City of Sheboygan spirit on the lake	**CITY OF SHEBOYGAN** **ARCHITECTURAL REVIEW APPLICATION**	**Fee:** _____ **Review Date:** _____

Read all instructions before completing. If additional space is needed, attach additional pages.

SECTION 1: Applicant/ Permittee Information			
Name (Ind., Org. or Entity) VUE 14, LLC	Authorized Representative Tyler Sheeran	Title Development Associate	
Mailing Address 7447 University Ave	City Middleton	State WI	ZIP Code 53562
Email Address t.sheeran@commonwealthco.net	Phone Number (incl. area code) 608-556-2939		
SECTION 2: Landowner Information (Complete These Fields When Project Site Owner is Different than Applicant)			
Name (Ind., Org. or Entity) Silverstone Partners, Inc.	Contact Person Tyler Sheeran	Title Development Associate	
Mailing Address 7447 University Ave	City Middleton	State WI	ZIP Code 53562
Email Address t.sheeran@commonwealthco.net	Phone Number (incl. area code) 608-556-2939		
SECTION 3: Architect Information			
Name M+A DESIGN INC.			
Mailing Address 24 S. BROOKE STREET	City FOND DU LAC	State WI	Zip 54935
Email Address l.petrie@madesigninc.net	Phone Number (incl. area code) 920-918-8565		
SECTION 4: Contractor Information			
Name COMMONWEALTH CONSTRUCTION CORPORATION			
Mailing Address 24 S. BROOKE STREET	City FOND DU LAC	State WI	Zip 54935
Email Address bschumacher@commonwealthco.net	Phone Number (incl. area code) 920-979-0650		
SECTION 5: Certification and Permission			
Certification: I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Architectural Review Application. I certify that the information contained in this form and attachments are true and accurate. I certify that the project will be in compliance with all conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the provisions of applicable laws. **Permission:** I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.			
Name of Owner/Authorized Representative (please print) Kristi Morgan	Title President	Phone Number 608-556-2939	
Signature of Applicant		Date Signed 11/16/2022	

Complete application is to 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 – check with City Development on application submittal deadline date. Applications will not be processed if all required attachments and filing fee of $100 (payable to the City of Sheboygan) are not submitted along with a complete and legible application. Application filing fee is non-refundable.

SECTION 6: Description of the Subject Site/Proposed Project

Project Address/Description	Parcel No.
14th Street and Illinois Ave.	59281506260, 59281506240, 59281506230, 59281506350

Name of Proposed/Existing Business:	VIEW 14
Address of Property Affected:	
Zoning Classification:	UR-12

New Building: [X] Addition: [ ] Remodeling: [ ]

SECTION 7: Description of Proposed Project

The proposed View 14 development will consist of 48 apartment units. The development will include many amenities to serve residents such as a community room, computer area, fitness center, tenant storage units, and an on-site management office. Family Service Association of Sheboygan, Inc., a local nonprofit, will have a presence on-site offering supportive services to residents and the surrounding neighborhood.

SECTION 8: Description of EXISTING Exterior Design and Materials

N/A

SECTION 9: Description of the PROPOSED Exterior Design and Materials

The 3 story building is orientated as a ‘L’ shape that anchors the corner of 14th St and Illinois Ave. The current design has all corners of the building with a cream panel board and trim. There is then a blue base color of horizontal siding that wraps around the entire building and occasionally jumps up to break up the fenestration. At multiple locations a brown accent color is used comprised of horizontal siding and shakes to bring an alternate material palette. The main grey body color then surrounds the building on the second and third floors. Glazing is a series of single and double mulled windows with grilles. The roof is pitched with a dark architectural shingle along with individual entry canopies and columns on the north side of the building located on Illinois Ave.

M+A
24 South Brooke Street, Fond du Lac, WI 54935
Phone: 920.922.8170 | Fax: 920.922.8171
www.madesigninc.net

November 21, 2022

City of Sheboygan
828 Center Avenue
Sheboygan, WI

Re: 1003 14th St Architectural Reivew Written Explanation Requirements

Dear Sir/Ma'am,

Please accept the written explanations to follow that correlate to the Architectural Review submitted on November 21, 2022, by the development team of Commonwealth Development Corporation of American and M+A Design, Inc.

1. 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.
    a. The proposed View 14 development will consist of 48 apartment units. The development will include many amenities to serve residents such as a community room, computer area, fitness center, tenant storage units, and an on-site management office. Family Service Association of Sheboygan, Inc., a local nonprofit, will have a presence on-site offering supportive services to residents and the surrounding neighborhood. The 3 story building is orientated as a 'L' shape that anchors the corner of 14th St and Illinois Ave. The current design has all corners of the building with a cream panel board and trim. There is then a blue base color of horizontal siding that wraps around the entire building and occasionally jumps up to break up the fenestration. At multiple locations a brown accent color is used comprised of horizontal siding and shakes to bring an alternate material palette. The main grey body color then surrounds the building on the second and third floors. Glazing is a series of single and double mulled windows with grilles. The roof is pitched with a dark architectural shingle along with individual entry canopies and columns on the north side of the building located on Illinois Ave. There are 3 main entry points for residence to access on the parking lot portion of the building with canopies and columns as well at each location.

        The property will have 1 monument sign that will match the material and color consistency of the main building. It will have a base and column with shakes and a prefabricated panel sign for View 14 that will have contact information and will

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be approximately 18 SF. This will be located on the southwest portion of the site for visibility to Indiana Ave. and will have landscape edging with mulch and small plantings surrounding it.

With the existing overhead power lines running east to west in the lower third of the site we were forced to locate the majority of the building on Illinois Ave. With Illinois Ave being all residential houses we used the forementioned individually entries as a way to lower the overall height of the building and create the same residential feel that a single family house has. We also chose to match the surrounding area with a shingled roof rather then a flat membrane roof that has a more commercial feel.

Sincerely,

Lucus Petrie
Director of Property Management
M+A Design
Cell: 920-918-8565
l.petrie@madesigninc.net

WINDOW SCHEDULE			
MARK	MAT'L	DESCRIPTION	NOM. UNIT SIZE (W x H)
A *	VINYL	ADA SINGLE HUNG WINDOW	UNIT: 3'-4" x 5'-0"
B *	VINYL	SINGLE HUNG WINDOW	UNIT: 3'-4" x 5'-0"
C *	VINYL	ADA SINGLE HUNG WINDOW	UNIT: (2) 3'-4" x 5'-0"
D *	VINYL	SINGLE HUNG WINDOW	UNIT: (2) 3'-4" x 5'-0"
E	VINYL	SINGLE HUNG WINDOW	UNIT: 4'-0" x 5'-0"
F	VINYL	FIXED	UNIT: (2)3'-4" x 2'-6"

GENERAL WINDOW NOTES:

- ASTERISK (*) INDICATES WINDOWS UNIT SHALL MEET MIN. EGRESS SIZE REQUIREMENTS PER IBC SECTION 1030
- ENERGY STAR WINDOWS
- PER IBC 2406.4.2 PROVIDE SAFETY GLAZING ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN 24" OF THE DOOR
- WINDOW MANUFACTURER SHALL REVIEW WINDOW LOCATIONS AND PROVIDE SAFETY GLAZING IN ALL LOCATIONS REQUIRED BY IBC CHAPTER 24
- PROVIDE ADA LIFT HANDLE AT BOTTOM SASH AT ADA WINDOWS - SEE DETAIL 19/A4.0 AND ENLARGED UNIT PLANS FOR LOCATIONS
- SECOND FLOOR AND ABOVE OPERABLE WINDOWS SHALL BE PROVIDED WITH WINDOW OPENING CONTROL DEVICES THAT COMPLY WITH ASTM F2090. THE CONTROL DEVICE AFTER OPERATION TO RELEASE ALLOWING THE WINDOW TO FULLY OPEN, SHALL NOT REDUCE THE MINIMUM NET CLEAR OPENING AREA THAT IS REQUIRED.

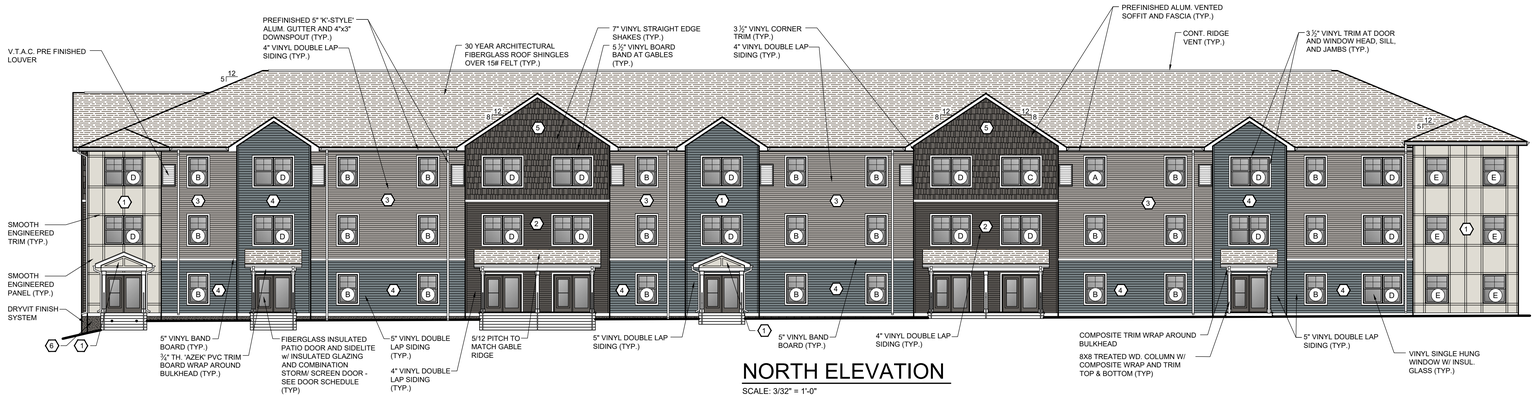
GENERAL NOTES:

- ALL PROPOSED RANGE HOOD VENT, DRYER VENT, AND BATHROOM VENTS TO EXTERIOR SHALL BE APPROVED BY ARCHITECT PRIOR TO INSTALLATION

EXTERIOR COLOR SCHEDULE		
DESCRIPTION	MFR.	COLOR
1 LP SMOOTH ENGINEERED BOARD PANEL	LP SMARTSIDE	DESERT STONE
2 DBL. 4" HORIZONTAL VINYL LAP SIDING	MASTIC	MISTY SHADOW
3 DBL. 4" HORIZONTAL VINYL LAP SIDING	MASTIC	VICTORIAN GREY
4 DBL. 5" HORIZONTAL VINYL LAP SIDING	MASTIC	ENGLISH WEDGEWOOD
5 DBL. 7" VINYL STRAIGHT SHAKE SIDING	MASTIC	MISTY SHADOW
6 OUTSULATION SYSTEM	DRYVIT	WINTERS EVE
VINYL DOOR AND WINDOW TRIM	MASTIC	WHITE
COMPOSITE TRIM (PORCH COLUMN & BULKHEAD)	AZEK	WHITE
UNIT ENTRY DOORS	THERMA TRU	7048 URBAN BRONZE
ALUMINUM ENTRY DOORS & STOREFRONTS	KAWNEER	CLEAR ANODIZED ALUMINUM
VINYL WINDOWS	ALLIANCE	WHITE
SOFFIT, FASCIA, AND DRIP EDGE	ALCOA	WHITE
GUTTERS & DOWNSPOUTS	WILCO	WHITE
ASPHALT SHINGLES & RIDGE VENT	CERTAINTEED	DRIFTWOOD
FOUNDATION COVER	NUDO	PEBBLED GRAY
V.T.A.C. PRE-FINISHED LOUVER	MAGIC-PAK	MATCH ADJACENT COLOR

