PLAN COMMISSION

Wednesday, June 10, 2026 – 6:30 PM

Town Hall Meeting Room, 8348 Hickory Ave, Larsen, WI 54947

AGENDA

CALL TO ORDER

A. Pledge of Allegiance
B. Verification of Notice
C. Meeting Roll

APPROVAL OF MINUTES

A. Approval of the Minutes of the Wednesday, May 13, 2026 Plan Commission Meeting

OPEN FORUM – Public comments addressed to the Plan Commission

Individuals properly signed in may speak directly to the Plan Commission on non-repetitive Planning and Zoning matters whether on or not on the agenda. Commentators must wait to be called, must speak from the podium, directing their comments to the Commission. Comments must be orderly, and will be limited to a maximum of **2 minutes** per person. ***Public comment is not permitted outside of this public comment period. Note:*** The Commission's ability to act on or respond to the public comments is limited by Chapter 19, Wis. Stats. Please complete the "Request to Speak at Meeting" form located on the agenda/sign-in table and submit the form to the Town Clerk for in-person attendance.

CORRESPONDENCE

A. Distribution of the May 2026 Building Inspection Report

DISCUSSION ITEMS (NO ACTION WILL BE TAKEN)

A. Administrator's Report

BUSINESS

A. Review/Recommendation: Plan Commission review & recommendation on a Certified Survey Map (CSM) submitted by Michael Roubal on behalf of Penny Brazee to reconfigure portions of Tax ID #006-0796-01 and Tax ID #006-0796-02 (7611 County Rd T).
B. Review/Recommendation: Plan Commission review & recommendation on a Site Plan Review Application submitted by Mach IV Engineering & Surveying LLC on behalf of 924 Holdings LLC for a new office building located on Tax ID #006-0337-02 (2830 W American Dr).
C. Review/Recommendation: Plan Commission review & recommendation on revisions to the definitions of "farm" and "residential" within the A-2 zoning district in the Town Zoning Ordinance.

UPCOMING MEETING ATTENDANCE

A. Plan Commission (6:30 pm start unless otherwise noted) - July 8; Aug 12; Sept 9

B. Town Board (6:30 pm start unless otherwise noted) - Jun 17; July 1 & 15; Aug 5 & 19

ADJOURNMENT

Respectfully submitted,

Dick Knapinski
Plan Commission Chair

Pursuant to Wisconsin Statute 19.84 (2) and (3) notice is hereby given to the public and the media that two or more members of any or all Boards, Commissions, and Committees of the Town of Clayton, may attend the meeting of the Plan Commission in order to gather information. For purposes of the Open Meetings Law only; attendance at a meeting by a quorum of members of the Town Boards, Commissions, and Committees constitutes a meeting of the Board, Commission, or Committee, pursuant to Badke Vs. Village Board of Village of Greendale, 173 Wis2d 553, 494 NW2d 408 (1993), and must be noticed as such, although it is not contemplated that any formal action by those bodies will be taken. The only business to be conducted is for Plan Commission action.

Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, please call the Town Office at 920.836.2007.

This agenda has been posted at the following locations in the Town of Clayton:

1. The Town Hall Posting Board – 8348 Hickory Ave, Larsen, WI 54947
2. The Town's Web Page: --

PLAN COMMISSION

Wednesday, May 13, 2026 – 6:30 PM

Town Hall Meeting Room, 8348 Hickory Ave, Larsen, WI 54947

MINUTES

CALL TO ORDER – Chair Knapinski called the meeting to order at 6:30 pm

A. Pledge of Allegiance
B. Verification of Notice
C. Meeting Roll

PRESENT
Chair Knapinski
Commissioner Haskell
Commissioner Nemecek
Commissioner Haase
Commissioner Sleik
Town Board Rep. Christianson

EXCUSED
Commissioner Ketter

STAFF
Administrator Wisnefske
Clerk Faust-Kubale
Code Administrator Kamke
Attorney LaFrombois - arrived 6:35 pm

D. Oath of Office & Seating of Commissioners
Seat #3: Dave Sleik
Seat #4: Terry Haase
Seat #5: Becky Haskell

APPROVAL OF MINUTES

A. Approval of the Minutes of the Wednesday, April 8, 2026 Plan Commission Meeting

MOTION
Motion made by Commissioner Nemecek, **Seconded** by Commissioner Haase to approve the minutes of the Wednesday, April 8, 2026 Plan Commission Meeting as presented.
Voting Yea: Chair Knapinski, Commissioner Haskell, Commissioner Nemecek, Commissioner Haase, Commissioner Sleik, Town Board Rep. Christianson
Motion carried 6-0.

OPEN FORUM – Public comments addressed to the Plan Commission

William Kordus, 7376 Carden Dr, had questions regarding zoning & shipping containers within the Town.

DRAFT

CORRESPONDENCE

A. Distribution of the April 2026 Building Inspection Report

DISCUSSION ITEMS (NO ACTION WILL BE TAKEN)

A. Administrator's Report

BUSINESS

A. Review/Recommendation: Plan Commission review & recommendation on a Site Plan Review Application submitted by McMahon Associates on behalf of Chris & Brittany Voigt for a new equestrian building located at 3411 Winnegamie Dr.

MOTION

Motion made by Commissioner Nemecek, **Seconded** by Commissioner Sleik to recommend approval of the Site Plan Application submitted by McMahon Associates on behalf of Chris & Brittany Voigt with the following conditions:

1. Applicant must provide proof of application and copies of approved permits to the Town. This includes but is not limited to state commercial building code, construction site erosion control and stormwater management at county and/or state level, livestock / animal waste management permits, private sanitary system permit, and others as relevant to the site construction and use prior to any construction beginning on the site.
2. Applicant shall provide plans to the Town for the handling and disposal of animal waste generated onsite. This is separate and in addition to the permits for such from the regulating agencies prior to any construction beginning on the site.
3. The final approved site plan as required in 9.07-181 must include the location for stormwater facilities and any required onsite animal waste management facilities or storage areas prior to any construction on the site.
4. Sign(s) on the property must be modified or relocated to be compliant with standards applied to other zoning districts that allow the commercial stable use, including the applicant obtaining any permits as required for such signs and placement within 6 months after the date of approval.
5. Applicant shall provide SRI values for the building materials. Values must meet the Town minimum standards as described in Attachment C prior to any construction on the site.
6. All landscaping required in this approval shall be installed within six months of occupancy of the building. Extensions to this timeline must be done through specific approval by the Town Board.
7. Applicant shall submit updated lighting plans showing compliance with 9.08-210 and install those compliant fixtures as required by the Town standards prior to any construction on the site.
8. No additional buffer yard landscape screening be required along the east, west, or south lot lines—acceptance of the provided building landscaping plan for the east aspect of the building. If any of the buffer yard landscaping is removed, it must be replaced to maintain the status quo at the time of approval within 6 months of removal.
9. No additional parking lot landscaping is required.
10. Regarding access to the site, maintenance is to be done within six months of the date of the approval to perform maintenance on the vegetation near the driveway, including but not limited to tree trimming, coordinating with both the Town of Clayton & Village of Greenville.

DRAFT

Voting Yea: Chair Knapinski, Commissioner Haskell, Commissioner Nemecek, Commissioner Haase, Commissioner Sleik, Town Board Rep. Christianson
Motion carried 6-0.

B. Review/Recommendation: Plan Commission review & recommendation on revisions to the definitions of "farm" and "residential" within the A-2 zoning district in the Town Zoning Ordinance.

MOTION
Motion made by Chair Knapinski, **Seconded** by Commissioner Haskell to recommend the pursuit of creating new standards for A-2 and substandard lot A-2 for future code amendments.
Voting Yea: Chair Knapinski, Commissioner Haskell, Commissioner Nemecek, Commissioner Haase, Commissioner Sleik, Town Board Rep. Christianson
Motion carried 6-0.

C. Discussion/Action: Plan Commission review & consideration of Resolution 2026-006 Recommending Amendments to Chapter 7.10 Subdivision Ordinance.

MOTION
Motion made by Commissioner Nemecek, **Seconded** by Commissioner Haase to recommend approval of the proposed revisions to the Town of Clayton Subdivision Ordinance, including discussed changes to 7.10.11(1); scrivners in 7.10.19(3)(g); and 7.10.19(c)3.
Voting Yea: Chair Knapinski, Commissioner Haskell, Commissioner Nemecek, Commissioner Haase, Commissioner Sleik, Town Board Rep. Christianson
Motion carried 6-0.

UPCOMING MEETING ATTENDANCE

A. Plan Commission (6:30 pm start unless otherwise noted) - Jun 10; July 8; Aug 12
B. Town Board (6:30 pm start unless otherwise noted) - May 20; Jun 3 & 17; July 1 & 15

ADJOURNMENT

MOTION
Motion made by Commissioner Haskell, **Seconded** by Commissioner Nemecek to adjourn at 7:29 pm.
Voting Yea: Chair Knapinski, Commissioner Haskell, Commissioner Nemecek, Commissioner Haase, Commissioner Sleik, Town Board Rep. Christianson
Motion carried 6-0.

Respectfully submitted,

Kelsey Faust-Kubale
Town Clerk

DRAFT

INTERMUNICIPAL REPORT MAY PERMITTING

DATE	PERMIT #	OWNER	ADDRESS	DESCRIPTION	CONTRACTOR	EST. PROJECT COST	PERMIT FEE	BLDING INSPECTOR FEE
TOWN OF CLAYTON PERMITS:								
5/4/2026	145-26-5E	SPARK DEVELOPMENT	9113 EAGLE HEIGHTS	NEW MULTI FAMILY ELECT	HIPKE ELECT	$ 100,000.00	$ 1,837.30	$ 1,469.84
5/4/2026	146-26-5E	SPARK DEVELOPMENT	9117 EAGLE HEIGHTS	NEW MULTI FAMILY ELECT	HIPKE ELECT	$ 100,000.00	$ 1,837.30	$ 1,469.84
5/4/2026	147-26-5E	SPARK DEVELOPMENT	9119 EAGLE HEIGHTS	NEW MULTI FAMILY ELECT	HIPKE ELECT	$ 100,000.00	$ 1,837.30	$ 1,469.84
5/4/2026	148-26-5P	STEVE VOSTER	2680 CASSY	REMOD BASEMENT PLUMB	POWELL PLUMB	$ 4,000.00	$ 300.00	$ 240.00
5/4/2026	149-26-5E	YAZDANI	7937 ASHWOOD	KITCHEN REMOD	KUEHL ELECT	$ 2,000.00	$ 140.00	$ 112.00
5/5/2026	150-26-5H	HOFFMAN HOMES	8342 MARLO	NSFD PLUMB	BAUMGART HVAC	$ 10,000.00	$ 518.08	$ 414.46
5/5/2026	151-26-5B	KARL KRAUSE	2948 CTY II	REROOF	SECURITY LUEBKE	$ 19,000.00	$ 100.00	$ 80.00
5/5/2026	152-26-5H	VANS REALTY	9326 BROAD MEADOW	NSFD HVAC	BLACK-HAAK	$ 12,000.00	$ 591.80	$ 473.44
5/5/2026	153-26-5E	VANS REALTY	9326 BROAD MEADOW	NSFD ELECT	QUANTUM ELECT	$ 14,000.00	$ 591.80	$ 473.44
5/6/2026	154-26-5H	ADAM VAN HANDEL	8585 PIONEER	NSFD HVAC	CHRISTENSEN HVAC	$ 15,000.00	$ 617.50	$ 494.00
5/6/2026	155-26-5B	FVTC FOUNDATION	8319 MARLO	NSFD	BEN FOUTS	$ 300,000.00	$ 1,100.00	$ 880.00
5/11/2026	156-26-5E	STEVE VOSTER	2680 CASSY	REMOD BASEMENT ELECT	WILLOW ELECT	$ 3,200.00	$ 300.00	$ 240.00
5/11/2026	157-26-5H	STEVE VOSTER	2680 CASSY	REMOD BASEMENT HVAC	BLOUNT HVAC	$ 4,000.00	$ 4,000.00	$ 3,200.00
5/11/2026	158-26-5E	DERRICK ROTTA	2950 BRAUN CT	SERVICE CHANGE	NOBLE ELECT	$ 1,000.00	$ 100.00	$ 80.00
5/11/2026	159-26-5B	PAUL SHOBERG	8736 PIONEER RD	DETACHED GARAGE	NEMO BUILDERS	$ 105,000.00	$ 812.40	$ 649.92
5/12/2026	160-26-5B	JAYSON OSBORN	3561 GRAND MEADOWS	DETACHED GARAGE	AFFORDABLE CONTRACTING	$ 69,000.00	$ 368.00	$ 294.40
5/12/2026	161-26-5B	NICKI JANSMA	8154 GOLF COURSE	REMOD	WELHOUSE CONST	$ 20,000.00	$ 380.00	$ 304.00
5/12/2026	162-26-5P	ADAM VAN HANDEL	8585 PIONEER	NSFD PLUMB	WATTERS PLUMB	$ 28,994.00	$ 617.50	$ 494.00
5/14/2026	163-26-5E	FVTC FOUNDATION	8319 MARLO	NSFD ELECT	RICK STEFFENS ELECT	$ 18,000.00	$ 558.70	$ 446.96
5/14/2026	164-26-5H	FVTC FOUNDATION	8319 MARLO	NSFD HVAC	ANDERSEN HVAC	$ 22,000.00	$ 558.70	$ 446.96
5/14/2026	165-26-5P	FVTC FOUNDATION	8319 MARLO	NSFD PLUMB	KELDERMAN PLUMB	$ 20,000.00	$ 558.70	$ 446.96
5/18/2026	166-26-5E	HUNTER VERKUILEN	8592 WINNCREST	LINE TO EV CHARGER	BAUER ELECT	$ 2,600.00	$ 100.00	$ 80.00
5/19/2026	167-26-5P	VANS REALTY	9326 BROAD MEADOW	NSFD PLUMB	TIM RAUSCH	$ 27,011.00	$ 591.80	$ 473.44
5/21/2026	168-26-5B	PAUL HOFFMAN	2955 E RIDGE PLACE	ADDN	SAMANTHA BLAINE	$ 200,000.00	$ 360.00	$ 288.00
5/21/2026	169-26-5B	RUSSELL WHITE	3601 CTY II	KITCHEN REMOD	SELF	$ 34,000.00	$ 240.00	$ 192.00
5/21/2026	170-26-5E	RUSSELL WHITE	3601 CTY II	KITCHEN REMOD ELECT	SELF	$ 1,000.00	$ 120.00	$ 96.00
5/21/2026	171-26-5B	BOBBY YUN	2979 LENNON	REROOF/SIDING	TOUCHDOWN ROOFING	$ 13,650.00	$ 100.00	$ 80.00
5/26/2026	172-26-5B	VANS REALTY	2663 LAWRENCE	NSFD	VAN REALTY	$ 360,000.00	$ 1,100.00	$ 880.00
5/26/2026	173-26-5H	VANS REALTY	2663 LAWRENCE	NSFD HVAC	BLACK-HAAK	$ 18,171.00	$ 528.00	$ 422.40
5/28/2026	174-26-5B	IRVIN ALLEN	2692 CTY II	REROOF	INFINITY EXTERIORS	$ 7,000.00	$ 100.00	$ 80.00
5/28/2026	175-26-5E	CHRIS ANDERSON	2950 OAKRIDGE	FREESTANDING SERVICE	ZARDA ELECT	$ 1,100.00	$ 150.00	$ 120.00
5/28/2026	176-26-5B	KASEY SIPIORSKI	2658 LAWRENCE	DETACHED GARAGE	SELF	$ 16,100.00	$ 236.40	$ 189.12
					TOTALS	**$1,647,826.00**	**$21,351.28**	**$17,081.02**
TOWN OF WINNECONNE PERMITS:								
5/5/2026	25-26-5B	RENEE STOPAR	7196 LABELLE SHORE	NSFD	SELF	$ 300,000.00	$ 500.00	$ 400.00
5/5/2026		RENEE STOPAR	7196 LABELLE SHORE	TOWN FEES	SELF		$ 610.00	
5/13/2026	26-26-5B	TODD BALKE	5592 HWY 116	RAZE HOUSE	WESENBERG HOMES	$ 10,000.00	$ 55.00	$ 44.00
5/13/2026	27-26-5B	TODD BALKE	5592 HWY 116	NSFD	WESENBERG HOMES	$ 466,375.00	$ 500.00	$ 400.00
5/13/2026		TODD BALKE	5592 HWY 116	TOWN FEES	WESENBERG HOMES		$ 610.00	
5/13/2026	28-26-5B	GREG MURAWSKI	5895 LASLEY POINT	REMOD	SELF	$ 10,000.00	$ 248.00	$ 198.40
5/13/2026	29-26-5E	GREG MURAWSKI	5895 LASLEY POINT	REMOD ELECT	SELF	$ 1,500.00	$ 95.40	$ 76.32
5/13/2026	30-26-5P	GREG MURAWSKI	5895 LASLEY POINT	REMOD PLUMB	SELF	$ 2,000.00	$ 60.00	$ 48.00
5/13/2026	31-26-5B	DOUG CAMPBELL	5840 & 5842 CRESTVIEW	REROOF	CEDAR WOOD CONTRACTING	$ 20,000.00	$ 50.00	$ 40.00
5/19/2026	32-26-5B	SCOTT OPPOR	7118 SHORELINE	REROOF / WINDOW REPLACEMENT	SELF	$ 7,207.00	$ 100.00	$ 80.00
5/19/2026	33-26-5E	CRAIG SOROKO	5774 ERIE	NSFD ELECT	ADVANCED WIRING	$ 20,000.00	$ 204.78	$ 163.82
5/19/2026	34-26-5H	CRAIG SOROKO	5774 ERIE	NSFD HVAC	MODERN SHEET METAL	$ 19,953.00	$ 204.78	$ 163.82
5/19/2026	35-26-5P	CRAIG SOROKO	5774 ERIE	NSFD PLUMB	AVERAGE NOCK INDUSTRIES	$ 20,000.00	$ 204.78	$ 163.82
5/27/2026	36-26-5B	DSR STORAGE	6364 CROSS A1R	PERSONAL STORAGE	A&M	$ 144,224.00	$ 292.00	$ 233.60
5/27/2026	37-26-5E	DSR STORAGE	6364 CROSS A1R	PERSONAL STORAGE ELECT	DIERSEN ELECT	$ 10,000.00	$ 117.00	$ 93.60
5/27/2026	38-26-5H	DSR STORAGE	6364 CROSS A1R	PERSONAL STORAGE HVAC	BLACK-HAAK	$ 8,000.00	$ 117.00	$ 93.60
5/27/2026	39-26-5P	DSR STORAGE	6364 CROSS A1R	PERSONAL STORAGE PLUMB	SBS PLUMB	$ 10,000.00	$ 117.00	$ 93.60
5/27/2026	40-26-5B	DSR STORAGE	6364 CROSS A2L	PERSONAL STORAGE	A&M	$ 144,244.00	$ 292.00	$ 233.60
5/27/2026	41-26-5E	DSR STORAGE	6364 CROSS A2L	PERSONAL STORAGE ELECT	DIERSEN ELECT	$ 10,000.00	$ 117.00	$ 93.60
5/27/2026	42-26-5H	DSR STORAGE	6364 CROSS A2L	PERSONAL STORAGE HVAC	BLACK-HAAK	$ 8,000.00	$ 117.00	$ 93.60
5/27/2026	43-26-5P	DSR STORAGE	6364 CROSS A2L	PERSONAL STORAGE PLUMB	SBS PLUMB	$ 10,000.00	$ 117.00	$ 93.60
5/27/2026	44-26-5B	DSR STORAGE	6364 CROSS A13R	PERSONAL STORAGE	A&M	$ 144,244.00	$ 292.00	$ 233.60
5/27/2026	45-26-5E	DSR STORAGE	6364 CROSS A13R	PERSONAL STORAGE ELECT	DIERSEN ELECT	$ 10,000.00	$ 117.00	$ 93.60
5/27/2026	46-26-5H	DSR STORAGE	6364 CROSS A13R	PERSONAL STORAGE HVAC	BLACK-HAAK	$ 8,000.00	$ 117.00	$ 93.60
5/27/2026	47-26-5P	DSR STORAGE	6364 CROSS A13R	PERSONAL STORAGE PLUMB	SBS PLUMB	$ 10,000.00	$ 117.00	$ 93.60
5/27/2026	48-26-5B	DSR STORAGE	6364 CROSS B65L	PERSONAL STORAGE	A&M	$ 144,244.00	$ 292.00	$ 233.60
5/27/2026	49-26-5E	DSR STORAGE	6364 CROSS B65L	PERSONAL STORAGE ELECT	DIERSEN ELECT	$ 10,000.00	$ 117.00	$ 93.60
5/27/2026	50-26-5H	DSR STORAGE	6364 CROSS B65L	PERSONAL STORAGE HVAC	BLACK-HAAK	$ 8,000.00	$ 117.00	$ 93.60
5/27/2026	51-26-5P	DSR STORAGE	6364 CROSS B65L	PERSONAL STORAGE PLUMB	SBS PLUMB	$ 10,000.00	$ 117.00	$ 93.60
5/27/2026	52-26-5B	DSR STORAGE	6364 CROSS B64	PERSONAL STORAGE	A&M	$ 144,244.00	$ 292.00	$ 233.60
5/27/2026	53-26-5E	DSR STORAGE	6364 CROSS B64	PERSONAL STORAGE ELECT	DIERSEN ELECT	$ 10,000.00	$ 117.00	$ 93.60
5/27/2026	54-26-5H	DSR STORAGE	6364 CROSS B64	PERSONAL STORAGE HVAC	BLACK-HAAK	$ 8,000.00	$ 117.00	$ 93.60
5/27/2026	55-26-5P	DSR STORAGE	6364 CROSS B64	PERSONAL STORAGE PLUMB	SBS PLUMB	$ 10,000.00	$ 117.00	$ 93.60
5/28/2026	56-26-5E	LEVEHAGEN TRUST	6537 LASLEY SHORE	NSFD ELECT	ZARDA ELECT	$ 17,000.00	$ 158.88	$ 127.10
5/28/2026	57-26-5E	RON COONEN	5775 GRAND RIVER	SERVICE	DEGRAVE ELECT	$ 1,500.00	$ 60.00	$ 48.00
					TOTALS	**$ 1,756,735.00**	**$ 6,876.62**	**$ 4,525.30**

MEMORANDUM

Business Item A

From: Administrator/Staff
To: Plan Commission
Re: Plan Commission review & recommendation on a Certified Survey Map (CSM) submitted by Michael Roubal on behalf of Penny Brazee to reconfigure portions of Tax ID #006-0796-01 and Tax ID #006-0796-02 (7611 County Rd T).

Please see the below comments from Code Administrator Kamke:

This certified survey map review request is for two lots, with lands under consideration of the request all zoned A-2 General Agriculture. In general, the intent of this survey is to move the property lines of Lot 2 south by approximately 110 feet. The overall shape of the existing parcel will remain, but this adjustment creates space for potential new construction on the side of the property with existing agricultural buildings. There will be little to no change in the overall size of each of the parcels once reconfigured.

Lot 2 is located at 7611 County Road T, and has agricultural buildings, a residence, and a detached garage present on the site. The residences has its own well and private onsite septic system. Lot 1 stretches along Oakridge Road between County Road T and the Wiouwash State Trail. Lot 1 is actively farmed and no structures exist on it. With an intermittent stream on the western side of Lot 1, County Shoreland zoning jurisdiction applies. The shoreland jurisdiction area expands to meet the extent of the mapped floodplain, which covers almost all of the western half of Lot 1. While there have been no wetlands evaluated or delineated on the properties, this is in an area of the Town with groundwater documented within two feet of the surface.

Lot dimensional standards for the A-2 General Agriculture district include a minimum size of five acres, at least 200 feet of frontage on a public road, and at least 200 feet of average lot width. Both of the new lots of this proposed survey meet these standards, and structures on proposed Lot 2 meet setback requirements. Additionally, the right-to-farm language is listed on Sheet 4.

Staff recommends approval of this survey with the following conditions:

1. Add relevant feature information to Sheet 3, including septic system tank and drainfield and the well location.
2. Add language in surveyor’s certificate documenting total area contained by survey.
3. Remove language in surveyor's certificate not relevant to this survey.
4. Verify document number of Brazee Ridge Inc. recording information is accurate on bottom of Sheet 4 as it differs from the document number listed in the surveyor’s certificate.
5. Update year field in the Town Board approval endorsement section on Sheet 5.

SUGGESTED MOTION(S):

Motion to recommend approval of the CSM submitted by Michael Roubal on behalf of Penny Brazee with the five (5) listed conditions.

If you have any questions about this information, please call or e-mail me.

Respectfully Submitted,
Kelsey

Updated 11-2023

$500 0072417

RECEIVED
MAY 11 2026

Certified Survey Map (CSM) Review Application

Town of Clayton Town Hall
8348 Hickory Ave
Larsen, WI 54947
Phone: 920-836-2007
Email: administrator@claytonwinnebagowi.gov
Website: https://www.townofclayton.net/

Property Owner(s)

Name: Penny Brazee

Street Address: 7611 County Road T

City: Oshkosh State: WI Zip Code: 54904

Phone: 920-740-5909

E-mail: pmte79103@gmail.com

Applicant:

Check: Architect: _____ Engineer: _____ Surveyor: X Attorney: _____ Agent: _____ Owner: _____

Name: Michael Roubal

Address: 1377 Midway Road Menasha WI Zip Code: 54952

Phone: 920-731-0381 E-Mail: miker@martenson-eisele.com

Describe the reason for the CSM Review: Add shed on southside of Lot 2

Survey Specifics:

Number of Lots: 2 Total Acreage: 189.867 Tax Key Number: 006-0796-02 AND 006-0796-01

Legal Description: All of lots 1 and 2 of CSM 7665

Surveyor: Michael Roubal

Zoning: A-2 Registration Number: 2442

Address: 1377 Midway Road

Phone: 920-731-0381 Email: miker@martenson-eisele.com

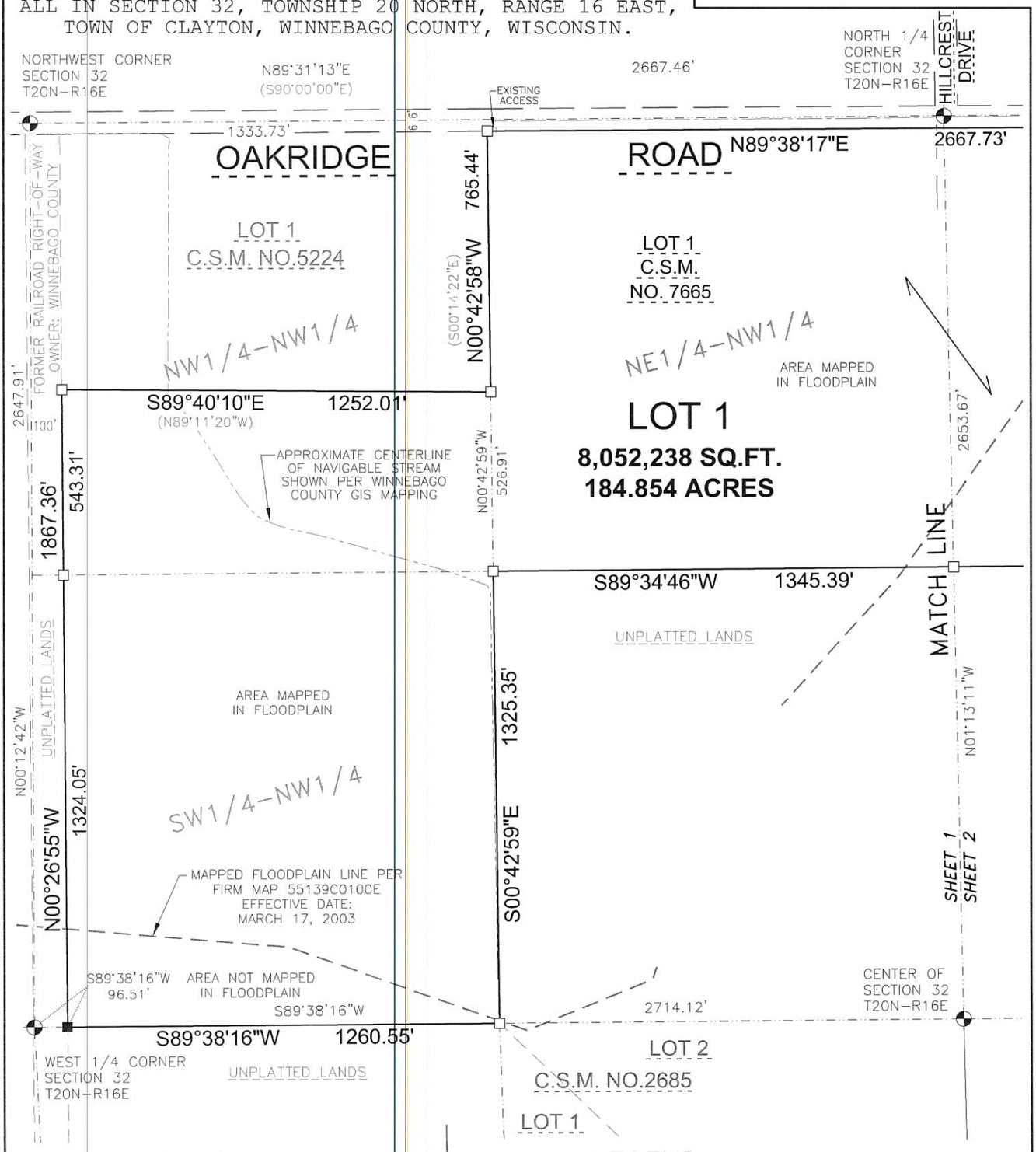
I certify that the attached drawings are to the best of my knowledge complete and drawn in accordance with all Town of Clayton codes.

Michael J Roubal 5-7-26

Signature Today's Date

CERTIFIED SURVEY MAP NO. _____

ALL OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 7665, BEING PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, AND PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 AND PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, ALL IN SECTION 32, TOWNSHIP 20 NORTH, RANGE 16 EAST, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN.



BEARINGS ARE REFERENCED TO THE WINNEBAGO COUNTY COORDINATE SYSTEM IN WHICH THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 32 BEARS N 89°31'25" E

LEGEND

- ■ 1" O.D. IRON PIPE SET, 18" LONG, WEIGHING 1.130LBS. PER LIN. FOOT
- ○ 3/4" O.D. REBAR FOUND
- □ 1" O.D. IRON PIPE FOUND
- ⊕ GOVERNMENT CORNER BERNTSEN MONUMENT FOUND
- ( ) PREVIOUSLY RECORDED AS

SEE SHEET 4 FOR NOTES AND RESTRICTIONS

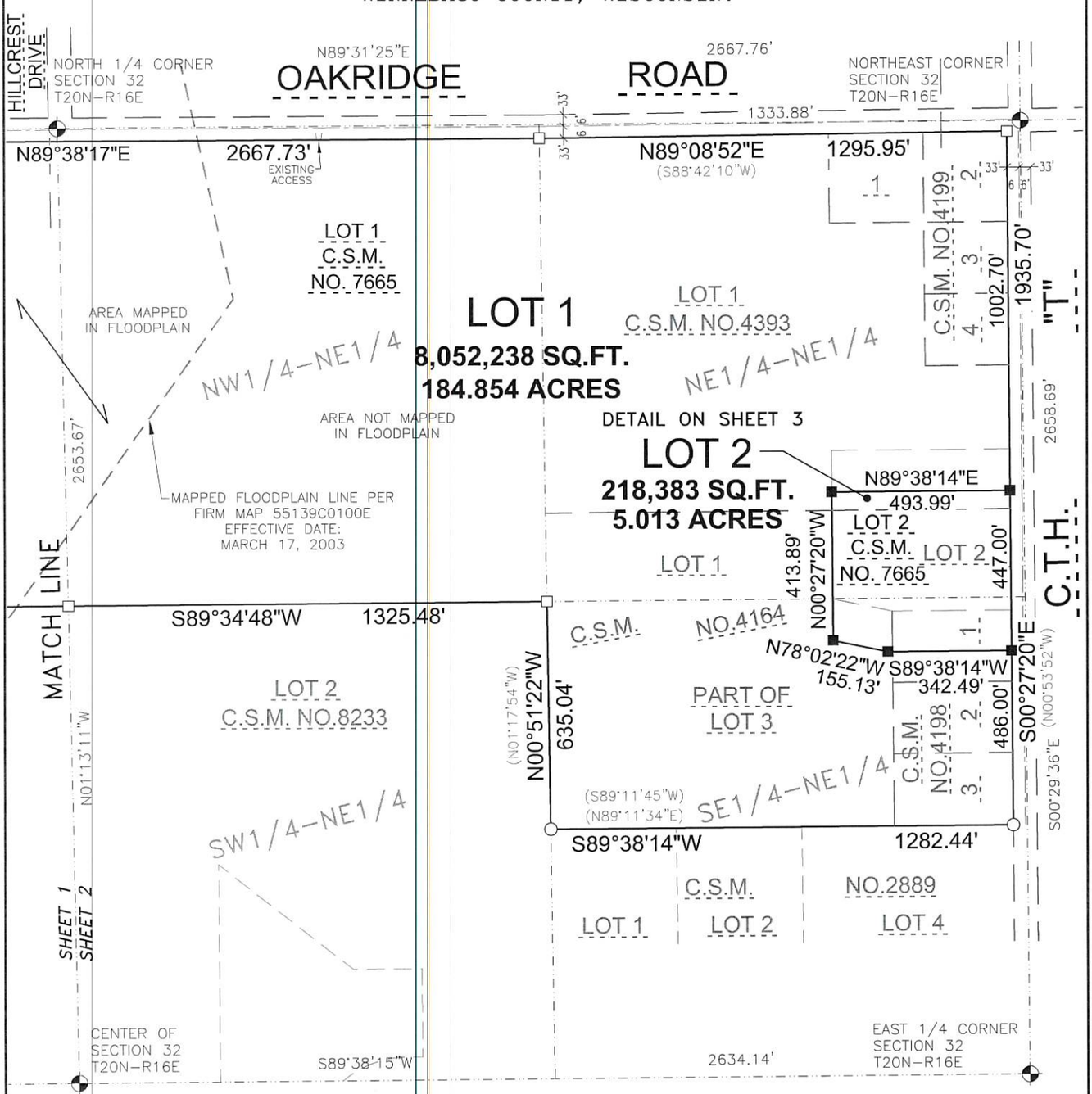
Martenson & Eisele, Inc.
1377 Midway Road
Menasha, WI 54952
www.martenson-eisele.com
info@martenson-eisele.com
920.731.0381 1.800.236.0381
Planning
Environmental
Surveying
Engineering
Architecture

SURVEY FOR:
PENNY BRAZEE
7611 COUNTY RD T
OSHKOSH WI 54904

PROJECT NO. 1-1402-002
FILE 1-1402-002csm.dwg SHEET 1 OF 6
THIS INSTRUMENT WAS DRAFTED BY: L.Lucht

CERTIFIED SURVEY MAP NO. _____

ALL OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 7665, BEING PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, AND PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 AND PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, ALL IN SECTION 32, TOWNSHIP 20 NORTH, RANGE 16 EAST, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN.



LEGEND

- ■ 1" O.D. IRON PIPE SET, 18" LONG, WEIGHING 1.130LBS. PER LIN. FOOT
- ○ 3/4" O.D. REBAR FOUND
- □ 1" O.D. IRON PIPE FOUND
- ⊕ GOVERNMENT CORNER BERNTSEN MONUMENT FOUND
- ( ) PREVIOUSLY RECORDED AS

N

1" = 400'

0 400 800

SCALE IN FEET

BEARINGS ARE REFERENCED TO THE WINNEBAGO COUNTY COORDINATE SYSTEM IN WHICH THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 32 BEARS N 89°31'25" E

SEE SHEET 4 FOR NOTES AND RESTRICTIONS

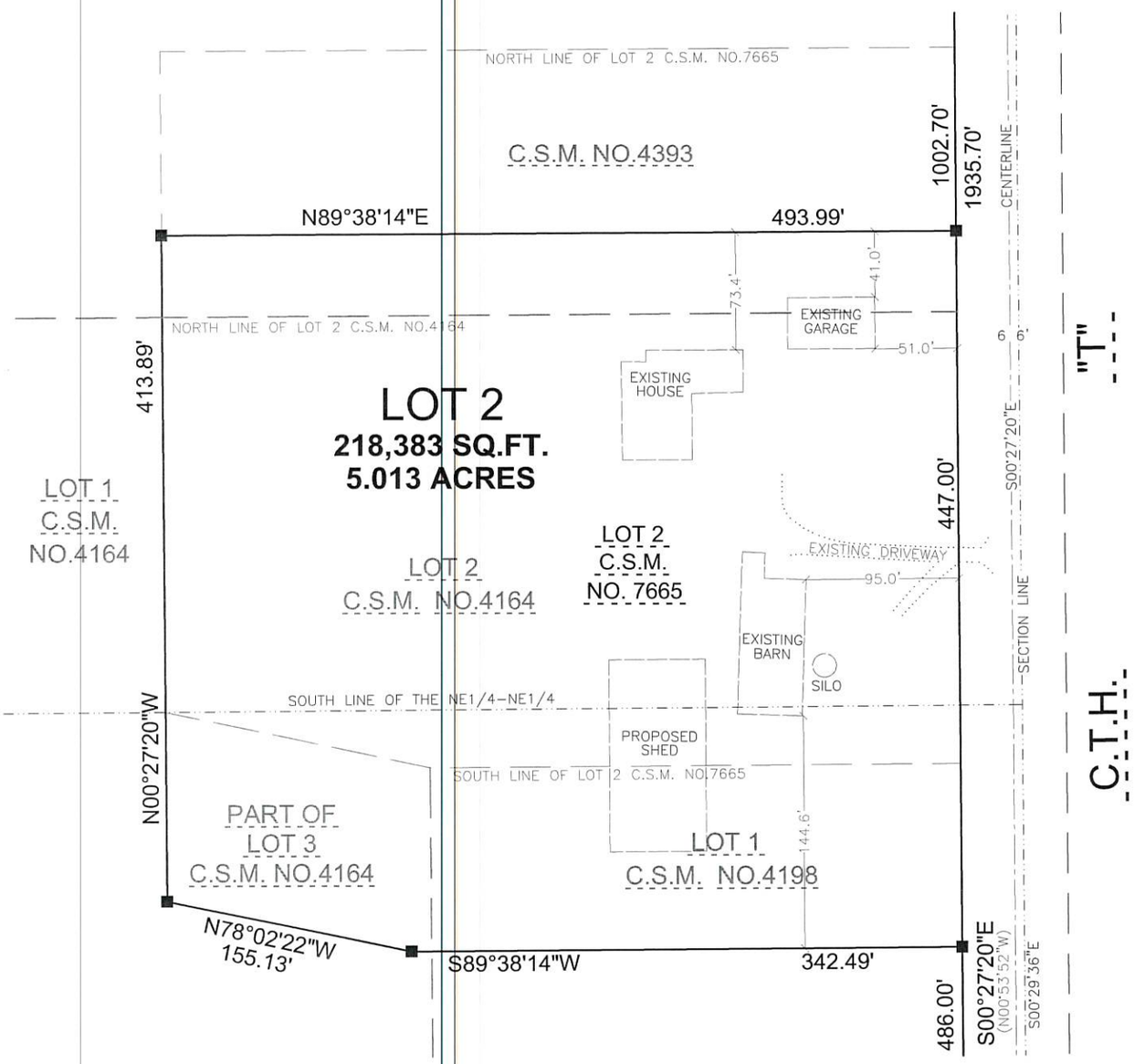
PROJECT NO. 1–1402–002

SHEET 2 OF 6

CERTIFIED SURVEY MAP NO. _____

ALL OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 7665, BEING PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, AND PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 AND PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, ALL IN SECTION 32, TOWNSHIP 20 NORTH, RANGE 16 EAST, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN.

DETAIL OF LOT 2



LEGEND

- ■ 1" O.D. IRON PIPE SET, 18" LONG, WEIGHING 1.130LBS. PER LIN. FOOT
- □ 1" O.D. IRON PIPE FOUND
- ( ) PREVIOUSLY RECORDED AS

N

1" = 100'

0 100 200

SCALE IN FEET

BEARINGS ARE REFERENCED TO THE WINNEBAGO COUNTY COORDINATE SYSTEM IN WHICH THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 32 BEARS N 89°31'25" E

PROJECT NO. 1-1402-002

SHEET 3 OF 6

CERTIFIED SURVEY MAP NO. _____

ALL OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 7665, BEING PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, AND PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 AND PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, ALL IN SECTION 32, TOWNSHIP 20 NORTH, RANGE 16 EAST, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN.

TOWN OF CLAYTON RIGHT TO FARM NOTE:

THE LOTS CREATED IN THIS CERTIFIED SURVEY MAP ARE ADJACENT TO PROPERTIES THAT, AS OF THE DATE OF THIS DOCUMENT, ARE BEING USED FOR AGRICULTURAL PURPOSES. SOME INDIVIDUALS BELIEVE THAT THE ACTIVITIES ASSOCIATED WITH THE AGRICULTURAL USE CONSTITUTE A NUISANCE OR CONFLICT WITH THE QUIET ENJOYMENT OF THEIR PROPERTY. THIS STATEMENT IS INTENDED TO PROVIDE THIRD PARTIES WITH NOTICE THAT AGRICULTURAL ACTIVITIES MAY EXIST ON THE ADJACENT PROPERTIES.

NOTES AND RESTRICTIONS:

THE NAVIGABLE STREAM IS SUBJECT TO A 75' BUILDING SETBACK FROM THE ORDINARY HIGH WATER MARK. PRIOR TO ANY BUILDING, AN OFFICIAL DETERMINATION OF THE ORDINARY HIGH WATER MARK MUST BE MADE BY AN AUTHORIZED PERSON.

ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF THE NAVIGABLE CREEK, IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1 OF THE STATE CONSTITUTION.

NAVIGABLE STREAMS ARE SUBJECT TO A 300' BUFFER FROM ORDINARY HIGH WATER MARK PER WINNEBAGO COUNTY SHORELAND ZONING ORDINANCE.

ALL BUILDING SETBACKS AND OTHER LAND USE REQUIREMENTS SHOULD BE VERIFIED BY THE WINNEBAGO COUNTY ZONING DEPARTMENT AND TOWN OF CLAYTON PRIOR TO ANY CONSTRUCTION OR OTHER LAND USE ACTIVITY.

PRIOR TO DEVELOPMENT OF LOT 1 OR 2, A WETLAND DELINEATION MAY BE REQUIRED.

SURVEYOR'S CERTIFICATE

I, MICHAEL L. ROUBAL, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY:
THAT I HAVE SURVEYED, MAPPED, AND DIVIDED AT THE DIRECTION OF PENNY BRAZEE, ALL OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 7665, FILED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WINNEBAGO COUNTY AS DOCUMENT NO. 1828599, BEING PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, AND PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, ALL IN SECTION 32, TOWNSHIP 20 NORTH, RANGE 16 EAST, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN.
ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 8157, FILED IN THE OFFICE OF THE REGISTER OF DEEDS FOR OUTAGAMIE COUNTY AS DOCUMENT NO. 2240331, BEING PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 AND PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, SECTION 33, TOWNSHIP 24 NORTH, RANGE 17 EAST, TOWN OF CICERO, OUTAGAMIE COUNTY, WISCONSIN. CONTAINING 8,270,621 SQUARE FEET [189.867 ACRES]. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THAT I HAVE FULLY COMPLIED WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE TOWN OF CLAYTON AND WINNEBAGO COUNTY IN SURVEYING, DIVIDING, AND MAPPING THE SAME.

THAT THIS MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF.

GIVEN UNDER MY HAND THIS THE 8TH DAY OF MAY, 2026.

_____
MICHAEL L. ROUBAL,
PROFESSIONAL LAND SURVEYOR S-2442

THIS CERTIFIED SURVEY MAP IS CONTAINED WHOLLY WITHIN THE PROPERTY DESCRIBED IN THE FOLLOWING RECORDED INSTRUMENTS

OWNERS OF RECORD:	RECORDING INFORMATION:	PARCEL NUMBER:
MICHAEL J YOST AND PENNY E. BRAZEE TRUST	DOCUMENT NO. 1832337	006-0796-02
BRAZEE RIDGE, INC.	DOCUMENT NO. 1585109	006-0796-01

CERTIFIED SURVEY MAP NO. _____

ALL OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 7665, BEING PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, AND PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 AND PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, ALL IN SECTION 32, TOWNSHIP 20 NORTH, RANGE 16 EAST, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN.

TOWN BOARD APPROVAL:

THIS CERTIFIED SURVEY MAP IN THE TOWN OF CLAYTON, IS HEREBY APPROVED AS SURVEYED AND MAPPED BY THE TOWN BOARD OF THE TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN.

DATED THIS _____DAY OF _____, 20267.

_____ _____

TOWN CHAIRPERSON TOWN CLERK

TREASURER'S CERTIFICATE:

I HEREBY CERTIFY THAT THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS ON ANY OF THE LANDS SHOWN HEREON.

_____ _____

TOWN TREASURER DATE COUNTY TREASURER DATE

WINNEBAGO COUNTY PLANNING AND ZONING COMMITTEE APPROVAL:

PURSUANT TO THE LAND SUBDIVISION REGULATIONS OF THE COUNTY OF WINNEBAGO, WISCONSIN, ALL THE REQUIREMENTS FOR APPROVAL HAVE BEEN FULFILLED. THIS MINOR SUBDIVISION WAS APPROVED BY THE WINNEBAGO COUNTY PLANNING AND ZONING COMMITTEE

ON _____DAY OF _____, 2026.

_____

CHAIRMAN, PLANNING AND ZONING COMMITTEE

CERTIFIED SURVEY MAP NO. _____

ALL OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 7665, BEING PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, AND PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 AND PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, ALL IN SECTION 32, TOWNSHIP 20 NORTH, RANGE 16 EAST, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN.

CORPORATE OWNERS CERTIFICATE:

BRAZEE RIDGE, INC., DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, HEREBY CERTIFY THAT WE CAUSED THE LAND ABOVE DESCRIBED TO BE SURVEYED, DIVIDED, AND MAPPED ALL AS SHOWN AND REPRESENTED ON THIS MAP.

BRAZEE RIDGE, INC., DOES FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.10 OR 236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: TOWN OF CLAYTON AND WINNEBAGO COUNTY

DATED THIS _____DAY OF _____, 2026.

_____
SIGNATURE

_____
PRINT NAME AND TITLE

STATE OF WISCONSIN)
)SS
WINNEBAGO COUNTY)

PERSONALLY CAME BEFORE ME ON THE _____ DAY OF_____, 2026, THE ABOVE OWNER(S) TO ME KNOWN TO BE THE PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGE THE SAME.

_____
SIGNATURE
NOTARY PUBLIC, STATE OF WISCONSIN
MY COMMISSION (IS PERMANENT)
(EXPIRES:_____)

MICHAEL J. YOST AND PENNY E. BRAZEE TRUST OWNERS CERTIFICATE:

MICHAEL J. YOST AND PENNY E. BRAZEE TRUST, DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, HEREBY CERTIFY THAT WE CAUSED THE LAND ABOVE DESCRIBED TO BE SURVEYED, DIVIDED, AND MAPPED ALL AS SHOWN AND REPRESENTED ON THIS MAP.

MICHAEL J. YOST AND PENNY E. BRAZEE TRUST, DOES FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.10 OR 236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: TOWN OF CLAYTON AND WINNEBAGO COUNTY

DATED THIS _____DAY OF _____, 2026.

_____
PENNY E. BRAZEE, TRUSTEE

STATE OF WISCONSIN)
)SS
WINNEBAGO COUNTY)

PERSONALLY CAME BEFORE ME ON THE _____ DAY OF_____, 2026, THE ABOVE OWNER(S) TO ME KNOWN TO BE THE PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGE THE SAME.

_____
SIGNATURE
NOTARY PUBLIC, STATE OF WISCONSIN
MY COMMISSION (IS PERMANENT)
(EXPIRES:_____)

PROJECT NO. 1-1402-002
SHEET 6 OF 6

MEMORANDUM

Business Item B

From: Administrator/Staff
To: Plan Commission
Re: Plan Commission review & recommendation on a Site Plan Review Application submitted by Mach IV Engineering & Surveying LLC on behalf of 924 Holdings LLC for a new office building located on Tax ID #006-0337-02 (2830 W American Dr).

Please see the below comments from Code Administrator Kamke:

This request is for a site plan review of new construction for a business office to be located on the north side of West American Drive between Campers Way and Campers Boulevard. Discussions with the applicant indicate use of the site will be primarily for office staff with their personal and company vehicles, with delivery vehicles accessing the site anticipated at box truck size. No regular semi-truck traffic is anticipated as part of this use.

The subject property is parcel 006-033702, is zoned B-3 General Business, and is within the Comprehensive Plan's Tier 1 Area. This site is under the Outagamie County Airport Overlay District Zone 3, but is outside the 10,000 foot buffer from the airport. The Comprehensive Plan's Future Land Use map identifies this area for Light Industrial, Warehousing, and Distribution uses. There is no County Shoreland or Floodplain zoning jurisdiction on the property. A wetland delineation was completed in August 2024 and identified an area on the southeast corner of the property, which is beyond the extent of this site plan area and is not proposed to be disturbed as part of the project. See map excerpt from delineation report included in the packet.

The Town of Clayton Zoning Ordinance lists administrative and professional services as permitted in the B-3 General Business district, with the requirement of an approved site plan and any other relevant zoning and building permits. Site Plan review requires the Town to consider the following factors in making a recommendation and decision:

9.07-175 Basis of Decision

(a) Effects of the project on traffic safety and efficiency and pedestrian circulation, both on-site and off-site;
(b) Effects of the project on the natural environment;
(c) Effects of the project on surrounding properties, including but not limited to operational considerations relating to hours of operation and creation of potential nuisances such as noise, odor, fumes, dust, and light;
(d) Compliance with the Special Site Design Principles and Architectural Standards described in Division 8 of Article 8;
(e) Compliance with other applicable requirements contained in this Chapter; and
(f) Any other factor that relates to the purposes of this Chapter as set forth in section 9.01-05 and other applicable sections.

Regarding access location to the site: Engineering standards for roads of this design speed indicate the stopping site distance should be at least 305 feet. This is also the distance that should be between access points then, to allow drivers sufficient time to see and react to each new intersection. Best practice is to either maximize the distance between access points, or align access points opposite each other. This topic also falls under the Special Site Design Standards and the Zoning Ordinance Attachment B Horizontal Site Design Standards' section A.(1)(f):

> "Driveways shall be located to minimize potential interference and conflicts with the use of buildings, roadways and driveways located on the opposite side of the street. To the greatest extent possible, driveways should align with existing driveways or roads on the opposite side of the street."

West American Drive is a Class 3 roadway in the Town of Clayton, and as such, access permits require the horizontal distance between access points to be at least the minimum lot frontage required by the zoning district (B-3 requires 300 feet of frontage). With this in mind, moving the driveway access location is recommended. Best option would be keeping the existing culvert location, approximately 300 feet west of Campers Boulevard. Next best option would be to align the driveway to be opposite the Camper's Way ROW, since that intersection exists and drivers are already aware of potential hazards at that place of this road. The access location proposed by the application does not meet Town standards within the Access Control Ordinance or Zoning Code, and does not prioritize roadway user safety when navigating this corridor with the short sight-line distances and existing conflict points.

There are no known concerns for negative impacts to the natural environment with this project. The project is required to obtain construction site stormwater and erosion control permits and the applicant has provided their stormwater plan to the Town detailing plans for an onsite management device (pond). This will be reviewed by the County and a recommended condition of approval is to have applicant provide copies of issued permits to the Town for application files.

The applicant provided a lighting plan with five lighting fixture types. Three are not Dark Sky Certified: RAB CD34-6WK cylinder, Morris 75119B gooseneck, and Acuity LED wallpack fixtures. Both of the LSI area light fixture types are Dark Sky Certified. Condition recommended is for applicant to either provide information on how non-certified fixtures meet the standards of certification, or to change fixtures to styles with certification.

Architectural design standards for Tier 1 Areas require at least 75% of the exterior walls to be covered with acceptable building materials, roof materials to be consistent with the design theme of the building and meet Solar Reflective Index values of at least 78, screen mechanical equipment from view, and attempt to place loading docks and overhead doorways only in side or rear yards. The provided materials meet the exterior wall building material coverage requirements. A recommended condition of approval is for applicant to provide SRI values for the roofing materials to verify compliance with Town standards. The mechanical equipment is properly situated on the site to be out of view from public right-of-way, meeting ordinance standards. The location of loading dock / overhead door areas is difficult with this lot's configuration; the siting of these access points in a rear or side yard is not feasible, and Attachment

C section A. (9)(c) grants the Town Board power to allow this locating if a practical alternative does not exist.

Landscape Design Standards within Attachment E that apply to this project include:

A. Buffer Yard Landscaping. Minimum of 20 feet wide along the north lot line, with 350 points per 100 linear feet, and meeting requirements of Attachment E, Section C. (1)(a()(3)(a). There is no proposed additional plantings on the north lot line, but an existing line of mature trees and shrubs do exist on site; this area is not proposed for disturbance under this project and the existing vegetation would remain intact.
B. Parking Lot Landscaping. When parking lots exceed 5,000 square feet, landscaping areas not less than 15% of the parking area shall be placed intermittently within the parking area or within 10 feet of the parking area perimeter. This site plan proposes approximately 9,720sf of parking area, meaning the ordinance requires at least 146sf of planting areas. Three autumn blaze maples are proposed by the applicant, spaced on either end of the parking lot and on a peninsula sized approximately 324sf. These provide 90 points of tree landscaping and meet the minimum area planting requirements.
C. Screening Requirements for service, storage, and trash collection structures. Continuous evergreens or fencing shall be placed at least as tall as the structures being screened. The application proposes to screen with five arborvitae plants of at least 4 feet in height at planting, with pipe bollards surrounding the dumpster enclosure pad.
D. Building and Grounds within Tier 1
    a. At least 20 landscape points shall be provided for every 4,500sf of impervious surface. With a total of 29,312sf of impervious surface proposed, at least 130 points of grounds landscaping is required by ordinance. Eleven black hills spruce are proposed for the earthen berm, and two autumn blaze maples are proposed for grounds beyond parking lot areas. This equates to 390 points of proposed grounds landscaping, meeting the standard.
    b. At least 75% of all buildings sides shall be landscaped in beds at least six feet wide as measured from the building façade. Provided plans show a beds at least seven feet wide on the front of the building (south face), approximately three feet wide on the east face, and between five and ten feet wide on the north face. While not uniform, the Town may determine the plan meets the intent of the standard.
E. No ground sign is proposed for the site, so this category does not apply.

Please note that if the Town requires the driveway access location to change, revisions to the landscaping plan may be needed to ensure the minimum landscape requirements are still met. That review and approval of revised plans may be done administratively under 9.07-184.

In renderings provided by the applicant, a sign is proposed to be mounted on the south face of the office building. This is allowed under Table 12-4 with size limits not exceed 10 of the wall area, and would need a zoning permit to verify compliance with all applicable sign standards.

Parking spaces required for administrative and professional services are at least one space per 300sf of floor area, plus one space per warehouse employee, plus one space per company vehicle. Based on provided materials, the 38 proposed spaces meets these standards exactly: 33 spaces based on office area, 5 spaces based on warehouse and company vehicles. If driveway access location is required to change by the Town, revisions may be needed to ensure the parking minimums are maintained.

Overall, the site plan meets most Town requirements. Staff recommend approval with conditions as described. Discussion should be held to determine which option to require for conditions 1 and 4 below, or if other resolution of those concerns can be obtained.

Suggested conditions of approval:

1. Applicant to change driveway access location to align with existing culvert location of the property and provide updated plans to Town. OR
   Applicant to change driveway access location to align opposite Camper's Way and provide updated plans to Town.
2. Administrative review and verification of parking space minimums and landscaping standards will be required if access layout is changed.
3. Applicant to provide copies of issued permits from Winnebago County for Stormwater and Erosion Control.
4. Applicant to provide revised list of and install only Dark Sky compliant fixtures. OR
   Applicant to provide materials and information showing the proposed fixtures meet the Dark Sky Certification standards.
5. Provide SRI values for roofing materials showing compliance with minimum values required by building roof pitch (SRI 78 or higher).

SUGGESTED MOTION(S):

Motion to recommend approval of the Site Plan Review Application submitted by Mach IV Engineering & Surveying LLC on behalf of 924 Holdings LLC with the five (5) listed conditions.

If you have any questions about this information, please call or e-mail me.

Respectfully Submitted,
Kelsey

SITE PLAN APPLICATION

Town of Clayton Town Hall
8348 Hickory Ave
Larsen, WI 54947
Phone: 920-836-2007
Email: administrator@claytonwinnebagowi.gov
Website: https://www.townofclayton.net/

Office Use Only

Date: _____/_____/20____

Paid: $ _____

□Check □Cash □Credit/Debit Card

By:

Please make checks payable to:
TOWN OF CLAYTON

Receipt #: _____

SUBMITTAL FEES & REQUIREMENTS

Site Plans:	·Meets the requirements of the Town's Zoning Code (Pages 94-97 & 224-225) ·Meets the requirements of the Town's Subdivision Ordinance (can be found on the Town's website) ·Submit 1 Hard Copy with application **and** email an 11 x 17 copy
Fees:	**See Town Fee Schedule**
Plan of Operation:	·Letter describing the business PLEASE REFER TO WWW.BUILDWITHALC.COM

PROPERTY INFORMATION

Parcel ID / Tax Key No.: 006-033702

Current Zoning B-3

Site Address / Location: TBD WEST AMERICAN DR

Current Land Use: AGRICULTURAL

Proposed Land Use: OFFICE

Lot Size/Total Acreage: 8.2

Project Schedule: FALL/WINTER 2025 - FALL 2026

APPLICANT

Name: MACH IV ENGINEERING & SURVEYING LLC

Street Address: 2260 SALSCHEIDER COURT

City: GREEN BAY State: WI Zip Code: 54313

Phone: (920) 569-5765

E-mail: JEHRFURTH@MACH-IV.COM

PROPERTY OWNER (IF NOT THE SAME)

Name: 924 HOLDINGS LLC

Street Address: 1599 SAGE CROSSING WAY

City: OSHKOSH State: WI Zip Code: 54904

Phone: (920) 750-5176

E-mail: TVANWYK@APPLETONLATHING.COM

BUILDER

Name: TBD

Street Address:

City: State: Zip Code:

Phone:

E-mail:

ENGINEER

Name: MACH IV ENGINEERING & SURVEYING LLC

Street Address: 2260 SALSCHEIDER COURT

City: GREEN BAY State: WI Zip Code: 54313

Phone: (920) 569-5765

E-mail: JEHRFURTH@MACH-IV.COM

SURVEYOR

Name: MACH IV ENGINEERING & SURVEYING LLC

Street Address: 2260 SALSCHEIDER COURT

City: GREEN BAY State: WI Zip Code: 54313

Phone: (920) 569-5765

E-mail: JEHRFURTH@MACH-IV.COM

Office Use Only

Newspaper Publication Dates: _____ & _____

Posting Date: _____

300ft Neighborhood Notice Completed On: _____

Re-Zoning is: □Approved □Denied

Comments: _____

APPLICANT ACKNOWLEDGEMENT & SIGNATURE

By the execution of this application, applicant hereby authorizes the Town of Clayton or its agents to enter upon the property during the hours of 7:00 AM to 7:00 PM daily for the purpose of inspection. Applicant grants the Town of Clayton or its agents even if applicant has posted this land against trespassing pursuant to Sec. 943.13 Wis. Stats.

