ATTACHMENTS

CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Construction of new Trinity Medical Clinic on Superior Avenue just south of N. 35th Street (Parcel #215910).

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

REPORT DATE: August 10, 2018 **MEETING DATE:** August 13, 2018

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:

Dr. Aloys Tauscheck is proposing to construct Trinity Medical Clinic (Shoreline Skin Specialists dermatology clinic) on vacant, undeveloped parcel 215910 located on Superior Avenue. This property is located between Transpo-Mini Storage (3515 Superior Avenue) to the west and Harmony of Sheboygan (3319 Superior Avenue) to the east and Prevea Behavioral Care (3425 Superior Avenue) to the south. The applicant states:

- Shoreline Skin specializes in diseases of the skin, hair, and nails. Including cutaneous manifestations of systemic diseases. Dr. Tauscheck and his staff are experts in the diagnosis and treatment of many diseases, and the skilled nursing staff has been trained in the latest and innovative techniques in order to provide up to date medical care and management of chronic skin disorders.

- The proposed one-story clinic building will be 3,045sf (52.5 x 58). The building design is a craftsman architectural style. Exterior materials will consist of cultured stone, LP Smartside lap siding, vinyl shakes with asphalt shingled roof.

- Applicant shows a future slab on the site plan at the southwest corner of the site. The intention is to build a storage building in the future

- Applicant believes that the proposed design and building materials are consistent with the other buildings along Superior Avenue and the new clinic will add another vibrant business and attractive building to Superior Avenue.

STAFF COMMENTS:

Applicant shows a future slab on the site plan at the southwest corner of the site. Based on its location (close to and very visible to the Prevea Behavior Care facility), this future shed/garage facility shall be designed to match the main Shoreline Skin Specialists clinic building in terms of design, colors, materials, etc. The Board may want to have the applicant explain a timeline for such a structure to be constructed.

As the Board is aware, this section of Superior Avenue has been redeveloping very nicely from an architectural design and materials perspective. City Staff, the Plan Commission and the Architectural Review Board have been requiring well designed structures in this area of Superior Avenue.

The Board should be aware that the front of the building faces east towards the shared interior access road/driveway. Thus, the board will want to closely review the proposed north/Superior Avenue elevation - side elevation of the clinic building but the elevation that you will see from Superior Avenue (side elevation that is fronting the street). It does appear that the applicant has added some additional detail to the north/street side of the building in terms of roof lines, materials, building offset, etc. Staff does question whether to run the cultured stone all the way to the west end of the building similarly to what has been done to the east/front of the building - install cultured stone on the west ½ of the north elevation a similar height to what is proposed on the south ½ of the east elevation (approximately 3 feet to the bottom horizontal divider of the windows).

ACTION REQUESTED:

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

ATTACHMENTS:

Architectural Review Board Application and required attachments.

PARCEL NO.: 215910

MAP NO.:

ZONING CLASSIFICATION: SC

Office Use Only

DATE SUBMITTED:

REVIEW DATE: 8/14/18

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: DeLeers Construction

ADDRESS: 1825 Nimitz Drive, De Pere, WI 54115

E-MAIL ADDRESS:

PHONE: (920) 347-5830 FAX NO.: (920) 347-5861

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Trinity Medical Complex
Shoreline Skin Specialists

ADDRESS OF PROPERTY AFFECTED: Parcel # 59281215910
Superior AVE

NEW BUIILDING: X ADDITION: REMODELING:

DESCRIPTION OF PROPOSED PROJECT: New 2805 sq.ft. Dermatology Clinic. Single Story. Single tenant. Cultured Stone, LP SmartSide Lap Siding, Vinyl shakes with Asphalt Shingled Roof

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

DESCRIPTION OF THE **PROPOSED** EXTERIOR DESIGN AND MATERIALS: Cultured Stone Accent with LP SmartSide Lap Siding, Vinyl shake siding in gables with Asphalt shingled Roofing

Written Description-Conditional Use Application

Trinity Medical Complex

Sheboygan, WI 53081

Existing Land Use

Single Tenant Building-

Shoreline Skin Specialists-Dermatology Clinic

Proposed Land Use

Reason for site selection

Vacant lot is owned by the developer, is in an area of medical buildings that our Dermatology clinic will compliment

Estimated Employees

6

Access

Access will be off of the center private drive

Drive-Up Window

None

Site Data

Total Site Area: 30254 sq.ft. (0.69 acres)

Building Footprint Area: 2908 sq.ft.

Pavement, Concrete & Misc.: 8102 sq.ft.

Total Impervious area: 11010 sq.ft.

Landscape Area Remaining: 22152 sq.ft.

Density and Intesity Requirements

Minimum Landscape Surface Ration 9(LSR): .25

-39

Minimum Lot Area (MLA): 4500 sq.ft. min with conditional use permit

- 30254 sq.ft. acatual

Maximum Building Size (MBS):

2906 sq.ft. actual

Setbacks

Building Front or Street Lot Line (Superior Ave.)- 40'

-61.12' actual

Building to Nonresidential Side Lot Line – 10' on west side/25' access easement on east side

-10' actual on west side

-25.44' actual on east side

Building to Nonresidential Rear Lot Line- 10'

-1080.29' actual

Minimum Paved Surface Setback: 25' from Front or Street Lot Line- 5'

-N/A

Minimum Paved Surface Setback: 5' from Side/Rear Lot Line

-5' actual on side lot lines

-47.07' on rear lot line

Maximum Building Height: 50'

-22' actual

Parking Requirements

Minimum Number of Off-Street Parking Spaces Required on the Lot:

Regular-1 per employee and 1 per room = 8 stalls

Handicap-1 per 25 stalls = 1 stalls

Total required = 9 stalls

Or

Regular-1 per 300 sq.ft. of floor area = 10 stalls

Handicap-1 per 25 stalls = 1 stalls

Total required = 11 stalls

Summary of Improvements

Improving the vacant lot with a new attractive building grading and landscaping.

Building Design

The building design is a craftsman architectural style. With LP smart side lap siding, vinyl shake shingles in the gables, with cultured stone accents on the walls facing Superior Ave. and the private drive. This building will complement the Prevea building at the end of the private drive.

Landscape Requirements

Landscape plan submittal complying with all standards per City of Sheboygan Zoning Ordinace Subchapter 15-6 to be provided at time of permitting

Performance Standards/Potential Nuisances

All performance standards shall comply per City of Sheboygan Zoning Ordinance Subchapter 15-7 to ensure this development will not become a nuisance to adjacent property owners.

Taking this vacant lot and improving it with the new proposed building , grading and landscaping with enhance the immediate are. This dermatology clinic will also compliment the other medical buildings in the area. The access to the parking lot off of the private street will not be a nuisance to the existing Prevea building at the end of the street with our access twords the middle of the drive and with on average only 30 clients per day utilizing our site.

Site Lighting

Site lighting to be provided via single pole mounted fixture in the parking lot and three building mounted light fixtures. Styles and heights to match the architectural style of the building

Signage Regulations

A formal signage submittal per City of Sheboygan Zoning Ordinance Subchapter 15-8 to be provided at a future date

Written Justification

This Superior Ave. area is a mix of commercial businesses, medical, office and professional service uses. Our Dermatology clinic will enhance the area and compliment the surrounding businesses. It is our belief that this development is in following with the comprehensive master plan and will not provide a nuisance, but rather benefit the surrounding area.

New Medical Clinic

CITY OF SHEBOYGAN, WISCONSIN



SITE LOCATION MAP



SHEET INDEX	
PROJECT TITLE SHEET	1
EXISTING AND DEMOLITION PLAN	2
SITE PLAN	3
CONSTRUCTION GRADING PLAN AND EROSION CONTROL PLAN	4
UTILITY PLAN	5
STORMWATER MANAGEMENT PLAN	6
LANDSCAPE PLAN	7

GENERAL NOTES

1. ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE ORDINANCES AND REQUIREMENTS OF THE CITY OF SHEBOYGAN, STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN AND THE STATE OF WISCONSIN DOT, DEPT OF COMMERCE, AND DNR REQUIREMENTS.
2. THE LOCATION AND SIZE OF THE EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE, AND WERE LOCATED BY FIELD SURVEY, DIGGERS HOTLINE MARKING, AND EXISTING UTILITY RECORDS. THE ENGINEER, DESIGNER, OR SURVEYOR DOES NOT GUARANTEE THEIR SIZE OR LOCATION. ALL EXISTING UTILITIES ON THIS SITE MAY NOT BE SHOWN ON THIS DRAWING. ALL CONTRACTORS, FOR THEIR WORK, MUST NOTIFY DIGGERS HOTLINE (800-242-8511) FOR MARKING THE LOCATION OF EXISTING UNDERGROUND UTILITIES 3 DAYS PRIOR TO BEGINNING WORK. CONTRACTORS SHALL ALSO REQUEST THE PROPERTY OWNER TO LOCATE THEIR PRIVATE UTILITIES.
3. ALL CONTRACTORS ARE RESPONSIBLE TO EXAMINE THE SITE PRIOR TO BIDDING AND COMMENCING WORK, TO COMPARE SITE CONDITIONS AND DRAWINGS. ANY APPARENT DISCREPANCIES, ERRORS, OR OMISSIONS SHALL BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO STARTING OR CONTINUING WITH CONSTRUCTION.
4. ALL CONTRACTORS ARE TO VERIFY UTILITY ELEVATIONS, PRIOR TO COMMENCING WITH THEIR WORK.
5. ALL CONTRACTORS SHALL PROPERLY FENCE AND BARRICADE OPEN TRENCHES AND EXCAVATIONS.
6. EACH CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY.
7. EACH CONTRACTOR IS RESPONSIBLE FOR THEIR TRADES APPLICATIONS, PERMITS, FEES, AND APPROVALS.
8. UTILITIES DAMAGED BY A CONTRACTOR SHALL BE REPAIRED TO THE UTILITY OWNER'S SATISFACTION AND AT THAT CONTRACTOR'S EXPENSE.
9. REPAIR OF PAVEMENT, UTILITIES, CURB AND GUTTER, SIDEWALKS, TOPSOIL, SEEDING, FERTILIZING, AND MULCHING THAT ARE NOT SHOWN ON THE PLAN, BUT ARE REQUIRED FOR YOUR TRADE OF WORK, ARE CONSIDERED INCIDENTAL AND ARE THE RESPONSIBILITY OF THAT CONTRACTOR.
10. ALL GRADES REPRESENT FINISH GRADE, UNLESS NOTED OTHERWISE.

PROPERTY INFORMATION

PROPERTY ADDRESS: SUPERIOR AVENUE, CITY OF SHEBOYGAN, WISCONSIN 53081

OWNER: SHORELINE SKIN SPECIALISTS, 1414 NORTH TAYLOR DRIVE, SHEBOYGAN, WISCONSIN, 53081, ATTN: ALOYS TAUSCHECK, PHONE: (920) 467-3376, EMAIL: ATDERM@YAHOO.COM

GENERAL CONTRACTOR / ARCHITECT: DELEERS CONSTRUCTION, INC., 1828 MINTZ DRIVE, SUITE A, DEPERE, WISCONSIN, 54115, ATTN: MIKE CASHMAN, PHONE: (920) 347-5867, EMAIL: CASHMAN@DELEERS.COM

CIVIL ENGINEER: WAGNER EXCAVATING, INC., 3437 PAINE AVENUE, SHEBOYGAN, WI 53081, ATTN: CRAIG A. RUSCH, PHONE: (920) 458-9082, EMAIL: CRUSCH@EXCEL.NET

PROPERTY DESCRIPTION

LOT 2 OF CERTIFIED SURVEY MAP, RECORDED IN VOLUME 24, PAGES 133, AND BEING PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 21, T15N, R23E, CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN

ZONING: SUBURBAN COMMERCIAL DISTRICT (SC).

SUBJECT	CODE	DESIGN
MAX HEIGHT	60'	< 60'
STREET BLDG SETBACK	25'	41.12'
REAR BLDG SETBACK	10'	180.29'
SIDE BLDG SETBACK	10'	10.00' WEST, 25.44' EAST
STREET PAVEMENT SETBACK	10'	NA
SIDE PAVEMENT SETBACK	5'	5.00' WEST, 47' SOUTH, 20.44' EAST
LANDSCAPE SURFACE RATIO %	25 MIN.	39 %
LOT SIZE	4,500 SF MIN W CO USE PERMIT	30,254 SF
LOT WIDTH	60 FT MIN	89'

AREAS

PARCEL TOTAL	30,254 SF (0.69 ACRES)	
LAND DISTURBANCE (APPROX)	16,000 SF (0.44 ACRES)	
PRE-CONSTRUCTION OF LAND DISTURBANCE: IMPERVIOUS TOTAL		0 SF (0 ACRES) 0%
PERVIOUS TOTAL		16,000 SF (0.44 ACRES) 100%
POST-CONSTRUCTION OF LAND DISTURBANCE: IMPERVIOUS TOTAL		11,010 SF (0.25 ACRES) 58%
PERVIOUS TOTAL		7,990 SF (0.18 ACRES) 42%

PARKING

REQUIRED STALLS	REGULAR - 1 PER EMPLOYEE AND 1 PER ROOM	6+3 = 9 STALLS
	HANDICAP - 1 PER 100 STALLS	1 STALL
	TOTAL REQUIRED	9 STALLS
	OR	
	REGULAR - 1 PER 500 SF OF FLOOR AREA	10 STALLS
	HANDICAP - 1 PER 100 STALLS	1 STALL
	TOTAL REQUIRED	11 STALLS
PROPOSED STALLS		
	REGULAR	14 STALLS
	HANDICAP	1 STALL
	TOTAL PROPOSED	15 STALLS

No.	Revision	Date
5	----	----
4	----	----
3	----	----
2	----	----
1	----	----

Wagner EXCAVATING Inc.
3437 PAINE AVENUE SHEBOYGAN, WI 53081
(920) 458-9082 FAX (920) 458-9083

Shoreline Skin Specialists
Dr Al Tauscheck
LOT 2 Superior Avenue
Sheboygan, Wisconsin

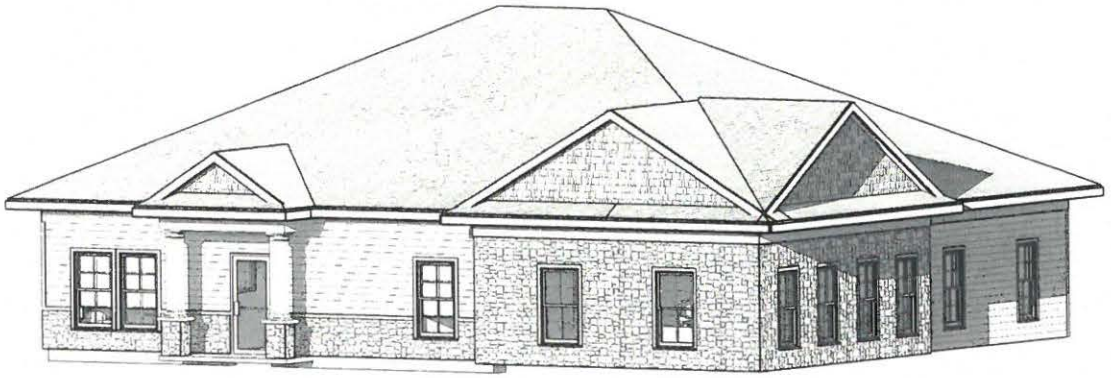
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1

PROJECT TITLE SHEET

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TRINITY MEDICAL COMPLEX
DR. TAUSCHEK





SHEET INDEX

T1.0	TITLE SHEET
C1.0	SITE PLAN
S1.0	FOUNDATION PLAN
S1.1	STRUCTURAL DETAILS
A1.1	FLOOR PLAN
A2.1	ELEVATIONS
A2.2	ELEVATIONS
A2.3	3D EXTERIOR
A3.1	BUILDING SECTION
A3.2	WALL SECTION
A4.1	REFLECTED CEILING PLAN
A5.1	ROOF PLAN

PRELIMINARY - NOT FOR CONSTRUCTION

TRINITY MEDICAL COMPLEX
DR. TAUSCHECK
Sheboygan, WI

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P 920.347.9990 deleers.com

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DESIGNED:
DRAWN BY:
PROJECT MANAGER:
CONTRACT NO:
DESIGN NO:
DATE: 07/06/12

SHEET T1.0

1 NORTH ELEVATION
A2.1 1/4" = 1'-0"

1 SOUTH ELEVATION
A2.1 1/4" = 1'-0"

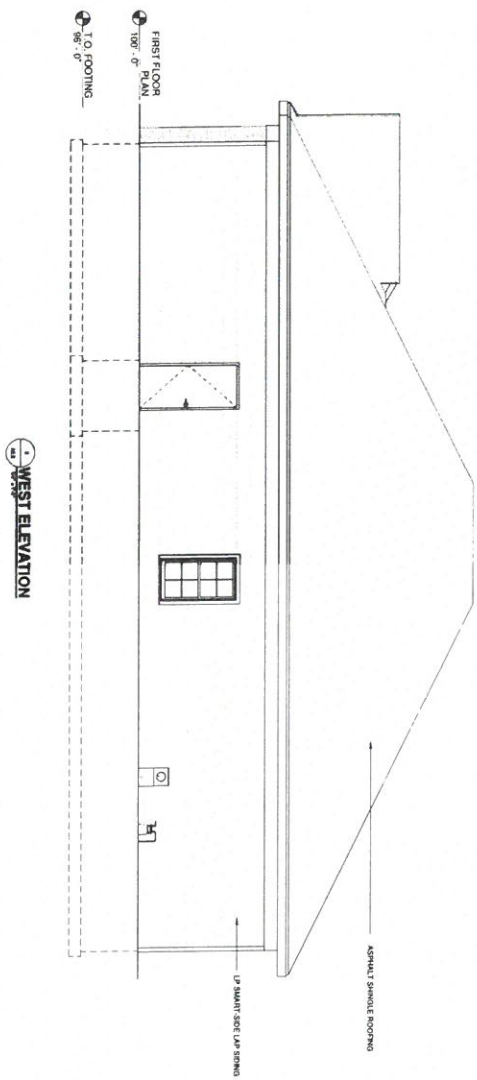
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Sheboygan, WI

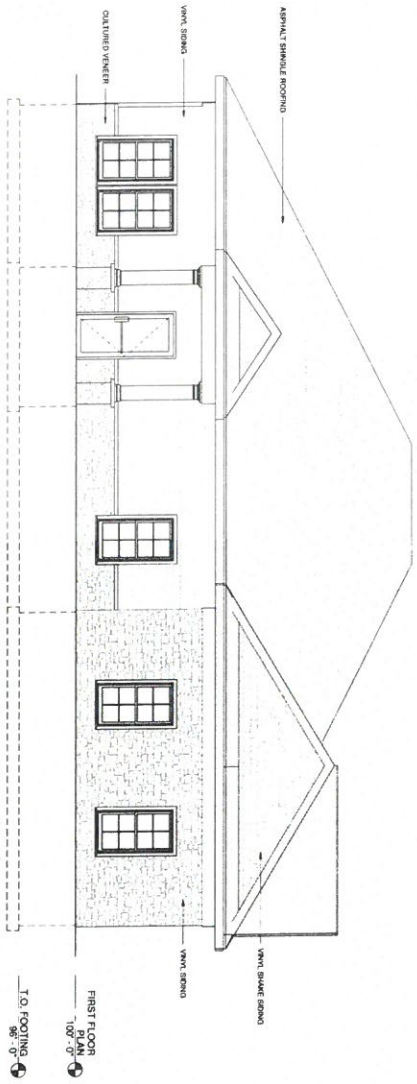
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A2.1



WEST ELEVATION



EAST ELEVATION

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A2.2

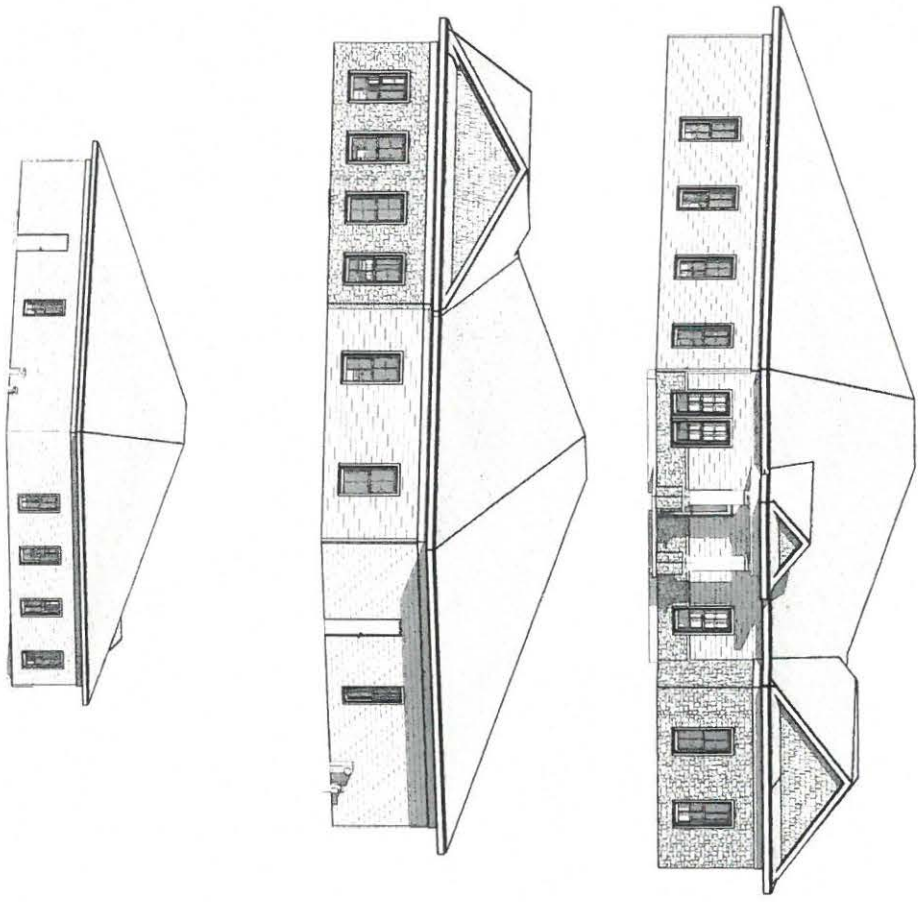
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DATE
4.26.18
7.30.18

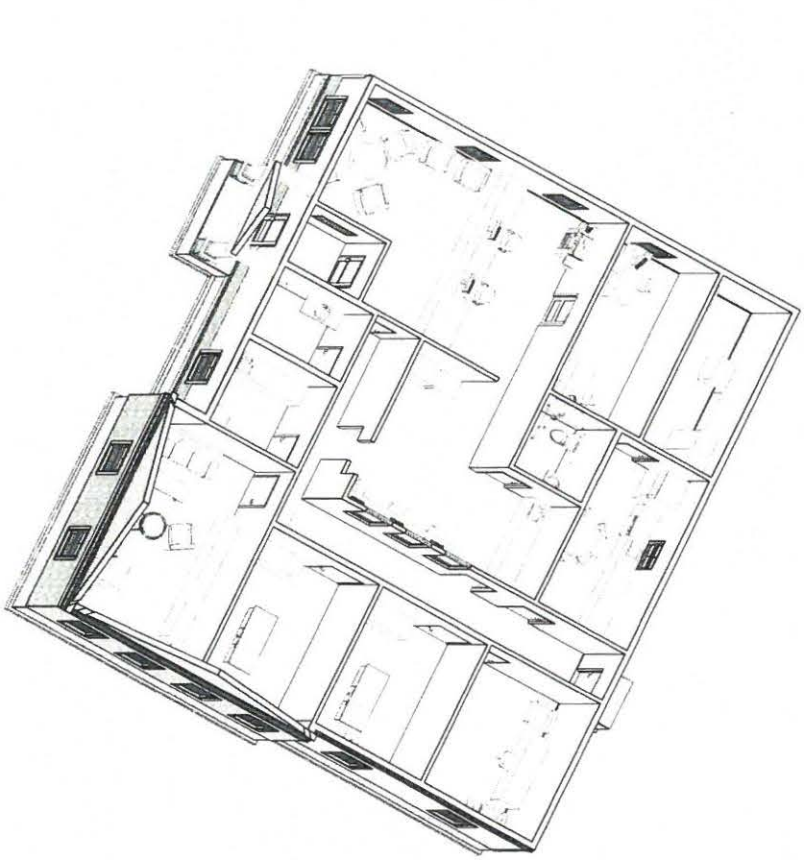
BUSINESS DEV. ASSOC.: Mike Cashman
DESIGNER: Jeremy Lueck
DRAWN BY: Jeremy Lueck
PROJECT MANAGER:
DESIGN BID:
CONTRACT NO:

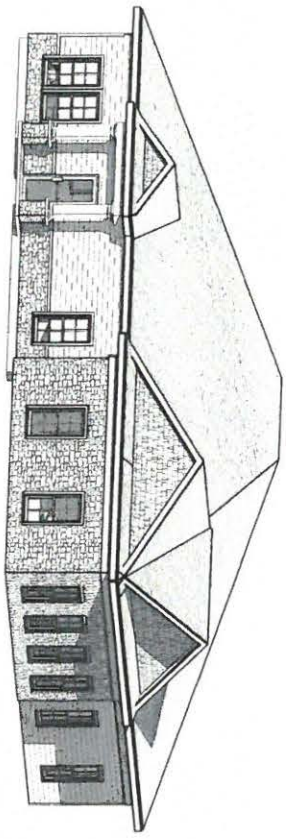
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Sheboygan, WI

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A2.3

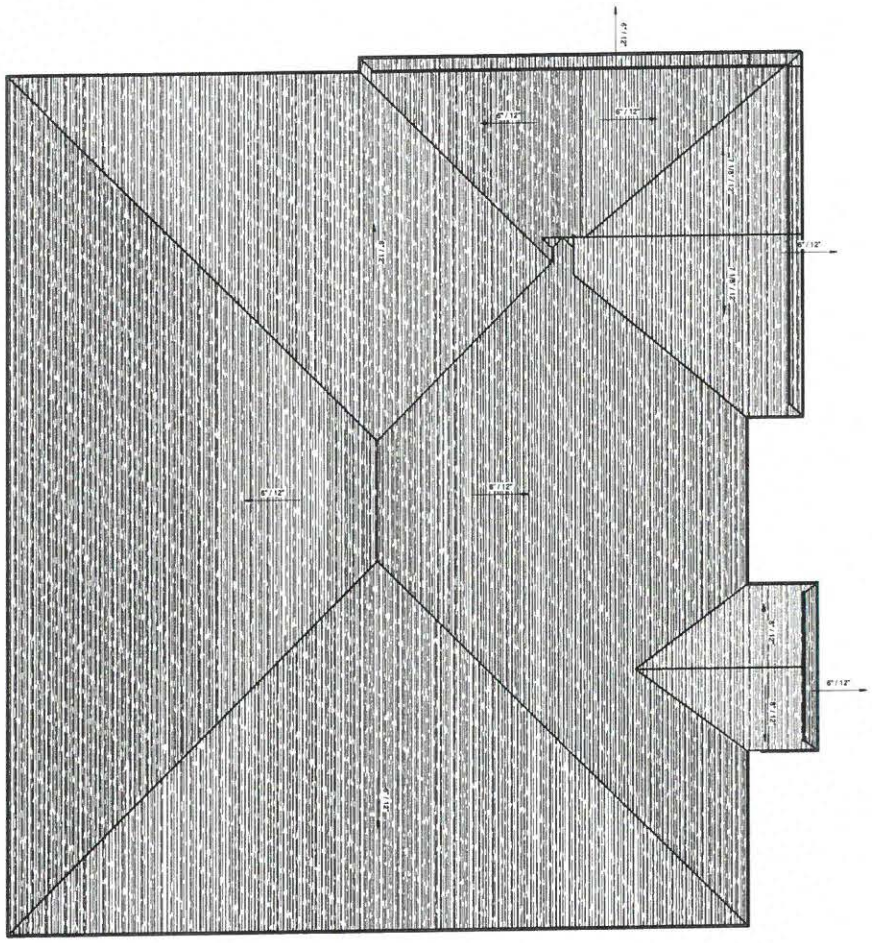
REVISIONS: 6.29.18, 7.30.18

BUSINESS DEV. ASSOC.: Mike Cashman
DESIGNER: Jeremy Lueck
DRAWN BY: Jeremy Lueck
PROJECT MANAGER:
DESIGN NO:
CONTRACT NO:

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Sheboygan, WI

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1 ROOF PLAN
1/4" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

A5.1

REVISIONS:
6.28.18
7.30.18

BUSINESS DEV. ASSOC.: Mike Cashman
DESIGNER: Jeremy Loeck
DRAWN BY: Jeremy Loeck
PROJECT MANAGER: —
DESIGN NO: —
CONTRACT NO: —

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WALL TYPE: A
2" BRICK VENEER
3/8" AIR GAP
(2) LAYERS 15 LB. FELT
1/2" PLYWOOD SHEATHING
2x6 WOOD STUDS AT 16" O.C.
R-23 BIBS INSULATION
5/8" GYPSUM WALL BOARD

WALL TYPE: B
VINYL SIDING
1/2" PLYWOOD SHEATHING
2x6 WOOD STUDS AT 16" O.C.
R-23 BIBS INSULATION
5/8" GYPSUM WALL BOARD

EXTERIOR WALL TYPES

WALL SECTION AT WAITING AREA

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DR. TAUSCHECK
Sheboygan, WI

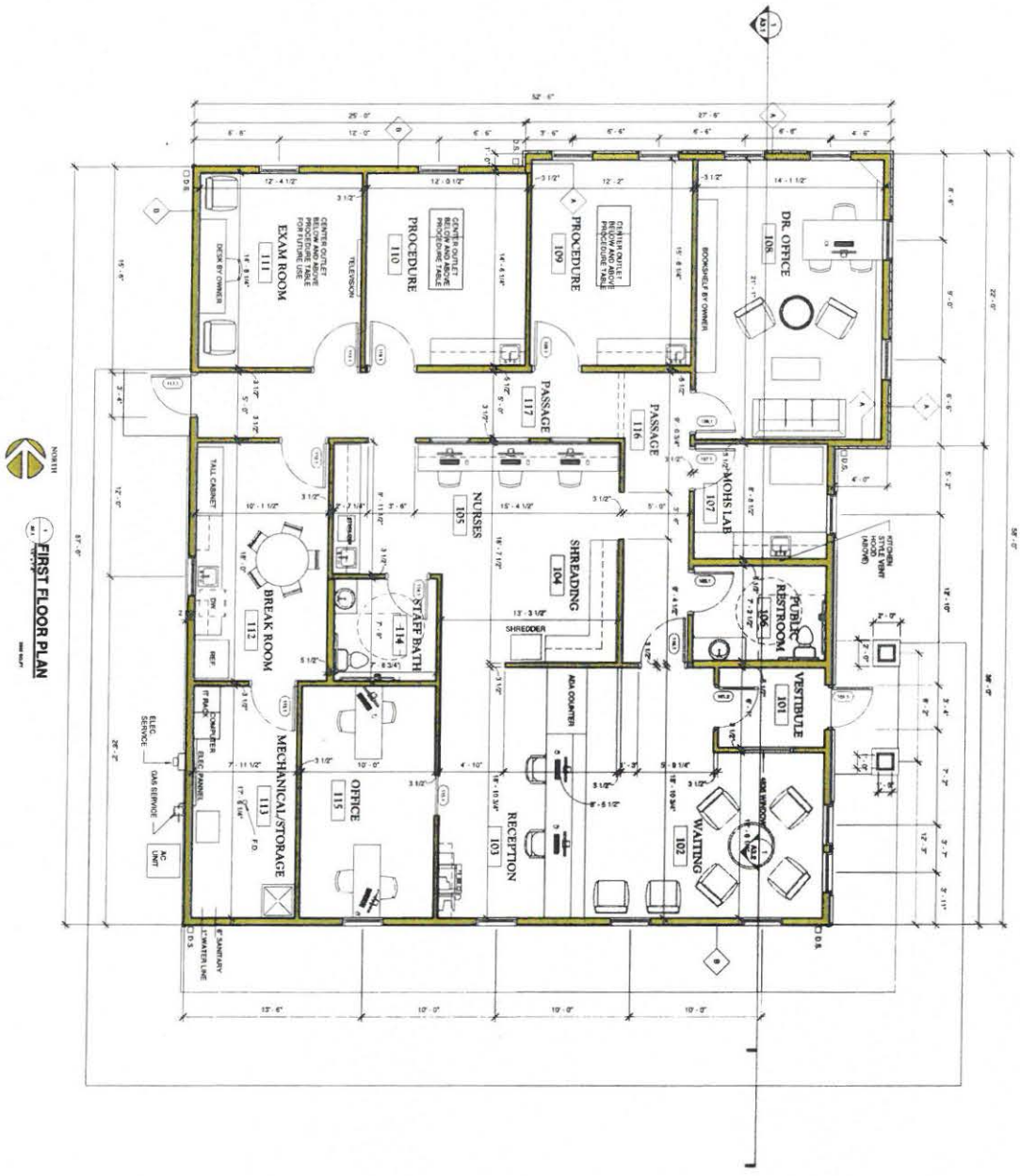
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A3.2



EXTERIOR WALL TYPES



FIRST FLOOR PLAN

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A1.1

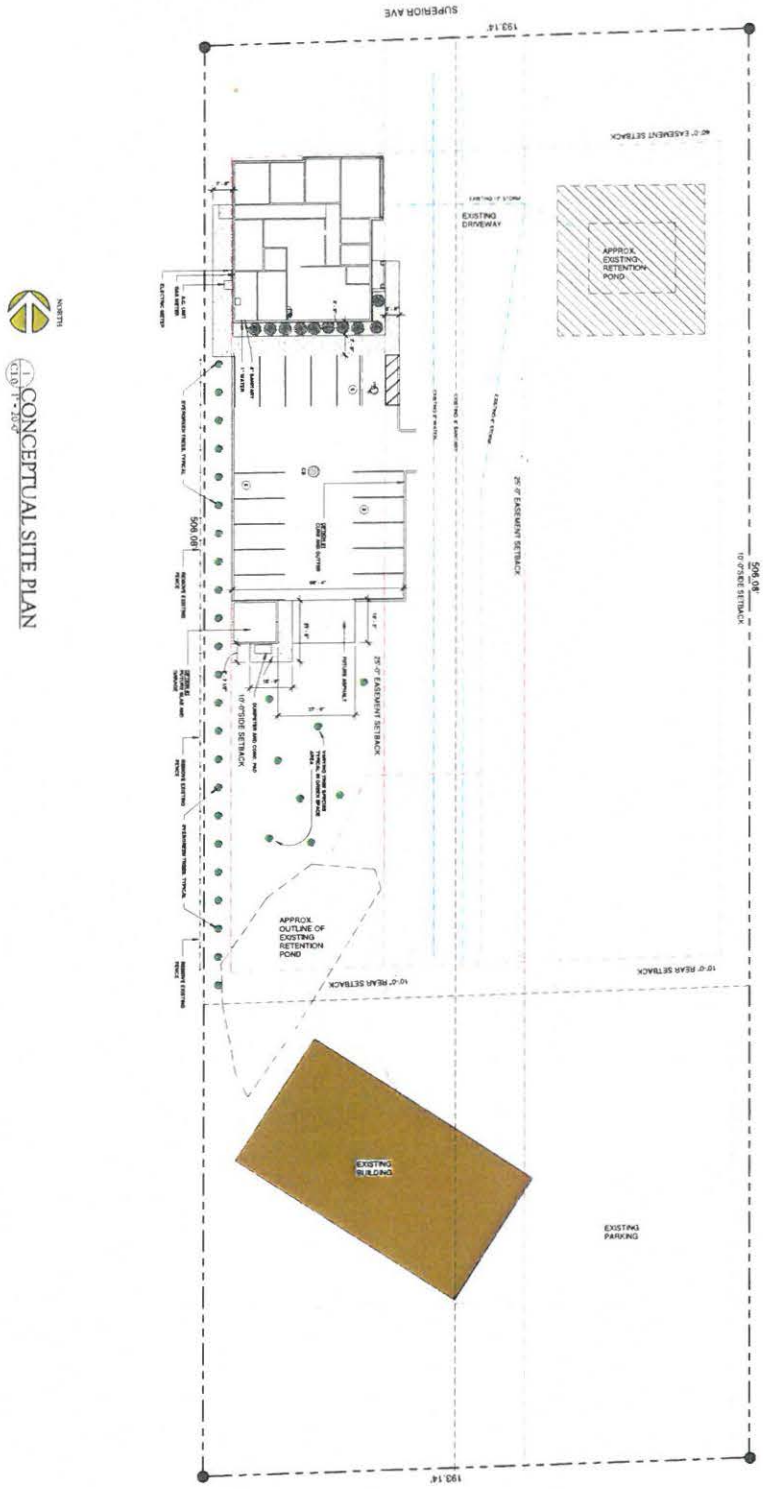
REVISIONS:
6.26.19
7.29.19

BUSINESS DEV. ASSOC.: Mike Cashman
DESIGNER: Jeremy Lueck
DRAWN BY: Jeremy Lueck
PROJECT MANAGER:
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CONTRACT NO:

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Sheboygan, WI

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NORTH

C1.0 CONCEPTUAL SITE PLAN

PRELIMINARY - NOT FOR CONSTRUCTION

C1.0

REVISIONS:
6.28.18
7.10.18

BUSINESS DEV. ASSOC.: Mike Cochrane
DESIGNER: Jeremy Lueck
DRAWN BY: Jeremy Lueck
PROJECT MANAGER:
DESIGN NO:
CONTRACT NO:

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Sheboygan, WI

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BLOOM FAMILY DENTAL



COULIS CARDIOLOGY



PREVEA SHEBOYGAN HEALTH CENTER



PREVEA SHEBOYGAN HEALTH CENTER



CHILD'S PLAY CHILDCARE



ENDODONTIC SPECIALISTS

CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Construction of new Trinity Medical Clinic on Superior Avenue just south of N. 35th Street (Parcel #215910).