EXTERIOR COLOR NOTES:

- VERIFY COLORS AND MATERIALS WITH ARCHITECT

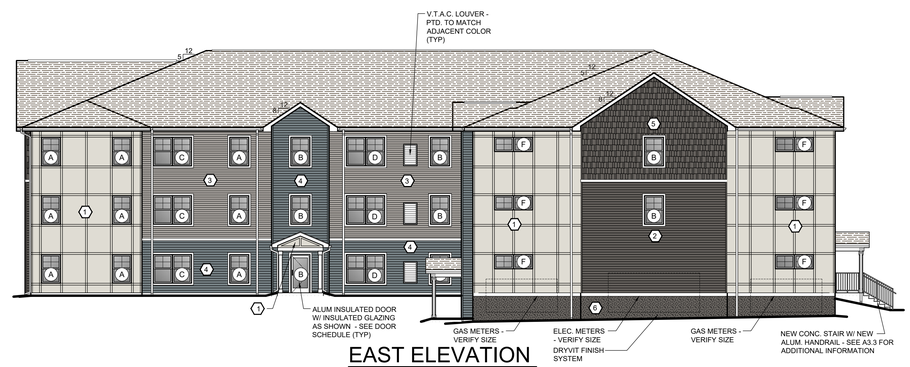


NORTH ELEVATION

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

WEST ELEVATION

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



EAST ELEVATION

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

SOUTH ELEVATION

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

PRELIMINARY SHEET DATES:

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

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VIEW 14

14TH STREET & ILLINOIS AVENUE
SHEBOYGAN, WI

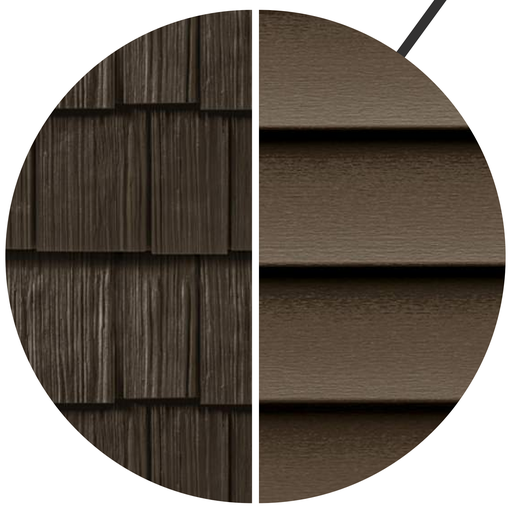
JOB NUMBER: 2021.34

SHEET A2.0

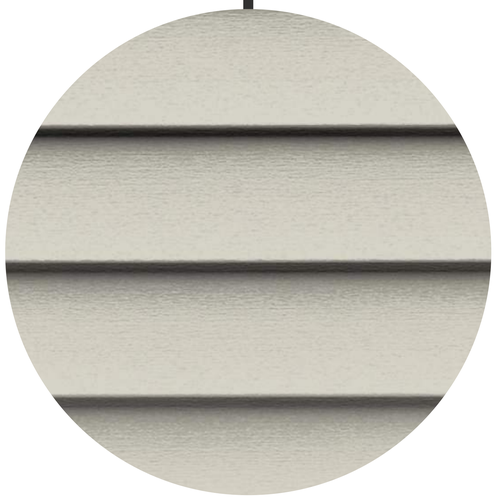
VIEW 14 *Material Board*

Window/Trim/Fascia/ Soffit/Gutters & Downspouts/Column
White

CERTAINTEED
Architectural Shingle
Driftwood

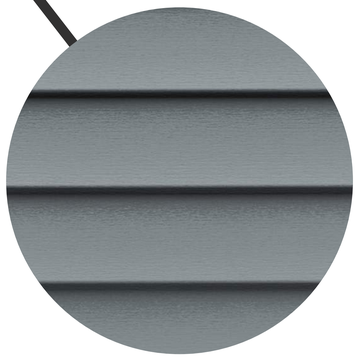


MASTIC
Vinyl Lap & Shake Siding
Misty Shadow



MASTIC
Vinyl Lap Siding
Victorian Gray

LP SMARTSIDE
Board Panel
Desert Stone



MASTIC
Vinyl Lap Siding
English Wedgewood

VIEW 14 APARTMENTS

SHEBOYGAN, WI

M+A DESIGN, INC.

VIEW 14 APARTMENTS

SHEBOYGAN, WI

M+A DESIGN, INC.

BUILDING UNIT COUNT	
UNIT TYPE	QUANTITY
1 - BEDROOM APARTMENT	14
2 - BEDROOM APARTMENT	14
3 - BEDROOM APARTMENT	20
TOTAL	48

FIRST FLOOR UNIT COUNT	
UNIT TYPE	QUANTITY
1 - BEDROOM APARTMENT	2
2 - BEDROOM APARTMENT	4
3 - BEDROOM APARTMENT	12
TOTAL	18

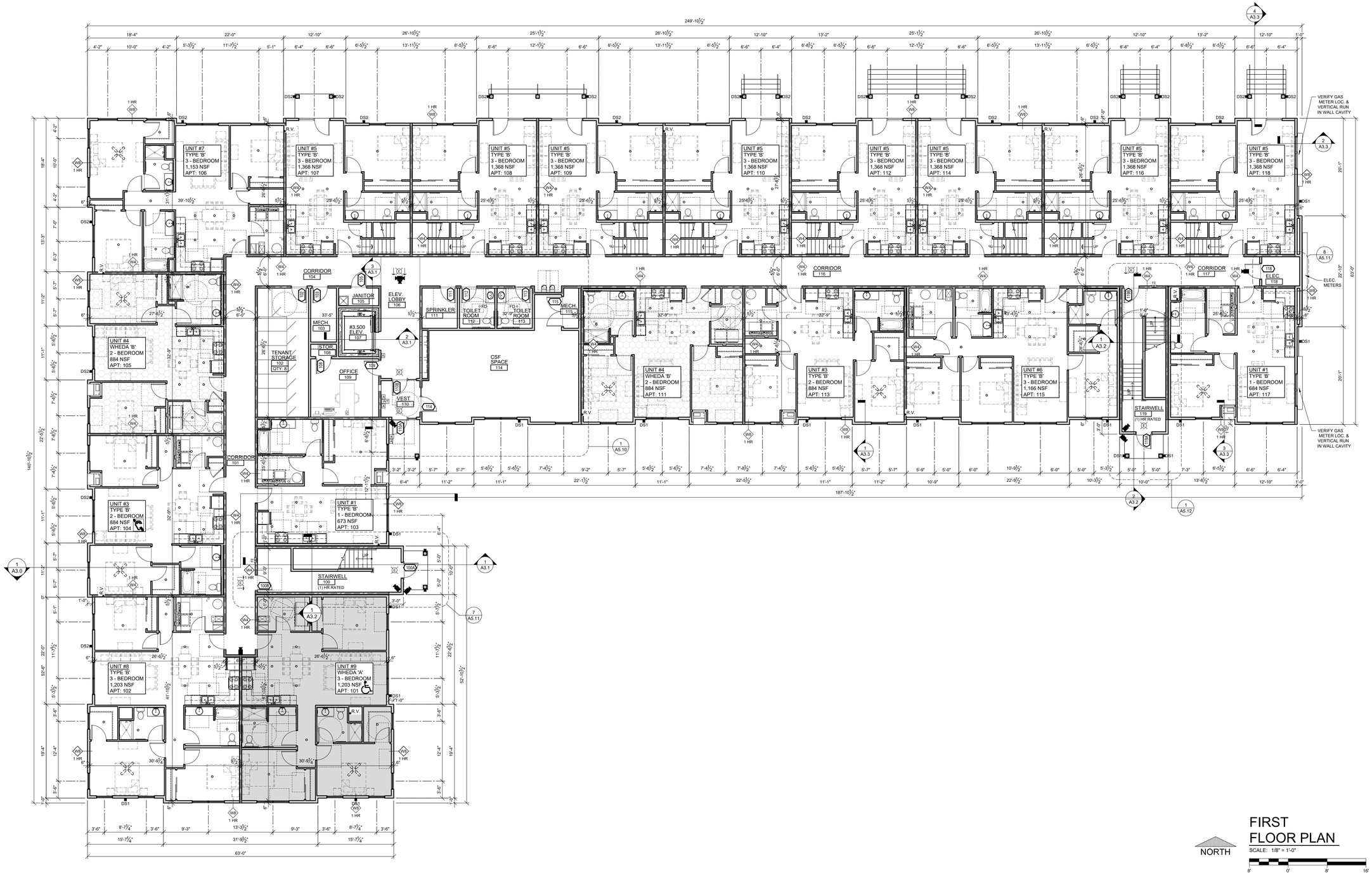
TYPICAL FLOOR PLAN NOTES:

- SEE A5 SHEETS FOR ENLARGED UNIT AND COMMON USE PLANS
- ALL EXTERIOR DIMENSIONS ARE FROM FACE-OF-SHEATHING TO FACE-OF SHEATHING UNLESS NOTED OTHERWISE
- ALL INTERIOR DIMENSIONS ARE FROM FACE-OF-STUD TO FACE-OF STUD UNLESS NOTED OTHERWISE
- ALL INTERIOR WALLS TO BE 2x4 OR 2x6 WOOD STUDS AT 16" O.C. (SEE FLOOR PLAN FOR SIZE) W/ ½" GYPSUM BOARD BOTH SIDES - EXTEND TO UNDERSIDE OF STRUCTURE ABOVE UNLESS NOTED OR DETAILED OTHERWISE (SEE A8 SHEETS FOR ADDITIONAL INFO)
- WHERE AN INTERIOR PARTITION WALL INTERSECTS A RATED DEMISING WALL, THE INTERIOR PARTITION WALL SHALL HAVE A DOUBLE STUD ADJACENT TO THE DEMISING WALL TO MAINTAIN THE INTEGRITY OF THE RATED DEMISING WALL
- PROVIDE VISUAL AND AUDIBLE EMERGENCY ALARM SYSTEM THROUGHOUT PUBLIC AND COMMON USE AREAS OF BUILDING
- VERIFY KEY LOCK BOX REQUIREMENTS AND LOCATIONS WITH THE FIRE DEPARTMENT

TYPICAL FLOOR PLAN SYMBOLS:

- WALL TYPE - SEE A5 AND A8 SHEETS
- DS1 — DOWNSPOUT W/ CONC. SPLASH BLOCK
- DS2 — DOWNSPOUT CONNECTED TO STORM SEWER W/ PVC ADAPTER - SEE CIVIL PLANS
- HEARING / VISUALLY IMPAIRED UNIT
- TYPE 'A' UNIT DESIGNATION
- K — KEY LOCK (KNOX BOX)
- A — AUTOMATIC DOOR OPENER
- INT — VOICE INTERCOM CONNECTED TO UNITS W/ METHOD OF OPENING DOOR
- FE — 5 LB. FIRE EXTINGUISHER LOCATION W/ CABINET - SEE SHEET A6.1
- FE — 5 LB. FIRE EXTINGUISHER LOCATION WALL MOUNTED - SEE SHEET A6.1
- E — EXIT SIGN LOCATION
- SECURITY CAMERA LOCATION
- AW — ACCENT WALL - SEE INT. FINISH SCHEDULE
- INDICATES WHEDA TYPE 'A' UNIT LOCATION
- INDICATES WHEDA TYPE 'B' UNIT LOCATION
- NEW STUD WALL CONSTRUCTION
- (1) HOUR RATED FIRE PARTITION
- (1) HOUR RATED FIRE BARRIER

ALL FIRE-ALARMS, SMOKE DETECTORS, HEAT DETECTORS, AND EMERGENCY LIGHTING SHOWN ON PLAN IS SCHEMATIC AND IS PROVIDED ONLY FOR BUDGETING PURPOSES - CONTRACTOR SHALL PROVIDE CODE-COMPLIANT LAYOUT AND SHALL INCLUDE EMERGENCY LIGHTING SUBMITTAL AND ASSOCIATED COST



NORTH

FIRST FLOOR PLAN

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

8' 0' 8' 16'

PRELIMINARY SHEET DATES:

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

M+A DESIGN, INC.
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VIEW 14
14TH STREET & ILLINOIS AVENUE
SHEBOYGAN, WI

JOB NUMBER: 2021.34

SHEET A1.1

BUILDING UNIT COUNT	
UNIT TYPE	QUANTITY
1 - BEDROOM APARTMENT	14
2 - BEDROOM APARTMENT	14
3 - BEDROOM APARTMENT	20
TOTAL	48

SECOND FLOOR UNIT COUNT	
UNIT TYPE	QUANTITY
1 - BEDROOM APARTMENT	2
2 - BEDROOM APARTMENT	5
3 - BEDROOM APARTMENT	4
TOTAL	11

TYPICAL FLOOR PLAN NOTES:

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- PROVIDE VISUAL AND AUDIBLE EMERGENCY ALARM SYSTEM THROUGHOUT PUBLIC AND COMMON USE AREAS OF BUILDING
- VERIFY KEY LOCK BOX REQUIREMENTS AND LOCATIONS WITH THE FIRE DEPARTMENT

TYPICAL FLOOR PLAN SYMBOLS:

- WALL TYPE - SEE A5 AND A8 SHEETS
- DS1 — DOWNSPOUT W/ CONC. SPLASH BLOCK
- DS2 — DOWNSPOUT CONNECTED TO STORM SEWER W/ PVC ADAPTER - SEE CIVIL PLANS
- HEARING / VISUALLY IMPAIRED UNIT
- TYPE 'A' UNIT DESIGNATION
- K — KEY LOCK (KNOX BOX)
- A — AUTOMATIC DOOR OPENER
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- FE — 5 LB. FIRE EXTINGUISHER LOCATION W/ CABINET - SEE SHEET A6.1
- FE — 5 LB. FIRE EXTINGUISHER LOCATION WALL MOUNTED - SEE SHEET A6.1
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- (1) HOUR RATED FIRE BARRIER

ALL FIRE-ALARMS, SMOKE DETECTORS, HEAT DETECTORS, AND EMERGENCY LIGHTING SHOWN ON PLAN IS SCHEMATIC AND IS PROVIDED ONLY FOR BUDGETING PURPOSES - CONTRACTOR SHALL PROVIDE CODE-COMPLIANT LAYOUT AND SHALL INCLUDE EMERGENCY LIGHTING SUBMITTAL AND ASSOCIATED COST

NORTH

SECOND FLOOR PLAN

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

8' 0' 8' 16'

PRELIMINARY SHEET DATES:

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

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VIEW 14

14TH STREET & ILLINOIS AVENUE
SHEBOYGAN, WI

JOB NUMBER: 2021.34

SHEET A1.2

BUILDING UNIT COUNT	
UNIT TYPE	QUANTITY
1 - BEDROOM APARTMENT	14
2 - BEDROOM APARTMENT	14
3 - BEDROOM APARTMENT	20
TOTAL	48

THIRD FLOOR UNIT COUNT	
UNIT TYPE	QUANTITY
1 - BEDROOM APARTMENT	10
2 - BEDROOM APARTMENT	5
3 - BEDROOM APARTMENT	4
TOTAL	19

TYPICAL FLOOR PLAN NOTES:

- SEE A5 SHEETS FOR ENLARGED UNIT AND COMMON USE PLANS
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- ALL INTERIOR DIMENSIONS ARE FROM FACE-OF-STUD TO FACE-OF STUD UNLESS NOTED OTHERWISE
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- VERIFY KEY LOCK BOX REQUIREMENTS AND LOCATIONS WITH THE FIRE DEPARTMENT

TYPICAL FLOOR PLAN SYMBOLS:

- WALL TYPE - SEE A5 AND A8 SHEETS
- DS1 — DOWNSPOUT W/ CONC. SPLASH BLOCK
- DS2 — DOWNSPOUT CONNECTED TO STORM SEWER W/ PVC ADAPTER - SEE CIVIL PLANS
- HEARING / VISUALLY IMPAIRED UNIT
- TYPE 'A' UNIT DESIGNATION
- K — KEY LOCK (KNOX BOX)
- A — AUTOMATIC DOOR OPENER
- INT — VOICE INTERCOM CONNECTED TO UNITS W/ METHOD OF OPENING DOOR
- FE — 5 LB. FIRE EXTINGUISHER LOCATION W/ CABINET - SEE SHEET A6.1
- FE — 5 LB. FIRE EXTINGUISHER LOCATION WALL MOUNTED - SEE SHEET A6.1
- E — EXIT SIGN LOCATION
- SECURITY CAMERA LOCATION
- AW — ACCENT WALL - SEE INT. FINISH SCHEDULE
- INDICATES WHEDA TYPE 'A' UNIT LOCATION
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- NEW STUD WALL CONSTRUCTION
- (1) HOUR RATED FIRE PARTITION
- (1) HOUR RATED FIRE BARRIER

ALL FIRE-ALARMS, SMOKE DETECTORS, HEAT DETECTORS, AND EMERGENCY LIGHTING SHOWN ON PLAN IS SCHEMATIC AND IS PROVIDED ONLY FOR BUDGETING PURPOSES - CONTRACTOR SHALL PROVIDE CODE-COMPLIANT LAYOUT AND SHALL INCLUDE EMERGENCY LIGHTING SUBMITTAL AND ASSOCIATED COST

NORTH

THIRD FLOOR PLAN

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

8' 0' 8' 16'

PRELIMINARY SHEET DATES:

09-26-2018

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

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VIEW 14

14TH STREET & ILLINOIS AVENUE
SHEBOYGAN, WI

JOB NUMBER: 2021.34

SHEET A1.3

TYPICAL ROOF PLAN NOTES:

DS / SLOPE X:12	DOWNSPOUT CONNECTED TO STORM SEWER W/ PVC ADAPTER - SEE CIVIL PLANS
	ROOF SLOPE AND DIRECTION
– – – – – –	FACE OF BUILDING WALL BELOW

- DOWNSPOUTS SHALL BE PRE-FINISHED 4"x3" ALUM. DOWNSPOUT - SEE ELEVATIONS FOR COLOR SELECTION
- PROVIDE ICE AND WATER SHIELD AT ALL EAVES AND VALLEYS
- ROOFING CONTRACTOR TO PROVIDE AND INSTALL FLASHING AT ALL ROOF PENETRATIONS PER ROOFING MANUFACTURER'S REQUIREMENTS AND SPECIFICATIONS
- SEE MECHANICAL DRAWINGS FOR LOCATION AND SIZE OF ALL ROOF PENETRATIONS REQ'D FOR MECHANICAL EQUIPMENT
- ALL ROOF PENETRATIONS TO BE PAINTED TO MATCH ROOF COLOR

GUTTER AND DOWNSPOUT CALCULATION

FLOOR LEVEL FLOOR LEVEL	ROOF AREA SERVED	LENGTH OF GUTTER	DOWNSPOUTS REQUIRED	DOWNSPOUTS PROVIDED
NORTH	7,638 SF	188 L.F.	(4) AT 10.61 SQ. IN. EACH	(8) AT 12.00 SQ. IN. EACH
SOUTH	6,636 SF	126 L.F.	(3) AT 12.29 SQ. IN. EACH	(6) AT 12.00 SQ. IN. EACH
EAST	3,082 SF	83 L.F.	(2) AT 8.56 SQ. IN. EACH	(4) AT 12.00 SQ. IN. EACH
WEST	4,142 SF	114 L.F.	(3) AT 7.67 SQ. IN. EACH	(5) AT 12.00 SQ. IN. EACH

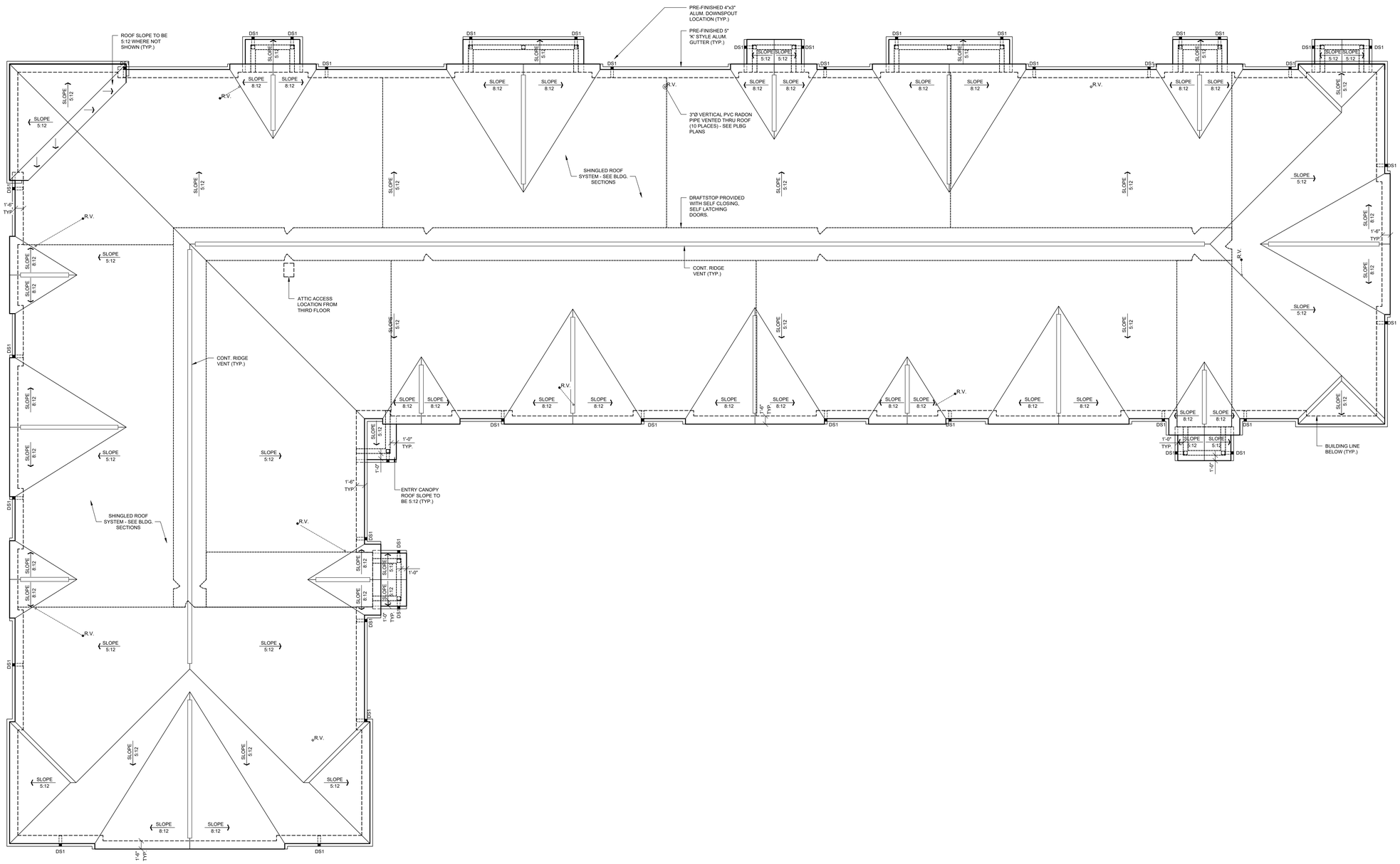
REFERENCE - 7TH EDITION OF SMACNA ARCHITECTURAL SHEET METAL MANUAL
CALCULATION BASED ON RAIN INTENSITY OF 7.0 IN/HR (10 YEAR)

