ATTACHMENTS

Premier Carports

"Where quality and workmanship still count."

Premier Carports are specialists in pre-engineered steel commercial carports for many applications including apartment complexes, condominiums, multi-housing, solar, and commercial projects.

With many roof colors to choose from and over ten different models of carports, Premier Carports offers hundreds of possible combinations to fit your every need. Whether matching the color of siding or trim on your apartment complex, condo, or just choosing a style that fits your property needs, Premier Carports is your principal manufacturer of pre-fabricated carports designed to accommodate your every desire.

Because there is no on-site welding required, our pre-fabricated steel carports make installation easy. We offer commercial installation throughout the continental United States.

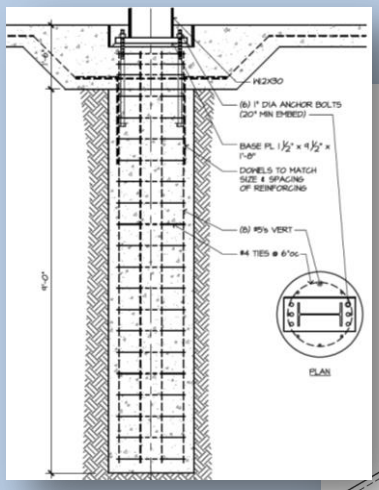
Cantilever Carports

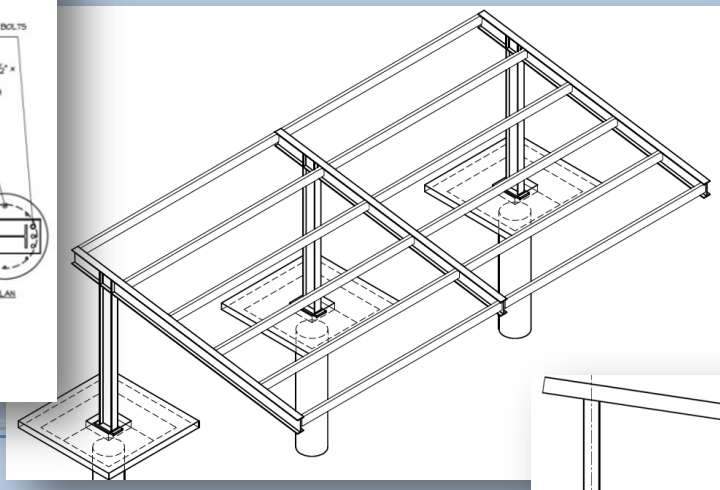
* Our Pre-Fabricated, Cantilever Carports provide a wide range of unrestricted parking area, while still providing the luxury of covered parking.

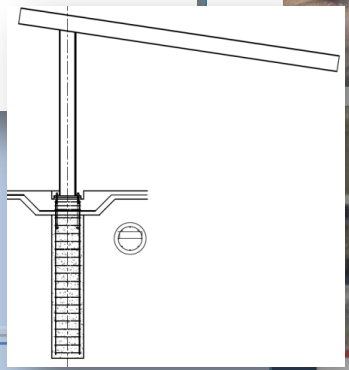
* The durability and versatility of these pre-engineered steel carports make them the benchmark in the carport industry.

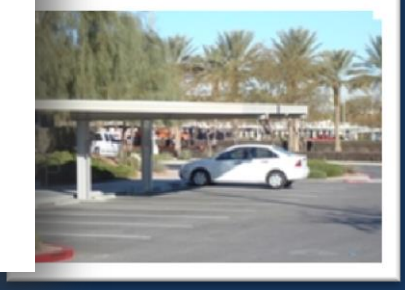
* Designed for high wind, intense seismic activity, and heavy snow loads.

* Premier Carports can assist organizations in carport and solar plan development, decreasing the overall timeline of your carport or solar project.









For More Information
Contact our office at (800) 379-2162, (816) 537-8141
Or online at ***www.premiercarports.com***

4201 NE Lakewood Way Suite#114 Lee's Summit, MO 64064

CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Construction of the new Oscar Apartments at 1436 S. 15th Street (the Van Der Vaart property).

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

REPORT DATE: September 20, 2019 **MEETING DATE:** September 23, 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:

Green Street Development Group, LLC is proposing to construct the Oscar apartment complex at 1436 S. 15th Street (the Van Der Vaart property). The applicant states the following concerning the project:

- The proposed multifamily portion of the development consists of 248 apartments, constructed in four (4) stand-alone buildings, consisting of one 80 unit building and three 56 unit buildings.

- Each building will be four (4) stories with a maximum ridge height of 49'-5" above grade.

- There will be 248 units:

    - 128 units – 1 bedroom/1 bath 729sf 52% of unit mix
    - 112 units – 2 bedroom/2 bath 1,007sf 45% of unit mix
    - 8 units – 3 bedroom/2 bath 1,203sf 3% of unit mix

- Building #1 (north side of the site):
    - 56 units – 32 1-bedroom and 24 2-bedrooms
    - 56,582sf

- Building #2 (center west side of the site):
    - 56 units – 32 1-bedroom and 24 2-bedrooms
    - 56,582sf

- Building #3 (south side of the site):
    - 56 units – 32 1-bedroom and 24 2-bedrooms

- 56,582sf

- Building #4 (north side of the site):
  - 80 units – 32 1-bedroom, 40 2-bedrooms and eight 3-bedrooms
  - 84,000sf

- Applicant indicates all of the buildings and residential units will be built in one phase (this is not a multi-phase development)
- There will be approximately 458 parking spaces.
- Nine (9) freestanding, double loaded garages with 200 garage spaces.
- Four (4) carports with approximately 53 spaces which are cantilevered so as to keep the parking field free of vertical supports.
- 204 surface spaces will be provided.
- New ingress/egress to the north will continue from N. 15th and N. 16th Streets.
- New ingress/egress to the south from Broadway Avenue which will be shared by both the Oscar Development and Kwik Trip (will require access easement).
- Main north south road though the property is a private road.
- New asphalt drives, parking, concrete walks, retaining walls, fencing.
- New landscaping and storm drainage throughout the site.

The applicant states the following about the proposed apartment complex:

- In many instances an apartment building is built as a standalone development with little connection to its surroundings. Our vision for the Oscar has been to develop a neighborhood that just happens to be populated by renters. Our plan contemplates sidewalks connecting to not only our buildings but the surrounding neighborhoods and Kwi Trip. We will be constructing a pocket park in the northeast corner of the site with access to the City's new bike trail that will run adjacent to the eastern edge of the site. We envision a playground, picnic tables, grills and the conversion of the existing garage building into a shelter building with bike repair tools.

- Through conversations with the residential neighbors near the site it was clear that they appreciated the current natural buffer from Van Der Vaart. This buffer is achieved with an existing berm and mature growth trees along the western edge of the property. Our plan is to retain a majority of the buffer and the mature growth trees.

- The material pallet, as presented, is thoughtfully put together with input from the City staff and our experienced team. Our intention is to present a project with a more "urban" form than the more typical "suburban" form. This is achieved through the use of hardi-board Cementous lap siding and reveal panels coupled with painted metallic panels.

- The existing masonry office building will be painted and converted to the community building for the development. Existing siding at the gable ends of the building will be removed and replaced with Turkish coffee (dark brown) board and batten fiber cement siding.

- At the Shelter House, the existing brick will be cleaned and pointed as necessary.

- At the four (4) apartment buildings, the projecting bays will be clad in Terra Cotta fiber cement panels. Lower recessed areas will be clad in Bronze metal siding (at the front elevations) or Turkish Coffee (dark brown) board and batten fiber cement siding (at the

rear elevations). Higher recessed areas will be clad in Maison Blanche (off-white) or Knitting Needles (light gray) horizontal lap fiber cement siding. Openings will be single hung windows and two panel sliding doors. Two panel sliding door areas will have Juliet style balconies at the upper floors. Flat low-slope roofs will direct water to scuppers and downspouts at the front and rear elevations.

- At the garages, the four (4) elevations will be clad in Knitting Needles (light gray) horizontal lap fiber cement siding. Roofing will be architectural asphalt shingles.

STAFF COMMENTS:

Location of mechnaicals?

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 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: Green Street Development Group, LLC

ADDRESS: 8451 Maryland, St. Louis, MO, 63105

E-MAIL ADDRESS: joel@greenstreetstl.com

PHONE: (314)495-9884 FAX NO.: (314)726-2725

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: The Oscar

ADDRESS OF PROPERTY AFFECTED: 1440 S. 16th St, Sheboygan, WI, 53081

NW BUIILDING: X ADDITION: _____ REMODELING: X

DESCRIPTION OF PROPOSED PROJECT:

- The proposed multifamily portion of the development consists of (248) apartments, constructed in (4) stand-alone buildings, consisting of one (80) unit building and three (56) unit buildings.
- The retail portion of the development is a convenience store / gas station on the corner of S. Business Avenue and Broadway Avenue. This portion is 2.87 Acres is anticipated to be sold as a pad ready site to Kwiktrip. The balance of the metrics below are for the multifamily site only.
- Each building will be four stories with a maximum ridge height of 49'-5" above grade.
- (458) parking spaces will be provided as follows. Nine freestanding, double loaded garages with (200) spaces. (53) carports which are cantilevered so as to keep the parking field free of vertical supports. The balance is (205) surface spots.
- 15th Street and 16th Street currently connect into the site and will remain in place and will connect to a new main drive through the site which will connect to a relocated curb cut on Broadway Avenue.

DESCRIPTION OF **EXISTING** EXTERIOR DESIGN AND MATERIALS: A majority of the site is currently used as a storage yard. Two of the existing masonry buildings will remain. Two metal buildings will be demolished.

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

- The existing masonry office building will be painted and converted to the community building for the development. Existing siding at the gable ends of the building will be removed and replaced with Turkish coffee (dark brown) board and batten fiber cement siding.

- At the Shelter House, the existing brick will be cleaned and pointed as necessary.

- At the four apartment buildings, the projecting bays will be clad in Terra Cotta fiber cement panels. Lower recessed areas will be clad in Bronze metal siding (at the front elevations) or Turkish Coffee (dark brown) board and batten fiber cement siding (at the rear elevations). Higher recessed areas will be clad in Maison Blanche (off-white) or Knitting Needles (light gray) horizontal lap fiber cement siding. Openings will be single hung windows and two panel sliding doors. Two panel sliding door areas will have Juliet style balconies at the upper floors. Flat low-slope roofs will direct water to scuppers and downspouts at the front and rear elevations.

- At the garages, the four elevations will be clad in Knitting Needles (light gray) horizontal lap fiber cement siding. Roofing will be dark gray standing seam metal.

3. NAMES AND ADDRESSES

OWNER OF SITE: Lohr Properties Sheboygan, LLC

ADDRESS: 1440 S. 16th St, Sheboygan, WI, 53081

PHONE: (920) 459-2400 FAX NO.: (920)459-2410

4. **ARCHITECT**: Rosemann & Associates

ADDRESS: 168 N. Meremac Ave, #200, St. Louis, MO, 63105
E-MAIL: jcooper@rosemann.com

5. **CONTRACTOR**: ARCO Construction Company, Inc.

ADDRESS: 900 N. Rock Hill Rd, St. Louis, MO, 63119
E-MAIL: kdarnell@arco1.com

6. APPLICATION SUBMITTAL REQUIREMENTS

A. A scale drawing of all exterior elevations showing the design and appearance of the proposed building or structure.

B. Provide eight 11 X 17 colored renderings of the proposed building elevations and material samples.

The Oscar

SITE NARRATIVE - CONDITIONAL USE APPLICATION

September 10, 2019

PROJECT NAME AND ADDRESS:

The Oscar
1440 S. 16th Street
Sheboygan, Wisconsin 53081

WORKFORCE HOUSING PROGRAM

Green Street has been working on a new financing model to provide workforce housing without the use of tax credits. The Oscar is our furthest along project with this new structure and has received extremely positive market feedback. The concept is to restrict the asking rents on a majority of the units so that they are accessible to more renters. We also include more units with more than one bedroom than we would in a typical market rate development. The proposed rents will be in the $990-$1,600 range depending on the unit size and bedrooms. The anticipated project value for the multifamily site is $45 million.

See the attached matrix which breaks down the exact allocation of unit type and size between the buildings.

See the attached matrix for the project schedule. The multifamily site will be constructed as one phase with the buildings coming online in a staggered fashion to allow for earlier occupancy. It is anticipated that Kwik Trip will construct their store in 2021.

PARCEL INFORMATION/SITE DATA/LEGAL DESCRIPTION:

SEC 27 T15N R23E PRT OF THE E 1/2 DESC AS: COM AT THE INTERSECTION OF THE S LINE OF ORIGINAL PLAT BLK 300 & THE E LINE OF S 15TH ST, TH S-88-DEG-25'- 00"-W 20' ALG THE S LINE OF THE ORIGINAL PLAT TO THE POB, TH CONT S-88-DEG-25'- 00"-W 299.56' ALG SD S LI

ZONING CLASSIFICATION/ZONING REQUIREMENTS:

Urban Residential (UR-12)

EXISTING SITE CONDITIONS/LAND USE:

The site is currently utilized by the Vandervart Concrete company. There is an office building, showroom building, two warehouses, garage building, outdoor storage and significant areas for staging and crushing broken concrete.

Vandervart is in the process of constructing a new consolidated facility slightly south of Sheboygan. Green Street will enter into a short term lease with Vandervart which will allow the continued use of several portions of the site during 2021. This will facilitate their migration to their new site and allow Green Street to construct the Oscar. Our construction schedule contemplates the staggered withdrawal from the site.

SITE ACCESS AND TRANSPORTATION

15th Street and 16th Street currently connect into the site and will remain in place and will connect to a new main drive through the site which will connect to a relocated curb cut on Broadway Avenue.

The new, main entrance, off of Broadway will be on Kwik Trip's parcel but a cross access easement agreement will be in place for the multifamily use.

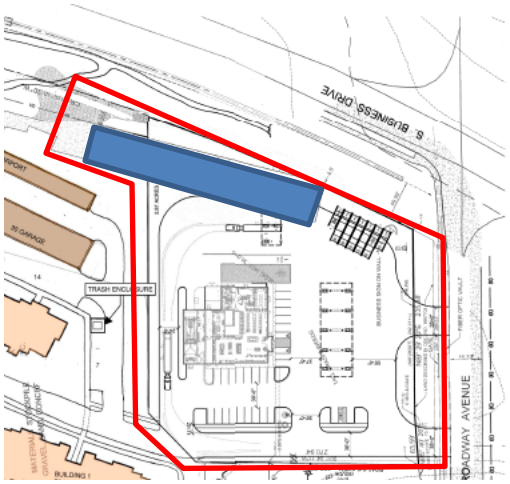
Green Street has commissioned a traffic study from Traffic Analysis & Design, Inc. which is based on criteria provided by City staff. The report will be delivered the week of October 1st.

CERTIFIED SURVEY MAP

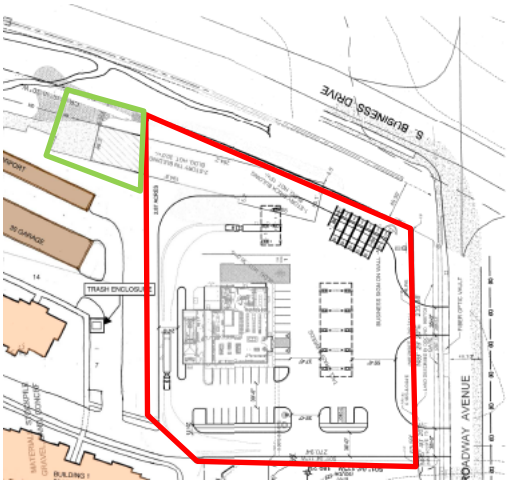
The site is currently platted as two separate parcels which will need to be re-platted into three new parcels. One issue that has arisen is related to Vandervarts continued use of the industrial building at Business and Broadway and the needed timing of the re-platting. In order to secure a first mortgage on the multifamily site by our anticipated closing on 4/1/2020 we will need to have the Kwik Trip parcel separated. The current plan is to submit a certified survey map which removes the corner and enough land for the industrial building to stay, once Vandervart has vacated the building in June of 2020, the corner buildings will be demolished and the corner parcel will be re-platted again creating the Kwik Trip parcel and a separate smaller parcel. See the diagram below for an approximate representation of the re-platting.

Green Street has also been approached by a neighboring property owner about purchasing a small piece of land to facilitate some improvements to their lot. We will likely request this parcel re-platting as well.

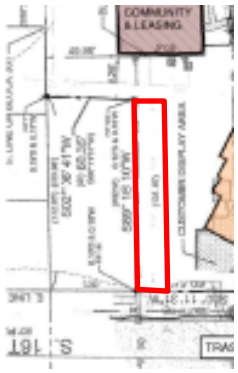
<u>Kwik Trip parcel</u>



Initial re-plat to keep building



2020 re-plat for Kwik Trip



Neighbor parcel

PROPOSED LAND USE/LOT COVERAGE SITE DATA

- The proposed multifamily portion of the development consists of (248) apartments, constructed in (4) stand-alone buildings, consisting of one (80) unit building and three (56) unit buildings.
- The retail portion of the development is a convenience store / gas station on the corner of S. Business Avenue and Broadway Avenue. This portion is 2.87 Acres is anticipated to be sold as a pad ready site to Kwiktrip. The balance of the metrics below are for the multifamily site only.
- Each building will be four stories with a maximum ridge height of 49'-5" above grade.
- (458) parking spaces will be provided as follows. Nine freestanding, double loaded garages with (200) spaces. (53) carports which are cantilevered so as to keep the parking field free of vertical supports. The balance is (205) surface spots.
- The entire site will be graded such that developed storm water runoff will be collected and detain onsite with the ultimate storm water discharge being located along the east side of the site.
- Both public sanitary sewer and public water main are and will be extended throughout the property.

SITE SELECTION

- Green Street's greatest strength is redeveloping challenging projects that others have shied away from because of either their size, environmental issues, complexities of urban infill or many other things. This site meets many of those criterias. We evaluated several sites throughout the City and chose this one because it had the potential for a project with enough scale to truly improve the surrounding area.

- The opportunity for a commercial / retail user on the corner of Business and Broadway was also attractive to us. We engaged in many conversations with various brokers and users and believe that the addition of the Kwiktrip store will be an asset to both our residents, the surrounding residents and commuters.

- We successfully rezoned the project in 2018 allowing for the current use.

LANDSCAPE REQUIREMENTS

- Landscape plan to comply with the requirements of Section 15.6 and the subsequent point values defined for all four landscape point criteria (Building Foundation, Developed Lot, Lot Frontage and Pavement). A detailed landscaping plan will be submitted at a later date.

PERFORMANCE STANDARDS/POTENTIAL NUISANCES:

- All performance standards to comply with City of Sheboygan Zoning Ordinance, Section 15-7 to ensure this development will not become a nuisance to neighboring residential property owners.

SITE LIGHTING:

- Lighting will be provided with wall mounted fixtures over the garage doors
- External lighting will be provided with wall mounted fixtures on the apartment buildings.
- Pole lighting will be provided throughout the parking lot.

ARCHITECTURE:

- In many instances an apartment building is built as a standalone development with little connection to its surroundings. Our vision for the Oscar has been to develop a neighborhood that just happens to be populated by renters. Our plan contemplates sidewalks connecting to not only our buildings but the surrounding neighborhoods and Kwiktrip. We will be constructing a pocket park in the north east corner of the site with access to the City's new bike trail that will run adjacent to the eastern

edge of the site. We envision a playground, picnic tables, grills and the conversion of the existing garage building into a shelter building with bike repair tools.

- We are sensitive to the heights of the buildings and the requested variance. Through conversations with the residential neighbors near the site it was clear that they appreciated the current natural buffer from Vandervart. This buffer is achieved with an existing berm and mature growth trees along the western edge of the property. Our plan is to retain a majority of the buffer and the mature growth trees.

- The material pallet, as presented, is thoughtfully put together with input from the City staff and our experienced team. Our intention is to present a project with a more "urban" form than the more typical "suburban" form. This is achieved through the use of hardiboard Cementous lap siding and reveal panels coupled with painted metallic panels.

- The existing masonry office building will be painted and converted to the community building for the development. Existing siding at the gable ends of the building will be removed and replaced with Turkish coffee (dark brown) board and batten fiber cement siding. Existing roofing will be removed and replaced with dark gray architectural shingle roofing.

- At the Shelter House, the existing brick will be cleaned and pointed as necessary. Existing roofing will be removed and replaced with dark gray architectural shingle roofing.

- At the four apartment buildings, the projecting bays will be clad in Terra Cotta fiber cement panels. Lower recessed areas will be clad in Bronze metal siding (at the front elevations) or Turkish Coffee (dark brown) board and batten fiber cement siding (at the rear elevations). Higher recessed areas will be clad in Maison Blanche (off-white) or Knitting Needles (light gray) horizontal lap fiber cement siding. Openings will be single hung windows and two panel sliding doors. Two panel sliding door areas will have Juliet style balconies at the upper floors. Flat low-slope roofs will direct water to scuppers and downspouts at the front and rear elevations.

- At the garages, the four elevations will be clad in Knitting Needles (light gray) horizontal lap fiber cement siding. Roofing will be architectural asphalt shingles. 200 garage spaces, 58 carport spaces, and 204 surface spaces will be provided.

