

AGENDA
CITY OF STURGEON BAY
AESTHETIC DESIGN & SITE PLAN REVIEW BOARD

Monday, August 9, 2021

6:00 p.m.

Council Chambers, City Hall
421 Michigan St, Sturgeon Bay, WI

1. Roll call
2. Approval of agenda
3. Approval of minutes from July 26, 2021
4. Consideration of: Final Building and Site Design for Breakwater Apartments located on the north side of the 100 block of E Maple Street
5. Adjourn

NOTE: DEVIATION FROM THE AGENDA ORDER SHOWN MAY OCCUR.

Board Members:

Rick Wiesner

Jon Burk

Cheryl Frank

Kelsey Fox

Pam Jorns

Mark Struck

Dave Augustson

8/5/21
1:12 p.m.
CJ

CITY OF STURGEON BAY

AESTHETIC DESIGN & SITE PLAN REVIEW BOARD

APPLICATION FOR ***CERTIFICATE OF APPROPRIATENESS***

Name: Andy Dumke / Robert Feller

Owner of Premises: Northpointe Development

Address or Legal Description of Premises:

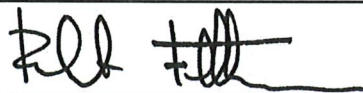
54 East Maple Street, Sturgeon Bay, WI

Statement of Specific Item Requested for Approval:

The application is being made for review of final building and
site design. Building signage is depicted on the elevations,
but final application with night rendering will be submitted
separately by the signage consultant

July 26, 2021

Date



Applicant

Date Received: _____

Staff Signature: _____

Date Approved/Denied: _____

Aesthetic Design and Site Plan Review Board: Checklist

The applicant or architect will need to attend the Aesthetic Design and Site Plan Review Board meeting and is expected to give a presentation/summary on the various project elements listed below, answer questions, and make modifications to the design per committee conditions. The submittal must include all applicable items listed below.

☒ **SITE PLAN including the following:**

- Lot lines and dimensions shown and labeled
- Existing and proposed building footprints
- Existing and proposed parking areas and access driveways
- Existing and proposed sidewalks, stairways, ramps, etc.
- Any other defined areas within the project area

☒ **GRADING, DEMOLITION, AND UTILITY PLAN including the following:**

- Existing and proposed final grades
- All structures and materials to be removed from the site
- Existing and proposed electric, water, sewer services, and all other abutting infrastructure

☒ **STORMWATER MANAGEMENT PLAN including the following:**

- Water flow directionality
- Defined drainage areas with elevation lines
- All stormwater and erosion control measures

☒ **COLORED BUILDING RENDERINGS & ELEVATIONS including the following:**

- All proposed structures illustrated from all directions
- All materials and depictions accurately shown and labeled

☒ **LANDSCAPE PLAN including the following:**

- All proposed plants and landscaped areas
- All landscape materials labeled
- All plant types and species identified with sizes at the time of planting and at full maturity

☒ **LIGHTING PLAN including the following:**

- All light fixtures shown with light intensities measured to the property lines
- Light fixture product specifications
- Types of light bulbs and wattage / lumen's identified

☒ **SIGNAGE PLAN including the following:**

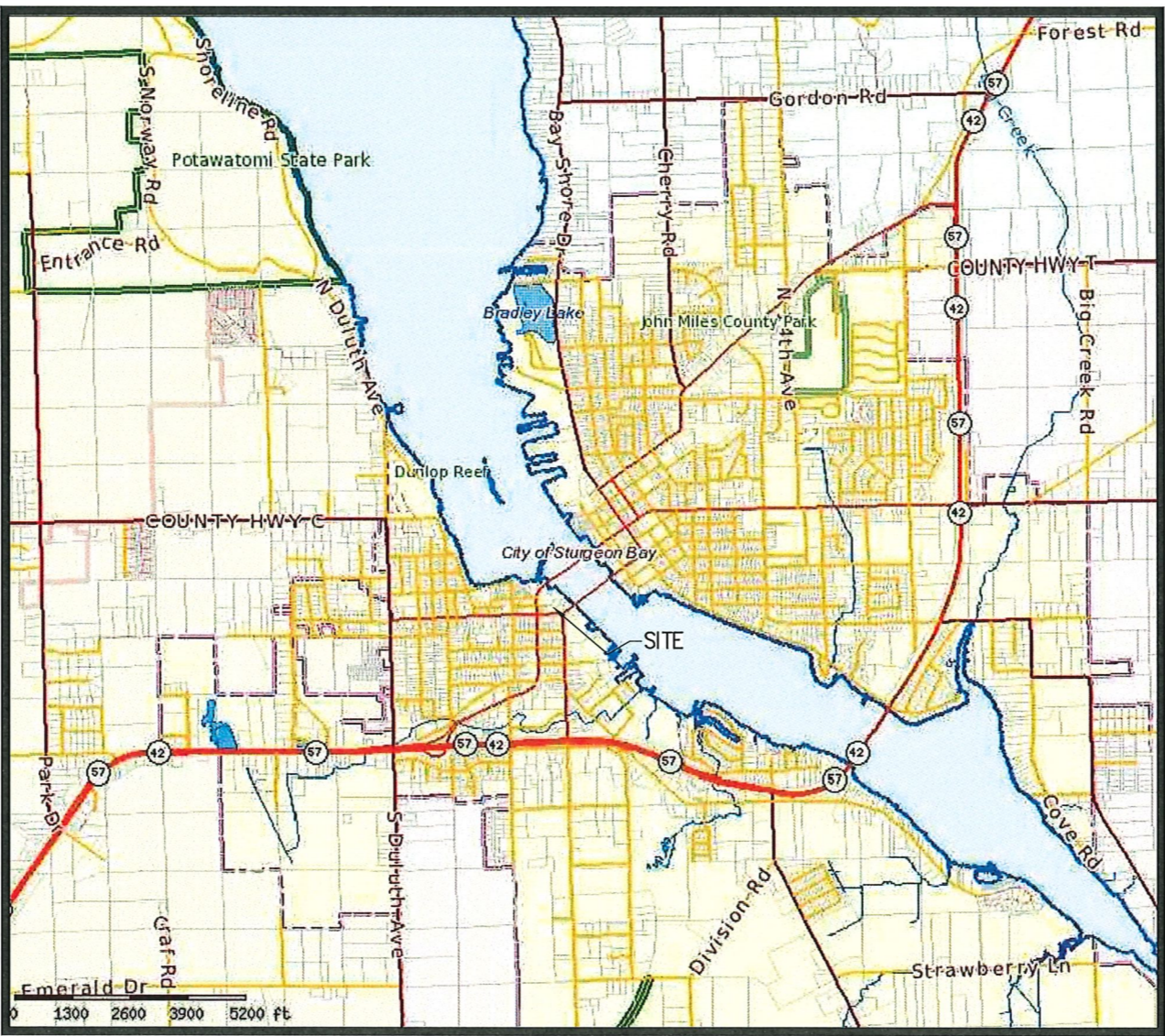
- Signage renderings shown from all directions, including dimensions of the sign and fascia
- Night rendering
- Site plan showing location on the lot with setbacks labeled

☒ **MATERIAL LIST including the following:**

- Parking lots, access driveways, plants and landscaped areas, lighting, signage, and building exterior.
- Specific colors for all materials, samples, and specifications.

