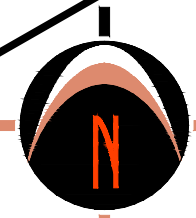


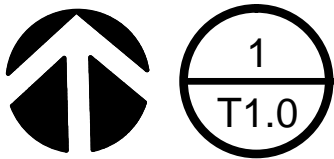
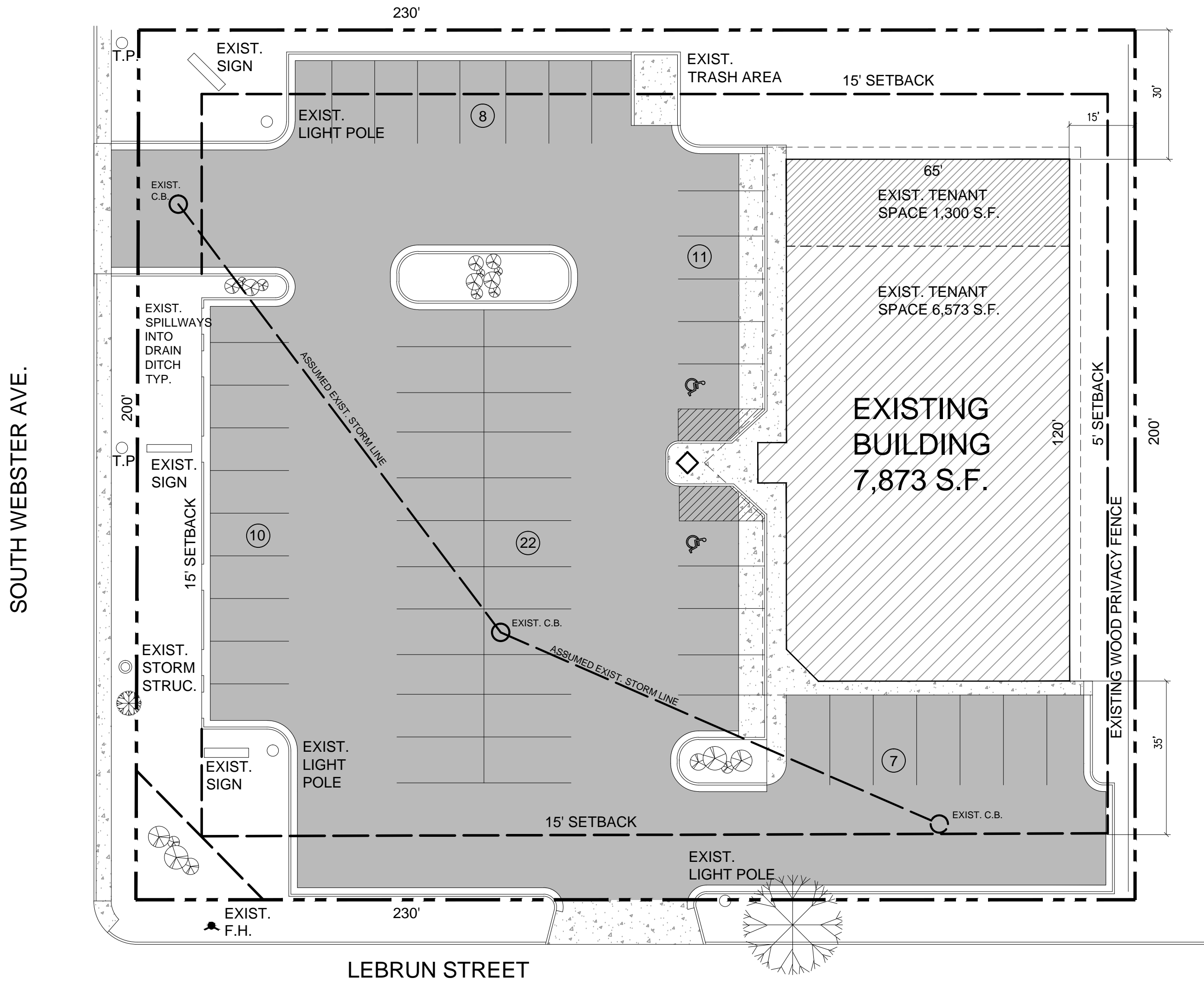
PROPOSED NEW BUILDING ADDITION FOR:
Russell McConnell | Construction Manager
Legacy Commercial Property | 2701 W.
Lawrence Ave Ste A | Springfield, Illinois 62704
HIGHLAND VENTURES LTD
847.904.9107 www.LegacyPro.com
Russ.McConnell@Highlandventuresltd.com
PROJECT ADDRESS
3921 S Webster Ave, Green Bay, WI 54301



PROJECT LOCATION

LOCATION MAP

NOT TO SCALE



1 EXISTING SITE PLAN
T1.0 SCALE: NO SCALE

BUILDING DATA
TO THE BEST OF MY PROFESSIONAL KNOWLEDGE & BELIEF, THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH THE:
· 2015 IBC W/ AMENDMENTS
· 2015 INTERNATIONAL PLUMBING CODE
· 2015 INTERNATIONAL MECHANICAL CODE
· 2017 NATIONAL ELECTRICAL CODE
· FIRE CODE: 2015 IFC
· ACCESSIBILITY CODE: 2015 MBC & 2009 ANSI 117.1 AND 200
· ENERGY CODE: INTERNATIONAL
UNIFORM ENERGY CODE
2013 ASHRAE
TYPE OF CONSTRUCTION: TYPE -5B- UNPROTECTED
EXISTING BUILDING AREA:
Exist lease area = 1,300 s.f. + Existing F.V. = 6,535 SF. + 2,282 SF.=total 10,117 s.f.
PROPOSED NEW ADDITION: 2,282 SF. + 6,535 SF. = 8,817 SF.
USE GROUP: MERCANTILE, M
PARKING SPACES REQ'D. 10,117 SF/200 = 51
PARKING SPACES PROVIDED = 51
ZONED: MX2 - Neighborhood Mixed-Use
OCCUPANCY LOAD: SECTION 1004
D.G. BUILDING OCCUPANT LOAD:
Mercantile area = 7,714 s.f./60 = 129
Mercantile shipping area, Office, Mech. & Toilet = 1,103 s.f./300 = 4
TOTAL OCCUPANT LOAD = 133
Minimum number of exits required 2 - 3 provided
SECTION 1028.7 -
TRAVEL DISTANCE 200' MAX REQUIRED
APPROX. 125' MAX PROVIDED

LOCATE FIRE EXTINGUISHERS
AS DIRECTED AND APPROVED
BY FIRE MARSHALL

TITLE/SITE

T1.0 SITE LOCATION MAP, SHEET INDEX,
BUILDING DATA, EXIST. SITE PLAN,
EXIST. ZONING PLAN

CIVIL

C1.0 SITE PLAN, GRADING PLAN
L1.0 LANDSCAPE SITE PLAN

ARCHITECTURAL

D101 DEMOLITION FLOOR PLAN
A101 FLOOR PLAN
A201 EXTERIOR ELEVATIONS
A301 EXTERIOR WALL SECTIONS
A303 ROOM FINISH SCHEDULE, DOOR
SCHEDULE, REFLECTED CEILING PLAN
& DETAILS

STRUCTURAL

F101 FOUNDATION PLAN & DETAILS

S101 ROOF FRAMING PLAN, ROOF FRAMING
DEMOLITION PLAN, NOTES & DETAILS
S102 STRUCTURAL NOTES, DETAILS

MECHANICAL

M101 MECHANICAL PLAN

ELECTRICAL

E101 POWER PLAN
E102 ELECTRICAL SCHEDULES & SPECIFICATIONS

rdc
Retail Design Consultants, LLC
7580 48th Street, S.E.
Grand Rapids, MI, 49512
P. 616.634.2253
Glenn@rdc-llc.com

JVB LLC
JAMES VANDEN BERGE
CIVIL & ARCHITECTURAL
CONSULTATION & DESIGN
SERVICES
2065 FOXRIDGE
GRAND RAPIDS, MI 49505
PHONE: 616-443-2524
EMAIL: JVBARCH@COMCAST.NET

