

AGENDA
HISTORIC PRESERVATION / DESIGN REVIEW COMMISSION

Tuesday, July 16, 2013 – 4:00 PM

City Conference Room – County-City Building
1515 Strongs Avenue – Stevens Point, WI 54481

(A Quorum of the City Council May Attend This Meeting)

Discussion and possible action on the following:

1. Request from Garrett Ryan for design review approval to construct a detached accessory structure within the Clark Street Historic District at 1708 Clark Street (**Parcel ID 2408-32-1036-10**).
2. Dumpster corral design within the downtown design review district, specifically relating to the area north of Main Street, between Third Street and Strongs Avenue.
3. Adjourn.

Any person who has special needs while attending these meetings or needs agenda materials for these meetings should contact the City Clerk as soon as possible to ensure that a reasonable accommodation can be made. The City Clerk can be reached by telephone at (715)346-1569, TDD# 346-1556, or by mail at 1515 Strongs Avenue, Stevens Point, WI 54481.

Administrative Staff Report

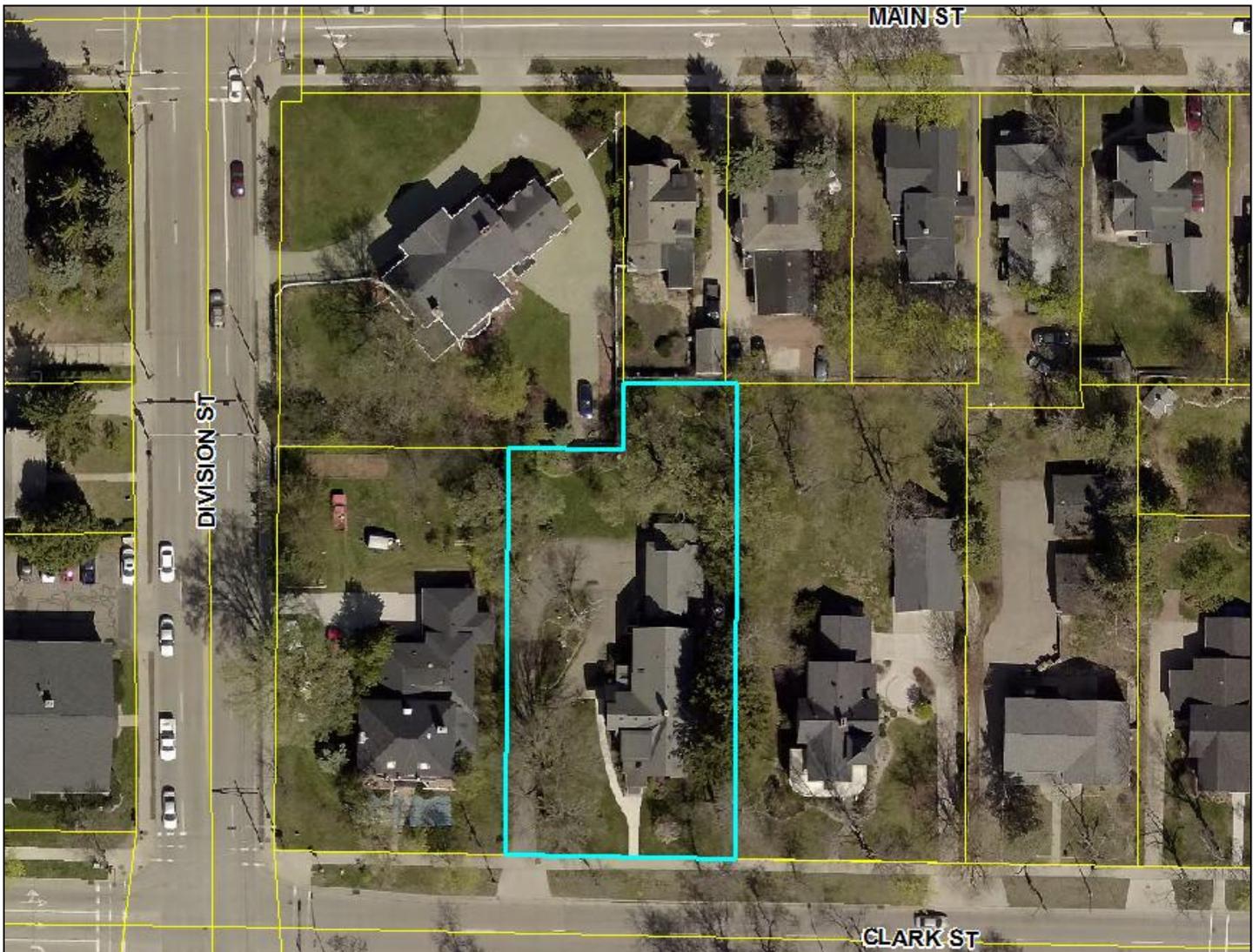
Garrett Ryan
Detached Garage - Design Review
1708 Clark Street
July 16, 2013



Department of Community Development
1515 Strongs Avenue, Stevens Point, WI 54481
Ph: (715) 346-1568 - Fax: (715) 346-1498

