

*****ATTACHMENTS*****

CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Construction of new cremation retort addition at Reinbold-Novak Funeral Home located at 1535 S. 12th Street.

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

REPORT DATE: October 22, 2021

MEETING DATE: October 25, 2021

FISCAL SUMMARY:

STATUTORY REFERENCE:

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

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

BACKGROUND / ANALYSIS:

Michael Reinbold is proposing to construct a new cremation retort addition to Reinbold-Novak Funeral Home located at 1535 S. 12th Street. The applicant states the following:

- The current use of the building at 1535 S. 12th Street, Sheboygan, Reinbold-Novak Funeral Home, has been used as a funeral home since 1929. It has two (2) chapels for visitations and funerals, three (3) conference rooms used for meeting with client families, a family lounge, five (5) restrooms, a resource center used for assisting client families with merchandise selections and a preparation room used for embalming, dressing, casketing and cosmetic application. On the second floor there are offices for the staff to conduct funeral home business and complete paperwork. In the lower level of the funeral home there is a walk-in cooler to hold bodies prior to cremation or to hold bodies for delayed services. There is also an attached garage and a detached garage that houses vehicles that are necessary in the operation of funeral business.
- The proposed addition was identified as a means to provide the public's need in death with burial vs cremation. There is not any additional room or space to accommodate the retort and storage in the existing facility so the logical move would be an attached addition to the facility.
- Cremation is a means of final disposition of a dead human body. Cremation is accomplished by placing the deceased in a casket or suitable container (usually constructed of reinforced cardboard) and introducing these contents into the cremation retort. The temperature in the retort is raised to the point of combustion and its contents are subjected to intense heat and flame. Through the use of natural gas, incineration of the container and its contents is accomplished, and all substances are consumed or driven off, except bone fragments (calcium compounds) and metal (including dental gold and silver and other non-human material) as the temperature is not sufficient to consume them. Following a cooling

period, the cremated remains are then swept from the cremation chamber and processed to a powder and sand-like consistency. These cremated remains are then placed into an urn.

- Having the cremation retort located and operated in our facility will provide us with the most efficient and secure way to monitor the retort. The retort will be of very high quality/state of art and maintained by factory technicians, thus not becoming a nuisance to the surrounding area of the funeral home. The cremation retort will be operated by our staff who will be factory trained by the cremation retort manufacturer.
- The property will continue to be used as a funeral home as it has been for the past ninety-plus years, with the addition of a cremation retort. With cremation being requested more often by families, they have a greater degree of expectation the cremation will be performed on site. We desire to add this service to our full-service funeral home so we may better serve families thus giving them the peace of mind that their loved one never leaves our care.
- Currently, and for the past thirty-plus years we have had our cremations performed at Parkview Cremations in Fond du Lac. With the ever-increasing choice of final disposition being cremation, we would like to provide our client families with on-site cremation, providing them with additional peace of mind.
- As our business continues to grow and with the cremation rate increasing at our funeral home, we find it necessary and appropriate to add a cremation retort to our facility to better serve our client families. Approval of the project will allow us to perform cremations on site and keep our business local.

The applicant states the following about the proposed building addition and architecture:

- The addition to their building that will house the cremation retort will complement the existing exterior of the building by using the same building materials and will be seamless with the rest of building. The addition will be located and attached to our existing facility on the northeast corner. Only two (2) exterior walls and roof need to be constructed to enclose the roughly 1,400 square foot addition.
- The finishes chosen for the exterior match the existing double 4 siding in finish and configuration. The mansard style roof matches the existing structure and finish with shingles.
- Siding will match the existing double 4 in size, texture and finish color which is an off beige in appearance.
- The mansard roof will have the same texture and finish color as the existing shingled mansard it attaches to.
- There is an existing unit masonry retaining wall along the north elevation of the building which will continue along the proposed north addition and match in size, texture and finish colors. Landscaping will be added in this area to complement what is already there.
- In designing the roof system, it was decided to create a structure with interior roof drains, professionally designed and run to the existing underground storm sewer on S. 12th St.

- The property will continue to be used as a funeral home as it has been for the past ninety-plus years, with the addition of a cremation retort. Very careful consideration was given to the location of the cremation retort addition. It is our goal that the addition is to be seamless with the existing building so we would maintain a consistent presence in our current location. We are using Mike Koenig Construction, a reputable local contractor, along with other local contractors to construct the addition. We are making a concerted effort to use local contractors for this project so we can further strengthen our local economy.

STAFF COMMENTS:

Applicant appears to be proposing an addition that matches the existing facility in terms of design, materials and colors.

The Architectural Review Board should have the applicant address the following:

- How tall will the retort stack be? How many feet of the retort stack will be seen above the roofline? Appears that you may be able to see approximately five (5) feet of the stack from 12th Street.

ACTION REQUESTED:

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

ATTACHMENTS:

Architectural Review Board Application and required attachments.

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

Office Use Only
DATE SUBMITTED: _____
REVIEW DATE: _____

CITY OF SHEBOYGAN ARCHITECTURAL REVIEW APPLICATION

Revised November 2019

FEE \$100.00

Completed application must be filed with the Department of City Development, 828 Center Avenue, Suite 208. 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: Michael D Reinbold

ADDRESS: 1535 South 12th Street, Sheboygan, WI 53081

E-MAIL ADDRESS: mike@reinboldfh.com

PHONE: (920) 452-7711 FAX NO.: (920) 451-2021

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Reinbold-Novak Funeral Home

ADDRESS OF PROPERTY AFFECTED: 1535 S. 12th Street, Sheboygan, WI 53081

NEW BUILDING: _____ ADDITION: x _____ REMODELING: _____

DESCRIPTION OF PROPOSED PROJECT: 36 x 38 addition to the existing facility to house a new retort, storage and cooler.

Construction will be wood frame with the same exterior finishes as the existing building it attaches to. The proposed elevations match the existing structure with double 4" siding and a shingled mansard roof tying into the existing mansard.

DESCRIPTION OF **EXISTING** EXTERIOR DESIGN AND MATERIALS: _____
Double 4 siding and shingled mansard roof at the two exposed elevations the proposed addition ties into, There is an existing architectural masonry retention wall along the north drive and north side of the building.

DESCRIPTION OF THE **PROPOSED** EXTERIOR DESIGN AND MATERIALS: _____
The proposed finishes will match the elevations and architectural design identically.
Vinyl, double 4 siding, shingled mansard roof and extension of the existing
architectural masonry retaining wall along the north.

3. NAMES AND ADDRESSES

OWNER OF SITE: Michael D Reinbold

ADDRESS: 1535 S. 12th Street, Sheboygan, WI 53081

EMAIL: mike@reinboldfh.com

PHONE: (920) 452-7711 FAX NO.: (920) 451-2021

ARCHITECT: Foundation Architects

ADDRESS: 2625 S Greeley Street, Milwaukee, WI 53207

EMAIL ADDRESS: craig@foundationarchitects.com

PHONE: (414) 403-3433 FAX NO.: ()

CONTRACTOR: Mike Koenig Construction Co., Inc

ADDRESS: 3502 Behrens Parkway, Sheboygan, WI 53081

EMAIL: mikek@mikekoenigconstruction.com

PHONE: (920) 457-0923 FAX NO.: (920) 457-1024

4. APPLICATION SUBMITTAL REQUIREMENTS

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

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

C. A .pdf file of all drawings either by email or CD

D. A scale drawing of the site plan showing the relationship of the building to the site and adjacent properties.

E. 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.

October 1, 2021

Planning and Development Department
828 Center Avenue Suite 208
Sheboygan, WI 53081

To Whom It May Concern:

The purpose of this letter is to inform you of what cremation is, why we find it necessary to add this service locally for the families we serve and how it will benefit our community.

