

*****ATTACHMENTS*****

CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Construction of the new SP Riverfront Condominiums located in the S. Pier District at 750 S. Pier Drive - Riverfront Stair Proposal

REPORT PREPARED BY: Steve Sokolowski, Manager of Planning and Zoning

REPORT DATE: December 6, 2019

MEETING DATE: December 9, 2019

FISCAL SUMMARY:

STATUTORY REFERENCE:

Budget Line Item: N/A
Budget Summary: N/A
Budgeted Expenditure: N/A
Budgeted Revenue: N/A

Wisconsin Statutes: N/A
Municipal Code: N/A

BACKGROUND / ANALYSIS:

The Architectural Review Board on June 25, 2019 approved drawings for SP Riverfront Condominiums who is proposing to construct new condos at 750 S. Pier Drive with the following conditions of approval which have been met:

1. Applicant shall submit final colors to staff for review.
2. Applicant shall submit updated plans that exactly depict the architecture of the columns to be used on this project.
3. If staff has any concerns with the colors or drawings, this matter may be brought back for the Boards consideration.

Previously, the applicant considered stairs along the riverfront but did not submit drawings to actually construct stairs. The applicant has now received inquiries from interested buyers for stairs from the second floor decks to grade along the river side of the building. This buyer idea may have come from the decks and stairs at Marina Vista.

The applicant states:

- The spiral stairs at 5 ft. diameter will be accessed from the sides of the decks in order to be contained within the footprint of the decks above and within our property boundary.
- Each staircase is located within the profile width of each respective unit so as not to obstruct the views of the river from the adjacent neighboring units.
- The stairs will match the color of the deck railing system.

- Our spiral staircases are virtually transparent and do not detract from the details of the river facade. They are attached to the sides of the decks to be less obtrusive.
- Their footprints are contained within our property boundary and believe their integration adds another layer of detail to the base of the building to diminish the brick facade background at grade.
- The deck railing system, spiral stairs and color palette are consistent with our previous submittals.
- Attached are the revised Foundation Plan, Second Floor Plan and Elevations showing the proposed locations for the 4 spiral staircases.

STAFF COMMENTS:

Some comments/questions for the board to consider when reviewing this request include:

- Do the spiral stairs relate or integrate with the overall system of columns, railings and balconies that have been nicely designed for this building?
- Do the materials/railing-systems would all tie-together for a unified look to the elevation?
- In addition to the aesthetic concerns, it appears the stairs obstruct some of the views of the larger windows. Does the applicant have concerns with this?

The applicant mentions that the ideas for stairs may have come from the Marian Vista project located at 303 Pennsylvania (condos on the north side of the mouth of the Sheboygan River by Lake Michigan and the coast guard facility). The Marina Vista stairways are pretty integrated into the overall deck/railing and landscaping/stone materials/aesthetics of that building. The stairs add to the overall aesthetic of the building.

The Board will need to determine if the spiral stairs proposed blends in well with the overall design and aesthetic of the SP Riverfront Condominiums located within the S. Pier District.

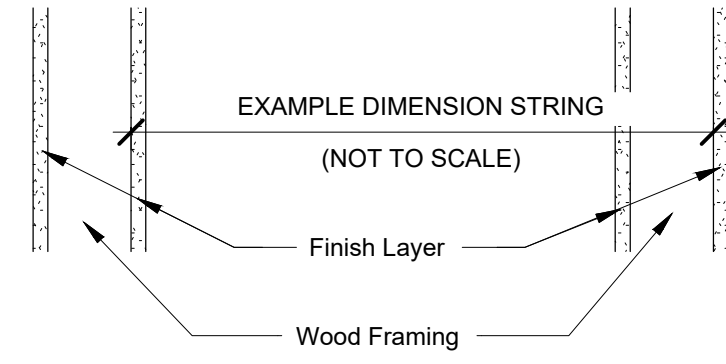
ACTION REQUESTED:

Motion to approve with possible amendments as determined by the Board.

ATTACHMENTS:

Architectural Review Board Application and required attachments.

WOOD FRAMING DIMENSIONING DIAGRAM

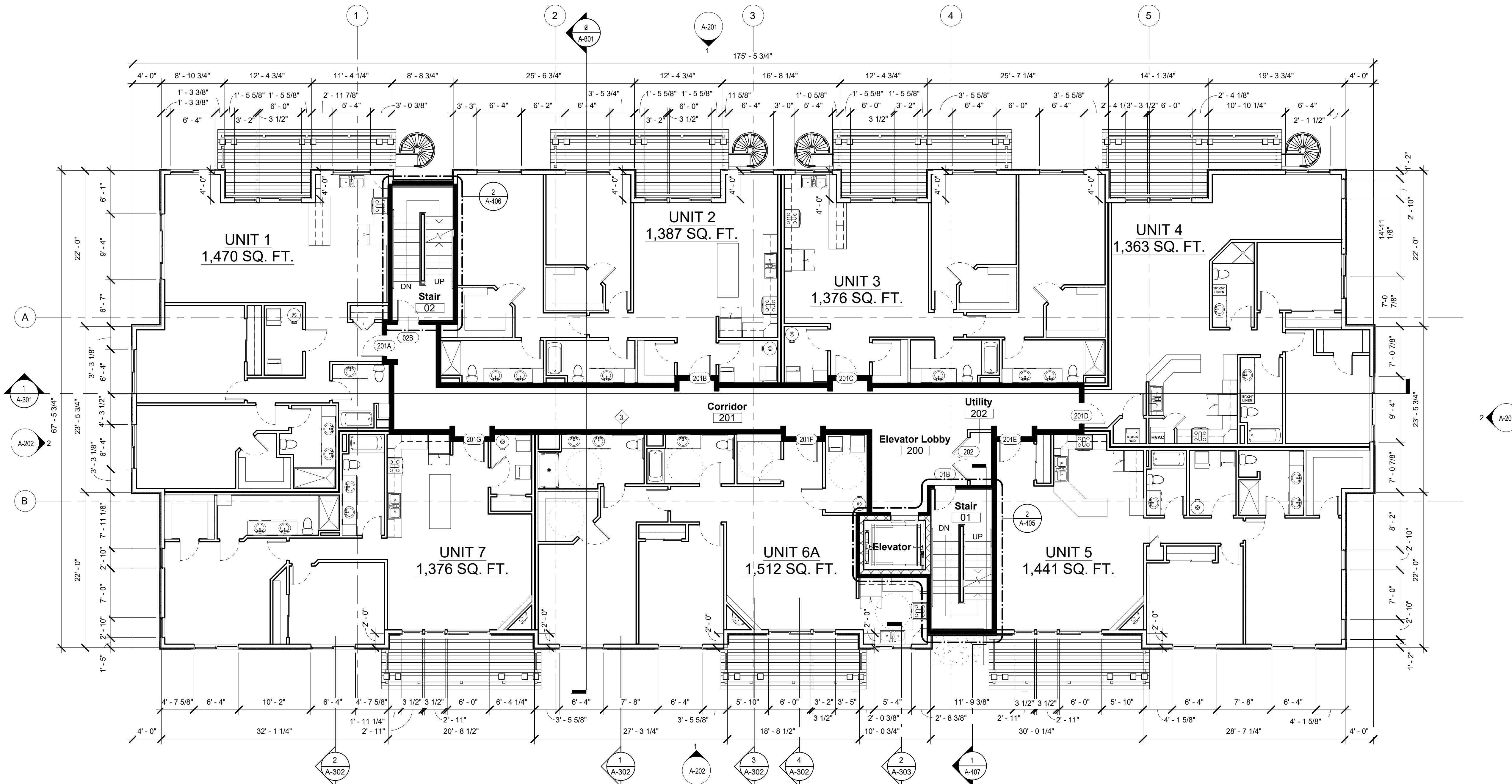


Note:

- All dimensions are taken from face of wood framing member to face of wood framing member unless otherwise noted.

PLAN GENERAL NOTES

- Provide fire treated wood blocking in walls as required for all furniture, equipment, shelving, millwork, etc.
- All Type A accessible units to be furnished with accessible compliant fixtures and equipment.
- Provide fire treated wood blocking in walls in Type B units for future accessibility provisions.



1 FLOOR PLAN - LEVEL 2 (TOTAL FLOOR AREA = 11,241 GROSS sq. ft.)
1/8" = 1'-0"

PLAN EXAM SET - (11-06-19)

Project: **NEW CONSTRUCTION FOR:
SOUTH PIER CONDOMINIUMS**
SOUTH PIER DRIVE
SHEBOYGAN, WISCONSIN

Sheet Title:
**LEVEL 2
PLAN**

Revisions:
- 6-21-19 ADD NOTES

Date: 11/12/19

Job No. 18-160

Sheet No.

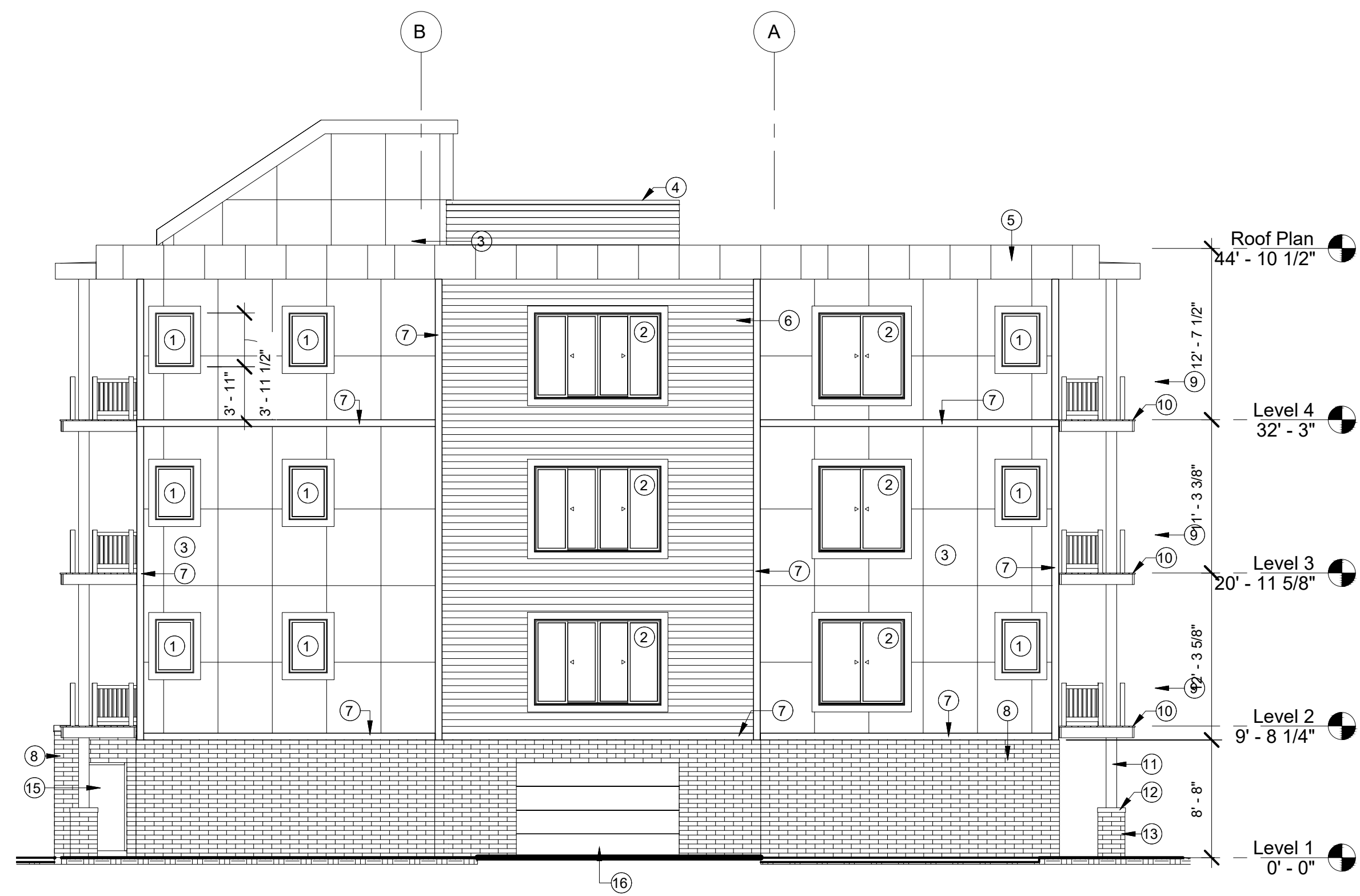
A2.1

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② ELEVATION - EAST
1/8" = 1'-0"



① ELEVATION - NORTH
1/8" = 1'-0"

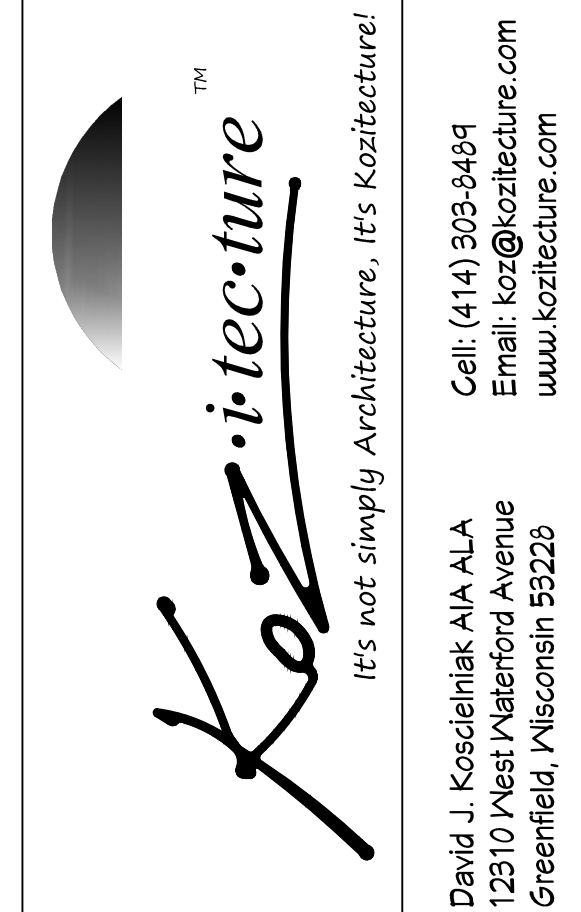
ELEVATION GENERAL NOTES

- A. Reference wall sections A-303 for typical window head and sill heights.
- B. Confirm all colors with Owner and architect.
- C. Provide panel layout shop drawings for review for all vertical siding.

KEYNOTES

- 1 Rhino Series 5045 aluminum fixed window by Gerkin Windows and Doors. Color and options to be determined by Owner.
- 2 Rhino Series 5045 aluminum horizontal slider window by Gerkin Windows and Doors. Color and options to be determined by Owner. Provide with energy code compliant insulating glass units.
- 3 Vertical panel siding by LP SmartSide. Contractor to provide panel layout shop drawings for approval. Provide with stucco textured finish. Floors 2 & 3 to be one color and the 4th floor shall be an alternate color. Color to be determined by Owner.
- 4 Mechanical equipment screen. Reference details.
- 5 Aluminum fascia panel. Color to be determined by Owner.
- 6 6" high exposure horizontal lap siding by LP SmartSide. Color and texture to be determined by Owner.
- 7 LP SmartSide composite trim. All trim shall be 6" x 1 1/4" unless specifically noted otherwise. Colors and textures to be determined by Owner.
- 8 InsulTech Insulated Concrete Masonry System, half-height unit assemblies (12.25" depth with 8" x 4" x 16" nominal CMU backup), in running bond pattern. Color field to utilize two standard colors and to be verified by the Owner. Color of CMU backup to match thin face veneer except where CMU backup faces the interior parking area.
- 9 TimberTech Impressions aluminum railing system or approved equal. Color to be determined by Owner. Provide all required accessories and mounting brackets and hardware. Completed installation must meet structural requirements for a lateral load of 200 pound applied in any direction.
- 10 TimberTech composite decking or approved equal. Color to be determined by Owner.
- 11 Built-up column. Reference structural drawings. Column to be clad with LP SmartSide trim boards. Color to be determined by Owner.
- 12 Cast stone coping cap. Color to be determined by Owner. Cap shall be two piece construction. Ground and caulk joint.
- 13 Masonry column base/enclosure. Color to match insulated concrete masonry system.
- 14 Rhino Series 5400 aluminum patio door by Gerkin Windows and Doors. Color and options to be determined by Owner. Provide with energy code compliant insulating glass units.
- 15 Medium style aluminum entrance door by tubelite or architect approved comparable alternate. Color to be determined by Owner.
- 16 Medium duty insulated sectional overhead garage door. Overhead door Thermacore model 954 or architect approved comparable alternate.

* PLAN EXAM SET - (11-06-19) *



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Project: **NEW CONSTRUCTION FOR:
SOUTH PIER CONDOMINIUMS**
**SOUTH PIER DRIVE
SHEBOYGAN, WISCONSIN**

Sheet Title:
**EXTERIOR
ELEVATIONS**

Revisions:
- 6-21-19 ADD NOTES

Date: 11/12/19

Job No. 18-160

Sheet No.

A2.1







CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Building Addition and exterior remodel 731 Pennsylvania Avenue.

