



# ARCHITECTURAL REVIEW BOARD AGENDA

**June 13, 2022 at 4:00 PM**

**City Hall, 3rd Floor - Council Chambers, 828 Center Avenue,  
Sheboygan, WI**

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Persons with disabilities who need accommodations to attend this meeting should contact the Department of City Development, (920) 459-3377. Persons other than commission, committee, and board members who wish to participate remotely shall provide notice to the City Development Department at 920-459-3377 at least 24 hours before the meeting so that the person may be provided a remote link for that purpose.

## OPENING OF MEETING

1. Roll Call
2. Pledge of Allegiance
3. Identify Potential Conflict of Interest

## MINUTES

4. Approval of the Architectural Review Board minutes from May 23, 2022

## ITEMS FOR DISCUSSION AND POSSIBLE ACTION

5. Exterior remodel of Sheboygan Leadership Academy located at 1305 St. Clair Avenue.

## NEXT MEETING

6. June 27, 2022

## ADJOURN

7. Motion to Adjourn

***In compliance with Wisconsin's Open Meetings Law, this agenda was posted in the following locations more than 24 hours prior to the time of the meeting:***

*City Hall • Mead Public Library  
Sheboygan County Administration Building • City's website*

## CITY OF SHEBOYGAN

## REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

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**ITEM DESCRIPTION:** Exterior remodel of Sheboygan Leadership Academy located at 1305 St. Clair Avenue.

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

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**REPORT DATE:** June 10, 2022

**MEETING DATE:** June 13, 2022

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**FISCAL SUMMARY:**

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

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**STATUTORY REFERENCE:**

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

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**BACKGROUND / ANALYSIS:**

Abacus Architects is proposing exterior renovations at the Sheboygan Leadership Academy located at 1305 St. Clair Avenue. The applicant states the following about the existing facility:

- The existing elevation is thermally inefficient and has poor visibility due to failing window panes that have mold between panes.
- The Northern elevation has stucco with cracking and some efflorescence as well as a metal mansard standing seam fascia, which is visually heavy and unpleasant.
- The West elevation facing 14th street is painted CMU block with existing metal flowers and signage.
- The existing South elevation is painted brick with double pane storefront window systems with an assortment of colors in spandrel panels that related to the main maroon and navy blue colors which define larger color areas on the building.
- The East Elevation is of maroon painted brick.
- The existing building is a patchwork of various additions over the years and does not necessarily have a unifying theme to tie everything together.

The applicant states the following about the proposed exterior remodel project:

- The new North elevation seeks to begin to create a language, which pulls existing colors from the elevations, and places them into a meaningful order that creates a language that

can be overlaid on these other areas that have evolved over time, but not necessarily “uniformity” in mind. This new elevation seeks to begin that unifying process for future development of the Sheboygan Leadership Academy.

- Work includes new aluminum storefront window systems and includes restoration of failing stucco and possible tuck-pointing all areas of brick/block areas showing efflorescence on North, East and West elevations within the extents of new elevation materials (Alucobond metal panel and “thin brick”).
- In general, the project involves all installation associated with the use of glossy Brick-it “thin-brick” application on back up and Silver Metallic Alucobond metal panel at pilasters and fascia.
- New mansard to be horizontal wood grain “chestnut” alucobond AMC panel.
- “Barn red glossy,” “moss glossy,” “dark denim glossy,” and “tootsie roll glossy,” thin brick veneer system with adhered thin brick sill.
- Removal of window and existing masonry to approximately 2'8" above finish floor. Repair, replace any damaged CMU to accommodate new window rough opening.
- Removal of existing light fixture, prepare for new wall light in same locations.
- Removal of existing door and repair of existing wall for future door and frame.
- All cylindrical vertical and horizontal downspout portions to be replaced with rectangular profile gutter of same capacity.
- There is no modification to the footprint of the building and setbacks have not been changed from existing conditions.

#### **STAFF COMMENTS:**

A couple of comments:

- Board may want to review with applicant how the proposed improvements are wrapping around the northwest and northeast corners of the north elevation.
- Staff is not quite sure how the applicant is addressing the sloped roof that is on the east side of the main entry doors, especially at the southeast corner facing east towards N. 13<sup>th</sup> Street. Is that sloped roof staying as is?
- Appears a portion of the west wall facing 14<sup>th</sup> Street will be painted mossy green. Will this entire north wall be painted mossy green or will some of it be mossy green and the red/rust color it is today (all or ½)?
- What color will the north face of the north wall be painted in the area of the school that is setback from St. Clair and not part of this project (presently yellowish in color)? Will this face be painted to similarly match?

- It appears the applicant is increasing the size of the new windows along the entire north elevation except for the area directly west of the entry doors. Can the applicant explain why this area is not proposed to be changed as well (windows above mossy green brick)?
- Applicant shows sign concepts but will need to obtain the required sign permits prior to installation.

**ACTION REQUESTED:**

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

**ATTACHMENTS:**

Architectural Review Board Application and required attachments.

Office Use Only

PARCEL NO.: 59281204660\_\_\_\_\_

MAP NO.: \_\_\_\_\_

ZONING CLASSIFICATION: CENTRAL COMMERCIAL DISTRICT\_\_\_\_\_

DATE SUBMITTED: \_\_\_\_\_

REVIEW DATE: \_\_\_\_\_

## CITY OF SHEBOYGAN ARCHITECTURAL REVIEW APPLICATION

Revised November 2019

FEE \$100.00

Completed application must be filed with the Department of City Development, 828 Center Avenue, Suite 208. To be placed on the agenda of the Architectural Review Board, application **must be filed two weeks prior** to date of meeting. Applications that are not complete or that are not legible will not be accepted.

### 1. APPLICANT INFORMATION

APPLICANT: Eric FleischmanADDRESS: 1135A Michigan Ave, Sheboygan, WI 53081E-MAIL ADDRESS: efleischman@abacusarchitects.netPHONE: (920)234-2395 FAX NO: N/A

### 2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Sheboygan Leadership AcademyADDRESS OF PROPERTY AFFECTED: 1305 St. Clair Ave, Sheboygan, WI 53081

NEW BUILDING: \_\_\_\_\_ ADDITION: \_\_\_\_\_ REMODELING: \_\_\_\_\_x

DESCRIPTION OF PROPOSED PROJECT: In general, the project involves all installation associated with the use of glossy *Brick-it* "thin-brick" application on back up and Alucobond metal panel at pilasters and fascia. Work includes new aluminum storefront window systems and also includes restoration of failing stucco and possible tuck-pointing any and all areas of brick/ block areas showing efflorescence on North, East and West elevations within the extents of new elevation materials (Alucobond metal panel and "thin brick"). These areas to be restored, along with all other new work in scope of project in alignment with design intent shown in Bidding Documents; advertisement to bid, instructions to bidders, bid form, and the contract documents which include addenda and specifications provided to the level of quality described therein.

DESCRIPTION OF **EXISTING** EXTERIOR DESIGN AND MATERIALS The existing elevation is thermally inefficient and has poor visibility due to failing window panes that have mold between panes. The Northern elevation has stucco with cracking and some

efflorescence as well as a metal mansard standing seam fascia which is visually heavy and unpleasant. The West elevation facing 14th street is painted CMU block with existing metal flowers and signage. The existing South elevation is painted brick with double pane storefront window systems with an assortment of colors in spandrel panels that related to the main maroon and navy blue colors which define larger color areas on the building. The East Elevation is of maroon painted brick. The existing building is a patchwork of various additions over the years and does not necessarily have a unifying theme to tie everything together. The new North elevation seeks to begin to create a language which pulls existing colors from the elevations and places them into a meaningful order that creates a language that can be overlaid on these other areas that have evolved over time, but not necessarily with "uniformity" in mind. This new elevation seeks to begin that unifying process for future development of the Sheboygan Leadership Academy.

DESCRIPTION OF THE **PROPOSED** EXTERIOR DESIGN AND MATERIALS: \_\_\_\_\_  
See previous "Description of Proposed Project" for response to this question.

### NAMES AND ADDRESSES

**OWNER OF SITE:** Sheboygan Leadership Academy Incorporated

ADDRESS: 1305 St. Clair Ave, Sheboygan, WI 53081

EMAIL: studee@leadershipacademy.us

PHONE: (920)208-5930 FAX NO.: na

**ARCHITECT:** Eric Fleischman

ADDRESS: 1135A Michigan Ave, Sheboygan, WI 53081

EMAIL ADDRESS: efleischman@abacusarchitects.net

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

**CONTRACTOR:** Joseph Schmitt is chosen contractor with contract valued at \$373,464.00 for the work pending any change orders along the way.

ADDRESS: 2104 Union Ave, Sheboygan, WI 53081

EMAIL: Jake Schurr, Project Manager [jschurr@jschmitt.cc](mailto:jschurr@jschmitt.cc)

PHONE: (920 ) 946-0994 FAX NO.: (na)

### 3. 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.

#### 4. 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. Freshman*  
APPLICANT'S SIGNATURE

5/23/22  
DATE

ERIC FRESHMAN, ARCHITECT  
PRINT ABOVE NAME

OFFICE USE ONLY

#### ACTION BY ARCHITECTURAL REVIEW BOARD

DATE OF MEETING: \_\_\_\_\_

APPROVED: \_\_\_\_\_ CONDITIONALLY APPROVED: \_\_\_\_\_

DENIED: \_\_\_\_\_

#### CONDITIONS

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

DATE: \_\_\_\_\_

## SITE NARRATIVE - ARCHITECTURAL REVIEW BOARD JUNE 13<sup>TH</sup>, 2022

June 1, 2022

### PROJECT NAME AND ADDRESS:

Sheboygan Leadership Academy Façade Renovation  
1305 ST. CLAIR AVE  
SHEBOYGAN, WI 53081

### PARCEL INFORMATION/SITE DATA/LEGAL DESCRIPTION:

- The parcel is defined as tax parcel 59281204660.
- It is defined as:
  - ORIGINAL PLAT THE W 1/2 OF LOT 1, ALL OF LOTS 2, 3, 4 & 5; THE N 50' OF LOT 6, AND THE N 85' OF LOT 8 BLK 81; ALSO THE N 1/2 OF THE VAC E-W ALLEY ADJ SD W 1/2 OF LOT 1, & 2 THRU 6; THE S 1/2 OF THE VAC E- W ALLEY ADJ LOT 8 BLK 81; AND THE W 18' OF THE S 1/2 OF THE VAC E-W ALLEY ADJ LOT 9 BLK 81
- The parcel is 1.134 acres

### ZONING CLASSIFICATION/ZONING REQUIREMENTS:

UC – Urban Commercial district.

There is no modification to the footprint of the building and setbacks have not been changed from existing conditions.

### EXISTING SITE CONDITIONS/LAND USE:

Land use is for E-Educational purpose and will continue in with that same usage.

### PROPOSED LAND USE/LOT COVERAGE SITE DATA

There is no modification from existing site conditions.

### SITE SELECTION

- Existing condition, no new site.

### LANDSCAPE REQUIREMENTS

- Landscape is not to be modified in the scope of the project.

### PERFORMANCE STANDARDS/POTENTIAL NUISANCES:

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

### SITE LIGHTING:

- There will be a new back lit "Sheboygan Leadership Academy" sign at the entry canopy.
- There will be (5) replacement fixtures in existing junction boxes on the North and East elevations.
- There will be (5) new wall sconces
  - (1) above door #3
  - (1) above door #7
  - (3) on the West and North elevations adjacent to main North elevation.



Existing condition:

- o The existing elevation is thermally inefficient and has poor visibility due to failing window panes that have mold between panes. The Northern elevation has stucco with cracking and some efflorescence as well as a metal mansard standing seam fascia, which is visually heavy and unpleasant. The West elevation facing 14th street is painted CMU block with existing metal flowers and signage. The existing South elevation is painted brick with double pane storefront window systems with an assortment of colors in spandrel panels that related to the main maroon and navy blue colors which define larger color areas on the building. The East Elevation is of maroon painted brick. The existing building is a patchwork of various additions over the years and does not necessarily have a unifying theme to tie everything together. The new North elevation seeks to begin to create a language, which pulls existing colors from the elevations, and places them into a meaningful order that creates a language that can be overlaid on these other areas that have evolved over time, but not necessarily with "uniformity" in mind. This new elevation seeks to begin that unifying process for future development of the Sheboygan Leadership Academy.

ARCHITECTURE:

- o In general, the project involves all installation associated with the use of glossy Brick-it "thin-brick" application on back up and Alucobond metal panel at pilasters and fascia. Work includes new aluminum storefront window systems and includes restoration of failing stucco and possible tuck-pointing all areas of brick/ block areas showing efflorescence on North, East and West elevations within the extents of new elevation materials (Alucobond metal panel and "thin brick"). These areas to be restored, along with all other new work in scope of project in alignment with design intent shown in Bidding Documents; advertisement to bid, instructions to bidders, bid form, and the contract documents which include addenda and specifications provided to the level of quality described therein.

Best,

**Eric Fleischman**, AIA  
Project Architect



Sheboygan | Milwaukee | Waterford | Manitowoc

640 N. Vel. R. Phillips Avenue, Suite 310 Milwaukee, WI 53203  
O: 920.452.4444 | D: 920.234.2395  
[efleischman@abacusarchitects.net](mailto:efleischman@abacusarchitects.net)

**RELATIONAL ARCHITECTURE**



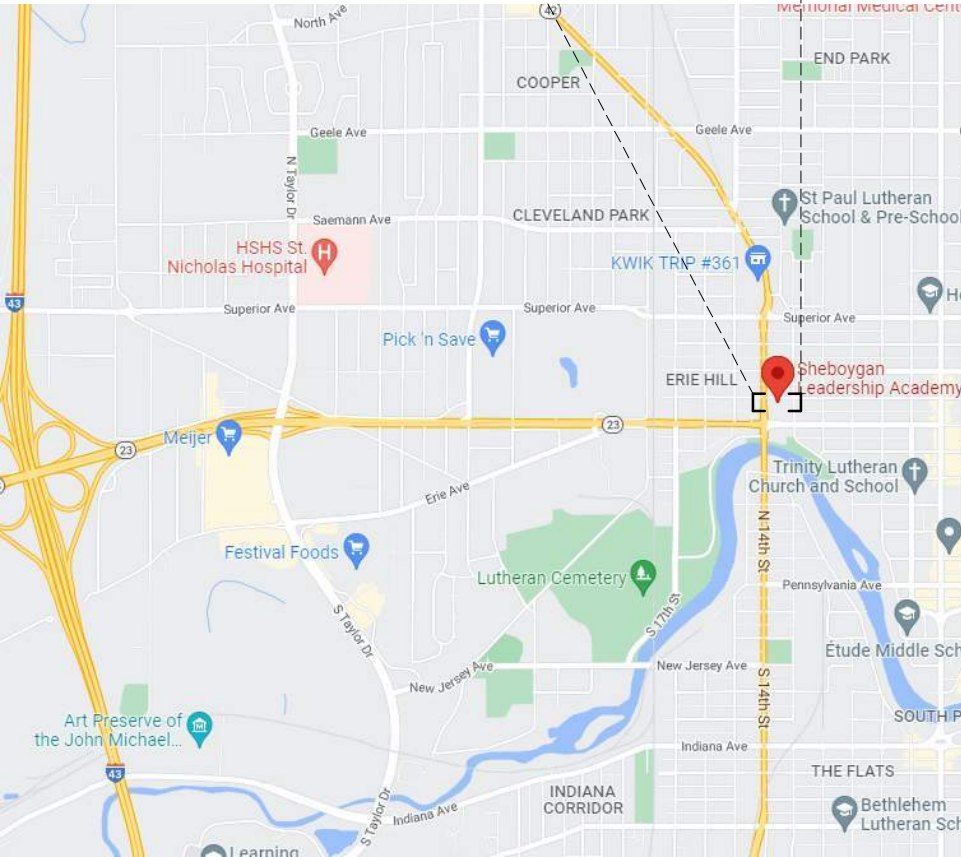
FACADE RENOVATION

# SHEBOYGAN LEADERSHIP ACADEMY

1305 E. ST CLAIR AVE. SHEBOYGAN, WI 53081



VICINITY MAP-  
NOT TO SCALE



REGIONAL MAP-  
NOT TO SCALE

ARCHITECTURAL

ABACUS ARCHITECTS, INC.  
1135A MICHIGAN AVENUE  
SHEBOYGAN, WISCONSIN 53081  
P: 920-452-4444

A 101	TITLE SHEET
A 102	WALL TYPES, ABBREVIATIONS, AND SYMBOLS
A 300	DEMOLITION FLOOR PLAN & ELEVATIONS
A 301	FLOOR PLAN
A 302	FLOOR PLAN
A 401	SCHEDULES AND TYPES
A 501	EXTERIOR ELEVATIONS
A 502	EXTERIOR ELEVATIONS
A 601	WALL SECTIONS
A 701	ROOF PLAN
A 801	DETAILS
A 802	DETAILS

FACADE AND LANDSCAPE  
INFORMATION

TOTAL PERIMETER OF BUILDING: 1044 FT  
RENOVATION ELEVATION PERIMETER: 211 FT.