<p>Applicant(s):</p> <ul style="list-style-type: none">Garrett Ryan <p>Staff:</p> <ul style="list-style-type: none">Michael Ostrowski, Director mostrowski@stevenspoint.comKyle Kearns, Associate Planner kkearns@stevenspoint.com <p>Parcel Number(s):</p> <ul style="list-style-type: none">2408-32-1036-10 <p>Zone(s):</p> <ul style="list-style-type: none">"R-3" Single and Two Family Residence District <p>Master Plan:</p> <ul style="list-style-type: none">Residential <p>Council District:</p> <ul style="list-style-type: none">District 3 – O'Meara <p>Lot Information:</p> <ul style="list-style-type: none">Actual Frontage: 100 feetEffective Frontage: 100 feetEffective Depth: 191.0 feetSquare Footage: 19,100Acreage: 0.44 <p>Structure Information:</p> <ul style="list-style-type: none">Year Built: addition 1886 (127 years)Number of Stories: 2 <p>Current Use:</p> <ul style="list-style-type: none">Single Family Residential <p>Applicable Regulations:</p> <ul style="list-style-type: none">Chapter 22Downtown Design Guidelines	<p>Request</p> <p>Request from Garrett Ryan for design review approval to construct a detached accessory structure within the Clark Street Historic District at 1708 Clark Street (Parcel ID 2408-32-1036-10).</p> <p>Attachment(s)</p> <ul style="list-style-type: none">Parcel Data SheetApplication <p>City Official Design Review / Historic District</p> <ul style="list-style-type: none">Clark Street Historic District <p>Staff Recommendation</p> <p>Approve, subject to the following condition(s):</p> <ul style="list-style-type: none">All applicable building and zoning codes shall be met prior to construction.All required permits shall be obtained prior to construction.Painting of trim, doors, and windows shall match the color scheme and design found on the home.Shingles should match exactly to those found on the existing home.If vinyl windows are approved, they shall be painted to match those on the existing home.
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Vicinity Map



Scope of Work



Garret Ryan, 1708 Clark Street, is proposing to construct a 528 square feet detached accessory structure. As the property falls within the residential Clark Street Historic District, the Historic Preservation/Design Review Commission must review the request.

Mr. Ryan is proposing to construct the detached accessory structure to match that of the house in design, materials and color. The structure will act as a two stall garage with separate doors. A third access door will exist on the side of the structure. Further details regarding the structure are below.

Detached Accessory Structure:

- 24' X 22' Footprint
- 528 Square Feet
- 9' Side Walls
- 4" Cement Slab Foundation
- Single Story
- 2 Single Side by Side Garage Doors
- 1 Access Door
- 2 Windows

All proposed improvement or renovation within the Clark Street District must obtain Historic Preservation / Design Review approval.

Standards of Review

Design Guidelines

The following standards would apply to this request:

Architecture Standards

The removal or modification of any distinguishing architectural feature of a building is not allowed unless safety is questioned. When removal or modification is required, that feature should be duplicated. If the duplication of a missing feature is not possible, an attempt shall be made to approximate the missing feature.

Existing materials in facades should be maintained and/or restored to the highest level of quality practical

New or infill construction shall be similar in scale to that of surrounding structures.

New or infill construction shall not adversely contrast with significant horizontal or vertical patterns or rhythms of surrounding structures.

The setback of new or infill construction shall be compatible to that of adjacent structures.

Significant existing views or vistas shall not be adversely affected by new or infill construction.

Materials

To the extent possible, original materials shall be retained in existing facades. They should be removed only where they are structurally unsound and are beyond restoration, and then only in accordance with an approved design scheme. Natural materials are preferred over simulated or synthetic materials. The types of material preferred, but not limited to, may include: brick, stone, wood, stucco, clay, tile, ceramic tile, quarry tile, terra cotta, and cut stone. Materials to be avoided may include, but not be limited to, concrete block, plastic, fiberglass, simulated brick, simulated stone, hardboard or metal siding panels and wood siding panels.



Analysis: The applicant has indicated that similar materials found on the home will be used to construct the accessory structure. Furthermore, garage doors of similar size to the existing attached garage will be used and

painted to match. No brick or stone is proposed, as the single family home contains very little. However, LP Smart Side Trim and Siding is proposed, which is an engineered wood product. A cedar looking shingle is proposed as well, to match that found on the home.

Findings: Although original wood siding is not proposed, an engineered wood product is proposed, which is much more durable, long-lasting, and efficient. Below is a description of the product.

Our state-of-the-art SmartGuard® manufacturing process ensures that all LP® SmartSide® products deliver outstanding strength and durability. The process begins with either wood strands or wood fiber. A zinc borate compound is applied throughout the substrate to help protect against fungal decay and termites. Superior exterior-grade resins are used to create extremely strong bonds within the product. Having been tested in laboratory and real-world conditions for more than a decade, LP SmartSide products are proven to withstand extreme heat, cold, humidity and rainfall.

LP SmartSide Trim & Siding Family



A rendering/elevation of the proposed accessory structure will be presented, along with a site plan to outline the proposed colors and materials. Based on the findings above, along with the design guidelines, staff would recommend approving the proposed engineered wood siding as presented, however shingles should match exactly to those found on the home, as staff has concerns that the difference in appearance will be very noticeable (see attached article).