JOEL EHRFURTH

Signature

05.13.2026

Today's Date


ALC

Wisconsin Department of Safety and Professional Services
Division of Industry Services
4822 Madison Yards Way
Madison, WI 53705

Phone: 608-
Web: http://ds
Email: dsps@wisconsin.gov

Tony Evers, Governor
Dan Hereth, Secretary

5/11/2026

STEVEN JAMROZ
BLUE DESIGN GROUP
PO BOX 357, 202 WEST MAIN STREET
HORTONVILLE, WISCONSIN 54944

Identification Numbers
Plan Review No.: CB-052600469-PRB
Application No.: DIS-032612289
Site ID No.: SIT-157561
Please refer to all identification numbers in each correspondence with the Department.

CONDITIONAL APPROVAL

PLAN APPROVAL EXPIRES: 05/11/2028
CODE APPLIES: 03/25/2026

MUNICIPALITY:
TOWN OF CLAYTON
WINNEBAGO COUNTY

SITE:
ALC CORPORATION
2830 AMERICAN DRIVE
NEENAH, WI 54956

FOR:
2830 AMERICAN DRIVE

Building Name: ALC Corporation
Object Type: Building
Major Occupancy: B - Business
Class of Construction: VB - Combustible Unprotected Construction
Building Review Type: New
Plan Type: Full/Complete Building
Total Floor Area in Sq Ft: 16,533
Sprinklered Type: NFPA 13
Occupancy: S-2 - Storage Low-Hazard
Allowable Area Determined By: Unseparated Use
Structural Components Included in Review: None
Alteration Level: None

SITE REQUIREMENTS

- Contact both the State Inspector and the local municipality PRIOR to the start of construction.
- A full size copy of the approved plans, specifications and this letter shall be on-site during construction and open to inspection by authorized representatives of the Department, which may include local inspectors. If plan index sheets were submitted in lieu of additional full plan sets, a copy of this approval letter and index sheet shall be attached to plans that correspond with the copy on file with the Department. If these plans were submitted in an electronic form, the designer is responsible to download, print, and bind the full size set of plans along with our approval letter. A Department electronic stamp and signature shall be on the plans which are used at the job site for construction.

The following conditions shall be met during construction or installation and prior to occupancy or use:

SUBMIT:

- SPS 361.30(3) - This approval does not include heating, ventilating or air conditioning. The owner should be reminded that HVAC plans, calculations, and appropriate fees are required to be submitted for review and approval prior to installation in the field. The HVAC plans shall be submitted on the DSPS website. Building Designer should coordinate with HVAC design to avoid problems with clearance to combustibles, dampers etc. The submitted HVAC plans and calculations shall match the approved building plans. Building Designer is requested to provide a complete set of plans, Energy Calculations and the Building plan review Transaction I.D. number to the HVAC Designer to help coordinate review. Note as per SPS 302.10 installation of HVAC without approved plans could result in double plan review fees.
- SPS 361.30(3) - Submit, prior to installation, metal building plans and calculations substantiating the design, and associated pertinent information including this transaction number or CB number as a previous transaction. A metal building plan submittal may be made on the DSPS website. Note as per SPS 302.31(1)(d)4.the fee for a structural component submitted after installation shall be an additional $250 and $100 submittal fee.
- SPS 361.30(3) - Submit, prior to installation, one set of properly signed and sealed truss plans, calculations substantiating the design, and associated pertinent information including this transaction number or CB number as a previous transaction. A truss plan submittal may be made on the DSPS website. Note as per SPS 302.31(1)(d)4. the fee for a structural component submitted after installation shall be an additional $250 plus a $100 submittal fee.
- SPS 361.30(3) - It has been determined that this building will include 16 or more plumbing fixtures, thus plumbing plans must be submitted and approved prior to installation. Review Tables SPS 382.20-1 & 2 for specifics on plumbing plan submittal. You may contact any general plumbing plan reviewer at: 1-608-267-9421 or DspsSbPlbgTech@wi.gov
- SPS 361.30(3) - Submit, prior to installation, fire sprinkler plans, calculations substantiating the design, and associated pertinent information including this transaction number or CB number as a previous transaction. A fire sprinkler plan submittal may be made on the DSPS website. Note that per SPS 361.30(4), the submission and approval of fire sprinkler system plans is not required for a project involving 20 or fewer sprinkler heads located within an existing fire sprinkler system.

KEY ITEM(S):

- IBC 414.1/IBC 414.2/IBC 414.3/IBC 414.4/IBC 414.5/IBC 414.6 - Provide provisions for manufacturing, processing, dispensing, use or storage of hazardous materials.

  This Conditional Approval is based on the building not containing hazardous materials beyond those types and quantities allowed when properly stored and handled.

- IBC 1704.3 - Where special inspections or tests are required by 1705, the registered design professional shall prepare a statement of special inspections in accordance with 1704.3.1. Designer is encouraged to review guidelines for special inspections at: https://dsps.wi.gov/documents/programs/commercialbuildings/guidelinesforspecialinspections.pdf Additionally, qualifications of those performing special inspections can be found at: https://dsps.wi.gov/documents/programs/commercialbuildings/minimumqualforspecialinspectors.pdf Finally, the completed form required to be provided with the initiation and plan submittal of each commercial building project can be obtained at: https://wi.accessgov.com/dsps-external/forms/page/210/sbd-8102/1

  Special inspections are required per IBC 1705.2.

- ****SPS 361.05 - The commercial building plan, and/or the related building component for this submittal have been reviewed using the 2021 International Code Council (ICC) Suite of Codes and related Wisconsin amendments. You may view the ICC Codes at https://codes.iccsafe.org. Click on "I-Codes", then to the right of that entry, click on "2021 I-codes" to view the associated I-codes for that year. Information on the Wisconsin amendments as contained in SPS Chapters 361-366 is available at https://dsps.wi.gov/Pages/RulesStatutes/TradesProgram.aspx Click on “Commercial Building Code”, find the appropriate SPS Chapter; then click on the first red/white pdf icon button which is located just to the right of the "Help" statement in the upper right of the screen to get a standardized administrative code layout for printing purposes.
- SPS 361.31 - These plans were conditionally approved electronically. The designer is responsible to download the plans, print out complete sets and permanently bind each set of the conditionally approved electronic plans, along with a complete bound set of specifications, as submitted to the Dept., for reference in the field. Plans for field reference shall be the same size and scale as originally submitted to the Dept. per SPS 361.31(2)(a), and per SPS 361.31(2)(d) shall be clear and legible. A complete bound conditionally approved set of plans and set of specifications shall be made available to a Dept. representative on-site upon request. There shall be an electronic stamp and signature on the index page of the conditionally approved plans by the Dept. representative that conditionally approved the plans, as well as the professional of the project if the building is over 50,000 cubic ft. Additionally, a copy of the conditional approval letter issued by the Dept. shall be permanently attached to each of the conditionally approved plan sets.

REMINDERS:

- ICC/ANSI A117.1 Sec. 609 - Grab bars of circular cross section shall have a diameter between 1 ¼ inches and 2 inches to provide graspability. Grab bars shall be 1 ½ inches from the wall surface and located horizontally at 33 inches to 36 inches above the finished floor.

  As shown on detail 5/A2.4, horizontal grab bars could be installed too high. Mounting heights shall be 33 inches to 36 inches above the finished floor measured "to the top of the gripping surface", not to the centerline of the bar.

- IBC 413.1 - This review did not include the storage of high-piled materials, which are defined by s. SPS 362.0202 as combustible materials and packaging over 12 ft high or for certain commodities such as rubber tires, certain plastics, etc, over 6 ft high. High-piled storage is required to also comply with IFC ch. 32. If, at any future time, the use of the building includes high piled combustible storage, the owner shall be responsible to modify the building for the new use as required by code prior to occupancy. New plans shall be submitted prior to any changes to the building are initiated.

- IBC 906.1/IBC 906.2 - Fire extinguishers shall be selected and installed in accordance with these sections, IFC Table 906.1 and NFPA 10.

  Verify locations with local fire authorities.

- IBC 1008.2 - Provide 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 auditoriums, theaters, concert or opera halls and similar assembly occupancies.

- IBC 1013.1 - 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 indicates the direction of egress travel in cases where the exit or the path of egress travel is not immediately visible to the occupants. Intervening means of egress doors within exits shall be marked by exit signs. Exit sign placement shall be such that no point in an exit access corridor is more than 100 feet from the nearest visible exit sign. Address the need for 90 minute continued illumination in case of power loss.

The submittal described above has been reviewed for conformance with applicable Wisconsin Administrative Codes and Wisconsin Statutes. The submittal has been CONDITIONALLY APPROVED. The owner, as defined in chapter 101.01(10), Wisconsin Statutes, is responsible for compliance with all code requirements. Only those object types listed above have been approved; other submittals such as plumbing and those listed above under REQUIRED SUBMITTAL(S), may also be required.

All permits required by the state or the local municipality shall be obtained prior to commencement of construction/installation/operation. You are responsible for complying with state and federal laws concerning construction near or on wetlands, lakes, and streams.

This plan has not been reviewed for compliance with fire code requirements, including those for fire lanes and fire protection water supply, so contact the local fire department for further information.

In granting this approval, the Division of Industry Services reserves the right to require changes or additions, should conditions arise making them necessary for code compliance. As per state stats 101.12(2), nothing in this review shall relieve the designer of the responsibility for designing a safe building, structure, or component. The Division does not take responsibility for the design or construction of the reviewed items.

Per s. SPS 361.40(4), projects for buildings of over 50,000 cubic feet total volume shall have supervising professionals who file compliance statements with this agency and the local code officials prior to occupancy of the project. Compliance statements shall be filed online at https://esla.wi.gov/PortalCommunityLogin.

Inquiries concerning this correspondence may be made to me at the contact information listed below, or at the address on this letterhead.

Sincerely,

Timothy Carson
Plan Reviewer, Division of Industry Services
Division of Industry Services
Phone: 920-492-6500
Email: timothy.carson@wisconsin.gov

cc:
BRIAN NOE, DIS INSPECTOR, 920-420-4796, BRIAN.NOE@WISCONSIN.GOV
KELSEY FAUST-KUBALE, MUNICIPAL CLERK, (920) 836-2007, CLERK@CLAYTONWINNEBAGOWI.GOV
SAM GABRILSKA, ALC CORPORATION

A New Office Building for:

ALC CORPORATION

2830 American Drive
Neenah, Wisconsin 54956

GENERAL NOTES

1. ALL WORK OF ALL TRADES SHALL BE COMPLETED IN ACCORDANCE WITH ALL GOVERNING CODES AND ORDINANCES.
2. GENERAL CONTRACTOR IS TO OBTAIN AND PAY FOR PERMITS, LICENSES, FEES, ETC. AS MAY BE REQUIRED FOR COMPLETION OF THE PROJECT.
3. EACH CONTRACTOR SHALL COORDINATE HIS WORK WITH THE OWNER, OTHER CONTRACTORS, AND ALL OTHERS AT THE SITE.
4. EACH CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE SITE.
5. IF ANY CONTRACTOR OBSERVES THAT ANY OF THE CONTRACT DOCUMENTS ARE AT VARIANCE WITH APPLICABLE LAWS, STATUTES, BUILDING CODES, OR ORDINANCES, HE SHALL PROMPTLY NOTIFY THE OWNER.
6. DO NOT SCALE DRAWINGS.
7. CONTRACTOR TO VERIFY ALL ROUGH OPENING DIMENSIONS PRIOR TO CONSTRUCTION.
8. ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD, OR FROM FACE OF CONCRETE TO FACE OF STUD.
9. GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND MAINTAINING PORTA-JOHN AND DUMPSTERS ON SITE.
10. ALL STAIR RISERS ARE TO BE EQUAL IN SIZE AND ARE NOT TO EXCEED 7". ALL STAIR TREADS ARE TO BE 11".
11. ALL STAIR RAILS ARE TO BE 1½" DIA.- RAILS AND ARE TO BE 1½" FROM THE FACE OF THE WALL. MOUNT ALL STAIR RAILS @ 34" ABOVE NOSE OF ALL STAIR TREADS. ALL RAILS AND ANCHORS ARE TO BE DESIGNED TO RESIST A CONCENTRATED LOAD OF 200lb PER IBC 1607.8.1
12. ALL NEW DOOR HARDWARE IS TO BE HANDICAP ACCESSIBLE TYPE THAT COMPLIES W/ ANSI A117.1. (2009) ALL HARDWARE ON (REQUIRED) DOOR SERVING GREATER THAN 100 OCCUPANTS IS TO BE PANIC TYPE.
13. PROVIDE FIRE EXTINGUISHERS PER IFC 906 AND MAINTAIN THEM PER NFPA 10.
14. PROVIDE TOILET ROOMS WITH A SMOOTH, HARD, NONABSORBENT SURFACE EXTENDING UP THE WALL A MIN. OF 6" HIGH.
15. PROVIDE HANDICAP ACCESSIBLE DOOR HARDWARE THAT COMPLIES WITH ANSI A117.1 (2009) FOR ALL DOORS
16. ACCESSIBLE ROUTE TO BUILDING SHALL COMPLY WITH ICC/ANSI A117, CHAPTER 4. THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20. THE CROSS SLOPE OF A WALKING SURFACE SHALL NOT BE STEEPER THAN 1:48
17. PROVIDE PARKING LOT STRIPING AS SHOWN IN CONSTRUCTION DOCUMENTS
18. GRAB BARS SHALL BE LOCATED ON A SIDE WALL THAT IS 16" - 18" FROM THE CENTERLINE OF THE WATER CLOSET AND ON THE WALL BEHIND THE WATER CLOSET - SEE TYPICAL MOUNTING HEIGHT DETAILS.
19. PROVIDE EXIT, EXIT ACCESS DOORS WITH EXIT SIGNS AND DIRECTIONAL EXIT SIGNS AND PROVIDE 90 MINUTE CONTINUED ILLUMINATION IN CASE OF POWER LOSS.
20. THE FRONT OF THE LAVATORY OR SINK SHALL BE A MAX. 34" ABOVE THE FLOOR TO THE HIGHER OF THE FIXTURE RIM OR COUNTER TOP.
21. THE MAXIMUM HEIGHT OF THRESHOLDS AT DOORWAYS SHALL NOT EXCEED ¾" AND SHALL HAVE BEVELED EDGES ON BOTH SIDES.
22. PROVIDE HANDICAP ACCESSIBLE RESTROOM SIGNAGE FOR MEN AND WOMEN RESTROOMS PER ANSI A117.1 (2009)
23. 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 PER ICC 1004.3

SYMBOLS LEGEND

OFFICE / 125 / 1 — ROOM NAME, ROOM NUMBER, OCCUPANT LOAD, OCCUPANCY GROUP

(100A) — DOOR NUMBERS- SEE DOOR SCHEDULE FOR SPECIFIC INFORMATION

(2) — WINDOW NUMBER

EL. 110'-0" / TRUSS BRG. — ELEVATION REFERENCE TAG

(X / AX.X) — INTERIOR ELEVATION REFERENCE TAG- REFER TO INDICATED SHEET NUMBER

(X / AX.X) — DETAIL REFERENCE TAG- REFER TO INDICATED SHEET NUMBER

(X / AX.X) — WALL SECTION REFERENCE TAG- REFER TO INDICATED SHEET NUMBER

5/A4.1 — BUILDING SECTION REFERENCE TAG- REFER TO INDICATED SHEET NUMBER

DRAWING INDEX

A0.0	COVER SHEET
C001	CIVIL COVER SHEET
C002	SPECIFICATIONS
C100	EXISTING SITE CONDITIONS
C101	SITE DEMOLITION PLAN
C200	SITE PLAN
C300	UTILITY PLAN
C400	SITE GRADING PLAN
C500	EROSION CONTROL PLAN
C501	EROSION CONTROL DETAILS
C600	SITE & UTILITY DETAILS
L100	LANDSCAPE PLAN & DETAILS
S2.0	GENERAL STRUCTURAL NOTES & LEGENDS
S2.1	FOUNDATION PLAN & DETAILS
S2.2	SECOND FLOOR FRAMING PLAN, FLOOR FRAMING DETAILS
S2.3	FIRST FLOOR ROOF FRAMING PLAN, ROOF FRAMING DETAILS
S2.4	SECOND FLOOR ROOF FRAMING PLAN, ROOF FRAMING DETAILS
A2.0	OVERALL FLOOR PLANS, CODE ANALYSIS
A2.1	FIRST AND SECOND FLOOR DIMENSION PLANS
A2.2	FIRST AND SECOND FLOOR PLANS
A2.3	REFLECTED CEILING PLANS
A2.4	ENLARGED RESTROOM PLANS, ROOF PLAN
A3.1	EXTERIOR ELEVATIONS
A4.1	BUILDING SECTIONS
A4.2	BUILDING SECTIONS
A4.3	WALL SECTIONS
A4.4	WALL SECTIONS
A4.5	WALL SECTIONS
A5.1	DETAILS
A5.2	DETAILS
A5.3	DETAILS
A5.4	DETAILS
A6.1	DOOR SCHEDULE, DOOR & WINDOW ELEVATIONS
A6.2	DOOR AND WINDOW DETAILS
A7.1	CASEWORK ELEVATIONS
P-1	BELOW GRADE PLAN
P-2	FIRST & SECOND FLOOR PLANS
P-3	ROOF PLAN & DETAILS
P-4	ISOMETRICS
P-5	SCHEDULES & DETAILS
P-6	SPECIFICATIONS

WISCONSIN — DAVID D. KAMPE — E-28987 — OSHKOSH, WI — REGISTERED PROFESSIONAL ENGINEER

3-24-2026 (STRUCTURAL)

WISCONSIN — STEVEN J. AMHOLT — 31-8424 — HORTONVILLE, WISCONSIN — ARCHITECT

3-25-2026 (ARCHITECTURAL)

Conditionally
APPROVED
DEPT. OF SAFETY AND PROFESSIONAL SERVICES
DIVISION OF INDUSTRY SERVICES

SEE CORRESPONDENCE

Building
New Construction
DIS-#032612289
CB-#052600469-PRB
Date 05/11/2026

blue design group, llc.
202 West Main, PO Box 357 Hortonville, WI 54944
(920) 572-BLUE www.bluedesigngroupllc.com

PROJECT CONSULTANTS

Civil Engineering:
Mach IV Engineering
2260 Salscheider Ct.
Green Bay, WI 54313
(920) 569-5765

Structural Engineering:
ddk Engineering
6311 Black Wolf Point
Oshkosh, WI 54902
(920) 688-5546

Plumbing Design:
LGD & Associates
10406 N. Baehr Road
Mequon, WI 53092
(262) 512-1501 (ph)

PROJECT # 24-011
MARCH 20, 2026

A0.0

© COPYRIGHT blue design group, llc 2026

COVER SHEET

CIVIL LEGEND

	EXISTING	PROPOSED
CABLE PEDESTAL	C	
ELECTRIC METER		
ELECTRIC PEDESTAL	E	
GUY WIRE		
LIGHT POLE		
POWER POLE		
GAS METER		
GAS VALVE		
BOLLARD		
HANDICAP PARKING		
SANITARY CLEANOUT		CO
SANITARY MANHOLE	SA	SA
CATCH BASIN	CB	CB
CULVERT		
DOWNSPOUT		
INLET		
INLET 2' X 2'		
STORM CLEANOUT		D
STORM MANHOLE	ST	ST
FIBER OPTIC PEDESTAL	FO	
SIGN		
FIRE HYDRANT		
WATER SHUT OFF		
WATER VALVE		
SOIL BORING		

	EXISTING	PROPOSED
EVERGREEN SHRUB		
EVERGREEN TREE		
TREE		
TREE SHRUB		
BUILDING OVERHANG		
UNDERGROUND CABLE	C	
OVERHEAD WIRE	OHP	
UNDERGROUND ELECTRIC	E	
GAS	G	
LANDSCAPE		
FENCE		
GUARDRAIL		
CENTERLINE		
CURB		
PARKING STRIPE		
SANITARY SEWER	SAN	SAN
CULVERT	CLVRT	CLVRT
STORM SEWER	STM	STM
FIBER OPTIC	FO	
WOOD LINE		
RETAINING WALL		
WATERMAIN	WAT	WAT
CONTOUR MAJOR	600	600
CONTOUR MINOR	602	602

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

ABBREVIATIONS

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

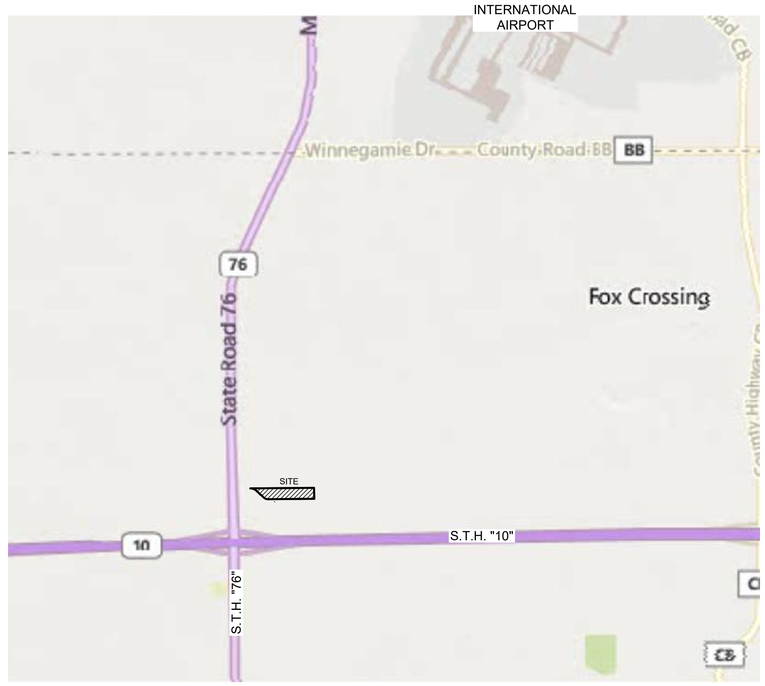
CIVIL GENERAL NOTES:

1. SURVEY WAS PERFORMED BY MACH IV ENGINEERING & SURVEYING LLC MAY 20, 2025.
2. SURVEY VERTICAL DATUM IS NAVD88.
3. THIS SURVEY DOES NOT GUARANTEE THE EXISTENCE/ NON-EXISTENCE, SIZE, TYPE OR LOCATION OF UNDERGROUND UTILITIES. UTILITIES SHOWN ARE BASED ON ABOVEGROUND UTILITY STRUCTURES (I.E. VALVES, MANHOLES ETC.), AND AVAILABLE UTILITY MAPS AND PLANS.
4. UNLESS OTHERWISE INDICATED, ALL EXISTING STRUCTURES AND FACILITIES SHALL REMAIN.
5. PROVIDE TURF, AS SPECIFIED TO ALL DISTURBED AREAS NOT RECEIVING PAVEMENTS, CURBS, SIDEWALKS, BUILDINGS, OR LANDSCAPING, WITHIN THE LIMITS OF CONSTRUCTION.
6. NO LAND DISTURBING ACTIVITIES SHALL TAKE PLACE UNTIL ALL TEMPORARY SOIL EROSION DEVICES ARE INSTALLED.
7. ALL GRADE TRANSITIONS BETWEEN NEW AND EXISTING SHALL BE SMOOTH AND GRADUAL WITH NO SHARP OR ABRUPT CHANGES.
8. COORDINATE THE WORK OF ALL TRADES - VERIFY ALL FIELD CONDITIONS, QUANTITIES AND DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPANCIES SHALL BE PROMPTLY BROUGHT TO THE ATTENTION OF THE ARCHITECT.
9. EXECUTE ALL WORK WITH CARE AS TO PROTECT FROM DAMAGE ADJACENT EXISTING FEATURES TO REMAIN. ANY SUCH DAMAGE SHALL BE REPAIRED OR REPLACED TO MATCH THE ORIGINAL CONDITION AS APPROVED BY THE ARCHITECT.
10. UNLESS REFERRED TO, OR INDICATED AS "EXISTING", ALL WORK SHOWN ON THESE DRAWINGS SHALL BE CONSIDERED AS NEW AND PROVIDED UNDER THIS CONTRACT.
11. FINISHED GRADE OF TOPSOIL (AFTER COMPACTION) SHALL BE 1/2" TO 1" BELOW TOP OF ABUTTING PAVEMENTS, SIDEWALKS, AND CURBING.
12. NO DISTURBANCE SHALL OCCUR OUTSIDE OF SITE LIMITS.
13. GENERAL CONTRACTOR SHALL OBTAIN APPROVAL FROM OWNER AND MUNICIPALITY PRIOR TO ANY LAND DISTURBANCE OUTSIDE THE CONSTRUCTION LIMITS.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING WORK IN RIGHT OF WAY PERMITS.
15. NO HAZARDOUS MATERIALS WILL BE STORED ON-SITE.
16. FOR LEGEND AND ABBREVIATIONS SEE SHEET C001
17. FOR EROSION CONTROL PLAN AND NOTES SEE SHEET C501 AND C501.
18. FOR NOTES SHOWN THUS, "(1)", SEE SHEET KEY NOTES, ON SHEET THEY APPEAR.

CIVIL SHEETS INDEX

C001 COVER SHEET
C002 CIVIL SPECIFICATIONS
C100 EXISTING CONDITIONS
C101 DEMOLITION PLAN
C200 SITE PLAN
C300 UTILITY PLAN
C400 GRADING PLAN
C500 EROSION CONTROL PLAN
C501 EROSION CONTROL DETAILS
C600 SITE & UTILITY DETAILS
L100 LANDSCAPE PLAN

WISCONSIN
SCOTT A. HARRIG
E-38596
GREEN BAY
WI
PROFESSIONAL ENGINEER
03-20-2026



LOCATION MAP

TBD WEST AMERICAN DRIVE
NEENAH, WI 54956

NOT TO SCALE

OWNER

924 HOLDINGS LLC
1599 SAGE CROSSING WAY
OSHKOSH, WI 54904

SITE STATISTICS

PARCEL ADDRESS:	TBD W. AMERICAN DRIVE
PARCEL NUMBER:	006033702
PARCEL SIZE:	357,537 SF (8.208 AC)
ZONING:	B-3: GENERAL BUSINESS DISTRICT AOD-3: OUTAGAMIE AIRPORT OVERLAY DISTRICT, ZONE 3
EXISTING SITE	
GREEN SPACE:	356,227 SF (99.6%)
IMPERVIOUS AREA	
BUILDING:	0.0 SF (0.0%)
PAVEMENT:	1,310 SF (0.4%)
TOTAL IMPERVIOUS:	1,310 SF (0.4%)
PROPOSED SITE	
TOTAL DISTURBED AREA:	107,794 SF (2.475 AC)
GREEN SPACE PROVIDED:	318,225 SF (89.0%)
IMPERVIOUS AREA	
BUILDING:	13,335 SF (3.7%)
PAVEMENT:	25,977 SF (7.3%)
TOTAL IMPERVIOUS:	29,312 SF (11.0%)
PARKING REQUIREMENTS	
PARKING AREA:	12,834 SF
INTERIOR GS REQUIRED:	15% (1,926 SF)
INTERIOR GS PROVIDED:	26% (2,960 SF)
PARKING SPACES REQ'D/CALCS:	OFFICE: 1 / 300 SF GFA; WAREHOUSE: 1 / WAREHOUSE EMPLOEE + 1 PER CO. VEHICLE OFFICE: 9,764 SF / 300 SF = 33 SPACES; WAREHOUSE: 2 EMPLOYEES + 3 CO. VEHICLES = 5 SPACES 38 TOTAL REQUIRED
PARKING SPACES PROVIDED:	33 OFFICE SPACES; 5 WAREHOUSE SPACES = 38 SPACES, INCLUDES 2 ADA HANDICAP SPACES

DIGGERS HOTLINE

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

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

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

blue design group, llc.
202 West Main, PO Box 357 Hortonville, WI 54944
(920) 572-BLUE www.bluedesigngroupllc.com

MACH IV
ENGINEERING · SURVEYING · ENVIRONMENTAL
2260 Satchstyle Court Green Bay, WI 54313
PH:(920)-569-5795, Fax: 920-569-5797
www.mach4v.com
Project Number 2334-01-25

A New Office Building for:
ALC CORPORATION
2830 American Drive
Neenah, Wisconsin 54956

ALC

©COPYRIGHT BLUE DESIGN GROUP, LLC. 2025. ALL RIGHTS RESERVED. THIS DESIGN AND THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF BLUE DESIGN GROUP, LLC. THESE DRAWINGS, IN PART OR IN WHOLE, ARE NOT TO BE REPRODUCED, CHANGED, COPIED OR ASSIGNED TO ANY THIRD PARTY IN ANY FORM OR MANNER WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION OF BLUE DESIGN GROUP, LLC.

PROJECT # 24-011

DATE 03-20-2026

REVISION	DATE

DRAWING # C001

\\Machserver\mach4v\Jobs\2334-01-25 ALC TOWN OF CLAYTON\DRAWINGS\2334-01-25 Eng.dwg 3/25/2026 8:51:30 AM

CIVIL SPECIFICATIONS

SPECIFICATION NOTES:

DEMOLITION AND SITE CLEARING

COMPLY WITH APPLICABLE CODES AND REGULATIONS FOR DEMOLITION OPERATIONS AND SAFETY OF ADJACENT STRUCTURES AND THE PUBLIC. OBTAIN REQUIRED PERMITS.

PROVIDE, ERECT, AND MAINTAIN TEMPORARY BARRIERS AND SECURITY DEVICES. CONDUCT OPERATIONS TO MINIMIZE EFFECTS ON AND INTERFERENCE WITH ADJACENT STRUCTURES AND OCCUPANTS. DO NOT CLOSE OR OBSTRUCT ROADWAYS OR SIDEWALKS WITHOUT APPROVAL. CONDUCT OPERATIONS TO MINIMIZE OBSTRUCTION OF ENTRANCES AND EXITS; DO NOT OBSTRUCT EXITS AT ANY TIME; PROTECT PERSONS USING ENTRANCES AND EXITS FROM REMOVAL OPERATIONS.

DO NOT BEGIN DEMOLITION UNTIL RECEIPT OF NOTIFICATION TO PROCEED FROM OWNER. PROTECT EXISTING STRUCTURES AND OTHER ELEMENTS THAT ARE NOT TO BE REMOVED. MINIMIZE PRODUCTION OF DUST DUE TO DEMOLITION OPERATIONS; DO NOT USE WATER IF IT WILL RESULT IN ICE, FLOODING, SEDIMENTATION OF PUBLIC WATERWAYS OR STORM SEWERS, OR OTHER POLLUTION.

COORDINATE WORK WITH UTILITY COMPANIES; NOTIFY BEFORE STARTING WORK AND COMPLY WITH THEIR REQUIREMENTS; OBTAIN REQUIRED PERMITS. PROTECT EXISTING UTILITIES TO REMAIN FROM DAMAGE. DO NOT DISRUPT PUBLIC UTILITIES WITHOUT PERMIT FROM AUTHORITY HAVING JURISDICTION. LOCATE AND MARK UTILITIES TO REMAIN; MARK USING HIGHLY VISIBLE TAGS OR FLAGS, WITH IDENTIFICATION OF UTILITY TYPE; PROTECT FROM DAMAGE DUE TO SUBSEQUENT CONSTRUCTION, USING SUBSTANTIAL BARRICADES IF NECESSARY.

REMOVE TREES, SHRUBS, BRUSH, AND STUMPS IN AREAS INDICATED. DO NOT REMOVE OR DAMAGE VEGETATION BEYOND THE LIMITS INDICATED ON DRAWINGS. CHIP, GRIND, CRUSH, OR SHRED VEGETATION FOR MULCHING, COMPOSTING, OR OTHER PURPOSES; PREFERENCE SHOULD BE GIVEN TO ON-SITE USES. REMOVE STUMPS AND ROOTS TO A DEPTH OF 24 INCHES BELOW PROPOSED FINISHED GRADE. IF VEGETATION OUTSIDE REMOVAL LIMITS OR WITHIN SPECIFIED PROTECTIVE FENCES IS DAMAGED OR DESTROYED DUE TO SUBSEQUENT CONSTRUCTION, CONTRACTOR SHALL REPAIR/ REPLACE AT THEIR EXPENSE.

REMOVE MATERIALS NOT TO BE REUSED ON SITE. LEAVE SITE IN CLEAN CONDITION, READY FOR SUBSEQUENT WORK. CLEAN UP SPILLAGE AND WIND-BLOWN DEBRIS FROM PUBLIC AND PRIVATE LANDS.

GRADING

PREPARATION
PROTECT BENCH MARKS, SURVEY CONTROL POINTS, EXISTING STRUCTURES, FENCES, SIDEWALKS, PAVING, AND CURBS FROM GRADING EQUIPMENT AND VEHICULAR TRAFFIC. IDENTIFY REQUIRED LINES, LEVELS, CONTOURS, AND DATUM. STAKE AND FLAG LOCATIONS OF KNOWN UTILITIES. LOCATE, IDENTIFY, AND PROTECT FROM DAMAGE ABOVE - AND BELOW - GRADE UTILITIES TO REMAIN. NOTIFY UTILITY COMPANY TO REMOVE AND RELOCATE UTILITIES.

ROUGH GRADING
REMOVE TOPSOIL FROM AREAS TO BE FURTHER EXCAVATED, RE-LANDSCAPED, OR RE-GRADED, WITHOUT MIXING WITH FOREIGN MATERIALS. DO NOT REMOVE TOPSOIL WHEN WET. REMOVE SUBSOIL FROM AREAS TO BE FURTHER EXCAVATED, RE-LANDSCAPED, OR RE-GRADED. DO NOT REMOVE WET SUBSOIL, UNLESS IT IS SUBSEQUENTLY PROCESSED TO OBTAIN OPTIMUM MOISTURE CONTENT. STABILITY: REPLACE DAMAGED OR DISPLACED SUBSOIL TO SAME REQUIREMENTS AS FOR SPECIFIED FILL.

SOIL REMOVAL
STOCKPILE TOPSOIL TO BE RE-USED ON SITE WHERE INDICATED ON DRAWINGS. HAUL EXCESS TOPSOIL AS INDICATED ON DRAWINGS, PILE DEPTH NOT TO EXCEED 8 FEET, AND PROVIDE SEED AND MULCH. PROTECT FROM EROSION.

FINISH GRADING
VERIFY TRENCH BACKFILLING HAS BEEN ACCEPTED BY ENGINEER. VERIFY SUBGRADE HAS BEEN CONTOURED AND COMPACTED. MAINTAIN PROFILES AND CONTOUR OF SUBGRADE.

PLACE TOPSOIL DURING DRY WEATHER. REMOVE DEBRIS, ROOTS, BRANCHES, STONES, IN EXCESS OF 1/2 INCH IN SIZE. NEAR PLANTS SPREAD TOPSOIL MANUALLY TO PREVENT DAMAGE. FINE GRADE AND RAKE TOPSOIL TO ELIMINATE UNEVEN AREAS AND LOW SPOTS. LIGHTLY COMPACT PLACED TOPSOIL. WHERE TOPSOIL IS TO BE PLACED OR IN AREAS WHERE VEHICLES OR EQUIPMENT HAVE COMPACTED SOIL, SCARIFY SURFACE TO DEPTH OF 3 INCHES.

PLACE TOPSOIL IN THE AREAS LISTED BELOW TO THE LISTED **MINIMUM** COMPACTED THICKNESS OR THICKER WHERE REQUIRED TO LEVEL FINISH GRADE.:
PERVIOUS AREAS TO BE SEEDED WITH GRASS: 4-INCHES.
DRY DETENTION BASINS: 8-INCHES
FLOWER BEDS: 12 -INCHES
SHRUB BEDS: 18-INCHES

CLEANING AND PROTECTION
GRADE STOCKPILE AREA TO PREVENT STANDING WATER AND PROTECT FROM EROSION AS INDICATED ON THE EROSION CONTROL PLAN. LEAVE SITE CLEAN AND RAKED, READY TO RECEIVE FINAL SITE SURFACES.

EXCAVATION

PROTECT BENCH MARKS, SURVEY CONTROL POINTS, EXISTING STRUCTURES, FENCES, SIDEWALKS, PAVING, AND CURBS FROM EXCAVATING EQUIPMENT AND VEHICULAR TRAFFIC. EXCAVATE TO ACCOMMODATE NEW STRUCTURES AND CONSTRUCTION OPERATIONS. NOTIFY OWNER/ENGINEER OF UNEXPECTED SUBSURFACE CONDITIONS AND DISCONTINUE AFFECTED WORK IN AREA UNTIL NOTIFIED TO RESUME WORK. SLOPE BANKS OF EXCAVATIONS DEEPER THAN 4 FEET TO ANGLE OF REPOSE OR LESS UNTIL SHORED. CUT UTILITY TRENCHES WIDE ENOUGH TO ALLOW INSPECTION OF INSTALLED UTILITIES. HAND TRIM EXCAVATIONS. REMOVE LOOSE MATTER. GRADE TOP PERIMETER OF EXCAVATION TO PREVENT SURFACE WATER FROM DRAINING INTO EXCAVATION.

PREVENT DISPLACEMENT OF BANKS AND KEEP LOOSE SOIL FROM FALLING INTO EXCAVATION; MAINTAIN SOIL STABILITY. PROTECT BOTTOM OF EXCAVATIONS AND SOIL ADJACENT TO AND BENEATH FOUNDATION FROM FREEZING.

FILL AND BACKFILL

FILL MATERIALS
GENERAL FILL: NATIVE CLAY (OR IMPORT CLEAN LEAN CLAY OF MODERATE PLASTICITY) IN LARGE OPEN AREAS SUITABLE FOR OPTIMUM SORTING, COMPACTION, AND MOISTURE CONDITIONING.

STRUCTURAL FILL: CLEAN GRANULAR SOIL SUCH AS THOSE MATERIALS MEETING THE GRADATIONS OUTLINED IN SECTION 209 OR 305 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION.

CONCRETE FILL: LEAN CONCRETE.

GRANULAR FILL: CLEAN GRANULAR FILL CONFORMING TO TABLE 37 OR 39 OF STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN OR DENSE GRADED BASE CONFORMING TO TO THE 1.75" DENSE GRADED BASE SECTION 305 OF WISDOT STANDARD SPECIFICATIONS.

PIPE BEDDING: CLEAN GRANULAR FILL CONFORMING TO TABLE 34 OF STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN. DENSE GRADED BASE CONFORMING TO TO THE 1.75" DENSE GRADED BASE SECTION 305 OF WISDOT STANDARD SPECIFICATIONS.

EXCAVATION BELOW SUBGRADE (EBS): DENSE GRADED BASE CONFORMING TO TO THE 1.75" DENSE GRADED BASE SECTION 305 OF WISDOT STANDARD SPECIFICATIONS.

TOPSOIL: TOPSOIL THAT IS FERTILE, FRIABLE, NATURALLY LOAMY, SURFACE SOIL; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS, AND OTHER LITTER AND FREE OF ROOTS, STUMPS, STONES LARGER THAN 2 INCHES IN ANY DIMENSION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. ON-SITE SOIL MAY BE USED, IF SUITABLE. IF ON-SITE IS NOT SUITABLE, OBTAIN TOPSOIL FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THAT FOUND AT SITE OF WORK. OBTAIN TOPSOIL FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL IS AT LEAST 4 INCHES DEEP.

FILLING
FILL TO CONTOURS, SUBGRADE, AND FINISH ELEVATIONS INDICATED USING UNFROZEN MATERIALS. EMPLOY A PLACEMENT METHOD THAT DOES NOT DISTURB OR DAMAGE OTHER WORK. SYSTEMATICALLY FILL TO ALLOW MAXIMUM TIME FOR NATURAL SETTLEMENT. DO NOT FILL OVER POROUS, WET, FROZEN OR SPONGY SUBGRADE SURFACES. MAINTAIN OPTIMUM MOISTURE CONTENT OF FILL MATERIALS TO ATTAIN REQUIRED COMPACTION DENSITY. CORRECT PAVE AREAS THAT ARE OVER-EXCAVATED WITH EBS FILL. OTHER AREAS USE GENERAL FILL, FLUSH TO REQUIRED ELEVATION, COMPACTED TO MINIMUM 95 PERCENT OF MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT. FILL MUST NOT BE PLACED IN LAYERS MORE THAN 9" IN THICKNESS. RESHAPE AND RE-COMPACT FILLS SUBJECTED TO VEHICULAR TRAFFIC.

PROOF ROLL BASE COURSE IN PAVED AREAS WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK OR EQUIVALENT VEHICLE PERFORMING OVERLAPPING PASSES IN A PERPENDICULAR GRID PATTERN. PROOF ROLLING SHALL BE PERFORMED IN CONSULTATION WITH THE GEOTECHNICAL ENGINEER AT THE TIME OF CONSTRUCTION. CONTRACTOR SHALL NOTIFY CIVIL ENGINEER A MINIMUM 3 DAYS PRIOR TO PROOF-ROLLING. NO OVER EXCAVATION SHALL BE PERFORMED WITHOUT PRIOR APPROVAL BY THE ENGINEER. EXCAVATE SOFT OR SPONGY AREAS, FILL AND COMPACT WITH EBS FILL.

FILL AT SPECIFIC LOCATIONS
USE GENERAL FILL PLACED IN 8" LIFTS (MAX) COMPACTED TO 90% MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT. UNLESS OTHERWISE SPECIFIED OR INDICATED.

AT FOUNDATION WALLS AND FOOTINGS: STRUCTURAL FILL PLACED IN 8" LIFTS (MAX) COMPACTED TO 95% MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT. DO NOT BACKFILL AGAINST UNSUPPORTED FOUNDATIONS WALLS.

BENEATH BUILDING FLOOR SLAB AND PAVEMENTS: GENERAL OR STRUCTURAL FILL PLACED IN 8" LIFTS (MAX) COMPACTED TO 95% MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT.

WITHIN EXCAVATIONS AND TRENCHES OF UTILITIES AND STRUCTURES REMOVED DURING CONSTRUCTION: GENERAL FILL UP TO TOPSOIL RE-SPREAD DEPTH BELOW FINISH GRADE ELEVATIONS PLACED IN 8" LIFTS (MAX) AND COMPACTED TO 90% MAXIMUM DRY DENSITY.
TOPSOIL TO FINISHED GRADE.

TRENCH ZONE (SEE DETAIL A THIS SHEET)
PIPE BEDDING ZONE: PIPE BEDDING PLACED IN 8" LIFTS AND COMPACTED TO 95% MAXIMUM DRY DENSITY.

TRENCH ZONE
PAVED AREAS: NATIVE OR GENERAL FILL TO BOTTOM OF PAVEMENT BASE PLACED IN 8" LIFTS AND COMPACTED TO 95% MAXIMUM DRY DENSITY.
NON-PAVED AREAS: NATIVE OR GENERAL FILL TO BOTTOM OF TOPSOIL PLACED IN 8" LIFTS AND COMPACTED TO 95% MAXIMUM DRY DENSITY.

STORM UTILITY DRAINAGE

PIPELINE MATERIALS
STORM SEWER MAIN
POLYVINYL CHLORIDE (PVC) SDR 35 (ASTM D3034)
REINFORCED CONCRETE PIPE, ASTM C76, CLASS III
HIGH DENSITY POLYETHYLENE (HDPE), AASHTO M252 & M294, ASTM D3212

STORM SERVICES
SCH 40 PVC, ASTM D1784, D1785
DRAIN TILE:
HIGH DENSITY POLYETHYLENE (HDPE) DRAIN TILE: ASTM-F-405-"C"

CATCH BASINS/INLETS
PRECAST CONCRETE: ASTM C 478.
PAVEMENT CASTING: NEENAH FOUNDRY R-1500 OR EQUAL WITH TYPE C GRATE, NON-ROCKING.
CURB CASTING: NEENAH FOUNDRY R-3067 OR EQUAL.

CULVERTS
N-12 HDPE BY ADS OR APPROVED EQUAL

APRON END WALLS
PRECAST REINFORCED CONCRETE: ASTM C 478
GALVANIZED METAL: ASTM A929

MANHOLES
PRECAST CONCRETE MANHOLES: ASTM C 478.
MANHOLE STEPS: MANHOLES SHALL BE CONSTRUCTED WITH STEPS.
CASTINGS:
SANITARY: NEENAH FOUNDRY R-1500 OR EQUAL WITH TYPE B LID, NON-ROCKING, SELF-SEALING LID, CONCEALED PICKHOLES.
STORM: NEENAH FOUNDRY R-1500 OR EQUAL WITH TYPE B LID, NON-ROCKING, AND OPEN PICK HOLES.

MISCELLANEOUS
MORTAR: ASTM C 270, TYPE M.
WATER: WATER FOR MASONRY MORTAR SHALL BE FRESH, CLEAN AND POTABLE.
GROUT: ASTM C 476.

INSTALLATION
HAND TRIM EXCAVATIONS TO REQUIRED ELEVATIONS. REMOVE LARGE STONES OR OTHER HARD MATTER WHICH COULD DAMAGE PIPING OR IMPEDE CONSISTENT BACKFILLING OR COMPACTION. ALL STORM SEWER CONNECTIONS SHALL MEET SPRING LINE TO SPRING LINE WHERE PRACTICABLE. AT THE END OF EACH WORK DAY, CLOSE OPEN ENDS OF PIPE TEMPORARILY WITH WOOD BLOCKS OR BULKHEADS.

PIPELINE TESTING
CHECK EACH STRAIGHT RUN OF PIPELINE FOR GROSS DEFICIENCIES BY HOLDING A LIGHT IN A MANHOLE; IT SHALL SHOW A PRACTICALLY FULL CIRCLE OF LIGHT THROUGH THE PIPELINE WHEN VIEWED FROM THE ADJOINING END OF LINE.

PVC PIPE DEFLECTION TEST:
GENERAL:
TEST INSTALLED PIPELINE FOR DEFLECTION BY PULLING A MANDREL THROUGH SEWER WITHOUT AID OF MECHANICAL PULLING DEVICE. MANDREL SHALL ALLOW AN ULTIMATE DEFLECTION OF 5%. PERFORM TEST AT LEAST 30 DAYS AFTER TRENCH BACKFILL AND COMPACTION HAVE BEEN COMPLETED. NO PIPE SHALL EXCEED A DEFLECTION OF 5 PERCENT. TESTING SHALL BE PERFORMED BEFORE SURFACE COURSE OF ASPHALT IS PLACED.

CORRECTING DEFICIENCIES OR OBSTRUCTIONS:
EXCAVATE TO SPRING LINE OF PIPELINE AND REPLACE AND RE-COMPACT PIPE ZONE MATERIAL. INTERNAL PIPE RE-ROUNDING OR VIBRATION WILL NOT BE ALLOWED. IF PIPE DOES NOT PASS MANDREL TEST AFTER REPLACEMENT OF PIPE ZONE MATERIAL AND TRENCH BACKFILL, RE-EXCAVATE AND REPLACE PIPELINE.

BITUMINOUS (ASPHALT) CONCRETE PAVING

QUALITY ASSURANCE
PERFORM WORK IN ACCORDANCE WITH WisDOT STANDARDS. OBTAIN MATERIALS FROM SAME SOURCE THROUGHOUT THE PROJECT. DO NOT PLACE ASPHALT WHEN AMBIENT AIR OR BASE SURFACE TEMPERATURE IS LESS THAN 40 DEGREES F, OR SURFACE IS WET OR FROZEN. PLACE BITUMEN MIXTURE WHEN TEMPERATURE IS NOT MORE THAN 15 DEGREES F BELOW BITUMEN SUPPLIER'S BILL OF LADING AND NOT MORE THAN MAXIMUM SPECIFIED TEMPERATURE.

MATERIALS
ASPHALT CEMENT: ASTM D 946.
FINE AGGREGATE: WisDOT STANDARD.
MINERAL FILLER: FINELY GROUND PARTICLES OF LIMESTONE, HYDRATED LIME OR OTHER MINERAL DUST, FREE OF FOREIGN MATTER.
TACK COAT: HOMOGENOUS, MEDIUM CURING, LIQUID ASPHALT.

PREPARATION - TACK COAT
APPLY TACK COAT IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
TACK COAT IS REQUIRED FOR THE FOLLOWING:
1. WHEN INSTALLING NEW ASPHALT PAVEMENT OVER EXISTING ASPHALT OR CONCRETE PAVEMENT.
2. WHEN WEARING SURFACE IS NOT INSTALLED WITHIN 24 HOURS OF PLACING BINDER COURSE.
3. IN HIGH TRAFFIC AREAS OR TURNING LANES WHERE INDICATED ON DRAWINGS.
4. WHEN SURFACE OF BINDER COURSE HAS BEEN CONTAMINATED FROM CONSTRUCTION DEBRIS AND/OR TRAFFIC WHICH WOULD AFFECT THE ATTACHMENT OF WEARING COURSE TO THE BINDER COURSE.
5. CONTACT SURFACES OF CURBS AND WALKS.
6. DON NOT TACK COAT SURFACES OF MANHOLE FRAMES WITH OIL TO PREVENT BOND WITH ASPHALT PAVEMENT.

PLACEMENT
PLACE ASPHALT BINDER COURSE WITHIN 24 HOURS OF APPLYING PRIMER OR TACK COAT. PLACE WEARING COURSE WITHIN TWO HOURS OF PLACING AND COMPACTING BINDER COURSE. COMPACT PAVEMENT BY ROLLING TO 95% SPECIFIED. DO NOT DISPLACE OR EXTRUDE PAVEMENT FROM POSITION. HAND COMPACT IN AREAS INACCESSIBLE TO ROLLING EQUIPMENT. PERFORM ROLLING WITH CONSECUTIVE PASSES TO ACHIEVE EVEN AND SMOOTH FINISH, WITHOUT ROLLER MARKS.

ASPHALT BINDER COURSE AND SURFACE COURSE SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 455, 460 AND 465 OF WisDOT STANDARD SPECIFICATIONS.

PRIOR TO PLACING THE SURFACE COURSE, THE PAVING CONTRACTOR SHALL REMOVE ALL FOREIGN MATTER FROM THE SURFACE OF THE BINDER COURSE AND REPAIR, BY SAW CUTTING, REMOVAL, AND REPLACEMENT, ANY DEPRESSION OR SIGNS OF FAILURE AND ALL SURFACE IRREGULARITIES AS DIRECTED BY THE ENGINEER. A TACK COAT SHALL BE APPLIED PRIOR TO PLACEMENT OF THE SURFACE COURSE.

PAVEMENT MARKINGS
PAVEMENT MARKINGS SHALL BE ACCORDANCE WITH WisDOT SPECIFICATION SECTION 646. CLEAN ASPHALT SURFACES TO RECEIVE PAVEMENT MARKINGS. LAYOUT AREA AND REVIEW WITH OWNER BEFORE PAINT APPLICATION. LAYOUT AND STRIPE INTERNATIONAL GRAPHICS SYMBOL FOR DEDICATED HANDICAP STALLS. STRIPE PEDESTRIAN WALKS AND DIRECTION ARROWS WHERE INDICATED ON PLANS.

TOLERANCES
MAXIMUM VARIATION OF 1/8 INCH MEASURED WITH 10 FOOT STRAIGHT EDGE. COMPACTED THICKNESS SHALL BE WITHIN 1/8 INCH OF INDICATED THICKNESS. VARIATION FROM TRUE ELEVATION SHALL BE WITHIN 1/2 INCH.

PROTECTION
IMMEDIATELY AFTER PLACEMENT, PROTECT PAVEMENT FROM MECHANICAL INJURY FOR 2 DAYS OR UNTIL SURFACE TEMPERATURE IS LESS THAN 140 DEGREES F.

PORTLAND CEMENT CONCRETE PAVING

PERFORM WORK IN ACCORDANCE WITH ACI 301. OBTAIN CEMENTITIOUS MATERIALS FROM SAME SOURCE THROUGHOUT. FOLLOW RECOMMENDATIONS OF ACI 305R AND ACI 306R WHEN CONCRETING DURING HOT OR COLD WEATHER. DO NOT PLACE CONCRETE WHEN BASE SURFACE TEMPERATURE IS LESS THAN 40 DEGREES F, OR SURFACE IS WET OR FROZEN.

MATERIALS
FORM MATERIALS SHALL CONFORM TO ACI 30. JOINT FILLER SHALL BE ½" PRE-FORMED; NON-EXTRUDING BITUMINOUS TYPE (ASTM D 1751) OR SPONGE RUBBER/CORK (ASTM D 1752).

UNLESS NOTED OTHERWISE. REINFORCING STEEL: ASTM A 615/A 615M GRADE 60 (410). STEEL WELDED WIRE REINFORCEMENT; PLAIN TYPE, ASTM A 185/A 185M; IN FLAT SHEETS; UNFINISHED. DOWELS: ASTM A 615/A 615M GRADE 60 (420);DEFORMED BILLET STEEL BARS; UNFINISHED FINISH.

CONCRETE MATERIALS
PORTLAND CEMENT; ASTM C150, TYPE I, GRAY

CONCRETE MIX DESIGN

THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE TESTING PROCEDURES WITH THE LABORATORY AND BE RESPONSIBLE FOR INCORPORATING INTO THE PAVING CONCRETE OF THE MINIMUM STRENGTHS SPECIFIED.
STRENGTH OF 4000 PSI AT 28 DAYS
SLUMP SHALL NOT EXCEED 4 INCHES.
ALL CONCRETE EXPOSED TO WEATHER SHALL BE AIR-ENTRAINED WITH 4-7% AIR CONTENT. NO OTHER ADMIXTURES SHALL BE USED WITHOUT THE APPROVAL OF THE ENGINEER. CALCIUM CHLORIDE SHALL NOT BE USED.
MAXIMUM AGGREGATE SIZE 3/4"
DESIGN AND CONSTRUCTION OF CAST-IN-PLACE CONCRETE SHALL CONFORM TO ACI 318 AND CRSI STANDARDS
CURING COMPOUND: ASTM C 309, TYPE 1, CLASS A.

REINFORCING STEEL
REINFORCING STEEL TO CONFORM TO ASTM-A615, GRADE 60. WELDED WIRE FABRIC SHALL CONFORM TO ASTM-A185. LAP ALL HORIZONTAL REINFORCING AT SPLICES AND AROUND CORNERS 30 BAR DIAMETERS. WELDED WIRE FABRIC IS TO BE LAPPED 6" AND PLACED IN THE CENTER OF THE SLAB UNLESS INDICATED OTHERWISE. REINFORCING SHALL BE PLACED IN CONFORMANCE WITH CRSI "RECOMMENDED PRACTICES FOR PLACING BARS" AND ACI 318. THE REINFORCEMENT SHALL NOT BE PAINTED AND MUST BE FREE OF GREASE, DIRT OR DEEP RUST WHEN PLACED. PROVIDE CONCRETE PROTECTION FOR REBARS PER ACI 318 SECTION 7.7.

PLACEMENT
VERIFY COMPACTED SUBGRADE IS ACCEPTABLE AND READY TO SUPPORT PAVING AND IMPOSED LOADS AND GRADES/ ELEVATIONS OF BASE ARE CORRECT. MOISTEN BASE TO MINIMIZE ABSORPTION OF WATER FROM FRESH CONCRETE. COAT SURFACES OF MANHOLE FRAMES WITH OIL TO PREVENT BOND WITH CONCRETE PAVEMENT.

PLACE CONCRETE IN ACCORDANCE WITH ACI 304R. ENSURE REINFORCEMENT, INSERTS, EMBEDDED PARTS, FORMED JOINTS ARE NOT DISTURBED DURING CONCRETE PLACEMENT. PLACE CONCRETE CONTINUOUSLY OVER THE FILL WIDTH OF THE PANEL AND BETWEEN PREDETERMINED CONSTRUCTION JOINTS. DO NOT BREAK OR INTERRUPT SUCCESSIVE POURS SUCH THAT COLD JOINTS OCCUR. APPLY SURFACE RETARDER TO ALL EXPOSED SURFACES IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

MAXIMUM VARIATION OF SURFACE FLATNESS: ¼"IN 10 FT AND ¼" FROM TRUE POSITION.

ALIGN CURB, GUTTER, AND SIDEWALK JOINTS. PLACE 3/8 INCH WIDE EXPANSION JOINTS AT 20 FOOT INTERVALS AND TO SEPARATE PAVING FROM VERTICAL SURFACES AND OTHER COMPONENTS AND IN PATTERN INDICATED.
FORM JOINTS WITH JOINT FILLER EXTENDING FROM BOTTOM OF PAVEMENT TO WITHIN ½ INCH OF FINISHED SURFACE. SECURE TO RESIST MOVEMENT BY WET CONCRETE.

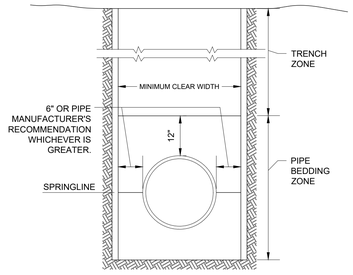
PROVIDE SCORED JOINTS AT SPACING EQUAL TO SIDEWALK WIDTH, OR MAXIMUM FIVE FEET INTERVALS. SAW CUT CONTRACTION JOINTS 3/16 INCH WIDE AT AN OPTIMUM TIME AFTER FINISHING. CUT 1/3 INTO DEPTH OF SLAB. AREA AND SIDEWALK PAVING SHALL RECEIVE LIGHT BROOM TEXTURE PERPENDICULAR TO DIRECTION TO TRAVEL WITH TROWELED AND RADIUSED EDGE RADIUS. CURBS AND GUTTERS SHALL RECEIVE LIGHT BROOM, TEXTURE PARALLEL TO PAVEMENT DIRECTION.

IMMEDIATELY AFTER PLACEMENT, PROTECT PAVEMENT FROM PREMATURE DRYING, EXCESSIVE HOT OR COLD TEMPERATURES, AND MECHANICAL INJURY. DO NOT PERMIT PEDESTRIAN OR VEHICULAR TRAFFIC OVER PAVEMENT FOR 7 DAYS MINIMUM AFTER FINISHING.

SITE RESTORATION

SITE SHALL BE RESTORED ACCORDING TO THE APPROVED LANDSCAPE PLAN. ALL DISTURBED AREAS NOT BEING PAVED OR PLANTED SHALL RECEIVE GRASS SEED MIX WisDOT NO. 40 OR APPROVED EQUAL.

AT THE END OF EACH DAY, THE GROUNDS SHALL BE CLEANED OF ALL LANDSCAPE RELATED REFUSE AND CONSTRUCTION DEBRIS. ALL PAVED SURFACES AFFECTED BY PLANTING OPERATIONS SHALL BE SWEPT AND HOSED OFF WITH SEDIMENT COLLECTED ACCORDING TO THE SWPPP. ALL PLANT BEDS SHALL BE FREE OF WEEDS.



