

PARCEL NO.:

Office Use Only

DATE SUBMITTED: _____

REVIEW DATE: _____

CITY OF SHEBOYGAN ARCHITECTURAL REVIEW APPLICATION

Revised July 2021

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 three weeks prior** to date of meeting. Applications that are not complete or that are not legible will not be accepted.

1. APPLICANT INFORMATION

APPLICANT: Eric Fleischman

ADDRESS: 313 N. Plankinton Ave., Suite 208, Milwaukee

E-MAIL ADDRESS: efleischman@abacusarchitects.net

PHONE: (920) 234-2395 FAX NO.: ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: South Pier Townhouses – Phase 2

ADDRESS OF PROPERTY AFFECTED: South Pier Drive

NEW BUILDING: X ADDITION: _____ REMODELING: _____

DESCRIPTION OF PROPOSED PROJECT:

The proposed townhouse building will be 3 stories tall and will have similar design characteristics and materials to the Phase 1 apartments. The proposed building will have first floor garage parking for each individual unit totaling 3 stories each, 6 townhouse units in total. The building fits within the previously outlined condominium footprint.

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

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

The materials on this building will be similar in color to the existing Phase 1 building. The exterior will consist of thin brick masonry on the lower level and smartside lap siding above, the colors matching the Phase 1 apartments. The main entrances to the units are located next to the garage in each individual unit. In conjunction with the individual unit entry, a parking lot and driveway will be included on the south side of the building.

3. NAMES AND ADDRESSES

OWNER OF SITE: Toby Watson

ADDRESS: 2808 Kohler Memorial Drive, Suite 1, Sheboygan

EMAIL: Tobytylerwatson@gmail.com

PHONE: (920) 918-7377 **FAX NO.:** ()

ARCHITECT: Eric Fleischman

ADDRESS: 313 N. Plankinton Ave., Suite 208, Milwaukee

EMAIL ADDRESS: efleischman@abacusarchitects.net

PHONE: (920) 234-2395 **FAX NO.:** ()

CONTRACTOR: J&N Construction

ADDRESS: 1628 Calumet Drive, Sheboygan

EMAIL: nick@sheboyganbuilder.com

PHONE: (920) 889-7541 **FAX NO.:** ()

4. APPLICATION SUBMITTAL REQUIREMENTS

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

5. CERTIFICATE

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

Eric F. Fleischman
APPLICANT'S SIGNATURE

5/9/2022
DATE

ERIC FLEISCHMAN, ARCHITECT
PRINT ABOVE NAME

OFFICE USE ONLY

ACTION BY ARCHITECTURAL REVIEW BOARD

DATE OF MEETING: _____

APPROVED: _____ CONDITIONALLY APPROVED: _____

DENIED: _____

CONDITIONS

SIGNATURE: _____
Chairperson, Architectural Review Board OR
Manager of Planning & Zoning

DATE: _____

Design Narrative

South Pier Townhouses – Phase 2

Sheboygan, Wisconsin

Abacus Architects, Inc.
May 16, 2022

Project No. 2022-12

The second building for South Pier Apartments (Phase 2) will be different in design but similar materials and colors to the first building. Phase 1 was 11,200 s.f. and 7 units per floor, Phase 2 will be a total of 6,350 s.f. per floor- 6 townhouse units with 3 stories. The total s.f. of the building including roof patios is 22,180 s.f. Each unit has a main entry and a two-car garage, with a shared parking lot and driveway area, as well as patio space on each floor. The building will be Construction Type VA (five-a) - constructed with wood stud walls, bottom chord bearing trusses, zip sheathing, slab on grade, and a geofoam base.

The materials on the exterior of the building will be very similar to the existing apartment building. The masonry base will match the existing masonry but will be a thin brick veneer. The siding will be the same color and LP Smartside system as Phase 1. The windows will be dark bronze sliding windows like the existing building. The new building will have decks similar in color and materials to the existing building but configured differently.

The building will be located and fit in the footprint that was previously approved as part of Phase 1. Site plan will include new parking locations and a driveway entry to each unit garage. The drives and landscaping will be adjusted to fit the new plans.

The landscaping plan intends to utilize the same amount and frequency of plants previously approved on June 26, 2019 with slight modification to the new driveway, by moving the plants south east towards South Pier Drive landscape buffer on the property line.

The total revised Phase 2 project value is estimated to be \$ 3 million with each of the six units being constructed at a cost of \$440,000 each and sold by the owner for \$499,000 each, with the sixth unit being occupied by the owner.



Existing: Phase -1 Apartments

NOTICE TO BIDDERS
BIDDERS SHALL REVIEW ALL DRAWINGS AND SPECIFICATION SECTIONS TO DETERMINE THE IMPACT OF OTHER SECTIONS OF WORK ON THEIR OWN WORK
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NEW CONSTRUCTION FOR:
SOUTH PIER RIVERFRONT CONDOMINIUMS
GROUND LEASE PARCEL TWO SHEBOYGAN, WISCONSIN 53081
CHIGAN AVE. SHEBOYGAN, WI 53081 (720) 452-4444 | 313 N. PLANKINNON AVE SUITE 308, MILWAUKEE,

BID SET

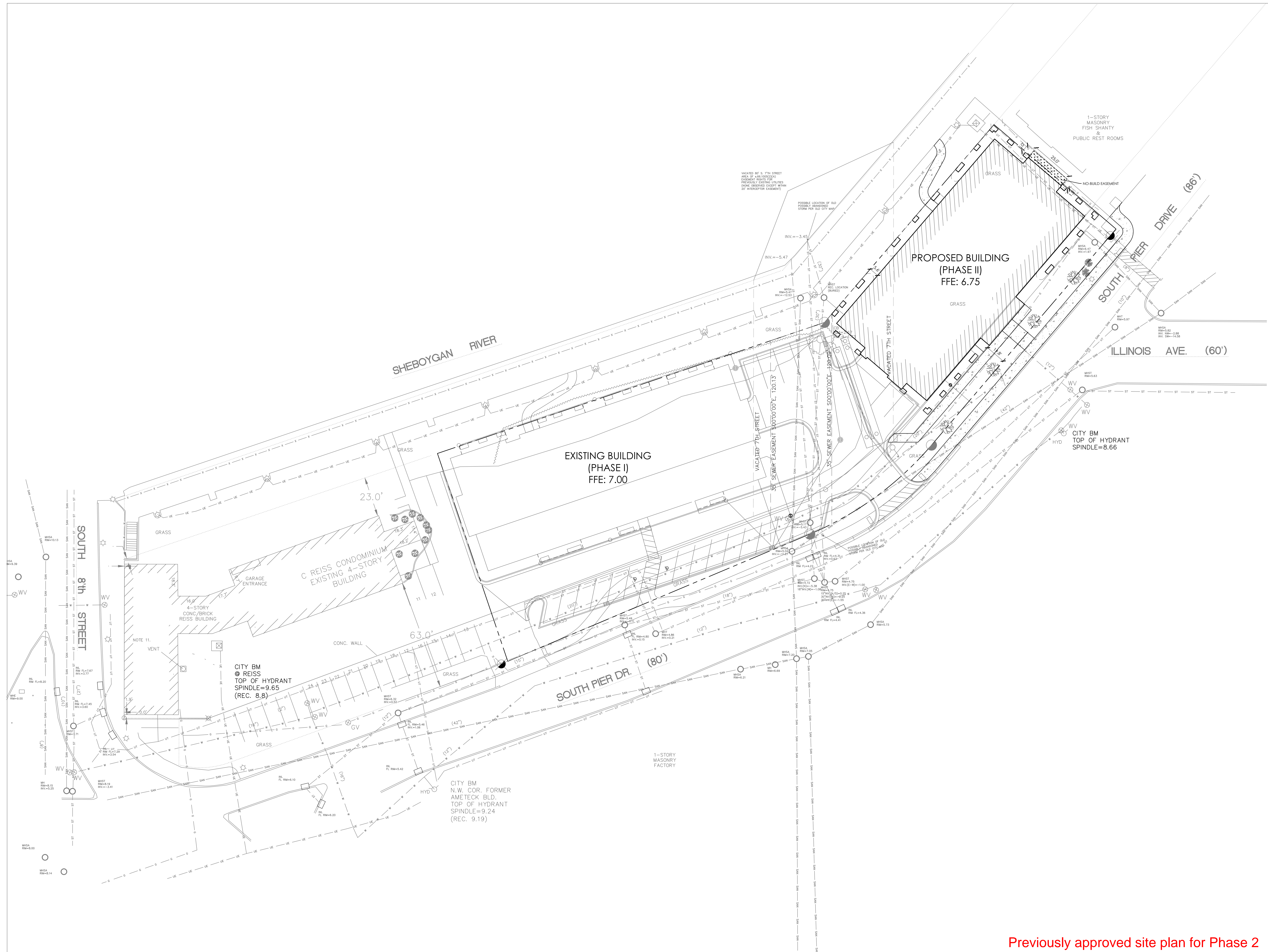
DRAWN BY: MDW

CHECKED BY: JRV

SITE PLAN

A
201

PROJ. NO. 2021-53



Previously approved site plan for Phase 2

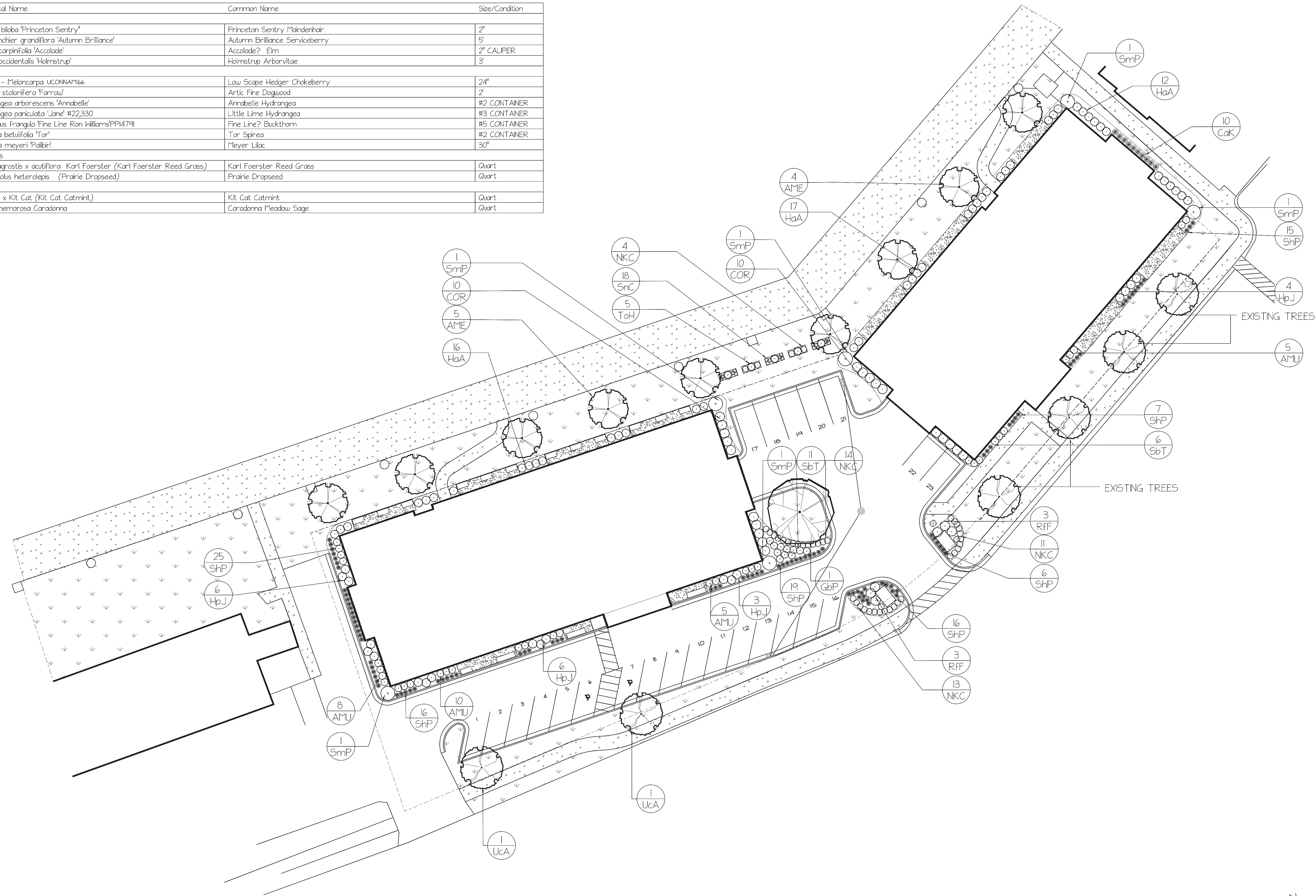
SITE PLAN

SCALE: 1"=20'



SP RIVERFRONT CONDOMINIUMS PLANT SCHEDULE

Key	Qty	Botanical Name	Common Name	Size/Condition
Trees				
GbP	1	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Maidenhair	2"
AME	9	Amelanchier grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	5'
UcA	2	Ulmus carpinifolia 'Accolade'	Accolade? Elm	2" CALIPER
ToH	5	Thuja occidentalis 'Holmstrup'	Holmstrup Arborvitae	3'
Shrubs				
AMU	28	Aronia - Melanocarpa UCONNAM166	Low Scape Hedger Chokeberry	24"
COR	20	Cornus stolonifera 'Farrow'	Artic Fire Dogwood	2'
HaA	45	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	#2 CONTAINER
HpJ	19	Hydrangea paniculata 'Jane' #22,330	Little Lime Hydrangea	#3 CONTAINER
RFF	6	Rhamnus frangula 'Fine Line Ron Williams'PPI479I	Fine Line? Buckthorn	#5 CONTAINER
SbT	17	Spiraea betulifolia 'Tor'	Tor Spirea	#2 CONTAINER
SmP	6	Syringa meyeri 'Palibin'	Meyer Lilac	30"
Ornamental Grasses				
CaK	10	Calamagrostis x acutiflora Karl Foerster (Karl Foerster Reed Grass)	Karl Foerster Reed Grass	Quart
ShP	88	Sporobolus heterolepis (Prairie Dropseed)	Prairie Dropseed	Quart
Perennials				
NKC	42	Nepeta x Kit Cat (Kit Cat Catmint)	Kit Cat Catmint	Quart
SnC	18	Salvia nemorosa Caradonna	Caradonna Meadow Sage	Quart



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NEW CONSTRUCTION FOR:
SP RIVERFRONT CONDOMINIUMS
SOUTH PIER DRIVE AT ILLINOIS AVENUE
SHEBOYGAN, WISCONSIN 53081

Project:

Sheet Title:

LANDSCAPE PLAN

Revisions:

Date: 06/26/2019

Job No. 18-160

Sheet No.

L-1

BUILDING PLAN REVIEW SET

SP RIVERFRONT CONDOMINIUMS PLANT SCHEDULE

Key	Qty	Botanical Name	Common Name	Size/Condition
Trees				
GbP	1	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Maidenhair	2'
AME	9	Amelanchier grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	5'
UcA	2	Ulmus carpinifolia 'Accolade'	Accolade? Elm	2" CALIPER
ToH	5	Thuja occidentalis 'Holmstrup'	Holmstrup Arborvitae	3'
Shrubs				
AMU	28	Aronia - Melanocarpa UCONNAT166	Low Scape Hedger Chokeberry	24"
COR	20	Cornus stolonifera 'Farrar'	Arctic Fire Dogwood	2'
HaA	45	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	#2 CONTAINER
HpJ	19	Hydrangea paniculata 'Jane' #22,330	Little Lime Hydrangea	#3 CONTAINER
RfF	6	Rhamnus frangula Fine Line Ron Williams PPI479I	Fine Line? Buckthorn	#5 CONTAINER
SbT	17	Spiraea betulifolia 'Tor'	Tor Spirea	#2 CONTAINER
SmpP	6	Syringa meyeri 'Palibin'	Meyer Lilac	30"
Ornamental Grasses				
CoK	10	Calamagrostis x acutiflora Karl Foerster (Karl Foerster Reed Grass)	Karl Foerster Reed Grass	Quart
SHP	88	Sporobolus heterolepis (Prairie Dropseed)	Prairie Dropseed	Quart
Perennials				
NKC	42	Nepeta x Kit Cat (Kit Cat Catmint)	Kit Cat Catmint	Quart
SnC	18	Salvia nemorosa Caradonna	Caradonna Meadow Sage	Quart

LANDSCAPE POINT REQUIREMENT CALCULATIONS (CENTRAL - COMMERCIAL ZONING DISTRICT)

PAVED AREA LANDSCAPE REQUIREMENTS (CENTRAL-COMMERCIAL ZONING)

- FOR EVERY 10,000 SQUARE FEET OR 20 PARKING STALLS
REQUIRES = 20 POINTS

TOTAL AMOUNT OF PAVED SURFACES: 29,850 SQ. FEET
TOTAL AMOUNT OF OFFSTREET PARKING STALLS - 70 = 70 POINTS REQUIRED

STREET FRONTAGE LANDSCAPE REQUIREMENTS (CENTRAL-COMMERCIAL ZONING)

STREET FRONTAGE: 0 POINTS REQUIRED FOR CC ZONING DISTRICT

DEVELOPED LOT LANDSCAPE REQUIREMENTS (CENTRAL-COMMERCIAL ZONING)

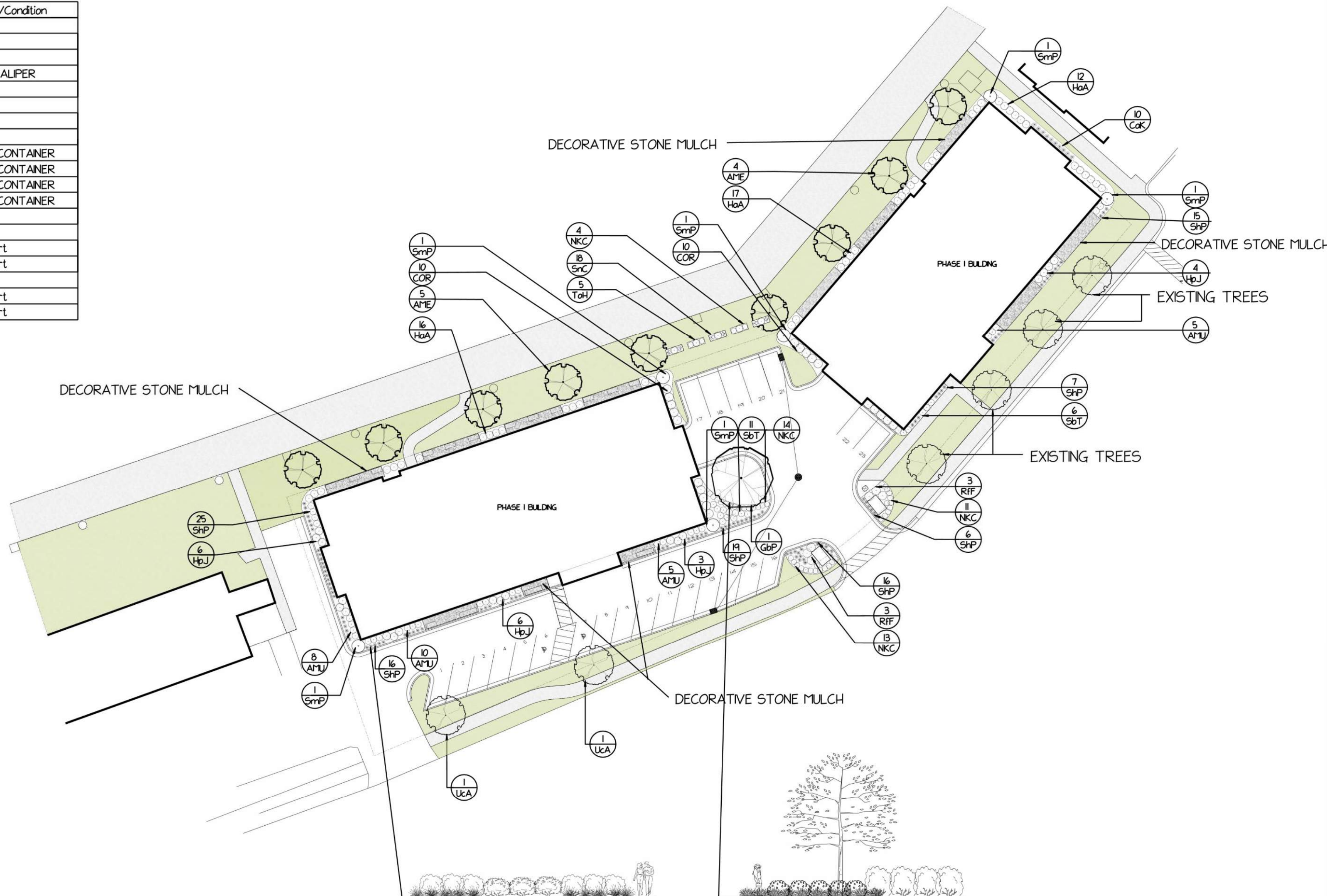
DEVELOPED LOT: 0 POINTS REQUIRED FOR CC ZONING DISTRICT