REPORT PREPARED BY: Steve Sokolowski, Manager of Planning and Zoning

REPORT DATE: September 6, 2019

MEETING DATE: September 9, 2019

FISCAL SUMMARY:

Budget Line Item: N/A
Budget Summary: N/A
Budgeted Expenditure: N/A
Budgeted Revenue: N/A

STATUTORY REFERENCE:

Wisconsin Statutes: N/A
Municipal Code: N/A

BACKGROUND / ANALYSIS:

Foodworks Holding is proposing to construct a new building addition and to operate a new grocery store at 731 Pennsylvania Avenue. The applicant states the following:

- The project involves conversion of an existing was previously a professional service office building (optometrist, chiropractor, etc.) into a new downtown grocery store, deli, bakery, wines, etc. at 731 Pennsylvania Avenue.
- The existing building is 6,200 square foot and will include a two-story 3,500sf addition (1,750per floor). This will be done in a single phase. The existing building will remain with a new building addition added between the north wall and Pennsylvania Avenue. This new addition space will be two-stories and will incorporate an entry, elevator and retail space.
- The existing building has cut stone and painted brick.
- The new façade will be an eclectic mix of materials and have an urban warehouse feel similar to produce wholesalers found in the Third Ward area of Milwaukee.
- The façade will be a combination of wood panels, corrugated metal stone veneer and metal panel siding.
- There will be operable overhead doors that would be used to create an open air market feeling inside of the facility.

The applicant states the following about the new building addition:

- Prefinished metal fascia panel.
- Vertical stained wood panel
- Aluminum window system
- Horizontal prefinished metal panel
- Corrugated panel roof projection
- Stone veneer
- Aluminum sliding entry door.
- Corrugated siding panel – horizontal.
- Aluminum glass overhead door
- Stained vertical wood panel
- Metal window with muntins
- Glass block window
- Stained vertical window panel
- Concrete counter.
- 1 inch painted metal support rod, corrugated panel roof projection.

STAFF COMMENTS:

As the architectural review board is aware, downtown 8th Street does have design guidelines. The Board will need to determine if the architecture as proposed is meeting the intent of the guidelines.

Some of the criteria the board will need to review include:

- New buildings shall use contemporary interpretations of traditional building styles.
- Contemporary designs draw upon the fundamental similarities among historic buildings without copying them.
- New buildings shall be compatible with surrounding historic structures while being products of their own time.
- Buildings shall maintain a distinction between the street-level facade and upper floor facades, with the first floor being more transparent and the upper floors being more opaque.
- Facades shall be articulated to express vertical rhythm related to structural columns and bays.
- Façade materials shall be horizontally oriented.
- Materials for buildings fronting 8th Street shall be authentic and shall not mimic other materials (e.g., materials with faux wood grain are prohibited). High-quality, long-lasting materials such as fiber cement siding may be used for facades of buildings that do not front along 8th Street.

- Concrete block (smooth or decorative split-face), stucco/EIFS (smooth, natural, or textured synthetic), metal, plywood, pressboard, unfinished precast concrete, diagonal siding, board-and-batten surfaces, and poured-in-place concrete shall not be used on building facades or walls that are visible from streets, driveways, sidewalks, alleys, or parking areas.

The Board may want to have the applicant discuss where the mechanicals are to now be located?

ACTION REQUESTED:

Motion to approve with possible amendments as determined by the Board.

ATTACHMENTS:

Architectural Review Board Application and required attachments.

PARCEL NO.: _____
MAP NO.: _____
ZONING CLASSIFICATION: _____

Office Use Only

DATE SUBMITTED: _____
REVIEW DATE: _____

CITY OF SHEBOYGAN
ARCHITECTURAL REVIEW APPLICATION
Revised May 2018

Completed application must be filed with the Department of City Development, 828 Center Avenue, Suite 104. To be placed on the agenda of the Architectural Review Board, application **must be filed two weeks prior** to date of meeting. Applications that are not complete or that are not legible will not be accepted.

1. APPLICANT INFORMATION

APPLICANT: FoodWorks Holding

ADDRESS: 522 S. 8th St. Sheboygan, WI. 53081

E-MAIL ADDRESS: vigliettistef@gmail.com

PHONE: () 920.452.8455 FAX NO.: ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: GROCERY STORE

ADDRESS OF PROPERTY AFFECTED: 731 Penn Ave

NEW BUILDING: _____ ADDITION: xx REMODELING: xx

DESCRIPTION OF PROPOSED PROJECT: _____

This project involves a conversion of existing office space into a new downtown grocery store, deli, bakery, coffee wines. The existing building will remain with a new addition between the existing north wall of the building and Penn Ave. This new space will be two stories and will incorporate an entry, elevator and retail space.

DESCRIPTION OF **EXISTING** EXTERIOR DESIGN AND MATERIALS: _____

The existing building has cut stone and painted brick.

DESCRIPTION OF THE **PROPOSED** EXTERIOR DESIGN AND MATERIALS: _____

The new facade will be an eclectic mix of materials and have an urban warehouse feel similar to produce wholesalers found in the third ward area of Milwaukee. The facade will be a combination of wood panels, corrugated metal, stone veneer, and metal panel siding. There will also be operable overhead doors that would be used to create an open air market feeling inside of the facility.



August 23, 2019

Conditional use Narrative (N. 8th & Penn Ave)

An explanation of existing property (previous use of properties, current property status, etc.).

The existing property consists of a parking lot and two buildings that are connected with a parti wall. One building faces N. 8th street and the other faces Pennsylvania ave. These will be combined into one building parcel.

An explanation of the proposed grocery store use and activities to take place onsite – grocery, bakery, butcher shop, additions, outdoor patio, amenities, common areas, greenspace, landscaping, parking, ingress/egress, traffic, other commercial tenants, etc.

The project will consist of a bakery and commissary kitchen which will serve our four restaurants plus our grocery store. We will have a deli which will provide “dinner is ready” food and ready to cook items in the butcher area. We will also provide other groceries for downtown shoppers.

A description as to why the proposed grocery store use is being proposed from this location and why the plan commission should consider approving the proposal (Why was this site selected, who will use it, when will you begin construction, etc.)

This location is desired because of its downtown location and proximity to the other four restaurants we currently own

Estimated Value of project? What is the projects value to this neighborhood and the community? How does this property provide value to your development?

This projects value to the neighborhood will be vital as its providing a valuable resource to the people that currently reside there. It will also be a great compliment for the new apartments being built close by

What is the square footage of the building? Are you proposing any additions (SF)? Please explain floor plan with regards to what uses are located where within the building.

The existing building is 6,200 square foot and will include a two story 3,500 sf addition (1,750per floor). This will be done in a single phase. The existing parking area will remain and have 32 stalls. Existing dumpster space will be used near Il Ritrovo. There will be wall mounted street lighting. The parking will reuse the existing ingress and egress drives. There will be a loading area directly behind the addition. We are not planning on site fencing at this time and no landscaping as the building will project out directly to the sidewalk.

Is this a single or multi-tenant building?

Single tenant

How many potential employees.

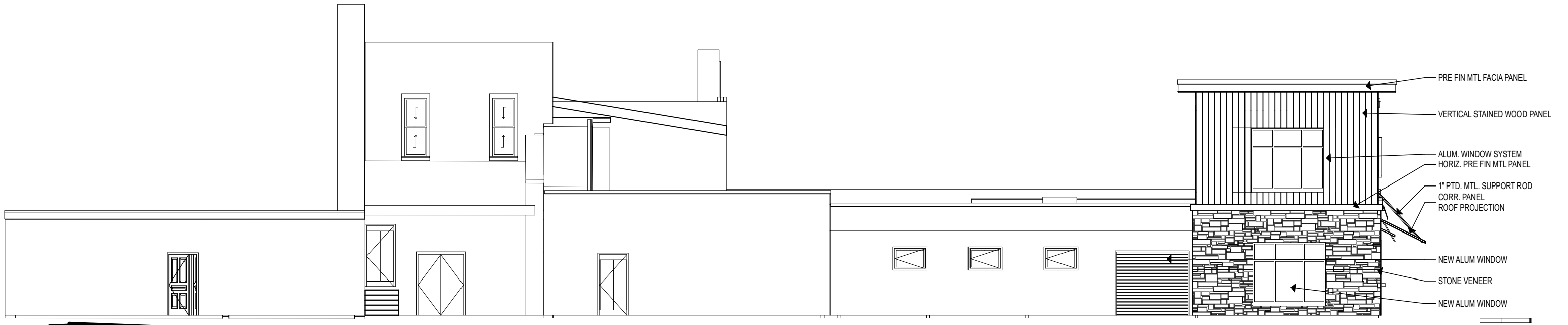
There will be a restaurant manager and at least 15 employees

How will you insure that the proposal will not become a nuisance to adjoining property owners (i.e. outdoor storage of materials/equipment, vehicles, loading, traffic, lighting, noise, smells, architectural style, liquor, etc.)?

We currently have 3 restaurants on the block and those are not a nuisance.

Sincerely yours,

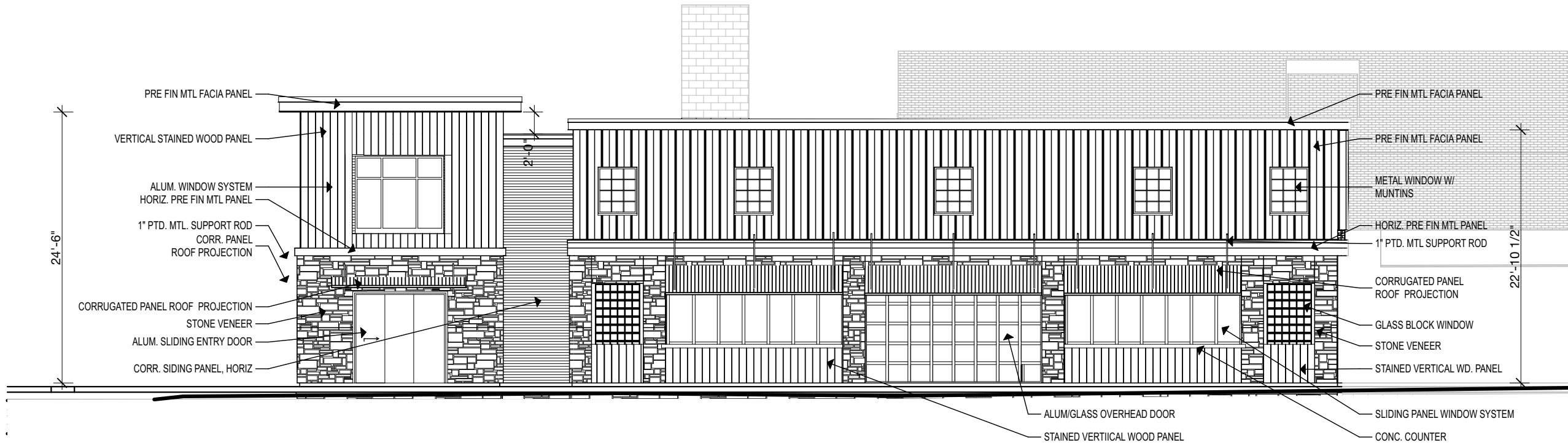
Scott Matula, AIA
Aspire Architecture & Design, LLC



1 East Elevation

SCALE: 3/32" = 1'-0"

- PRE FIN MTL FACIA PANEL
- VERTICAL STAINED WOOD PANEL
- ALUM. WINDOW SYSTEM
- HORIZ. PRE FIN MTL PANEL
- 1" PTD. MTL. SUPPORT ROD
- CORR. PANEL
- ROOF PROJECTION
- NEW ALUM WINDOW
- STONE VENEER
- NEW ALUM WINDOW



2 North Elevation

SCALE: 3/32" = 1'-0"

- PRE FIN MTL FACIA PANEL
- VERTICAL STAINED WOOD PANEL
- ALUM. WINDOW SYSTEM
- HORIZ. PRE FIN MTL PANEL
- 1" PTD. MTL. SUPPORT ROD
- CORR. PANEL
- ROOF PROJECTION
- CORRUGATED PANEL ROOF PROJECTION
- STONE VENEER
- ALUM. SLIDING ENTRY DOOR
- CORR. SIDING PANEL, HORIZ
- PRE FIN MTL FACIA PANEL
- PRE FIN MTL FACIA PANEL
- METAL WINDOW W/ MUNTINS
- HORIZ. PRE FIN MTL PANEL
- 1" PTD. MTL SUPPORT ROD
- CORRUGATED PANEL ROOF PROJECTION
- GLASS BLOCK WINDOW
- STONE VENEER
- STAINED VERTICAL WD. PANEL
- ALUM/GLASS OVERHEAD DOOR
- STAINED VERTICAL WOOD PANEL
- SLIDING PANEL WINDOW SYSTEM
- CONC. COUNTER

ADDITION for:
FOOD STORE EXPANSION
 7TH AND PENN AVE SHEBOYGAN WI 53081



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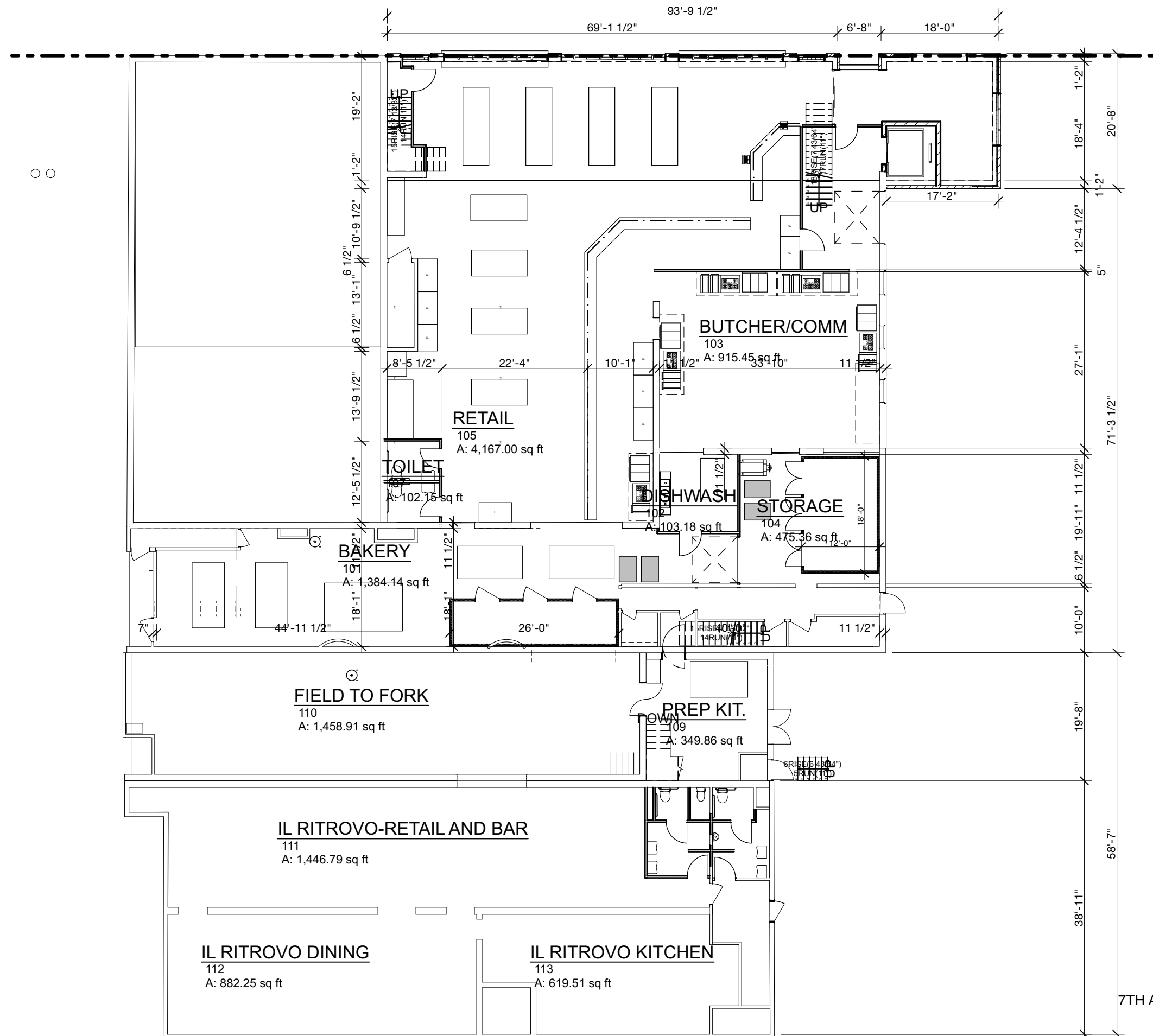
SELECTED VIEWS

ADDITION for:
FOOD STORE EXPANSION
7TH AND PENN AVE SHEBOYGAN WI 53081



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1 1st Floor Plan
SCALE: 1/16" = 1'-0"

