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

Monday, September 14, 2020
6:00 p.m.
Council Chambers, City Hall
421 Michigan Street, Sturgeon Bay, WI

1. Roll call.

2. Adoption of agenda.

3. Approval of minutes from August 24, 2020.

4. Consideration of: South Yard construction plans for Fincantieri Bay Shipbuilding, located, at 605 N. 3rd Avenue.

5. Consideration of: New construction for Peninsula Title, located at 512 S. Lansing Avenue.

6. Consideration of: Second floor addition for Marcus Trana, located at 43 S. 2nd Avenue.

7. Chairman approvals.

8. Adjourn.

NOTE: DEVIATION FROM THE AGENDA ORDER SHOWN MAY OCCUR.

Committee members
Mark Lake – Chair
Dennis Statz – Vice-Chair
Jon Burk
Cindy Weber
Mark Struck
Dave Augustson
Cheryl Frank

9/10/20
4:00 p.m.
CN

AESTHETIC DESIGN AND SITE PLAN REVIEW BOARD
Monday, August 24, 2020

The Aesthetic Design and Site Plan Review Board meeting was called to order at 6:10 p.m. by Chairperson Mark Lake in the Council Chambers, City Hall, 421 Michigan Street.

Roll Call: Members Mark Lake, Dennis Statz, Jon Burk, and Mark Struck were present. Excused: Members Cheryl Frank and Cindy Weber. Due to technical difficulties Mr. Augustson was unable to appear virtually via Zoom. Also present were Planner/Zoning Administrator Christopher Sullivan-Robinson and Community Development Secretary Cheryl Nault.

Adoption of Agenda: Moved by Mr. Burk, seconded by Mr. Struck to adopt the following agenda:

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from July 27, 2020.
4. Consideration of: Building facade and site improvements for Sunrise Elementary School, located at 1414 Rhode Island Street.
5. Consideration of: Building addition and site improvements for Sawyer Elementary School, located at 60 Willow Drive.
6. Consideration of: Building addition and site improvements for Sturgeon Bay High School, located at 1230 Michigan Street.
7. Consideration of: Facade restoration for Shirley Young, 234-236 N. 3rd Avenue.
8. Adjourn.

All ayes. Carried.

Approval of minutes from July 27, 2020: Moved by Mr. Burk, seconded by Mr. Statz to approve the minutes from July 27, 2020. All ayes. Carried.

Consideration of: Building facade and site improvements for Sunrise Elementary School, located at 1414 Rhode Island Street: EUA Architect Gary Woodward presented plans for a full window and exterior door replacements. The windows will be framed in anodized aluminum that will freshen up the building. The doors will be changed to composite insulated doors in dark bronze to match the windows. The wall pack lights will be replaced with LED cut-off lights that will match what is existing. The existing south building entrance walk will be replaced for ADA compliance.

After a short discussion, it was moved by Mr. Statz, seconded by Mr. Burk to issue a certificate of appropriateness as presented. All ayes. Carried.

Consideration of: Building addition and site improvements for Sawyer Elementary School, located at 60 Willow Drive: Mr. Woodward presented plans for an 8,116 square-foot addition to the east side of the existing school building, including landscape restoration and new sidewalk installation. The building addition is tight within the setbacks.

Mr. Sullivan-Robinson stated that there were no issues with this project. They are working with the City Engineer for stormwater management.

Superintendent of Sturgeon Bay Schools Dan Tjernagel stated that the plan in the future is to add solar panels on top of the roof or gymnasium.

The Board discussed the request. Moved by Mr. Statz, seconded by Mr. Struck to issue a certificate of appropriateness as presented. All ayes. Carried.

Moved by Mr. Statz, seconded by Mr. Struck to issue a certificate of appropriateness as presented. All ayes. Carried.

Consideration of: Building addition and site improvements for Sturgeon Bay High School, located at 1230 Michigan Street: EUA Architect Roberto Jaimes stated that the project design is for safety and security entryways leading into the high school and district office. A 305 square-foot entrance addition will be added to the high school/district office and a 1814 square-foot addition to the main entrance/lobby of the south side of the school. The addition will compliment the high school by creating an inviting entrance. The brick will match what is existing. The school logo may be added, but would have to come back for approval. Soffit lights will be installed under the canopy.

A new bus lane for student drop-off and pick-up area will be added on the east side of N. 12th Avenue, with associated landscape restoration and new sidewalks to accommodate the new building additions and to replace what's existing.

There will be some trees removed and Mr. Sullivan-Robinson will confirm if they need to be replaced. Mr. Tjernagel said if needed there was no problem and they would replace them.

After further discussion, it was moved by Mr. Statz, seconded by Mr. Burk to grant a certificate of appropriateness as presented for the renovation of the Sturgeon Bay High School/Middle School and District Office. All ayes. Carried.

Consideration of: Facade restoration for Shirley Young, 234-236 N. 3rd Avenue: Shirley Weese Young presented plans to bring the facade of her building at 234-236 N 3rd Avenue back to life to resemble the original building. The brick storefront with have new doors and windows with coconut cream and cascade blue trim, along with a 4-foot retractable awning in blue and cream colors.

Mr. Sullivan-Robinson stated that there were no issues with this project.

After a short discussion, it was moved by Mr. Struck, seconded by Mr. Statz to issue a certificate of appropriateness as presented. All ayes. Carried.

Adjourn: Moved by Mr. Burk, seconded by Mr. Struck to adjourn. All ayes. Carried. The meeting adjourned at 6:49 p.m.

Respectfully submitted,

Cheryl Nault

Cheryl Nault
Community Development Secretary

Christopher Sullivan-Robinson
Planner/Zoning Administrator
421 Michigan Street
Sturgeon Bay, WI 54235

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Website: www.sturgeonbaywi.org

MEMO

To: Aesthetic Design and Site Plan Review Board
From: Christopher Sullivan-Robinson
Date: September 9, 2020
Subject: Fincantieri 420 & 433 Buildings Review

Fincantieri Bay Shipbuilding seeks approval for the design of two construction projects located in the south yard of their manufacturing facility.

Building 420, located at the south property line, will be expanded toward the north and west by approximately 60,000 square feet. The addition will match the existing structures architectural elements such as colors, accents, and features along the south side of the building. The addition follows the line of the existing fence line. Fincantieri plans to keep the portion of the fence that extends to the water from the end of the new addition to act as a visual screen to the neighboring property. There is existing landscaping between the existing structure and the adjoining property that will be extended along that side of the building addition. The building design is compatible with the other former Palmer Johnson buildings that were acquired by Bay Shipbuilding.

In August, the building received variances to exceed the maximum height and to encroach the setback from the south property line. However, it was recently identified that the proposed building encroaches into the 25-foot setback from navigable waters. So, either the applicant needs to seek out a separate variance or modify the building to meet that setback. Per the approved variance, Fincantieri will need to meet the following conditions:

a. Within 6 months, Fincantieri must submit a Third Avenue improvement plan and schedule for completing improvements that addresses the appearance of the shipyard to mitigate the new building project, including addressing landscaping along Third Avenue, paving of parking areas, the appearance and use of the buildings at 325 N. Third Ave (former Red Oak Winery), 341 N. Third Ave (former R.R. Depot), and the temporary steel buildings in that corridor. The plan and schedule need to meet staff approval.

b. Fincantieri must comply with applicable Wisconsin DNR and City of Sturgeon Bay requirements for managing stormwater runoff.

Building 433, located adjacent to Berth Two, is a 210' x 410' new construction project which will be situated perpendicular to the water. This building is designed with similar colors, accents, and windows as building 420. This building is 110 feet tall with a peaked roof and parapets on the east and west sides of the building. Building 433 received a variance for exceeding the height allowance with the same conditions as Building 420 and with the additional condition that the location of the building shall be at least 75 feet from Berth Two

on the north side of the building and may be adjusted not more than three feet in all directions from the location depicted in the submitted site plan.

Other Considerations: Stormwater management code does not apply to this project based on review by the City Engineer. This site is completely impervious. However, the project will need to be approved by the DNR's stormwater regulations. This property is also located within the floodplain. So, a portion of the property will be filled to elevate the land out of the floodplain.

Based on the committee's aesthetic design guidelines the following items should be discussed:

1(d) *Where possible, buildings should be situated on the site to promote and protect public views to and along shorelines from public roads and other public lands.* The addition to Building 420 will not materially impact views to the water. The current Building 420 and the fence already effectively block views from the nearby public right-of-way. Building 433 is located from than 300 feet away from the 3rd Avenue right-of-way and is partly behind the former railroad depot and Bay Ship's paint building. It replaces existing buildings that already block the view. The water edge (not counting the slip for Berths 2 and 3) is nearly 1,000 feet from 3rd Avenue.

2 (b) *The interior circulation of the site shall be designed to provide for the convenient and safe flow of pedestrians and non-pedestrian traffic through the site and to/from public streets or sidewalks.* The building has been positioned to allow for the flow of steel processing and ability to get delivery trucks and equipment into and out of the buildings without impacting the dock area. The shipyard is a secure site so only authorized personnel are allowed into the area.

3 (b) *Buildings should be sited and designed to be aesthetically pleasing as viewed from adjoining public streets. Excessively long, unbroken building facades shall be avoided. Building materials and design features shall be consistent with the general design theme and/or proposed use of the development.* These buildings are very large and despite the long distance from the adjoining public streets, breaking up the blank facades is warranted. The applicant is proposing to use decorative panels similar to the former PJ's buildings.

4(b) *The use of identical building materials on all sides of a building that are visible from public streets is encouraged.* The proposed buildings meet this criterion.

5(a) *The appearance of paved areas should be enhanced through landscaping. Large parking areas shall comply with the interior landscaping requirements of the Sturgeon Bay Zoning Code. Required landscape islands shall be dispersed throughout the parking area to avoid large expanses of pavement.* Although not part of this submittal, Bay Shipbuilding indicates that it intends to pave and improve the existing parking area north of the former railroad depot. This improvement will be part of the Third Avenue improvement plan required by the Zoning Board of Appeals. Parking lot landscaping requirements will be needed at that time. No landscaping of the work space is planned, but the landscaping alongside the south side of the 420 building is proposed to be extended the length of the addition.

5(d) *Vegetative landscaping shall be used to soften the appearance of blank walls.* No landscaping along the buildings is proposed except the south side of Building 420 facing the Harbor Business Center.

6(a) *Exterior light fixtures shall be shielded such that direct beams of light are not cast skyward or onto adjoining property. Exterior light fixtures for signage, building entrances, accents, parking lots, and landscaped areas are strongly encouraged to be downward directed. Auto-dimmers and timers are encouraged for all exterior lights to limit energy waste during non-operational hours.* No additional outside lights are proposed other than wall packs on the buildings. A requirement to shield such lights should be considered.

6(b) *Lighting of an intensity beyond which is reasonably required to conduct operations or maintain security is discouraged.* Given the nature of the work, more lighting than typical commercial or industrial uses is needed. Bay Shipbuilding has indicated a willingness to improve and shield its lighting, particularly to avoid glare across the bay. Conditions on new lighting could be considered such as shielding.

6(c) *Lighting fixtures and devices promoting energy efficiency are encouraged.*

CITY OF STURGEON BAY

AESTHETIC DESIGN & SITE PLAN REVIEW BOARD

APPLICATION FOR ***CERTIFICATE OF APPROPRIATENESS***

Name: Fincantieri Bay Shipbuilding

Owner of Premises: Fincantieri Bay Shipbuilding

Address or Legal Description of Premises:

605 N. Third Avenue

Statement of Specific Item Requested for Approval:

Fincantieri Bay Shipbuilding is requesting Aesthetic Design and Site Plan approval necessary for the construction of an addition to Building B420 and a new Building B433, along with related site work. Fincantieri recently was awarded a Navy contract and there is a need to add production capabilities and capacity at the Sturgeon Bay Facility. Fincantieri plans to incorporate the current B420 Building into an expansion to develop a steel processing center to support their Navy contract production. The new Building B433 is necessary to provide the required capacity for vessel module production in order to meet the obligations of their Navy contracts. Variances for building height and setback on B420 and for building height on B433 were approved by the City of Sturgeon Bay on August 25, 2020.

9/4/2020
Date

Peter Glassen
Applicant

Date Received: _____

Staff Signature: _____

Date Approved/Denied: _____

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MEMORANDUM

TO: Christopher Sullivan-Robinson
City of Sturgeon Bay

FROM: Patrick Skalecki, P.E. (GRAEF) on behalf of Fincantieri Bay Shipbuilding

DATE: 9/4/2020

SUBJECT: Site Plan Review Application Narrative

Project
Fincantieri Bay Shipbuilding (FBS)
New Building B433 and Addition to B420
605 N. Third Ave., Sturgeon Bay, WI
Zoning: I-2 Heavy Industrial

The intent of the narrative below is to provide further detail and information regarding the noted items that may not be clear or entirely included within the submitted drawings.

Roadways and Parking
No parking will be added as part of these projects. No impacts to the adjacent interior access roadway is anticipated other than driveway adjustments. Interior vehicle access will be slightly modified for trucking delivery and movements.

Storm Water Management Approach
Fincantieri Bay Shipbuilding is planning to construct a new structure and an addition to an existing structure on the campus in Sturgeon Bay, WI. The site is located along within existing parcels owned by FBS, in the City of Sturgeon Bay, Door County. Construction work associated with this project will include: Building 433 and an addition to Building 420, and associated utility adjustment and trucking access drive. The storm sewer system will direct drainage to the existing storm sewer. Minor utility relocations will be done within the parcel.

Drainage for the site is under the jurisdiction of the City of Sturgeon Bay (municipal code and WDNR (Chapter NR151). Notice of Intent for stormwater discharge permit will be submitted to WDNR and the Certificate of Coverage provide to the City Engineering Department upon receipt.This site is classified as redevelopment by definition of the regulating agencies. Post-construction stormwater management requirements are as follows:

- The site is exempt from runoff peak discharge reduction being a redevelopment.
- Best management practices (BMPs) are designed to control total suspended solids (TSS) carried by runoff from the post-construction site by 40-percent for

the redevelopment, based on an average annual rainfall, as compared to no runoff management controls.

- The site is exempt from infiltration requirements being a redevelopment and industrial use.

Site Lighting

Site lighting will consist of building lighting wall packs at door access points, ingress and egress points, and others required for emergency access.

Setbacks

Proposed Condition: Building B433 is located well interior to the site and all front, side and rear setback will be exceeded. For Building B420 addition, and side yard setback variance was granted to match the setback of the existing B420. A Combination Certified Survey Map is being prepared and will be submitted to the City to consolidate lots where B420 and B433 reside, eliminating the interior lot line adjacent to the current B420. Upon recording of the Combination CSM, along with the side yard setback variance, all setback requirements for B420 with the addition will be met.

PJS:pjs
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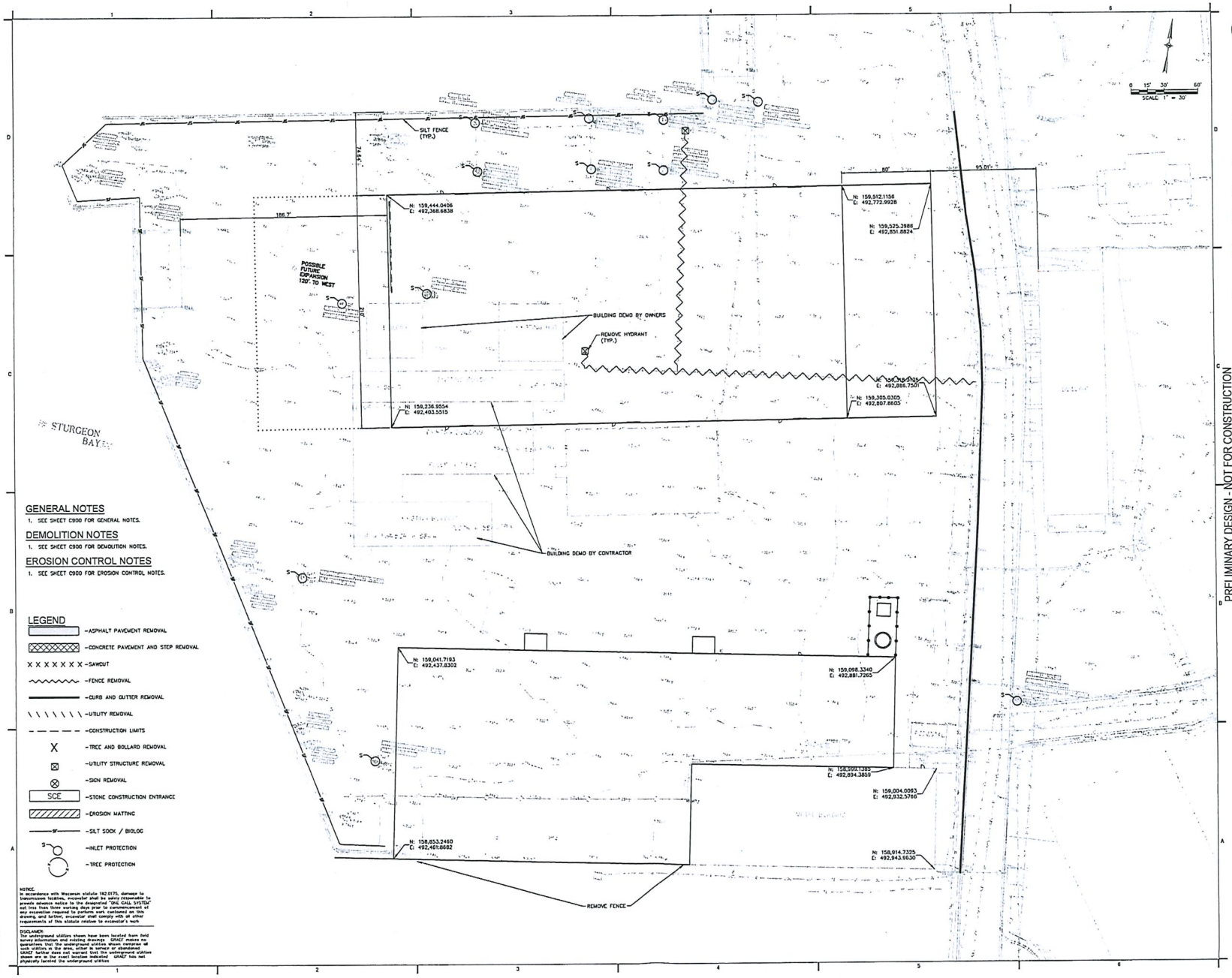
Enclosures

cc: Peter Glassen - FBS



GENERAL NOTES

1. SEE SHEET C900 FOR GENERAL NOTES.

DEMOLITION NOTES

1. SEE SHEET C900 FOR DEMOLITION NOTES.

EROSION CONTROL NOTES

1. SEE SHEET C900 FOR EROSION CONTROL NOTES.

LEGEND

- ASPHALT PAVEMENT REMOVAL
- CONCRETE PAVEMENT AND STEP REMOVAL
- X X X X X X X - SAWCUT
- FENCE REMOVAL
- CURB AND GUTTER REMOVAL
- UTILITY REMOVAL
- CONSTRUCTION LIMITS
- X - TREE AND BOLLARD REMOVAL
- UTILITY STRUCTURE REMOVAL
- SIGN REMOVAL
- SCE - STONE CONSTRUCTION ENTRANCE
- EROSION MATTING
- SF - SILT SOCK / BIOLOG
- S - INLET PROTECTION
- TREE PROTECTION

NOTICE:
In accordance with Wisconsin statute 182.0175, damage to transmission facilities, excavator shall be solely responsible to provide advance notice to the designated "ONE CALL SYSTEM" not less than three working days prior to commencement of any excavation required to perform work contained on this drawing, and further, excavator shall comply with all other requirements of this statute relative to excavator's work

DISCLAIMER:
The underground utilities shown have been located from field survey information and existing drawings. GRAEF makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. GRAEF further does not warrant that the underground utilities shown are in the exact location indicated. GRAEF has not physically located the underground utilities

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CLIENT:
FINCANTIERI BAY SHIPBUILDING

PROJECT TITLE:
ENGINEERING & ARCHITECTURAL DESIGN SOUTH YARD EXPANSION BUILDING 420 & 433

605 NORTH 3RD AVENUE
STURGEON BAY, WI 54235

ISSUE:

A	2020-09-04	CITY REVIEW SET

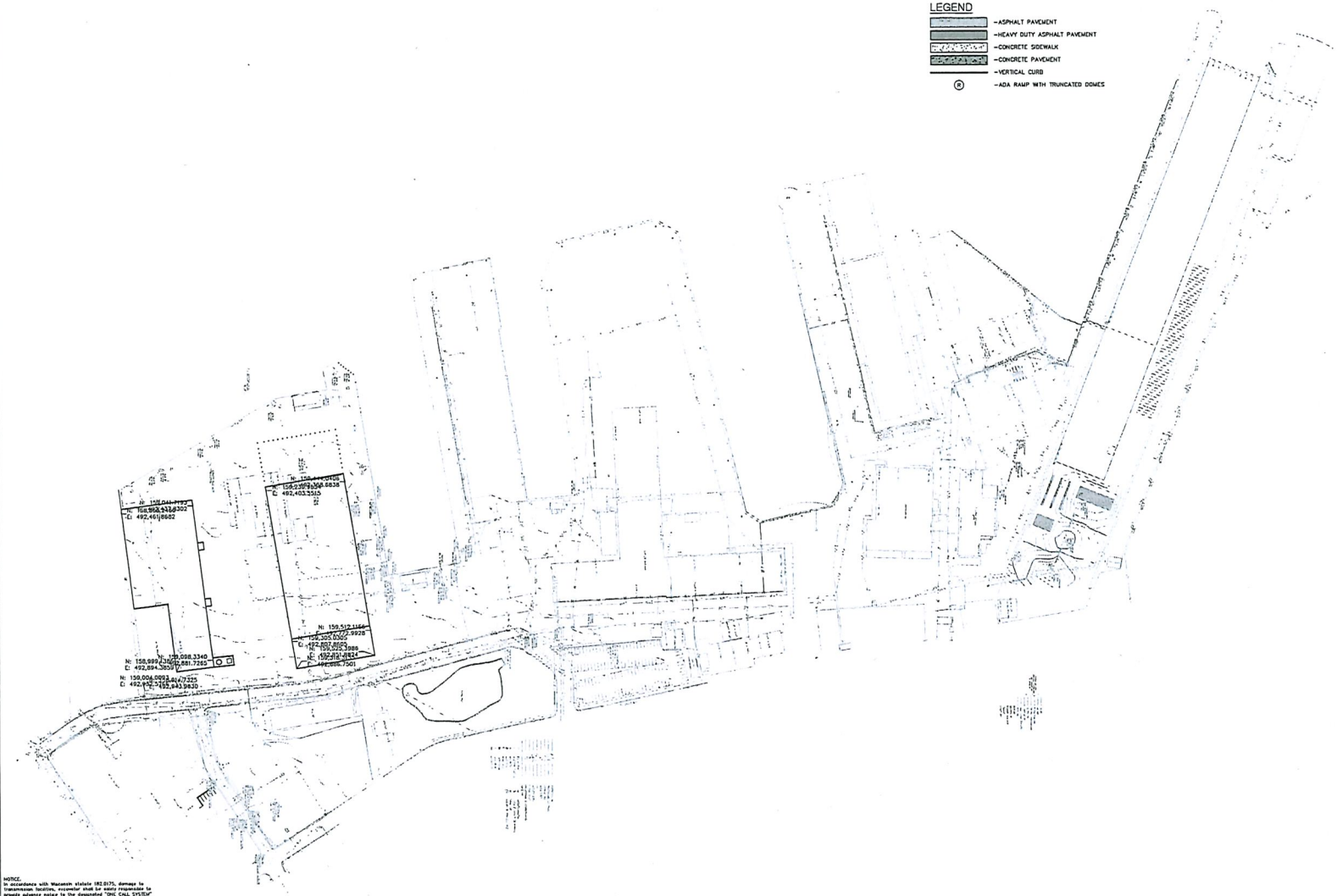
PRELIMINARY DESIGN - NOT FOR CONSTRUCTION

PROJECT INFORMATION:

PROJECT NUMBER:	2020-0306.00
DATE:	09/04/2020
DRAWN BY:	SRK
CHECKED BY:	JLH
APPROVED BY:	PJS
SCALE:	AS NOTED

SHEET TITLE:
DEMOLITION AND EROSION CONTROL PLAN

SHEET NUMBER:
C-201



GENERAL NOTES

1. SEE SHEET C900 FOR GENERAL NOTES.

LAYOUT NOTES

1. SEE SHEET C900 FOR LAYOUT NOTES.

LEGEND

- ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- CONCRETE PAVEMENT
- VERTICAL CURB
- ADA RAMP WITH TRUNCATED DOMES

0 50' 100' 200'
SCALE: 1" = 100'

NOTICE.
In accordance with Wisconsin statute 182.0175, damage to transmission facilities, excavator shall be solely responsible to provide advance notice to the designated "DIC CALL SYSTEM" at 1-800-242-8511 not less than 3 nor more than 5 days of any excavation required to perform work contained on this drawing, and further, excavator shall comply with all other requirements of this statute relative to excavator's work.

