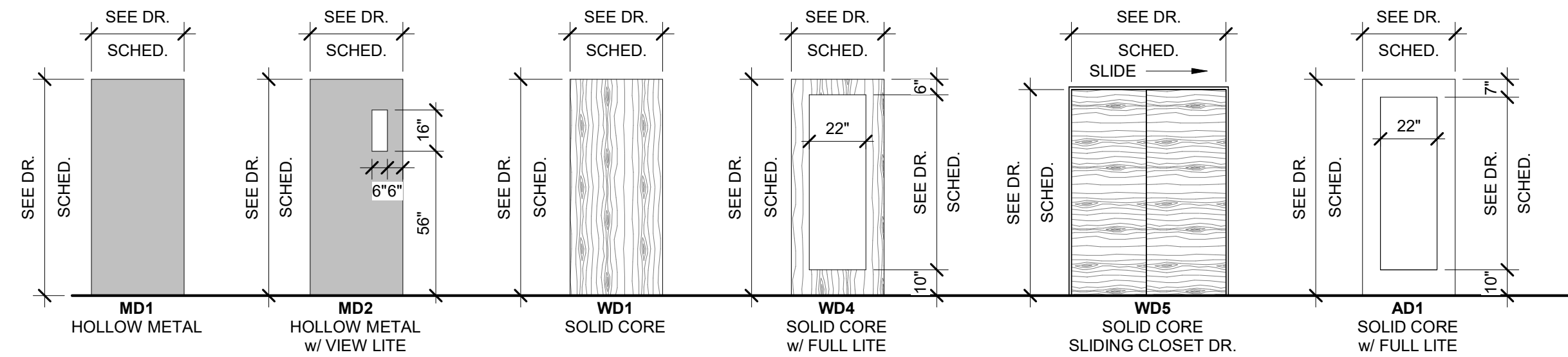
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☐ CHECKSET
☐ CONSTRUCTION

DOOR / WINDOW SCHEDULES

A6.0

DOOR SCHEDULE											REMARKS
NUMBER	WIDTH	HEIGHT	DOOR TYPE	FRAME TYPE	FIRE RATING	LOCK	PASSAGE	HARDWARE CLOSER	PANIC	PRIVACY	
100.1	3'-6"	7'-0"	AD1	AF3							
100.2	3'-6"	7'-0"	AD1	AF3							
104.1	3'-0"	7'-0"	WD1	HM1							
106.1	3'-6"	7'-0"	AD1	AF3							
106.2	3'-6"	7'-0"	AD1	AF3							
106.3	6'-0"	7'-0"	MD1	HM1							
106.4	3'-0"	7'-0"	WD1	HM1							
106.5	6'-0"	7'-0"	MD1	HM1							
106.6	3'-0"	7'-0"	WD1	HM1							
107.1	3'-0"	7'-0"	WD1	HM1							
107.2	3'-0"	7'-0"	MD1	HM1							
108.1	3'-0"	7'-0"	WD1	HM1							
110.1	3'-0"	7'-0"	WD1	HM1							
110.2	3'-0"	7'-0"	MD1	HM1							
111.1	3'-0"	7'-0"	WD1	HM1							
112.1	3'-0"	7'-0"	WD1	HM1							
113.1	3'-0"	7'-0"	WD1	HM1							
114.1	3'-0"	7'-0"	WD1	HM1							
115.1	3'-0"	7'-0"	WD1	HM1							
116.1	3'-0"	7'-0"	WD1	HM1	20 min.	■		■			
116.2	3'-0"	7'-0"	WD1	HM1	20 min.	■		■			
117.1	3'-0"	7'-0"	WD4	HM1			■				Provide wall stop
119.1	3'-0"	7'-0"	WD4	HM1							
120.1	3'-0"	7'-0"	AD1	AF2							
120.2	6'-0"	7'-0"	MD1	HM1	90 min.			■	■		Alt. swing dbl. dr., provide solid astregal & mag-hold open
120.3	6'-0"	7'-0"	MD1	HM1	90 min.			■	■		Alt. swing dbl. dr., provide solid astregal & mag-hold open
120.4	3'-6"	7'-0"	AD1	AF3		■		■			Provide weather stripping
x	3'-0"	7'-0"	WD4	HM1							
x	3'-0"	7'-0"	WD4	HM1							
x	3'-0"	7'-0"	WD4	HM1							



DOOR LEGEND

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

NOTE: ANY GLAZING BELOW 24" A.F.F.
WILL NEED TO BE SAFETY TEMPERED

WINDOW THERMAL PERFORMANCE DATA

ANDERSEN PRODUCT: 100 SERIES SINGLE HUNG
GLASS TYPE: LOW-E SMARTSUN (2.2mm ANNEALED GLASS)
GRILL TYPE: FINELIGHT (GRILLES-BETWEEN-THE-GLASS)
NFRC DIRECTORY #: AND-N-80-00887-00001
U-FACTOR: 0.29
SHGC: 0.19
VT: 0.43

GENERAL NOTE:
ALL EXTERIOR TRIMS ARE TO MATCH EXISTING BUILDINGS

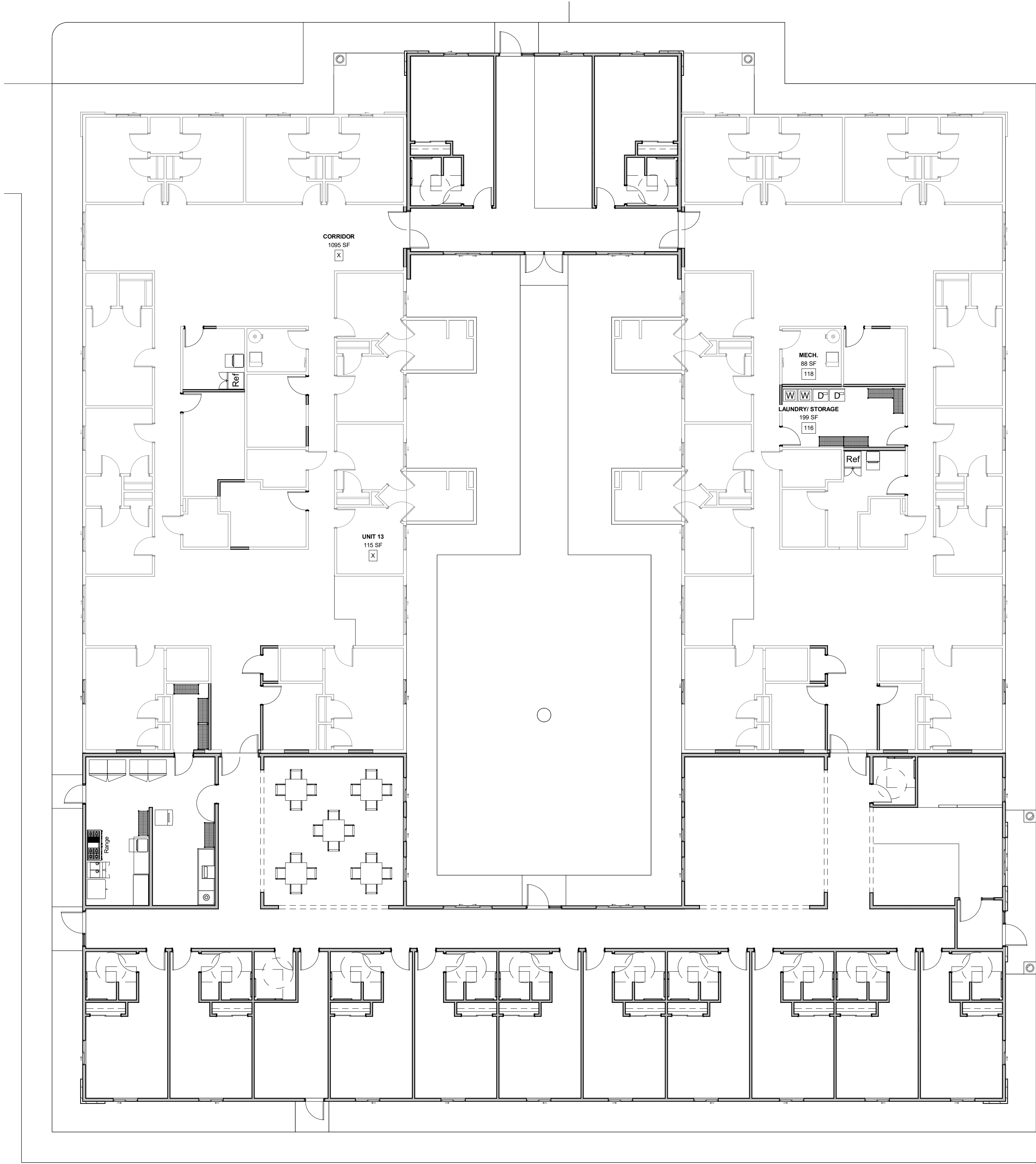
ALL INTERIOR TRIMS ARE TO MATCH EXISTING BUILDINGS

