11333 N. Cedarburg Road
Mequon, WI 53092
Phone: 262-236-2924
Fax: 262-242-9655
www.ci.mequon.wi.us
Inspection Department

ARCHITECTURAL BOARD
Monday, May 8, 2023
6:00 PM
City Hall – Lower Conference Room

Agenda

After Architectural Board approval, please call the Building Inspection's Office at (262-236-2924) to schedule issuance of the building permit.

It is advisable that someone is present to represent your building permit application.

ALL TIMES LISTED ARE APPROXIMATE AND IT IS STRONGLY RECOMMENDED THAT APPLICANT(S) ARRIVE AT 6:00 PM AT THE START OF THE MEETING TO ENSURE THAT YOU ARE AVAILABLE WHEN YOUR ITEM IS DISCUSSED.

Enter at the East or West (Elevator) Entrance - Reasonable accommodation will be made for those citizens who are unable to attend the meeting in the methods identified above upon at least two hours' notice. Notice can be given to the City Clerk's Office at 262-236-2914.

1) Call to Order, Roll Call

2) Approval of Meeting Minutes
Action requested: review and approve

   a. Meeting Minutes from April 10, 2023

3) Architectural Board Applications

1. **Eastbrook Drive LLC**
   Lot #2 Eastbrook Drive
   Subdivision: N/A
   District 6 – 6:00 pm

   (5)-New Single-Family Side by Side Condominiums & Detached Garage/Storage Unit
   Contractor: Eastbrook Drive LLC
   Architect: Galbraith Carnahan Architects

2. **Vito Sorce**
   11617 N. Granville Road
   Subdivision: N/A
   District 1 – 6:15 pm

   Garage Addition

   Contractor: A&N Contracting LLC
   Architect: Miller Architectural Group

3. **Dave & Lori Kroening**
   5510 W. Sunnyside Drive
   Subdivision: Mequon County Estates
   District 2 – 6:25 pm

   Master Bedroom Suite Addition

   Contractor: RNB Design Group
   Architect: American Design Concepts

4. **Hannah Boyd**
   Lot #1 Grace Avenue (3800 W)
   Subdivision: N/A
   District 2 – 6:35 pm

   New Single-Family Residence

   Contractor: High Quality Contracting
   Architect: Greg Fredowski & Jeremy Hartline

5. **Veridian Homes LLC**
   10600 N. Coneflower Court
   Subdivision: The Enclave
   District 3 – 6:40 pm

   New Single-Family Residence

   Contractor: Veridian Homes LLC
   Architect: Veridian Homes LLC

6. **Brian & Jennifer Kusch** — **Master Suite Addition & Covered Patio**
   4725 W. Chippewa Drive
   Subdivision: Singer's Landscaped Acres — Contractor: TBD
   District 4 – 6:45 pm — Architect: Tom Meiklejohn

7. **Moua & Pa Yeng Vang** — **New Single-Family Residence**
   Lot #2 County Line Road
   Subdivision: N/A — Contractor: Great Lakes Homes
   District 4 – 6:55 pm — Architect: Great Lakes Homes

8. **Fred & Karen Bersch** — **New Single-Family Residence**
   596 W. Bonniwell Road
   Subdivision: N/A — Contractor: Owner
   District 5 – 7:00 pm — Architect: Oostburg Lumber

4) Adjourn

Notice is hereby given that a quorum of other governmental bodies may be present at this meeting to present, discuss and/or gather information about a subject over which they have decision-making responsibility, although they will not take formal action thereto at this meeting.

11333 N. Cedarburg Road
Mequon, WI 53092-1930
Phone: 262-242-3100
Fax: 262-242-9655

www.ci.mequon.wi.us **Office of Architectural Board**

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **May 8, 2023**
SUBJECT: **Meeting Minutes from April 10, 2023**

Attachments:
4.10 (PDF)

11333 N. Cedarburg Road
Mequon, Wisconsin 53092
Phone: (262) 236-2903
Fax: (262) 242-9819

www.ci.mequon.wi.us

INSPECTION DIVISION

ARCHITECTURAL BOARD MINUTES
Monday, April 10, 2023
6:00 PM
Lower-Level Conference Room

Minutes

Attachment: 4.10 (8417 : Meeting Minutes from April 10, 2023)

1. **Call to Order, Roll Call:**

Present:	Chairman Scott Reed
Members at Large:	Paul Apfelbach, John Mikkelson, Michael Wade, Curtis Helm,
Building Inspector:	Kris Hoeft

2. **Meeting Minutes**

Minutes from the March 13, 2023, meeting were approved by Vice-Chairman Paul Apfelbach and seconded by Architect John Mikkelson.
Minutes were approved unanimously.

3. **Application Submittals:**

No.	Alder. District /Time	Type of App	Owner(s) / Project Address	Contractor
1)	Dist. 5 6:00 pm	**New Single-Family Residence**	Lance & Elizabeth Gehrett 12333 N. Lake Shore Drive Subd: N/A	Cont: Kings Way Homes LLC Arch: Vac Homolka

Moved to Approve: Reed
Seconded by: Apfelbach
Approved: Yes
Vote: Unanimously

Conditions: Plans approved as submitted with the addition of a louvered element to the upper left side gable.

2)	Dist. 5 6:05 pm	**Pool House**	John & Laura Dergentis 13748 N. Birchwood Lane Subd: N/A	Cont: Platz Custom Homes Inc. Arch: Fritsch Designs LLC

Moved to Approve: Reed
Seconded by: Apfelbach
Approved: Yes
Vote: Unanimously

Conditions: Plans approved with the condition that LP Smart Siding is used and colors for siding and roof should match existing house.

3)	Dist. 5 6:15 pm	**New Single-Family Residence**	Charles Wood 13480 N. Lakewood Drive Subd: Michigan Lake Shore Acres	Cont: Mikkelson Builders Arch: Fred Dahms, Jr.

Moved to Approve: Apfelbach
Seconded by: Helm
Recused: Mikkelson
Approved: Yes
Vote: Unanimously

Conditions: Plans approved as submitted.

Attachment: 4.10 (8417 : Meeting Minutes from April 10, 2023)

4)	Dist. 7 6:20 pm	**Shed**	Jon McCullough-Benner and Jamie Yu 10715 N. River Road Subd: Sleepy Hollow Estates	Cont: Mikkelson Builders Arch: Fred Dahms, Jr.

Moved to Approve: Helm
Seconded by: Apfelbach
Recused: Mikkelson
Approved: Yes
Vote: Unanimously

Conditions: Plans approved as submitted.

5)	Dist. 1 6:30 pm	**Second Floor Addition**	Eric Eichler 11600 N. Wasaukee Road Subd: N/A	Cont: Living Space Design Build Arch: Living Space Design Build

Moved to Approve: Reed
Seconded by: Apfelbach
Approved: Yes
Vote: Unanimously

Conditions: Plans approved as submitted with the condition that all new material (siding, roofing, etc.) match existing home.

6)	Dist. 2 6:40 pm	**Shed**	Matt Peoplis 12420 N. River Road Subd: N/A	Cont: Owner Arch: Tuff Shed

Moved to Approve: _____
Seconded by: _____
Approved: _____
Vote: _____

Conditions: CANCELLED

Attachment: 4.10 (8417 : Meeting Minutes from April 10, 2023)

7)	Dist. 2 6:50 pm	**Second Floor Addition**	Ollie & Jennifer Ellsworth 3725 W. Grace Avenue Subd: River Ridge	Cont: Gabor Design Build Arch: Bryan Wick

Moved to Approve: Wade
Seconded by: Helm
Approved: Yes
Vote: Unanimously

Conditions: Plans approved as submitted.

4. **Action:**

Vice-Chairman Paul Apfelbach made a motion to adjourn the meeting. District Representative Curtis Helm seconded the motion.

A vote was taken; vote passed unanimously.

Meeting adjourned at 6:30 p.m.

Attachment: 4.10 (8417 : Meeting Minutes from April 10, 2023)

11333 N. Cedarburg Road
Mequon, WI 53092-1930
Phone: 262-242-3100
Fax: 262-242-9655

www.ci.mequon.wi.us **Office of Architectural Board**

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **May 8, 2023**
SUBJECT: **Eastbrook Drive LLC - (5) New Single-Family Side by Side Condominiums and Detached Garage/Storage Unit on Lot #2 Eastbrook Drive**

Attachments:
Plans and Site Plans (PDF)
Survey (PDF)



1 G100 NORTH DEVELOPMENT LOOKING WEST



2 G100 SOUTH DEVELOPEMENT LOOKING WEST

DESIGN REVIEW BOARD SUBMITTAL

MEQUON DUPLEXES

11649 NORTH PORT WASHINGTON ROAD
MEQUON WI

SHEET INDEX

ID	NAME
G100	COVER SHEET, RENDERINGS
G101	PRAIRIE CLAY COLOR SCHEME
G102	QUARRY GRAY COLOR SCHEME
G103	TIMBERLAND SUEDE COLOR SCHEME
C-2	EXISTING SITE PLAN
C-3	DEMOLITION PLAN
C-4	PROPOSED SITE PLAN
C-5	GRADING PLAN
C-6	EROSION CONTROL PLAN
C-7	UTILITY PLAN
C-8	SANITRY SEWER PLAN & PROFILES
C-9	WATER MAIN PLAN & PROFILES
C-10	CONSTRUCTION DETAILS
C-11	CONTRUCTION DETAILS
L1	LANDSCAPE PLAN
L2	LANDSCAPE DETAILS
A100	FOUNDATION PLAN
A101	FIRST FLOOR PLAN
A102	SECOND FLOOR PLAN
A102	ROOF PLAN
A103	GARAGE PLAN
A200	ELEVATIONS
A201	ELEVATIONS
A202	GARAGE ELEVATIONS
A300	SECTION
A301	SECTION

GALBRAITH CARNAHAN ARCHITECTS

6404 West North Avenue
Milwaukee, Wisconsin 53213
(414) 291-0772 phone
www.galbraithcarnahan.com

CONSULTANTS:

MEQUON DUPLEXES
11649 NORTH PORT WASHINGTON ROAD MEQUON WI

DRAWING ISSUE | DATE
DRB SUBMITTAL | 4-16-23

PROJECT # 22.12

COVER SHEET, RENDERINGS

G100

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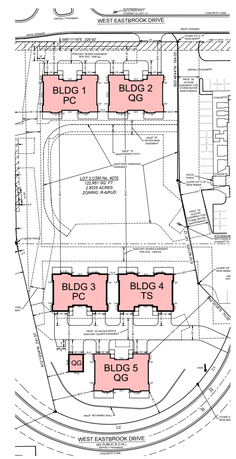
Attachment: Plans and Site Plans (8418 : Eastbrook Drive LLC)



1 G101 PRAIRE CLAY COLOR SCHEME (PC)



2 G101 REAR PERSPECTIVE



3 G101 KEY PLAN

SIDING COLORS
PC = PRAIRIE CLAY
QG = QUARRY GRAY
TS = TIMBERLAND SUEDE

GALBRAITH CARNAHAN ARCHITECTS
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CONSULTANTS:

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DRAWING ISSUE	DATE
DRB SUBMITTAL	4-16-23

PROJECT # 22.12

PRAIRIE CLAY
COLOR SCHEME

G101

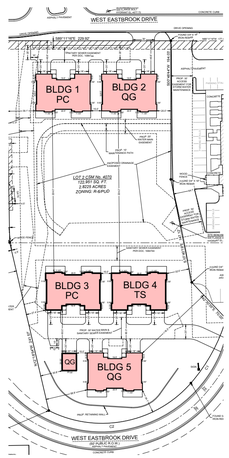
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1 G102 QUARRY GRAY COLOR SCHEME



3 G102 REAR PERSPECTIVE



3 G102 KEY PLAN

SIDING COLORS
PC = PRAIRIE CLAY
QG = QUARRY GRAY
TS = TIMBERLAND SUEDE

GALBRAITH CARNAHAN ARCHITECTS
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DRAWING ISSUE	DATE
DRB SUBMITTAL	4-16-23

PROJECT # 22.12

QUARRY GRAY
COLOR SCHEME

G102

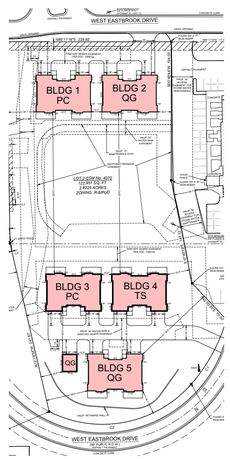
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1 G103 TIMBERLAND SUEDE COLOR SCHEME



2 G103 REAR PERSPECTIVE



3 G103 KEY PLAN

SIDING COLORS
PC = PRAIRIE CLAY
QG = QUARRY GRAY
TS = TIMBERLAND SUEDE

GALBRAITH CARNAHAN ARCHITECTS
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DRAWING ISSUE | DATE
DRB SUBMITTAL | 4-16-23

PROJECT # 22.12

TIMBERLAND SUEDE COLOR SCHEME

G103

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Attachment: Plans and Site Plans (8418 : Eastbrook Drive LLC)

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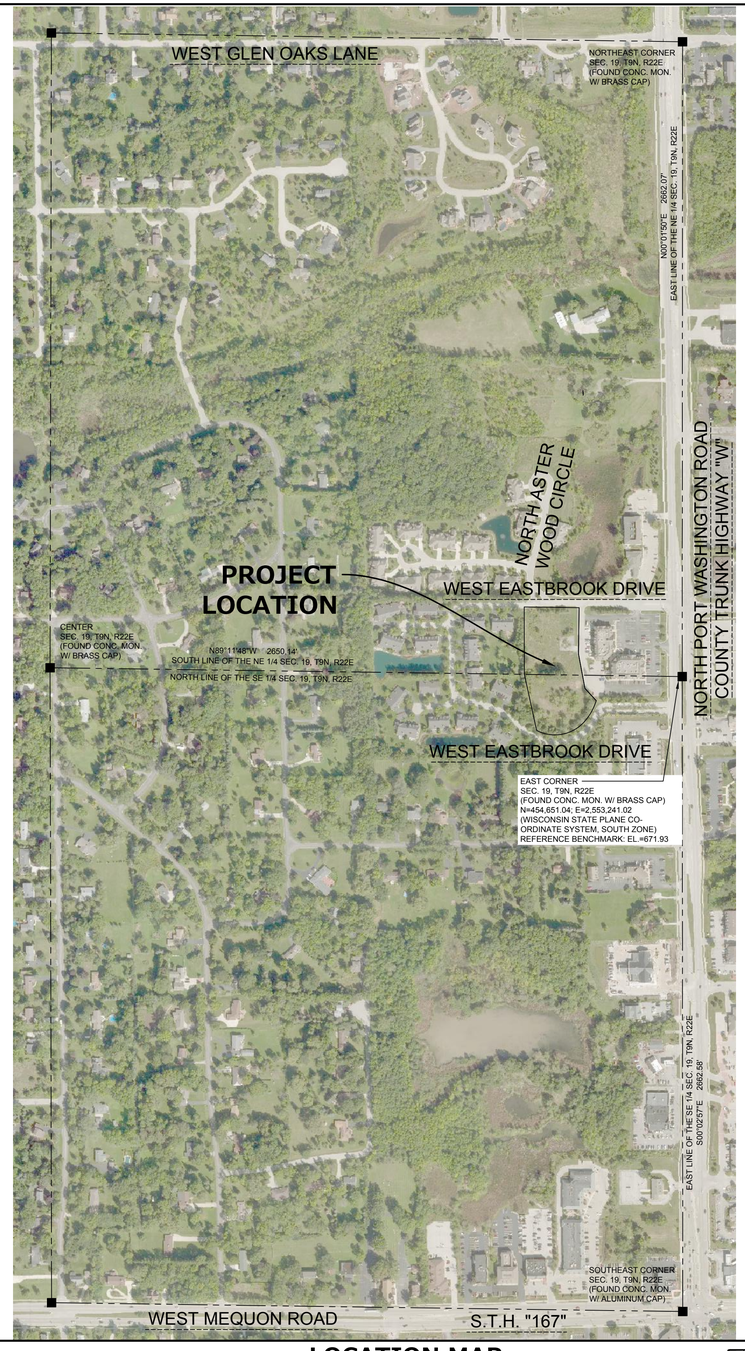
LEGEND OF SYMBOLS & ABBREVIATIONS

- SANITARY MANHOLE
- STORM MANHOLE
- STORM INLET
- CLEANOUT
- CATCH BASIN
- LATERAL
- UNKNOWN MANHOLE
- WELL
- HYDRANT
- WATER VALVE
- DOWN SPOUT
- SPRINKLER VALVE
- WATER SHUT OFF
- STANDPIPE
- WATER MANHOLE
- FLOOD LIGHT
- LIGHT POLE
- TRAFFIC SIGNAL
- UTILITY POLE
- GUY WIRE
- SIGN
- MAIL BOX
- FLAG POLE
- BASKETBALL HOOP
- BOLLARD
- CROSS CUT
- IRON PIPE
- IRON REBAR/ROD
- MAG NAIL
- SECTION MONUMENT
- BENCH MARK
- CONIFER TREE
- DECIDUOUS TREE
- BUSH
- WETLAND SYMBOL
- FIBER OPTIC MARKER
- FIBER OPTIC MANHOLE
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- TELEPHONE MARKER
- TRANSFORMER
- ELECTRIC METER
- ELECTRIC MANHOLE
- CABLE TV RISER/BOX
- CABLE TV MANHOLE
- GAS VALVE
- GAS METER
- GAS MARKER
- AIR CONDITIONING UNIT
- VENT
- DIRECTIONAL ARROW
- DUMPSTER
- HANDICAP STALL
- SPOT ELEVATION

CL.	=CENTERLINE
CONC.	=CONCRETE
EL.	=ELEVATION
INV.	=INVERT
MON.	=MONUMENT
P.O.B.	=POINT OF BEGINNING
P.O.C.	=POINT OF COMMENCEMENT
R.O.W	=RIGHT OF WAY
SEC.	=SECTION
SQ. FT.	=SQUARE FEET
W/	=WITH
(R)	=RECORDED AS

- SANITARY SEWER
- STORM SEWER
- WATER MAIN
- FIBER OPTIC LINE
- TELEPHONE LINE
- ELECTRIC LINE
- OVERHEAD WIRES
- CABLE TELEVISION
- GAS MAIN
- WETLANDS
- TREE LINE
- NO ACCESS

ENGINEERING IMPROVEMENT PLANS
FOR
EASTBROOK PLACE
CITY OF MEQUON, WI
PLANS PREPARED FOR
EASTBROOK DRIVE, LLC
ATTN: RORY OPPENHEIMER
1010 E. LAYTON AVE
MILWAUKEE, WI 53207
PHONE: 414-788-2002



LOCATION MAP
SCALE: 1" 300'

INDEX OF SHEETS

C-1	COVER SHEET
C-2	EXISTING SITE PLAN
C-3	DEMOLITION PLAN
C-4	PROPOSED SITE PLAN
C-5	GRADING PLAN
C-6	EROSION CONTROL PLAN
C-7	UTILITY PLAN
C-8	SANITARY SEWER PLAN & PROFILES
C-9	WATER MAIN PLAN & PROFILES
C-10	CONSTRUCTION DETAILS
C-11	CONSTRUCTION DETAILS

