

**\*\*\*ATTACHMENTS\*\*\***

**CITY OF SHEBOYGAN**

**REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION**

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**ITEM DESCRIPTION:** Exterior remodel of Aurora Behavioral Health Center at 1221 N. 26<sup>th</sup> Street.

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

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**REPORT DATE:** August 9, 2019

**MEETING DATE:** August 13, 2019

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**FISCAL SUMMARY:**

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

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**STATUTORY REFERENCE:**

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

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**BACKGROUND / ANALYSIS:**

Aurora is seeking to expand services offered within the building located at 1221 N. 26<sup>th</sup> Street which was established as the Aurora Behavioral Health Center in 2016. In 2016, the Plan Commission approved a conditional use application by Aurora to create new behavioral health space in their warehouse facility at 1221 N. 26<sup>th</sup> Street. The approved conditional use permitted Aurora to convert half of the warehouse facility into behavioral health clinic that offers outpatient-based, intensive mental health and substance abuse programming to residents of the City of Sheboygan and the surrounding communities.

This building, known as the Ameritech building, is currently used as warehouse space on the south side and behavioral health space on the north side and is located directly across from the Aurora Sheboygan Clinic located at 2414 Kohler Memorial Drive.

The building is approximately 16,200 square feet in size. Aurora previously remodeled 6,300sf the North side of the building for this clinic. Aurora will now be converting the remaining 9,900sf space from warehouse to clinic so the entire building will now be a behavioral health clinic facility.

The design and materials of the renovated portion of the building, including wood and stone accents, are intended to respond to the residential character of the street bordering the West side of the property as well as the mix of commercial retail, and municipal buildings bordering the other sides of the property. In addition, improvements to the parking area, the green space surrounding the facility, a covered entrance, and minimal lighting at the entrance, are all part of the plan.

The applicant states:

- We are proposing to renovate the remaining area of the painted concrete block storage building, for the expansion of services for the Aurora Behavioral Health Wellness Center.
- Included in the scope of the project is re-cladding of the southern half of the building to match the northern half. The design and materials for the building are intended to replicate the 2017 remodel of the north half of the existing building, which was intended to respond to the residential character of the street bordering the west side of the property as well as the mix of commercial, retail, and municipal buildings to the north, south and east.
- The end goal is to provide a distinctive, welcoming and professional appearance appropriate for its new use as a behavioral health clinic. The northern half of the current painted concrete block storage building had been re-clad in cementitious panel system in 2017 with a light neutral finish and dark stained pre-finished horizontal wood -look panel.
- A cultured stacked stone wall at the entry reintroduces the material utilized on the recent remodel and is meant to be of a residential quality and scale.
- Bronze window frames and trim, gutters and downspouts are proposed to match the finish found in the northern remodel.

**STAFF COMMENTS:**

The domed roof of the facility appears tired and weathered with chipped paint. The City Plan Commission discussed this matter and required the applicant to at a minimum paint the domed roof a matching color. The Architectural Review Board should have the applicant address what their plan is for the roof – paint? The board will also want to include a condition that the roof is painted a matching color of the proposed exterior remodel building materials.

The applicant may need to install additional mechanicals for the building. For the previous clinic improvement project, the mechanicals were installed at the rear of the building along N. 26<sup>th</sup> Street. The applicant has not indicated if new mechanicals will be required but if mechanicals these mechanicals shall be screened whether on the ground or on the roof.

**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: Jos. Schmitt Construction

ADDRESS: 2104 Union Avenue, Sheboygan, WI 53082

E-MAIL ADDRESS: kisken@jschmitt.cc

PHONE: 920.457.4426 FAX NO.: ( )

### 2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Aurora Sheboygan Behavioral Health Wellness Center

ADDRESS OF PROPERTY AFFECTED: 1221 North 26<sup>th</sup> Street

NEW BUILDING: \_\_\_\_\_ ADDITION: \_\_\_\_\_ REMODELING: X

DESCRIPTION OF PROPOSED PROJECT: See attachment

DESCRIPTION OF **EXISTING** EXTERIOR DESIGN AND MATERIALS: See attachment

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

### 3. NAMES AND ADDRESSES

OWNER OF SITE: RMR Real Estate Services

ADDRESS: 5440 Cumberland Ave, Suite 303, Chicago, IL 60656

PHONE: 708.831.4058 FAX NO.: ( )

ARCHITECT: Zimmerman Architectural Studios, Inc.

**Aurora Behavioral Health Wellness Center**  
**1221 N 26<sup>th</sup> Street, Sheboygan WI**

We are proposing to renovate the remaining area of the painted concrete block storage building, for the expansion of services for the Aurora Behavioral Health Wellness Center. Included in the scope of the project is re-cladding of the southern half of the building to match the northern half. The design and materials for the building are intended to replicate the 2017 remodel of the north half of the existing building, which was intended to respond to the residential character of the street bordering the west side of the property as well as the mix of commercial, retail, and municipal buildings to the north, south and east. The end goal is to provide a distinctive, welcoming and professional appearance appropriate for its new use as a behavioral health clinic. The northern half of the current painted concrete block storage building had been re-clad in cementitious panel system in 2017 with a light neutral finish and dark stained pre-finished horizontal wood-look panel. A cultured stacked stone wall at the entry reintroduces the material utilized on the recent remodel and is meant to be of a residential quality and scale. Bronze window frames and trim, gutters and downspouts are proposed to match the finish found in the northern remodel.



PROPOSED VIEW FROM SOUTHEAST

**AURORA - BEHAVIORAL HEALTH CENTER**

Sheboygan, WI

**zimmerman**  
ARCHITECTURAL STUDIOS, INC.

2122 W Mount Vernon Avenue | Milwaukee, WI 53233 | zststudios.com



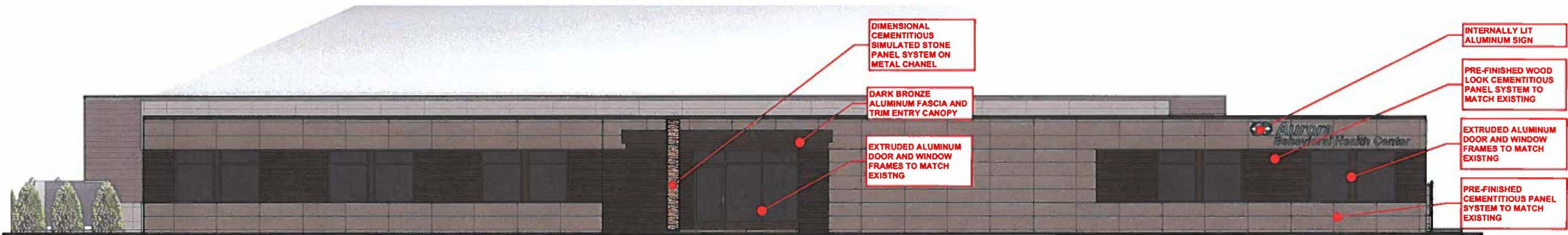
PROPOSED VIEW FROM SOUTHWEST

**AURORA - BEHAVIORAL HEALTH CENTER**

Sheboygan, WI

**zimmerman**  
ARCHITECTURAL STUDIOS, INC.

2122 W. Mount Vernon Avenue | Milwaukee, WI 53233 | zastudios.com



DIMENSIONAL CEMENTITIOUS SIMULATED STONE PANEL SYSTEM ON METAL CHANEL

DARK BRONZE ALUMINUM FASCIA AND TRIM ENTRY CANOPY

EXTRUDED ALUMINUM DOOR AND WINDOW FRAMES TO MATCH EXISTING

INTERNALLY LIT ALUMINUM SIGN

PRE-FINISHED WOOD LOOK CEMENTITIOUS PANEL SYSTEM TO MATCH EXISTING

EXTRUDED ALUMINUM DOOR AND WINDOW FRAMES TO MATCH EXISTING

PRE-FINISHED CEMENTITIOUS PANEL SYSTEM TO MATCH EXISTING

**SOUTH ELEVATION**  
3/32" = 1'-0"



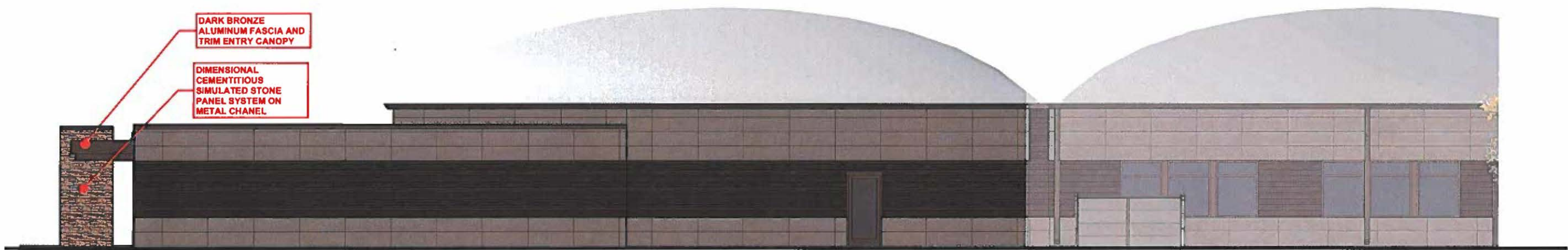
DARK BRONZE ALUMINUM TRIM, GUTTER AND DOWNSPOUTS

EXTRUDED ALUMINUM DOOR AND WINDOW FRAMES TO MATCH EXISTING

PRE-FINISHED WOOD LOOK CEMENTITIOUS PANEL SYSTEM TO MATCH EXISTING

PRE-FINISHED CEMENTITIOUS PANEL SYSTEM TO MATCH EXISTING

**WEST ELEVATION**  
3/32" = 1'-0"



DARK BRONZE ALUMINUM FASCIA AND TRIM ENTRY CANOPY

DIMENSIONAL CEMENTITIOUS SIMULATED STONE PANEL SYSTEM ON METAL CHANEL

**EAST ELEVATION**  
3/32" = 1'-0"

**AURORA - BEHAVIORAL HEALTH CENTER**

Sheboygan, WI



2122 W. Mount Vernon Avenue | Milwaukee, WI 53233 | zastudios.com

**CITY OF SHEBOYGAN**

**REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION**

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**ITEM DESCRIPTION:** Exterior remodel of Watson’s Elite Catering at 2335 Union Avenue.

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

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**REPORT DATE:** August 9, 2019

**MEETING DATE:** August 12, 2019

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**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

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**BACKGROUND / ANALYSIS:**

Watson’s Elite Catering is proposing reconstruction and remodeling of their existing facility at 2335 Union Avenue. The front office portion of the building was significantly damaged by an automobile crashing through the north wall and by the fire that ensued.

The existing building was constructed in 1987 and was clad with dark grey vertical cedar siding, fieldstone masonry corner piers and wainscot. Windows and doors were dark bronze aluminum, including sloped roof glazing at the front entrance.

The applicant states the following about the new design:

- Will incorporate the same window and door locations as the original.
- The stone corners and wainscot will remain unchanged.
- The roof overhang at the north wall of the building will be extended slightly at the entrance to provide improved cover for the doors.
- All wood siding will be removed and replaced with vertical metal siding, dark bronze in color to match new windows and doors.
- The sloped roof glazing will be omitted in favor of a raised canopy face which will serve as a building signboard (existing ground mounted sign to be removed).

**STAFF COMMENTS:**

Staff and the Plan Commission have been requiring signage for remodeled projects to be individual letter signs and not flat panel or cabinet signs. Staff would recommend that the Board require any new signage to be individual letter signs.

**ACTION REQUESTED:**

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

Proposed signage will be individual letter signs (no flat panel or interior lit cabinet signs).

**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: Watson's Elite Catering

ADDRESS: 2335 Union Avenue

E-MAIL ADDRESS: \_\_\_\_\_

PHONE: ( 920 ) 457-7579 FAX NO.: ( )

**2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT**

NAME OF PROPOSED/EXISTING BUSINESS: Watson's Elite Catering

ADDRESS OF PROPERTY AFFECTED: 2335 Union Avenue

NEW BUILDING: \_\_\_\_\_ ADDITION: \_\_\_\_\_ REMODELING: X

DESCRIPTION OF PROPOSED PROJECT: Reconstruction and remodeling of existing office portion of the facility. This portion of the building was damaged by an automobile crashing through the north wall and by the fire that ensued.

DESCRIPTION OF EXISTING EXTERIOR DESIGN AND MATERIALS: The existing building was constructed in 1987. It was clad with dark grey vertical cedar siding with fieldstone masonry corner piers and wainscot. Windows and doors were dark bronze aluminum, including sloped roof glazing at the front entrance.

DESCRIPTION OF THE PROPOSED EXTERIOR DESIGN AND MATERIALS: The new design will incorporate the same window and door locations as the original. The stone corners and wainscot will remain unchanged, but the roof overhang at the north wall of the building will be extended slightly at the entrance to provide improved cover for the doors. All wood siding will be removed and replaced with vertical metal siding, dark bronze in color to match new windows and doors. The sloped roof glazing will be omitted in favor of a raised canopy face which will serve as a building signboard (an existing ground mounted sign will be removed).



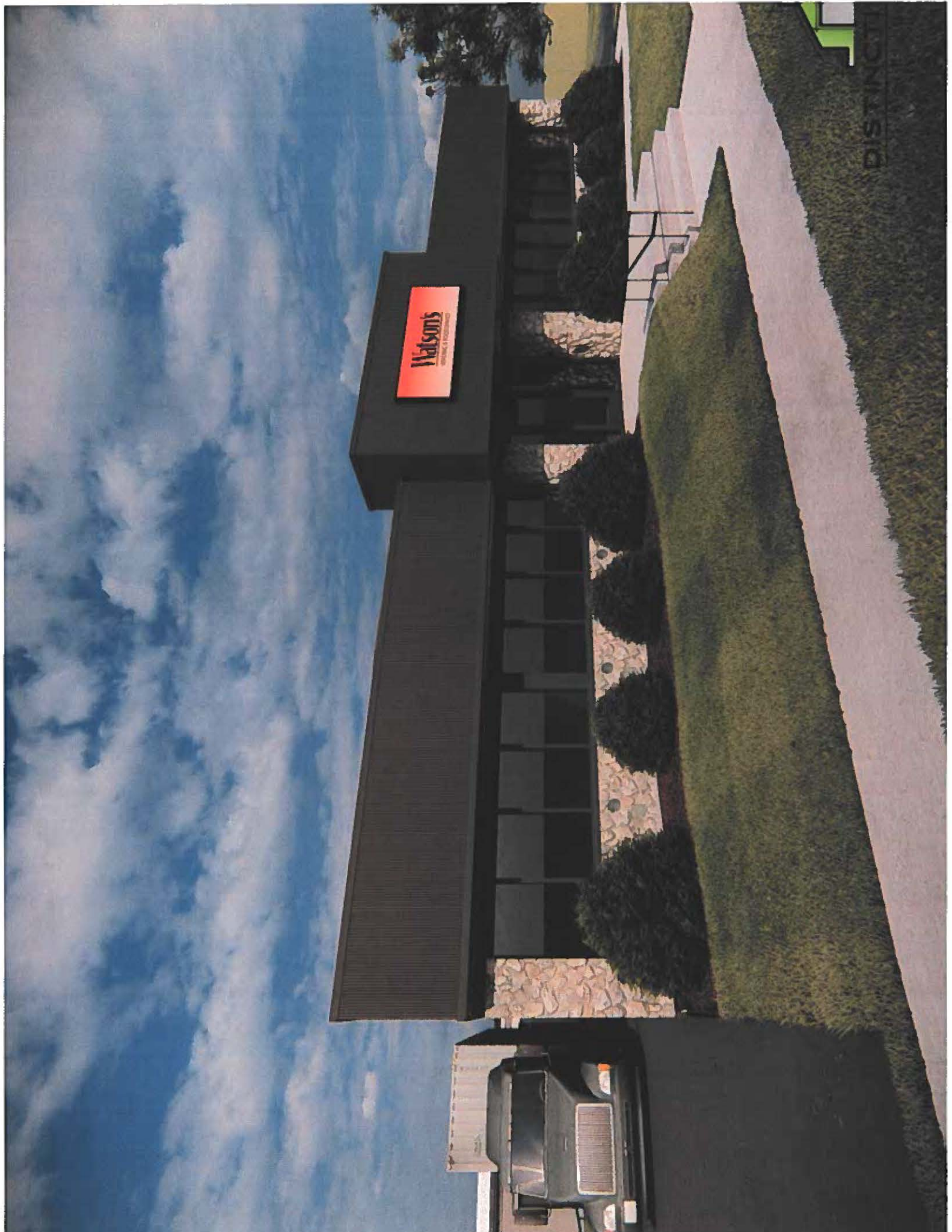






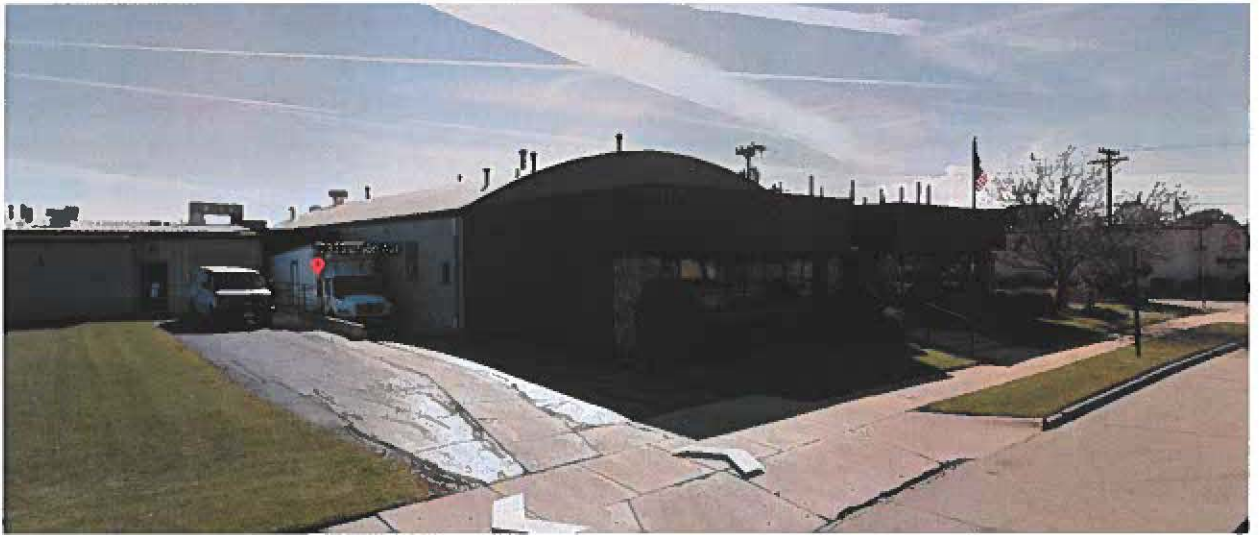
**Watson's**  
PROFESIONAL & RESIDENTIAL

DISTINCTIVE  
S T U



**Watson's**  
Home & Office

DISTRICT





**CITY OF SHEBOYGAN**

**REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION**

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**ITEM DESCRIPTION:** Construction of new building addition at Johnston Bakery located at 3228 Weeden Creek Road.

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

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**REPORT DATE:** August 9, 2019

**MEETING DATE:** August 12, 2019

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**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

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**BACKGROUND / ANALYSIS:**

Johnston Bakery is proposing to construct a new addition to their facility in the Sheboygan Business Park located at 3228 Weeden Creek Road. The applicant states the following:

- Johnston Bakery has experienced growth over the past several years and this proposed expansion is necessary to continue to respond to customer demand. The plant manufactures frozen dough for use in the baking industry. This expansion is needed for additional freezer space for the same activities that are conducted at this time.
- Johnston Bakery is proposing to construct a 1,650sf (30 x 55) addition to the north side of the existing facility. The existing facility is 17,550sf so the plant will now be approximately 19,200sf. Estimated cost for the project is \$350,000.
- The architecture will match the existing in terms of materials and colors which are aluminum clad freezer panels painted a neutral color and a near flat roof covered with membrane roofing.

**STAFF COMMENTS:**

Roof mechanicals?

**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: Johnston's Bakery

ADDRESS: 3228 Weeden Creek Rd.

E-MAIL ADDRESS: bunman@johnstonsbakery.com

PHONE: (920) 946-4962 FAX NO.: ( )

**2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT**

NAME OF PROPOSED/EXISTING BUSINESS: Johnston's Bakery  
ADDRESS OF PROPERTY AFFECTED: 3228 Weeden Creek Rd.

NEW BUILDING: \_\_\_\_\_ ADDITION: \_\_\_\_\_ REMODELING: \_\_\_\_\_

DESCRIPTION OF PROPOSED PROJECT: Addition to existing freezer  
30'x50'=1650 square feet

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DESCRIPTION OF EXISTING EXTERIOR DESIGN AND MATERIALS: Existing exterior walls are aluminum clad freezer panels, painted a neutral color. The roof is flat (1/4" foot pitch) covered with PVC membrane material, cast concrete foundation with chamfered top edge is exposed at grade.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DESCRIPTION OF THE PROPOSED EXTERIOR DESIGN AND MATERIALS: Same as existing



July 16, 2019

Re: Johnston's Bakery  
3228 Weeden Creek Rd  
Sheboygan WI 53081

Conditional Use Permit – Written Description

Proposed Addition.....

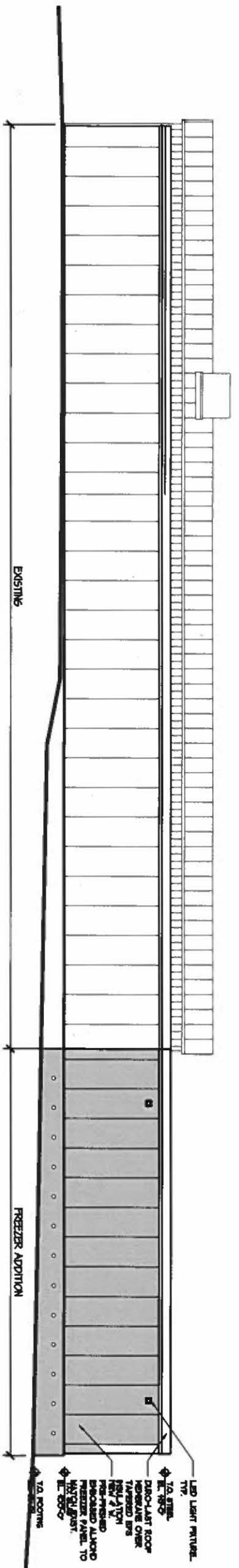
Johnston's Bakery – Frozen Dough Plant

This plant manufactures frozen dough for use in the baking industry. The addition will be used for additional frozen product storage, which is addressing a continuing growth of the business.

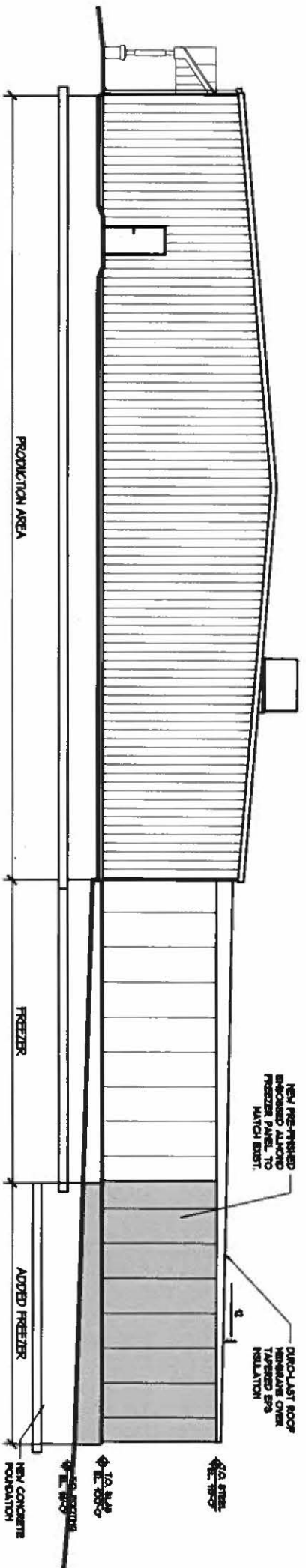
The existing plant is 17550 square feet in size, the proposed addition is 1650 square feet. The architecture will match the existing, which is aluminum clad freezer panels painted a neutral color and a (near) flat roof covered with membrane roofing. A pole mounted light fixture will be removed and replaced with building mounted LED fixtures on the north side. There will be a slight shift and widening of the north side service road plus 3 added parking stalls. There will be no change in existing loading docks, dumpsters, signage, or parking and maneuvering areas. Estimated cost for the project is \$350,000.

Normal operation of the plant is 4am until 8pm, Monday through Friday, with occasional Saturday work. Approximately 12 employees are currently working at the facility. This should increase slightly over the next 3 years. The number of trucks per day will remain unchanged at 2 to 3. We anticipate some additional landscape planting at the west wall of the new addition.

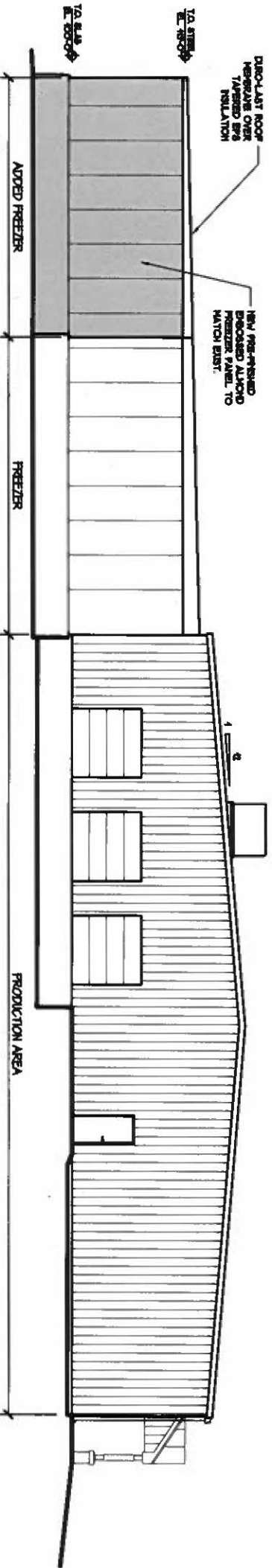




3 NORTH ELEVATION  
A2 SCALE 1/16" = 1'-0"



2 EAST ELEVATION  
A2 SCALE 1/16" = 1'-0"



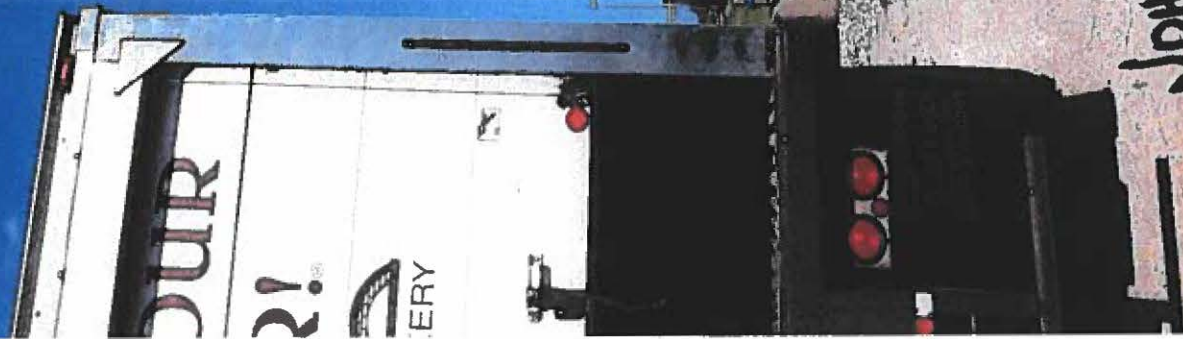
1 WEST ELEVATION  
A2 SCALE 1/16" = 1'-0"

NO.	REVISIONS	DATE

**DISTINCTIVE DESIGN**  
STUDIO  
215 PINE STREET  
SHEBOYGAN FALLS, WI 53085  
(920) 395-1090

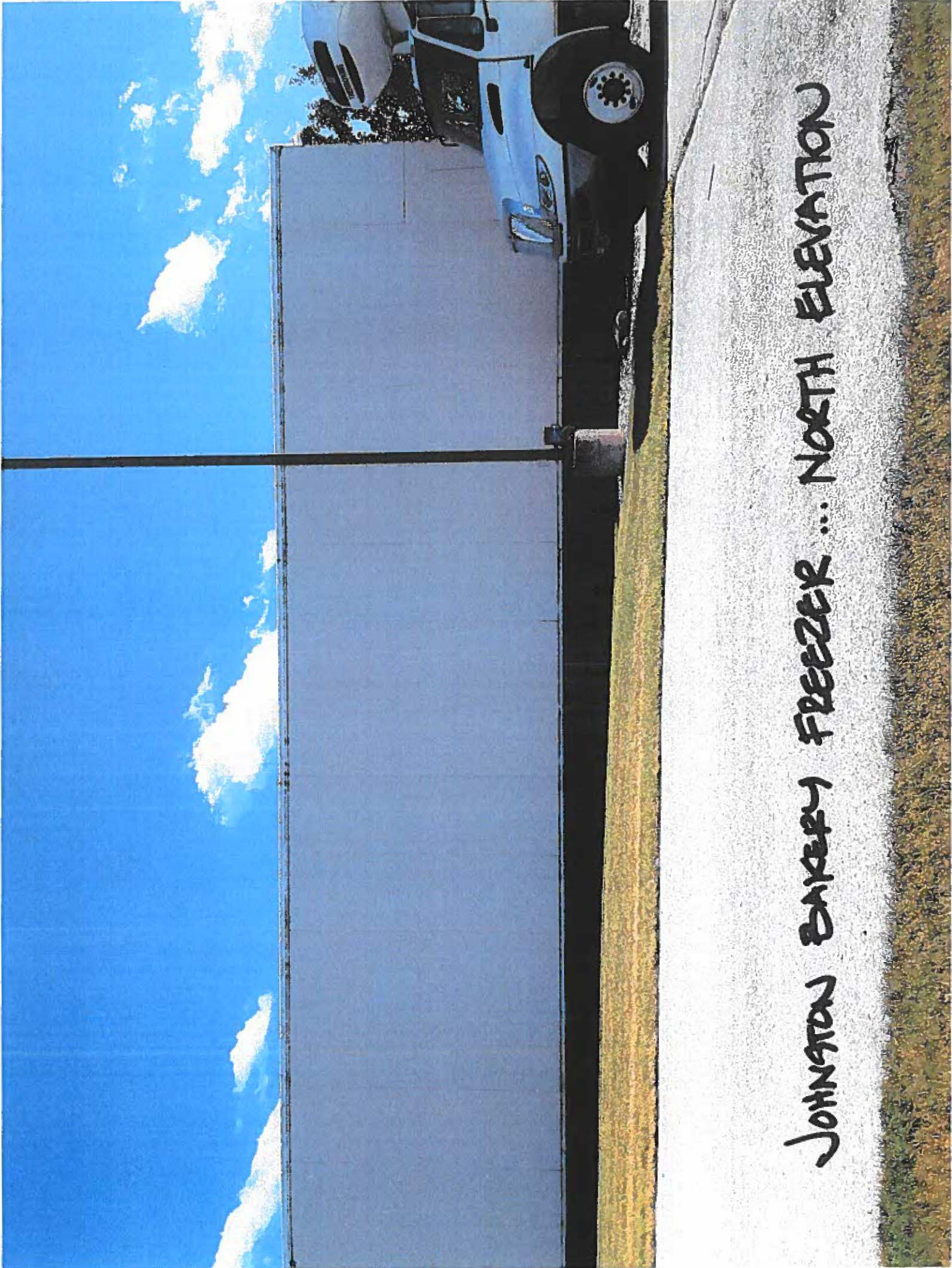
**FREEZER ADDITION FOR:  
JOHNSTON'S BAKERY**  
3228 WEEDED CREEK ROAD  
SHEBOYGAN, WI 53081

<b>SHEET TITLE</b>	
<b>DRAWN BY</b>	JCA
<b>CHECKED BY</b>	FAJ
<b>DATE</b>	07/19/19
<b>PROJECT NO.</b>	19-037
<b>SHEET NO.</b>	<b>A2</b>



JOHNSTON BAKERY FREEZER... WEST ELEVATION

JOHNSTON BAKERY FREEZER ... NORTH ELEVATION



**CITY OF SHEBOYGAN**

**REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION**

---

**ITEM DESCRIPTION:** Construction of Kingsbury Village Apartments on the vacant, undeveloped parcel located at the southwest corner of Wisconsin Avenue and N. 10th Street (Parcel # 59281107740, former Kingsbury Brewery property).