EXTERIOR DOOR THERMAL PERFORMANCE DATA

ANDERSEN PRODUCT: 100 SERIES GLIDING
GLASS TYPE: LOW-E SMARTSUN (2.2mm ANNEALED GLASS)
GRILL TYPE: NO GRILLES
NFRC DIRECTORY #: AND-N-81-00944-00001
U-FACTOR: 0.29
SHGC: 0.21
VT: 0.49

WINDOW LEGEND

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



MATERIAL LEGEND

MARK DESCRIPTION

P-1

FINISH: PAINTED GYP. BD.
STYLE: VERIFY
MANUF: VERIFY
COLOR: VERIFY
INSTALLATION METHOD: VERIFY
REMARKS:

FRP-1

FINISH: FRP
STYLE: VERIFY
MANUF: VERIFY
COLOR: VERIFY
INSTALLATION METHOD: VERIFY
REMARKS:

EXIST-1

EXISTING CONDITIONS

EXP-1

EXPOSED FINISH

CONC-1

FINISH: CONCRETE
STYLE: STAINED
MANUF: VERIFY
COLOR: VERIFY
INSTALLATION METHOD: VERIFY
REMARKS:

CONC-2

FINISH: CONCRETE
STYLE: POLISHED
MANUF: VERIFY
COLOR: VERIFY
INSTALLATION METHOD: VERIFY
REMARKS:

VB-1

FINISH: VINYL BASE
STYLE: 4" HIGH
MANUF: VERIFY
COLOR: VERIFY
INSTALLATION METHOD: VERIFY
REMARKS:

WB-1

FINISH: WOOD BASE
STYLE: 3" HIGH
MANUF: VERIFY
COLOR: VERIFY
INSTALLATION METHOD: VERIFY
REMARKS:

MARK DESCRIPTION

CB-1

FINISH: CERAMIC BASE
STYLE: 4" HIGH
MANUF: VERIFY
COLOR: VERIFY
INSTALLATION METHOD: VERIFY
REMARKS:

C-1

FINISH: CARPET
STYLE: VERIFY
MANUF: VERIFY
COLOR: VERIFY
INSTALLATION METHOD: VERIFY
REMARKS:

CPT-1

FINISH: CARPET TILE
STYLE: VERIFY
MANUF: VERIFY
COLOR: VERIFY
INSTALLATION METHOD: VERIFY
REMARKS: VERIFY
CONTACT: VERIFY

T-1

FINISH: CERAMIC TILE
STYLE: VERIFY
MANUF: VERIFY
COLOR: VERIFY
INSTALLATION METHOD: VERIFY
REMARKS: VERIFY
CONTACT: VERIFY

LVT-1

FINISH: LUXURY VINYL TILE
STYLE: VERIFY
MANUF: VERIFY
COLOR: VERIFY
INSTALLATION METHOD: VERIFY
REMARKS: VERIFY
CONTACT: VERIFY

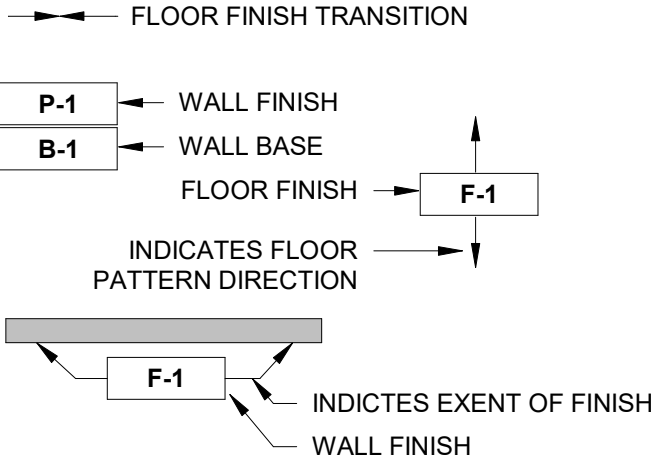
LVP-1

FINISH: LUXURY VINYL PLANK
STYLE: VERIFY
MANUF: VERIFY
COLOR: VERIFY
INSTALLATION METHOD: VERIFY
REMARKS: VERIFY
CONTACT: VERIFY

FINISH GENERAL NOTES

- ALL FINISH SELECTIONS IDENTIFIED IN LEGENDS, SCHEDULES, AND SPECIFICATIONS ARE NOT SUBJECT TO 'OR EQUAL' SUBSTITUTIONS U.N.O. THE CONTRACTOR AND SUBCONTRACTORS SHALL SUBMIT PRODUCTS AND FINISHES AS INDICATED IN THE DOCUMENTS. NOTIFY ARCHITECT OF SCHEDULED FINISHES THAT ARE UNAVAILABLE OR DISCONTINUED AT THE EARLIEST OPPORTUNITY SUCH THAT A SUBSTITUTION CAN BE SELECTED WITHOUT JEOPARDIZING THE CONSTRUCTION SCHEDULE.
- REFER TO THE MATERIAL SCHEDULE FOR MANUFACTURER, PRODUCT/STYLE NAME, COLOR SPECIFICATION.
- INSTALL ALL FINISH MATERIALS IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDED SPECIFICATIONS, SURFACE PREPARATION, ADHESIVES AND BACKINGS: INCLUDING WALLCOVERINGS, COATINGS, FLOORING MATERIALS, LAMINATES, ETC.
- THE CONTRACTOR SHALL REPAIR ALL ROUGH FLOOR SLAB UNEVENNESS SUITABLE FOR PROPER FLOOR COVERING INSTALLATION.
- FLOOR MATERIAL TRANSITIONS AT DOOR OPENINGS ARE TO BE CENTERED BELOW THE DOOR IN THE CLOSED POSITION, U.N.O. THE PAINTING SUBCONTRACTOR SHALL ENSURE THAT ALL PAINTS COMPLY WITH THE MUNICIPAL & STATE CODES AND BUILDING REGULATIONS FOR LOW VOC EMISSIONS.
- ELECTRICAL SWITCH AND OUTLET COVER PLATES, SURFACE HARDWARE, ETC. SHALL BE INSTALLED AFTER PAINTING AND/OR APPLICATION OF WALL COVERINGS AND SPECIFIED CARPET.
- STAINED AND PAINTED SURFACES SHALL BE FINISHED SUCH THAT JOINTS/IMPERFECTIONS ARE NOT VISIBLE.
- CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES IN THE FIELD. GO TO GET CLARIFICATION FROM ARCHITECT BEFORE CONTINUING WITH ANY WORK.
- PROVIDE VINYL TRANSITION STRIPS AT ALL FLOORING MATERIAL CHANGES, U.N.O. REFER TO PLAN FOR DETAIL LOCATIONS.
- HARD FLOORING GROUT IS TO BE SEALED WITH MANUFACTURER'S RECOMMENDED SEALERS.
- RUBBER/VINYL BASE SHALL BE STRAIGHT BASE AT ALL LOCATIONS FOR CARPET AND COVE BASE AT TILE AND RESILIENT FLOORS.
- ALL ELECTRICAL PANELS IN THE CORRIDORS SHALL BE PAINTED TO MATCH THE ADJACENT WALL FINISH.
- PAINT CEILING ACCESS PANELS TO MATCH ADJACENT CEILING FINISH.
- UNDERSIDE OF SOFFITS (WHERE OCCURS) TO BE PAINTED TO RECEIVE FINISH TO MATCH WALL, U.N.O.
- FINISH FLOORING TO EXTEND FROM WALL TO WALL INCLUDING UNDER CABINETS AND UNDERCABINET EQUIPMENT.
- ALL INTERIOR WALL & CEILING FINISHES AND TRIM OF PUBLIC AREAS TO COMPLY WITH CLASS B MATERIAL CLASSIFICATION; FLAME SPREAD RATING 0 TO 25, SMOKE DEVELOPED 200. ALL INTERIOR WALL AND CEILING FINISHES AND TRIM IN NON PUBLIC AREAS TO COMPLY WITH CLASS B MATERIAL CLASSIFICATION; FLAME SPREAD RATING 28-75, SMOKE DEVELOPED 450.
- ALL PAINTED SURFACES ARE TO RECEIVE A PRIME COAT AND A MINIMUM OF TWO COATS FINAL COLOR, U.N.O.
- CARPET CONTRACTOR SHALL VERIFY THAT ALL CARPET OF EACH VARIETY IS TO BE SHIPPED FROM THE SAME DYE-LOT.
- ALL WALLS PAINTED WITH A LATEX PAINT TO HAVE AN EGGSHELL FINISH, U.N.O. REFER TO THE MATERIAL SCHEDULE AND FINISH LEGEND FOR MANUFACTURER'S PRODUCT NAME.
- GYPSON BOARD CEILINGS SCHEDULED TO RECEIVE PAINT SHALL HAVE A FLAT FINISH, U.N.O.
- PROVIDE ARCHITECT WITH A MINIMUM OF (3) 8" X 10" BRUSH-OUTS OF EACH COLOR AND FINISH FOR ARCHITECT'S APPROVAL PRIOR TO APPLICATION.
- ALL PLASTIC LAMINATE MILLWORK CABINET INTERIORS TO BE WHITE MELAMINE, U.N.O.
- ARCHITECTURAL ADHESIVES, SEALANTS AND SEALANT PRIMERS MUST COMPLY WITH SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (SCAQMD) RULE #1168. VOLATILE ORGANIC COMPOUND (VOC) LIMITS LISTED IN THE TABLE BELOW CORRESPOND TO RULE AMENDMENT DATE OF JANUARY 7, 2005.
- PAINTS AND COATINGS - APPLIED TO INTERIOR WALLS AND CEILINGS MUST NOT EXCEED THE VOLATILE ORGANIC COMPOUND (VOC) CONTENT LIMITS ESTABLISHED IN GREEN SEAL STANDARD GS-11, PAINTS, 1ST EDITION, MAY 20, 1993.
- ANTI-CORROSIVE AND ANTI-RUST PAINTS: APPLIED TO INTERIOR FERROUS METAL SUBSTRATES MUST NOT EXCEED THE VOC CONTENT LIMIT OF 250 G/L ESTABLISHED IN GREEN SEAL STANDARD GC-03, ANTI-CORROSIVE PAINTS, 2ND EDITION, JANUARY 7, 1997.
- CLEAR WOOD FINISHES, FLOOR COATINGS, STAINS, PRIMERS, SEALERS, AND SHELLACS: APPLIED TO INTERIOR ELEMENTS MUST NOT EXCEED THE VOC CONTENT LIMITS ESTABLISHED FOR THOSE COATING TYPES IN SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (SCAQMD) RULE 1113, ARCHITECTURAL COATINGS, AMENDED FEBRUARY 5, 2016.