DOLLAR GENERAL
3921 S Webster Ave,
Green Bay, WI 54301

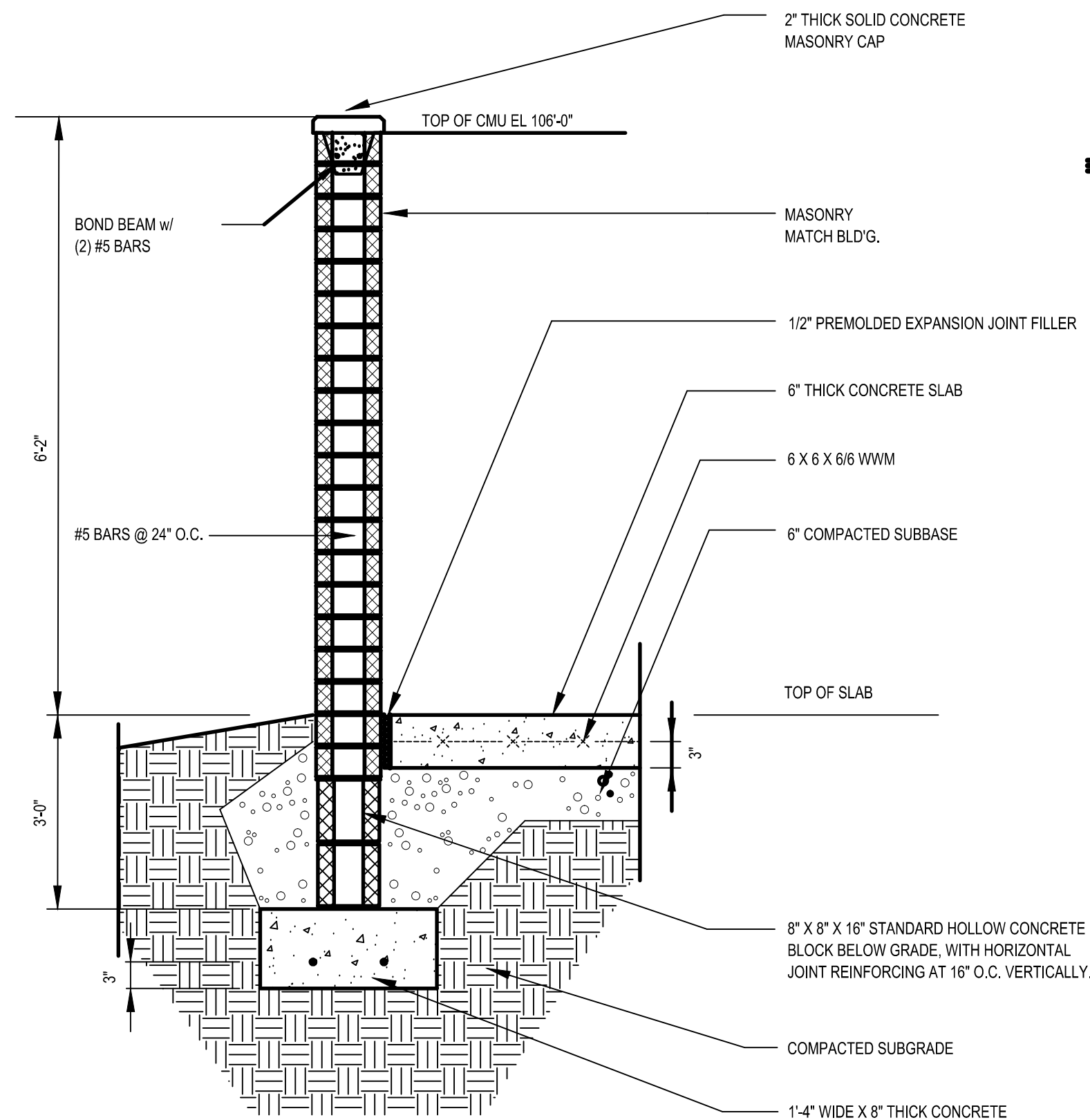
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REV. #1	12/31/2022
PRICING/PERMIT	07/08/2022

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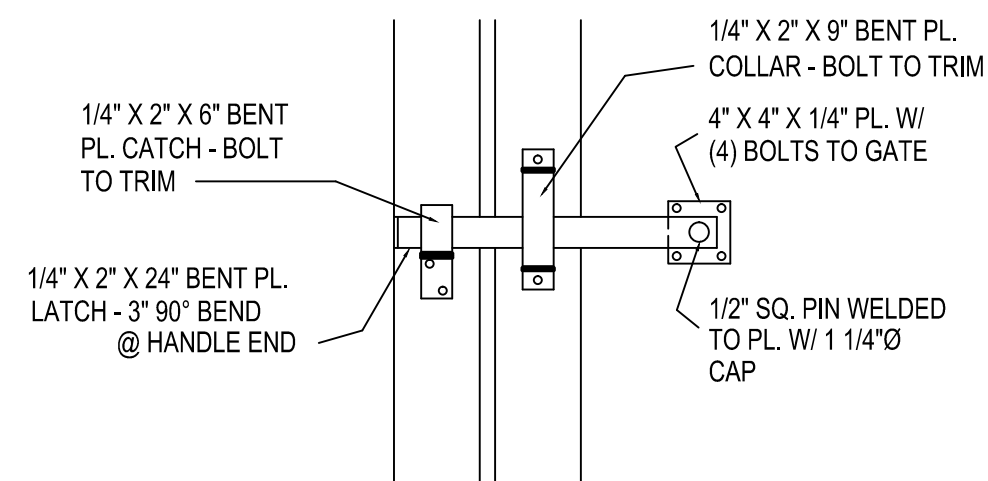
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DRAWN BY	JVB
CHECKED BY	JVB
PROJECT NUMBER	2022008