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

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**REPORT DATE:** August 9, 2019

**MEETING DATE:** August 12, 2019

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**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

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**BACKGROUND / ANALYSIS:**

Van Horn Real Estate is proposing to construct the new Kingsbury Village apartments on the vacant, undeveloped parcel located at the southwest corner of Wisconsin Avenue and N. 10<sup>th</sup> Street (Parcel # 59281107740, former Kingsbury Brewery). The applicant states the following about the project:

- Kingsbury Village will be a 33 unit market-rate multifamily apartment development on 1.8 acres of land located at the southwest corner of Wisconsin Avenue and N. 10<sup>th</sup> Street.
- There will be three (3) standalone buildings totaling 33 units consisting of:
  - A 15-unit building defined as Building #1 (west/river).
  - A 10-unit building defined as Building #2 (north/Wisconsin Ave.).
  - An eight (8) unit building defined as Building #3 (east/N. 10<sup>th</sup> St.).
- Each building provides units with 2 bedrooms and 1.5 baths, 1 garage space and one driveway space. All garages face the interior of the property.
- Each building will be three (3) stories with a maximum ridge height of 35'-0" above grade. The 3-story building heights and the proposed design seem appropriate for this site since there is a mix of taller multi-tenant structures as well as lower single-family and duplexes in this neighborhood.

- There will be a single paved private drive lane through the site accessed from N. 10th Street in order to minimize disruptions to the residential neighborhood. The access drive will line up with New York Avenue to the east.
- The site was home to Kingsbury Brewery and has been vacant and undeveloped for many. All previous above grade components have been demolished and removed offsite.
- Applicant is proposing to install two (2) 400sf (20 x 20) Kingsbury Village signs/murals – one (1) on the ends of buildings 1 and 2. Building 1 facing the intersection of New York and N. 10<sup>th</sup> (SE corner of the building) and Building 2 facing the intersection of Wisconsin Avenue and N. 10<sup>th</sup> Street (NE corner of the building).
- This sites prime location presents a unique and exciting opportunity allowing the redevelopment of a vacant, underutilized site into market-rate housing which will be complementary to the adjoining riverfront, provide infill development and be complementary to the adjoining uses.

The applicant states the following about the proposed apartment building:

- The Kingsbury Village development was established as an identifiable row house style neighborhood that nestles into the sloping hillside keeping scale and design of the units proportionate to the adjacent structures.
- To help integrate the 33 apartments into this site, we broke up the units into three (3) buildings. While not functionally necessary, this helps to diminish the size of the overall development and allows for a community type environment. This also allows the opportunity to create an intimate courtyard/patio spaces in the center of this development; providing amenities and flexible shared space for the residents.
- The applicant is placing the river building and the N. 10th Street building tight to the property lines In order to provide more building setback and creating a bit more buffer between our site (building #2) and the neighboring residences to the north of Wisconsin Avenue.
- Building #1 parkside/riverside façade was created to build a sense of a riverfront boardwalk community. First floor entrances along the park with two-story balconies facing the park/river. The courtyard side emulates buildings 2 and 3 row house.
- Building #2 and #3 were created with the row house style community in mind. Main entrances accessed from the sidewalks on 10th and Wisconsin along with small patio space facing the street. All parking and garages are sheltered from the street by placing these elements on the courtyard side of the building.
- Materials on the project are inspired by the original Kingsbury Beer building and to fit with the surrounding buildings. Two versions of brick are being utilized along with simple boxed out façade elements to give tribute to the original brick factory that once stood on this site, as well as, complementing the multi-story buildings that are adjacent. With the additional highlight of wood finished clapboard, painted board and batten sidings, and metal finishes, these elements pull in a softer feel to better engage

into this residential community. The materials were selected in a way to be coherent with the surrounding buildings but give the sense of smaller structures with their application.

Building #1 Materials:

- Thin Brick Alhambra Matt (M21-22 & 27-28)
- Smart Side Horizontal Lap siding
- Smart Side Board and Batten Vertical siding painted off-white
- Metal Cable Rail
- Wood Trellis painted black

Buildings #2 and #3 Materials:

- Thin Brick Alhambra Matt (M21-22 & 27-28)
- Thin Brick Westbrook
- Smart Side Horizontal Lap siding
- Smart Side Board and Batten Vertical siding painted off-white
- Metal Awning
- Metal Cornice

**STAFF COMMENTS:**

Applicant is proposing to install 400sf (20x 20) Kingsbury Village signs/murals on the ends of buildings 1 and 2. Building 1 facing the intersection of New York Avenue and N. 10<sup>th</sup> Street and Building 2 facing the intersection of Wisconsin Avenue and N. 10<sup>th</sup> Street. The Plan Commission will want to have the applicant explain signs/murals proposal and consider whether these 400sf painted mural signs are appropriate for this development. Are these painted? If not, what types of sign materials are being proposed?

**ACTION REQUESTED:**

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

**ATTACHMENTS:**

Architectural Review Board Application and required attachments.

PARCEL NO.:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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: Van Horn Real Estate  
ADDRESS: W5073 Co.Rd. O, Plymouth, WI 53073 E-MAIL: \_\_\_\_\_  
PHONE: ( ) FAX NO. ( )

**2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT**

NAME OF PROPOSED/EXISTING BUSINESS: Kingsbury Village  
ADDRESS OF PROPERTY AFFECTED: N. 10<sup>th</sup> Street and Wisconsin  
NEW BUILDING: X ADDITION: \_\_\_\_\_ REMODELING: \_\_\_\_\_  
DESCRIPTION OF PROPOSED PROJECT: New 3 building - 33 Unit apartment Complex

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DESCRIPTION OF **EXISTING** EXTERIOR DESIGN AND MATERIALS: N/A  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DESCRIPTION OF THE **PROPOSED** EXTERIOR DESIGN AND MATERIALS: Buildings will be clad with thin brick (two finishes), smart side wood tone horizontal lap siding, Smart Side board & batten siding (painted off white). Roofs will be flat with black metal coping. Each building also has the incorporation of metal awnings, spiral metal stairways and painted wood trellis.  
\_\_\_\_\_  
\_\_\_\_\_

SITE NARRATIVE - CONDITIONAL USE APPLICATION

June 24, 2019

PROJECT NAME AND ADDRESS:

Kingsbury Village  
North 10<sup>th</sup> Street/ Wisconsin Avenue  
Sheboygan, Wisconsin 53081

PARCEL INFORMATION/SITE DATA/LEGAL DESCRIPTION:

- The parcel is defined as tax parcel 59281107740.
- It is defined as all of Lot 1, 2, 3, 4, 5, 6, 9, 10, 11, 12, Block 132, Original Plat of the City of Sheboygan.
- The entire lot area is 1.788 acres.

ZONING CLASSIFICATION/ZONING REQUIREMENTS:

UR-Urban Residential

**25-foot front yard setback (Wisconsin Avenue) \***

**25-foot front yard setback (North 10<sup>th</sup> Street) \***

**25-foot front yard setback (North Water Street)\***

(40) residential units per acre

(2) off-street parking spaces per (2) bedroom units

(35)-foot maximum building height

- \* Bold text defines variance to be requested, see Variance Description.

EXISTING SITE CONDITIONS/LAND USE:

Formerly the Kingsbury Brewery operations. The site is currently vacant. All previous above grade components have been demolished and removed offsite.

PROPOSED LAND USE/LOT COVERAGE SITE DATA

- The proposed development consists of (33) apartments, constructed in (3) stand-alone buildings, consisting of a single fifteen (15) unit building defined as Building #1, a single ten (10) unit building defined as Building #2 and a single eight (8) unit building defined as Building #3.
  - Each building will be three stories with a maximum ridge height of 35'-0" above grade.
  - Each building includes a one-car garage.
  - There will be a single paved private drive lane through the site accessed from North 10<sup>th</sup> Street.
  - Within the property at the southeast corner, there will be (4) at grade visitor parking spaces provided.
  - The entire site will be graded such that developed storm water runoff will be collected, detain/released and pre-treated onsite with the ultimate storm water discharge being located at the northwest corner of the site, connected to existing storm sewer within North Water Street Right of Way.
  - Both public sanitary sewer and public water main are available within North 10<sup>th</sup> Street, North Water Street and Wisconsin Avenue and will be extended into the property.
- |  |  |
|--|--|
| • Proposed pavement area                       | 28,665 square feet (37-percent of total lot) |
| • Proposed concrete walk                       | 8,053 square feet (10-percent of total lot)  |
| • Proposed green space                         | 17,134 square feet (22-percent of total lot) |
| • Proposed (3) stand-alone Apartment buildings |  |
| (33) total apartment units.                    | 24,090 square feet (31-percent of total lot) |

- Building #1- 10,950 square foot building footprint.  
(15) units total, (2) bedroom and (1 ½) bath each unit.  
(15) garage spaces provided, (15) driveway spaces provided.
- Building #2- 7,300 square foot building footprint  
(10) units total, (2) bedroom and (1 ½) bath each unit.  
(10) garage spaces provided, (10) driveway spaces provided.
- Building #3- 5,840 square foot building footprint  
(8) units total, (2) bedroom and (1 ½) bath each unit.  
(8) garage spaces provided, (8) driveway spaces provided.

NOTE: For (33) two bedroom units provided, the UR zoning classification dictates we need (64) total off-street parking spaces. Based upon the current proposed site plan, we have provided (53) garage parking spaces and (16) driveway parking spaces within the property for a total of (69) spaces. There will also be (4) additional visitor parking spaces provided within the current Wisconsin Avenue Right of Way.

#### SITE SELECTION

- The current site was selected due to the adjacency to the Sheboygan River, its view overlooking Camp Marina Park and its proximity to shops/businesses within walking distance to the site.
- The proposed residential development coincides with the current surrounding Neighborhood Residential (NR) zoned properties within the neighborhood and would address the need for housing within the City of Sheboygan.

#### 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). \*

#### 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:

- Site lighting will be limited to wall mounted fixtures over each garage door (internal to the development).
- Front entry porch lights (wall mounted) will be provided at each front entry.
- No pole lighting will be provided.

#### ARCHITECTURE:

- The Kingsbury Village development was established as an identifiable row house style neighborhood that nestles into the sloping hillside keeping scale and design of the units proportionate to the adjacent structures.
- To help integrate the 33 apartments into this site, we broke up the units into 3 buildings. While not functionally necessary, this helps to diminish the size of the overall development and allows for a community type environment. This also gave us the ability to create an intimate courtyard/patio spaces in the center of this development; providing amenities and flexible shared space for the residents.

- Building #1 parkside façade was created to build a sense of a riverfront boardwalk community. First floor entrances along the park with two story balconies facing the park/river. The courtyard side emulates buildings 2 and 3 rowhouse feel as these buildings can be seen together.
- Building #2 and #3 were created with the rowhouse style community in mind. Main entrances accessed from the sidewalks on 10<sup>th</sup> and Wisconsin along with small patio space facing the street. All parking and garages are sheltered from the street by placing these elements on the courtyard side of the building.
- Materials on the project are inspired by the original Kingsbury Beer building and to fit with the surrounding buildings. Two versions of brick are being utilized along with simple boxed out façade elements to give tribute to the original brick factory that once stood on this site; also complementing the multi-story building that are adjacent. With the additional highlight of wood finished clapboard, painted board & batten sidings, and metal finishes, these elements pull in a softer feel to better engage into this residential community. The materials were selected in a way to be coherent with the surrounding buildings but give the sense of smaller structures with their application.

VARIANCE REQUEST/VARIANCE DESCRIPTION:

(5) Total variances to be requested:

1. Front yard setback, North Water Street
2. Front yard setback, Wisconsin Avenue
3. Front yard setback, North 10<sup>th</sup> Street
4. Building Murals

1. FRONT YARD SETBACK

The requested variance for Building #1 is to allow a **zero building setback** along the North Water Street side (front yard side) of the site. The zero building set-back requested allows for the proposed building footprints to be shifted west to allow for maximum internal vehicle maneuvering space and create maximum separation between the three buildings.

2. FRONT YARD SETBACK

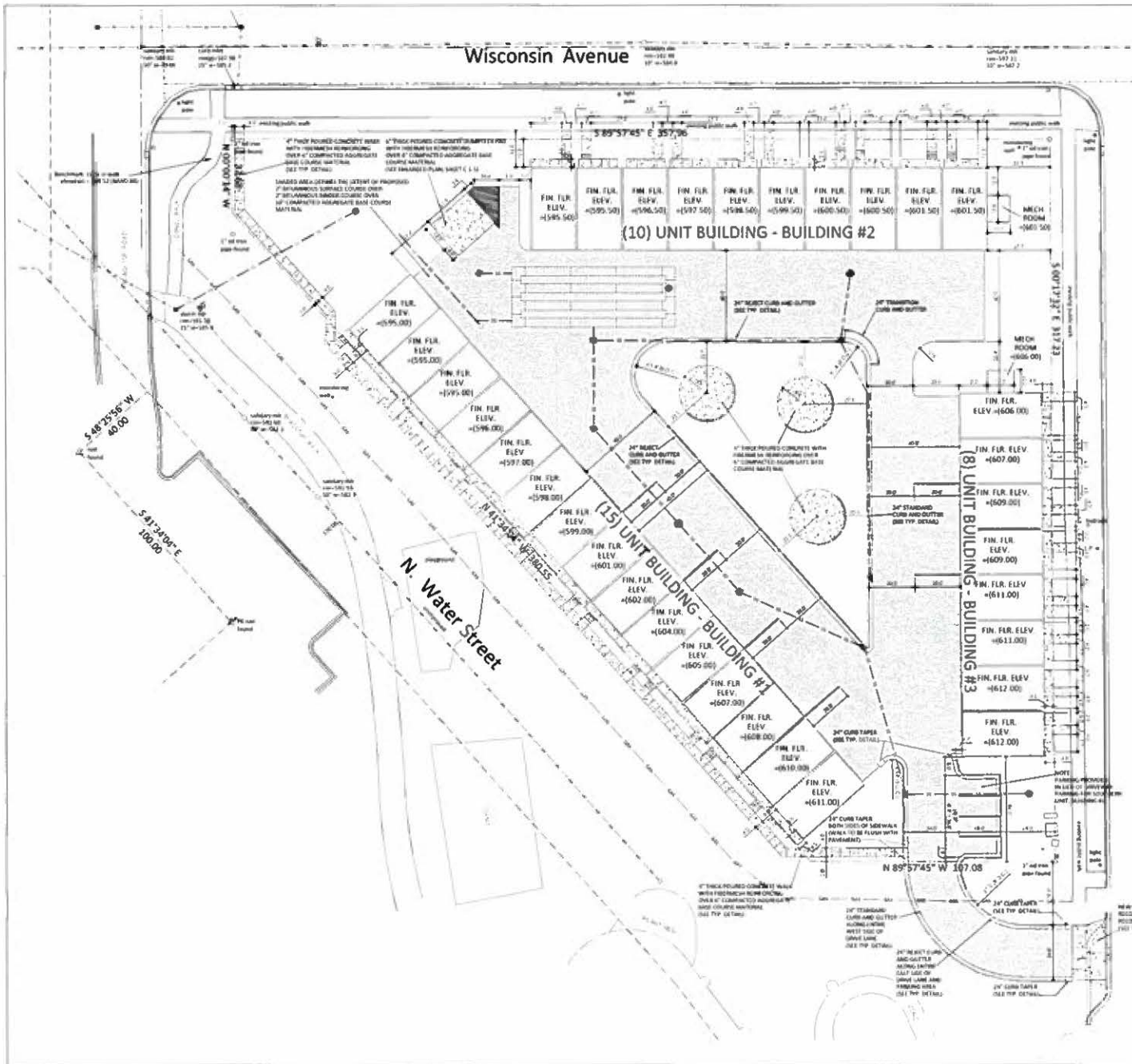
The requested variance for Building #2 is to allow a **twelve foot, four inch (12'-4") building setback** along the Wisconsin Avenue side of the site. The building set-back requested allows for the proposed building footprints to be shifted north to allow for maximum internal vehicle maneuvering space and create maximum separation between the three buildings.

3. FRONT YARD SETBACK

The requested variance for Building #3 is to allow a **zero building setback** along the North 10<sup>th</sup> Street side (front yard side) of the site. The zero building set-back requested allows for the proposed building footprints to be shifted west to allow for maximum internal vehicle maneuvering space and create maximum separation between the three buildings.

4. BUILDING MURALS

The requested variance for building murals is to allow for the Kingsbury Beer logo with Kingsbury village name applied to one end of Building #1 and one end of building #2. Size of mural is 20'x20'.



**SITE DATA**

TOTAL SITE AREA	17,587.50 SQ. FT. (1.18 AC.)
CONCRETE CLASSIFICATION UP (URBAN) RESERVE	10,100.00 SQ. FT.
BUILDING #1 FLOORING (WOOD) AREA	7,420.00 SQ. FT.
BUILDING #2 FLOORING (WOOD) AREA	3,840.00 SQ. FT.
BUILDING #3 FLOORING (WOOD) AREA	3,840.00 SQ. FT.
PROPOSED PARKING	28,440.00 SQ. FT.
PROPOSED CONCRETE WALK	1,800.00 SQ. FT.
PROPOSED ENTRY WALL AND STAIR BLDG. #1	1,270.00 SQ. FT.
PROPOSED ENTRY WALL AND STAIR BLDG. #2	1,100.00 SQ. FT.
PROPOSED ENTRY WALL AND STAIR BLDG. #3	472.00 SQ. FT.
CURB AND GUTTER	1,414.00 SQ. FT.
CONCRETE PAVED AREAS	1,324.00 SQ. FT.
CONCRETE DAMPER ENCLOSURE	387.00 SQ. FT.
PROPOSED TOTAL IMPERVIOUS AREA (POST DEVELOPMENT)	40,841.00 SQ. FT.

**SITE PARKING**

PROPOSED ONE GARAGE SPACE PER UNIT	150 SPACES
PROPOSED ONE DRIVEWAY PARKING SPACE PER UNIT	111 SPACES
PROPOSED OFF-STREET PARKING SPACE	10 SPACES
<b>TOTAL OFF-STREET PARKING</b>	<b>171 SPACES</b>

New York Avenue

**SITE PLAN**  
1"=20'



**KINGSBURY VILLAGE**

NEW HOUSING  
SW PARCEL  
INTERSECTION OF WISCONSIN AVE & NORTH 10TH ST.

**SITE PLAN**

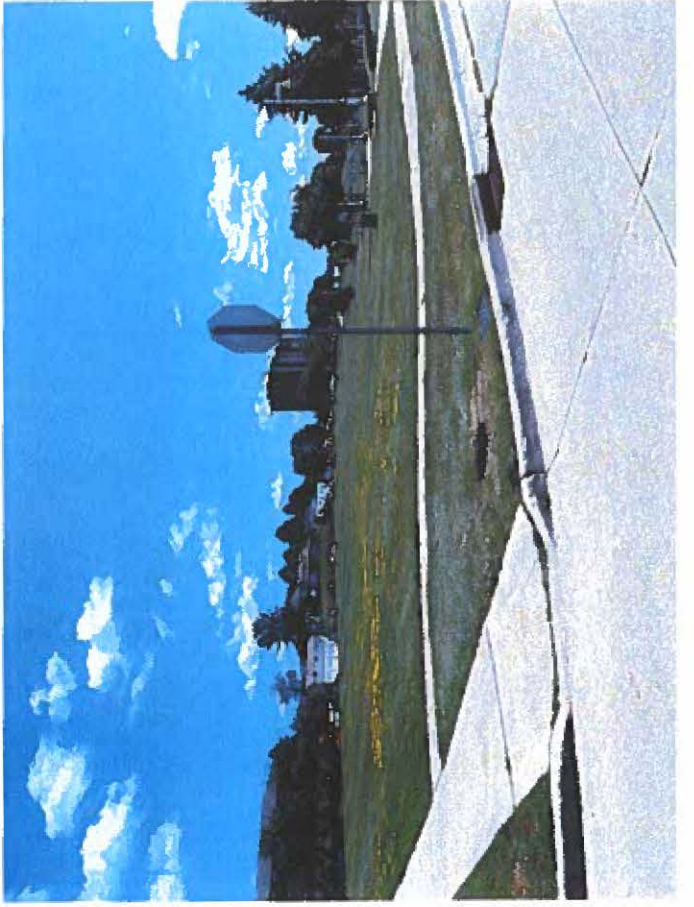
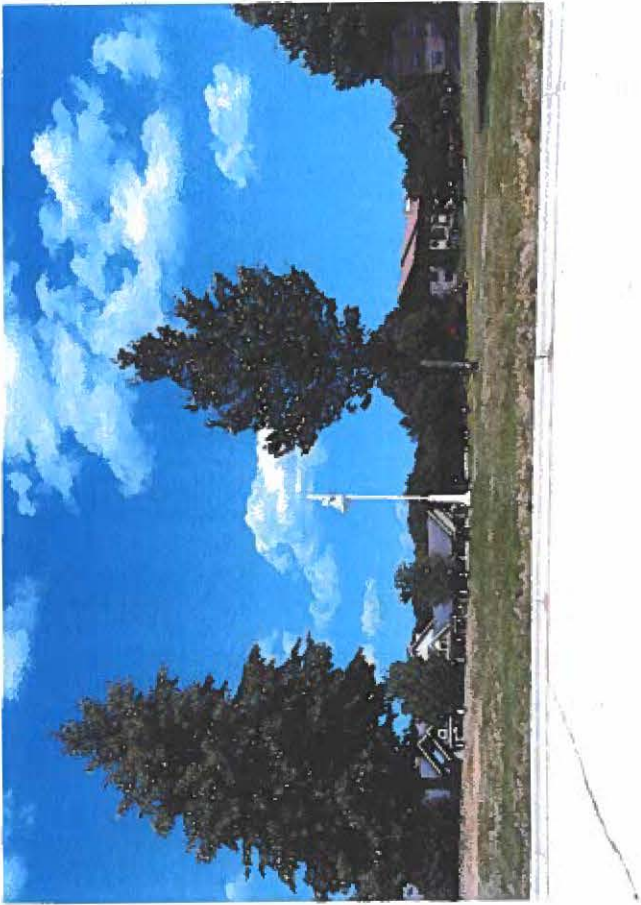
DATE: 04/11/2018  
DRAWN BY: [Name]  
CHECKED BY: [Name]

DATE: 04/11/2018

**C1.1**

SCALE:  
1"=20'  
FOR ALL DIMENSIONS UNLESS OTHERWISE NOTED

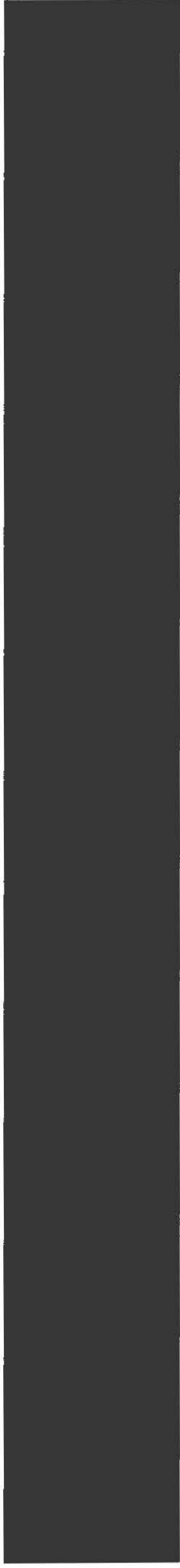








INTERIOR PERSPECTIVE OF COURTYARD LOOKING SE

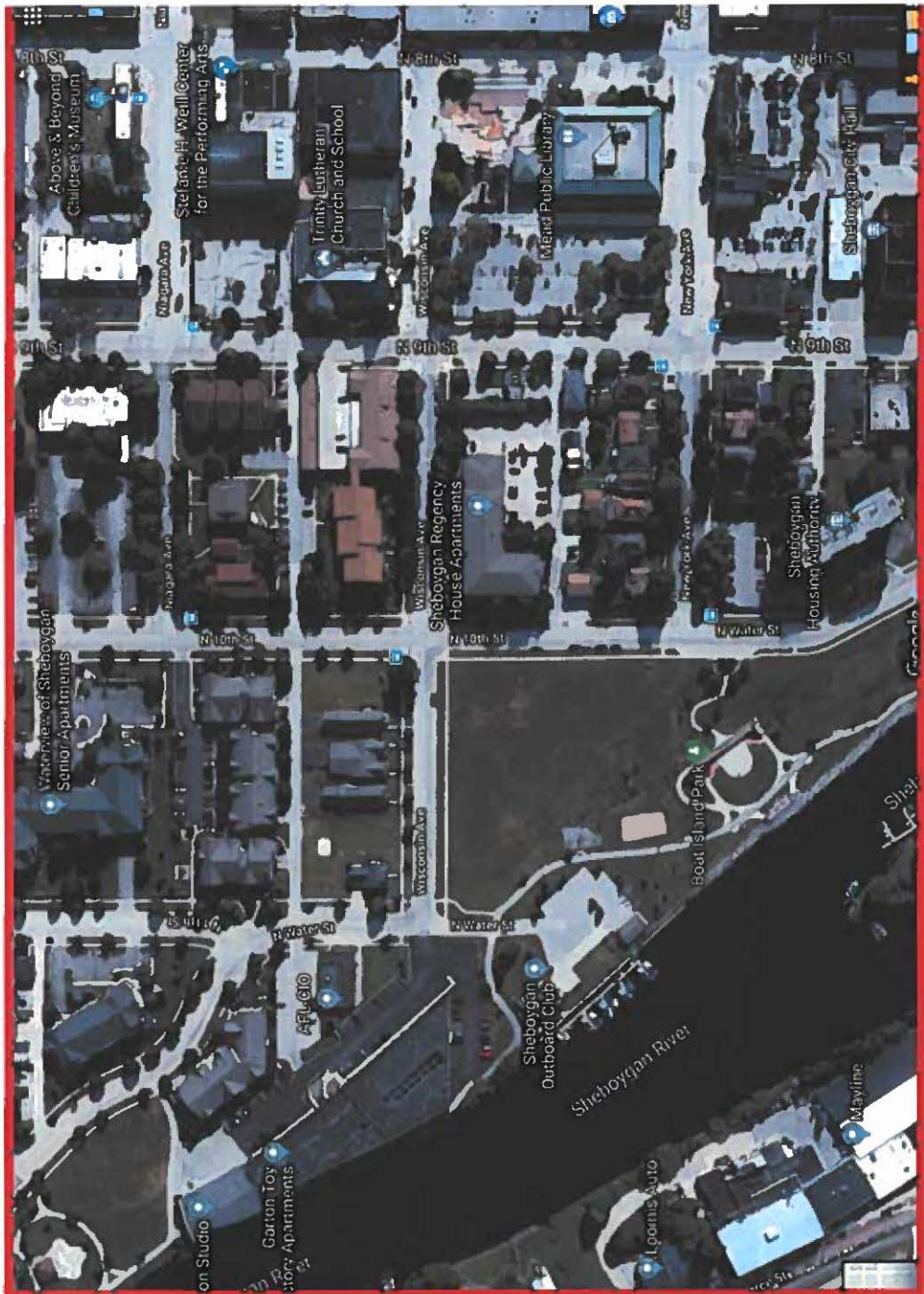


# KINGSBURY VILLAGE

SHEBOYGAN, WISCONSIN

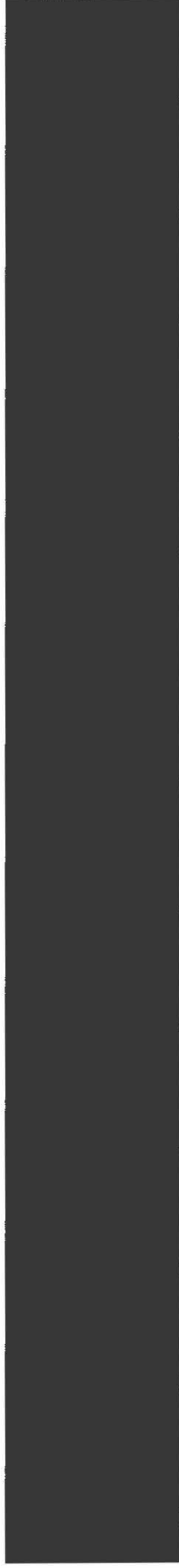


**LOCATION: Nth 10th STREET & WISCONSIN**





## PARK SIDE – BUILDING 1





# GARAGE SIDE - BUILDING 1



## FINISHES – BUILDING 1



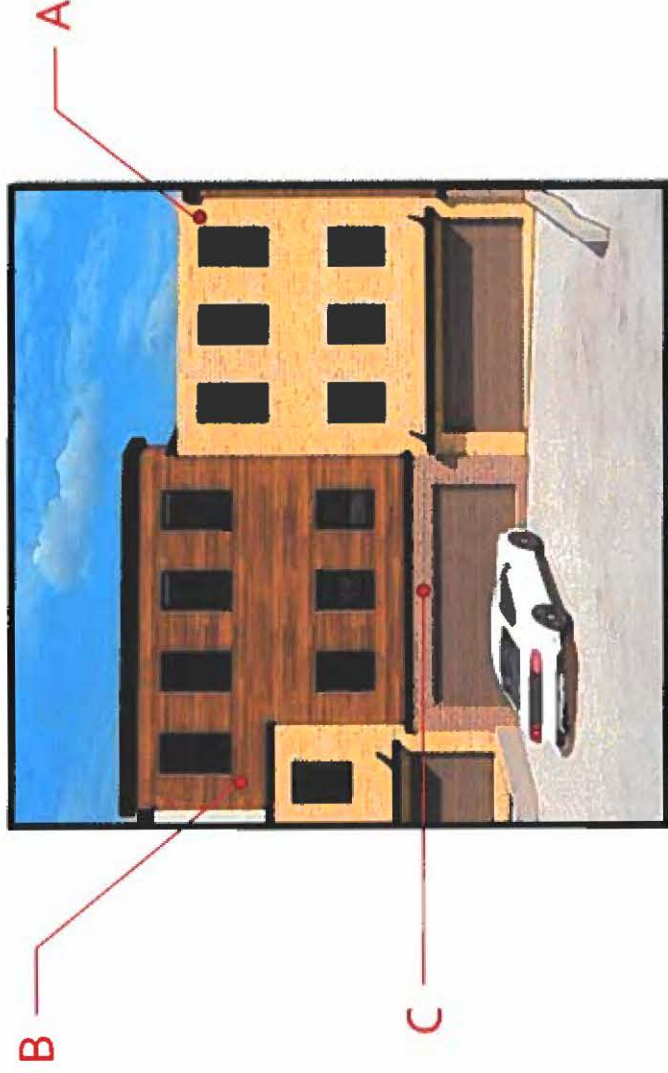
A. Thin Brick  
Alhambra Matt  
(M21-22 & 27-28)



B. Smart Side  
Horizontal Lap  
siding



C. Thin Brick  
Alhambra Matt  
(M21-22 & 27-28)



## FINISHES – BUILDING 1

A. Smart Side Board and Batten  
Vertical siding  
painted off-white



B. Thin Brick  
Alhambra Matt  
(M21-22 & 27-28)

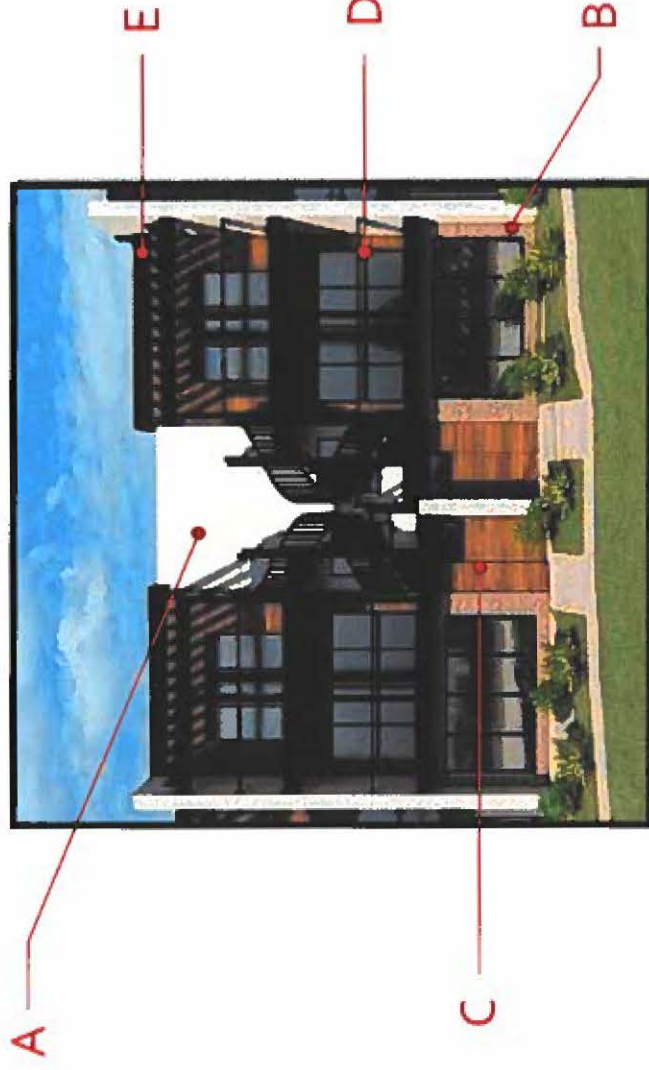


C. Smart Side  
Horizontal Lap  
siding



D. Metal Cable Rail

E. Wood Trellis  
painted black



215 Pine Street  
Stoughton, MA, 01560  
Tel: 953-295-1950  
www.districtivedesign.com

DISTRICTIVE DESIGN  
ARCHITECTS

INTERSECTION OF WISCONSIN AVE & NORTH 10TH ST.