FINISH PLAN LEGEND



FINISH PLAN KEYNOTES

- NO FINISH WORK IN THIS AREA.
- CARPET TO BE INSET WITHIN CERAMIC TILE. VERIFY DIMS. AS SHOWN. PROVIDE 1/8" THICK ZINC TRANSITION STRIP BETWEEN CERAMIC TILE AND CARPET. FEATHER FLOORING BENEATH CARPET AS REQUIRED FOR A SMOOTH TRANSITION.
- PROVIDE VINYL STRIP AT CARPET TO VINYL TRANSITION. SUBMIT COLOR SAMPLES TO ARCHITECT FOR APPROVAL.
- PATH/EXTEND FINISHES WITHIN COMMON CORRIDOR. ANY NEW FLOOR AND/OR WALL FINISHES TO MATCH EXISTING FOR A SEAMLESS TRANSITION.



BAYLAND BUILDINGS

P.O. BOX 13571 GREEN BAY, WI 54307
(920) 498-9300 FAX (920) 498-3033
www.baylandbuildings.com

DESIGN & BUILD GENERAL CONTRACTOR

PROPOSED CBRF ADDITION FOR:

CARATON COMMONS

GREENBAY, WISCONSIN; COUNTY OF: BROWN

SCALE VERIFICATION

THIS BAR MEASURES 1" ON ORIGINAL.
ADJUST SCALE ACCORDINGLY

NOTICE OF COPYRIGHT
THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO
COPYRIGHT PROTECTION AS AN "ARCHITECTURAL WORK" UNDER
SEC. 102 OF THE COPYRIGHT ACT, 17 U.S.C. AS AMENDED
DECEMBER 1990 AND KNOWN AS ARCHITECTURAL WORKS
COPYRIGHT PROTECTION ACT OF 1990. THE PROTECTION
INCLUDES BUT IS NOT LIMITED TO THE OVERALL FORM AS WELL
AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND
ELEMENTS OF THE DESIGN. UNDER SUCH PROTECTION
UNAUTHORIZED USE OF THESE PLANS, WORK OR BUILDING
REPRESENTED, CAN LEGALLY RESULT IN THE CESSATION OF
CONSTRUCTION OR BUILDINGS BEING SEIZED AND/OR MONETARY
COMPENSATION TO BAYLAND BUILDINGS, INC.

JOB NUMBER: 22-4889

PROJECT
EXECUTIVE: TOM AMBROSIOUS

DRAWN BY: DV

DATE: 06/20/2022

REVISIONS:

ISSUED FOR: CHECKED DATE:
BY:

- ☐ PRELIMINARY
☒ BID SET
☐ DESIGN REVIEW
☐ CHECKSET
☐ CONSTRUCTION

ROOM FINISH PLAN



PROPOSED - FINISH PLAN

1 /A6.1 SCALE = 3/32" = 1'-0"

A6.1

Project consists of connecting (2) 5,500 sq. ft. – (13) bed CBRF facilities on the same site. The added 9,190 proposed square footage will comprise of (12) additional beds, common area, an updated commercial kitchen and dining area, and a new relocated building entrance.

Site parking will be relocated to boarder Woodside drive along the East property line, as well as an added drive off Humboldt for deliveries and ambulatory pick-up.

The business will continue to maintain the same level of care, but provide a more efficient form of care from a staffing standpoint due to its improved building flow and now combined (38) bed units.

Thanks,

Thanks

David O'Brien | Engineering Department

P.O. Box 13571 | Green Bay, WI 54307-3571

Work 920.498.9300 | **Mobile** 920.371.6200 | **Direct** 920.869.8462 | **Fax** 920.498.3033

Email dobrien@baylandbuildings.com | **Web** baylandbuildings.com





REQUEST FOR CITY ACTION PLAN COMMISSION

Community and Economic
Development Department
100 N. Jefferson Street, Rm 608
Green Bay, WI 54301-5026
(920) 448-3400 - phone
(920) 448-3426 - fax
www.greenbaywi.gov

Location of Property: 653 WOODSIDE RD. GREEN BAY, WI 54311
Parcel Number(s): 21-365-1 - 1574056 - LOT 1 63CSM399
Petitioner(s): David O'Brien Date: 6/20/2022
Email: dobrien@baylandbuildings.com Phone Number: 920-371-6200
Address: P.O. Box 13571 City: Green Bay State: WI Zip: 54307
Property Owner: CARATON COMMONS Phone Number: 678-231-2838

Submit this Request Form and all required attachments to the Community and Economic Development Department, Room 608, City Hall

To: Honorable Mayor and Common Council, c/o City Clerk

I, Gregory J. Almquist, respectfully request that the City of Green Bay take the following action:

- ☒ Rezone Property (\$300.00 Review Fee)
- ☒ Conditional Use and CUP Amendment, including Single Lot Duplexes (\$300.00 Review Fee)
- ☐ PUD and PUD Amendments (\$350.00 Review Fee)
- ☐ Approve Preliminary City/Extraterritorial Subdivision Plat (\$150.00 + \$35.00 per Lot/Outlot Review Fee)
- ☐ Approve Preliminary Condominium Plat (\$150.00 + \$35.00 per Lot/Outlot/Lot Equivalent Review Fee)
- ☐ Approve Preliminary City/Extraterritorial Certified Survey Map (\$150.00 Review Fee)
- ☐ Approve Final City/Extraterritorial Subdivision Plat (\$100.00 Review Fee)
- ☐ Approve Final Condominium Plat (\$100.00 Review Fee)
- ☐ Grant a City/Extraterritorial Subdivision/CSM Variance (\$150.00 Review Fee)
- ☐ Grant a Postponement of Development Fees (\$100.00 Review Fee) [Review by I&S and/or Park Committees]
- ☐ Development District Map Amendment (\$200.00 Administration Fee)
- ☐ Official Map Amendment (\$200.00 Administration Fee)
- ☐ Plat of Right-of-Way (\$200.00 Administration Fee)
- ☐ Discontinue a Public Utility Easement (\$200.00 Administration Fee)
- ☐ Street Name Change (\$200.00 Administration Fee)
- ☐ Declare City Property "City Surplus" (\$200.00 Administration Fee)
- ☐ Vacate a Street/Alley/Pedestrian Way (\$200.00 Administration Fee) - PLEASE FILL OUT PAGE 2 OF APPLICATION
- ☐ Closure of Street/Alley/Pedestrian Way (\$200 Administration Fee) - PLEASE FILL OUT PAGE 2 OF APPLICATION
- ☒ Comprehensive Plan Amendments (\$200.00 Review Fee)
- ☐ Other (\$200.00 Administration Fee):

Owner Signature: [Signature]

Date: 6/20/2022

Petitioner Signature(s): [Signature]

Checklist of required attachments:

- Map
- Legal Description
- Applicant Narrative Describing Project
- All Other Pertinent Information

For office use only:

Review Fee: _____

Receipt No.: _____

Zoning Petition No.: _____

CPA 22-01
ZP 22-19 (rezone)
ZP 22-20 (map)



Report to the Green Bay Plan Commission

MEETING DATE

July 25, 2022

PREPARED BY

David Buck, Staff

AGENDA ITEM # E.5

(ZP 22-21) Public Hearing on request to rezone 2294-2296 Manitowoc Road and 2261-2275 Main Street (# 21-419, 21-420-27, 21-420-14) from General Commercial (C1) District to the Highway Commercial (C2), submitted by Jim Goepner, Holiday Superstores, LLC, on behalf of Michael Bultman and Johnson Family BypassTrust, property owners (Ald. B. Morgan, District 3).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

July 25, 2022

PREPARED BY

David Buck, Staff

AGENDA ITEM # E.6

(ZP 22-21) Consideration with possible action on request to rezone 2294-2296 Manitowoc Road and 2261-2275 Main Street (# 21-419, 21-420-27, 21-420-14) from General Commercial (C1) District to the Highway Commercial (C2), submitted by Jim Goeppner, Holiday Superstores, LLC, on behalf of Michael Bultman and Johnson Family Bypass Trust, property owners (Ald. B. Morgan, District 3).