ADDITION for:
FOOD STORE EXPANSION
7TH AND PENN AVE SHEBOYGAN WI 53081



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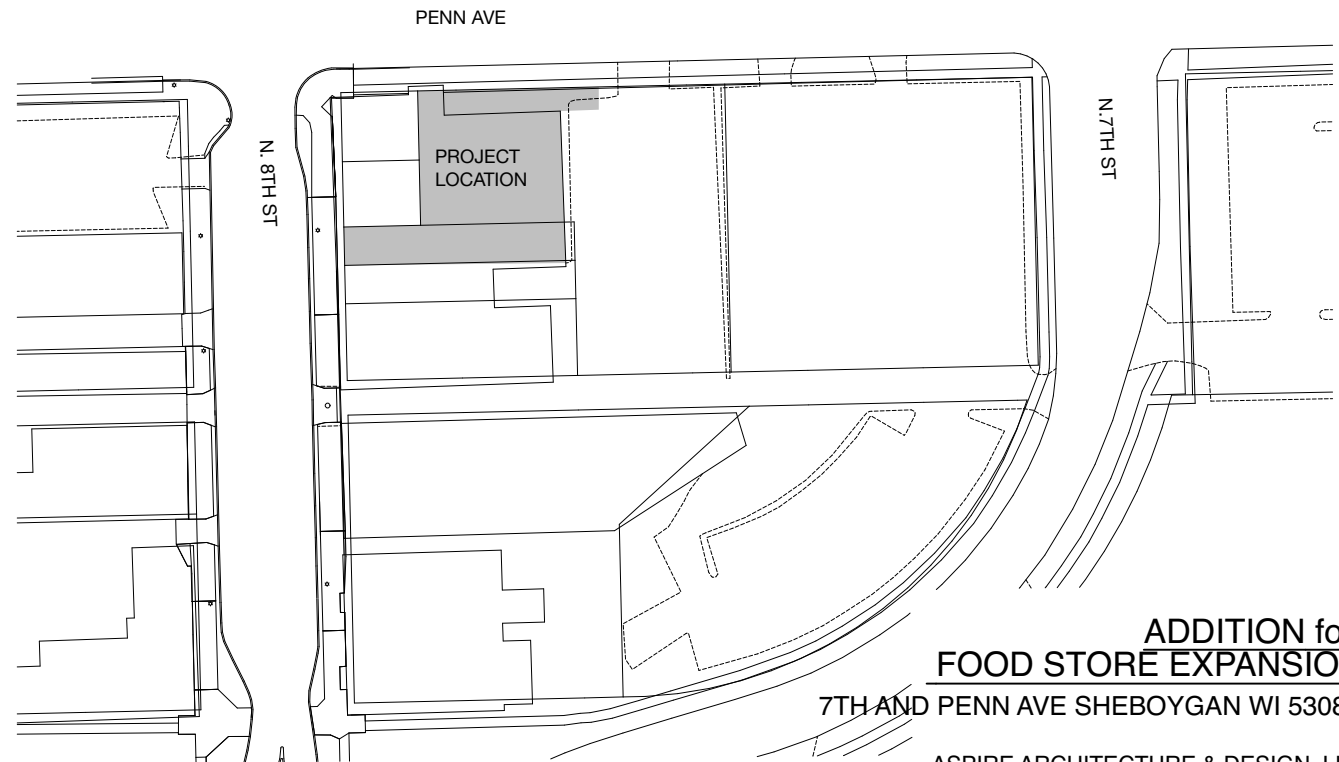
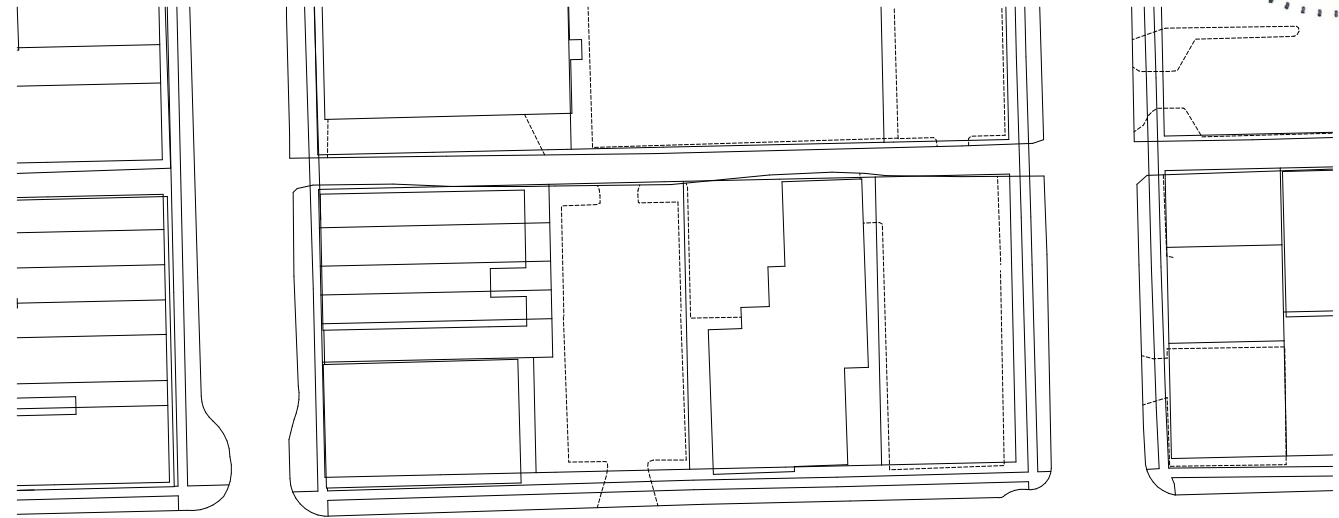


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A1.4	SECOND FLOOR PLAN
A2.1	ELEVATIONS
A3.1	RENDERINGS

ADDITION FOR:
FOOD STORE EXPANSION
 7TH AND PENN AVE
 SHEBOYGAN, WI. 53081



BUILDING DATA			
ZONING	CENTRAL COMMERCIAL		
REQUIRED SETBACK FRONT	0		
PROVIDED SETBACK FRONT	0		
REQUIRED SETBACK SIDE	0		
PROVIDED SETBACK SIDE	58' EAST 0' WEST		
REQUIRED SETBACK BACK	0		
PROVIDED SETBACK BACK	N/A		
BUILDING TYPE	VB UNSPRINKLERED		
BUILDING USE	B		
ALLOWABLE AREA	11,814		
ALLOWABLE PROVIDED AREA	8105		
1ST FLOOR EXISTING	6260	1ST FLOOR ADDITION	1,845
2ND FLOOR EXISTING	0	2ND FLOOR ADDITION	3,224
TOTAL EXISTING	0	TOTAL ADDITION	5,069
TOTAL BUILDING SIZE NEW	8,105 1st fir	3,224 2nd fir	11,329 Total



6 AREA MAP
 NOT TO SCALE

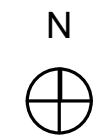
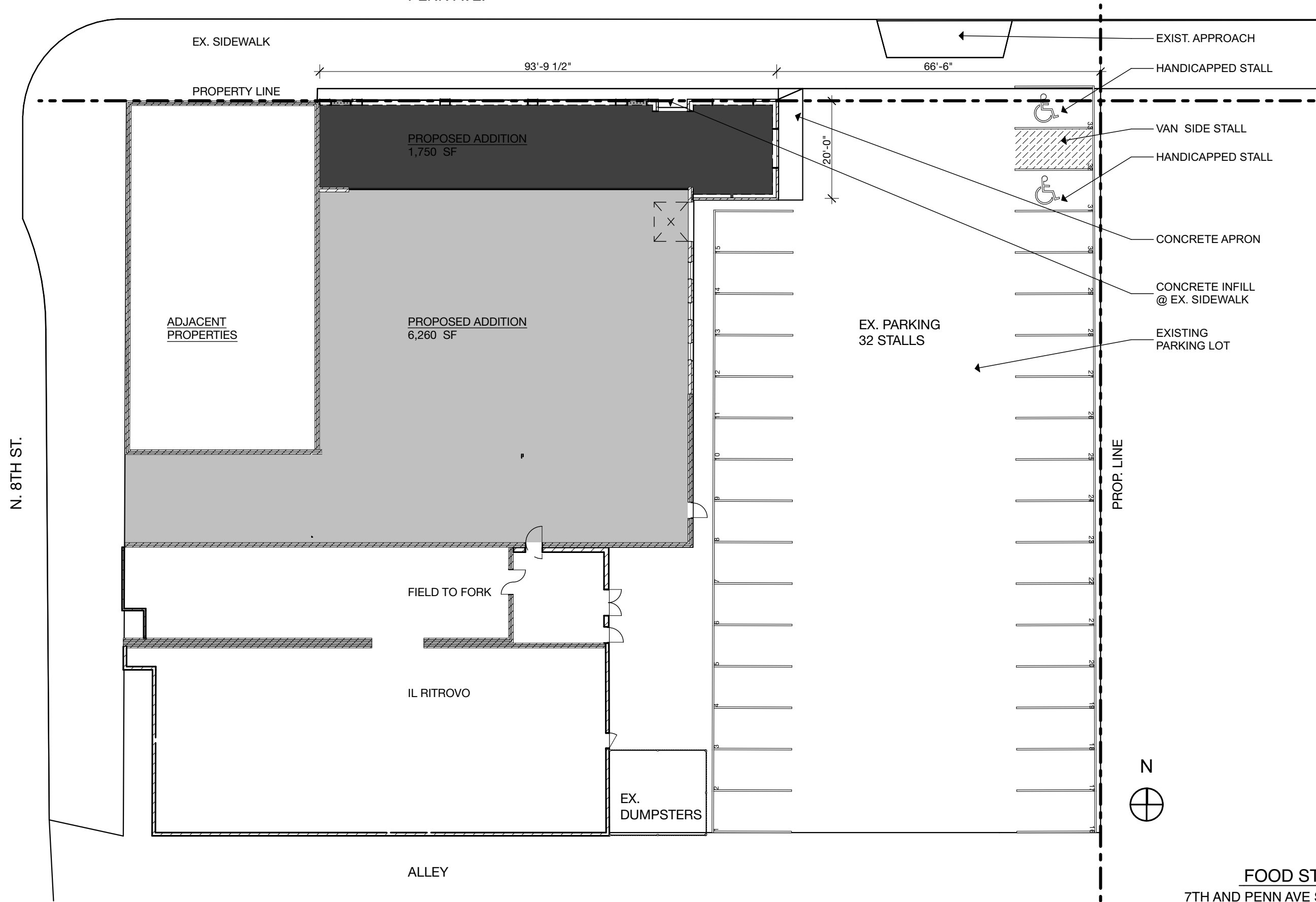
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PENN AVE.



Site Plan

SCALE: 1" = 20'

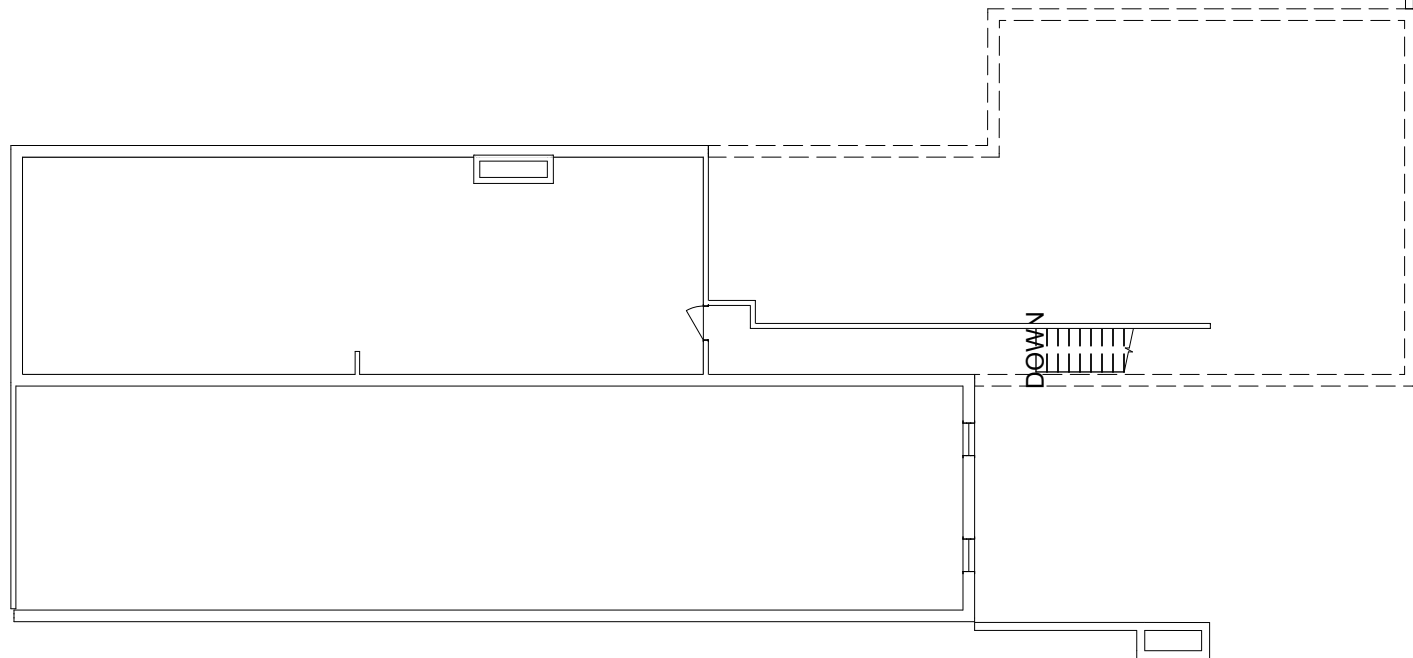
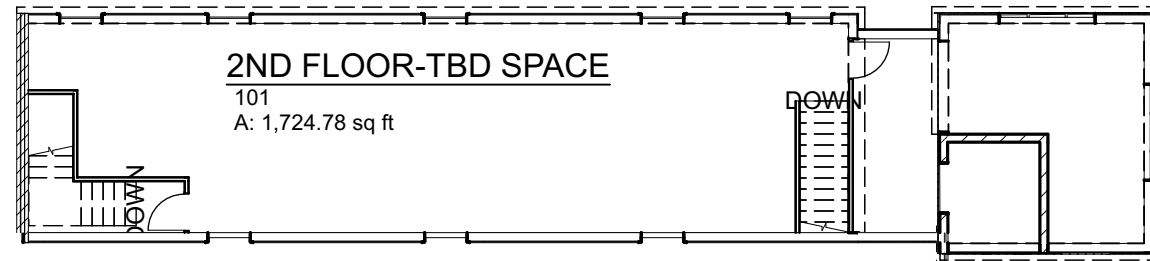
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1 2nd Floor Plan

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

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CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Building Addition and exterior remodel 731 Pennsylvania Avenue.

REPORT PREPARED BY: Steve Sokolowski, Manager of Planning and Zoning

REPORT DATE: November 22, 2019

MEETING DATE: November 25, 2019

FISCAL SUMMARY:

STATUTORY REFERENCE:

Budget Line Item: N/A
Budget Summary: N/A
Budgeted Expenditure: N/A
Budgeted Revenue: N/A

Wisconsin Statutes:
Municipal Code: N/A

BACKGROUND / ANALYSIS:

The Architectural Review Board on September 23, 2019 approved drawings for Foodworks Holding to construct a new building addition and to operate a new grocery store at 731 Pennsylvania Avenue with the following conditions:

1. The size of the existing/proposed ledge-stone was considered to be smaller than would be preferred for the proposed, larger scale addition. A slightly larger stone module would be more appropriate if it can still relate to the existing stone that is to remain.
2. Window and door openings in the ledge-stone should have some sort of lintel element to visually support the smaller stones above.
3. South side of the eastern entry-tower element was discussed with the possibility of adding a window (with wood-panel infill below) to break-up that large expanse of stone and to be similar to openings on the north elevation.
4. Material for the projecting sills/counter-tops on the north elevation was questioned. If it is to be a heavy-looking material (like concrete) it may need additional visual (and/or structural) support or bracketing. If a wood or steel material is used, it is probably acceptable as currently shown in the renderings.
5. West elevation of the new Bakery on 8th Street was not part of this submittal package and will need to be submitted for a separate approval.
6. Updated plans will be resubmitted to staff. If staff has any concerns with resubmitted plans, the plans may be forwarded to the Board for review.

The applicant has resubmitted the plans addressing the conditions and staff is providing comments on how the applicant believes their addressing each condition.

1. The size of the existing/proposed ledge-stone was considered to be smaller than would be preferred for the proposed, larger scale addition. A slightly larger stone module would be more appropriate if it can still relate to the existing stone that is to remain.

Does not appear that the applicant is showing a larger stone.

2. Window and door openings in the ledge-stone should have some sort of lintel element to visually support the smaller stones above.

Appears applicant is proposing 12 inch lintels in locations to address this condition. Is this acceptable?

3. South side of the eastern entry-tower element was discussed with the possibility of adding a window (with wood-panel infill below) to break-up that large expanse of stone and to be similar to openings on the north elevation.

Because the applicant has changed the location of the elevator, it appears they will be introducing a door in this area. Door will be used to load and unload materials to and from the 2nd floor storage area.

4. Material for the projecting sills/counter-tops on the north elevation was questioned. If it is to be a heavy-looking material (like concrete) it may need additional visual (and/or structural) support or bracketing. If a wood or steel material is used, it is probably acceptable as currently shown in the renderings.

Applicant will need to address.

5. West elevation of the new Bakery on 8th Street was not part of this submittal package and will need to be submitted for a separate approval.

Correct – still the case.