Windows & Entryways

The original shape, proportion, and scale of window openings shall be maintained. Blocking up or otherwise closing off of an original window shall not be permitted unless deemed necessary for energy efficiency. Exceptions may be made based on overall design concept. Wooden replacement windows are encouraged, however, new metal window frames (permanent or storm) should be either painted or anodized with a finish in character with the building being renovated.

New storefront doors should match or closely resemble a traditional storefront door (i.e. contain large glass panels). Wooden replacement doors and frames are encouraged. Colonial, cross-buck or other such stylized doors are usually inappropriate in older commercial districts and shall not be permitted. Metal doors and frames (permanent or storm) should be painted or anodized with a dark finish rather than left in a natural metal finish.

Analysis: Two 3' x 3' vinyl windows are proposed to exist.

Findings: Vinyl windows are not recommended as they do not match that of the historic home. Staff would recommend the installation of wooden windows. If vinyl windows are approved, staff would recommend the painting of them to match those found on the single family home.

Building Images



Front Façade



Rear Facade



Attached Garage

2013	2012	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000
1999	1998	1997											

PARCEL / OWNER DATA		PROPERTY IMAGE
NAME AND ADDRESS Garrett A & Lindsey M Ryan 1708 Clark St Stevens Point, WI 54481		
PARCEL #	240832103610	
PROPERTY ADDRESS	1708 Clark St	
SUBDIVISION	Boyington & Atwells Addn	
LAND USE	Residential	
NEIGHBORHOOD	294 Main & Clark Neighborhood	
ZONING	R3-TWO FAMILY	

OWNERSHIP HISTORY						
OWNER	SALE DATE	AMOUNT	CONVEYANCE	VOLUME	PAGE	SALE TYPE
Garrett A & Lindsey M Ryan	4/22/2013	\$240,000	Warranty Deed	784008		Land & Buildings
Elizabeth R Spranger	2/28/2007	\$229,900	Warranty Deed	700483		Land & Buildings
Barbara Y Butler	12/13/1994	\$85,000	Quit Claim Deed	642	153	Land & Buildings

SITE DATA		PERMIT HISTORY				
ACTUAL FRONTAGE		DATE	NUMBER	AMOUNT	PURPOSE	NOTE
FRONTAGE	100.0	8/21/2012	12-0520	\$9,650	036 Garage	12' x 18' addn
DEPTH	191.0	10/27/2009	36670	\$6,500	090 Roof/Strip & re-roof	
SQUARE FOOTAGE	19,100.0					
ACREAGE	0.44					

ASSESSED VALUE 2013					
CLASS	LAND	IMPROVEMENTS	TOTAL	RATIO	EST. FAIR MARKET VALUE
(1) - A-Residential	\$12,700	\$165,900	\$178,600	100.00 %	\$178,600
TOTAL	\$12,700	\$165,900	\$178,600		\$178,600

LEGAL DESCRIPTION
 LOTS 3 & 4 EXC N 30' OF LOT 4 BLK 3 BOY & ATWELL ADD S32 T24 R8 784008

DWELLING 1					
STYLE		BASEMENT		EXPOSED	
	X 05 Two Story		Partial		N

EXT. WALL	Wood / Masonite		HEATING	B		
STORY HEIGHT	2		FUEL TYPE	Gas		
YEAR BUILT	1886	AGE	127	SYSTEM TYPE	Hot Water	
CLASS	(1) - A-Residential		TOTAL ROOMS	9	BEDROOMS	4
INT. COND. RELATIVE TO EXT.	Interior Same As Exterior		FAMILY ROOMS	1		
PHYSICAL CONDITION	Good		FULL BATHS	3	HALF BATHS	0
KITCHEN RATING	Very Good		BATH RATING	Good		

FEATURES		ATTACHMENTS	
DESCRIPTION	UNITS	DESCRIPTION	AREA
Fireplace	1	Open Frame Porch	42
Openings	1	Enclosed Frame Porch	40
Additional Plumbing Fixtures	1	Open Frame Porch	98
Wood Stove, Gas Corn or Pellet	1	Open Frame Porch	28
		Open Frame Porch	21
		Enclosed Frame Porch	112
		Wood Deck	452
		Frame Garage	544

LIVING AREA	
DESCRIPTION	AREA
BASEMENT	798
FINISHED BASEMENT LIVING AREA	0
FIRST STORY	1436
SECOND STORY	1436
ADDITIONAL STORY	0
ATTIC / FINISHED	0
HALF STORY / FINISHED	0
ATTIC / UNFINISHED	0
HALF STORY / UNFINISHED	0
ROOM / UNFINISHED	0
TOTAL LIVING AREA	2872

Disclaimer: Information shown here is considered accurate but not guaranteed.
 * Additional data may be available by contacting the assessors office.

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City of Stevens Point GIS

DISCLAIMER: The City of Stevens Point Does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.



