



**AGENDA**  
**HISTORIC PRESERVATION COMMISSION**  
**THURSDAY, OCTOBER 27, 2016 at 6:30 P.M.**

Common Council Chambers, 224 East Jefferson Street, Burlington, WI 53105

Tom Stelling, Chairman  
Tom Preusker, Aldermanic Representative  
Darrel Eisenhardt, Park Board President  
Jeff Erickson  
Maria Veronico-Ventura  
Kevin O'Brien

1. Call to order
2. Roll Call
3. Citizen Comments
4. Approval of minutes of September 22, 2016 and October 20, 2016
5. Letters and Communications: None
6. Old Business: None
7. New Business:
  - A. A Certificate of Appropriateness application from David Flitcroft for property located at 580-588 N. Pine Street to install new siding, windows and a back door.
8. Discussion items:
  - A. Review of Façade Grant Funding Status.
9. Adjournment.

NOTE: If you are disabled and have accessibility needs or need information interpreted for you, please call the City Clerk's Office at 262-342-1161 at least 24 hours prior to the meeting.



**HISTORIC PRESERVATION COMMISSION  
MEETING MINUTES  
Thursday, September 22, 2016**

The meeting was called to order by Chairman Tom Stelling at 6:30 pm. Alderman Tom Preusker; Commissioner Darrel Eisenhardt; Commissioner Jeff Erickson; and Commissioner Joel Weis were present. Commissioner Kevin O'Brien and Commissioner Maria Veronico were excused.

**CITIZEN COMMENTS**

Judith Schulz, 533 Milwaukee Avenue, stated she believes the Historic District should work for all. Ms. Schulz explained how she proposed to the historic district 20 years ago that replica materials like vinyl windows should be used, if you paint them they look historic. The letters on the window used to be placed on the inside and now the ordinance has changed to placing vinyl letters on the outside of the window. The windows in the historic district are typically square but some businesses have a horizontal split in half which is not the right proportion for most windows. The wide mullions in the center of the window do not fit well in the Historic District and new products are being made that make materials look historic.

Chairman Stelling stated the windows and conversation brought up at this meeting, can be placed on a future agenda to discuss, since it was a citizen comment and cannot be discussed at this time.

**APPROVAL OF MINUTES**

Commissioner Eisenhardt moved, and Commissioner Weis seconded to approve the minutes of July 28, 2016. All were in favor and the motion carried.

**LETTERS AND COMMUNICATIONS**

None

**OLD BUSINESS**

**A. A recommendation to the Common Council from Shad Branen of Keuper Mercantile (formerly Schuette-Daniels Furniture) for property located at 413 & 425 N. Pine Street for an extension of the Certificate of Appropriateness for up to one year.**

- Chairman Stelling introduced and recused himself.
- Alderman Preusker introduced and opened this item for discussion.
- Shad Branen, owner, stated his Façade Grant expires October 22, 2016. Mr. Branen explained that he has been working with the State for the past six months for a State Grant,

and in order to be able to receive that grant he cannot proceed with any improvements until the grant is approved. Mr. Branen commented he is finalizing his plans to determine if things will be changing. He was considering, on the green side wall, instead of painting the brick it would be brick with ephus over the wall, which would be for an energy saving insulation. Commissioner Erickson stated if the Certificate of Appropriateness is extended and any new changes happen, Mr. Branen will have to present them before the Historic Preservation Commission again. The City would like to see the work completed on this building since it is significant to the downtown area.

- There were no further comments.
- Commissioner Eisenhardt moved, and Commissioner Weis seconded to extend the Certificate of Appropriateness for additional one year.
- All were in favor and the motion carried.

**B. A recommendation to the Common Council from Shad Branen of Keuper Mercantile (formerly Schuette-Daniels Furniture) for property located at 413 & 425 N. Pine Street for an extension of the Façade Grant Program for up to one year.**

- Alderman Preusker introduced and opened this item for discussion.
- There were no comments.
- Commissioner Erickson moved, and Commissioner Eisenhardt seconded to extend the façade grant for an additional one year.
- Roll call: Commissioner Joel Weis; Commissioner Jeff Erickson; Commissioner Darrel Eisenhardt; and Alderman Preusker.
- All were in favor and the motion carried.

**NEW BUSINESS**

**A. A Certificate of Appropriateness application from James Hayes for property located at 597 N. Pine Street (Rugan's) to install and paint an electrical conduit on the side of the building, install a light fixture next to the side entrance door, install fresh air intake louvers and install lights above the entrance door.**

- Alderman Preusker introduced and opened this item for discussion.
- Jim Hayes, owner, explained they installed an electrical conduit on the side of the building facing Milwaukee Avenue for public safety. Mr. Hayes stated WE Energies agreed it was the best and only option. The conduit will be painted to match the brick. The fresh air intake

louvers were placed in one of the window openings since the rooftop did not provide a certain separation, which is required for the ventilation to work properly. Currently on the roof, are four air conditioning units to keep the place cool, the waste lines that come in had to go on the window side to bring in fresh air so contaminated air would not come in. The louvers will be painted to match the other windows. The lights that shine down on the Rugan's sign are two small 10 LED watt lights and another one by the side door. Alderman Preusker stated that previously there was a light by the side door. Tom Stelling, Stelling & Associates, commented that the light at the side door and above the sign were painted black inside of the lights to reduce the glare.

- Gregory Guidry, Building Inspector, stated there are other buildings in the downtown area that have electrical pipes running on the sides of the buildings. Mr. Guidry noted that Zumpanos has two lights by their doors and Chase Bank have shiny kitchen hoods on top of their roof along with an air conditioning unit in the window. Mr. Guidry stated the Rugan's lights above the door can be adjusted if needed and the side light has been corrected. The fresh air intake louvers had to be place on the side of the building since there are lots of other units on the roof.
- There were no further comments.
- Commissioner Erickson moved, and Commissioner Weis seconded to recommend approving the Certificate of Appropriateness to install lights by the doors, install and paint the electrical conduit and fresh air intake louvers, subject to Gregory Guidry's September 15, 2016 memorandum.
- All were in favor and the motion carried.

## **DISCUSSION ITEMS**

### **A. Review of Façade Grant Funding Status.**

- Alderman Preusker introduced and opened this item for discussion.
- Alderman Preuker stated that no funds were remaining for 2016. Alderman Presker also stated he could try and request a larger amount of funds that would help cover for repainting and maintenance projects for 2017. Mr. Stelling stated he knows the City hired a company to see if building codes are in compliance. The Commissioners discussed they would like to request \$50,000 in grant money for 2017.
- There were no further comments.

**ADJOURNMENT**

Commissioner Erickson moved, and Commissioner Weis seconded to adjourn the meeting at 7:13 p.m. *All were in favor and the motion carried.*

Recording Secretary,

Kristine Anderson  
Administrative Assistant



**HISTORIC PRESERVATION COMMISSION  
MEETING MINUTES  
Thursday, October 20, 2016 at 3:00 P.M.**

The Historic Preservation Commission Response Visit team was called to order by Chairman Stelling at 3:05 pm. Commissioner Jeff Erickson; and Commissioner Kevin O'Brien; and Commissioner Maria Veronico were present.

**1. Review and consideration of completed work relating to a Certificate of Appropriateness application with Ide Fine Jewelry located at 348 N. Pine Street.**

- Chairman Stelling introduced and opened this item for discussion.
- Paul Schroeder, owner, stated the capping was gray like the stone prior to the new bronze capping. Commissioner Erickson explained the upper and lower section of the building should be uniform. Commissioner Veronico and Commissioner O'Brien commented the wide trim next to the window is too dark and should be painted yellow to match the lower windows. Chairman Stelling stated the trim was to be almond to match the lower half and not bronze. The Commissioners agreed the inside window should be almond, the inset by the window be bronze and the larger section around the window yellow.
- Commissioner O'Brien moved, and Commissioner Erickson seconded to recommend approval of the Certificate of Appropriateness to paint the larger section around the windows to the first inset yellow to match the existing lower half of the building and the rest of the inset of the window to be bronze.
- All were in favor and the motion carried.