6. Updated plans will be resubmitted to staff. If staff has any concerns with resubmitted plans, the plans may be forwarded to the Board for review.

Updated plans have been submitted for the board review.

Other changes the board should be aware of when reviewing updated plans:

- The applicant has moved the location of the elevator east into the 2-story tower on the east side of the building. Thus, the elevator penthouse will now be located in the east tower and will not be seen above the roofline of the north elevation.

- Applicant has removed the door from the east side of the tower and replaced it with a window.
- Applicant has added a larger door on the existing east elevation closest to the tower addition.
- Applicant has removed windows on the south side of the tower and replaced it with a door.
- Applicant has removed the three (3) 2nd story windows on the south side of the building and now is proposing all of this area to be architectural siding. The explanation for the window removal is that the 2nd story will strictly be used for grocery store storage purposes only.

Staff report from the September 23, 2019:

. The applicant states the following:

- The project involves conversion of an existing was previously a professional service office building (optometrist, chiropractor, etc.) into a new downtown grocery store, deli, bakery, wines, etc. at 731 Pennsylvania Avenue.
- The existing building is 6,200 square foot and will include a two-story 3,500sf addition (1,750per floor). This will be done in a single phase. The existing building will remain with a new building addition added between the north wall and Pennsylvania Avenue. This new addition space will be two-stories and will incorporate an entry, elevator and retail space.
- The existing building has cut stone and painted brick.
- The new façade will be an eclectic mix of materials and have an urban warehouse feel similar to produce wholesalers found in the Third Ward area of Milwaukee.
- The façade will be a combination of wood panels, corrugated metal stone veneer and metal panel siding.
- There will be operable overhead doors that would be used to create an open air market feeling inside of the facility.

The applicant states the following about the new building addition:

- Prefinished metal fascia panel.
- Vertical stained wood panel
- Aluminum window system

- Horizontal prefinished metal panel
- Corrugated panel roof projection
- Stone veneer
- Aluminum sliding entry door.
- Corrugated siding panel – horizontal.
- Aluminum glass overhead door
- Stained vertical wood panel
- Metal window with muntins
- Glass block window
- Stained vertical window panel
- Concrete counter.
- 1 inch painted metal support rod, corrugated panel roof projection.

STAFF COMMENTS:

As the architectural review board is aware, downtown 8th Street does have design guidelines. The Board will need to determine if the architecture as proposed is meeting the intent of the guidelines.

Some of the criteria the board will need to review include:

- New buildings shall use contemporary interpretations of traditional building styles.
- Contemporary designs draw upon the fundamental similarities among historic buildings without copying them.
- New buildings shall be compatible with surrounding historic structures while being products of their own time.
- Buildings shall maintain a distinction between the street-level facade and upper floor facades, with the first floor being more transparent and the upper floors being more opaque.
- Facades shall be articulated to express vertical rhythm related to structural columns and bays.
- Façade materials shall be horizontally oriented.
- Materials for buildings fronting 8th Street shall be authentic and shall not mimic other materials (e.g., materials with faux wood grain are prohibited). High-quality, long-lasting materials such as fiber cement siding may be used for facades of buildings that do not front along 8th Street.

- Concrete block (smooth or decorative split-face), stucco/EIFS (smooth, natural, or textured synthetic), metal, plywood, pressboard, unfinished precast concrete, diagonal siding, board-and-batten surfaces, and poured-in-place concrete shall not be used on building facades or walls that are visible from streets, driveways, sidewalks, alleys, or parking areas.

The Board may want to have the applicant discuss where the mechanicals are to now be located?

ACTION REQUESTED:

Motion to approve with possible amendments as determined by the Board.

ATTACHMENTS:

Architectural Review Board Application and required attachments.



September 24, 2019

Stefano Viglietti
FoodWorks Holding
522 S. 8th Street
Sheboygan, WI 53081

The Architectural Review Board at their meeting of September 23, 2019, conceptually approved the building addition and exterior remodel to 731 Pennsylvania Avenue. The following are notes from the Architectural Review Board.

1. The size of the existing/proposed ledge-stone was considered to be smaller than would be preferred for the proposed, larger scale addition. A slightly larger stone module would be more appropriate if it can still relate to the existing stone that is to remain.
2. Window and door openings in the ledge-stone should have some sort of lintel element to visually support the smaller stones above.
3. South side of the eastern entry-tower element was discussed with the possibility of adding a window (with wood-panel infill below) to break-up that large expanse of stone and to be similar to openings on the north elevation.
4. Material for the projecting sills/counter-tops on the north elevation was questioned. If it is to be a heavy-looking material (like concrete) it may need additional visual (and/or structural) support or bracketing. If a wood or steel material is used, it is probably acceptable as currently shown in the renderings.
5. West elevation of the new Bakery on 8th Street was not part of this submittal package and will need to be submitted for a separate approval.
6. Updated plans will be resubmitted to staff. If staff has any concerns with resubmitted plans, the plans may be forwarded to the Board for review.

Once the plan has been finalized, please submit to City Development staff for final review.

If you have any questions feel free to contact me at 920/459-3382.

Sincerely

Steve Sokolowski
Manager of Planning & Zoning

DEPARTMENT OF
PLANNING AND
DEVELOPMENT

828 Center Avenue
Sheboygan, WI 53081

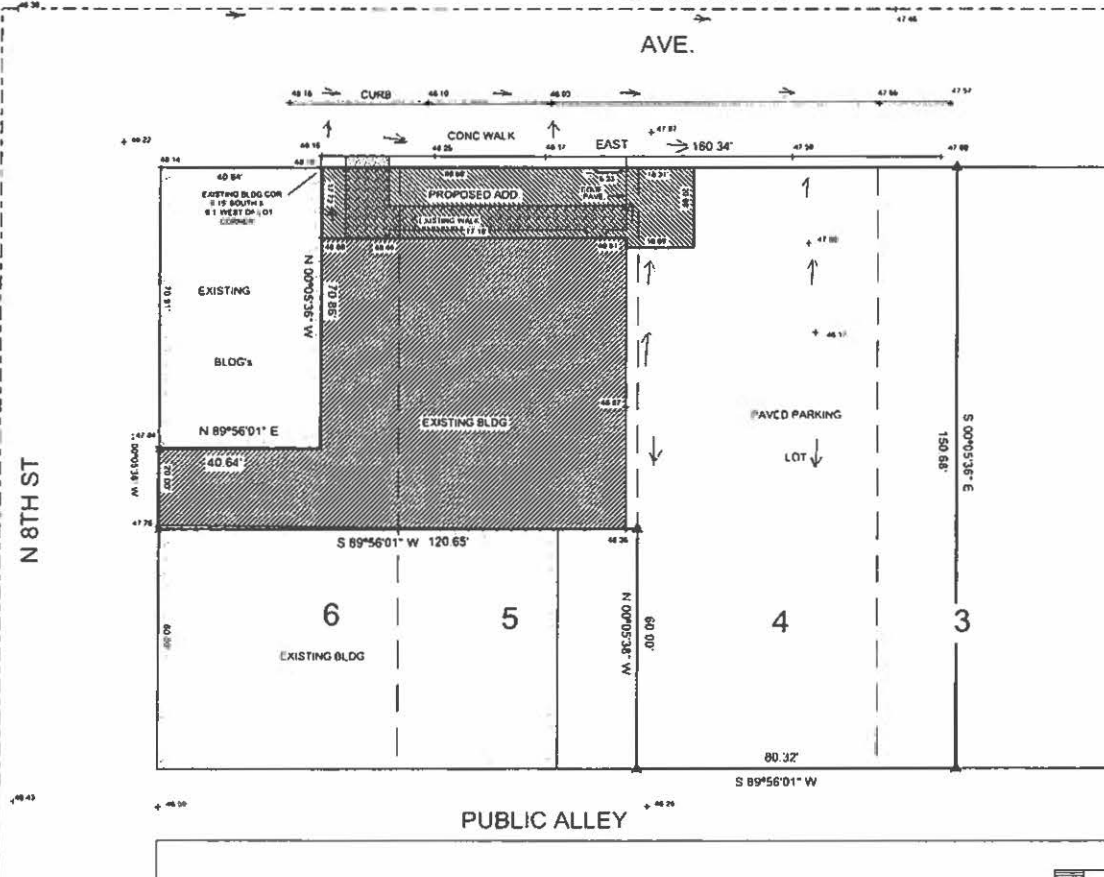
920-459-3382 (Phone)
920-459-7302 (Fax)

D & H LAND SURVEYS LLC
 1628 GEORGIA AVENUE
 SHEBOYGAN, WISCONSIN

731 PENNSYLVANIA AVE.
 MERGED PARCELS 59281109130 AND 59281109160
 AS DESCRIBED IN DOC. NO. 2082016 AS PART OF LOTS 3 THRU 6
 OF BLOCK 177 OF THE ORIGINAL PLAT OF THE
 CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN

PENNSYLVANIA

AVE.



LOT AREA 20,186 SQ FT

PER CONSTRUCTION
 IMPERVIOUS AREA
 19,198 SQ FT
 POST CONSTRUCTION
 IMPERVIOUS AREA
 20,186 SQ FT

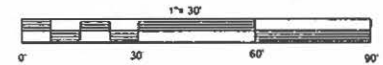
N 8TH ST

PUBLIC ALLEY

THIS IS TO CERTIFY THAT THE INFORMATION SHOWN HEREON
 IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF

Dennis J. Van Sluys
 Dennis J. Van Sluys S-1238

Dated this 18th day of November, 2019

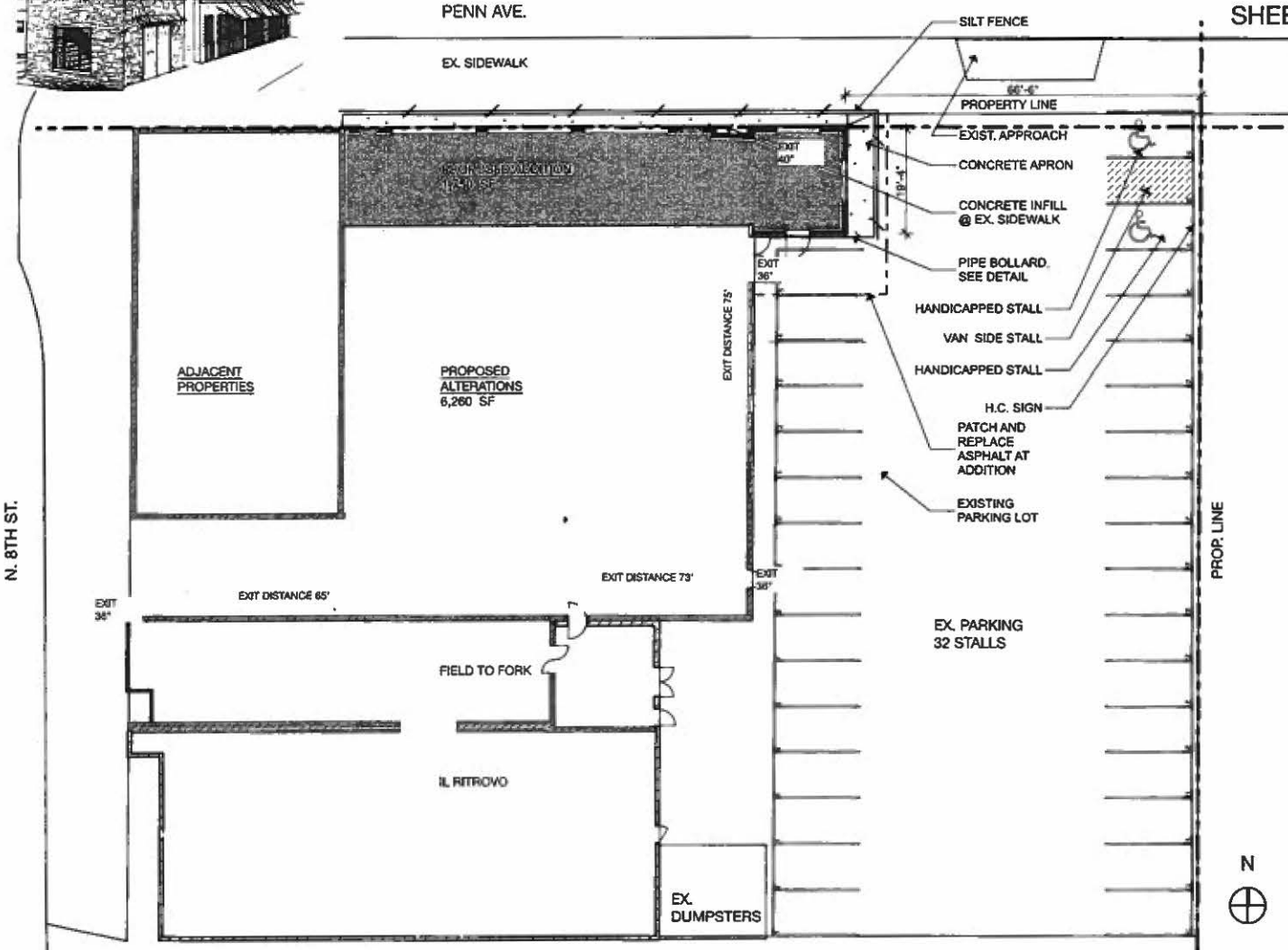


- + = EXISTING GRADE CITY DATUM
- ▲ = PK NAIL
- x = CHISELED CROSS

DATA/CSHEB19/726PENN D-3391



ADDITION FOR
FOOD STORE EXPANSION
 7TH AND PENN AVE
 SHEBOYGAN, WI. 53081



SHEET INDEX	
ID	Name
A1.1	SITE PLAN
A1.2	SITE DETAILS
A1.3	SITE DETAILS
A1.4	DEMO/EXISTING PLANS
A1.5	REFERENCE PLAN
A1.6	FOUNDATION PLAN
A1.7	FIRST FLOOR PLAN
A1.8	1ST FLOOR BAKERY
A1.9	2ND FLOOR PLAN
A1.10	ROOF PLAN
A1.11	FRAMING PLANS
A2.1	EAST ELEVATION
A2.2	ELEVATIONS/SECTIONS
A2.3	BUILDING SECTION
A3.1	BUILDING SECTIONS
A3.2	WALL SECTIONS
A3.3	ELEVATOR SECTION
A3.4	WALL SECTION
A3.5	WALL SECTION @ PARTI WALL
A3.6	WALL SECTION
A3.7	STAIR SECTIONS
A3.8	DETAILS
A3.9	DETAILS
A4.1	SCHEDULES
S.1	Layout

3 Site Plan
 SCALE: 1" = 20'



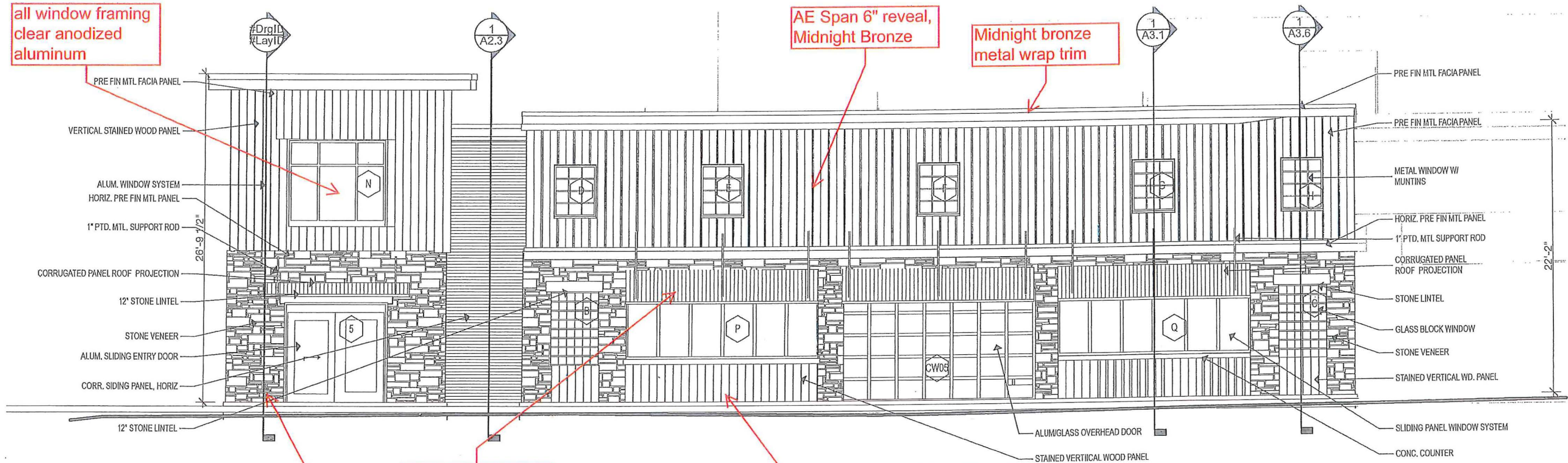
ADDITION for:
FOOD STORE EXPANSION
 7TH AND PENN AVE SHEBOYGAN WI 53081

ASPIRE ARCHITECTURE & DESIGN, LLC
 1416 N. 5th St. Sheboygan, WI. 53081
 920-457-4884
 scott@aspirearchitects.com
 www.aspirearchitects.com



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all window framing
clear anodized
aluminum