BUILDING FOUNDATION LANDSCAPE REQUIREMENTS (CENTRAL-COMMERCIAL ZONING)

BUILDING FOUNDATION: 0 POINTS REQUIRED FOR CC ZONING DISTRICT

LANDSCAPE POINT CALCULATIONS

PLANT CLASSIFICATION	KEY CODE	BOTANICAL NAME	COMMON NAME	QUANTITY	POINTS PER	TOTAL
CLIMAX TREE	GbP	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Maidenhair	1	75	75
TALL DECIDUOUS TREE	UcA	Ulmus carpinifolia 'Accolade'	Accolade? Elm	2	30	60
LOW DECIDUOUS TREE	AME	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	9	10	90
TALL/MED. EVERGREEN SHRUB	ToH	Thuja occidentalis 'Holmstrup'	Holmstrup Arborvitae	5	5	25
MEDIUM DECIDUOUS SHRUB	AMU	Aronia melanocarpa UCONNAT166	Low Scape Hedger Chokeberry	28	3	84
MEDIUM DECIDUOUS SHRUB	COR	Cornus stolonifera 'Farrar'	Arctic Fire Dogwood	20	3	60
LOW DECIDUOUS SHRUB	HaA	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	45	1	45
MEDIUM DECIDUOUS SHRUB	HpJ	Hydrangea paniculata 'Jane' #22,330	Little Lime Hydrangea	19	5	95
MEDIUM DECIDUOUS SHRUB	RfF	Rhamnus frangula Fine Line Ron Williams PPI479I	Fine Line? Buckthorn	6	3	18
LOW DECIDUOUS SHRUB	SbT	Spiraea betulifolia 'Tor'	Tor Spirea	17	1	17
MEDIUM DECIDUOUS SHRUB	SmpP	Syringa meyeri 'Palibin'	Meyer Lilac	6	3	18
				TOTAL POINTS:		587
				POINTS NEEDED PER SECTION 15.607		70
DISTRIBUTION OF POINTS	REQUIRED POINTS	TOTAL POINTS				
30% TO CLIMAX AND/ OR TALL TREES	21	225				
40% TO SHRUBS	28	362				

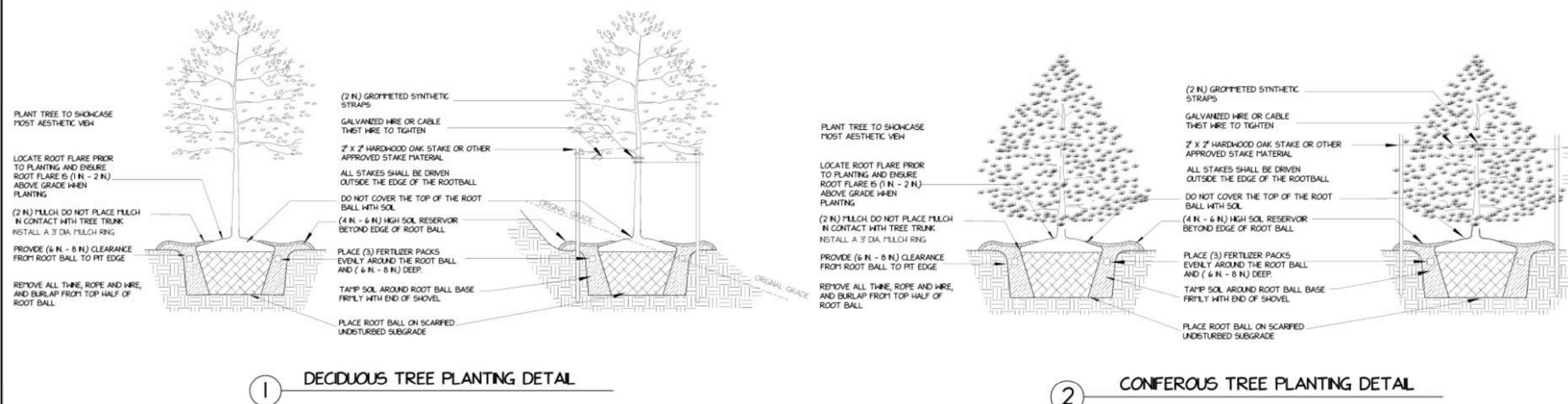


GENERAL NOTES:

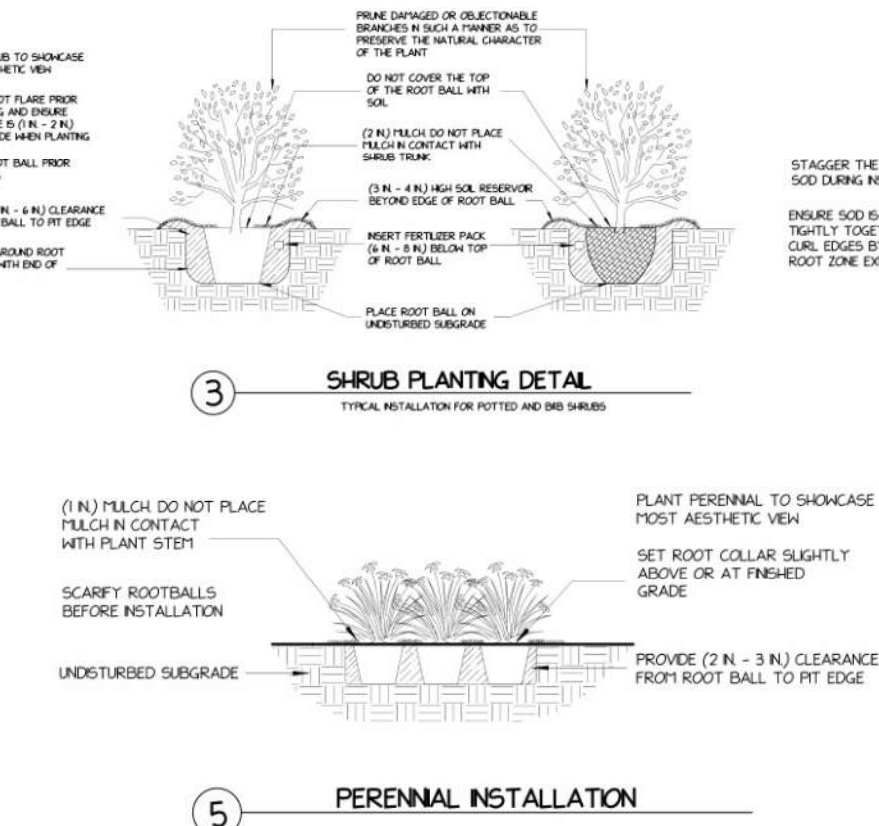
- CALL DIGGERS HOTLINE A MINIMUM OF 4 WORK DAYS BEFORE EXCAVATING.
- PLEASE REFER TO CITY OF SHEBOYGAN ZONING ORDINANCE SECTION 15.602(2) FOR MAINTENANCE REQUIREMENTS.
- PRIOR TO THE INSTALLATION OF LANDSCAPING AROUND PHASE 2 BUILDING, PLEASE CONTACT PROJECT ARCHITECT / PROJECT MANAGER. EXACT PLANTING LOCATIONS SUBJECT TO CHANGE.
- FIELD VERIFY ALL DIMENSION AND UNDERGROUND UTILITIES. LOCATION OF THESE UTILITIES ARE NOT GUARANTEED TO BE IN THE LOCATION AS SHOWN.

LANDSCAPE NOTES:

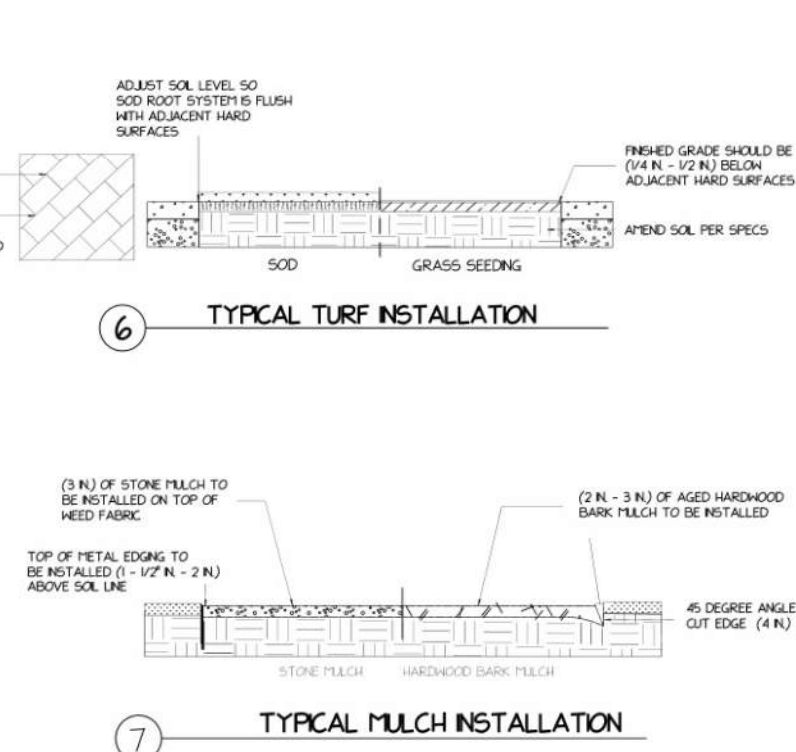
- EXISTING TREES TO REMAIN IN THE LANDSCAPE. PLEASE USE PRECAUTION WHEN WORKING NEAR THESE TREES.
- AREAS DEEMED FOR DECORATIVE STONE MULCH TO RECEIVE 3" OF STONE OR TOP OF POLY NEED FABRIC. BLACK RAVEN STONE OR SIMILAR TYPE TO BE USED.
- AREAS THAT ARE NOT LABELED WITH DECORATIVE STONE MULCH TO RECEIVE A 2"-3" LAYER OF SHREDDED HARDWOOD BARK MULCH. NO POLY NEED FABRIC.
- BED EDGES SEPARATING STONE MULCH AND SHREDDED HARDWOOD BARK MULCH TO RECEIVE 1/8" THICK ALUMINUM EDGING. EDGES SEPARATING BARK MULCH AND TURF TO RECEIVE A HAND SPADE CUT EDGE. PLEASE SEE CROSS SECTION FOR SPECIFICATIONS.
- CONTRACTOR SHALL VERIFY ALL THE PLANT QUANTITIES SHOWN ON THE PLAN. PLANT SYMBOLS TAKE PRECEDENCE OVER PLANT SCHEDULE. PLEASE CONTACT PROJECT ARCHITECT/ PROJECT MANAGER FOR SUBSTITUTIONS IF NEEDED.
- ALL AREAS INDICATED AS TURF TO RECEIVE A MINIMUM OF 4" SCREENED BLENDED TOPSOIL. PLEASE ADD STARTER FERTILIZER MADON PARKS TURF SEED MIX - EARTH CARPET, AND STRAW MATTING ONCE FINISHED GRADE IS ESTABLISHED.
- PLEASE REFER TO THE LANDSCAPE CROSS SECTIONS REGARDING PROPER INSTALLATION OF TREES, SHRUBS, PERENNIALS, MULCH, TURF, AND ACCENT BOULDERS.
- ALL PLANTINGS SHALL MEET THE NURSERYMEN'S ASSOCIATION STANDARDS FOR QUALITY AND THE SIZES GIVEN.
- PLANTING BEDS SHALL RECEIVE A MINIMUM OF 8" OF SCREENED BLENDED TOPSOIL AND MORGANITE FERTILIZER.



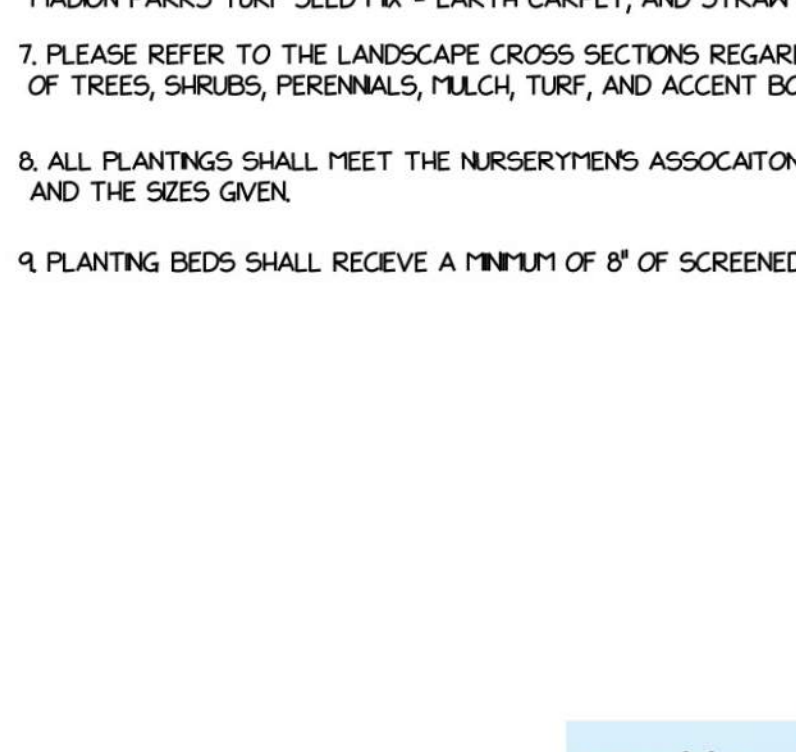
1 DECIDUOUS TREE PLANTING DETAIL



2 CONIFEROUS TREE PLANTING DETAIL



3 PERENNIAL INSTALLATION



4 TYPICAL TURF INSTALLATION

LANDSCAPE PLAN NOT DRAWN TO SCALE FOR L2 PAGE.



TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES BEFORE YOU DIG. WISCONSIN STATUTE 82.075 REQUIRES A MINIMUM OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.

OWNERSHIP OF DOCUMENTS

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NEW CONSTRUCTION FOR:

SP RIVERFRONT CONDOMINIUMS

SOUTH PIER DRIVE AT ILLINOIS AVENUE
SHEBOYGAN, WISCONSIN 53081

Project:

Sheet Title:

LANDSCAPE DETAILS AND NOTES

Revisions:

Date: 06/26/2019

Job No. 18-160

Sheet No.

L-2

BUILDING PLAN REVIEW SET





Previously approved design and materials for Phase 2



New Design













NEW CONSTRUCTION FOR:

SOUTH PIER RIVERFRONT TOWNHOUSES

SOUTH PIER DRIVE, SHEBOYGAN, WISCONSIN, 53081



ARCHITECTURAL	STRUCTURAL
ABACUS ARCHITECTS, INC. 1135A MICHIGAN AVENUE SHEBOYGAN, WISCONSIN 53081 P: 920-452-4444	PIERCE ENGINEERS, INC. 181 N. BROADWAY MILWAUKEE, WI 53202 P: 414-278-6060
<div><div>A 101</div><div>TITLE SHEET</div></div> <div><div>A 201</div><div>SITE PLAN</div></div> <div><div>A 301</div><div>FIRST FLOOR LIFE SAFETY PLAN</div></div> <div><div>A 302</div><div>SECOND FLOOR LIFE SAFETY PLAN</div></div> <div><div>A 303</div><div>THIRD FLOOR LIFE SAFETY PLAN</div></div> <div><div>A 304</div><div>ROOF PATIO LIFE SAFETY PLAN</div></div> <div><div>A 306</div><div>OVERALL FIRST FLOOR PLAN</div></div> <div><div>A 307</div><div>OVERALL SECOND FLOOR PLAN</div></div> <div><div>A 308</div><div>OVERALL THIRD FLOOR PLAN</div></div> <div><div>A 310</div><div>ROOF PATIO PLAN</div></div> <div><div>A 316</div><div>TYPICAL UNIT - TOWNHOUSE PLAN</div></div> <div><div>A 317</div><div>TYPICAL UNIT- SECOND FLOOR</div></div> <div><div>A 318</div><div>TYPICAL UNIT - THIRD FLOOR</div></div> <div><div>A 322a</div><div>WATSON UNIT</div></div> <div><div>A 322b</div><div>WATSON UNIT</div></div> <div><div>A 501</div><div>TYPICAL ELEVATION - TOWNHOUSE</div></div> <div><div>A 502</div><div>OVERALL EXTERIOR ELEVATIONS</div></div> <div><div>A 503</div><div>EXTERIOR ELEVATIONS</div></div>	

PROJECT NOTES

EXTENT OF WORK

THE INTENT OF THESE DOCUMENTS IS TO INCLUDE ALL ITEMS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK BY THE CONTRACTOR. PERFORMANCE BY THE CONTRACTOR SHALL BE REQUIRED TO THE EXTENT CONSISTENT WITH THE CONTRACT DOCUMENTS AND REASONABLY INFERRABLE FROM THEM AS BEING NECESSARY TO PRODUCE THE INTENDED RESULTS.

SITE VISIT

THE CONTRACTOR SHALL VISIT THE SITE, BECOME FAMILIAR WITH LOCAL CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND CORRELATE PERSONAL OBSERVATIONS WITH REQUIREMENTS OF THE CONTRACT DOCUMENTS.

NOTICE TO BIDDERS

BIDDERS SHALL REVIEW ALL DRAWINGS AND ALL SPECIFICATION SECTIONS TO DETERMINE THE IMPACT OF OTHER SECTIONS OF WORK ON THEIR OWN WORK.

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PROJECT INFORMATION

APPLICABLE BUILDING CODES

2018 WISCONSIN COMMERCIAL BUILDING CODE (2015 IBC)
2015 INTERNATIONAL BUILDING CODE

BUILDING AREA

NEW BUILDING AREA - 6 UNITS	
FIRST FLOOR AREA	- 6,348 SF
SECOND FLOOR AREA	- 6,348 SF
THIRD FLOOR AREA	- 6,348 SF
ROOF PATIO (UNIT 6)	- 442 SF
TOTAL BUILDING AREA	- 19,130 SF
(PATIO AREAS)	- 3,035 SF
INCLUDING ROOF PATIOS	- 22,180 SF

OCCUPANCY CLASSIFICATION

ALL LEVELS

RESIDENTIAL GROUP "R-2" (W.C.B.C. SECTION 310.4)

CONSTRUCTION CLASSIFICATION

FIRST - THIRD FLOOR:

TYPE VA CONSTRUCTION (W.C.B.C. SECTION 402.5)

FIRE PROTECTION

REQUIRED SPRINKLER S-13R (IBC 903.2.8) (WISCONSIN - SPS 362.09.03)

PRIMARY STRUCTURAL FRAME	1HR
BEARING WALLS, EXTERIOR, INTERIOR	1HR
NONBEARING WALL & PARTITIONS INTERIOR	SEE TABLE 602
NONBEARING WALLS & PARTITIONS INTERIOR	0HR
FLOOR CONSTRUCTION & ASSOC.	
SECONDARY MEMBERS	1HR
ROOF CONSTRUCTION & ASSOC.	
SECONDARY MEMBERS	1HR

FIRE BARRIER BETWEEN UNITS 1 HR

SET OUT CONSTRUCTION AT TO BE OF CLASS A MATERIALS. FIRE RETARDENT-TREATED WOOD SHALL BE PERMITTED FOR USE AS HANGERS AND ASSEMBLY MEMBERS OF DROPPED CEILINGS. (IBC 803.13.2.1)

ALLOWABLE HEIGHT AND AREA

TABULAR AREA ALLOWANCE (W.C.B.C. TABLE 504.2)
USE GROUP "R-2" / CONSTRUCTION CLASSIFICATION VA (five "a")
UNSPRINKLERED, MULTI-STORY
ALLOWABLE AREA = 12,000 SQ. FT.