**ADJOURNMENT**

Commissioner O'Brien moved, and Commissioner Weis seconded to adjourn the meeting at 3:20 p.m. *All were in favor and the motion carried.*

Recording Secretary,

Kristine Anderson  
Administrative Assistant



**CITY OF BURLINGTON**

**Building & Zoning Department**  
300 N. Pine Street, Burlington, WI, 53105  
(262) 342-1164 – (262) 763-3474 fax  
www.burlington-wi.gov

<b>Historic Preservation Commission Item:</b> 7A	<b>Date:</b> October 27 <sup>th</sup> , 2016
<b>Submitted By:</b> Gregory Guidry, Building Inspector	<b>Subject:</b> Certificate of Appropriateness for 580-588 N. Pine Street

**Details:**

David Flitcroft of Flitcroft Rentals is requesting approval of a Certificate of Appropriateness located at 580-588 N. Pine Street. The proposed project consists of:

- The removal of current old roofing used as siding and replacing with a new Smart Siding using the lap siding technique at 4 inch intervals.
- The removal and replacement of three single hung windows with new vinyl type.
- The replacement of existing door with a new metal exterior door.

It should be noted that the owner has already completed the replacement of the rear stairs due to the dilapidated and unsafe condition. The stair replacement was considered maintenance and was not necessary for Historic Preservation Commission approval.

Gregory Guidry, Building Inspector, recommends approval of this request, subject to conditions listed in his October 20, 2016 memorandum to the Commission.

**Financial Remarks:**

The approved items will be paid 100% by the owner.

**Executive Action:**

This item is for consideration to approve the Certificate of Appropriateness at the October 27, 2016 Historic Preservation Commission meeting and be placed on the November 1, 2016 Committee of the Whole and Common Council meetings for consideration.



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**To:** City of Burlington Historical Preservation Commission

**From:** Gregory Guidry, City Zoning Administrator

**Date:** October 20, 2016

**Re:** Certificate of Appropriateness at 580-588 N. Pine Street

**Desired Outcome:** Remove and replace old roofing currently used as siding and replace with a new Smart Siding using the lap siding technique at 4 inch intervals. Remove and replace three single-hung windows with new Crestline 24x42 double-hung vinyl windows to match the two existing windows and replace existing back door with a new Mastercraft 9 light metal exterior door. The siding color for the body will be Benjamin Moore HC-83 (Grant Beige) and Benjamin Moore HC-77 (Alexandria Beige) for the trim at the corners, windows and door.

**Location:** This project is located at 580-588 N. Pine Street in the back alley of the building

**Summary:** The owner was required by the City to remove and replace the rear stairs due to the dilapidated and unsafe condition. In the process some siding will need to be removed so an update of the rear façade of the building is practical. The stair replacement will be considered as maintenance and not need HPC approval. This Certificate of Appropriateness is for the siding, windows and back door only. The improvements meet the Historical Preservation District vision requirements.

**Recommendation:** I recommend that the Commission approve the Certificate of Appropriateness and recommend approval of this application to the Common Council, subject to the following conditions:

1. Permits shall be applied for and issued for all work.
2. All work shall be done per the submitted application and any additional requirements that may be made by the Commission.
3. Any deviation from the submittal shall come back before the Commission for approval.

Application for the Certificate of Appropriateness

Per section § 315-42 of the HPO Historic Preservation Overlay District zoning ordinance, the following application must be completed when alterations in the architectural appearance of any structure within the HPO district is proposed.

Please provide the following:

1. Architectural plans, elevations, photographs, color samples and/or perspective drawings and sketches illustrating the design and character of all proposed alterations (except painting, see below) must be submitted. Said elevations and drawings shall indicate the location and placement of all auxiliary building equipment such as heating, ventilating, and/or air-conditioning equipment. These drawings are to be completed to a recognized architectural scale with the name of the project noted. Building plans shall be submitted with all detail drawn on each elevation. Plans drawn with partial building details indicated will be returned to the Applicant for redrafting.

For alterations consisting of painting only, color samples and photographs shall be submitted indicating the areas to be painted.

2. Applicant Name: DAVID FLITCROFT
  3. Contact Name: TOM STELLING OR DAVID FLITCROFT
  4. Name of Tenant: \_\_\_\_\_
  5. Name of Business: \_\_\_\_\_
  6. What is (are) the existing use(s) of the building? MIXED-USE
  7. Telephone Number: (262) 742-3004 Facsimile Number: (331) 826-2356
  8. E-Mail Address: FLITCROFT RENTALS @ GMAIL.COM
  9. Project Address: 580-588 N PINE ST, Burlington, WI
  10. Mailing Address: P.O. BOX 672, ELKHORN, WI 53121
  11. Does the applicant own the project building?  Yes  No
  12. If no, please list owner's name and address: \_\_\_\_\_
  13. Architect or engineer's name and address: STELLING & ASSOCIATES  
181 W CHESTNUT ST, BURLINGTON, WI 53105
  14. Date of submittal of plans: 10-19-16
  15. Scale of drawings noted on each drawing: AVAILABLE @ 1/4" = 1'-0"
  16. Building type, size and location: MASONRY & WOOD (SEE PLANS)
  17. Height of building: EXISTING
  18. Exterior material samples to be provided: 4" SMART SIDING, 5/4 CORNER BOARDS  
PAINT: BODY - BENJAMIN MOORE - HC-83 - GRANT BEIGE  
TRIM - CORNERS BM - HC-77 - ALEXANDRIA BEIGE
- NOTE: Please supply material samples of all exterior alterations for the HPC meeting.  
WINDOW TO MATCH (REMOVE AND REPLACE) 30" x 30" WHITE VINYL  
SINGLE HUNG WITH INTERNAL WHITE GRIDS.
19. Proposed Start Date: AS DIRECTED 10-18-16
  20. Proposed Completion Date: 11-30-16

21. Additional information may be requested to include, but not limited to, the following:

- A. Photographs from the site adjacent neighboring structures and/or property;
- B. Detailed drawings of decorative elements of the buildings and/or structure(s);
- C. Sectional building or site drawings drawn to recognized engineering or architectural scale.

**NOTE: Please provide any and all information that will illustrate to the Commission the effect of the proposed change.**

**Property Owner**

DAVID FLITCROFT \_\_\_\_\_  
Print Signature Date

**Applicant**

DAVID FLITCROFT \_\_\_\_\_  
Print TOM STELLING Signature Thomas E. Stelling Date 10-19-16

Please reserve my position for Façade grant money in the event additional funding is made available in the future. I understand I would be required to complete a Façade Grant Application within 25 business days of notification of fund availability or I would lose my reserved position.



STOP! Have you included the following with your application?

1. Color photographs of current building façade, including some view of the buildings on either side for context;
  2. Architectural plans, elevations, and/or perspective drawings and sketches illustrating the design and character of all proposed alterations completed to a recognized architectural scale with the name of the project noted;
  3. Historic photos of your building as it appeared in the past. You are required to visit the Burlington Historical Society Museum at 232 North Perkins Blvd. for this information if your project includes façade renovations;
  4. Material samples of all exterior alterations; i.e., color samples, siding. Only one sample per design element is required;
  5. 10 copies of all supplemental information; i.e., drawings, renderings, elevations, photos/pictures, etc. that are not easily duplicated due to size or other restrictions.
- If any of the above pertain to your project and are not included with your application, your application will be considered INCOMPLETE and will not be placed on the meeting agenda for discussion.

THANK YOU FOR YOUR COOPERATION!