Breakwater Residences
Grading, Drainage, Erosion Control, & Utility Plans

JOB NUMBER
22357



INDEX OF SHEETS

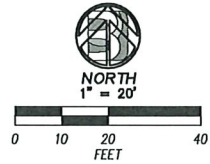
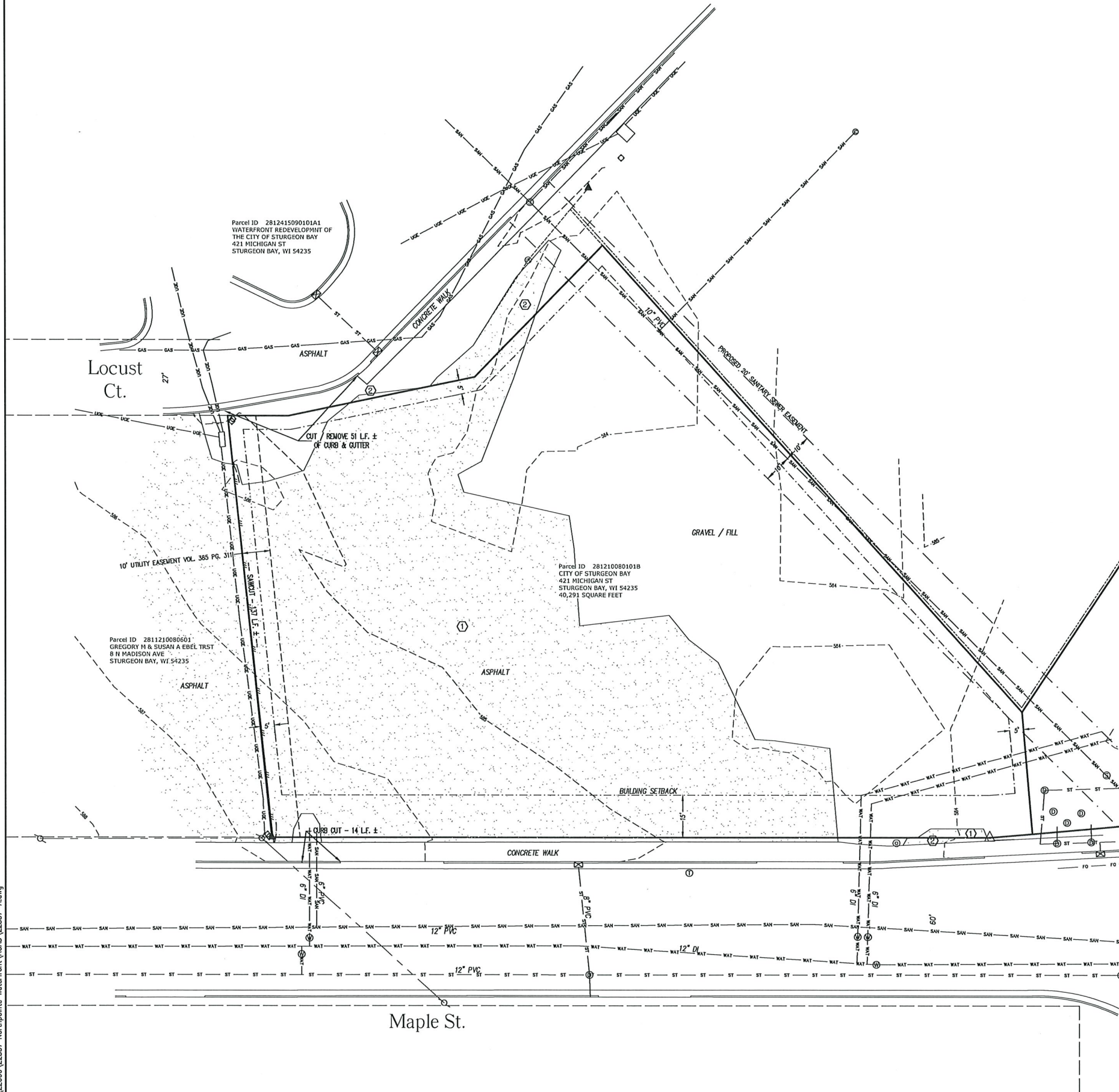
C100	COVER & INDEX SHEET
C101	DEMOLITION & EXISTING CONDITIONS PLAN
C102	GRADING, DRAINAGE, & EROSION CONTROL PLAN
C103	PROPOSED UTILITY SITE PLAN
C104	PROPOSED LANDSCAPE PLAN
C105	PROPOSED CONSTRUCTION DETAILS
C106	PROPOSED CONSTRUCTION DETAILS



Y:\Projects\22000\22357 Northpointe Waterfront\ACAD\22357-A.dwg

REUSE OF DOCUMENTS THIS DOCUMENT HAS BEEN REPRODUCED FOR GENERAL USE. THEREFORE IT MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM BAUDHUIN SURVEYING & ENGINEERING, INC. IS THE SOLE RESPONSIBILITY OF THE UNAUTHORIZED USER.	PROPOSED APARTMENT COMPLEX COVER & INDEX SHEET	BAUDHUIN SURVEYING & ENGINEERING	312 N. 5TH AVE. P.O. BOX 105 STURGEON BAY, WI. 54235 PHONE: 920-743-8211	REVISION DATE	DESCRIPTION	DRAWN BY: NO
						DESIGNED BY: P.J.H.