# KINGSBURY VILLAGE

PARKSIDE  
SW PARCEL

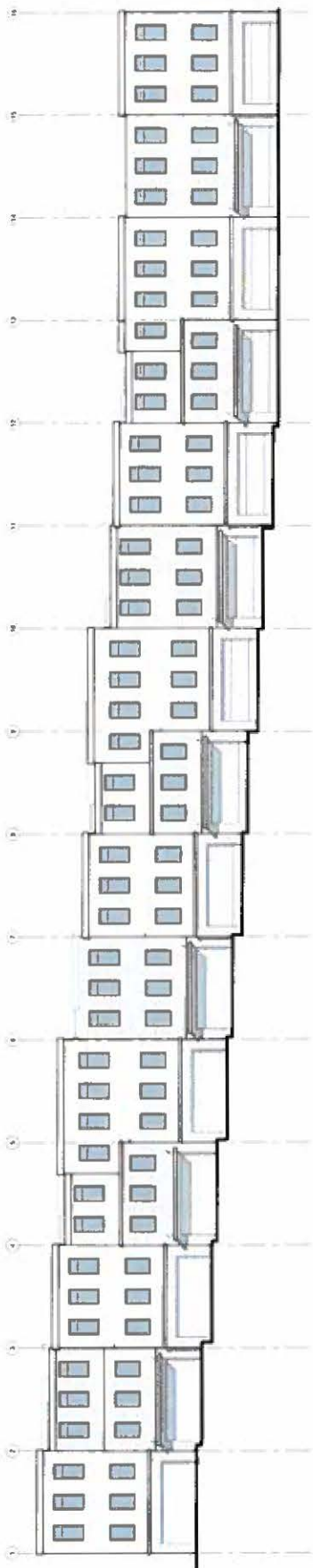
PRELIMINARY  
PLANS

PARKSIDE  
EXTERIOR  
ELEVATIONS  
(GARAGE SIDE)

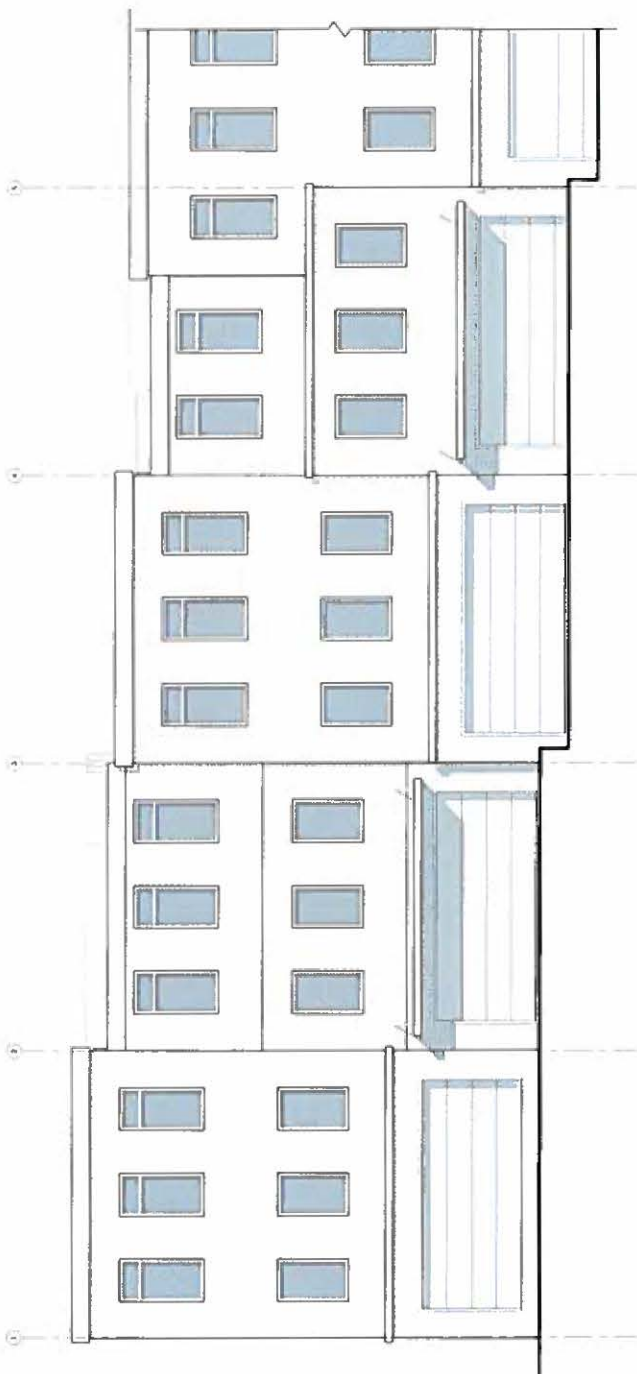
DATE: 01.22.19  
DRAWN BY: ACHITON  
CHECKED BY: SMP  
PROJECT #: 18-077

A201

SCALE: AS SHOWN  
NOTE:  
ALL DIMENSIONS ARE REDUCED BY  
1/8" UNLESS OTHERWISE NOTED  
ACCURACY: V



1 EXTERIOR ELEV. - GARAGE SIDE  
1/8" = 1'-0"



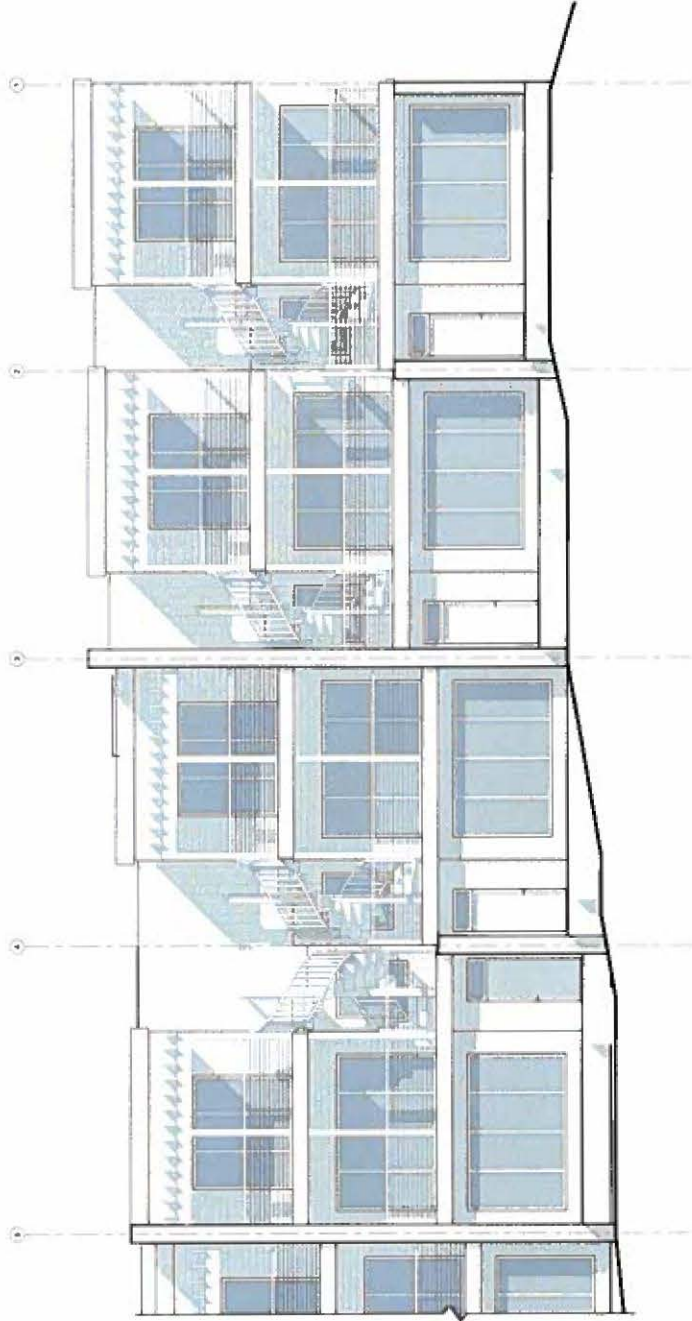
2 EXTERIOR ELEV. - GARAGE SIDE ENLARGED  
1/4" = 1'-0"



PROJ. NO. 18-077  
DATE: 01.22.19  
DRAWN BY: ACHITON  
CHECKED BY: SMP  
PROJECT #: 18-077



2 EXTERIOR ELEV. - PARKSIDE  
1/4" = 10'



1 EXTERIOR ELEV. - PARKSIDE ENLARGED  
1/4" = 10'

REVISIONS

NO.	DATE	DESCRIPTION
1	01/22/13	

**DISTINCTIVE DESIGN**  
215 First Street  
Sheboygan Park, WI 53081  
PH: (920) 795-1950  
WWW.DISTINCTIVEDSIGN.COM

**KINGSBURY VILLAGE**  
PARKSIDE  
INTERSECTION OF WISCONSIN AVE & NORTH 10TH ST.

PRELIMINARY PLANS

PARKSIDE EXTERIOR ELEVATIONS (ENTRY SIDE)

SCALE: AS SHOWN  
DATE: 01/22/13  
DRAWN BY: ACB/TJC  
CHECKED BY: SJP  
PROJECT #: 16-077

**A202**

SCALE: AS SHOWN  
DATE: 01/22/13  
DRAWN BY: ACB/TJC  
CHECKED BY: SJP  
PROJECT #: 16-077



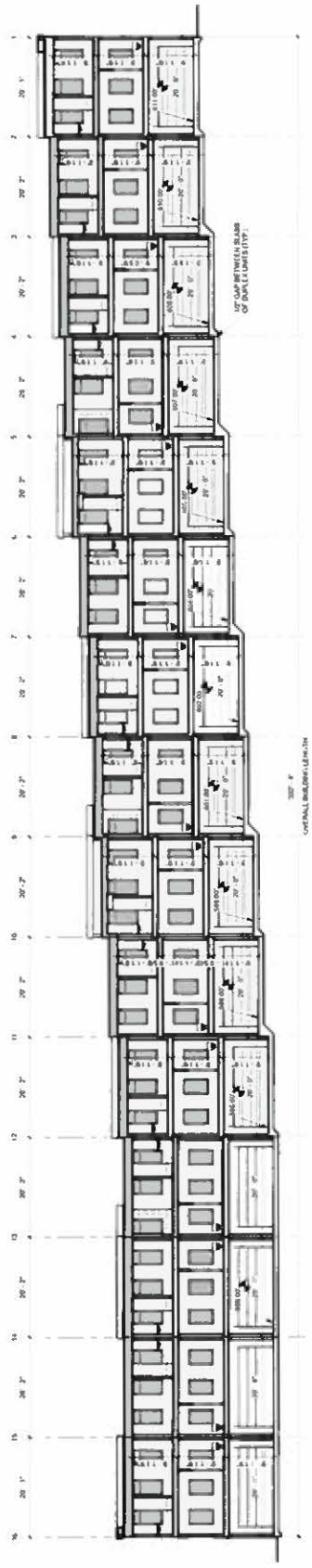
NOTES:  
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
2. REFER TO ALL OTHER SHEETS FOR DETAILS AND FINISHES.  
3. SEE SPECIFICATIONS FOR MATERIALS AND FINISHES.  
4. SEE SPECIFICATIONS FOR WINDOW AND DOOR SCHEDULES.  
5. SEE SPECIFICATIONS FOR ROOFING AND EXTERIOR WALL FINISHES.  
6. SEE SPECIFICATIONS FOR INTERIOR FINISHES.  
7. SEE SPECIFICATIONS FOR MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS.  
8. SEE SPECIFICATIONS FOR LANDSCAPE AND SITEWORK.  
9. SEE SPECIFICATIONS FOR SIGNAGE AND MARKING.  
10. SEE SPECIFICATIONS FOR SECURITY AND ACCESS CONTROL.  
11. SEE SPECIFICATIONS FOR SPECIALTIES AND GLAZING.  
12. SEE SPECIFICATIONS FOR FURNITURE AND FIXTURES.  
13. SEE SPECIFICATIONS FOR EQUIPMENT AND APPLIANCES.  
14. SEE SPECIFICATIONS FOR LIGHTING AND ELECTRICAL FIXTURES.  
15. SEE SPECIFICATIONS FOR AUDIOVISUAL AND COMMUNICATIONS SYSTEMS.  
16. SEE SPECIFICATIONS FOR SPECIALTIES AND ACCESSORIES.  
17. SEE SPECIFICATIONS FOR FINISHES AND COATINGS.  
18. SEE SPECIFICATIONS FOR PAINTS AND STAINES.  
19. SEE SPECIFICATIONS FOR CARPETING AND FLOORING.  
20. SEE SPECIFICATIONS FOR WALLPAPER AND MURAL FINISHES.  
21. SEE SPECIFICATIONS FOR CEILING FINISHES.  
22. SEE SPECIFICATIONS FOR DOOR AND WINDOW FINISHES.  
23. SEE SPECIFICATIONS FOR RAILINGS AND HANDRAILS.  
24. SEE SPECIFICATIONS FOR STAIRS AND ESCALATORS.  
25. SEE SPECIFICATIONS FOR ELEVATORS AND LIFT SYSTEMS.  
26. SEE SPECIFICATIONS FOR MECHANICAL SYSTEMS.  
27. SEE SPECIFICATIONS FOR ELECTRICAL SYSTEMS.  
28. SEE SPECIFICATIONS FOR PLUMBING SYSTEMS.  
29. SEE SPECIFICATIONS FOR FIRE PROTECTION SYSTEMS.  
30. SEE SPECIFICATIONS FOR SECURITY SYSTEMS.  
31. SEE SPECIFICATIONS FOR ACCESSIBILITY.  
32. SEE SPECIFICATIONS FOR ENERGY EFFICIENCY.  
33. SEE SPECIFICATIONS FOR SUSTAINABILITY.  
34. SEE SPECIFICATIONS FOR HISTORIC PRESERVATION.  
35. SEE SPECIFICATIONS FOR ARCHITECTURAL QUALITY.  
36. SEE SPECIFICATIONS FOR CONSTRUCTION QUALITY.  
37. SEE SPECIFICATIONS FOR PROJECT MANAGEMENT.  
38. SEE SPECIFICATIONS FOR SCHEDULING AND COST CONTROL.  
39. SEE SPECIFICATIONS FOR RISK MANAGEMENT.  
40. SEE SPECIFICATIONS FOR COMMUNICATIONS AND REPORTING.  
41. SEE SPECIFICATIONS FOR DOCUMENTATION AND RECORDS MANAGEMENT.  
42. SEE SPECIFICATIONS FOR LEGAL AND REGULATORY COMPLIANCE.  
43. SEE SPECIFICATIONS FOR ETHICS AND PROFESSIONAL CONDUCT.  
44. SEE SPECIFICATIONS FOR CLIENT AND STAKEHOLDER ENGAGEMENT.  
45. SEE SPECIFICATIONS FOR PROJECT CLOSURE AND EVALUATION.

DATE PLOTTED: 01/22/13 10:00 AM  
PLOTTER: HP DesignJet T1100e  
SCALE: 1/4" = 10'  
SHEET: A202 OF 10  
PROJECT: KINGSBURY VILLAGE  
DRAWN BY: ACB/TJC  
CHECKED BY: SJP  
PROJECT #: 16-077



SCALE: 3/32" = 1'-0"  
 NOTE: THIS DRAWING IS THE PROPERTY OF  
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1 SECTION - MAIN BUILDING SECTION  
 1/32" = 1'-0"



**A301**

SCALE DATE: 01/22/13  
 DRAWN BY: TCH  
 CHECKED BY: SJP  
 PROJECT #: 18-037

**PARKSIDE MAIN BUILDING SECTION**

**PRELIMINARY PLANS**

**KINGSBURY VILLAGE**  
**PARKSIDE**  
**SW PARCEL**  
**INTERSECTION OF WISCONSIN AVE & NORTH 10TH ST.**

**DISTINCTIVE DESIGN**  
 215 Pine Street  
 Sheboygan Falls, WI 53085  
 PH: 920.395.1050  
 WWW.DISTINCTIVEDSIGN.COM

# DATE: 01/22/13 00:57  
 DESCRIPTION:

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**PARKSIDE  
SW PARCEL  
INTERSECTION OF WISCONSIN AVE & NORTH 10TH ST.**

**PRELIMINARY  
PLANS**

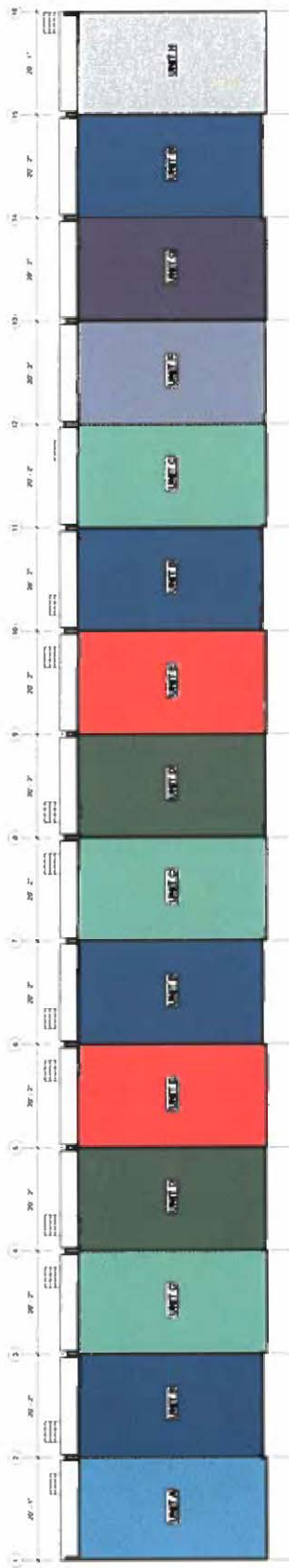
**PARKSIDE FIRST  
FLOOR PLAN**

DATE: 01/22/18  
 DRAWN BY: TCT  
 CHECKED BY: SMD  
 PROJECT #: M-077

**A101**  
 SCALE: 3/32" = 1'-0"  
 NOTED: THIS PLAN SUBMITTED BY  
 MR. MICHAEL DUMAS

**DISTINCTIVE DESIGN**  
 215 Pine Street  
 Stoughton Park, WI 53085  
 PH: 920-395-1990  
 WWW.DISTINCTIVEDSIGN.COM

DATE: 09/02/18 00:56:11  
 DESCRIPTION:



**1 FLOOR PLAN - PARKSIDE UNIT DESIGNATIONS**  
 3/32" = 1'-0"



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215 Pine Street  
 Shelburne Falls, WI 53085  
 PH: 608-395-1090  
 www.district-architectural.com

INTERSECTION OF WISCONSIN AVE & NORTH 10TH ST.

# KINGSBURY VILLAGE

PARKSIDE UNIT A

CONCEPTUAL  
 FLOOR PLANS

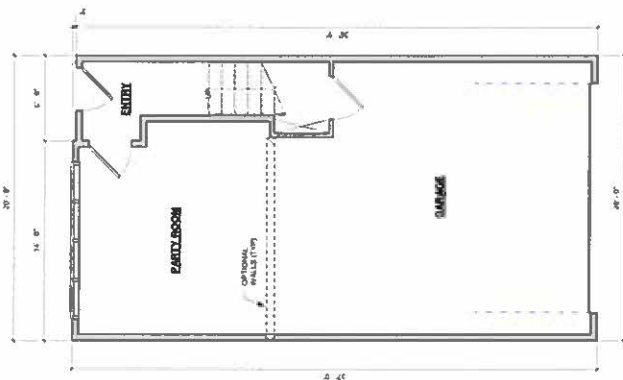
PARKSIDE UNIT A  
 FLOOR PLANS

DATE: 11/27/18  
 DRAWN BY: AUSTIN  
 CHECKED BY: SJP  
 PROJECT #: 18-077

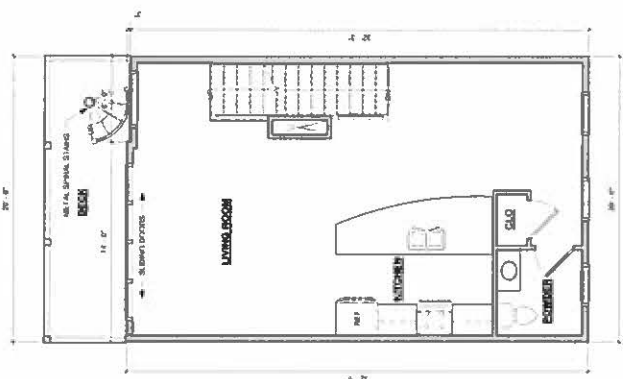
**A102.A**

SCALE: 1/4" = 1'-0"  
 NORTH  
 THIS PLAN WAS PREPARED BY  
 DISTRICT ARCHITECTURAL  
 ARCHITECTS

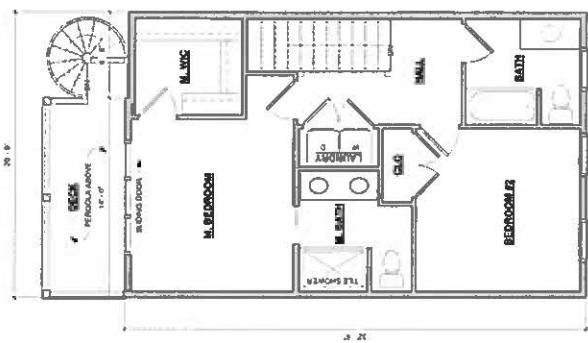
REVISIONS  
 1. DATE: 11/27/18  
 DESCRIPTION:



1 FLOOR PLAN - UNIT A - FIRST FLOOR PLAN  
 1/4" = 1'-0"



2 FLOOR PLAN - UNIT A - SECOND FLOOR PLAN  
 1/4" = 1'-0"



3 FLOOR PLAN - UNIT A - THIRD FLOOR PLAN  
 1/4" = 1'-0"



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DATE: 11/14/18  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 PROJECT #



**KINGSBURY VILLAGE**  
 PARKSIDE UNIT B  
 SW PARCEL  
 INTERSECTION OF WISCONSIN AVE & NORTH 10TH ST.

**CONCEPTUAL FLOOR PLANS**

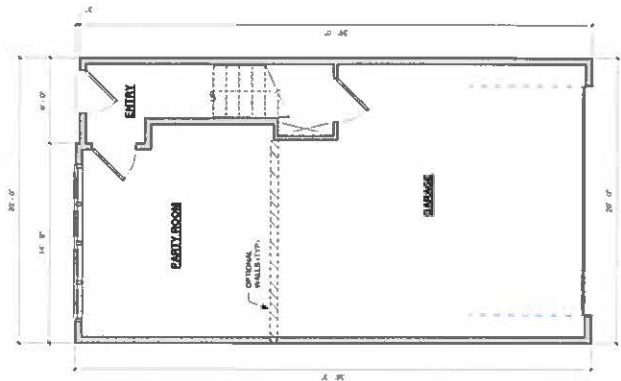
**PARKSIDE UNIT B FLOOR PLANS**

ISSUE DATE: 11/27/18  
 DRAWN BY: ACRETCH  
 CHECKED BY: SMP  
 PROJECT #: 18-077

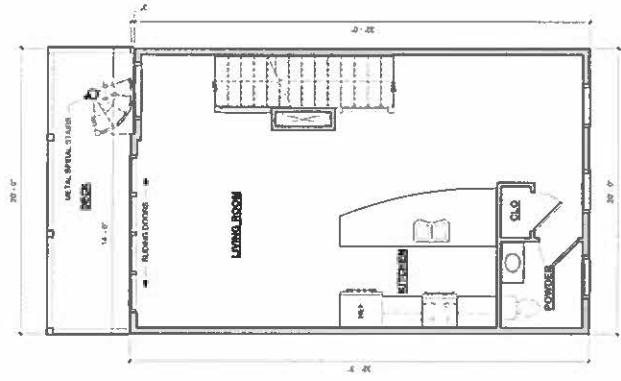
**A102.B**

SCALE: 1/4" = 1'-0"  
 UNITS ARE IN FEET AND INCHES  
 ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE

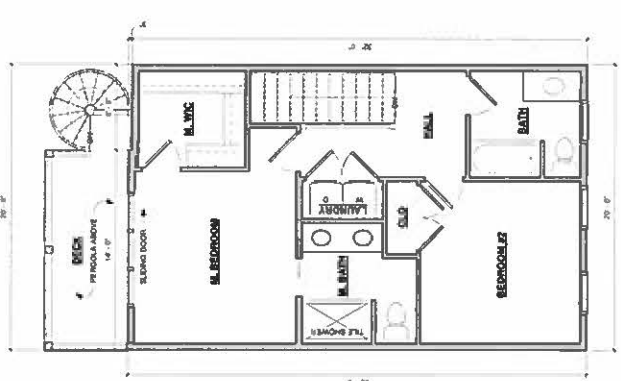
#	DATE	DESCRIPTION
1	11/27/18	ISSUE
2	11/27/18	ISSUE



1 FLOOR PLAN - UNIT B - FIRST FLOOR PLAN  
 1/4" = 1'-0"



2 FLOOR PLAN - UNIT B - SECOND FLOOR PLAN  
 1/4" = 1'-0"



3 FLOOR PLAN - UNIT B - THIRD FLOOR PLAN  
 1/4" = 1'-0"



ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE

DATE: 11/27/18  
 DRAWN BY: ADM/TCN  
 CHECKED BY: SMP  
 PROJECT #: 18-077

**DISTINCTIVE DESIGN**  
 217 Pine Street  
 Sheboygan Falls, WI 53085  
 PH: 920.939.1090  
 www.distinctivedesign.com

**KINGSBURY VILLAGE**  
 PARKSIDE UNIT C  
 SW PARCEL  
 INTERSECTION OF WISCONSIN AVE & NORTH 10TH ST.

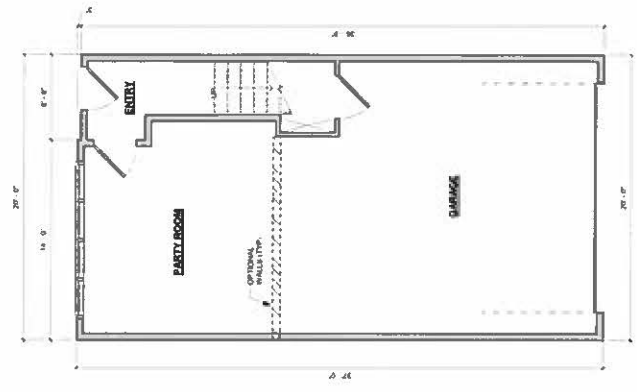
CONCEPTUAL  
 PLANS

PARKSIDE UNIT C  
 FLOOR PLANS

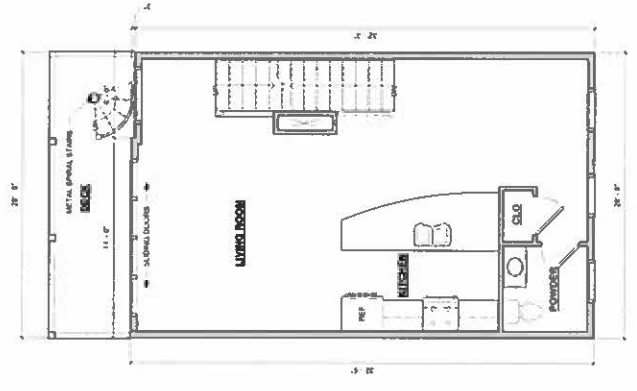
ISSUE DATE: 11/27/18  
 DRAWN BY: ADM/TCN  
 CHECKED BY: SMP  
 PROJECT #: 18-077

**A102.C**  
 SCALE: 1/4" = 1'-0"  
 NOTES:  
 1. ALL DIMENSIONS UNLESS OTHERWISE NOTED.  
 2. SEE ARCHITECTURAL SPECIFICATIONS FOR MATERIALS AND FINISHES.

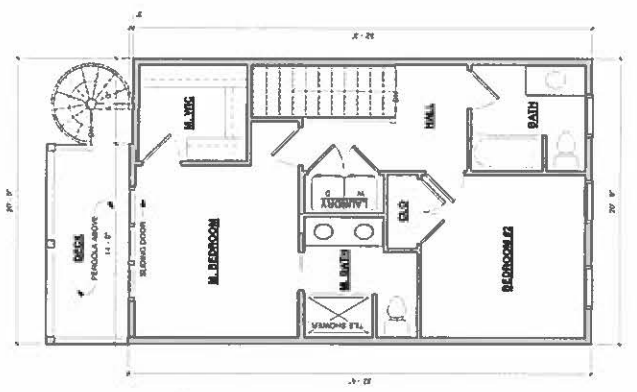
NO.	DATE	DESCRIPTION
1	11/27/18	001-01



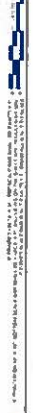
1 FLOOR PLAN - UNIT C - FIRST FLOOR PLAN  
 1/4" = 1'-0"



2 FLOOR PLAN - UNIT C - SECOND FLOOR PLAN  
 1/4" = 1'-0"



3 FLOOR PLAN - UNIT C - THIRD FLOOR PLAN  
 1/4" = 1'-0"



1/4" = 1'-0"

1/4" = 1'-0"

**KINGSBURY VILLAGE**  
**PARKSIDE UNIT D**  
**SW PARCEL**  
**INTERSECTION OF WISCONSIN AVE & NORTH 10TH ST.**

**DISTINCTIVE DESIGN**  
 315 First Street  
 Sandusky, PA 16801  
 PH: 724-398-1198  
 WWW.DISTINCTIVEDSIGN.COM

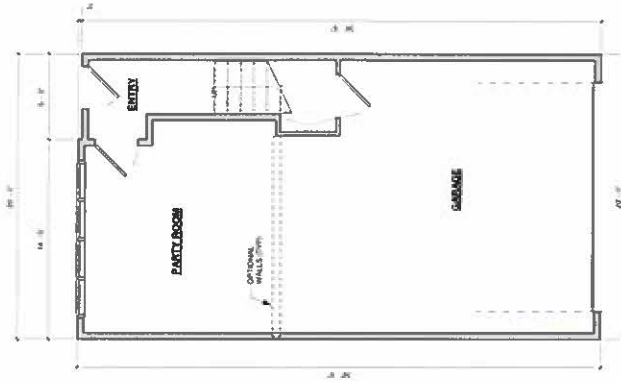
**CONCEPTUAL FLOOR PLANS**

**PARKSIDE UNIT D FLOOR PLANS**

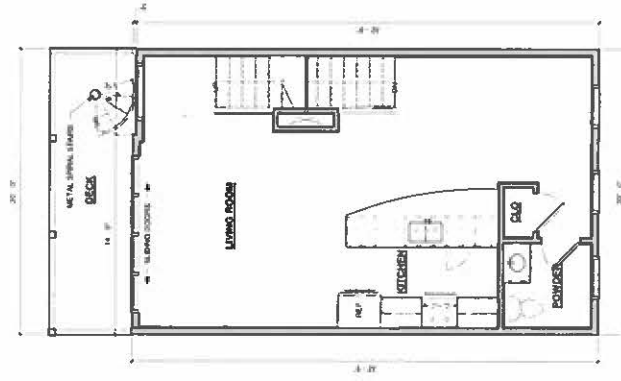
DATE	11/27/18
DRAWN BY	ACB/TCH
CHECKED BY	SMP
PROJECT #	18-077

**A102.D**

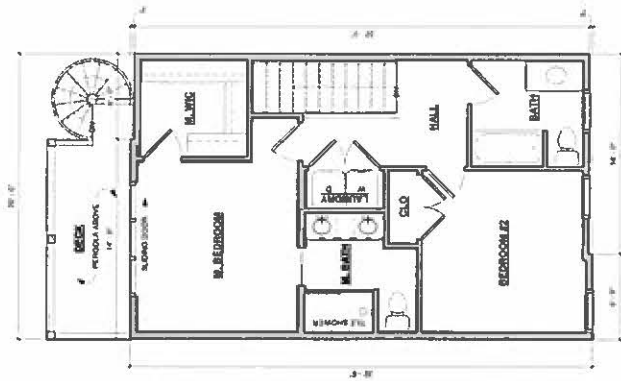
SCALE: 1/4" = 1'-0"  
 THESE PLANS ARE REDUCED BY  
 THE ARCHITECT'S OFFICE



① FLOOR PLAN - UNIT D - FIRST FLOOR PLAN  
 1/4" = 1'-0"



② FLOOR PLAN - UNIT D - SECOND FLOOR PLAN  
 1/4" = 1'-0"



③ FLOOR PLAN - UNIT D - THIRD FLOOR PLAN  
 1/4" = 1'-0"

DATE: 11/27/18  
 DRAWN BY: ACB/TCH  
 CHECKED BY: SMP  
 PROJECT #: 18-077



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REVISIONS  
 DATE: 11/27/18  
 JOB NO: 18-077

**DISTINCTIVE DESIGN**  
 111 Park Street  
 Sheboygan Falls, WI 53085  
 PH: (920) 395-1000  
 www.distinctivedesign.com