GENERAL NOTES

1. *THE INTENTION OF THE PLANS AND SPECIFICATIONS IS TO SET FORTH PERFORMANCE AND CONSTRUCTION MATERIAL STANDARDS FOR THE PROPER EXECUTION OF WORK. ALL WORKS CONTAINED WITHIN THE PLANS AND SPECIFICATIONS SHALL BE COMPLETED IN ACCORDANCE WITH ALL REQUIREMENTS FROM LOCAL, STATE, FEDERAL OR OTHER GOVERNING AGENCY'S LAWS, REGULATIONS, JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., AND THE OWNER'S DIRECTION.*
2. *THE CONTRACTOR IS RESPONSIBLE TO REVIEW AND UNDERSTAND ALL COMPONENTS OF THE PLANS AND SPECIFICATIONS, INCLUDING FIELD VERIFYING SOIL CONDITIONS, PRIOR TO SUBMISSION OF A BID PROPOSAL.*
3. *THE CONTRACTOR SHALL PROMPTLY REPORT ANY ERRORS OR AMBIGUITIES LEARNED AS PART OF THEIR REVIEW OF PLANS, SPECIFICATIONS, REPORTS AND FIELD INVESTIGATIONS.*
4. *THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE COMPUTATION OF QUANTITIES AND WORK REQUIRED TO COMPLETE THIS PROJECT. THE CONTRACTOR'S BID SHALL BE BASED ON ITS OWN COMPUTATIONS AND IN NO SUCH INSTANCE RELY ON THE ENGINEER'S ESTIMATE.*
5. *QUESTIONS/CLARIFICATIONS WILL BE INTERPRETED BY ENGINEER/OWNER PRIOR TO THE AWARD OF CONTRACT. ENGINEER/OWNER WILL SUBMIT OFFICIAL RESPONSES IN WRITING. INTERPRETATIONS PRESENTED IN OFFICIAL RESPONSES SHALL BE BINDING ON ALL PARTIES ASSOCIATED WITH THE CONTRACT. IN NO WAY SHALL WORD-OF-MOUTH DIALOG CONSTITUTE AN OFFICIAL RESPONSE.*
6. *PRIOR TO START OF WORK, CONTRACTOR SHALL BE COMPLETELY FAMILIAR WITH ALL CONDITIONS OF THE SITE, AND SHALL ACCOUNT FOR CONDITIONS THAT AFFECT, OR MAY AFFECT CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, LIMITATIONS OF WORK ACCESS, SPACE LIMITATIONS, OVERHEAD OBSTRUCTIONS, TRAFFIC PATTERNS, LOCAL REQUIREMENTS, ADJACENT ACTIVITIES, ETC. FAILURE TO CONSIDER SITE CONDITIONS SHALL NOT BE CAUSE FOR CLAIM OF JOB EXTRAS.*
7. *COMMENCEMENT OF CONSTRUCTION SHALL EXPLICITLY CONFIRM THAT THE CONTRACTOR HAS REVIEWED THE PLANS AND SPECIFICATIONS IN ENTIRETY AND CERTIFIES THAT THEIR SUBMITTED BID PROPOSAL CONTAINS PROVISIONS TO COMPLETE THE PROJECT, WITH THE EXCEPTION OF UNFORESEEN FIELD CONDITIONS; ALL APPLICABLE PERMITS HAVE BEEN OBTAINED; AND CONTRACTOR UNDERSTANDS ALL OF THE REQUIREMENTS OF THE PROJECT.*
8. *SHOULD ANY DISCREPANCIES OR CONFLICTS IN THE PLANS OR SPECIFICATIONS BE DISCOVERED AFTER THE AWARD OF CONTRACT, ENGINEER SHALL BE NOTIFIED IN WRITING IMMEDIATELY AND CONSTRUCTION OF ITEMS AFFECTED BY THE DISCREPANCIES/CONFLICTS SHALL NOT COMMENCE, OR CONTINUE, UNTIL A WRITTEN RESPONSE FROM ENGINEER/OWNER IS DISTRIBUTED. IN THE EVENT OF A CONFLICT BETWEEN REFERENCED CODES, STANDARDS, SPECIFICATIONS AND PLANS, THE ONE ESTABLISHING THE MOST STRINGENT REQUIREMENTS SHALL BE FOLLOWED.*
9. *THE CONTRACTOR SHALL, AT ITS OWN EXPENSE, OBTAIN ALL NECESSARY PERMITS AND LICENSES TO COMPLETE THE PROJECT. OBTAINING PERMITS, OR DELAYS, IS NOT CAUSE FOR DELAY OF THE CONTRACT OR SCHEDULE. CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS.*
10. *THE CONTRACTOR SHALL NOTIFY ALL INTERESTED GOVERNING AGENCIES, UTILITY COMPANIES AFFECTED BY THIS CONSTRUCTION PROJECT, AND DIGGER'S HOTLINE IN ADVANCE OF CONSTRUCTION TO COMPLY WITH ALL JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., PERMIT STIPULATIONS, AND OTHER APPLICABLE STANDARDS.*
11. *SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE TO INITIATE, INSTITUTE, ENFORCE, MAINTAIN, AND SUPERVISE ALL SAFETY PRECAUTIONS AND JOB SITE SAFETY PROGRAMS IN CONNECTION WITH THE WORK.*
12. *CONTRACTOR SHALL KEEP THE JOBSITE CLEAN AND ORDERLY AT ALL TIMES. ALL LOCATIONS OF THE SITE SHALL BE KEPT IN A WORKING MANNER SUCH THAT DEBRIS IS REMOVED CONTINUOUSLY AND ALL RESPECTIVE CONTRACTORS OPERATE UNDER GENERAL "GOOD HOUSEKEEPING."*
13. *THE CONTRACTOR SHALL INDEMNIFY THE OWNER, ENGINEER, AND THEIR AGENTS FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.*

CIVIL ENGINEERING CONTACTS

ANTHONY S. ZANON, P.E.
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888

DIGGERS HOTLINE
Toll Free (800) 242-8511
Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

EXPIRATION DATE: JULY 31st, 2024

PINNACLE ENGINEERING GROUP, LLC
ENGINEER'S LIMITATION

PINNACLE ENGINEERING GROUP, LLC AND THEIR CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE DELIVERABLES HEREIN BEYOND A REASONABLE DILIGENCE. IF ANY MISTAKES, OMISSIONS, OR DISCREPANCIES ARE FOUND TO EXIST WITHIN THE DELIVERABLES, THE ENGINEER SHALL BE PROMPTLY NOTIFIED PRIOR TO BID SO THAT HE MAY HAVE THE OPPORTUNITY TO TAKE WHATEVER STEPS NECESSARY TO RESOLVE THEM. FAILURE TO PROMPTLY NOTIFY THE ENGINEER OF SUCH CONDITIONS SHALL ABSOLVE THE ENGINEER FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES OF SUCH FAILURE. ACTIONS TAKEN WITHOUT THE KNOWLEDGE AND CONSENT TO THE ENGINEER, OR IN CONTRADICTION TO THE ENGINEER'S DELIVERABLES OR RECOMMENDATIONS, SHALL BECOME THE RESPONSIBILITY NOT OF THE ENGINEER BUT OF THE PARTIES RESPONSIBLE FOR TAKING SUCH ACTION.

FURTHERMORE, PINNACLE ENGINEERING GROUP, LLC IS NOT RESPONSIBLE FOR CONSTRUCTION SAFETY OR THE MEANS AND METHODS OF CONSTRUCTION.

Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1927). The east line of the Northeast 1/4 of Section 19, Township 9 North, Range 22 East has a bearing of N00°01'50"E as shown on Certified Survey Map No. 1989.

REFERENCE BENCHMARK:
CONCRETE MONUMENT WITH BRASS CAP AT EAST CORNER OF SECTION 19, TOWN 9 NORTH, RANGE 22 EAST: N = 454,651.04, E = 2,553,241.02 (WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE), ELEVATION = 671.93 (NATIONAL GEODETIC VERTICAL DATUM OF 1929).

SITE BENCHMARK:
SW FLANGE BOLT OF HYDRANT AT NE CORNER OF WEST EASTBROOK DRIVE AND NORTH ASTER WOOD CIRCLE: ELEVATION = 677.73

LOCATION: LOT 2 CSM NO. 4070
BEING A PART OF THE SE 1/4 OF THE NE 1/4 AND THE NE 1/4 OF THE SE 1/4 SEC. 19, T9N, R22E, CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN

COVER SHEET

REVISIONS

1	BUILDING FOOTPRINT	03/02/23

PEG JOB No. 1163.00A
PEG PM ASZ
DATE 1/20/23
SCALE 1"=300'

SHEET 1 OF 11

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com
PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING
CHICAGO | MILWAUKEE | NATIONWIDE
WISCONSIN OFFICE:
20725 WATERTOWN ROAD
BROOKFIELD, WI 53186
(262) 754-8888

DRAFTED: ST DESIGNED: REVIEWED: JPK

FOR REVIEW

www.pinnacle-engr.com

Attachment: Plans and Site Plans (8418 : Eastbrook Drive LLC)

© COPYRIGHT 2017

COVER SHEET

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

LEGAL DESCRIPTION:

Lot Two (2) of Certified Survey Map No. 4070, recorded October 17, 2019 as Document No. 1084344, being a part of Parcel 1 of Certified Survey Map No. 1989, located in the Southeast 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Southeast 1/4 of Section 19, Township 9 North, Range 22 East, City of Mequon, Ozaukee County, Wisconsin.

Tax Key Number: 15-019-04-012.00

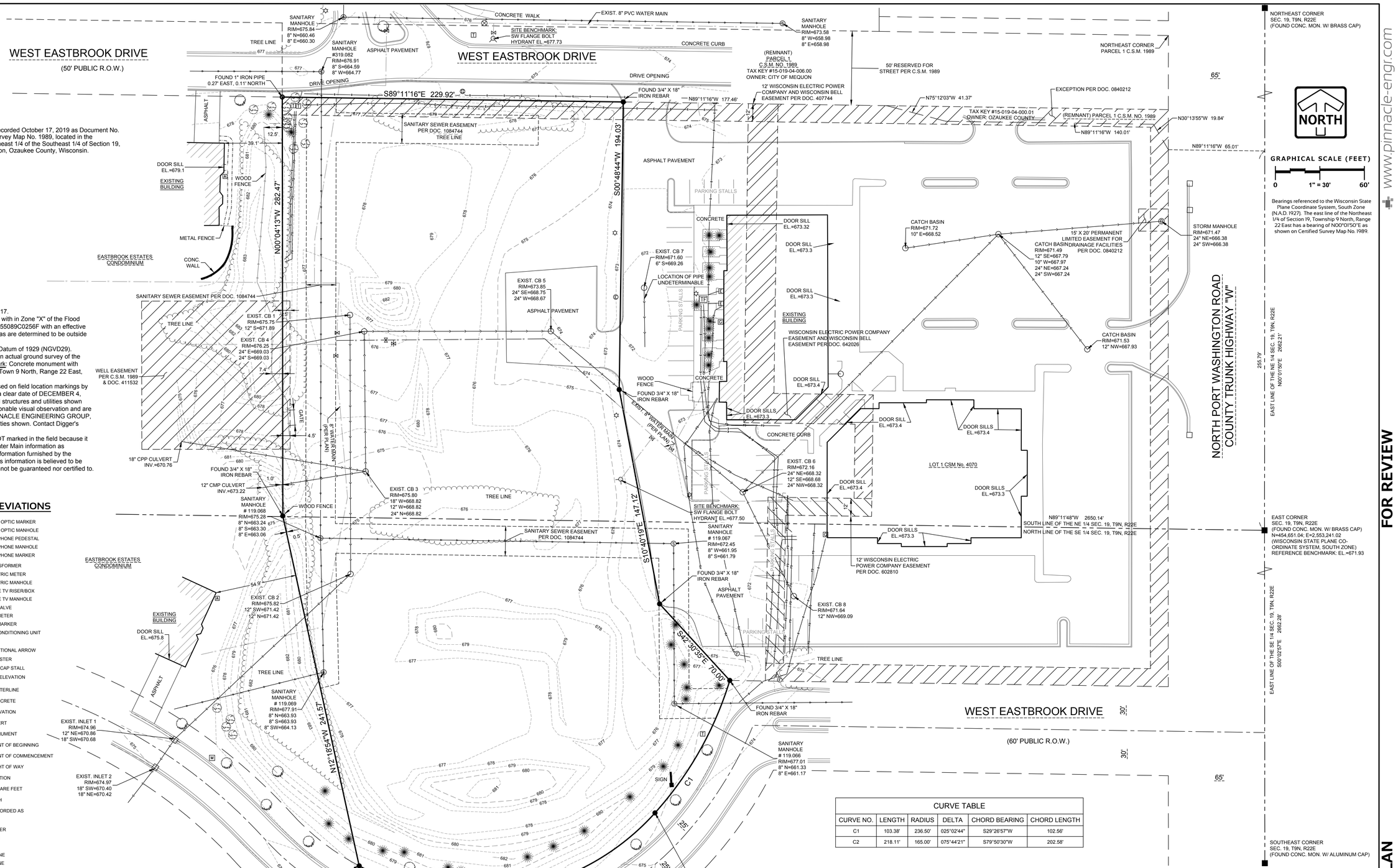
GENERAL NOTES

1. Survey prepared for: 1520 LLC
2. Field work completed on DECEMBER 7, 2017.
3. Flood Zone Classification: The property lies with in Zone "X" of the Flood Insurance Rate Map Community Panel No. 55089C0256F with an effective date of DECEMBER 4, 2007. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.
4. Vertical Datum: National Geodetic Vertical Datum of 1929 (NGVD29). Contours are shown at a 1' interval based on actual ground survey of the current ground terrain. Reference Benchmark: Concrete monument with brass cap at the east corner of Section 19, Town 9 North, Range 22 East, Elevation = 671.93.
5. Underground utility locations shown are based on field location markings by Digger's Hotline ticket #20174806369 with a clear date of DECEMBER 4, 2017. The location and size of underground structures and utilities shown hereon have been located based on a reasonable visual observation and are shown for informational purposes only. PINNACLE ENGINEERING GROUP, LLC. does not guarantee the location of utilities shown. Contact Digger's Hotline prior to the start of any activity.
6. Underground 8" Water Main on site was NOT marked in the field because it was installed without tracer wire. The 8" Water Main information as graphically shown is based, in part, upon information furnished by the municipality and utility companies. While this information is believed to be reliable, its accuracy and completeness cannot be guaranteed nor certified to.

LEGEND OF SYMBOLS & ABBREVIATIONS

SANITARY MANHOLE		FIBER OPTIC MARKER	
STORM MANHOLE		FIBER OPTIC MANHOLE	
STORM INLET		TELEPHONE PEDESTAL	
CLEANOUT		TELEPHONE MANHOLE	
CATCH BASIN		TELEPHONE MARKER	
LATERAL		TRANSFORMER	
UNKNOWN MANHOLE		ELECTRIC METER	
WELL		ELECTRIC MANHOLE	
HYDRANT		CABLE TV RISER/BOX	
WATER VALVE		CABLE TV MANHOLE	
DOWN SPOUT		GAS VALVE	
SPRINKLER VALVE		GAS METER	
WATER SHUT OFF		GAS MARKER	
STANDPIPE		AIR CONDITIONING UNIT	
WATER MANHOLE		VENT	
FLOOD LIGHT		DIRECTIONAL ARROW	
LIGHT POLE		DUMPSTER	
TRAFFIC SIGNAL		HANDICAP STALL	
UTILITY POLE		SPOT ELEVATION	
GUY WIRE			
SIGN		CL.	=CENTERLINE
MAIL BOX		CONC.	=CONCRETE
FLAG POLE		EL.	=ELEVATION
BASKETBALL HOOP		INV.	=INVERT
BOLLARD		MON.	=MONUMENT
CROSS CUT		P.O.B.	=POINT OF BEGINNING
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IRON REBAR/ROD		R.O.W	=RIGHT OF WAY
MAG NAIL		SEC.	=SECTION
SECTION MONUMENT		SQ. FT.	=SQUARE FEET
BENCH MARK		W/	=WITH
CONIFER TREE		(R)	=RECORDED AS
DECIDUOUS TREE			
BUSH			
WETLAND SYMBOL			

SANITARY SEWER	
STORM SEWER	
WATER MAIN	
FIBER OPTIC LINE	
TELEPHONE LINE	
ELECTRIC LINE	
OVERHEAD WIRES	
CABLE TELEVISION	
GAS MAIN	
WETLANDS	
TREE LINE	
NO ACCESS	



CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	103.38'	236.50'	025°02'44"	S29°26'57"W	102.56'
C2	218.11'	165.00'	075°44'21"	S79°50'30"W	202.58'

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WISCONSIN OFFICE:
20725 WATERTOWN ROAD
BROOKFIELD, WI 53186
(262) 754-8888

LOCATION: LOT 2 CSM NO. 4070

BEING A PART OF THE SE 1/4 OF THE NE 1/4 AND THE NE 1/4 OF THE SE 1/4 SEC. 19, T9N, R22E, CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN

EXISTING SITE PLAN

REVISIONS

1	BUILDING FOOTPRINT	03/02/23			

PEG JOB No. 1163.00A | PEG PM ASZ | DATE 1/20/23 | SCALE 1"=30'

SHEET 2 OF 11

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FOR REVIEW

EXISTING SITE PLAN

Attachment: Plans and Site Plans (8418 : Eastbrook Drive LLC)

DRAFTED: ST DESIGNED: REVIEWED: JPK

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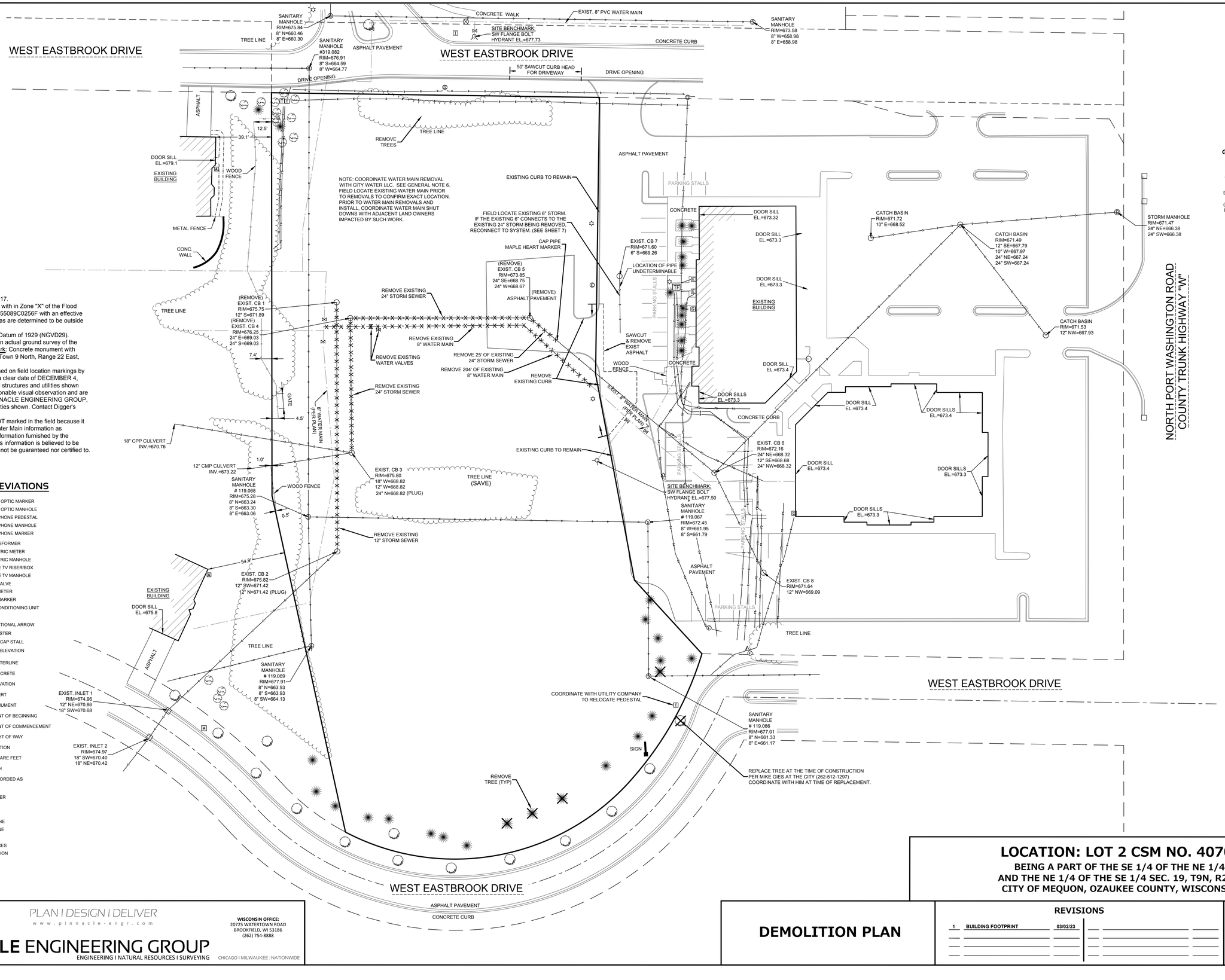
GENERAL NOTES

1. Survey prepared for: 1520 LLC
2. Field work completed on DECEMBER 7, 2017.
3. Flood Zone Classification: The property lies with in Zone "X" of the Flood Insurance Rate Map Community Panel No. 55089C0256F with an effective date of DECEMBER 4, 2007. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.
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LEGEND OF SYMBOLS & ABBREVIATIONS

Ⓢ	SANITARY MANHOLE	Ⓐ	FIBER OPTIC MARKER
Ⓢ	STORM MANHOLE	Ⓕ	FIBER OPTIC MANHOLE
	STORM INLET	Ⓕ	TELEPHONE PEDESTAL
	CLEANOUT	Ⓣ	TELEPHONE MANHOLE
	CATCH BASIN	Ⓐ	TELEPHONE MARKER
	LATERAL	TF	TRANSFORMER
	UNKNOWN MANHOLE	E	ELECTRIC METER
Ⓦ	WELL	Ⓔ	ELECTRIC MANHOLE
	HYDRANT	Ⓒ	CABLE TV RISER/BOX
	WATER VALVE	Ⓒ	CABLE TV MANHOLE
	DOWN SPOUT	G	GAS VALVE
	SPRINKLER VALVE	G	GAS METER
	WATER SHUT OFF	Ⓖ	GAS MARKER
	STANDPIPE	A	AIR CONDITIONING UNIT
	WATER MANHOLE		VENT
	FLOOD LIGHT		DIRECTIONAL ARROW
	LIGHT POLE		DUMPSTER
	TRAFFIC SIGNAL		HANDICAP STALL
	UTILITY POLE		SPOT ELEVATION
	GUY WIRE		
	SIGN	CL.	=CENTERLINE
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	BASKETBALL HOOP	INV.	=INVERT
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E E	ELECTRIC LINE
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CATV CATV	CABLE TELEVISION
G G	GAS MAIN
WET	WETLANDS
	TREE LINE
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NORTH

GRAPHICAL SCALE (FEET)

0 1" = 30' 60'

Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1927). The east line of the Northeast 1/4 of Section 19, Township 9 North, Range 22 East has a bearing of N00°01'50"E as shown on Certified Survey Map No. 1989.