211 / 1044 = .20

PERCENT OF TOTAL FACADE = 20%

PROJECT NOTES

EXTENT OF WORK

THE INTENT OF THE CONTRACT 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 INFERABLE 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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REVISIONS:

NOTICE TO BIDDERS  
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ISSUE DATE: MARCH 18, 2022  
FACADE RENOVATION  
SHEBOYGAN LEADERSHIP ACADEMY

1305 E. ST CLAIR AVE. SHEBOYGAN, WI 53081

1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 | 920) 452-4444 | 225 EAST ST. PAUL AVE. MILWAUKEE, WI 53202 | (414) 837-6450

CONTRACT DOCUMENTS

DRAWN BY: EJF









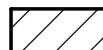


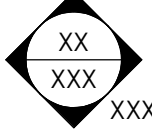

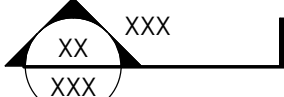
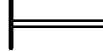
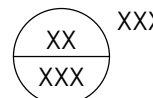
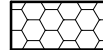



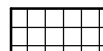



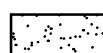

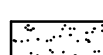



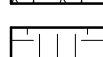

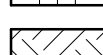
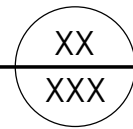
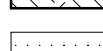
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PROJ. NO. 2021-91



ABBREVIATIONS											
A.B.	ANCHOR BOLT	CONC	CONCRETE	F.A.C.E.	FAMILY AND CONSUMER EDUCATION	J.B.	JOIST BEARING	PLYWD	PLYWOOD	T&G	TOUNGE AND GROOVE
A.D.A.	AMERICAN WITH DISABILITIES ACT	CONT	CONTINUOUS			JAN	JANITOR	PR	PAIR	T.B.	TACK BOARD
A.F.F.	ABOVE FINISHED FLOOR	CORR	CORRIDOR	F.C.O.	FLOOR CLEAN OUT	JST	JOIST	PREFAB	PREFABRICATED	T.O.	TOP OF
A/C	AIR CONDITIONING	CPT	CARPET	F.D.	FLOOR DRAIN	JT	JOINT	PSF	POUNDS PER SQUARE FOOT	T.O.B.	TOP OF BEAM
ACOUS	ACOUSTIC(AL)	D	DEPTH	F.E.	FIRE EXTINGUISHER	K.O.	KNOCK OUT	PSI	POUNDS PER SQUARE INCH	T.O.F.	TOP OF FOOTING
ADD	ADDITION	D.F.	DRINKING FOUNTAIN	F.F.	FINISHED FLOOR	KIP	ONE THOUSAND POUNDS	PT, P.T.	POINT, PORCELAIN TILE, PAINT, PRESSURE TREATED	T.O.M.	TOP OF MASONRY
ADJ	ADJUSTABLE	DBL	DOUBLE	FAB	FABRICATED	L	LENGTH	Q.T.	QUARRY TILE	T.O.P.	TOP OF PIER
ALT	ALTERNATE	DEG	DEGREE	FDN	FOUNDATION	L.H.	LEFT HAND	R	RADIUS, RISER	T.O.S.	TOP OF STEEL
ALUM	ALUMINUM	DEPT	DEPARTMENT	FIN	FINISH	L.L.	LIVE LOAD	R.C.	ROOF CONDUCTOR	T.S.	TUBE STEEL
APPROX	APPROXIMATE	DET	DETAIL	FL	FLOOR	LAV	LAVATORY	R.D.	ROOF DRAIN	T.W.	TACK WALL
ARCH	ARCHITECT(URAL)	DIA	DIAMETER	FTG	FOOTING	LB	POUND	R.H.	RIGHT HAND	TEL	TELEPHONE
ATTEN	ATTENUATION	DIM	DIAGONAL	FURN	FURNACE, FURNITURE	LOUV	LOUVER	R.O.	ROUGH OPENING	TEMP	TEMPERED
AUTO	AUTOMATED	DISP	DISPENSER	G	GAS	M.B.	MARKER BOARD	REF	REFERENCE	TERR	TERRAZZO
B.L.	BORROWED LITE	DIV	DIVISION	FURR	FURRING	M.O.	MASONRY OPENING	REG	REGISTER	THK	THICK
B.M.	BENCH MARK	DN	DOWN	G	GAS	MACH	MACHINE	REINFORC(ING,ME NT)	REINFORCING,MENT	TOT	TOTAL
B.O.	BOTTOM OF	DR	DOOR	G.B.	GRAB BAR	MAINT	MAINTENANCE	REQ'D	REQUIRED	TV	TELEVISION
B.T.U.	BRITISH THERMAL UNIT	DW	DOWNSPOUT	G.C.	GENERAL CONTRACTOR	MATL	MATERIAL	RESIL	RESILIENT	TYP	TYPICAL
BD	BOARD	E.J.F.S.	EXTERIOR INSULATION FINISH SYSTEM	G.M.	GAS METER	MAX	MAXIMUM	REV	REVISION	UNFIN	UNFINISHED
BLDG	BUILDING			GA	GAUGE	MECH	MECHANICAL	RM	ROOM	UTIL	UTILITIES
BLK(G)	BLOCK(ING)	E.J.	EXPANSION JOINT	GALV	GALVANIZED	MEMB	MEMBRANE	S.C.	SOLID CORE	V	VINYL
BOT	BOTTOM	E.W.	EACH WAY	GYP. BD.	GYPSUM BOARD	MEZZ	MEZZANINE	S.S.	STAINLESS STEEL	V.B.	VINLY BASE
BRG	BEARING	E.W.C.	ELECTRIC WATER COOLER	H. HGT	HEIGHT	MFR	MANUFACTURER	SAN	SANITARY SEWER	V.C.T.	VINYL COMPOSITION TILE
C.B.	CATCH BASIN, CHALK BOARD	EA	EACH	H.B.	HOSE BIBB	MH	MANHOLE	SECT	SECTION	VENT	VENTILATION
C.F.	CUBIC FEET	EL, ELEV	ELEVATION, ELEVATOR	H.M.	HOLLOW METAL	MIN	MINIMUM	SECT	SECTION	VERT	VERTICAL
C.G.	CORNER GUARD	ELEC	ELECTRIC	H.V.A.C.	HEATING, VENTILATION AND AIR CONDITIONING	MISC	MISCELLANEOUS	SECUR	SECURITY	VEST	VESTIBULE
C.J.	CONTROL JOINT	EMER	EMERGENCY			MTL	METAL	SERV	SERVICE	VOL	VOLUME
C.L.	CORRUGATED METAL PIPE	ENCL	ENCLOSED			MULL	MULLION	SHT	SHEET	W	WIDTH, WATER
C.M.P.	CENTER LINE	ENG	ENGINEER(D)			N	NORTH	SIM	SIMILAR	W.C.O.	WALL CLEAN OUT
C.O.	CLEAN OUT	ENCL	ENCLOSED			N.J.C.	NOT IN CONTRACT	SPEC(S)	SPECIFICATION(S)	W.H.	WATER HEATER
C.W.	COLD WATER	EQ	EQUAL			N.T.S.	NOT TO SCALE	SPKLR	SPRINKLER	W/	WITH
CAB	CABINET	EQ	EQUAL			NO	NUMBER	SQ	SQUARE	W/O	WITH OUT
CLG	CEILING	EQUIP	EQUIPMENT			NOM	NOMINAL	ST, STORE	STORAGE	WD	WOOD
CLR	CLEAR	EXCAV	EXCAVATE			O.C., O/C	ON CENTER	STD	STANDARD	WT	WEIGHT
CMU	CONCRETE MASONRY UNIT	EXP	EXPOSED			O.D.	OUTSIDE DIAMETER	STL	STEEL	WWM	WELDED WIRE MESH
COL	COLUMN	EXT	EXTERIOR			OH	OVERHEAD	STRM	STORM SEWER	YD	YARD
COMP	COMPOSITION, COMPACT					P.I.A.M.	PLASTIC LAMINATE	STRUCT	STRUCTURAL		
						PL	PLATE	SUSP	SUSPENDED		
						PLAS	PLASTIC	T	TREAD		
						PLBG	PLUMBING	T&B	TOP AND BOTTOM		

MATERIALS AND SYMBOLS			
	ROUGH LUMBER		CENTER LINE
	FINISH LUMBER		PROPERTY LINE
	STRUCTURAL STEEL		NEW CONTOURS
	BRICK		EXISTING CONTOURS
	CONCRETE MASONRY UNIT		ELEVATION MARKER
	POURED-IN-PLACE CONCRETE		ELEVATION REFERENCE
	METAL / WOOD STUD WALL		SECTION REFERENCE
	GLAZING		PLAN / DETAIL REFERENCE
	SPRAYED FOAM INSULATION		CEILING TAG
	BATT INSULATION		DOOR TAG
	RIGID INSULATION		WALL TYPE TAG
	PLYWOOD / PARTICLE BOARD		WINDOW TAG
	SAND / MORTAR / GYPSUM BOARD		PLAN NOTE TAG
	COMPACTED DRAINAGE FILL		DEMOLITION NOTE TAG
	COMPACTED STRUCTURAL FILL		COLUMN GRID
	TOPSOIL		REVISION TAG
	NON-STRUCTURAL FILL		VIEW / DETAIL IDENTIFICATION
	EXISTING CONSTRUCTION / MATERIAL		



REVISIONS:

NOTICE TO BIDDERS  
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ISSUE DATE: MARCH 18, 2022  
FACADE RENOVATION

SHEBOYGAN LEADERSHIP ACADEMY

1305 E. ST CLAIR AVE. SHEBOYGAN, WI 53081

1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 (920) 452-4444 | 225 EAST ST. PAUL AVE. MILWAUKEE, WI 53202 (414) 837-6450

CONTRACT DOCUMENTS

DRAWN BY: EJF

CHECKED BY: TN

A  
102

PROJ. NO. 2021-91



REVISIONS:  
ADDENDUM #01 04/01/2022

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DRAWN BY: MLJ

CHECKED BY: EJF

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300

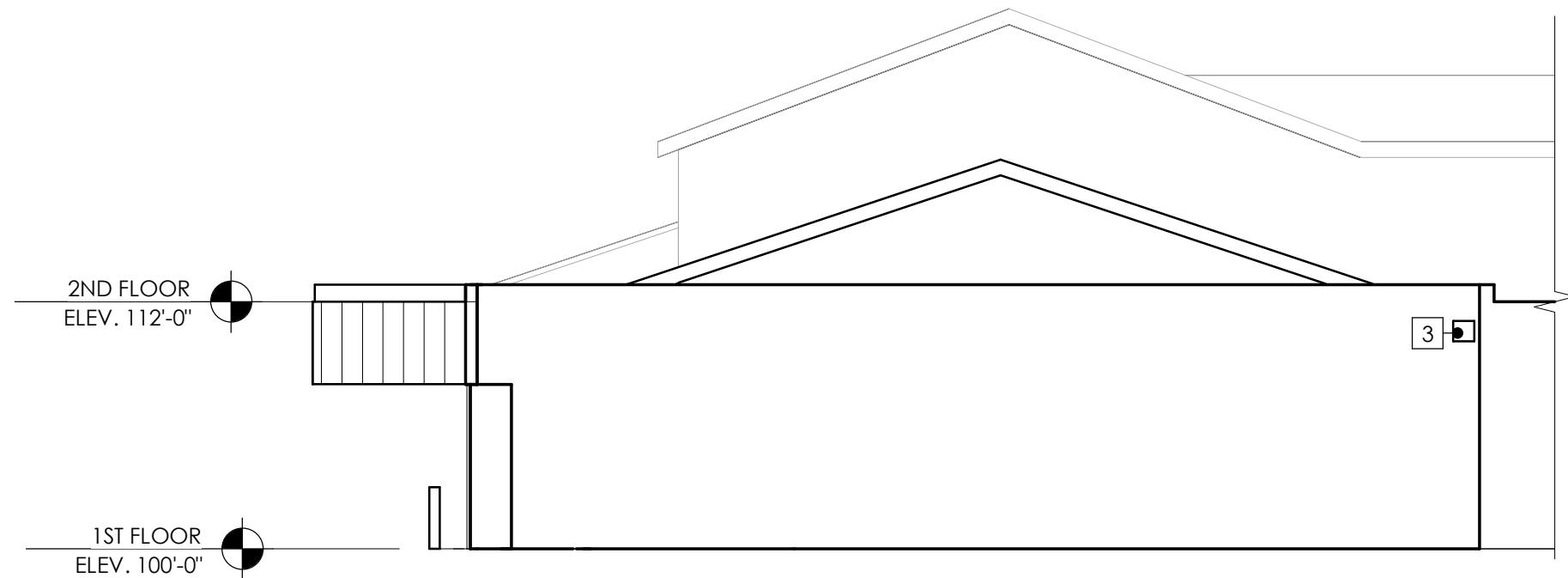
PROJ. NO. 2021-91

### DEMOLITION KEYNOTES

NO.	DESCRIPTION
1	REMOVE EXISTING SPEAKER SYSTEM, WIRING TO BE PRESERVED.
2	REMOVAL OF WINDOW AND EXISTING MASONRY TO APPROXIMATELY 2' 8" ABOVE FINISH FLOOR. REPAIR, REPLACE ANY DAMAGED CMU TO ACCOMMODATE NEW WINDOW ROUGH OPENING.
3	REMOVAL EXISTING SPEAKER SYSTEM, PREPARE FOR FUTURE SIMILAR SOFFIT MOUNTED SPEAKER
4	REMOVAL OF EXISTING LIGHT FIXTURE, PREPARE FOR NEW WALL LIGHT IN SAME LOCATION. RETURN FIXTURE TO OWNER.
5	REMOVAL OF EXISTING DOOR AND REPAIR OF EXISTING WALL FOR FUTURE DOOR AND FRAME. SAVE KEY CYLINDER, AND CARD READER HARDWARE/WIRING FOR FUTURE REUSE.