**KINGSBURY VILLAGE**  
 PARKSIDE UNIT E  
 SW PARCEL  
 INTERSECTION OF WISCONSIN AVE & NORTH 10TH ST.

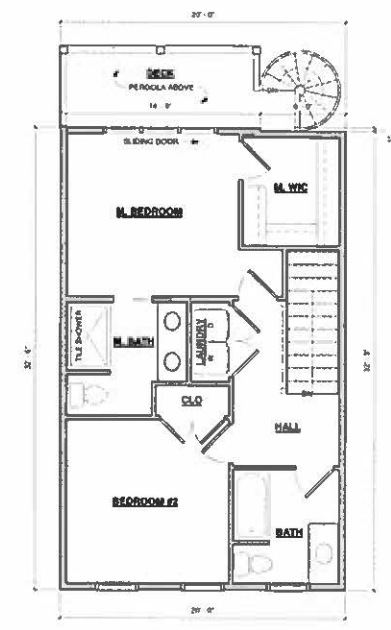
CONCEPTUAL  
 PLANS

PARKSIDE UNIT E  
 FLOOR PLANS

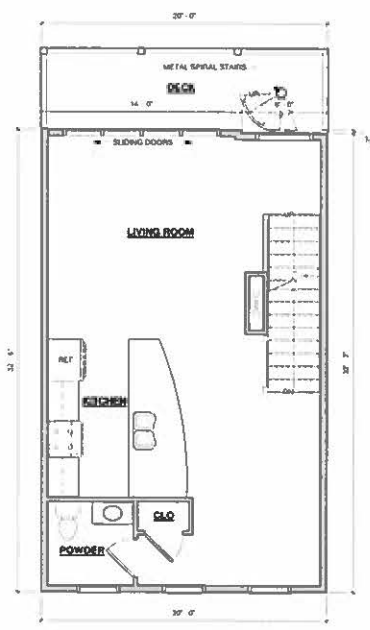
ISSUE DATE: 11/27/18  
 DRAWN BY: ACB/TCH  
 CHECKED BY: SMP  
 PROJECT #: 18-077

**A102.E**

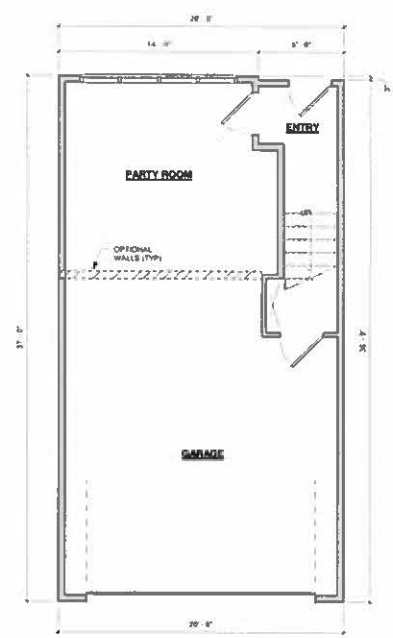
SCALE: 1/4" = 1'-0"  
 NOTES:  
 1. ALL SETS ARE REFERENCED BY  
 THE LOCAL DRAINAGE  
 ACCORDANCE



③ FLOOR PLAN - UNIT E - THIRD FLOOR PLAN  
 1/4" = 1'-0"



② FLOOR PLAN - UNIT E - SECOND FLOOR PLAN  
 1/4" = 1'-0"



① FLOOR PLAN - UNIT E - FIRST FLOOR PLAN  
 1/4" = 1'-0"

DISTRICT 11 DESIGN  
 215 Pine Street  
 Sheboygan Falls, WI 53085  
 PH: (920) 355-1590  
 WWW.DISTRICT11DESIGN.COM

**KINGSBURY VILLAGE**  
 PARKSIDE UNIT F  
 SW PARCEL  
 INTERSECTION OF WISCONSIN AVE & NORTH 10TH ST.

CONCEPTUAL PLANS

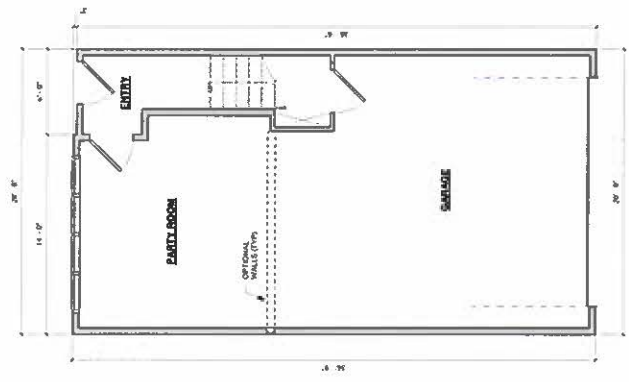
PARKSIDE UNIT F FLOOR PLANS

SHEET DATE: 11/27/18  
 DRAWN BY: ACB/TECH  
 CHECKED BY: SMP  
 PROJECT #: 18-077

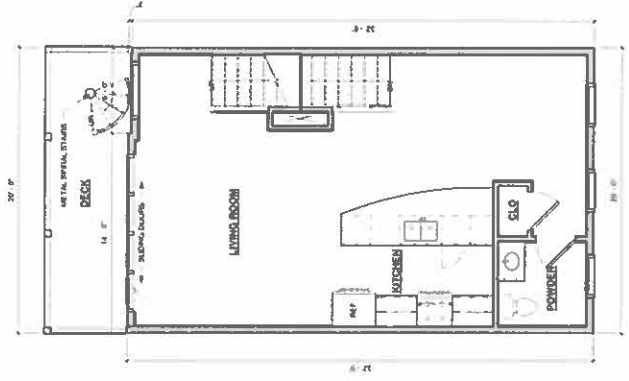
**A102.F**

SCALE: 1/4" = 1'-0"  
 NOTES: THIS SET SHALL BE USED IN ACCORDANCE WITH LOCAL ORDINANCES AND ALL APPLICABLE CODES.

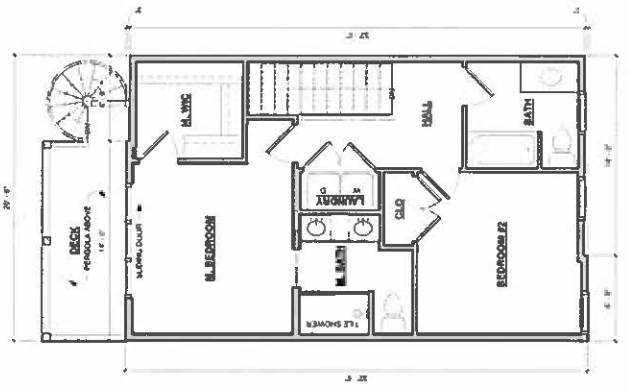
NO.	DATE	DESCRIPTION
1	11/27/18	ISSUED FOR PERMITS
2	09/25/19	00 SET



① FLOOR PLAN - UNIT F - FIRST FLOOR PLAN  
1/4" = 1'-0"



② FLOOR PLAN - UNIT F - SECOND FLOOR PLAN  
1/4" = 1'-0"



③ FLOOR PLAN - UNIT F - THIRD FLOOR PLAN  
1/4" = 1'-0"



ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 ALL FINISHES TO BE DETERMINED BY THE ARCHITECT.  
 ALL WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES.  
 THIS SET SHALL BE USED IN ACCORDANCE WITH LOCAL ORDINANCES AND ALL APPLICABLE CODES.

DISTINCTIVE DESIGN

215 First Street  
 Sheboygan Falls, WI 53085  
 Ph: (920) 255-1030  
 www.distinctivedesign.com

INTERSECTION OF WISCONSIN AVE & NORTH 10TH ST.  
 PARKSIDE UNIT G  
 SW PARCEL

# KINGSBURY VILLAGE

CONCEPTUAL  
 FLOOR PLANS

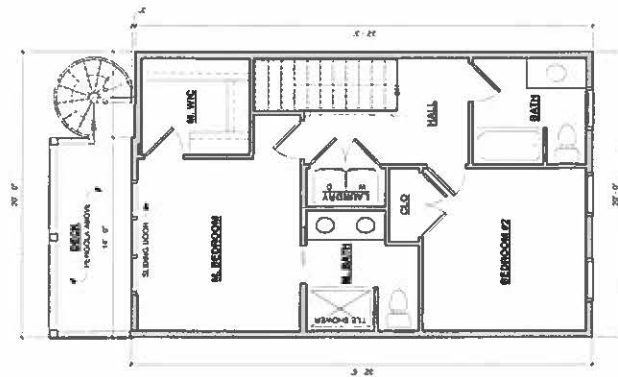
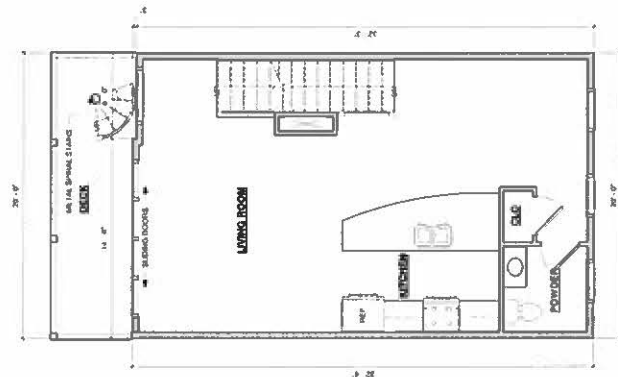
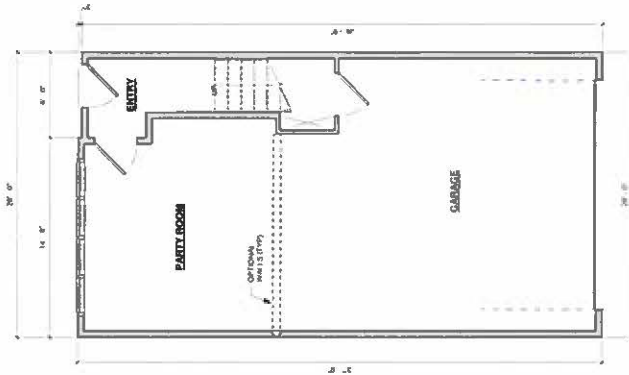
PARKSIDE UNIT G  
 FLOOR PLANS

DATE: 11/27/18  
 DRAWN BY: ACR/TCN  
 CHECKED BY: SMP  
 PROJECT #: 18-077

**A102.G**

SCALE: 1/4" = 1'-0"  
 NOTE: ALL DIMENSIONS UNLESS OTHERWISE NOTED BY THE ARCHITECT SHALL BE IN FEET AND INCHES TO THE NEAREST 1/8".

NO. DATE DESCRIPTION



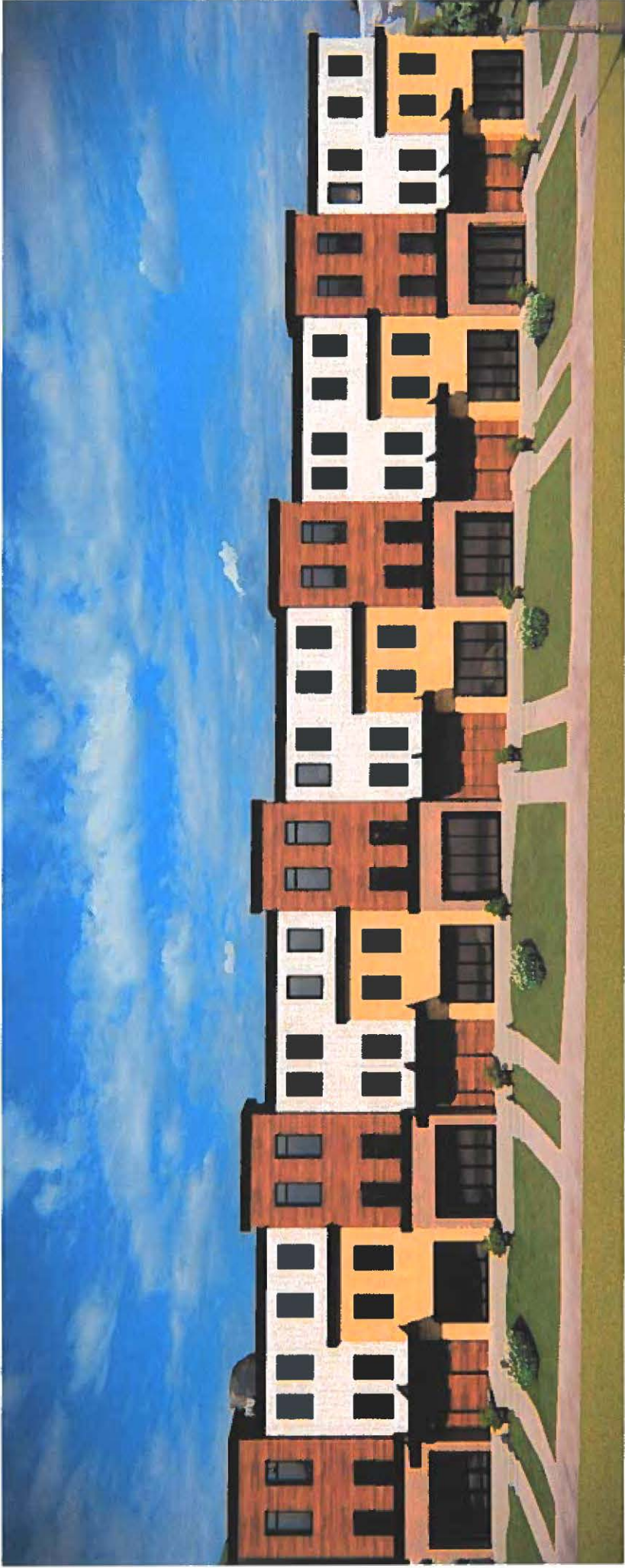
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STREET PERSPECTIVE WISCONSIN AVE – BUILDING 2





## WISCONSIN AVE SIDE - BUILDING 2

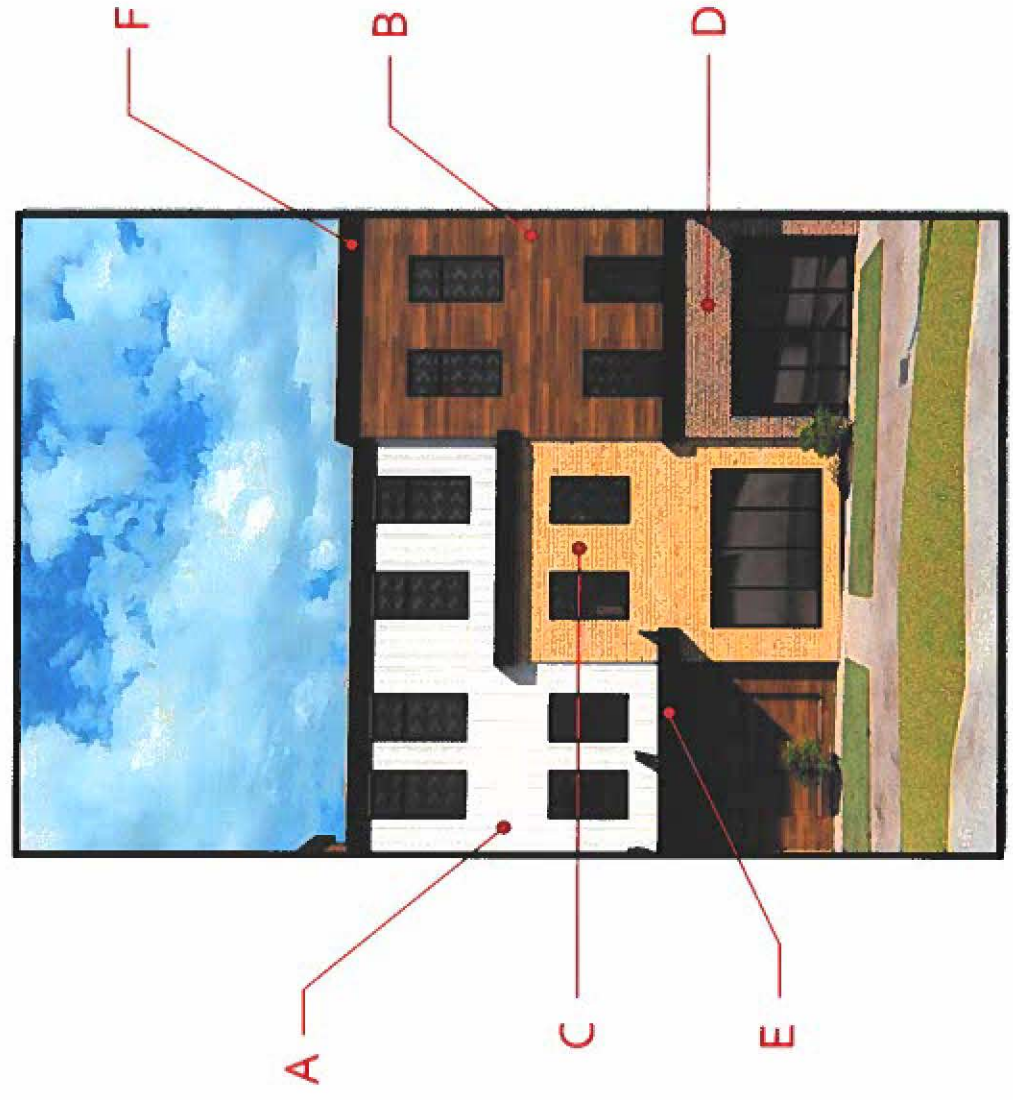


# GARAGE SIDE -- BUILDING 2



## FINISHES – BUILDING 2

A. Smart Side Board and Batten Vertical siding painted off-white	
B. Smart Side Horizontal Lap siding	
C. Thin Brick Alhambra Matt (M21-22 & 27-28)	
D. Thin Brick Westbrook	
E. Metal Awning	
F. Metal Cornice	



## FINISHES – BUILDING 2

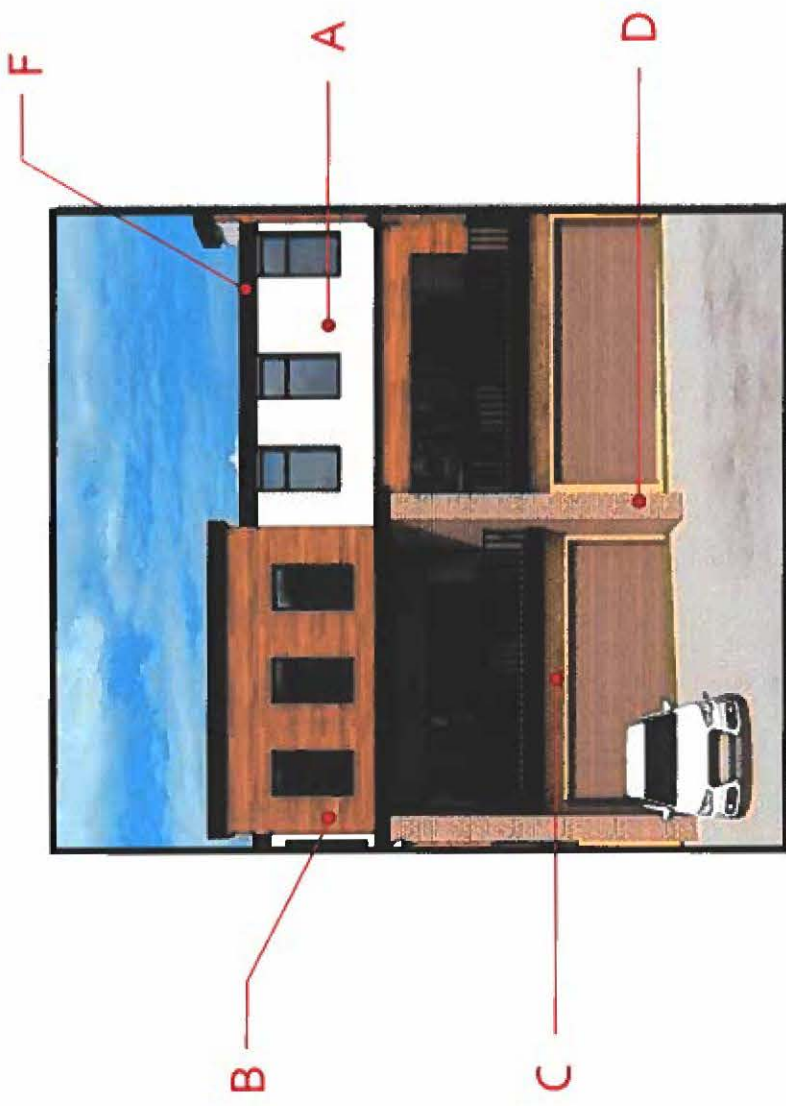
A. Smart Side Board and Batten Vertical siding painted off-white

B. Smart Side Horizontal Lap siding

C. Thin Brick Alhambra Matt (M21-22 & 27-28)

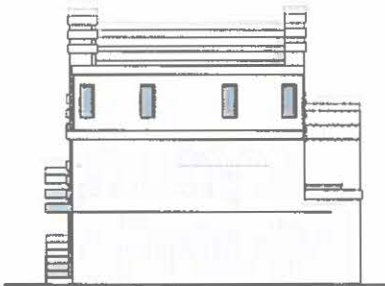
D. Thin Brick Westbrook

E. Metal Cornice

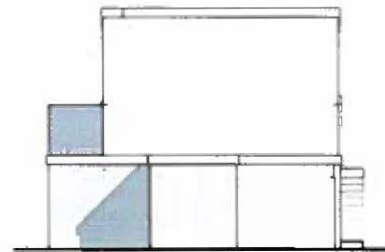




② EXTERIOR ELEV. - GARAGE SIDE  
1/8" = 1'-0"



④ EXTERIOR ELEV. - WEST SIDE  
1/8" = 1'-0"



③ EXTERIOR ELEV. - EAST SIDE  
1/8" = 1'-0"



① EXTERIOR ELEV. - GARAGE SIDE ENLARGED  
1/4" = 1'-0"

REVISIONS  
 1 DATE: 03/19/19  
 2 DATE: 03/21/19

**DISTINCTIVE DESIGN**  
 215 Pine Street  
 Sheboygan Falls, WI 53085  
 Ph: (920) 395-1100  
 www.distinctivedesigninc.com

**KINGSBURY VILLAGE**  
 STREETSIDE WISCONSIN AVE  
 SW PARCEL  
 INTERSECTION OF WISCONSIN AVE & NORTH 10TH ST.

PRELIMINARY  
 PLANS

WISCONSIN AVE.  
 EXTERIOR  
 ELEVATIONS  
 (GARAGE SIDE)

ISSUE DATE: 3/19/19  
 DRAWN BY: ACB/TCH  
 CHECKED BY: SJP  
 PROJECT #: 18-077

**A203**

SCALE: As indicated  
 NOTE: 1/2" DIMENSIONS REDUCED BY  
 50% SCALE DRAWINGS  
 ACCORDINGLY

INTERSECTION OF WISCONSIN AVE & NORTH 10TH ST.  
 SW PARCEL  
 STREETSIDE WISCONSIN AVE

# KINGSBURY VILLAGE

PRELIMINARY  
 PLANS

WISCONSIN AVE  
 EXTERIOR  
 ELEVATIONS  
 (STREET SIDE)

DATE: 3/18/13  
 DRAWN BY: AOB/TCL  
 CHECKED BY: SMP  
 PROJECT #: 18-077

**A204**

SCALE: As indicated  
 NOTES:  
 1. ALL DIMENSIONS UNLESS OTHERWISE NOTED.  
 2. MATERIALS TO BE DETERMINED BY ARCHITECT.  
 3. SEE SHEET A205 FOR FINISHES.

DISTINCTIVE DESIGN  
 255 Park Street  
 Shelton, CT 06484  
 Tel: (203) 255-1000  
 www.distinctivedesign.com

REVISIONS  
 # DATE DESCRIPTION



② EXTERIOR ELEV. - STREETSIDE  
 1/4" = 1'-0"



① EXTERIOR ELEV. - STREETSIDE - ENLARGED  
 1/4" = 1'-0"



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REVISIONS  
DATE DESCRIPTION

**DISTINCTIVE DESIGN**  
215 Pine Street  
Shawano, WI 54985  
920.850.2550  
www.distinctivedesign.com

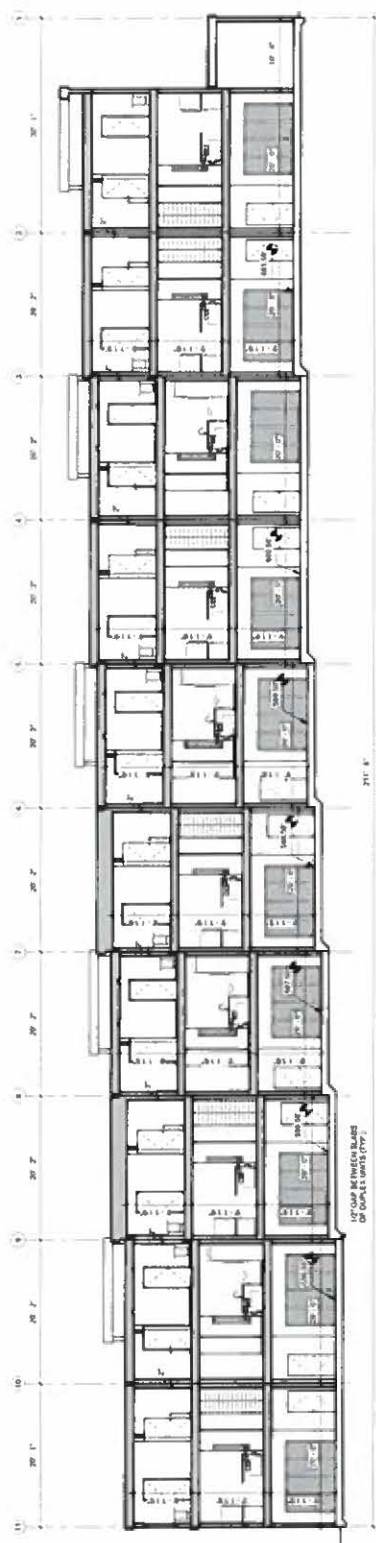
**KINGSBURY VILLAGE**  
STREETSIDE WISCONSIN AVE  
SW PARCEL  
INTERSECTION OF WISCONSIN AVE & NORTH 10TH ST.

**PRELIMINARY PLANS**

**WISCONSIN AVE  
MAIN BUILDING  
SECTION**

DATE: 3/15/19  
DRAWN BY: TCH  
CHECKED BY: SMP  
PROJECT #: 18-077

**A302**  
SCALE: 1/8" = 1'-0"  
NOTES:  
1. THIS SET IS FOR PERMIT REVIEW ONLY.  
2. ALL RIGHTS ARE RESERVED BY DISTINCTIVE DESIGN.  
3. NO PART OF THIS SET IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM DISTINCTIVE DESIGN.



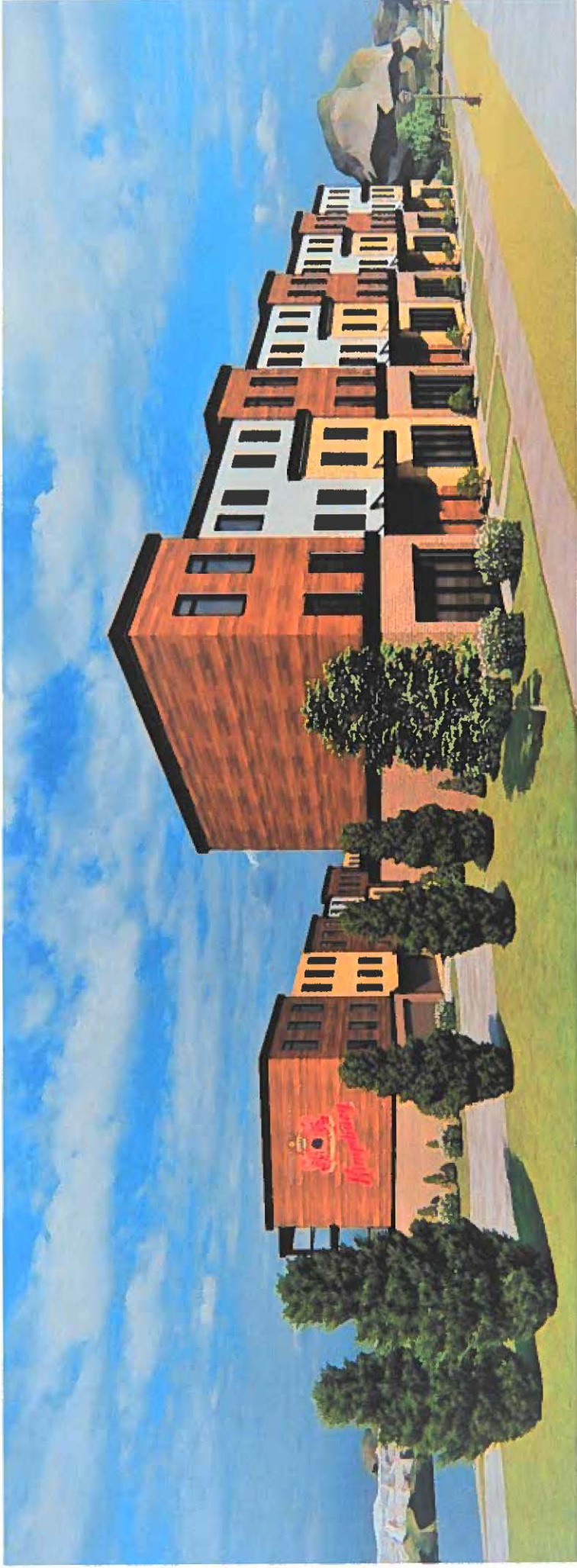
211'-8"  
OVERALL BUILDING LENGTH

12'-0" GAP BETWEEN BALCONIES OF ADJACENT UNITS (TYP)

**1 SECTION - MAIN BUILDING SECTION**  
1/8" = 1'-0"



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# CORNER OF NEW YORK & 10<sup>TH</sup>