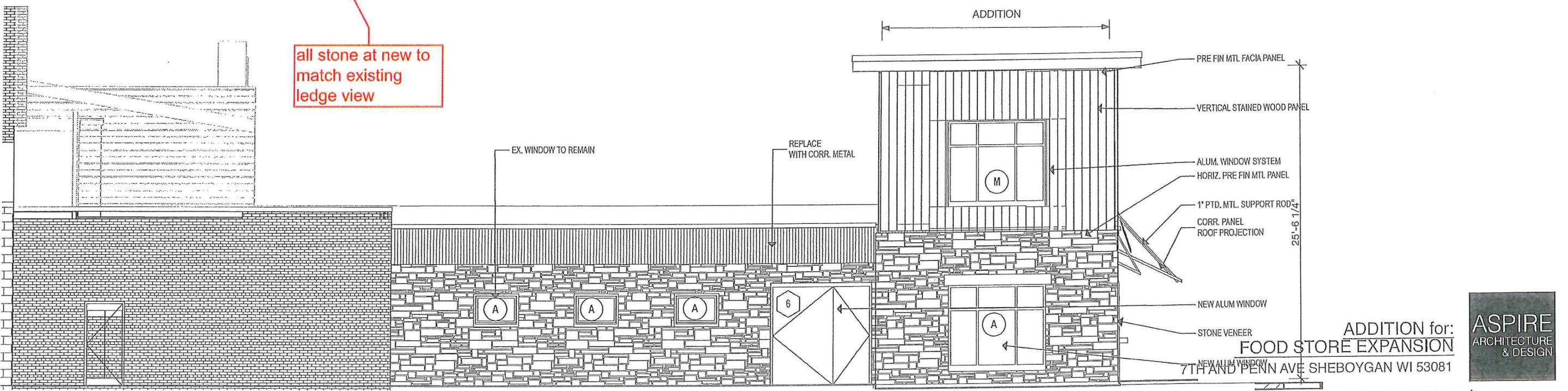
② North Elevation
SCALE: 1/8" = 1'-0"

awnings AE Span
Nu Wave,
zincalume

cedar wood panel

note, all window headers
on steel engineered
lintels, precast in choice
of 4 colors 12" height

all stone at new to
match existing
ledge view

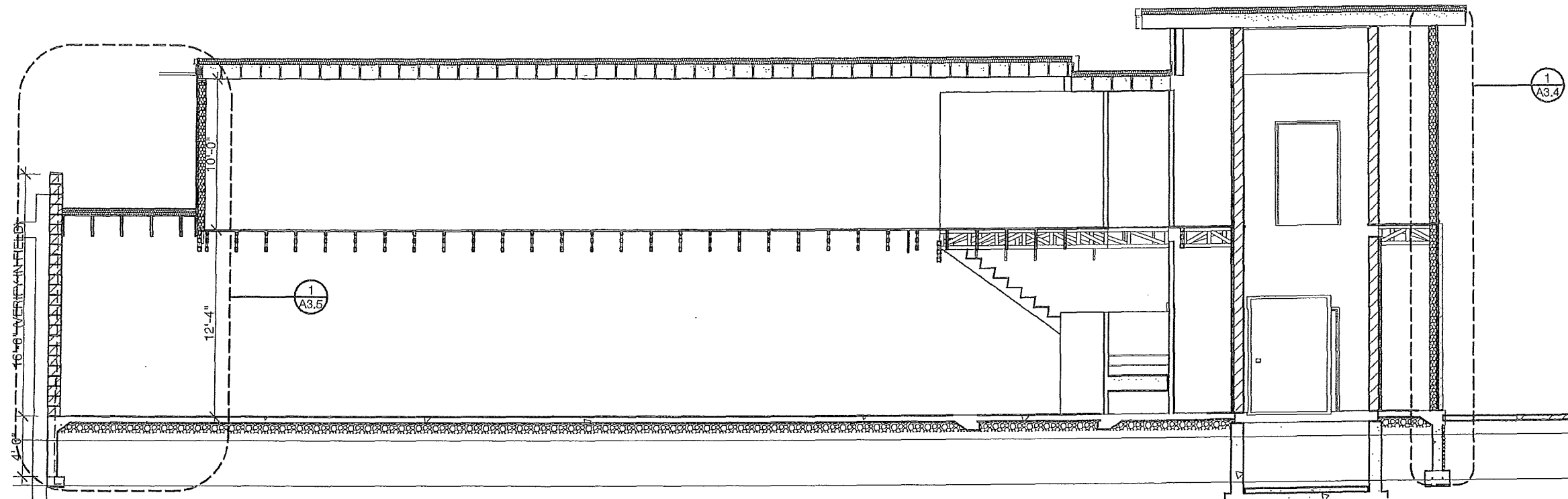


① East Elevation
SCALE: 1/8" = 1'-0"

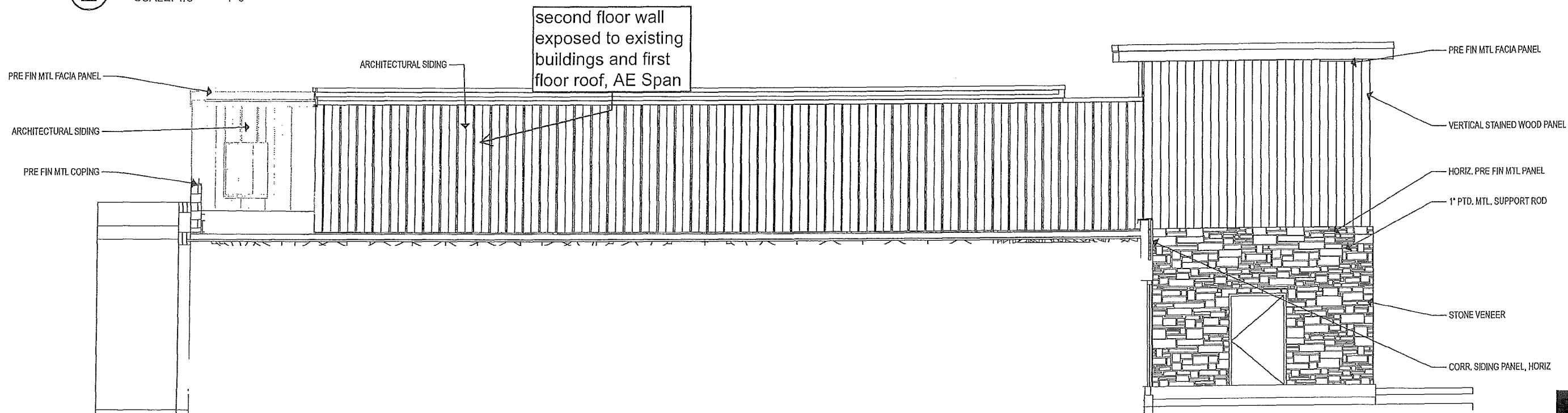
ADDITION for:
FOOD STORE EXPANSION
77 FAND PENN AVE SHEBOYGAN WI 53081
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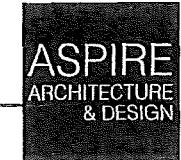


2 SECTION
SCALE: 1/8" = 1'-0"



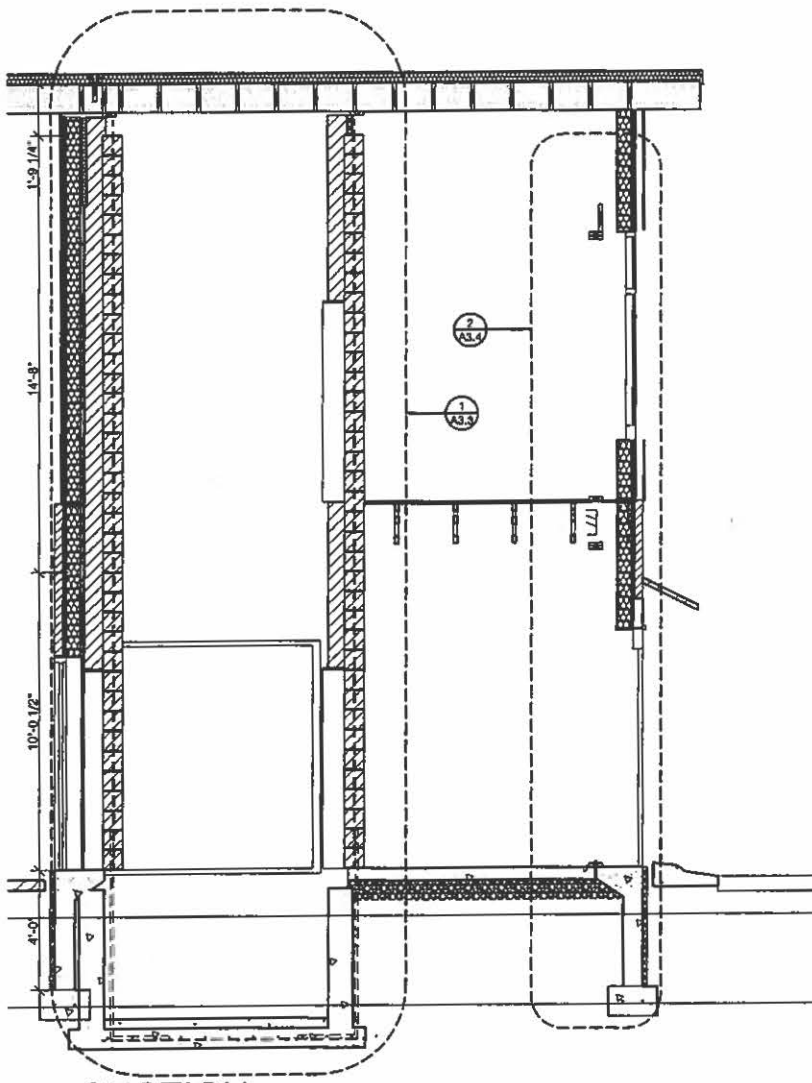
3 PARTIAL SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

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7TH AND PENN AVE SHEBOYGAN WI 53081

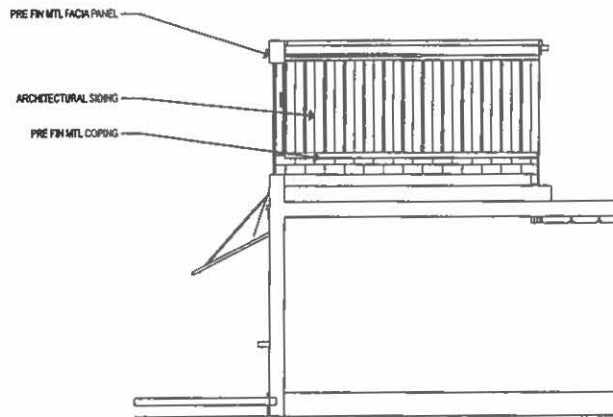


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① SECTION
SCALE: 1/4" = 1'-0"



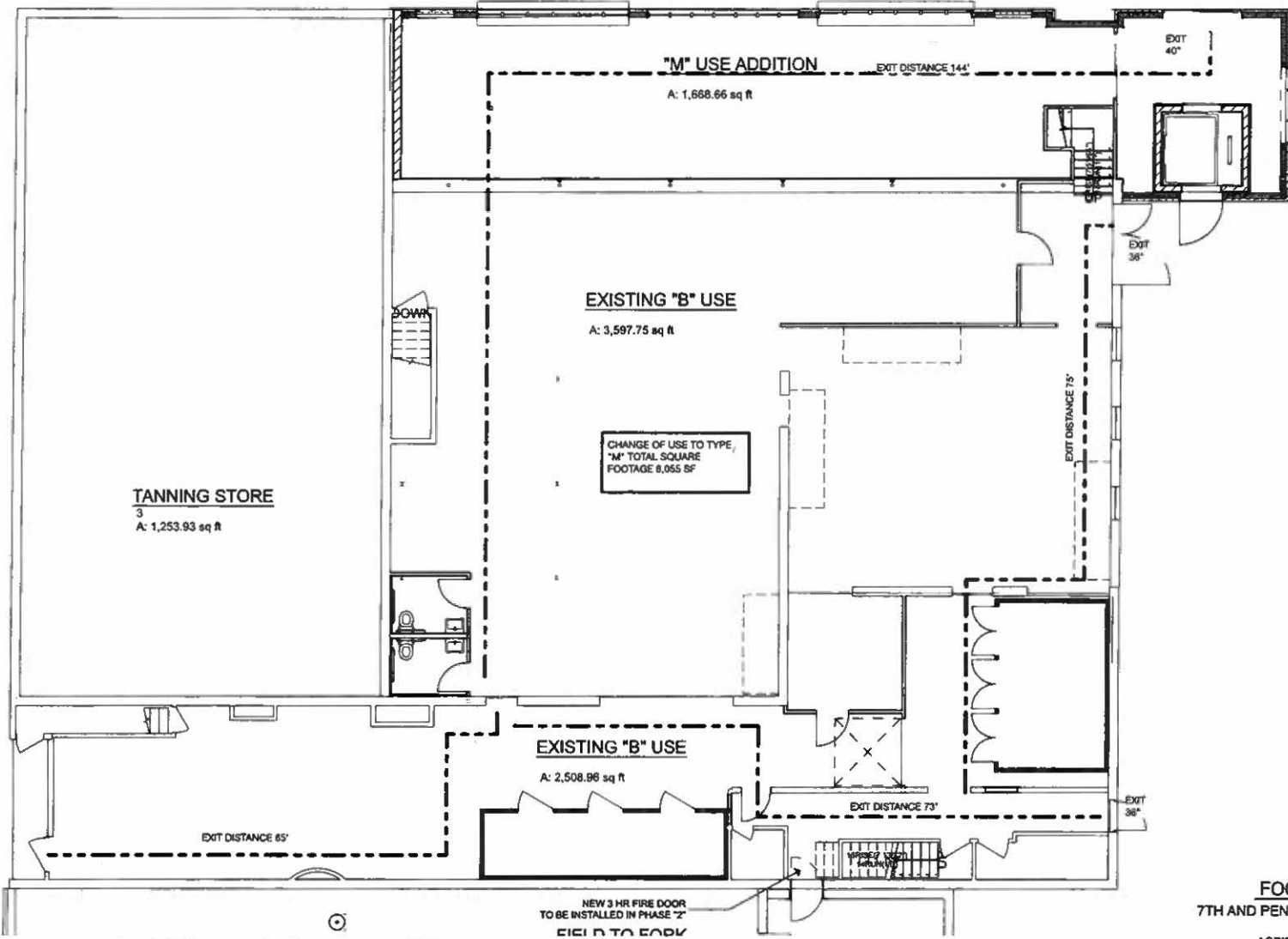
② PARTIAL WEST ELEVATION
SCALE: 1/8" = 1'-0"

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TANNING STORE
3
A: 1,253.93 sq ft

EXISTING "B" USE
A: 3,597.75 sq ft

CHANGE OF USE TO TYPE
"M" TOTAL SQUARE
FOOTAGE 8,055 SF

EXISTING "B" USE
A: 2,508.96 sq ft

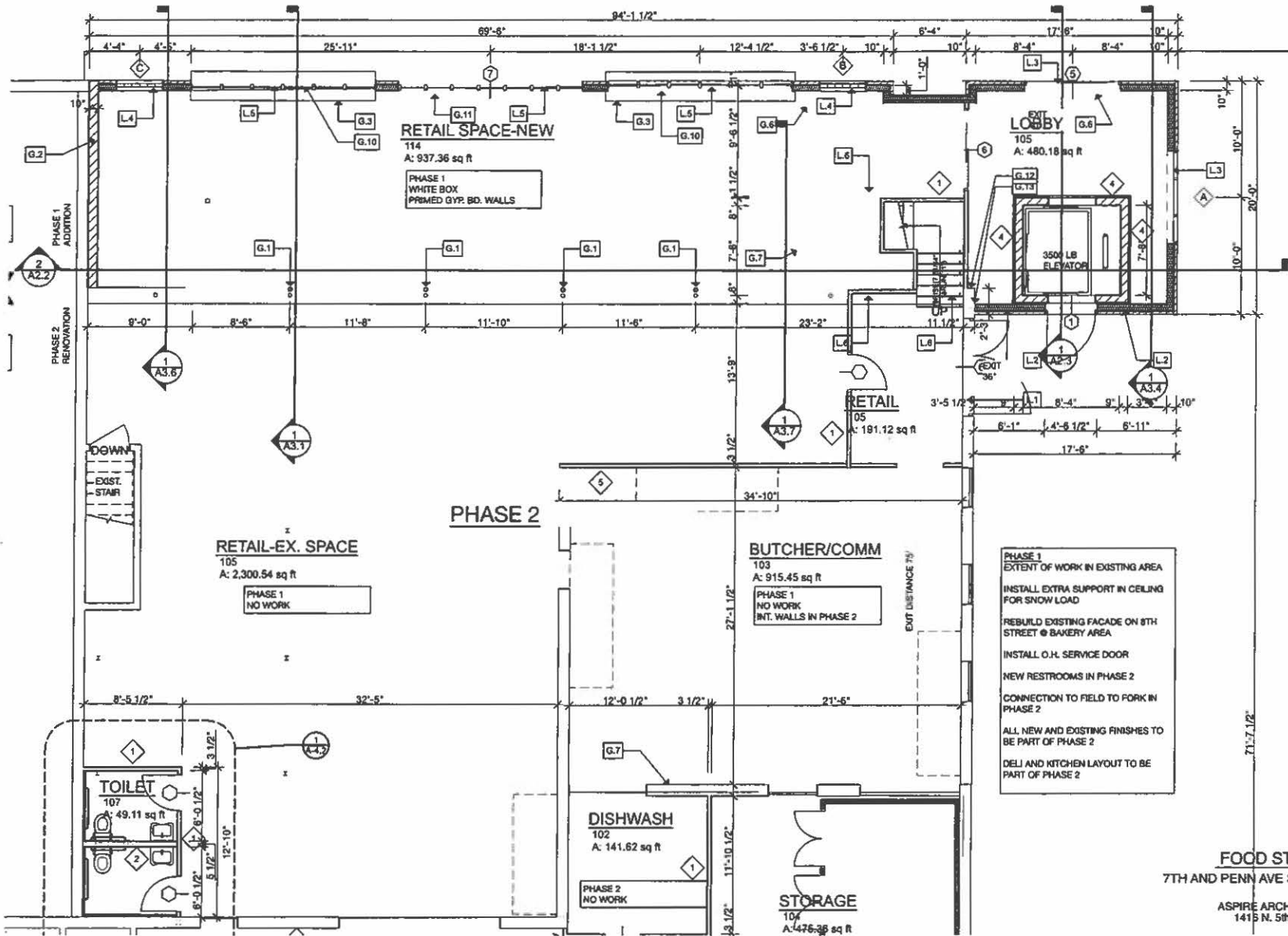
① **1st Floor Reference Plan**
SCALE: 3/32" = 1'-0"