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

REPORT DATE: August 24, 2018 **MEETING DATE:** August 27, 2018

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:

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STAFF COMMENTS:

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ACTION REQUESTED:

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

ATTACHMENTS:

Architectural Review Board Application and required attachments.

NORTH

1 / A1.1 **FIRST FLOOR PLAN**
1/4" = 1'-0"
2805 SQ.FT.

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3/8" AIR GAP
(2) LAYERS 15 LB. FELT
1/2" PLYWOOD SHEATHING
2x6 WOOD STUDS AT 16" O.C.
R-23 BIBS INSULATION
5/8" GYPSUM WALL BOARD

WALL TYPE: B
VINYL SIDING
1/2" PLYWOOD SHEATHING
2x6 WOOD STUDS AT 16" O.C.
R-23 BIBS INSULATION
5/8" GYPSUM WALL BOARD

EXTERIOR WALL TYPES
1/2" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

TRINITY MEDICAL COMPLEX
DR. TAUSCHECK
Sheboygan, WI

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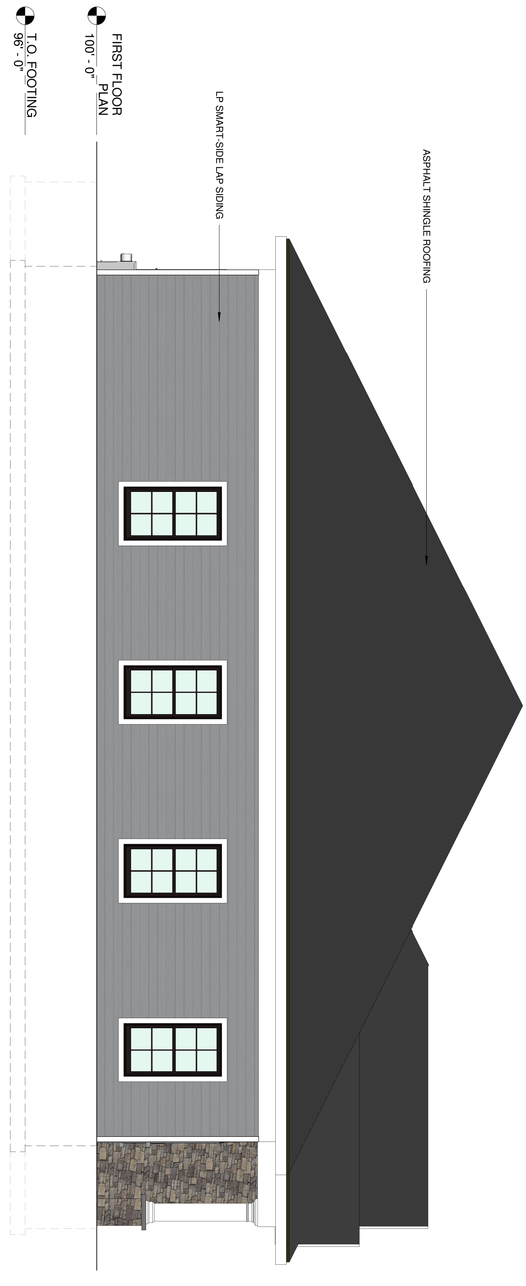
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DESIGNER: Jeremy Luick
DRAWN BY: Jeremy Luick
PROJECT MANAGER: .....

REVISIONS:
6.25.18
7.30.18
. . .
. . .
. . .

DATE: 6.5.18

SHEET: A1.1



1 A2.1 1/4" = 1'-0" SOUTH ELEVATION



3 A2.1 1/4" = 1'-0" NORTH ELEVATION

PRELIMINARY - NOT FOR CONSTRUCTION

SHEET: A2.1

DATE: 03/16/11

REVISIONS:
6.26.18
7.30.18
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BUSINESS DEV. ASSOC.: Mike Cashman

DESIGNER: Jeremy Lueck

DRAWN BY: Jeremy Lueck

PROJECT MANAGER: -------

DESIGN NO: --------

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1 / A2.2 **EAST ELEVATION**
1/4" = 1'-0"

2 / A2.2 **WEST ELEVATION**
1/4" = 1'-0"

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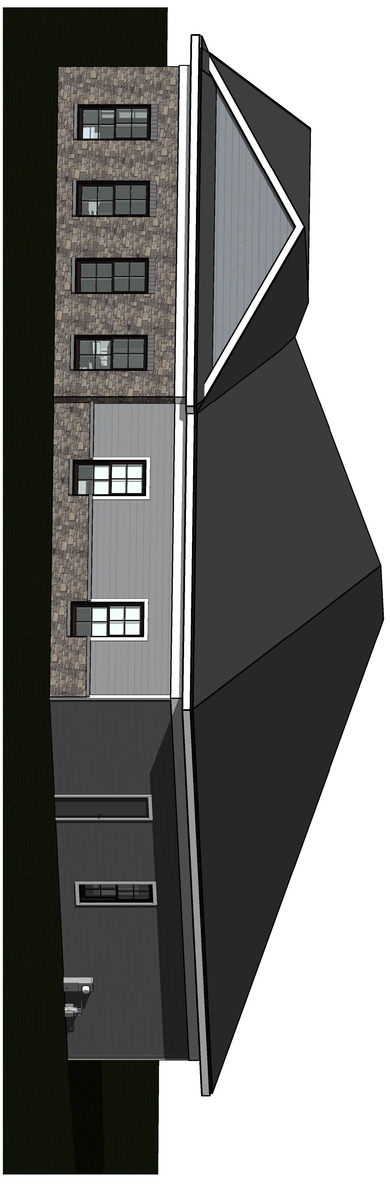
BUSINESS DEV. ASSOC.: Mike Cashman
DESIGNER: Jeremy Lueck
DRAWN BY: Jeremy Lueck
PROJECT MANAGER: .....

REVISIONS:
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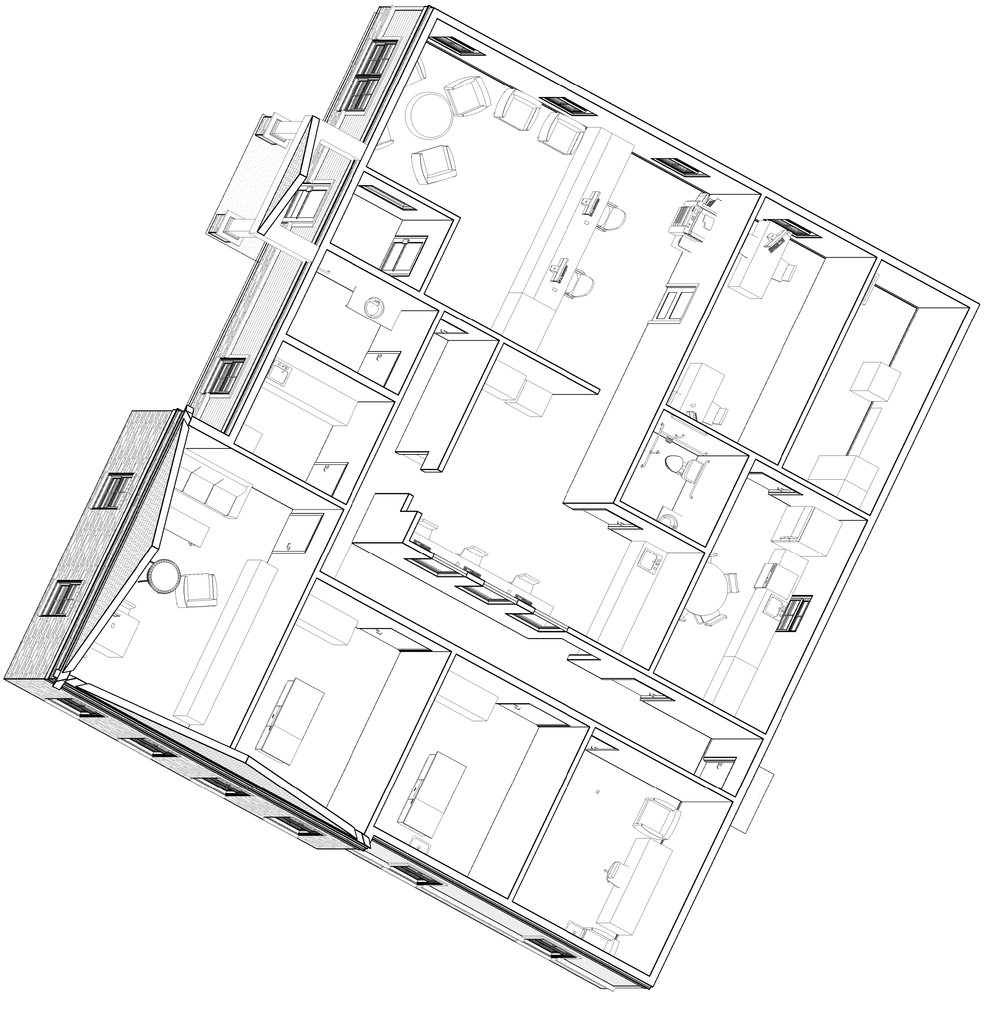
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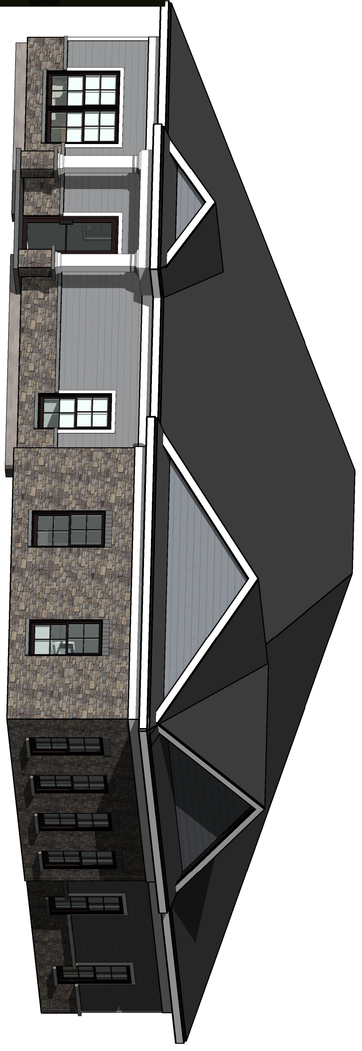
SHEET: A2.2











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SHEET: A2.3

DATE: 09.22.11

REVISIONS:
6.26.18
7.30.18
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BUSINESS DEV. ASSOC.: Mike Cashman

DESIGNER: Jeremy Lueck

DRAWN BY: Jeremy Lueck

PROJECT MANAGER: -------

DESIGN NO: --------

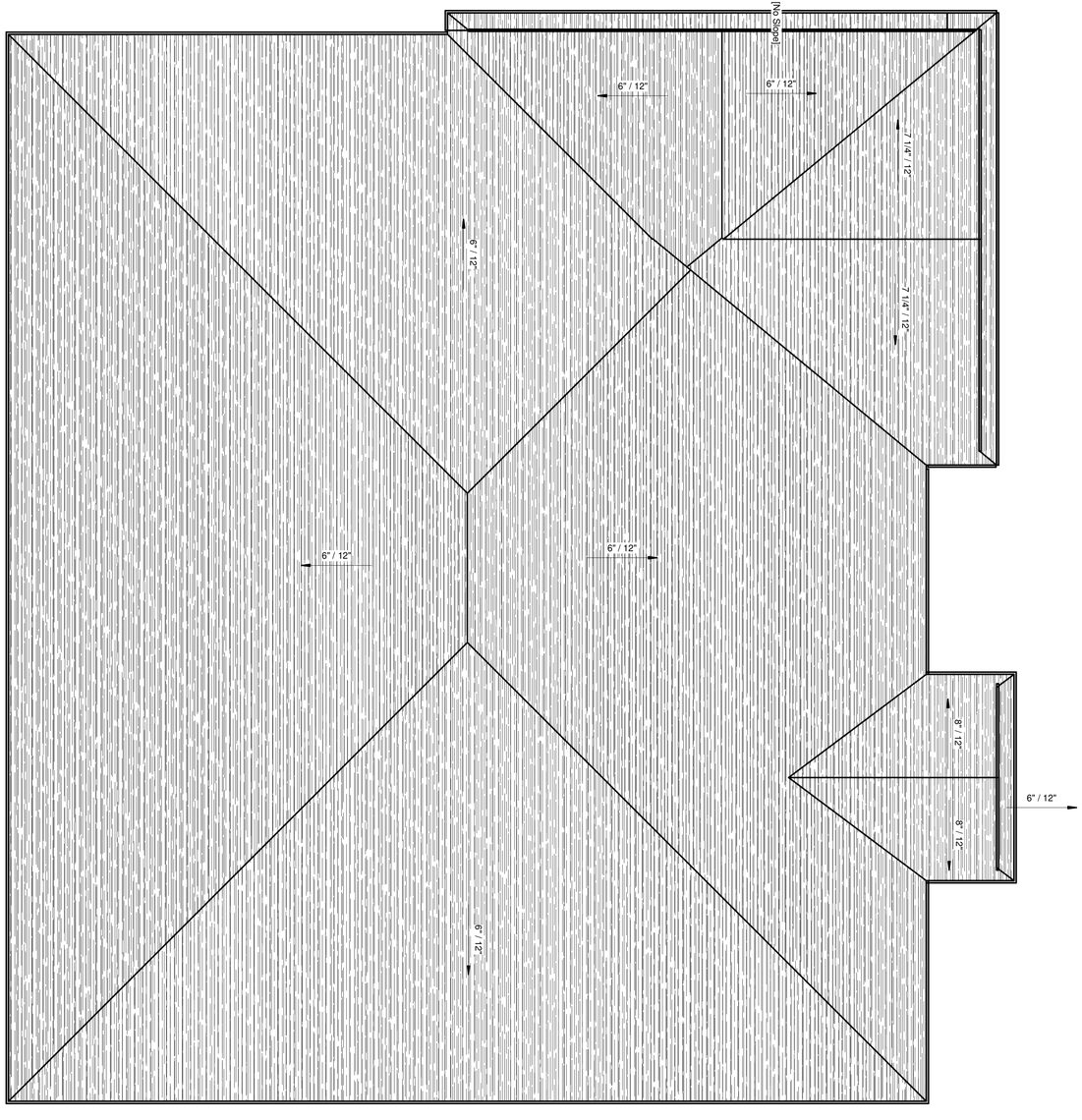
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1 ROOF PLAN
1/4" = 1'-0"

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SHEET: A5.1

DATE: 07/09/18

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BUSINESS DEV. ASSOC.: Mike Cashman

DESIGNER: Jeremy Lueck

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CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Construction of new Trinity Medical Clinic on Superior Avenue just south of N. 35th Street (Parcel #215910).

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

REPORT DATE: September 7, 2018 **MEETING DATE:** September 10, 2018

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:

At the August 27th meeting the Architectural Review Board met with the applicant and shared concerns with the present Trinity Medical Clinic design. The Board had questions with regards the design of the front entrance and the design of the rooflines at the northeast corner of the building. The roofline was the main design concern that the board did not feel comfortable with. The applicant stated that they would be able to come up with a design that addressed this concern.

They are also still stopping the stone wainscot at outside corners, rather than wrapping that material around the corner. Does the board want the applicant to wrap the northwest and southeast corners of the building with stone?

Staff report from August 27th 2018 below:

Dr. Aloys Tauscheck is proposing to construct Trinity Medical Clinic (Shoreline Skin Specialists dermatology clinic) on vacant, undeveloped parcel 215910 located on Superior Avenue. This property is located between Transpo-Mini Storage (3515 Superior Avenue) to the west and Harmony of Sheboygan (3319 Superior Avenue) to the east and Prevea Behavioral Care (3425 Superior Avenue) to the south. The applicant states:

- Shoreline Skin specializes in diseases of the skin, hair, and nails. Including cutaneous manifestations of systemic diseases. Dr. Tauscheck and his staff are experts in the diagnosis and treatment of many diseases, and the skilled nursing staff has been trained in the latest and innovative techniques in order to provide up to date medical care and management of chronic skin disorders.

- The proposed one-story clinic building will be 3,045sf (52.5 x 58). The building design is a craftsman architectural style. Exterior materials will consist of cultured stone, LP Smartside lap siding, vinyl shakes with asphalt shingled roof.

- Applicant shows a future slab on the site plan at the southwest corner of the site. The intention is to build a storage building in the future

- Applicant believes that the proposed design and building materials are consistent with the other buildings along Superior Avenue and the new clinic will add another vibrant business and attractive building to Superior Avenue.

STAFF COMMENTS:

Applicant shows a future slab on the site plan at the southwest corner of the site. Based on its location (close to and very visible to the Prevea Behavior Care facility), this future shed/garage facility shall be designed to match the main Shoreline Skin Specialists clinic building in terms of design, colors, materials, etc. The Board may want to have the applicant explain a timeline for such a structure to be constructed.

As the Board is aware, this section of Superior Avenue has been redeveloping very nicely from an architectural design and materials perspective. City Staff, the Plan Commission and the Architectural Review Board have been requiring well designed structures in this area of Superior Avenue.

The Board should be aware that the front of the building faces east towards the shared interior access road/driveway. Thus, the board will want to closely review the proposed north/Superior Avenue elevation - side elevation of the clinic building but the elevation that you will see from Superior Avenue (side elevation that is fronting the street). It does appear that the applicant has added some additional detail to the north/street side of the building in terms of roof lines, materials, building offset, etc. Staff does question whether to run the cultured stone all the way to the west end of the building similarly to what has been done to the east/front of the building - install cultured stone on the west ½ of the north elevation a similar height to what is proposed on the south ½ of the east elevation (approximately 3 feet to the bottom horizontal divider of the windows).

ACTION REQUESTED:

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

Also, the future shed/garage facility shall be designed to match the main Shoreline Skin Specialists clinic building in terms of design, colors, materials, etc.

ATTACHMENTS:

Architectural Review Board Application and required attachments.

WALL TYPE: A
2" BRICK VENEER
3/8" AIR GAP
(2) LAYERS 15 LB. FELT
1/2" PLYWOOD SHEATHING
2x6 WOOD STUDS AT 16" O.C.
R-23 BIBS INSULATION
5/8" GYPSUM WALL BOARD

WALL TYPE: B
VINYL SIDING
1/2" PLYWOOD SHEATHING
2x6 WOOD STUDS AT 16" O.C.
R-23 BIBS INSULATION
5/8" GYPSUM WALL BOARD

EXTERIOR WALL TYPES
1/2" = 1'-0"

NORTH

1 / A1.1 **FIRST FLOOR PLAN**
1/4" = 1'-0"
2911 SQ.FT.

PRELIMINARY - NOT FOR CONSTRUCTION

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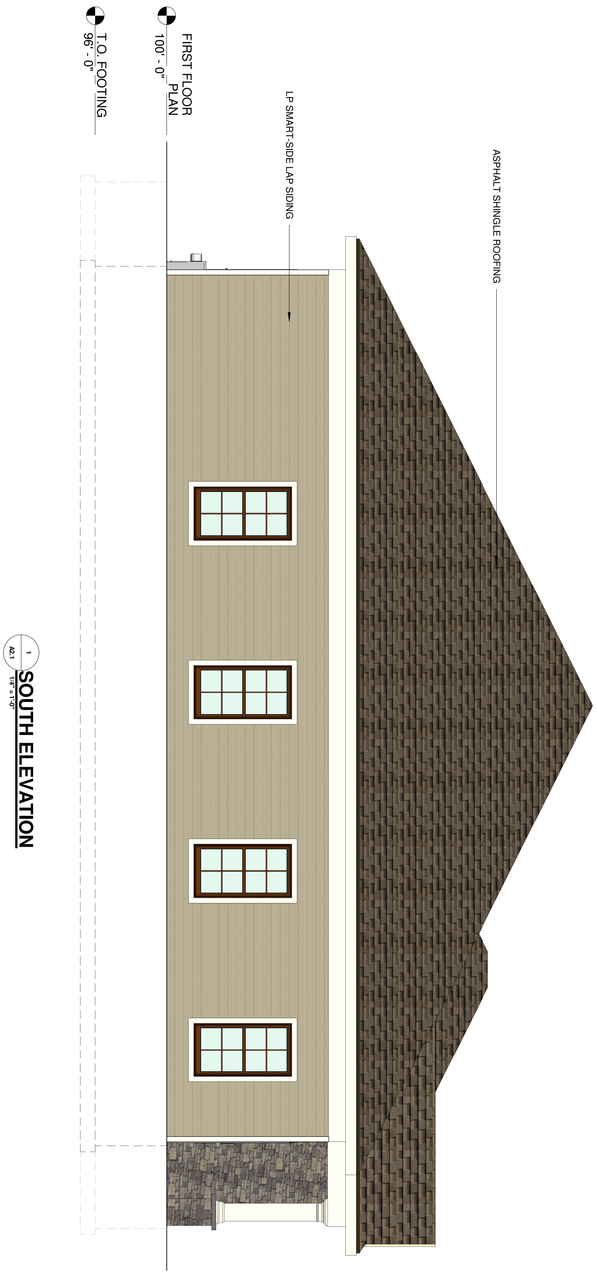
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DRAWN BY: Jeremy Lueck
PROJECT MANAGER: .....

REVISIONS:
6.25.18
7.30.18
. . .
. . .
. . .

DATE: 6.5.18

SHEET: A1.1



1 A2.1 1/4" = 1'-0" SOUTH ELEVATION



3 A2.1 1/4" = 1'-0" NORTH ELEVATION

PRELIMINARY - NOT FOR CONSTRUCTION

SHEET: A2.1

DATE: 03/16/11

REVISIONS:
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BUSINESS DEV. ASSOC.: Mike Cashman

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1 A2.2 **EAST ELEVATION**
1/4" = 1'-0"

2 A2.2 **WEST ELEVATION**
1/4" = 1'-0"

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PROJECT MANAGER: .....

REVISIONS:
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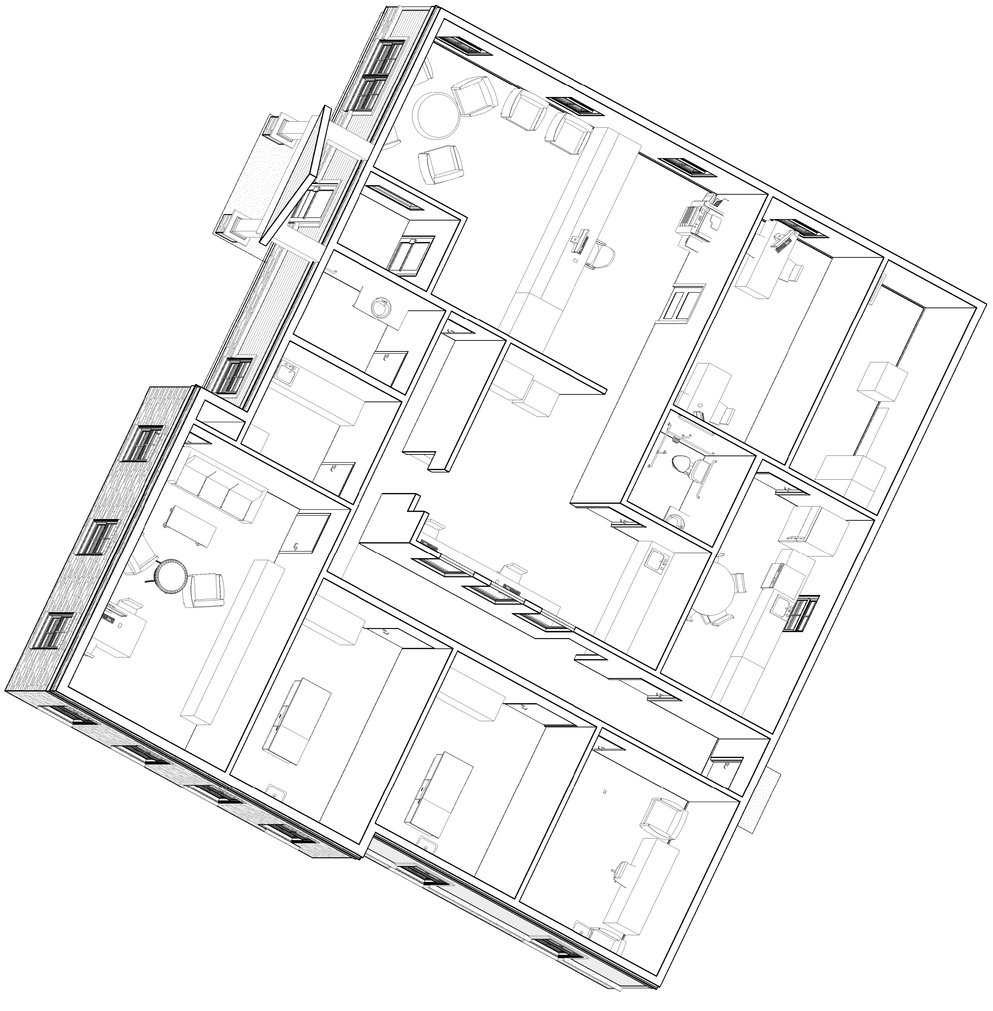
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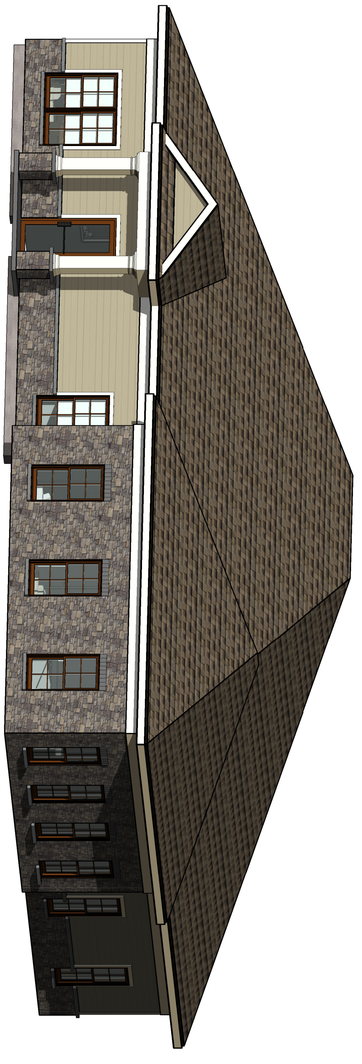
SHEET: A2.2











PRELIMINARY - NOT FOR CONSTRUCTION

SHEET: A2.3

DATE: 09.22.11

REVISIONS:
6.26.18
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BUSINESS DEV. ASSOC.: Mike Cashman

DESIGNER: Jeremy Lueck

DRAWN BY: Jeremy Lueck

PROJECT MANAGER: -------

DESIGN NO: -------

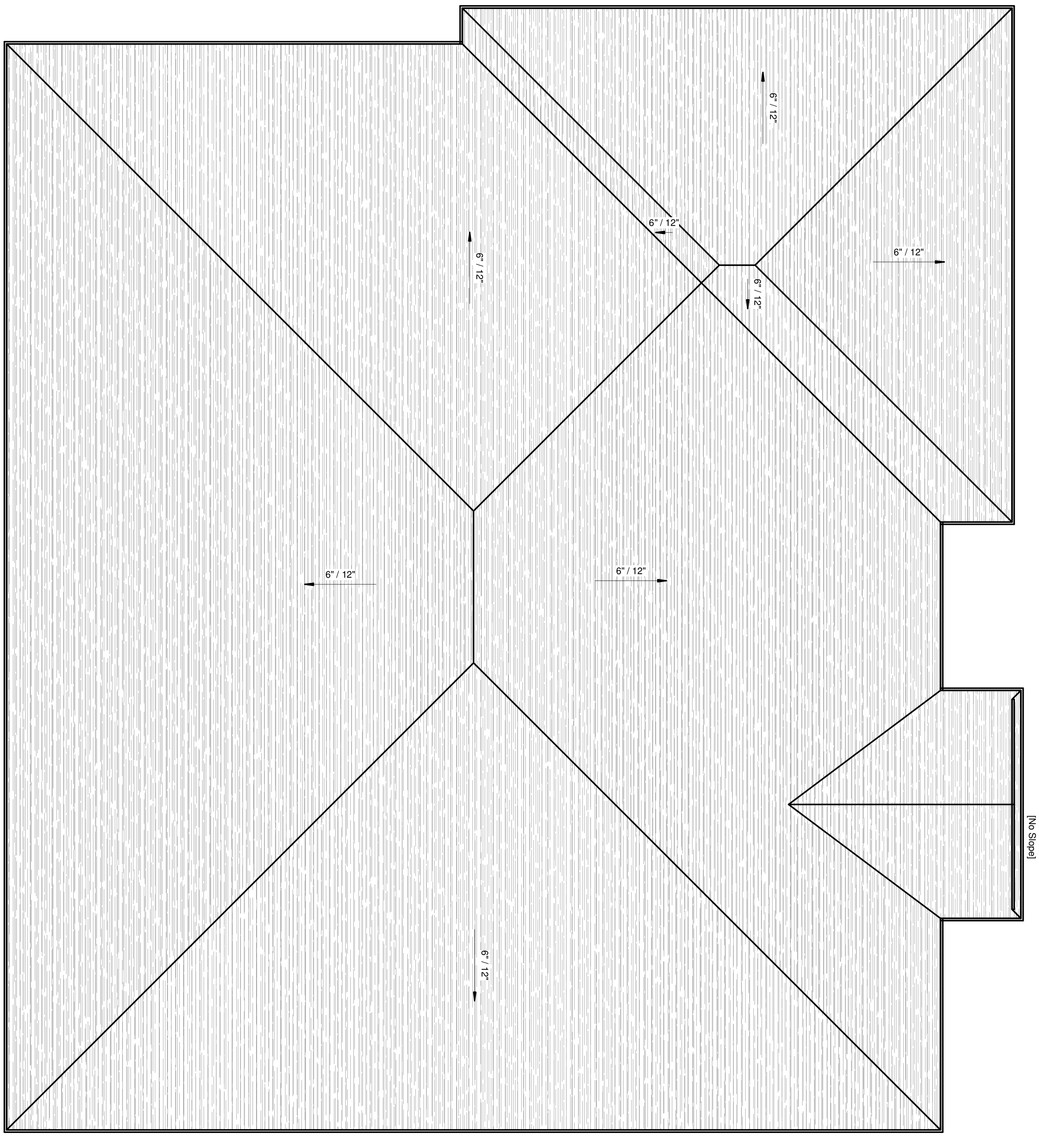
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1 ROOF PLAN
1/4" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

SHEET: A5.1

DATE: 07/09/18

REVISIONS:
6.26.18
7.30.18

BUSINESS DEV. ASSOC.: Mike Cashman
DESIGNER: Jeremy Lueck
DRAWN BY: Jeremy Lueck
PROJECT MANAGER: -------

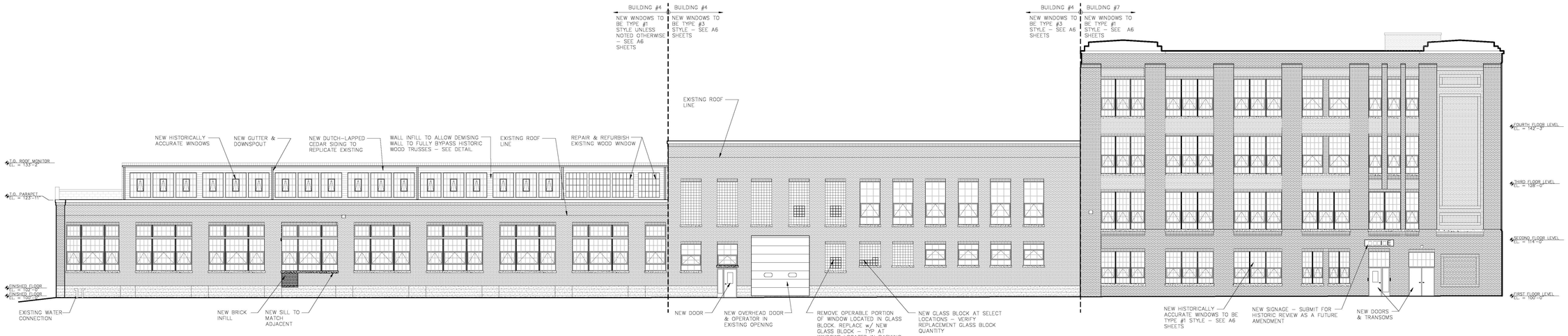
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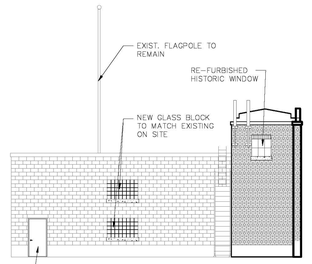
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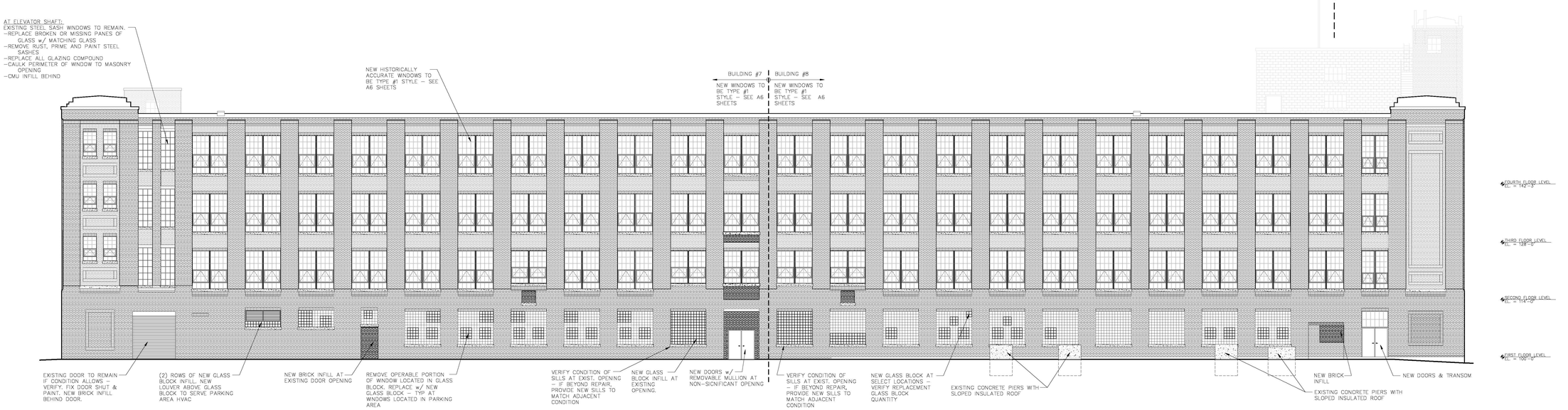


1 A2.0

BUILDING 4 & 7 NORTH ELEVATION

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





2 A2.0

BUILDING 7 & 8 WEST ELEVATION

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

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PROJECT INFORMATION

PROJECT NUMBER 1705480

PROPOSED BUILDING RENOVATION

BADGER STATE LOFTS

1031 MARYLAND AVE • SHEBOYGAN, WI 53081

PROFESSIONAL SEAL

SHEET DATES

ISSUE DATE APR. 2, 2018

REVISIONS

MAY 7, 2018

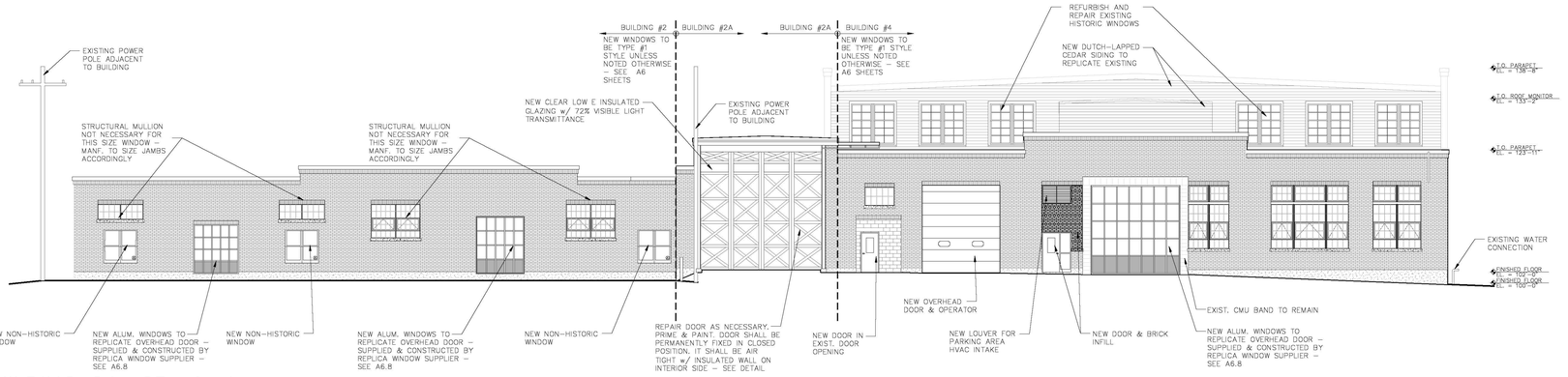
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EXTERIOR ELEVATIONS