FRONTAGE INCREASE (SECTION 506.3)
(138' / 394 - 0.25) 27.13' / 30 = 0.09 AREA INCREASE FACTOR

TOTAL ALLOWABLE AREA (TOTAL BUILDING)
TABULAR AREA + (TABULAR AREA x FRONTAGE INCREASE) =
12,000sf + (12,000 sf x 0.09) x 3 = 39,240 SQ. FT.

ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE (50')
(WCBC TABLE 504.3)

ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE (3)
(WCBC TABLE 504.4)

BUILDING HEIGHT (ACTUAL) = 3 STORIES / 32'-0" FT.

MEANS OF EGRESS AND EXIT DISTANCE

EXIT ACCESS TRAVEL DISTANCE - WITHOUT AUTOMATIC SPRINKLER SYSTEM (W.C.B.C. TABLE 1017.2) =200 FT.

OCCUPANT LOAD

REFER TO LIFE SAFETY SHEET.

EXTERIOR WALL OPENINGS

NORTH EAST ELEVATION @ 5'-10" SEPARATION. 10% ALLOWABLE OPENING AREA. @ 10'-15" SEPARATION. 15% ALLOWABLE OPENING AREA. NO LIMIT ON OTHER ELEVATIONS.
(W.C.B.C. TABLE 705.8)

DETERMINATION OF NO. OF STORIES ABOVE GRADE

BUILDING IS 3 STORIES ABOVE GRADE WITH PARKING AND ENTRY ON GROUND LEVEL ALL ABOVE GRADE (W.C.B.C. TABLE 504.4)

SANITARY FIXTURES

R-2
WATER CLOSET - 1 PER DWELLING UNIT
LAVATORIES - 1 PER DWELLING UNIT
BATHTUBS/SHOWER- 1 PER DWELLING UNIT
OTHER- 1 KITCHEN SINK PER DWELLING UNIT, 1

DWELLING UNIT

IBC - 15 (1107.6.2.2.1) TYPE A UNITS NOT REQUIRED. LESS THAN 20 DWELLING UNITS OF SLEEPING UNITS PROVIDED.

IBC - 15 (1107.6.2.2.2) ALL UNITS TO BE TYPE B UNIT

ANSI A117.1-09 (1004.11.3) OPT FOR OPTION A FOR TOILET AND BATHING AREAS.



REVISIONS:

1 10/04/21 Addendum 01

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MAY 9, 2022
NEW CONSTRUCTION FOR:
SOUTH PIER RIVERFRONT TOWNHOUSES
SOUTH PIER DRIVE, SHEBOYGAN, WISCONSIN, 53081
1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 | 920.452.4444 | 313 N. PLANKINTON AVE SUITE 208, MILWAUKEE, WI 53203
PRELIMINARY - NOT FOR CONSTRUCTION

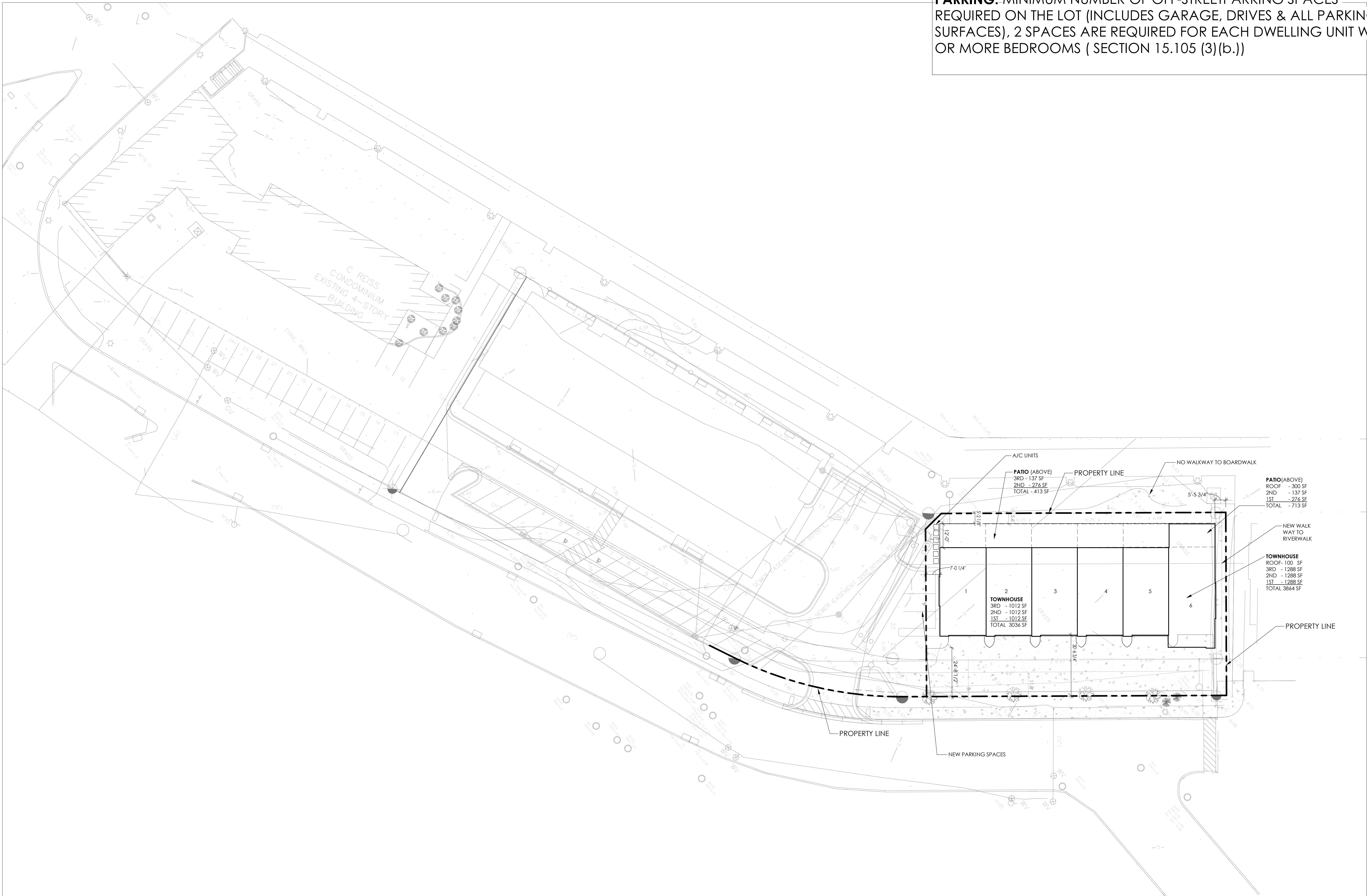
DRAWN BY: SG,EF

CHECKED BY: PM

TITLE SHEET

A
101

PROJ. NO. 2022-12



***NOTE:**
SHEBOYGAN ZONING ORDINANCE - TOWNHOUSE (UR-12) PERMITTED IN A PLANNED UNIT DEVELOPMENT DISTRICT (SECTION 15.914)

PARKING: MINIMUM NUMBER OF OFF-STREET PARKING SPACES REQUIRED ON THE LOT (INCLUDES GARAGE, DRIVES & ALL PARKING SURFACES), 2 SPACES ARE REQUIRED FOR EACH DWELLING UNIT WITH 2 OR MORE BEDROOMS (SECTION 15.105 (3)(b.))



REVISIONS:

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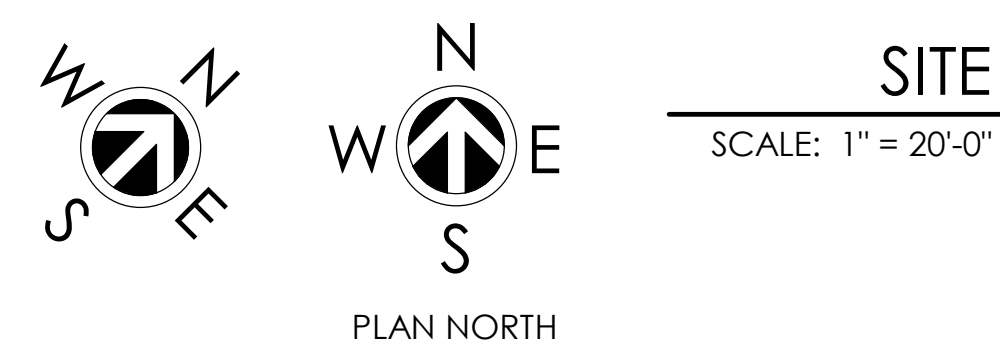
MAY 9, 2022
NEW CONSTRUCTION FOR:
SOUTH PIER RIVERFRONT TOWNHOUSES
SOUTH PIER DRIVE, SHEBOYGAN, WISCONSIN 53081
1135A MICHIGAN AVE, SHEBOYGAN, WI 53081 | (720) 452-4444 | 313 N. PLANKTON AVE SUITE 208, MILWAUKEE, WI 53203

DRAWN BY: Author
CHECKED BY: Checker

SITE PLAN

A
201

PROJ. NO. 2022-12



PRELIMINARY - NOT FOR CONSTRUCTION

UNIT TYPE INFORMATION		
UNIT	SIZE	PATIO SIZE
1	3,036 S.F.	419 S.F.
2	3,036 S.F.	419 S.F.
3	3,036 S.F.	419 S.F.
4	3,036 S.F.	419 S.F.
5	3,036 S.F.	419 S.F.
6 - WATSON	3,864 S.F.	419 S.F.

LIFE SAFETY PLAN LEGEND

- 33"

ACCESSIBLE PATH OF EGRESS
- 33"

EXIT AND AVAILABLE EXIT INCHES
- FE-1

&

FE-2

FIRE EXTINGUISHER
- FIRE AND SMOKE PROTECTION FEATURES

IMAGINARY PROPERTY LINE

ROOM
NUMBER
_HR

1 & 2-HOUR FIRE BARRIER

REQUIRED AT ALL WALLS WHICH ENCLOSE RATED ROOMS

EXTEND TO UNDERSIDE OF FLOOR OR ROOF SHEATHING, OR SLAB OR DECK ABOVE

1-HOUR FIRE PARTITION

REQUIRED AT WALLS INDICATED ON PLAN

EXTEND TO UNDERSIDE OF FLOOR OR ROOF SHEATHING, SLAB OR DECK ABOVE, OR TO THE FIRE-RESISTANCE-RATED FLOOR/CEILING OR ROOF/CEILING ASSEMBLY ABOVE

1-HOUR FIRE-RESISTIVE-RATED CONSTRUCTION

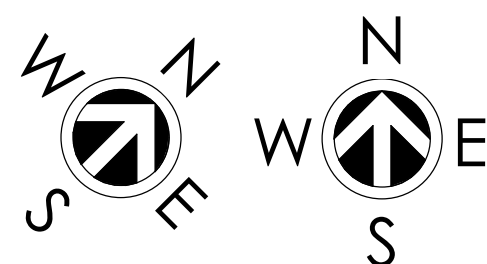
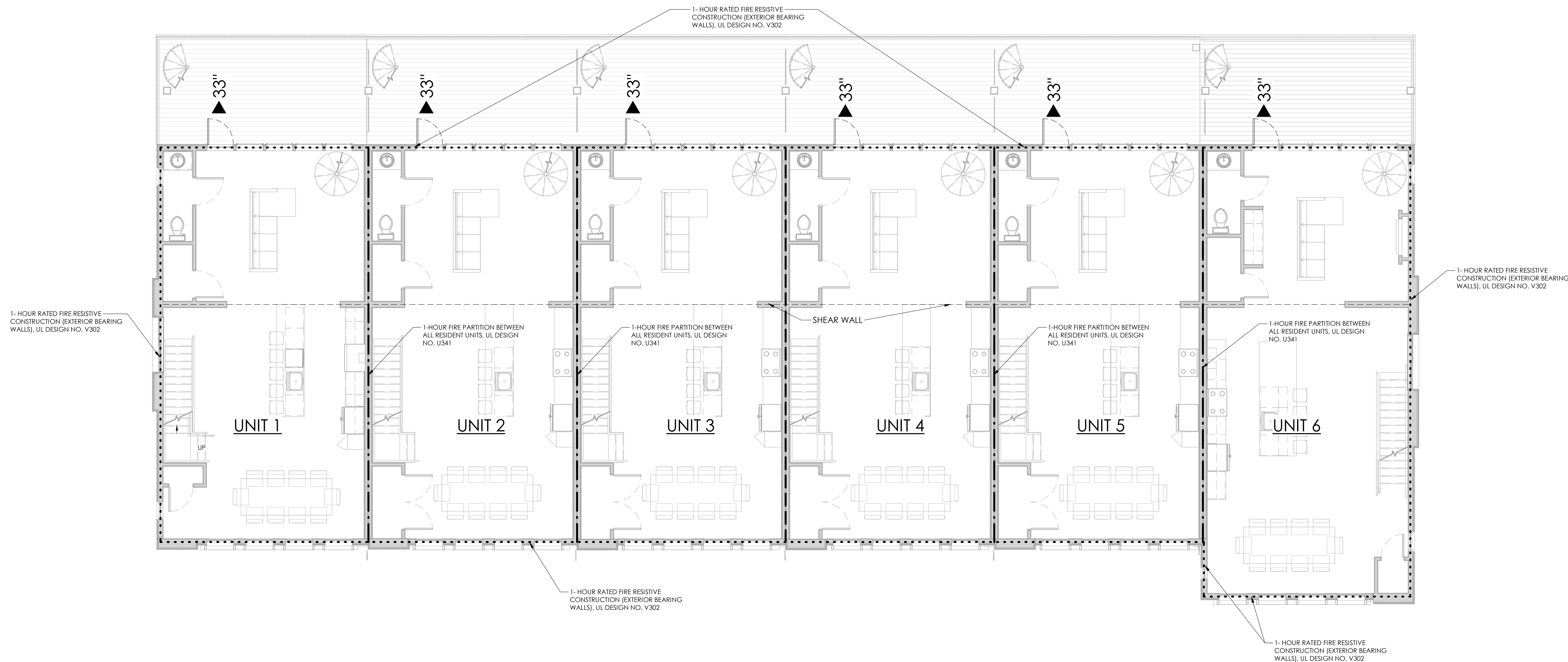
REQUIRED AT WALLS INDICATED ON PLAN

EXTEND TO UNDERSIDE OF FLOOR OR ROOF SHEATHING, OR SLAB OR DECK ABOVE
-
- OVERALL FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"
-
-
- REVISIONS:
- NOTICE TO BIDDERS
BIDDERS SHALL REVIEW ALL DRAWINGS AND SPECIFICATION SECTIONS TO DETERMINE THE IMPACT OF OTHER SECTIONS OF WORK ON THEIR OWN WORK
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- NEW CONSTRUCTION FOR:
- SOUTH PIER RIVERFRONT TOWNHOUSES
SOUTH PIER DRIVE, SHEBOYGAN, WISCONSIN 53081
- 1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 | (720) 452-4444 | 313 N. PLANKINTON AVE SUITE 208, MILWAUKEE, WI 53203
- PRELIMINARY - NOT FOR CONSTRUCTION
- DRAWN BY: AJK
CHECKED BY: PGM
- FIRST FLOOR LIFE SAFETY PLAN
- A
301
- PROJ. NO. 2022-12

UNIT TYPE INFORMATION		
UNIT	SIZE	PATIO SIZE
1	3,036 S.F.	419 S.F.
2	3,036 S.F.	419 S.F.
3	3,036 S.F.	419 S.F.
4	3,036 S.F.	419 S.F.
5	3,036 S.F.	419 S.F.
6 - WATSON	3,864 S.F.	419 S.F.

LIFE SAFETY PLAN LEGEND

- ACCESSIBLE PATH OF EGRESS
- 33" ◀ EXIT AND AVAILABLE EXIT INCHES
- FE-1 & FE-2 FIRE EXTINGUISHER
- IMAGINARY PROPERTY LINE
- ROOM NUMBER -HR 1 & 2-HOUR FIRE BARRIER
- REQUIRED AT ALL WALLS WHICH ENCLOSE RATED ROOMS
 - EXTEND TO UNDERSIDE OF FLOOR OR ROOF SHEATHING, OR SLAB OR DECK ABOVE
- 1-HOUR FIRE PARTITION
- REQUIRED AT WALLS INDICATED ON PLAN
 - EXTEND TO UNDERSIDE OF FLOOR OR ROOF SHEATHING, SLAB OR DECK ABOVE, OR TO THE FIRE-RESISTANCE-RATED FLOOR/CEILING OR ROOF/CEILING ASSEMBLY ABOVE
- 1-HOUR FIRE-RESISTIVE-RATED CONSTRUCTION
- REQUIRED AT WALLS INDICATED ON PLAN
 - EXTEND TO UNDERSIDE OF FLOOR OR ROOF SHEATHING, OR SLAB OR DECK ABOVE



UNIT TYPE INFORMATION		
UNIT	SIZE	PATIO SIZE
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2	3,036 S.F.	419 S.F.
3	3,036 S.F.	419 S.F.
4	3,036 S.F.	419 S.F.
5	3,036 S.F.	419 S.F.
6 - WATSON	3,864 S.F.	419 S.F.