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FOR REVIEW

Attachment: Plans and Site Plans (8418 : Eastbrook Drive LLC)

DEMOLITION PLAN

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LOCATION: LOT 2 CSM NO. 4070

BEING A PART OF THE SE 1/4 OF THE NE 1/4 AND THE NE 1/4 OF THE SE 1/4 SEC. 19, T9N, R22E, CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN

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DEMOLITION PLAN

REVISIONS

1	BUILDING FOOTPRINT	03/02/23			

PEG JOB No.: 1163.00A
PEG PM: ASZ
DATE: 1/20/23
SCALE: 1"=30'

SHEET 3 OF 11

DESIGNED: -
DRAFTED: ST
REVIEWED: JPK

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LEGAL DESCRIPTION:

Lot Two (2) of Certified Survey Map No. 4070, recorded October 17, 2019 as Document No. 1084344, being a part of Parcel 1 of Certified Survey Map No. 1989, located in the Southeast 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Southeast 1/4 of Section 19, Township 9 North, Range 22 East, City of Mequon, Ozaukee County, Wisconsin.

Tax Key Number: 15-019-04-012.00

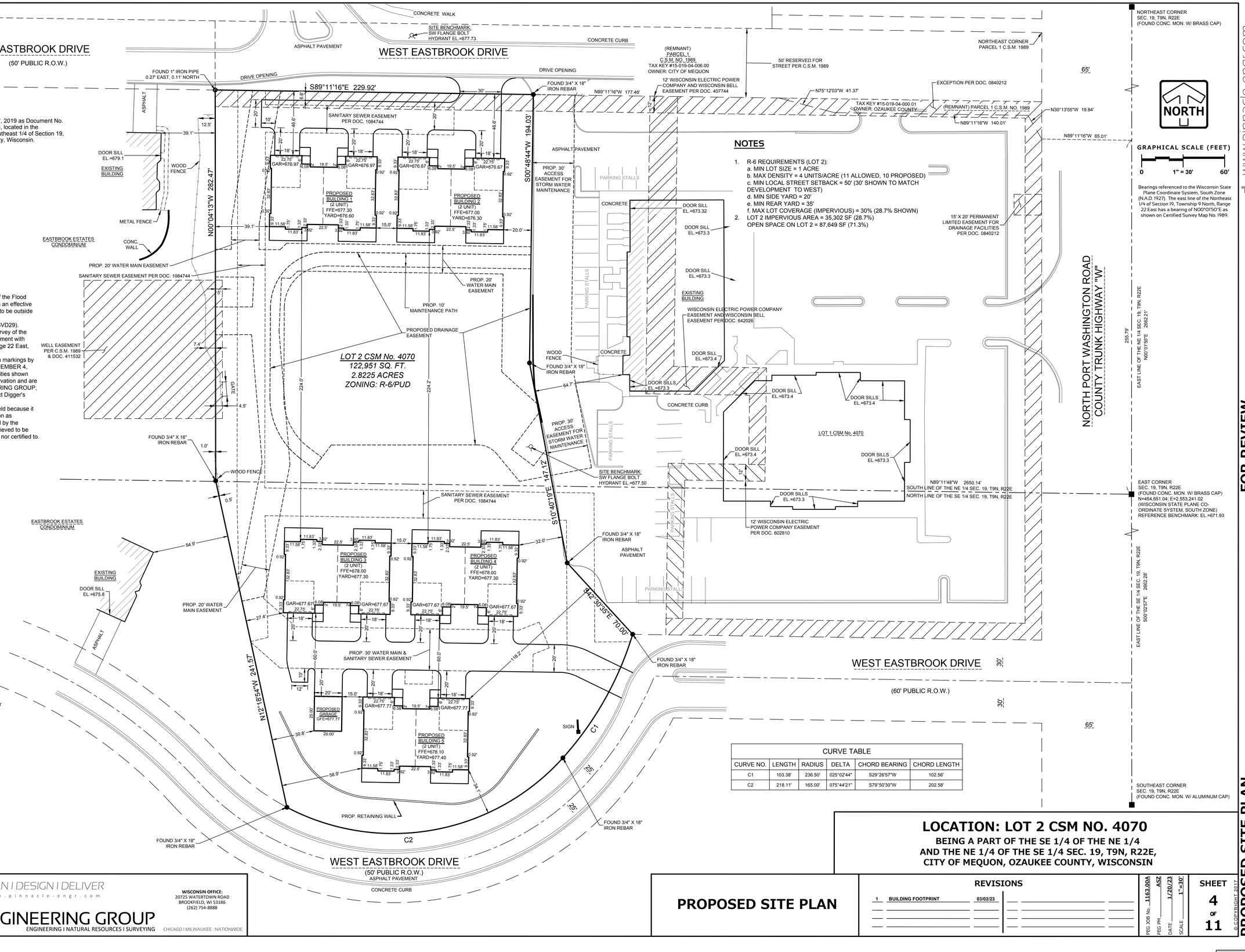
GENERAL NOTES

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3. Flood Zone Classification: The property lies with in Zone "X" of the Flood Insurance Rate Map Community Panel No. 55089C0256F with an effective date of DECEMBER 4, 2007. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.
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LEGEND OF SYMBOLS & ABBREVIATIONS

S	SANITARY MANHOLE		FIBER OPTIC MARKER
D	STORM MANHOLE	F	FIBER OPTIC MANHOLE
	STORM INLET	T	TELEPHONE PEDESTAL
C	CLEANOUT	T	TELEPHONE MANHOLE
	CATCH BASIN		TELEPHONE MARKER
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G G	GAS MAIN
WET	WETLANDS
	TREE LINE
	NO ACCESS



NOTES

1. R-6 REQUIREMENTS (LOT 2):
   a. MIN LOT SIZE = 1 ACRE
   b. MAX DENSITY = 4 UNITS/ACRE (11 ALLOWED, 10 PROPOSED)
   c. MIN LOCAL STREET SETBACK = 50' (30' SHOWN TO MATCH DEVELOPMENT TO WEST)
   d. MIN SIDE YARD = 20'
   e. MIN REAR YARD = 35'
   f. MAX LOT COVERAGE (IMPERVIOUS) = 30% (28.7% SHOWN)
2. LOT 2 IMPERVIOUS AREA = 35,302 SF (28.7%)
   OPEN SPACE ON LOT 2 = 87,649 SF (71.3%)

GRAPHICAL SCALE (FEET)
0 — 1" = 30' — 60'

Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D.1927). The east line of the Northeast 1/4 of Section 19, Township 9 North, Range 22 East has a bearing of N00°01'50"E as shown on Certified Survey Map No. 1989.

CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
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LOCATION: LOT 2 CSM NO. 4070

BEING A PART OF THE SE 1/4 OF THE NE 1/4 AND THE NE 1/4 OF THE SE 1/4 SEC. 19, T9N, R22E, CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN

PROPOSED SITE PLAN

REVISIONS

1	BUILDING FOOTPRINT	03/02/23

PEC JOB No.: 1163.00A
DESIGNED: ASZ
DRAFTED: BR
REVIEWED: ASZ
PEC PM: ASZ
DATE: 1/20/23
SCALE: 1"=30'

SHEET 4 OF 11

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FOR REVIEW

Plans and Site Plans (8418 : Eastbrook Drive LLC)

Attachment:

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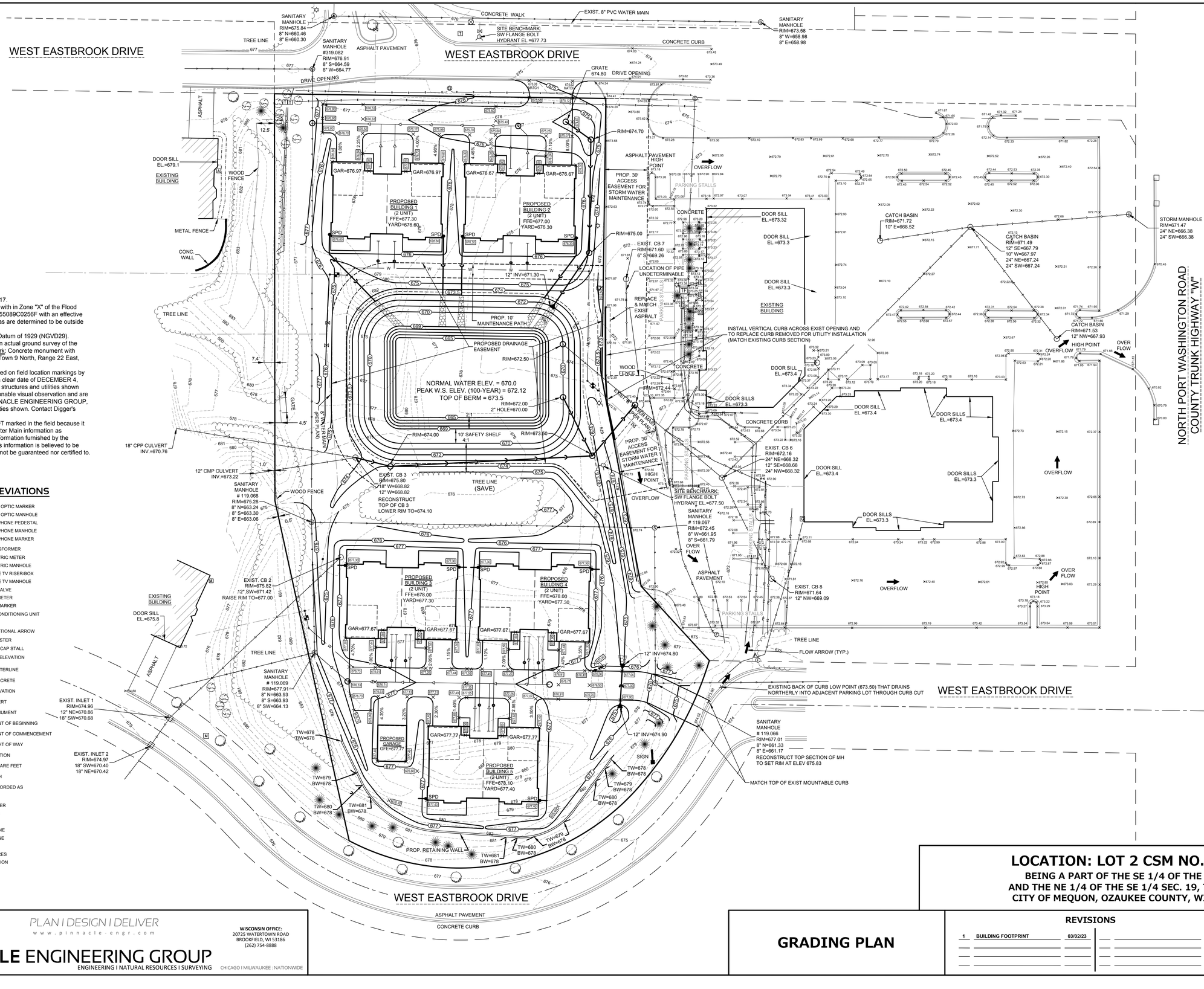
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NORTH

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FOR REVIEW

Attachment: Plans and Site Plans (8418 : Eastbrook Drive LLC)

GRADING PLAN

DESIGNED: ASZ
DRAFTED: BR
REVIEWED: ASZ

LOCATION: LOT 2 CSM NO. 4070

BEING A PART OF THE SE 1/4 OF THE NE 1/4 AND THE NE 1/4 OF THE SE 1/4 SEC. 19, T9N, R22E, CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN

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GRADING PLAN

REVISIONS

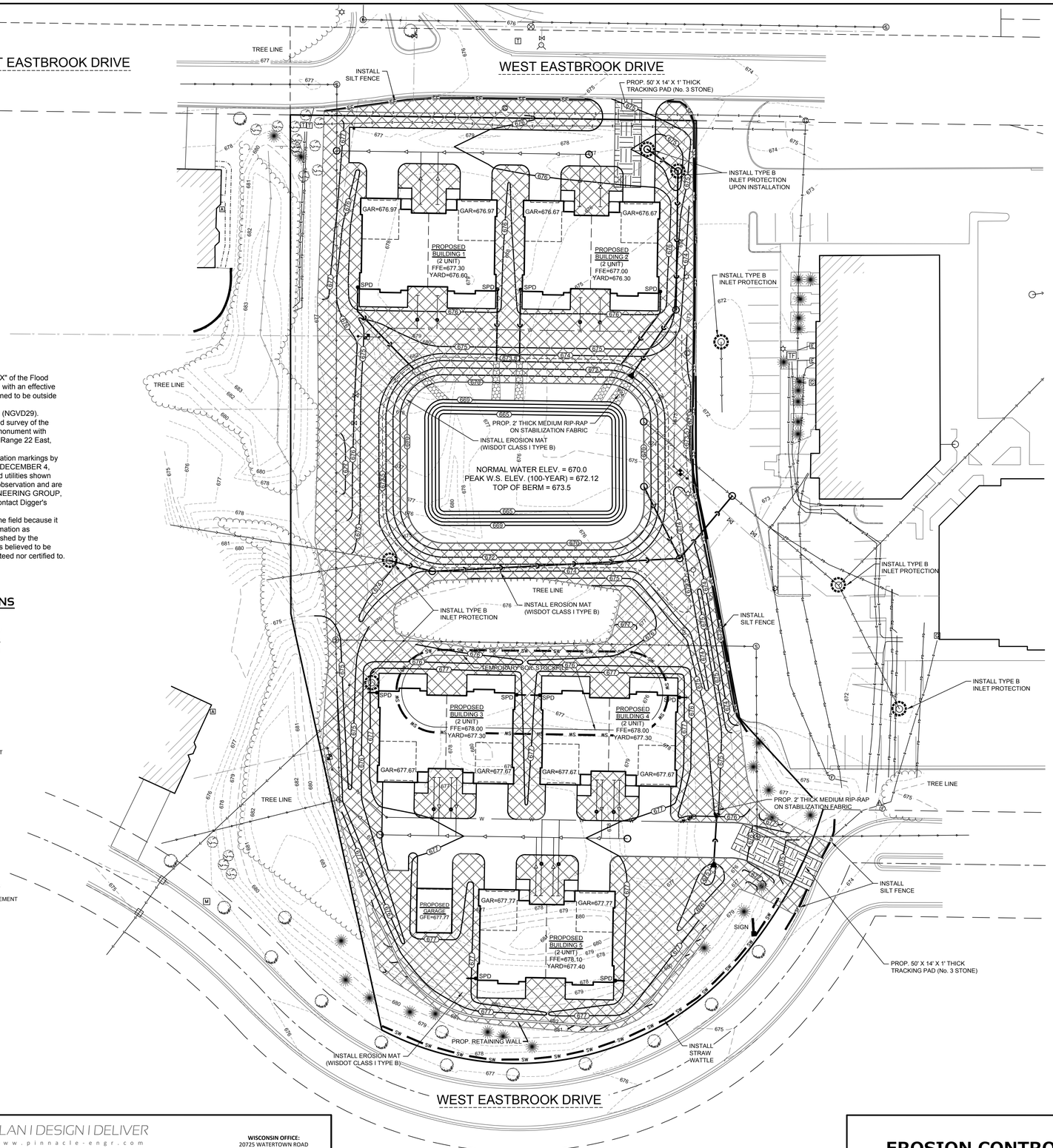
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PEG PM ASZ
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SHEET 5 OF 11

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G G	GAS MAIN
WET	WETLANDS
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	NO ACCESS

CONSTRUCTION SEQUENCE:

1. INSTALL TRACKING PAD, SILT FENCE, STRAW WATTLE AND INLET PROTECTION FOR EXISTING INLETS THROUGHOUT THE ENTIRE SITE. CONTINUOUS INSPECTION OF EROSION CONTROL MEASURES THROUGHOUT THE PROJECT. THE GRADING CONTRACTOR SHALL INSPECT EROSION AND SEDIMENT CONTROL PRACTICES WEEKLY, AND WITHIN 24 HOURS AFTER EVERY RAIN EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE IN A 24 HOUR PERIOD. WRITTEN DOCUMENTATION OF EACH INSPECTION SHALL BE MAINTAINED AT THE CONSTRUCTION SITE AND SHALL INCLUDE THE TIME, DATE AND LOCATION OF INSPECTION, THE PHASE OF LAND DISTURBANCE AT THE CONSTRUCTION SITE, PERSON CONDUCTING THE INSPECTION, ASSESSMENT OF CONTROL PRACTICES, AND DESCRIPTION OF ANY EROSION OR SEDIMENT CONTROL MEASURE INSTALLATION OR MAINTENANCE PERFORMED IN RESPONSE TO THE INSPECTION.
2. DEMOLITION WORK AND UTILITY RELOCATES.
3. CONSTRUCT STORM WATER POND.
4. ROUGH GRADE SITE AND BEGIN BUILDING CONSTRUCTION.
5. INSTALL UTILITIES.
6. GRADE SITE TO SUBGRADE AND COORDINATE THE ELECTRIC, GAS, CABLE TV AND TELEPHONE INSTALLATION.
7. STONE AND ASPHALT PRIVATE DRIVEWAYS.
8. FINAL GRADE SITE AND RESPREAD TOPSOIL, SEED, FERTILIZE AND STABILIZE ALL DISTURBED AREAS.
9. MAINTAIN EROSION CONTROL MEASURES UNTIL THE SITE IS 80% REVEGETATED. UPON RECEIVING APPROVAL FROM THE CITY OF MEQUON, THE CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL TEMPORARY EROSION CONTROL MEASURES.

