

*****ATTACHMENTS*****

CITY OF SHEBOYGAN

REQUEST FOR ZONING BOARD OF APPEALS CONSIDERATION

ITEM DESCRIPTION:

Address: 1628 N. 17th Street

Parcel #: 607520

Owner's Name: American Orthodontics Corporation

Zoning: NR

REPORT PREPARED BY: Pat Eirich, Building Inspector

REPORT DATE: 09-30-2020

MEETING DATE: 10-21-2020

BACKGROUND / ANALYSIS: Requesting reduced property line setbacks to construct a new single family home

Ordinance #: 15.105(2)(d)3bE Front yard setback

Requesting: 9'-6"

Allowed: 20'

Ordinance #: 15.105(2)(d)3bE Street yard setback

Requesting: 11'-5"

Allowed: 20"

Ordinance #: 15.105(2)(d)3bI Rear setback

Requesting: 19'-2"

Allowed: 20'

Ordinance #: 15.105(2)(d)3bH Total side yards

Requesting: 16'-8"

Allowed: 30'

ATTACHMENTS:

Survey; Plans;
Application

APPLYING FOR A VARIANCE

Variances to zoning ordinances are considered by the CITY OF SHEBOYGAN Zoning Board of Appeals monthly at a public hearing. In order to be considered at the next meeting, applications must be received in the Building Inspection Department Office *no later* than NOON on:

September 16, 2020
Application deadline date (last working day of the month)

October 21, 2020
Date: Board of Appeals Meeting

All applications must include:

1. Application forms, signed and dated, which are available at the Building Inspection Department Office.
2. A legal description of the property.
3. The non-refundable filing fee - ~~\$150.00~~ 250
4. A site sketch, drawn to scale if possible, indicating the location of all existing structures and the proposed construction. Also indicate lot lines, size of lot, streets and other public ways, driveways, off-street parking, loading areas, and existing and proposed front, side and rear yards. Please consult with Building Inspection staff for more information.
5. Photographs of the property.

Note: The applicant can present any additional information which is necessary to inform the Board of the facts.

FAILURE TO SUPPLY ADEQUATE AND / OR ACCURATE INFORMATION AS REQUESTED ABOVE CAN BE GROUNDS FOR DISMISSAL OF THE APPEAL REQUEST.

Applicants should be prepared to answer the following questions:

- *What hardship is created by the application of the Zoning Ordinance to this property? Is reasonable use of the property denied by the zoning regulations? In other words, is there an alternative plan that would comply with the ordinance?*
- *Is there a unique physical characteristic of the property which prevents development of the property in compliance with the Zoning Ordinance.*
- *Would granting the variance harm the public interest in any way? For example, would public safety be compromised? (Note: Lack of neighborhood opposition does not necessarily mean that a variance would not harm the public interest.)*

A notice of the date and time of the hearing will be mailed to all property owners within 100 feet of your property. Notice of hearing will also be sent to the City of Sheboygan Planning Department. It is important that you discuss your proposal with the Building Inspection Department and Planning Department.

The property owner or a representative shall be present at the public hearing to present his or her request to the Board and to answer any questions the Board members may have. Should an appearance not be made, or should insufficient information be presented, the appeal will not be considered and may be either placed on the agenda for the next meeting or be denied. The appellant will be required to pay the additional expense that is incurred because of postponement of the hearing. Appellants are reminded that the filing fee for a variance request is non-refundable.

I have read the above and understand my responsibilities regarding my appeal to the Zoning Board of Appeals. I have also read and understand the "Three Tests" for a Variance included with this form.

[Signature]
Signature

9/16/2020
Date

**APPEAL FROM RULING OF THE BUILDING INSPECTOR
AND/OR ZONING ADMINISTRATOR**

CASE NO. _____
FILING DATE _____
RECEIPT NO. _____
ZONING DIST. _____

TO: THE ZONING BOARD OF APPEALS, CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, W

1). Appeal Location (address): 1628 N 17th Street Sheboygan WI, 53081

2). Applicant: Distinctive Design Studio Telephone #: ()
Address: 215 Pine Street Sheboygan Falls WI 53085

3). Legal Property Description (Lot, Block, Subdivision, etc.) See Attached

4). Type of Building (Circle): Commercial - Industrial - Institutional Residential Apartment - Other (if other)
please list: _____

5). Request for (Circle): New Construction Repairs - Alterations - Addition - Nonconforming Use - Other
(if other) please list: _____

6). If the request is for a nonconforming use:
Your intended use: Single Family House
Date last occupied as a nonconforming use: 10/31/2019
By Whom: Renters Previous use: 2 Family

7). Applicants interest in property: Single Family House

8). Describe the requested variance and grounds for refusal of a permit.
See attached

9). What unnecessary hardship or difficulty is caused by following the regulations or requirements of the ordinance?
See the attached "The Three Tests" For A Variance" and be prepared to argue how you pass the THREE TESTS FOR A VARIANCE.:
See attached

I HEREBY CERTIFY THAT THE ABOVE APPLICATION AND/OR APPEAL AND ALL ATTACHMENTS THERETO ARE TRUE, CORRECT AND COMPLETE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Date: _____ Signature: _____
Mailing Address: _____

607520

THE THREE "TESTS" FOR A VARIANCE

The CITY OF SHEBOYGAN adheres to a set of Zoning Ordinances to make certain that your proposed construction is consistent with neighboring developments, that a development does not infringe on the enjoyment of property belonging to neighboring owners, that it does not detract from surrounding buildings or lots and is not out of character with the neighborhood, and that a project meets necessary public health and safety standards. If your proposed construction cannot meet the requirements of the zoning code or sign code, a **VARIANCE** is needed.

To obtain a variance, you must establish that, due to some peculiarity of the property's size, shape, topography, etc., it would be a hardship or practical difficulty to meet zoning code requirements. *These circumstances must not be self-imposed or self-created.* In short, your proposed construction must meet and pass the three "tests" for a variance listed below.

IT IS RECOMMENDED THAT YOU MEET WITH THE STAFF IN THE CITY'S PLANNING DEPARTMENT AND BUILDING INSPECTION DEPARTMENT BEFORE SUBMITTING YOUR APPLICATION FOR A VARIANCE. BUILDING INSPECTION STAFF WILL REVIEW THE STANDARDS FOR A VARIANCE (BELOW) PRIOR TO YOUR FILLING OUT THE APPLICATION AND PAYING THE NON-REFUNDABLE FILING FEE.

TEST #1: UNNECESSARY HARDSHIP

The Wisconsin Supreme Court has ruled that unnecessary hardship only exists when the zoning ordinance denies *all reasonable use* of property. *If there is an alternative plan that is within the bounds of the zoning ordinance, a variance is not warranted.*

The hardship experienced *must not be self-imposed*; loss of profit, expense already incurred and additional expense incurred to comply with zoning ordinance *are not* unnecessary hardships

TEST #2: UNIQUE PROPERTY LIMITATIONS

Unique physical characteristics of your property must prevent you from completing your proposed construction in compliance with the ordinance. The property must qualify for the variance, *not your particular situation.*

Additionally, existing violations on other properties or improper variances previously granted are not grounds for a variance.

TEST #3: NO HARM TO PUBLIC INTEREST

The Board members will be taking into account the reason for the existence of the zoning ordinance in applying this test. Lack of opposition *does not* necessarily mean that the proposed constructor would not harm the public interest.

The Board, in granting a variance, may impose conditions on the proposed construction to assure that the public's interests are protected. Board members may only grant *them minimum relief* necessary for the reasonable use of the property.

Your proposed construction must meet all three "tests" to qualify for a variance. Variances are meant to be an *infrequent* remedy where an ordinance imposes a unique and substantial burden. *They are not intended as an accommodation for a property owner's convenience.* A variance decision may be appealed within 30 days of the filing of the decision in the office of the board.

Please contact the staff at the City's Planning Department and/or Building Inspection Department if you have any further questions.

SITE NARRATIVE - VARIANCE APPLICATION

September 14, 2020

PROJECT NAME AND ADDRESS:

Private Residence
1628 N. 17th Street
Sheboygan, Wisconsin 53081

PARCEL INFORMATION/SITE DATA/LEGAL DESCRIPTION:

- The parcel is defined as tax parcel 59281607520
- It is defined as the north 42 feet of lots 1 and 2, block 5, driving park addition no.1 City of Sheboygan.
- The entire lot area is .10 acres.

ZONING CLASSIFICATION/ZONING REQUIREMENTS:

NR-6 - Neighborhood Residential

20-foot front yard setback (North 17th Street) *
20-foot front yard setback (Cambridge Ave.) *
20-foot rear yard setback*
5-foot side yard setback
3-foot paved surface setback
(35)-foot maximum building height
3-foot side and rear yard setback to accessory structure
(15)-foot maximum building accessory height

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

EXISTING SITE CONDITIONS/LAND USE:

Formerly used as a two-family rental property. The dwelling is currently vacant and of disrepair. Existing structure distances from property lines as follows:
9'-6" front yard setback (North 17th Street)
14'-4" front yard setback (Cambridge Ave.)
42'-1" Side yard setback (West Property Line)
3'-0" side yard setback (South Property Line)

PROPOSED LAND USE/LOT COVERAGE SITE DATA

- The proposed development consists of razing the existing structure and building a single-family dwelling.
- The building will be two stories with a maximum ridge height of 35'-0" above grade.
- This development is also proposing an accessory structure and patio space.
- There will be a single paved private drive accessed from Cambridge Ave. with two outdoor parking spaces.

LANDSCAPE REQUIREMENTS

- None

PERFORMANCE STANDARDS/POTENTIAL NUISANCES:

Private Residence
Narrative – Variance Application
September 14, 2020

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

ARCHITECTURE:

- This single-family development proposed exterior façade was created to mimic similar details and architecture of neighboring homes in this area.

VARIANCE REQUEST/VARIANCE DESCRIPTION:

(3) Total variances to be requested:

1. Front yard setback, Cambridge Avenue
2. Front yard setback, North 17th Street
3. Rear yard setback, West property line

1. FRONT YARD SETBACK

The requested variance is to allow a **Seven Foot, zero inch (9'-11") building setback** along the Cambridge Avenue (front yard side) of the site. The building set-back requested allows for the proposed building footprint to be shifted North to allow for a 5' building setback along the South property line, with the front of the building maintaining a similar distance away from the street as adjacent properties.