LIFE SAFETY PLAN LEGEND

--- ACCESSIBLE PATH OF EGRESS

33" EXIT AND AVAILABLE EXIT INCHES

FE-1 & FE-2 FIRE EXTINGUISHER

FIRE AND SMOKE PROTECTION FEATURES

--- IMAGINARY PROPERTY LINE

--- 1 & 2-HOUR FIRE BARRIER

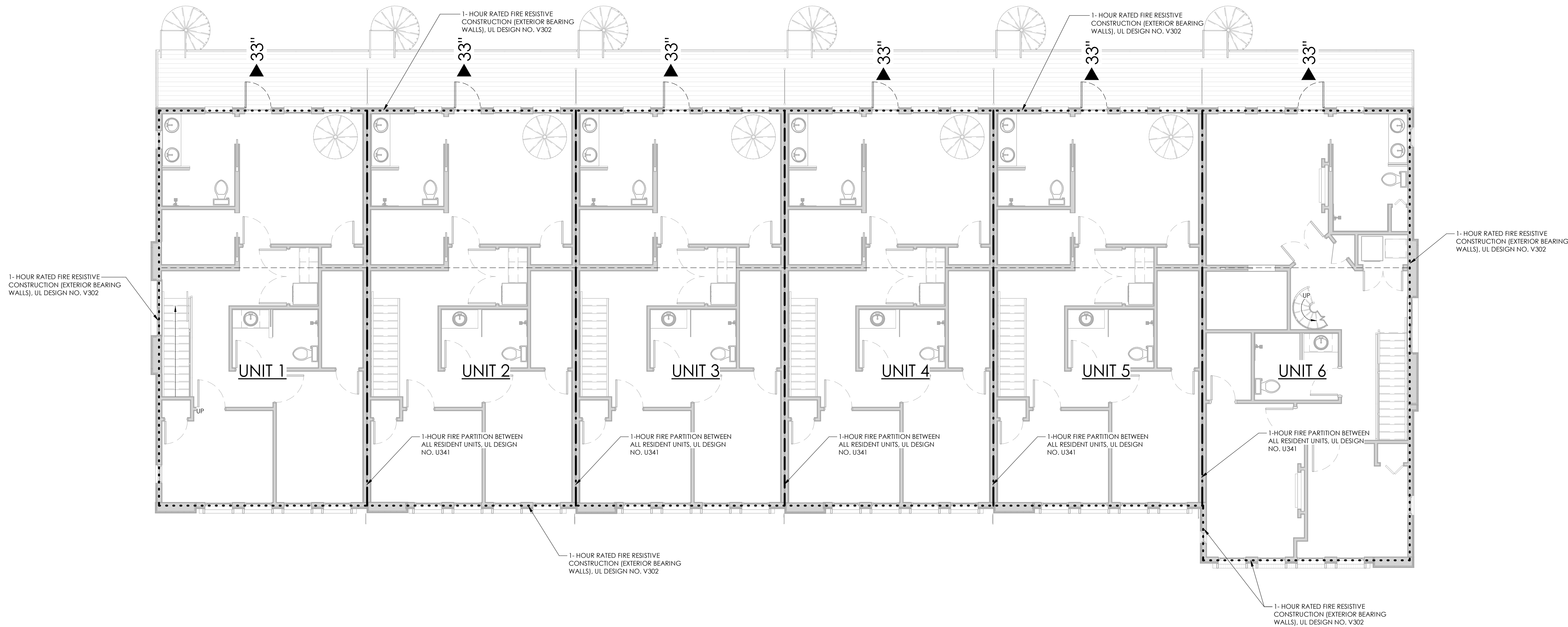
- REQUIRED AT ALL WALLS WHICH ENCLOSE RATED ROOMS
- EXTEND TO UNDERSIDE OF FLOOR OR ROOF SHEATHING, OR SLAB OR DECK ABOVE

--- 1-HOUR FIRE PARTITION

- REQUIRED AT WALLS INDICATED ON PLAN
- EXTEND TO UNDERSIDE OF FLOOR OR ROOF SHEATHING, SLAB OR DECK ABOVE, OR TO THE FIRE-RESISTANCE-RATED FLOOR/CEILING OR ROOF/CEILING ASSEMBLY ABOVE

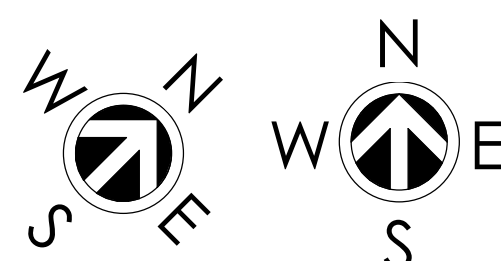
--- 1-HOUR FIRE-RESISTIVE-RATED CONSTRUCTION

- REQUIRED AT WALLS INDICATED ON PLAN
- EXTEND TO UNDERSIDE OF FLOOR OR ROOF SHEATHING, OR SLAB OR DECK ABOVE



THIRD FLOOR LIFE SAFETY PLAN

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



PLAN NORTH

UNIT TYPE INFORMATION		
UNIT	SIZE	PATIO SIZE
1	3,036 S.F.	419 S.F.
2	3,036 S.F.	419 S.F.
3	3,036 S.F.	419 S.F.
4	3,036 S.F.	419 S.F.
5	3,036 S.F.	419 S.F.
6 - WATSON	3,864 S.F.	419 S.F.

LIFE SAFETY PLAN LEGEND

33"

◀

FE-1 & FE-2

■

▲

ACCESSIBLE PATH OF EGRESS

EXIT AND AVAILABLE EXIT INCHES

FIRE EXTINGUISHER

FIRE AND SMOKE PROTECTION FEATURES

1 & 2-HOUR FIRE BARRIER

ROOM

NUMBER

-HR

1-HOUR FIRE PARTITION

1-HOUR FIRE-RESISTIVE-RATED CONSTRUCTION

REQUIRED AT ALL WALLS WHICH ENCLOSE RATED ROOMS

EXTEND TO UNDERSIDE OF FLOOR OR ROOF SHEATHING, OR SLAB OR DECK ABOVE

REQUIRED AT WALLS INDICATED ON PLAN

EXTEND TO UNDERSIDE OF FLOOR OR ROOF SHEATHING, SLAB OR DECK ABOVE, OR TO THE FIRE-RESISTANCE-RATED FLOOR/CEILING OR ROOF/CEILING ASSEMBLY ABOVE

REQUIRED AT WALLS INDICATED ON PLAN

EXTEND TO UNDERSIDE OF FLOOR OR ROOF SHEATHING, OR SLAB OR DECK ABOVE

ROOF PATIO LIFE SAFETY PLAN
SCALE: 3/16" = 1'-0"

ABACUS

ARCHITECTS

REVISIONS:

NOTICE TO BIDDERS

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MAY 9, 2022

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SOUTH PIER RIVERFRONT TOWNHOUSES

SOUTH PIER DRIVE, SHEBOYGAN, WISCONSIN 53081

1135A MICHIGAN AVE, SHEBOYGAN, WI 53081 | (720) 452-4444 | 313 N. PLANKINTON AVE SUITE 208, MILWAUKEE, WI 53203

PRELIMINARY - NOT FOR CONSTRUCTION

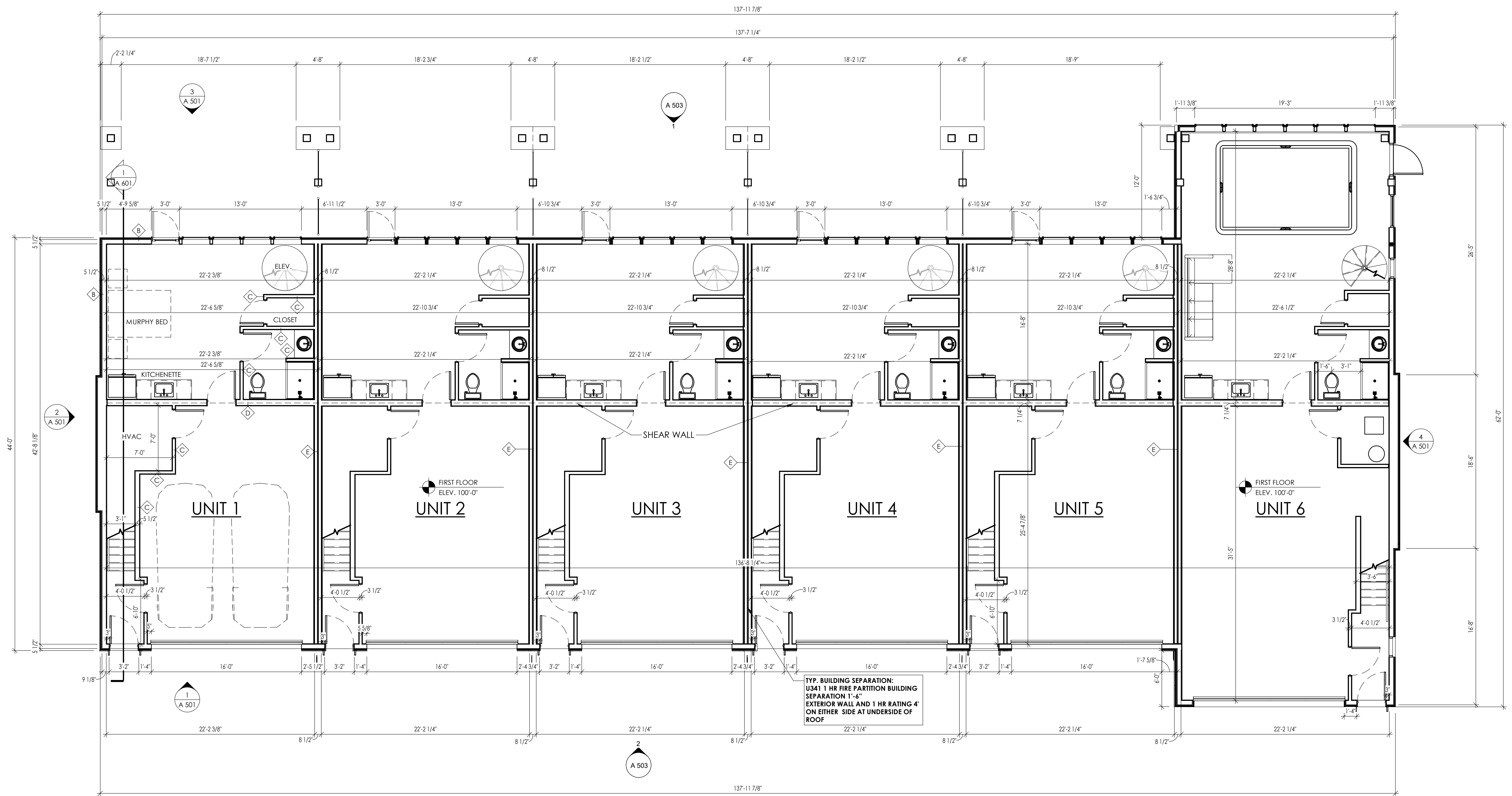
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CHECKED BY: Checker

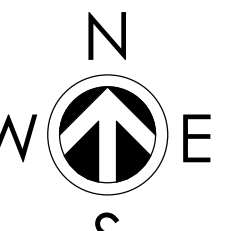
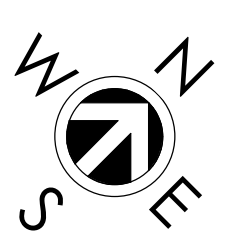
ROOF PATIO LIFE SAFETY PLAN

A
304

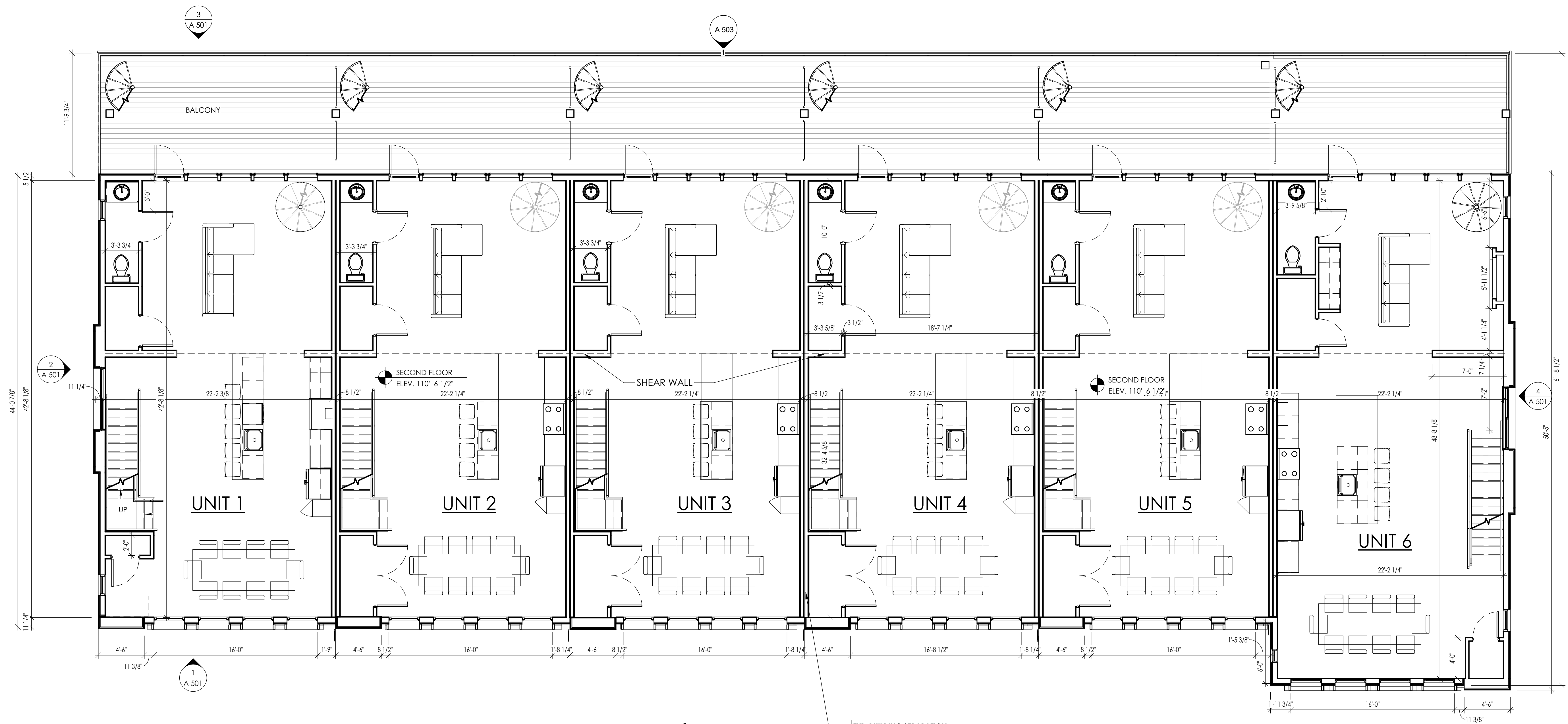
PROJ. NO. 2022-12



OVERALL FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"



PLAN NORTH

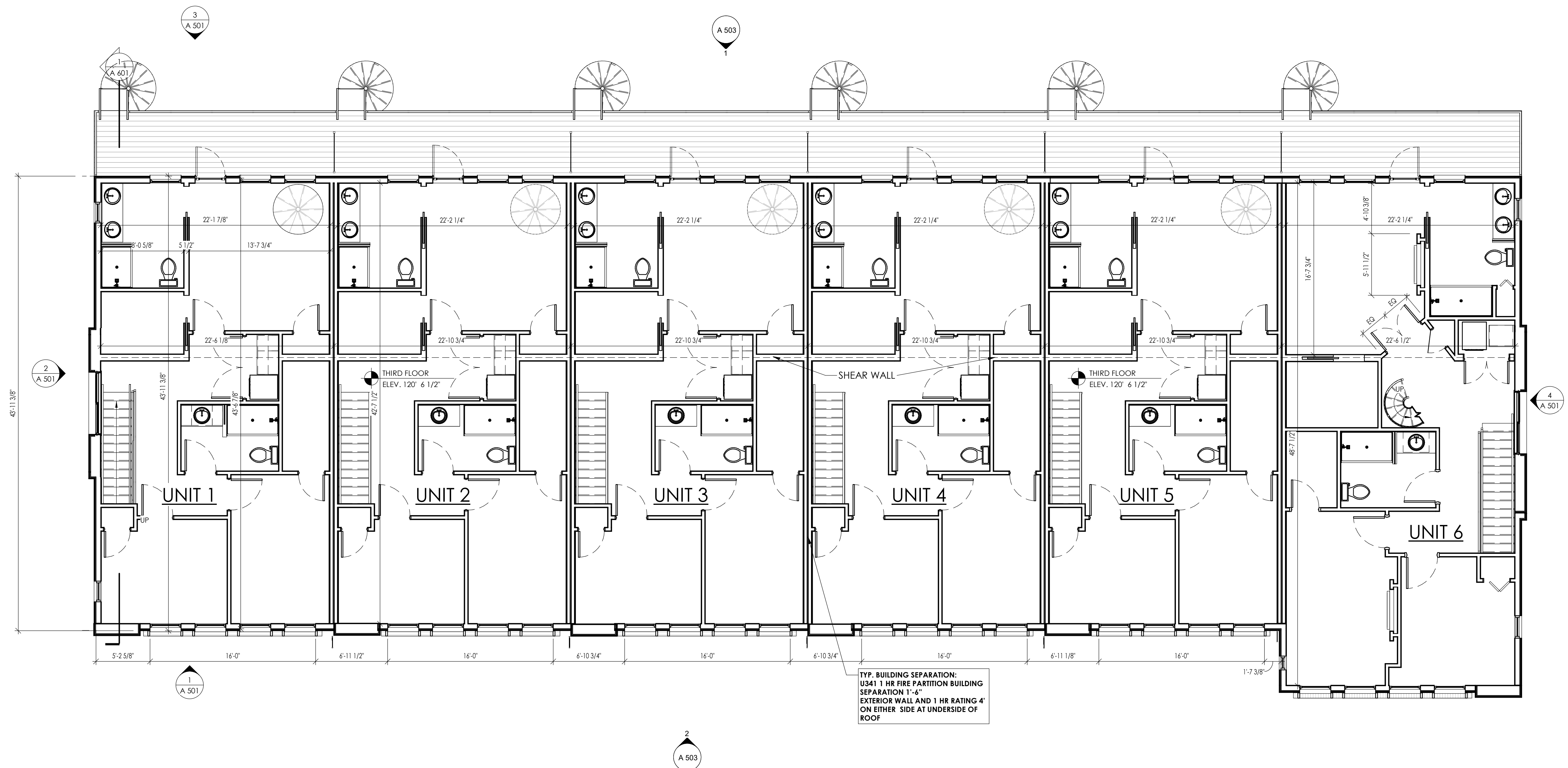


TYP. BUILDING SEPARATION:
U341 1 HR FIRE PARTITION BUILDING
SEPARATION 1'-6"
EXTERIOR WALL AND 1 HR RATING 4"
ON EITHER SIDE AT UNDERSIDE OF
ROOF

OVERALL SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"

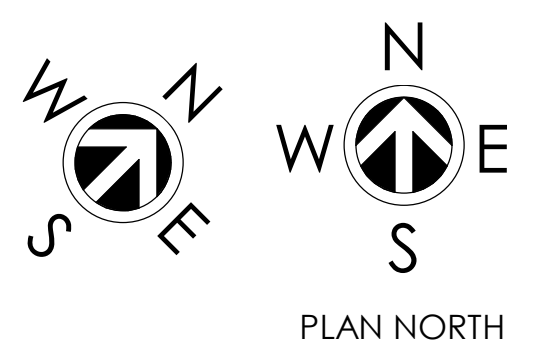
GROSS FLOOR AREA: 6,135 SQ. FT.





OVERALL THIRD FLOOR PLAN
SCALE: 3/16" = 1'-0"

GROSS FLOOR AREA: 6,135 SQ. FT.