SHEET NUMBER

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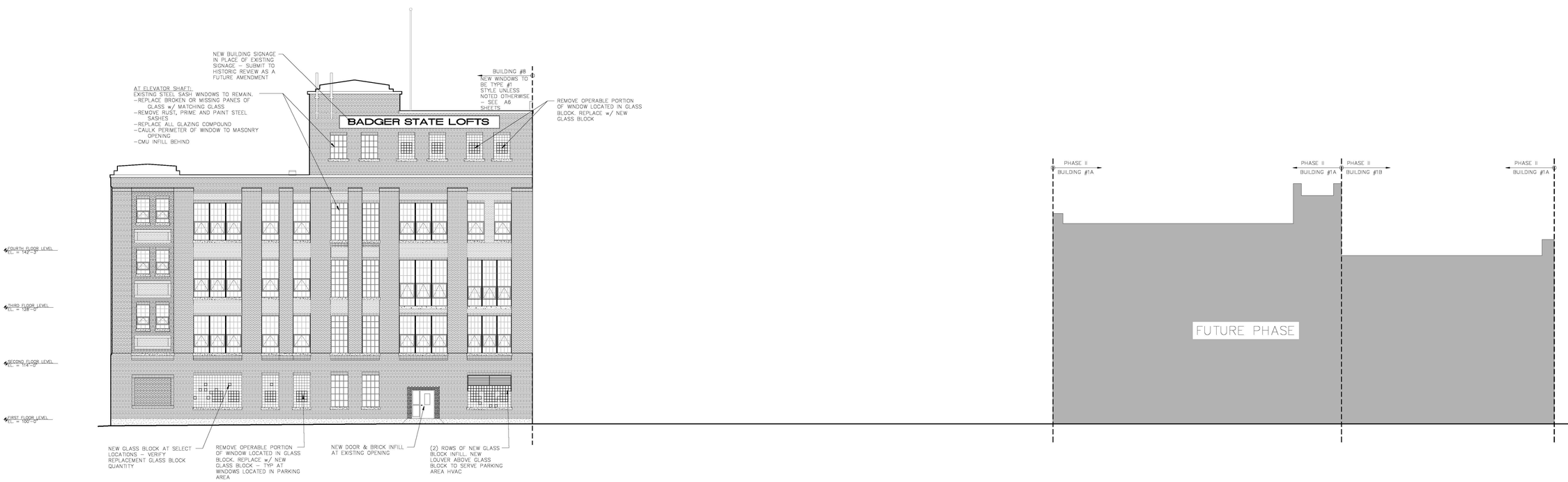
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1 A2.1

BUILDING 2A, 2B, & 4 EAST ELEVATION

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



2 A2.1

BUILDING 8 & 9 SOUTH ELEVATION

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

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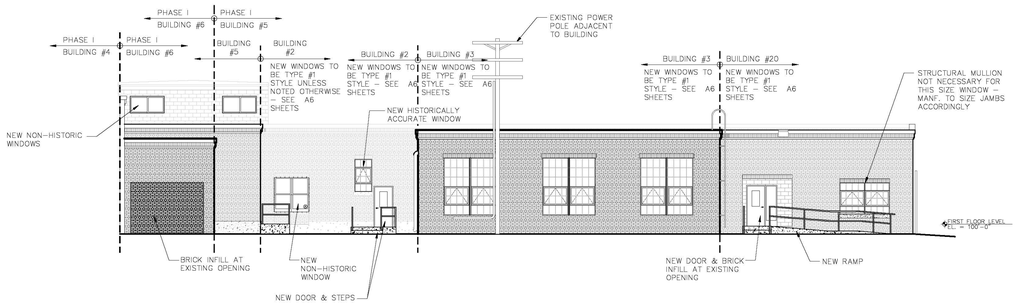
REVISIONS
MAY 1, 2018

SHEET INFORMATION

ELEVATIONS

SHEET NUMBER
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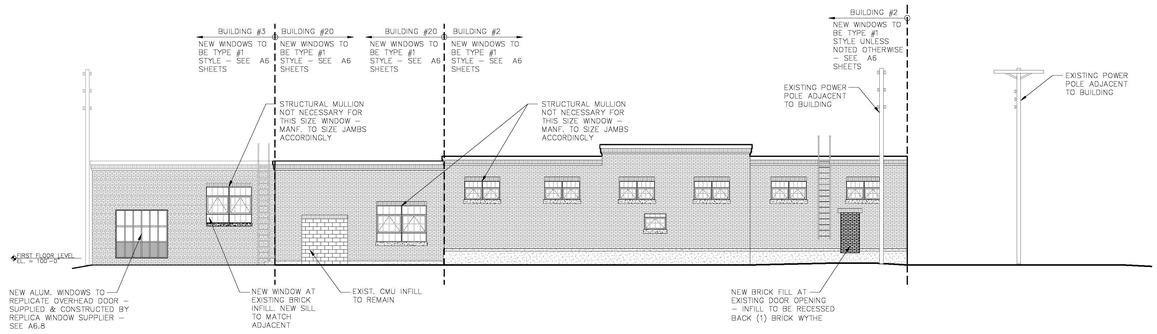
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2 / A2.2

BUILDING 2, 3, 5, 6, & 20 WEST ELEVATION

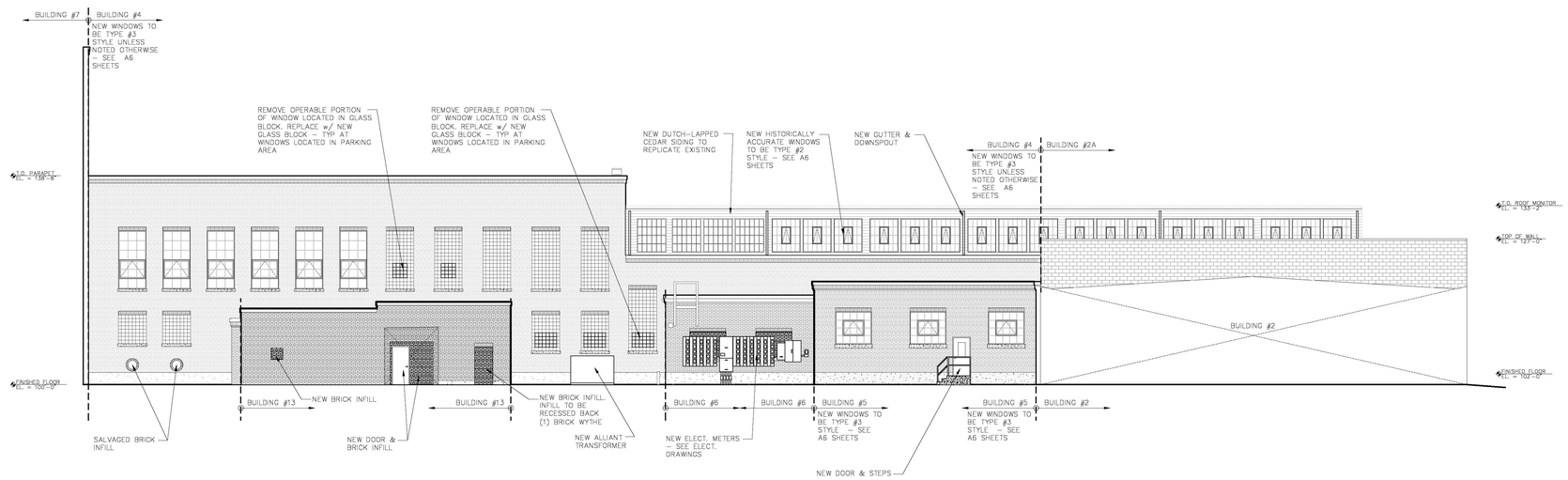
SCALE: 3/32" = 1'-0"



1 / A2.2

BUILDING 2, 2A, 3, & 20 SOUTH ELEVATION

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



3 / A2.2

BUILDING 2B, 4, 5, 6, & 18 SOUTH ELEVATION

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

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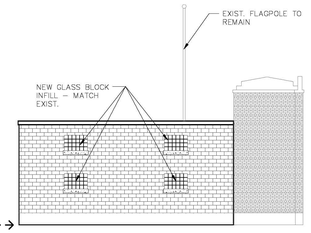
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EXTERIOR ELEVATIONS

SHEET NUMBER

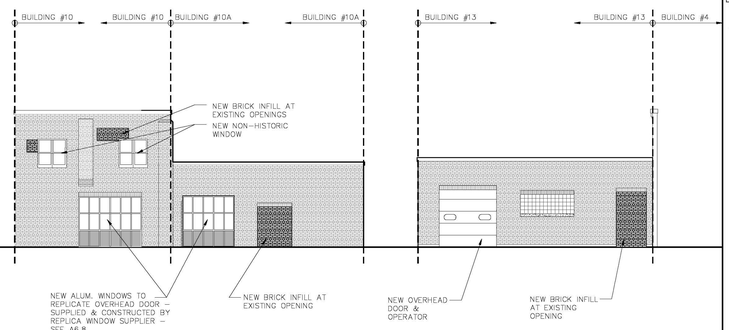
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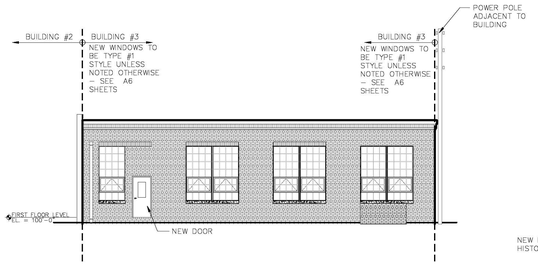
BUILDING 8 – PENTHOUSE EAST ELEVATION

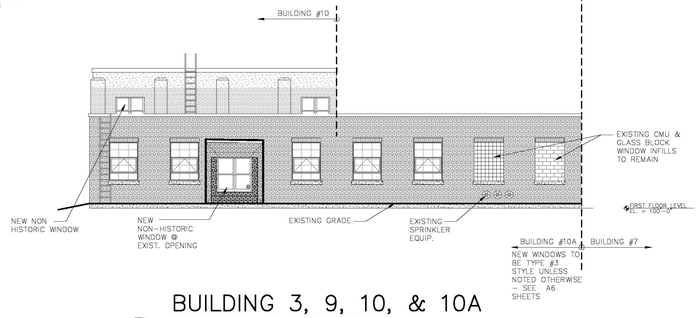
SCALE: 3/32" = 1'–0"



BUILDING 9, 10, 10A, & 13 EAST ELEVATION

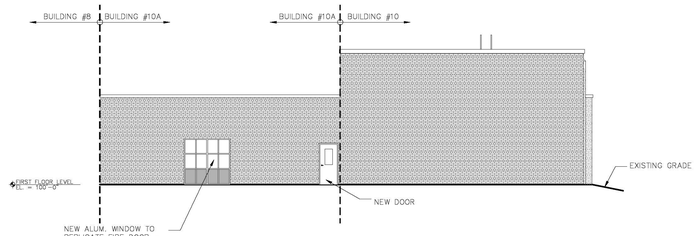
1 / A2.3 SCALE: 3/32" = 1'–0"





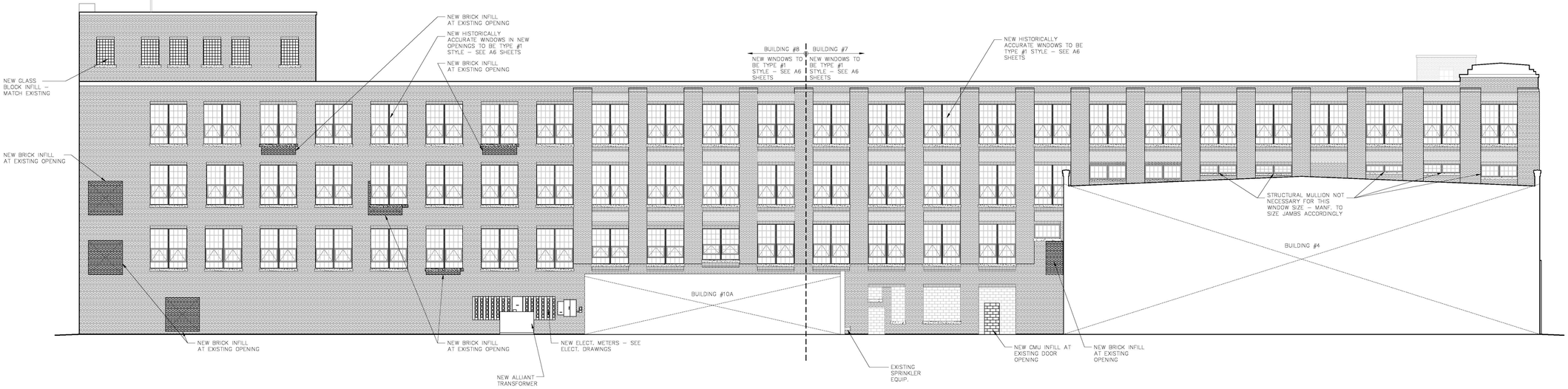
BUILDING 3, 9, 10, & 10A NORTH ELEVATION

3 / A2.3 SCALE: 3/32" = 1'–0"



BUILDING 10 & 10A SOUTH HIDDEN ELEVATION

2 / A2.3 SCALE: 3/32" = 1'–0"



BUILDING 7 & 8 EAST ELEVATION

4 / A2.3 SCALE: 3/32" = 1'–0"

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ARCHITECTS • ENGINEERS • SURVEYORS
100 CAMELOT DRIVE
FOND DU LAC, WI 54935
PHONE: (920) 926-9800
WWW.EXCELENGINEER.COM

PROJECT INFORMATION

PROJECT NUMBER 1705480

PROPOSED BUILDING RENOVATION
BADGER STATE LOFTS
1031 MARYLAND AVE • SHEBOYGAN, WI 53081

PROFESSIONAL SEAL

SHEET DATES

ISSUE DATE APR. 2□, 2018

REVISIONS

MAY □, 2018

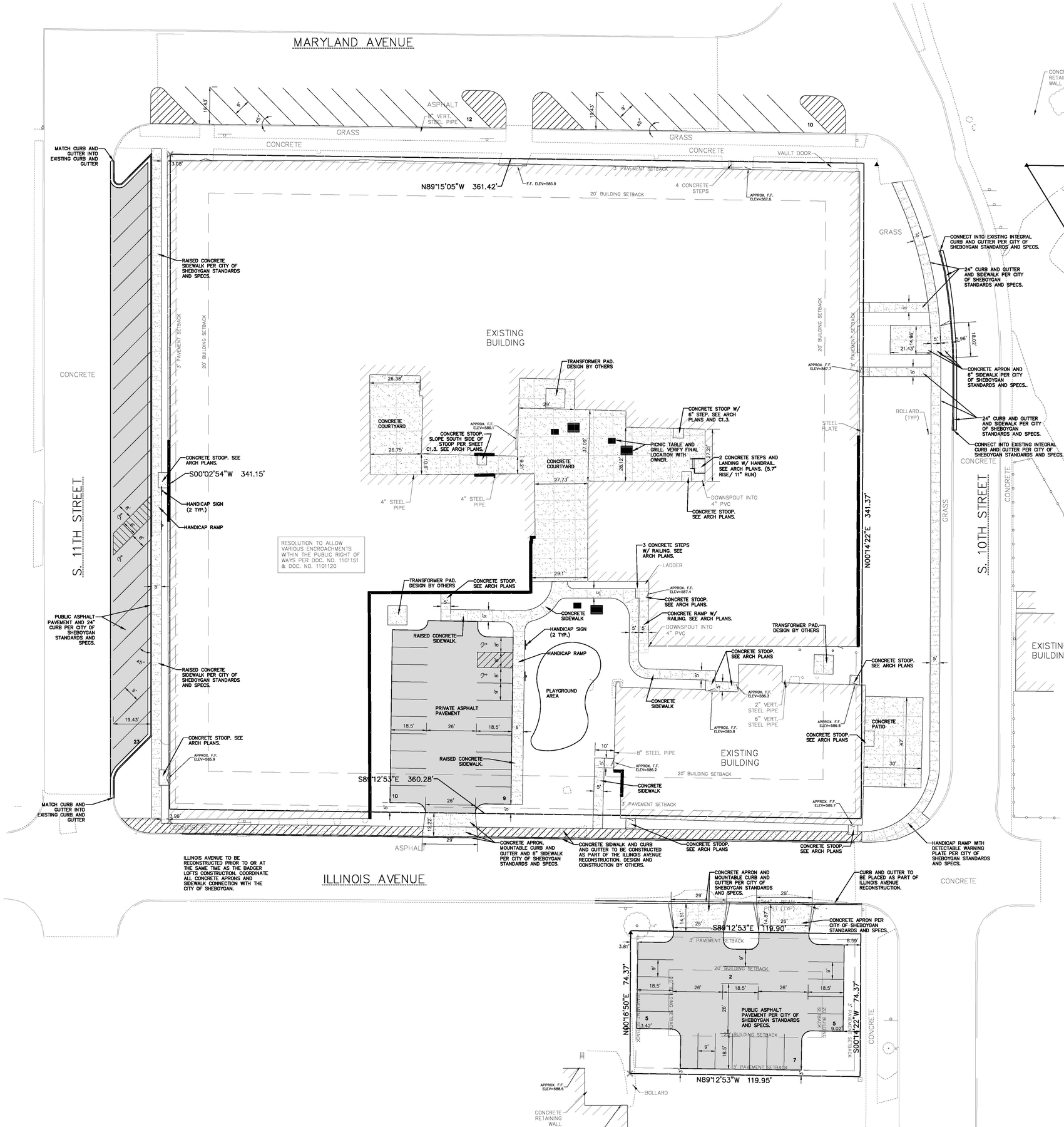
SHEET INFORMATION

E□TE□I□□ ELE□ATI□NS

SHEET NUMBER

□ 2.□

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MARYLAND AVENUE
ASPHALT
5" VERT. STEEL PIPE
GRASS
CONCRETE
VAULT DOOR
N89°15'05"W 361.42'
F.F. ELEV=585.9
3' PAVEMENT SETBACK
20' BUILDING SETBACK
4 CONCRETE STEPS
APPROX. F.F. ELEV=587.6
MATCH CURB AND GUTTER INTO EXISTING CURB AND GUTTER
RAISED CONCRETE SIDEWALK PER CITY OF SHEBOYGAN STANDARDS AND SPECS.
EXISTING BUILDING
TRANSFORMER PAD. DESIGN BY OTHERS
CONCRETE COURTYARD
CONCRETE STOOP. SLOPE SOUTH SIDE OF STOOP PER SHEET C1.3. SEE ARCH PLANS.
CONCRETE STOOP W/ 6" STEP. SEE ARCH PLANS AND C1.3.
PICNIC TABLE AND GRILL. VERIFY FINAL LOCATION WITH OWNER.
2 CONCRETE STEPS AND LANDING W/ HANDRAIL. SEE ARCH PLANS. (5.7" RISE/ 11" RUN)
DOWNSPOUT INTO 4" PVC
CONCRETE STOOP. SEE ARCH PLANS.
4" STEEL PIPE
CONCRETE STOOP. SEE ARCH PLANS.
S00°02'54"W 341.15'
HANDICAP SIGN (2 TYP.)
HANDICAP RAMP
S. 11TH STREET
RESOLUTION TO ALLOW VARIOUS ENCROACHMENTS WITHIN THE PUBLIC RIGHT OF WAYS PER DOC. NO. 1101151 & DOC. NO. 1101120
3 CONCRETE STEPS W/ RAILING. SEE ARCH PLANS.
LADDER
CONCRETE RAMP W/ RAILING. SEE ARCH PLANS.
CONCRETE SIDEWALK
HANDICAP SIGN (2 TYP.)
HANDICAP RAMP
RAISED CONCRETE SIDEWALK.
PLAYGROUND AREA
PRIVATE ASPHALT PAVEMENT
PUBLIC ASPHALT PAVEMENT AND 24" CURB PER CITY OF SHEBOYGAN STANDARDS AND SPECS.
RAISED CONCRETE SIDEWALK PER CITY OF SHEBOYGAN STANDARDS AND SPECS.
CONCRETE STOOP. SEE ARCH PLANS.
S89°12'53"E 360.28'
8" STEEL PIPE
2" VERT. STEEL PIPE
6" VERT. STEEL PIPE
CONCRETE PATIO
MATCH CURB AND GUTTER INTO EXISTING CURB AND GUTTER
ILLINOIS AVENUE TO BE RECONSTRUCTED PRIOR TO OR AT THE SAME TIME AS THE BADGER LOFTS CONSTRUCTION. COORDINATE ALL CONCRETE APRONS AND SIDEWALK CONNECTION WITH THE CITY OF SHEBOYGAN.
CONCRETE APRON, MOUNTABLE CURB AND GUTTER AND 6" SIDEWALK PER CITY OF SHEBOYGAN STANDARDS AND SPECS.
CONCRETE SIDWALK AND CURB AND GUTTER TO BE CONSTRUCTED AS PART OF THE ILLINOIS AVENUE RECONSTRUCTION. DESIGN AND CONSTRUCTION BY OTHERS.
ILLINOIS AVENUE
CONCRETE APRON AND MOUNTABLE CURB AND GUTTER PER CITY OF SHEBOYGAN STANDARDS AND SPECS.
CURB AND GUTTER TO BE PLACED AS PART OF ILLINOIS AVENUE RECONSTRUCTION.
CONCRETE APRON PER CITY OF SHEBOYGAN STANDARDS AND SPECS.
S89°12'53"E 119.90'
N00°16'50"E 74.37'
S00°14'22"W 74.37'
PUBLIC ASPHALT PAVEMENT PER CITY OF SHEBOYGAN STANDARDS AND SPECS.
N89°12'53"W 119.95'
BOLLARD
CONCRETE RETAINING WALL
NOTE: CITY OF SHEBOYGAN WILL BE RECONSTRUCTING MARYLAND AVE, S. 11TH STREET, AND ILLINOIS AVENUE IN WHILE THE PROPOSED CONSTRUCTION IS BEING COMPLETED. CONTRACTOR/ OWNER TO COORDINATE ALL SIDEWALK CONNECTIONS, CONCRETE APRONS, STREET PARKING, AND UTILITY CONNECTIONS WITH THE PROPOSED RECONSTRUCTION PLANS.
ORDINANCE TO ALLOW ENCROACHMENTS ALONG MARYLAND AVE. PER DOC. NO. 1184463 & DOC. NO. 1362770
N89°15'05"W 140.93'
GRAVEL
WOOD RETAINING WALL
S31°19'07"E 209.35'
CONNECT INTO EXISTING INTEGRAL CURB AND GUTTER PER CITY OF SHEBOYGAN STANDARDS AND SPECS.
24" CURB AND GUTTER AND SIDEWALK PER CITY OF SHEBOYGAN STANDARDS AND SPECS.
CONCRETE APRON AND 6" SIDEWALK PER CITY OF SHEBOYGAN STANDARDS AND SPECS..
CONNECT INTO EXISTING INTEGRAL CURB AND GUTTER PER CITY OF SHEBOYGAN STANDARDS AND SPECS.
S. 10TH STREET
S. COMMERCE STREET
BOLLARD (TYP)
STEEL PLATE
N00°14'22"E 341.37'
20' BUILDING SETBACK
3' PAVEMENT SETBACK
APPROX. F.F. ELEV=587.7
APPROX. F.F. ELEV=586.1
APPROX. F.F. ELEV=587.4
APPROX. F.F. ELEV=586.3
APPROX. F.F. ELEV=585.8
APPROX. F.F. ELEV=586.2
APPROX. F.F. ELEV=586.8
APPROX. F.F. ELEV=586.7
APPROX. F.F. ELEV=588.5
APPROX. F.F. ELEV=585.4
HANDICAP RAMP WITH DETECTABLE WARNING PLATE PER CITY OF SHEBOYGAN STANDARDS AND SPECS.
CONCRETE STOOP. SEE ARCH PLANS
CONCRETE STOOP. SEE ARCH PLANS.
CONCRETE STOOP. SEE ARCH PLANS
CONCRETE STOOP. SEE ARCH PLANS
CONCRETE STOOP. SEE ARCH PLANS

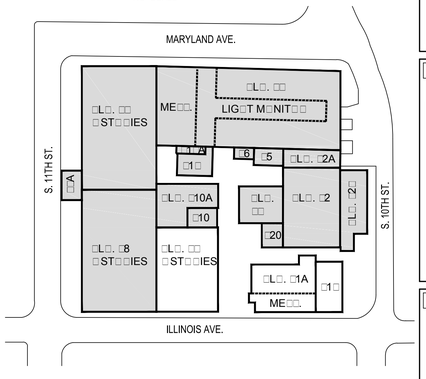


HISTORICAL ITEMS TO BE RELOCATED:
**SEE D1-D4 SHEETS FOR EXISTING LOCATIONS OF HISTORIC DOORS.
**SEE A1-A4 SHEETS FOR LOCATIONS OF RELOCATED HISTORIC DOORS.

TAG #	ITEM DESCRIPTION	EXISTING LOCATION	NEW LOCATION
1	SLIDING FIRE DOOR	FIRST FLOOR – BLDG. 7	REMAIN IN EXIST. LOCATION – FIXED SHUT
2	SLIDING FIRE DOOR	FIRST FLOOR – BLDG. 8	REMAIN IN EXIST. LOCATION – FIXED SHUT
3	SLIDING FIRE DOOR	FIRST FLOOR – BLDG. 7	REMAIN IN EXIST. LOCATION – FIXED OPEN
4	SLIDING FIRE DOOR	FIRST FLOOR – BLDG. 8	REMAIN IN EXIST. LOCATION – FIXED SHUT
5	SLIDING FIRE DOOR	FIRST FLOOR – BLDG. 7	REMAIN IN EXIST. LOCATION – FIXED SHUT
6	SLIDING FIRE DOOR	FIRST FLOOR – BLDG. 8	REMAIN IN EXIST. LOCATION – FIXED SHUT
7	SLIDING FIRE DOOR	FIRST FLOOR – BLDG. 8	REMAIN IN EXIST. LOCATION – FIXED OPEN
8	SLIDING FIRE DOOR	FIRST FLOOR – BLDG. 10A	REMAIN IN EXIST. LOCATION – FIXED OPEN
9	SLIDING FIRE DOOR	FIRST FLOOR – BLDG. 10A	REMAIN IN EXIST. LOCATION – FIXED OPEN
10	SLIDING FIRE DOOR	FIRST FLOOR – BLDG. 9	RELOCATE TO CORRIDOR #122
11	SLIDING FIRE DOOR	FIRST FLOOR – BLDG. 8	REMAIN IN EXIST. LOCATION – FIXED SHUT
12	SLIDING FIRE DOOR	FIRST FLOOR – BLDG. 9	RELOCATE TO MAIL AREA #124
13	SWINGING FIRE DOOR	FIRST FLOOR – BLDG. 8	DOOR TO BE REMOVED
14	SLIDING FIRE DOOR	FIRST FLOOR – BLDG. 4	REMAIN IN EXIST. LOCATION – FIXED OPEN
15	SLIDING FIRE DOOR	FIRST FLOOR – BLDG. 18	REMAIN IN EXIST. LOCATION – FIXED OPEN
16	SLIDING WOOD DOOR	FIRST FLOOR – BLDG. 3	RELOCATE TO CORRIDOR #144
17	SLIDING FIRE DOOR	FIRST FLOOR – BLDG. 4	RELOCATE TO NORTH WALL OF CORRIDOR 144
18	SLIDING FIRE DOOR	FIRST FLOOR – BLDG. 4	RELOCATE TO EAST EXT. WALL OF UNIT #110
19	SLIDING FIRE DOOR	SECOND FLOOR – BLDG. 4	REMAIN IN EXIST. LOCATION – FIXED SHUT
20	SLIDING FIRE DOOR	SECOND FLOOR – BLDG. 7	REMAIN IN EXIST. LOCATION – FIXED SHUT
21	SLIDING FIRE DOOR	SECOND FLOOR – BLDG. 8	REMAIN IN EXIST. LOCATION – FIXED SHUT
22	SLIDING FIRE DOOR	SECOND FLOOR – BLDG. 7	REMAIN IN EXIST. LOCATION – FIXED SHUT
23	SLIDING FIRE DOOR	SECOND FLOOR – BLDG. 8	REMAIN IN EXIST. LOCATION – FIXED SHUT
24	SLIDING FIRE DOOR	SECOND FLOOR – BLDG. 7	REMAIN IN EXIST. LOCATION – FIXED SHUT
25	SLIDING FIRE DOOR	SECOND FLOOR – BLDG. 8	REMAIN IN EXIST. LOCATION – FIXED SHUT
26	SLIDING FIRE DOOR	SECOND FLOOR – BLDG. 8	RELOCATE TO CORRIDOR #218
27	SLIDING FIRE DOOR	SECOND FLOOR – BLDG. 9	RELOCATE TO CORRIDOR #209
28	SWINGING FIRE DOOR	SECOND FLOOR – BLDG. 8	DOOR TO BE REMOVED
29	SLIDING FIRE DOOR	SECOND FLOOR – BLDG. 8	RELOCATE TO CORRIDOR #223
30	SLIDING FIRE DOOR	SECOND FLOOR – BLDG. 9	RELOCATE TO CORRIDOR #224
31	SWINGING FIRE DOOR	THIRD FLOOR – BLDG. 7	DOOR TO BE REMOVED
32	SLIDING FIRE DOOR	THIRD FLOOR – BLDG. 7	REMAIN IN EXIST. LOCATION – FIXED SHUT
33	SLIDING FIRE DOOR	THIRD FLOOR – BLDG. 8	REMAIN IN EXIST. LOCATION – FIXED SHUT
34	SLIDING FIRE DOOR	THIRD FLOOR – BLDG. 7	REMAIN IN EXIST. LOCATION – FIXED SHUT
35	SLIDING FIRE DOOR	THIRD FLOOR – BLDG. 8	REMAIN IN EXIST. LOCATION – FIXED SHUT
36	SLIDING FIRE DOOR	THIRD FLOOR – BLDG. 7	REMAIN IN EXIST. LOCATION – FIXED SHUT
37	SLIDING FIRE DOOR	THIRD FLOOR – BLDG. 8	REMAIN IN EXIST. LOCATION – FIXED SHUT
38	SLIDING FIRE DOOR	THIRD FLOOR – BLDG. 8	RELOCATE TO CORRIDOR #310
39	SLIDING FIRE DOOR	THIRD FLOOR – BLDG. 9	RELOCATE TO CORRIDOR #319
40	SWINGING FIRE DOOR	THIRD FLOOR – BLDG. 8	DOOR TO BE REMOVED
41	SLIDING FIRE DOOR	THIRD FLOOR – BLDG. 8	RELOCATE TO CORRIDOR #320
42	SLIDING FIRE DOOR	THIRD FLOOR – BLDG. 9	RELOCATE TO CORRIDOR #321
43	SWINGING FIRE DOOR	FOURTH FLOOR – BLDG. 7	DOOR TO BE REMOVED
44	SLIDING FIRE DOOR	FOURTH FLOOR – BLDG. 7	REMAIN IN EXIST. LOCATION – FIXED SHUT
45	SLIDING FIRE DOOR	FOURTH FLOOR – BLDG. 8	REMAIN IN EXIST. LOCATION – FIXED SHUT
46	SLIDING FIRE DOOR	FOURTH FLOOR – BLDG. 7	RELOCATE TO CORRIDOR #409
47	SLIDING FIRE DOOR	FOURTH FLOOR – BLDG. 8	REMAIN IN EXIST. LOCATION – FIXED SHUT
48	SLIDING FIRE DOOR	FOURTH FLOOR – BLDG. 8	RELOCATE TO CORRIDOR #408
49	SLIDING FIRE DOOR	FOURTH FLOOR – BLDG. 9	RELOCATE TO CORRIDOR #411
50	SLIDING FIRE DOOR	FOURTH FLOOR – BLDG. 8	RELOCATE TO CORRIDOR #413
51	SLIDING FIRE DOOR	FOURTH FLOOR – BLDG. 9	RELOCATE TO CORRIDOR #414
52	SWINGING FIRE DOOR	FOURTH FLOOR – BLDG. 8	DOOR TO BE REMOVED
53	HATCH STYLE FIRE DOOR	SECOND FLOOR – BLDG. 8	RELOCATE TO WALL IN CORRIDOR #221

	1□E□□□□M	2□E□□□□M	□□E□□□□M	□□E□□□□M	T□TAL
□□ST□L□□□	□UNITS	1□UNITS	5 UNITS	1 UNIT	2□UNITS
SE□□ND L□□□	12 UNITS	1□UNITS	□UNITS	□	□□UNITS
T□□□ □L□□□	12 UNITS	1□UNITS	□UNITS	□	2□UNITS
□□U□T□ □L□□□	15 UNITS	16 UNITS	1 UNIT	□	□2 UNITS
T□TAL	□□UNITS	61 UNITS	1□UNITS	1 UNIT	118 UNITS

KEY PLAN
NO SCALE



OVERALL FIRST FLOOR PLAN
SCALE: 1/16" = 1'-0"

NORTH

16' 0' 16' 32'

EXCEL
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100 CAMELOT DRIVE
FOND DU LAC, WI 54935
PHONE: (920) 926-9800
WWW.EXCELENGINEER.COM

PROJECT INFORMATION
PROJECT NUMBER 1705480

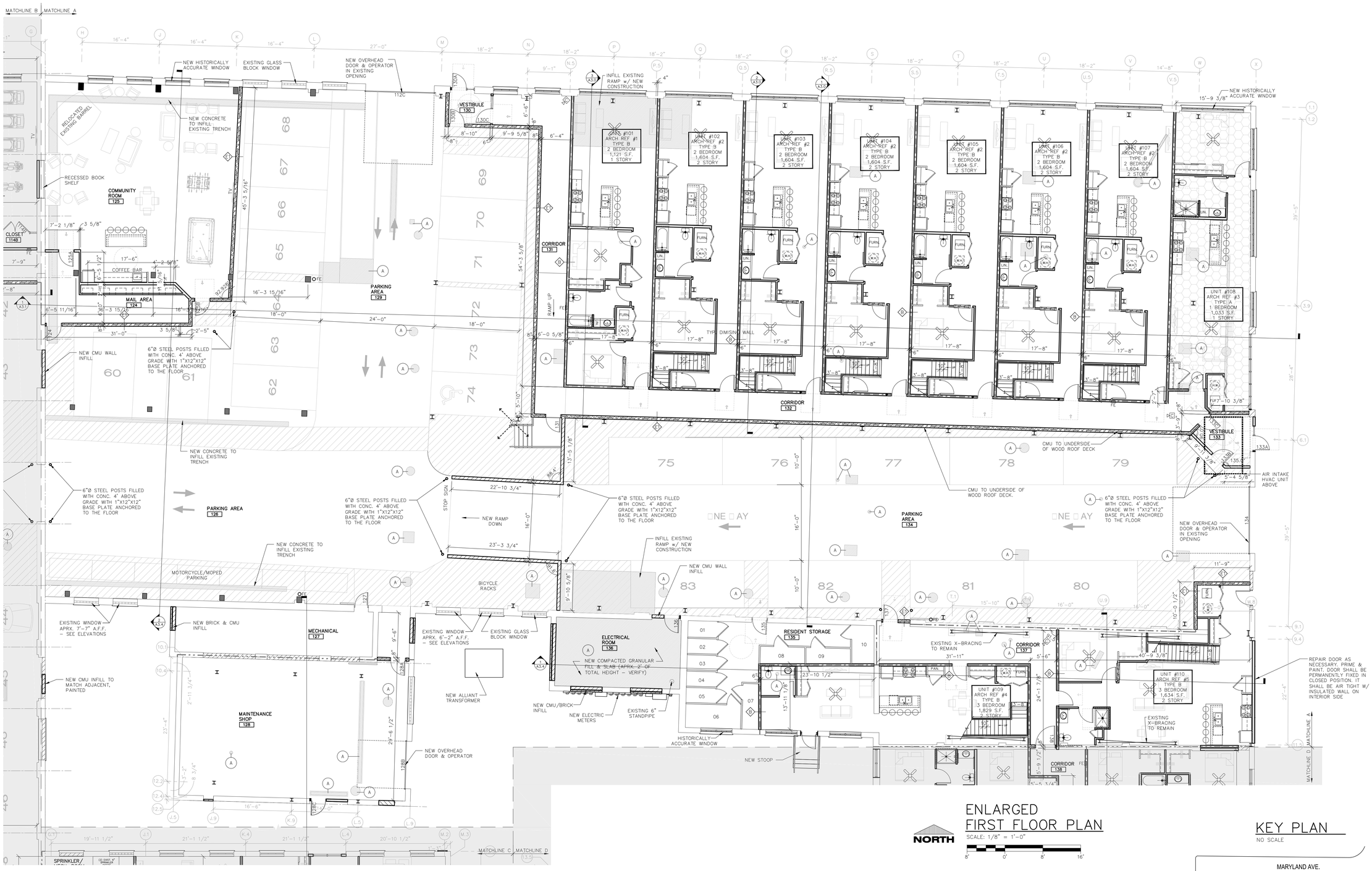
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SHEET INFORMATION
□□□ALL FLOOR PLAN
SHEET NUMBER
□ 1.1

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NORTH

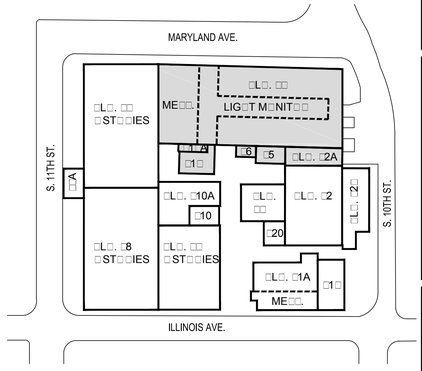
ENLARGED FIRST FLOOR PLAN

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

8' 0' 8' 16'

KEY PLAN

NO SCALE



GENERAL FLOOR PLAN NOTES:

- DIMENSIONS SHOWN ON PLAN ARE TO BE VERIFIED IN FIELD. ONCE DEMOLITION HAS BEEN COMPLETED, CONTRACTOR IS TO LAYOUT CORRIDORS, DEMISING WALLS, AND PLUMBING LOCATIONS AND REPORT ANY DISCREPANCIES TO ARCHITECT.
- ALL INTERIOR DIMS. ARE FROM FACE-OF-STUD TO FACE-OF-STUD.
- MOST INTERIOR WALLS TO BE 3 5/8" OR 6" METAL STUDS @ 16" O.C. (SEE FLOOR PLAN FOR SIZE) W/ 5/8" GYPSUM BOARD BOTH SIDES – SEE RATED ASSEMBLIES AND BUILDING SECTIONS FOR ADDITIONAL INFORMATION AND LOCATIONS OF RATED WOOD WALLS FOR BEARING.
- PROVIDE SOUND BATT INSULATION TO FILL STUD CAVITY AT TOILET ROOMS.
- VERIFY THAT EXISTING DOOR AND FRAME FIRE LABELS ARE COMPLIANT WITH WALL RATINGS AND CALLED OUT TO REMAIN.
- AT COMMON AREAS, PROVIDE ACCESSIBLE SIGNAGE WITH VISUAL CHARACTERS PER ANSI SECTION 703.2 AND BRAILLE CHARACTERS PER ANSI SECTION 703.4. SIGNAGE TO BE PLACED ON LATCH SIDE OF DOOR AT 60" A.F.F.. PROVIDE NO SMOKING SIGNAGE IN COMMON AREAS
- LAY OUT PLUMBING FIXTURES ACCORDING TO PLAN AND NOTIFY ARCHITECT IF STRUCTURAL CONFLICT EXISTS – DO NOT DRILL THROUGH BEAMS!!!
- COMMON AREA LIGHTING TO BE HIGH EFFICIENCY LIGHTING INCLUDING HIGH PERFORMANCE T-8 SYSTEMS, T-5 SYSTEMS OR CFL'S.
- VERIFY ALL FIRE EXTINGUISHER LOCATIONS & QUANTITIES WITH FIRE DEPARTMENT.
- IF ANY NEW ROOFTOP MECHANICAL UNITS ARE REQUIRED, NEW EQUIPMENT SHALL BE HELD TO CENTER OF ROOF AND WILL NOT BE VISIBLE FROM STREET LEVEL
- ALL NEW MECHANICAL, PLUMBING, ELECTRICAL, AND FIRE PROTECTION TO BE HELD AT A MINIMUM FIVE FEET FROM PERIMETER WALLS.
- PLUMBER SHALL PROVIDE SAWCUTTING AND REMOVAL OF CONCRETE FLOOR AT NEW PLUMBING TRENCH LOCATIONS. PLUMBING TRENCHES ARE NOT SHOWN ON DEMO PLAN.
- FOR ALL AREAS OF INFILL AND NEW CONCRETE FLOOR TOPPING, SEE STRUCTURAL PLANS FOR LOCATION AND TYPE OF INFILL SYSTEM.

