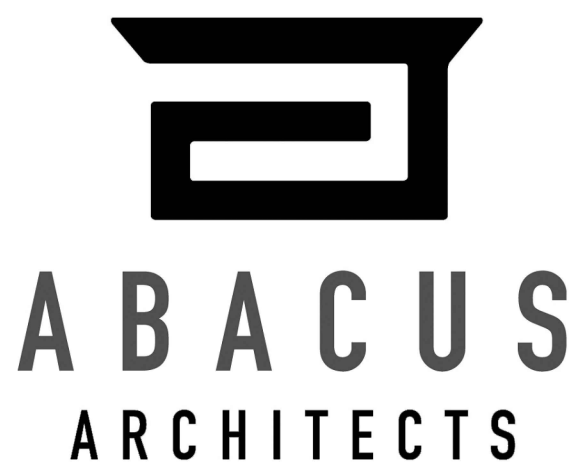
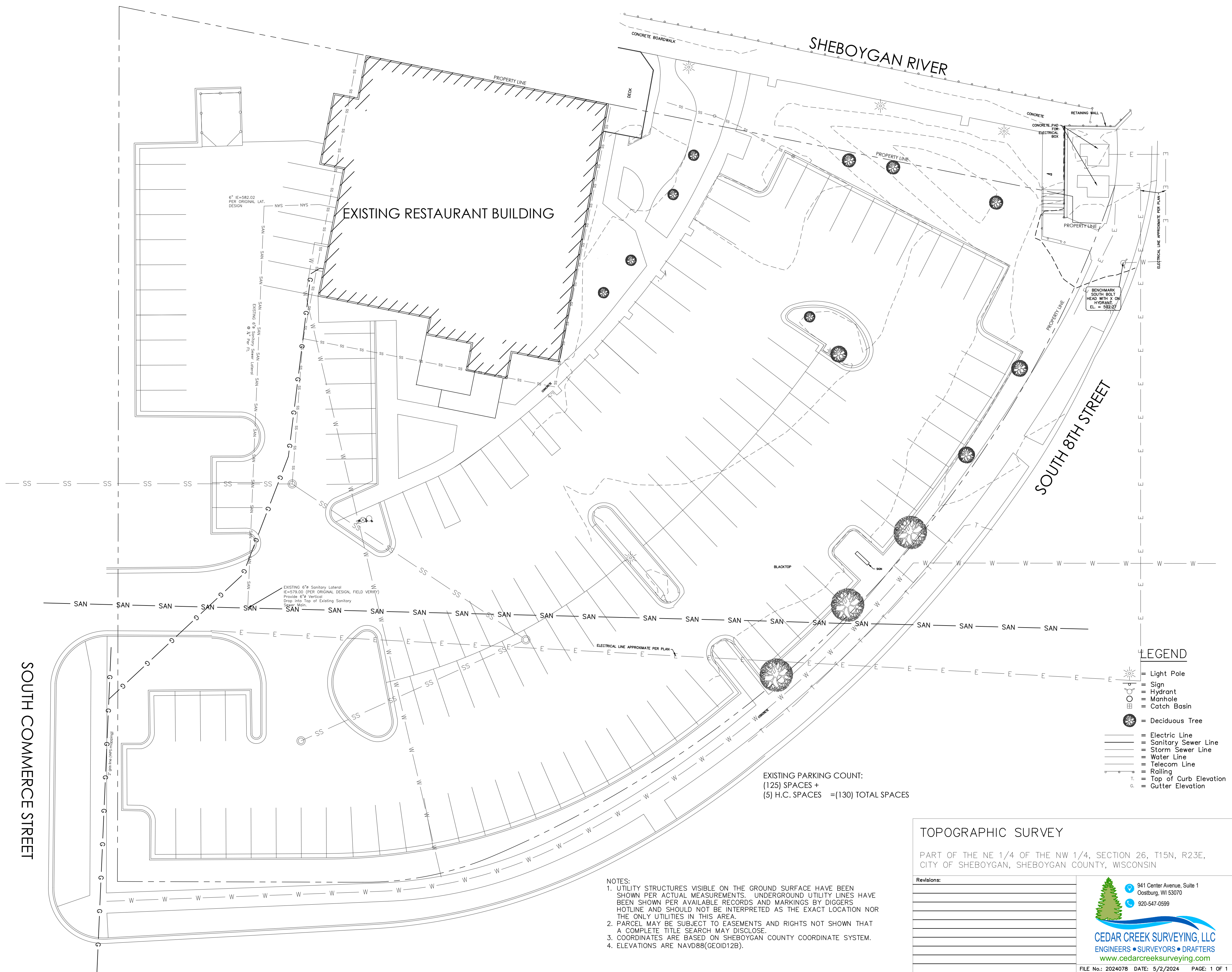


SITE DESIGN AND ENGINEERING, LLC
PO BOX 1067
WOODRUFF, WISCONSIN 54568
(920) 207-8977
jbsitedesign1@gmail.com



REVISIONS:
09/22/2025 - REVISED FLOOR PLAN

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OVERALL SITE PLAN/PARTIAL SITE TOPOGRAPHIC MAP

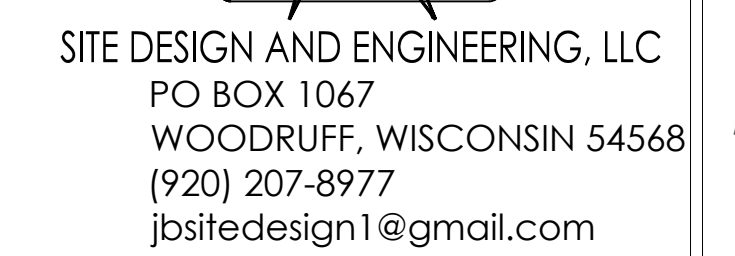
SCALE: 1" = 20'

5/27/2025
NEW BUILDING
WATERSHED HARBOR HOTEL
820 Indiana Ave, Sheboygan, WI 53081
1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 (920) 452-4444 640 N. VEL R. PHILLIPS AVE. SUITE 210, MILWAUKEE, WI 53203

DRAWN BY:
CHECKED BY:
OVERALL SITE PLAN

C
101

PROJ. NO. 2022-114



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NEW BUILDING

WATERSHED HARBOR HOTEL
820 Indiana Ave, Sheboygan, WI 5308

1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 (920) 452-4444 640 N. VEL R. PHILLIPS AVE. S.