The current use of the building at 1535 S. 12th Street, Sheboygan, Reinbold-Novak Funeral Home, has been used as a funeral home since 1929. The funeral home is approximately 10,000 square feet. It has two chapels for visitations and funerals, three conference rooms used for meeting with client families, a family lounge, five restrooms, a resource center used for assisting client families with merchandise selections and a preparation room used for embalming, dressing, casketing and cosmetic application. On the second floor there are offices for the staff to conduct funeral home business and complete paperwork. In the lower level of the funeral home there is a walk-in cooler to hold bodies prior to cremation or to hold bodies for delayed services. There is also an attached garage and a detached garage that houses vehicles that are necessary in the operation of funeral business.

The following information is a detailed description of the proposed operation. Cremation is a means of final disposition of a dead human body. Cremation is accomplished by placing the deceased in a casket or suitable container (usually constructed of reinforced cardboard) and introducing these contents into the cremation retort. The temperature in the retort is raised to the point of combustion and its contents are subjected to intense heat and flame. Through the use of natural gas, incineration of the container and its contents is accomplished, and all substances are consumed or driven off, except bone fragments (calcium compounds) and metal (including dental gold and silver and other non-human material) as the temperature is not sufficient to consume them. Following a cooling period, the cremated remains are then swept from the cremation chamber and processed to a powder and sand-like consistency. These cremated remains are then placed into an urn.

The addition to our building that will house the cremation retort will complement the existing exterior of the building by using the same building materials and will be seamless with the rest of building. The addition will be located and attached to our existing facility on the northeast corner. Only two exterior walls and roof need

to be constructed to enclose the roughly 1300 square foot addition. The addition will be constructed by the following means:

- The finishes chosen for the exterior match the existing double 4 siding in finish and configuration. The mansard style roof matches the existing structure and finish with shingles.
- The structure will match the existing in wood framing and meet all codes.
- In designing the roof system, it was decided to create a structure with interior roof drains, professionally designed and run to the existing underground storm sewer on S. 12th Street. With this design, although the area being excavated for the addition is currently asphalt, we would not be contributing to the storm run off to the alley way along the east lot line.

There will be little impact if any, to our current twenty-seven vehicle on-site parking allotment. The number of vehicles coming and going from our funeral home will be decreased because the cremations will be performed on site. This addition will house the cremation retort, storage room and additional refrigeration. The property is also adequately served by public utilities. Our existing funeral home facility is roughly 10,000 square feet.

Very careful consideration was given to the location of the cremation retort addition. It is our goal that the addition is to be seamless with the existing building so we would maintain a consistent presence in our current location. We are using Mike Koenig Construction, a reputable local contractor, along with other local contractors to construct the addition. We are making a concerted effort to use local contractors for this project so we can further strengthen our local economy.

The property will continue to be used as a funeral home as it has been for the past ninety-plus years, with the addition of a cremation retort. With cremation being requested more often by families, they have a greater degree of expectation the cremation will be performed on site. We desire to add this service to our full-service funeral home so we may better serve families thus giving them the peace of mind that their loved one never leaves our care.

We are requesting a locational variance for landscaping and parking variance.

1. Parking: depending on the requirements for this application, the facility has been operating without any effect on local traffic and street use with the existing 27 spaces now available. The proposed addition does not burden the parking in any way.
2. Locational Landscaping: the requested variance is to allow for flexibility in meeting the required landscape point system. With the limited green space around the building, we request the flexibility to provide the required landscape outside the general limits.

At Reinbold-Novak Funeral Home we are experiencing over fifty percent of the families that we are privileged to serve, select cremation as a final disposition.

Currently, and for the past thirty-plus years we have had our cremations performed at Parkview Cremations in Fond du Lac. With the ever-increasing choice of final disposition being cremation, we would like to provide our client families with on-site cremation, providing them with additional peace of mind.

Having the cremation retort located and operated in our facility will provide us with the most efficient and secure way to monitor the retort. The retort will be of very high quality/state of art and maintained by factory technicians, thus not becoming a nuisance to the surrounding area of the funeral home. The cremation retort will be operated by our staff who will be factory trained by the cremation retort manufacturer.

As our business continues to grow and with the cremation rate increasing at our funeral home, we find it necessary and appropriate to add a cremation retort to our facility to better serve our client families. By granting the Conditional Use Permit, it will allow us to perform cremations on site and keep our business local. We are one of the few remaining locally owned and family operated funeral homes in the county. Since 1906, Reinbold-Novak Funeral Home has been a strong community partner. Our commitment is demonstrated through our involvement in the community, not only in the city of Sheboygan but county-wide as well. We enjoy being active in local business organizations, service clubs and churches. For over thirty years we have been proud to give back to our community through our "Coats for Kids" coat drive, that to date has collected over 25,000 coats. These coats have been distributed to those in need throughout the county by our local Salvation Army. Also, for over thirty years we have invited the community to our "Handling the Holidays" program. This is a program that assists people in healing after the loss of a loved one, held annually at the Blue Harbor Conference Center.

Very careful consideration was given to the location of the cremation retort addition. There are other funeral homes in the area that operate cremation retorts. Ballhorn Chapels in downtown Sheboygan also operates a cremation retort at its location without its operation being an issue. Zimmer Funeral Home in Howards Grove also operates a cremation retort at its location without its operation being an issue.

It is our goal that the addition to our funeral home be seamless with the existing building so we would maintain a consistent presence in our current location. The property will continue to be used as a funeral home as it has been for the past ninety-plus years, with the addition of a cremation retort.

Thank you for your consideration,

Michael D. Reinbold

Project Name and Address:

Reinbold-Novak Funeral Home
1535 S 12th Street
Sheboygan, WI 53081

Parcel Information:

- The parcel is defined as tax parcels 59281307240 & 59281307250 and are in the process of being combined.
- It is defined as Subdivision 19, Lots 14, 15 and 16 Block 8 Assessment Subdivision 19
- The entire lot areas total approximately .58 acres, 25,700 ft sq

Zoning Classification/Zoning Requirements: Neighborhood Commercial (NC) District

- Minimum setbacks; Building to front street or side lot line; 0'
- Building to residential side lot 0'
- Building to residential rear lot line, 20'
- Building to non-residential side lot line; 0'
- Maximum building height 20'
- **27 off street parking spaces available.***

*Bold text defines variance to be requested, see variance description.

Existing Site Conditions/Land Use

- Currently Reinbold-Novak Funeral Home and is to remain the same

Proposed Land Use/Lot Coverage Site Data

- The proposed addition is 36'-4" x 38'-2" and closes in the NE corner of the existing building.
- Building height is approximately 17'-6" when measured from the NE corner of the proposed addition due to the grade drop off. It matches the height of the existing building at attachment.
- The existing site is predominately asphalt and concrete to the rear and side lots of the property.
- The front of the building adjacent to S. 12th Street is a combination of sidewalk, entrance walk and a small narrow strip of lawn with planters.

Site Selection:

- Existing services as a funeral home are located and intended to remain on site.

Landscape Requirements:

- Landscape plan to comply with the requirements of Section 15.105 and the subsequent point values required. *

*Locational landscape variance to be requested, see variance description.

Performance Standards /Potential Nuisances:

- All performance standards to comply with City of Sheboygan Zoning Ordinance, Section 15-TBD to ensure the addition will not become a nuisance to neighboring property owners

Site Lighting:

- Site lighting will be limited to wall mounted fixtures at each garage door and along the north elevation adjacent to the north drive.
- No pole lighting provided.

