ARCHITECTURAL REVIEW BOARD AGENDA

March 13, 2023 at 4:00 PM

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

Persons with disabilities who need accommodations to attend this meeting should contact the Department of City Development, (920) 459-3377.

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 December 12, 2022

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

5. Construction of the Berkshire Sheboygan Riverfront apartments and townhomes at the northeast corner of the S. 10th Street and Indiana Avenue intersection.
6. General Discussion on Architectural Review Board Process.

NEXT MEETING

7. March 27, 2023

ADJOURN

8. 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

ARCHITECTURAL REVIEW BOARD MINUTES

Monday, December 12, 2022

Members Present: Joe Clarke, Jerry Jones, Alderperson Zachary Rust, Dave Aldag, Pam Langan, Robert Heimerl, and Richard Linde
Staff/Officials: Manager of Planning & Zoning Steve Sokolowski

OPENING OF MEETING

1. Roll Call

   Chair Joe Clarke called the meeting to order.

2. Pledge of Allegiance

   The Pledge is recited.

3. Identify Potential Conflict of Interest

   No committee member had a conflict of interest

MINUTES

4. Approval of the Architectural Review Board minutes from November 14, 2022.

   Motion by Jerry Jones, second by Alderperson Rust to approve. Motion carried.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

5. Construction of new building addition at Johnston Bakery located at 3320 Weeden Creek Road.

   Motion by Dick Linde, second by Pam Langan to approve as presented. Motion carried.

6. Construction of the new View 14 Apartments at the southeast corner of the S. 14th Street and Illinois Avenue intersection.

   Motion by Jerry Jones, second by Dave Aldag to approve as presented. The board encouraged the applicant to consider a different, but similar shade of color for the batterns on the portions of the building where the LP Smartside board panels are to be installed (Desert Stone). If the applicant was to make such changes, updated plans would need to be submitted for staff review.

   Motion carried.

NEXT MEETING

7. January 9, 2023

ADJOURN

8. Motion to Adjourn

Motion by Jerry Jones, second by Alderperson Rust to adjourn. Motion carried.

Being no further business, the meeting is adjourned at 4:48 pm.

CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Construction of the Berkshire Sheboygan Riverfront apartments and townhomes at the northeast corner of the S. 10th Street and Indiana Avenue intersection.

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

REPORT DATE: March 10, 2023 **MEETING DATE:** March 27, 2023

FISCAL SUMMARY:

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

STATUTORY REFERENCE:

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

BACKGROUND / ANALYSIS:

General Capital is proposing to construct the Berkshire Sheboygan Riverfront apartments and townhomes at the northeast corner of the S. 10th Street and Indiana Avenue intersection. The applicant states the following:

- The Berkshire Sheboygan Riverfront project is a $30.2 million redevelopment of City of Sheboygan Redevelopment Authority (RDA) owned property consisting of an 83-unit independent senior building with “podium-style” underground parking and 18 townhomes in a separate building facing Indiana Avenue.

- The townhomes will not be age restricted. Nine (9) of the townhomes facing Indiana will be designed and marketed as “live/work” units with the ability for residents to take advantage of a ground floor extra bedroom as a creative home occupation work space.

- In addition to these living units, the project will incorporate an extension of the future pedestrian path following the east-west vacated alley and an open green space to be deeded to the City as public open space on the river.

- Together, the project will redevelop approximately 2.5 acres of former brownfield and underutilized property on the Sheboygan River.

- The Berkshire Sheboygan Riverfront project was designed with the site-specific context as a guide to architectural massing, form and materials. The site, located at the northeast corner of Indiana Avenue and S. 10th Street, is a key gateway into Sheboygan’s Downtown Business District and also a large, vacant development opportunity on the Sheboygan River. The intent of our layout and overall building design is to blend into the existing neighborhood, while enhancing the Sheboygan Riverfront as a focal point and destination for our residents and the larger community.

The applicant states the following about the Live/Work Townhomes architecture:

- The townhome-style units along Indiana Avenue are sited to take advantage of this key gateway and high visibility corridor. The units facing Indiana Avenue are designed as live/work units that include a space on the first floor that can be used as either a space/showcase for a small business, or a first floor additional bedroom.

- The building profile is modeled after many of the other structures across and along the next couple of blocks of Indiana Avenue. This area is a mix of single-family homes and small retail storefronts at the street level, often with a living unit above. Most of the existing retail/living buildings either have a flat roof, or a false front mimicking a two-story flat roof profile.

- This building design is intended to be a modern adaptation of this traditional use, massing and appearance. While helping to define the street edge at the first floor, like the existing adjacent structures, there will be nine (9) second floor decks providing visual interest and overlooking the streetscape. These inset decks will break up the massing of the street elevation and create a human-scale proportion and rhythm to each individual townhome.

- Materials for the townhome building will be a mix of traditional lapped clapboard-style siding and more modern flat-panel siding in a “board-and-baton” style. Both will be low-maintenance and highly durable fiber cement composition. Much of the siding will have a smooth finish, while the lapped accent areas will have a wood-grain finish and be stained to look like cedar siding.

- As a final detail of the townhome structure, the far west end of the building will include a lighted, branded “Berkshire” sign set in a field of siding. This will accentuate the importance of this corner and provide a gateway feature for the project.

The townhome materials include:

- Fiber Cement:

    - James Hardie Rustic Series Lap Siding: “Coastal Gray” color everywhere. “White Granite” color at balcony accent locations.

    - James Hardie Rustic Series Board & Batten: “Sand Castle” at front “picture frame” wall accent locations.

    - James Hardie Smooth Vertical Panel: “Cobble Stone” color w/ matching aluminum reveals at entry door locations

The applicant states the following about the Independent Senior Building architecture:

- The 83-unit senior building will include a base level of parking under a pre-cast podium and the residential portion will be four (4) stories of stick-frame construction above.

- The ground floor will include our leasing office, mailroom and primary residential entry. In addition, a small commercial storefront will be included in the base of the building facing

Indiana Avenue, that will house our “Community Serving Facility,” a local non-profit w
will serve residents and the larger community with financial planning and literacy services. We have signed a Letter of Intent with Family Service Association of Sheboygan to use this space as a satellite facility to their larger operation in Sheboygan.

- The larger senior building is set back from the street, behind the townhome building, separated by a landscaped parking lot serving both the townhomes and senior building.

- The scale and massing of the building is a “U” shape courtyard-style building, with units having either city, lake or river views in every direction.

- The building is sited within the constraints of two utility corridors: underground public utilities running along the former Commerce Street ROW and the high-tension ATC wires running within the vacated ROW.

- Our approach to our Berkshire independent senior projects is different from much of our competition. Our properties are designed with a contemporary flair and promote community with stimulating community spaces, fitness center, Wi-Fi café and other spaces that encourage our residents to stay active and engaged in their surroundings. As a highlight for this community, we have placed our largest gathering space on the top floor, providing residents with river and Lake Michigan views and a space to share, rather than giving the best space to a private living unit.

- The building itself will have a deep-colored brick masonry base, with two-tone mix of brick that will provide a strong sense of “base” to the building.

- The upper floors will be a combination of lighter, complimentary colored brick panels and cement-board siding as the field material. The colors will work together to create a warm “earth tone” pallet.

- The elevations are organized with a strong vertical orientation, with bays being created by the brick panels. The brick elements will span three floors, bringing down and breaking up the scale of each elevation. This also reinforces the “base-middle-top” composition of the building. Additional architectural interest and articulation is added with inset and hung balconies in key locations.

- Windows will have a vertical orientation as well, with a differentiation of bedrooms and living rooms based on window size and style. Corner units are special conditions that include larger windows in corner living room to fully take advantage of building corners.

- Overall, the design is intended to be fresh and contemporary, but with traditional proportion and use of materials. We intend for our designs to withstand the test of time and trends. The proposed design meets our goal of a high-quality, well-designed building that fits into the context and will look good over time.

The Independent Senior Apartment Building materials include:

- Masonry:
    - 1st Level and Stair Shafts - Interstate Brick: “Coal” color with random pattern of “Obsidian” color in a stack bond. 4x8x16 Face Brick (Super Emperor) size for all.
    - 2nd Level and Levels Above - Interstate Brick: “Platinum” color in a running bond. 4x4x12 Utility size brick.
- Fiber Cement:
    - James Hardie Smooth Vertical Panel: “Timber Bark” color w/ matching aluminum reveals. Note: Reveal locations to be further coordinated in elevations with windows, etc.
    - James Hardie Rustic Series Lap Siding : “White Granite” color at main entry vestibule and lobby

STAFF COMMENTS:

The subject site is a vacant, undeveloped property located at the northeast corner of the S. 10th Street and Indiana Avenue intersection (made up of several parcels). Part of the property was formerly JJ Koepsell Company who for many years sold wholesale plumbing supplies to the Sheboygan area. The Koepsell building was demolished in 2013. In addition, several properties along Indiana Avenue were acquired, demolished and set aside for future development purposes.

The Berkshire Sheboygan Riverfront apartments and townhomes project:

- Positively impacts the look and feel of this mixed use neighborhood and provides needed housing opportunities for individuals and families with varying income requirements and supportive service needs.
- Presents a great opportunity for a new infill development as it is one of the main riverfront entrances to the downtown corridor.
- Provide revitalization to an area of the city that has been underutilized the past several years in a manner that compliments the surrounding mixed use neighborhoods.

The Board may want to have the applicant address:

- Are there ground and/or rooftop mechanicals or any other accessory buildings?
- Discussion of design and location of dumpster enclosure or any other structures.

ACTION REQUESTED:

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

ATTACHMENTS:

Architectural Review Board Application and required attachments.

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

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

SECTION 1: Applicant/ Permittee Information			
Name (Ind., Org. or Entity) General Capital Group	Authorized Representative Sig Strautmanis	Title Partner	
Mailing Address 6938 N. Santa Monica Blvd.	City Fox Point	State WI	ZIP Code 53217
Email Address sig@generalcapitalgroup.com	Phone Number (incl. area code) 414-228-3502		
SECTION 2: Landowner Information (Complete These Fields When Project Site Owner is Different than Applicant)			
Name (Ind., Org. or Entity) City of Sheboygan RDA	Contact Person Chad Pelishek	Title Director of Planning and Devpmnt	
Mailing Address 828 Center Street	City Sheboygan	State WI	ZIP Code 53081
Email Address Chad.Pelishek@sheboyganwi.gov	Phone Number (incl. area code) 920-459-3383		
SECTION 3: Architect Information			
Name Engberg Anderson Architects			
Mailing Address 320 E. Buffalo Street	City Milwaukee	State WI	Zip 53202
Email Address markl@engberganderson.com	Phone Number (incl. area code) 414-944-9000		
SECTION 4: Contractor Information			
Name Bedrock Construction Company			
Mailing Address 6938 N. Santa Monica Blvd.	City Fox Point	State WI	Zip 53217
Email Address sig@generalcapitalgroup.com	Phone Number (incl. area code) 414-228-3502		
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) Chad Pelishek	Title Dir of Plng & Development	Phone Number 920-459-3383	
Signature of Applicant		Date Signed	

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 Corner of Indiana and 9th Street	Parcel No. 59281505670, 59281505760, 59281505930
Name of Proposed/Existing Business:	Berkshire Sheboygan Riverfront
Address of Property Affected:	932 Indiana Avenue (property addresses to be assigned)
Zoning Classification:	Central Commercial

New Building: 89,364 SF (plus parking 21,969 SF) Addition: 0 Remodeling: 0

SECTION 7: Description of Proposed Project

Please see attached narrative, included in the Architectural Review package

SECTION 8: Description of EXISTING Exterior Design and Materials

N/A

SECTION 9: Description of the PROPOSED Exterior Design and Materials

Please see attached narrative, included in the Architectural Review package

GENERALCAPITAL

COLLABORATE · INNOVATE · EXECUTE

6938 N SANTA MONICA BLVD
MILWAUKEE, WI 53217

GENERALCAPITALGROUP.COM

P: 414.228.3500
F: 414.228.3700

February 26, 2023

Mr. Steve Sokolowski
Members of the Architectural Review Board
City of Sheboygan
828 Center Avenue
Sheboygan, WI 53081

Re: **Berkshire Sheboygan Riverfront Proposal**
10th Street & Indiana Avenue

Dear Members of the Architectural Review Board:

General Capital, and its partner Emem Group, are submitting the attached drawings for architectural review in preparation of obtaining municipal approval of our proposed Berkshire Sheboygan Riverfront project. The attached documents include the following:

- Existing Survey of the Subject Property
- Proposed Site Plan
- Proposed Architectural Elevations
- Illustrative Renderings
- Narrative Description of the Proposed Project
- Building Material List (material samples will be presented at the meeting)

Our Berkshire Sheboygan Riverfront project is a $30.2 million redevelopment of RDA-owned property consisting of an 83-unit independent senior building with "podium-style" underground parking and 18 townhomes in a separate building facing Indiana Avenue. The townhomes will not be age restricted. Nine of the townhomes (specifically, the units facing Indiana) will be designed and marketed as "live/work" units with the ability for residents to take advantage of a ground floor extra bedroom as a creative home-occupation work space. In addition to these living units, the project will incorporate an extension of the future pedestrian path following the east-west vacated alley and an open green space to be deeded to the City as public open space on the river. Together, the project will redevelop approximately 2.5 acres of former brownfield and underutilized property on the Sheboygan River.

We look forward to presenting our project in person. In the meantime, please feel free to reach out with any questions or comments.

Sincerely,
General Capital Group

Sig Strautmanis

Architectural Design Narrative

The Berkshire Sheboygan Riverfront project was designed with the site-specific context as a guide to architectural massing, form and materials. The site, located at the NE corner of Indiana Avenue and S. 10th Street, is a key gateway into Sheboygan's Downtown Business District and also a large, vacant development opportunity on the Sheboygan River. The intent of our layout and overall building design is to blend into the existing neighborhood, while enhancing the Sheboygan Riverfront as a focal point and destination for our residents and the larger community.

Live/Work Townhomes

The townhome-style units along Indiana Avenue are sited to take advantage of this key gateway and high visibility corridor. The units facing Indiana Avenue are designed as live/work units that include a space on the first floor that can be used as either a space/showcase for a small business, or a first floor additional bedroom. The building profile is modeled after many of the other structures across, and along the next couple of blocks, of the street. This area is a mix of single-family homes and small retail storefronts at the street level, often with a living unit above. Most of the existing retail/living buildings either have a flat roof, or a false front mimicking a two-story flat roof profile. This building design is intended to be a modern adaptation of this traditional use, massing and appearance. While helping to define the street edge at the first floor, like the existing adjacent structures, there will be nine second floor decks providing visual interest and overlooking the streetscape. These inset decks will break up the massing of the street elevation and create a human-scale proportion and rhythm to each individual townhome.

Materials for the townhome building will be a mix of traditional lapped clapboard-style siding and more modern flat-panel siding in a "board-and-baton" style. Both will be low-maintenance and highly durable fiber cement composition. Much of the siding will have a smooth finish, while the lapped accent areas will have a wood-grain finish and be stained to look like cedar siding.

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Independent Senior Building

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MATERIALS

Senior Housing Apts. –

Masonry:

1st Level and Stair Shafts -> Interstate Brick: "Coal" color with random pattern of "Obsidian" color in a stack bond. 4x8x16 Face Brick (Super Emperor) size for all.

2nd Level and Levels Above -> Interstate Brick: "Platinum" color in a running bond. 4x4x12 Utility size brick.

Fiber Cement:

James Hardie Smooth Vertical Panel: "Timber Bark" color w/ matching aluminum reveals. *Note: Reveal locations to be further coordinated in elevations with windows, etc.*

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Townhomes –

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James Hardie RusticSeries Board & Batten : "Sand Castle" at front "picture frame" wall accent locations.

James Hardie Smooth Vertical Panel: "Cobble Stone" color w/ matching aluminum reveals at entry door locations.

Engberg Anderson ARCHITECTS

MILWAUKEE | MADISON | TUCSON | CHICAGO

NOTE:
ARCHITECTURAL SITE PLANS FOR REFERENCE ONLY. REFER TO CIVIL DRAWINGS FOR FURTHER INFORMATION AND DETAILS.

KEY

A	SENIOR APARTMENTS
B	LIVE-WORK STYLE TOWNHOMES
C	COMMERCIAL / RETAIL SPACE (WITHIN SENIOR APARTMENT BUILDING)
D	PLAZA - LANSCAPING AND TEXTURED CONC.
E	TRANSFORMER
F	NEW CURB, SIDEWALK, AND GRASS AS NEEDED
G	DROP-OFF
H	RESIDENT SURFACE PARKING
I	OVERHEAD POWER LINES
J	EXTERIOR TRASH ENCLOSURE (TOWNHOME)
K	MONUMENT SIGN
L	CORNER SIGNAGE (TBD)
M	BIKE RACKS

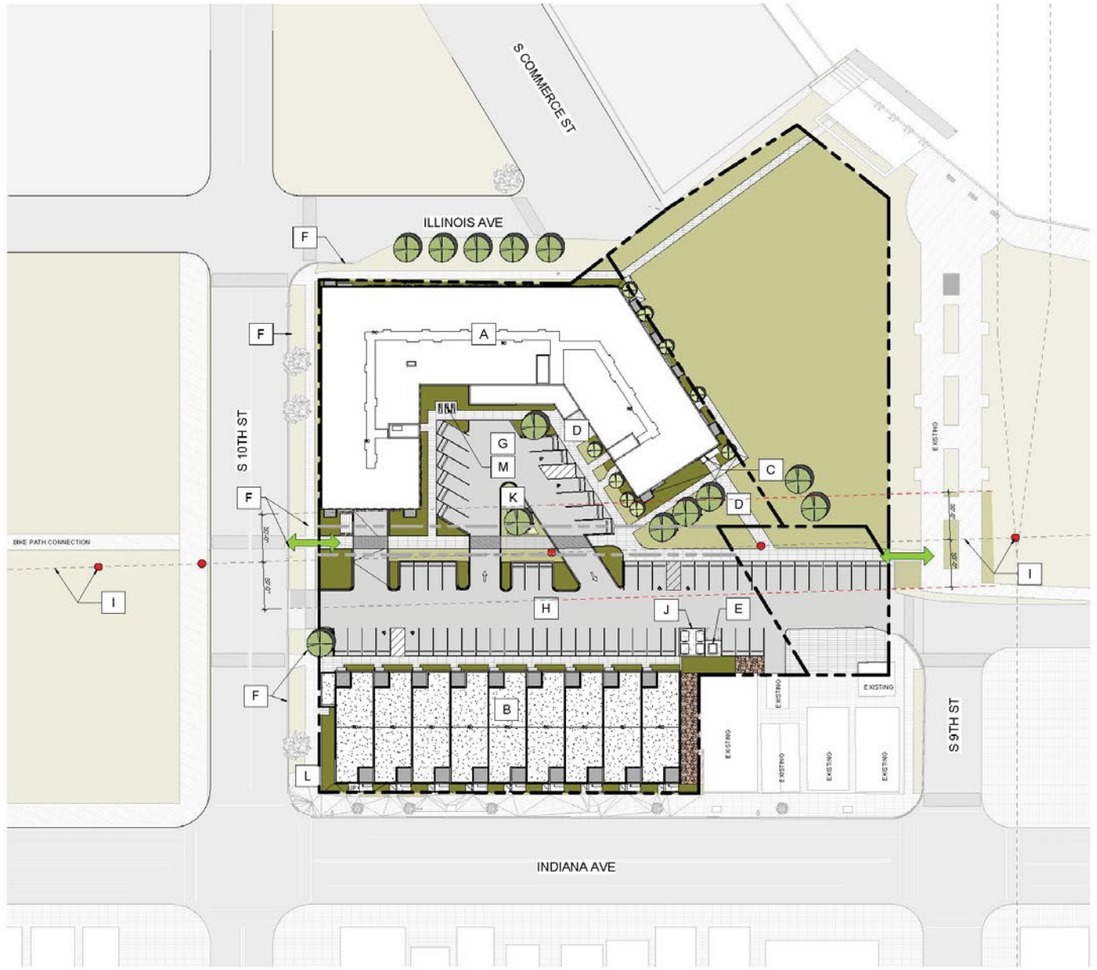
UNIT MATRIX

UNIT TYPES	UNIT DATA			UNIT PER BUILDING						AREA TOTALS (SQ. FT.)	
	BEDS	BATH	AREA* (SQ. FT.)	SENIOR HOUSING APARTMENTS LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	TOWNHOMES	TOTAL UNITS		
UNIT 1A	1	1	640	13	13	13	15	-	54	34,560	69 1 BED 35,200 SF TOTAL 640 SF AVG
UNIT 1A.1 (TYPE A & MIHEDA)	1	1	640	-	-	-	1	-	1	640	
UNIT 2A (MIHEDA)	2	2	970	1	2	2	-	-	5	4,850	
UNIT 2B (MIHEDA)	2	1	1,030	2	2	2	2	-	8	8,240	
UNIT 2C	2	2	1,025	2	2	2	2	-	8	8,200	29 2 BED 29,365 SF TOTAL 1,049 SF AVG
UNIT 2D (MIHEDA)	2	1	1,085	1	1	1	1	-	4	4,340	
UNIT 2E (MIHEDA)	2	2	1,245	1	-	-	-	-	1	1,245	
UNIT 2E.1 (TYPE A & MIHEDA)	2	2	1,245	-	1	1	-	-	2	2,490	
UNIT 3A	3	2	1,445	-	-	-	-	14	14	20,230	4 3 BED 26,010 SF TOTAL 1,445 SF AVG
UNIT 3A.1 (T.H. VESTIBULE)	3	2	1,445	-	-	-	-	4	4	5,780	
				20	21	21	21	18	101	96,175 SF	897 SF AVG UNIT SIZE
				83							

*UNIT AREAS ARE CALCULATED "PAINT-TO-PAINT" (INCLUDES INTERIOR WALLS OF UNIT)

INDOOR PARKING AREA @ SENIOR HOUSING APT. - LEVEL 1	19,668 GSF
HABITABLE AREAS: VESTIBULE, LOBBY, ELEV. LOBBY, LEASING OFFICE, AND PACKAGE + MAIL AREA @ SENIOR HOUSING APT. - LEVEL 1	1,603 GSF
INDOOR PARKING, VESTIBULE, LOBBY, ELEV. LOBBY, LEASING OFFICE, AND PACKAGE + MAIL AREA @ SENIOR HOUSING APT. - TOTAL LEVEL 1	21,271 GSF
COMMERCIAL/RETAIL AREA @ SENIOR HOUSING APT. - LEVEL 1	1,600 GSF
HABITABLE SQ AREAS @ SENIOR HOUSING APT. - ALL FLOORS	80,833 GSF
HABITABLE SQ AREAS @ TOWNHOMES - ALL FLOORS	29,780 GSF
HABITABLE AREAS - TOTAL PROJECT	321,350 GSF