A
STANDARD PIPE BEDDING DETAIL

blue design group, llc.
202 West Main, PO Box 357 Hortonville, WI 54944
(920) 572-BLUE www.bluedesigngroupllc.com

MACH IV
ENGINEERING - SURVEYING - ENVIRONMENTAL
2960 Sandhill Court Green Bay, WI 54313
PH:(920)-569-5795, Fax: 920-569-5797
www.mach-iv.com
Project Number 2334-01-25

A New Office Building for:
ALC CORPORATION
2830 American Drive
Neenah, Wisconsin 54956

ALC

©COPYRIGHT BLUE DESIGN GROUP, LLC 2025, ALL RIGHTS RESERVED. THIS DESIGN AND THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF BLUE DESIGN GROUP, LLC. THESE DRAWINGS, IN PART OR IN WHOLE, ARE NOT TO BE REPRODUCED, CHANGED, COPIED OR ASSIGNED TO ANY THIRD PARTY IN ANY FORM OR MANNER WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION OF BLUE DESIGN GROUP, LLC.

PROJECT # 24-011
DATE 03-20-2026

REVISION	DATE

DRAWING # C002

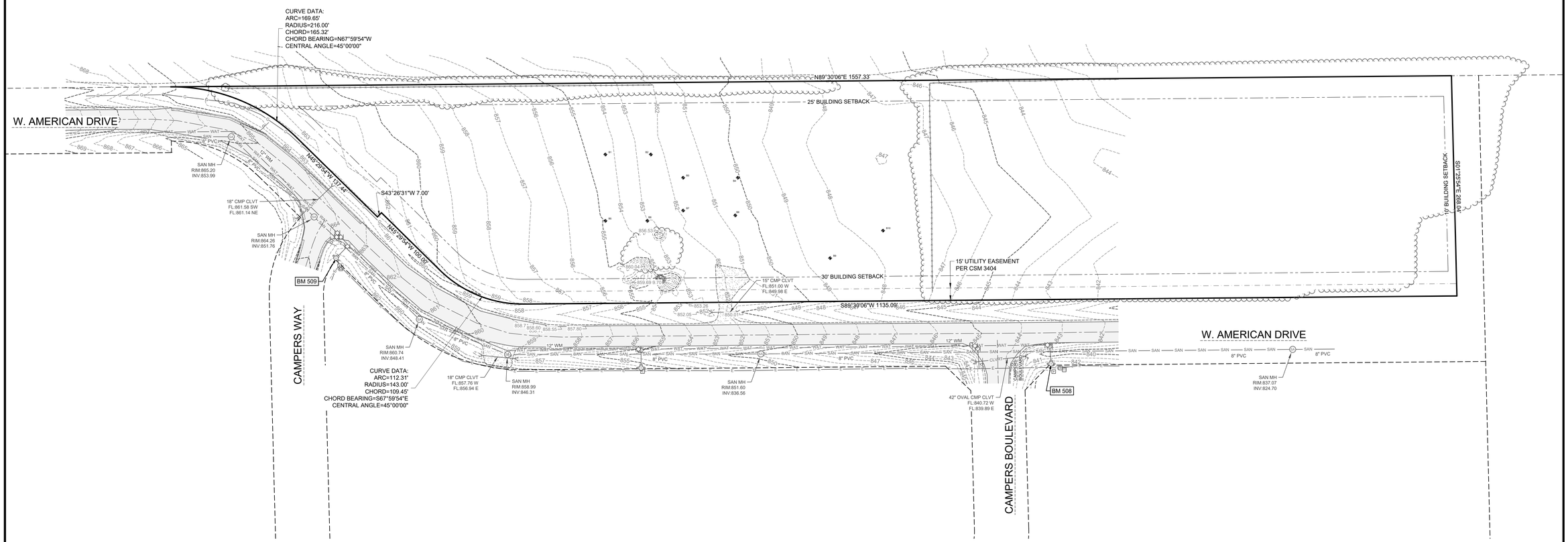
\\Machserver\mach\vJobs\2334-01-25 ALC TOWN OF CLAYTON\DRAWINGS\2334-01-25 Eng.dwg 3/25/2026 8:51:34 AM

EXISTING CONDITIONS

LEGAL DESCRIPTION

LOT 2 OF CERTIFIED SURVEY MAP NO. 3404 (DOC. NO.933460), LOCATED IN PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, SECTION 12, TOWNSHIP 20 NORTH - RANGE 16 EAST, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN.

Benchmarks		
Label	Elevation	Description
BM 508	844.76	HYDRANT BURY BOLT
BM 509	864.95	HYDRANT BURY BOLT



50 25 0 50 100
GRAPHIC SCALE

blue design group, llc.
202 West Main, PO Box 357 Hortonville, WI 54944
(920) 572-BLUE www.bluedesigngroupllc.com

MACH IV
ENGINEERING · SURVEYING · ENVIRONMENTAL
2990 Ketelhohn Court Green Bay, WI 54313
PH:(920)-569-5795, Fax: 800-569-5797
www.mach4v.com
Project Number 2334-01-25

A New Office Building for:
ALC CORPORATION
2830 American Drive
Neenah, Wisconsin 54956

ALC

©COPYRIGHT BLUE DESIGN GROUP, LLC 2025. ALL RIGHTS RESERVED. THIS DESIGN AND THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF BLUE DESIGN GROUP, LLC. THESE DRAWINGS, IN PART OR IN WHOLE, ARE NOT TO BE REPRODUCED, CHANGED, COPIED OR ASSIGNED TO ANY THIRD PARTY IN ANY FORM OR MANNER WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION OF BLUE DESIGN GROUP, LLC.

PROJECT # 24-011

DATE 03-20-2026

REVISION	DATE

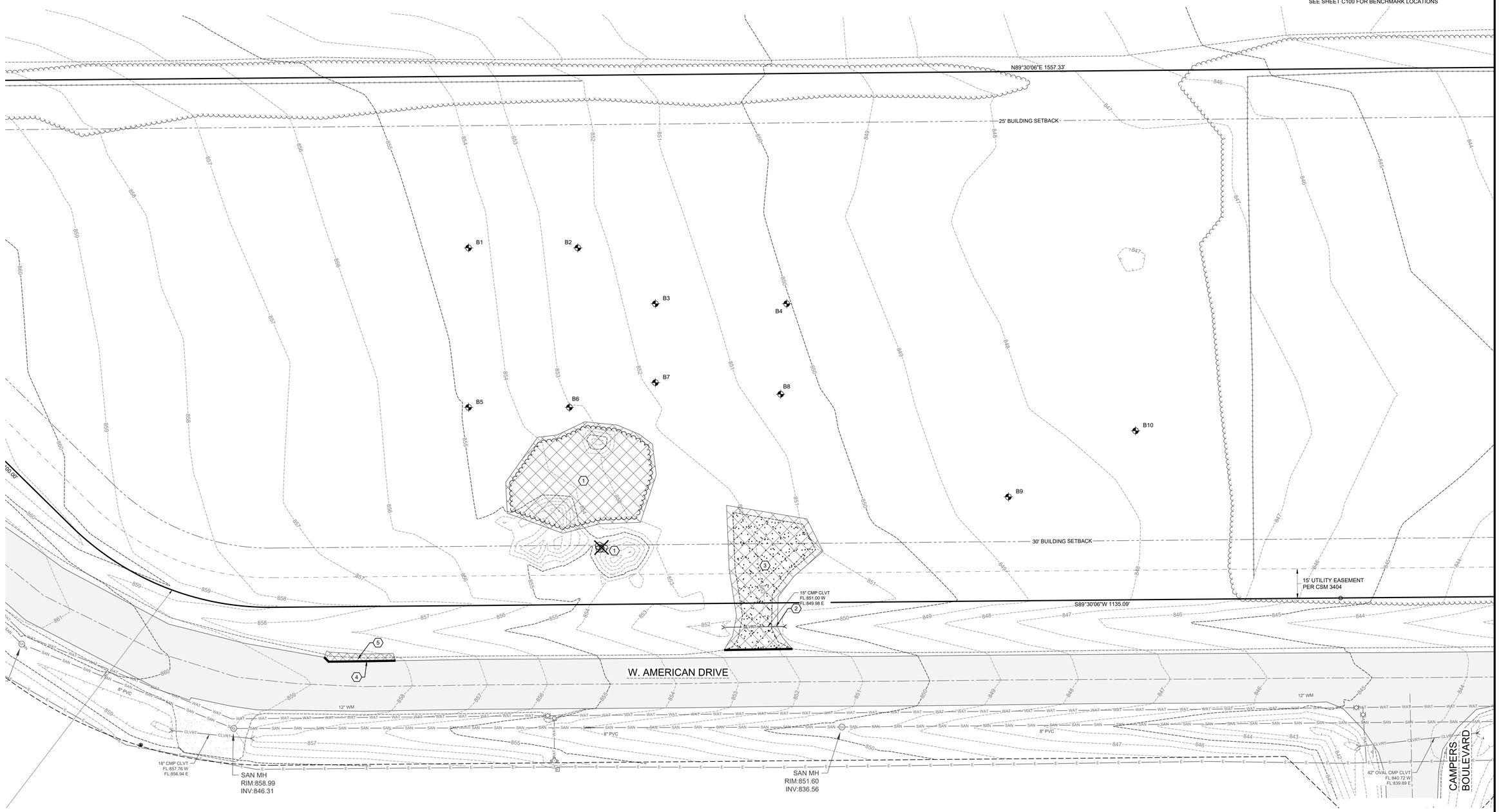
DRAWING # C100

\\Machserver\mach4v\Jobs\2334-01-25 ALC TOWN OF CLAYTON\DRAWINGS\2334-01-25 Eng.dwg 3/25/2026 8:51:41 AM

DEMOLITION PLAN

Benchmarks		
Label	Elevation	Description
BM 508	844.76	HYDRANT BURY BOLT
BM 509	864.95	HYDRANT BURY BOLT

SEE SHEET C100 FOR BENCHMARK LOCATIONS



SHEET KEY NOTES:

1. REMOVE TREE(S) IN THEIR ENTIRITY
2. REMOVE CULVERT
3. REMOVE GRAVEL
4. SAW CUT PAVEMENT EDGE FOR CLEAN EDGE
5. RE-GRADE GRAVEL

20 10 0 20 40
GRAPHIC SCALE

blue design group, llc.
202 West Main, PO Box 357 Hortonville, WI 54944
(920) 572-BLUE www.bluedesigngroupllc.com

MACH IV
ENGINEERING · SURVEYING · ENVIRONMENTAL
2990 Splichal Court Green Bay, WI 54313
PH:(920)-569-5795, Fax: 920-569-5797
www.mach-iv.com
Project Number 2334-01-25

A New Office Building for:
ALC CORPORATION
2830 American Drive
Neenah, Wisconsin 54956

ALC

©COPYRIGHT BLUE DESIGN GROUP, LLC 2025. ALL RIGHTS RESERVED. THIS DESIGN AND THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF BLUE DESIGN GROUP, LLC. THESE DRAWINGS, IN PART OR IN WHOLE, ARE NOT TO BE REPRODUCED, CHANGED, COPIED OR ASSIGNED TO ANY THIRD PARTY IN ANY FORM OR MANNER WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION OF BLUE DESIGN GROUP, LLC.

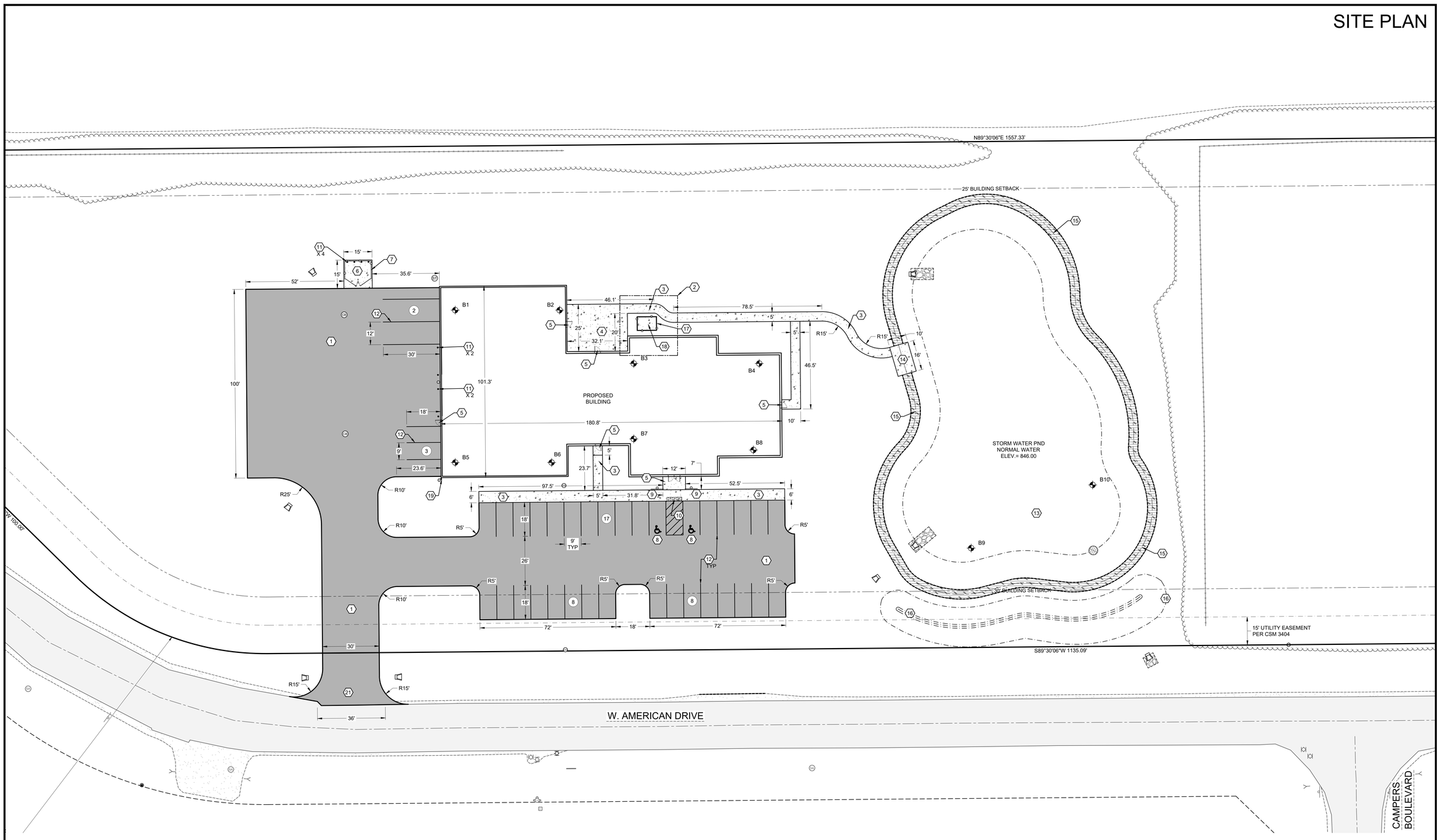
PROJECT #	24-011
DATE	03-20-2026

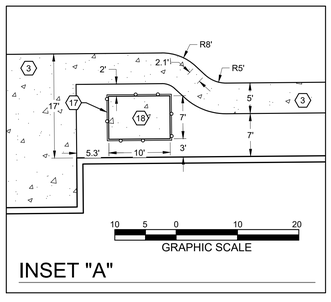
REVISION	DATE

DRAWING # C101

\\Machserver\mach\Jobs\2334-01-25 ALC TOWN OF CLAYTON\DRAWINGS\2334-01-25 Eng.dwg 3/25/2026 8:51:48 AM

SITE PLAN

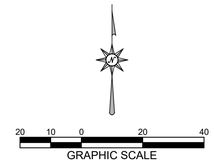




INSET "A"

SHEET KEY NOTES:

1. ASPHALT PAVEMENT; SEE DETAIL A SHEET C600
2. SEE INSET "A" THIS SHEET
3. CONCRETE SIDEWALK; SEE DETAIL B SHEET C600
4. CONCRETE SLAB, 5" THICK, SLAB TO BE DOWELED TO WAREHOUSE WALL WITH #4 REBAR @ 18" ON CENTER; SEE DETAIL C SHEET C600
5. STOOP LOCATION; REFER TO ARCHITECTURAL DRAWINGS
6. DUMPSTER PAD; SEE DETAIL D SHEET C600
7. DUMPSTER ENCLOSURE; REFER TO ARCHITECTURAL DRAWINGS
8. ADA HANDICAP STALL, SYMBOL; SEE DETAIL F SHEET C600
9. ADA HANDICAP SIGN; SEE DETAIL G SHEET C600
10. ADA HANDICAP WARNING PLATE; SEE DETAIL H SHEET C600
11. BOLLARD; SEE DETAIL I SHEET C600
12. 4" WIDE PAINT STRIPE; COLOR BY OWNER
13. STORM WATER POND; SEE SHEET C400
14. CONCRETE PATIO; SEE DETAIL E SHEET C600
15. WOOD CHIP WALKING TRAIL, 5' WIDE
16. BERM; SEE SHEET C400
17. FENCE; REFER TO ARCHITECTURAL DRAWINGS
18. 6" CONCRETE SLAB FOR RTU UNIT; REFER TO MECHANICAL DRAWINGS
19. BOLLARD; SEE DETAIL I SHEET C600, VERIFY LOCATION OF BOLLARD TO PROTECT GAS METER / SERVICE, COORDINATE LOCATION WITH UTILITY OWNER
20. LIGHT POLE; REFER TO ELECTRICAL DRAWINGS
21. CONTRACTOR TO OBTAIN DRIVEWAY STAKING PERMIT FROM TOWN OF CLAYTON. CONTRACTOR SHALL PAY $500 FEE TO OBTAIN PERMIT. PROVIDE TOWN WITH A MINIMUM NOTICE OF TEN BUSINESS DAYS PRIOR TO CONSTRUCTION.



blue design group, llc.
202 West Main, PO Box 357 Hortonville, WI 54944
(920) 572-BLUE www.bluedesigngroupllc.com

MACH IV
ENGINEERING • SURVEYING • ENVIRONMENTAL
2260 Satchstone Court Green Bay, WI 54313
PH:(920)-569-5795, Fax: 920-569-5797
www.mach4v.com
Project Number 2334-01-25

A New Office Building for:
ALC CORPORATION
2830 American Drive
Neenah, Wisconsin 54956

©COPYRIGHT BLUE DESIGN GROUP, LLC 2025, ALL RIGHTS RESERVED. THIS DESIGN AND THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF BLUE DESIGN GROUP, LLC. THESE DRAWINGS, IN PART OR IN WHOLE, ARE NOT TO BE REPRODUCED, CHANGED, COPIED OR ASSIGNED TO ANY THIRD PARTY IN ANY FORM OR MANNER WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION OF BLUE DESIGN GROUP, LLC.

PROJECT #	
24-011	
DATE	
03-20-2026	
REVISION	DATE

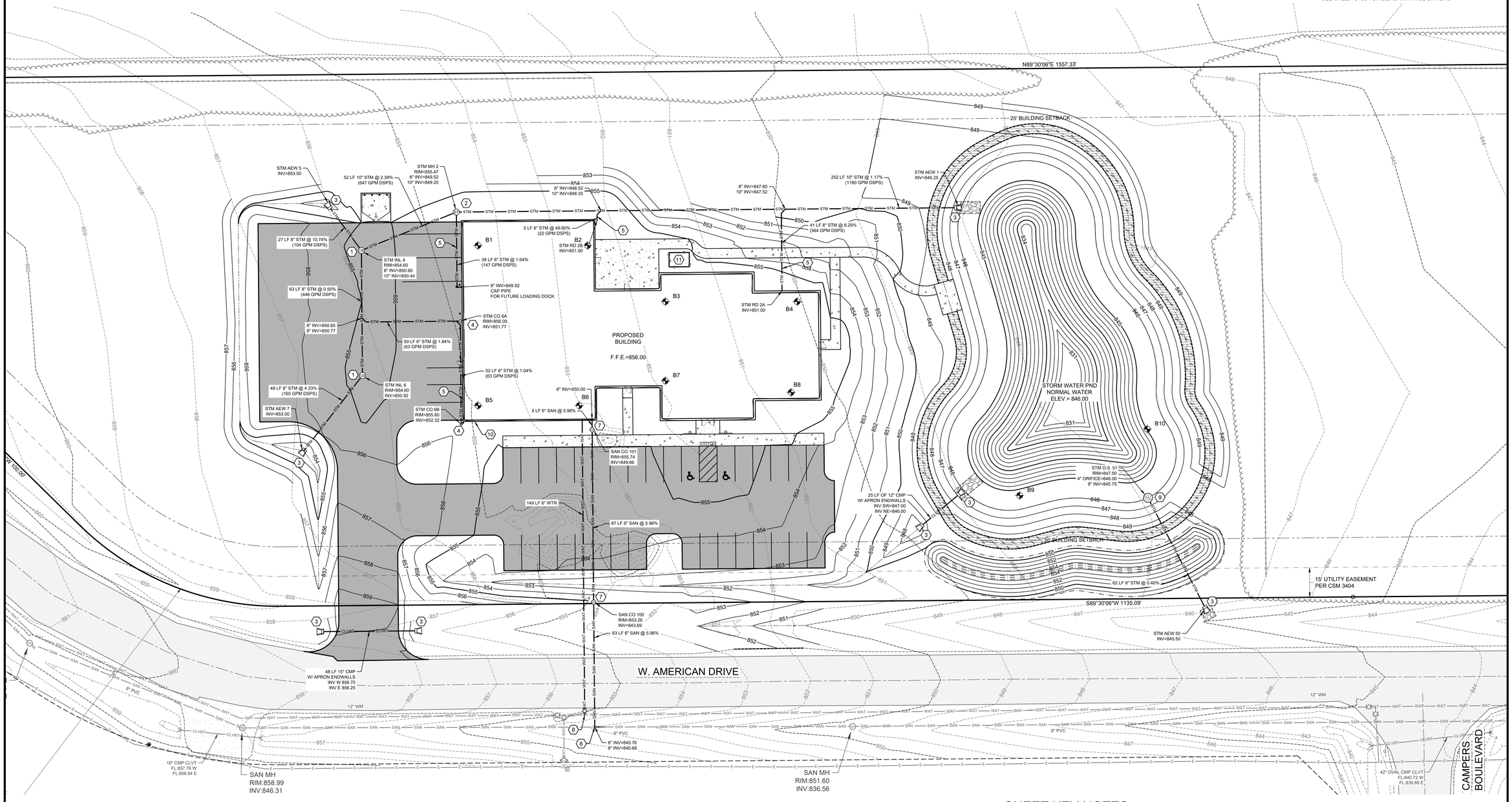
DRAWING #
C200

\\Machserver\mach4v\Jobs\2334-01-25 ALC TOWN OF CLAYTON\DRAWINGS\2334-01-25 Eng.dwg 3/25/2026 8:51:58 AM

UTILITY PLAN

Benchmarks		
Label	Elevation	Description
BM 508	844.76	HYDRANT BURY BOLT
BM 509	864.95	HYDRANT BURY BOLT

SEE SHEET C100 FOR BENCHMARK LOCATIONS

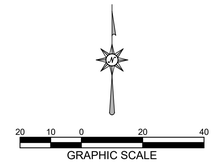


UTILITY NOTES:

1. SANITARY LATERAL SHALL BE PVC SDR 35 (ASTM D-3034) OR SCH 40.
2. WATER SERVICE SHALL BE C909 PVC. ALL DUCTILE IRON PIPE AND FITTINGS SHALL BE ENCASED IN POLYETHYLENE WRAP.
3. ALL SERVICE LATERALS SHALL HAVE TRACER WIRE.
4. ALL WORK SHALL CONFORM TO THE MOST RECENT EDITION OF "STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN" AND THE MUNICIPALITY'S STANDARD SPECIFICATIONS.
5. WATER LINE THRUST RESTRAINTS (NOT SHOWN FOR CLARITY) SHALL BE PROVIDED AS SPECIFIED FOR CONCRETE THRUST BLOCKS.
6. STORM SEWER SHALL BE PVC SDR 35 (ASTMD-3034) OR SCH 40.
7. NOTIFY THE MUNICIPALITY THREE WORKING DAYS PRIOR TO WORK IN THE RIGHT OF WAY.
8. CONNECTIONS TO MUNICIPALITY SYSTEMS SHALL BE IN ACCORDANCE WITH THEIR STANDARD SPECIFICATIONS.

SHEET KEY NOTES:

1. STORM INLET - 3' DIAMETER; SEE DETAIL J SHEET C600
2. STORM MANHOLE - 3' DIAMETER; SEE DETAIL K SHEET C600
3. APRON END WALL WITH GRATE
4. STORM CLEANOUT; SEE DETAIL L SHEET C600, CLEANOUTS TO BE LOCATED NO MORE THAN 100 FEET APART
5. ROOF DRAIN CONNECTION. VERIFY LOCATION AND NUMBER OF DOWNSPOUTS WITH ARCHITECTURAL/PLUMBING PLANS.
6. CONNECT TO EXISTING SANITARY SEWER; FIELD VERIFY INVERT. CONTRACTOR TO OBTAIN SANITARY CONNECTION PERMIT AND RIGHT-OF-WAY PERMITTING FROM TOWN OF CLAYTON.
7. SANITARY CLEANOUT; SEE DETAIL L SHEET C600, CLEANOUTS TO BE LOCATED NO MORE THAN 100 FEET APART
8. CONNECT TO EXISTING WATER MAIN WITH 12"X6" TAPPING TEE AND VALVE; SEE DETAIL M SHEET C600. CONTRACTOR TO OBTAIN WATER SERVICE CONNECTION PERMIT WITH FOX CROSSINGS UTILITIES PRIOR TO INSTALLATION. CONTRACTOR SHALL PAY PERMIT FEE OF $150 AT VILLAGE OF FOX CROSSING MUNICIPAL COMPLEX LOCATED AT 2000 MUNICIPAL DRIVE, NEENAH WI 54956. NOTIFY FOX CROSSING UTILITIES A MINIMUM OF 3 BUSINESS DAY PRIOR TO CONSTRUCTION FOR INSPECTION/TAP. PROVIDE METER SIZE TO UTILITY DEPARTMENT SO THEY CAN HAVE CORRECT SIZE AVAILABLE.
9. POND OUTLET STRUCTURE; SEE DETAIL N SHEET C600
10. GAS SERVICE LOCATION; REFER TO MECHANICAL DRAWINGS
11. RTU LOCATION; REFER TO MECHANICAL DRAWINGS



blue design group, llc.
202 West Main, PO Box 357 Hortonville, WI 54944
(920) 572-BLUE www.bluedesigngroupllc.com

MACH IV
ENGINEERING • SURVEYING • ENVIRONMENTAL
2990 Solutions Court Green Bay, WI 54313
PH:(920)-569-5795, Fax: 920-569-5797
www.mach4v.com
Project Number 2334-01-25

A New Office Building for:
ALC CORPORATION
2830 American Drive
Neenah, Wisconsin 54956

ALC

©COPYRIGHT BLUE DESIGN GROUP, LLC 2025, ALL RIGHTS RESERVED. THIS DESIGN AND THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF BLUE DESIGN GROUP, LLC. THESE DRAWINGS, IN PART OR IN WHOLE, ARE NOT TO BE REPRODUCED, CHANGED, COPIED OR ASSIGNED TO ANY THIRD PARTY IN ANY FORM OR MANNER WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION OF BLUE DESIGN GROUP, LLC.

PROJECT #	24-011
DATE	03-20-2026

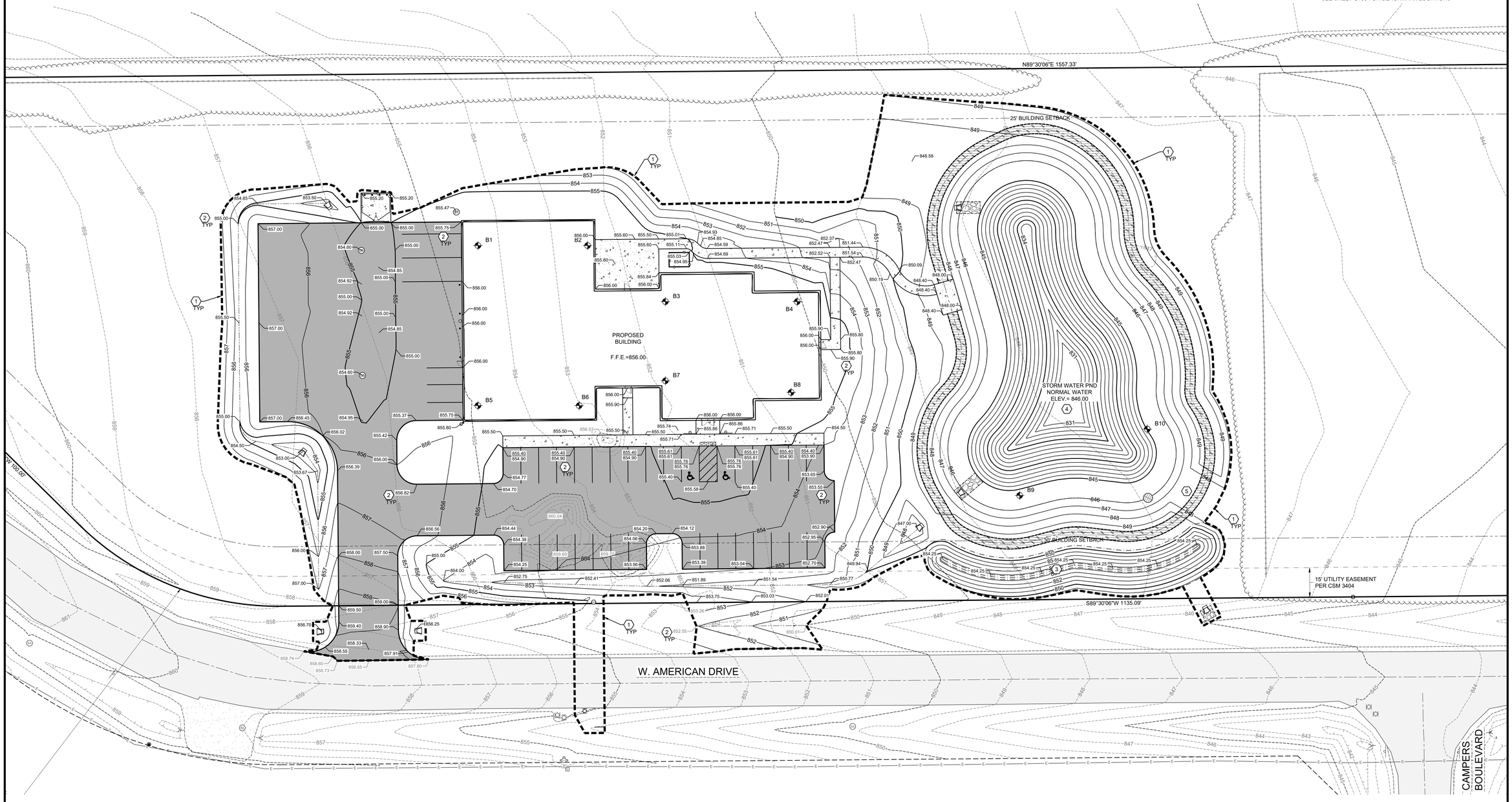
REVISION	DATE

DRAWING # C300

GRADING PLAN

Benchmarks		
Label	Elevation	Description
BM 508	844.76	HYDRANT BURY BOLT
BM 509	864.95	HYDRANT BURY BOLT

SEE SHEET C100 FOR BENCHMARK LOCATIONS



855.40 — TOP OF CURB/WALL
854.90 — GUTTER/PAVEMENT
854.06 — FINISHED GRADE
A 858.55 — EXISTING GRADE

SPOT GRADE KEY

SHEET KEY NOTES:

1. CONSTRUCTION / GRADING LIMITS
2. SPOT GRADE; SEE DETAIL A THIS SHEET
3. BERM; 2 FT TOP AT ELEVATION 854.25 AND 2:1 SIDE SLOPES
4. STORM WATER POND; SEE DETAIL O SHEET C600
5. EMERGENCY OVERFLOW WEIR; SEE DETAIL P SHEET C600

20 10 0 20 40
GRAPHIC SCALE

blue design group, llc.
202 West Main, PO Box 357 Hortonville, WI 54944
(920) 572-BLUE www.bluedesigngroupllc.com

MACH IV
ENGINEERING · SURVEYING · ENVIRONMENTAL
2990 Ketchikter Court Green Bay, WI 54313
PH:(920)-569-5795, Fax: 920-569-5797
www.mach-iv.com
Project Number 2334-01-25

A New Office Building for:
ALC CORPORATION
2830 American Drive
Neenah, Wisconsin 54956

©COPYRIGHT BLUE DESIGN GROUP, LLC 2025, ALL RIGHTS RESERVED. THIS DESIGN AND THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF BLUE DESIGN GROUP, LLC. THESE DRAWINGS, IN PART OR IN WHOLE, ARE NOT TO BE REPRODUCED, CHANGED, COPIED OR ASSIGNED TO ANY THIRD PARTY IN ANY FORM OR MANNER WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION OF BLUE DESIGN GROUP, LLC.

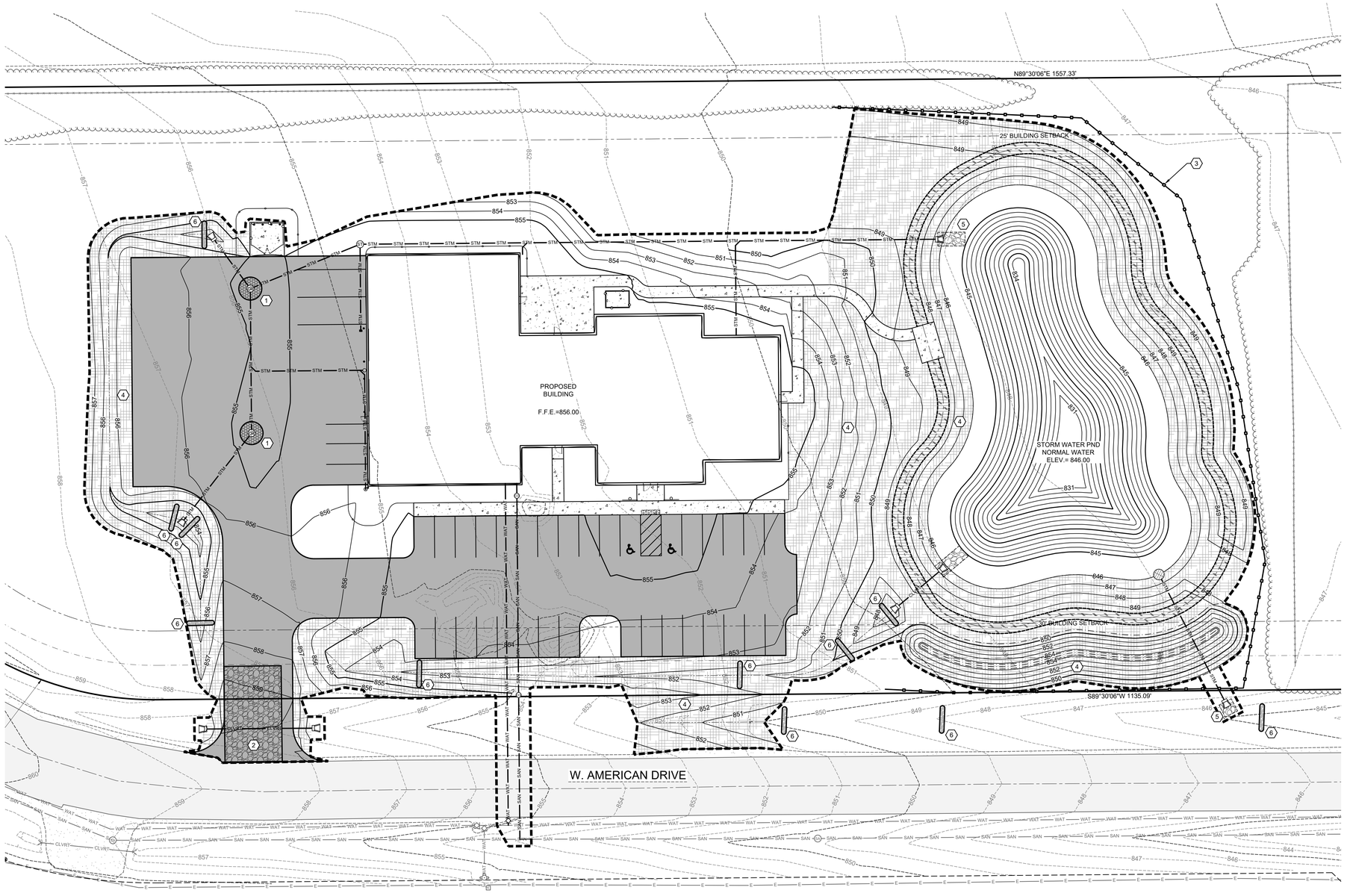
PROJECT # 24-011
DATE 03-20-2026

REVISION	DATE

DRAWING # C400

\\Machserver\mach\Jobs\2334-01-25 ALC TOWN OF CLAYTON\DRAWINGS\2334-01-25 Eng.dwg 3/25/2026 8:52:14 AM

EROSION CONTROL PLAN



EROSION CONTROL NOTES:

1. POST WDNR CERTIFICATE OF PERMIT COVERAGE ON SITE AND MAINTAIN UNTIL CONSTRUCTION ACTIVITIES HAVE CEASED, THE SITE IS STABILIZED, AND A NOTICE OF TERMINATION IS FILED WITH WDNR.
2. KEEP A COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
3. SUBMIT PLAN REVISIONS OR AMENDMENTS TO THE WDNR AT LEAST 5 DAYS PRIOR TO FIELD IMPLEMENTATION.
4. GENERAL CONTRACTOR IS RESPONSIBLE FOR ROUTINE SITE INSPECTIONS AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. KEEP INSPECTION REPORTS ON-SITE AND MAKE THEM AVAILABLE UPON REQUEST.
5. INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
6. WHEN POSSIBLE: PRESERVE EXISTING VEGETATION (ESPECIALLY ADJACENT TO SURFACE WATERS), MINIMIZE LAND-DISTURBING CONSTRUCTION ACTIVITY ON SLOPES OF 20% OR MORE, MINIMIZE SOIL COMPACTION, AND PRESERVE TOPSOIL.
7. REFER TO THE WDNR STORMWATER CONSTRUCTION TECHNICAL STANDARDS AT HTTP://DNR.WI.GOV/TOPIC/STORMWATER/STANDARDS/CONST_STANDARDS.HTML.
8. INSTALL PERIMETER EROSION CONTROLS AND ROCK TRACKING PAD CONSTRUCTION ENTRANCE(S) PRIOR TO ANY LAND-DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRUBBING. USE **WDNR TECHNICAL STANDARD *STONE TRACKING PAD AND TIRE WASHING #1057*** FOR ROCK CONSTRUCTION ENTRANCE(S).
9. INSTALL INLET PROTECTION PRIOR TO LAND-DISTURBING ACTIVITIES IN THE CONTRIBUTING DRAINAGE AREA AND/OR IMMEDIATELY UPON INLET INSTALLATION. COMPLY WITH **WDNR TECHNICAL STANDARD *STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITES #1060.***
10. PROVIDE ANTI-SCOUR PROTECTION AND MAINTAIN NON-EROSIVE FLOW DURING DEWATERING. PERFORM DEWATERING OF ACCUMULATED SURFACE RUNOFF IN ACCORDANCE WITH **WDNR TECHNICAL STANDARD *DE-WATERING #1061.*** *(REV. FEBRUARY 2017)*
11. COMPLETE AND STABILIZE SEDIMENT BASINS/TRAPS OR WET PONDS PRIOR TO MASS LAND DISTURBANCE TO CONTROL RUNOFF DURING CONSTRUCTION. REMOVE SEDIMENT AS NEEDED TO MAINTAIN 3 FEET OF DEPTH TO THE OUTLET, AND PROPERLY DISPOSE OF SEDIMENT REMOVED DURING MAINTENANCE (REFER TO NR 528). CONSTRUCT AND MAINTAIN THE SEDIMENT BASIN PER **WDNR TECHNICAL STANDARD *SEDIMENT BASIN #1064*** AND **SEDIMENT TRAP # 1063.**
12. INSTALL AND MAINTAIN SILT FENCING PER **WDNR TECHNICAL STANDARD *SILT FENCE #1056.*** REMOVE SEDIMENT FROM BEHIND SILT FENCES AND SEDIMENT BARRIERS BEFORE SEDIMENT REACHES A DEPTH THAT IS EQUAL TO ONE-HALF OF THE FENCE AND/OR BARRIER HEIGHT.
13. REPAIR BREAKS AND GAPS IN SILT FENCES AND BARRIERS IMMEDIATELY. REPLACE DECOMPOSING STRAW BALES (TYPICAL BALE LIFE IS 3 MONTHS). LOCATE, INSTALL, AND MAINTAIN STRAW BALES PER **WDNR TECHNICAL STANDARD *DITCH CHECKS #1062.***
14. INSTALL AND MAINTAIN FILTER SOCKS IN ACCORDANCE WITH **WDNR TECHNICAL STANDARD *INTERIM MANUFACTURED PERIMETER CONTROL AND SLOPE INTERRUPTION PRODUCTS # 1071.***
15. IMMEDIATELY STABILIZE STOCKPILES AND SURROUND STOCKPILES AS NEEDED WITH SILT FENCE OR OTHER PERIMETER CONTROL IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.
16. IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER. BETWEEN SEPTEMBER 15 AND OCTOBER 15: STABILZE WITH MULCH, TACKIFIER, AND A PERENNIAL SEED MIXED WITH WINTER WHEAT, ANNUAL OATS, OR ANNUAL RYE, AS APPROPRIATE FOR REGION AND SOIL TYPE OCTOBER 15 THROUGH COLD WEATHER: STABILIZE WITH A POLYMER AND DORMANT SEED MIX, AS APPROPRIATE FOR REGION AND SOIL TYPE.
17. STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE.
18. SWEEP/CLEAN UP ALL SEDIMENT/TRASH THAT MOVES OFF-SITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS BEFORE THE END OF THE SAME WORKDAY OR AS DIRECTED BY MUNICIPALITY. SEPARATE SWEPT MATERIALS (SOILS AND TRASH) AND DISPOSE OF APPROPRIATELY.
19. GENERAL CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST PER **WDNR TECHNICAL STANDARD *DUST CONTROL ON CONSTRUCTION SITES # 1068.***
20. PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, OR OTHER CONSTRUCTION MATERIALS) AND DO NOT ALLOW THESE MATERIALS TO BE CARRIED BY RUNOFF INTO THE RECEIVING CHANNEL.
21. FOR NON-CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED SLOPES, PROVIDE CLASS I TYPE B EROSION CONTROL MATTING. SELECT EROSION MATTING FROM APPROPRITE MATRIX IN WDOT'S WIDOT PRODUCT ACCEPTABILITY LIST (PAL); INSTALL AND MAINTAIN PER **WDNR TECHNICAL STANDARD *NON-CHANNEL EROSION MAT #1052.***
22. MAKE PROVISIONS FOR WATERING DURING THE FIRST 8 WEEKS FOLLOWING SEEDING OR PLANTING OF DISTURBED AREAS WHENEVER MORE THAN 7 CONSECUTIVE DAYS OF DRY WEATHER OCCUR.
23. INSTALL AND MAINTAIN A CONCRETE WASHOUT BASIN PER EPA 833-F-11-006. REQUIRE USE BY ALL CONCRETE CONTRACTORS. LIQUID MAY BE REUSED IN CONCRETE MIXING, EVAPORATED OR DISPOSED OF AS WASTEWATER. REFER TO: HTTPS://WWW3.EPA.GOV/NPDES/PUBS/CONCRETEWASHOUT.PDF

CONSTRUCTION SEQUENCE:

SPRING 2026 TO FALL 2026

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

SHEET KEY NOTES:

1. INLET PROTECTION; SEE DETAIL A SHEET C501
2. STONE TRACKING PAD; SEE DETAIL B SHEET C501
3. SILT FENCE; SEE DETAIL D SHEET C501
4. CLASS I, TYPE B WOOD EROSION CONTROL MAT WITH E-STAPLES; SEE DETAILS D & E SHEET C501
5. ENERGY DISSIPATOR; SEE DETAIL F SHEET C501
6. SEDIMENT LOG; SEE DETAIL G SHEET C501

20 10 0 20 40
GRAPHIC SCALE

blue design group, llc.
202 West Main, PO Box 357 Hortonville, WI 54944
(920) 572-BLUE www.bluedesigngroupllc.com

MACH IV ENGINEERING · SURVEYING · ENVIRONMENTAL
2960 Salzsieder Court Green Bay, WI 54313
PH:(920)-569-5795, Fax: 920-569-5797
www.mach4v.com
Project Number 2334-01-25

A New Office Building for:
ALC CORPORATION
2830 American Drive
Neenah, Wisconsin 54956

©COPYRIGHT BLUE DESIGN GROUP, LLC 2025. ALL RIGHTS RESERVED. THIS DESIGN AND THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF BLUE DESIGN GROUP, LLC. THESE DRAWINGS, IN PART OR IN WHOLE, ARE NOT TO BE REPRODUCED, CHANGED, COPIED OR ASSIGNED TO ANY THIRD PARTY IN ANY FORM OR MANNER WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION OF BLUE DESIGN GROUP, LLC.

PROJECT # **24-011**

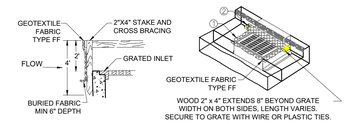
DATE **03-20-2026**

REVISION	DATE

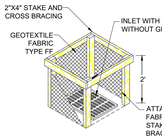
DRAWING # **C500**

\\Machserver\mach4v\Jobs\2334-01-25 ALC TOWN OF CLAYTON\DRAWINGS\2334-01-25 Erosion.dwg 3/25/2026 8:52:22 AM

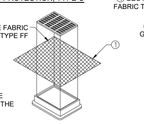
EROSION CONTROL DETAILS



INLET PROTECTION, TYPE C



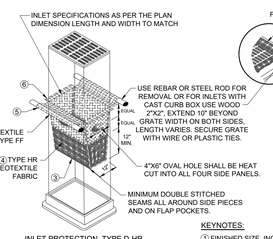
INLET PROTECTION, TYPE A



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

INSTALLATION NOTES TYPE B & C

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE. THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.



INLET PROTECTION, TYPE D-HR
(CAN BE INSTALLED IN ANY INLET TYPE WITH OR WITHOUT A CURB BOX AS PER NOTE:2)



INSTALLATION NOTES TYPE D-HR

DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE. TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE. THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

This drawing based on Wisconsin Department of Transportation Standard Detail Drawing 8 E 10-2.

GENERAL NOTES

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

KEYNOTES:

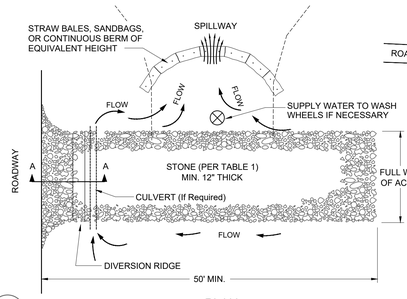
1. FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
2. FOR INLET PROTECTION, TYPE C (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.
3. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN BAG AND THE STRUCTURE, MEASURED FROM BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
4. GEOTEXTILE FABRIC, TYPE FF FOR FLAPS AND TOP HALF OF FILTER BAG. GEOTEXTILE FABRIC, TYPE HR FOR BOTTOM HALF OF FILTER BAG WITH FRONT, BACK, AND BOTTOM BEING ONE PIECE.
5. FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING AND MAINTAINING FABRIC BAG.
6. SIDE FLAPS SHALL BE A MAXIMUM OF TWO INCHES LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.
7. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2" X 2". THE REBAR, STEEL PIPE OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.

INLET PROTECTION TYPES:

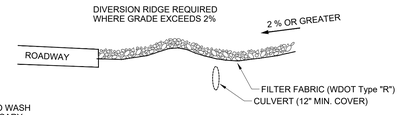
1. ALL INLETS IN PUBLIC RIGHTS OF WAY SHALL RECEIVE INLET PROTECTION TYPE D-HR AS DETAILED ON SHEET C5.1.
2. INLETS ON PRIVATE PROPERTY SHALL RECEIVE INLET PROTECTION TYPE B OR C(DEPENDANT ON CASTING TYPE), FOR INLETS IN PAVED AREAS, AND INLET PROTECTION TYPE A IN UN-PAVED AREAS.

A
INLET PROTECTION

TABLE 1: GRADATION FOR STONE TRACKING PADS	
SIEVE SIZE	% PASSING BY WEIGHT
3"	100
2 1/2"	90-100
1 1/2"	25-60
3/4"	0-20
3/8"	0-5



PLAN

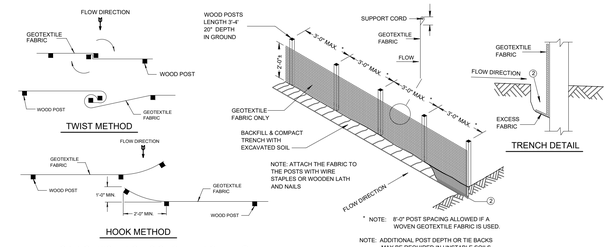


SECTION A - A

NOTES:

1. TRACKING PAD SHALL BE FULL WIDTH OF THE ACCESS POINT UNLESS EXITING TRAFFIC IS RESTRICTED TO A DEDICATED EGRESS LANE WITH A MINIMUM 12 FOOT WIDTH.
2. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
3. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
4. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED EROSION CONTROL BMP.
5. USE SANDBAGS, STRAW BALES OR OTHER APPROVED METHODS TO CHANNELIZE RUNOFF TO BMP AS REQUIRED.

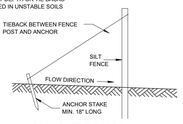
B
STONE TRACKING PAD



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

NOTE: ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS

JOINING TWO LENGTHS OF SILT FENCE 5

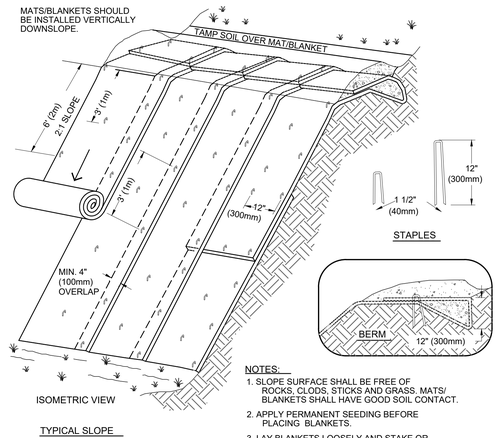


SILT FENCE TIE BACK
(WHEN ADDITIONAL SUPPORT REQUIRED)

GENERAL NOTES:

1. HORIZONTAL BRACE REQUIRED WITH 2" X 4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS.
2. TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.
3. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1 1/8" X 1 1/8" OF OAK OR HICKORY.
4. SILT FENCE TO EXTEND ACROSS THE TOP OF THE PIPE.
5. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS; A) OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES, B) HOOK THE END OF EACH SILT FENCE LENGTH.

C
SILT FENCE



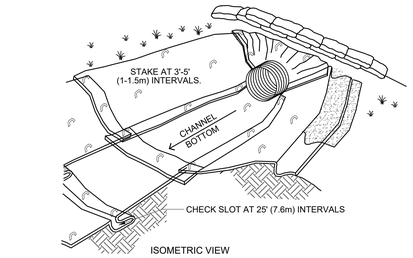
ISOMETRIC VIEW

TYPICAL SLOPE SOIL STABLIZATION

NOTES:

1. SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS AND GRASS. MATS/ BLANKETS SHALL HAVE GOOD SOIL CONTACT.
2. APPLY PERMANENT SEEDING BEFORE PLACING BLANKETS.
3. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.

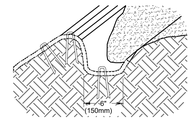
D
EROSION CONTROL MAT FOR SLOPE INSTALLATION



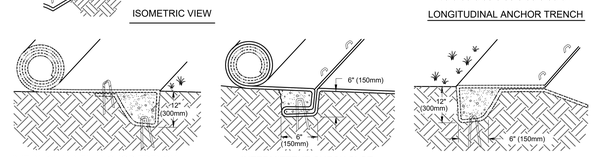
ISOMETRIC VIEW

NOTES:

1. CHECK SLOTS TO BE CONSTRUCTED PER MANUFACTURERS SPECIFICATIONS.
2. STAKING OR STAPLING LAYOUT PER MANUFACTURERS SPECIFICATIONS.



LONGITUDINAL ANCHOR TRENCH

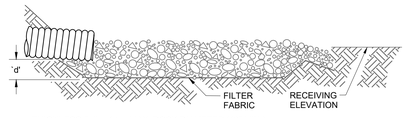


INITIAL CHANNEL ANCHOR TRENCH

INTERMITTENT CHECK SLOT

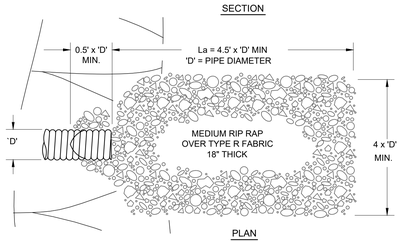
TERMINAL SLOPE AND CHANNEL ANCHOR TRENCH

E
EROSION CONTROL MAT FOR CHANNEL INSTALLATION



THICKNESS ('d') = 1.5 x MAX. ROCK DIAMETER (18" MIN.)

SECTION

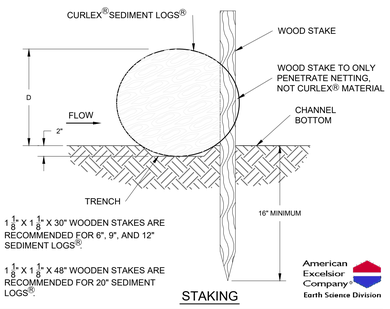


PLAN

NOTES:

1. 'La' = LENGTH OF APRON. DISTANCE 'La' SHALL BE OF SUFFICIENT LENGTH TO DISSIPATE ENERGY.
2. APRON SHALL BE SET AT A ZERO GRADE AND ALIGNED STRAIGHT.
3. FILTER MATERIAL SHALL BE WDOT TYPE HR FILTER FABRIC

F
ENERGY DISSIPATOR



1 1/8" X 1 1/8" X 30" WOODEN STAKES ARE RECOMMENDED FOR 6", 9", AND 12" SEDIMENT LOGS®.

1 1/8" X 1 1/8" X 48" WOODEN STAKES ARE RECOMMENDED FOR 20" SEDIMENT LOGS®.

STAKING

American Excelsior Company® Earth Science Division

G
CURLEX® SEDIMENT LOGS®

blue design group, llc.
202 West Main, PO Box 357 Hortonville, WI 54944
(920) 572-BLUE www.bluedesigngroupllc.com

MACH IV ENGINEERING · SURVEYING · ENVIRONMENTAL
2260 Stechacher Court Green Bay, WI 54313
PH:(920)-569-5795, Fax: 920-569-5797
www.mach4v.com
Project Number 2334-01-25

A New Office Building for:
ALC CORPORATION
2830 American Drive
Neenah, Wisconsin 54956

ALC

©COPYRIGHT BLUE DESIGN GROUP, LLC 2025. ALL RIGHTS RESERVED. THIS DESIGN AND THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF BLUE DESIGN GROUP, LLC. THESE DRAWINGS, IN PART OR IN WHOLE, ARE NOT TO BE REPRODUCED, CHANGED, COPIED OR ASSIGNED TO ANY THIRD PARTY IN ANY FORM OR MANNER WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION OF BLUE DESIGN GROUP, LLC.

PROJECT # 24-011

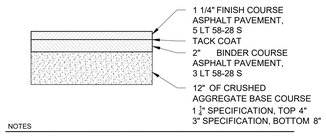
DATE 03-20-2026

REVISION	DATE

DRAWING # C501

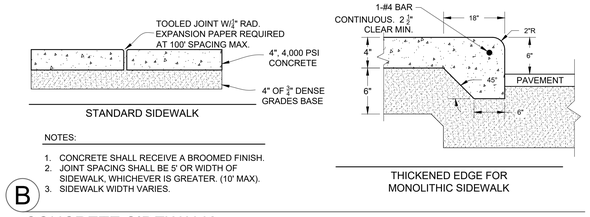
\\Machserver\mach4v\Jobs\2334-01-25 ALC TOWN OF CLAYTON\DRAWINGS\2334-01-25 Eng.dwg 3/25/2026 8:52:25 AM

SITE & UTILITY DETAILS



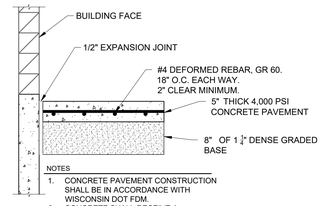
NOTES
1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH WISCONSIN DOT STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION.

A STANDARD DUTY ASPHALT PAVEMENT



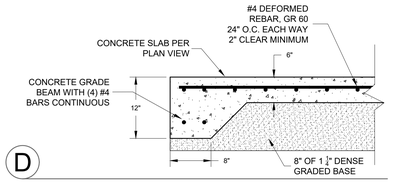
NOTES:
1. CONCRETE SHALL RECEIVE A BROOMED FINISH.
2. JOINT SPACING SHALL BE 5' OR WIDTH OF SIDEWALK, WHICHEVER IS GREATER. (10' MAX).
3. SIDEWALK WIDTH VARIES.

B CONCRETE SIDEWALK

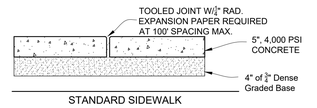


NOTES
1. CONCRETE PAVEMENT CONSTRUCTION SHALL BE IN ACCORDANCE WITH WISCONSIN DOT FDM.
2. CONCRETE SHALL RECEIVE A BROOMED FINISH.
3. SLAB TO BE DOWELED TO WAREHOUSE WALL WITH #4 REBAR AT 18" ON CENTER.

C CONCRETE PAVEMENT/SLAB

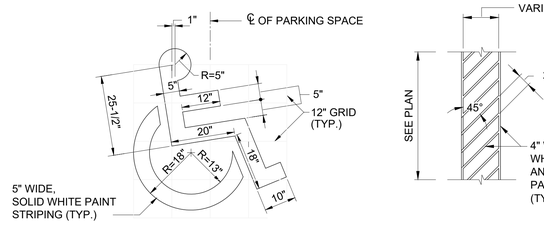


D DUMPSTER ENCLOSURE PAD



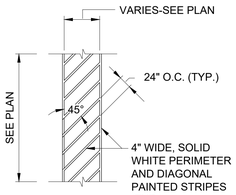
NOTES:
1. CONCRETE SHALL RECEIVE A BROOMED FINISH.
2. JOINT SPACING SHALL BE 5' OR WIDTH OF SIDEWALK, WHICHEVER IS GREATER. (10' MAX).
3. SIDEWALK WIDTH VARIES.