ESTIMATED START DATE: MAY 2023
ESTIMATED COMPLETION DATE: SEPTEMBER 2023
ESTIMATED DISTURBED AREA: 2.6 ACRES

GRADING & EROSION CONTROL NOTES:

A. ALL CONSTRUCTION PRACTICES TO COMPLY WITH THE CITY OF MEQUON, WISCONSIN DNR AND THE WISCONSIN DNR TECHNICAL STANDARDS.
B. ALL DISTURBED AREAS ON SITE SHALL BE TOPSOILED (4" THICK), SEEDED AND MULCHED. AREAS SO DESIGNATED SHALL BE TOPSOILED (4" THICK), SEEDED AND STABILIZED WITH EROSION MAT (WISDOT CLASS 1, TYPE B) PER WISCONSIN DNR TECHNICAL STANDARD 1052. SEPTEMBER 15TH IS THE DEADLINE FOR PERMANENT SEED. ANY AREAS EXPOSED AFTER SEPTEMBER 15TH AND BEFORE OCTOBER 15TH SHALL BE TEMPORARY SEEDED WITH WINTER WHEAT AT THE RATE OF 3 LBS/1000 S.F. THIS TEMPORARY COVER SHALL BE FERTILIZED AT SAME RATE & MIXTURE AS PERMANENT SEED. ANY DISTURBED AREAS NOT STABILIZED BY OCTOBER 15TH SHOULD BE STABILIZED BY PLACING TOPSOIL, SEED AND TYPE A SOIL STABILIZER BY NOVEMBER 15TH. THE APPROVED SOIL STABILIZERS ARE IDENTIFIED IN THE WISCONSIN DOT PAL LIST. THE PLACEMENT OF THE SOIL STABILIZER SHALL MEET THE REQUIREMENTS IN THE PAL LIST AND PER WISCONSIN DNR TECHNICAL STANDARD 1050.
C. TEMPORARY STABILIZATION IS REQUIRED FOR ANY AREA LEFT INACTIVE FOR MORE THAN SEVEN DAYS. TOPSOIL AND SPOIL STOCKPILES SHALL BE SEEDED AND MULCHED WITHIN 7 DAYS OF LAYUP USING AGRICULTURAL RYE WITH A SEEDING RATE OF 3 LBS/1000 SQUARE FEET. INSTALL SILT FENCE ON THE DOWNSLOPE SIDE OF THE PILE TO REDUCE SEDIMENT RUNOFF.
D. TREES SHALL ONLY BE REMOVED TO COMPLETE THE GRADING AS SHOWN. NO OTHER TREES SHALL BE REMOVED. COORDINATE TREE REMOVAL WITH THE OWNER PRIOR TO ANY TREE REMOVAL WORK.
E. ALL CONSTRUCTION TRAFFIC IS TO ENTER/EXIT THE SITE OVER THE TRACKING PADS. THE TRACKING PAD IS PER WISCONSIN DNR TECHNICAL STANDARD 1057. ALL PRIVATE AND PUBLIC STREETS ARE TO BE KEPT CLEAN AT ALL TIMES. NO CONSTRUCTION ACCESS FROM ANY OTHER PUBLIC ROADS.
F. THE PERMANENT SEED MIXTURE SHALL BE WISCONSIN DOT SEED MIXTURE NO. 40 AND SOWN AT THE RATE OF 4 LBS/1000 SQ. FT. SEED MIXTURE NO. 40 CONSISTS OF 35% KENTUCKY BLUEGRASS, 20% RED FESCUE, 20% HARD FESCUE AND 25% IMPROVED FINE PERENNIAL RYEGRASS. THE TEMPORARY SEED MIX SHALL BE WINTER WHEAT.
G. FERTILIZE SOIL WITH 10 LBS/1000 SQ. FT. OF 20-0-10 FERTILIZER.
H. ANY DEWATERING THAT MAYBE REQUIRED DUE TO CONSTRUCTION SHALL BE COMPLETED SO THAT THE WATER IS PUMPED INTO A TYPE II GEOTEXTILE BAG ON THE UPSLOPE SIDE OF THE SILT FENCE. THE GEOTEXTILE BAG SHOULD BE PLACED IN A LOCATION THAT ALLOWS THE DISCHARGED WATER TO FLOW OVER A VEGETATIVE COVER. FOLLOW WISCONSIN DNR TECHNICAL STANDARD 1061.
I. ALL BUILDING AND WASTE MATERIAL SHALL BE DISPOSED OF OFF SITE TO PREVENT RUNOFF OF MATERIAL.
J. DUST CONTROL SHOULD BE ADDRESSED PER WISCONSIN DNR TECHNICAL STANDARD 1068. AT A MINIMUM USE WATER. USE POLYMERS, TACKIFIER AND SOIL STABILIZERS IF NEEDED. INSPECT DAILY TO DETERMINE THE NEED TO IMPLEMENT A CONTROL.
K. CONCRETE TRUCKS, IF NEEDED, ARE TO BE WASHED OUT IN PAVEMENT SUB-BASE AREAS.

NORTH

GRAPHICAL SCALE (FEET)
0 1" = 30' 60'

Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1927). The east line of the Northeast 1/4 of Section 19, Township 9 North, Range 22 East has a bearing of N00°01'50"E as shown on Certified Survey Map No. 1989.

= WIS DOT CLASS 1, TYPE B EROSION MAT

LOCATION: LOT 2 CSM NO. 4070

BEING A PART OF THE SE 1/4 OF THE NE 1/4 AND THE NE 1/4 OF THE SE 1/4 SEC. 19, T9N, R22E, CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN

DRAFTED: BR DESIGNED: ASZ REVIEWED: ASZ

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WISCONSIN OFFICE:
20725 WATERTOWN ROAD
BROOKFIELD, WI 53186
(262) 754-8888

EROSION CONTROL PLAN

REVISIONS

1	BUILDING FOOTPRINT	03/02/23			

PEG JOB No. 1163.00A
PEG PM ASZ
DATE 1/20/23
SCALE 1"=30'

SHEET 6 OF 11

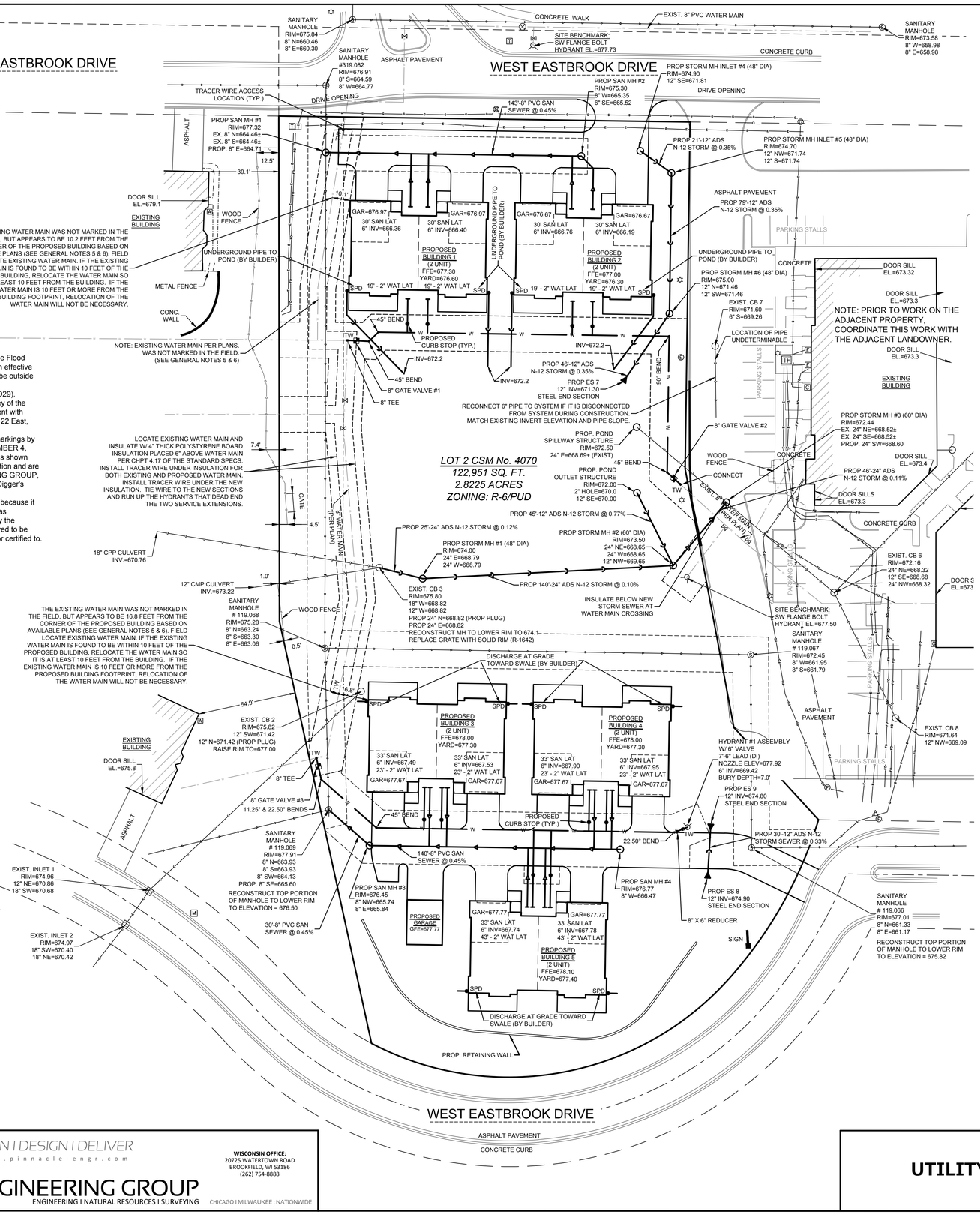
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Attachment: Plans and Site Plans (8418 : Eastbrook Drive LLC)

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1. Survey prepared for: 1520 LLC
2. Field work completed on DECEMBER 7, 2017.
3. Flood Zone Classification: The property lies with in Zone "X" of the Flood Insurance Rate Map Community Panel No. 55089C0256F with an effective date of DECEMBER 4, 2007. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.
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LEGEND OF SYMBOLS & ABBREVIATIONS

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STORM MANHOLE		FIBER OPTIC MANHOLE	
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DOWN SPOUT		GAS VALVE	
SPRINKLER VALVE		GAS METER	
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STANDPIPE		AIR CONDITIONING UNIT	
WATER MANHOLE		VENT	
FLOOD LIGHT		DIRECTIONAL ARROW	
LIGHT POLE		DUMPSTER	
TRAFFIC SIGNAL		HANDICAP STALL	
UTILITY POLE		SPOT ELEVATION	
GUY WIRE			
SIGN	CL.	=CENTERLINE	
MAIL BOX	CONC.	=CONCRETE	
FLAG POLE	EL.	=ELEVATION	
BASKETBALL HOOP	INV.	=INVERT	
BOLLARD	MON.	=MONUMENT	
CROSS CUT	P.O.B.	=POINT OF BEGINNING	
IRON PIPE	P.O.C.	=POINT OF COMMENCEMENT	
IRON REBAR/ROD	R.O.W	=RIGHT OF WAY	
MAG NAIL	SEC.	=SECTION	
SECTION MONUMENT	SQ. FT.	=SQUARE FEET	
BENCH MARK	W/	=WITH	
CONIFER TREE	(R)	=RECORDED AS	
DECIDUOUS TREE			
BUSH			
WETLAND SYMBOL			

SANITARY SEWER	
STORM SEWER	
WATER MAIN	
FIBER OPTIC LINE	
TELEPHONE LINE	
ELECTRIC LINE	
OVERHEAD WIRES	
CABLE TELEVISION	
GAS MAIN	
WETLANDS	
TREE LINE	
NO ACCESS	

UTILITY NOTES

GENERAL:

1. WORK PERFORMED AND MATERIALS SUPPLIED SHALL CONFORM TO THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (STANDARD SPECIFICATIONS) AND THE CITY OF MEQUON'S STANDARD SPECIFICATIONS FOR LAND DEVELOPMENT. ANY ADDITIONAL REQUIREMENTS OF THE MILWAUKEE METROPOLITAN SEWERAGE DISTRICT (MMSD) AND WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) SHALL ALSO APPLY.
2. A FULL-TIME INSPECTOR SHALL BE LOCATED AT THE JOB SITE DURING CONSTRUCTION OF THE SANITARY SEWER, WATER MAIN AND LATERALS. THE CONTRACTOR RESPONSIBLE FOR THE CONSTRUCTION OF THE SANITARY SEWER, WATER MAIN AND LATERALS IS ALSO RESPONSIBLE FOR NOTIFYING THE CITY 3 WORKING DAYS PRIOR TO CONSTRUCTION.
3. CONTACT DIGGERS HOTLINE 3 DAYS PRIOR TO BEGINNING WORK. COORDINATE ALL UTILITY WORK WITH THE OWNER PRIOR TO BEGINNING WORK. UTILITY CONTRACTOR IS RESPONSIBLE FOR LEVELING ALL TRENCH SPOIL UNLESS OTHERWISE DIRECTED BY OWNER.
4. BEDDING MATERIAL SHALL BE CRUSHED STONE CHIPS PER STANDARD SPEC SECTION 8.43.2(A). BACKFILL SHALL BE CRUSHED ROAD GRAVEL PER TABLE 39 SECTION 8.43.7. IF AN EXISTING ROADWAY, USE SLURRY BACKFILL PER SECTION 8.43.8. IN AREAS FIVE FEET OUTSIDE OF PAVED AREAS, SPOIL BACKFILL MEETING SECTION 8.43.5 CAN BE USED.
5. THE SANITARY SEWER, WATER MAIN, LATERALS AND STORM SEWER SHALL BE INSTALLED WITH A TRACER WIRE CONSISTING OF AN INSULATED AWS #12 COPPER SOLID CORE WIRE TAPED TO THE LATERAL/MAIN. THIS IS IN ACCORDANCE WITH SPS382.30 11(H). LATERALS SHALL HAVE A TRACER WIRE ATTACHED FROM THE MAINLINE TO A POINT FIVE FEET AWAY FROM THE BUILDING. THE TRACER WIRE SHALL BE DAYLIGHTED AT THIS POINT USING A VALVCO CATHODIC PROTECTION TEST STATION MODEL NO. 253TM301800.1PT.

SANITARY SEWER:

1. SEE CITY OF MEQUON STANDARD SPECIFICATION CHAPTER 4 FOR COMPLETE SANITARY SEWER REQUIREMENTS.
2. SANITARY SEWER PIPE MATERIALS SHALL BE PVC ASTM D-3034 SDR35. JOINTS SHALL BE MADE BY THE USE OF AN ELASTOMERIC SEAL CONFORMING TO ASTM D3212.
3. ALL MANHOLES SHALL BE PRECAST REINFORCED CONCRETE AND HAVE A MINIMUM INSIDE DIAMETER OF 48 INCHES. MINIMUM WALL THICKNESS SHALL BE PER TABLE NO. 1 IN FILE NO. 12 OF THE STANDARD SPECIFICATIONS. PRECAST CONCRETE MANHOLE BASE, BARREL RISERS, CONE SECTION AND ADJUSTING RINGS SHALL MEET THE REQUIREMENTS OF ASTM C-478. MANHOLE EXTERNAL SEALS SHALL BE PROVIDED FOR EACH MANHOLE AND SHALL BE MANUFACTURED BY INFI-SHIELD OR ADAPTOR, INC. MANHOLES SHALL BE CONSTRUCTED PER DRAWING FILE NO. 12 OF THE STANDARD SPECIFICATIONS AND VACUUM TESTED IN ACCORDANCE WITH SECTION 3.7.6 OF THE STANDARD SPECIFICATIONS.
4. MANHOLE RIM ELEVATIONS SHALL BE SET TO 1/8" BELOW FINISHED ASPHALT SURFACE.
5. MANHOLE FRAMES AND COVERS SUPPLIED BY THE CONTRACTOR SHALL BE NEENAH R-1661 WITH MACHINE HORIZONTAL BEARING SURFACES. NO PICK HOLES OR VENT HOLES WILL BE ALLOWED IN THE COVER.
6. A MAXIMUM OF 2' AND A MINIMUM OF 2" OF CHIMNEY SECTION SHALL BE ALLOWED, AS MEASURED FROM THE MANHOLE RIM TO THE PRECAST SECTION OF THE MANHOLE. MANHOLE CHIMNEYS SHALL BE CONSTRUCTED USING HIGH-DENSITY POLYETHYLENE (HDPE) RISER RINGS. THESE SHOULD BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS WITH A BUTYL ROPE SEALANT BETWEEN EACH RING AND BETWEEN THE TOP RING AND THE FRAME.
7. MANHOLES SHALL BE VACUUM TESTED IN ACCORDANCE WITH SECTION 3.7.6 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION.
8. WHEN STARTING THE SEWER PROJECT, THE NEW INCOMING LINE INTO THE EXISTING MANHOLE SHALL BE PLUGGED. EXISTING MANHOLES THAT DO NOT HAVE AN OPENING FOR THE NEW SANITARY SEWER SHALL HAVE AN OPENING CORED FROM THE INSIDE IN THE EXISTING MANHOLE TO ACCOMMODATE THE NEW SANITARY SEWER.
9. LATERALS SHALL BE 6" IN DIAMETER AND INSTALLED AT A QUARTER INCH PER FOOT (2%) GRADIENT. A MAPLEHEART SHALL BE INSTALLED AT THE END OF ALL LATERAL, AND THE TOP 12" SHALL BE PAINTED ORANGE UPON COMPLETION OF THE LATERAL INSTALLATION.
10. ALL LATERALS WITH LESS THAN 6.0' OF COVER MATERIAL, SHALL BE INSULATED WITH 2' X 8' X 2" THICK PLANKS OF STYROFOAM PLASTIC FOAM (DOW CHEMICAL COMPANY "HYBRAND" OR APPROVED EQUIVALENT).
11. PRIOR TO ACCEPTANCE, THE CITY OF MEQUON WILL PERFORM CLOSED CIRCUIT TELEVISION INSPECTION OF ALL SANITARY SEWER MAINS INSTALLED. THE CONTRACTOR SHALL BE REQUIRED TO REPAIR ALL VISIBLE DAMAGE AND LEAKS IN THE SANITARY SEWER MAINS. THIS PROCEDURE IS IN ADDITION TO ANY TESTING REQUIRED BY THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN AND/OR MMSD. ALL COSTS ASSOCIATED WITH TELEVISING WILL BE THE RESPONSIBILITY OF THE DEVELOPER.

WATER MAIN:

1. SEE CITY OF MEQUON STANDARD SPECIFICATION CHAPTER 5 FOR COMPLETE WATER MAIN REQUIREMENTS.
2. PIPE MATERIAL SHALL BE POLYVINYL CHLORIDE (PVC) CONFORMING TO AWWA C900 SPECIFICATIONS WITH A CLASS OF DR-18. PIPE SHALL HAVE PUSH-ON JOINTS WITH FLEXIBLE ELASTOMERIC RING GASKET IN ACCORDANCE WITH AWWA D-1869. PVC PIPE SHALL MEET THE REQUIREMENTS OF CHAPTER 8.20.0 OF THE STANDARD SPECIFICATIONS AND SHALL BE BLUE IN COLOR.
3. CONTRACTOR TO INSTALL INSULATED #10 GAUGE SOLID COPPER WIRE ALONG PVC AND HDPE PIPE INSTALLATIONS. TRACER WIRE SHALL CONFORM TO CHAPTER 2.11.0 OF THE STANDARD SPECS. FOR OPEN TRENCH INSTALLATIONS THE WIRE SHOULD BE LAID ALONG THE MAIN ATTACHED WITH TAPE AT 30' INTERVALS.
4. TRACER WIRE SHALL BE RUN UP TO THE SURFACE IN A BOX FOR CONNECTION AND TESTING AT TRACER WIRE ACCESS LOCATIONS.
5. VALVES SHALL BE RESILIENT WEDGE SEAL (R/W), OPEN TO THE LEFT, CONFORMING TO THE REQUIREMENTS OF AWWA C-509, C-515 NOT ALLOWED. VALVES SHALL BE MUELLER MODEL A-2360 OR APPROVED EQUAL. VALVES SHALL HAVE MECHANICAL JOINTS CONFORMING TO AWWA C-111 ON BOTH ENDS, EXCEPT FOR TAPPING VALVES. VALVES SHALL MEET THE REQUIREMENTS OF CHAPTER 8.27.0 OF THE STANDARD SPECIFICATIONS.
6. VALVE BOXES SHALL BE 5¼ INCH DIAMETER, THREE PIECE SCREW TYPE BOX WITH A NUMBER SIX BASE. COVERS SHALL BE MARKED "WATER" AND SHALL BE STAY PUT TYPE, CLOW SERIES F-2494 OR APPROVED EQUAL AND MEET THE REQUIREMENTS OF CHAPTER 8.29.0 OF THE STANDARD SPECIFICATIONS.
7. FIRE HYDRANTS SHALL CONFORM TO AWWA C-502 FOR DRY BARREL FIRE HYDRANTS AND THEY SHALL MEET THE REQUIREMENTS OF CHAPTER 8.26.0 OF THE STANDARD SPECIFICATIONS. FIRE HYDRANTS SHALL BE WATEROUS, OR MUELLER CENTURION BREAK FLANGE TYPE. HYDRANT TEES SHALL BE CLOW F012117 MECHANICAL JOINT ANCHORING TEES OR APPROVED EQUAL.HYDRANT LEADS SHALL BE 6 INCH DI (CLASS 52) PIPE MEETING THE REQUIREMENTS OF AWWA C-900. HYDRANT BRANCH PIPING MATERIAL MEETING THE REQUIREMENTS OF CHAPTER 4.6.3 OF THE STANDARD SPECIFICATIONS. HYDRANTS SHALL HAVE ONE 5 ½ INCH AND TWO 2 ½ INCH NOZZLES. HYDRANTS SHALL OPEN COUNTER CLOCKWISE AND BE PAINTED BRIGHT RED. CRUSHED STONE PER CHAPTER 8.43.6 SHALL BE PLACED BELOW THE BASE TO AT LEAST 6 INCHES ABOVE THE DRAIN HOLE IN THE HYDRANT STEM.
8. WATER LATERALS SHALL BE HDPE, PE 4710, SDR 9 (PRESSURE RATING 200 PSI) MEETING THE REQUIREMENTS OF AWWA C-901. TAPPING SADDLES SHALL BE STAINLESS STEEL AND USED FOR ALL SERVICE TAPS. CORPORATION STOPS SHALL BE MUELLER B-25008, OR APPROVED EQUAL AND MEET THE REQUIREMENTS OF CHAPTER 8.30.0. CURB STOPS SHALL BE MUELLER B-25155, OR APPROVED EQUAL AND MEET THE REQUIREMENTS OF CHAPTER 8.31.0. CURB BOXES SHALL BE FORD MINNEAPOLIS PATTERN BASE, OR APPROVED EQUAL AND MEET THE REQUIREMENTS OF CHAPTER 8.25.0. PIPE STIFFENERS MUST BE USED AT ALL MECHANICAL CONNECTIONS OVER 1 INCH.
9. NO CONCRETE BUTTRESSES SHALL BE USED, ONLY WOOD BLOCKING IS ALLOWED.
10. SEE WATERMAIN JOINT RESTRAINT LENGTHS TABLE ON SHEET 11 FOR RESTRAINT INFORMATION.

