



# AGENDA OF THE LANDMARKS COMMISSION

**WEDNESDAY, APRIL 16, 2025, 4:30 PM**  
**City Hall, Room 604 - The Harry Maier Room.**  
**Virtual attendance is also available via Zoom.**

## **A. Zoom Meeting Information.**

- I. Join Zoom Meeting Online:

<https://us02web.zoom.us/j/89692538356?pwd=azA0c1hWd3kxaklncGJzRXJQUW5qZz09>

Or call in by phone: +1 312 626 6799

Meeting ID: 896 9253 8356

Passcode: 973532

If you wish to speak at this public meeting or leave a comment, please fill out the online [Comment Form](#) prior to the meeting. More detailed [Zoom Instructions](#) can be found online.

## **B. Roll Call.**

- I. Members: Chair Ron Dehn, Ald. Jim Hutchison, Stephen Srubas, Susan Ley, David Siegel, Rebecca Derenne, and Al Gonzalez Valentine.

## **C. Approval of the Agenda.**

- I. Approval of the agenda for the Wednesday, April 16, 2025, meeting of the Landmarks Commission.

## **D. Approval of Minutes.**

- I. Approval of the minutes from the March 19, 2025, meeting.

## **E. Regular Business.**

- I. (COA 25-07) Consideration with possible action on a design review for a new sign located at 117 N Adams Street.

2. (COA 25-09) Consideration with possible action on a design review for a new garage located at 621 S Monroe Avenue.
3. (COA 25-10) Consideration with possible action on a design review for new windows located at 402 Dousman Street.

**F. Informational.**

1. Staff-level COA applications.
2. Staff update.
3. Date of next meeting: May 21, 2025.

**G. Adjournment.**

- 1) THIS MEETING IS RECORDED: THE VIDEO OF THIS MEETING AND MINUTES ARE AVAILABLE ONLINE AT [www.greenbaywi.gov](http://www.greenbaywi.gov)
- 2) ACCESSIBILITY: Any person wishing to attend who requires special accommodation because of a disability, should contact the City Safety Manager at 920-448-3125 at least 48 hours before the scheduled meeting time so that arrangements can be made.
- 3) QUORUM: Please take notice that a majority or quorum of the Common Council will attend this Landmarks Commission meeting and will constitute a meeting of the Common Council for purposes of discussion and information gathering relative to this agenda.
- 4) REPRESENTATION: The party requesting the communication, or their representative, should be present at this meeting.



Report to the  
**Landmarks Commission**  
of the City of Green Bay

## MEETING DATE

April 16, 2025

## PREPARED BY

Jason Flatt, Staff

## AGENDA ITEM # E.1

(COA 25-07) Consideration with possible action on a design review for a new sign located at 117 N Adams Street.

## BACKGROUND

117 N Adams, the former Wagner Building (now Angelina's), is a contributing building in the Downtown Historic District, built in 1900. The building maintains a relatively high degree of integrity.

This request for COA calls for a projecting sign to be added to the signage area above the storefront windows. The new projecting sign measures 15" tall, 20" wide, and 10" thick. The new sign includes a triskelion design with Gorgoneion at center, similar to the central design element on the flag of Sicily.

No information related to mounting hardware has been provided; however, LC staff notes that the current signage area above the storefront windows does not appear to be historic and no historic material is likely to be impacted should this sign be installed.

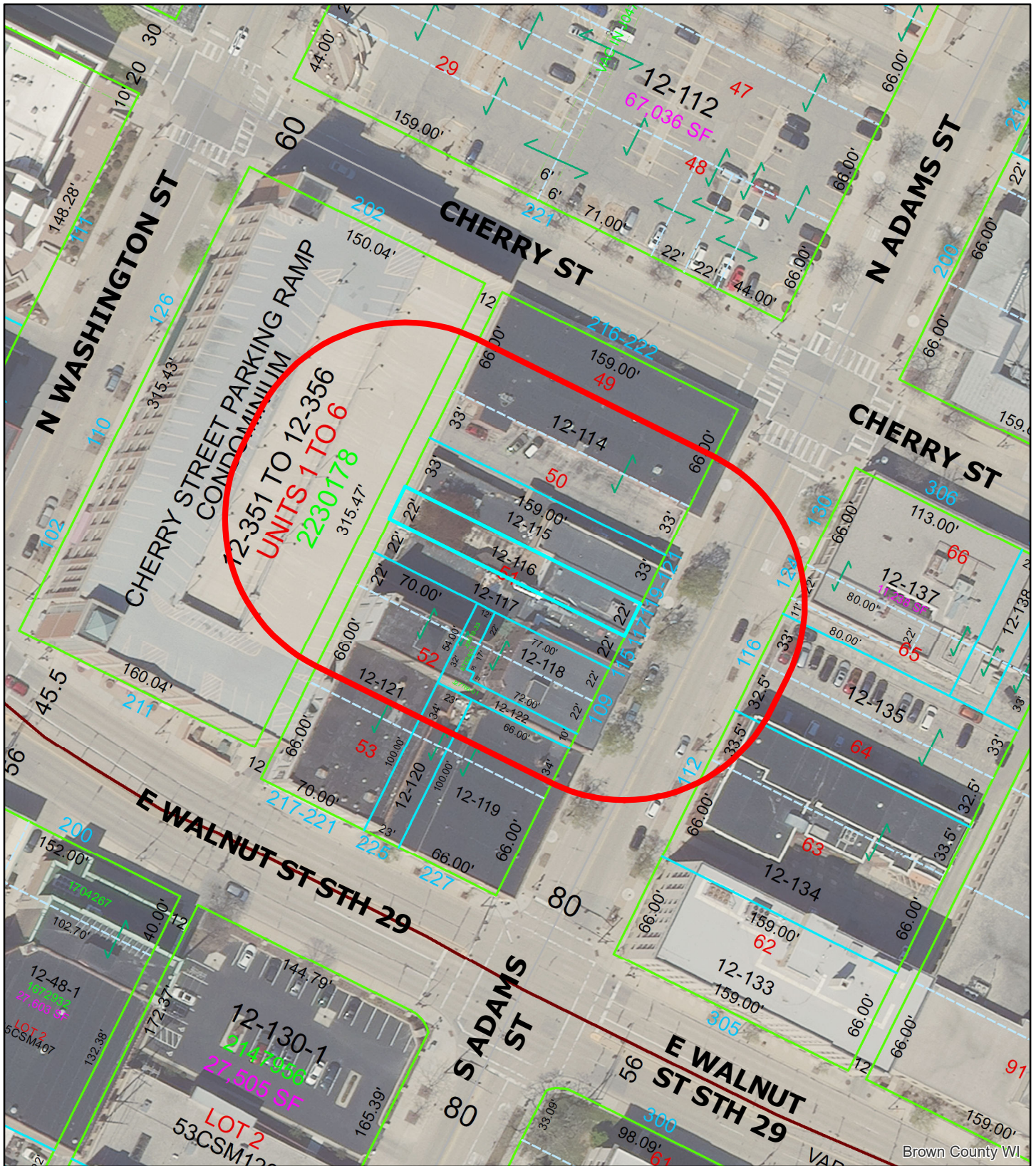
## RECOMMENDATION

LC staff recommends approval of the proposed sign installation.

## FISCAL IMPACT

## ATTACHMENTS

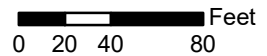
1. COA 25-07 Map
2. COA 25-07 Street View
3. COA 25-07 Sign Photo
4. COA 25-07 Sign Notes
5. COA 25-07 Application



Brown County WI



(COA 25-07) New Sign at  
117 N Adams Street



This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied. Map prepared by City of Green Bay Department of Community and Economic Development. E.R. 08 Apr 2025 X:\Planning\Basemaps\template\_8.5x11.mxd

117 N Adams Street

100' Notification Area



AD 1894

© 2013 Boudier

DELILAHS

© 2013 Boudier

© 2013 Boudier

Am

© 2013 Boudier

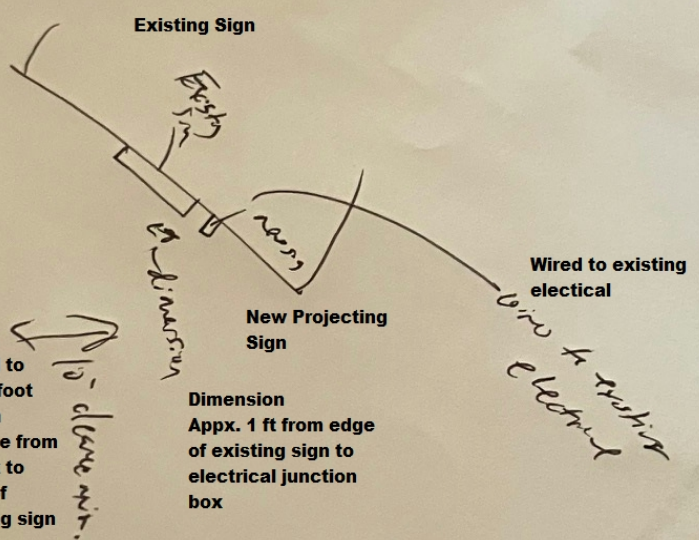
M





15x20x10"

15 inches tall  
20 inches wide  
10 inches depth





# CERTIFICATE OF APPROPRIATENESS APPLICATION

Department of Community and Economic Development  
100 N. Jefferson Street, Rm 608  
Green Bay, WI 54301-5026  
(920) 448-3300 - phone  
(920) 448-3426 - fax  
www.greenbaywi.gov

All fields must be completed before application will be processed.

File Number: \_\_\_\_\_

1. Address: 117 north Adams

2. Parcel #: 12-116

3. Owner of record: Eddie Boyce Phone: 920-437-7248

117 north (Address) Green Bay (City) WI (State) 54301 (Zip)

4. Applicant's Name: Eddie Boyce

117 north Adams (Address) Green Bay (City) WI (State) 54301 (Zip)

920-437-7248 (Office Phone #) 920-360-1438 (Cell Phone #) eb@anglinagb.com (E-mail Address)

5. Present use of Property: Restaurant

6. Description of Project: Describe each item of the project separately. Include existing condition(s) when describing item. Also, describe the proposed work, material(s) to be used and the impact the item would have on existing historic or architectural features of the property. (Attach additional sheets if necessary.)

Place a 15m x 20m fontage sign in the front of Building!

### 7. Attachments:

- Site Plan of the lot (Please indicate direction of north, dimensions, structures, etc.)
- Sketches, drawings, building and streetscape elevations, and/or annotated photos
- Exterior photos
- Specifications (materials) for the project
- Phased development plan for the project (if proposed in phases)
- Inspection report (required for demolition requests only)
- Cost estimates for all the proposed work \$1000
- Other (please explain): \_\_\_\_\_

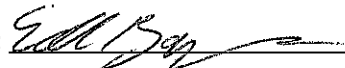
**CERTIFICATE OF APPROPRIATENESS APPLICATION (Continued)**

8. The following action is requested:

**Approval of COA by Landmarks Commission** (projects not listed below)

**Approval of COA by staff:** (Check all that apply)

- Roof repair/replacement
- Gutter repair/replacement
- Private sidewalk and driveway repair/replacement of the same dimensions and orientation
- Chimney repair and tuckpointing according to the Secretary of the interior standards and in appropriate color and design
- Installation of fences
- Storm window or storm door installation, repair, or replacement
- Installation of glass blocks in basement window openings
- Painting of existing unpainted brick
- Unattached nonvisible accessory structures
- Replacement of identical siding
- Replacement or repair to porches identical to existing style and materials
- Commercial sign replacement of identical dimensions

Petitioner Signature: 

Owner Signature: 

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Date Received: \_\_\_\_\_ Staff: \_\_\_\_\_



Report to the  
**Landmarks Commission**  
of the City of Green Bay

## MEETING DATE

April 16, 2025

## PREPARED BY

Jason Flatt, Staff

## AGENDA ITEM # E.2

(COA 25-09) Consideration with possible action on a design review for a new garage located at 621 S Monroe Avenue.

## BACKGROUND

621 S Monroe is a contributing property in the Astor NRHP Historic District, c. 1890. The house maintains a very good degree of historic integrity. This COA proposed building a detached garage (none currently present).

LC staff notes that the proposed detached garage is to be behind the house and largely hidden from view.

Per the Secretary of the Interior's (SOI) Standards for Rehabilitation, #9 and #10 are relevant.

9. New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale, proportion and massing to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

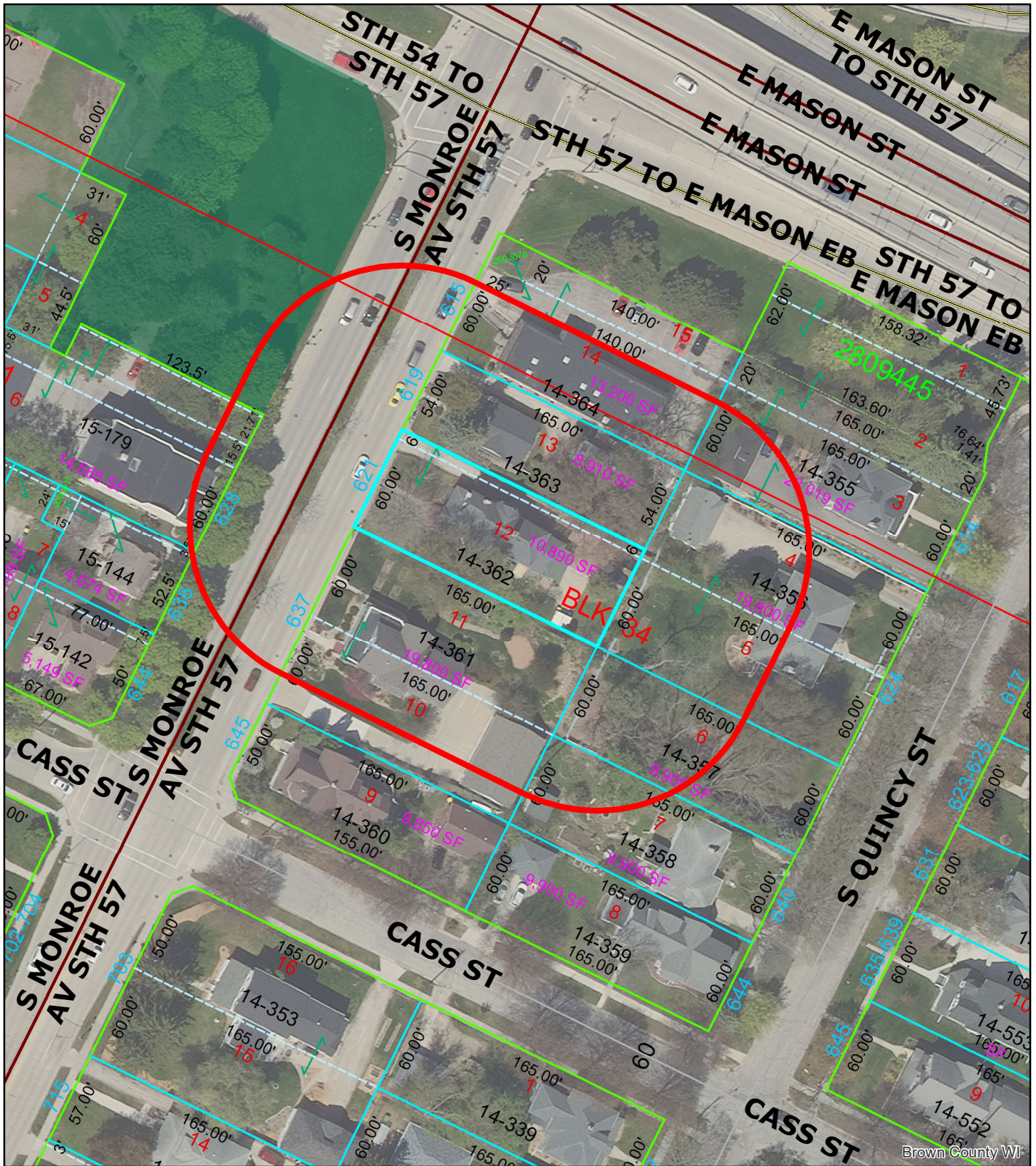
## RECOMMENDATION

LC staff recommends approval of the proposed garage noting that it satisfies the SOI standards for new construction and noting that its design is compatible with this property and the larger historic district.

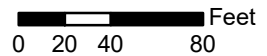
## FISCAL IMPACT

## ATTACHMENTS

1. COA 25-09 Map
2. COA 25-09 Street View
3. COA 25-09 Site Plan and Renderings
4. COA 25-09 Property Details, 621 S Monroe
5. COA 25-09 Application



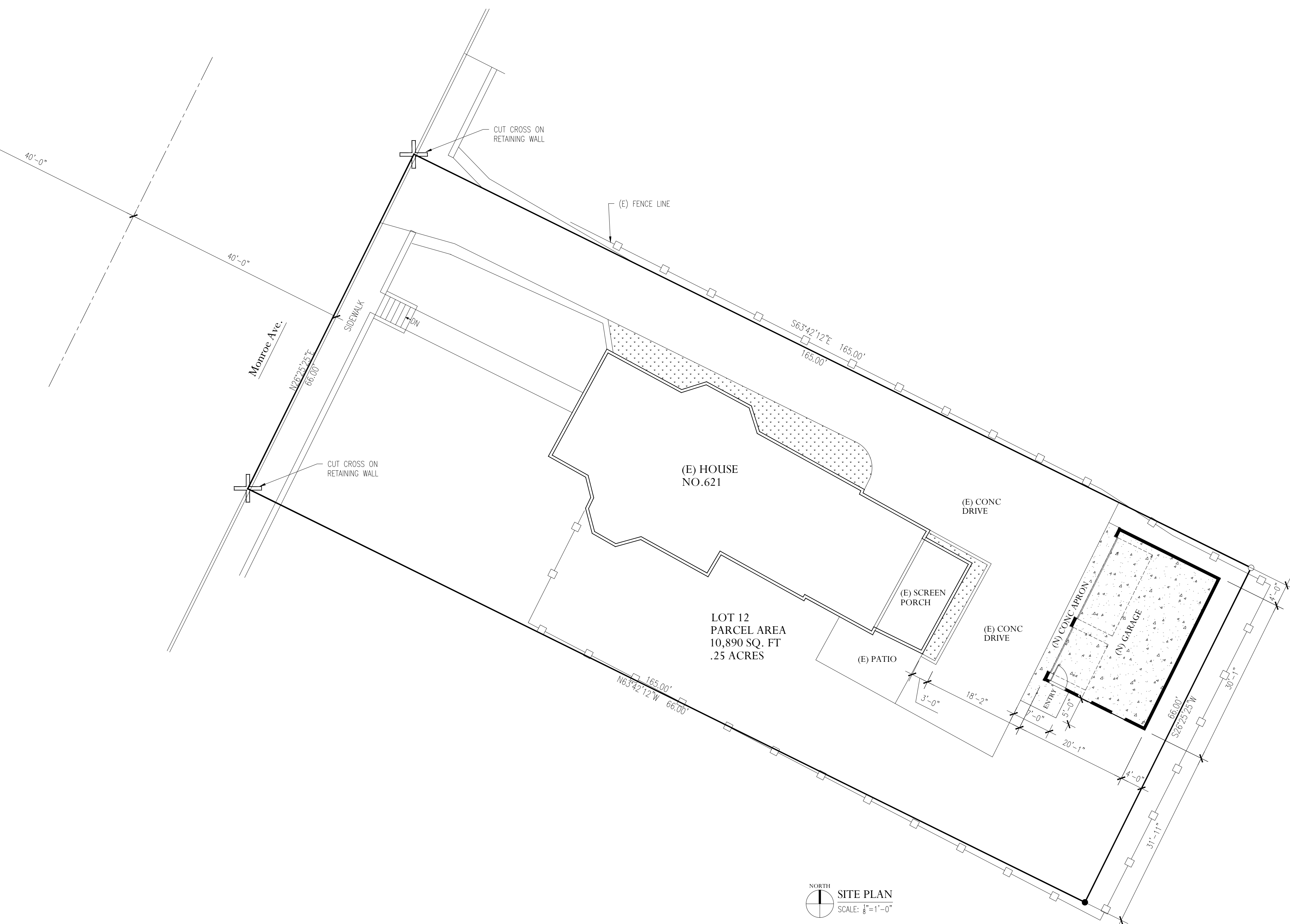
**(COA 25-09) New Garage at  
621 S Monroe Avenue**



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- 621 S Monroe Avenue
- 100' Notification Area





NORTH  
 SITE PLAN  
 SCALE: 1/8" = 1'-0"

**DISCLAIMER**  
 IT IS AGREED THAT ALTHOUGH EVERY EFFORT HAS BEEN MADE IN THE PREPARATION OF THESE PLANS FOR ACCURACY, THE GENERAL CONTRACTOR AND/OR OWNER MUST REVIEW ALL DIMENSIONS, DETAILS AND NOTES BEFORE BEGINNING ANY CONSTRUCTION AND ARE HEREBY HELD RESPONSIBLE FOR ALL NECESSARY RESOLUTIONS.

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**Daniels Garage**  
 621 Monroe Ave  
 Green Bay, WI

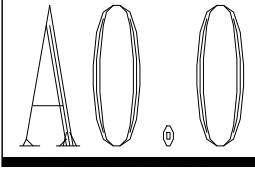
PROJECT NAME

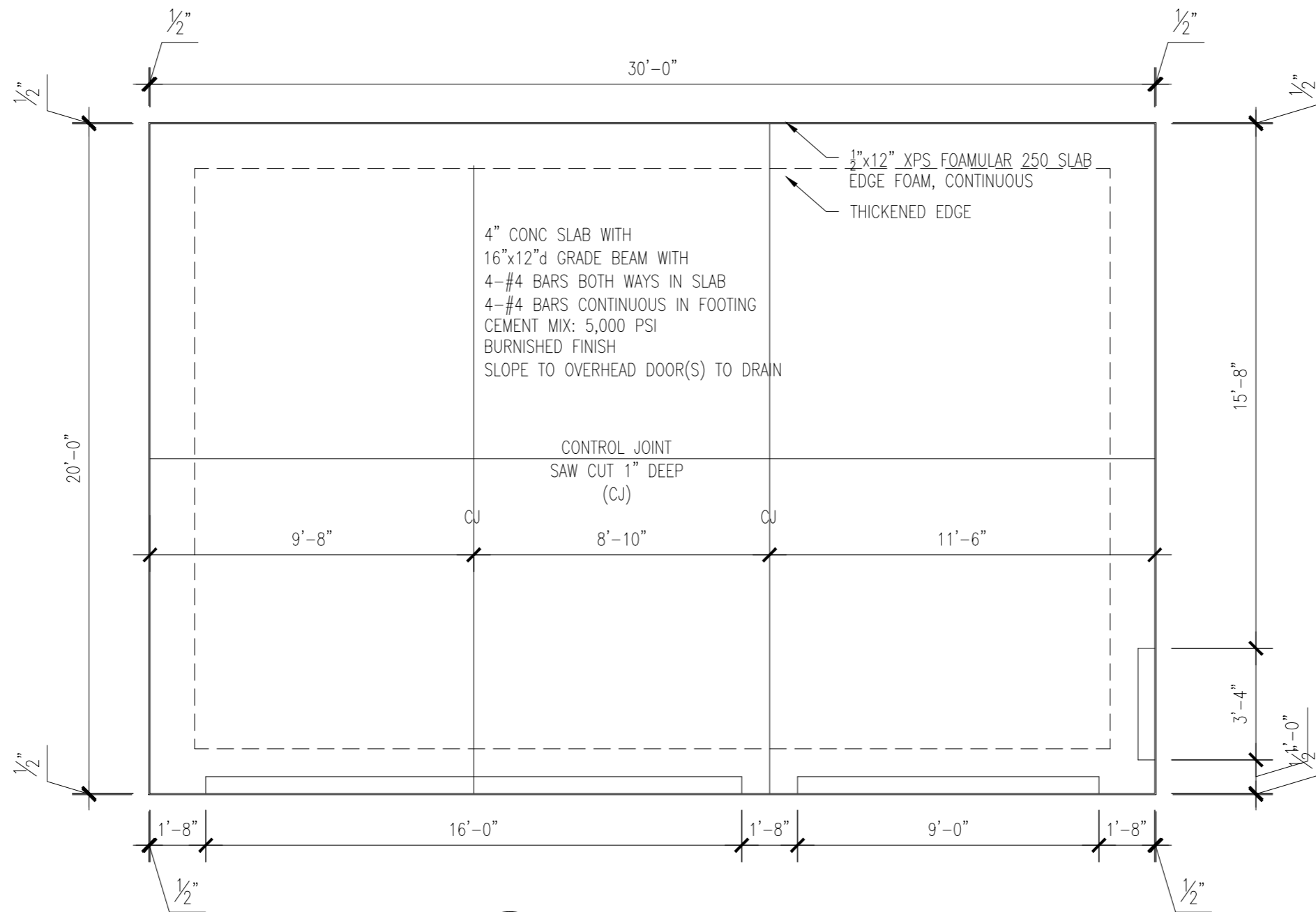
**CANTILEVER**  
 2884 Sunrise Road  
 Suamico, WI 54313  
 T: 920-360-5040  
 E: chad@cantilever.us