T1.0

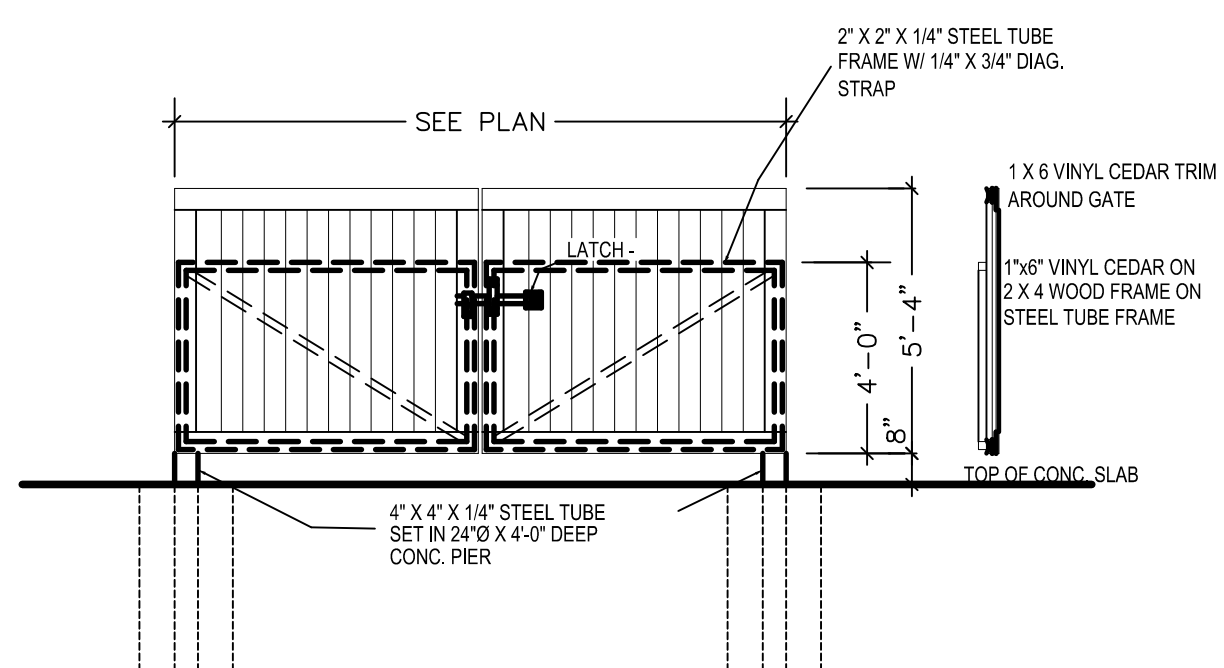


4 TRASH AREA WALL SECTION
C1.0 SCALE: 3/4" = 1'-0"

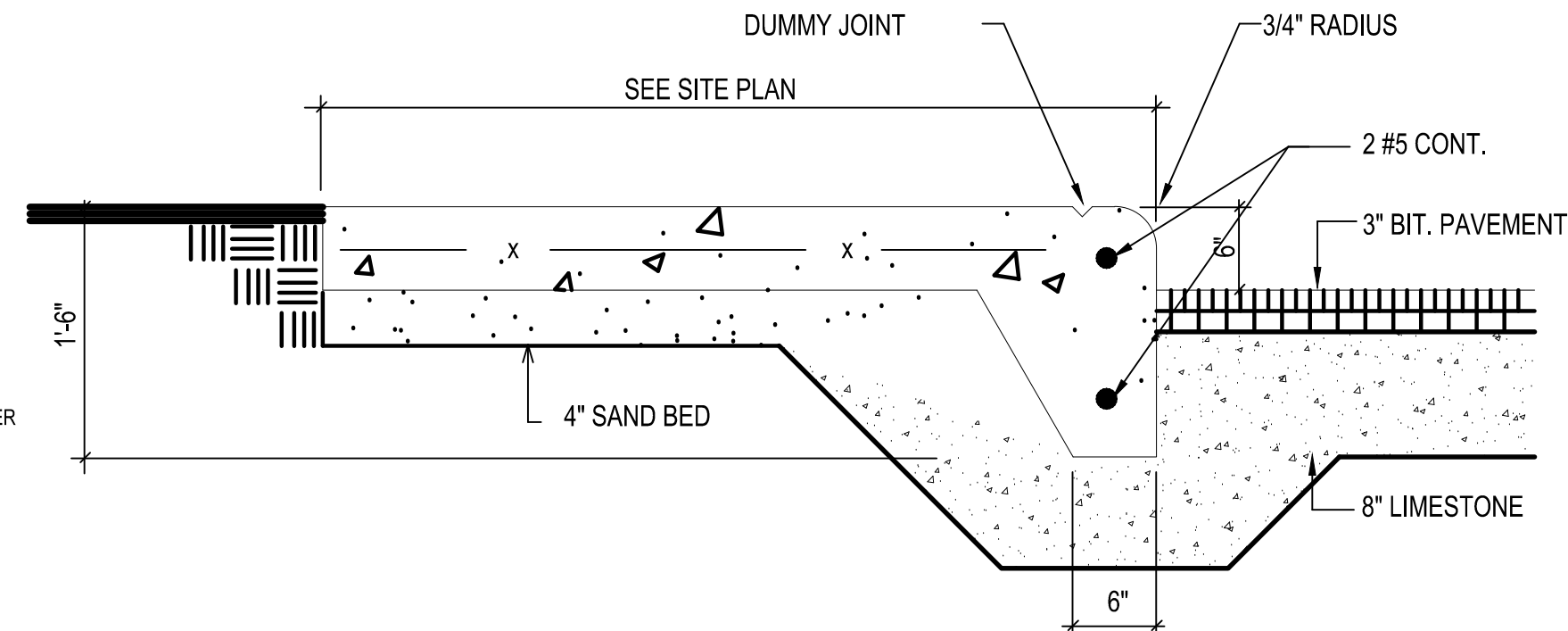
MATCH EXISTING



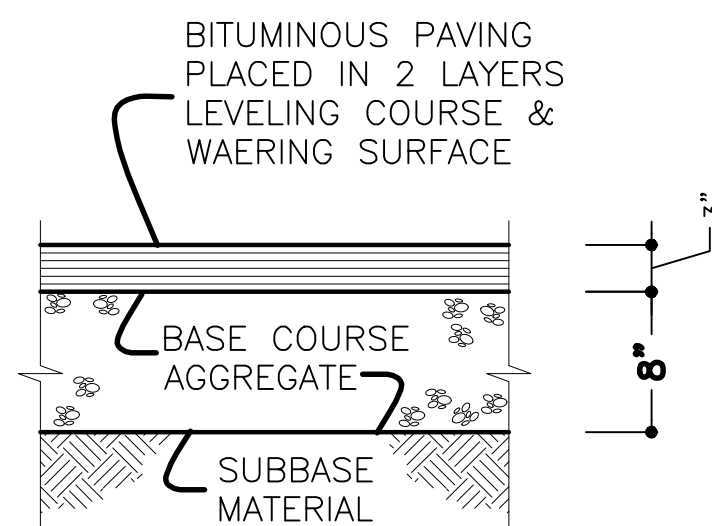
TYP. - LATCH DETAIL
MATCH EXISTING



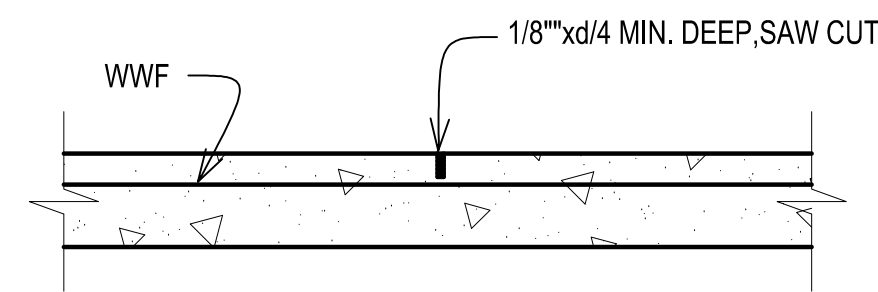
TYP. - DOOR DETAIL
MATCH EXISTING



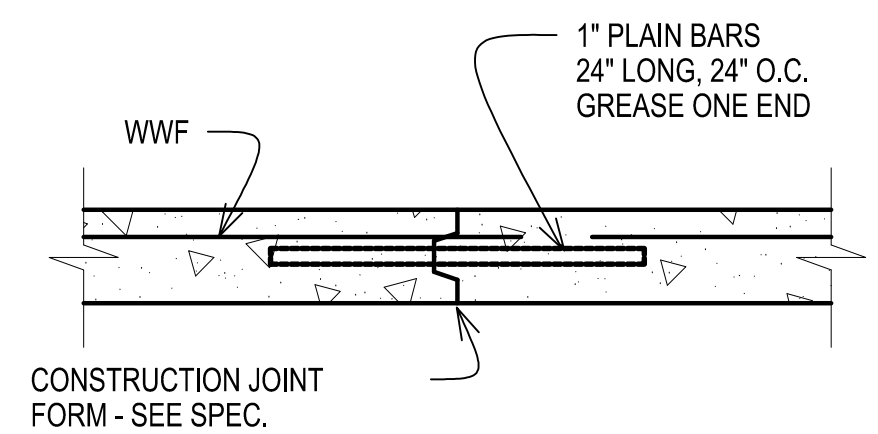
TYPICAL CURB WALK DETAIL



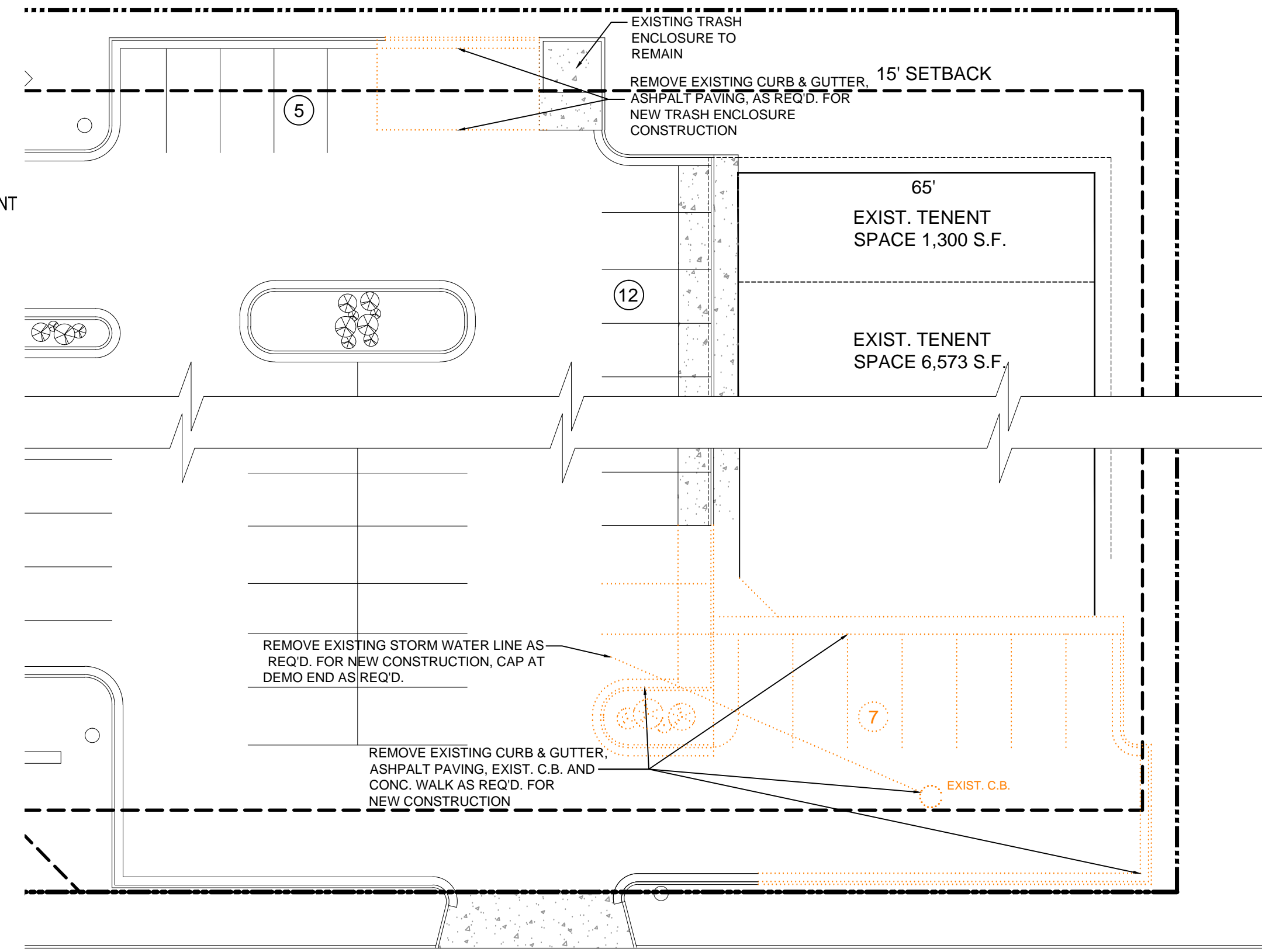
TYPICAL PAVING SECTION



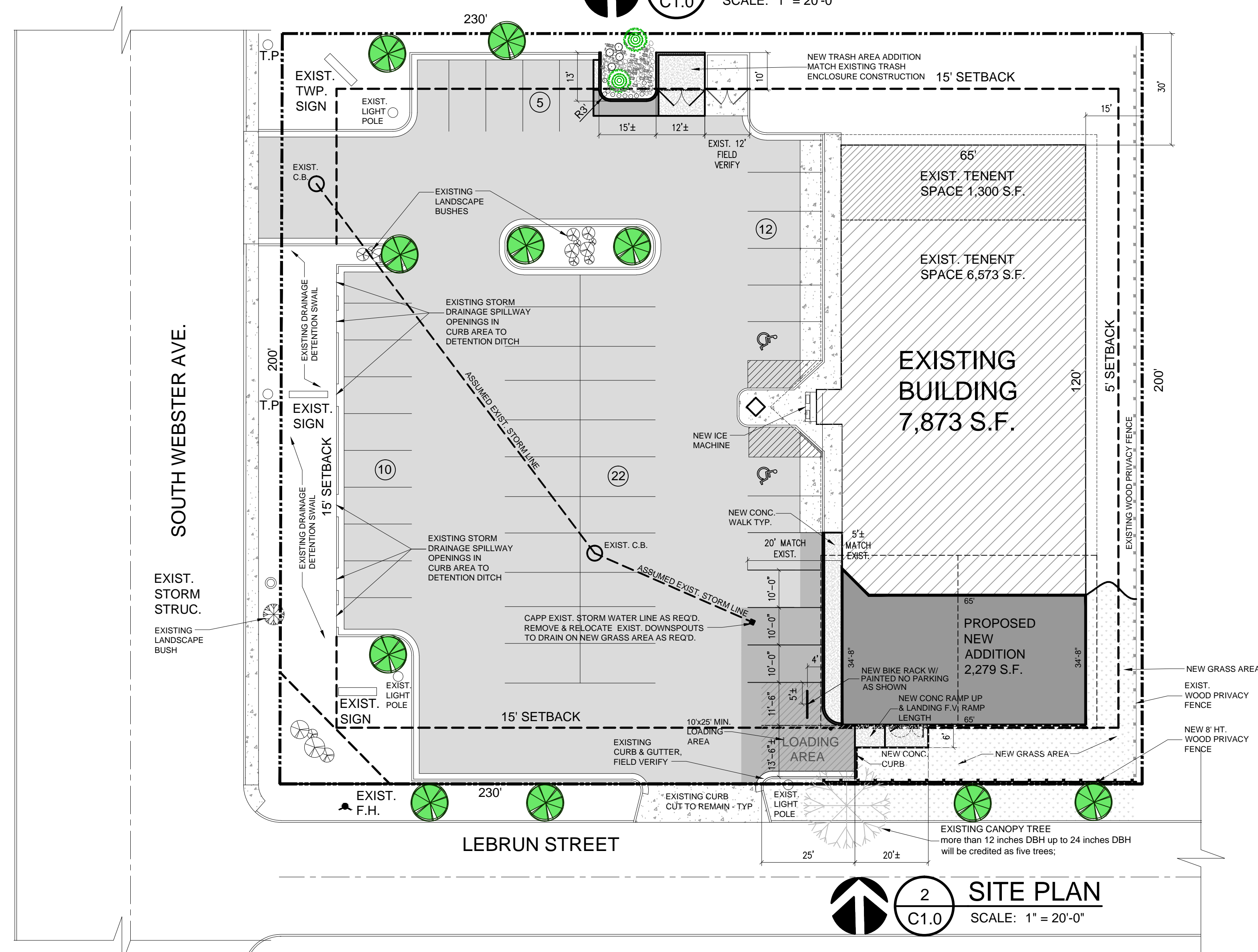
TYPICAL CONTROL
JOINT DETAIL



TYPICAL CONSTRUCTION
JOINT DETAIL



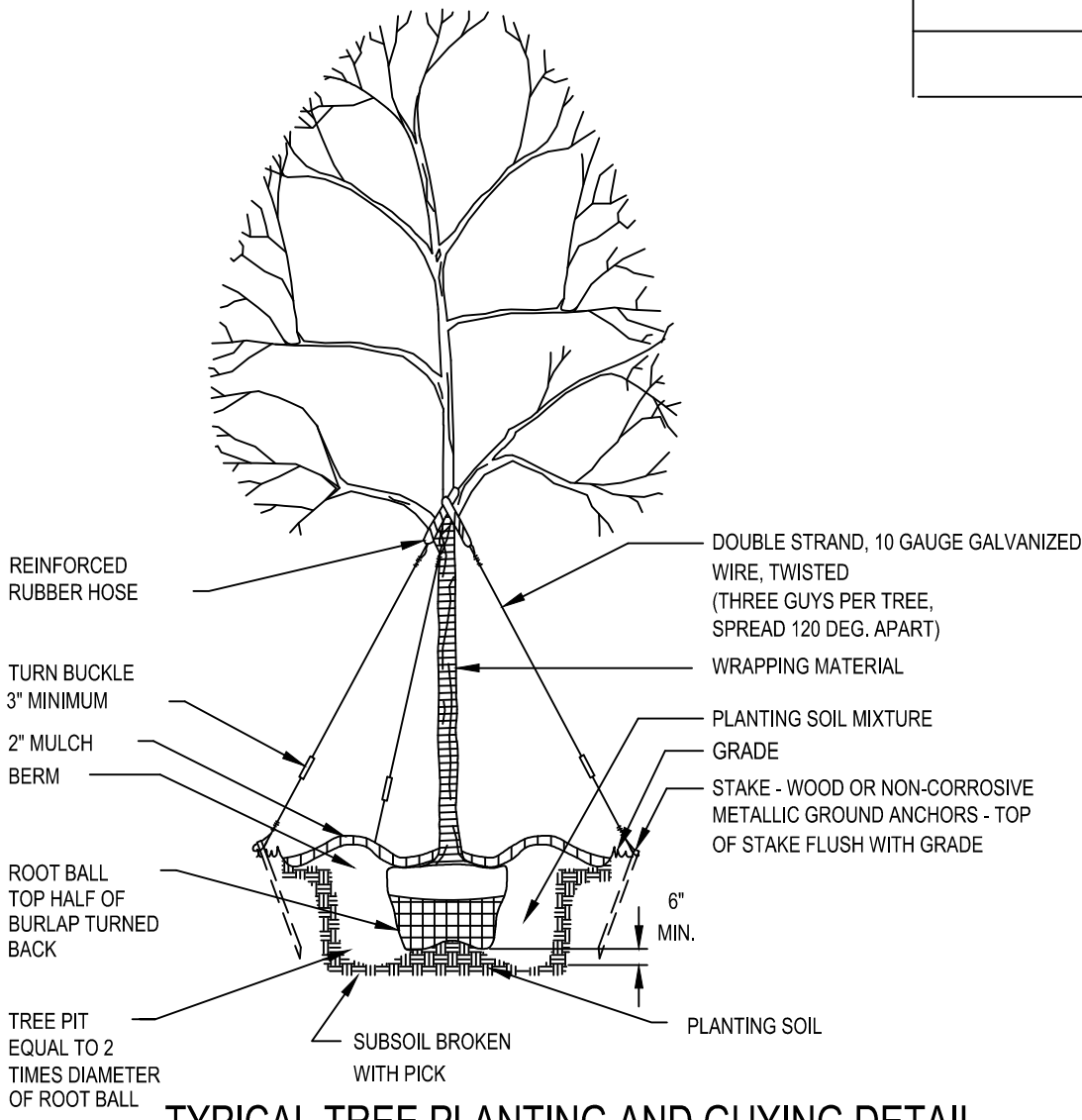
1 DEMOLITION SITE PLAN
C1.0 SCALE: 1" = 20'-0"



2 SITE PLAN
C1.0 SCALE: 1" = 20'-0"