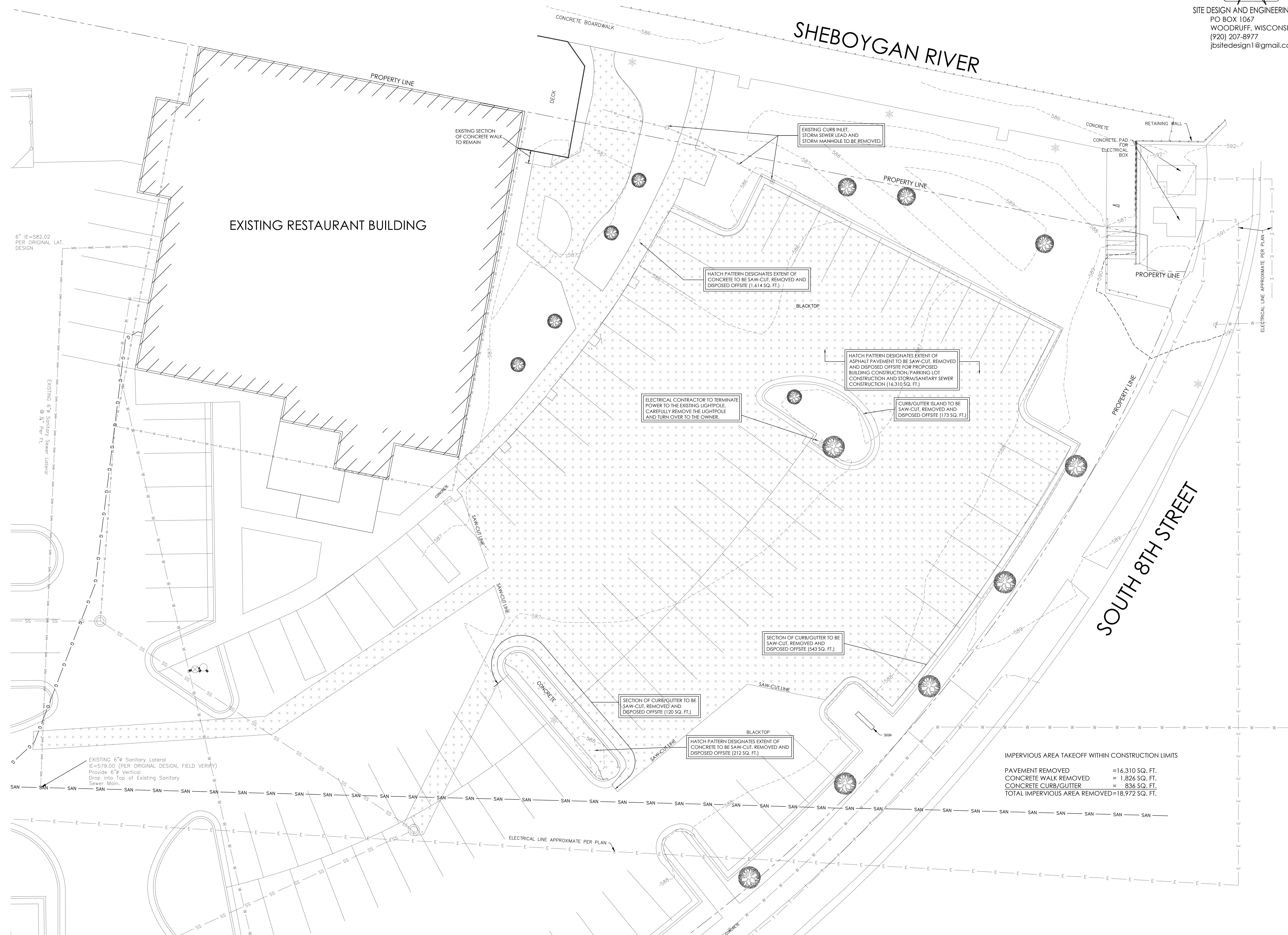
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CHECKED BY:

PARTIAL SITE
DEMOLITION PLAN

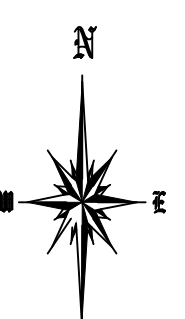
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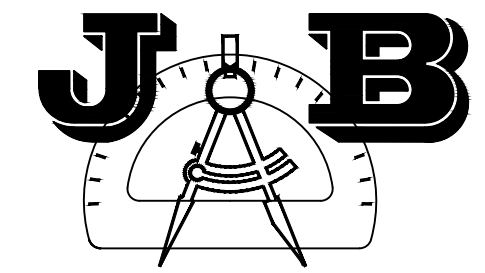
PROJ. NO. 2022-114



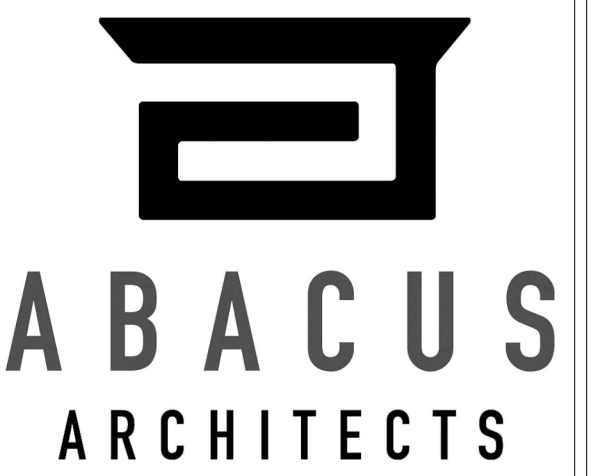
PARTIAL SITE DEMOLITION PLAN

SCALE: 1" = 10'





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NEW BUILDING
WATERSHED HARBOR HOTEL
820 Indiana Ave, Sheboygan, WI 53081
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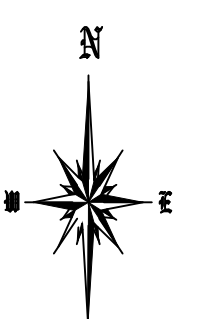
PARTIAL SITE PLAN

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103

PROJ. NO. 2022-114

PARTIAL SITE PLAN

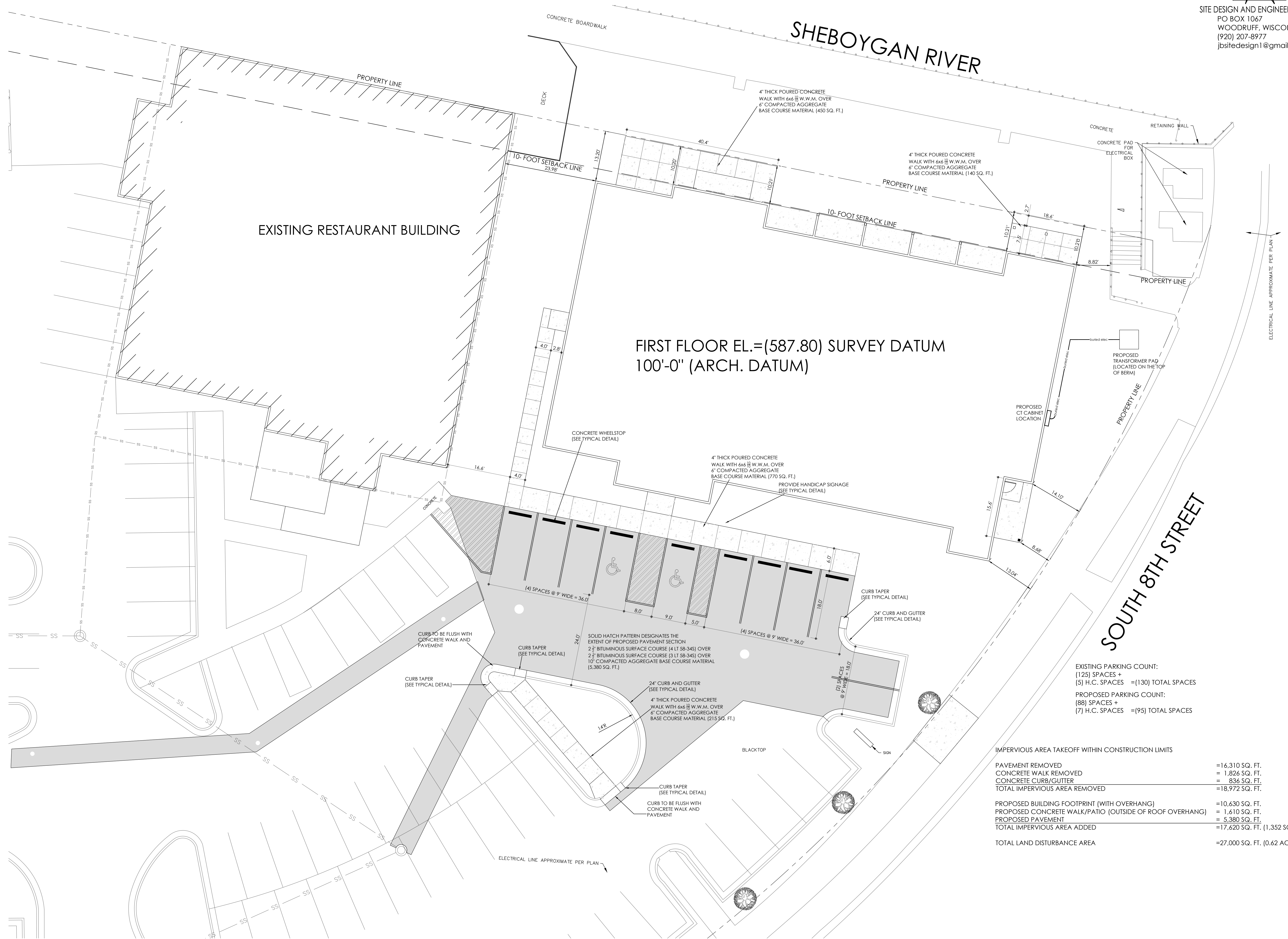
SCALE: 1" = 10'