# 10TH STREET SIDE - BUILDING 3





## GARAGE SIDE – BUILDING 3



## FINISHES – BUILDING 3

A. Smart Side Board and Batten Vertical siding painted off-white

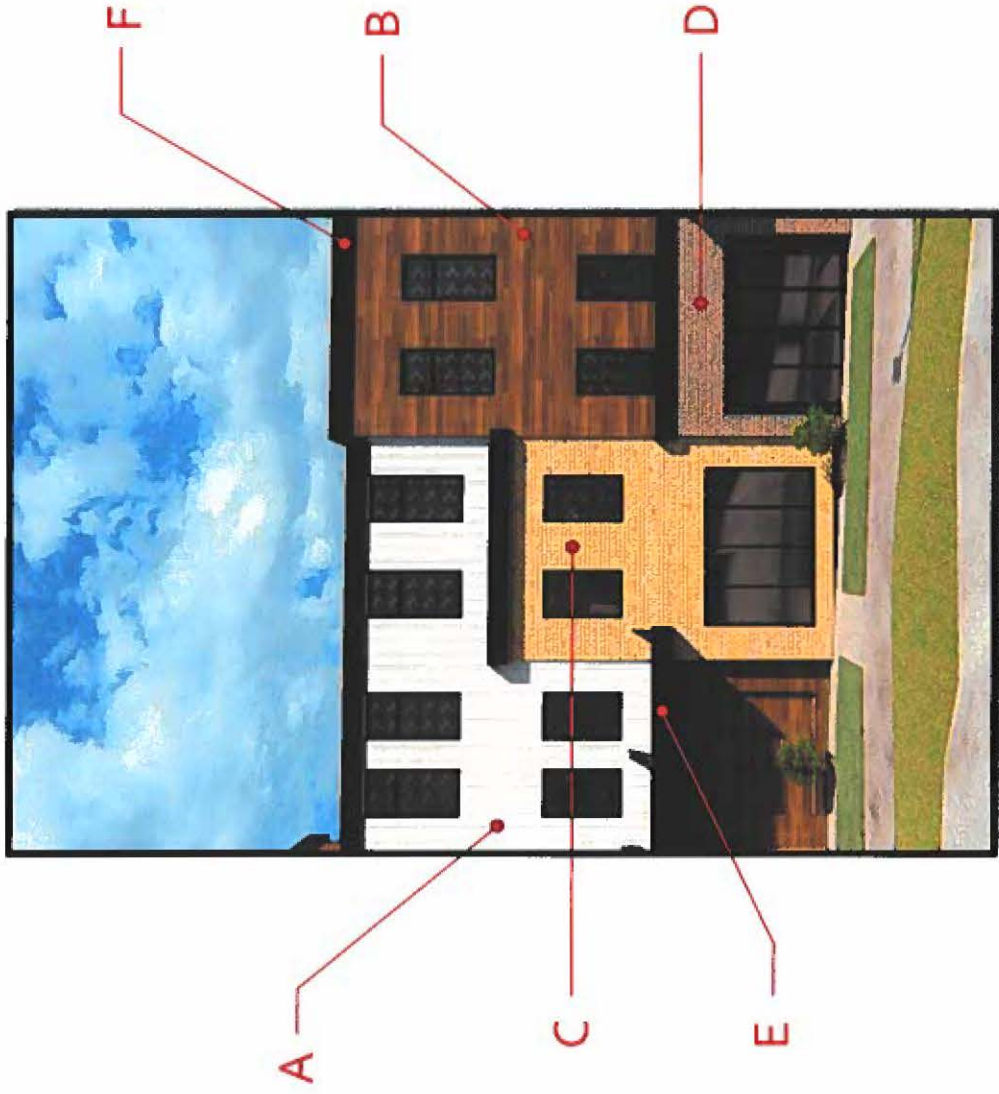
B. Smart Side Horizontal Lap siding

C. Thin Brick Alhambra Matt (M21-22 & 27-28)

D. Thin Brick Westbrook

E. Metal Awning

F. Metal Cornice





# CORNER OF WISCONSIN & N. WATER



## FINISHES – BUILDING 3

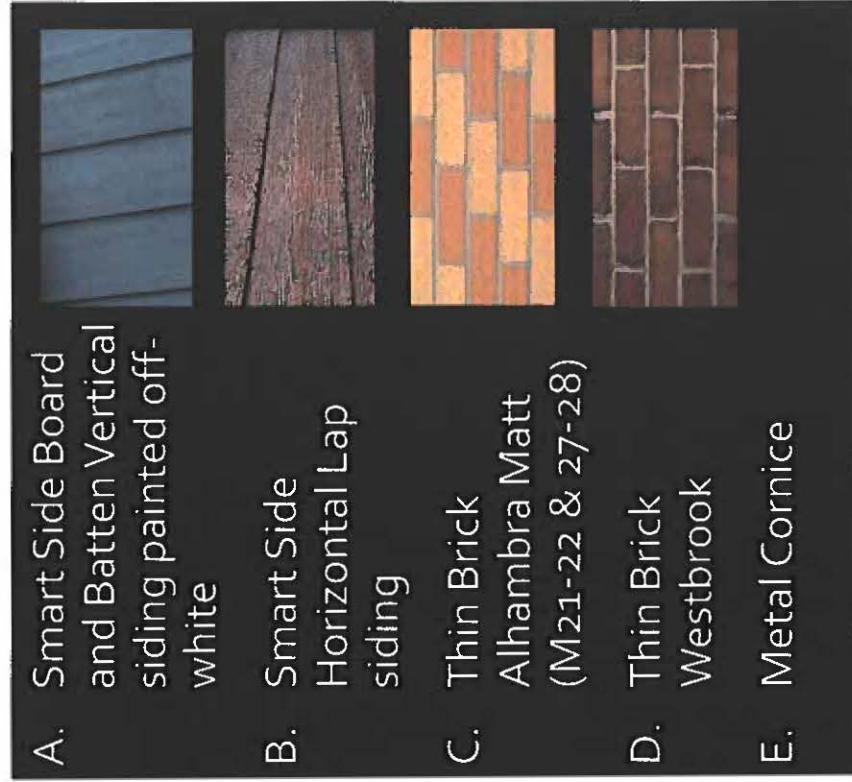
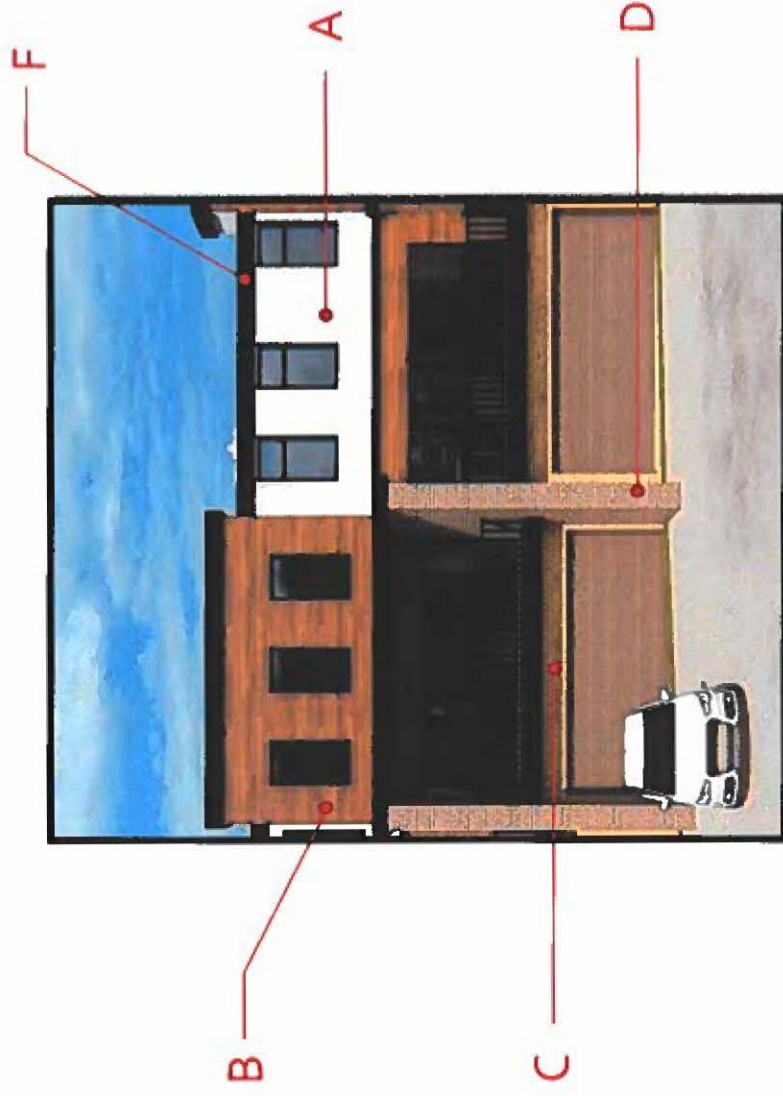
A. Smart Side Board and Batten Vertical siding painted off-white

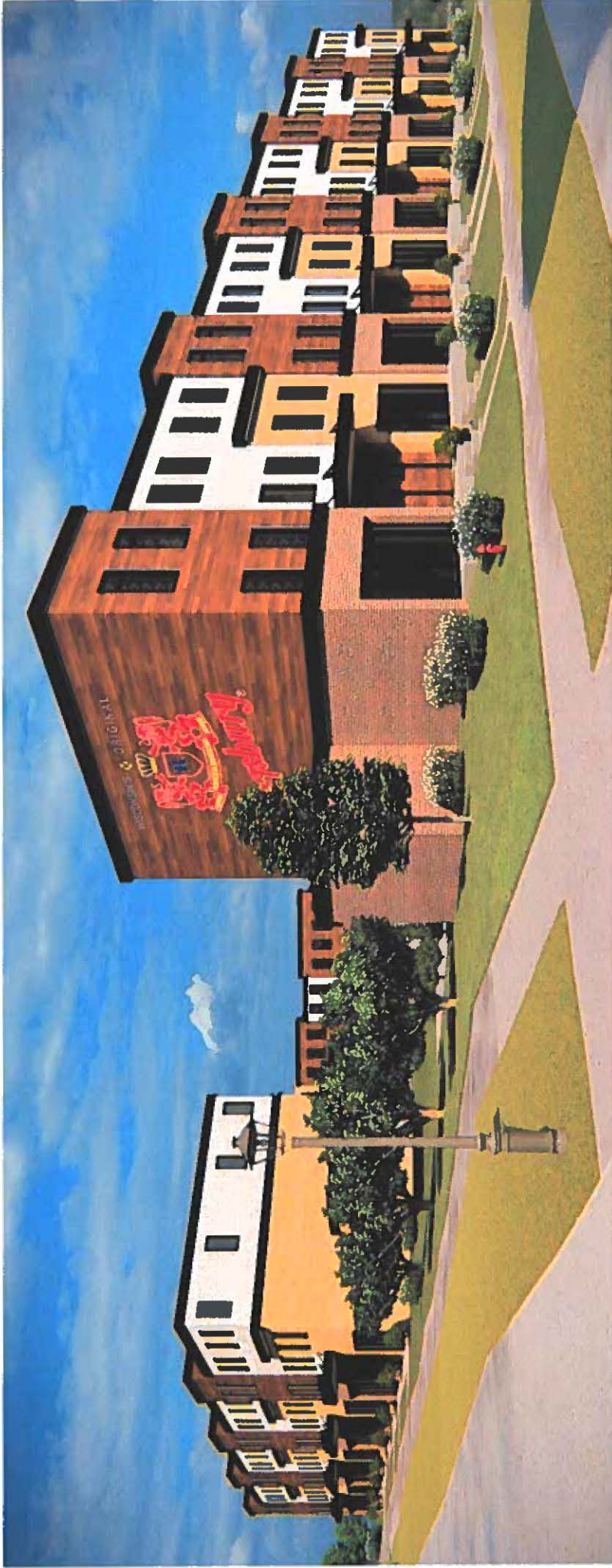
B. Smart Side Horizontal Lap siding

C. Thin Brick Alhambra Matt (M21-22 & 27-28)

D. Thin Brick Westbrook

E. Metal Cornice





# CORNER OF WISCONSIN & 10TH STREET





FROM THE CITY OF MILWAUKEE, WISCONSIN, THE CITY ENGINEER HAS REVIEWED THIS PLAN AND FINDS IT TO BE IN ACCORDANCE WITH THE CITY ORDINANCES AND THE ZONING ORDINANCES.

DATE OF REVIEW: 03/15/13

REVIEWER: [Signature]

PROJECT: [Project Name]

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

DATE: 03/15/13

PROJECT: [Project Name]

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

**A301**

SCALE: 1/8" = 1'-0"  
REVISIONS: [Table with columns for No., Date, Description, and Initials]

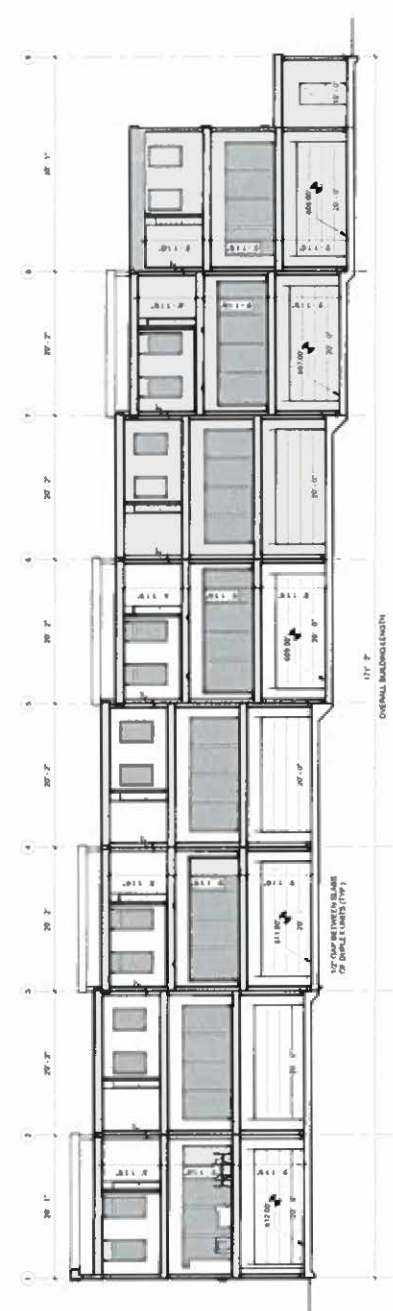
**N 10TH STREET  
MAIN BUILDING  
SECTION**

**PRELIMINARY  
PLANS**

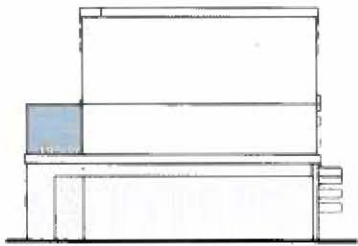
**KINGSBURY VILLAGE**  
STREETSIDE N. 10TH ST.  
SW PARCEL  
INTERSECTION OF WISCONSIN AVE & NORTH 10TH ST.

**DISTINCTIVE DESIGN**  
215 First Street  
Shrewport Park, WI 53085  
Ph: (262) 355-1200  
www.distinctivedesign.com

REVISIONS  
DATE  
DESCRIPTION



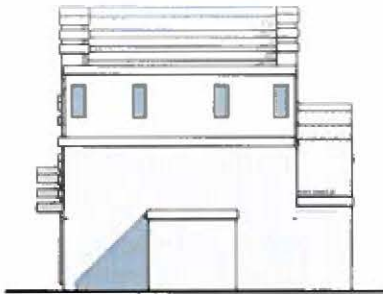
**1 SECTION - MAIN BUILDING SECTION**  
1/8" = 1'-0"



④ EXTERIOR ELEV. - SOUTH SIDE  
1/8" = 1'-0"



② EXTERIOR ELEV. - GARAGE SIDE  
1/8" = 1'-0"



③ EXTERIOR ELEV. - NORTH SIDE  
1/8" = 1'-0"



① EXTERIOR ELEV. - GARAGE SIDE ENLARGED  
1/4" = 1'-0"

REVISION	DATE	DESCRIPTION
1	10/19/2017	ISSUE

**DISTINCTIVE DESIGN**  
 215 Pine Street  
 Sheboygan Falls, WI 53085  
 PH: (920) 451-1111  
 www.distinctivedesigninc.com

**KINGSBURY VILLAGE**  
 STREETSIDE N. 10TH ST.  
 SW PARCEL  
 INTERSECTION OF WISCONSIN AVE & NORTH 10TH ST.

PRELIMINARY PLANS

N 10TH STREET  
 EXTERIOR ELEVATIONS  
 (GARAGE SIDE)

ISSUE DATE: 3.15.19  
 DRAWN BY: ACB/TCH  
 CHECKED BY: SWP  
 PROJECT #: 18-077

**A201**

SCALE: As indicated  
 12x18 SHEETS AND REDUCED BY  
 VERTICAL SCALE DRAWING  
 ACCORDINGLY

INTERSECTION OF WISCONSIN AVE & NORTH 10TH ST.

SW PARCEL  
STREETSIDE N, 10TH ST.

# KINGSBURY VILLAGE

PRELIMINARY  
PLANS

N 10TH STREET  
EXTERIOR  
ELEVATIONS  
(STREET SIDE)

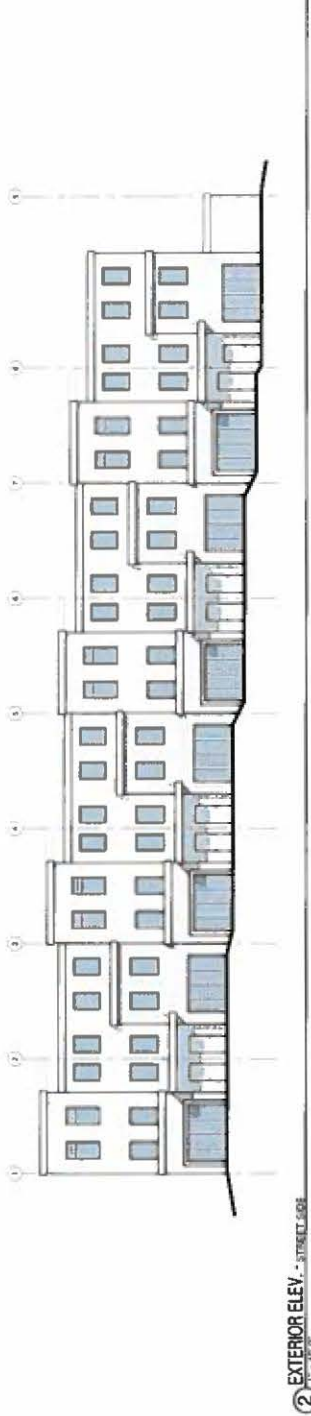
SCALE: AS SHOWN  
DATE: 3/13/18  
DRAWN BY: ADJ/CZ  
CHECKED BY: SJP  
PROJECT #: 18-077

## A202

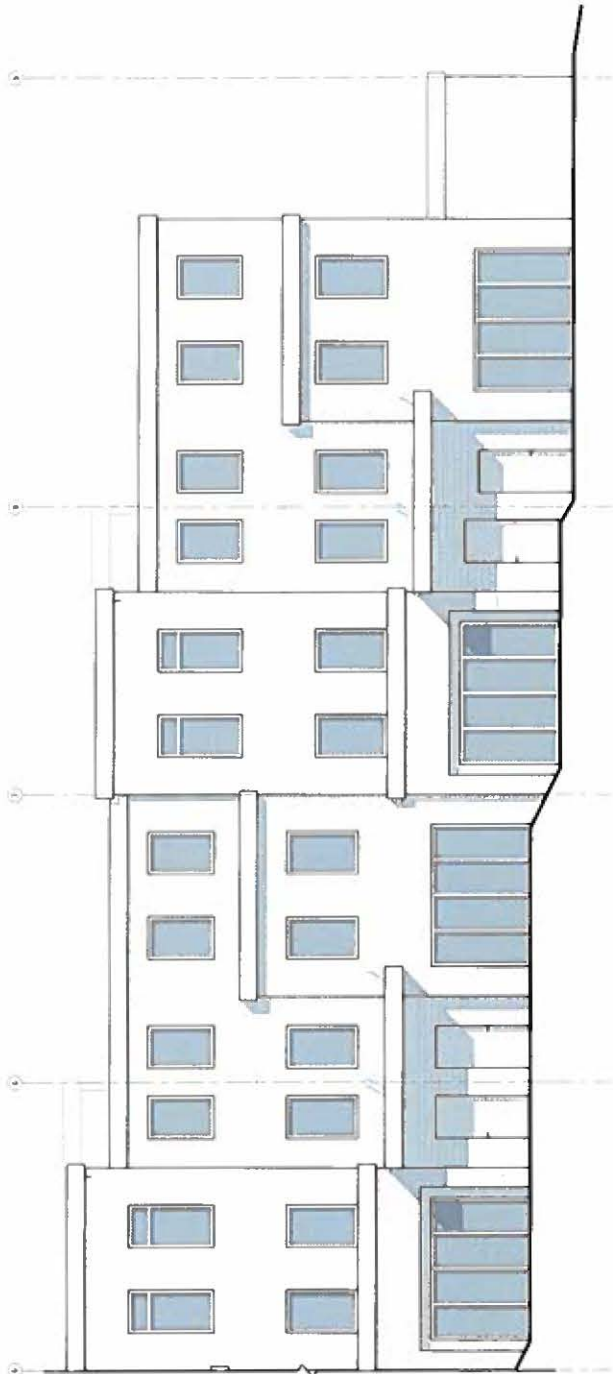
SCALE: AS SHOWN  
DATE: 3/13/18  
DRAWN BY: ADJ/CZ  
CHECKED BY: SJP  
PROJECT #: 18-077

DISTINCTIVE DESIGN  
215 Pine Street  
Madison, WI 53702  
PH: (608) 255-1000  
WWW.DISTINCTIVEDSIGN.COM

REVISION  
DATE DESCRIPTION  
1 04/02/18 DO NOT SET



② EXTERIOR ELEV. - STREET SIDE  
1/4" = 1'-0"



① EXTERIOR ELEV. - STREET SIDE (LANDSCAPE)  
1/4" = 1'-0"



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**KINGSBURY VILLAGE**  
 STREETSIDE N. 10TH ST.  
 SW PARCEL  
 INTERSECTION OF WISCONSIN AVE & NORTH 10TH ST.

PRELIMINARY PLANS

N 10TH STREET FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"  
 SHEET: A101  
 DRAWN BY: TCH  
 CHECKED BY: SMP  
 PROJECT #: 18-077

DATE: 3/17/19  
 1/8" = 1'-0"

PREPARED BY: TCH  
 CHECKED BY: SMP  
 PROJECT #: 18-077

SCALE: 1/8" = 1'-0"  
 SHEET: A101  
 DRAWN BY: TCH  
 CHECKED BY: SMP  
 PROJECT #: 18-077

DATE: 3/17/19  
 1/8" = 1'-0"

PREPARED BY: TCH  
 CHECKED BY: SMP  
 PROJECT #: 18-077

SCALE: 1/8" = 1'-0"  
 SHEET: A101  
 DRAWN BY: TCH  
 CHECKED BY: SMP  
 PROJECT #: 18-077

DATE: 3/17/19  
 1/8" = 1'-0"

PREPARED BY: TCH  
 CHECKED BY: SMP  
 PROJECT #: 18-077

SCALE: 1/8" = 1'-0"  
 SHEET: A101  
 DRAWN BY: TCH  
 CHECKED BY: SMP  
 PROJECT #: 18-077

DATE: 3/17/19  
 1/8" = 1'-0"

PREPARED BY: TCH  
 CHECKED BY: SMP  
 PROJECT #: 18-077

SCALE: 1/8" = 1'-0"  
 SHEET: A101  
 DRAWN BY: TCH  
 CHECKED BY: SMP  
 PROJECT #: 18-077

DATE: 3/17/19  
 1/8" = 1'-0"

PREPARED BY: TCH  
 CHECKED BY: SMP  
 PROJECT #: 18-077

SCALE: 1/8" = 1'-0"  
 SHEET: A101  
 DRAWN BY: TCH  
 CHECKED BY: SMP  
 PROJECT #: 18-077

DATE: 3/17/19  
 1/8" = 1'-0"

PREPARED BY: TCH  
 CHECKED BY: SMP  
 PROJECT #: 18-077

SCALE: 1/8" = 1'-0"  
 SHEET: A101  
 DRAWN BY: TCH  
 CHECKED BY: SMP  
 PROJECT #: 18-077

DATE: 3/17/19  
 1/8" = 1'-0"

PREPARED BY: TCH  
 CHECKED BY: SMP  
 PROJECT #: 18-077

SCALE: 1/8" = 1'-0"  
 SHEET: A101  
 DRAWN BY: TCH  
 CHECKED BY: SMP  
 PROJECT #: 18-077

DATE: 3/17/19  
 1/8" = 1'-0"

PREPARED BY: TCH  
 CHECKED BY: SMP  
 PROJECT #: 18-077

SCALE: 1/8" = 1'-0"  
 SHEET: A101  
 DRAWN BY: TCH  
 CHECKED BY: SMP  
 PROJECT #: 18-077

DATE: 3/17/19  
 1/8" = 1'-0"

PREPARED BY: TCH  
 CHECKED BY: SMP  
 PROJECT #: 18-077

SCALE: 1/8" = 1'-0"  
 SHEET: A101  
 DRAWN BY: TCH  
 CHECKED BY: SMP  
 PROJECT #: 18-077

DATE: 3/17/19  
 1/8" = 1'-0"

PREPARED BY: TCH  
 CHECKED BY: SMP  
 PROJECT #: 18-077

SCALE: 1/8" = 1'-0"  
 SHEET: A101  
 DRAWN BY: TCH  
 CHECKED BY: SMP  
 PROJECT #: 18-077

DATE: 3/17/19  
 1/8" = 1'-0"

PREPARED BY: TCH  
 CHECKED BY: SMP  
 PROJECT #: 18-077

SCALE: 1/8" = 1'-0"  
 SHEET: A101  
 DRAWN BY: TCH  
 CHECKED BY: SMP  
 PROJECT #: 18-077

DATE: 3/17/19  
 1/8" = 1'-0"

PREPARED BY: TCH  
 CHECKED BY: SMP  
 PROJECT #: 18-077

SCALE: 1/8" = 1'-0"  
 SHEET: A101  
 DRAWN BY: TCH  
 CHECKED BY: SMP  
 PROJECT #: 18-077

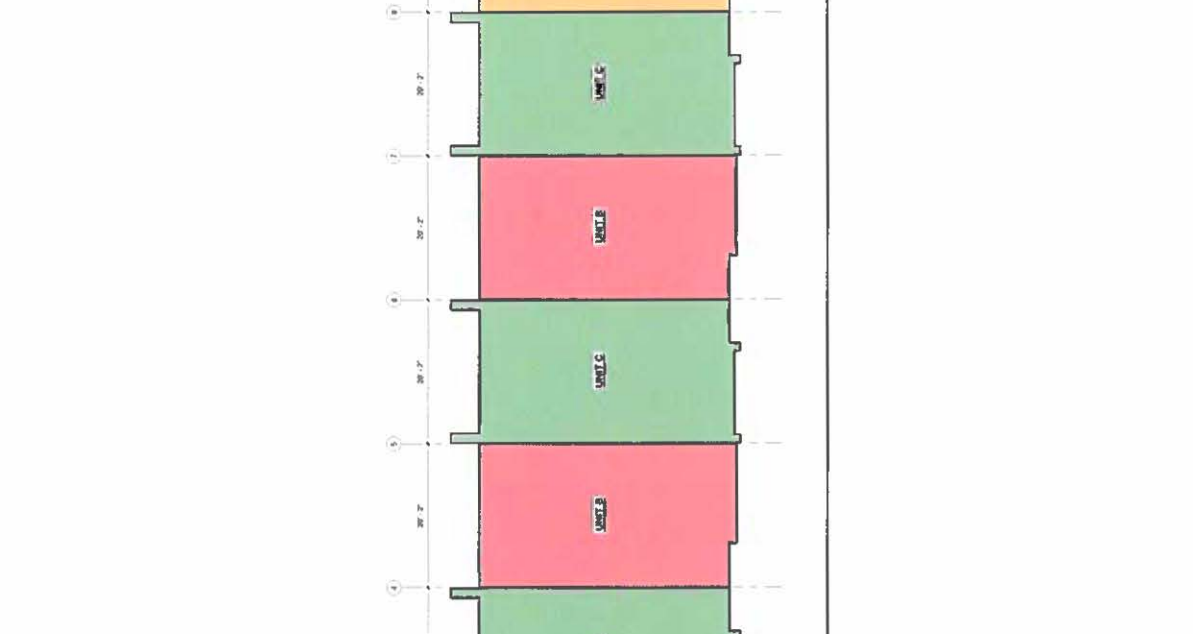
DATE: 3/17/19  
 1/8" = 1'-0"

PREPARED BY: TCH  
 CHECKED BY: SMP  
 PROJECT #: 18-077

SCALE: 1/8" = 1'-0"  
 SHEET: A101  
 DRAWN BY: TCH  
 CHECKED BY: SMP  
 PROJECT #: 18-077

DATE: 3/17/19  
 1/8" = 1'-0"

1 FLOOR PLAN - N 10TH STREET UNIT  
 1/8" = 1'-0"



1/8" = 1'-0"  
 SHEET: A101  
 DRAWN BY: TCH  
 CHECKED BY: SMP  
 PROJECT #: 18-077

DATE: 3/17/19  
 1/8" = 1'-0"

PREPARED BY: TCH  
 CHECKED BY: SMP  
 PROJECT #: 18-077

SCALE: 1/8" = 1'-0"  
 SHEET: A101  
 DRAWN BY: TCH  
 CHECKED BY: SMP  
 PROJECT #: 18-077

DATE: 3/17/19  
 1/8" = 1'-0"

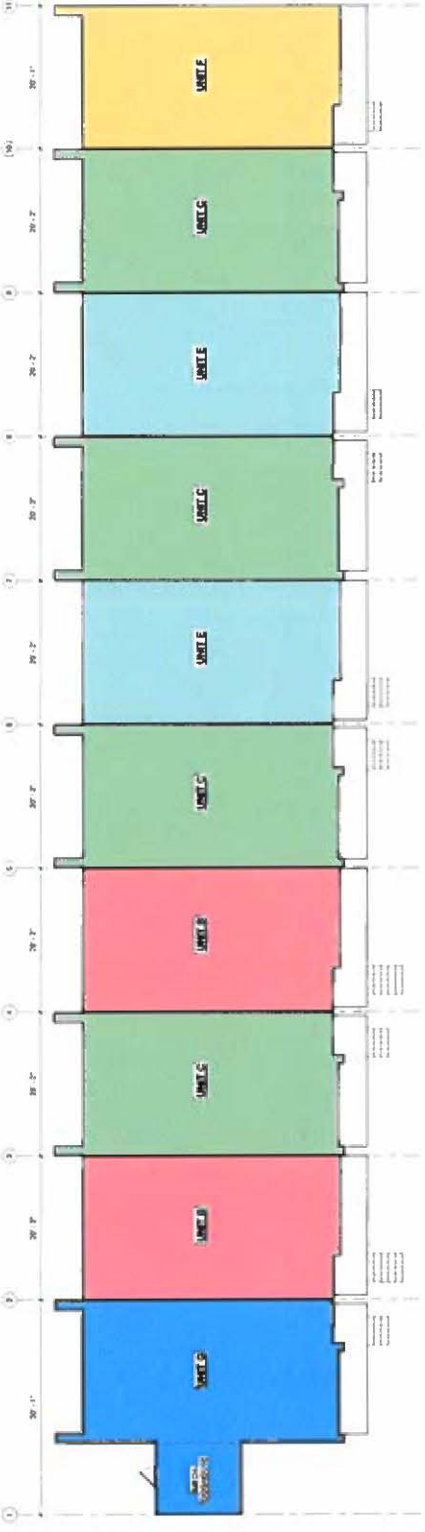
PREPARED BY: TCH  
 CHECKED BY: SMP  
 PROJECT #: 18-077

SCALE: 1/8" = 1'-0"  
 SHEET: A101  
 DRAWN BY: TCH  
 CHECKED BY: SMP  
 PROJECT #: 18-077

DATE: 3/17/19  
 1/8" = 1'-0"

PREPARED BY: TCH  
 CHECKED BY: SMP  
 PROJECT #: 18-077

SCALE: 1/8" = 1'-0"  
 SHEET: A101  
 DRAWN BY: TCH  
 CHECKED BY: SMP  
 PROJECT #: 18-077



① FLOOR PLAN - WISCONSIN AVE UNIT  
DESIGNATIONS  
18-116

**KINGSBURY VILLAGE**  
STREETSIDE WISCONSIN AVE  
SW PARCEL  
INTERSECTION OF WISCONSIN AVE & NORTH 10TH ST.

PRELIMINARY  
PLANS

WISCONSIN AVE.  
FIRST FLOOR  
PLAN

ISSUE DATE	3/18/13
DRAWN BY	TCH
CHECKED BY	SMP
PROJECT #	18-0377

**A102**

SCALE: 1/8" = 1'-0"  
DATE: 3/18/13  
DESIGNED BY: TCH  
DRAWN BY: TCH  
CHECKED BY: SMP  
PROJECT # 18-0377  
DRAWN BY: TCH

**DISTINCTIVE DESIGN**  
STUDIO  
215 Pine Street  
Sheboygan Falls, WI 53085  
Ph: (920) 786, 1090  
www.distinctivedesign.com

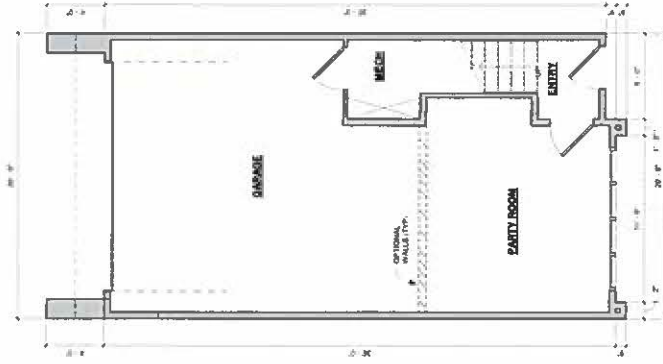
REV	DATE	DESCRIPTION
1	03/18/13	00 0571



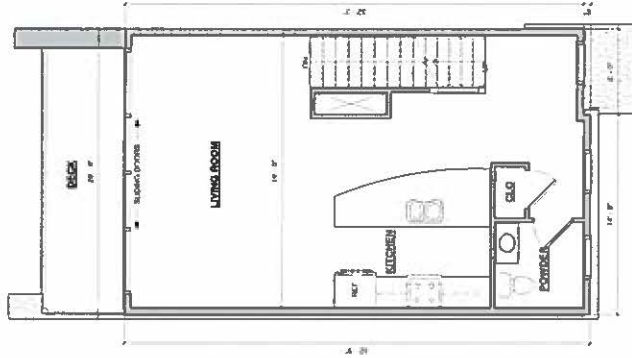
THIS PLAN IS THE PROPERTY OF DISTINCTIVE DESIGN STUDIO AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF DISTINCTIVE DESIGN STUDIO.

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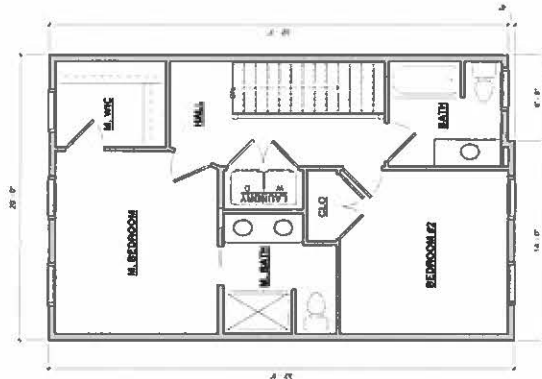
THIS PLAN IS THE PROPERTY OF DISTINCTIVE DESIGN STUDIO AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF DISTINCTIVE DESIGN STUDIO.



1 FLOOR PLAN - UNIT A - FIRST FLOOR PLAN  
1/4" = 1'-0"



2 FLOOR PLAN - UNIT A - SECOND FLOOR PLAN  
1/4" = 1'-0"



3 FLOOR PLAN - UNIT A - THIRD FLOOR PLAN  
1/4" = 1'-0"



1. ALL DIMENSIONS ARE REDUCED BY 1/8" TO ALLOW FOR CONSTRUCTION TOLERANCES.  
 2. ALL DIMENSIONS ARE REDUCED BY 1/8" TO ALLOW FOR CONSTRUCTION TOLERANCES.  
 3. ALL DIMENSIONS ARE REDUCED BY 1/8" TO ALLOW FOR CONSTRUCTION TOLERANCES.