DESIGNER

PROJECT #25.3

DATE: 3/24/2025





NORTH

## FOUNDATION PLAN

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

DIMENSIONS:

\* EXTERIOR DIMENSIONS ARE 1/2" FOAM AND EDGE OF CONC AND ROUGH OPENINGS

**DISCLAIMER**  
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**Daniels Garage**  
621 Monroe Ave  
Green Bay, WI

PROJECT NAME

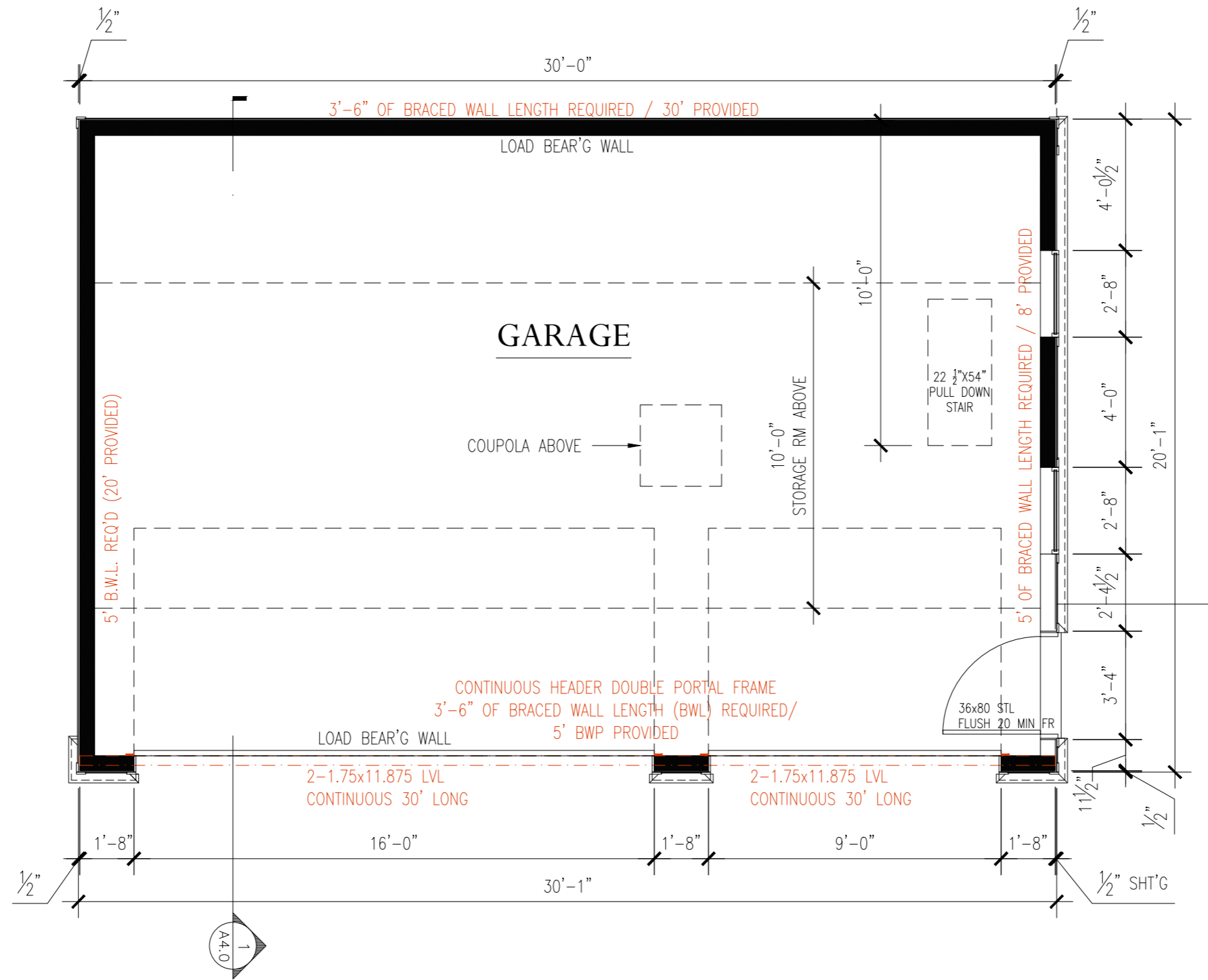
**CANTILEVER**  
2884 Sunrise Road  
Suamico, WI 54313  
T: 920-360-5040  
E: chad@cantilever.us

DESIGNER

PROJECT #25.3

DATE: 3/24/2025

**A3.0**



## FIRST FLOOR PLAN

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

DIMENSIONS:

\* EXTERIOR DIMENSIONS ARE FROM 7/16" SHEETING AND STUD

WALLS:

\* EXTERIOR WALLS: 2x6 WALLS, STUDS 16" O/C CS-WSP

SHEETING:

\* 7/16" OSB EXTERIOR CS-WSP SHEATHING NAILED 6" O/C ON EDGES AND 12" O/C FIELD

█ = BRACED WALL PANEL

\* MIN. BRACED WALL PANEL 41" LONG AT 8' TALL

PROJECT NAME

**CANTILEVER**  
2884 Sunrise Road  
Suamico, WI 54313  
T: 920-360-5040  
E: chad@cantilever.us

DESIGNER

PROJECT #25.3

DATE: 3/20/2025

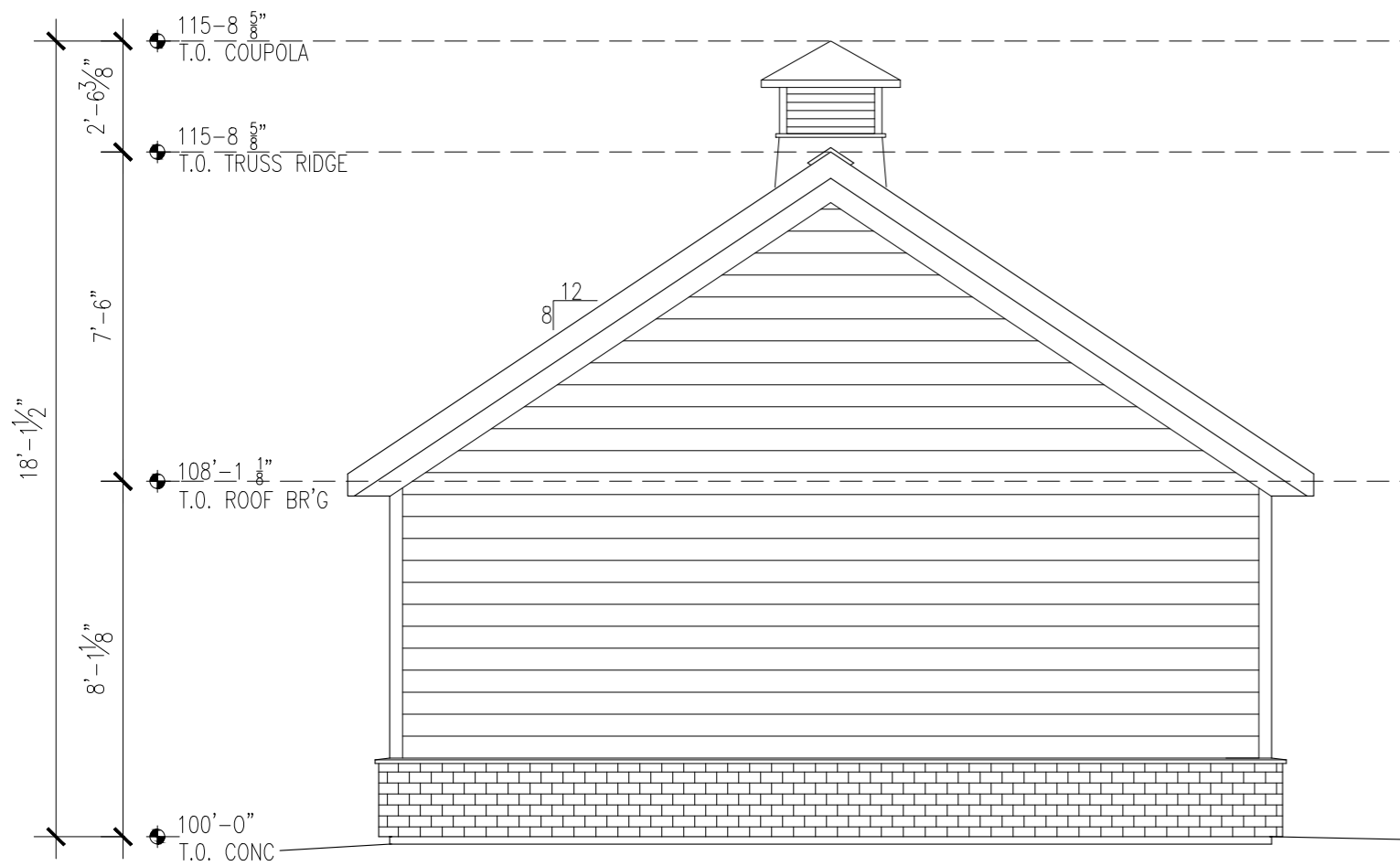
**A3.0**

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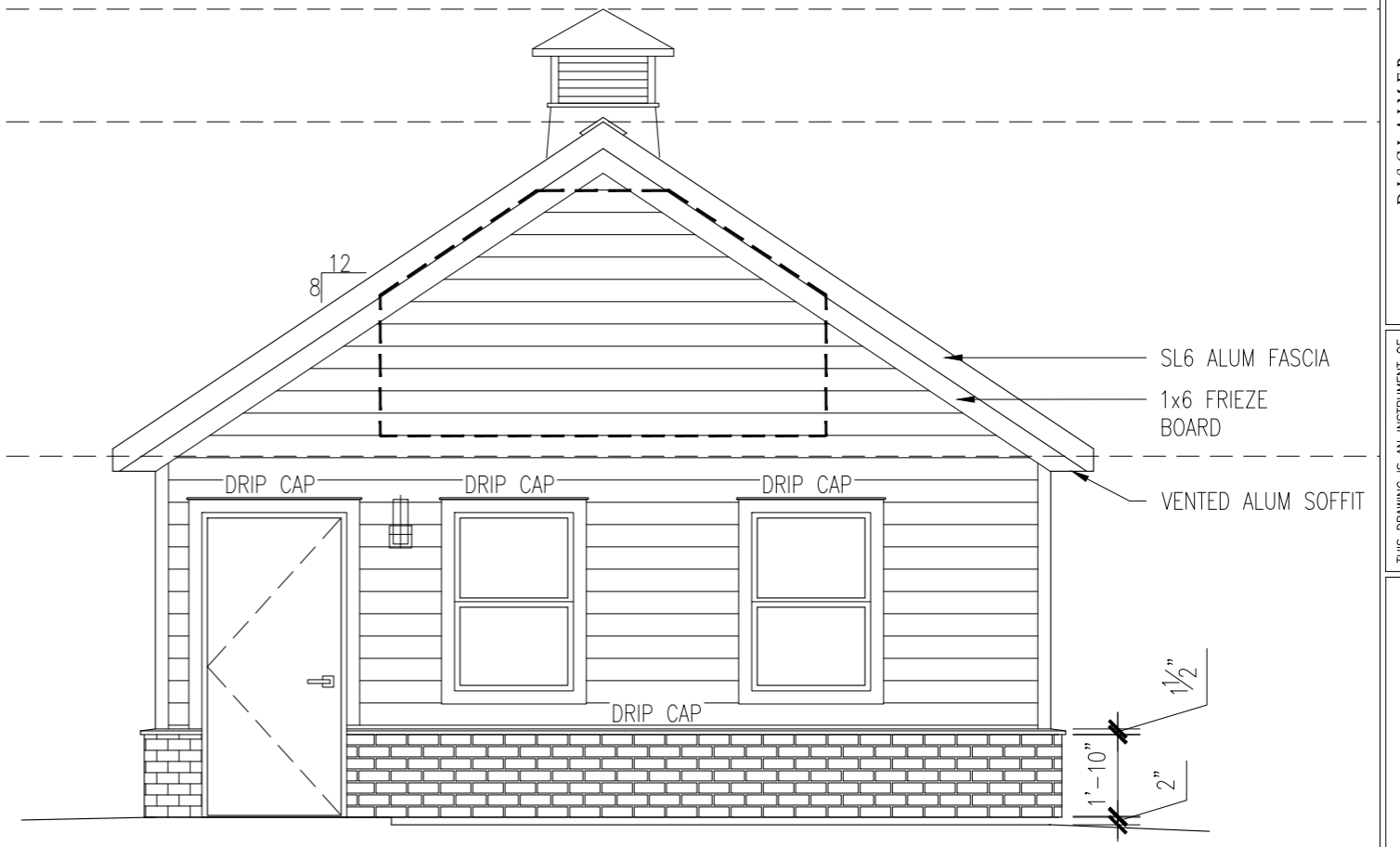
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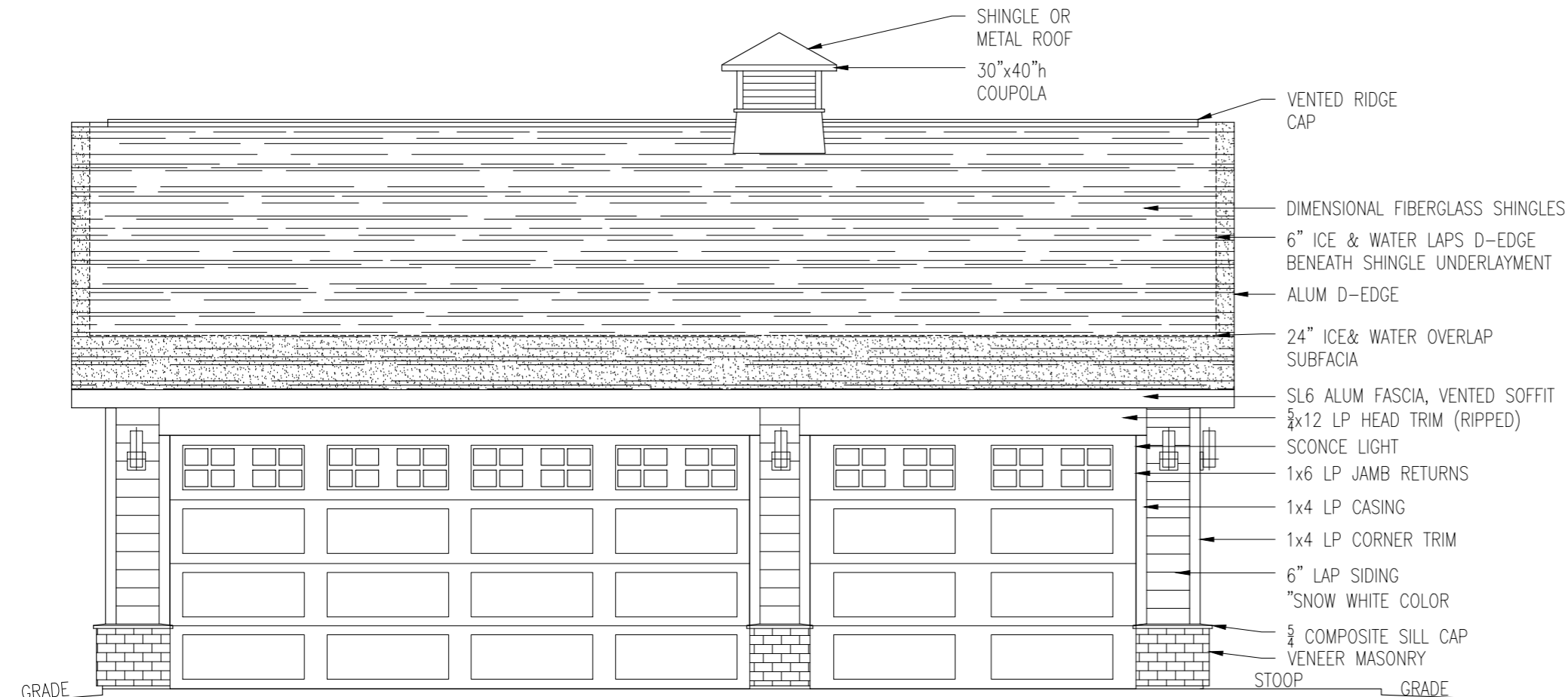
**NORTH ELEVATION**

SCALE:  $\frac{1}{4}$ "=1'-0"



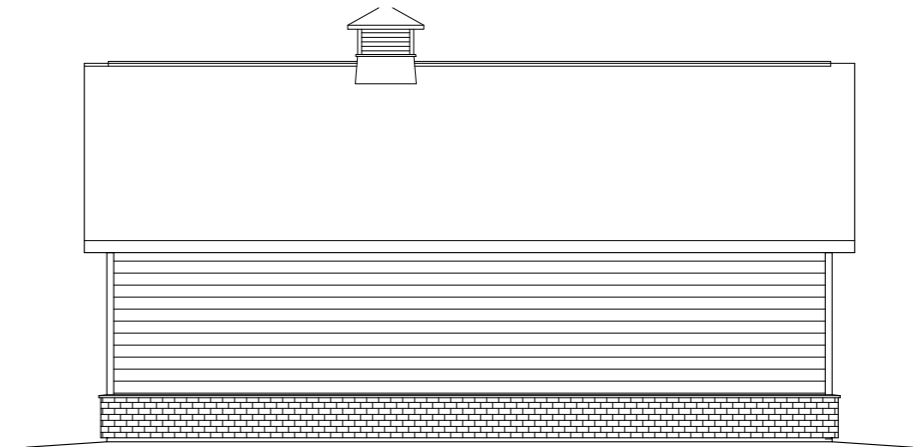
**SOUTH ELEVATION**

SCALE:  $\frac{1}{4}$ "=1'-0"



**West Elevation**

SCALE:  $\frac{1}{4}$ "=1'-0"



**East Elevation**

SCALE:  $\frac{1}{8}$ "=1'-0"

**DISCLAIMER**

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**Daniels Garage**  
621 Monroe Ave  
Green Bay, WI

PROJECT NAME

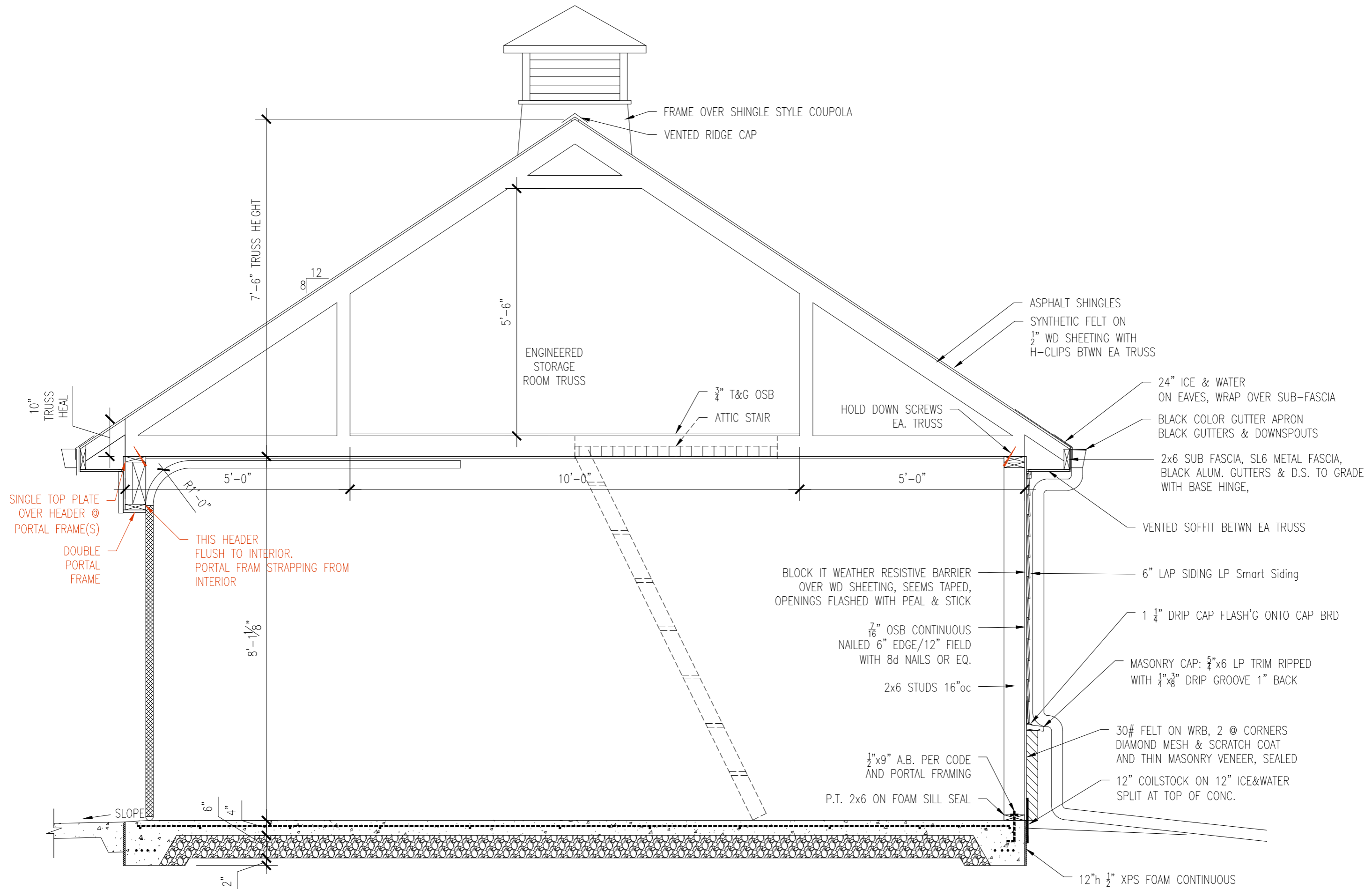
**CANTILEVER**  
2884 Sunrise Road  
Suamico, WI 54313  
T: 920-360-5040  
E: chad@cantilever.us

DESIGNER

PROJECT #25.3

DATE: 3/24/2025

**A3.0**



**SECTION**

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

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**Daniels Garage**  
 621 Monroe Ave  
 Green Bay, WI

PROJECT NAME

**CANTILEVER**  
 2884 Sunrise Road  
 Suamico, WI 54313  
 T: 920-360-5040  
 E: chad@cantilever.us

DESIGNER

PROJECT #25.3

DATE: 3/24/2025

**A4.0**

Address:	621	S Monroe	St			
Parcel No.:	14-362					
WI AHI No.:	53028					
Historic Name:	Patrick McCormick House					
	Chris and Billie Jo Dantoin House					
Built:	1890	c. 1890				
Historic Use:	house					
Architectural Style:	Queen Anne					
Wall Material:	clapboard					
Architect:						
National Register:	2/27/1980					
State Register:	1/1/1989					
Other:						
NRHP nomination link:						
	<a href="http://focus.nps.gov/pdfhost/docs/NRHP/Text/80000107.pdf">http://focus.nps.gov/pdfhost/docs/NRHP/Text/80000107.pdf</a>					
(district nomination)						
Notes:						
	"This home was constructed by Patrick McCormick, partner in 'McCormick & Bates,' a transfer business involved in wood, coal, hay, and other products. The home is a large two story frame structure of Queen Anne design.					
	Owner: Harriet Bender"					
	- per NRHP nomination					
Stewardship:						
Character -	Overall form & fenestration. Hipped roof with lower cross gables. Queen Anne style with many original features. Wrap-around porch. Clapboard profile siding (diagonal in gables). 1/1 windows with multi-pane storm windows. Brick chimneys. Vertical beadboard siding below 1st floor window sills. Flared clapboard belt between top of 1st story windows and bottom of 2nd story windows with mitred corners (corner boads elsewhere).					
Features -	Original siding. Bargeboards & scroll cut gingerbread panels in gables. Rafter tails under roof eaves. Corbels & brackets at porch, top of 2nd story, and in gables. Decorative frieze above 2nd story windows. Porch columns. Some original windows. Window casings.					
Alterations -	Porch step railing. Addition behind 2-story polygonal bay on north façade, at driveway. Foundation covered/insulated in areas below water table. Chimneys shortened.					
Misc -						



# CERTIFICATE OF APPROPRIATENESS APPLICATION

Department of Community and Economic Development  
100 N. Jefferson Street, Rm 608  
Green Bay, WI 54301-5026  
(920) 448-3300 - phone  
(920) 448-3426 - fax  
[www.greenbaywi.gov](http://www.greenbaywi.gov)

All fields must be completed before application will be processed.