NET FREE VENTILATION AREA REQUIRED

ATTIC AREA	NET FREE VENTILATING 1/300 OF ATTIC AREA	VENTING AREA REQUIRED UPPER ROOF / EAVE
21,499 S.F.	21,499 S.F. / 300 = 71.66 S.F.	35.83 S.F. / 35.83 S.F.

NET FREE VENTILATION AREA PROVIDED

	TYPE / QTY. OF VENTING PROVIDED		VENTING PROVIDED
BUILDING	RIDGE VENT	.117 S.F. PER L.F.	
	SOFFIT VENT	.09 S.F. PER L.F.	
UPPER ROOF	350 L.F.	350 L.F. x .117	40.95 S.F.
EAVE	722 L.F.	722 L.F. X .09	64.98 S.F.



NORTH

ROOF PLAN

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

8' 0' 8' 16'

PRELIMINARY SHEET DATES:

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

M+A DESIGN, INC.
24 SOUTH BROOKE STREET
FOND du LAC, WISCONSIN 54937
l.petrie@madesigninc.net (920) 922-8170

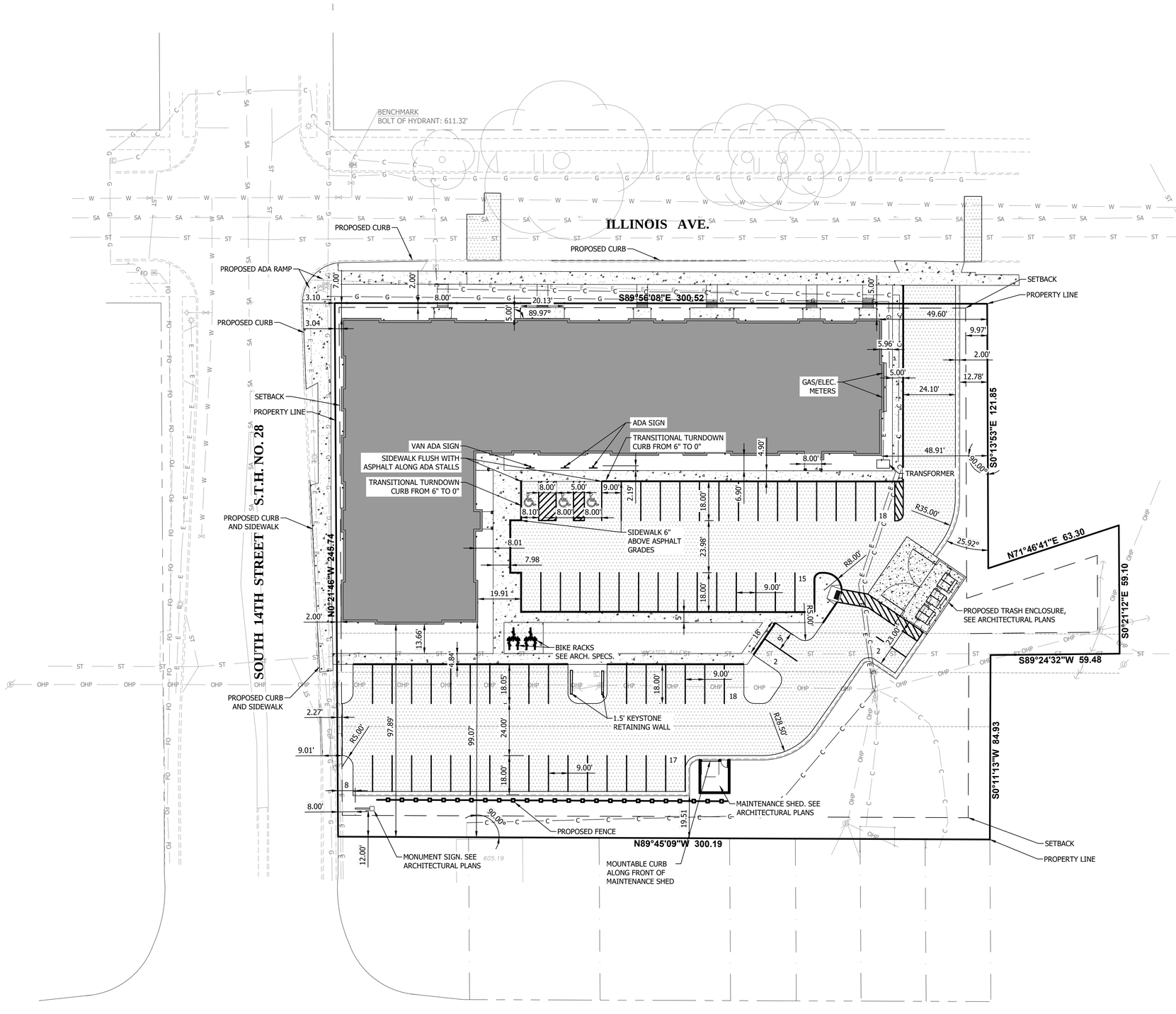
COMMONWEALTH COMPANIES
24 S. BROOKE STREET
FOND du LAC, WISCONSIN 54935
(920) 922-8170 FAX: (920) 922-8171

VIEW 14

14TH STREET & ILLINOIS AVENUE
SHEBOYGAN, WI

JOB NUMBER: 2021.34

SHEET A1.4



LEGEND

- PROPOSED CURB AND GUTTER STANDARD
- PROPOSED TURNDOWN CURB
- V300 6' ILLUSIONS VINYL FENCE (BROWN)
- SETBACK LINE
- PROPOSED ASPHALT
- PROPOSED SIDEWALK
- PROPOSED DUMPSTER PAD CONCRETE
- PROPOSED HANDICAP RAMP
- PROPOSED SIGN
- PROPOSED GAS LINE
- PROPOSED TELECOM LINE
- PROPOSED ELECTRIC LINE

EXISTING SITE INFORMATION:

PROJECT AREA:	1.78 AC	
TOTAL IMPERVIOUS:	13776.55 SF	0.32 AC
TOTAL PERVIOUS:	63176.31 SF	1.46 AC
PERCENT IMPERVIOUS:	18.0%	
EXISTING PARKING REGULAR:	0	
EXISTING ADA PARKING:	0	
EXISTING ZONING DISTRICT:	HIGH DENSITY MULTI-FAMILY RESIDENTIAL	

PROPOSED SITE:

TOTAL IMPERVIOUS:	52862.07 SF 1.23 AC
TOTAL PERVIOUS:	24090.79 SF 0.55 AC
PERCENT IMPERVIOUS:	69.1%
PROPOSED ZONING DISTRICT:	MULTI-FAMILY WITH VARIANCES
PARKING PROVIDED:	69 STANDARD STALLS 3 ADA STALLS
TOTAL PARKING:	72 STALLS
REQUIRED PARKING	1.5 PER 1 BEDROOM UNIT (14 UNITS) = 21 STALLS 2 PER 2 BEDROOM UNIT (14 UNITS) = 28 STALLS 2 PER 3 BEDROOM UNIT (20 UNITS) = 40 STALLS 89 TOTAL STALLS REQUIRED

N

0 20' 40'

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SITE PLAN

VIEW 14
M+A DESIGN, INC.
SHEBOYGAN, WI

DATE OF ISSUANCE
October 11, 2022

NO	REVISION	DATE

SURVEY	PINE RIDGE
DRAWN	BJB
DESIGNED	BJB
CHECKED	MN
APPROVED	JAW
PROJ. NO.	193805620

SHEET NUMBER
C2.01

Plot Date: 12/02/2022, 4:11pm
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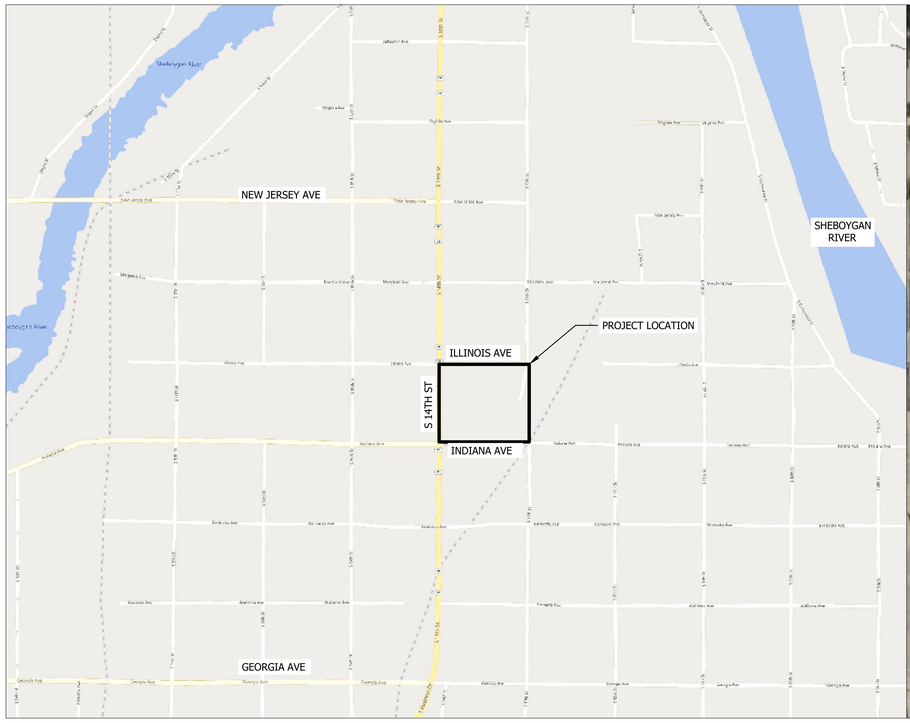
Xrefs: 193805620_XSHD, Border: 193805620_XSIT, 193805620_XSPL

