

*****ATTACHMENTS*****

CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Construction of the new Acuity Recreation Center and parking structure at 2800 S. Taylor Drive.

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

REPORT DATE: June 21, 2019

MEETING DATE: June 24, 2019

FISCAL SUMMARY:

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

STATUTORY REFERENCE:

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

BACKGROUND / ANALYSIS:

The project consists of two (2) new buildings - a parking structure and recreation center, both of which will be situated to the north and east of the existing north parking structure. The facades for each of these structures will be a replication of the existing facility in terms of materials and detailing.

The footprint of the parking structure is roughly 82,000 square feet. Three levels of parking are being planned for this phase to accommodate approximately 715 parking spaces. Phase 1 of the parking structure will be 35 feet tall (highest at northwest corner). Note that the parking structure height is roughly 10'-0" less at the southeast, southwest and northwest corners due to changes in grade. The height of this structure in Phase I matches the scale and massing of the existing north parking structure to the west.

An additional five (5) levels of parking are being planned for a future phase to accommodate a total of 1900 parking spaces between both phases. Phase 2 of the parking structure will be 88 feet tall (highest at northwest corner).

The footprint of the recreation center is roughly 43,000 square feet and sits directly to the south of the new proposed parking structure. The recreation center is being constructed as an employee only amenity space consisting of various court-based activities. The height of this structure matches the scale and massing of the existing north parking structure to the west. The Recreation Center will be 35 feet tall.

Building materials include:

- Architectural precast panels (same light buff color that exists today).

- Aluminum curtainwall (color matches existing teak) with clear glazing (same that exists today).
- Simulated wood lattice (color matches existing teak) – exists on the first floor openings of the parking structure.
- Entry canopy incorporates a stained wood and prefinished metal flashing to match the color of the existing teak (same that exists today).

STAFF COMMENTS:

Staff's biggest concern with the project is with the scale and massing of these buildings to Taylor Drive. Is the board comfortable with the detailing the applicant has provided or does the Board believe that additional detailing will help break-up the expanse of the wall facing Taylor Drive.

City staff and the architectural review board are informing Acuity that Phase 2 of the parking structure wants to be uniform in some ways but additional articulation to that façade will be required to break-up the huge parking structure face that will dominate Taylor Drive.

ACTION REQUESTED:

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

The applicant shall submit drawings for Phase 2 to the architectural review board for review/approval prior to Phase 2 building permit issuance.

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: EUA ATTENTION: BECKY JOHNSON

ADDRESS: 333 E CHICAGO STREET, MILWAUKEE, WI 53202

E-MAIL ADDRESS: beckyj@eua.com

PHONE: (414) 298-2255 FAX NO.: ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: ACUITY INSURANCE

ADDRESS OF PROPERTY AFFECTED: 2800 SOUTH TAYLOR DRIVE, SHEBOYGAN, WI 53081

NEW BUILDING: X ADDITION: _____ REMODELING: _____

DESCRIPTION OF PROPOSED PROJECT: SEE ATTACHMENT A

DESCRIPTION OF **EXISTING** EXTERIOR DESIGN AND MATERIALS: SEE ATTACHMENT B

DESCRIPTION OF THE **PROPOSED** EXTERIOR DESIGN AND MATERIALS: SEE ATTACHMENT C

3. NAMES AND ADDRESSES

OWNER OF SITE: ACUITY INSURANCE - SHERI MURPHY, VICE PRESIDENT

ADDRESS: 2800 SOUTH TAYLOR DRIVE, SHEBOYGAN, WI 53081

PHONE: (920) 458-9131 x1918 **FAX NO.:** ()

ARCHITECT: EPPSTEIN UHEN ARCHITETS, INC. - TROY JACOBY

ADDRESS: 333 E. CHICAGO STREET, MILWAUKEE, WI 53202

E-MAIL ADDRESS: troyj@eua.com

PHONE: (414) 271-5350 **FAX NO.:** ()

CONTRACTOR: NOT APPLICABLE

ADDRESS: _____

PHONE: () **FAX NO.:** ()

4. APPLICATION SUBMITTAL REQUIREMENTS

- A. A scale drawing of all exterior elevations showing the design and appearance of the proposed building or structure.
- B. Provide eight 11 X 17 colored renderings of the proposed building elevations and material samples.
- C. A scale drawing of the site plan showing the relationship of the building to the site and adjacent properties.
- D. A written description of the proposed general design, arrangement, texture, material and color of the building or structure. Describe the relationship of such factors to similar features of buildings located within the same block or located along the frontage or any block across the street from the proposed building or structure for which architectural approval is sought.

5. CERTIFICATE

I hereby certify that all the above statements and attachments submitted hereto are true and correct to the best of my knowledge and belief.


APPLICANT'S SIGNATURE

06.10.2019
DATE

BECKY JOHNSON
PRINT ABOVE NAME

**CITY OF SHEBOYGAN
ARCHITECTURAL REVIEW APPLICATION
ATTACHMENT A**

DESCRIPTION OF PROPOSED PROJECT:

The project consists of two new buildings, a parking structure and recreation center, both of which will be situated to the north and east of the existing north parking structure. The facades for each of these structures will be a replication of the existing facility in terms of materials and detailing.

The footprint of the parking structure is roughly 82,000 square feet. Three levels of parking are being planned for this phase to accommodate approximately 715 parking spaces. An additional five levels of parking are being planned for a future phase to accommodate a total of 1900 parking spaces between both phases. The height of this structure in Phase I matches the scale and massing of the existing north parking structure to the west.

The footprint of the recreation center is roughly 43,000 square feet and sits directly to the south of the new proposed parking structure. The recreation center is being constructed as an employee only amenity space consisting of various court-based activities. The height of this structure matches the scale and massing of the existing north parking structure to the west.

**CITY OF SHEBOYGAN
ARCHITECTURAL REVIEW APPLICATION
ATTACHMENT B**

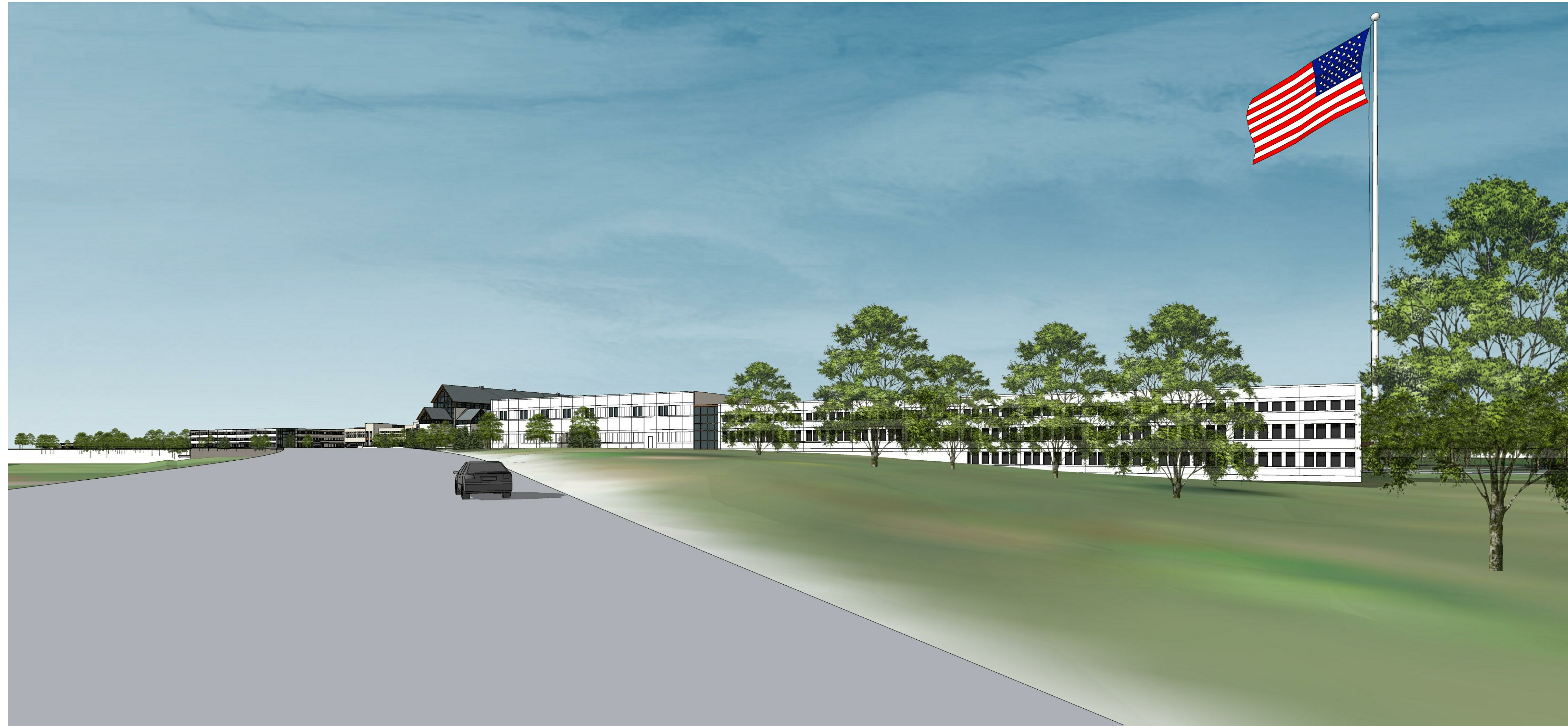
DESCRIPTION OF **EXISTING** EXTERIOR DESIGN AND MATERIALS:

Existing building is a two story office building with a central galleria running its full length in the East/West direction. The entire façade is clad in buff colored dolomite limestone slabs and precast architectural concrete. There are three main entry and exit points around the building. The main entrances occur at the two story high glazed curtain walls with teak or aluminum mullions. All other windows are punched units with teak or aluminum frames. Most of the roof is flat with a gabled slate roof over the main and secondary gallerias.

**CITY OF SHEBOYGAN
ARCHITECTURAL REVIEW APPLICATION
ATTACHMENT C**

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

The parking structure and recreation center will be clad in the same buff colored architectural precast to match the existing north parking structure facility. Punched aluminum windows will match those of the existing north parking structure. Flat roof will be a single ply loose laid membrane. Stair towers and main entry points will be glazed with an aluminum curtain wall system to match the existing north parking structure.