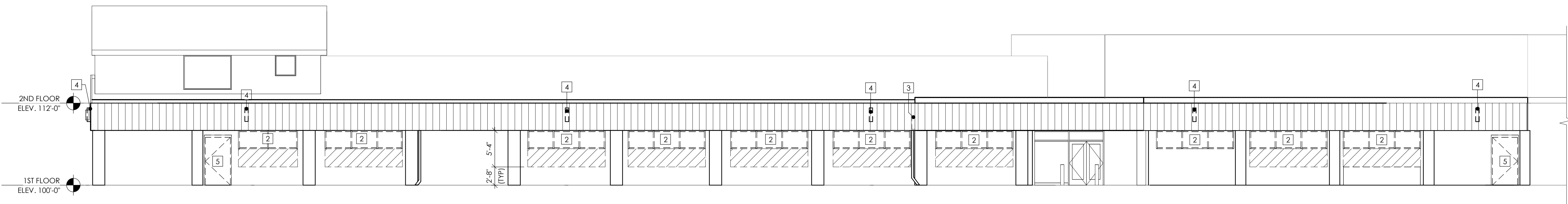
### GENERAL DEMOLITION NOTES

- MASONRY COURSING SHOWN FOR MATERIAL REPRESENTATION ONLY. ACTUAL COURSING MAY VARY AND SHOULD BE VERIFIED IN FIELD FOR EACH WINDOW OPENING. ALL STOREFRONTS TO MATCH IN HEIGHT.
- ELECTRICAL FIXTURE JUNCTION BOXES TO BE REUSED/FITTED FOR FUTURE EXTERIOR LIGHT FIXTURES IN THE SAME LOCATION. ALL EXISTING CAMERAS JUNCTION BOXES TO REMAIN WITH ADDED WATERPROOF EXTENSION TO SURFACE OF METAL PANEL SYSTEM.
- ALL WATER SPIGOTS TO REMAIN
- ALL CYLINDRICAL VERTICAL AND HORIZONTAL DOWNSPOUT PORTIONS TO BE REPLACED WITH RECTANGULAR PROFILE GUTTER OF SAME CAPACITY. SEE DETAIL 4/A801.



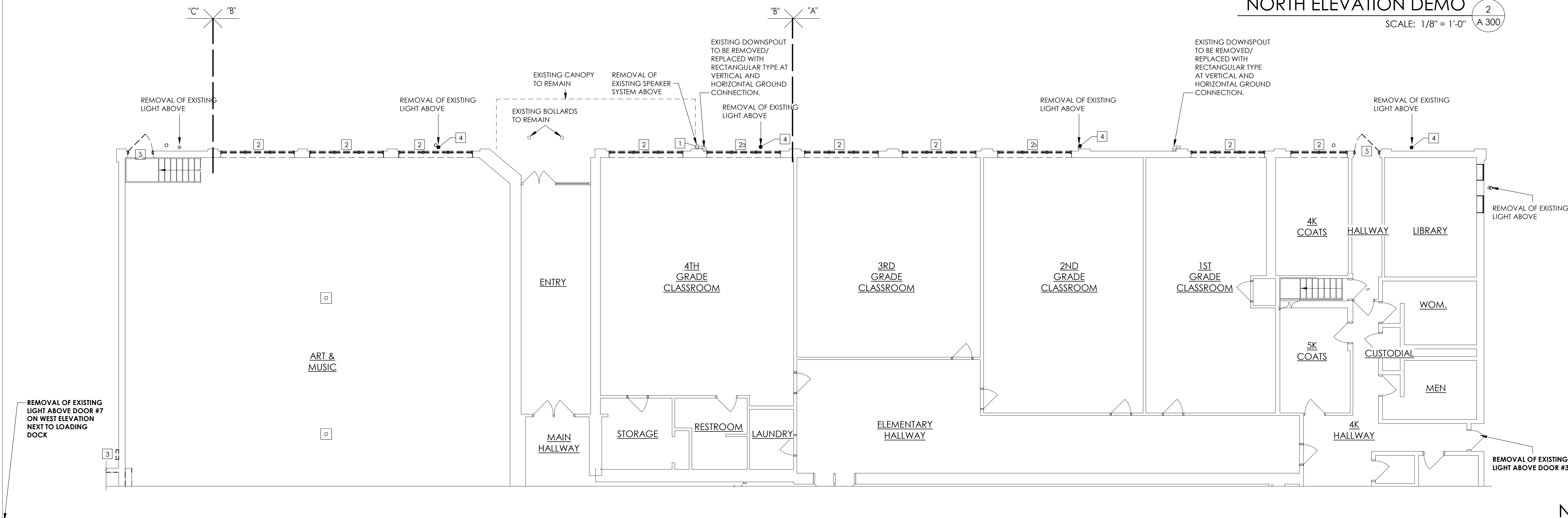
### WEST ELEVATION DEMO

SCALE: 1/8" = 1'-0" A 300



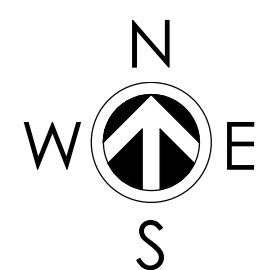
### NORTH ELEVATION DEMO

SCALE: 1/8" = 1'-0" A 300



### PARTIAL FIRST FLOOR PLAN DEMO PLAN

SCALE: 1/8" = 1'-0" A 300



GENERAL PLAN NOTES

- 1/2" VERTICAL EXPANSION JOINTS ON BOTH SIDES OF PILASTERS



REVISIONS:

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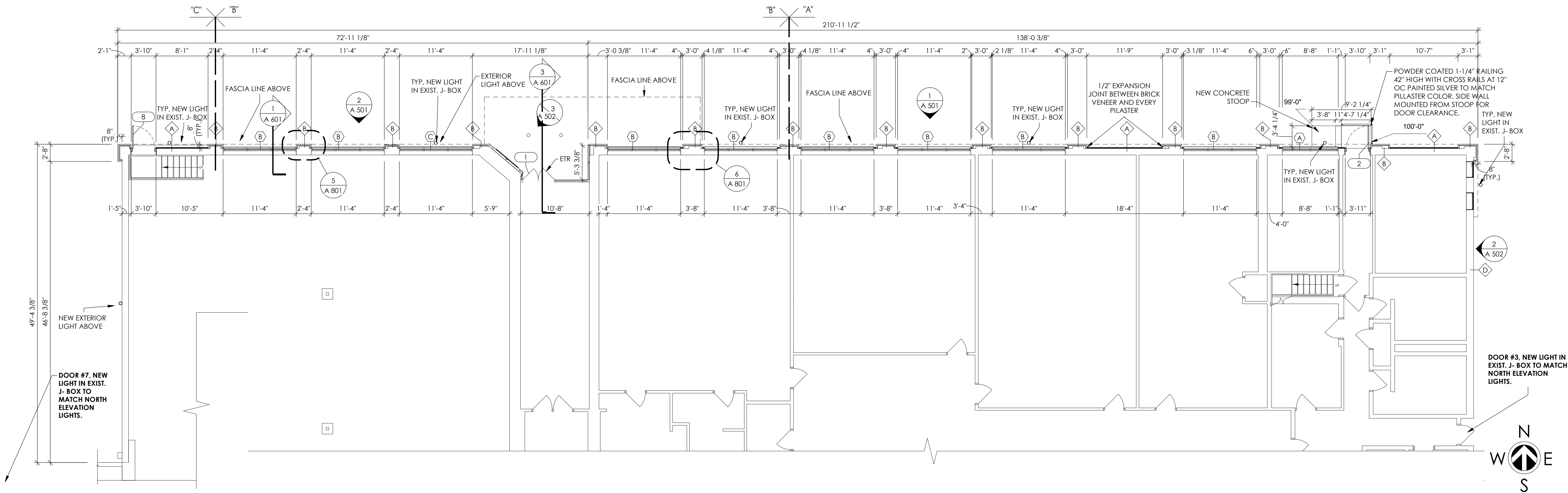
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301

PROJ. NO. 2021-91



PARTIAL FIRST FLOOR PLAN - EAST

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

1  
A 301

GENERAL PLAN NOTES

- 1/2" VERTICAL EXPANSION JOINTS ON BOTH SIDES OF PILASTERS



REVISIONS:  
ADDENDUM # 01 04/01/22  
ADDENDUM # 02 04/19/22

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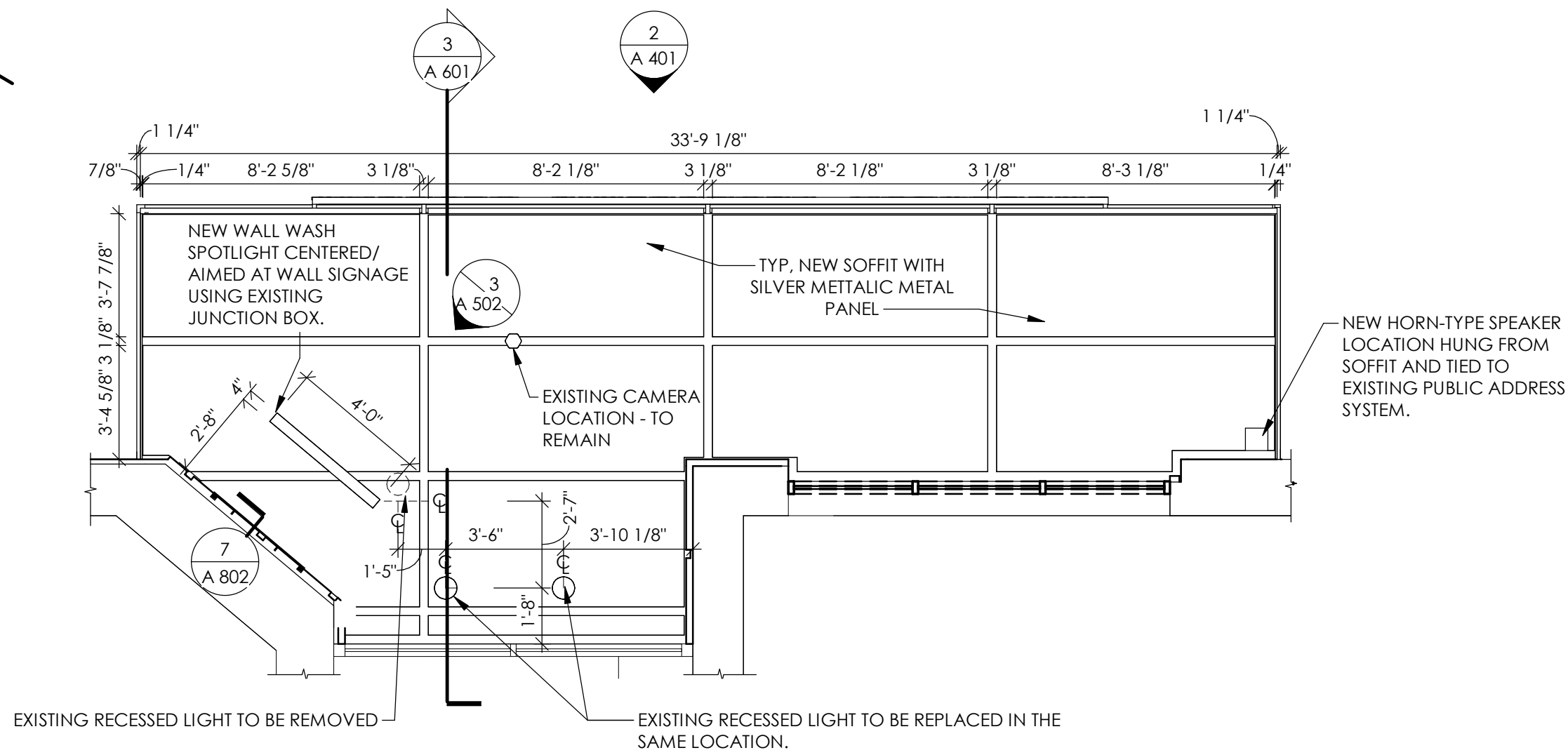
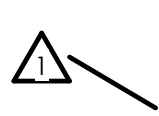
FACADE RENOVATION

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CHECKED BY: EJF

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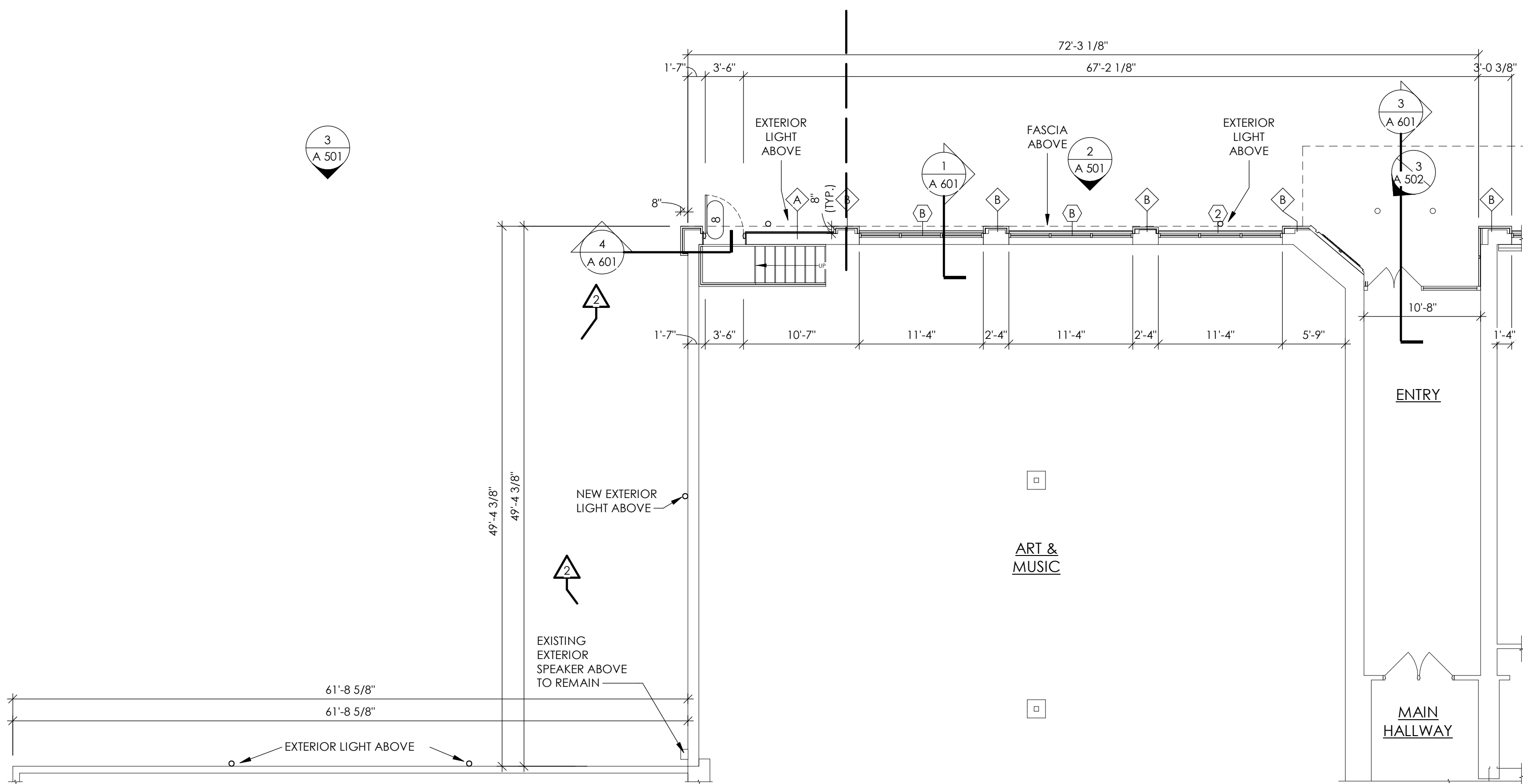
PROJ. NO. 2021-91