VIEW 14
1003 S 14th St
SHEBOYGAN, WISCONSIN



VICINITY MAP
NO SCALE

LOCATION MAP
NO SCALE

N

Sheet List Table	
Sheet Number	Sheet Title
G0.01	TITLE SHEET
G0.02	LEGEND
G0.03	GENERAL NOTES
C0.01	EXISTING CONDITIONS
C1.01	DEMOLITION AND EROSION CONTROL PLAN
C1.02	DEMOLITION AND EROSION CONTROL DETAIL SHEET
C2.01	SITE PLAN
C3.01	GRADING AND DRAINAGE PLAN
C4.01	WATER AND SANITARY PLAN
C5.01	STORM SEWER PLAN
C8.01	CONSTRUCTION DETAILS
C8.02	CONSTRUCTION DETAILS AND SPECS
C8.03	CONSTRUCTION DETAILS
L1.01	LANDSCAPING PLAN

STATE OF WISCONSIN
NO SCALE

PROJECT TEAM:

OWNER:

COMMONWEALTH DEVELOPMENT
24 S. BROOKE STREET
FOND DU LAC, WI 54935

Contact:
TYLER SHEERAN
608-688-0754 EXT. 207
T.SHEERAN@COMMONWEALTHCO.NET

ARCHITECT:

M+A DESIGN, INC.
24 S. BROOKE STREET
FOND DU LAC, WI 54936

Contact:
LUCUS PETRIE
920-933-1741
L.PETRIE@MADEDESIGNINC.NET

JOSH SOMMERFEDT
715-302-4737
J.SOMMERFELDT@MADESIGNINC.NET

CIVIL ENGINEER:

STANTEC CONSULTING SERVICES, INC.
12080 CORPORATE PARKWAY, SUITE 200
MEQUON, WI 53092

Contact:
JACOB WOELMER
832-294-4039
JACOB.WOELMER@STANTEC.COM

ENVIRONMENTAL ENGINEER:

FEHR GRAHAM
909 NORTH 8TH STREET, SUITE 101
SHEBOYGAN, WI 53081

Contact:
MATT DAHLEM
920-453-0700
MDAHLEM@FEHRGRAHAM.COM

UTILITY CONTACT INFORMATION:

SHEBOYGAN WATER UTILITY
GERALD VAN DE KREEKE
72 PARK AVE
SHEBOYGAN, WI 53081
TEL: 920-459-3800
AFTER HOURS EMERGENCY: 911

ALLIANT
GRAYNE SKIBO
TEL: 920-948-4054

AT&T
BENJAMIN SIMENSON
TEL: 920-266-7152
BS2974@ATT.COM

NON-EMERGENCY NUMBERS
SHEBOYGAN POLICE DEPARTMENT
TEL: 920-459-3333

THE SHEBOYGAN FIRE DEPARTMENT
TEL: 920-459-3327

JACOB WOELMER P.E.
NO. 46672-6

The locations of existing utility installations as shown on this plan are approximate. There may be other underground utility installations within the project area that are not shown.

Stantec assumes no responsibility for damages, liability or costs resulting from changes or alterations made to this plan without written consent of Stantec.

These drawings have been prepared based on information provided by others. Stantec has not verified the accuracy and/or completeness of this information and shall not be responsible for any errors or omissions which may be incorporated herein as a result.

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Or Toll Free (800) 242-8511
Hearing Impaired TDD (800) 542-2289
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TITLE SHEET
VIEW 14
M+A DESIGN, INC.
SHEBOYGAN, WI

DATE OF ISSUANCE	
October 11, 2022	
NO	REVISION DATE

SURVEY	PINE RIDGE
DRAWN	BJB
DESIGNED	BJB
CHECKED	MN
APPROVED	JAW
PROJ. NO.	193805620

SHEET NUMBER
G0.01

Plot Date: 11/22/2022, 3:42pm
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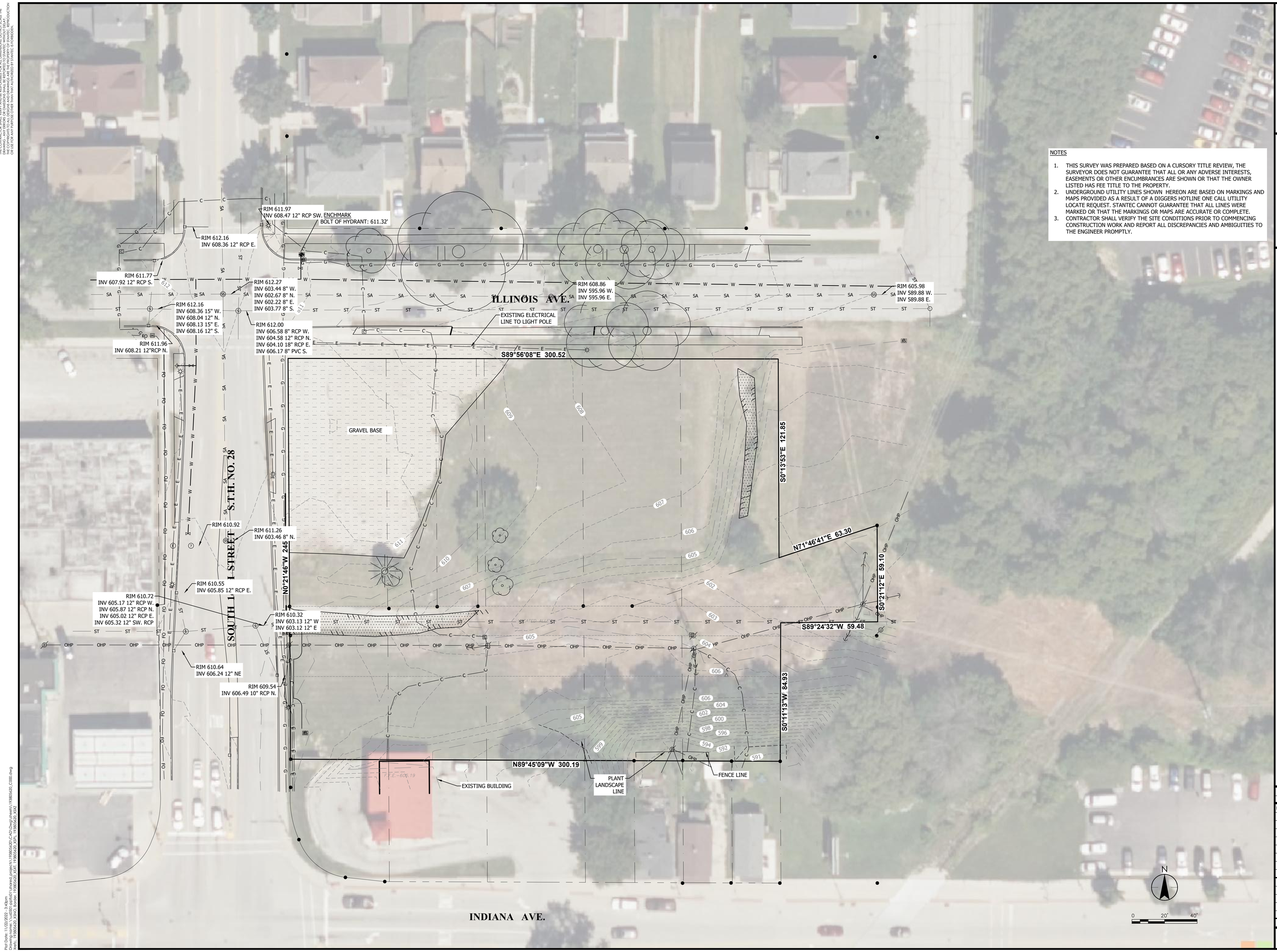
Xrefs: Border



NOTES

1. THIS SURVEY WAS PREPARED BASED ON A CURSORY TITLE REVIEW, THE SURVEYOR DOES NOT GUARANTEE THAT ALL OR ANY ADVERSE INTERESTS, EASEMENTS OR OTHER ENCUMBRANCES ARE SHOWN OR THAT THE OWNER LISTED HAS FEE TITLE TO THE PROPERTY.
2. UNDERGROUND UTILITY LINES SHOWN HEREON ARE BASED ON MARKINGS AND MAPS PROVIDED AS A RESULT OF A DIGGERS HOTLINE ONE CALL UTILITY LOCATE REQUEST. STANTEC CANNOT GUARANTEE THAT ALL LINES WERE MARKED OR THAT THE MARKINGS OR MAPS ARE ACCURATE OR COMPLETE.
3. CONTRACTOR SHALL VERIFY THE SITE CONDITIONS PRIOR TO COMMENCING CONSTRUCTION WORK AND REPORT ALL DISCREPANCIES AND AMBIGUITIES TO THE ENGINEER PROMPTLY.

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EXISTING CONDITIONS

VIEW 14
M+A DESIGN, INC.
SHEBOYGAN, WI

DATE OF ISSUANCE
October 11, 2022

NO	REVISION	DATE

SURVEY	PINE RIDGE
DRAWN	BJB
DESIGNED	BJB
CHECKED	MN
APPROVED	JAW
PROJ. NO.	193805620

SHEET NUMBER
C0.01

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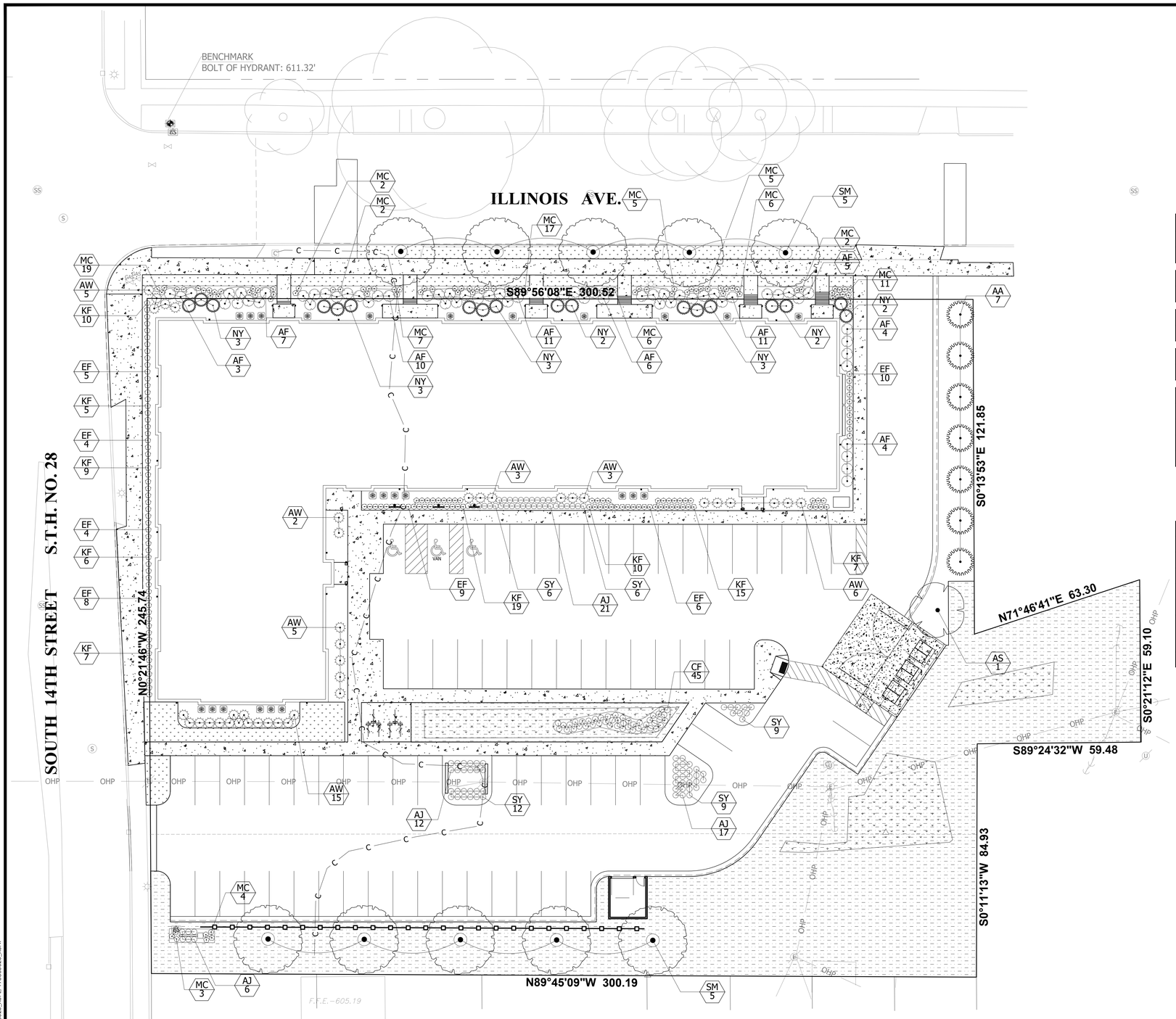

