

<p style="text-align: center;"> <small>V I L L A G E O F</small> HOBART <small>G R E A T N E S S I S G R O W I N G</small> Village of Hobart Village Office 2990 S. Pine Tree Rd, Hobart, WI www.hobart-wi.org - www.buildinhobart.com </p>	<p>Notice is hereby given according to State Statutes that the SITE REVIEW COMMITTEE of the Village of Hobart will meet on Wednesday January 18th 2023 at 5:30 P.M. at the Hobart Village Office. NOTICE OF POSTING: Posted this 13th day of January, 2023 at the Hobart Village Office, 2990 S. Pine Tree Rd and on the village's website.</p>
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MEETING NOTICE – SITE REVIEW COMMITTEE

Date/Time: Wednesday January 18th 2023 (5:30 P.M.)

Location: Village Office, 2990 South Pine Tree Road

ROUTINE ITEMS TO BE ACTED UPON:

1. Call to order/Roll Call.
2. Certification of the open meeting law agenda requirements and approval of the agenda.
3. Approve Minutes of the September 21st 2022 meeting (Page 2)
4. Public Comment on Non-Agenda Items

ACTION ITEMS

5. DISCUSSION AND ACTION - Request for a 58,090 sf., warehouse addition and associated site improvements (Integrity Warehousing, 3794 Packerland Dr., HB-950 & HB-950-4) (Page 4)

This property was first developed in 2020 to include a new 125,000 square foot warehouse facility and the site improvements consisting of the main access driveway from Packerland Dr. and a secondary access from Camber Ct. In 2021, a 55,000 square foot addition was constructed and the property owner/developer is now proposing a 58,090 square foot addition to this same building.

6. DISCUSSION AND ACTION - Request for new wall signage (3828 Packerland Dr., HB-950-7; Wall Sign, Bayland Concrete Shop) (Page 23)

Bayland Concrete Shop, located at 3828 Packerland Dr. is currently under construction and is submitting for review and action of the proposed wall signs. During the original site review back in September 2022, signage was not finalized and therefore not submitted at that time. The developer has since finalized the signage and is requesting review of the proposed wall signage. The request before the Committee at this time would be for a sign logo and non-lit plastic formed letters of a total of 55 square feet on the east elevation (facing Packerland Dr.). This proposed sign is code compliant and will be nonilluminated. Per ordinance, 10% of the wall surface of each building elevation can be covered by signage and since the wall area where the sign is to be located is 8,260 square feet, the proposed wall sign would be in compliance with the Village Sign Code.

7. ADJOURN

Aaron Kramer – Village Administrator

Members: Dave Dillenburg, Tammy Zittlow, Dave Baranczyk, Rick Nuetzel, Tom Tengowski, Peter Zobro, Steve Riley

NOTE: Page numbers refer to the meeting packet. All agenda and minutes of Village meetings are online: www.hobart-wi.org. Any person wishing to attend, who, because of disability requires special accommodations, should contact the Village Clerk-Treasurer at 920-869-1011 with as much advanced notice as possible. Notice is hereby given that action by the Committee may be considered and taken on any of the items described or listed in this agenda. There may be Committee members attending this meeting by telephone if necessary.



Village of Hobart Site Review Committee Minutes
Hobart Village Office; 2990 S. Pine Tree Rd, Hobart, WI
Wednesday, September 21, 2022 – 5:30 pm

1. **Call to Order, Roll Call:**
 The meeting was called to order by Dave Dillenburg at 5:33pm. Roll call: Dave Dillenburg, aye; Tammy Zittlow, absent; Steve Riley, aye; Peter Zobro, excused; Rick Nuetzel, excused; Dave Baranczyk, aye; Tom Tengowski, aye.

2. **Verify/Modify/Approve Agenda:**
 Motion by Dave Baranczyk, seconded by Tom Tengowski, to approve the agenda as presented. All in favor. Motion carried.

3. **Approval of Site Review Minutes:**
 No Motion Taken.

4. **Public Comment on Non-Agenda Items:**
 - Ron Hieronimczak, 4941 N. Overland Rd., Hobart, WI 54155

5. **Discussion and action on a new 11,890 square foot commercial building and associated site improvements (3828 Packerland Dr., HB-950-7):**
 Todd Gerbers, Director of Planning & Code Compliance presented updates to the committee, along with Dave O'Brien from Bayland Buildings. Motion made by Tom Tengowski, seconded by Dave Baranczyk to approve as presented with the following conditions:
 1. Screening of any roof mounted HVAC equipment with materials similar to those utilized for the principal building.
 2. Implementation of a total of 5 deciduous trees along the public roadway.
 3. Any proposed signage shall come back to the Committee for approval.
 4. Implementation of landscape plantings in the landscaped area along the front (East) building elevation presented to staff for approval.
 All in favor. Motion carried.

6. **Discussion and action on a new 25,256 square foot commercial building and associated site improvements (4950 Founders Ter., HB-524-1):**
 Todd Gerbers, Director of Planning & Code Compliance presented updates to the committee, along with Dave O'Brien from Bayland Buildings. Motion made by Dave Baranczyk, seconded by Steve Riley to approve with the following conditions:
 1. Details on construction materials of refuse/recycling enclosure that are compatible with the primary building.
 2. Additional landscape planting around south side of mechanical equipment/generator area and along south and east sides of refuse/recycling enclosure to screen from view from the public roadway.
 3. Maintaining visual site lines for vehicular and pedestrian traffic at driveway accesses along Larsen Orchard Parkway.
 4. Signage details shall be submitted for approval prior to installation.
 5. Any additional mechanical equipment if located on the roof or ground, shall be screened from view by materials compatible with the building or landscaping.
 6. Any future parking lot lighting will be submitted to staff for approval prior to installation.

7. **Meeting Adjournment:**
 Motion made by Tom Tengowski, seconded by Dave Baranczyk, to adjourn at 6:30pm. All in favor. Motion carried.



TO: Site Review Committee

RE: 3794 Packerland Dr., HB-950 & HB-950-4; New 58,090 sf Warehouse Addition and Associated Site Improvements

FROM: Todd Gerbers, Director of Planning and Code Compliance

DATE: January 18, 2023

ISSUE: Discussion and action on request for a 58,090 sf., warehouse addition and associated site improvements

RECOMMENDATION: Staff recommends approval subject to any conditions the Committee may identify.

GENERAL INFORMATION

1. Developer: Integrity Warehousing, LLC
2. Applicant: Aaron Breitenfeldt, Robert E. Lee & Associates, Inc.
David O'Brien, Bayland Building, Inc.
3. Address/Parcel: 3794 Packerland Dr., HB-950 & HB-950-4
4. Zoning: I-1: Limited Industrial District
5. Use: Warehousing

BACKGROUND

This property was first developed in 2020 to include a new 125,000 square foot warehouse facility and the site improvements consisting of the main access driveway from Packerland Dr. and a secondary access from Camber Ct. In 2021, a 55,000 square foot addition was constructed and the property owner/developer is now proposing a 58,090 square foot addition to this same building.

SITE REVIEW DEVELOPMENT AND DESIGN STANDARDS CHECKLIST

Section 3, Site Plan Approval

- A. **Zoning:** I-1: Limited Industrial District
- B. **Green Space:** 38.4 % green space (59.2% on original plan 49% following first addition).
- C. **Setbacks:** Compliant with zoning district requirements of 40' front(s), 20' rear, 15' side. (59' from Camber Ct. right-of-way, 45' from Packerland Dr. right-of-way, 129' from the south property line, and 223' from the west property line)
- D. **Parking:** No changes from original plan (36 spaces proposed, 10 spaces are required per code of 1 stall for every 2 employees (20 employees proposed)).
- H. **Fire Dept. (and Police Dept.):** The plans presented have been reviewed and accepted by the Police Chief and Fire Chief.
- I. **Storm Water:** Storm water from the proposed building addition and additional loading area will be collected by on-site storm sewer before being discharged to an existing wet detention pond on the east side of the site (near the corner of Packerland Dr. and Camber Ct.) that was constructed as part of the expansion/alterations in 2021. That detention pond was designed and constructed to accommodate the storm water run-off for this

proposed expansion. From this wet pond, the storm water will be discharged in to the ditch line along Packerland Dr.

- M. Refuse Collection:** No changes from original plan (There is no exterior refuse / recycling containers proposed, however, should there be some containers placed on site, they shall be located away from the public roadways and be enclosed and screened from view.)

Section 4, Architectural Plan Approval

A. Exterior Construction Information:

1. **Materials:** Metal framed building with masonry components. (To match existing)
2. **Exterior Materials:** The south elevation will continue with pre-finished metal wall panels. The east elevation will also consist of pre-finished metal wall panels above a split-faced masonry block to comply with the minimum of 25% masonry requirement for the front elevation. As for the north elevation, the developer is proposing to continue the mix of masonry and pre-fab metal panels to maintain uniformity with the design of the existing building (wall would be constructed of 4'-6" high split-faced block with pre-finished metal wall panels above).
3. **Height:** Eave height of 27' with an overall height of 34' to peak of roof system.
4. **Overhead doors:** There will be one new dock door along the south elevation of new addition.
5. **Mechanical equipment:** No mechanical equipment is shown on the plans, however, should such equipment being installed on the roof it shall be screened from view by materials compatible with those used for the principal structure. Any such equipment located on the ground shall be screen from view by landscaping or fencing to compliment the building and overall landscaping.

Section 5, Landscaping Plan: With this building addition being the final portion that projects toward Packerland Dr., the site plan includes 12 new trees planned along the east and north sides of the building complying with the required 1 tree every 50'.

Section 6, Lighting: The lighting plan is approved by Staff as submitted, continuation of wall mounted fixture to match existing.

Section 7, Signage: Existing wall sign on the east (front) elevation is proposed to be removed and relocated to face of this proposed addition. Should that plan change and a new sign is proposed, that signage will be required to be brought back to the SRC for approval prior to installation.

Section 8, Driveway-Curb Cut: Existing driveway access points from Packerland Dr. and Camber Ct. to remain.

RECOMMENDATION/CONDITIONS

Staff recommends conditional approval, subject to the following in addition to any conditions the Site Review may identify:

1. Any proposed refuse / recycling containers placed on site, they shall be located away from the public roadways and be enclosed and screened from view;
2. Screening of any proposed roof mounted HVAC equipment with materials similar to those utilized for the principal building, or landscaping if such equipment is located on the ground;
3. Coordinate with Village Fire Chief regarding the number and location of lock box(s);
4. Any new signage (other than relocation of existing wall sign to new front wall of building addition) that may be proposed, shall come back to the Committee for approval.

VILLAGE OF HOBART

SITE REVIEW / DEVELOPMENT AND DESIGN STANDARDS PROCESS & APPROVAL

PLAN SUBMITTAL REQUIREMENTS:

- Fifteen (15) copies 11 x 17 or size that is legible with all information required by this process.
- Fifteen (15) copies of the Completed Checklist
- This checklist with complete information no later than ten 10 business days prior to the Third Tuesday of the month to the Village Clerk; NO LATER THAN 1200 HOURS. (Noon)
- One (1) full size set of site plans.
- One (1) full size set of building plans, Ready for State Approval
- All site plans shall be drawn to an engineering scale no greater than one-(1) inch equals one hundred (100) feet.
- Signs not part of this application would be a considered a separate application
- Application fee of \$150.

ALL INFORMATION MUST BE COMPLETE PRIOR TO SCHEDULING A MEETING OF THE SITE REVIEW COMMITTEE. NO BUILDING PERMIT WILL BE ISSUED WITHOUT APPROVED PLANS FROM THE SITE REVIEW COMMITTEE.

1. LOCATION

Project / Development / Site Location / intersection (section town & range)

INTEGRITY WAREHOUSE EXPANSION

3794 PACKERLAND DRIVE

2. TYPE OF DEVELOPMENT

Size of Parcel (acreage or square footage): 13.37 Acres

Size of facility(square footage): 58,090 square feet

Type of facility: Warehousing

Developer: INTEGRITY WAREHOUSING, LLC

Address: PO Box 28377, Green Bay, WI Phone: (920) 347-9318

Engineer: ROBERT E LEE & Assoc. Inc. - Aaron Breitenfeldt

Address: 1250 CENTENNIAL CORNER BLVD, Hobart Phone: (920) 662-9641

Contractor: Bayland Buildings - David O'Brien

Construction Firm: Bayland Buildings Inc.

Address: PO Box 13571 Green Bay, WI Phone: (920) 371-6208
54307

Revised 1-23-08

3. SITE PLAN APPROVAL

A. Industrial Business Park _____ Commercial _____

Multi-Family _____

Current Zoning: I-1 Limited Industrial

Other - Identify: _____

Erosion Control Plan on file: YES _____ NO

% of Green Space: 38.4%

B. Orientation - Provide scale map of parcel and facility, (show north indicating arrow, and a graphic scale)

front = 40'
side = 15'

C. Setback Information: front = 20' Complies with Ordinance:

D. # of parking stalls (Include Handicapped parking): 36 STALLS

E. Show the following Utilities and all easements including but not limited to the following facilities types:

- 1) Electric underground overhead
- 2) Natural Gas
- 3) Telephone
- 4) Water / Fire Hydrants
- 5) Fiber Optic Lines
- 6) Other transmission lines _____
- 7) Ingress - egress easements _____

F. Total Site Build-out including future structures and setbacks:

Complies with ordinance YES _____ NO

G. Identify on the Site Plan Key: Spot Elevations: such as Center of Street, Driveway apron, 4 - corners of lot, building elevations, building floor, key drainage points & ditches on local USGS Datum:

Data Complete: YES _____ NO

- H. Adjacent streets and street rights-of-ways and fire lanes: not yet
 - 1) Fire Chief has reviewed and approved: YES NO
 - 2) Not applicable _____

- I. Water bodies and wetlands. Over 1-acre disturbed requires storm water plan.
 - 1) Surface water holding ponds, drainage ditches, and drainage patterns, location and size of culverts
 - 2) Name and address and phone# of engineer of project plan:
ROBERT E LEE & ASSOC. - Aaron Breitenfelht

- J. Sidewalks, walkways, and driveways: X
- K. Off street loading areas and docks: X
- L. Fences and retaining walls or berms: N/A
- M. Location & Size of exterior refuse collection areas (must be enclosed a minimum of three (3) sides):
N/A
- N. Location and dimensions of proposed outdoor display areas: _____
N/A

4. ARCHITECTURAL PLAN APPROVAL

- A. Exterior construction information:
 - 1) Type of Construction Materials: STEEL
 - 2) Exterior Materials: METAL WALL PANEL, INSULATED SPLIT-FACED BLOCK
 - 3) Height of Facility: 27'
 - 4) Compatibility with existing adjacent structure: YES (Attach Photos)
 - 5) Other unique characteristics: -

5. **LANDSCAPING PLAN**

If planting new trees in Village right-of-way, a requirement of a 1.5" caliper or greater of the tree at 12" above ground is needed, according to planting ordinance specifications. A tree-planting plan must be filed with the application. Tree placement is 1-tree every 50 feet of frontage.