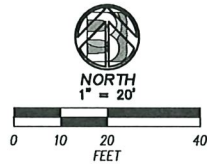
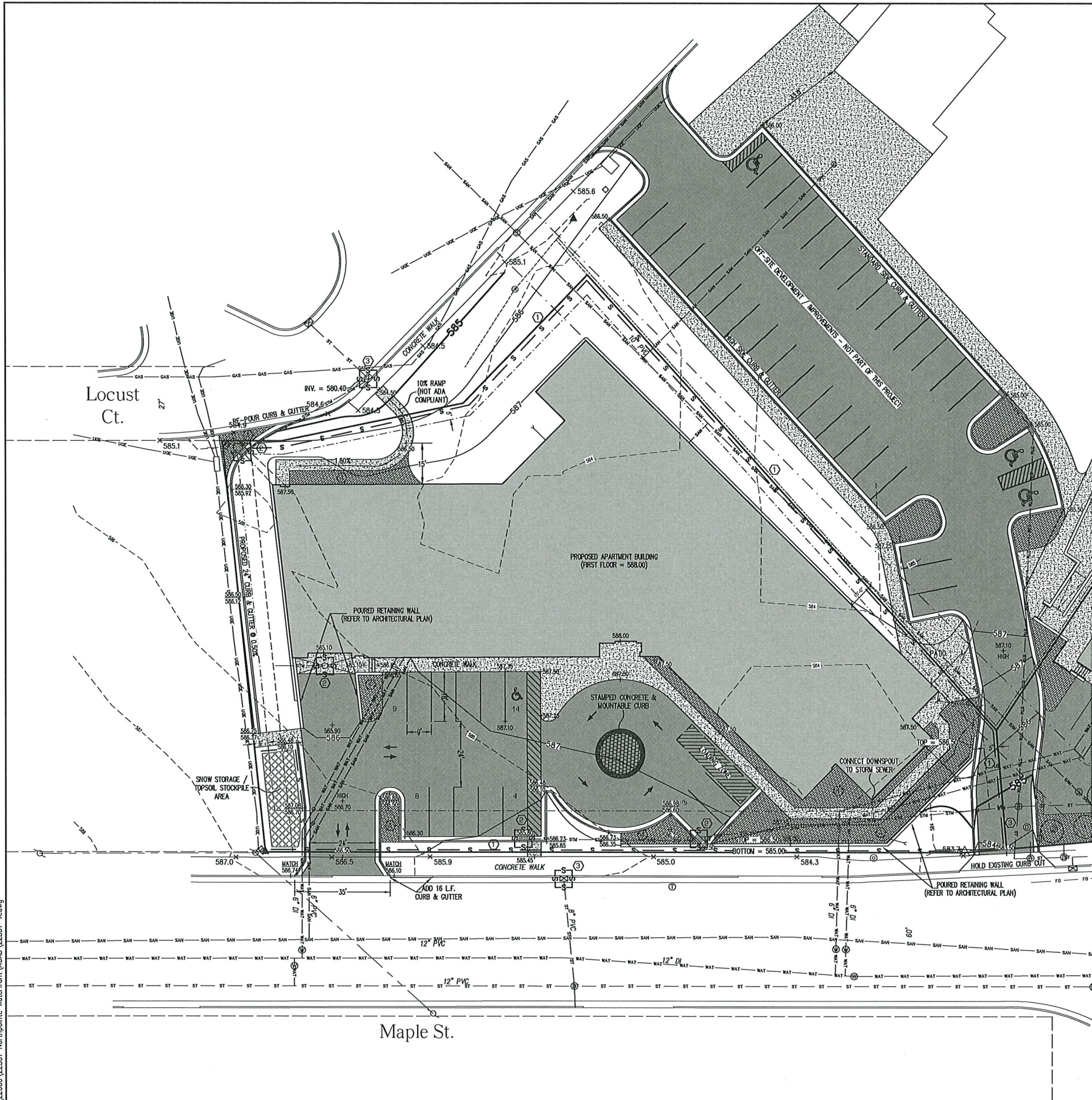
Y:\Projects\22000\22357 Northpointe Waterfront\ACAD\22357-A.dwg



- ① Remove all existing asphalt pavement on-site.
- ② Remove off-site asphalt down to concrete walk on south side of project.

C101	THIS DOCUMENT HAS BEEN DEVELOPED FOR A SPECIFIC APPLICATION AND NOT FOR GENERAL USE. THEREFORE, IT MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT PERMISSION IN WRITING FROM BAUDHUIN SURVEYING & ENGINEERING. UNAUTHORIZED USE IS THE SOLE RESPONSIBILITY OF THE USER.	PROPOSED APARTMENT COMPLEX DEMOLITION & EXISTING CONDITIONS PLAN	BAUDHUIN SURVEYING & ENGINEERING	312 N. 5TH AVE. P.O. BOX 105 STURGEON BAY, WI 54235 PHONE: 920-743-8211	REVISION DATE	DESCRIPTION	DRAWN BY
					ASSIGNED BY	DATE	22357

Y:\Projects\22000\22357 Northpointe Waterfront\ACAD\22357-A.dwg



- 586.73 PROPOSED B.O.C. GRADE
586.35 PROPOSED FLANGE GRADE
- 1 Place Silt Fence down slope of all areas affected by construction excavation.
 - 2 Place Silt Fence surrounding all proposed inlets and down slope of Topsoil Stockpile area.
 - 3 Place Inlet Protection in existing structures to remain.
 - 4 Landscape Area - See Landscape Plan.

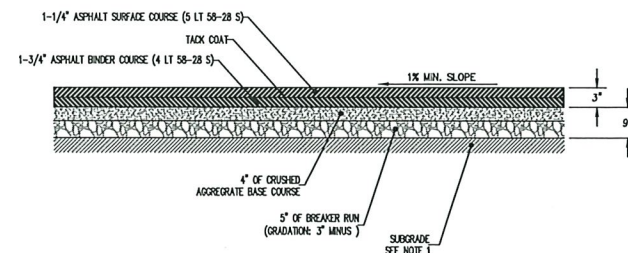
NOTES:

Contractor has option to re-locate Topsoil Stockpile area providing it has silt fence on the down slope end.

Existing topography shown is prior to recent site filling by the City of Sturgeon Bay.

Base Flood Elevation = 585.5 - ground within 15 feet of Proposed Building shall be filled to 1 foot above Base Flood Elevation (586.5).