STORM SEWER:

1. STORM SEWER SHALL MEET ADS N-12 WITH WT JOINTS.
2. STORM SEWER MANHOLES AND MANHOLE INLETS SHALL BE A MINIMUM 48" DIAMETER PRECAST CONCRETE. 18" SUMPS ON ALL STORM MANHOLES AND MANHOLE INLETS.
3. STORM MANHOLE FRAME AND COVER SHALL BE NEENAH R-1642. STORM MANHOLE INLETS SHALL BE NEENAH R-2501-G. STORM MANHOLE INLETS IN GRASS AREA SHALL BE NEENAH R-2560-E1.
4. END SECTIONS SHALL BE STEEL END SECTIONS (ADS STEEL END SECTION FOR HDPE PIPE OR EQUAL).
5. THE UTILITY CONTRACTOR SHALL INSTALL INLET PROTECTION ON ALL STORM INLETS PER THE DETAILS ON THE PLANS. THE PROTECTION SHALL BE REMOVED AND DISPOSED OF BY THE UTILITY CONTRACTOR UPON THE SITE BEING STABILIZED AND AT THE DIRECTION OF THE OWNER.
6. SUMP PUMP DISCHARGE (SPD) LOCATIONS ARE APPROXIMATE. EXACT SPD LOCATIONS TO BE DETERMINED WHEN BUILDINGS ARE FINALIZED. SPD TO DRAIN TO THE POND OR TO THE BOTTOM OF SWALES.

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 30' 60'

Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1927). The east line of the Northeast 1/4 of Section 19, Township 9 North, Range 22 East has a bearing of N00°01'50"E as shown on Certified Survey Map No. 1989.

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FOR REVIEW

Attachments Plans and Site Plans (8418 : Eastbrook Drive LLC)

LOCATION: LOT 2 CSM NO. 4070

BEING A PART OF THE SE 1/4 OF THE NE 1/4 AND THE NE 1/4 OF THE SE 1/4 SEC. 19, T9N, R22E, CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN

UTILITY PLAN

REVISIONS		
1	BUILDING FOOTPRINT	03/02/23

PEG JOB No.: 1163.00A
DESIGNED: ASZ
DRAFTED: BR
PEG PM: ASZ
DATE: 1/20/23
SCALE: 1"=30'

SHEET 7 OF 11

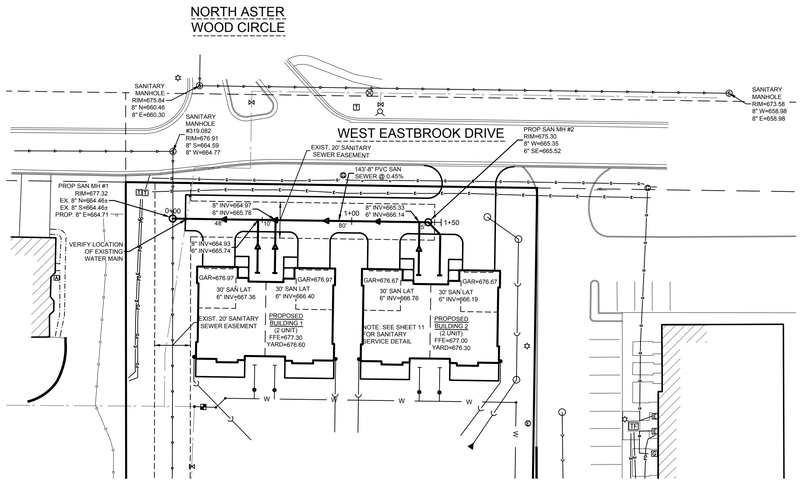
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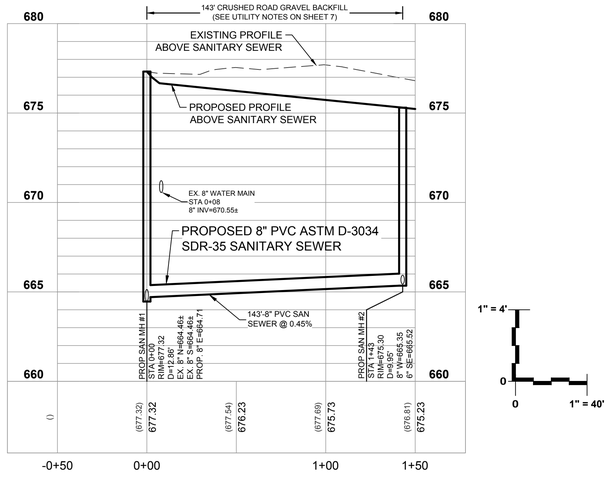
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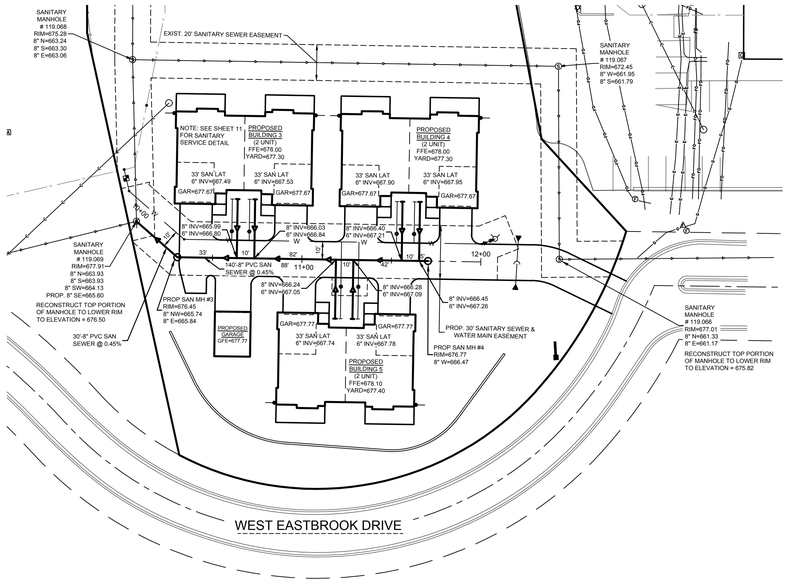
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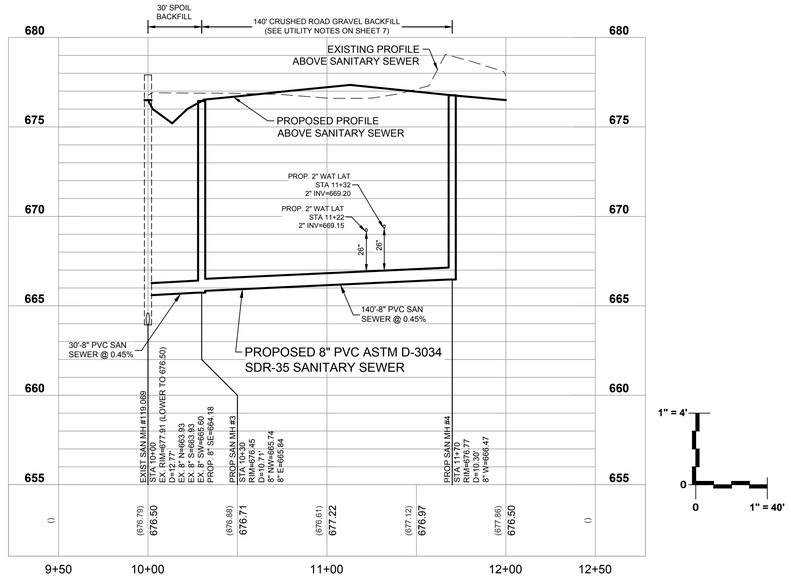
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FOR REVIEW

SANITARY SEWER PLAN & PROFILES

Attachment: Plans and Site Plans (8418 : Eastbrook Drive LLC)

DRAFTED: BR DESIGNED: ASZ REVIEWED: ASZ

LOCATION: LOT 2 CSM NO. 4070

BEING A PART OF THE SE 1/4 OF THE NE 1/4
AND THE NE 1/4 OF THE SE 1/4 SEC. 19, T9N, R22E,
CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN

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SANITARY SEWER PLAN & PROFILES

REVISIONS

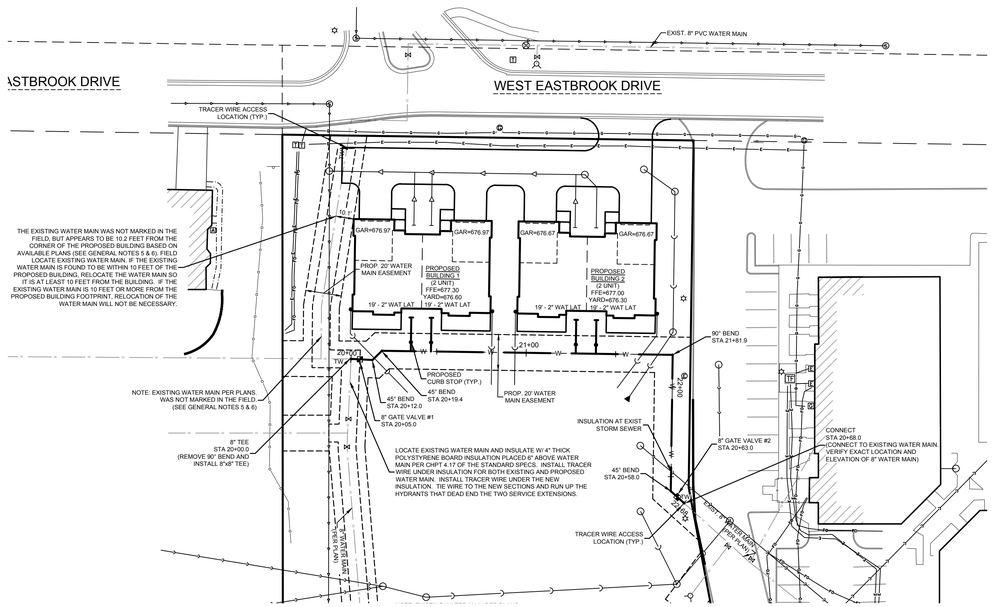
1	BUILDING FOOTPRINT	03/02/23

PEG JOB No.: 1163.00A
PEG PM: ASZ
DATE: 1/20/23
SCALE: 1"=40'

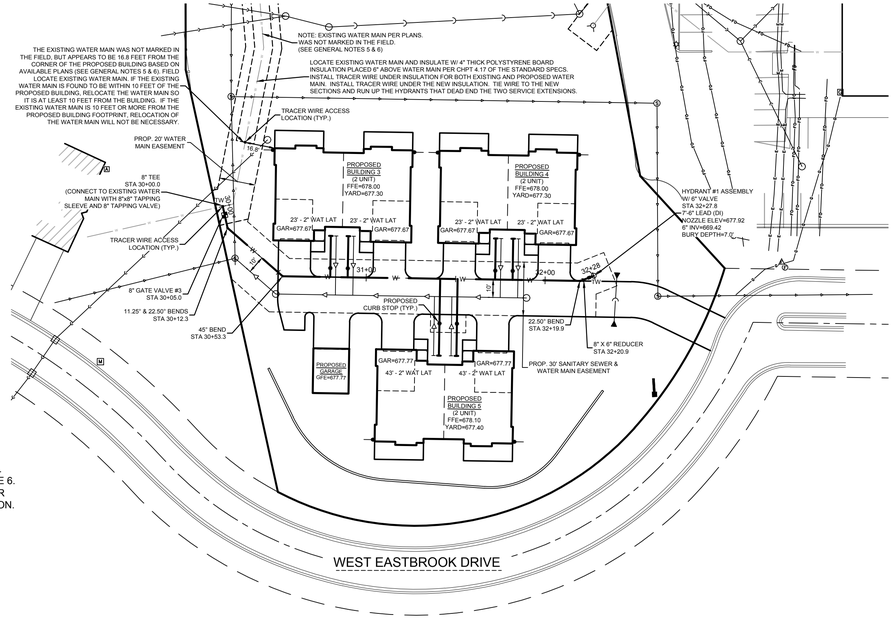
SHEET 8 OF 11

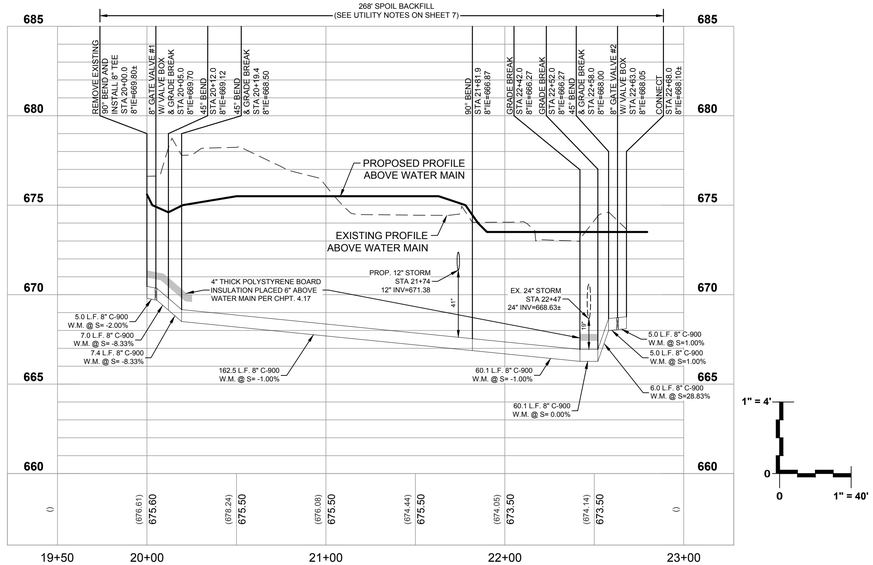
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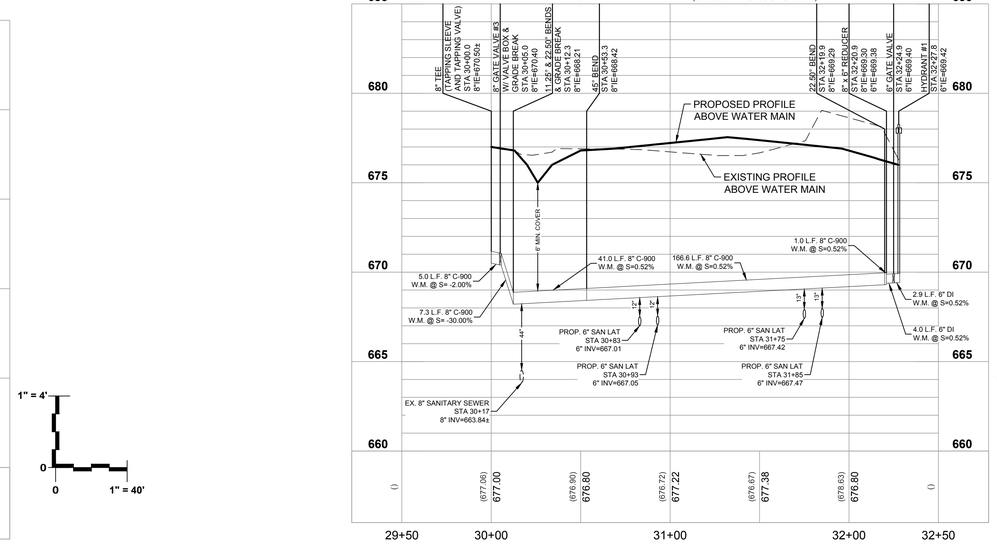
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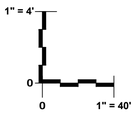


NOTE: COORDINATE WATER MAIN REMOVAL WITH CITY WATER LLC. SEE GENERAL NOTE 6. FIELD LOCATE EXISTING WATER MAIN PRIOR TO REMOVALS TO CONFIRM EXACT LOCATION. PRIOR TO WATER MAIN REMOVALS AND INSTALL, COORDINATE WATER MAIN SHUT DOWNS WITH ADJACENT LAND OWNERS IMPACTED BY SUCH WORK.











GRAPHICAL SCALE (FEET)

0 — 1" = 40' — 80'

Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1927). The east line of the Northeast 1/4 of Section 19, Township 9 North, Range 22 East has a bearing of N00°01'50"E as shown on Certified Survey Map No. 1989.

LEGEND OF SYMBOLS & ABBREVIATIONS

SANITARY MANHOLE		FIBER OPTIC MARKER	
STORM MANHOLE		FIBER OPTIC MANHOLE	
STORM INLET		TELEPHONE PEDESTAL	
CLEANOUT		TELEPHONE MANHOLE	
CATCH BASIN		TELEPHONE MARKER	
LATERAL		TRANSFORMER	
UNKNOWN MANHOLE		ELECTRIC METER	
WELL		ELECTRIC MANHOLE	
HYDRANT		CABLE TV RISER/BOX	
WATER VALVE		CABLE TV MANHOLE	
DOWN SPOUT		GAS VALVE	
SPRINKLER VALVE		GAS METER	
WATER SHUT OFF		GAS MARKER	
STANDPIPE		AIR CONDITIONING UNIT	
WATER MANHOLE		VENT	
FLOOD LIGHT		DIRECTIONAL ARROW	
LIGHT POLE		DUMPSTER	
TRAFFIC SIGNAL		HANDICAP STALL	
UTILITY POLE		SPOT ELEVATION	
GUY WIRE			
SIGN	CL.	=CENTERLINE	
MAIL BOX	CONC.	=CONCRETE	
FLAG POLE	EL.	=ELEVATION	
BASKETBALL HOOP	INV.	=INVERT	
BOLLARD	MON.	=MONUMENT	
CROSS CUT	P.O.B.	=POINT OF BEGINNING	
IRON PIPE	P.O.C.	=POINT OF COMMENCEMENT	
IRON REBAR/ROD	R.O.W	=RIGHT OF WAY	
MAG NAIL	SEC.	=SECTION	
SECTION MONUMENT	SQ. FT.	=SQUARE FEET	
BENCH MARK	W/	=WITH	
CONIFER TREE	(R)	=RECORDED AS	
DECIDUOUS TREE			
BUSH			
WETLAND SYMBOL			

	SANITARY SEWER
	STORM SEWER
	WATER MAIN
FO	FIBER OPTIC LINE
T	TELEPHONE LINE
E	ELECTRIC LINE
OHW	OVERHEAD WIRES
CATV	CABLE TELEVISION
G	GAS MAIN
WET	WETLANDS
	TREE LINE
	NO ACCESS

GENERAL NOTES

1. Survey prepared for: 1520 LLC
2. Field work completed on DECEMBER 7, 2017.
3. Flood Zone Classification: The property lies with in Zone "X" of the Flood Insurance Rate Map Community Panel No. 55089C0256F with an effective date of DECEMBER 4, 2007. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.
4. Vertical Datum: National Geodetic Vertical Datum of 1929 (NGVD29). Contours are shown at a 1' interval based on actual ground survey of the current ground terrain. Reference Benchmark: Concrete monument with brass cap at the east corner of Section 19, Town 9 North, Range 22 East, Elevation = 671.93.
5. Underground utility locations shown are based on field location markings by Digger's Hotline ticket #20174806369 with a clear date of DECEMBER 4, 2017. The location and size of underground structures and utilities shown hereon have been located based on a reasonable visual observation and are shown for informational purposes only. PINNACLE ENGINEERING GROUP, LLC. does not guarantee the location of utilities shown. Contact Digger's Hotline prior to the start of any activity.
6. Underground 8" Water Main on site was NOT marked in the field because it was installed without tracer wire. The 8" Water Main information as graphically shown is based, in part, upon information furnished by the municipality and utility companies. While this information is believed to be reliable, its accuracy and completeness cannot be guaranteed nor certified to.