FIRST FLOOR REFLECTED CEILING - ENTRY CANOPY

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

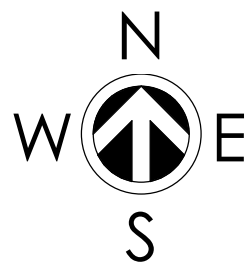
2  
A 302



PARTIAL FIRST FLOOR PLAN - WEST

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

1  
A 302





REVISIONS:  
ADDENDUM # 02 04/19/22

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CHECKED BY: EJF

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401

PROJ. NO. 2021-91

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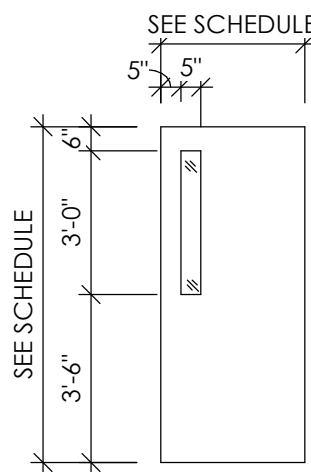
DOOR SCHEDULE												
DOOR NO.	DOOR				HARDWARE SET NO.	FRAME					FIRE RATING	REMARKS
	DOOR SIZE	ELEV.	MAT'L	GLASS TYPE		ELEV.	MAT'L	FRAME DEPTH	JAMB DETAIL	HEAD DETAIL		
2	3'-6" x 7'-0"	D-3	ALUM	1		F-1	ALUM	5 3/4"	1/A802	4/A802		EXISTING LOCK CYLINDERS TO BE REUSED IF POSSIBLE.NEW HARDWARE TO BE COMPATIBLE WITH CARD READER AND TIED INTO EXISTING SYSTEM. COORDINATE WITH OWNER HELD JSM SECURITY CARD READER CONSULTANT. JSM SECURITY TO REMOVE AND REINSTALL EXISTING CARD READER SYSTEM.
8	3'-6" x 7'-0"	D-3	ALUM	1		F-1	ALUM	5 3/4"	1/A802	4/A802	△	EXISTING LOCK CYLINDERS TO BE REUSED IF POSSIBLE.NEW HARDWARE TO BE COMPATIBLE WITH CARD READER AND TIED INTO EXISTING SYSTEM. COORDINATE WITH OWNER HELD JSM SECURITY CARD READER CONSULTANT. JSM SECURITY TO REMOVE AND REINSTALL EXISTING CARD READER SYST

GENERAL DOOR NOTES

- EXISTING DOOR 1 TO REMAIN. CARD READER AND DOOR BELL TO BE REMOVED AND REINSTALLED IN THE SAME OR SIMILAR LOCATION BY CARD READER OWNER HELD JSM SECURITY CONSULTANT. COORDINATE WITH JSM SECURITY.

GLASS TYPES

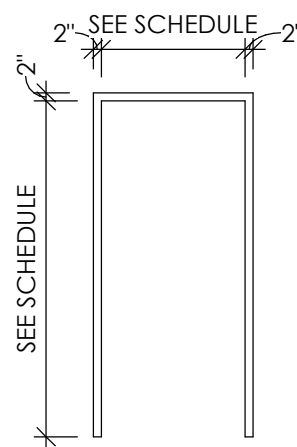
1	SEALED INSULATED "GLASS TYPE 1" PER SPEC 08 8000
2	SEALED INSULATED "GLASS TYPE 2" PER SPEC 08 8000



D-3

DOOR TYPE

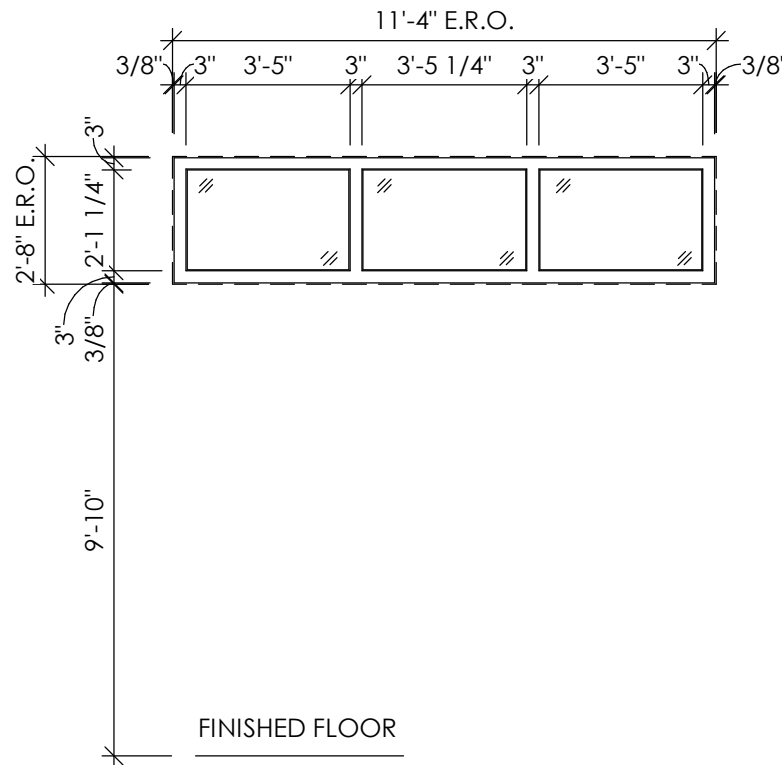
SCALE: 1/4" = 1'-0"



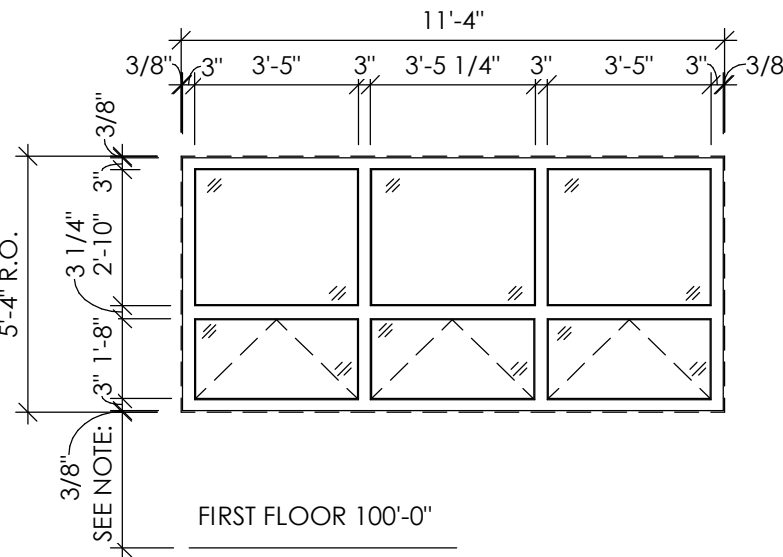
F-1

FRAME TYPE

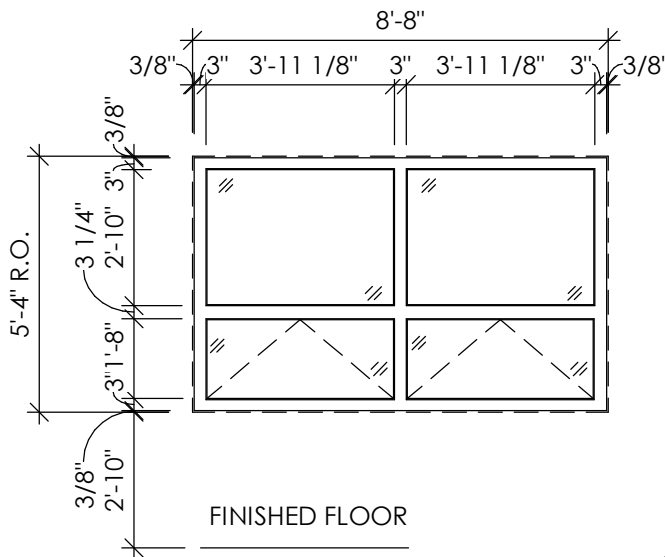
SCALE: 1/4" = 1'-0"



TYPE "C"



TYPE "B"



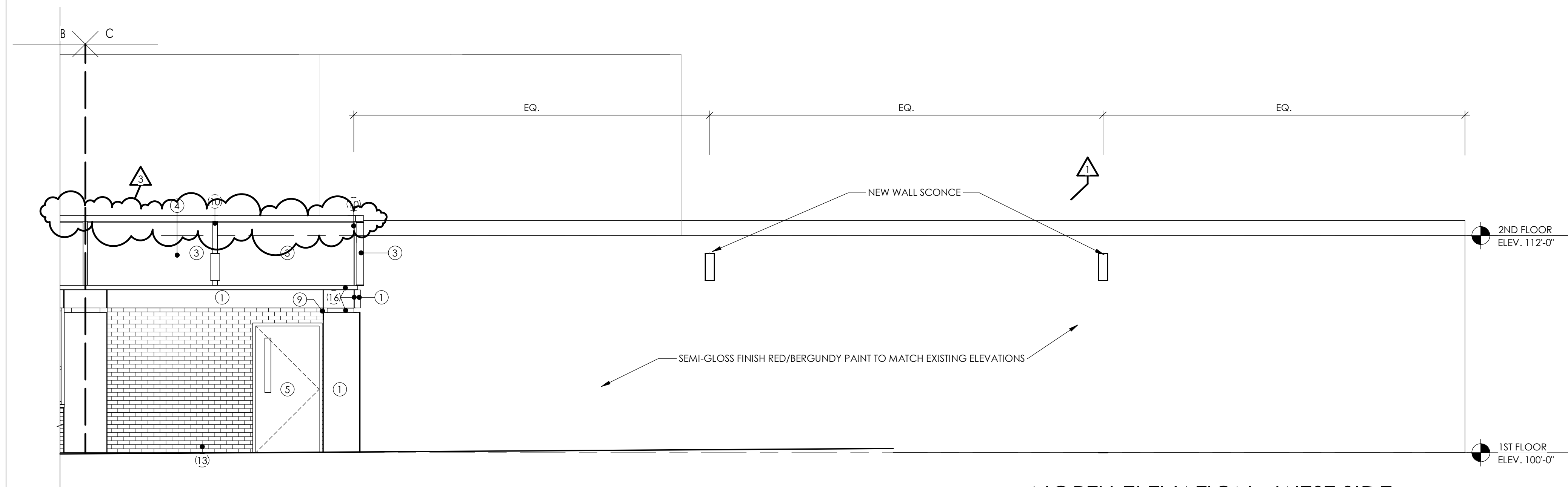
TYPE "A"

WINDOW TYPES

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

- NOTE:
- VERIFY ALL OPENINGS PRIOR TO FABRICATION
  - ALL TYPE "B" WINDOWS WILL BE INSTALLED USING FIRST FLOOR AT 100'-0"
  - OPERATIONAL WINDOW WILL INCLUDE INTEGRAL HAND CRANKS, METAL MESH SCREENS AND LIMITER TO 4" MAX.
  - OPERATIONAL WINDOWS WILL BE "GLASS TYPE 2".
  - NON-OPERATIONAL WINDOW WILL BE "GLASS TYPE 2".

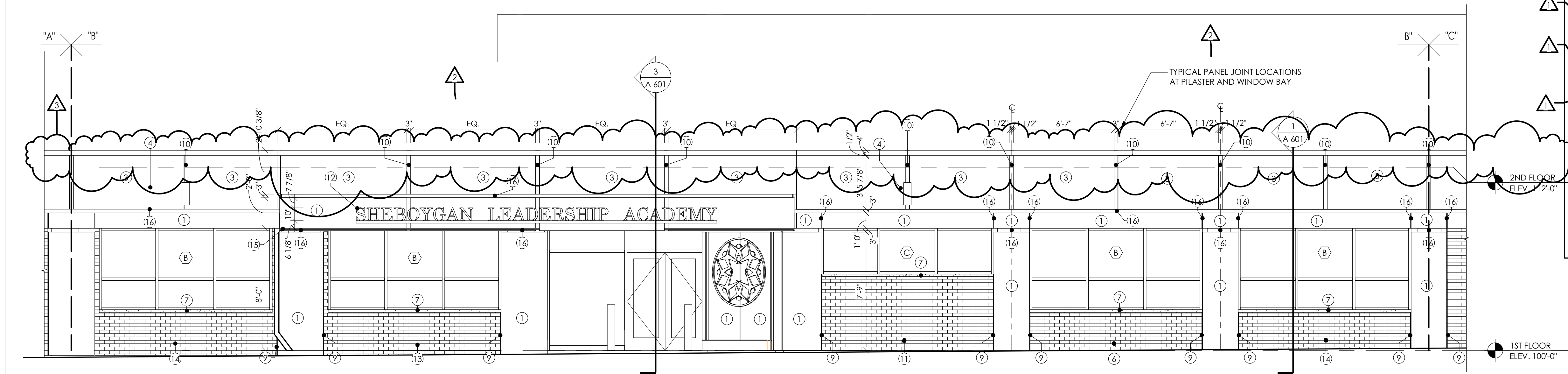




NORTH ELEVATION - WEST SIDE

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

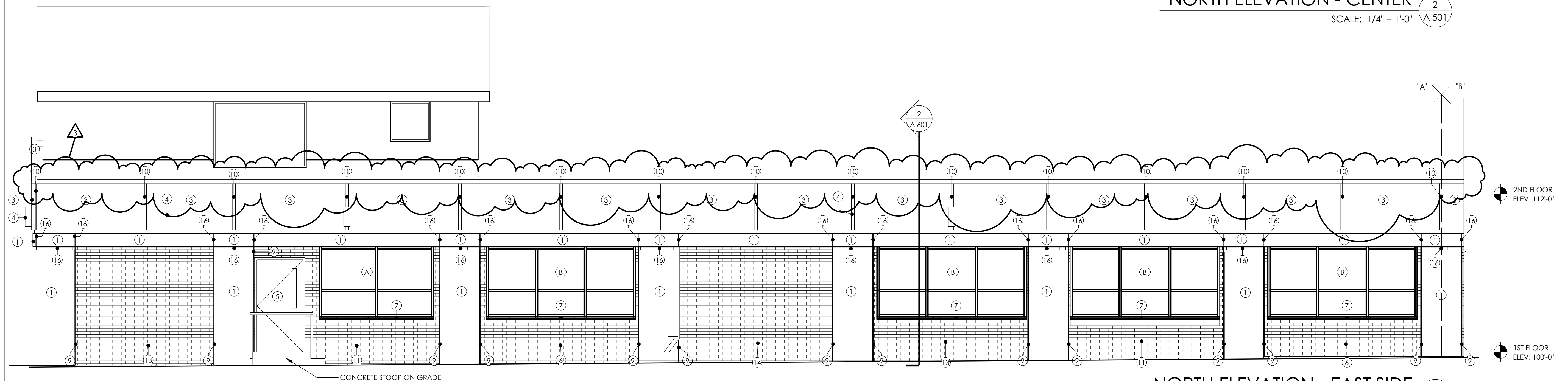
3  
A 601



NORTH ELEVATION - CENTER

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

2  
A 601



NORTH ELEVATION - EAST SIDE

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

1  
A 601

## ELEVATION KEYNOTES

NO.	DESCRIPTION
1	"SILVER METALLIC" ALUCOBOND AMC PANEL
2	NEW DOOR AND FRAME TO MATCH EXISTING OPENING
3	HORIZONTAL WOOD GRAIN "CHESTNUT"ALUCOBOND AMC PANEL
4	NEW EXTERIOR LIGHT IN EXISTING JUNCTION BOX. CHIASSO ALUM. 2 LIGHT CYLINDER OUTDOOR WALL LANTERN - 5in Wx 14.25in H x 8in D - WARM BRASS
5	NEW DOOR TO MATCH EXISTING DOOR SIZE.
6	"BARN RED GLOSSY" THIN BRICK VENEER SYSTEM
7	ADHERED THIN BRICK SILL
9	EXPANSION JOINT 1/2" THROUGH VENEER AND MESH TO EXISTING SUBFACE
10	WOOD GRAIN AMC REVEAL INSERT CHANNEL
11	"MOSS GLOSSY" THIN BRICK VENEER SYSTEM
12	SIGNAGE WITH CHANNEL ON STUDS. SEE WALL SECTION. 10" "CENTURY" TYPE FONT
13	"DARK DENIM GLOSSY" THIN BRICK VENEER SYSTEM
14	"TOOTSIE ROLL GLOSSY" THIN BRICK VENEER SYSTEM
15	NEW SPEAKER SYSTEM REUSING EXISTING WIRING
16	"SILVER METALLIC" AMC REVEAL INSERT CHANNEL

## GENERAL EXTERIOR ELEVATION NOTES

WORK INCLUDES RESTORATION OF FAILING STUCCO AND POSSIBLE TUCK-POINTING ANY AND ALL AREAS OF BRICK/ BLOCK AREAS SHOWING EFFLORESCENCE ON NORTH, EAST AND WEST ELEVATIONS WITHIN THE EXTENTS OF NEW ELEVATION MATERIALS

MASONRY COURSING SHOWN FOR MATERIAL REPRESENTATION ONLY. ACTUAL COURSING MAY VARY.