VARIANCE REQUEST/VARIANCE DESCRIPTION:

(4) Total variances to be requested:

- Propose variance from Maximum Gross Density of 12 units/ acre to 17 units/ acre (248 units/ 14.87 acres)

- Propose variance from Maximum Height of Dwelling Unit from 35' to 49'-5" for four story structure with flat roof and parapets to hide AC condensing units

- Propose variance from Minimum Roof Pitch and Eave Width: flat roof with parapet walls to hide AC condensing units proposed instead of 3:12 roof pitch and 18 inch eave width

ARCO CONSTRUCTION
THE DESIGN|BUILD PEOPLE

The Oscar Apartments

Unit Matrix - **248 Units**

9/13/2019

BUILDING A BREAKDOWN					
Unit Name	TYPE	Quantity	Rentable SF	Net Rentable	Unit Mix %
TYPE 1	1 BEDROOM / 1 BATH	128	729	93,312	52%
TYPE 2	2 BEDROOM / 2 BATH	112	1,007	112,784	45%
TYPE 3	3 BEDROOM / 2 BATH	8	1,203	9,624	3%
	Totals	248		215,720	

Individual Apartment Unit Type - Building A						
Floor	TYPE 1 ONE BR	TYPE 2 TWO BR	TYPE 3 THREE BR	Total Per Building	# of Buildings	Grand Total
1	8	6	0	14	3	42
2	8	6	0	14	3	42
3	8	6	0	14	3	42
4	8	6	0	14	3	42
TOTAL UNITS	32	24	0	56		168

Individual Apartment Unit Type - Building B						
Floor	TYPE 1 ONE BR	TYPE 2 TWO BR	TYPE 3 THREE BR	Total Per Building	# of Buildings	Grand Total
1	8	10	2	20	1	20
2	8	10	2	20	1	20
3	8	10	2	20	1	20
4	8	10	2	20	1	20
TOTAL UNITS	32	40	8	80		80

Individual Apartment Unit Type - Building A							
Floor	# Units	# Beds	Footprint Gross SF	Common & Corridors	Net Rentable SF	Gross SF	Floor Efficiency
1	14	20	14,382	2,013	11,874	13,887	86%
2	14	20	14,179	2,013	11,874	13,887	86%
3	14	20	14,179	2,013	11,874	13,887	86%
4	14	20	14,179	2,013	11,874	13,887	86%
Total	56	80	56,919	8,052	47,496	55,548	
Grand Total	168	240	170,757	24,156	142,488	166,644	

Individual Apartment Unit Type - Building B							
Floor	# Units	# Beds	Footprint Gross SF	Common & Corridors	Net Rentable SF	Gross SF	Floor Efficiency
1	20	34	21,447	2,824	18,308	21,132	87%
2	20	34	21,235	2,824	18,308	21,132	87%
3	20	34	21,235	2,824	18,308	21,132	87%
4	20	34	21,235	2,824	18,308	21,132	87%
Total	80	136	85,152	11,296	73,232	84,528	
Grand Total	80	136	85,152	11,296	73,232	84,528	

ARCO CONSTRUCTION
THE DESIGN|BUILD PEOPLE

TOTAL BUILDING SUMMARY	
Total Apt. SF Building Type A	166,644
Total Apt. SF Building Type B	84,528
GSF Apt. Building Type A + B	**251,172**
Community Building SF	6,880
Pavilion	3,400
Total Buildings =	**18**
Garages Total SF	48,560

Indivdual Garage Type			
Type	Quantity	SF/Ea	Total SF
22 Car	2	5,344	10,688
24 Car	4	5,828	23,312
30 Car	2	7,280	14,560
			48,560

TOTAL UNIT SUMMARY			
# Units		248	
# Beds - Grand Total		376	
Avg SF / Unit	Net	870	SF
Avg SF / Unit	Gross	1,013	SF
Avg SF / Bed	Net	574	SF
Avg SF / Bed	Gross	668	SF
Grand Total Building Efficiency		85.89%	
Site Density		16.7	Units/Acre
Approximate Site Acreage		14.87	Acres

UNIT GRAND TOTALS		
1 Bedroom	128	52%
2 Bedroom	112	45%
3 Bedroom	8	3%
Total	248	

Parking Summary	
Garage Parking Spaces	200
Carport Parking Spaces	58
Surface Parking Spaces	204
Total Parking Spaces	462
Spaces Per Unit	1.86
Garage Spaces Per Unit	0.81
Carport Spaces Per Unit	0.23
Surface Parking Per Unit	0.82
Miscellaneous SF	
Leasing & Community	6,880
Shelter House	3,400

BUILDING A EXTERIOR RENDERS

09/09/19

THE OSCAR

BROADWAY & S. BUSINESS DR.

1

rosemann & ASSOCIATES P.C.

BUILDING A EXTERIOR PERSPECTIVE

09/09/19

THE OSCAR

BROADWAY & S. BUSINESS DR.

2

rosemann & ASSOCIATES P.C.

BUILDING B EXTERIOR RENDERS

09/09/19

THE OSCAR

BROADWAY & S. BUSINESS DR.

3

rosemann & ASSOCIATES P.C.

BUILDING B EXTERIOR PERSPECTIVE

09/09/19

THE OSCAR

BROADWAY & S. BUSINESS DR.

4

rosemann & ASSOCIATES P.C.

2 BUILDING A - REAR ELEVATION
AREA 1
1/8" = 1'-0"

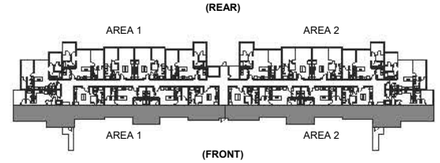
0 4' 8' 16'

1 BUILDING A - FRONT ELEVATION
AREA 2
1/8" = 1'-0"

0 4' 8' 16'

MATERIAL LEGEND

- 5" FIBER CEMENT SIDING - OFF WHITE
- 7" FIBER CEMENT SIDING - LIGH GRAY
- HARDIE PANEL - REVEAL SYSTEM
- HARIDE PANEL - VERTICAL BATTEN SYSTEM
- PREFINISHED CORRUGATED METAL SIDING
- FACE BRICK (EXISTING)
- RIBBED CMU BLOCK (EXISTING)
- SMOOTH CMU BLOCK (EXISTING)
- SPLIT FACE CMU BLOCK
- PREFINISHED FIBER TRIM - 3-1/2" & 5-1/2" AT WINDOW 11-1/4" AT BANDING 3-1/2" VERTICAL OUTSIDE / INSIDE CORNER TRIM



KEYPLAN

BUILDING A EXTERIOR ELEVATIONS

09/09/19

THE OSCAR

BROADWAY & S. BUSINESS DR.

rosemann & ASSOCIATES P.C.

2 BUILDING A - ~~REAR ELEVATION~~ FRONT ELEVATION - AREA 1
1/8" = 1'-0"

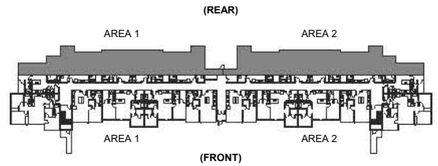
0 4' 8' 16'

1 BUILDING A - ~~FRONT ELEVATION~~ REAR ELEVATION - AREA 2
1/8" = 1'-0"

0 4' 8' 16'

MATERIAL LEGEND

- 5" FIBER CEMENT SIDING - OFF WHITE
- 7" FIBER CEMENT SIDING - LIGH GRAY
- HARDIE PANEL - REVEAL SYSTEM
- HARIDE PANEL - VERTICAL BATTEN SYSTEM
- PREFINISHED CORRUGATED METAL SIDING
- FACE BRICK (EXISTING)
- RIBBED CMU BLOCK (EXISTING)
- SMOOTH CMU BLOCK (EXISTING)
- SPLIT FACE CMU BLOCK
- PREFINISHED FIBER TRIM -
  3-1/2" & 5-1/2" AT WINDOW
  11-1/4" AT BANDING
  3-1/2" VERTICAL OUTSIDE / INSIDE CORNER TRIM



KEYPLAN

BUILDING A EXTERIOR ELEVATIONS

09/09/19

THE OSCAR

BROADWAY & S. BUSINESS DR.

6

rosemann & ASSOCIATES P.C.

2 BUILDING A - LEFT ELEVATION - AREA 1
1/8" = 1'-0"

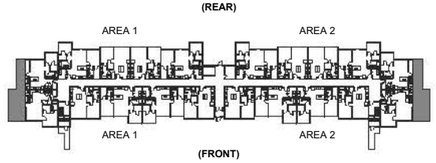
0 4' 8' 16'

1 BUILDING A - RIGHT ELEVATION - AREA 2
1/8" = 1'-0"

0 4' 8' 16'

MATERIAL LEGEND

- 5" FIBER CEMENT SIDING - OFF WHITE
- 7" FIBER CEMENT SIDING - LIGH GRAY
- HARDIE PANEL - REVEAL SYSTEM
- HARIDE PANEL - VERTICAL BATTEN SYSTEM
- PREFINISHED CORRUGATED METAL SIDING
- FACE BRICK (EXISTING)
- RIBBED CMU BLOCK (EXISTING)
- SMOOTH CMU BLOCK (EXISTING)
- SPLIT FACE CMU BLOCK
- PREFINISHED FIBER TRIM - 3-1/2" & 5-1/2" AT WINDOW 11-1/4" AT BANDING 3-1/2" VERTICAL OUTSIDE / INSIDE CORNER TRIM



KEYPLAN

BUILDING A EXTERIOR ELEVATIONS

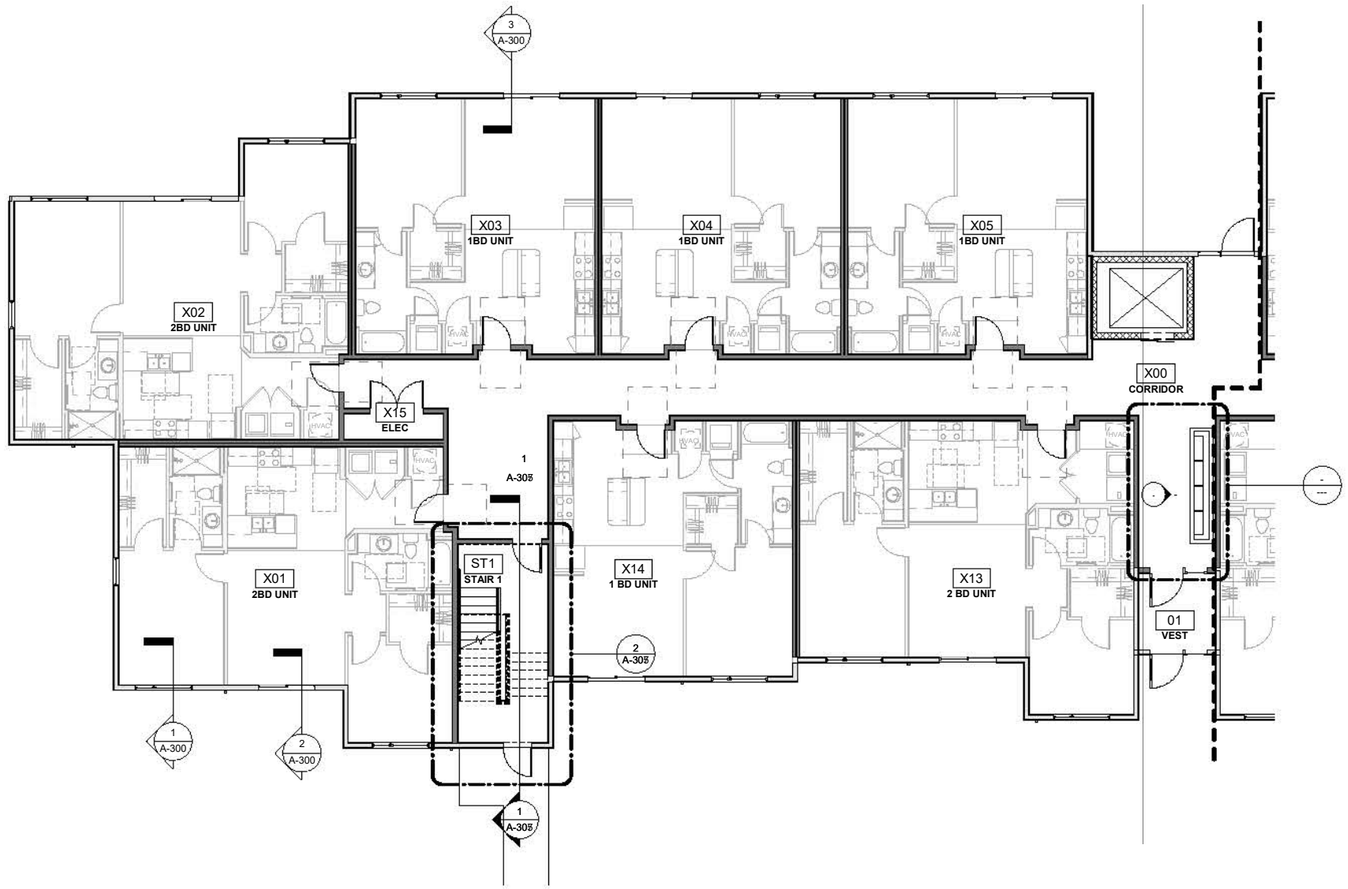
09/09/19

THE OSCAR

BROADWAY & S. BUSINESS DR.

7

rosemann & ASSOCIATES P.C.



1 BUILDING A - FIRST FLOOR PLAN
- ~~AREA 2~~
1/8" = 1'-0"

0 4' 8' 16'

KEYPLAN

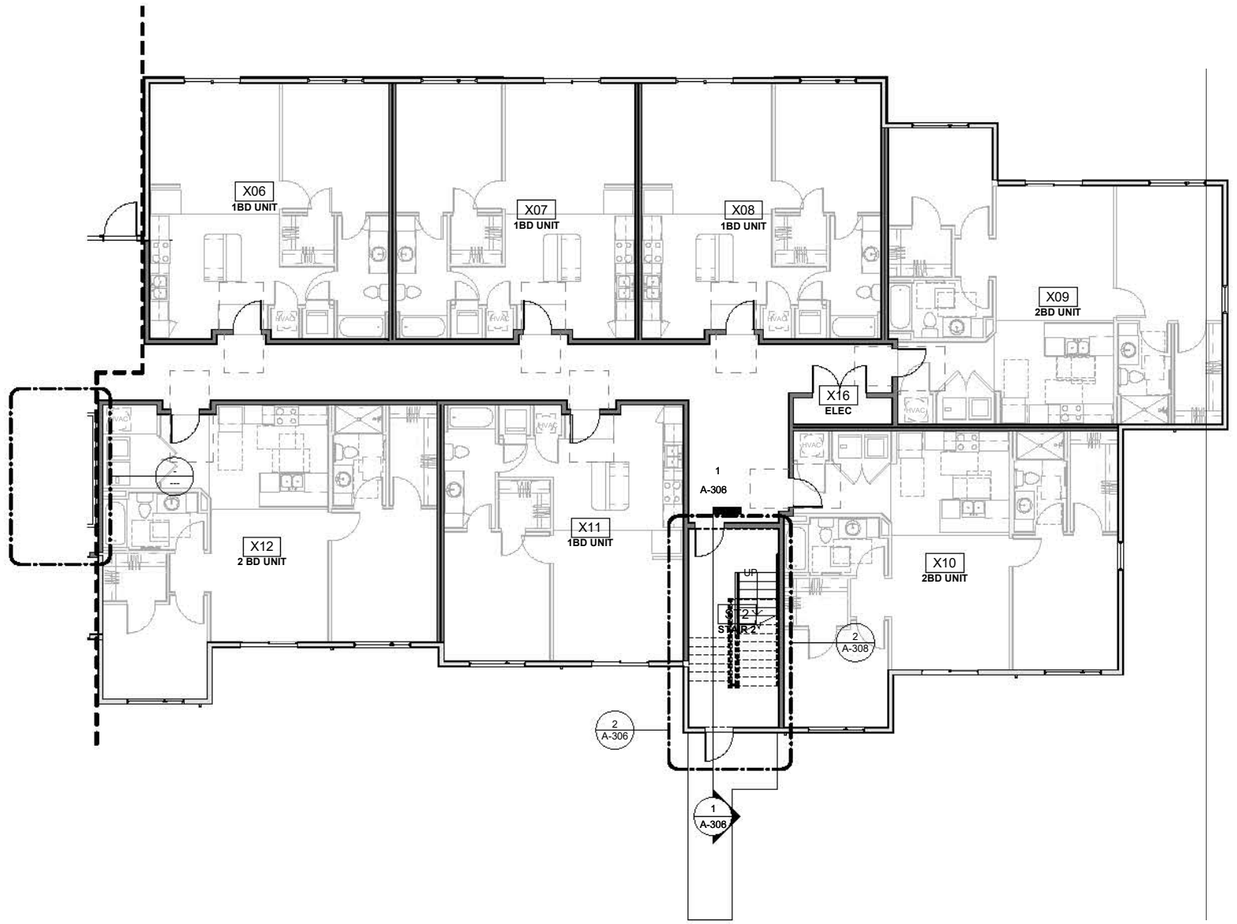
BUILDING A FLOOR PLANS

09/09/19

THE OSCAR

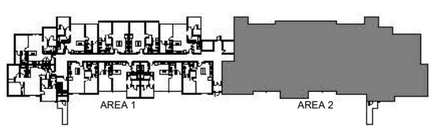
BROADWAY & S. BUSINESS DR.

rosemann & ASSOCIATES P.C.



1 BUILDING A - FIRST FLOOR PLAN
- AREA 2
1/8" = 1'-0"

0 4' 8' 16'



KEYPLAN

BUILDING A FLOOR PLANS	THE OSCAR BROADWAY & S. BUSINESS DR.	9
09/09/19		

rosemann & ASSOCIATES P.C.

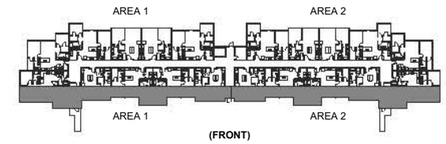
2 BUILDING B - FRONT ELEVATION
- AREA 2
1/8" = 1'-0"

0 4' 8' 16'

MATERIAL LEGEND

- 5" FIBER CEMENT SIDING - OFF WHITE
- 7" FIBER CEMENT SIDING - LIGH GRAY
- HARDIE PANEL - REVEAL SYSTEM
- HARIDE PANEL - VERTICAL BATTEN SYSTEM
- PREFINISHED CORRUGATED METAL SIDING
- FACE BRICK (EXISTING)
- RIBBED CMU BLOCK (EXISTING)
- SMOOTH CMU BLOCK (EXISTING)
- SPLIT FACE CMU BLOCK
- PREFINISHED FIBER TRIM -
  3-1/2" & 5-1/2" AT WINDOW
  11-1/4" AT BANDING
  3-1/2" VERTICAL OUTSIDE / INSIDE CORNER TRIM

(REAR)



(FRONT)

KEYPLAN

1 BUILDING B - FRONT ELEVATION
- AREA 1
1/8" = 1'-0"

0 4' 8' 16'

BUILDING B ELEVATIONS	THE OSCAR BROADWAY & S. BUSINESS DR.	10
09/09/19		

rosemann & ASSOCIATES P.C.

2 BUILDING B - REAR ELEVATION - AREA 2
1/8" = 1'-0"

0 4' 8' 16'

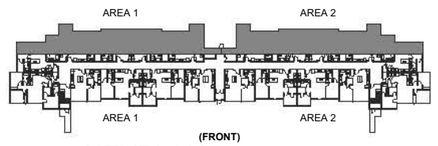
MATERIAL LEGEND

- 5" FIBER CEMENT SIDING - OFF WHITE
- 7" FIBER CEMENT SIDING - LIGH GRAY
- HARDIE PANEL - REVEAL SYSTEM
- HARIDE PANEL - VERTICAL BATTEN SYSTEM
- PREFINISHED CORRUGATED METAL SIDING
- FACE BRICK (EXISTING)
- RIBBED CMU BLOCK (EXISTING)
- SMOOTH CMU BLOCK (EXISTING)
- SPLIT FACE CMU BLOCK
- PREFINISHED FIBER TRIM -
  3-1/2" & 5-1/2" AT WINDOW
  11-1/4" AT BANDING
  3-1/2" VERTICAL OUTSIDE / INSIDE CORNER TRIM

1 BUILDING B - REAR ELEVATION - AREA 1
1/8" = 1'-0"

0 4' 8' 16'

(REAR)



(FRONT)

KEYPLAN

BUILDING B ELEVATIONS

09/09/19

THE OSCAR

BROADWAY & S. BUSINESS DR.

11

rosemann & ASSOCIATES P.C.

2 BUILDING B - RIGHT ELEVATION - AREA 2
1/8" = 1'-0"

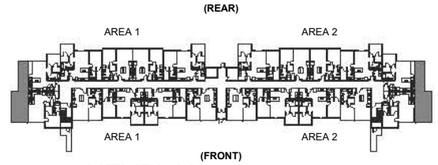
0 4' 8' 16'

1 BUILDING B - LEFT ELEVATION - AREA 1
1/8" = 1'-0"

0 4' 8' 16'

MATERIAL LEGEND

- 5" FIBER CEMENT SIDING - OFF WHITE
- 7" FIBER CEMENT SIDING - LIGH GRAY
- HARDIE PANEL - REVEAL SYSTEM
- HARIDE PANEL - VERTICAL BATTEN SYSTEM
- PREFINISHED CORRUGATED METAL SIDING
- FACE BRICK (EXISTING)
- RIBBED CMU BLOCK (EXISTING)
- SMOOTH CMU BLOCK (EXISTING)
- SPLIT FACE CMU BLOCK
- PREFINISHED FIBER TRIM -
  3-1/2" & 5-1/2" AT WINDOW
  11-1/4" AT BANDING
  3-1/2" VERTICAL OUTSIDE / INSIDE CORNER TRIM



KEYPLAN

BUILDING B ELEVATIONS

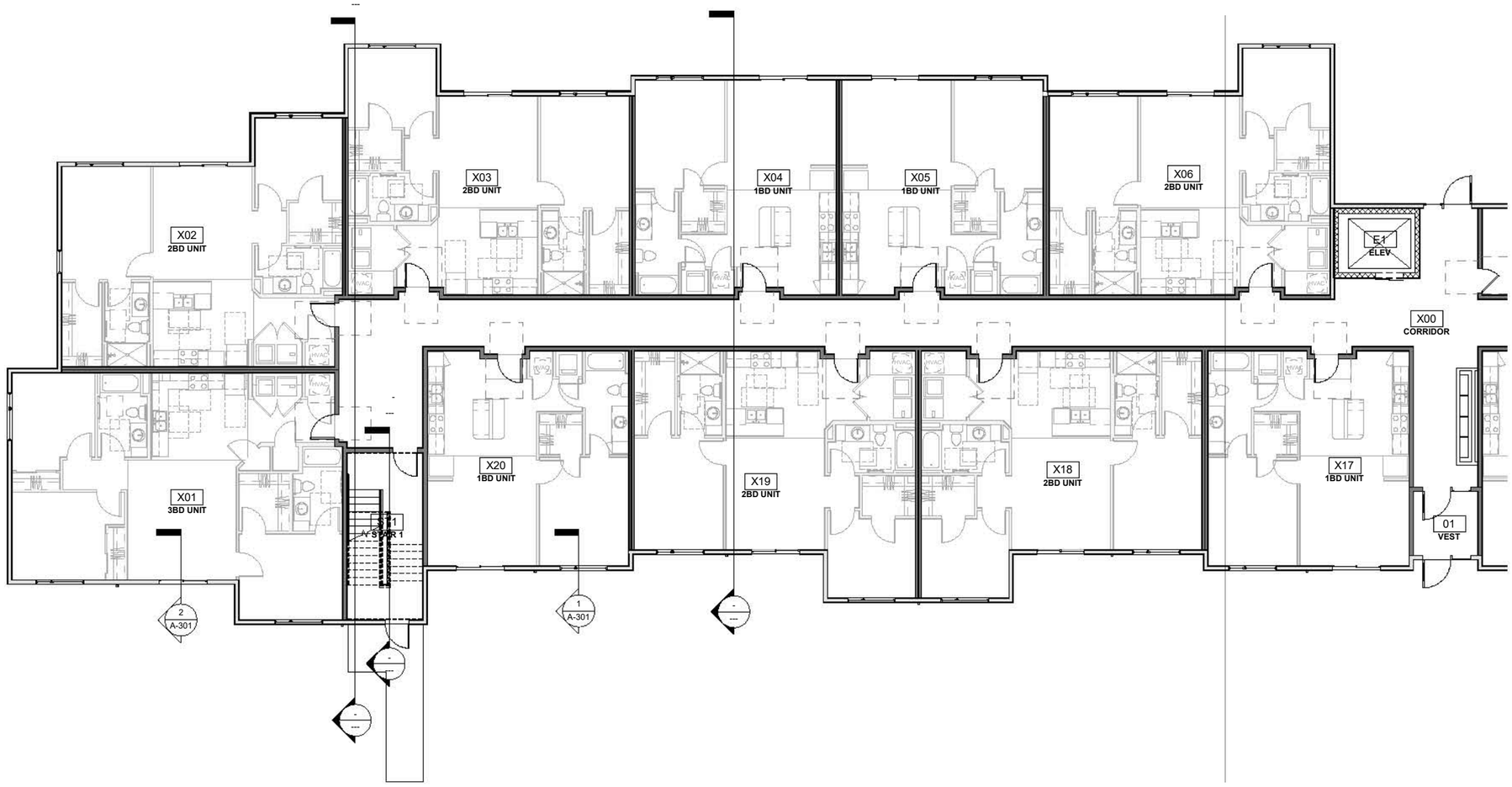
09/09/19

THE OSCAR

BROADWAY & S. BUSINESS DR.