C102	7-13-03	REUSE OF DOCUMENTS THIS DOCUMENT HAS BEEN DEVELOPED FOR A SPECIFIC APPLICATION AND NOT FOR REUSE. IT IS THE USER'S RESPONSIBILITY TO OBTAIN THE WRITTEN APPROVAL OF BAUDHUIN INCORPORATED, UNAPPROVED USE IS THE SOLE RESPONSIBILITY OF THE USER.	PROPOSED APARTMENT COMPLEX GRADING, DRAINAGE, AND EROSION CONTROL PLAN		BAUDHUIN SURVEYING & ENGINEERING		312 N. 5TH AVE P.O. BOX 105 STURGEON BAY, WI 54235 PHONE: 920-743-8211		PERSON DATE	DESCRIPTION	DRAWN BY: P.J.H.	DESIGNED BY: P.J.H.	DATE: 7-13-03	488 NUMBER: 22357
			Breakwater Residences 54 E. MAPLE STREET STURGEON BAY, WI 54235		BAUDHUIN SURVEYING & ENGINEERING		312 N. 5TH AVE P.O. BOX 105 STURGEON BAY, WI 54235 PHONE: 920-743-8211							

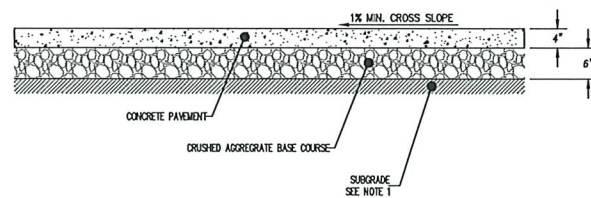


NOTES:
1. COMPACT SUBGRADE TO 95% STANDARD PROCTOR. SUBGRADE TO BE INSPECTED BY PROJECT FOREMAN PRIOR TO PLACEMENT OF AGGREGATE BASE COURSE.

SPECIFICATIONS

- ASPHALT PAVEMENT CONSTRUCTION SHALL BE IN ACCORDANCE WITH WISCONSIN DOT FDM
- ASPHALT PAVING CONTRACTOR TO SAW CUT EXISTING ASPHALT EDGE PRIOR TO JOINING NEW PAVEMENT

① M.I.S.
ASPHALT PAVEMENT - STANDARD DUTY

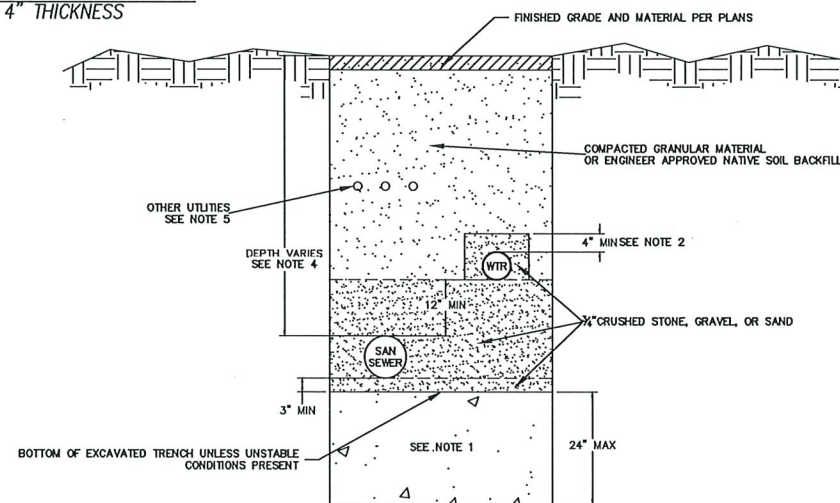


NOTES:
1. COMPACT SUBGRADE TO 95% STANDARD PROCTOR. SUBGRADE TO BE INSPECTED BY PROJECT FOREMAN PRIOR TO PLACEMENT OF AGGREGATE BASE COURSE

SPECIFICATIONS

- CONCRETE PAVEMENT CONSTRUCTION SHALL BE IN ACCORDANCE WITH WISCONSIN DOT FOM
- CONCRETE SHALL BE 4,000 PSI MINIMUM
- CONCRETE SHALL RECEIVE A BROOMED FINISH

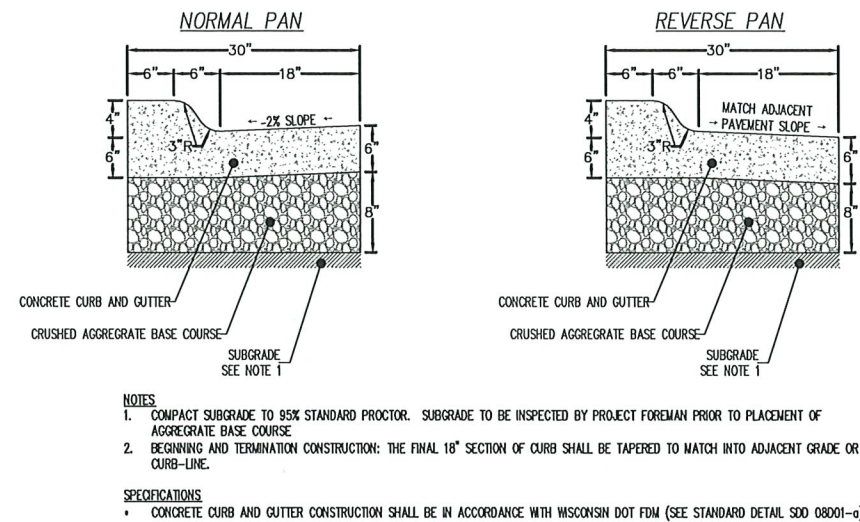
② ^{N.T.S.} CONCRETE SIDEWALK/PAVEMENT/SLAB - 4" THICKNESS



NOTE:

1. IF UNSTABLE BOTTOM REMOVE WET AND YIELDING MATERIAL TO A MAXIMUM DEPTH OF 24" AND REPLACE WITH LIMESTONE SCREENINGS, PEA GRAVEL, OR EQUIVALENT MATERIAL
2. MINIMUM 4" WIDTH OF BEDDING MATERIAL ENCOMPASSING WATER SERVICE LINE
3. WATER SERVICE LINE TO MAINTAIN 12" OF VERTICAL CLEARANCE FROM SANITARY SEWER AT ALL LOCATIONS
4. BURIAL DEPTHS VARY; SEE PLANS. ALL WATER SERVICE LINES AND SANITARY SEWER TO MAINTAIN 48" OF BURIAL DEPTH, 72" IF BELOW SNOW REMOVAL AREAS UNLESS FROST PROTECTION IS PROVIDED PER SPS 382
5. IF ELECTRICAL, GAS, OR OTHER SERVICE LINE ARE TO RUN IN SAME TRENCH; SEE PLANS.
6. WHEREVER WATER SERVICE LINE CROSSES SANITARY SEWER, WATER PIPING TO BE INSTALLED 12" MINIMUM ABOVE TOP OF SEWER.
7. REFER TO SPS 382.40 FOR WATER SUPPLY DESIGN REQUIREMENTS INCLUDING DEPTH OF BURIAL, TRENCH BACKFILL REQUIREMENTS AND INSTALLATION OFFSET REQUIREMENTS
8. REFER TO SPS 382.30 FOR SANITARY SEWER DESIGN REQUIREMENTS INCLUDING DEPTH OF BURIAL, TRENCH BACKFILL REQUIREMENTS AND INSTALLATION OFFSET REQUIREMENTS
9. ALL SEWER AND WATER SYSTEMS MATERIAL SHALL BE IN ACCORDANCE WITH SPS 384.
10. TRACER WIRE SHALL BE INSTALLED FOR ALL NON-METALLIC SEWER AND WATER PIPING. WIRE SHALL BE INSTALLED DIRECTLY ABOVE THE TOP OF PIPE AND WITHIN 6-INCHES OF THE PIPE. WHERE SEWER AND WATER PIPING SHARE A COMMON TRENCH, TRACER WIRE NEED ONLY BE INSTALLED AT WATER PIPE.