Provide scaled landscaping of plan for parcel

Identify tree and location specifics – Quantity / Diameter, etc:

SEE REC PLAN SHEET 2

Identify Shrubs & Location Specifics - Quantity: _____

Identify Buffering -Type – Quantity:

N/A

6. **LIGHTING PLAN**

Provide scaled lighting plan for parcel

Identify Exterior Building Lighting – Quantity, Wattage, Location :

ONLY SUIVING WALL PACKS WILL BE USED. SEE LT SHEETS
9 REC PLAN SHEET 2,

Identify Parking Lighting – Quantity – Wattage – Location :

N/A

Identify other Lighting – Quantity – Wattage – Location:

N/A

7. **SIGNAGE**

Provide scaled drawings.

Provide Site Plan for signage

Provide building elevations with signage.

Discussion: SEE ATTACHED BUILDING ELEVATIONS.

Complies with Ordinance: _____ YES _____ NO

Date: _____

8. **DRIVEWAY – CURB CUT**

Width of Curb Cut: N/A (no new driveways proposed)

Radius / Flare: _____

Apron Dimensions: _____

Culvert Size (End-walls Required) _____



Storm Water Utility Service Application

Dept. of Neighborhood Services
2990 S. Pine Tree Rd.
Hobart WI 54155
920-869-3809

A. Applicant

Applicant Name: INTEGRITY WAREHOUSING, LLC Owner Name: STEVE VANLANNEN
 Address: PO Box 28527 Address: _____
 City: GREEN BAY State: WI Zip: 54314 City: _____ State: _____ Zip: _____
 Phone: (920) 347-9348 Phone: () _____
 Email: _____ Email: _____

B. Parcel – Site Information

Site Address: 3794 PACKEMANO DR Parcel ID: H3-950
 Project Description: WAREHOUSE EXPANSION

Residential ERU Calculations

Use	<input type="checkbox"/> Single Family	<input type="checkbox"/> Duplex	<input type="checkbox"/> Multi-family
Number of Dwellings			
ERU's / Dwelling	1 ERU	0.75 ERU	0.6 ERU
Total ERU's			

Nonresidential Uses - Impervious Surface Calculation

	Existing		Change (+/-)		= New Total Area	
		sq. ft.		sq. ft.		sq. ft.
Building/Structure Foot Prints	180,500		+ 58,038		238,538	
Paved/Gravel Areas	118,914		+ 1,736		120,650	
Totals	299,414		+ 59,774		359,188	

ERU Calculation: 359,188 / 4000 sf / ERU = **89.8** ERU's
 New Total Area sq. ft.

Preparer's Signature: Aaron Breitenfeditz Date: 12/28/22
 Preparer's Printed Name: AARON BREITENFEDITZ



Robert E. Lee & Associates, Inc.

Engineering, Surveying, Environmental Services

Green Bay Office
1250 Centennial Centre Blvd.
Hobart, WI 54155
920-662-9641
FAX 920-662-9141

December 28, 2022

Mr. Todd Gerbers, Director of Planning & Code Compliance
VILLAGE OF HOBART
2990 S Pine Tree Road
Hobart, WI 54155

RE: 2023 Integrity Warehouse Expansion
Storm Water Management Summary

Dear Mr. Gerbers:

Robert E. Lee & Associates, Inc., is submitting the following Storm Water Management summary for the proposed 2023 Integrity Warehouse Expansion off of Camber Court. Storm water runoff from the proposed building addition and loading area will be collected by existing on-site storm sewer and discharged to the existing wet detention pond on the east side of the site that was constructed as part of the previous building expansion. Per the previous storm water management report from 2021, this proposed expansion was previously planned for and the existing pond was constructed to accommodate this proposed expansion. Per the report, the pond will adequately provide TSS removal and peak discharge reduction to meet the Village of Hobart and WDNR regulations.

If you have any questions or need any additional information, please do not hesitate to call.

Sincerely,

ROBERT E. LEE & ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read "Aaron Breitenfeldt", written in a cursive style.

Aaron J. Breitenfeldt P.E.

Catalog # :

Project :

Prepared By :

Date :



WPSLS Series Small LED Slim Wall Pack

The Slim Wall Light Series has a slim, low profile design with attractive architectural styling. A quick and easy mounting system is bottom hinged to prevent leakage. The LED placement and mounting position results in a glare free design.

Features & Specifications

Optical System

- High-performance Chip On Board (COB) LEDs behind clear tempered glass for maximum light output.
- 3000K | 4000K | 5000K color temperatures.
- Minimum CRI of 71.
- Zero uplight.

Electrical

- High-performance driver features over-voltage, under voltage, short-circuit and over temperature protection.
- 0-10 volt dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz
- L70 Calculated Life: >100k Hours
- Total harmonic distortion: <20%
- Power factor: >.85
- Input power stays constant over life.
- Driver Off-State Power is 0 watts.
- Chip On Board (COB) LEDs with integrated circuit board mounted directly to the housing to maximize heat dissipation and promote long life.
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.
- Minimum 2.5kV surge rating

Controls

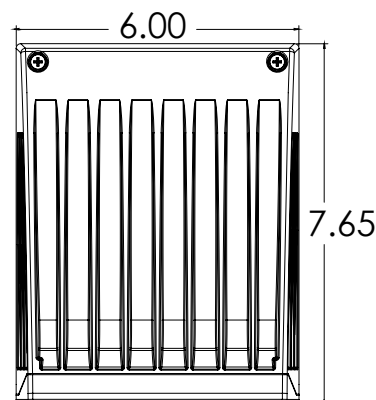
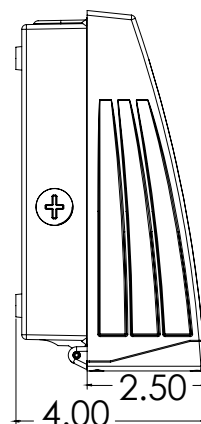
- Optional 120V electronic button Photocontrol.
- Apertures for field or factory installed photocontrol.



Dimmable



Dimensions





WPSLS Series Small LED Slim Wall Pack

Features & Specifications (Cont.)

Construction

- Rigid Precision Die cast-aluminum housing for durability and consistency.
- Vertical fins serve as a heat sink and resist accumulation of dust and debris.
- The Patent Pending thermal stacking heat removal technology extracts heat from within the housing moving it away from LEDs and integral components.
- Luminaire hinges open from the bottom to prevent leakage.
- Luminaire is proudly manufactured and tested in the U.S.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory
- Shipping weight: 3.8 lbs in carton.

Installation

- Surface mounts direct to J-box or wall.
- Features a bubble level and removable hinged face frame for ease of installation.

Warranty

- LSI LED Fixtures carry a 5-year warranty.
- 1 Year warranty on optional Button Photocell.

Listings

- Listed to UL 1598 and UL 8750.
- CSA Listed
- RoHS Compliant.
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.
- American Recovery and Reinvestment Act Funding Compliant.
- Suitable For Wet Locations.

Performance

Lumens	3000K		4000K		5000K		Wattage
	Delivered Lumens	Efficacy	Delivered Lumens	Efficacy	Delivered Lumens	Efficacy	
1L	1206	97.79	1206	97.79	1366	111.11	12
2L	2125	107.2	2125	107.2	2418	121.97	20
4L	3712	100.18	3712	100.18	4394	116.21	40

Energy Savings

LED		HID			
Wattage	Annual Cost	Source Wattage	Total Wattage Used	Annual Cost	Annual Savings
12	\$5	50	72	\$52	\$47
		70	90	\$59	\$54
20	\$9	50	72	\$52	\$43
		70	90	\$59	\$50
		100	129	\$77	\$68
40	\$18	100	129	\$77	\$59
		150	185	\$100	\$82
		175	210	\$112	\$94

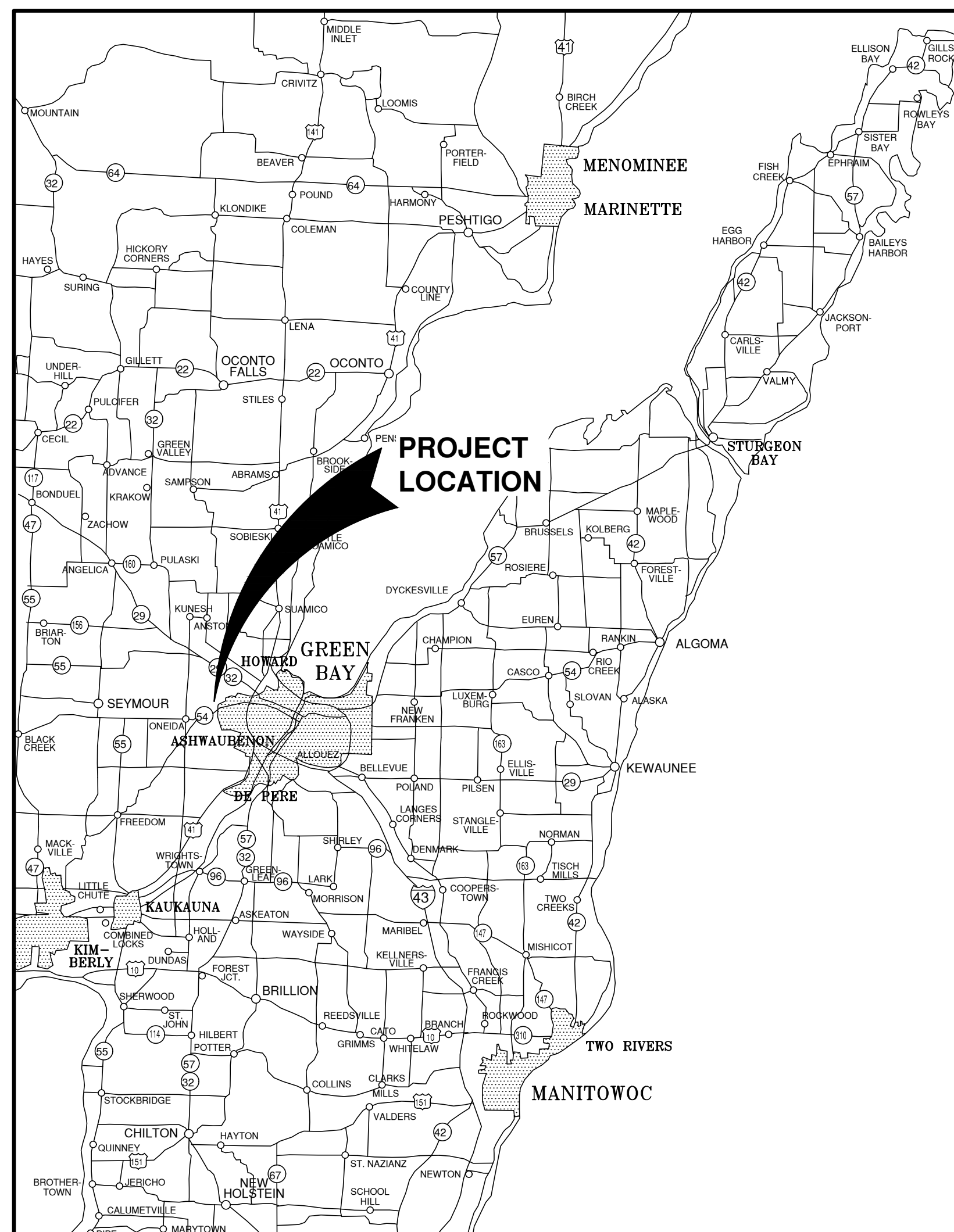
Luminaire Ordering Guide

TYPICAL ORDER EXAMPLE: **WPSLS LED 1L UNV DIM 30 PC120 BZA**

Family Prefix	Lumen Package	Color Temp	Controls	Finishes
WPSLS - Small Slim Wall Pack	1L - 1000 Lumens 2L - 2000 Lumens 4L - 4000 Lumens	30 - 3000K 40 - 4000K 50 - 5000K	PC120 - 120V Photocontrol PM208-277 - 208-277V Photocontrol	BZA - Bronze WHT - White BLK - Black

2023 INTEGRITY WAREHOUSE EXPANSION FOR BAYLAND BUILDINGS, INC. VILLAGE OF HOBART, BROWN COUNTY, WISCONSIN

ATTENTION!
DOWNLOADED PLANS ARE NOT SCALEABLE. NEITHER THE OWNER OR THE ENGINEER SHALL BE HELD RESPONSIBLE FOR THE SCALE OR PRINT QUALITY OF DOWNLOADED PLANS. ONLY PRINTED PLANS FROM BLUE PRINT SERVICE CO., INC. SHALL BE CONSIDERED TO BE SCALEABLE PLANS.