2. FRONT YARD SETBACK

The requested variance is to allow a **Nine Foot, Six inch (9'-6") building setback** along the North 17th Street (front yard side) of the site. The building set-back requested allows for utilization of areas of the existing structure footprint, while maintaining a similar distance away from the street as adjacent properties.

3. REAR YARD SETBACK

The requested variance is to allow a **Nineteen Foot, zero inch (19'-0") building setback** along the North 17th Street (front yard side) of the site. The building set-back requested allows for utilization of areas of the existing structure footprint, while maintaining a similar distance away from the street as adjacent properties.

UNNECESSARY HARDSHIP:

The current zoning setbacks do not allow for a typical size home to this neighborhood to be constructed.

UNIQUE PROPERTY LIMITATIONS:

The current parcel is a substandard lot size when comparing to the current zoning ordinance. Current zoning requires a minimum of 70' of width for a corner lot, whereas the existing parcel has only 42 feet in width. Thus, when utilizing current zoning setback requirement, the buildable area only leaves a 17' space for a building footprint which would be atypical to the location and less than the current structure.

NO HARM TO PUBLIC INTEREST:

This project will not create any other harm or change to the neighborhood than the current structure. The new home will be a rejuvenation to the corner, and will hopefully help spur other updates to neighboring properties in the area.

AMERICAN ORTHODONTICS

ABBREVIATIONS

A.F.F.	ABOVE FINISHED FLOOR
A.B.	ANCHOR BOLT
AGGR.	AGGREGATE
ALT.	ALTERNATE
APPROX.	APPROXIMATELY
B.W.	BOTH WAYS
BD.	BOARD
BLDG.	BUILDING
BLK.	BLOCK
BM.	BEAM
BOT.	BOTTOM
C.J.	CONTROL JOINT
CLG.	CEILING
CLR.	CLEAR
COL.	COLUMN
CONC.	CONCRETE
CONN.	CONNECTION
CONT.	CONTINUOUS
DEG.	DEGREE
DIAG.	DIAGONAL
DN.	DOWN
D.S.	DOWNSPOUT
E.J.	EXPANSION JOINT
E.W.	EACH WAY
EA.	EACH
ELEC.	ELECTRICAL
ELEV.	ELEVATION
EQ.	EQUAL
EXP.	EXPANSION
F.D.	FLOOR DRAIN
F.F.	FINISH FLOOR
F.O.B.	FACE OF BRICK
F.O.C.	FACE OF CONCRETE
FDN.	FOUNDATION
FIN.	FINISH
FLR.	FLOOR
FTG.	FOOTING
FURR.	FURRING
G.C.	GENERAL CONTRACTOR
GL.	GLASS
GA.	GAUGE
GALV.	GALVANIZED
H.B.	HOSE BIB
HDWD.	HARDWOOD
HDWE.	HARDWARE
HT.	HEIGHT
HVAC.	HEATING, VENTILATION AND AIR CONDITIONING
I.D.	INSIDE DIAMETER
INSUL.	INSULATION
INT.	INTERIOR
JNT.	JOINT
JST.	JOIST
KIT.	KITCHEN
LAV.	LAVATORY
LT.	LIGHT
M.O.	MASONRY OPENING
MAX.	MAXIMUM
MECH.	MECHANICAL
MEMB.	MEMBRANE
MFR.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MIR.	MIRROR
MTL.	METAL
MULL.	MULLION
N.T.S.	NOT TO SCALE
NOM.	NOMINAL
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OH.	OVERHEAD
OPG.	OPENING
OPP.	OPPOSITE
PLYWD.	PLYWOOD
PR.	PAIR
R.O.	ROUGH OPENING
REQD.	REQUIRED
RM.	ROOM
S.C.	SOLID CORE
S.F.	SQUARE FOOT
S.S.	STAINLESS STEEL
SCHED.	SCHEDULE
SECT.	SECTION
SH.	SHIELD
SHT.	SHEET
SM.	SIMILAR
SPEC.	SPECIFICATION
SQ.	SQUARE
STD.	STANDARD
STL.	STEEL
SUSP.	SUSPENDED
T&B	TOP AND BOTTOM
THK.	THICK
TP.	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
VER.	VERIFY
VERT.	VERTICAL
W.	WITH
W/O	WITHOUT
WD.	WOOD



GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE UNIFORM DWELLING CODE AND SPECIFICATIONS AS PUBLISHED AND ADOPTED BY THE GOVERNING AUTHORITY. SHOULD A CONFLICT OCCUR BETWEEN THE UDC AND THE DRAWINGS, THE UDC SHALL GOVERN.
- WRITTEN DIMENSIONS GOVERN. DO NOT SCALE DRAWINGS.
- ALL DIMENSIONS ARE TO THE FACE OF STUD OR FACE OF CONCRETE, UNLESS NOTED OTHERWISE.
- THE USE OF THESE DOCUMENTS IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. REUSE OR REPRODUCTION OF THESE DOCUMENTS (WHOLE OR IN PART) FOR ANY OTHER PURPOSE IS PROHIBITED. OWNERSHIP OF THESE DOCUMENTS REMAINS WITH (OR THE DESIGN STUDIO).
- THE DESIGNER IS NOT RESPONSIBLE FOR THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL WORK, AND FOR THE MEANS, METHODS, PROCEDURES, TECHNIQUES, AND SEQUENCE OF CONSTRUCTION.
- THE CONTRACTOR AND ANY SUB CONTRACTORS SHALL BE RESPONSIBLE FOR ALL WORK, AND MUST MEET ALL REQUIREMENTS DICTATED BY THE UDC.
- THE CONTRACTOR AND SUB CONTRACTORS SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL, STATE, LOCAL, AND SAFETY REQUIREMENTS. CONSULT WITH SUFFERED PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS INCLUDING EMPLOYEES AND PROPERTY. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SUB CONTRACTORS TO INITIATE, MAINTAIN, AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS, AND PROGRAMS IN CONNECTION WITH THE WORK. THE CONTRACTOR AND SUB CONTRACTORS ARE RESPONSIBLE FOR SECURING AND MAINTAINING ALL NECESSARY PERMITS INCLUDING WORKER'S COMPENSATION.
- THE CONTRACTOR SHALL PROVIDE ALL REQUIRED PERMITS, FEES, AND INSPECTIONS AS MAY BE REQUIRED BY GOVERNING BODIES HAVING LEGAL JURISDICTION.
- THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ALL WORK INCLUDING THE REVIEW OF ALL SHOP DRAWINGS. ERRORS DUE TO LACK OF REVIEW AND OR COORDINATION SHALL BE CORRECTED AT THE EXPENSE OF THE CONTRACTOR.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. THE CONTRACTOR SHALL REPORT IMMEDIATELY TO THE ARCHITECT ANY VARIANCES OR FIELD CONDITIONS THAT MAY CAUSE CONSTRUCTION PROBLEMS PRIOR TO COMMENCING WORK.
- ALL MATERIAL USED IN THE CONSTRUCTION OF THIS PROJECT SHALL BE NEW UNLESS OTHERWISE NOTED. REJECT AND REPLACE ANY DAMAGED MATERIAL RESULTING FROM WARPAGES, WEATHER DAMAGE, OR OTHER CAUSES.
- THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE PREMISES IN A NEAT AND ORDERLY FASHION. CONSTRUCTION DEBRIS REMOVAL FROM THE SITE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE IF A RAIN ABATEMENT SYSTEM IS REQUIRED.
- PROVIDE FIRE BLOCKING, DRAIN STOPS AND FIRE STOPS PER UDC REQUIREMENTS.
- THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATIC AREA BY NOT LESS THAN 5" GYPSUM BOARD APPLIED TO THE DAMAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5" GYPSUM BOARD OR EQUIVALENT WHERE THE SEPARATION IS A FLOOR CEILING ASSEMBLY. THE STRUCTURE SUPPORTING THE SEPARATION SHALL BE PROTECTED BY NOT LESS THAN 5" GYPSUM BOARD.
- ALL DOORS FROM GARAGE INTO HOUSE SHALL HAVE A 20 MINUTE FIRE RATING.
- PROVIDE SOUND INSULATION AROUND ALL BEDROOMS AND BATHROOMS.
- GLAZING INSTALLED IN HAZARDOUS LOCATIONS (BATHROOMS) TO BE TEMPORARY SAFETY GLAZING PER UDC.
- ALL WINDOW DOOR SILLS ARE NOMINAL FINISH SIZE. CONTRACTOR TO VERIFY ROUGH OPENING SIZES FROM SUPPLIER BEFORE CONSTRUCTION.
- PROVIDE GUARDRAILS AT ALL OPENINGS GREATER THAN 4' ABOVE ADJACENT SURFACES.
- STAIR CONSTRUCTION: MAX RISE 7 3/4" MIN RUN 11" MINIMUM HEADROOM 8' MIN WIDTH 36" HANDRAILS TO BE PLACED 34" ABOVE TREAD NOSING. GUARDRAILS MIN 36" HIGH WITH INTERMEDIATE MEMBERS NOT MORE THAN 4' 8" APART. STAIRS TO BE TWELVE.
- PROVIDE A MINIMUM OF 1,000 NET FREE VENTILATION OF THE HOODED AREA BELOW. THIS VENTILATION TO BE DIVIDED EQUALLY AND PROVIDED AT BOTH ROOF AND SOFFIT AREAS. PROVIDE A CONTINUOUS MEANS OF AIR VENTILATION BY THE USE OF INSULATION STOPS, PROPER VENTS, AND OUTLIES AT OVER-FRAMED ROOF AREAS.
- PER UDC ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM OPENING OF 20" X 24" IN OTHER DIRECTION.