⑤ ^{N.I.S.} UTILITY TRENCH/UTILITY BURIAL



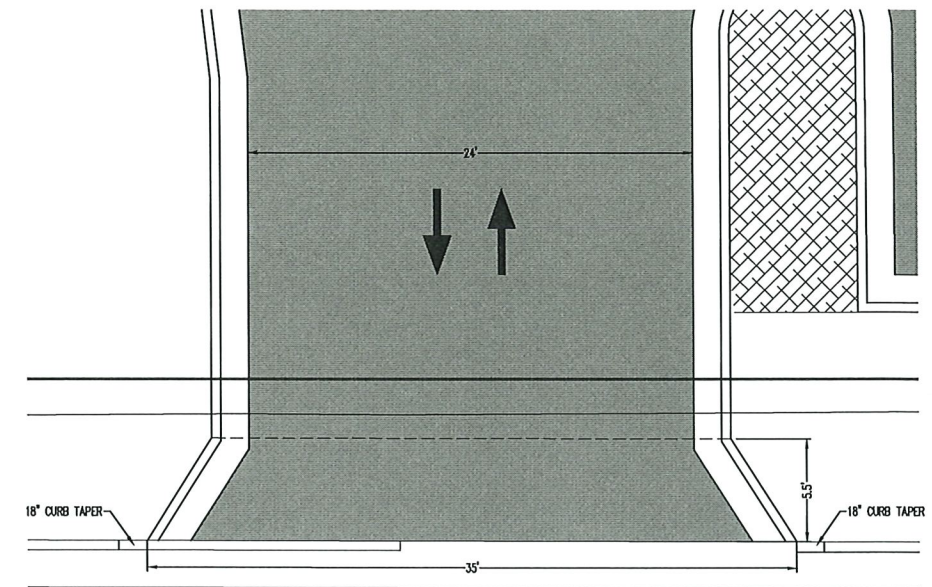
NOTES

1. COMPACT SUBGRADE TO 95% STANDARD PROCTOR. SUBGRADE TO BE INSPECTED BY PROJECT FOREMAN PRIOR TO PLACEMENT OF AGGREGATE BASE COURSE.
2. BEGINNING AND TERMINATION CONSTRUCTION: THE FINAL 18" SECTION OF CURB SHALL BE TAPERED TO MATCH INTO ADJACENT GRADE OR CURB-LINE.

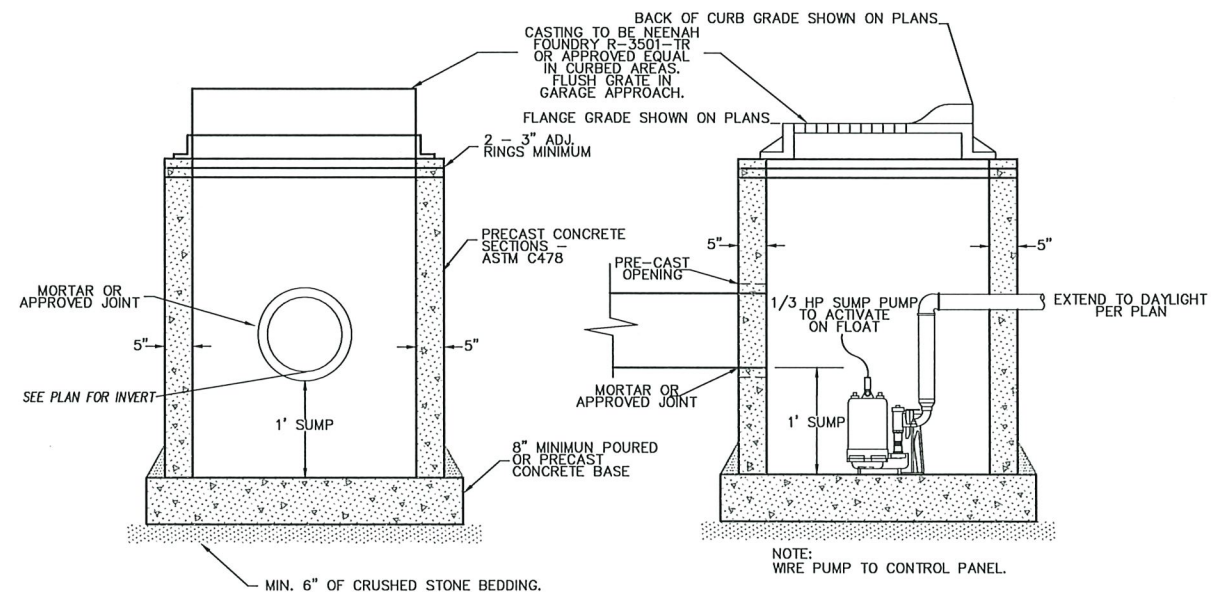
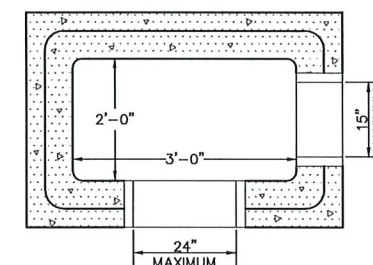
SPECIFICATIONS

• CONCRETE CURB AND GUTTER CONSTRUCTION SHALL BE IN ACCORDANCE WITH WISCONSIN DOT FDM (SEE STANDARD DETAIL SDD 08001-a)