File Number: \_\_\_\_\_

1. Address: 621 S Monroe Ave

2. Parcel #: 14-362

3. Owner of record: Jesse & Ashley Daniels Phone: 715.340.3487

<u>621 S Monroe Ave</u>	<u>Green Bay</u>	<u>WI</u>	<u>54301</u>
(Address)	(City)	(State)	(Zip)

4. Applicant's Name: Jesse Daniels

<u>621 S Monroe Ave</u>	<u>Green Bay</u>	<u>WI</u>	<u>54301</u>
(Address)	(City)	(State)	(Zip)

<u>715.340.3487</u>	<u>jesse.michael.daniels@gmail.com</u>
(Office Phone #)	(E-mail Address)

5. Present use of Property: Primary residence

6. Description of Project: Describe each item of the project separately. Include existing condition(s) when describing item. Also, describe the proposed work, material(s) to be used and the impact the item would have on existing historic or architectural features of the property. (Attach additional sheets if necessary.)

This project is for a new garage to be built at 621 S Monroe Ave. There is currently no  
garage on the property and we intend to build one in the northeast corner behind the house  
which is where a garage has stood in the past. The design is basic and not out of line with  
what nearby properties have for garages in size and style.

7. Attachments:

- Site Plan of the lot (Please indicate direction of north, dimensions, structures, etc.)
- Sketches, drawings, building and streetscape elevations, and/or annotated photos
- Exterior photos
- Specifications (materials) for the project
- Phased development plan for the project (if proposed in phases)
- Inspection report (required for demolition requests only)
- Cost estimates for all the proposed work
- Other (please explain): \_\_\_\_\_

**CERTIFICATE OF APPROPRIATENESS APPLICATION (Continued)**

8. The following action is requested:

**Approval of COA by Landmarks Commission** (projects not listed below)

**Approval of COA by staff:** (Check all that apply)

- Roof repair/replacement
- Gutter repair/replacement
- Private sidewalk and driveway repair/replacement of the same dimensions and orientation
- Chimney repair and tuckpointing according to the Secretary of the interior standards and in appropriate color and design
- Installation of fences
- Storm window or storm door installation, repair, or replacement
- Installation of glass blocks in basement window openings
- Painting of existing unpainted brick
- Unattached nonvisible accessory structures
- Replacement of identical siding
- Replacement or repair to porches identical to existing style and materials
- Commercial sign replacement of identical dimensions

Petitioner Signature: \_\_\_\_\_

Owner Signature: Jose Daniels

---

Date Received: \_\_\_\_\_ Staff: \_\_\_\_\_



Report to the  
**Landmarks Commission**  
of the City of Green Bay

**MEETING DATE**

April 16, 2025

**PREPARED BY**

Jason Flatt, Staff

**AGENDA ITEM # E.3**

(COA 25-10) Consideration with possible action on a design review for new windows located at 402 Dousman Street.

**BACKGROUND**

In February 2024, COA 24-02 for this property was approved with conditions. That COA has expired with the work not yet complete. A new COA is therefore required. The 2024 staff recommendation has been updated to reflect the current proposals.

402 Dousman is a contributing building in the Broadway-Dousman Historic District, added to the NRHP in 1999. This building was built circa 1906. Recent surveys have noted that the building has altered first floor display windows, smaller window inserts in the second story, and sealed window openings in the third story.

This request for COA calls for new windows to be installed at each floor in the primary façade. The proposed window replacements include:

- Marvin 1/1 sash types in the front with ebony clad exterior and visible light transmittance values of 0.52. An assortment of casement and single-pane windows are proposed for secondary and rear elevations (25 windows total)
- Marvin glass inswing doors on rear of each floor (one on 1st floor, two on 2nd floor, and two on 3rd floor)
- New storefront windows and doors with Kynar painted frames with an unspecified visible light transmittance value.

The applicant has been asked if this project will use state and/or federal tax credit programs. No response has been provided. The City has awarded ARPA subgrant funds to this project for new windows and new storefront.

Some of the more relevant portions of the Secretary of the Interior's Standards for Rehabilitation are as follows (note particularly #6).

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

In addition to the Secretary of the Interior's Standards, the Wisconsin State Historic Preservation Office has the following relevant requirements concerning replacement windows.

1. "A replacement window can have insulated glass as long as it does not compromise other important aspects of the window match. The glass must be clear and nonreflective with a visual light transmittance of 72 or higher."
2. "The metal clad or aluminum cannot have an anodized finish but rather must have a powdercoated paint or baked on finish."

Historic photos provided by the applicant show that glass block transom windows were once present at the first story storefront. These areas are currently covered with opaque paneling. It is currently unknown if any historic material (glass block transoms) remains in place, and no investigation of these areas has been reported. Additionally, the historic photos provided show a steel header beam above those storefront windows with decorative rosettes. The proposed storefront work calls for covering this header with "smooth face metal panels". As no investigation has been done, it is unclear what this steel header may currently look like.

## RECOMMENDATION

The February 2024 COA was approved with the following conditions.

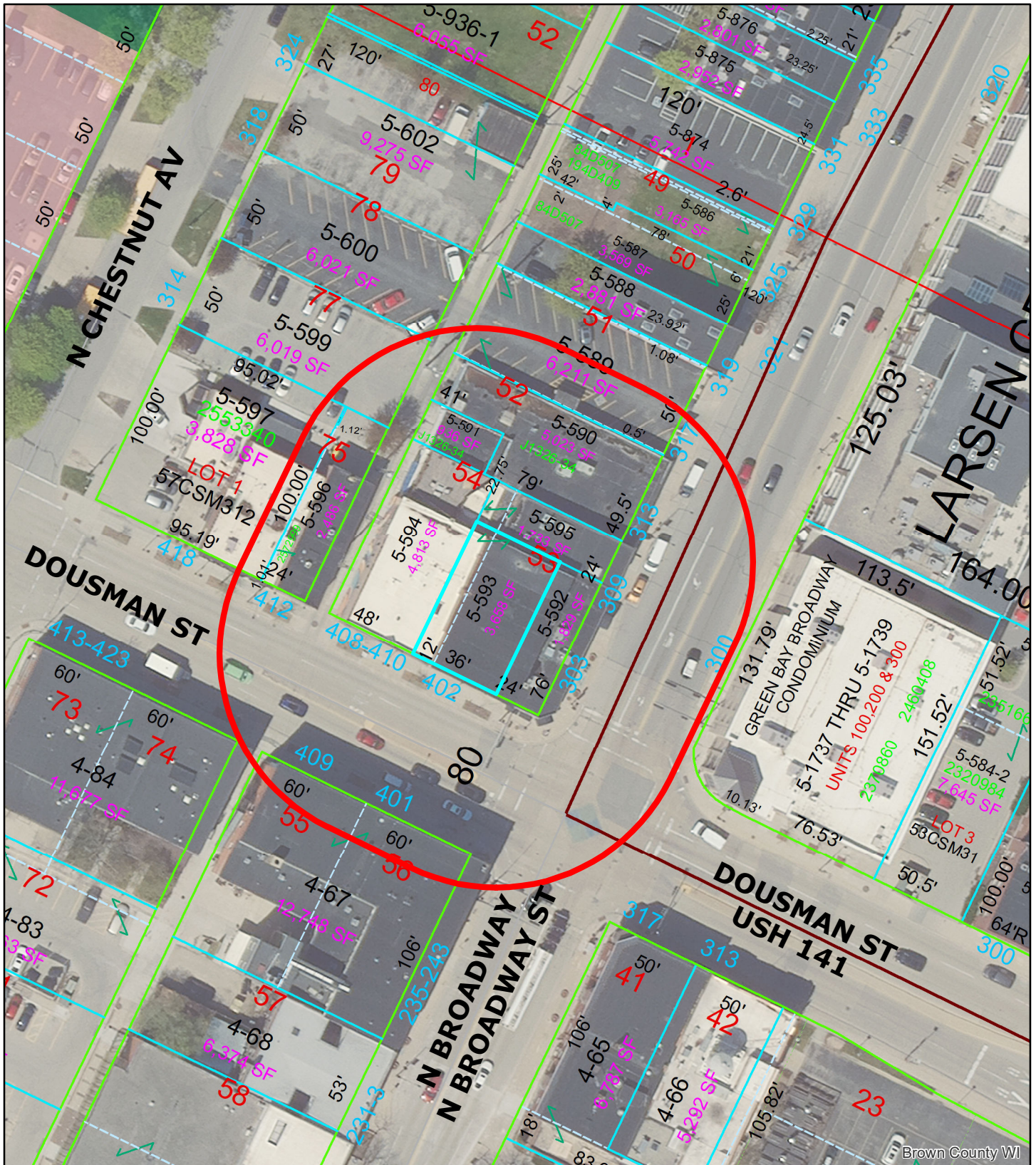
1. Such as there is no existing glass block in the transom window area, as displayed by applicant.
2. The steel header above the first-level storefront windows will be maintained and not covered by smooth metal panels.
3. All windows will have a painted finish and will not have an adonized finish.
4. The visual light transmittance for the first-level windows will be 72%.

LC staff feels that the same conditions apply here. Specifically, if historic material remains in the storefront area (transom windows, steel header, etc), that material must be repaired rather than replaced. All window and door frames must be painted (no anodized finish). The visual light transmittance for the storefront windows must be 72% or greater.

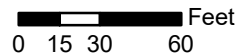
## FISCAL IMPACT

## ATTACHMENTS

1. COA 25-10 Map
2. COA 25-10 Full Building Rendering
3. COA 25-10 Window Details
4. COA 25-10 Window Order Specs
5. COA 25-10 Window Order Specs 2
6. COA 25-10 Application



(COA 25-10) New Windows at  
402 Dousman Street



This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied. Map prepared by City of Green Bay Department of Community and Economic Development. E.R. 08 Apr 2025 X:\Planning\Basemaps\template\_8.5x11.mxd

- 402 Dousman Street
- 100' Notification Area

# PROPOSED BUILDING ALTERATIONS FOR : MICHAEL SCHWANTES

402 DOUSMAN STREET  
GREEN BAY, WISCONSIN

## CODE ANALYSIS

USE AND OCCUPANCY  
LEVEL 3 ALTERATION  
R-2 APARTMENTS - B BUSINESS SEPARATED

OCCUPANT LOAD (APARTMENTS)  
5 OCCUPANTS PER UNIT UP TO 1,000 S.F. PER UNIT  
BASED ON 200 S.F. PER PERSON  
2,686 S.F. PER FLOOR OF R-2 OCC. / 200 = 14

TYPE OF CONSTRUCTION:  
TYPE VB - WOOD FRAME UN-PROTECTED

ALLOWABLE AREA PER FLOOR  
9,000 S.F. PER TABLE 506.2

BUILDING AREA  
EXISTING FIRST FLOOR AREA 3,270 S.F.  
EXISTING SECOND FLOOR AREA 3,270 S.F.  
EXISTING THIRD FLOOR AREA 3,270 S.F.  
TOTAL FLOOR AREA 9,810 S.F.  
TOTAL ALTERATION (PROJECT AREA) 9,810 S.F.

SANITARY FIXTURE REQUIREMENTS:  
R-2 RESIDENTIAL APARTMENTS  
MIN. (1) TOILET / (1) LAV. PER APARTMENT UNIT

### FIRE PROTECTION SYSTEM:

THE R-2 APARTMENTS TO BE FULLY SPRINKLERED PER NFPA-13R  
FIRST FLOOR B USE TO BE FULLY SPRINKLERED PER NFPA-13.

FIRE ALARM DETECTION SYSTEM PER IBC 907.2.4.1  
SMOKE DETECTORS INSTALL PER IBC 907.2.11.2  
EXIT SIGNS PROVIDE PER IBC 1013  
FIRE EXTINGUISHERS INSTALL PER IFC & LOCAL CODES

### FIRE FIGHTING APPARATUS

THE BUILDING IS LIMITED IN AREA  
THE FIRE LANE IS UNOBSTRUCTED  
THE FIRE LANE IS WITHIN 150' OF ALL PARTS OF THE EXTERIOR WALL  
WITH A MIN. UNOBSTRUCTED HEIGHT OF 11'-0"  
THE BUILDING IS 26'-0" TALL

### CONTROL AREAS

NO HAZARDOUS MATERIALS WILL BE STORED WITHIN THIS BUILDING  
PER TABLES 307.1(1) AND 307.1(2)

### ACCESSIBILITY REQUIREMENTS

ACCESSIBLE ENTRY ELEMENTS NOT REQUIRED ON CHANGE  
OF USE PER IEBC 1012.8.2

### GENERAL NOTES

CONSTRUCTION OF THIS BUILDING SHALL MEET OR EXCEED IBC 2015 AND ALL OTHER APPLICABLE ORDINANCES, CODES  
AND STANDARDS. IN THE CASE OF CONFLICT, THE MOST STRINGENT SHALL APPLY.

CONTRACTORS SHALL LOCATE ALL UTILITIES BEFORE CONSTRUCTION AND NOTIFY ARCHITECT AND OWNER OF ANY  
INTERFERENCES.

CONTRACTOR SHALL PROVIDE ALL BARRIERS, BARRICADES, FENCES AND SAFETY EQUIPMENT AND PRECAUTIONS  
REQUIRED BY ALL CODES AND SAFE CONSTRUCTION PRACTICES.

ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CODES OR AGENCIES HAVING JURISDICTION OVER THE  
PROJECT.

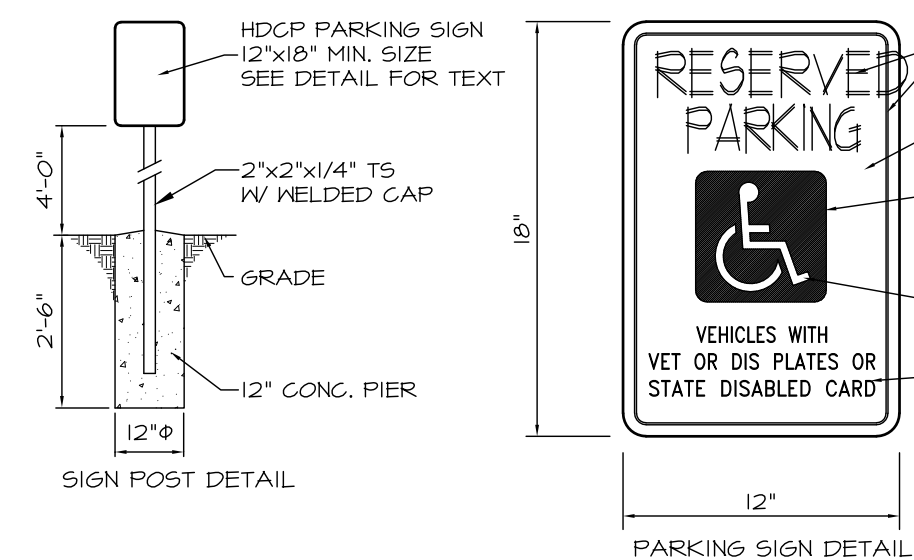
ALL MATERIALS SHALL BE INSTALLED PER MANUFACTURERS REQUIREMENTS AND RECOMMENDATIONS.

## DRAWING INDEX

- CS COVER SHEET & PROJECT INFO
- A1.0 EXISTING BASEMENT PLAN  
PROPOSED BASEMENT PLAN
- A1.1 EXISTING FIRST FLOOR PLAN W/ DEMOLITION  
PROPOSED FIRST FLOOR PLAN
- A1.2 EXISTING SECOND FLOOR PLAN W/ DEMOLITION  
PROPOSED SECOND FLOOR PLAN
- A1.3 EXISTING THIRD FLOOR PLAN W/ DEMOLITION  
PROPOSED THIRD FLOOR PLAN
- A1.4 PROPOSED ROOF PLAN
- A2.1 EXISTING & PROPOSED BUILDING ELEVATIONS  
EXISTING & PROPOSED COLORED ELEVATIONS
- A3.1 BUILDING SECTION
- A3.2 BUILDING SECTION & WINDOW DETAILS

FOR BID REVIEW

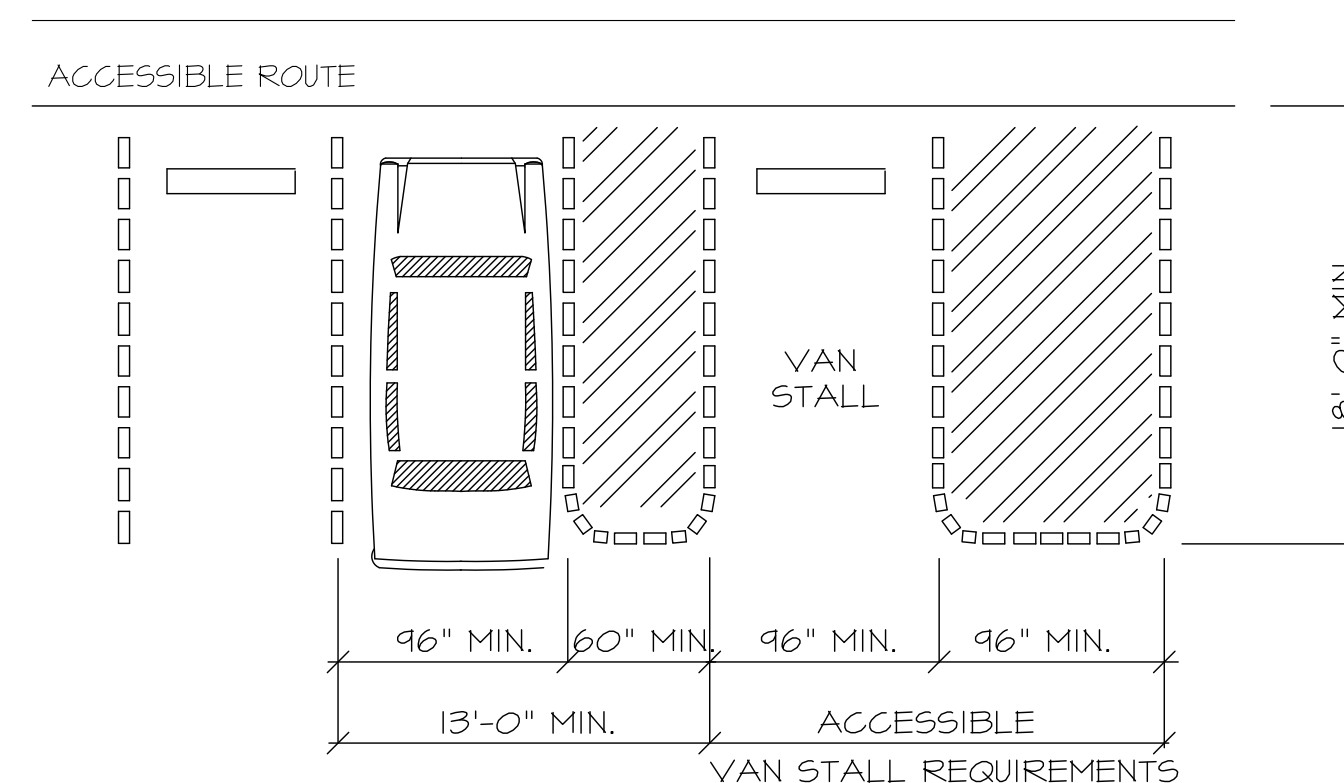
12/15/23



HDCP PARKING SIGN DETAILS  
NOT TO SCALE



INTERNATIONAL SYMBOL FOR  
BARRIER-FREE ENVIRONMENTS



PARKING SPACE DIMENSIONS  
N.T.S.

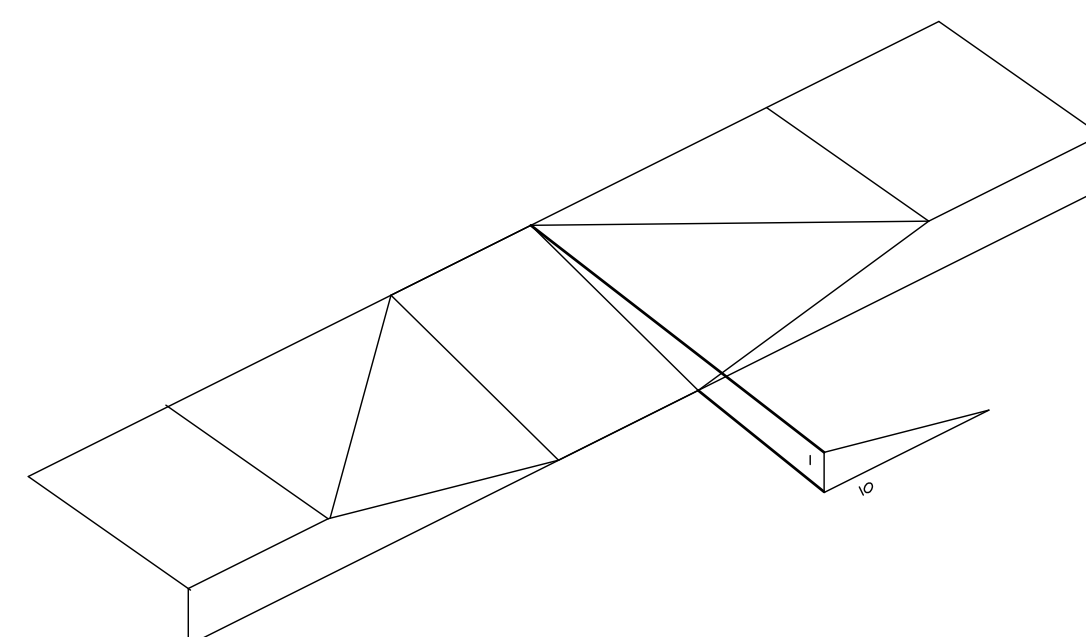
NOTE: IF ONLY ONE ACCESSIBLE STALL IS REQUIRED  
THAT STALL MUST BE VAN ACCESSIBLE

4.1.1 ISLANDS: ANY RAISED ISLANDS IN CROSSINGS SHALL  
BE CUT THROUGH LEVEL WITH THE STREET OR HAVE CURB  
RAMPS AT BOTH SIDES AND A LEVEL AREA AT LEAST 48" LONG  
BETWEEN THE CURB RAMPS IN THE PART OF THE ISLAND  
INTERSECTED BY THE CROSSINGS.

### 4.8 RAMPS

4.8.1 GENERAL: ANY PART OF AN ACCESSIBLE ROUTE WITH A  
SLOPE GREATER THAN 1:20 SHALL BE CONSIDERED A RAMP  
AND SHALL COMPLY WITH 4.8.

4.8.2 SLOPE AND RISE: THE LEAST POSSIBLE SLOPE SHALL  
BE USED FOR ANY RAMP. THE MAXIMUM SLOPE OF A RAMP  
IN NEW CONSTRUCTION SHALL BE 1:12. THE MAXIMUM RISE  
FOR ANY RUN SHALL BE 30". CURB RAMPS AND RAMPS TO  
BE CONSTRUCTED ON EXISTING BUILDINGS OR FACILITIES MAY  
HAVE SLOPES AND RISES AS ALLOWED IN 4.1.6.5(3) IF SPACE  
LIMITATIONS PROHIBIT THE USE OF A 1:12 SLOPE OR LESS.



SIDEWALK RAMP  
N.T.S.