ACUITY NE PARKING STRUCTURE & RECREATION CENTER

2800 South Taylor Drive
Sheboygan, WI

Index:

AS100	ARCHITECTURAL SITE PLAN
A200	ELEVATIONS
A201	RENDERINGS PHASE 1
A202	RENDERINGS PHASE 2
A203	RENDERINGS PHASE 1
A204	RENDERINGS PHASE 2

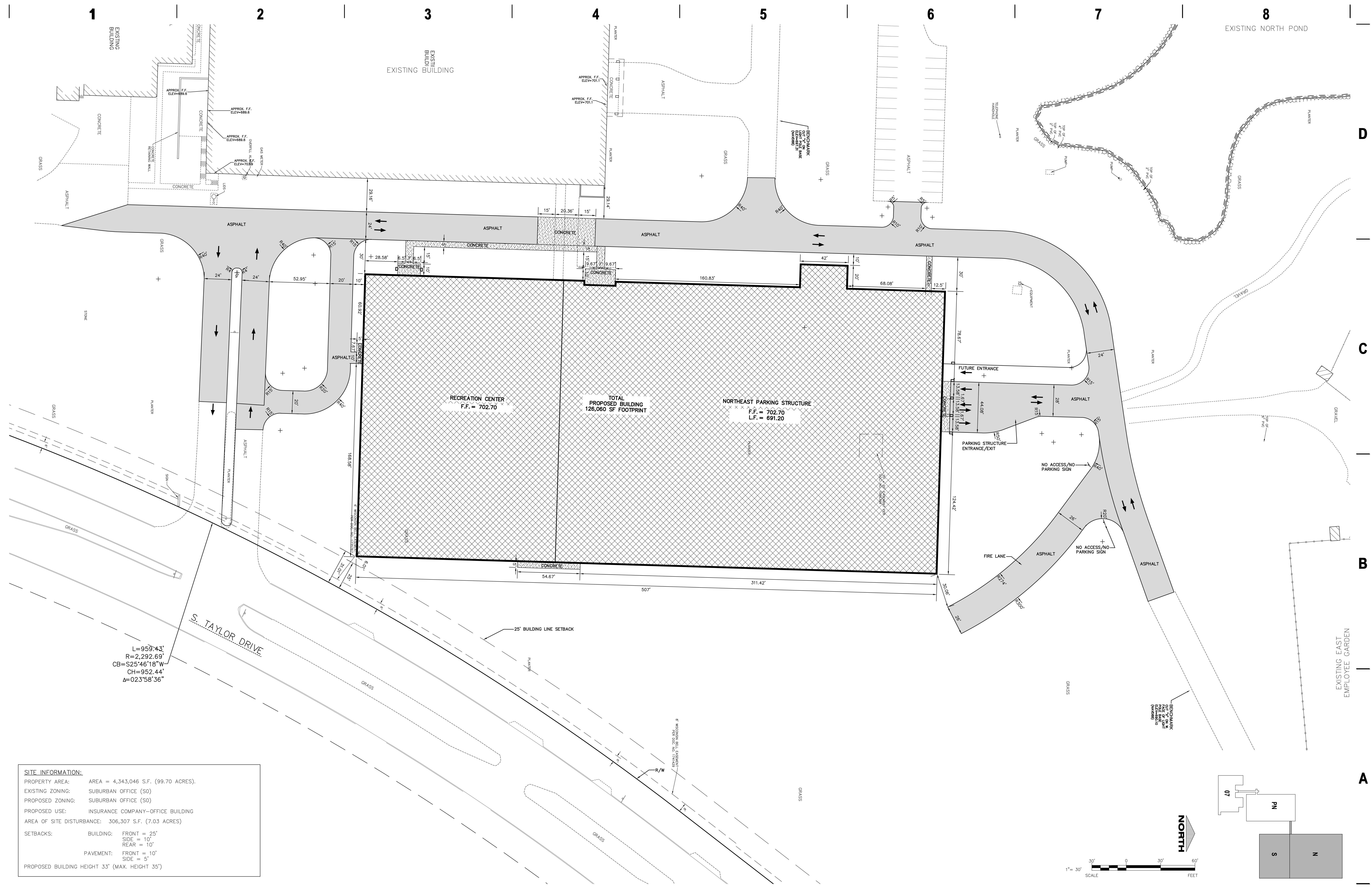


CITY SUBMITTAL - ARB

Issue Date 06/10/2019

PROJECT NUMBER:

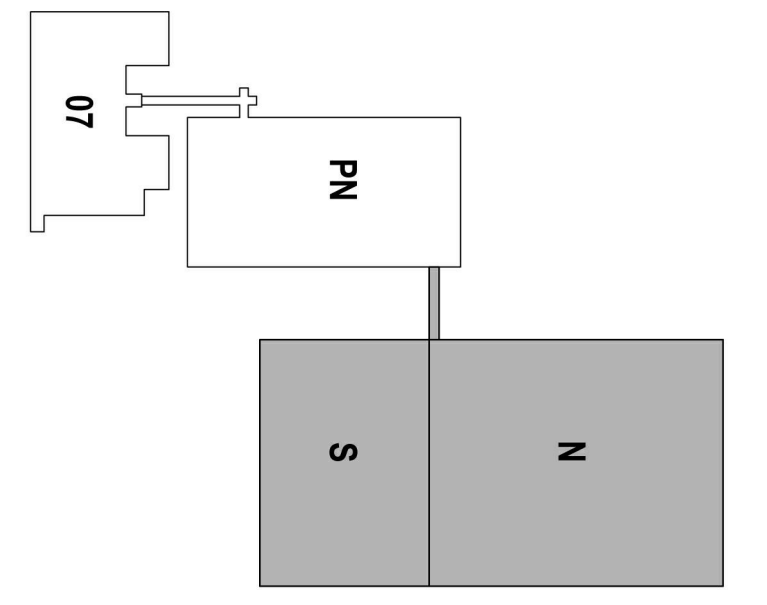
18196



$L = 959.43'$
 $R = 2,292.69'$
 $CB = S25^{\circ}46'18''W$
 $CH = 952.44'$
 $\Delta = 023^{\circ}58'36''$

SITE INFORMATION:

PROPERTY AREA: AREA = 4,343,046 S.F. (99.70 ACRES).
 EXISTING ZONING: SUBURBAN OFFICE (SO)
 PROPOSED ZONING: SUBURBAN OFFICE (SO)
 PROPOSED USE: INSURANCE COMPANY-OFFICE BUILDING
 AREA OF SITE DISTURBANCE: 306,307 S.F. (7.03 ACRES)
 SETBACKS: BUILDING: FRONT = 25'
 SIDE = 10'
 REAR = 10'
 PAVEMENT: FRONT = 10'
 SIDE = 5'
 PROPOSED BUILDING HEIGHT 33' (MAX. HEIGHT 35')



eu.a

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 303.595.4500

KEY PLAN

acuity
INSURANCE

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
06.10.2019	CITY SUBMITTAL

PROJECT INFORMATION

ACUITY NE PARKING STRUCTURE & RECREATION CENTER

2800 South Taylor Drive
Sheboygan, WI

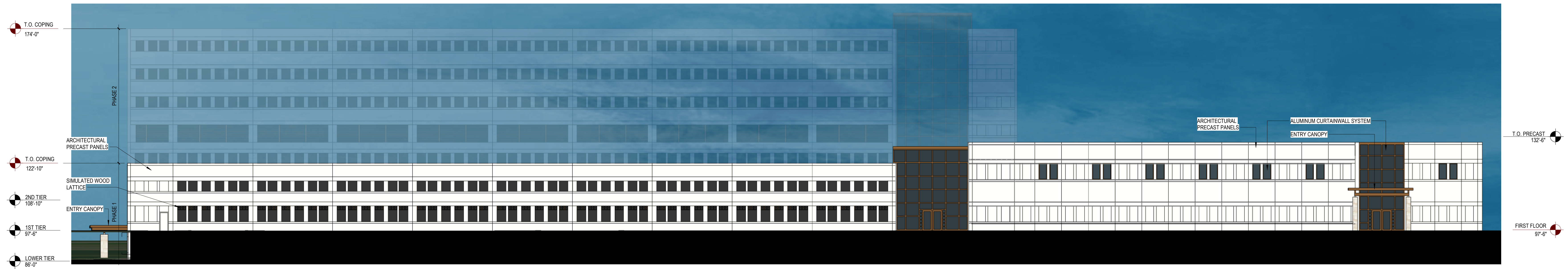
PROJECT NUMBER: 18196
PROJECT MANAGER: BJ

SHEET INFORMATION

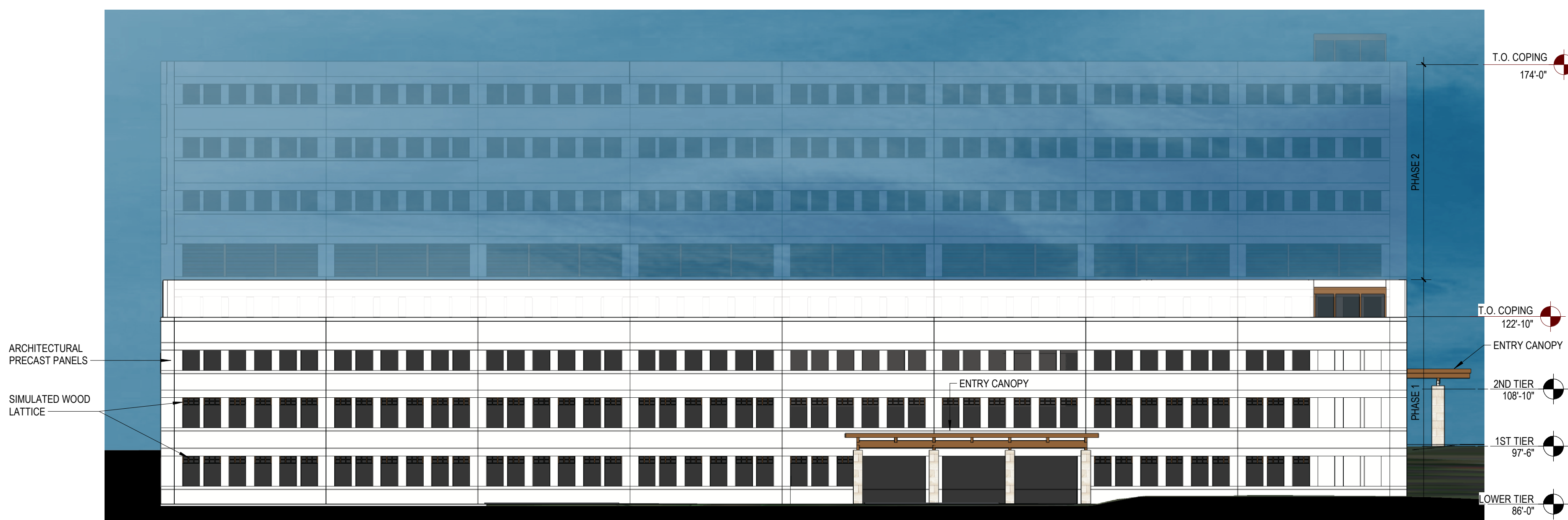
ARCHITECTURAL SITE PLAN
AS100

SHEET NAME:
SHEET NUMBER:

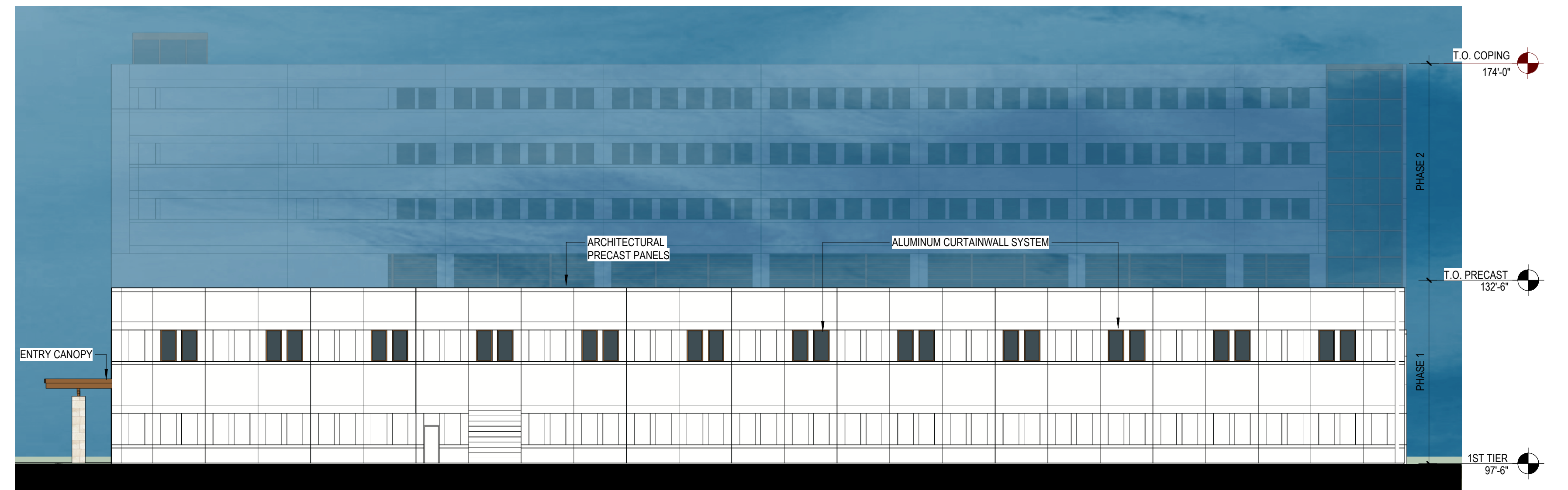
© Eppstein Uhen Architects, Inc.



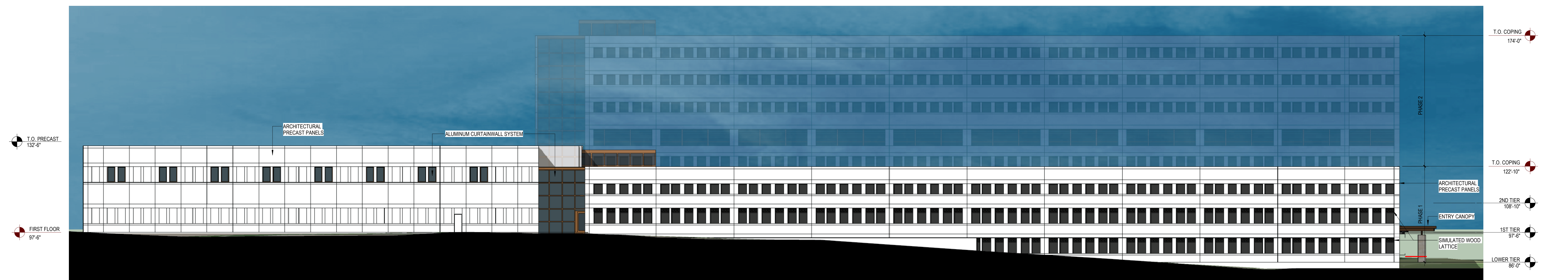
1 WEST ELEVATION
1/16" = 1'-0"



2 NORTH ELEVATION
1/16" = 1'-0"



3 SOUTH ELEVATION
1/16" = 1'-0"



4 EAST ELEVATION
1/16" = 1'-0"



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KEY PLAN



ISSUANCE AND REVISIONS

DATE	DESCRIPTION
06.10.2019	CITY SUBMITTAL

PROJECT INFORMATION

ACUITY NE PARKING STRUCTURE & RECREATION CENTER

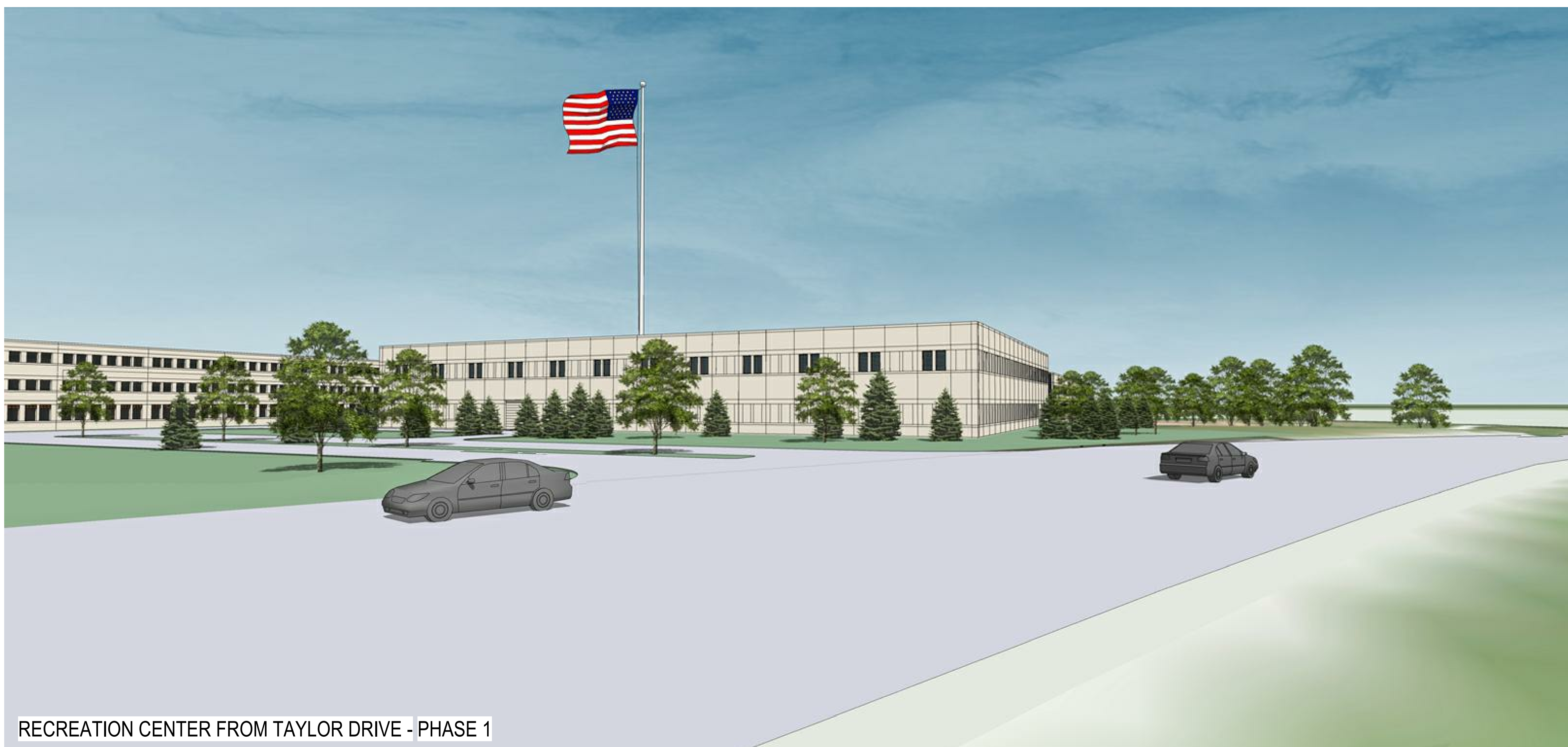
 2800 South Taylor Drive
 Sheboygan, WI
 PROJECT NUMBER: 18196
 PROJECT MANAGER: BJ

SHEET INFORMATION

SHEET NAME: EXTERIOR ELEVATIONS
A200
 SHEET NUMBER:



RECREATION CENTER - PHASE 1



RECREATION CENTER FROM TAYLOR DRIVE - PHASE 1



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KEY PLAN



ISSUANCE AND REVISIONS

DATE	DESCRIPTION
06.10.2019	CITY SUBMITTAL

PROJECT INFORMATION

ACUITY NE PARKING STRUCTURE & RECREATION CENTER

2800 South Taylor Drive
 Sheboygan, WI

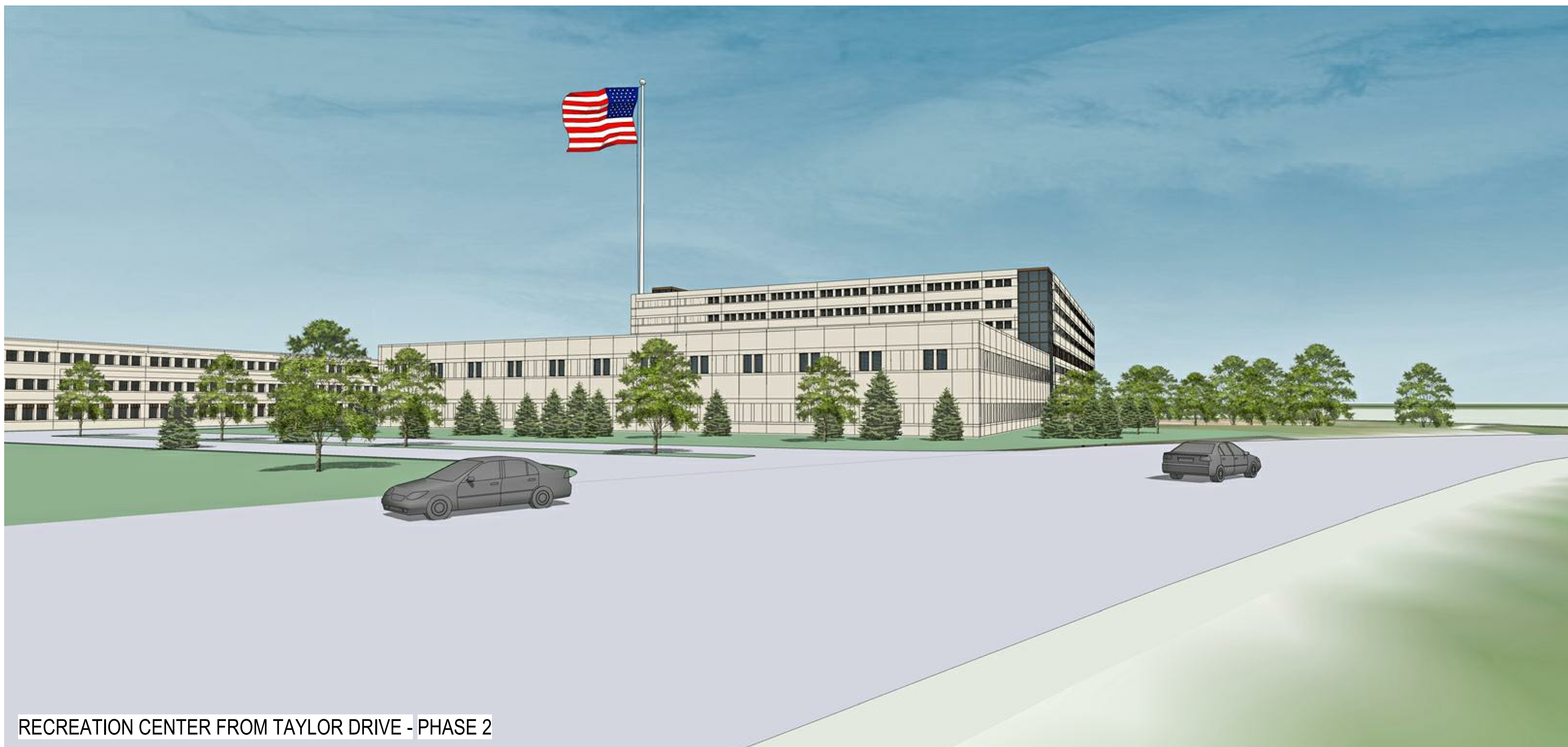
PROJECT NUMBER: 18196
 PROJECT MANAGER: BJ