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CHECKED BY:	JLH
APPROVED BY:	PJS
SCALE:	AS NOTED

SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER:
C-300

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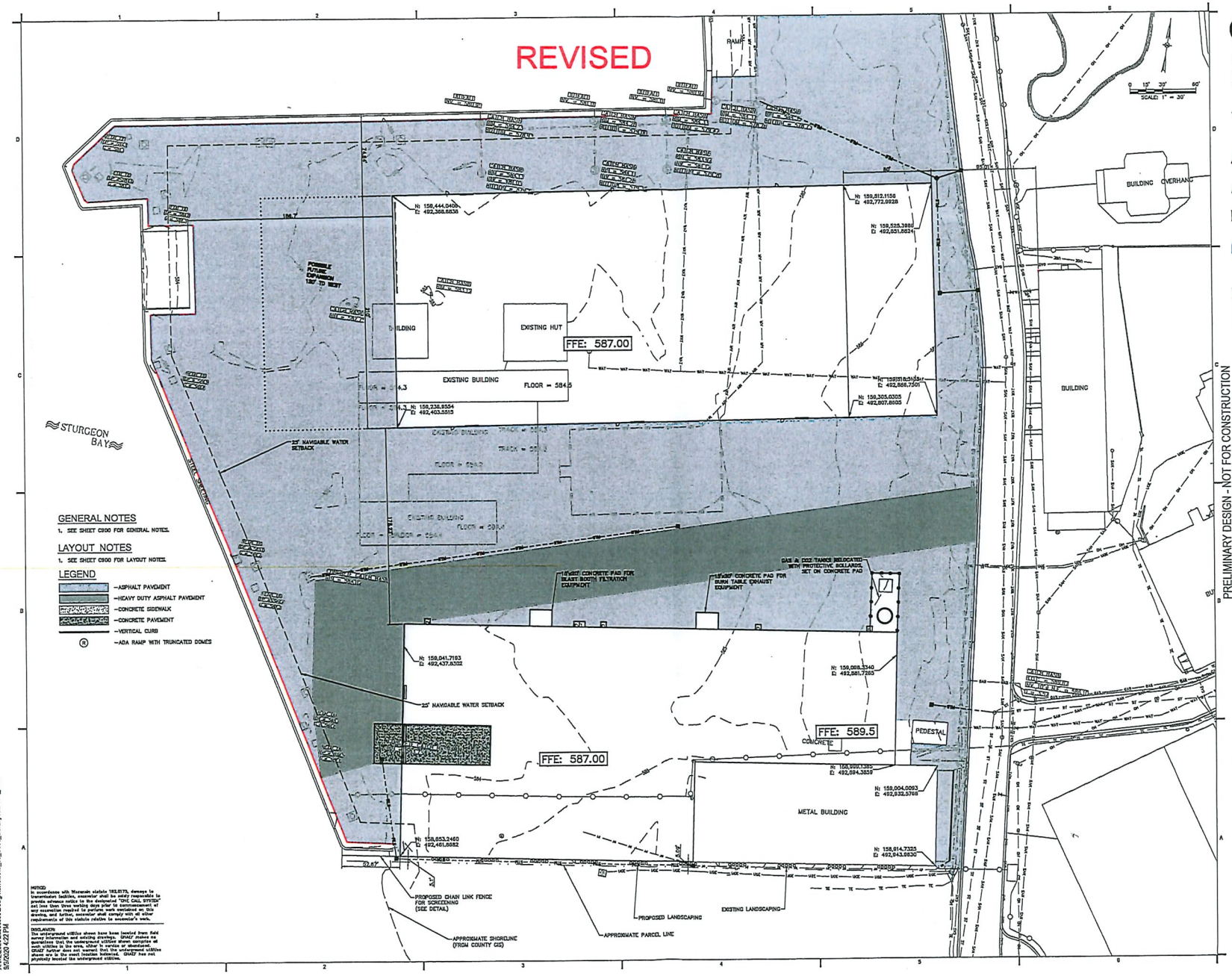

GENERAL NOTES

1. SEE SHEET C900 FOR GENERAL NOTES.

LAYOUT NOTES

1. SEE SHEET C900 FOR LAYOUT NOTES.

LEGEND

- ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE SIDEWALK
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APPROVED BY:	PJS
SCALE:	AS NOTED

SHEET TITLE:
SITE LAYOUT PLAN

SHEET NUMBER:
C-301

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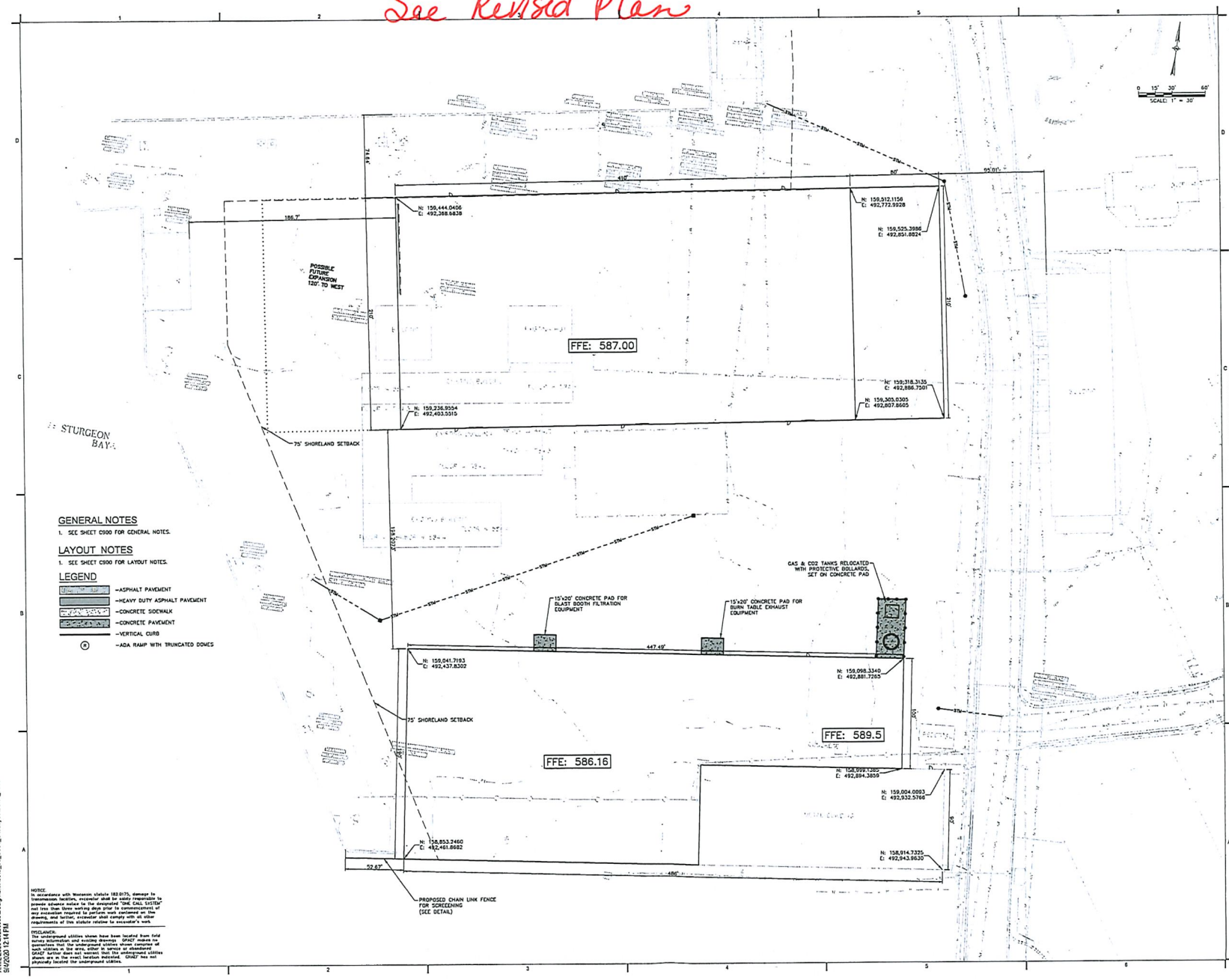
See Revised Plan



GENERAL NOTES

1. SEE SHEET C900 FOR GENERAL NOTES.

LAYOUT NOTES

1. SEE SHEET C900 FOR LAYOUT NOTES.

LEGEND

- ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- CONCRETE PAVEMENT
- VERTICAL CURB
- ADA RAMP WITH TRUNCATED DOMES

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SITE LAYOUT PLAN

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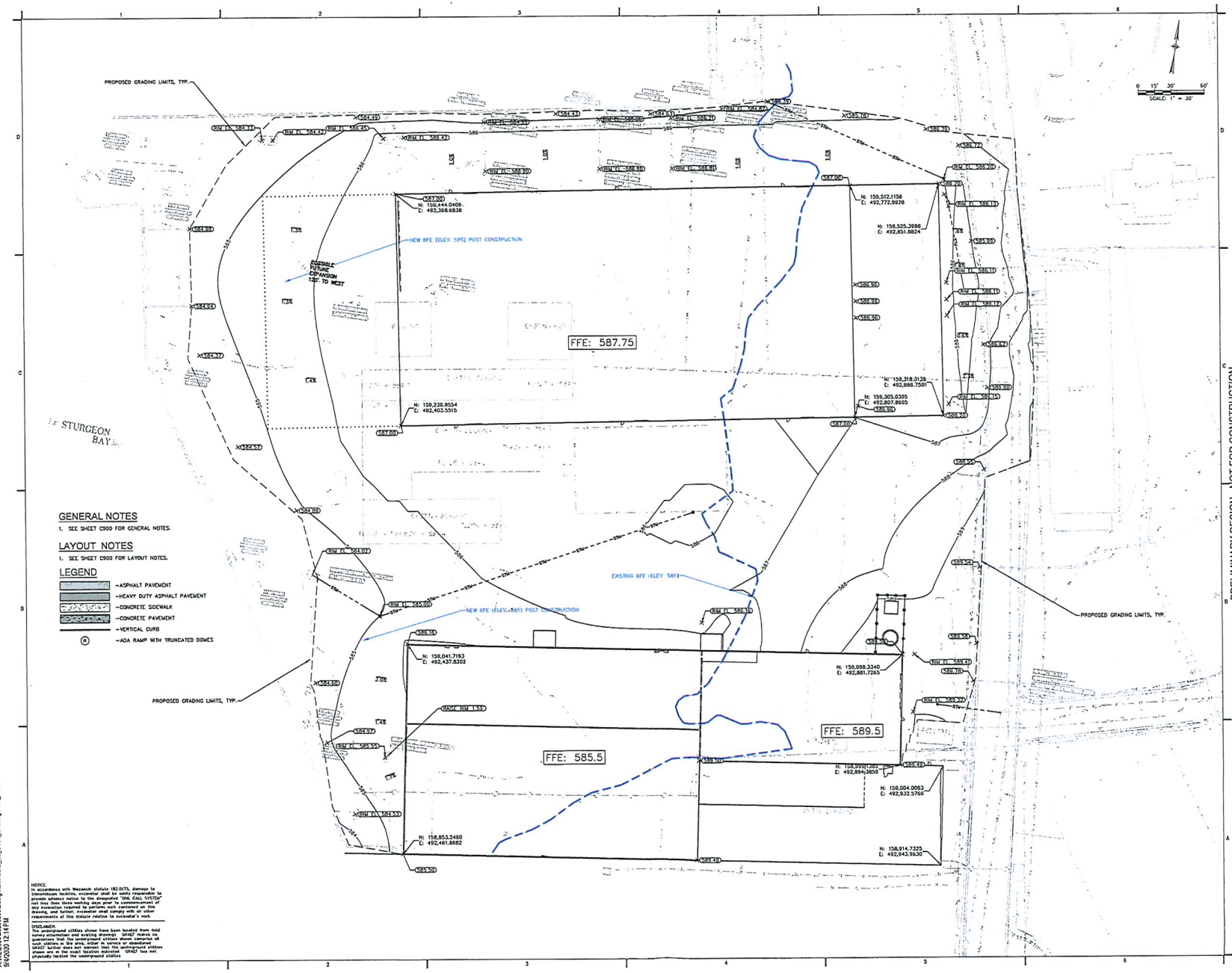
C-301



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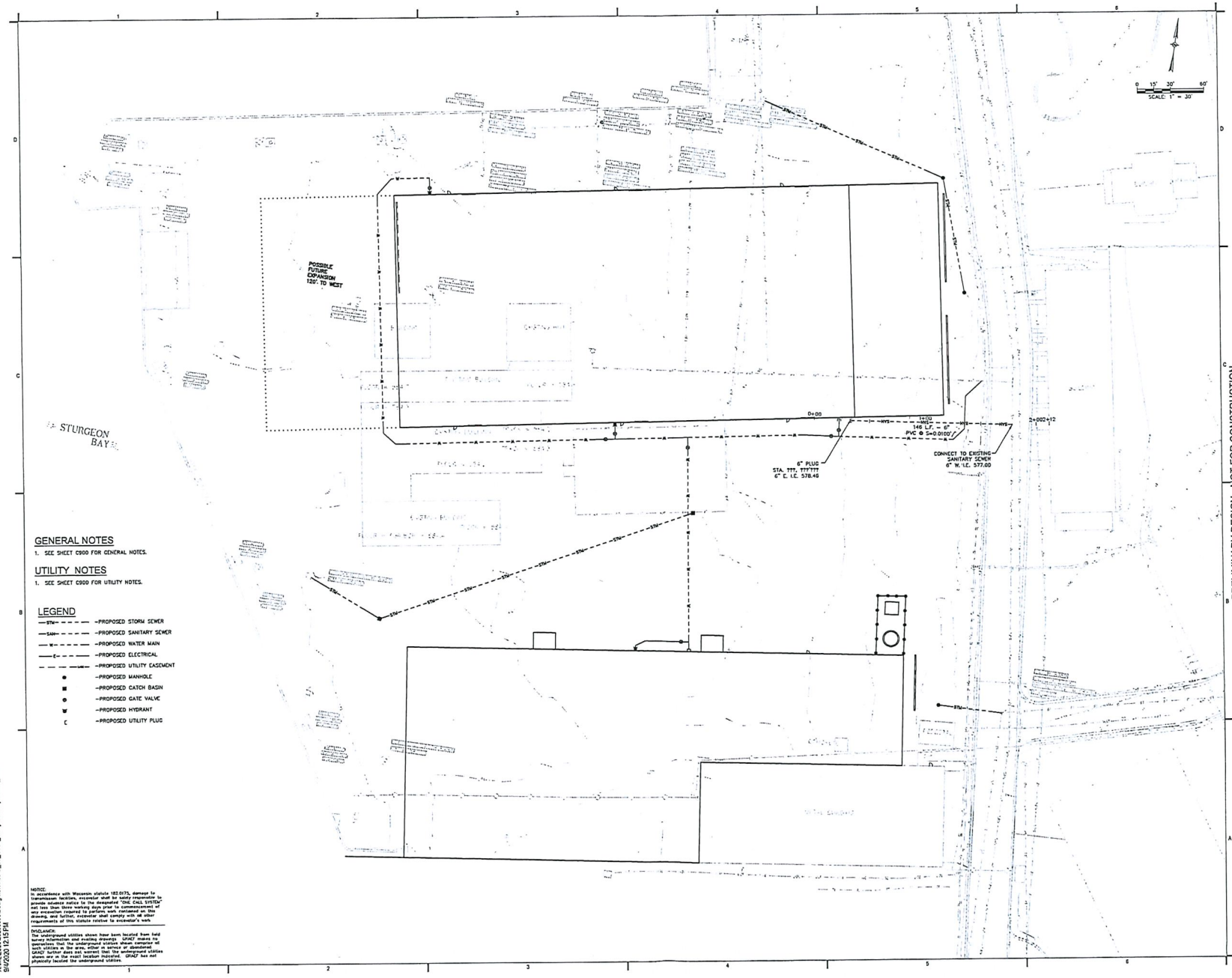
APPROVED BY:	PJS
SCALE:	AS NOTED

SHEET TITLE:
GRADING PLAN

SHEET NUMBER:
C401



GENERAL NOTES

1. SEE SHEET C900 FOR GENERAL NOTES.

UTILITY NOTES

1. SEE SHEET C900 FOR UTILITY NOTES.

LEGEND

- —STM— — — — —PROPOSED STORM SEWER
- —SAN— — — — —PROPOSED SANITARY SEWER
- —W— — — — —PROPOSED WATER MAIN
- —E— — — — —PROPOSED ELECTRICAL
- — — — — —PROPOSED UTILITY EASEMENT
- ● —PROPOSED MANHOLE
- ■ —PROPOSED CATCH BASIN
- ● —PROPOSED GATE VALVE
- W —PROPOSED HYDRANT
- C —PROPOSED UTILITY PLUG

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DATE:	09/04/2020
DRAWN BY:	SRK
CHECKED BY:	JLH
APPROVED BY:	PJS
SCALE:	AS NOTED

SHEET TITLE:
SANITARY SEWER PLAN

SHEET NUMBER:
C-501

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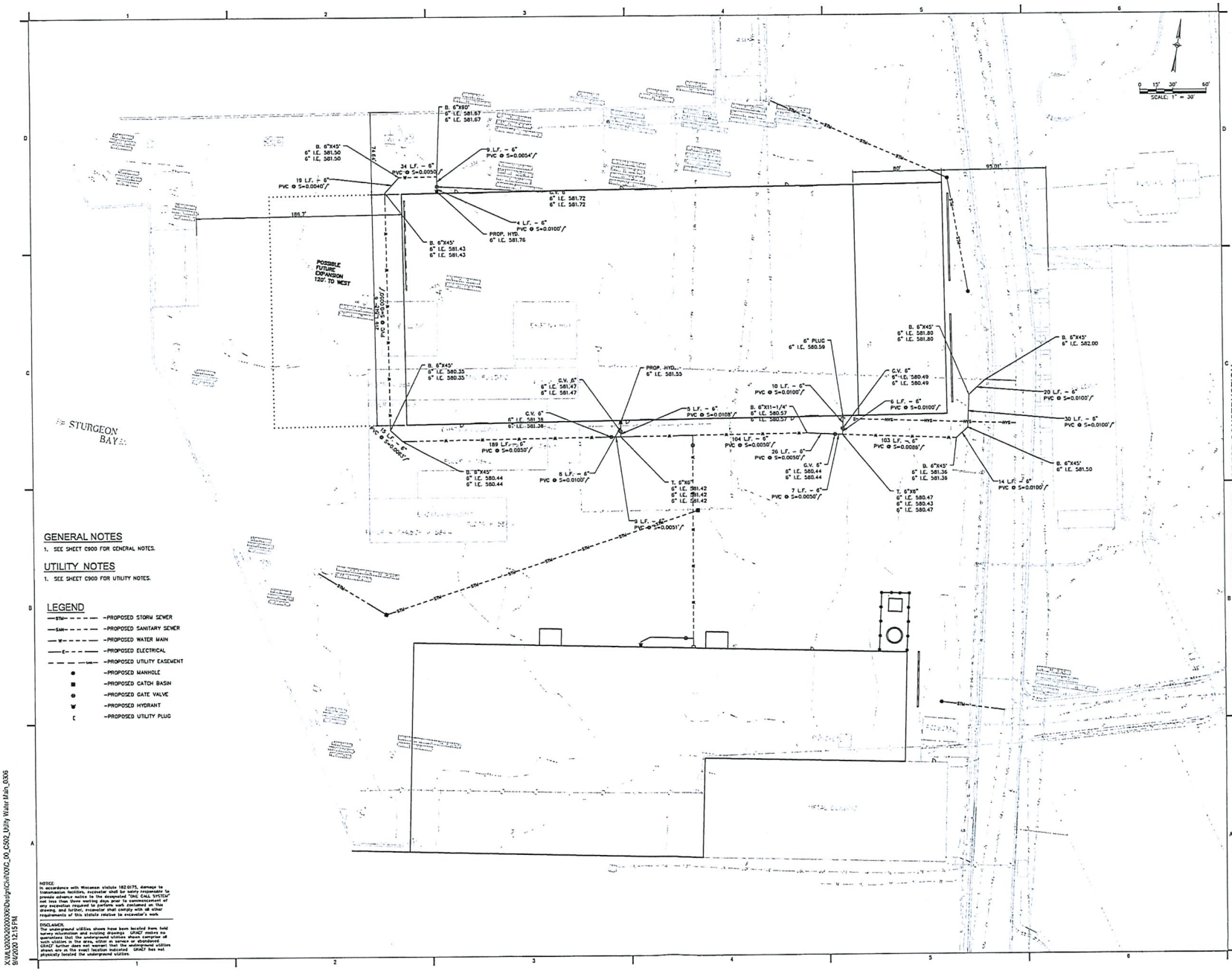

GENERAL NOTES

1. SEE SHEET C900 FOR GENERAL NOTES.

UTILITY NOTES

1. SEE SHEET C900 FOR UTILITY NOTES.

LEGEND

- —STM— — — — —PROPOSED STORM SEWER
- —SAN— — — — —PROPOSED SANITARY SEWER
- —W— — — — —PROPOSED WATER MAIN
- —E— — — — —PROPOSED ELECTRICAL
- — — — —UE— —PROPOSED UTILITY EASEMENT
- ● —PROPOSED MANHOLE
- ■ —PROPOSED CATCH BASIN
- ● —PROPOSED GATE VALVE
- ● —PROPOSED HYDRANT
- ● —PROPOSED UTILITY PLUG

NOTICE:
In accordance with Wisconsin statute 182.0175, damage to transmission facilities, excavator shall be solely responsible to provide advance notice to the designated "DIGGERS HOTLINE" not less than three working days prior to commencement of any excavation required to perform work contained on this drawing, and further, excavator shall comply with all other requirements of this statute relative to excavator's work.

DISCLAIMER:
Underground utilities shown have been located from field survey information and existing drawings. GRAEF makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. GRAEF further does not warrant that the underground utilities shown are in the exact location indicated. GRAEF has not physically located the underground utilities.

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Building Excellence

CLIENT:
FINCANTIERI BAY SHIPBUILDING

PROJECT TITLE:
ENGINEERING & ARCHITECTURAL DESIGN SOUTH YARD EXPANSION BUILDING 420 & 433

605 NORTH 3RD AVENUE
STURGEON BAY, WI 54235

ISSUE:

A	2020-09-04	CITY REVIEW SET

PRELIMINARY DESIGN - NOT FOR CONSTRUCTION

PROJECT INFORMATION:

PROJECT NUMBER:	2020-0306.00
DATE:	09/04/2020
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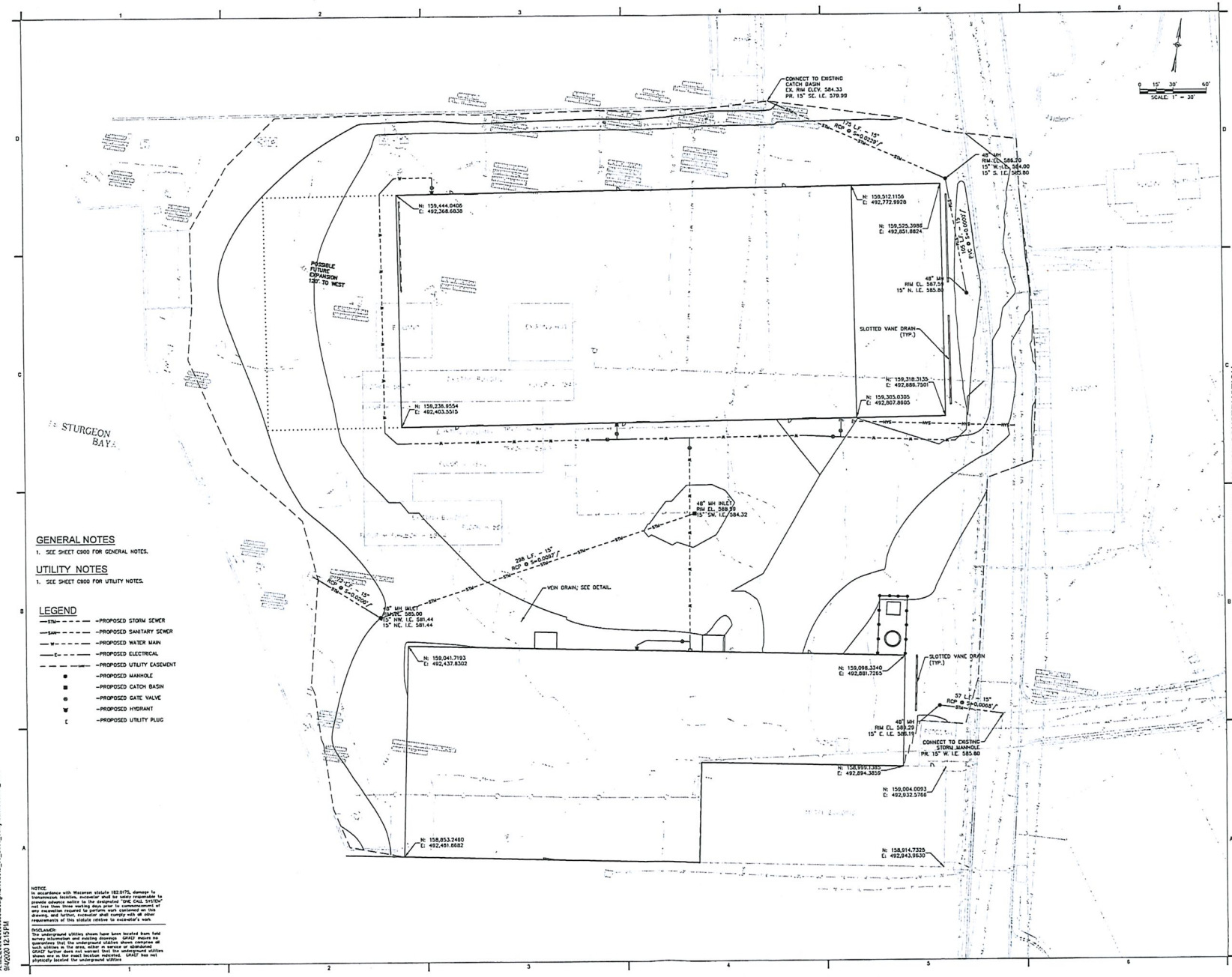
SHEET TITLE:
WATER MAIN PLAN

SHEET NUMBER:
C-502



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UTILITY NOTES

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- E —PROPOSED UTILITY PLUG

NOTICE
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DISCLAIMER:
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STORM SEWER PLAN

SHEET NUMBER:
C-503

LEGEND AND ABBREVIATIONS

- G — EXISTING GAS LINE
- E — EXISTING ELECTRIC LINE
- OHE — EXISTING OVERHEAD ELECTRIC LINE
- T — EXISTING TELEPHONE LINE
- FO — EXISTING FIBER OPTIC CABLE
- CTV — EXISTING CABLE TV LINE
- STM — EXISTING STORM SEWER
- SAN — EXISTING SANITARY SEWER
- WM — EXISTING WATER MAIN
- USL — UNDERGROUND STREET LIGHTING
- FM — EXISTING FORCE MAIN
- EASE — EXISTING EASEMENT
- P/L — PROPERTY LINE
- R/W — EXISTING R/W LINE
- R/W — PROPOSED R/W LINE
- SECTION LINE
- CO. — CLEAN OUT
- EXISTING UTILITY
- EXISTING SEWER & MANHOLE
- EXISTING STEAM LINE
- EXISTING INLET
- WATER VALVE
- GAS VALVE
- WATER SERVICE VALVE
- GAS SERVICE VALVE
- EXISTING WATER HYDRANT
- EXISTING FENCE
- POWER POLE
- TELEPHONE/TELEGRAPH POLE
- LIGHT POLE
- EXISTING DITCH
- STM — PROPOSED STORM SEWER
- SAN — PROPOSED SANITARY SEWER
- WM — PROPOSED WATER SERVICE
- E — PROPOSED ELECTRIC SERVICE
- PROPOSED CABLE SERVICE
- T — PROPOSED TELEPHONE SERVICE
- G — PROPOSED GAS SERVICE
- PROPOSED HYDRANT
- PROPOSED WATER VALVE
- PROPOSED MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED CLEANOUT
- GRADING LIMITS

- COMPRESSED AIR
- UNDERGROUND ELECTRICAL
- OVERHEAD WIRE
- STORM SEWER
- GAS
- SANITARY SEWER
- POTABLE WATER
- UNDERGROUND TELECOMMUNICATION
- FENCE LINE
- FIRE HYDRANT
- TELEPHONE PEDESTAL
- GAS METER
- LIGHT POLE
- POWER POLE
- CATCH BASIN
- GATE VALVE
- CATCH BASIN
- TELEPHONE CO. MANHOLE
- ELECTRIC CO MANHOLE
- P-K NAIL
- SECTION CORNER
- TRAVERSE POINT
- SERVICE POLE
- GUY POLE
- FLAG POLE
- GAS VALVE
- R/W B. — R/W POST
- GRD B. — GUARD POST
- BUSH
- MAIL BOX
- TELEPHONE JUNCTION BOX
- CONTROL BOX
- WELL — WELL
- ELECTRIC RISER
- ELECTRIC TRANSFORMER
- S. TANK — SEPTIC TANK
- TOP OF WATER
- SOIL BORING
- YARD LIGHT
- R.R. SIGNAL
- STOPLIGHT SYMBOL
- 1" I.P. — 1" DIA. IRON PIPE
- PULLBOX
- R1 — LOOP DETECTOR
- b — SIGN POST
- TREE LINE
- DECIDUOUS TREE (SIZE)
- CONIFEROUS TREE (SIZE)
- STUMP
- EXISTING CULVERT
- DELINEATED WETLAND BOUNDARY
- WETLANDS

LOCATION FOR FLOOR OR FIELD CONFIRMED BY DAVIDSON INC.
- SANITARY
- GAS SHUT
- PRIVATE WATER SHUT
- FIRE PROTECTION WATER SHUT
- ELECTRIC LINE
- COMPRESSED AIR
- FIELD DELINEATED STORM SEWER
- GARBS BAG
- BILLBOARD
- CATCH BASIN
- SIGNAL CATCH BASIN
- HYDRANT
- UTILITY BOX

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WARREN HOWARD

ABBREVIATIONS

ASPH.	ASPHALT	I.P.	IRON PIPE
A.V.	AIR VALVE	LAT.	LATERAL
BSM'T.	BASEMENT	MH.	MANHOLE
BIT.	BITUMINOUS	M.J	MECHANICAL JOINT
CB	CATCHBASIN	PAV'T.	PAVEMENT
C/L	CENTERLINE	PROP.	PROPOSED
CONC.	CONCRETE	PVC	POLYVINYL CHLORIDE
CMP	CORRUGATED METAL PIPE	PVC P	PVC PIPE
CMPA	CORRUGATED METAL PIPE ARCH	R BAR	REBAR
C. & G.	CURB & GUTTER	REQ'D.	REQUIRED
DRAIN T.	DRAIN TILE	R.J.	RESTRAINED JOINT
D.I.P.	DUCTILE IRON PIPE	SAN.	SANITARY
DWY.	DRIVEWAY	S.	SLOPE
ECC	ECCENTRIC	STL.	STEEL
EXIST	EXISTING	STM.	STORM
F.F	FIRST FLOOR	SUMP D.	SUMP DISCHARGE
FM.	FORCE MAIN	TYP.	TYPICAL
G.V.	GAS VALVE	VENT P.	VENT PIPE
GR.	GRAVEL	WM	WATER MAIN
G.W.	GUY WIRE	W.V.	WATER VALVE
HYD.	HYDRANT	W/	WITH
INL.	INLET		
I.E.	INVERT ELEVATION		

GENERAL NOTES

1. EXISTING CONDITIONS FOR THIS PLAN ARE BASED ON SURVEY BY FOTH DATED AUGUST 2020 AND EXISTING SURVEY DATED 2015. ALL UNDERGROUND STRUCTURES AND UTILITIES HAVE BEEN SHOWN TO A REASONABLE DEGREE OF ACCURACY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THEIR EXACT LOCATION AND DEPTH.

2. IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THIS DRAWING, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO CONTRACTOR'S WORK.

3. ALL CONSTRUCTION WASTE SHALL BE REMOVED FROM THE SITE AND PROPERLY DISPOSED OF IN ACCORDANCE WITH STATE STATUTES. CONCRETE TRUCK WASHOUT SHALL BE COMPLETED WITHIN THE CONSTRUCTION LIMITS ADJACENT TO SEDIMENTATION AREAS AND AWAY FROM ALL STORMWATER COLLECTION STRUCTURES. HARDENED CONCRETE WASTE SHALL EITHER BE REMOVED FROM SITE OR USED AS BACKFILL IN APPROVED LOCATIONS.

EROSION CONTROL NOTES

1. CONTRACTOR SHALL EMPLOY EROSION CONTROL METHODS AS SHOWN AND SPECIFIED IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES CONSTRUCTION SITE TECHNICAL STANDARDS AND THE WISDOT EROSION CONTROL PRODUCT ACCEPTABILITY LISTS (PAL).

2. ALL EROSION CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND SHALL BE INSTALLED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON THE SITE.

3. ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CHECKED FOR STABILITY AND OPERATION AFTER A RAINFALL OF 0.5 INCHES OR MORE BUT NO LESS THAN ONCE EVERY WEEK. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY. WRITTEN REPORTS WILL BE KEPT OF ALL EROSION AND SEDIMENT CONTROL INSPECTIONS AS REQUIRED BY THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR).

4. SILT FENCE SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THE CONSTRUCTION PLANS. SILT FENCE SHALL BE INSTALLED PER DETAILS ON SHEET C600. SEDIMENT DEPOSITS WILL BE REMOVED FROM BEHIND THE SILT FENCE WHEN DEPOSITS REACH A DEPTH OF 6 INCHES. THE SILT FENCE WILL BE REPAIRED OR REPLACED AS NECESSARY TO MAINTAIN A BARRIER.

5. EROSION CONTROL MEASURES SHALL BE MAINTAINED ON A CONTINUING BASIS UNTIL THE SITE IS PERMANENTLY STABILIZED. SITE STABILIZATION INCLUDING SEEDING WHICH IS NOT COMPLETED PRIOR TO SEPTEMBER 15 SHALL BE COMPLETED WITH DORMANT SEEDING BY NOVEMBER 1. SODDING MAY OCCUR ANYTIME SOD IS AVAILABLE AND SOD AND SOIL IS NOT FROZEN.

6. INLET GRATE SCREENS SHALL BE INSTALLED ON ALL EXISTING AND PROPOSED INLETS AND CATCH BASINS. REFERENCE SITE UTILITY DRAWINGS FOR LOCATION OF PROPOSED INLETS AND CATCH BASINS. FOR STRUCTURES IN DISTURBED AREAS THAT WILL NOT BE FINISHED AND VEGETATION ESTABLISHED WITHIN 30 DAYS, CURB INLET SEDIMENT BARRIERS SHALL BE USED IN LIEU OF INLET GRATE SCREENS. INLET PROTECTION SHALL BE PER THE PLAN AND DETAILS ON SHEET C0700.

7. EROSION CONTROL MEASURES MUST BE IN PLACE AT THE END OF EACH WORK DAY.

8. ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION WORK OR A STORM EVENT SHALL BE CLEANED UP BY THE END OF EACH DAY. FLUSHING SHALL NOT BE ALLOWED.

9. WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED OR HAVE TEMPORARILY BEEN SUSPENDED FOR MORE THAN FOURTEEN DAYS, OR WHEN FINAL GRADES ARE REACHED IN ANY PORTION OF THE SITE, STABILIZATION SHALL BE IMPLEMENTED WITHIN SEVEN DAYS. TEMPORARY STABILIZATION PRACTICES SUCH AS MULCH/TACKIFIER, EROSION MAT, OR WISDOT TYPE III SOIL STABILIZER (POLYMER) SHALL BE APPLIED TO THE SOIL SURFACE WHEN THE SITE IS NOT READY FOR PERMANENT RESTORATION. WHEN STABILIZATION IS NOT POSSIBLE DUE TO SNOW COVER, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS POSSIBLE.

10. DUST CONTROL SHALL BE IMPLEMENTED THROUGHOUT CONSTRUCTION AND SHALL UTILIZE THE METHODS OUTLINED IN WDNR TECH STD 1068

11. THE REMOVAL OF VEGETATIVE COVER AND IMPERVIOUS SURFACES AND EXPOSURE OF THE BARE GROUND MUST BE RESTRICTED TO THE MINIMUM AMOUNT NECESSARY FOR CONSTRUCTION. AREAS WHERE SOIL IS EXPOSED MUST BE PROTECTED FROM EROSION BY SEEDING AND MULCHING, SODDING, DIVERSION OF SURFACE RUNOFF, INSTALLATION OF STRAW BALES OR SILT SCREENS, CONSTRUCTION OF SETTLING BASINS, OR SIMILAR METHODS AS SOON AS POSSIBLE AFTER REMOVAL OF ORIGINAL GROUND COVER AS DESCRIBED IN THE WISCONSIN DNR TECHNICAL STANDARDS. ANY STOCKPILE THAT REMAINS OVER 7 DAYS MUST BE STABILIZED WITH MIXTURE NO. 20 FROM WISDOT SECTION 630.

12. STORM WATER AND GROUND WATER PUMPED FROM EXCAVATIONS AND/OR DEWATERING WELLS SHALL BE DISPOSED OF IN ACCORDANCE WITH THE WISCONSIN STATUTES. SEDIMENT BASINS, SEDIMENT TRAPS, AND/OR THE USE OF POLYMERS TO CONTROL SEDIMENT SHALL BE UTILIZED AND MEET THE REQUIREMENTS OF THE WISCONSIN DNR TECHNICAL STANDARDS. DISCHARGE OF PUMPED WATER TO SANITARY SEWERS WILL NOT BE ALLOWED.

13. EROSION MAT SHALL CONSIST ENTIRELY OF BIODEGRADABLE COMPONENTS.

14. AFTER THE SITE IS UNIFORMLY STABILIZED ACROSS 80% OF THE SITE AREA, OR PRIOR TO, AT THE DIRECTION OF THE DEPARTMENT OF NATURAL RESOURCES, ALL TEMPORARY EROSION CONTROL MEASURES MUST BE REMOVED AND DISPOSED OF PROPERLY. ANY REMAINING TEMPORARY EROSION CONTROL DEVICES AFTER THIS POINT CONSTITUTE LITTERING AND MAY BE ENFORCED AS DETERMINED NECESSARY BY THE DEPARTMENT OF NATURAL RESOURCES.

15. CONTRACTOR SHALL MAINTAIN A LOG OF THE EROSION CONTROL INSPECTIONS, REPAIRS MADE, AND RAIN EVENTS. THIS MUST BE MADE AVAILABLE TO DEPARTMENT OF NATURAL RESOURCES PERSONNEL UPON REQUEST AND MUST REMAIN ON THE PROJECT SITE AT ALL TIMES WORK IS BEING PERFORMED.

16. BIOFILTER AREAS SHALL BE SURROUNDED WITH PROTECTIVE BARRIER FENCING AND SILT FENCING AND PROTECTED FROM TRAFFIC THROUGHOUT CONSTRUCTION. SILT FENCING SHALL BE INSTALLED BEFORE BEGINNING WORK AND MAINTAINED UNTIL SURROUNDING VEGETATION IS ESTABLISHED. INSPECT WEEKLY AND REPAIR AS NEEDED. NO VEHICLE TRAFFIC SHALL BE PERMITTED TO CROSS ANY BIOFILTER TO PREVENT COMPACTION. BIOFILTER AREAS ARE NOT TO BE USED FOR STAGING, MATERIAL STORAGE, STOCKPILING, VEHICLE PARKING, OR ANY OTHER ACTIVITY AFTER INSTALLATION OF ENGINEERED SOIL.

DEMOLITION NOTES

1. REMOVE SHRUBS AND TREES UP TO 4 INCH DIAMETER WITHIN UNDERGROWTH REMOVAL AREA. DO NOT REMOVE TREES LARGER THAN 4 INCH DIAMETER. UPON COMPLETION OF UNDERGROWTH REMOVAL, CONTACT OWNER'S REPRESENTATIVE FOR DIRECTION ON REMOVAL OF TREES LARGER THAN 4 INCHES.

2. VEGETATION WITHIN DELINEATED WETLAND AREAS SHALL NOT BE DISTURBED OR REMOVED EXCEPT WHERE ALLOWED BY THE WISCONSIN DNR CHAPTER 30 PERMIT.

3. ASPHALT PAVEMENT NOTED FOR REMOVAL SHALL BE SAW CUT TO FULL DEPTH PRIOR TO REMOVAL.

4. REMOVAL DIMENSIONS SHALL CORRESPOND TO THE PROPOSED WORK INDICATED ON THE SITE PLAN AND OTHER SITE/CIVIL PLAN SHEETS.

5. ALL REMOVALS OR OTHER WORK WITHIN PUBLIC RIGHT-OF-WAY MUST BE COORDINATED WITH MARINETTE COUNTY PRIOR TO BEGINNING WORK.

LAYOUT NOTES

1. ALL DIMENSIONS SHOWN ARE TO DECIMAL FEET AND MEASURED FROM FACE OF CURB, UNLESS SPECIFIED OTHERWISE. PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE.

2. RADIUS DIMENSIONS NOT NOTED SHALL BE 3 FEET.

3. ALL WORK DONE WITHIN THE RIGHT OF WAY (PAVEMENT, CONCRETE CURB AND GUTTER, SIDEWALKS) SHALL BE DONE PER CITY OF MARINETTE STANDARDS AND SPECIFICATIONS.

4. ALL HANDICAP PARKING STALLS, CURB RAMPS AND ADA ACCESSIBLE ROUTES SHALL COMPLY WITH PROVISIONS OF THE AMERICAN WITH DISABILITIES ACT STANDARDS FOR ACCESSIBLE DESIGN (ADAAG) INCLUDING CROSS-SLOPE, LONGITUDINAL SLOPE, WIDTH, AND OTHER REQUIREMENTS

GRADING NOTES

1. THIS PLAN SHOWS NEW CONTOURS AND FINISHED GRADES. FOR ROUGH GRADES OF ALL PAVEMENT AREAS, SUBTRACT THICKNESS OF PAVEMENT AND BASE COURSE SPECIFIED.

2. WHEN SPOT ELEVATIONS SHOWN REFER TO CRITICAL POINTS SUCH AS PAVEMENT ANGLE POINTS AND CURVE-TANGENT INTERSECTIONS, THEIR LOCATION WILL CORRESPOND WITH COORDINATES SHOWN ON THE SITE LAYOUT SHEETS.

3. SPOT ELEVATIONS ALONG CURB OR THICKENED EDGE SIDEWALK ARE TO GUTTER ELEVATION AT CURB FACE.

UTILITY NOTES

1. THE CONTRACTOR SHALL REPAIR OR REPLACE ALL CURB, PAVING, UTILITIES AND LAWN AREAS SCHEDULED TO REMAIN IF DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES.

2. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE AND OWNER AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.

3. THE CONTRACTOR SHALL COMPLY WITH THE PERTINENT PROVISIONS OF THE "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION" ISSUED BY THE U.S. DEPARTMENT OF LABOR

4. ALL BUILDING LATERALS SHALL BE IN ACCORDANCE WITH LOCAL AND STATE PLUMBING CODES.

5. ALL HYDRANT LEADS AND BUILDING LATERALS SHALL BE RESTRAINED JOINT PIPE WITH GRANULAR BACKFILL.

6. TELEPHONE AND CABLE LINES TO BE INSTALLED BY SERVICE PROVIDER TO DEMARCATION LINE. SEE ELECTRICAL PLANS FOR COORDINATION.

7. EXTEND 15 FEET OF 4" PERFORATED PVC UNDERDRAIN FROM INLETS AND CATCHBASINS WITHIN PAVEMENT. INSTALL TWO (2) UNDERDRAINS FOR EACH INLET.

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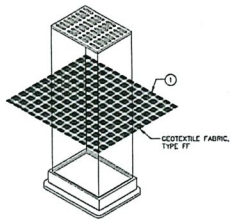
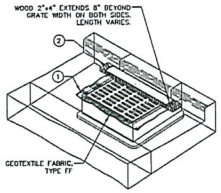


00 INLET PROTECTION, TYPE B (WITHOUT CURB BOX)
SCALE N.T.S.



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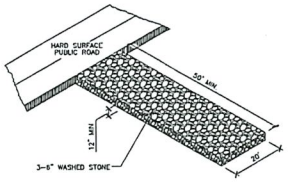
SCALE N.T.S.



00 STONE CONSTRUCTION ENTRANCE
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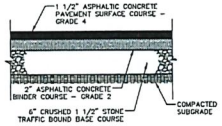

00 TYPICAL ASPHALT PAVEMENT
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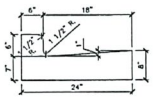


00 VERTICAL FACE CONCRETE CURB AND GUTTER
SCALE N.T.S.

GENERAL NOTES

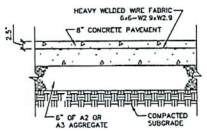
FABRIC SHALL BE REPLACED AT THE ENGINEERS DISCRETION.

THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX

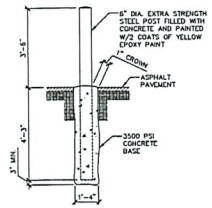
MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.

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.

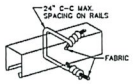
1. FABRIC SIZE SHALL BE 8" (MIN) GREATER ON ALL SIDES OF THE INLET COVER TO PROVIDE A HAND HOLD WHEN MAINTENANCE OR REMOVAL IS REQUIRED.
2. FOR INLET PROTECTION, TYPE C, WITH A CURB BOX, AND ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES.



00 CONCRETE PAVEMENT
SCALE N.T.S.

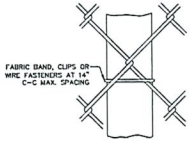


00 BOLLARD DETAIL
SCALE N.T.S.



TOP & BRACE RAIL

00 FABRIC FASTENER
SCALE N.T.S.



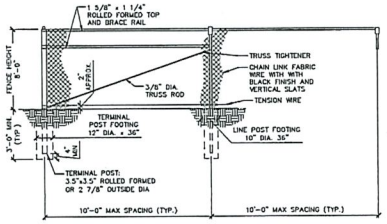
LINE POST

00 FABRIC FASTENER
SCALE N.T.S.

00 LINE POST TOP
SCALE N.T.S.

00 BRACING ARRANGEMENT
SCALE N.T.S.

00 TENSION WIRE END CLAMP
SCALE N.T.S.



00 CHAIN LINK FENCE
SCALE N.T.S.

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FINCANTIERI BAY SHIPBUILDING

PROJECT TITLE:
ENGINEERING & ARCHITECTURAL DESIGN SOUTH YARD EXPANSION BUILDING 420 & 433

605 NORTH 3RD AVENUE
STURGEON BAY, WI 54235

ISSUE:

A	2020-09-04	CITY REVIEW SET

PRELIMINARY DESIGN - NOT FOR CONSTRUCTION

PROJECT INFORMATION:

PROJECT NUMBER:	2020-0306.00
DATE:	09/04/2020
DRAWN BY:	SRK
CHECKED BY:	JLH
APPROVED BY:	PJS
SCALE:	AS NOTED

SHEET TITLE:
CONSTRUCTION DETAILS

SHEET NUMBER:
C-901

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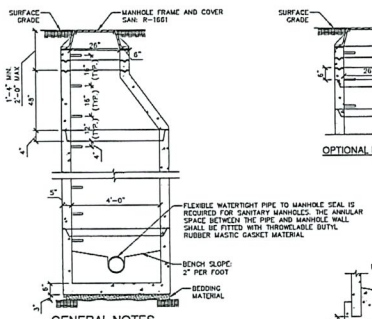
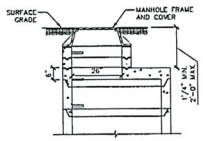
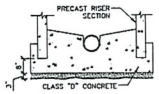




OPTIONAL FLAT-TOP SECTION



OPTIONAL POURED BASE

GENERAL NOTES

FLAT TOP SLAB MAY BE USED FOR 5'-0" AND 6'-0" DIA. MANHOLES.

PRECAST CONCRETE ADJUSTING RINGS TO BE REINFORCED WITH ONE LINE OF STEEL CENTERED WITHIN THE RING. WHERE NECESSARY RINGS SHALL BE GROOVED TO RECEIVE STEP.

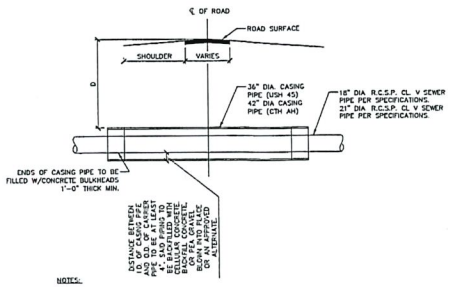
CONCRETE AND STEEL REINFORCEMENT SHALL CONFORM TO DESIGNATION C-478 REQUIREMENTS OF ASTM SPECIFICATIONS.

JOINTS SHALL BE WATERTIGHT AND SHALL BE MADE USING RUBBER GASKETS OR BUTYL RUBBER MASTIC MATERIAL.

AREA OF CIRCUMFERENTIAL STEEL = 0.12 SQ. INCH PER LINEAL FOOT.

3" BEDDING MATERIAL REQUIRED UNDER BASE. MANHOLES TO BE BACKFILLED WITH GRANULAR BACKFILL MATERIAL.

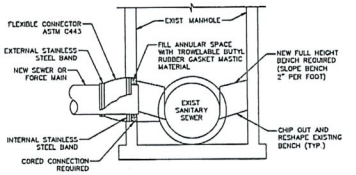
00 PRECAST MANHOLE
SCALE N.T.S.



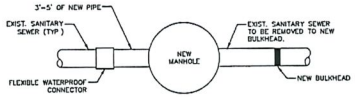
NOTES:

1. PIPE CROSSING SHALL BE INSTALLED SUCH THAT NO TRAFFIC SHALL BE INTERRUPTED.
2. ALL JACKING OR TUNNELING METHODS SHALL MEET REQUIREMENTS OF THE JURISDICTIONAL AUTHORITY.
3. STEEL CASING PIPE SHALL HAVE A MINIMUM WALL THICKNESS OF 0.406 INCHES AND BE ASTM A-53 GRADE B, 35,000 PSI MINIMUM YIELD STEEL

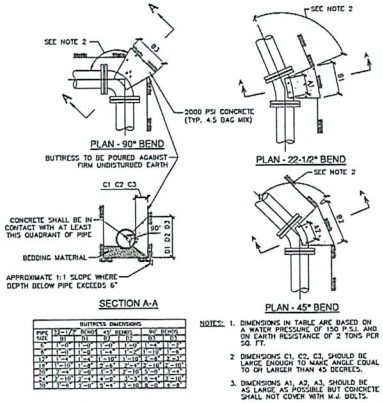
00 USH JACK AND BORE DETAIL
SCALE N.T.S.



00 NEW CONNECTION TO EXISTING MANHOLE
SCALE N.T.S.



00 NEW MANHOLE CONNECTION TO EXISTING PIPE
SCALE N.T.S.

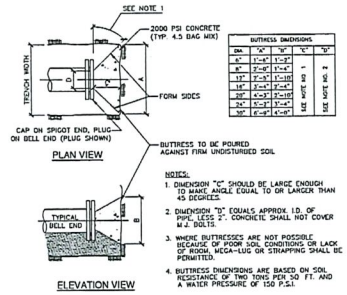


BUTTRESS DIMENSIONS						
PIPE SIZE	11.25° BENDS		22.5° BENDS		90° BENDS	
	B1	C1	B2	C2	B3	C3
6"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"
8"	1'-0"	1'-0"	1'-4"	1'-0"	1'-10"	1'-0"
12"	1'-4"	1'-4"	1'-10"	1'-10"	2'-8"	2'-0"
16"	1'-10"	1'-8"	2'-8"	2'-0"	3'-10"	2'-10"
20"	2'-4"	2'-0"	3'-4"	2'-10"	5'-0"	3'-4"
24"	2'-8"	2'-4"	4'-0"	3'-4"	6'-0"	4'-0"
30"	3'-4"	2'-10"	5'-4"	4'-0"	7'-10"	5'-0"
36"	3'-8"	3'-4"	6'-4"	4'-10"	9'-0"	5'-8"

NOTES:

1. DIMENSIONS IN TABLE ARE BASED ON A WATER PRESSURE OF 150 P.S.I. AND ON EARTH RESISTANCE OF 2 TONS PER SQ. FT.
2. DIMENSIONS C1, C2, C3, SHOULD BE LARGE ENOUGH TO MAKE ANGLE EQUAL TO OR LARGER THAN 45 DEGREES.
3. DIMENSIONS A1, A2, A3, SHOULD BE AS LARGE AS POSSIBLE BUT CONCRETE SHALL NOT COVER WITH M.J. BOLTS.
4. SHAPE OF BACK OF BUTTRESS MAY VARY AS LONG AS POUR IS AGAINST FIRM UNDISTURBED EARTH.
5. ALL IRON PIPE AND FITTINGS SHALL BE WRAPPED IN POLYETHYLENE.

00 CONCRETE BUTTRESS FOR BENDS
SCALE N.T.S.

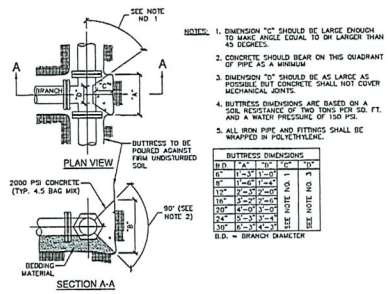


BUTTRESS DIMENSIONS				
DIA	"A"	"B"	"C"	"D"
6"	1'-4"	1'-2"	SEE NOTE NO. 3	SEE NOTE NO. 2
8"	2'-0"	1'-4"		
12"	3'-4"	2'-10"		
16"	4'-8"	3'-4"		
20"	6'-2"	3'-10"		
24"	7'-2"	4'-4"		
30"	8'-10"	5'-0"		
36"	10'-6"	5'-8"		

NOTES:

1. DIMENSION "C" SHOULD BE LARGE ENOUGH TO MAKE ANGLE EQUAL TO OR LARGER THAN 45 DEGREES.
2. DIMENSION "D" EQUALS APPROX. I.D. OF PIPE, LESS 2". CONCRETE SHALL NOT COVER M.J. BOLTS.
3. WHERE BUTTRESSES ARE NOT POSSIBLE, BECAUSE OF POOR SOIL CONDITIONS OR LACK OF ROOM, MEGA-LUG OR STRAPPING SHALL BE PERMITTED.
4. BUTTRESS DIMENSIONS ARE BASED ON SOIL RESISTANCE OF TWO TONS PER SQ. FT. AND A WATER PRESSURE OF 150 P.S.I.

00 CONCRETE BUTTRESS FOR DEAD ENDS
SCALE N.T.S.



NOTES:

1. DIMENSION "C" SHOULD BE LARGE ENOUGH TO MAKE ANGLE EQUAL TO OR LARGER THAN 45 DEGREES.
2. CONCRETE SHOULD BEAR ON THIS QUADRANT OF PIPE AS A MINIMUM
3. DIMENSION "C" SHOULD BE AS LARGE AS POSSIBLE BUT CONCRETE SHALL NOT COVER MECHANICAL JOINTS.
4. BUTTRESS DIMENSIONS ARE BASED ON A SOIL RESISTANCE OF TWO TONS PER SQ. FT. AND A WATER PRESSURE OF 150 PSI.
5. ALL IRON PIPE AND FITTINGS SHALL BE WRAPPED IN POLYETHYLENE.

BUTTRESS DIMENSIONS				
B.D.	"A"	"B"	"C"	"D"
6"	1'-3"	1'-0"	SEE NOTE NO. 3	SEE NOTE NO. 2
8"	1'-6"	1'-4"		
12"	2'-3"	2'-0"		
16"	3'-2"	2'-4"		
20"	4'-0"	3'-0"		
24"	5'-3"	3'-3"		
30"	6'-3"	4'-3"		

B.D. = BRANCH DIAMETER

00 CONCRETE BUTTRESS FOR TEES
SCALE N.T.S.

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FINCANTIERI BAY SHIPBUILDING

PROJECT TITLE:

ENGINEERING & ARCHITECTURAL DESIGN SOUTH YARD EXPANSION BUILDING 420 & 433

605 NORTH 3RD AVENUE
STURGEON BAY, WI 54235

ISSUE:

A	2020-09-04	CITY REVIEW SET	

PRELIMINARY DESIGN - NOT FOR CONSTRUCTION

PROJECT INFORMATION:

PROJECT NUMBER:	2020-0306.00
DATE:	09/04/2020
DRAWN BY:	SRK
CHECKED BY:	JLH
APPROVED BY:	PJS
SCALE:	AS NOTED

SHEET TITLE:

CONSTRUCTION DETAILS

SHEET NUMBER:

C-902

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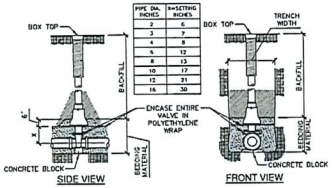
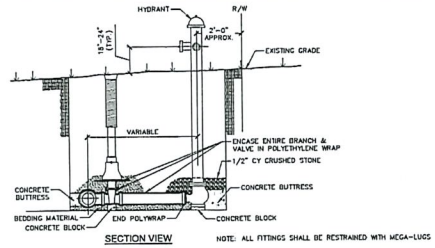


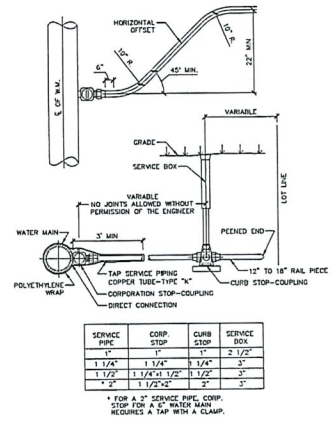
PIPE DIA. INCHES	X=SETTING INCHES
2	6
3	7
4	8
6	12
8	13
10	17
12	31
16	30

00 STANDARD GATE VALVE BOX SETTING DETAIL
SCALE N.T.S.



NOTE: ALL FITTINGS SHALL BE RESTRAINED WITH MEGA-LUGS

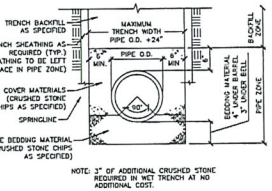
00 STANDARD HYDRANT SETTING
SCALE N.T.S.