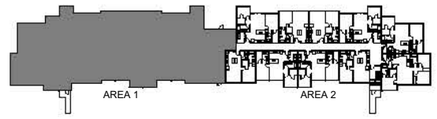
12

rosemann & ASSOCIATES P.C.



1 BUILDING B - FIRST FLOOR PLAN
- AREA 1
1/8" = 1'-0"

0 4' 8' 16'



KEYPLAN

BUILDING B FLOOR PLANS	THE OSCAR BROADWAY & S. BUSINESS DR.	13
09/09/19		

rosemann & ASSOCIATES P.C.

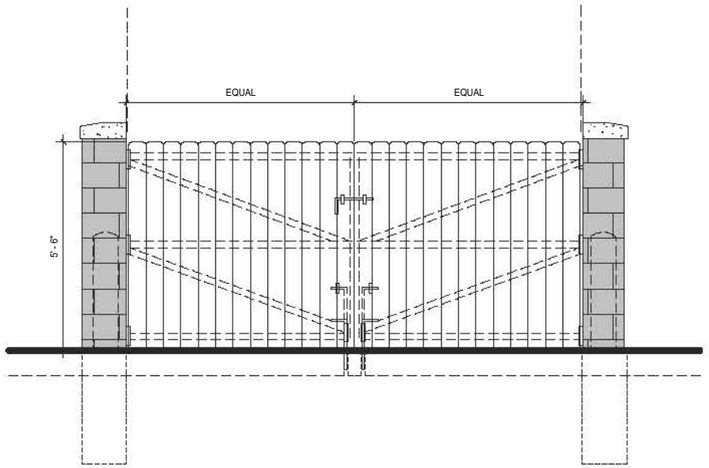
1 BUILDING B - FIRST FLOOR PLAN - AREA 2
1/8" = 1'-0"

0 4' 8' 16'

KEYPLAN

BUILDING B FLOOR PLANS	THE OSCAR BROADWAY & S. BUSINESS DR.	14
09/09/19		

rosemann & ASSOCIATES P.C.



1 TRASH ENCLOSURE ELEVATION
1/8" = 1'-0"

0 1' 2' 4'

2 GARAGE - LEFT ELEVATION
1/8" = 1'-0"

0 4' 8' 16'

1 GARAGE - FRONT ELEVATION
1/8" = 1'-0"

0 4' 8' 16'

MATERIAL LEGEND

- 5" FIBER CEMENT SIDING - OFF WHITE
- 7" FIBER CEMENT SIDING - LIGH GRAY
- HARDIE PANEL - REVEAL SYSTEM
- HARIDE PANEL - VERTICAL BATTEN SYSTEM
- PREFINISHED CORRUGATED METAL SIDING
- FACE BRICK (EXISTING)
- RIBBED CMU BLOCK (EXISTING)
- SMOOTH CMU BLOCK (EXISTING)
- SPLIT FACE CMU BLOCK
- PREFINISHED FIBER TRIM -
  3-1/2" & 5-1/2" AT WINDOW
  11-1/4" AT BANDING
  3-1/2" VERTICAL OUTSIDE / INSIDE CORNER TRIM

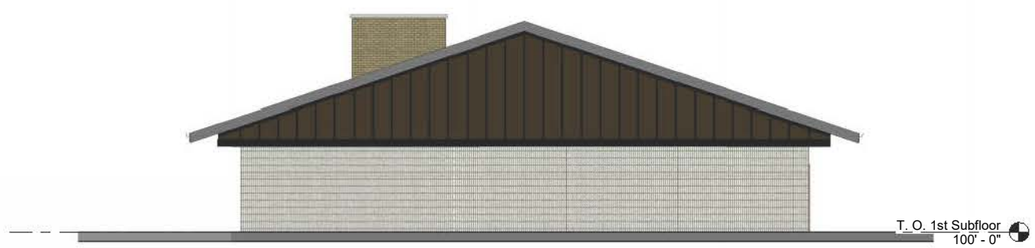
GARAGE ELEVATIONS / TRASH ENCLOSURE ELEVATION

09/09/19

THE OSCAR

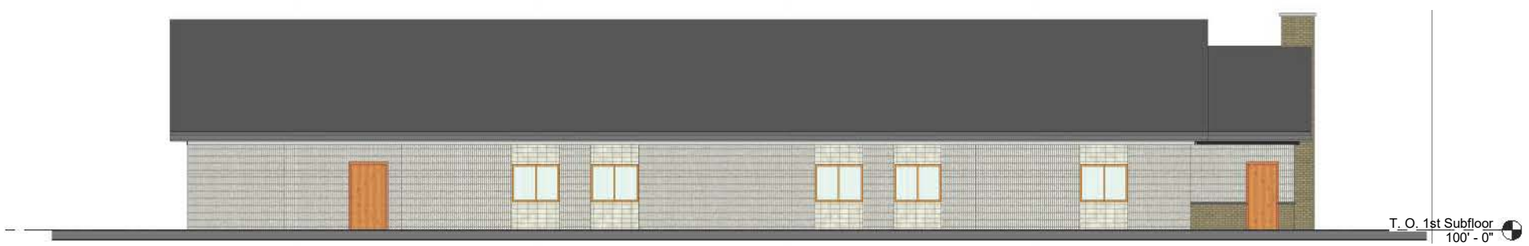
BROADWAY & S. BUSINESS DR.

rosemann & ASSOCIATES P.C.



2 COMMUNITY BLDG - LEFT ELEVATION
1/8" = 1'-0"

0 4' 8' 16'



1 COMMUNITY BLDG - FRONT ELEVATION
1/8" = 1'-0"

0 4' 8' 16'

MATERIAL LEGEND

- 5" FIBER CEMENT SIDING - OFF WHITE
- 7" FIBER CEMENT SIDING - LIGH GRAY
- HARDIE PANEL - REVEAL SYSTEM
- HARIDE PANEL - VERTICAL BATTEN SYSTEM
- PREFINISHED CORRUGATED METAL SIDING
- FACE BRICK (EXISTING)
- RIBBED CMU BLOCK (EXISTING)
- SMOOTH CMU BLOCK (EXISTING)
- SPLIT FACE CMU BLOCK
- PREFINISHED FIBER TRIM -
  3-1/2" & 5-1/2" AT WINDOW
  11-1/4" AT BANDING
  3-1/2" VERTICAL OUTSIDE / INSIDE CORNER TRIM

COMMUNITY BUILDING ELEVATIONS

09/09/19

THE OSCAR

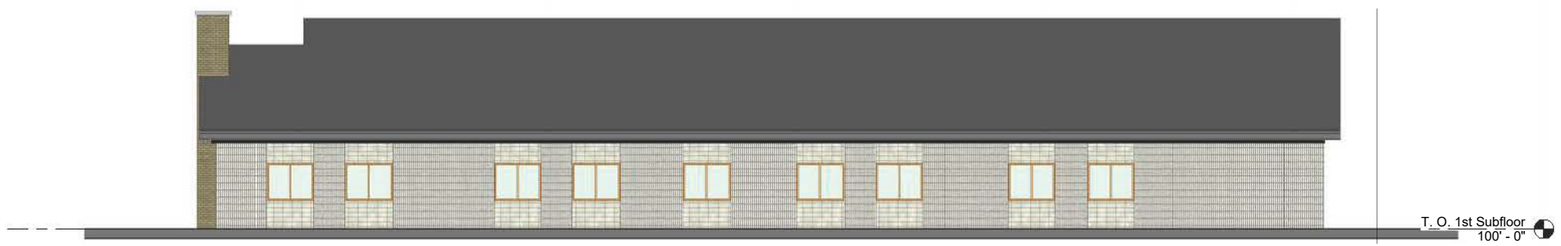
BROADWAY & S. BUSINESS DR.

16

rosemann & ASSOCIATES P.C.

2 COMMUNITY BLDG - RIGHT ELEVATION
1/8" = 1'-0"

0 4' 8' 16'

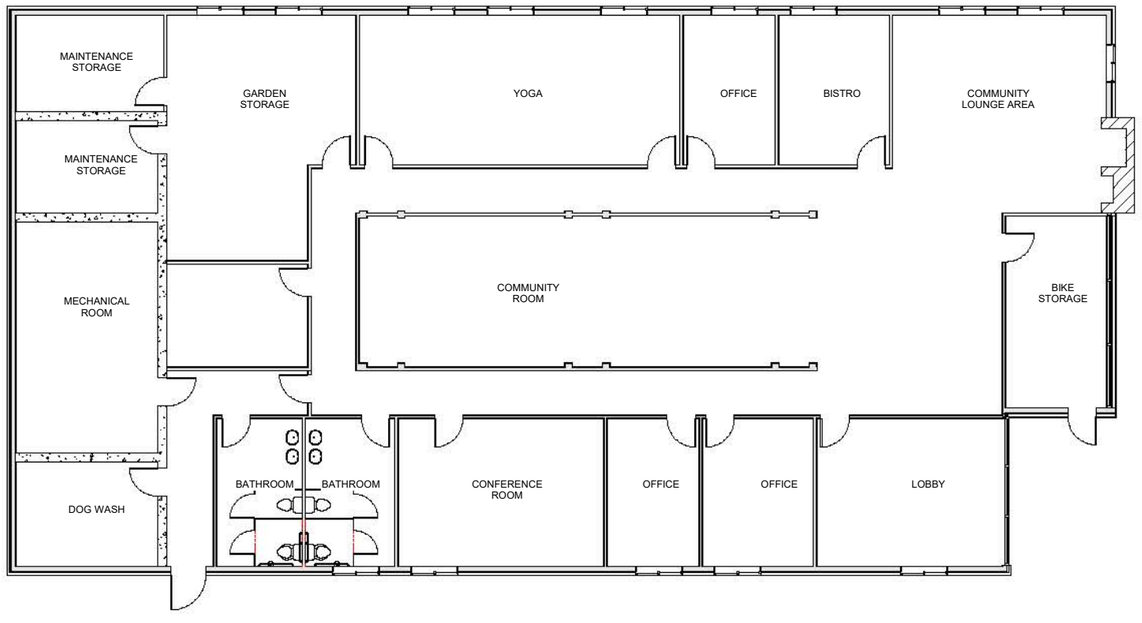


3 COMMUNITY BLDG - REAR ELEVATION
1/8" = 1'-0"

0 4' 8' 16'

MATERIAL LEGEND

- 5" FIBER CEMENT SIDING - OFF WHITE
- 7" FIBER CEMENT SIDING - LIGH GRAY
- HARDIE PANEL - REVEAL SYSTEM
- HARIDE PANEL - VERTICAL BATTEN SYSTEM
- PREFINISHED CORRUGATED METAL SIDING
- FACE BRICK (EXISTING)
- RIBBED CMU BLOCK (EXISTING)
- SMOOTH CMU BLOCK (EXISTING)
- SPLIT FACE CMU BLOCK
- PREFINISHED FIBER TRIM -
  3-1/2" & 5-1/2" AT WINDOW
  11-1/4" AT BANDING
  3-1/2" VERTICAL OUTSIDE / INSIDE CORNER TRIM

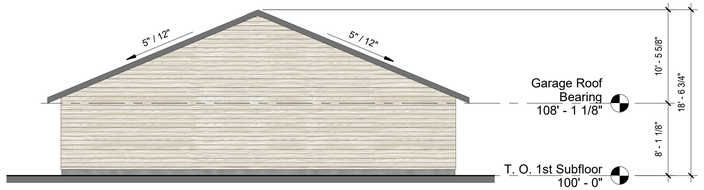


1 COMMUNITY BLDG - FLOOR PLAN
1/8" = 1'-0"

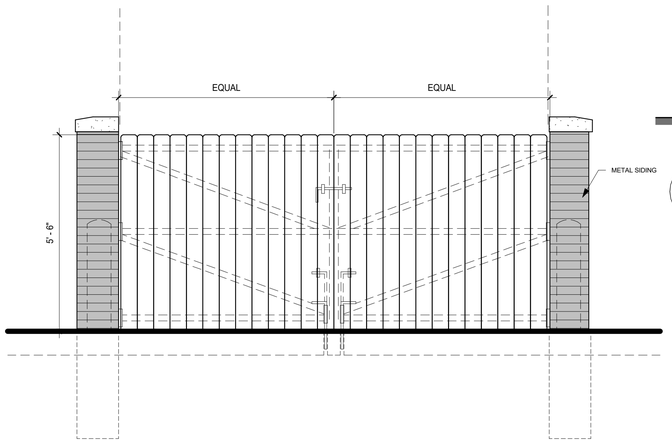
0 4' 8' 16'

REFERENCE G-003 FOR GENERAL NOTES
REFERENCE A-101 FOR PLAN LEGEND

6 GARAGE - FRONT ELEVATION
1/8" = 1'-0"



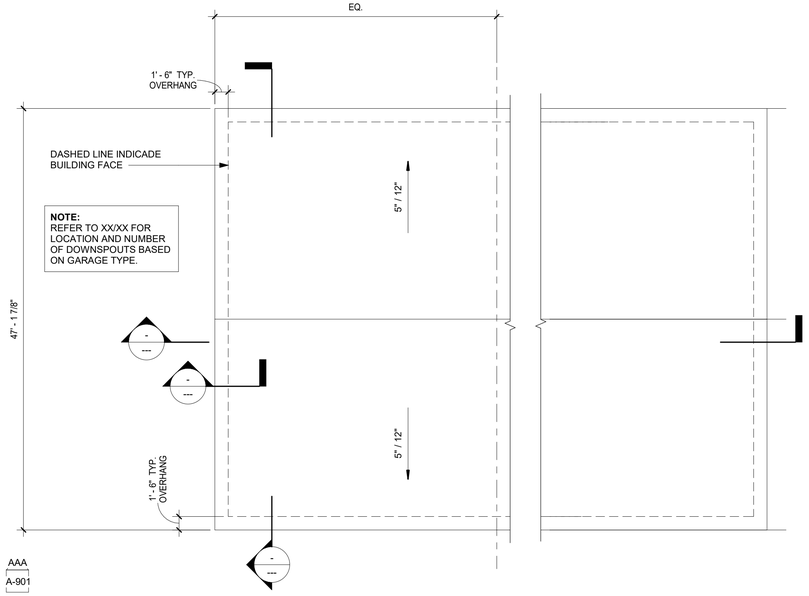
5 GARAGE - LEFT ELEVATION
1/8" = 1'-0"



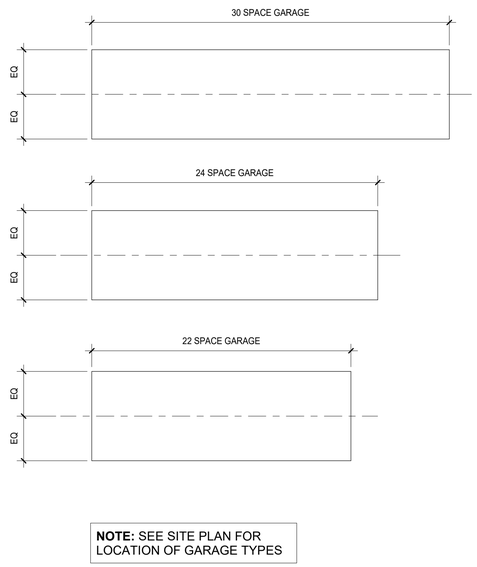
4 TRASH ENCLOSURE ELEVATION
1/2" = 1'-0"

GARAGE SIZES		
NUMBER OF SPACES	LENGTH	GSF
22	121' - 5 1/2"	5,344 SF
24	132' - 5 1/2"	5,828 SF
30	165' - 5 1/2"	7,280 SF

NOTE: SEE SITE PLAN FOR LOCATION OF GARAGE TYPES

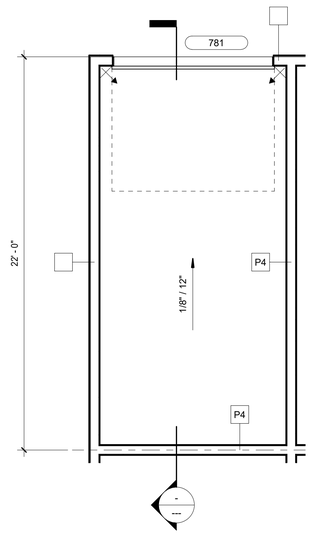


2 GARAGE - ROOF PLAN
1/8" = 1'-0"

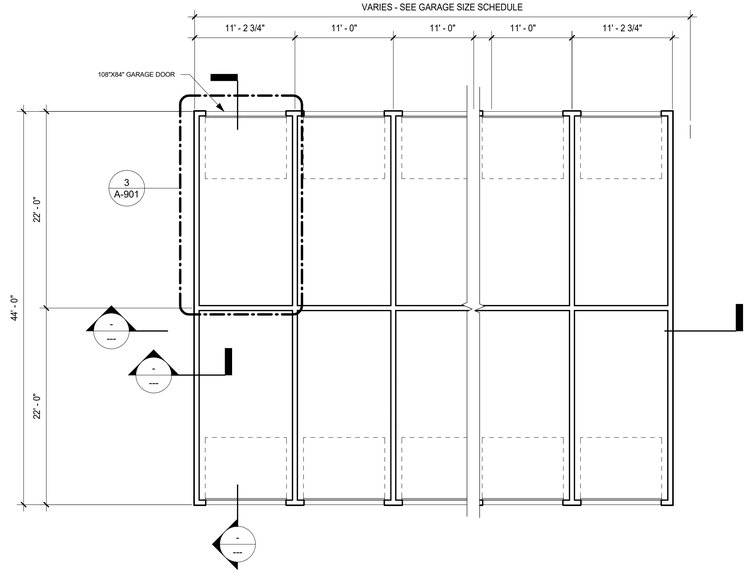


NOTE: SEE SITE PLAN FOR LOCATION OF GARAGE TYPES

GARAGE DOWNSPOUT DIAGRAM
1/8" = 1'-0"



3 GARAGE - FLOOR PLAN - Callout 1
1/4" = 1'-0"



1 GARAGE - FLOOR PLAN
1/8" = 1'-0"

PRINTS ISSUED
Project Status

REVISIONS:

rosemann & ASSOCIATES P.C.
ARCHITECTURE
INTERIOR DESIGN
ENGINEERING
PLANNING
168 N. Meramec Avenue, Ste 200
Clayton, MO 63105
p: 314.678.1448
w: www.rosemann.com

© 2019 Rosemann & Associates, P.C.
DENVER ▲ KANSAS CITY ▲ ST. LOUIS ▲ ATLANTA

THE OSCAR
BROADWAY & S. BUSINESS DR

SHEET TITLE
GARAGE PLANS, ELEVATIONS, & TRASH ENCLOSURE

PROJECT NUMBER: 19011

SHEET NUMBER:

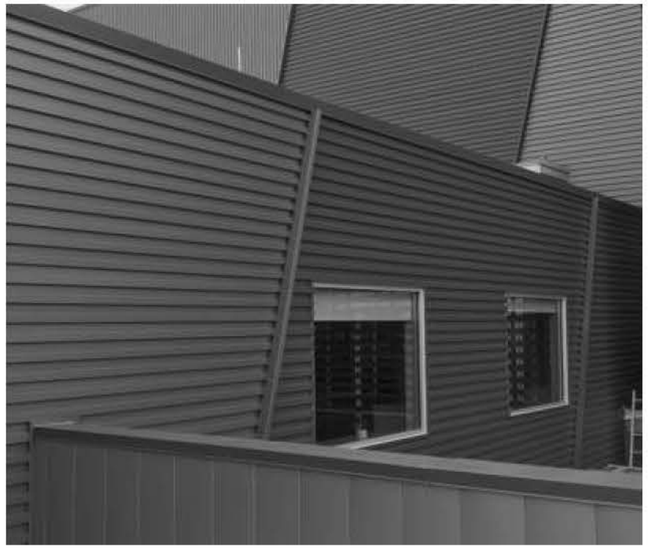
A-901

DRAWN BY: CHECKED BY:

9:11/2019 1:56:39 PM
C:\Users\ebryan\Documents\19011 - The Oscar - CENTRAL_R19_mwh6bWW5.rvt

SW 2803
Rookwood Terra Cotta
Interior / Exterior

PANEL FIBER CEMENT SIDING



SW 7048
Urbane Bronze
Interior / Exterior
Locator Number: 245-C7

METAL SIDING

SW 6076
Turkish Coffee
Interior / Exterior
Locator Number: 277-C3

BOARD AND BATTEN
FIBER CEMENT SIDING

SW 7672
Knitting Needles
Interior / Exterior
Locator Number: 282-C2

7" LAP FIBER CEMENT SIDING

SW 7526
Maison Blanche
Interior / Exterior
Locator Number: 288-C1

5" LAP FIBER CEMENT SIDING

Expand modern design options with a customizable system of commercial grade panel, trim and fastener products. This system brings design versatility and durability to a wide variety of projects.
7/16-in. thick panels create precise angles with deep channels
Standard panel size is nominal 4 ft. x 8 ft., and can be cut on-site
Engineered for Climate® to help resist damage from the elements
Available in many ColorPlus® Technology finishes for panels
Reveal® Surround Trim
Reveal® Recess Trim
Reveal® Surround Trim
Frames panels with a raised grid pattern for strong geometric definition
Now available in many ColorPlus® Technology finishes to match panels in a more durable finish than field-applied paint
Also comes primed or with clear anodized finish
SEE COLORPLUS SAMPLE BELOW
Learn more and see BIM/CAD details at jameshardiepros.com
REVEAL
Panel System™
Reveal® Recess Trim
Blends discreetly with panels creating a clean, streamlined look
Primed only
SEE PRIMED SAMPLE BELOW
HARDIE REVEAL PANEL SIDING COLOR SW ROOKWOOD TERRA COTTA
SW 2803 | Rookwood Terra Cotta
HARDIE REVEAL PANEL SIDING
SW 7672 | Knitting Needles
282-C2
HARDIE HORIZONTAL LAP SIDING COLOR SW KNITTING NEEDLES
HARDIE HORIZONTAL LAP SIDING COLOR SW MAISON BLANCHE
288-C1
288-C7
HARDIE HORIZONTAL LAP SIDING

HARDIE BOARD
AND BATTEN
277-C3
SW 6076 | Turkish Coffee
277-C3
SW 6076
Turkish Coffee
HARDIE BOARD
AND BATTEN
COLOR SW
TURKISH
COFFEE
MEDIUM
BRONZE
DARK BRONZE
WEATHERED
COPPER
METAL SIDING

3 SHELTER PHOTO
1/8" = 1'-0"

4 SHELTER PHOTO
1/8" = 1'-0"

6 SHELTER PHOTO
1/8" = 1'-0"

NOTE: CLEAN, & TUCK POINT ALL EXISTING MASONRY AT SHELTER

2 SHELTER PHOTO
1/8" = 1'-0"

SHELTER

09/09/19

THE OSCAR

BROADWAY & S. BUSINESS DR.

rosemann & ASSOCIATES P.C.