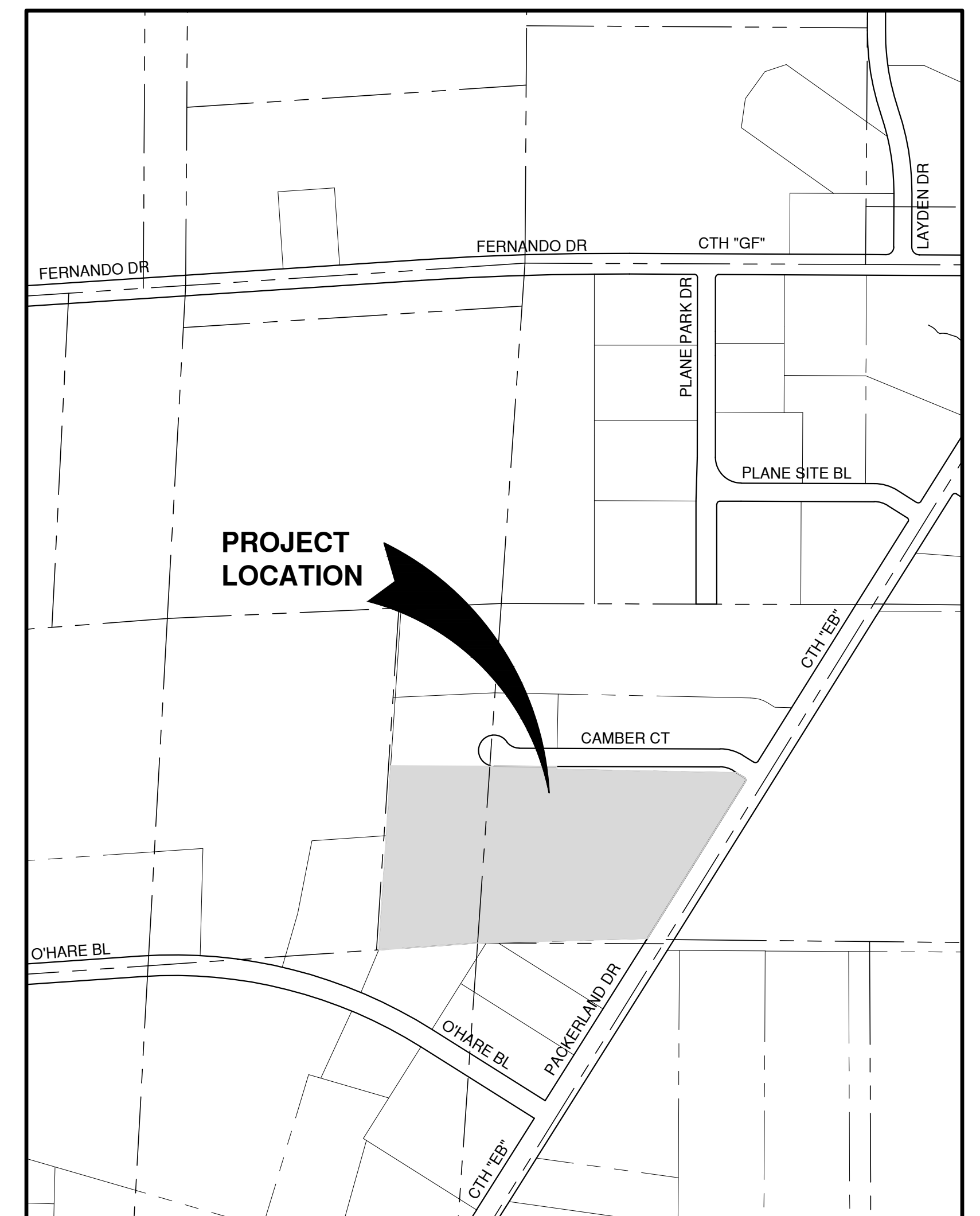
VICINITY MAP

NOTE:
EXISTING UTILITIES SHOWN ON PLANS ARE APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING EXACT LOCATIONS AND ELEVATIONS OF ALL UTILITIES, WHETHER SHOWN OR NOT, FROM THE OWNERS OF THE RESPECTIVE UTILITIES. ALL UTILITY OWNERS SHALL BE NOTIFIED FOR LOCATES BY THE CONTRACTOR 72 HOURS PRIOR TO EXCAVATION.

NOTE:
ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION AND SHALL CONFORM TO THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES CONSTRUCTION SITE EROSION CONTROL AND TECHNICAL STANDARDS.

INDEX TO DRAWINGS

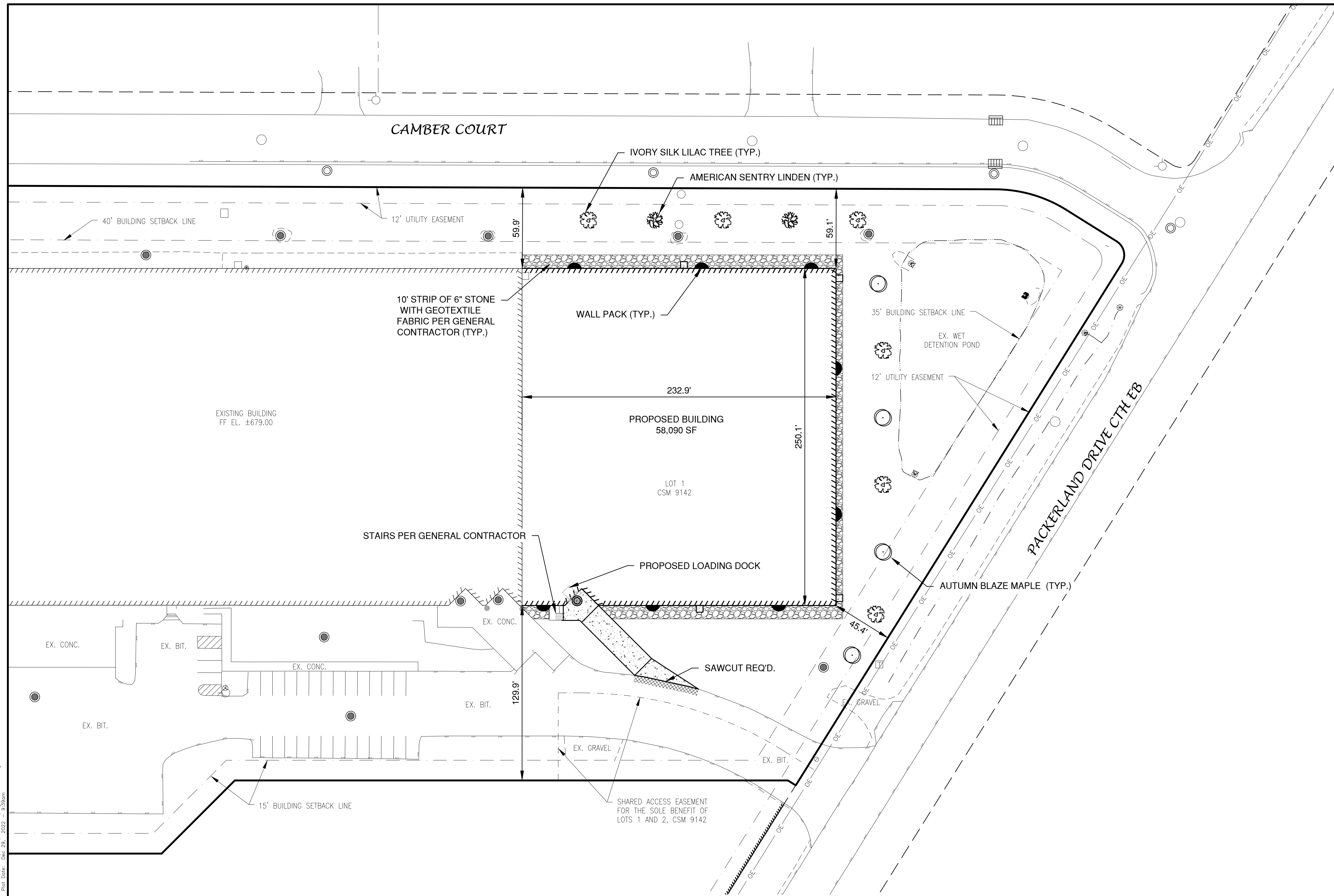
SHT. NO.	DESCRIPTION
C	LOCATION MAPS AND INDEX TO DRAWINGS
1	EXISTING SITE CONDITIONS
2	SITE PLAN
3	UTILITY PLAN
4	GRADING AND EROSION CONTROL PLAN
5	MISCELLANEOUS DETAILS
6	EROSION CONTROL - INLET PROTECTION TYPES A, B, C AND D
7	EROSION CONTROL - INLET PROTECTION TYPE D-HR AND TYPE D-M
8	EROSION CONTROL - DITCH CHECK DETAILS
9	EROSION CONTROL - SHEET FLOW DETAILS
10	EROSION CONTROL - TRACKOUT CONTROL PRACTICES



LOCATION MAP

File: P:\2020\2023\20230428\443 COVER.dwg
Plot Date: Dec 28, 2022 11:22 am

<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>NO.</th> <th>DATE</th> <th>APPROV.</th> <th>REVISION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	APPROV.	REVISION					<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>NO.</th> <th>DATE</th> <th>APPROV.</th> <th>REVISION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	APPROV.	REVISION					<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>DRAWN</th> <th>DATE</th> </tr> <tr> <td>AJB</td> <td>12/2022</td> </tr> <tr> <th>CHECKED</th> <td> </td> </tr> <tr> <th>DESIGNED</th> <td> </td> </tr> <tr> <th>AJB</th> <td> </td> </tr> </table>	DRAWN	DATE	AJB	12/2022	CHECKED		DESIGNED		AJB		<p>2023 INTEGRITY WAREHOUSE EXPANSION FOR BAYLAND BUILDINGS, INC. VILLAGE OF HOBART BROWN COUNTY, WISCONSIN</p>	<p>LOCATION MAPS AND INDEX TO DRAWINGS</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>DATE</th> <th>FILE</th> <th>JOB NO.</th> </tr> <tr> <td>12/2022</td> <td>COVER</td> <td>2023468</td> </tr> </table>	DATE	FILE	JOB NO.	12/2022	COVER	2023468	<p>Robert E. Lee & Associates, Inc. ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES 1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155 920-662-9641 www.releinc.com</p>	<p>SHEET NO. C</p>
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- LEGEND**
- CONCRETE PAVEMENT (1,730 SF)
 - ASPHALT PAVEMENT
 - GREEN SPACE
 - GRAVEL
 - TRAFFIC FLOW ARROW
 - HANDICAPPED PARKING
 - INDICATES NUMBER OF PARKING STALLS
 - WALL PACK
- *NOTE: ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS NOTED OTHERWISE

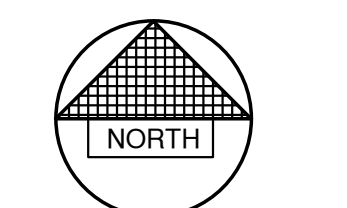
NOTE
 ALL DISTURBED AREAS SHALL BE TOPSOILED TO A DEPTH OF 6 INCHES, SEEDED AND MULCHED. AREA TO BE RAKED FREE OF STONES AND CLUMPS.

PARKING DATA
 TOTAL PARKING STALLS PROVIDED = 36 (EXISTING)
 HANDICAP ACCESSIBLE PARKING STALLS = 2 (EXISTING)
 TOTAL PARKING STALLS REQUIRED = 10

SITE DATA (OVERALL SITE)
 TOTAL AREA = 13.37 ACRES, 582,514 S.F.
 BUILDING AREA = 5.48 ACRES, 238,538 S.F. (40.9%)
 SIDEWALK/PARKING LOT AREA = 2.77 ACRES, 120,690 S.F. (20.7%)
 GREEN SPACE = 5.12 ACRES, 223,326 S.F. (38.4%)

ZONING
 I-1: Limited Industrial District

PARCEL NO.
 HB-950



File: P:\2020\2035\20354680.dwg
 Plot Date: Dec 28, 2022 9:30am
 LAYOUT: SITE

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

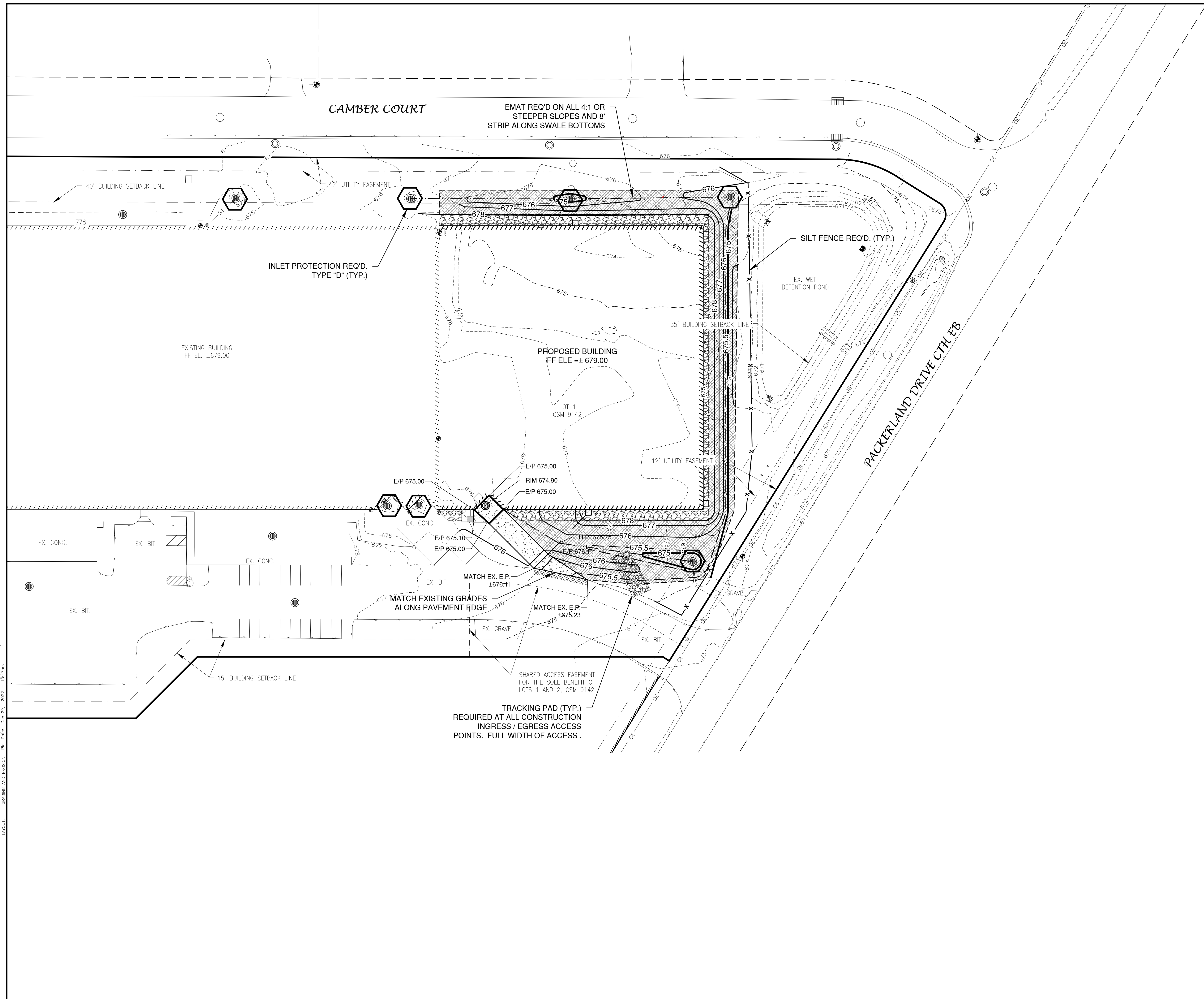
2023 INTEGRITY WAREHOUSE EXPANSION FOR
 BAYLAND BUILDINGS INC.
 VILLAGE OF HOBART
 BROWN COUNTY, WISCONSIN