Architecture:

- The proposed addition was identified as a means to provide the public's need in death with burial vs cremation. There is not any additional room or space to accommodate the retort and storage in the existing facility so the logical move would be an attached addition to the facility.
- The finishes chosen for the exterior match the existing double 4 siding in finish and configuration. The mansard style roof matches the existing structure and finish with shingles.
- The structure will match the existing in wood framing and meet all codes.
- In designing the roof system, it was decided to create a structure with interior roof drains, professionally designed and run to the existing underground storm in 12th street. With this design, although the area being excavated for the addition is currently asphalt, we would not be contributing to the storm run off to the alley way along the east lot line.
- There will be a narrow planting area as an extension to the existing retaining wall along the north side of the addition matching the existing wall.

Variance Request:

1. Parking
 2. Locational Landscaping
-
1. Parking; depending on the requirements for this application, the facility has been operating with-out any effect on local traffic and street use with the existing 27 spaces now available. The proposed addition does not burden the parking any more than a standard funeral.
 2. Locational Landscaping; the requested variance is to allow for flexibility in meeting the required landscape point system. With the limited green space around the building, we request the flexibility to provide the required landscape outside the general limits.



Description of Proposed Addition to the Reinbold-Novak Funeral Home

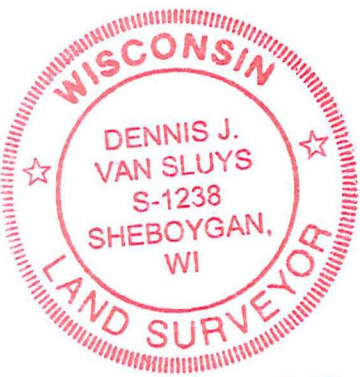
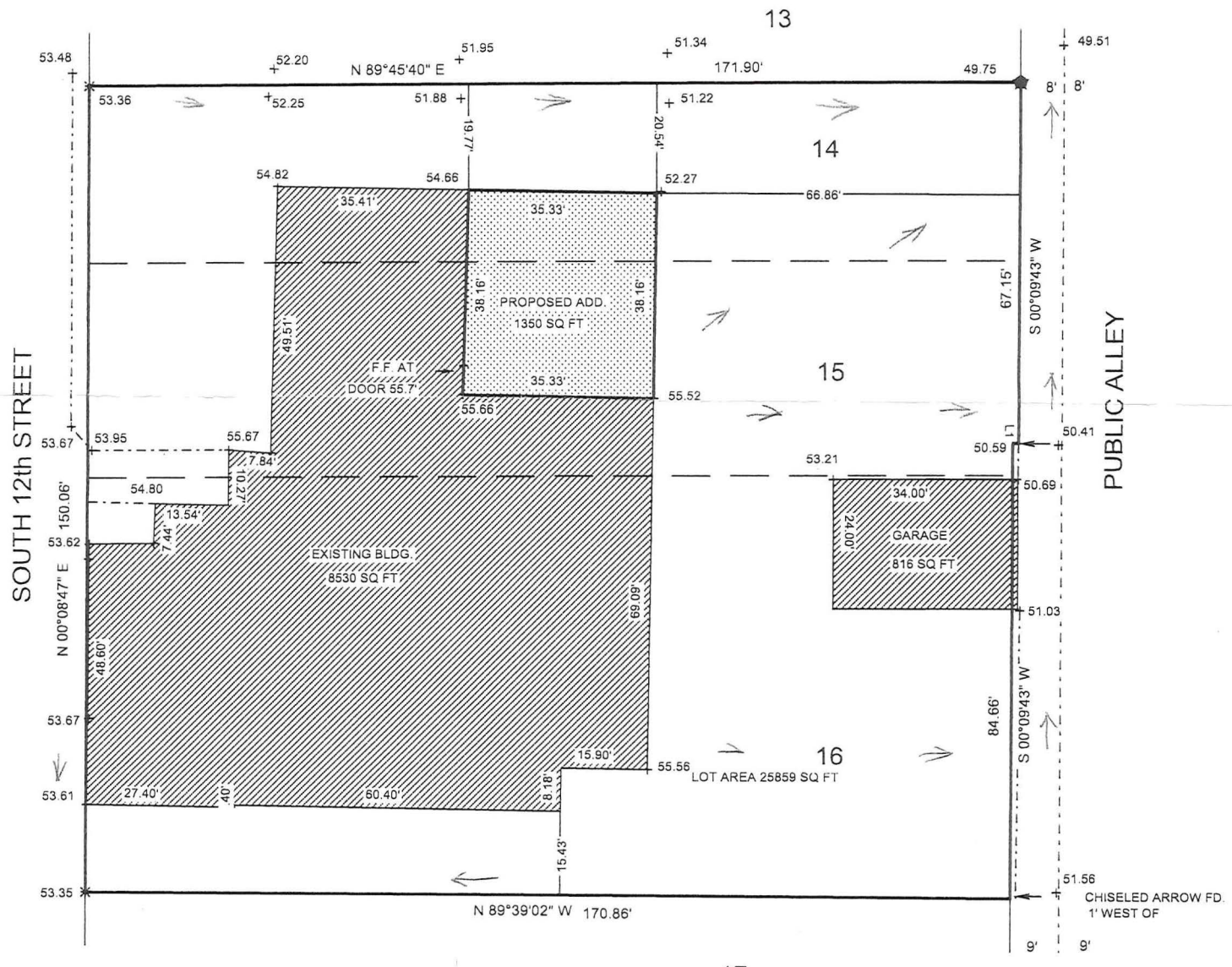
Materials:

- Siding will match the existing double 4 in size, texture and finish color which is an off beige in appearance.
- The mansard roof will have the same texture and finish color as the existing shingled mansard it attaches to.
- There is an existing unit masonry retaining wall along the north elevation of the building which will continue along the proposed north addition and match in size, texture and finish colors.
- The existing foot-print of the building is 10,013 ft sq with the addition at 1,387 ft sq or 11,400 ft sq

Note, all finishes were chosen to match the existing structure and finishes in keeping with the theme of the building. There is not a relationship to other buildings adjacent or on the block to the finish theme. Most buildings are a combination of single family to the south on 12th street, rental and or commercial use in the close proximity of the block on 12th Street and residential across the alley to the east.

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

1535 S. 12th STREET
 PARCELS 59281307240 AND 59281307250
 BEING LOT 14, 15 AND 16 OF BLOCK 8 ASSESSMENT SUBDIVISION NO. 19
 CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.



THIS IS AN ORIGINAL PRINT ONLY
 IF SEAL IS IMPRINTED IN RED

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

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

Dated this 7th day of September, 2021.

LINE	BEARING	DISTANCE
L1	S 89°49'40" W	1.00

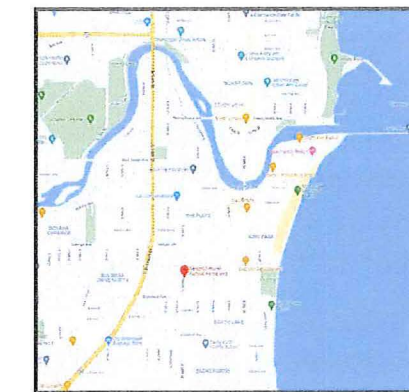


- + = EXISTING GRADE CITY DATUM
- ⊕ = 1" IRON PIPE FOUND
- ✕ = CHISELED CROSS FOUND
- ← = CHISELED ARROW FOUND



N
SITE PLAN
1/16"=1'-0"

Project Location Map



Code and Zoning Information

2018 Wisconsin Commercial Building Code
 Existing Funeral Parlor, Assembly Occupancy, Group A-3, Unseparated to Accessory Uses.
 Existing Garage Alteration, Enclosed Garage Occupancy, Group S-1 - Separated Use, w/ Fire Wall
 New Crematorium Addition, Accessory Storage Occupancy to Funeral Parlor, Group S-1

Fire Separations: 3 Hour Fire Barriers per Table 707.3.10. Existing Property Consists of One Contiguous 30,698 sq ft Construction Separated into Two Fire Areas by 3 Hour Fire Walls with areas less than 12,000 sq ft per IBC 903.2.1.3
 Zoning: City of Sheboygan Ordinances
 Type of Construction: 1 Story Addition, Type VB, Un-protected - Un-Sprinklered, Un-Separated from Existing Funeral Parlor Construction.
 First Floor Existing Garage S-1 Building 1,166 sq ft - Fire Area 1
 First Floor Existing Funeral Parlor A-3 7,363 sq ft - Fire Area 2
 New Addition 1,350 sq ft - Fire Area 2
 This is an Addition to an Existing Type VB area that is Separated from the remaining building with a 3 Hour Fire Wall
 Fire Area 1: 1,166 sq ft.
 Fire Area 2: 8,713 sq ft.