LOCATION: LOT 2 CSM NO. 4070

BEING A PART OF THE SE 1/4 OF THE NE 1/4 AND THE NE 1/4 OF THE SE 1/4 SEC. 19, T9N, R22E, CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN

DRAFTED: BR DESIGNED: ASZ REVIEWED: ASZ

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ENGINEERING | NATURAL RESOURCES | SURVEYING
CHICAGO | MILWAUKEE | NATIONWIDE
WISCONSIN OFFICE:
20725 WATERTOWN ROAD
BROOKFIELD, WI 53186
(262) 754-8888

WATER MAIN PLAN & PROFILES

REVISIONS

1	BUILDING FOOTPRINT	03/02/23			

PEG JOB No. 1163.00A | PEG PM ASZ | DATE 1/20/23 | SCALE 1"=40'

SHEET 9 OF 11

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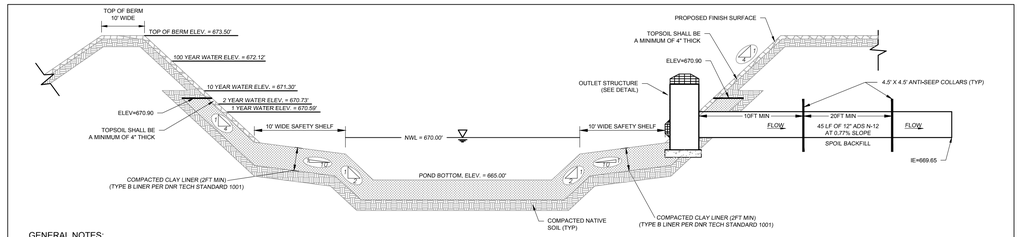
FOR REVIEW

WATER MAIN PLAN & PROFILES

www.pinnacle-engr.com

Attachment: Plans and Site Plans (8418 : Eastbrook Drive LLC)

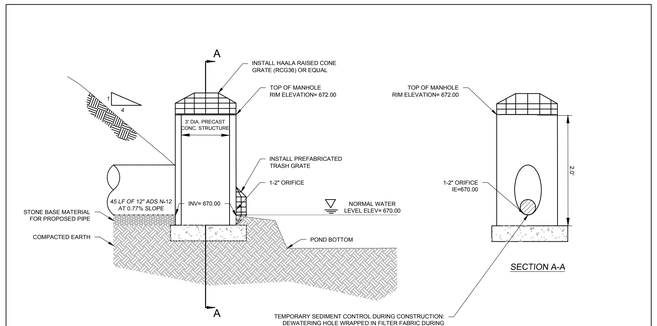
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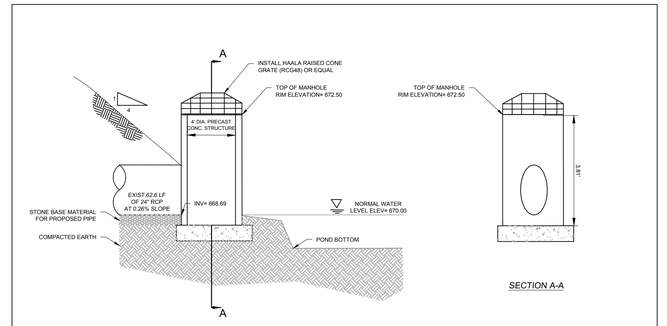
GENERAL NOTES:

1. ALL CONSTRUCTION SHALL MEET THE SPECIFICATIONS OF "WDNR WET DETENTION BASIN TECHNICAL STANDARD 1001".
2. ALL WORK TO BE CONDUCTED IN CONFORMANCE WITH THE STORM WATER MANAGEMENT PLAN FOR THE PROJECT SITE AS APPROVED BY THE REGULATORY ENGINEER OF RECORD.
4. CLAY LINER SHALL BE A MINIMUM OF 2-FEET THICK. CLAY SHALL BE COMPACTED AT ±2.0% OPTIMAL MOISTURE CONTENT TO 90% MODIFIED PROCTOR. MEDIUM STIFF TO STIFF CLAYS PRESENT IN-PLACE AT THE POND SIDE SLOPES OR OTHER ONSITE MEDIUM STIFF TO STIFF CLAYS MAY BE USED AT THE DISCRETION OF THE GEOTECHNICAL ENGINEER OF RECORD.
5. FOR CONSTRUCTED EMBANKMENTS WHERE THE PERMANENT POOL IS PONDED 3-FEET OR MORE AGAINST THE EMBANKMENT, THERE SHALL BE A CORE TRENCH OR KEYWAY ALONG THE CENTERLINE OF THE EMBANKMENT UP TO THE PERMANENT POOL ELEVATION. THE CORE TRENCH OR KEYWAY SHALL BE A MINIMUM OF 2-FEET DEEP AND 8-FEET WIDE WITH A SIDE SLOPE OF 1:1 OR FLATTER.
6. CONTRACTOR SHALL IMMEDIATELY FILL THE POND WITH WATER FROM ANY DEWATERING WELL(S) OR OTHER SOURCE TO THE NORMAL WATER LEVEL UPON COMPLETION OF THE PERMANENT POOL. CONTRACTOR SHALL AVOID SCOURING AND DAMAGING THE LINER. THE PERMANENT POOL AND LINER SHALL NOT BE LEFT EXPOSED TO BE FILLED VIA RAIN WHICH CAN CAUSE POTENTIAL EROSION AND DAMAGE TO THE LINER.

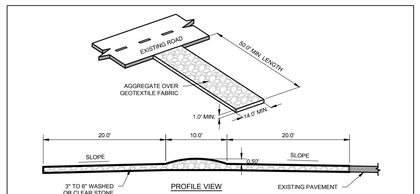
STORMWATER POND CROSS SECTION



POND OUTLET STRUCTURE



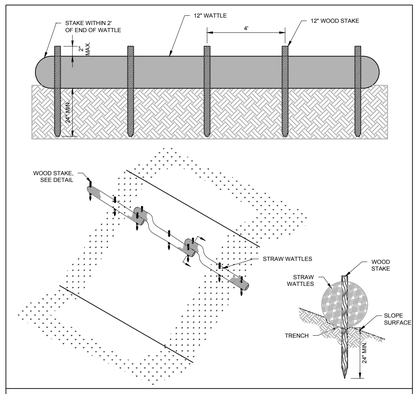
POND EMERGENCY SPILLWAY STRUCTURE



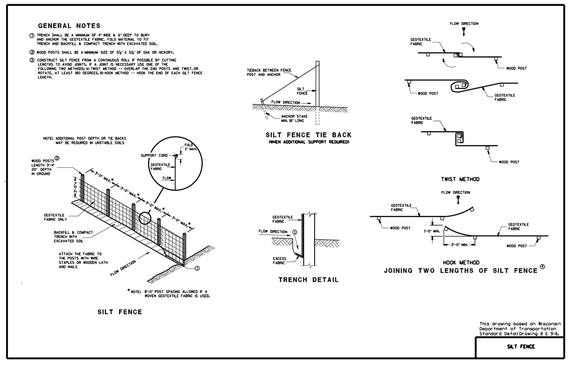
NOTES:

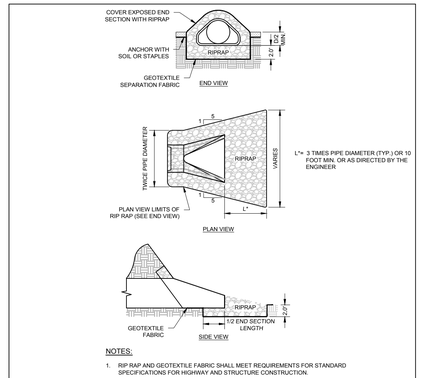
1. ALL TRACKING PAD MATERIALS AND INSTALLATION SHALL BE IN CONFORMANCE WITH WI DNR TECHNICAL STANDARD 1057.
2. TRACKING PADS SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE SITE. CONTRACTOR SHALL VERIFY LOCATION WITH OWNER.
3. THE AGGREGATE FOR TRACKING PADS SHALL BE 3 TO 6 INCH CLEAR OR WASHED STONE. ALL MATERIALS TO BE RETAINED ON A 3-INCH SIEVE
4. THE AGGREGATE SHALL BE PLACED IN A LAYER AT LEAST 12-INCHES THICK, ON SITES WHERE SATURATED CONDITIONS ARE EXPECTED DURING THE LIFE OF THE PAD, THE PAD SHALL BE UNDERLAIN WITH GEOTEXTILE FABRIC WHICH MEETS MATERIAL SPECIFICATION 592 GEOTEXTILE, TABLE 1 OR 2, CLASS I, II OR IV, TO PREVENT MIGRATION OF UNDERLYING SOILS INTO THE STONE LAYER.
5. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT. MINIMUM WIDTH IS 14 FEET FOR ONE-WAY TRAFFIC AND 20 FEET FOR TWO-WAY TRAFFIC, WITH AN ADDITIONAL INCREASE OF 4 FEET FOR TRAILER TRAFFIC. THE TRACKING PAD SHALL BE A MINIMUM 50-FEET LONG.
6. ANY SEDIMENT TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHOULD BE REMOVED BY STREET CLEANING, NOT FLUSHING, AT THE END OF EACH WORKING DAY.
7. TRACKING PADS SHALL, AT A MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24-HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5-INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD.
8. THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED BY SCRAPING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.

CONSTRUCTION ENTRANCE



STRAW WATTLE

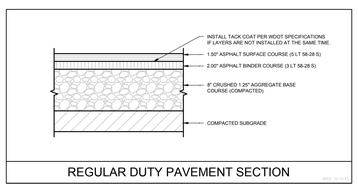




NOTES:

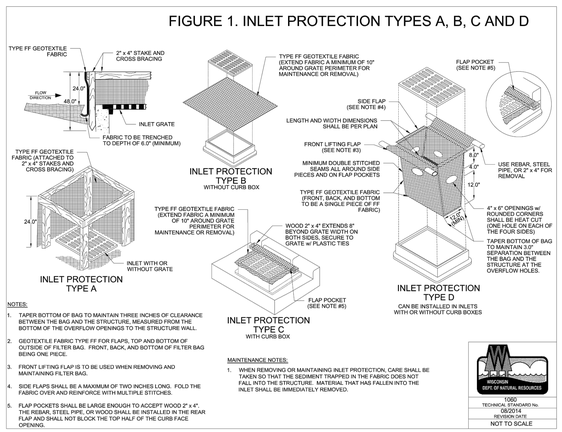
1. RIP RAP AND GEOTEXTILE FABRIC SHALL MEET REQUIREMENTS FOR STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION.

RIP RAP AT END SECTIONS



REGULAR DUTY PAVEMENT SECTION

FIGURE 1. INLET PROTECTION TYPES A, B, C AND D



NOTES:

1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP AND BOTTOM OF OUTSIDE OF FILTER BAG. FRONT, BACK, AND BOTTOM OF FILTER BAG BEING ONE PIECE.
3. FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING AND MAINTAINING FILTER BAG.
4. SIDE FLAPS SHALL BE A MAXIMUM OF TWO INCHES LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.
5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2" x 4". THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.

MAINTENANCE NOTES:

1. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE INLET SHALL BE IMMEDIATELY REMOVED.

WISCONSIN DEPT OF NATURAL RESOURCES
1.3.067
TECHNICAL STANDARD No.
08/2014
REVISION DATE
NOT TO SCALE

Table 1 – Prescriptive Compliance Area Soil Stabilization

Prescriptive Compliance Areas	Bare Soil	Slope & Channel Management	Periods of Inactivity	Final Grade
Soil stockpiles that will exist for more than 7 days **Utility trench backfills** **Temporary ditches/swales that will exist for more than 7 days** **Permanent ditches/swales** **Small areas – Less than 1 acre and less than 1% of site** **Discrete areas – Less than 1 acre** **Storm water practice side slopes** **Slopes steeper than 20%**	Areas that Do Not Drain to Sediment Basins or Traps Limit the duration of soil exposure to no more than 30 days. Areas that Drain to Sediment Basins or Traps Limit the duration of soil exposure to no more than 90 days. However, use the duration from the soil loss and sediment discharge calculations for the other areas of the site if less than 90 days.	General Design and implement approved soil stabilization practices per DNR technical standards. Refer to WisDOT Slope & Channel Matrices for appropriate slope and slope length conditions. Slopes Steeper than 20% Provide stable diversion of off-site runoff around the slope. Provide slope interruption devices in accordance with Manufactured Perimeter Control & Slope Interruption Products Technical Standard 1071 or equivalent methods to reduce uninterrupted slope length.	Planned Inactivity Stabilize immediately if area will be left inactive for more than 14 days. Unplanned Inactivity Stabilize area immediately if period of inactivity reaches 14 days.	Permanent Features Stabilize area immediately after reaching final grade. Temporary Features Stabilize area immediately after establishment of temporary feature or reaching specified temporary grade.

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20725 WATERTOWN ROAD
BROOKFIELD, WI 53186
(262) 754-8888

DRAFTED: BR
DESIGNED: ASZ
REVIEWED: ASZ

CONSTRUCTION DETAILS

LOCATION: LOT 2 CSM NO. 4070

BEING A PART OF THE SE 1/4 OF THE NE 1/4
AND THE NE 1/4 OF THE SE 1/4 SEC. 19, T9N, R22E,
CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN

REVISIONS

1	BUILDING FOOTPRINT	03/02/23			

PEG JOB No.: 1163.00A
PEG PM: ASZ
DATE: 1/20/23
SCALE: N/A

SHEET 10 OF 11

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FOR REVIEW

Plans and Site Plans (8418 : Eastbrook Drive LLC)

Attachment: Plans and Site Plans (8418 : Eastbrook Drive LLC)

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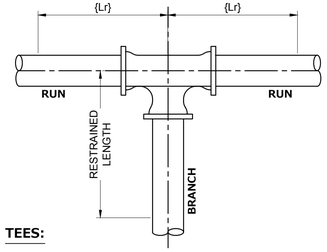
NOTES:

1. **THE LENGTHS OF RESTRAINED OR CONTINUOUS PIPE CALLED OUT IN THE FOLLOWING TABLES ARE FOR INSTALLATION OF MECHANICALLY RESTRAINED FITTINGS AND ARE CALCULATED BASED ON THE FOLLOWING PARAMETERS:**
   - **A) PROPOSED 6" HYDRANT LEAD MATERIAL IS DUCTILE IRON. EXISTING AND PROPOSED MAIN MATERIAL IS PVC.**
   - **B) THE SOIL TYPE IS "CL" W/GRANULAR FILL AS DEFINED BY THE UNIFIED SOIL CLASSIFICATIONS, ASTM STANDARD D 2487.**
   - **C) THE TEST PRESSURE OF THE WATER SYSTEM IS 150 POUNDS PER SQUARE INCH.**
   - **D) THE TRENCH IS TYPE 5, AS PER ANSI/AWWA C150/A21.5, TRENCH CONDITIONS.**
   - **E) THE DEPTH OF COVER IS SIX FEET (6').**
   - **F) THE SAFETY FACTOR SHALL BE 1.5.**
2. **IF THE FIELD CONDITIONS VARY SIGNIFICANTLY FROM THESE PARAMETERS, THE CONTRACTOR SHALL IMMEDIATELY ADVISE CITY OF MEQUON FIELD INSPECTOR. THE CITY OF MEQUON FIELD INSPECTOR WILL ADVISE THE CONTRACTOR OF THE REQUIRED LENGTH OF RESTRAINED PIPE NECESSARY TO MEET THE EXISTING CONDITIONS.**

REDUCERS:

THE MINIMUM LENGTH OF PIPE (Lr) TO BE RESTRAINED ON THE LARGE SIDE OF THE REDUCER SHALL BE DERIVED FROM THE FOLLOWING TABLE.

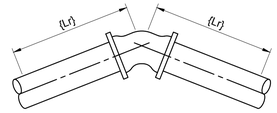
REDUCER SIZE	MINIMUM RESTRAINED LENGTH
8X6	17'



TEES:

THE MINIMUM ATTACHED LENGTH OF PIPE (Lr) TO EXTEND IN EACH DIRECTION ALONG THE RUN OF THE TEE SHALL BE A SOLID PIPE WITHOUT JOINTS, FITTINGS, ETC. THE LENGTH OF THE RESTRAINED BRANCH SHALL BE DERIVED FROM THE FOLLOWING TABLE.

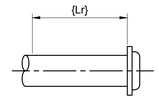
TEE SIZE	MINIMUM ATTACHED LENGTH OF PIPE (Lr)										
	0'	2'	4'	6'	8'	10'	12'	14'	16'	18'	20'
	LENGTH OF RESTRAINED BRANCH										
8X8	40	28	15	3	1	1	1	1	1	1	1



HORIZONTAL BENDS:

THE MINIMUM RESTRAINED LENGTH OF PIPE (Lr) TO EXTEND IN BOTH DIRECTIONS FROM THE BEND SHALL BE DERIVED FROM THE FOLLOWING TABLE.

PIPE SIZE	HORIZONTAL BENDS	HORIZONTAL BENDS	HORIZONTAL BENDS
	11 1/4	22 1/2	45
8"	2'	3'	6'



DEAD ENDS:

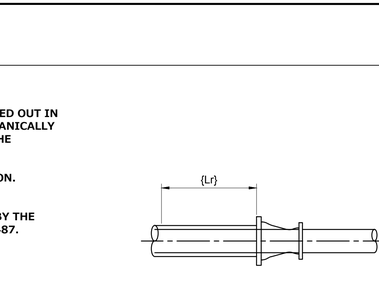
THE MINIMUM LENGTH OF PIPE (Lr) TO BE RESTRAINED ON A DEAD END SHALL BE DERIVED FROM THE FOLLOWING TABLE. ALL VALVES SHALL BE CONSIDERED DEAD ENDS IN BOTH DIRECTIONS.

DEAD END SIZE	MINIMUM RESTRAINED LENGTH
6"	20'
8"	40'

WATERMAIN JOINT RESTRAINT LENGTHS

STORM STRUCTURE SCHEDULE:

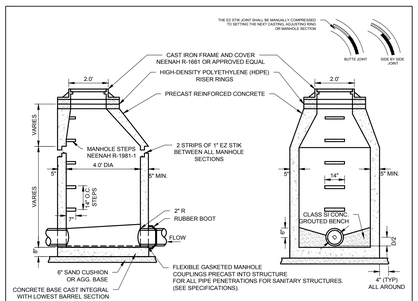
STRUCTURE	SIZE	INLET TYPE
MH 1	48"	R-1642
MH 2	60"	R-1642
MH 3	60"	R-1642
MH INLET 4	48"	R-2501-G
MH INLET 5	48"	R-2501-E1
MH 6	48"	R-1642
EXIST CB 2	---	R-1642
EXIST CB 3	---	R-1642



NOTES:

1. CLEAN UNDERSIDE OF ADJUSTING RING OR CAST IRON FRAME AND SET IN PLACE.
2. TUCK POINT MORTAR INTO ANNULAR CRACK AND BACKPLASTERED INSIDE AND OUTSIDE OF ALL JOINTS.
3. THE FLAT TOP MAY BE USED IN LIEU OF THE TAPERED TOP WHEN FIELD CONDITIONS PROHIBIT THE USE OF A FLAT TAPERED TOP.
4. MANHOLE CONSTRUCTION TO MEET REQUIREMENTS OF ASTM C478.
5. ECCENTRIC CONE SECTION OF MANHOLE TO BE SET OUTSIDE OF VEHICULAR WHEEL PATH NEAR ¢ OF ROADWAY.