588  
NPINE  
SHERER GLOBE  
WARE CAFE

DO NOT ENTER  
FROM UP  
PARKING  
HERE  
←

TENANT  
PARKING  
ONLY  
UNAUTHORIZED  
VEHICLES WILL  
BE TOWED  
AT  
OWNER'S EXPENSE

SEP 29 2016

lap siding example



# SINGLE HUNG AND DOUBLE HUNG WINDOWS

Looking for a window that slides up and down without a lot of effort?  
Want a traditional style window updated for today? You found both  
with any of Crestline's single and double hung windows.



36" EXTERIOR SIDE DOOR

# EXTERNAL GRILLES



Half Moon



22"x14.5"



22"x36"  
9-Lite



22"x36"  
9-Lite

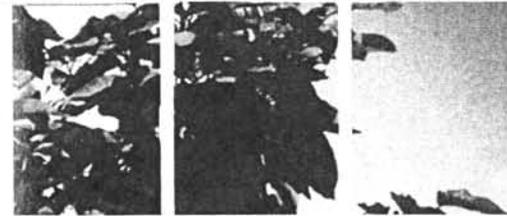


22"x64"  
15-Lite



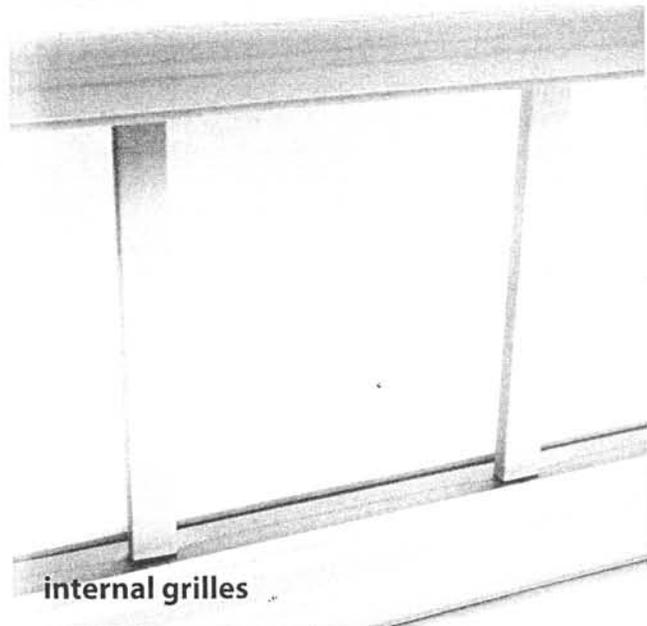
8"x36"

7"x64"

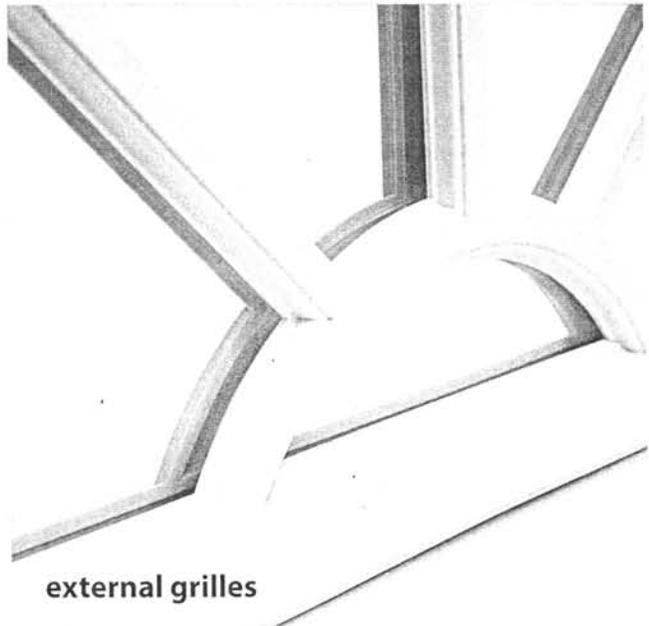


A  
B

### Obscurity Rating



internal grilles



external grilles



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<b>Historic Preservation Commission Item: 8A</b>	<b>Date: October 27, 2016</b>
<b>Submitted By: Megan Watkins, Director of Administrative Services</b>	<b>Subject: Façade Grant Funding</b>

**Details**

Attached please find the Façade Grant Funding report for Round 6 dated October 20<sup>th</sup>, 2016 with \$10,000 obligated funds, with two projects completed. Round 5 with \$14,368.62 obligated funds, attached for your convenience, continues to have five projects currently under construction.

**Executive Action:**

This item is for discussion only at the October 27, 2016 Historic Preservation Commission meeting.





PROJECT:  
**ALLEY RESTORATION**

PROJECT LOCATION:  
**584 PINE STREET  
 BURLINGTON, WI 53105**

PROJECT FOR:  
**DAVE FLITCROFT**

ARCHITECT:  
**STELLING & ASSOCIATES ARCHITECTS, LTD.**  
 181 WEST CHESTNUT STREET  
 BURLINGTON, WI 53105

**GENERAL CONSTRUCTION NOTES**

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE UDC (UNIFORM DWELLING CODE), ALL OTHER STATE LAWS AND LOCAL CODES AND ZONING ORDINANCES. THIS PROJECT IS SUBJECT TO FIELD INSPECTION.
- IF YOU BELIEVE THAT THERE ARE DISCREPANCIES IN THE PLANS OR QUESTIONS ARISE, NOTIFY THE ARCHITECT IMMEDIATELY. DO NOT SCALE DIMENSIONS FROM THE BLUEPRINTS; CONFORM TO ALL DIMENSIONS INDICATED.
- ARCHITECTURAL FLOOR PLANS - ALL DIMENSIONS ARE TO THE FACE OF STUDS AT ALL FRAMING AND TO THE FACE OF CONCRETE AT FOUNDATION UNLESS OTHERWISE INDICATED.
- THE CONTRACTOR SHALL REPORT IMMEDIATELY TO THE ARCHITECT ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THOSE SHOWN ON THE CONSTRUCTION DOCUMENTS.
- DESIGN ASSUMPTIONS:

**SOIL:**  
 BEARING CAPACITY ASSUMED TO BE 2,000 PSF. VERIFY EXISTING CONDITIONS AND REMEDIATION REQUIREMENTS WITH THE SOILS ENGINEERING REPORT AS NECESSARY.

**WOOD:**  
 2x6 PARALLEL PSL:

DESIGN STRESSES:	
SHEAR MODULUS OF ELASTICITY (G)	= 125,000 PSI
MODULUS OF ELASTICITY (E)	= 2,000,000 PSI
FLEXURAL STRESS (F <sub>b</sub> )	= 2,900 PSF*
COMPRESSION PERPENDICULAR TO GRAIN PARALLEL TO WIDE FACE TO STRANDS (F <sub>c</sub> <sup>⊥</sup> )	= 650 PSF**
COMPRESSION PARALLEL TO GRAIN (F <sub>c</sub> )	= 2,900 PSI
HORIZONTAL SHEAR PERPENDICULAR TO WIDE FACE OF STRANDS (F <sub>v</sub> )	= 290 PSI

\* FOR 12-INCH DEPTH. FOR OTHERS, MULTIPLY BY (12/d)  
 \*\* F<sub>c</sub><sup>⊥</sup> SHALL NOT BE INCREASED FOR DURATION OF LOAD

MUST BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S PRINTED REQUIREMENTS

REVIEW LOAD TABLE WITH LOCAL BUILDING INSPECTOR

**MASONRY:**

DESIGN STRESSES:	
MODULUS OF ELASTICITY (E)	= 1,900,000 PSI
FLEXURAL STRESS (F <sub>b</sub> )	= 2,600 PSF*
SHEAR MODULUS OF ELASTICITY (G)	= 118,750 PSI
MODULUS OF ELASTICITY (E)	= 2,510 PSI
COMPRESSION PERPENDICULAR TO GRAIN PARALLEL TO GRAIN LINE (F <sub>c</sub> <sup>⊥</sup> )	= 750 PSF**
HORIZONTAL SHEAR PERPENDICULAR TO GLUE LINE (F <sub>v</sub> )	= 285 PSI