Allowable Area: 8,955 sq ft Including Frontage Increase per IBC Worksheets.
 Occupant Load: (Occupant Loads taken from Posted Loads on Existing Drawings and Calculations of Accessory Areas)
 Existing Building 230 Persons (Not Greater than 299 Persons)
 New Addition Occupant Load by Calculation: 5 persons.
 Exiting:
 New First Floor Addition: Required Aggregate Exit Width: 32' Clear, Actual: 73'
 Toilet Rooms: (Plumbing Toilet Fixture Count Remains Unchanged, No significant Change in Occupant Load.)
 Existing: Men - 1 Toilets, 0 Urinals, 1 Lavatories
 Women - 1 Toilets, 1 Lavatories
 Unisex - 1 Toilets, 1 Lavatories
 0 Drinking Fountain, 1 Service Sinks
 Net New: No New Toilet Room Fixtures.
 Parking Requirements: (No Changes to Existing Parking)
 Existing Parking Stalls: 25 Total: 48 Regular, 1 ADA w/ 1 Van Accessible
 ADA Access Route:
 Existing Barrier Free Entrance and Toilet Rooms to Remain Unchanged.

Drawing Sheet Index
 Architectural

- A001 Coversheet and Site Plan
- A100 First Floor and Partial Roof Demolition Plans
- A200 First Floor Plan
- A210 Roof Plan
- A500 Exterior Elevations, Building Sections, Schedules

Plumbing, HVAC and Electrical - Design Build

Project Team

Architect
 Foundation Architects, LLC
 Craig Eide, AIA (414) 403-3433
 craig@foundationarchitects.com

Structural Engineer

Integrated Structural Engineering, LLC
 Peter Bartnik (920) 470-3119
 pete@ise-llc.net

Plumbing, HVAC and Electrical - Design Build By Others

Contractor

Mix & Koenig Construction Company
 Mix & Koenig (920) 946-1914
 mix&k@koenigconstruction.com



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 Milwaukee, WI 53207
 info@foundationarchitects.com
 Phone (414) 403-3433
 www.foundationarchitects.com

Proposed Addition
 Reibold-Retke Funeral Home
 1535 South 12th Street
 Sheboygan, Wisconsin 53081

REVISIONS
 CONSTRUCTION DOCUMENTS
 DATE: 10-08-2021
 SHEET TITLE: SITE PLAN
 SHEET NUMBER: A001

architecture : interior design
FOUNDATION

DOOR SCHEDULE

DOOR #	ROOM #	ROOM NAME	SIZE (W x H)	TYPE	MAT'L	FINISH	GLASS	FRAME MAT'L	FRAME FINISH	RATING	NOTES
005	005	CORRIDOR	EXST 3'-0" X 7'-0"	EXST	EXST	EXST	-	EXST	EXST	-	-
013	013	CORRIDOR	3'-6" X 7'-0"	A	WD	STN-1	-	STL1	PAS-1	-	1
014.1	014	GARAGE	4'-0" X 7'-0"	B	HM	PAS-1	-	STL1	PAS-1	180 MIN	2
014.2	014	GARAGE	10'-0" X 8'-0"	D	STL	DK BRNZ	-	-	DK BRNZ	-	4
014.3	014	GARAGE	18'-0" X 8'-0"	D	STL	DK BRNZ	-	-	DK BRNZ	-	4
015	015	PASSAGE	3'-6" X 7'-0"	B	ALUM	DK BRNZ	1" IG	AL1	DK BRNZ	-	3
016	016	RETORT ROOM	4'-0" X 7'-0"	A	WD	STN-1	-	STL1	PAS-1	-	1
017	017	STORAGE	3'-6" X 7'-0"	A	WD	STN-1	-	STL1	PAS-1	-	1
018.1	018	COOLER ROOM	3'-6" X 7'-0"	A	WD	STN-1	-	STL1	PAS-1	-	1
018.2	018	COOLER ROOM	3'-6" X 7'-0"	A	WD	STN-1	-	STL1	PAS-1	-	1

GENERAL NOTES:
* REFER TO A3/A500 FOR FRAMETYPE ELEVATIONS.

NOTES:
1 FIGURED OAK DOOR WITH BUTTS AND PASSAGE FUNCTION LEVER LOCKSET.
2 FIRE RATED DOOR AND FRAME ASSEMBLY WITH BUTTS, PASSAGE FUNCTION LEVER LOCKSET AND CLOSER.
3 NARROW STILE ALUMINUM ENTRANCE DOOR WITH BUTTS, KEYS CYLINDER, CLOSER AND INTERIOR CRASH BAR AT GURNEY HEIGHT, VERIFY, BASIS OF DESIGN: KAWNEER
4 INSULATED STEEL OVERHEAD DOOR WITH OPERATOR.

architecture : interior design
FOUNDATION

MATERIAL SCHEDULE

CODE	PRODUCT	DESCRIPTION	MANUFACTURER
CAST-IN-PLACE CONCRETE - DIVISION 3			
SCONC-1	Concrete - Sealer	Clear	3M
ARCHITECTURAL WOODWORKING - DIVISION 6			
PLAM-1	Plastic Laminat	Counter top, Color TBD as selected by Owner	TBD
PLAM-2	Plastic Laminat	Base Cabinets, Color TBD as selected by Owner	TBD
RESILIENT FLOORING - DIVISION 9			
RB-1	Resilient Base	*Color to match existing building standard, Vinyl - 4" High Cove	Match Existing
PAINT - DIVISION 9 (Room Finish Schedule designations: PAF=FLAT, PAS=SEMI-GLOSS, PAT=SATIN)			
PA-1	Point	* White wall color to match existing building standard	Match Existing
PA-2	Point	* White ceiling color to match existing building standard	Match Existing
STN-1	Stain	* Custom color to match Owner sample	-