TYP. FLOOR PLAN SYMBOLS:

- WALL TYPE – SEE RATED ASSEMBLIES
- EXIT SIGN
- FEC — WALL MOUNTED FIRE EXTINGUISHER w/ MOUNTING BRACKET
- FE — FIRE EXTINGUISHER w/ CABINET
- A — AUTOMATIC DOOR OPENER
- K — KEY LOCK (KNOX BOX)
- S — SMOKE DETECTOR (HARD-WIRED w/ BATTERY BACKUP & INTERCONNECTED)
- C — CARBON MONOXIDE DETECTOR (HARD-WIRED w/ BATTERY BACKUP & INTERCONNECTED)
- ACCESSIBLE WINDOW LOCATION – SEE WHEDA NOTES ON A5 SHEETS FOR REQUIREMENTS
- SENSORY IMPAIRED UNITS SHALL COMPLY w/ ICC/ANSI A117.1–2003 SECTION 1005.
- SECURITY CAMERA
- F — KEY FOB
- BORROWED LIGHT LOCATION – PROVIDE OPENING WITHIN FULL HEIGHT WALL PROVIDE 6'-0"W x 3'-0"T OR 3'-6"W x 3'-0"T OPENING. DIRECT SET 1/4" GLASS IN WOOD FRAME & SECURE w/ WOOD STOPS. SET BOTTOM OF TRANSOM AT 8'-0" A.F.F. U.N.O.

- NEW STEEL STUD WALL – SEE WALL TAGS
- NEW STEEL STUD WALL – TOP OF WALL TO BE AT 7'-6" A.F.F.
- NEW STEEL STUD WALL – 42" TALL
- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- (1) HOUR RATED FIRE PARTITION
- (1) HOUR RATED FIRE BARRIER
- (2) HOUR RATED FIRE BARRIER

EXIST. DOOR TO REMAIN | EXIST. DOOR TO BE REMOVED | NEW DOOR

FLOOR PLAN KEYNOTES:

(A) NEW FLOOR INFILL

UNIT ### — APARTMENT NUMBER
ARCH REF ## — SEE A5 SHEETS
TYPE X — UNIT TYPE
BEDROOM — BEDROOM COUNT
SQUARE FOOTAGE — UNIT SIZE

TYP. UNIT SHEET KEY:

TYP. UNIT	SHEET LOCATION
ARCH REF #1	A5.1
ARCH REF #2	
ARCH REF #3	A5.2
ARCH REF #4	A5.7
ARCH REF #5	A5.3
ARCH REF #6	A5.7
ARCH REF #7	A5.3
ARCH REF #8	A5.4
ARCH REF #9	
ARCH REF #10	A5.5
ARCH REF #11	
ARCH REF #12	A5.6
ARCH REF #13	
ARCH REF #14	A5.8
ARCH REF #15	

TYP. UNIT	SHEET LOCATION
ARCH REF #16	A5.9
ARCH REF #17	
ARCH REF #18	A5.10
ARCH REF #19	
ARCH REF #20	A5.12
ARCH REF #21	A5.11
ARCH REF #22	
ARCH REF #23	A5.12
ARCH REF #24	A5.13
ARCH REF #25	
ARCH REF #26	A5.18
ARCH REF #27	A5.14
ARCH REF #28	A5.15
ARCH REF #29	
ARCH REF #30	A5.16

TYP. UNIT	SHEET LOCATION
ARCH REF #31	A5.16
ARCH REF #32	A5.17
ARCH REF #33	
ARCH REF #34	A5.20
ARCH REF #35	A5.21
ARCH REF #36	A5.14
ARCH REF #37	
ARCH REF #38	A5.19
ARCH REF #39	A5.18
ARCH REF #40	A5.11

EXCEL
ARCHITECTS • ENGINEERS • SURVEYORS
100 CAMELOT DRIVE
FOND DU LAC, WI 54935
PHONE: (920) 926-9800
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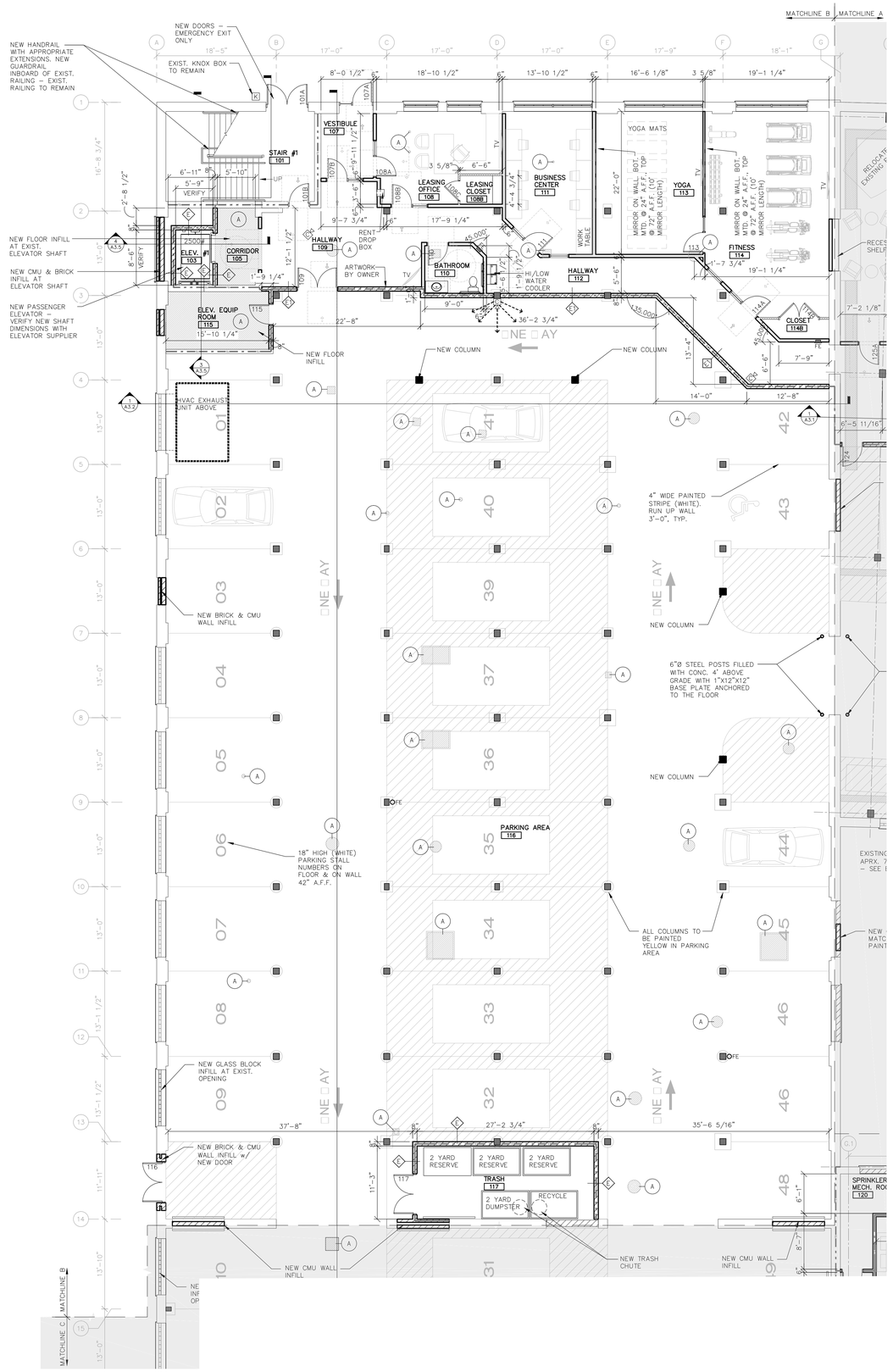
SHEET INFORMATION

ENLA□GE□ □□ST □L□□□ PLAN

SHEET NUMBER

□ 1.1 □

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ENLARGED FIRST FLOOR PLAN

SCALE: 1/8" = 1'–0"

NORTH

8' 0' 8' 16'

GENERAL FLOOR PLAN NOTES:

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- PLUMBING FIXTURES WERE LOCATED IN CONJUNCTION WITH EXISTING BUILDING PLANS. LAY OUT PLUMBING FIXTURES ACCORDING TO PLAN AND NOTIFY ARCHITECT IF STRUCTURAL CONFLICT EXISTS.
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- PLUMBER SHALL PROVIDE SAWCUTTING AND REMOVAL OF CONCRETE FLOOR AT NEW PLUMBING TRENCH LOCATIONS. PLUMBING TRENCHES ARE NOT SHOWN ON DEMO PLAN.
- FOR ALL AREAS OF INFILL AND NEW CONCRETE FLOOR TOPPING, SEE STRUCTURAL PLANS FOR LOCATION AND TYPE OF INFILL SYSTEM.

TYP. FLOOR PLAN SYMBOLS:

- WALL TYPE – SEE RATED ASSEMBLIES
- EXIT SIGN
- FEC WALL MOUNTED FIRE EXTINGUISHER w/ MOUNTING BRACKET
- FE FIRE EXTINGUISHER w/ CABINET
- A AUTOMATIC DOOR OPENER
- K KEY LOCK (KNOX BOX)
- S SMOKE DETECTOR (HARD–WIRED w/ BATTERY BACKUP & INTERCONNECTED)
- C CARBON MONOXIDE DETECTOR (HARD–WIRED w/ BATTERY BACKUP & INTERCONNECTED)
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UNIT ### ← APARTMENT NUMBER
ARCH REF ## ← SEE A5 SHEETS
TYPE X ← UNIT TYPE
BEDROOM ← BEDROOM COUNT
SQUARE FOOTAGE ← UNIT SIZE

- NEW STEEL STUD WALL – SEE WALL TAGS
- NEW STEEL STUD WALL – TOP OF WALL TO BE AT 7'–8" A.F.F.
- NEW STEEL STUD WALL – 42" TALL
- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- (1) HOUR RATED FIRE PARTITION
- (1) HOUR RATED FIRE BARRIER
- (2) HOUR RATED FIRE BARRIER
- EXIST. DOOR TO REMAIN
- EXIST. DOOR TO BE REMOVED
- NEW DOOR

FLOOR PLAN KEYNOTES:

(A) NEW FLOOR INFILL

TYP. UNIT SHEET KEY:

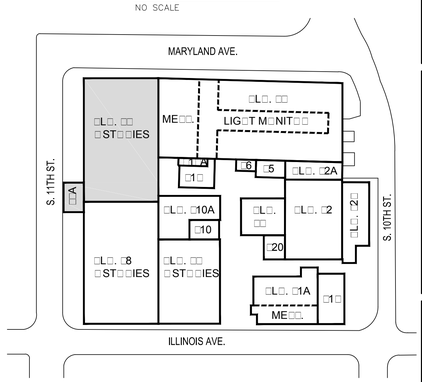
TYP. UNIT	SHEET LOCATION
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ARCH REF #2	
ARCH REF #3	A5.2
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ARCH REF #5	A5.3
ARCH REF #6	A5.7
ARCH REF #7	A5.3
ARCH REF #8	A5.4
ARCH REF #9	
ARCH REF #10	A5.5
ARCH REF #11	
ARCH REF #12	A5.6
ARCH REF #13	

TYP. UNIT	SHEET LOCATION
ARCH REF #14	A5.8
ARCH REF #15	
ARCH REF #16	A5.9
ARCH REF #17	
ARCH REF #18	A5.10
ARCH REF #19	
ARCH REF #20	A5.12
ARCH REF #21	A5.11
ARCH REF #22	
ARCH REF #23	A5.12
ARCH REF #24	A5.13
ARCH REF #25	
ARCH REF #26	A5.18

TYP. UNIT	SHEET LOCATION
ARCH REF #27	A5.14
ARCH REF #28	A5.15
ARCH REF #29	
ARCH REF #30	A5.16
ARCH REF #31	A5.16
ARCH REF #32	A5.17
ARCH REF #33	
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ARCH REF #35	A5.21
ARCH REF #36	A5.14
ARCH REF #37	
ARCH REF #38	A5.19
ARCH REF #39	A5.18
ARCH REF #40	A5.11

KEY PLAN

NO SCALE



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PROJECT INFORMATION

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1031 MARYLAND AVE • SHEBOYGAN, WI 53081

PROFESSIONAL SEAL

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ISSUE DATE AP□, 2□, 2018

REVISIONS

MAY □, 2018

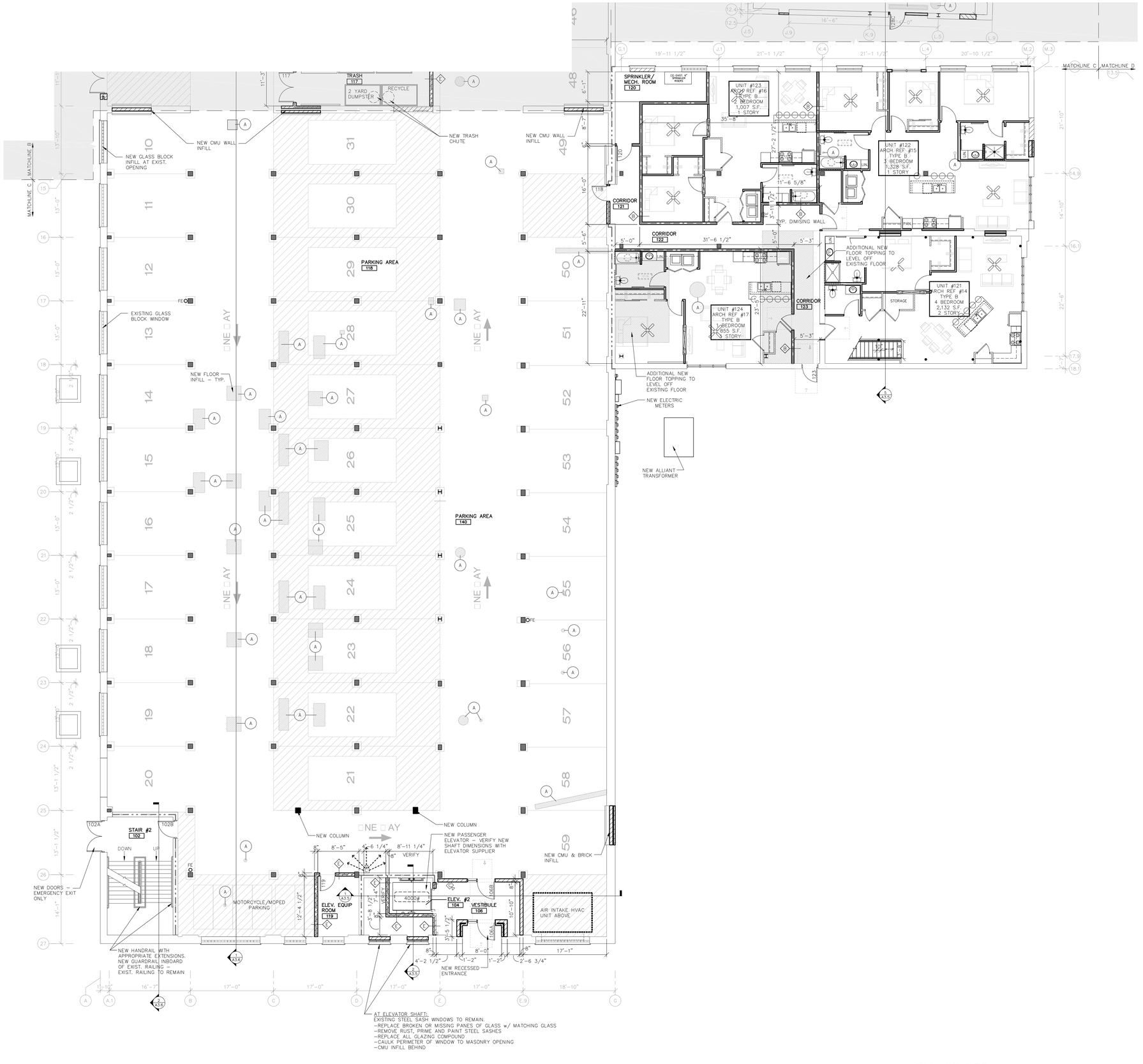
SHEET INFORMATION

ENLA□GE□ □□ST □L□□□ PLAN

SHEET NUMBER

□ 1.1 □

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ENLARGED FIRST FLOOR PLAN

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

NORTH

GENERAL FLOOR PLAN NOTES:

- DIMENSIONS SHOWN ON PLAN ARE TO BE VERIFIED IN FIELD. ONCE DEMOLITION HAS BEEN COMPLETED, CONTRACTOR IS TO LAYOUT CORRIDORS, DEMISING WALLS, AND PLUMBING LOCATIONS AND REPORT ANY DISCREPANCIES TO ARCHITECT.
- ALL INTERIOR DIMS. ARE FROM FACE–OF–STUD TO FACE–OF–STUD.
- MOST INTERIOR WALLS TO BE 3 5/8" OR 6" METAL STUDS @ 16" O.C. (SEE FLOOR PLAN FOR SIZE) W/ 5/8" GYPSUM BOARD BOTH SIDES – SEE RATED ASSEMBLIES AND BUILDING SECTIONS FOR ADDITIONAL INFORMATION AND LOCATIONS OF RATED WOOD WALLS FOR BEARING.
- PROVIDE SOUND BATT INSULATION TO FILL STUD CAVITY AT TOILET ROOMS.
- VERIFY THAT EXISTING DOOR AND FRAME FIRE LABELS ARE COMPLIANT WITH WALL RATINGS AND CALLED OUT TO REMAIN.
- AT COMMON AREAS, PROVIDE ACCESSIBLE SIGNAGE WITH VISUAL CHARACTERS PER ANSI SECTION 703.2 AND BRAILLE CHARACTERS PER ANSI SECTION 703.4. SIGNAGE TO BE PLACED ON LATCH SIDE OF DOOR AT 60" A.F.F., PROVIDE NO SMOKING SIGNAGE IN COMMON AREAS
- PLUMBING FIXTURES WERE LOCATED IN CONJUNCTION WITH EXISTING BUILDING PLANS. LAY OUT PLUMBING FIXTURES ACCORDING TO PLAN AND NOTIFY ARCHITECT IF STRUCTURAL CONFLICT EXISTS.
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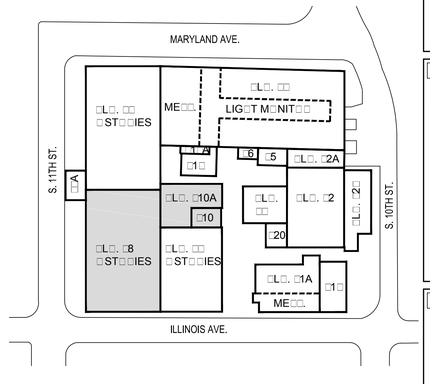
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TYP. UNIT SHEET KEY:

TYP. UNIT	SHEET LOCATION
ARCH REF #1	A5.1
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ARCH REF #25	
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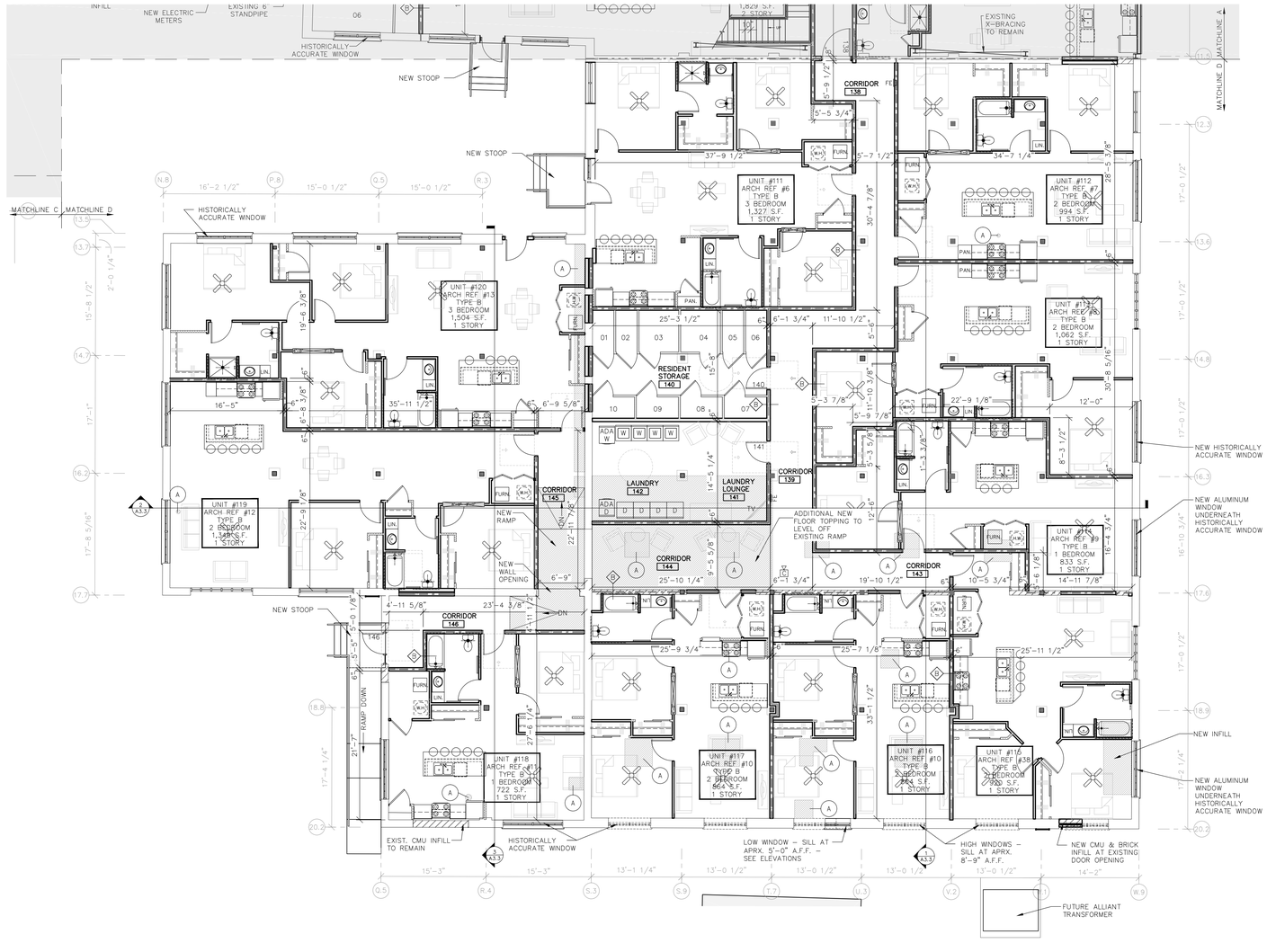
SHEET INFORMATION

ENLA□GE□ □□ST □L□□□ PLAN

SHEET NUMBER

1.1C

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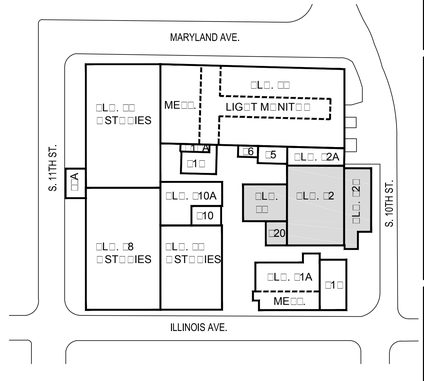
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ARCH REF #5	A5.3
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ARCH REF #7	A5.3
ARCH REF #8	A5.4
ARCH REF #9	
ARCH REF #10	A5.5
ARCH REF #11	
ARCH REF #12	A5.6
ARCH REF #13	

TYP. UNIT	SHEET LOCATION
ARCH REF #14	A5.8
ARCH REF #15	
ARCH REF #16	A5.9
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ARCH REF #25	
ARCH REF #26	A5.18

TYP. UNIT	SHEET LOCATION
ARCH REF #27	A5.14
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ARCH REF #36	A5.14
ARCH REF #37	
ARCH REF #38	A5.19
ARCH REF #39	A5.18
ARCH REF #40	A5.11

KEY PLAN

NO SCALE



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HISTORICAL ITEMS TO BE RELOCATED:

**SEE D1-D4 SHEETS FOR EXISTING LOCATIONS OF HISTORIC DOORS.
**SEE A1-A4 SHEETS FOR LOCATIONS OF RELOCATED HISTORIC DOORS.

TAG #	ITEM DESCRIPTION	EXISTING LOCATION	NEW LOCATION
1	SLIDING FIRE DOOR	FIRST FLOOR – BLDG. 7	REMAIN IN EXIST. LOCATION – FIXED SHUT
2	SLIDING FIRE DOOR	FIRST FLOOR – BLDG. 8	REMAIN IN EXIST. LOCATION – FIXED SHUT
3	SLIDING FIRE DOOR	FIRST FLOOR – BLDG. 7	REMAIN IN EXIST. LOCATION – FIXED OPEN
4	SLIDING FIRE DOOR	FIRST FLOOR – BLDG. 8	REMAIN IN EXIST. LOCATION – FIXED SHUT
5	SLIDING FIRE DOOR	FIRST FLOOR – BLDG. 7	REMAIN IN EXIST. LOCATION – FIXED SHUT
6	SLIDING FIRE DOOR	FIRST FLOOR – BLDG. 8	REMAIN IN EXIST. LOCATION – FIXED SHUT
7	SLIDING FIRE DOOR	FIRST FLOOR – BLDG. 8	REMAIN IN EXIST. LOCATION – FIXED OPEN
8	SLIDING FIRE DOOR	FIRST FLOOR – BLDG. 10A	REMAIN IN EXIST. LOCATION – FIXED OPEN
9	SLIDING FIRE DOOR	FIRST FLOOR – BLDG. 10A	REMAIN IN EXIST. LOCATION – FIXED OPEN
10	SLIDING FIRE DOOR	FIRST FLOOR – BLDG. 9	RELOCATE TO CORRIDOR #122
11	SLIDING FIRE DOOR	FIRST FLOOR – BLDG. 8	REMAIN IN EXIST. LOCATION – FIXED SHUT
12	SLIDING FIRE DOOR	FIRST FLOOR – BLDG. 9	RELOCATE TO MAIL AREA #124
13	SWINGING FIRE DOOR	FIRST FLOOR – BLDG. 8	DOOR TO BE REMOVED
14	SLIDING FIRE DOOR	FIRST FLOOR – BLDG. 4	REMAIN IN EXIST. LOCATION – FIXED OPEN
15	SLIDING FIRE DOOR	FIRST FLOOR – BLDG. 18	REMAIN IN EXIST. LOCATION – FIXED OPEN
16	SLIDING WOOD DOOR	FIRST FLOOR – BLDG. 3	RELOCATE TO CORRIDOR #144
17	SLIDING FIRE DOOR	FIRST FLOOR – BLDG. 4	RELOCATE TO NORTH WALL OF CORRIDOR 144
18	SLIDING FIRE DOOR	FIRST FLOOR – BLDG. 4	RELOCATE TO EAST EXT. WALL OF UNIT #110
19	SLIDING FIRE DOOR	SECOND FLOOR – BLDG. 4	REMAIN IN EXIST. LOCATION – FIXED SHUT
20	SLIDING FIRE DOOR	SECOND FLOOR – BLDG. 7	REMAIN IN EXIST. LOCATION – FIXED SHUT
21	SLIDING FIRE DOOR	SECOND FLOOR – BLDG. 8	REMAIN IN EXIST. LOCATION – FIXED SHUT
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25	SLIDING FIRE DOOR	SECOND FLOOR – BLDG. 8	REMAIN IN EXIST. LOCATION – FIXED SHUT
26	SLIDING FIRE DOOR	SECOND FLOOR – BLDG. 8	RELOCATE TO CORRIDOR #218
27	SLIDING FIRE DOOR	SECOND FLOOR – BLDG. 9	RELOCATE TO CORRIDOR #209
28	SWINGING FIRE DOOR	SECOND FLOOR – BLDG. 8	DOOR TO BE REMOVED
29	SLIDING FIRE DOOR	SECOND FLOOR – BLDG. 8	RELOCATE TO CORRIDOR #223
30	SLIDING FIRE DOOR	SECOND FLOOR – BLDG. 9	RELOCATE TO CORRIDOR #224
31	SWINGING FIRE DOOR	THIRD FLOOR – BLDG. 7	DOOR TO BE REMOVED
32	SLIDING FIRE DOOR	THIRD FLOOR – BLDG. 7	REMAIN IN EXIST. LOCATION – FIXED SHUT
33	SLIDING FIRE DOOR	THIRD FLOOR – BLDG. 8	REMAIN IN EXIST. LOCATION – FIXED SHUT
34	SLIDING FIRE DOOR	THIRD FLOOR – BLDG. 7	REMAIN IN EXIST. LOCATION – FIXED SHUT
35	SLIDING FIRE DOOR	THIRD FLOOR – BLDG. 8	REMAIN IN EXIST. LOCATION – FIXED SHUT
36	SLIDING FIRE DOOR	THIRD FLOOR – BLDG. 7	REMAIN IN EXIST. LOCATION – FIXED SHUT
37	SLIDING FIRE DOOR	THIRD FLOOR – BLDG. 8	REMAIN IN EXIST. LOCATION – FIXED SHUT
38	SLIDING FIRE DOOR	THIRD FLOOR – BLDG. 8	RELOCATE TO CORRIDOR #310
39	SLIDING FIRE DOOR	THIRD FLOOR – BLDG. 9	RELOCATE TO CORRIDOR #319
40	SWINGING FIRE DOOR	THIRD FLOOR – BLDG. 8	DOOR TO BE REMOVED
41	SLIDING FIRE DOOR	THIRD FLOOR – BLDG. 8	RELOCATE TO CORRIDOR #320
42	SLIDING FIRE DOOR	THIRD FLOOR – BLDG. 9	RELOCATE TO CORRIDOR #321
43	SWINGING FIRE DOOR	FOURTH FLOOR – BLDG. 7	DOOR TO BE REMOVED
44	SLIDING FIRE DOOR	FOURTH FLOOR – BLDG. 7	REMAIN IN EXIST. LOCATION – FIXED SHUT
45	SLIDING FIRE DOOR	FOURTH FLOOR – BLDG. 8	REMAIN IN EXIST. LOCATION – FIXED SHUT
46	SLIDING FIRE DOOR	FOURTH FLOOR – BLDG. 7	RELOCATE TO CORRIDOR #409
47	SLIDING FIRE DOOR	FOURTH FLOOR – BLDG. 8	REMAIN IN EXIST. LOCATION – FIXED SHUT
48	SLIDING FIRE DOOR	FOURTH FLOOR – BLDG. 8	RELOCATE TO CORRIDOR #408
49	SLIDING FIRE DOOR	FOURTH FLOOR – BLDG. 9	RELOCATE TO CORRIDOR #411
50	SLIDING FIRE DOOR	FOURTH FLOOR – BLDG. 8	RELOCATE TO CORRIDOR #413
51	SLIDING FIRE DOOR	FOURTH FLOOR – BLDG. 9	RELOCATE TO CORRIDOR #414
52	SWINGING FIRE DOOR	FOURTH FLOOR – BLDG. 8	DOOR TO BE REMOVED
53	HATCH STYLE FIRE DOOR	SECOND FLOOR – BLDG. 8	RELOCATE TO WALL IN CORRIDOR #221

	1 BEDROOM	2 BEDROOM	3 BEDROOM	4 BEDROOM	TOTAL
EAST SIDE	0 UNITS	1 UNITS	5 UNITS	1 UNIT	2 UNITS
SENIOR LOFTS	12 UNITS	1 UNITS	0 UNITS	0	0 UNITS
TOWER LOFTS	12 UNITS	1 UNITS	0 UNITS	0	2 UNITS
QUIET LOFTS	15 UNITS	16 UNITS	1 UNIT	0	2 UNITS
TOTAL	0 UNITS	61 UNITS	1 UNITS	1 UNIT	118 UNITS

KEY PLAN

NO SCALE



OVERALL SECOND FLOOR PLAN

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

NORTH

16' 0' 16' 32'

EXCEL
ARCHITECTS • ENGINEERS • SURVEYORS
100 CAMELOT DRIVE
FOND DU LAC, WI 54935
PHONE: (920) 926-9800
WWW.EXCELENGINEER.COM