\* FOR 12-INCH DEPTH. FOR OTHERS, MULTIPLY BY (12/d)  
 \*\* F<sub>c</sub><sup>⊥</sup> SHALL NOT BE INCREASED FOR DURATION OF LOAD

MUST BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S PRINTED REQUIREMENTS

REVIEW LOAD TABLES WITH LOCAL BUILDING INSPECTOR

**COLUMNS / POSTS:**

DOUGLAS FIR No. 2 OR BETTER; SIZE AS INDICATED ON PLANS  
 PRESSURE TREATED FOR OUTDOOR USE  
 MODULUS OF ELASTICITY (E) = 1,300,000 PSI

**JOISTS AND BEAMS:**

GRADE MEMBER No. 2 OR BETTER  
 EXTREME FIBER IN BENDING (F<sub>b</sub>) SINGLE = 1,275 PSI  
 MODULUS OF ELASTICITY (E) = 1,400,000 PSI

\*\*ALL STRUCTURAL BEAMS, COLUMNS, JOISTS, HEADERS AND CONNECTOR CONFIGURATIONS TO BE SIZED BY MANUFACTURER/SUPPLIER'S STRUCTURAL ENGINEER. FINAL SHOP DRAWINGS AND SPECIFICATIONS TO BE PROVIDED BY SUPPLIER TO CONTRACTOR FOR REVIEW AND VERIFICATION PRIOR TO CONSTRUCTION.

- PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL CAREFULLY EXAMINE THE SITE OF WORK AND VERIFY GRADE ELEVATIONS, UTILITIES AND OTHER EXISTING CONDITIONS WHETHER OR NOT SHOWN ON THE DRAWINGS. LOCATE ALL GENERAL SITE REFERENCE DATA FOR PROPERTY LINES AND GRADE ELEVATIONS AND TO THAT WORK WHICH IS NECESSARY TO PREVENT THEIR DISLOCATION OR DESTRUCTION.
- CONTRACTOR SHALL CLEAR THE CONTRACT WORK AREA ONLY. PROTECT EXISTING UTILITIES, TREES AND/OR NATURAL VEGETATION WHICH ARE REQUIRED TO REMAIN. THE CLEARING/FILLING/DITCHING OF THIS AREA SHALL BE ACCOMPLISHED IN A MANNER AS TO MINIMIZE THE RUN OFF OF SOIL AND SEDIMENT INTO THE STORM DRAINAGE SYSTEM AND ONTO ADJACENT OR DOWN STREAM PROPERTIES. EROSION CONTROL MEASURES SHALL BE INSTITUTED.
- ALL CONTRACTORS SHALL BE RESPONSIBLE FOR PROTECTING THE EXISTING SITE AND RETURNING IT TO ITS ORIGINAL CONDITION. ALL WASTE, TRASH AND RUBBISH SHALL BE REMOVED FROM THE SITE BY THE CONTRACTORS AND AT THE CONTRACTORS EXPENSE AND THE SITE SHALL BE RAKED AND SWEPT CLEAN AT THE COMPLETION OF THE PROJECT.
- TREES AND BRUSH WITHIN THE DRIVEWAY AND GARAGE AREA SHALL BE COORDINATED WITH THE OWNER AND REMOVED BY GENERAL CONTRACTOR
- MAINTAIN ACCESS TO ADJACENT PROPERTIES AT ALL TIMES.
- USE MEANS NECESSARY TO PREVENT DUST FROM BECOMING A NUISANCE TO THE PUBLIC, NEIGHBORS AND OTHER WORK BEING PERFORMED ON OR NEAR THE SITE.
- BARRICADE ADJACENT TO OPEN DEPRESSIONS AND HOLES OCCURRING AS PART OF THE WORK.
- GRADE AREAS ADJACENT TO GUIDELINES TO ACHIEVE DRAINAGE AWAY FROM BUILDINGS. SLOPE SIX OR GREATER AS MAY BE SHOWN FOR THE FIRST MINIMUM 6'-0" TOWARDS APPROVED DRAINAGE FACILITIES.
- PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION, CONTRACTOR SHALL VERIFY EXISTENCE AND LOCATION OF ALL EXISTING UTILITIES, INCLUDING SANITARY SEWER, STORM SEWER, WATER, GAS, ELECTRICAL, TELEPHONE, ETC. ANY DISCREPANCIES IN UTILITY LOCATIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL BUILDING DIMENSIONS AND SHALL IMMEDIATELY NOTIFY ARCHITECT OF ANY VARIANCE OR DISCREPANCIES AFFECTING CONSTRUCTION.
- ALL PENETRATIONS THROUGH EXTERIOR WALLS SHALL BE SEALED FOR ENERGY LOSS AND/OR RODENT INFILTRATION.
- UPON COMPLETION OF PROJECT, OBTAIN ALL FINAL INSPECTIONS AS REQUIRED BY LOCAL JURISDICTIONS AND FURNISH OWNER WITH EVIDENCE OF ALL SUCH INSPECTIONS AND CERTIFICATES OF OCCUPANCY.
- ALL SUB-CONTRACTORS MUST VISIT THE CONSTRUCTION SITE TO FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS. IF ANY QUESTIONS REGARDING EXISTING CONDITIONS AFFECTING SUB-CONTRACTOR EXIST, ADVISE OWNER IMMEDIATELY.
- ALL DOORS TO BE 4' 0" PERPENDICULAR WALLS. TYPICAL - GC TO ADJUST PER OWNER'S FINAL CASING SELECTION



NORTH  
 SITE LOCATOR MAP

**MATERIAL AND SYMBOL LEGEND**

	EARTH, UNDISTURBED		MATCH LINE
	EARTH, DISTURBED		DETAIL REFERENCE WITH NUMBER AND SHEET
	GRAVEL		INTERIOR ELEVATION MARK, DRAWING NUMBER AND SHEET REFERENCE
	CONCRETE		EXTERIOR ELEVATION MARK, DRAWING NUMBER AND SHEET REFERENCE
	BRICK		DRAWING NAME
	MASONRY		DRAWING NUMBER
	RIGID INSULATION		DRAWING ADDRESS TAG
	BATT INSULATION		SCALE
	STEEL		SECTION CUT MARK
	DRYWALL		REVISIONS
	WOOD / FINISHED		
	WOOD / CONTINUOUS BLOCKING		
	WOOD / NAILER		
	PLYWOOD		