SERVICE PIPE	CORP. STOP	CURB STOP	SERVICE BOX
1"	1"	1"	2 1/2"
1 1/4"	1 1/4"	1 1/4"	3"
1 1/2"	1 1/4"+1 1/2"	1 1/2"	3"
* 2"	1 1/2"+2"	2"	3"

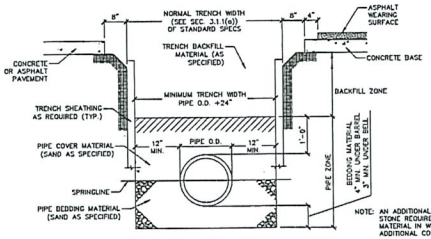
* FOR A 2" SERVICE PIPE, CORP. STOP FOR A 6" WATER MAIN REQUIRES A TAP WITH A CLAMP.

00 SERVICE LATERAL
SCALE N.T.S.



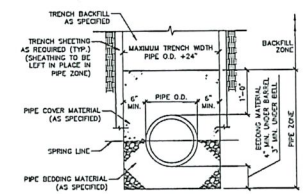
NOTE: 3" OF ADDITIONAL CRUSHED STONE REQUIRED IN WET TRENCH AT NO ADDITIONAL COST.

00 CLASS "C" BEDDING DETAIL FOR STORM SEWER
SCALE N.T.S.



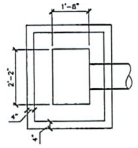
NOTE: AN ADDITIONAL 3" OF CRUSHED STONE REQUIRED UNDER BEDDING MATERIAL IN WET TRENCH AT NO ADDITIONAL COST.

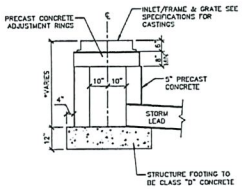
00 WATER MAIN TRENCH DETAIL
SCALE N.T.S.



NOTE: 3" OF ADDITIONAL BEDDING REQUIRED IN WET TRENCH AT NO ADDITIONAL COST.

00 CLASS "B" BEDDING DETAIL FOR SANITARY SEWER
SCALE N.T.S.





00 STANDARD INLET
SCALE N.T.S.

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FINCANTIERI BAY SHIPBUILDING

PROJECT TITLE:
ENGINEERING & ARCHITECTURAL DESIGN SOUTH YARD EXPANSION BUILDING 420 & 433

605 NORTH 3RD AVENUE
STURGEON BAY, WI 54235

PRELIMINARY DESIGN - NOT FOR CONSTRUCTION

ISSUE:

A	2020-09-04	CITY REVIEW SET

PROJECT INFORMATION:

PROJECT NUMBER:	2020-0306.00
DATE:	09/04/2020
DRAWN BY:	SRK
CHECKED BY:	JLH
APPROVED BY:	PJS
SCALE:	AS NOTED

SHEET TITLE:
CONSTRUCTION DETAILS

SHEET NUMBER:
C-903

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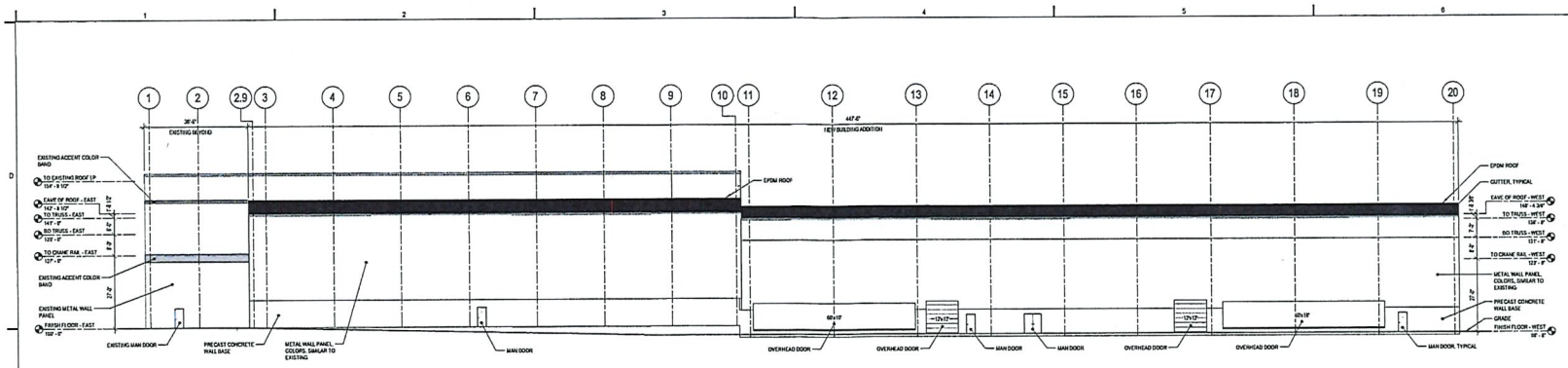
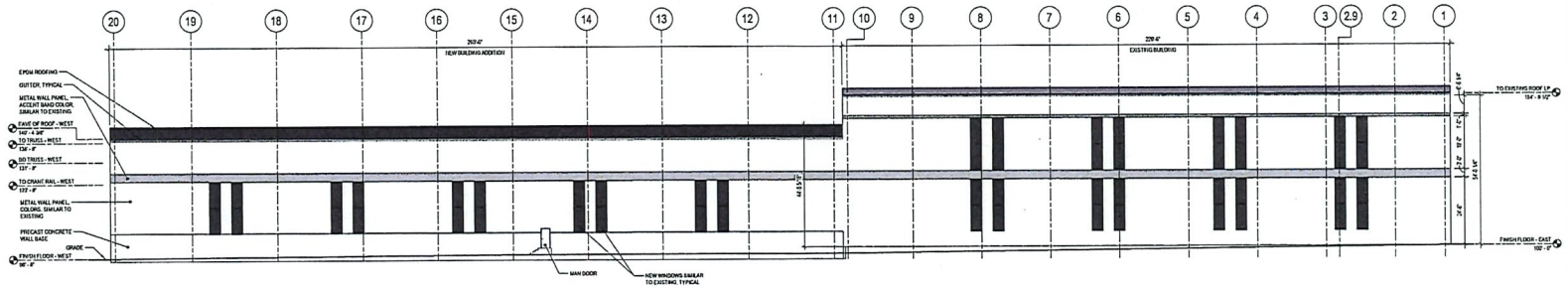
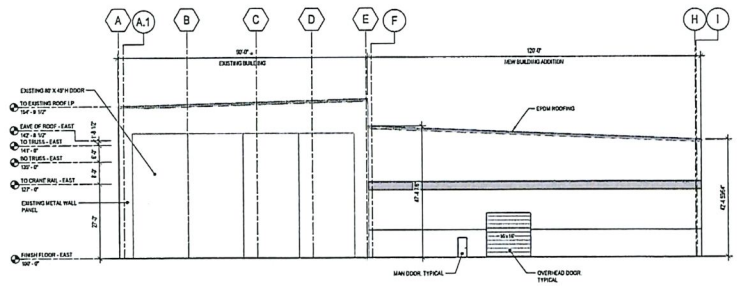


C1 NORTH ELEVATION
1/16" = 1'-0"

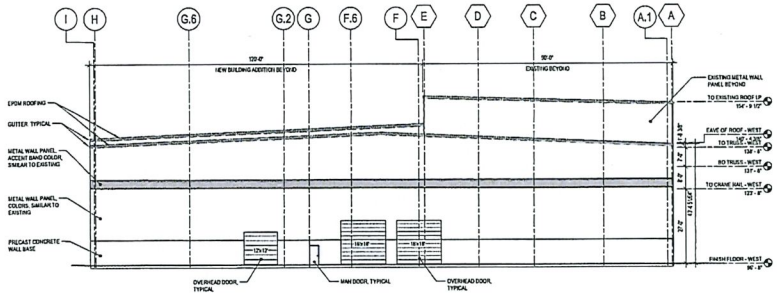


B1 SOUTH ELEVATION
1/16" = 1'-0"



NOTE:
SEE WEST ELEVATION FOR MATERIAL DESIGNATIONS.

A1 EAST ELEVATION
1/16" = 1'-0"



A4 WEST ELEVATION
1/16" = 1'-0"

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PROJECT TITLE:
ENGINEERING & ARCHITECTURAL DESIGN SOUTH YARD EXPANSION BUILDING 420

605 NORTH 3RD AVENUE
STURGEON BAY, WI 54235

ISSUE:
2020-09-04 CITY REVIEW SET

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PROJECT INFORMATION:
PROJECT NUMBER: 2020-0306.00
DATE: 09/04/2020
DRAWN BY: JDJ
CHECKED BY:
APPROVED BY:
SCALE: AS NOTED

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:
A-201

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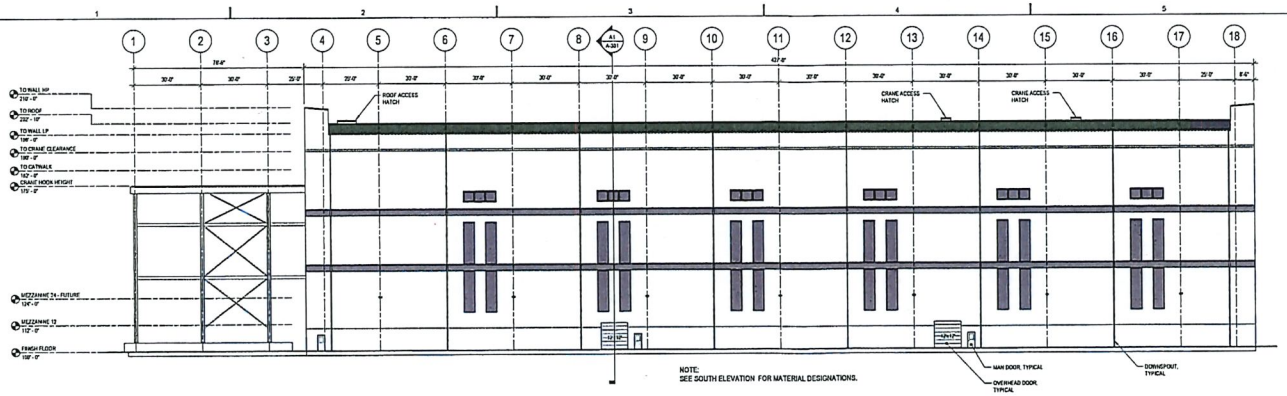
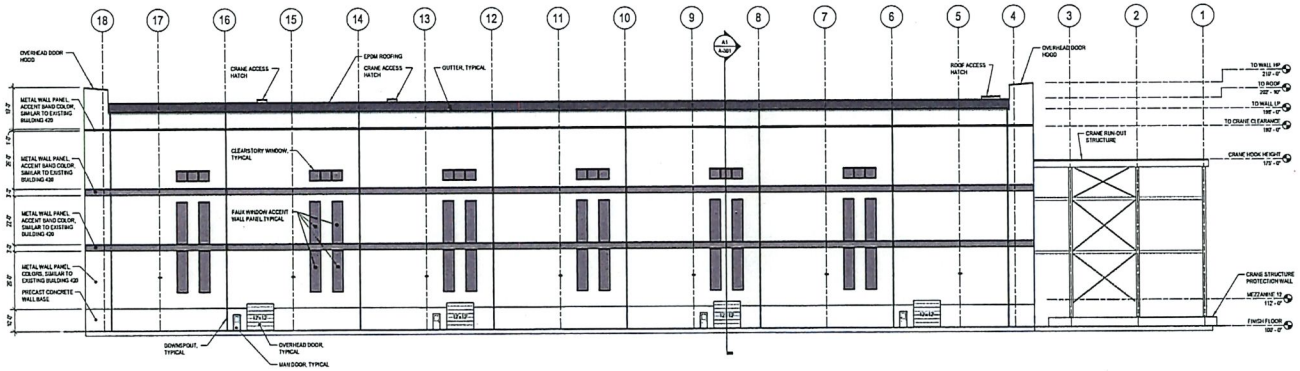
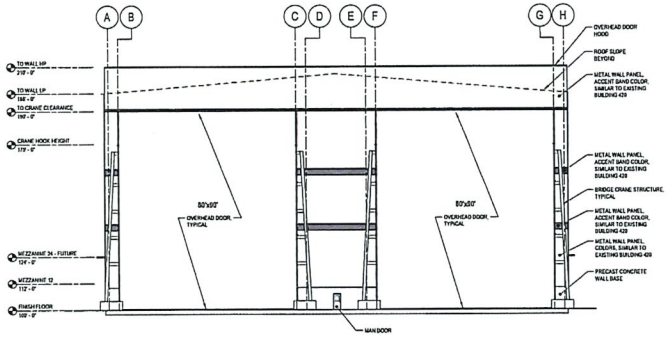


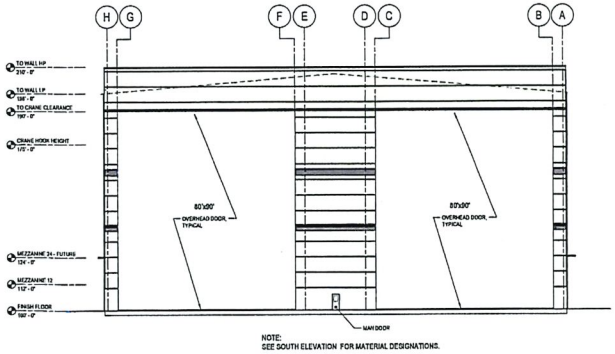
C1 NORTH ELEVATION
1" = 20'-0"



B1 SOUTH ELEVATION
1" = 20'-0"



A1 EAST ELEVATION
1" = 20'-0"



A2 WEST ELEVATION
1" = 20'-0"

9/4/2020 10:34:47 AM

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ENGINEERING & ARCHITECTURAL DESIGN SOUTH YARD EXPANSION BUILDING 433

605 NORTH 3RD AVENUE
STURGEON BAY, WI 54235

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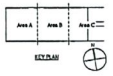

PROJECT INFORMATION:
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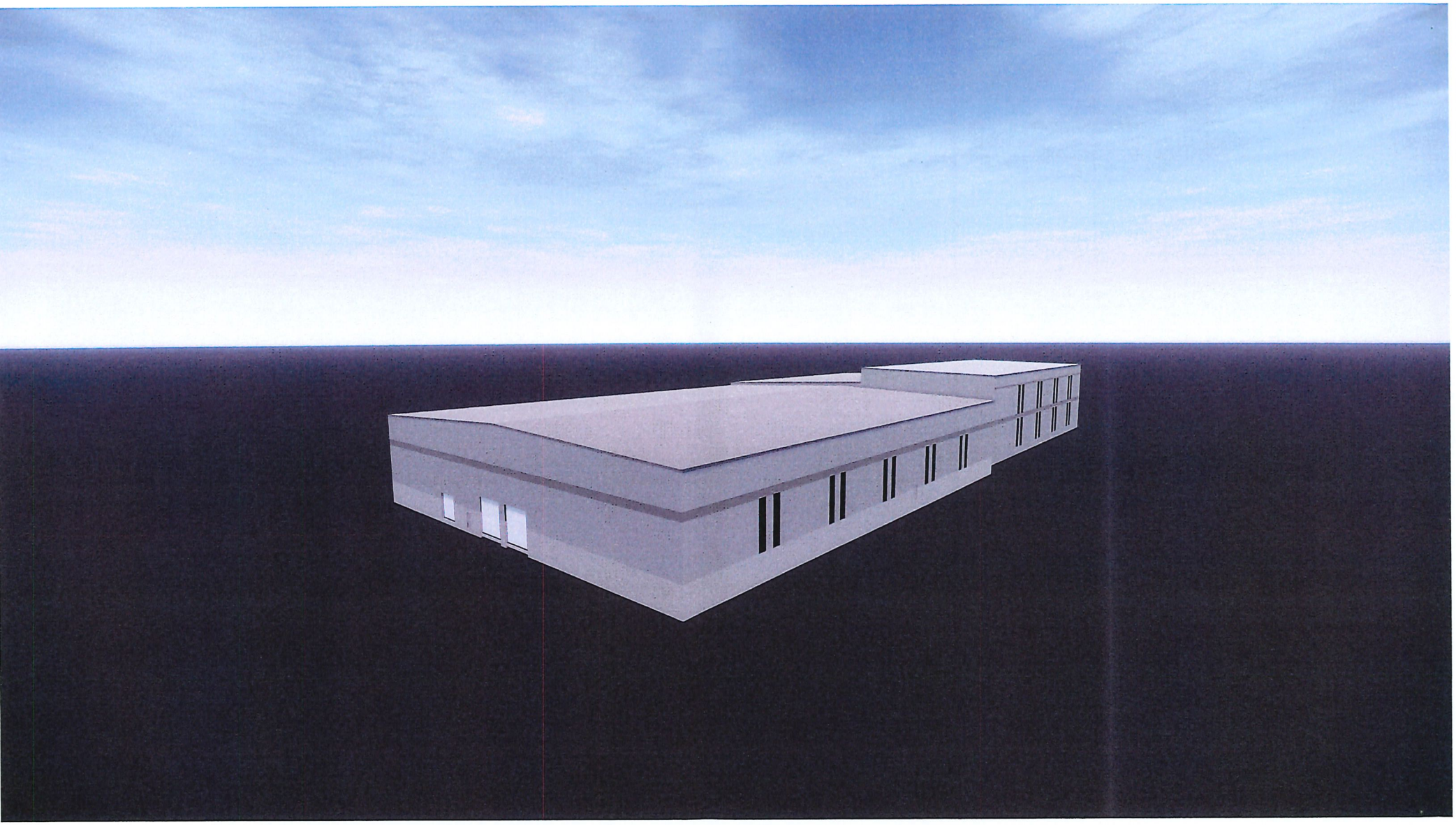
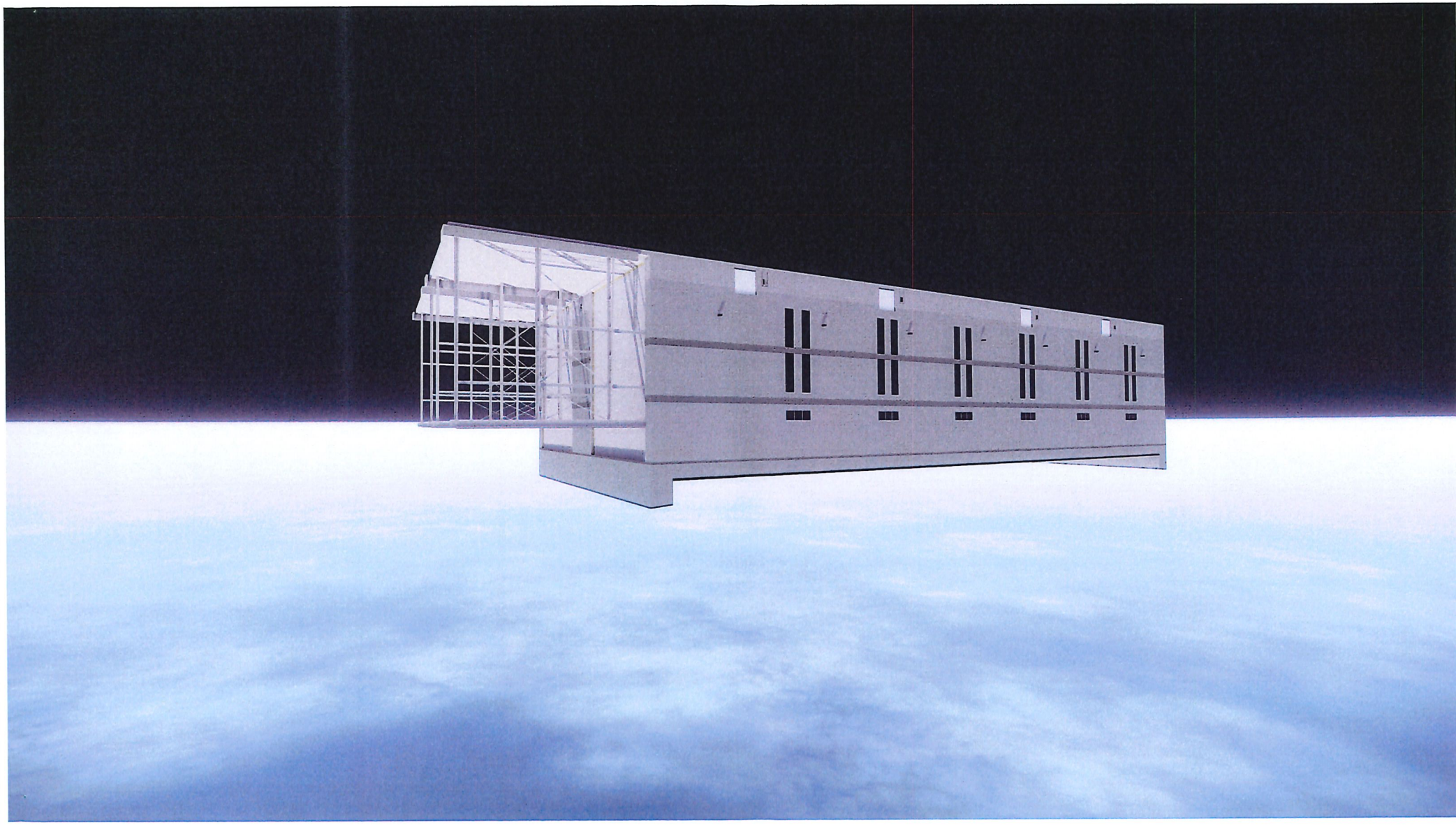
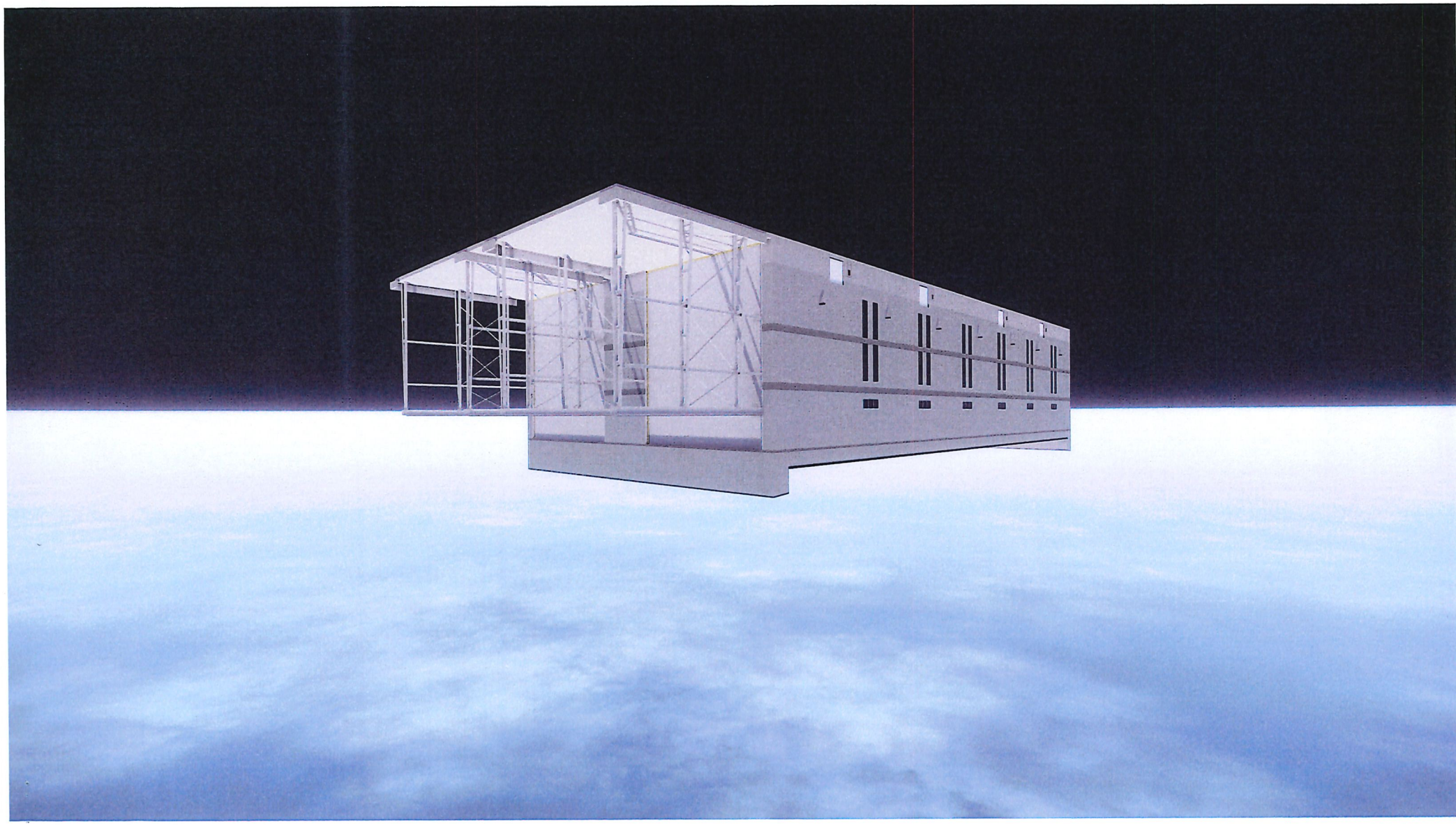
APPROVED BY:
SCALE: AS NOTED

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:
A-201





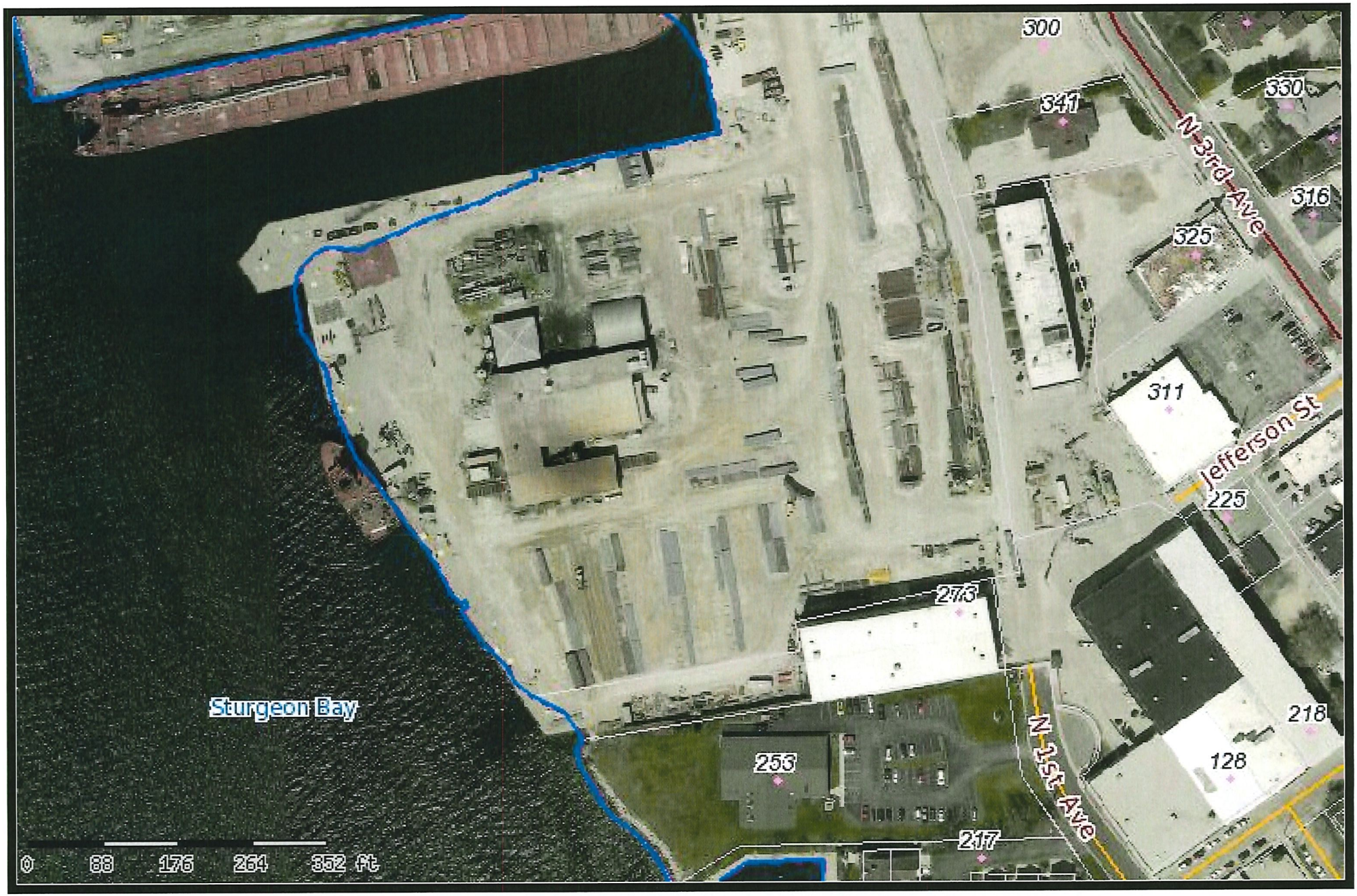


Map

Printed 09/10/2020 courtesy of Door County Land Information Office

... from the Web Map of ...
(//www.co.door.wi.gov)

Door County, Wisconsin
... for all seasons!