ADDITION for:
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- GENERAL NOTES**
- G.1 NEW 3.5" DIA STEEL PIPE COLUMN WITH 3.5" 7" TOP PLATE AND 6" X 6" BOTTOM PLATE. 4 1/2" DIA ANCHORS BOTH TOP AND BOTTOM
 - G.2 3 HR WALL, SEE DETAIL
 - G.3 (WOOD COUNTER @ SILL HEIGHT
 - G.4 1 HR WALL, SEE DETAIL
 - G.5 NEW 3.5" DIA STEEL PIPE COLUMN WITH 3.5" 7" TOP PLATE AND 6" X 6" BOTTOM PLATE. 4 1/2" DIA ANCHORS BOTH TOP AND BOTTOM. HEIGHT TO UNDERSIDE OF STAIRS OR STAIR LANDING
 - G.6 POWER SLIDING DOORS
 - G.7 FIRE EXTINGUISHER
 - G.10 FOLDING WINDOW SYSTEM
 BASED ON NANA WALL SL-45 BIFOLDING WINDOW SYSTEM IN CLEAR ANODIZED 2 1/8" RAILS AND STANDARD SILL
 ALUMINUM FINISH AND 1" TEMP. GLAZING
 - G.11 COMMERCIAL OVERHEAD DOOR
 CLEAR ANODIZED FINISH FOR OH.Door FRAME. 2 1/8" RAILS
 1" TEMP. GLAZING
 - G.12 EXPOSED STONE TO REMAIN
 - G.13 PROVIDE BEAM POCKET FOR NEW FLOOR TRUSS
 - G.14 2" DIA PTD. STEEL PIPE MOUNTED AT DIAGONAL FROM CORNER OF WING WALL TO WEST WALL OF 2ND FLOOR. MOUNT TO DOUBEL STUDS BOTH SIDES

PHASE 1
 EXTENT OF WORK IN EXISTING AREA
 INSTALL EXTRA SUPPORT IN CEILING FOR SNOW LOAD
 REBUILD EXISTING FACADE ON 8TH STREET @ BAKERY AREA
 INSTALL O.H. SERVICE DOOR
 NEW RESTROOMS IN PHASE 2
 CONNECTION TO FIELD TO FORK IN PHASE 2
 ALL NEW AND EXISTING FINISHES TO BE PART OF PHASE 2
 DELI AND KITCHEN LAYOUT TO BE PART OF PHASE 2

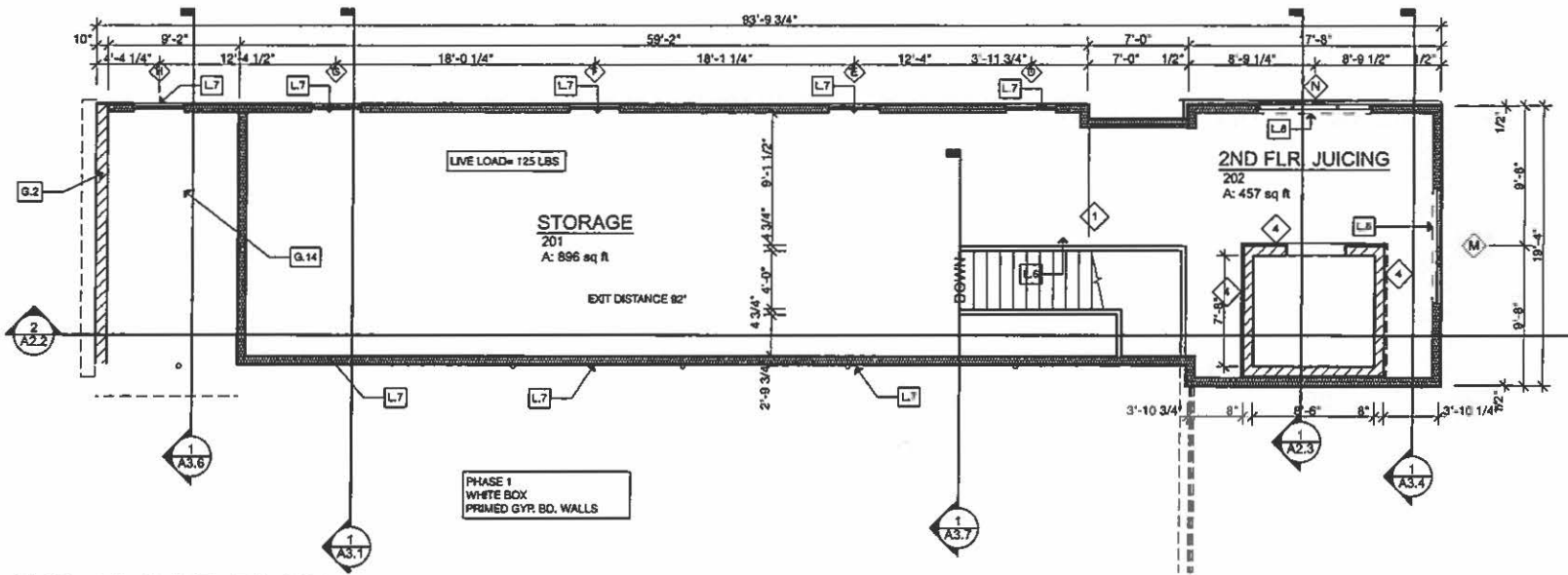
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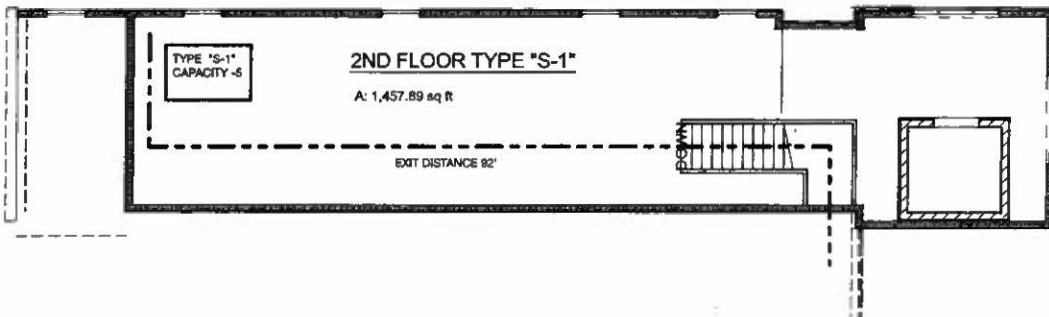


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1 FIRST FLOOR-BAKERY AND BUTCHER
 SCALE: 1/8" = 1'-0"



1 2ND FLOOR PLAN
 SCALE: 1/8" = 1'-0"



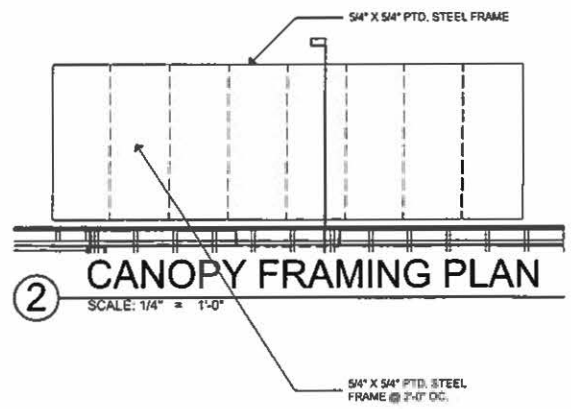
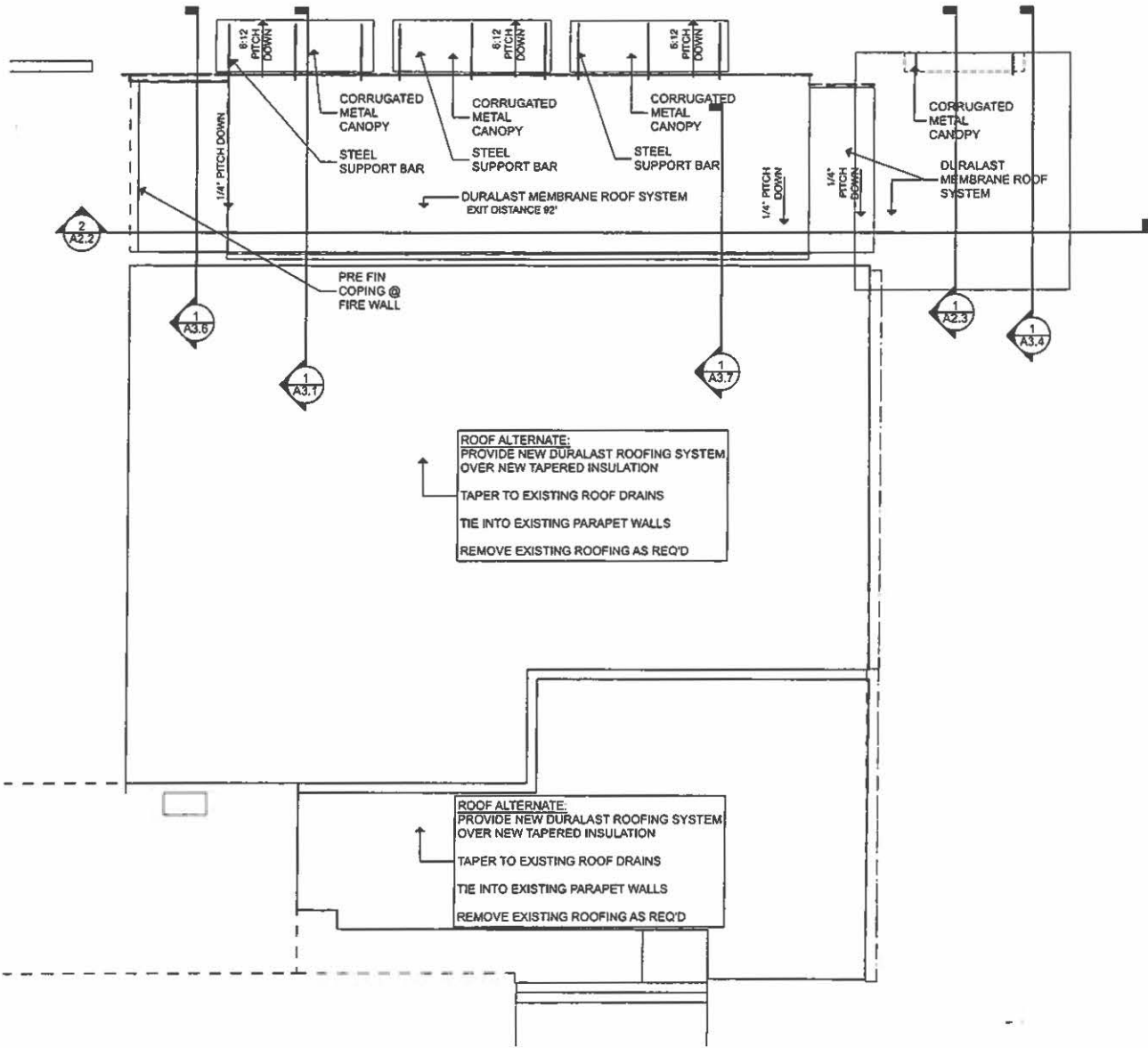
3 2nd Floor Reference Plan
 SCALE: 3/32" = 1'-0"

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FOOD STORE EXPANSION
 7TH AND PENN AVE SHEBOYGAN WI 53081



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① **Roof Plan**
SCALE: 3/32" = 1'-0"

② **CANOPY FRAMING PLAN**
SCALE: 1/4" = 1'-0"

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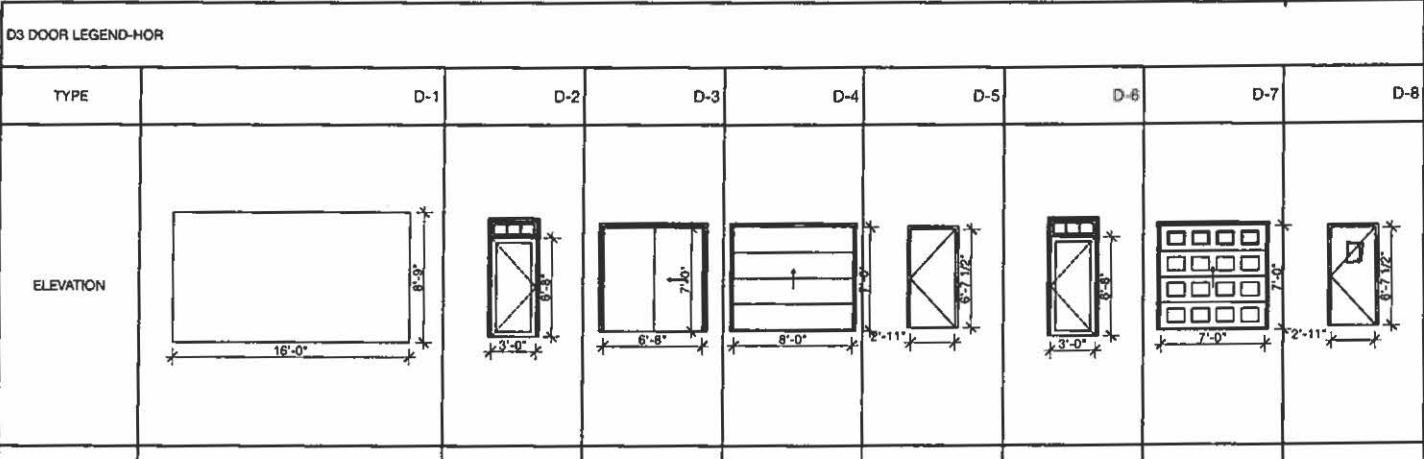
A1.10

DOOR AND FRAME SCHEDULE												
MARK	SIZE		TYPE	MAT.	FRAME		DETAIL			FIRE ...	HARD...	NOTES
	W	HT			MAT.	GLAZING	HEAD	JAMB	SILL			
1	3'-0"	6'-8"	D-2	H.M.	H.M.						H-3	
2	3'-0"	6'-8"	D-8	H.M.	H.M.	1/4" TEMP					H-1	
3	8'-0"	7'-0"	D-4	STEEL INSUL	-						-	
4	3'-0"	6'-8"	D-8	H.M.	H.M.	1/4" TEMP					H-5	
5	8'-0"	8'-0"	D-3	ALUM	ALUM	1" TEMP					H-2	SEE NOTES
6	6'-8"	7'-0"	D-3	ALUM	ALUM	1/4" TEMP					H-2	SEE NOTES
7	16'-0"	8'-8"	D-1	ALUM	-						-	
8	3'-0"	6'-8"	D-5	H.M.	H.M.						H-1	
9	7'-0"	7'-0"	D-7	STEEL	-						-	
11	3'-0"	6'-8"	D-6	WD.	H.M.						H-4	
12	3'-0"	6'-8"	D-6	WD.	H.M.						H-4	
13	3'-4"	6'-8"	D-5	H.M.	H.M.						H-5	
14	4'-6"	6'-10"		OPENING	WD.						-	
21	3'-0"	6'-8"	D-2	H.M.	H.M.						H-3	
22	3'-0"	6'-8"	D-5	H.M.	H.M.						H-1	

SLIDING DOOR SYSTEM
BASIS OF DESIGN
BASED ON STAINLEY ACCESS
TECHNOLOGIES
DURAGLIDE 2000
SINGLE SLIDE
PARTIAL BREAK OUT PANEL
1" GLAZING
CLEAR ANODIZED FRAME