INDOOR PARKING	55 SPACES
SURFACE PARKING	63 SPACES
TOTAL PARKING	118 SPACES



1 ARCHITECTURAL SITE PLAN (FOR REFERENCE ONLY)
SCALE: 1" = 30'-0"

0' 15' 30' 45' Plan North

BERKSHIRE - SHEBOYGAN RIVERFRONT

S. 10TH ST. & INDIANA AVE.
SHEBOYGAN, WI 53081

OWNER
GENERAL CAPITAL GROUP
6938 N. SANTA MONICA BLVD.
FOX POINT, WI 53217

PROJECT NUMBER 213331.00

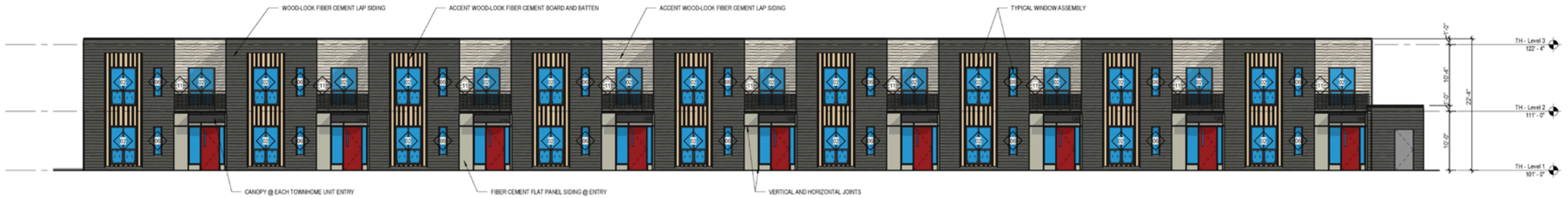
ISSUED FOR:
100% CD BID SET 2023-03-15

REVISION FOR:
NO. DESCRIPTION DATE

DRAWN BY: Author
CHECKED BY: Checker

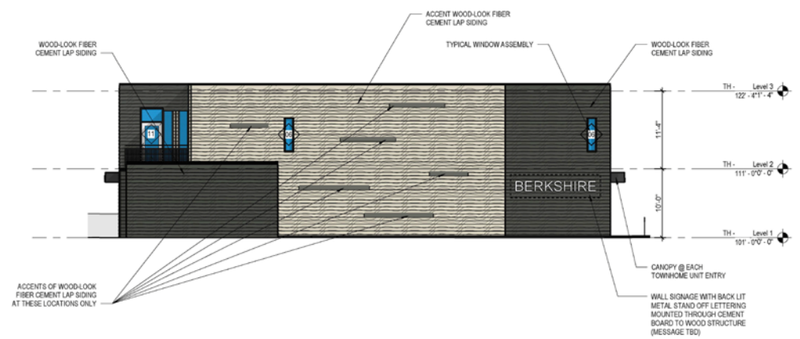
ARCHITECTURAL SITE PLAN (FOR REFERENCE)

A000-2

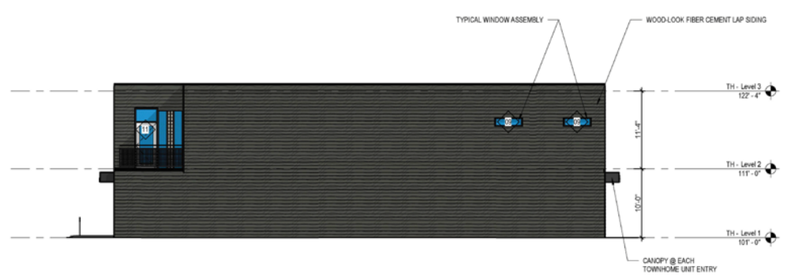


1 ELEVATION NORTH - TOWNHOMES
SCALE: 1/8" = 1'-0"

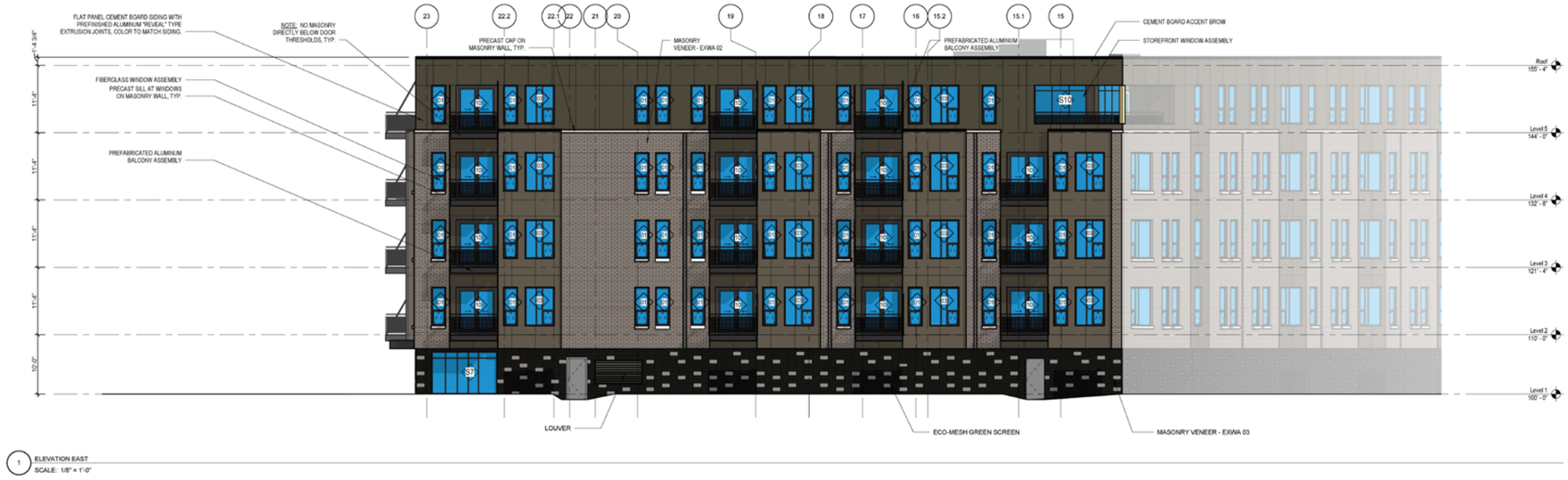
2 ELEVATION SOUTH - TOWNHOMES
SCALE: 1/8" = 1'-0"



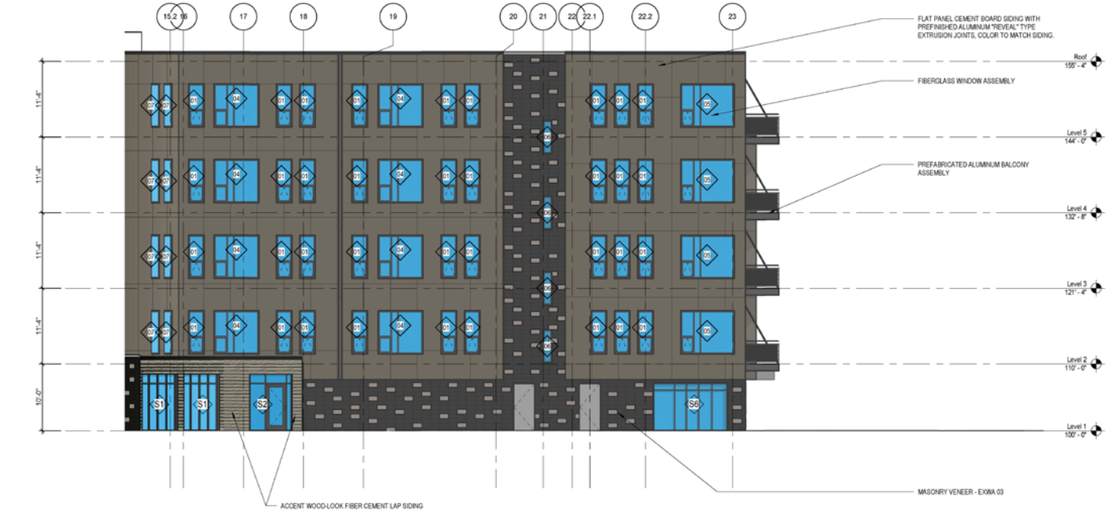
3 ELEVATION WEST - TOWNHOMES
SCALE: 1/8" = 1'-0"



4 ELEVATION EAST - TOWNHOMES
SCALE: 1/8" = 1'-0"



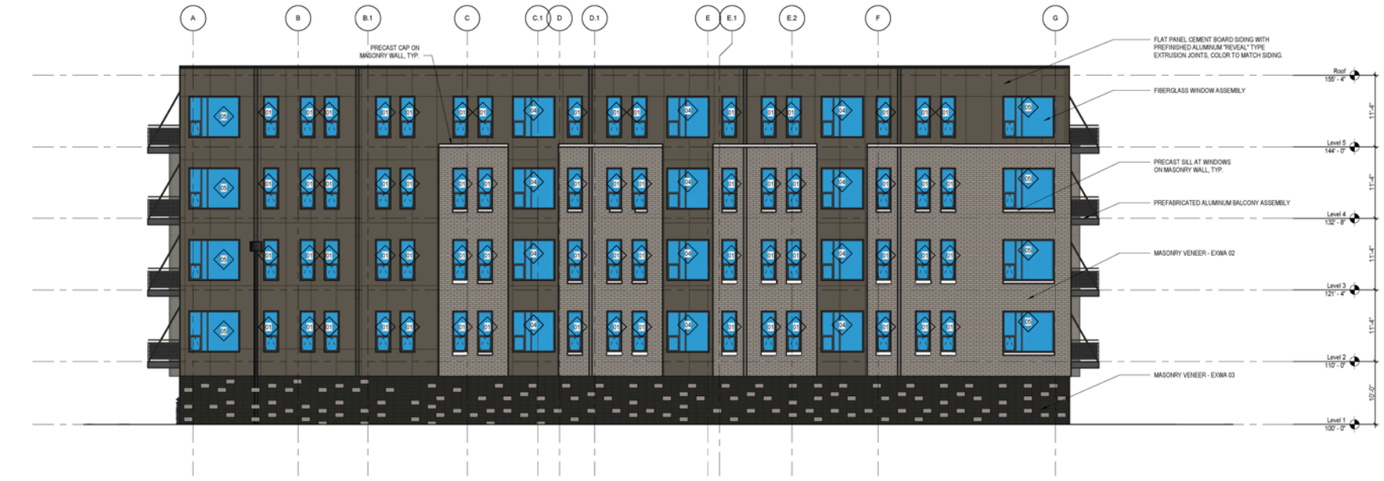
1 ELEVATION EAST
SCALE: 1/8" = 1'-0"



2 CY ELEVATION WEST
SCALE: 1/8" = 1'-0"

3 ELEVATION SOUTH E
SCALE: 1/8" = 1'-0"

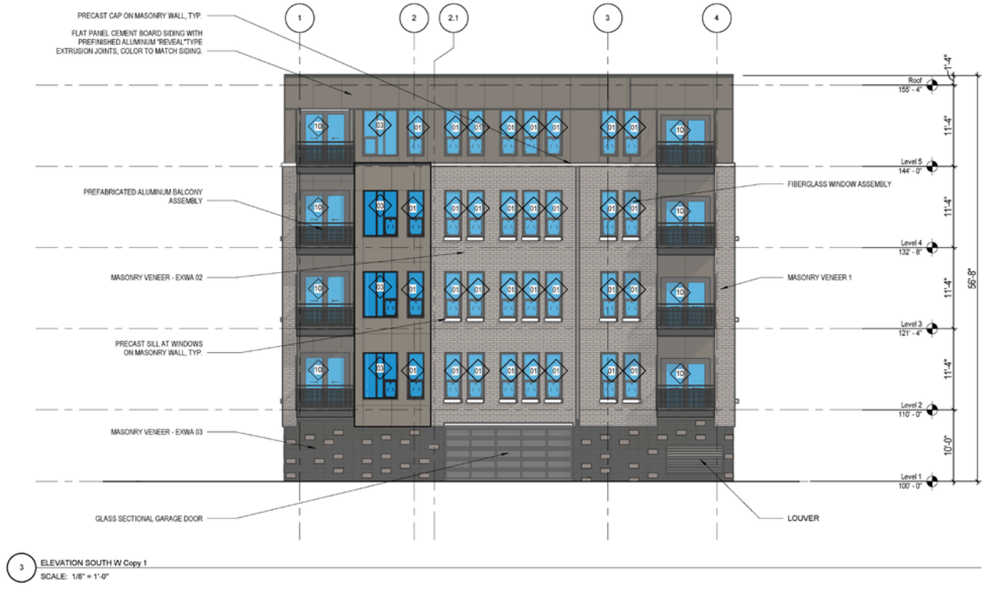
1 ELEVATION NORTH
SCALE: 1/8" = 1'-0"



2 ELEVATION WEST
SCALE: 1/8" = 1'-0"

1 CY ELEVATION SOUTH Copy 1
SCALE: 1/8" = 1'-0"

2 CY ELEVATION EAST Copy 1
SCALE: 1/8" = 1'-0"



3 ELEVATION SOUTH W Copy 1
SCALE: 1/8" = 1'-0"

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Anderson
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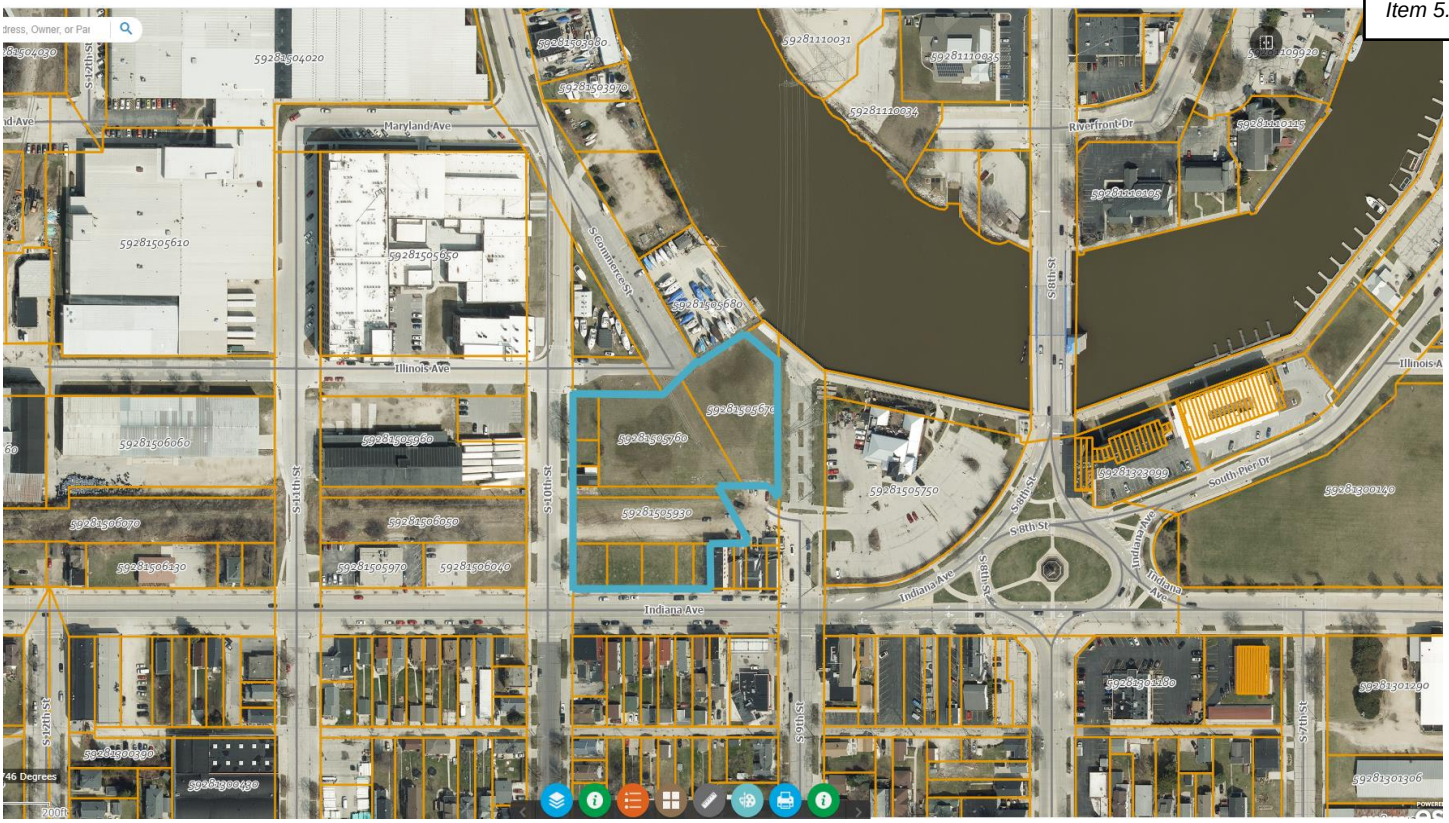
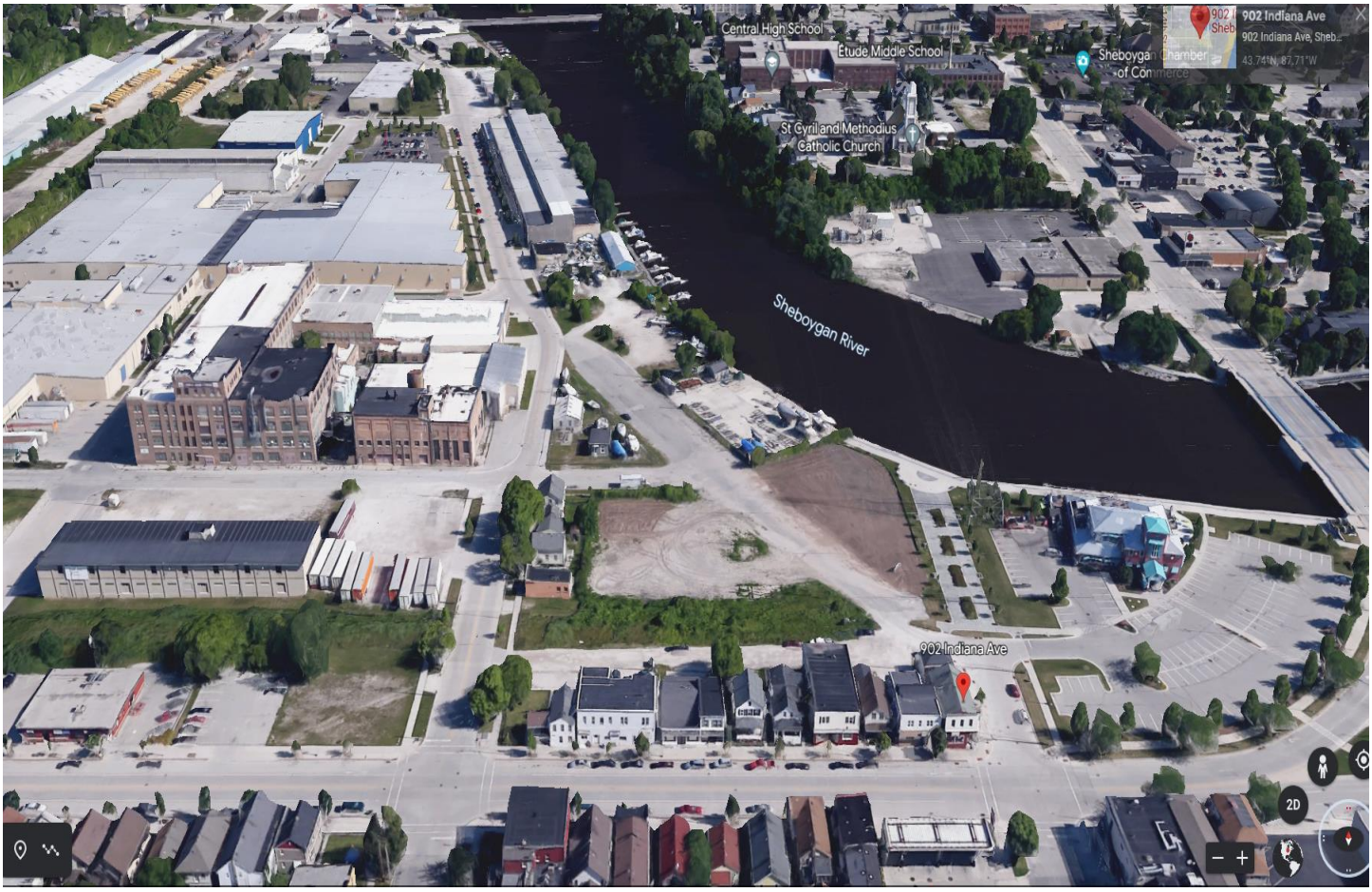

592815050
592815056
592815059
592815059
592815059

902 Indiana Ave
Sheboygan River
2D

902 Indiana Ave
902 Indiana Ave, Sheb...
43.74°N, 87.71°W
902 Indiana Ave
Sheboygan River
Sheboygan River
2D

St. Peter Claver Parish
St. Spyridon Greek Orthodox Church
Bethlehem Lutheran School
Longfellow Elementary School
902 Indiana Ave
Sheboygan River
2D


Central High School
Etude Middle School
St Cyril and Methodius Catholic Church
902 Indiana Ave
902 Indiana Ave, Sheb...
Sheboygan River
902 Indiana Ave
2D

1105 S 10th St
Sheboygan, Wisconsin
Google Street View
Sep 2021
See more dates
SOUTH PIER
Cafe Bella

932 Illinois Ave
Sheboygan, Wisconsin
Google Street View
Jul 2019
See more dates
SOUTH PIER

S Commerce St
Sheboygan, Wisconsin
Google Street View
Jul 2019
See more dates
SOUTH PIER
Cafe Bella

BERKSHIRE - SHEBOYGAN RIVERFRONT

TOWNHOMES

S. 10TH ST. & INDIANA AVE.
SHEBOYGAN, WI 53081

PROJECT

Engberg Anderson ARCHITECTS
MILWAUKEE | MADISON | TUCSON | CHICAGO

SEAL

CD PERMIT SET - 02/15/2023

BERKSHIRE - SHEBOYGAN RIVERFRONT

S. 10TH ST. & INDIANA AVE.
SHEBOYGAN, WI 53081

OWNER
GENERAL CAPITAL GROUP
6938 N. SANTA MONICA BLVD.
FOX POINT, WI 53217

PROJECT NUMBER 213331.00

CONSULTANTS

CIVIL & LANDSCAPE
THE SIGMA GROUP, INC.
1300 W CANAL ST
MILWAUKEE, WI 53233
PH 414-643-4164

ARCHITECTURAL
ENGBERG ANDERSON ARCHITECTS
320 E BUFFALO ST
SUITE 500
MILWAUKEE, WI 53202
PH 414-944-9000

STRUCTURAL
PIERCE ENGINEERS, INC.
181 N BROADWAY
MILWAUKEE, WI 53202
PH 414-278-6060

PLUMBING
DESIGN-BUILD

FIRE PROTECTION
DESIGN-BUILD

MECHANICAL
DESIGN-BUILD

ELECTRICAL
DESIGN-BUILD

DRAWINGS

G100-2	SYMBOLS & ABBREVIATIONS
G101-2	CODE CONFORMANCE
G102-2	ACCESSIBILITY
G103-2	WHEDA DESIGN REQUIREMENTS (FOR REFERENCE)
A000-2	ARCHITECTURAL SITE PLAN (FOR REFERENCE)
A101-2	FIRST & SECOND LEVEL PLAN - TOWNHOMES
A102-2	ROOF LEVEL PLAN - TOWNHOMES
A201-2	FIRST & SECOND LEVEL REFLECTED CEILNG PLAN - TOWNHOMES
A300-2	ENLARGED UNIT PLANS - TOWNHOMES
A400-2	BUILDING ELEVATIONS - TOWNHOMES
A401-2	WINDOW TYPES & STOREFRONTS
A500-2	BUILDING SECTIONS - TOWNHOMES
A501-2	WALL SECTIONS
A600-2	WALL TYPES
A601-2	FLOOR/CEILING & ROOF ASSEMBLIES
A602-2	DOOR SCHEDULES AND TYPES
A700-2	FINISH SCHEDULE
A800-2	UNIT INTERIOR ELEVATIONS

S001-2	GENERAL NOTES
S002-2	DESIGN CRITERIA
S003-2	MINIMUM FASTENER SCHEDULE & ROOF SNOW LOAD PLANS
S004-2	STRUCTURAL SCHEDULES
S100-2	FOUNDATION PLAN – TOWNHOMES
S200-2	SECOND FLOOR FRAMING PLAN – TOWNHOMES
S201-2	ROOF FRAMING PLAN – TOWNHOMES
S400-2	STRUCTURAL DETAILS
S420-2	STRUCTURAL DETAILS
S421-2	STRUCTURAL DETAILS

UNIT MATRIX

UNIT TYPES	UNIT DATA			UNIT PER BUILDING						AREA TOTALS (SQ. FT.)	
	BEDS	BATH	AREA* (SQ. FT.)	SENIOR HOUSING APARTMENTS				TOWNHOMES	TOTAL UNITS		
				LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5				
UNIT 1A	1	1	640	13	13	13	15	-	54	34,560	**(55) 1 BED** 35,200 SF TOTAL **640 SF AVG**
UNIT 1A.1 (TYPE A & WHEDA)	1	1	640	-	-	-	1	-	1	640	
UNIT 2A (WHEDA)	2	2	970	1	2	2	-	-	5	4,850	
UNIT 2B (WHEDA)	2	1	1,030	2	2	2	2	-	8	8,240	
UNIT 2C	2	2	1,025	2	2	2	2	-	8	8,200	**(28) 2 BED** 29,365 SF TOTAL **1,049 SF AVG**
UNIT 2D (WHEDA)	2	1	1,085	1	1	1	1	-	4	4,340	
UNIT 2E (WHEDA)	2	2	1,245	1	-	-	-	-	1	1,245	
UNIT 2E.1 (TYPE A & WHEDA)	2	2	1,245	-	1	1	-	-	2	2,490	
UNIT 3A	3	2	1,445	-	-	-	-	14	14	20,230	**(18) 3 BED** 26,010 SF TOTAL **1,445 SF AVG**
UNIT 3A.1 (T.H. VISITABLE)	3	2	1,445	-	-	-	-	4	4	5,780	
*UNIT AREAS ARE CALCULATED "PAINT-TO-PAINT" (INCLUDES INTERIOR WALLS OF UNIT)				20	21	21	21	18	**101**	**90,575 SF**	897 SF AVG UNIT SIZE
				83							

INDOOR PARKING AREA @ SENIOR HOUSING APT. - LEVEL 1	19,668 GSF
HABITABLE AREAS: VESTIBULE, LOBBY, ELEV. LOBBY, LEASING OFFICE, AND PACKAGE + MAIL AREA @ SENIOR HOUSING APT. - LEVEL 1	1,603 GSF
INDOOR PARKING, VESTIBULE, LOBBY, ELEV. LOBBY, LEASING OFFICE, AND PACKAGE + MAIL AREA @ SENIOR HOUSING APT. - TOTAL LEVEL 1	**21,271 GSF**

COMMERCIAL/RETAIL AREA @ SENIOR HOUSING APT. - LEVEL 1	**1,650 GSF**

HABITABLE R2 AREAS @ SENIOR HOUSING APT. - ALL FLOORS	**90,015 GSF**

HABITABLE R2 AREAS @ TOWNHOMES - ALL FLOORS	**29,740 GSF**

HABITABLE AREAS - TOTAL PROJECT	**121,358 GSF**

INDOOR PARKING	55 SPACES
SURFACE PARKING	63 SPACES
TOTAL PARKING	118 SPACES

SITE LOCATION MAP

ISSUED FOR:

CD PERMIT SET	2023-02-15

REVISION FOR:

NO.	DESCRIPTION	DATE

DRAWN BY Author
CHECKED BY Checker

TITLE SHEET

G000-2

NOTE:
ARCHITECTURAL SITE PLAN IS FOR REFERENCE ONLY. REFER TO CIVIL DRAWINGS FOR FURTHER INFORMATION AND DETAILS.