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Christopher Sullivan-Robinson
Planner/Zoning Administrator
421 Michigan Street
Sturgeon Bay, WI 54235

Phone: 920-746-2907
Fax: 920-746-2905
E-mail: csullivan-robinson@sturgeonbaywi.org
Website: www.sturgeonbaywi.org

5.

MEMO

To: Aesthetic Design and Site Plan Review Board
From: Christopher Sullivan-Robinson
Date: September 10, 2020
Subject: New Construction for Peninsula Title

Peninsula Title is constructing a new facility at the corner of Lansing Ave and Green Bay Road (former Mandarin Garden Restaurant). It is a 7,000 square-foot single-story building with a finished basement. The building utilizes both vertical and horizontal siding as well as stone on all sides of the building. Several types and sizes of windows are used in this design. Roof structures are added on several windows and one entryway. There will be added landscape around the building and in the parking lot. A portion of the parking lot will be resurfaced with asphalt. The plan calls for the reuse of the previous light fixtures. No signage is proposed at this time. There is no increase in impervious surface, so stormwater management code does not apply. Existing access points will be utilized off of Green Bay Road and South Lansing Ave. Parking lot circulation will be more controlled with painted parking spaces and added landscape islands.

Based on the committees Aesthetic Design Guidelines the following should be discussed:

1 (b) The site shall be designed to accomplish a desirable transition from the public streetscape, and between commercial, industrial, and residential land use areas. The new building generally matches the relationships of the former building, but it improves coordination with the adjoining property.

3 (a) Buildings shall not be limited to a preferred type of architecture or building materials. However, architectural styles, which are generally not common to Sturgeon Bay or Northeastern Wisconsin, are discouraged. The proposed building does not appear to match any particular style and is very unique.

3 (b) Buildings should be sited and designed to be aesthetically pleasing as viewed from adjoining public streets. Excessively long, unbroken building facades shall be avoided. Building materials and design features shall be consistent with the general design theme and/or proposed use of the development. The design includes several materials, along with bump-outs, to provide interest.

3 (e) Rhythm/re-occurring patterns in windows and storefronts are encouraged. This appears to be met.

3 (f) Building components, such as windows, doors, eaves, and parapet, should be in proportionate scale in relationship to one another.

4 (b) The use of identical building materials on all sides of a building that are visible from public streets is encouraged. This criterion is met.

5 (a) The appearance of paved areas should be enhanced through landscaping. Large parking areas shall comply with the interior landscaping requirements of the Sturgeon Bay Zoning Code. Required landscape islands shall be dispersed throughout the parking area to avoid large expanses of pavement. The project reuses an existing parking area, but some landscape islands are being added. It is an improvement over the Mandarin Gardens parking layout.

6 (a) Exterior light fixtures shall be shielded such that direct beams of light are not cast skyward or onto adjoining property. Exterior light fixtures for signage, building entrances, accents, parking lots, and landscaped areas are strongly encouraged to be downward directed. Auto-dimmers and timers are encouraged for all exterior lights to limit energy waste during non-operational hours. Standard conditions regarding shielding should be considered by the Board.

6 (b) Lighting of an intensity beyond which is reasonably required to conduct operations or maintain security is discouraged. A lighting plan has not been submitted, but the application indicates that lighting from the old use will be reused.

6 (c) Lighting fixtures and devices promoting energy efficiency are encouraged.

7. Signage. Signage to be reviewed by committee at a future date.

CITY OF STURGEON BAY

AESTHETIC DESIGN & SITE PLAN REVIEW BOARD

APPLICATION FOR ***CERTIFICATE OF APPROPRIATENESS***

Name: May Trust, John C. & Julie A.

Owner of Premises: John & Julie May / Contractor - PortSide Builders, Inc.

Address or Legal Description of Premises:

512 S Lansing Ave.

Statement of Specific Item Requested for Approval:

Office building for Peninsula Title.

Lighting Plan - Will be reusing existing lights.

Signage by owner and will apply for permit at later date.

9/4/2020
Date

Applicant
PORTSIDE BUILDERS
PAUL G. SHEFCHIK

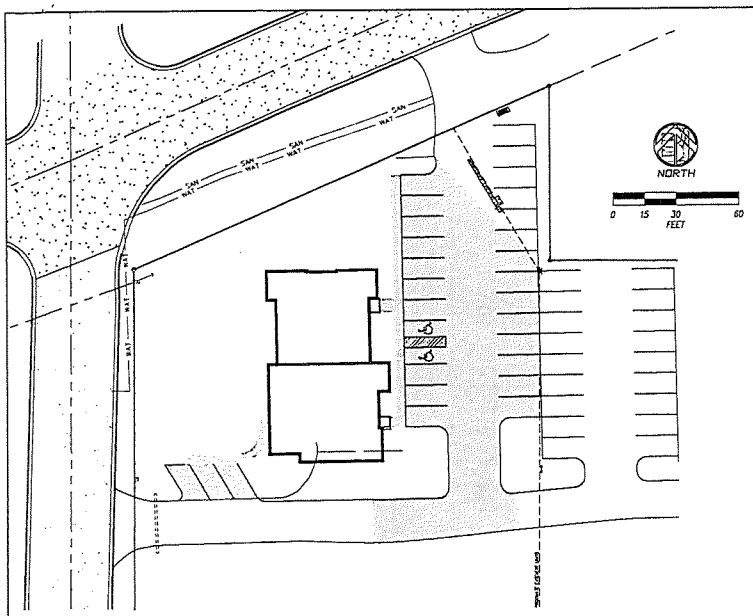
Date Received: _____

Staff Signature: _____

Date Approved/Denied: _____

PORTSIDE BUILDERS - PENINSULA TITLE

CIVIL CONSTRUCTION PLAN SET



INDEX OF SHEETS

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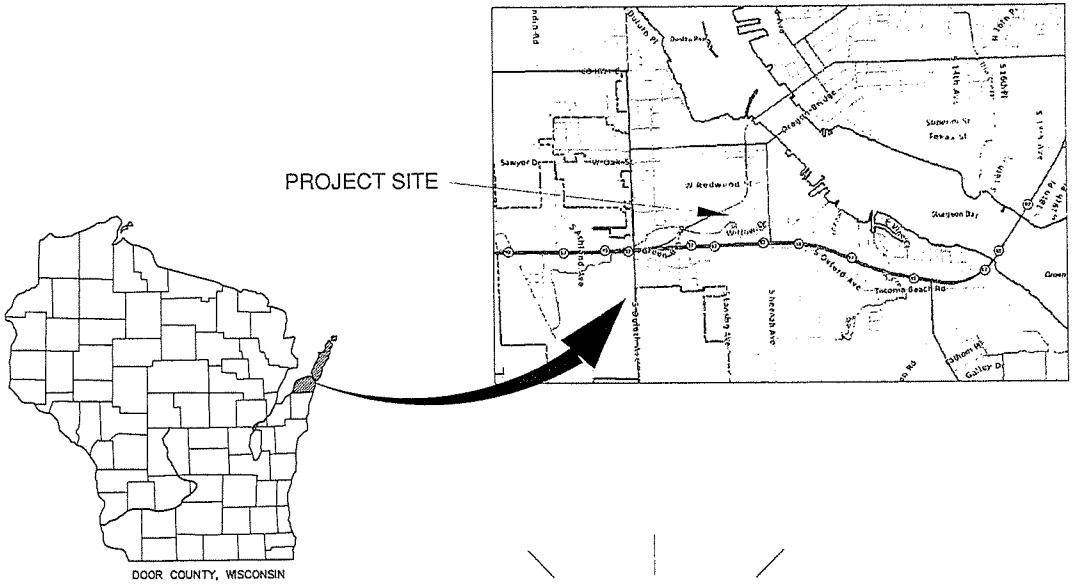
2	QUANTITIES
3	HISTORICAL CONDITIONS/DEMOLITION PLAN
4	GRADING, DRAINAGE, & EROSION CONTROL PLAN
5	CONSTRUCTION DETAILS
6	CONSTRUCTION DETAILS



DIGGERS HOT LINE SHOULD BE CONTACTED TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO THE START OF CONSTRUCTION

BAUDHUIN SURVEYING & ENGINEERING
312 N. 5TH AVE.
P.O. BOX 105
STURGEON BAY, WI. 54235
PHONE: 920-743-8211

PORTSIDE BUILDERS PENINSULA TITLE
512 SOUTH LANSING AVENUE
STURGEON BAY, WI 54235

COVER SHEET

REUSE OF DOCUMENTS
THIS DOCUMENT HAS BEEN DEVELOPED FOR A SPECIFIC APPLICATION AND NOT FOR GENERAL USE. PRIOR TO THE WRITTEN APPROVAL OF BAUDHUIN, THE WRITTEN APPROVAL OF BAUDHUIN INCORPORATED, UNAPPROVED USE IS THE SOLE RESPONSIBILITY OF THE UNAUTHORIZED USER.

REVISION DATE	DESCRIPTION	DRAWN BY: SRW
		DESIGNED BY: PJH
		DATE: 2020-07-14
		JOB NUMBER: 23970

1 1

QUANTITIES

PROJECT: PORTSIDE BUILDERS - PENINSULA TITLE

SHEET	ITEM	UNIT	QUANTITY	BID PRICE	TOTAL
3	SAWCUT PAVEMENT	LF	425		
	REMOVE ASPHALT	SF	12,600		
	REMOVE CONCRETE	SF	150		
4	LIGHT DUTY ASPHALT	SF	9,800		
	SIDEWALK- FLUSH MOUNT	SF	260		
	SIDEWALK - THICKENED EDGE	SF	660		
	PAVEMENT STRIPING	LF	1,230		
	SILT FENCE	LF	100		
	DITCH CHECK	EACH	1		
	LANDSCAPING AREA	SF	10,300		
4	EXCAVATION/GRADING	LS	1		
	QUANTITIES TO BE ESTIMATED BY EXCAVATION CONTRACTOR				

SITE DATA

OWNER:	MAY TRUST - JOHN & JULIE
SITE ADDRESS:	512 SOUTH LANSING AVE, STURGEON BAY, WI 54235
PARCEL NUMBER:	2816463000102
PARCEL SIZE:	66,387 SF (1.52 ACRES)
ZONING:	C-1 (GENERAL COMMERCIAL)
LEGAL DESCRIPTION:	A parcel of land located in Subdivision 63 (a/k/a the SW 1/4 of the SE 1/4) of Section 7, Township 27 North, Range 26 East, City of Sturgeon Bay, Door County, Wisconsin

EXISTING SITE:

GREEN SPACE:	32,139 SF (48.4%)
IMPERVIOUS AREA:	34,248 SF (51.6%)
BUILDING:	3,756 SF
PAVEMENT:	30,492 SF

PROPOSED SITE:

GREEN SPACE:	33,472 (50.4%)
IMPERVIOUS AREA:	32,915 SF (49.6%)
BUILDING:	4,819 SF
PAVEMENT:	28,096 SF
TOTAL DISTURBED AREA:	26,700 SF (.61 ACRES)

PARKING

PARKING REQUIRED:	TO BE DETERMINED BY CITY OF STURGEON BAY
PARKING PROVIDED:	47 STALLS (INCLUDED 2 ADA COMPLIANT)

BAUDHUIN SURVEYING & ENGINEERING
312 N. 5TH AVE.
P.O. BOX 105
STURGEON BAY, WI.
54235
PHONE: 920-743-8211

PORTSIDE BUILDERS PENINSULA TITLE
512 SOUTH LANSING AVENUE
STURGEON BAY, WI 54235

QUANTITIES

REUSE OF DOCUMENTS
THIS DOCUMENT HAS BEEN DEVELOPED FOR A SPECIFIC APPLICATION AND NOT FOR GENERAL USE. THEREFORE IT MAY NOT BE USED WITHOUT THE WRITTEN APPROVAL OF BAUDHUIN INCORPORATED. UNAPPROVED USE IS THE SOLE RESPONSIBILITY OF THE UNAUTHORIZED USER.

DATE: 2020-07-14
JOB NUMBER: 23970
DESIGNED BY: PJH
DRAWN BY: SRW

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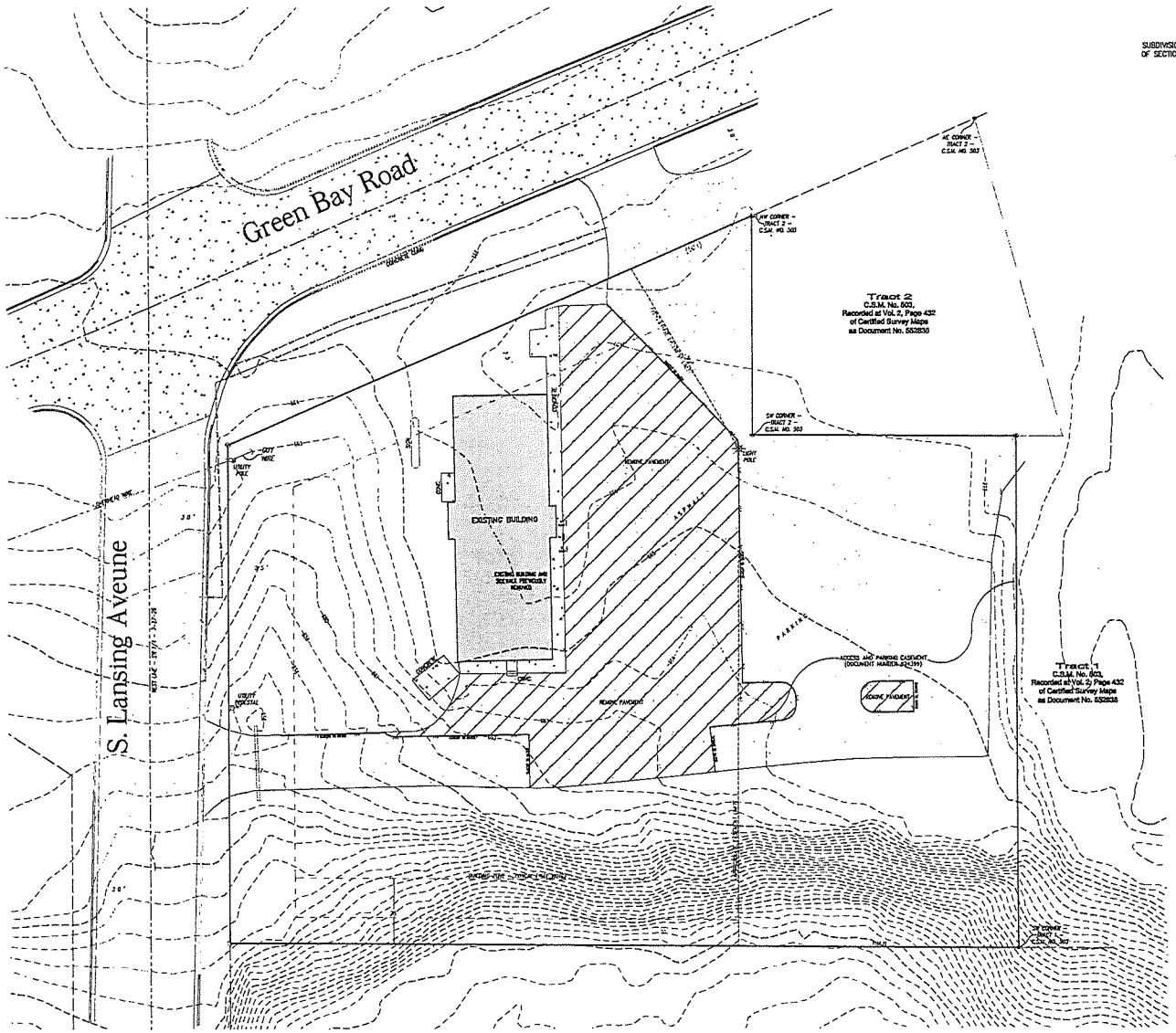


LOCATED IN:
SUBDIVISION 63 (a/k/a THE SW 1/4 OF THE SE 1/4)
OF SECTION 7, TOWNSHIP 27 NORTH, RANGE 26 EAST,
CITY OF STURGEON BAY,
DOOR COUNTY,
WISCONSIN.

N
W E
S

1" = 20'

0 10 20 40
FEET

LEGEND

- DOOR COUNTY MONUMENT
- 1" FOUND STEEL PIPE
- 3/4" FOUND ROD
- 1" SET STEEL PIPE
- SET MAG NAIL
- (0x0) – APPROXIMATE EASEMENT DIMENSION
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE

HISTORICAL SITE STATISTICS

AREA OF PARCEL = 68,388 S.F.
IMPERVIOUS SURFACE= 34,307 S.F.
IMPERVIOUS SURFACE-RATIO 51.68%

*NOTE:
Building zones depicted are based on building setbacks in effect at time of survey and were obtained from the City of Sturgeon Bay. The Building Zone for the subjacent property line is dependent on whether the main entrance for the property is from Green Bay Road or S. Lansing Avenue.

PREPARED FOR
PENINSULA TITLE
1243 GREEN BAY ROAD
STURGEON BAY, WI
54235
PREPARED BY:
BAUDHUIN SURVEYING
& ENGINEERING
312 N. 5TH AVENUE
P.O. BOX 1105
STURGEON BAY, WI 54235
(920)743-8211
www.baudhuin.com
SEAL

Tax Parcel Number
281-26-60000102

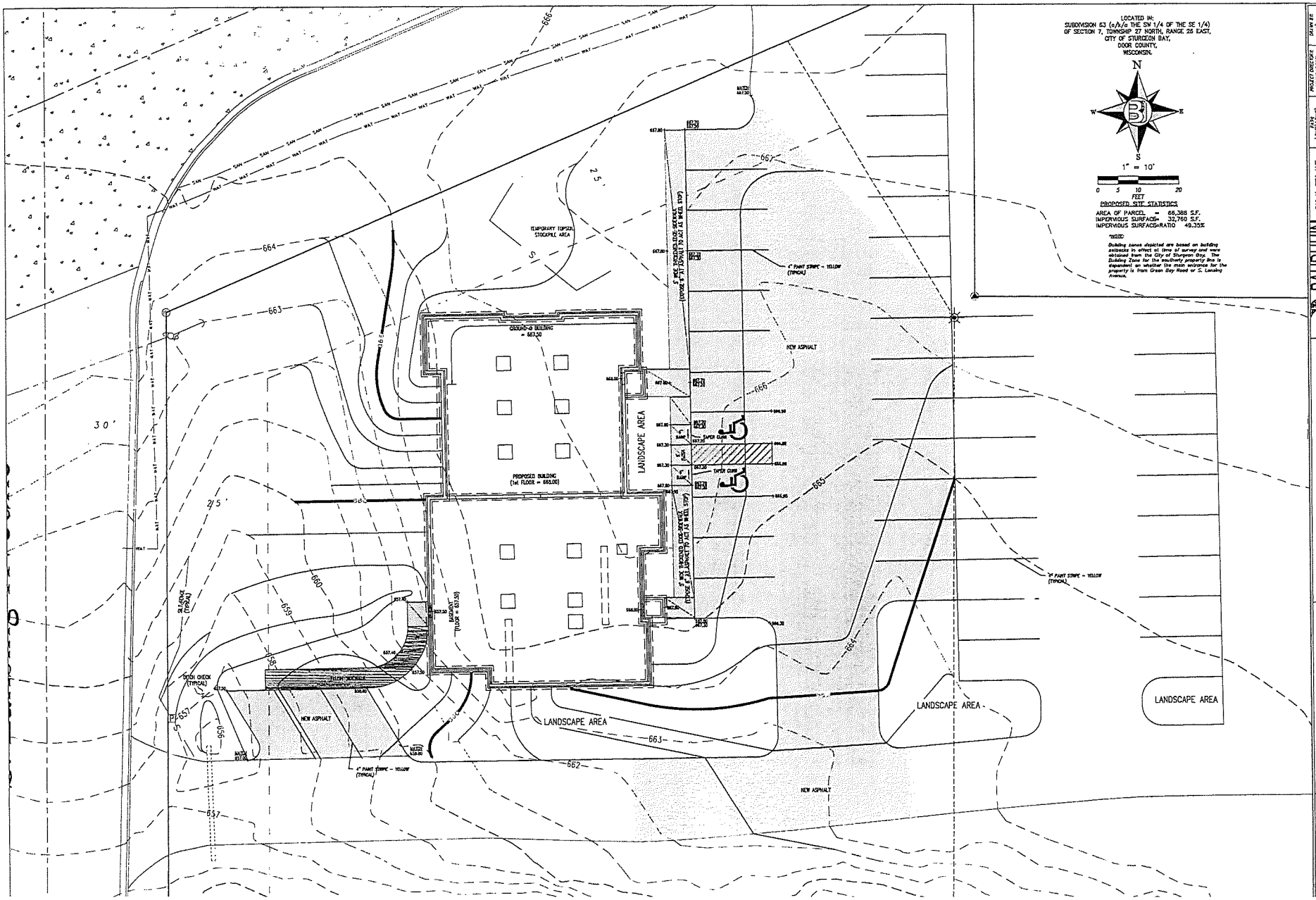
BAUDHUIN SURVEYING & ENGINEERING
312 N. 5TH AVE.
P.O. BOX 1105
STURGEON BAY, WI. 54235
PHONE: 920-743-8211

FIELD WORK BY: VG/DJ/MS 920-743-8211	PROJECT DIRECTOR: MS/VG/PJK
REVISED DATE:	
SCALE: 1" = 20'	
DRAWN BY: G	REVIEWED BY: PJK
DATE: 07-11-2023	JOB NUMBER: 23019

Portside Builders - Peninsula Title

HISTORICAL CONDITIONS / DEMOLITION PLAN

REUSE OF DOCUMENTS
THIS DOCUMENT HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF PENINSULA TITLE COMPANY, INC. THEREFORE IT MAY NOT BE USED, REPRODUCED, MODIFIED OR PUBLISHED OR INCORPORATED INTO ANY OTHER USE IS NOT ALLOWED WITHOUT THE WRITTEN CONSENT OF THE SURVEYING COMPANY.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CITY OF STURGEON BAY,
DOOR COUNTY,
WISCONSIN.
N
W
E
S
1" = 10'
0 5 10 20
FEET
PROPOSED SITE STATISTICS
AREA OF PARCEL = 68,388 S.F.
IMPERVIOUS SURFACE= 32,760 S.F.
IMPERVIOUS SURFACE=RATIO 49.35%
*NOTE
Building zones depicted are based on building setbacks in effect at time of survey and were obtained from the City of Sturgeon Bay. The Building Zone for the southerly property line is dependent on whether the main entrance for the property is from Green Bay Road or S. Lansing Avenue.
BAUDHUIN
SURVEYING & ENGINEERING
312 N. 5TH AVE.
P.O. BOX 103
STURGEON BAY, WI.
54235
PHONE: 920-743-8211
FOR DRAWING NUMBER 970-SP
PROJECT DIRECTOR: P.J.H.
REVISED DATE:
SCALE: 1" = 10'
DRAWN BY: JS
REVISED BY: P.J.H.
DATE: 07-14-2020
JOB NUMBER: 23913
Portside Builders - Peninsula Title
GRADING, DRAINAGE, & EROSION CONTROL PLAN
REUSE OF DOCUMENTS
THIS DOCUMENT HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE CLIENT NAMED ON THIS DOCUMENT. THE CLIENT MAY BE GRANTED USE OF THE DOCUMENT IN ACCORDANCE WITH THE TERMS OF THE CONTRACT. THE DOCUMENT MAY NOT BE REPRODUCED OR TRANSFERRED TO ANY OTHER PARTIES WITHOUT WRITTEN AUTHORIZATION FROM BAUDHUIN SURVEYING & ENGINEERING. ANY UNAUTHORIZED USE OF THE DOCUMENT IS PROHIBITED.
PROPOSED BUILDING (1st FLOOR = 660.00)
GROUND-O BUILDING = 663.50
LANDSCAPE AREA
NEW ASPHALT
TEMPORARY TOPSOIL STOCKPILE AREA
4" PAINT STRIPE - YELLOW (TYPICAL)
TAPER CURB
DITCH CHECK (TYPICAL)
BASEMENT (FLOOR = 657.50)
MATCH 657.00
MATCH 657.50
MATCH 663.00
MATCH 663.50
SILT FENCE (TYPICAL)
30'
25'
5'
664
663
662
661
660
659
658
657
656
655
666
667

Erosion Control Notes

1. ANY SOIL STOCKPILE THAT REMAINS FOR MORE THAN 30 DAYS SHALL BE COVERED OR TREATED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING. SEEDING SHALL FOLLOW THE REQUIREMENTS OF WDNR TECHNICAL STANDARDS 1058, 1059, AND WDOT STANDARD SPECIFICATIONS SECTION 630.

2. A MINIMUM OF 4 TO 6 INCHES OF TOPSOIL MUST BE APPLIED TO ALL AREAS TO BE SEEDED OR SODDED. REFER TO WDNR TECHNICAL STANDARD 1050.

3. ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, WASTEWATER, TOXIC MATERIALS, OR HAZARDOUS MATERIALS) SHALL BE PROPERLY DISPOSED OF NOT ALLOWED TO BE CARRIED OFF-SITE BY RUNOFF OR WIND.

4. ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION WORK OR STORM EVENT SHALL BE CLEANED UP BY THE END OF EACH DAY. FLUSHING SHALL NOT BE ALLOWED. IMPLEMENT TEMPORARY GRADING PRACTICES AS DESCRIBED IN WDNR TECHNICAL STANDARDS 1066 AND 1067 TO PREVENT SEDIMENT FROM LEAVING SITE.