HARDWARE SCHEDULE			
COMPONENT	MANUF.	DESCRIPTION	FINISH
H1	HINGE OPERATING TRIM LOCKSET CLOSING DEVEISE PROTECTIVE TRIM UNIT STOPS/HOLDERS ACCESSORIES MISC ELECTRONIC CLOSING DEVICES	(3) DOUBLE ACTING HINGE PUSH/PULL N/A 1/2" KICK PLATE ONE SIDES DOOR STOP BOTH SIDE	BRUSHED ALUM SATIN CHROME --- BR. CHROME BR. CHROME --- BR. CHROME BR. CHROME
H2	HINGE OPERATING TRIM LOCKSET CLOSING DEVEISE PROTECTIVE TRIM UNIT STOPS/HOLDERS ACCESSORIES MISC ELECTRONIC CLOSING DEVICES	HARDWARE BY SLIDING DOOR SUPPLIER ---	STANDARD SATIN CHROME SATIN CHROME SATIN CHROME SATIN CHROME --- ---
H3	HINGE OPERATING TRIM LOCKSET CLOSING DEVEISE PROTECTIVE TRIM UNIT STOPS/HOLDERS ACCESSORIES MISC ELECTRONIC CLOSING DEVICES	(3) STANDARD HINGE LEVER HANDLE DRIVE LOCK LCN 4014 DOOR STOP	BRUSHED ALUM SATIN CHROME --- BR. CHROME BR. CHROME --- BR. CHROME BR. CHROME
H4	HINGE OPERATING TRIM LOCKSET CLOSING DEVEISE PROTECTIVE TRIM UNIT STOPS/HOLDERS ACCESSORIES MISC ELECTRONIC CLOSING DEVICES	1 1/2 PAIR LEVER HARDWARE AL SERIES PRIVACY LOCK DOOR STOP ADA TOILET ROOM SIGNS WEATHERSTRIPPING	BR. CHROME SATIN CHROME SATIN CHROME SATIN CHROME SATIN CHROME SATIN CHROME --- ---
H5	HINGE OPERATING TRIM LOCKSET CLOSING DEVEISE PROTECTIVE TRIM UNIT STOPS/HOLDERS ACCESSORIES MISC ELECTRONIC CLOSING DEVICES	1 1/2 PAIR LEVER HARDWARE AL SERIES ENTRY LOCK 1/2" KICK PLATE BOTH SIDES DOOR STOP	BRUSHED ALUM SATIN CHROME --- BR. CHROME BR. CHROME --- BR. CHROME BR. CHROME

WINDOW SCHEDULE							
MARK	SIZE		TYPE	DESCRIPTION	GLAZING	SCREENS	NOTES
	WIDTH	HEIGHT					
A	8'-0"	7'-0"	W2	ALUM FRAME-CLEAR ANODIZED FRAME	1" LOW "E"	<input type="checkbox"/>	
B	4'-0"	6'-0"	W1	ALUM FRAME-CLEAR ANODIZED FRAME	1" LOW "E"	<input type="checkbox"/>	
C	4'-0"	6'-0"	W1	ALUM FRAME-CLEAR ANODIZED FRAME	1" LOW "E"	<input type="checkbox"/>	
D	3'-6"	4'-4"	W3	ALUM FRAME-CLEAR ANODIZED FRAME	1" LOW "E"	<input type="checkbox"/>	
E	3'-6"	4'-4"	W3	ALUM FRAME-CLEAR ANODIZED FRAME	1" LOW "E"	<input type="checkbox"/>	
F	3'-6"	4'-4"	W3	ALUM FRAME-CLEAR ANODIZED FRAME	1" LOW "E"	<input type="checkbox"/>	
G	3'-6"	4'-4"	W3	ALUM FRAME-CLEAR ANODIZED FRAME	1" LOW "E"	<input type="checkbox"/>	
H	3'-6"	4'-4"	W3	ALUM FRAME-CLEAR ANODIZED FRAME	1" LOW "E"	<input type="checkbox"/>	
J	3'-6"	4'-4"	W3	ALUM FRAME-CLEAR ANODIZED FRAME	1" LOW "E"	<input type="checkbox"/>	
K	3'-6"	4'-4"	W3	ALUM FRAME-CLEAR ANODIZED FRAME	1" LOW "E"	<input type="checkbox"/>	
L	3'-6"	4'-4"	W3	ALUM FRAME-CLEAR ANODIZED FRAME	1" LOW "E"	<input type="checkbox"/>	
M	8'-0"	7'-0"	W2	ALUM FRAME-CLEAR ANODIZED FRAME	1" LOW "E"	<input type="checkbox"/>	
N	8'-0"	7'-0"	W2	ALUM FRAME-CLEAR ANODIZED FRAME	1" LOW "E"	<input type="checkbox"/>	



ADDITION for:
FOOD STORE EXPANSION
7TH AND PENN AVE SHEBOYGAN WI 53081

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10-010
A4.1

CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Exterior remodel of Taco Bell at 3205 Erie Avenue.

REPORT PREPARED BY: Steve Sokolowski, Manager of Planning and Zoning

REPORT DATE: December 6, 2019

MEETING DATE: December 9, 2019

FISCAL SUMMARY:

Budget Line Item: N/A
Budget Summary: N/A
Budgeted Expenditure: N/A
Budgeted Revenue: N/A

STATUTORY REFERENCE:

Wisconsin Statutes: N/A
Municipal Code: N/A

BACKGROUND / ANALYSIS:

Taco Bell is proposing an exterior remodel to their restaurant located at 3205 Erie Avenue. The applicant states:

- The current design features tan exterior walls with a painted taupe wainscot and projecting clay colored tower elements on each façade. Traditional clay roof tiles are installed on the sloped parapet walls.
- The proposed design will feature softer off-white painted walls with a brown wainscot - repainting of the exterior insulation finish system (EIFS).
- Exterior alterations involve reconfiguration of the tower elements - the tower elements will be painted the same off-white color as the walls.
- Replacement of the clay roof tiles with asphalt shingles - dimensional asphalt shingles will be installed on the sloped parapet walls replacing the clay roof tiles.
- Screening comprised of horizontal composite boards will be installed around the perimeter and extend above the existing parapet walls - screening will be installed around the perimeter of the parapet walls to conceal the rooftop units from view.
- Replacement of exterior light fixtures.
- Replacement of the signage on each of the four building walls.
- In keeping with current trends of fast food restaurant design, the proposed alterations of the Taco Bell restaurant at this location result in a modern update of the building exterior that compliments the design of recently constructed food establishments such as the nearby Panera and Noodles & Co.

STAFF COMMENTS:

None.

ACTION REQUESTED:

Motion to approve with possible amendments as determined by the Board.

ATTACHMENTS:

Architectural Review Board Application and required attachments.

PARCEL NO.: 9228/21901
MAP NO.: _____
ZONING CLASSIFICATION: CC

Office Use Only
DATE SUBMITTED: _____
REVIEW DATE: _____

CITY OF SHEBOYGAN
ARCHITECTURAL REVIEW APPLICATION
Revised November 2009

Completed application must be filed with the Department of City Development, 828 Center Avenue, Suite 104. To be placed on the agenda of the Architectural Review Board, application must be filed two weeks prior to date of meeting. Applications that are not complete or that are not legible will not be accepted.

1. APPLICANT INFORMATION

APPLICANT: EXCEL ENGINEERING, INC.
ADDRESS: 100 CAMELOT DRIVE, FOND DU LAC, WI 54935
E-MAIL ADDRESS: jonathan.b@excelengineer.com
PHONE: 920 322-1708 FAX NO.: 920 920-9801

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: TACO BELL
ADDRESS OF PROPERTY AFFECTED: 3205 ERIE AVENUE
NEW BUILDING: _____ ADDITION: _____ REMODELING: X

DESCRIPTION OF PROPOSED PROJECT: EXTERIOR AND INTERIOR ALTERATIONS OF TACO BELL RESTAURANT.

DESCRIPTION OF EXISTING EXTERIOR DESIGN AND MATERIALS:
EXTERIOR INSULATION FINISH SYSTEM WALLS WITH SLOPED CLAY TILE PARAPET WALLS AND ARCHED TOWER ELEMENTS.

DESCRIPTION OF THE PROPOSED EXTERIOR DESIGN AND MATERIALS:
EXTERIOR INSULATION FINISH SYSTEM WALLS WITH SLOPED ASPHALT SHINGLE PARAPET WALLS AND SQUARE TOWER ELEMENTS.

3. NAMES AND ADDRESSES

November 25, 2019

Taco Bell Remodel
3205 Erie Avenue
Sheboygan, WI 53081

Project #1938080



Project Description

Exterior alterations of the Taco Bell restaurant at 3205 Erie Avenue involve reconfiguration of the tower elements, replacement of the clay roof tiles with asphalt shingles, repainting of the exterior insulation finish system (EIFS), replacement of exterior light fixtures, and replacement of the signage on each of the four building walls. Screening will be installed around the perimeter of the parapet walls to conceal the rooftop units from view.

The current design features tan exterior walls with a painted taupe wainscot and projecting clay colored tower elements on each façade. Traditional clay roof tiles are installed on the sloped parapet walls. The proposed design will feature softer off-white painted walls with a brown wainscot. The tower elements will be painted the same off-white color as the walls. Dimensional asphalt shingles will be installed on the sloped parapet walls, replacing the clay roof tiles. Screening comprised of horizontal composite boards will be installed around the perimeter and extend above the existing parapet walls.

In keeping with current trends of fast food restaurant design, the proposed alterations of the Taco Bell restaurant at this location result in a modern update of the building exterior that compliments the design of recently constructed food establishments such as the nearby Panera and Noodles & Co.

PROJECT INFORMATION

SUCCESSOR REMODEL FOR:
TACO BELL
 3205 ERIE AVE • SHEBOYGAN, WI 53081

PROFESSIONAL SEAL

PRELIMINARY DATES

OCT. 28, 2019
 NOV. 20, 2019
 NOV. 25, 2019

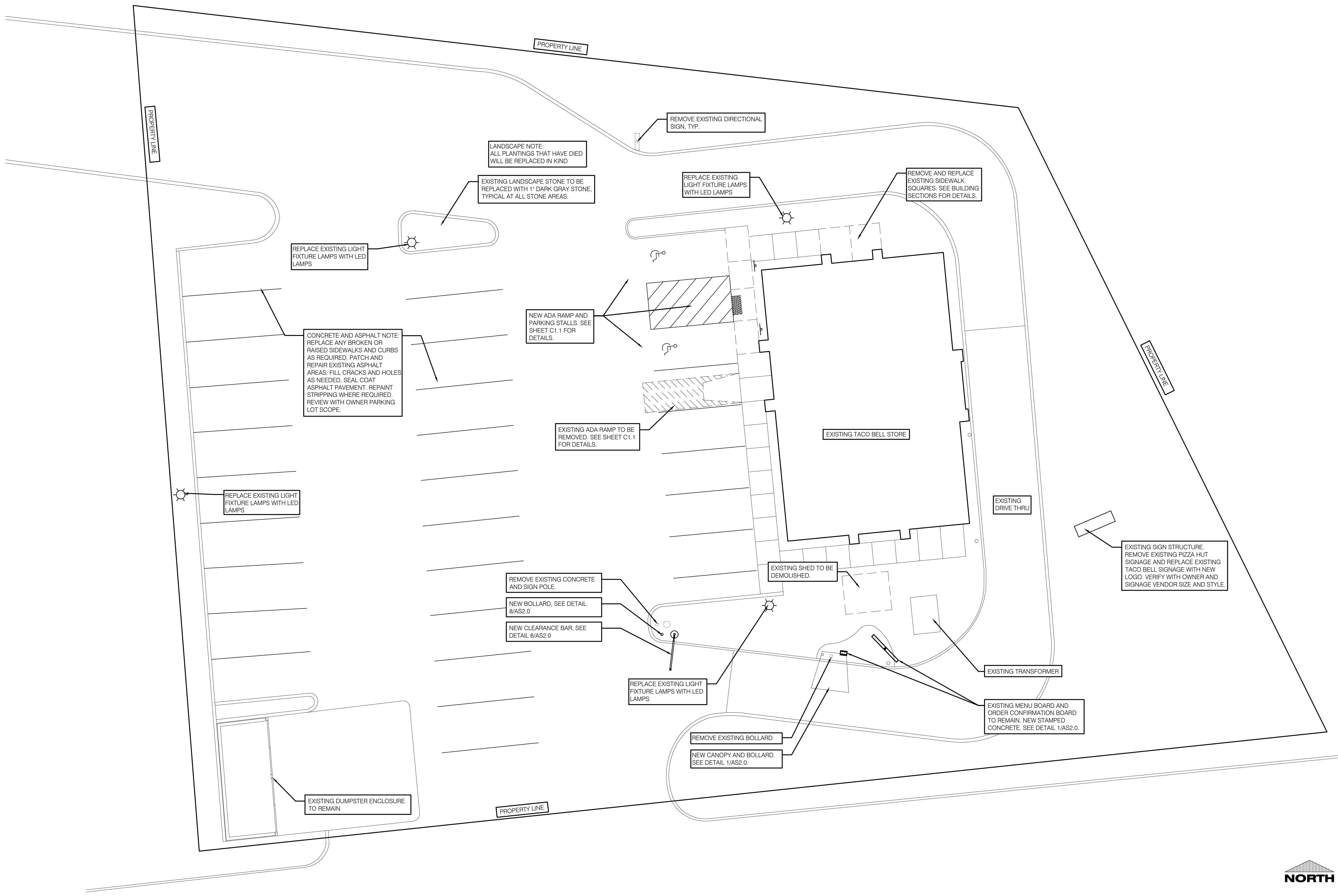
NOT FOR CONSTRUCTION

JOB NUMBER

1938080

SHEET NUMBER

AS1.0



PROJECT INFORMATION

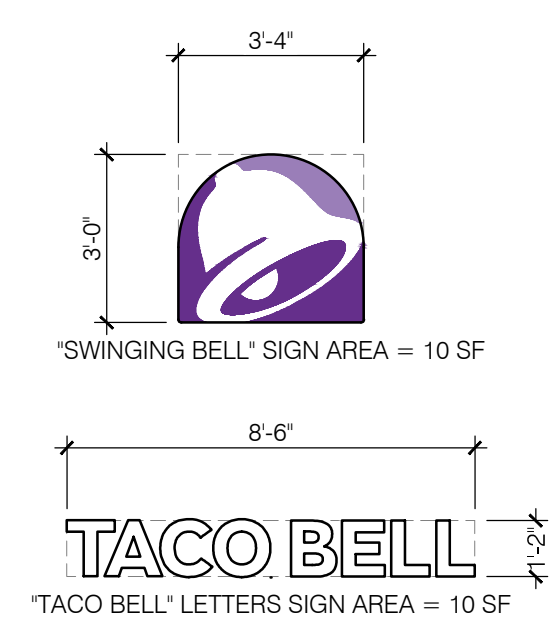
SUCCESSOR REMODEL FOR:
TACO BELL
 3205 ERIE AVE • SHEBOYGAN, WI 53081



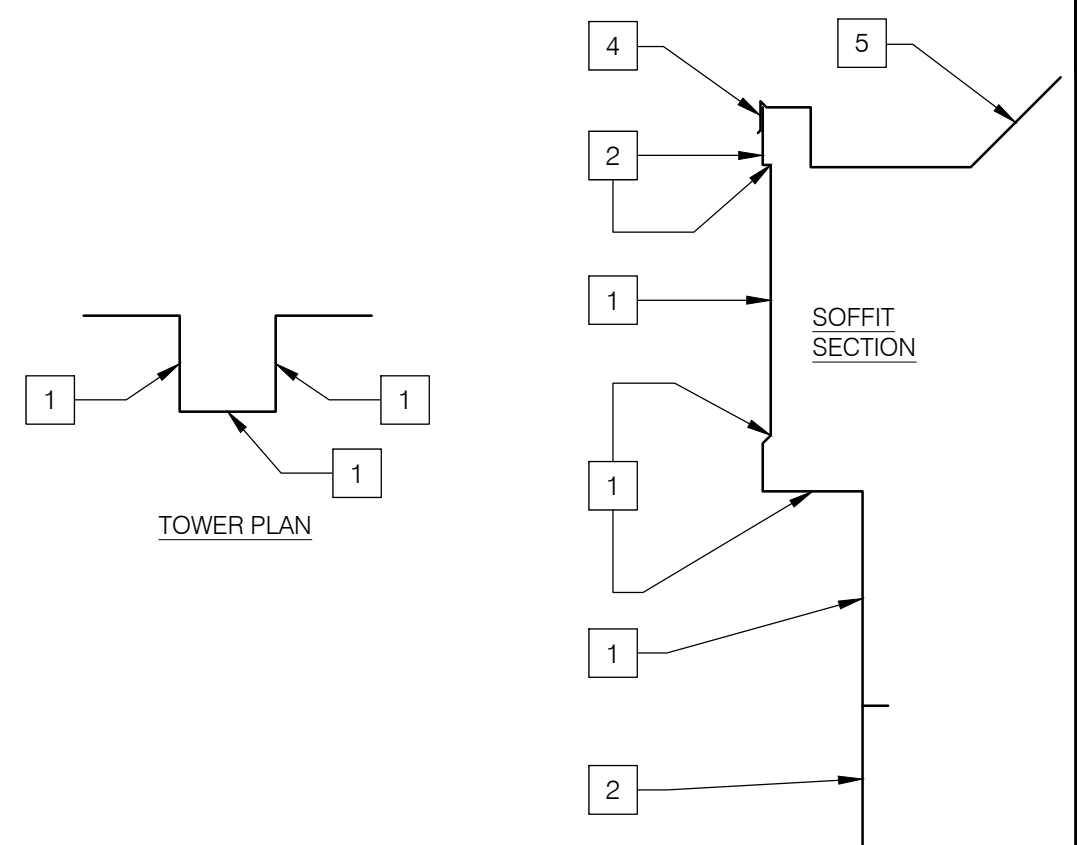
VERIFY ALL BUILDING HEIGHTS

WALK UP SIDE ELEVATION 1/4" = 1'-0" **A**

BUILDING SIGNAGE REGULATIONS:
 ZONED: SUBURBAN COMMERCIAL (SC)
 SUBCHAPTER 15-8: FOUR (4) ON-BUILDING SIGNS FOR EACH FRONTING BUSINESS OR GROUP FOR ALL WALLS NOT DIRECTLY ABUTTING RESIDENTIALLY ZONED PROPERTY. MAXIMUM SIGN AREA: ONE AND ONE-HALF SQUARE FEET FOR EVERY LINEAR FOOT OF EXPOSED EXTERIOR WALL LENGTH.
 (NORTH) ERIE AVE FRONTAGE ELEVATION = 38'-0" x 1.5 = 57 S.F. ALLOWED 20 PROPOSED = COMPLIES
 (EAST) S TAYLOR DR FRONTAGE ELEVATION = 56'-8" x 1.5 = 85 S.F. ALLOWED 20 PROPOSED = COMPLIES
 (SOUTH) PARKING LOT FRONTAGE ELEVATION = 38'-0" x 1.5 = 57 S.F. ALLOWED 20 PROPOSED = COMPLIES
 (WEST) PARKING LOT FRONTAGE ELEVATION = 56'-8" x 1.5 = 85 S.F. ALLOWED 20 PROPOSED = COMPLIES