SITE PLAN

SEC 27 T15N R23E PRT OF THE E 1/2 DESC AS: COM AT THE INTERSECTION OF THE S LINE OF ORIGINAL PLAT BLK 300 AND THE E LINE OF S 15TH ST, THE S-88-DEG-25'-00"-W 20' ALG THE S LINE OF THE ORIGINAL PLAT TO THE POB, TH CONT S-88-DEG-25'- 00"W 299.56' ALG SD S LI
CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN

GENERAL NOTES

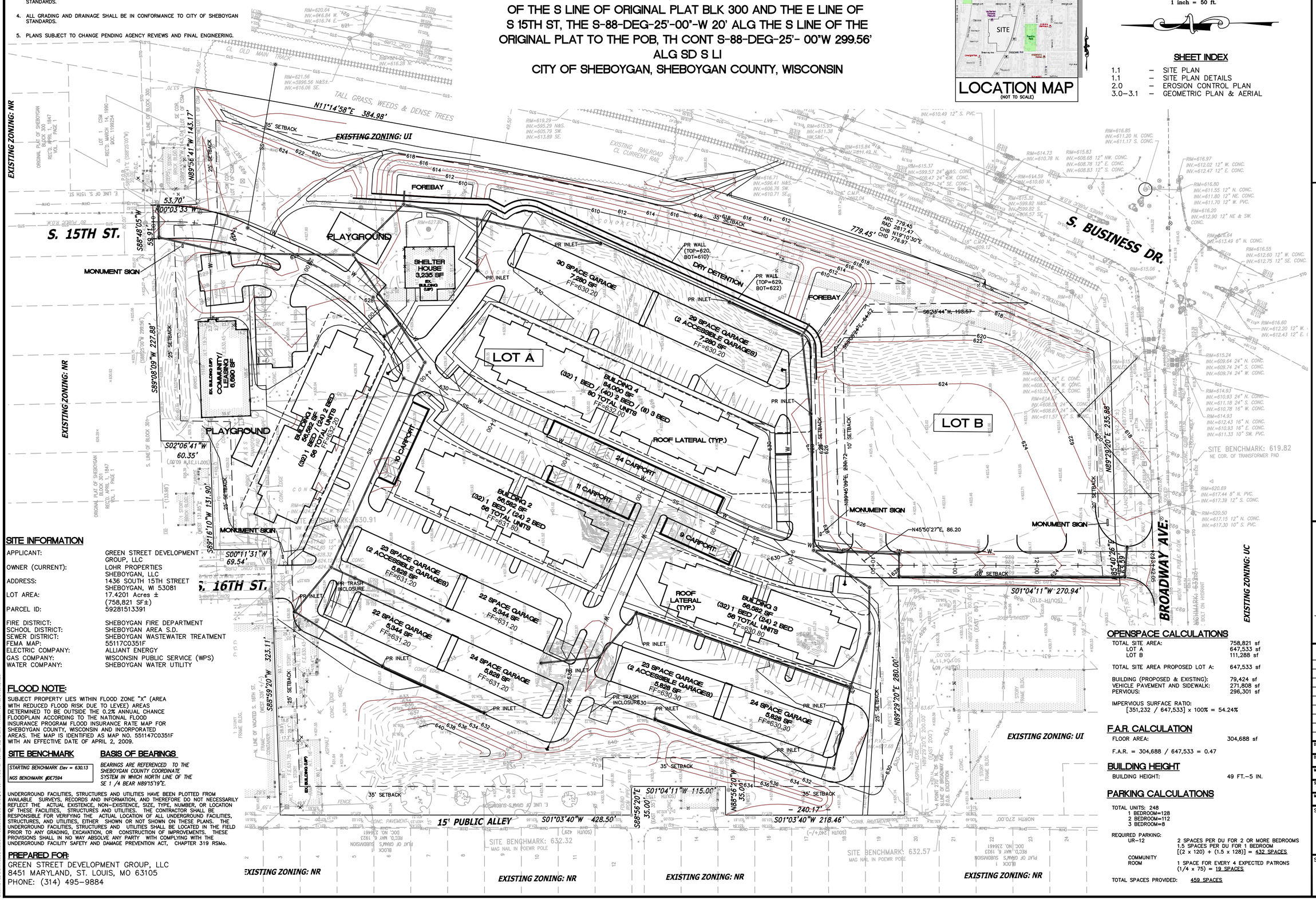
1. TRASH INCLOSURE DIMENSION AND DETAILS PER DESIGN BY OTHERS.
2. ON-SITE STORM WATER DRAINAGE REQUIREMENTS SHALL BE IN ACCORDANCE WITH CITY OF SHEBOYGAN STANDARDS.
3. ALL PROPOSED UTILITIES SHALL BE CONSTRUCTED TO CITY OF SHEBOYGAN STANDARDS.
4. ALL GRADING AND DRAINAGE SHALL BE IN CONFORMANCE TO CITY OF SHEBOYGAN STANDARDS.
5. PLANS SUBJECT TO CHANGE PENDING AGENCY REVIEWS AND FINAL ENGINEERING.

LOCATION MAP
(NOT TO SCALE)

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

SHEET INDEX

1.1 – SITE PLAN
1.1 – SITE PLAN DETAILS
2.0 – EROSION CONTROL PLAN
3.0–3.1 – GEOMETRIC PLAN & AERIAL



SITE INFORMATION

APPLICANT:	GREEN STREET DEVELOPMENT GROUP, LLC
OWNER (CURRENT):	LOHR PROPERTIES SHEBOYGAN, LLC
ADDRESS:	1436 SOUTH 15TH STREET SHEBOYGAN, WI 53081
LOT AREA:	17.4201 Acres ± (758,821 SF±)
PARCEL ID:	59281513391
FIRE DISTRICT:	SHEBOYGAN FIRE DEPARTMENT
SCHOOL DISTRICT:	SHEBOYGAN AREA S.D.
SEWER DISTRICT:	SHEBOYGAN WASTEWATER TREATMENT
FEMA MAP:	55117C0351F
ELECTRIC COMPANY:	ALLIANT ENERGY
GAS COMPANY:	WISCONSIN PUBLIC SERVICE (WPS)
WATER COMPANY:	SHEBOYGAN WATER UTILITY

FLOOD NOTE:

SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X" (AREA WITH REDUCED FLOOD RISK DUE TO LEVEE) AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR SHEBOYGAN COUNTY, WISCONSIN AND INCORPORATED AREAS. THE MAP IS IDENTIFIED AS MAP NO. 55117C0351F WITH AN EFFECTIVE DATE OF APRIL 2, 2009.

SITE BENCHMARK

STARTING BENCHMARK Elev = 630.13
NGS BENCHMARK #DE7594

BASIS OF BEARINGS

BEARINGS ARE REFERENCED TO THE SHEBOYGAN COUNTY COORDINATE SYSTEM IN WHICH NORTH LINE OF THE SE 1 /4 BEAR N89°15'19"E.

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION, AND THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION, OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY WITH COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMo.

PREPARED FOR:

GREEN STREET DEVELOPMENT GROUP, LLC
8451 MARYLAND, ST. LOUIS, MO 63105
PHONE: (314) 495-9884

OPENSPACE CALCULATIONS

TOTAL SITE AREA:	758,821 sf
LOT A	647,533 sf
LOT B	111,288 sf
TOTAL SITE AREA PROPOSED LOT A:	647,533 sf
BUILDING (PROPOSED & EXISTING):	79,424 sf
VEHICLE PAVEMENT AND SIDEWALK:	271,808 sf
PERVIOUS:	296,301 sf

IMPERVIOUS SURFACE RATIO:
[351,232 / 647,533] x 100% = 54.24%

F.A.R. CALCULATION

FLOOR AREA: 304,688 sf

F.A.R. = 304,688 / 647,533 = 0.47

BUILDING HEIGHT

BUILDING HEIGHT: 49 FT.–5 IN.

PARKING CALCULATIONS

TOTAL UNITS: 248
1 BEDROOM=128
2 BEDROOM=112
3 BEDROOM=8

REQUIRED PARKING:
UR–12: 2 SPACES PER DU FOR 2 OR MORE BEDROOMS
1.5 SPACES PER DU FOR 1 BEDROOM
[(2 x 120) + (1.5 x 128)] = 432 SPACES

COMMUNITY ROOM: 1 SPACE FOR EVERY 4 EXPECTED PATRONS
(1/4 x 75) = 19 SPACES

TOTAL SPACES PROVIDED: 459 SPACES

257 Chesterfield Business Parkway
St. Louis, MO 63005 PH. (636) 530-9100 FAX (636) 530-9130
e-mail: generall@stockassoc.com
Web: www.stockassoc.com

STOCK & ASSOCIATES
Consulting Engineers, Inc.

SITE PLAN FOR:

THE OSCAR

1436 SOUTH 15TH STREET
CITY OF SHEBOYGAN
WISCONSIN

WISCONSIN GEORGE M. STOCK E-32632 MILWAUKEE PROFESSIONAL ENGINEER

09/16/19

GEORGE M. STOCK E–32632
CIVIL ENGINEER

REVISIONS:

1	9/16/19	– CITY COMMENTS

DRAWN BY: A.L.W.	CHECKED BY: G.M.S.
DATE: 09/06/19	JOB NO.: 219–6592
M.S.D. P.# –	BASE MAP #: –
S.L.C. H&T #: –	H&T S.U.P. #: –
M.D.N.R. #:	

SHEET TITLE: SITE PLAN

SHEET NO.: 1.0

DRAWING FILE: G:\DRAWINGS\219656\Civil\Plots\plot\219656 Site Plan.dwg, LAYOUT: 1.0 Site Plan, 09/16/2019 3:10:06pm, PLOTTED BY: andrew.weber

DRAWING FILE: O:\DRAW\6500\2196592\Civil\Production\6592-Site Plan.dwg LAYOUT: 3.0-Geometric Plan PLOTTED: Sep 16, 2019 - 11:10am PLOTTED BY: ashley.weber

EXISTING ZONING: NR

EXISTING ZONING: NR

EXISTING ZONING: NR

EXISTING ZONING: UI

EXISTING ZONING: UC

ORIGINAL PLAT OF SHEBOYGAN BLOCK 302 REC'D. APRIL 1, 1847 VOL. 1 PAGE 1

ORIGINAL PLAT OF SHEBOYGAN BLOCK 301 REC'D. APRIL 1, 1847 VOL. 1 PAGE 1

ORIGINAL PLAT OF SHEBOYGAN BLOCK 300 REC'D. APRIL 1, 1847 VOL. 1 PAGE 1

LOT 1 CSM REC'D. MARCH 14, 1990 DOC. 1199254

S. 15TH ST.

80' PUBLIC R.O.W.

E. LINE OF S. 15TH ST.

S. 16TH ST.

80' PUBLIC R.O.W.

E. LINE OF S. 16TH ST.

MONUMENT SIGN

S89°15'19"W 869.15'
N. LINE OF THE S.E. 1/4 OF SECTION 27

S. LINE OF BLOCK 301

(S88°25'00"W 299.56')

S89°08'09"W 227.88'

S88°48'05"W 59.91'

P.O.B.
S88°56'41"E (S88°25'00"W) 20.00'
P.O.C.

S. LINE OF BLOCK 300

N00°03'33"W 53.70'

SE COR. LOT 1 OF CSM

(S89°53'20"W 143.04')

N89°56'41"W 143.17'

S. LINE OF LOT 1 OF CSM

SW COR. LOT 1 OF CSM

S02°06'41"W 60.35'

(133.98')

S89°16'10"W 131.90'

S00°11'31"W 99.54'

(WEST 131.85')

1 STORY BRICK BLDG.

GARAGE

1 STORY FRAME BLDG.

N. LINE OF VACATED S. 16TH ST.
(WEST 326' +/-)

S88°59'20"W 323.11'

FRAME CONTAINER

EX. BUILDING (UP)
COMMUNITY/ LEASING
6,690 SF
F.E.630.45

PLAYGROUND

25' SETBACK

BUILDING 1
56,582 SF
(32) 1 BED / (24) 2 BED
56 TOTAL UNITS

PLAYGROUND

SHELTER HOUSE
3,235 SF
EX. BUILDING (UP)

FOREBAY

LOT A

LOT B

(2) 23 SPACE GARAGE
5,838 SF
(ACCESSIBLE GARAGES)

24 SPACE GARAGE
5,838 SF

10 CARPORT

BUILDING 2
56,582 SF
(32) 1 BED / (24) 2 BED
56 TOTAL UNITS

BUILDING 3
56,582 SF
(32) 1 BED / (24) 2 BED
56 TOTAL UNITS

BUILDING 4
54,000 SF
(30) 1 BED / (6) 2 BED / (9) 3 BED
45 TOTAL UNITS

30 SPACE GARAGE
7,260 SF

(2) 30 SPACE GARAGE
7,260 SF
(ACCESSIBLE GARAGES)

DRY DETENTION

PR TRASH INCLOSURE

PR WALL (TOP=620, BOT=610)

PR WALL (TOP=629, BOT=622)

FOREBAY

1 STORY BRICK & FRAME BLDG.

STEPS

FILL 609.2±

EL. 609.11
H.T. 28.3±

S53°08'24"E 64.62

S62°35'44"W 198.57

ARC 279.45
RAD 3217.47
CHB N19°10'03"E
CHD 279.37

WESTERLY LINE OF THE CHICAGO & NORTHWESTERN RAILWAY

EXISTING RAILROAD TRACK CL CURRENT RAILROAD TRACK

OLD MAN TRACK

N11°41'58"E 384.98'

TALL GRASS, WEEDS & DENSE TREES

35' SETBACK

49.50'

CONC. CURB

CONC. WALK

CONC. DRIVE

CONCRETE

ASPHALT

CONC. EDGE

CONC.

FENCE

GRASS

BRICK

LANDSCAPE

ACCESS

GATE

ROCK WALL

RAMP

SIGN BASE

S88°56'20"E 35.00' (EAST 35')

S01°04'11"W 115.00' (SOUTH 115')

N88°56'20"W 35.00' (WEST 35')

S01°03'40"W 218.46' (SOUTH 240'+/-)

S01°03'40"W 428.50' (SOUTH 428')

15' PUBLIC ALLEY

BLOCK 1 PLAT OF GRAM'S SUBDIVISION REC'D. MAY 6, 1923 DOC. NO. 238461

5.53' 1 STORY CONC. BLDG.

N89°29'20"E 280.00' (WEST 280')

EXCEPTION DOC. 1925240

N89°29'20"E 200.00' (EAST 200')

A POINT 270' N. OF THE N.LINE OF BROADWAY AVE. P.O.B. EXCEPTION

NORTH 270.00'

S01°04'11"W 60.00' (SOUTH 60')

N89°29'20"E 80.00' (EAST 80')

1 STORY FRAME BLDG.

S01°04'11"W 270.94' (SOUTH 210')

189.23'

81.71'

10' SETBACK

102.37'

S.E. COR. OF GRAM'S SUB.

OF B.

N. LINE OF BROADWAY AVENUE

(N14°29'24"E 77.65')

N85°40'26"E 63.59'

(N85°40'29"E 75.17')

20' SETBACK

N. LINE OF BROADWAY AVENUE

N89°29'20"E 235.88'

(NB9°29'20"E 242.31'±)

LAND DESCRIBED IN DOC. NO. 1687705

286.63' (287.13')

N89°45'09"E, 230.72

10' SETBACK

BROADWAY AVE.

WIDTH VARIES PUBLIC R.O.W.

60.00'

CONC. CURB

CONC. WALK

RAMP

S. BUSINESS DR.

WIDTH VARIES PUBLIC R.O.W.

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.
50 0 25 50 100 200

SHEET NO.:	3.0
SHEET TITLE:	GEOMETRIC PLAN
DRAWN BY:	A.L.W.
CHECKED BY:	G.M.S.
DATE:	09/06/19
JOB NO.:	219-6592
M.S.D. P#	-
BASE MAP #	-
S.L.C. MAT #	-
MAT SUF. #	-
M.D.N.R. #	

REVISIONS:
1 9/16/19 – CITY COMMENTS

GEORGE M. STOCK CIVIL ENGINEER E-32632 09/16/19

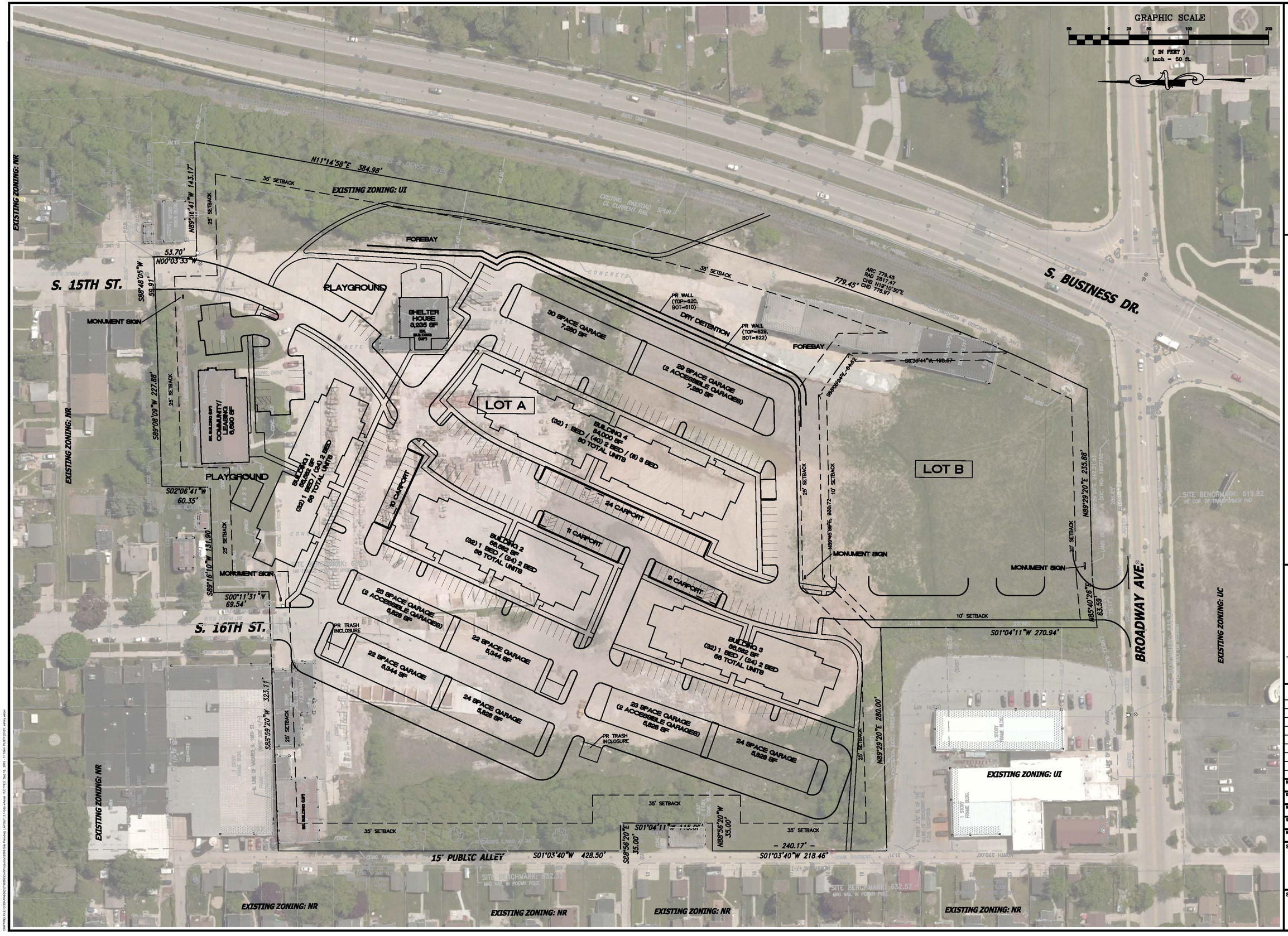
WISCONSIN GEORGE M. STOCK E-32632 MILWAUKEE PROFESSIONAL ENGINEER

SITE PLAN FOR:

THE OSCAR

1436 SOUTH 15TH STREET
CITY OF SHEBOYGAN
WISCONSIN

STOCK & ASSOCIATES Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63005 PH. (636) 530-9100 FAX (636) 530-9130
e-mail: general@stockassoc.com
Web: www.stockassoc.com



STOCK & ASSOCIATES
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63005 PH. (636) 530-9100 FAX (636) 530-9300
e-mail: general@stockassoc.com
Web: www.stockassoc.com

SITE PLAN FOR:

THE OSCAR

1436 SOUTH 15TH STREET
CITY OF SHEBOYGAN
WISCONSIN

WISCONSIN PROFESSIONAL ENGINEER
GEORGE M. STOCK
E-32632
MILWAUKEE
09/16/19

GEORGE M. STOCK E-32632
CIVIL ENGINEER

REVISIONS:

1	9/16/19 – CITY COMMENTS

DRAWN BY: A.L.W.	CHECKED BY: G.M.S.
DATE: 09/06/19	JOB NO.: 219-6592
W.S.D. Plt. # –	BASE MAP #: –
S.L.C. Mstr #: –	Mstr S.U.P. #: –
M.M.S.D. #:	

SHEET TITLE:
GEOMETRIC PLAN w/AERIAL

SHEET NO.:
3.1

DRAWING FILE: C:\SBK\WORK\219\6592\Civil\Products\Grading\Site Plan.dwg | LAYOUT: 3.1-Site w/Aerial | PLOTTED: Sep 16, 2019 - 11:10am | PLOTTED BY: willow.weber

CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Construction of the new Oscar Apartments at 1436 S. 15th Street (the Van Der Vaart property).

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

REPORT DATE: November 8, 2019 **MEETING DATE:** November 11, 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:

On September 23, 2019, the Architectural Review Board conceptually approved the construction of the apartments at 1436 S. 15th Street with the following requirements:

1. Submit carport details including materials, lighting, etc.

2. Verify the materials and elevations for all buildings and resubmit for approval.

3. Resubmit building elevations with the rooftop mechanicals included.

The applicant has resubmitted materials addressing the following:

1. Submit carport details including materials, lighting, etc. - Attached

2. Show carports in renderings for context - Attached

3. Verify the materials and elevations for all buildings along with trim details and resubmit for approval - Attached

4. Confirm that the number of materials is appropriate to the facade configurations, and is not being used to substitute for good architectural composition/proportion/detailing/etc. - We believe that the façade as presented is appropriate.

   Material changes correspond with building offsets at front elevations of Building A and Building B, as well as Building B rear elevation. At central portion of Building

A rear elevation, material changes are detailed with trim between horizontal lap siding and fiber cement panels, as well as higher parapet walls with return wing walls at transition between higher and lower parapet areas.

5. Consider additional jogs in the elevations so that all material changes correspond with building-face offsets - Revisions attached

6. Consider additional variations to height(s) of building roof-line - Revisions attached.

   Parapet heights vary corresponding with material changes such that fiber cement panel sections have higher parapets and horizontal lap siding areas have lower parapets.

7. Resubmit building elevations with the rooftop mechanicals included - The rooftop mechanical is not visible in elevation. The plan view is attached as pages 1 and 2.

Staff report from the August 13, 2019:

Green Street Development Group, LLC is proposing to construct the Oscar apartment complex at 1436 S. 15th Street (the Van Der Vaart property). The applicant states the following concerning the project:

- The proposed multifamily portion of the development consists of 248 apartments, constructed in four (4) stand-alone buildings, consisting of one 80 unit building and three 56 unit buildings.