REV. NO.	DATE	DESCRIPTION
1	10/18/23	ADD WATERMARK

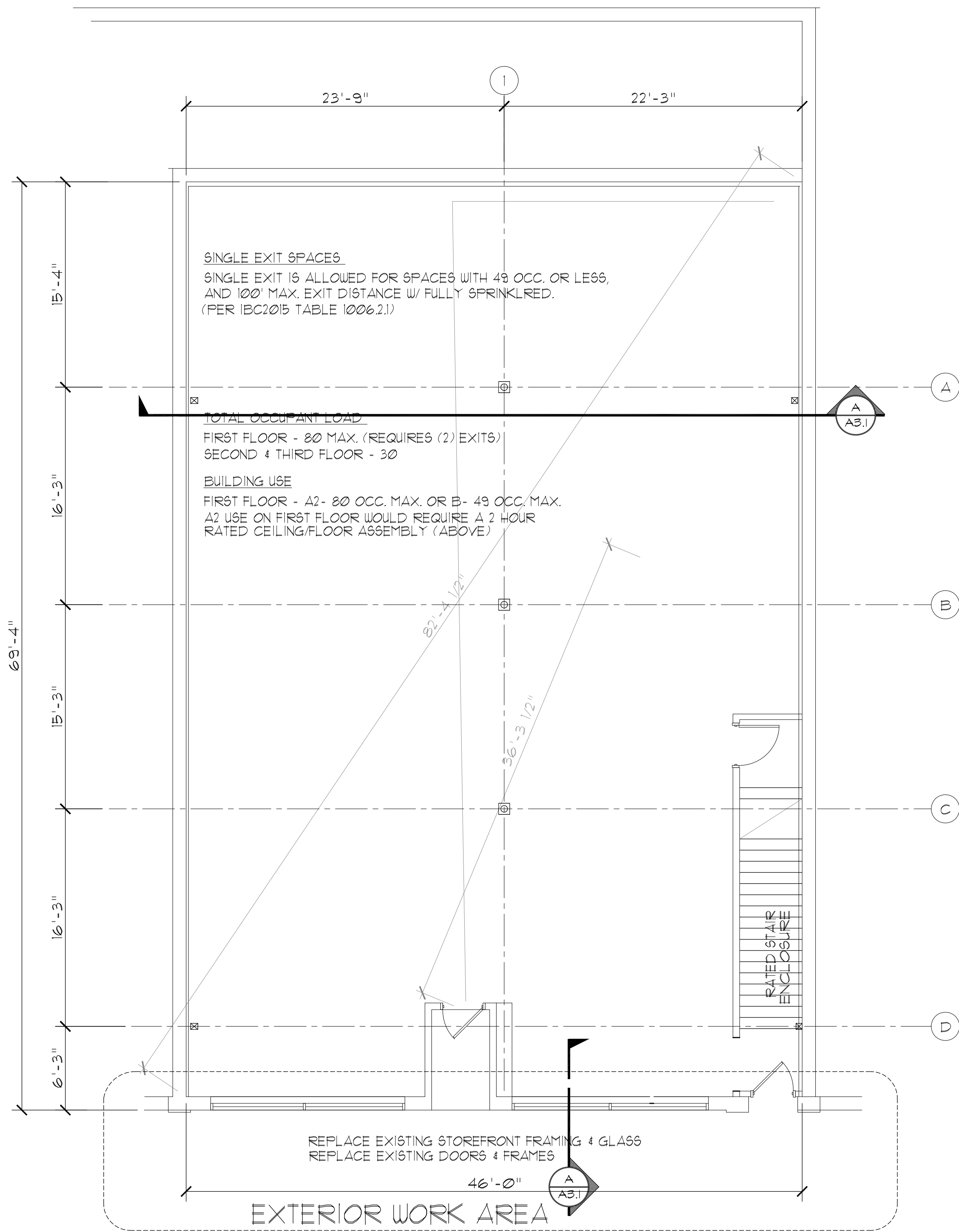
Design Associate:  
325 E. KALB AVE.  
GREEN BAY, WISCONSIN  
920.833.8888  
info@conceptone.com

**Concept** **One** Design & Development

PROPOSED BUILDING ALTERATIONS FOR:  
**MICHAEL SCHWANTES**  
402 DOUSMAN STREET  
GREEN BAY, WISCONSIN

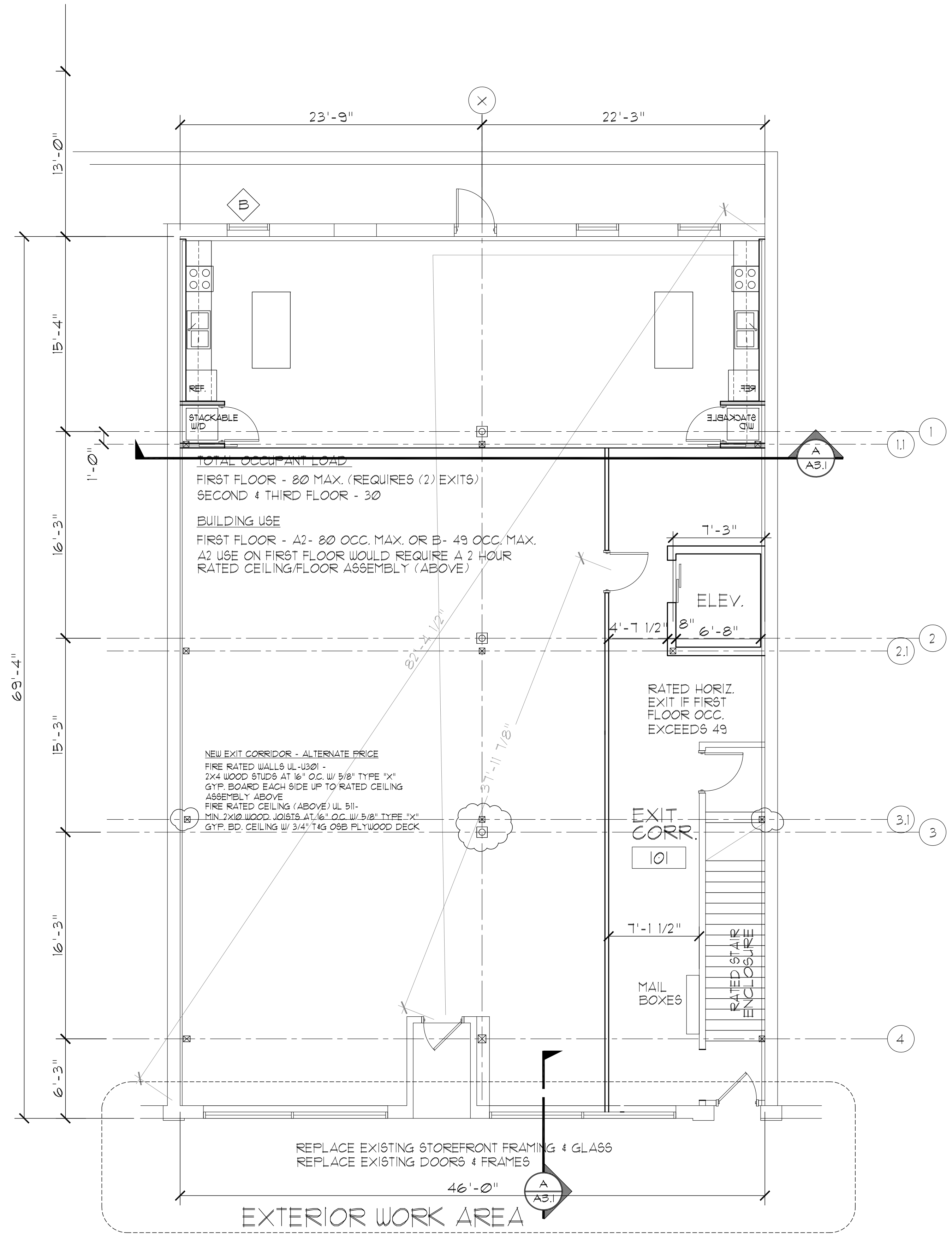
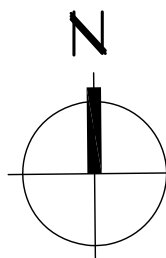
DATE  
11/01/23  
SHEET  
CS  
PROJECT NUMBER  
23113

PRELIMINARY - NOT FOR CONSTRUCTION



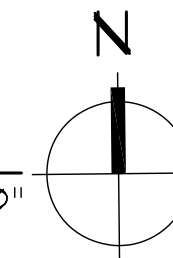
EXISTING FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"



PROPOSED FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"



PRELIMINARY - NOT FOR CONSTRUCTION

REV. NO.	DATE	DESCRIPTION

Architect:  
**Daniel J. Meissner**  
AIA, LLC  
1250 E. Calumet Street, Appleton, WI  
920.428.0982

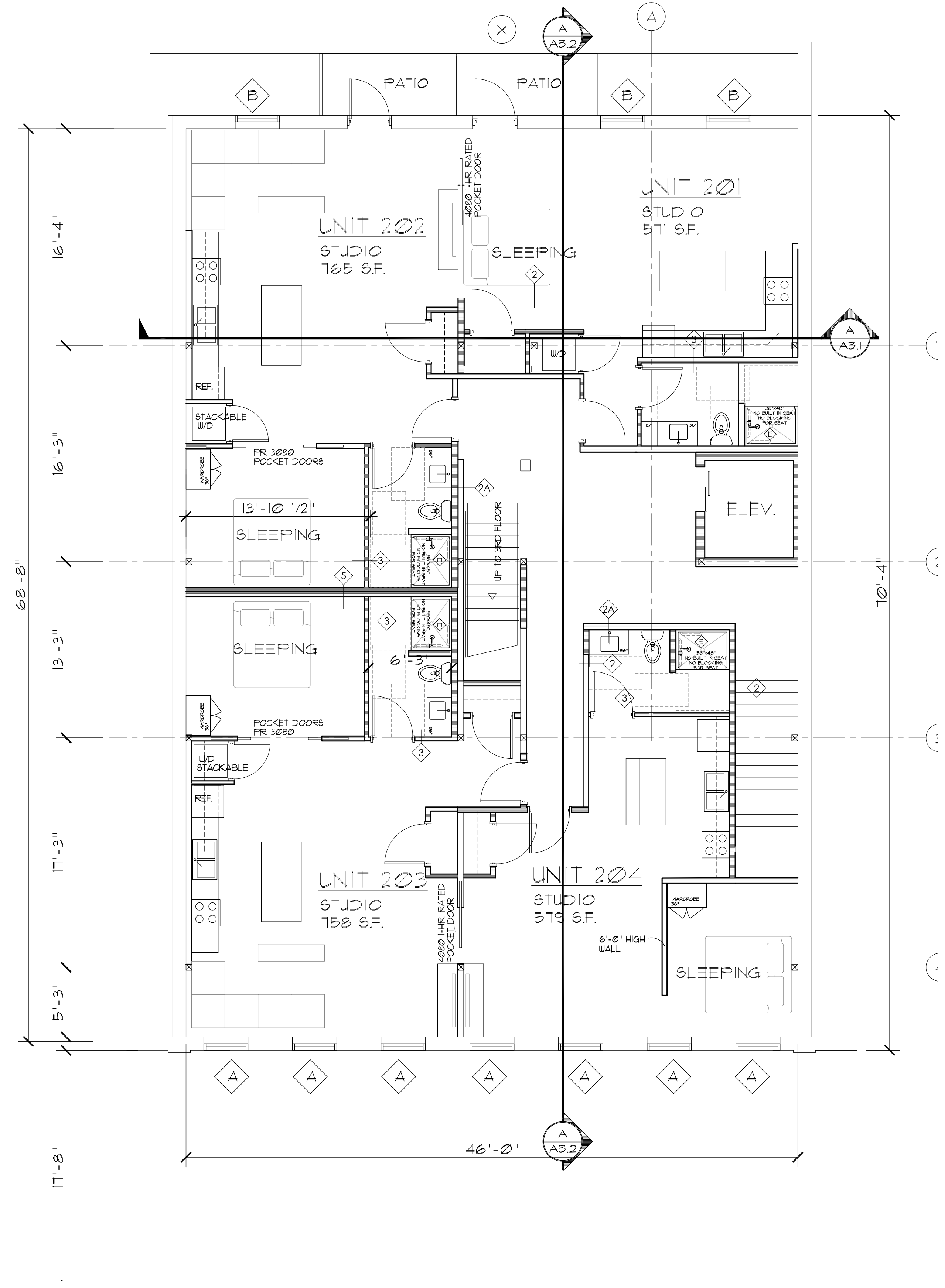
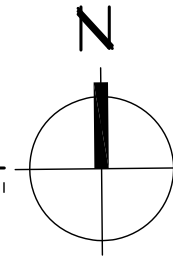
Design Associate:  
325 E. KALB AVE.  
GREEN BAY, WI 54301  
(920) 680-0060  
**Concept**  
**One Design & Development**

PROPOSED BUILDING ALTERATIONS FOR:  
**MICHAEL SCHWANTES**  
402 DOUGMAN STREET  
GREEN BAY, WISCONSIN

DATE  
10/25/23  
SHEET  
**A1.1**  
PROJECT NUMBER  
23113

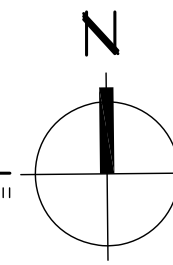
EXISTING SECOND FLOOR PLAN W/ DEMOLITION

SCALE: 3/16" = 1'-0"



PROPOSED SECOND FLOOR PLAN

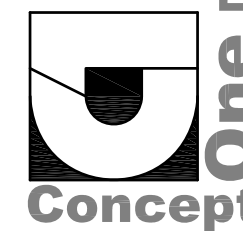
SCALE: 3/16" = 1'-0"



**PRELIMINARY - NOT FOR CONSTRUCTION**

PROPOSED BUILDING ALTERATIONS FOR:  
**MICHAEL SCHWANTES**  
 402 DOUGLASS STREET  
 GREEN BAY, WISCONSIN

DATE: 10/25/23  
 SHEET: **A1.2**  
 PROJECT NUMBER: 23113

Design Associate:  
  
**One Design & Development**

Architect:  
**Daniel J. Meissner**  
**AIA, LLC**  
 1230 E. Calumet Street, Appleton, WI  
 920.428.0982

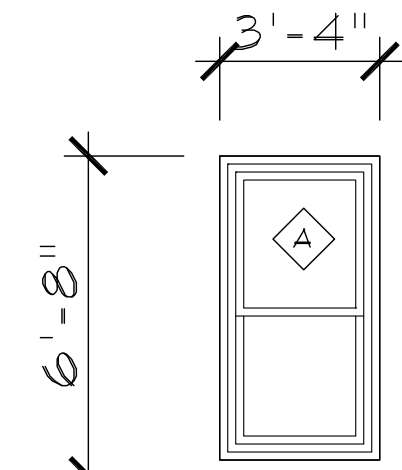
REV. NO.	DATE	DESCRIPTION







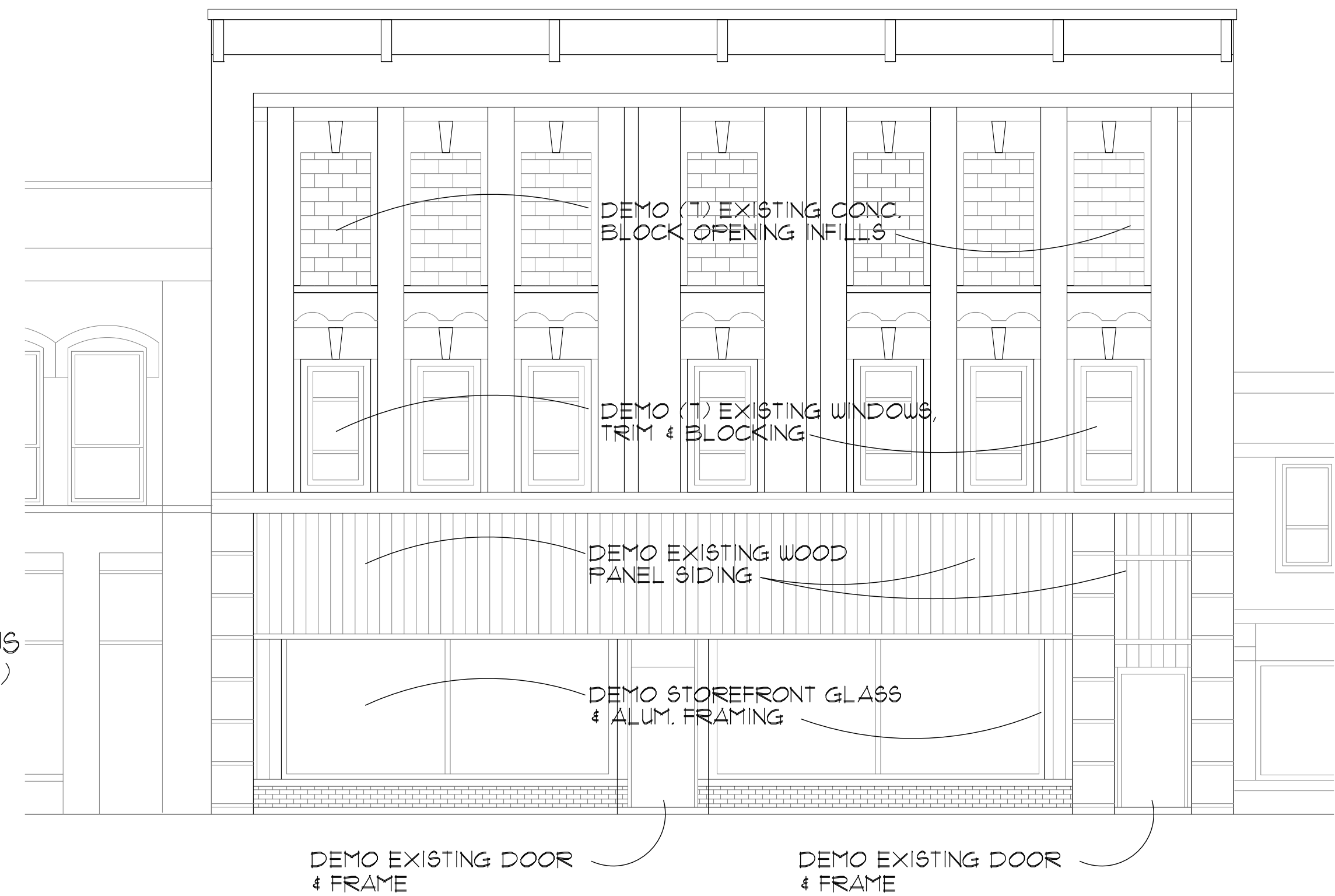
EXISTING SOUTH ELEVATION



ALUM. CLAD WOOD WINDOWS  
W/ 2" WINDOW TRIM (BLACK)  
TO MATCH WINDOW FRAME  
1" INSULATED GLASS

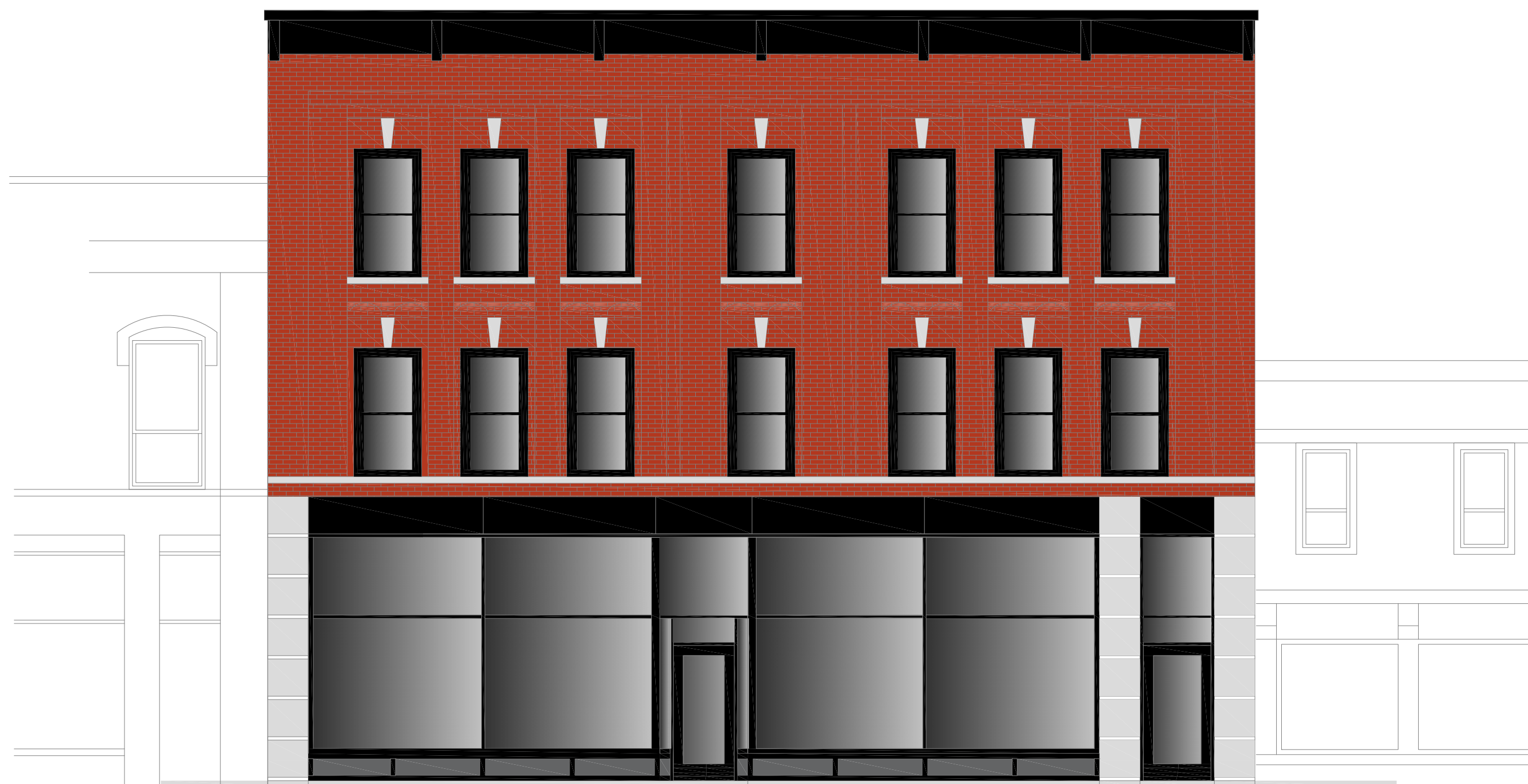
WINDOW DETAIL

NOT TO SCALE



EXISTING SOUTH ELEVATION

SCALE: 3/16"=1'-0"



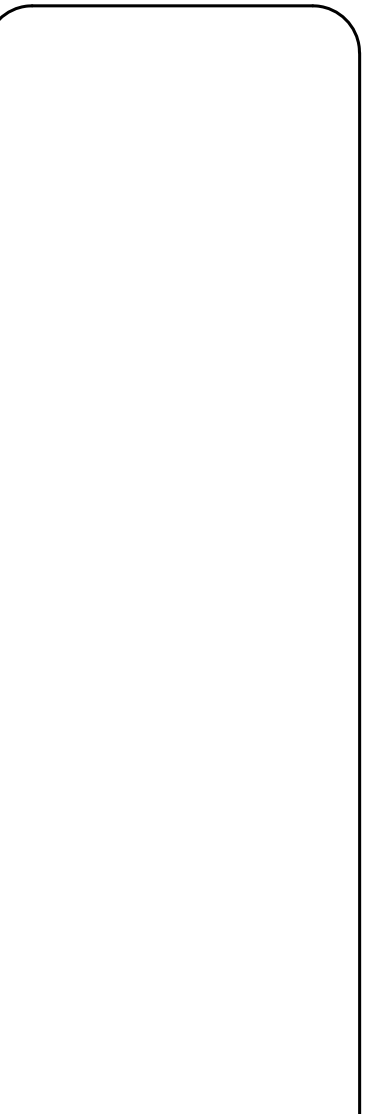
PROPOSED SOUTH ELEVATION



PROPOSED SOUTH ELEVATION

SCALE: 3/16"=1'-0"

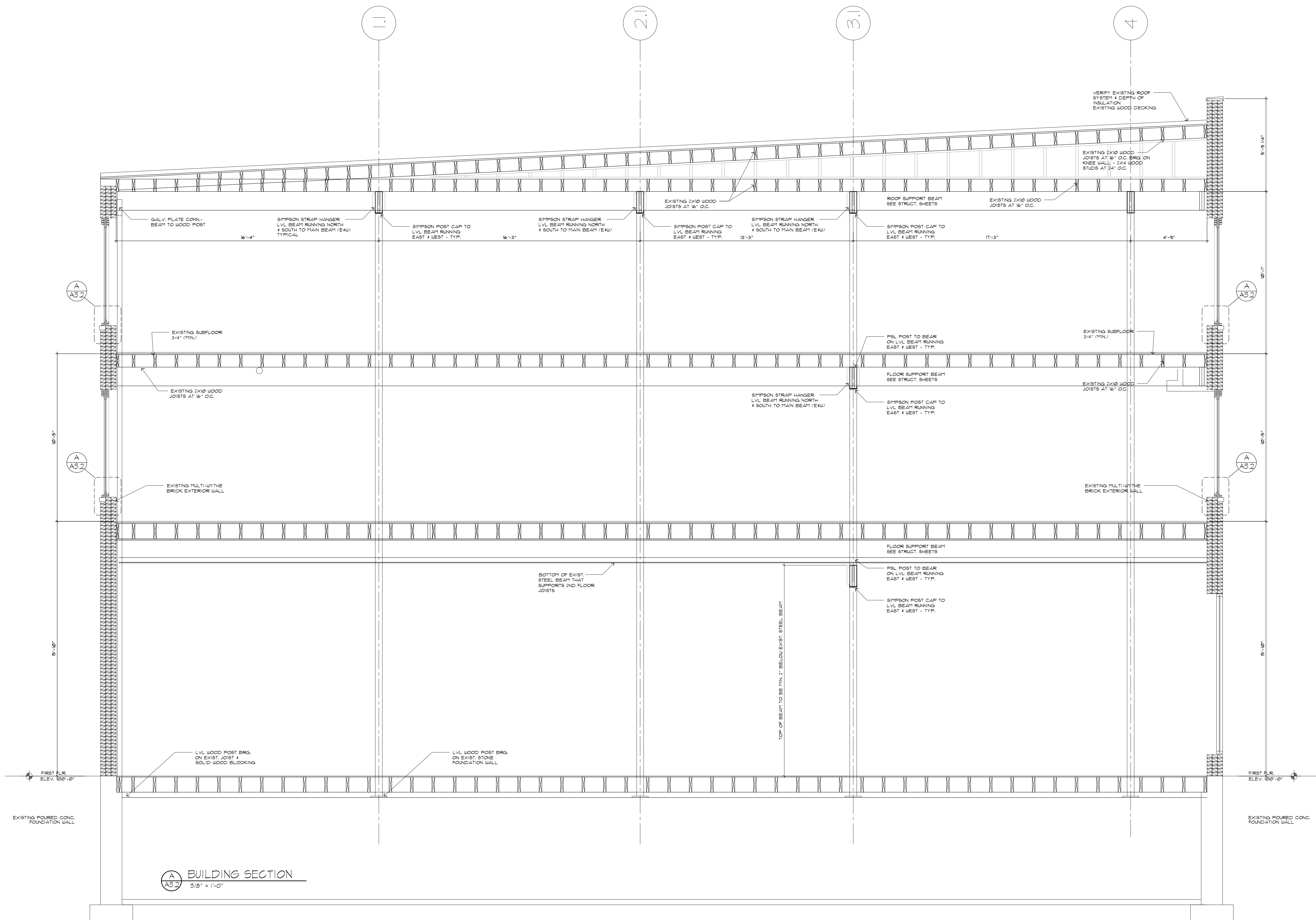
REV. NO.	DATE	DESCRIPTION



Design Associate:  
**Michael Schuantes**  
 402 DOUGLAS STREET  
 GREEN BAY, WISCONSIN

PROPOSED BUILDING ALTERATIONS FOR:  
**MICHAEL SCHUANTES**  
 402 DOUGLAS STREET  
 GREEN BAY, WISCONSIN

DATE  
12/06/23  
 SHEET  
**A2.1**  
 PROJECT NUMBER  
 22113



**BUILDING SECTION**  
 3/8" = 1'-0"

REV. NO.	DATE	DESCRIPTION

Design Associate:  
 325 E. KALB AVE.  
 GREEN BAY, WI 54301  
 (920) 680-4060



PROPOSED BUILDING ALTERATIONS FOR:  
**MICHAEL SCHWANTES**  
 402 DOUGMAN STREET  
 GREEN BAY, WISCONSIN

DATE: 11/01/23  
 SHEET: **A3.1**  
 PROJECT NUMBER: 23113



**PLAN NOTES FOR TYPE "B" UNITS**

- ICC/ANSI A117.1-2009; Sec. 1004.10 **WASHING MACHINES AND CLOTHES DRYERS**  
SHALL HAVE 30" x 48" CLEAR FLOOR SPACE.  
- A PARALLEL APPROACH SHALL BE PROVIDED FOR TOP-LOADING MACHINES.  
- A FORWARD OR PARALLEL APPROACH SHALL BE PROVIDED FOR FRONT-LOADING MACHINES.