PROJECT INFORMATION

PROJECT NUMBER 1705480

PROPOSED BUILDING RENOVATION

BADGER STATE LOFTS

1031 MARYLAND AVE • SHEBOYGAN, WI 53081

PROFESSIONAL SEAL

SHEET DATES

ISSUE DATE APR. 2, 2018

REVISIONS

MAY 2, 2018

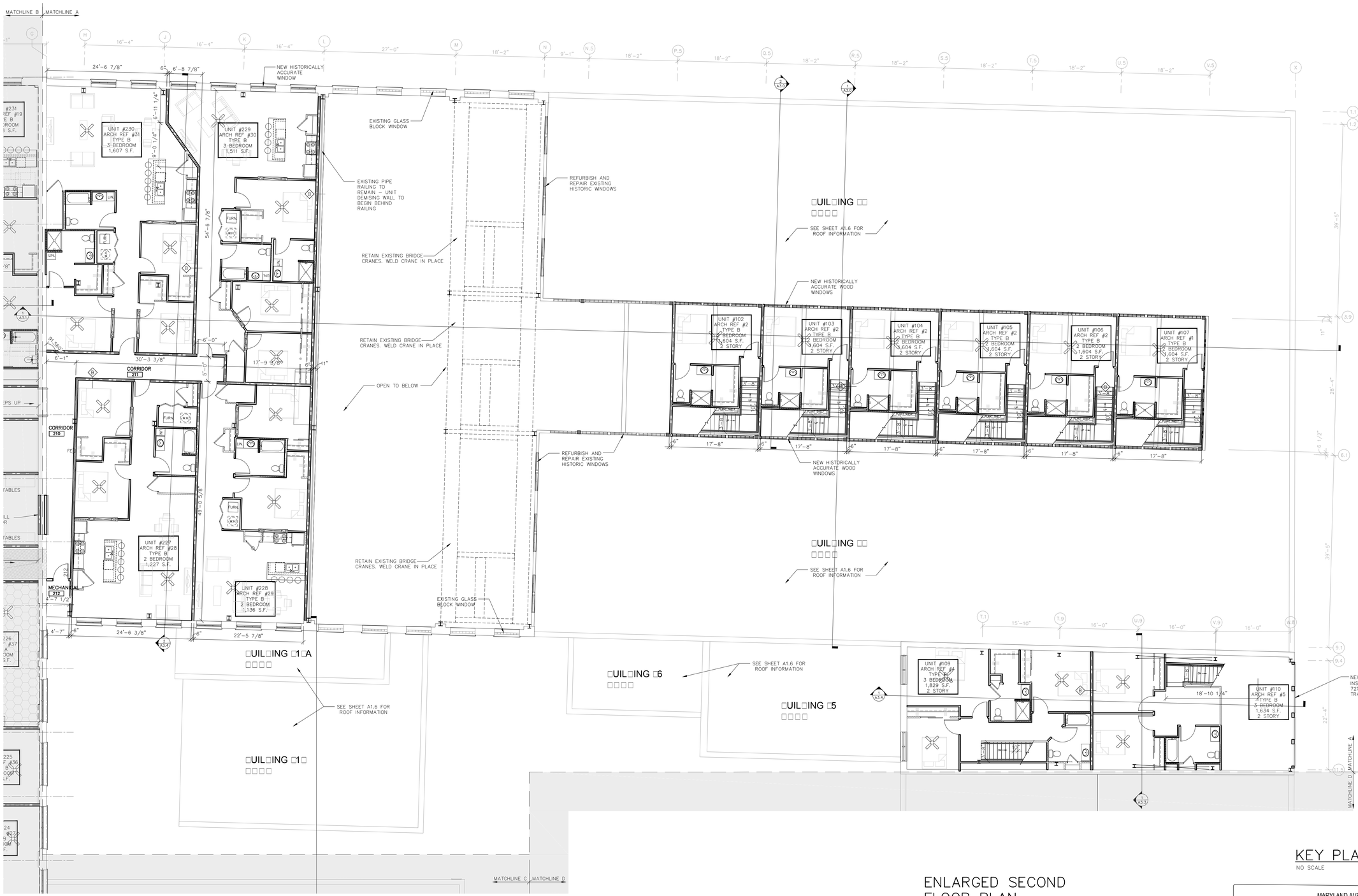
SHEET INFORMATION

OVERALL SECOND FLOOR PLAN

SHEET NUMBER

A1.2

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GENERAL FLOOR PLAN NOTES:

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- ALL INTERIOR DIMS. ARE FROM FACE–OF–STUD TO FACE–OF–STUD.
- MOST INTERIOR WALLS TO BE 3 5/8" OR 6" METAL STUDS @ 16" O.C. (SEE FLOOR PLAN FOR SIZE) W/ 5/8" GYPSUM BOARD BOTH SIDES – SEE RATED ASSEMBLIES AND BUILDING SECTIONS FOR ADDITIONAL INFORMATION AND LOCATIONS OF RATED WOOD WALLS FOR BEARING.
- PROVIDE SOUND BATT INSULATION TO FILL STUD CAVITY AT TOILET ROOMS.
- VERIFY THAT EXISTING DOOR AND FRAME FIRE LABELS ARE COMPLIANT WITH WALL RATINGS AND CALLED OUT TO REMAIN.
- AT COMMON AREAS, PROVIDE ACCESSIBLE SIGNAGE WITH VISUAL CHARACTERS PER ANSI SECTION 703.2 AND BRAILLE CHARACTERS PER ANSI SECTION 703.4. SIGNAGE TO BE PLACED ON LATCH SIDE OF DOOR AT 60" A.F.F., PROVIDE NO SMOKING SIGNAGE IN COMMON AREAS
- LAY OUT PLUMBING FIXTURES ACCORDING TO PLAN AND NOTIFY ARCHITECT IF STRUCTURAL CONFLICT EXISTS – DO NOT DRILL THROUGH BEAMS!!!
- COMMON AREA LIGHTING TO BE HIGH EFFICIENCY LIGHTING INCLUDING HIGH PERFORMANCE T–8 SYSTEMS, T–5 SYSTEMS OR CFL'S.
- VERIFY ALL FIRE EXTINGUISHER LOCATIONS & QUANTITIES WITH FIRE DEPARTMENT.
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- FOR ALL AREAS OF INFILL AND NEW CONCRETE FLOOR TOPPING, SEE STRUCTURAL PLANS FOR LOCATION AND TYPE OF INFILL SYSTEM.

TYP. FLOOR PLAN SYMBOLS:

- WALL TYPE – SEE RATED ASSEMBLIES
- EXIT SIGN
- FEC – WALL MOUNTED FIRE EXTINGUISHER w/ MOUNTING BRACKET
- FE – FIRE EXTINGUISHER w/ CABINET
- A – AUTOMATIC DOOR OPENER
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- NEW STEEL STUD WALL – SEE WALL TAGS
- NEW STEEL STUD WALL – TOP OF WALL TO BE AT 7'–8" A.F.F.
- NEW STEEL STUD WALL – 42" TALL
- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- (1) HOUR RATED FIRE PARTITION
- (1) HOUR RATED FIRE BARRIER
- (2) HOUR RATED FIRE BARRIER

EXIST. DOOR TO REMAIN · EXIST. DOOR TO BE REMOVED · NEW DOOR

FLOOR PLAN KEYNOTES:

Ⓐ NEW FLOOR INFILL

UNIT ### (APARTMENT NUMBER)
ARCH. REF. ## ← SEE A5 SHEETS
TYPE X ← UNIT TYPE
BEDROOM ← BEDROOM COUNT
SQUARE FOOTAGE ← UNIT SIZE

NORTH

ENLARGED SECOND FLOOR PLAN

SCALE: 1/8" = 1'–0"

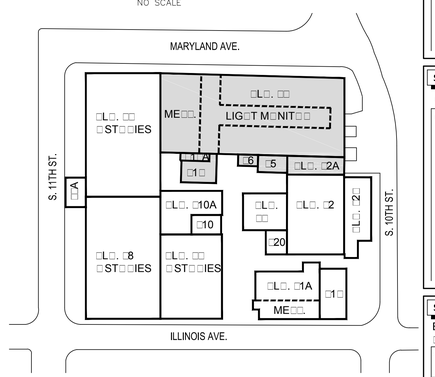
8' 0' 8' 16'

TYP. UNIT SHEET KEY:

TYP. UNIT	SHEET LOCATION
ARCH REF #1	A5.1
ARCH REF #2	
ARCH REF #3	A5.2
ARCH REF #4	A5.7
ARCH REF #5	A5.3
ARCH REF #6	A5.7
ARCH REF #7	A5.3
ARCH REF #8	A5.4
ARCH REF #9	
ARCH REF #10	A5.5
ARCH REF #11	
ARCH REF #12	A5.6
ARCH REF #13	
ARCH REF #14	A5.8
ARCH REF #15	
ARCH REF #16	A5.9
ARCH REF #17	
ARCH REF #18	A5.10
ARCH REF #19	
ARCH REF #20	A5.12
ARCH REF #21	A5.11
ARCH REF #22	
ARCH REF #23	A5.12
ARCH REF #24	A5.13
ARCH REF #25	
ARCH REF #26	A5.18
ARCH REF #27	A5.14
ARCH REF #28	A5.15
ARCH REF #29	
ARCH REF #30	A5.16
ARCH REF #31	A5.16
ARCH REF #32	A5.17
ARCH REF #33	
ARCH REF #34	A5.20
ARCH REF #35	A5.21
ARCH REF #36	A5.14
ARCH REF #37	
ARCH REF #38	A5.19
ARCH REF #39	A5.18
ARCH REF #40	A5.11

KEY PLAN

NO SCALE



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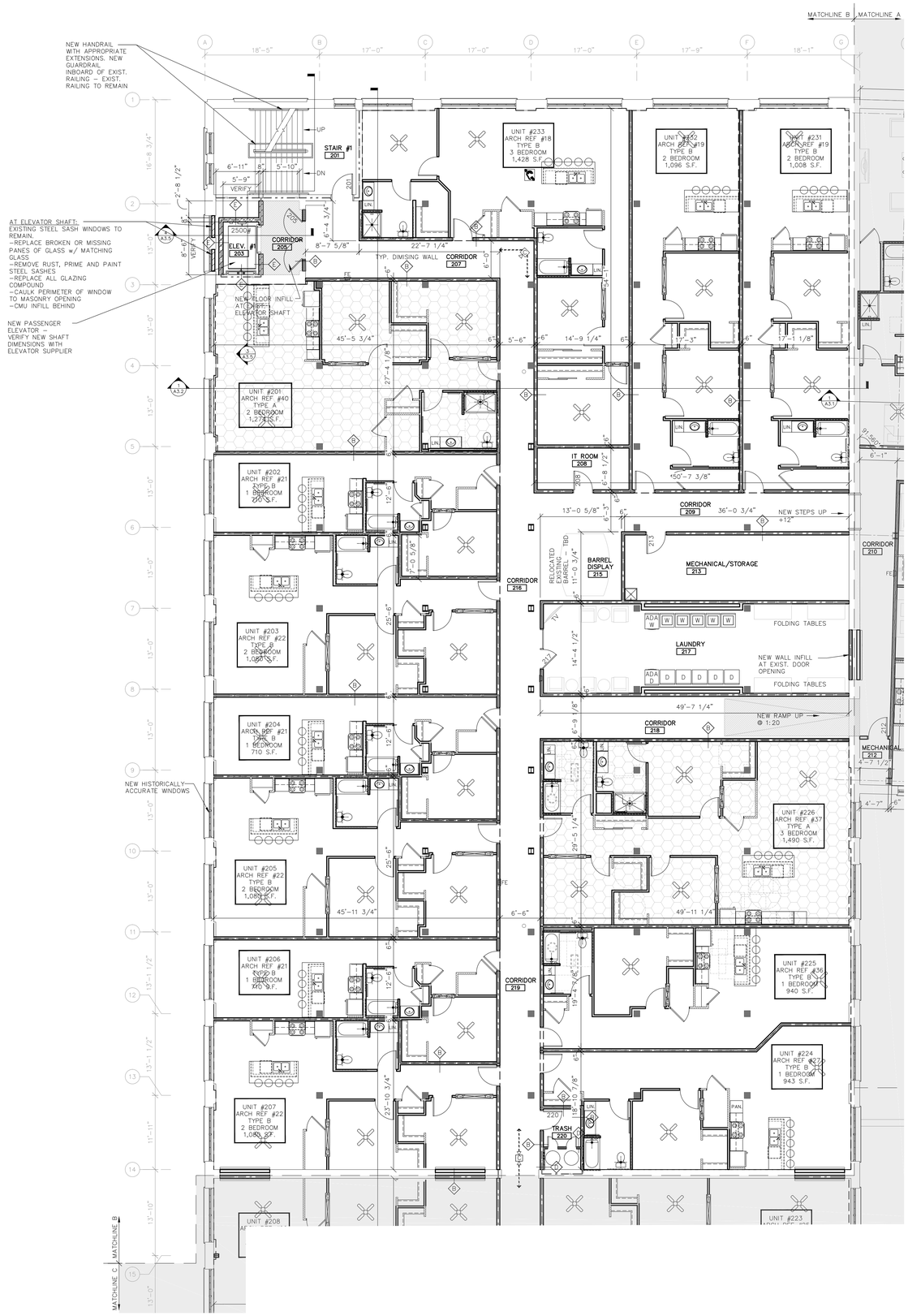
ENLA□GE□ SE□□N□
□L□□ PLAN
SHEET NUMBER
1.2□

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UNITS WITH ACCESSIBLE COMMUNICATION FEATURES:

HEARING / VISUALLY IMPAIRED UNIT

- UNIT SMOKE DETECTION SHALL INCLUDE AUDIBLE NOTIFICATION COMPLYING WITH NFPA 72–2007.
- ACCESSIBLE AUDIBLE AND VISUAL ALARMS AND NOTIFICATION APPLIANCES SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 72–2007, BE POWERED BY A COMMERCIAL LIGHT AND POWER SOURCE, BE PERMANENTLY CONNECTED TO THE WIRING OF THE PREMISES ELECTRIC SYSTEM, AND BE PERMANENTLY INSTALLED.
- ALL VISIBLE NOTIFICATION APPLIANCES PROVIDED WITHIN THE UNIT FOR SMOKE DETECTION NOTIFICATION SHALL BE ACTIVATED UPON SMOKE DETECTION.
- A HARD–WIRED ELECTRIC DOORBELL SHALL BE PROVIDED. A BUTTON OR SWITCH SHALL BE PROVIDED ON THE PUBLIC SIDE OF THE UNIT PRIMARY ENTRANCE. ACTIVATION OF THE BUTTON OR SWITCH SHALL INITIATE AN AUDIBLE TONE WITHIN THE UNIT.
- A MEANS FOR VISUALLY IDENTIFYING A VISITOR WITHOUT OPENING THE UNIT ENTRY DOOR SHALL BE PROVIDED. PEEPHOLES, WHERE USED, SHALL PROVIDE A MINIMUM 180–DEGREE RANGE OF VIEW.



ENLARGED SECOND FLOOR PLAN

SCALE: 1/8" = 1'–0"

NORTH

8' 0' 8' 16'

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EXIST. DOOR TO REMAIN | EXIST. DOOR TO BE REMOVED | NEW DOOR

FLOOR PLAN KEYNOTES:

A NEW FLOOR INFILL

TYP. UNIT SHEET KEY:

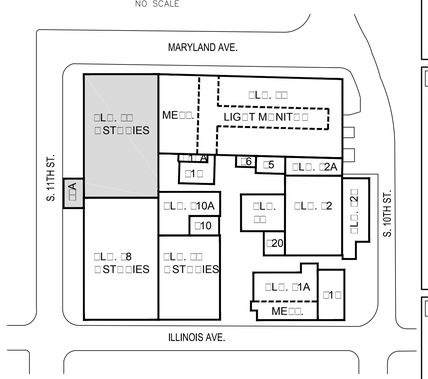
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ARCH REF #9	
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ARCH REF #11	
ARCH REF #12	A5.6
ARCH REF #13	

TYP. UNIT	SHEET LOCATION
ARCH REF #14	A5.8
ARCH REF #15	
ARCH REF #16	A5.9
ARCH REF #17	
ARCH REF #18	A5.10
ARCH REF #19	
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ARCH REF #21	A5.11
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ARCH REF #24	A5.13
ARCH REF #25	
ARCH REF #26	A5.18

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ARCH REF #33	
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ARCH REF #35	A5.21
ARCH REF #36	A5.14
ARCH REF #37	
ARCH REF #38	A5.19
ARCH REF #39	A5.18
ARCH REF #40	A5.11

KEY PLAN

NO SCALE



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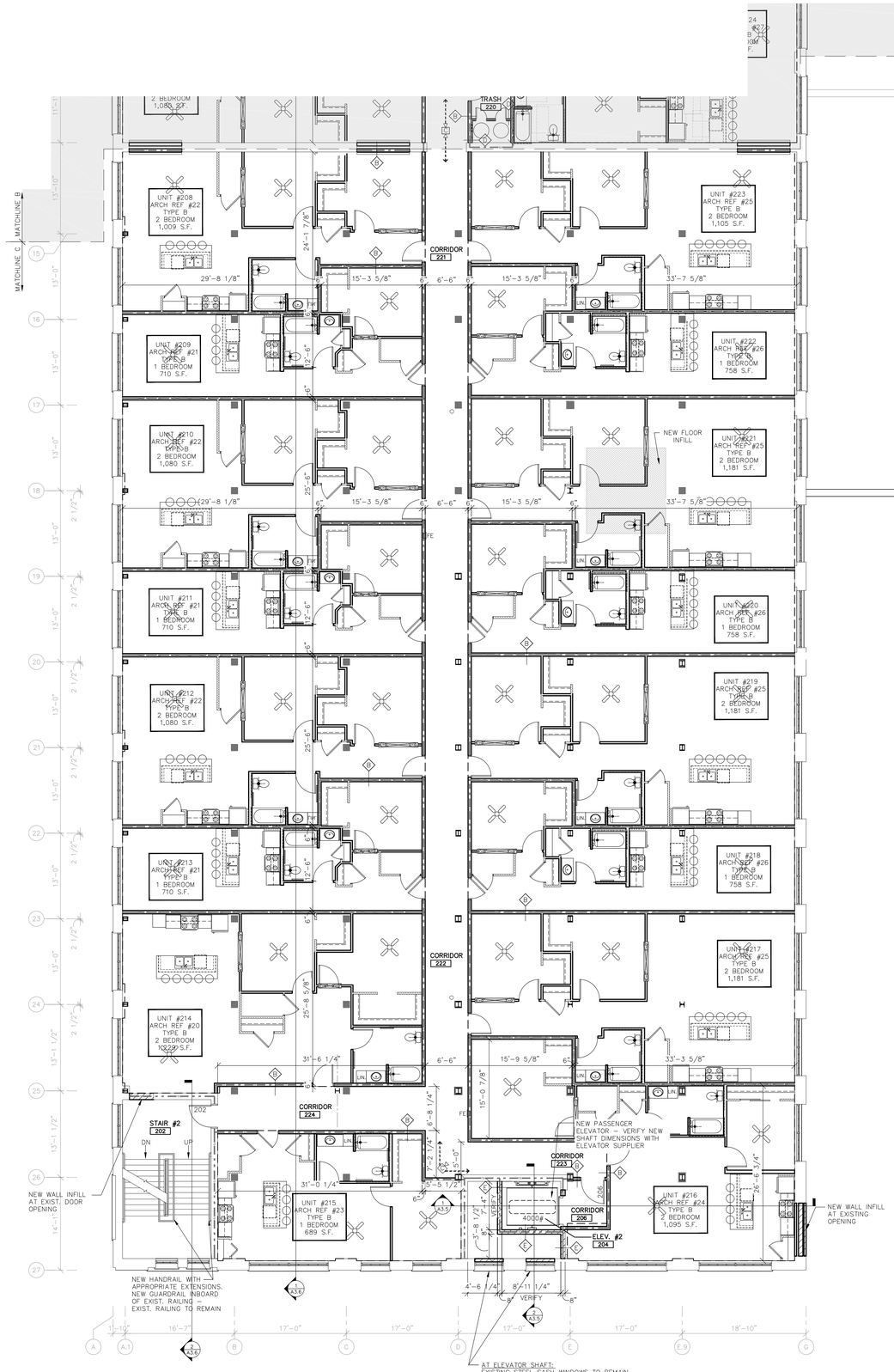
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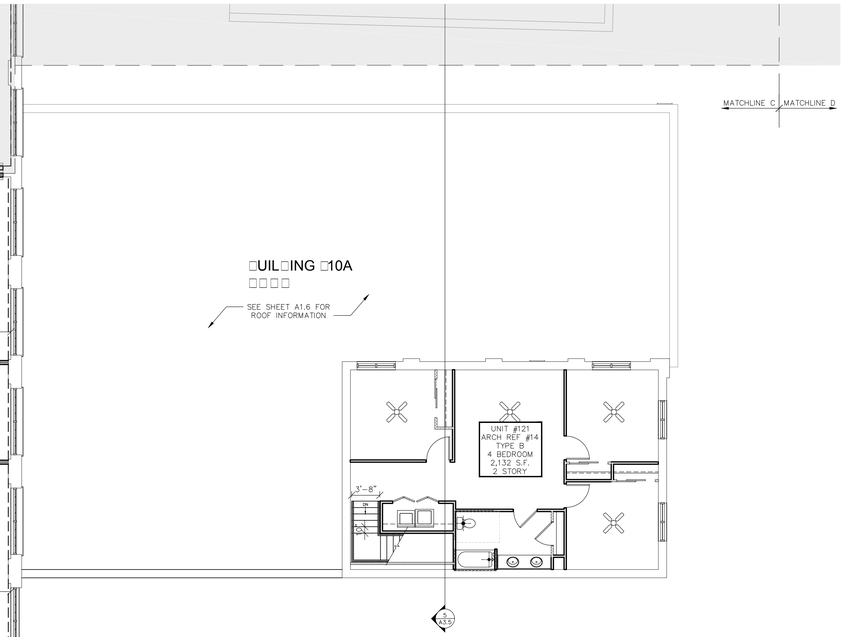
□L□□ PLAN

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□1.2□

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UNIT ### – APARTMENT NUMBER
ARCH REF ## ← SEE A5 SHEETS
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- (2) HOUR RATED FIRE BARRIER

EXIST. DOOR TO REMAIN | EXIST. DOOR TO BE REMOVED | NEW DOOR

FLOOR PLAN KEYNOTES:

(A) NEW FLOOR INFILL

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TYP. UNIT	SHEET LOCATION
ARCH REF #1	A5.1
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ARCH REF #3	A5.2
ARCH REF #4	A5.7
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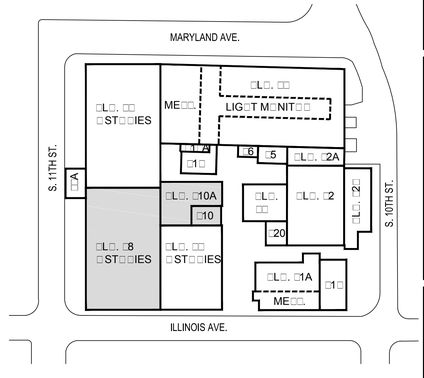
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ARCH REF #22	
ARCH REF #23	A5.12
ARCH REF #24	A5.13
ARCH REF #25	
ARCH REF #26	A5.18

TYP. UNIT	SHEET LOCATION
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ARCH REF #28	A5.15
ARCH REF #29	
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ARCH REF #35	A5.21
ARCH REF #36	A5.14
ARCH REF #37	
ARCH REF #38	A5.19
ARCH REF #39	A5.18
ARCH REF #40	A5.11

AT ELEVATOR SHAFT:
EXISTING STEEL SASH WINDOWS TO REMAIN.
–REPLACE BROKEN OR MISSING PANES OF GLASS w/ MATCHING GLASS
–REMOVE RUST, PRIME AND PAINT STEEL SASHES
–REPLACE ALL GLAZING COMPOUND
–CAULK PERIMETER OF WINDOW TO MASONRY OPENING
–CMU INFILL BEHIND

KEY PLAN

NO SCALE



ENLARGED SECOND FLOOR PLAN

SCALE: 1/8" = 1'–0"

NORTH

8' 0' 8' 16'

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ENLA□GE□ SE□□N□
□L□□□ PLAN

SHEET NUMBER
1.2C

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NORTH

OVERALL THIRD FLOOR PLAN

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

16' 0' 16' 32'

HISTORICAL ITEMS TO BE RELOCATED:

**SEE D1-D4 SHEETS FOR EXISTING LOCATIONS OF HISTORIC DOORS.
**SEE A1-A4 SHEETS FOR LOCATIONS OF RELOCATED HISTORIC DOORS.

TAG #	ITEM DESCRIPTION	EXISTING LOCATION	NEW LOCATION
1	SLIDING FIRE DOOR	FIRST FLOOR – BLDG. 7	REMAIN IN EXIST. LOCATION – FIXED SHUT
2	SLIDING FIRE DOOR	FIRST FLOOR – BLDG. 8	REMAIN IN EXIST. LOCATION – FIXED SHUT
3	SLIDING FIRE DOOR	FIRST FLOOR – BLDG. 7	REMAIN IN EXIST. LOCATION – FIXED OPEN
4	SLIDING FIRE DOOR	FIRST FLOOR – BLDG. 8	REMAIN IN EXIST. LOCATION – FIXED SHUT
5	SLIDING FIRE DOOR	FIRST FLOOR – BLDG. 7	REMAIN IN EXIST. LOCATION – FIXED SHUT
6	SLIDING FIRE DOOR	FIRST FLOOR – BLDG. 8	REMAIN IN EXIST. LOCATION – FIXED SHUT
7	SLIDING FIRE DOOR	FIRST FLOOR – BLDG. 8	REMAIN IN EXIST. LOCATION – FIXED OPEN
8	SLIDING FIRE DOOR	FIRST FLOOR – BLDG. 10A	REMAIN IN EXIST. LOCATION – FIXED OPEN
9	SLIDING FIRE DOOR	FIRST FLOOR – BLDG. 10A	REMAIN IN EXIST. LOCATION – FIXED OPEN
10	SLIDING FIRE DOOR	FIRST FLOOR – BLDG. 9	RELOCATE TO CORRIDOR #122
11	SLIDING FIRE DOOR	FIRST FLOOR – BLDG. 8	REMAIN IN EXIST. LOCATION – FIXED SHUT
12	SLIDING FIRE DOOR	FIRST FLOOR – BLDG. 9	RELOCATE TO MAIL AREA #124
13	SWINGING FIRE DOOR	FIRST FLOOR – BLDG. 8	DOOR TO BE REMOVED
14	SLIDING FIRE DOOR	FIRST FLOOR – BLDG. 4	REMAIN IN EXIST. LOCATION – FIXED OPEN
15	SLIDING FIRE DOOR	FIRST FLOOR – BLDG. 18	REMAIN IN EXIST. LOCATION – FIXED OPEN
16	SLIDING WOOD DOOR	FIRST FLOOR – BLDG. 3	RELOCATE TO CORRIDOR #144
17	SLIDING FIRE DOOR	FIRST FLOOR – BLDG. 4	RELOCATE TO NORTH WALL OF CORRIDOR 144
18	SLIDING FIRE DOOR	FIRST FLOOR – BLDG. 4	RELOCATE TO EAST EXT. WALL OF UNIT #110
19	SLIDING FIRE DOOR	SECOND FLOOR – BLDG. 4	REMAIN IN EXIST. LOCATION – FIXED SHUT
20	SLIDING FIRE DOOR	SECOND FLOOR – BLDG. 7	REMAIN IN EXIST. LOCATION – FIXED SHUT
21	SLIDING FIRE DOOR	SECOND FLOOR – BLDG. 8	REMAIN IN EXIST. LOCATION – FIXED SHUT
22	SLIDING FIRE DOOR	SECOND FLOOR – BLDG. 7	REMAIN IN EXIST. LOCATION – FIXED SHUT
23	SLIDING FIRE DOOR	SECOND FLOOR – BLDG. 8	REMAIN IN EXIST. LOCATION – FIXED SHUT
24	SLIDING FIRE DOOR	SECOND FLOOR – BLDG. 7	REMAIN IN EXIST. LOCATION – FIXED SHUT
25	SLIDING FIRE DOOR	SECOND FLOOR – BLDG. 8	REMAIN IN EXIST. LOCATION – FIXED SHUT
26	SLIDING FIRE DOOR	SECOND FLOOR – BLDG. 8	RELOCATE TO CORRIDOR #218
27	SLIDING FIRE DOOR	SECOND FLOOR – BLDG. 9	RELOCATE TO CORRIDOR #209
28	SWINGING FIRE DOOR	SECOND FLOOR – BLDG. 8	DOOR TO BE REMOVED
29	SLIDING FIRE DOOR	SECOND FLOOR – BLDG. 8	RELOCATE TO CORRIDOR #223
30	SLIDING FIRE DOOR	SECOND FLOOR – BLDG. 9	RELOCATE TO CORRIDOR #224
31	SWINGING FIRE DOOR	THIRD FLOOR – BLDG. 7	DOOR TO BE REMOVED
32	SLIDING FIRE DOOR	THIRD FLOOR – BLDG. 7	REMAIN IN EXIST. LOCATION – FIXED SHUT
33	SLIDING FIRE DOOR	THIRD FLOOR – BLDG. 8	REMAIN IN EXIST. LOCATION – FIXED SHUT
34	SLIDING FIRE DOOR	THIRD FLOOR – BLDG. 7	REMAIN IN EXIST. LOCATION – FIXED SHUT
35	SLIDING FIRE DOOR	THIRD FLOOR – BLDG. 8	REMAIN IN EXIST. LOCATION – FIXED SHUT
36	SLIDING FIRE DOOR	THIRD FLOOR – BLDG. 7	REMAIN IN EXIST. LOCATION – FIXED SHUT
37	SLIDING FIRE DOOR	THIRD FLOOR – BLDG. 8	REMAIN IN EXIST. LOCATION – FIXED SHUT
38	SLIDING FIRE DOOR	THIRD FLOOR – BLDG. 8	RELOCATE TO CORRIDOR #310
39	SLIDING FIRE DOOR	THIRD FLOOR – BLDG. 9	RELOCATE TO CORRIDOR #319
40	SWINGING FIRE DOOR	THIRD FLOOR – BLDG. 8	DOOR TO BE REMOVED
41	SLIDING FIRE DOOR	THIRD FLOOR – BLDG. 8	RELOCATE TO CORRIDOR #320
42	SLIDING FIRE DOOR	THIRD FLOOR – BLDG. 9	RELOCATE TO CORRIDOR #321
43	SWINGING FIRE DOOR	FOURTH FLOOR – BLDG. 7	DOOR TO BE REMOVED
44	SLIDING FIRE DOOR	FOURTH FLOOR – BLDG. 7	REMAIN IN EXIST. LOCATION – FIXED SHUT
45	SLIDING FIRE DOOR	FOURTH FLOOR – BLDG. 8	REMAIN IN EXIST. LOCATION – FIXED SHUT
46	SLIDING FIRE DOOR	FOURTH FLOOR – BLDG. 7	RELOCATE TO CORRIDOR #409
47	SLIDING FIRE DOOR	FOURTH FLOOR – BLDG. 8	REMAIN IN EXIST. LOCATION – FIXED SHUT
48	SLIDING FIRE DOOR	FOURTH FLOOR – BLDG. 8	RELOCATE TO CORRIDOR #408
49	SLIDING FIRE DOOR	FOURTH FLOOR – BLDG. 9	RELOCATE TO CORRIDOR #411
50	SLIDING FIRE DOOR	FOURTH FLOOR – BLDG. 8	RELOCATE TO CORRIDOR #413
51	SLIDING FIRE DOOR	FOURTH FLOOR – BLDG. 9	RELOCATE TO CORRIDOR #414
52	SWINGING FIRE DOOR	FOURTH FLOOR – BLDG. 8	DOOR TO BE REMOVED
53	HATCH STYLE FIRE DOOR	SECOND FLOOR – BLDG. 8	RELOCATE TO WALL IN CORRIDOR #221

	1 □E□□□□M	2 □E□□□□M	□ □E□□□□M	□ □E□□□□M	T□TAL
□□ST□L□□□	□ UNITS	1□ UNITS	5 UNITS	1 UNIT	2□ UNITS
SE□□ND □□□□	12 UNITS	1□ UNITS	□ UNITS	□	□□ UNITS
T□□□ □□□□	12 UNITS	1□ UNITS	□ UNITS	□	2□ UNITS
□□U□T□ □□□□	15 UNITS	16 UNITS	1 UNIT	□	□2 UNITS
T□TAL	□□ UNITS	61 UNITS	1□ UNITS	1 UNIT	118 UNITS

KEY PLAN

NO SCALE



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100 CAMELOT DRIVE
FOND DU LAC, WI 54935
PHONE: (920) 926-9800
WWW.EXCELENGINEER.COM

PROJECT INFORMATION

PROJECT NUMBER 1705480

PROPOSED BUILDING RENOVATION

BADGER STATE LOFTS

1031 MARYLAND AVE • SHEBOYGAN, WI 53081

PROFESSIONAL SEAL

SHEET DATES

ISSUE DATE AP□. 2□, 2018

REVISIONS

MAY □, 2018

SHEET INFORMATION

□□E□ALL T□□□

□L□□□ PLAN

SHEET NUMBER

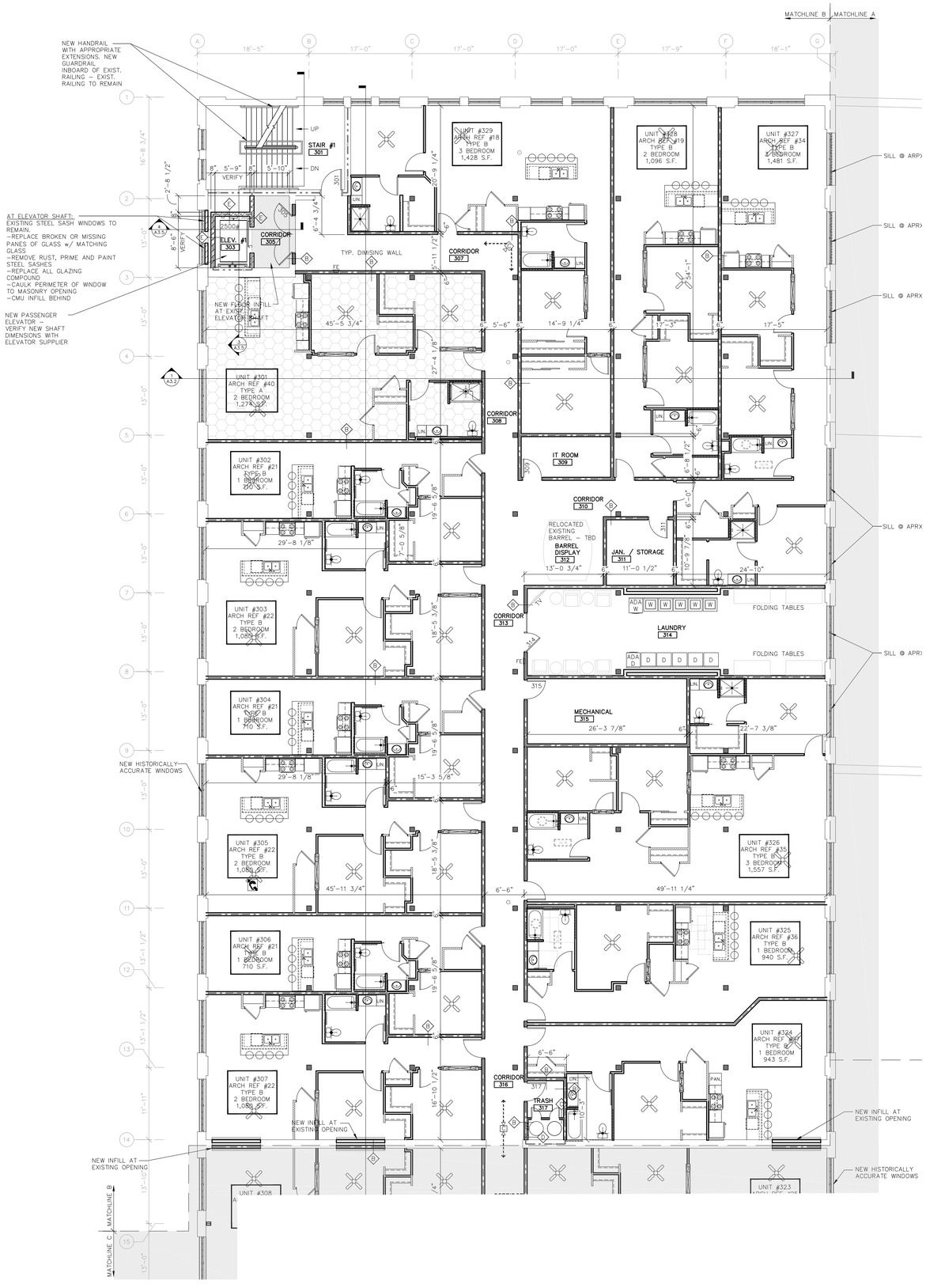
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UNITS WITH ACCESSIBLE COMMUNICATION FEATURES:

HEARING / VISUALLY IMPAIRED UNIT

- UNIT SMOKE DETECTION SHALL INCLUDE AUDIBLE NOTIFICATION COMPLYING WITH NFPA 72–2007.
- ACCESSIBLE AUDIBLE AND VISUAL ALARMS AND NOTIFICATION APPLIANCES SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 72–2007, BE POWERED BY A COMMERCIAL LIGHT AND POWER SOURCE, BE PERMANENTLY CONNECTED TO THE WIRING OF THE PREMISES ELECTRIC SYSTEM, AND BE PERMANENTLY INSTALLED.
- ALL VISIBLE NOTIFICATION APPLIANCES PROVIDED WITHIN THE UNIT FOR SMOKE DETECTION NOTIFICATION SHALL BE ACTIVATED UPON SMOKE DETECTION.
- A HARD–WIRED ELECTRIC DOORBELL SHALL BE PROVIDED. A BUTTON OR SWITCH SHALL BE PROVIDED ON THE PUBLIC SIDE OF THE UNIT PRIMARY ENTRANCE. ACTIVATION OF THE BUTTON OR SWITCH SHALL INITIATE AN AUDIBLE TONE WITHIN THE UNIT.
- A MEANS FOR VISUALLY IDENTIFYING A VISITOR WITHOUT OPENING THE UNIT ENTRY DOOR SHALL BE PROVIDED. PEEPHOLES, WHERE USED, SHALL PROVIDE A MINIMUM 180–DEGREE RANGE OF VIEW.