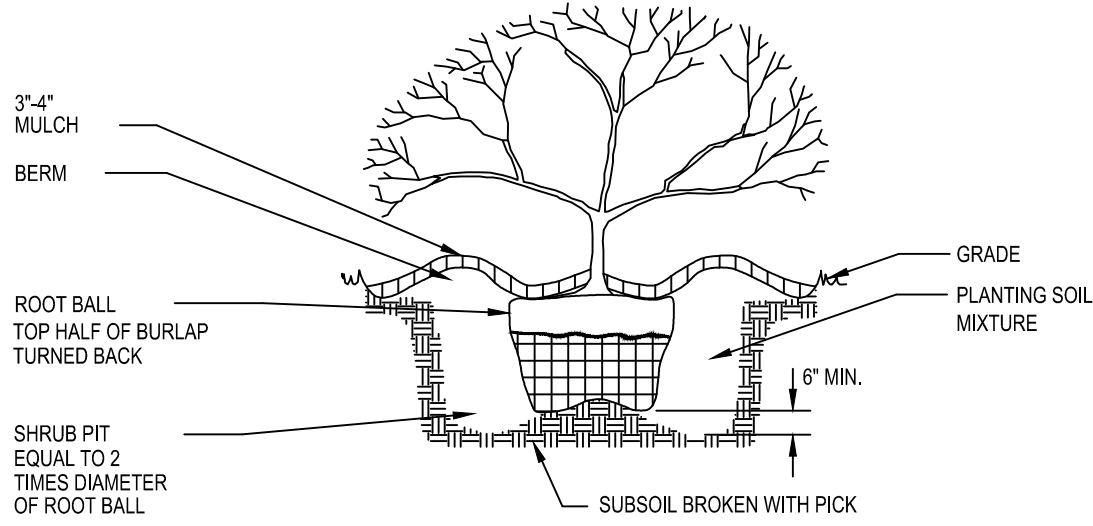
PLANT MATERIAL SCHEDULE

AMOUNT		COMMON NAME	LATIN NAME	SIZE
3	UNDERSTORY	FLOWERING CRAB(amer.spirit)	Amerspirzam Crab	2 1/2" Cal
5		Crimson Sentry Norway Maple	Acer platanoides 'Crimson Sentry'	2 1/2" Cal
2		PRINCETON SENTRY GINKGO	Gingo biloba "Princeton Sentry"	2 1/2" Cal
2		TECHNY ARBARVITAE	Techny Arborvitae -Thuja occidentalis	6' HT. 2 1/2" Cal
4	SHRUB DEC.	JAPANESE SILVER GRASS	Little Fountain & Little Zebra	VARIES



TYPICAL TREE PLANTING AND GUYING DETAIL
FOR DECIDUOUS AND EVERGREEN TREES NOT TO SCALE

NOTES:
1. 1/2" DIA. MIN. BARK MULCH BED AROUND ALL PLANTINGS (TYP.)
2. HYDRO-SEED (ALL DISTURBED AREA)
30% ARVIDER KENTUCKY BLUEGRASS
30% BRAB KENTUCKY BLUEGRASS
30% THIRD GENERATION PERENNIAL
RUEGRASS WITH ENDORPHYTE
30% IMPROVED VARIETY CREEPING
RED FESCUE
FERTILIZER:
16-16-16 STARTER WITH SULPHUR, IRON
MAGNESIUM QUICK RELEASE NITROGEN
AND NO CHLORINE
MULCH:
90% VIRGIN WOOD FIBER W/ ORGANIC
FERTILIZER APPLICATION RATE OF 1,250
POUNDS PER ACRE.



TYPICAL SHRUB PLANTING DETAIL
NOT TO SCALE

Required trees.
Required parking lot interior
landscape areas must include
at least one large tree per 10 parking spaces.
49 PARKING SPACES = 5 REQUIRED

STREET FRONTAGE
200'/30' = 7 SMALL TREES
230'/50' = 5 LARGE TREES

7 SMALL TREES & 10 LARGE TREES REQU
EXISTING CANOPY TREE
more than 12 inches DBH up to 24 inches DBH
will be credited as five trees;