- Each building will be four (4) stories with a maximum ridge height of 49'-5" above grade.

- There will be 248 units:

o 128 units – 1 bedroom/1 bath	729sf	52% of unit mix
o 112 units – 2 bedroom/2 bath	1,007sf	45% of unit mix
o 8 units – 3 bedroom/2 bath	1,203sf	3% of unit mix

- Building #1 (north side of the site):
  - o 56 units – 32 1-bedroom and 24 2-bedrooms
  - o 56,582sf

- Building #2 (center west side of the site):
  - o 56 units – 32 1-bedroom and 24 2-bedrooms
  - o 56,582sf

- Building #3 (south side of the site):
    - 56 units – 32 1-bedroom and 24 2-bedrooms
    - 56,582sf

- Building #4 (north side of the site):
    - 80 units – 32 1-bedroom, 40 2-bedrooms and eight 3-bedrooms
    - 84,000sf

- Applicant indicates all of the buildings and residential units will be built in one phase (this is not a multi-phase development)
- There will be approximately 458 parking spaces.
- Nine (9) freestanding, double loaded garages with 200 garage spaces.
- Four (4) carports with approximately 53 spaces which are cantilevered so as to keep the parking field free of vertical supports.
- 204 surface spaces will be provided.
- New ingress/egress to the north will continue from N. 15th and N. 16th Streets.
- New ingress/egress to the south from Broadway Avenue which will be shared by both the Oscar Development and Kwik Trip (will require access easement).
- Main north south road though the property is a private road.
- New asphalt drives, parking, concrete walks, retaining walls, fencing.
- New landscaping and storm drainage throughout the site.

The applicant states the following about the proposed apartment complex:

- In many instances an apartment building is built as a standalone development with little connection to its surroundings. Our vision for the Oscar has been to develop a neighborhood that just happens to be populated by renters. Our plan contemplates sidewalks connecting to not only our buildings but the surrounding neighborhoods and Kwik Trip. We will be constructing a pocket park in the northeast corner of the site with access to the City's new bike trail that will run adjacent to the eastern edge of the site. We envision a playground, picnic tables, grills and the conversion of the existing garage building into a shelter building with bike repair tools.

- Through conversations with the residential neighbors near the site it was clear that they appreciated the current natural buffer from Van Der Vaart. This buffer is achieved with an existing berm and mature growth trees along the western edge of the property. Our plan is to retain a majority of the buffer and the mature growth trees.

- The material pallet, as presented, is thoughtfully put together with input from the City staff and our experienced team. Our intention is to present a project with a more "urban" form than the more typical "suburban" form. This is achieved through the use of hardi-board Cementous lap siding and reveal panels coupled with painted metallic panels.

- The existing masonry office building will be painted and converted to the community building. Existing siding at the gable ends of the building will be removed and replaced with Turkish coffee (dark brown) board and batten fiber cement siding.

- At the Shelter House, the existing brick will be cleaned and pointed as necessary.

- At the four (4) apartment buildings, the projecting bays will be clad in Terra Cotta fiber cement panels. Lower recessed areas will be clad in Bronze metal siding (at the front elevations) or Turkish Coffee (dark brown) board and batten fiber cement siding (at the rear elevations). Higher recessed areas will be clad in Maison Blanche (off-white) or Knitting Needles (light gray) horizontal lap fiber cement siding. Openings will be single hung windows and two panel sliding doors. Two panel sliding door areas will have Juliet style balconies at the upper floors. Flat low-slope roofs will direct water to scuppers and downspouts at the front and rear elevations.

- At the garages, the four (4) elevations will be clad in Knitting Needles (light gray) horizontal lap fiber cement siding. Roofing will be architectural asphalt shingles.

STAFF COMMENTS:

Location of mechnaicals?

ACTION REQUESTED:

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

ATTACHMENTS:

Architectural Review Board Application and required attachments.

GREEN STREET
DEVELOPMENT

October 24, 2019

City of Sheboygan
Department of Planning and Development
Attention: Steve Sokolowski
828 Center Avenue
Sheboygan, WI 53081

Re: Response to the September 23rd conceptual approval of the Oscar by ARB review

Mr. Sokolowski:

Per the requests in your letter dated September 25, 2019 we are submitting the attached information. We look forward to the ARB meeting on November 11th.

1. Submit carport details including materials, lighting, etc.
   - Attached
2. Show carports in renderings for context.
   - Attached
3. Verify the materials and elevations for all buildings along with trim details and resubmit for approval.
   - Attached
4. Confirm that the number of materials is appropriate to the facade configurations, and is not being used to substitute for good architectural composition/proportion/detailing/etc.
   - We do believe that the façade as presented is appropriate.
5. Consider additional jogs in the elevations so that all material changes correspond with building-face offsets.
   - Revisions attached
6. Consider additional variations to height(s) of building roof-line.
   - Revisions attached
7. Resubmit building elevations with the rooftop mechanicals included.
   - The rooftop mechanical is not visible in elevation. The plan view is attached as pages 1 and 2.

Per the ARB's request we are also providing a link to all of current drawings.
https://studio.bluebeam.com/share/4r4qyr

Sincerely

Joel Oliver
VP Development
Green Street Development Group, LLC

greenstreetstl.com
P: 314-726-2500 | **F:** 314-726-2725
8451 Maryland Ave., Clayton, MO 63105

BUILDING A EXTERIOR RENDERS	THE OSCAR BROADWAY & S. BUSINESS DR.	1
10/21/19		

rosemann & ASSOCIATES P.C.

BUILDING A EXTERIOR PERSPECTIVE	THE OSCAR BROADWAY & S. BUSINESS DR.	2
10/21/19		

rosemann & ASSOCIATES P.C.

BUILDING B EXTERIOR RENDERS

10/21/19

THE OSCAR

BROADWAY & S. BUSINESS DR.

3

rosemann & ASSOCIATES P.C.

BUILDING B EXTERIOR PERSPECTIVE

10/21/19

THE OSCAR

BROADWAY & S. BUSINESS DR.

4

rosemann & ASSOCIATES P.C.

LOT A

BUILDING 1
56,305 SF
(32) 1 BED / (24) 2 BED
56 TOTAL UNITS
FF=632.20

BUILDING 4
84,566 SF
(32) 1 BED / (40) 2 BED / (8) 3 BED
80 TOTAL UNITS
FF=632.00

30 SPACE GARAGE
7,313 SF
FF=630.20

ROOF LATERAL (TYP.)

24 CARPORT

11 CARPORT

10 CARPORT

BUILDING 2
56,305 SF
(32) 1 BED / (24) 2 BED
56 TOTAL UNITS
FF=631.80

9 CARPORT

BUILDING 3
56,305 SF
(32) 1 BED / (24) 2 BED
56 TOTAL UNITS
FF=630.80

ROOF LATERAL (TYP.)

23 SPACE GARAGE
(2 ACCESSIBLE GARAGES)
5,856 SF
FF=631.20

22 SPACE GARAGE
5,370 SF
FF=631.20

22 SPACE GARAGE
5,370 SF
FF=631.20

24 SPACE GARAGE

23 SPACE GARAGE

PR INLET

PR TRASH ENCLOSURE

PR TRASH ENCLOSURE

PR INLET

PR INLET

PR INLET

PR INLET

PR INLET

RELATIONSHIP OF CARPORTS TO STREET AND BUILDINGS

MONUMENT SIGN

25' SETBACK

10' SETBACK

S53°40'24"E, 64.62

N83°40'03"E, 230.72

SITE BENCHMARK: 630.91
NW FLANGE BOLT ON HYDRANT

RIM=625.52
INV=624.02 12" W. CONC.
(UP)

CARPORTS/ STREET/ BUILDINGS

THE OSCAR

BROADWAY AND S. BUSINESS DR.

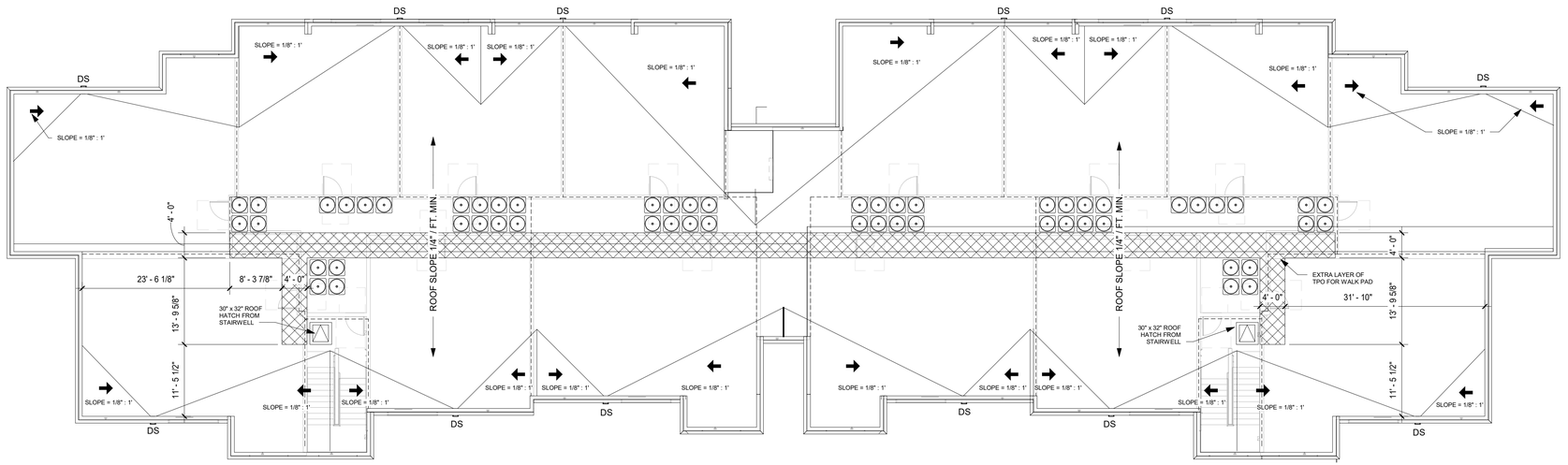
5

11/07/19

rosemann & ASSOCIATES P.C.

REFERENCE G-003 FOR GENERAL NOTES
REFERENCE A-101 FOR PLAN LEGEND

---------- — DRAFTSTOPPING; NOT TO EXCEED 3000 SF AREA



1 BUILDING A - ROOF PLAN
3/32" = 1'-0"

PRINTS ISSUED
09/27/19 DESIGN DEVELOPMENT SET
10/21/19 PROGRESS SET
REVISIONS:

rosemann & ASSOCIATES P.C.
ARCHITECTURE
INTERIOR DESIGN
ENGINEERING
PLANNING
168 N. Meramec Avenue, Ste 200
Clayton, MO 63105
p: 314.678.1448
w: www.rosemann.com

© 2019 Rosemann & Associates, P.C.
DENVER ▲ KANSAS CITY ▲ ST. LOUIS ▲ ATLANTA

NOT FOR CONSTRUCTION

THE OSCAR
BROADWAY & S. BUSINESS DR

SHEET TITLE
BUILDING A ROOF PLAN

PROJECT NUMBER: 19011

SHEET NUMBER:

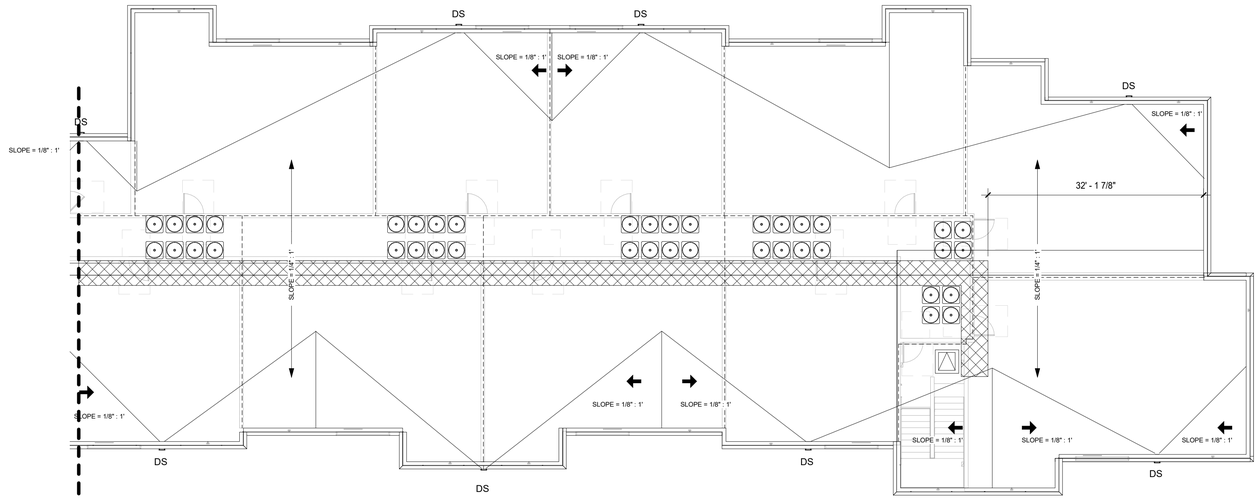
A-109

DRAWN BY: CHECKED BY:

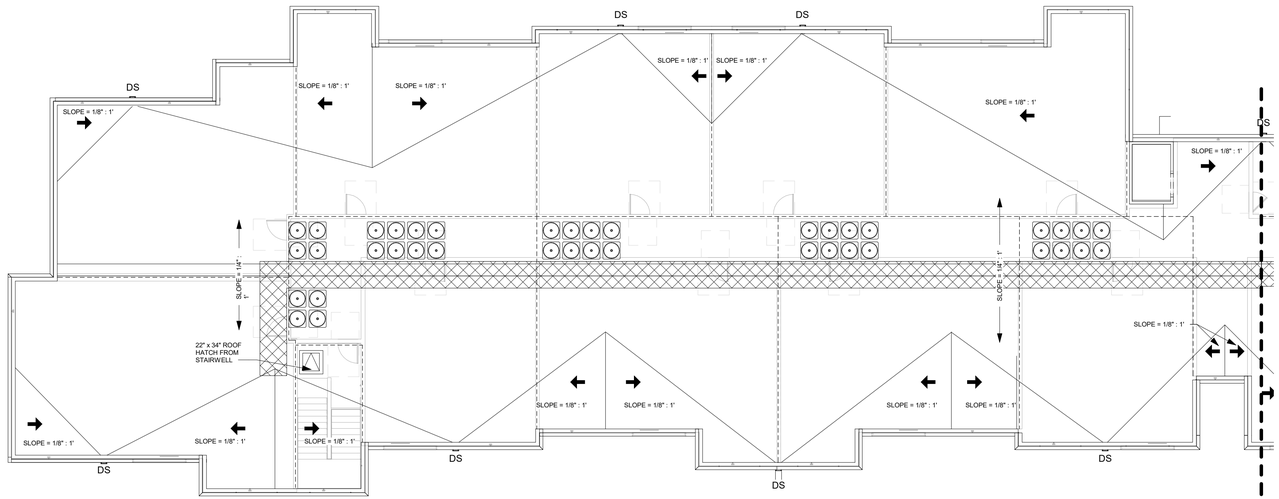
10/17/2019 4:43:56 PM
C:\Users\ahayer\Documents\19011 - The Oscar - CENTRAL_R19_rvet6bWWR.rvt

REFERENCE G-003 FOR GENERAL NOTES
REFERENCE A-101 FOR PLAN LEGEND

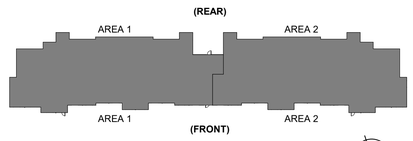
DRAFTSTOPPING; NOT TO EXCEED 3000 SF AREA



2 BUILDING B - ROOF PLAN - AREA 2
3/32" = 1'-0"



1 BUILDING B - ROOF PLAN - AREA 1
3/32" = 1'-0"



KEYPLAN

PRINTS ISSUED
09/27/19 DESIGN DEVELOPMENT SET
10/21/19 PROGRESS SET
REVISIONS:

rosemann & ASSOCIATES P.C.
ARCHITECTURE
INTERIOR DESIGN
ENGINEERING
PLANNING
168 N. Meramec Avenue, Ste 200
Clayton, MO 63105
p: 314.678.1448
w: www.rosemann.com
© 2019 Rosemann & Associates, P.C.
DENVER ▲ KANSAS CITY ▲ ST. LOUIS ▲ ATLANTA

NOT FOR CONSTRUCTION

THE OSCAR
BROADWAY & S. BUSINESS DR

SHEET TITLE
BUILDING B ROOF PLAN

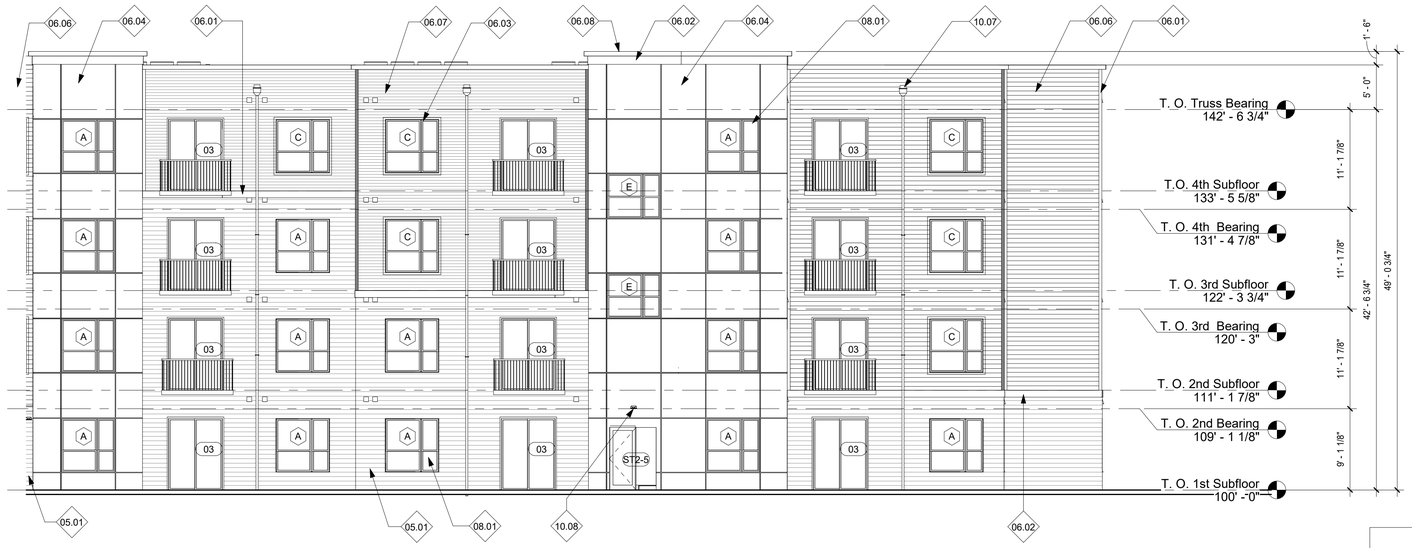
PROJECT NUMBER: 19011

SHEET NUMBER:

A-118

DRAWN BY: CHECKED BY:

10/17/2019 4:43:43 PM
C:\Users\ahayer\Documents\19011 - The Oscar - CENTRAL_R19_rvet56WWR.rvt



2 BUILDING A - FRONT ELEVATION - AREA 2
1/8" = 1'-0"

1 BUILDING A - FRONT ELEVATION - AREA 1
1/8" = 1'-0"

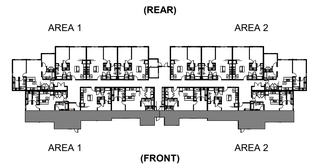
REFERENCE G-003 FOR GENERAL NOTES
REFERENCE A-200 FOR MATERIAL LEGEND

MATERIAL LEGEND

- 5" FIBER CEMENT SIDING - OFF WHITE
- 7" FIBER CEMENT SIDING - LIGH GRAY
- HARDIE PANEL - REVEAL SYSTEM
- HARIDE PANEL - VERTICAL BATTEN SYSTEM
- PREFINISHED CORRUGATED METAL SIDING
- FACE BRICK (EXISTING)
- RIBBED CMU BLOCK (EXISTING)
- SMOOTH CMU BLOCK (EXISTING)
- SPLIT FACE CMU BLOCK
- PREFINISHED FIBER TRIM -
  3-1/2" & 5-1/2" AT WINDOW
  1 1-1/4" AT BANDING
  3-1/2" VERTICAL OUTSIDE / INSIDE CORNER TRIM

ELEVATION KEYNOTES

04.01	BRICK VENEER - COLOR TBD.
04.02	BRICK VENEER, SOLDIER COURSE - COLOR TBD.
05.01	PRE-FINISHED HORIZONTAL CORRUGATED METAL SIDING
06.01	PREFINISHED FIBER CEMENT BOARD VERTICAL / CORNER TRIM - 4"
06.02	PREFINISHED FIBER CEMENT BOARD BANDING TRIM - 12"
06.03	PREFINISHED FIBER CEMENT BOARD WINDOW TRIM - 3.5" X 5.5"
06.04	HARDIE PANEL REVEAL PANEL FIBER CEMENT SIDING
06.05	HARDIE PANEL VERTICAL BOARD AND BATTEN SYSTEM - BATTENS TO BE SPACED 12" O.C.
06.06	HORIZONTAL LAP FIBER CEMENT SIDING (5" OFF WHITE)
06.07	HORIZONTAL LAP FIBER CEMENT SIDING (7" LIGHT GRAY)
06.08	ROOF CAP
07.06	ARCHITECTURAL SHINGLES - COLOR TBD.
08.01	VINYL WINDOWS - SEE WINDOW SCHEDULE.
10.06	JULIET BALCONY RAILING
10.07	6" SCUPPER WITH 4" DOWNSPOUT
10.08	EXTERIOR WALL MOUNT LIGHT - SEE ELEVATIONS



KEYPLAN

PRINTS ISSUED
09/27/19 DESIGN DEVELOPMENT SET
10/21/19 PROGRESS SET
REVISIONS:

rosemann & ASSOCIATES P.C.
ARCHITECTURE
INTERIOR DESIGN
ENGINEERING
PLANNING
168 N. Meramec Avenue, Ste 200
Clayton, MO 63105
p: 314.678.1448
w: www.rosemann.com
© 2019 Rosemann & Associates, P.C.
DENVER ▲ KANSAS CITY ▲ ST. LOUIS ▲ ATLANTA

NOT FOR CONSTRUCTION

THE OSCAR
BROADWAY & S. BUSINESS DR

SHEET TITLE
BUILDING A EXTERIOR ELEVATIONS

PROJECT NUMBER: 19011

SHEET NUMBER:

A-200

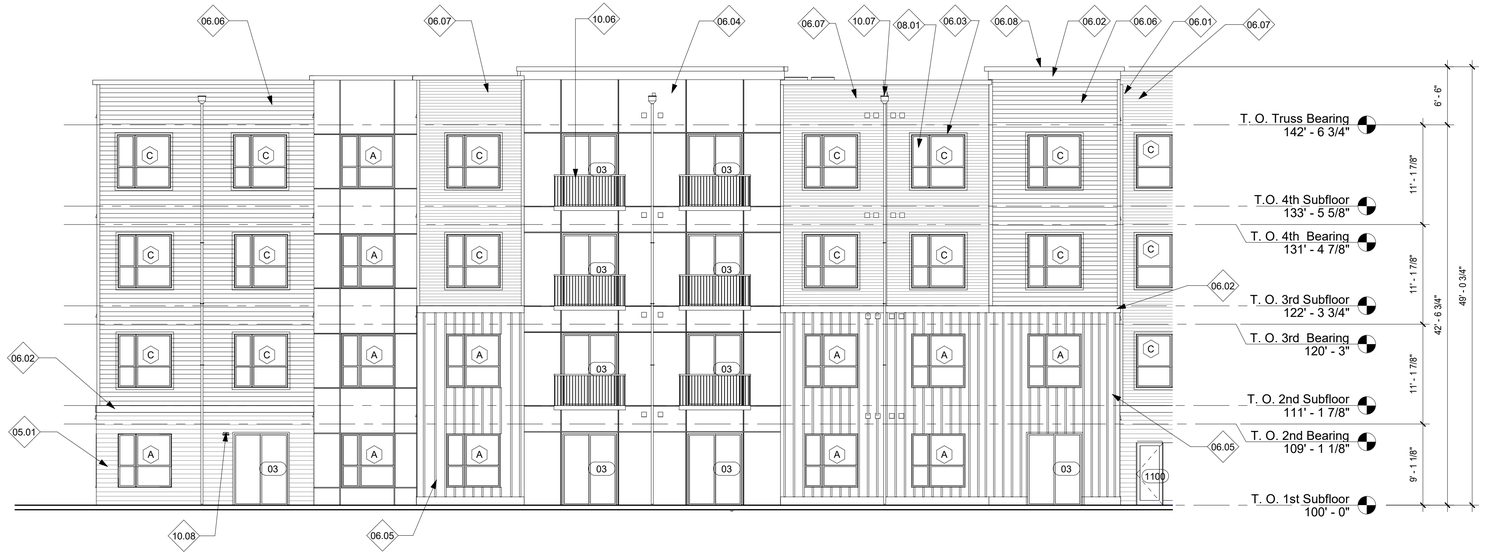
DRAWN BY: CHECKED BY:

10/17/2019 4:42:54 PM
C:\Users\ahays\Documents\19011 - The Oscar - CENTRAL_R19_nw660W68R.rvt

REFERENCE G-003 FOR GENERAL NOTES

MATERIAL LEGEND

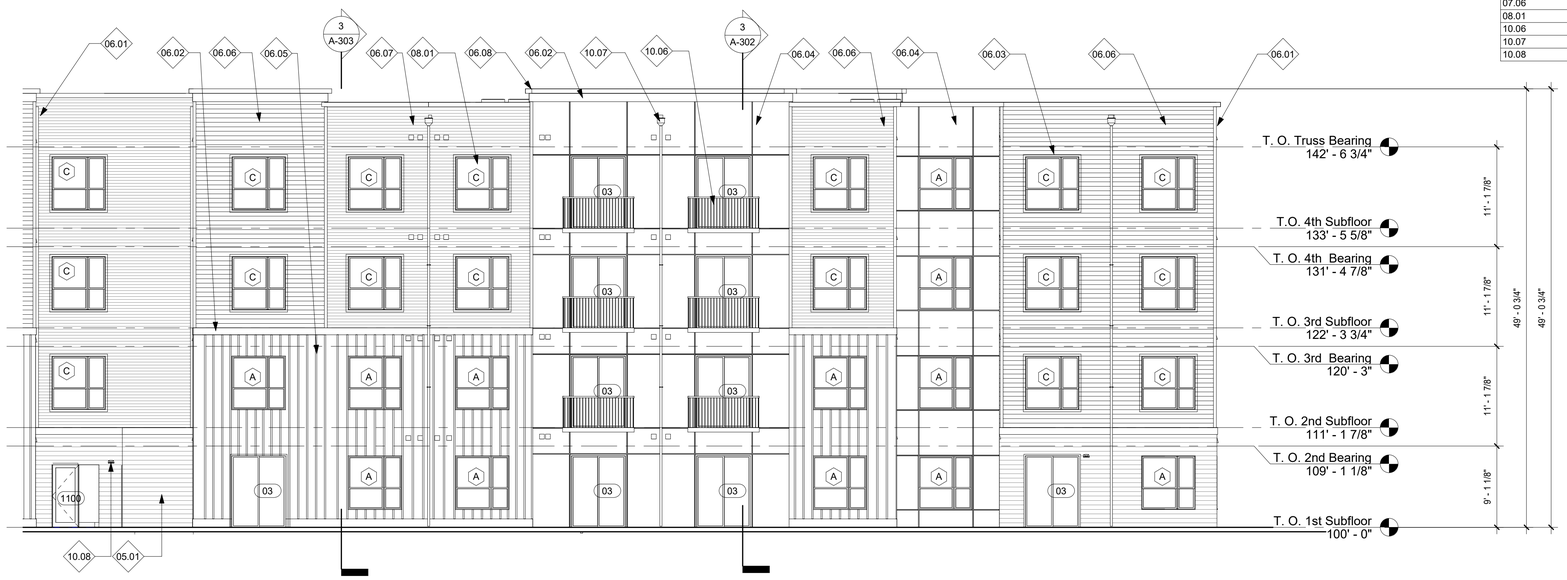
- 5" FIBER CEMENT SIDING - OFF WHITE
- 7" FIBER CEMENT SIDING - LIGH GRAY
- HARDIE PANEL - REVEAL SYSTEM
- HARIDE PANEL - VERTICAL BATTEN SYSTEM
- PREFINISHED CORRUGATED METAL SIDING
- FACE BRICK (EXISTING)
- RIBBED CMU BLOCK (EXISTING)
- SMOOTH CMU BLOCK (EXISTING)
- SPLIT FACE CMU BLOCK
- PREFINISHED FIBER TRIM - 3-1/2" & 5-1/2" AT WINDOW 11-1/4" AT BANDING 3-1/2" VERTICAL OUTSIDE / INSIDE CORNER TRIM



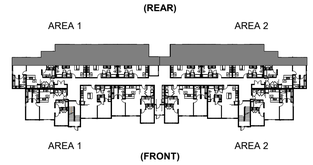
2 BUILDING A - REAR ELEVATION - AREA 2
1/8" = 1'-0"

ELEVATION KEYNOTES

04.01	BRICK VENEER - COLOR TBD.
04.02	BRICK VENEER, SOLDIER COURSE - COLOR TBD.
05.01	PRE-FINISHED HORIZONTAL CORRUGATED METAL SIDING
06.01	PREFINISHED FIBER CEMENT BOARD VERTICAL / CORNER TRIM - 4"
06.02	PREFINISHED FIBER CEMENT BOARD BANDING TRIM - 12"
06.03	PREFINISHED FIBER CEMENT BOARD WINDOW TRIM - 3.5" X 5.5"
06.04	HARDIE PANEL REVEAL PANEL FIBER CEMENT SIDING
06.05	HARDIE PANEL VERTICAL BOARD AND BATTEN SYSTEM - BATTENS TO BE SPACED 12" O.C.
06.06	HORIZONTAL LAP FIBER CEMENT SIDING (5" OFF WHITE)
06.07	HORIZONTAL LAP FIBER CEMENT SIDING (7" LIGHT GRAY)
06.08	ROOF CAP
07.06	ARCHITECTURAL SHINGLES - COLOR TBD.
08.01	VINYL WINDOWS - SEE WINDOW SCHEDULE.
10.06	JULIET BALCONY RAILING
10.07	6" SCUPPER WITH 4" DOWNSPOUT
10.08	EXTERIOR WALL MOUNT LIGHT - SEE ELEVATIONS



1 BUILDING A - REAR ELEVATION - AREA 1
1/8" = 1'-0"



KEYPLAN

rosemann & ASSOCIATES P.C.
ARCHITECTURE
INTERIOR DESIGN
ENGINEERING
PLANNING
168 N. Meramec Avenue, Ste 200
Clayton, MO 63105
p: 314.678.1448
w: www.rosemann.com

© 2019 Rosemann & Associates, P.C.
DENVER ▲ KANSAS CITY ▲ ST. LOUIS ▲ ATLANTA

PRINTS ISSUED

09/27/19 DESIGN DEVELOPMENT SET
10/21/19 PROGRESS SET

REVISIONS:

NOT FOR CONSTRUCTION

THE OSCAR

BROADWAY & S. BUSINESS DR

SHEET TITLE
BUILDING A EXTERIOR ELEVATIONS

PROJECT NUMBER: 19011

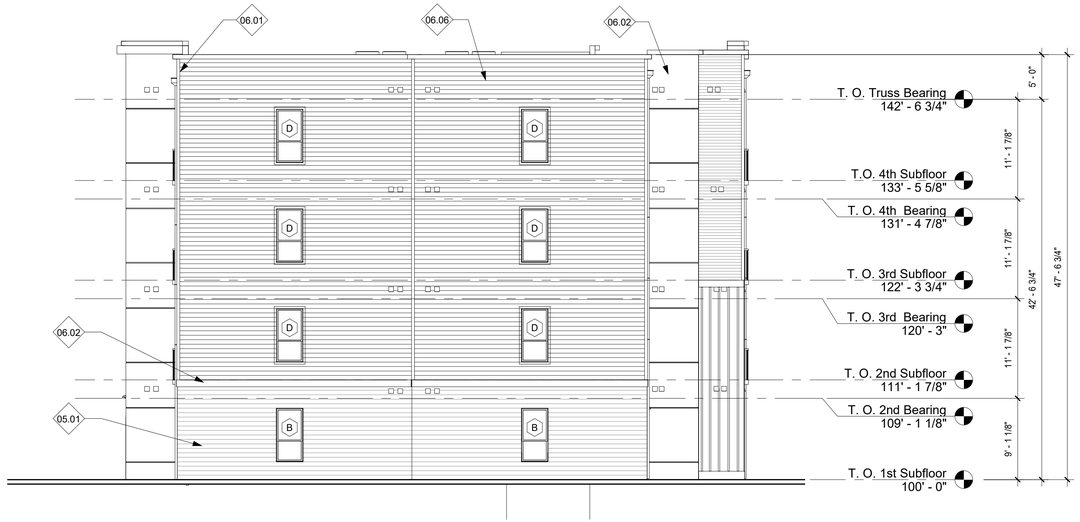
SHEET NUMBER:

A-201

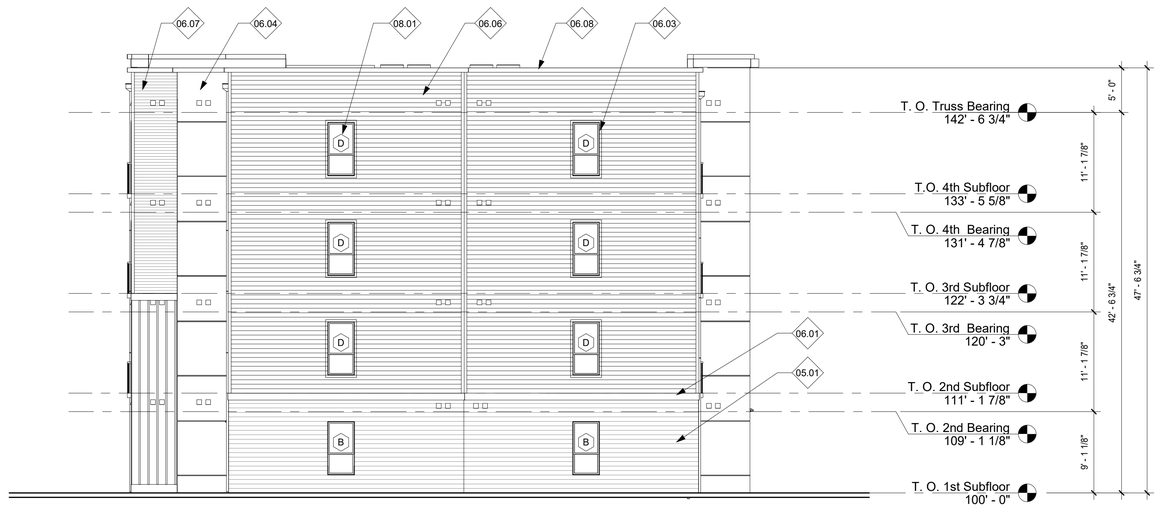
DRAWN BY: CHECKED BY:

10/7/2019 4:42:56 PM
C:\Users\rahayat\Documents\19011 - The Oscar - CENTRAL_R19_rvit6680WBrvt

REFERENCE G-003 FOR GENERAL NOTES
REFERENCE A-200 FOR MATERIAL LEGEND



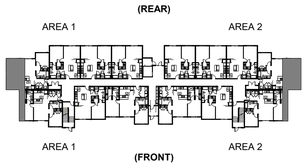
2 BUILDING A - LEFT ELEVATION - AREA 1
1/8" = 1'-0"



1 BUILDING A - RIGHT ELEVATION - AREA 2
1/8" = 1'-0"

ELEVATION KEYNOTES

04.01	BRICK VENEER - COLOR TBD.
04.02	BRICK VENEER, SOLDIER COURSE - COLOR TBD.
05.01	PRE-FINISHED HORIZONTAL CORRUGATED METAL SIDING
06.01	PREFINISHED FIBER CEMENT BOARD VERTICAL / CORNER TRIM - 4"
06.02	PREFINISHED FIBER CEMENT BOARD BANDING TRIM - 12"
06.03	PREFINISHED FIBER CEMENT BOARD WINDOW TRIM - 3.5" X 5.5"
06.04	HARDIE PANEL REVEAL PANEL FIBER CEMENT SIDING
06.05	HARDIE PANEL VERTICAL BOARD AND BATTEN SYSTEM - BATTENS TO BE SPACED 12" O.C.
06.06	HORIZONTAL LAP FIBER CEMENT SIDING (5" OFF WHITE)
06.07	HORIZONTAL LAP FIBER CEMENT SIDING (7" LIGHT GRAY)
06.08	ROOF CAP
07.06	ARCHITECTURAL SHINGLES - COLOR TBD.
08.01	VINYL WINDOWS - SEE WINDOW SCHEDULE.
10.06	JULIET BALCONY RAILING
10.07	6" SCUPPER WITH 4" DOWNSPOUT
10.08	EXTERIOR WALL MOUNT LIGHT - SEE ELEVATIONS



KEYPLAN

PRINTS ISSUED
09/27/19 DESIGN DEVELOPMENT SET
10/21/19 PROGRESS SET
REVISIONS:

rosemann & ASSOCIATES P.C.
ARCHITECTURE
INTERIOR DESIGN
ENGINEERING
PLANNING
168 N. Meramec Avenue, Ste 200
Clayton, MO 63105
p: 314.678.1448
w: www.rosemann.com
© 2019 Rosemann & Associates, P.C.
DENVER ▲ KANSAS CITY ▲ ST. LOUIS ▲ ATLANTA

NOT FOR CONSTRUCTION

THE OSCAR
BROADWAY & S. BUSINESS DR

SHEET TITLE
BUILDING A EXTERIOR ELEVATIONS

PROJECT NUMBER: 19011

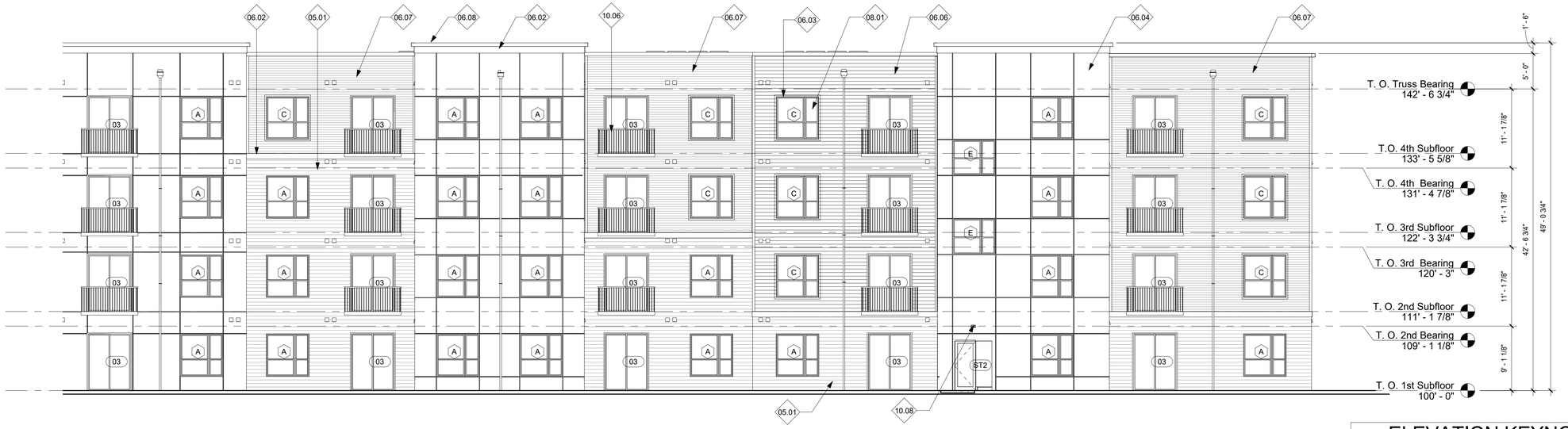
SHEET NUMBER:

A-202

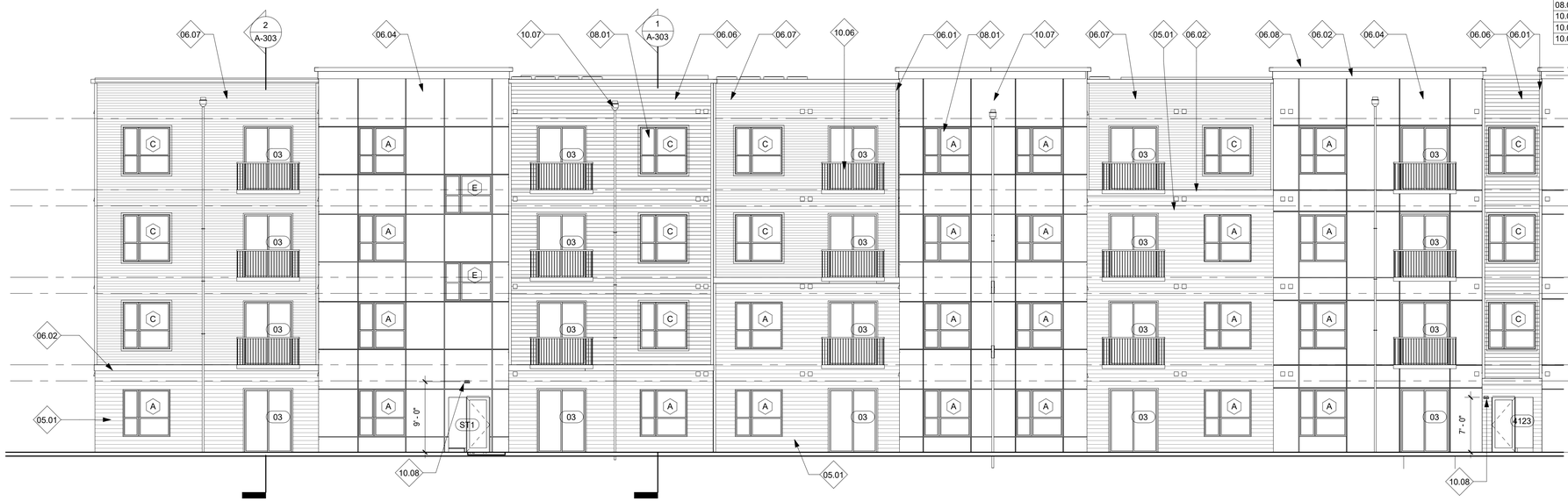
DRAWN BY: Author CHECKED BY: Checker

10/7/2019 4:43:01 PM
C:\Users\shaye\Documents\19011 - The Oscar - CENTRAL_R19_nvd666WR.rvt

REFERENCE G-003 FOR GENERAL NOTES
REFERENCE A-200 FOR MATERIAL LEGEND



2 BUILDING B - FRONT ELEVATION - AREA 2
1/8" = 1'-0"

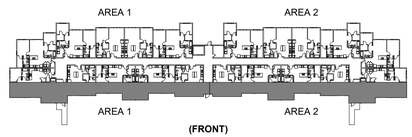


1 BUILDING B - FRONT ELEVATION - AREA 1
1/8" = 1'-0"

ELEVATION KEYNOTES

04.01	BRICK VENEER - COLOR TBD.
04.02	BRICK VENEER, SOLDIER COURSE - COLOR TBD.
05.01	PRE-FINISHED HORIZONTAL CORRUGATED METAL SIDING
06.01	PREFINISHED FIBER CEMENT BOARD VERTICAL / CORNER TRIM - 4"
06.02	PREFINISHED FIBER CEMENT BOARD BANDING TRIM - 12"
06.03	PREFINISHED FIBER CEMENT BOARD WINDOW TRIM - 3.5" X 5.5"
06.04	HARDIE PANEL REVEAL PANEL FIBER CEMENT SIDING
06.05	HARDIE PANEL VERTICAL BOARD AND BATTEN SYSTEM - BATTENS TO BE SPACED 12" O.C.
06.06	HORIZONTAL LAP FIBER CEMENT SIDING (5" OFF WHITE)
06.07	HORIZONTAL LAP FIBER CEMENT SIDING (7" LIGHT GRAY)
06.08	ROOF CAP
07.06	ARCHITECTURAL SHINGLES - COLOR TBD.
08.01	VINYL WINDOWS - SEE WINDOW SCHEDULE.
10.06	JULIET BALCONY RAILING
10.07	6" SCUPPER WITH 4" DOWNSPOUT
10.08	EXTERIOR WALL MOUNT LIGHT - SEE ELEVATIONS

(REAR)



(FRONT)

KEYPLAN

PRINTS ISSUED
09/27/19 DESIGN DEVELOPMENT SET
10/21/19 PROGRESS SET
REVISIONS:

rosemann & ASSOCIATES P.C.
ARCHITECTURE
INTERIOR DESIGN
ENGINEERING
PLANNING
168 N. Meramec Avenue, Ste 200
Clayton, MO 63105
p: 314.678.1448
w: www.rosemann.com
© 2019 Rosemann & Associates, P.C.
DENVER ▲ KANSAS CITY ▲ ST. LOUIS ▲ ATLANTA