EXISTING PARKING COUNT:
(125) SPACES +
(5) H.C. SPACES = (130) TOTAL SPACES
PROPOSED PARKING COUNT:
(88) SPACES +
(7) H.C. SPACES = (95) TOTAL SPACES

IMPERVIOUS AREA TAKEOFF WITHIN CONSTRUCTION LIMITS

PAVEMENT REMOVED	=16,310 SQ. FT.
CONCRETE WALK REMOVED	= 1,826 SQ. FT.
CONCRETE CURB/GUTTER	= 836 SQ. FT.
TOTAL IMPERVIOUS AREA REMOVED	=18,972 SQ. FT.
PROPOSED BUILDING FOOTPRINT (WITH OVERHANG)	=10,630 SQ. FT.
PROPOSED CONCRETE WALK/PATIO (OUTSIDE OF ROOF OVERHANG)	= 1,610 SQ. FT.
PROPOSED PAVEMENT	= 5,380 SQ. FT.
TOTAL IMPERVIOUS AREA ADDED	=17,620 SQ. FT. (1,352 SQ. FT. REDUCTION)
TOTAL LAND DISTURBANCE AREA	=27,000 SQ. FT. (0.62 AC.)

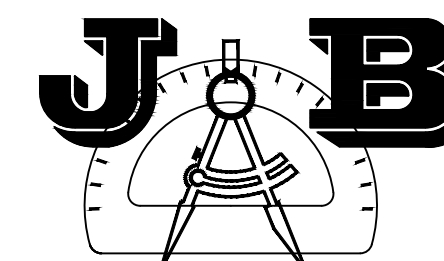


EXISTING RESTAURANT BUILDING

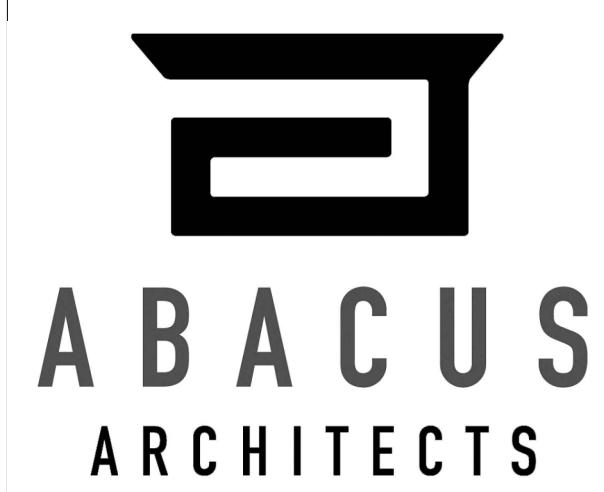
FIRST FLOOR EL.=(587.80) SURVEY DATUM
100'-0" (ARCH. DATUM)

SHEBOYGAN RIVER

SOUTH 8TH STREET



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REVISIONS:
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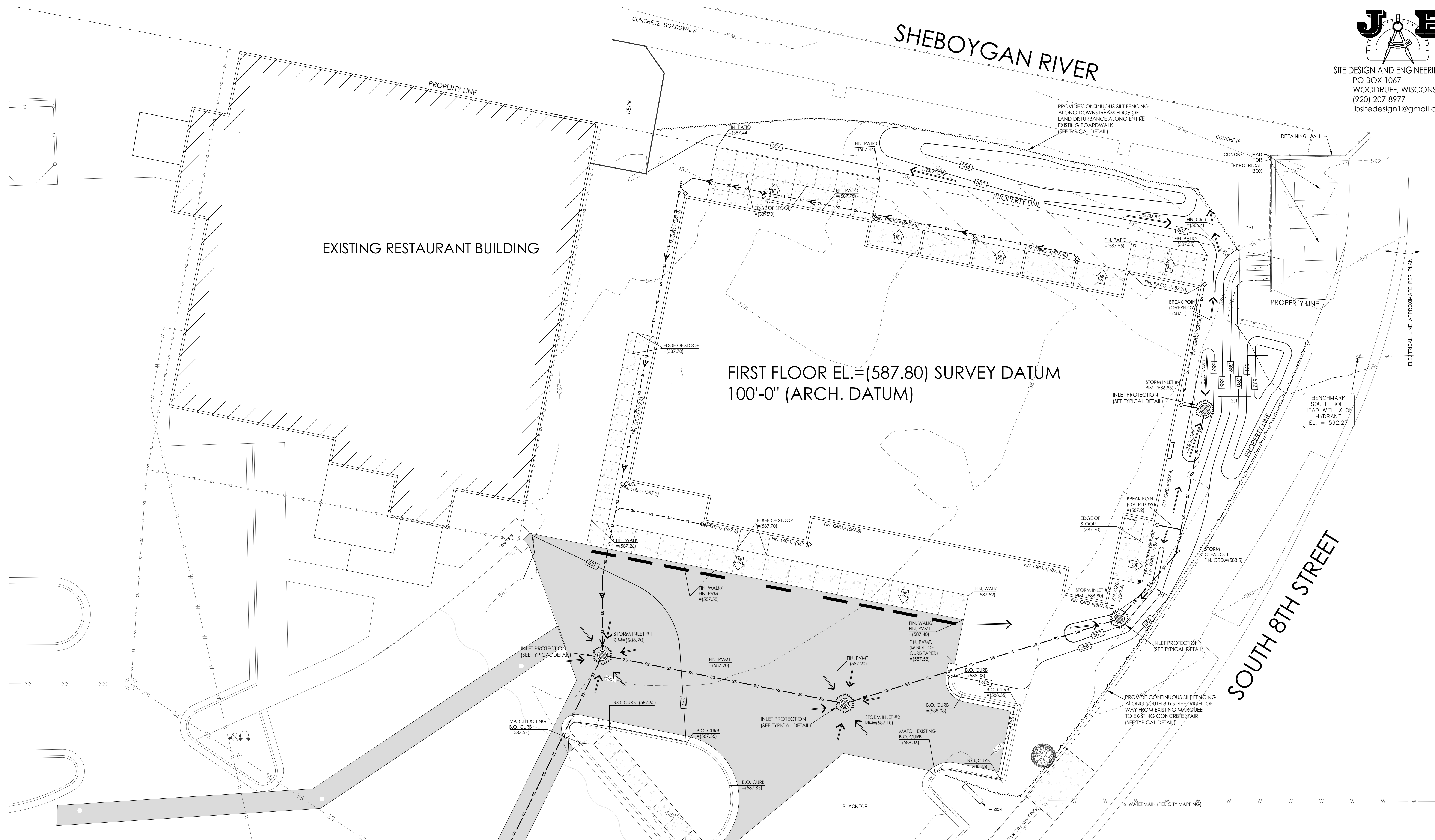
5/27/2025
NEW BUILDING
WATERSHED HARBOR HOTEL
820 Indiana Ave, Sheboygan, WI 53081
1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 (920) 452-4444 640 N. VEL R. PHILLIPS AVE. SUITE 210, MILWAUKEE, WI 53203

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CHECKED BY:
PARTIAL SITE
GRADING PLAN

C
104

PROJ. NO. 2022-114



SITE DEVELOPMENT AND EROSION CONTROL NOTES

KEEP A COPY OF THE CURRENT AND APPROVED EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.