BACKGROUND

Primary Address: 2294-2296 Manitowoc Road and 2261-2275 Main Street

Aldersperson/District: Ald. Bill Morgan / District 3

Reason for Request: The proposed rezoning would allow for the development of a convenience store/gas station with a car wash on the site.

Surrounding Zoning and Land Uses:

SUBJECT: General Commercial (C1) Commercial- Retail, Service and Parking

NORTH: General Commercial (C1) & Highway Commercial (C2) Commercial- Gas Station and personal service

SOUTH: General Commercial (C1) Industrial- Outdoor Storage

EAST: Varied-Density Residential (R3) & Low Density Residential (R3) Residential- Single and multi-Family Homes

WEST: General Commercial (C1) Commercial- Auto Rental and Restaurant/Tavern

Comprehensive Plan: The 2022 Smart Growth Plan designates this area for commercial uses. Commercial uses are also recommended to the north (across Manitowoc Road) and west (across Main Street). Medium/high density housing is recommended to the east (across Brosig Street). The request is consistent with the Comprehensive Plan.

Report: The subject land area, 2294-2296 Manitowoc Road and 2261-2275 Main Street, are currently three lots comprising 3.672 acres located on the corner of Main Street & Manitowoc Road. It has approximately 535 ft. of street frontage along Main Street/USH 141/STH 29, 380 ft. along Manitowoc Road and 415 ft. along Brosig Street. The applicant's intent is to consolidate them into a single property and redevelop the site with a convenience store/gas station and accessory carwash.

The property is currently zoned General Commercial (C1), which does not permit gas stations. The applicant is requesting a rezoning to Highway Commercial (C2) which allows gas stations and car washes "by-right" as well as other vehicle service uses.

The rezoning to C2 is consistent with the Comprehensive Plan that recommends commercial uses. Staff believes this rezone is appropriate given the location of the proposed land area on an automobile-oriented street. The site is on the corner of a United States Highway/State Trunk Highway (Main Street) with an

annual average daily traffic count (AADT) of approximately 13,000 cars and a collector road (Manitowoc Road) that has an AADT of approximately 5,000. For reference, N. Webster Avenue at I-43 has an AADT of approximately 14,000, University Avenue at Danz Avenue is approximately 13,000 and Military Avenue at Shawano Avenue is approximately 15,000. The lack of pedestrian walks or trails on any of the fronting streets is additional evidence of the automobile orientation of the area.

If the rezone is approved and the development moves forward, the standard site plan review will be required including location of any and all curb-cuts / driveways. It is my understanding that the petitioner has already submitted a traffic impact analysis (TIA) to the Department of Public Works to determine the most appropriate ingress-egress for the project.

Ald. Bill Galvin, the Wilder Park Neighborhood Association, and adjacent property owners within 400 ft. have been notified of the request. As of the drafting of this report, staff had received no inquiries regarding the request.

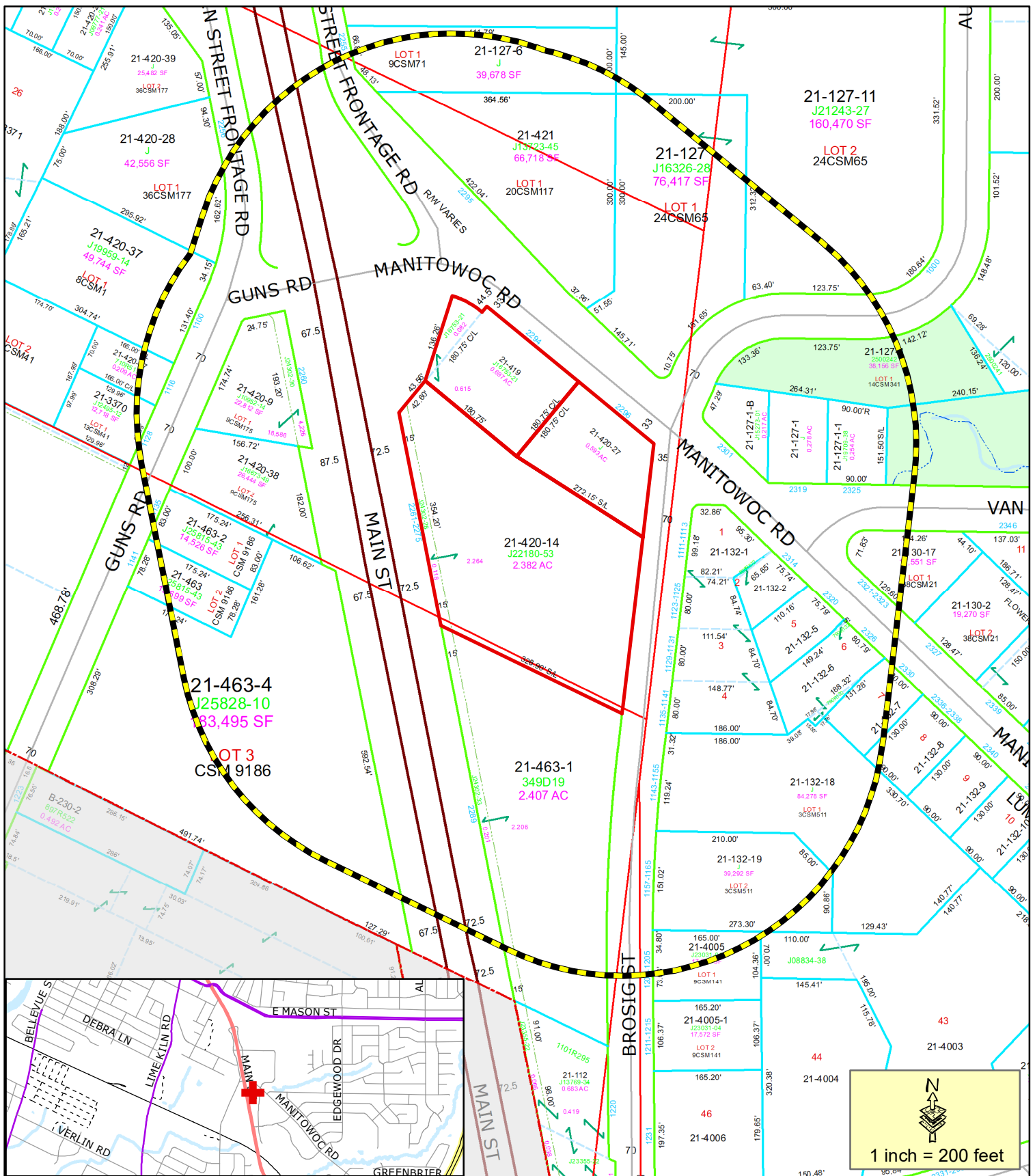
RECOMMENDATION

Approval of the request to rezone the from General Commercial (C1) District to the Highway Commercial (C2).