EXISTING ELECTRICAL FIXTURES, AND CAMERAS ARE TO BE INCORPORATED INTO FACIA IN SIMILAR LOCATION AFTER RENOVATION USING JUNCTION BOX EXTENSION CUT THROUGH MCM PANEL. CAULK AND SEAL ALL PENETRATIONS TO MAKE WATER TIGHT.

ALL WATER SPICOTS ARE TO REMAIN AND BE CUT THROUGH NEW ELEVATION MATERIALS OR PROVIDED RECESS WITH OPENING AND FINISHED TO MATCH ADJACENT NEW MATERIALS AND APPEAR AS PART OF THE NEW ELEVATION.

PUBLIC ADDRESS SYSTEM TO BE RELOCATED INTO SOFFIT OF CANOPY. EXISTING VIDEO CAMERAS TO BE REMOVED, STORED AND REINSTALLED AFTER NEW ELEVATION CLADDING INSTALLED.



## REVISIONS:

ADDENDUM # 01 04/01/22  
ADDENDUM # 02 04/19/22  
ADDENDUM # 03 04/21/22

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501

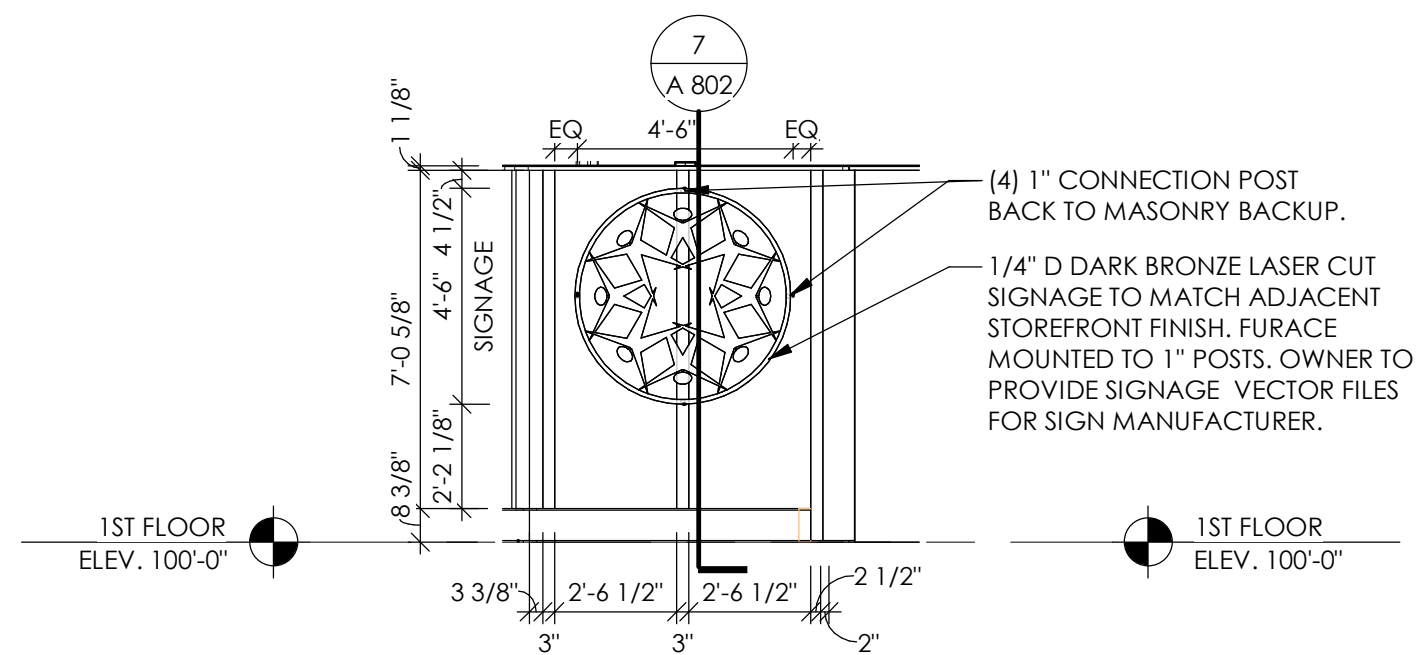
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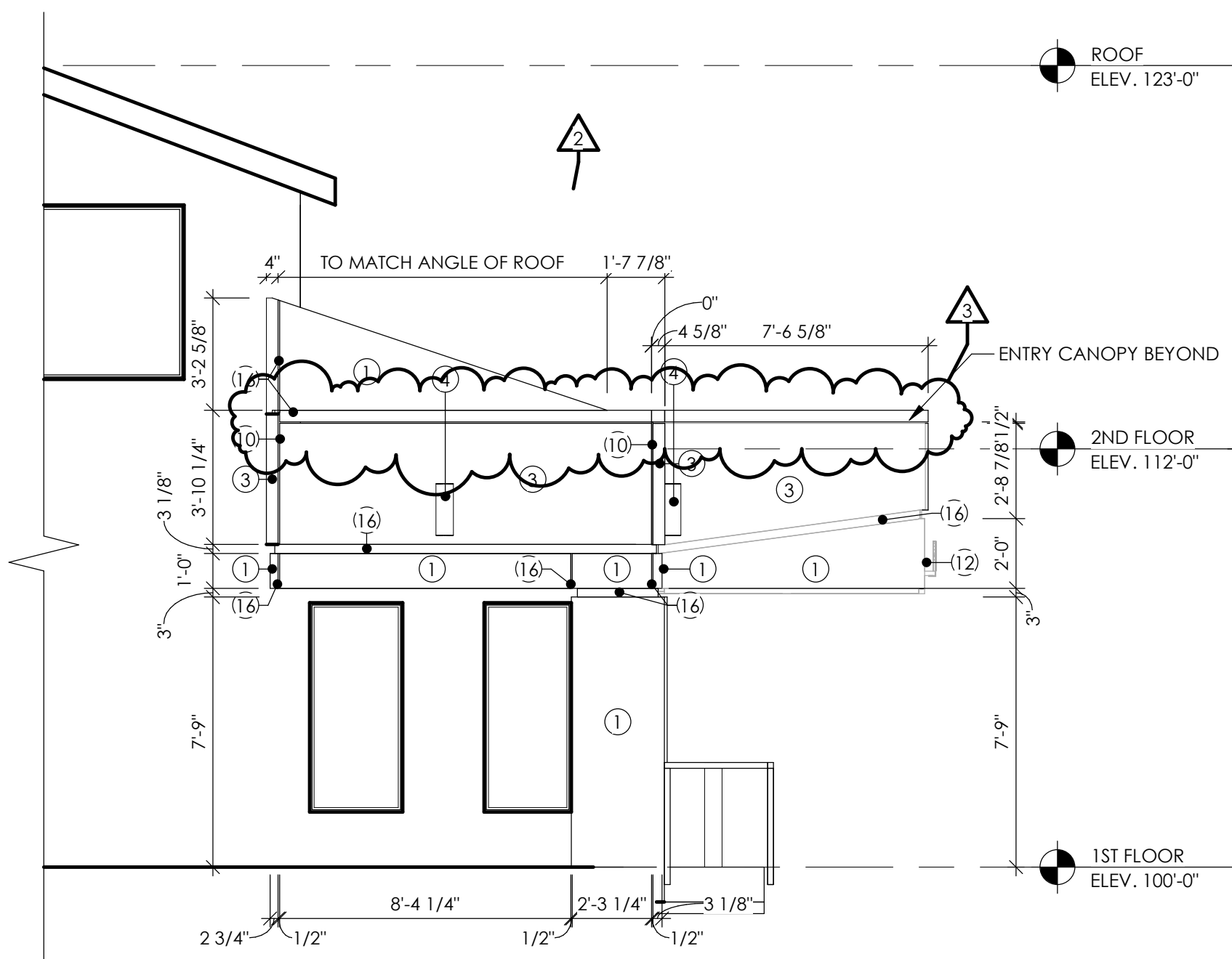
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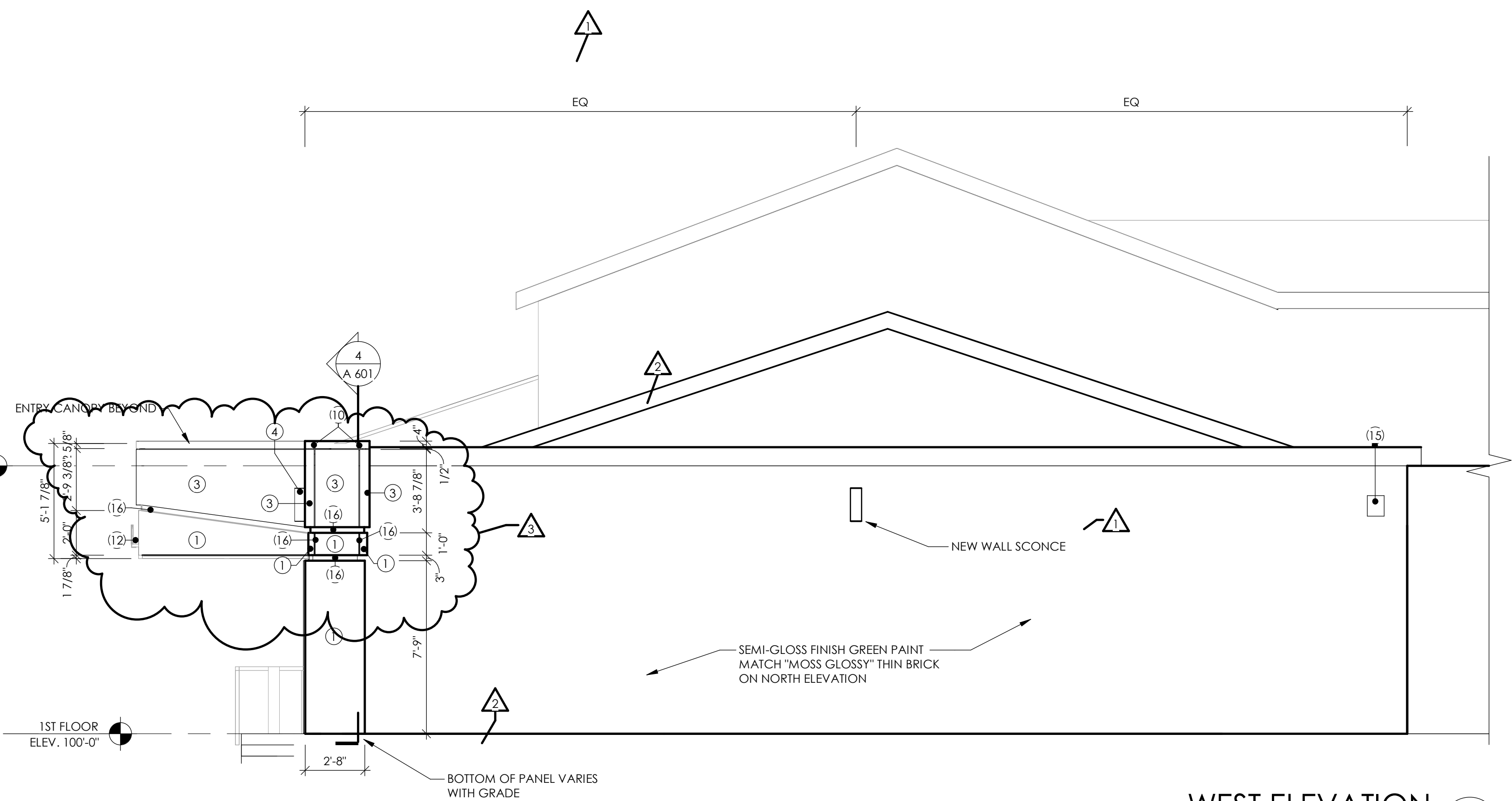
### ELEVATION @ ENTRY WALL