5 LARGE TREES AND 7 SMALL TREES REQ
12 NEW TREES REQUIRED 12 NEW TREES

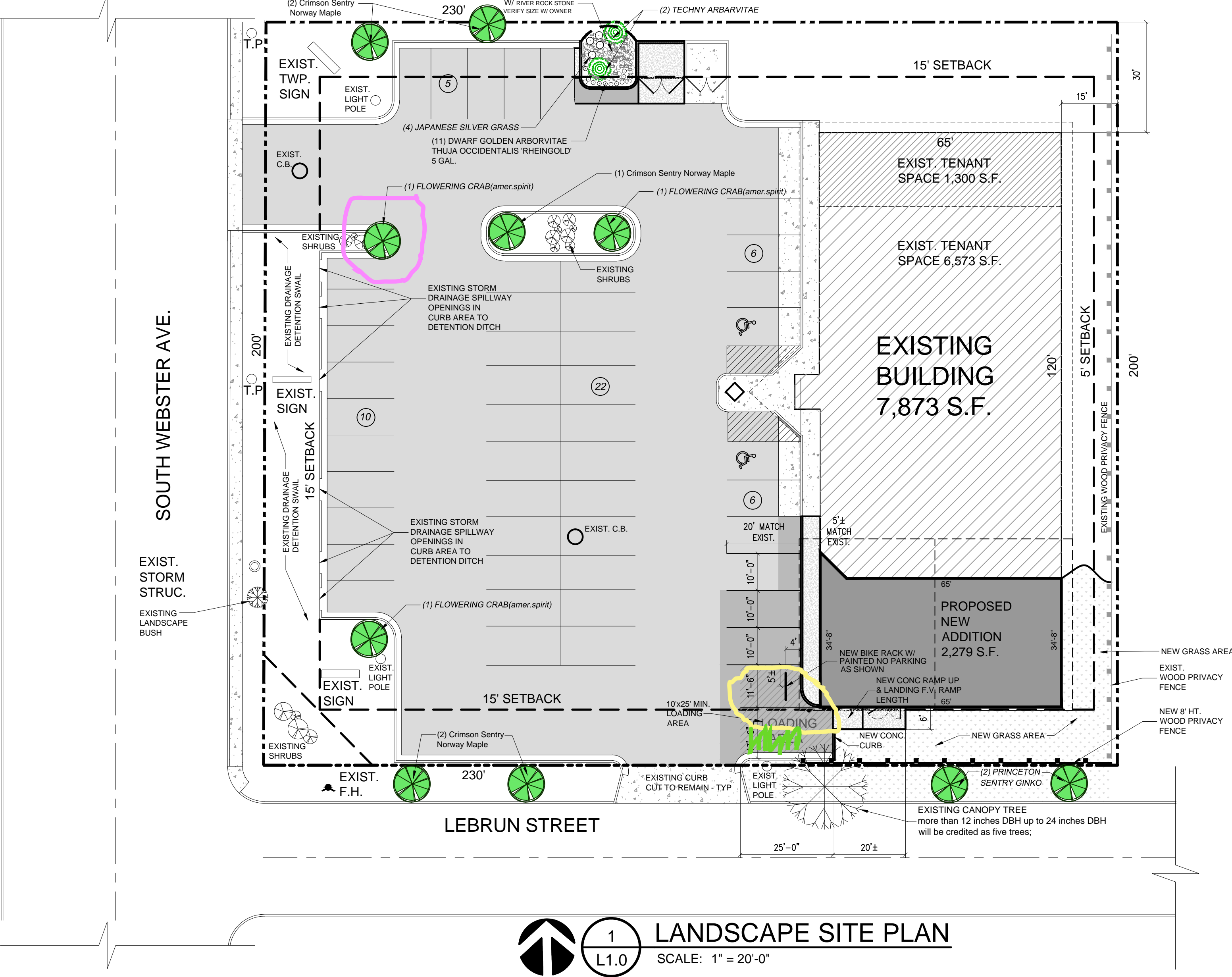
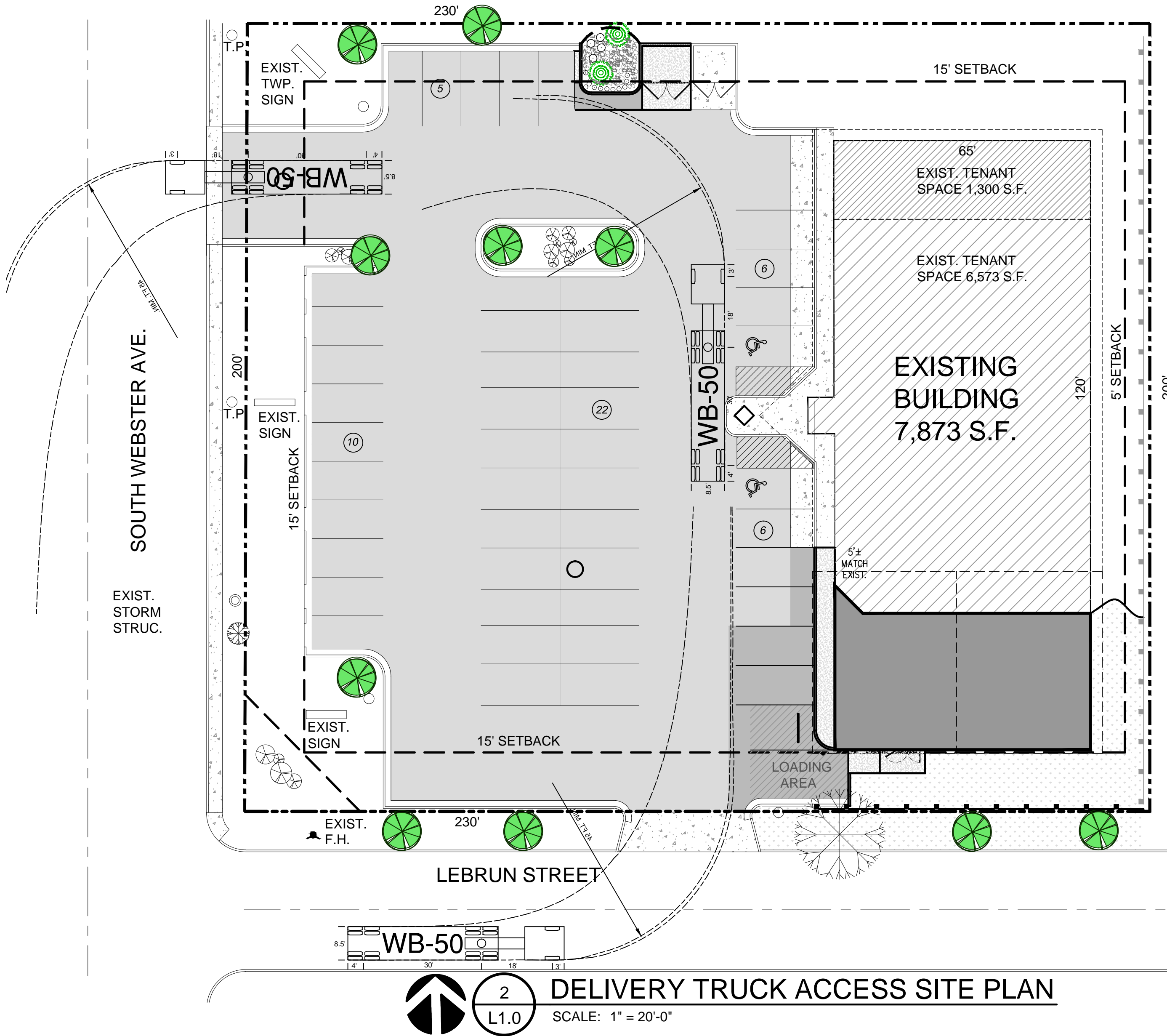
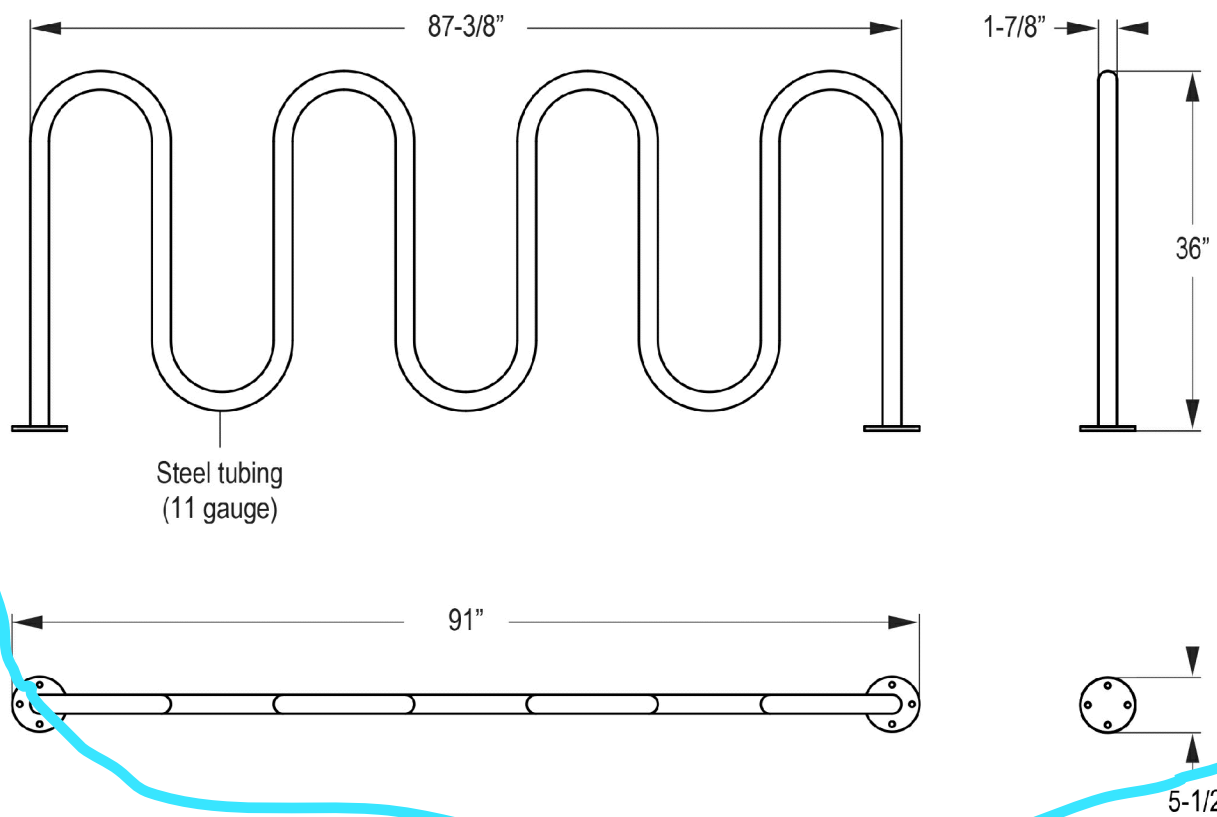
BELSON
OUTDOORS