SELECTED EARTHWORK CONTRACTOR IS RESPONSIBLE FOR THE ROUTINE SITE INSPECTION AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.3 INCHES OR GREATER. KEEP INSPECTION REPORTS ON SITE AND MAKE THEM AVAILABLE UPON REQUEST.

THE SELECTED EARTHWORK CONTRACTOR, SHALL INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL THE DRAINAGE AREA HAS BEEN STABILIZED.

INSTALL PERIMETER EROSION CONTROL PRIOR TO ANY LAND DISTURBANCE ACTIVITIES AND/OR SITE CLEARING/TOPSOIL STRIPPING.

STAGE CONSTRUCTION GRADING ACTIVITIES TO MINIMIZE THE CUMULATIVE EXPOSED AREAS (BARE GROUND). FOLLOW STEPS WITHIN WDNR TECHNICAL STANDARD #1067.

THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED BY ANY SUB CONTRACTOR IF DE-WATERING IS REQUIRED TO DETERMINE IF DE-WATERING IS IN AREAS OF SOIL AND/OR GROUNDWATER CONTAMINATION. ANY REQUIRED DE-WATERING OF THE SITE REQUIRES THE APPROPRIATE WDNR DE-WATERING DISCHARGE PERMIT FROM THE DEPARTMENT.

INSTALL AND MAINTAIN SILT FENCING PER WDNR TECHNICAL STANDARD #1056 FOR SILT FENCING. REMOVE SEDIMENT FROM BEHIND SILT FENCING AND SEDIMENT BARRIERS BEFORE SEDIMENT REACHES A DEPTH THAT IS EQUAL TO ONE-HALF OF THE FENCE AND/OR BARRIER HEIGHT.

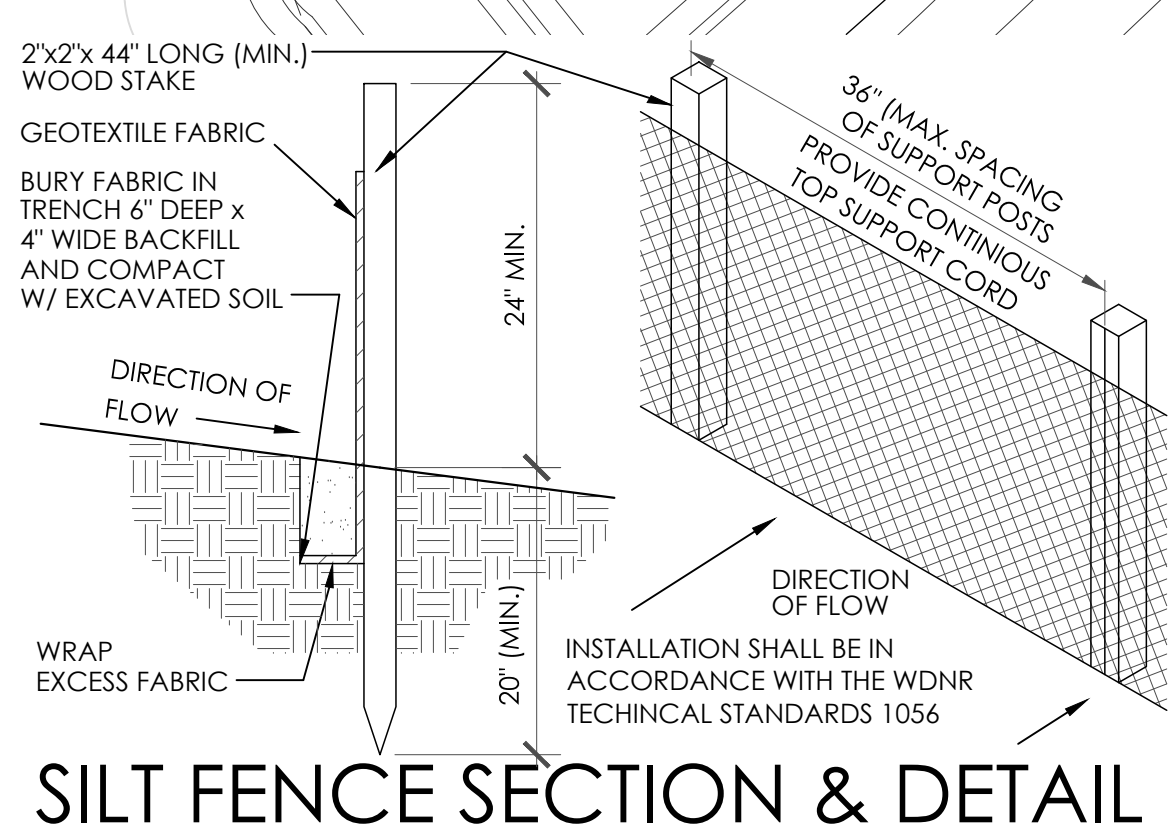
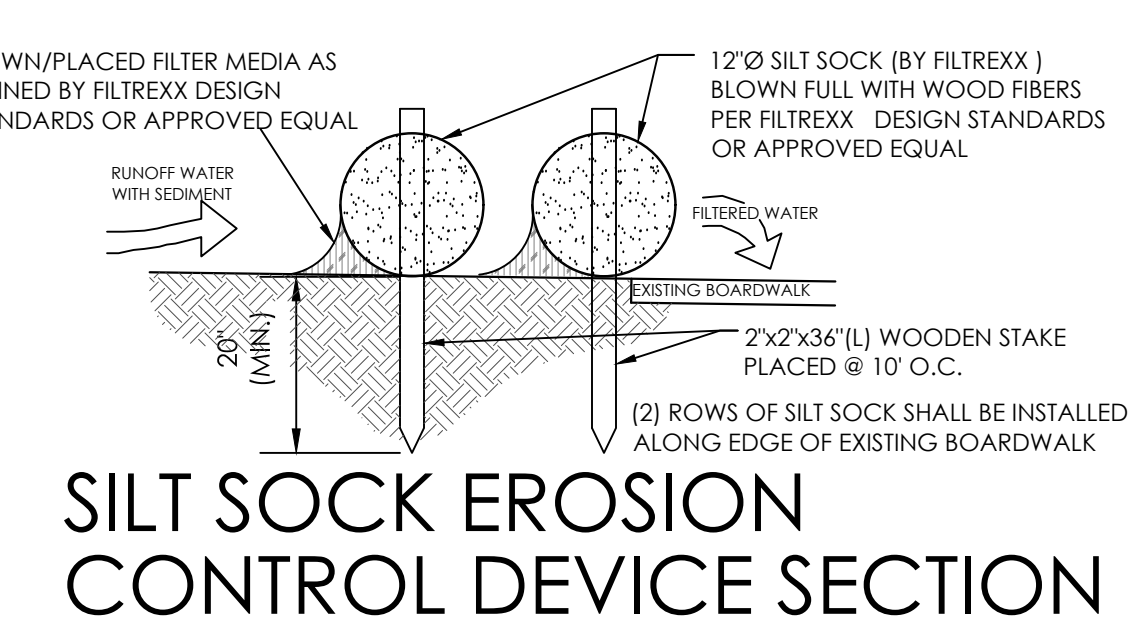
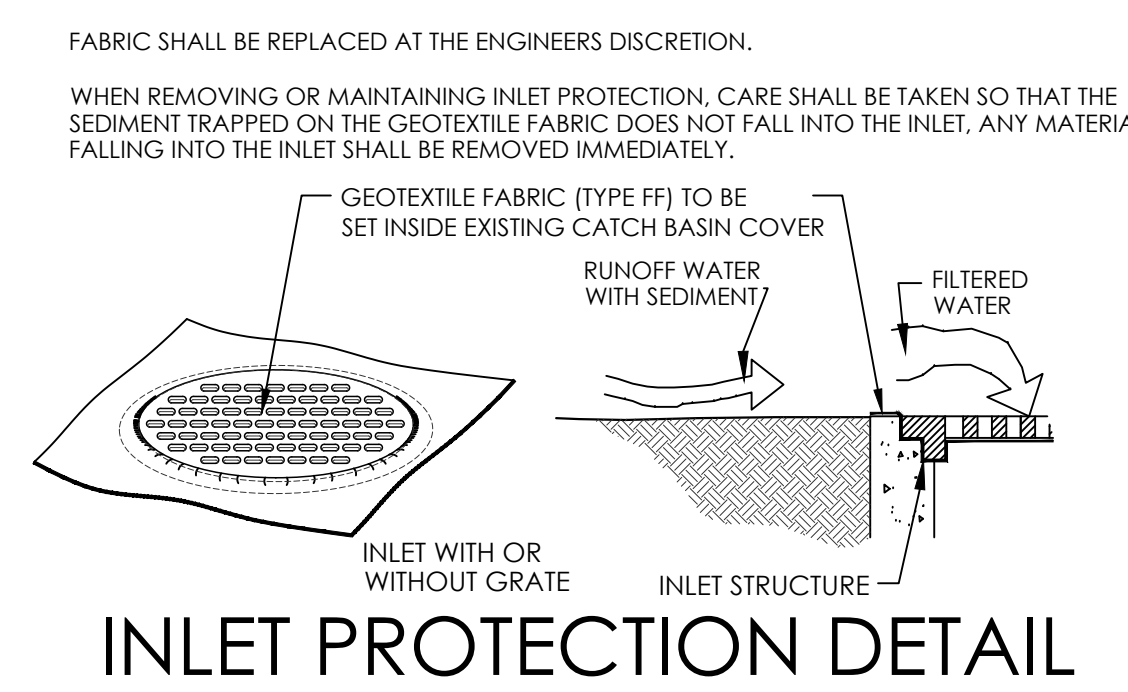
SELECTED EARTHWORK CONTRACTOR IS RESPONSIBLE TO REPAIR ALL BREAKS AND/OR GAPS IN THE SILT FENCE IMMEDIATELY.