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

3  
A 502

### EAST ELEVATION

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

2  
A 502

### WEST ELEVATION

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

1  
A 502

### REVISIONS:

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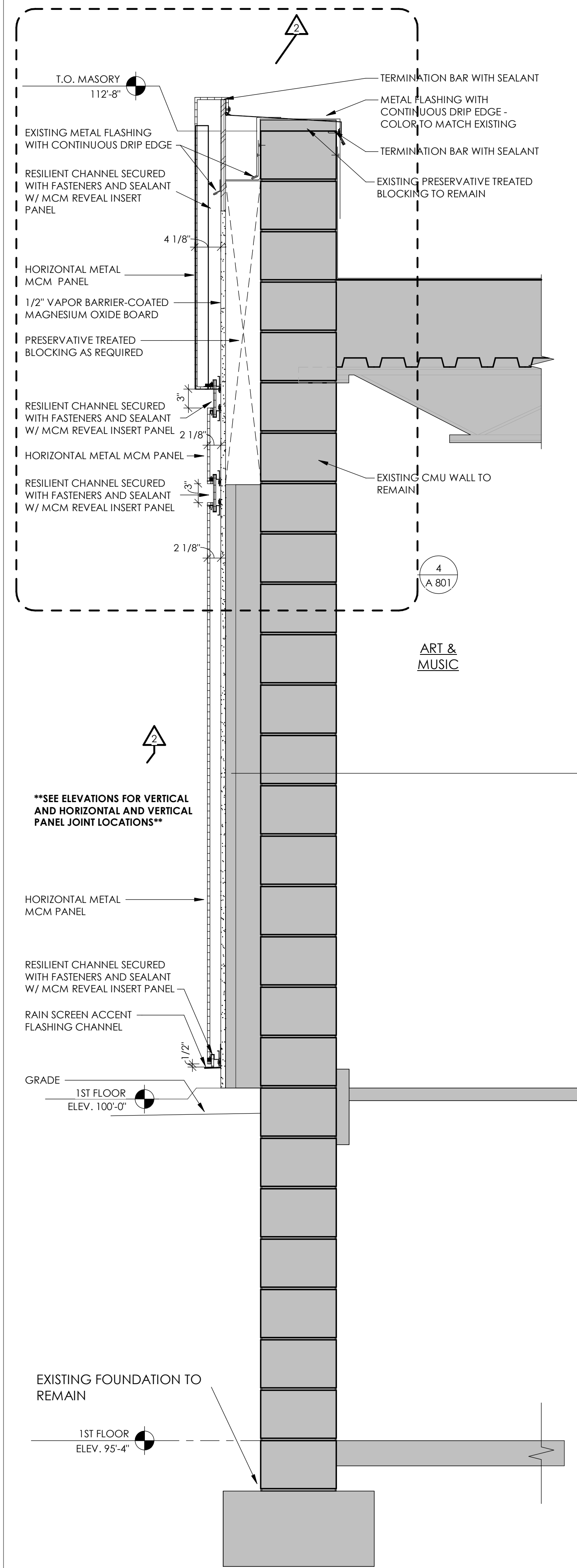
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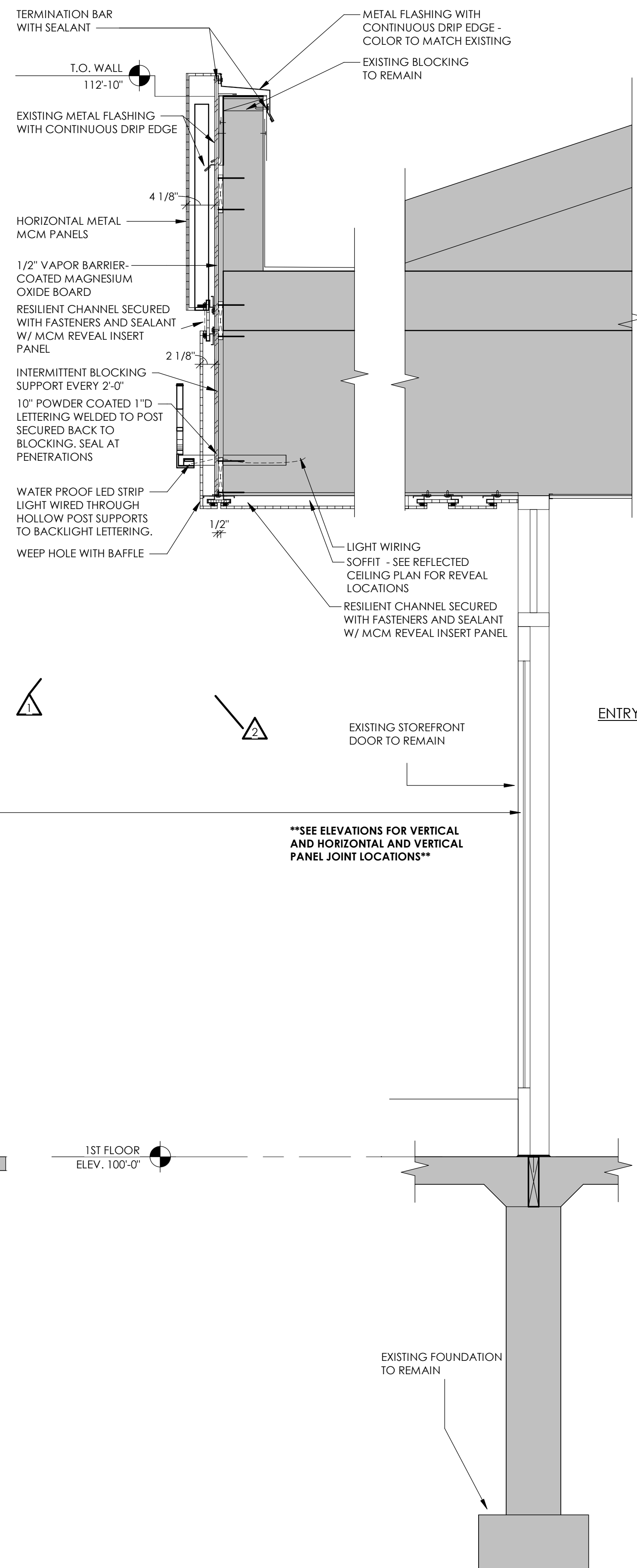
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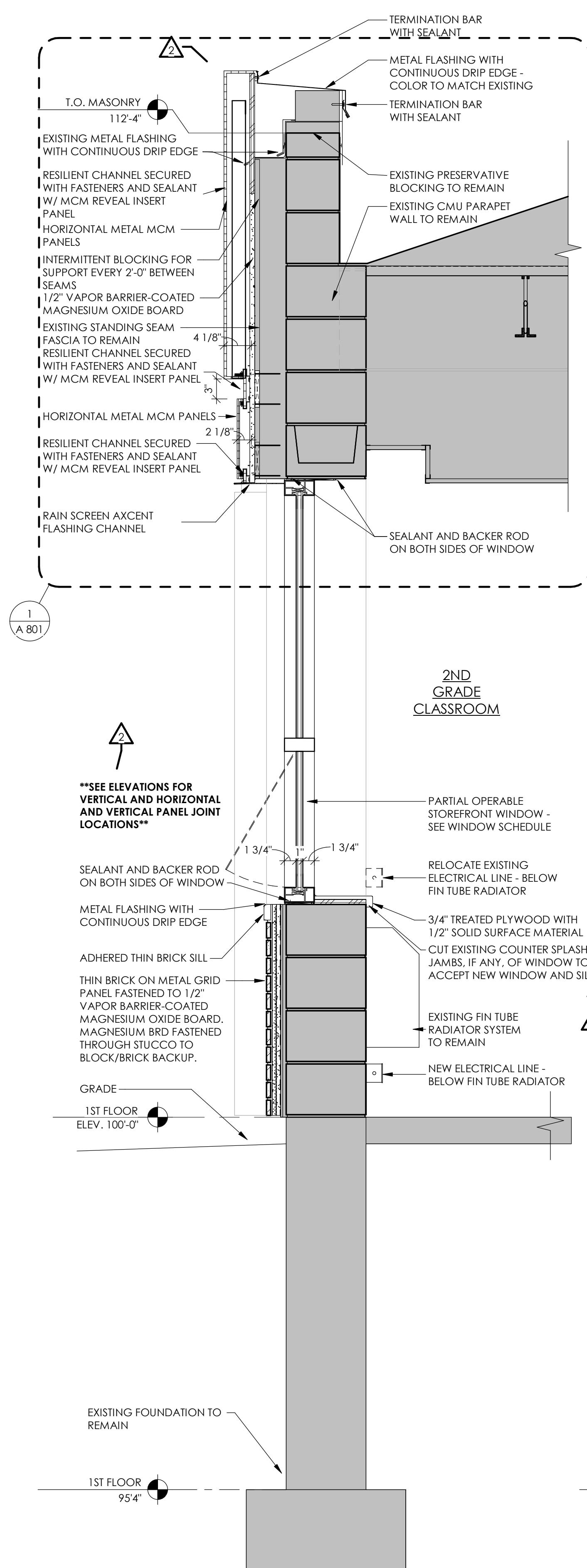
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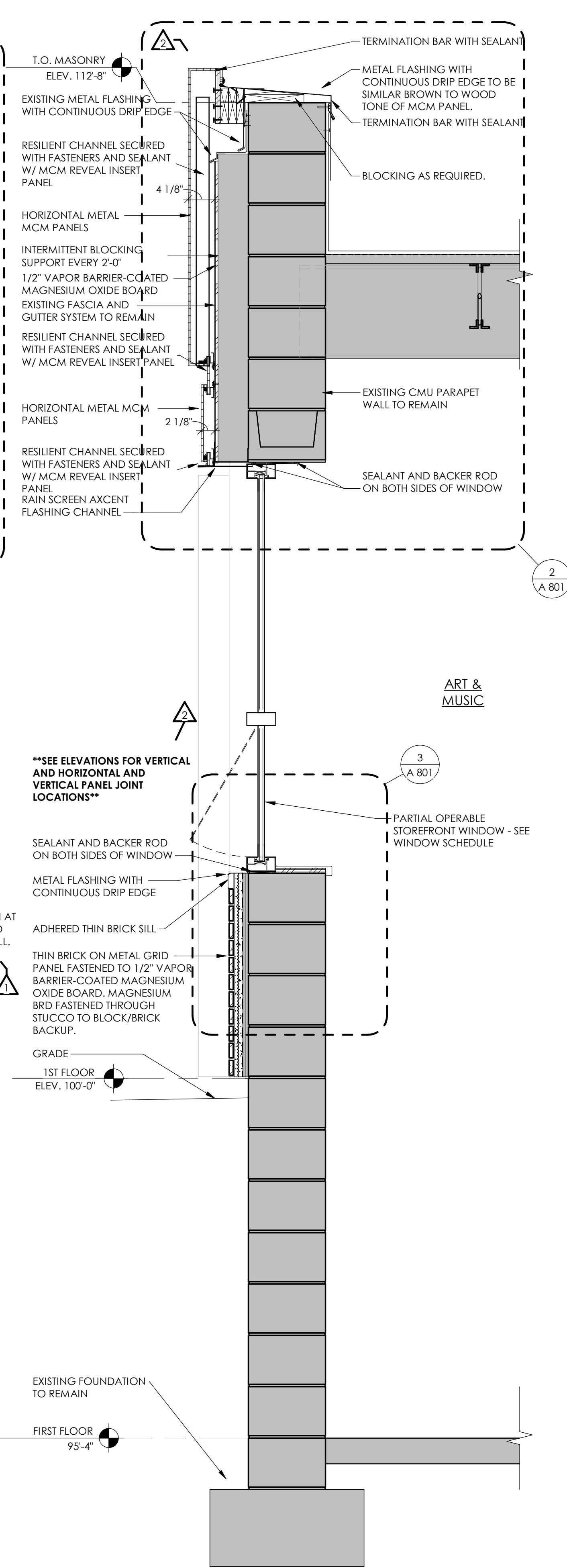
WALL SECTION 4  
SCALE: 1" = 1'-0" A 601



WALL SECTION 3  
SCALE: 1" = 1'-0" A 601



WALL SECTION 2  
SCALE: 1" = 1'-0" A 601



WALL SECTION 1  
SCALE: 1" = 1'-0" A 601



REVISIONS:  
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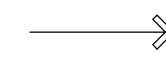
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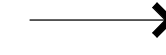
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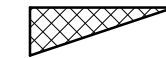
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601

PROJ. NO. 2021-91

ROOF SYMBOLS

- 

**TAPERED INSULATION ROOF DRAINAGE**  
TAPERED EPS INSULATION OVER  
1" ISO INSULATION OVER  
1 1/2" METAL DECK OVER  
FLAT STRUCTURE  
(SEE ROOF PLAN FOR  
TAPERED INSULATION THICKNESS)
- 

**SLOPED STRUCTURE ROOF DRAINAGE**  
1" ISO INSULATION OVER  
1 1/2" METAL DECK OVER  
SLOPED STRUCTURE
- 

TAPERED INSULATION SADDLE / EDGE  
STRIP

GENERAL ROOF NOTES

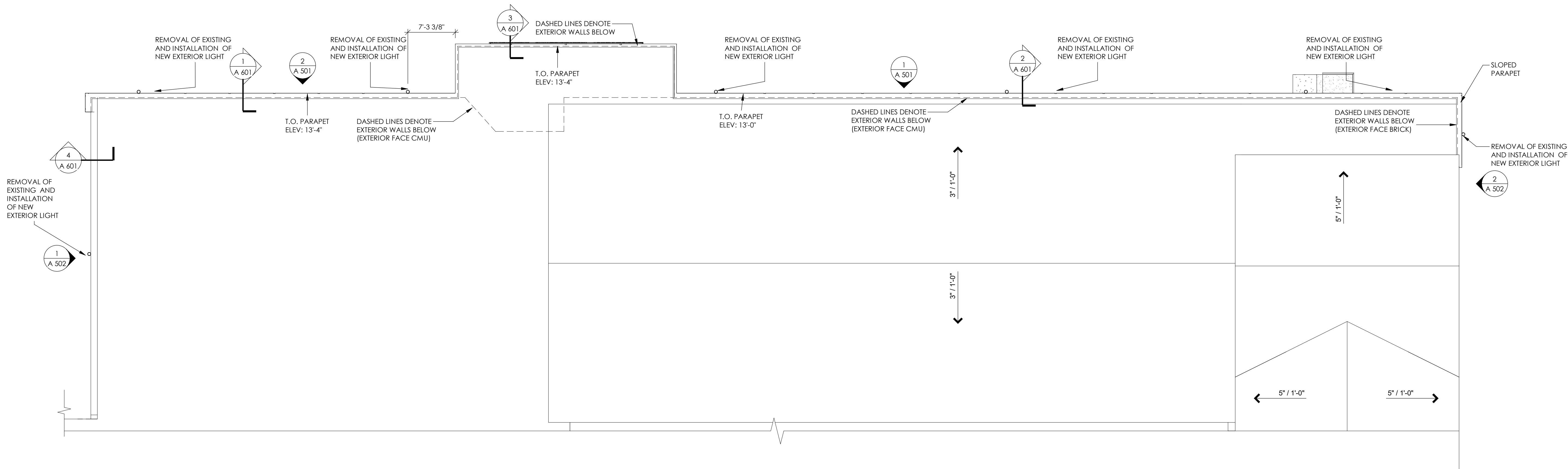
- ROOF CONTRACTOR IS RESPONSIBLE FOR ROOF DRAINAGE INCLUDING TAPERED INSULATION LAYOUT, CRICKETS & SADDLES. SEE STRUCTURAL PLANS AND COORDINATE WITH PLUMBING, HVAC AND ELECTRICAL CONTRACTORS FOR ROOF TOP PENETRATIONS. PROVIDE WATER TIGHT INTEGRITY AT ALL ROOF PENETRATIONS AND EQUIPMENT PER FSR MANUFACTURERS REQUIREMENTS AND CURRENT NRCA STANDARDS.
- TAPERED INSULATION SLOPE TO BE 1/8" PER 1'-0" MINIMUM.



REVISIONS:

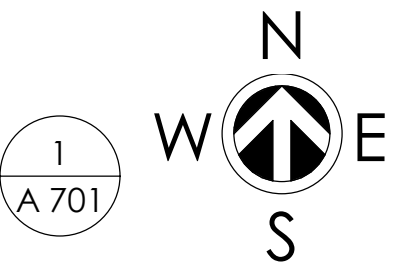
NOTICE TO BIDDERS  
BIDDERS SHALL REVIEW ALL DRAWINGS AND SPECIFICATION SECTIONS TO DETERMINE THE IMPACT OF OTHER SECTIONS OF WORK ON THEIR OWN WORK.