FISCAL IMPACT

ATTACHMENTS

1. ZP 22-21 PropMap
2. ZP 22-21 Application & Narrative
3. ZP 22-21 Site Plan



- Proposed CUP
- 400' Property Owner Notice

This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied.
Map prepared by DB

Zoning Petition (ZP 22-21)

Proposed Zone Change at

2294-2296 Manitowoc Road &

2261-2275 Main Street





REQUEST FOR CITY ACTION PLAN COMMISSION

Community and Economic
Development Department
100 N. Jefferson Street, Rm 608
Green Bay, WI 54301-5026
(920) 448-3400 - phone
(920) 448-3426 - fax
www.greenbaywi.gov

Location of Property: 2294 & 2296 Manitowoc Road, 2261-2275 Main Street

Parcel Number(s): 21-419, 21-420-27, 21-420-14

Petitioner(s): Holiday Stationstores LLC c/o Jim Goepfner

Date: _____

Email: jim.goepfner@holidaycompanies.com

Phone Number: 952-830-8080

Address: 4567 American Boulevard W

City: Bloomington

State: MN

Zip: 55437

Property Owner: Holiday Stationstores, under contract to purchase Phone Number: 952-830-8080

Michael Bultman, Johnson Family Bypass Trust

Submit this Request Form and all required attachments to the Community and Economic Development Department, Room 608, City Hall

To: Honorable Mayor and Common Council, c/o City Clerk

I, Jim Goepfner, respectfully request that the City of Green Bay take the following action:

- ☒ Rezone Property (\$300.00 Review Fee)
- ☐ Conditional Use and CUP Amendment, including Single Lot Duplexes (\$300.00 Review Fee)
- ☐ PUD and PUD Amendments (\$350.00 Review Fee)
- ☐ Approve Preliminary City/Extraterritorial Subdivision Plat (\$150.00 + \$35.00 per Lot/Outlot Review Fee)
- ☐ Approve Preliminary Condominium Plat (\$150.00 + \$35.00 per Lot/Outlot/Lot Equivalent Review Fee)
- ☐ Approve Preliminary City/Extraterritorial Certified Survey Map (\$150.00 Review Fee)
- ☐ Approve Final City/Extraterritorial Subdivision Plat (\$100.00 Review Fee)
- ☐ Approve Final Condominium Plat (\$100.00 Review Fee)
- ☐ Grant a City/Extraterritorial Subdivision/CSM Variance (\$150.00 Review Fee)
- ☐ Grant a Postponement of Development Fees (\$100.00 Review Fee) [Review by I&S and/or Park Committees]
- ☐ Development District Map Amendment (\$200.00 Administration Fee)
- ☐ Official Map Amendment (\$200.00 Administration Fee)
- ☐ Plat of Right-of-Way (\$200.00 Administration Fee)
- ☐ Discontinue a Public Utility Easement (\$200.00 Administration Fee)
- ☐ Street Name Change (\$200.00 Administration Fee)
- ☐ Declare City Property "City Surplus" (\$200.00 Administration Fee)
- ☐ Vacate a Street/Alley/Pedestrian Way (\$200.00 Administration Fee) -- PLEASE FILL OUT PAGE 2 OF APPLICATION
- ☐ Closure of Street/Alley/Pedestrian Way (\$200 Administration Fee) -- PLEASE FILL OUT PAGE 2 OF APPLICATION
- ☐ Comprehensive Plan Amendments (\$200.00 Review Fee)
- ☐ Other (\$200.00 Administration Fee): _____

Owner Signature: _____

Date: 6-27-22

Petitioner Signature(s): _____

Checklist of required attachments:

- Map
- Legal Description
- Applicant Narrative Describing Project
- All Other Pertinent Information

For office use only:

Review Fee: \$300.-

Receipt No.: _____

Zoning Petition No.: 22-21



BERGMANN

ARCHITECTS ENGINEERS PLANNERS

June 28, 2022

City of Green Bay
Department of Community and Economic Development
Attn: Mr. David Buck, Principal Planner
100 N Jefferson Street
Room 608
Green Bay, WI 54301
Ph: 920.448.3411

RE: Holiday Stationstores LLC
Request for City Action Plan Application – Rezoning Property
Southeast corner of Main St & Manitowoc Rd
Green Bay, WI 54311

Dear Mr. Buck,

On behalf of Holiday Stationstores LLC, we are pleased to submit the following items for a Request for City Action Plan - Rezoning Property.

- Two (2) copies of the Request for City Action Plan Application – Rezoning Property, one signed by each property owner.
- One (1) check in the amount of \$300 for the application fee.
- Three (3) 24"x36" copies of the Site Plan of the convenience store with attached car wash dated June 28, 2022.
- One (1) 24"x36" copy of the Vicinity Map of the project location dated June 28, 2022.
- One (1) PDF copy of the submittal.

We are submitting the aforementioned materials to request the Department of Community and Economic Development and the Planning Commission to approve the requested rezoning of the property from C1 General Commercial to C2 Highway Commercial. The project includes the construction of a 5,200 SF convenience store with attached car wash and fuel station. The proposed development is located at 2261-2275 Main Street & 2294/2296 Manitowoc Road Green Bay, WI, 54311. Rezoning will be required for the proposed development to allow the land use of a convenience store, carwash, and fuel/gas/service station at the subject property; thus City Action is required for the project.

Legal Description of properties:

- 2294 Manitowoc Road: 0.697 AC M/L PART PC 8 ESR COM INSECTN S/L MANITOWOC RD & E/L PC 8 TH N 50°13'W 175.31 FT TO POB TH N 50°13'W 180.75 FT S39°47'W 180.75 FT S50°13'E 180.75 FT N39°47'E 180.75 FT TO POB & J16753-21 EX J23303-4
- 2296 Manitowoc Road: 0.593 AC M/L PRT PC 8E COM NE COR S 7 DE G W 320.63 FT TO BEG TH N 50 DEG 13 MIN W 175.31 FT S 39 DEG 47 MIN W 180.75 FT S 57 DEG 20 MIN E 272.15 FT N 7 DEG E 174.75 FT TO BEG .86A EXC 75 J 179-42
- 2261-2275 Main Street: 2.382 AC M/L PART OF PC 8 ESR LY E OF NEW HWY 141 AS DESC IN 311 D 116 EX 75J202-40 & PART DESC IN J24302-28



Thank you in advance for your consideration. Please feel free to contact us should you have any questions or require any additional information.

Sincerely,

Christian A. Cabrera
Bergmann

cc: Jim Goeppner, Circle K (digital copy)
Glenn W. Harvey, Bergmann (digital copy)
Stephen Harrison, Bergmann (digital copy)



Report to the Green Bay Plan Commission

MEETING DATE

July 25, 2022

PREPARED BY

Madison Smith

AGENDA ITEM # E.7

(ZP 22-22) Public Hearing on request for a Conditional Use Permit (CUP) at 116 and 118 N. Van Buren Street to establish a surface parking lot use, submitted by Michael Savolt, Casabnor Properties, LLC, property owner (Ald. R. Scannell, District 7).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

July 25, 2022

PREPARED BY

Madison Smith

AGENDA ITEM # E.8

(ZP 22-22) Consideration with possible action on request for a Conditional Use Permit (CUP) at 116 and 118 North Van Buren Street (Parcels: 9-139 & 1-140) to establish a surface parking lot use, submitted by Michael Savolt, Casabnor Properties LLC, property owner (Ald. R. Scannell, District 7).

BACKGROUND

Primary Address: 116 and 118 N. Van Buren Street

Aldersperson / District: Ald. Randy Scannell / District 7

Reason for Request: To establish the use of a parking lot as a principal use in an Office Residential district.

Surrounding Zoning and Land Uses:

SUBJECT: Office Residential (OR) - Undeveloped

NORTH: Office Residential (OR) - Low Density Residential

SOUTH: Commercial One (C1) - Business/Retail

EAST: Office Residential (OR) - Low Density Residential

WEST: Office Residential (OR) - Residential/Office

Comprehensive Plan: The 2022 Smart Growth Plan designates this area for medium intensity retail, office space, or housing.

Consistency Analysis: While Ch. 66.1001 Wis. Stats. does not specifically require conditional uses to meet the consistency requirement, the proposed conditional use permit (CUP) does not meet the criteria to be consistent with the comprehensive plan. The proposed use of the subject property is not compatible with and is contradictory to the applicable recommended policy and the future land use map.

Report: The request is to allow a conditional use permit located at 116 and 118 N. Van Buren Street in the City of Green Bay (tax parcel 9-139 and 9-140) to allow for a parking lot as a principal use in the OR district. This application was submitted by Michael Savolt, on behalf of Casabnor Properties LLC.

The two parcels are currently undeveloped residential green space and zoned as Office Residential (OR). This application was submitted by Tax Management Services, Inc. with the intent of combining the 116 and 118 N. Van Buren Street parcels and creating a parking lot for employees and clients.

A parking lot is permitted in the OR district as a principal use if granted a conditional use permit. Staff discussed substantial evidence that the location is not fit for a parking lot and the number of stalls with the proposed addition would be small based on the small acreage: 0.061 and 0.049. The location currently has adequate parking for the intended size and type of businesses and also appropriate on-street parking. There are currently 19 stalls and two (2) cross hatched by the sidewalk on N. Van Buren Street. The minimum is 16 stalls as per code.

The applicant has expressed the need for additional parking to service a safe space for vehicles during busy seasonal times. Currently, Tax Management Services, located at 828 Cherry Street, has a variance from the Green Bay Parking Utility allowing additional parking on N. Van Buren Street during the tax season, allowing the business to continue operations without moving cars. The applicant expressed that the seasonal variance has greatly helped, although, with the growth of the business, extra parking is still needed year-round. Other businesses, such as Executive Mortgage, have expressed interest in the proposed location as a parking lot. The applicant notes the need for additional parking has increased for both businesses.