E CONCRETE PATIO

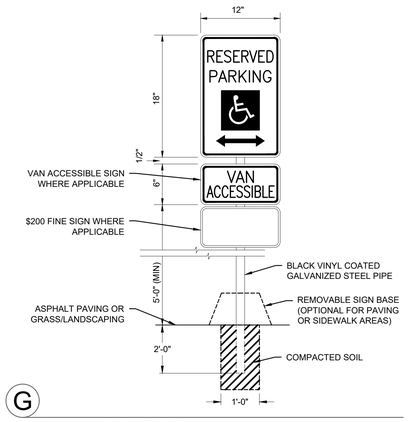


H.C. SYMBOL

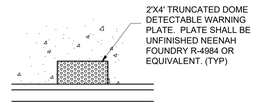
F HANDICAP PAVEMENT MARKING DETAILS



PAINTED ISLAND/ ACCESS AISLE

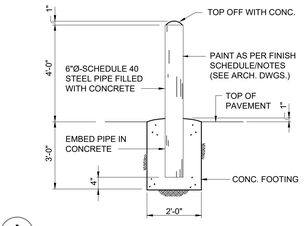


G ADA HANDICAP SIGN

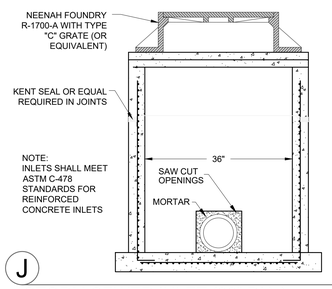


NOTES:
1. DETECTABLE WARNING SHALL BE PLACED WHERE PEDESTRIAN TRAFFIC IS AT GRADE WITH VEHICULAR TRAFFIC.

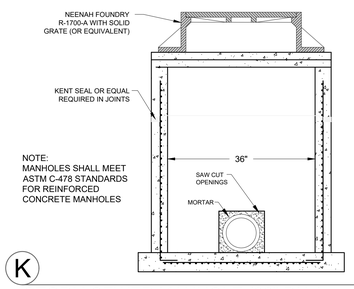
H ADA DETECTABLE WARNING PLATE



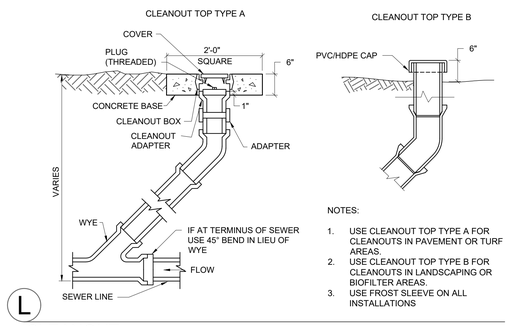
I PIPE BOLLARD



J STORM SEWER INLET (36" DIA.)

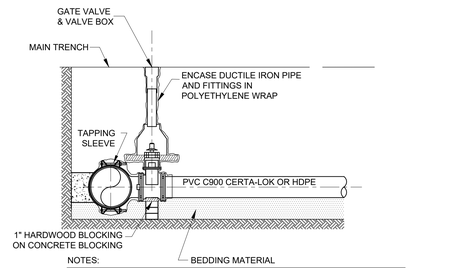


K STORM SEWER MANHOLE (36" DIA.)



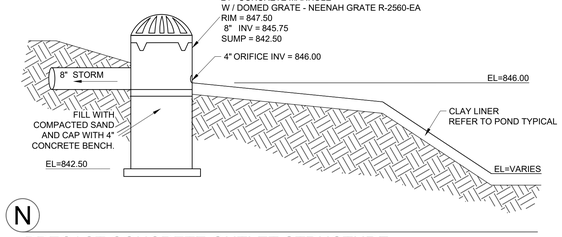
NOTES:
1. USE CLEANOUT TOP TYPE A FOR CLEANOUTS IN PAVEMENT OR TURF AREAS.
2. USE CLEANOUT TOP TYPE B FOR CLEANOUTS IN LANDSCAPING OR BIOFILTER AREAS.
3. USE FROST SLEEVE ON ALL INSTALLATIONS

L CLEANOUT

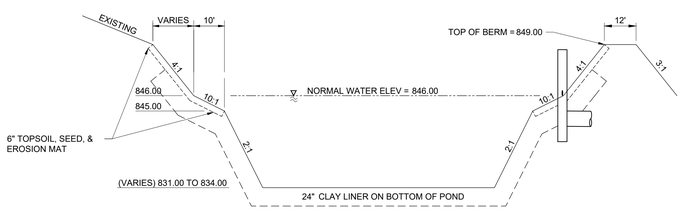


NOTES:
1. WATER SERVICE CONNECTION SHALL BE INSTALLED IN ACCORDANCE WITH THE STANDARD SPECIFICATION FOR SEWER & WATER CONSTRUCTION IN WISCONSIN.
2. DISTANCE FROM CURB STOP TO RIGHT OF WAY LINE VARIES BY MUNICIPALITY. CONTRACTOR SHALL CONTACT LOCAL PUBLIC WORKS/WATER DEPARTMENT TO COORDINATE CURB STOP PROXIMITY TO RIGHT OF WAY LINE.
3. PROVIDE FROST PROTECTION ON SERVICE BOX IN ACCORDANCE WITH STATE STANDARDS.
4. PIPE MATERIAL SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPAL STANDARD.

M LARGE SERVICE CONNECTION WITH TAPPING SLEEVE

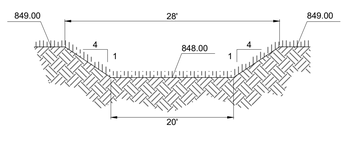


N PRECAST CONCRETE OUTLET STRUCTURE

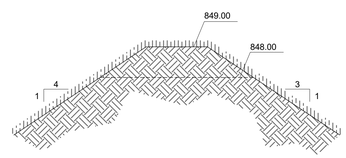


CLAY LINER CRITERIA:
1. CLAY LINER BOTTOM TO BE 1 FOOT ABOVE NORMAL WATER ELEVATION.
2. 50% FINES (200 SIEVE) OR MORE IN-PLACE HYDRAULIC CONDUCTIVITY OF 1 X 10^ -6 CM/SEC OR LESS.
3. AVERAGE LIQUID LIMIT VALUE OF 16 OR GREATER WITH NO VALUE LESS THAN 14.
4. AVERAGE PI OF 7 OR MORE WITH NO VALUES LESS THAN 5.
5. CLAY COMPACTION AND DOCUMENTATION AS SPECIFIED IN NRCS WISCONSIN CONSTRUCTION SPECIFICATION 204.

O POND TYPICAL SECTION



TRANSVERSE X-SECTION



LONG. X-SECTION

P POND OVERFLOW WEIR

SCALE: N.T.S.

blue design group, llc.
202 West Main, PO Box 357 Hortonville, WI 54944
(920) 572-BLUE www.bluedesigngroupllc.com

MACH IV
ENGINEERING · SURVEYING · ENVIRONMENTAL
2260 Satchstone Court Green Bay, WI 54313
PH:(920)-569-5795, Fax: 920-569-5797
www.mach-iv.com
Project Number 2334-01-25

A New Office Building for:
ALC CORPORATION
2830 American Drive
Neenah, Wisconsin 54956

ALC

©COPYRIGHT BLUE DESIGN GROUP, LLC 2025. ALL RIGHTS RESERVED. THIS DESIGN AND THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF BLUE DESIGN GROUP, LLC. THESE DRAWINGS, IN PART OR IN WHOLE, ARE NOT TO BE REPRODUCED, CHANGED, COPIED OR ASSIGNED TO ANY THIRD PARTY IN ANY FORM OR MANNER WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION OF BLUE DESIGN GROUP, LLC.

PROJECT # 24-011
DATE 03-20-2026

REVISION	DATE

DRAWING # C600

\\Machserver\mach\Jobs\2334-01-25 ALC TOWN OF CLAYTON\DRAWINGS\2334-01-25 Eng.dwg 3/25/2026 8:52:29 AM

LANDSCAPE PLAN

LANDSCAPE REQUIREMENTS

REQUIRED:

PARKING LOT LANDSCAPING:
- 1 TREE PER ISLAND
- 2 TREES BETWEEN PLANTING ISLAND

BUILDING LANDSCAPING:
- 1 TREE PER 4,500 SF OF DEVELOPED AREA
- 1 SHRUB PER 1,000 SF OF DEVELOPED AREA
  DEVELOPED AREA = 29,312 SF

29,312 SF / 4,500 SF = 7 TREES
29,312 SF / 1,000 SF = 30 SHRUBS

ZONE B: 100% FRONT FACADE AND 25% SIDE SHALL BE LANDSCAPED

PROVIDED:

PARKING LOT LANDSCAPING:
- 3 TREES

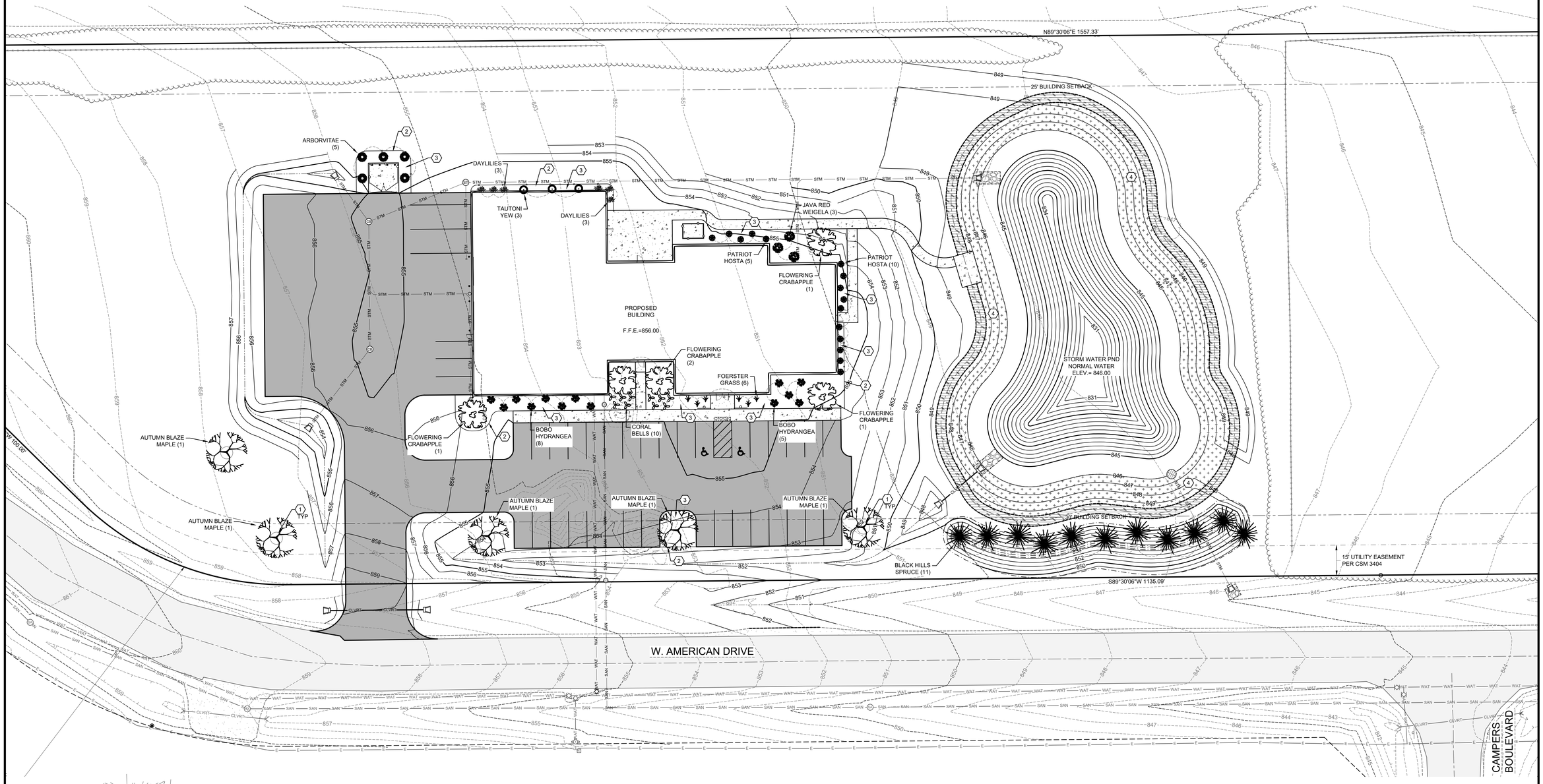
BUILDING LANDSCAPING:

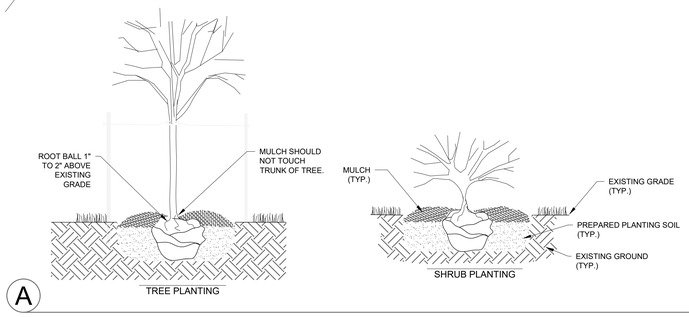
26 TREES
56 SHRUBS

100% FRONT AND 100% SIDE

PLANT TABLE

SYMBOL	COMMON NAME	SCIENTIFIC NAME	QUANTITY	SIZE
	AUTUMN BLAZE MAPLE	ACER X FREEMANI 'JEFFERSRED'	5	2 1/2"
	FLOWERING CRABAPPLE	MALUS 'R0SACEAE"	5	11/4"
	BLACK HILLS SPRUCE	PICEA GLAUCA DENSATA	11	4'
	TAUTONI YEW	TAXUS X MEDIA 'TAUTONI'	3	18"
	ARBORVITAE	THUJA OCCIDENTALIS 'SMARAGD'	5	4'
	BOBO HYDRANGEA	HYDRANGEA PANICULATA	13	12"
	PATRIOT HOSTA	HOSTA 'PATRIOT'	15	1 GAL.
	JAVA RED WEIGELA	WEIGELA FLORIDA 'JAVA RED'	3	12"
	DAYLILIES	HEMEROCALLIS	6	1 GAL.
	FOERSTER GRASS	CALAMAGROSTIS X ACUTIFLORA	6	12"
	CORAL BELLS	HEUCHERA	10	1 GAL.





A PLANTING DETAIL

1. PLANTING HOLE SHALL BE A MINIMUM OF TWO TIMES THE DIAMETER OF THE ROOT BALL, AND EQUAL TO THE DETPH OF THE ROOT BALL.
2. EXCAVATED SOIL FROM PLANTING HOLE SHALL BE MIXED WITH 1 PART POTTING SOIL TO 2 PARTS EXCAVATED SOIL.
3. PLANT SO THAT THE ROOT COLLAR WILL BE 1" TO 2" ABOVE EXISTING GRADE.
4. IF BALLED AND BURLAPED, PLACE PLANT IN HOLE, CUT THE BALLING TWINE, AND PEEL BACK THE TOP TWO THIRDS OF BURLAP. IF POTTED REMOVE POT, AND PLACE PLANT INTO HOLE.
5. BACKFILL HOLE WITH PREPARED SOIL, AND MOUND SOIL 2" TO 3" HIGH IN A RING AT THE PERIMETER OF THE EXCAVATED HOLE. WATER AND SMOOTH RING PRIOR TO MULCHING.
6. UNLESS NOTED OTHERWISE, MULCH WITH 3" OF SHREDDED HARDWOOD MULCH OR LANDSCAPE STONE (RIVER ROCK, NOT CRUSHED STONE)
7. IF STAKING IS REQUIRED FOR TREES TWO STAKES SHALL BE USED ONE ON THE PREVAILING WIND SIDE OF THE TREE, AND THE OTHER STAKE ON THE OPPOSITE SIDE. STAKES SHALL BE FASTENED TO THE TREE USING RUBBER TUBING, OR NYLON STRAPPING.

LANDSCAPE NOTES

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

SHEET KEY NOTES:

1. 6' DIAMETER SPADE EDGE & 3" HARDWOOD MULCH; SEE DETAIL A THIS SHEET
2. PROFESSIONAL GRADE EDGING
3. 1½" RIVER ROCK 3" THICK WITH WEED BARRIER FABRIC
4. AREA TO BE PLANTED WITH WET DETENTION SEED MIX BY PRAIRIE MOON NURSERY OR EQUAL

20 10 0 20 40
GRAPHIC SCALE

blue design group, llc.
202 West Main, PO Box 357 Hortonville, WI 54944
(920) 572-BLUE www.bluedesigngroupllc.com

MACH IV
ENGINEERING · SURVEYING · ENVIRONMENTAL
2260 Stickradar Court Green Bay, WI 54313
PH:(920)-569-5795, Fax: 920-569-5797
www.mach4v.com
Project Number 2334-01-25

A New Office Building for:
ALC CORPORATION
2830 American Drive
Neenah, Wisconsin 54956

ALC

©COPYRIGHT BLUE DESIGN GROUP, LLC 2025. ALL RIGHTS RESERVED. THIS DESIGN AND THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF BLUE DESIGN GROUP, LLC. THESE DRAWINGS, IN PART OR IN WHOLE, ARE NOT TO BE REPRODUCED, CHANGED, COPIED OR ASSIGNED TO ANY THIRD PARTY IN ANY FORM OR MANNER WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION OF BLUE DESIGN GROUP, LLC.

PROJECT # 24-011
DATE 03-20-2026

REVISION	DATE

DRAWING # L100

\\Machserver\mach4v\Jobs\2334-01-25 ALC TOWN OF CLAYTON\DRAWINGS\2334-01-25 Eng.dwg 3/25/2026 8:52:38 AM

FLOOR LIVE LOADS
OFFICES (2ND): 50 PSF
CORRIDORS (2ND): 80 PSF
PUBLIC AREAS: 100 PSF
STAIRS: 100 PSF

ROOF/SNOW LOADS:
GROUND SNOW LOAD Pg 40 PSF
IMPORTANCE FACTOR I 1.0
EXPOSURE FACTOR Ce 1.0
TEMPERATURE FACTOR Ct 1.0
FLAT ROOF SNOW LOAD Pf 28 PSF
SNOW DRIFT LOAD PER IBC, SEE PLANS

WIND LOADS PER ASCE 7-10
ULTIMATE WIND SPEED 120 MPH
IMPORTANCE FACTOR 1.0
EXPOSURE FACTOR 1.0
INTERNAL PRESSURE COEFFICIENT +/-0.18
NOMINAL PRESSURE = 0.6 * ULTIMATE
MAIN WIND FORCE RESISTING SYSTEM (NOMINAL PRESSURE)
WALLS WINDWARD 10.3 PSF LEEWARD -2.0 PSF
ROOF WINDWARD -9.1 PSF LEEWARD -3.4 PSF

SEISMIC
Ss: .06 Sds: .04
S2.1: .060 Sd1: .061
Ie: 1.0
OCCUPANCY CATEGORY: II
SITE CLASS: D
SEISMIC DESIGN CATEGORY: A
Cs: 0.013W

CODE REFERENCES
ALL WORK SHALL CONFORM TO THE LATEST VERSIONS OF THE FOLLOWING CONSTRUCTION AND MATERIAL CODES:
OVERALL:
WISCONSIN ENROLLED COMMERCIAL CODE
INTERNATIONAL BUILDING CODE 2021
CONCRETE:
ACI 301 - "SPECIFICATIONS FOR STRUCTURAL CONCRETE" ACI
MCP - "MANUAL OF CONCRETE PRACTICE"
ACI 318 - "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE"
ACI 318.1 - BUILDING CODE REQUIREMENTS FOR STRUCTURAL PLAIN CONCRETE"
CONCRETE REINFORCEMENT:
ACI 315 - "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT
ACI 318 - "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE"
MSP2 - "CRSI MANUAL OF STANDARD PRACTICE"
AWS D1.4 - "STRUCTURAL WELDING CODE - REINFORCING STEEL"
WRI - "WELDED WIRE FABRIC MANUAL OF STANDARD PRCTICE"
STEEL REINFORCING MATERIAL SPECIFICATIONS:
ASTM A615 (GRADE 60) DEFORMED
WELDED WIRE FABRIC, ASTM A185
STRUCTURAL STEEL DESIGN AND FABRICATION:
AISC - "SPECIFICATION FOR DESIGN, FABRICATION AND ERECTION OF STEEL FOR BUILDINGS"
AISC - "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES"
AWS D1.1 - STRUCTURAL WELDING CODE - STEEL"
AISC - "STRUCTURAL STEEL DETAILING MANUAL"
STRUCTURAL STEEL MATERIAL SPECIFICATIONS:
HOT ROLLED WIDE FLANGE AND WT SHAPES ASTM A992 (Fy)50 KSI)
ALL OTHER STRUCTURAL SHAPES AND PLATES - ASTM A36 (Fy)36 KSI)
STRUCTURAL STEEL PIPE - ASTM A53 GRADE B (Fy)35 KSI)
HOLLOW STRUCTURAL SECTIONS (HSS) - ASTM A500 GRADE B (Fy)46 KSI)
HIGH STRENGTH BOLTS - ASTM A325N (BEARING TYPE) OR ASTM A325F (FRICTION TYPE)
ANCHOR BOLTS - ASTM F1554 GRADE 36 OR A36
COLD FORMED STRUCTURAL MATERIAL
AISI - "SPECIFICATIONS FOR THE DESIGN OF LIGHT-GAUGE COLD-FORMED STEEL STRUCTURAL MEMBERS.
AISC - "SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS"
GENERAL
1. ALL MATERIALS, WORKMANSHIP AND DETAILS SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF THE "WISCONSIN ENROLLED COMMERCIAL BUILDING CODE".
2. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE ARCHITECTURAL MECHANICAL, ELECTRICAL, AND STRUCTURAL DRAWINGS. CHASES, OPENINGS, INSERTS, SLEEVES OR OTHER ITEMS MAY NOT BE SHOWN ON THE STRUCTURAL DRAWINGS. IT IS THE CONTRACTORS RESPONSIBILITY TO COORDINATE AND INSTALL THESE ITEMS.
3. OPENINGS SHOWN ON THE STRUCTURAL DRAWINGS SHALL NOT BE MODIFIED WITHOUT WRITTEN APPROVAL OF THE ENGINEER.
4. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, ELEVATIONS, AND PROJECT WORKPOINTS. REPORT ANY DISCREPANCIES TO THE ARCHITECT OR ENGINEER.
5. TYPICAL DETAILS NOT SPECIFICALLY LOCATED ON THE DRAWINGS SHALL BE APPLICABLE TO ALL PARTS OF THE CONTRACT DRAWINGS UNLESS SPECIFICALLY NOTED OTHERWISE.
6. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SAFETY ON THE CONTRUCTION SITE.

FOUNDATIONS
1. FOUNDATION WORK FOR THIS PROJECT SHALL CONSIST OF SPREAD FOOTINGS, CONTINUOUS WALL FOOTINGS, AND SLABS-ON-GRADE.
2. FOUNDATIONS ARE DESIGNED TO BE SUPPORTED ON APPROVED EXISTING SUBGRADE OR APPROVED COMPACTED STRUCTURAL FILL HAVING AN ASSUMED BEARING CAPACITY OF 2000 PSF
3. ALL EXTERIOR FOUNDATIONS SHALL BEAR ON APPROVED SUBGRADE AT A MINIMUM DEPTH OF 4'-0" BELOW ADJACENT EXTERIOR FINISH GRADE.
4. FOOTING ELEVATIONS SHOWN ON THE DRAWINGS REPRESENT ESTIMATED DEPTHS AND ARE NOT TO BE CONSTRUED AS LIMITING THE AMOUNT OF EXCAVATION REQUIRED TO REACH SUITABLE BEARING MATERIAL.
5. CONTRACTOR SHALL PROVIDE TEMPORARY SUPPORTS ADJACENT TO EXISTING STRUCTURES, STREETS, UTILITIES OR PROPERTY TO PREVENT HORIZONTAL OR VERTICAL MOVEMENT OF THE ADJACENT SOIL OR PROPERTY.
6. CONTRACTOR SHALL CONTROL SURFACE AND SUBSURFACE WATER TO INSURE THAT ALL FOUNDATION WORK IS DONE IN THE DRY.
7. DO NOT PLACE FOUNDATIONS ON FROZEN SUBGRADE. IF FROST OCCURS, CONTRACTOR SHALL REMOVE FROZEN SUBGRADE, PLACE COMPACTED FILL AND PLACE CONCRETE PRIOR TO NEW FROST PENETRATION.
8. PROTECT ALL EXPOSED CONCRETE FROM FROST PENETRATION UNTIL THE PROJECT IS COMPLETE.
9. BRACE FOUNDATION WALLS DURING BACKFILLING AND COMPACTION OPERATIONS. BRACING SHALL REMAIN IN PLACE UNTIL PERMANENT STRUCTURAL SUPPORT IS INSTALLED AND APPROVEDD BY THE ENGINEER.
10. BACKFILL WALLS EVENLY ON BOTH SIDES.

CONCRETE
1. CONCRETE SHALL HAVE A MINIMUM 28-DAY ULTIMATE COMPRESSIVE STRENGTH AS FOLLOWS:
SLABS-ON-GRADE 4,000 PSI
FOOTINGS AND FROST WALLS 3,000 PSI
EXTERIOR EXPOSED CONCRETE 4,000 PSI
2. CONCRETE TO BE EXPOSED TO THE WEATHER SHALL HAVE AIR-ENTRAINNG ADMIXTURE AS REQUIRED TO PROVIDE 4-6% AIR ENTRAINMENT.
3. GROUT USED TO SET PLATES SHALL BE NON-SHRINK AND NON-METALLIC.
4. PROVIDE A MINIMUM OF 6" COMPACTED GRANULAR FILL UNDER ALL SLABS-ON-GRADE.
5. CONTRACTOR SHALL USE SMOOTH FORMS FOR EXPOSED CONCRETE SURFACES. BOARD FORMS MAY BE USED FOR UNEXPOSED CONCRETE SURFACES. EARTH FORMS ARE FORBIDDEN.

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

STRUCTURAL STEEL
1. PROVIDE 2 MIL THICK RED OR GREY OXIDE PRIMER ON ALL STEEL SURFACES UNLESS NOTED OTHERWISE.
2. ANCHOR BOLTS SHALL BE PRESET WITH TEMPLATES AT REQUIRED LOCATIONS.
3. LEVELING PLATES AND BEARING PLATES SHALL BE SET IN FULL BED OF NON-SHRINK GROUT.
4. CONNECTIONS MAY BE EITHER BOLTED OR WELDED AT THE FABRICATOR'S OPTION. BOLTED CONNECTIONS SHALL BE MINIMUM BOLT DIAMETER: 3/4"
5. SHEAR CONNECTIONS FOR NON-MOMENT CONNECTED MEMBERS: BEARING TYPE HIGH STRENGTH BOLTS IN SINGLE OR DOUBLE SHEAR.
6. ALL BEAM CONNECTIONS NOT DETAILED, SHALL SUPPORT 1/2 OF THE TOTAL UNIFORM LOAD CAPACITY FOR THE GIVEN BEAM AND SPAN OR THE INDICATED REACTION, WHICHEVER IS GREATER. CONNECTIONS SHALL GENERALLY FOLLOW THE TYPES SHOWN IN THE "AISC MANUAL OF STEEL CONSTRUCTION", TABLE II, III, OR X.
7. WELDS SHALL FULLY DEVELOP STRENGTH OF THE MATERIALS BEING WELDED, UNLESS NOTED OTHERWISE, EXCEPT THAT FILLET WELDS SHALL BE A MINIMUM 3/16".
8. WELDED CONNECTIONS SHALL BE MADE BY APPROVED CERTIFIED WELDERS USING FILLER METAL CONFORMING TO E70XX.
9. CONTRACTOR SHALL PROVIDE TEMPORARY ERECTION BRACING AND SUPPORTS TO HOLD STRUCTURAL STEEL FRAMING SECURELY IN POSITION. TEMPORARY BRACING SHALL REMAIN INTIL THE PERMANENT LATERAL BRACING HAS BEEN INSTALLED AND THE CONCRETE FOR FLOOR SLABS HAS ATTAINED 75% OF ITS REQUIRED STRENGTH.
10. STRUCTURAL STEEL FRAMING SHALL BE TRUE AND PLUMB BEFORE FINAL BOLTING OR WELDING OF CONNECTIONS.
11. CONTRACTOR SHALL NOT MODIFY OR CUT ANY STRUCTURAL STEEL WITHOUT WRITTEN APPROVAL FROM THE ENGINEER.
12. CONTRACTOR SHALL FIELD TOUCH UP ALL ABRASIONS, BURNS, AND SIMILAR DEFECTS IN PAINT OF THE STRUCTURAL STEEL, JOISTS, AND STEEL DECK.

COLD FORMED STRUCTURAL STEEL MEMBERS INCLUDING LIGHT GAUGE STEEL
ASTM A653 COLD FORMED GALVANIZED LIGHT GAUGE FRAMING MEMBERS
1. STUDS AND JOISTS SHALL BE CHANNEL SHAPED WITH LIPPED FLANGES, PUNCHED WEB, SIZE, GAUGE AND GRADE AS SHOWN ON THE DRAWINGS (AS REQUIRED BY STRUCTURAL CALCULATIONS).
2. TRACKS SHALL BE CHANNEL SHAPED SOLID WEB, DEPTH COMPATIBLE WITH STUDS GAUGE AND GRADE AS SHOWN ON THE DRAWINGS (AS REQUIRED BY STRUCTURAL CALCULATIONS).
3. FRAMING ACCESSORIES SHALL HAVE A MINIMUM YIELD STRENGTH OF 65 KSI.
4. SCREWS SHALL BE CORROSION RESISTANT, SELF DRILLING PAN OR HEX WASHER HEAD, AS SHOWN ON THE DRAWINGS (AS REQUIRED BY STRUCTURAL CALCULATIONS)
5. POWDER ACTUATED FASTENERS: ASTI 1062 OR 1065 STEEL, MINIMUM CORE HARDNESS 50 TO 54 HRC AND ZINC PLATED IN ACCORDANCE WITH ASTM B 633. DIAMETER AND LENGTH AS SHOWN ON THE DRAWINGS (AS REQUIRED BY STRUCTURAL CALCULATIONS)
6. ALL LIGHT GAUGE FRAMING MEMBERS SHALL BE DIETRICH CSJ SERIES UNLESS NOTED OTHERWISE.
7. WIND DESIGN LOADING FOR SECONDARY FRAMING PER THE LATEST ADDITION OF ASCE 7 FOR COMPONENTS AND CLADDING. WIND DESIGN SPEED AND EXPOSURE ARE NOTED UNDER DESIGN LOADS.
8. MATERIAL SUPPLIER IS RESPONSIBLE FOR MEMBER DESIGN. CALCULATIONS MUST BE INCLUDED WITH SHOP DRAWINGS FOR APPROVAL.

SHEAR WALLS
1. ALL EXTERIOR WALLS ARE TO BE CONSTRUCTUED AS SHEAR WALLS.
2. METAL STUD SHEAR WALLS SHALL BE CONSTRUCTED AS FOLLOWS:
METAL STUDS @ 16" OC, T/16" (MIN) OSB SHEATHING, 8DX1" SCREW FASTENERS @ 6" OC
3. BRICK VENEER IS NOT REQUIRED TO PROVIDE LATERAL SUPPORT

FOOTING SCHEDULE

MARK	FOOTINGS WIDTH	LENGTH	THICK.	REINFORCING LONG.	TRAN.	REMARKS
F1	4'-0"	4'-0"	12"	(5) #5	(5) #5	
F2	5'-0"	5'-0"	12"	(6) #5	(6) #5	

CONCRETE PIER SCHEDULE

MARK	SIZE	VERT	TIES	AB	TOP	BOT	DETAIL/NOTES
P1	12"x12"	(4) #5	#3@12"	(4) ¾"	100'-0"	98'-0"	8/S1.0
P2	12"x18"	(4) #5	#3@12"	(4) ¾"	100'-0"	98'-0"	8A/S1.0 PEMB HAIRPIN
P3	12"x12"	(4) #5	#3@12"	(4) ¾"	99'-4"	98'-0"	8/S1.0
P4	12"x12"	(4) #5	#3@12"	(4) ¾"	111'-10"	98'-4"	8/S1.0, 8/S2.1 EMBED

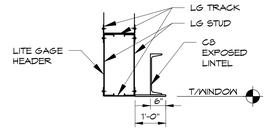
STEEL COLUMN SCHEDULE

MARK	SIZE	BASEPLATE / CAP PLATE SIZE (txBxN)	BOLTS	B/BPL	T/COL	DETAIL
C1	W8x24	¾"x10"x10"	(4) ¾"A307	99'-6"	VARIES HIGH ROOF	9/S1.0
C1	W8x24	¾"x10"x10"	(4) ¾"A307	100'-2"	VARIES HIGH ROOF	9/S1.0
C3	W8x24	¾"x10"x10"	(4) ¾"A307	100'-2"	VARIES LOW ROOF	9/S1.0
C4	W8x24	¾"x10"x10"	(4) ¾"A307	99'-6"	VARIES LOW ROOF	9/S1.0

BOT/BPL = T/CONC + 2" GROUT
T/COL = T/STEEL (MARK ON PLAN)

LINTEL/HEADER SCHEDULE

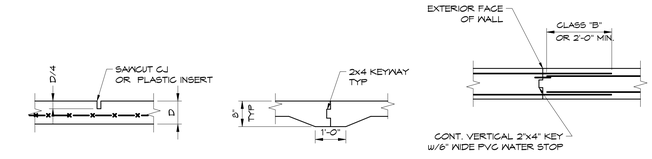
MARK	TYPE	SIZE	LOAD		DETAIL
H1	LITE GAGE	6"X12" BOX	DL=200 PLF LL=500 PLF	SPAN <= 6'-4"	
L1	CHANNEL	C8X11.5 +⅜"PLX12"	DL=200 PLF DL=500 PLF		



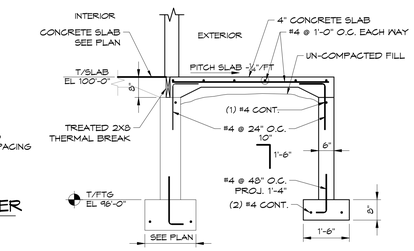
LITE GAGE HEADER TO BE DESIGNED BY SUPPLIER FOR LOADS SHOWN. HEADER CONFIGURATION MAY CHANGE BASED ON SPECIFIC DESIGN. REFER TO LITE GAGE SHOP DRAWINGS FOR CONNECTIONS AND SPECIFIC SECTIONS

HAIRPIN SCHEDULE

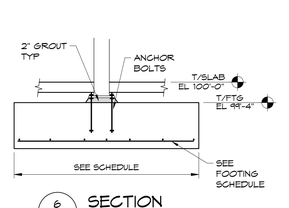
MARK	SIZE	CUT LENGTH	REMARKS
H1	#5	20'-0"	9.5' LEGS @ 30 DEG



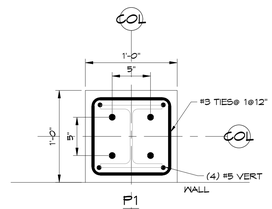
1 S1.0 CONTROL JOINT — TYPICAL DETAIL
2 S1.0 CONST JOINT — TYPICAL DETAIL
3 S1.0 WALL JOINT — TYPICAL DETAIL
4 S1.0 WALL CORNER — TYPICAL DETAIL



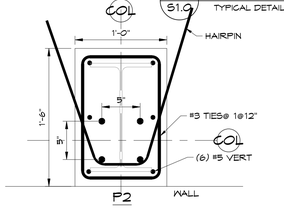
5 S1.0 STOOP SECTION — TYPICAL DETAIL



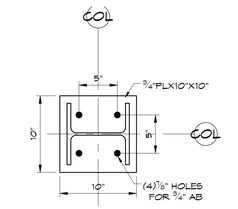
6 S1.0 SECTION — TYPICAL DETAIL
7 S1.0 THICKENED SLAB — TYPICAL DETAIL



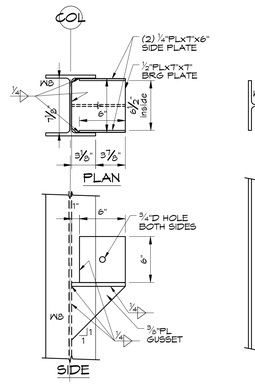
8 S1.0 SECTION — SCALE: ½" = 1'-0" T/PIER EL 100'-0" UNLESS NOTED



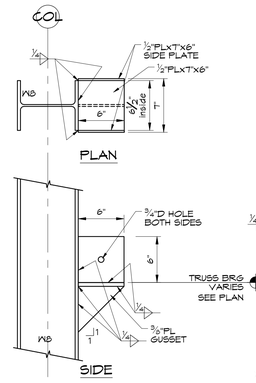
8A S1.0 SECTION — SCALE: ½" = 1'-0" VERIFY WITH PEMB DATA



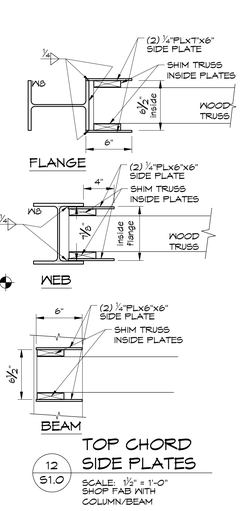
9 S1.0 BASEPLATE — SCALE: ½" = 1'-0"



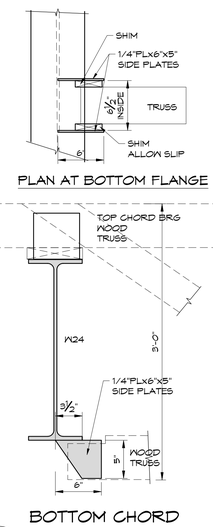
10 S1.0 BOTTOM CHORD WEB BRACKET — SCALE: ½" = 1'-0" SHOP FAB WITH COLUMN (5/S2.3)



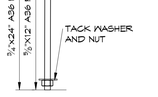
11 S1.0 BOTTOM CHORD FLANGE BRACKET — SCALE: ½" = 1'-0" SHOP FAB WITH COLUMN (2/S2.4)



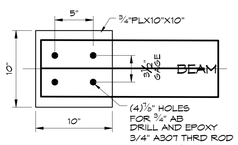
TOP CHORD SIDE PLATES
12 S1.0 — SCALE: ½" = 1'-0" SHOP FAB WITH COLUMN/BEAM



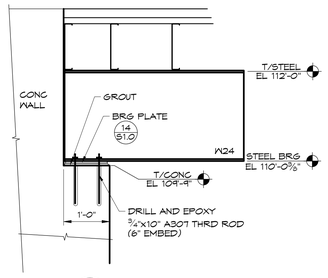
BOTTOM CHORD SIDE PLATES
13 S1.0 — SCALE: ½" = 1'-0" SHOP FAB WITH BEAM (6/S2.3)



ANCHOR BOLTS
SCALE: NONE



14 S1.0 BEARING PLATE — SCALE: 1½" = 1'-0"



15 S1.1 SECTION — SCALE: ¾" = 1'-0"

STRUCTURAL SHEET INDEX
S1.0 STRUCTURAL NOTES AND DETAILS
S2.1 FOUNDATION PLAN AND DETAILS
S2.2 SECOND FLOOR FRAMING AND DETAILS
S2.3 LOW ROOF FRAMING AND DETAILS
S2.4 HIGH ROOF FRAMING AND DETAILS

blue design group, llc.
202 West Main, PO Box 357 Hancock, WI 54943
(920) 372-8LUE www.bluedesigngroup.com

ddk Engineering
Structural Engineering
David D. Kampe P.E.
6311 Black Wolf Point
Oshkosh, WI 54902
920-410-4476
ddkeng@tds.net
25928 33

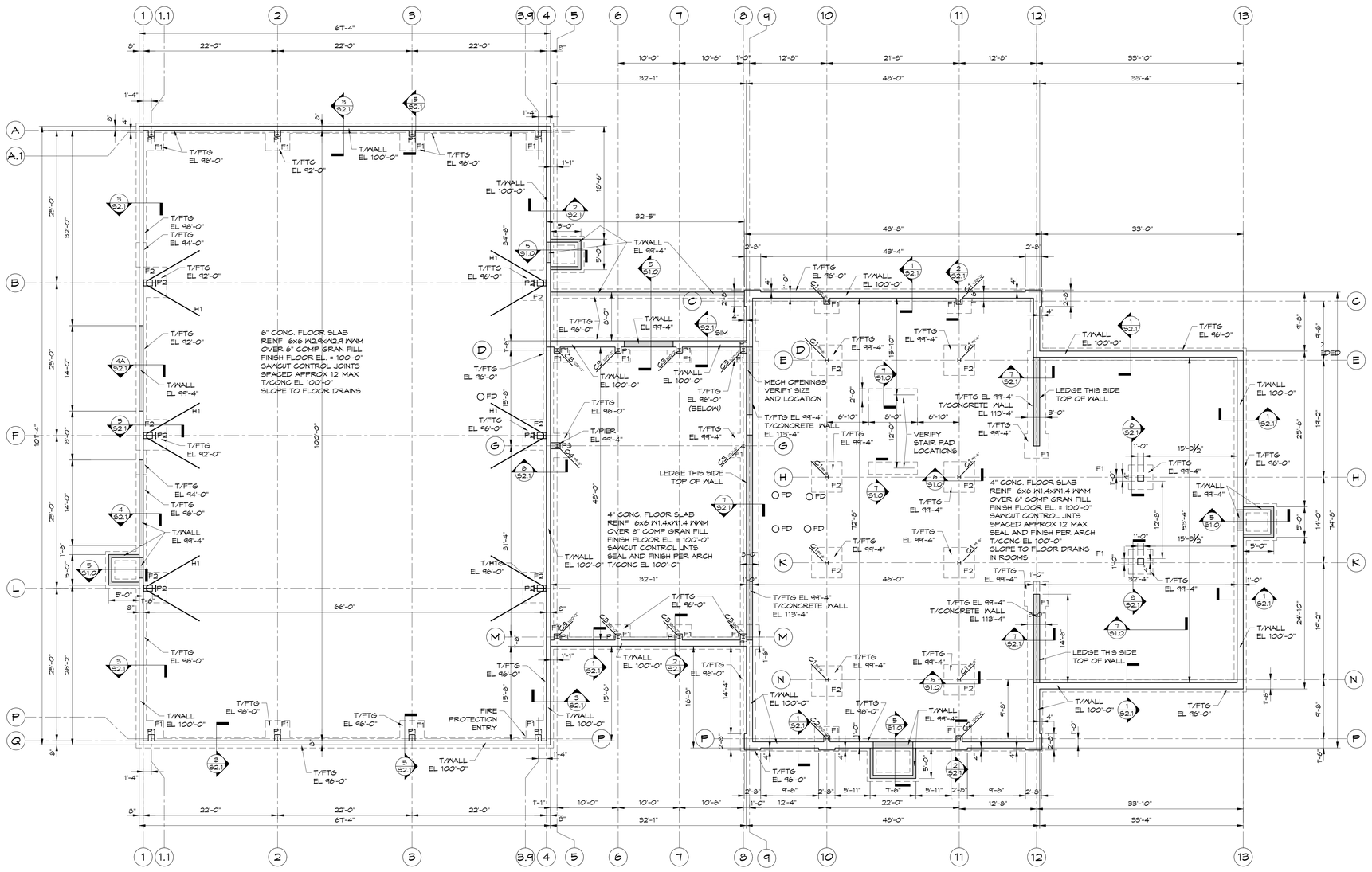
A New Office Building for:
ALC CORPORATION
2830 American Drive
Neenah, Wisconsin 54956

©COPYRIGHT BLUE DESIGN GROUP, LLC 2026. ALL RIGHTS RESERVED. THIS DESIGN AND THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF BLUE DESIGN GROUP, LLC. THESE DRAWINGS, IN PART OR IN WHOLE, ARE NOT TO BE REPRODUCED, CHANGED, COPIED OR ASSIGNED TO ANY THIRD PARTY IN ANY FORM OR MANNER WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION OF BLUE DESIGN GROUP, LLC

PROJECT # 24-011
DATE 3-20-2026

REVISION	DATE

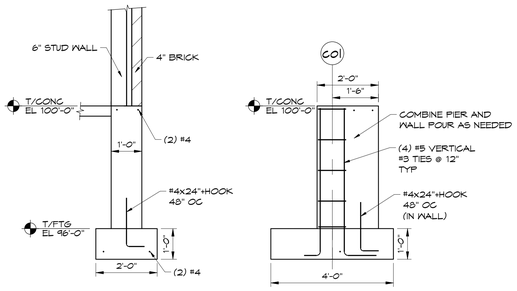
DRAWING # S1.0



FOUNDATION PLAN

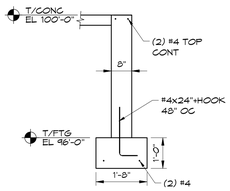
NORTH

SCALE: 1/8" = 1'-0"
ARCH 100'-0"
CIVIL 856.0'

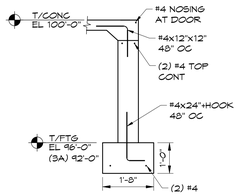


1 S2.1 SECTION
SCALE: 1/2" = 1'-0"
OFFICE FROST WALL

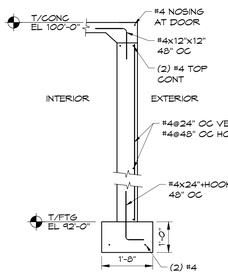
2 S2.1 SECTION
SCALE: 1/2" = 1'-0"
OFFICE PIER



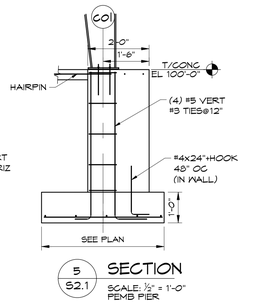
3 S2.1 SECTION
SCALE: 1/2" = 1'-0"
PEMB FROST WALL



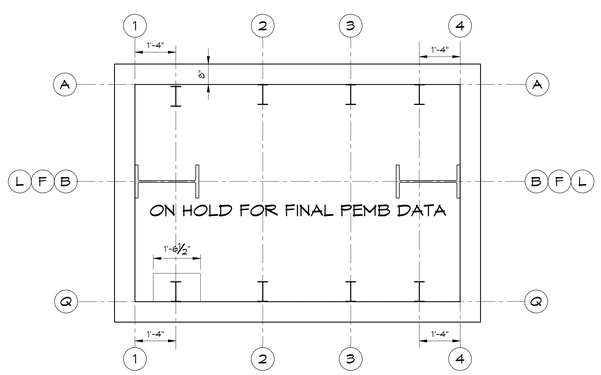
4 S2.1 SECTION
SCALE: 1/2" = 1'-0"
PEMB WALL AT DOOR



4A S2.1 SECTION
SCALE: 1/2" = 1'-0"
PEMB WALL AT
FUTURE TRUCK WELL DOOR



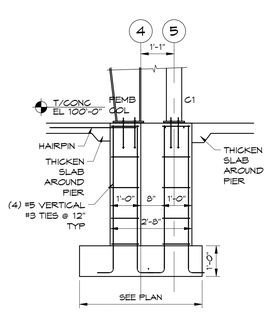
5 S2.1 SECTION
SCALE: 1/2" = 1'-0"
PEMB PIER



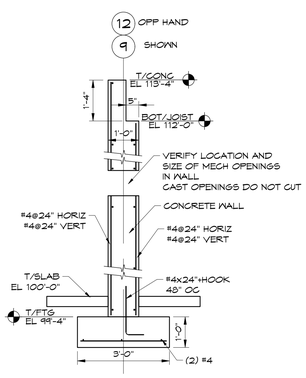
PEMB PIER AND ANCHOR BOLT PLAN

NORTH

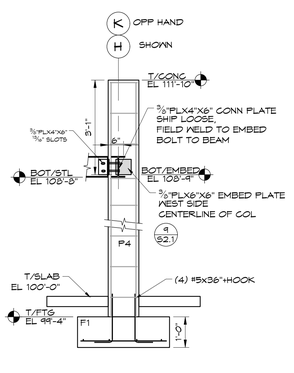
SCALE: 1/8" = 1'-0"
PEMB WAREHOUSE
VERIFY WITH FINAL PEMB DATA



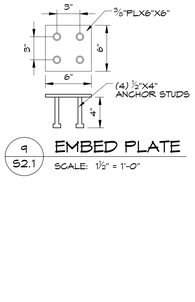
6 S2.1 SECTION
SCALE: 1/2" = 1'-0"



7 S2.1 SECTION
SCALE: 1/2" = 1'-0"



8 S2.1 SECTION
SCALE: 1/2" = 1'-0"



9 S2.1 EMBED PLATE
SCALE: 1½" = 1'-0"

blue design group, llc.
202 West Main, PO Box 357
Hortonville, WI 54944
(920) 572-BLUE
www.bluedesigngroup.com

ddk Engineering
Structural Engineering
David D. Kampe P.E.
6311 Black Wolf Point
Oshkosh, WI 54902
920-410-4476
ddkeng@tccharter.net
25028 - 33

A New Office Building for:

ALC CORPORATION

2830 American Drive
Neenah, Wisconsin 54956

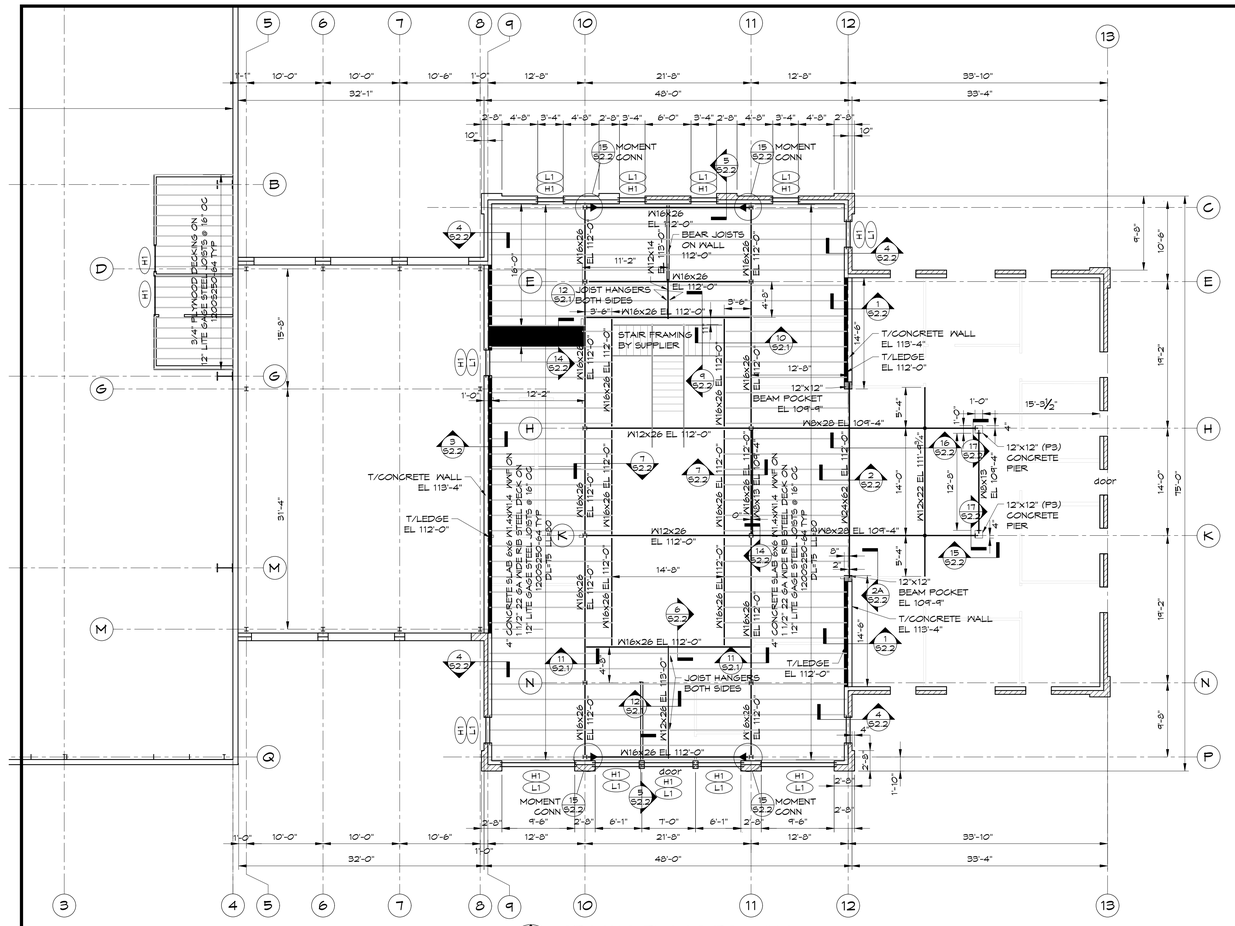
©COPYRIGHT BLUE DESIGN GROUP, LLC 2026. ALL RIGHTS RESERVED. THIS DESIGN AND THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF BLUE DESIGN GROUP, LLC. THESE DRAWINGS, IN PART OR IN WHOLE, ARE NOT TO BE REPRODUCED, CHANGED, COPIED OR ASSIGNED TO ANY THIRD PARTY IN ANY FORM OR MANNER WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION OF BLUE DESIGN GROUP, LLC.

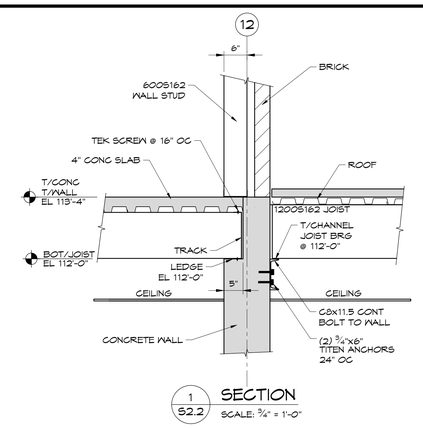
PROJECT # 24-011

DATE 3-20-2026

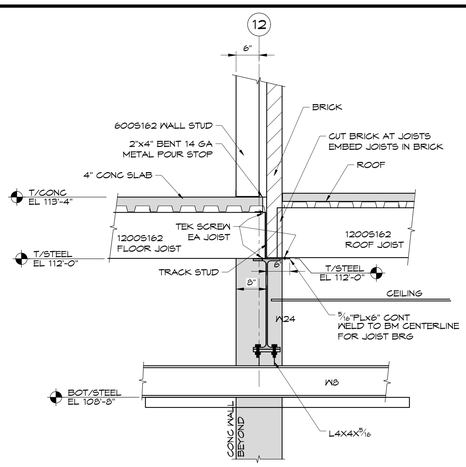
REVISION	DATE

DRAWING # S2.1

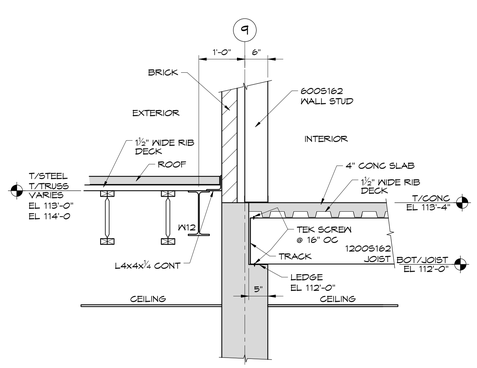




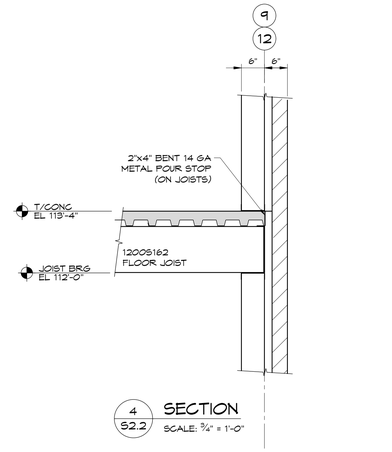
1 S2.2 SECTION
SCALE: 3/4" = 1'-0"



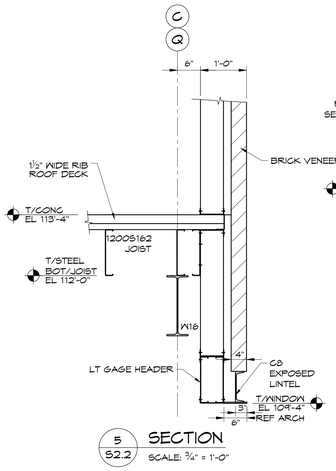
2 S2.2 SECTION
SCALE: 3/4" = 1'-0"



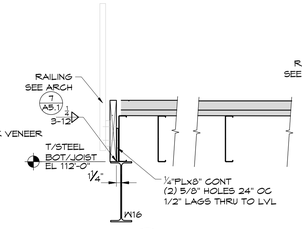
3 S2.2 SECTION
SCALE: 3/4" = 1'-0"



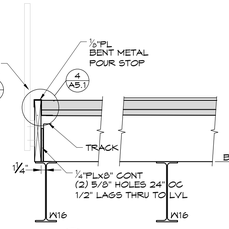
4 S2.2 SECTION
SCALE: 3/4" = 1'-0"



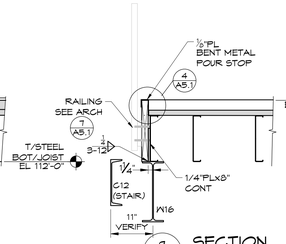
5 S2.2 SECTION
SCALE: 3/4" = 1'-0"



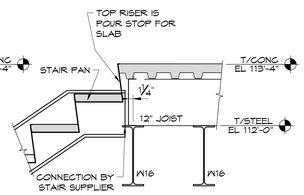
6 S2.2 SECTION
SCALE: 3/4" = 1'-0"



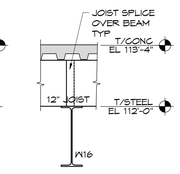
7 S2.2 SECTION
SCALE: 3/4" = 1'-0"



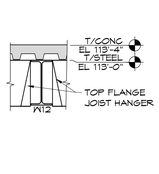
9 S2.2 SECTION
SCALE: 3/4" = 1'-0"



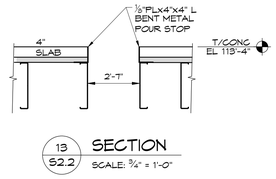
10 S2.2 SECTION
SCALE: 3/4" = 1'-0"



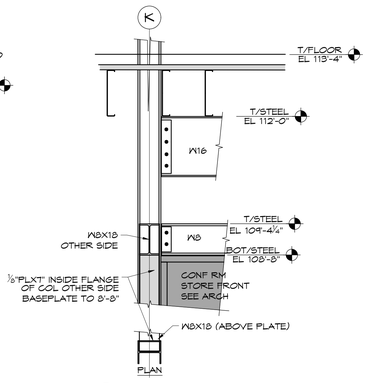
11 S2.2 SECTION
SCALE: 3/4" = 1'-0"



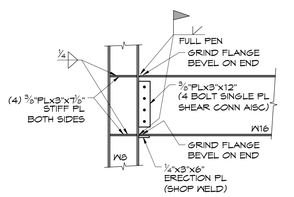
12 S2.2 SECTION
SCALE: 3/4" = 1'-0"



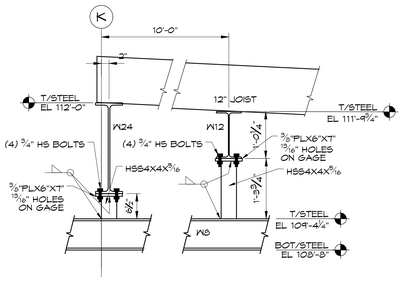
13 S2.2 SECTION
SCALE: 3/4" = 1'-0"



14 S2.2 SECTION
SCALE: 3/4" = 1'-0"



15 S2.2 MOMENT CONN
SCALE: 3/4" = 1'-0"



16 S2.2 MOMENT CONN
SCALE: 3/4" = 1'-0"

blue design group, llc.
202 West Main, PO Box 357 Hancville, WI 54944
(920) 572-BLUE www.bluedesigngroup.com

ddk Engineering
Structural Engineering
David D. Kampe P.E.
6311 Black Wolf Point
Oshkosh, WI 54902
920-410-4476
ddkeng@charter.net
25928 -33

A New Office Building for:
ALC CORPORATION
2830 American Drive
Neenah, Wisconsin 54956

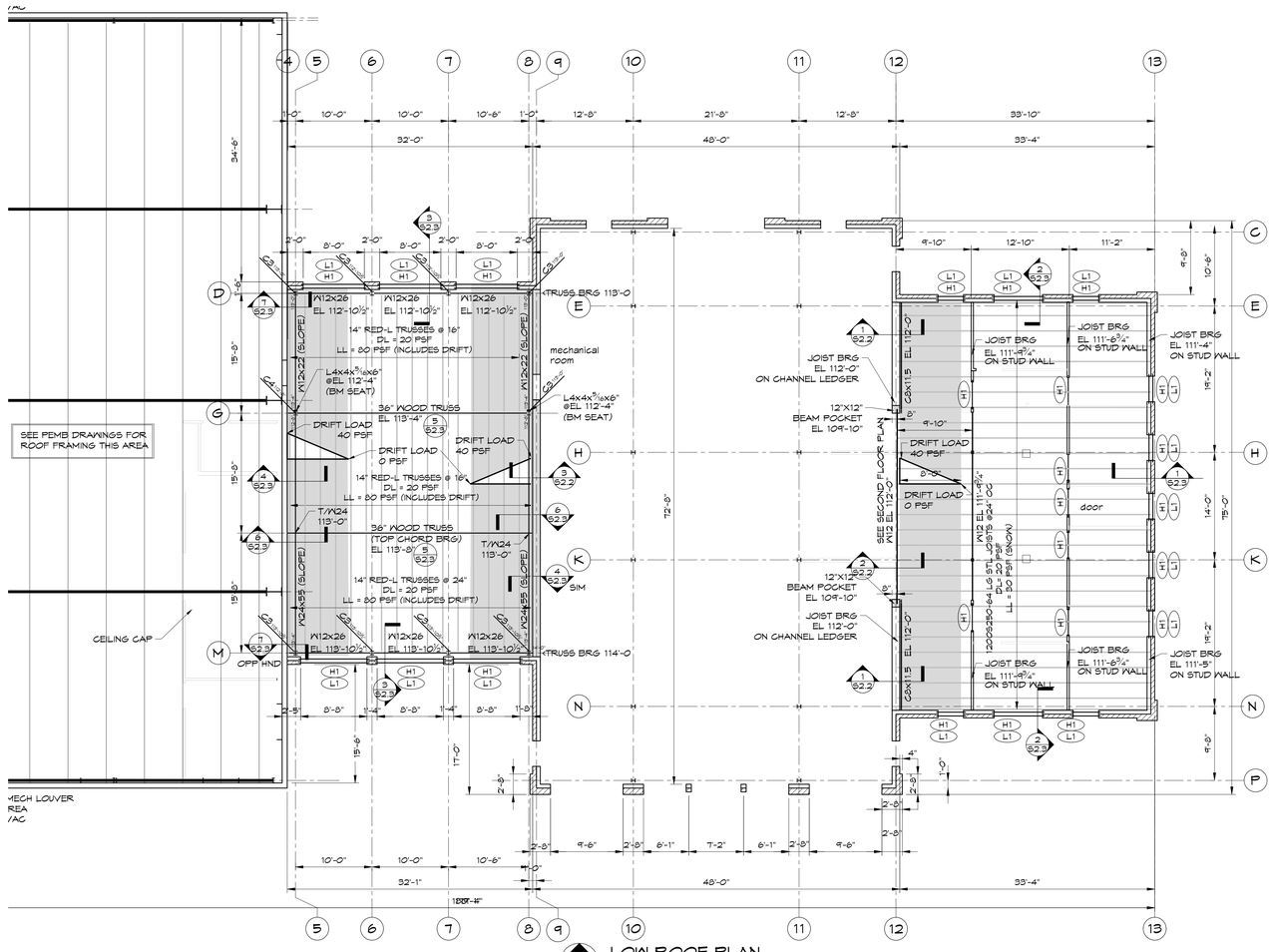
ALC

©COPYRIGHT BLUE DESIGN GROUP, LLC 2026. ALL RIGHTS RESERVED. THIS DESIGN AND THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF BLUE DESIGN GROUP, LLC. THESE DRAWINGS, IN PART OR IN WHOLE, ARE NOT TO BE REPRODUCED, CHANGED, COPIED OR ASSIGNED TO ANY THIRD PARTY IN ANY FORM OR MANNER WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION OF BLUE DESIGN GROUP, LLC.