5. ALL DISTURBED AREAS SHALL BE TREATED WITH STABILIZATION MEASURES AS SPECIFIED WITHIN 3 WORKING DAYS OF FINAL GRADING.

6. ANY SOIL EROSION THAT OCCURS AFTER FINAL GRADING AND/OR THE APPLICATION OF STABILIZATION MEASURES MUST BE REPAIRED AND STABILIZATION WORK REDONE.

7. FOR ANY DISTURBED AREA THAT REMAINS INACTIVE FOR GREATER THAN 7 WORKING DAYS, OR WHERE GRADING WORK EXTENDS BEYOND THE PERMANENT SEEDING DEADLINES, THE SITE MUST BE TREATED WITH TEMPORARY BEST MANAGEMENT PRACTICES SUCH AS SILT FENCE, TEMPORARY SEEDING, MULCHING, STRAW BALES, AND SEDIMENT TRAPS AS RESPECTIVELY REQUIRED BY WDNR TECHNICAL STANDARDS 1056, 1059, 1058, 1053, AND 1063.

8. ALL TEMPORARY BEST MANAGEMENT PRACTICES SHALL BE MAINTAINED UNTIL THE SITE IS STABILIZED.

9. WIND EROSION SHALL BE KEPT TO A MINIMUM DURING CONSTRUCTION. WATERING, MULCHING OR A TRACKING AGENT MAY NEED TO BE UTILIZED TO PROTECT NEARBY RESIDENCES/WATER RESOURCES. DUST CONTROL MEASURES SHALL BE IMPLEMENTED ACCORDING TO WDNR TECHNICAL STANDARD 1068.

10. WHEN THE DISTURBED AREA HAS BEEN STABILIZED BY PERMANENT VEGETATIVE OR OTHER MEANS, TEMPORARY BEST MANAGEMENT PRACTICES SUCH AS SILT FENCES AND STRAW BALES AND SEDIMENT TRAPS SHALL BE REMOVED AND THESE AREAS STABILIZED.

11. ALL REMAINING TOPSOIL STOCKPILES (AFTER CONSTRUCTION IS COMPLETE) SHALL BE SEEDED OR HAULED OFFSITE WITHIN 60 DAYS OF COMPLETION.

12. CONTRACTOR RESPONSIBLE FOR MAINTAINING A CURRENT EROSION CONTROL MAINTENANCE LOG ON SITE WITH DOCUMENTATION EVERY 7 DAYS AND WITHIN 24 HOURS OF A RAINFALL EVENT EXCEEDING 1/2 INCH AS DESCRIBED IN NR 216.46(9) AND NR 216.48. OWNER IS RESPONSIBLE FOR LOG AFTER PROJECT COMPLETION.

13. WINTER STABILIZATION: ALL AREAS REQUIRING SEED AFTER OCTOBER 15TH SHALL BE STABILIZED BY AN APPROVED WINTER STABILIZATION METHOD. THE RECOMMENDED METHOD IS UTILIZING A HYDROSEEDER CONTAINING ADEQUATE TACKIFIER POLYMER MIXED WITH WINTER WHEAT OR RYE SEED. ANOTHER ACCEPTABLE EROSION CONTROL METHOD IS THE LAND APPLICATION OF ANIONIC POLYACRYLAMIDE IN CONFORMANCE WITH WDNR TECHNICAL STANDARD 1050.

Stabilization Specifications

(REFER TO SHEET 2 OF 4 FOR APPLICABLE AREAS)

- EROSION MATS AND/OR BLANKETS

- MULCHING: 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. MULCHING SHALL CONFORM TO WDNR TECHNICAL STANDARD 1058.

- STANDARD BIODEGRADABLE NETTING: NORTH AMERICAN GREEN DS75 IF PLACED PRIOR TO AUGUST 1 AND AMERICAN GREEN S75 IF PLACED AFTER AUGUST 1 OR BIODEGRADABLE EQUIVALENT. CHANNEL EROSION MAT SHALL ALSO MEET THE REQUIREMENTS OF WDNR TECHNICAL STANDARD 1053.

- HIGH VELOCITY EROSION MATTING: NORTH AMERICAN GREEN SC150 DOUBLE NET BLANKET RATED AT GREATER THAN 8 FPS OR ENGINEER APPROVED EQUIVALENT STAKED/STAPLED WITH A MINIMUM OF 3.4 STAPLES PER SQUARE YARD IN A MANUFACTURER RECOMMENDED PATTERN. CHANNEL EROSION MAT SHALL ALSO MEET THE REQUIREMENTS OF WDNR 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 8 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. ALL EROSION MATTING IN SWALE AREAS SHALL BE A MINIMUM OF 6" WIDE AND CENTERED IN THE BASE OF THE SWALE.

- RIP-RAP : 4-12" ROCK, 50% >6", 10-20% <2" (OVER 8 oz. FILTER FABRIC) DECORATIVE STONE MAY BE USED AS LONG AS IT MEETS SPECIFICATIONS.

Procedures of Construction

(BASED ON A 120 DAY SCHEDULE, ESTIMATED START DATE OF AUGUST 15, 2020, ALL DATES ARE APPROXIMATE WITH FLEXIBILITY PENDING CONSTRUCTION PACE THAT IS ACHIEVED.)

1. Day 1: Install temporary stone construction entrance into site and prepare the parking lot area including gravel in the area designated for job trailers and staging.
2. Day 2: Install perimeter silt fence as shown on plans.
3. Day 2 – Day 20: Strip all areas requiring site grading, place stripped topsoil in designated topsoil stockpile areas. Contractor /owner have the option to relocate stockpile areas as long as silt fence surrounds the low side of the stockpiles.
4. Day 20 – Day 30: Grade site to within 0.1 foot of final grade. Install storm sewer, sewer & water piping. Start building construction.
5. Day 30 – Day 45: Grade all parking lots, roads and paths to sub-grade. Place stone in roads, paths and parking lot areas.
6. Day 90 – Day 120: Place sod in all areas to be seeded. Temporarily seed (with winter wheat mix) all miscellaneous areas that will require additional attention in the spring
7. Day 45 – Day 120: Complete interior building construction.
8. Day 90 – Day 120: Final landscape, tree planting, landscape bed preparation, sign construction, and re-seeding of areas not satisfactorily vegetated. Paving of parking lots and walkways.
9. Day 120: Final clean-up and removal of silt fencing, job trailers, temporary erosion control structures upon satisfactory stabilization upslope of the erosion control measure.

Temporary Seeding

SPECIES	% MINIMUM PURITY	% MINIMUM GERMINATION
ANNUAL OATS	98	85
AGRICULTURAL RYE	97	85
WINTER WHEAT	95	90
ANNUAL RYEGRASS	97	90

1. USE OATS IN SPRING AND SUMMER PLANTINGS.
2. USE WINTER WHEAT OR RYE FOR FALL PLANTINGS STARTED AFTER SEPTEMBER 1.
3. APPLY TEMPORARY SEEDING AT 3 POUNDS PER 1000 SQUARE FEET OF AREA, EXCEPT ANNUAL RYEGRASS WHICH MAY BE APPLIED AT 2 POUNDS PER 1000 SQUARE FEET OF AREA.

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	35		30	20
HARD FESCUE	97	85		24	35	20
TALL FESCUE	98	85		40		
SALT GRASS	99	85			10	
MEDIC	92	85	5			
PERENNIAL RYEGRASS	97	90	20	30		
IMPROVED TYPE PERENNIAL RYEGRASS	98	85			15	25
WHITE CLOVER	95	90	10			
BIRDSFOOT TREFOIL	95	80			10	

1. USE SEED MIXTURE NO. 10 WHERE AVERAGE LOAM, HEAVY CLAY, OR MOIST SOILS PREDOMINATE.
2. 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 8 TO 6 FEET (1.8 TO 2.4 m).
3. USE SEED MIXTURE NO. 10 OR NO. 20 ON ALL DITCHES, INSLOPES, MEDIAN AREAS, AND LOW FILLS, EXCEPT WHERE USING NO. 30.
4. 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.
5. 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 (1.3 kg)
- SEED MIXTURE NO. 30 AT 2.0 POUNDS (1.0 kg)
- SEED MIXTURE NO. 40 AT 2.0 POUNDS (1.0 kg)

NOTES:

CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND DOCUMENTATION OF EROSION CONTROL MEASURES THROUGHOUT CONSTRUCTION PHASE AS DESCRIBED IN NR 216.46(9) AND NR 216.48. OWNER IS RESPONSIBLE FOR DOCUMENTATION AND MAINTENANCE UPON PROJECT COMPLETION, UNTIL VEGETATION IS ESTABLISHED.

BAUDHUIN SURVEYING & ENGINEERING
312 N. 5TH AVE.
P.O. BOX 105
STURGEON BAY, WI.
PHONE: 920-743-6211

Portside Builders - Peninsula Title

CONSTRUCTION DETAILS

REUSE OF DOCUMENTS
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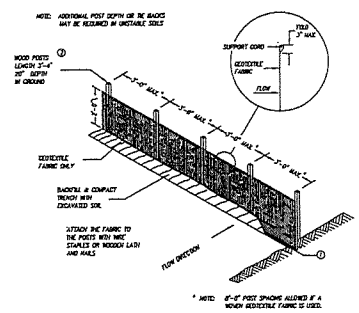
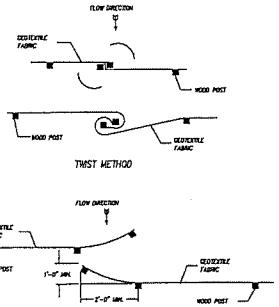
Silt Fence Detail

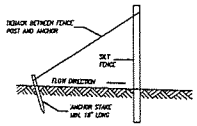
NO SCALE



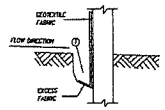
SILT FENCE



JOINING TWO LENGTHS OF SILT FENCE ①



SILT FENCE TIE BACK
(WHEN ADDITIONAL SUPPORT REQUIRED)



TRENCH DETAIL

NOTE:
SILT FENCE SHALL CONFORM TO WDNR TECHNICAL STANDARD 1056.

GENERAL NOTES

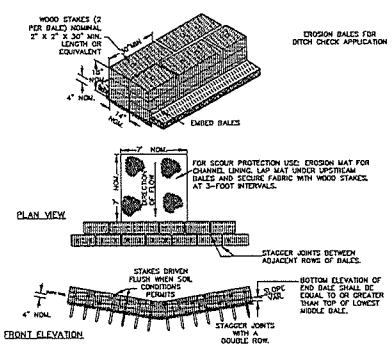
① TRENCH SHALL BE A MINIMUM OF 6" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.

② WOOD POSTS SHALL BE A MINIMUM SIZE OF 1-1/8" x 1-1/8" OF OAK OR HICKORY.

③ 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 TWO POSTS AND TWIST OR ROTATE, AT LEAST 180 DEGREES, B) HOOK THE END OF EACH SILT FENCE LENGTH.

Channel Ditch Check Detail

NO SCALE

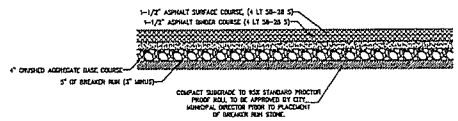


TEMPORARY DITCH CHECK USING EROSION BALES
(MAY BE INTERCHANGED WITH SILT FENCE DITCH CHECK)

NOTES:
1. INSTALLATION OF EROSION BALES / TEMPORARY DITCH CHECKS SHALL CONFORM TO WDNR TECHNICAL STANDARD 1062.
2. MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE WSDOT EROSION CONTROL P.A.L. MAY BE SUBSTITUTED

Parking Lot - Driveway Cross-Section

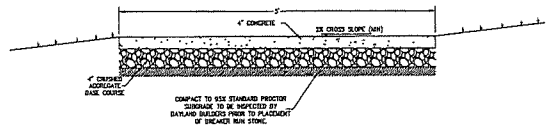
NO SCALE



Sidewalk Detail

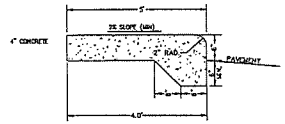
(FOR SIDEWALK AROUND BUILDING)

NO SCALE



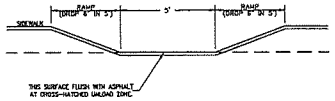
Thickened Edge Sidewalk Detail

NO SCALE



A.D.A. Ramp

NO SCALE



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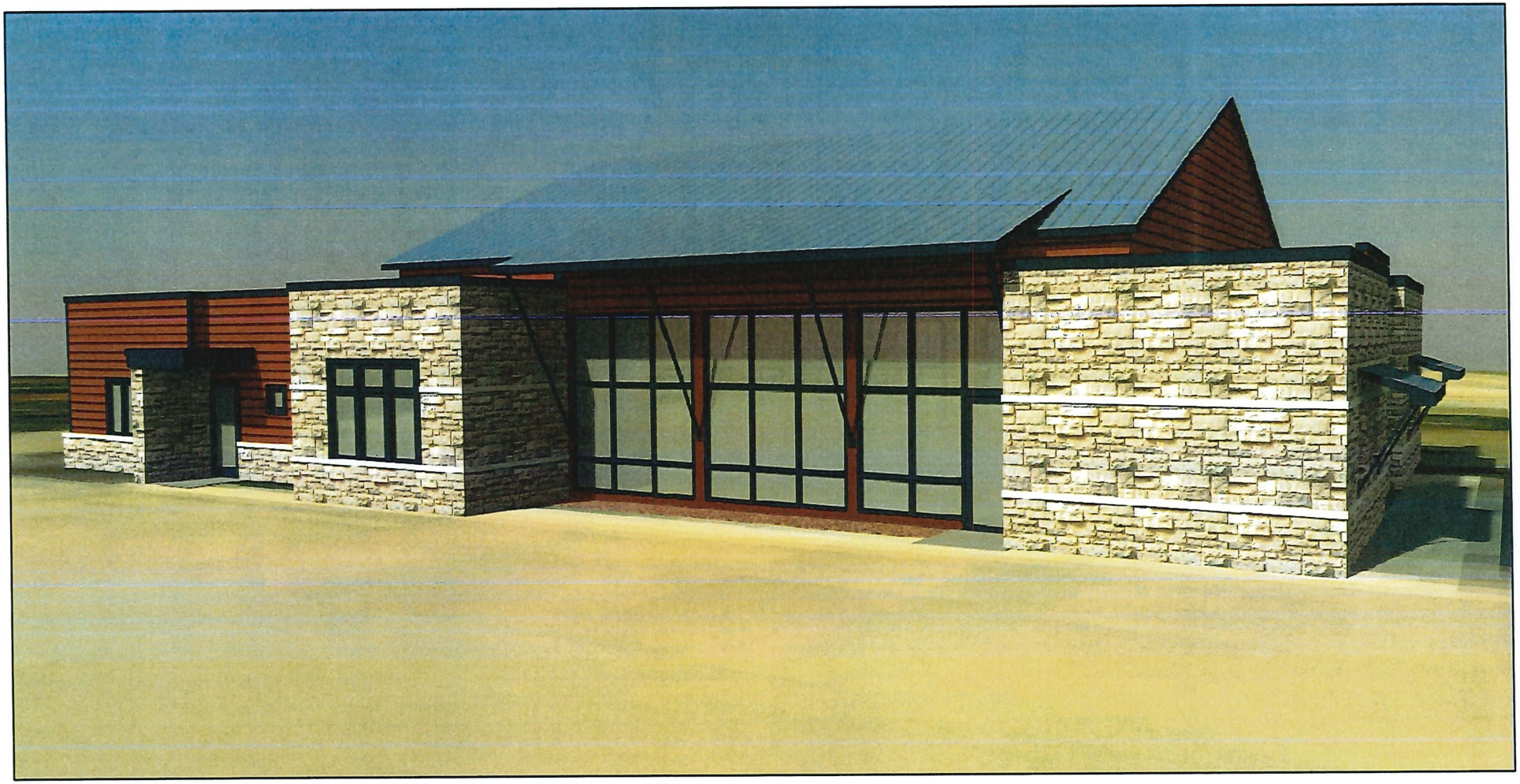
312 N. 5TH AVE.
P.O. BOX 103
STURGEON BAY, WI.
54235
PHONE: 920-743-8211

F.I.N. V:\PROJECTS\ 970-SP	PROJECT DIRECTORY: FOR MS V5 SP70
REVISED DATE	
SCALE NONE	

Drawn BY: P.J.H.
Reviewed By: P.J.H.
Date: 07-14-2003
Job Number: 970-SP

Portside Builders - Peninsula Title

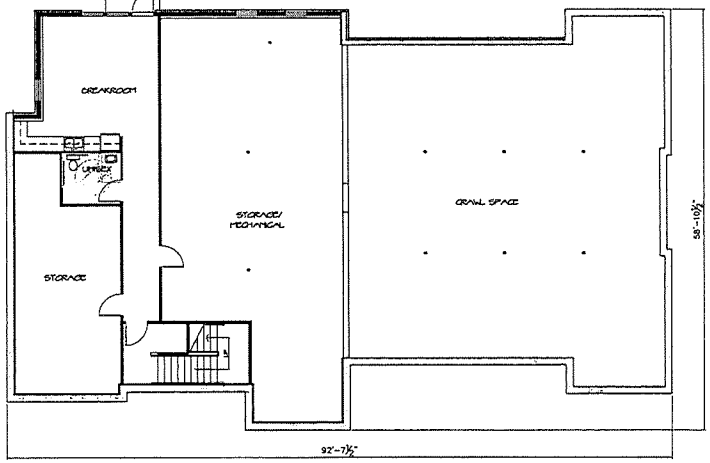
CONSTRUCTION DETAILS



VIEW FROM NORTHEAST

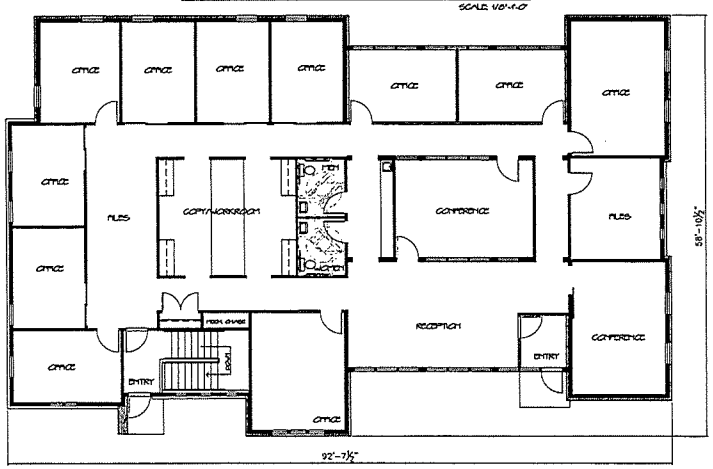
EAST ELEVATION

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

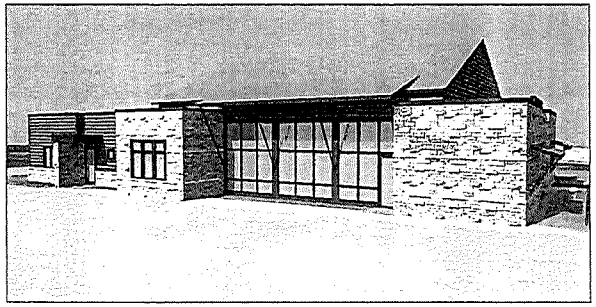


LOWER FLOOR PLAN

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

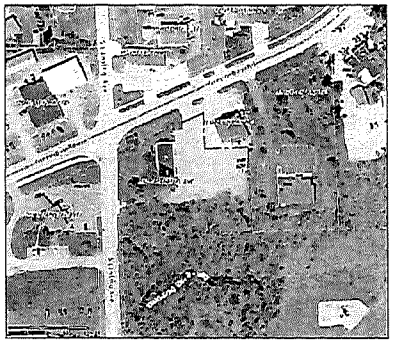


MAIN FLOOR PLAN



VIEW FROM NORTHEAST

BAUDHUIN
SITE PLAN



NORTH

SITE AERIAL

EXISTING NO SCALE

OBJECT TYPE: BUILDING ICC
DESIGN CODE: IBC 2015
MAJOR OCCUPANCY: B
CLASS OF CONSTRUCTION: TYPE VB
FOOTPRINT ALLOWED: 9000 SQ. FT. (B)
BUILDING FOOTPRINT: 4,730 SQ. FT.
TOTAL BUILDING AREA: 4,730 SQ. FT. (MAIN FLOOR) + 2,353 SQ. FT. (BASEMENT) = 7,083 SQ. FT.
SPRINKLERED BUILDING : NO

SCHEDULE OF DRAWINGS

SH	DESCRIPTION
1	SITE AERIAL, SITE DETAIL, FLOOR PLANS
2	MAIN FLOOR PLAN
3	LOWER LEVEL FLOOR PLAN
4	FOUNDATION PLAN AND DETAILS
5	ELEVATIONS
6	BUILDING SECTIONS
7	FRAMING PLANS
8	SHEAR WALL PLAN
9	STRUCTURAL NOTES

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EMAIL: HENRY@ISAKSENARCHITECTS.COM

PENINSULA TITLE

512 SOUTH LAYTON AVENUE
OWNERS: JOHN C. AND JULIE A. MAY TRUST

REVISIONS

DATE
8/03/2020

SHEET
1
OF 9

GENERAL NOTES - STAIRS

1. RISERS = (7" MAX.)
2. TREADS = 11" (MIN.)
3. RAILINGS @ 34"-38" ABOVE TREAD NOSE.
4. HANDRAILS ON BOTH SIDES OF STAIRS, W/ 12" HORIZONTAL EXTENSIONS @ TOP AND EQUAL TO ONE TREAD EXTENSION AT BOTTOM OF STAIR.
5. HANDRAIL-GRIPPING SURFACE SHALL BE CONTINUOUS, WITHOUT INTERRUPTION BY NEWEL POSTS OR OTHER OBSTRUCTIONS.
6. GUARDRAILS @ 42" ABOVE STAIRS W/ VERTICALS SPACED SUCH THAT A 4-INCH DIA. SPHERE CANNOT PASS THROUGH ANY OPENING UP TO A HEIGHT OF 34", FROM A HEIGHT OF 34"-42" A SPHERE 8" IN DIA. SHALL NOT PASS. THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM RAIL AT THE OPEN SIDE OF THE STAIRWAY SHALL BE A MAXIMUM SIZE SUCH THAT A SPHERE OF 6 INCHES IN DIAMETER CANNOT PASS THROUGH THE OPENING.

IBC SECTION 1006
MEANS OF EGRESS ILLUMINATION.

1006.1 ILLUMINATION REQUIRED. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED.

INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH THE ICC ELECTRICAL CODE.

DOOR SCHEDULE

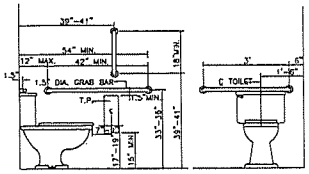
DOOR TYPE	DOOR	FRAME	HARDWARE	S.C. DEVICE	SIZE
A		WOOD	LEVER	NO	PER PLAN
B		WOOD	LEVER	NO	PER PLAN
C		WOOD	LEVER	NO	PER PLAN
D		WOOD	LEVER	NO	PER PLAN

IBC SECTION 1210
SURROUNDING MATERIALS

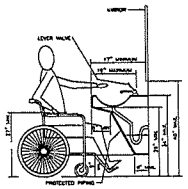
1210.1 FLOORS AND WALL BASE FINISH MATERIALS. IN OTHER THAN DWELLING UNITS, TOILET, BATHING AND SHOWER ROOM FLOOR FINISH MATERIALS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE. THE INTERSECTIONS OF SUCH FLOORS WITH WALLS SHALL HAVE A SMOOTH, HARD, NONABSORBENT VERTICAL BASE THAT EXTENDS UPWARD ONTO THE WALLS AT LEAST 4 INCHES.

1210.2 WALLS AND PARTITIONS. WALLS AND PARTITIONS WITHIN 2 FEET OF URINALS AND WATER CLOSETS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE, TO A HEIGHT OF 4 FEET ABOVE THE FLOOR, AND EXCEPT FOR STRUCTURAL ELEMENTS, THE MATERIALS USED IN SUCH WALLS SHALL BE OF A TYPE THAT IS NOT ADVERSELY AFFECTED BY MOISTURE.

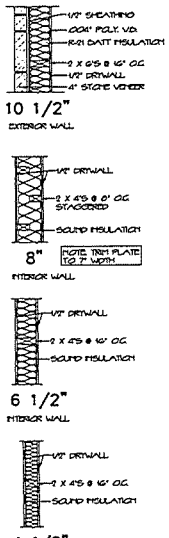
ACCESSORIES SUCH AS GRAB BARS, TOWEL BARS, PAPER DISPENSERS AND SOAP DISHES, PROVIDED ON OR WITHIN WALLS, SHALL BE INSTALLED AND SEALED TO PROTECT STRUCTURAL ELEMENTS FROM MOISTURE.