SCALE: 1" = 36'



City of Stevens Point
 1515 Strongs Ave
 Stevens Point, WI 54481
 (715)346-1569

Print Date: 7/1/2013



HISTORIC PRESERVATION/ DESIGN REVIEW COMMISSION

City of Stevens Point
Community Development Department

1515 Strongs Avenue, Stevens Point, WI 54481
(715) 346-1567
(715) 346-1498
communitydevelopment@stevenspoint.com
<http://stevenspoint.com>

APPLICATION FOR DESIGN REVIEW

ADMINISTRATIVE SUMMARY (Staff Use Only)

Application #	—	Date Submitted	7/2/13	Assigned Case Manager	Kyle Kurns
Associated Permits or Applications (if any)				Pre-Application Conference Date	July 2, 2013
Decision		Date Reviewed		Staff Signature	
Notes:					

APPLICANT/CONTACT INFORMATION

APPLICANT INFORMATION		CONTACT INFORMATION (Same as Applicant? <input type="checkbox"/>)	
Applicant Name	GARRETT & LINDSEY RYAN	Contact Name	
Address	1708 CLARK STREET	Address	
City, State, Zip	STEVENS POINT, WI, 54481	City, State, Zip	
Telephone	815-985-3808	Telephone	
Fax	DNA	Fax	
Email	GARRETRYAN10@GMAIL.COM	Email	

OWNERSHIP INFORMATION

PROPERTY OWNER OF RECORD 1 INFORMATION (Same as Applicant? <input type="checkbox"/>)		PROPERTY OWNER OF RECORD 2 INFORMATION (If Needed)	
Owner's Name		Owner's Name	
Address		Address	
City, State, Zip		City, State, Zip	
Telephone		Telephone	
Fax		Fax	
Email		Email	

PROJECT SUMMARY

Subject Property Location [Please Include Address and Assessor's Identification Number(s)]		
Parcel 1	Parcel 2	Parcel 3
NORTHWEST CORNER OF LOT		
Legal Description of Subject Property		
TWO CAR FREE STANDING GARAGE. THE GARAGE WILL HAVE TWO GARAGE DOORS THAT WILL BE THE SAME SIZE AS THE DOORS ON THE EXSISTING ATTACHED GARAGE AND WILL BE PAINTED TO MATCH. IT WILL BE 24'X22' ON A 4" THICK FLOATING SLAB. THERE WILL BE ONE SERVICE DOOR THAT WILL MATCH THE EXTERIOR DOORS ON THE HOUSE. 9' 2X4 SIDE WALLS CERTAINTEER ARCHITECTUAL SHINGLES THAT WILL MATCH THE HOUSE. LP SMART SIDE SIDING AND TRIM THAT WILL MATCH THE COLOR OF THE HOUSE. ABOVE THE HIGHT OF THE WALLS IN THE PEAK OF THE ROOF WILL CONTAIN CEDAR LOOK SHINGLES TO MATCH THE HOUSE AND THE ENTIRE STRUCTURE WILL BE PAINTED TO MATCH THE HOUSE INCLUDING WALLS/TRIM/EXTERIOR LIGHTING.		
Area of Subject Property (Acres/Sq Ft)	Area of Building or Structure (Sq Ft)	
24'X22'	528 s.f.	

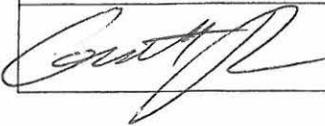
Current Zoning District(s)		Current Historic District(s) - Local, State, National	
R3-TWO FAMILY			
Designated Future Land Use Category	Current Use of Property	Proposed Use of Property	
Residential	Residential	Residential	
Briefly describe the proposed building, structure construction, reconstruction or exterior alteration. Please also provide rationale for the design review request, along with the time schedule (if any) for the project. (Use additional pages if necessary)			
TWO CAR FREE STANDING GARAGE. THE GARAGE WILL HAVE TWO GARAGE DOORS THAT WILL BE THE SAME SIZE AS THE DOORS ON THE EXISTING ATTACHED GARAGE AND WILL BE PAINTED TO MATCH. IT WILL BE 24'X22' ON A 4" THICK FLOATING SLAB. THERE WILL BE ONE SERVICE DOOR THAT WILL MATCH THE EXTERIOR DOORS ON THE HOUSE. 9' 2X4 SIDE WALLS CERTAINTEER ARCHITECTURAL SHINGLES THAT WILL MATCH THE HOUSE. LP SMART SIDE SIDING AND TRIM THAT WILL MATCH THE COLOR OF THE HOUSE. ABOVE THE HIGHT OF THE WALLS IN THE PEAK OF THE ROOF WILL CONTAIN CEDAR LOOK SHINGLES TO MATCH THE HOUSE AND THE ENTIRE STRUCTURE WILL BE PAINTED TO MATCH THE HOUSE INCLUDING WALLS/TRIM/EXTERIOR LIGHTING. THE STRUCTURE IS PROPOSED TO START AROUND JULY 20TH AND BE FINISHED BY THE END OF AUGUST. THE STRUCTURE WILL BE 3 FT OFF OF ALL LOT LINES IN ACCORDANCE WITH BUILDING CODES.			
Will the proposed work detrimentally change, destroy or adversely affect any exterior architectural features of the improvement upon which said work is to be done?			
NO			
Does the proposed work match and harmonize with the external appearance of adjacent neighboring improvements.			
YES			
Does the proposed work conform to the objectives of the historic preservation plan for said district (if any)?			
YES			
Does the proposed work conform with the architectural design guidelines with emphasis on contextual issues including compatibility of size, volume proportions, rhythm, materials, detailing, colors, and expressiveness? (Historic Design Guidelines can be found at www.stevenspoint.com)			
YES			