MISC. NOTES

- VER. VERIFY
- VERT. VERTICAL
- W. WITH
- W/O WITHOUT
- WD. WOOD

STRUCTURAL NOTES

- DESIGN LOADS:**
- FLOOR LEVEL LOADS:**
 - 40 PSF (U.N.O.)
- ROOF LEVEL LOADS:**
 - 30 PSF (U.N.O.)
- FOUNDATION LOADS:**
 - 15 PSF TOP CHORD (U.N.O.)
 - 10 PSF TOP CHORD (U.N.O.)
 - 10 PSF BOTTOM CHORD (U.N.O.)
 - 5 PSF BOTTOM CHORD (U.N.O.)
- WIND LOADS:**
 - 20 PSF
- DEFLECTION:**
 - L/400 LIVE LOAD
 - L/200 TOTAL LOAD

- FOUNDATION NOTES:**
- ALL FOUNDATIONS SHALL BE SUPPORTED ON APPROVED EXISTING SUBGRADE OR APPROVED COMPACTED STRUCTURAL FILL HAVING A PRESUMED ALLOWABLE BEARING CAPACITY OF 3,000 PSF.
 - ALL EXTERIOR FOUNDATIONS SHALL BEAR ON APPROVED SUBGRADE AT A MINIMUM DEPTH OF 4" BELOW ADJACENT FINISH EXTERIOR GRADE.
 - FOOTING ELEVATIONS SHOWN ON THE DRAWINGS REPRESENT ESTIMATED DEPTHS AND ARE NOT TO BE CONSIDERED AS LIMITING THE AMOUNT OF EXCAVATION REQUIRED TO REACH SUITABLE BEARING MATERIAL.
 - NO FOUNDATIONS SHALL BE PLACED ON FROZEN SUBGRADE.
 - PROTECT IN PLACE FOUNDATIONS AND SLABS ON GRADE FROM ROOF PENETRATION UNTIL THE PROJECT IS COMPLETE.
 - FOUNDATION WALLS SHALL BE BRACED DURING BACKFILLING AND COMPACTION OPERATIONS. BRACING SHALL BE LEFT IN POSITION UNTIL PERMANENT STRUCTURAL SUPPORT IS INSTALLED.
 - BACKFILLING SHALL BE DONE SIMULTANEOUSLY ON BOTH SIDES OF WALL.

- FRAMING NOTES:**
- UNO ALL NEW INTERIOR WALLS ARE 2X4 WOOD FRAME CONSTRUCTION W/ 1/2" GYPSUM WALL BOARD.
 - UNO ALL NEW EXTERIOR WALLS ARE 2X4 WOOD FRAME CONSTRUCTION W/ 7/16" EXTERIOR SHEATHING.
 - ALL EXTERIOR WALL WINDOW, DOORS, VENTS, ETC. AND ROOF PENETRATIONS SHALL BE FLASHED. PROVIDE KICKOUT FLASHINGS ON ROOF LINES ADJACENT TO WALLS.
 - BE NEW CONSTRUCTION INTO EXISTING CONSTRUCTION SUCH THAT THERE IS NO DISCREPANT DIFFERENCE BETWEEN NEW CONSTRUCTION AND EXISTING CONSTRUCTION TO REMAIN.
 - ALL WALLS SHALL COMPLY WITH WALLS SCHEDULES IN UDC.
 - ALL WOOD EXPOSED TO THE WEATHER SUCH AS DECKS, RAILINGS, JOISTS, BEAMS AND POSTS SHALL BE PRESSURE TREATED CEDAR OR SIMILAR DECAY RESISTANT WOOD.
 - FOR PROTECTION AGAINST DECAY, FASTENERS FOR PRESSURE PRESERVATIVE OR FIRE RETARDANT TREATED WOOD SHALL BE OF HOT DIP GALVANIZED STEEL, STAINLESS STEEL, NICKEL BRONZE, OR COPPER.
 - ALL BUILDING COMPONENTS SHALL BE INSTALLED IN STRICT COMPLIANCE WITH CURRENT INDUSTRY STANDARDS. IF EXISTING CONDITIONS ARE FOUND TO BE NON-COMPLIANT WITH CURRENT INDUSTRY STANDARDS, THEY SHALL BE BROUGHT UP TO CURRENT INDUSTRY STANDARDS.

MECHANICAL NOTES

- ALL MECHANICAL DRAWINGS AND WORK SHALL BE PROVIDED BY THE DESIGN BUILD MECHANICAL CONTRACTOR. THE MECHANICAL CONTRACTOR SHALL PROVIDE ALL PERMIT REQUIRED DRAWINGS AND ENERGY CALCULATIONS PER THE BUILDING CODE.
- KITCHEN, BATH, LAUNDRY, AND SIMILAR ROOMS SHALL BE PROVIDED WITH MECHANICAL VENTILATION, VENTING DIRECTLY TO THE OUTSIDE.

PLUMBING NOTES

- ALL PLUMBING DRAWINGS AND WORK SHALL BE PROVIDED BY THE DESIGN BUILD PLUMBING CONTRACTOR. THE PLUMBING CONTRACTOR SHALL PROVIDE ALL PERMIT REQUIRED DRAWINGS AND CALCULATIONS PER THE BUILDING CODE.
- VERIFY SIZE OF ALL PLUMBING FEATURES AND APPLIANCES.

PROJECT INFORMATION

PROJECT ADDRESS

1628 N 17TH STREET, SHEBOYGAN

ARCHITECTURE FIRM

DISTINCTIVE DESIGN STUDIO
 215 PINE STREET
 SHEBOYGAN FALLS, WI 53085

CONTACT: STEVEN M PESKIE (PRINCIPAL)
 PHONE: (920)-395-1090
 EMAIL: STEVE@DISTINCTIVEDESIGNSTUDIO.COM



STRUCTURAL ENGINEER

TBD

CONTACT: TBD
 PHONE: TBD
 EMAIL: TBD

CONTRACTOR

TBD

CONTACT: TBD
 PHONE: TBD
 EMAIL: TBD

CIVIL ENGINEER

TBD

CONTACT: TBD
 PHONE: TBD
 EMAIL: TBD

SHEET LIST

SHEET #	SHEET NAME	REVISION #	DATE
CIVIL			
C100	PROPOSED & EXISTING SITE PLANS	2	06.02.2020
CONSTRUCTION PLANS			
A100	ROOF & FOUNDATION PLAN	2	06.02.2020
A101	1ST & 2ND FLOOR PLAN	2	06.02.2020
A200	EXTERIOR ELEVATIONS	2	06.02.2020
A600	SECTIONS & SCHEDULES	2	06.02.2020
INTERIOR PLANS			
I100	FIRST & SECOND INTERIOR FLOOR PLANS	2	06.02.2020
I200	INTERIOR ELEVATIONS	2	06.02.2020

SYMBOLS LEGEND

- DEMO WALLS
- EXISTING WALLS
- NEW WALLS
- ROOM NAME: ROOM NAME
- 150 SF: (TRANSOM - IF APPLICABLE) WINDOW TAG SEE WINDOW SCHEDULE
- 101: DOOR TAG SEE DOOR SCHEDULE
- LEVEL HEIGHT: LEVEL HEIGHT

AREA CALCULATIONS

EXTERIOR COVERED PORCH - SIDE	31 SF
COVERED PORCH - FRONT	101 SF
	131 SF
GARAGE	536 SF
	536 SF
LIVING SPACE	
FIRST FLOOR	987 SF
SECOND FLOOR	885 SF
	1872 SF
UNFINISHED BASEMENT	962 SF
	962 SF
GRAND TOTAL	3501 SF