GRAB BAR LOCATIONS AT WATER CLOSETS

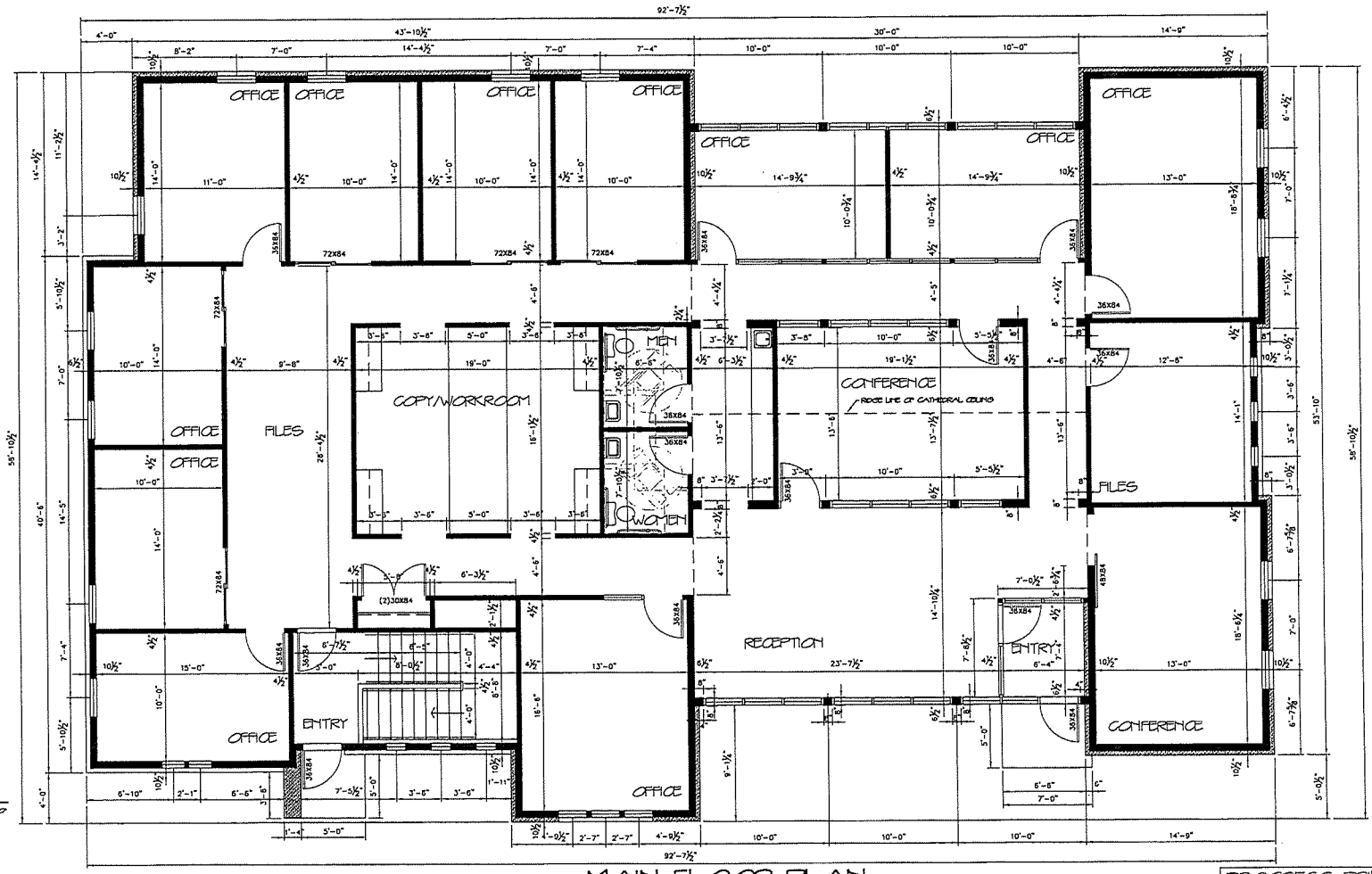


LAVATORY CLEARANCES



WALL DETAILS

SCALE 3/8"=1'-0"



MAIN FLOOR PLAN

SCALE 1/4"=1'-0"

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119 SOUTH MADISON AVENUE
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EMAIL: HENRY@ISAKSENARCHITECTS.COM

PENINSULA TITLE

5/2 SOUTH LAHSING AVENUE
OWNERS: JOHN G. AND JULIE A MAY TRUST

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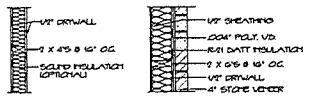
2
OF 9



4 1/2" INTERIOR WALL

10 1/2" EXTERIOR WALL

WALL DETAILS

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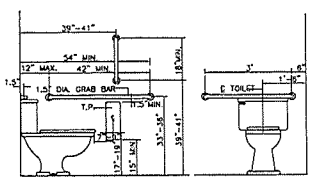

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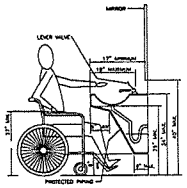

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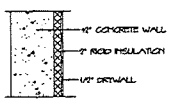
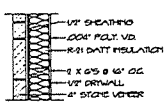
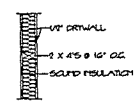
B		WOOD	LEVER	NO	PER PLAN
C		WOOD	LEVER	NO	PER PLAN
D		WOOD	LEVER	NO	PER PLAN



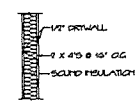
1'-2 1/2" EXTERIOR WALL



10 1/2" EXTERIOR WALL



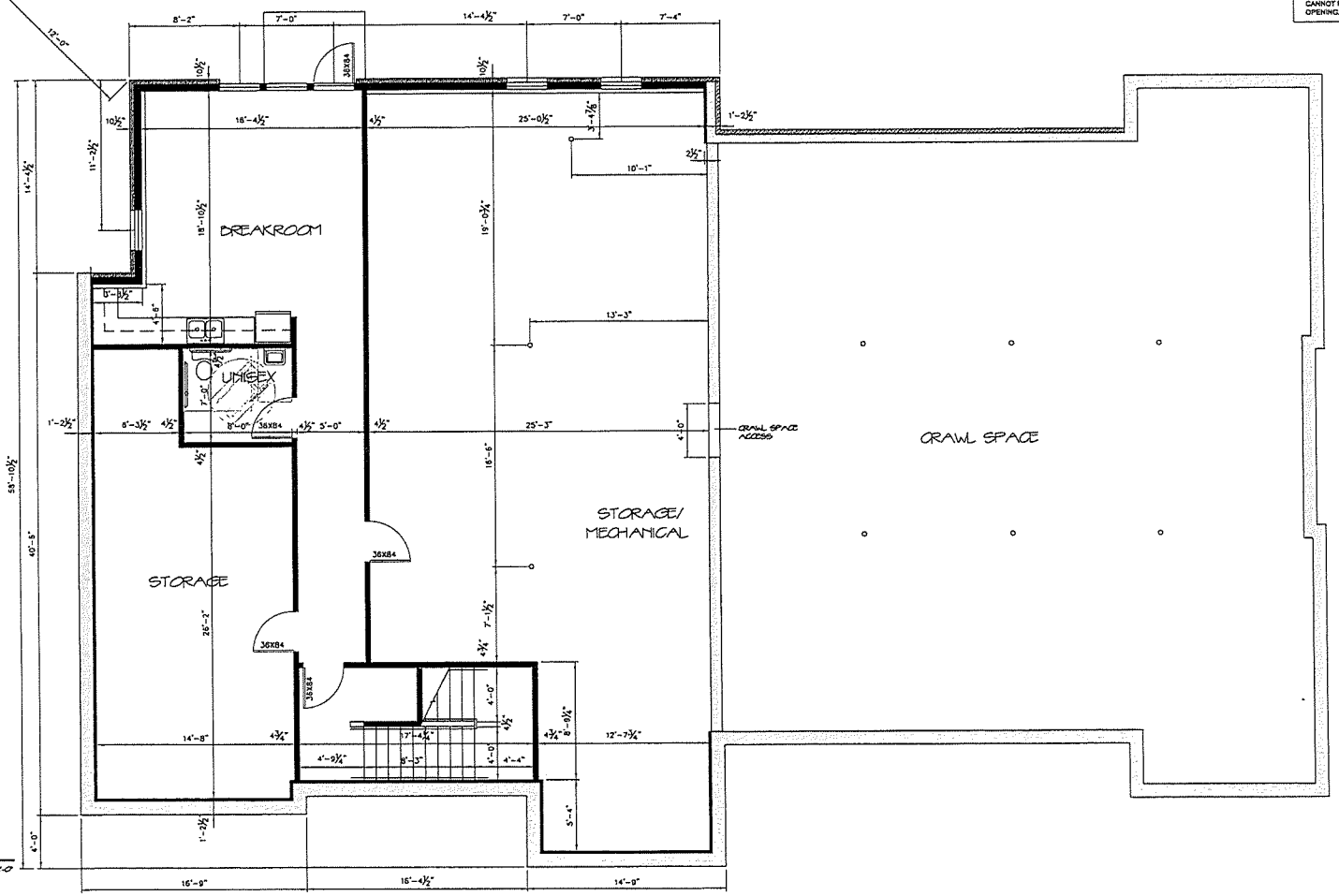
4 3/4" INTERIOR WALL 1 HR RATED UL U305



4 1/2" INTERIOR WALL

WALL DETAILS

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



LOWER LEVEL FLOOR PLAN

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

PROGRESS PRINT
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PENINSULA TITLE
5/12 SOUTH LANSING AVENUE
OWNERS: JOHN G. AND JULIE A. MAY TRUST

REVISIONS

DATE
8/03/2020

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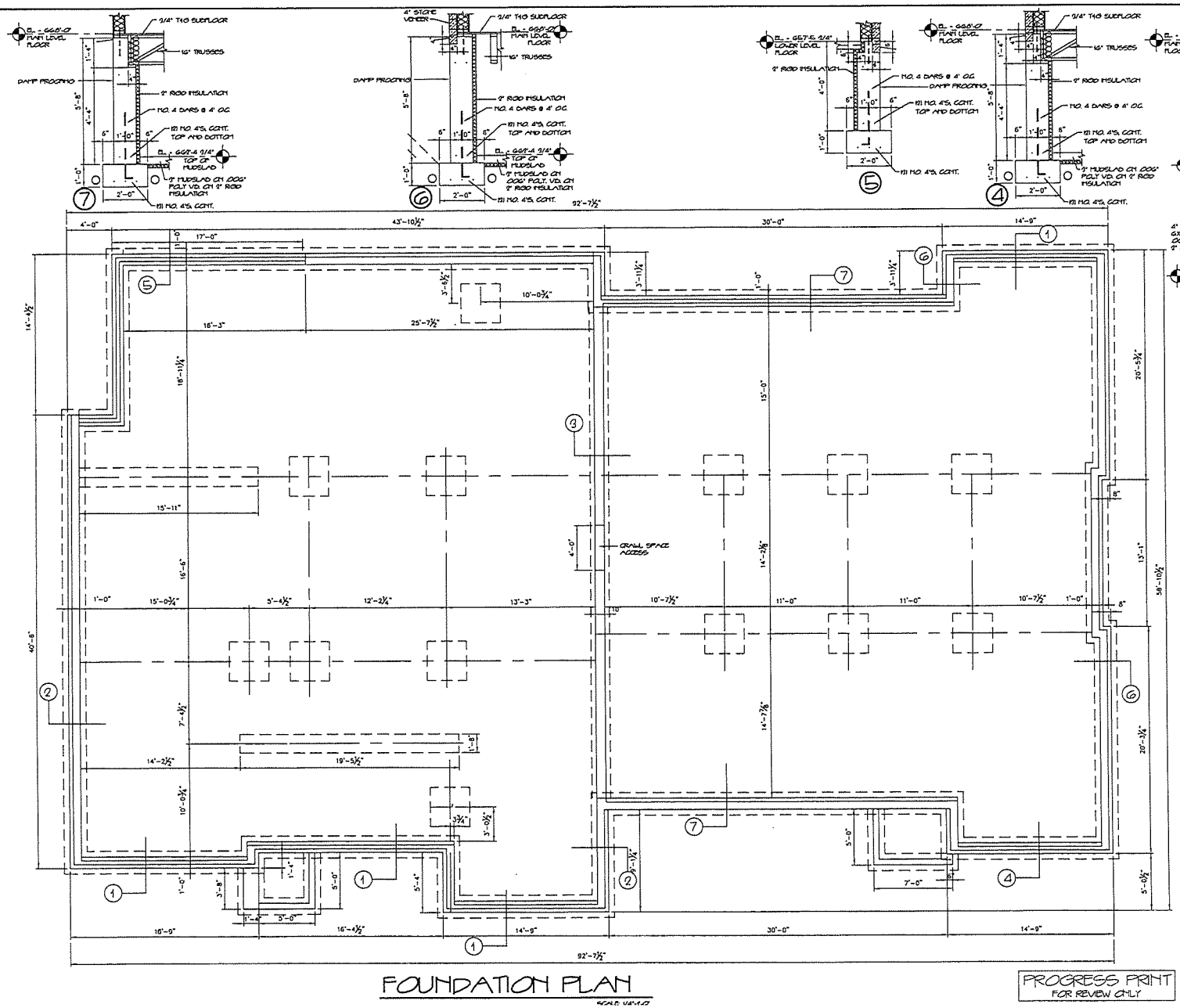
OF 9



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PENINSULA TITLE

512 SOUTH LANSING AVENUE
STURGEON BAY OFFICE
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REVISIONS

DATE
8/03/2020

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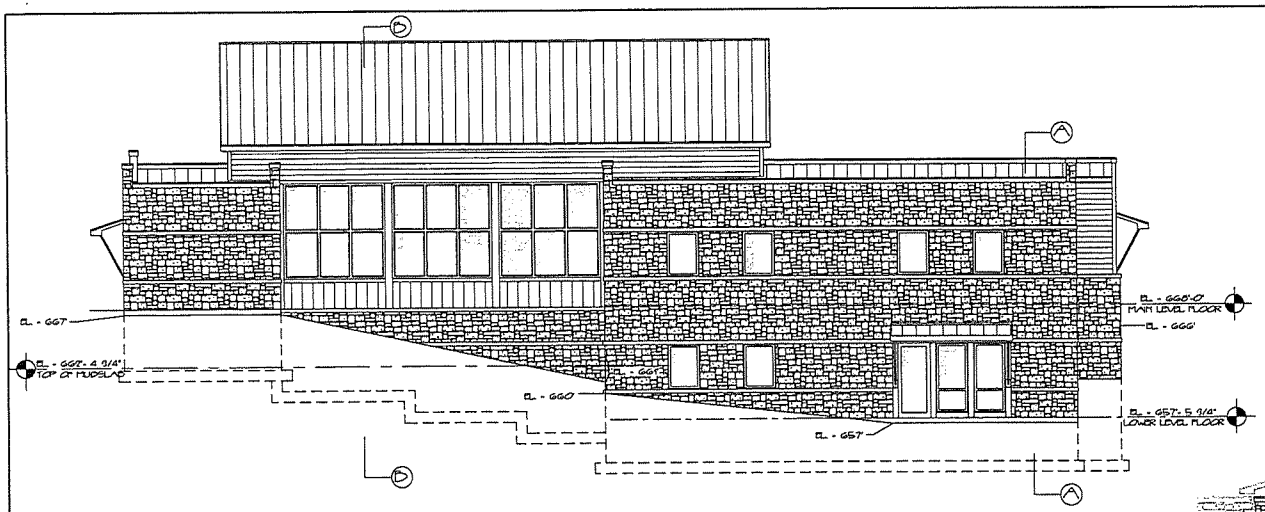
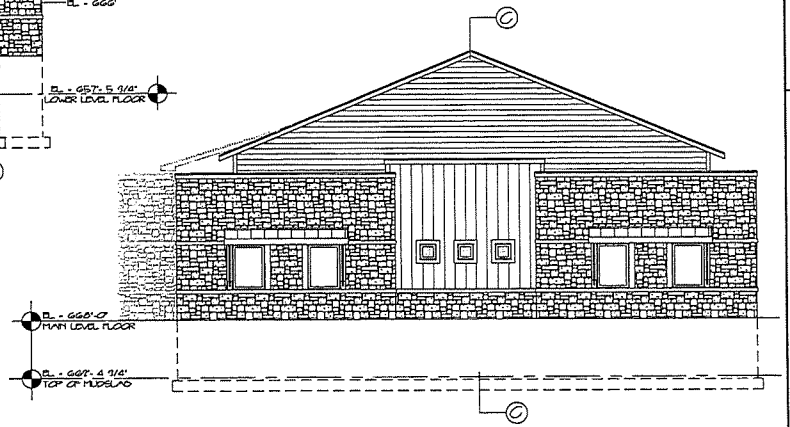
4
OF 9



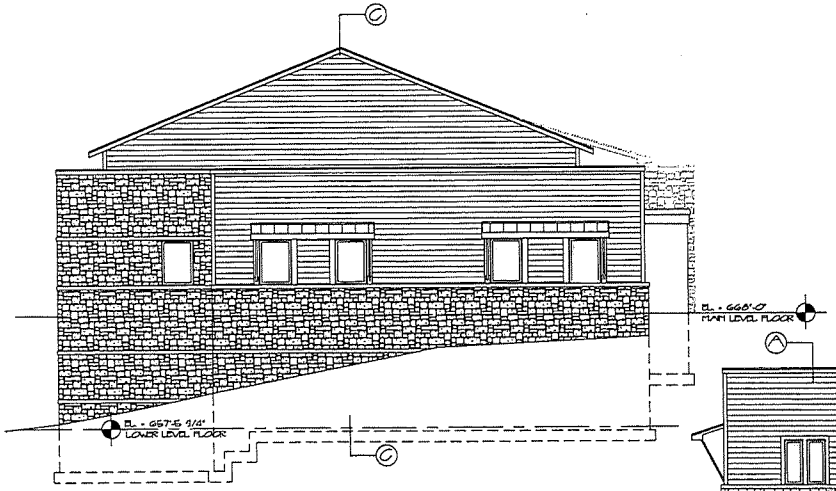
WEST ELEVATION

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



NORTH ELEVATION

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



SOUTH ELEVATION

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

EAST ELEVATION

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

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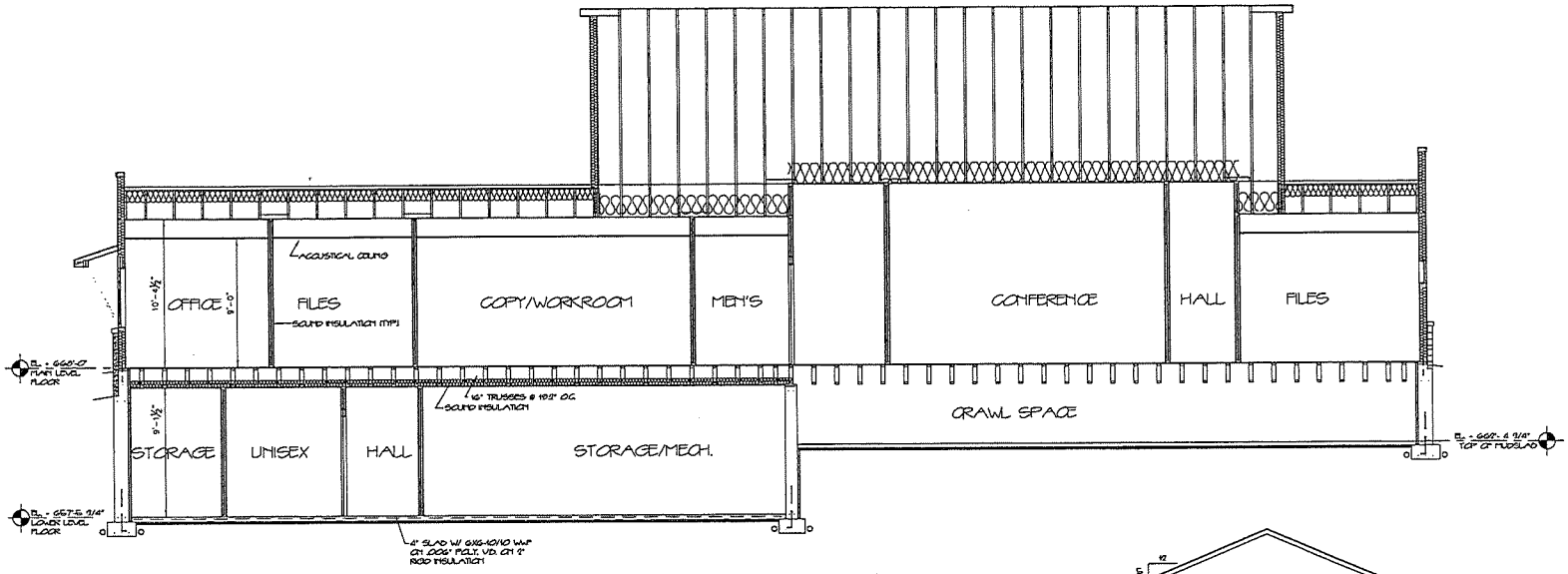
PENINSULA TITLE

512 SOUTH LAHSING AVENUE
STURGEON BAY OFFICE
OWNERS: JOHN G. AND JULIE A. MAY TRUST

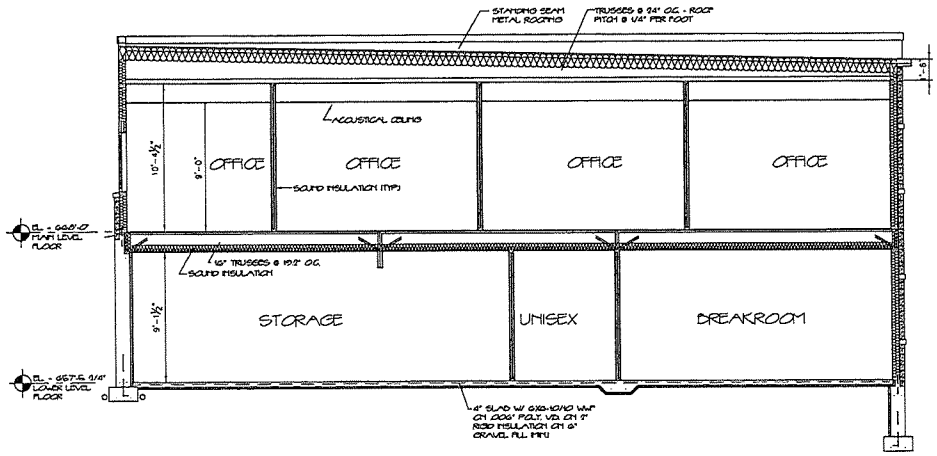
REVISIONS

DATE
8/03/2020

SHEET
5
OF 9



BUILDING SECTION (C)
SCALE: 1/4"=1'-0"



BUILDING SECTION (A)
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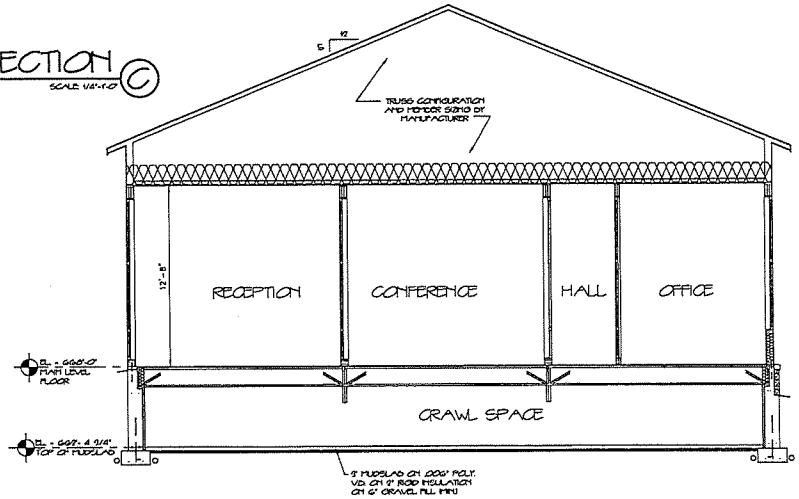


BUILDING SECTION (B)
SCALE: 1/4"=1'-0"

PROGRESS PRINT
FOR REVIEW ONLY

ISAKSEN Architects
HENRY M. ISAKSEN - ARCHITECT/PLANNER
119 SOUTH MADISON AVENUE
STURGEON BAY, WISCONSIN 54235
PHONE: 920-743-9759 FAX: 920-743-9762
EMAIL: HENRY@ISAKSENARCHITECTS.COM

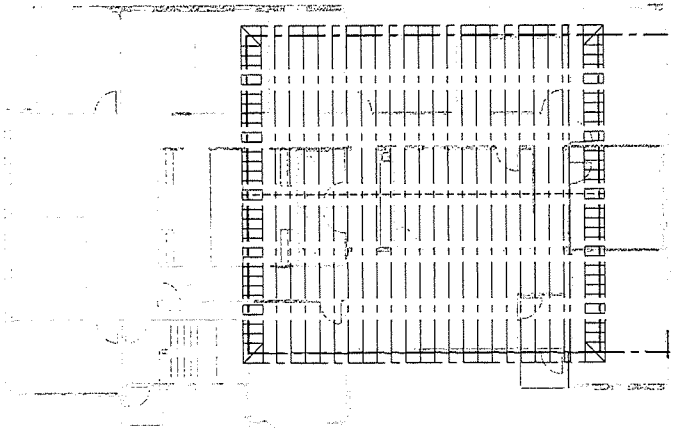
PENINSULA TITLE

5TURGEON DAY OFFICE
542 SOUTH LAHSING AVENUE
OWNERS: JOHN C. AND JULIE A. MAY TRUST

REVISIONS

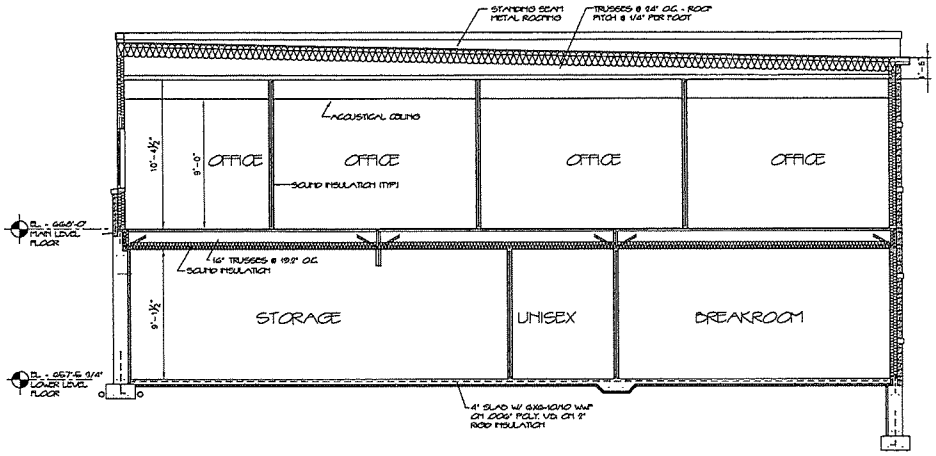
DATE
8/03/2020

SHEET
6
OF 9



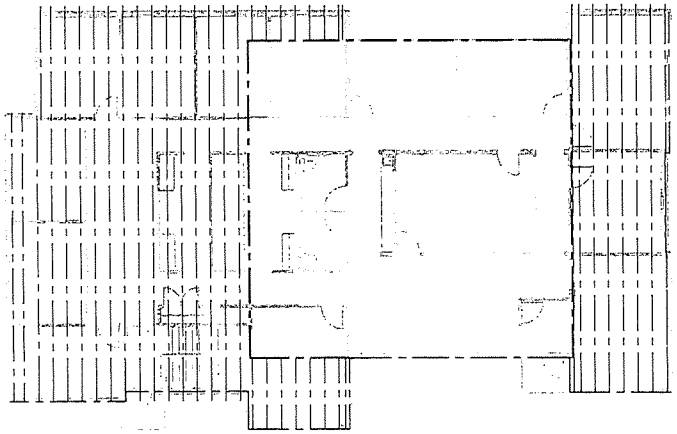
UPPER ROOF FRAMING PLAN

SCALE 1/8"=1'-0"



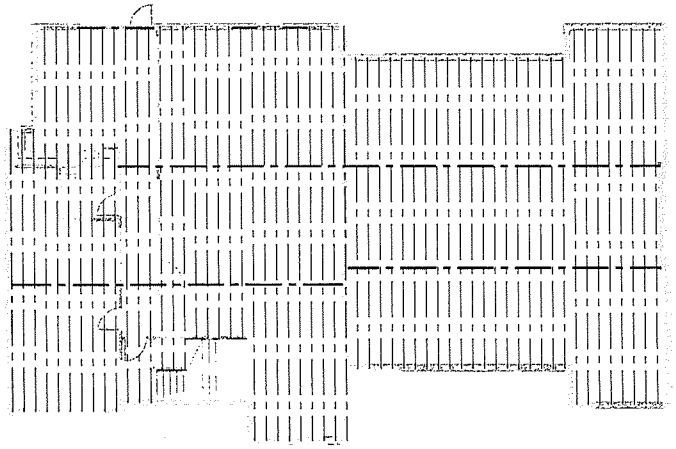
BUILDING SECTION (A)

SCALE 1/4"=1'-0"



MAIN ROOF FRAMING PLAN

SCALE 1/8"=1'-0"



MAIN FLOOR FRAMING PLAN

SCALE 1/8"=1'-0"

PROGRESS PRINT
FOR REVIEW ONLY

ISAKSEN Architects
HENRY M. ISAKSEN - ARCHITECT/PLANNER
119 SOUTH MADISON AVENUE
STURGEON BAY, WISCONSIN 54235
PHONE: 920-743-9759 FAX: 920-743-9762
EMAIL: HENRY@ISAKSENARCHITECTS.COM