③ ^{N.T.S.} 4" SLOPED CONCRETE CURB & GUTTER

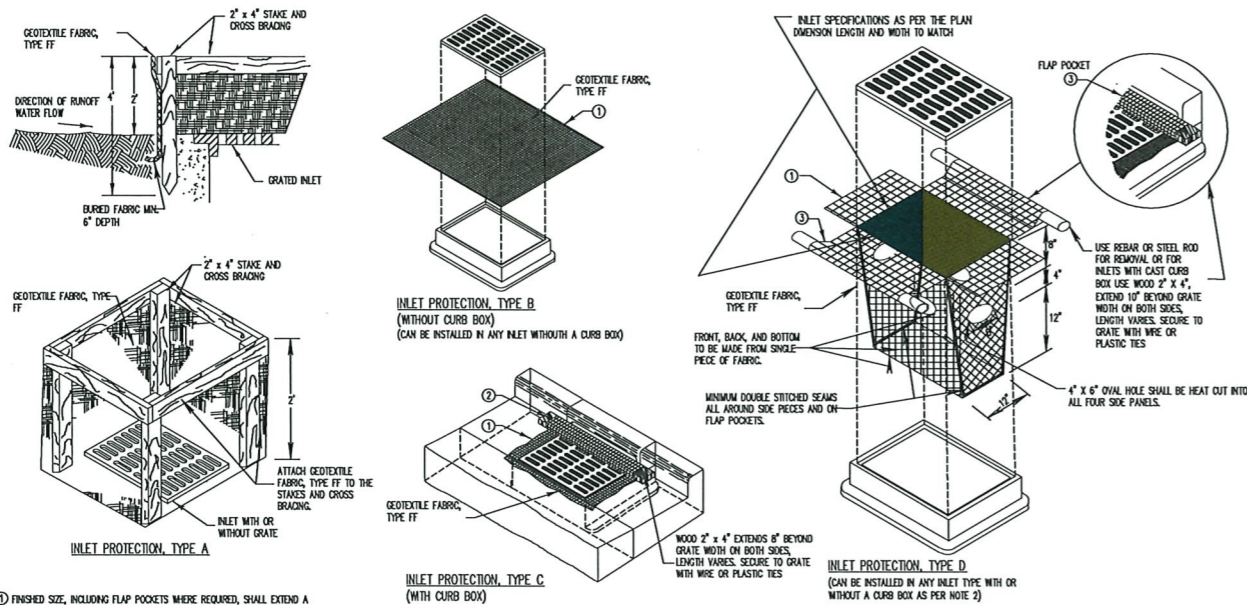


④ $1'' = 5'$
DRIVE ENTRANCE DETAIL



NOTE:
WIRE PUMP TO CONTROL PANEL.

⑥ ^{N.I.S.} STORM CATCH BASIN - 2'x3' AND GARAGE APPROACH EJECTOR PUMP



- ① FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10' AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
- ② FOR INLET PROTECTION TYPE C (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.
- ③ FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2x4.

GENERAL NOTES

- THIS DETAIL BASED ON WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARD DETAIL DRAWING 8 E 10-2.
- MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE WISCONSIN DOT EROSION CONTROL PRODUCT ACCEPTABILITY LIST (P.A.L.) MAY BE SUBSTITUTED.
- INLET PROTECTION SHALL ALSO CONFORM TO MNTR TECHNICAL STANDARD 1066.
- WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

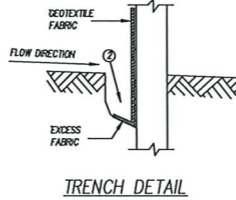
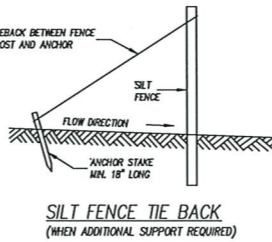
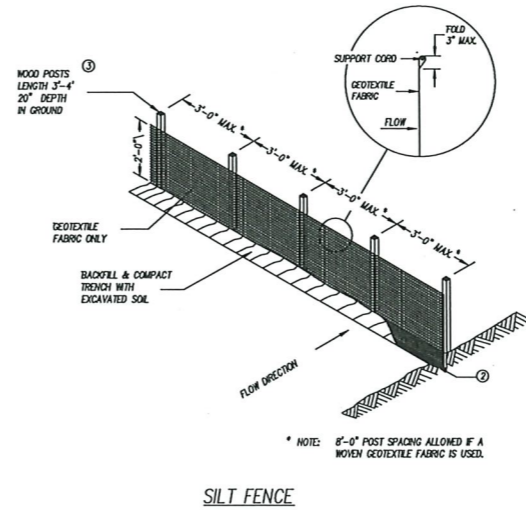
INSTALLATION NOTES

TYPE B & C

- TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.
- THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

TYPE D

- DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.
- TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.
- THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY THE CONTRACTOR SHALL CHAIN THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

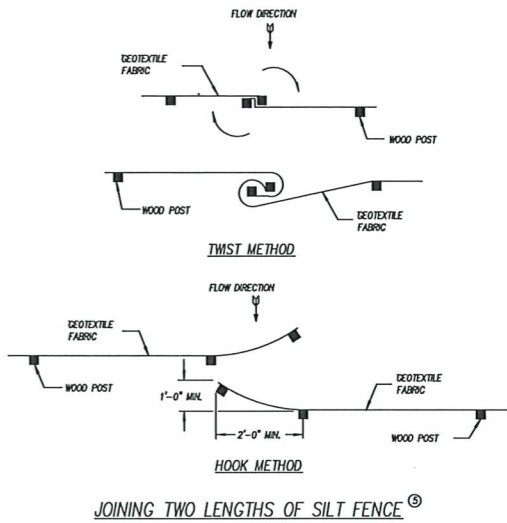


SHEET KEY NOTES:

- HORIZONTAL BRACE REQUIRED WITH 2" X 4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS.
- TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.
- WOOD POSTS SHALL BE A MINIMUM SIZE OF 1" X 1" OF OAK OR HICKORY.
- SILT FENCE TO EXTEND ACROSS THE TOP OF THE PIPE.
- CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS; A) OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES, B) HOOK THE END OF EACH SILT FENCELENGTH.

GENERAL NOTES

- SILT FENCE SHALL CONFORM TO DNR TECHNICAL STANDARD 1056.
- ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS.
- ATTACH THE FABRIC TO THE POSTS WITH WIRE STAPLES OR WOODEN LATH AND NAILS.



8. SILT FENCE

PROCEDURES OF CONSTRUCTION

- INSTALL EROSION CONTROL MEASURES PER PLAN.
- STRIP TOPSOIL & COMPLETE DEMOLITION PER PLAN. STOCKPILE TOPSOIL WHERE DESIGNATED.
- INSTALL SEWER, WATER, & UTILITIES.
- GRADE SITE TO SUB GRADE.
- PLACE GRAVEL IN PARKING LOTS.
- TOPSOIL, SEED, FERTILIZE AND MULCH ALL DISTURBED AREAS.
- INSTALL STABILIZATION MEASURES.
- REMOVE EROSION CONTROL MEASURES WHEN GRASS HAS BEEN WELL ESTABLISHED.