KEY

A	SENIOR APARTMENTS
B	LIVE-WORK STYLE TOWNHOMES
C	COMMERCIAL / RETAIL SPACE (WITHIN SENIOR APARTMENT BUILDING)
D	PLAZA - LANSCAPING AND TEXTURED CONC.
E	TRANSFORMER
F	NEW CURB, SIDEWALK, AND GRASS AS NEEDED
G	DROP-OFF
H	RESIDENT SURFACE PARKING
I	OVERHEAD POWER LINES
J	EXTERIOR TRASH ENCLOSURE (TOWNHOME)
K	MONUMENT SIGN
L	CORNER SIGNAGE (TBD)
M	BIKE RACKS

UNIT MATRIX

UNIT TYPES	UNIT DATA			UNIT PER BUILDING						AREA TOTALS (SQ. FT.)	
	BEDS	BATH	AREA* (SQ. FT.)	SENIOR HOUSING APARTMENTS LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	TOWNHOMES	TOTAL UNITS		
UNIT 1A	1	1	640	13	13	13	15	-	54	34,560	**(55) 1 BED** 35,200 SF TOTAL **640 SF AVG**
UNIT 1A.1 (TYPE A & WHEDA)	1	1	640	-	-	-	1	-	1	640	
UNIT 2A (WHEDA)	2	2	970	1	2	2	-	-	5	4,850	**(28) 2 BED** 29,365 SF TOTAL **1,049 SF AVG**
UNIT 2B (WHEDA)	2	1	1,030	2	2	2	2	-	8	8,240	
UNIT 2C	2	2	1,025	2	2	2	2	-	8	8,200	
UNIT 2D (WHEDA)	2	1	1,085	1	1	1	1	-	4	4,340	
UNIT 2E (WHEDA)	2	2	1,245	1	-	-	-	-	1	1,245	
UNIT 2E.1 (TYPE A & WHEDA)	2	2	1,245	-	1	1	-	-	2	2,490	
UNIT 3A	3	2	1,445	-	-	-	-	14	14	20,230	**(18) 3 BED** 26,010 SF TOTAL **1,445 SF AVG**
UNIT 3A.1 (T.H. VISITABLE)	3	2	1,445	-	-	-	-	4	4	5,780	
				20	21	21	21	18	**101**	**90,575 SF**	897 SF AVG UNIT SIZE
				83							

*UNIT AREAS ARE CALCULATED "PAINT-TO-PAINT" (INCLUDES INTERIOR WALLS OF UNIT)

INDOOR PARKING AREA @ SENIOR HOUSING APT. - LEVEL 1	19,668 GSF
HABITABLE AREAS: VESTIBULE, LOBBY, ELEV. LOBBY, LEASING OFFICE, AND PACKAGE + MAIL AREA @ SENIOR HOUSING APT. - LEVEL 1	1,603 GSF
INDOOR PARKING, VESTIBULE, LOBBY, ELEV. LOBBY, LEASING OFFICE, AND PACKAGE + MAIL AREA @ SENIOR HOUSING APT. - TOTAL LEVEL 1	**21,271 GSF**

COMMERCIAL/RETAIL AREA @ SENIOR HOUSING APT. - LEVEL 1	**1,650 GSF**

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HABITABLE AREAS - TOTAL PROJECT	**121,358 GSF**

INDOOR PARKING	55 SPACES
SURFACE PARKING	63 SPACES
TOTAL PARKING	118 SPACES

1 ARCHITECTURAL SITE PLAN (FOR REFERENCE ONLY)
SCALE: 1" = 30'-0"

0' 15' 30' 45' Plan North

Engberg Anderson ARCHITECTS

MILWAUKEE | MADISON | TUCSON | CHICAGO

BERKSHIRE - SHEBOYGAN RIVERFRONT

S. 10TH ST. & INDIANA AVE.
SHEBOYGAN, WI 53081

OWNER
GENERAL CAPITAL GROUP
6938 N. SANTA MONICA BLVD.
FOX POINT, WI 53217

PROJECT NUMBER 213331.00

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CHECKED BY Checker

ARCHITECTURAL SITE PLAN (FOR REFERENCE)

A000-2

GENERAL NOTES - FLOOR PLANS

1. 589.00' CIVIL = 101'-0" ARCHITECTURAL
2. DIMENSIONS AT BUILDING EXTERIOR, MASONRY VENEER ARE MEASURED TO EXT. F.O. MASONRY.
3. DIMENSIONS AT BUILDING EXTERIOR, NON-MASONRY VENEER ARE MEASURED TO EXT. F.O. WOOD STUD FRAMING.
4. OVERALL DIMENSIONS OF DEMISING WALLS ARE TO THE CENTERLINE OF THE STUD.
5. MECHANICAL EQUIPMENT SHOWN FOR COORDINATION ONLY.
6. 4" DIMENSION TYPICAL FROM DOOR JAMB TO ADJACENT WALL UNLESS NOTED OTHERWISE.
7. SEE ENLARGED UNIT PLANS FOR DWELLING UNIT INFORMATION.
8. SEE FINISHED SCHEDULE AND PLANS FOR FINISH INFORMATION.
9. VERIFY ALL EXTERIOR ROUGH OPENING DIMENSIONS WITH PRODUCT MANUFACTURERS.
10. REFER TO SHEET **G101-2** (CODE CONFORMANCE PLANS) FOR FIRE EXTINGUISHER AND FIRE EXTINGUISHER CABINET LOCATIONS.
11. COORDINATE REQUIRED SHEAR WALL CONSTRUCTION & LOCATIONS AS CALLED FOR BY STRUCTURAL DOCUMENTS.
12. G.C. ALONG WITH ALL DESIGN BUILD CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH THE REQUIREMENTS SET FORTH BY WHEDA &/OR SELECTED GREEN BUILDING PROGRAM FOR THIS PROJECT. ANY INCONSISTANCIES BETWEEN THE CONTRACT DOCUMENTS AND SAID CHECKLISTS FOUND BY THE REVIEWING PARTIES SHALL IMMEDIATELY BE BROUGHT TO THE ARCHITECTS ATTENTION FOR REVIEW.

2 TH LEVEL 2
SCALE: 1/8" = 1'-0"

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

Engberg Anderson ARCHITECTS

MILWAUKEE | MADISON | TUCSON | CHICAGO

BERKSHIRE - SHEBOYGAN RIVERFRONT

S. 10TH ST. & INDIANA AVE.
SHEBOYGAN, WI 53081

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GENERAL CAPITAL GROUP
6938 N. SANTA MONICA BLVD.
FOX POINT, WI 53217

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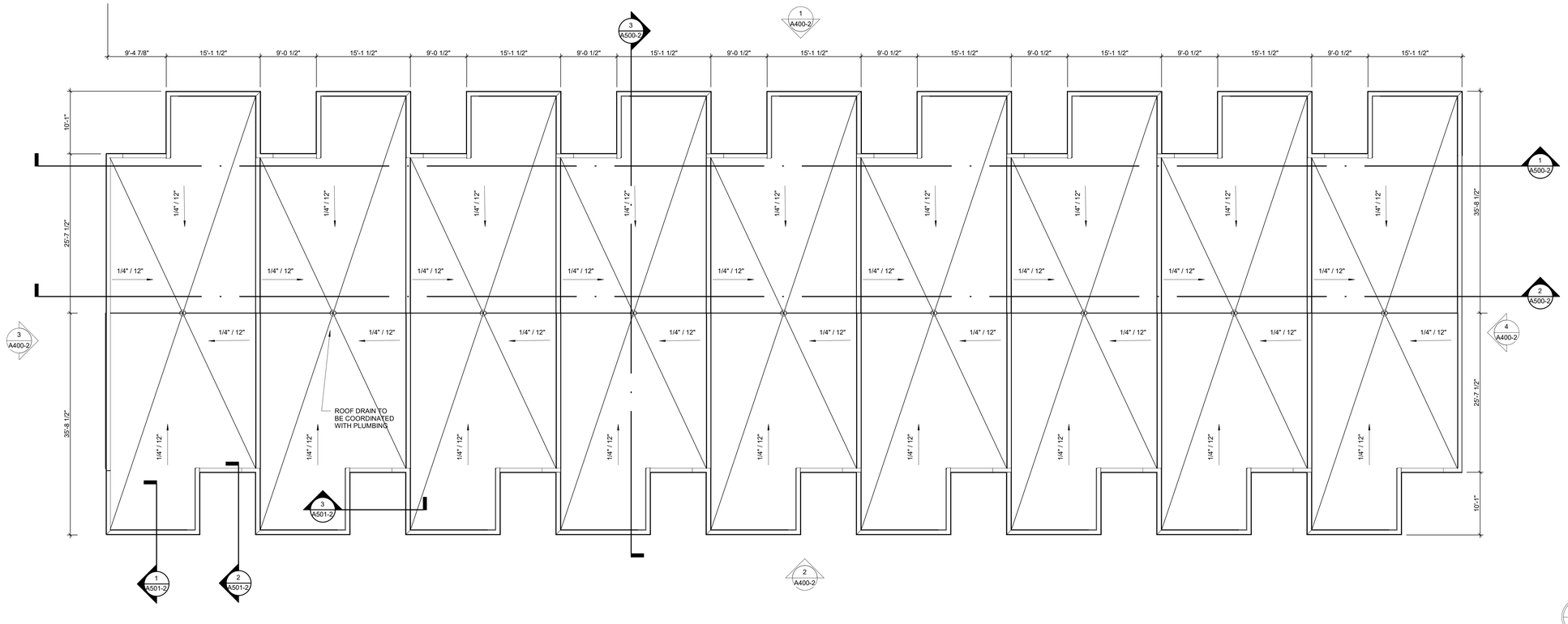
DRAWN BY	Author
CHECKED BY	Checker

FIRST & SECOND LEVEL PLAN - TOWNHOMES

A101-2

GENERAL NOTES - ROOF PLAN

1. ROOF DRAINS ARE SHOWN FOR INTENT ONLY. FINAL LAYOUT AND QUANTITY TO BE COORDINATED WITH DESIGN BUILD PLUMBING CONTRACTOR.
2. PROVIDE A SECONDARY OVERFLOW ROOF DRAIN FOR EACH ROOF DRAIN SHOWN PER CODE.
3. MECHANICAL EQUIPMENT SHOWN FOR COORDINATION ONLY. SEE MECHANICAL DRAWINGS FOR EQUIPMENT AND LOCATIONS.
4. WALKING PADS SHOWN FOR INTENT. FINAL LAYOUT OF WALKING PADS TO BE COORDINATED WITH MECHANICAL EQUIPMENT PLACEMENT.
5. LOW SLOPE ROOF AREAS TO HAVE SLOPED TOP CHORD.
6. PROVIDE TAPERED INSULATION TO FORM CRICKETS TO ROOF DRAINS AND AT ROOF PROTRUSIONS. INTENT SHOWN ON PLANS.
7. MIN. 1/4" PER 1'-0" SLOPE.
8. MAINTAIN ROOF EDGE AT CONSTANT ELEVATION.



1 TH ROOF LEVEL
SCALE: 1/8" = 1'-0"

0' 2' 4' 8'

Plan North

Engberg Anderson ARCHITECTS

MILWAUKEE | MADISON | TUCSON | CHICAGO

BERKSHIRE - SHEBOYGAN RIVERFRONT

S. 10TH ST. & INDIANA AVE.
SHEBOYGAN, WI 53081

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GENERAL CAPITAL GROUP
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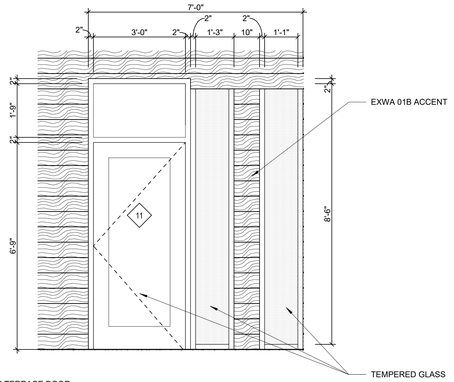
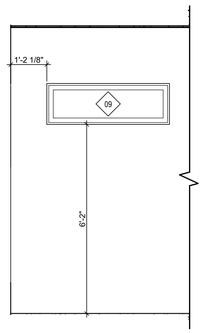
ROOF LEVEL PLAN - TOWNHOMES

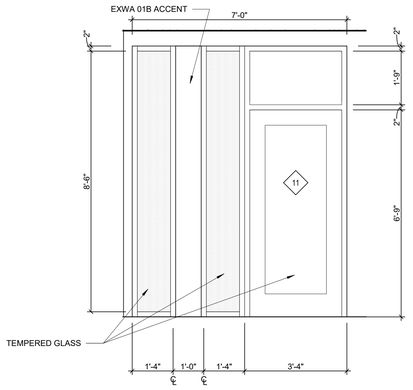
A102-2



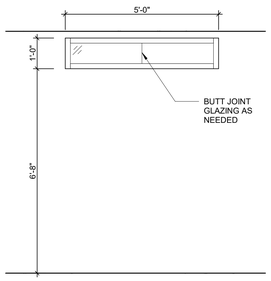
6 OUTDOOR TERRACE DOOR
SCALE: 1/2" = 1'-0"



4 BEDROOM ELEVATION - LEVEL 2
SCALE: 1/2" = 1'-0"



5 BEDROOM ELEVATION - FACING TERRACE DOOR
SCALE: 1/2" = 1'-0"



3 TOWNHOME BEDROOM CLERESTORY, TYP.
SCALE: 1/2" = 1'-0"

GENERAL FINISH NOTES

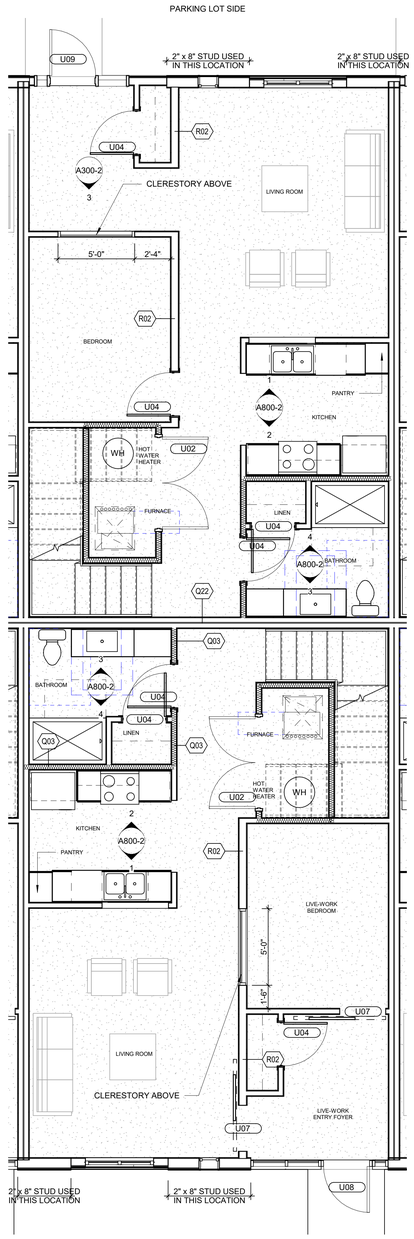
1. PLAM-1 AT KITCHEN COUNTERS.
2. KITCHEN CABINETS AND BATHROOM VANITIES SHALL BE CAB-1.
3. SS-1 AT BATHROOM COUNTERS.
4. WT-1 AT ALL EXTERIOR WINDOWS.

ROOM FINISH SCHEDULE

ROOM NAME	FLOOR	BASE	WALL	CEILING	NOTES
ENTRY	LVT-1	VB-1	PT-1	PT-1	-
KITCHEN	LVT-1	VB-1	PT-1	PT-1	PLAM-1 AT COUNTERS
LIVING ROOM	LVT-1	VB-1	PT-1	PT-1	-
BEDROOM	CPT-2	VB-1	PT-1	PT-1	-
BEDROOM CLOSET	CPT-2	VB-1	PT-1	PT-1	-
DEN	LVT-1	VB-1	PT-1	PT-1	-
BATHROOM	LVT-1	VB-1	PT-1	PT-1	MOLDED MARBLE AT COUNTERS
LAUNDRY/FURNACE	LVT-1	VB-1	PT-1	PT-1	-

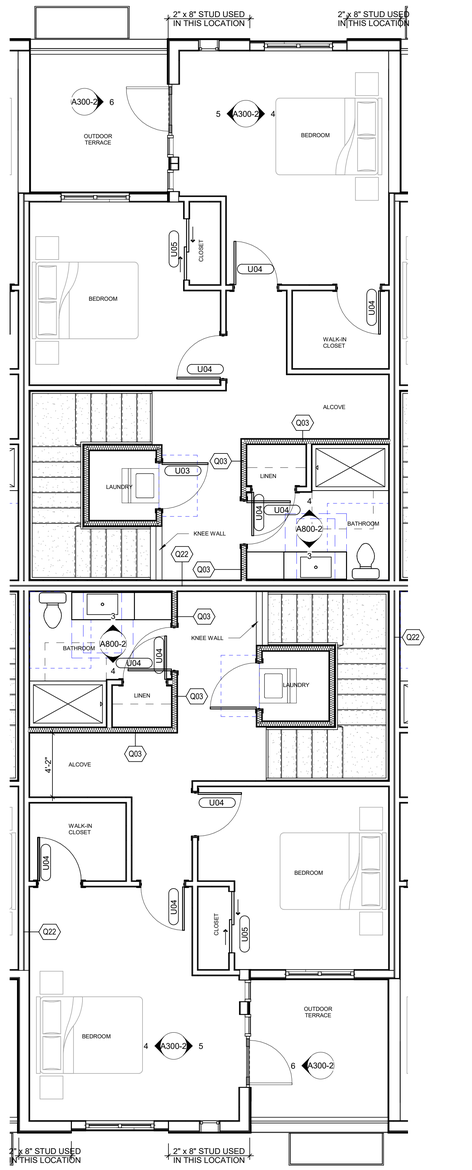
GENERAL NOTES - UNIT PLANS

1. ALL WALLS ARE Q02 UNLESS OTHERWISE NOTED.
2. PROVIDE BATT INSULATION FOR SOUND CONTROL AT BATHROOM AND UTILITY ROOM WALLS. WALLS SHOWING BATT INSULATION IN ENLARGED UNIT PLANS ARE Q03 OR R03.
3. SEE OVERALL PLANS FOR UNIT-TO-CORRIDOR DEMISING WALL TAGS.
4. 4" DIMENSION TYPICAL FROM DOOR JAMB TO ADJACENT WALL UNLESS NOTED OTHERWISE.
5. COORDINATE CABINET/APPLIANCE CLEARANCE REQUIREMENTS W/ MANUFACTURERS.
6. PROVIDE FINISHED SURFACE AT ALL EXPOSED CABINET ENDS.
7. ALL DIMENSIONS ON PLANS SHOWN ARE TO THE NOMINAL FACE OF GYPSUM WALL BOARD UNLESS NOTED OTHERWISE.
8. WOOD CASING AROUND INTERIOR SWING DOORS (BOTH SIDES) AND IN FRONT OF SLIDING & BIFOLD DOOR TRACKS (BOTH SIDES WHEN IT IS A WALK-IN CLOSET OR LAUNDRY ROOM).
9. GYPSUM WALL BOARD SHALL CONTINUE BEHIND CABINETRY.
10. PROVIDE GYPSUM BOARD RATED FOR WET LOCATIONS BEHIND SHOWERS STALLS AND OTHER WET LOCATIONS.
11. PROVIDE GYPSUM BOARD RETURNS AT ALL SLIDING DOOR OPENINGS.
12. PROVIDE CURTAIN ROD AT ALL TUBS AND SHOWERS.
13. PROVIDE 18" AND 24" TOWEL BARS (ALONG WITH ASSOCIATED BLOCKING) FOR ALL DWELLING UNIT BATHROOMS.
14. PROVIDE (2) ROBE HOOKS FOR ALL DWELLING UNIT BATHROOMS.
15. MAINTAIN A 40" MINIMUM CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS PER ICC A117.1-2017, CHAPTER 10.
16. PROVIDE 9" MIN. OF CLEAR FLOOR SPACE BEYOND CONTROL WALL OF ALL TUBS AND SHOWERS PER WHEDA APPENDIX M, SEE **G104-2**.