**ABBREVIATIONS**

AFG	above finish floor	DF	drinking fountain	INT	interior	TEMP	temperature
AFS	above finish grade	E	east	JS	janitor's sink	TER	terrace
AFS PNL	above finish slab	EL	elevation	LAM	laminated	TER B	base terrazzo
ACS PNL	access panel	ELEV	elevator	LAV	lavatory	T&M	time & materials
AMD	acoustical metal deck	EP	epoxy	LL	live load	TOB	top of beam
ADDOM	addendum	EPB	epoxy base	M	marble	TFF	top of finish floor
ADDL	additional	EXIST	existing	MO	masonry opening	TOS	top of slab
A/C	air condition	EXT	exterior	MAX	maximum	TOPO	topography
ALUM	aluminum	EIFS	exterior insulation & finish system	MECH	mechanical	TYP	typical
ALT	alternate	EPS	expanded polystyrene board	MISC	miscellaneous	UNO	unless noted otherwise
APT	apartment	XPS	extruded polystyrene board	MC	modular carpet tile	VIF	verify in field
APFD	approved	EWS	eye wash station	MS	mop sink	VB	vinyl base
A/E	Architect/Engineer	FAC	facsimile	N	north	VCT	vinyl composition tile
BA	by allowance	FAX	facsimile	NS	no scale	VWC	vinyl wall covering
B PL	base plate	FM	factory mutual	OH DR	overhead door	WC	water closet
BLW	below	FT	feet	PT	paint	WH	water heater
BLT	borrowed light	F	female	P2P	primer w/ 2 coats paint	W	west
BB	bulletin board	FRP	fiber reinforced polyester	PLAM	plastic laminate	W/	with
BLDG	building	FR	floor	PLYWD	plywood	W/O	without
CPT	carpet	FC	file cabinet	PSI	pounds per square inch	WD	wood
CSWK	casework	FA	fire alarm	PREFAB	prefabricated	WP	workpoint
CLG	ceiling	FP	fire protection	PREFIN	prefinished		
CT	ceramic tile	FPL	fire place	QT	quarry tile		
CTB	ceramic tile base	FP	fire proof	QTB	quarry tile base		
CONC	concrete	FLR	floor	RCP	reflected ceiling plan		
CMLJ	concrete masonry unit	FD	footing	REBAR	reinforcing steel bars		
CB	catch basin	FTG	footing	RB	resilient base		
CH BD	chalkboard	GA	gage	RF	resilient flooring		
CO	cleanout	GALV	galvanized	RD	roof drain		
CLR	clear	GC	general contractor	RB	rubber base		
COL	column	GLJ LAM	glued laminated wood	RS	rubber sheet flooring		
CONC	concrete	GB	grab bar	RT	rubber tile		
CMJ	concrete masonry unit	GRAN	granite	SAN	sanitary		
CM	construction management	GYP BD	gypsum board	SAT	suspended acoustical tile		
CJ	control joint	HCP	handicapped	SC	sealed concrete		
CORR	corridor	HVAC	heating, ventilating & air conditioning	SV	sheet vinyl		
DEMO	demolition	HWY	highway	SS	solid surface		
DEPT	department	HC	hollow core	S	south		
DIA	diameter	HM	hollow metal	SF	square foot		
DW	dishwasher	HB	hose bib	ST	stain		
DR	door	HW	hot water	STRUCT	structure		
DR FR	door frame	HSKPG	housekeeping	TV	television		
DH	double hung	INSUL	insulation				
DWG	drawing						

**INDEX OF DRAWINGS**

T1	TITLE SHEET, INDEX, GENERAL NOTES, SITE LOCATOR MAP
AS100	EXISTING SITE PLAN AND PROPOSED STAIR REMODEL
A200	EXISTING ELEVATION AND PROPOSED ELEVATION