**ICC/ANSI A117.1-2009; 1004.11.3.1 TYPE B UNIT; OPTION "A" ACCESSIBLE TOILET AND BATHING ROOM**

- ALL TOILET AND BATHING ROOMS SHALL BE ACCESSIBLE, INCLUDING DOOR, FLOOR AND FIXTURE CLEARANCES, HEIGHT OF MIRROR, WATER CLOSET (WC), AND OPERABLE CONTROLS.
- FIXTURES SHALL BE LOCATED WITHIN ONE ROOM.
- AN ACCESSIBLE BATHING FIXTURE SHALL BE A BATHTUB COMPLYING WITH Sec. 1004.11.3.1.3.1 OR A SHOWER COMPARTMENT COMPLYING WITH Sec. 1003.11.3.1.3 (THE SHOWER CAN BE A TRANSFER SHOWER; ROLL-IN SHOWERS ARE ONLY REQUIRED IN R-1 OCCUPANCIES)
- CENTERLINE OF WC SHALL BE POSITIONED 16" MIN. TO 18" MAX. FROM ONE EDGE OF REQUIRED CLEARANCE, WALL, FIXTURE OR OTHER OBSTRUCTION.
- WC SEAT SHALL BE 15"-18" A.F.F. MEASURED TO TOP OF SEAT
- FLUSH CONTROLS SHALL BE ON THE OPEN SIDE OF THE WC.

**ICC/ANSI A117.1-2009; Sec 1004.11.3.1.2 GRAB BAR REINFORCEMENT AT TOILET**

- BLOCKING SHALL BE PROVIDED FOR THE INSTALLATION OF FUTURE GRAB BARS.
- BLOCKING SHALL BE LOCATED FOR A 42" SIDE WALL GRAB BAR AND A 36" REAR WALL GRAB BAR.
- EXCEPTION 2. AT WC, REINFORCEMENT FOR THE SIDE WALL VERTICAL GRAB BAR IS NOT REQUIRED
- EXCEPTION 3. BLOCKING FOR A 24" REAR GRAB BAR, CENTERED ON THE WC, SHALL BE PERMITTED WHERE WALL SPACE DOES NOT PERMIT A 36" GRAB BAR.
- EXCEPTION 4. BLOCKING FOR A 24" SIDE WALL GRAB BAR, LOCATED 12" FROM THE REAR WALL, SHALL BE PERMITTED WHERE WALL SPACE DOES NOT PERMIT A 42" GRAB BAR.
- EXCEPTION 5. WHERE A SIDE WALL IS NOT AVAILABLE FOR A 42" GRAB BAR, REINFORCEMENT FOR A SWING UP GRAB BAR SHALL BE PERMITTED.
- EXCEPTION 6. WHERE A SIDE WALL IS NOT AVAILABLE, BLOCKING FOR TWO SWING-UP GRAB BARS SHALL BE PERMITTED (36" CLEAR WALL SPACE MIN., CENTERED ON WC)

**ICC/ANSI A117.1-2009; SEC 1004.11.3.1.1 - LAVATORIES**

- LAVATORIES SHALL COMPLY WITH SECTION 606
- LAVATORY CENTERLINE SHALL BE 24" MIN. FROM SIDE WALL
- 34" MAX. HEIGHT TO SINK RIM
- A FAUCET THAT COMPLIES WITH Sec. 1003.4 OPERABLE PARTS (SINGLE LEVER OPERABLE IS PREFERRED)
- 30" x 48" CLEAR FLOOR SPACE CENTERED ON SINK FOR A PARALLEL OR FORWARD APPROACH
- EXCEPTION: CABINETS SHALL BE PERMITTED UNDER THE LAVATORY, PROVIDED:  
A. THE CABINETS SHALL BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE LAVATORY  
B. THE FLOOR FINISH EXTENDS UNDER SUCH CABINETS  
C. THE WALLS BEHIND AND SURROUNDING CABINETS ARE FINISHED

**ICC/ANSI A117.1-2009; SEC 1004.11.3.1.3 - BATHTUBS**

- SHALL HAVE REINFORCING FOR:  
- ONE HORIZONTAL AND ONE VERTICAL ON THE CONTROL END WALL  
- TWO HORIZONTALS ON THE BACK WALL  
- ONE HORIZONTAL ON THE HEAD WALL
- SHALL HAVE A CLEAR FLOOR SPACE  
- PARALLEL APPROACH = 60" MIN. LENGTH X 30" MIN. WIDTH  
- FORWARD APPROACH = 60" MIN. LENGTH X 48" MIN. WIDTH
- A LAVATORY AND WC ARE PERMITTED IN THE CLEARANCE AT ONE END
- SHALL HAVE CONTROLS THAT COMPLY WITH SEC. 309.4
- SHALL HAVE A HAND SHOWER THAT CAN BE USED AS BOTH A FIXED SHOWER HEAD AND AS A HAND SHOWER. ALL HAND SHOWERS SHALL HAVE A CONTROL WITH A NON-POSITIVE SHUT-OFF VALVE AND A HOSE 54" MIN. IN LENGTH. THE HAND SHOWER WAND SHALL BE ON A VERTICAL BAR THAT DOES NOT OBSTRUCT THE USE OF THE GRAB BAR

**ICC/ANSI A117.1-2009; 1004.11.3.1.3.3 - SHOWERS**

- SHALL HAVE DIMENSIONS OF 36" MIN. IN WIDTH AND 36" MIN. IN DEPTH
- SHALL HAVE REINFORCING FOR:  
- ONE VERTICAL GRAB BAR ON CONTROL WALL  
- ONE HORIZONTAL GRAB BAR ON CONTROL WALL AND ONE HORIZONTAL GRAB BAR ON BACK WALL OR ONE CONTINUOUS L-SHAPED GRAB BAR ON CONTROL AND BACK WALL
- EXCEPTION: REINFORCING FOR SHOWER SEAT IS NOT REQUIRED IN SHOWER COMPARTMENTS LARGER THAN 36"x36"
- SHALL HAVE A CLEAR FLOOR SPACE 48" MIN. IN LENGTH, MEASURED PERPENDICULAR FROM THE SHOWER HEAD WALL, AND 30" MIN. IN DEPTH, MEASURED FROM THE FACE OF THE SHOWER COMPARTMENT.
- SHALL HAVE A HAND SHOWER THAT CAN BE USED AS BOTH A FIXED SHOWER HEAD AND AS A HAND SHOWER. ALL HAND SHOWERS SHALL HAVE A CONTROL WITH A NON-POSITIVE SHUT-OFF VALVE AND A HOSE 54" MIN. IN LENGTH. THE HAND SHOWER WAND SHALL BE ON A VERTICAL BAR THAT DOES NOT OBSTRUCT THE USE OF THE GRAB BAR OR HAVE A WALL MOUNT @ 48" A.F.F. MAX.

**ICC/ANSI A117.1-2009; 1004.11.3.2 TYPE B UNIT; OPTION "B" ACCESSIBLE TOILET AND BATHING ROOM**

- ONE TOILET AND BATHING ROOM SHALL BE ACCESSIBLE, INCLUDING DOOR, FLOOR AND FIXTURE CLEARANCES, HEIGHT OF MIRROR, WATER CLOSET (WC), AND OPERABLE CONTROLS.
- FIXTURES SHALL BE LOCATED WITHIN ONE ROOM.
- AN ACCESSIBLE BATHING FIXTURE SHALL BE A BATHTUB COMPLYING WITH Sec. 1004.11.3.1.3.1 OR A SHOWER COMPARTMENT COMPLYING WITH Sec. 1003.11.3.1.3 (THE SHOWER CAN BE A TRANSFER SHOWER; ROLL-IN SHOWERS ARE ONLY REQUIRED IN R-1 OCCUPANCIES)
- CENTERLINE OF WC SHALL BE POSITIONED 16" MIN. TO 18" MAX. FROM ONE EDGE OF REQUIRED CLEARANCE, WALL, FIXTURE OR OTHER OBSTRUCTION.
- WC SEAT SHALL BE 15"-18" A.F.F. MEASURED TO TOP OF SEAT
- FLUSH CONTROLS SHALL BE ON THE OPEN SIDE OF THE WC

**ICC/ANSI A117.1-2009; Sec 1004.11.3.1.2 GRAB BAR REINFORCEMENT AT TOILET**

- BLOCKING SHALL BE PROVIDED FOR THE INSTALLATION OF FUTURE GRAB BARS.
- BLOCKING SHALL BE LOCATED FOR A 42" SIDE WALL GRAB BAR AND A 36" REAR WALL GRAB BAR.
- EXCEPTION 2. AT WC, REINFORCEMENT FOR THE SIDE WALL VERTICAL GRAB BAR IS NOT REQUIRED
- EXCEPTION 3. BLOCKING FOR A 24" REAR GRAB BAR, CENTERED ON THE WC, SHALL BE PERMITTED WHERE WALL SPACE DOES NOT PERMIT A 36" GRAB BAR.
- EXCEPTION 4. BLOCKING FOR A 24" SIDE WALL GRAB BAR, LOCATED 12" FROM THE REAR WALL, SHALL BE PERMITTED WHERE WALL SPACE DOES NOT PERMIT A 42" GRAB BAR.
- EXCEPTION 5. WHERE A SIDE WALL IS NOT AVAILABLE FOR A 42" GRAB BAR, REINFORCEMENT FOR A SWING UP GRAB BAR SHALL BE PERMITTED.
- EXCEPTION 6. WHERE A SIDE WALL IS NOT AVAILABLE, BLOCKING FOR TWO SWING-UP GRAB BARS SHALL BE PERMITTED (36" CLEAR WALL SPACE MIN., CENTERED ON WC)

**ICC/ANSI A117.1-2009; SEC 1004.11.3.1.1 AND 1004.11.3.2.1.1 - LAVATORIES**

- LAVATORIES SHALL COMPLY WITH SECTION 606
- LAVATORY CENTERLINE SHALL BE 24" MIN. FROM SIDE WALL
- 34" MAX. HEIGHT TO SINK RIM
- A FAUCET THAT COMPLIES WITH Sec. 1003.4 OPERABLE PARTS (SINGLE LEVER OPERABLE IS PREFERRED)
- 30" x 48" CLEAR FLOOR SPACE CENTERED ON SINK FOR A PARALLEL OR FORWARD APPROACH
- EXCEPTION: CABINETS SHALL BE PERMITTED UNDER THE LAVATORY, PROVIDED:  
A. THE CABINETS SHALL BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE LAVATORY  
B. THE FLOOR FINISH EXTENDS UNDER SUCH CABINETS  
C. THE WALLS BEHIND AND SURROUNDING CABINETS ARE FINISHED

**ICC/ANSI A117.1-2009; SEC 1004.11.3.2.3.1 - BATHTUBS**

- SHALL HAVE REINFORCING FOR:  
- ONE HORIZONTAL AND ONE VERTICAL ON THE CONTROL END WALL  
- TWO HORIZONTALS ON THE BACK WALL  
- ONE HORIZONTAL ON THE HEAD WALL
- SHALL HAVE A CLEAR FLOOR SPACE IN FRONT OF BATHTUB, AT THE CONTROL END, 48" MIN. IN LENGTH MEASURED PERPENDICULAR TO THE CONTROL END OF THE BATHTUB AND 30" MIN. IN WIDTH. (NO FIXTURES MAY INFRINGE ON SPACE)
- SHALL HAVE CONTROLS THAT COMPLY WITH SEC. 309.4
- SHALL HAVE A HAND SHOWER THAT CAN BE USED AS BOTH A FIXED SHOWER HEAD AND AS A HAND SHOWER. ALL HAND SHOWERS SHALL HAVE A CONTROL WITH A NON-POSITIVE SHUT-OFF VALVE AND A HOSE 54" MIN. IN LENGTH. THE HAND SHOWER WAND SHALL BE ON A VERTICAL BAR THAT DOES NOT OBSTRUCT THE USE OF THE GRAB BAR OR HAVE A WALL MOUNT @ 48" A.F.F. MAX.

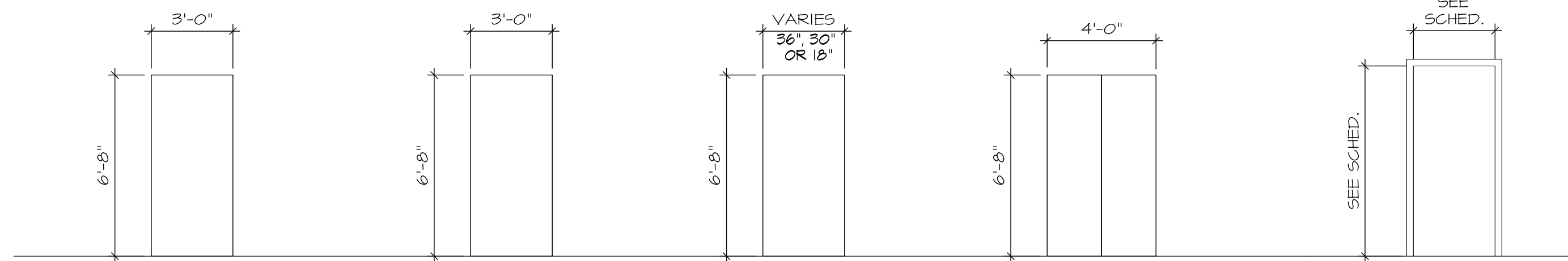
**ICC/ANSI A117.1-2009; 1004.11.3.2.3.2 - SHOWERS**

- IF THE SHOWER COMPARTMENT IS THE ONLY BATHING FIXTURE,
- SHALL HAVE DIMENSIONS OF 36" MIN. IN WIDTH AND 36" MIN. IN DEPTH
- SHALL HAVE REINFORCING FOR:  
- ONE VERTICAL GRAB BAR ON CONTROL WALL  
- ONE HORIZONTAL GRAB BAR ON CONTROL WALL AND ONE HORIZONTAL GRAB BAR ON BACK WALL OR ONE CONTINUOUS L-SHAPED GRAB BAR ON CONTROL AND BACK WALL
- EXCEPTION: REINFORCING FOR SHOWER SEAT IS NOT REQUIRED IN SHOWER COMPARTMENTS LARGER THAN 36"x36"
- SHALL HAVE A CLEAR FLOOR SPACE 48" MIN. IN LENGTH, MEASURED PERPENDICULAR FROM THE SHOWER HEAD WALL, AND 30" MIN. IN DEPTH, MEASURED FROM THE FACE OF THE SHOWER COMPARTMENT.
- SHALL HAVE A HAND SHOWER THAT CAN BE USED AS BOTH A FIXED SHOWER HEAD AND AS A HAND SHOWER. ALL HAND SHOWERS SHALL HAVE A CONTROL WITH A NON-POSITIVE SHUT-OFF VALVE AND A HOSE 54" MIN. IN LENGTH. THE HAND SHOWER WAND SHALL BE ON A VERTICAL BAR THAT DOES NOT OBSTRUCT THE USE OF THE GRAB BAR

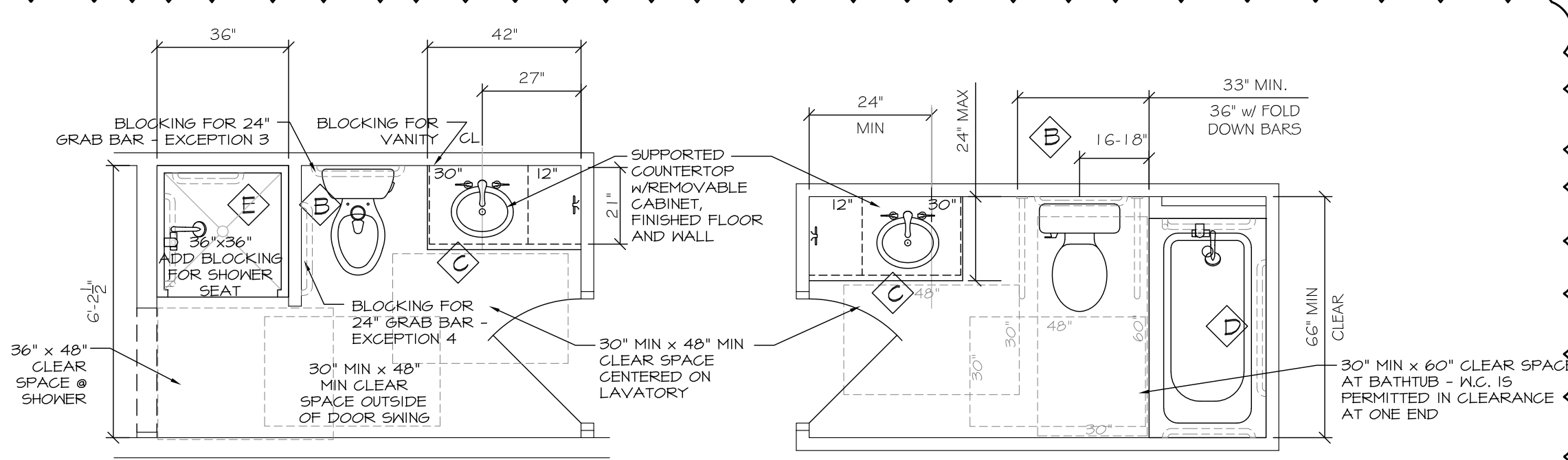
- ICC/ANSI A117.1-2009; Sec 1004.12.2.1 **UNIT TYPE "B" - KITCHEN SINK** SHALL BE PROVIDED WITH A 30" x 48" CLEAR SPACE CENTERED ON THE SINK (OR ONE SINK BOWL IN A MULTI-BOWL SINK) FOR A PARALLEL APPROACH.  
EXCEPTION: CABINETS SHALL BE PERMITTED TO BE ADDED UNDER THE SINK, PROVIDED:  
A. THE CABINETS SHALL BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE SINK  
B. THE FLOOR FINISH EXTENDS UNDER SUCH CABINETS  
C. THE WALLS BEHIND AND SURROUNDING CABINETS ARE FINISHED.

**IBC 1107 - UNIT TYPE "B" - WHEN TO INSTALL ACCESSIBLE ITEMS**

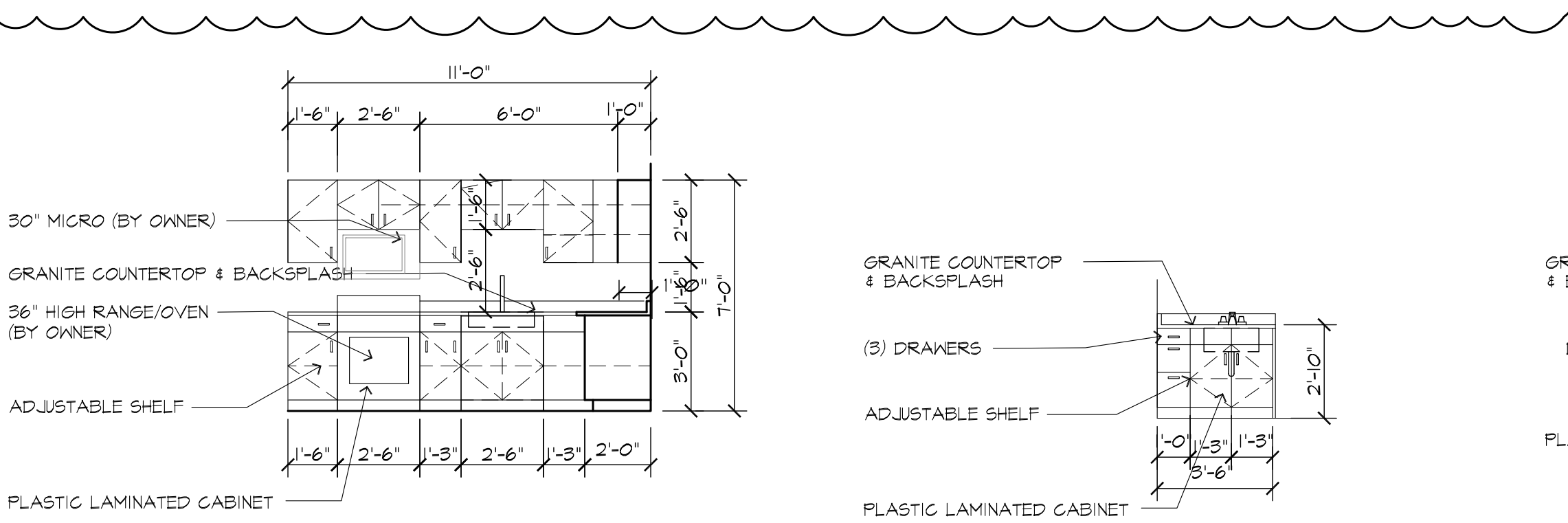
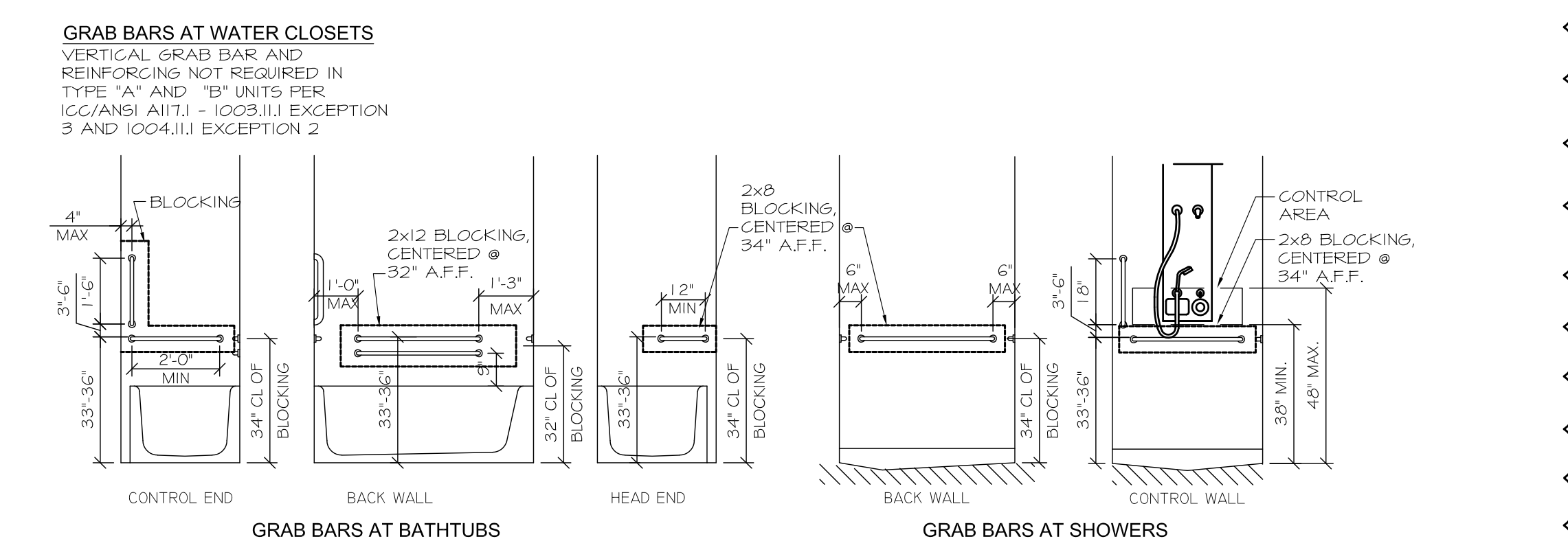
- 1107.2 - SOME ELEMENTS ARE DESIGNED TO BE ALTERED WHEN NEEDED.
- ICC A117.1 - 1004.4 - PLUMBING FIXTURE AND APPLIANCE CONTROLS NOT REQUIRED.
- ICC/ANSI A117.1-2009; SEC 1004.11.1 - GRAB BAR REINFORCEMENT AT TOILET. BLOCKING SHALL BE PROVIDED FOR THE INSTALLATION OF FUTURE GRAB BARS.
- ICC/ANSI A117.1-2009; SEC 1004.5.2 - LEEVY PASSAGE DOORS SHALL MEET THE CLEAR WIDTH AND THRESHOLD REQUIREMENTS. (LEVER HARDWARE NOT REQUIRED.)