NOT FOR CONSTRUCTION

THE OSCAR
BROADWAY & S. BUSINESS DR

SHEET TITLE
BUILDING B EXTERIOR ELEVATIONS

PROJECT NUMBER: 19011

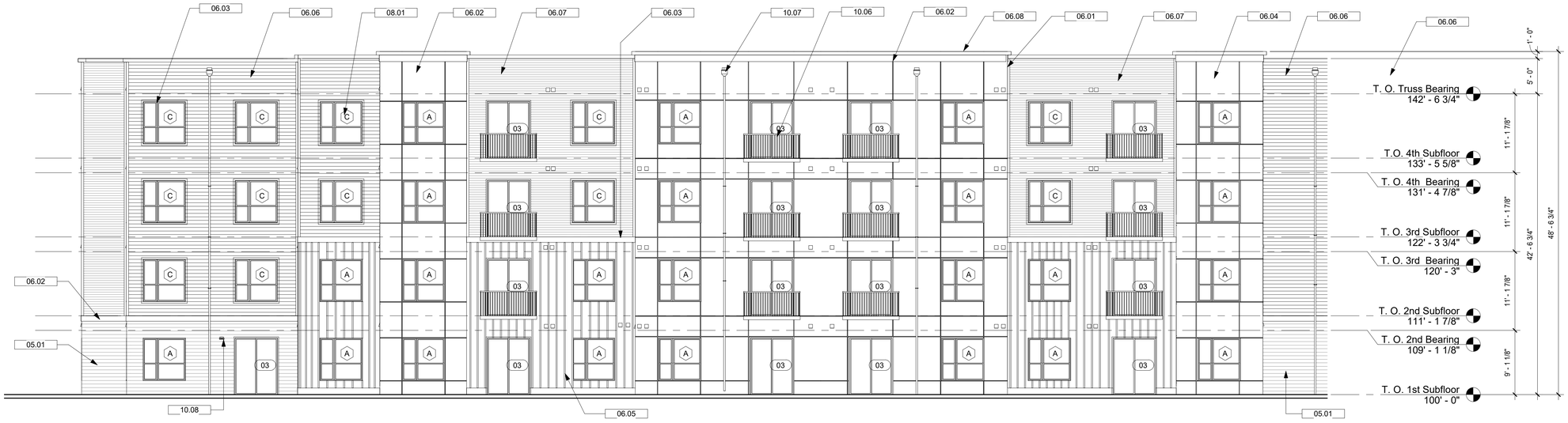
SHEET NUMBER:

A-203

DRAWN BY: CHECKED BY:

10/17/2019 4:43:06 PM
C:\Users\ahayer\Documents\19011 - The Oscar- CENTRAL_R19_ave6666WR.rvt

REFERENCE G-003 FOR GENERAL NOTES
REFERENCE A-200 FOR MATERIAL LEGEND



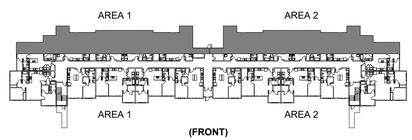
2 BUILDING B - REAR ELEVATION - AREA 2
1/8" = 1'-0"

ELEVATION KEYNOTES

04.01	BRICK VENEER - COLOR TBD.
04.02	BRICK VENEER, SOLDIER COURSE - COLOR TBD.
05.01	PRE-FINISHED HORIZONTAL CORRUGATED METAL SIDING
06.01	PREFINISHED FIBER CEMENT BOARD VERTICAL / CORNER TRIM - 4"
06.02	PREFINISHED FIBER CEMENT BOARD BANDING TRIM - 12"
06.03	PREFINISHED FIBER CEMENT BOARD WINDOW TRIM - 3.5" X 5.5"
06.04	HARDIE PANEL REVEAL PANEL FIBER CEMENT SIDING
06.05	HARDIE PANEL VERTICAL BOARD AND BATTEN SYSTEM - BATTENS TO BE SPACED 12" O.C.
06.06	HORIZONTAL LAP FIBER CEMENT SIDING (5" OFF WHITE)
06.07	HORIZONTAL LAP FIBER CEMENT SIDING (7" LIGHT GRAY)
06.08	ROOF CAP
07.06	ARCHITECTURAL SHINGLES - COLOR TBD.
08.01	VINYL WINDOWS - SEE WINDOW SCHEDULE.
10.06	JULIET BALCONY RAILING
10.07	6" SCUPPER WITH 4" DOWNSPOUT
10.08	EXTERIOR WALL MOUNT LIGHT - SEE ELEVATIONS

1 BUILDING B - REAR ELEVATION - AREA 1
1/8" = 1'-0"

(REAR)



(FRONT)

KEYPLAN

PRINTS ISSUED
09/27/19 DESIGN DEVELOPMENT SET
10/21/19 PROGRESS SET
REVISIONS:

rosemann & ASSOCIATES P.C.
ARCHITECTURE
INTERIOR DESIGN
ENGINEERING
PLANNING
168 N. Meramec Avenue, Ste 200
Clayton, MO 63105
p: 314.678.1448
w: www.rosemann.com
© 2019 Rosemann & Associates, P.C.
DENVER ▲ KANSAS CITY ▲ ST. LOUIS ▲ ATLANTA

NOT FOR CONSTRUCTION

THE OSCAR
BROADWAY & S. BUSINESS DR

SHEET TITLE
BUILDING B EXTERIOR ELEVATIONS

PROJECT NUMBER: 19011

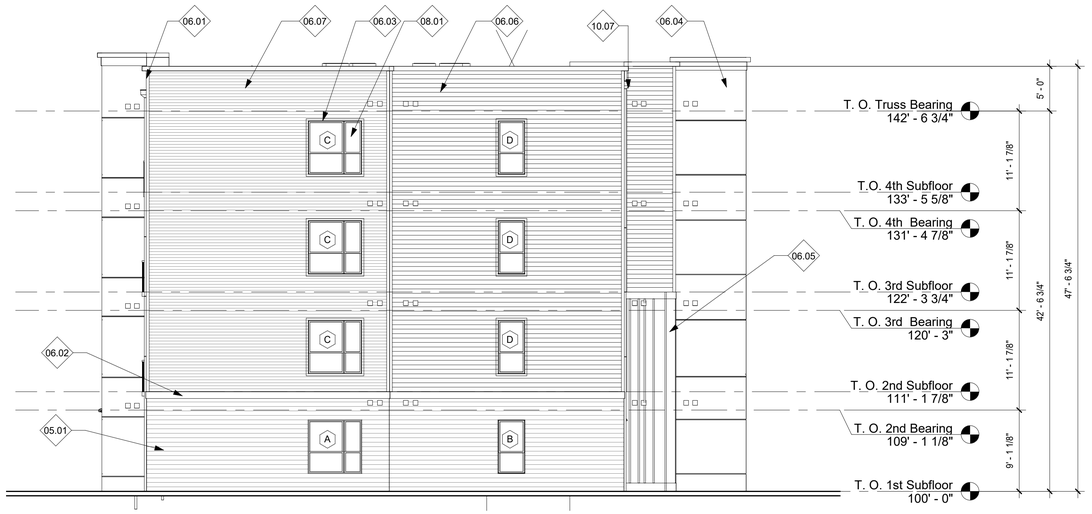
SHEET NUMBER:

A-204

DRAWN BY: CHECKED BY:

10/17/2019 4:43:11 PM
C:\Users\ahargey\Documents\19011 - The Oscar - CENTRAL_R19_ahw6666WR.rvt

REFERENCE G-003 FOR GENERAL NOTES
REFERENCE A-200 FOR MATERIAL LEGEND

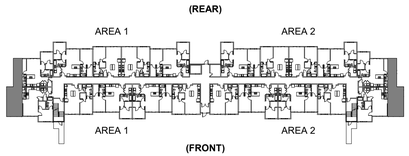


2 BUILDING B - RIGHT ELEVATION - AREA 2
1/8" = 1'-0"

1 BUILDING B - LEFT ELEVATION - AREA 1
1/8" = 1'-0"

ELEVATION KEYNOTES

04.01	BRICK VENEER - COLOR TBD.
04.02	BRICK VENEER, SOLDIER COURSE - COLOR TBD.
05.01	PRE-FINISHED HORIZONTAL CORRUGATED METAL SIDING
06.01	PREFINISHED FIBER CEMENT BOARD VERTICAL / CORNER TRIM - 4"
06.02	PREFINISHED FIBER CEMENT BOARD BANDING TRIM - 12"
06.03	PREFINISHED FIBER CEMENT BOARD WINDOW TRIM - 3.5" X 5.5"
06.04	HARDIE PANEL REVEAL PANEL FIBER CEMENT SIDING
06.05	HARDIE PANEL VERTICAL BOARD AND BATTEN SYSTEM - BATTENS TO BE SPACED 12" O.C.
06.06	HORIZONTAL LAP FIBER CEMENT SIDING (5" OFF WHITE)
06.07	HORIZONTAL LAP FIBER CEMENT SIDING (7" LIGHT GRAY)
06.08	ROOF CAP
07.06	ARCHITECTURAL SHINGLES - COLOR TBD.
08.01	VINYL WINDOWS - SEE WINDOW SCHEDULE.
10.06	JULIET BALCONY RAILING
10.07	6" SCUPPER WITH 4" DOWNSPOUT
10.08	EXTERIOR WALL MOUNT LIGHT - SEE ELEVATIONS



KEYPLAN

PRINTS ISSUED
09/27/19 DESIGN DEVELOPMENT SET
10/21/19 PROGRESS SET
REVISIONS:

rosemann & ASSOCIATES P.C.
ARCHITECTURE
INTERIOR DESIGN
ENGINEERING
PLANNING
168 N. Meramec Avenue, Ste 200
Clayton, MO 63105
p: 314.678.1448
w: www.rosemann.com
© 2019 Rosemann & Associates, P.C.
DENVER ▲ KANSAS CITY ▲ ST. LOUIS ▲ ATLANTA

NOT FOR CONSTRUCTION

THE OSCAR
BROADWAY & S. BUSINESS DR

SHEET TITLE
BUILDING B EXTERIOR ELEVATIONS

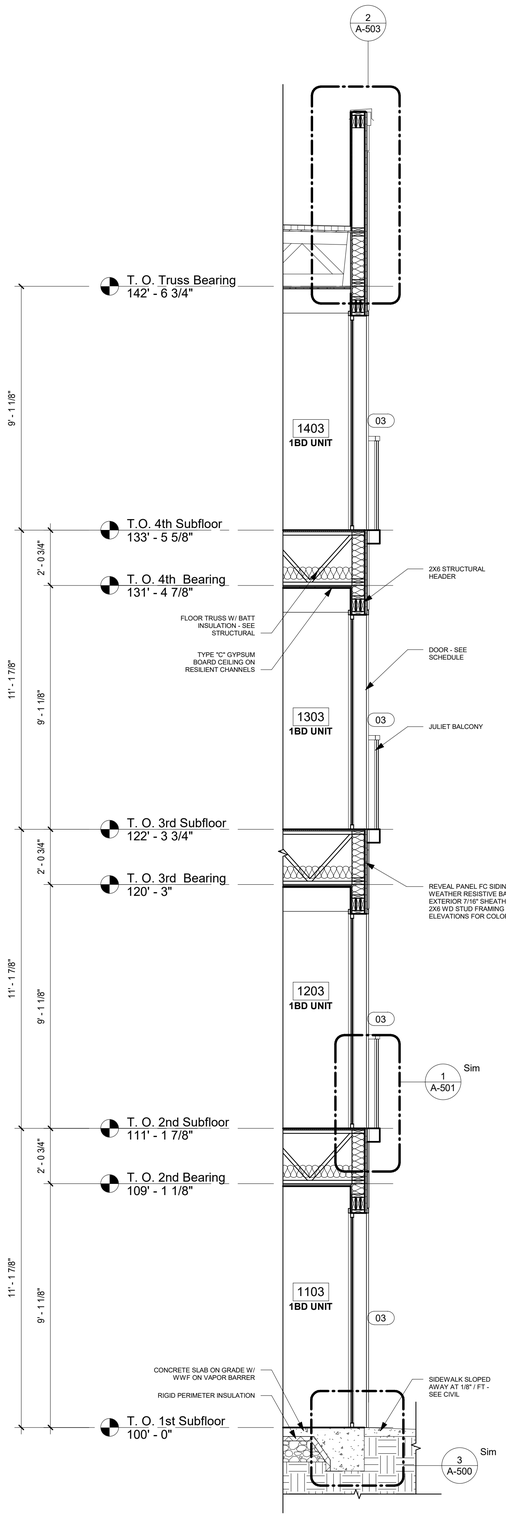
PROJECT NUMBER: 19011

SHEET NUMBER:

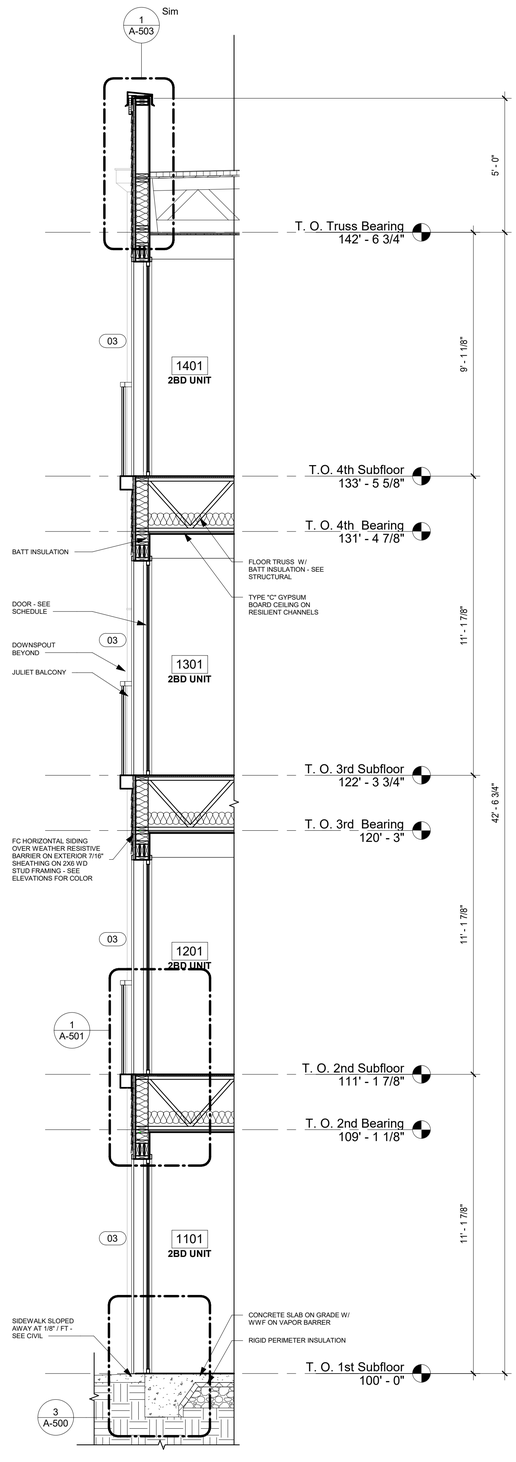
A-205

DRAWN BY: CHECKED BY:

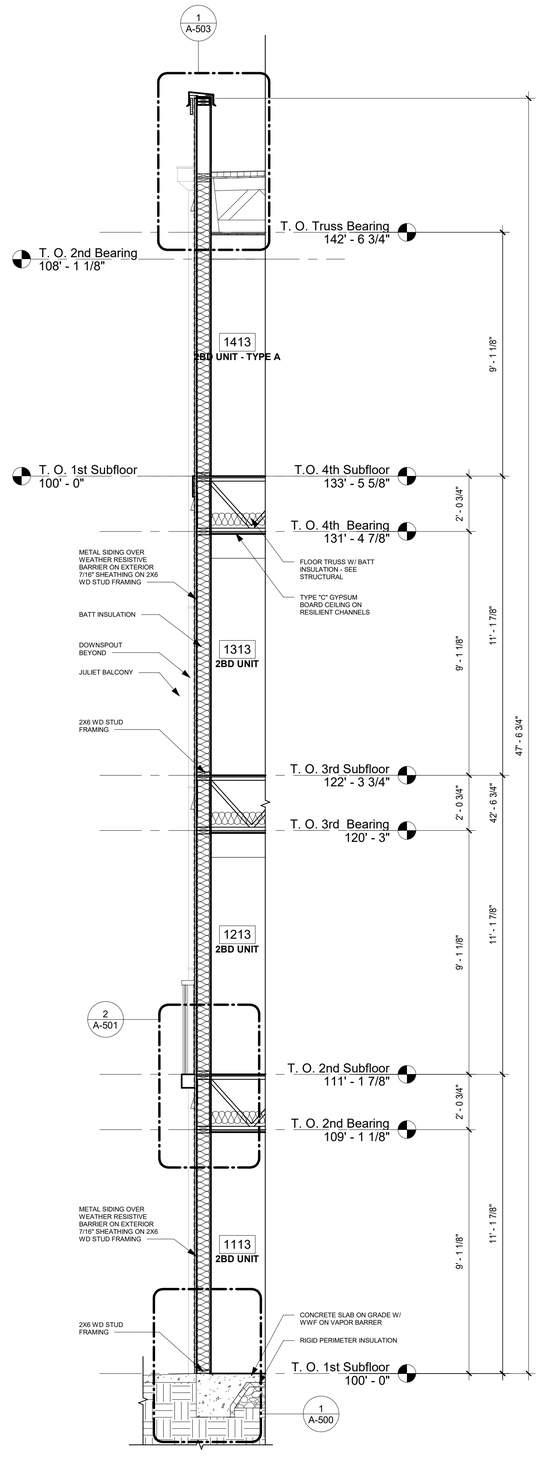
10/7/2019 4:43:14 PM
C:\Users\ahaley\Documents\19011 - The Oscar - CENTRAL_R19_revit56WeWork.rvt



3 BLDG A - WALL SECTION
3/8" = 1'-0"



2 BLDG A - WALL SECTION
3/8" = 1'-0"



1 BLDG A - WALL SECTION
3/8" = 1'-0"

PRINTS ISSUED
09/27/19 DESIGN DEVELOPMENT SET
10/21/19 PROGRESS SET
REVISIONS:

rosemann & ASSOCIATES P.C.
ARCHITECTURE
INTERIOR DESIGN
ENGINEERING
PLANNING
168 N. Meramec Avenue, Ste 200
Clayton, MO 63105
p: 314.678.1448
w: www.rosemann.com
© 2019 Rosemann & Associates, P.C.
DENVER ▲ KANSAS CITY ▲ ST. LOUIS ▲ ATLANTA

NOT FOR CONSTRUCTION

THE OSCAR

BROADWAY & S. BUSINESS DR

SHEET TITLE
WALL SECTIONS

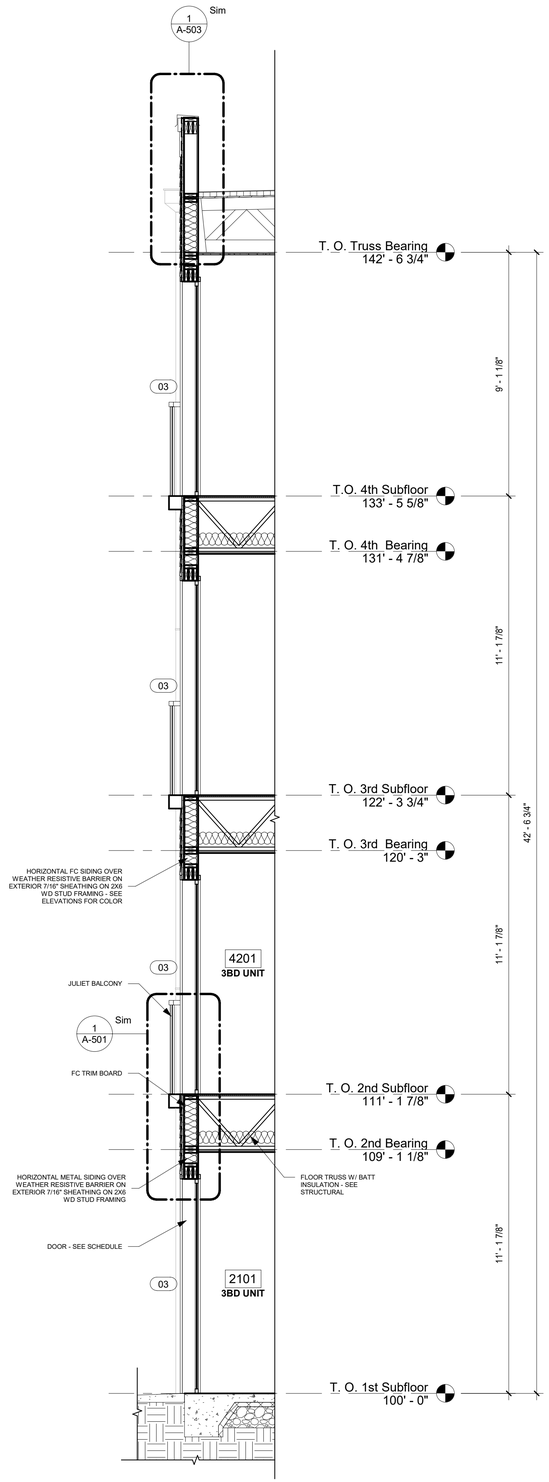
PROJECT NUMBER: 19011

SHEET NUMBER:

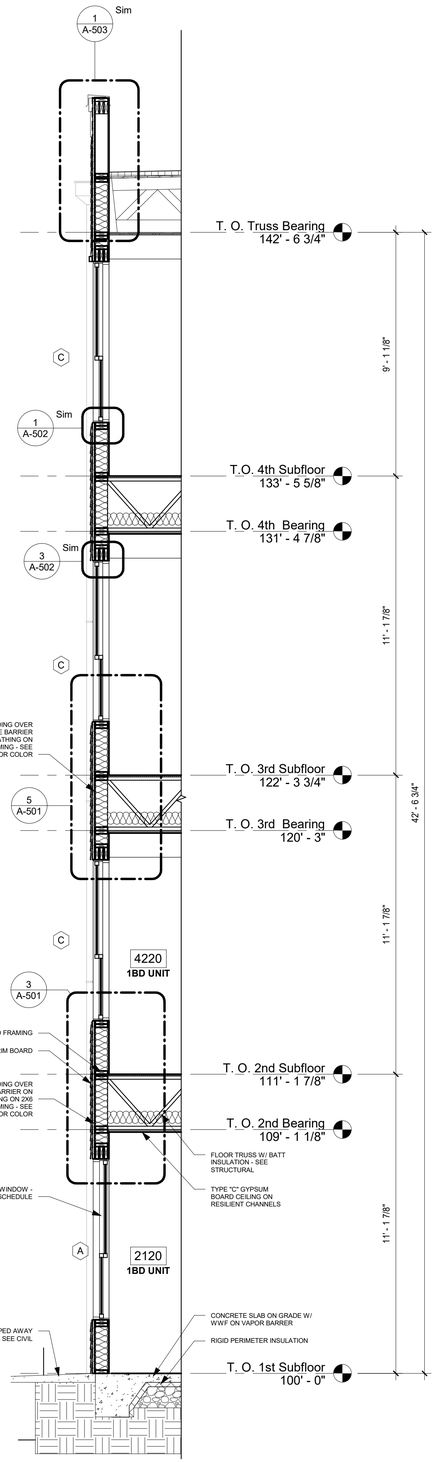
A-302

DRAWN BY: CHECKED BY:

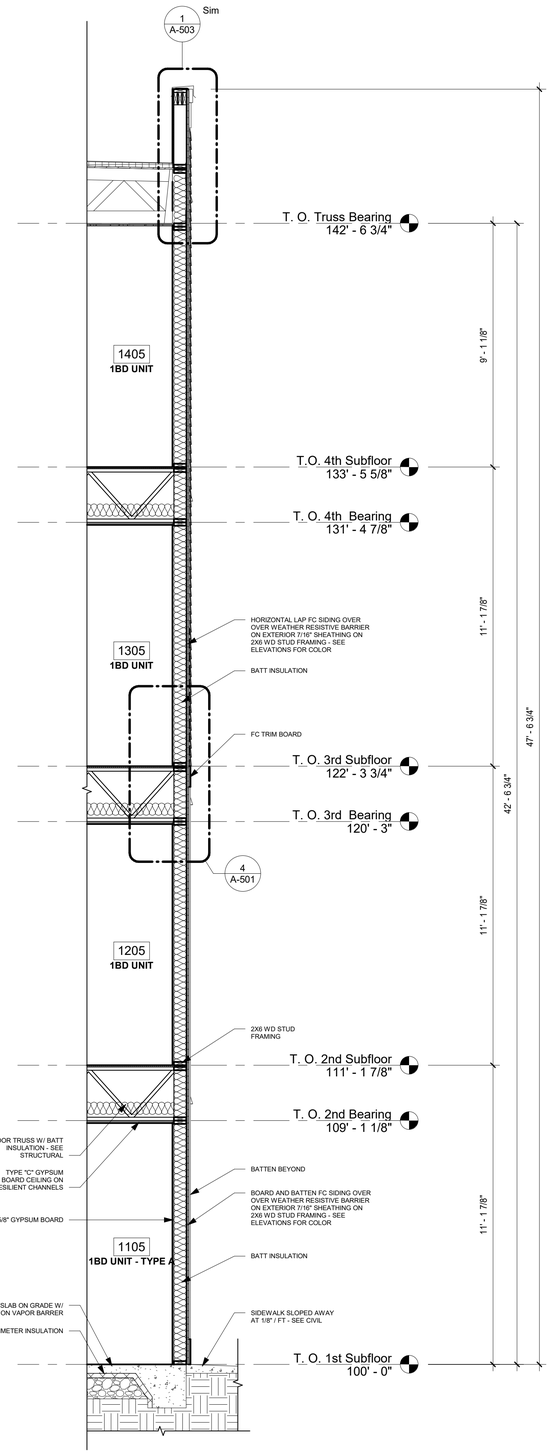
10/17/2019 4:43:24 PM
C:\Users\shaya\Documents\19011 - The Oscar - CENTRAL_R19_nvw60WW.rvt



2 BLDG B - WALL SECTION
3/8" = 1'-0"



1 BLDG B - WALL SECTION
3/8" = 1'-0"



3 BLDG A - WALL SECTION
3/8" = 1'-0"

10/17/2019 4:43:27 PM
C:\Users\shaye\Documents\19011 - The Oscar - CENTRAL_R19_revit66WGR.rvt

PRINTS ISSUED

09/27/19 DESIGN DEVELOPMENT SET
10/21/19 PROGRESS SET

REVISIONS:

rosemann & ASSOCIATES P.C.
ARCHITECTURE
INTERIOR DESIGN
ENGINEERING
PLANNING
168 N. Meramec Avenue, Ste 200
Clayton, MO 63105
p: 314.678.1448
w: www.rosemann.com
© 2019 Rosemann & Associates, P.C.
DENVER ▲ KANSAS CITY ▲ ST. LOUIS ▲ ATLANTA

NOT FOR CONSTRUCTION

THE OSCAR

BROADWAY & S. BUSINESS DR

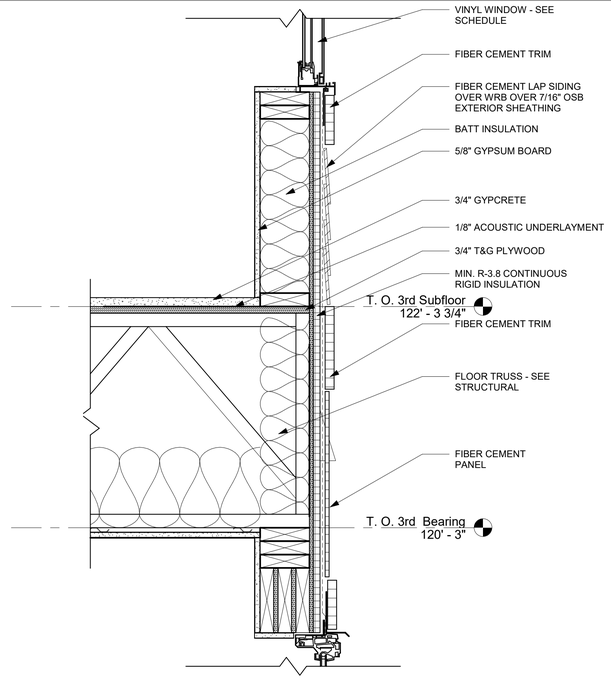
SHEET TITLE
WALL SECTIONS

PROJECT NUMBER: 19011

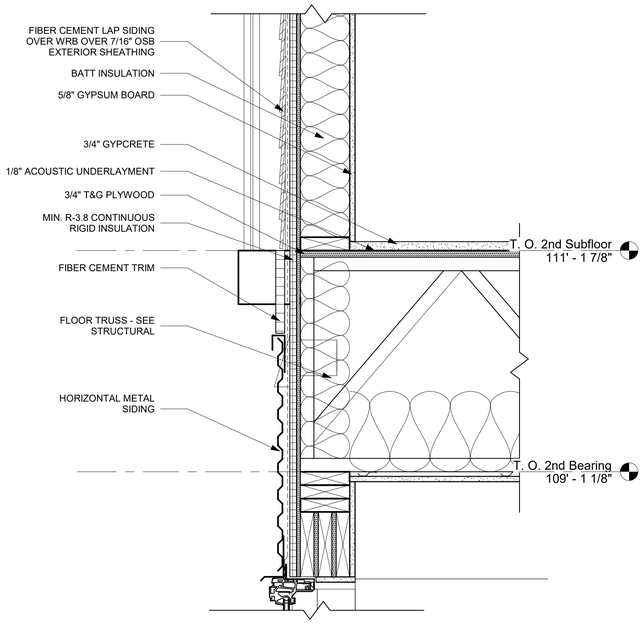
SHEET NUMBER:

A-303

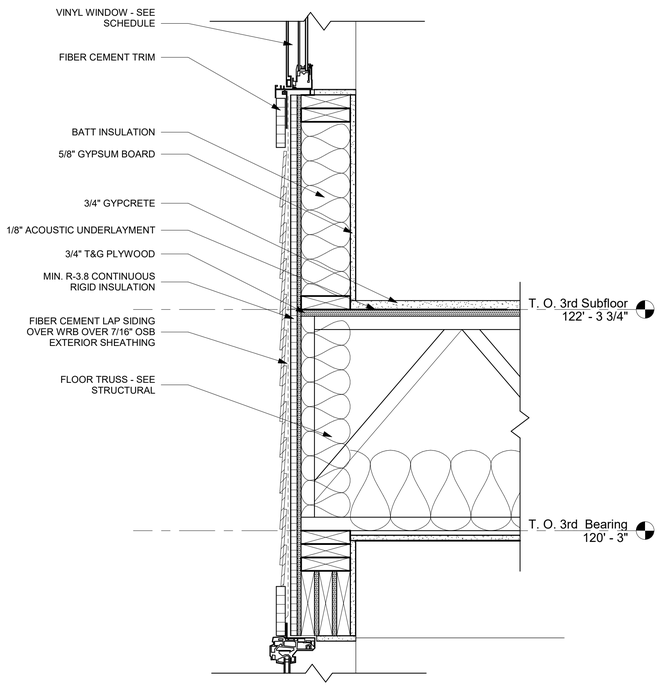
DRAWN BY: CHECKED BY:



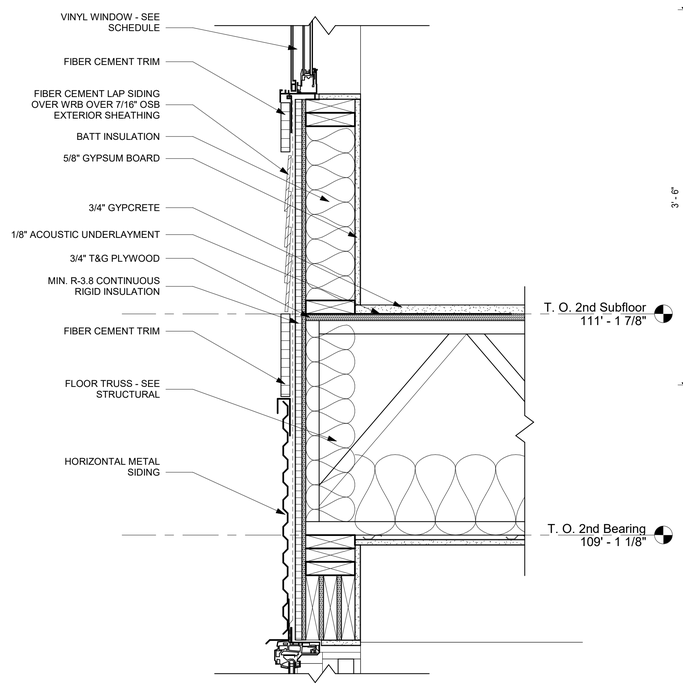
4 EXTERIOR WALL - LAP SIDING TO BOARD AND BATTEN TRANSITION DETAIL
1 1/2" = 1'-0"



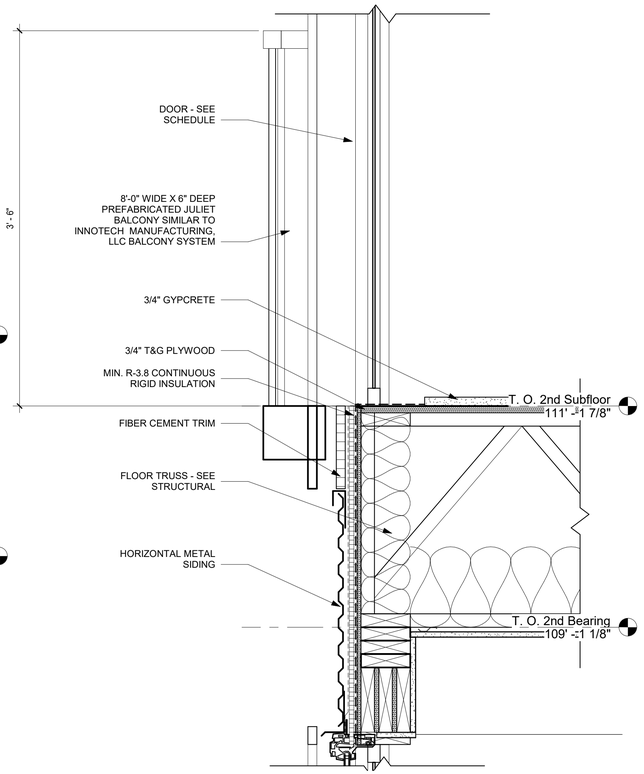
2 DETAIL - EXTERIOR WALL @ JULIET BALCONY
1 1/2" = 1'-0"



5 EXTERIOR WALL - LAP SIDING DETAIL
1 1/2" = 1'-0"



3 EXTERIOR WALL - LAP SIDING TO METAL SIDING TRANSITION DETAIL
1 1/2" = 1'-0"



1 EXTERIOR WALL @ JULIET BALCONY DOOR DETAIL
1 1/2" = 1'-0"

PRINTS ISSUED
09/27/19 DESIGN DEVELOPMENT SET
10/21/19 PROGRESS SET
REVISIONS:

rosemann & ASSOCIATES P.C.
ARCHITECTURE
INTERIOR DESIGN
ENGINEERING
PLANNING
168 N. Meramec Avenue, Ste 200
Clayton, MO 63105
p: 314.678.1448
w: www.rosemann.com
© 2019 Rosemann & Associates, P.C.
DENVER ▲ KANSAS CITY ▲ ST. LOUIS ▲ ATLANTA

NOT FOR CONSTRUCTION

THE OSCAR
BROADWAY & S. BUSINESS DR

SHEET TITLE
DETAILS - EXTERIOR WALLS

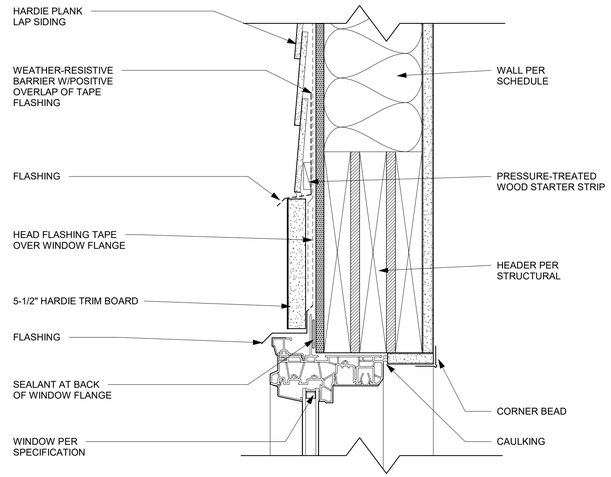
PROJECT NUMBER: 19011

SHEET NUMBER:

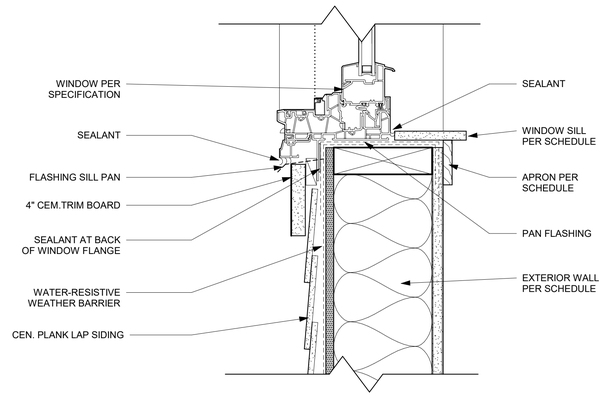
A-501

DRAWN BY: CHECKED BY:

10/17/2019 4:44:51 PM
C:\Users\shaya\Documents\19011 - The Oscar - CENTRAL_R19_nwl60bW8.rvt



3 WINDOW HEAD @ LAP SIDING
3" = 1'-0"



1 WINDOW SILL @ SIDING
3" = 1'-0"

10/17/2019 4:44:52 PM
C:\Users\ahayer\Documents\19011 - The Oscar - CENTRAL_R19_revit2020WS.rvt

PRINTS ISSUED
09/27/19 DESIGN DEVELOPMENT SET
10/21/19 PROGRESS SET
REVISIONS:

rosemann & ASSOCIATES P.C.
ARCHITECTURE
INTERIOR DESIGN
ENGINEERING
PLANNING
168 N. Meramec Avenue, Ste 200
Clayton, MO 63105
p: 314.678.1448
w: www.rosemann.com
© 2019 Rosemann & Associates, P.C.
DENVER ▲ KANSAS CITY ▲ ST. LOUIS ▲ ATLANTA

NOT FOR CONSTRUCTION

THE OSCAR
BROADWAY & S. BUSINESS DR

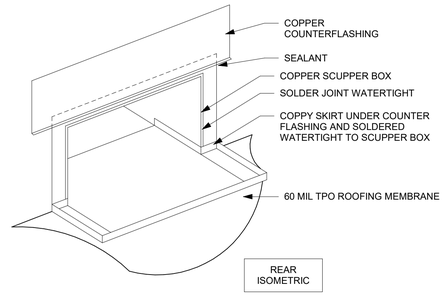
SHEET TITLE
DETAILS - WINDOWS

PROJECT NUMBER: 19011

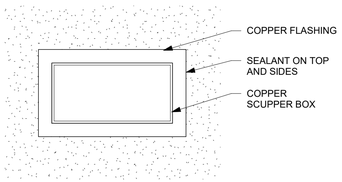
SHEET NUMBER:

A-502

DRAWN BY: CHECKED BY:

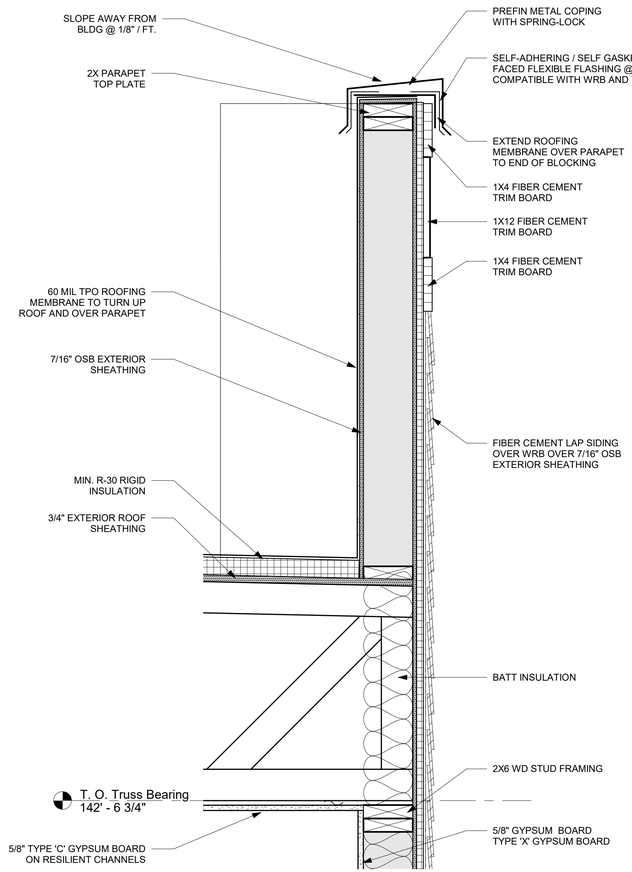


REAR
ISOMETRIC

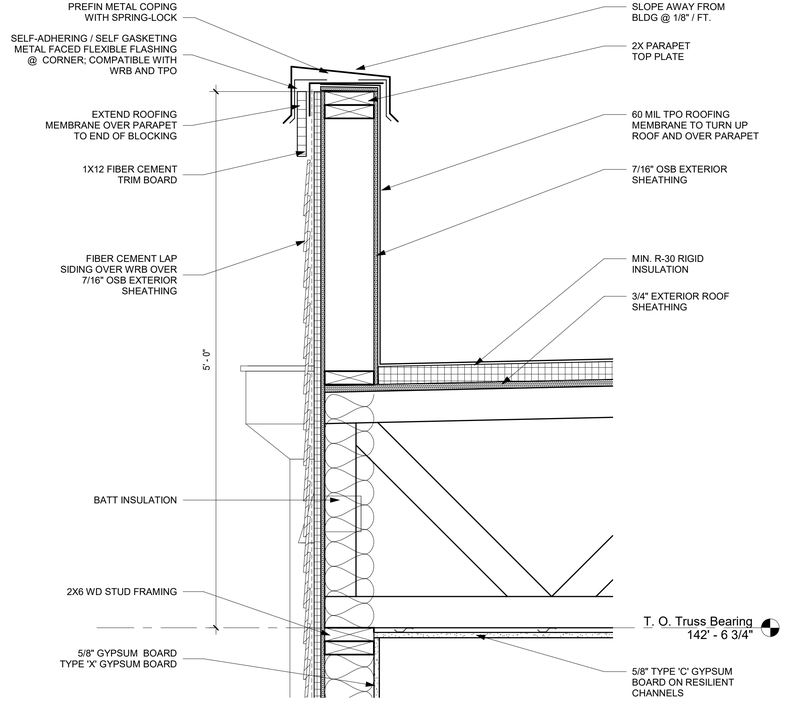


FRONT

3 SCUPPER DETAILS
3/16" = 1'-0"



2 DETAIL - HIGH PARAPET
1 1/2" = 1'-0"



1 DETAIL - TYPICAL PARAPET
1 1/2" = 1'-0"

PRINTS ISSUED

09/27/19 DESIGN DEVELOPMENT SET
10/21/19 PROGRESS SET

REVISIONS:

rosemann & ASSOCIATES P.C.
ARCHITECTURE
INTERIOR DESIGN
ENGINEERING
PLANNING
168 N. Meramec Avenue, Ste 200
Clayton, MO 63105
p: 314.678.1448
w: www.rosemann.com
© 2019 Rosemann & Associates, P.C.
DENVER ▲ KANSAS CITY ▲ ST. LOUIS ▲ ATLANTA

NOT FOR CONSTRUCTION

THE OSCAR

BROADWAY & S. BUSINESS DR

SHEET TITLE
DETAILS - ROOF

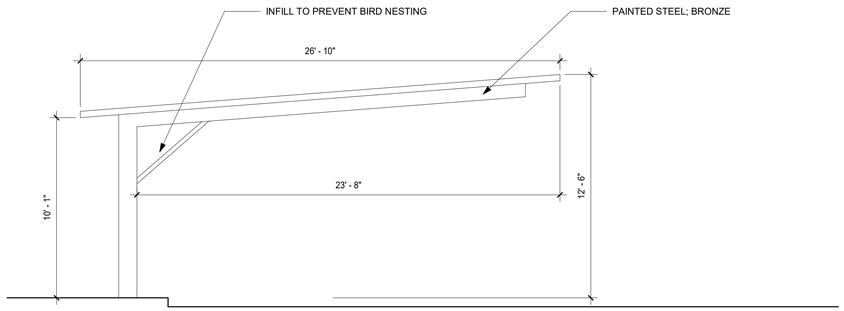
PROJECT NUMBER: 19011

SHEET NUMBER:

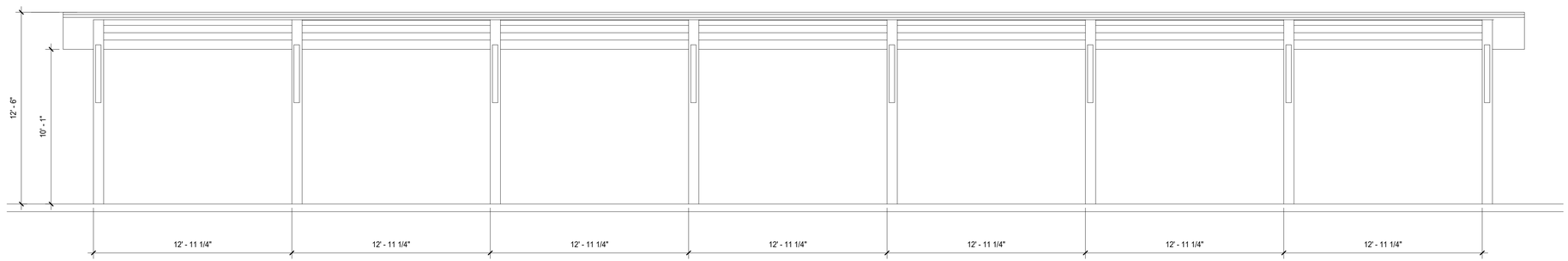
A-503

DRAWN BY: CHECKED BY:

10/17/2019 4:44:53 PM
C:\Users\ahaye\Documents\19011 - The Oscar -CENTRAL_R19_ave6666WR.rvt



1 CARPORT ELEVATION 2
1/4" = 1'-0"



2 CARPORT ELEVATION 1
1/4" = 1'-0"

PRINTS ISSUED
09/27/19 DESIGN DEVELOPMENT SET
10/21/19 PROGRESS SET
REVISIONS:

rosemann & ASSOCIATES P.C.
ARCHITECTURE
INTERIOR DESIGN
ENGINEERING
PLANNING
168 N. Meramec Avenue, Ste 200
Clayton, MO 63105
p: 314.678.1448
w: www.rosemann.com
© 2019 Rosemann & Associates, P.C.
DENVER ▲ KANSAS CITY ▲ ST. LOUIS ▲ ATLANTA

NOT FOR CONSTRUCTION

THE OSCAR
BROADWAY & S. BUSINESS DR

SHEET TITLE
CARPORT ELEVATIONS

PROJECT NUMBER: 19011

SHEET NUMBER:

A-810

DRAWN BY: Author CHECKED BY: Checker

10/17/2019 4:45:05 PM
C:\Users\shaya\Documents\19011 - The Oscar - CENTRAL_R19_nwl6GWI6R.rvt