**NOTE**  
 GENERAL CONTRACTOR TO DISTRIBUTE ALL SHEETS IN SET TO SUBCONTRACTORS! DO NOT DISTRIBUTE PARTIAL SETS



PROJECT DESCRIPTION:  
**ALLEY RESTORATION**

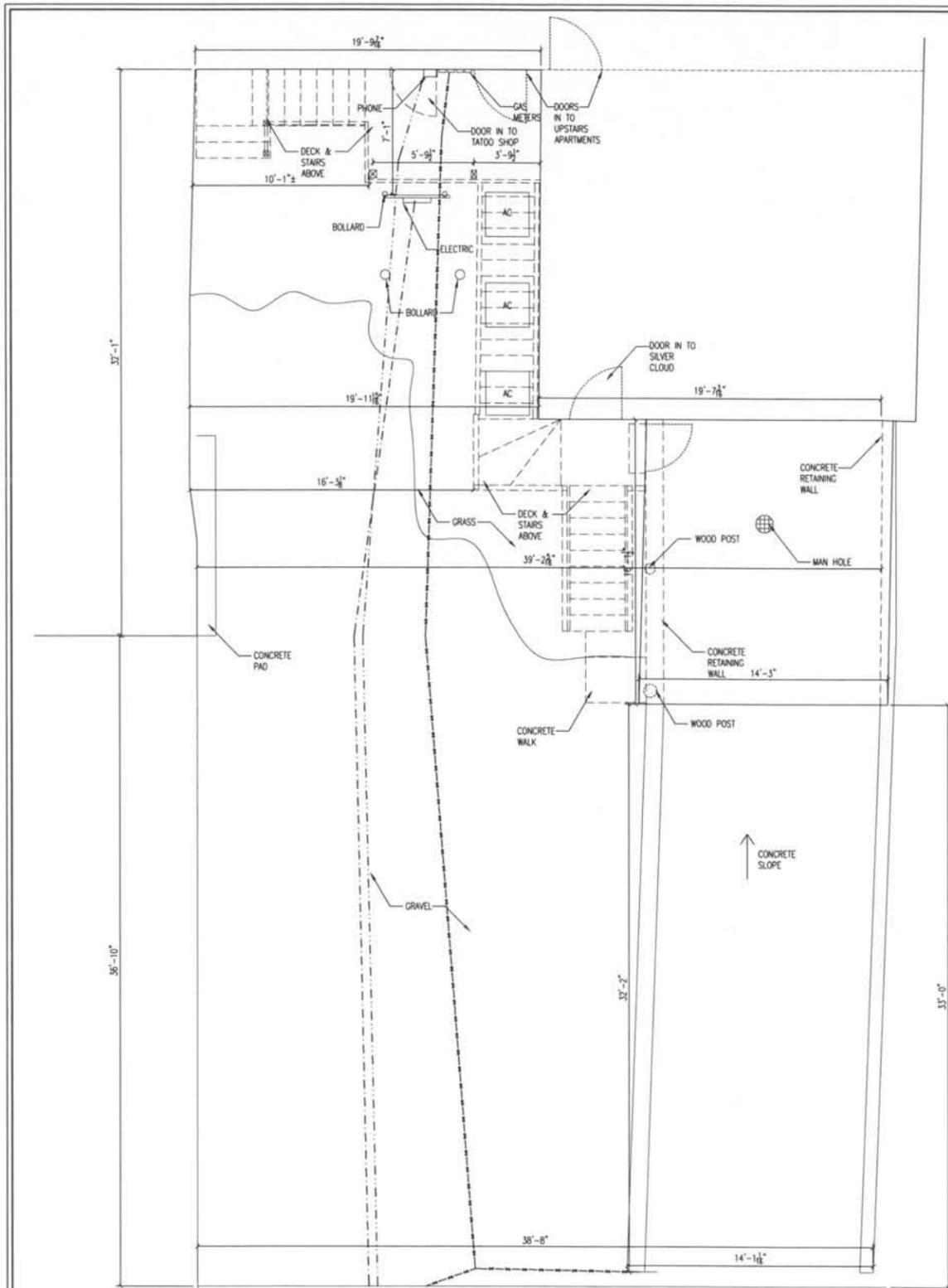
PROJECT FOR:  
**DAVE FLITCROFT**

584 PINE STREET  
 BURLINGTON, WI 53105

DRAWING DESCRIPTION:  
**TITLE SHEET, SITE, INDEX, GENERAL NOTES, SITE LOCATOR MAP**

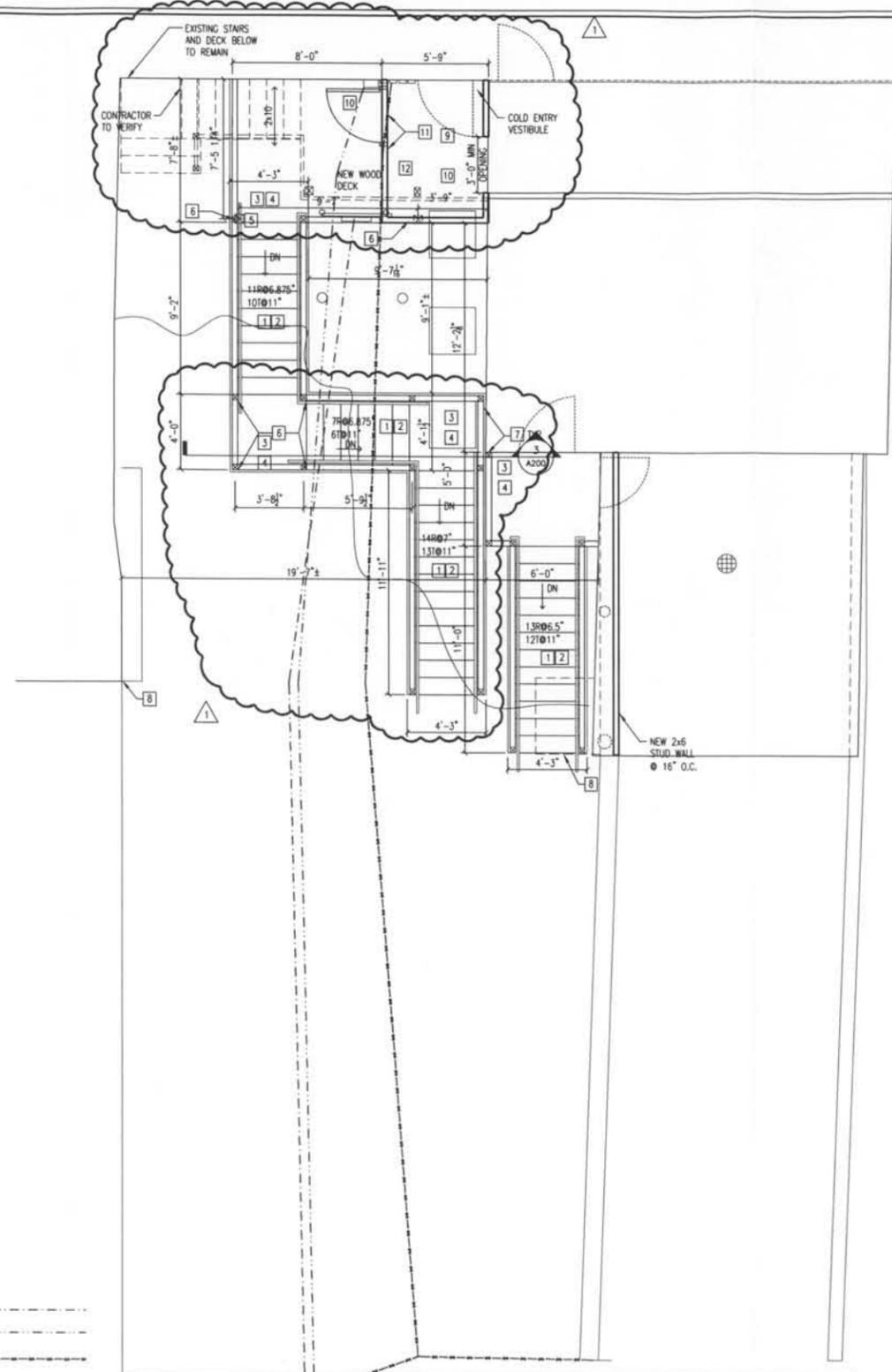
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DATE:	10-14-16
ARCHITECTS PROJECT NUMBER:	16024
SHEET NUMBER:	<b>A100</b>
	1 of 3



NORTH  
 1 EXISTING SITE PLAN  
 1/4" = 1'-0"

ALLEY WAY



- NOTES
- 1 2x12 TREATED TREADS
  - 2 3 2x12 TREATED STRINGERS EACH RUN UNLESS OTHERWISE NOTED
  - 3 2x6 TREATED DECKING
  - 4 2x10 TREATED DECK JOISTS @ 16" O.C.
  - 5 UPPER DECK HEADER/RIM JOIST 3 1/2" x 11 7/8" WOLMANIZED PARALLAMS ON ALL SIDES. ANCHOR TO EXISTING STRUCTURE. VERIFY SUBSTRUCTURE AND CONTACT ARCHITECT
  - 6 6x6 DOUG FIR TREATED SUPPORT POSTS. BRACE AT LOWER GUARDRAIL HEIGHT. USE A 16" DIAMETER SONOTUBE WITH 3 #4 BARS VERTICAL TO A DEPTH OF 4'-0" BELOW GRADE.
  - 7 4x4 DOUG FIR TREATED SUPPORT POSTS. BRACE AS REQUIRED BY CODE. USE A 12" DIAMETER SONOTUBE TO A DEPTH OF 4'-0" BELOW GRADE.
  - 8 REMOVE CONCRETE PAD OR WALKWAY AS NECESSARY FOR NEW WORK
  - 9 UPPER PORCH AREA TO BE REBUILT
  - 10 NEW 2'-10"x6'-8" EXTERIOR DOOR
  - 11 2x4 WOOD STUDS 16" O.C. 5/8" CDX SHEATING SIDING
  - 12 SIDING TO MATCH NEWLY SELECTED SIDING. SEE NOTE #2 ON A200 FOR ADDITIONAL INFORMATION



NORTH  
 2 PROPOSED STAIR REMODEL  
 1/4" = 1'-0"

ALLEY WAY

NOTE  
 GENERAL CONTRACTOR TO DISTRIBUTE ALL SHEETS IN SET TO SUBCONTRACTORS! DO NOT DISTRIBUTE PARTIAL SETS

ALL DIMENSIONS MEASURED TO AND FROM FACE OF STUD  
 ALL ANGLES TO BE 90 DEGREES UNLESS OTHERWISE NOTED ON DRAWINGS  
 DO NOT SCALE FROM DRAWING  
 IF ANY QUESTIONS ARISE NOTIFY ARCHITECT IMMEDIATELY

STELLING & ASSOCIATES ARCHITECTS, LTD.  
 181 W. CRESTMOUNT STREET P.O. BOX 508  
 BURLINGTON, WI 53105  
 TELEPHONE: (262) 763-8725 FAX: (262) 763-1971