SITE PLAN

DATE
12/20/22
 FILE
20354680
 JOB NO.
2035468

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

SHEET NO.
2



LEGEND

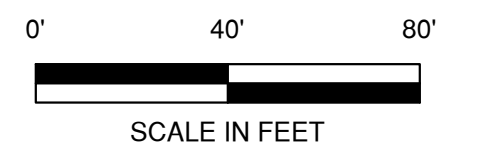
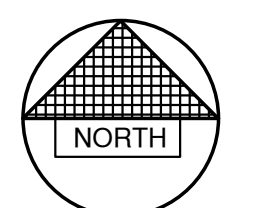
- T/C 999.99 TOP OF CURB ELEVATION
- F/L 888.88 FLOW LINE ELEVATION
- S/W 666.66 TOP OF SIDEWALK ELEVATION
- E/P 555.55 EDGE OF PAVEMENT ELEVATION
- R/W 444.44 TOP OF RETAINING WALL ELEVATION
- 333.33 GROUND ELEVATION
- DRAINAGE SWALE
- DRAINAGE DIVIDE
- FLOW ARROW
- SILT FENCE (PER WDNR TECHNICAL STANDARD 1056)
- DITCH CHECK (PER WDNR TECHNICAL STANDARD 1062)
- TRACKING PAD (PER WDNR TECHNICAL STANDARD 1057)
- EROSION MAT (PER WDNR TECHNICAL STANDARD 1053)
- INLET PROTECTION (PER WDNR TECHNICAL STANDARD 1060)

EROSION CONTROL

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

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

File: R:\2020\2035468D\443\2035468D.dwg
 Plot Date: Dec 28, 2022 10:47am
 LAYOUT: GRADING AND EROSION



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

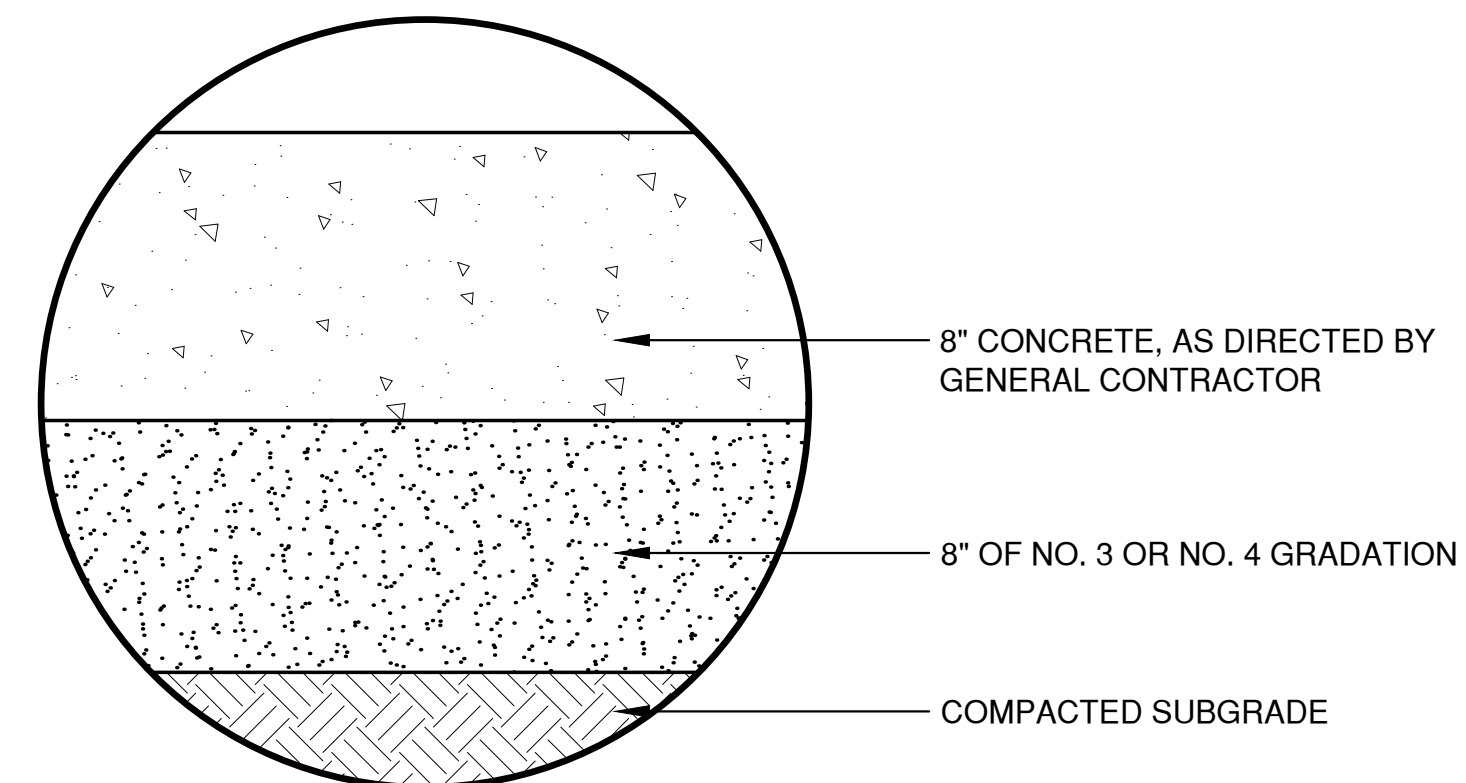
2023 NTEGRITY WAREHOUSE EXPANSION FOR
 BAYLAND BUILDINGS INC.
 VILLAGE OF HOBART
 BROWN COUNTY, WISCONSIN

GRADING AND EROSION CONTROL PLAN

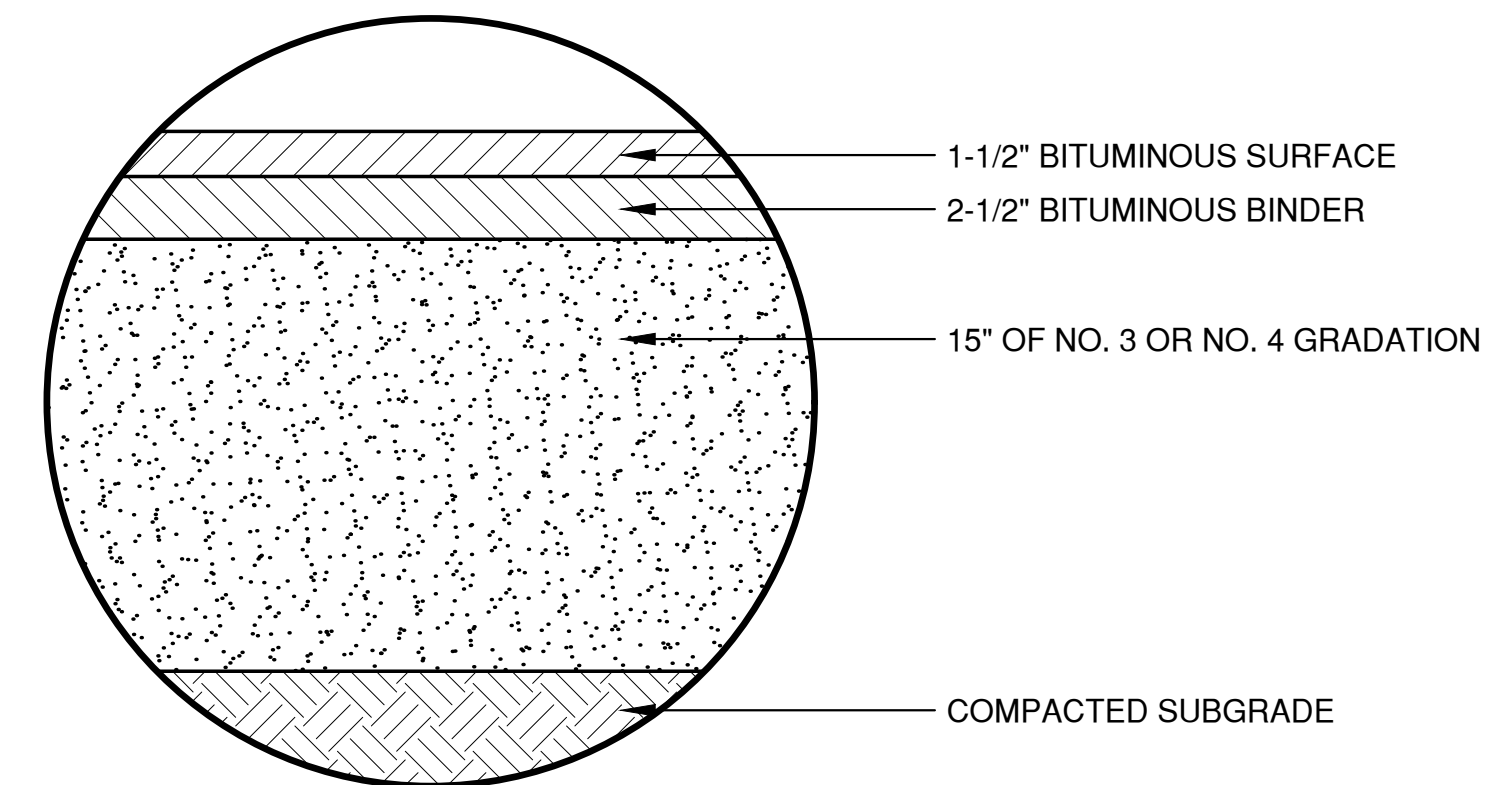
DATE
 12/20/22
 FILE
 2035468D
 JOB NO.
 2035468