architecture : interior design
FOUNDATION

ROOM FINISH SCHEDULE

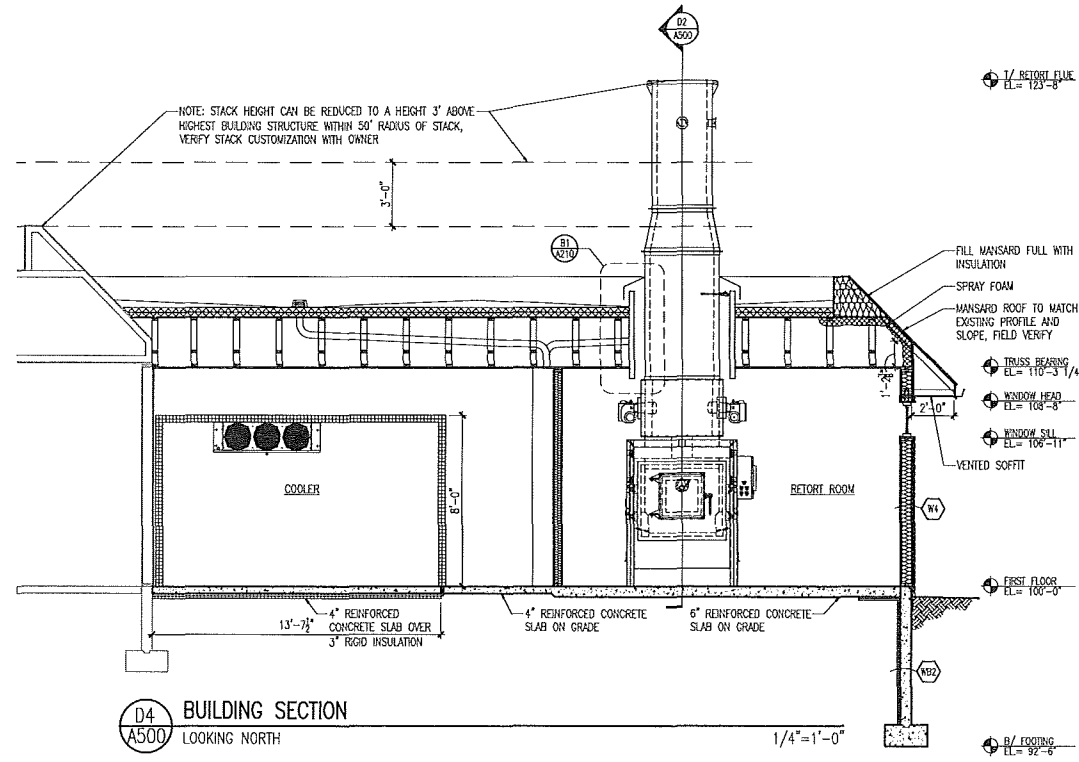
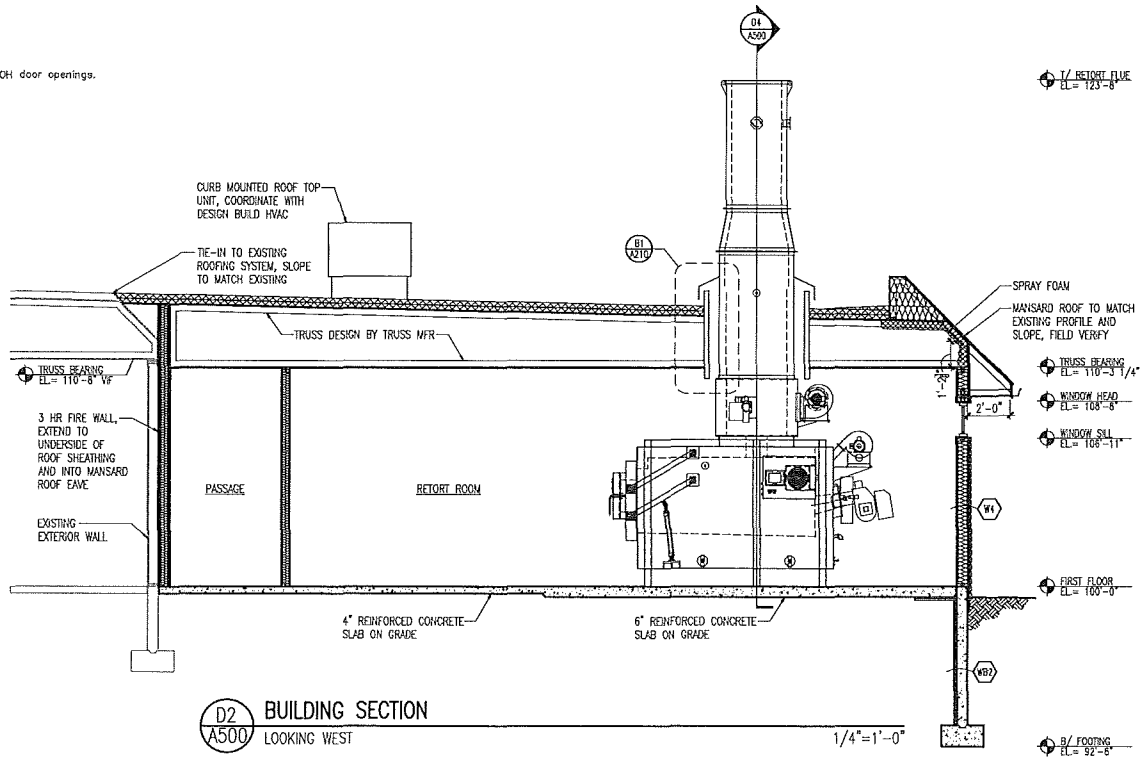
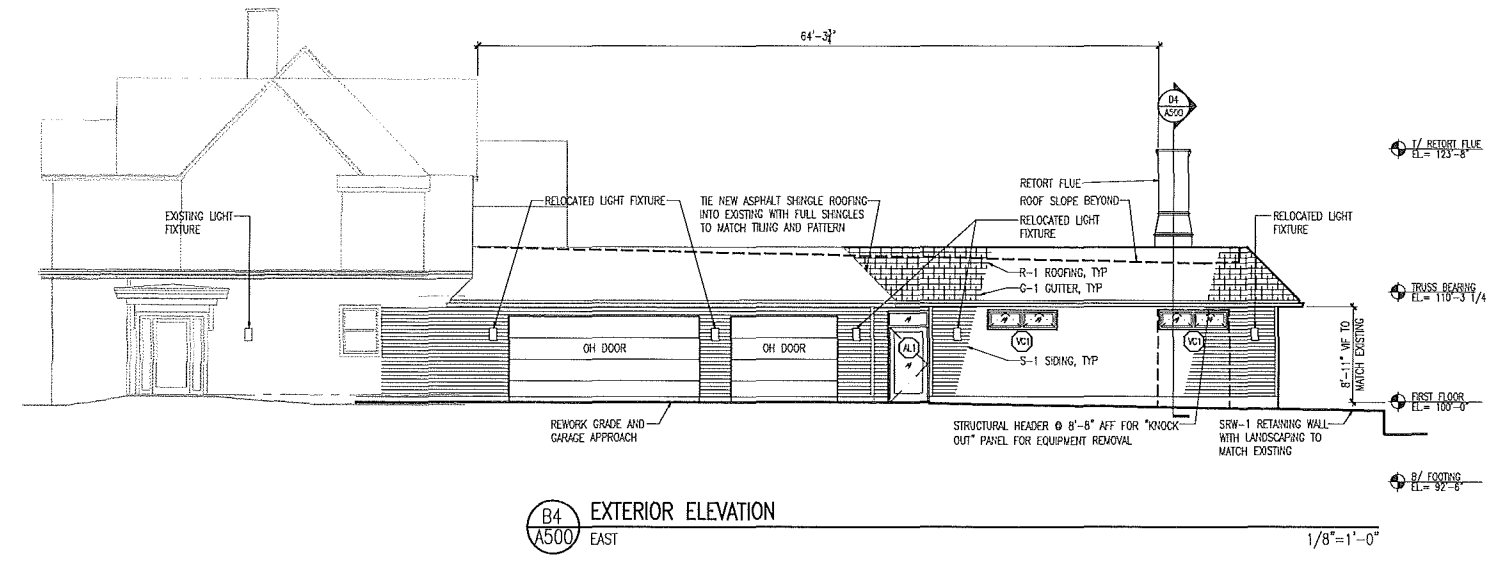
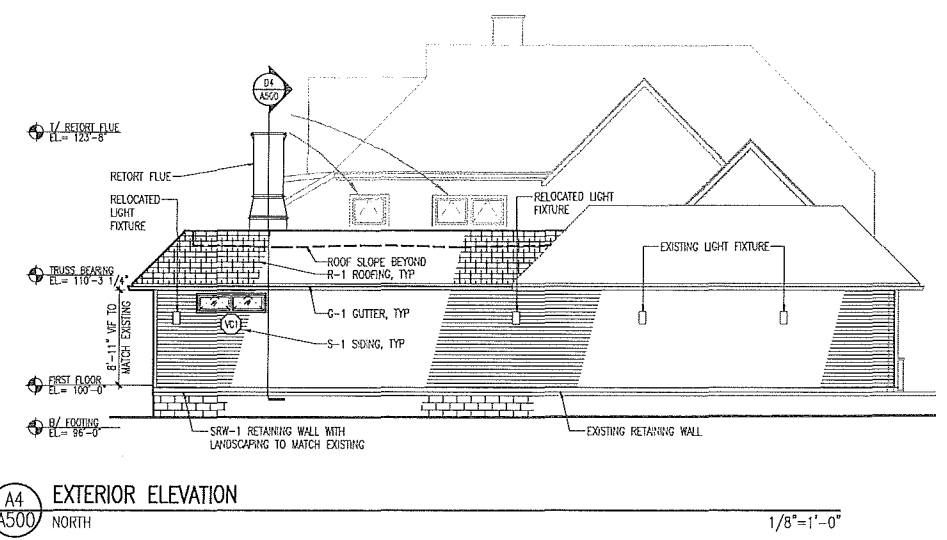
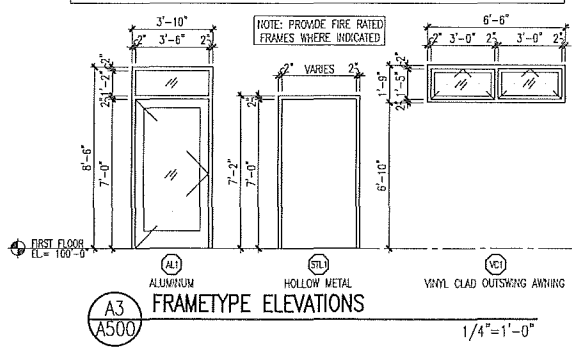
ROOM #	ROOM NAME	FLOOR	BASE	WALLS	NORTH	EAST	SOUTH	WEST	CEILING	TYPE	NOTES
FIRST FLOOR											
14	GARAGE	EXST	EXST/RB-1	EXST/GYP BD	PAT-1	PAT-1	EXST	EXST	EXST	PAF-2	2
15	PASSAGE	SCONC-1	RB-1	GYP BD	PAT-1	PAT-1	GYP	GYP	PAF-2	1	
16	RETORT ROOM	SCONC-1	RB-1	GYP BD	PAT-1	PAT-1	GYP	GYP	PAF-2	1	
17	STORAGE	SCONC-1	RB-1	GYP BD	PAT-1	PAT-1	GYP	GYP	PAF-2	1	
18	COOLER ROOM	SCONC-1	RB-1	GYP BD	PAT-1	PAT-1	GYP	GYP	PAF-2	1	