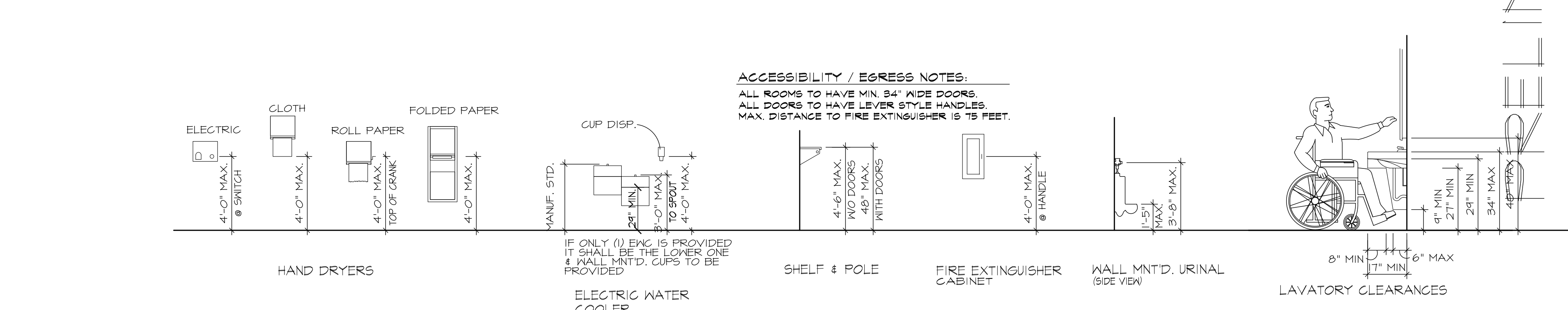
- (1) 1 3/4" H.M. FLUSH 16 GA. 3068 DOOR INSULATED EXT. DOOR
- (A) 1 3/4" WOOD SOLID CORE 3068 DOOR 30 MIN. FIRE RATED DOOR W/ SMOKE SEAL
- (B) 1 3/4" WOOD SOLID CORE 21068 DOOR (34" X 80")
- (C) WOOD SOLID CORE PR. 2068 SLIDING CLOSET DOORS
- (HMI) H.M. FLUSH 16 GA.
- (B1) 1 3/4" WOOD SOLID CORE 21068 DOOR (34" X 80")
- (C1) 1 3/4" WOOD SOLID CORE 2668 DOOR
- (C2) 1 3/4" WOOD SOLID CORE 1668 DOOR



TYPE "B" UNIT - OPTION "B" BATHROOM



KITCHEN ELEVATIONS  
1/4" = 1'-0"  
SEE UNIT PLANS FOR SIMILAR KITCHENS



DOOR SCHEDULE				
DOOR NO.	DOOR TYPE	FRAME TYPE	FIRE RATING (MINUTES)	REMARKS
100A	I	HMI	-	LEVER, ENTRANCE LOCKSET, MED. DUTY CLOSER
106A	I	HMI	-	LEVER, ENTRANCE LOCKSET, MED. DUTY CLOSER
108A	I	HMI	-	LEVER, ENTRANCE LOCKSET, MED. DUTY CLOSER
200A	I	HMI	-	LEVER, ENTRANCE LOCKSET, MED. DUTY CLOSER
206A	I	HMI	-	LEVER, ENTRANCE LOCKSET, MED. DUTY CLOSER
208A	I	HMI	-	LEVER, ENTRANCE LOCKSET, MED. DUTY CLOSER

APARTMENT UNIT DOOR SCHEDULE				
DOOR NO.	DOOR TYPE	FRAME TYPE	FIRE RATING (MINUTES)	REMARKS
A	HMI		20	LEVER, KEYED LOCKSET, MED. DUTY CLOSER, SMOKE SEAL
B	HMI			LEVER, BED/BATH LOCKSET
B1	HMI			LEVER, PASSAGE LOCKSET
C	HMI			RECESS P/P MANUF. STD. HDWR.
C1	HMI			LEVER, PASSAGE LOCKSET
C2	HMI			LEVER, PASSAGE LOCKSET

- HARDWARE NOTES:**
- PROVIDE WEATHERSTRIPPING, DRIP EDGE, & THRESHOLDS AT EXTERIOR DOORS
  - ALL HARDWARE FOR ALUMINUM DOORS (EXCEPT CYLINDERS) TO BE SUPPLIED BY DOOR SUPPLIER
  - ALL DOORS TO HAVE 1 1/2 PAIR BUTTS (MIN)
  - ALL DOORS WIDER THAN 3'-4" OR TALLER THAN 8'-0" TO HAVE 2 PAIR
  - ALL EXTERIOR BUTTS TO HAVE NON-REMOVABLE PINS
  - THRESHOLDS REQUIRED FOR CHANGES IN FLOOR MATERIAL NOT INDICATED
  - ALL LOCKSETS TO BE SCHLAGE D SERIES (OR EQUAL) W/ LEVER HANDLES

APARTMENT UNIT ROOM FINISH SCHEDULE						
ROOM NAME	FLOOR	BASE	WALLS	CEILING		REMARKS
				TYPE	HEIGHT	
KITCHEN	LVP	VB4	DWP	PD	8'-0"	
LIVING	LVP	VB4	DWP	PD	8'-0"	
BEDROOM	LVP	VB4	DWP	PD	8'-0"	
REST ROOM	LVP	VB4	DWP	PD	8'-0"	
CLOSETS	LVP	VB4	DWP	PD	8'-0"	

NOTES:  
SAME FINISHES IN ALCOVE 100 & ALCOVE 200

- KEY TO FINISHES (SEE SCHED. FOR THOSE THAT APPLY)**
- |  |                     |
|--|---------------------|
| <b>CEILING</b>                             | <b>WALLS</b>        |
| ACT1 SUSPENDED 2X2 ACOUSTICAL CEILING TILE | DWP DRYWALL (PAINT) |
| ACT2 SUSPENDED 2X2 VINYL COVERED GYP. TILE | BASE                |
| DX DRYWALL - PRIMED & PAINTED              | VB4 4" VINYL BASE   |
|  | VB6 6" VINYL BASE   |
| <b>FLOORING</b>                            |                     |
| CPT CARPET                                 |                     |
| LVP LUXURY VINYL PLANK                     |                     |
| MO WALK-OFF MAT                            |                     |
| GT CERAMIC TILE                            |                     |
| SC SEALED CONCRETE                         |                     |

DESCRIPTION	DATE	REV. NO.

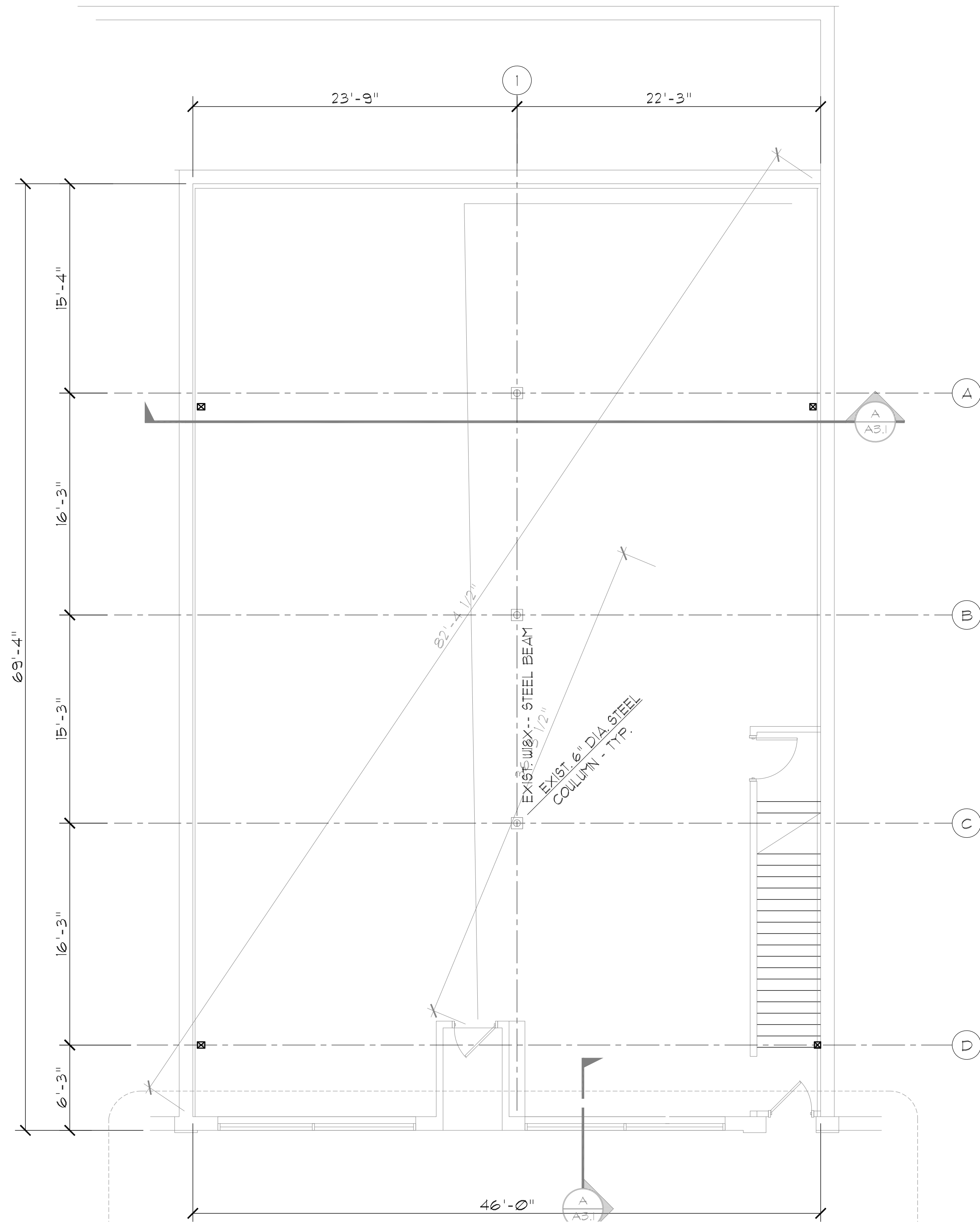
**Design Associate:**  
325 E. KALB AVENUE  
GREEN BAY, WISCONSIN  
(920) 864-4666  
dmeissner@conceptone.com

**One Design & Development**  
**Concept**

**Architect:**  
**Daniel J. Meissner**  
**AIA, LLC**  
1230 E. Calumet Street  
Appleton, WI  
920.428.0982

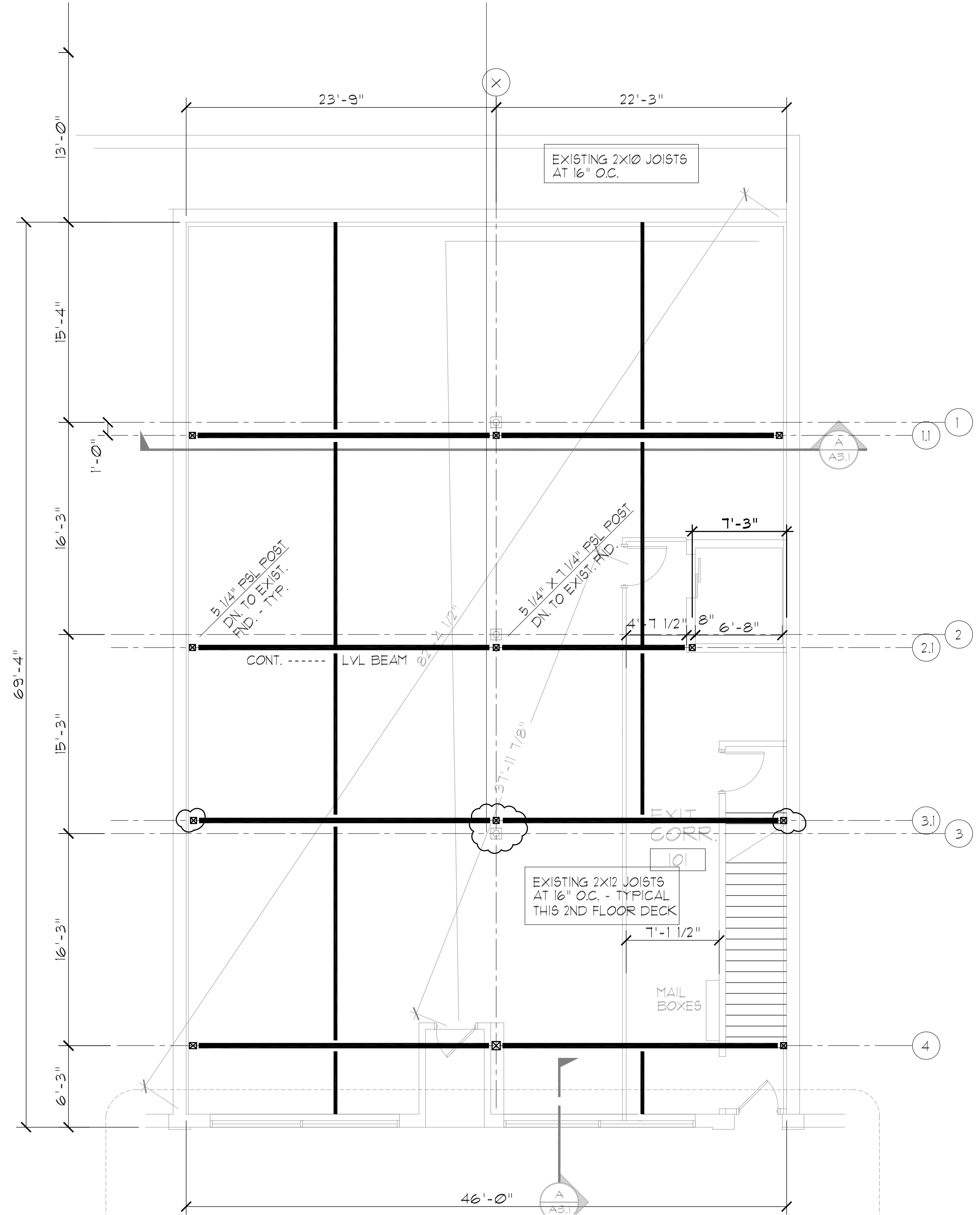
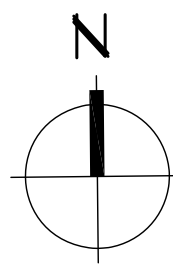
PROPOSED BUILDING ALTERATIONS FOR:  
**MICHAEL SCHWANTES**  
402 DOUGMAN STREET  
GREEN BAY, WISCONSIN

DATE: 11/01/23  
SHEET: A4.1  
PROJECT NUMBER: 23113



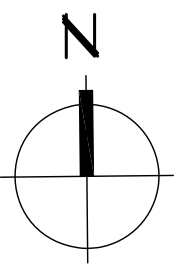
EXISTING SECOND FIRST FLOOR FRAMING PLAN

SCALE: 3/16" = 1'-0"



SECOND FLOOR FRAMING PLAN

SCALE: 3/16" = 1'-0"

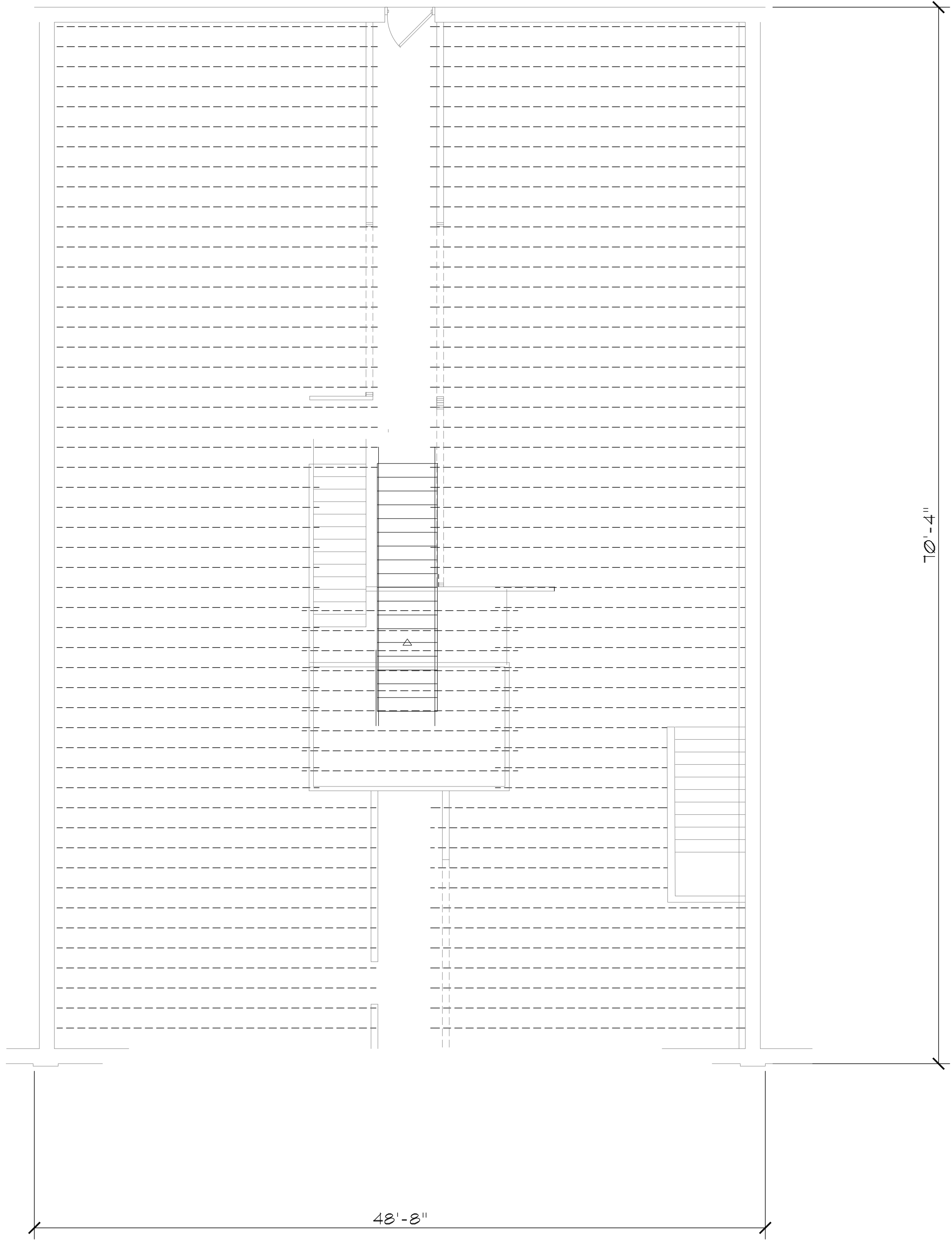


REV. NO.	DATE	DESCRIPTION

Design Associate:  
**Concept One** Design & Development  
 325 E. KALB AVE.  
 GREEN BAY, WI 54301  
 (920) 680-0060

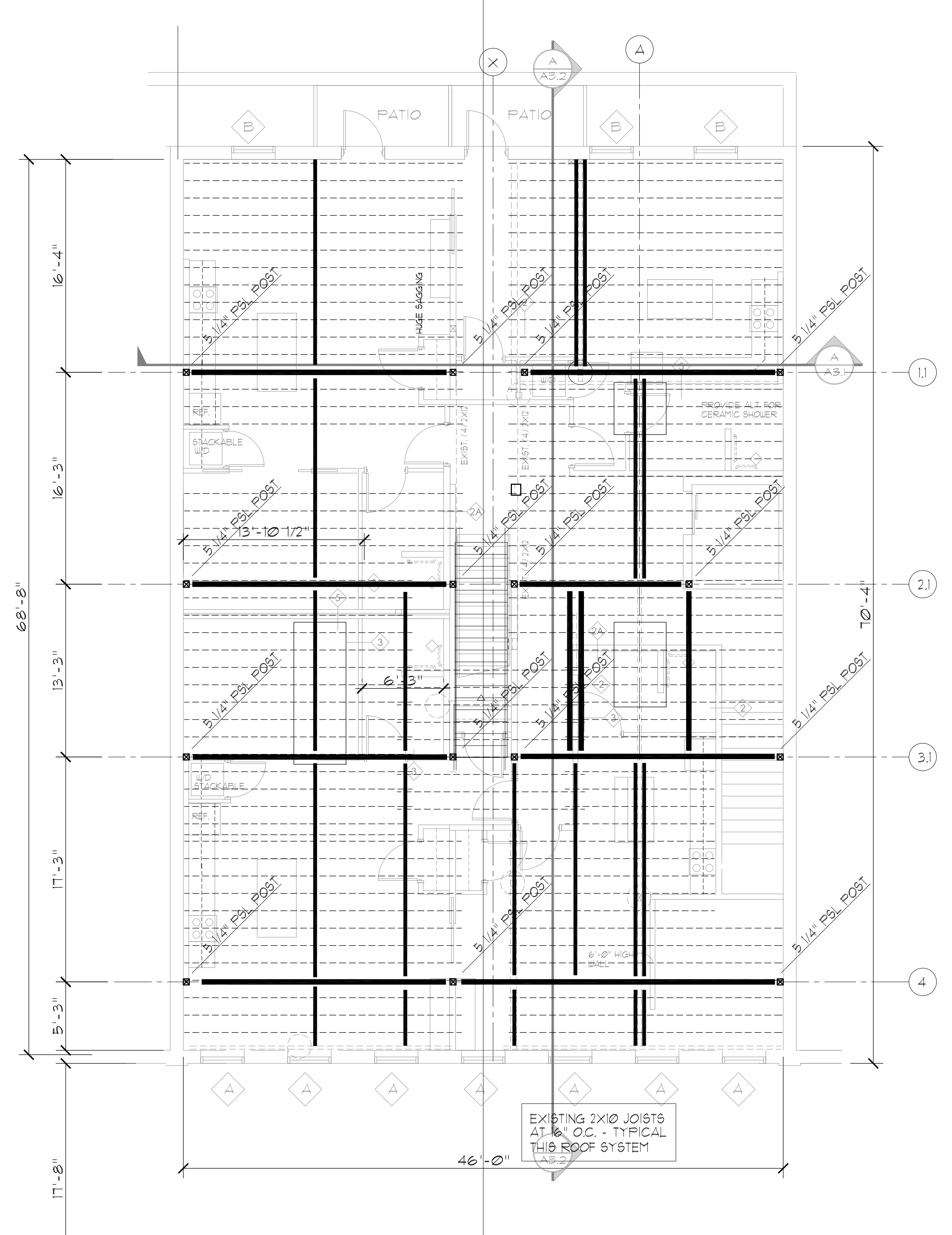
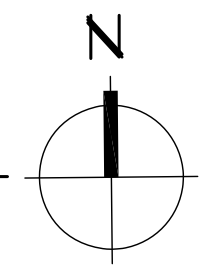
PROPOSED BUILDING ALTERATIONS FOR:  
**MICHAEL SCHWANTES**  
 402 DOUGMAN STREET  
 GREEN BAY, WISCONSIN

DATE: 8/09/23  
 SHEET: **S1.2**  
 PROJECT NUMBER: 23113



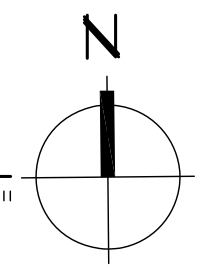
**EXISTING THIRD FLOOR  
FLOOR FRAMING PLAN**

SCALE: 3/16" = 1'-0"



**THIRD FLOOR  
FRAMING PLAN**

SCALE: 3/16" = 1'-0"