LANDSCAPE LEGEND

- CLIMAX TREE
- TALL DECIDUOUS TREE
- TALL DECIDUOUS SHRUB
- MEDIUM EVERGREEN TREE
- MEDIUM EVERGREEN SHRUB
- MEDIUM DECIDUOUS SHRUB
- ORNAMENTAL GRASS & PERENNIALS SPECIES TO BE DECIDED (NON-CONTRIBUTING)
- SOD

PLANT SCHEDULE

QTY.	SYMBOL	TREE SPECIES	COMMON NAME	HEIGHT	POINTS
CLIMAX TREES 5					
5	SM	*Acer saccharum*	Sugar Maple	40' - 80'	375
TALL DECIDUOUS TREES 4					
4	GM	*Acer platanoides 'Globosum'*	Globe Norway Maple	15'	120
TALL DECIDUOUS SHURBS 1					
1	AS	*Amelanchier laevis*	Allegheny Serviceberry	15' - 30'	5
MEDIUM EVERGREEN TREES 7					
7	AA	*Thuja occidentalis*	American Arborvitae	15'	140
MEDIUM DECIDUOUS SHRUBS 218					
57	AF	*Forsythia 'Arnold Dwarf'*	Arnold Dwarf Forsythia	3' - 4'	285
26	FS	*Spiraea x bumalda 'Froebelii'*	Froebel's Spirea	3'	130
105	MC	*Spiraea japonica 'Walbuma'*	Magic Carpet Spirea	1.5' - 2'	525
30	SS	*Spiraea nipponica 'Snowmou*	Snowmound Spirea	3-5'	150
			TOTAL LANDSCAPE POINTS		**1730**

LANDSCAPE POINT CALCULATIONS

	Area / LF / #	Points Required Per Unit	Total Points Required
Floor Area	60,900	5	304.5
Foundation	825	20	165
Street Frontage	546	20	109.2
Paving	27,780	40	111.12
Parking Stalls	78	40	156
UC to UI	121	1	45.98 w/ 4' wood rail fence or picket fence
		TOTAL POINTS REQUIRED	**892**

N

0 20' 40'

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LANDSCAPE PLAN

VIEW 14
M+A DESIGN, INC.
SHEBOYGAN, WI

DATE OF ISSUANCE
November 22, 2022

NO	REVISION	DATE

SURVEY	PINE RIDGE
DRAWN	AMK
DESIGNED	AMK
CHECKED	BCZ
APPROVED	CRB
PROJ. NO.	193805620

SHEET NUMBER
L1.01

Plot Date: 11/22/2022 - 3:46pm
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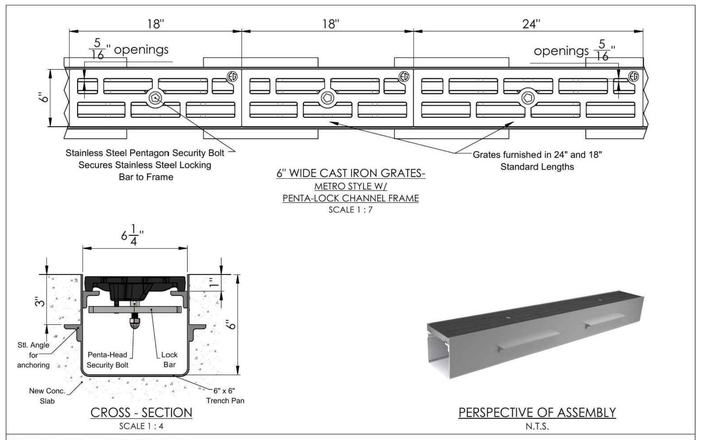
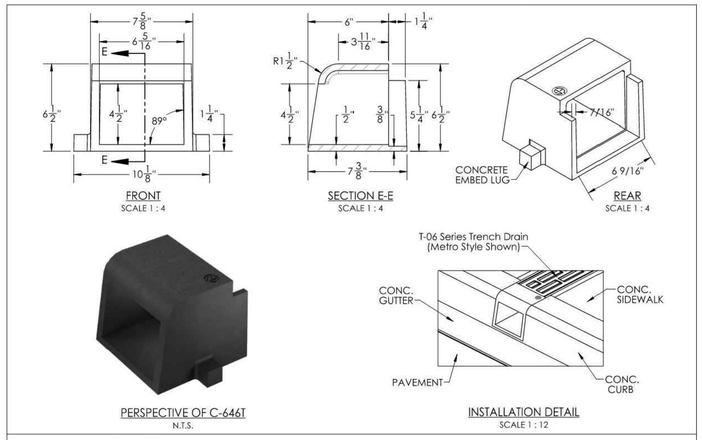


Product No. : T-06C Metro

Grate Material: ASTM-A48 Class 30B Cast Iron
Frame Material: Plain Steel
Load Rating: Non-Traffic (Pedestrain)
Made in USA

Grate + Frame Weight: 18.77 lbs./LF.
6" x 18" Open Area: 17" sq. in.
6" x 24" Open Area: 23" sq. in.

EVERGRATE Durable. Dependable. Design. A DIVISION OF J.R. HOE



Product No. : C-646T

Material: ASTM-A48 Class 30B Gray Iron
Weight: 25 lbs. ea.
Made in USA

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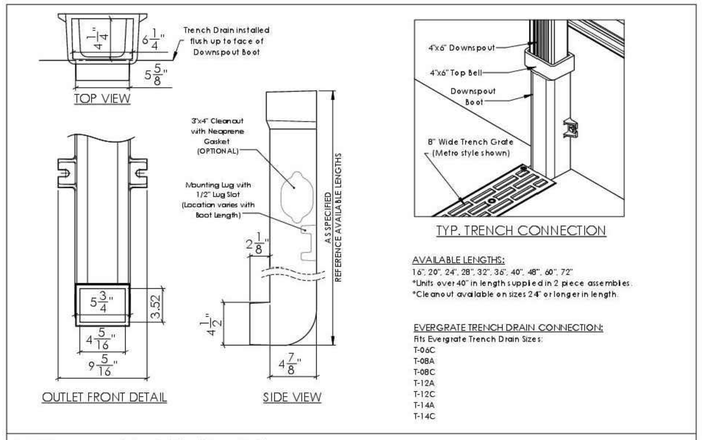

AVAILABLE LENGTHS:
16", 20", 24", 28", 32", 36", 40", 48", 60", 72"
*Units over 40" in length supplied in 2 piece assemblies.
*Cleanout available on sizes 24" or longer in length.

EVERGRATE TRENCH DRAIN CONNECTION:
Fits Evergrate Trench Drain Sizes:
T-06C
T-08A
T-08C
T-12A
T-12C
T-14A
T-14C

E-46 Downspout Boot (4"x6" Top Bell)

Material: ASTM-A48 Class 30B Cast Iron
Made in USA
Finish Options: Plain, Powder Coat

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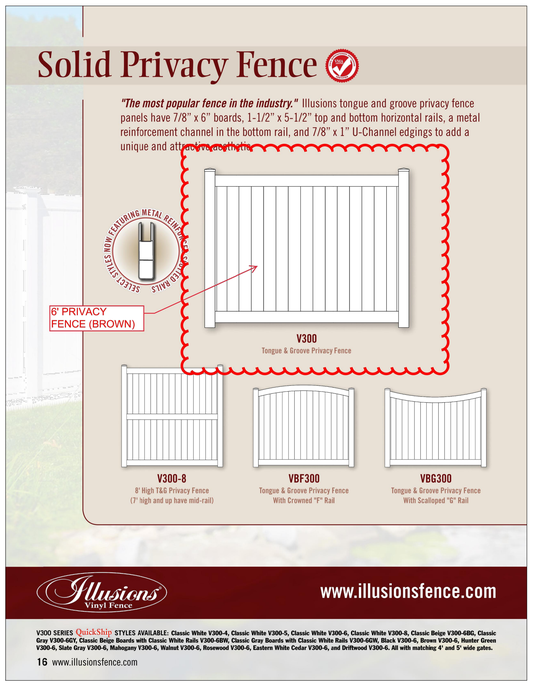

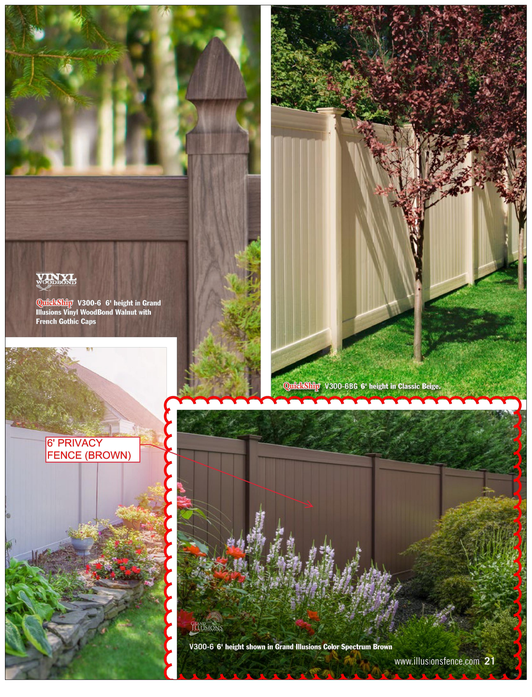

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CONSTRUCTION DETAILS

VIEW 14
M+A DESIGN, INC.
SHEBOYGAN, WI

DATE OF ISSUANCE	
October 11, 2022	

NO	REVISION	DATE

SURVEY	PINE RIDGE
DRAWN	BJB
DESIGNED	BJB
CHECKED	MN
APPROVED	JAW
PROJ. NO.	193805620

SHEET NUMBER
C8.03

Plot Date: 11/22/2022, 3:45pm
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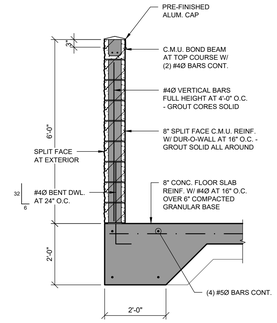
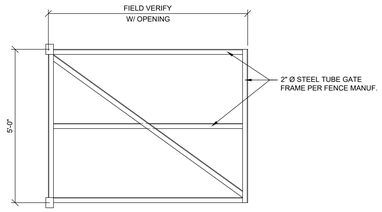