REVISIONS

#	DATE	REV.	DESCRIPTION
1	12.07.19		
2	06.02.2020	BID SET	

DISTINCTIVE DESIGN

215 Pine Street
 Sheboygan Falls, WI 53085
 Ph: (920)-395-1090
 www.distinctivedesignstudio.com

AMERICAN ORTHODONTICS

1628 HOUSE
 1628 N 17TH STREET, SHEBOYGAN

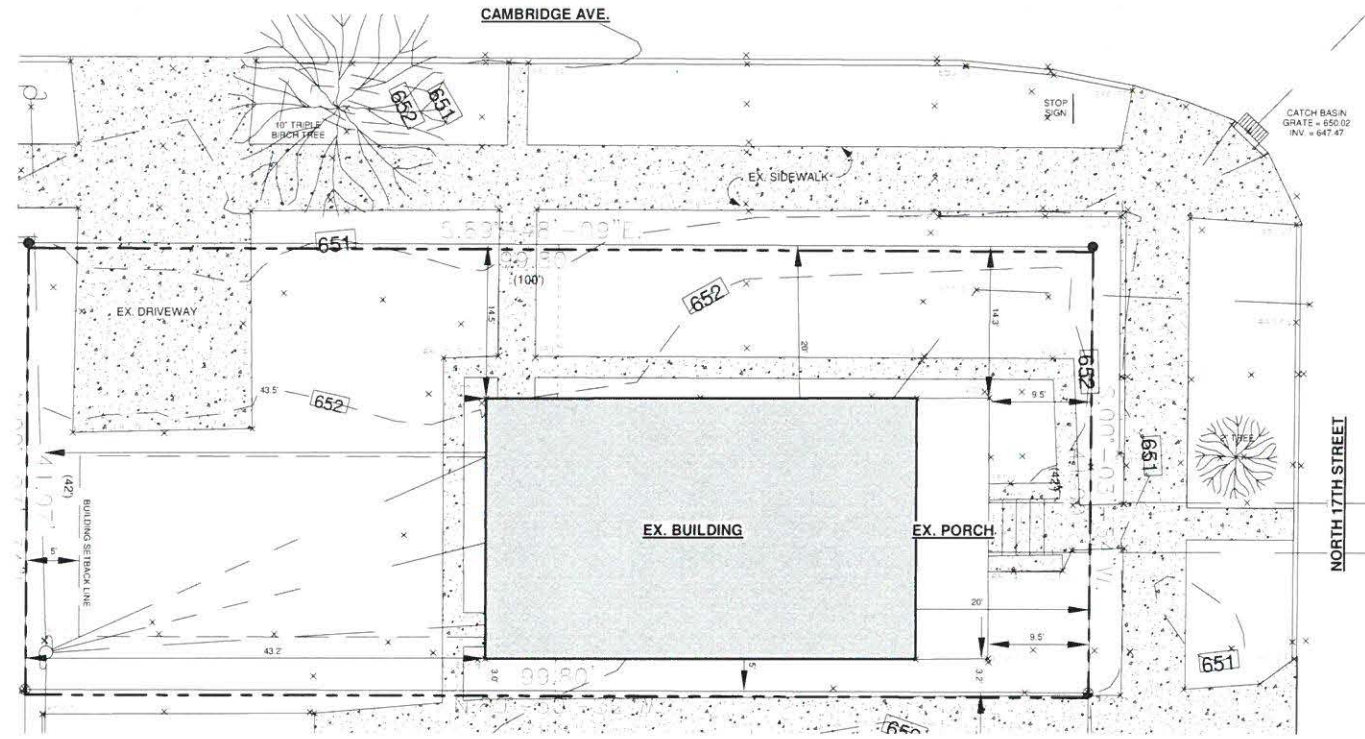
BID PLANS

COVER

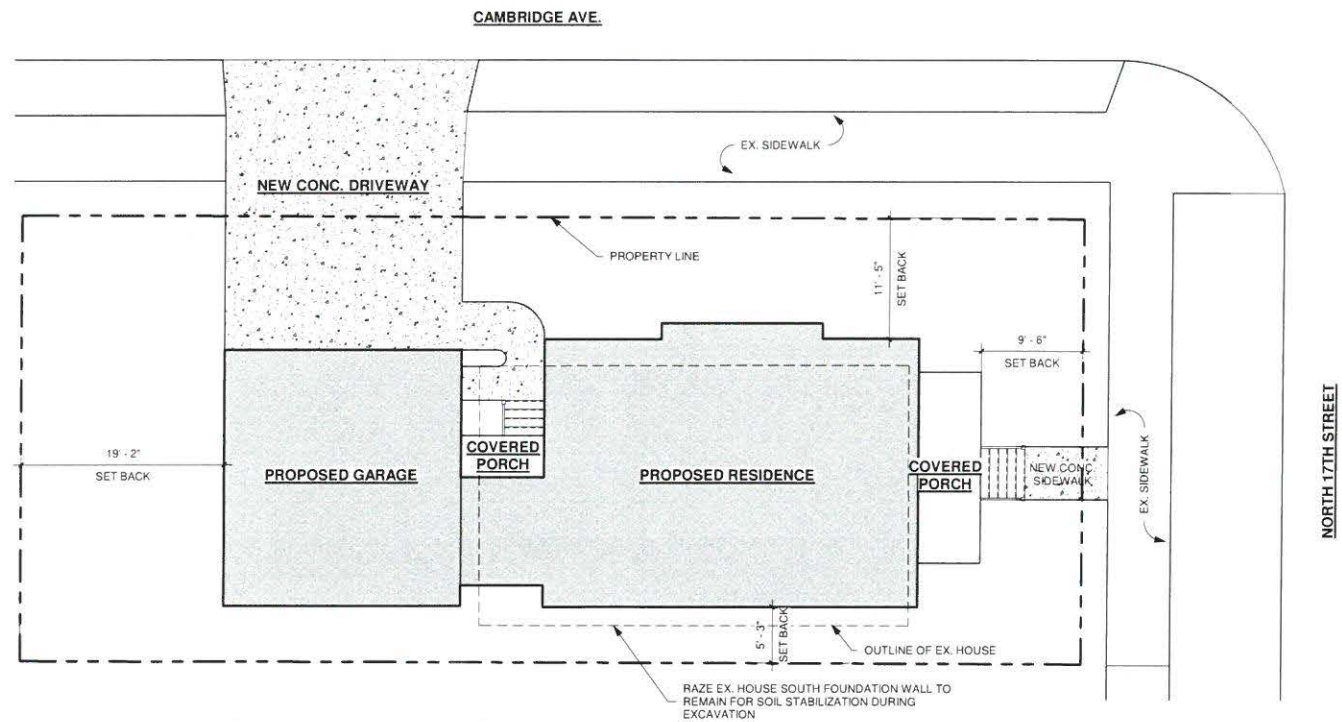
ISSUE DATE: 04/21/2020
 DRAWN BY: JOC
 CHECKED BY: SMP
 PROJECT #: 19-053

G000

SCALE:
 1/4" = 1'-0"
 1/8" = 1'-0"
 1/2" = 1'-0"
 3/4" = 1'-0"
 1" = 1'-0"
 1 1/4" = 1'-0"
 1 1/2" = 1'-0"
 1 3/4" = 1'-0"
 2" = 1'-0"
 2 1/4" = 1'-0"
 2 1/2" = 1'-0"
 2 3/4" = 1'-0"
 3" = 1'-0"
 3 1/4" = 1'-0"
 3 1/2" = 1'-0"
 3 3/4" = 1'-0"
 4" = 1'-0"
 4 1/4" = 1'-0"
 4 1/2" = 1'-0"
 4 3/4" = 1'-0"
 5" = 1'-0"
 5 1/4" = 1'-0"
 5 1/2" = 1'-0"
 5 3/4" = 1'-0"
 6" = 1'-0"
 6 1/4" = 1'-0"
 6 1/2" = 1'-0"
 6 3/4" = 1'-0"
 7" = 1'-0"
 7 1/4" = 1'-0"
 7 1/2" = 1'-0"
 7 3/4" = 1'-0"
 8" = 1'-0"
 8 1/4" = 1'-0"
 8 1/2" = 1'-0"
 8 3/4" = 1'-0"
 9" = 1'-0"
 9 1/4" = 1'-0"
 9 1/2" = 1'-0"
 9 3/4" = 1'-0"
 10" = 1'-0"
 10 1/4" = 1'-0"
 10 1/2" = 1'-0"
 10 3/4" = 1'-0"
 11" = 1'-0"
 11 1/4" = 1'-0"
 11 1/2" = 1'-0"
 11 3/4" = 1'-0"
 12" = 1'-0"
 12 1/4" = 1'-0"
 12 1/2" = 1'-0"
 12 3/4" = 1'-0"
 13" = 1'-0"
 13 1/4" = 1'-0"
 13 1/2" = 1'-0"
 13 3/4" = 1'-0"
 14" = 1'-0"
 14 1/4" = 1'-0"
 14 1/2" = 1'-0"
 14 3/4" = 1'-0"
 15" = 1'-0"
 15 1/4" = 1'-0"
 15 1/2" = 1'-0"
 15 3/4" = 1'-0"
 16" = 1'-0"
 16 1/4" = 1'-0"
 16 1/2" = 1'-0"
 16 3/4" = 1'-0"
 17" = 1'-0"
 17 1/4" = 1'-0"
 17 1/2" = 1'-0"
 17 3/4" = 1'-0"
 18" = 1'-0"
 18 1/4" = 1'-0"
 18 1/2" = 1'-0"
 18 3/4" = 1'-0"
 19" = 1'-0"
 19 1/4" = 1'-0"
 19 1/2" = 1'-0"
 19 3/4" = 1'-0"
 20" = 1'-0"
 20 1/4" = 1'-0"
 20 1/2" = 1'-0"
 20 3/4" = 1'-0"
 21" = 1'-0"
 21 1/4" = 1'-0"
 21 1/2" = 1'-0"
 21 3/4" = 1'-0"
 22" = 1'-0"
 22 1/4" = 1'-0"
 22 1/2" = 1'-0"
 22 3/4" = 1'-0"
 23" = 1'-0"
 23 1/4" = 1'-0"
 23 1/2" = 1'-0"
 23 3/4" = 1'-0"
 24" = 1'-0"
 24 1/4" = 1'-0"
 24 1/2" = 1'-0"
 24 3/4" = 1'-0"
 25" = 1'-0"
 25 1/4" = 1'-0"
 25 1/2" = 1'-0"
 25 3/4" = 1'-0"
 26" = 1'-0"
 26 1/4" = 1'-0"
 26 1/2" = 1'-0"
 26 3/4" = 1'-0"
 27" = 1'-0"
 27 1/4" = 1'-0"
 27 1/2" = 1'-0"
 27 3/4" = 1'-0"
 28" = 1'-0"
 28 1/4" = 1'-0"
 28 1/2" = 1'-0"
 28 3/4" = 1'-0"
 29" = 1'-0"
 29 1/4" = 1'-0"
 29 1/2" = 1'-0"
 29 3/4" = 1'-0"
 30" = 1'-0"
 30 1/4" = 1'-0"
 30 1/2" = 1'-0"
 30 3/4" = 1'-0"
 31" = 1'-0"
 31 1/4" = 1'-0"
 31 1/2" = 1'-0"
 31 3/4" = 1'-0"
 32" = 1'-0"
 32 1/4" = 1'-0"
 32 1/2" = 1'-0"
 32 3/4" = 1'-0"
 33" = 1'-0"
 33 1/4" = 1'-0"
 33 1/2" = 1'-0"
 33 3/4" = 1'-0"
 34" = 1'-0"
 34 1/4" = 1'-0"
 34 1/2" = 1'-0"
 34 3/4" = 1'-0"
 35" = 1'-0"
 35 1/4" = 1'-0"
 35 1/2" = 1'-0"
 35 3/4" = 1'-0"
 36" = 1'-0"
 36 1/4" = 1'-0"
 36 1/2" = 1'-0"
 36 3/4" = 1'-0"
 37" = 1'-0"
 37 1/4" = 1'-0"
 37 1/2" = 1'-0"
 37 3/4" = 1'-0"
 38" = 1'-0"
 38 1/4" = 1'-0"
 38 1/2" = 1'-0"
 38 3/4" = 1'-0"
 39" = 1'-0"
 39 1/4" = 1'-0"
 39 1/2" = 1'-0"
 39 3/4" = 1'-0"
 40" = 1'-0"
 40 1/4" = 1'-0"
 40 1/2" = 1'-0"
 40 3/4" = 1'-0"
 41" = 1'-0"
 41 1/4" = 1'-0"
 41 1/2" = 1'-0"
 41 3/4" = 1'-0"
 42" = 1'-0"
 42 1/4" = 1'-0"
 42 1/2" = 1'-0"
 42 3/4" = 1'-0"
 43" = 1'-0"
 43 1/4" = 1'-0"
 43 1/2" = 1'-0"
 43 3/4" = 1'-0"
 44" = 1'-0"
 44 1/4" = 1'-0"
 44 1/2" = 1'-0"
 44 3/4" = 1'-0"
 45" = 1'-0"
 45 1/4" = 1'-0"
 45 1/2" = 1'-0"
 45 3/4" = 1'-0"
 46" = 1'-0"
 46 1/4" = 1'-0"
 46 1/2" = 1'-0"
 46 3/4" = 1'-0"
 47" = 1'-0"
 47 1/4" = 1'-0"
 47 1/2" = 1'-0"
 47 3/4" = 1'-0"
 48" = 1'-0"
 48 1/4" = 1'-0"
 48 1/2" = 1'-0"
 48 3/4" = 1'-0"
 49" = 1'-0"
 49 1/4" = 1'-0"
 49 1/2" = 1'-0"
 49 3/4" = 1'-0"
 50" = 1'-0"
 50 1/4" = 1'-0"
 50 1/2" = 1'-0"
 50 3/4" = 1'-0"
 51" = 1'-0"
 51 1/4" = 1'-0"
 51 1/2" = 1'-0"
 51 3/4" = 1'-0"
 52" = 1'-0"
 52 1/4" = 1'-0"
 52 1/2" = 1'-0"
 52 3/4" = 1'-0"
 53" = 1'-0"
 53 1/4" = 1'-0"
 53 1/2" = 1'-0"
 53 3/4" = 1'-0"
 54" = 1'-0"
 54 1/4" = 1'-0"
 54 1/2" = 1'-0"
 54 3/4" = 1'-0"
 55" = 1'-0"
 55 1/4" = 1'-0"
 55 1/2" = 1'-0"
 55 3/4" = 1'-0"
 56" = 1'-0"
 56 1/4" = 1'-0"
 56 1/2" = 1'-0"
 56 3/4" = 1'-0"
 57" = 1'-0"
 57 1/4" = 1'-0"
 57 1/2" = 1'-0"
 57 3/4" = 1'-0"
 58" = 1'-0"
 58 1/4" = 1'-0"
 58 1/2" = 1'-0"
 58 3/4" = 1'-0"
 59" = 1'-0"
 59 1/4" = 1'-0"
 59 1/2" = 1'-0"
 59 3/4" = 1'-0"
 60" = 1'-0"
 60 1/4" = 1'-0"
 60 1/2" = 1'-0"
 60 3/4" = 1'-0"
 61" = 1'-0"
 61 1/4" = 1'-0"
 61 1/2" = 1'-0"
 61 3/4" = 1'-0"
 62" = 1'-0"
 62 1/4" = 1'-0"
 62 1/2" = 1'-0"
 62 3/4" = 1'-0"
 63" = 1'-0"
 63 1/4" = 1'-0"
 63 1/2" = 1'-0"
 63 3/4" = 1'-0"
 64" = 1'-0"
 64 1/4" = 1'-0"
 64 1/2" = 1'-0"
 64 3/4" = 1'-0"
 65" = 1'-0"
 65 1/4" = 1'-0"
 65 1/2" = 1'-0"
 65 3/4" = 1'-0"
 66" = 1'-0"
 66 1/4" = 1'-0"
 66 1/2" = 1'-0"
 66 3/4" = 1'-0"
 67" = 1'-0"
 67 1/4" = 1'-0"
 67 1/2" = 1'-0"
 67 3/4" = 1'-0"
 68" = 1'-0"
 68 1/4" = 1'-0"
 68 1/2" = 1'-0"
 68 3/4" = 1'-0"
 69" = 1'-0"
 69 1/4" = 1'-0"
 69 1/2" = 1'-0"
 69 3/4" = 1'-0"
 70" = 1'-0"
 70 1/4" = 1'-0"
 70 1/2" = 1'-0"
 70 3/4" = 1'-0"
 71" = 1'-0"
 7