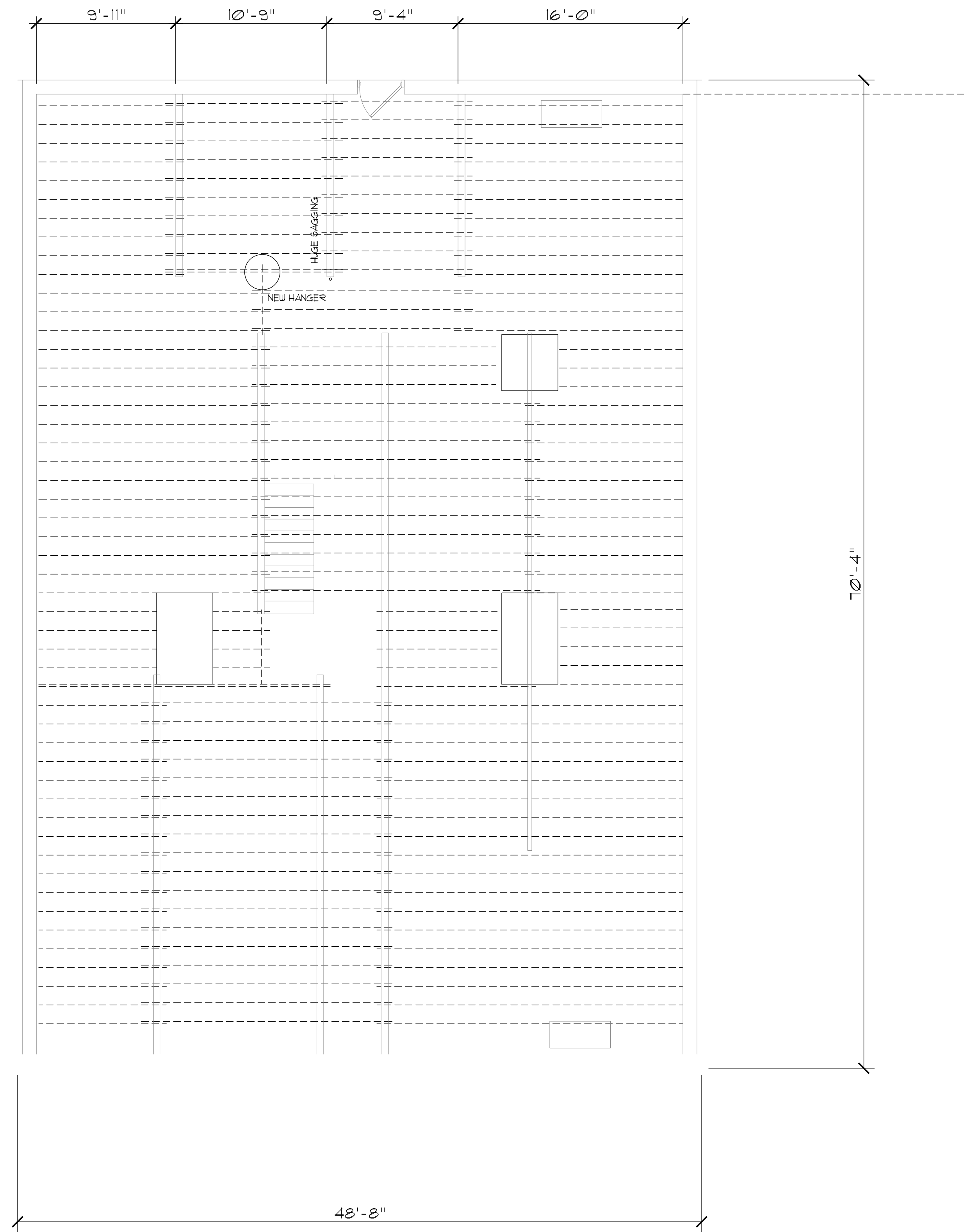


REV. NO.	DATE	DESCRIPTION

Design Associate:  
  
 325 E. KALB AVE.  
 GREEN BAY, WI 54301  
 (920) 680-0060

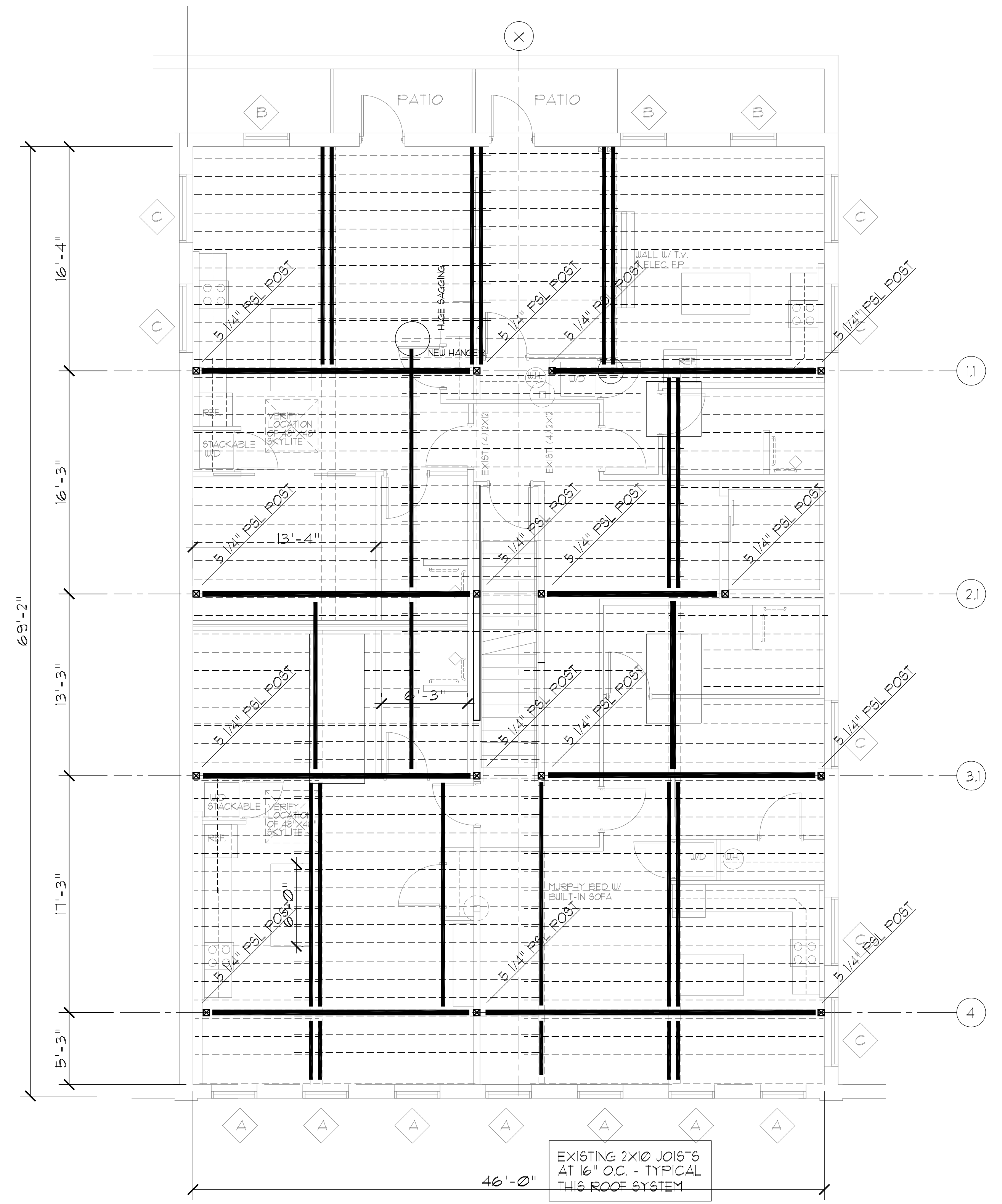
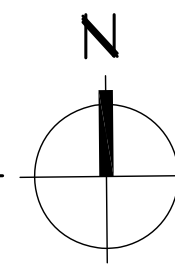
PROPOSED BUILDING ALTERATIONS FOR:  
**MICHAEL SCHWANTES**  
 402 DOUGMAN STREET  
 GREEN BAY, WISCONSIN

DATE	8/09/23
SHEET	01.3
PROJECT NUMBER	23113



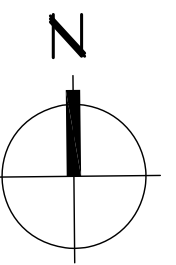
**EXISTING ROOF FRAMING PLAN**

SCALE: 3/16" = 1'-0"



**ROOF FRAMING PLAN**

SCALE: 3/16" = 1'-0"

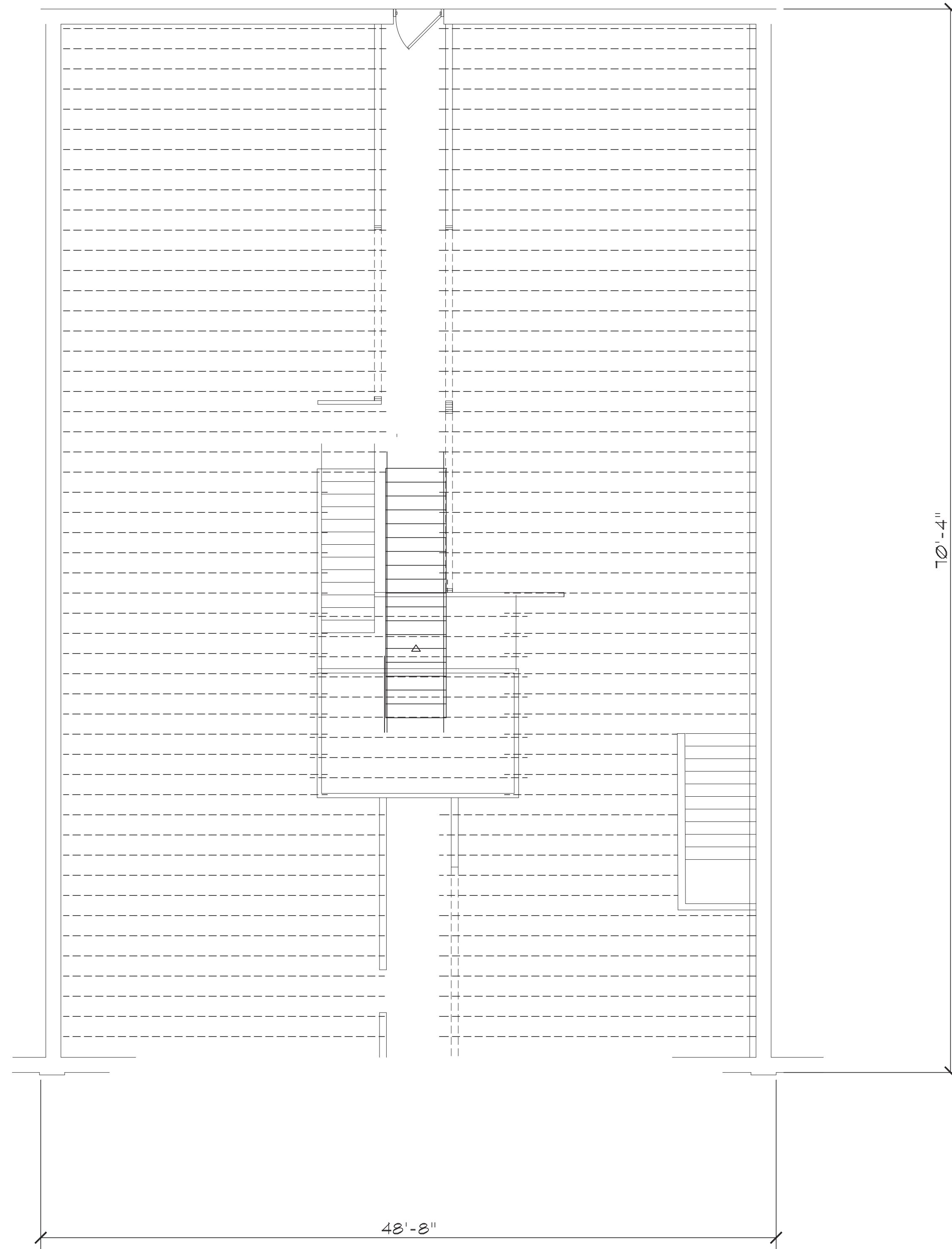


REV. NO.	DATE	DESCRIPTION

Design Associate:  
  
 325 E. KALB AVE.  
 GREEN BAY, WI 54301  
 (920) 680-0060

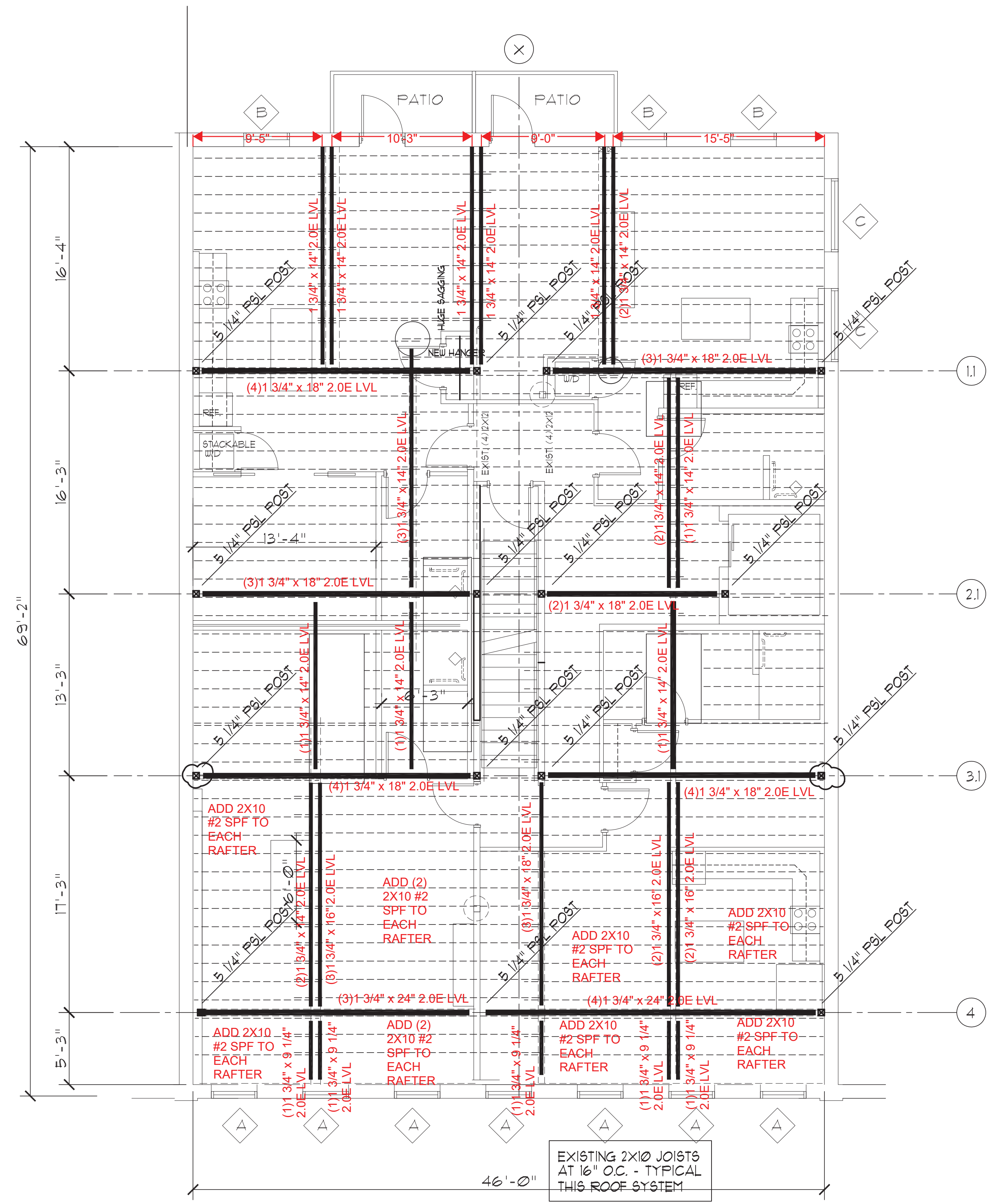
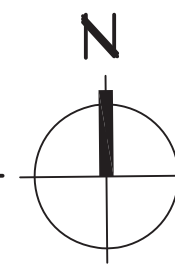
PROPOSED BUILDING ALTERATIONS FOR:  
**MICHAEL SCHWANTES**  
 402 DOUGMAN STREET  
 GREEN BAY, WISCONSIN

DATE 8/09/23
SHEET <b>S.1.4</b>
PROJECT NUMBER 23113



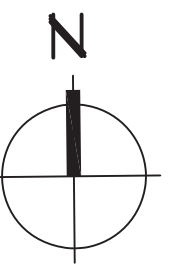
**THIRD FLOOR DECK  
FRAMING PLAN**

SCALE: 3/16" = 1'-0"



**ROOF FRAMING PLAN**

SCALE: 3/16" = 1'-0"



REV. NO.	DATE	DESCRIPTION

Design Associate:  
  
 325 E. KALB AVE.  
 GREEN BAY, WI 54301  
 (920) 680-0060

PROPOSED BUILDING ALTERATIONS FOR:  
**MICHAEL SCHWANTES**  
 402 DOUGLASS STREET  
 GREEN BAY, WISCONSIN

DATE  
8/09/23  
 SHEET  
**S.1.4**  
 PROJECT NUMBER  
 23113

# PROPOSAL



3654 Packerland Dr  
De Pere WI 54115  
Phone: 920-499-6214  
Fax: 920-499-7067

Submitted 8-16-2024 rev3 4-3-25  
To: Creative Business Services  
Michael Schwantes / Mike Garsow

Approximate  
Starting Date:

Approximate  
Completion Date:

Phone: 920-432-1166 ext. 32  
Email: [mgarsow@cbs-global.com](mailto:mgarsow@cbs-global.com)

***Based on field visit - no plan.***

We hereby submit specifications and estimates for: **402 Dousman St - Storefront Re-face**  
Demo and dispose of existing storefront - furnish and install (1) 3'6" x 7'0" door with transom, and One 3070 in rear with transom and sidelights, angled "wing" walls and 16' of glass to left and rights sides (measurement to brick). Storefront material to be T14000 2" x 4 1/2" thermally improved tube extrusion with thermal sub sill and matching .040 brake metal at corners. Doors to be Tubelite narrow stile with 10" bottom rail and include all necessary hardware for proper operation including panic hardware. All aluminum to be painted Kynar (selected from the standard color chart), and glazed with 1" low-e glass (tempered glass in all locations required by code) and caulking at perimeter.

Price includes 3'6" tall transom windows above storefront with all framing to be by others.

*Current lead time of painted material is 6-7 weeks, glass ordered when rough openings are determined with a lead time of 2-3 weeks - a full two weeks for install after material is received.*

This proposal does not include: Preparation of rough openings to be by others - framing needs to sit on structurally sound sill.

**We propose hereby to furnish material complete in accordance with above specifications, for the sum of: \$73,900.00**

All material is guaranteed to be specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from the above specifications involving extra costs will be done only upon a written change order. The costs will become an extra charge over and above the estimate. This is to include, but not limited to, hidden damages that are uncovered during the course of the job and additional work required by local building inspectors. You, the buyer, may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction. Cancellation must be done in writing.

***Seventy-three thousand nine hundred***

**Payment to be made as follows: net 30**

Authorized Signature

Note: This proposal may be withdrawn by us if not accepted within **30** days.

---

*Thank you for choosing Packerland Glass!*

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

*Thank you for choosing Packerland Glass!*

# Creative Business Services Ultimate Windows

Quote #: T8K6BCH

A Proposal for Window and Door Products prepared for:

**Job Site:**  
54115

**Shipping Address:**  
PACKERLAND GLASS PRODUCTS  
3654 Packerland Dr  
De Pere, WI 54115

**Featuring products from:**

**MARVIN** 



TONY STROMER  
PACKERLAND GLASS PRODUCTS  
3654 PACKERLAND DRIVE  
DE PERE, WI 54115  
Phone: (920) 499-6214

Email: [tony@packerlandglass.com](mailto:tony@packerlandglass.com)

This report was generated on 4/3/2025 4:50:27 PM  
using the Marvin Order Management System,  
version 0004.14.01 (Current). Price in USD. Unit  
availability and price are subject to change. Dealer  
terms and conditions may apply.

## UNIT SUMMARY

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes.

Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

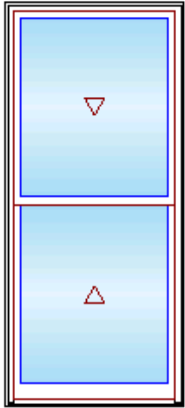
NUMBER OF LINES: 11                      TOTAL UNIT QTY: 31                      EXT NET PRICE: USD 66,654.87

LINE	MARK UNIT	PRODUCT LINE	ITEM	QTY
1	Front Side 2nd floor	Ultimate	Double Hung G2	7
2	Back Side 2nd floor	Ultimate	Double Hung G2	3
3	Back Side 2nd floor	Ultimate	Inswing Door (3" Stiles)	2
4	Back Side 2nd floor	Ultimate	Double Hung G2	1
5	Front Side 3rd floor	Ultimate	Double Hung G2	7
6	Back Side 3rd floor	Ultimate	Double Hung G2	3
7	Back Side 3rd floor	Ultimate	Inswing Door (3" Stiles)	2
8	Back Side 3rd floor	Ultimate	Double Hung G2	1
10	Back Side 1st floor	Ultimate	Double Hung G2	3
11	Back Side 1st floor	Ultimate	Inswing Door (3" Stiles)	1
12	Labor and materials	Non-Marvin	Labor Labor and materials to install 25 windows and 5 patio doors on first floor and elevation	1

## LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit: Front Side 2nd floor			
Qty: 7				



As Viewed From The Exterior

**Performance Information**

U-Factor: 0.3  
 Solar Heat Gain Coefficient: 0.3  
 Visible Light Transmittance: 0.52  
 Condensation Resistance: 55  
 CPD Number: MAR-N-425-23422-00001

**Performance Grade**

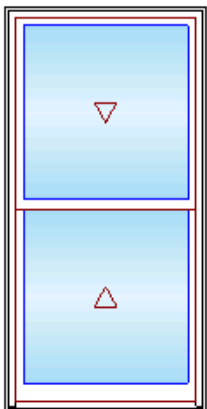
Licensee #1127  
 AAMA/WDMA/CSA 101/I.S.2/A440-17  
 LC-PG50 1149X2223 mm (45.3X87.5 in)  
 Water Resistance: 7.52 psf  
 LC-PG50 DP +50/-50  
 FL17635

Ebony Clad Exterior  
 Painted Interior Finish - Designer Black - Pine Interior  
 Back Prime  
 Ultimate Double Hung G2  
 Top Sash  
 Ebony Clad Sash Exterior  
 Painted Interior Finish - Designer Black - Pine Sash Interior  
 IG - 1 Lite  
 Low E2 w/Argon  
 Black Perimeter Bar  
 Ogee Interior Glazing Profile  
 Bottom Sash  
 Ebony Clad Sash Exterior  
 Painted Interior Finish - Designer Black - Pine Sash Interior  
 IG - 1 Lite  
 Low E2 w/Argon  
 Black Perimeter Bar  
 Ogee Interior Glazing Profile  
 Black Interior Weather Strip Package  
 Black Exterior Weather Strip Package  
 Matte Black Sash Lock  
 Matte Black Top Sash Strike Plate Assembly Color  
 Extruded Aluminum Screen  
 Ebony Surround  
 Bright View Mesh  
 \*\*\*Screen/Combo Ship Loose

4 9/16" Jambs  
 Nailing Fin

**\*\*\*Note: Unit Availability and Price is Subject to Change**

Line #2	Mark Unit: Back Side 2nd floor			
Qty: 3				



As Viewed From The Exterior

Ebony Clad Exterior  
 Painted Interior Finish - Designer Black - Pine Interior  
 Back Prime  
 Ultimate Double Hung G2  
 Top Sash  
 Ebony Clad Sash Exterior  
 Painted Interior Finish - Designer Black - Pine Sash Interior  
 IG - 1 Lite  
 Low E2 w/Argon  
 Black Perimeter Bar  
 Ogee Interior Glazing Profile  
 Bottom Sash  
 Ebony Clad Sash Exterior  
 Painted Interior Finish - Designer Black - Pine Sash Interior  
 IG - 1 Lite  
 Low E2 w/Argon  
 Black Perimeter Bar  
 Ogee Interior Glazing Profile  
 Black Interior Weather Strip Package  
 Black Exterior Weather Strip Package

**Performance Information**

U-Factor: 0.3  
 Solar Heat Gain Coefficient: 0.3  
 Visible Light Transmittance: 0.52  
 Condensation Resistance: 55  
 CPD Number: MAR-N-425-23422-00001

**Performance Grade**

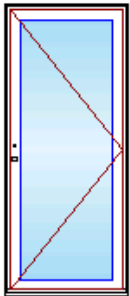
Licensee #1127  
 AAMA/WDMA/CSA 101/I.S.2/A440-17  
 LC-PG50 1149X2223 mm (45.3X87.5 in)  
 Water Resistance: 7.52 psf  
 LC-PG50 DP +50/-50  
 FL17635