1 UNIT 3A (3A.1) - TH - LEVEL ONE ENLARGED PLAN
SCALE: 1/4" = 1'-0"

0' 1' 2' 4' Plan North



2 UNIT 3A (3A.1) - TH - LEVEL TWO ENLARGED PLAN
SCALE: 1/4" = 1'-0"

0' 1' 2' 4' Plan North

Engberg Anderson ARCHITECTS

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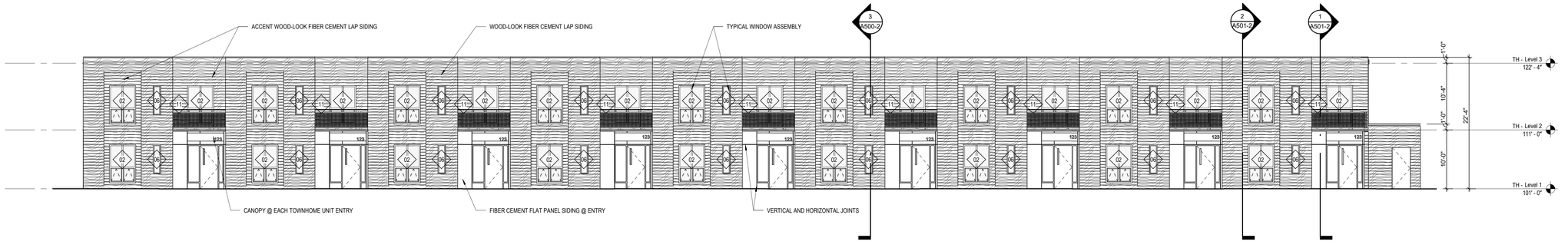
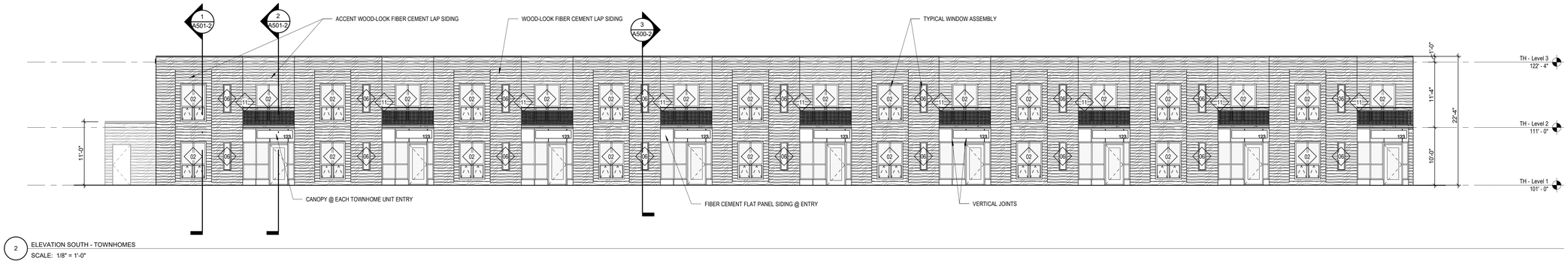
ENLARGED UNIT PLANS - TOWNHOMES

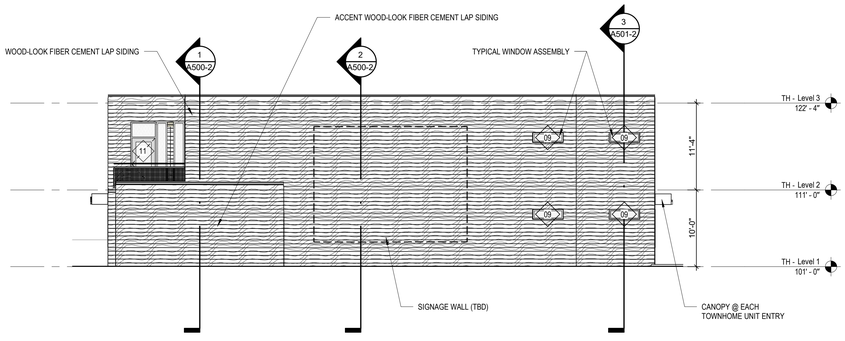
A300-2



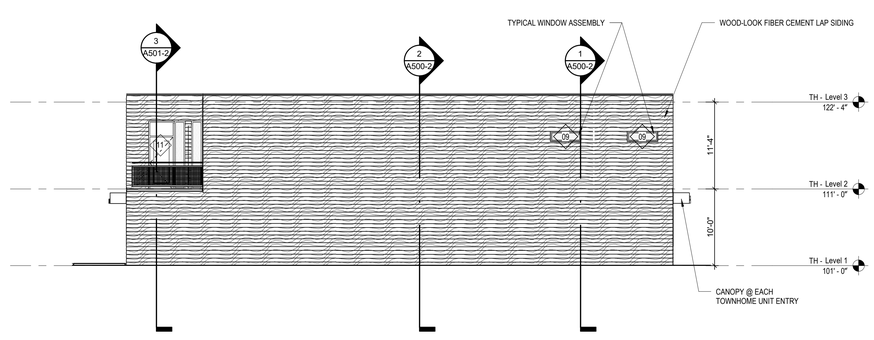
1 ELEVATION NORTH - TOWNHOMES
SCALE: 1/8" = 1'-0"



2 ELEVATION SOUTH - TOWNHOMES
SCALE: 1/8" = 1'-0"



3 ELEVATION WEST - TOWNHOMES
SCALE: 1/8" = 1'-0"



4 ELEVATION EAST - TOWNHOMES
SCALE: 1/8" = 1'-0"

Engberg Anderson ARCHITECTS

MILWAUKEE | MADISON | TUCSON | CHICAGO

BERKSHIRE - SHEBOYGAN RIVERFRONT

S. 10TH ST. & INDIANA AVE.
SHEBOYGAN, WI 53081

OWNER
GENERAL CAPITAL GROUP
6938 N. SANTA MONICA BLVD.
FOX POINT, WI 53217

PROJECT NUMBER 213331.00

ISSUED FOR:
CD PERMIT SET 2023-02-15

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NO. DESCRIPTION DATE

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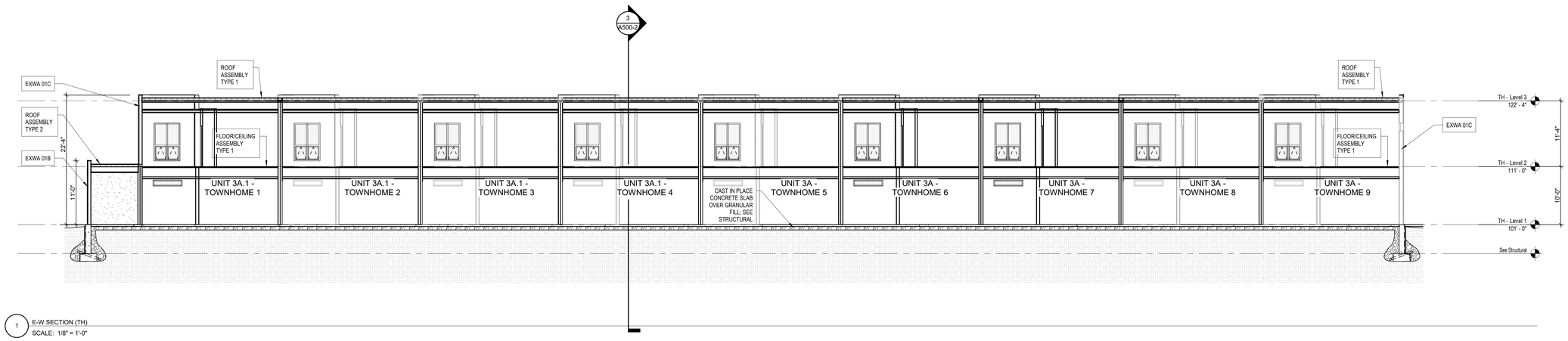
CHECKED BY Checker

BUILDING ELEVATIONS - TOWNHOMES

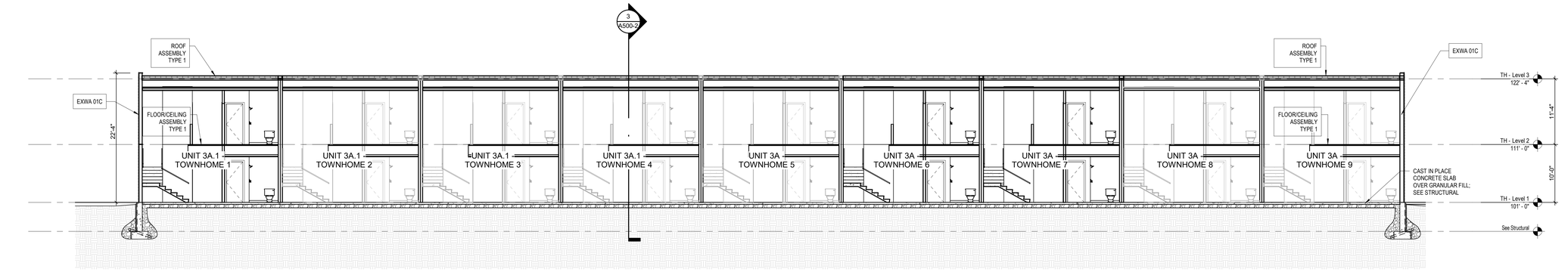
A400-2

GENERAL NOTES - BUILDING SECTIONS

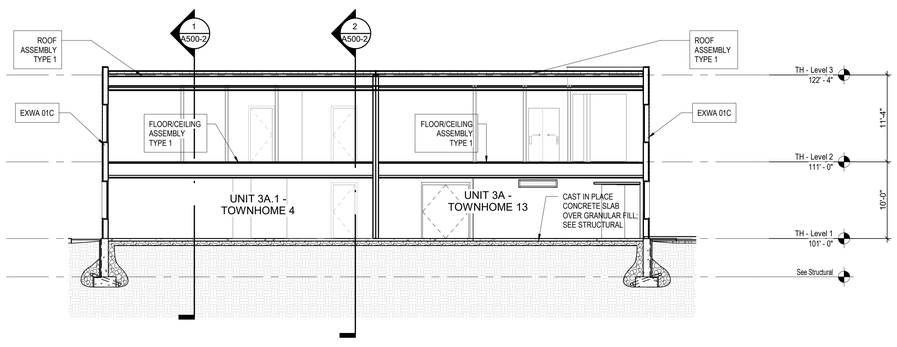
1. TOWNHOMES: 589.00' CIVIL = 101'-0" ARCHITECTURAL
2. SEE SHEET A601-2 FOR FLOOR/CEILING & ROOF ASSEMBLIES.



1 E-W SECTION (TH)
SCALE: 1/8" = 1'-0"



2 E-W SECTION (TH) 2
SCALE: 1/8" = 1'-0"



3 N-S SECTION (TH)
SCALE: 1/8" = 1'-0"

Engberg Anderson ARCHITECTS

MILWAUKEE | MADISON | TUCSON | CHICAGO

BERKSHIRE - SHEBOYGAN RIVERFRONT

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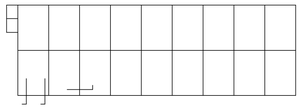
BUILDING SECTIONS - TOWNHOMES

A500-2

KEY PLAN



GENERAL NOTE:
CAULK THE SILL PLATE OF ALL EXTERIOR WALLS.

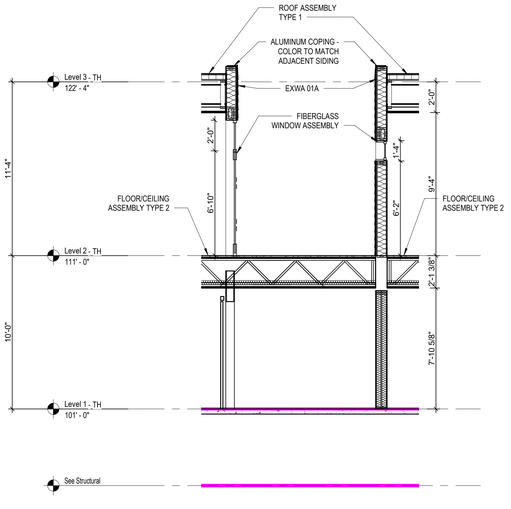
EXTERIOR WALL ASSEMBLIES (EXWA)

EXWA 01A: UL# U356 (1 HOUR RATED)
FIBER CEMENT FLAT PANEL (COLOR PER ARCHITECT), 3/8" VENTILATED FURRING (IF REQUIRED BY MANUFACTURER), 1" RIGID INSULATION, VAPOR PERMEABLE AIR/WATER BARRIER, SHEATHING PER STRUCTURAL, 2X WOOD FRAMING (PER STRUCTURAL) W/ BATT INSULATION PER SPEC., CONTINUOUS VAPOR BARRIER, (1) LAYER 5/8" GYPSUM BOARD

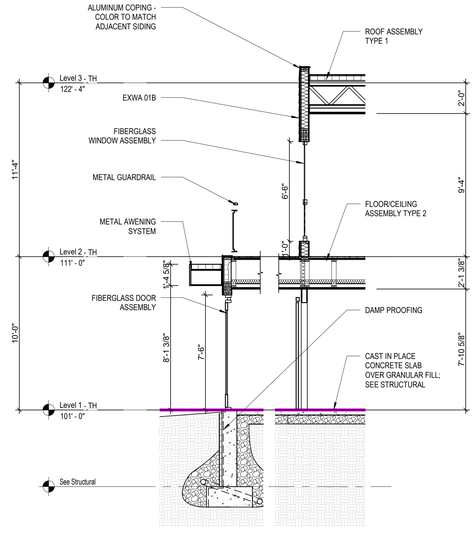
EXWA 01B: UL# U356 (1 HOUR RATED)
FIBER CEMENT LAP SIDING (WOOD-LOOK PER ARCHITECT), 3/8" VENTILATED FURRING (IF REQUIRED BY MANUFACTURER), 1" RIGID INSULATION, VAPOR PERMEABLE AIR/WATER BARRIER, SHEATHING PER STRUCTURAL, 2X WOOD FRAMING (PER STRUCTURAL) W/ BATT INSULATION PER SPEC., CONTINUOUS VAPOR BARRIER, (1) LAYER 5/8" GYPSUM BOARD

GENERAL NOTES - WALL SECTIONS

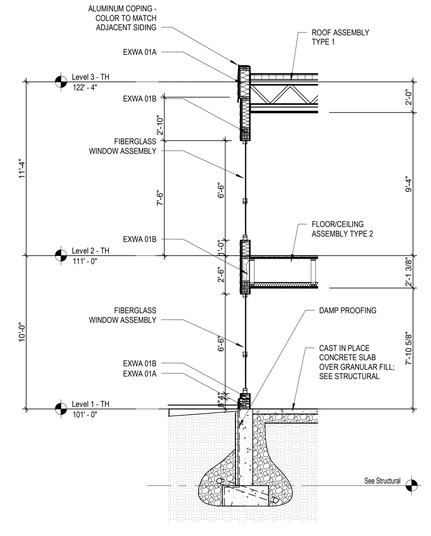
1. TOWNHOMES: 589.00' CIVIL = 101'-0" ARCHITECTURAL
2. SEE SHEET A601-2 FOR FLOOR/CEILING & ROOF ASSEMBLIES.
3. REFERENCE STRUCTURAL DRAWINGS FOR DETAILS PERTAINING TO FOOTINGS, FOUNDATIONS AND PRECAST CONSTRUCTION



3 EAST-WEST WALL SECTION - TOWNHOMES
SCALE: 1/4" = 1'-0"



2 NORTH WALL SECTION 2 - TOWNHOMES
SCALE: 1/4" = 1'-0"



1 NORTH WALL SECTION 1 - TOWNHOMES
SCALE: 1/4" = 1'-0"

Engberg Anderson ARCHITECTS

MILWAUKEE | MADISON | TUCSON | CHICAGO

BERKSHIRE - SHEBOYGAN RIVERFRONT

S. 10TH ST. & INDIANA AVE.
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WALL SECTIONS

A501-2

BERKSHIRE - SHEBOYGAN RIVERFRONT

SENIOR HOUSING APARTMENTS

PROJECT

S. 10TH ST. & INDIANA AVE.
SHEBOYGAN, WI 53081

Engberg Anderson ARCHITECTS
MILWAUKEE | MADISON | TUCSON | CHICAGO

SEAL

WISCONSIN WILLIAM G. ROBISON A-7567 MILWAUKEE WI ARCHITECT 2-16-2023

WISCONSIN RANDY S. ELLIOTT E39044-008 WIND LAKE, WI PROFESSIONAL ENGINEER
Randy Elliott 2-16-2023

CD PERMIT SET - 02/15/2023

BERKSHIRE - SHEBOYGAN RIVERFRONT

S. 10TH ST. & INDIANA AVE.
SHEBOYGAN, WI 53081

OWNER
GENERAL CAPITAL GROUP
6938 N. SANTA MONICA BLVD.
FOX POINT, WI 53217

PROJECT NUMBER 213331.00

CONSULTANTS

CIVIL & LANDSCAPE
THE SIGMA GROUP, INC.
1300 W CANAL ST
MILWAUKEE, WI 53233
PH 414-643-4164

ARCHITECTURAL
ENGBERG ANDERSON ARCHITECTS
320 E BUFFALO ST
SUITE 500
MILWAUKEE, WI 53202
PH 414-944-9000

STRUCTURAL
PIERCE ENGINEERS, INC.
181 N BROADWAY
MILWAUKEE, WI 53202
PH 414-278-6060

PLUMBING
DESIGN-BUILD

FIRE PROTECTION
DESIGN-BUILD

MECHANICAL
DESIGN-BUILD

ELECTRICAL
DESIGN-BUILD

DRAWINGS

G100-1	SYMBOLS & ABBREVIATIONS
G101-1	CODE CONFORMANCE
G102-1	CODE CONFORMANCE
G103-1	ACCESSIBILITY
G104-1	WHEDA DESIGN REQUIREMENTS (FOR REFERENCE)
A000-1	ARCHITECTURAL SITE PLAN (FOR REFERENCE)
A101-1	PARKING LEVEL & FIRST LEVEL PLAN - SENIOR HOUSING APTS.
A102-1	SECOND LEVEL PLAN - SENIOR HOUSING APTS.
A103-1	THIRD & FOURTH LEVEL PLAN - SENIOR HOUSING APTS.
A104-1	FIFTH LEVEL PLAN - SENIOR HOUSING APTS.
A105-1	ROOF LEVEL PLAN - SENIOR HOUSING APTS.
A201-1	PARKING LEVEL & FIRST LEVEL REFLECTED CEILNG PLAN - SENIOR HOUSING APTS.
A202-1	SECOND LEVEL REFLECTED CEILNG PLAN - SENIOR HOUSING APTS.
A203-1	THIRD & FOURTH LEVEL REFLECTED CEILNG PLAN - SENIOR HOUSING APTS.
A204-1	FIFTH LEVEL REFLECTED CEILNG PLAN - SENIOR HOUSING APTS.
A300-1	ENLARGED UNIT PLANS - SENIOR HOUSING APTS.
A301-1	ENLARGED UNIT PLANS - SENIOR HOUSING APTS.
A302-1	ENLARGED COMMON AREA PLANS
A303-1	ENLARGED COMMON AREA PLANS
A400-1	BUILDING ELEVATIONS - SENIOR HOUSING APTS.
A401-1	BUILDING ELEVATIONS - SENIOR HOUSING APTS.
A402-1	BUILDING ELEVATIONS - SENIOR HOUSING APTS.
A403-1	WINDOW TYPES & STOREFRONTS
A500-1	BUILDING SECTIONS - SENIOR HOUSING APTS.
A501-1	WALL SECTIONS
A502-1	WALL SECTIONS
A506-1	ENLARGED STAIR PLANS & SECTIONS
A507-1	ENLARGED STAIR PLANS & SECTIONS
A508-1	ENLARGED ELEVATOR PLANS & SECTIONS
A509-1	DETAILS
A510-1	DETAILS
A600-1	WALL TYPES
A601-1	FLOOR/CEILING & ROOF ASSEMBLIES
A602-1	DOOR SCHEDULES AND TYPES
A700-1	FINISH SCHEDULE
A701-1	FIRST LEVEL FINISH PLAN - SENIOR HOUSING APTS.
A702-1	SECOND LEVEL FINISH PLAN - SENIOR HOUSING APTS.
A800-1	UNIT INTERIOR ELEVATIONS - KITCHENS
A801-1	UNIT INTERIOR ELEVATIONS - BATHROOMS
A802-1	COMMON AREA INTERIOR ELEVATIONS

S001-1	GENERAL NOTES
S002-1	DESIGN CRITERIA
S003-1	MINIMUM FASTENER SCHEDULE & ROOF SNOW LOAD PLANS
S004-1	STRUCTURAL SCHEDULES
S100-1	FOUNDATION PLAN – SENIOR HOUSING
S110-1	SECOND FLOOR FRAMING PLAN – SENIOR HOUSING
S200-1	THIRD FLOOR FRAMING PLAN – SENIOR HOUSING
S201-1	FOURTH FLOOR FRAMING PLAN – SENIOR HOUSING
S202-1	FIFTH FLOOR FRAMING PLAN – SENIOR HOUSING
S203-1	ROOF FRAMING PLAN – SENIOR HOUSING
S400-1	STRUCTURAL DETAILS
S401-1	STRUCTURAL DETAILS
S410-1	STRUCTURAL DETAILS
S420-1	STRUCTURAL DETAILS
S421-1	STRUCTURAL DETAILS
S422-1	STRUCTURAL DETAILS
S430-1	STRUCTURAL DETAILS
S431-1	STRUCTURAL DETAILS

EMERGENCY GENERATOR IS REQUIRED FOR ELEVATOR

UNIT MATRIX

UNIT TYPES	UNIT DATA			UNIT PER BUILDING						AREA TOTALS (SQ. FT.)	
	BEDS	BATH	AREA* (SQ. FT.)	SENIOR HOUSING APARTMENTS				TOWNHOMES	TOTAL UNITS		
				LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5				
UNIT 1A	1	1	640	13	13	13	15	-	54	34,560	**(55) 1 BED** 35,200 SF TOTAL **640 SF AVG**
UNIT 1A.1 (TYPE A & WHEDA)	1	1	640	-	-	-	1	-	1	640	
UNIT 2A (WHEDA)	2	2	970	1	2	2	-	-	5	4,850	
UNIT 2B (WHEDA)	2	1	1,030	2	2	2	2	-	8	8,240	
UNIT 2C	2	2	1,025	2	2	2	2	-	8	8,200	**(28) 2 BED** 29,365 SF TOTAL **1,049 SF AVG**
UNIT 2D (WHEDA)	2	1	1,085	1	1	1	1	-	4	4,340	
UNIT 2E (WHEDA)	2	2	1,245	1	-	-	-	-	1	1,245	
UNIT 2E.1 (TYPE A & WHEDA)	2	2	1,245	-	1	1	-	-	2	2,490	
UNIT 3A	3	2	1,445	-	-	-	-	14	14	20,230	**(18) 3 BED** 26,010 SF TOTAL **1,445 SF AVG**
UNIT 3A.1 (T.H. VISITABLE)	3	2	1,445	-	-	-	-	4	4	5,780	
				20	21	21	21	18	**101**	**90,575 SF**	897 SF AVG UNIT SIZE
				83							

*UNIT AREAS ARE CALCULATED "PAINT-TO-PAINT" (INCLUDES INTERIOR WALLS OF UNIT)

INDOOR PARKING AREA @ SENIOR HOUSING APT. - LEVEL 1	19,668 GSF
HABITABLE AREAS: VESTIBULE, LOBBY, ELEV. LOBBY, LEASING OFFICE, AND PACKAGE + MAIL AREA @ SENIOR HOUSING APT. - LEVEL 1	1,603 GSF
INDOOR PARKING, VESTIBULE, LOBBY, ELEV. LOBBY, LEASING OFFICE, AND PACKAGE + MAIL AREA @ SENIOR HOUSING APT. - TOTAL LEVEL 1	**21,271 GSF**

COMMERCIAL/RETAIL AREA @ SENIOR HOUSING APT. - LEVEL 1	**1,650 GSF**

HABITABLE R2 AREAS @ SENIOR HOUSING APT. - ALL FLOORS	**90,015 GSF**

HABITABLE R2 AREAS @ TOWNHOMES - ALL FLOORS	**29,740 GSF**

HABITABLE AREAS - TOTAL PROJECT	**121,358 GSF**

INDOOR PARKING	55 SPACES
SURFACE PARKING	63 SPACES
TOTAL PARKING	118 SPACES

SITE LOCATION MAP

Plan North

ISSUED FOR:

CD PERMIT SET	2023-02-15

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NO.	DESCRIPTION	DATE

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CHECKED BY Checker

TITLE SHEET

G000-1

Engberg Anderson ARCHITECTS

MILWAUKEE | MADISON | TUCSON | CHICAGO

NOTE:
ARCHITECTURAL SITE PLAN IS FOR REFERENCE ONLY. REFER TO CIVIL DRAWINGS FOR FURTHER INFORMATION AND DETAILS.