EXHIBITS

Owner Information Sheet	<input type="checkbox"/>	Additional Exhibits If Any (List):
Letter to District Alderperson (www.stevenspoint.com/Directory)	<input type="checkbox"/>	
Photographs of Building or Structure	<input type="checkbox"/>	
Renderings or Elevations	<input type="checkbox"/>	
Site Plan (for additions, and new construction)	<input type="checkbox"/>	

CERTIFICATION AND SIGNATURE

By my signature below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and that this application is a complete application submittal. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.

Signature of Applicant	Date	Signature of Property Owner (If not the Applicant)	Date
	7/2/13		

Proposal

CARR Builders
3459 Custer Road
Stevens Point, WI 54482
(715)592-4589

page 1 of Page 1

To: Garrett Ryan

Job Name Garrett Ryan Garage

1708 Clark st.

Location 1708 Clark st. Stevens Point Wi. 54481

815-985-3808

Phone 815-985-3808

Date 06-21-13

We hereby submit specifications and estimates for:

24'x24' Garage on a 4" thick floating concrete slab
2-9'x7' doors 1-2'8" service door
2-3'x3' vinyl windows
9' 2x4 side walls
7/16 wall sheeting with Tyvac
1/2 roof sheeting with 15# felt
Certainteed Architectual shingles
LP Smart Side Siding and Trim
2 Garge door openers
2 power outlets, 4 Porcelin lights, and power brought to garage from house

All painting to be done by owner
Any fill needed to be Extra

We Propose hereby to furnish material and labor - complete in accordance with these specifications, for the sum of:

Twenty Two Thousand Five Hundred

dollars \$

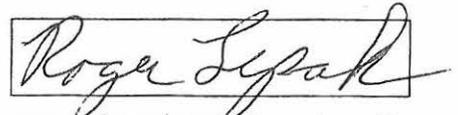
22,500

Payable as follows:

\$10,000 after Concrete is done, \$12,500 after completion of Garage

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alterations or deviation from above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized Signature



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

ACCEPTANCE OF PROPOSAL - The 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 _____ Signature _____ Date _____

CertainTeed Learning Center: Roofing

[« return to the Learning Center](#)



What are Architectural Roofing Shingles?

In recent years, enhancements to the dimensional shingle have resulted in a new generation of high-quality asphalt roofing products with distinctive, often dramatic, appearances. With these advancements came a new name: architectural roofing shingles. Also known as laminated or dimensional shingles, architectural roofing shingles are among the highest quality roofing products made.

Traditionally, they are composed of a heavy fiber glass mat base and ceramic-coated mineral granules that are tightly embedded in carefully refined, water-resistant asphalt. Recently, however, a new product has surfaced on the market, synthetic slate. Synthetic slate (such as CertainTeed's Symphony Slate) is an innovative roofing product that simulates the appearance, texture and contours of traditional natural slate. It is a carefully engineered polymer composite roofing product that is formulated for beauty, durability and handling.

Architectural roofing shingles provide a stunning three-dimensional appearance. Some of the most attractive architectural roofing shingles simulate cedar wood shakes (such as CertainTeed's Presidential Shake TL and Presidential Shake shingles). These shingles are quite thick with random slots similar to real shakes. Another unique architectural shingle design imitates the look of slate (such as CertainTeed's Symphony Slate, Grand Manor and Carriage House shingles) without the weight issues that normally accompany those materials. These architectural roofing shingles do not require any additional roof support as slate would.

The products' random colors and textures better accent steep roof planes, turrets, and gables features of roofs. Many product lines offer hip and ridge pieces (such as CertainTeed's Shangle Ridge, Shadow Ridge and Mountain Ridge) that highlight a roof's many sections and complement

the shingle. New trends extend beyond mimicking the look of natural products. While colors like resawn shake and weathered wood are top sellers for CertainTeed, homeowners increasingly are turning to darker greens or terra-cotta tones.

Because of their extra thickness, architectural roofing shingles weigh considerably more than conventional asphalt-based shingles and have longer warranties. Weights run up to about 480 pounds per square (100 square feet of roof area) and can carry up to a lifetime warranty.

Besides offering a surplus of good looks, most asphalt architectural shingle products have a design feature that helps prevent a common aesthetic problem: black streaks caused by algae. This is commonly seen on roofing shingles in areas with high humidity and rainfall totals. Algae-resistant shingles are coated with copper or zinc granules, which leach over time, inhibiting algae growth.

Because of their greater thickness, architectural shingles have better wind tear-off resistance. Some are rated at 120 miles per hour. They are also highly fire resistant especially if they have a heavy granulated top coat. A heavy layer of top coat granules provides the highest fire rating of Class A.