GENERAL PLAN NOTES

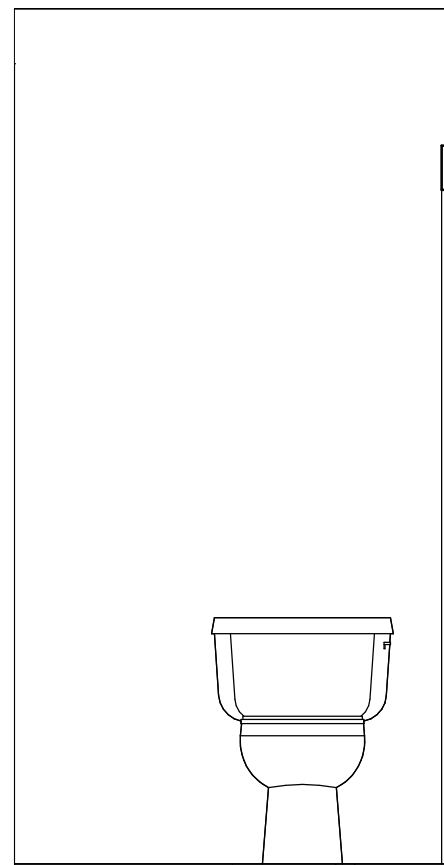
- ALL LOOSE FURNISHINGS SHOWN ON PLANS ARE NOT IN CONTRACT AND ARE SHOWN FOR REFERENCE PURPOSES ONLY. ANY DEVICES OR EQUIPMENT TO BE LOCATED BASED UPON LOCATION OR CONFIGURATION OF LOOSE FURNISHINGS SHALL BE VERIFIED WITH THE OWNER PRIOR TO INSTALLATION.
- INTERIOR DIMENSIONS TAKEN FROM FACE OF STUD TO FACE OF STUD.
- EXTERIOR DIMENSIONS TAKEN FROM FACE OF BRICK ON FIRST FLOOR & FACE OF STUDS ON 2ND FLOOR THROUGH ROOF DECK LEVEL.
- ALL DOOR FRAMES TO BE 4" OFF WALL UNLESS OTHERWISE NOTED
- SEE SHEETS A316-A322 FOR ENLARGED RESIDENT UNIT PLANS
- ALL INSULATION SHOWN IN INTERIOR WALLS TO BE SOUND ATTENUATING BATT INSULATION
- FIRE EXTINGUISHER CABINETS LOCATED IN CORRIDOR WALLS SHALL BE 1 HOUR RATED CABINETS
- EXACT ELEVATOR SHAFT SIZE TO BE DETERMINED BASED ON FINAL ELAVATOR MANUFACTURER SELECTION
- WHEEL STOPS AND PIPE BALLARDS SHOULD BE ADDED AT ALL MEP EQUIPMENT LOCATIONS IN PARKING GARAGES. THIS WILL BE COORDINATED AFTER MEP DESIGNS ARE SUBMITTED

GENERAL UNIT TYPE PLAN NOTES

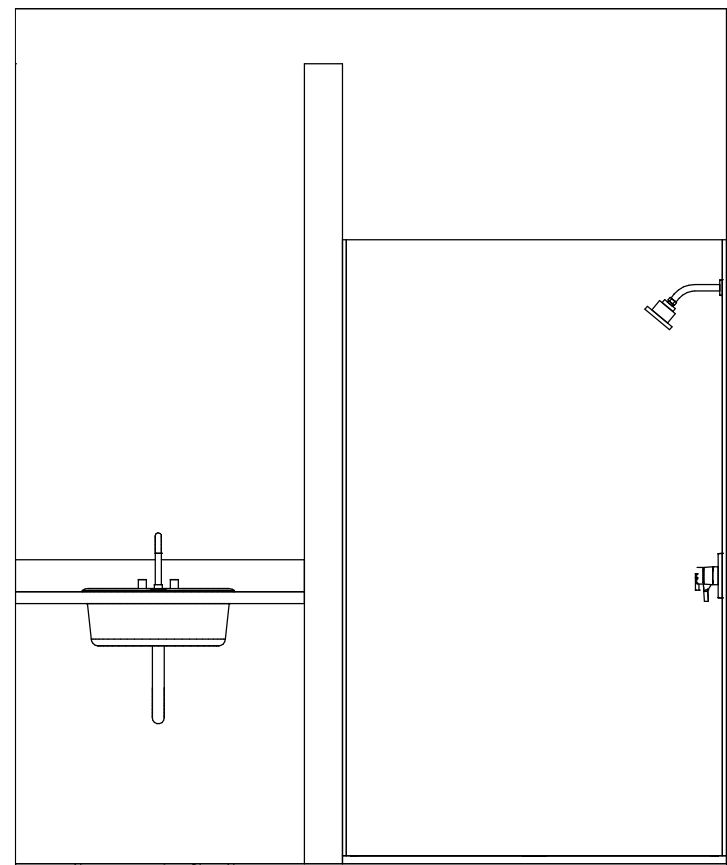
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- CABINETRY UNDER BATHROOM VANITIES SHALL BE REMOVABLE, WHERE NOTED, WITHOUT THE REMOVAL OR REPLACEMENT OF THE LAVATORY, AND THE FLOOR FINISH EXTENDS UNDER EACH CABINET UNLESS NOTED OTHERWISE.
- ALL WASHER AND DRYER UNITS TO BE FRONT LOADING
- ALL BEDROOM CLOSETS TO HAVE WOOD SHELVING SYSTEM
- SEE LAUNDRY ELEVATIONS FOR LAUNDRY SHELVING TYPE AND SIZE.
- SEE SHEET A401 FOR DOOR AND FRAME ELEVATIONS, AS WELL AS GLASS TYPES.
- PROVIDE CEILING FANS IN EACH BEDROOM.
- PROVIDE 220 VOLT OUTLET NEAR PATIO DOOR FOR HEAT LAMPS.
- PLUMBING FIXTURES TO BE KOHLER OR EQUAL WITH A MODERN, SQUARE AESTHETIC; WHITE COLOR.
- ALL HARDWARE TO HAVE A BRUSHED NICKEL FINISH.
- SEE UNIT PLAN FOR WALL ACCENT PAINT LOCATIONS.
- PROVIDE AN OPTION FOR A "SHOWER TOWER" TYPE SHOWER FAUCET IN EACH SHOWER UNIT.
- FINISHES SUBJECT TO OWNER SELECTING FINISH PACKAGE "OPTION 1" OR "OPTION 2"
- SEE DETAIL 11/A609 FOR HALF WALL CONSTRUCTION IN BATHROOM AS APPLICABLE.

FLOOR PLAN KEYNOTES

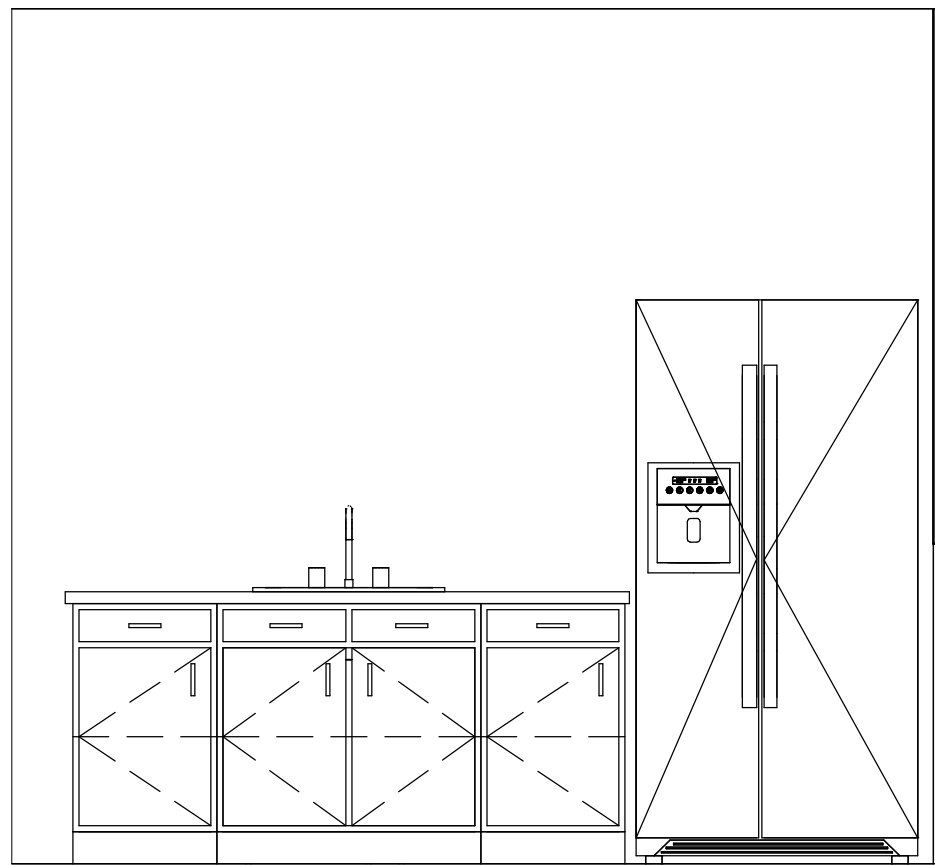
NO.	DESCRIPTION
1	TOILET PAPER HOLDER
2	24" TOWEL RACK 42" AFF
3	ROBE HOOK 42" AFF
4	METAL FRAMED MIRROR
5	4 HIGH 24" WOOD SHELVING AT 1'-4" EQUALLY SPACED TOP SHELF AT 64" AFF
6	12" WOOD SHELVING AT 60" AFF W/ HANGER ROD
7	4 HIGH 12" WOOD SHELVING AT 1'-4" EQUALLY SPACED. TOP SHELF AT 64" AFF
8	BUILT-IN SHOWER SHELVES. SEE ELEVATION



TLT. ELEV. 4
SCALE: 1/2" = 1'-0" A 316

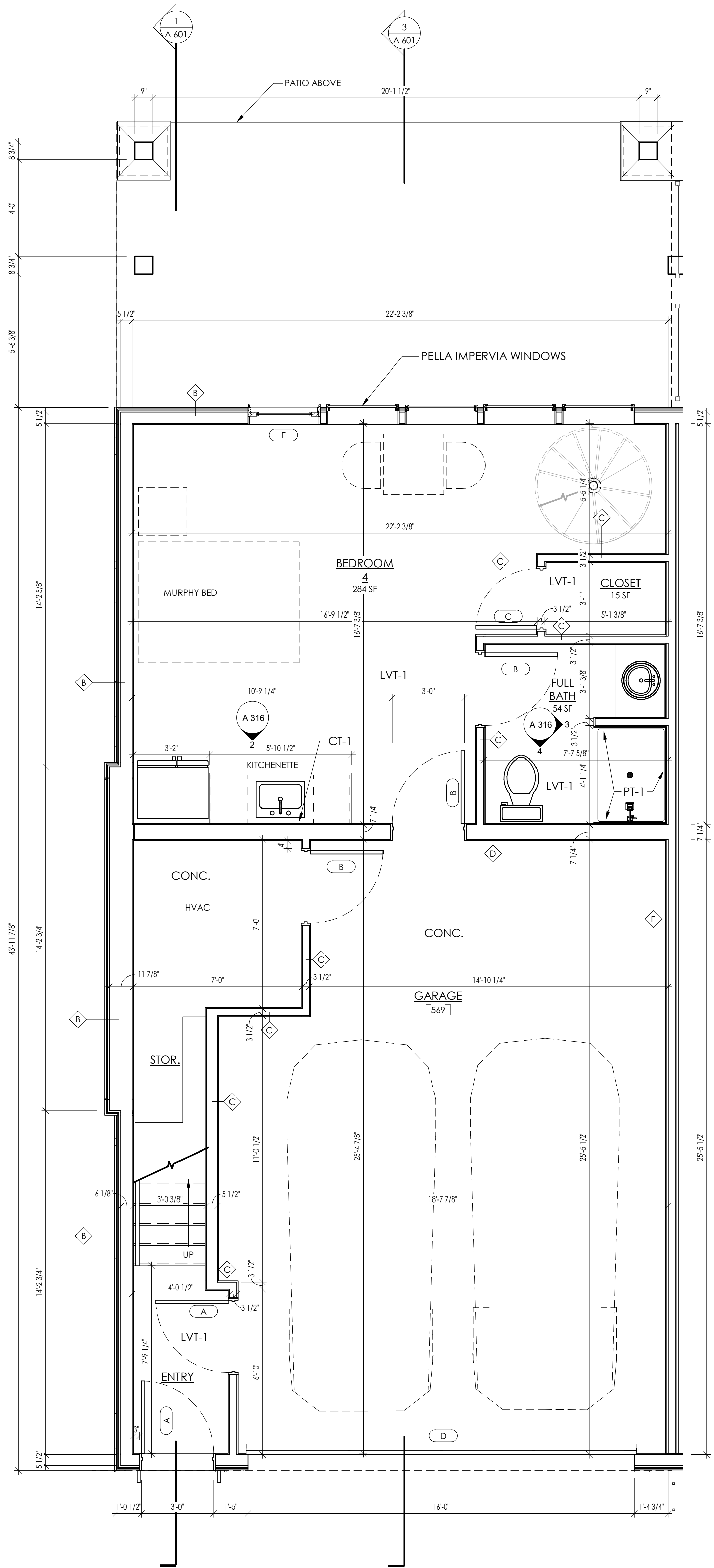


TLT ELEV. 3
SCALE: 1/2" = 1'-0" A 316



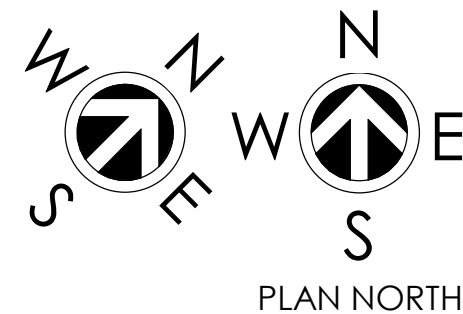
KITCHENETTE ELEV. 2
SCALE: 1/2" = 1'-0" A 316

*NOTE: SPIRAL STAIRCASE OR PNEUMATIC ELEVATOR OPTIONAL FOR TENANTS



UNIT 1 - FIRST FLOOR PLAN 1

SCALE: 3/8" = 1'-0" A 316



PLAN NORTH



REVISIONS:

NOTICE TO BIDDERS
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SOUTH PIER DRIVE, SHEBOYGAN, WISCONSIN 53081

1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 | (720) 452-4444 | 313 N. PLANKTON AVE SUITE 208, MILWAUKEE, WI 53203

PRELIMINARY - NOT FOR CONSTRUCTION

DRAWN BY: SG,EF

CHECKED BY: PM

TYPICAL UNIT -
TOWNHOUSE PLAN

A
316

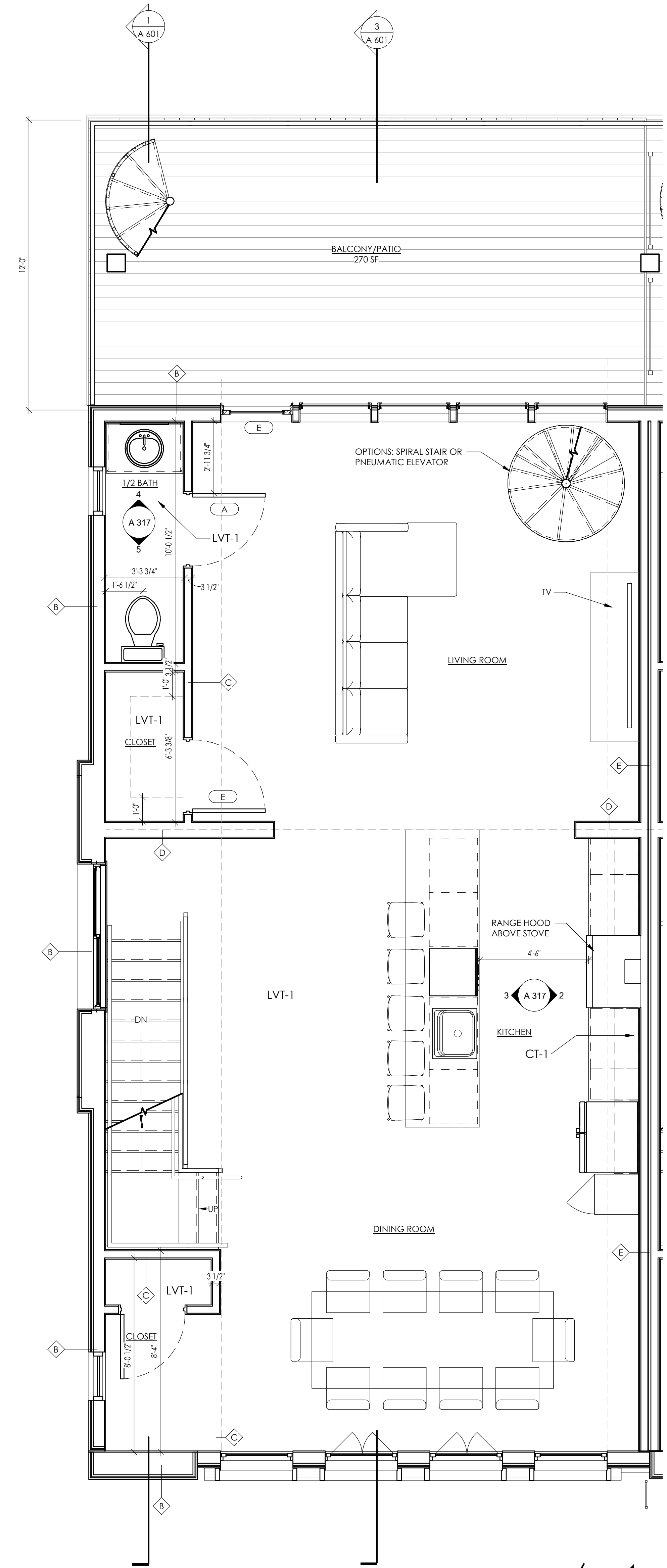
PROJ. NO. 2022-12

GENERAL PLAN NOTES

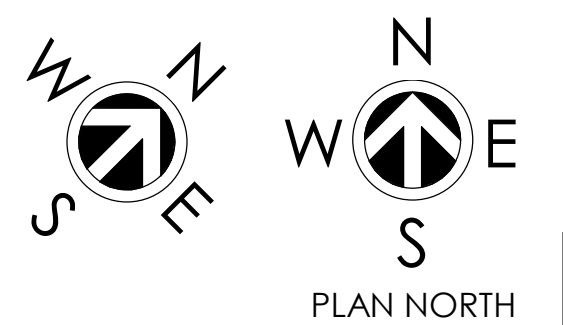
- ALL LOOSE FURNISHINGS SHOWN ON PLANS ARE NOT IN CONTRACT AND ARE SHOWN FOR REFERENCE PURPOSES ONLY. ANY DEVICES OR EQUIPMENT TO BE LOCATED BASED UPON LOCATION OR CONFIGURATION OF LOOSE FURNISHINGS SHALL BE VERIFIED WITH THE OWNER PRIOR TO INSTALLATION.
- INTERIOR DIMENSIONS TAKEN FROM FACE OF STUD TO FACE OF STUD.
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GENERAL UNIT TYPE PLAN NOTES

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- PROVIDE 220 VOLT OUTLET NEAR PATIO DOOR FOR HEAT LAMPS.
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- ALL HARDWARE TO HAVE A BRUSHED NICKEL FINISH.
- SEE UNIT PLAN FOR WALL ACCENT PAINT LOCATIONS.
- PROVIDE AN OPTION FOR A "SHOWER TOWER" TYPE SHOWER FAUCET IN EACH SHOWER UNIT.
- FINISHES SUBJECT TO OWNER SELECTING FINISH PACKAGE "OPTION 1" OR "OPTION 2".
- SEE DETAIL 11/A609 FOR HALF WALL CONSTRUCTION IN BATHROOM AS APPLICABLE.