SHEET INFORMATION

SHEET NAME: RENDERINGS PHASE 1
A201
 SHEET NUMBER:



RECREATION CENTER - PHASE 2



RECREATION CENTER FROM TAYLOR DRIVE - PHASE 2



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KEY PLAN



ISSUANCE AND REVISIONS

DATE	DESCRIPTION
06.10.2019	CITY SUBMITTAL

PROJECT INFORMATION

ACUITY NE PARKING STRUCTURE & RECREATION CENTER

2800 South Taylor Drive
 Sheboygan, WI

PROJECT NUMBER: 18196
 PROJECT MANAGER: BJ

SHEET INFORMATION

SHEET NAME: RENDERINGS PHASE 2
A202
 SHEET NUMBER:



AERIAL LOOKING NORTHWEST - PHASE 1



NE PARKING GARAGE AND RECREATION CENTER FROM TAYLOR DRIVE - PHASE 1



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KEY PLAN



ISSUANCE AND REVISIONS

DATE	DESCRIPTION
06.10.2019	CITY SUBMITTAL

PROJECT INFORMATION

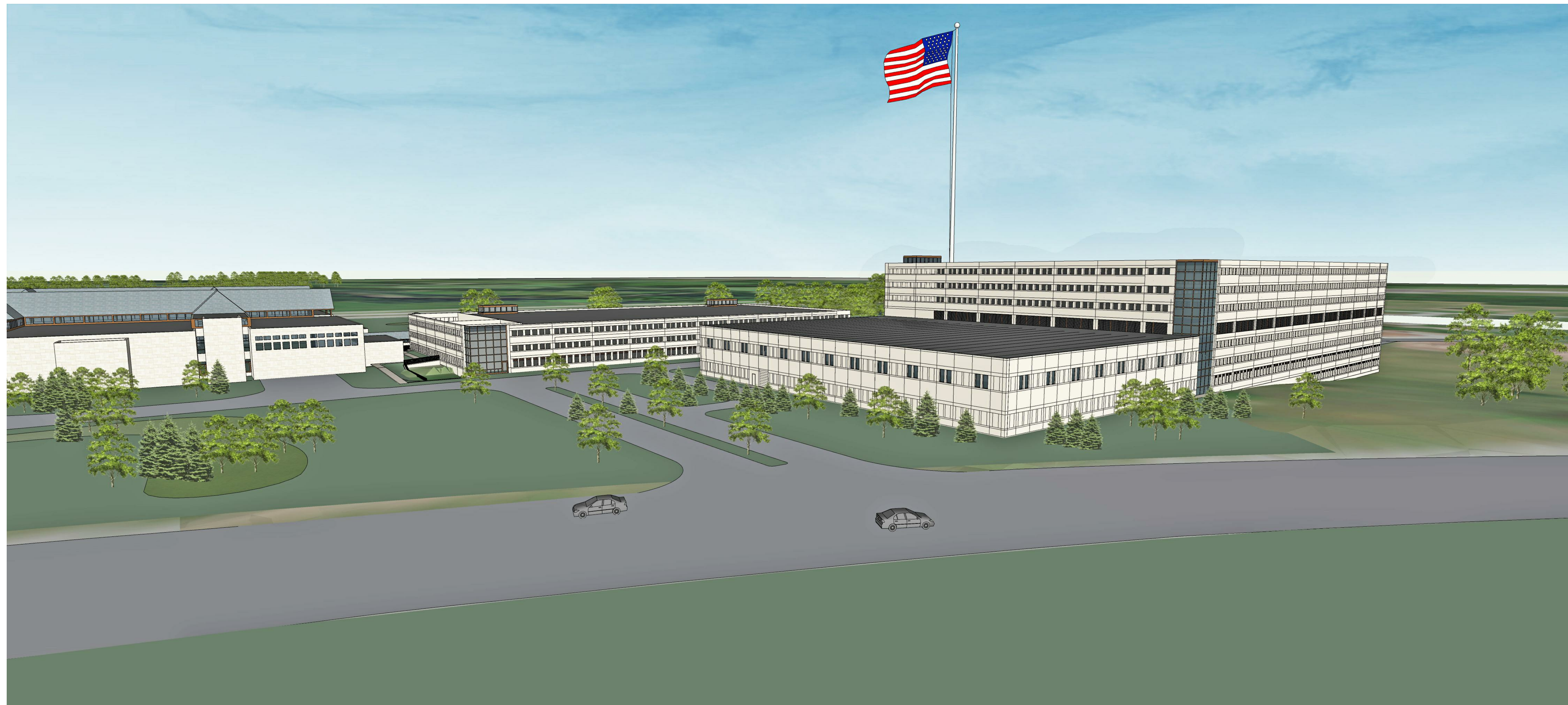
ACUITY NE PARKING STRUCTURE & RECREATION CENTER

2800 South Taylor Drive
 Sheboygan, WI

PROJECT NUMBER: 18196
 PROJECT MANAGER: BJ

SHEET INFORMATION

SHEET NAME: RENDERINGS PHASE 1
A203
 SHEET NUMBER:



AERIAL LOOKING NORTHWEST - PHASE 2



NE PARKING GARAGE AND RECREATION CENTER FROM TAYLOR DRIVE PHASE 2



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 Madison, Wisconsin 53703
 608.442.5350
denver
 1899 Wynkoop Street, Suite 300
 Denver, Colorado 80202
 303.595.4500

KEY PLAN



ISSUANCE AND REVISIONS

DATE	DESCRIPTION
06.10.2019	CITY SUBMITTAL

PROJECT INFORMATION

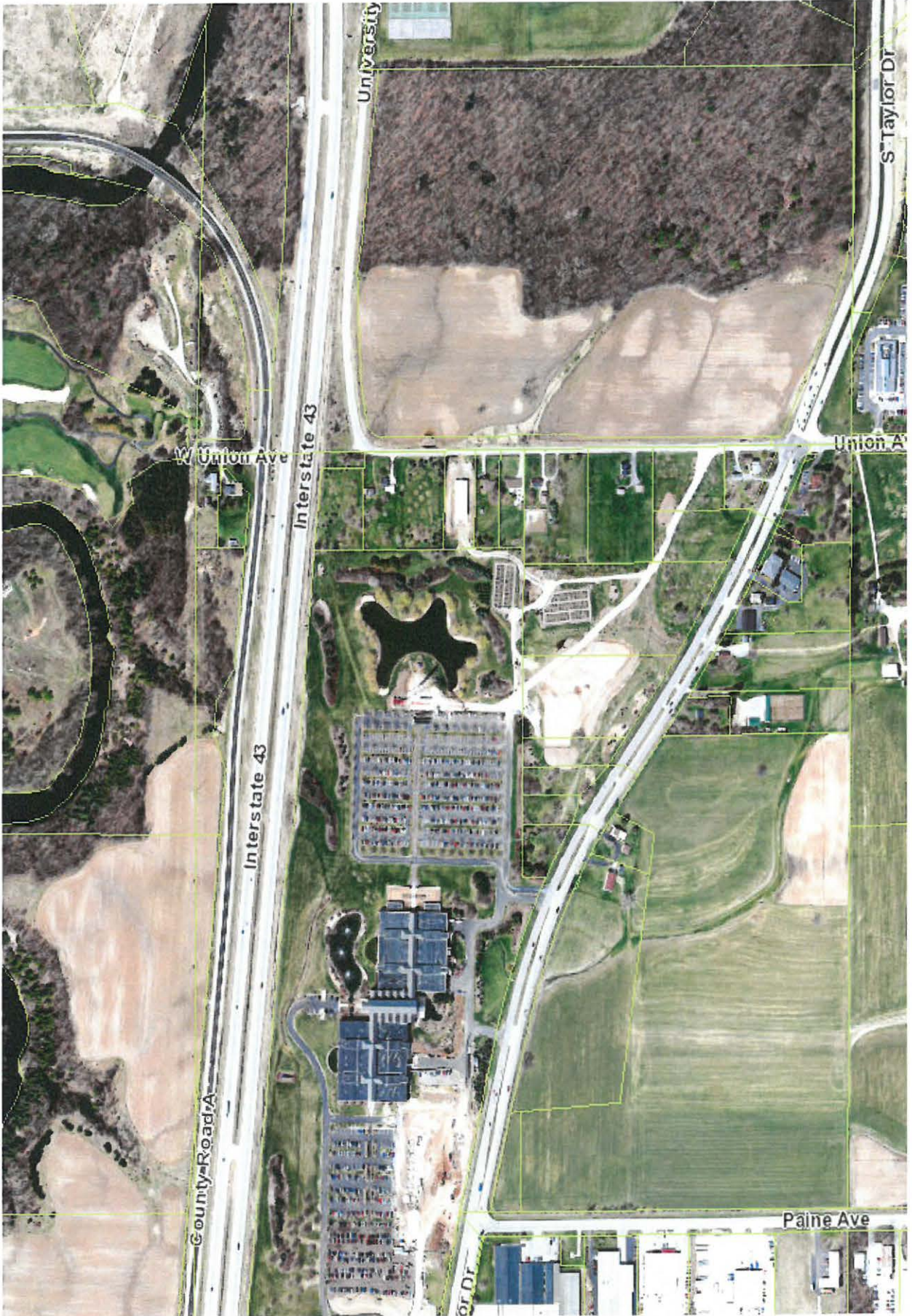
ACUITY NE PARKING STRUCTURE & RECREATION CENTER