Model # CBBR-9UR-SS

627 Amersale Dr
Naperville, IL 60563
Phone: (800) 323-5664
Fax: (630) 897-0573
sales@belson.com

Dimension Sheet

BIKE WAVE BIKE RACK, STAINLESS STEEL, SURFACE MOUNT



2200
Retail Design Consultants, LLC

JAMES VANDEN BERGE
CIVIL & ARCHITECTURAL
CONSULTATION & DESIGN
SERVICES

2065 FOXRIDGE
GRAND RAPIDS, MI 49505
PHONE: 616-443-2524

EMAIL: JVBARCH@COMCAST.NET

JVB
LLC

DOLLAR GENERAL

3921 S Webster Ave,
Green Bay, WI 54301

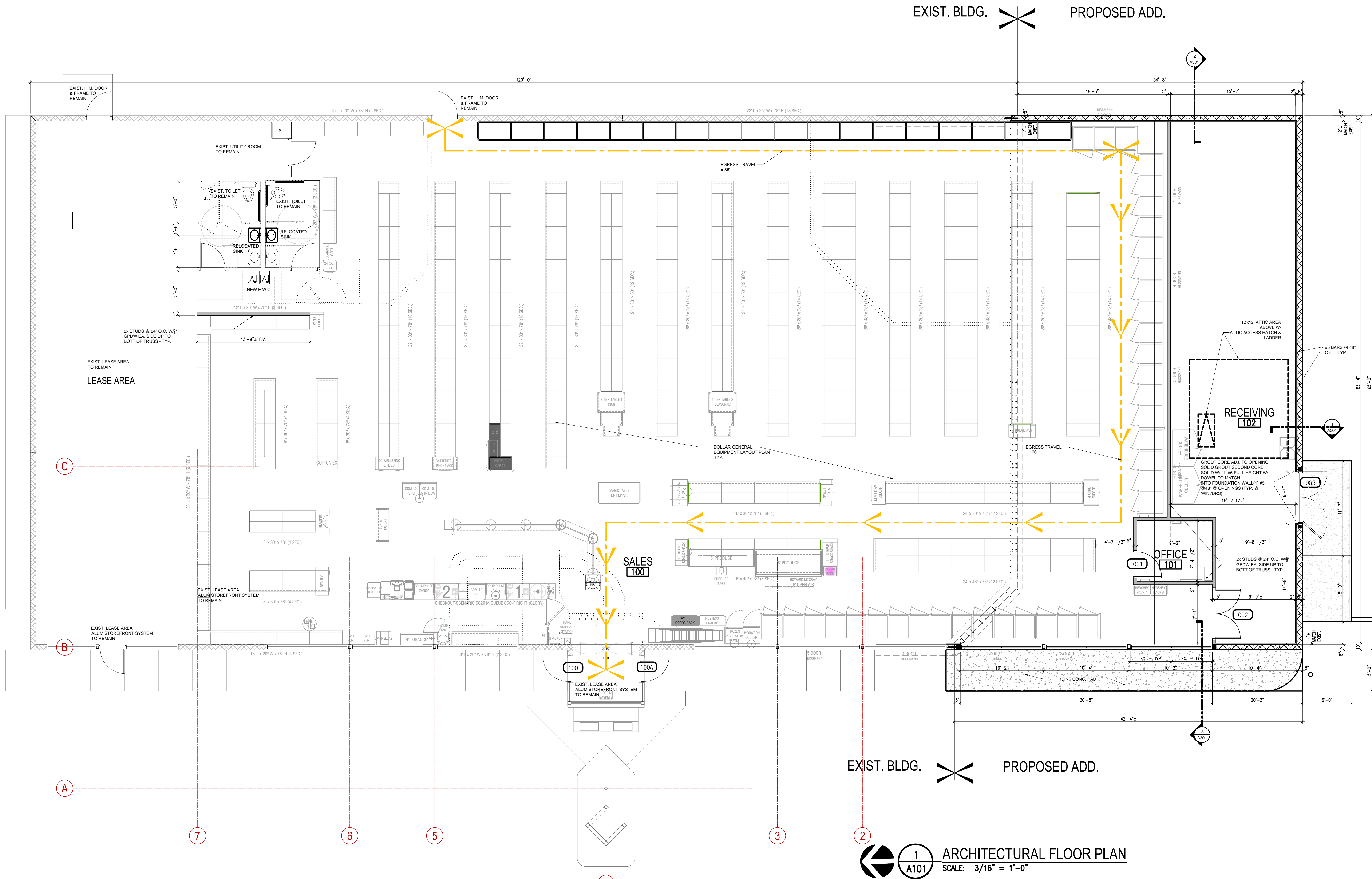
VARIANCE-2 05/05/2023
VARIANCE 04/17/2023
REV. #1 12/31/2022
PRICING/PERMIT 07/08/2022