- GENERAL NOTES**
- Provide transition strips at all changes in floor finish.
 - PAF = Point with Flat Finish, PAT = Point with Satin Finish, PAS = Point with Semi-Gloss Finish, PAG = Point with Glass Finish
 - All exposed ductwork, hangers, supports and conduit is to be painted.
 - All hollow metal doors and frames to be painted per door schedule.
 - All wood doors to receive stain per door schedule.
 - All interior wood window casing to be painted PAS-1.

- ROOM FINISH NOTES**
- Provide PLAM-1 counter top w/PLAM-2 base cabinets.
 - Patch wall and base to match existing finishes at reconfigured GH door openings.

EXTERIOR ELEVATION - MATERIALS LEGEND

- S-1: DOUBLE 4 VINYL SIDING W/ MATCHING CORNER AND J-TRIMS. COLOR: LIGHT TAN TO MATCH EXISTING
- R-1: ARCHITECTURAL ASPHALT SHINGLE ROOFING, COLOR: BROWN TO MATCH EXISTING
- SRW-1: SEGMENTAL RETAINING WALL, COLOR: TAN TO MATCH EXISTING
- SOFFIT AND FASCIA: ROLLEX OR EQUAL, COLOR: BRONZE TO MATCH EXISTING
- G-1: ALUMINUM "K" STYLE GUTTER TO MATCH EXISTING, COLOR: BRONZE TO MATCH EXISTING
- OS-1: ALUMINUM DOWNSPOUT, COLOR: TAN TO MATCH EXISTING

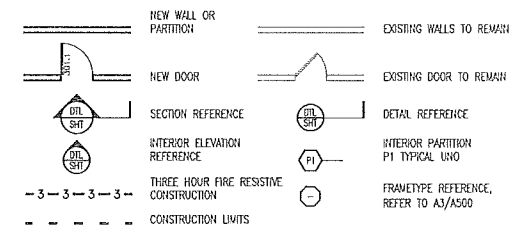


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Proposed Addition
Reinbold-Retke Funeral Home
1535 South 12th Street
Sheboygan, Wisconsin 53081

FOUNDATION ARCHITECTS PROJECT NUMBER
21021
DATE
10-08-2021
SHEET TITLE
EXTERIOR ELEVATIONS,
BUILDING SECTIONS
SHEET NUMBER
A500

FLOOR PLAN - SYMBOLS LEGEND



FLOOR PLAN - GENERAL NOTES

- A. FIELD VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE.
- B. PROVIDE TEMPERED GLASS IN ALL DOORS AND WHERE REQUIRED BY CODE.
- C. EXTEND ALL NEW SOUND PARTITIONS AND FIRE RATED PARTITIONS FULL HEIGHT (BOTH SIDES) TO UNDERSIDE OF DECK ABOVE AND SEAL PERIMETER AND PENETRATIONS TO MATCH FIRE RATING REQUIREMENTS.
- D. REFER TO DESIGN BUILD PLUMBING, HVAC AND ELECTRICAL PLANS FOR ADDITIONAL ITEMS AND NOTES. COORDINATE WORK WITH PLUMBING, HVAC AND ELECTRICAL REQUIREMENTS.

INTERIOR PARTITION LEGEND

PARTITION GENERAL NOTES:
 1. REFER TO SPECIFICATION FOR WALL BOARD TYPES BASED ON USE.
 2. ALL SOFFITS AND BULKHEADS TO BE PARTITION TYPE P4 U.I.O.
 3. EXTEND ALL NEW PARTITIONS FULL HEIGHT (BOTH SIDES) TO UNDERSIDE OF DECK ABOVE AND SEAL PERIMETER AND PENETRATIONS TO MATCH FIRE RATING REQUIREMENTS.

- P1 SOUND PARTITION: 2x4 WD STUDS @ 16" O.C. W/ 3" SOUND ATTENUATION INSUL & 1/2" GYP BD EA FACE. EXTEND FULL HEIGHT (BOTH SIDES) TO UNDERSIDE OF DECK ABOVE. PROVIDE SEALANT AT ALL GYP BD PERIMETERS AND PENETRATIONS TO REASONABLY SAFEGUARD PRIVACY.
- P2 SOUND PARTITION INFILL: 2x6 WD STUDS @ 16" O.C. W/ 3" SOUND ATTENUATION INSUL & 1/2" GYP BD EA FACE. EXTEND FULL HEIGHT (BOTH SIDES) TO UNDERSIDE OF DECK ABOVE. PROVIDE SEALANT AT ALL GYP BD PERIMETERS AND PENETRATIONS TO REASONABLY SAFEGUARD PRIVACY.
- P3 3 HR FIRE WALL (UL DESIGN NO U435): 3" STEEL STUDS @ 16" O.C. W/ 3" SOUND ATTENUATION INSUL & (3) LAYERS 1/2" GYP BD EA FACE. EXTEND FULL HEIGHT (BOTH SIDES) TO UNDERSIDE OF ROOF SHEATHING ABOVE. PROVIDE SEALANT AT ALL GYP BD PERIMETERS AND PENETRATIONS TO REASONABLY SAFEGUARD PRIVACY AND TO MATCH FIRE RATING REQUIREMENTS. REFER ALSO TO D5/A200.