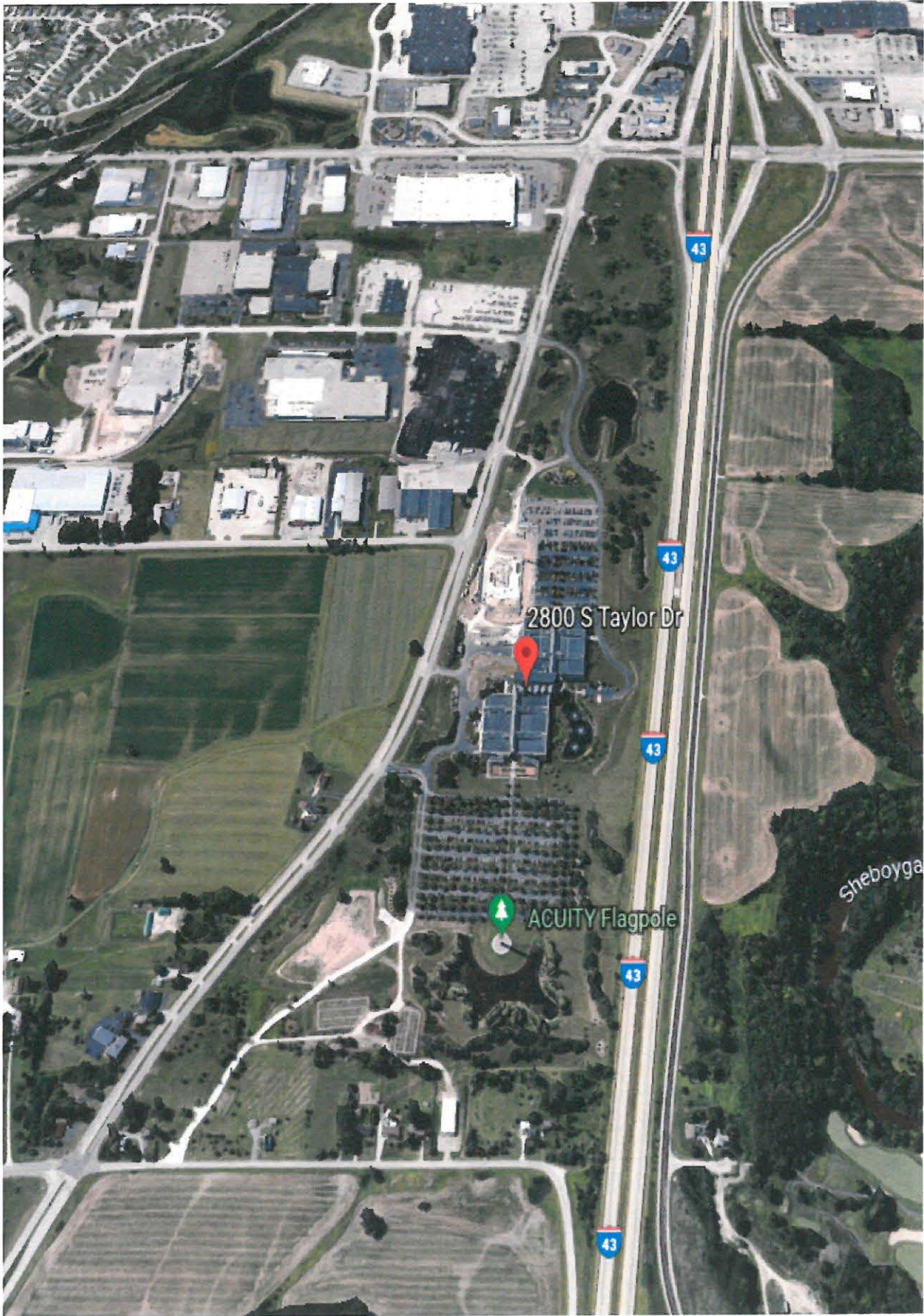
2800 South Taylor Drive
 Sheboygan, WI

PROJECT NUMBER: 18196
 PROJECT MANAGER: BJ

SHEET INFORMATION

SHEET NAME: RENDERINGS PHASE 2
A204
 SHEET NUMBER:







2800 S Taylor Dr, Sheboygan, Wisconsin

2800 S Taylor Dr
Sheboygan, WI 53081
43.73°N, 87.75°W





CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Construction of the new SP Riverfront Condominiums located in the S. Pier District along S. Pier Drive (between Reiss Coal Condos and the fish cleaning station).

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

REPORT DATE: June 21, 2019

MEETING DATE: June 24, 2019

FISCAL SUMMARY:

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

STATUTORY REFERENCE:

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

BACKGROUND / ANALYSIS:

South Pier Family Investments, LLC, is proposing to construct the new SP Riverfront Condominiums located in the S. Pier District along S. Pier Drive (between Reiss Coal Condos and the fish cleaning station). The applicant states the following concerning the SP Riverfront Condominiums development project:

- SP Riverfront Condominiums is a new development proposed by South Pier Family Investments, Inc. for construction on a currently vacant city owned parcel of land along the north side of South Pier Drive. This City owned site is approximately one (1) acre in size and is located between S. Pier Drive, the Sheboygan River, The Reiss River Condominiums and the public Fish Shanty. Currently, the site is used as a public parking lot. The parcel is bisected by a 35 feet wide public utility easement and the placement of the two (2) buildings has taken this easement into consideration.
- The proposed development will be brought forth in two (2) phases. Phase One will promote creation of a new 4-story building featuring 21 dwelling units with an enclosed on-grade parking structure placed on the western portion of the site. Phase Two will follow with a complementary 4-story companion building featuring 15 to 18 dwelling units with an enclosed on-grade parking structure.
- For our Phase One building, the grade level contains approximately 11,757 square feet of floor area with three identical floor plates above at approximately 11,265 square feet each at the second, third and fourth floors of the building. The roof will be used for mechanical equipment that will be screened from view. The total floor area of the Phase One building is approximately 45,552 square feet. The building design complies with all the applicable state and local building codes. It will be equipped with an automatic fire protection system.

- The three (3) floors of dwelling units will be duplicated at each floor. There are seven (7), two-bedroom, two-bath units on each floor ranging in size from 1,330 to 1,510 square feet. Each unit will have an outdoor deck. Several of the units will feature fireplaces in the Living Rooms. The entire building will be served by an elevator affording easy access to each of the units by owners and their guests.
- The exterior envelope of the SP Riverfront Condominium will feature a blend of masonry, wood, glass and metal surfaces. The color palette for the building will feature dark gray tones at the base of the building with lighter shades of gray on the upper wall areas in a warm color gradient. The cedar toned wood accents will be applied to the end walls, deck areas and underside of the roof soffits. The perimeter of the roof will be a dark gray metal panel to match the exterior cladding of the windows and patio doors as well as the railing assemblies wrapping the projecting decks.
- The exterior design theme for the Phase One and Phase Two buildings were generated from the South Pier Design Guidelines as well as consideration for the existing buildings such as the Reiss River Condominiums and the recently completed PortScape Apartments.

STAFF COMMENTS:

This project is located within the South Pier District which has design guidelines. The properties are located within character zones and this property appears to most closely resemble the area designated as S. 8th Street Office/Retail Structures. The guidelines state that the scale and massing of the S. 8th Street Office/Retail Structures shall meet the City of Sheboygan Zoning Ordinance.

Thus, the Board will want to determine that the design as proposed is compatible with the S. Pier District. Staff does not have an issue with the design concept.

ACTION REQUESTED:

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

The applicant shall submit drawings for Phase 2 to the architectural review board for review/approval prior to Phase 2 building permit issuance.

ATTACHMENTS:

Architectural Review Board Application and required attachments.

PROJECT INFORMATION:

CLIENT:
SOUTH PIER INVESTMENTS, INC.
1200 N. 27th STREET, SUITE 1
SHEBOYGAN, WI 53081
DR. TONY PATKSON, PRESIDENT
920-415-1911

GENERAL CONTRACTOR:
QUANUS CONSTRUCTION, INC.
1200 N. 27th STREET, SUITE 1
SHEBOYGAN, WI 53081
GARY GARTMAN, PROJECT MANAGER
920-451-9305

HVAC CONTRACTOR:
TBD

ELECTRICAL CONTRACTOR:
TBD

PLUMBING CONTRACTOR:
TBD

FIRE PROTECTION CONTRACTOR:
TBD

GENERAL NOTES:

- THE ARCHITECT / ENGINEER MAINTAINS NO RESPONSIBILITY FOR THE GENERAL CONTRACTOR, SUBCONTRACTORS OR THOSE WORKING IN SUCH CAPACITIES, FOR THE MEANS OR METHODS USED, OR LACK THEREOF, IN THE EXECUTION OF THE WORK AND SAFETY PROCEDURES AND PRECAUTIONS TAKEN AT THE PROJECT SITE.
- ALL CONSTRUCTION SHALL BE PERFORMED IN STRICT CONFORMANCE WITH ALL APPLICABLE STATE AND LOCAL BUILDING CODES.
- CONTRACTORS SHALL COMPLY WITH THE LATEST (OSHA) OCCUPATIONAL SAFETY AND HEALTH REQUIREMENTS.
- CONTRACTORS SHALL ASSUME FULL RESPONSIBILITY - UNDELETED BY REVIEW OF DRAWINGS - FOR THE PROTECTION OF THE PUBLIC AND THE ENVIRONMENT FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS. FOR DIMENSIONS TO BE CONFIRMED AND CORRELATED ON THE JOB SITE AND BETWEEN INDIVIDUAL DRAWINGS OR SETS OF DRAWINGS FOR FABRICATION PROCESSES AND CONSTRUCTION. CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, ORDINANCES, REGULATIONS AND APPROVALS OF THE RELEVANT AGENCIES FOR ALL CONDITIONS ON THE JOB SITE AND FOR PROTECTION OF THE PEOPLE AND PROPERTY AT THE JOB SITE.
- VARIATIONS IN FIELD CONDITIONS RELATIVE TO THE CONTRACT DOCUMENTS SHALL BE REPORTED TO THE ARCHITECT / ENGINEER. WORK SHALL NOT PROGRESS UNTIL WRITTEN PERMISSION FROM THE ARCHITECT / ENGINEER IS OBTAINED.
- THE INFORMATION CONTAINED ON THE DRAWINGS IS IN ITS INCOMPLETE AND VOID UNLESS USED IN CONJUNCTION WITH ALL THE SPECIFICATIONS, TRADE PRACTICES, APPLICABLE STANDARDS, CODES, ETC., INCORPORATED THEREIN BY REFERENCE, WHICH THE CONTRACTOR CERTIFIES KNOWLEDGE BY SIGNING THE CONTRACT.
- UNLESS OTHERWISE NOTED, ALL DETAILS, SECTIONS AND NOTES ON THE DRAWINGS ARE INTENDED TO BE TYPICAL FOR SIMILAR SITUATIONS AND CONDITIONS ELSEWHERE.
- DRAWINGS ARE NOT TO BE USED FOR SHOP DETAILING OR FOR CONSTRUCTION UNLESS SPECIFICALLY STAMPED BY THE ARCHITECT / ENGINEER ON THE DRAWINGS "FOR DETAILING" OR "FOR CONSTRUCTION". THESE DRAWINGS ARE NOT TO BE REPRODUCED FOR THE PURPOSE OF USING THEM AS SHOP DRAWINGS.
- ARCHITECT / ENGINEERS REVIEW OF DRAWINGS PREPARED BY THE CONTRACTORS, SUPPLIERS, ETC., ARE ONLY FOR CONFORMANCE WITH THE DESIGN CONCEPT. CONTRACTORS SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL SHOP DRAWINGS STAMPED BY THE ARCHITECT / ENGINEER. WORK SHALL BE ALLOWED AT THE JOB SITE.
- SEE ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR DIMENSIONS, FINISHES, DEPRESSIONS, CURBS, INSERTS, FLOOR FINISHES AND OTHER SPECIFIED ITEMS.
- ALL DIMENSIONS ON STRUCTURAL DRAWINGS ARE TO BE CHECKED BY THE CONTRACTORS AGAINST ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS. CONTRACTORS SHALL BE FULLY RESPONSIBLE FOR CONFIRMING AND CORRELATING ALL DIMENSIONS ON THE JOB SITE AND BETWEEN INDIVIDUAL DRAWINGS AND RESPECTIVE TRADES.
- THIS PROJECT IS BEING DESIGNED AND CONSTRUCTED UTILIZING A DESIGN / BUILD DELIVERY PROCESS FOR THE MAJOR SUBCONTRACTOR TRADES OF MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION. THE ARCHITECT / ENGINEER AND MAJOR SUBCONTRACTOR IS RESPONSIBLE TO SUBMIT TRADES AND OBTAIN PERMITS FOR THEIR RESPECTIVE SPECIALTY TRADES. GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL COORDINATE ALL WORK WITHIN THE SCOPE OF THIS PROJECT FOR SYSTEMS INSTALLATION, INTERFERENCE CONTROL, AND PROJECT CONSTRUCTION SCHEDULE.