ENLARGED THIRD FLOOR PLAN

SCALE: 1/8" = 1'–0"

NORTH

8' 0' 8' 16'

GENERAL FLOOR PLAN NOTES:

- DIMENSIONS SHOWN ON PLAN ARE TO BE VERIFIED IN FIELD. ONCE DEMOLITION HAS BEEN COMPLETED, CONTRACTOR IS TO LAYOUT CORRIDORS, DEMISING WALLS, AND PLUMBING LOCATIONS AND REPORT ANY DISCREPANCIES TO ARCHITECT.
- ALL INTERIOR DIMS. ARE FROM FACE–OF–STUD TO FACE–OF–STUD.
- MOST INTERIOR WALLS TO BE 3 5/8" OR 6" METAL STUDS @ 16" O.C. (SEE FLOOR PLAN FOR SIZE) W/ 5/8" GYPSUM BOARD BOTH SIDES – SEE RATED ASSEMBLIES AND BUILDING SECTIONS FOR ADDITIONAL INFORMATION AND LOCATIONS OF RATED WOOD WALLS FOR BEARING.
- PROVIDE SOUND BATT INSULATION TO FILL STUD CAVITY AT TOILET ROOMS.
- VERIFY THAT EXISTING DOOR AND FRAME FIRE LABELS ARE COMPLIANT WITH WALL RATINGS AND CALLED OUT TO REMAIN.
- AT COMMON AREAS, PROVIDE ACCESSIBLE SIGNAGE WITH VISUAL CHARACTERS PER ANSI SECTION 703.2 AND BRAILLE CHARACTERS PER ANSI SECTION 703.4. SIGNAGE TO BE PLACED ON LATCH SIDE OF DOOR AT 60" A.F.F., PROVIDE NO SMOKING SIGNAGE IN COMMON AREAS
- PLUMBING FIXTURES WERE LOCATED IN CONJUNCTION WITH EXISTING BUILDING PLANS. LAY OUT PLUMBING FIXTURES ACCORDING TO PLAN AND NOTIFY ARCHITECT IF STRUCTURAL CONFLICT EXISTS.
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- PLUMBER SHALL PROVIDE SAWCUTTING AND REMOVAL OF CONCRETE FLOOR AT NEW PLUMBING TRENCH LOCATIONS. PLUMBING TRENCHES ARE NOT SHOWN ON DEMO PLAN.
- FOR ALL AREAS OF INFILL AND NEW CONCRETE FLOOR TOPPING, SEE STRUCTURAL PLANS FOR LOCATION AND TYPE OF INFILL SYSTEM.

TYP. FLOOR PLAN SYMBOLS:

- WALL TYPE – SEE RATED ASSEMBLIES
- EXIT SIGN
- FEC WALL MOUNTED FIRE EXTINGUISHER w/ MOUNTING BRACKET
- FE FIRE EXTINGUISHER w/ CABINET
- A AUTOMATIC DOOR OPENER
- K KEY LOCK (KNOX BOX)
- S SMOKE DETECTOR (HARD–WIRED w/ BATTERY BACKUP & INTERCONNECTED)
- C CARBON MONOXIDE DETECTOR (HARD–WIRED w/ BATTERY BACKUP & INTERCONNECTED)
- ACCESSIBLE WINDOW LOCATION – SEE WHEDA NOTES ON A5 SHEETS FOR REQUIREMENTS
- SENSORY IMPAIRED UNITS SHALL COMPLY w/ ICC/ANSI A117.1–2003 SECTION 1005.
- SECURITY CAMERA
- F KEY FOB
- BORROWED LIGHT LOCATION – PROVIDE OPENING WITHIN FULL HEIGHT WALL. PROVIDE 6'–0"W x 3'–0"T OR 3'–6"W x 3'–0"T OPENING. DIRECT SET 1/4" GLASS IN WOOD FRAME & SECURE w/ WOOD STOPS. SET BOTTOM OF TRANSOM AT 8'–0" A.F.F. U.N.O.

UNIT ### (APARTMENT NUMBER)
ARCH REF ## ← SEE A5 SHEETS
TYPE X ← UNIT TYPE
BEDROOM ← BEDROOM COUNT
SQUARE FOOTAGE ← UNIT SIZE

- NEW STEEL STUD WALL – SEE WALL TAGS
- NEW STEEL STUD WALL – TOP OF WALL TO BE AT 7'–8" A.F.F.
- NEW STEEL STUD WALL – 42" TALL
- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- (1) HOUR RATED FIRE PARTITION
- (1) HOUR RATED FIRE BARRIER
- (2) HOUR RATED FIRE BARRIER

EXIST. DOOR TO REMAIN | EXIST. DOOR TO BE REMOVED | NEW DOOR

FLOOR PLAN KEYNOTES:

A NEW FLOOR INFILL

TYP. UNIT SHEET KEY:

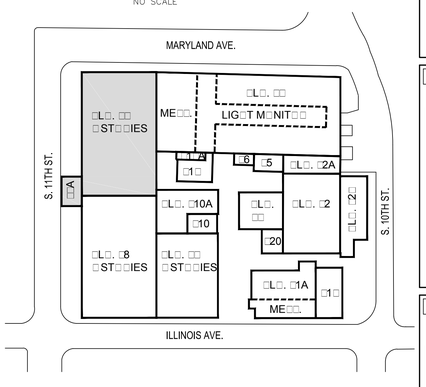
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ARCH REF #5	A5.3
ARCH REF #6	A5.7
ARCH REF #7	A5.3
ARCH REF #8	A5.4
ARCH REF #9	
ARCH REF #10	A5.5
ARCH REF #11	
ARCH REF #12	A5.6
ARCH REF #13	

TYP. UNIT	SHEET LOCATION
ARCH REF #14	A5.8
ARCH REF #15	
ARCH REF #16	A5.9
ARCH REF #17	
ARCH REF #18	A5.10
ARCH REF #19	
ARCH REF #20	A5.12
ARCH REF #21	A5.11
ARCH REF #22	
ARCH REF #23	A5.12
ARCH REF #24	A5.13
ARCH REF #25	
ARCH REF #26	A5.18

TYP. UNIT	SHEET LOCATION
ARCH REF #27	A5.14
ARCH REF #28	A5.15
ARCH REF #29	
ARCH REF #30	A5.16
ARCH REF #31	A5.16
ARCH REF #32	A5.17
ARCH REF #33	
ARCH REF #34	A5.20
ARCH REF #35	A5.21
ARCH REF #36	A5.14
ARCH REF #37	
ARCH REF #38	A5.19
ARCH REF #39	A5.18
ARCH REF #40	A5.11

KEY PLAN

NO SCALE



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100 CAMELOT DRIVE
FOND DU LAC, WI 54935
PHONE: (920) 926-9800
WWW.EXCELENGINEER.COM

PROJECT INFORMATION

PROJECT NUMBER 1705480

PROPOSED BUILDING RENOVATION

BADGER STATE LOFTS

1031 MARYLAND AVE • SHEBOYGAN, WI 53081

PROFESSIONAL SEAL

SHEET DATES

ISSUE DATE APR. 2□, 2018

REVISIONS

MAY □, 2018

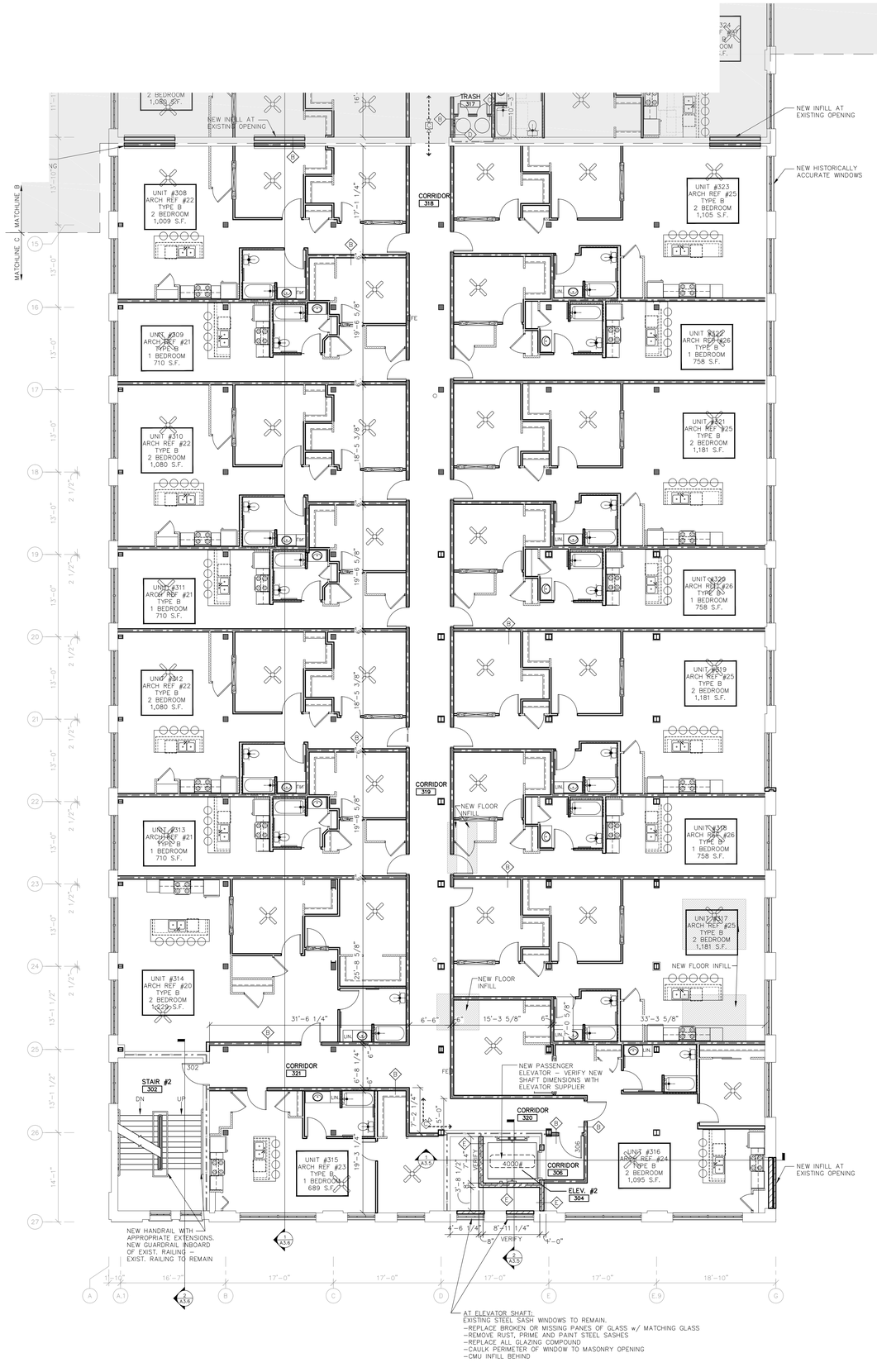
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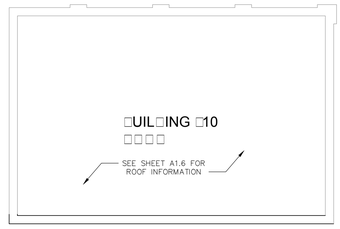
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SHEET NUMBER

1.□□

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ENLARGED THIRD FLOOR PLAN

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

NORTH

8' 0' 8' 16'

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- FE FIRE EXTINGUISHER w/ CABINET
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- K KEY LOCK (KNOX BOX)
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- BORROWED LIGHT LOCATION – PROVIDE OPENING WITHIN FULL HEIGHT WALL. PROVIDE 6'–0"W x 3'–0"T OR 3'–6"W x 3'–0"T OPENING. DIRECT SET 1/4" GLASS IN WOOD FRAME & SECURE w/ WOOD STOPS. SET BOTTOM OF TRANSOM AT 8'–0" A.F.F. U.N.O.

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TYPE X ← UNIT TYPE
BEDROOM ← BEDROOM COUNT
SQUARE FOOTAGE ← UNIT SIZE

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- NEW STEEL STUD WALL – 42" TALL
- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- (1) HOUR RATED FIRE PARTITION
- (1) HOUR RATED FIRE BARRIER
- (2) HOUR RATED FIRE BARRIER
- EXIST. DOOR TO REMAIN
- EXIST. DOOR TO BE REMOVED
- NEW DOOR

FLOOR PLAN KEYNOTES:

A NEW FLOOR INFILL

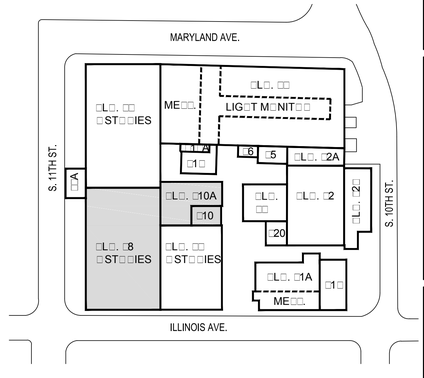
TYP. UNIT SHEET KEY:

TYP. UNIT	SHEET LOCATION
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ARCH REF #2	
ARCH REF #3	A5.2
ARCH REF #4	A5.7
ARCH REF #5	A5.3
ARCH REF #6	A5.7
ARCH REF #7	A5.3
ARCH REF #8	A5.4
ARCH REF #9	
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ARCH REF #11	
ARCH REF #12	A5.6
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ARCH REF #14	A5.8
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ARCH REF #16	A5.9
ARCH REF #17	
ARCH REF #18	A5.10
ARCH REF #19	
ARCH REF #20	A5.12
ARCH REF #21	A5.11
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ARCH REF #36	A5.14
ARCH REF #37	
ARCH REF #38	A5.19
ARCH REF #39	A5.18
ARCH REF #40	A5.11

AT ELEVATOR SHAFT:
EXISTING STEEL SASH WINDOWS TO REMAIN.
–REPLACE BROKEN OR MISSING PANES OF GLASS w/ MATCHING GLASS
–REMOVE RUST, PRIME AND PAINT STEEL SASHES
–REPLACE ALL GLAZING COMPOUND
–CAULK PERIMETER OF WINDOW TO MASONRY OPENING
–CMU INFILL BEHIND

KEY PLAN

NO SCALE



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ISSUE DATE APR. 2, 2018

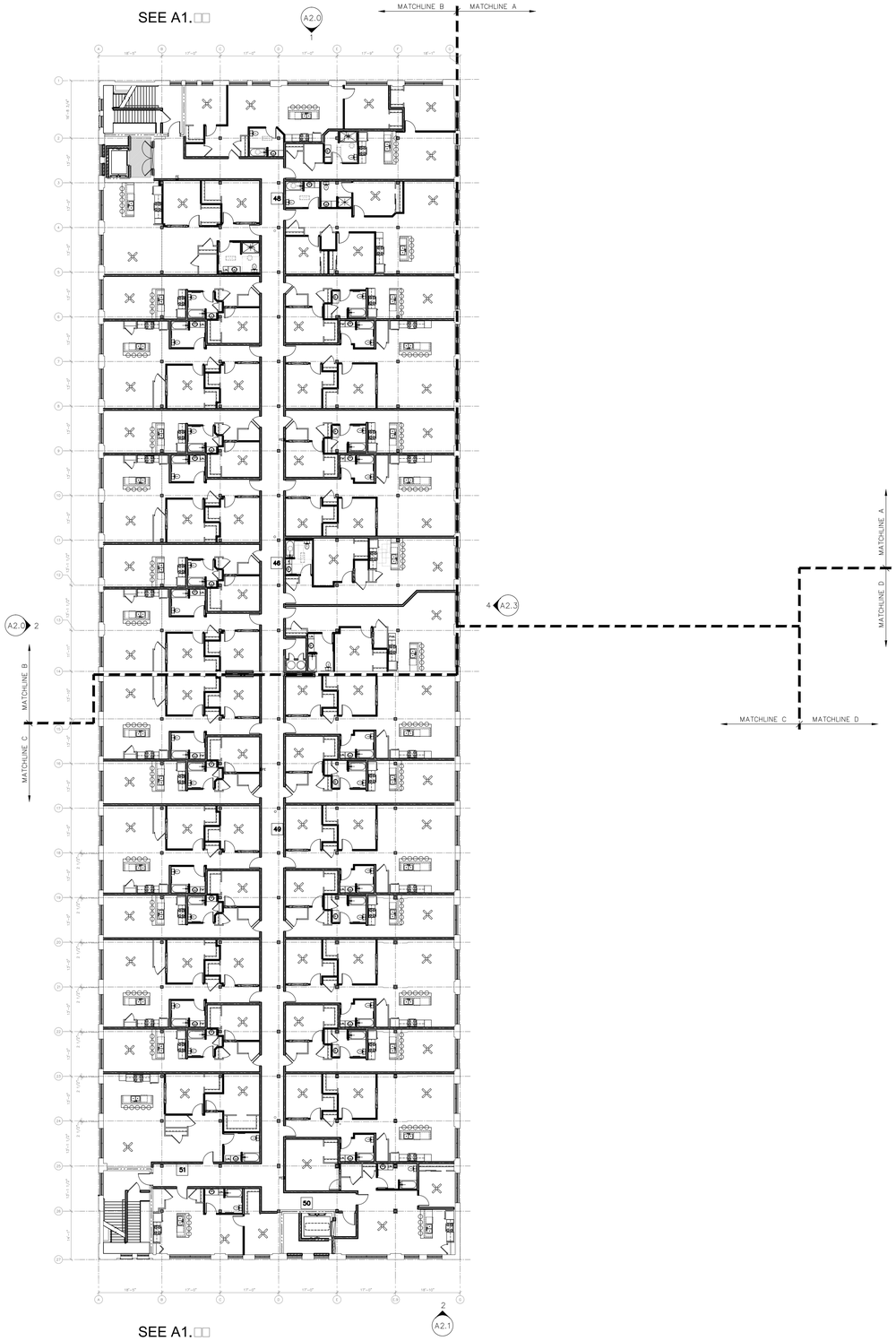
REVISIONS
MAY 1, 2018

SHEET INFORMATION

ENLARGED THIRD FLOOR PLAN

SHEET NUMBER
A1.1C

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HISTORICAL ITEMS TO BE RELOCATED:

**SEE D1-D4 SHEETS FOR EXISTING LOCATIONS OF HISTORIC DOORS.
**SEE A1-A4 SHEETS FOR LOCATIONS OF RELOCATED HISTORIC DOORS.

TAG #	ITEM DESCRIPTION	EXISTING LOCATION	NEW LOCATION
1	SLIDING FIRE DOOR	FIRST FLOOR – BLDG. 7	REMAIN IN EXIST. LOCATION – FIXED SHUT
2	SLIDING FIRE DOOR	FIRST FLOOR – BLDG. 8	REMAIN IN EXIST. LOCATION – FIXED SHUT
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11	SLIDING FIRE DOOR	FIRST FLOOR – BLDG. 8	REMAIN IN EXIST. LOCATION – FIXED SHUT
12	SLIDING FIRE DOOR	FIRST FLOOR – BLDG. 9	RELOCATE TO MAIL AREA #124
13	SWINGING FIRE DOOR	FIRST FLOOR – BLDG. 8	DOOR TO BE REMOVED
14	SLIDING FIRE DOOR	FIRST FLOOR – BLDG. 4	REMAIN IN EXIST. LOCATION – FIXED OPEN
15	SLIDING FIRE DOOR	FIRST FLOOR – BLDG. 18	REMAIN IN EXIST. LOCATION – FIXED OPEN
16	SLIDING WOOD DOOR	FIRST FLOOR – BLDG. 3	RELOCATE TO CORRIDOR #144
17	SLIDING FIRE DOOR	FIRST FLOOR – BLDG. 4	RELOCATE TO NORTH WALL OF CORRIDOR 144
18	SLIDING FIRE DOOR	FIRST FLOOR – BLDG. 4	RELOCATE TO EAST EXT. WALL OF UNIT #110
19	SLIDING FIRE DOOR	SECOND FLOOR – BLDG. 4	REMAIN IN EXIST. LOCATION – FIXED SHUT
20	SLIDING FIRE DOOR	SECOND FLOOR – BLDG. 7	REMAIN IN EXIST. LOCATION – FIXED SHUT
21	SLIDING FIRE DOOR	SECOND FLOOR – BLDG. 8	REMAIN IN EXIST. LOCATION – FIXED SHUT
22	SLIDING FIRE DOOR	SECOND FLOOR – BLDG. 7	REMAIN IN EXIST. LOCATION – FIXED SHUT
23	SLIDING FIRE DOOR	SECOND FLOOR – BLDG. 8	REMAIN IN EXIST. LOCATION – FIXED SHUT
24	SLIDING FIRE DOOR	SECOND FLOOR – BLDG. 7	REMAIN IN EXIST. LOCATION – FIXED SHUT
25	SLIDING FIRE DOOR	SECOND FLOOR – BLDG. 8	REMAIN IN EXIST. LOCATION – FIXED SHUT
26	SLIDING FIRE DOOR	SECOND FLOOR – BLDG. 8	RELOCATE TO CORRIDOR #218
27	SLIDING FIRE DOOR	SECOND FLOOR – BLDG. 9	RELOCATE TO CORRIDOR #209
28	SWINGING FIRE DOOR	SECOND FLOOR – BLDG. 8	DOOR TO BE REMOVED
29	SLIDING FIRE DOOR	SECOND FLOOR – BLDG. 8	RELOCATE TO CORRIDOR #223
30	SLIDING FIRE DOOR	SECOND FLOOR – BLDG. 9	RELOCATE TO CORRIDOR #224
31	SWINGING FIRE DOOR	THIRD FLOOR – BLDG. 7	DOOR TO BE REMOVED
32	SLIDING FIRE DOOR	THIRD FLOOR – BLDG. 7	REMAIN IN EXIST. LOCATION – FIXED SHUT
33	SLIDING FIRE DOOR	THIRD FLOOR – BLDG. 8	REMAIN IN EXIST. LOCATION – FIXED SHUT
34	SLIDING FIRE DOOR	THIRD FLOOR – BLDG. 7	REMAIN IN EXIST. LOCATION – FIXED SHUT
35	SLIDING FIRE DOOR	THIRD FLOOR – BLDG. 8	REMAIN IN EXIST. LOCATION – FIXED SHUT
36	SLIDING FIRE DOOR	THIRD FLOOR – BLDG. 7	REMAIN IN EXIST. LOCATION – FIXED SHUT
37	SLIDING FIRE DOOR	THIRD FLOOR – BLDG. 8	REMAIN IN EXIST. LOCATION – FIXED SHUT
38	SLIDING FIRE DOOR	THIRD FLOOR – BLDG. 8	RELOCATE TO CORRIDOR #310
39	SLIDING FIRE DOOR	THIRD FLOOR – BLDG. 9	RELOCATE TO CORRIDOR #319
40	SWINGING FIRE DOOR	THIRD FLOOR – BLDG. 8	DOOR TO BE REMOVED
41	SLIDING FIRE DOOR	THIRD FLOOR – BLDG. 8	RELOCATE TO CORRIDOR #320
42	SLIDING FIRE DOOR	THIRD FLOOR – BLDG. 9	RELOCATE TO CORRIDOR #321
43	SWINGING FIRE DOOR	FOURTH FLOOR – BLDG. 7	DOOR TO BE REMOVED
44	SLIDING FIRE DOOR	FOURTH FLOOR – BLDG. 7	REMAIN IN EXIST. LOCATION – FIXED SHUT
45	SLIDING FIRE DOOR	FOURTH FLOOR – BLDG. 8	REMAIN IN EXIST. LOCATION – FIXED SHUT
46	SLIDING FIRE DOOR	FOURTH FLOOR – BLDG. 7	RELOCATE TO CORRIDOR #409
47	SLIDING FIRE DOOR	FOURTH FLOOR – BLDG. 8	REMAIN IN EXIST. LOCATION – FIXED SHUT
48	SLIDING FIRE DOOR	FOURTH FLOOR – BLDG. 8	RELOCATE TO CORRIDOR #408
49	SLIDING FIRE DOOR	FOURTH FLOOR – BLDG. 9	RELOCATE TO CORRIDOR #411
50	SLIDING FIRE DOOR	FOURTH FLOOR – BLDG. 8	RELOCATE TO CORRIDOR #413
51	SLIDING FIRE DOOR	FOURTH FLOOR – BLDG. 9	RELOCATE TO CORRIDOR #414
52	SWINGING FIRE DOOR	FOURTH FLOOR – BLDG. 8	DOOR TO BE REMOVED
53	HATCH STYLE FIRE DOOR	SECOND FLOOR – BLDG. 8	RELOCATE TO WALL IN CORRIDOR #221

XX HISTORIC DOOR TAG – SEE OVERALL PLAN FOR REFERENCE

	1 □E□□□□M	2 □E□□□□M	□ □E□□□□M	□ □E□□□□M	T□TAL
□□ST □L□□□	□UNITS	1□UNITS	5 UNITS	1 UNIT	2□UNITS
SE□□ND □L□□□	12 UNITS	1□UNITS	□UNITS	□	□□UNITS
T□□□ □L□□□	12 UNITS	1□UNITS	□UNITS	□	2□UNITS
□□UR□□L□□□	15 UNITS	16 UNITS	1 UNIT	□	□2 UNITS
T□TAL	□□UNITS	61 UNITS	1□UNITS	1 UNIT	118 UNITS

KEY PLAN

NO SCALE



OVERALL FOURTH FLOOR PLAN

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

16' 0' 16' 32'

NORTH

EXCEL
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100 CAMELOT DRIVE
FOND DU LAC, WI 54935
PHONE: (920) 926-9800
WWW.EXCELENGINEER.COM

PROJECT INFORMATION

PROJECT NUMBER 1705480

PROPOSED BUILDING RENOVATION

BADGER STATE LOFTS

1031 MARYLAND AVE • SHEBOYGAN, WI 53081

PROFESSIONAL SEAL

SHEET DATES

ISSUE DATE AP□. 2□, 2018

REVISIONS

MAY □, 2018

SHEET INFORMATION

□□E□ALL □□U□T□
□L□□□ PLAN

SHEET NUMBER

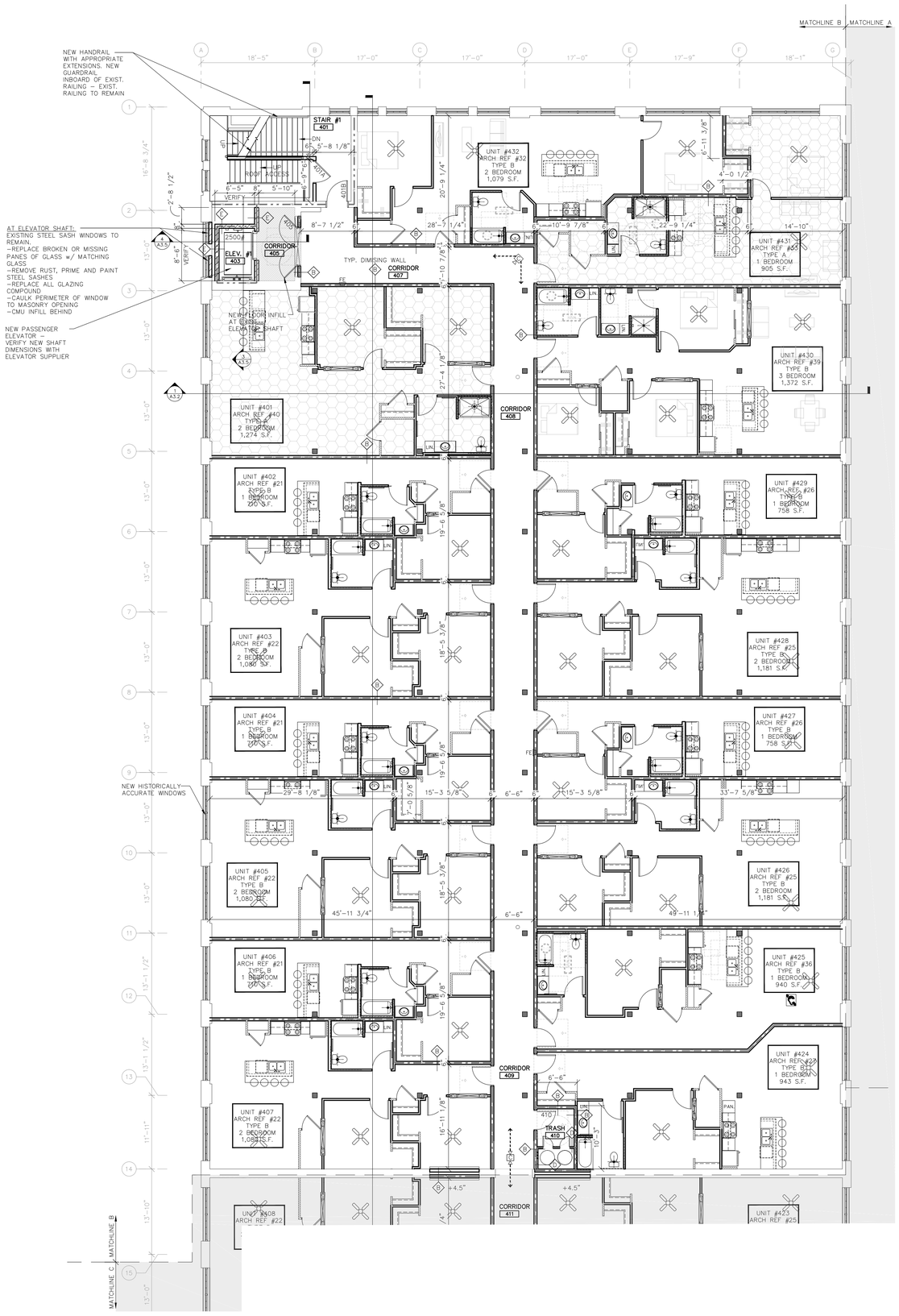
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UNITS WITH ACCESSIBLE COMMUNICATION FEATURES:

HEARING / VISUALLY IMPAIRED UNIT

- UNIT SMOKE DETECTION SHALL INCLUDE AUDIBLE NOTIFICATION COMPLYING WITH NFPA 72–2007.
- ACCESSIBLE AUDIBLE AND VISUAL ALARMS AND NOTIFICATION APPLIANCES SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 72–2007, BE POWERED BY A COMMERCIAL LIGHT AND POWER SOURCE, BE PERMANENTLY CONNECTED TO THE WIRING OF THE PREMISES ELECTRIC SYSTEM, AND BE PERMANENTLY INSTALLED.
- ALL VISIBLE NOTIFICATION APPLIANCES PROVIDED WITHIN THE UNIT FOR SMOKE DETECTION NOTIFICATION SHALL BE ACTIVATED UPON SMOKE DETECTION.
- A HARD–WIRED ELECTRIC DOORBELL SHALL BE PROVIDED. A BUTTON OR SWITCH SHALL BE PROVIDED ON THE PUBLIC SIDE OF THE UNIT PRIMARY ENTRANCE. ACTIVATION OF THE BUTTON OR SWITCH SHALL INITIATE AN AUDIBLE TONE WITHIN THE UNIT.
- A MEANS FOR VISUALLY IDENTIFYING A VISITOR WITHOUT OPENING THE UNIT ENTRY DOOR SHALL BE PROVIDED. PEEPHOLES, WHERE USED, SHALL PROVIDE A MINIMUM 180–DEGREE RANGE OF VIEW.



ENLARGED FOURTH FLOOR PLAN

SCALE: 1/8" = 1'–0"

NORTH

8' 0' 8' 16'

GENERAL FLOOR PLAN NOTES:

- DIMENSIONS SHOWN ON PLAN ARE TO BE VERIFIED IN FIELD. ONCE DEMOLITION HAS BEEN COMPLETED, CONTRACTOR IS TO LAYOUT CORRIDORS, DEMISING WALLS, AND PLUMBING LOCATIONS AND REPORT ANY DISCREPANCIES TO ARCHITECT.
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- PROVIDE SOUND BATT INSULATION TO FILL STUD CAVITY AT TOILET ROOMS.
- VERIFY THAT EXISTING DOOR AND FRAME FIRE LABELS ARE COMPLIANT WITH WALL RATINGS AND CALLED OUT TO REMAIN.
- AT COMMON AREAS, PROVIDE ACCESSIBLE SIGNAGE WITH VISUAL CHARACTERS PER ANSI SECTION 703.2 AND BRAILLE CHARACTERS PER ANSI SECTION 703.4. SIGNAGE TO BE PLACED ON LATCH SIDE OF DOOR AT 60" A.F.F., PROVIDE NO SMOKING SIGNAGE IN COMMON AREAS
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- FOR ALL AREAS OF INFILL AND NEW CONCRETE FLOOR TOPPING, SEE STRUCTURAL PLANS FOR LOCATION AND TYPE OF INFILL SYSTEM.