① SITE PLAN - EXISTING SITE PLAN
1/8" = 1'-0"



② SITE PLAN - PROPOSED SITE PLAN
1/8" = 1'-0"

#	DATE	DESCRIPTION
2	06.02.2020	BID SET

DISTINCTIVE DESIGN
 215 Pine Street
 Sheboygan Falls, WI 53085
 Ph: (920) 395-0930
 www.distinctivedesignstudio.com

AMERICAN ORTHODONTICS
 1628 HOUSE
 1628 N 17TH STREET, SHEBOYGAN

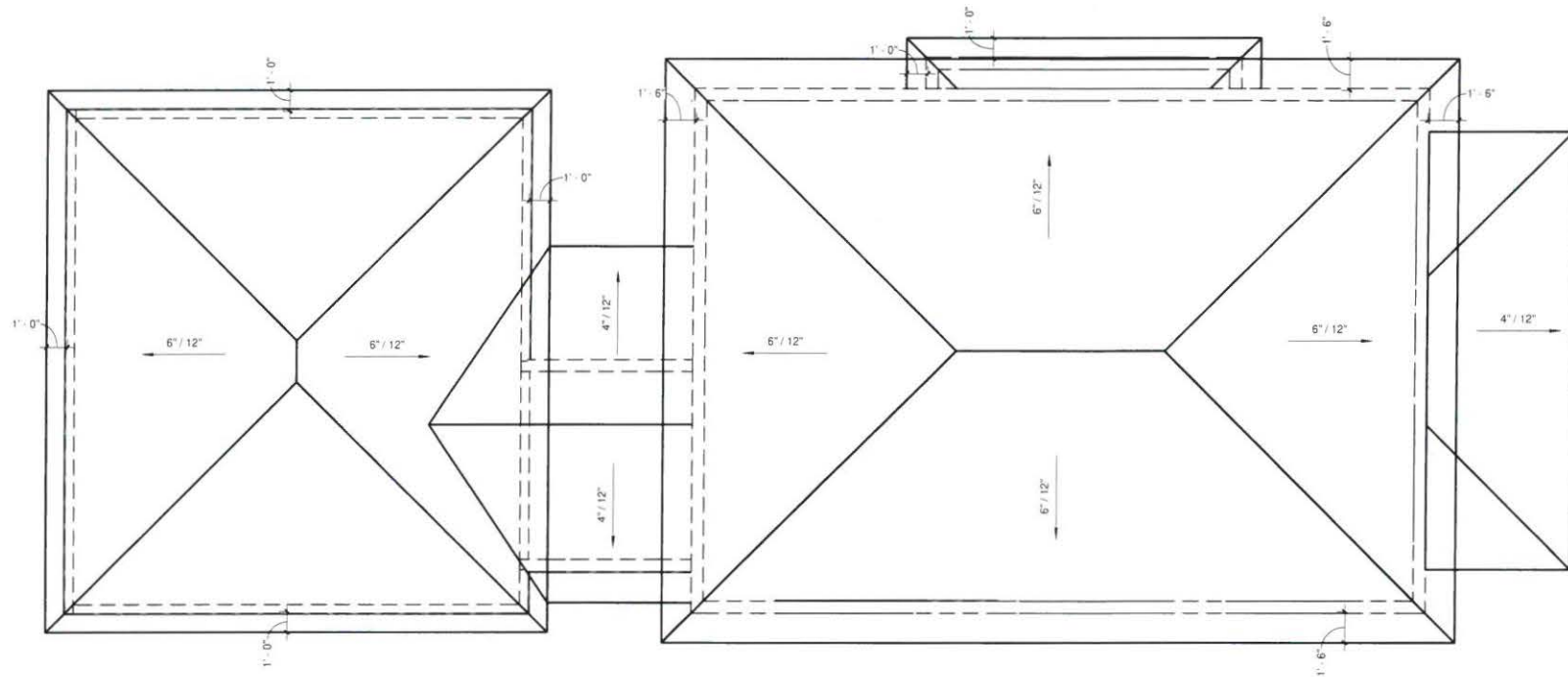
BID PLANS

PROPOSED &
 EXISTING SITE
 PLANS

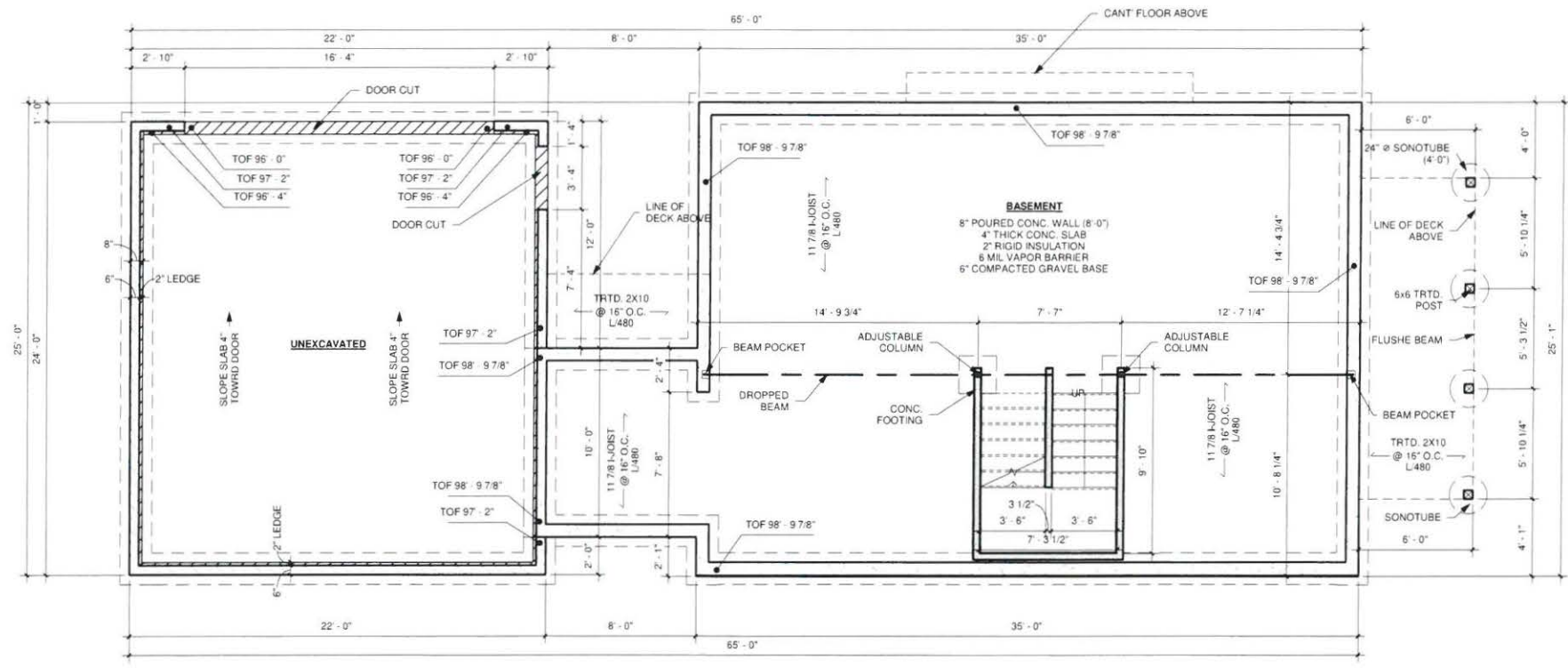
ISSUE DATE: 04/21/2020
 DRAWN BY: JOC
 CHECKED BY: SMP
 PROJECT #: 19-053

C100

SCALE: 1/8" = 1'-0"
 NOTE: TEXT SETS ARE REDUCED BY 50% SCALE DRAWINGS ACCORDINGLY



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



1 FLOOR PLAN - FOUNDATION
1/4" = 1'-0"

#	DATE	DESCRIPTION
1	06.02.2020	BID SET
2		

DISTINCTIVE DESIGN
 215 Pine Street
 Shelburne, VT 05485
 Ph: (802) 395-1039
 www.distinctivedesignstudio.com