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PARTIAL ROOF PLAN

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



SHEBOYGAN LEADERSHIP ACADEMY  
FACADE RENOVATION

1305 E. ST CLAIR AVE. SHEBOYGAN, WI 53081  
1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 (920) 452-4444 | 225 EAST ST. PAUL AVE. MILWAUKEE, WI 53202 (414) 837-6450

CONTRACT DOCUMENTS

ISSUE DATE: MARCH 18, 2022

DRAWN BY: EJF

CHECKED BY: TN

A  
701

PROJ. NO. 2021-91



NOTICE TO BIDDERS  
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SECTIONS TO DETERMINE THE IMPACT OF OTHER SECTIONS  
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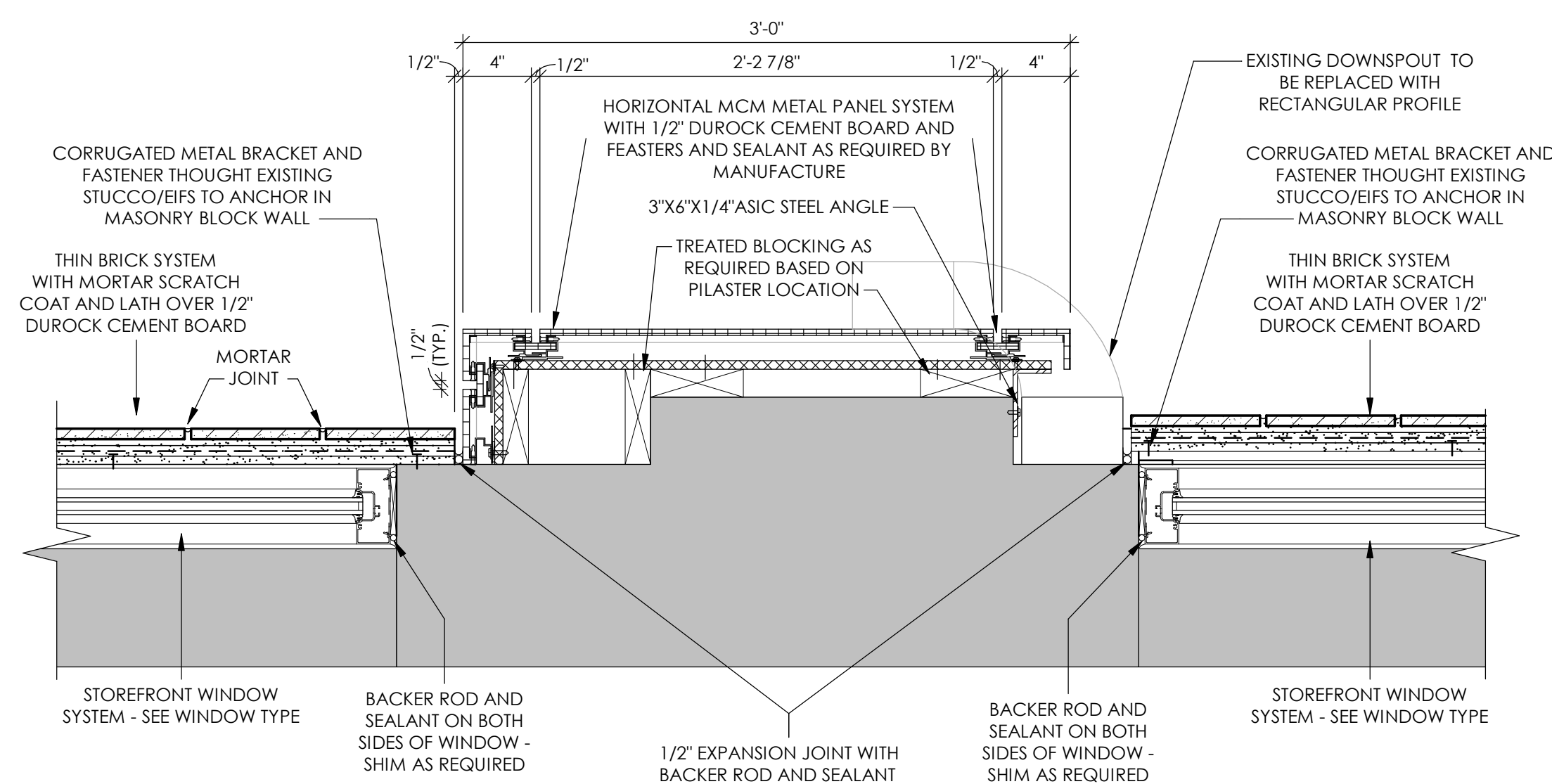
1305 E. ST CLAIR AVE. SHEBOYGAN, WI 53081

ISSUE DATE: MARCH 18, 2022

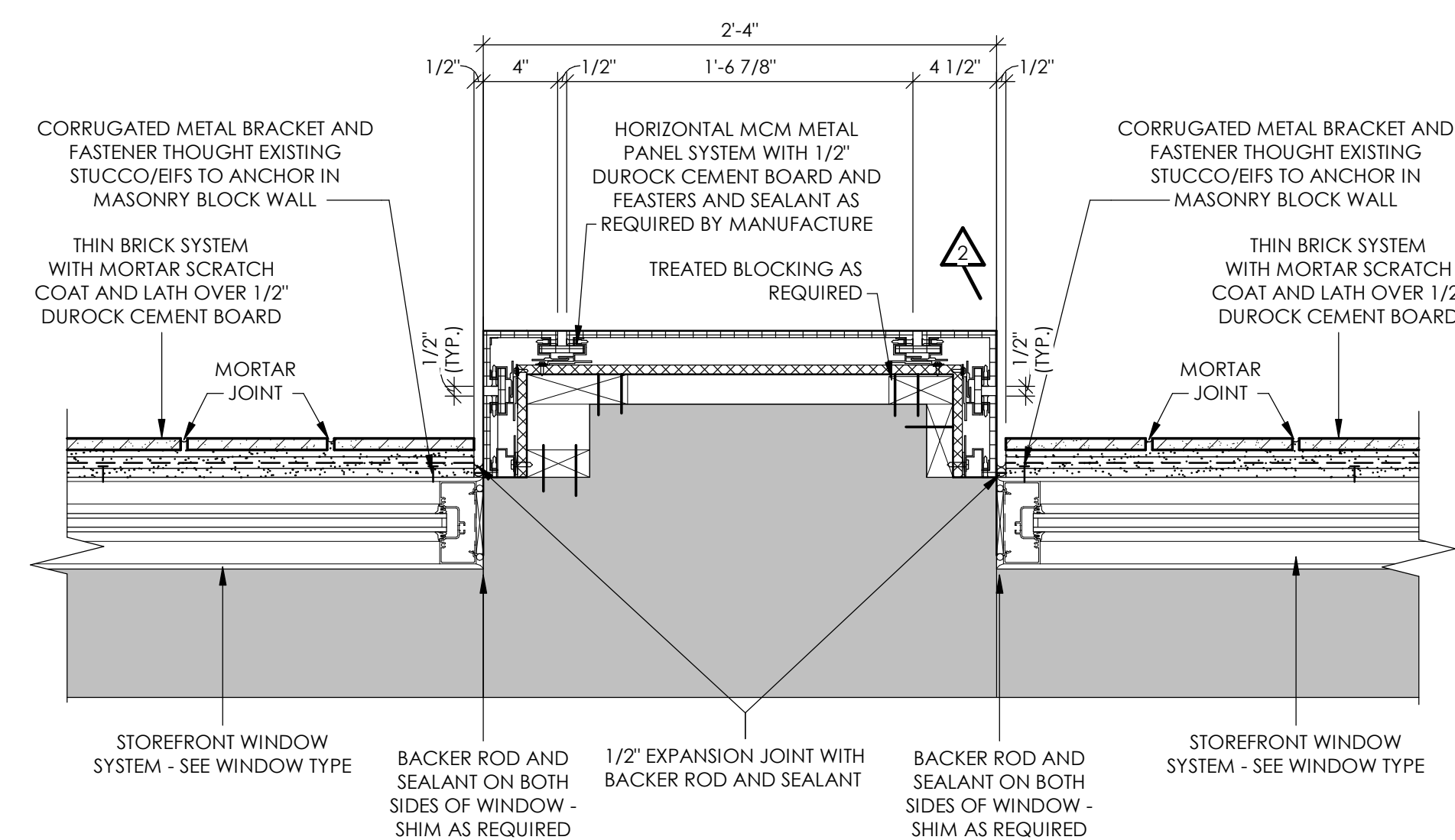
CHECKED BY: TN

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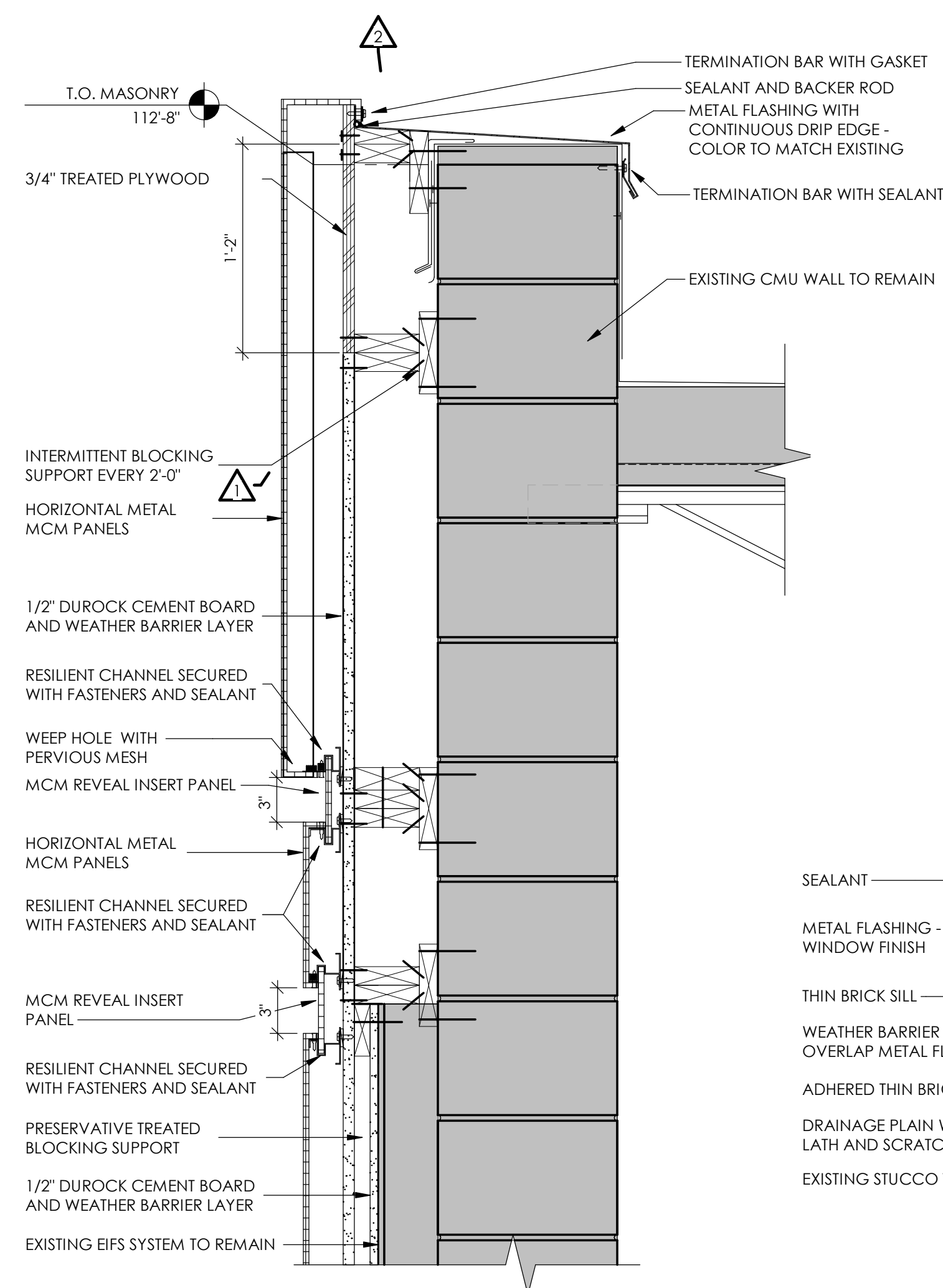
PROJ. NO. 2021-91



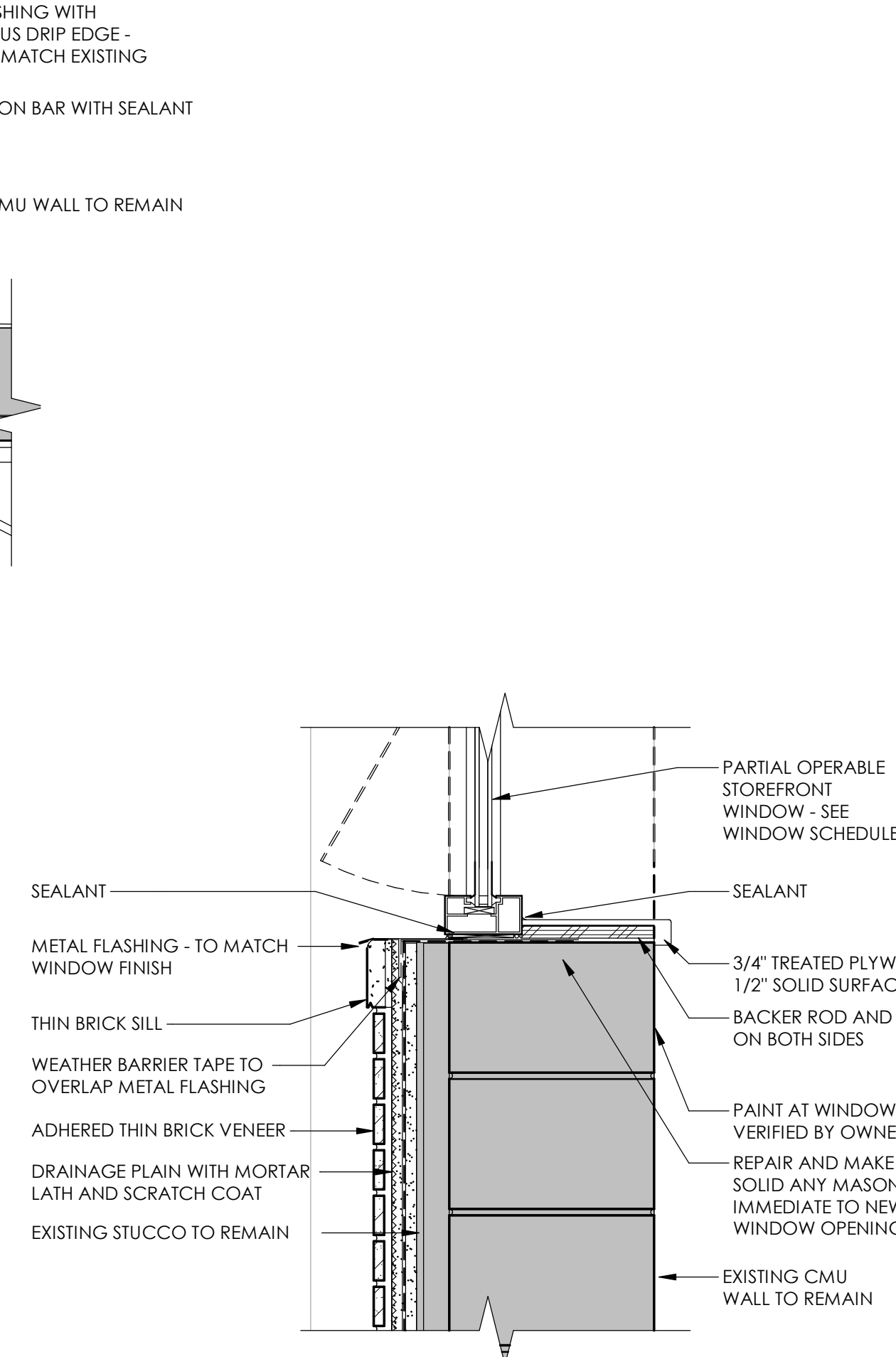
SCALE: 1 1/2" = 1'-0"