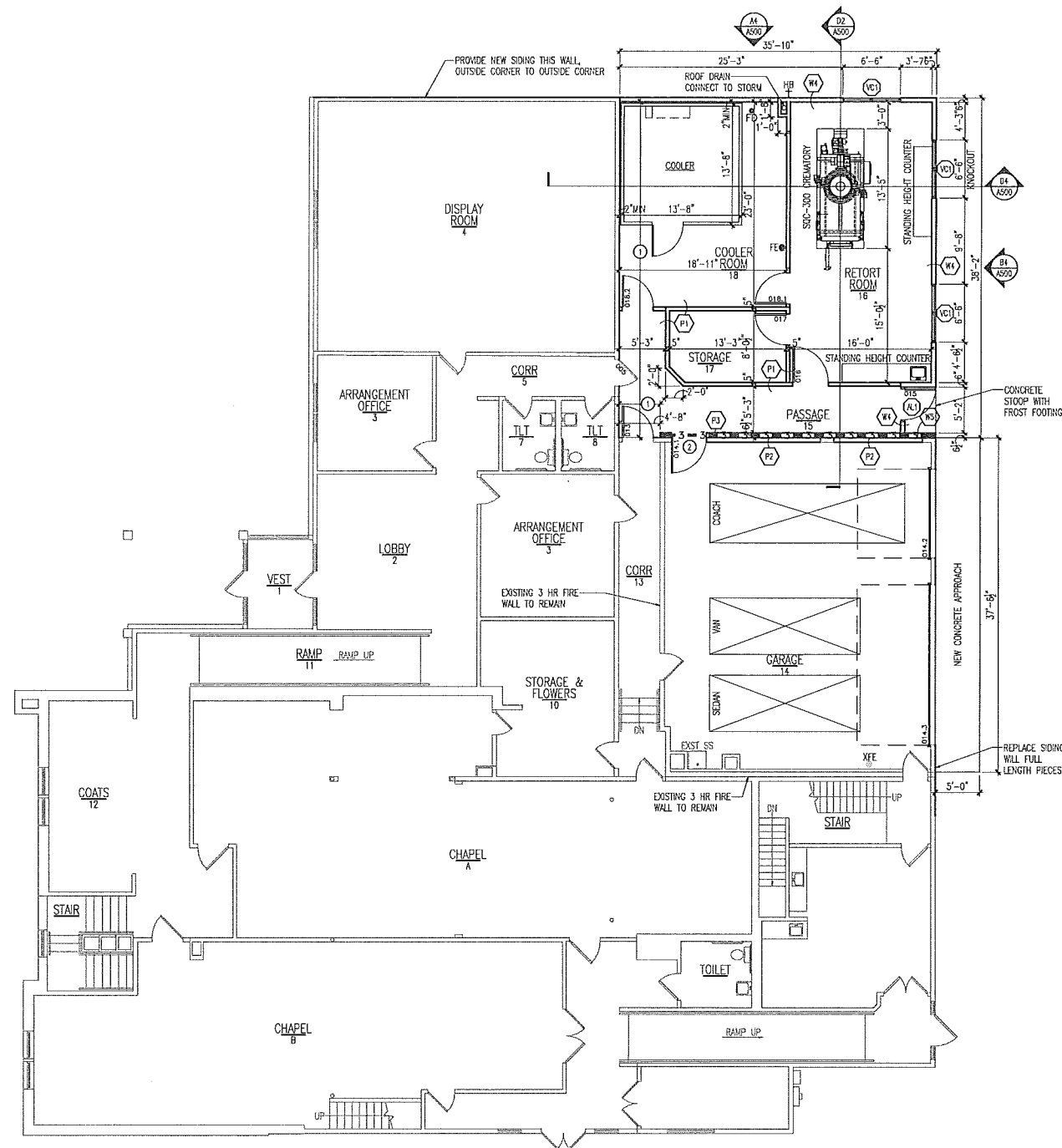
FLOOR PLAN - KEYED NOTES

- 1. PROVIDE (1) LAYER 1/2" GYP BD ON EXISTING WOOD FRAMING TO REMAIN.
- 2. 180 M/N FIRE RATED DOOR AND FRAME ASSEMBLY.

EXTERIOR WALL TYPE LEGEND

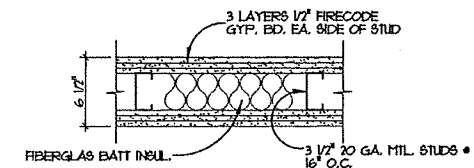
GENERAL NOTES:
 1. ALL EXTERIOR WALLS TYPE W1 UNLESS NOTED OTHERWISE.
 2. ALL EXTERIOR WALLS (BELOW GRADE) TYPE W2 UNLESS NOTED OTHERWISE.

- W1 EXTERIOR WALL: STUD WALL CONSISTING OF DOUBLE 4 VINYL SIDING, 3/4" XPS CONTINUOUS INSULATION, 1/2" ZIP WALL SHEATHING SYSTEM W/INTEGRAL WEATHER AND AIR BARRIER, 2x6 WOOD STUDS @ 16" O.C. WITH FULL THICKNESS R-20 BATT INSULATION, VAPOR RETARDER AND (1) LAYER 1/2" TYPE X GYPSUM BOARD AT INTERIOR FACE.
- W2 3 HR FIRE RATED EXTERIOR WALL: STUD WALL CONSISTING OF DOUBLE 4 VINYL SIDING, 3/4" XPS CONTINUOUS INSULATION, 1/2" ZIP WALL SHEATHING SYSTEM W/INTEGRAL WEATHER AND AIR BARRIER OVER UL DESIGN NO U435 3 HR FIRE WALL. REFER TO PARTITION TYPE LEGEND FOR U435 CONSTRUCTION.
- W2R EXTERIOR WALL (BELOW GRADE): REINFORCED CAST-IN-PLACE CONCRETE FOUNDATION WALL. PROVIDE 2" RIGID FOUNDATION INSULATION, EXTEND 48" VERTICALLY ON WALL AND 24" HORIZONTALLY BELOW FLOOR SLAB. REFER TO DRAWINGS FOR WALL THICKNESSES.

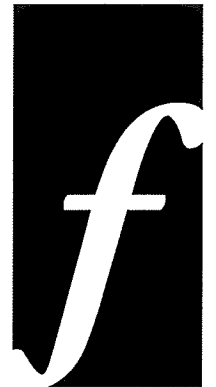


FIRST FLOOR PLAN
 1/8"=1'-0"

NOTE
 CONTINUE WALL UP TO ROOF DECK
 & CUT TO EAVES TYPICAL.