KEY

A	SENIOR APARTMENTS
B	LIVE-WORK STYLE TOWNHOMES
C	COMMERCIAL / RETAIL SPACE (WITHIN SENIOR APARTMENT BUILDING)
D	PLAZA - LANSCAPING AND TEXTURED CONC.
E	TRANSFORMER
F	NEW CURB, SIDEWALK, AND GRASS AS NEEDED
G	DROP-OFF
H	RESIDENT SURFACE PARKING
I	OVERHEAD POWER LINES
J	EXTERIOR TRASH ENCLOSURE (TOWNHOME)
K	MONUMENT SIGN
L	CORNER SIGNAGE (TBD)
M	BIKE RACKS

UNIT MATRIX

UNIT TYPES	UNIT DATA			UNIT PER BUILDING						AREA TOTALS (SQ. FT.)	
	BEDS	BATH	AREA* (SQ. FT.)	SENIOR HOUSING APARTMENTS				TOWNHOMES	TOTAL UNITS		
				LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5				
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UNIT 2E (WHEDA)	2	2	1,245	1	-	-	-	-	1	1,245	
UNIT 2E.1 (TYPE A & WHEDA)	2	2	1,245	-	1	1	-	-	2	2,490	
UNIT 3A	3	2	1,445	-	-	-	-	14	14	20,230	**(18) 3 BED** 26,010 SF TOTAL **1,445 SF AVG**
UNIT 3A.1 (T.H. VISITABLE)	3	2	1,445	-	-	-	-	4	4	5,780	
				20	21	21	21	18	**101**	**90,575 SF**	897 SF AVG UNIT SIZE
				83							

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HABITABLE AREAS - TOTAL PROJECT	**121,358 GSF**

INDOOR PARKING	55 SPACES
SURFACE PARKING	63 SPACES
TOTAL PARKING	118 SPACES

0' 15' 30' 45' Plan North

1 ARCHITECTURAL SITE PLAN (FOR REFERENCE ONLY)
SCALE: 1" = 30'-0"

BERKSHIRE - SHEBOYGAN RIVERFRONT

S. 10TH ST. & INDIANA AVE.
SHEBOYGAN, WI 53081

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GENERAL CAPITAL GROUP
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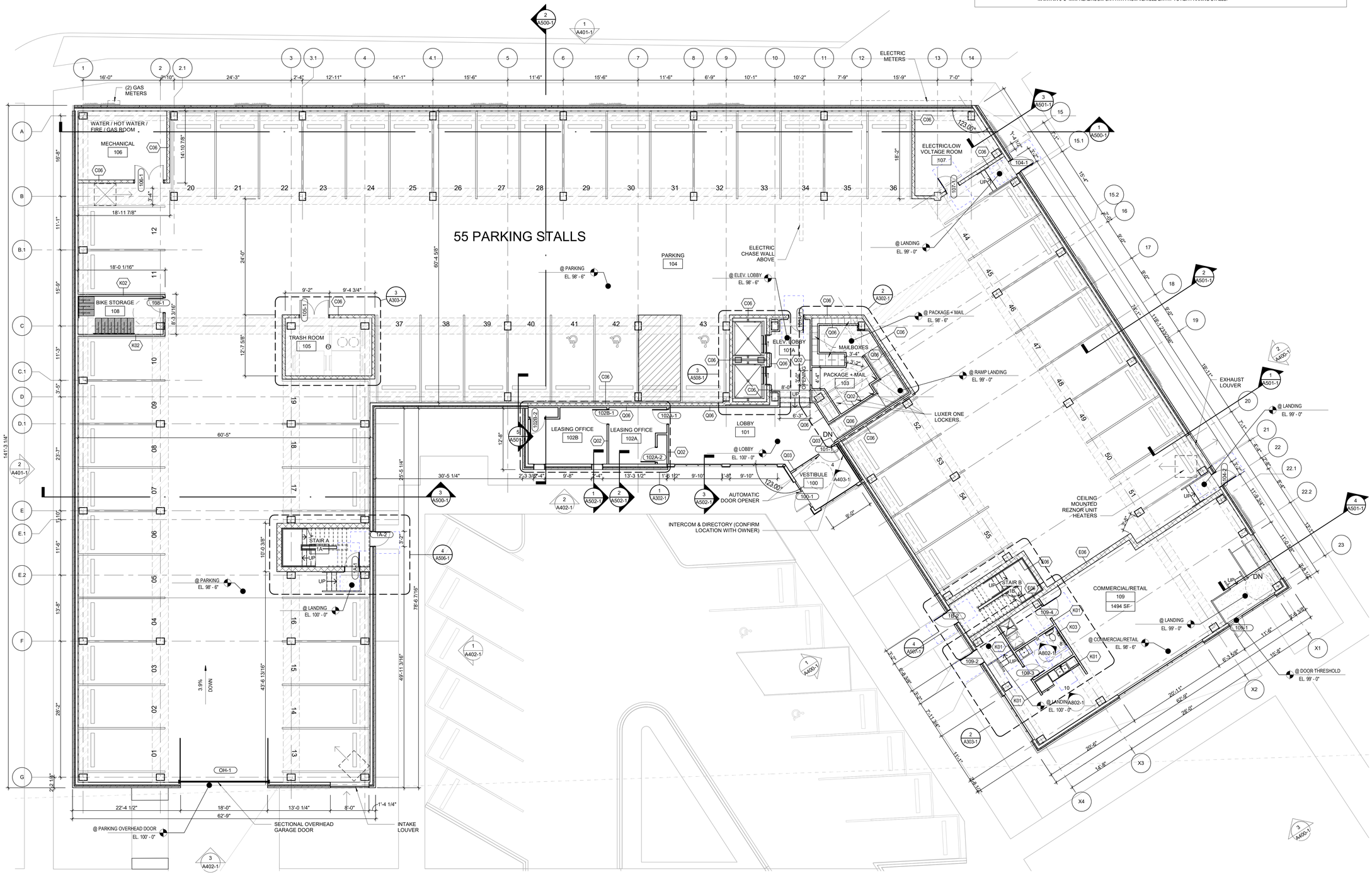
ARCHITECTURAL SITE PLAN (FOR REFERENCE)

A000-1

GENERAL NOTES - FLOOR PLANS

1. 588.00' CIVIL = 100'-0" ARCHITECTURAL
2. DIMENSIONS AT BUILDING EXTERIOR, MASONRY VENEER ARE MEASURED TO EXT. F.O. MASONRY.
3. DIMENSIONS AT BUILDING EXTERIOR, NON-MASONRY VENEER ARE MEASURED TO EXT. F.O. WOOD STUD FRAMING.
4. OVERALL DIMENSIONS OF DEMISING WALLS ARE TO THE CENTERLINE OF THE STUD.
5. MECHANICAL EQUIPMENT SHOWN FOR COORDINATION ONLY.
6. 4" DIMENSION TYPICAL FROM DOOR JAMB TO ADJACENT WALL UNLESS NOTED OTHERWISE.
7. SEE ENLARGED UNIT PLANS FOR DWELLING UNIT INFORMATION.
8. SEE FINISHED SCHEDULE AND PLANS FOR FINISH INFORMATION.
9. VERIFY ALL EXTERIOR ROUGH OPENING DIMENSIONS WITH PRODUCT MANUFACTURERS.
10. REFER TO SHEET **G101-1 - G102-1** (CODE CONFORMANCE PLANS) FOR FIRE EXTINGUISHER AND FIRE EXTINGUISHER CABINET LOCATIONS.
11. COORDINATE REQUIRED SHEAR WALL CONSTRUCTION & LOCATIONS AS CALLED FOR BY STRUCTURAL DOCUMENTS.
12. G.C. ALONG WITH ALL DESIGN BUILD CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH THE REQUIREMENTS SET FORTH BY WHEDA &/OR SELECTED GREEN BUILDING PROGRAM FOR THIS PROJECT. ANY INCONSISTANCIES BETWEEN THE CONTRACT DOCUMENTS AND SAID CHECKLISTS FOUND BY THE REVIEWING PARTIES SHALL IMMEDIATELY BE BROUGHT TO THE ARCHITECTS ATTENTION FOR REVIEW.
13. FIRST LEVEL: MAINTAIN 7'-0" MIN. HEADROOM AT ALL VEHICLE AND PEDESTRIAN AREAS.
    MAINTAIN 8'-2" MIN. HEADROOM ON PATH FROM VEHICLE ENTRY TO ADA PARKING STALLS.



1 SENIOR HOUSING - PARKING LEVEL & LEVEL 1 PLAN
SCALE: 1/8" = 1'-0"

0' 2' 4' 8' Plan North

Engberg Anderson ARCHITECTS
MILWAUKEE | MADISON | TUCSON | CHICAGO

BERKSHIRE - SHEBOYGAN RIVERFRONT

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PARKING LEVEL & FIRST LEVEL PLAN - SENIOR HOUSING APTS.

A101-1

GENERAL NOTES - FLOOR PLANS

1. 588.00' CIVIL = 100'-0" ARCHITECTURAL
2. DIMENSIONS AT BUILDING EXTERIOR, MASONRY VENEER ARE MEASURED TO EXT. F.O. MASONRY.
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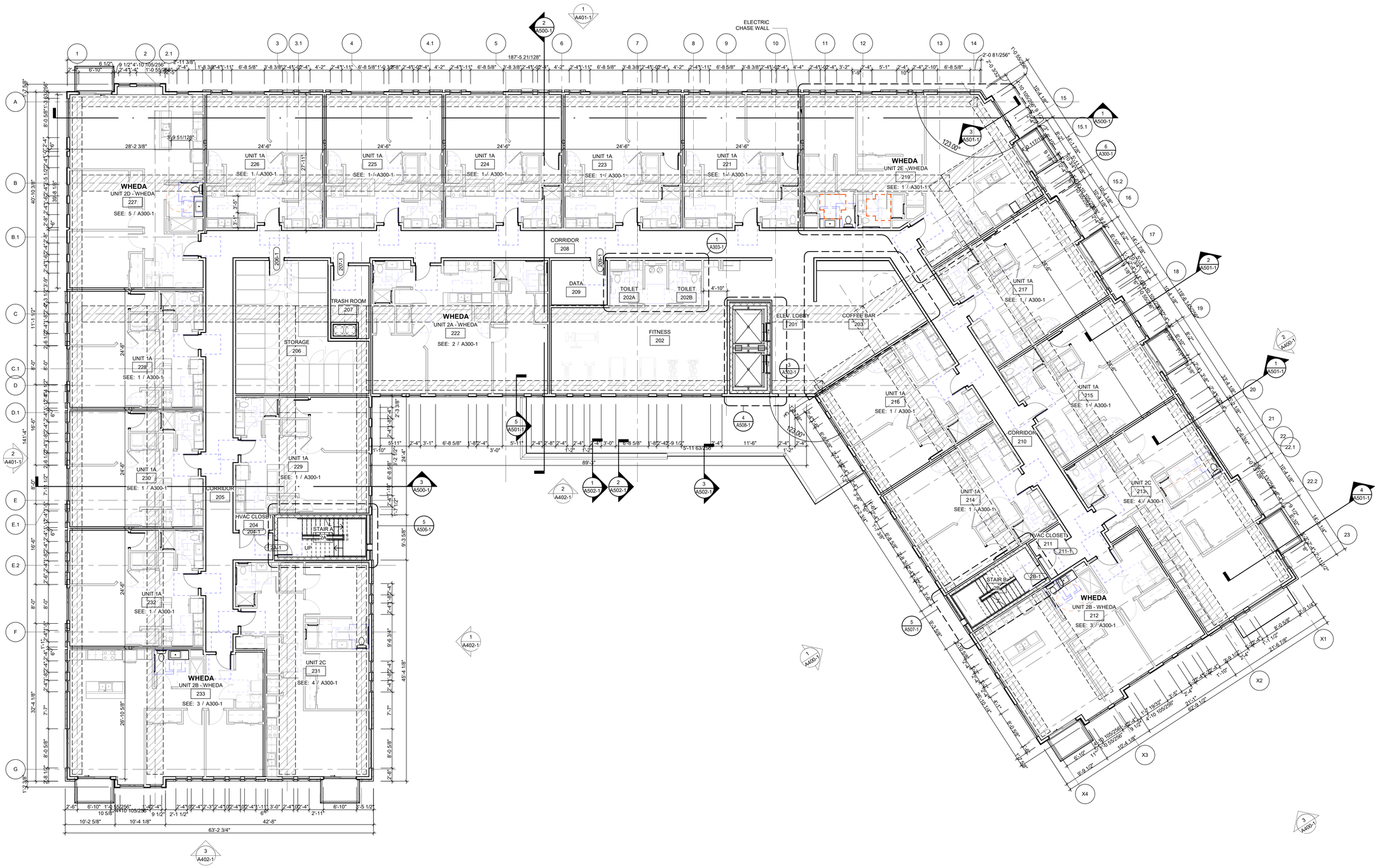

1 SENIOR HOUSING - LEVEL 2 PLAN
SCALE: 1/8" = 1'-0"

0' 2' 4' 8'

Plan North

Engberg Anderson ARCHITECTS

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BERKSHIRE - SHEBOYGAN RIVERFRONT

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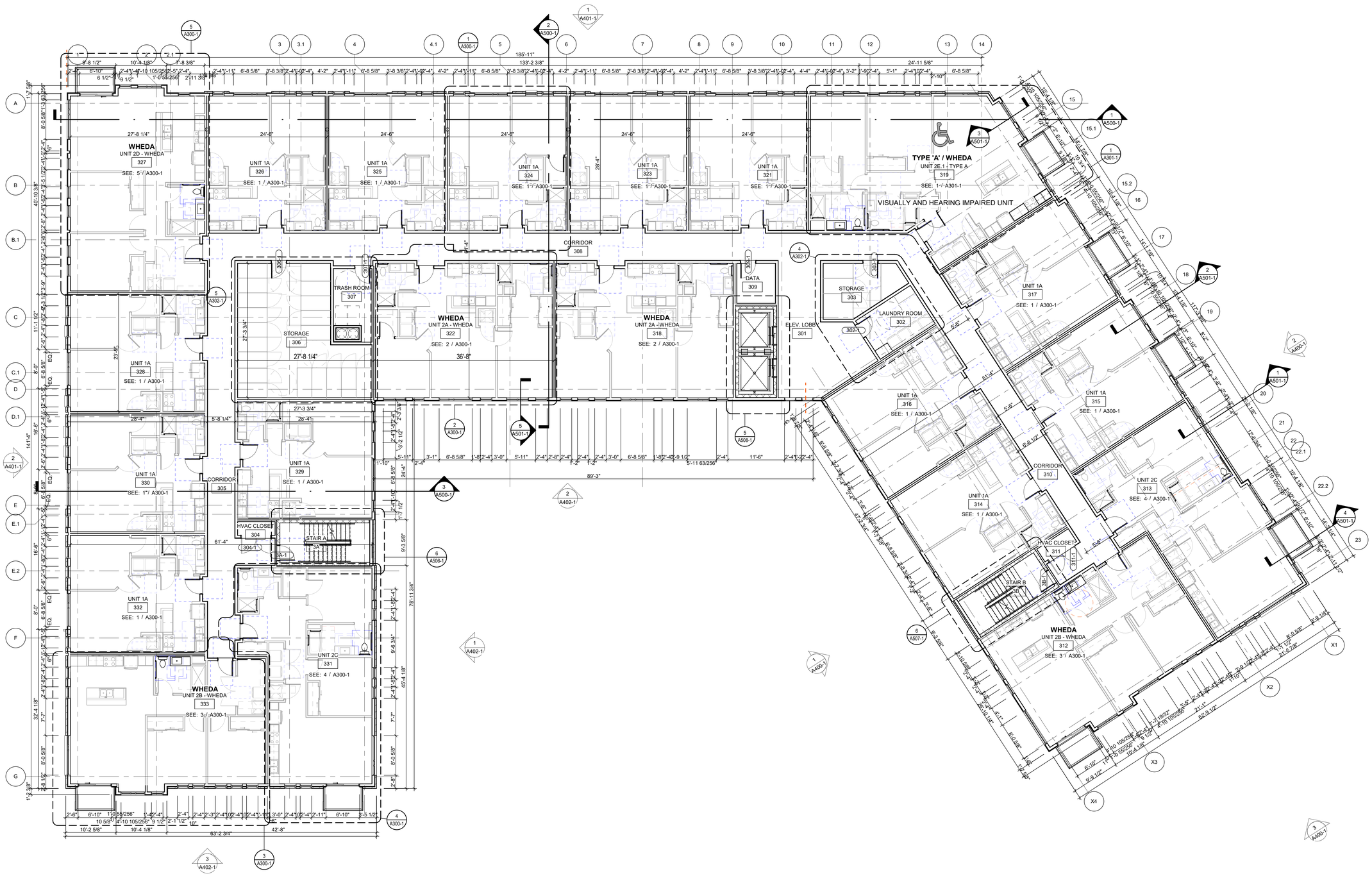
SECOND LEVEL PLAN - SENIOR HOUSING APTS.

A102-1

GENERAL NOTES - FLOOR PLANS

1. 588.00' CIVIL = 100'-0" ARCHITECTURAL
2. DIMENSIONS AT BUILDING EXTERIOR, MASONRY VENEER ARE MEASURED TO EXT. F.O. MASONRY.
3. DIMENSIONS AT BUILDING EXTERIOR, NON-MASONRY VENEER ARE MEASURED TO EXT. F.O. WOOD STUD FRAMING.
4. OVERALL DIMENSIONS OF DEMISING WALLS ARE TO THE CENTERLINE OF THE STUD.
5. MECHANICAL EQUIPMENT SHOWN FOR COORDINATION ONLY.
6. 4" DIMENSION TYPICAL FROM DOOR JAMB TO ADJACENT WALL UNLESS NOTED OTHERWISE.
7. SEE ENLARGED UNIT PLANS FOR DWELLING UNIT INFORMATION.
8. SEE FINISHED SCHEDULE AND PLANS FOR FINISH INFORMATION.
9. VERIFY ALL EXTERIOR ROUGH OPENING DIMENSIONS WITH PRODUCT MANUFACTURERS.
10. REFER TO SHEET **G101-1 - G102-1** (CODE CONFORMANCE PLANS) FOR FIRE EXTINGUISHER AND FIRE EXTINGUISHER CABINET LOCATIONS.
11. COORDINATE REQUIRED SHEAR WALL CONSTRUCTION & LOCATIONS AS CALLED FOR BY STRUCTURAL DOCUMENTS.
12. G.C. ALONG WITH ALL DESIGN BUILD CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH THE REQUIREMENTS SET FORTH BY WHEDA &/OR SELECTED GREEN BUILDING PROGRAM FOR THIS PROJECT. ANY INCONSISTANCIES BETWEEN THE CONTRACT DOCUMENTS AND SAID CHECKLISTS FOUND BY THE REVIEWING PARTIES SHALL IMMEDIATELY BE BROUGHT TO THE ARCHITECTS ATTENTION FOR REVIEW.
13. FIRST LEVEL: MAINTAIN 7'-0" MIN. HEADROOM AT ALL VEHICLE AND PEDESTRIAN AREAS.
    MAINTAIN 8'-2" MIN. HEADROOM ON PATH FROM VEHICLE ENTRY TO ADA PARKING STALLS.



1 SENIOR HOUSING - LEVEL 3 PLAN
SCALE: 1/8" = 1'-0"

0' 2' 4' 8'

Plan North

Engberg Anderson ARCHITECTS

MILWAUKEE | MADISON | TUCSON | CHICAGO

BERKSHIRE - SHEBOYGAN RIVERFRONT

S. 10TH ST. & INDIANA AVE.
SHEBOYGAN, WI 53081

OWNER
GENERAL CAPITAL GROUP
6938 N. SANTA MONICA BLVD.
FOX POINT, WI 53217

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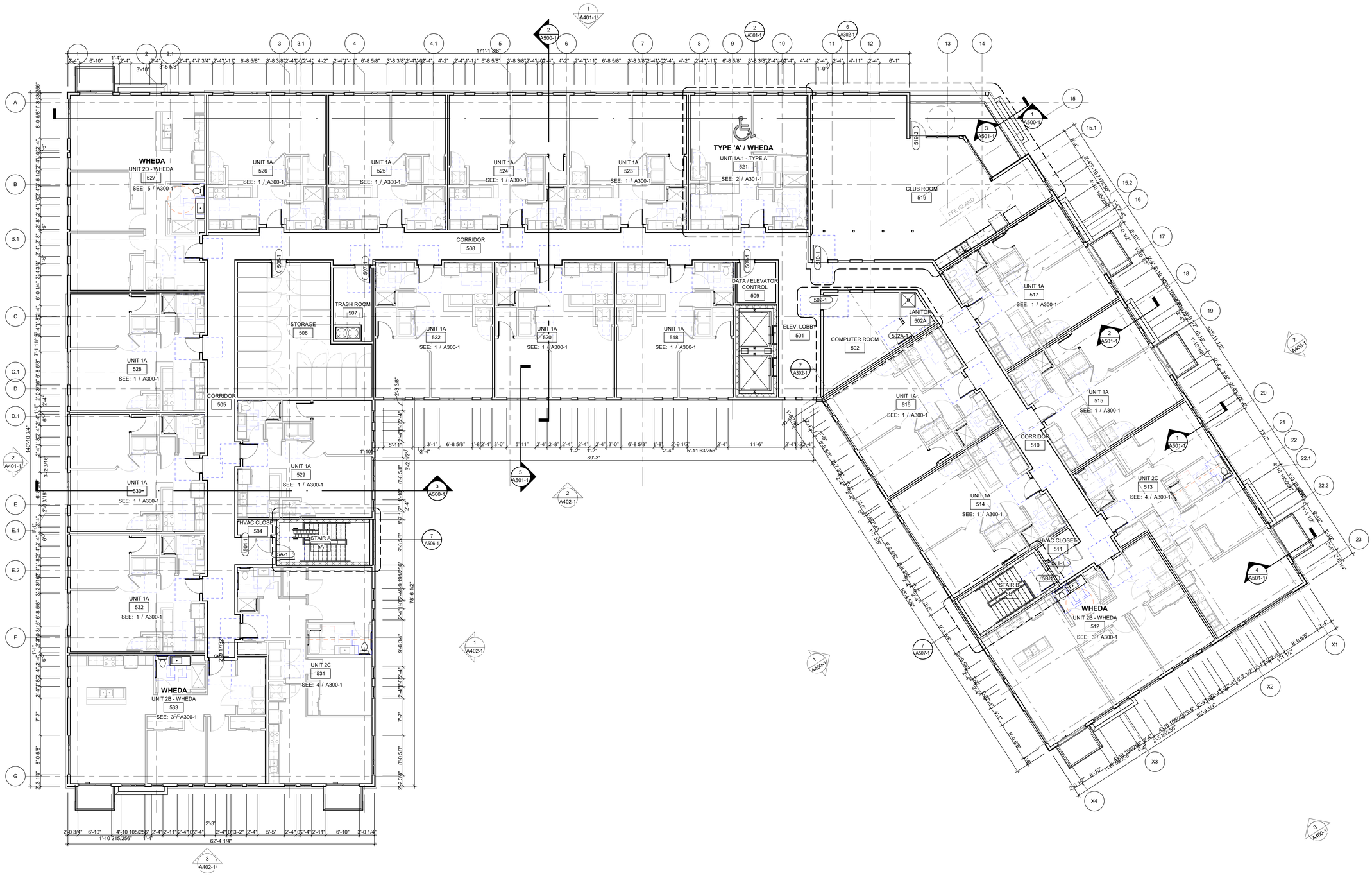
THIRD & FOURTH LEVEL PLAN - SENIOR HOUSING APTS.