The applicant has sought other options for parking on Cherry Street and using the Church parking lot behind; but, has issues and concerns with these parking locations. During the busiest times, there are 20-25 employees and 8-10 clients a day. Tax Service Management would like to stay downtown and additional parking would help allow that. A conditional use permit for a parking lot would need to complete the process of a formal site review. The Office-Residential (OR) District is a transitional mixed-use district intended for the edges of downtown or segments of commercial corridors where there is some development pressure to convert residential uses to offices. Small offices and service establishments are permitted as of right in compliance with specific design standards, while larger or more intense office, service, or limited retail would be allowed by conditional use permit. This district is zoned to encourage small establishments and limit paved surfaces, such as parking lots. When studying the growth and potential of this area, staff look for improvements that benefit the area and improve value. Being zoned OR does not allow parking lots to be a principal use and staff do not encourage additional impervious space on 116 and 118 N. Van Buren Street. It is important to note that staff like to see local businesses grow. However, for the size of this business, staff believe there is enough parking on site per code. This undeveloped land proposed for the CUP has a greater potential for another primary land use.

There are specific land uses that cannot be properly classified in a district without consideration. Office Residential (OR) zoning district because of the impact of those uses upon neighboring land and of the public need for the particular use at the location. Such conditional uses fall into two categories:

- (1) Uses publicly operated or traditionally affected by the public interest.
- (2) Uses entirely private in character but of such an unusual nature that their operation may give rise to unique problems with respect to their impact upon neighboring property or public facilities.

Conditional use approval may be recommended by the Plan Commission with reasonable consideration of the following:

- (1) The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, or general welfare.
- (2) The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
- (3) The conditional use, its exterior architectural design, and functional plan of any proposed structure will not be injurious to the use of other property in the immediate vicinity nor substantially diminish or impair property values within the surrounding neighborhood.
- (4) Adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided.
- (5) Adequate measures have been or will be taken to provide ingress and egress and so designed as to minimize traffic congestion.
- (6) Adequate parking facilities as specified in Article XVIII of Section 44-83 within the Municipal Code.
- (7) The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located and all other applicable City ordinances.

Planning staff is recommending denial of the request for a CUP for a parking lot located at 116 and 118 N. Van Buren Street. Staff does not agree with the proposed land use of a parking lot as a principal use on the two parcels listed. Based on the criteria for a conditional use permit, the establishment of the conditional use will impede the normal and orderly development and improvement of the surrounding property for uses

permitted in the district. This use is entirely private and may create potential problems in the future given its permanency and negatively impact neighboring properties. At this time, staff did not receive concepts of a site plan or renderings. Staff are in support of adequate parking facilities but believe these parcels do not meet the criteria for a permanent parking lot in and OR zoning district.

Ald. Randy Scannell, District 7, the Whitney Park Neighborhood Association and adjacent property owners within 200 ft. of the property have been notified of the request. A zoning action sign has been placed on the property. As of the drafting of this report, staff has not received any calls regarding the request.

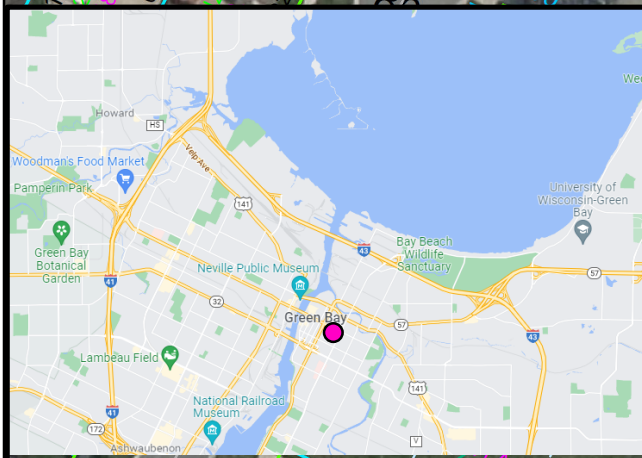
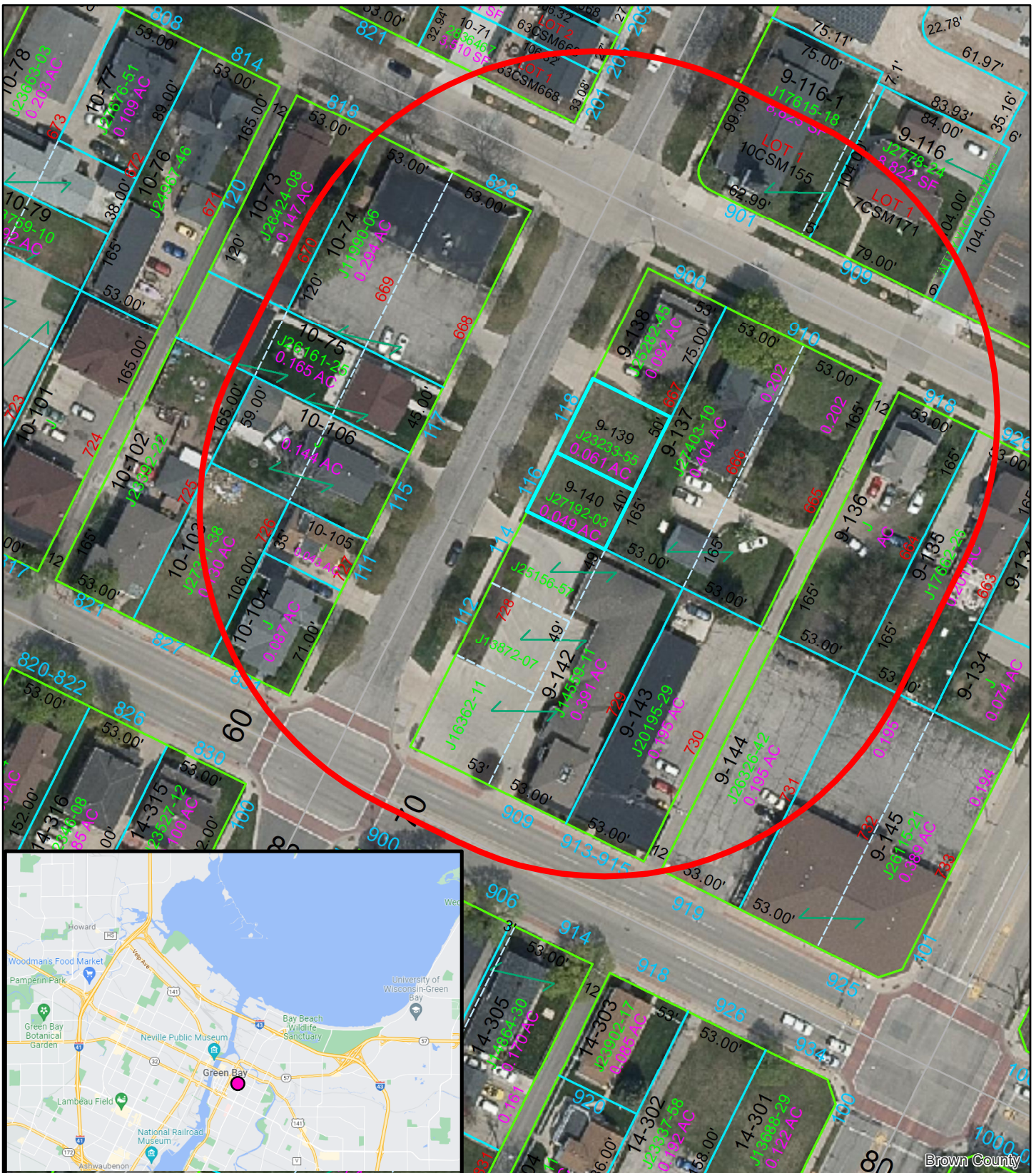
RECOMMENDATION

Denial of the request.

FISCAL IMPACT

ATTACHMENTS

1. ZP 22-22 Color Map
2. ZP 22-22, City Action Form
3. ZP 22-22 Zoning Map
4. ZP 22-22 Future Landuse Map



(ZP 22-22) Zoning Petition
Conditional Use Permit
116 & 118 N Van Buren Street
Green Bay, WI, 54301

0 20 40 80 Feet

Parcel(s)

Location of Parcel

Notification Area
200'

This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied. Map prepared by City of Green Bay Department of Community and Economic Development. MS

Parcel Numbers:
9-140



REQUEST FOR CITY ACTION PLAN COMMISSION

Community and Economic
Development Department
100 N. Jefferson Street, Rm 608
Green Bay, WI 54301-5026
(920) 448-3400 - phone
(920) 448-3426 - fax
www.greenbaywi.gov

Location of Property: 116 & 118 N. Van Buren Street

Parcel Number(s): 9-139 & 9-140

Petitioner(s): Casabnor Properties LLC

Date: 6/22/2022

Email: ellend@tmsmoney.com

Phone Number: 920-632-4375

Address: 828 Cherry Street

City: Green Bay

State: WI

Zip: 54301

Property Owner: Michael Savolt - Casabnor Properties LLC

Phone Number: 920-432-1985

Submit this Request Form and all required attachments to the Community and Economic Development Department, Room 608, City Hall

To: Honorable Mayor and Common Council, c/o City Clerk

I, Michael Savolt, respectfully request that the City of Green Bay take the following action:

- ☐ Rezone Property (\$300.00 Review Fee)
- ☒ Conditional Use and CUP Amendment, including Single Lot Duplexes (\$300.00 Review Fee)
- ☐ PUD and PUD Amendments (\$350.00 Review Fee)
- ☐ Approve Preliminary City/Extraterritorial Subdivision Plat (\$150.00 + \$35.00 per Lot/Outlot Review Fee)
- ☐ Approve Preliminary Condominium Plat (\$150.00 + \$35.00 per Lot/Outlot/Lot Equivalent Review Fee)
- ☐ Approve Preliminary City/Extraterritorial Certified Survey Map (\$150.00 Review Fee)
- ☐ Approve Final City/Extraterritorial Subdivision Plat (\$100.00 Review Fee)
- ☐ Approve Final Condominium Plat (\$100.00 Review Fee)
- ☐ Grant a City/Extraterritorial Subdivision/CSM Variance (\$150.00 Review Fee)
- ☐ Grant a Postponement of Development Fees (\$100.00 Review Fee) [Review by I&S and/or Park Committees]
- ☐ Development District Map Amendment (\$200.00 Administration Fee)
- ☐ Official Map Amendment (\$200.00 Administration Fee)
- ☐ Plat of Right-of-Way (\$200.00 Administration Fee)
- ☐ Discontinue a Public Utility Easement (\$200.00 Administration Fee)
- ☐ Street Name Change (\$200.00 Administration Fee)
- ☐ Declare City Property "City Surplus" (\$200.00 Administration Fee)
- ☐ Vacate a Street/Alley/Pedestrian Way (\$200.00 Administration Fee) – PLEASE FILL OUT PAGE 2 OF APPLICATION
- ☐ Closure of Street/Alley/Pedestrian Way (\$200 Administration Fee) – PLEASE FILL OUT PAGE 2 OF APPLICATION
- ☐ Comprehensive Plan Amendments (\$200.00 Review Fee)
- ☐ Other (\$200.00 Administration Fee): _____

Owner Signature: _____

Date: 6/22/2022

Petitioner Signature(s): _____

Checklist of required attachments:

- Map
- Legal Description
- Applicant Narrative Describing Project
- All Other Pertinent Information

For office use only:

Review Fee: \$300.-

Receipt No.: _____

Zoning Petition No.: 22-22

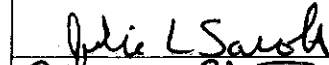
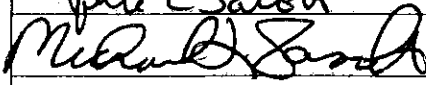
REQUEST FOR CITY ACTION PLAN COMMISSION

PLEASE FILL OUT FOR: VACATE OR CLOSE STREET/ALLEY/PEDESTRIAN WAY

Per WI State Statute 66.1003:

All owners who abut the area proposed for vacation or closure, including all members of LLCs or ownership groups, must sign below before submitting this application.

If you are **NOT** vacating or closing a full street/alley/pedestrian way, you must also get signatures from one-third of owners of parcels within 2,650 ft. of the end of the vacation/closure area.

SIGNATURE	PRINTED NAME	ADDRESS
	Julie Savolt	3220 Tam O Shanter Ct Green Bay WI
	Michael L Savolt	" " " " " 3220

Please contact the Community and Economic Development Department at (920) 448-3400 with any questions.

Current Zoning – Parcel #(s) 9-140, 9-139, 116 & 118 N Van Buren St, Green Bay

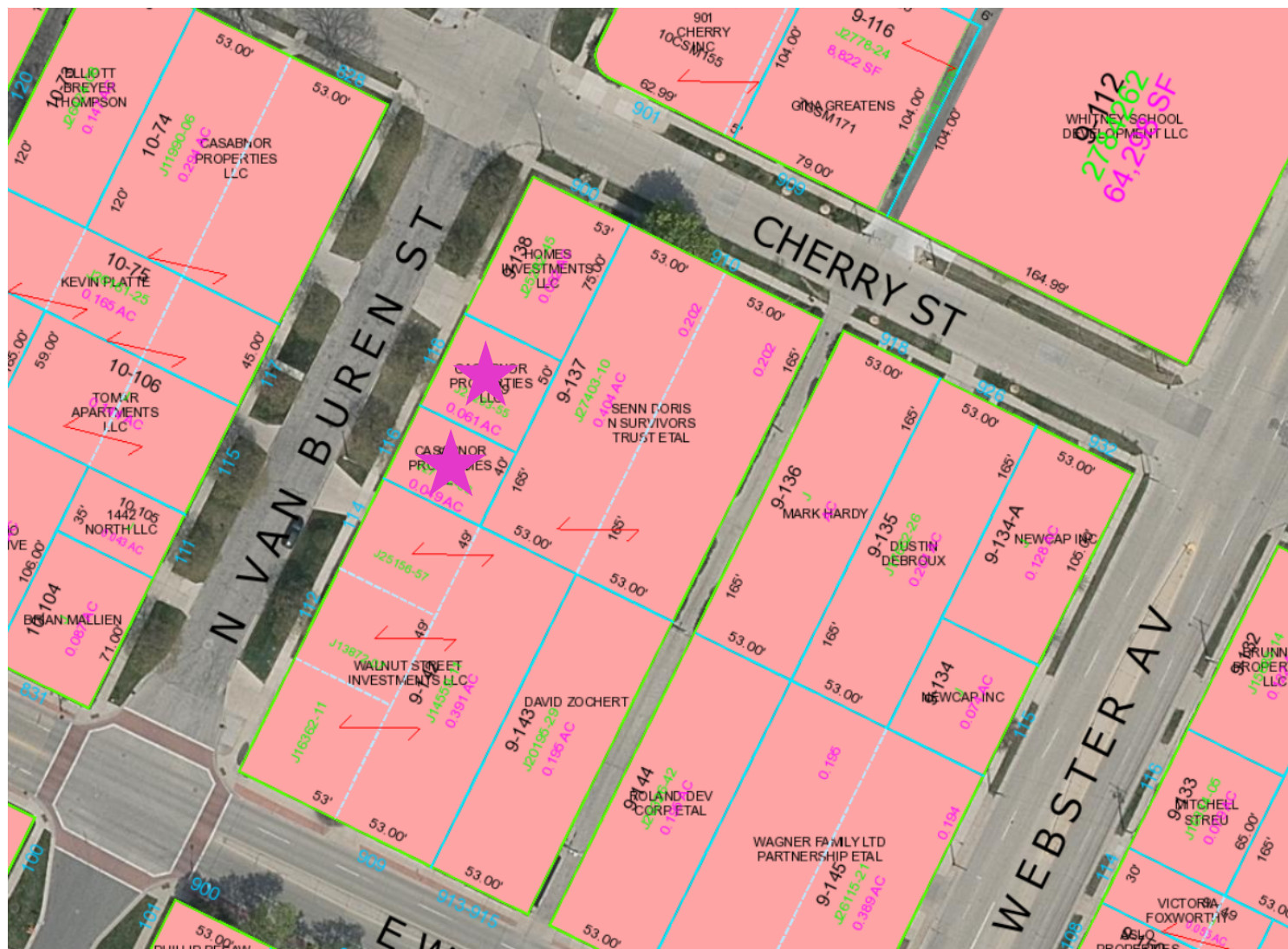


Zoning Legend



-  RR - Rural Residential
-  R1 - Low Density Residential-New Lots
-  R2 - Medium Density Residential
-  R3 - Varied Density Residential
-  OR - Office Residential
-  NC - Neighborhood Commercial
-  C1 - Commercial One
-  C2 - Commercial Two
-  C3 - Commercial Three
-  D1 - Downtown One
-  D2 - Downtown Two
-  GI - General Industry
-  S-RLI - Special District Light Industry
-  LI - Light Industry
-  BP - Business Park
-  PI - Public Property / Institutional
-  CON - Conservancy

Future Landuse — Parcel #(s) 9-140, 9-139, 116 & 118 N Van Buren St, Green Bay



Future Landuse Legend

- Business Park
- Commercial
- General Industry
- High Intensity Retail, Office or Housing
- Institution
- School
- Other Public or Semi Public
- Water
- Low Density Residential
- Low / Medium Density Housing
- Medium / High Density Housing
- Light Industry
- Medium Intensity Retail, Office or Housing
- Traditional Neighborhood Development
- Unknown
- Undevelop
- Parks
- Downtown
- Private Open Space
- Wetlands



Report to the Green Bay Plan Commission

MEETING DATE

July 25, 2022

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # E.9

(SNC 22-01) Consideration with possible action on request for a street name change for the 3700 Block of Finger Road to Vital Essentials Court, submitted by Lanny Viegut (Ald. J. Grant, District 1 & Ald. J. Hutchison, District 2).