TYP. FLOOR PLAN SYMBOLS:

- WALL TYPE – SEE RATED ASSEMBLIES
- EXIT SIGN
- FEO WALL MOUNTED FIRE EXTINGUISHER w/ MOUNTING BRACKET
- FE FIRE EXTINGUISHER w/ CABINET
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- K KEY LOCK (KNOX BOX)
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UNIT ### (APARTMENT NUMBER)
ARCH REF ## ← SEE A5 SHEETS
TYPE X ← UNIT TYPE
BEDROOM ← BEDROOM COUNT
SQUARE FOOTAGE ← UNIT SIZE

- NEW STEEL STUD WALL – SEE WALL TAGS
- NEW STEEL STUD WALL – TOP OF WALL TO BE AT 7'–8" A.F.F.
- NEW STEEL STUD WALL – 42" TALL
- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- (1) HOUR RATED FIRE PARTITION
- (1) HOUR RATED FIRE BARRIER
- (2) HOUR RATED FIRE BARRIER

EXIST. DOOR TO REMAIN | EXIST. DOOR TO BE REMOVED | NEW DOOR

FLOOR PLAN KEYNOTES:

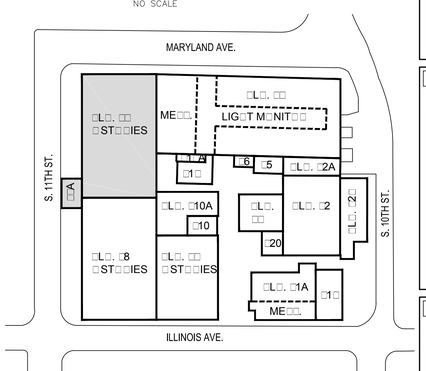
(A) NEW FLOOR INFILL

TYP. UNIT SHEET KEY:

TYP. UNIT	SHEET LOCATION
ARCH REF #1	A5.1
ARCH REF #2	
ARCH REF #3	A5.2
ARCH REF #4	A5.7
ARCH REF #5	A5.3
ARCH REF #6	A5.7
ARCH REF #7	A5.3
ARCH REF #8	A5.4
ARCH REF #9	
ARCH REF #10	A5.5
ARCH REF #11	
ARCH REF #12	A5.6
ARCH REF #13	
ARCH REF #14	A5.8
ARCH REF #15	
ARCH REF #16	A5.9
ARCH REF #17	
ARCH REF #18	A5.10
ARCH REF #19	
ARCH REF #20	A5.12
ARCH REF #21	A5.11
ARCH REF #22	
ARCH REF #23	A5.12
ARCH REF #24	A5.13
ARCH REF #25	
ARCH REF #26	A5.18
ARCH REF #27	A5.14
ARCH REF #28	A5.15
ARCH REF #29	
ARCH REF #30	A5.16
ARCH REF #31	A5.16
ARCH REF #32	A5.17
ARCH REF #33	
ARCH REF #34	A5.20
ARCH REF #35	A5.21
ARCH REF #36	A5.14
ARCH REF #37	
ARCH REF #38	A5.19
ARCH REF #39	A5.18
ARCH REF #40	A5.11

KEY PLAN

NO SCALE



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100 CAMELOT DRIVE
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PROJECT INFORMATION

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PROFESSIONAL SEAL

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MAY □, 2018

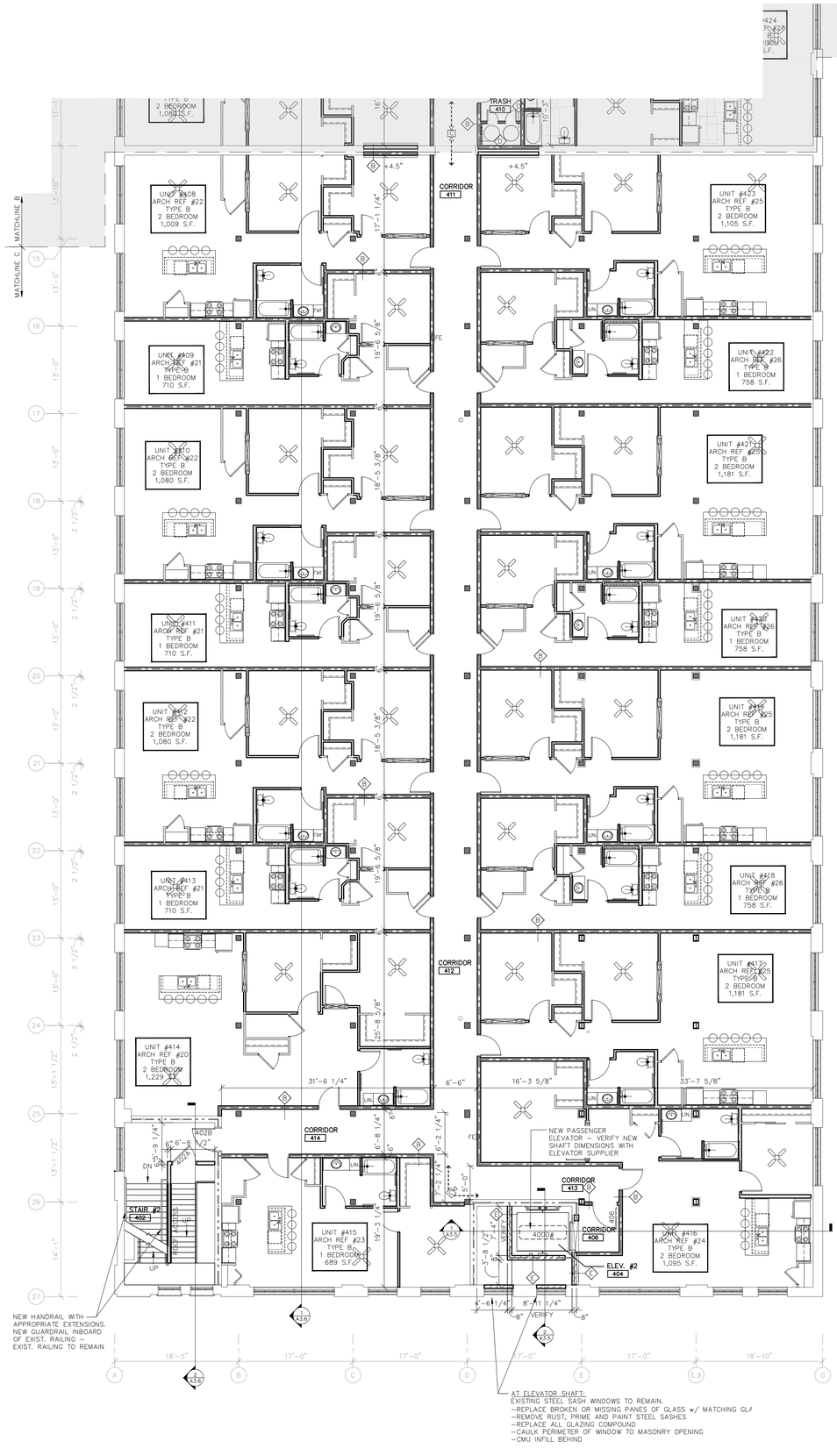
SHEET INFORMATION

ENLA□GE□ □□U□T□
□L□□□ PLAN

SHEET NUMBER

□ 1. □□

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- K KEY LOCK (KNOX BOX)
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UNIT ### (APARTMENT NUMBER)
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TYPE X ← UNIT TYPE
BEDROOM ← BEDROOM COUNT
SQUARE FOOTAGE ← UNIT SIZE

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- NEW STEEL STUD WALL – TOP OF WALL TO BE AT 7'–8" A.F.F.
- NEW STEEL STUD WALL – 42" TALL
- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- (1) HOUR RATED FIRE PARTITION
- (1) HOUR RATED FIRE BARRIER
- (2) HOUR RATED FIRE BARRIER

EXIST. DOOR TO REMAIN | EXIST. DOOR TO BE REMOVED | NEW DOOR

FLOOR PLAN KEYNOTES:

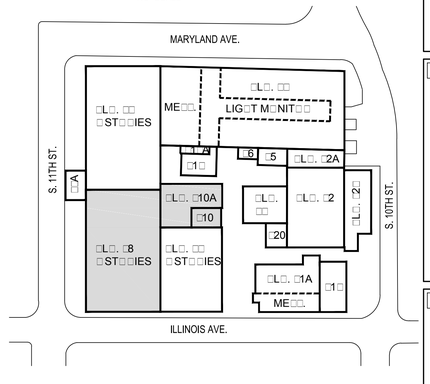
(A) NEW FLOOR INFILL

TYP. UNIT SHEET KEY:

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ARCH REF #6	A5.7
ARCH REF #7	A5.3
ARCH REF #8	A5.4
ARCH REF #9	
ARCH REF #10	A5.5
ARCH REF #11	
ARCH REF #12	A5.6
ARCH REF #13	
ARCH REF #14	A5.8
ARCH REF #15	
ARCH REF #16	A5.9
ARCH REF #17	
ARCH REF #18	A5.10
ARCH REF #19	
ARCH REF #20	A5.12
ARCH REF #21	A5.11
ARCH REF #22	
ARCH REF #23	A5.12
ARCH REF #24	A5.13
ARCH REF #25	
ARCH REF #26	A5.18
ARCH REF #27	A5.14
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ARCH REF #31	A5.16
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ARCH REF #34	A5.20
ARCH REF #35	A5.21
ARCH REF #36	A5.14
ARCH REF #37	
ARCH REF #38	A5.19
ARCH REF #39	A5.18
ARCH REF #40	A5.11

KEY PLAN

NO SCALE



ENLARGED FOURTH FLOOR PLAN

SCALE: 1/8" = 1'–0"

NORTH

8' 0' 8' 16'

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PHONE: (920) 926-9800
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PROJECT INFORMATION

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PROFESSIONAL SEAL

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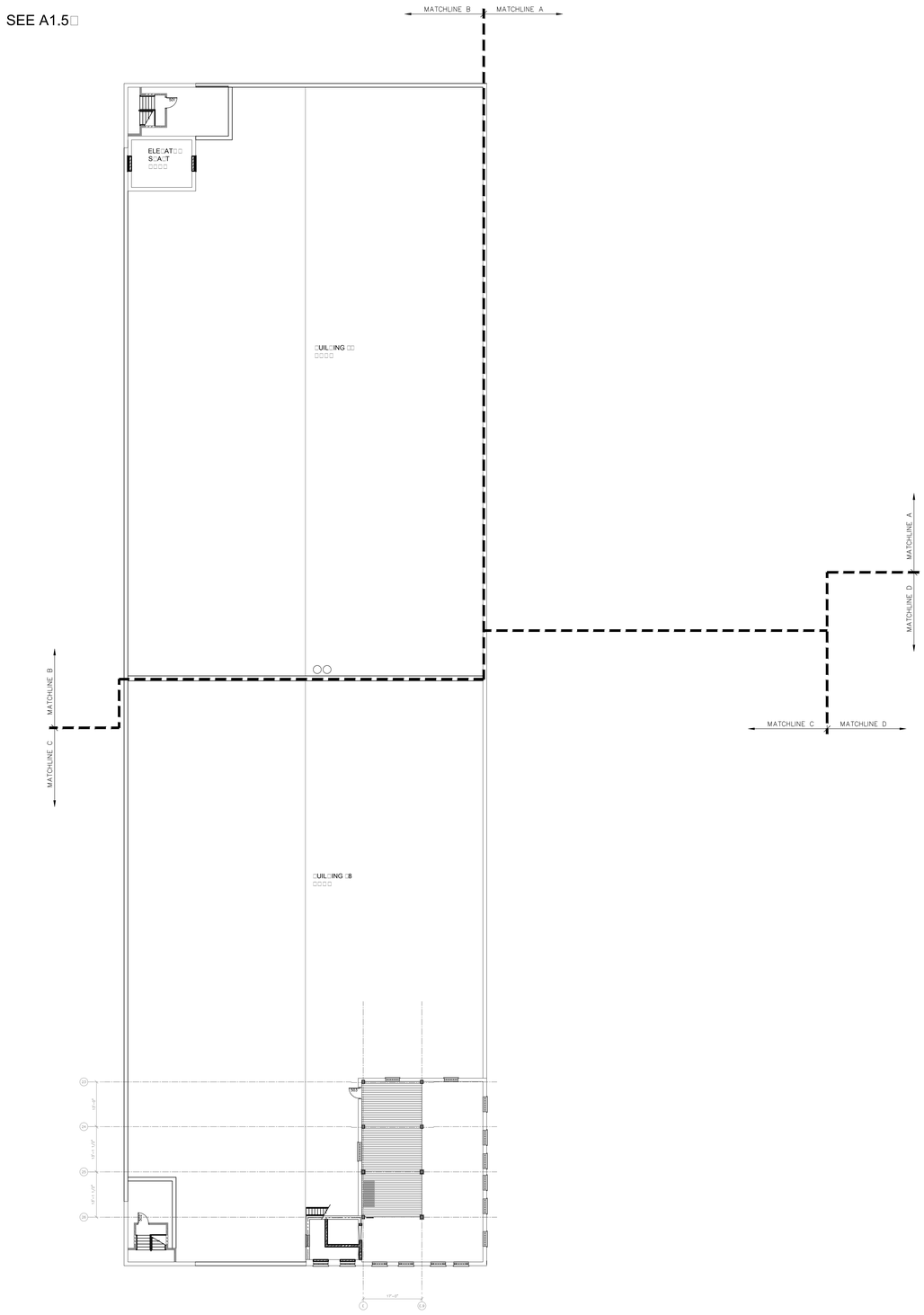
ENLARGED FOURTH FLOOR PLAN

SHEET NUMBER

A1.1C

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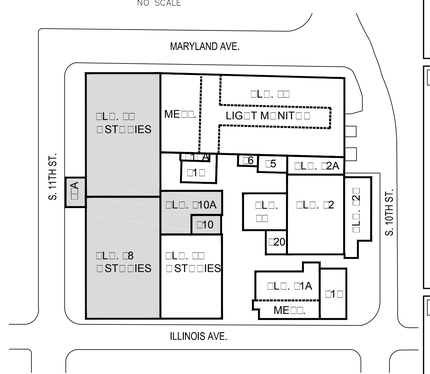
SEE A1.5□



SEE A1.5□

KEY PLAN

NO SCALE



NORTH

OVERALL MECHANICAL PENTHOUSE PLAN

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

16' 0' 16' 32'

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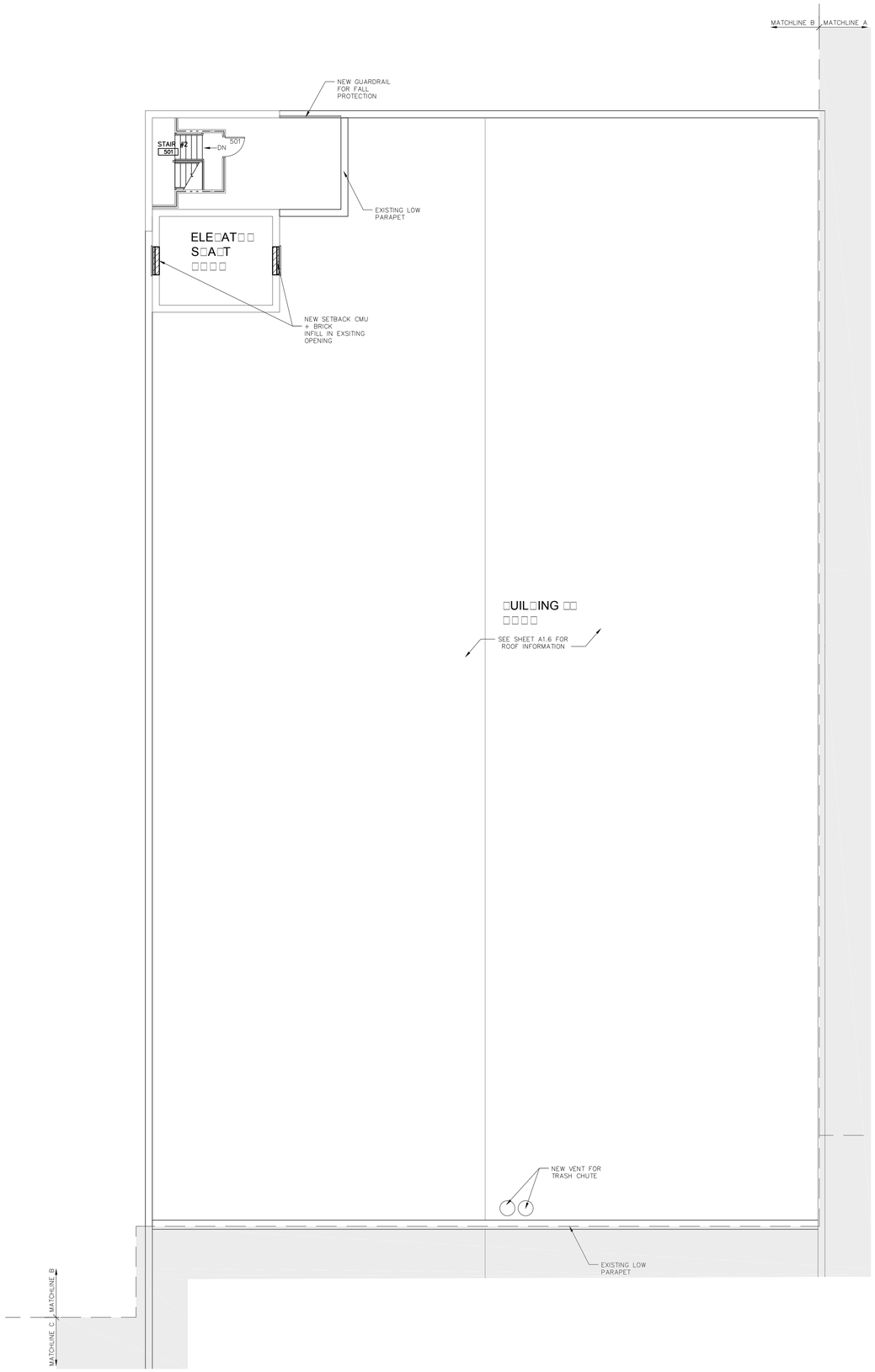
SHEET INFORMATION

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SHEET NUMBER

□ 1.□

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ENLARGED MECHANICAL PENTHOUSE PLAN

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

NORTH

8' 0' 8' 16'

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- AT COMMON AREAS, PROVIDE ACCESSIBLE SIGNAGE WITH VISUAL CHARACTERS PER ANSI SECTION 703.2 AND BRAILLE CHARACTERS PER ANSI SECTION 703.4. SIGNAGE TO BE PLACED ON LATCH SIDE OF DOOR AT 60" A.F.F., PROVIDE NO SMOKING SIGNAGE IN COMMON AREAS
- PLUMBING FIXTURES WERE LOCATED IN CONJUNCTION WITH EXISTING BUILDING PLANS. LAY OUT PLUMBING FIXTURES ACCORDING TO PLAN AND NOTIFY ARCHITECT IF STRUCTURAL CONFLICT EXISTS.
- COMMON AREA LIGHTING TO BE HIGH EFFICIENCY LIGHTING INCLUDING HIGH PERFORMANCE T-8 SYSTEMS, T-5 SYSTEMS OR CFL'S.
- VERIFY ALL FIRE EXTINGUISHER LOCATIONS & QUANTITIES WITH FIRE DEPARTMENT.
- IF ANY NEW ROOFTOP MECHANICAL UNITS ARE REQUIRED, NEW EQUIPMENT SHALL BE HELD TO CENTER OF ROOF AND WILL NOT BE VISIBLE FROM STREET LEVEL
- ALL NEW MECHANICAL, PLUMBING, ELECTRICAL, AND FIRE PROTECTION TO BE HELD AT A MINIMUM FIVE FEET FROM PERIMETER WALLS.
- PLUMBER SHALL PROVIDE SAWCUTTING AND REMOVAL OF CONCRETE FLOOR AT NEW PLUMBING TRENCH LOCATIONS. PLUMBING TRENCHES ARE NOT SHOWN ON DEMO PLAN.
- FOR ALL AREAS OF INFILL AND NEW CONCRETE FLOOR TOPPING, SEE STRUCTURAL PLANS FOR LOCATION AND TYPE OF INFILL SYSTEM.

TYP. FLOOR PLAN SYMBOLS:

- WALL TYPE - SEE RATED ASSEMBLIES
- EXIT SIGN
- FEC WALL MOUNTED FIRE EXTINGUISHER w/ MOUNTING BRACKET
- FE FIRE EXTINGUISHER w/ CABINET
- A AUTOMATIC DOOR OPENER
- K KEY LOCK (KNOX BOX)
- S SMOKE DETECTOR (HARD-WIRED w/ BATTERY BACKUP & INTERCONNECTED)
- C CARBON MONOXIDE DETECTOR (HARD-WIRED w/ BATTERY BACKUP & INTERCONNECTED)
- ACCESSIBLE WINDOW LOCATION - SEE WHEDA NOTES ON A5 SHEETS FOR REQUIREMENTS
- SENSORY IMPAIRED UNITS SHALL COMPLY w/ ICC/ANSI A117.1-2003 SECTION 1005.
- SECURITY CAMERA
- F KEY FOB
- BORROWED LIGHT LOCATION - PROVIDE OPENING WITHIN FULL HEIGHT WALL. PROVIDE 6'-0"W x 3'-0"T OR 3'-6"W x 3'-0"T OPENING. DIRECT SET 1/4" GLASS IN WOOD FRAME & SECURE w/ WOOD STOPS. SET BOTTOM OF TRANSOM AT 8'-0" A.F.F. U.N.O.

APARTMENT NUMBER
UNIT ###
ARCH REF ## ← SEE A5 SHEETS
TYPE X ← UNIT TYPE
BEDROOM ← BEDROOM COUNT
SQUARE FOOTAGE ← UNIT SIZE

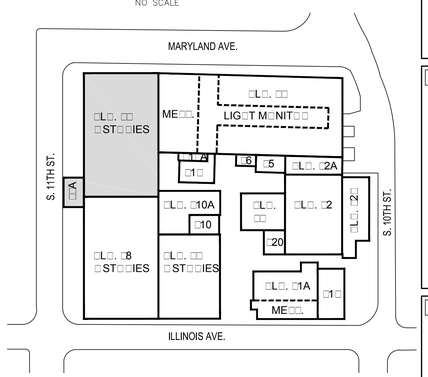
- NEW STEEL STUD WALL - SEE WALL TAGS
- NEW STEEL STUD WALL - TOP OF WALL TO BE AT 7'-8" A.F.F.
- NEW STEEL STUD WALL - 42" TALL
- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- (1) HOUR RATED FIRE PARTITION
- (1) HOUR RATED FIRE BARRIER
- (2) HOUR RATED FIRE BARRIER
- EXIST. DOOR TO REMAIN
- EXIST. DOOR TO BE REMOVED
- NEW DOOR

FLOOR PLAN KEYNOTES:

A NEW FLOOR INFILL

KEY PLAN

NO SCALE



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1031 MARYLAND AVE • SHEBOYGAN, WI 53081

PROFESSIONAL SEAL

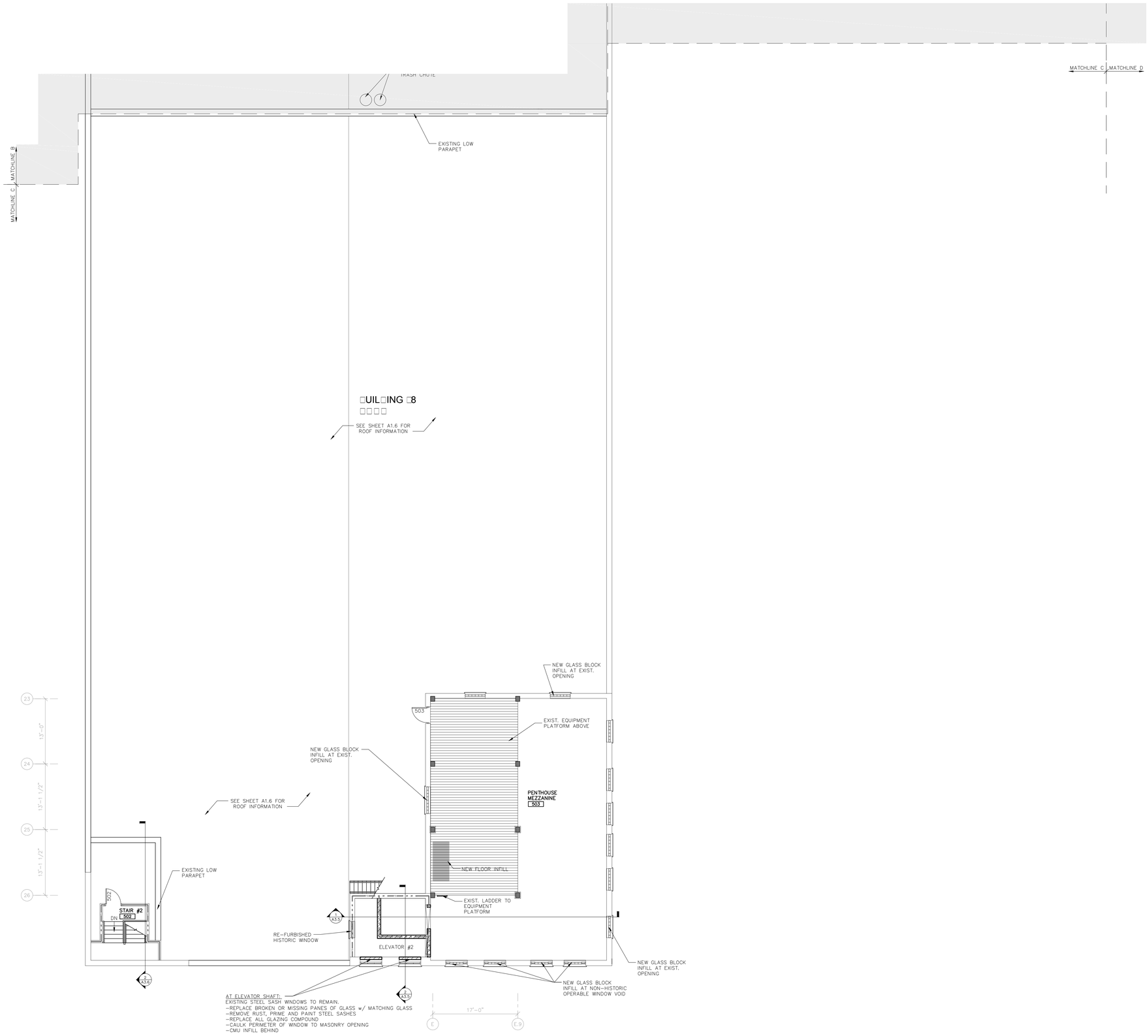
SHEET DATES

ISSUE DATE APR. 2□, 2018
REVISIONS
MAY □, 2018

SHEET INFORMATION

ENLA□GE□ ME□□ANI□AL PENT□□USE □□□□ PLAN
SHEET NUMBER
1.□□

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ENLARGED MECHANICAL PENTHOUSE PLAN

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

8' 0' 8' 16'

NORTH

GENERAL FLOOR PLAN NOTES:

- DIMENSIONS SHOWN ON PLAN ARE TO BE VERIFIED IN FIELD. ONCE DEMOLITION HAS BEEN COMPLETED, CONTRACTOR IS TO LAYOUT CORRIDORS, DEMISING WALLS, AND PLUMBING LOCATIONS AND REPORT ANY DISCREPANCIES TO ARCHITECT.
- ALL INTERIOR DIMS. ARE FROM FACE-OF-STUD TO FACE-OF-STUD.
- MOST INTERIOR WALLS TO BE 3 5/8" OR 6" METAL STUDS @ 16" O.C. (SEE FLOOR PLAN FOR SIZE) W/ 5/8" GYPSUM BOARD BOTH SIDES - SEE RATED ASSEMBLIES AND BUILDING SECTIONS FOR ADDITIONAL INFORMATION AND LOCATIONS OF RATED WOOD WALLS FOR BEARING.
- PROVIDE SOUND BATT INSULATION TO FILL STUD CAVITY AT TOILET ROOMS.
- VERIFY THAT EXISTING DOOR AND FRAME FIRE LABELS ARE COMPLIANT WITH WALL RATINGS AND CALLED OUT TO REMAIN.
- AT COMMON AREAS, PROVIDE ACCESSIBLE SIGNAGE WITH VISUAL CHARACTERS PER ANSI SECTION 703.2 AND BRAILLE CHARACTERS PER ANSI SECTION 703.4. SIGNAGE TO BE PLACED ON LATCH SIDE OF DOOR AT 60" A.F.F., PROVIDE NO SMOKING SIGNAGE IN COMMON AREAS
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APARTMENT NUMBER
UNIT ###
ARCH REF ## ← SEE A5 SHEETS
TYPE X ← UNIT TYPE
BEDROOM ← BEDROOM COUNT
SQUARE FOOTAGE ← UNIT SIZE

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- NEW STEEL STUD WALL - TOP OF WALL TO BE AT 7'-8" A.F.F.
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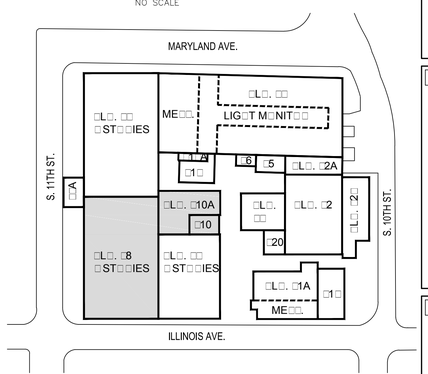
EXIST. DOOR TO REMAIN | EXIST. DOOR TO BE REMOVED | NEW DOOR

FLOOR PLAN KEYNOTES:

(A) NEW FLOOR INFILL

KEY PLAN

NO SCALE



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BADGER STATE LOFTS

1031 MARYLAND AVE • SHEBOYGAN, WI 53081

PROFESSIONAL SEAL

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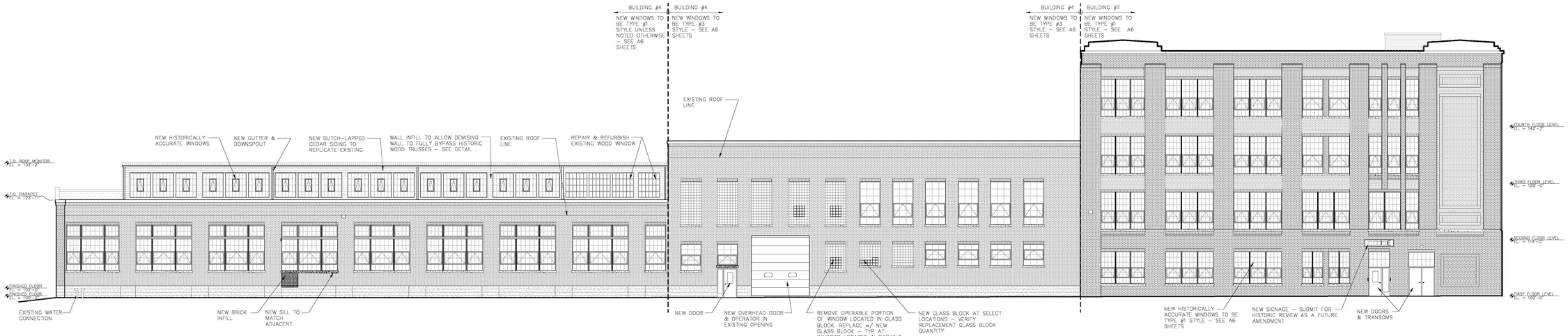
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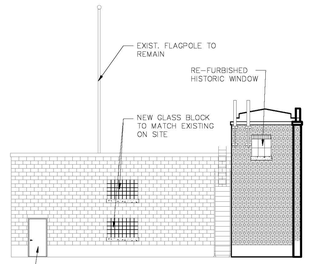
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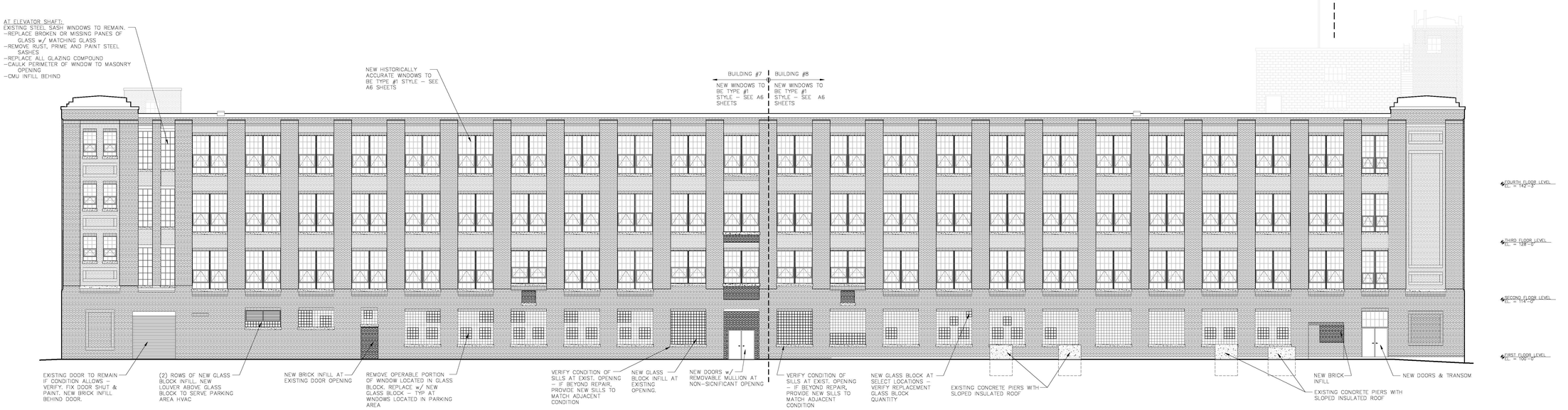


1 A2.0

BUILDING 4 & 7 NORTH ELEVATION

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





2 A2.0

BUILDING 7 & 8 WEST ELEVATION

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

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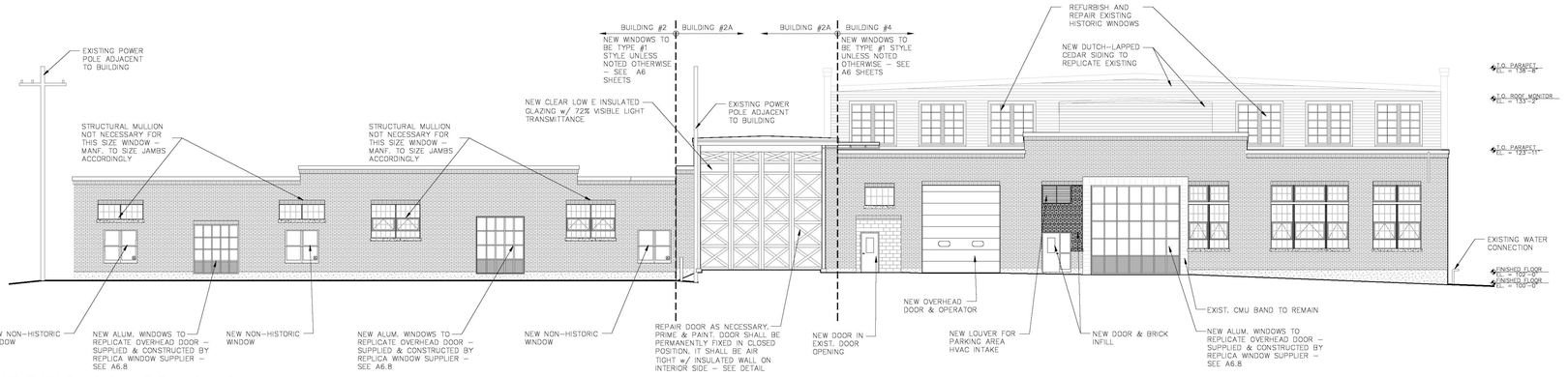
SHEET INFORMATION

EXTERIOR ELEVATIONS

SHEET NUMBER

2.0

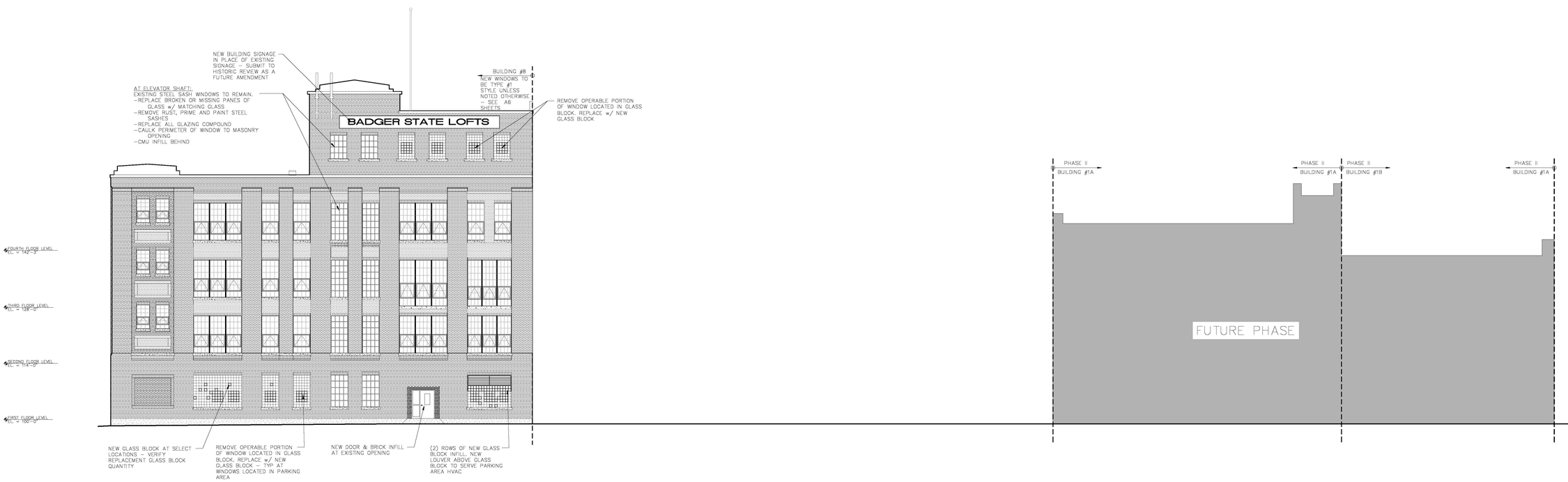
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1 A2.1

BUILDING 2A, 2B, & 4 EAST ELEVATION

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



2 A2.1

BUILDING 8 & 9 SOUTH ELEVATION

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

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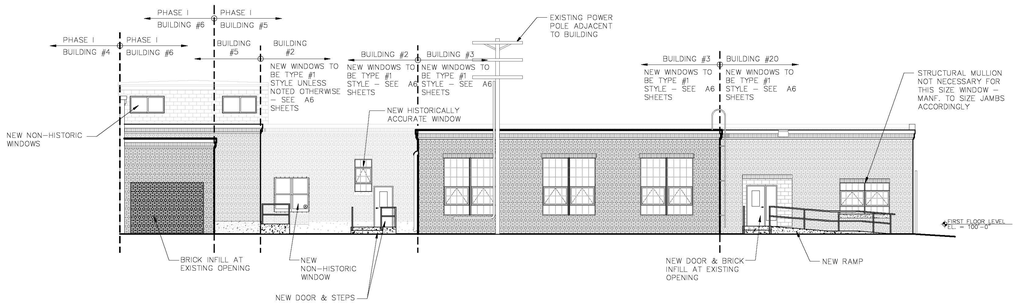
REVISIONS
MAY 1, 2018