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

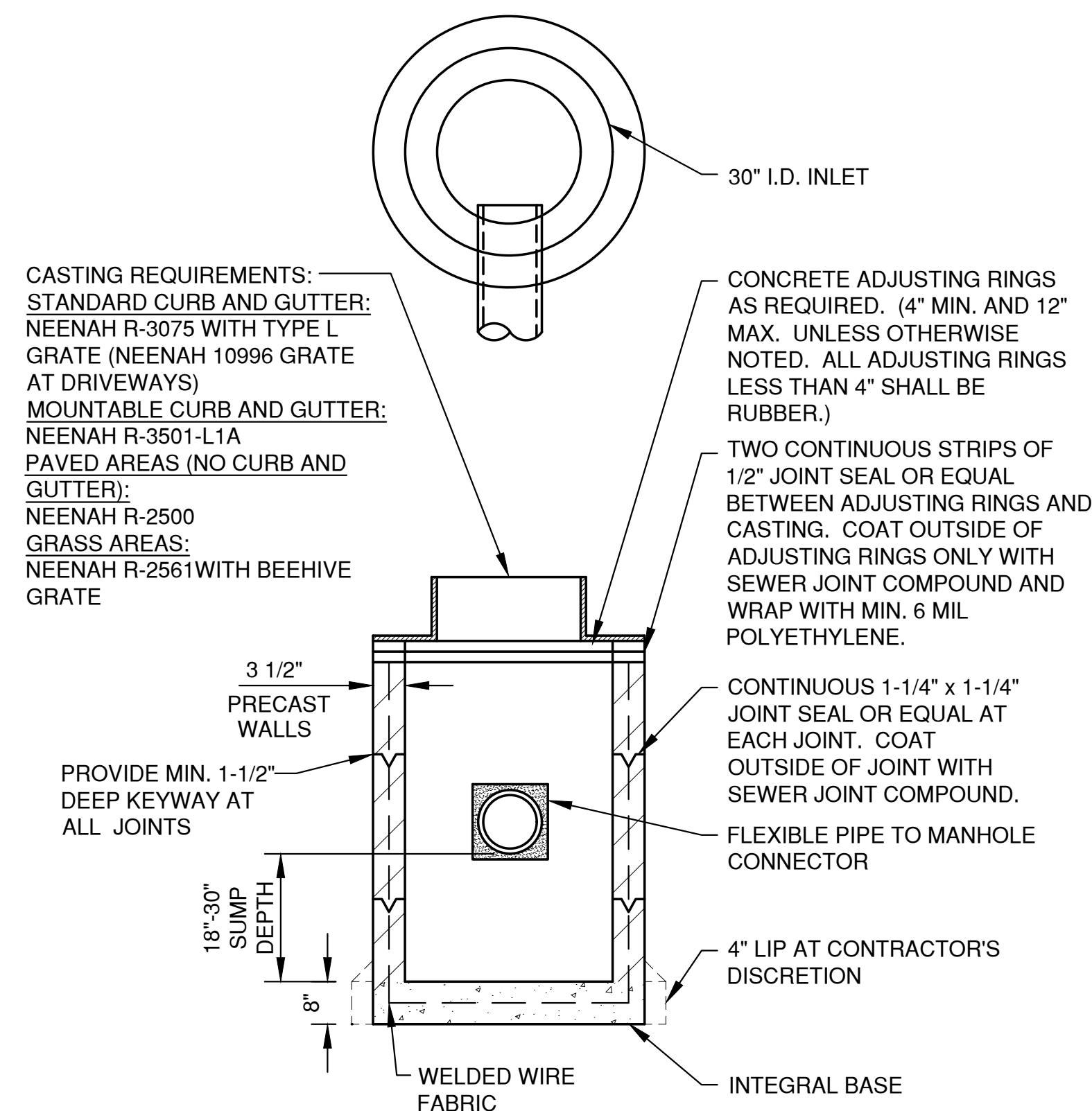
SHEET NO.
4



CONCRETE PAVEMENT

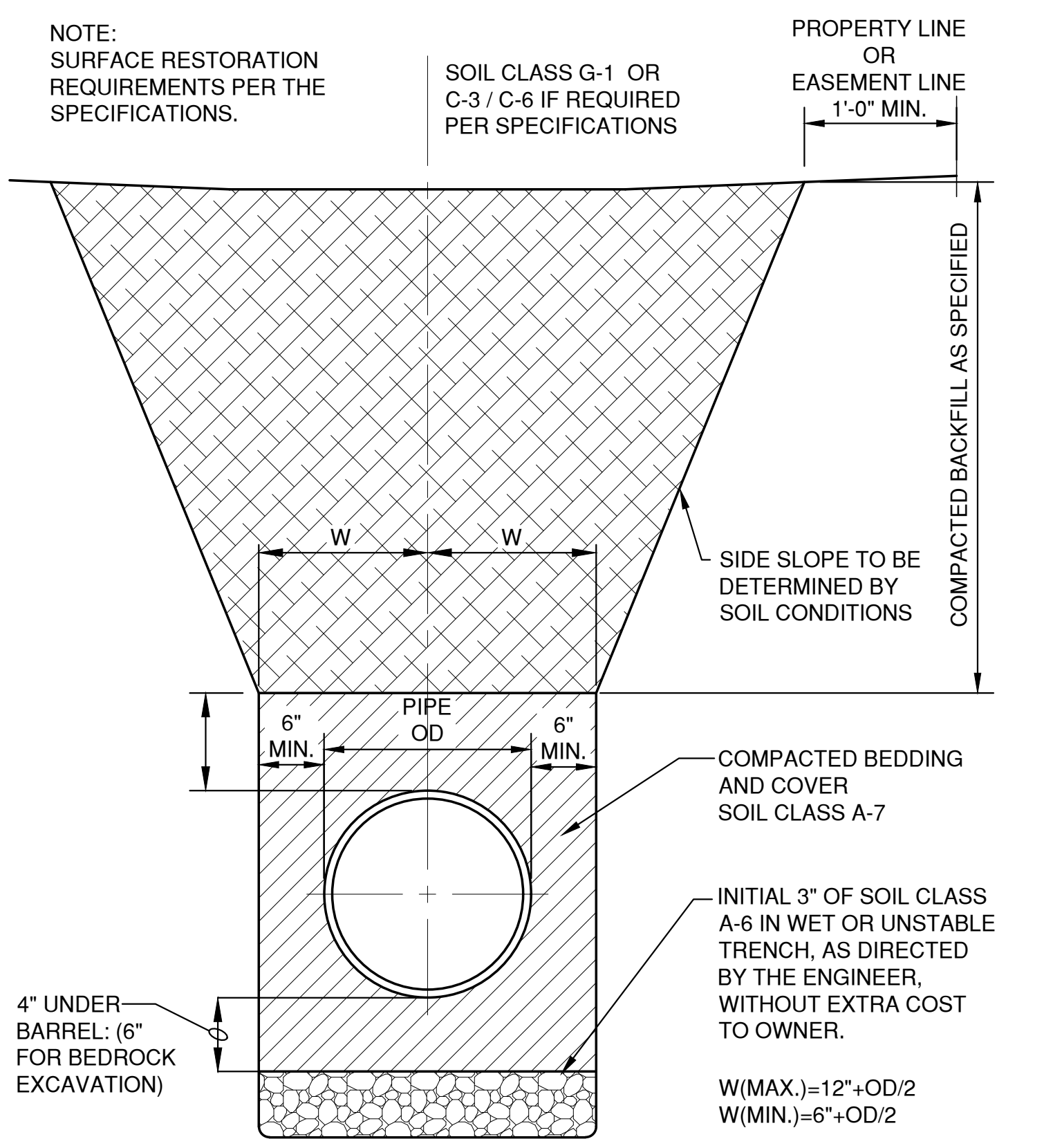


HEAVY DUTY ASPHALT PAVEMENT



ALL PRECAST INLET UNITS SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF AASHTO DESIGNATION M 199

TYPE 'A' STORM INLET



HDPE /PVC SEWER, WATERMAIN AND FORCEMAIN BEDDING AND TRENCH DETAIL

FILE: P:\2020\2020\3035\3035\489\489\DETAILS.dwg PLOT DATE: Dec 28, 2022 9:30am

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN A/JB
								CHECKED
								DESIGNED A/JB

2023 INTEGRITY WAREHOUSE EXPANSION FOR
BAYLAND BUILDINGS INC.
VILLAGE OF HOBART
BROWN COUNTY, WISCONSIN

MISCELLANEOUS DETAILS

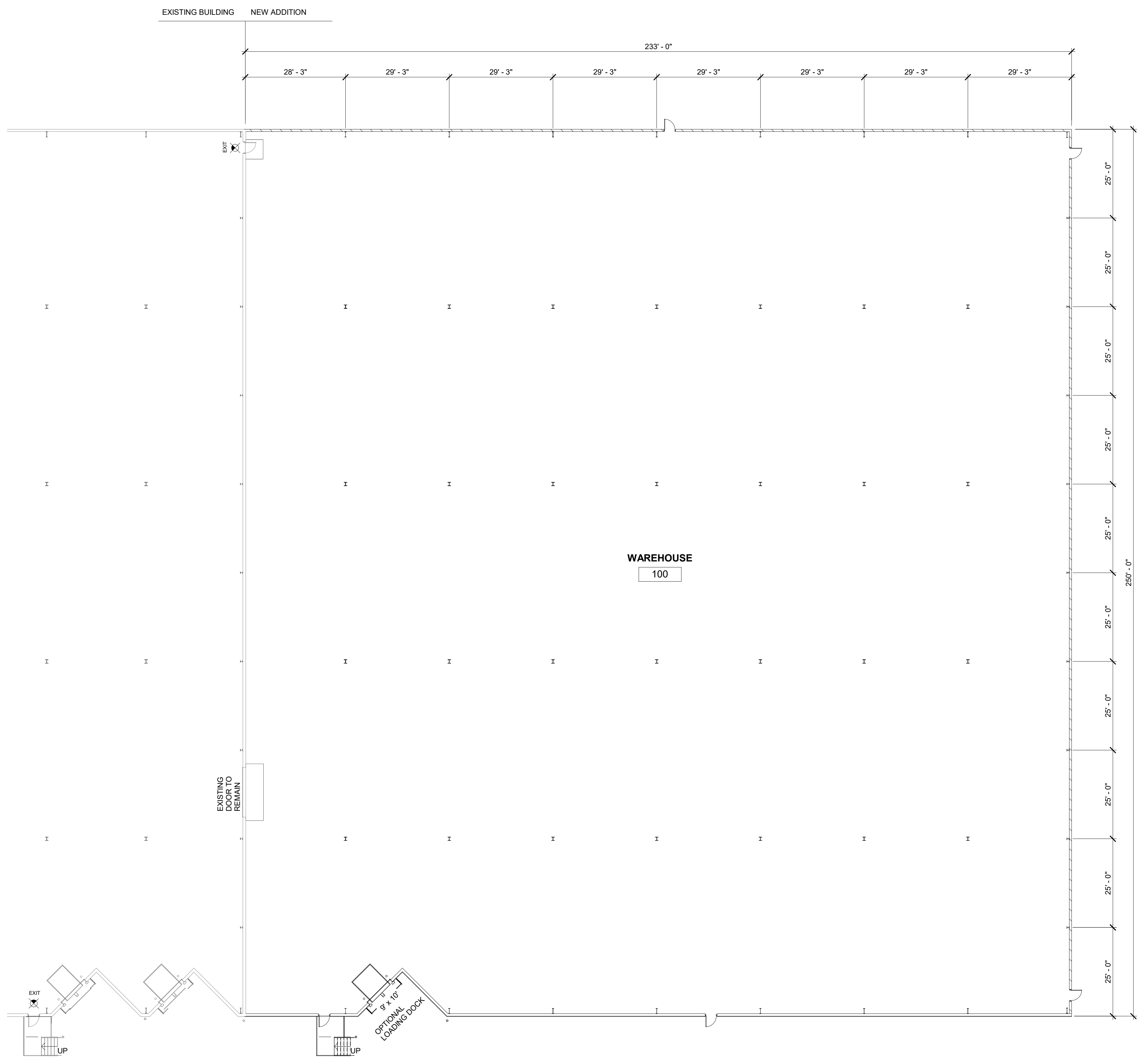
DATE 12/20/22
FILE DETAILS
JOB NO. 2035-469

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

SHEET NO.
5



BAYLAND BUILDINGS
P.O. BOX 13571 GREEN BAY, WI 54307
(920) 498-9300 FAX (920) 498-3033
www.baylandbuildings.com
DESIGN & BUILD GENERAL CONTRACTOR



PROPOSED BUILDING ADDITION FOR:
22-2802
GREEN BAY, WISCONSIN; COUNTY OF: BROWN

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

NOTICE OF COPYRIGHT
THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO
COPYRIGHT PROTECTION AS AN "ARCHITECTURAL WORK" UNDER
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REPRESENTED, CAN LEGALLY RESULT IN THE CESSATION OF
CONSTRUCTION OR BUILDINGS BEING SEIZED AND/OR MONETARY
COMPENSATION TO BAYLAND BUILDINGS, INC.

JOB NUMBER: -
SALES REP: TIM AMBROSIUS
(920) 371-0853

DRAWN BY: DPO
DATE: 9-7-2022

REVISIONS:

ISSUED FOR:	CHECKED BY:	DATE:
<input checked="" type="checkbox"/> PRELIMINARY		
<input type="checkbox"/> BID SET		
<input type="checkbox"/> DESIGN REVIEW		
<input type="checkbox"/> CHECKSET	CP, TA SW	04/12/21
<input type="checkbox"/> CONSTRUCTION		

1 / A1.0 OVERALL FLOOR PLAN 1/16" = 1'-0"

OVERALL FLOOR PLAN

A1.0

PROPOSED BUILDING ADDITION FOR:
22-2802
GREEN BAY, WISCONSIN; COUNTY OF: BROWN

SCALE VERIFICATION
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ADJUST SCALE ACCORDINGLY

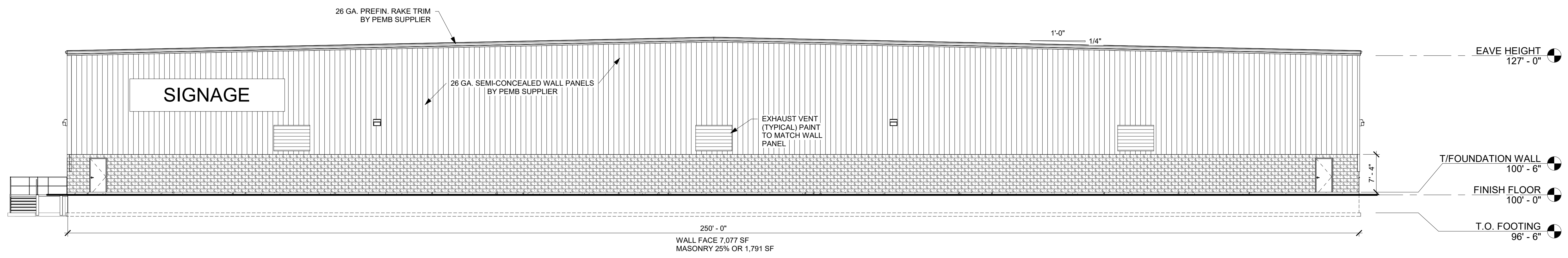
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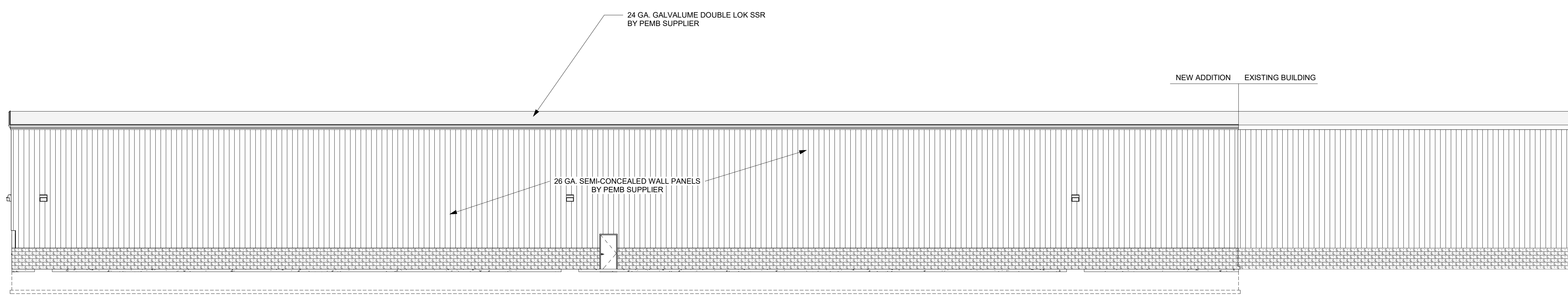
ISSUED FOR: CHECKED: DATE:
BY:
 PRELIMINARY
 BID SET
 DESIGN REVIEW
 CHECKSET CP, TA 04/12/21
SW
 CONSTRUCTION

EXTERIOR ELEVATIONS

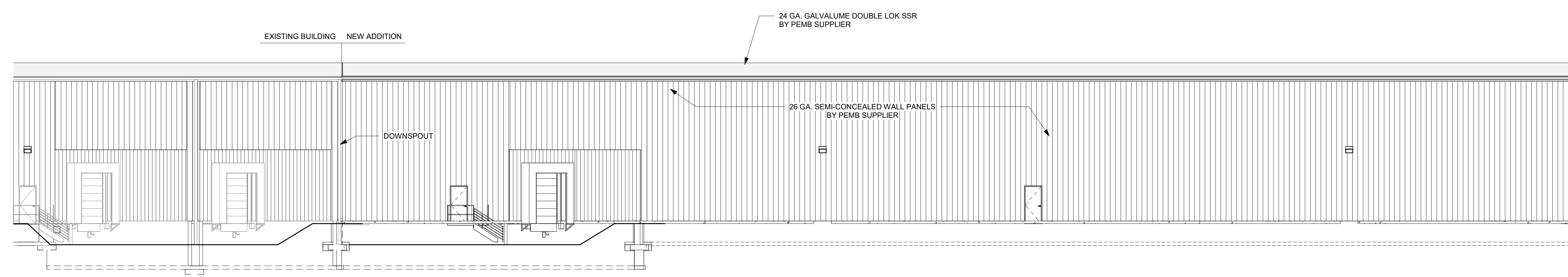
A2.0



1 /A2.0 EAST ELEVATION 3/32" = 1'-0"



3 /A2.0 NORTH ELEVATION 3/32" = 1'-0"



4 /A2.0 SOUTH ELEVATION 3/32" = 1'-0"



TO: Site Review Committee

RE: 3828 Packerland Dr., HB-950-7; Wall Sign, Bayland Concrete Shop

FROM: Todd Gerbers, Director of Planning and Code Compliance

DATE: January 18, 2023

ISSUE: Discussion and action on a request for new wall signage

RECOMMENDATION: Staff recommends approval subject to any conditions the Committee may identify.