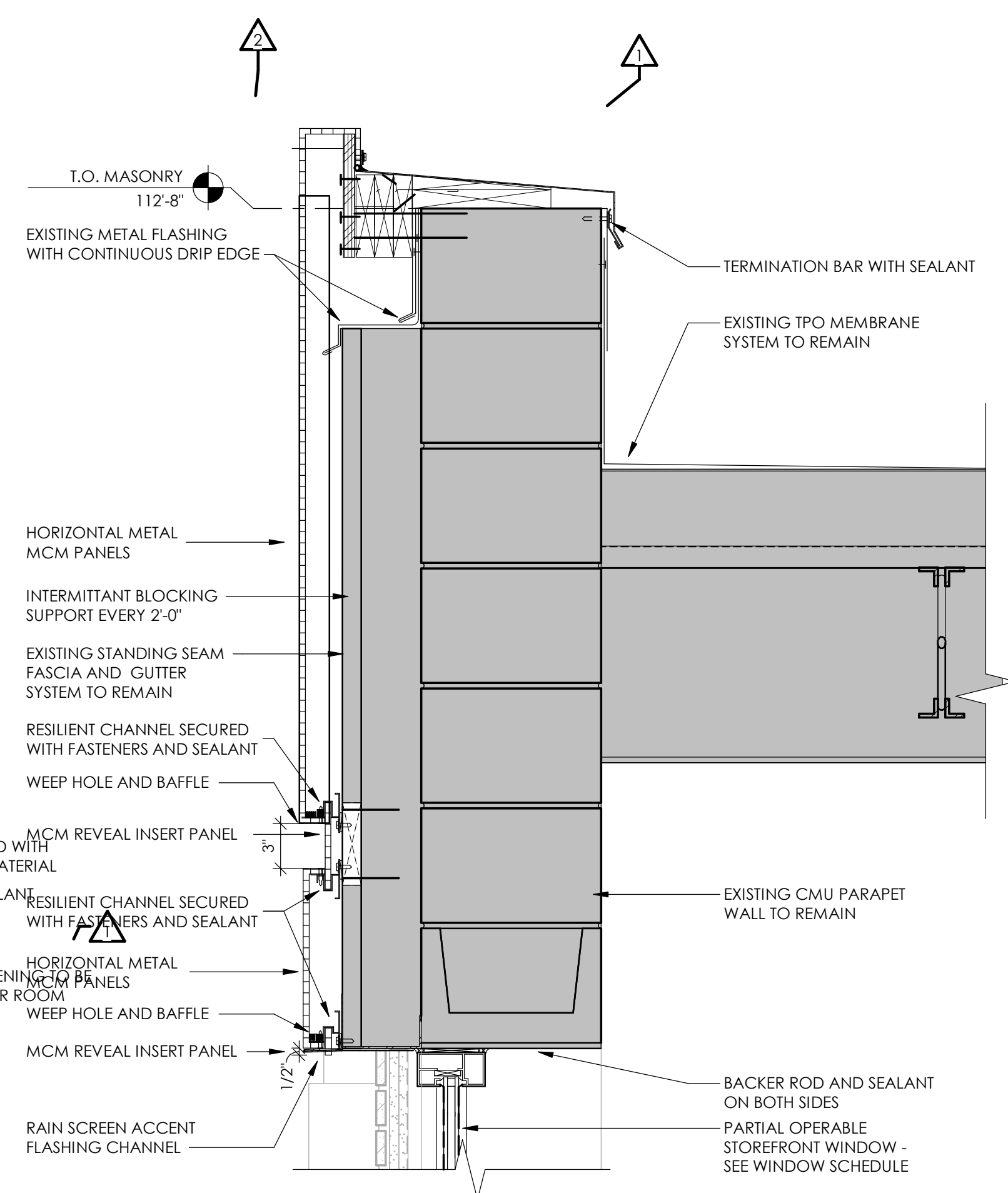
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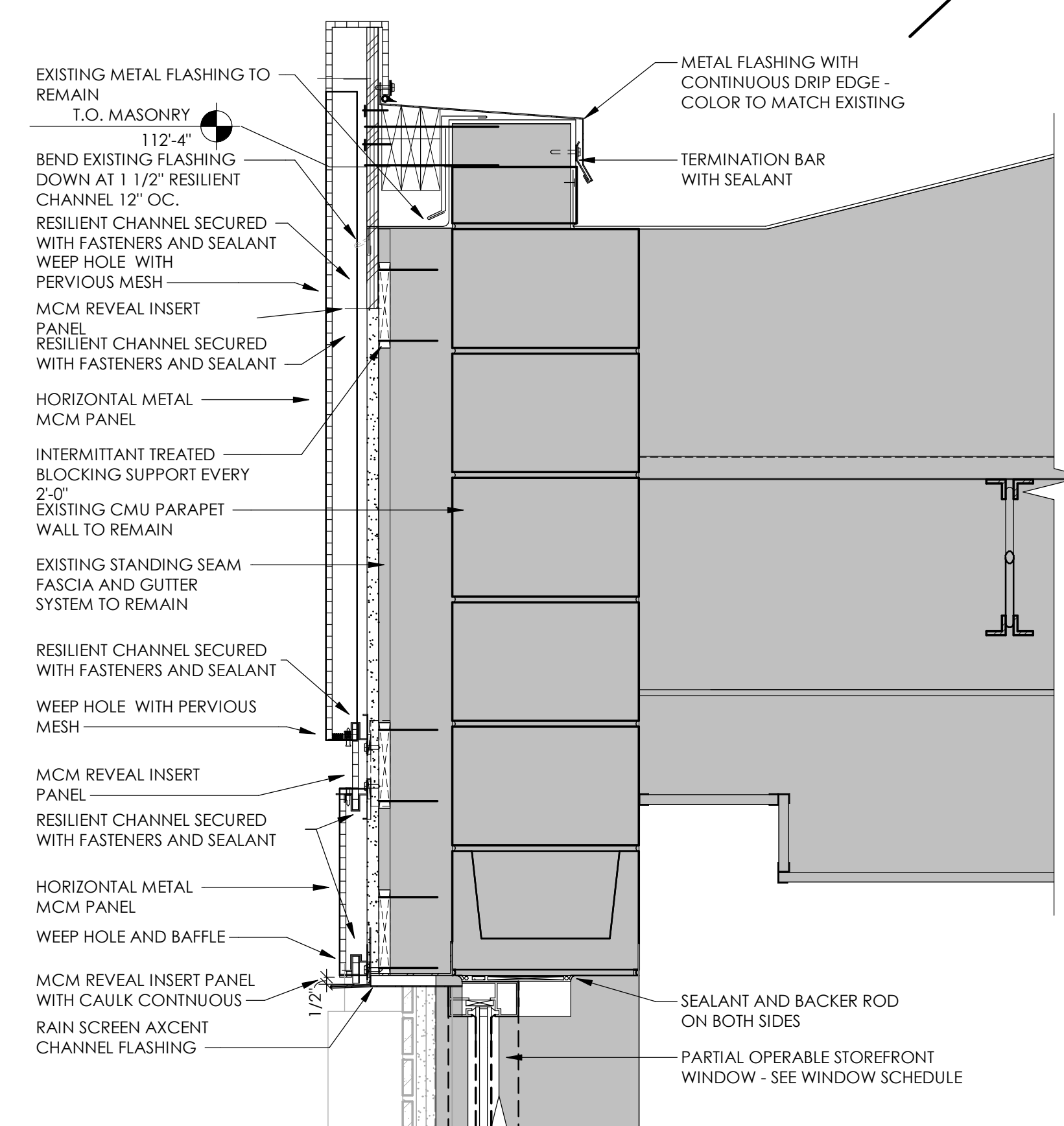
SCALE: 1 1/2" = 1'-0"



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



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



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



REVISIONS:  
ADDENDUM #01 04/01/2022  
ADDENDUM # 02 04/19/22

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ISSUE DATE: MARCH 18, 2022  
FACADE RENOVATION  
SHEBOYGAN LEADERSHIP ACADEMY

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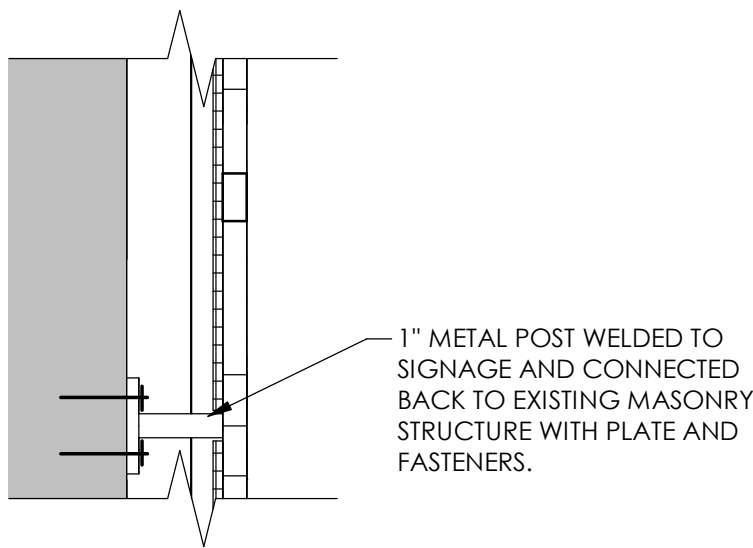
CONTRACT DOCUMENTS

DRAWN BY: MLJ

CHECKED BY: EJF

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802

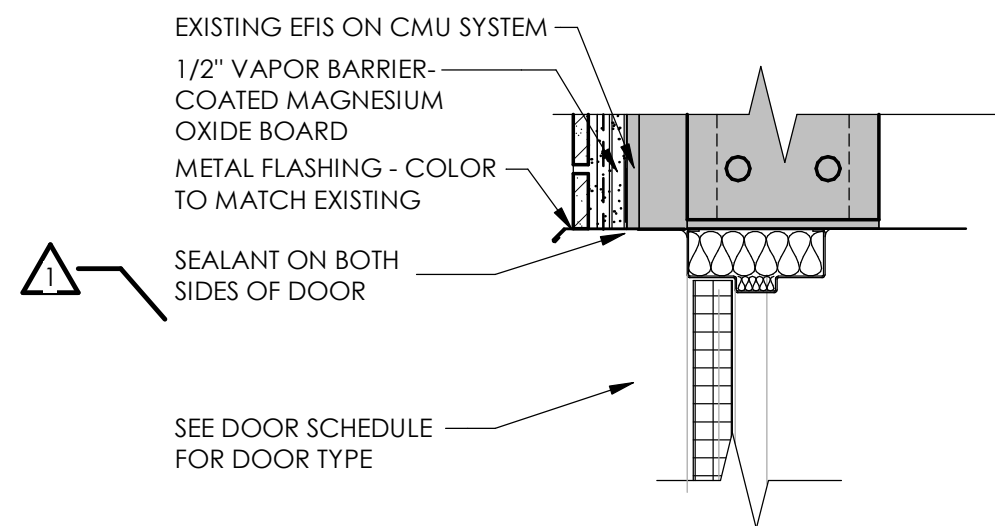
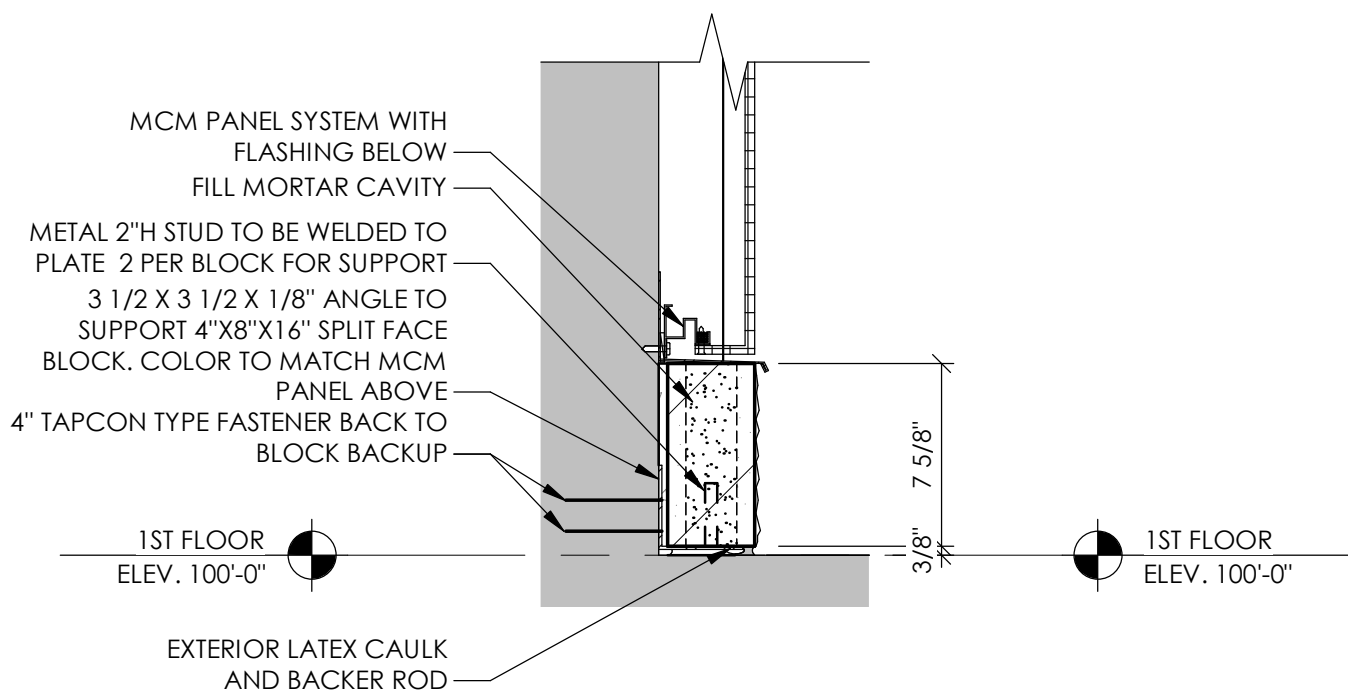
PROJ. NO. 2021-91



ENTRY WALL CURB DETAIL

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

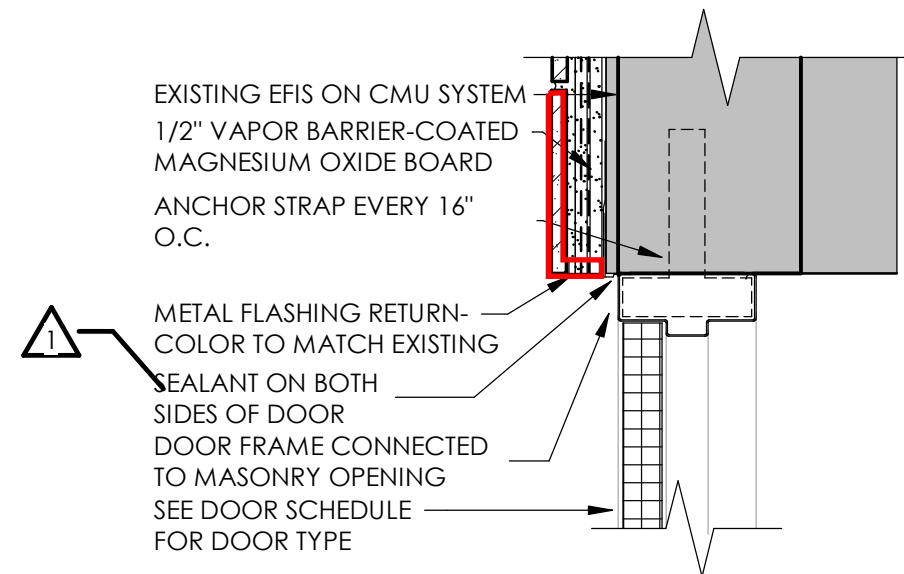
7  
A 802



DETAIL @ DOOR HEAD

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

4  
A 802



DETAIL @ DOOR JAMB

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

1  
A 802



