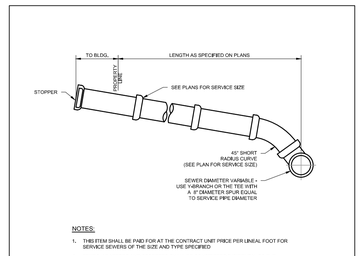
STORM SEWER MANHOLE & STORM MANHOLE INLETS



NOTES:

1. PRECAST CONCRETE MANHOLE BASE, BARREL RISERS, CONE SECTIONS AND ADJUSTING RINGS SHALL MEET THE REQUIREMENTS OF ASTM C-478.
2. MANHOLE SHALL BE CONSTRUCTED PER DRAWING FILE No.12 OF THE STANDARD SPECIFICATIONS AND VACUUM TESTED IN ACCORDANCE WITH SECTION 3.7.6 OF THE STANDARD SPECIFICATIONS.
3. MANHOLE STEPS SHALL NOT BE LOCATED IN CHIMNEY SECTION.
4. A MAXIMUM OF 2" AND A MINIMUM OF 2" OF CHIMNEY SECTION SHALL BE ALLOWED, AS MEASURED FROM THE MANHOLE RIM TO THE PRECAST SECTION OF THE MANHOLE.
5. 1" EZ STIK BETWEEN ALL ADJUSTMENT RINGS, BETWEEN TOP ADJUSTMENT RINGS AND FRAME.
6. ALL MANHOLE SECTIONS AND JOINTS SHALL HAVE MAC WRAP OR APPROVED EQUIVALENT INSTALLED ACCORDING TO MANUFACTURERS SPECIFICATIONS.
7. ALL MANHOLES SHALL BE CONSTRUCTED WITH AN INFI-SHIELD OR ADAPTOR INC. EXTERNAL SEAL OR APPROVED EQUIVALENT EXTENDING FROM THE FRAME TO CONE AND SHALL BE INSTALLED IN THE PRESENCE OF A CITY INSPECTOR ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

SANITARY MANHOLE



NOTES:

1. THIS ITEM SHALL BE PAID FOR AT THE CONTRACT UNIT PRICE PER LINEAL FOOT FOR SERVICE SEWERS OF THE SIZE AND TYPE SPECIFIED
2. BENDS, ADAPTORS AND STOPPERS SHALL BE CONSIDERED INCIDENTAL TO THE CONSTRUCTION
3. TRENCHING FOR THIS SEWER SERVICE SHALL BE IN ACCORDANCE WITH DETAILS ON THE PLANS
4. PROVIDING AND INSTALLING BACKFILL MATERIAL ACCORDING TO DETAILS ON THE PLANS SHALL BE CONSIDERED INCIDENTAL TO THE CONSTRUCTION OF THIS ITEM

SANITARY SERVICE

LOCATION: LOT 2 CSM NO. 4070

BEING A PART OF THE SE 1/4 OF THE NE 1/4 AND THE NE 1/4 OF THE SE 1/4 SEC. 19, T9N, R22E, CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN

PLAN | DESIGN | DELIVER
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PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING
CHICAGO | MILWAUKEE : NATIONWIDE
WISCONSIN OFFICE:
20725 WATERTOWN ROAD
BROOKFIELD, WI 53186
(262) 754-8888

DRAFTED: BR DESIGNED: ASZ REVIEWED: ASZ

CONSTRUCTION DETAILS

REVISIONS

1	BUILDING FOOTPRINT	03/02/23			

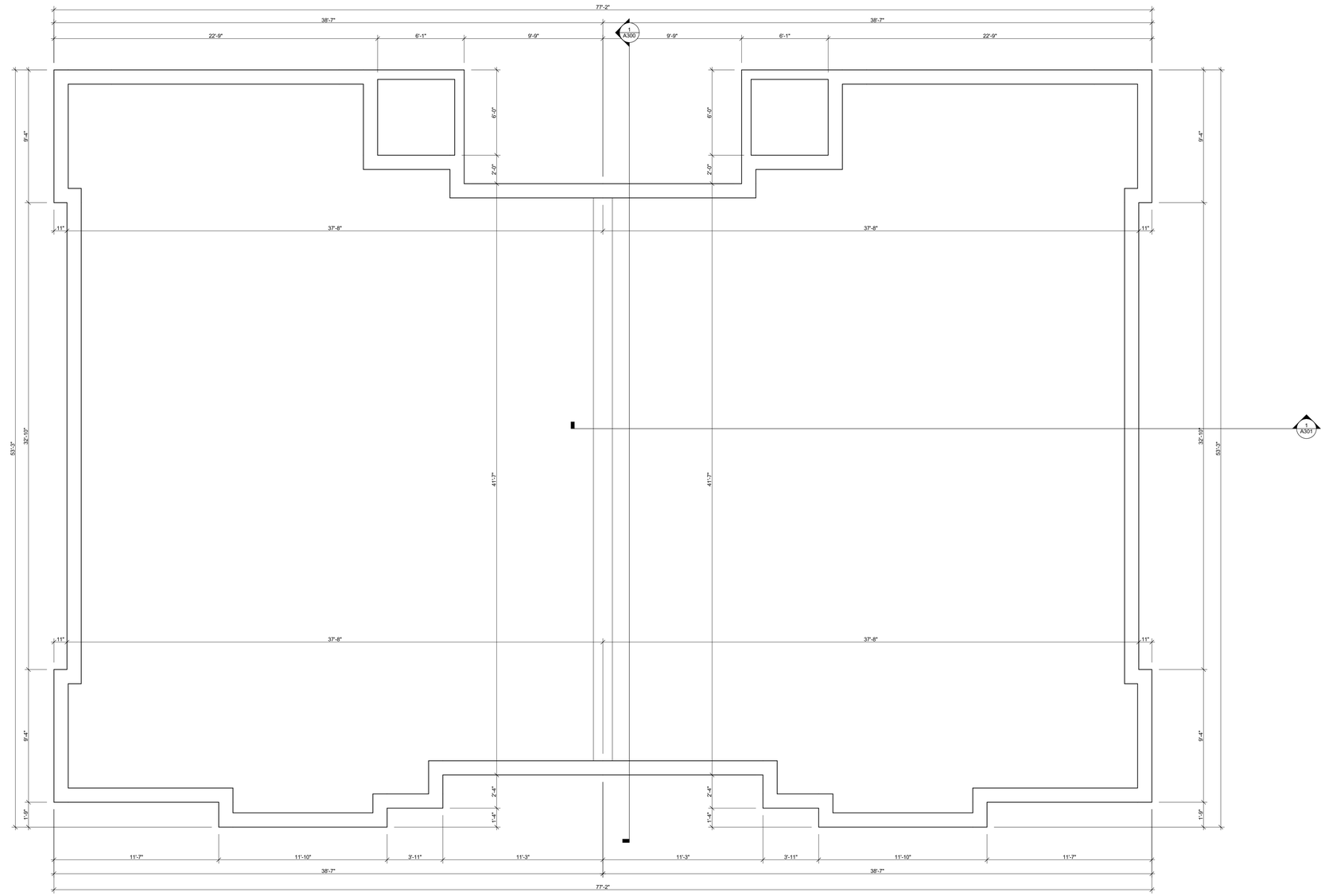
PEG JOB No. 1163.00A
PEG PM ASZ
DATE 1/20/23
SCALE N/A

SHEET 11 OF 11

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CONSTRUCTION DETAILS

FOR REVIEW
Attachment: Plans and Site Plans (8418 : Eastbrook Drive LLC)
www.pinnacle-engr.com



1 A100 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

GALBRAITH CARNAHAN ARCHITECTS
6404 West North Avenue
Milwaukee, Wisconsin 53213
(414) 291-0772 phone
www.galbraithcarnahan.com

CONSULTANTS:

MEQUON DUPLEXES

11649 NORTH PORT WASHINGTON ROAD MEQUON WI

Attachment: Plans and Site Plans (9418 : Eastbrook Drive LLC)

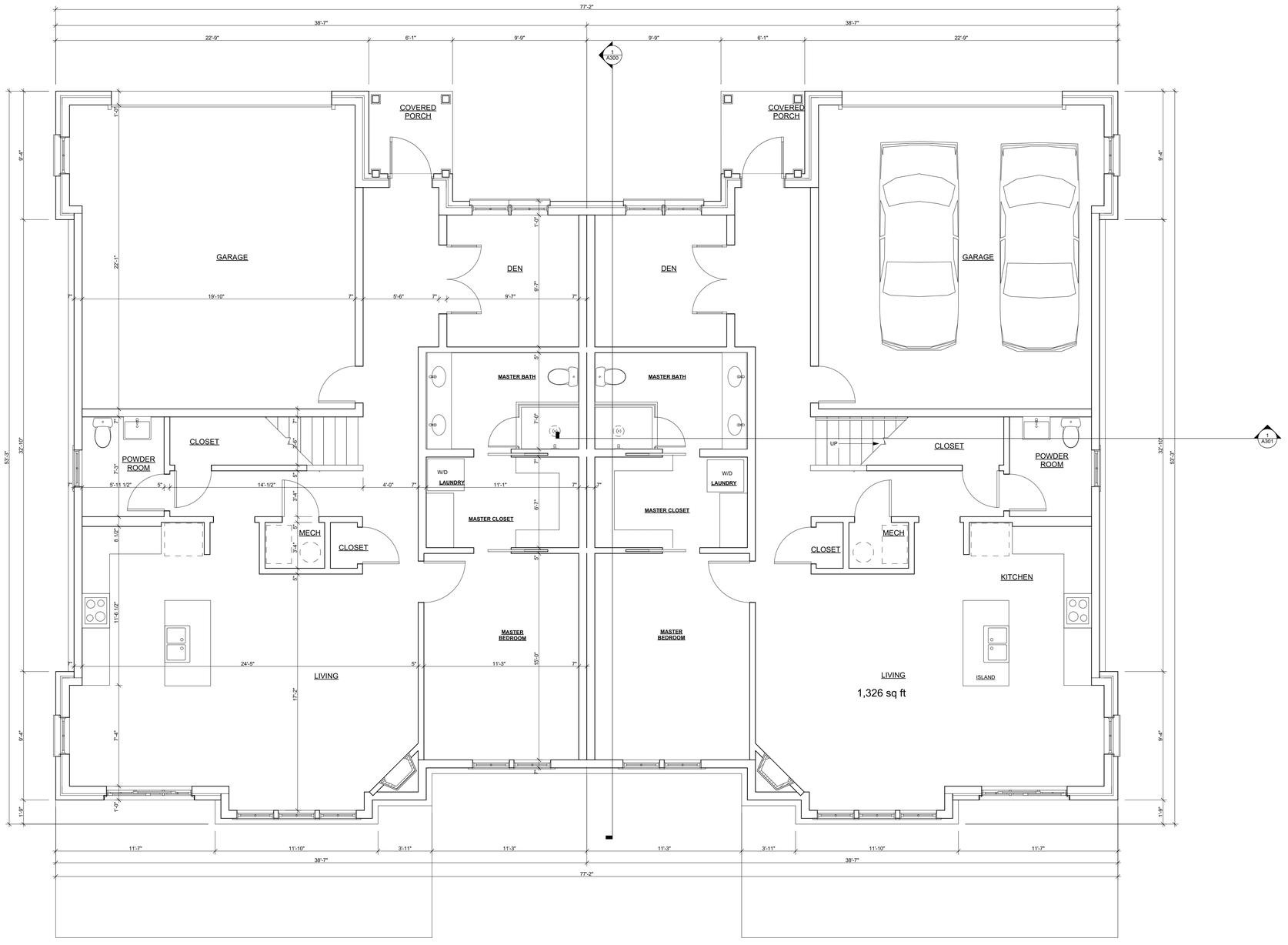
DRAWING ISSUE	DATE
DRB SUBMITTAL	4-16-23

PROJECT # 22.12

FOUNDATION PLAN

A100

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1 A101 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

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CONSULTANTS:

MEQUON DUPLEXES

11649 NORTH PORT WASHINGTON ROAD MEQUON WI

Attachment: Plans and Site Plans (8418 : Eastbrook Drive LLC)

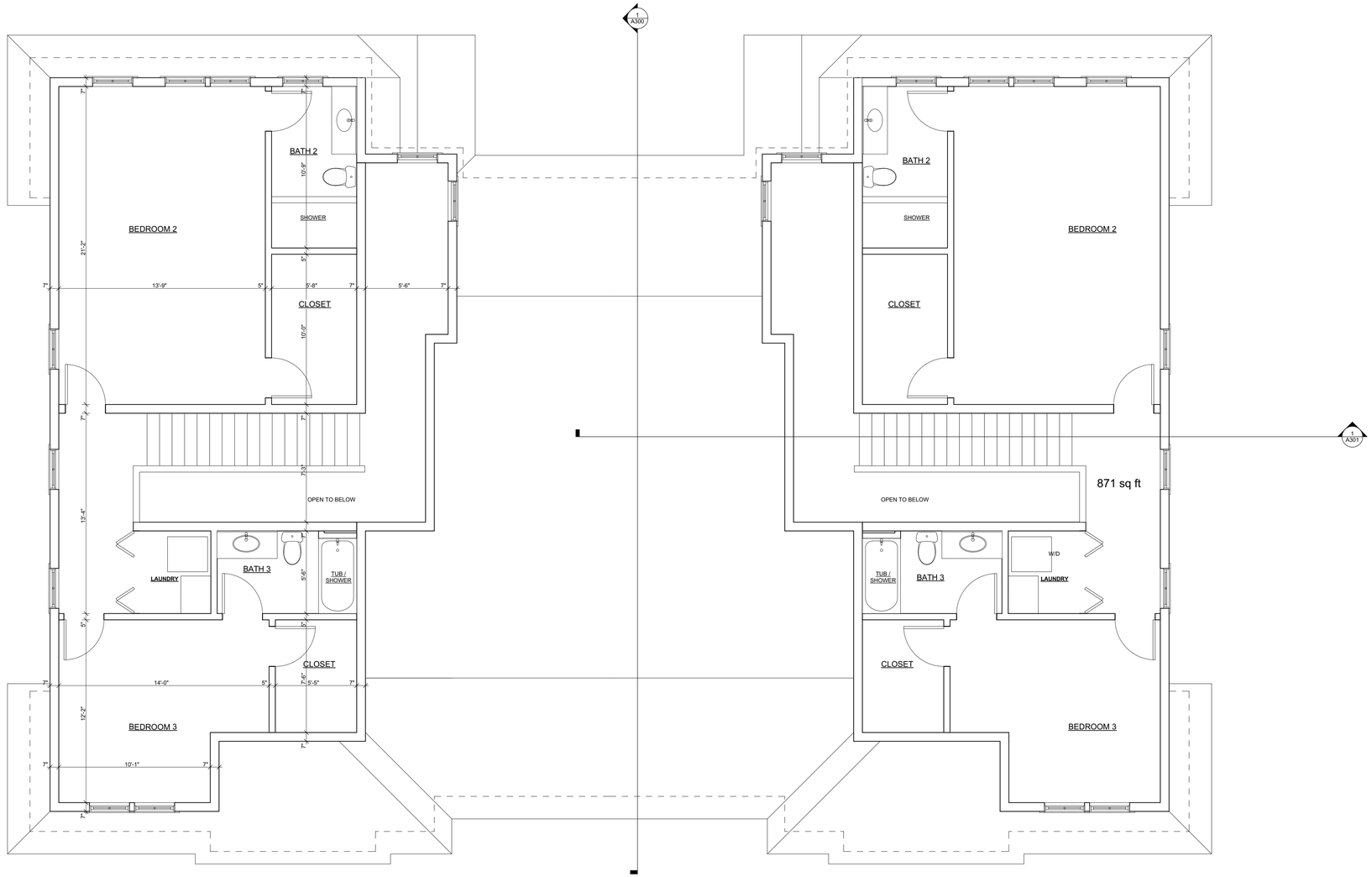
DRAWING ISSUE	DATE
DRB SUBMITTAL	4-16-23

PROJECT # 22.12

FIRST FLOOR PLAN

A101

©2023 GALBRAITH CARNAHAN ARCHITECTS, LLC



1 A102 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

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Milwaukee, Wisconsin 53213
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CONSULTANTS:

MEQUON DUPLEXES

11649 NORTH PORT WASHINGTON ROAD MEQUON WI

DRAWING ISSUE | DATE
DRB SUBMITTAL | 4-16-23

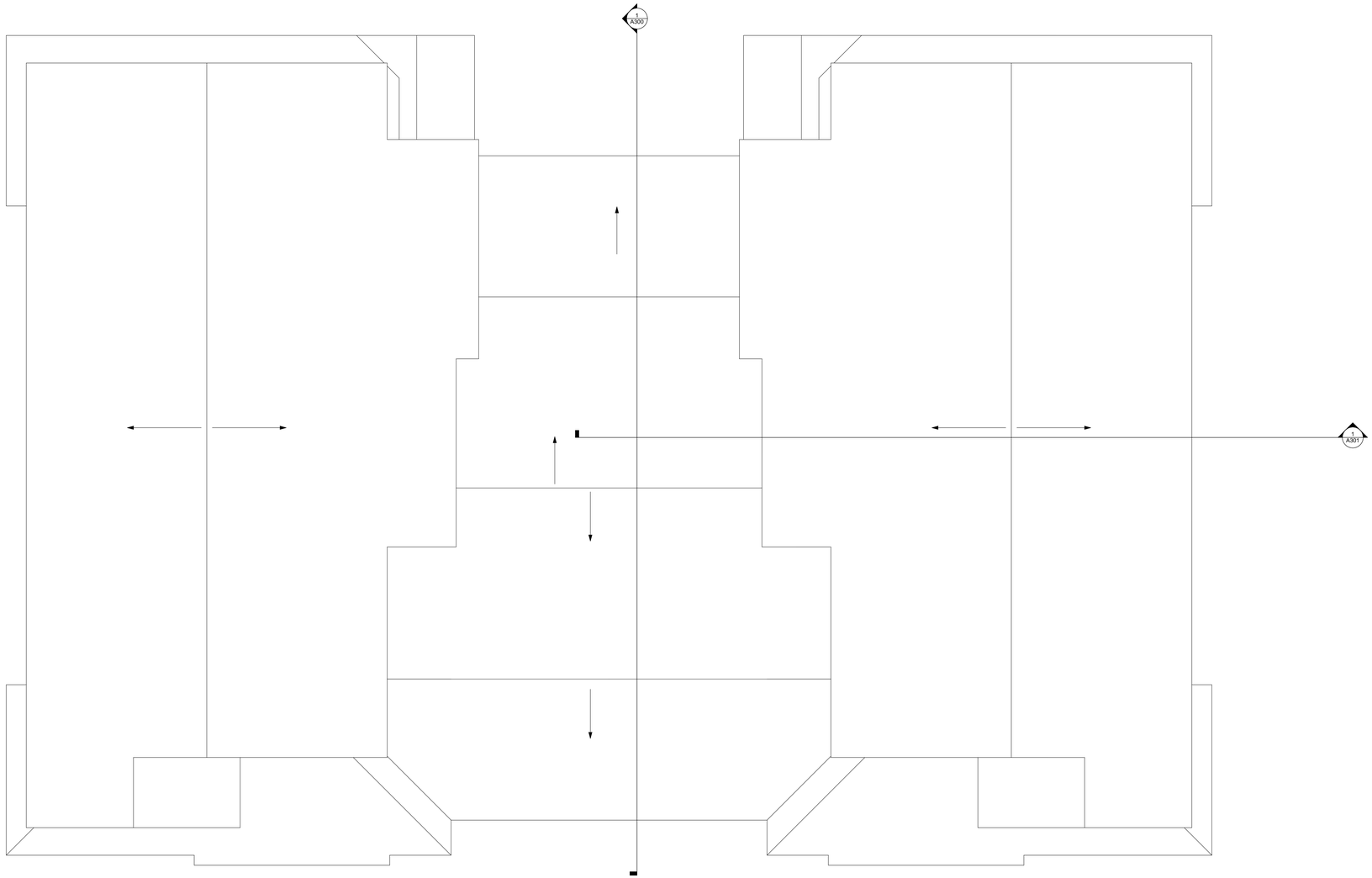
PROJECT # 22.12

SECOND FLOOR PLAN

A102

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1 A102 TRUSS BRG.
SCALE: 1/4" = 1'-0"