SELECTED EARTHWORK CONTRACTOR IS RESPONSIBLE TO STABILIZE THE TEMPORARY STOCKPILES AND AREAS SURROUNDING THE STOCKPILES IMMEDIATELY. DUE TO THE PROPOSED CONSTRUCTION SCHEDULE STOCKPILES LEFT INACTIVE OVER THE WINTER MUST BE STABILIZED WHILE WEATHER CONDITIONS ALLOW (PRIOR TO FROST CONDITIONS).

EARTHWORK CONTRACTOR TO STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR MORE THAN 14 DAYS. BETWEEN SEPTEMBER AND OCTOBER 15, STABILIZE WITH MULCH, TACKIFIER AND A PERENNIAL SEED MIX WITH WINTER WHEAT, ANNUAL OATS OR ANNUAL RYE AS APPROPRIATE FOR THE REGION AND SOIL TYPE. AFTER OCTOBER 15 STABILIZE WITH A POLYMER AND DORMANT SEED MIX AS APPROPRIATE FOR THE REGION AND SOIL TYPE.

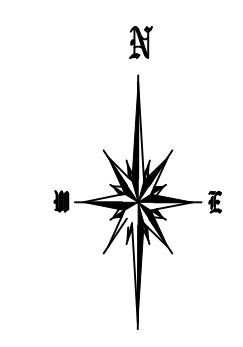
EARTHWORK CONTRACTOR TO SWEEP/CLEAN UP ALL SEDIMENTATION/TRASH THAT MAY MOVE OFF SITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS BEFORE THE END OF THE SAME WORKDAY OR AS DIRECTED BY THE CITY OF SHEBOYGAN.

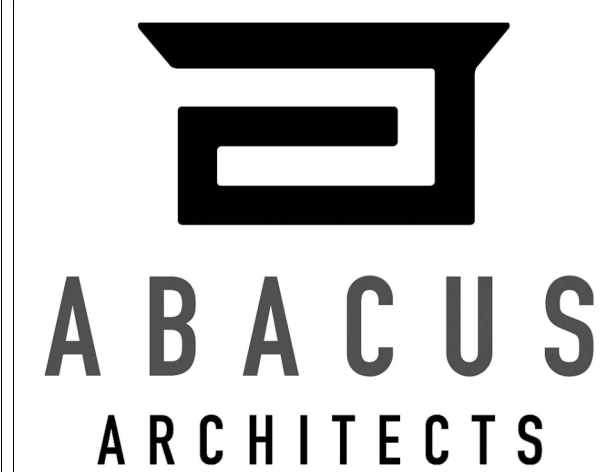
SELECTED EARTHWORK CONTRACTOR WILL BE RESPONSIBLE TO INSTALL ANY/ALL ADDITIONAL EROSION CONTROL AND SEDIMENT CONTROL MEASURES DEEMED NECESSARY BY THE CITY OF SHEBOYGAN AND/OR THE OWNER'S REPRESENTATIVE.



PARTIAL SITE GRADING AND EROSION CONTROL PLAN

SCALE: 1" = 10'





REVISIONS:

09/22/2025 - REVISED FLOOR PLAN

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5/27/2025

3/27/2023
NEW BUILDING

WATERSHED HARBOR HOTEL

820 Indiana Ave, Sheboygan, WI 53081

135A MICHIGAN AVE. SHEBOYGAN, WI 53081 (920) 452-4444 640 N. VEL R. PHILLIPS AVE. SUITE 210, MILWAUKEE, WI 53203

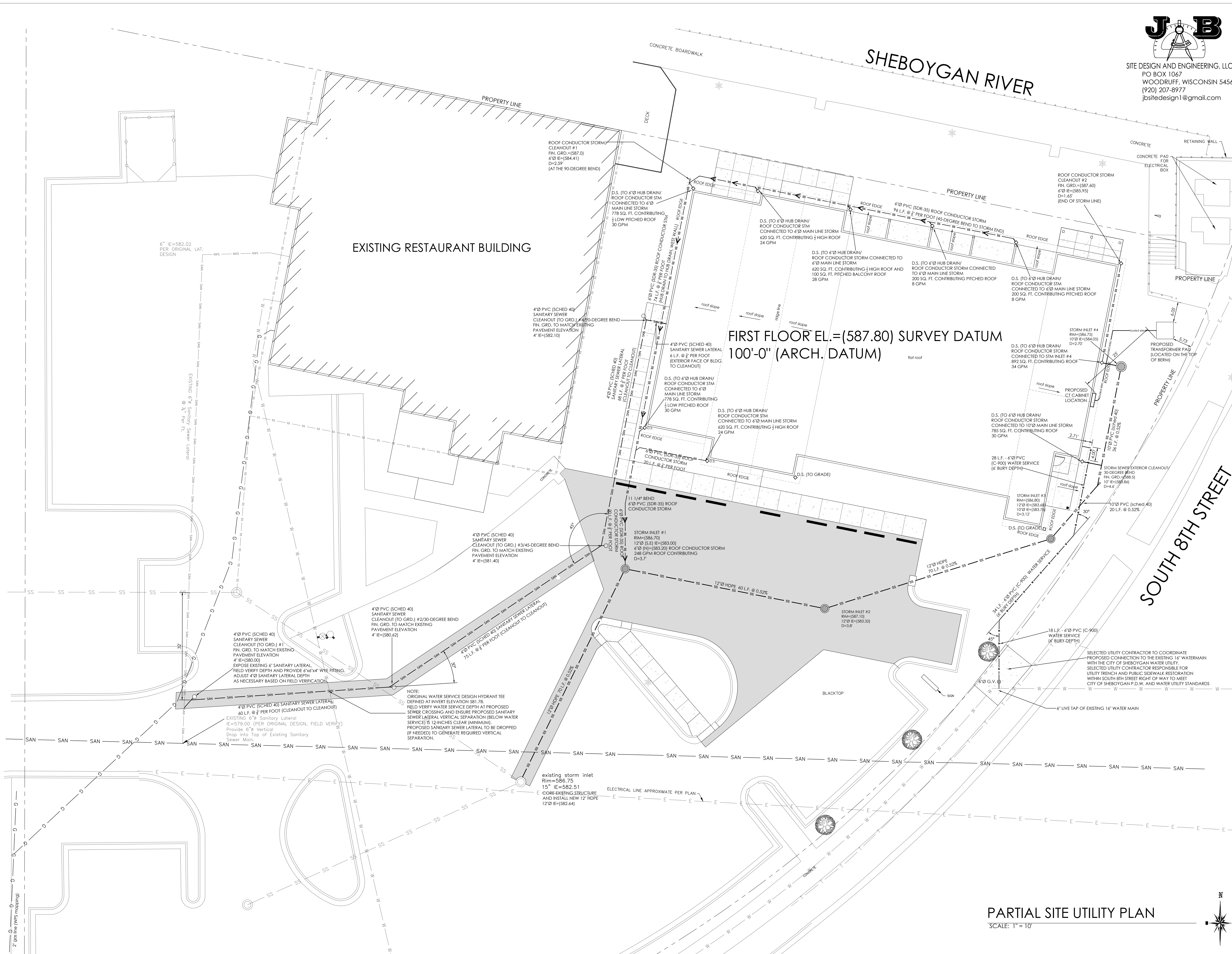
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PARTIAL SITE
UTILITY PLAN