1. ALL DIMENSIONS ARE REDUCED BY 1/8" TO ALLOW FOR CONSTRUCTION TOLERANCES.  
 2. ALL DIMENSIONS ARE REDUCED BY 1/8" TO ALLOW FOR CONSTRUCTION TOLERANCES.  
 3. ALL DIMENSIONS ARE REDUCED BY 1/8" TO ALLOW FOR CONSTRUCTION TOLERANCES.

1. ALL DIMENSIONS ARE REDUCED BY 1/8" TO ALLOW FOR CONSTRUCTION TOLERANCES.  
 2. ALL DIMENSIONS ARE REDUCED BY 1/8" TO ALLOW FOR CONSTRUCTION TOLERANCES.  
 3. ALL DIMENSIONS ARE REDUCED BY 1/8" TO ALLOW FOR CONSTRUCTION TOLERANCES.

1. ALL DIMENSIONS ARE REDUCED BY 1/8" TO ALLOW FOR CONSTRUCTION TOLERANCES.  
 2. ALL DIMENSIONS ARE REDUCED BY 1/8" TO ALLOW FOR CONSTRUCTION TOLERANCES.  
 3. ALL DIMENSIONS ARE REDUCED BY 1/8" TO ALLOW FOR CONSTRUCTION TOLERANCES.

1. ALL DIMENSIONS ARE REDUCED BY 1/8" TO ALLOW FOR CONSTRUCTION TOLERANCES.  
 2. ALL DIMENSIONS ARE REDUCED BY 1/8" TO ALLOW FOR CONSTRUCTION TOLERANCES.  
 3. ALL DIMENSIONS ARE REDUCED BY 1/8" TO ALLOW FOR CONSTRUCTION TOLERANCES.

1. ALL DIMENSIONS ARE REDUCED BY 1/8" TO ALLOW FOR CONSTRUCTION TOLERANCES.  
 2. ALL DIMENSIONS ARE REDUCED BY 1/8" TO ALLOW FOR CONSTRUCTION TOLERANCES.  
 3. ALL DIMENSIONS ARE REDUCED BY 1/8" TO ALLOW FOR CONSTRUCTION TOLERANCES.

1. ALL DIMENSIONS ARE REDUCED BY 1/8" TO ALLOW FOR CONSTRUCTION TOLERANCES.  
 2. ALL DIMENSIONS ARE REDUCED BY 1/8" TO ALLOW FOR CONSTRUCTION TOLERANCES.  
 3. ALL DIMENSIONS ARE REDUCED BY 1/8" TO ALLOW FOR CONSTRUCTION TOLERANCES.

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**KINGSBURY VILLAGE**  
**STEETSIDE UNIT B**  
**SW PARCEL**  
**INTERSECTION OF WISCONSIN AVE & NORTH 10TH ST.**

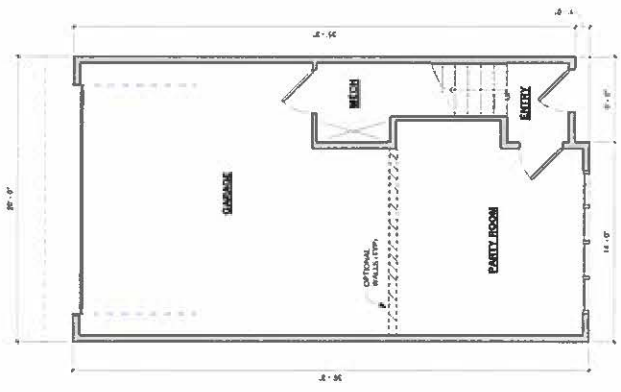
**CONCEPTUAL PLANS**

**STREET SIDE UNIT B - FLOOR PLANS**

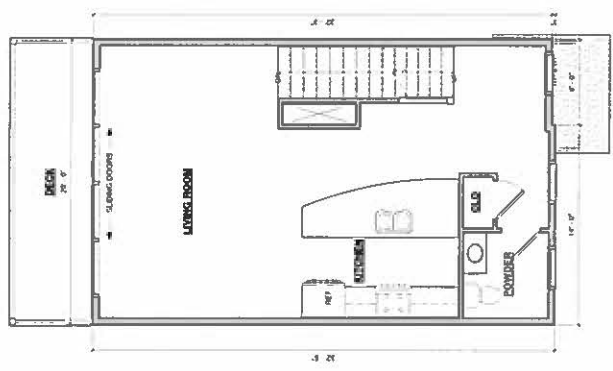
DATE: 11/27/18  
 DRAWN BY: ACB/TCH  
 CHECKED BY: SMP  
 PROJECT #: 18-077

**A103.B**  
 SCALE: 1/4" = 1'-0"  
 SHEET NO. 103 OF 103  
 THESE PLANS ARE REDUCED BY 1/4" FROM THE ORIGINAL DRAWING.

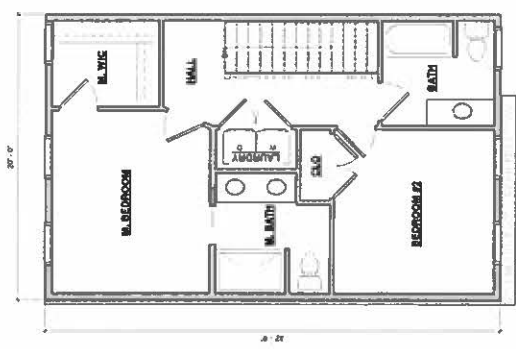
NO.	DATE	DESCRIPTION
1	11/27/18	DO SET



1 FLOOR PLAN - UNIT B - FIRST FLOOR PLAN  
 1/4" = 1'-0"



2 FLOOR PLAN - UNIT B - SECOND FLOOR PLAN  
 1/4" = 1'-0"



3 FLOOR PLAN - UNIT B - THIRD FLOOR PLAN  
 1/4" = 1'-0"



ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS ARE SHOWN TO THE CENTERLINE UNLESS OTHERWISE NOTED. ALL FINISHES ARE TO BE DETERMINED BY THE ARCHITECT. ALL WORK IS TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK AND THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL CODE BOOKS.

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STREET SIDE UNIT C  
 SW PARCEL  
 INTERSECTION OF WISCONSIN AVE & NORTH 10TH ST.

# KINGSBURY VILLAGE

CONCEPTUAL PLANS

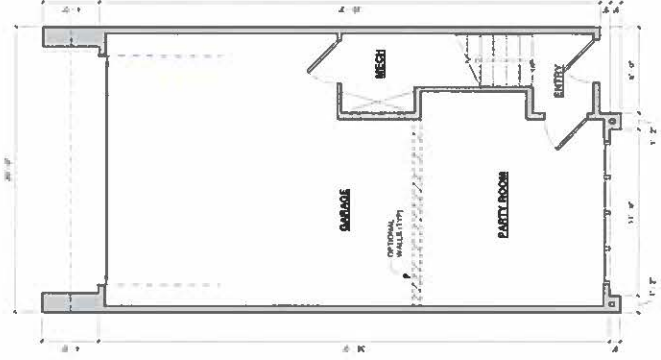
STREET SIDE UNIT C - FLOOR PLANS

SHEET DATE: 11/27/18  
 DRAWN BY: ADB/CH  
 CHECKED BY: SMP  
 PROJECT #: 18-077

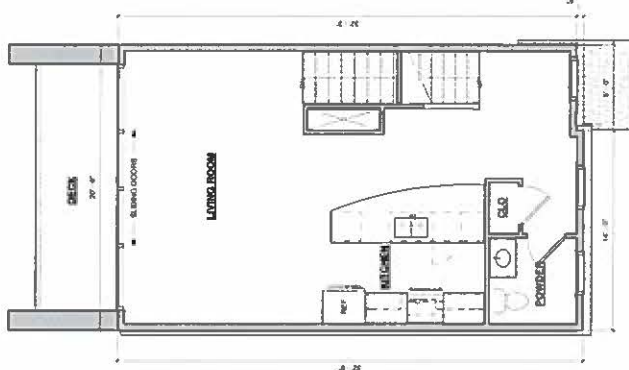
**A103.C**

SCALE: 1/4" = 1'-0"  
 TITLE: SHEET A103.C  
 DRAWING NO.: 18-077-01  
 DATE: 11/27/18  
 DRAWN BY: ADB/CH  
 CHECKED BY: SMP  
 PROJECT #: 18-077

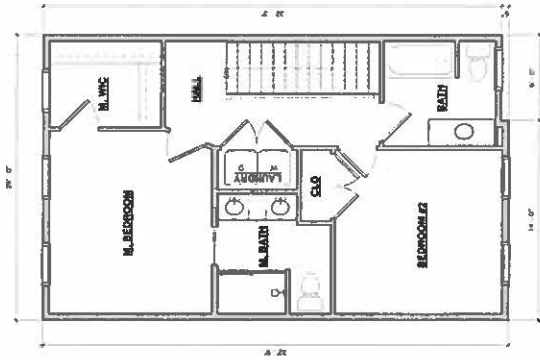
#	DATE	DESCRIPTION
1	08/20/18	05/16/17



1 FLOOR PLAN - UNIT C - FIRST FLOOR PLAN  
1/4" = 1'-0"



2 FLOOR PLAN - UNIT C - SECOND FLOOR PLAN  
1/4" = 1'-0"



3 FLOOR PLAN - UNIT C - THIRD FLOOR PLAN  
1/4" = 1'-0"



ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN FEET AND INCHES.  
 DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 ALL FINISHES TO BE DETERMINED BY THE ARCHITECT.  
 ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE CODES.  
 ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE CODES.





**KINGSBURY VILLAGE**  
**STEETSIDE UNIT E**  
**SW PARCEL**  
**INTERSECTION OF WISCONSIN AVE & NORTH 10TH ST.**

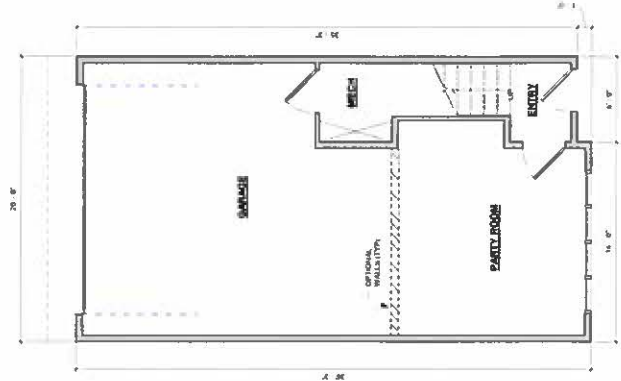
**CONCEPTUAL PLANS**

**STREET SIDE UNIT E - FLOOR PLANS**

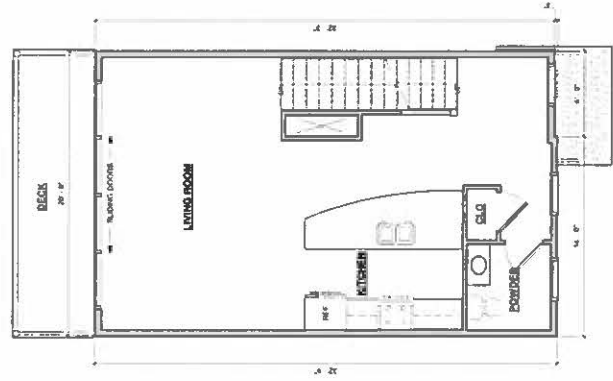
DATE: 11.27.18  
 DRAWN BY: ACB/CH  
 CHECKED BY: SMP  
 PROJECT #: 18-0177

**A103.E**

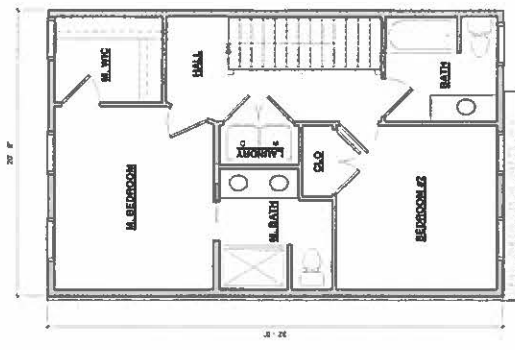
SCALE: 1/4" = 1'-0"  
 ALL DIMENSIONS ARE REDUCED BY 1/8" UNLESS OTHERWISE NOTED.  
 ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.



① FLOOR PLAN - UNIT E - FIRST FLOOR PLAN  
 1/4" = 1'-0"



② FLOOR PLAN - UNIT E - SECOND FLOOR PLAN  
 1/4" = 1'-0"



③ FLOOR PLAN - UNIT E - THIRD FLOOR PLAN  
 1/4" = 1'-0"



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REVISIONS  
 # DATE DESCRIPTION  
 1 09/26/18 001 SET  
 2 09/26/18 002 SET

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 215 Pine Street  
 Cheyenne, WY 82005  
 307.632.1234  
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**KINGSBURY VILLAGE**  
 STEPSIDE UNIT F  
 SW PARCEL  
 INTERSECTION OF WISCONSIN AVE & NORTH 10TH ST.

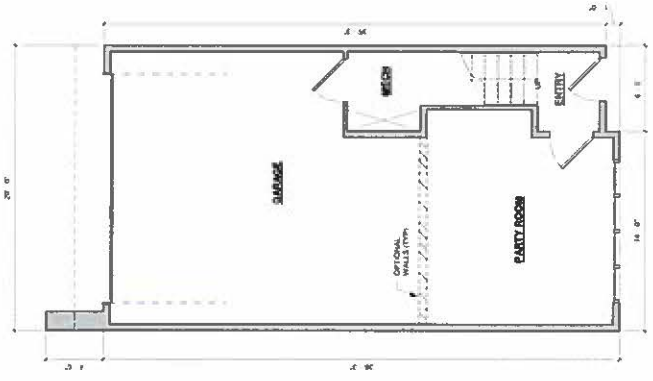
CONCEPTUAL  
 PLANS

STREET SIDE  
 UNIT F - FLOOR  
 PLANS

DATE	11.27.18
DRAWN BY	ACBUTCH
CHECKED BY	SMP
PROJECT #	18-017

**A103.F**

SCALE 1/4" = 1'-0"  
 NOTE: ALL DIMENSIONS ARE UNLESS OTHERWISE SPECIFIED.  
 ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.



1 FLOOR PLAN - UNIT F, FIRST FLOOR PLAN  
 1/4" = 1'-0"



2 FLOOR PLAN - UNIT F, SECOND FLOOR PLAN  
 1/4" = 1'-0"



3 FLOOR PLAN - UNIT F, THIRD FLOOR PLAN  
 1/4" = 1'-0"

ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.

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 Sheboygan Falls, WI 53085  
 PH: (920) 355-1300  
 www.distinctivedesign.com

STREETSIDE UNIT G  
 SW PARCEL  
 INTERSECTION OF WISCONSIN AVE & NORTH 10TH ST.

CONCEPTUAL  
 PLANS

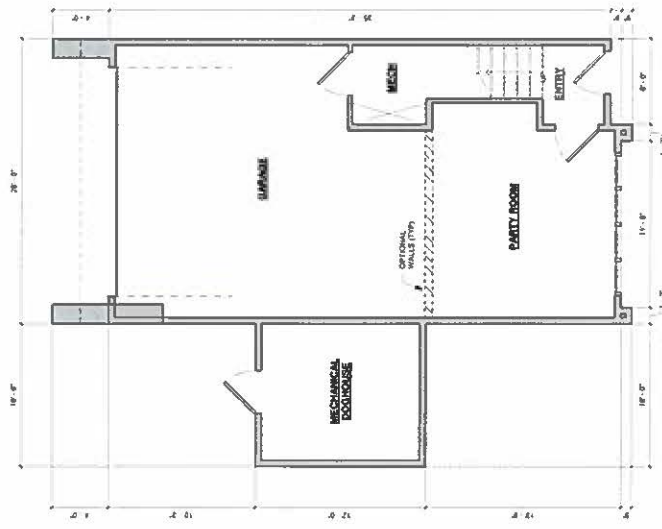
STREET SIDE  
 UNIT G - FLOOR  
 PLANS

DATE: 11/27/18  
 DRAWN BY: ADR/STC  
 CHECKED BY: SMP  
 PROJECT #: 18-077

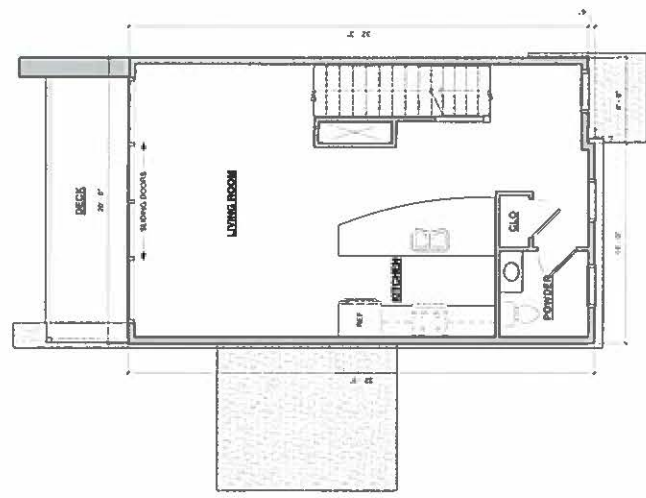
**A103.G**

SCALE: 1/4" = 1'-0"  
 DIMENSIONS ARE INDICATED BY  
 DIMENSION LINES UNLESS OTHERWISE  
 INDICATED.

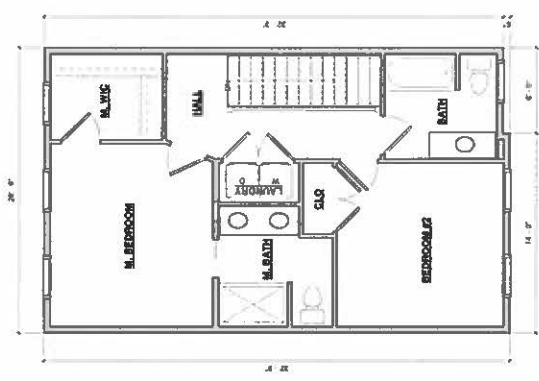
#	DATE	DESCRIPTION
1	04/11/18	001-01



① FLOOR PLAN - UNIT G - FIRST FLOOR PLAN  
 1/4" = 1'-0"



② FLOOR PLAN - UNIT G - SECOND FLOOR PLAN  
 1/4" = 1'-0"



③ FLOOR PLAN - UNIT G - THIRD FLOOR PLAN  
 1/4" = 1'-0"



ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. DIMENSIONS OF WALLS AND PARTITIONS ARE TO FACE UNLESS OTHERWISE NOTED. DIMENSIONS OF FLOORS ARE TO FINISH UNLESS OTHERWISE NOTED. DIMENSIONS OF CEILING ARE TO FINISH UNLESS OTHERWISE NOTED. DIMENSIONS OF ROOF ARE TO FINISH UNLESS OTHERWISE NOTED. DIMENSIONS OF EXTERIOR ARE TO FINISH UNLESS OTHERWISE NOTED. DIMENSIONS OF INTERIOR ARE TO FINISH UNLESS OTHERWISE NOTED. DIMENSIONS OF MECHANICAL ARE TO FINISH UNLESS OTHERWISE NOTED. DIMENSIONS OF ELECTRICAL ARE TO FINISH UNLESS OTHERWISE NOTED. DIMENSIONS OF PLUMBING ARE TO FINISH UNLESS OTHERWISE NOTED. DIMENSIONS OF HVAC ARE TO FINISH UNLESS OTHERWISE NOTED. DIMENSIONS OF STRUCTURE ARE TO FINISH UNLESS OTHERWISE NOTED. DIMENSIONS OF FINISHES ARE TO FINISH UNLESS OTHERWISE NOTED. DIMENSIONS OF HARDWARE ARE TO FINISH UNLESS OTHERWISE NOTED. DIMENSIONS OF FIXTURES ARE TO FINISH UNLESS OTHERWISE NOTED. DIMENSIONS OF EQUIPMENT ARE TO FINISH UNLESS OTHERWISE NOTED. DIMENSIONS OF UTILITIES ARE TO FINISH UNLESS OTHERWISE NOTED. DIMENSIONS OF EXTERIOR ARE TO FINISH UNLESS OTHERWISE NOTED. DIMENSIONS OF INTERIOR ARE TO FINISH UNLESS OTHERWISE NOTED. DIMENSIONS OF MECHANICAL ARE TO FINISH UNLESS OTHERWISE NOTED. DIMENSIONS OF ELECTRICAL ARE TO FINISH UNLESS OTHERWISE NOTED. DIMENSIONS OF PLUMBING ARE TO FINISH UNLESS OTHERWISE NOTED. DIMENSIONS OF HVAC ARE TO FINISH UNLESS OTHERWISE NOTED. DIMENSIONS OF STRUCTURE ARE TO FINISH UNLESS OTHERWISE NOTED. DIMENSIONS OF FINISHES ARE TO FINISH UNLESS OTHERWISE NOTED. DIMENSIONS OF HARDWARE ARE TO FINISH UNLESS OTHERWISE NOTED. DIMENSIONS OF FIXTURES ARE TO FINISH UNLESS OTHERWISE NOTED. DIMENSIONS OF EQUIPMENT ARE TO FINISH UNLESS OTHERWISE NOTED. DIMENSIONS OF UTILITIES ARE TO FINISH UNLESS OTHERWISE NOTED.

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INTERSECTION OF WISCONSIN AVE & NORTH 10TH ST.  
 SW PARCEL  
 PARKSIDE

# KINGSBURY VILLAGE

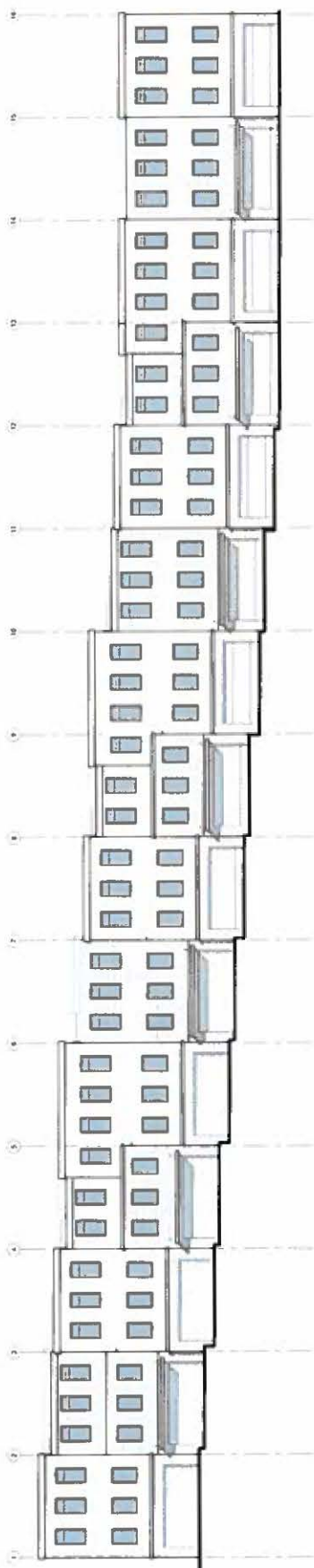
PRELIMINARY PLANS

PARKSIDE  
 EXTERIOR  
 ELEVATIONS  
 (GARAGE SIDE)

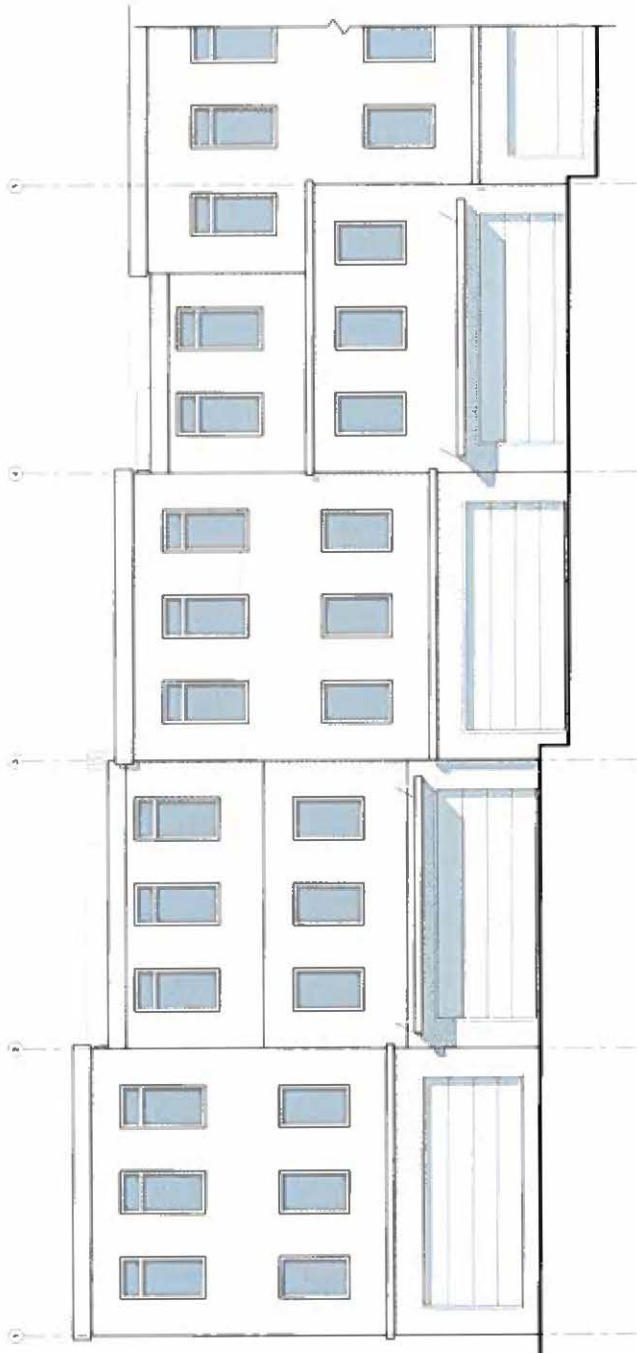
SHEET DATE: 01/27/18  
 DRAWN BY: ACB/TCH  
 CHECKED BY: SMP  
 PROJECT #: 18-077

**A201**

SCALE: As indicated  
 MODEL: 3D  
 DATE: 01/27/18  
 DRAWN BY: ACB/TCH  
 CHECKED BY: SMP  
 PROJECT #: 18-077



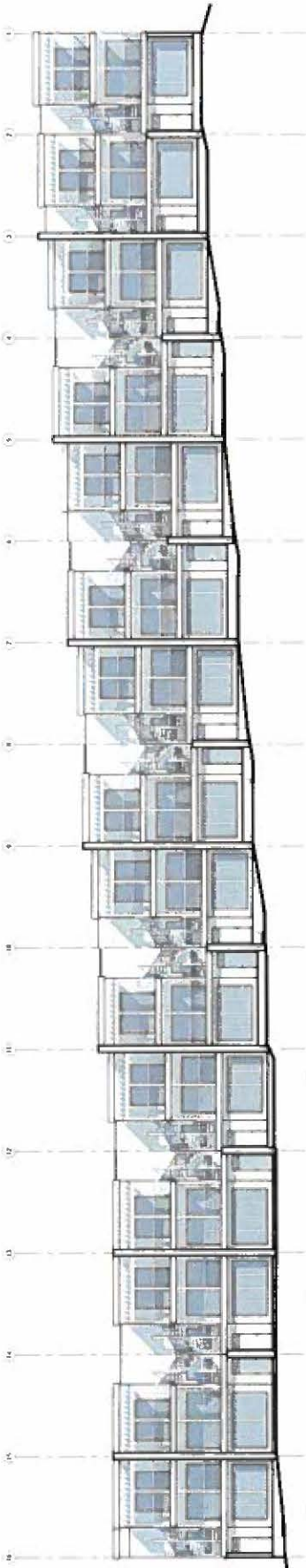
① EXTERIOR ELEV. - GARAGE SIDE  
 1/4" = 10'-0"



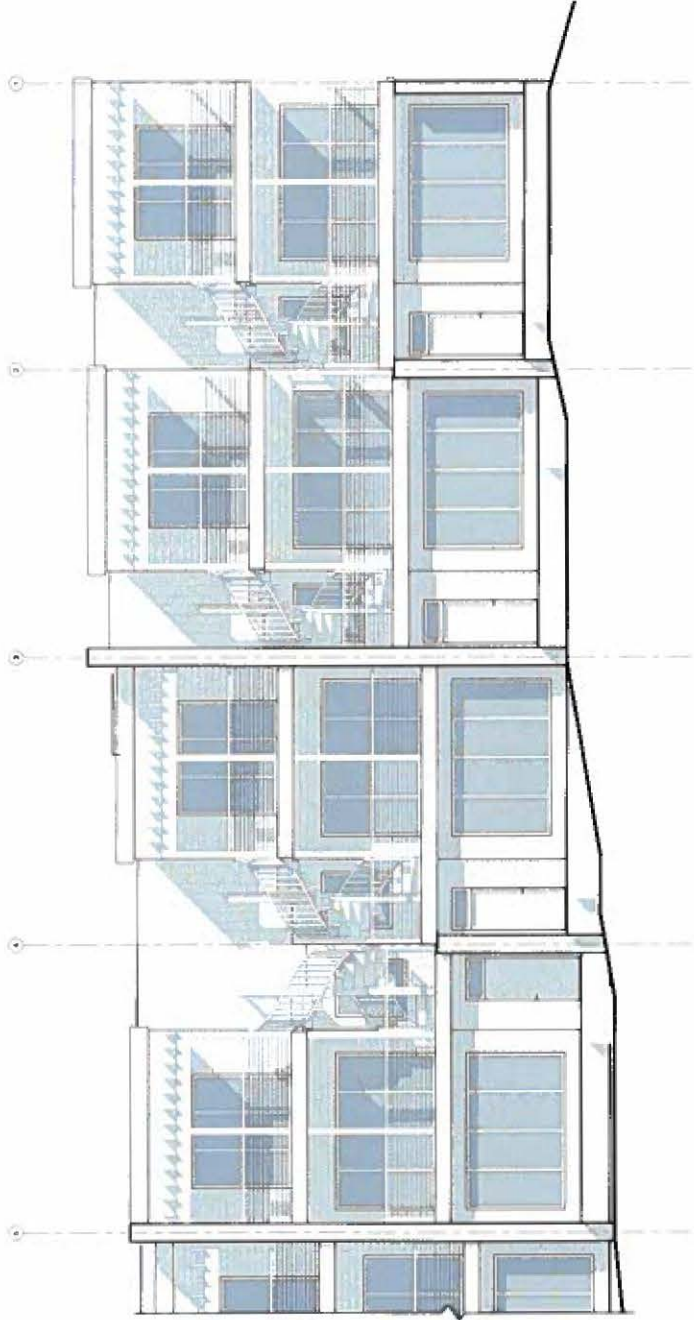
② EXTERIOR ELEV. - GARAGE SIDE ENLARGED  
 1/4" = 1'-0"



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 ALL FINISHES ARE TO BE DETERMINED BY THE ARCHITECT.  
 ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE AS SHOWN OR AS NOTED.  
 ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.  
 ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.



② EXTERIOR ELEV. - PARKSIDE  
1" = 10'



① EXTERIOR ELEV. - PARKSIDE - MAIN FLOOR  
1" = 10'

REV. NO. DATE DESCRIPTION

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Sheboygan Falls, WI 53085  
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**KINGSBURY VILLAGE**  
PARKSIDE  
SW PARCEL  
INTERSECTION OF WISCONSIN AVE & NORTH 10TH ST.