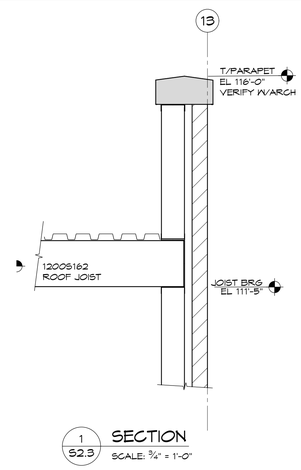
PROJECT # 24-011
DATE 3-20-2026

REVISION	DATE

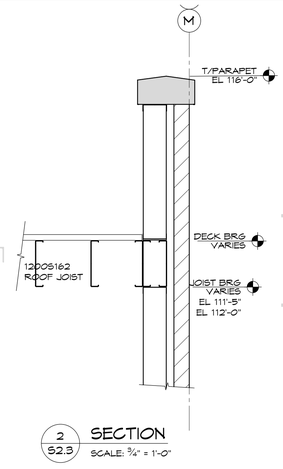
DRAWING # S2.2



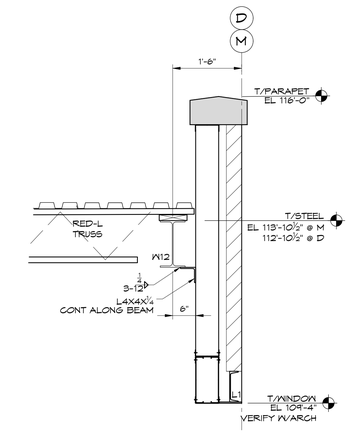
LOW ROOF PLAN
NORTH
SCALE: 1/8" = 1'-0"



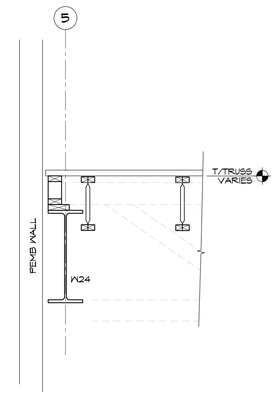
1 / S2.3 SECTION
SCALE: 3/4" = 1'-0"



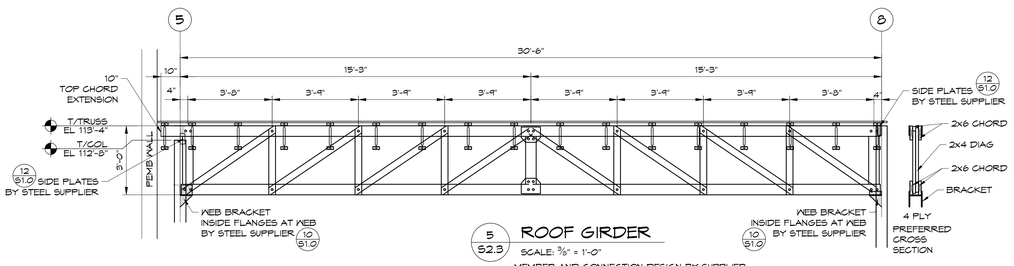
2 / S2.3 SECTION
SCALE: 3/4" = 1'-0"



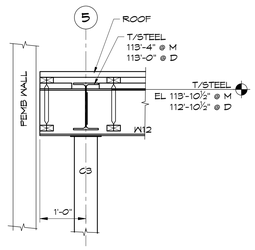
3 / S2.3 SECTION
SCALE: 3/4" = 1'-0"



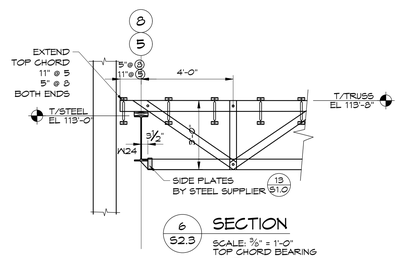
4 / S2.3 SECTION
SCALE: 3/4" = 1'-0"



5 / S2.3 ROOF GIRDER
SCALE: 3/8" = 1'-0"
MEMBER AND CONNECTION DESIGN BY SUPPLIER
TOP CHORD LOADS
DL = 320 PLF (20 PSF)
LL = 1280 PLF (80 PSF)



7 / S2.3 SECTION
SCALE: 3/4" = 1'-0"



6 / S2.3 SECTION
SCALE: 3/8" = 1'-0"
TOP CHORD BEARING AT J5 & J8

blue design group, llc.
202 West Main, PO Box 357 Horicon, WI 53032
(920) 572-BLUE www.bluedesigngroup.com

ddk Engineering
Structural Engineering
David D. Kampe P.E.
6311 Black Wolf Point
Oshkosh, WI 54902
920-410-4476
ddkeng@tds.net
25928 - 33

A New Office Building for:
ALC CORPORATION
2830 American Drive
Neenah, Wisconsin 54956

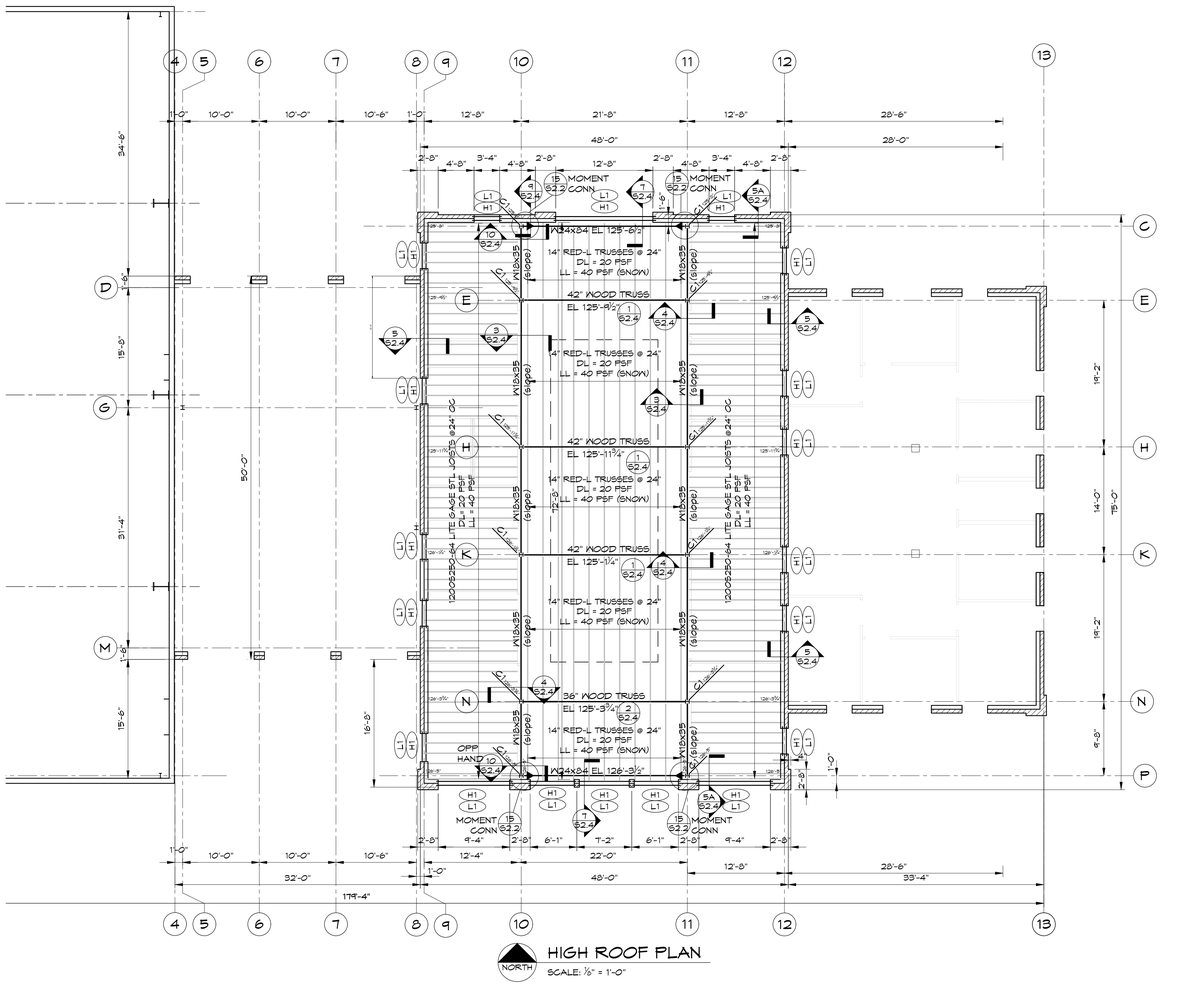
©COPYRIGHT BLUE DESIGN GROUP, LLC 2026, ALL RIGHTS RESERVED. THIS DESIGN AND THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF BLUE DESIGN GROUP, LLC. THESE DRAWINGS, IN PART OR IN WHOLE, ARE NOT TO BE REPRODUCED, CHANGED, COPIED OR ASSIGNED TO ANY THIRD PARTY IN ANY FORM OR MANNER WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION OF BLUE DESIGN GROUP, LLC.

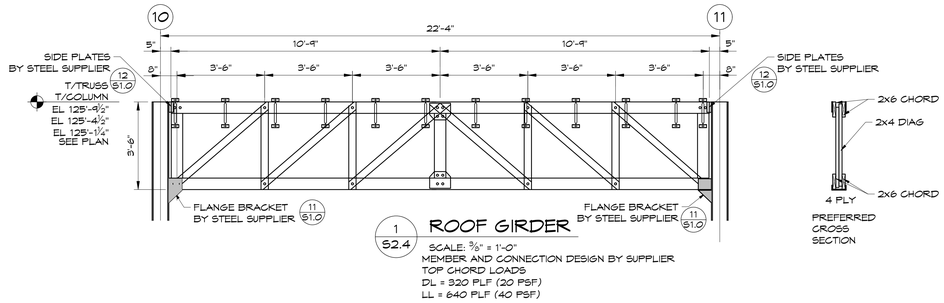
PROJECT # 24-011

DATE 3-20-2026

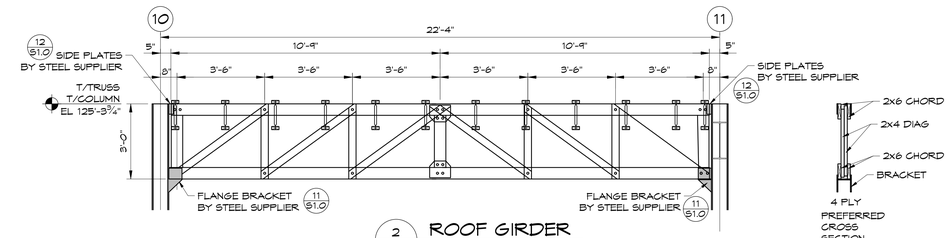
REVISION	DATE

DRAWING # S2.3

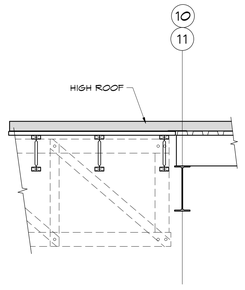




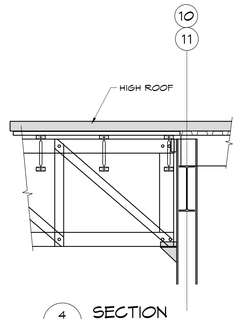
1 / S2.4 ROOF GIRDER
SCALE: 3/8" = 1'-0"
MEMBER AND CONNECTION DESIGN BY SUPPLIER
TOP CHORD LOADS
DL = 320 PLF (20 PSF)
LL = 640 PLF (40 PSF)



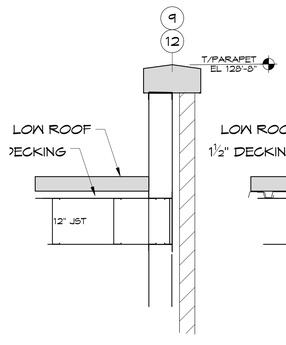
2 / S2.4 ROOF GIRDER
SCALE: 3/8" = 1'-0"
MEMBER AND CONNECTION DESIGN BY SUPPLIER
TOP CHORD LOADS
DL = 320 PLF (20 PSF)
LL = 640 PLF (40 PSF)



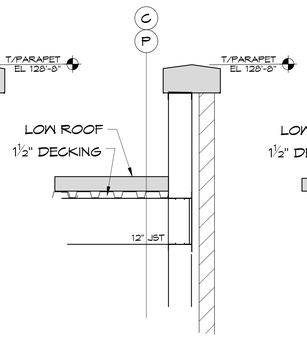
3 / S2.4 SECTION
SCALE: 1/2" = 1'-0"



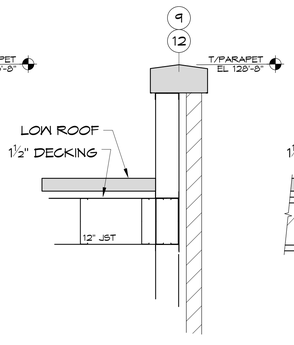
4 / S2.4 SECTION
SCALE: 1/2" = 1'-0"



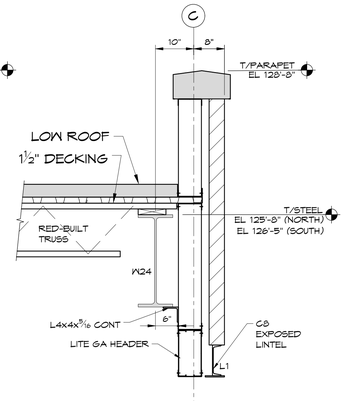
5 / S2.4 SECTION
SCALE: 3/4" = 1'-0"



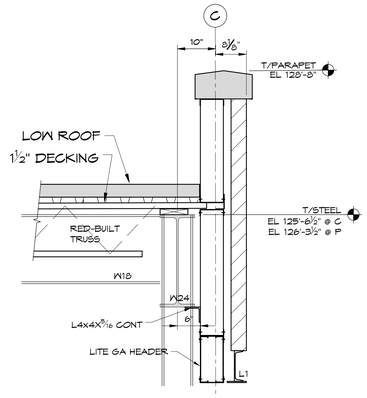
5A / S2.4 SECTION
SCALE: 3/4" = 1'-0"



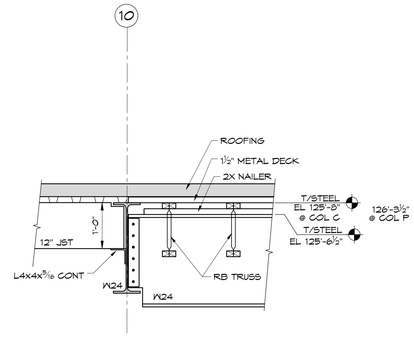
6 / S2.4 SECTION
SCALE: 3/4" = 1'-0"



7 / S2.4 SECTION
SCALE: 3/4" = 1'-0"



9 / S2.4 SECTION
SCALE: 3/4" = 1'-0"



10 / S2.4 SECTION
SCALE: 3/4" = 1'-0"

blue design group, llc.
202 West Main, PO Box 357
Hortonville, WI 54944
(920) 572-BLUE
www.bluedesigngroup.com

ddk Engineering
Structural Engineering
David D. Kampe P.E.
6311 Black Wolf Point
Oshkosh, WI 54902
920-410-4476
ddkeng@charter.net
25928 .33

A New Office Building for:
ALC CORPORATION
2830 American Drive
Neenah, Wisconsin 54956

©COPYRIGHT BLUE DESIGN GROUP, LLC 2026. ALL RIGHTS RESERVED. THIS DESIGN AND THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF BLUE DESIGN GROUP, LLC. THESE DRAWINGS, IN PART OR IN WHOLE, ARE NOT TO BE REPRODUCED, CHANGED, COPIED OR ASSIGNED TO ANY THIRD PARTY IN ANY FORM OR MANNER WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION OF BLUE DESIGN GROUP, LLC.

PROJECT # 24-011

DATE 3-20-2026

REVISION	DATE

DRAWING # S2.4

CODE SUMMARY

OCCUPANCY GROUP: PRIMARY USE: B (BUSINESS)
SECONDARY USE: S2 (STORAGE)

CONSTRUCTION TYPE: 5B, NON-SEPARATED, FULLY SPRINKLED

ALLOWABLE HEIGHT ABOVE GRADE PLANE: 60 FEET, PER TABLE 504.3

NUMBER OF STORIES ALLOWED ABOVE GRADE PLANE: 3 PER TABLE 504.4

ALLOWABLE AREA FOR TYPE 5B CONSTRUCTION- OCCUPANCY GROUP - b: 27,000 S.F. (PER IBC TABLE 506.2)

TOTAL AREA OF FIRST FLOOR IS: 13,538 S.F.
TOTAL AREA OF SECOND FLOOR IS: 2,995 S.F.

TOTAL AREA OF ENTIRE BUILDING IS: 16,533 S.F.

FIRE WALLS ARE NOT REQUIRED FOR THIS PROJECT

OCCUPANCY OF NEW AREAS (PER IBC TABLE 1004.1.1):

FIRST FLOOR PLAN:	46
SECOND FLOOR PLAN:	19

TOTAL OCCUPANT LOAD OF ALL FLOORS COMBINED: 65

TOTAL PARKING: NUMBER OF STALLS BEING PROVIDED: 33
REQUIRED ACCESSIBLE PER 1106.1: 2
REQUIRED VAN ACCESSIBLE PER 1106.5: 1

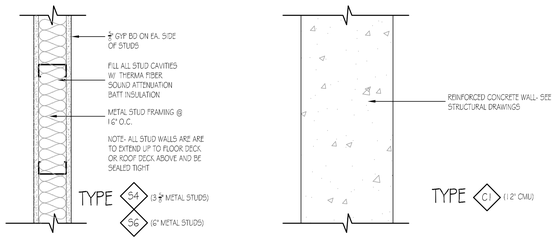
NUMBER OF PLUMBING FIXTURES REQUIRED (PER IBC TABLE 2902.1):

TOILETS (MALE)	2
TOILETS (FEMALE)	2
LAVATORIES (MALE)	1
LAVATORIES (FEMALE)	1
UNISEX TOILETS	0
UNISEX LAVATORIES	0
DRINKING FOUNTAINS	1
SERVICE SINKS	1

NUMBER OF PLUMBING FIXTURES BEING PROVIDED:

TOILETS (MALE)	2
TOILETS (FEMALE)	2
LAVATORIES (MALE)	2
LAVATORIES (FEMALE)	2
UNISEX TOILETS	3
UNISEX LAVATORIES	3
DRINKING FOUNTAINS	2
SERVICE SINK	1

GOVERNING AUTHORITY:	WISCONSIN DEPARTMENT OF COMMERCE SAFETY AND BUILDINGS DIVISION
BUILDING CODE:	2021 IBC AS MODIFIED BY SPS 362
EXISTING BUILDING CODE:	2015 IEBC AS MODIFIED BY SPS 366
ACCESSIBILITY CODE:	2021 IBC AS MODIFIED BY SPS 362; 2017 ANSI A117.1
MECHANICAL CODE:	2021 IMC AS MODIFIED BY SPS 365
PLUMBING CODE:	SPS 381-384
ELECTRICAL CODE:	2017 NEC AS MODIFIED BY SPS 316
ENERGY CODE:	2021 IECC AS MODIFIED BY SPS 363
FIRE / LIFE SAFETY CODE:	2012 NFPA AS MODIFIED BY SPS 314

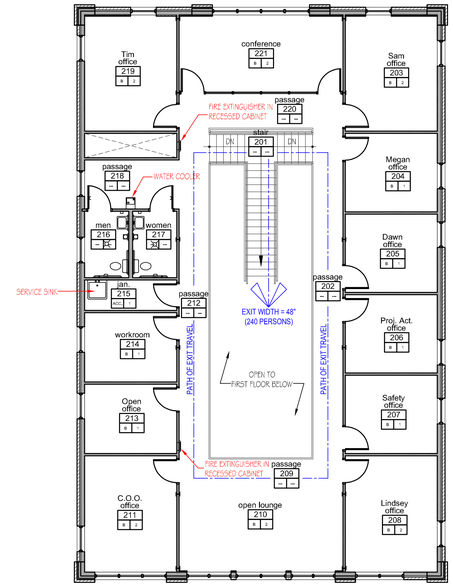


NOTE:

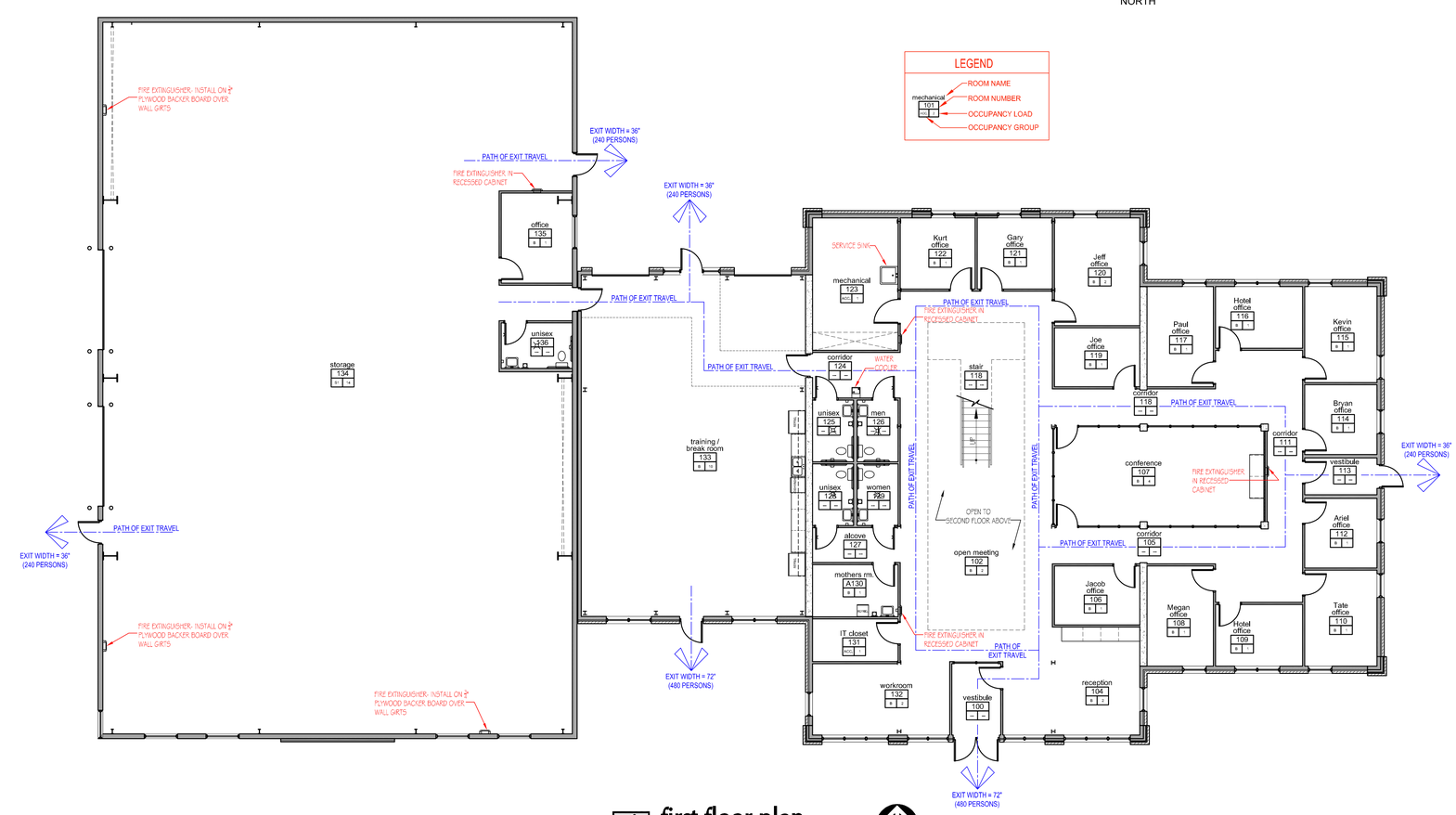
UNLESS OTHERWISE INDICATED ON THE DRAWINGS, ALL INTERIOR WALLS (STUD AND/OR MASONRY) ARE TO EXTEND TO FLOOR OR ROOF DECK ABOVE, AND BE SEALED TIGHT.

UNLESS OTHERWISE INDICATED ON THE DRAWINGS, ALL INTERIOR STUD WALLS ARE TO BE TYPE S4.

3 wall types
not to scale



2 second floor plan
1/8"=1'-0"



1 first floor plan
1/8"=1'-0"

blue design group, llc.
202 West Main, PO Box 357 Hortonville, WI 54944
(920) 572-BLUE www.bluedesigngroupllc.com

A New Office Building for:
ALC CORPORATION
2830 American Drive
Neenah, Wisconsin 54956

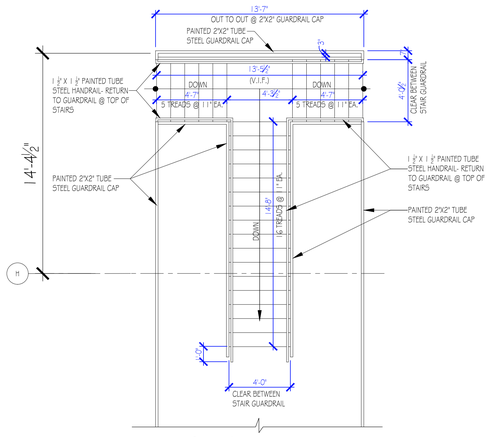
© COPYRIGHT BLUE DESIGN GROUP, LLC 2025. ALL RIGHTS RESERVED. THIS DESIGN AND THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF BLUE DESIGN GROUP, LLC. THESE DRAWINGS, IN PART OR IN WHOLE, ARE NOT TO BE REPRODUCED, CHANGED, COPIED OR ASSIGNED TO ANY THIRD PARTY IN ANY FORM OR MANNER WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION OF BLUE DESIGN GROUP, LLC.

PROJECT # 24-011

DATE 3-20-2026

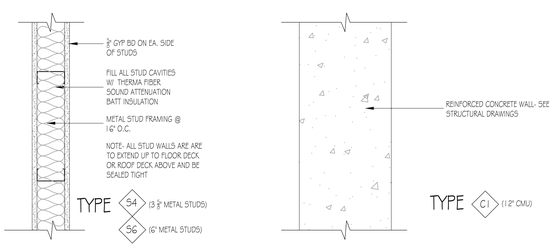
REVISION	DATE

DRAWING # A2.0



enlarged
4 stair plan
1/4"=1'-0"

NORTH

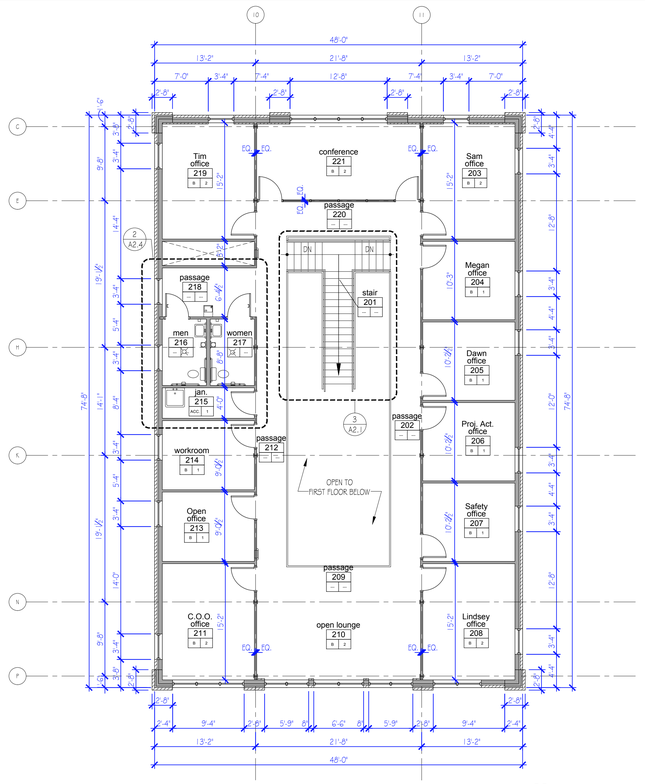


NOTE:

UNLESS OTHERWISE INDICATED ON THE DRAWINGS, ALL INTERIOR WALLS (STUD AND/OR MASONRY) ARE TO EXTEND TO FLOOR OR ROOF DECK ABOVE, AND BE SEALED TIGHT.

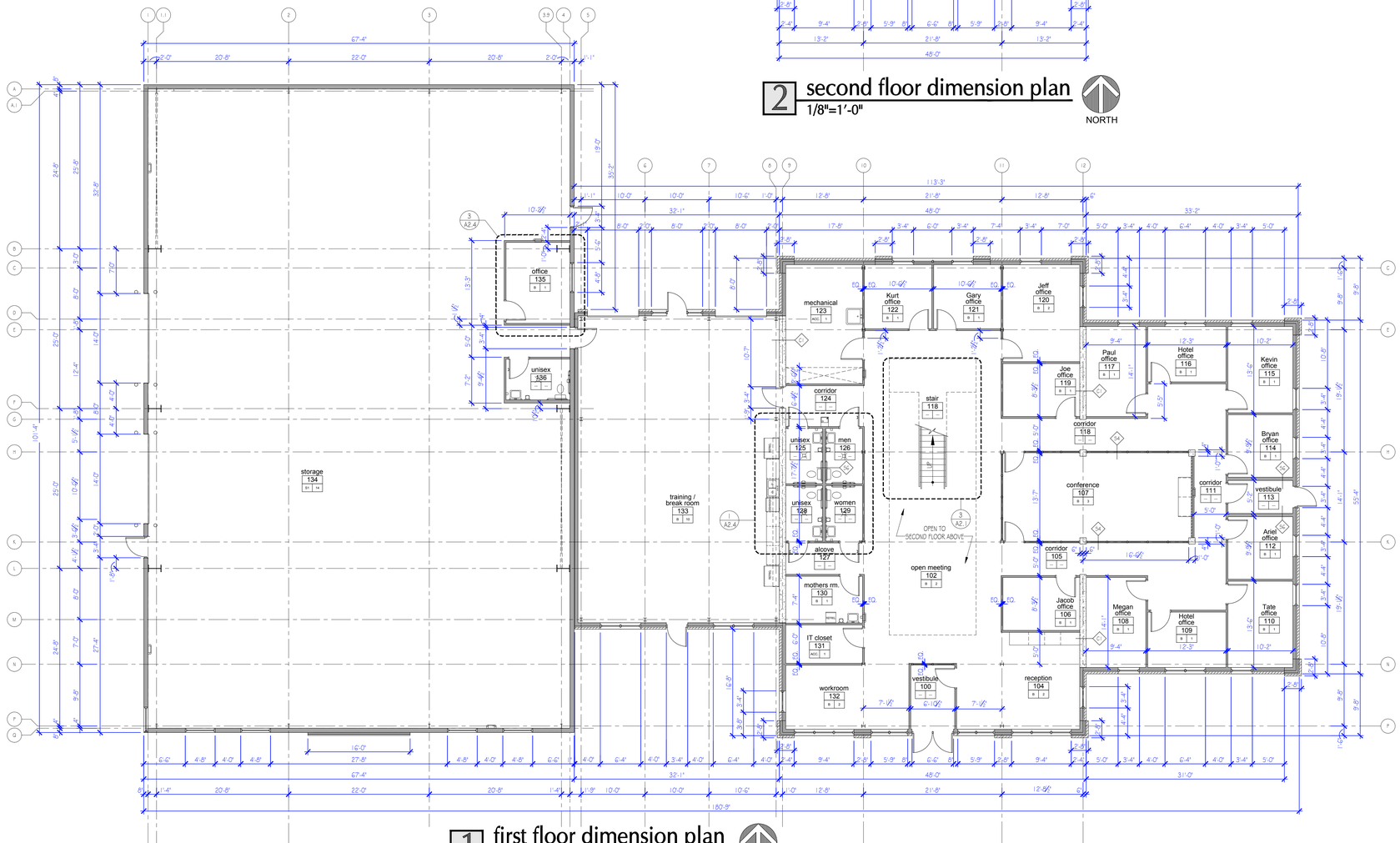
UNLESS OTHERWISE INDICATED ON THE DRAWINGS, ALL INTERIOR STUD WALLS ARE TO BE TYPE 54.

3 wall types
not to scale



2 second floor dimension plan
1/8"=1'-0"

NORTH



1 first floor dimension plan
1/8"=1'-0"

NORTH

blue design group, llc.
202 West Main, PO Box 357 Hortonville, WI 54944
(920) 572-BLUE www.bluedesigngroupllc.com

A New Office Building for:
ALC CORPORATION
2830 American Drive
Neenah, Wisconsin 54956

ALC

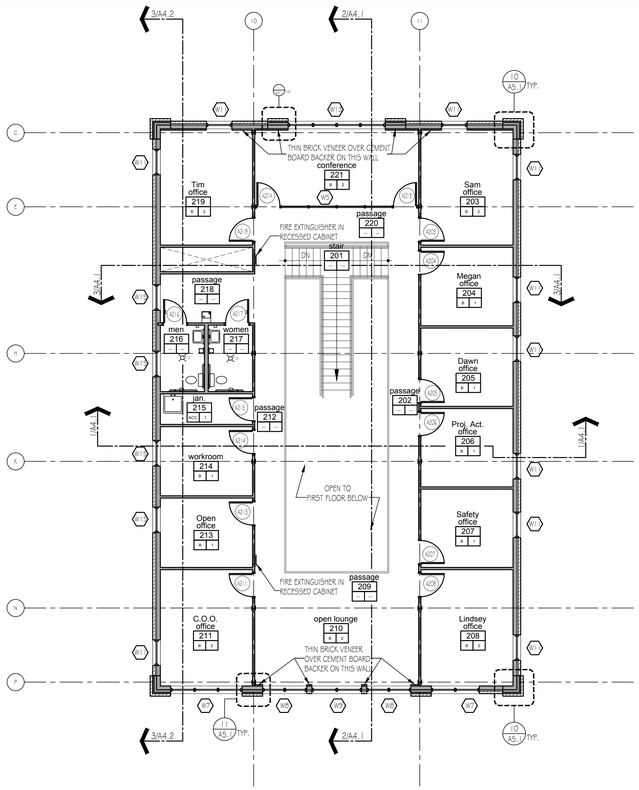
©COPYRIGHT BLUE DESIGN GROUP, LLC 2025. ALL RIGHTS RESERVED. THIS DESIGN AND THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF BLUE DESIGN GROUP, LLC. THESE DRAWINGS, IN PART OR IN WHOLE, ARE NOT TO BE REPRODUCED, CHANGED, COPIED OR ASSIGNED TO ANY THIRD PARTY IN ANY FORM OR MANNER WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION OF BLUE DESIGN GROUP, LLC.

PROJECT # 24-011

DATE 3-20-2026

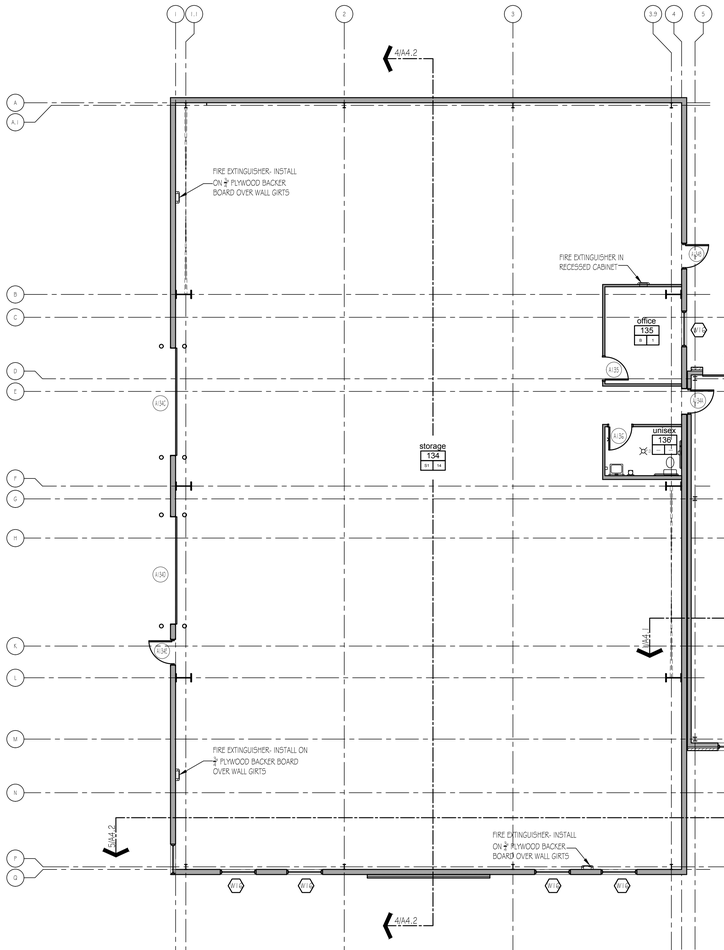
REVISION	DATE

DRAWING # A2.1



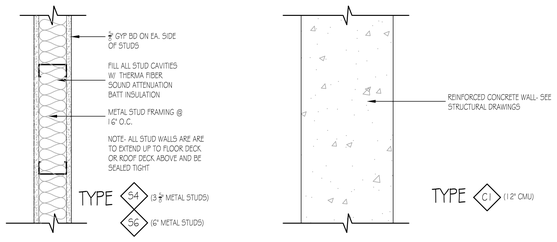
2 second floor plan
1/8"=1'-0"

NORTH



1 first floor plan
1/8"=1'-0"

NORTH



NOTE:

UNLESS OTHERWISE INDICATED ON THE DRAWINGS, ALL INTERIOR WALLS (STUD AND/OR MASONRY) ARE TO EXTEND TO FLOOR OR ROOF DECK ABOVE, AND BE SEALED TIGHT.

UNLESS OTHERWISE INDICATED ON THE DRAWINGS, ALL INTERIOR STUD WALLS ARE TO BE TYPE 54.

3 wall types
not to scale

blue design group, llc.
202 West Main, PO Box 357 Hortonville, WI 54944
(920) 572-BLUE www.bluedesigngroupllc.com

A New Office Building for:

ALC CORPORATION

2830 American Drive
Neenah, Wisconsin 54956

©COPYRIGHT BLUE DESIGN GROUP, LLC 2025, ALL RIGHTS RESERVED. THIS DESIGN AND THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF BLUE DESIGN GROUP, LLC. THESE DRAWINGS, IN PART OR IN WHOLE, ARE NOT TO BE REPRODUCED, CHANGED, COPIED OR ASSIGNED TO ANY THIRD PARTY IN ANY FORM OR MANNER WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION OF BLUE DESIGN GROUP, LLC.

PROJECT # 24-011

DATE 3-20-2026

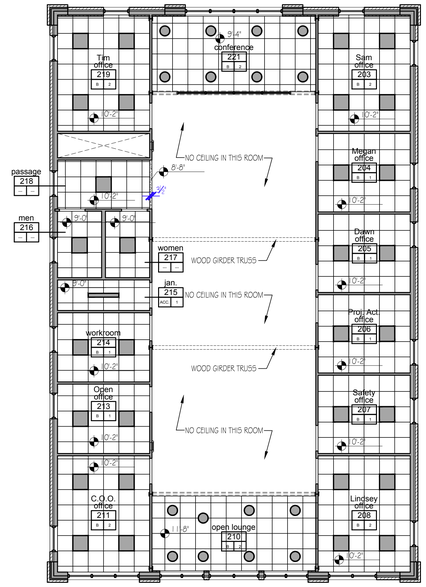
REVISION	DATE

DRAWING # A2.2

CEILING MATERIAL LEGEND

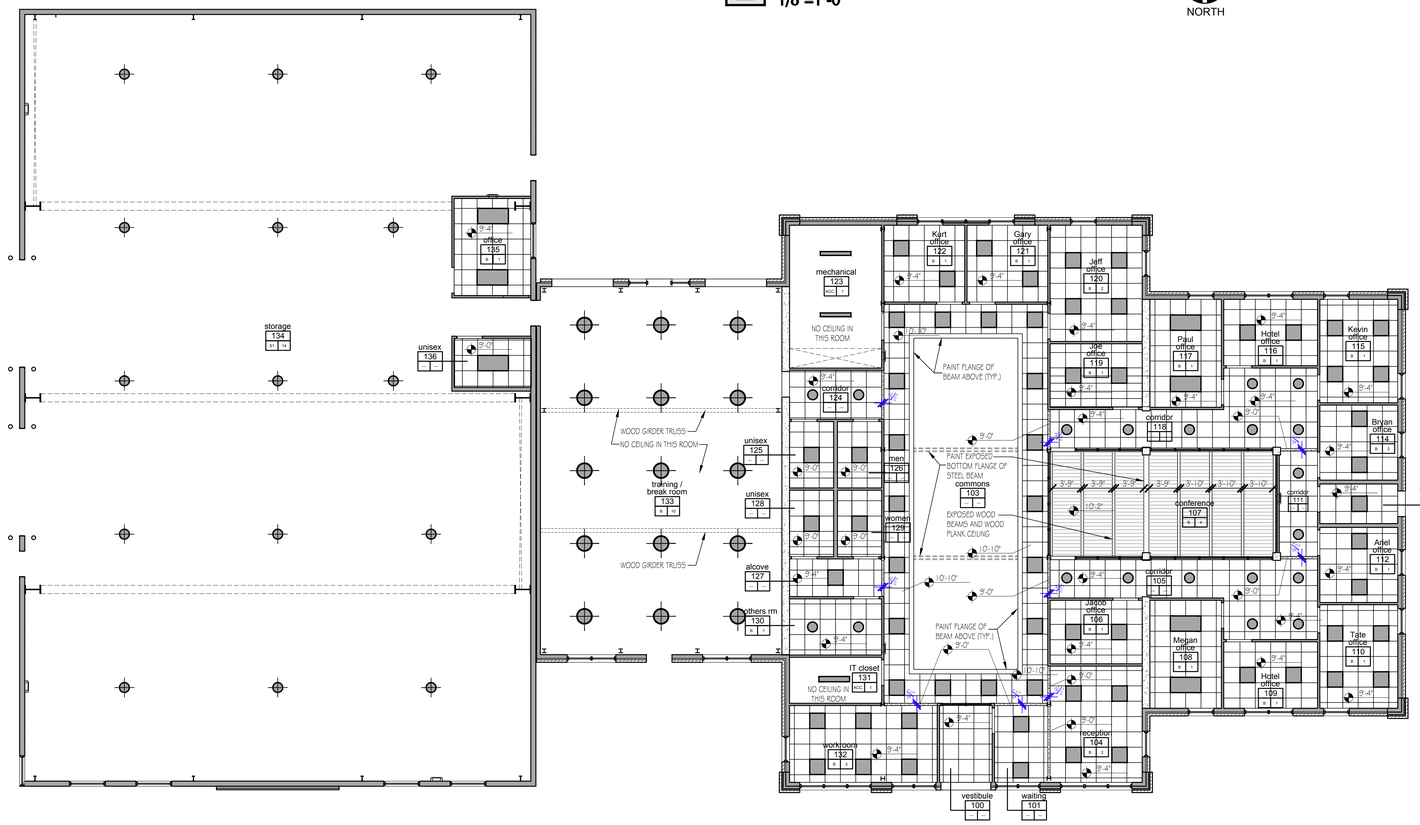
- GYPSUM WALLBOARD CEILING OR SOFFIT
- ACT-1 (2X2' MINERAL FIBER LAY-IN CEILING TILES)
- 2X4' LIGHT FIXTURE
- EMERGENCY LIGHTING- SEE PLAN FOR LOCATIONS
- 2X2' LIGHT FIXTURE
- RECESSED CAN LIGHT FIXTURE
- PENDANT MOUNTED LIGHT FIXTURE
- 1'X4' LIGHT FIXTURE

NOTES:
1. CEILING HEIGHTS ARE IDENTIFIED ON PLANS AND ARE NOTED AS FEET & INCHES ABOVE THE FINISHED FLOOR.
2. LIGHTING LAYOUT (INCLUDING EMERGENCY LIGHTING) IS DIAGRAMATIC ONLY. FINAL LAYOUT TO BE BY ELECTRICAL CONTRACTOR AND IS TO BE COORDINATED WITH OWNER.
3. ALL DIFFUSERS, FIRE PROTECTION HEADS, LIGHTS, ETC. ARE TO BE CENTERED IN CEILING TILES.



2 second floor reflected ceiling plan
1/8"=1'-0"

NORTH



1 first floor reflected ceililng plan
1/8"=1'-0"

NORTH

blue design group, llc.
202 West Main, PO Box 357 Hortonville, WI 54944
(920) 572-BLUE www.bluedesigngroupllc.com

A New Office Building for:
ALC CORPORATION
2830 American Drive
Neenah, Wisconsin 54956

ALC

©COPYRIGHT BLUE DESIGN GROUP, LLC 2025. ALL RIGHTS RESERVED. THIS DESIGN AND THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF BLUE DESIGN GROUP, LLC. THESE DRAWINGS, IN PART OR IN WHOLE, ARE NOT TO BE REPRODUCED, CHANGED, COPIED OR ASSIGNED TO ANY THIRD PARTY IN ANY FORM OR MANNER WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION OF BLUE DESIGN GROUP, LLC.

PROJECT # 24-011

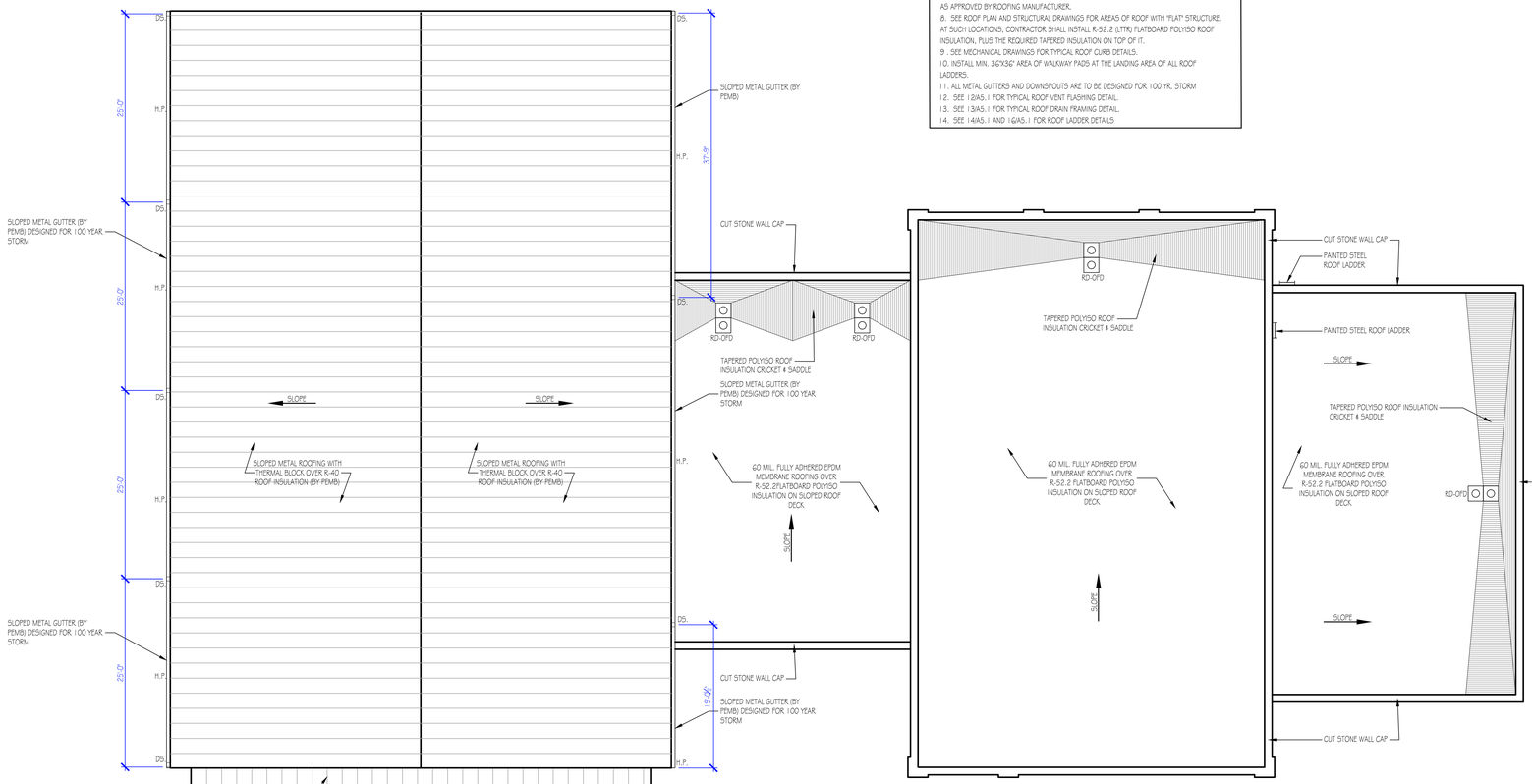
DATE 3-20-2026

REVISION	DATE

DRAWING # A2.3

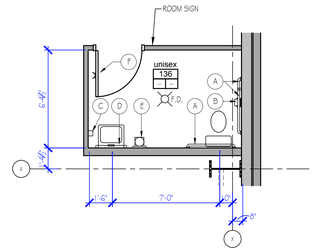
GENERAL ROOFING NOTES

1. ROOFING CONTRACTOR SHALL FIELD VERIFY AND APPROVE ALL DIMENSIONS , CONDITIONS AND LOCATIONS, ETC., PRIOR TO STARTING ANY WORK.
2. ROOFING CONTRACTOR SHALL BE RESPONSIBLE FOR WATER TIGHTNESS OF ALL ITEMS ON THE ROOF INCLUDING MECHANICAL UNITS AND SHALL PROVIDE POSITIVE DRAINAGE AT ALL AREAS WHETHER INDICATED OR NOT.
3. BECAUSE ALL ROOF PENETRATIONS MAY NOT BE INDICATED ON THIS PLAN, REFER TO MECHANICAL AND PLUMBING DRAWINGS FOR ROOF PENETRATION LOCATIONS.
4. ALL MECHANICAL CURBS SHALL BE BY MECHANICAL CONTRACTOR AND ALL FLASHING SHALL BE BY ROOFING CONTRACTOR.
5. ROOFING CONTRACTOR HAS THE OPTION TO BUILD THE ROOF SADDLES FROM THE SPECIFIED INSULATION OR PERLITE BOARD.
6. ALL WOOD BLOCKING USED IN ROOF CONSTRUCTION SHALL BE TREATED.
7. ROOFING CONTRACTOR SHALL PROVIDE PITCH POCKETS, FLASHINGS, AND OTHER DETAILING AS APPROVED BY ROOFING MANUFACTURER.
8. SEE ROOF PLAN AND STRUCTURAL DRAWINGS FOR AREAS OF ROOF WITH 1FLAT STRUCTURE. AT SUCH LOCATIONS, CONTRACTOR SHALL INSTALL R-52.2 (LTR) FLATBOARD POLYISO ROOF INSULATION, PLUS THE REQUIRED TAPERED INSULATION ON TOP OF IT.
9. SEE MECHANICAL DRAWINGS FOR TYPICAL ROOF CURB DETAILS.
10. INSTALL MIN. 36"X36" AREA OF WALKWAY PADS AT THE LANDING AREA OF ALL ROOF LADDERS.
11. ALL METAL GUTTERS AND DOWNSPOUTS ARE TO BE DESIGNED FOR 100 YR. STORM
12. SEE 12/A5.1 FOR TYPICAL ROOF VENT FLASHING DETAIL.
13. SEE 13/A5.1 FOR TYPICAL ROOF DRAIN FRAMING DETAIL.
14. SEE 14/A5.1 AND 15/A5.1 FOR ROOF LADDER DETAILS



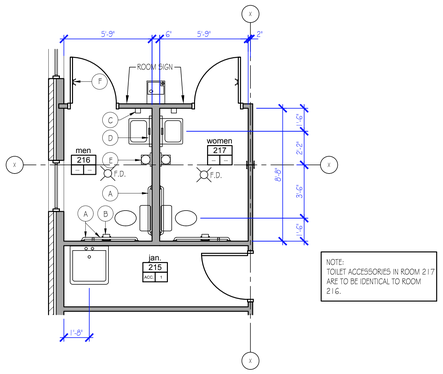
7 roof plan
1/8"=1'-0"

NORTH



enlarged 3 restroom plan
1/4"=1'-0"

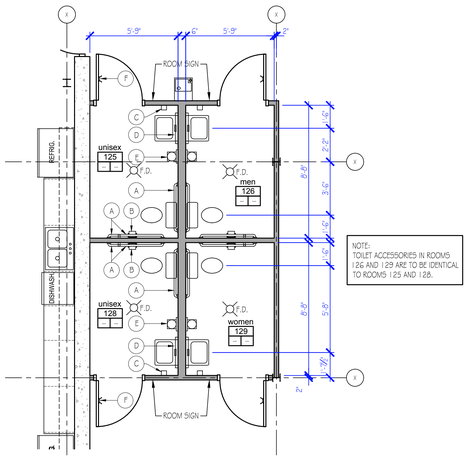
NORTH



NOTE:
TOILET ACCESSORIES IN ROOM 217 ARE TO BE IDENTICAL TO ROOM 216.

enlarged 2 restroom plan
1/4"=1'-0"

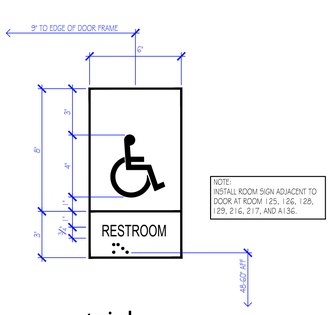
NORTH



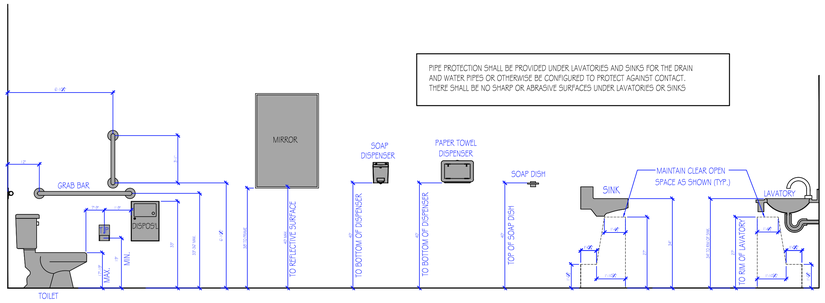
NOTE:
TOILET ACCESSORIES IN ROOMS 126 AND 129 ARE TO BE IDENTICAL TO ROOMS 125 AND 128.

enlarged 1 restroom plan
1/4"=1'-0"

NORTH



typical 6 restroom sig
3"=1'-0"



typical 5 toilet accessory mounting heights
not to scale

TOILET ACCESSORY SCHEDULE

KEY NO.	DESCRIPTION	MANUFACTURER	MODEL NO.	REMARKS
A	GRAB BARS	BOBRICK	B-5806	2, 1, 5
B	TOILET PAPER HOLDER	BOBRICK	B2730	2, 5
C	SOAP DISPENSER			2, 3, 5
D	MIRROR	BOBRICK	B-165	2, 4, 5
E	ELECTRIC HAND DRYER			3, 5
F	COAT HOOK	BOBRICK	B-212	2, 5

REMARKS KEY

1. BARS BEHIND TOILETS TO BE 36" LONG, BARS @ SIDE OF TOILET TO BE 42" LONG, VERTICAL BAR TO BE 18" LONG
2. PROVIDED AND INSTALLED BY OWNER
3. PROVIDE AT ALL NEW SINK LOCATIONS THROUGHOUT THIS BUILDING.
4. MIRRORS ARE TO BE 24X30.
5. ALL TOILET ACCESSORIES ARE TO BE MOUNTED IN ACCORDANCE WITH ANSI A117.1, 1998 EDITION.

tpilet 4 accessory schedule
N/A

blue design group, llc.
202 West Main, PO Box 357 Hortonville, WI 54944
(920) 572-BLUE www.bluedesigngroupllc.com

A New Office Building for:
ALC CORPORATION
2830 American Drive
Neenah, Wisconsin 54956

ALC

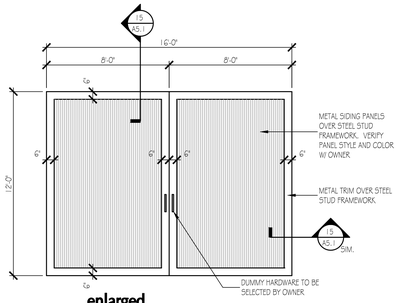
©COPYRIGHT BLUE DESIGN GROUP, LLC 2025. ALL RIGHTS RESERVED. THIS DESIGN AND THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF BLUE DESIGN GROUP, LLC. THESE DRAWINGS, IN PART OR IN WHOLE, ARE NOT TO BE REPRODUCED, CHANGED, COPIED OR ASSIGNED TO ANY THIRD PARTY IN ANY FORM OR MANNER WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION OF BLUE DESIGN GROUP, LLC.