PROJECT DESCRIPTION  
 ALLEY RESTORATION  
 PROJECTION  
 DAVE FLITCROFT  
 554 PINE STREET  
 BURLINGTON, WI 53105

DRAWING DESCRIPTION  
 EXISTING SITE PLAN AND PROPOSED STAIR REMODEL

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EXISTING ELEVATION, PROPOSED ELEVATION, & STAIR SECTION

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 1 10-14-16

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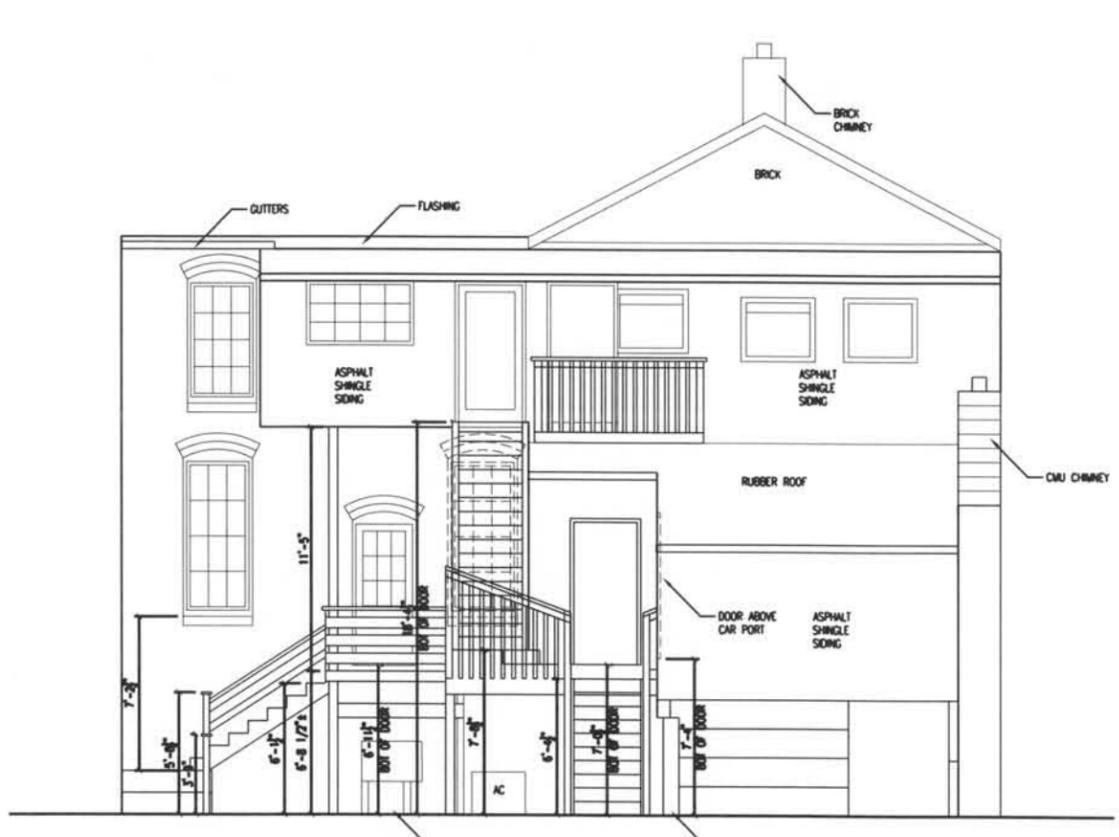
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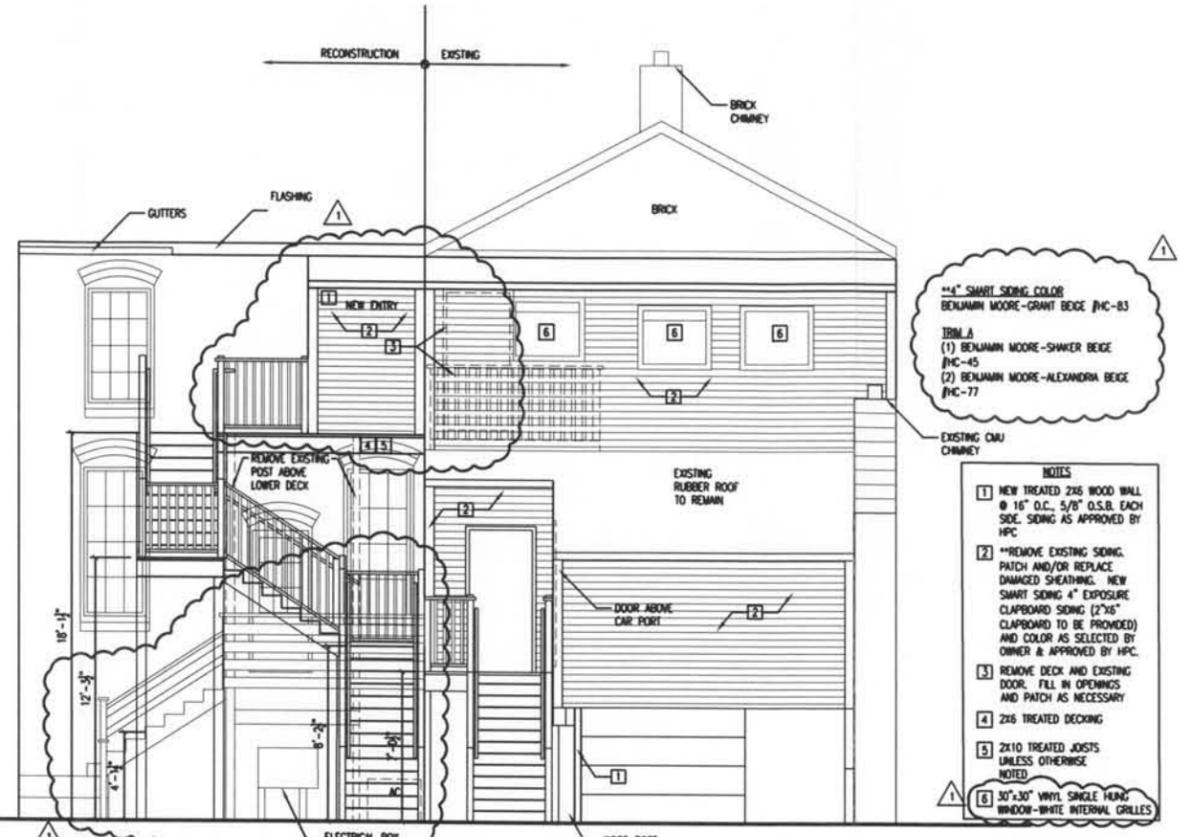
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 16024

SHEET NUMBER  
**A200**

3 of 3

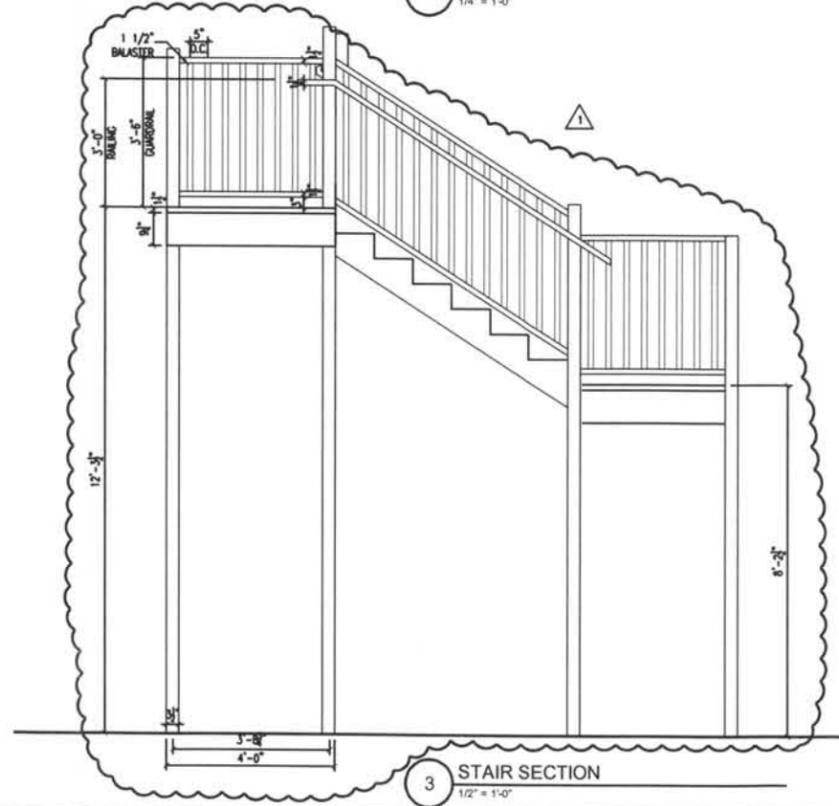


1 EXISTING EXTERIOR ELEVATION  
 1/4" = 1'-0"



2 PROPOSED EXTERIOR ELEVATION  
 1/4" = 1'-0"

- NOTES
- 1 NEW TREATED 2X6 WOOD WALL @ 16" O.C., 5/8" O.S.B. EACH SIDE. SIDING AS APPROVED BY HPC.
  - 2 \*\*REMOVE EXISTING SIDING, PATCH AND/OR REPLACE DAMAGED SHEATHING. NEW SMART SIDING 4" EXPOSURE CLAPBOARD SIDING (2"x6" CLAPBOARD TO BE PROVIDED) AND COLOR AS SELECTED BY OWNER & APPROVED BY HPC.
  - 3 REMOVE DECK AND EXISTING DOOR, FILL IN OPENINGS AND PATCH AS NECESSARY.
  - 4 2X6 TREATED DECOR.
  - 5 2X10 TREATED JOISTS UNLESS OTHERWISE NOTED.
  - 6 30"x30" VINYL SINGLE HUNG WINDOW-WHITE INTERNAL GRILLES.
- EXISTING CMU CHIMNEY