BACKGROUND

Primary Address: 3700 Block Finger Road, east of Grandview Road

Aldersperson/District: Ald. Grant, District 1 & Ald. Hutchison, District 2

Report: This request for a Street Name Change was received from a new property owner along the 3700 Block of Finger Road, Carnivore Meats. This portion of Finger Road is a cul-de-sac (approximately 600 ft. long); however, Finger Road continues east after this cul-de-sac. The attached map shows this area and associated naming. The request was originally to rename this portion of Finger Road to Vital Essentials Court after a product of Carnivore Meats.

After review of the City code by DPW, it was determined that Vital Essentials Court exceeded the City's maximum character amount for a road name (13 characters). The applicant amended their request to Vital Way. This was originally thought to be appropriate, but further review by the Traffic Engineer revealed that it must be "Place" or "Court" as those are the appropriate designations for cul-de-sac roads. This is reflected in the staff's conditions of approval.

Initially, staff were concerned about splitting up Finger Road, since it continues east and could be confusing for emergency services. However, since there is no connection between this segment and the rest of Finger Road headed east, we believe it will work better in the long run with GPS to avoid navigating traffic along the unimproved right-of-way that exists after the cul-de-sac.

A review memo was sent to the following agencies, as well as the impacted alders. All adjacent properties are owned by the City; no other owners are affected by this request.

WisDOT, Division of Highways – No Objection
U.S. Postal Service – No Response
Time Warner Cable – No Response
AT&T – No Response
Wisconsin Public Service – No Objection
Mobilitie – No Response
Charter – No Response
Green Bay Park, Recreation & Forestry – No Response
Green Bay Department of Public Works – **Conditions Included**
Green Bay Police Chief – No Response
Green Bay Fire Chief – No Response

Green Bay Water Utility – No Objection
Green Bay City Assessor – No Response
Green Bay City Clerk – No Objection
Green Bay Department of Inspection – No Response
Green Bay Area Public Schools – No Objection
NEW Water – No Objection
Brown County PALS/E 911 – No Response
Brown County Sheriff, Traffic – No Response
Brown County Treasurer – No Response
Brown County Health – No Response

RECOMMENDATION

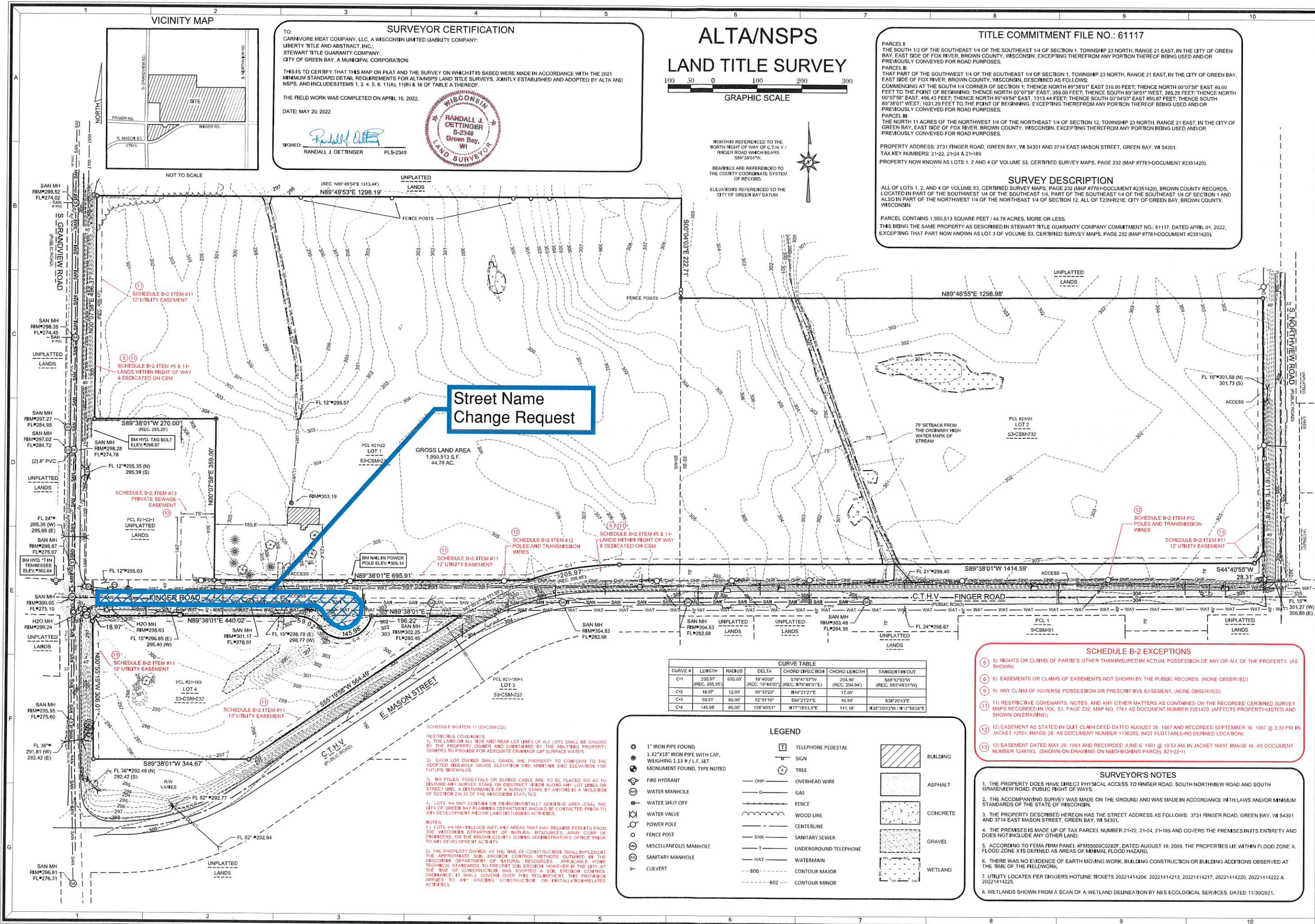
Approval of the request, subject to the following conditions:

1. The petitioner shall provide a complete legal description(s) for all properties adjacent to the Street Name Change area, including tax parcel numbers. The description(s) must meet the requirements for documents that will be recorded with the Brown County Register of Deeds.
2. Cul-de-sacs shall be either Place or Court, per Section 36-427(1) of the Green Bay Municipal Code.

FISCAL IMPACT

ATTACHMENTS

1. SNC 22-01 Map
2. SNC 22-01 Site Plan - ALTA
3. SNC 22-01 Applicant Narrative
4. SNC 22-01 Application



Attachment to Request for City Action Plan Commission – Applicant Narrative

Location of Property: Finger Road east of Grandview, parcel number 21-22

Narrative to accompany the request for street name change

This narrative is to accompany the request to change the street name of the Finger Road cul de sac located east of Grandview Road to Vital Essentials Court.

The location is hatched in blue on the ALTA survey enclosed. The legal description of the development is indicated on the ALTA survey. Only the portion of Finger Road east of Grandview Road is included in the requested street name change.

The requested street will serve as the main entrance to the new corporate headquarters of the Carnivore Meat Company. The new corporate headquarters and manufacturing facility will be constructed on parcel 21-22 in 2022 and 2023. The new construction is in the design and permitting phase.

CMC 3731 Finger Road, LLC will acquire and develop the real estate property – tax parcels 21-22 and 21-24 (partial) – under the executed Development Agreement with the City of Green Bay 22-02.

CMC 3731 Finger Road, LLC will be closing on the property in the upcoming weeks. As such, this requests that the effective date of the street name change, if approved, be not before August 1, 2022.



REQUEST FOR CITY ACTION PLAN COMMISSION

Community and Economic
Development Department
100 N. Jefferson Street, Rm 608
Green Bay, WI 54301-5026
(920) 448-3400 - phone
(920) 448-3426 - fax
www.greenbaywi.gov

Location of Property: Finger Road east of Grandview Road

Parcel Number(s): 21-22

Petitioner(s): Lanny Viegut

Date: 6/14/2022

Email: lanny@carnivoremeat.com

Phone Number: 920-367-4060

Address: 2878 Ontario Road

City: Green Bay

State: WI

Zip: 54311

Property Owner: (current) City of Green Bay; see narrative

Phone Number: 920-367-4060

Submit this Request Form and all required attachments to the Community and Economic Development Department, Room 608, City Hall

To: Honorable Mayor and Common Council, c/o City Clerk

I, Lanny Viegut, respectfully request that the City of Green Bay take the following action:

- ☐ Rezone Property (\$300.00 Review Fee)
- ☐ Conditional Use and CUP Amendment, including Single Lot Duplexes (\$300.00 Review Fee)
- ☐ PUD and PUD Amendments (\$350.00 Review Fee)
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- ☐ Comprehensive Plan Amendments (\$200.00 Review Fee)
- ☐ Other (\$200.00 Administration Fee): _____

Owner Signature: *Lanny Viegut*

Date: 6/20/22

Petitioner Signature(s): _____

Checklist of required attachments:

- Map
- Legal Description
- Applicant Narrative Describing Project
- All Other Pertinent Information

For office use only:

Review Fee: _____

Receipt No.: _____

Zoning Petition No.: SNC 22-01