SHEET INFORMATION

ELEVATIONS

SHEET NUMBER
A2.1

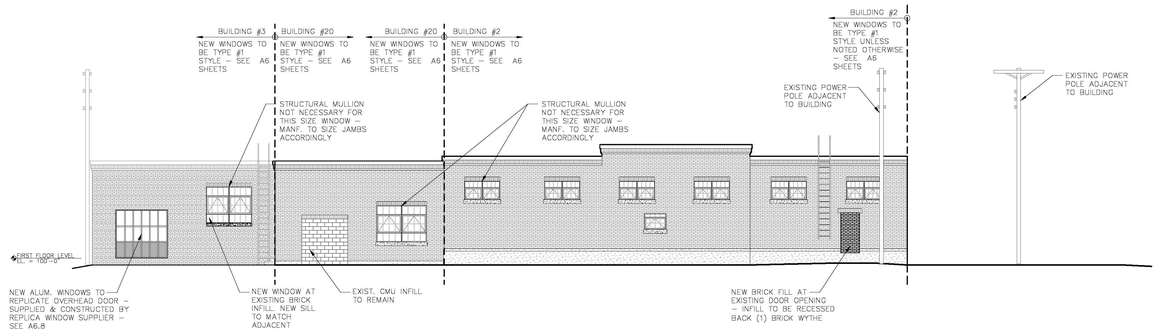
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2 / A2.2

BUILDING 2, 3, 5, 6, & 20 WEST ELEVATION

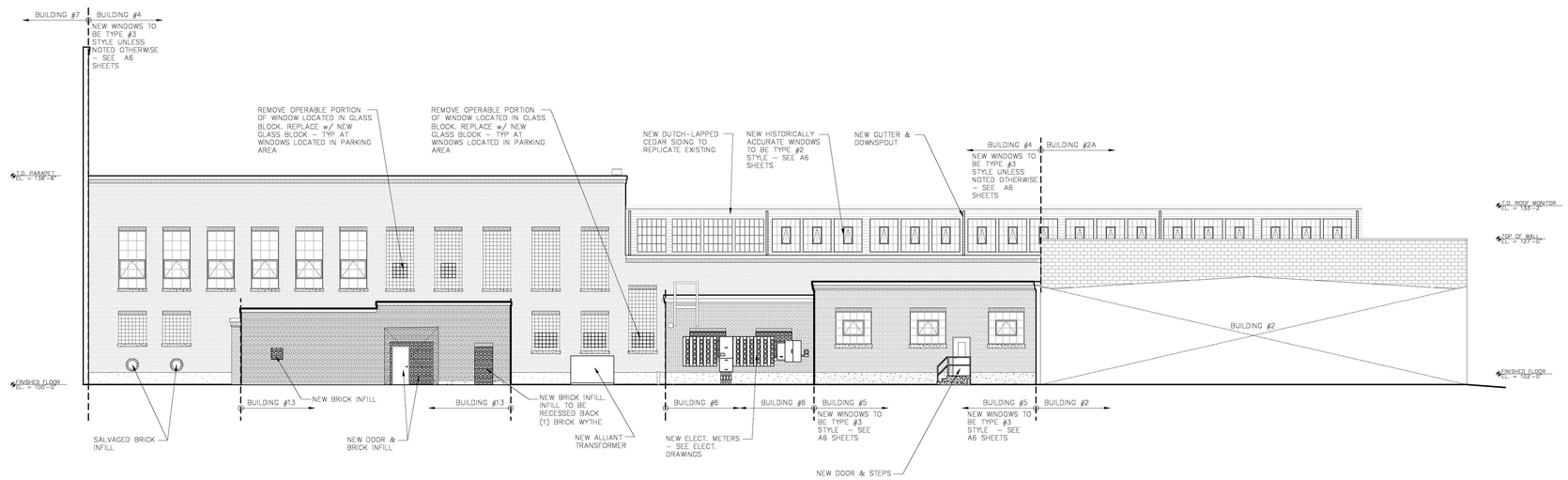
SCALE: 3/32" = 1'-0"



1 / A2.2

BUILDING 2, 2A, 3, & 20 SOUTH ELEVATION

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



3 / A2.2

BUILDING 2B, 4, 5, 6, & 18 SOUTH ELEVATION

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

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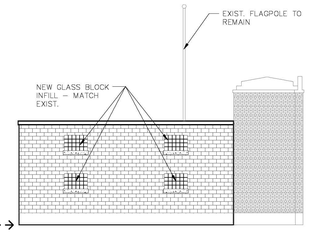
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EXTERIOR ELEVATIONS

SHEET NUMBER

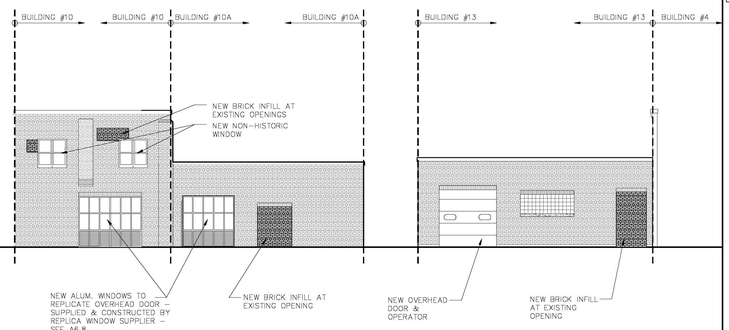
A2.2

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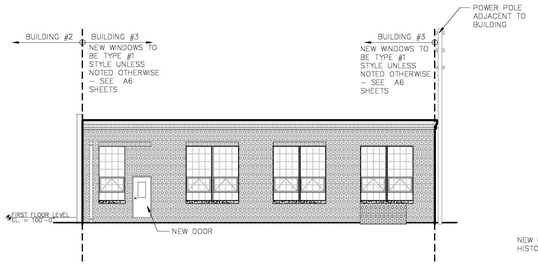
BUILDING 8 – PENTHOUSE EAST ELEVATION

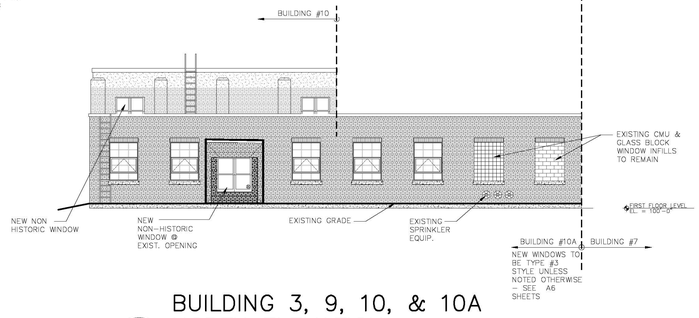
SCALE: 3/32" = 1'–0"



BUILDING 9, 10, 10A, & 13 EAST ELEVATION

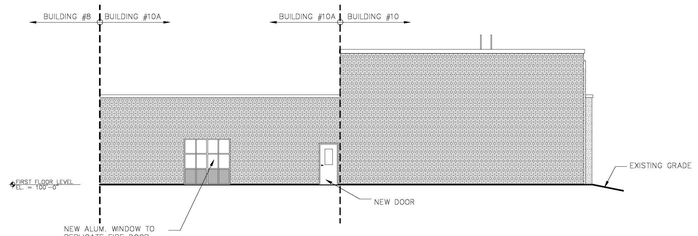
1 / A2.3 SCALE: 3/32" = 1'–0"





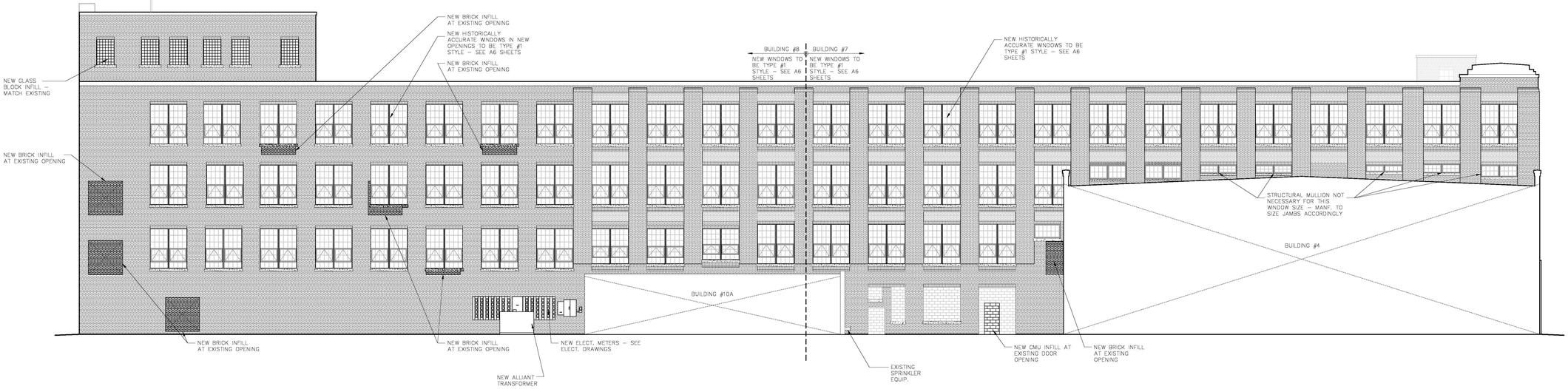
BUILDING 3, 9, 10, & 10A NORTH ELEVATION

3 / A2.3 SCALE: 3/32" = 1'–0"



BUILDING 10 & 10A SOUTH HIDDEN ELEVATION

2 / A2.3 SCALE: 3/32" = 1'–0"



BUILDING 7 & 8 EAST ELEVATION

4 / A2.3 SCALE: 3/32" = 1'–0"

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CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Construction of Badger State Lofts at 1031 Maryland Avenue (Parcel #500560 - former C. Coakley storage facility).

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

REPORT DATE: September 7, 2018 **MEETING DATE:** September 10, 2018

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:

- KCG Development, LLC is requesting approval for redevelopment of the historical Badger State Tanning Company Building located at 1031 Maryland Avenue. The project is an adaptive re-use project to convert the subject building into a mixed use facility anchored by a multifamily housing apartment community with a commercial and retail component; the commercial retail component is proposed for the detached building located in the southeast corner of the property in what was once the Boiler Building for the historic Tannery.

- The Badger State Lofts adaptive re-use project will turn a 210,000 square foot Historic Tannery facility into 118 apartment units. In addition to the apartment units, the floor plan will consist of interior parking, fitness area, a business space, and a community room. The existing multi-colored brown brick on the exterior of the building will be cleaned, repaired, and repointed where needed. New Historic replica windows throughout a majority of the building will enhance the exterior façade.

- Several sections of the non-historic building additions are proposed for demolition. In addition, the section known as Building 9 is scheduled for demolition due to structural deficiencies. The Historic Boiler House is scheduled for commercial use. All of the remaining historic sections of the complex are of mill construction and are clad in brick with concrete sills and details. The neighboring buildings to the North, East, and West are steel framed buildings with metal paneling. The building to the south is a two story brick building.

- The former tannery plant's building sections are of mill construction and are clad in brick with concrete sills and details. Each section has a flat roof and all have concrete

foundations anchored to deep pilings. Stylistically the buildings are largely utilitarian industrial designs, with primary design features including repetitive window groupings and corbelled cornices; however, elements of the Prairie School can also be seen.

- All exterior materials will be cleaned, repaired and repointed where needed. At places where masonry units are damaged or missing, new replacement units will be installed to match adjacent existing units in size, color and texture and bond. Where repointing is necessary, mortar joint profiles and widths will match.

- Brick masonry infill will be removed from the historic window openings to restore those openings. Glass block infill will be retained at window openings where parking is proposed. Glass block in the remaining window openings will be removed to restore these openings and be replaced with historically accurate aluminum windows. In limited locations, the applicant proposes to remove sections of the existing masonry to create new door and window openings that are necessary to accommodate the residential program.

- Exterior light9ing fixtures will be replaced with new fixtures.

- Existing Dutch lap wood siding exists behind the translucent panels on the roof monitor and is proposed for the new appearance to the building.

- The proposed scope of work for Badger State Lofts will keep the Historic look which compliments the surrounding buildings.

STAFF COMMENTS:

None.

ACTION REQUESTED:

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

ATTACHMENTS:

Architectural Review Board Application and required attachments.

PARCEL NO.: 505650

MAP NO.: 26

ZONING CLASSIFICATION: CENTRAL COMMERCIAL

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: KCG Development, LLC

ADDRESS: 9333 North Meridian Street Suite 230 Indianapolis, IN 46260

E-MAIL ADDRESS: Matt.Gilhooly@kcgdevelopment.com

PHONE: (317) 409-7776 FAX NO.: N/A

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Badger State Lofts

ADDRESS OF PROPERTY AFFECTED: 1031 Maryland Avenue

NEW BUIILDING: _____ ADDITION: _____ REMODELING: X

DESCRIPTION OF PROPOSED PROJECT: The proposed project is the redevelopment of the former Badger State Tanning Company Building into a mixed-use facility anchored by a multifamily housing apartment community with a commercial and retail component.

DESCRIPTION OF **EXISTING** EXTERIOR DESIGN AND MATERIALS: The former tannery plant's building sections are of mill construction and are clad in brick with concrete sills and details. Each section has a flat roof and all have concrete foundations anchored to deep pilings for support on the soft clay soil. Stylistically, the buildings are largely utilitarian industrial designs, with primary design features including repetitive window groupings and corbelled cornices; however, elements of the Prairie School can also been seen.

DESCRIPTION OF THE **PROPOSED** EXTERIOR DESIGN AND MATERIALS: All exterior masonry will be cleaned, repaired, and repointed where needed. At places where masonry units are damaged or missing, new replacement units will be installed to match adjacent existing units in size, color, texture, and bond. Where repointing is necessary, mortar joint profiles and widths will match adjacent existing brickwork in color composition.

Brick masonry infill will be removed from historic window openings to restore those openings. Glass block infill will be retained at window openings where parking is proposed. Glass block in the remaining window openings will be removed to restore these openings and replaced with historically accurate aluminum windows. In limited locations, the applicant proposes to remove sections of existing masonry to create new door and window openings that are necessary to accommodate the residential program.

Exterior lighting fixtures will be replaced with new fixtures.

Existing Dutch lap wood siding exists behind the translucent panels on the roof monitor and is proposed for the new appearance to the building.

3. NAMES AND ADDRESSES

OWNER OF SITE: Roadster Sheboygan, LLC

ADDRESS: 5325 West Rogers Street West Allis, WI 53219

PHONE: (414) 272-4040 FAX NO.: N/A

ARCHITECT: Excel Engineering - Jonathan Brinkley

ADDRESS: 100 Camelot Drive Fond du Lac, WI 54935

E-MAIL ADDRESS: jonathan.b@ExcelEngineer.com

PHONE: (920) 926-9800 FAX NO.: (920) 926-9801

CONTRACTOR: KCG Construction, LLC – Russell Maynard

ADDRESS: 9333 North Meridian Street Suite 230 Indianapolis, IN 46260

PHONE: (610) 883-7968 FAX NO.: N/A

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.

Badger State Lofts

Supporting document for City of Sheboygan
Architectural Review Application submittal – Section D
September 6, 2018

Overview

The proposed scope of work for Badger State Lofts will keep the Historic look which compliments the surrounding buildings. The historic sections of the complex scheduled to remain are of mill construction and are clad in brick with concrete sills and details. The neighboring buildings to the North, East, and West are steel framed buildings with metal paneling. The building to the south is a two story brick building.

Statistics

- Existing Historic Tannery square footage – 250,000 S.F.
- Proposed square footage – 209,909 S.F.
- Buildings to be demolished
    - Building #7A
        - Located on west elevation
        - Loading dock addition
        - Non-historic CMU, not useful for proposed rehab
    - Building #2B
        - Located on east elevation
        - Railroad shed addition
        - Non-historic metal building, not useful for proposed rehab
    - Building #9
        - Located on south elevation
        - Main tannery building
        - Historic, building has severe structural deficiencies. Nearly impossible to save.
    - Building #9A
        - Located on west side of courtyard attached to east side of building #9
        - Mechanical/equipment addition
        - Non-historic metal building, not useful for proposed rehab
- 118 apartment units
    - (43) 1 Bedroom
    - (61) 2 Bedroom
    - (13) 3 Bedroom
    - (1) 4 Bedroom

- Average unit size
    - 838 S.F. – 1 Bedroom
    - 1,136 S.F. – 2 Bedroom
    - 1,506 S.F. – 3 Bedroom
    - 2,132 S.F. – 4 Bedroom

- First Floor
    - (24) Units
    - Interior Parking
    - Fitness Area
    - Business Space
    - Community Room
    - Leasing Office
    - Laundry Room
    - Storage Units
    - Maintenance Shop
- Second Floor
    - (33) Units
    - Laundry Room
- Third Floor
    - (29) Units
    - Laundry Room
- Fourth Floor
    - (32) Units

Exterior Work

North Elevation

Consists of Buildings #4 & #7

- Clean, repair, and repoint the existing multi-colored brown brick as necessary.
- Glass block infills currently exist at a majority of the existing window openings. Many of these openings have broken sections of glass block, wood panel infill, or large mechanical louvers inserted into them. Only a select few existing glass block windows will remain (to the interior parking area). The existing broken glass blocks will be replaced with new to provide a weathertight seal. The remaining window openings will have new Historic replica windows. The window appearance & design is strictly enforced by the National Park Service.
- The roof monitor on the eastern portion of the north elevation (Building #4) will have the existing corrugated paneling removed. The existing conditions beneath the paneling is a dutch-lapped cedar siding – which will be replicated for the proposed elevation. The existing windows in the roof monitor will be replaced with new, with the exception of four of them on the western portion of the monitor that will be refurbished per the requirements of the National Park Service. New gutters and downspouts will also be added to the roof monitor.
- A new door and transom to match the appearance of the upper floor windows will be inserted into the existing stair shaft door opening on the west end of the north elevation.
- An existing window opening just to the east of the stair shaft door will be converted to new door opening with a transom that will match its existing head height. This new opening will be the main entrance for the office.
- The existing overhead door located in Building #4 will be replaced with new. This will serve as the main entrance/exit to the interior parking.
- Just to the east of the overhead door an existing window opening will be converted to a walk door. The existing window void above the door will be a new historic replica window.
- The existing walk door, concrete steps & railing located near the east end of the north elevation will be removed. The two smaller glass block windows near the door will also be removed – all

three of these openings will be converted into one larger window that will match the adjacent window rhythm.

South Elevation:

Consists of Buildings #8, #9, #1A, & #1B

- Clean, repair, and repoint the existing multi-colored brown brick as necessary.
- Glass block infills currently exist at a majority of existing window openings. Many of these openings have broken sections of glass block, wood panel infill, or large mechanical louvers inserted into them. All of the first floor window openings which lead into the new interior proposed parking area will remain as glass block for durability and privacy. Select individual broken blocks will be replaced with new to provide a weathertight seal. Second, third, and fourth floor existing window openings will have new Historic replica windows. The window appearance & design is strictly enforced by the National Park Service.
- Existing windows in the elevator shaft located in the central part of building #8 are proposed to be refurbished with new glass and have the existing steel be painted per National Park Service guidelines.
- A new entry (recessed approximately 4'-0") will be located towards the east end of building #8.
- The existing glass block window located furthest east will have repaired glass block inserts, along with a new mechanical intake louver for the new interior parking.
- Large mechanical equipment and rusted ducts that run up the façade will be removed.
- The operable portions of windows located within the existing glass block openings in the penthouse will be removed and replaced with new glass block infill.
- New building signage will replace the existing signage on the exterior of the penthouse.
- Building #9 (located just east of Building #8) will be demolished. The building has severe structural issues from settling into wet soil and having improper foundations. A new parking area will replace Building #9.
- The detached boiler and engine house (Building #1A & #1B) located at the east end of the south elevation will be a future commercial space. Existing doors will be refurbished and painted and new replica windows will replace the existing. The east portion of the south elevation (Building #1B) will have the wall tore down and re-constructed after new foundation supports are installed.

East Elevation:

Consists of Buildings #4, #2, #2A, #2B, #1B

- Clean, repair, and repoint the existing multi-colored brown brick as necessary.
- The windows on the north side of Building #4 currently have glass block, these will be removed & replaced with new Historic replica windows. The window appearance and design is strictly enforced by the National Park Service.
- The existing overhead door located in the center of Building #4 will be removed. The existing large opening will have a new aluminum window system inserted into it which will replicate the existing overhead door.
- The existing window just to the south of the overhead door will be converted into a new walk door opening. Matching brick infill will fill a majority of the old window void, along with a new mechanical intake louver for the new interior parking.

- The southern overhead door in Building #4 will be replaced with new. This will be a one-way entrance door leading into the interior parking area.
- A new walk door will replace the existing located towards the south on the east elevation.
- The existing large sliding wood door will be repaired, primed and painted. The door will be fixed shut in place and will have a new insulated wall on the interior side – which will form a weathertight seal. New glass will replace the existing located on the upper part of the door.
- The roof monitor on the northern portion of the east elevation (Building #4) will have the existing corrugated paneling removed. The existing conditions beneath the paneling is a dutch-lapped cedar siding – which will be replicated for the proposed elevation. Further back behind the roof monitor, more corrugated paneling exists. This will also be removed & have new dutch-lapped cedar siding exposed. Behind the existing paneling are six historic windows. These windows will be repaired and refurbished per Historic guidelines.
- The existing metal building (Building #2B) will be removed in its entirety.
- The southern portion of the East elevation will now have Building #2 visible to the street. Three non-historic windows, four historic replica windows, and two Aluminum windows replicating overhead doors will exist in this elevation.
- The detached boiler and engine house (Building #1A & #1B) located at the south end of the east elevation will be converted to a commercial space in the near future. Existing doors will be refurbished and painted and new replica windows will replace the existing. The south bay of the east elevation (Building #1B) will have the wall tore down and re-constructed after new foundation supports are installed.

West Elevation:

Consists of Buildings #7 & #8

- Clean, repair, and repoint the existing multi-colored brown brick as necessary. A few abandoned openings will be infilled with matching brick.
- Large mechanical equipment located at ground level along with rusted ducts that run up the southern façade will be removed.
- An existing opening near the north part of the west elevation will have two rows of glass block along with a new mechanical louver to serve the interior parking area.
- Glass block infills currently exist at a majority of existing window openings. Many of these openings have broken sections of glass block, wood panel infill, or large mechanical louvers inserted into them. All of the first floor window openings which lead into the new interior proposed parking area will remain as glass block for durability and privacy. Select individual broken blocks will be replaced with new to provide a weathertight seal. Second, third, and fourth floor existing window openings will have new Historic replica windows. The window appearance & design is strictly enforced by the National Park Service.
- Existing windows in the elevator shaft on the north end of the west elevation are proposed to be refurbished with new glass and have the existing steel be painted per Historic guidelines.
- A CMU loading dock addition (Building #7A) juts out towards S 11th street. This out of place building addition will be demolished.
- Large amounts of vegetation have also overgrown around the west elevation. The existing asphalt will be removed & replaced with new concrete pavement, curb & sidewalk.
- A new door and transom to match the appearance of the upper floor windows will be inserted into the existing stair shaft door opening on the south end of the west elevation.
- A new set of hollow metal doors will be added in the center of the elevation of first floor to allow dumpsters to be wheeled out for pickup.

- The penthouse work will consist of removing existing mechanical equipment, removing two existing steel sash windows and replacing with glass block, and replacing the existing walk door. The existing metal stair leading up to the penthouse roof will also be replaced.



JULY 20, 2018

Proposed Historic Re-use of:

1031 Maryland Ave, Sheboygan

KCG DEVELOPMENT

EXCEL
ARCHITECTS • ENGINEERS • SURVEYORS



JULY 20, 2018

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CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Discussion on conceptual plans for an exterior remodel of downtown commercial building(s) located at new at 804 N. 8th Street (Parcel # 107200).

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

REPORT DATE: September 7, 2018 **MEETING DATE:** September 10, 2018

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:

Steve Schmitt of Fifth Generation Properties owns property at 804 N. 8th Street and has some questions about the guidelines and use of other building materials.

STAFF COMMENTS:

804 N. 8th Street lies within the 8th Street Design Guidelines. The Guidelines are pretty clear about not wanting EIFS or any materials that mimic other materials. However, it was thought that Mr. Schmitt could come and talk to the board and provide some conceptual plans for discussion. Such a discussion could provide feedback to Mr. Schmitt to see whether the Architecture Review Board would want to re-visit that requirement for this particular property.

The Board may decide that the guidelines need to stand as written or the board could decide that in particular instances on existing buildings non-approved materials may be considered viable. As a preliminary review this should provide a format for the Board and Staff to debate the requirements of the guidelines in general and their application for this project.

While it will not provide a final approval of the project, it should be able to provide direction on materials the Board will/won't accept so that Fifth Generation can finalize their design accordingly.

ACTION REQUESTED:

Discussion only.

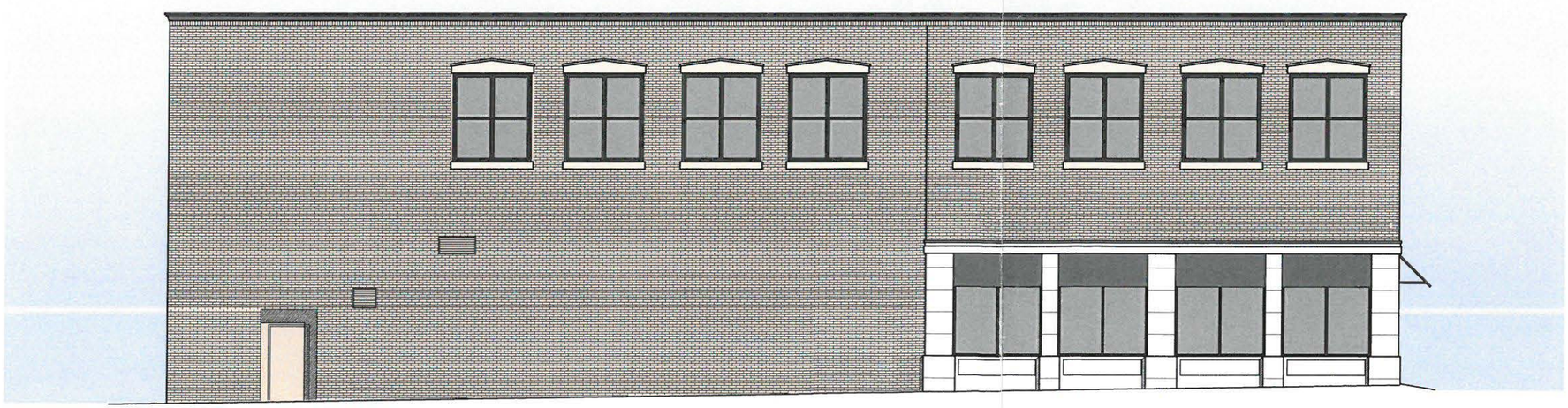
ATTACHMENTS:

Architectural Review Board Application and required attachments.



EAST ELEVATION

SCALE: 3/16"= 1'-0"



SOUTH ELEVATION

SCALE: 3/16"= 1'-0"

NO.	REVISIONS	DATE

DISTINCTIVE DESIGN STUDIO

PROPOSED ELEVATIONS FOR:

800 BLOCK OF NORHT 8TH STREET
SHEBOYGAN, WI 53081

SHEET TITLE
EAST AND SOUTH ELEVATIONS

DRAWN BY
JA

CHECKED BY
EJ

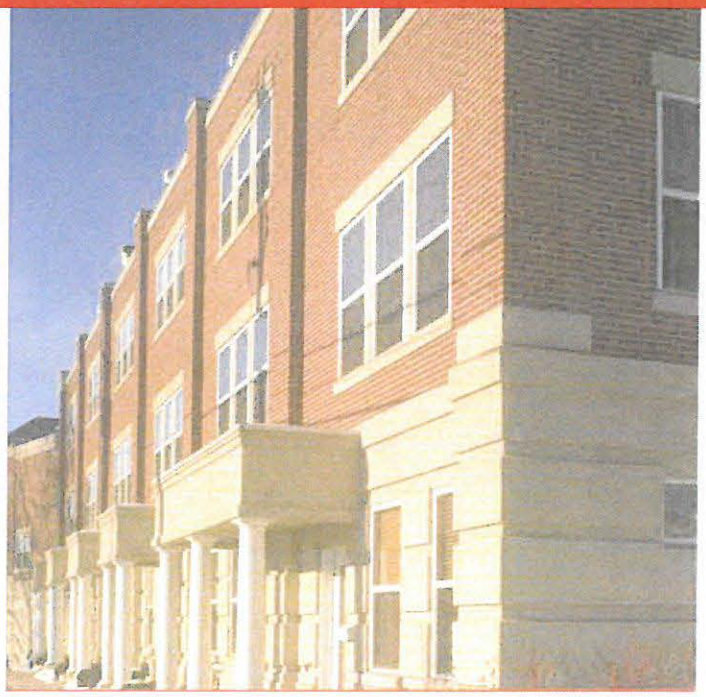
DATE
08/01/18

PROJECT NO.
NA

SHEET NO.
A4

Custom BRICK

Custom Brick Brochure (DS227)



Brown Street Station Condominiums
Forest Park, IL

"We wanted an antique brick look that you just couldn't get in this area without paying a fortune and waiting forever to get it. Custom Brick provided a perfect, and accessible, solution."



Private Residence
Chicago, IL

"Custom Brick transformed this once-dour townhouse into a high-end luxury home with dazzling curb appeal."

CURB APPEAL

RENOVATION

Before



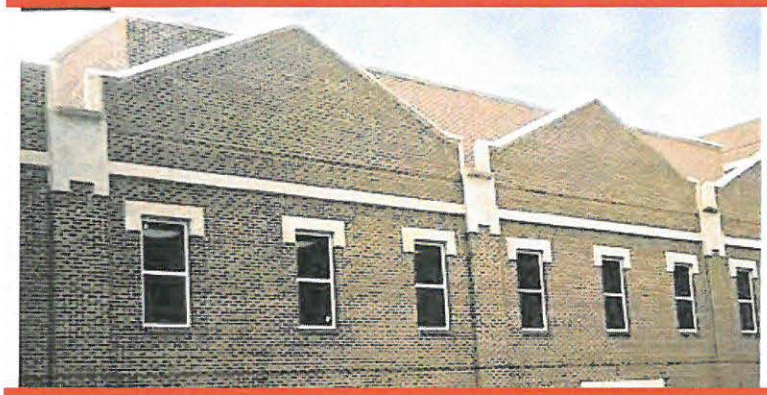


After

Isringhausen Imports
Springfield, IL

"The owner liked this renovated showroom so much he decided to re-clad his other brick building with Custom Brick because it looked better than the original brick."

COLOR



Vanderbilt University
Nashville, TN

"The roof of the more than 150 year-old structure required a unique HVAC screen wall solution that could match the building's brick exterior. Custom Brick was the answer."

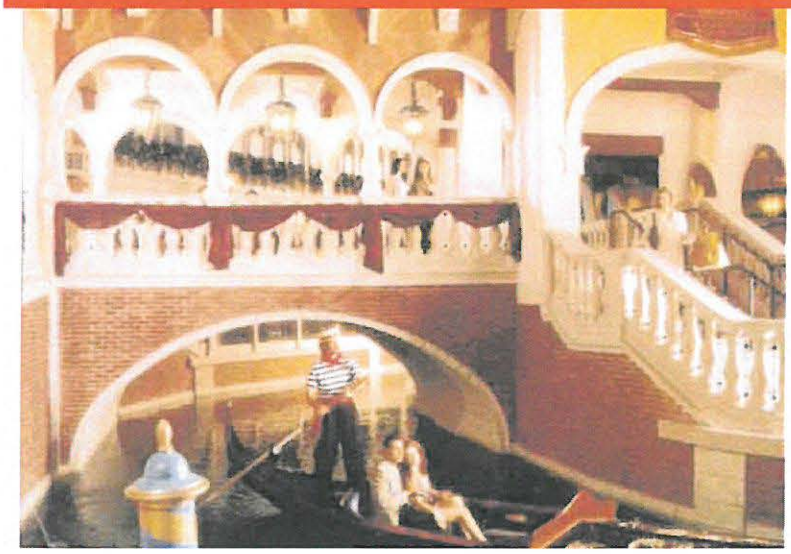
ENERGY

Private Residence
Ashland, NE

"The unmatched energy efficiency of the Dryvit system resulted in a savings of more than 20 percent to the homeowner."



DESIGN



The Venetian Resort Hotel Casino
Las Vegas, NV

"The ability to precisely match centuries-old Italian brick styles added to the authenticity of one of the world's most aesthetically pleasing casinos."

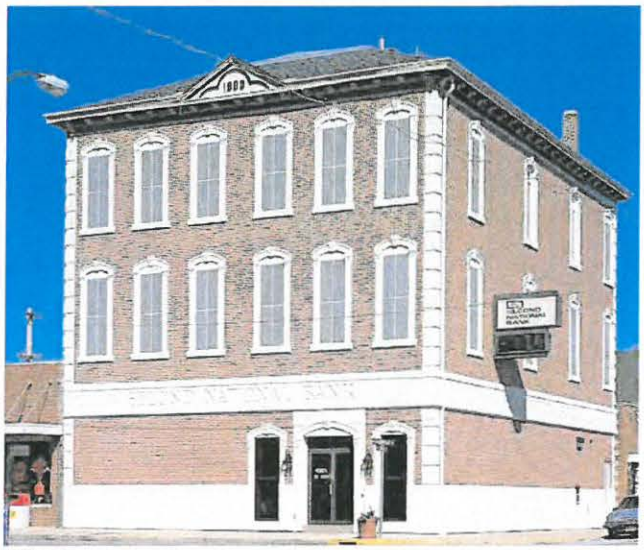
Cost

Before



Second National Bank
Arcanum, OH

"The choice of Custom Brick - instead of tuckpointing the old, painted brick exterior - saved the owner more than $85,000."



After



Dormitory -
University of Nevada, Reno

"Being a college dorm that would serve college kids for decades, durability was essential. Custom Brick provided the durability the university needed at a cost and in a look they desired."

Time

Marriott Residence Inn
Salt Lake City, UT

"Getting the unique clay brick color and style the owner wanted would have delayed the project for weeks. Custom Brick provided the desired look and was available within days."

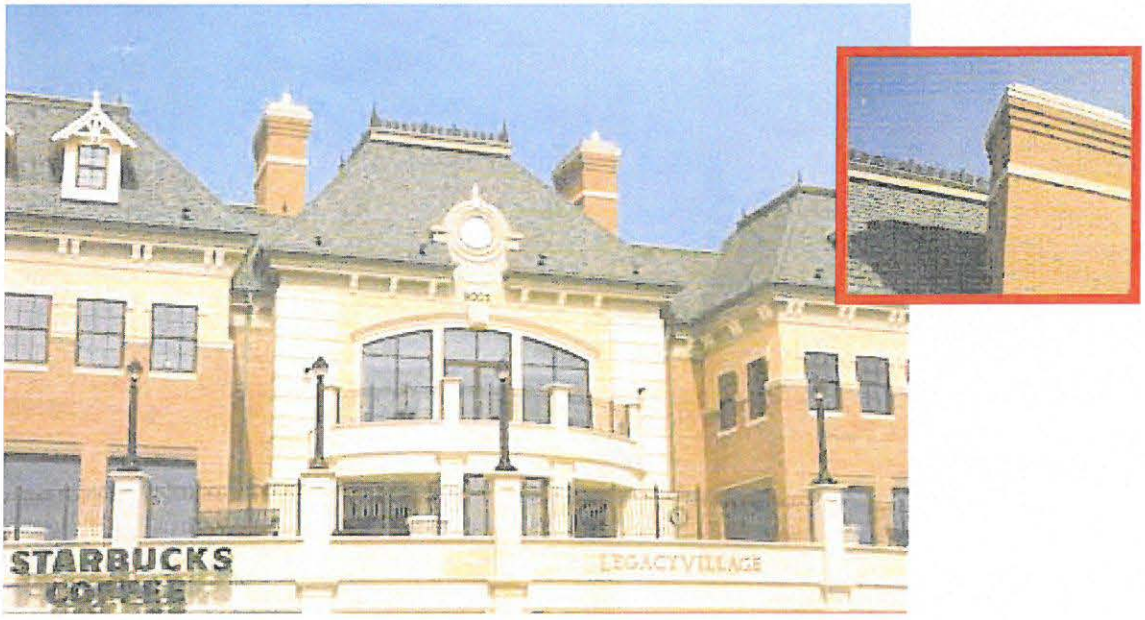


Lightweight

DETAIL

Legacy Village Shopping Center
Lyndhurst, OH

"The lightweight Custom Brick solution permitted the architect to create decorative chimneys that could never have been accomplished using heavy clay brick."



To read complete case studies on the projects featured in this brochure, please visit www.dryvit.com/casestudies.asp

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Better Value – Lower installed and 30-year life cycle.
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One Energy Way
P.O. Box 1014
West Warwick, RI 02893
800-556-7752
401-822-4100
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SIDEWALK CLOSED
JOS. SCHMITT
JOS. SCHMITT