A103-1

GENERAL NOTES - FLOOR PLANS

1. 588.00' CIVIL = 100'-0" ARCHITECTURAL
2. DIMENSIONS AT BUILDING EXTERIOR, MASONRY VENEER ARE MEASURED TO EXT. F.O. MASONRY.
3. DIMENSIONS AT BUILDING EXTERIOR, NON-MASONRY VENEER ARE MEASURED TO EXT. F.O. WOOD STUD FRAMING.
4. OVERALL DIMENSIONS OF DEMISING WALLS ARE TO THE CENTERLINE OF THE STUD.
5. MECHANICAL EQUIPMENT SHOWN FOR COORDINATION ONLY.
6. 4" DIMENSION TYPICAL FROM DOOR JAMB TO ADJACENT WALL UNLESS NOTED OTHERWISE.
7. SEE ENLARGED UNIT PLANS FOR DWELLING UNIT INFORMATION.
8. SEE FINISHED SCHEDULE AND PLANS FOR FINISH INFORMATION.
9. VERIFY ALL EXTERIOR ROUGH OPENING DIMENSIONS WITH PRODUCT MANUFACTURERS.
10. REFER TO SHEET **G101-1 - G102-1** (CODE CONFORMANCE PLANS) FOR FIRE EXTINGUISHER AND FIRE EXTINGUISHER CABINET LOCATIONS.
11. COORDINATE REQUIRED SHEAR WALL CONSTRUCTION & LOCATIONS AS CALLED FOR BY STRUCTURAL DOCUMENTS.
12. G.C. ALONG WITH ALL DESIGN BUILD CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH THE REQUIREMENTS SET FORTH BY WHEDA &/OR SELECTED GREEN BUILDING PROGRAM FOR THIS PROJECT. ANY INCONSISTANCIES BETWEEN THE CONTRACT DOCUMENTS AND SAID CHECKLISTS FOUND BY THE REVIEWING PARTIES SHALL IMMEDIATELY BE BROUGHT TO THE ARCHITECTS ATTENTION FOR REVIEW.
13. FIRST LEVEL: MAINTAIN 7'-0" MIN. HEADROOM AT ALL VEHICLE AND PEDESTRIAN AREAS.
    MAINTAIN 8'-2" MIN. HEADROOM ON PATH FROM VEHICLE ENTRY TO ADA PARKING STALLS.



1 SENIOR HOUSING - LEVEL 5 PLAN
SCALE: 1/8" = 1'-0"

0' 2' 4' 8'

Plan North

Engberg Anderson ARCHITECTS
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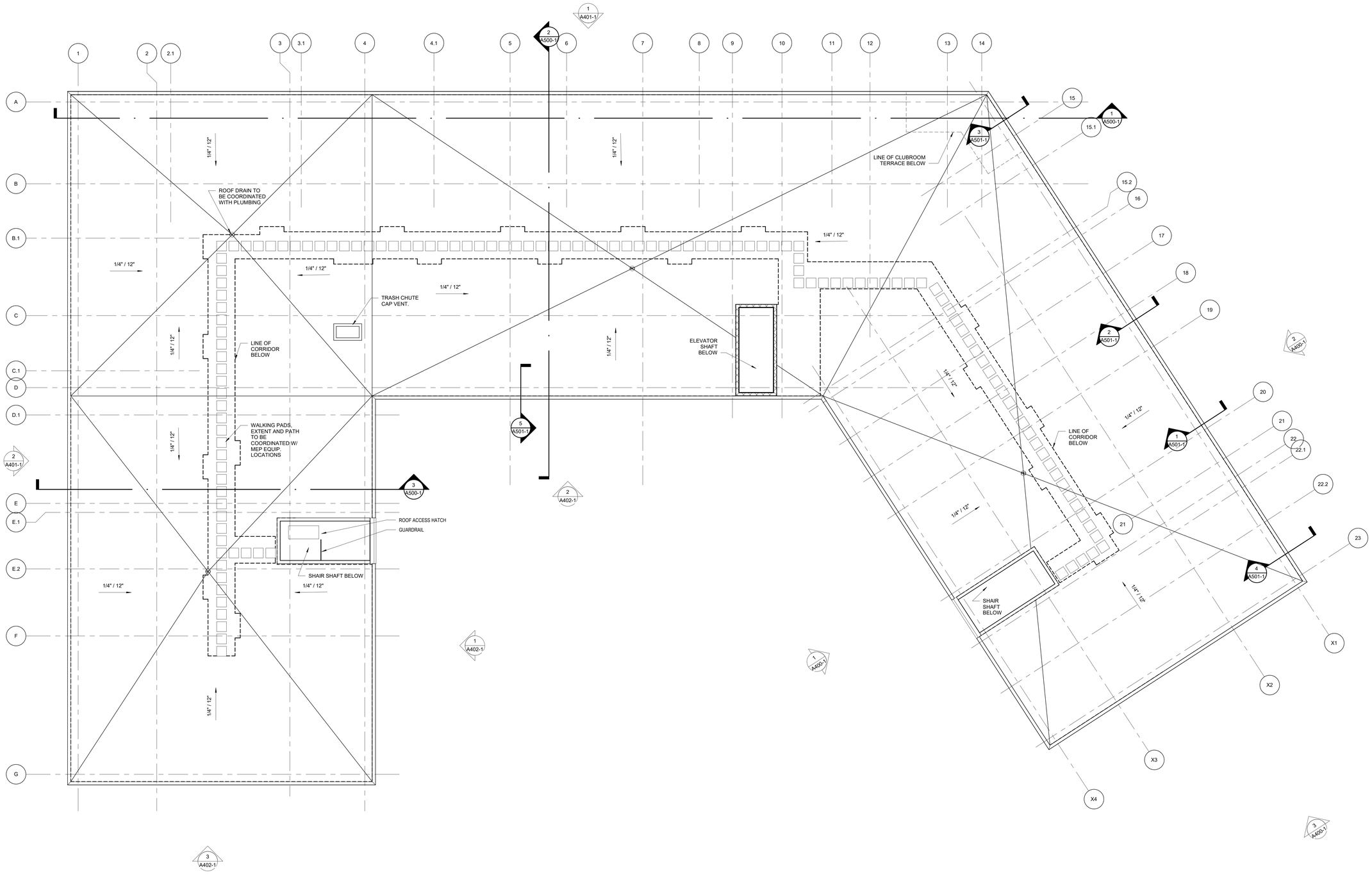
FIFTH LEVEL PLAN - SENIOR HOUSING APTS.

A104-1

GENERAL NOTES - ROOF PLAN

1. ROOF DRAINS ARE SHOWN FOR INTENT ONLY. FINAL LAYOUT AND QUANTITY TO BE COORDINATED WITH DESIGN BUILD PLUMBING CONTRACTOR.
2. PROVIDE A SECONDARY OVERFLOW ROOF DRAIN FOR EACH ROOF DRAIN SHOWN PER CODE.
3. MECHANICAL EQUIPMENT SHOWN FOR COORDINATION ONLY. SEE MECHANICAL DRAWINGS FOR EQUIPMENT AND LOCATIONS.
4. WALKING PADS SHOWN FOR INTENT. FINAL LAYOUT OF WALKING PADS TO BE COORDINATED WITH MECHANICAL EQUIPMENT PLACEMENT.
5. LOW SLOPE ROOF AREAS TO HAVE SLOPED TOP CHORD.
6. PROVIDE TAPERED INSULATION TO FORM CRICKETS TO ROOF DRAINS AND AT ROOF PROTRUSIONS. INTENT SHOWN ON PLANS.
7. MIN. 1/4" PER 1'-0" SLOPE.
8. MAINTAIN ROOF EDGE AT CONSTANT ELEVATION.



1 SENIOR HOUSING - ROOF PLAN
SCALE: 1/8" = 1'-0"

0' 2' 4' 8'

Plan North

Engberg Anderson ARCHITECTS
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ROOF LEVEL PLAN - SENIOR HOUSING APTS.

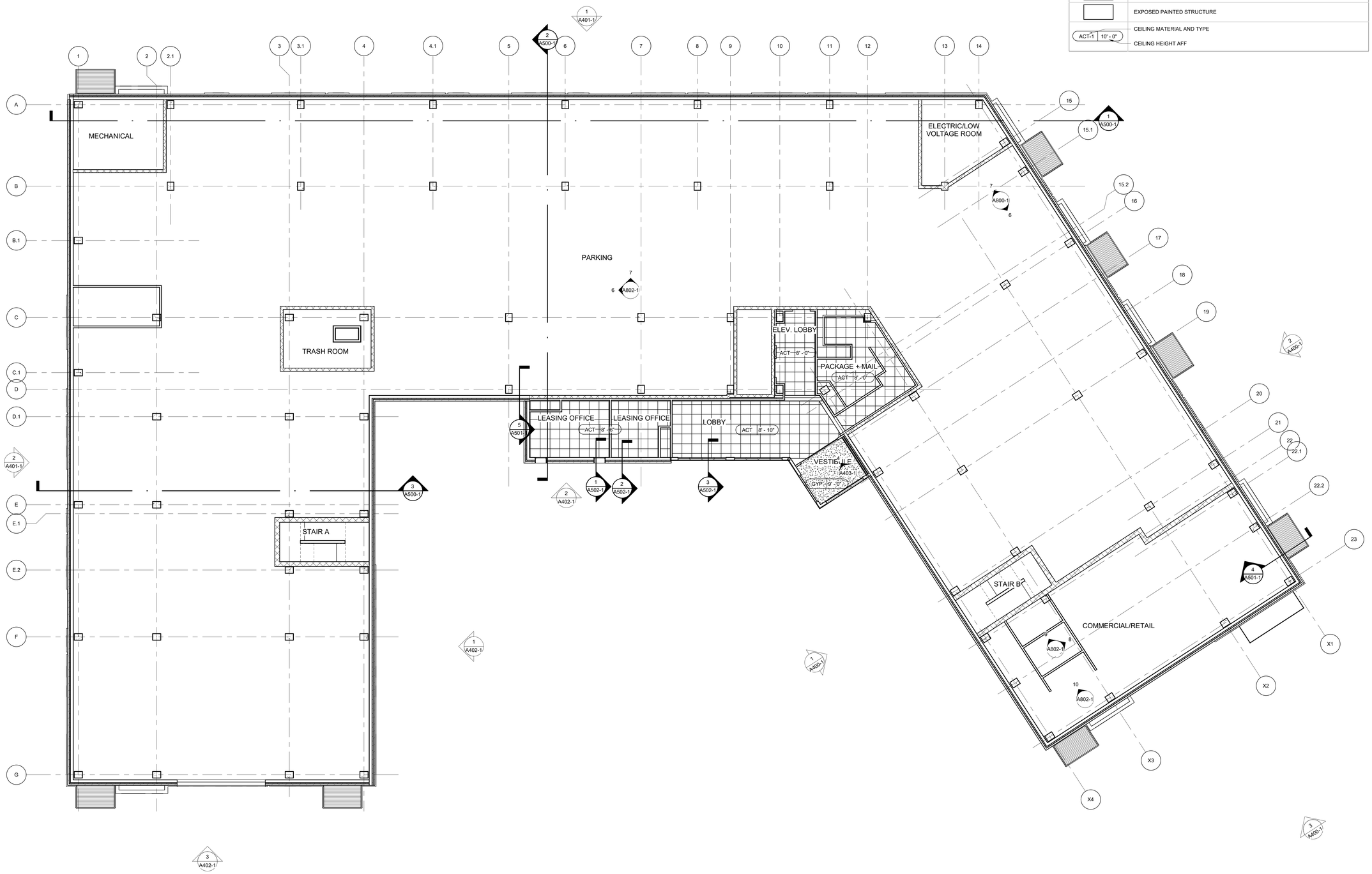
A105-1

GENERAL NOTES - REFLECTED CEILING PLANS

1. PROVIDE RECESSED "CAN" CEILING LIGHT FIXTURES WITHIN CORRIDOR. LIGHT FIXTURE LAYOUT FOR INITIAL DESIGN INTENT ONLY. LIGHT FIXTURE LAYOUT AND QUANTITY TO BE DETERMINED BY ELECTRICAL DESIGN-BUILD CONTRACTOR.
2. UNLESS NOTED OTEHRWISE, CEILINGS ARE TO BE BOTTOM OF THE TRUSS.
3. PROVIDE ACCESS PANELS AT MAJOR MECHANICAL COMPONENTS IN GYPSUM CEILINGS.
4. CONSULT WITH ARCHITECT ON FINAL MOUNTING HEIGHTS OF HUNG FIXTURES.

GRAPHIC SYMBOLS

	ACOUSTICAL CEILING TILES - ***2-0" X 2'-0" IN CORRIDORS***
	PAINTED GYP BOARD CEILING
	EXPOSED PAINTED STRUCTURE
ACT-1 | 10' - 0"	CEILING MATERIAL AND TYPE CEILING HEIGHT AFF



1 SENIOR HOUSING - PARKING LEVEL & LEVEL 1 RCP
SCALE: 1/8" = 1'-0"

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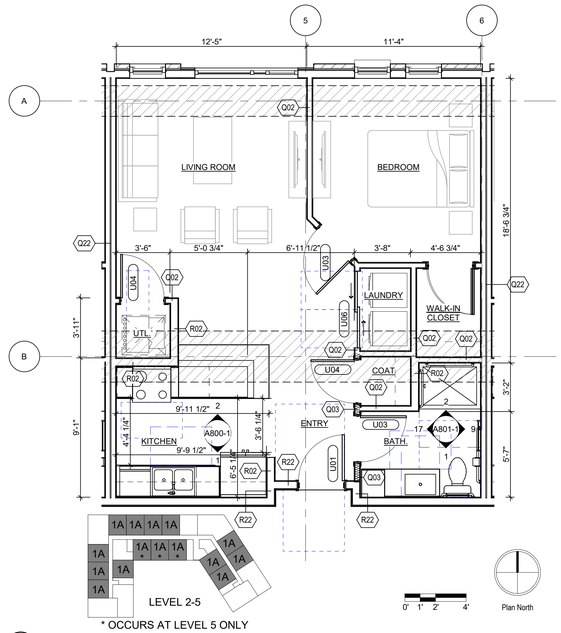
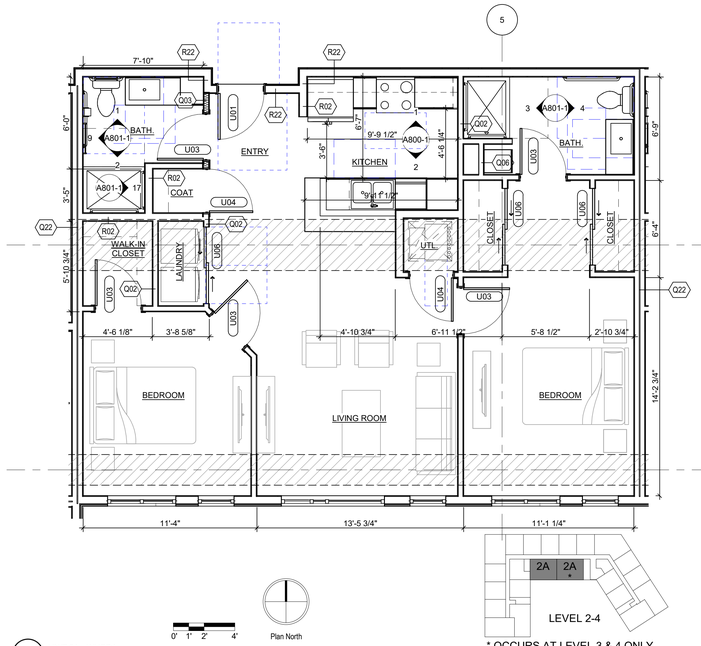
PARKING LEVEL & FIRST LEVEL REFLECTED CEILNG PLAN - SENIOR HOUSING APTS.

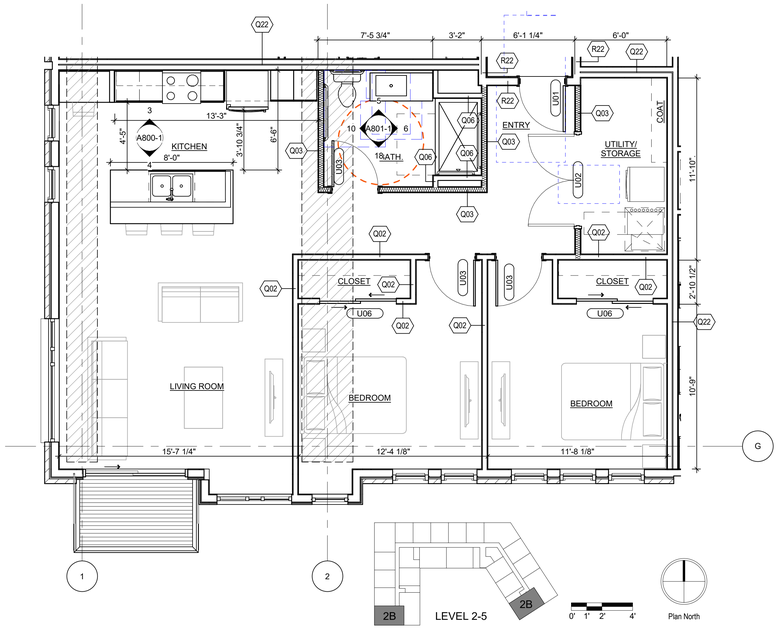
A201-1



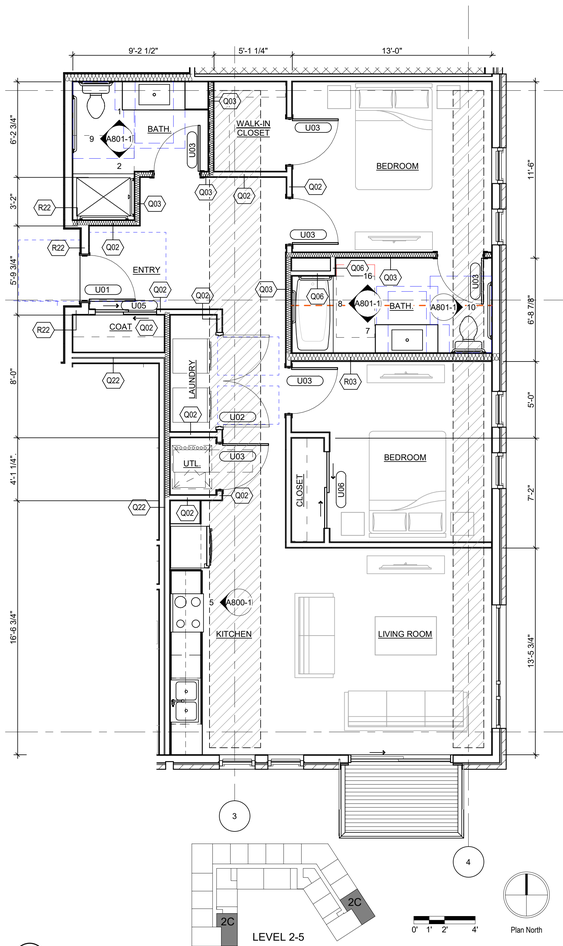
1 UNIT 1A
SCALE: 1/4" = 1'-0"



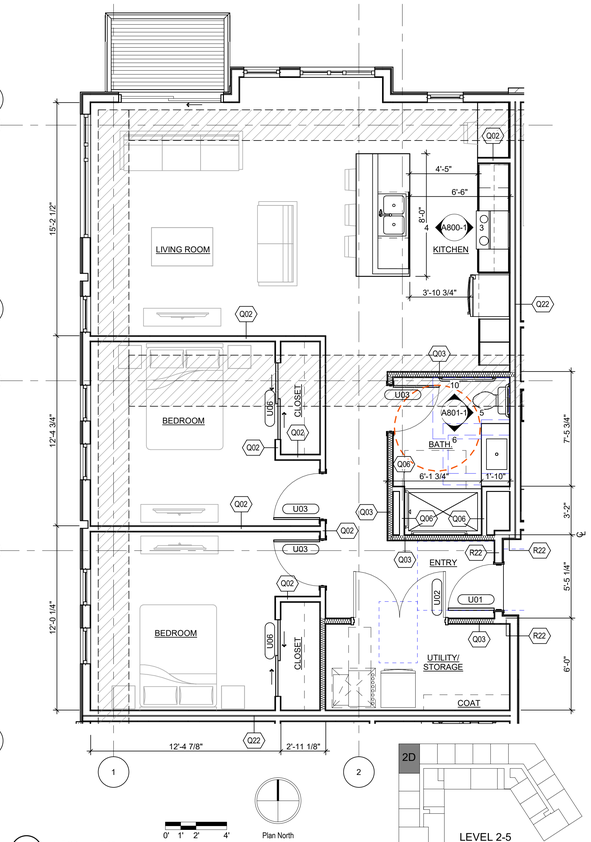
2 UNIT 2A - WHEDA
SCALE: 1/4" = 1'-0"



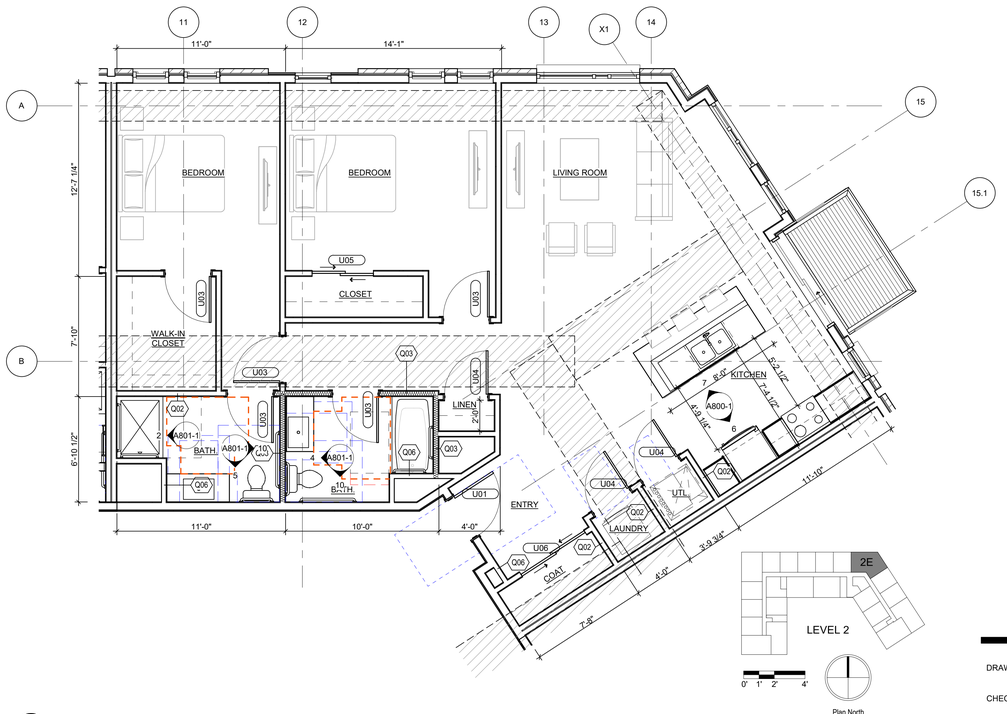
3 UNIT 2B - WHEDA
SCALE: 1/4" = 1'-0"



4 UNIT 2C
SCALE: 1/4" = 1'-0"



5 UNIT 2D - WHEDA
SCALE: 1/4" = 1'-0"



6 UNIT 2E - WHEDA
SCALE: 1/4" = 1'-0"

GENERAL NOTES - UNIT PLANS

1. ALL WALLS ARE Q02 UNLESS OTHERWISE NOTED.
2. PROVIDE BATT INSULATION FOR SOUND CONTROL AT BATHROOM AND UTILITY ROOM WALLS. WALLS SHOWING BATT INSULATION IN ENLARGED UNIT PLANS ARE Q03 OR R03.
3. SEE OVERALL PLANS FOR UNIT-TO-CORRIDOR DEMISING WALL TAGS.
4. 4" DIMENSION TYPICAL FROM DOOR JAMB TO ADJACENT WALL UNLESS NOTED OTHERWISE.
5. COORDINATE CABINET/APPLIANCE CLEARANCE REQUIREMENTS W/ MANUFACTURERS.
6. PROVIDE FINISHED SURFACE AT ALL EXPOSED CABINET ENDS.
7. ALL DIMENSIONS ON PLANS SHOWN ARE TO THE NOMINAL FACE OF GYPSUM WALL BOARD UNLESS NOTED OTHERWISE.
8. WOOD CASING AROUND INTERIOR SWING DOORS (BOTH SIDES) AND IN FRONT OF SLIDING & BIFOLD DOOR TRACKS (BOTH SIDES WHEN IT IS A WALK-IN CLOSET OR LAUNDRY ROOM).
9. GYPSUM WALL BOARD SHALL CONTINUE BEHIND CABINETRY.
10. PROVIDE GYPSUM BOARD RATED FOR WET LOCATIONS BEHIND SHOWERS STALLS AND OTHER WET LOCATIONS.
11. PROVIDE GYPSUM BOARD RETURNS AT ALL SLIDING DOOR OPENINGS.
12. PROVIDE CURTAIN ROD AT ALL TUBS AND SHOWERS.
13. PROVIDE 18" AND 24" TOWEL BARS (ALONG WITH ASSOCIATED BLOCKING) FOR ALL DWELLING UNIT BATHROOMS.
14. PROVIDE (2) ROBE HOOKS FOR ALL DWELLING UNIT BATHROOMS.
15. MAINTAIN A 40" MINIMUM CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS PER ICC A117.1-2017, CHAPTER 10.
16. PROVIDE 9" MIN. OF CLEAR FLOOR SPACE BEYOND CONTROL WALL OF ALL TUBS AND SHOWERS PER WHEDA APPENDIX M, SEE **G104-1**.