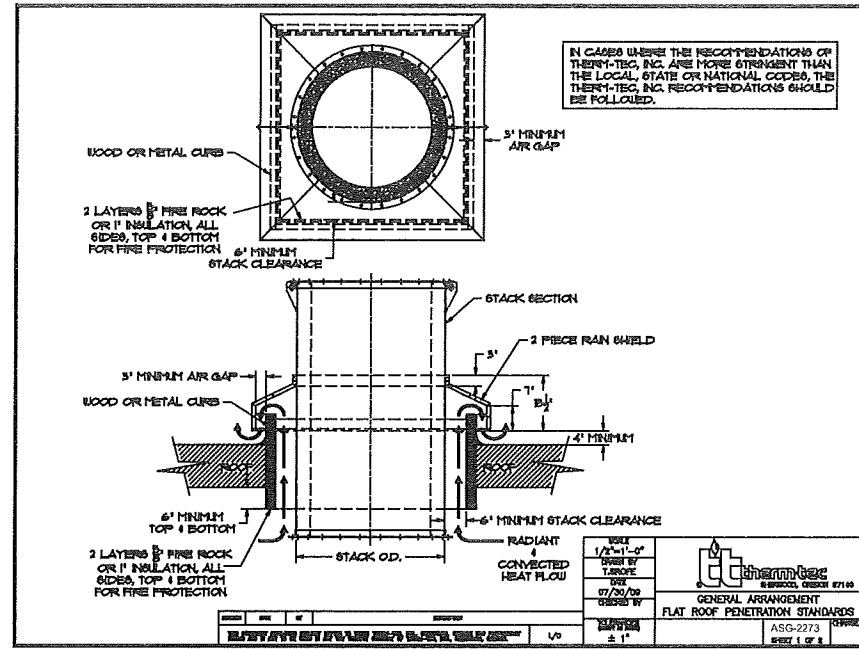
D5 3 HR FIRE WALL
 UL DESIGN NO. U435
 1/8"=1'-0"



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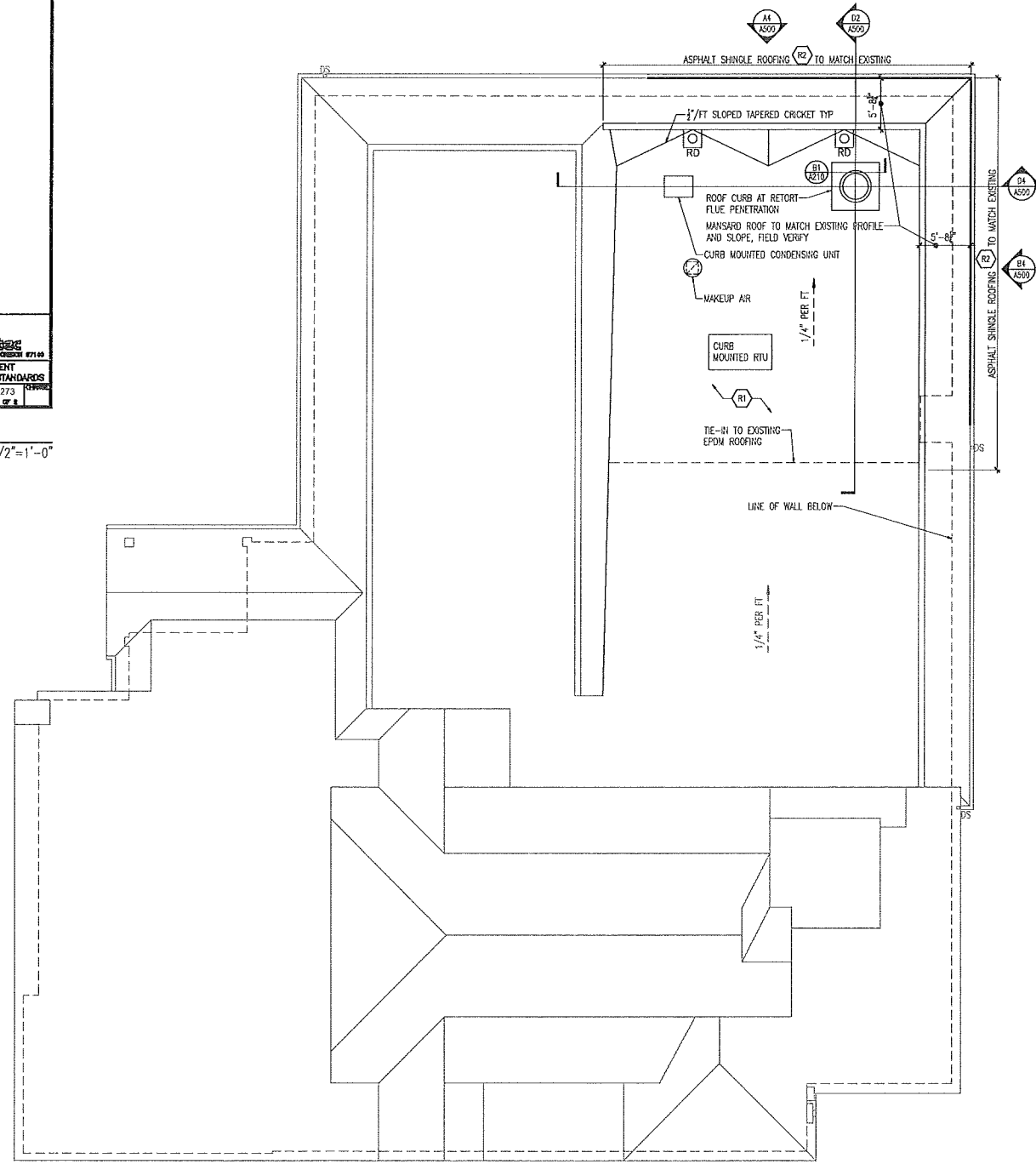
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REVISIONS
 151715
 CONSTRUCTION DOCUMENTS
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 21921
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 SHEET TITLE
 FLOOR PLAN, EXTERIOR ELEVATIONS
 SHEET NUMBER
 A200



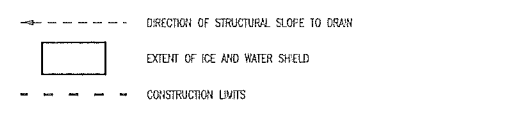
B1
A210 ROOF CURB @ RETORT FLUE

1/2"=1'-0"



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

ROOF PLAN - SYMBOLS LEGEND

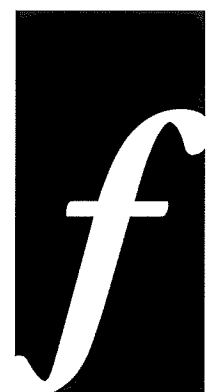


ROOF PLAN - GENERAL NOTES

- A. COORDINATE AND VERIFY ALL ROOF OPENINGS AND PENETRATIONS WITH STRUCTURAL, PLUMBING, HVAC, AND ELECTRICAL REQUIREMENTS.
- B. PROVIDE WATER TIGHT INTEGRITY AT ALL PENETRATIONS AND EQUIPMENT PER ROOFING MANUFACTURERS STANDARD DETAILS AND REQUIREMENTS FOR WARRANTY AND CURRENT NRCA STANDARDS.
- C. PROVIDE POSITIVE ROOF DRAINAGE INCLUDING TAPERED INSULATION LAYOUT. PROVIDE SADDLES AND CRICKETS AT ALL ROOF TOP EQUIPMENT AND PENETRATIONS TO ENSURE POSITIVE DRAINAGE.

ROOF CONSTRUCTION LEGEND

- R1 SINGLE PLY ROOFING SYSTEM: 60 mil FULLY ADHERED EPDM MEMBRANE WITH 3 INCH WIDE SELF ADHERING SEAM TAPE FLUS ON 1" HIGH DENSITY POLYISO COVER BOARD, 2 LAYERS 2.6 INCH POLYISOCYANURATE INSULATION, SELF ADHERING SBS VAPOR BARRIER, 1" FA CLASS MAT ROOF BOARD W/ TAPED SEAMS MECHANICALLY FASTENED TO ROOF SHEATHING. PROVIDE BASE FLASHINGS AND TERMINATIONS PER NRCA COMPATIBLE WITH ASPHALT SHINGLE TRANSITIONS.
- R2 ASPHALT SHINGLE ROOFING SYSTEM: SHINGLES, JOI FELT AND ICE DAM MEMBRANE ON 1" FLYWOOD ROOF SHEATHING ON WOOD TRUSSES @ 24" OC, REFER TO STRUCTURAL.



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CONTRACT

PROJECT FILE AND LOGS

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REVISIONS



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SHEET TITLE
ROOF PLAN

SHEET NUMBER

A210