PRELIMINARY  
PLANS

PARKSIDE  
EXTERIOR  
ELEVATIONS  
(ENTRY SIDE)

SCALE: AS SHOWN  
DATE: 01.22.19  
DRAWN BY: ACB/TCH  
CHECKED BY: SWP  
PROJECT #: 18-077

**A202**

SCALE: AS SHOWN  
DATE: 01.22.19  
DRAWN BY: ACB/TCH  
CHECKED BY: SWP  
PROJECT #: 18-077



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INTERSECTION OF WISCONSIN AVE & NORTH 10TH ST.  
 PARKSIDE UNIT A  
 SW PARCEL

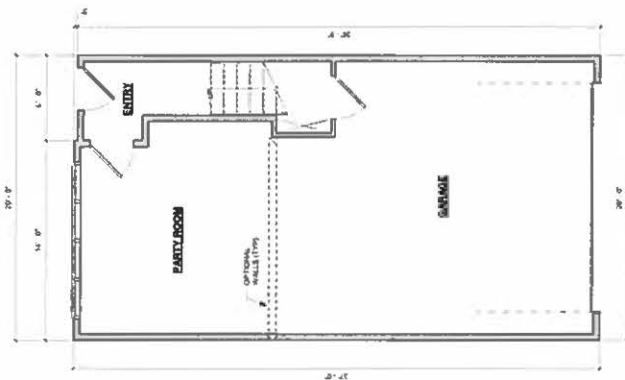
# KINGSBURY VILLAGE

CONCEPTUAL  
 PLANS

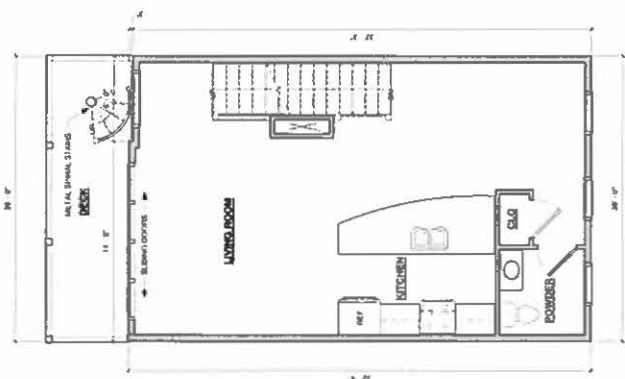
PARKSIDE UNIT A  
 FLOOR PLANS

SCALE: 1/4" = 1'-0"  
 SHEET: A102.A  
 DATE: 11/27/18  
 DRAWN BY: ADITCH  
 CHECKED BY: SMP  
 PROJECT #: 18-027

SCALE: 1/4" = 1'-0"  
 SHEET: A102.A  
 DATE: 11/27/18  
 DRAWN BY: ADITCH  
 CHECKED BY: SMP  
 PROJECT #: 18-027



1 FLOOR PLAN - UNIT A - FIRST FLOOR PLAN  
 1/4" = 1'-0"



2 FLOOR PLAN - UNIT A - SECOND FLOOR PLAN  
 1/4" = 1'-0"



3 FLOOR PLAN - UNIT A - THIRD FLOOR PLAN  
 1/4" = 1'-0"

REVISIONS  
 # DATE DESCRIPTION

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REVISIONS

NO.	DATE	DESCRIPTION
1	04/08/2019	00-001

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 Springfield, MA 01103  
 PH: (413) 261-1000  
 WWW.DISTINCTIVEDSIGN.COM

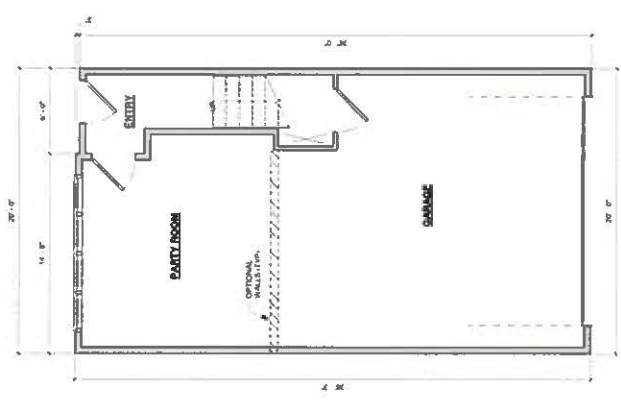
**KINGSBURY VILLAGE**  
 PARKSIDE UNIT B  
 SW PARCEL  
 INTERSECTION OF WISCONSIN AVE & NORTH 10TH ST.

CONCEPTUAL  
 PLANS

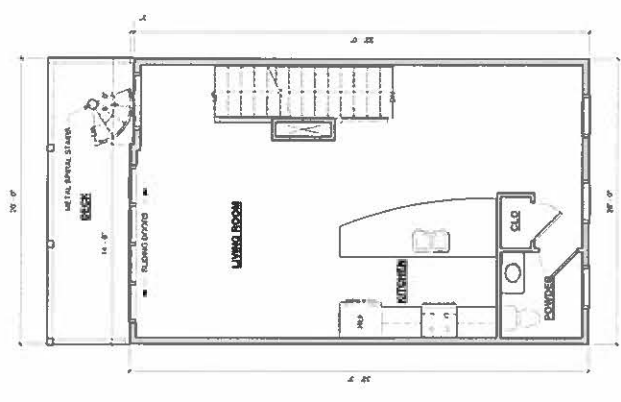
PARKSIDE UNIT B  
 FLOOR PLANS

DATE: 11/27/18  
 DRAWN BY: AJD/TCH  
 CHECKED BY: SJP  
 PROJECT #: 18-077

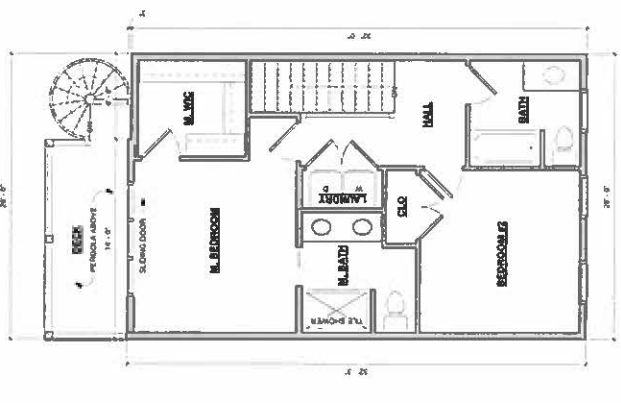
**A102.B**  
 SCALE: 1/4" = 1'-0"  
 ALL DIMENSIONS ARE INDICATED BY  
 DIMENSION LINES UNLESS NOTED  
 OTHERWISE.



1 FLOOR PLAN - UNIT B - FIRST FLOOR PLAN  
 1/4" = 1'-0"



2 FLOOR PLAN - UNIT B - SECOND FLOOR PLAN  
 1/4" = 1'-0"



3 FLOOR PLAN - UNIT B - THIRD FLOOR PLAN  
 1/4" = 1'-0"



1/4" = 1'-0"

1/4" = 1'-0"

1/4" = 1'-0"

DATE: 04/20/19 00 SET  
 DESCRIPTION: PERMITS

DISTINCTIVE DESIGN  
 215 Pine Street  
 Sheboygan Falls, WI 53085  
 PH: 920-256-1990  
 www.distinctivedesign.com

**KINGSBURY VILLAGE**  
 PARKSIDE UNIT C  
 SW PARCEL  
 INTERSECTION OF WISCONSIN AVE & NORTH 10TH ST.

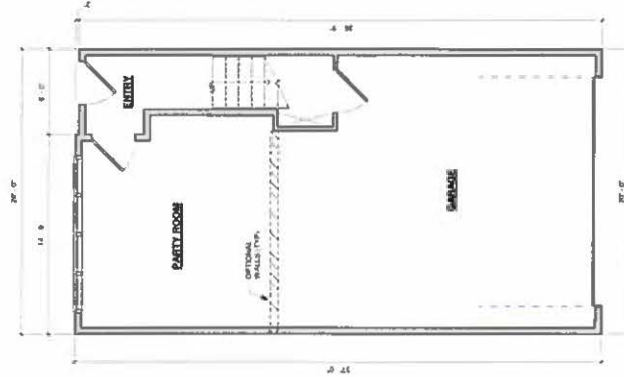
**CONCEPTUAL FLOOR PLANS**

**PARKSIDE UNIT C FLOOR PLANS**

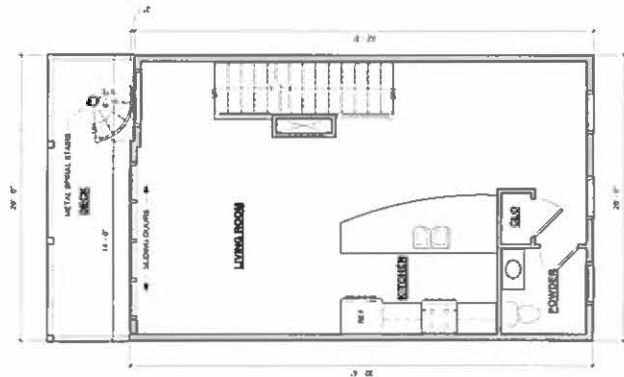
DATE: 11/27/18  
 DRAWN BY: ADB/UTCH  
 CHECKED BY: SMP  
 PROJECT #: 18-0377

**A102.C**

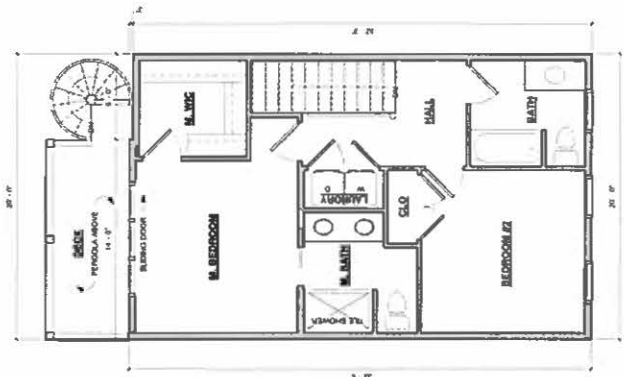
SCALE: 1/4" = 1'-0"  
 THESE PLANS WERE PREPARED BY  
 DISTINCTIVE DESIGN, INC.  
 A PROFESSIONAL ARCHITECTURAL FIRM  
 LICENSED UNDER THE ARCHITECTURE  
 ACT OF 1957, WISCONSIN STATUTE  
 CHAPTER ARCH 1.01.



① FLOOR PLAN - UNIT C - FIRST FLOOR PLAN  
 1/4" = 1'-0"



② FLOOR PLAN - UNIT C - SECOND FLOOR PLAN  
 1/4" = 1'-0"



③ FLOOR PLAN - UNIT C - THIRD FLOOR PLAN  
 1/4" = 1'-0"

ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

DATE: 11/27/18  
 DRAWN BY: ACB/TCB  
 CHECKED BY: SMP  
 PROJECT #: 18-037



**KINGSBURY VILLAGE**  
 PARKSIDE UNIT D  
 SW PARCEL  
 INTERSECTION OF WISCONSIN AVE & NORTH 10TH ST.

CONCEPTUAL  
 PLANS

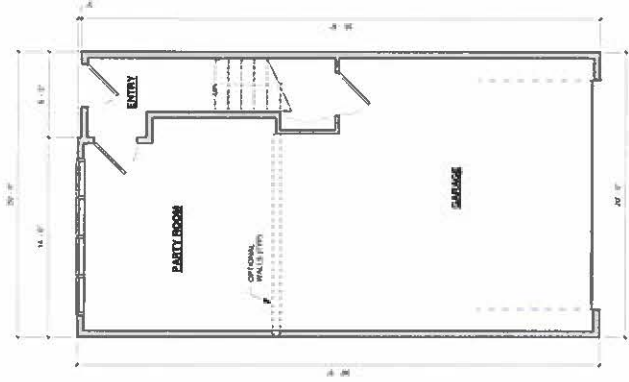
PARKSIDE UNIT D  
 FLOOR PLANS

ISSUE DATE: 11/27/18  
 DRAWN BY: ACB/TCB  
 CHECKED BY: SMP  
 PROJECT #: 18-037

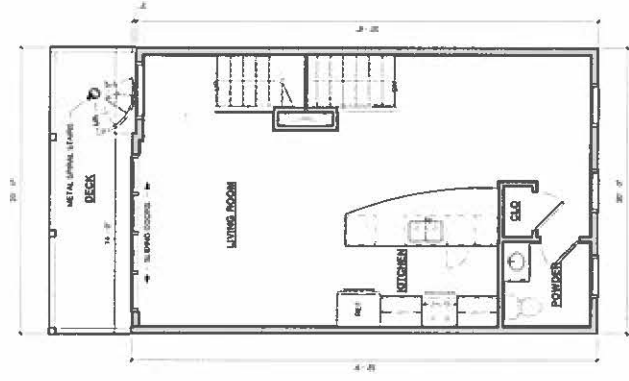
**A102.D**

SCALE: 1/4" = 1'-0"  
 NOTES:  
 1. SEE UNIT D FOR FLOOR FINISHES.  
 2. SEE UNIT D FOR WALL FINISHES.  
 3. SEE UNIT D FOR CEILING FINISHES.  
 4. SEE UNIT D FOR DOOR FINISHES.  
 5. SEE UNIT D FOR WINDOW FINISHES.  
 6. SEE UNIT D FOR STAIR FINISHES.  
 7. SEE UNIT D FOR BATH FINISHES.  
 8. SEE UNIT D FOR KITCHEN FINISHES.  
 9. SEE UNIT D FOR DECK FINISHES.  
 10. SEE UNIT D FOR GARAGE FINISHES.

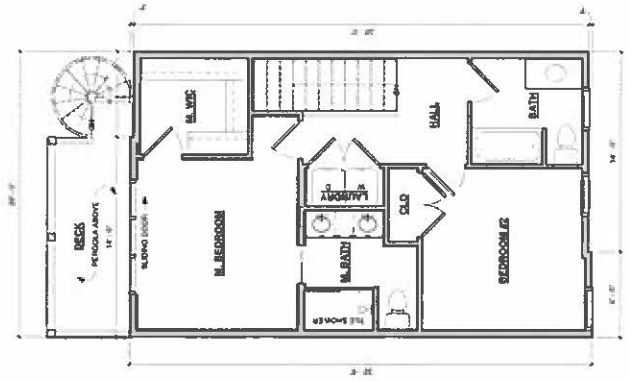
DATE: 11/27/18  
 DESCRIPTION:



1 FLOOR PLAN - UNIT D - FIRST FLOOR PLAN  
 1/4" = 1'-0"



2 FLOOR PLAN - UNIT D - SECOND FLOOR PLAN  
 1/4" = 1'-0"



3 FLOOR PLAN - UNIT D - THIRD FLOOR PLAN  
 1/4" = 1'-0"



DATE: 11/27/18  
 DRAWN BY: ACB/TCB  
 CHECKED BY: SMP  
 PROJECT #: 18-037

REVISIONS  
 # DATE DESCRIPTION  
 1 09/21/19 001 SET

DISTINCTIVE DESIGN  
 215 Pine Street  
 Skaneateles, NY 13152  
 PH: 820-595-1050  
 WWW.DISTINCTIVEDSIGN.COM

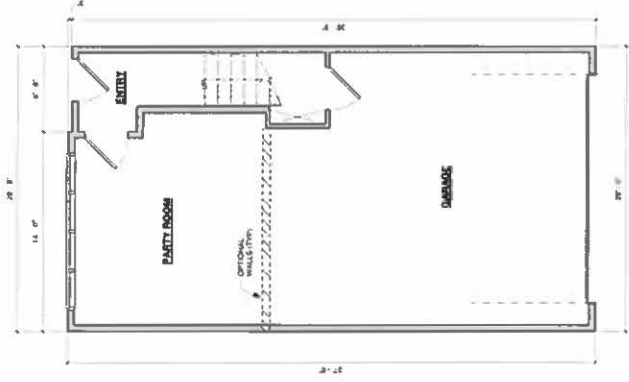
**KINGSBURY VILLAGE**  
 PARKSIDE UNIT E  
 SW PARCEL  
 INTERSECTION OF WISCONSIN AVE & NORTH 10TH ST.

CONCEPTUAL  
 PLANS

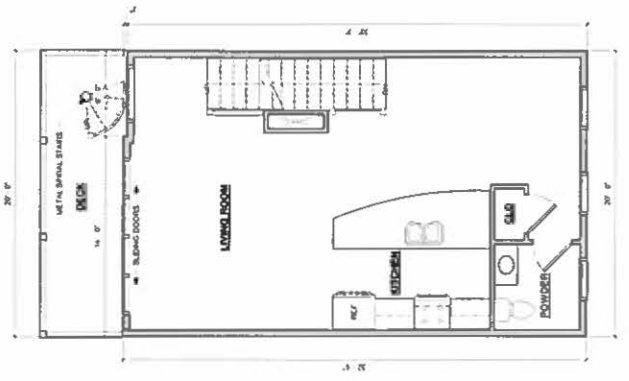
PARKSIDE UNIT E  
 FLOOR PLANS

DATE: 11/27/18  
 DRAWN BY: ADM/TCH  
 CHECKED BY: SMP  
 PROJECT #: 18-077

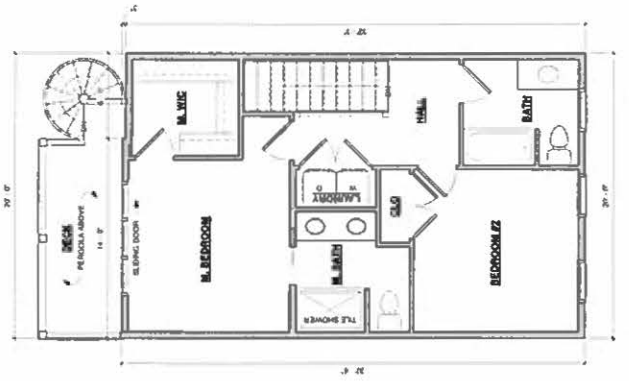
**A102.E**  
 SCALE: 1/4" = 1'-0"  
 THESE PLANS WERE PREPARED BY  
 DISTINCTIVE DESIGN, INC.  
 A PROFESSIONAL ENGINEERING FIRM  
 LICENSED UNDER THE ENGINEERING  
 PROFESSIONAL LAW OF THE STATE OF  
 NEW YORK.



① FLOOR PLAN - UNIT E - FIRST FLOOR PLAN  
 1/4" = 1'-0"



② FLOOR PLAN - UNIT E - SECOND FLOOR PLAN  
 1/4" = 1'-0"



③ FLOOR PLAN - UNIT E - THIRD FLOOR PLAN  
 1/4" = 1'-0"



1" = 10'-0" SCALE  
 DISTRICT OF COLUMBIA  
 DEPARTMENT OF GENERAL SERVICES  
 OFFICE OF ARCHITECTURE  
 1100 PENNSYLVANIA AVENUE, N.W.  
 WASHINGTON, D.C. 20004  
 PHONE: (202) 541-5000  
 FAX: (202) 541-5001  
 WWW.DC.Architect.gov



**KINGSBURY VILLAGE**  
 PARKSIDE UNIT F  
 SW PARCEL  
 INTERSECTION OF WISCONSIN AVE & NORTH 10TH ST.

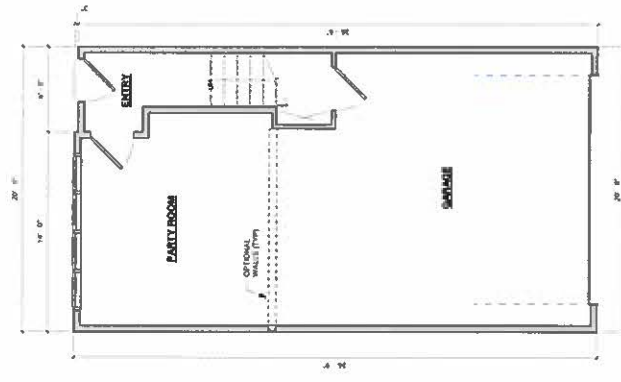
CONCEPTUAL  
 PLANS

PARKSIDE UNIT F  
 FLOOR PLANS

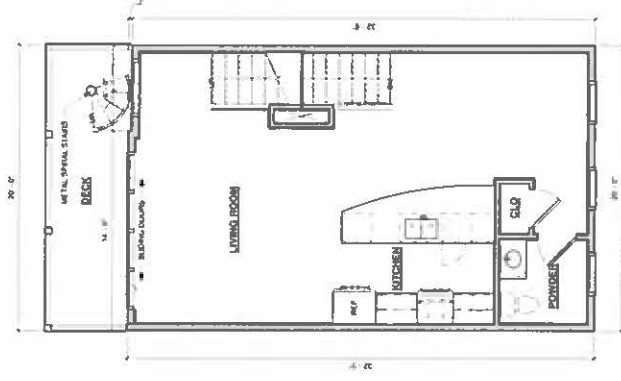
ISSUE DATE: 11/27/18  
 DRAWN BY: ADB/TCH  
 CHECKED BY: SAMP  
 PROJECT #: 18-077

**A102.F**

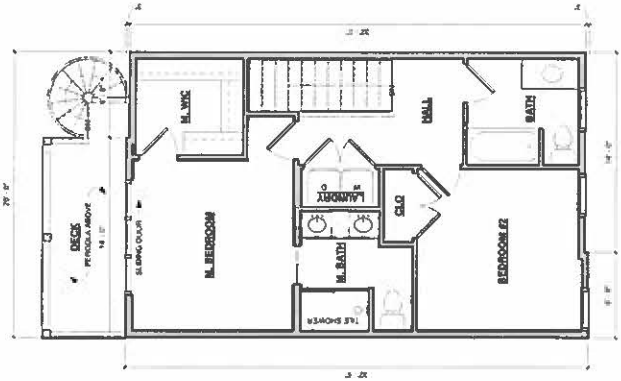
SCALE: 1/4" = 1'-0"  
 THESE PLANS ARE REDUCED BY 1/4"  
 UNLESS OTHERWISE NOTED  
 APPROVED BY: [Signature]



① FLOOR PLAN - UNIT F - FIRST FLOOR PLAN  
 1/4" = 1'-0"



② FLOOR PLAN - UNIT F - SECOND FLOOR PLAN  
 1/4" = 1'-0"



③ FLOOR PLAN - UNIT F - THIRD FLOOR PLAN  
 1/4" = 1'-0"



ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED  
 ALL FINISHES TO BE DETERMINED BY ARCHITECT  
 ALL WORK TO BE IN ACCORDANCE WITH THE CITY OF CHICAGO  
 ALL WORK TO BE IN ACCORDANCE WITH THE IBC 2015  
 ALL WORK TO BE IN ACCORDANCE WITH THE IBC 2015

ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED  
 ALL FINISHES TO BE DETERMINED BY ARCHITECT  
 ALL WORK TO BE IN ACCORDANCE WITH THE CITY OF CHICAGO  
 ALL WORK TO BE IN ACCORDANCE WITH THE IBC 2015  
 ALL WORK TO BE IN ACCORDANCE WITH THE IBC 2015

ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED  
 ALL FINISHES TO BE DETERMINED BY ARCHITECT  
 ALL WORK TO BE IN ACCORDANCE WITH THE CITY OF CHICAGO  
 ALL WORK TO BE IN ACCORDANCE WITH THE IBC 2015  
 ALL WORK TO BE IN ACCORDANCE WITH THE IBC 2015

215 Pine Street  
 Shorewood Hills, WI 53085  
 PH: 262-585-1598  
 www.distinctivedesign.com

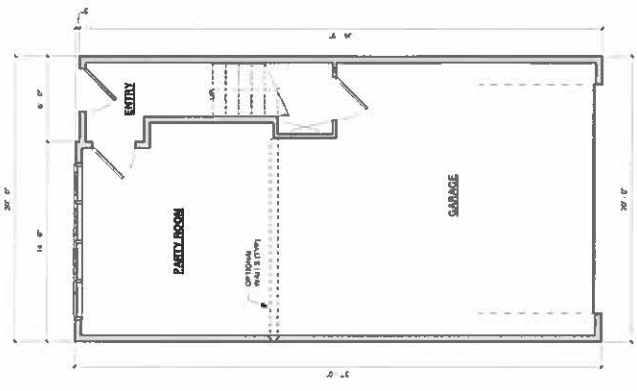
**KINGSBURY VILLAGE**  
 PARKSIDE UNIT G  
 SW PARCEL  
 INTERSECTION OF WISCONSIN AVE & NORTH 10TH ST.

**CONCEPTUAL  
 PLANS**

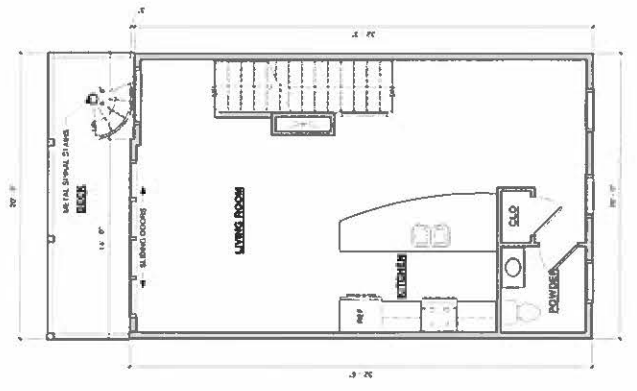
**PARKSIDE UNIT G  
 FLOOR PLANS**

DATE	11.27.18
DRAWN BY	ACB/UTCH
CHECKED BY	SMP
PROJECT #	18-077

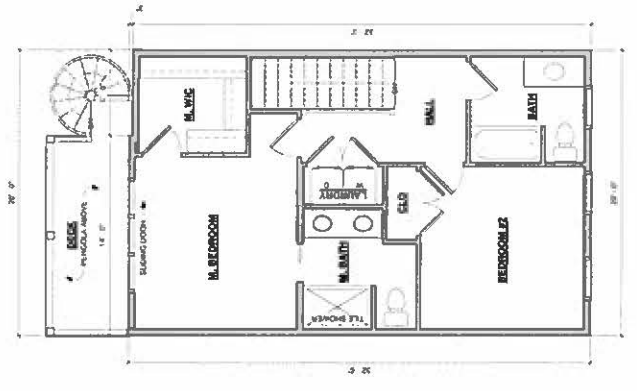
**A102.G**  
 SCALE: 1/4" = 1'-0"  
 HOTEL  
 UNITS ARE REDUCED BY  
 1/4" TO 1/2" TO ACCOMMODATE  
 ACCESSIBILITY



① FLOOR PLAN - UNIT G - FIRST FLOOR PLAN  
 1/4" = 1'-0"



② FLOOR PLAN - UNIT G - SECOND FLOOR PLAN  
 1/4" = 1'-0"



③ FLOOR PLAN - UNIT G - THIRD FLOOR PLAN  
 1/4" = 1'-0"

N/MB/ONS  
 DATE: 11/27/18  
 DESCRIPTION:



DISTRICT OF SHOREWOOD HILLS  
 1000 WISCONSIN AVENUE, SHOREWOOD HILLS, WI 53085  
 262-585-1598  
 WWW.SHOREWOODHILLSWI.GOV

SHOREWOOD HILLS  
 1000 WISCONSIN AVENUE, SHOREWOOD HILLS, WI 53085  
 262-585-1598  
 WWW.SHOREWOODHILLSWI.GOV

SHOREWOOD HILLS  
 1000 WISCONSIN AVENUE, SHOREWOOD HILLS, WI 53085  
 262-585-1598  
 WWW.SHOREWOODHILLSWI.GOV

SHOREWOOD HILLS  
 1000 WISCONSIN AVENUE, SHOREWOOD HILLS, WI 53085  
 262-585-1598  
 WWW.SHOREWOODHILLSWI.GOV

215 Pine Street  
 Skaneateles, WI 53085  
 815.228.1050  
 www.distinctivedesign.com

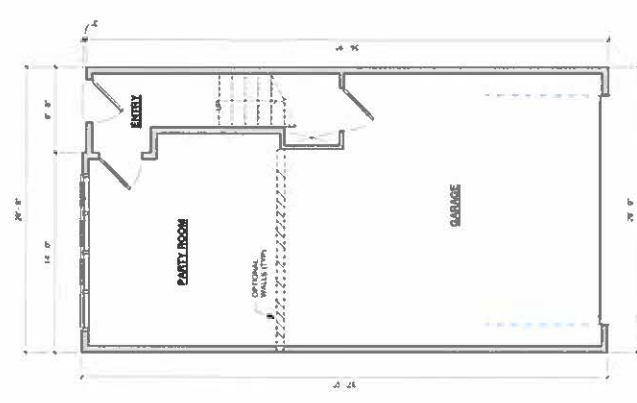


DISTINCTIVE DESIGN  
 ARCHITECTS

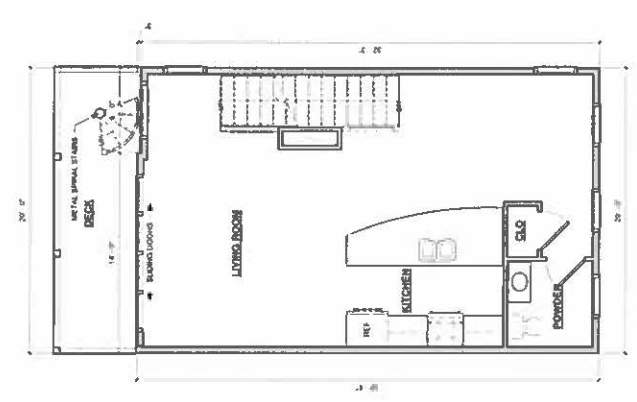
**KINGSBURY VILLAGE**  
 PARKSIDE UNIT H  
 SW PARCEL  
 INTERSECTION OF WISCONSIN AVE & NORTH 10TH ST.

**CONCEPTUAL  
 PLANS**  
**PARKSIDE UNIT H  
 FLOOR PLANS**

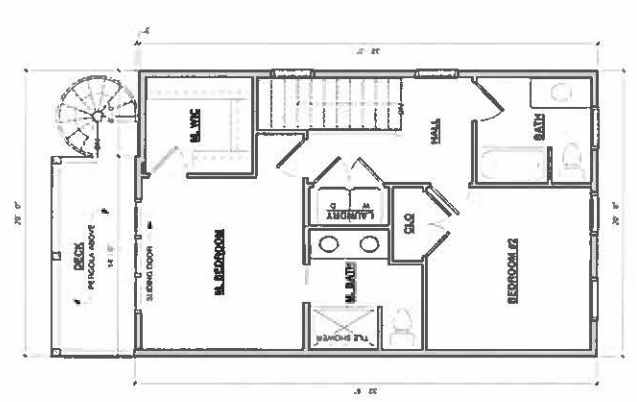
DATE	11.27.18
DRAWN BY	ACB/TCH
CHECKED BY	SMP
PROJECT #	18-077
<b>A102.H</b>	
SCALE	1/4" = 1'-0"
DATE	
<small>           THESE PLANS ARE PRELIMINARY AND SUBJECT TO CHANGE WITHOUT NOTICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS OF THE SITE PRIOR TO CONSTRUCTION.         </small>	



**1 FLOOR PLAN - UNIT H - FIRST FLOOR PLAN**  
 1/4" = 1'-0"



**2 FLOOR PLAN - UNIT H - SECOND FLOOR PLAN**  
 1/4" = 1'-0"



**3 FLOOR PLAN - UNIT H - THIRD FLOOR PLAN**  
 1/4" = 1'-0"



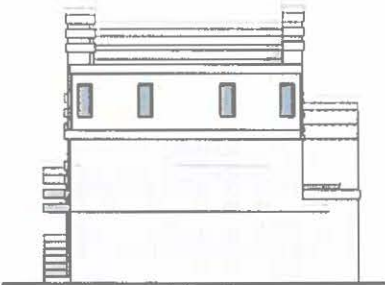
PROJECT LOCATION: 10TH ST. & WISCONSIN AVE., SKANEATELES, WI 53085  
 PROJECT NUMBER: A102.H

THESE PLANS ARE PRELIMINARY AND SUBJECT TO CHANGE WITHOUT NOTICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS OF THE SITE PRIOR TO CONSTRUCTION.

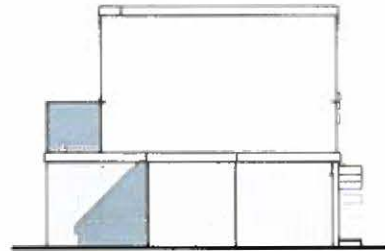
ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.