AMERICAN ORTHODONTICS
 1628 HOUSE
 1628 N 17TH STREET, SHEBOYGAN

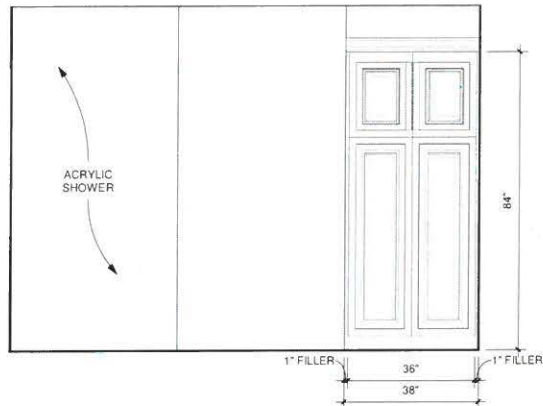
BID PLANS

ROOF & FOUNDATION PLAN

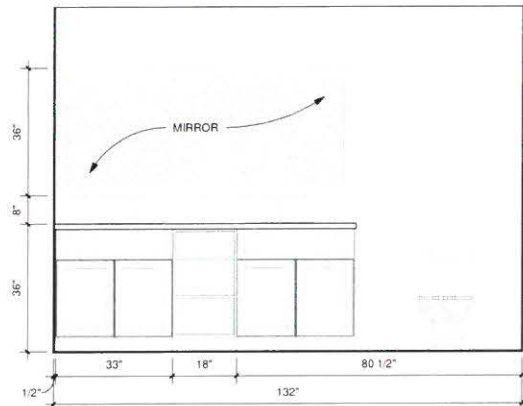
ISSUE DATE: 04/21/2020
 DRAWN BY: JOC
 CHECKED BY: SMP
 PROJECT #: 19-053

A100

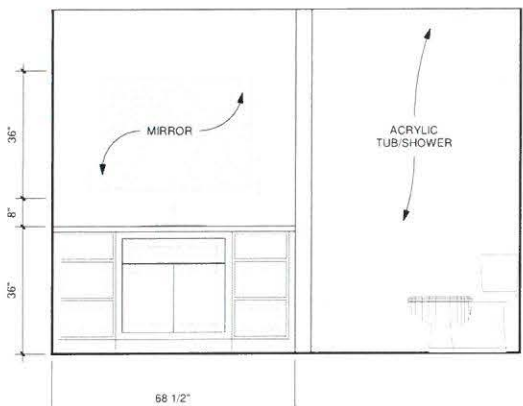
SCALE: 1/4" = 1'-0"
 NOTE: 12x18 SETS ARE REDUCED BY 50% SCALE DRAWINGS ACCORDINGLY



5 INTERIOR ELEV. - M. BATH - EAST
1/2" = 1'-0"



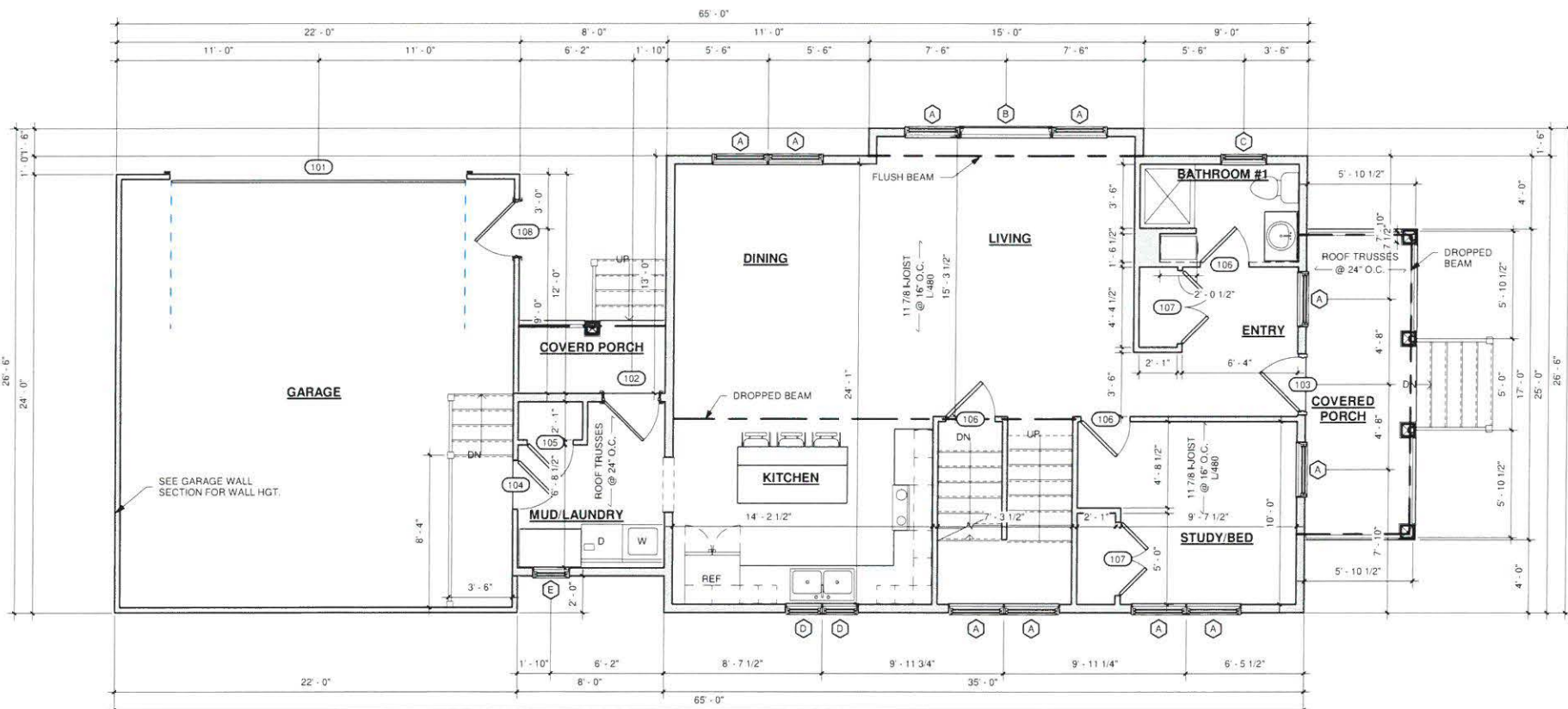
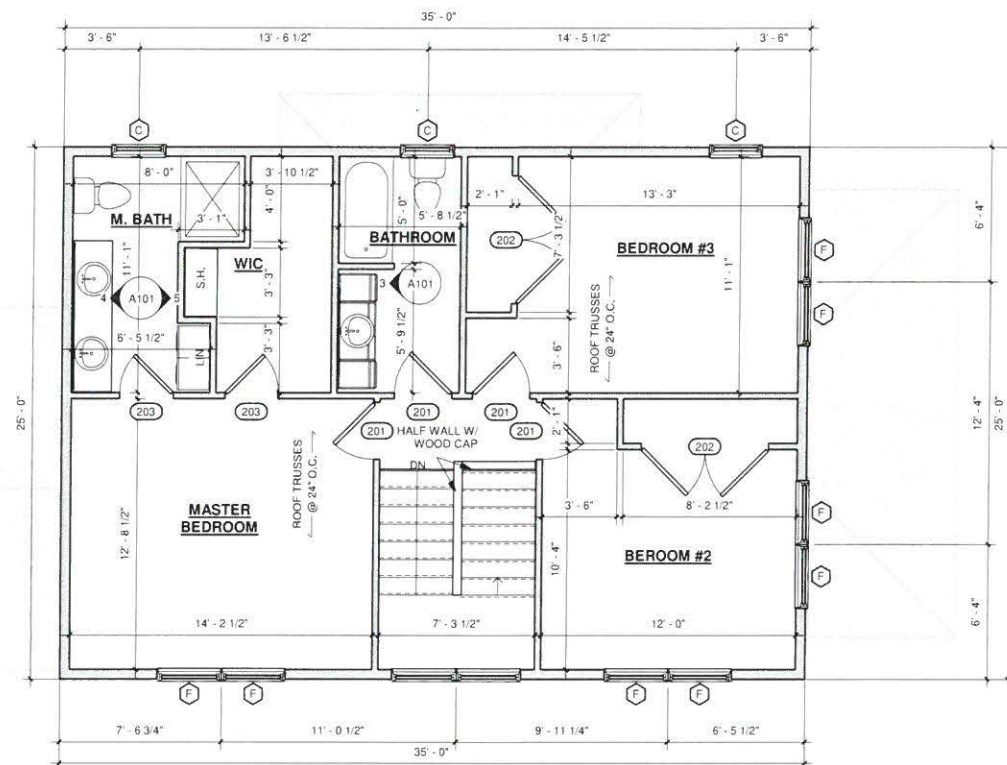
4 INTERIOR ELEV. - M. BATH - WEST
1/2" = 1'-0"



3 INTERIOR ELEV. - BATHROOM - WEST
1/2" = 1'-0"



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



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

#	DATE	DESCRIPTION
2	06.02.2020	BID SET

DISTINCTIVE DESIGN
215 Pine Street
Sheboygan Falls, WI 53085
Ph: (920)-395-1090
www.distinctivedesignstudio.com