GENERAL FINISH NOTES

1. PLAM-1 AT KITCHEN COUNTERS.
2. KITCHEN CABINETS AND BATHROOM VANITIES SHALL BE CAB-1.
3. SS-1 AT BATHROOM COUNTERS.
4. WT-1 AT ALL EXTERIOR WINDOWS.

ROOM FINISH SCHEDULE

ROOM NAME	FLOOR	BASE	WALL	CEILING	NOTES
ENTRY	LVT-1	VB-1	PT-1	PT-1	-
KITCHEN	LVT-1	VB-1	PT-1	PT-1	PLAM-1 AT COUNTERS
LIVING ROOM	LVT-1	VB-1	PT-1	PT-1	-
BEDROOM	CPT-2	VB-1	PT-1	PT-1	-
BEDROOM CLOSET	CPT-2	VB-1	PT-1	PT-1	-
DEN	LVT-1	VB-1	PT-1	PT-1	-
BATHROOM	LVT-1	VB-1	PT-1	PT-1	MOLDED MARBLE AT COUNTERS
LAUNDRY/FURNACE	LVT-1	VB-1	PT-1	PT-1	-

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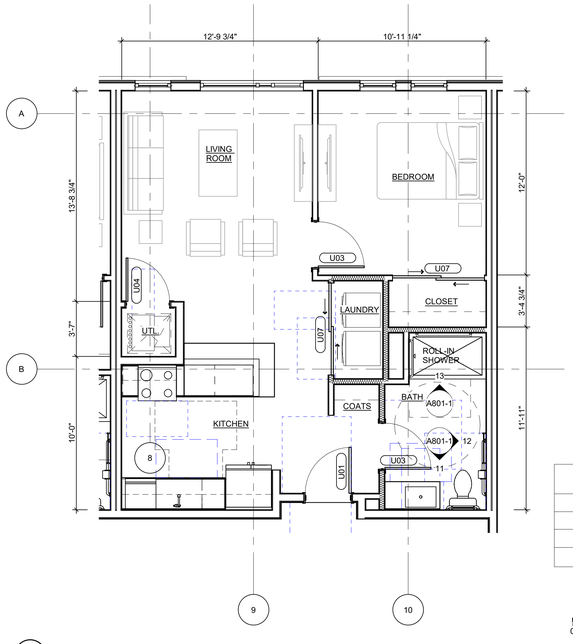
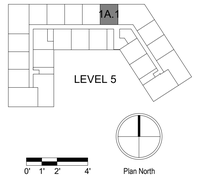
ENLARGED UNIT PLANS - SENIOR HOUSING APTS.

A300-1

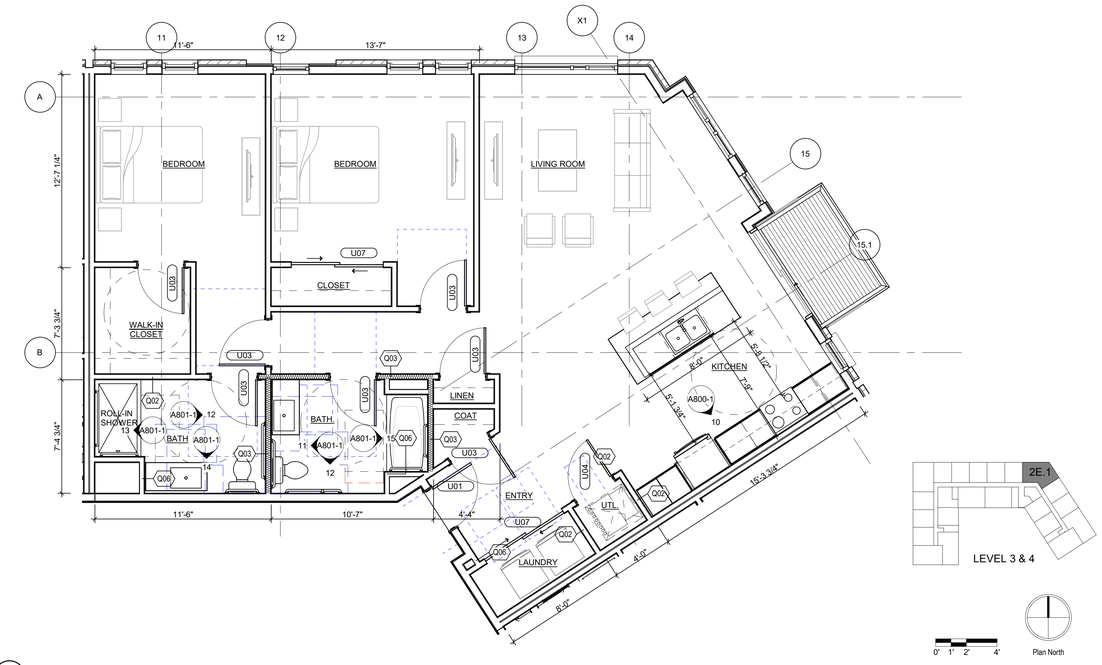




0' 1' 2' 4'

Plan North

2 UNIT 1A.1 - TYPE A / WHEDA
SCALE: 1/4" = 1'-0"



0' 1' 2' 4'

Plan North

1 UNIT 2E.1 - TYPE A/ WHEDA
SCALE: 1/4" = 1'-0"

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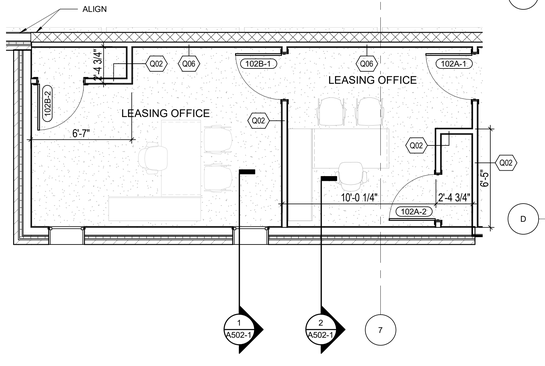
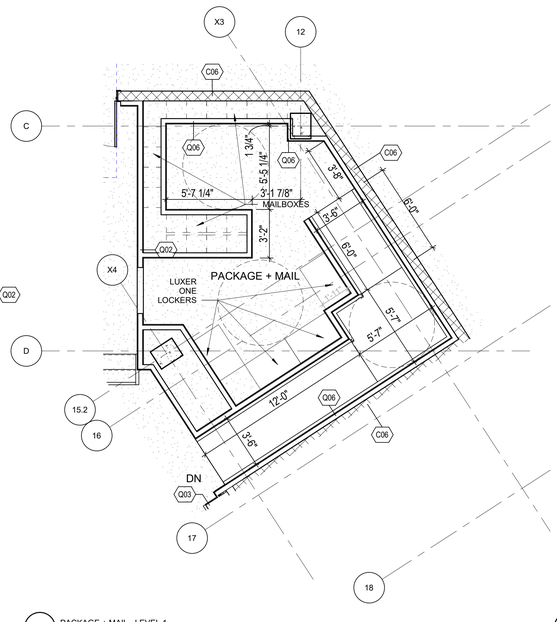
ENLARGED UNIT PLANS - SENIOR HOUSING APTS.

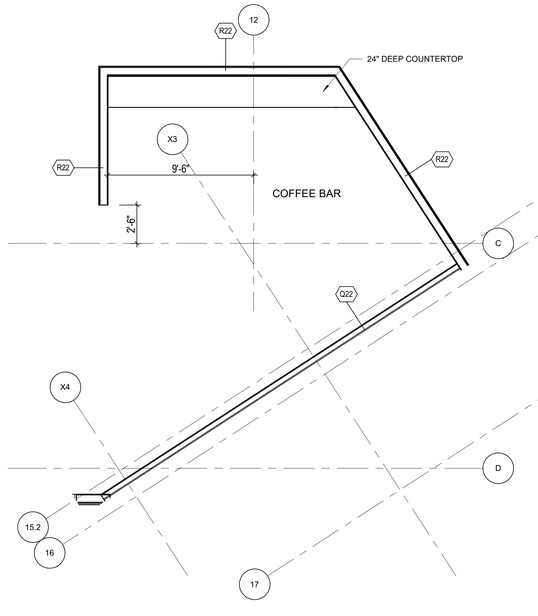
A301-1



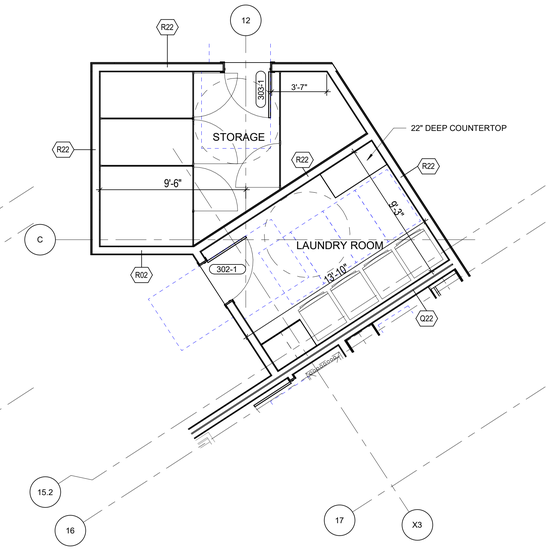
1 LEASING OFFICE - LEVEL 1
SCALE: 1/4" = 1'-0"



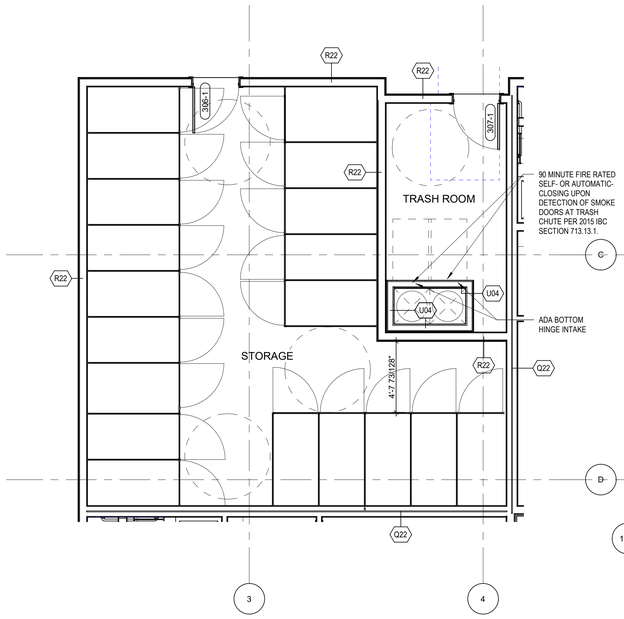
2 PACKAGE + MAIL - LEVEL 1
SCALE: 1/4" = 1'-0"



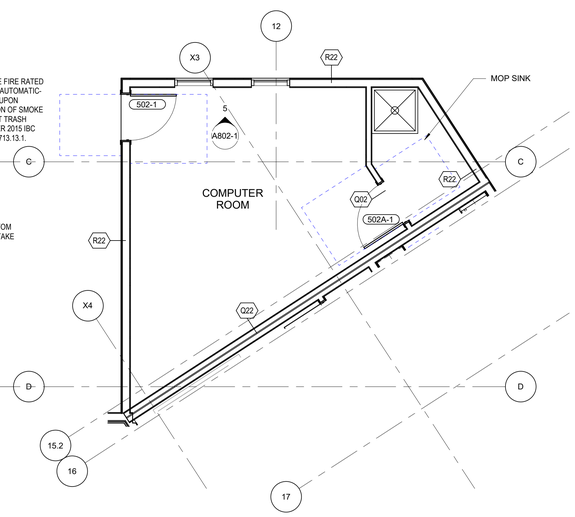
3 COFFEE BAR - LEVEL 2
SCALE: 1/4" = 1'-0"



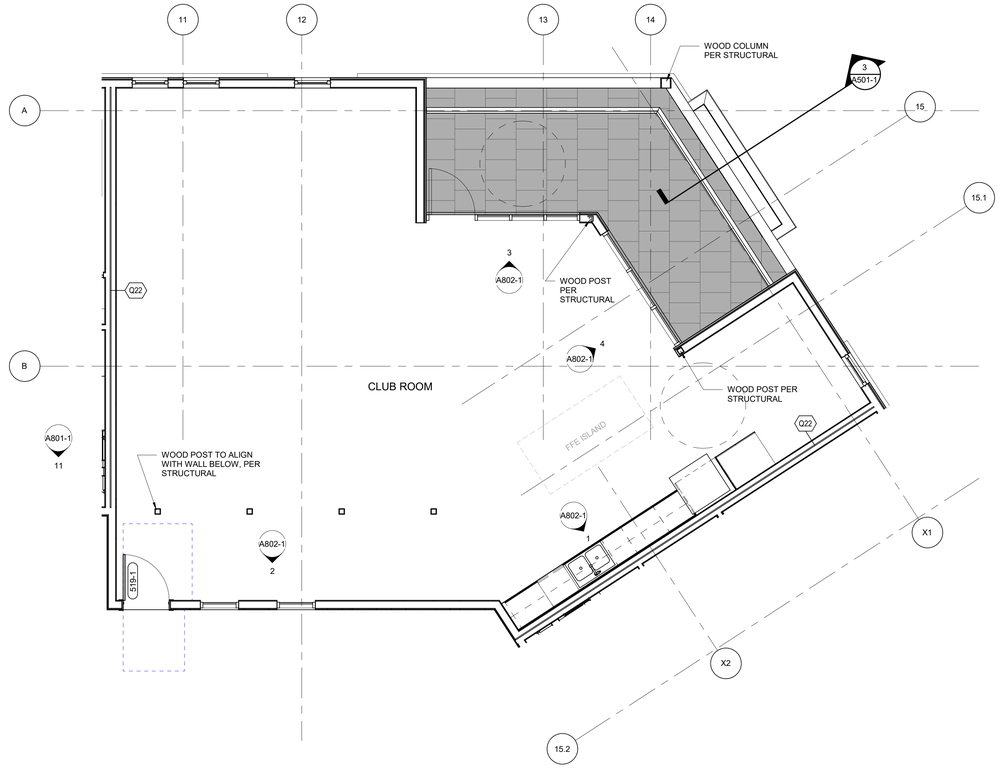
4 STORAGE + LAUNDRY ROOM - LEVEL 3 & 4
SCALE: 1/4" = 1'-0"



5 STORAGE ROOM + TRASH ROOM - TYPICAL LEVEL
SCALE: 1/4" = 1'-0"



7 COMPUTER ROOM
SCALE: 1/4" = 1'-0"



6 CLUB ROOM
SCALE: 1/4" = 1'-0"

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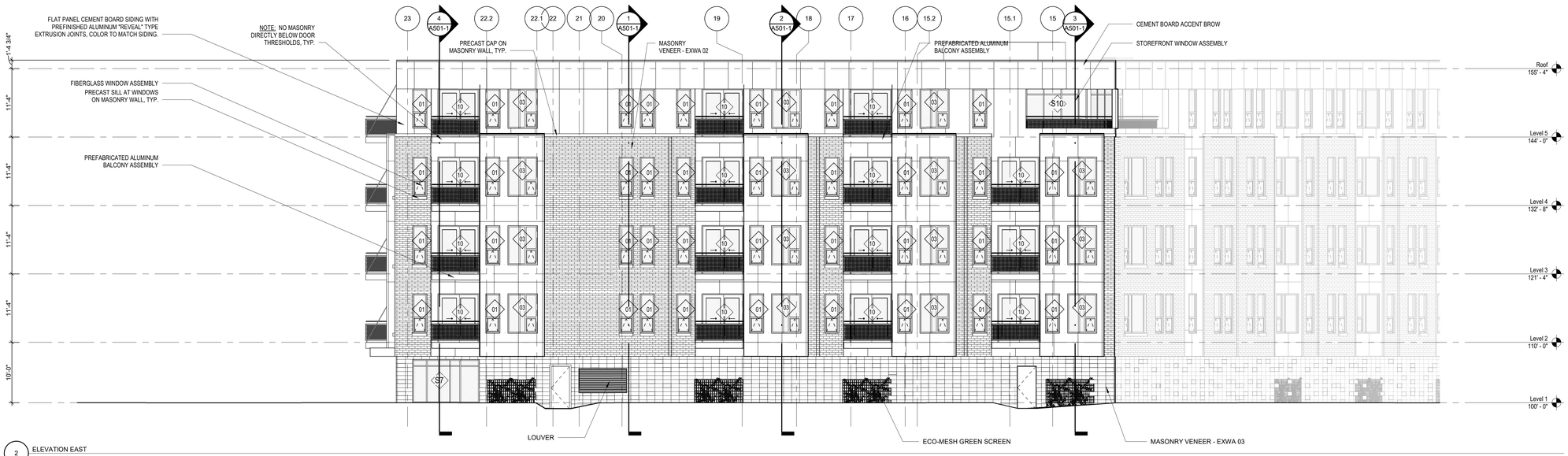
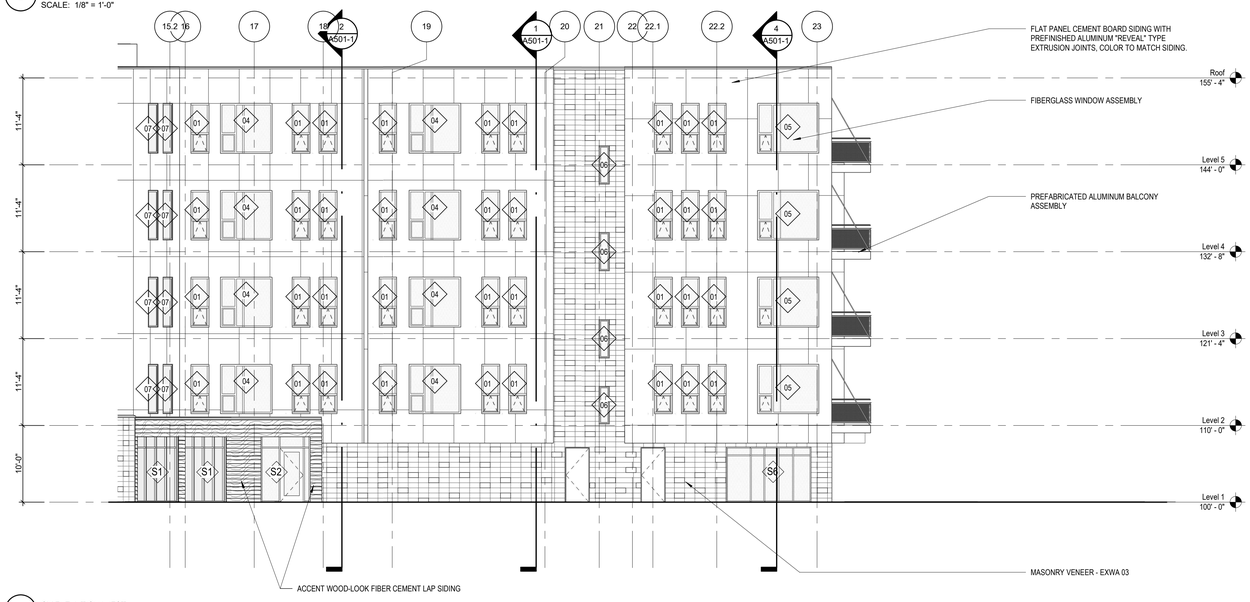
ENLARGED COMMON AREA PLANS