GENERAL INFORMATION

1. Developer: Bayland Buildings, Inc.
2. Applicant: Jeff Kirsch / Sign Country
3. Address/Parcel: 3828 Packerland Dr., HB-950-7
4. Zoning: I-1: Limited Industrial District
5. Use: Office/Shop/Warehouse facility

BACKGROUND

Bayland Concrete Shop, located at 3828 Packerland Dr. is currently under construction and is submitting for review and action of the proposed wall signs. During the original site review back in September 2022, signage was not finalized and therefore not submitted at that time. The developer has since finalized the signage and is requesting review of the proposed wall signage.

The request before the Committee at this time would be for a sign logo and non-lit plastic formed letters of a total of 55 square feet on the east elevation (facing Packerland Dr.). This proposed sign is code compliant and will be non-illuminated. Per ordinance, 10% of the wall surface of each building elevation can be covered by signage and since the wall area where the sign is to be located is 8,260 square feet, the proposed wall sign would be in compliance with the Village Sign Code.

RECOMMENDATION/CONDITIONS

Staff recommends approval of the proposed 55 square foot wall sign to be mounted on the east elevation of the building, located at 3828 Packerland Dr. as submitted.



Building Permit Application
Permit Number [Redacted]
(Assigned by Village Personnel)

Village of Hobart
Dept of Planning & Code Compliance
2990 S Pine Tree Rd
Hobart WI 54155
Phone: (920) 869-3809
Fax (920) 869-2048

Project Address 3828 Packerland Dr. Parcel Number

Applicant is the: [] Owner OR [x] Contractor
Use Category: [] Single Family [] Duplex [] Multi-Family [] Commercial [x] Industrial [] Agricultural

Table with 4 columns: Contractor Name, Lic#, Mailing Address, and Contact Info (Tel, Fax, Mobile). Rows include Building Contractor (Sign Country), Electrical Contractor, HVAC Contractor, and Plumbing Contractor.

Work being done:

- Checkboxes for: New Structure, Addition, Deck/Porch/Patio, Driveway/Parking, External Remodeling, Internal Remodeling, Garage/Utility Structure, Handicap Ramp, Hot Tub/Spa, Fence/Kennel, Sign/Canopy/Awning, Stove/Fireplace, Swimming Pool, Wrecking Permit, Other.

Additional information, such as plan submittal and approval, may be required before issuance.

Scope of work: Produce and install (1) set of non-lit plastic formed letters, to building fascia

Any work not included in this application is not permitted.

Total Value of Project \$ 4,990 (Value of materials & labor is required to ensure consistency in assessing permit fees.)

Breakdown of values: Bldg Elec Plumb HVAC

I certify the above information is complete and accurate. I agree to perform the work in conformance to all approval conditions & applicable codes/ordinances.

Applicant Name: Jeff Kirsch
(Please print)

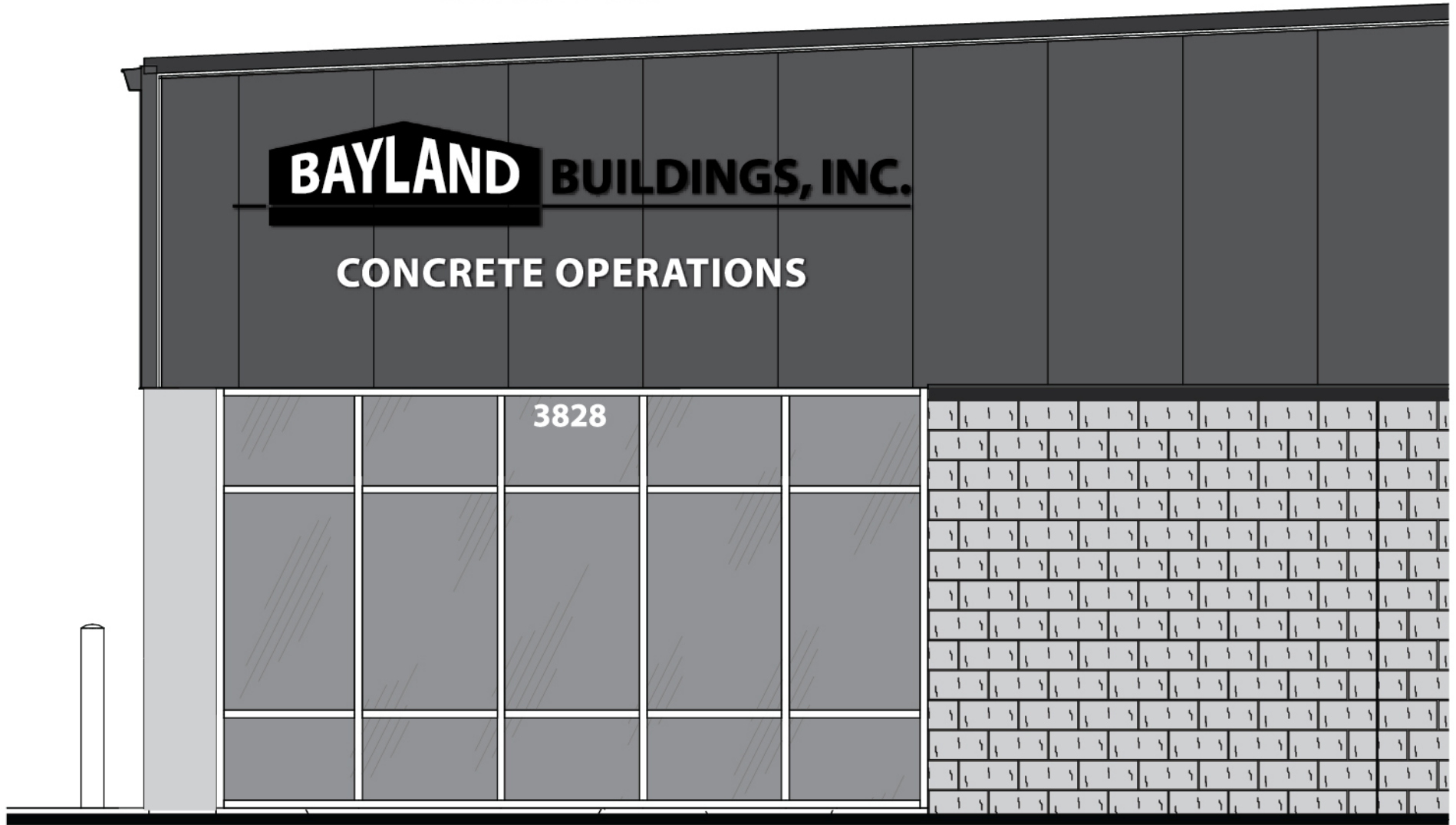
Signature: [Handwritten Signature]

Date: 1/10/23

Issued By: [Redacted]
Date: [Redacted]

Total Fees Collected: Check #

Overall Size: 44" x 180"



Produce and Install (1) set of non-lit plastic formed letters

- Letter Depth: 1"
- Stud mounted flush directly to building
- Colors: Black & White (gloss finish on both)
- "Bayland" copy to be white vinyl overlay
- Address number decal applied first surface to exterior window



CLIENT	Bayland Buildings, Inc
ADDRESS	XXXX
CITY	Green Bay

SALES REP	Jeff Kirsch
DESIGNER	Jeff Kirsch
DRAWING	Non-lit Building Sign

PAGE NO.	1
PAGE HRS	1
TOTAL HRS	1

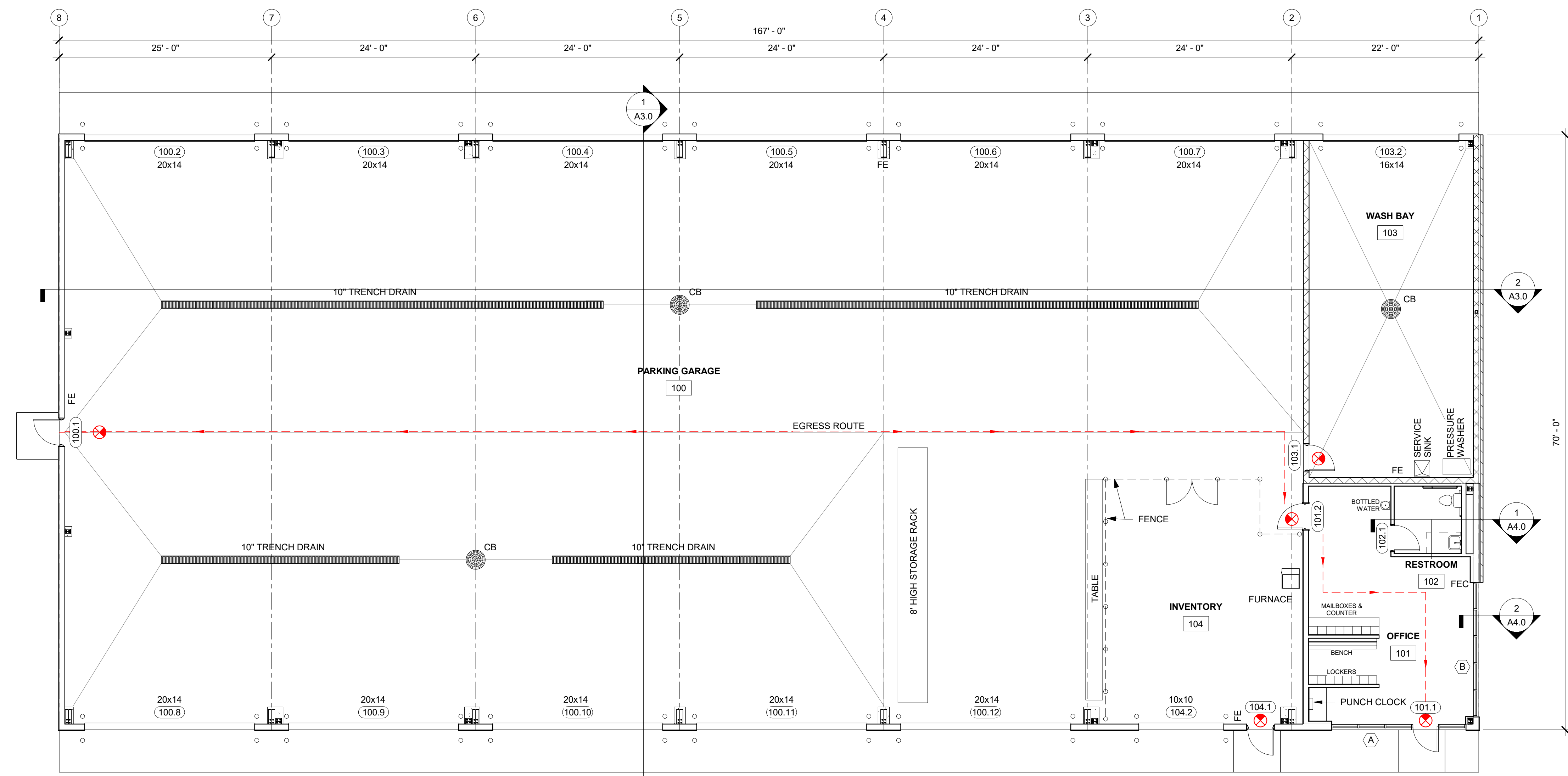
SCALE	FPO
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SignCountryWI.com
 920.734.SIGN (7446)
 235 Allegiance Ct.
 Appleton, WI 54913

Colors shown are conceptual only and do not represent actual paint, vinyl, or sign components colors. Please refer to actual color samples.