7 A3.4 TYP. WALL SECTION

SCALE: 1/2" = 1'-0"

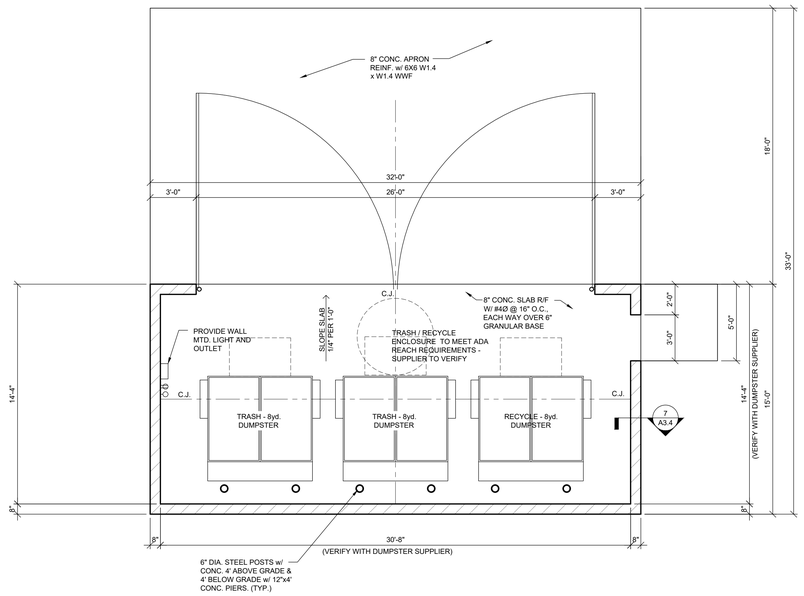


6 A3.4 DUMPSTER GATE FRAME

SCALE: 1/2" = 1'-0"

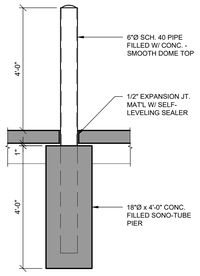
DUMPSTER ENCLOSURE COLORS	
MATERIAL	COLOR
ALUM. COPING	TO MATCH BLOCK
DUMPSTER SPLIT FACE C.M.U.	COUNTY MATERIALS - COCA BEAN
DUMPSTER GATE FENCE	VINYL SLATED CHAIN LINK - GRAY

* VERIFY COLORS AND MATERIALS WITH ARCHITECT



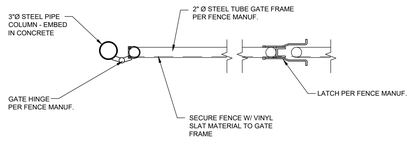
1 A3.4 DUMPSTER ENCLOSURE FLOOR PLAN

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



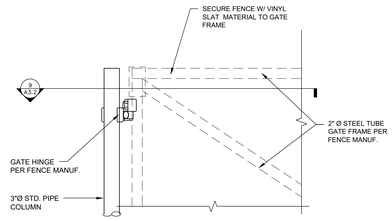
10 A3.4 TYP. PIPE BOLLARD

SCALE: 1/2" = 1'-0"



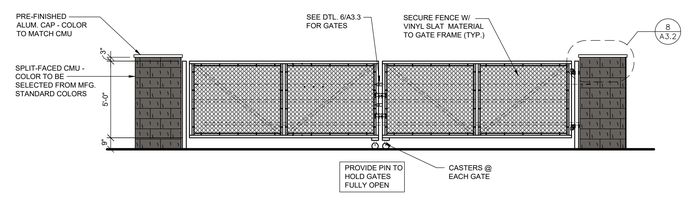
9 A3.4 ENCLOSURE GATE PLAN

SCALE: 1" = 1'-0"



8 A3.4 GATE HINGE ELEVATION

SCALE: 1" = 1'-0"



2 A3.4 DUMPSTER ENCLOSURE FRONT ELEVATION

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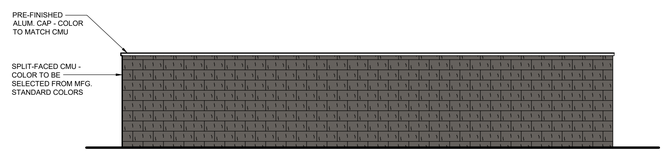
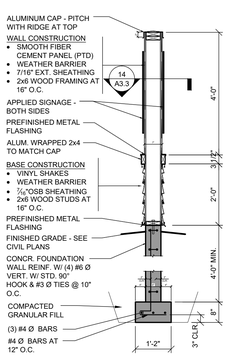


3 A3.4 DUMPSTER ENCLOSURE REAR ELEVATION

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



13 A3.4 SIGN PANEL SECTION

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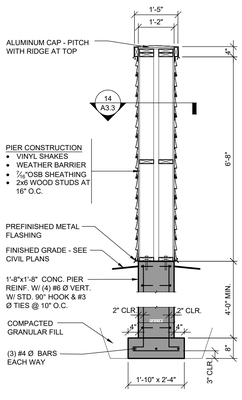
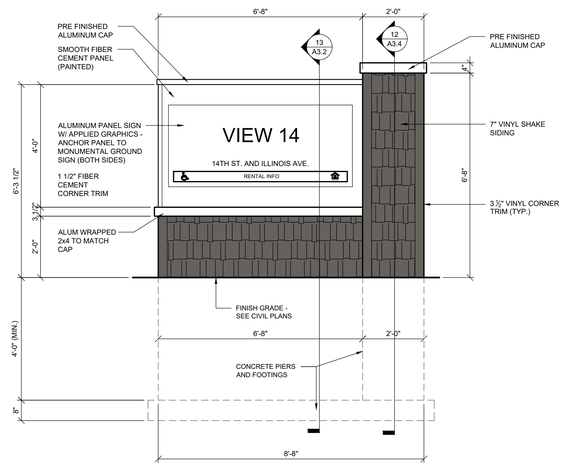


12 A3.4 SIGN END PIER SECTION

SCALE:1 1/2" = 1'-0"

SIGNAGE COLOR SCHEDULE		
MAT'L	MFR.	COLOR
7" VINYL SHAKE SIDING	MASTIC	MISTY SHADOW
FIBER CEMENT PANEL - SMOOTH	LP	WHITE
ALUM WRAP AND CAP	ALCOA	WHITE
ALUMINUM SIGN PANEL	DESIGNED BY OWNER - SUPPLIED AND INSTALLED BY G.C.	

- VERIFY COLORS AND MATERIALS W/ ARCHITECT
- SIGNAGE LETTERING AND INFORMATION ON BOTH SIDES OF MONUMENT SIGN STRUCTURE
- SIGNAGE IS NOT ILLUMINATED
- ALL PERMITS BY SIGNAGE SUPPLIER - MODIFY THESE DRAWINGS AS REQUIRED TO ACCOMMODATE LOCAL SIGN CODE



11 A3.4 SIGN ELEVATION

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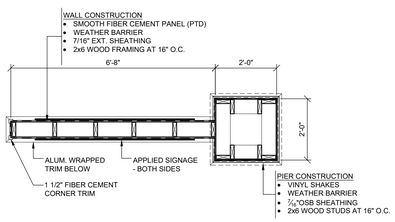

14 A3.4 SIGN PLAN SECTION

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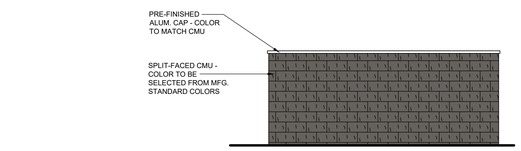
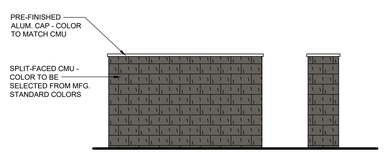


4 A3.4 DUMPSTER ENCLOSURE SIDE ELEVATION

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



5 A3.4 DUMPSTER ENCLOSURE SIDE ELEVATION

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

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

PRELIMINARY SHEET DATES:

M+A DESIGN, INC.
24 SOUTH BROOKE STREET
FOND du LAC, WISCONSIN 54937
l.petrie@madesigninc.net (920) 922-8170

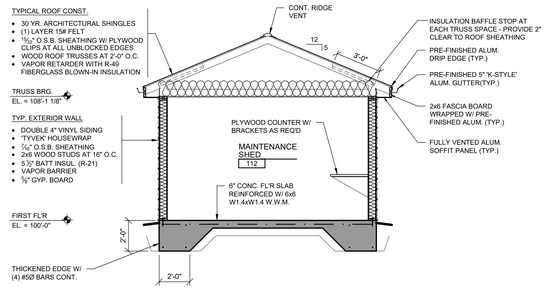
COMMONWEALTH COMPANIES
24 S. BROOKE STREET
FOND du LAC, WISCONSIN 54935
(920) 922-8170 FAX: (920) 922-8171

VIEW 14

14TH STREET & ILLINOIS AVENUE
SHEBOYGAN, WI

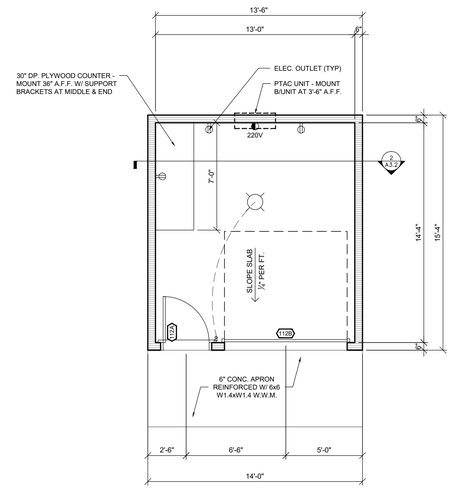
JOB NUMBER: 2021.34

SHEET A3.4



2 A3.5 MAINT. SHED SECTION

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



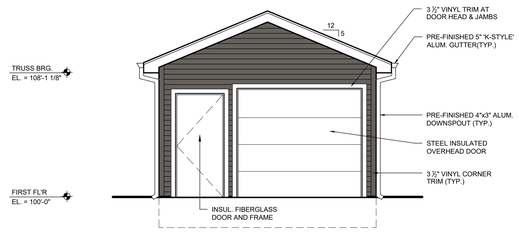
1 A3.5 MAINT. SHED PLAN

SCALE: 1/4" = 1'-0"
SEE CIVIL PLANS FOR LOCATION

EXTERIOR SHED COLOR SCHEDULE		
MAT'L	MFR.	COLOR
HORIZONTAL VINYL LAP SIDING	MASTIC	MISTY SHADOW
VINYL DOOR AND WINDOW TRIM	MASTIC	WHITE
UTILITY DOORS	THERMA TRU	WHITE
OVERHEAD DOORS	CLOPAY	WHITE
SOFFIT, FASCIA, AND DRIP EDGE	ALCOA	WHITE
GUTTERS & DOWNSPOUTS	WILCO	WHITE
ASPHALT SHINGLES & RIDGE VENT	CERTAINTEED	DRIFTWOOD