Learn more about CertainTeed's complete line of architectural roofing shingles.



Memo

Michael Ostrowski, Director

Community Development

City of Stevens Point

1515 Strongs Avenue

Stevens Point, WI 54481

Ph: (715) 346-1567 • Fax: (715) 346-1498

mostrowski@stevenspoint.com

City of Stevens Point – Department of Community Development

To: Historic Preservation / Design Review Commission
From: Michael Ostrowski and Kyle Kearns
CC:
Date: 7/16/2013
Re: Dumpster corral design within the downtown design review district, specifically relating to the area north of Main Street, between Thirds Street and Strongs Avenue.

Preliminary designs for two dumpster enclosures near the former mall property have been created (see attachments). Details for each dumpster are below.

Dumpster 1:

16' X 30'

480 square feet

Concrete Slab & Footings

Concrete Block / Masonry Exterior or

Wood

2 Door Hinge Gate

Dumpster 2:

14' X 16'

224 square feet

Concrete Slab & Footings

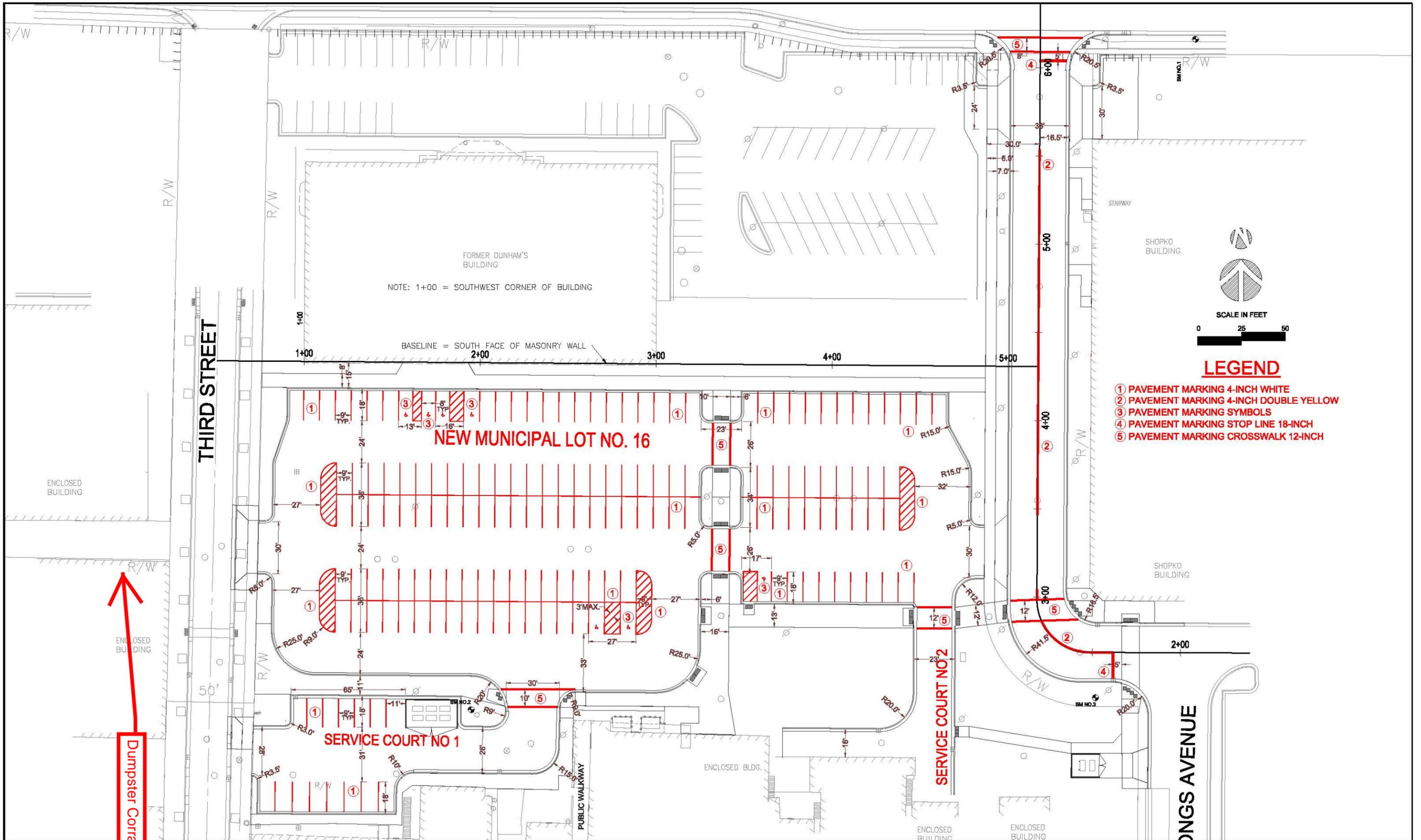
Concrete Block / Masonry Exterior or

Wood

2 Door Hinge Gate

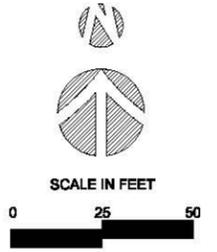
Both dumpsters will cater to several businesses along Main Street. Dumpster corral 1 is nearly triple the size of Dumpster corral 2, as the majority of businesses along north Main Street between Strongs Avenue and Third Street will utilize it. Exterior walls are proposed to exist of concrete block with a brick masonry or decorative wood exterior. If wood is proposed, it will be fixed to the concrete walls with a sill cap to divert water. Gates are proposed to be constructed of decorative wooden boards to provide full screening.