② EXTERIOR ELEV. - GARAGE SIDE  
1/8" = 1'-0"



④ EXTERIOR ELEV. - WEST SIDE  
1/8" = 1'-0"



③ EXTERIOR ELEV. - EAST SIDE  
1/8" = 1'-0"



① EXTERIOR ELEV. - GARAGE SIDE ENLARGED  
1/4" = 1'-0"

REVISION	DESCRIPTION
1	DATE: 04/15/2019, 06:46:11

**DISTINCTIVE DESIGN**  
 215 Pine Street  
 Englewood Cliffs, WI 53008  
 Ph: (262) 795-1000  
 www.distinctivedesign.com

**KINGSBURY VILLAGE**  
 STREETSIDE WISCONSIN AVE  
 SW PARCEL  
 INTERSECTION OF WISCONSIN AVE & NORTH 10TH ST.

PRELIMINARY PLANS

WISCONSIN AVE.  
 EXTERIOR ELEVATIONS  
 (GARAGE SIDE)

ISSUE DATE: 3/19/19  
 DRAWN BY: ACB/TCH  
 CHECKED BY: SAMP  
 PROJECT #: 18-077

**A203**

SCALE: As indicated  
 NOTE: 12-18 SETS ARE REDUCED BY 50% SCALE DRAWING ACCORDINGLY



② EXTERIOR ELEV. - STREETSIDE  
1" = 12'-0"



① EXTERIOR ELEV. - STREETSIDE - ENLARGED  
1/8" = 1'-0"



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REVISIONS  
# DATE DESCRIPTION

DISTINCTIVE DESIGN  
215 Pine Street  
Dunwoody, GA 30090  
770.520.5500  
www.distinctivedesign.com

**KINGSBURY VILLAGE**  
STREETSIDE WISCONSIN AVE  
SW PARCEL  
INTERSECTION OF WISCONSIN AVE & NORTH 10TH ST.

PRELIMINARY  
PLANS

WISCONSIN AVE  
EXTERIOR  
ELEVATIONS  
(STREET SIDE)

DATE: 3/13/12  
DRAWN BY: ACB/STC  
CHECKED BY: SMP  
PROJECT: 18.077

**A204**

SCALE: As indicated  
NOT TO BE ENLARGED BY  
ANY MEANS WITHOUT THE  
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DATE: 3/19/13  
 DRAWN BY: TCH  
 CHECKED BY: SAMP  
 PROJECT #: 13-077

SCALE: 1/8" = 1'-0"  
 HOTEL  
 WISCONSIN AVE  
 MAIN BUILDING  
 SECTION

**A302**

215 Pine Street  
 Chicago, IL 60604  
 Tel: (312) 399-1999  
 www.distinctivedesign.com

**DISTINCTIVE DESIGN**

INTERSECTION OF WISCONSIN AVE & NORTH 10TH ST.  
 SW PARCEL

**KINGSBURY VILLAGE**

PRELIMINARY PLANS

WISCONSIN AVE  
 MAIN BUILDING  
 SECTION

DATE: 3/19/13  
 DRAWN BY: TCH  
 CHECKED BY: SAMP  
 PROJECT #: 13-077

SCALE: 1/8" = 1'-0"  
 HOTEL  
 WISCONSIN AVE  
 MAIN BUILDING  
 SECTION

**A302**

215 Pine Street  
 Chicago, IL 60604  
 Tel: (312) 399-1999  
 www.distinctivedesign.com

**DISTINCTIVE DESIGN**

INTERSECTION OF WISCONSIN AVE & NORTH 10TH ST.  
 SW PARCEL

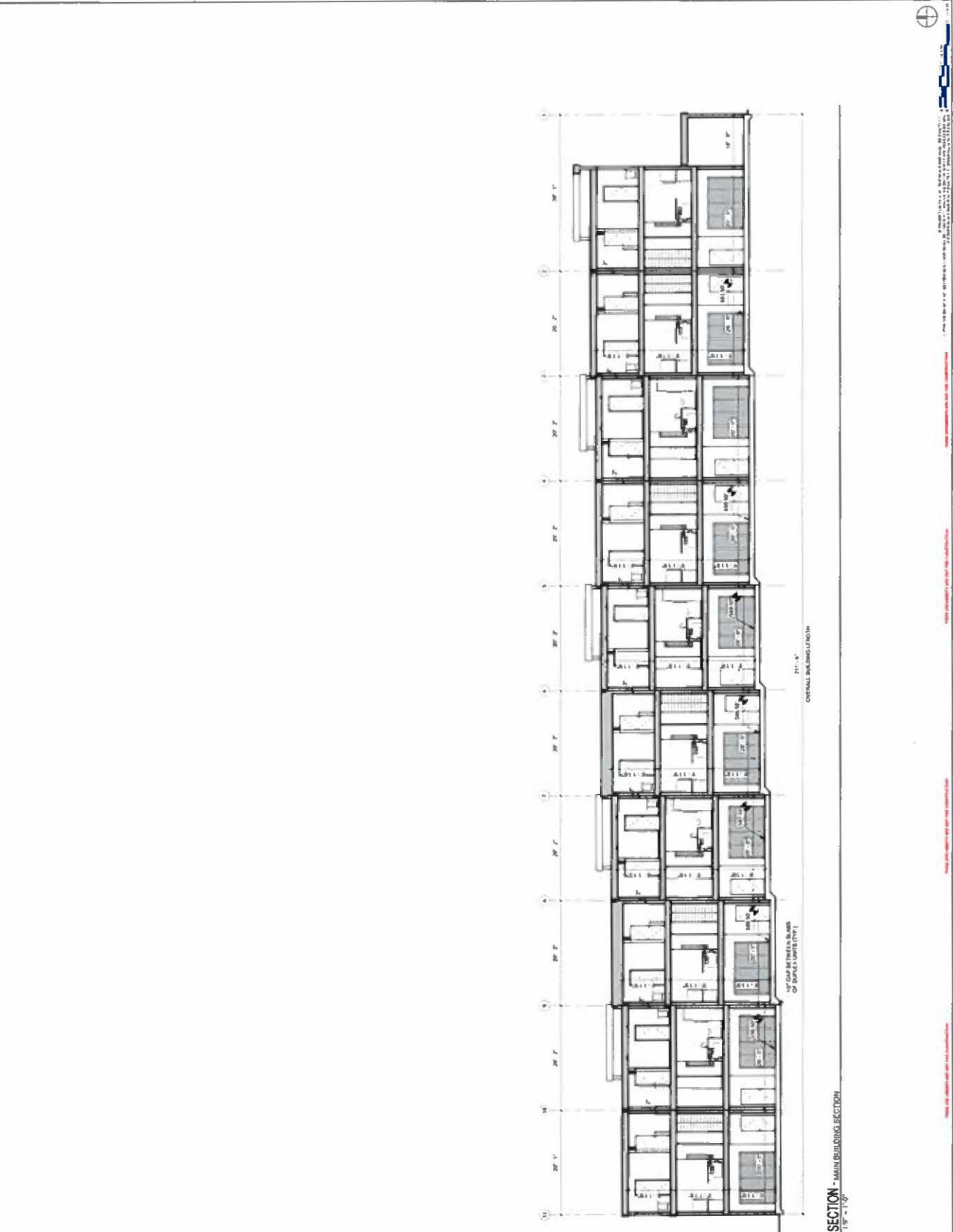
**KINGSBURY VILLAGE**

PRELIMINARY PLANS

WISCONSIN AVE  
 MAIN BUILDING  
 SECTION

DATE: 3/19/13  
 DRAWN BY: TCH  
 CHECKED BY: SAMP  
 PROJECT #: 13-077

SCALE: 1/8" = 1'-0"  
 HOTEL  
 WISCONSIN AVE  
 MAIN BUILDING  
 SECTION



**1 SECTION - MAIN BUILDING SECTION**  
 1/8" = 1'-0"

OVERALL BUILDING WIDTH: 211'-6"

1/2" GAP BETWEEN SLABS OF ADJACENT UNITS (TYP)

DISTINCTIVE DESIGN  
 215 Pine Street  
 Shelburne, VT 05485  
 PH: 802-956-1000  
 www.distinctivedesign.com

**KINGSBURY VILLAGE**  
 STREETSIDE WISCONSIN AVE  
 SW PARCEL  
 INTERSECTION OF WISCONSIN AVE & NORTH 10TH ST.

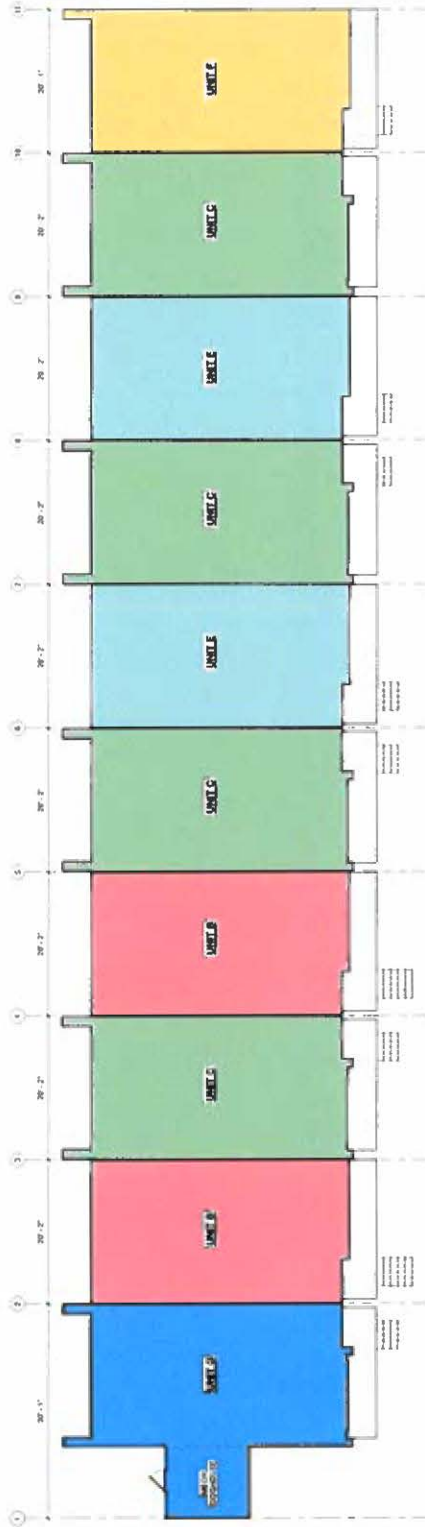
PRELIMINARY PLANS

WISCONSIN AVE  
 FIRST FLOOR  
 PLAN

SCALE DATE: 3/19/13  
 DRAWN BY: TCH  
 CHECKED BY: SMP  
 PROJECT #: 18.077

**A102**

SCALE: 1/8" = 1'-0"  
 THESE PLANS ARE REDUCED BY  
 THE ARCHITECT'S OFFICE  
 ACCORDINGLY



1 FLOOR PLAN - WISCONSIN AVE UNIT  
 18P-170



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DISTINGUISHIVE DESIGN  
 215 First Street  
 Sheboygan Falls, WI 53085  
 PH: 920-355-7100  
 www.distinguishivedesign.com

INTERSECTION OF WISCONSIN AVE & NORTH 10TH ST.  
 SW PARCEL

# KINGSBURY VILLAGE

STREETSIDE N. 10TH ST.

PRELIMINARY PLANS

N 10TH STREET  
 EXTERIOR  
 ELEVATIONS  
 (GARAGE SIDE)

SHEET DATE: 3.13.19  
 DRAWING BY: ACB/STC  
 CHECKED BY: SJP  
 PROJECT #: 18-077

A201

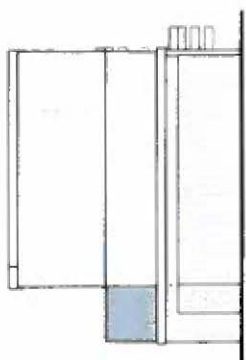
SCALE: As indicated  
 NOTES:  
 1. ALL WORK SHALL BE PERFORMED BY  
 A LICENSED CONTRACTOR.  
 2. ALL MATERIALS SHALL BE APPROVED BY  
 THE CITY OF SHEBOYGAN.  
 3. ALL WORK SHALL BE ACCORDING TO THE  
 CITY OF SHEBOYGAN ORDINANCES.



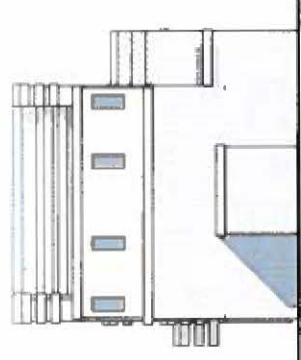
② EXTERIOR ELEV. - GARAGE SIDE  
1/8" = 1'-0"



① EXTERIOR ELEV. - GARAGE SIDE ENLARGED  
1/4" = 1'-0"

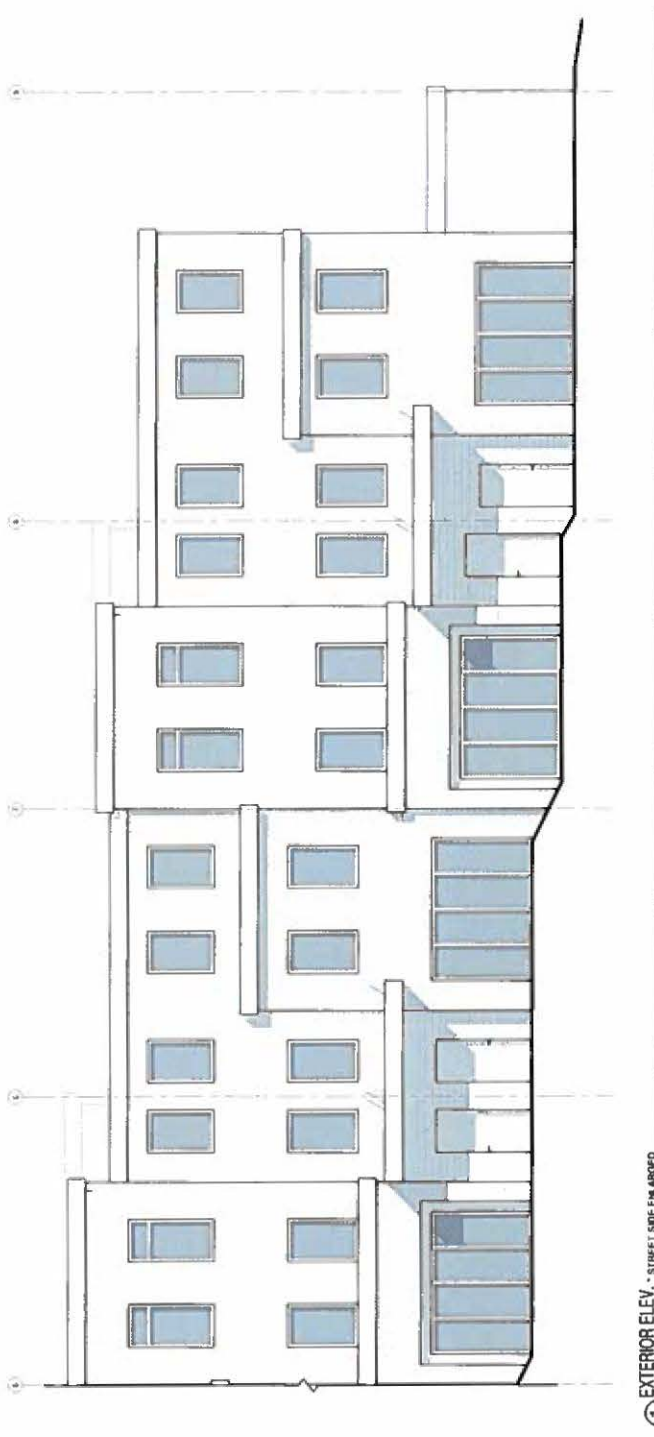


④ EXTERIOR ELEV. - SOUTH SIDE  
1/8" = 1'-0"



③ EXTERIOR ELEV. - NORTH SIDE  
1/8" = 1'-0"

SHEET DATE: 3.13.19  
 DRAWING BY: ACB/STC  
 CHECKED BY: SJP  
 PROJECT #: 18-077





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**A301**

SCALE: 1/8" = 1'-0"  
 SHEET: 1 OF 1  
 DATE: 3/13/19  
 TCH  
 SMP  
 18-077

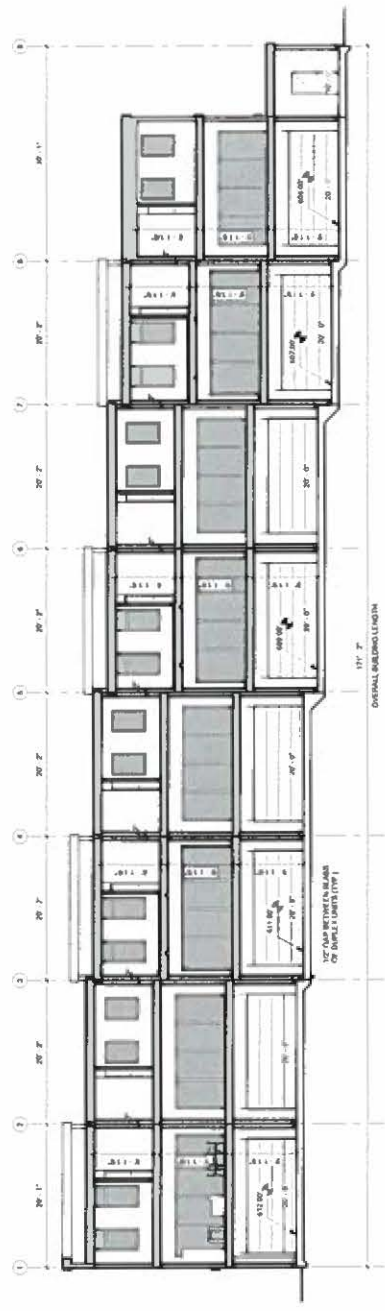
**N 10TH STREET  
 MAIN BUILDING  
 SECTION**

**PRELIMINARY  
 PLANS**

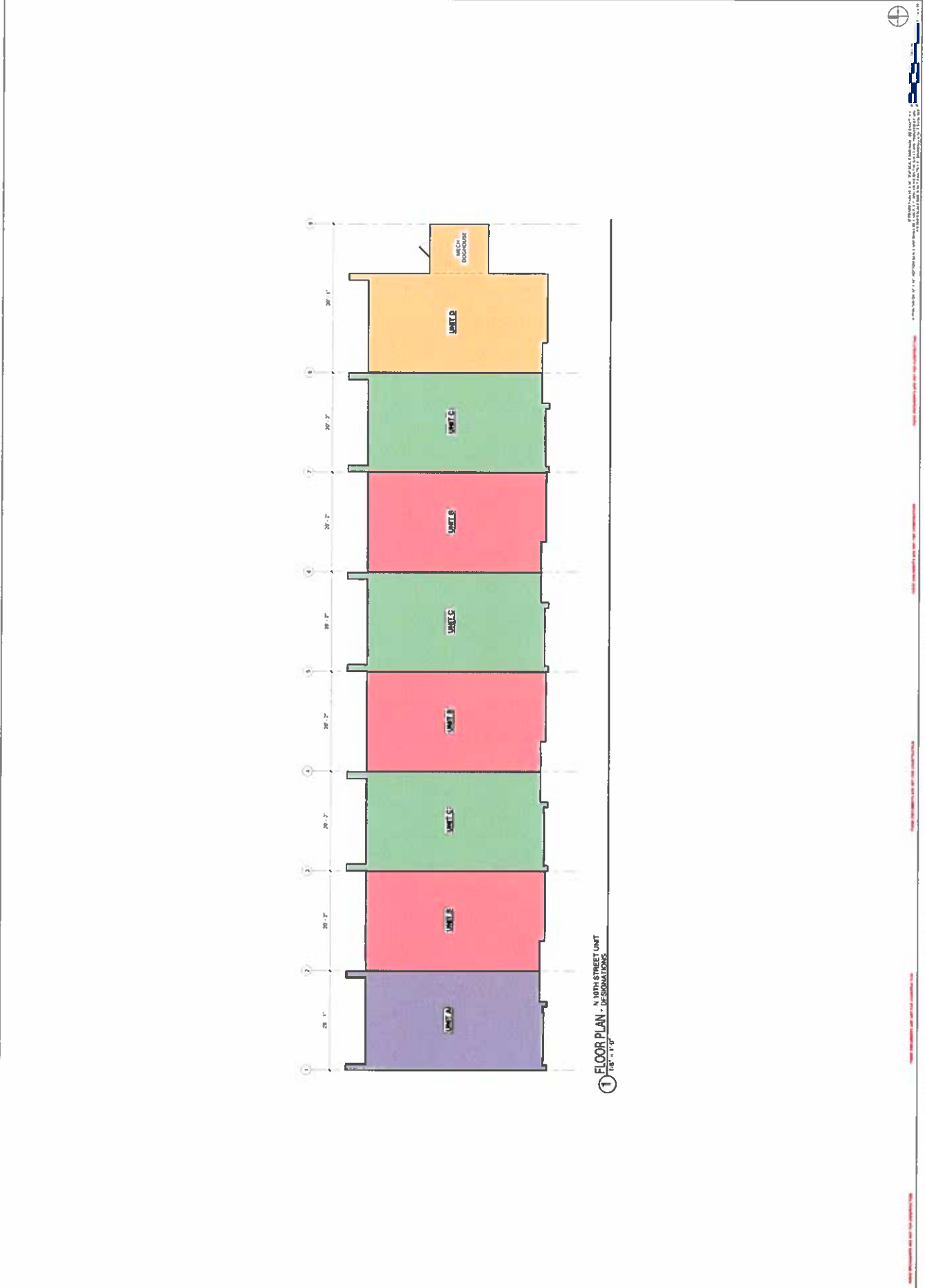
**KINGSBURY VILLAGE**  
 STREETSIDE N, 10TH ST  
 SW PARCEL  
 INTERSECTION OF WISCONSIN AVE & NORTH 10TH ST.

**DISTINCTIVE DESIGN**  
 215 PINE STREET  
 STROUGHER PARK, WI 53085  
 PH: (262) 355-1000  
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REVISIONS  
 # DATE DESCRIPTION



**1 SECTION - MAIN BUILDING SECTION**  
 1/8" = 1'-0"



**1 FLOOR PLAN - N 10TH STREET UNIT**  
 1/8" = 1'-0"

ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.



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**KINGSBURY VILLAGE**  
 STEETSIDE UNIT B  
 SW PARCEL  
 INTERSECTION OF WISCONSIN AVE & NORTH 10TH ST.

CONCEPTUAL  
 PLANS

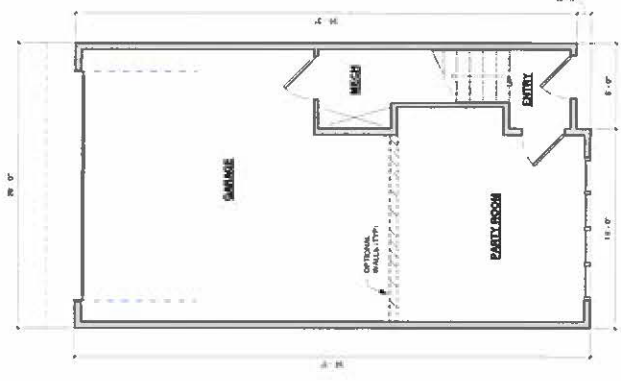
STREET SIDE  
 UNIT B FLOOR  
 PLANS

DATE: 11/27/16  
 DRAWN BY: ACB/STC  
 CHECKED BY: SMM  
 PROJECT #: 18 077

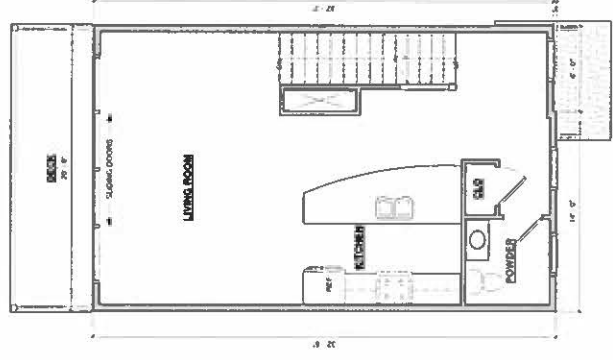
**A103.B**

SCALE: 1/4" = 1'-0"  
 DIMENSIONS ARE REDUCED BY  
 APPROXIMATELY 1/8"

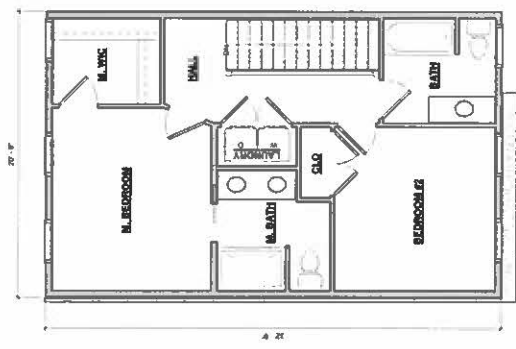
REVISIONS  
 # DATE DESCRIPTION



1 FLOOR PLAN - UNIT B - FIRST FLOOR PLAN  
 1/4" = 1'-0"



2 FLOOR PLAN - UNIT B - SECOND FLOOR PLAN  
 1/4" = 1'-0"



3 FLOOR PLAN - UNIT B - THIRD FLOOR PLAN  
 1/4" = 1'-0"



ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO BE VERIFIED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS.





215 Pine Street  
 Shorewood Park, WI 53085  
 PH: (262) 550-1000  
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**DISTINCTIVE DESIGN**

INTERSECTION OF WISCONSIN AVE & NORTH 10TH ST.  
 SW PARCEL  
 STREETSIDE UNIT E

**KINGSBURY VILLAGE**

CONCEPTUAL  
 PLANS

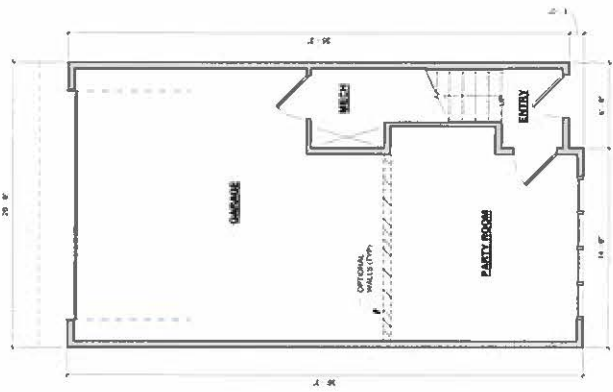
STREET SIDE  
 UNIT E - FLOOR  
 PLANS

ISSUE DATE: 11/27/18  
 DRAWN BY: AJS/STC  
 CHECKED BY: SJP  
 PROJECT #: 18-077

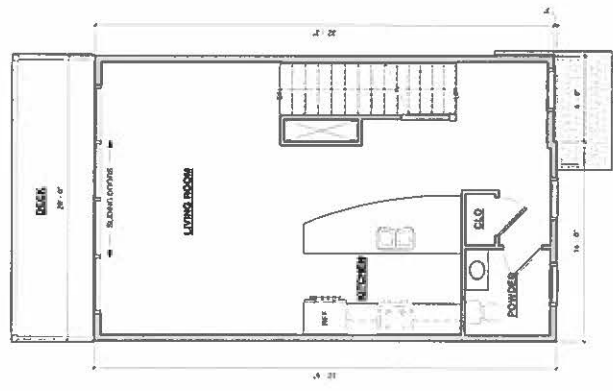
**A103.E**

SCALE: 1/4" = 1'-0"  
 NOTE: UNITS ARE REDUCED BY  
 ACCURACY

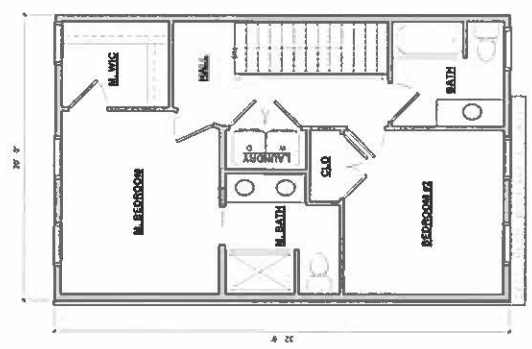
#	DATE	DESCRIPTION
1	04/02/18	DD SET



1 FLOOR PLAN - UNIT E - FIRST FLOOR PLAN  
 1/4" = 1'-0"



2 FLOOR PLAN - UNIT E - SECOND FLOOR PLAN  
 1/4" = 1'-0"



3 FLOOR PLAN - UNIT E - THIRD FLOOR PLAN  
 1/4" = 1'-0"

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REV	DATE	DESCRIPTION
1	11-28-18	DO SET

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**KINGSBURY VILLAGE**  
 STREET SIDE UNIT F  
 SW PARCEL  
 INTERSECTION OF WISCONSIN AVE & NORTH 10TH ST.

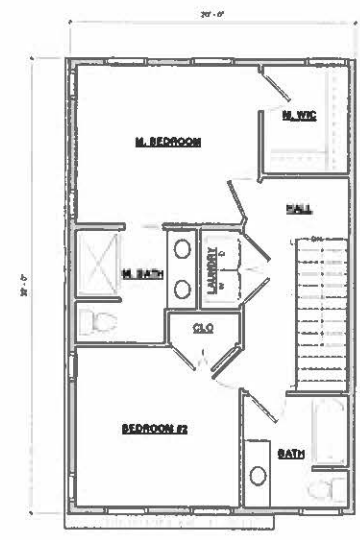
CONCEPTUAL PLANS

STREET SIDE  
 UNIT F - FLOOR PLANS

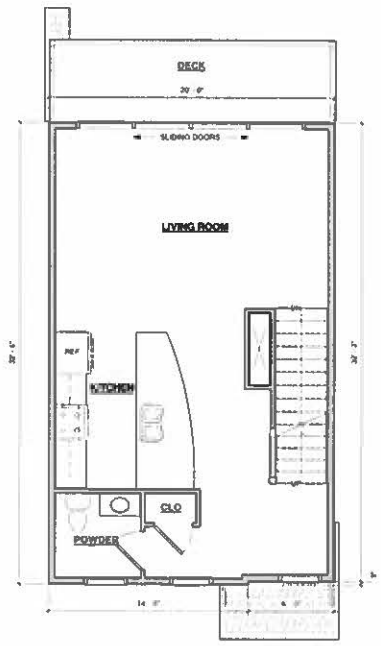
ISSUE DATE 11-27-18  
 DRAWN BY ACB/TCH  
 CHECKED BY SMP  
 PROJECT # 18-077

**A103.F**

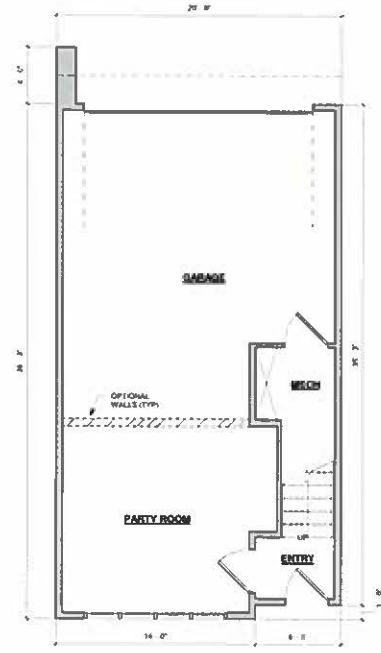
SCALE 1/4" = 1'-0"  
 NOTES: 1. THIS SET IS TO BE REDUCED BY THE SCALE DRAWING ACCURATELY.



3 FLOOR PLAN - UNIT F - THIRD FLOOR PLAN  
 1/4" = 1'-0"



2 FLOOR PLAN - UNIT F - SECOND FLOOR PLAN  
 1/4" = 1'-0"



1 FLOOR PLAN - UNIT F - FIRST FLOOR PLAN  
 1/4" = 1'-0"

215 Pine Street  
 Oshkosh, WI 54901  
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**KINGSBURY VILLAGE**  
 STREETSIDE UNIT G  
 SW PARCEL  
 INTERSECTION OF WISCONSIN AVE & NORTH 10TH ST.

CONCEPTUAL  
 PLANS

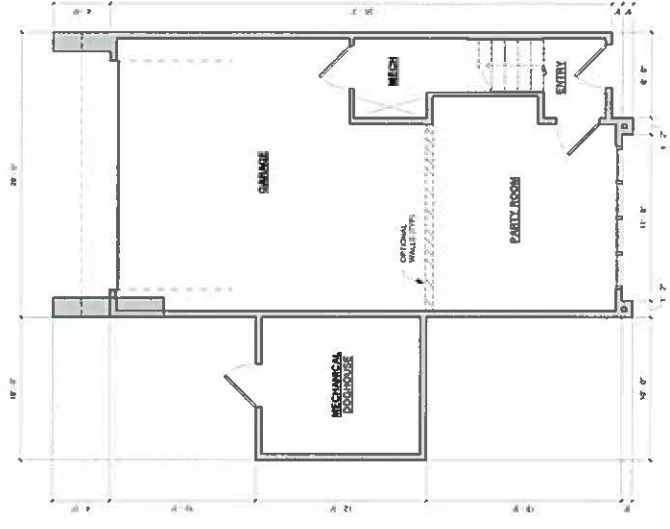
STREET SIDE  
 UNIT G - FLOOR  
 PLANS

DATE: 11.27.18  
 DRAWN BY: ACB/TCB  
 CHECKED BY: SJP  
 PROJECT #: 18.077

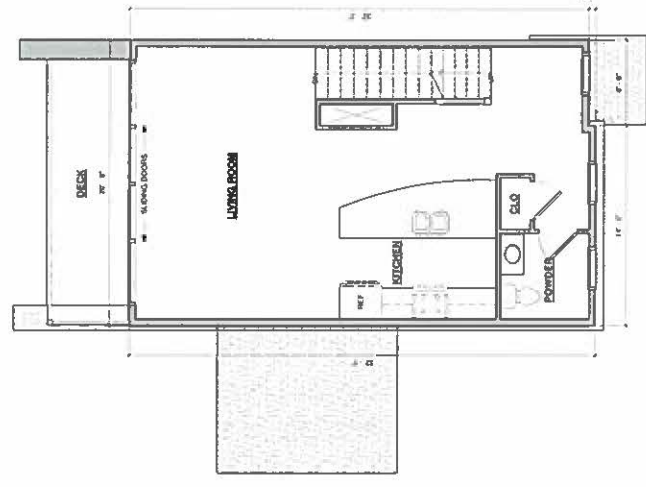
**A103.G**

SCALE: 1/4" = 1'-0"  
 HOTEL  
 UNIT G - FLOOR PLANS  
 PREPARED BY: DISTINCTIVE DESIGN

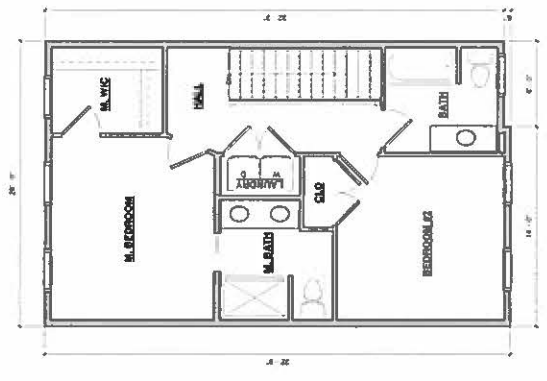
REVISIONS  
 # DATE DESCRIPTION



1 FLOOR PLAN - UNIT G - FIRST FLOOR PLAN  
 1/4" = 1'-0"



2 FLOOR PLAN - UNIT G - SECOND FLOOR PLAN  
 1/4" = 1'-0"



3 FLOOR PLAN - UNIT G - THIRD FLOOR PLAN  
 1/4" = 1'-0"



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