PROJECT # 24-011

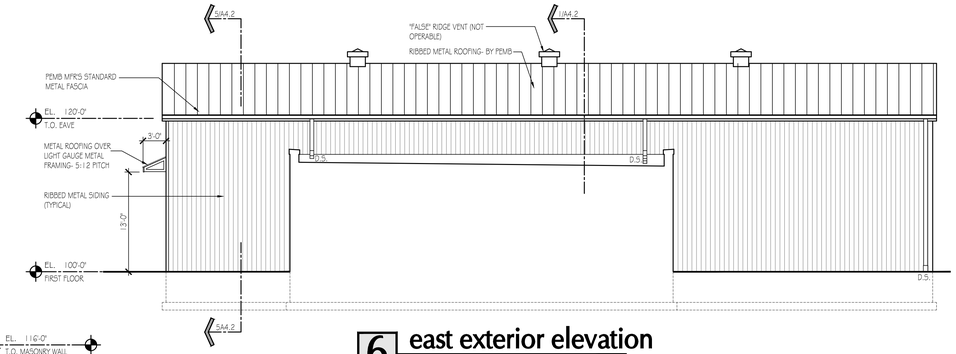
DATE 3-20-2026

REVISION	DATE

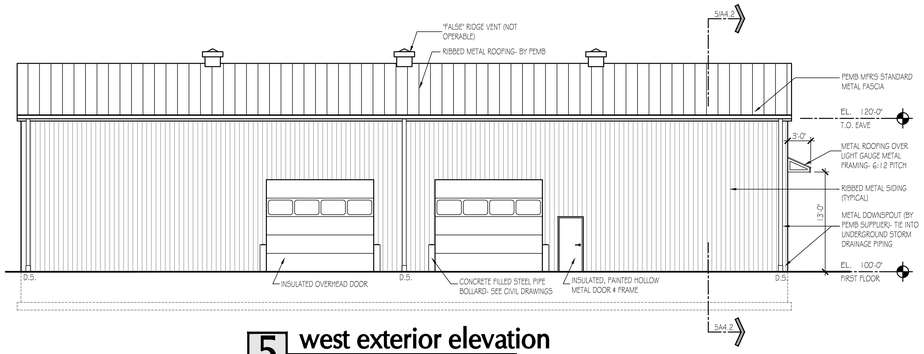
DRAWING # A2.4



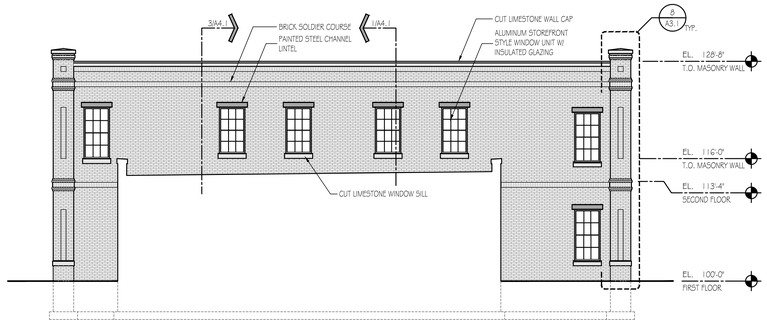
9 enlarged "false" door elevation
1/4"=1'-0"



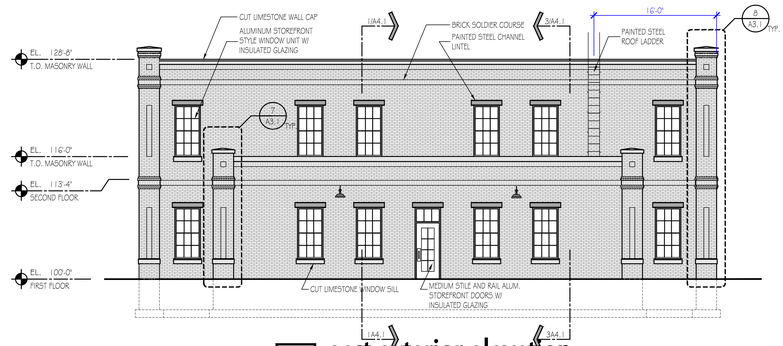
6 east exterior elevation
1/8"=1'-0"



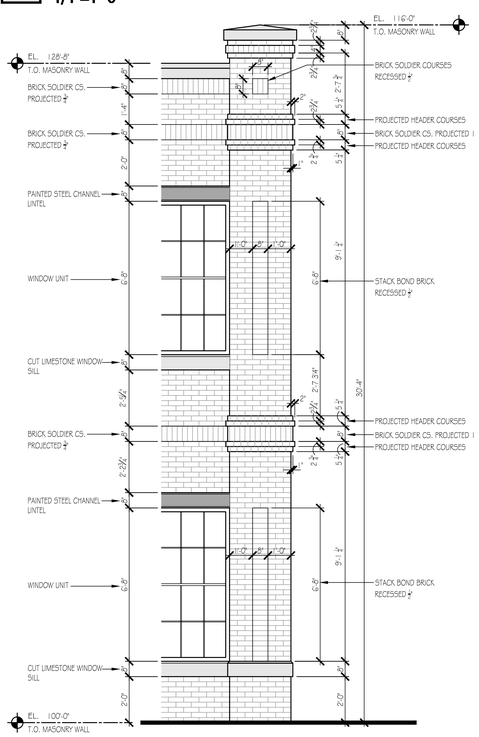
5 west exterior elevation
1/8"=1'-0"



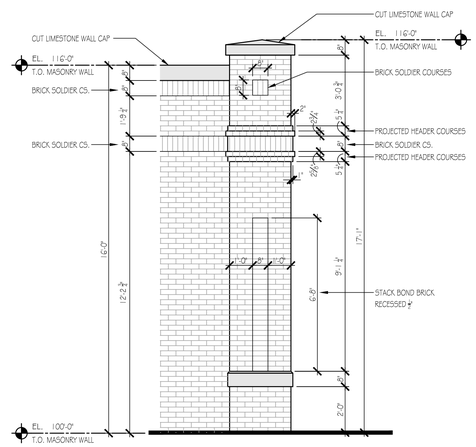
4 west exterior elevation
1/8"=1'-0"



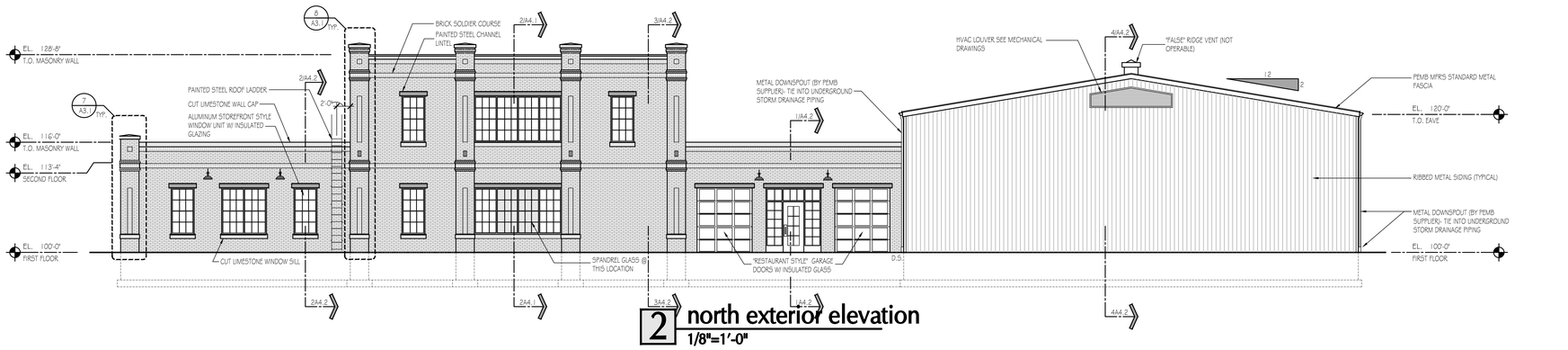
3 east exterior elevation
1/8"=1'-0"



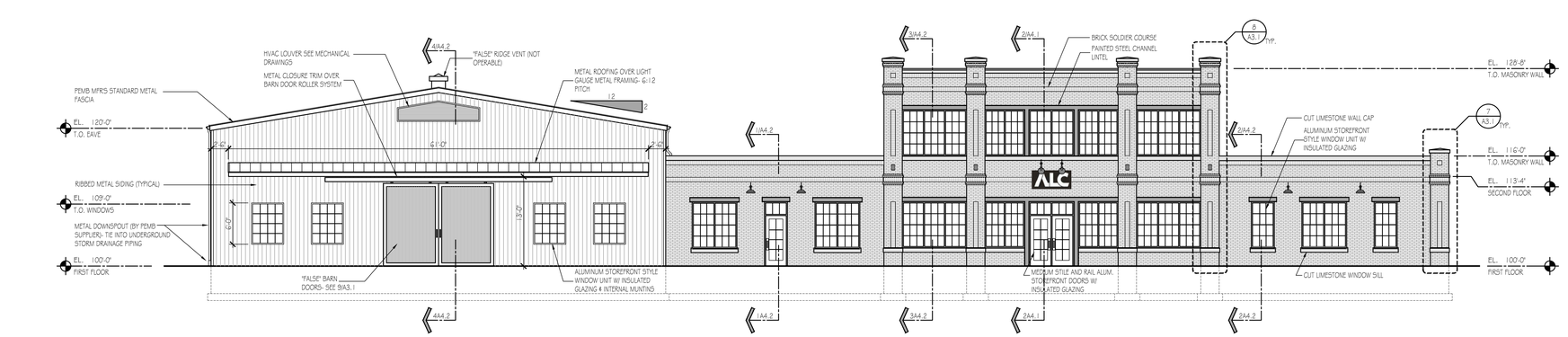
8 enlarged brick corner details
3/8"=1'-0"



7 enlarged brick corner details
3/8"=1'-0"



2 north exterior elevation
1/8"=1'-0"



1 south exterior elevation
1/8"=1'-0"

blue design group, llc.
202 West Main, PO Box 357 Hortonville, WI 54944
(920) 572-BLUE www.bluedesigngroupllc.com

A New Office Building for:

ALC CORPORATION

2830 American Drive
Neenah, Wisconsin 54956

ALC

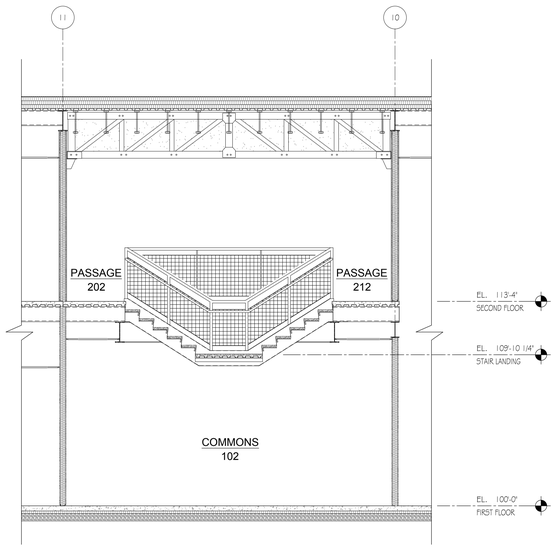
©COPYRIGHT BLUE DESIGN GROUP, LLC 2025. ALL RIGHTS RESERVED. THIS DESIGN AND THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF BLUE DESIGN GROUP, LLC. THESE DRAWINGS, IN PART OR IN WHOLE, ARE NOT TO BE REPRODUCED, CHANGED, COPIED OR ASSIGNED TO ANY THIRD PARTY IN ANY FORM OR MANNER WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION OF BLUE DESIGN GROUP, LLC.

PROJECT # 24-011

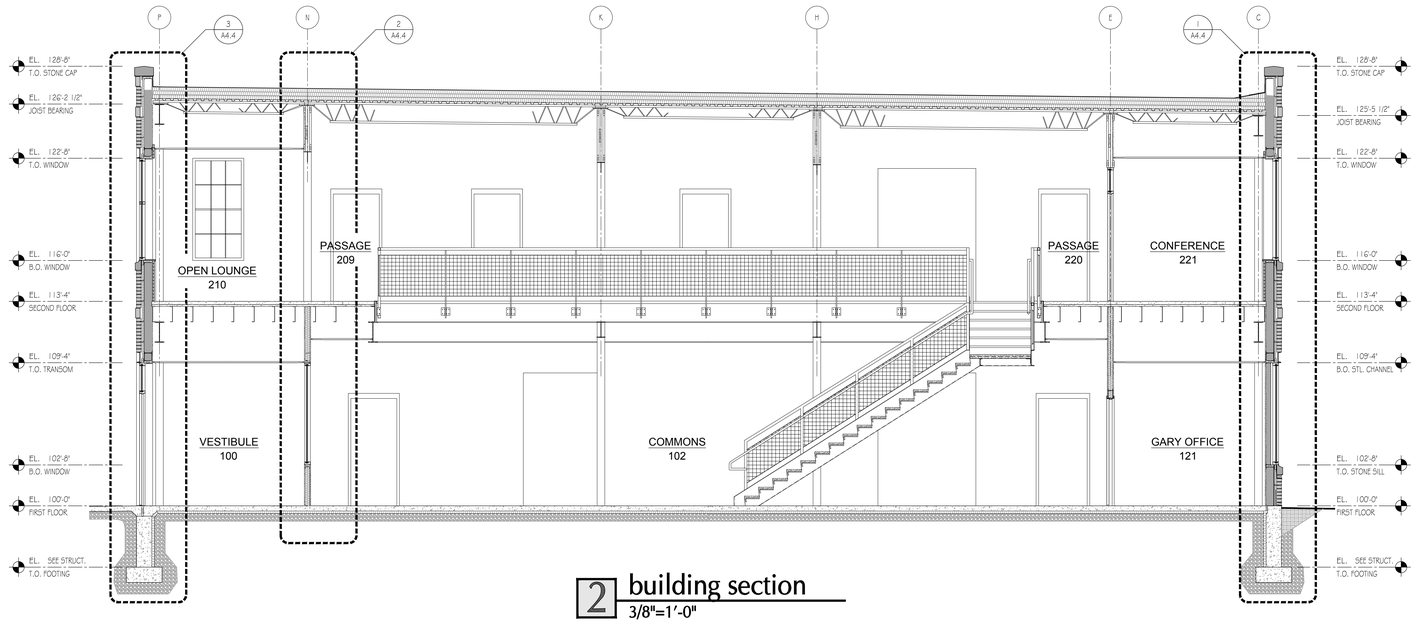
DATE 3-20-2026

REVISION	DATE

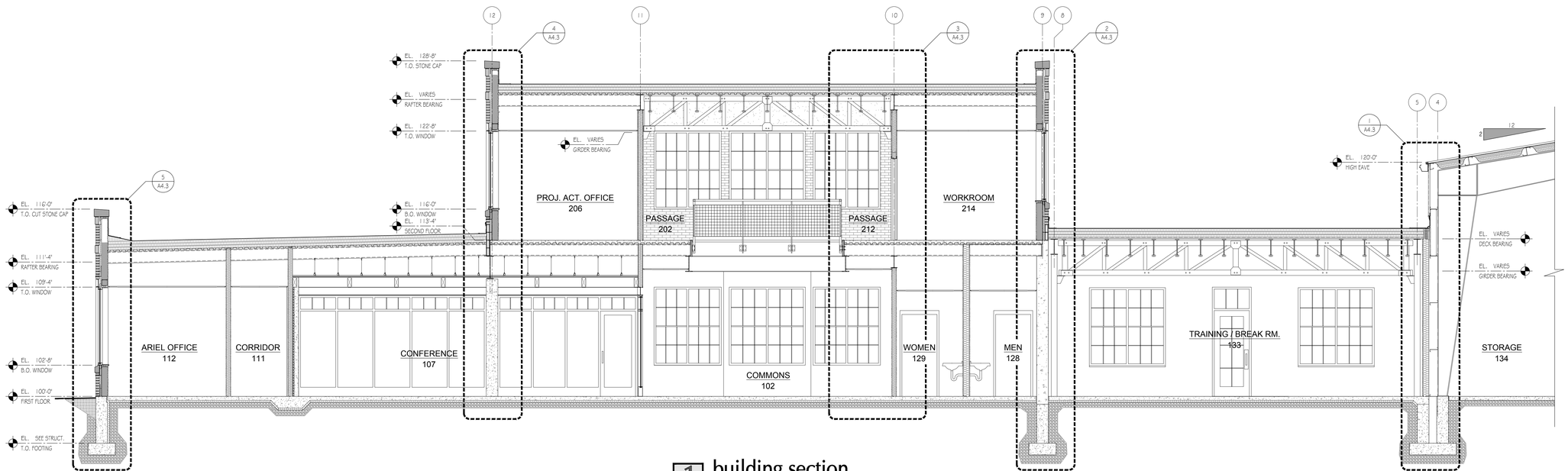
DRAWING # A3.1



3 building section
3/8"=1'-0"



2 building section
3/8"=1'-0"



1 building section
3/8"=1'-0"

blue design group, llc.
202 West Main, PO Box 357 Hortonville, WI 54944
(920) 572-BLUE www.bluedesigngroupllc.com

A New Office Building for:

ALC CORPORATION

2830 American Drive
Neenah, Wisconsin 54956

ALC

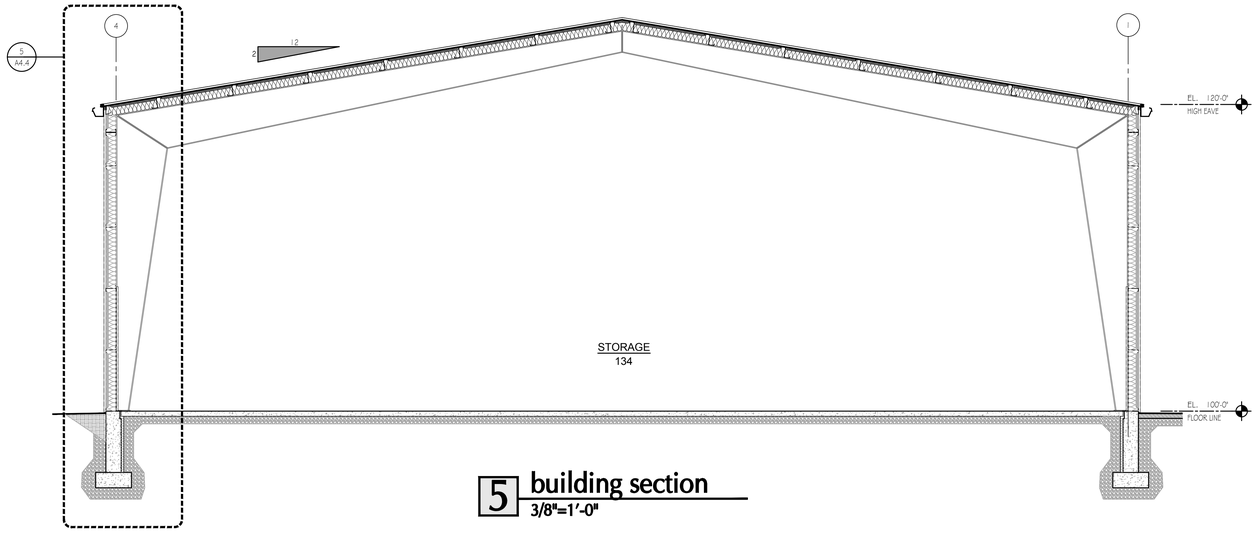
©COPYRIGHT BLUE DESIGN GROUP, LLC 2025. ALL RIGHTS RESERVED. THIS DESIGN AND THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF BLUE DESIGN GROUP, LLC. THESE DRAWINGS, IN PART OR IN WHOLE, ARE NOT TO BE REPRODUCED, CHANGED, COPIED OR ASSIGNED TO ANY THIRD PARTY IN ANY FORM OR MANNER WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION OF BLUE DESIGN GROUP, LLC.

PROJECT # 24-011

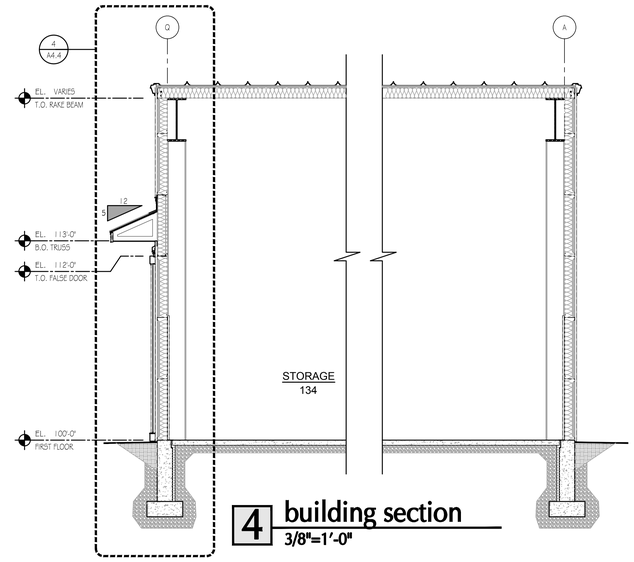
DATE 3-20-2026

REVISION	DATE

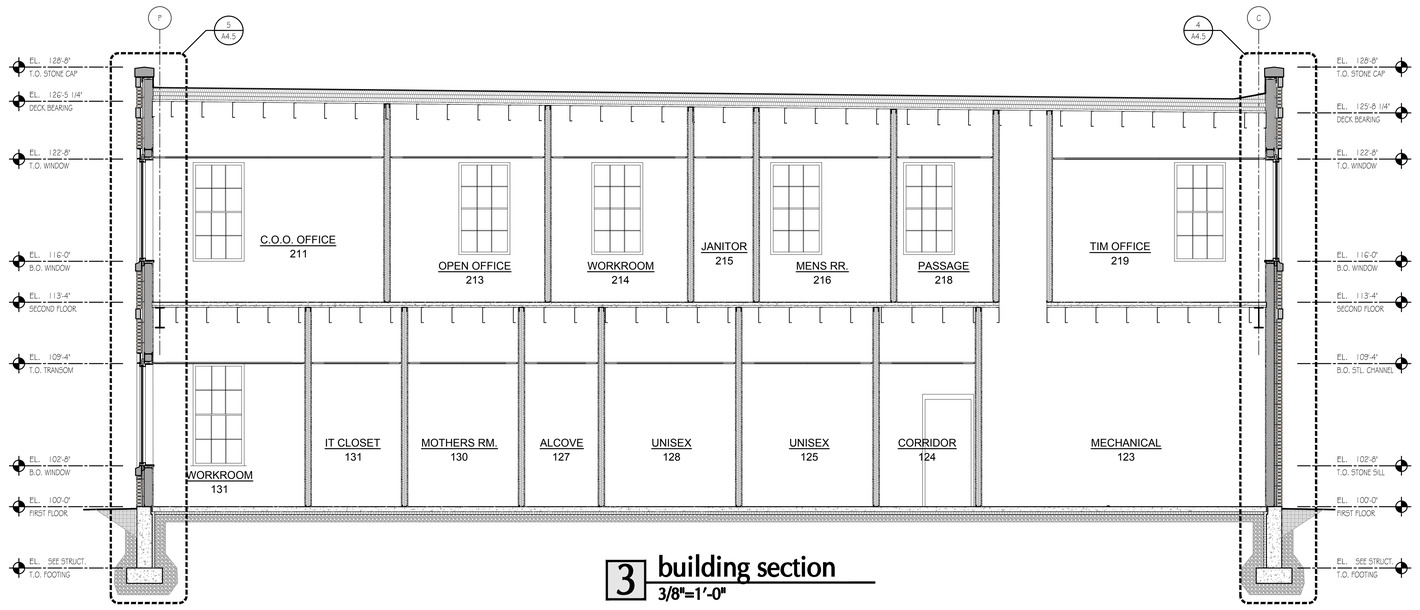
DRAWING # A4.1



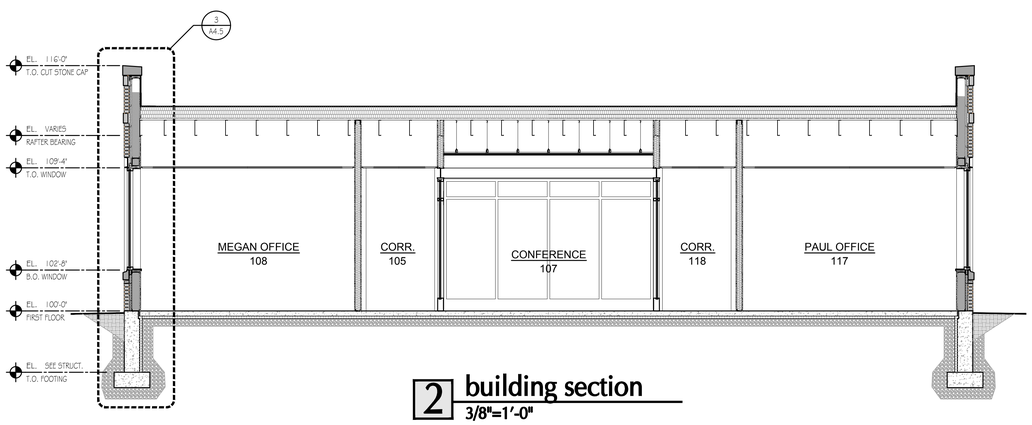
5 building section
3/8"=1'-0"



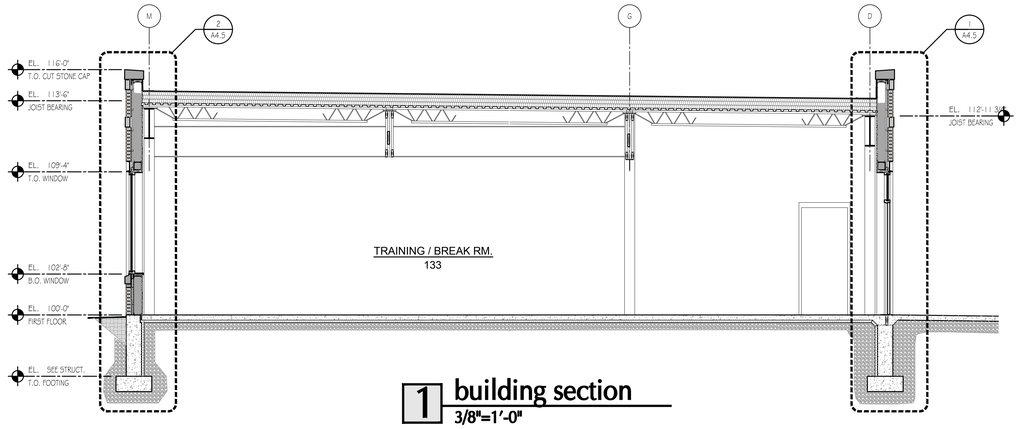
4 building section
3/8"=1'-0"



3 building section
3/8"=1'-0"



2 building section
3/8"=1'-0"



1 building section
3/8"=1'-0"

blue design group, llc.
202 West Main, PO Box 357 Hortonville, WI 54944
(920) 572-BLUE www.bluedesigngroupllc.com

A New Office Building for:

ALC CORPORATION

2830 American Drive
Neenah, Wisconsin 54956

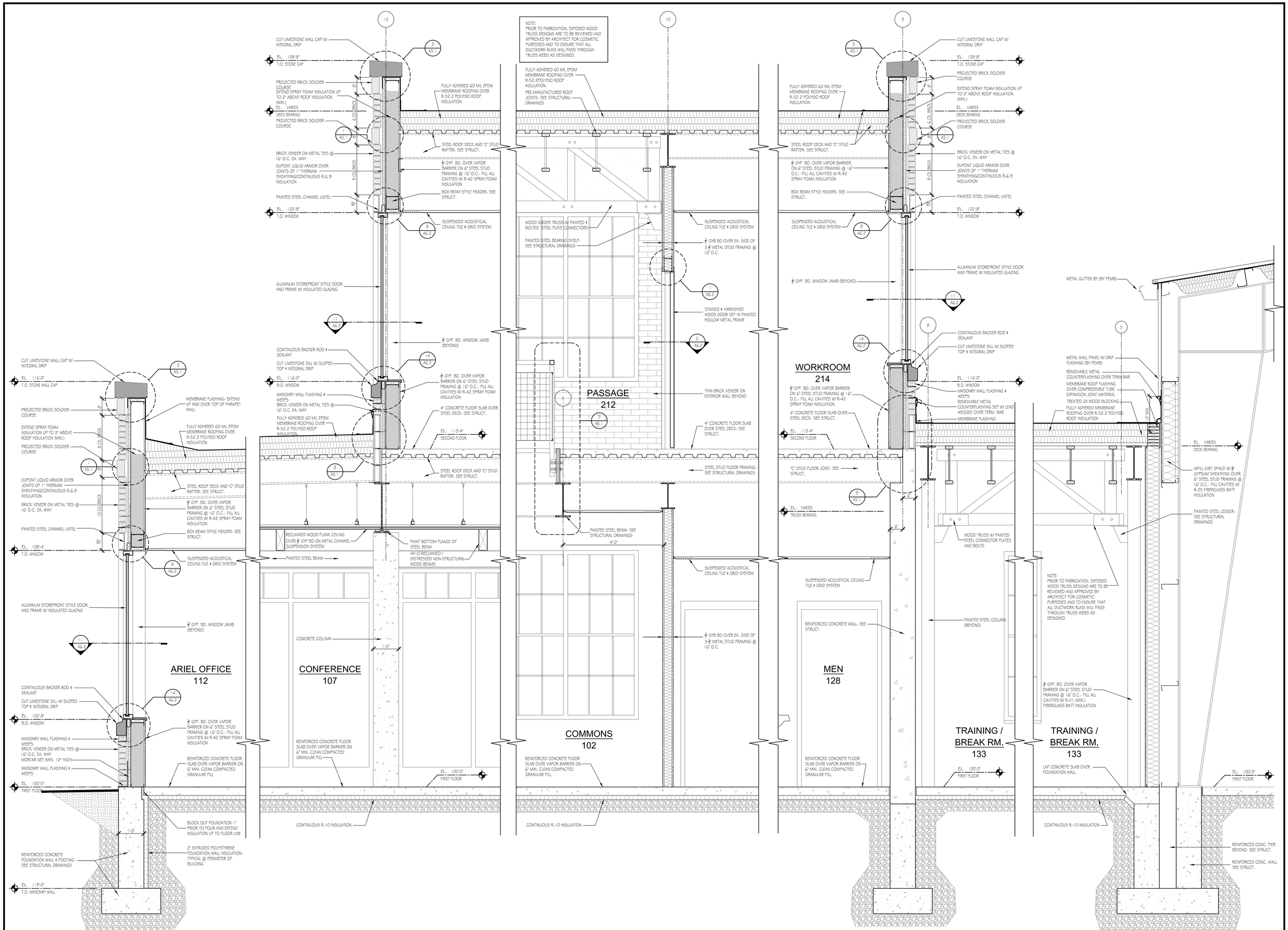
©COPYRIGHT BLUE DESIGN GROUP, LLC 2025. ALL RIGHTS RESERVED. THIS DESIGN AND THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF BLUE DESIGN GROUP, LLC. THESE DRAWINGS, IN PART OR IN WHOLE, ARE NOT TO BE REPRODUCED, CHANGED, COPIED OR ASSIGNED TO ANY THIRD PARTY IN ANY FORM OR MANNER WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION OF BLUE DESIGN GROUP, LLC.

PROJECT # 24-011

DATE 3-20-2026

REVISION	DATE

DRAWING # A4.2



5 wall section 3/4"=1'-0"

4 wall section 3/4"=1'-0"

3 wall section 3/4"=1'-0"

2 wall section 3/4"=1'-0"

1 wall section 3/4"=1'-0"

blue design group, llc.
202 West Main, PO Box 357 Hortonville, WI 54944
(920) 572-BLUE www.bluedesigngroupllc.com

A New Office Building for:

ALC CORPORATION

2830 American Drive
Neenah, Wisconsin 54956

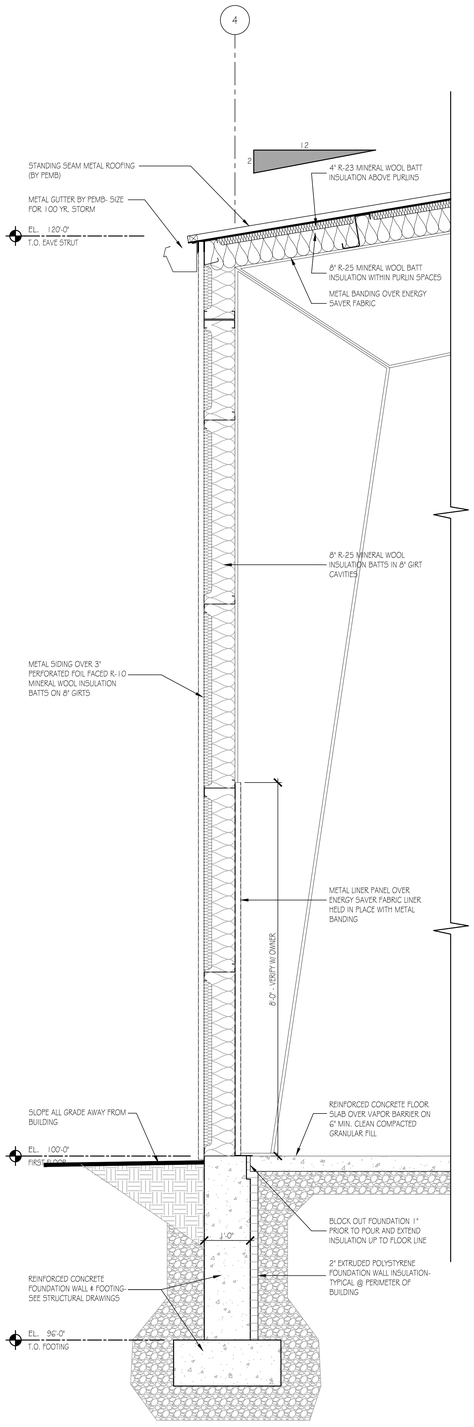
©COPYRIGHT BLUE DESIGN GROUP, LLC 2025. ALL RIGHTS RESERVED. THIS DESIGN AND THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF BLUE DESIGN GROUP, LLC. THESE DRAWINGS, IN PART OR IN WHOLE, ARE NOT TO BE REPRODUCED, CHANGED, COPIED OR ASSIGNED TO ANY THIRD PARTY IN ANY FORM OR MANNER WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION OF BLUE DESIGN GROUP, LLC.

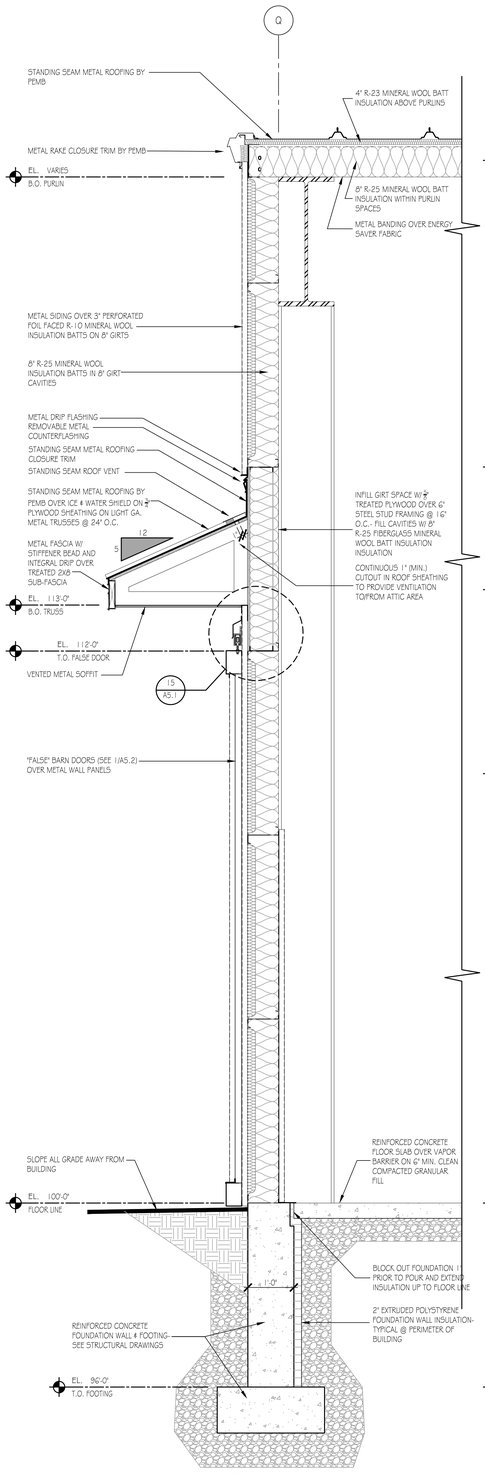
PROJECT # 24-011

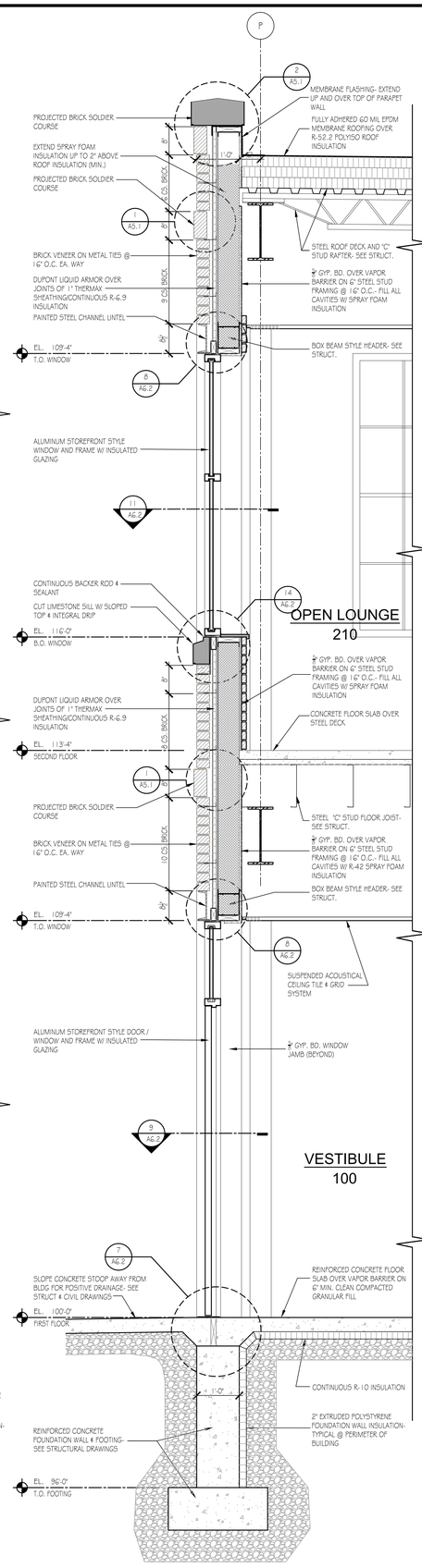
DATE 3-20-2026

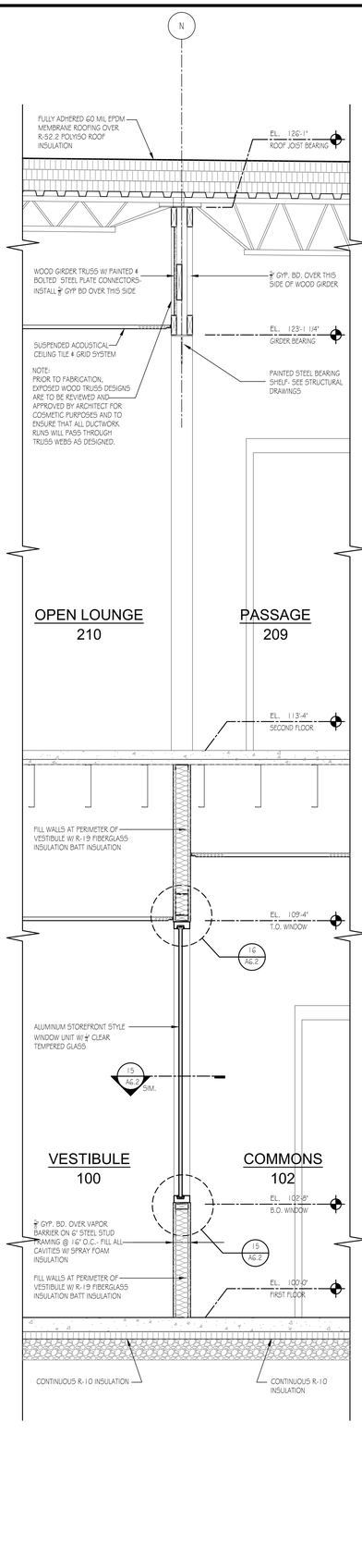
REVISION	DATE

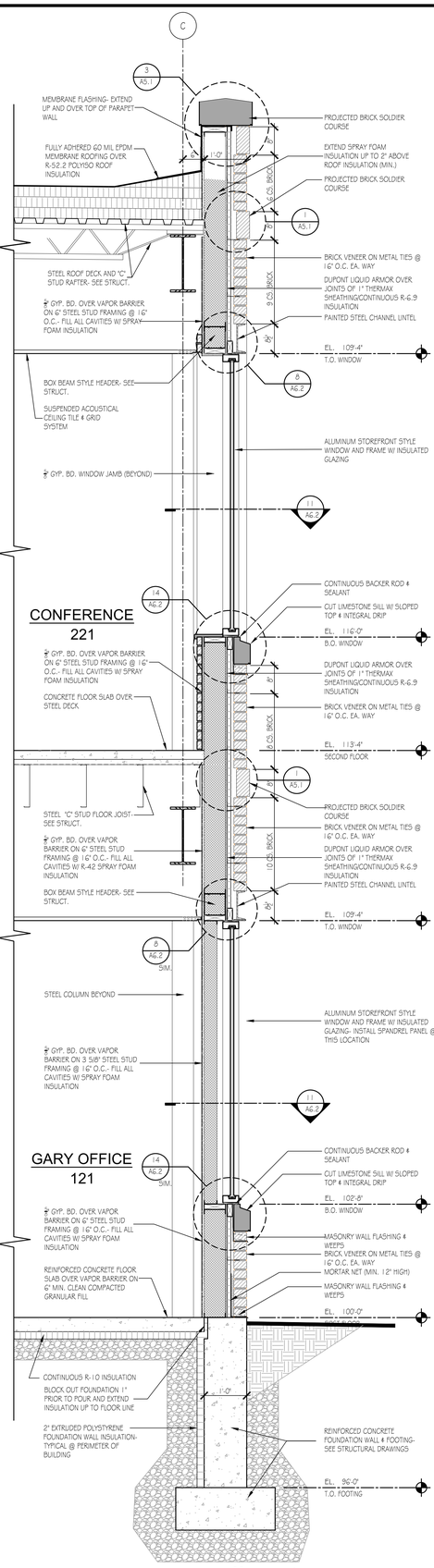
DRAWING # A4.3











blue design group, llc.
202 West Main, PO Box 357 Hortonville, WI 54944
(920) 572-BLUE www.bluedesigngroupllc.com

A New Office Building for:

ALC CORPORATION

2830 American Drive
Neenah, Wisconsin 54956

ALC

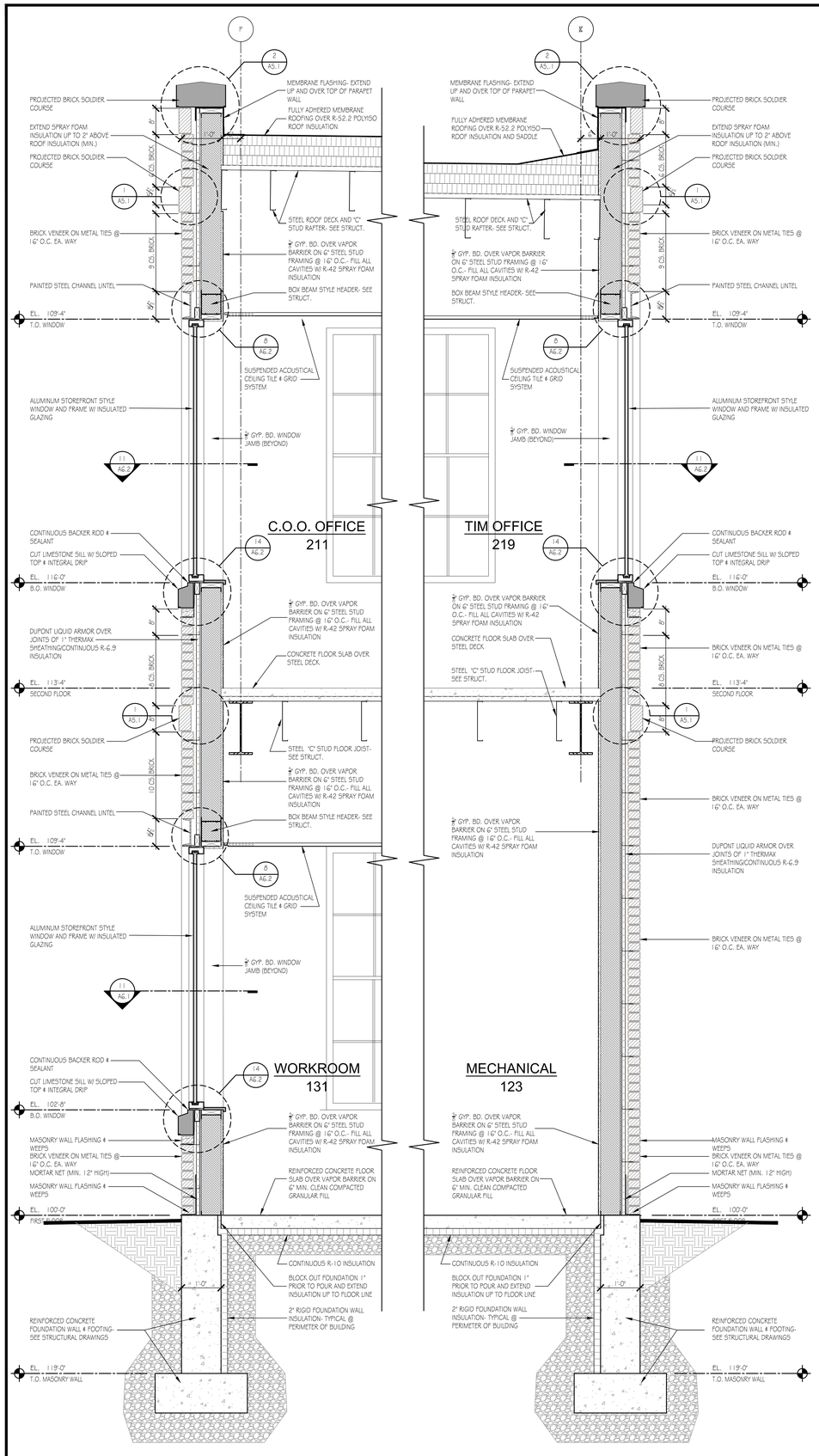
©COPYRIGHT BLUE DESIGN GROUP, LLC. 2025. ALL RIGHTS RESERVED. THIS DESIGN AND THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF BLUE DESIGN GROUP, LLC. THESE DRAWINGS, IN PART OR IN WHOLE, ARE NOT TO BE REPRODUCED, CHANGED, COPIED OR ASSIGNED TO ANY THIRD PARTY IN ANY FORM OR MANNER WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION OF BLUE DESIGN GROUP, LLC.

PROJECT # 24-011

DATE 3-20-2026

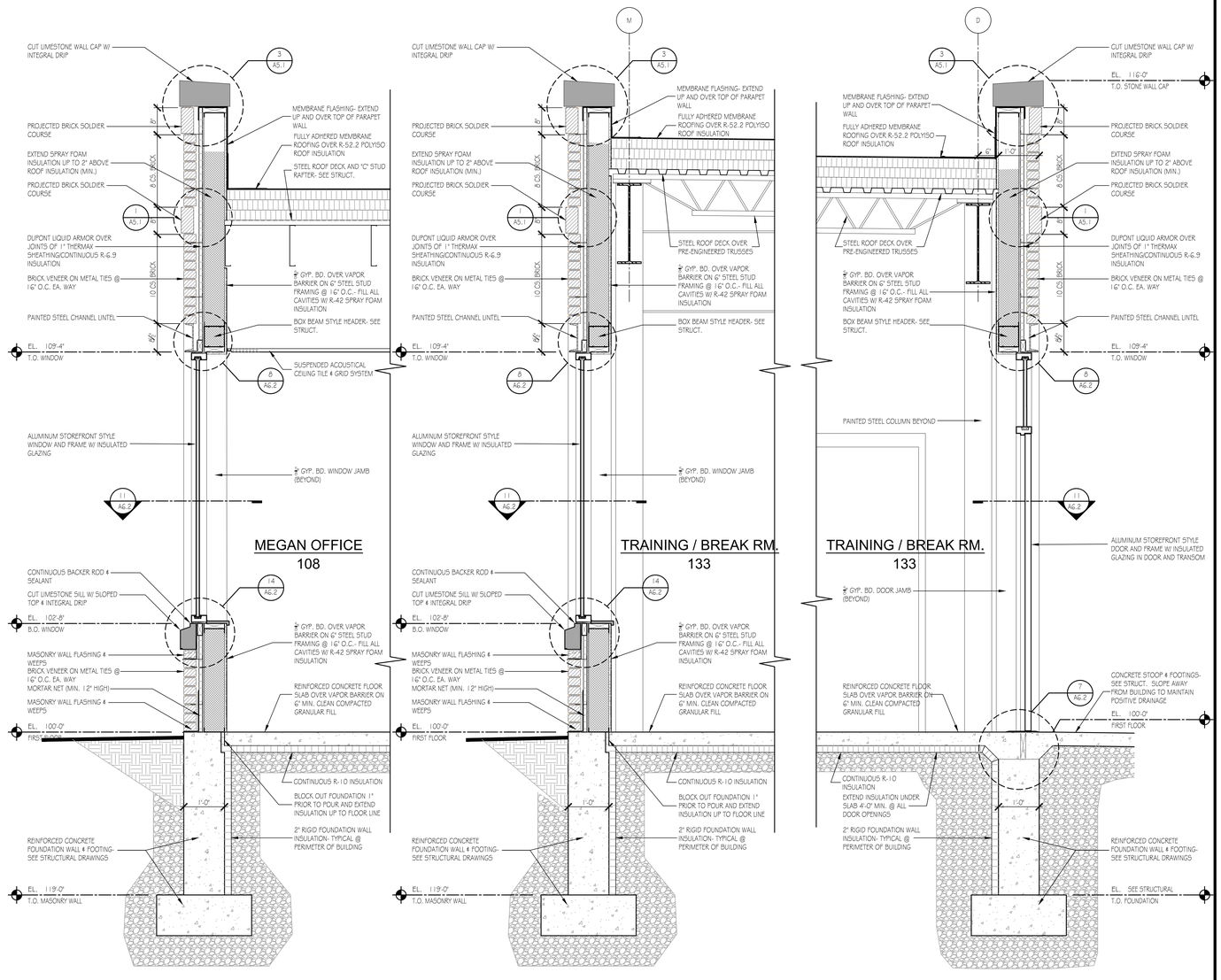
REVISION	DATE

DRAWING # A4.4



5 wall section
3/4"=1'-0"

4 wall section
3/4"=1'-0"



3 wall section
3/4"=1'-0"

2 wall section
3/4"=1'-0"

1 wall section
3/4"=1'-0"

blue design group, llc.
202 West Main, PO Box 357 Hortonville, WI 54944
(920) 572-BLUE www.bluedesigngroupllc.com

A New Office Building for:

ALC CORPORATION

2830 American Drive
Neenah, Wisconsin 54956

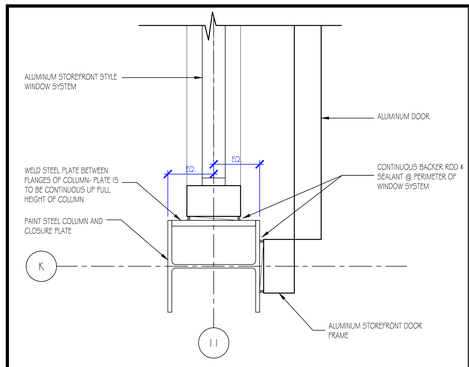
©COPYRIGHT BLUE DESIGN GROUP, LLC 2025. ALL RIGHTS RESERVED. THIS DESIGN AND THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF BLUE DESIGN GROUP, LLC. THESE DRAWINGS, IN PART OR IN WHOLE, ARE NOT TO BE REPRODUCED, CHANGED, COPIED OR ASSIGNED TO ANY THIRD PARTY IN ANY FORM OR MANNER WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION OF BLUE DESIGN GROUP, LLC.