3 STAIR SECTION  
 1/2" = 1'-0"

HANDRAILS AND GUARDRAILS AT STAIRS (PER IBC 2009 AND ANSI A117.1 - 2003)

HANDRAILS AT STAIR NOTES:

HANDRAILS SHALL BE PROVIDED ON BOTH SIDES OF STAIRS. HANDRAILS SHALL BE CONTINUOUS WITHIN THE FULL LENGTH OF EACH STAIR FLIGHT. INSIDE HANDRAILS ON SWITCH BACK OR DOGLEG STAIRS SHALL BE CONTINUOUS BETWEEN FLIGHTS OR RUNS. TOP OF GRIPPING SURFACES OF HANDRAILS SHALL BE 34" MINIMUM AND 38" MAXIMUM VERTICALLY ABOVE STAIR NOSINGS. HANDRAILS SHALL BE AT A CONSISTENT HEIGHT ABOVE STAIR NOSINGS. CLEAR SPACE BETWEEN HANDRAIL AND WALL SHALL BE 1-1/2" MINIMUM. GRIPPING SURFACES SHALL BE CONTINUOUS WITHOUT INTERRUPTION BY NIBEL POSTS, OTHER CONSTRUCTION ELEMENTS, OR OBSTRUCTIONS. HANDRAIL BRACKETS OR BALUSTERS ATTACHED TO THE BOTTOM SURFACE OF THE HANDRAIL SHALL NOT BE CONSIDERED OBSTRUCTIONS PROVIDED THEY COMPLY WITH THE FOLLOWING CRITERIA: NOT MORE THAN 20% OF THE HANDRAIL LENGTH IS OBSTRUCTED, HORIZONTAL PROJECTIONS BEYOND THE SIDES OF THE HANDRAIL SHOULD NOT OCCUR WITHIN 1-1/2" BELOW THE BOTTOM OF THE HANDRAIL, AND EDGES HAVE A .01" MINIMUM RADIUS. HANDRAILS SHALL HAVE A CIRCULAR CROSS SECTION WITH AN OUTSIDE DIAMETER OF 1-1/4" MINIMUM AND 2" MAXIMUM OR SHALL PROVIDE EQUIVALENT GRASPABILITY. HANDRAILS WITH OTHER SHAPES SHALL BE PERMITTED PROVIDED THEY HAVE A PERIMETER DIMENSION OF 4" MINIMUM AND 6-1/4" MAXIMUM AND PROVIDE THEIR LARGEST CROSS-SECTION DIMENSION IS 2-1/4" MAXIMUM. HANDRAILS AND ANY WALL OR OTHER SURFACES ADJACENT TO THEM SHALL BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS. EDGES SHALL HAVE .01" MINIMUM RADIUS. HANDRAILS SHALL NOT ROTATE WITHIN THEIR FITTINGS.

TOP EXTENSION AT STAIRS:

AT THE TOP OF STAIR FLIGHT, HANDRAILS SHALL EXTEND HORIZONTALLY ABOVE THE LANDING FOR 12" MINIMUM BEGINNING DIRECTLY ABOVE THE LANDING NOSING. EXTENSIONS SHALL RETURN TO A WALL, GUARD, OR THE LANDING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT.

BOTTOM EXTENSION AT STAIRS:

AT THE BOTTOM OF A STAIR FLIGHT, HANDRAILS SHALL EXTEND AT THE SLOPE OF THE STAIR FLIGHT FOR A HORIZONTAL DISTANCE EQUAL TO ONE TREAD DEPTH BEYOND THE BOTTOM TREAD NOSING. EXTENSIONS SHALL RETURN TO A WALL, GUARD, OR THE LANDING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT.

STAIRS:

HANDRAILS SHALL EXTEND BEYOND AND IN THE SAME DIRECTION OF STAIR FLIGHTS WITH THE FOLLOWING EXCEPTIONS:

1. CONTINUOUS HANDRAILS AT THE INSIDE TURN OF STAIRS AND RAMP.
2. EXTENSIONS ARE NOT REQUIRED FOR HANDRAILS IN ANGLES SERVING SEATING WHERE THE HANDRAILS ARE DISCONTINUOUS TO PROVIDE ACCESS TO SEATING AND TO PERMIT CROSSOVERS WITHIN THE AISLE.
3. IN ALTERATIONS, FULL EXTENSIONS OF HANDRAILS SHALL NOT BE REQUIRED WHERE SUCH EXTENSIONS WOULD BE HAZARDOUS DUE TO PLAN CONFIGURATION.

AT THE TOP OF A STAIR FLIGHT, HANDRAILS SHALL EXTEND HORIZONTALLY ABOVE THE LANDING FOR 12" MINIMUM BEGINNING DIRECTLY ABOVE THE FIRST RISER NOSING. EXTENSIONS SHALL RETURN TO A WALL, GUARD, OR THE LANDING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT.

AT THE BOTTOM OF A STAIR FLIGHT, HANDRAILS SHALL EXTEND AT THE SLOPE OF THE STAIR FLIGHT FOR A HORIZONTAL DISTANCE EQUAL TO ONE TREAD DEPTH BEYOND THE BOTTOM TREAD NOSING. EXTENSIONS SHALL RETURN TO A WALL, GUARD, OR THE LANDING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT. STAIRWAYS SHALL HAVE INTERMEDIATE HANDRAILS LOCATED IN SUCH A MANNER SO THAT ALL PORTIONS OF THE STAIRWAY WIDTH REQUIRED FOR EGRESS CAPACITY ARE WITHIN 30 INCHES OF A HANDRAIL. ON MONUMENTAL STAIRS, HANDRAILS SHALL BE LOCATED ALONG THE MOST DIRECT PATH OF EGRESS TRAVEL.

HANDRAIL ASSEMBLIES AND GUARDS SHALL BE ABLE TO RESIST A SINGLE CONCENTRATED LOAD OF 200 LBS. APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP, AND HAVE ATTACHMENT DEVICE AND SUPPORTING STRUCTURE TO TRANSFER THIS LOADING TO APPROPRIATE STRUCTURAL ELEMENTS OF THE BUILDING. INTERMEDIATE RAILS, BALUSTERS AND PANEL FILLERS SHALL BE DESIGNED TO WITHSTAND A HORIZONTALLY APPLIED NORMAL LOAD OF 50 LBS. ON AN AREA NOT TO EXCEED 1 SQ. FT. INCLUDING OPENINGS AND SPACE BETWEEN RAILS.

GUARDS:

OPEN GUARDS SHALL FORM A PROTECTIVE BARRIER NOT LESS THAN 42" HIGH MEASURED VERTICALLY ABOVE THE LEADING EDGE OF THE TREAD, ADJACENT WALKING SURFACE OR ADJACENT SEATBOARD AND SHALL HAVE BALUSTERS OR ORNAMENTAL PATTERNS SUCH THAT A 4" DIAMETER SPHERE CANNOT PASS THROUGH ANY OPENING UP TO THE REQUIRED GUARD HEIGHT. FROM A HEIGHT OF 36" TO 42" ABOVE THE ADJACENT WALKING SURFACES A SPHERE 4-1/2" IN DIAMETER SHALL NOT PASS. THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM RAIL AT THE OPEN SIDE OF A STAIRWAY SHALL BE A MAXIMUM SIZE SUCH THAT A SPHERE OF 6" IN DIAMETER CANNOT PASS THROUGH THE OPENING.

IN AREAS THAT ARE NOT OPEN TO THE PUBLIC WITH OCCUPANCIES IN GROUP I-3, F, H OR S, GUARDS SHALL NOT HAVE OPENINGS WHICH ALLOW PASSAGE OF A SPHERE 21" IN DIAMETER TO PASS.

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