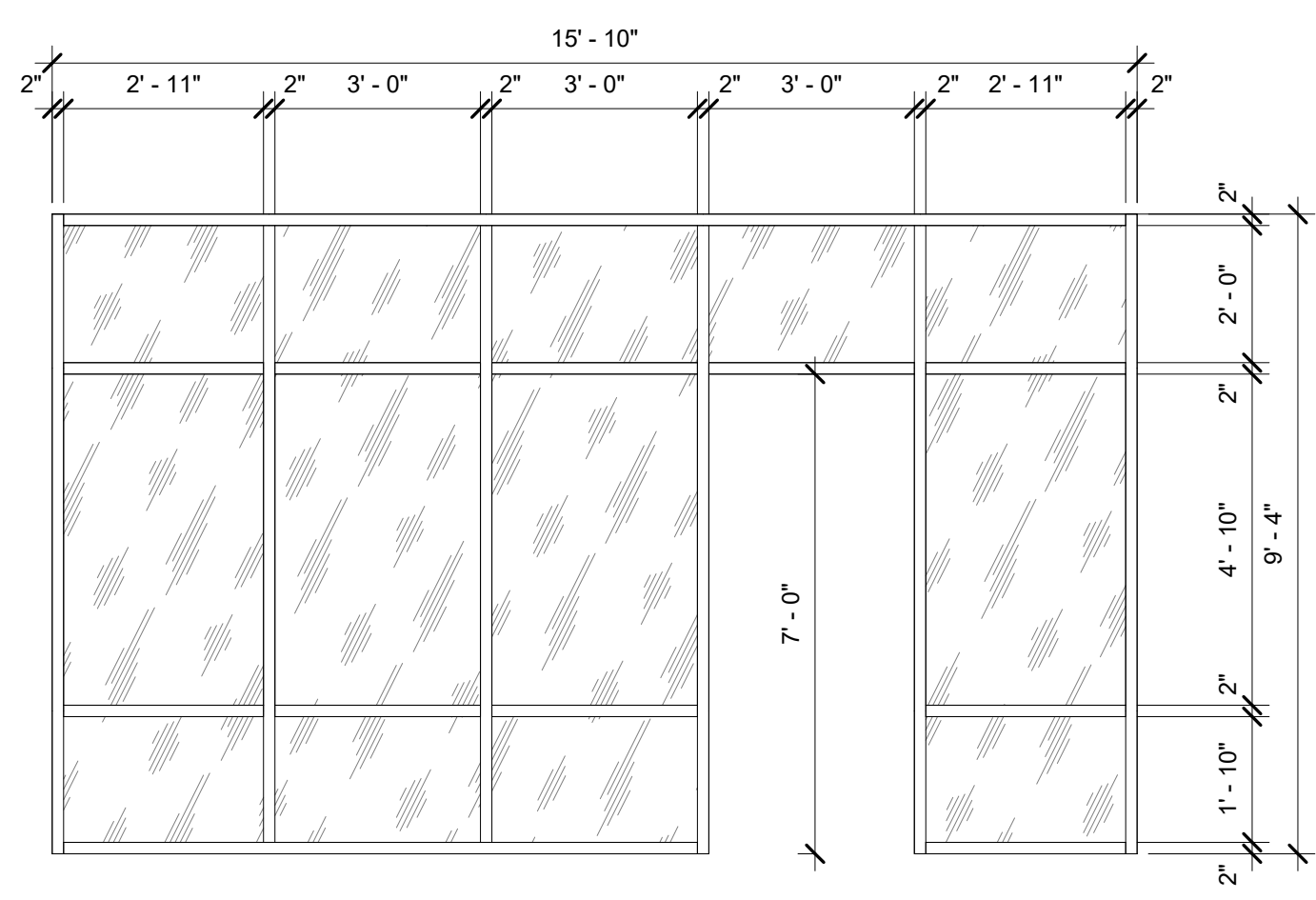
This document is owned by Sign Country and is protected under Title 17 of the copyright code. By accepting this document, the client agrees not to share the design concept or specifications with a third party unless pre-approved by Sign Country or with purchase of the design. Any violation will constitute a charge of the conception and design hours.

PROPOSED BUILDING FOR: BAYLAND CONCRETE SHOP LITTLE CHUTE, WI

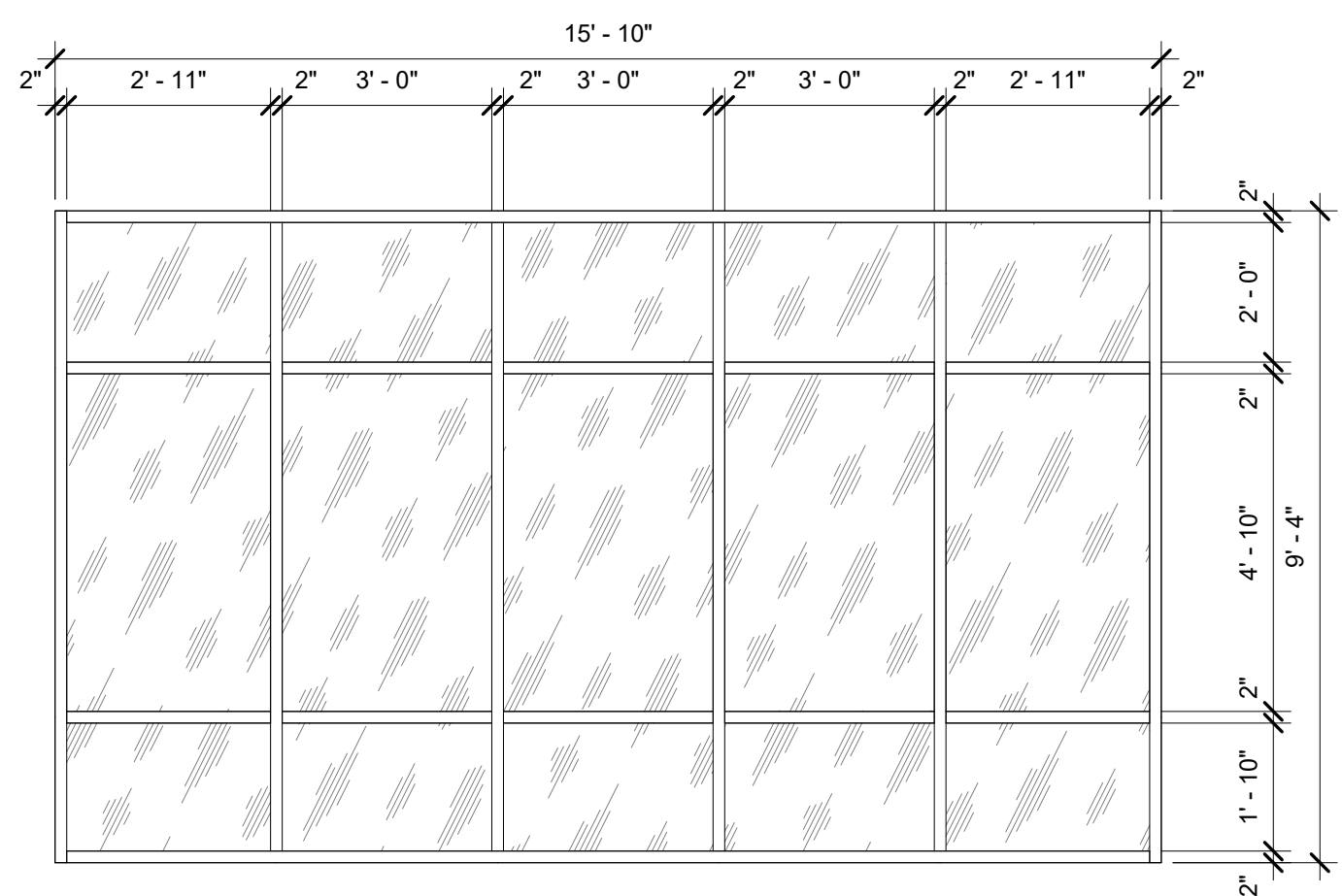


- WALL LEGEND**
 SCALE = 1/2" = 1'-0"
- B** - 1-1/2" 20GA MTL STUDS @ 16" O.C.
- 5/8" GYP BD
- FURRING STRIPS
 - C** - 3-5/8" 20GA MTL STUDS @ 16" O.C.
- 5/8" GYP BD
 - D** - 3-5/8" 20GA MTL STUDS @ 16" O.C.
- 5/8" GYP BD E.S.
- 4" BATT INSUL.
 - E** - 6" MTL STUDS @ 16" O.C.
- 5/8" GYP BD (INTERIOR SIDE)
 - G** - 6" (600S162-33) MTL STUDS @ 24" O.C.
- 5/8" GYP BD (ONE SIDE)
- 7/8" FURRING STRIPS @ 32" O.C.
- LINER STL
- 6" BATT INSUL.

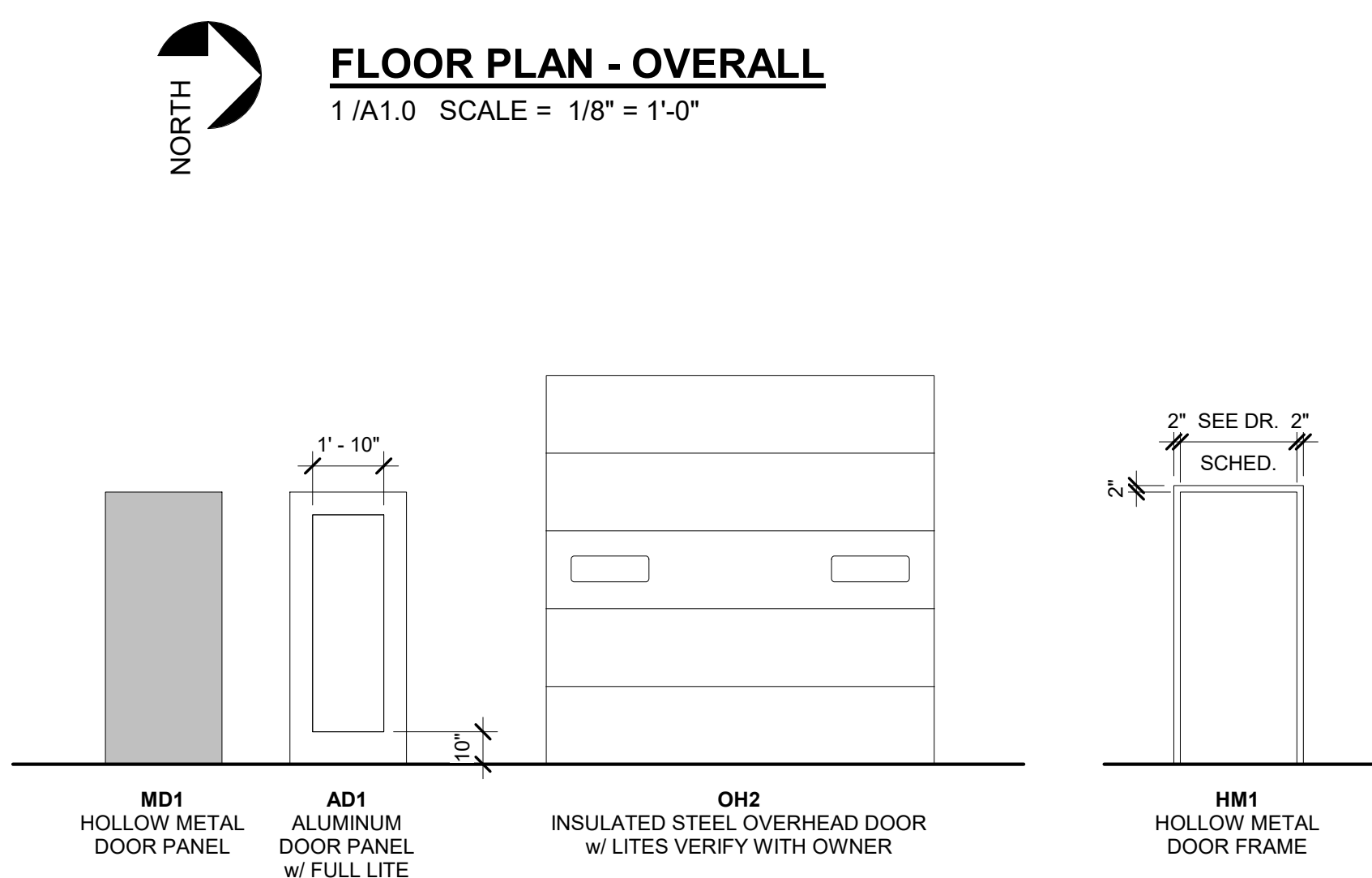
FLOOR PLAN - OVERALL
 1/A1.0 SCALE = 1/8" = 1'-0"



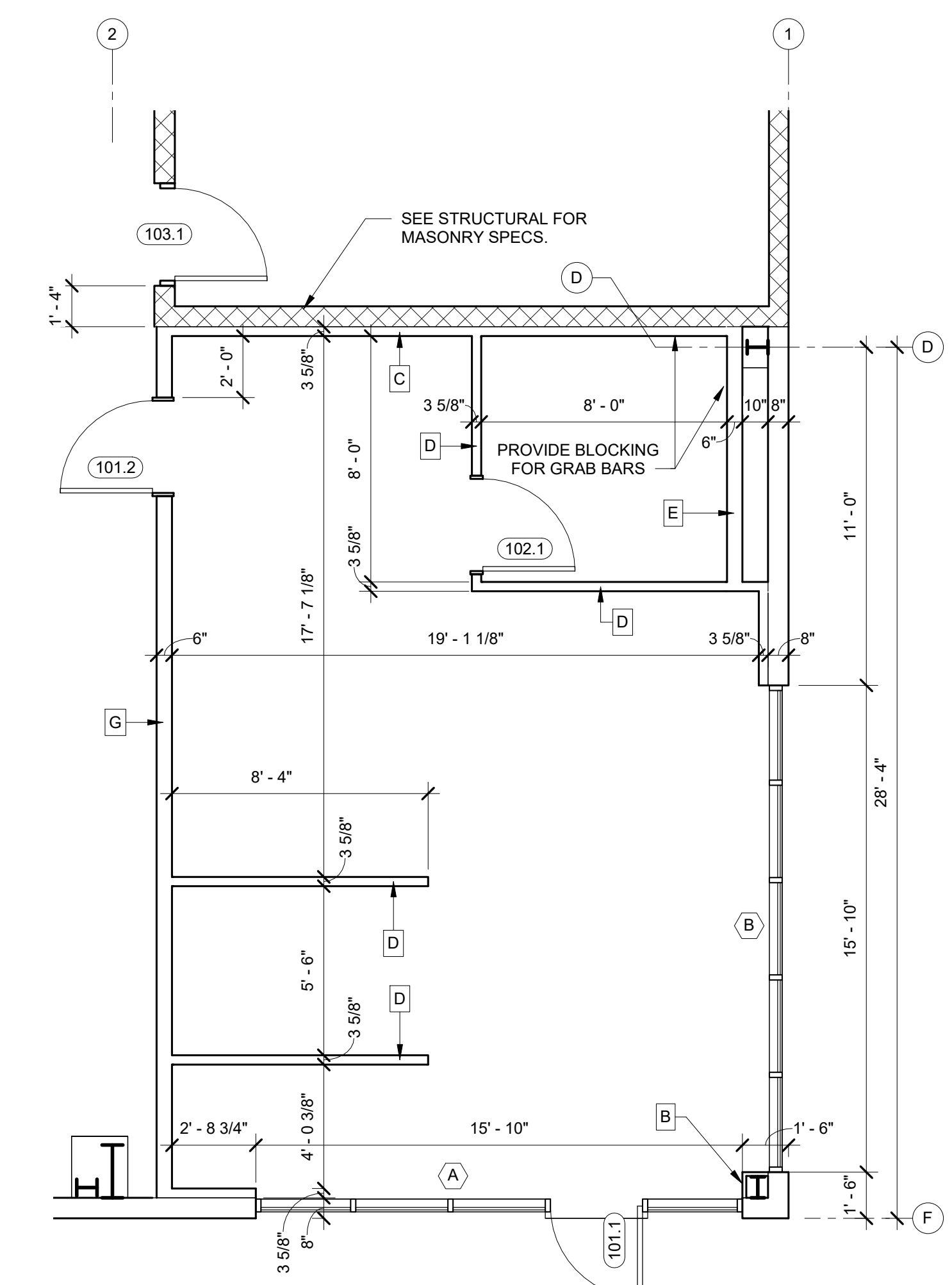
CURTAIN WALL - A
 2/A1.0 SCALE = 3/8" = 1'-0"