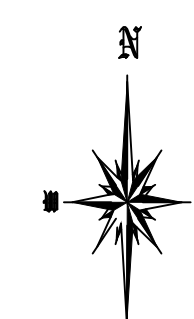
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105

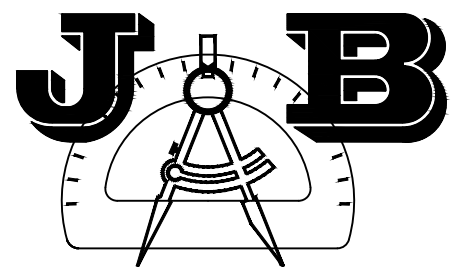
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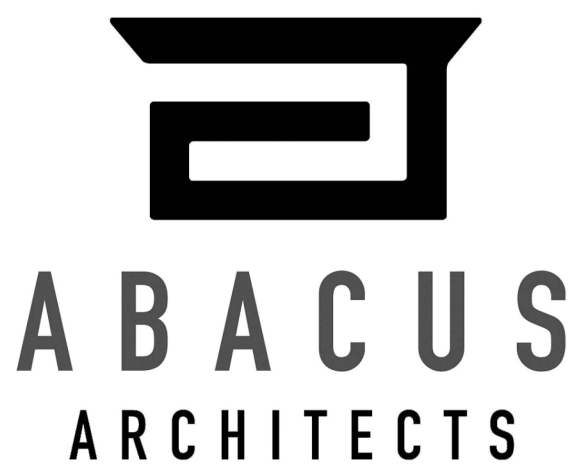
PARTIAL SITE UTILITY PLAN

SCALE: 1" = 10'



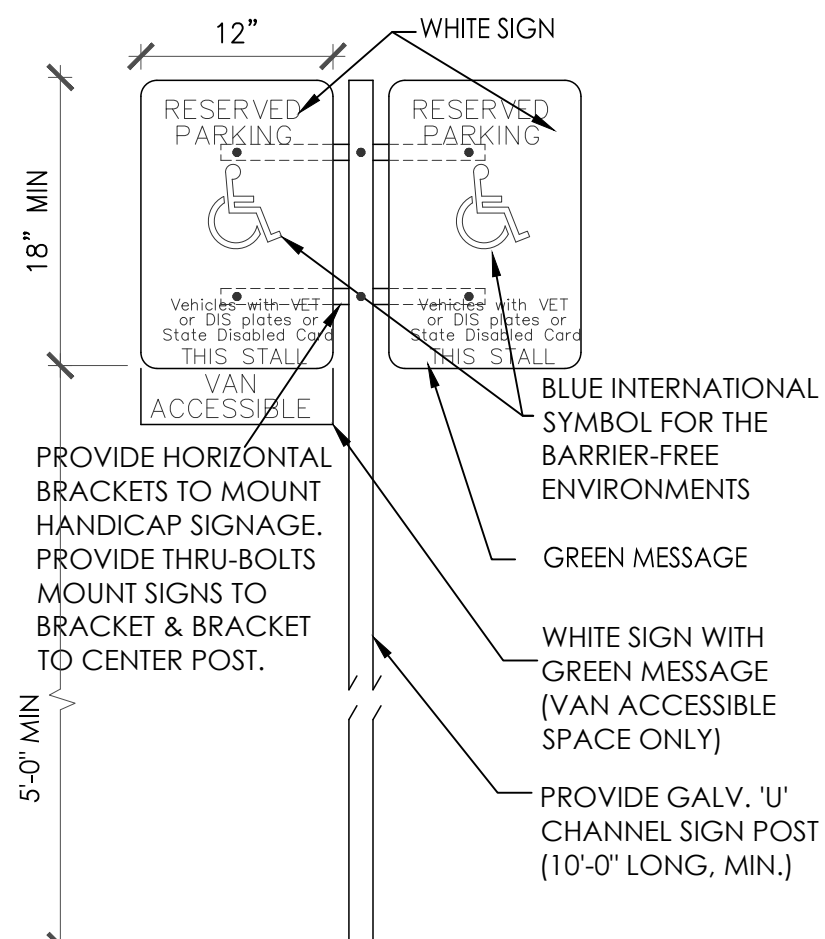


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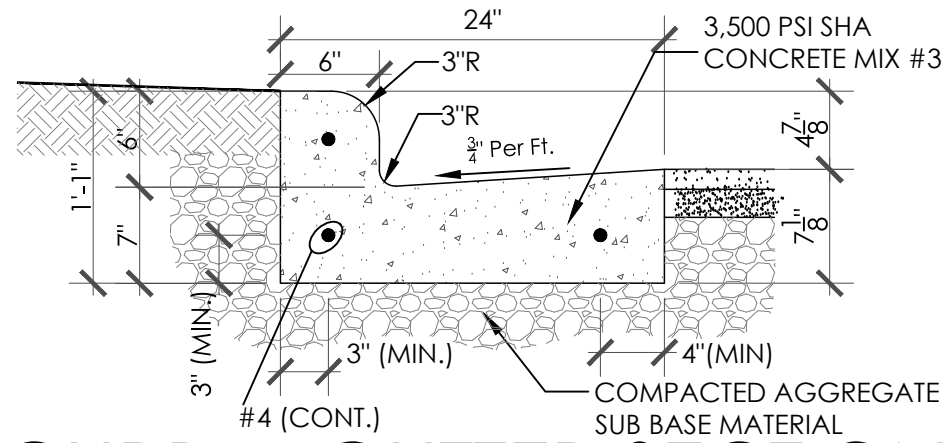


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09/22/2025 - REVISED FLOOR PLAN