CODE INFORMATION:

REFERENCED CODES ARE: IBC 2015, IGCAMBS A111.1.2004
 USE AND OCCUPANCY CLASSIFICATION: RESIDENTIAL (SECTION 310)
 GROUP R-2
 TYPE I/II (CHAPTER 8)
 CLASSIFICATION OF WORK: NEW CONSTRUCTION
 ALLOWABLE BUILDING HEIGHT (TABLE 504.3 & 504.4): 60 FEET/3 STORES
 OCCUPANCY GROUP R-2
 ALLOWABLE BUILDING AREA (TABLE 502.2): 21,000 SQ. FT. OF FLOOR AREA PER STORY
 ACTUAL BUILDING AREA:
 GRADE LEVEL: 11,971.60/295.50 SQ. FT.
 SECOND FLOOR: 11,296.00/250.00 SQ. FT.
 FOURTH FLOOR: 11,296.00/250.00 SQ. FT.
 TOTAL FLOOR AREA: 43,963.60/995.50 SQ. FT.
 BUILDING IS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM PER NFPA 13.
 FIRE RESISTANCE RATING REQUIREMENTS (TABLE 601 & 602)
 PRIMARY STRUCTURAL FRAME: 2 HOUR RATING
 BEARING WALLS (INTERIOR): 2 HOUR RATING
 BEARING WALLS (EXTERIOR): 2 HOUR RATING
 FIRE SEPARATION DISTANCE (S) FT: 1 HOUR RATING
 FIRE SEPARATION DISTANCE (I) FT: 0 HOUR RATING
 FIRE SEPARATION DISTANCE (O) FT: 0 HOUR RATING
 FIRE SEPARATION DISTANCE (S) FT: 1 HOUR RATING
 FIRE SEPARATION DISTANCE (I) FT: 0 HOUR RATING
 FIRE SEPARATION DISTANCE (O) FT: 0 HOUR RATING
 FLOOR CONSTRUCTION & SECONDARY MEMBERS: 0 HOUR RATING
 ROOF CONSTRUCTION & SECONDARY MEMBERS: 0 HOUR RATING

SHEET INDEX:

T1.0	TITLE SHEET
C1.0	EXISTING SITE SURVEY
A1.0	PROPOSED FLOOR PLAN
A1.1	PROPOSED FLOOR LEVEL PLAN
A1.2	PROPOSED FLOOR PLAN
A1.3	PROPOSED ROOF PLAN
A2.0	PROPOSED EXTERIOR ELEVATIONS
A2.1	PROPOSED EXTERIOR ELEVATIONS
A3.0	PROPOSED BUILDING SECTION
A3.1	PROPOSED BUILDING SECTION
A3.2	PROPOSED BUILDING SECTION
A3.3	PROPOSED BUILDING SECTION
A4.0	3D PERSPECTIVES
A4.1	3D PERSPECTIVES
A4.2	COURNED ELEVATIONS



Vicinity Map :
NOT TO SCALE

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

Sheet Title:
TITLE SHEET

Revisions:
 Date: 06/11/19
 Job No.: 18-160
 Sheet No.: T1.0

CITY REVIEW SET - (06-11-19)

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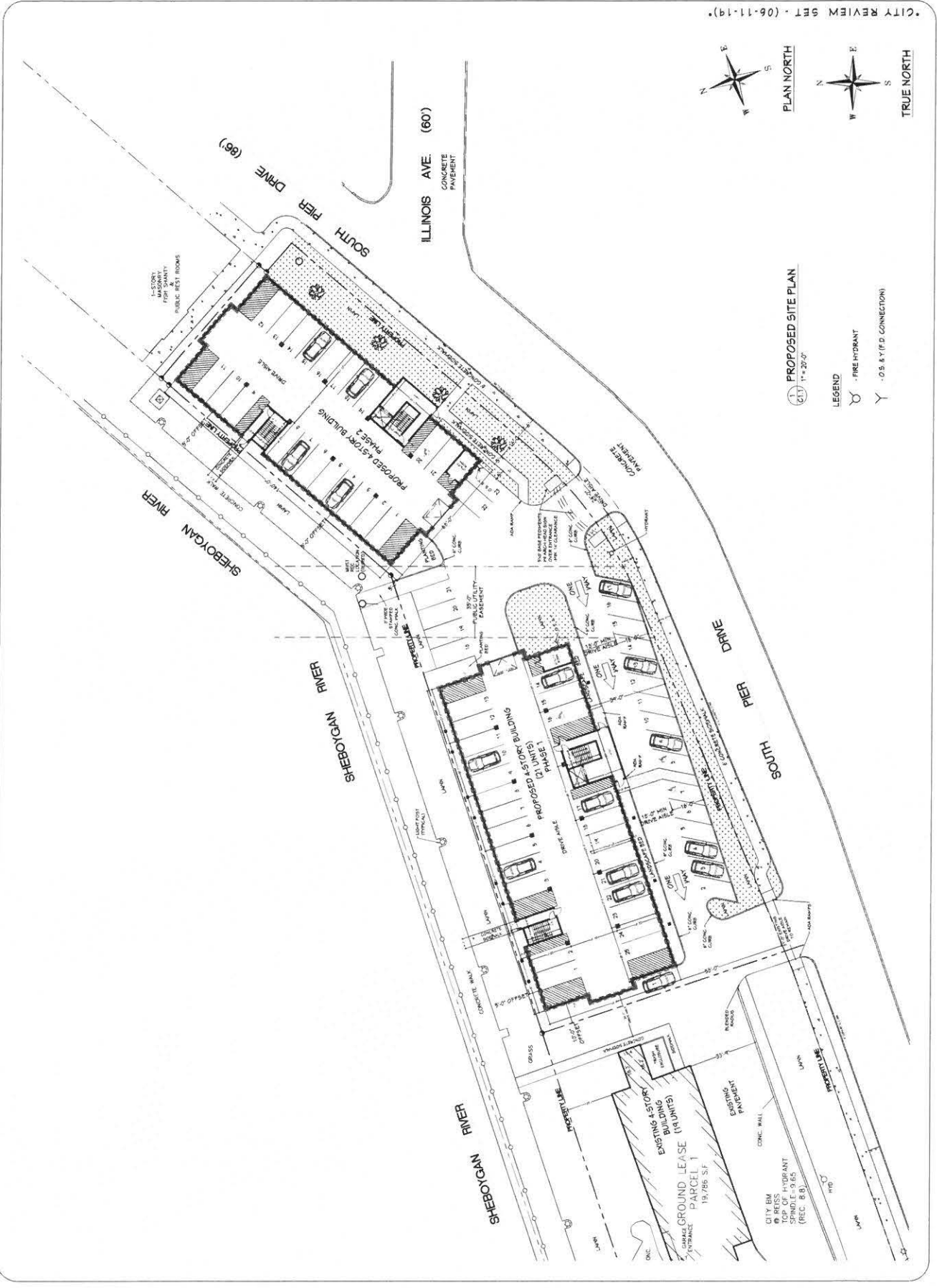
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Project: NEW CONSTRUCTION FOR SOUTH PIER CONDOMINIUMS
 SOUTH PIER DRIVE
 SHEBOYGAN, WISCONSIN

Sheet Title
PROPOSED SITE PLAN

Revisions:

Date: 06/11/19
 Job No: 18-160
 Sheet No: C1.1



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

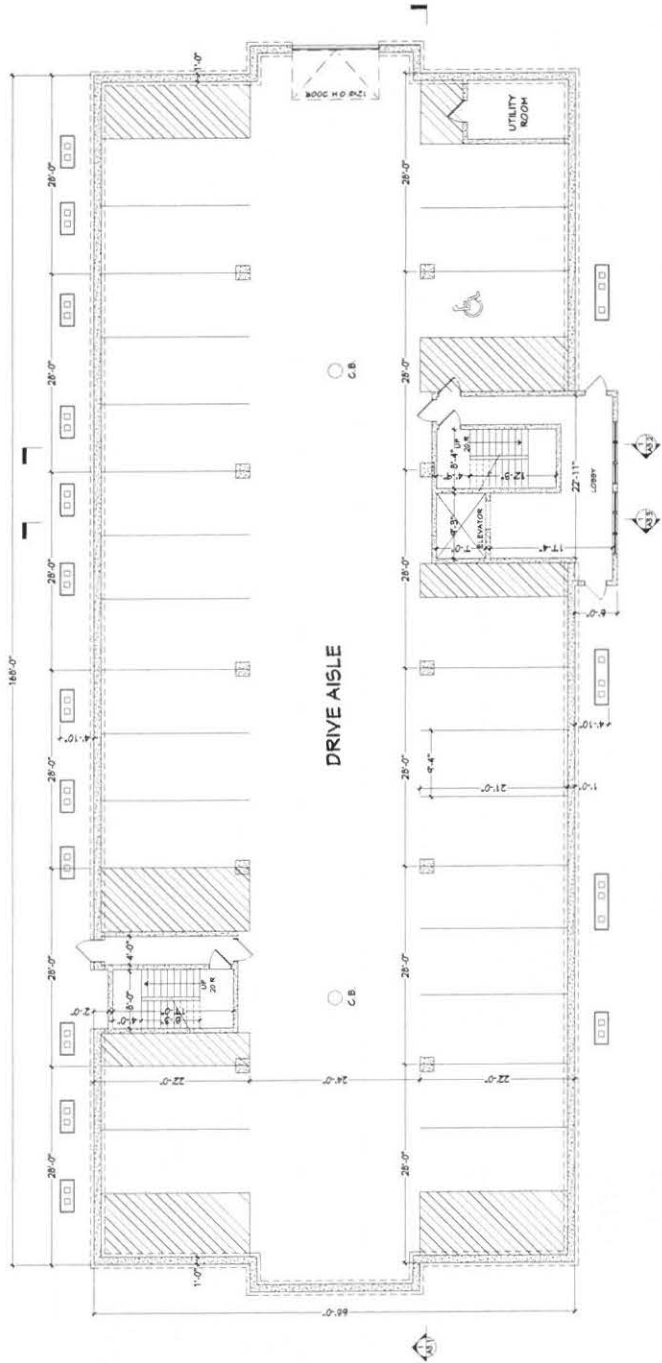
Sheet Title:
**PROPOSED
 GRADE LEVEL
 PLAN**

Revision:
 02/11/14 ACP NOTES

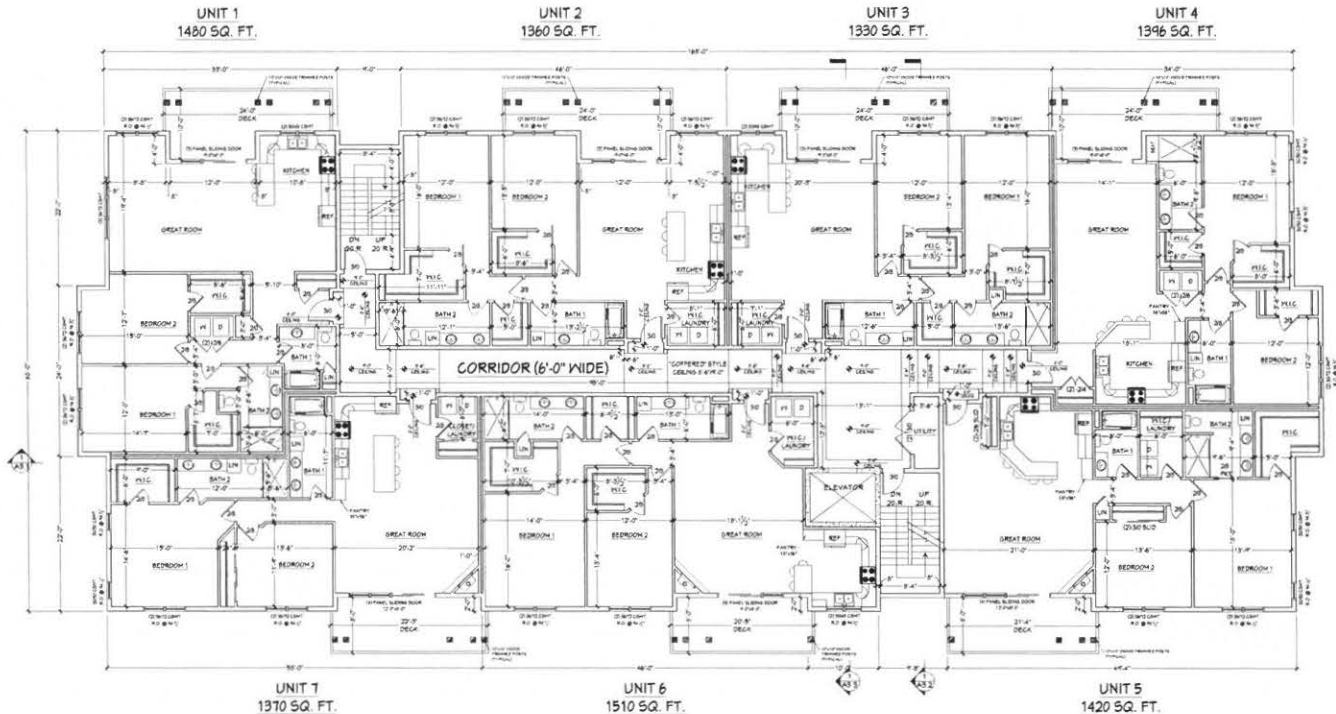
Date: **06/11/19**
 Job No.: **18-160**
 Sheet No.: **A1.0**

CITY REVIEW SET - (06-11-19)

PLAN NORTH
 TRUE NORTH



PROPOSED GRADE LEVEL PLAN
 (A1.0) 1/8" = 1'-0"
 11/23/18 (06/11/19)



1 PROPOSED FLOOR PLAN (TYPICAL) FLOORS 2, 3 & 4
 A1.1 1/4" = 1'-0" 11,285 GROSS SQ. FT. PER FLOOR

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 SOUTH PIER DRIVE
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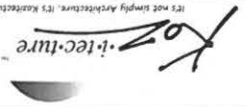
Sheet Title: **PROPOSED FLOOR PLANS 2, 3, & 4**

Revisions:
 - B-21-18 ADD NOTES

Date: 06/11/19
 Job No: 18-160
 Sheet No: **A1.1**

CITY REVIEW SET - (06.11.19)

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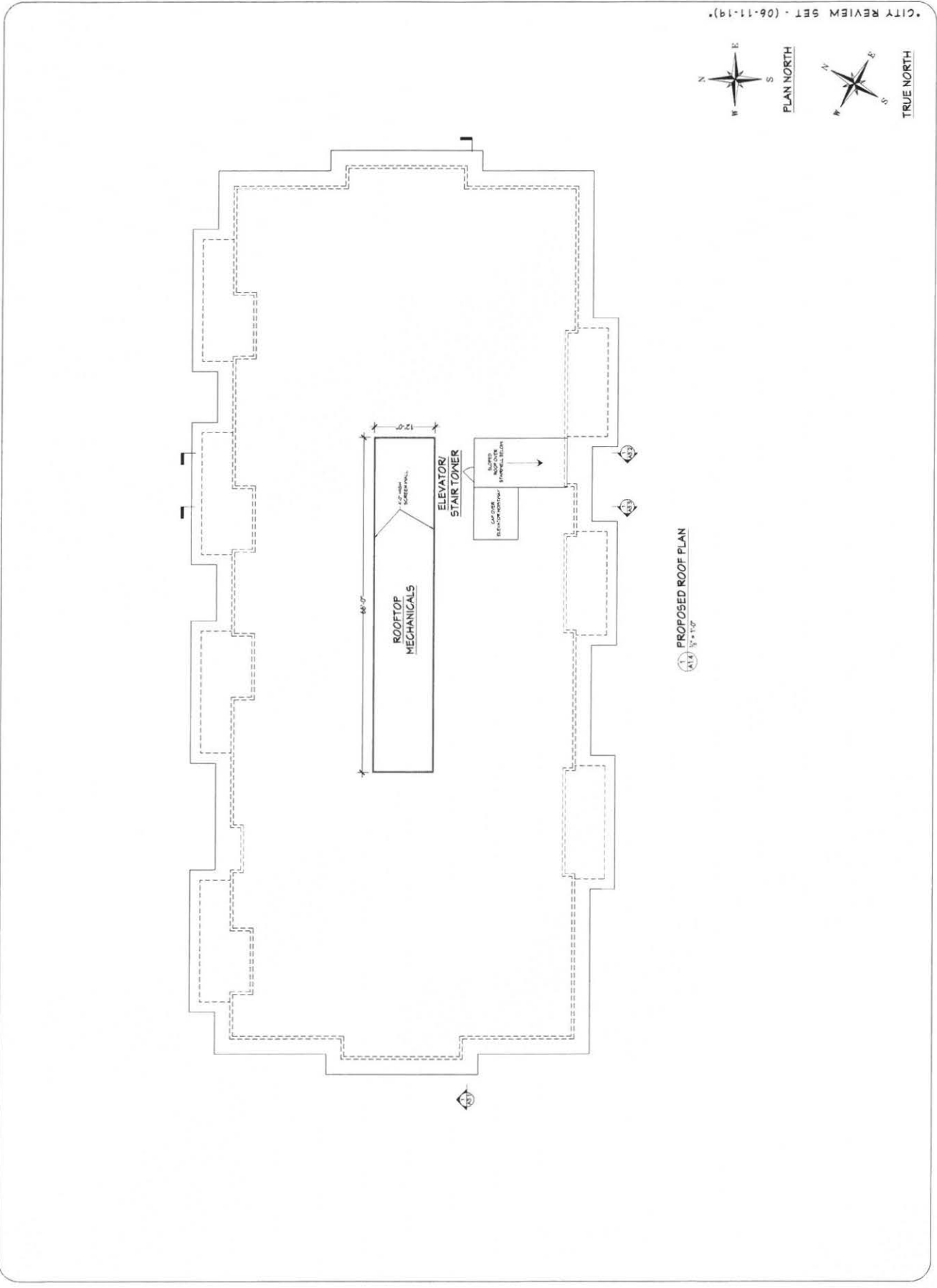
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Project: NEW CONSTRUCTION FOR:
SOUTH PIER CONDOMINIUMS
 SOUTH PIER DRIVE
 SHEBOYGAN, WISCONSIN

Sheet Title:
**PROPOSED
 ROOF
 PLAN**

Revisions:

Date: **06/11/19**
 Job No: **18-160**
 Sheet No: **A1.4**





1 PROPOSED FRONT ELEVATION
1/4" = 1'-0"



2 PROPOSED RIGHT ELEVATION
1/4" = 1'-0"

EXTERIOR MATERIAL LEGEND	
NO.	MATERIAL
1	MASONRY VENEER (16"x4")
2	PRECAST CONCRETE GAP STONES
3	LP SHARTSIDE PANELS OR NICOMA (FIBER CEMENT) PANELS
4	LP SHARTSIDE (ENGINEERED WOOD) TEXTURED LAP SIDING (6" PROFILE)
5	LP SHARTSIDE (ENGINEERED WOOD) TEXTURED TRIM
6	ALUMINUM RAILING SYSTEM
7	ALUMINUM GLAZED WINDOWS & DOORS
8	ALUMINUM GLAZED FASCIA (VERTICAL INTERLOCKING SEAMS)
9	LP SHARTSIDE SOFFIT PANELS (ENGINEERED WOOD) WITH VEE GROOVE PATTERN @ 8" O.C.
10	METAL ROOF PANELS (INTERLOCKING RIBS)
11	LP SHARTSIDE PANELS (ENGINEERED WOOD) TEXTURED LAP SIDING
12	MECHANICAL EQUIPMENT SCREEN (MESH) (6" PROFILE @ 42" HIGH)
13	STEEL OVERHEAD DOOR WITH TRANSLUCENT PANELS (12FT. WIDE x 8FT. TALL)