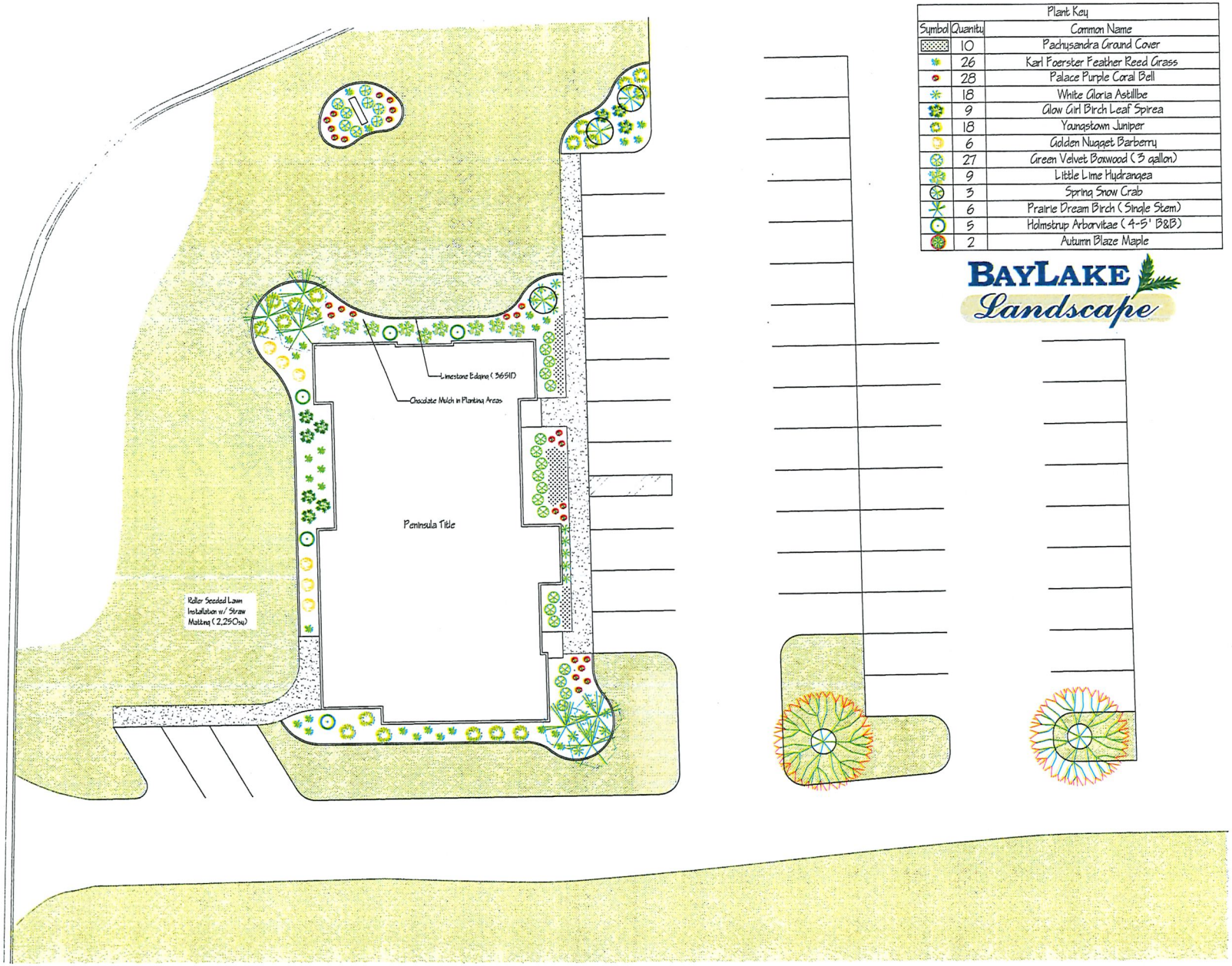
PENINSULA TITLE

STURGEON BAY OFFICE
512 SOUTH LANSING AVENUE
OWNERS: JOHN G. AND JULIE A. MAY TRUST

REVISIONS

DATE
8/03/2020

SHEET
7
OF 9



Plant Key		
Symbol	Quanity	Common Name
	10	Pachysandra Ground Cover
	26	Karl Foerster Feather Reed Grass
	28	Palace Purple Coral Bell
	18	White Gloria Astillbe
	9	Glow Girl Birch Leaf Spirea
	18	Youngstown Juniper
	6	Golden Nugget Barberry
	27	Green Velvet Boxwood (3 gallon)
	9	Little Lime Hydrangea
	3	Spring Snow Crab
	6	Prairie Dream Birch (Single Stem)
	5	Holmstrup Arborvitae (4-5' B&B)
	2	Autumn Blaze Maple

BAYLAKE Landscape

REVISIONS	DATE

Peninsula Title
512 South Lansing Street
Sturgeon Bay

DRAWN
Jay Delwiche
CHECKED BY

DATE
7/30/2020
SCALE
3/32" = 1'-0"

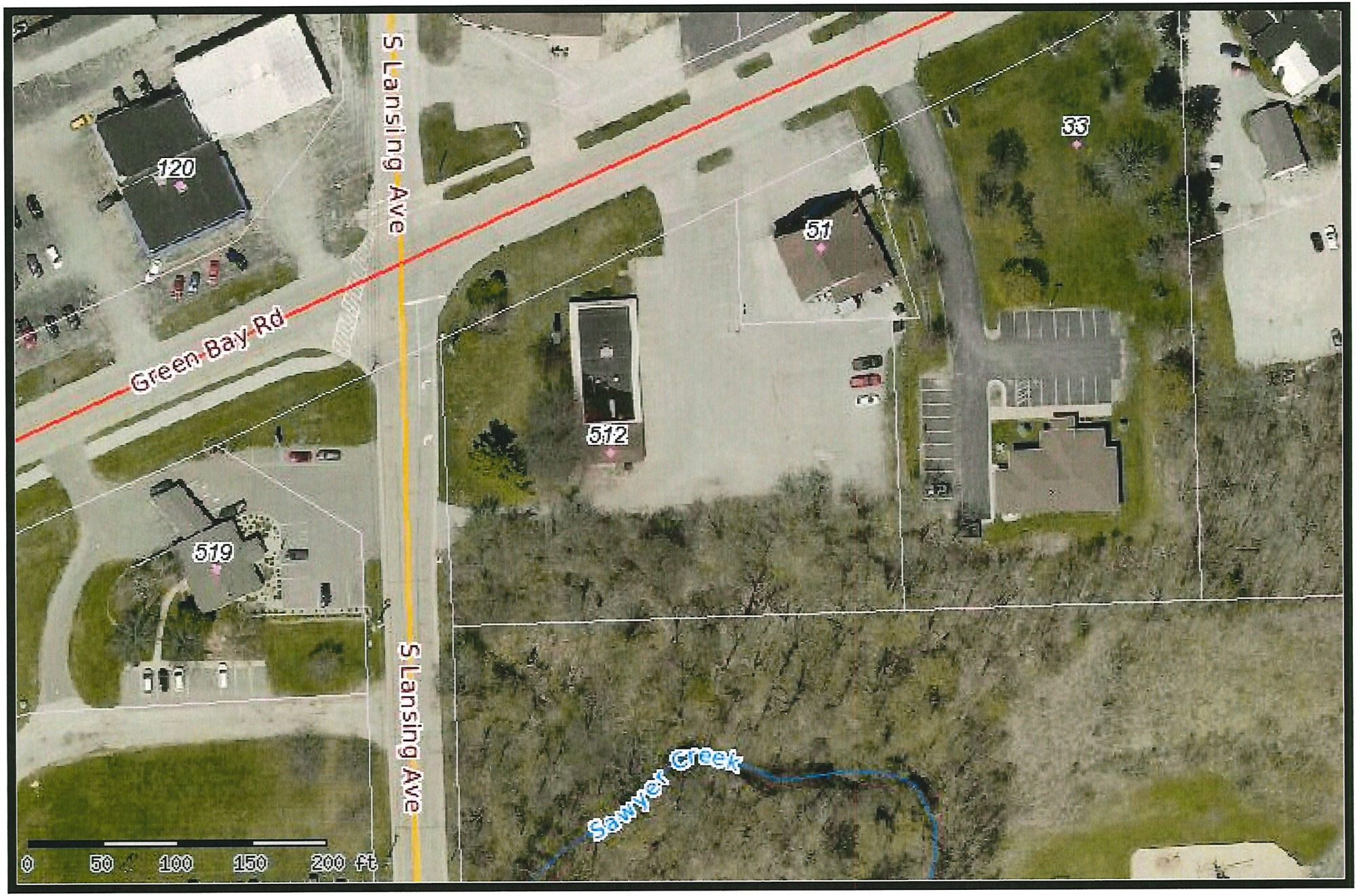
SHEET
Builder: Portside

Map

Printed 09/10/2020 courtesy of Door County Land Information Office

... from the Web Map of ...
(//www.co.door.wi.gov)

Door County, Wisconsin
... for all seasons!



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Christopher Sullivan-Robinson
Planner/Zoning Administrator
421 Michigan Street
Sturgeon Bay, WI 54235

Phone: 920-746-2907
Fax: 920-746-2905
E-mail: csullivan-robinson@sturgeonbaywi.org
Website: www.sturgeonbaywi.org

MEMO

To: Aesthetic Design and Site Plan Review Board
From: Christopher Sullivan-Robinson
Date: September 10, 2020
Subject: Second Floor Building Addition for Marcus Trana 43 S. 2nd Avenue

Marcus Trana, property owner of 43 S. 2nd Ave, seek design approval of a second-floor garage addition to be used as a gallery / studio space. The general foot print of the building will not be expanded. The building currently has metal siding and roof which will be duplicated on the second floor. Windows will be added to the second floor. No lighting is shown on the plan. No signage is shown on the plan.

Per the City's Aesthetic Design Guidelines, the committee should discuss the following:

3 (a) Buildings shall not be limited to a preferred type of architecture or building materials. However, architectural styles, which are generally not common to Sturgeon Bay or Northeastern Wisconsin, are discouraged. This criterion is met.

3 (d) Buildings on in-fill sites shall be compatible with surrounding buildings in terms of scale, massing, height, entrances, and windows. The styles of construction in this area vary so, this criterion doesn't really apply.

3 (f) Building components, such as windows, doors, eaves, and parapet, should be in proportionate scale in relationship to one another. The criterion is met

4 (d) Metal siding is strongly discouraged except for industrial buildings or for facades not facing public areas such as streets or parking areas. The structure has existing metal siding, so the impact isn't that substantial. However, the committee could require the use of an alternate material.

6 Lighting: Any exterior lighting for this structure should be downward directed and contained within the property.

7. Signage: Any signage will need to be review by the zoning administrator and the Aesthetic Design and Site Plan Review Board.

CITY OF STURGEON BAY

AESTHETIC DESIGN & SITE PLAN REVIEW BOARD

APPLICATION FOR ***CERTIFICATE OF APPROPRIATENESS***

Name: Marcus Trana

Owner of Premises: Charolette Baierl & Marcus Trana

Address or Legal Description of Premises:
43 S 2nd Ave, Sturgeon Bay, WI, 54235

Statement of Specific Item Requested for Approval:

Seeking approval to add a second floor to our garage to use as music studio / art gallery and storage.

9/4/2020
Date

Applicant

Date Received: _____

Staff Signature: _____

Date Approved/Denied: _____

Marcus Trana

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 included 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

See attached plan

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

- Existing and proposed final grades
- All structures and materials to be removed from the site – No material to be removed.
- Existing and proposed electric, water, sewer services, and all other abutting infrastructure – water, sewage and gas from house – electricity in place

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

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

Same as existing structure

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

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

See attached plan

☑ **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

No new Landscaping

☑ **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

No new lighting

☑ **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

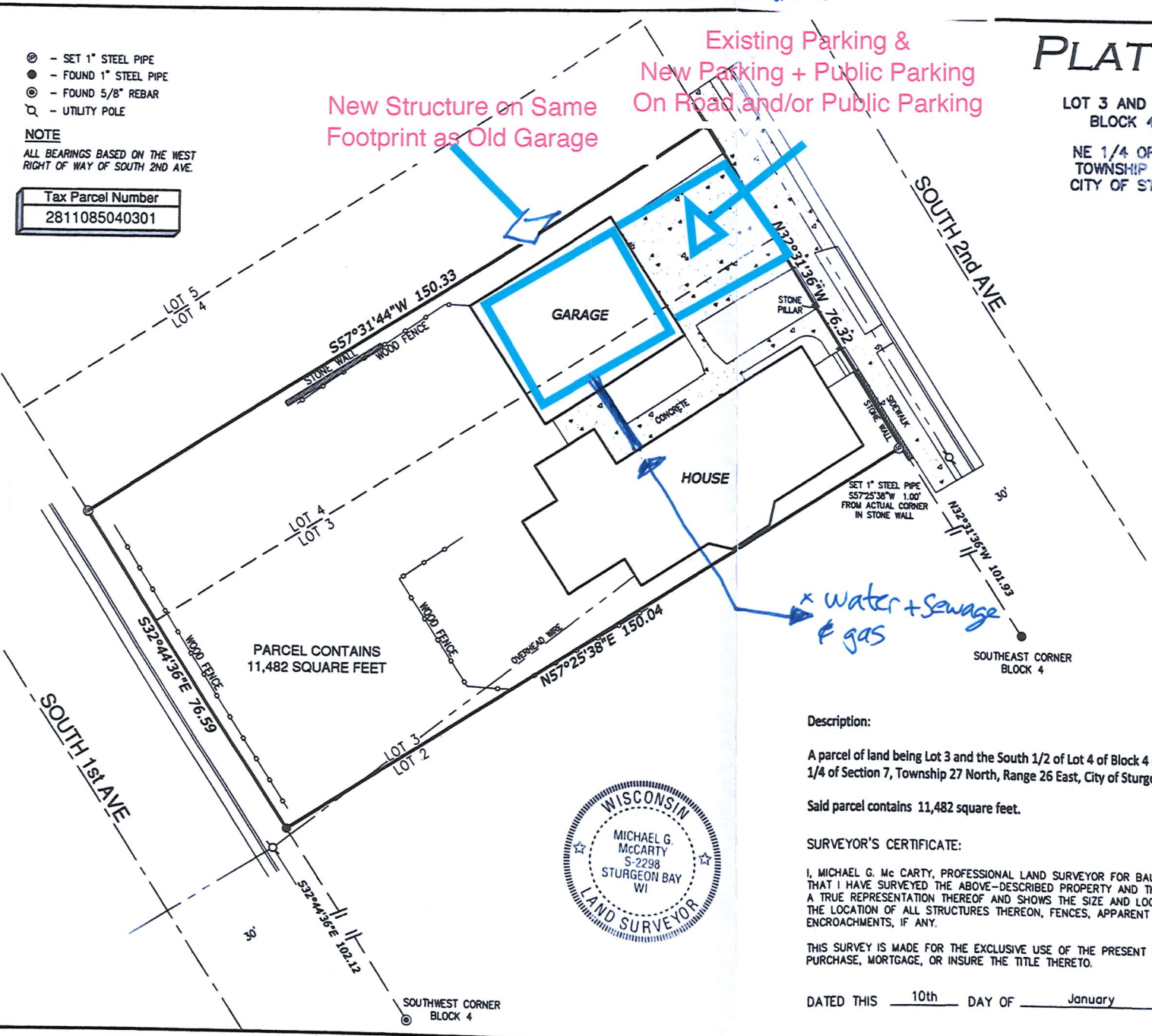
No Signage

☑ **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.

See attached plan.

Marcus Trana



PLAT OF SURVEY

LOCATED IN:
LOT 3 AND THE SOUTH 1/2 OF LOT 4 OF BLOCK 4 OF THE ASSESSOR'S MAP
LOCATED IN:
NE 1/4 OF THE NE 1/4 OF SECTION 7, TOWNSHIP 27 NORTH, RANGE 26 EAST, CITY OF STURGEON BAY, DOOR COUNTY, WISCONSIN

NORTH
1" = 20'

JOB NO. 23636

CAD : MGM\LDWG\MEACHAM 23636\23636-A

SHEET 1 OF 1

PREPARED FOR:
MICHELLE MEACHAM
43 SOUTH 2ND AVE
STURGEON BAY, WI.
54235

PREPARED BY:
BAUDHUIN SURVEYING & ENGINEERING
312 N. 5TH AVENUE
P.O. BOX 105
STURGEON BAY, WI 54235
(920)743-8211
www.baudhuin.com
DRAWN BY: MGMC

Description:

A parcel of land being Lot 3 and the South 1/2 of Lot 4 of Block 4 of the Assessor's Map located in the NE 1/4 of the NE 1/4 of Section 7, Township 27 North, Range 26 East, City of Sturgeon Bay, Door County, Wisconsin.

Said parcel contains 11,482 square feet.

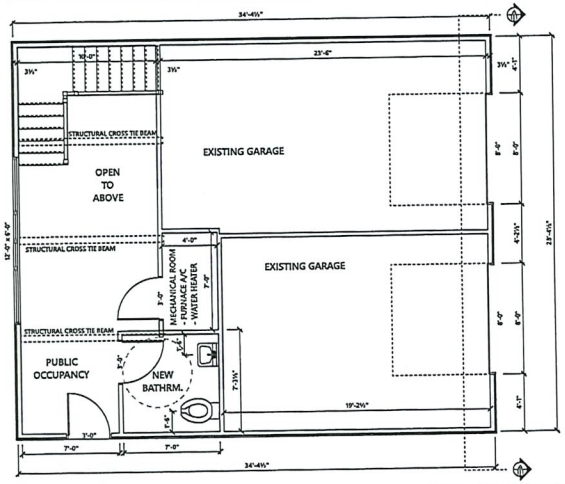
SURVEYOR'S CERTIFICATE:

I, MICHAEL G. Mc CARTY, PROFESSIONAL LAND SURVEYOR FOR BAUDHUIN SURVEYING & ENGINEERING, HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE-DESCRIBED PROPERTY AND THAT IN MY PROFESSIONAL OPINION THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL STRUCTURES THEREON, FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENTS, IF ANY.

THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR INSURE THE TITLE THERETO.

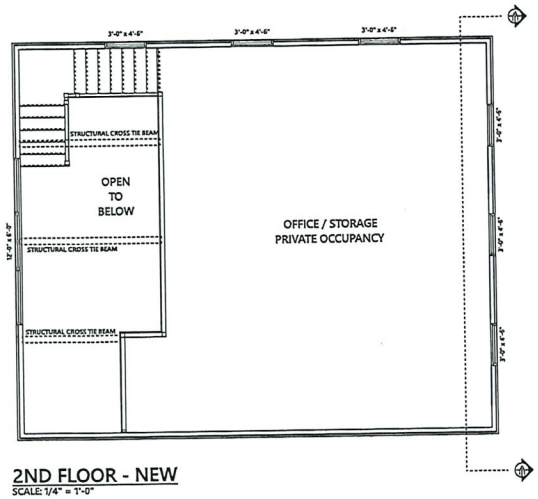
DATED THIS 10th DAY OF January 2019

MICHAEL G. Mc CARTY S-2298

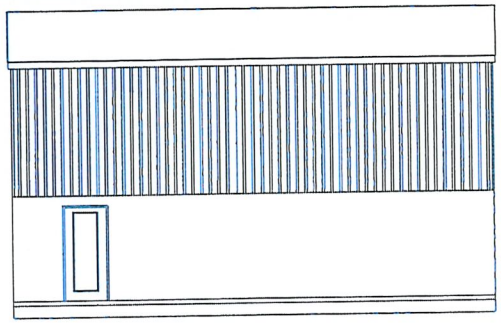


MAIN FLOOR - EXISTING
SCALE: 1/4" = 1'-0"

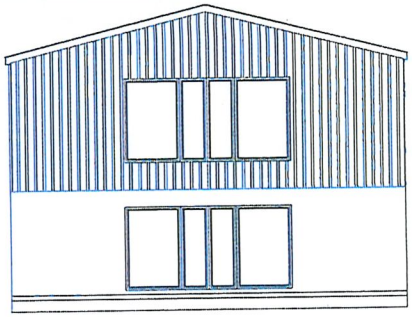
AREA SCHEDULE	
NAME	AREA
Gross Floor Area	975.4 sq ft.
PUBLIC OCCUPANCY	323.3 sq ft.



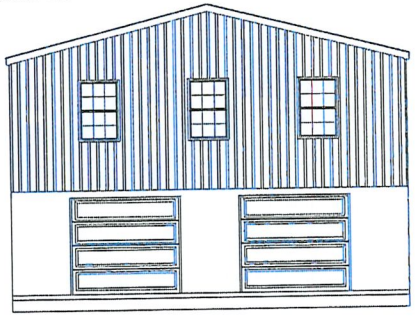
2ND FLOOR - NEW
SCALE: 1/4" = 1'-0"



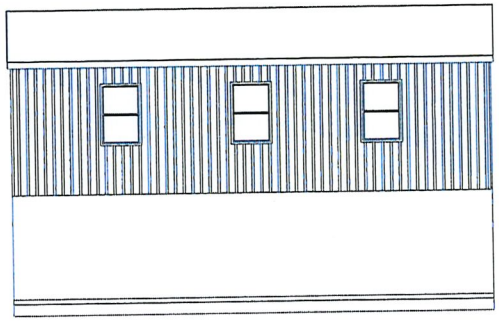
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



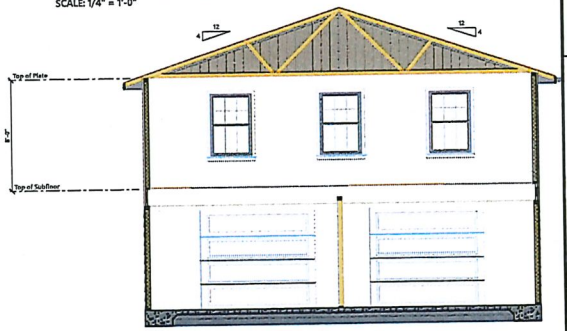
WEST ELEVATION
SCALE: 1/4" = 1'-0"



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



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



CROSS SECTION A
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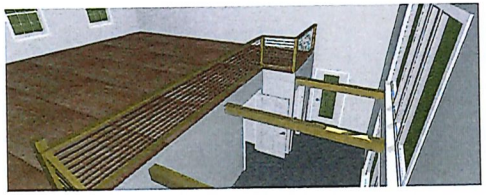

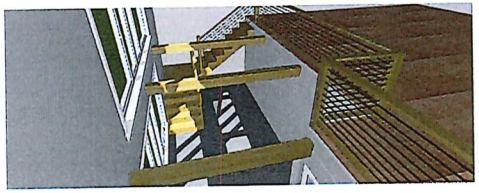

PAGE: 1

APPROVED:

CHECKED BY:

SECTION LETTER

PAGE NUMBERS

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

DRAWN BY:

DATE: Wednesday, August 12, 2020

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DRAWN BY:
GREEN DOOR DRAFTING & DESIGN
ELIZABETH GREEN - DESIGNER
343 MICHIGAN ST. - BYRON BAY, WI - 54035
920.336.0233
ELIZABETH@GREENDOORDRAFTING.COM

TRAUNA STUDIO

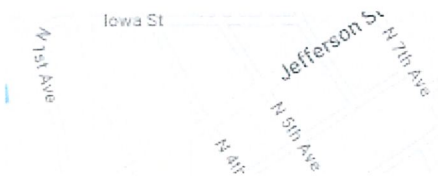
Google Maps 42 S 2nd Ave

Image capture: Aug 2019 © 2020 Google

Sturgeon Bay, Wisconsin

Google

Street View



WALKER TRST
DOOR INVEST LLC
NELSON TRST
POPELKA
TRANA
HAVEN FUNDS LLC
SHT HOLDINGS LLC
© All Pictometry

04/25/2015

Margaret Lockwood GALLERY

Margaret Lockwood and Allin Walker

7 South 2nd Ave. . Sturgeon Bay, WI 54235 . 920-493-2912
HYPERLINK "http://www.margaretlockwoodgallery.com"
www.margaretlockwoodgallery.com

Marcus Trana
DBA Painted Recordings
43 S. Second Ave.
Sturgeon Bay, WI 54235

August 23, 2020

Dear Marcus,

We write as your next door neighbor and as a joint commercial/ residential location to support your application for a zoning variance to accommodate DBA Painted Recordings.

It is critically important that the City does everything possible to move the Steel Bridge Creative District forward. The Creative District concept has been supported by the Visitor's Bureau/ Destination Sturgeon Bay and its funders. Flexible zoning for live/ work space will create more opportunities for entrepreneurial artists to establish their businesses and grow them into viable creative enterprises.

The Creative District currently has 3 performance venues, 2 multiple studio spaces, our gallery and studio, and with the addition of DBA Painted Recordings, 2 recording studios…. a Creative District indeed! With your addition, 3 of the venues would have the artists living on-site.

Please let us know if there is more we can do to support your request.

Sincerely,

Allin and Margaret

Allin Walker and Margaret Lockwood

POPELKA TRENCHARD GLASS
ART GLASS•EDUCATION•HOT SHOP
64 SOUTH 2ND AVENUE•STURGEON BAY, WI• 54235
920 743-7287 popelkaglass@doorpi.net
POPELKAGLASS.COM

8/15/20
City Hall

To whom this may concern,

We purchased our deserted building in 2002 in hopes that our business would attract other creative thriving business to the area. Now, after 18 years we see it begin to flourish. It also needs to adapt. I write in support of a zoning variance to accommodate DBA Painted Recordings.

I agree with Allin Walker when he says, "It is critically important that the City does everything possible to move the Steel Bridge Creative District forward. The Creative District concept has been supported by the Visitor's Bureau/ Destination Sturgeon Bay. Flexible zoning for live/workspace will create more opportunities for entrepreneurial artists to establish their businesses and grow them into viable creative enterprises."

Please help us be part of a positive solution to ensure the success of Sturgeon Bay as a thriving creative entrepreneurial-friendly city.

Sincerely

Stephanie Trenchard
Jeremy Popelka
Owners of Popelka Trenchard Glass, LLC

Nelson Healing Center
44 S 2nd Avenue
Sturgeon Bay, WI 54235
920-559-0492

LETTER OF ACKNOWLEDGEMENT

Hi Marcus, 7-17-20

Thank you for notifying me of the construction of your new recording studio.

I am delighted to have you and Charlotte as neighbors and very happy for your new endeavor. I am fully in support of this new venture in my neighborhood. I don't have any questions about it as you have fully informed me.

Keep us posted when you complete your project so we may celebrate this with you!!

Best Wishes,

Dr. Melissa Nelson

NelsonHealing@gmail.com

To whom it may concern:

We fully support Marcus Trana building a recording studio one block form The Holiday on S 2nd Ave. We hope you will support his plans to continue to be a valuable contributor in the Steel Bridge Creative District.

Sincerely,

Melaniejane
Holiday Music Motel
--
Melaniejane
www.PurgatoryHill.com

Downtown Shell
211 Michigan Street
Sturgeon Bay, WI,54235

09/02/2020

To whom it may concern:

We very much support Marcus Trana building a recording studio above his garage on 2nd Avenue.

Sincerely,

Theresa Enigl

Himanshu Goel & Theresa Enigl
Downtown Shell

Christopher Sullivan-Robinson
Planner/Zoning Administrator
421 Michigan Street
Sturgeon Bay, WI 54235

Phone: 920-746-2907
Fax: 920-746-2905
E-mail: csullivan-robinson@sturgeonbaywi.org
Website: www.sturgeonbaywi.org

MEMO

To: Aesthetic Design and Site Plan Review Board
From: Christopher Sullivan-Robinson
Date: September 10, 2020
Subject: Chairman Approvals

April:
1. Door County Maritime Museum – 12' x 4' x 6H Outdoor Backup Generator
2. Big Hill Regency House – Sign Fascia Replacement
3. 23 E. Oak Ave (Bay Electronics) – Window Replacements

May:
1. 709 Jefferson St. – Deck Addition to West Side of Building

June:
1. YMCA – Refurbish Existing Monument Signage
2. Bay Hill Apartment - Sign Fascia Replacement
3. Tall Pine Estates – Signage Approval
4. 60 S Madison Ave – Replace Deteriorate Metal Siding / Roof Material
5. 1437 Egg Harbor Rd – Replace Awning and New Signage
6. 154 S. 3rd Ave – Raised Roof and Repair of Garage

July:
1. 22-24 S 3rd Ave – 2nd Floor Deck and Stairway