PROJECT # 24-011

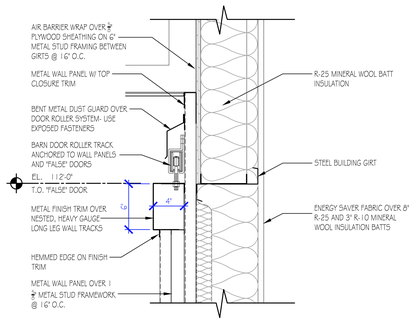
DATE 3-20-2026

REVISION	DATE

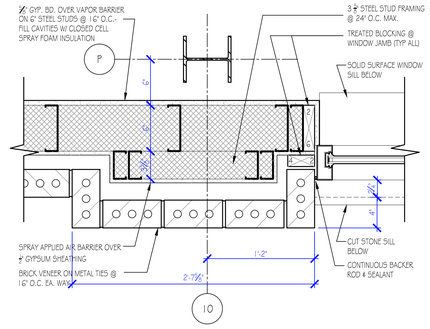
DRAWING # A4.5



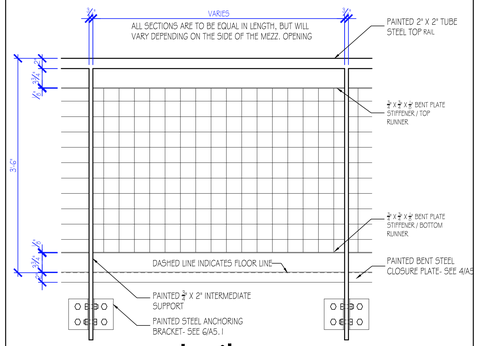
17 detail
3"=1'-0"



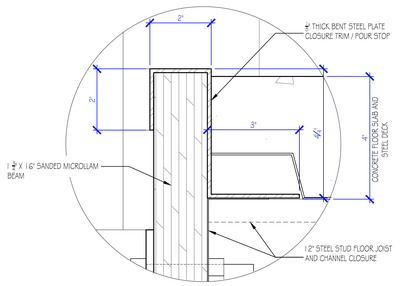
15 detail
1 1/2"=1'-0"



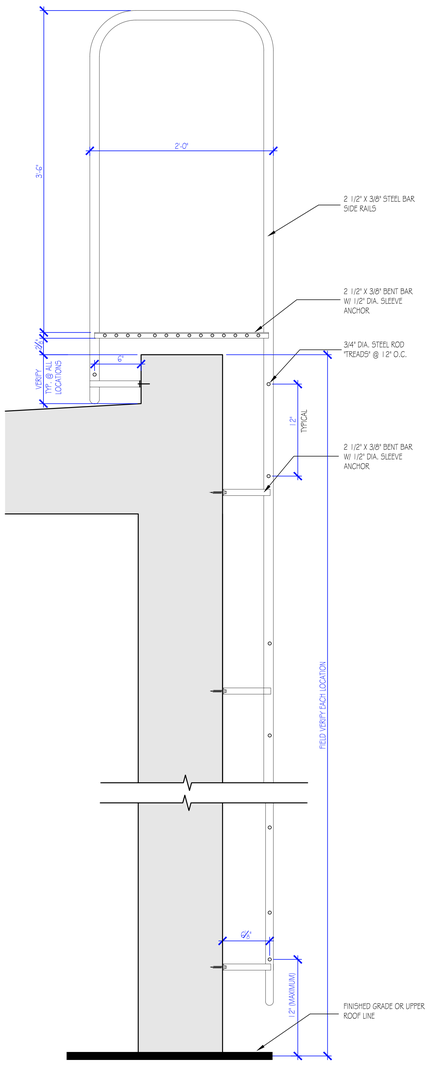
11 detail
1 1/2"=1'-0"



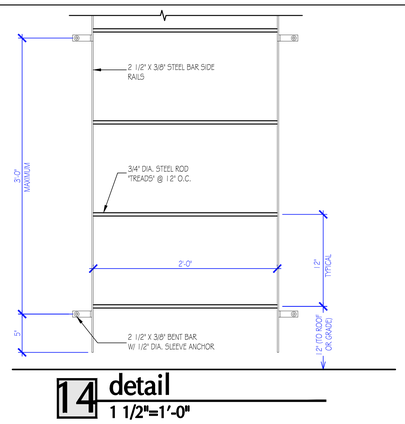
7 detail
1"=1'-0"



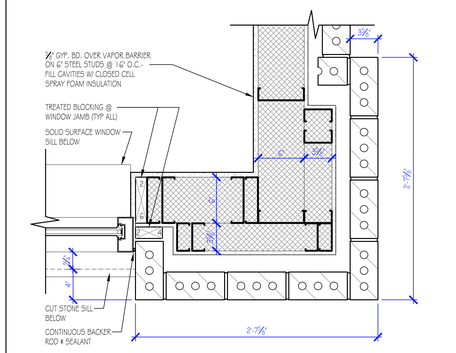
4 detail
6"=1'-0"



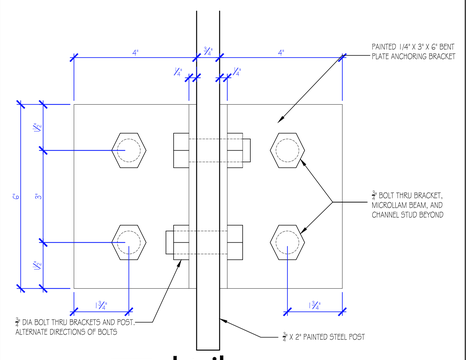
16 detail
1 1/2"=1'-0"



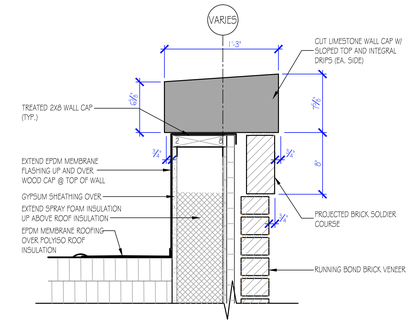
14 detail
1 1/2"=1'-0"



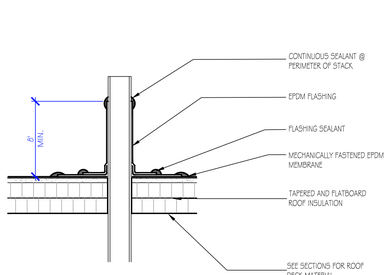
10 detail
1 1/2"=1'-0"



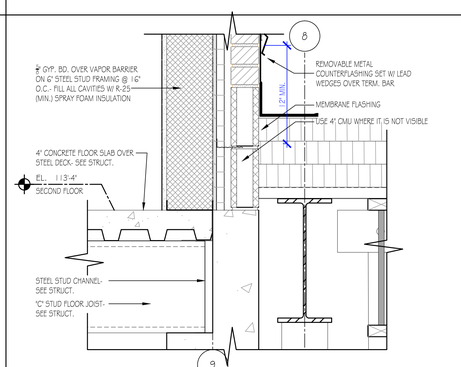
6 detail
6"=1'-0"



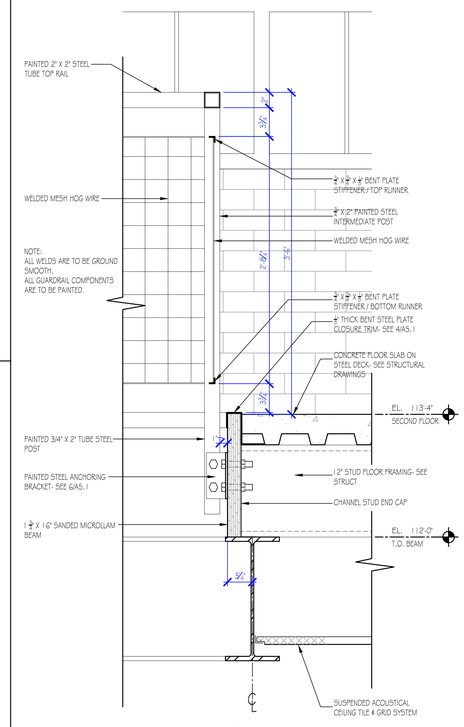
3 detail
1 1/2"=1'-0"



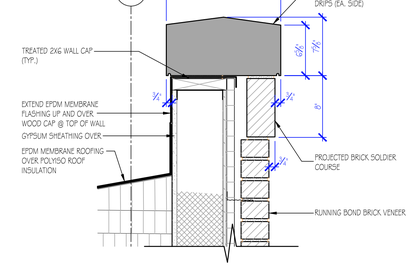
13 detail
1 1/2"=1'-0"



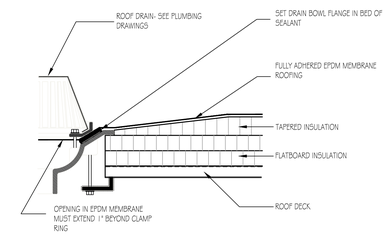
9 detail
1 1/2"=1'-0"



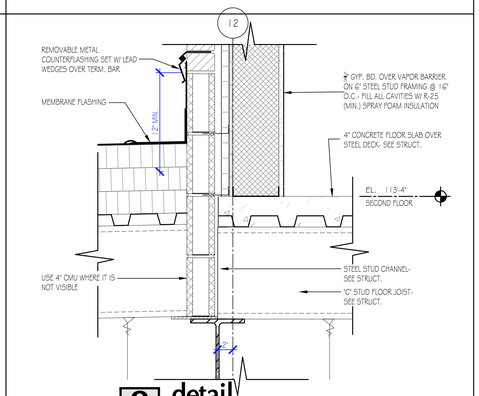
5 detail
1 1/2"=1'-0"



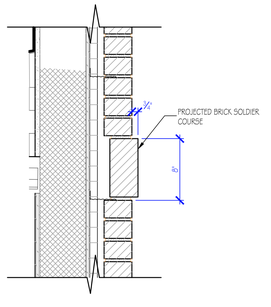
2 detail
1 1/2"=1'-0"



12 detail
1 1/2"=1'-0"



8 detail
1 1/2"=1'-0"



1 detail
1 1/2"=1'-0"

blue design group, llc.
202 West Main, PO Box 357 Hortonville, WI 54944
(920) 572-BLUE www.bluedesigngroupllc.com

A New Office Building for:

ALC CORPORATION

2830 American Drive
Neenah, Wisconsin 54956

ALC

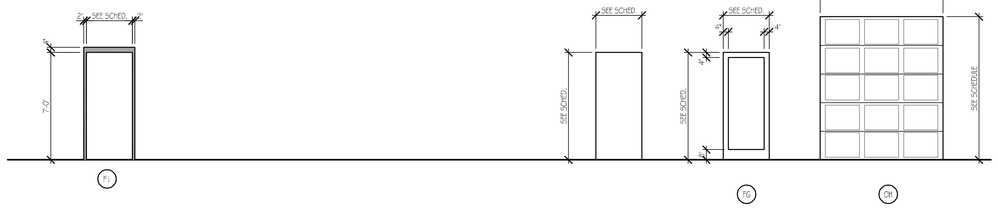
©COPYRIGHT BLUE DESIGN GROUP, LLC 2025, ALL RIGHTS RESERVED. THIS DESIGN AND THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF BLUE DESIGN GROUP, LLC. THESE DRAWINGS, IN PART OR IN WHOLE, ARE NOT TO BE REPRODUCED, CHANGED, COPIED OR ASSIGNED TO ANY THIRD PARTY IN ANY FORM OR MANNER WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION OF BLUE DESIGN GROUP, LLC.

PROJECT # 24-011

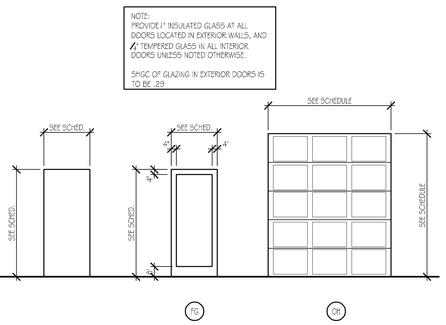
DATE 3-20-2026

REVISION	DATE

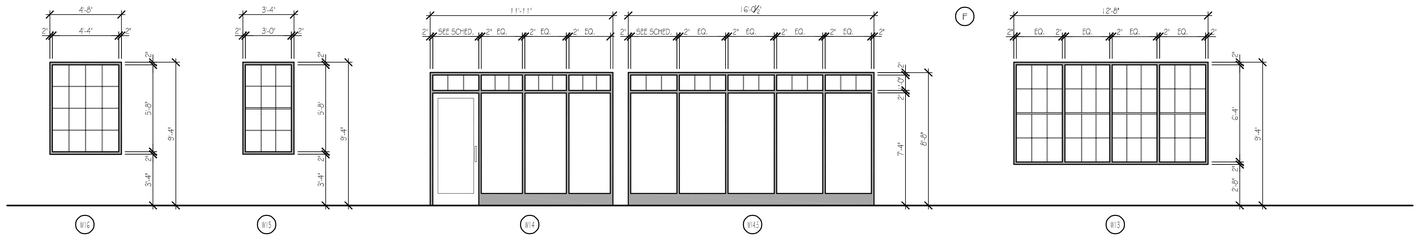
DRAWING # A5.1

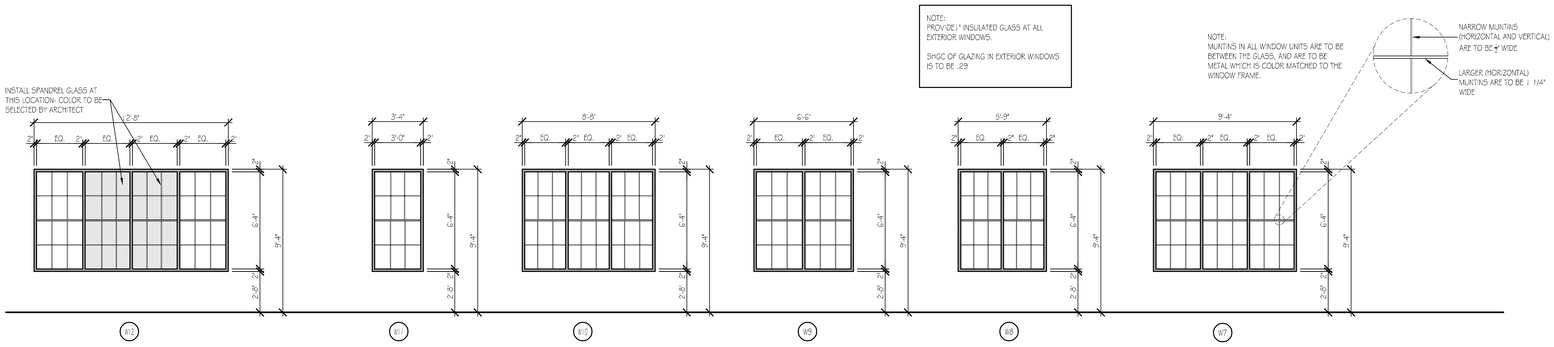


3 door frame elevations
1/4"=1'-0"



2 door elevations
1/4"=1'-0"





1 window elevations
1/4"=1'-0"

FIRST FLOOR DOOR SCHEDULE

NO.	DOOR				FRAME		DETAIL			HDWR GROUP	LABEL/ FIRE RATING	REMARKS
	WIDTH	HEIGHT	TYPE	MAT.	TYPE	MAT.	HEAD	JAMB	SILL			
100A	(2) 3'-0"	7'-4"	TG	AL	W1	AL	8/A6.2	9, 10/A6.2	7/A6.2			
100B	3'-0"	7'-4"	TG	AL	W2	AL	3/A6.2	4/A6.2	---			
106	3'-0"	7'-0"	F	WD	F1	HM	1/A6.2	2/A6.2	---			
107A	3'-0"	7'-0"	TG	AL	W2	AL	3/A6.2	4/A6.2	---			
107B	3'-0"	7'-0"	TG	AL	W2	AL	3/A6.2	4/A6.2	---			
108	3'-0"	7'-0"	F	WD	F1	HM	1/A6.2	2/A6.2	---			
109	3'-0"	7'-0"	F	WD	F1	HM	1/A6.2	2/A6.2	---			
110	3'-0"	7'-0"	F	WD	F1	HM	1/A6.2	2/A6.2	---			
112	3'-0"	7'-0"	F	WD	F1	HM	1/A6.2	2/A6.2	---			
113A	3'-0"	7'-4"	TG	AL	W2	AL	8/A6.2	10/A6.2	7/A6.2			
113B	3'-0"	7'-0"	TG	AL	W2	AL	3/A6.2	4/A6.2	---			
114	3'-0"	7'-0"	F	WD	F1	HM	1/A6.2	2/A6.2	---			
115	3'-0"	7'-0"	F	WD	F1	HM	1/A6.2	2/A6.2	---			
117	3'-0"	7'-0"	F	WD	F1	HM	1/A6.2	2/A6.2	---			
119	3'-0"	7'-0"	F	WD	F1	HM	1/A6.2	2/A6.2	---			
120	3'-0"	7'-0"	F	WD	F1	HM	1/A6.2	2/A6.2	---			
121	3'-0"	7'-0"	F	WD	F1	HM	1/A6.2	2/A6.2	---			
122	3'-0"	7'-0"	F	WD	F1	HM	1/A6.2	2/A6.2	---			
123	3'-4"	7'-0"	F	WD	F1	HM	1/A6.2	2/A6.2	---			
125	3'-0"	7'-0"	F	WD	F1	HM	1/A6.2	2/A6.2	---			NOTE #2
126	3'-0"	7'-0"	F	WD	F1	HM	1/A6.2	2/A6.2	---			NOTE #2
128	3'-0"	7'-0"	F	WD	F1	HM	1/A6.2	2/A6.2	---			NOTE #2
129	3'-0"	7'-0"	F	WD	F1	HM	1/A6.2	2/A6.2	---			NOTE #2
130	3'-0"	7'-0"	F	WD	F1	HM	1/A6.2	2/A6.2	---			NOTE #2
131	3'-0"	7'-0"	F	WD	F1	HM	1/A6.2	2/A6.2	---			
133A	3'-0"	7'-0"	F	WD	F1	HM	5/A6.2	6/A6.2	---			
133B	8'-0"	9'-4"	OH	AL	---	---	12/A6.2	13/A6.2	7/A6.2 SIM.			
133C	3'-0"	7'-0"	TG	AL	W3	AL	8/A6.2	10, 11/A6.2	7/A6.2			
133D	8'-0"	9'-4"	OH	AL	---	---	12/A6.2	13/A6.2	7/A6.2 SIM.			
133E	3'-0"	7'-0"	TG	AL	W4	AL	8/A6.2	11/A6.2	7/A6.2			
134A	3'-0"	7'-0"	F	HM	F1	HM	1/A6.2	2/A6.2	---			NOTE #1
134B	3'-0"	7'-0"	F	HM	F1	HM	---	---	---			
134C	12'-0"	14'-0"	OH	STL	---	---	---	---	---			
134D	12'-0"	14'-0"	OH	STL	---	---	---	---	---			
134E	3'-0"	7'-0"	F	HM	F1	HM	---	---	---			
135	3'-0"	7'-0"	F	WD	F1	HM	1/A6.2	2/A6.2	---			
136	3'-0"	7'-0"	F	WD	F1	HM	1/A6.2	2/A6.2	---			

SECOND FLOOR DOOR SCHEDULE

NO.	DOOR				FRAME		DETAIL			HDWR GROUP	LABEL/ FIRE RATING	REMARKS
	WIDTH	HEIGHT	TYPE	MAT.	TYPE	MAT.	HEAD	JAMB	SILL			
203	3'-0"	7'-0"	F	WD	F1	HM	1/A6.2	2/A6.2	---			
204	3'-0"	7'-0"	F	WD	F1	HM	1/A6.2	2/A6.2	---			
205	3'-0"	7'-0"	F	WD	F1	HM	1/A6.2	2/A6.2	---			
206	3'-0"	7'-0"	F	WD	F1	HM	1/A6.2	2/A6.2	---			
207	3'-0"	7'-0"	F	WD	F1	HM	1/A6.2	2/A6.2	---			
208	3'-0"	7'-0"	F	WD	F1	HM	1/A6.2	2/A6.2	---			
211	3'-0"	7'-0"	F	WD	F1	HM	1/A6.2	2/A6.2	---			
213	3'-0"	7'-0"	F	WD	F1	HM	1/A6.2	2/A6.2	---			
214	3'-0"	7'-0"	F	WD	F1	HM	1/A6.2	2/A6.2	---			
215	3'-0"	7'-0"	F	WD	F1	HM	1/A6.2	2/A6.2	---			NOTE #2
216	3'-0"	7'-0"	F	AL	F1	HM	1/A6.2	2/A6.2	---			NOTE #2
217	3'-0"	7'-0"	F	WD	F1	HM	1/A6.2	2/A6.2	---			NOTE #2
219	3'-0"	7'-0"	F	WD	F1	HM	1/A6.2	2/A6.2	---			
221A	3'-0"	7'-0"	FG	AL	W4	HM	3/A6.2	4/A6.2	---			
221B	3'-0"	7'-0"	FG	AL	W4	HM	3/A6.2	4/A6.2	---			

NOTES

NOTE #1
PROVIDE 4 INSTALL METAL CLOSURE TRIM @ EXPANSION JOINT

NOTE #2
PROVIDE 1" UNDERCUT ON THIS DOOR

ABBREVIATIONS

WD = WOOD
HM = HOLLOW METAL
AL = ALUMINUM
STL = STEEL
STL = STEEL
F = FLUSH
HG = HALF GLASS
DG = DOUBLE GLASS
NL = NARROW LITE
OHC = OVERHEAD COILING

UNLESS INDICATED OTHERWISE, ALL INTERIOR DOORS ARE TO BE FACTORY STAINED AND VARNISHED MAPLE. COLOR OF STAIN IS TO BE SELECTED/APPROVED BY OWNER.

ALL INTERIOR WOOD DOORS WITH LITES ARE TO HAVE WOOD STOPS. COUNTERSINK ALL NAILS AND FILL TO MATCH STAIN COLOR.

ALL INTERIOR HOLLOW METAL FRAMES ARE TO HAVE ½" BACKBEND FOR DRYWALL.

ALL HOLLOW METAL DOOR FRAMES ARE TO BE 16 GA.

EXTERIOR HOLLOW METAL DOORS ARE TO BE LEVEL 2 HEAVY DUTY, WITH GALVANEALED FINISH FOR FIELD PAINTING. CORE MATERIAL IS TO BE POLYSTYRENE.

ALL GLASS OVERHEAD DOORS ARE TO BE CLOPAY 'ARCHITECTURAL SERIES' #9041I DOORS WITH R-VALUE OF 3.8 AND U-FACTOR OF .73, INSULATED GLASS AND INSULATED CORES

ALUMINUM STOREFRONT WINDOW AND DOOR SYSTEM IS TO BE KAWNEER TRI-FAB VERSAGLAZE 451UT FRAMING SYSTEM.

SEE WINDOW ELEVATIONS FOR MUNTIN SIZES IN ALL WINDOW UNITS.

GLAZING IN ALL EXTERIOR WINDOW UNITS IS TO BE 1" AND IS TO HAVE A SHGC OF .29.

blue design group, llc.
202 West Main, PO Box 357 Hortonville, WI 54944
(920) 572-BLUE www.bluedesigngroupllc.com

A New Office Building for:
ALC CORPORATION
2830 American Drive
Neenah, Wisconsin 54956

ALC

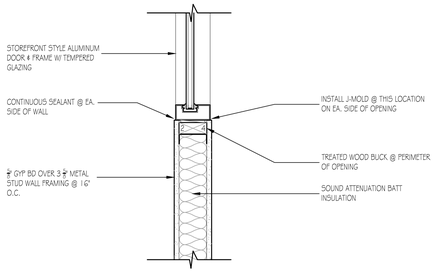
© COPYRIGHT BLUE DESIGN GROUP, LLC 2025, ALL RIGHTS RESERVED. THIS DESIGN AND THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF BLUE DESIGN GROUP, LLC. THESE DRAWINGS, IN PART OR IN WHOLE, ARE NOT TO BE REPRODUCED, CHANGED, COPIED OR ASSIGNED TO ANY THIRD PARTY IN ANY FORM OR MANNER WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION OF BLUE DESIGN GROUP, LLC.

PROJECT # 24-011

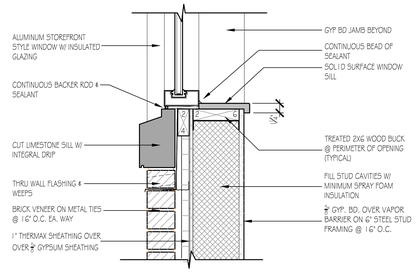
DATE 3-20-2026

REVISION	DATE

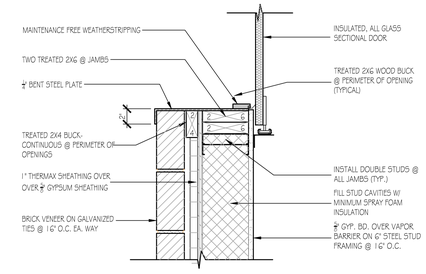
DRAWING # A6.1



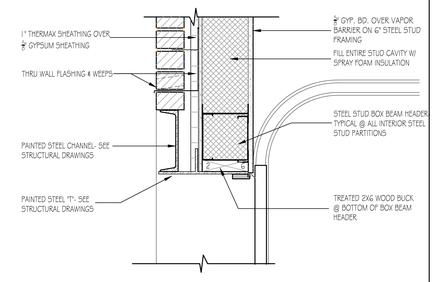
15 jamb detail
1 1/2"=1'-0"



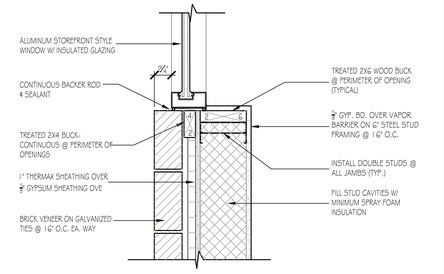
14 sill detail
1 1/2"=1'-0"



13 jamb detail
1 1/2"=1'-0"



12 head detail
1 1/2"=1'-0"



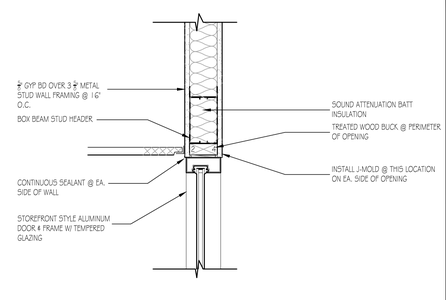
11 jamb detail
1 1/2"=1'-0"

10 jamb detail
1 1/2"=1'-0"

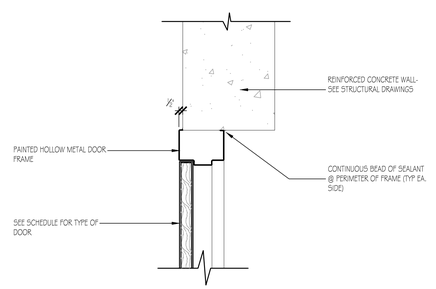
9 jamb detail
1 1/2"=1'-0"

8 head detail
1 1/2"=1'-0"

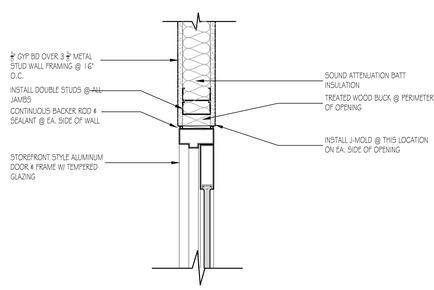
7 sill detail
1 1/2"=1'-0"



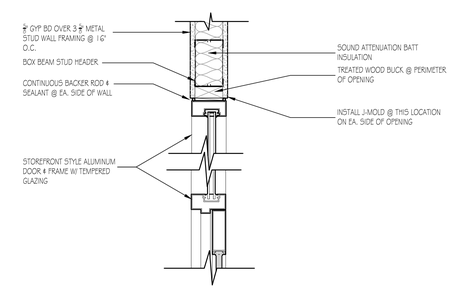
6 jambl detail
1 1/2"=1'-0"



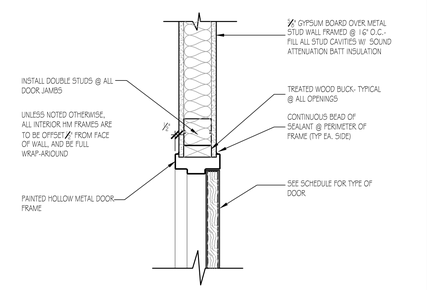
5 head detail
1 1/2"=1'-0"



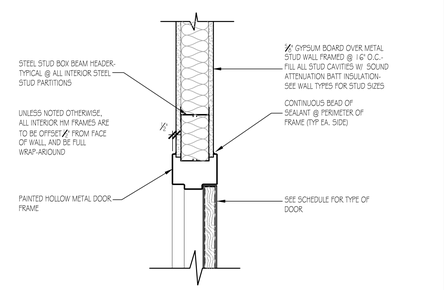
4 jamb detail
1 1/2"=1'-0"



3 head detail
1 1/2"=1'-0"



2 jamb detail
1 1/2"=1'-0"



1 head detail
1 1/2"=1'-0"

blue design group, llc.
202 West Main, PO Box 357 Hortonville, WI 54944
(920) 572-BLUE www.bluedesigngroupllc.com

A New Office Building for:

ALC CORPORATION

2830 American Drive
Neenah, Wisconsin 54956

ALC

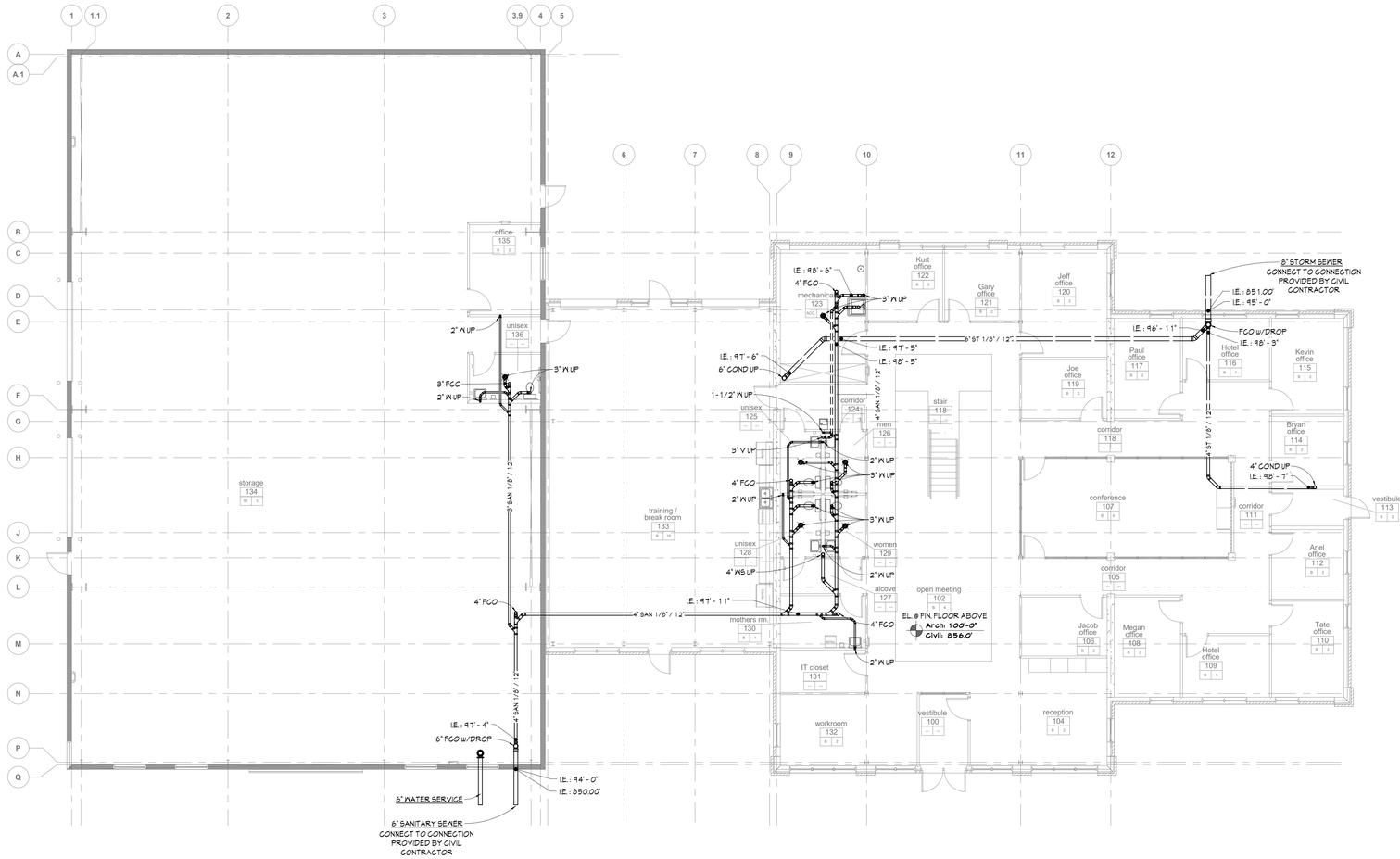
©COPYRIGHT BLUE DESIGN GROUP, LLC 2025, ALL RIGHTS RESERVED. THIS DESIGN AND THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF BLUE DESIGN GROUP, LLC. THESE DRAWINGS, IN PART OR IN WHOLE, ARE NOT TO BE REPRODUCED, CHANGED, COPIED OR ASSIGNED TO ANY THIRD PARTY IN ANY FORM OR MANNER WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION OF BLUE DESIGN GROUP, LLC.

PROJECT # 24-011

DATE 3-20-2026

REVISION	DATE

DRAWING # A6.2



1 below grade plan - plumbing

1/8" = 1'-0"

NORTH

KEY OF PLUMBING SYMBOLS

SYMBOLS	ABBR.	DESCRIPTION	SYMBOLS	ABBR.	DESCRIPTION
	SAN.S.	SANITARY SEWER OR DRAIN	DT	DTR.	DRAIN TILE RECEIVER WITH TRAP AND CLEANOUT
W	W.	SANITARY WASTE PIPING	DT	DTCO	DRAIN TILE CLEANOUT
STM	STM.S.	STORM SEWER OR DRAIN		C.C. / P.C.	CAPPED CONNECTION or PLUGGED CONNECTION
COND	COND.	CONDUCTOR PIPING		H.B.	HOSE BIBB
AW	A.W.	ACID WASTE PIPING		R.D.	ROOF DRAIN
GW	G.W.	GREASY WASTE PIPING		F.D.	FLOOR DRAIN
CL	CL.W.	CLEARWATER WASTE PIPING		H.D.	HUB DRAIN
DT	D.T.	DRAIN TILE		F.S.	FLOOR SINK
V	V.	VENT PIPING		EL.	FLOOR AND/OR GRADE ELEVATION
CL	CL.V.	CLEARWATER VENT	I.E.-0'-0"	I.E.	INVERT ELEVATION (ARCHITECTURAL DATUM)
AV	AV.	ACID VENT PIPING	I.E.-0.0'	I.E.	INVERT ELEVATION (ENGINEERING DATUM)
CW	CW.	COLD WATER PIPING		B.O.	FURNISHED BY-OTHERS (PLB. ROUGH-IN & CONN.)
S	CW.S.	SOFTENED COLD WATER PIPING	A123	RM.	ROOM NUMBERS
HW	HW.	HOT WATER PIPING		V.T.	VENT TERMINAL
CR	CR.	HOT WATER CIRCULATING RETURN PIPING		THERM.	THERMOMETER
G	G.	GAS PIPING		P.G.	PRESSURE GAUGE
A	A.	COMPRESSED AIR PIPING		W.H.A.	WATER HAMMER (SHOCK) ARRESTOR
NP	N.P.	NON-POTABLE WATER		SAWCUT	APPRX. AREA OF EXISTING FLOOR TO BE REMOVED
BL	BL.V.	BALL VALVE		UN.	UNION OR DIELECTRIC UNION
BF	BF.V.	BUTTERFLY VALVE		V.T.R.	VENT THROUGH ROOF
PRV	PRV	PRESSURE REGULATING VALVE		A.F.	ABOVE FLOOR
CK	CK.V.	CHECK VALVE		W.S.	WASTE STACK
BV	B.V.	BALANCING VALVE		V.S.	VENT STACK
CO FCO	CO/FCO	CLEANOUT or FLUSH CLEANOUT (AS NOTED)			

GENERAL NOTES

1. FIXTURES OR EQUIPMENT IDENTIFIED AS BEING 'BY-OWNER' OR 'BY-OTHERS' INDICATE SPECIFIC FIXTURES OR EQUIPMENT FURNISHED BY ANOTHER CONTRACTOR, VENDOR OR THE OWNER. THEIR NUMBER, KIND, APPROXIMATE SIZE AND POSITION OF OUTLETS ARE FOR THE USE OF ESTIMATING ONLY. THE EXACT DIMENSIONS FOR ROUGHING-IN AND CONNECTION LOCATION SHALL BE OBTAINED FROM THE MECHANICAL DRAWINGS FURNISHED BY THE EQUIPMENT CONTRACTOR OR OWNER.
2. SUPPLY PIPING IN CONTACT WITH EARTH, SHALL BE TYPE 'K' COPPER AND SHALL BE INSULATED WITH ARMAFLEX (3/4" THICK).
3. PROVIDE SHUT-OFF STOPS OR VALVES AT EACH FIXTURE AND PIECE OF EQUIPMENT.
4. ISOMETRIC DIAGRAMS SHOW THE KIND OF FIXTURE AND NOT THE SPECIFIC TYPE. REFER TO THE FLOOR PLANS FOR SPECIFIC TYPE.
5. PROVIDE WATER HAMMER (SHOCK) ARRESTORS WHERE REQUIRED BY CODE AND AT ALL QUICK CLOSING FIXTURES.
6. ALL PVC PIPING INSTALLED IN AIR PLENUMS SHALL BE CONTAINED IN A DRYWALL ENCLOSURE OR CODE APPROVED PLENUM WRAP.
7. ALL SLEEVES IN WALLS ADJACENT TO AIR PLENUMS SHALL BE CAULKED WITH THYCOL RUBBER SEAL AND MADE AIR-TIGHT.
8. PROVIDE FROST PROTECTION FOR SEWER AND WATER PIPING AS REQUIRED BY CODE.
9. STORM, SANITARY SEWER AND WATER SERVICE: WHERE SERVICE PASSES FROM AN UNDERGROUND SPACE TO AN UNEXCAVATED OR EXTERIOR SPACE PROVIDE LINK-SEAL, MODEL 'CS' WALL SLEEVE AND SEAL OPENING WITH LINK-SEAL, MODEL 'C'.
10. ISOMETRIC/3D DRAWINGS ARE DIAGRAMMATIC. INSTALLING CONTRACTOR IS REQUIRED TO INSTALL PROPER FITTINGS PER SPECIFICATIONS AND CODE REQUIREMENTS.

WISCONSIN
JASON R. SCHNELL
D-1894-P
WEST BEND, WIS.
DESIGNER

For Sheets P-1 to P-6 Only

PLUMBING SHEET INDEX

SHEET	DESCRIPTION
P-1	BELOW GRADE PLAN
P-2	FIRST & SECOND FLOOR PLANS
P-3	ROOF PLAN & DETAILS
P-4	ISOMETRICS
P-5	SCHEDULES & DETAILS
P-6	SPECIFICATIONS

blue design group, llc.
202 West Main, PO Box 357 Hortonville, WI 54944
Phone: (920) 841-BLUE Fax: (920)779-0521

10406 N. Bradley Road Mequon, WI 53092 Tel: 262.512.2501 Fax: 262.512.2502 info@lgdesg.com www.lgdesg.com
LGD & Associates
Lubenow Gobster Dominiak & Associates, Inc.
Plumbing & Fire Protection Consulting Engineers

A New Office Building for:
ALC CORPORATION
2830 American Drive
Neenah, Wisconsin 54956

ALC

© COPYRIGHT BLUE DESIGN GROUP, LLC 2026. ALL RIGHTS RESERVED. THIS DESIGN AND THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF BLUE DESIGN GROUP, LLC. THESE DRAWINGS, IN PART OR IN WHOLE, ARE NOT TO BE REPRODUCED, CHANGED, COPIED OR ASSIGNED TO ANY THIRD PARTY IN ANY FORM OR MANNER WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION OF BLUE DESIGN GROUP, LLC.

PROJECT # **24-011**

DATE **3-20-2026**

REVISION	DATE

DRAWING # **P-1**

© 2026 LUBENOW, GOBSTER, DOMINIAK & ASSOCIATES, INC.

TYPICAL FIXTURE CONNECTIONS

WATER CLOSET (WC-1 & WC-2) = 3" W & 1-1/4" CW

LAVATORY (L-1 & L-2) = 2" W - 1-1/2" V, 3/8" HW & 3/8" CW (PEX)

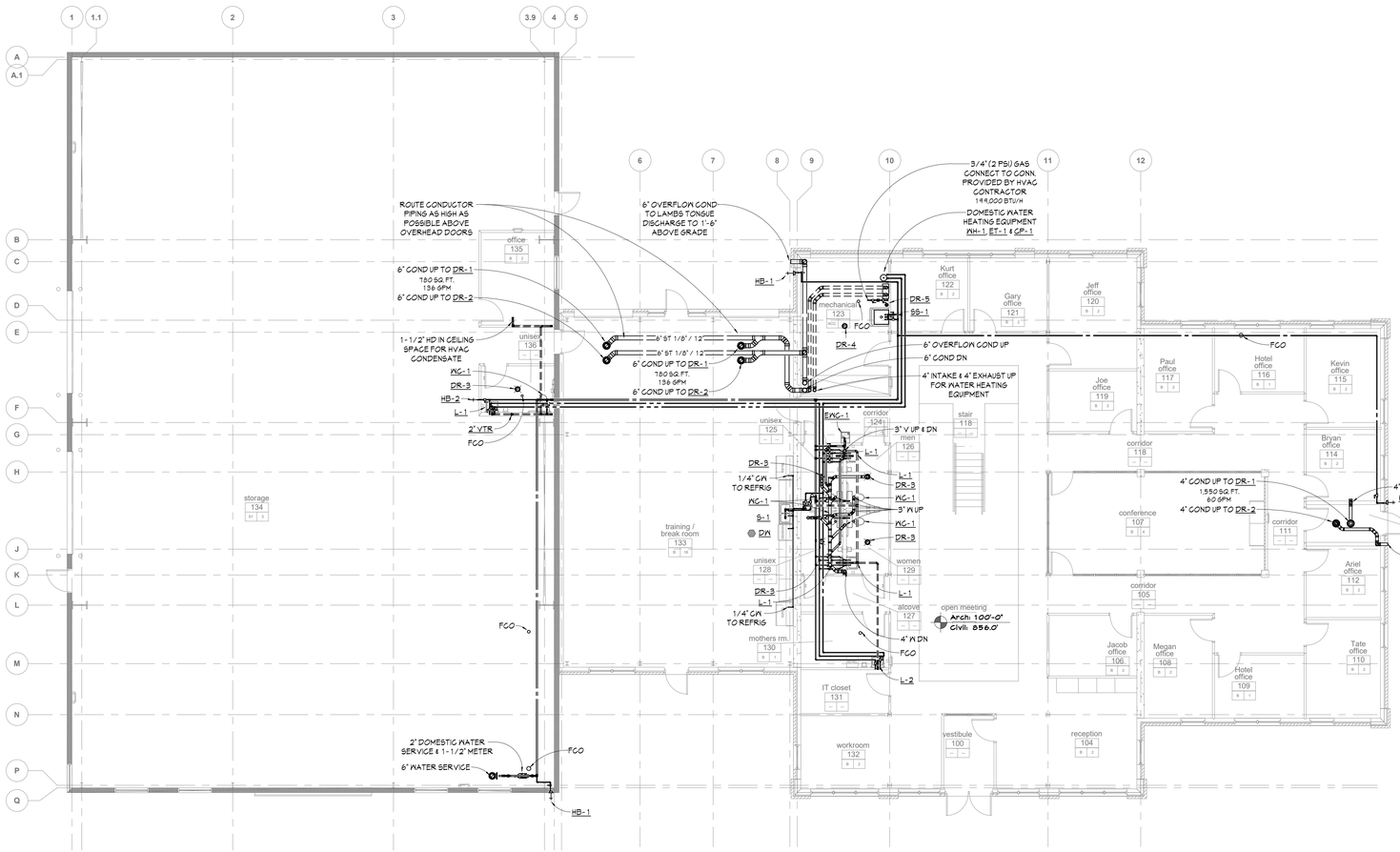
BREAKROOM SINK (S-1) = 2" W - 1-1/2" V, 1/2" HW & 1/2" CW

DISHWASHER (DW) = 1/2" HW w/SHOCK ARRESTORS

SERVICE SINK (SS-1) = 3" W, 3/4" HW & 3/4" CW

ELECTRIC WATER COOLER (EWC-1) = 2" W, 1-1/2" V & 1/2" CW

HOSE BIBB (HB-1 & 2) = 3/4" CW w/BFP



1 first floor plan - plumbing
1/8" = 1'-0"

NORTH

2 second floor plan - plumbing
1/8" = 1'-0"

NORTH

blue design group, llc.
202 West Main, PO Box 357 Hortonville, WI 54944
Phone: (920) 841-BLUE Fax: (920)779-0521

10406 N. Bradley Road Suite 100 Milwaukee, WI 53224 Tel: 262.512.2301 Fax: 262.512.2302 info@lgdeng.com www.lgdeng.com

Lubenow Gobster Dominiak & Associates, Inc.
Plumbing & Fire Protection Consulting Engineers

A New Office Building for:

ALC CORPORATION

2830 American Drive
Neenah, Wisconsin 54956

© COPYRIGHT BLUE DESIGN GROUP, LLC. 2026. ALL RIGHTS RESERVED. THIS DESIGN AND THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF BLUE DESIGN GROUP, LLC. THESE DRAWINGS, IN PART OR IN WHOLE, ARE NOT TO BE REPRODUCED, CHANGED, COPIED OR ASSIGNED TO ANY THIRD PARTY IN ANY FORM OR MANNER WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION OF BLUE DESIGN GROUP, LLC.

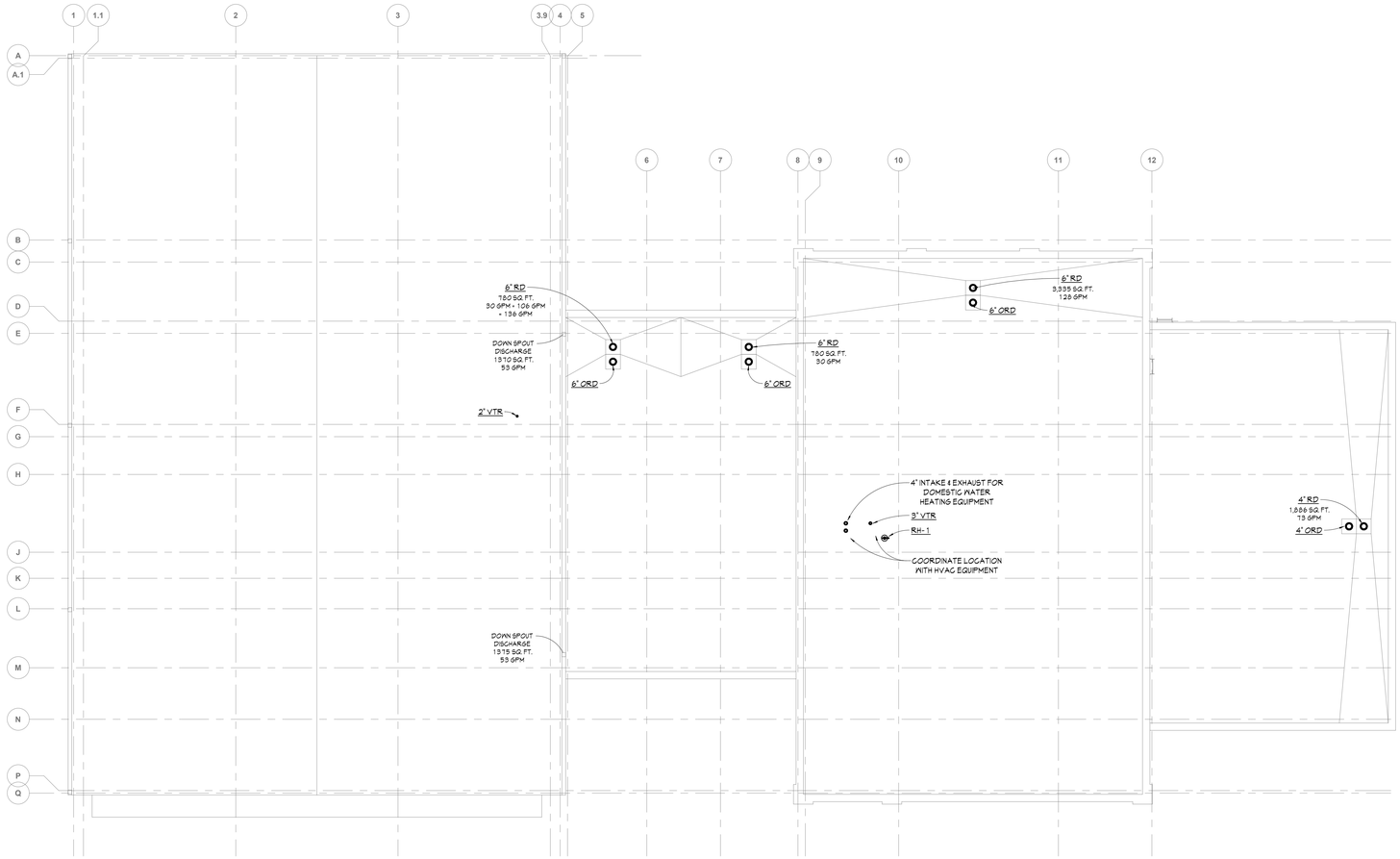
PROJECT # 24-011

DATE 3-20-2026

REVISION	DATE

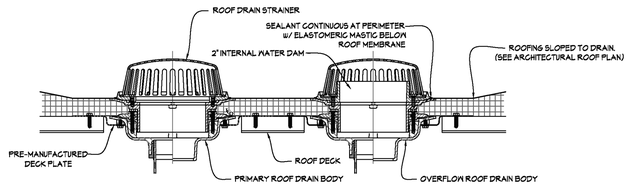
DRAWING # P-2

© 2026 LUBENOW, GOBSTER, DOMINIAK & ASSOCIATES, INC.

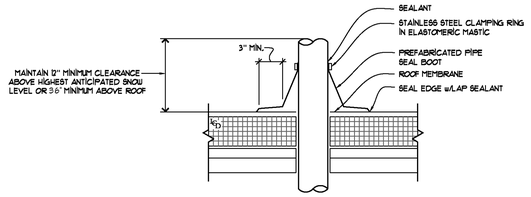


1 roof plan - plumbing
1/8" = 1'-0"

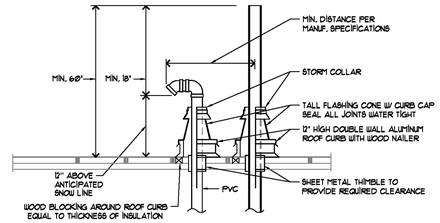
NORTH



2 primary and overflow roof drains
not to scale



3 pipe penetrations at roof
not to scale



4 water heater intake & exhaust
not to scale

blue design group, llc.
202 West Main, PO Box 357
Hortonville, WI 54944
Phone: (920) 841-BLUE
Fax: (920)779-0521

10406 N. Baehr Road
Mequon, WI 53092
Tel: 262.512.2501
Fax: 262.512.2502
info@lgdeng.com
www.lgdeng.com

LGD & Associates
Lubenow Gobster Dominiak & Associates, Inc.
Plumbing & Fire Protection Consulting Engineers

A New Office Building for:
ALC CORPORATION
2830 American Drive
Neenah, Wisconsin 54956

ALC

© COPYRIGHT BLUE DESIGN GROUP, LLC 2026. ALL RIGHTS RESERVED. THIS DESIGN AND THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF BLUE DESIGN GROUP, LLC. THESE DRAWINGS, IN PART OR IN WHOLE, ARE NOT TO BE REPRODUCED, CHANGED, COPIED OR ASSIGNED TO ANY THIRD PARTY IN ANY FORM OR MANNER WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION OF BLUE DESIGN GROUP, LLC.

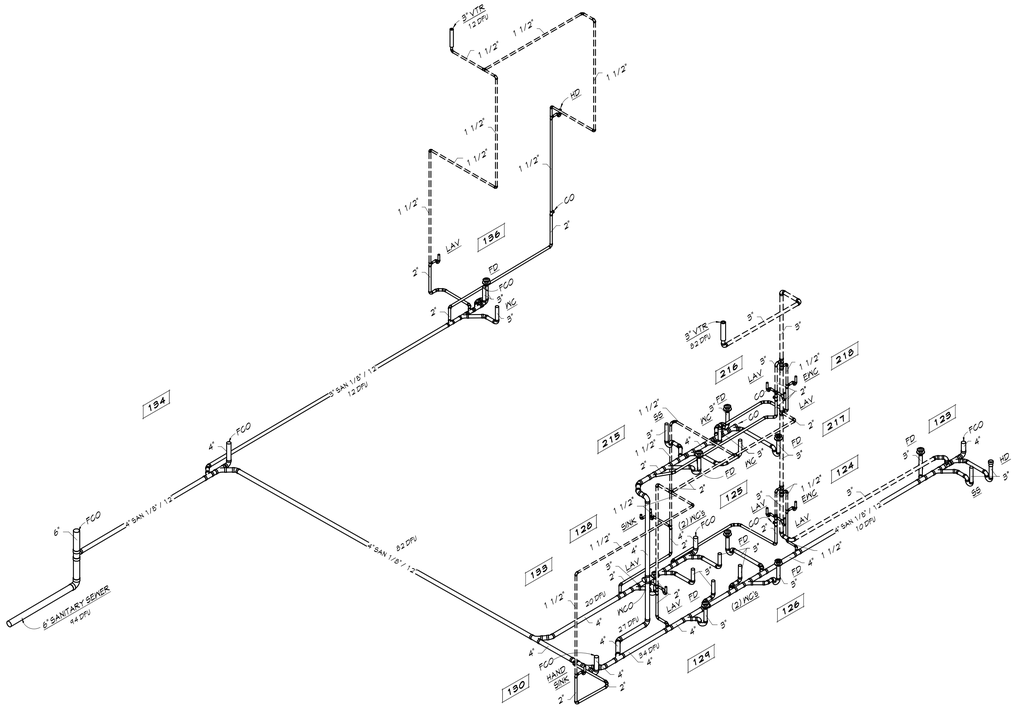
PROJECT # **24-011**

DATE **3-20-2026**

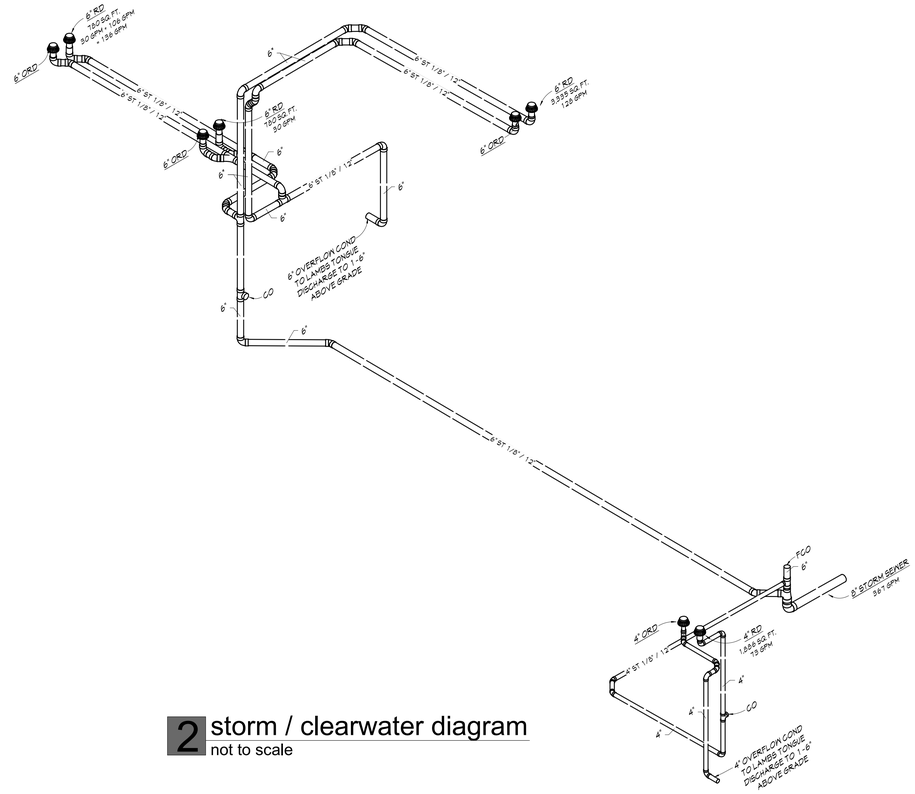
REVISION	DATE

DRAWING # **P-3**

© 2026 LUBENOW, GOBSTER, DOMINIAK & ASSOCIATES, INC.

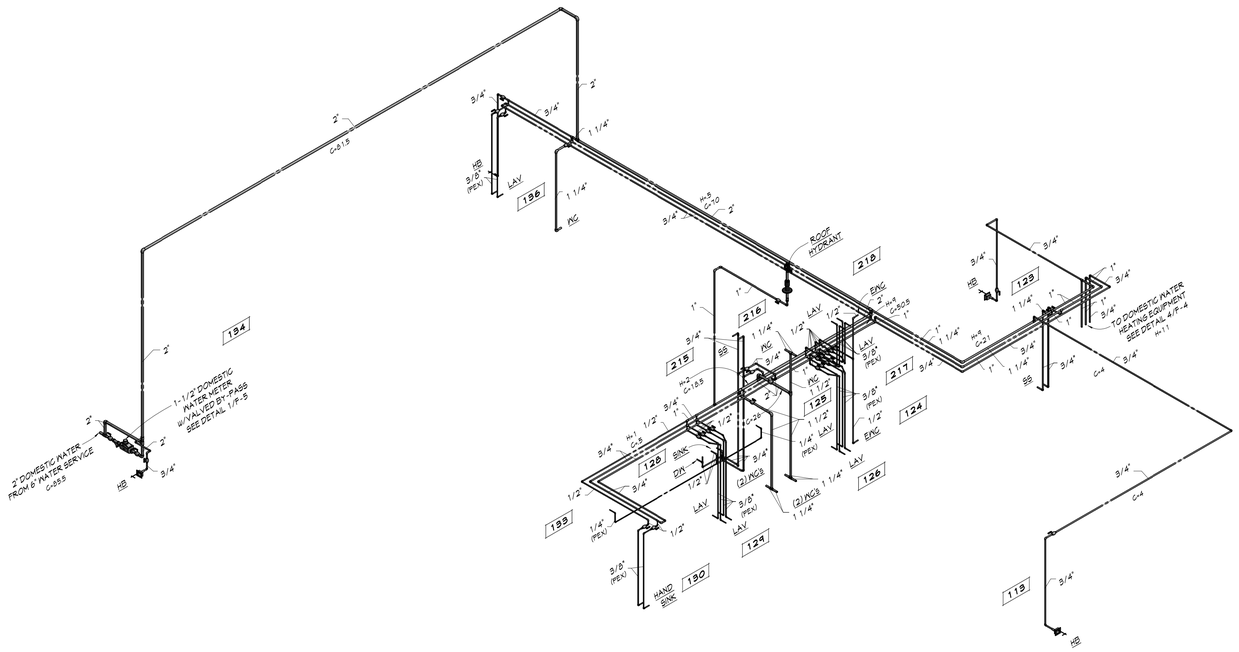


1 waste & vent diagram
not to scale

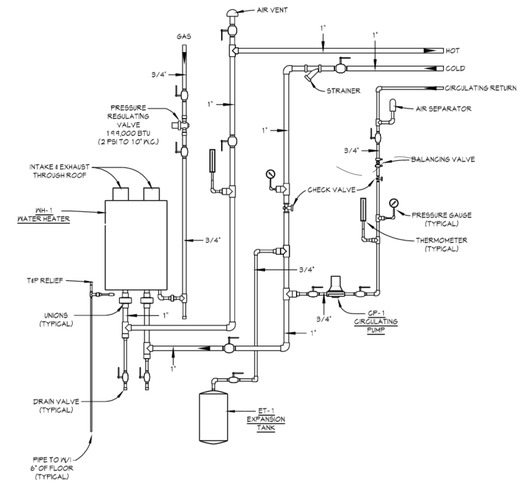


2 storm / clearwater diagram
not to scale

WATER SUPPLY CALCULATIONS				
FIXTURE UNITS:	NEW = 85.50		TOTAL =	64 GPM
MINIMUM WATER PRESSURE AT METER INLET			=	78 PSI
P.S.I. REQUIRED AT MOST REMOTE FLUSH VALVE OR FIXTURE			=	25 PSI
ELEVATION DIFFERENCE FROM METER TO HIGHEST FIXTURE:		16 x 0.434	=	7 PSI
TOTAL DEVELOPED LENGTH FROM METER AND MOST REMOTE FIXTURE:		205 x 1.500	=	308 FT
ADDED LOSSES:	WATER METER: = 4 PSI			
	WATER SOFTENER: = 0 PSI	78 - (25 + 7 + 4) / 308 X 100 = 13.7		
	RPBFP: = 0 PSI			
	TOTAL LOSS: = 4 PSI			
AVAILABLE PRESSURE LOSS PER 100' OF PIPING =		14 PSI		
REFER TO PLUMBING SPECIFICATIONS ON SHEET P-6 FOR APPROVED PIPING MATERIAL.				



3 supply riser diagram
not to scale



4 domestic water heating equipment detail
not to scale

blue design group, llc.
202 West Main, PO Box 357
Hortonville, WI 54944
Phone: (920) 841-BLUE
Fax: (920)779-0521

10406 N. Baehr Road
Mequon, WI 53092
Tel: 262.512.2301
Fax: 262.512.2302
info@lgdeng.com
www.lgdeng.com

Lubenow Gobster Dominiak & Associates, Inc.
Plumbing & Fire Protection Consulting Engineers

A New Office Building for:

ALC CORPORATION

2830 American Drive
Neenah, Wisconsin 54956

© COPYRIGHT BLUE DESIGN GROUP, LLC 2026. ALL RIGHTS RESERVED. THIS DESIGN AND THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF BLUE DESIGN GROUP, LLC. THESE DRAWINGS, IN PART OR IN WHOLE, ARE NOT TO BE REPRODUCED, CHANGED, COPIED OR ASSIGNED TO ANY THIRD PARTY IN ANY FORM OR MANNER WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION OF BLUE DESIGN GROUP, LLC.