AMERICAN ORTHODONTICS

1628 HOUSE

1628 N 17TH STREET, SHEBOYGAN

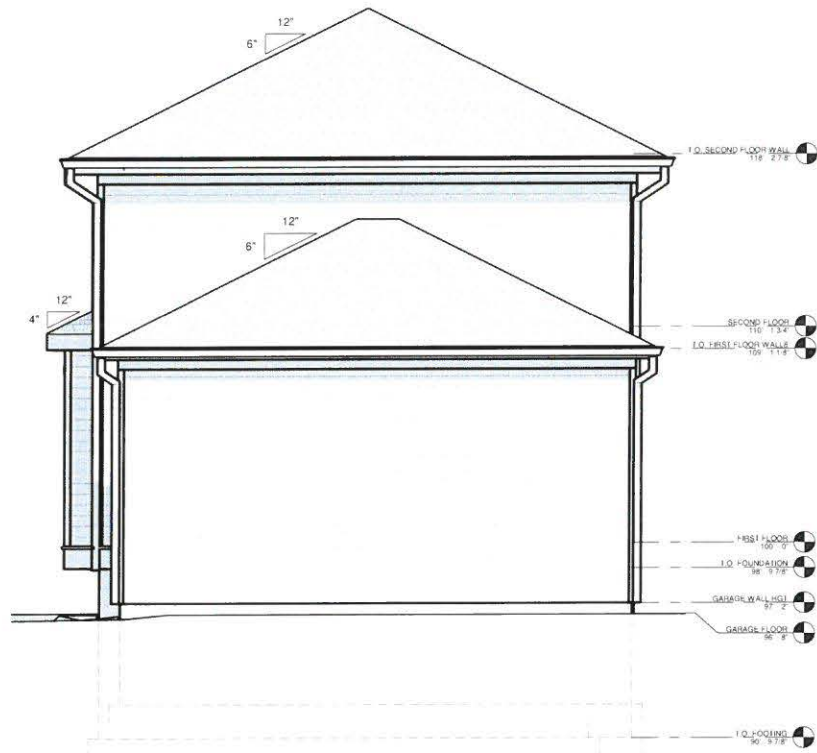
BID PLANS

1ST & 2ND FLOOR PLAN

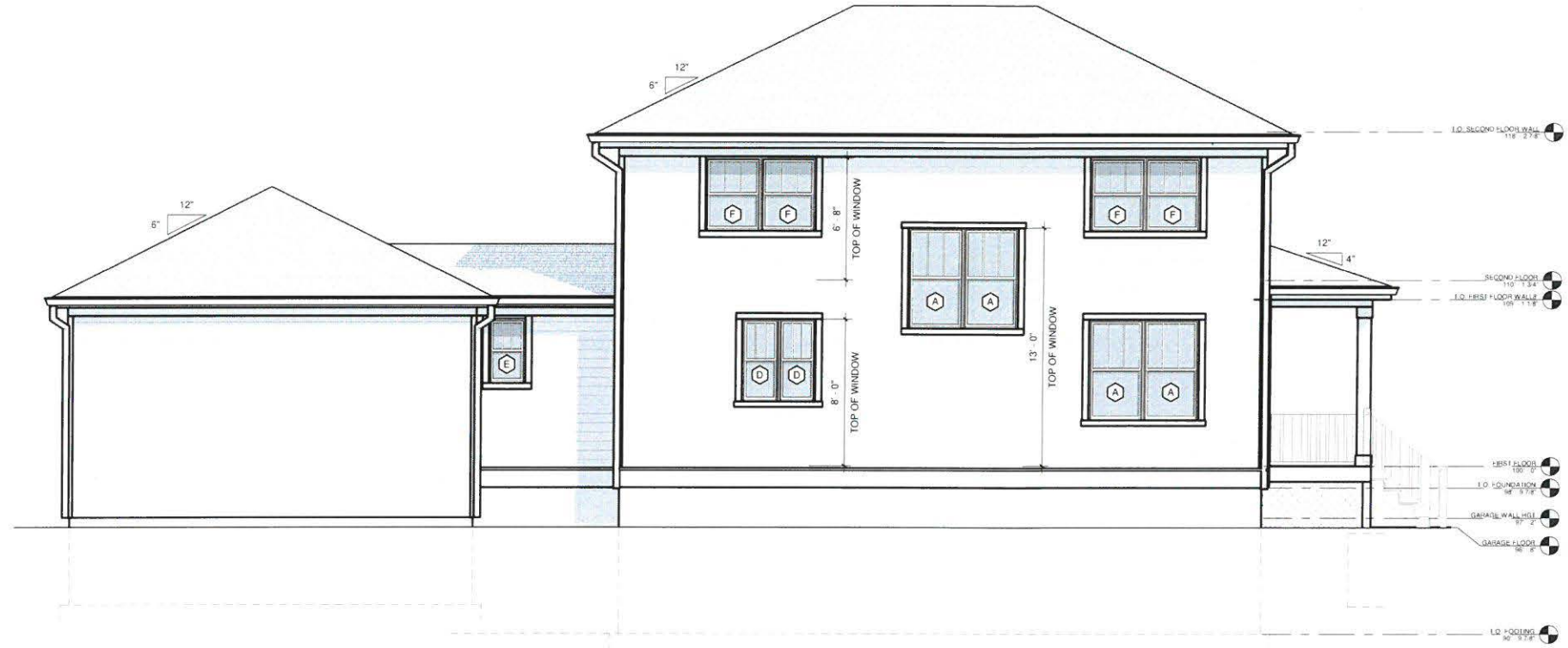
ISSUE DATE: 04/21/2020
DRAWN BY: JOC
CHECKED BY: SMP
PROJECT #: 19-053

A101

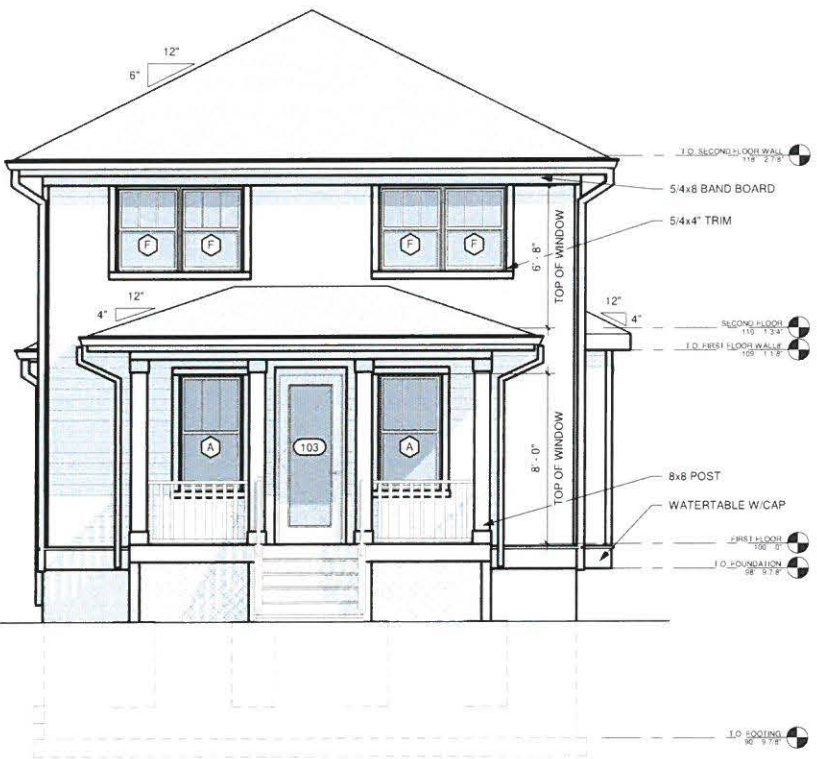
SCALE: As indicated
NOTE: 12x18 SETS ARE REDUCED BY 50% SCALE DRAWINGS ACCORDINGLY



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



3 EXTERIOR ELEV. - SOUTH ELEVATION
1/4" = 1'-0"



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



1 EXTERIOR ELEV. - NORTH ELEVATION
1/4" = 1'-0"

REVISIONS	DESCRIPTION
1	DATE 06.02.2020 BID SET
2	

DISTINCTIVE DESIGN
215 Pine Street
Sheboygan Falls, WI 53085
Ph: (920) 395-1090
www.distinctivedesignstudio.com

AMERICAN ORTHODONTICS
1628 HOUSE
1628 N 17TH STREET, SHEBOYGAN

BID PLANS

EXTERIOR ELEVATIONS

ISSUE DATE: 04/21/2020
DRAWN BY: JOC
CHECKED BY: SMP
PROJECT #: 19-053

A200

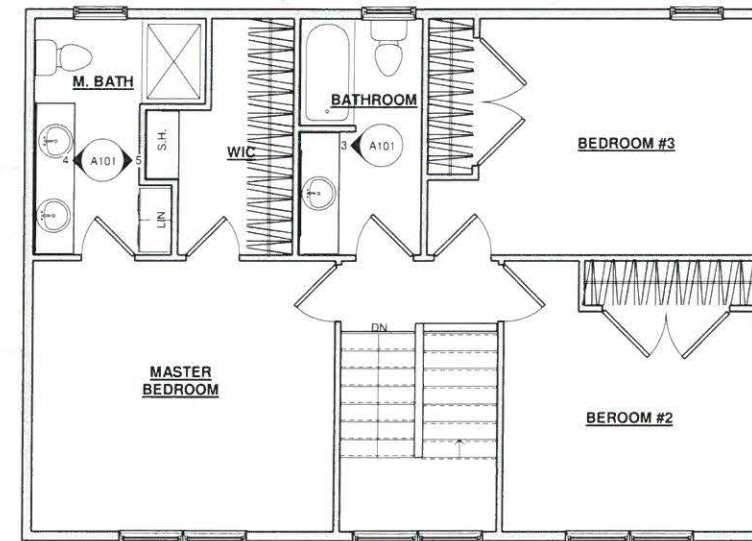
SCALE: 1/4" = 1'-0"
NOTE: 12x18 SETS ARE REDUCED BY 50% SCALE DRAWINGS ACCORDINGLY

FLOORS		BASE	
CP	CARPET	B3	3" BASE
HW	HARDWOOD FLOORING	B4	4" BASE
TL	TILE	B6	6" BASE
LVT	LUXURY VINYL TILE	B8	8" BASE
VCT	VINYL COMPOSITION TILE	SS	STAINLESS STEEL BASE
ME	MATCH EXISTING	ME	MATCH EXISTING
RE	REUSE EXISTING	RE	REUSE EXISTING
ETR	EXISTING TO REMAIN	ETR	EXISTING TO REMAIN

WALLS		CASING	
PG	PAINTED GYPSUM - FINISH STYLE - ONE COAT PRIMER - TWO COATS FINISH	C2	2 1/2" CASING
SL	SHIP LAP	C3	3" CASING
TL	TILE	C4	4" CASING
ME	MATCH EXISTING	HS	HISTORIC CASING
RE	REUSE EXISTING	DW	NO CASING - DRYWALL
ETR	EXISTING TO REMAIN	ME	MATCH EXISTING
		RE	REUSE EXISTING
		ETR	EXISTING TO REMAIN