CITY REVIEW SET - (06-11-19)

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

Sheet Title: **PROPOSED ELEVATIONS**

Revisions:
- 6-21-19 ADD NOTES

Date: 06/11/19
Job No: 18-160
Sheet No:

A2.3



1
A2.4
PROPOSED REAR ELEVATION
1/2" = 1'-0"



2
A2.4
PROPOSED LEFT ELEVATION
1/2" = 1'-0"

EXTERIOR MATERIAL LEGEND	
NO.	MATERIAL
1	MASONRY VENEER (6"x6")
2	PRECAST CONCRETE CAP STONES
3	LP SMARTSIDE PANELS OR SIGNMA (FIBER CEMENT) PANELS
4	LP SMARTSIDE (ENGINEERED WOOD) TEXTURED LAP SIDING (2" PROFILE)
5	LP SMARTSIDE (ENGINEERED WOOD) TEXTURED LAP SIDING (2" PROFILE)
6	ALUMINUM RAILING SYSTEM
7	ALUMINUM GLAD WINDOWS & DOORS
8	ALUMINUM GLAD FASCIA (VERTICAL INTERLOCKING SEAMS)
9	LP SMARTSIDE SOFFIT PANELS (ENGINEERED WOOD) WITH VEE GROOVE PATTERN @ 4" O.C.
10	METAL ROOF PANELS (INTERLOCKING RIBS)
11	LP SMARTSIDE PANELS (ENGINEERED WOOD) TEXTURED LAP SIDING
12	MECHANICAL EQUIPMENT SCREEN WALL (2" PROFILE @ 42" HIGH)
13	STEEL OVERHEAD DOOR WITH TRANSLUCENT PANELS (12FT. WIDE x 8FT. TALL)

CITY REVIEW SET - (06-11-19)

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

Sheet Title: **PROPOSED ELEVATIONS**

Revisions:
- 6-21-19 ADD NOTES

Date: 06/11/19
Job No: 18-160
Sheet No:

A2.4

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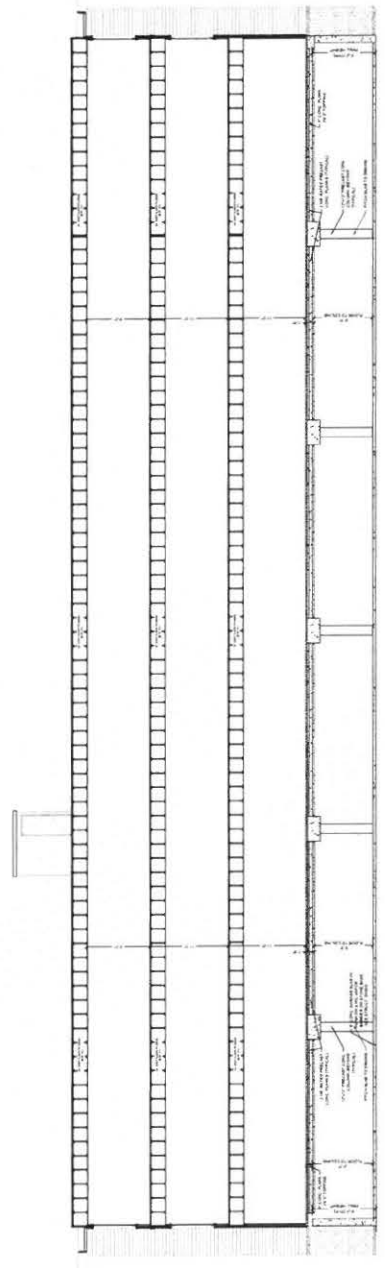
Project: NEW CONSTRUCTION FOR:
SOUTH PIER CONDOMINIUMS
 SOUTH PIER DRIVE
 SHEBOYGAN, WISCONSIN

Sheet Title:
**PROPOSED
 LONGITUDINAL
 BUILDING
 SECTION**

Revisions:

Date: 06/11/19
 Job No: 18-160
 Sheet No: **A3.1**

CITY REVIEW SET - (06-11-19)



PROPOSED LONGITUDINAL BUILDING SECTION
 1/8" = 1'-0"

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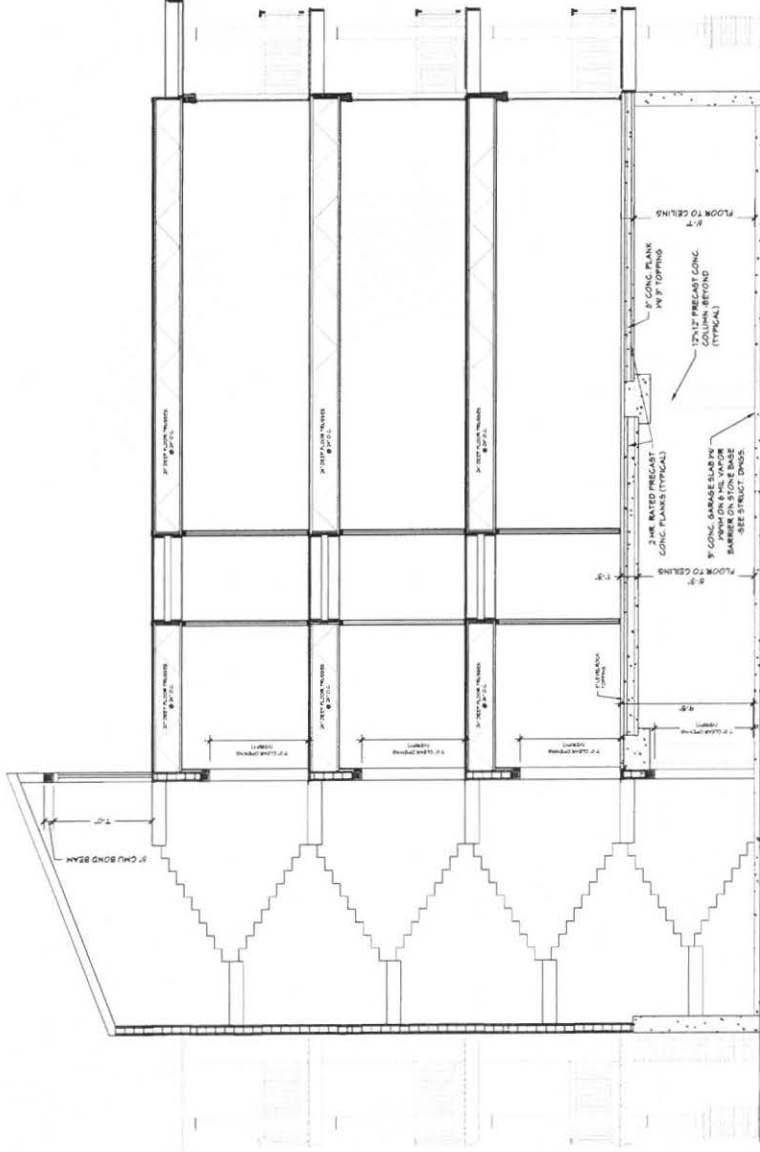
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SOUTH PIER DRIVE
SHEBOYGAN, WISCONSIN

Sheet Title:
PROPOSED BUILDING SECTION @ STAIRWELL

Revisions:
 05/11/14 CD NOTES

Date: **06/11/14**
 Job No: **18-160**
 Sheet No: **A3.2**

CITY REVIEW SET - (06-11-14)



1. PROPOSED BUILDING SECTION @ STAIRWELL
 A3.2 1/2" = 1'-0"



VIEW LOOKING NORTHWEST FROM SOUTH PIER DRIVE



VIEW LOOKING NORTHEAST FROM SOUTH PIER DRIVE



VIEW LOOKING SOUTHEAST FROM RIVER WALK



VIEW LOOKING SOUTHWEST FROM RIVER WALK



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

Sheet Title:
**3D
 PERSPECTIVES**

Revisions:
 - 8-21-19 ADD NOTES

Date: 06/11/19
 Job No: 18-160
 Sheet No:

CITY REVIEW SET - (06-11-19)

A6.1

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

Sheet Title:
**COLORED
 ELEVATIONS**

Revisions:
 - E-21: 16 ADD NOTES

Date: 06/11/19
 Job No. 18-160
 Sheet No. **A6.2**

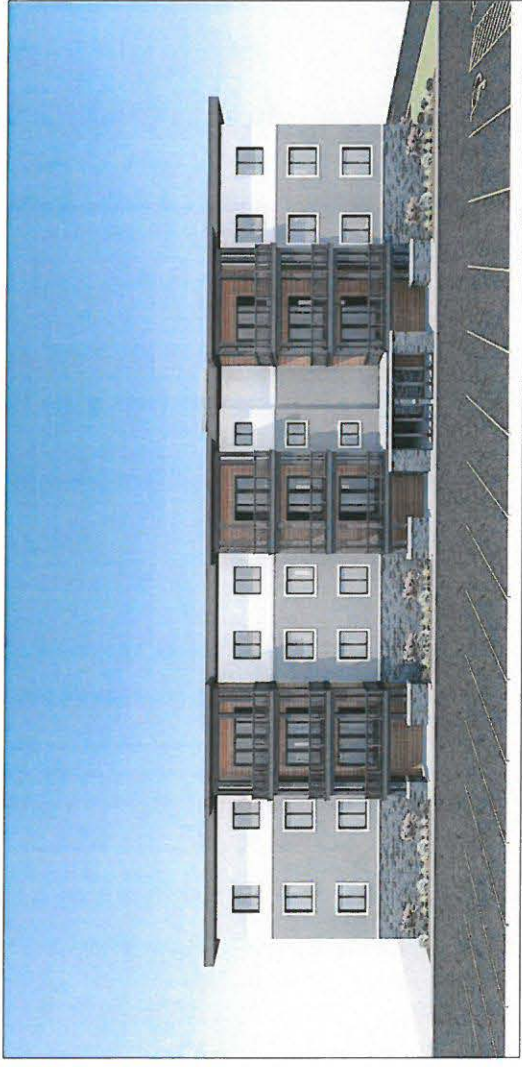
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RIGHT ELEVATION OF BUILDING



LEFT ELEVATION OF BUILDING



FRONT ELEVATION OF BUILDING



REAR ELEVATION OF BUILDING



S Pier Dr Sheboygan, Wisconsin

25041 2504 Calumet Dr
Sheboygan, WI 53083
43.77°N, 87.73°W