CURTAIN WALL - B
 3/A1.0 SCALE = 3/8" = 1'-0"



DOOR SCHEDULE													
NUMBER	WIDTH	HEIGHT	DOOR TYPE	FRAME TYPE	FIRE RATING	LOCK	PASSAGE	CLOSER	PANIC	PRIVACY	WALL STOP	WEATHER STRIPPING	REMARKS
100.1	3'-0"	7'-0"	MD1	HM1									
100.2	20'-0"	14'-0"	OH1	-									
100.3	20'-0"	14'-0"	OH1	-									
100.4	20'-0"	14'-0"	OH1	-									
100.5	20'-0"	14'-0"	OH1	-									
100.6	20'-0"	14'-0"	OH1	-									
100.7	20'-0"	14'-0"	OH1	-									
100.8	20'-0"	14'-0"	OH1	-									
100.9	20'-0"	14'-0"	OH1	-									
100.10	20'-0"	14'-0"	OH1	-									
100.11	20'-0"	14'-0"	OH1	-									
100.12	20'-0"	14'-0"	OH1	-									
101.1	3'-0"	7'-0"	AD1	-									
101.2	3'-0"	7'-0"	MD1	HM1								Push/Pull, Cylinder Lock	
102.1	3'-0"	7'-0"	MD1	HM1								Push/Pull	
102.1	3'-0"	7'-0"	MD1	HM1								Push/Pull	
103.1	3'-0"	7'-0"	MD1	HM1								Push/Pull	
103.2	16'-0"	14'-0"	OH1	-									
104.1	3'-0"	7'-0"	MD1	HM1									
104.2	10'-0"	10'-0"	OH1	-									



DIMENSION PLAN - OFFICE
 4/A1.0 SCALE = 1/4" = 1'-0"

SCALE VERIFICATION
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 ADJUST SCALE ACCORDINGLY

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 COMPENSATION TO BAYLAND BUILDINGS, INC.

JOB NUMBER: 22-5083
PROJECT EXECUTIVE: SHAWN MUELLER
 (920) 371-2546
DRAWN BY: AJR
DATE: 05/20/22
REVISIONS:

ISSUED FOR: CHECKED DATE:
 BY:

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

PROPOSED BUILDING FOR:
BAYLAND CONCRETE SHOP
 LITTLE CHUTE, WI

SCALE VERIFICATION

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PROJECT EXECUTIVE: SHAWN MUELLER
 (920) 371-2546

DRAWN BY: AJR

DATE: 05/20/22

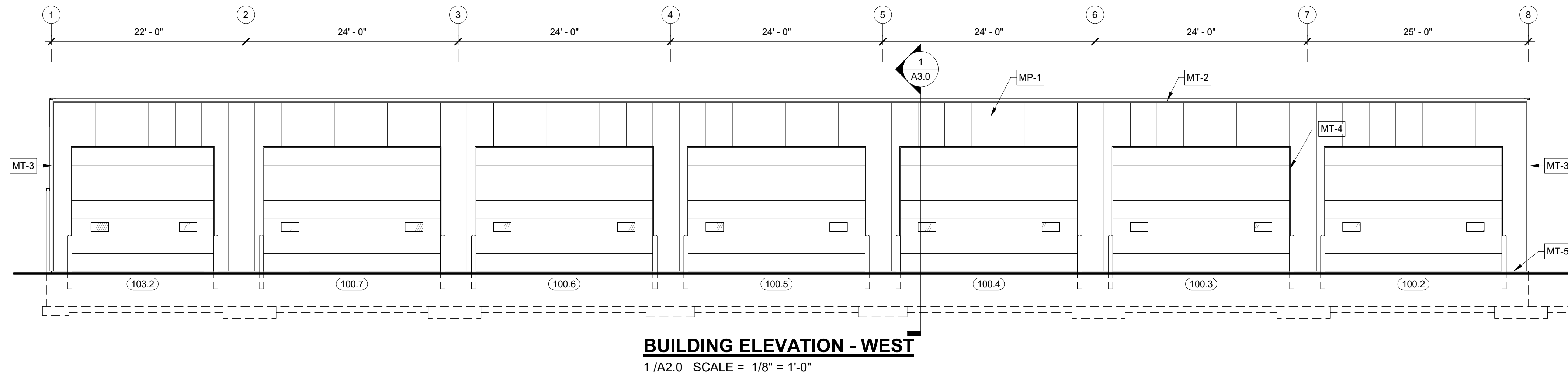
REVISIONS:

ISSUED FOR: CHECKED DATE:
 BY:

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

EXTERIOR ELEVATIONS

A2.0

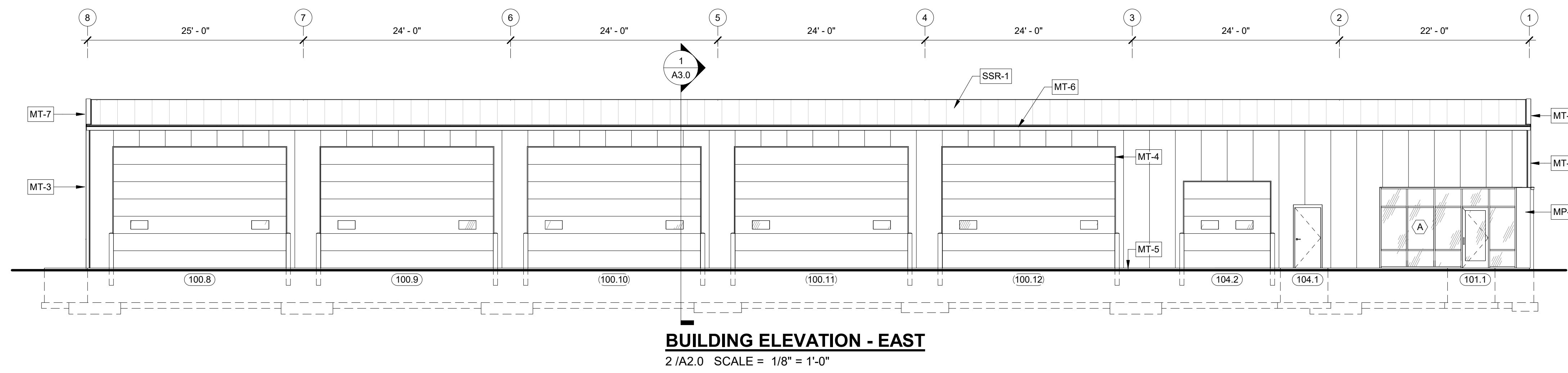


BUILDING ELEVATION - WEST
 1 / A2.0 SCALE = 1/8" = 1'-0"

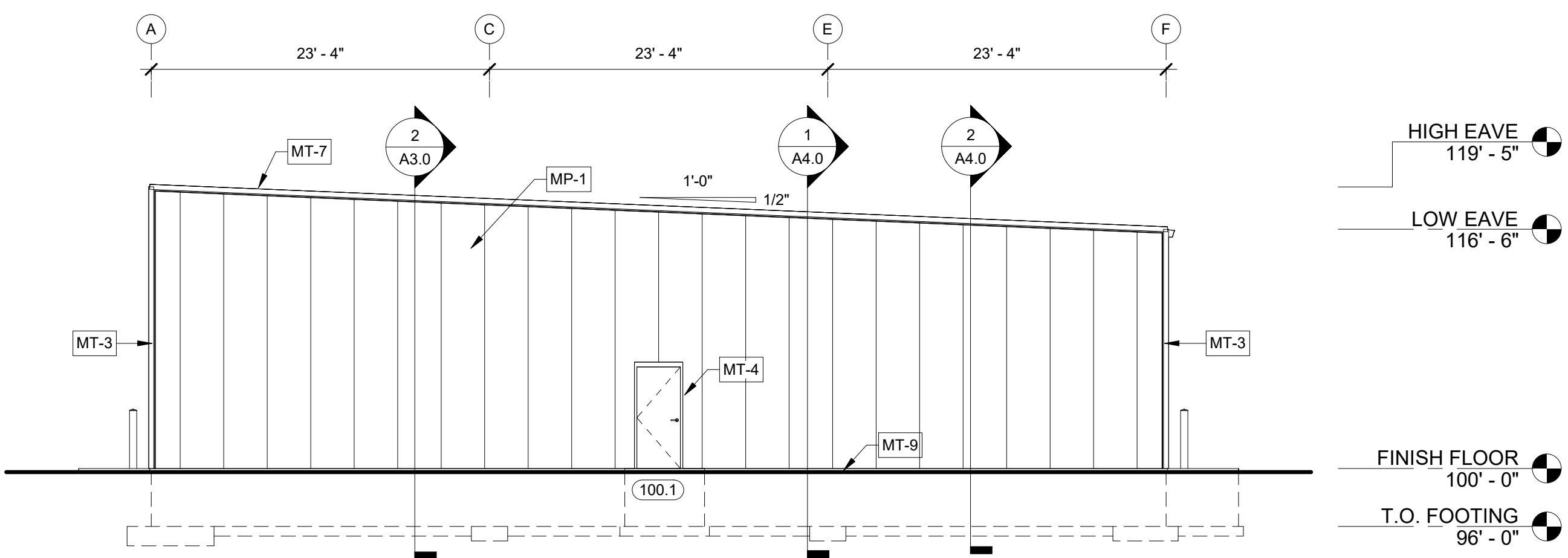


EXTERIOR FINISH LEGEND

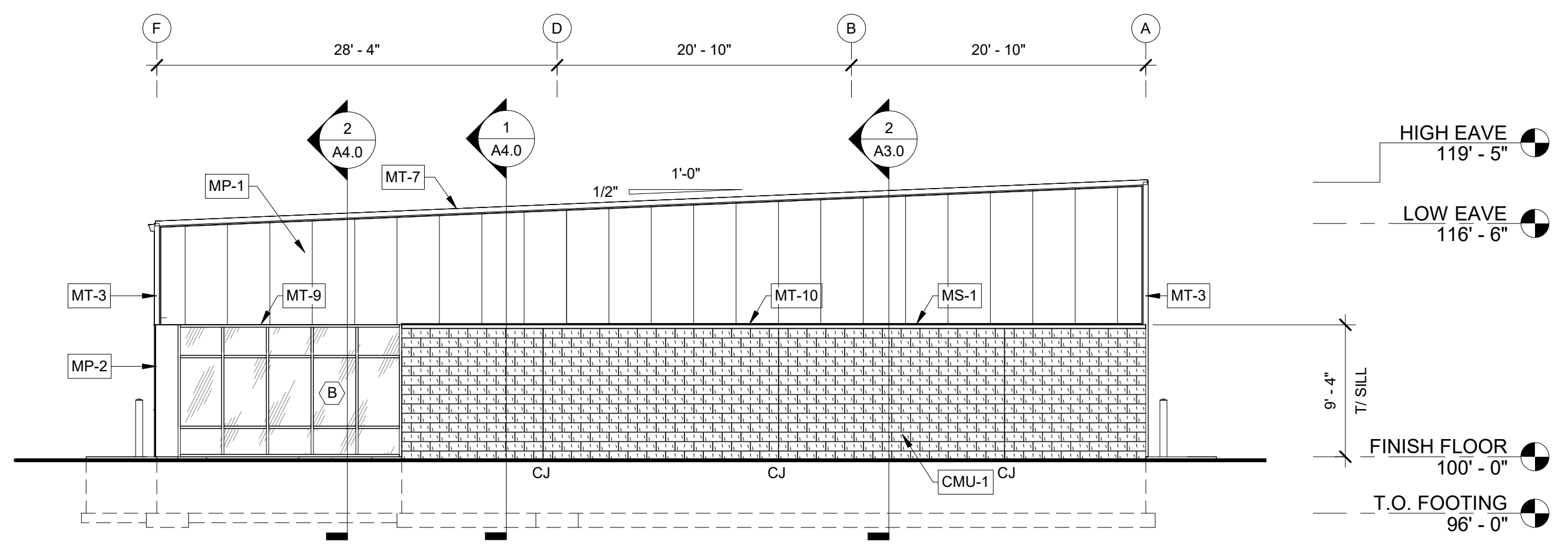
MARK	DESCRIPTION
MP-1	26 GA. RIBBED METAL WALL PANEL
MP-2	26 GA. SMOOTH WALL PANEL
SSR-1	STANDING SEAM ROOF PANEL
CMU-1	4" x 8" x 16" SPLIT-FACE CMU VENEER
MS-1	4" x 3" PRECAST SILL OR EQUIV.
MT-2	26 GA. HIGH EAVE TRIM
MT-3	26 GA. CORNER TRIM
MT-4	26 GA. OPENING TRIM
MT-5	26 GA. DRIP TRIM @ CONC. APRON
MT-6	ALUMINUM GUTTER
MT-7	26 GA. RAKE TRIM
MT-9	26 GA. RODENT GUARD
MT-10	26 GA. SPECIAL DRIP TRIM



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



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



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