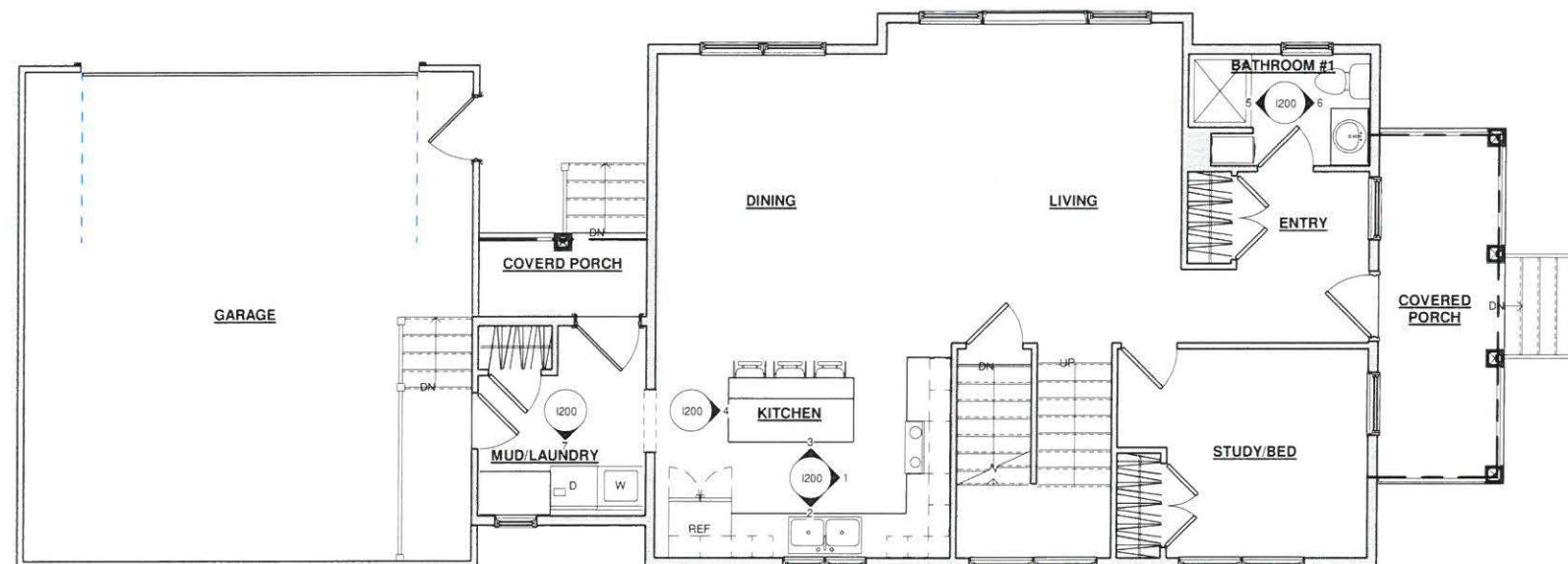
CEILING		CROWN	
PG	PAINTED GYPSUM - FINISH STYLE - ONE COAT PRIMER - TWO COATS FINISH	CR	SPECIFY
WD	TONGUE AND GROOVE WOOD	ME	MATCH EXISTING
AC	SUSPENDED ACOUSTICAL PANELS	RE	REUSE EXISTING
ME	MATCH EXISTING	ETR	EXISTING TO REMAIN
RE	REUSE EXISTING		
ETR	EXISTING TO REMAIN		

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



ROOM FINISH SCHEDULE											
NAME	AREA	FLOOR		WALL				CEILING			NOTES
		FIN	BASE	N	S	E	W	CASING	FIN	CLG HT.	
FIRST FLOOR											
GARAGE	498 SF										
STUDY BED	106 SF										
LIVING	166 SF										
DINING	201 SF										
ENTRY	60 SF										
KITCHEN	114 SF										
BATHROOM #1	43 SF										
MUD/LAUNDRY	62 SF										
SECOND FLOOR											
MASTER BEDROOM	178 SF										
BEDROOM #2	130 SF										
BEDROOM #3	153 SF										
BATHROOM	61 SF										
WIC	57 SF										
M. BATH	70 SF										

① FLOOR PLAN - INTERIOR FIRST FLOOR
1/4" = 1'-0"



#	DATE	DESCRIPTION
2	06/02/2020	BID SET

DISTINCTIVE DESIGN
 215 Pine Street
 Sheboygan Falls, WI 53085
 Ph: (920) 395-1090
 www.distinctivedesignstudio.com

AMERICAN ORTHODONTICS
 1628 HOUSE
 1628 N 17TH STREET, SHEBOYGAN

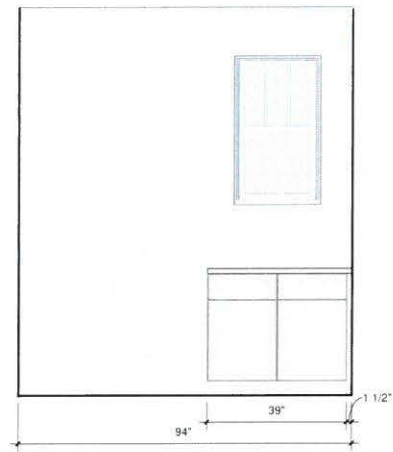
BID PLANS

FIRST & SECOND INTERIOR FLOOR PLANS

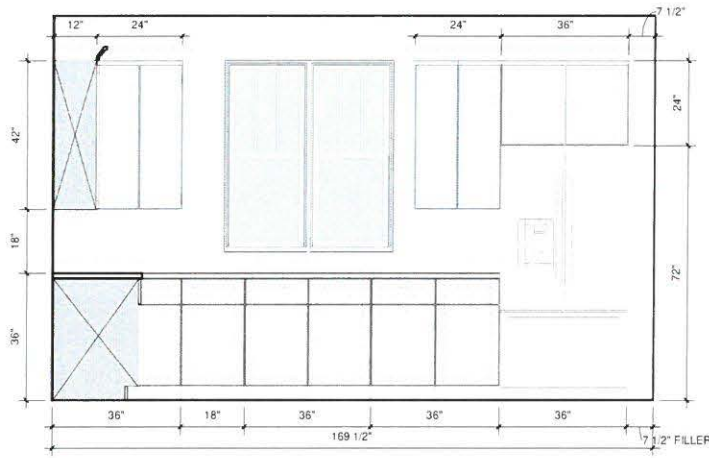
ISSUE DATE: 04/21/2020
 DRAWN BY: JOC
 CHECKED BY: SMP
 PROJECT #: 19-053

I100

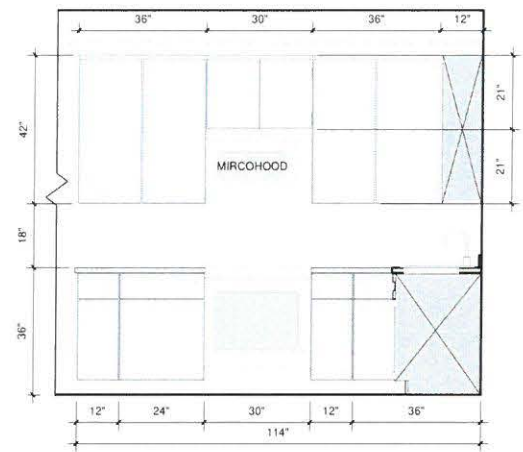
SCALE: As indicated
 NOTE: 12/18 SETS ARE REDUCED BY 50% SCALE DRAWINGS ACCORDINGLY



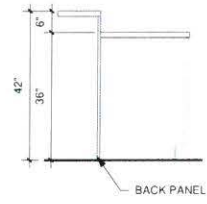
7 INTERIOR ELEV. - MUD/LAUNDRY
1/2" = 1'-0"



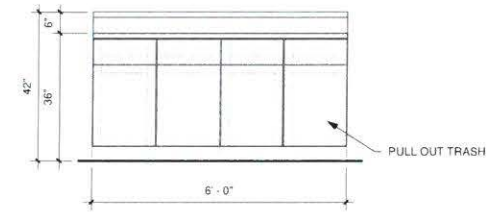
2 INTERIOR ELEV. - KITCHEN - SOUTH
1/2" = 1'-0"



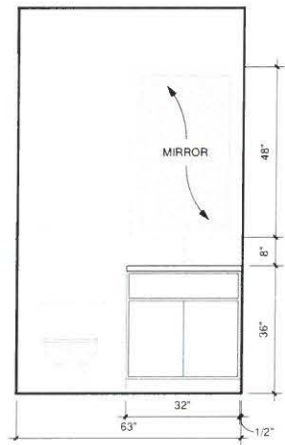
1 INTERIOR ELEV. - KITCHEN - EAST
1/2" = 1'-0"



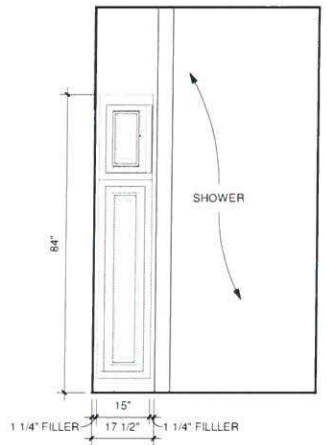
4 INTERIOR ELEV. - KITCHEN ISLAND - EAST
1/2" = 1'-0"



3 INTERIOR ELEV. - KITCHEN ISLAND - SOUTH
1/2" = 1'-0"



6 INTERIOR ELEV. - BATHROOM #1 - EAST
1/2" = 1'-0"



5 INTERIOR ELEV. - BATHROOM #1 - WEST
1/2" = 1'-0"

AMERICAN ORTHODONTICS

1628 HOUSE
1628 N 17TH STREET, SHEBOYGAN

BID PLANS

INTERIOR ELEVATIONS

ISSUE DATE 04/21/2020
DRAWN BY: JOC
CHECKED BY: SMP
PROJECT #: 19-053

1200

SCALE: 1/2" = 1'-0"
NOTE:
12x18 SETS ARE REDUCED BY 50%
SCALE DRAWINGS ACCORDINGLY

#	DATE	DESCRIPTION
2	06.02.2020	BID SET

DISTINCTIVE DESIGN
STUDIO

215 Pine Street
Sheboygan Falls, WI 53085
Ph: (920)-395-1090
www.distinctivedesignstudio.com

WHILE THE DRAWINGS ON THESE DOCUMENTS SHALL BE THE PROPERTY OF AMERICAN ORTHODONTICS, THE USER SHALL BE RESPONSIBLE FOR ALL DIMENSIONS AND DIMENSIONS. CONTRACTORS SHALL VERIFY THESE DIMENSIONS SHALL BE RESPONSIBLE FOR ALL DIMENSIONS AND DIMENSIONS ON THE JOB.