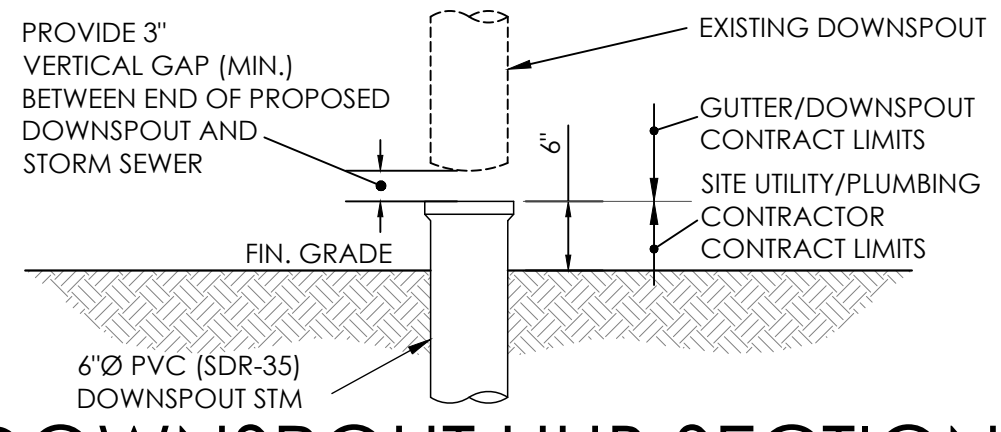
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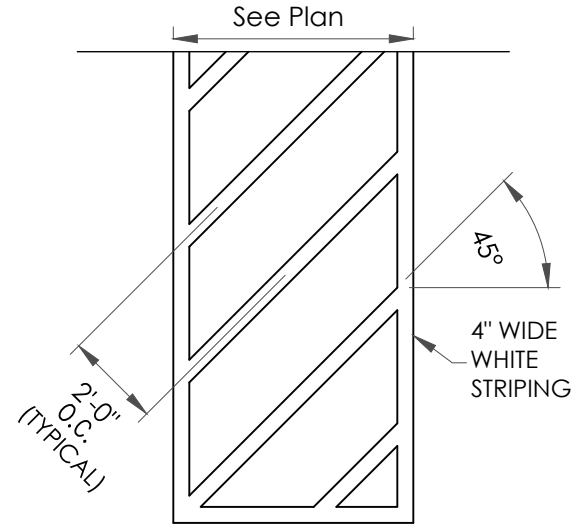
DOUBLE HANDICAP
SIGNAGE DETAIL