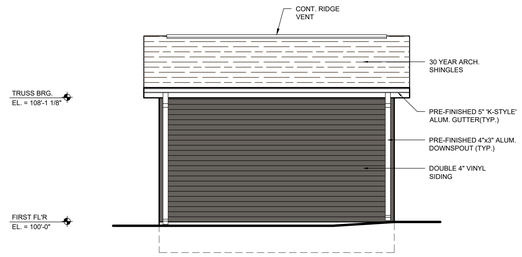
EXTERIOR COLOR NOTES:

- VERIFY COLORS AND MATERIALS WITH ARCHITECT



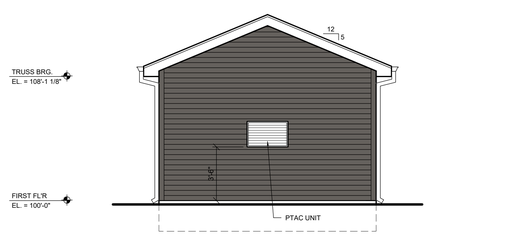
6 A3.5 MAINT. SHED ENCLOSURE NORTH ELEVATION

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



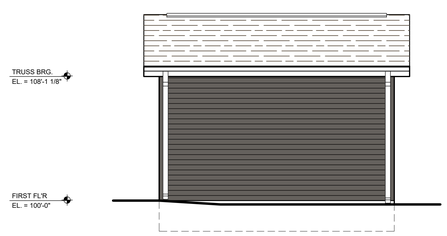
5 A3.5 MAINT. SHED ENCLOSURE EAST ELEVATION

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



8 A3.5 MAINT. SHED ENCLOSURE SOUTH ELEVATION

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



7 A3.5 MAINT. SHED ENCLOSURE WEST ELEVATION

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

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

PRELIMINARY SHEET DATES:

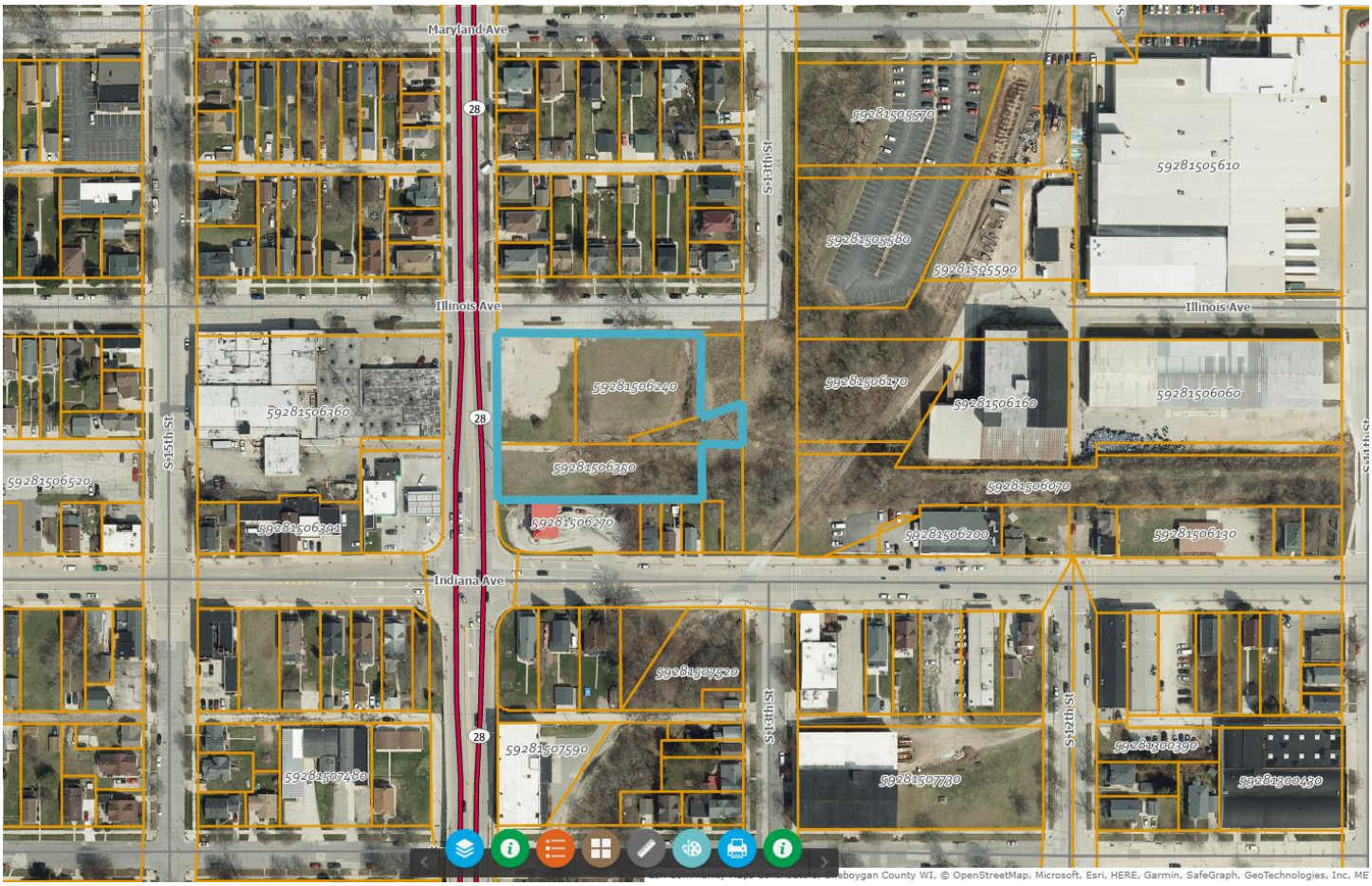
M+A DESIGN, INC.
24 SOUTH BROOKE STREET
FOND du LAC, WISCONSIN 54937
l.petrie@madesigninc.net (920) 922-8170

COMMONWEALTH COMPANIES
24 S. BROOKE STREET
FOND du LAC, WISCONSIN 54935
(920) 922-8170 FAX: (920) 922-8171

VIEW 14
14TH STREET & ILLINOIS AVENUE
SHEBOYGAN, WI

JOB NUMBER:
2021.34

SHEET
A3.5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Indiana Ave
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S 13th St
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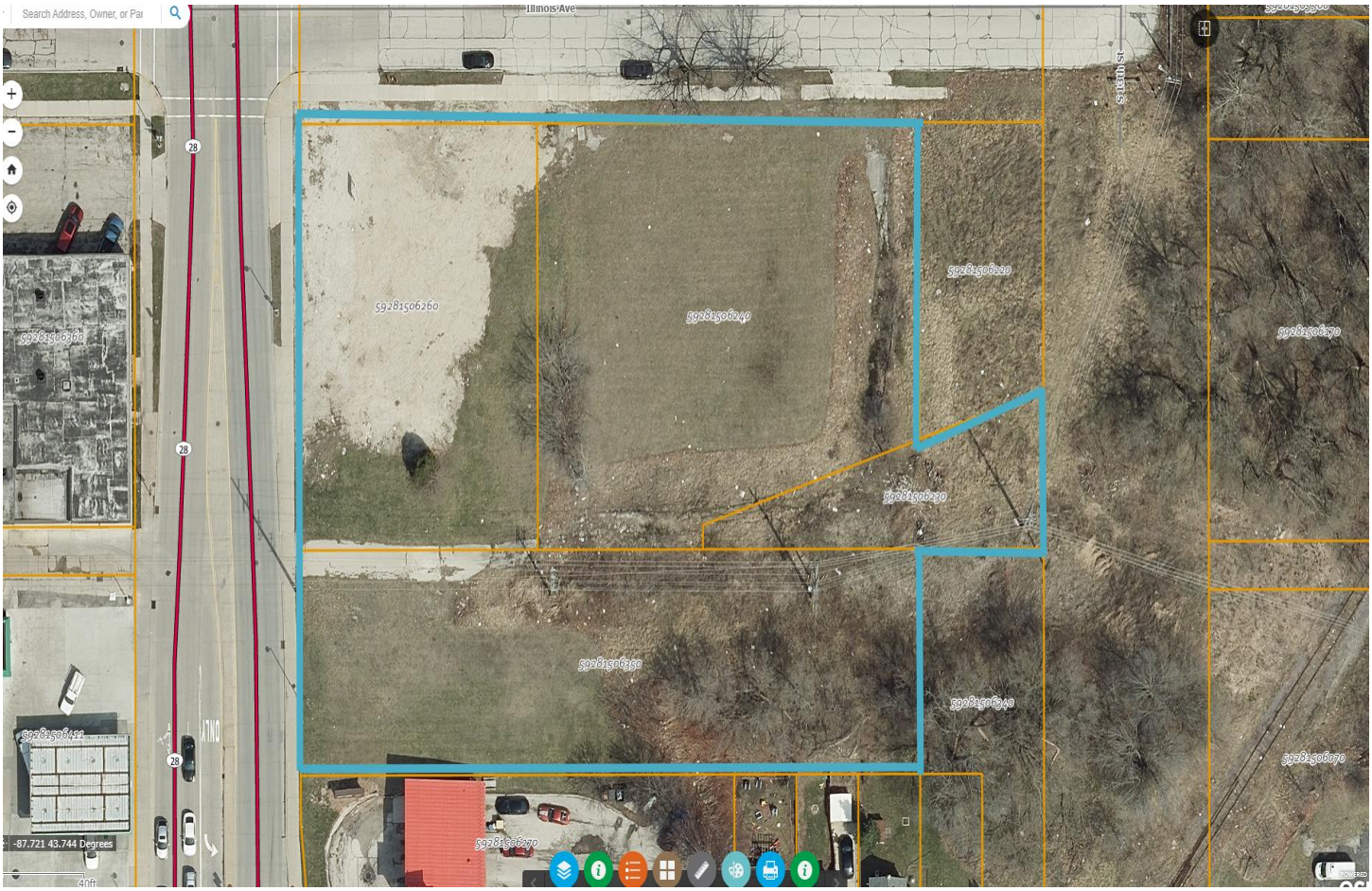
Search Address, Owner, or Par
Illinois Ave
S 13th St
28
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59281506240
59281506220
59281506230
59281506250
59281506210
59281506670
59281506680
59281506411
59281506270
-87.721 43.744 Degrees
40ft


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Google Street View
Oct 2021
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14th STREET
1328 Indiana A
Sheboygan, WI
Google


1061 WI-28
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4.2 175 reviews
OIL CHANGE
1328 Indiana A
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Bar & Restaurant
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1312 Illinois Ave
Sheboygan, Wisconsin
Google Street View
Oct 2013
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1328 Indiana A
Sheboygan, WI
& Restaurant
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28


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