WDOT 2006 STANDARD SPECIFICATIONS SECTION 630 PERMANENT SEED MIXTURES

SPECIES	% MINIMUM PURITY	% MINIMUM GERMINATION	MIXTURE PROPORTIONS in percent			
			NO. 10	NO. 20	NO. 30	NO. 40
KENTUCKY BLUEGRASS	98	85	40	6	10	35
RED FESCUE	97	85	25		30	20
HARD FESCUE	97	85		24	25	20
TALL FESCUE	98	85		40		
SALT GRASS	98	85			10	
REDTOP	92	85	5			
PERENNIAL RYEGRASS	97	90	20	30		
IMPROVED FINE PERENNIAL RYEGRASS	98	85			15	25
WHITE CLOVER	95	90	10			
BIRDFOOT TREFOIL	95	80			10	

- USE SEED MIXTURE NO. 10 WHERE AVERAGE LOAM, HEAVY CLAY, OR MOIST SOILS PREDOMINATE.
- USE SEED MIXTURE NO. 20 WHERE LIGHT, DRY, WELL-DRAINED, SANDY, OR GRAVELLY SOILS PREDOMINATE AND FOR ALL HIGH CUT AND FILL SLOPES GENERALLY EXCEEDING 6 TO 8 FEET (1.8 TO 2.4 m).
- USE SEED MIXTURE NO. 10 OR NO. 20 ON ALL DITCHES, INSLOPES, MEDIAN AREAS, AND LOW FILLS, EXCEPT WHERE USING NO. 30.
- USE SEED MIXTURE NO. 30 FOR MEDIANS AND ON SLOPES OR DITCHES GENERALLY WITHIN 15 FEET (4.5 m) OF THE SHOULDER WHERE A SALT-TOLERANT TURF IS PREFERRED.
- USE SEED MIXTURE NO. 40 IN URBAN OR OTHER AREAS WHERE A LAWN TYPE TURF IS PREFERRED.

USE THE FOLLOWING SOWING RATE FOR SEEDS IN POUNDS (kg) PER 1000 SQUARE FEET (100 SQUARE METERS) OF AREA:

- SEED MIXTURE NO. 10 AT 1.5 POUNDS (0.7 kg)
- SEED MIXTURE NO. 20 AT 3.0 POUNDS (1.5 kg)
- SEED MIXTURE NO. 30 AT 2.0 POUNDS (1.0 kg)
- SEED MIXTURE NO. 40 AT 2.0 POUNDS (1.0 kg)

STABILIZATION SPECIFICATIONS

(REFER TO EROSION CONTROL PLAN FOR APPLICABLE AREAS)

MULCH: MATERIAL SHALL CONSIST OF ANY STRAW, HAY, WOOD EXCELSIOR FIBER OR OTHER SUITABLE MATERIAL OF A SIMILAR NATURE WHICH IS SUBSTANTIALLY FREE OF NOXIOUS WEED SEEDS AND OBJECTIONABLE FOREIGN MATTER. MULCH SHALL CONFORM TO MNTR TECHNICAL STANDARD 1058.

STANDARD BIODEGRADABLE MAT: CLASS 1, TYPE A, AS LISTED IN THE LATEST EDITION OF THE M.S. DOT EROSION CONTROL P.A.L. PRODUCTS WITH UV DEGRADABLE NETTING SHALL NOT BE INSTALLED AFTER SEPTEMBER 1ST. TYPE B MAT MAY BE USED IN REPLACEMENT FOR TYPE A MAT AT THE OPTION OF THE CONTRACTOR WITH NO ADDITIONAL COST TO THE OWNER. EROSION MAT SHALL ALSO MEET THE REQUIREMENTS OF MNTR TECHNICAL STANDARD 1053.

HIGH VELOCITY EROSION MAT: CLASS 1, TYPE B, AS LISTED IN THE LATEST EDITION OF THE M.S. DOT EROSION CONTROL P.A.L. PRODUCTS WITH UV DEGRADABLE NETTING SHALL NOT BE INSTALLED AFTER SEPTEMBER 1ST. EROSION MAT SHALL ALSO MEET THE REQUIREMENTS OF MNTR TECHNICAL STANDARD 1053.

STAPLES: USE U-SHAPED STAPLES NO. 11 GAUGE OR HEAVIER STEEL WIRE OR OTHER APPROVED MATERIALS, WITH A WIDTH OF ONE TO TWO INCHES, AND A LENGTH NOT LESS THAN 6 INCHES FOR FIRM SOILS AND NOT LESS THAN 12 INCHES FOR LOOSE SOILS.

INSTALLATION: ALL EROSION MATTING SHALL BE INSTALLED WITH DOWNSLOPE EDGE BURIED OR OVERLAPPED A MINIMUM OF 3 INCHES BY UPSLOPE MATTING TO PREVENT UNDERFLOWS.

RIPRAP, LIGHT: 4-1 1/2" ROCK, 0% > 16", 2% OR LESS < 1", OVER 8 OZ. GEOTEXTILE FILTER FABRIC. DECORATIVE STONE MAY BE USED AS LONG AS IT MEETS SPECIFICATIONS.