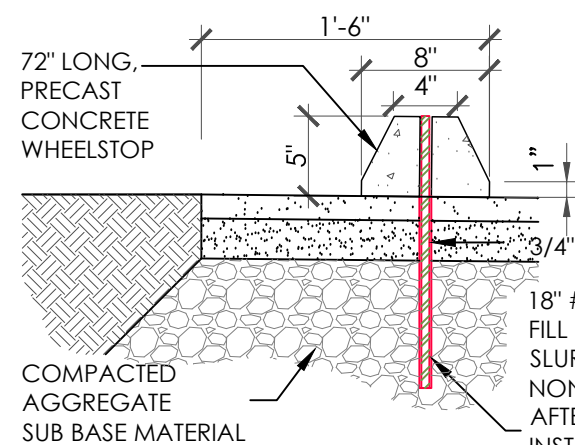
CURB & GUTTER SECTION



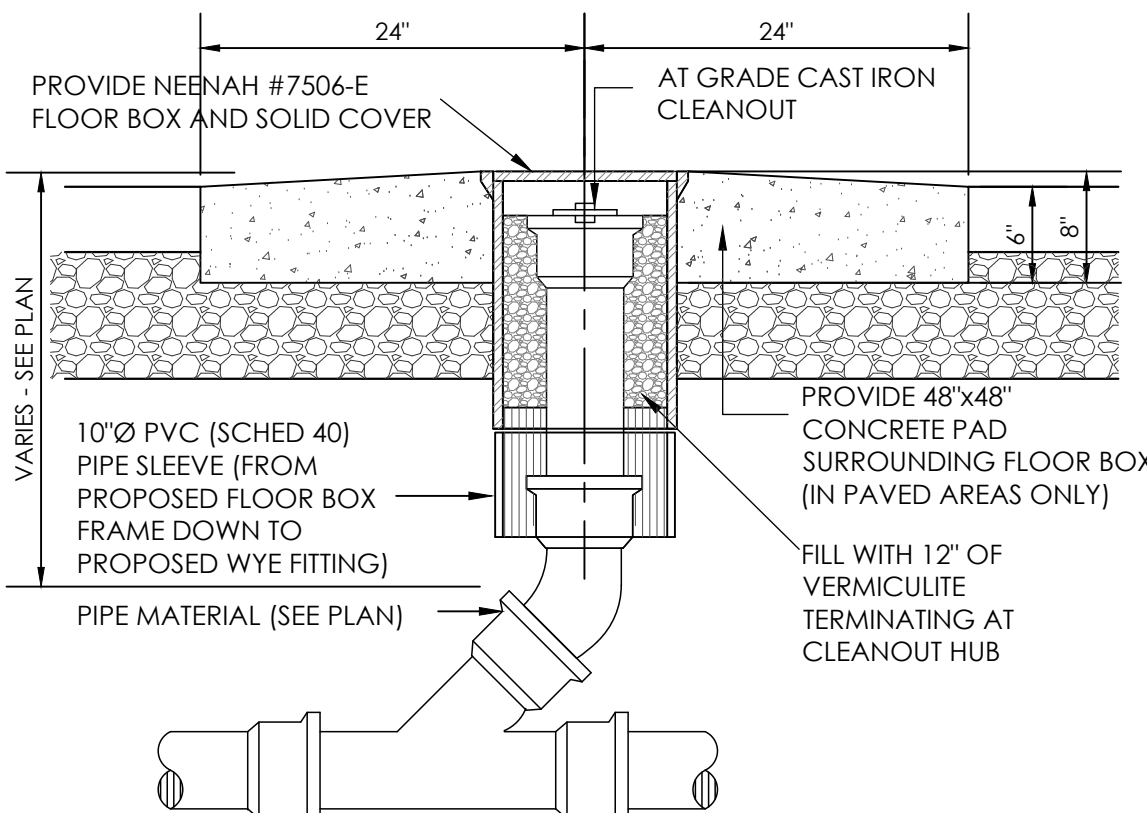
DOWNSPOUT HUB SECTION



ACCESSIBLE
AISLE STRIPING

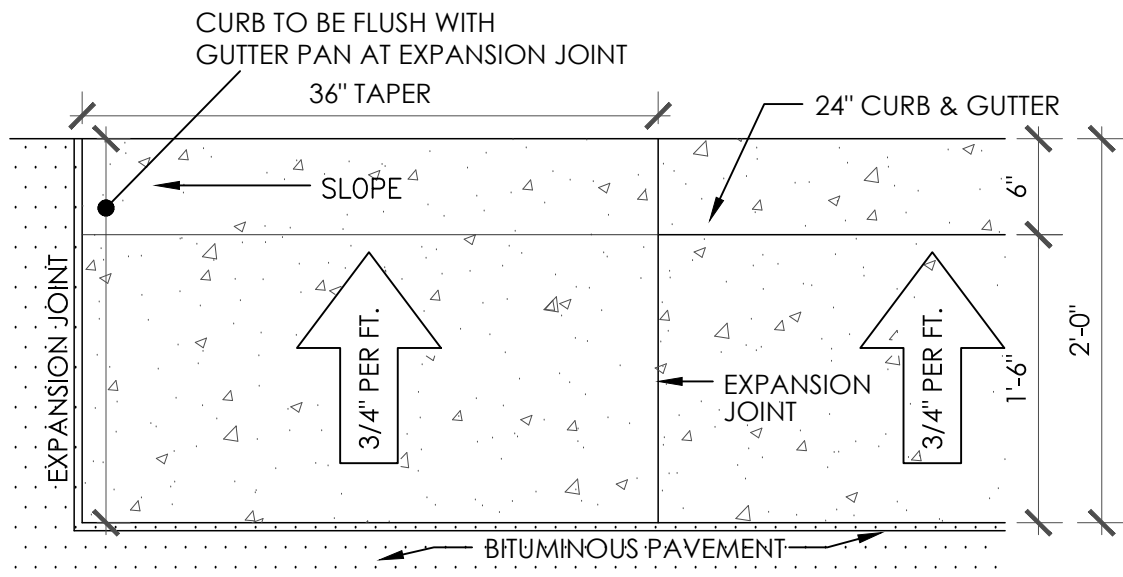


WHEELSTOP SECTION

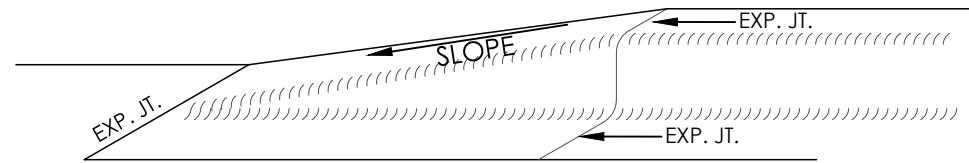


EXTERIOR CLEANOUT SECTION
W/FROST SLEEVE

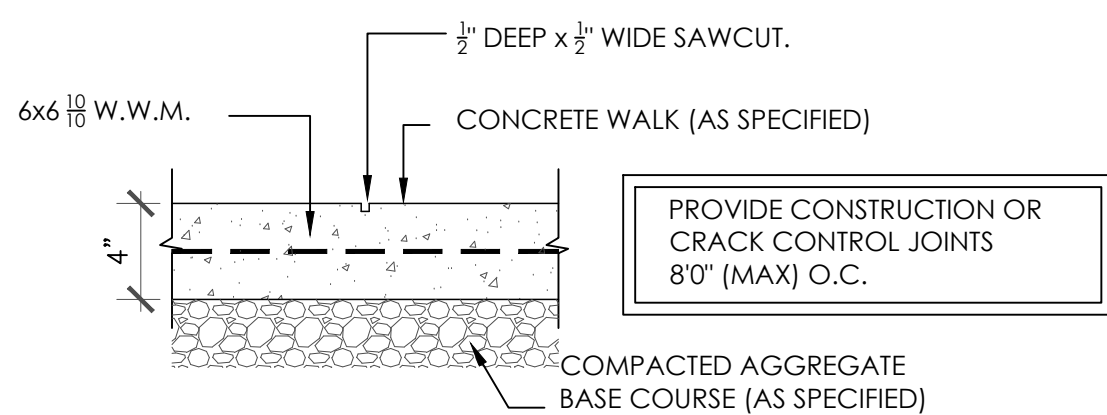
(@ LOCATIONS WITHIN PAVEMENT/CONCRETE AREAS)



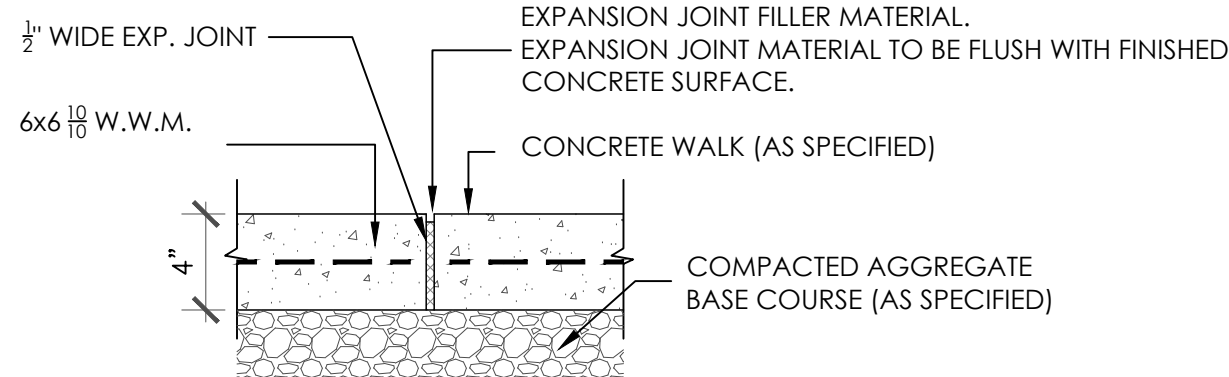
PLAN VIEW



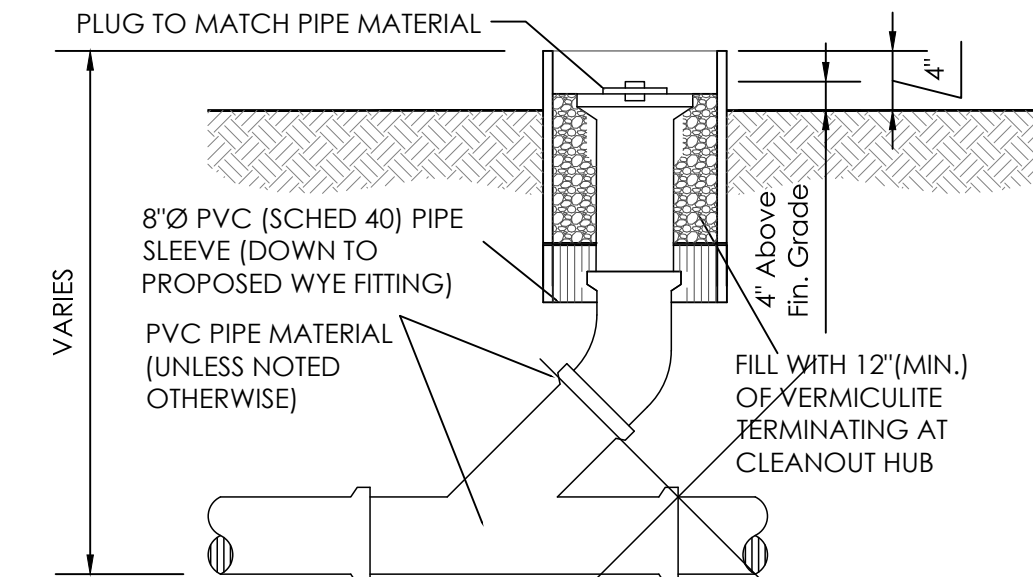
ISOMETRIC VIEW
TAPER FOR CURB & GUTTER



TYP. CONTROL JOINT SECTION



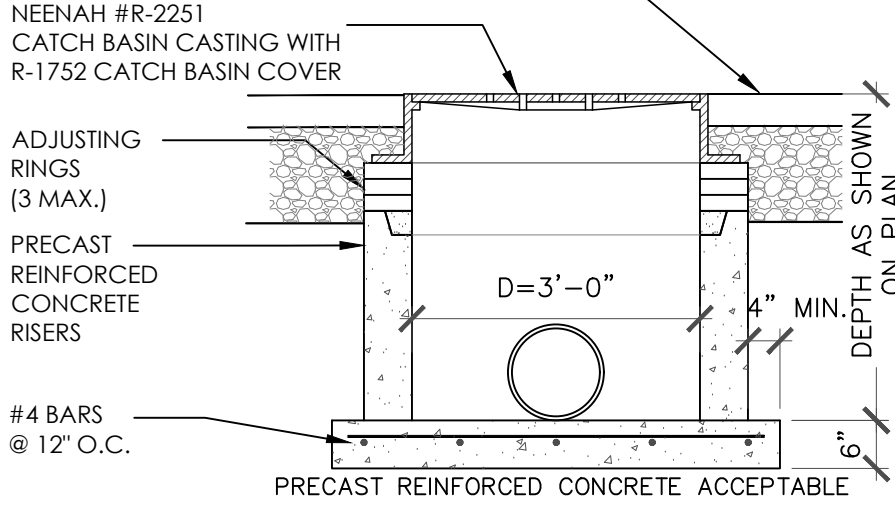
TYP. EXPANSION JOINT SECTION



EXTERIOR CLEANOUT SECTION

(@ LOCATIONS WITHIN TURF AREAS)

SECTION DEPICTS STORM INLET CONDITION WITHIN PAVED AREAS.
FINISHED SURFACE COURSE OF BITUMINOUS PAVEMENT TO BE
FLUSH WITH DEFINED RIM ELEVATION.
AREAS WHERE FINISHED GRADE IS TURF, FINISHED TOPSOIL TO BE
SPREAD 1-INCH HIGHER THAN FINISHED RIM ELEVATION TO
ENSURE SURFACE DRAINAGE



STORM INLET SECTION

5/27/2025

NEW BUILDING

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TYPICAL DETAILS

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