UNIT 1 - SECOND FLOOR PLAN
SCALE: 3/8" = 1'-0" A 317

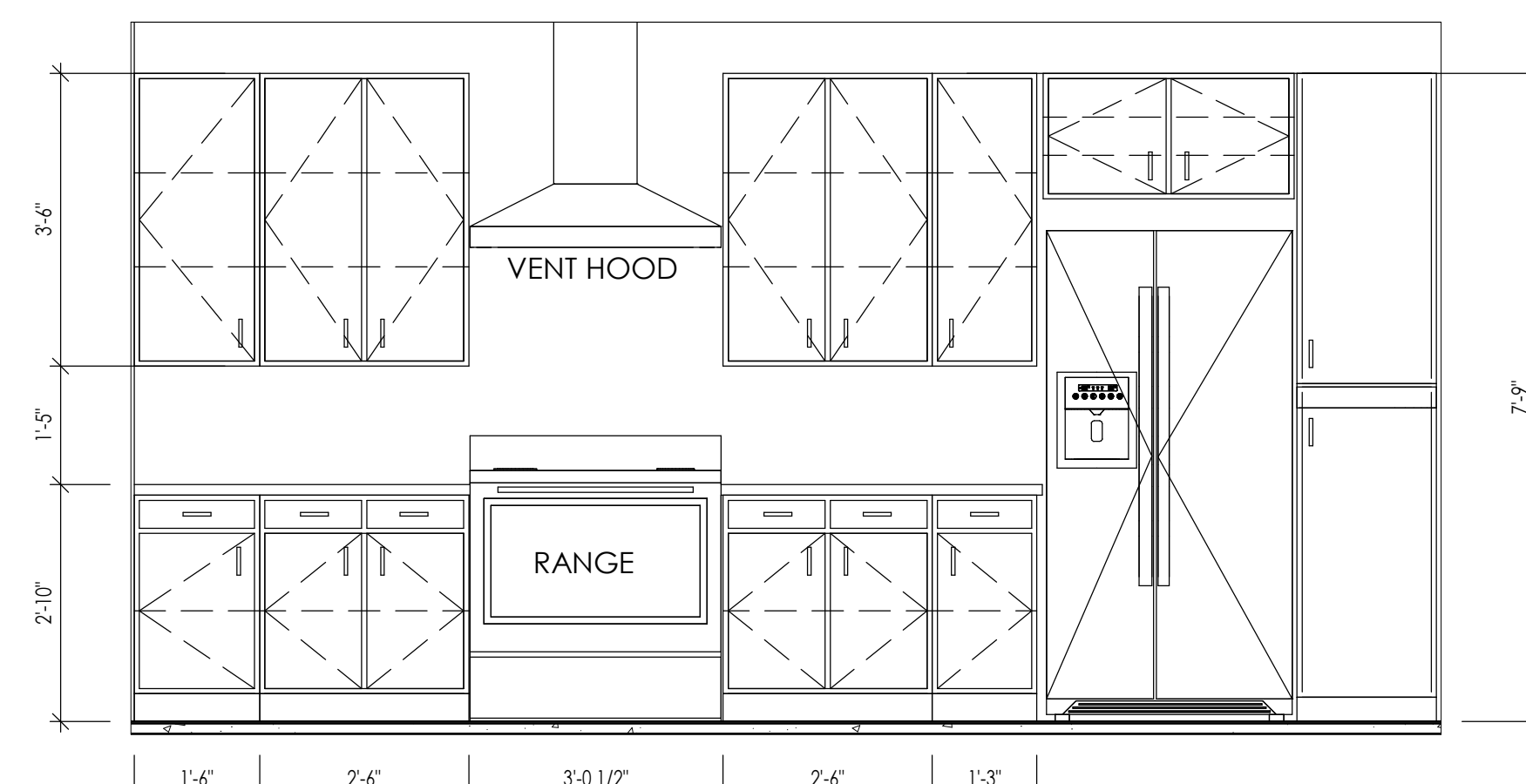
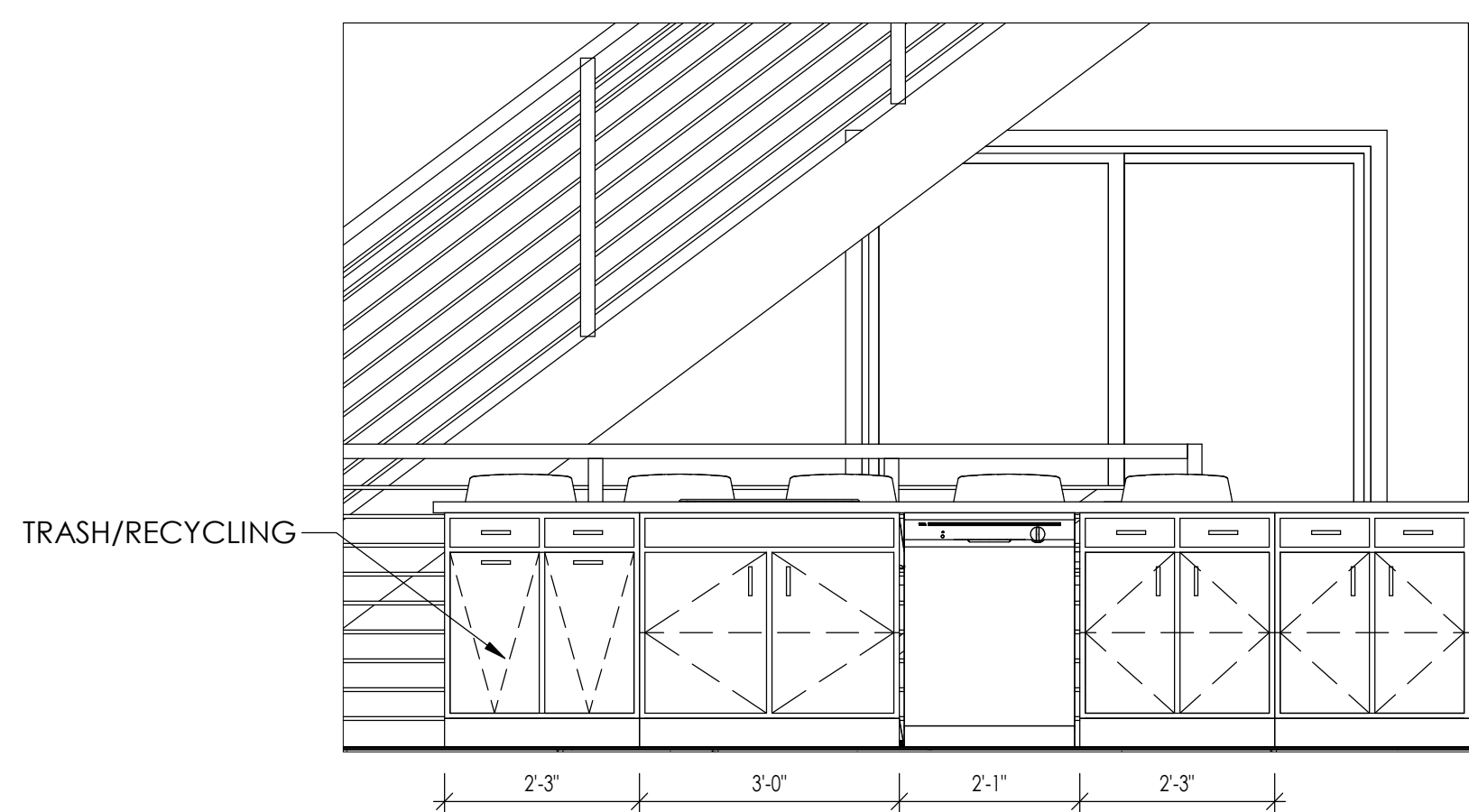


TLT ROOM ELEVATION
SCALE: 1/2" = 1'-0" A 317

TLT ROOM ELEVATION
SCALE: 1/2" = 1'-0" A 317

CASEWORK ELEVATION
SCALE: 1/2" = 1'-0" A 317

CASEWORK ELEVATION
SCALE: 1/2" = 1'-0" A 317

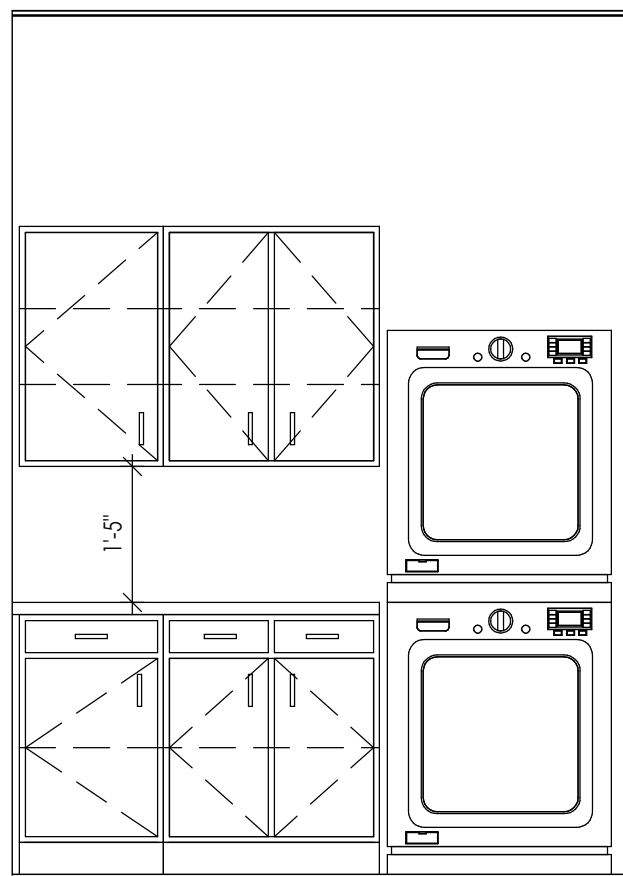


GENERAL PLAN NOTES

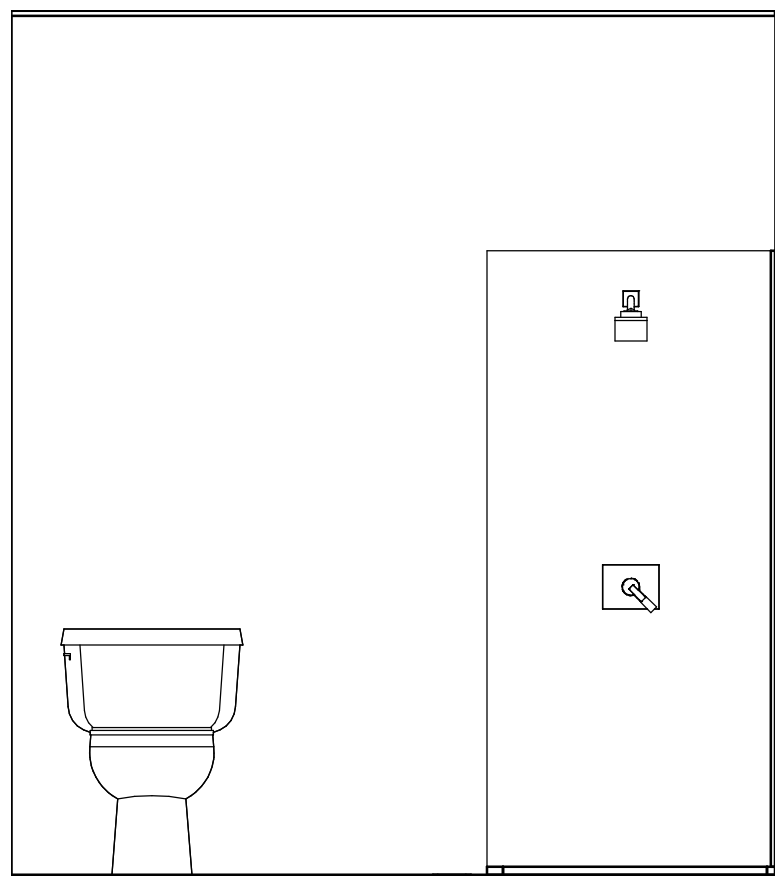
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GENERAL UNIT TYPE PLAN NOTES

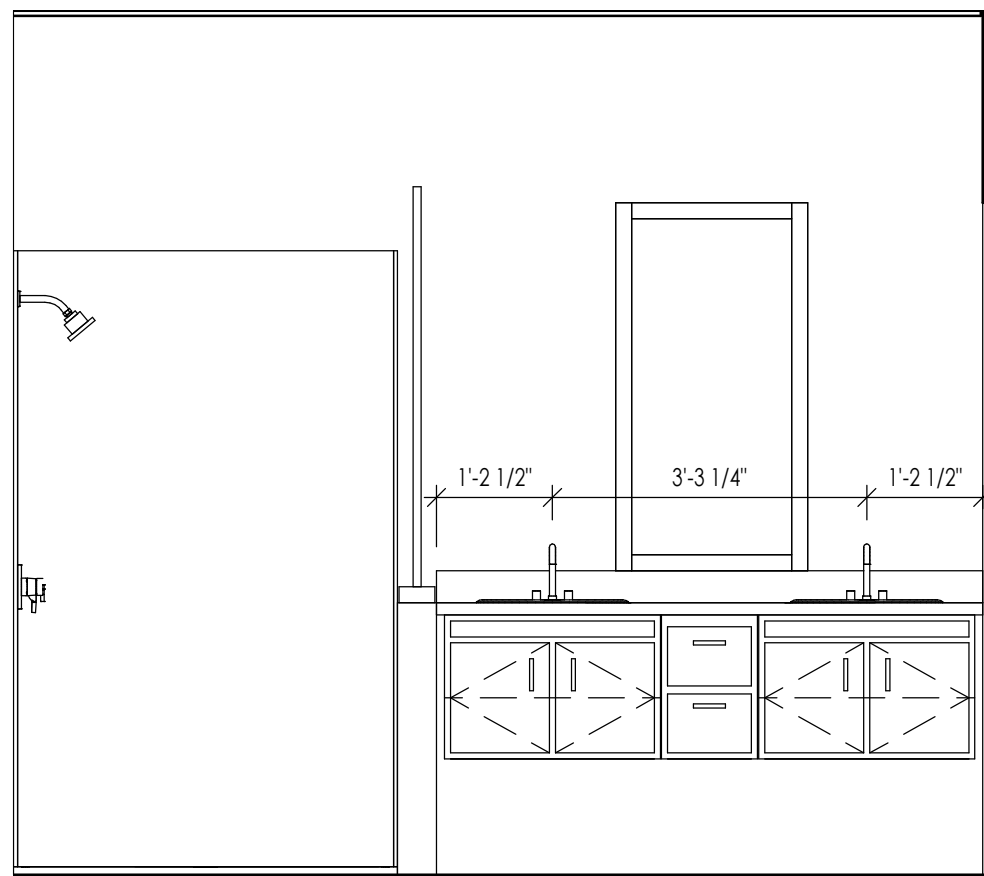
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- PROVIDE 220 VOLT OUTLET NEAR PATIO DOOR FOR HEAT LAMPS.
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- ALL HARDWARE TO HAVE A BRUSHED NICKEL FINISH.
- SEE UNIT PLAN FOR WALL ACCENT PAINT LOCATIONS.
- PROVIDE AN OPTION FOR A 'SHOWER TOWER' TYPE SHOWER FAUCET IN EACH SHOWER UNIT.
- FINISHES SUBJECT TO OWNER SELECTING FINISH PACKAGE 'OPTION 1' OR 'OPTION 2'
- SEE DETAIL 111/A609 FOR HALF WALL CONSTRUCTION IN BATHROOM AS APPLICABLE.



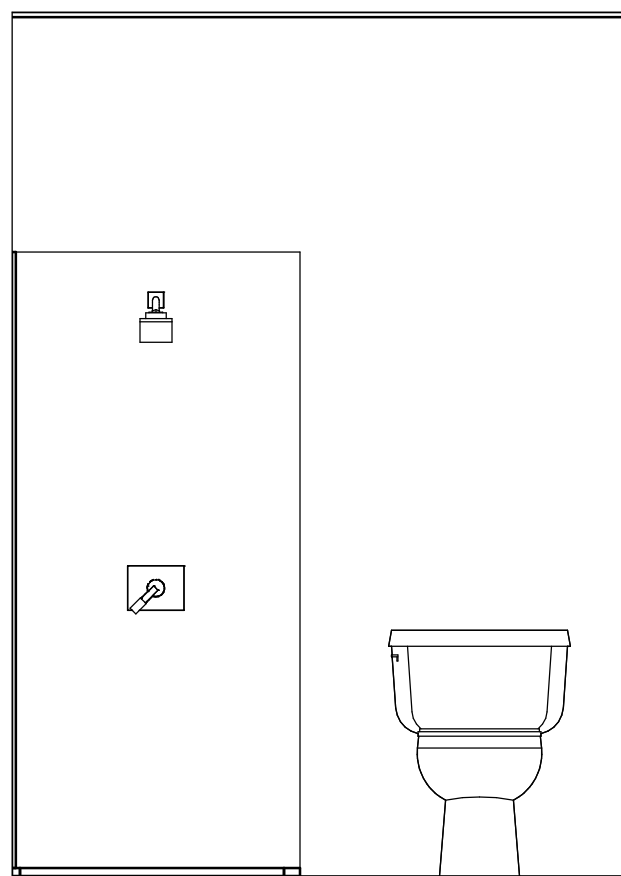
CASEWORK ELEV. 6
SCALE: 1/2" = 1'-0" A 318



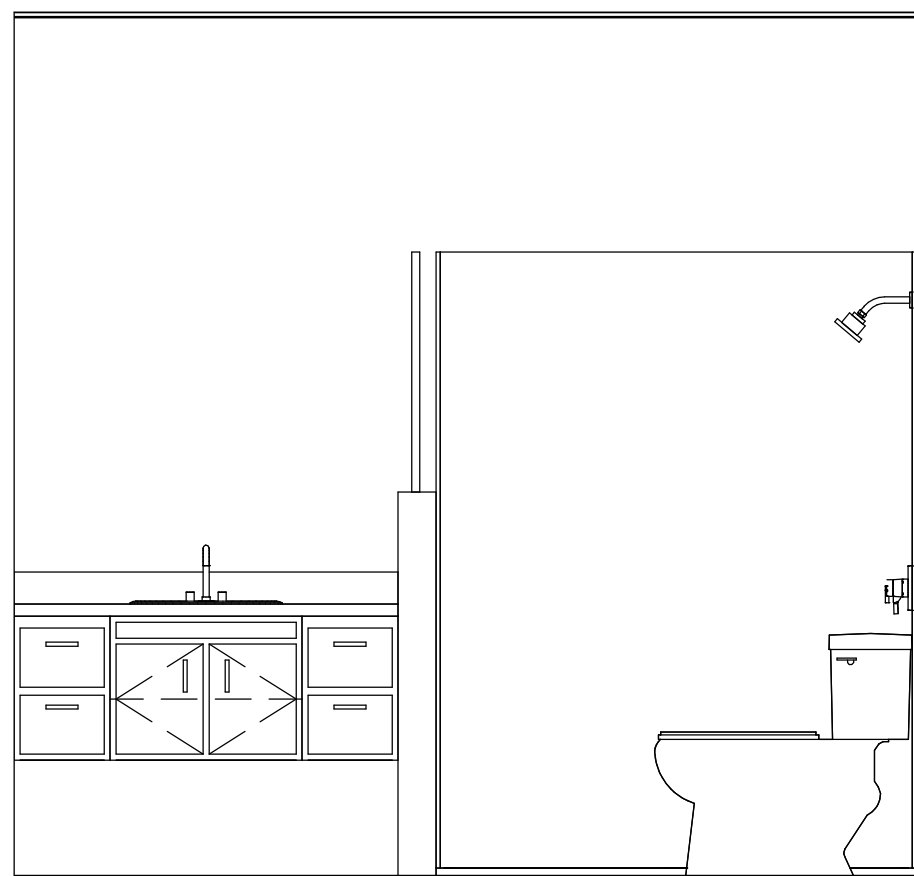
BATHROOM ELEVATION 5
SCALE: 1/2" = 1'-0" A 318