PROJECT # 202070

BREAKWATER RESIDENCES
54 E MAPLE STREET - STURGEON BAY, WI



PRELIMINARY DATES	
05/19/21	
06/02/21	
07/26/21	
NOT FOR CONSTRUCTION	

PROJECT LOCATION

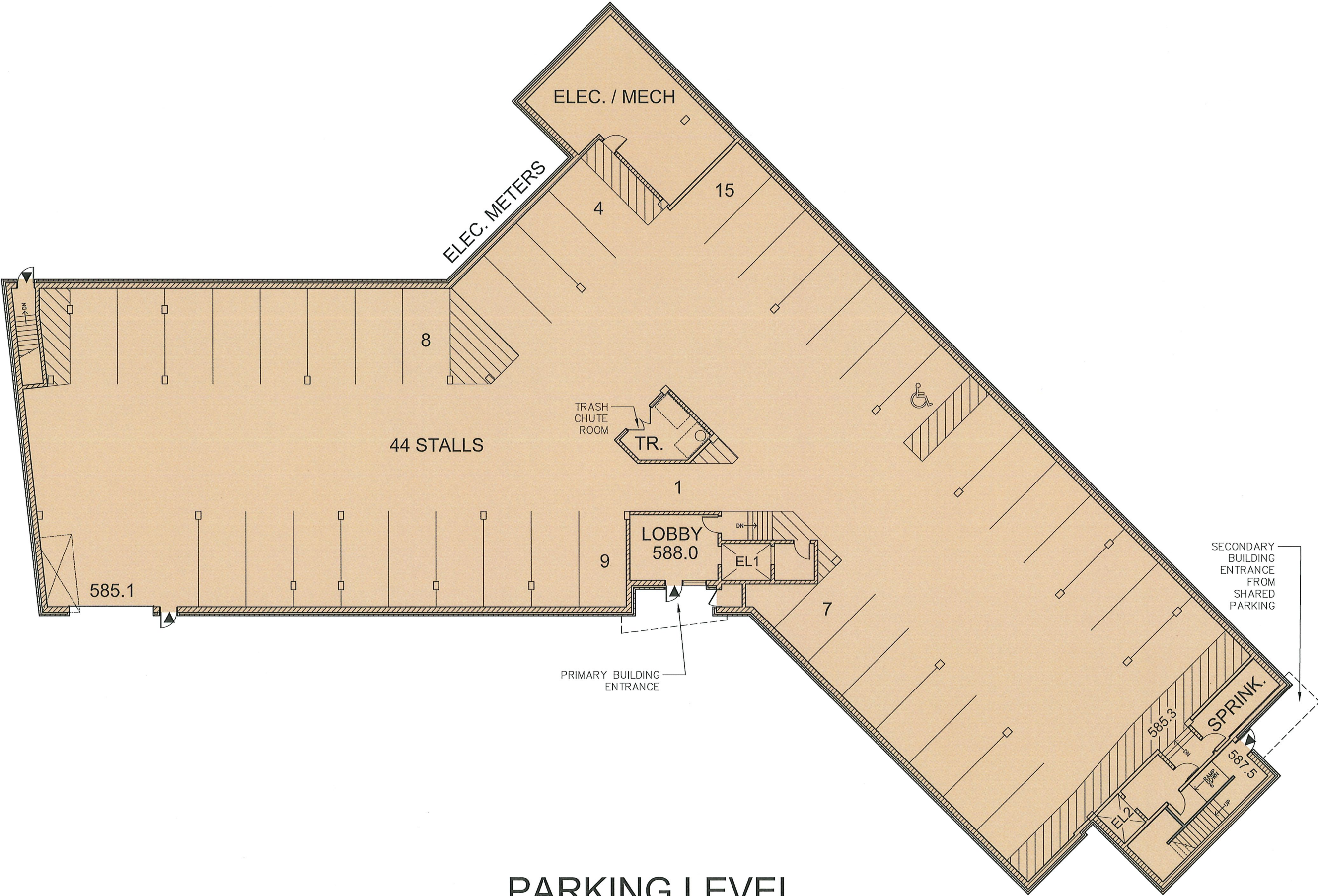
SHEET:

A0.1



PROJECT LOCATION
NO SCALE

BREAKWATER RESIDENCES
54 E MAPLE STREET - STURGEON BAY, WI



PARKING LEVEL

PRELIMINARY DATES	
05/19/21	
06/03/21	
07/26/21	
NOT FOR CONSTRUCTION	

[illegible]

A1.1




PARKING COUNT	
	STALLS
UNDERGROUND	44
SURFACE	14
SUBTOTAL ON SITE	58
SHARED PARKING PER CONCEPT LAYOUT	33
CHANGE TO 9' STALLS IN SHARED LOT	3
TOTAL AVAILABLE	94

1.8 STALLS PER UNIT

PROJECT DENSITY =	1 UNIT per 760 S.F.
53 UNITS / 40,290 s.f. = 760 s.f.	

CONCEPT
FLOOR PLAN

 NORTH

SCALE: 1/8" = 1' (WITH FULL SIZE PRINTS)

BREAKWATER RESIDENCES
54 E MAPLE STREET - STURGEON BAY, WI



SECOND FLOOR

[illegible]

PROJECT # 202070

BREAKWATER RESIDENCES
54 E MAPLE STREET - STURGEON BAY, WI



THIRD FLOOR

PRELIMINARY DATES	
05/19/21	
07/26/21	
NOT FOR CONSTRUCTION	

THIRD FLOOR PLAN

SHEET:

A1.3

BREAKWATER RESIDENCES
54 E MAPLE STREET - STURGEON BAY, WI

PRELIMINARY DATES

05/19/21

07/26/21

NOT FOR CONSTRUCTION


FOURTH FLOOR PLAN

SHEET:

A1.4



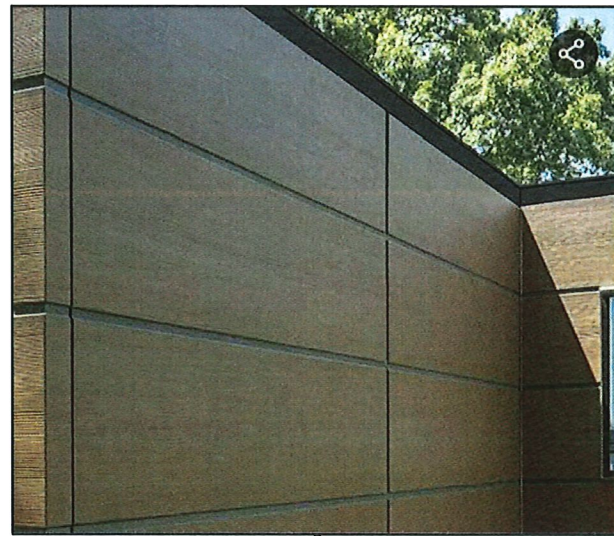
FOURTH FLOOR

 NORTH

FLOOR PLAN

SCALE: 1/8" = 1' (WITH FULL SIZE PRINTS)

● NICHHA RIFSAWN - COLOR 'CHESTNUT'



- BRONZE METAL INFILLS AND TRIM
- BRONZE CASEMENT WINDOWS
- BRICK - ENDICOTT - LIGHT GREY BLEND



- JAMES HARDIE LAP SIDING - COLOR 'LIGHT MIST'



BREAKWATER RESIDENCES
54 E MAPLE STREET - STURGEON BAY, WI

[illegible]

ELEVATIONS









SHEET:

A2.0

BREAKWATER RESIDENCES
54 E MAPLE STREET - STURGEON BAY, WI

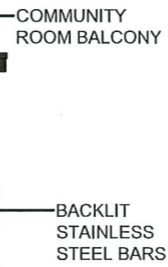
[illegible]

**RAISED LETTER
BACKLIGHTING COLORS:**

		BLUE #1
		BLUE #2
		BLUE #3
		WHITE

(MAIN ENTRANCE)
SOUTH ELEVATION
SCALE: 1/8" = 1 FOOT (WITH FULL SIZE PRINTS)

BREAKWATER RESIDENCES
54 E MAPLE STREET - STURGEON BAY, WI



NORTH ELEVATIONS
SCALE: 1/8" = 1 FOOT (WITH FULL SIZE PRINTS)



WEST END ELEVATION
SCALE: 1/8" = 1 FOOT (WITH FULL SIZE PRINTS)