Matte Black Sash Lock  
 Matte Black Top Sash Strike Plate Assembly Color  
 Extruded Aluminum Screen  
 Ebony Surround  
 Bright View Mesh  
 \*\*\*Screen/Combo Ship Loose

4 9/16" Jamb  
 Nailing Fin

\*\*\*Note: Unit Availability and Price is Subject to Change

Line #3	Mark Unit: Back Side 2nd floor			
Qty: 2				



Active



As Viewed From The Exterior

**Performance Information**

U-Factor: 0.28  
 Solar Heat Gain Coefficient: 0.29  
 Visible Light Transmittance: 0.5  
 CPD Number: MAR-N-476-09832-00005

**Performance Grade**

Licensee #1164  
 AAMA/WDMA/CSA/101/I.S.2/A440-11  
 LC-PG50 1103X3099 mm (43.44X122 in)  
 Water Resistance: 7.52 psf  
 LC-PG50 DP +50/-50  
 FL39753

Ebony Clad Exterior  
 Painted Interior Finish - Designer Black - Pine Interior  
 Back Prime  
 Ultimate Inswing Door (3" Stiles) 6 9/16" - X Right Hand  
 Ebony Clad Sash Exterior  
 Painted Interior Finish - Designer Black - Pine Sash Interior  
 IG - 1 Lite  
 Tempered Low E2 w/Argon  
 Black Perimeter Bar  
 Square Exterior Glazing Profile  
 Square Interior Glazing Profile  
 Minimalist Handle Lever(s)  
 Multi-Point Lock on Active Panel  
 Matte Black Active Exterior Handle Set on Active Panel Keyed  
 Matte Black Active Interior Handle Set on Active Panel  
 Keyed  
 Matte Black Adjustable Hinges 3 Per Panel-  
 Ebony Performance Sill  
 Black Weather Strip

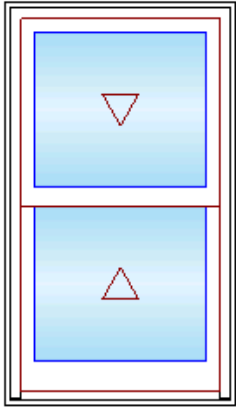
6 9/16" Jamb  
 Thru Jamb Installation w/ Nailing Fin

\*\*\*Note: Unit Availability and Price is Subject to Change

Line #4	Mark Unit: Back Side 2nd floor			
Qty: 1				



Ebony Clad Exterior  
 Painted Interior Finish - Designer Black - Pine Interior  
 Back Prime  
 Ultimate Double Hung G2  
 Top Sash  
 Ebony Clad Sash Exterior  
 Painted Interior Finish - Designer Black - Pine Sash Interior  
 IG - 1 Lite  
 Low E2 w/Argon  
 Black Perimeter Bar  
 Ogee Interior Glazing Profile  
 Bottom Sash  
 Ebony Clad Sash Exterior  
 Painted Interior Finish - Designer Black - Pine Sash Interior



As Viewed From The Exterior

- IG - 1 Lite
- Low E2 w/Argon
- Black Perimeter Bar
- Ogee Interior Glazing Profile
- Black Interior Weather Strip Package
- Black Exterior Weather Strip Package
- Matte Black Sash Lock
- Matte Black Top Sash Strike Plate Assembly Color
- Aluminum Screen
- Ebony Surround
- Bright View Mesh
- \*\*\*Screen/Combo Ship Loose
- 4 9/16" Jambs
- Nailing Fin
- \*\*\*Note: Unit Availability and Price is Subject to Change**

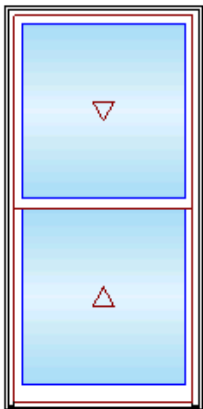
**Performance Information**

U-Factor: 0.3  
 Solar Heat Gain Coefficient: 0.3  
 Visible Light Transmittance: 0.52  
 Condensation Resistance: 55  
 CPD Number: MAR-N-425-23422-00001

**Performance Grade**

Licensee #1127  
 AAMA/WDMA/CSA 101/I.S.2/A440-17  
 LC-PG50 1149X2223 mm (45.3X87.5 in)  
 Water Resistance: 7.52 psf  
 LC-PG50 DP +50/-50  
 FL17635

Line #5	Mark Unit: Front Side 3rd floor			
Qty: 7				



As Viewed From The Exterior

- Ebony Clad Exterior
- Painted Interior Finish - Designer Black - Pine Interior
- Back Prime
- Ultimate Double Hung G2
- Top Sash
- Ebony Clad Sash Exterior
- Painted Interior Finish - Designer Black - Pine Sash Interior
- IG - 1 Lite
- Low E2 w/Argon
- Black Perimeter Bar
- Ogee Interior Glazing Profile
- Bottom Sash
- Ebony Clad Sash Exterior
- Painted Interior Finish - Designer Black - Pine Sash Interior
- IG - 1 Lite
- Low E2 w/Argon
- Black Perimeter Bar
- Ogee Interior Glazing Profile
- Black Interior Weather Strip Package
- Black Exterior Weather Strip Package
- Matte Black Sash Lock
- Matte Black Top Sash Strike Plate Assembly Color
- Extruded Aluminum Screen
- Ebony Surround
- Bright View Mesh
- \*\*\*Screen/Combo Ship Loose
- 4 9/16" Jambs
- Nailing Fin
- \*\*\*Note: Unit Availability and Price is Subject to Change**

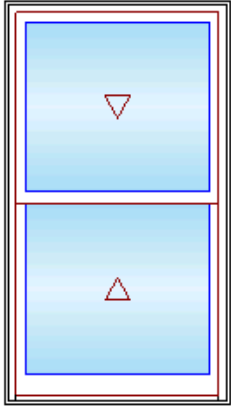
**Performance Information**

U-Factor: 0.3  
 Solar Heat Gain Coefficient: 0.3  
 Visible Light Transmittance: 0.52  
 Condensation Resistance: 55  
 CPD Number: MAR-N-425-23422-00001

**Performance Grade**

Licensee #1127  
 AAMA/WDMA/CSA 101/I.S.2/A440-17  
 LC-PG50 1149X2223 mm (45.3X87.5 in)  
 Water Resistance: 7.52 psf  
 LC-PG50 DP +50/-50  
 FL17635

Line #6	Mark Unit: Back Side 3rd floor			
Qty: 3				



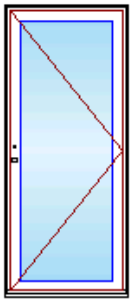
As Viewed From The Exterior

**Performance Information**

U-Factor: 0.3  
 Solar Heat Gain Coefficient: 0.3  
 Visible Light Transmittance: 0.52  
 Condensation Resistance: 55  
 CPD Number: MAR-N-425-23422-00001  
**Performance Grade**  
 Licensee #1127  
 AAMA/WDMA/CSA 101/I.S.2/A440-17  
 LC-PG50 1149X2223 mm (45.3X87.5 in)  
 Water Resistance: 7.52 psf  
 LC-PG50 DP +50/-50  
 FL17635

Ebony Clad Exterior  
 Painted Interior Finish - Designer Black - Pine Interior  
 Back Prime  
 Ultimate Double Hung G2  
 Top Sash  
 Ebony Clad Sash Exterior  
 Painted Interior Finish - Designer Black - Pine Sash Interior  
 IG - 1 Lite  
 Low E2 w/Argon  
 Black Perimeter Bar  
 Ogee Interior Glazing Profile  
 Bottom Sash  
 Ebony Clad Sash Exterior  
 Painted Interior Finish - Designer Black - Pine Sash Interior  
 IG - 1 Lite  
 Low E2 w/Argon  
 Black Perimeter Bar  
 Ogee Interior Glazing Profile  
 Black Interior Weather Strip Package  
 Black Exterior Weather Strip Package  
 Matte Black Sash Lock  
 Matte Black Top Sash Strike Plate Assembly Color  
 Extruded Aluminum Screen  
 Ebony Surround  
 Bright View Mesh  
 \*\*\*Screen/Combo Ship Loose  
 4 9/16" Jamb  
 Nailing Fin  
**\*\*\*Note: Unit Availability and Price is Subject to Change**

Line #7	Mark Unit: Back Side 3rd floor			
Qty: 2				



Active



As Viewed From The Exterior

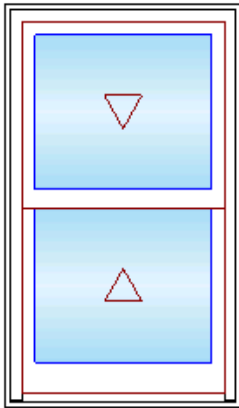
**Performance Information**

U-Factor: 0.28  
 Solar Heat Gain Coefficient: 0.29  
 Visible Light Transmittance: 0.5  
 CPD Number: MAR-N-476-09832-00005  
**Performance Grade**

Ebony Clad Exterior  
 Painted Interior Finish - Designer Black - Pine Interior  
 Back Prime  
 Ultimate Inswing Door (3" Stiles) 6 9/16" - X Right Hand  
 Ebony Clad Sash Exterior  
 Painted Interior Finish - Designer Black - Pine Sash Interior  
 IG - 1 Lite  
 Tempered Low E2 w/Argon  
 Black Perimeter Bar  
 Square Exterior Glazing Profile  
 Square Interior Glazing Profile  
 Minimalist Handle Lever(s)  
 Multi-Point Lock on Active Panel  
 Matte Black Active Exterior Handle Set on Active Panel Keyed  
 Matte Black Active Interior Handle Set on Active Panel  
 Keyed  
 Matte Black Adjustable Hinges 3 Per Panel-  
 Ebony Performance Sill  
 Black Weather Strip  
 6 9/16" Jamb  
 Thru Jamb Installation w/ Nailing Fin  
**\*\*\*Note: Unit Availability and Price is Subject to Change**

Licensee #1164  
 AAMA/WDMA/CSA/101/I.S.2/A440-11  
 LC-PG50 1103X3099 mm (43.44X122 in)  
 Water Resistance: 7.52 psf  
 LC-PG50 DP +50/-50  
 FL39753

Line #8	Mark Unit: Back Side 3rd floor			
Qty: 1				



As Viewed From The Exterior

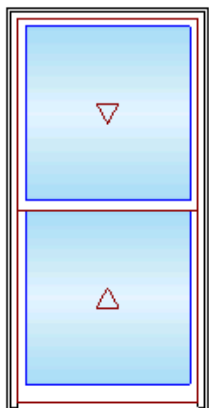
**Performance Information**  
 U-Factor: 0.3  
 Solar Heat Gain Coefficient: 0.3  
 Visible Light Transmittance: 0.52  
 Condensation Resistance: 55  
 CPD Number: MAR-N-425-23422-00001  
**Performance Grade**  
 Licensee #1127  
 AAMA/WDMA/CSA 101/I.S.2/A440-17  
 LC-PG50 1149X2223 mm (45.3X87.5 in)  
 Water Resistance: 7.52 psf  
 LC-PG50 DP +50/-50  
 FL17635

Ebony Clad Exterior  
 Painted Interior Finish - Designer Black - Pine Interior  
 Back Prime  
 Ultimate Double Hung G2  
 Top Sash  
 Ebony Clad Sash Exterior  
 Painted Interior Finish - Designer Black - Pine Sash Interior  
 IG - 1 Lite  
 Low E2 w/Argon  
 Black Perimeter Bar  
 Ogee Interior Glazing Profile  
 Bottom Sash  
 Ebony Clad Sash Exterior  
 Painted Interior Finish - Designer Black - Pine Sash Interior  
 IG - 1 Lite  
 Low E2 w/Argon  
 Black Perimeter Bar  
 Ogee Interior Glazing Profile  
 Black Interior Weather Strip Package  
 Black Exterior Weather Strip Package  
 Matte Black Sash Lock  
 Matte Black Top Sash Strike Plate Assembly Color  
 Aluminum Screen  
 Ebony Surround  
 Bright View Mesh  
 \*\*\*Screen/Combo Ship Loose  
 4 9/16" Jamb  
 Nailing Fin  
**\*\*\*Note: Unit Availability and Price is Subject to Change**

Line #10	Mark Unit: Back Side 1st floor			
Qty: 3				



Ebony Clad Exterior  
 Painted Interior Finish - Designer Black - Pine Interior  
 Back Prime  
 Ultimate Double Hung G2  
 Top Sash  
 Ebony Clad Sash Exterior  
 Painted Interior Finish - Designer Black - Pine Sash Interior  
 IG - 1 Lite  
 Low E2 w/Argon  
 Black Perimeter Bar  
 Ogee Interior Glazing Profile  
 Bottom Sash  
 Ebony Clad Sash Exterior  
 Painted Interior Finish - Designer Black - Pine Sash Interior  
 IG - 1 Lite  
 Low E2 w/Argon  
 Black Perimeter Bar  
 Ogee Interior Glazing Profile  
 Black Interior Weather Strip Package  
 Black Exterior Weather Strip Package



As Viewed From The Exterior

- Matte Black Sash Lock
- Matte Black Top Sash Strike Plate Assembly Color
- Extruded Aluminum Screen
- Ebony Surround
- Bright View Mesh
- \*\*\*Screen/Combo Ship Loose
- 4 9/16" Jamb
- Nailing Fin

**\*\*\*Note: Unit Availability and Price is Subject to Change**

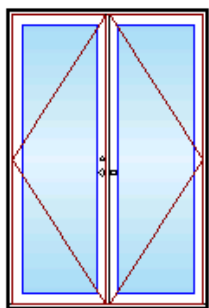
**Performance Information**

U-Factor: 0.3  
 Solar Heat Gain Coefficient: 0.3  
 Visible Light Transmittance: 0.52  
 Condensation Resistance: 55  
 CPD Number: MAR-N-425-23422-00001

**Performance Grade**

Licensee #1127  
 AAMA/WDMA/CSA 101/I.S.2/A440-17  
 LC-PG50 1149X2223 mm (45.3X87.5 in)  
 Water Resistance: 7.52 psf  
 LC-PG50 DP +50/-50  
 FL17635

Line #11	Mark Unit: Back Side 1st floor			
Qty: 1				



Active Inactive

As Viewed From The Exterior

- Ebony Clad Exterior
- Painted Interior Finish - Designer Black - Pine Interior
- Back Prime
- Ultimate Inswing Door (3" Stiles) 6 9/16" - XX Left Hand
- Left Panel
- Ebony Clad Sash Exterior
- Painted Interior Finish - Designer Black - Pine Sash Interior
- IG - 1 Lite
- Tempered Low E2 w/Argon
- Black Perimeter Bar
- Square Exterior Glazing Profile
- Square Interior Glazing Profile
- Right Panel
- Ebony Clad Sash Exterior
- Painted Interior Finish - Designer Black - Pine Sash Interior
- IG - 1 Lite
- Tempered Low E2 w/Argon
- Black Perimeter Bar
- Square Exterior Glazing Profile
- Square Interior Glazing Profile
- Minimalist Handle Lever(s)
- Multi-Point Lock on Active Panel
- Matte Black Active Exterior Handle Set on Active Panel Keyed
- Matte Black Active Interior Handle Set on Active Panel Keyed
- Multi-Point Lock on Inactive Panel
- Matte Black Inactive Exterior Handle Set on Inactive Panel
- Matte Black Inactive Interior Handle Set on Inactive Panel
- Matte Black Adjustable Hinges 3 Per Panel-
- Ebony Performance Sill
- Black Weather Strip
- 6 9/16" Jamb
- Thru Jamb Installation w/ Nailing Fin

**\*\*\*Note: Unit Availability and Price is Subject to Change**

**Performance Information**

U-Factor: 0.28  
 Solar Heat Gain Coefficient: 0.29  
 Visible Light Transmittance: 0.5  
 CPD Number: MAR-N-476-09832-00005

**Performance Grade**

Licensee #1164  
 AAMA/WDMA/CSA/101/I.S.2/A440-11  
 LC-PG30 3632X2489 mm (143X98 in)  
 Water Resistance: 4.59 psf  
 LC-PG30 DP +40/-40  
 FL39753

Line #12 Qty: 1	Mark Unit: Labor and materials			
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Labor                      Labor and materials to install 25 windows and 5 patio doors on first floor and elevation  
Project Total Net Price: USD                      69,986.54

## PRODUCT AND PERFORMANCE INFORMATION

### NFRC Ratings:

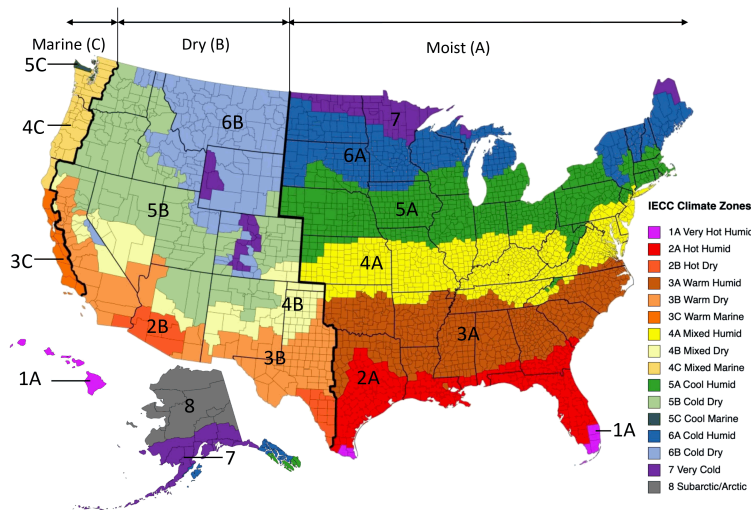
NFRC energy ratings may vary depending on the exact configuration of glass thickness used on the unit. NFRC energy values and ratings may change over time due to ongoing product changes, updated test results or requirements. NFRC values and ratings are finalized on the date of manufacture.

The National Fenestration Rating Council (NFRC) has developed and operates a uniform rating system for the energy performance of fenestration products, including windows, doors and skylights. For additional information regarding this rating system, see [www.nfrc.org](http://www.nfrc.org).

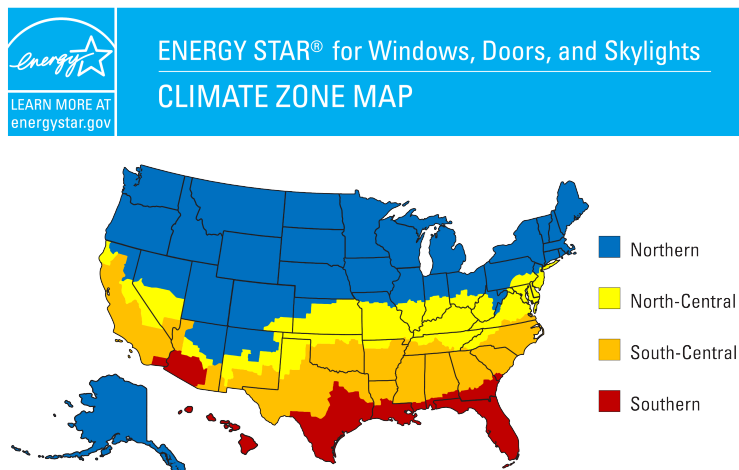
### Code (residential, building or energy) Compliance:

Determining the suitability and compliance with state, provincial, local, or other applicable building codes or standards, including energy codes, is the responsibility of the buyer, user, architect, contractor, installer, and/or other construction professional.

### 2021 IECC Climate Zone Map:



### ENERGY STAR Version 7 Climate Zone Map:



## **PURCHASE APPROVAL/SIGN OFF**

**Project Total Net Price: USD 69,986.54**

I have reviewed all line item quotes in detail and agree that the product specifications and pricing are accurate, and I approve the project for order. I acknowledge that additional charges, tax or Terms and Conditions may apply.

Seller: \_\_\_\_\_

Buyer: \_\_\_\_\_

# PROPOSAL

3654 Packerland Dr  
De Pere, WI 54115  
Phone: 920-499-6214  
Fax: 920-499-7067



Submitted To: Creative Business Services  
319 N Broadway  
Green Bay WI 54303

Approximate  
Starting Date

Approximate  
Completion Date:

Phone: 920 432 1166

Date: 4/2/2025

Fax: \_\_\_\_\_

Attn: Mike Garsow

We hereby submit specifications and estimates for:

**Marvin Ultimate Series Windows / Inswing Doors**

Qty: 25 / 5

Color: Ebony Exterior/Designer Black Interior

Jamb Size: 4 9/16"

Installation provided

**Total: \$69,986.54**

This proposal does not include:

All material is guaranteed to be specified. All work to be completed in a workmanlike manner according to standard practices.  
Any alteration or deviation from the above specifications involving extra costs will be done only upon a written change order. The costs will become an extra charge over and above the estimate. This is to include, but not limited to, hidden damages that are uncovered during the course of the job and additional work required by local building inspectors.  
You, the buyer, may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction.  
Cancellation must be done in writing.

**We Propose** hereby to furnish material and labor

**All Taxes Included**

Payment to be made as follows:

**Net 30**

Authorized Signature

Note: This proposal may be withdrawn by us if not accepted within 30 days.

**Acceptance of Proposal:** The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature \_\_\_\_\_

Date 4/2/2025





# CERTIFICATE OF APPROPRIATENESS APPLICATION

Department of Community and Economic Development  
100 N. Jefferson Street, Rm 608  
Green Bay, WI 54301-5026  
(920) 448-3300 - phone  
(920) 448-3426 - fax  
www.greenbaywi.gov

All fields must be completed before application will be processed.

File Number: \_\_\_\_\_

1. Address: 402 Dousman

2. Parcel #: 5-593

3. Owner of record: Michael Schwantes Phone: 920-432-1166 ex. 132

<u>319 N. Broadway</u>	<u>Green Bay</u>	<u>WI</u>	<u>54303</u>
(Address)	(City)	(State)	(Zip)

4. Applicant's Name: Michael Schwantes

<u>319 N. Broadway</u>	<u>Green Bay</u>	<u>WI</u>	<u>54303</u>
(Address)	(City)	(State)	(Zip)
<u>920-432-1166</u>	<u></u>	<u>Mgarsow@cbs-global.com</u>	<u></u>
(Office Phone #)	(Cell Phone #)	(E-mail Address)	

5. Present use of Property: Vacant

6. Description of Project: Describe each item of the project separately. Include existing condition(s) when describing item. Also, describe the proposed work, material(s) to be used and the impact the item would have on existing historic or architectural features of the property. (Attach additional sheets if necessary.)

Approval for updating of Dousman facing exterior of the building.

Updating work intended to maintain historical features while bringing back some of the original features that were removed / blocked by previous renovations. Matching recently renovated buildings on/near the intersection of Dousman and Broadway.

7. Attachments:
- Site Plan of the lot (Please indicate direction of north, dimensions, structures, etc.)
  - Sketches, drawings, building and streetscape elevations, and/or annotated photos
  - Exterior photos
  - Specifications (materials) for the project
  - Phased development plan for the project (if proposed in phases)
  - Inspection report (required for demolition requests only)
  - Cost estimates for all the proposed work
  - Other (please explain): \_\_\_\_\_

**CERTIFICATE OF APPROPRIATENESS APPLICATION (Continued)**

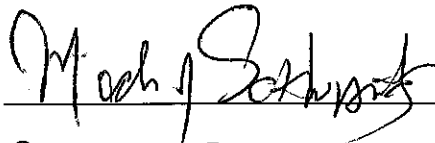
8. The following action is requested:

**Approval of COA by Landmarks Commission** (projects not listed below)

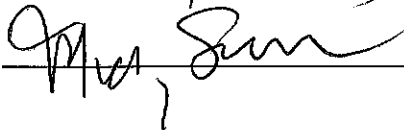
**Approval of COA by staff:** (Check all that apply)

- Roof repair/replacement
- Gutter repair/replacement
- Private sidewalk and driveway repair/replacement of the same dimensions and orientation
- Chimney repair and tuckpointing according to the Secretary of the interior standards and in appropriate color and design
- Installation of fences
- Storm window or storm door installation, repair, or replacement
- Installation of glass blocks in basement window openings
- Painting of existing unpainted brick
- Unattached nonvisible accessory structures
- Replacement of identical siding
- Replacement or repair to porches identical to existing style and materials
- Commercial sign replacement of identical dimensions

Petitioner Signature: \_\_\_\_\_



Owner Signature: \_\_\_\_\_



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Date Received: \_\_\_\_\_ Staff: \_\_\_\_\_



Report to the  
**Landmarks Commission**  
of the City of Green Bay

**MEETING DATE**

April 16, 2025

**PREPARED BY**

Stephanie Hummel, Staff

**AGENDA ITEM # F.1**

Staff-level COA applications.

**BACKGROUND**

- COA 25-08, 1000 S Jackson, Fence
- COA 25-11, 939 S Quincy, Driveway and Front Walk

**RECOMMENDATION**

**FISCAL IMPACT**

**ATTACHMENTS**

None