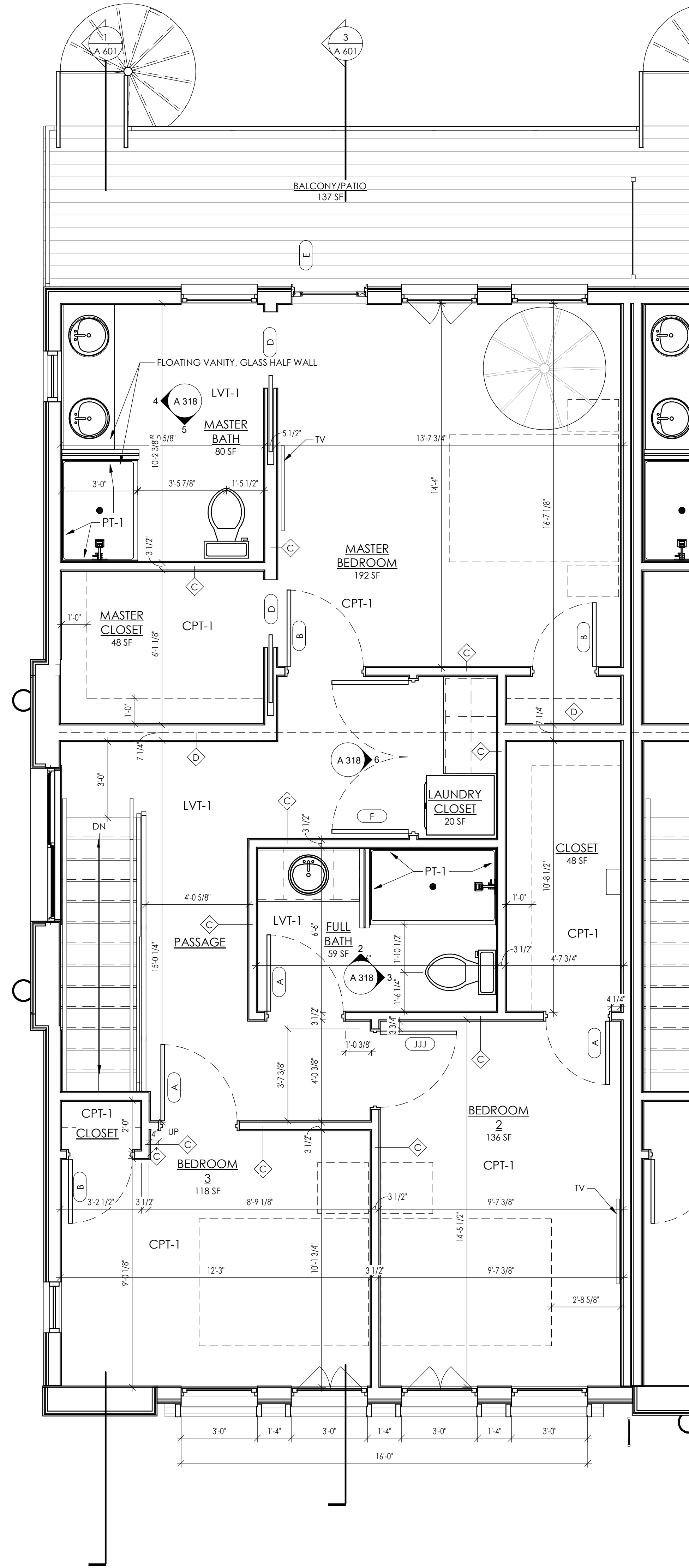
BATHROOM ELEVATION 4
SCALE: 1/2" = 1'-0" A 318



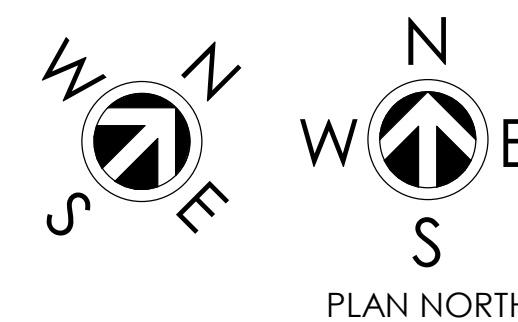
BATHROOM ELEVATION 3
SCALE: 1/2" = 1'-0" A 318



BATHROOM ELEVATION 2
SCALE: 1/2" = 1'-0" A 318



UNIT 1 - THIRD FLOOR PLAN 1
SCALE: 3/8" = 1'-0" A 318



FLOOR PLAN KEYNOTES	
NO.	DESCRIPTION
1	TOILET PAPER HOLDER
2	24" TOWEL RACK 42" AFF
3	ROBE HOOK 42" AFF
4	METAL FRAMED MIRROR
5	4 HIGH 24" WOOD SHELVEING AT 1'-4" EQUALLY SPACED TOP SHELF AT 64" AFF
6	12" WOOD SHELVEING AT 60" AFF W/ HANGER ROD
7	4 HIGH 12" WOOD SHELVEING AT 1'-4" EQUALLY SPACED. TOP SHELF AT 64" AFF
8	BUILT-IN SHOWER SHELVES. SEE ELEVATION

DOOR REMARKS	
1	- CARD READER
2	- VINYL SWEEP AT BASE, VINYL SEAL JAMB AND HEAD
3	- 1/2" WIDER DOOR FRAME THAN SCHEDULED DUE TO SHEAR WALL.
4	- 1 1/2" UNDERCUT ON DOOR TO ALLOW FOR MECH EQUIP.
5	- FRENCH DOORS WITH 12 EQUALLY SIZED GLASS PANELS
UNITS 1-15 ENLARGED PLAN DOOR REMARKS DOOR REMARKS SHOWN ON UNIT FLOOR PLAN AT DOOR TAG	

ROOM FINISH LEGEND	
KEY	DESCRIPTION
ACT-1	ACOUSTIC CEILING TILE - 24" x 24"
ACT-2	VINYL FACED GYPSUM BOARD - 24" x 24"
CMU	CONCRETE MASONRY UNIT
CONC.	CONCRETE
CPT	CARPET
CT	CERAMIC TILE
ES	EXPOSED STRUCTURE
EX	EXISTING FINISH
FAF	FLUID APPLIED FLOORING
GT	GLASS TILE
GYP	GYPSUM BOARD
HM	HOLLOW METAL
LT	LEATHER TILE
LVT	LUXURY VINYL TILE
P-	PAINT FINISH
PT	PORCELAIN TILE
PTB	PORCELAIN TILE BASE
SC	SEALED CONCRETE
VB	VINYL BASE
WB	WOOD BASE
WD	WOOD

ROOM FINISH REMARKS	
NO.	DESCRIPTION
1	FIRST FLOOR STAIR LANDING TO BE LVT-1; ALL STAIR TREADS AND RISERS AND UPPER LANDINGS TO BE CPT-2
2	SEE FINISH PLANS FOR FLOOR PATTERN
3	SEE REFLECTED CEILING PLANS FOR GYPSUM SOFFIT LOCATIONS
4	SEE FINISH PLANS/UNIT PLANS FOR ACCENT PAINT LOCATIONS
5	SEE INTERIOR ELEVATIONS FOR PORCELAIN TILE (PT) AND CERAMIC TILE (CT) LOCATIONS
6	FOURTH FLOOR UNITS HAVE A CEILING HEIGHT OF 10'-0"
7	UNIT 14 SHALL HAVE A LEVEL 5 DRYWALL FINISH

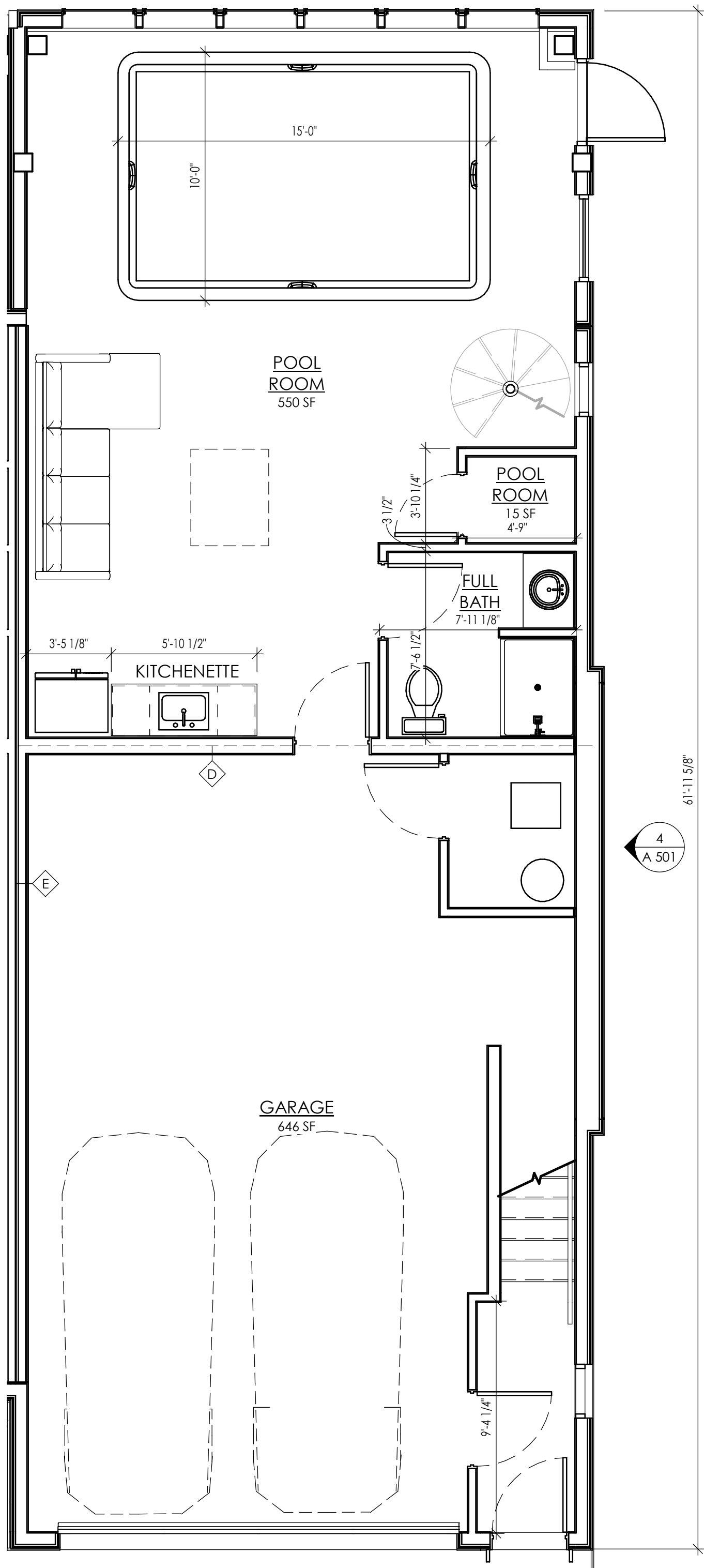
CUSTOM UNIT TYPE PLAN NOTES	
• ALL LOOSE FURNISHINGS SHOWN ON PLANS ARE NOT IN CONTRACT AND ARE SHOWN FOR REFERENCE PURPOSES ONLY. ANY DEVICES OR EQUIPMENT TO BE LOCATED BASED UPON LOCATION OR CONFIGURATION OF LOOSE FURNISHINGS SHALL BE VERIFIED WITH THE OWNER PRIOR TO INSTALLATION.	
• INTERIOR DIMENSIONS TAKEN FROM FACE OF STUD TO FACE OF STUD.	
• ALL DOOR FRAMES TO BE 4" OFF WALL UNLESS OTHERWISE NOTED	
• ALL CABINERY IS SHOWN FOR DESIGN INTENT ONLY. CABINET SUPPLIER IS RESPONSIBLE FOR FINAL DESIGN AND LAYOUT. PROVIDE SILICONE BUMPERS ON ALL CABINET DOORS.	
• ALL CABINERY UNDER BATHROOM VANITIES SHALL BE REMOVABLE WITHOUT THE REMOVAL OR REPLACEMENT OF THE LAVATORY, AND THE FLOOR FINISH EXTENDS UNDER EACH CABINET.	
• ALL WASHER AND DRYER UNITS TO BE FRONT LOADING	
• ALL BEDROOM CLOSETS SHOULD HAVE WOOD SHELVEING SYSTEM	
• ALL STORAGE CLOSETS SHOULD HAVE WOOD SHELVEING 24" DEEP, (4) HIGH, SPACED AT 16" STARTING AT FINISHED FLOOR UNLESS OTHERWISE NOTED	
• SEE LAUNDRY ELEVATIONS FOR LAUNDRY SHELVEING TYPE AND SIZE.	
• PROVIDE BACKLIT MIRROR IN EACH UNIT BATHROOM WIDTH EQUAL TO COUNTERTOP LENGTH.	
• SEE SHEET A401 FOR DOOR AND FRAME ELEVATIONS & GLASS TYPES.	
• PROVIDE CEILING FANS IN EACH BEDROOM.	
• PROVIDE 220 VOLT OUTLET NEAR PATIO DOOR FOR HEAT LAMPS.	
• PLUMBING FIXTURES TO BE KOHLER OR EQUAL WITH A MODERN, SQUARE AESTHETIC; WHITE COLOR.	
• ALL HARDWARE TO HAVE A BRUSHED NICKEL FINISH UNLESS NOTED OTHERWISE.	
• SEE UNIT PLAN FOR WALL ACCENT PAINT LOCATIONS.	



REVISIONS:

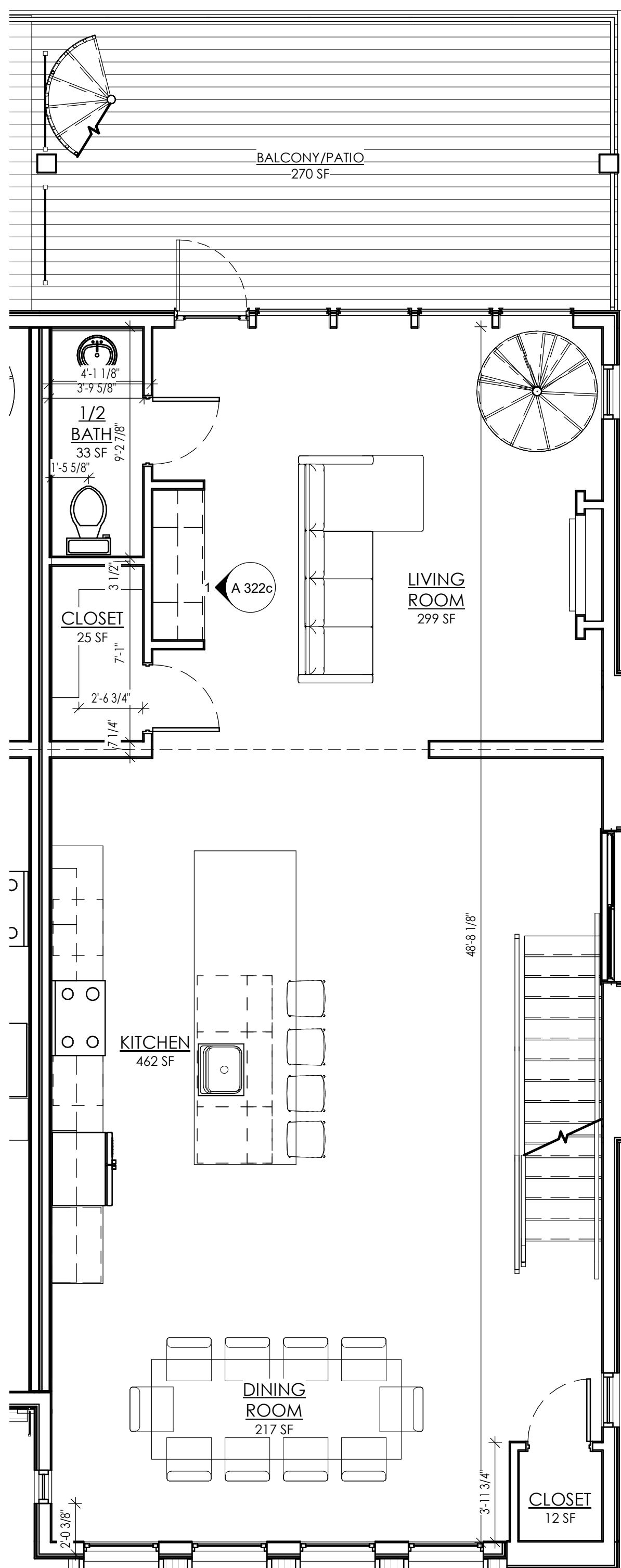
1 10/04/21 Addendum 01

NOTICE TO BIDDERS
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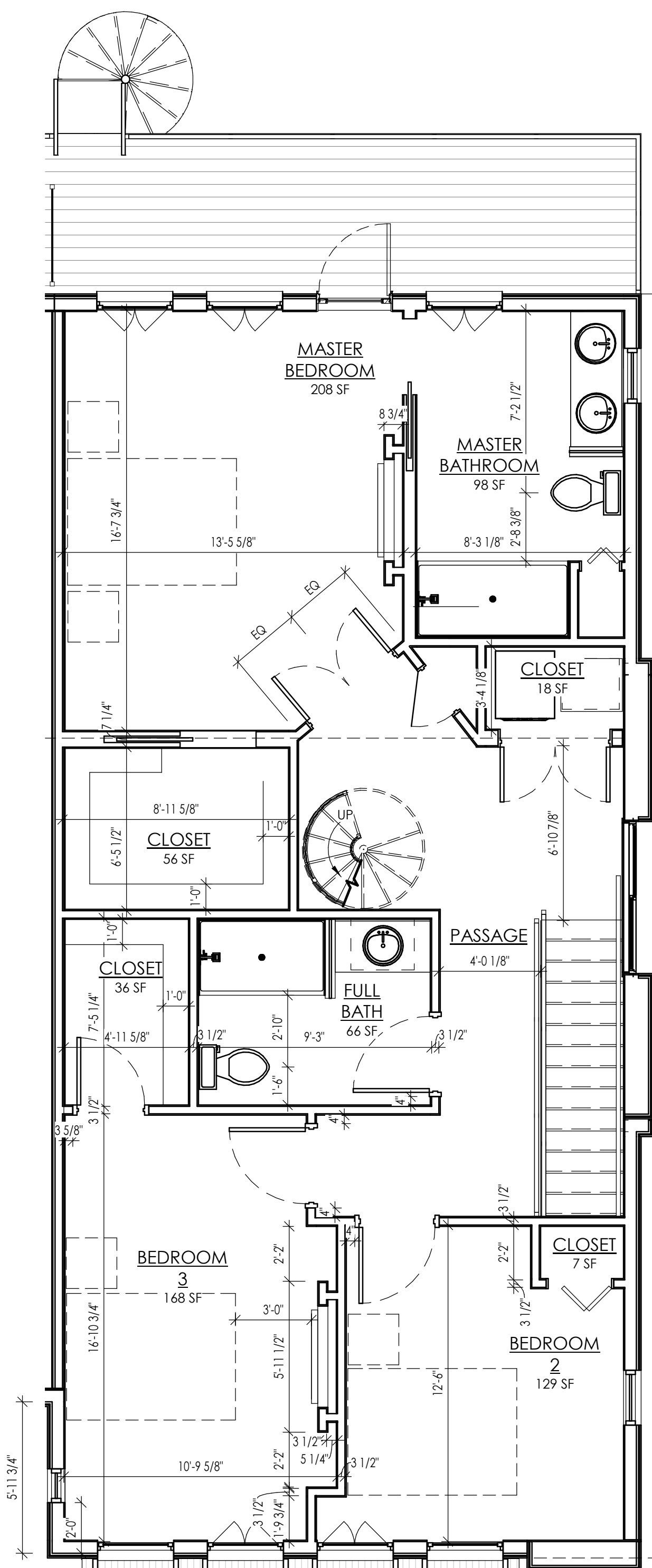
GROUND FLOOR PLAN

SCALE: 1/4" = 1'-0"



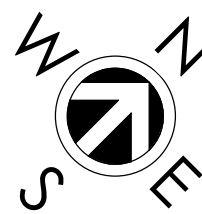
FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



MAY 9, 2022
NEW CONSTRUCTION FOR:
SOUTH PIER RIVERFRONT TOWNHOUSES
SOUTH PIER DRIVE, SHEBOYGAN, WISCONSIN 53081
1135A MICHIGAN AVE., SHEBOYGAN, WI 53081 | (720) 452-4444 | 313 N. PLANKINTON AVE. SUITE 208, MILWAUKEE, WI 53203
PRELIMINARY - NOT FOR CONSTRUCTION

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CHECKED BY: PM

WATSON UNIT

A
322a

PROJ. NO. 2022-12



REVISIONS:

1 10/04/21 Addendum 01

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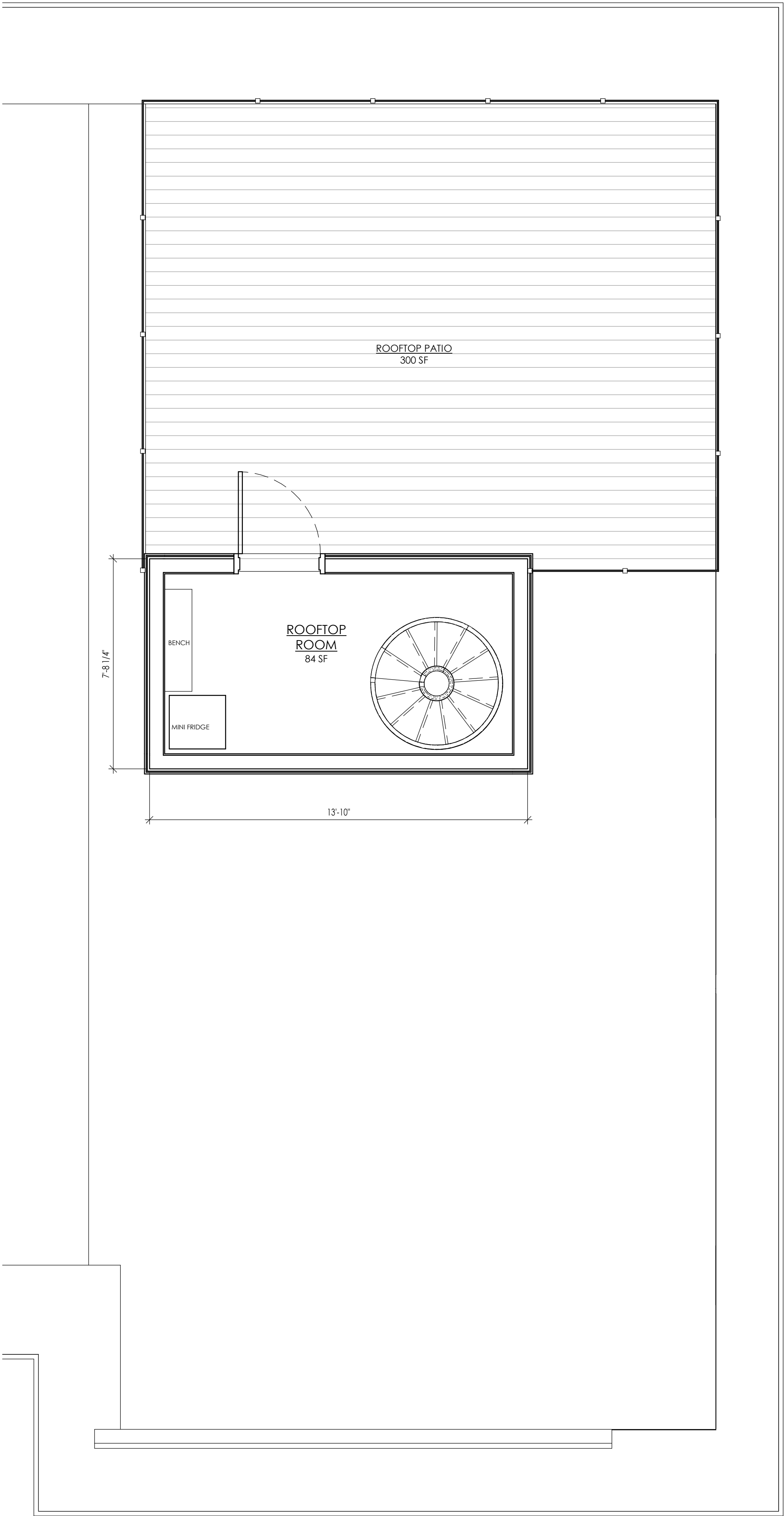
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322b

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ROOF PATIO PLAN
SCALE: 3/8" = 1'-0" 

***NOTE:** COLORS AND MATERIALS TO BE MATCHED TO PHASE 1 APARTMENTS AND APPROVED BY ARCHITECT.

NO.	DESCRIPTION
1	STRAND SUBSTRATE LAP SIDING - COLOR TO BE DETERMINED BY OWNER
2	ALUMINUM FASCIA PANEL - COLOR TO BE DETERMINED BY OWNER
3	EXTRUDED WOOD FRAME - COLOR TO BE DETERMINED BY OWNER
4	ALUMINUM FASCIA PANEL - COLOR TO BE DETERMINED BY OWNER
5	UP/DOWN LIGHTING FIXTURE - SEE ELECTRICAL DRAWINGS
6	THIN BRICK VENEER
7	STRAND SUBSTRATE TRIM. ALL TRIM SHALL BE 6" X 1 1/4" UNLESS SPECIFICALLY NOTED OTHERWISE. COLORS AND TEXTURES TO BE DETERMINED BY OWNER
8	PRE-FABRICATED ALUMINUM RAILING SYSTEM. COLOR TO BE DETERMINED BY OWNER. PROVIDE ALL REQUIRED ACCESSORIES AND MOUNTING BRACKETS AND HARDWARE. COMPLETED INSTALLATION MUST MEET STRUCTURAL REQUIREMENTS FOR A LATERAL LOAD OF 200 POUND APPLIED IN ANY DIRECTION.

NO.	DESCRIPTION
9	COMPOSITE DECKING ON PRESERVATIVE 2x WOOD FRAMING. COLOR TO BE DETERMINED BY OWNER
10	BUILT-UP COLUMN. REFERENCE STRUCTURAL DRAWINGS. COLUMN TO BE CLAD WITH STRAND SUBSTRATE TRIM BOARDS. COLOR TO BE DETERMINED BY OWNER
11	CASE STONE COPING CAP. COLOR TO BE DETERMINED BY OWNER. CAP SHALL BE TWO PIECE CONSTRUCTION. GROUND AND CAULK JOINT
12	BRICK COLUMN BASE ENCLOSURE - MATCH FACE BRICK VENEER
13	WOOD SLAT PATIO PARTITION
14	WOOD SLAT PARTITION



REVISIONS:

NOTICE TO BIDDERS
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SOUTH PIER DRIVE, SHEBOYGAN, WISCONSIN, 53081

1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 | 720.452.4444 | 3131 N. PLANKTON AVE SUITE 208, MILWAUKEE, WI 53203

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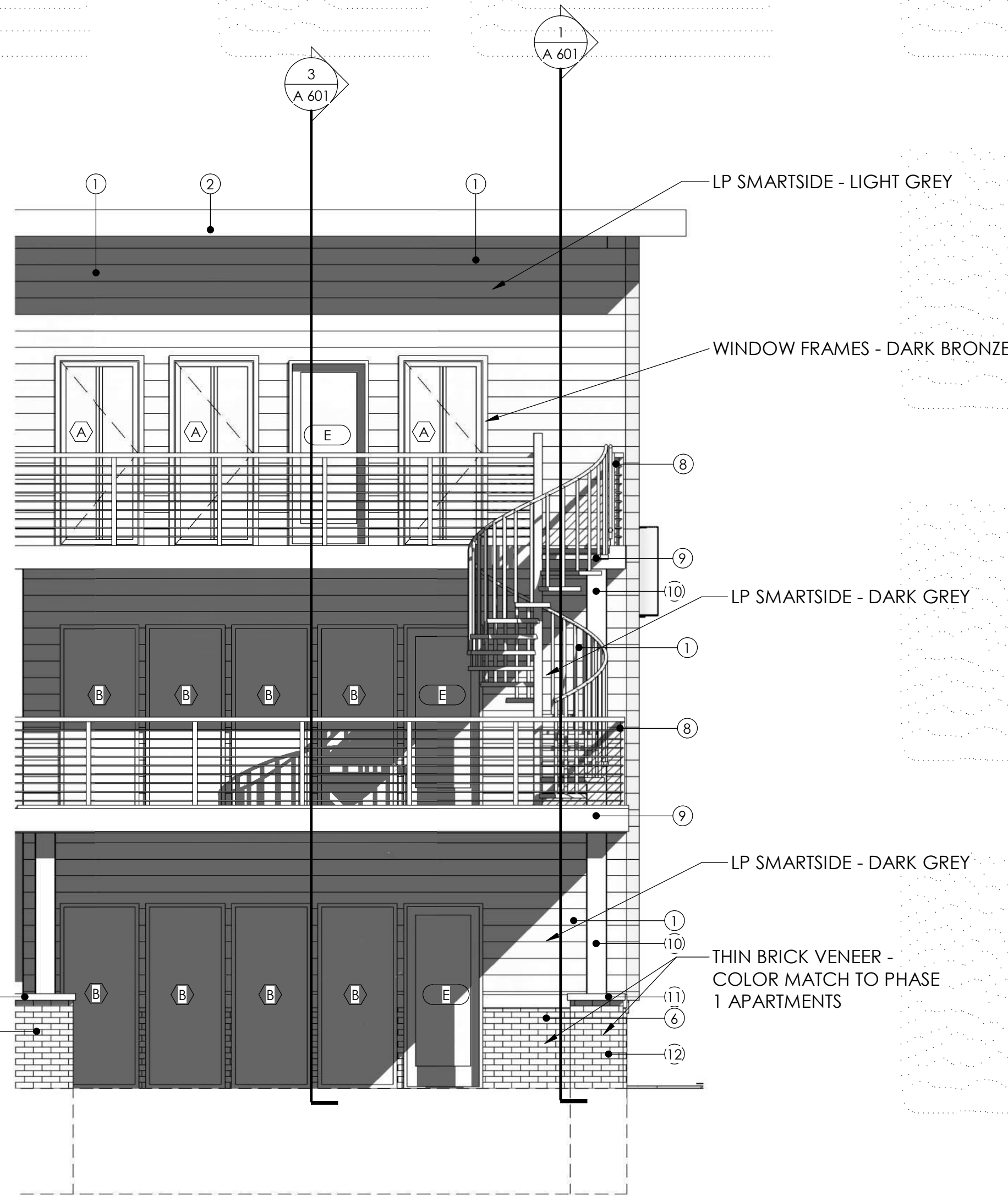
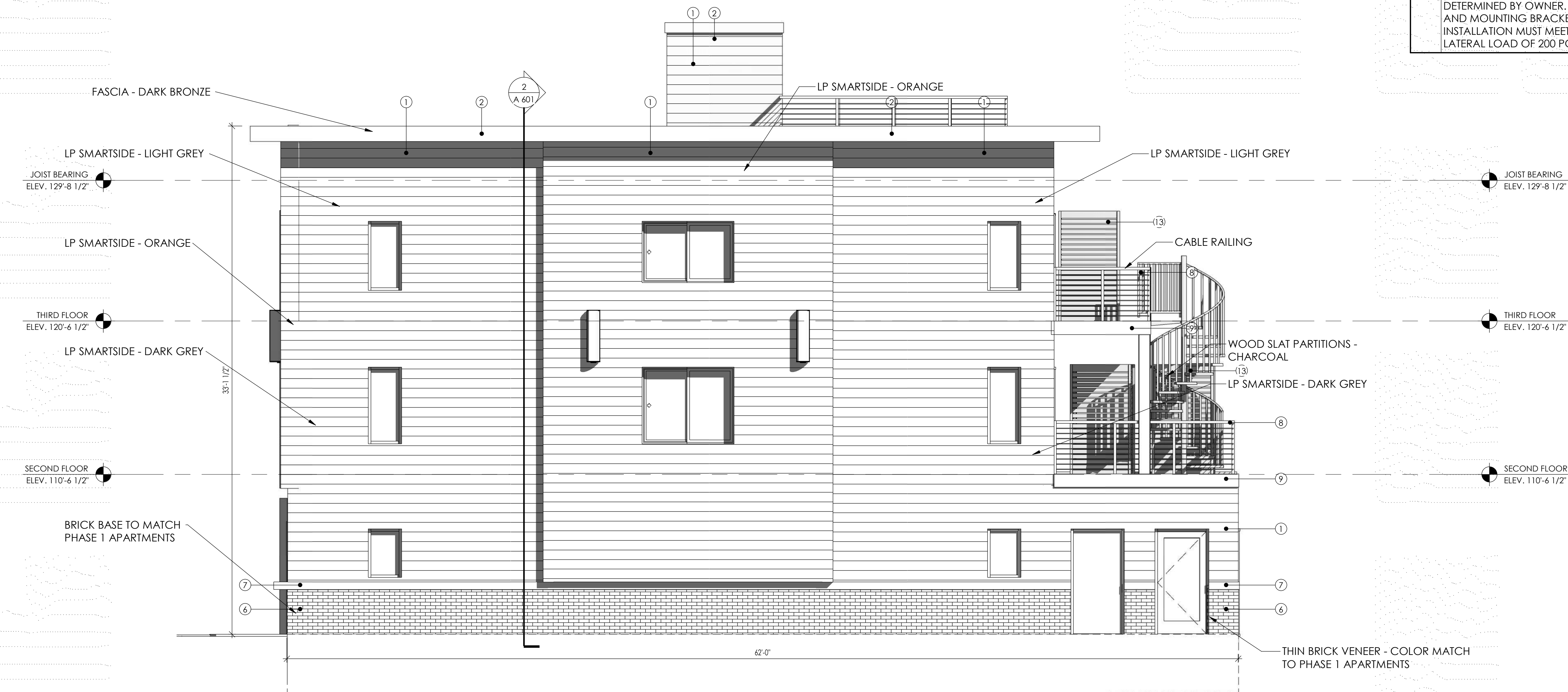
TYPICAL ELEVATION -
TOWNHOUSE

A
501

PROJ. NO. 2022-12

WATSON TOWNHOUSE - EAST ELEVATION

SCALE: 1/4" = 1'-0"



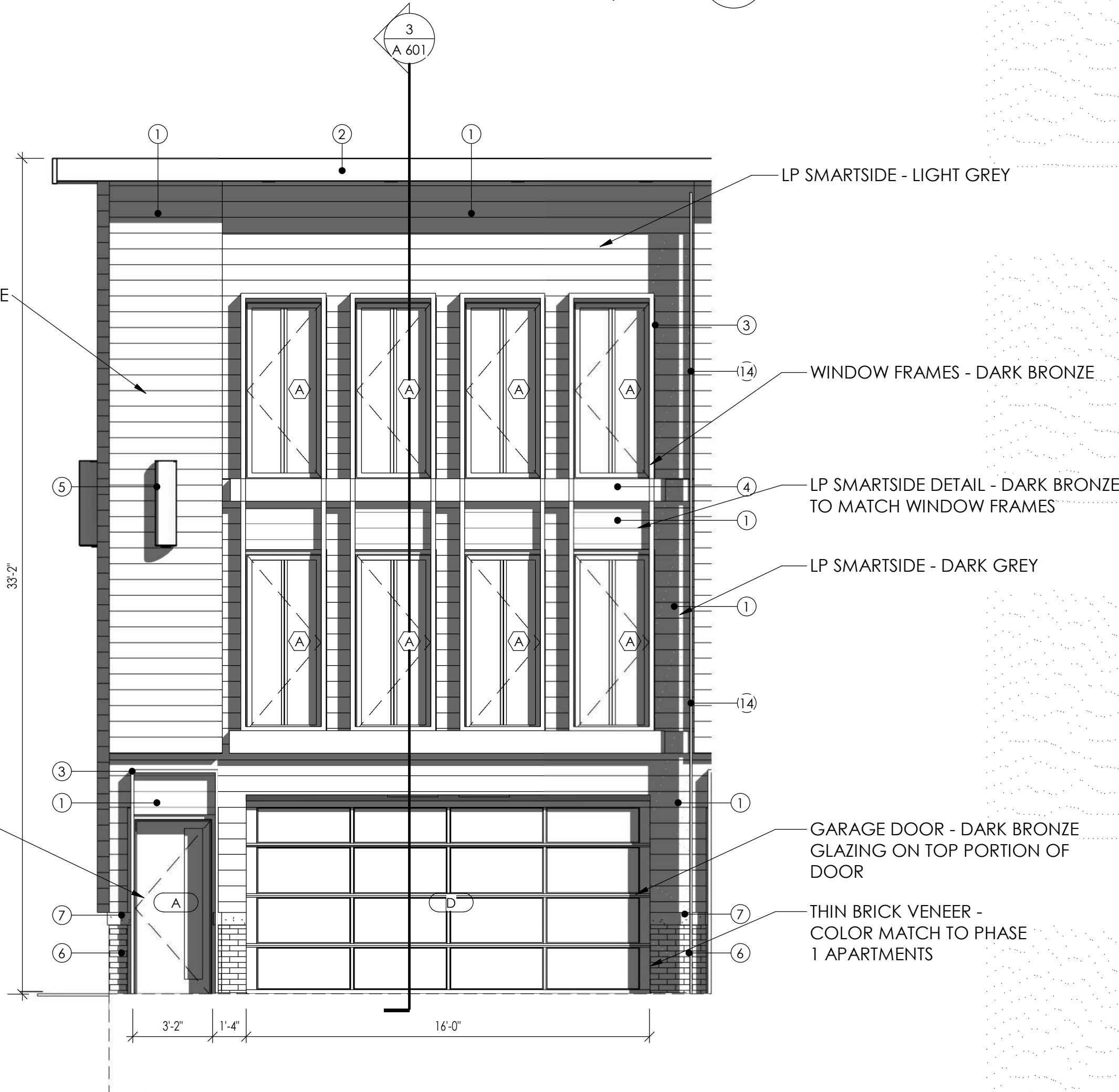
NORTH ELEVATION

SCALE: 1/4" = 1'-0"



WEST ELEVATION

SCALE: 1/4" = 1'-0"



SOUTH ELEVATION

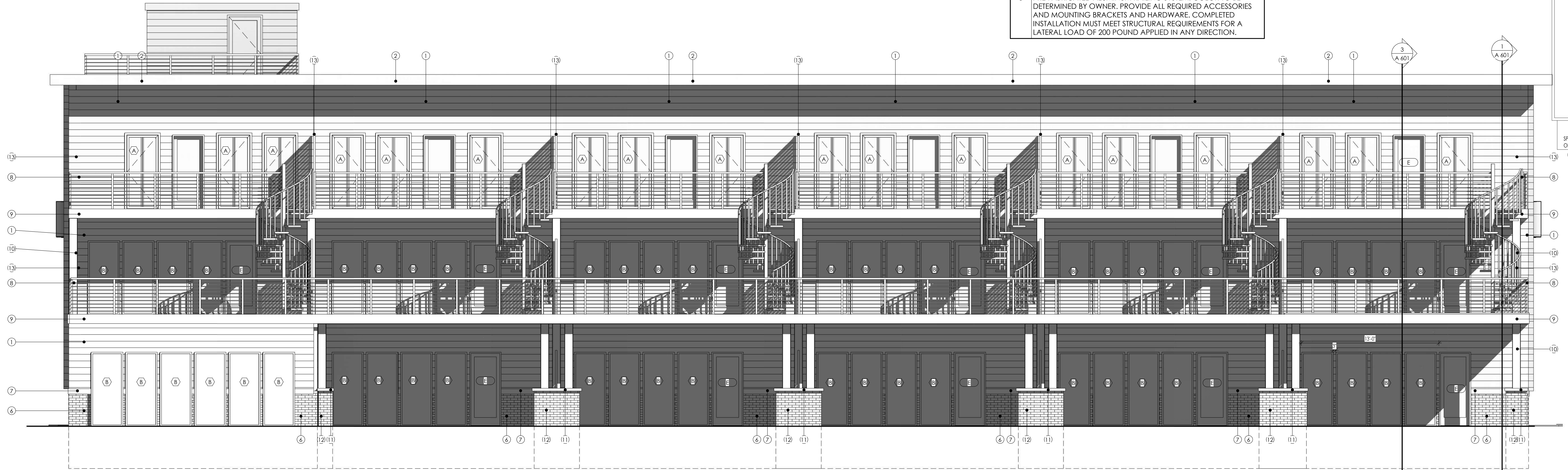
SCALE: 1/4" = 1'-0"

ELEVATION KEYNOTES

NO.	DESCRIPTION
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2	ALUMINUM FASCIA PANEL. COLOR TO BE DETERMINED BY OWNER
3	EXTRUDED WOOD FRAME - COLOR TO BE DETERMINED BY OWNER
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ELEVATION KEYNOTES

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12	BRICK COLUMN BASE ENCLOSURE - MATCH FACE BRICK VENEER
13	WOOD SLAT PATIO PARTITION
14	WOOD SLAT PARTITION



NORTH ELEVATION

SCALE: 1/4" = 1'-0"

2
A 502



SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

1
A 502



RIVER ELEVATION 1
SCALE: 1/8" = 1'-0" A 503



STREET ELEVATION 2
SCALE: 1/8" = 1'-0" A 503

MAY 9, 2022
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EXTERIOR ELEVATIONS

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503

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