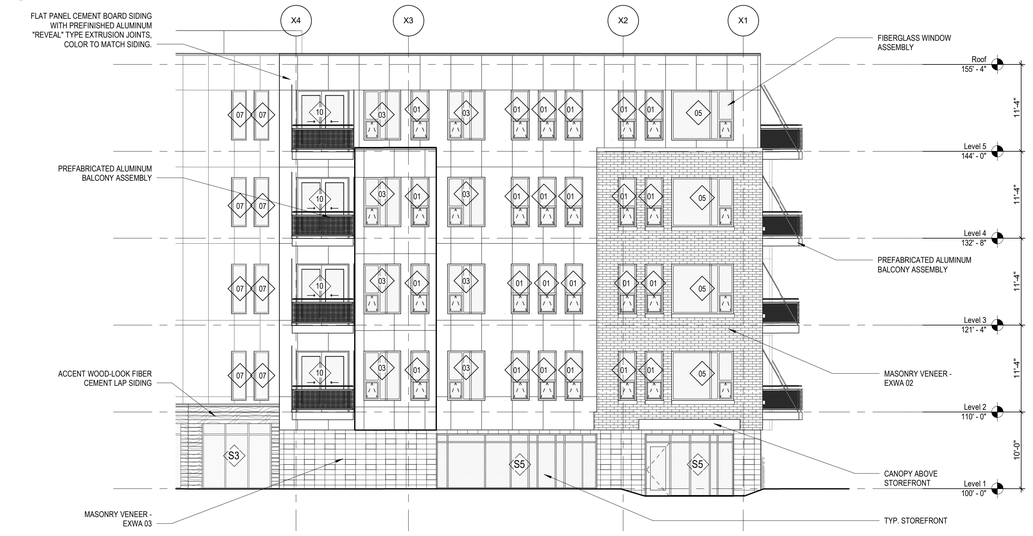
A302-1



2 ELEVATION EAST
SCALE: 1/8" = 1'-0"



1 CY ELEVATION WEST
SCALE: 1/8" = 1'-0"



3 ELEVATION SOUTH E
SCALE: 1/8" = 1'-0"

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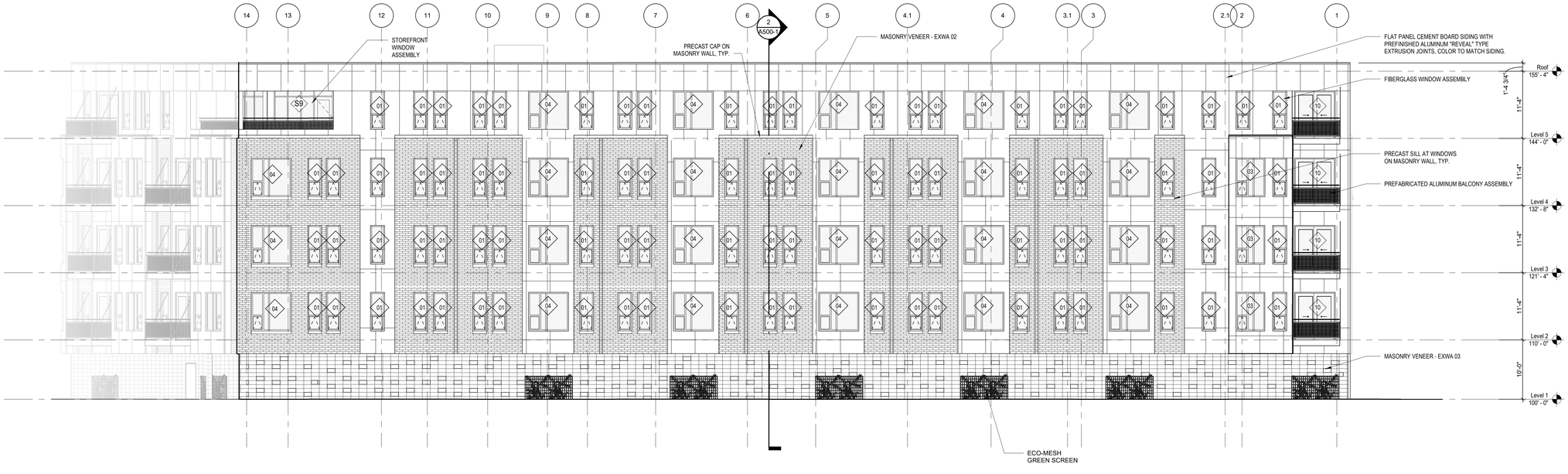
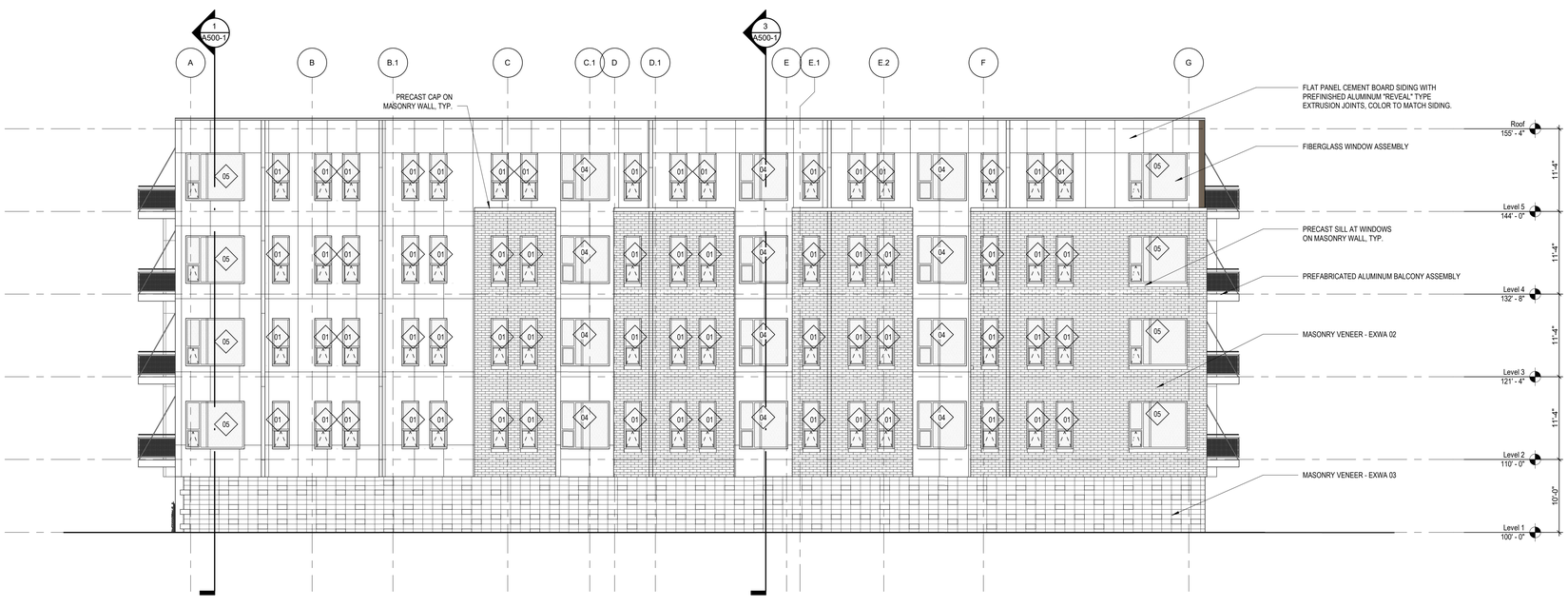
BUILDING ELEVATIONS - SENIOR HOUSING APTS.

A400-1



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



2 ELEVATION WEST
SCALE: 1/8" = 1'-0"

Engberg Anderson ARCHITECTS

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BERKSHIRE - SHEBOYGAN RIVERFRONT

S. 10TH ST. & INDIANA AVE.
SHEBOYGAN, WI 53081

OWNER
GENERAL CAPITAL GROUP
6938 N. SANTA MONICA BLVD.
FOX POINT, WI 53217

PROJECT NUMBER 213331.00

ISSUED FOR:

CD PERMIT SET	2023-02-15

REVISION FOR:

NO.	DESCRIPTION	DATE

DRAWN BY	Author
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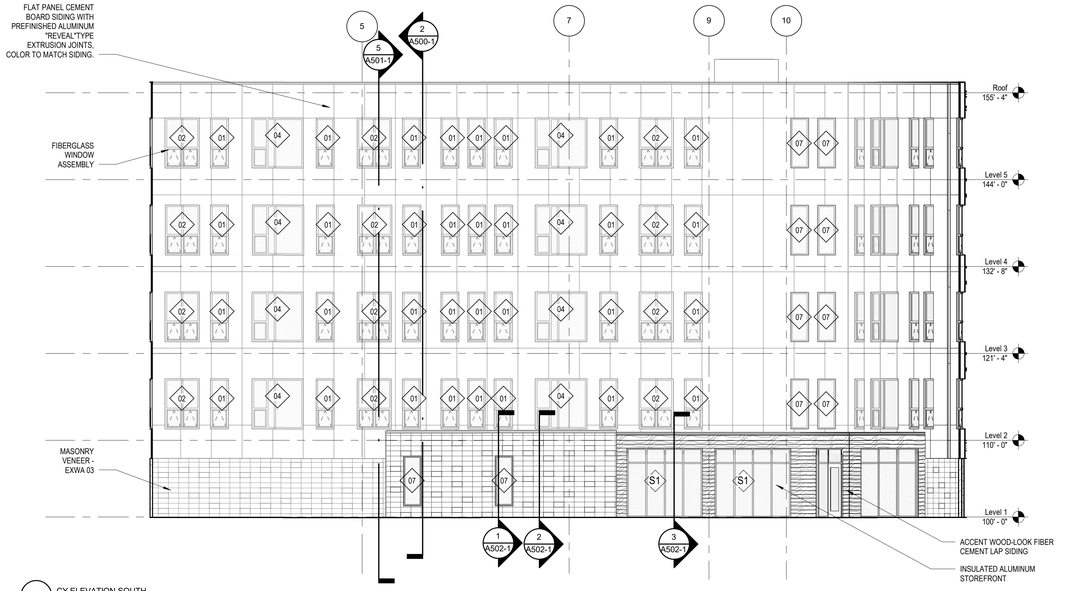
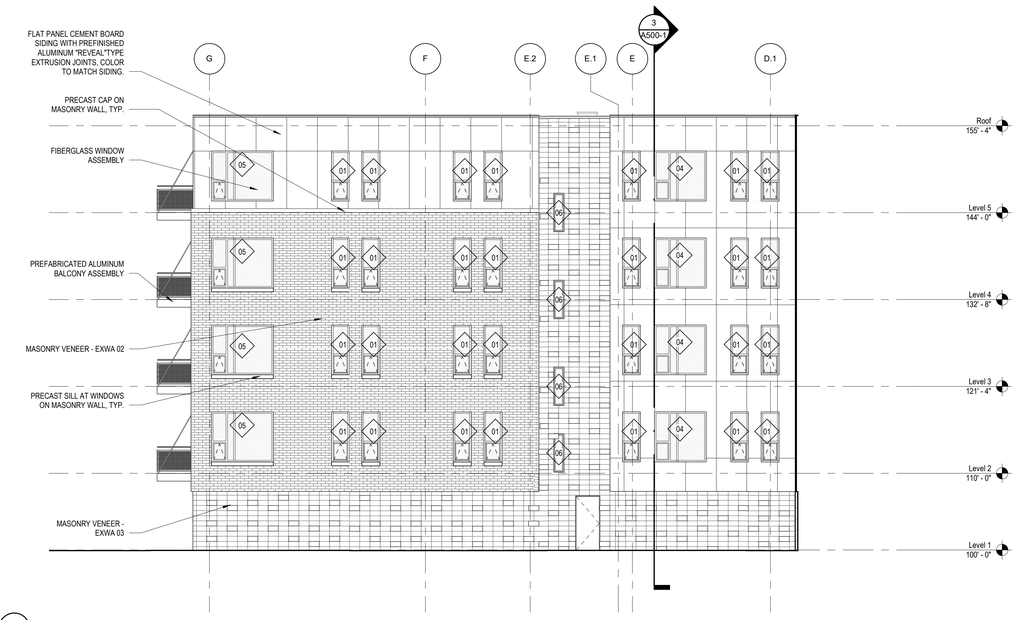
BUILDING ELEVATIONS - SENIOR HOUSING APTS.

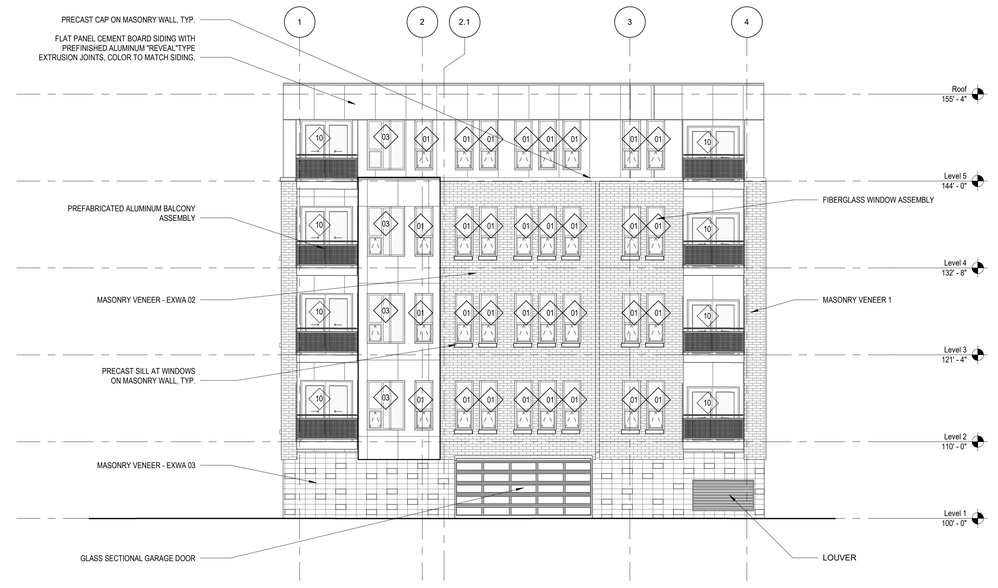
A401-1



2 CY ELEVATION SOUTH
SCALE: 1/8" = 1'-0"



1 CY ELEVATION EAST
SCALE: 1/8" = 1'-0"



3 ELEVATION SOUTH W
SCALE: 1/8" = 1'-0"

Engberg Anderson ARCHITECTS
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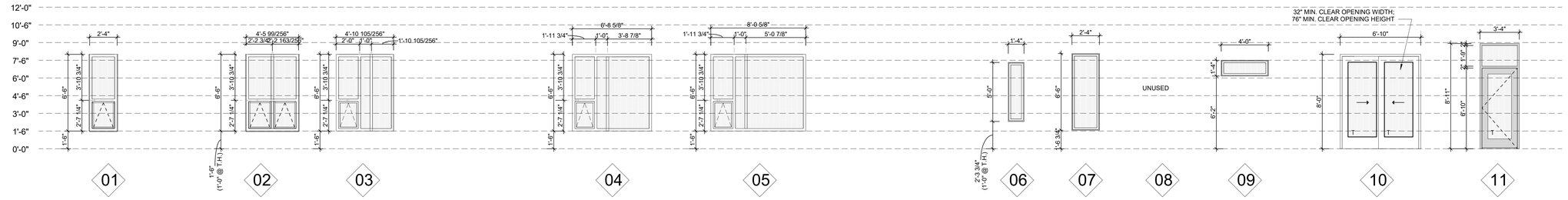
BUILDING ELEVATIONS - SENIOR HOUSING APTS.

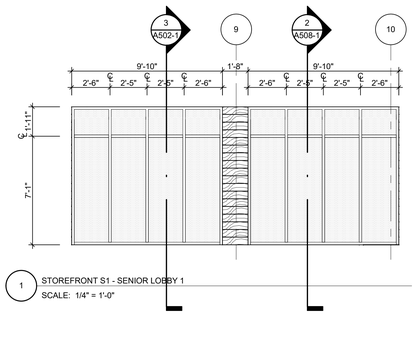
A402-1



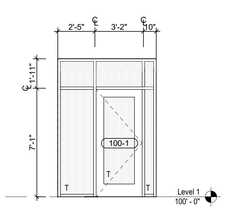
WINDOW ASSEMBLIES
SCALE: 1/4" = 1'-0"

GENERAL NOTES - WINDOWS

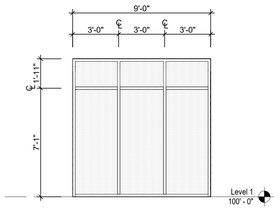
1. SEE SPECIFICATIONS FOR GLASS TYPES.
2. SEE SPECIFICATIONS FOR FINISHES (INTERIOR AND EXTERIOR) ON ALL WINDOW UNITS AND STOREFRONT.
3. ALL ROUGH OPENING DIMENSIONS TO BE FEILD VERIFIED PRIOR TO FABRICATION AND INSTALLATION OF STOREFRONT, G.C. TO COORDINATION.
4. G.C. TO COORDINATE WINDOW R.O. OPENING REQUIRMENTS WITH CARPENTER AND WINDOW FABRICATOR OR SUPPLIER PRIOR TO WOOD PANEL FABRICATION AND WINDOW FABRICATION.
5. SEE WINDOW DETAILS FOR HEAD, SILL, AND JAMB CONDITIONS.
6. **T** - INDICATES TEMPERED GLAZING. GLAZING SUPPLIER TO CONFIRM ANY ADDITIONAL NEEDS FOR SAFTELY GLAZING.
7. **F** - INIDCATES 20 MINUTE FIRE PROTECTIVE GLAZING. SUPERLITE I BY SAFTI AS BASIS OF DESIGN.
8. SEE STRUCTURAL DRAWINGS FOR DESIGN PRESSURE REQUIREMENTS.
9. WINDOW SUPPLIER TO SUPPLY OPENING LIMITERS PER IBC 1015.8 WHERE REQUIRED.



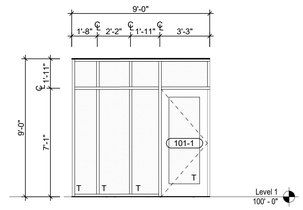
1 STOREFRONT S1 - SENIOR LOBBY 1
SCALE: 1/4" = 1'-0"



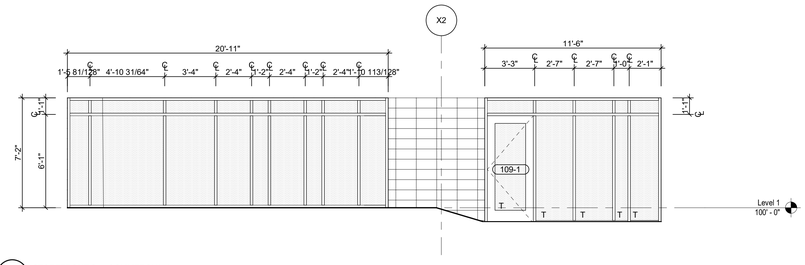
2 STOREFRONT S2 - SENIOR VESTIBULE 1
SCALE: 1/4" = 1'-0"



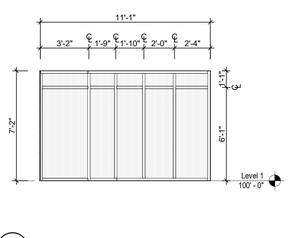
3 STOREFRONT S3 - SENIOR VESTIBULE 2
SCALE: 1/4" = 1'-0"



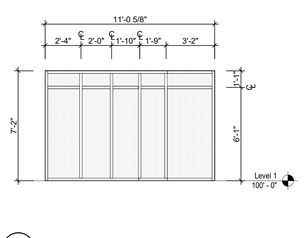
4 STOREFRONT S4 - SENIOR VESTIBULE 3
SCALE: 1/4" = 1'-0"



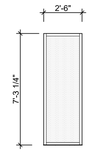
5 STOREFRONT S5 - COMMERCIAL 1
SCALE: 1/4" = 1'-0"



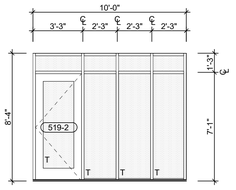
6 STOREFRONT S6 - COMMERCIAL 2
SCALE: 1/4" = 1'-0"



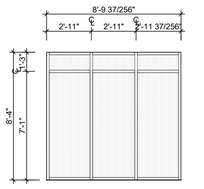
7 STOREFRONT S7 - COMMECIAL 3
SCALE: 1/4" = 1'-0"



8 STOREFRONT S8 - CLUB/COMPUTER ROOM
SCALE: 1/4" = 1'-0"



9 STOREFRONT S9 - CLUB ROOM 1
SCALE: 1/4" = 1'-0"



10 STOREFRONT S10 - CLUB ROOM 2
SCALE: 1/4" = 1'-0"

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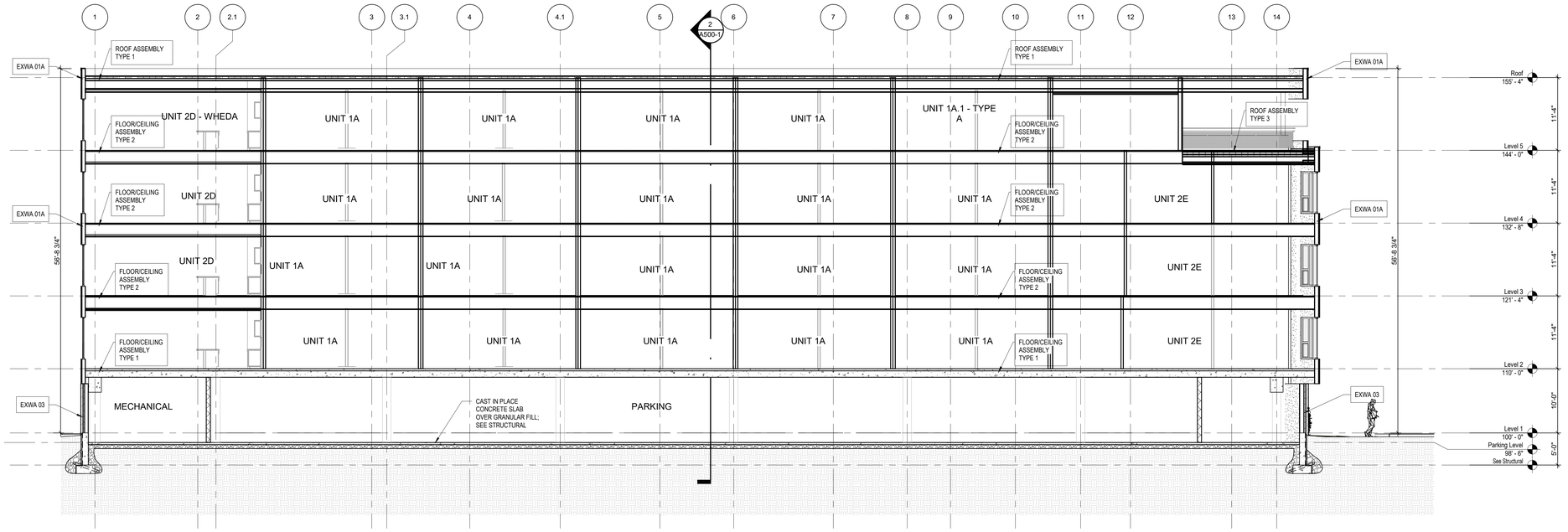
WINDOW TYPES & STOREFRONTS

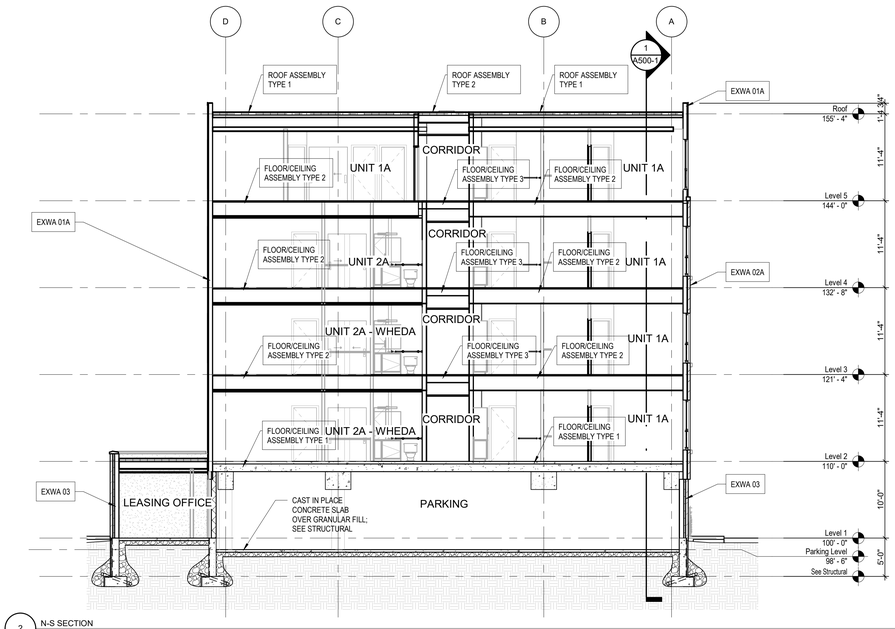
A403-1

GENERAL NOTES - BUILDING SECTIONS

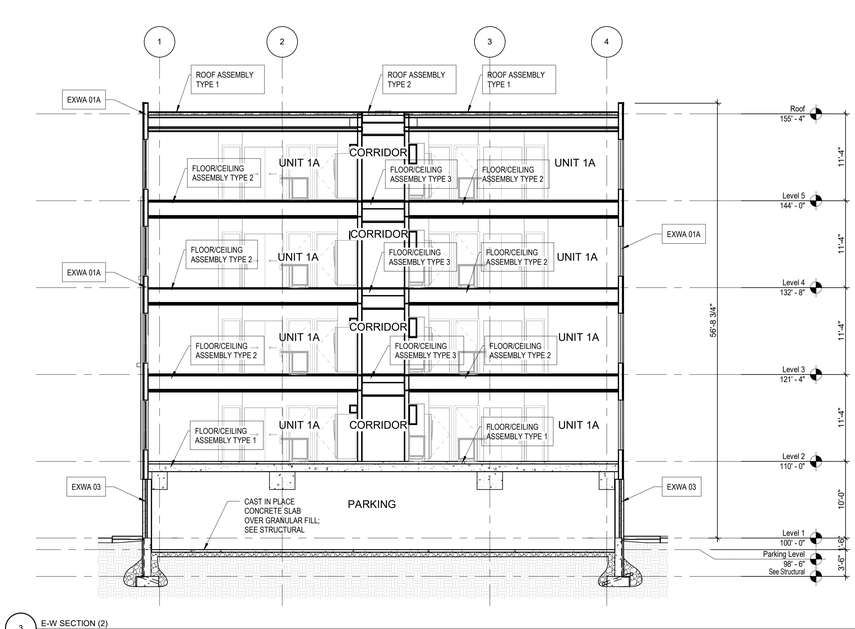
1. SENIOR HOUSING APARTMENTS: 588.00' CIVIL = 100'-0" ARCHITECTURAL
2. SEE SHEET A601-1 FOR FLOOR/CEILING & ROOF ASSEMBLIES.



1 E-W SECTION
SCALE: 1/8" = 1'-0"



2 N-S SECTION
SCALE: 1/8" = 1'-0"



3 E-W SECTION (2)
SCALE: 1/8" = 1'-0"

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BUILDING SECTIONS - SENIOR HOUSING APTS.

A500-1