The Historic Preservation/Design Review Commission must approve the design and materials for the dumpster corrals as they fall within the Downtown Design Review District. Staff would recommend approving the proposed design and materials of Dumpster Corrals 1 and 2 with the condition that staff shall have the authority to make minor changes regarding the exterior materials.



NOTE: 1+00 = SOUTHWEST CORNER OF BUILDING

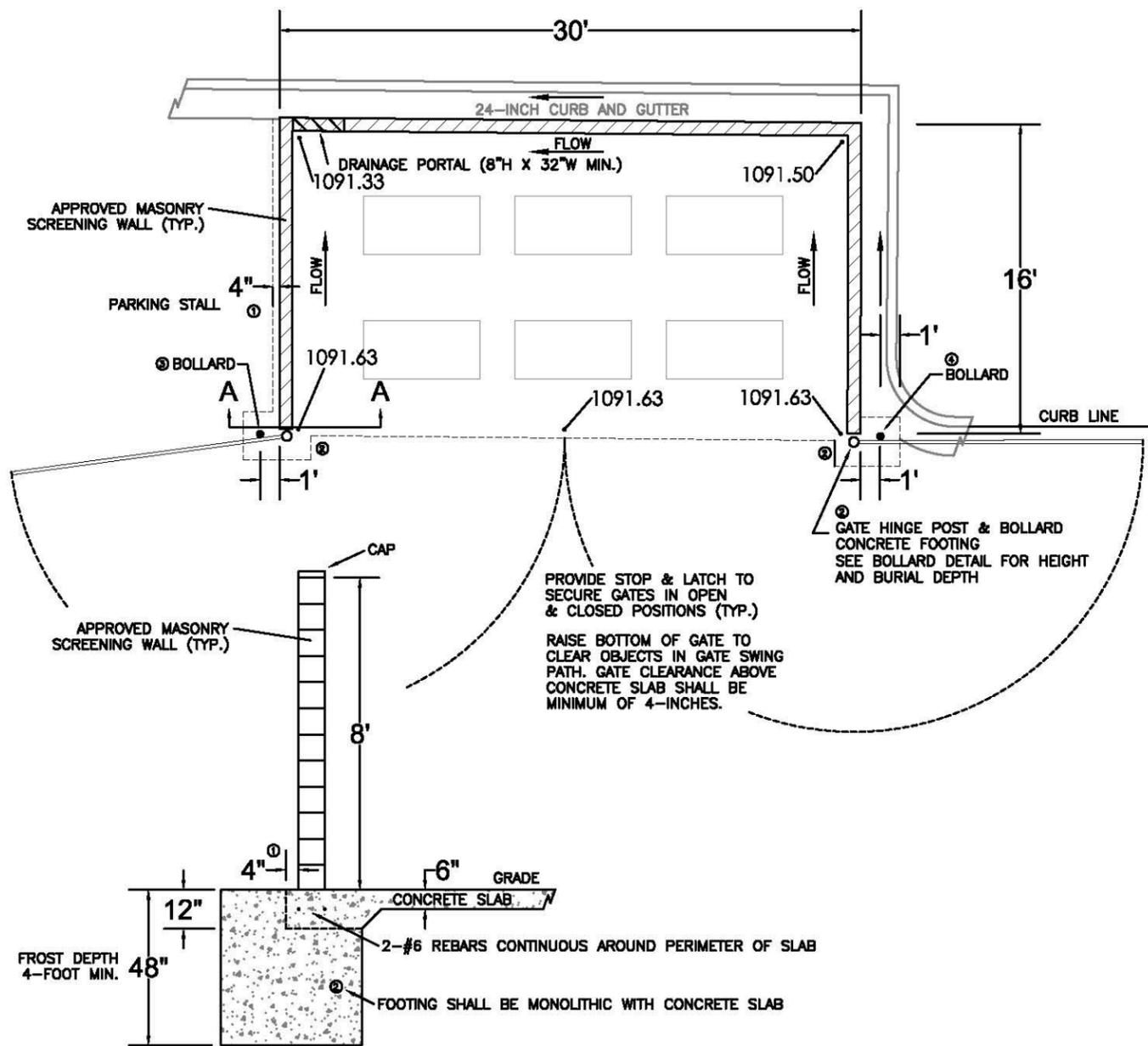
BASELINE = SOUTH FACE OF MASONRY WALL



LEGEND

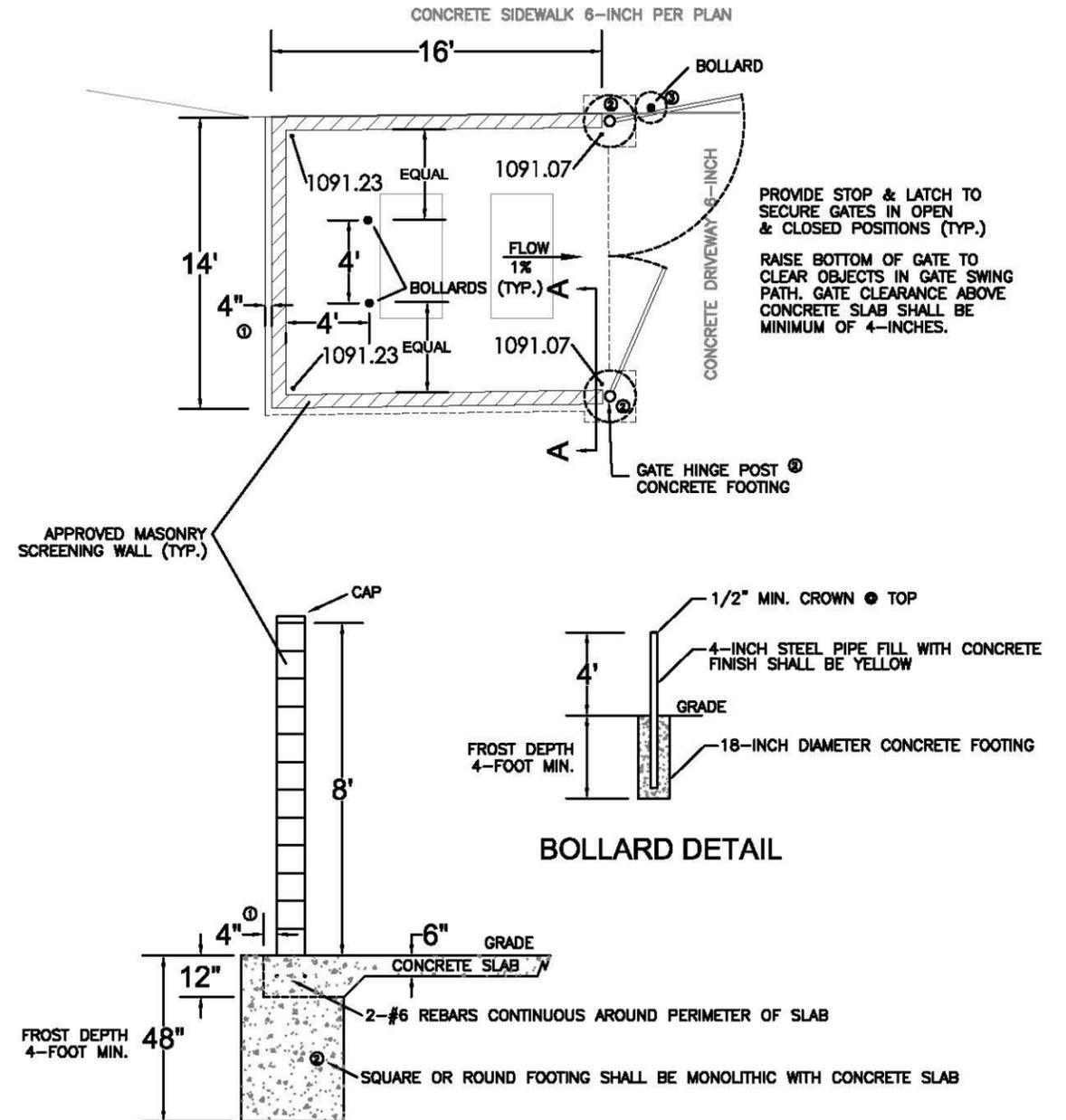
- ① PAVEMENT MARKING 4-INCH WHITE
- ② PAVEMENT MARKING 4-INCH DOUBLE YELLOW
- ③ PAVEMENT MARKING SYMBOLS
- ④ PAVEMENT MARKING STOP LINE 18-INCH
- ⑤ PAVEMENT MARKING CROSSWALK 12-INCH

Dumpster Corral 2



SECTION A-A
SERVICE COURT NO. 1 DUMPSTER ENCLOSURE

- ① FOOTING/SLAB SHALL EXTEND BEYOND MASONRY WALL A MINIMUM OF 4-INCHES UNLESS ADJACENT TO ANOTHER CONCRETE STRUCTURE.
- ② GATE HINGE POST & BOLLARD FOOTING SHALL BE 42" X 24" X 48" SQUARE
- ③ POSITION BOLLARD SO GATE DOES NOT TOUCH CAR PARKED IN ADJACENT STALL
- ④ POSITION BOLLARD SO GATE DOES NOT EXTEND PAST CURB LINE



SECTION A-A
SERVICE COURT NO. 2 DUMPSTER ENCLOSURE

- ① SLAB SHALL EXTEND BEYOND MASONRY WALL A MINIMUM OF 4-INCHES UNLESS ADJACENT TO ANOTHER CONCRETE STRUCTURE.
- ② GATE HINGE POST FOOTING SHALL BE 24" X 24" X 48" SQUARE OR ROUND
- ③ POSITION BOLLARD SO GATE DOES NOT INTERFERE WITH USE OF ADJACENT SIDEWALK