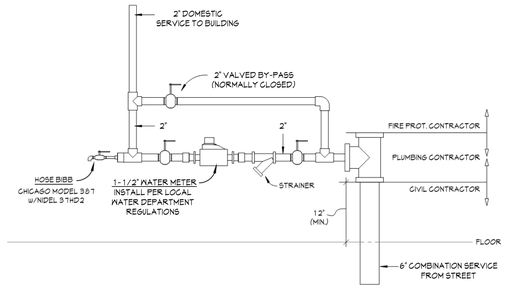
PROJECT #
24-011

DATE
3-20-2026

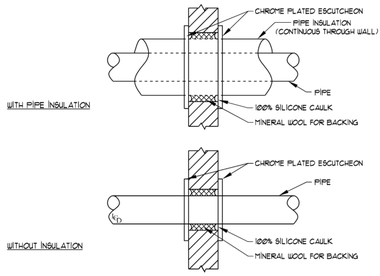
REVISION	DATE

DRAWING #
P-4

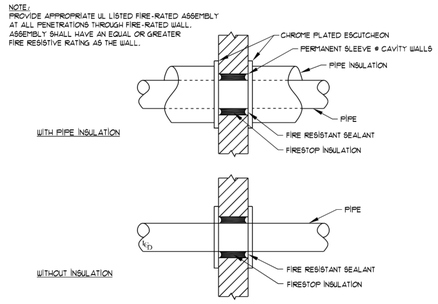
© 2026 LUBENOW, GOBSTER, DOMINIAK & ASSOCIATES, INC.



1 domestic water meter detail
not to scale



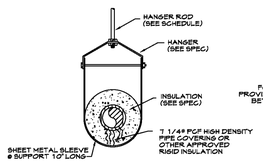
2 pipe penetrations at non-rated wall
not to scale



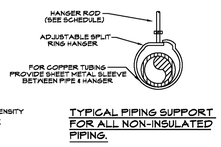
3 pipe penetrations at rated wall
not to scale

PIPE SUPPORT SCHEDULE						
PIPE SIZE (INCHES)	MAXIMUM SPACING (FEET) PVC	CPVC	COPPER	STEEL	CAST	HANGER ROD SIZE (INCHES)
1/2	2 1/2	2 1/2	6	9	-	3/8
3/4	2 1/2	2 1/2	6	6	-	3/8
1	2 1/2	2 1/2	6	7	-	3/8
1 1/4	3	3	6	8	-	3/8
1 1/2	3	3	10	9	5	3/8
2	3	3	10	10	5	3/8
2 1/2	3 1/2	3 1/2	10	11	5	3/8
3	3 1/2	3 1/2	10	12	5	3/8
4	4	4	10	12	5	1/2
5	4	4	10	12	5	1/2
6	4	4	10	12	5	1/2
8	4	4	10	12	5	1/2
10	4	4	10	12	5	1/2
12	4	4	10	12	5	5/8
14	4	4	-	6	-	5/8
15	-	-	-	6	5	5/8
16	4	4	-	-	-	5/8
18	4	-	-	6	-	5/8
20	4	-	-	-	-	5/8

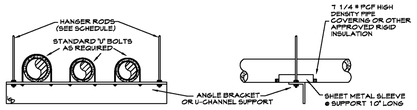
NOTES:
1. PIPING MATERIALS LISTED IN THIS SCHEDULE MAY NOT BE ACCEPTABLE FOR ALL APPLICATIONS. REFER TO SPECIFICATIONS SECTION 221005 FOR INTENDED AND APPROVED USAGE.
2. A HIGH DENSITY RIGID INSULATION SHALL BE USED AT ALL PIPE SUPPORTS AND HANGERS FOR COPPER AND CPVC TUBE SIZES 2" & LARGER AND FOR STEEL PIPE 1-1/2" & LARGER.



TYPICAL PIPING SUPPORT FOR ALL INSULATED PIPING.



TYPICAL PIPING SUPPORT FOR ALL NON-INSULATED PIPING.



TRAPEZE HANGER DETAIL

4 typical pipe support details
not to scale

DRAIN SCHEDULE			
SYMBOL	DRAIN TYPE/DESCRIPTION	MANUFACTURER	MODEL NO.
DR-1	ROOF DRAIN w/ POLY DOME	ZURN	Z-100-C-VP
DR-2	OVERFLOW ROOF DRAIN w/ POLY DOME	ZURN	Z-100-C-W2-VP
DR-3	FINISHED AREA FLOOR DRAIN	ZURN	ZN-415-B-VP
DR-4	UNFINISHED AREA FLOOR DRAIN	ZURN	ZB-550
DR-5	PIPE 2" ABOVE FINISHED FLOOR w/INCREASER ONE SIZE LARGER THAN PIPE SIZE SHOWN & INLINE TRAP SEALER	RECTORSEAL	SURESEAL
REFER TO PLUMBING SPECIFICATIONS ON SHEET P-6 FOR ADDITIONAL INFORMATION AND APPROVED EQUALS.			

PUMP SCHEDULE								
UNIT NO.	DESCRIPTION	LOCATION	MANUFACTURER	MODEL NO.	H.P.	RPM	VOLTS/ PHASE/ AMPS	REMARKS
CP-1	HOT WATER SYSTEM CIRC.	MECH. 123	GRUNDFOS	UPS15-35SFC	1/7	VARIES	115V/1/1.7	1
REFER TO PLUMBING SPECIFICATIONS ON SHEET P-6 FOR ADDITIONAL INFORMATION AND APPROVED EQUALS LISTING.								

1: PUMP TO BE ALL STAINLESS STEEL OR BRONZE CONSTRUCTION.

EXPANSION TANK SCHEDULE										
UNIT NO.	DESCRIPTION	LOCATION	MANUFACTURER & MODEL NO.	TANK VOLUME (GALS)	ACCEPT. VOLUME (GALS)	SYSTEM CONN.	FLUID	MAX. OPER. PRESS.	DIMENSIONS DIA.	DIMENSIONS HGT.	REMARKS
ET-1	DOM. HOT WATER SYSTEM	MECH. 123	AMTROL-12C-DD	6.4	3.2	3/4"	WATER	150 PSIG	12"	18"	
REFER TO PLUMBING SPECIFICATIONS ON SHEET P-6 FOR ADDITIONAL INFORMATION AND APPROVED EQUALS LISTING.											

DOMESTIC WATER HEATER SCHEDULE													
UNIT NO.	SYSTEM SERVED	LOCATION	MANUFACTURER	MODEL NO.	GAS INPUT (BTUH)	GPH (@ 80°F Δt)	STOR. (GAL.)	GAS CONN. SIZE	INTAKE PIPE SIZE	EXHAUST PIPE SIZE	VOLTS	PHASE	AMPS	REMARKS
WH-1	DOM. WATER	MECH. 123	TAKAGI	TCT-199I-N	199,000	4.7	N/A	3/4"	3"	3"	120	1	1.48	1
REFER TO PLUMBING SPECIFICATIONS ON SHEET P-6 FOR ADDITIONAL INFORMATION AND APPROVED EQUALS LISTING.														

1: NATURAL GAS INDOOR CONDENSING INSTANTANEOUS UNIT

PLUMBING FIXTURE SCHEDULE						
SYMBOL	FIXTURE TYPE	MANUFACTURER	MODEL NAME/NO.	DESCRIPTION	ACCESSORIES	
WC-1	WATER CLOSET	KOHLER	HIGHCLIFF ULTRA K-96057-SS	FLOOR SET BOTTOM OUTLET WHITE VITREOUS CHINA SIPHON JET WATER CLOSET WITH ELONGATED BOWL, 1-1/2" TOP SPUD, 2-1/8" PASSAGEWAY AND 1.6 GAL/FLUSH FLUSHOMETER. INSTALL PER ADA REQUIREMENTS.	FLUSH VALVE:	SLOAN GEM-2 111-1.6-XL-CP (1.6 GPF)
					SEAT:	BEMIS 2155SSCT WHITE SOLID PLASTIC OPEN FRONT
L-1	LAVATORY	KOHLER	SOHO K-2053-N-0	WALL MOUNT WHITE VITREOUS CHINA LAVATORY DRILLED FOR CONCEALED ARM CARRIER WITH 8-INCH WIDESPREAD FAUCET OPENING. INSTALL PER ADA REQUIREMENTS.	FAUCET:	KOHLER CASTIA K-35908-4-BL (MATTE BLACK) w/WIDESPREAD LEVER HANDLES
					DRAIN:	MCGUIRE 155WC OFFSET w/ PERFORATED STRAINER AND 1-1/4" TAILPIECE
					TRAP:	MCGUIRE 8872C 1-1/4" X 1-1/2" 17 GA. CAST BRASS TRAP AND TUBULAR WALL BEND. WITH C.O. PLUG
					SUPPLIES:	MCGUIRE LF2165CCLK
					CARRIER:	ZURN FLOOR MOUNTED CONCEALED ARM.
					LAV SHIELD	TRUEBRO LAV SHIELD 2018-KO-S (FOR KOHLER SOHO)
L-2	LAVATORY	KOHLER	SOHO K-2053-N-0	WALL MOUNT WHITE VITREOUS CHINA LAVATORY DRILLED FOR CONCEALED ARM CARRIER WITH 8-INCH WIDESPREAD FAUCET OPENING. INSTALL PER ADA REQUIREMENTS.	FAUCET:	KOHLER PURIST K-14406-04-BL (MATTE BLACK) w/WIDESPREAD LEVER HANDLES
					DRAIN:	MCGUIRE 155WC OFFSET w/ PERFORATED STRAINER AND 1-1/4" TAILPIECE
					TRAP:	MCGUIRE 8872C 1-1/4" X 1-1/2" 17 GA. CAST BRASS TRAP AND TUBULAR WALL BEND. WITH C.O. PLUG
					SUPPLIES:	MCGUIRE LF2165CCLK
					CARRIER:	ZURN FLOOR MOUNTED CONCEALED ARM.
					LAV SHIELD	TRUEBRO LAV SHIELD 2018-KO-S (FOR KOHLER SOHO)
S-1	SINK	KOHLER	WHITEHAVEN K-6427	UNDER COUNTER MOUNTED, ENAMELED CAST IRON, DOUBLE COMPARTMENT SINK. COLOR TO BE WHITE. INSTALL PER ADA REQUIREMENTS.	FAUCET:	KOHLER PURIST K-7506-BL (MATTE BLACK) PULL-OUT SPOUT w/ SINGLE LEVER HANDLE
					DRAIN:	ELKAY LK-35 DRAIN WITH BASKET STRAINER
					TRAP:	MCGUIRE 8912C 1-1/2" X 1-1/2" 17 GA. CAST BRASS TRAP AND TUBULAR WALL BEND.
					DISPOSER:	IN-SINK-ERATOR BADGER 5 1/2 HP
					AIR GAP:	SIOUX CHIEF 249A.
					SUPPLIES:	MCGUIRE LF2167CC
SS-1	MOP BASIN	MUSTEE	63M	FLOOR MOUNTED MOLDED POLYESTER RESIN AND STONE MOP BASIN, 24 INCH X 24 INCH WITH 3 INCH DRAIN, STAINLESS STEEL STRAINER AND VINYL BUMPER GUARDS.	FAUCET:	CHICAGO FAUCETS 782-ISCP WALL MOUNTED CONCEALED FITTING w/ INTEGRAL SERVICE STOPS.
					BFP:	NIDEL 37HD2-CH (ASSE 1052) w/ CHROME FINISH
					HOSE:	MUSTEE 65.700 WITH 65.600 MOP HANGER, 63.401 BUMPER GUARDS, AND 67.2424 WALL GUARDS
EWC-1	ELECTRIC WATER COOLER	ELKAY	LZSTL8WSSP-W1	FLEXI-GUARD® STREAMSAVER, WALL MOUNTED, BI-LEVEL BARRIER FREE ELECTRIC WATER COOLER W/ BOTTLE FILLER. 50 DEGREE DRINKING WATER, 370 WATTS, 115V/60HZ/1PH. SS COLOR IS STD FURNISHED. INSTALL PER ADA AND ANSI REQUIREMENTS.	APRON:	ELKAY LKAPREZL
					TRAP:	1-1/4" X 1-1/4" SCHEDULE 40 PVC TRAP
					STOP:	MCGUIRE LFST16LK 1/2 INCH SUPPLY STOP WITH LOOSE KEY
					CARRIER:	ZURN Z1225-BL
HB-1	HOSE BIBB	WOODFORD	MODEL 30 (CH)	FREEZE-PROOF AUTOMATIC DRAINING WALL HYDRANT, 3/4" INLET, 3/4" HOSE THREAD ASSE 1052 BACKFLOW PREVENTER OUTLET, BRASS COMPONENTS, OVAL METAL HANDLE.		
HB-2	HOSE BIBB	CHICAGO FAUCET	387-XKCP	INSIDE SILL FITTING W/ 3/4" INLET & 3/4" HOSE THREAD OUTLET.	BFP:	NIDEL 37HD2-CH (ASSE 1052) w/ CHROME FINISH
RH-1	ROOF HYDRANT	WOODFORD	SRH-MS	FREEZELESS ROOF HYDRANT WITH ASSE 1052 DOUBLE CHECK BACKFLOW PREVENTER. PROVIDE MOUNTING SYSTEM WITH HYDRANT SUPPORT, UNDER DECK FLANGE & SEALS.	BFP:	NIDEL 37HD2-CH (ASSE 1052) w/ CHROME FINISH
REFER TO PLUMBING SPECIFICATIONS ON SHEET P-6 FOR ADDITIONAL INFORMATION AND APPROVED EQUALS LISTING.						

blue design group, llc.
202 West Main, PO Box 357 Hortonville, WI 54944
Phone: (920) 841-BLUE Fax: (920)779-0521

10406 N. Baehr Road Mequon, WI 53092 Tel: 262.512.1901 Fax: 262.512.1902 info@lgdeng.com www.lgdeng.com
Lubenow Gobster Dominiak & Associates, Inc.
Plumbing & Fire Protection Consulting Engineers

A New Office Building for:
ALC CORPORATION
2830 American Drive
Neenah, Wisconsin 54956

© COPYRIGHT BLUE DESIGN GROUP, LLC 2026. ALL RIGHTS RESERVED. THIS DESIGN AND THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF BLUE DESIGN GROUP, LLC. THESE DRAWINGS, IN PART OR IN WHOLE, ARE NOT TO BE REPRODUCED, CHANGED, COPIED OR ASSIGNED TO ANY THIRD PARTY IN ANY FORM OR MANNER WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION OF BLUE DESIGN GROUP, LLC.

PROJECT # **24-011**

DATE **3-20-2026**

REVISION	DATE

DRAWING # **P-5**

© 2026 LUBENOW, GOBSTER, DOMINIAK & ASSOCIATES, INC.

PLUMBING SPECIFICATIONS:

SCOPE

A. DRAWINGS AND GENERAL PROVISIONS OF CONTRACT, INCLUDING GENERAL AND SUPPLEMENTARY CONDITIONS AND DIVISION 1 SPECIFICATIONS SECTIONS, APPLY TO WORK UNDER THIS SECTION.

GENERAL

A. IN GENERAL, PLUMBING WORK IS INTENDED TO PROVIDE FOR FINISHED AND COMPLETE PLUMBING SYSTEM AS SHOWN SPECIFIED OR REQUIRED.
B.OBTAIN AT SITE INFORMATION ON CONDITIONS AFFECTING WORK. CHECK FLOW LINES AND LOCATION OF PROPOSED PIPING BEFORE PROCEEDING WITH WORK. OBTAIN COMPLETE INFORMATION AS TO DETAILS OF THE BUILDING CONSTRUCTION, PIPE AND EQUIPMENT LAYOUT, IN ORDER TO INSTALL SYSTEM TO CLEAR ARCHITECTURAL, STRUCTURAL, PIPING AND WORK OF OTHER TRADES. SEE THE GENERAL REQUIREMENTS FOR ACCESSIBILITY AND STORAGE SPACE.
C.IN EVENT DRAWING AND SPECIFICATIONS ARE NOT IN FULL ACCORD WITH CODES AND EQUIPMENT, AND ANY CHANGES, ALTERATIONS, ADDITIONS, DEDUCTIONS ARE NECESSARY TO SIZE OF EQUIPMENT, PIPE SIZES, ETC. OR LAYOUT, CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER IMMEDIATELY IN WRITING AND AWAIT HIS DECISION. ANY EXCEPTIONS MUST BE SUBMITTED TEN DAYS PRIOR TO BID DUE DATE. AFTER BIDS ARE ACCEPTED BY THE OWNER, IT SHALL BE UNDERSTOOD THAT THIS CONTRACTOR HAS STUDIED THE DRAWINGS, SPECIFICATIONS, JOB SITE AND NO FURTHER EXCEPTIONS WILL BE TAKEN AFFECTING CONTRACT AMOUNT DUE TO HIS FAILURE TO COMPLY HEREWITH.
D. THE PLUMBING CONTRACTOR SHALL EXAMINE LOCATION CAREFULLY AND VERIFY ALL MEASUREMENTS, DISTANCES, LEVELS, ETC. BEFORE STARTING WORK. WHEREVER THE LOCATION OF PIPING OR EQUIPMENT IS GOVERNED BY ARCHITECTURAL FEATURES, THIS CONTRACTOR SHALL ESTABLISH THEIR LOCATION BY REFERRING TO THE ARCHITECTURAL DRAWINGS. HE WILL NOT SCALE THE DRAWINGS FOR EXACT DIMENSIONS.
E.COMPLY WITH ALL STATE AND LOCAL CODES, LAWS, AND REGULATIONS. SECURE PERMITS AND LICENSES APPLICABLE TO THIS CONTRACT. PAY PERMIT FEES, POST BONDS INCIDENTAL THERETO. SEE THE GENERAL AND SUPPLEMENTARY CONDITIONS.
F. ALL PRODUCTS AND MATERIALS USED ARE TO BE NEW, UNDAMAGED, CLEAN AND IN GOOD CONDITION. EXISTING PRODUCTS AND MATERIALS ARE NOT TO BE REUSED UNLESS SPECIFICALLY INDICATED.
G. ALL MATERIALS AND EQUIPMENT TO BE INSTALLED AS PER MANUFACTURER'S REQUIREMENTS AND RECOMMENDATIONS.
H. SUBSTITUTED EQUIPMENT WHICH REQUIRES ADDITIONAL COST BY OTHER TRADES FOR THEIR APPLICATION, SHALL HAVE SUCH COSTS BORNE BY THE CONTRACTOR FURNISHING SAID EQUIPMENT.
I. WHERE APPROVED SUBSTITUTES ARE USED, THE CONTRACTOR ASSUMES RESPONSIBILITY FOR PHYSICAL DIMENSIONS AND OTHER RESULTING CHANGES. THIS RESPONSIBILITY EXTENDS TO INCLUDE EXTRA WORK REQUIRED BY OTHER TRADES AS A RESULT OF THE SUBSTITUTION.
J. DO NOT ROUTE PIPING THROUGH TRANSFORMER VAULTS OR ABOVE TRANSFORMERS, ELECTRIC ROOMS, COMPUTER ROOMS, PANEL BOARDS, OR SWITCHBOARDS, INCLUDING THE REQUIRED SERVICE SPACE FOR THIS EQUIPMENT, UNLESS THE PIPING IS SERVING THIS EQUIPMENT. INSTALL DRIP PANS UNDER PIPING THAT MUST BE ROUTED THROUGH THESE SPACES.

SUBMITTALS

A. NOT MORE THAN TWO WEEKS AFTER AWARD OF CONTRACT BUT BEFORE ANY SHOP DRAWINGS ARE SUBMITTED, CONTRACTOR TO SUBMIT THE FOLLOWING PLUMBING SYSTEM DATA SHEET. LIST PIPING MATERIAL TYPE FOR EACH PIPING SERVICE ON THE PROJECT, ASTM NUMBER, SCHEDULE OR PRESSURE CLASS, JOINT TYPE, MANUFACTURER AND MODEL NUMBER WHERE APPROPRIATE. LIST VALVES AND SPECIALITIES FOR EACH PIPING SERVICE, FIXTURE AND EQUIPMENT WITH MANUFACTURER AND MODEL NUMBER. THE APPROVED PLUMBING SYSTEM DATA SHEET(S) WILL BE MADE AVAILABLE TO THE OWNER'S PROJECT REPRESENTATIVE FOR THEIR USE ON THIS PROJECT.
B.SHOP DRAWING SUBMITTALS ARE TO BE BOUND, LABELED, CONTAIN THE PROJECT MANUAL COVER PAGE AND A MATERIAL INDEX LIST PAGE SHOWING ITEM DESIGNATION, MANUFACTURER AND ADDITIONAL ITEMS SUPPLIED WITH THE INSTALLATION. SUBMIT FOR ALL EQUIPMENT AND SYSTEMS AS INDICATED IN THE RESPECTIVE SPECIFICATION SECTIONS, MARKING EACH SUBMITTAL WITH THAT SPECIFICATION SECTION NUMBER. MARK GENERAL CATALOG SHEETS AND DRAWINGS TO INDICATE SPECIFIC ITEMS BEING SUBMITTED AND PROPER IDENTIFICATION OF EQUIPMENT BY NAME AND/OR NUMBER, AS INDICATED IN THE CONTRACT DOCUMENTS. INCLUDE WIRING DIAGRAMS OF ELECTRICALLY POWERED EQUIPMENT.
C.SUBMIT SUFFICIENT QUANTITIES OF DATA SHEETS AND SHOP DRAWINGS TO ALLOW THE FOLLOWING DISTRIBUTION:
1.OPERATING AND MAINTENANCE MANUALS: 2 COPIES
2.ARCHITECT: 1 COPY
3.ENGINEER/DESIGNER: 1 COPY
4.OWNER: 2 COPIES
D. SUBMIT DRAWINGS TO THE ARCHITECT COVERING THE FOLLOWING:

1. WATER METER	6. GAUGES	11. INSULATION	16. VALVES
2. BACKFLOW PREVENTERS	7. THERMOMETERS	12. PIPE IDENTIFICATION	17. ACCESS PANELS
3. DRAINAGE GRATES & COVERS	8. CARRIERS AND DRAINAGE FITTINGS	13. VALVE TAGS	
4. PLUMBING FIXTURES, AND TRIM	9. HANGERS AND SUPPORTS	14. DRAINS	
5. CLEANOUTS	10. PIPE AND FITTINGS	15. WATER HEATING EQUIPMENT	

OPENINGS, CUTTINGS AND SLEEVES

A. PROVIDE AS NECESSARY TO PERMIT INSTALLATION OF PIPING OR ANY OTHER PART OF THE WORK UNDER THIS SECTION. COOPERATE WITH OTHER TRADES AND ADJUST WITH THEM, SUBJECT TO ARCHITECT'S APPROVAL, ALL QUESTIONS OF INTERFERENCE, RIGHT-OF-WAY FOR PIPING, ETC. MAKE ALL ARRANGEMENTS WITH VARIOUS CONTRACTORS FOR ANY SPECIAL FRAMING, SPACING OR CHASES. ACCURATELY LOCATE ALL OPENINGS AND PROVIDE AND SEAL ALL SLEEVES IN COOPERATION WITH CONTRACTOR WHOSE WORK IS AFFECTED THEREBY.
B.SLEEVES TO BE ONE INCH LARGER THAN OUTSIDE PIPE DIAMETER AND OF SUFFICIENT LENGTH TO PASS THROUGH ENTIRE FLOOR OR WALL CONSTRUCTION, INCLUDING PLASTER. SLEEVES IN CONCRETE OR MASONRY WALLS AND FLOORS, ETC. SHALL BE OF WROUGHT IRON OR STEEL PIPE. ALL OTHER SLEEVES #22 GAUGE GALVANIZED IRON. SLEEVES IN FLOORS SHALL EXTEND 2 INCHES ABOVE FINISHED FLOOR.
C.IN THE EVENT HOLES MUST BE CUT THROUGH REINFORCED CONCRETE, THEY SHALL BE CAREFULLY CORE DRILLED SO AS TO AVOID SPALLING AND UNNECESSARY DAMAGE OR WEAKENING OF ANY STRUCTURAL MEMBER. CHOPPING OR BREAKING OUT WILL NOT BE PERMITTED. OBTAIN ARCHITECT'S APPROVAL BEFORE CUTTING OR DRILLING THROUGH CONCRETE OR MASONRY IN PLACE, AND THEN PROCEED AS DIRECTED.
D. SEAL ALL OPENINGS BETWEEN PIPE, SLEEVE OR OPENING WITH FIBERGLASS AND CAULK OPENING WITH TREMSTOP WB MASTIC/PUTTY OR TREMSTOP WS. PROVIDE "THUNDERLINE" LINK-SEAL, TYPE "L", TREMCO FIRE-STOPPING PRODUCTS WHEN PASSING THROUGH A FIRE RATED WALL OR FLOOR. ALL OPENINGS THROUGH FIRE RATED FLOORS AND WALLS SHALL BE SEALED SO AS TO MAINTAIN THE FIRE RATING OF THE STRUCTURE AND BE MADE WATERPROOF. OR EQUAL: 3M, RECTORSEAL, METALINE, NELSOR, METACAULK, STI SPECSEAL, OR HILTI.
E. ALL CUTTING AND PATCHING IN WALLS, FLOORS, CHASES, ROOFS, CEILINGS AND PAVED AREAS FOR PLUMBING WORK IS THE RESPONSIBILITY OF THE PLUMBING CONTRACTOR. SEE SECTION ON CUTTING AND PATCHING.
F. FLASHING: ALL VENT PIPES EXTENDING THROUGH ROOF SHALL BE CAULKED AROUND STACK AND FLASHED WITH 30 INCH SQUARE 4# SHEET LEAD FLASHING. COORDINATE WITH ROOFING CONTRACTOR. REFER TO DETAIL 2/P4.2.

ACCESS PANELS

A. FURNISH ACCESS PANELS FOR ALL CLEANOUTS, VALVES, OR OTHER EQUIPMENT REQUIRING ADJUSTMENT OR SERVICING CONCEALED WITHIN WALLS, FURRED SPACES OR CEILINGS. PANELS SHALL BE MINIMUM SIZE OF 18 INCH X 18 INCH OR OF SIZE TO PROVIDE ADEQUATE ACCESS. PANELS INSTALLED IN FIRE RATED WALLS OR FLOORS ARE TO MATCH RATING.
B.PANELS SHALL BE MILCOR BY INLAND STEEL PRODUCTS COMPANY, ZURN OR OTHER APPROVED EQUAL, WITH SCREWDRIVER CAM LOCKING DEVICES, AND TO BE OF THE FOLLOWING STYLES:
1.STYLE "A" FOR ACOUSTICAL TILE SURFACES.
2.STYLE "B" FOR ACOUSTICAL PLASTER SURFACES.
3.STYLE "K" FOR PLASTER SURFACES.
4.STYLE "M" FOR MASONRY AND TILE SURFACES.
5.STYLE "DW" FOR DRYWALL SURFACES.
C.REFER TO ROOM FINISH SCHEDULE ON ARCHITECTURAL DRAWINGS FOR LOCATION OF APPLICABLE WALL AND CEILING SURFACES AND FINISHES.
D. DELIVER ACCESS PANELS TO GENERAL CONTRACTOR AT JOB SITE FOR INSTALLATION BY THE GENERAL CONTRACTOR, WHERE AND AS DIRECTED BY THIS CONTRACTOR.

PIPE IDENTIFICATION AND VALVE TAGS

A. ALL PIPE INSTALLATION SHALL BE IDENTIFIED BY PAINTING AND NAME STENCILING OR WITH LABELS AND BANDING IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS.
B.IDENTIFICATION SHALL BE DONE AT INTERVALS NOT TO EXCEED 20 FEET AND AT LEAST ONCE IN EACH ROOM PENETRATED BY PIPE LINES AND LOCATED SO AS TO BE VISIBLE FROM FLOOR OR THROUGH ACCESS PANEL. IF IT IS NECESSARY TO VARY THE ABOVE SCHEME OF IDENTIFICATION FOR ANY REASON, THE ARCHITECT SHALL BE CONSULTED.
C.NAME STENCIL IN BLACK OR CONTRASTING COLOR. SHOW PIPE SIZE, CONTENT, AND FLOW ARROWS. LETTERING TO ½ INCH HIGH.
D. LABELS AND BANDING: W.H. BRADY, T&B WESTLING, EMED CO., BRIMAR, OR SETON NAME PLATE CORPORATION. LETTERS SHALL BE ¾ INCH HIGH MINIMUM AND STATE PIPE CONTENTS AND SIZE (I.E. 2 INCH COLD WATER) AND WITH DIRECTIONAL FLOW ARROWS. BANDING TAPE COLOR CODE PIPING AS DIRECTED BY THE ARCHITECT. IDENTIFICATION SHALL BE APPLIED AFTER PIPE AND/OR COVERING IS PAINTED, IF PAINTING IS REQUIRED, AS PER MANUFACTURER'S RECOMMENDATIONS, AND SHALL BE WITH LABEL ATTACHED AND SECURED WITH COLOR CODED BANDING TAPE AT EACH END OF LABEL. TAPE SHALL COMPLETELY CIRCUMFERENCE THE PIPE WITH A 3-INCH MINIMUM OVERLAP.
E. IDENTIFY ALL NON-POTABLE PIPING AS PER CODE.
F. IDENTIFY EACH VALVE ON SUPPLIES BY MEANS OF ONE-INCH DIAMETER BRASS OR COPPER TAG FASTENED TO BODY OF VALVE WITH COPPER OR BRASS CHAIN, WITH BRANCH OR RISER IT CONNECTS, IDENTIFIED NUMBER STAMPED THEREON.
G. CHARTS: FURNISH THREE CHARTS, LISTING ALL NEW VALVES, GIVING THEIR LOCATION IN BUILDING WHICH EACH UNIT CONTROLS. ONE CHART, WITH GLASS COVER AND NEAT FRAME, FOR OWNER; TWO CHARTS, WITHOUT FRAMES, DELIVERED TO ARCHITECT.
H. FOR PAINTING OF PIPE SEE ARCHITECTURAL SECTION.

EXCAVATING AND BACKFILLING

A. EXCAVATING: AS REQUIRED TO LAY ALL PIPING AND STRUCTURES. REMOVE ALL SURPLUS EARTH AND PAVING RUBBLE OF TRENCH EXCAVATIONS FROM SITE AND WITHIN BUILDING. ALL TRENCHES MUST BE LEFT OPEN UNTIL ALL PIPING HAS BEEN APPROVED BY THE PLUMBING INSPECTOR. BARRICADE IN STRICT ACCORDANCE WITH ORDINANCES. ALL NEW PIPING, STRUCTURES AND DRAINS SHALL BE LAID ON 6-INCH BED OF PEA GRAVEL.
B.BACKFILLING: AFTER PIPING IS LAID AND APPROVED, BACKFIL AS FOLLOWS:
1.WITHIN BUILDING AREA OR BELOW PAVED AREAS: BACKFILL WITH 6 INCH LAYERS OF SAND SOAKED AND TAMPED OR WASHED, EVENLY GRADED MIXTURE OF CRUSHED STONE, OR CRUSHED OR UN-CRUSHED GRAVEL, WITH 100% PASSING A 1-1/2 INCH MESH AND NOT MORE THAN 5% PASSING A NO. 4 SIEVE.
2.FOR EARTH AND LAWN AREAS: BACKFILL WITH 12 INCHES OF SAND OVER PIPE AND BALANCE TO NEW GRADE OF EXCAVATED NATURAL EARTH, CONTAINING NO FROZEN LUMPS OR LARGE STONES, COMPACTED BY SOAKING AND TAMPING.
C.PATCHING: AFTER BACKFILLING IS COMPLETE, PATCH EXISTING FLOOR, PAVED SURFACE OR EARTH & LAWN TO MEET PRE-CONSTRUCTION CONDITIONS. COORDINATE ALL LOCATIONS WITH ARCHITECT BEFORE PROCEEDING WITH NEW WORK.
D. PROVIDE FROST PROTECTION FOR SEWERS AND WATER MAINS AS REQUIRED BY CODE.
E. UNSTABLE SOIL: IF UNSTABLE SOIL IS ENCOUNTERED, INSTALLATION TO BE AS PER PLUMBING CODE REQUIREMENTS.
F. ROCK EXCAVATION: THE TERM "ROCK" AS USED HEREIN IS DEFINED TO BE HARD MATERIAL AS FOUND IN NATURE THAT CANNOT BE DISLODGED FROM ITS BED AND REMOVED THEREFROM WITHOUT SAW-CUTTING, HAMMERING OR DRILLING; ANYTHING OTHER IS "EARTH" INDFAR AS REMOVAL OF THE MATERIAL TO BE EXCAVATED IS CONCERNED, INCLUDING PAVING AND PAVING FOUNDATIONS.
G. BLASTING: NOT ALLOWED.
H. GRADING TRENCH BOTTOM: PERFORM FINAL GRADING OF TRENCH BOTTOMS BY HAND TOOLS, CARRY MACHINE EXCAVATION ONLY TO SUCH DEPTH THAT SOIL BEARINGS FOR PIPES WILL NOT BE DISTURBED, GRADE THE BOTTOM OF TRENCHES EVENLY TO INSURE UNIFORM BEARING FOR ALL PIPES. CUT HOLES AS NECESSARY FOR JOINTS AND JOINT MAKING.
I. AS AN ALTERNATE METHOD, OPTIONAL WITH THE CONTRACTOR, EXCAVATE TRENCHES TO AT LEAST 4 INCHES BELOW THE REQUIRED BOTTOM LEVELS AND REFILL TO THE PROPER GRADE WITH SAND OR GRAVEL FIRMLY COMPACTED.
J. IN ROCK, CEMENTED GRAVEL, OLD MASONRY OR OTHER HARD MATERIAL, EXCAVATE TO AT LEAST 4 INCHES BELOW THE PIPE AT ALL POINTS AND REFILL TO GRADE WITH SAND OR GRAVEL FIRMLY COMPACTED.

SERVICES

A. GENERAL: ELEVATIONS AND LOCATIONS OF ALL SERVICES AS INDICATED ON PLAN ARE APPROXIMATE AND THE CONTRACTOR SHALL DEFINITELY ESTABLISH ELEVATIONS AND LOCATIONS, SERVICES IN THE FIELD. BEFORE PROCEEDING WITH NEW WORK, CHECK LOCATION, ELEVATIONS, AND PITCHES WITH RELATION TO PROPOSED MAINS; REPORT IMMEDIATELY TO ARCHITECT, IN WRITING, ANY MAJOR DEVIATIONS IN LOCATION IN CONFLICT WITH CODE PITCHES CAUSED BY VARIATIONS IN MAINS. AWAIT ARCHITECT'S DECISION ON APPROPRIATE ADJUSTMENT OF LINE LOCATIONS AND ELEVATIONS BEFORE PROCEEDING.

HAZARDOUS SUBSTANCES

A. IF IT IS FOUND OR SUSPECTED THAT ANY EXISTING PIPE OR EQUIPMENT COVERING, BUILDING STRUCTURE AND/OR COMPONENTS IS FOUND TO CONTAIN ASBESTOS, AND THAT ASBESTOS IS TO BE DISTURBED OR IS FOUND TO BE LOOSE, FRIABLE OR UNENCAPSULATED, IT SHOULD BE CALLED TO THE OWNER'S ATTENTION. OWNER WILL BE RESPONSIBLE FOR REMOVAL OR ECAPSULATION. CONTRACTOR'S ATTENTION IS DIRECTED TO OSHA AND STATE/LOCAL CODES REGARDING ASBESTOS REMOVAL AND IT SHALL BE THIS CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH ALL POSSIBLE APPLICABLE PROVISIONS. SEE GENERAL CONDITIONS.

ELECTRICAL WORK

A. ALL LINE VOLTAGE WIRING SHALL BE BY THE ELECTRICAL CONTRACTOR.
B.PLUMBING CONTRACTOR SHALL FURNISH COMBINATION-FUSED SWITCHES AND STARTERS AND WIRING DIAGRAMS FOR ELECTRICAL EQUIPMENT FURNISHED TO THE ELECTRICAL CONTRACTOR.
C.PRIOR TO ORDERING ANY AND ALL EQUIPMENT WHICH REQUIRE ELECTRICAL CONNECTIONS, COORDINATE WITH THE ELECTRICAL ENGINEER AND CONTRACTOR FOR THE CORRECT HORSEPOWER AND VOLTAGE AT THE SITE. THE COST ASSOCIATED WITH ANY EQUIPMENT ORDERED WITH THE WRONG VOLTAGE WILL BE THE RESPONSIBILITY OF PLUMBING CONTRACTOR TO CORRECT.
D. PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING AND INSTALLATION OF LOW VOLTAGE WIRING AND CONNECTIONS FOR EQUIPMENT FURNISHED BY PLUMBING CONTRACTOR, INCLUDING HIRING OF A STATE LICENSED ELECTRICAL CONTRACTOR IF REQUIRED.

DRAINS

A. CATALOG NUMBERS SHOWN ARE FROM ZURN CATALOG, AND ARE INTENDED TO DESIGNATE TYPE ONLY. DRAINS BY WATTS, JOSAM, WADE, MIFAB, OR J.R. SMITH WILL BE ACCEPTABLE PROVIDED THEY ARE OF EQUAL QUALITY AND SIMILAR TYPE AND SUBJECT TO THE ENGINEER'S APPROVAL.
B.OUTLET SPUDS FULL SIZE OF WASTE OR DRAIN CONNECTION SHOWN. DEEP SEAL TRAP SAME SIZE AS DRAIN. TOPS TO BE SET PERFECTLY LEVEL AND AT HEIGHT TO ALLOW PROPER PITCH OF FLOORS TOWARD DRAIN AS DIRECTED. STRAINER AREA EQUAL TO OR LARGER THAN OUTLET.
C.SEE DRAIN SCHEDULE ON DRAWING SHEET P-5.

SAFING

A. SAFING FOR HUB AND FLOOR DRAINS SHALL BE MADE UP WITH 3 POUND SHEET LEAD ASPHALTUM COATED OR CHLORALOY EXTEND 24 INCHES BEYOND DRAIN AND ATTACH DRAIN CLAMPING RING TO SAFING. ALL SAFING SHALL BE TESTED TO SHOW WATER TIGHT CONSTRUCTION, TEST SHALL BE FOR A 5 HOUR PERIOD.
B.SAFING FOR SHOWERS SHALL BE MADE UP WITH 4 POUND SHEET LEAD ASPHALTUM COATED OR CHLORALOY BENEATH THE ENTIRE FIXTURE OR ROOM AND UPWARD ALONG THE SIDES TO A MINIMUM OF 6 INCHES ABOVE THE CURB OF MAXIMUM WATER LEVEL OF THE FIXTURES. THE CORNERS SHALL BE SAFED TO A HEIGHT OF 6 FEET AND 6 INCHES BEYOND ALL CORNERS, ATTACH DRAIN-CLAMPING RING TO SAFING. ALL SAFING SHALL BE TESTED TO SHOW WATERTIGHT CONSTRUCTION, TEST SHALL BE FOR A 5-HOUR PERIOD.

CLEANOUTS

A. PROVIDE CLEANOUTS AT BASE OF EVERY WASTE STACK, CONDUCTOR, OR RISER, WHEREVER THERE IS A CHANGE OF DRAIN OR WASTE PIPE RUN; IN STRAIGHT RUNS OF DRAIN OR WASTE, INSTALL CLEANOUT EVERY 50 FEET AND AT END OF DRAIN LINE.
B.F.C.O.: EXTEND CLEANOUT, JOSAM 56000-NB POLISHED NICKEL OR CLEANOUT TOPS COMPATIBLE TO ACCEPT FLOOR FINISH, FLUSH WITH FINISH FLOOR; SEE ARCHITECTURAL ROOM FINISH SCHEDULE. WHERE CLEANOUTS ARE EXPOSED IN PIPE CHASE ON STACKS, USE JOSAM 58910-DR EQUAL WADE, J.R. SMITH, WATTS, MIFAB, OR ZURN. ON FINISHED WALLS USE JOSAM 58500-20 WITH STAINLESS STEEL COVER. IN HEAVY TRAFFIC ROOMS USE JOSAM 56040-S.
C.AFTER FINISHED FLOORS HAVE BEEN INSTALLED, PLUMBER SHALL REMOVE ALL CLEANOUT COVERS AND PLUGS, ALL DRAIN GRATES, APPLY A HEAVY COATING OF GREASE TO THREADS BOTH INSIDE AND OUTSIDE. ALL CLEANOUTS OF BRONZE OR EPOXY COATED CAST IRON BODY WITH BRONZE AND PLASTIC INTERNAL PARTS, STAINLESS STEEL SPRINGS, NON-THREADED VENT OUTLET, 4 TEST COCKS, RATED FOR 375-PSIG. FURNISH AND INSTALL A SOFT SEATED CHECK VALVE IN FRONT OF BACKFLOW PREVENTER TO PREVENT FLUCTUATING INLET PRESSURE, WATTS NO. 600 BRONZE VALVE.
D. WHERE CLEANOUTS ARE EXPOSED AT ENDS OF DRAINS IN PIPE FITTINGS, THEY SHALL BE SOLID BRASS.
E. PROVIDE CARPET MARKERS TO IDENTIFY CLEANOUTS LOCATED BELOW CARPETING OR FITNESS MAT FLOORING.
F. LOCATE CLEANOUTS SO AS NOT TO INTERFERE WITH WALLS, LOCKERS, BENCHES, CASEWORK, EQUIPMENT, ETC.
G. CLEANOUTS LOCATED OUTSIDE BUILDING SHALL BE PROVIDED WITH FROST SLEEVES.

BACKFLOW PREVENTERS

A. ACCEPTABLE MANUFACTURERS FOR SUPPLY SYSTEMS: AMES, APOLLO, BEECO, CLA-VAL, CONBRACO, FEBCO, WATTS, WILKINSON.
B. REDUCED PRESSURE BACKFLOW PREVENTERS: WATTS 900 SERIES, ASSE 1013 REDUCED PRESSURE PRINCIPLE BACKFLOW ASSEMBLY COMPLETE WITH INLET STRAINER, INLET AND OUTLET ISOLATION VALVES. CONSTRUCT OF BRONZE OR EPOXY COATED CAST IRON BODY WITH BRONZE AND PLASTIC INTERNAL PARTS, STAINLESS STEEL SPRINGS, NON-THREADED VENT OUTLET, 4 TEST COCKS, RATED FOR 375-PSIG. FURNISH AND INSTALL A SOFT SEATED CHECK VALVE IN FRONT OF BACKFLOW PREVENTER TO PREVENT FLUCTUATING INLET PRESSURE, WATTS NO. 600 BRONZE VALVE.
C.HOSE CONNECTION VACUUM BREAKERS: ASSE 1011, NICKEL PLATED WITH NON-REMOVABLE AND MANUAL DRAIN FEATURES, AND ASME B1.20.7 GARDEN-HOSE THREADS ON OUTLET. UNITS ATTACHED TO ROUGH-BRONZE-FINISH HOSE CONNECTIONS MAY BE ROUGH BRONZE.

VALVES

A. GENERAL: TO BE MILWAUKEE STANDARD DIMENSIONS, APOLLO, NIBCO OR WATTS, 150-LB. WORKING PRESSURE. ALL VALVES 2 INCHES AND SMALLER SHALL BE BALL VALVES. THE MANUFACTURER'S NAME AND VALVE NUMBER SHALL BE CAST INTO BODY OF VALVE. ALL VALVES FURNISHED SHALL BE OF ONE MANUFACTURER.
B.BALL VALVES: 2 INCHES AND UNDER, BRONZE MILWAUKEE BA-350
C.CHECK VALVES: MILWAUKEE S510T.
D. DRAIN VALVES: NIBCO T-580 WITH HOSE ADAPTER AND CAPPED WITH A BRASS HOSE THREAD CAP.
E. BALANCING VALVE: B & G MODEL CB CIRCUIT SETTER.
F. GAS VALVES: DEZURIK SERIES 400 PLUG VALVE OR CCN BRACO GB-10.
G. BUTTERFLY VALVE: NIBCO LD 2000.
H. WATER PRESSURE REDUCING VALVES: BRONZE BODY, DIAPHRAGM OPERATED, WITH AN INTEGRAL THERMAL EXPANSION BYPASS VALVE, INLET UNION, STAINLESS STEEL STRAINER, RENEWABLE MONEL OR STAINLESS STEEL SEAT AND ADJUSTABLE REDUCED PRESSURE RANGE, 300 PSIG AT 160° F. PRE-SET FOR THE SCHEDULED PRESSURE REQUIRED BY EQUIPMENT. CONTRACTOR TO VERIFY EXISTING WATER PRESSURE AT SITE. A.W. CASH, CONBRACO, WATTS, WILKINS. PROVIDE BALL VALVE AND STRAINER AT INLET AND BALL VALVE AT OUTLET. INSTALL PRESSURE GAUGES TO INDICATE INLET AND OUTLET PRESSURE AT EACH PRESSURE REDUCING VALVE.
I. VALVING FOR FIXTURES: EACH INDIVIDUAL FIXTURE OR PIECE OF EQUIPMENT SHALL HAVE INDEPENDENT SHUT-OFF VALVE ADJACENT TO FIXTURE IN ADDITION TO BRANCH SHUT-OFF. WHERE SUPPLIES ARE INSTALLED IN WALLS, SHUT-OFF VALVES SHALL BE CONCEALED. PROVIDE AN ACCESS PANEL.
J. VALVING FOR DRAINS; VALVED DRAINS AT LOW POINTS AS REQUIRED; PITCH SUPPLY MAINS, BRANCHES AND RISERS THROUGHOUT TO CAPPED DRAINS.

SUPPORTS AND ANCHORS

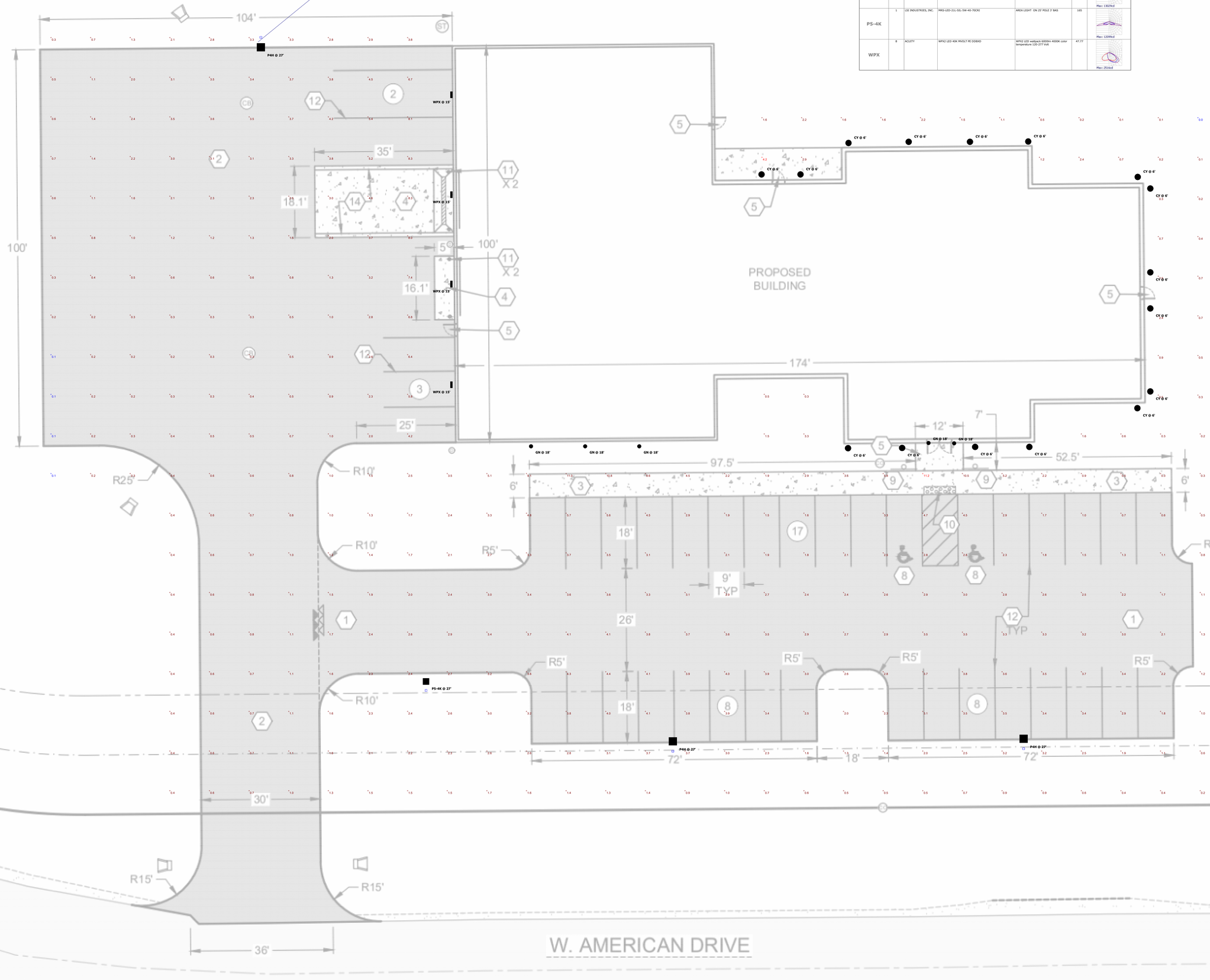
A. SUPPORT AND SECURE ALL PIPING THROUGHOUT NEATLY AND SUITABLY IN AN APPROVED MANNER TO ALLOW FOR AMPLE EXPANSION AND CONTRACTION.
B.HANGERS SHALL BE MALLEABLE IRON RING TYPE FOR STEEL OR CAST-IRON WITH SWIVEL RING AND SOLID THREADED STEM SUPPORT OF ADEQUATE SIZE. COPPER PLATED RING TYPE FOR COPPER. ANCHOR TO STRUCTURE BY MEANS OF CONCRETE INSERTS OR SPECIAL FITTING FOR STRUCTURAL STEEL AS REQUIRED. WHERE PIPES ARE GROUPED, INSTALL TRAPEZE HANGERS WITH "U" SPACERS TO HOLD PIPE ALIGNMENT. FOR NON-INSULATED COPPER PIPING PROVIDE SHEET LEAD BETWEEN PIPE AND HANGER.
C.SUPPORT VERTICAL PIPE LINES WITH WROUGHT IRON OR STEEL PIPE CLAMPS AT BEAMS OR FLOOR. SUPPORT HORIZONTAL PIPING AT INTERVALS OF 5 FEET FOR CAST-IRON SOIL OR WASTE, 8 FEET FOR SCREWED PIPE AND 5 FEET FOR COPPER PIPE. PROVIDE & SET ALL CONCRETE INSERTS IN COOPERATION WITH THE CONCRETE CONTRACTOR BEFORE CONCRETE IS POURED; INSERTS TO BE GRINNEL COMPANY #282.
D. ALL ANCHORS, HANGERS, AND SUPPORTS TO BE DESIGNED TO MEET LOCAL STRUCTURAL REQUIREMENTS AND THE ARCHITECT'S APPROVAL. PERFORATED IRON SHALL NOT BE USED ON ANY PART OF THE PLUMBING SYSTEM.
E. ALL PIPE HANGERS MUST BE EQUIPPED WITH INSULATION SHIELDS. SEE TYPICAL PIPE SUPPORT DETAIL 1/P4.2.

PIPE AND FITTINGS

A. PIPE, FITTINGS AND INSTALLATION SHALL CONFORM TO APPROPRIATE FEDERAL OR AMERICAN SOCIETY FOR TESTING MATERIALS SPECIFICATIONS LISTED. THE LATEST ISSUE SHALL APPLY.
B.STORM, SANITARY DRAIN AND VENTS, IN GROUND:
1. CAST IRON SOIL PIPING AND FITTINGS, HUB AND SPIGOT, TARRED, ASTM A74 WITH COMPRESSION GASKET JOINTS. ALL CAST IRON PIPE AND FITTINGS SHALL BE MARKED WITH THE COLLECTIVE TRADEMARK OF THE CAST IRON SOIL PIPE INSTITUTE (CISPI) AND BE LISTED BY NSF INTERNATIONAL.
2. PVC PLASTIC PIPE, SCHEDULE 40, CLASS 12454-B (PVC 1120), ASTM D1785. PVC PLASTIC DRAIN, WASTE AND VENT PIPE AND FITTINGS, ASTM D2665; SOCKET FITTING PATTERNS, ASTM D3311; PRIMER, ASTM F656; SOLVENT CEMENT, ASTM D2564. PVC PIPING SHALL NOT BE INSTALLED FOR ANY DRAINS SERVING AREAS WHERE WASTE TEMPERATURES ARE 140 DEGREES OR ABOVE. INSTALLATION OF PVC PIPING TO CONFORM TO ALL CODES AND ASTM D2321.
C.WASTE, VENT, CONDUCTORS, CLEARWATER, INDIRECT WASTE AND SANITARY PIPE, NOT IN GROUND:
1. HUBLESS CAST IRON SOIL PIPE AND FITTINGS, ASTM A888; WITH NO-HUB COUPLINGS, CISPI 310 OR CISPI 301, LATEST ISSUE SHALL APPLY. ALL CAST IRON PIPE AND FITTINGS SHALL BE MARKED WITH THE COLLECTIVE TRADEMARK OF THE CAST IRON SOIL PIPE INSTITUTE (CISPI) AND BE LISTED BY NSF INTERNATIONAL.
2. TYPE M COPPER WATER TUBE, H (DRAWN) TEMPER, ASTM B88; WITH CAST COPPER DRAINAGE FITTINGS (DWV), ANSI B16.23; WROUGHT COPPER DRAINAGE FITTINGS (DWV), ANSI B16.29; LEAD FREE (<.2%) SOLDER, ASTM B32; FLUX, ASTM B813; COPPER PHOSPHOROUS BRAZING ALLOY, AWS A5.8 BCUP. MECHANICALLY FORMED BRAZED TEE CONNECTIONS MAY BE USED IN LIEU OF SPECIFIED TEE FITTINGS FOR VENT BRANCH TAKEOFFS UP TO ONE-HALF (1/2) THE DIAMETER OF THE MAIN.
3. PVC PLASTIC PIPE, SCHEDULE 40, CLASS 12454-B (PVC 1120), ASTM D1785. PVC PLASTIC DRAIN, WASTE AND VENT PIPE AND FITTINGS, ASTM D2665; SOCKET FITTING PATTERNS, ASTM D3311; PRIMER, ASTM F656; SOLVENT CEMENT, ASTM D2564. PVC PIPING SHALL NOT BE INSTALLED FOR ANY DRAINS SERVING AREAS WHERE WASTE TEMPERATURES ARE 140 DEGREES OR ABOVE. INSTALLATION OF PVC PIPING TO CONFORM TO ALL CODES AND ASTM D2321.
D. WATER PIPE, ABOVE FLOOR: TYPE L COPPER WATER TUBE, H (DRAWN) TEMPER, ASTM B88:
1. WROUGHT COPPER PRESSURE FITTINGS, ANSI B16.22; LEAD FREE (<.2%) SOLDER, ASTM B32; FLUX, ASTM B813.
2. COPPER PRESS-CONNECT FITTINGS AS MANUFACTURED BY VEGA PRO-PRESS, NIBCO INC. OR APPROVED EQUAL. COPPER, BRONZE, AND COPPER ALLOY FITTINGS SHALL CONFORM TO THE MATERIAL REQUIREMENTS OF ASME B16.18 OR ASME B16.22 AND PERFORMANCE CRITERIA OF ASME B16.51 AND IAPMO PS 117. SEALING ELEMENTS FOR PRESS FITTINGS SHALL BE ETHYLENE PROPYLENE DIENE MONOMER (EPDM) AND SHALL BE FACTORY INSTALLED BY THE FITTING MANUFACTURER. PRESS ENDS SHALL HAVE SMART CONNECT® OR OTHER SIMILAR TECHNOLOGY APPROVED BY THE DESIGNER THAT PROVIDES THE INSTALLER QUICK AND EASY IDENTIFICATION OF CONNECTIONS WHICH HAVE NOT BEEN PRESSED PRIOR TO PUTTING THE SYSTEM INTO OPERATION. FITTINGS TO BE RATED AT 200 PSI MAXIMUM WORKING-PRESSURE RATING AT 250° F. ACCEPTABLE FOR TYPE L HARD COPPER TUBING CONNECTIONS 1/2 INCH TO 4 INCH ONLY.
3. COPPER PHOSPOROUS BRAZING ALLOY, A

OPTIONAL POLE FOR DUMPSTER

QTY						
Label	QTY	Manufacturer	Catalog	Description	Input Power	Polar Plot
CY	28	RAB	CD34FA6W-3G-70B-KC 18W UP/DOWN 4000K	UP/ DOWN CYLINDER	16.9249	Max: 2035cd
GN	8	Morris ..	751198	BLACK GOOSENECK	35.3	Max: 212lcd
P4H	3	LSI INDUSTRIES, INC.	MRS-LED-24L-SIL-FT-40-70CRI-DH	AREA LIGHT ON 25' POLE 3' BASE	192	Max: 13029cd
PS-4K	1	LSI INDUSTRIES, INC.	MRS-LED-21L-SIL-SW-40-70CRI	AREA LIGHT ON 25' POLE 3' BAS	165	Max: 12099cd
WPX	8	ACUITY	WPX2 LED 40K MVOLT FE DDBXD	WPX2 LED wallpack 6000lm 4000K color temperature 120-277 Volt	47.77	Max: 2516cd



ALC

Designer

Date
12-12-25

Scale
36 X 48 SHEET

Drawing No.

Summary



Wetland Area 1 = 1,969.43 sq. ft. (0.045 acres)

Total Wetland Area = 1,969.43 sq. ft. (0.045 acres)

Total Site Area = 357,509.33 sq. ft. (8.207 acres)

NORTH
W E
S

Cedar CORPORATION

PIN 006033702 - American Dr

Surveyed Wetland Boundary

Feet
0 90 180 360

The information on this map is from a computer database accessed using a Geographic Information System (GIS). Cedar Corporation cannot guarantee the accuracy of the information contained on this map. Each user of this map is responsible for determining its suitability for their intended use or purpose.

Legend

- Soil Boring
- Wetline
- Wetland
- Project Location
- Parcels

JOB NO
F7141-001

DATE
8/7/2024

FIGURE
2

MEMORANDUM

Business Item C

From: Administrator/Staff
To: Plan Commission
Re: Plan Commission review & recommendation on revisions to the definitions of "farm" and "residential" within the A-2 zoning district in the Town Zoning Ordinance.

Please see the following comments from Code Administrator Kamke:

I have not found any other communities with ordinance provisions that show different standards for lots that don't meet district dimensional requirements, where those provisions only apply to one district. Every community has standards for what a 'nonconforming lot can do. Clayton's ordinance is 9.13-02. Those provisions don't address how any size A-2 lot can claim they want to be considered a farm, or the building they want to construct should be considered a farm building, and how the Town staff need to administratively determine if that's true.

DISCUSSION ITEM ONLY – NO ACTION TO BE TAKEN

If you have any questions about this information, please call or e-mail me.

Respectfully Submitted,
Kelsey