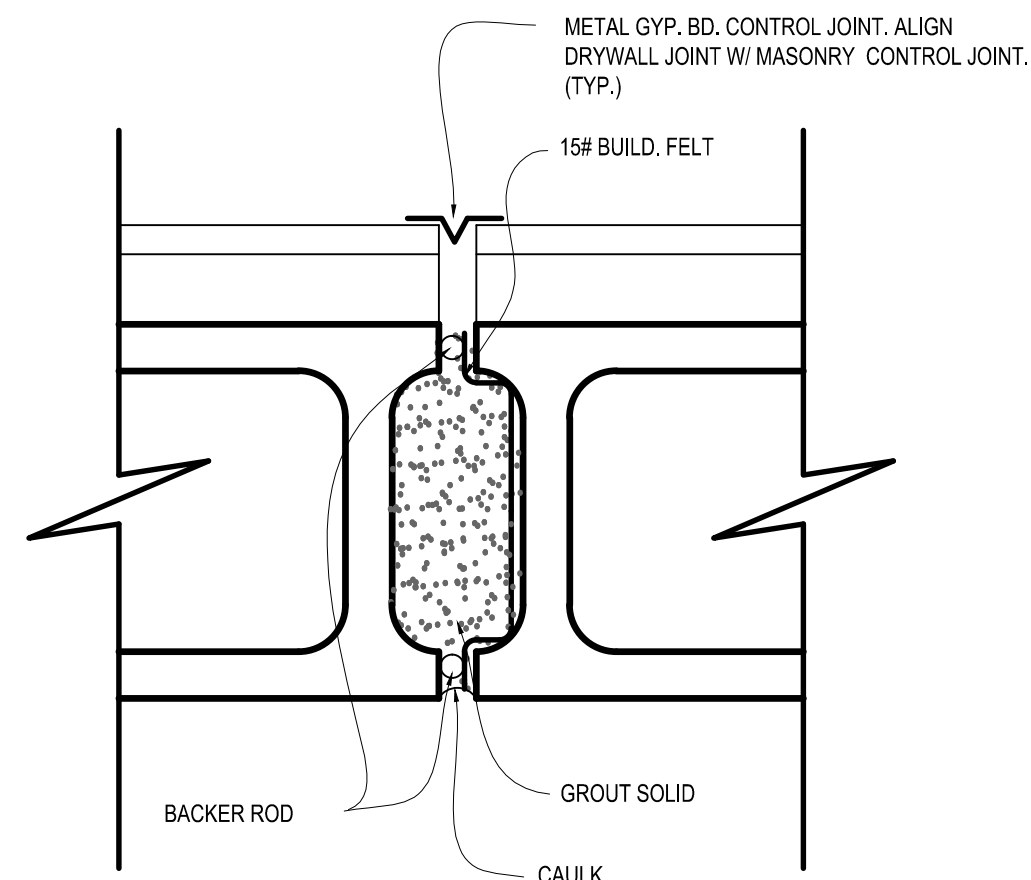
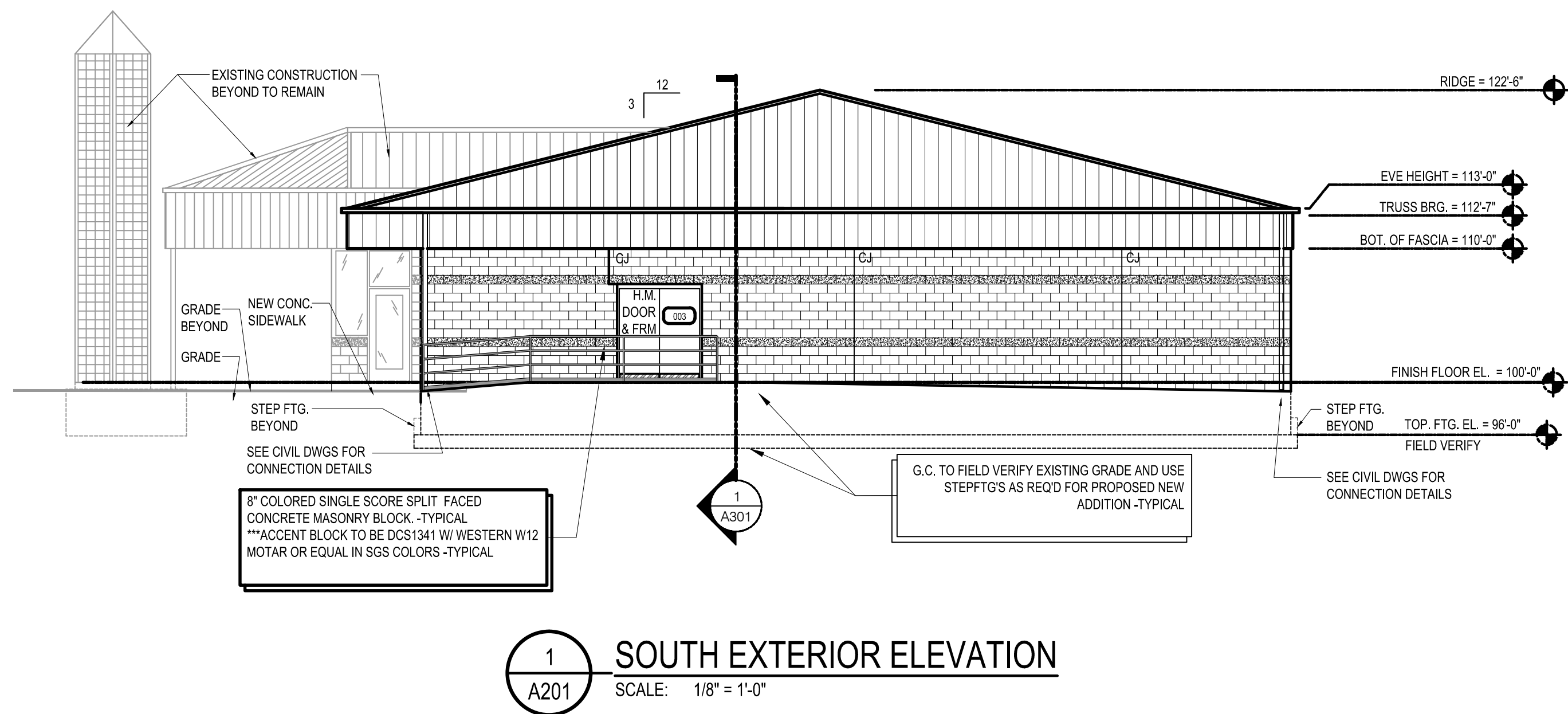
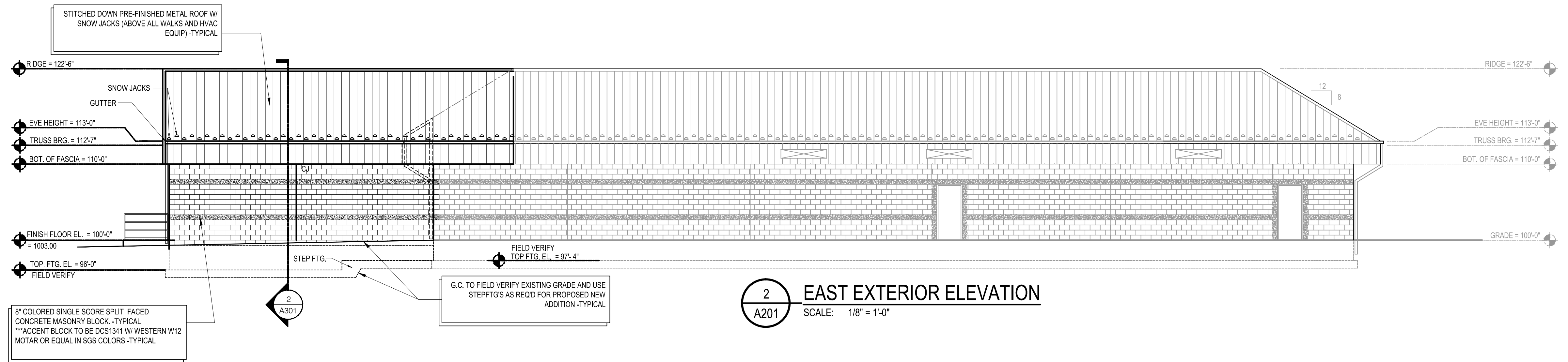
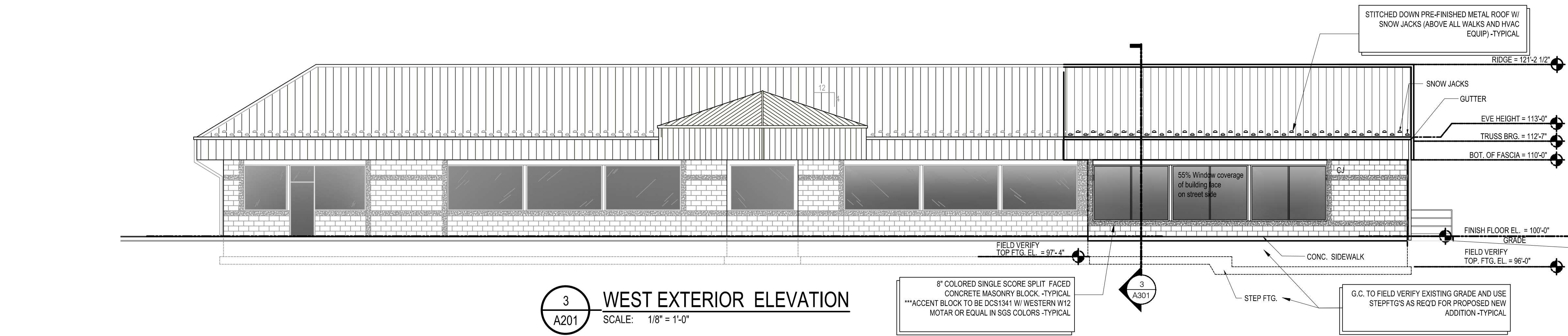
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WISCONSIN
GLENN R.
RAHL
A-100-000000
Y GRAND RAPIDS
MI
ARCHITECT

SEAL
DRAWN BY JVB
CHECKED BY JVB
PROJECT NUMBER 2022008

L1.0





6
A201
TYPICAL CONTROL JOINT
SCALE: 1-1/2" = 1'-0"