SIGNAGE **H**



COLOR TRANSITIONS 1/2" = 1'-0" **F**

NOTE: SIGNAGE UNDER SEPARATE PERMIT

V-XXX	QTY	ITEM DESCRIPTION	ELEC
V-04.3034	4	MEDIUM SWINGING BELL - PURPLE LOGO - 3'-0" x 3'-4"	X
V-10.14BW	4	MEDIUM TACO BELL 14" CHANNEL LETTERS - BLACK DAY/WHITE NIGHT LINEAR WALL MOUNTED	X
V-960	1	EYEBROW ENTRY CANOPY - NO LETTERS 1'-2" x 8'-8"	
V-954	2	EYEBROW ENTRY CANOPY - NO LETTERS 1'-2" x 10'-0"	

(NOTE: SIGNAGE UNDER SEPARATE PERMIT) **SIGN SCHEDULE** **D**

NEW EIFS SHALL MATCH EXISTING THICKNESS.
 NEW E.I.F.S. TO MATCH EXISTING FINISH.
 E.I.F.S SHALL MEET THE PERFORMANCE CHARACTERISTICS REQUIRED IN ASTM E 2568
 E.I.F.S. WITH DRAINAGE SHALL HAVE 90 PERCENT DRAINAGE EFFICIENCY WHEN TESTED IN ACCORDANCE WITH THE REQUIREMENTS OF ASTM E 2273
 E.I.F.S. SHALL COMPLY WITH SECTION 1403 OF THE IBC
 WATER RESISTIVE BARRIER SHALL COMPLY WITH SECTION 1404.2 OF THE IBC AND ASTM E 2570
 INSTALLATION SHALL COMPLY WITH E.I.F.S. MANUFACTURERS INSTRUCTIONS AND THE PROVISIONS OF SECTIONS 1704.1 AND 1704.14 OF THE IBC.
 USE DETAIL 5/A6.1 WHEN MOUNTING SIGNAGE, AWNINGS ETC. THROUGH E.I.F.S. FINISH AT WALLS.

E.I.F.S. NOTES **B**

EXTERIOR FINISH SCHEDULE

SYMBOL	AREA	MANUFACTURER	COLOR
1	EIFS - MAIN WALL COLOR	SHERWIN WILLIAMS	PAINT SW2829 CLASSICAL WHITE
2	EIFS - ACCENT WALL COLOR	SHERWIN WILLIAMS	PAINT SW7027 WELL-BRED BROWN
3	EIFS - TRIM BAND	SHERWIN WILLIAMS	PAINT SW7027 WELL-BRED BROWN
4	CONTINUOUS PARAPET CAP	SHERWIN WILLIAMS	PAINT SW7027 WELL-BRED BROWN
5	SLOPED ROOF	CERTAINTED LANDMARK	WEATHERED WOOD
6	SERVICE DOOR/ELECTRICAL SERVICE	SHERWIN WILLIAMS	PAINT SW7027 WELL-BRED BROWN
7	TREX BOARD	TREX	SPICED RUM

EXTERIOR FINISH SCHEDULE **J**

MISCELLANEOUS:
 PROVIDE BLOCKING FOR SIGNAGE.
SIGNAGE NOTE:
 EXTERIOR SIGNS ARE NOT WITHIN THE SCOPE OF WORK COVERED BY THE BUILDING PERMIT APPLICATION. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE INSTALLATION OF ALL EXTERIOR SIGNS AND INSTALLATION OF REQUIRED BLOCKING AND ELECTRICAL CONNECTIONS FOR FINAL APPROVED SIGNS.
SEALERS:
 1. PROVIDE SEALANT AT ALL WALL AND ROOF PENETRATIONS.
 2. PROVIDE SEALANT AT ALL WINDOW AND DOOR FRAMES AT HEAD AND JAMB. DO NOT SEAL SILL AT WINDOWS.
KEY:
 □ DENOTES EXTERIOR FINISH.
 ◊ DENOTES SIGN/AWNING/CANOPY ITEMS - VENDOR SUPPLIED AND INSTALLED.

GENERAL NOTES **G**

- ① NEW BUILDING SIGNAGE BY SIGNAGE VENDOR UNDER SEPARATE PERMIT.
- ② SEE PLANS AND SCHEDULES FOR DOOR DETAILS.
- ③ NEW FRAMED SOFFIT, SEE STRUCTURAL DETAILS AND SHEET A5.1.
- ④ EXISTING UTILITIES, PAINT IF ALLOWED BY UTILITY COMPANY.
- ⑤ PROVIDE INTERNATIONAL SYMBOL OF ACCESSIBILITY AT 60" A.F.F.
- ⑥ EXISTING WINDOW TO REMAIN.
- ⑦ NEW PARAPET CAP AND FLASHING, PAINT PER SCHEDULE.
- ⑧ SEE PLANS AND SCHEDULES FOR WINDOW DETAILS.
- ⑨ NEW ASPHALT SHINGLES.
- ⑩ NEW EXTERIOR LIGHTING SEE SHEET E4.0.
- ⑪ EXISTING E.I.F.S. TO REMAIN, PATCH AND REPAIR AS REQUIRED.
- ⑫ NEW E.I.F.S., PAINT PER SCHEDULE.
- ⑬ PROVIDE KNOX BOX IF REQUIRED. COORDINATE WITH LOCAL OFFICIALS AND FIRE DEPARTMENT.
- ⑭ ROOF LIGHTING UPGRADE - RAB LIGHTING INC. MODEL X34-65L-830/120. VERIFY WITH OWNER FOR LIGHT UPGRADE.
- ⑮ EQUIPMENT SCREENING AT PERIMETER OF ROOF. SEE SECTION A/A5.1 FOR DETAILS.
- ⑯ ROOFTOP EQUIPMENT BEYOND.

KEY NOTES **C**

PRELIMINARY DATES

- OCT. 28, 2019
- NOV. 18, 2019
- NOV. 20, 2019
- NOV. 22, 2019
- NOV. 25, 2019

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JOB NUMBER

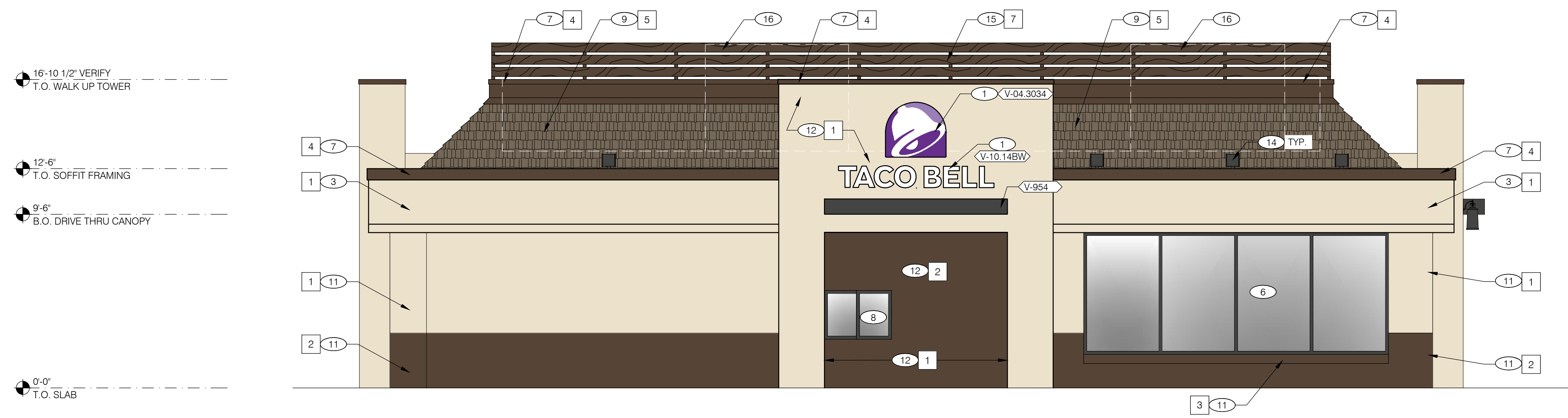
1938080

SHEET NUMBER

A4.0

PROJECT INFORMATION

SUCCESSOR REMODEL FOR:
TACO BELL
 3205 ERIE AVE • SHEBOYGAN, WI 53081



16'-10 1/2" VERIFY
T.O. WALK UP TOWER

12'-6"
T.O. SOFFIT FRAMING

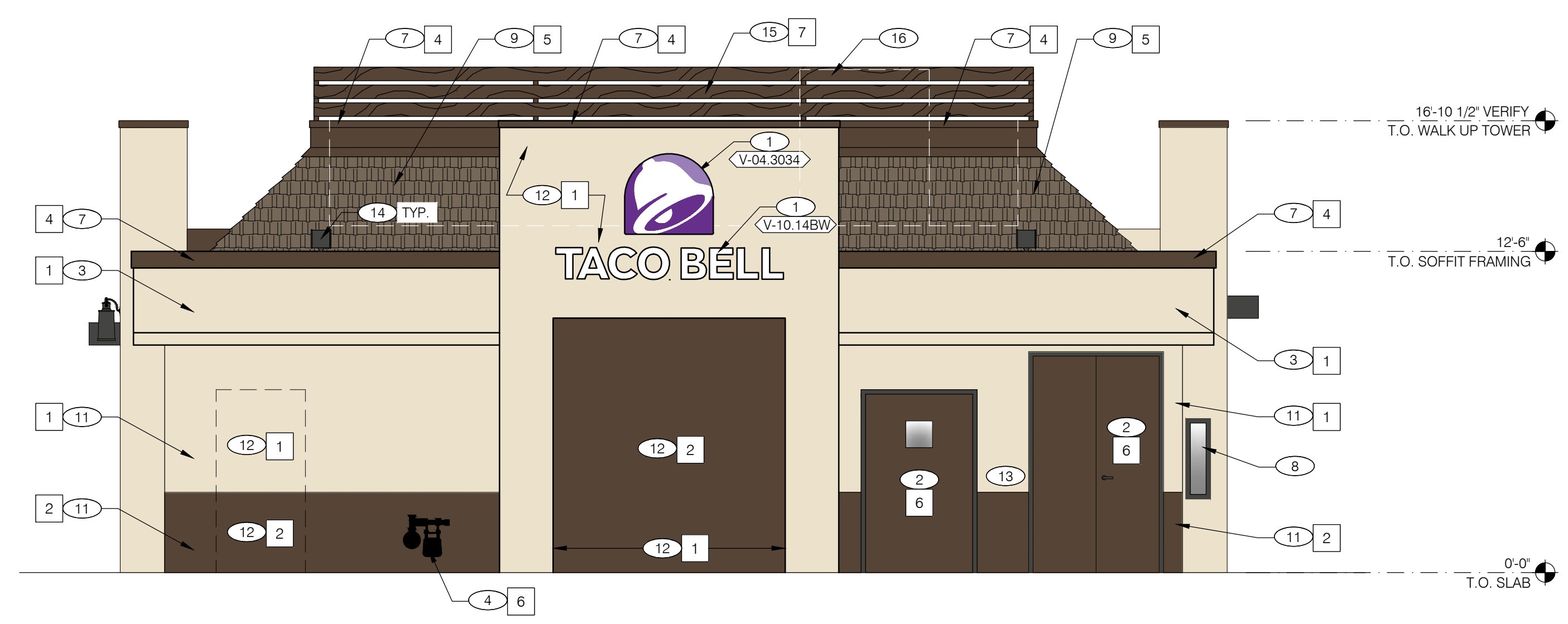
9'-6"
B.O. DRIVE THRU CANOPY

0'-0"
T.O. SLAB

VERIFY ALL BUILDING HEIGHTS

SEE SHEET A4.0 FOR KEYNOTES

DRIVE THRU SIDE ELEVATION 1/4" = 1'-0" **A**



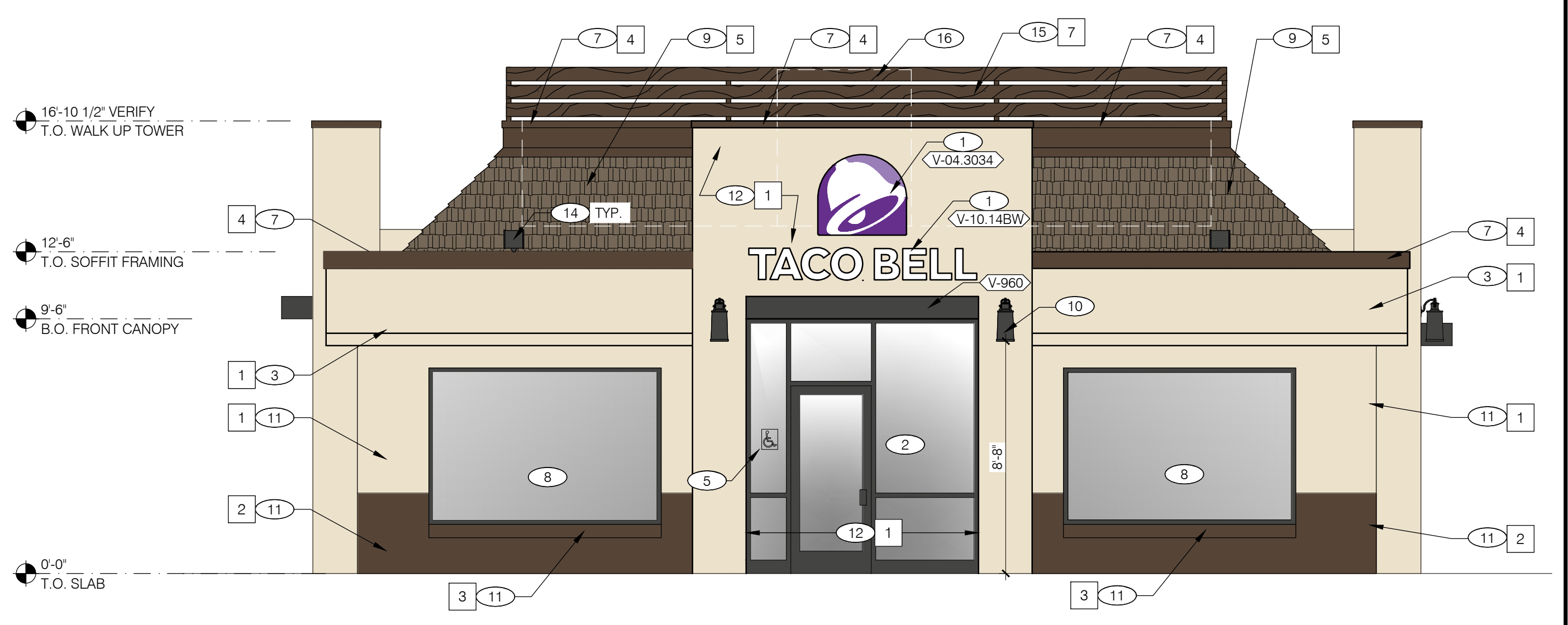
16'-10 1/2" VERIFY
T.O. WALK UP TOWER

12'-6"
T.O. SOFFIT FRAMING

9'-6"
B.O. FRONT CANOPY

0'-0"
T.O. SLAB

REAR ELEVATION 1/4" = 1'-0" **C**



16'-10 1/2" VERIFY
T.O. WALK UP TOWER

12'-6"
T.O. SOFFIT FRAMING

9'-6"
B.O. FRONT CANOPY

0'-0"
T.O. SLAB

FRONT ELEVATION 1/4" = 1'-0" **B**

PROFESSIONAL SEAL

PRELIMINARY DATES

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JOB NUMBER

1938080

SHEET NUMBER

A4.1