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CONSULTANTS:

MEQUON DUPLEXES

11649 NORTH PORT WASHINGTON ROAD MEQUON WI

DRAWING ISSUE DATE
DRB SUBMITTAL 4-16-23

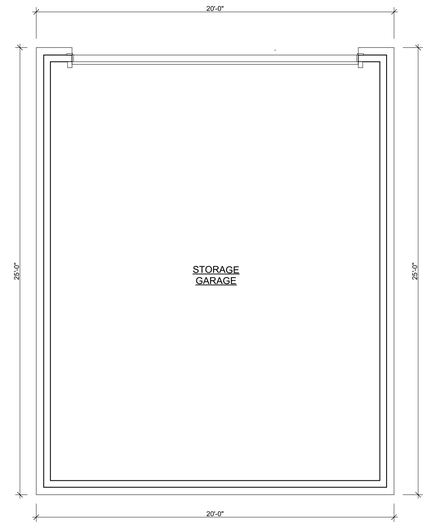
PROJECT # 22.12

ROOF PLAN

A102

©2023 GALBRAITH CARNAHAN ARCHITECTS, LLC

Attachment: Plans and Site Plans (8418 : Eastbrook Drive LLC)



A103 GARAGE FLOOR PLAN
SCALE: 1/4" = 1'-0"

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Milwaukee, Wisconsin 53213
(414) 291-0772 phone
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CONSULTANTS:

MEQUON DUPLEXES

11649 NORTH PORT WASHINGTON ROAD MEQUON WI

Attachment: Plans and Site Plans (8418 : Eastbrook Drive LLC)

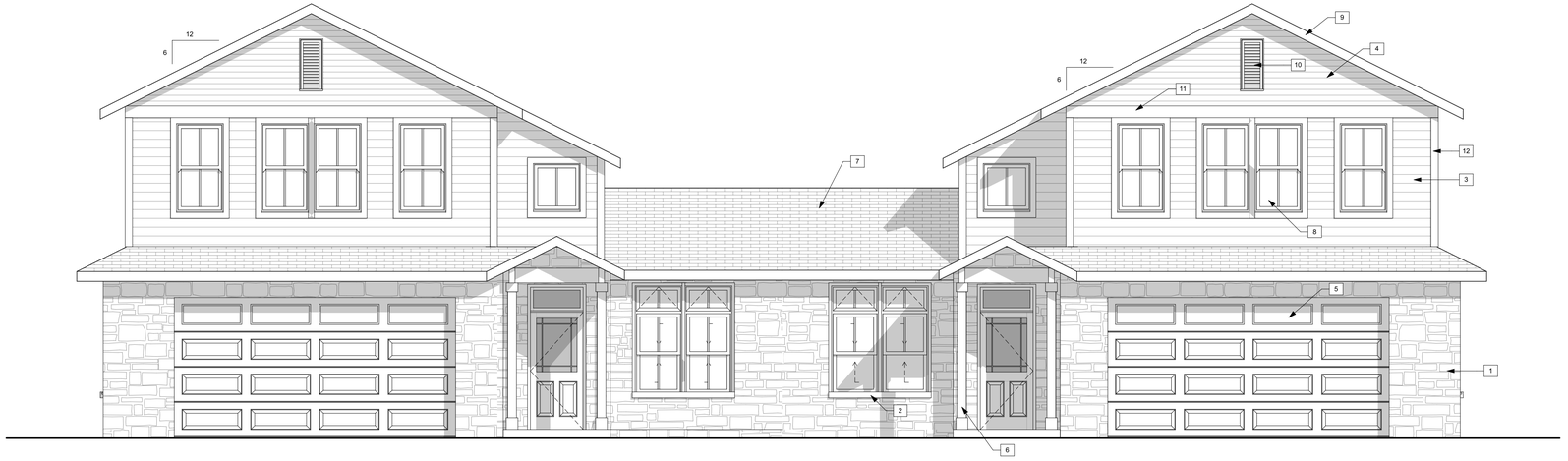
DRAWING ISSUE | DATE
DRB SUBMITTAL | 4-16-23

PROJECT # 22.12

GARAGE PLAN

A103

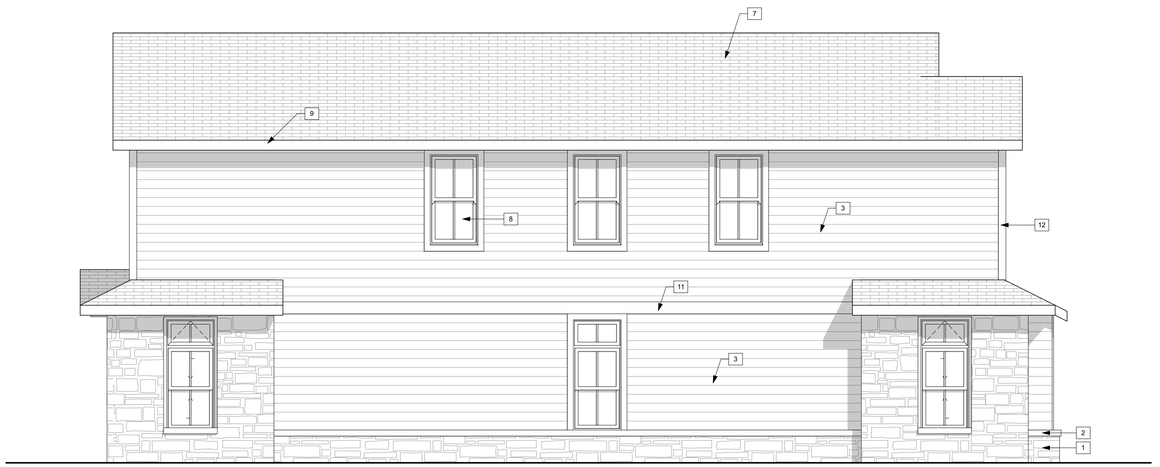
©2023 GALBRAITH CARNAHAN ARCHITECTS, LLC



1 A200 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

ELEVATION NOTES

1	STONE VENEEER
2	CUT STONE SILL
3	COMPOSITE 6" LAP SIDING
4	COMPOSITE 4" LAP SIDING
5	INSULATED COMPOSITE OVERHEAD DOOR
6	COMPOSITE WRAPPED POST
7	DIMENSIONAL SHINGLES
8	INSULATED VINYL WINDOW SYSTEM WITH 5/4 X 4 COMPOSITE TRIM
9	PRE-FINISHED ALUMINUM FASCIA AND SOFFIT VENT
10	COMPOSITE LOUVER
11	5/4 X 8 COMPOSITE TRIM BOARD
12	5/4 X 4 COMPOSITE TRIM BOARD



2 A200 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

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CONSULTANTS:

MEQUON DUPLEXES

11649 NORTH PORT WASHINGTON ROAD MEQUON WI

Attachment: Plans and Site Plans (8418 : Eastbrook Drive LLC)

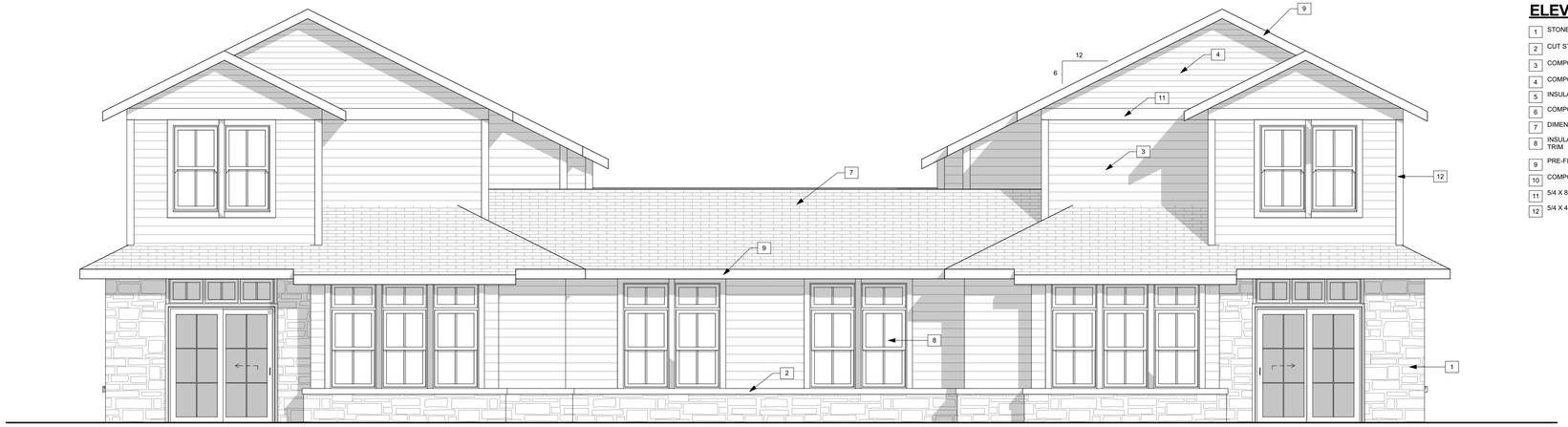
DRAWING ISSUE	DATE
DRB SUBMITTAL	4-16-23

PROJECT # 22.12

ELEVATIONS

A200

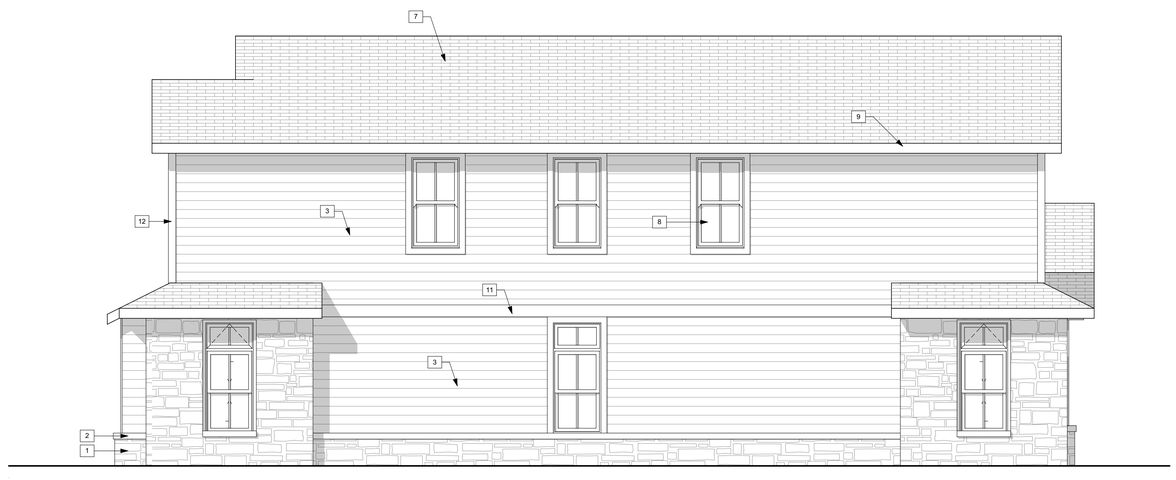
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1 A201 REAR ELEVATION
SCALE: 1/4" = 1'-0"

ELEVATION NOTES

1	STONE VENEEER
2	CUT STONE SILL
3	COMPOSITE 6" LAP SIDING
4	COMPOSITE 4" LAP SIDING
5	INSULATED COMPOSITE OVERHEAD DOOR
6	COMPOSITE WRAPPED POST
7	DIMENSIONAL SHINGLES
8	INSULATED VINYL WINDOW SYSTEM WITH 5/4 X 4 COMPOSITE TRIM
9	PRE-FINISHED ALUMINUM FASCIA AND SOFFIT VENT
10	COMPOSITE LOUVER
11	5/4 X 8 COMPOSITE TRIM BOARD
12	5/4 X 4 COMPOSITE TRIM BOARD



2 A201 LEFT ELEVATION
SCALE: 1/4" = 1'-0"

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CONSULTANTS:

MEQUON DUPLEXES

11649 NORTH PORT WASHINGTON ROAD MEQUON WI

Attachment: Plans and Site Plans (8418 : Eastbrook Drive LLC)

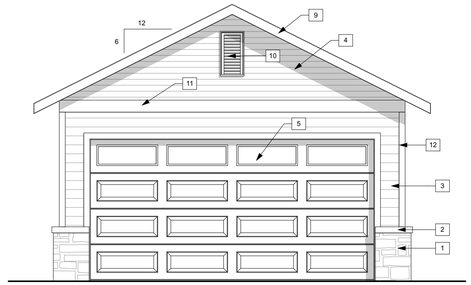
DRAWING ISSUE	DATE
DRB SUBMITTAL	4-16-23

PROJECT # 22.12

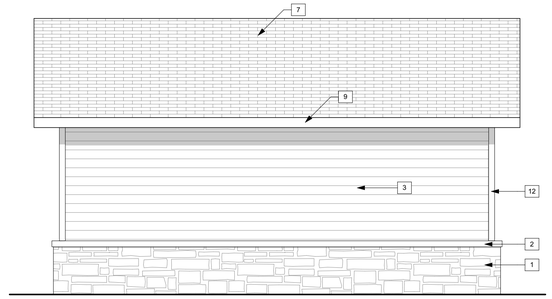
ELEVATIONS

A201

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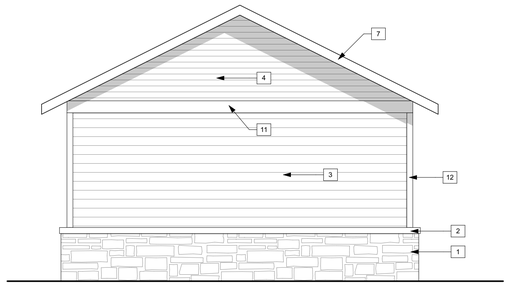
1 A202 GARAGE FRONT ELEVATION
SCALE: 1/4" = 1'-0"



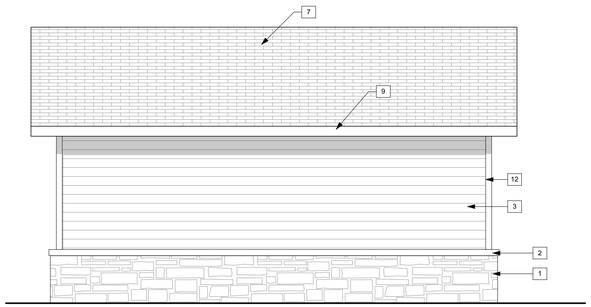
2 A202 GARAGE RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

ELEVATION NOTES

1	STONE VENEEER
2	CUT STONE SILL
3	COMPOSITE 6" LAP SIDING
4	COMPOSITE 4" LAP SIDING
5	INSULATED COMPOSITE OVERHEAD DOOR
6	COMPOSITE WRAPPED POST
7	DIMENSIONAL SHINGLES
8	INSULATED VINYL WINDOW SYSTEM WITH 5/4 X 4 COMPOSITE TRIM
9	PRE-FINISHED ALUMINUM FASCIA AND SOFFIT VENT
10	COMPOSITE LOUVER
11	5/4 X 8 COMPOSITE TRIM BOARD
12	5/4 X 4 COMPOSITE TRIM BOARD



3 A202 GARAGE REAR ELEVATION
SCALE: 1/4" = 1'-0"



4 A202 GARAGE LEFT ELEVATION
SCALE: 1/4" = 1'-0"

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CONSULTANTS:

MEQUON DUPLEXES

11649 NORTH PORT WASHINGTON ROAD MEQUON WI

Attachment: Plans and Site Plans (8418 : Eastbrook Drive LLC)

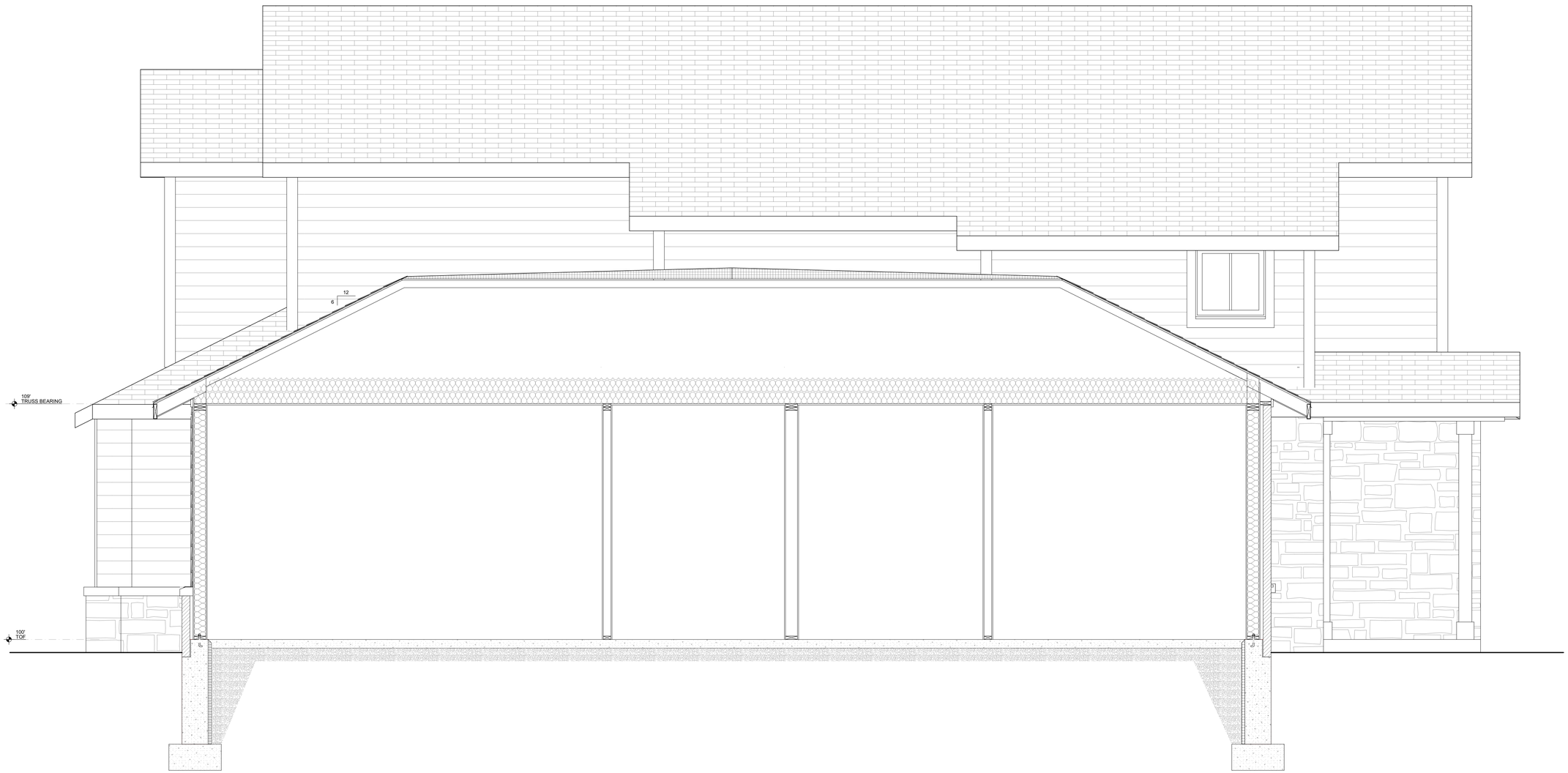
DRAWING ISSUE	DATE
DRB SUBMITTAL	4-16-23

PROJECT # 22.12

GARAGE ELEVATIONS

A202

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1 A300 SECTION

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CONSULTANTS:

MEQUON DUPLEXES

11649 NORTH PORT WASHINGTON ROAD MEQUON WI

DRAWING ISSUE | DATE
DRB SUBMITTAL | 4-16-23

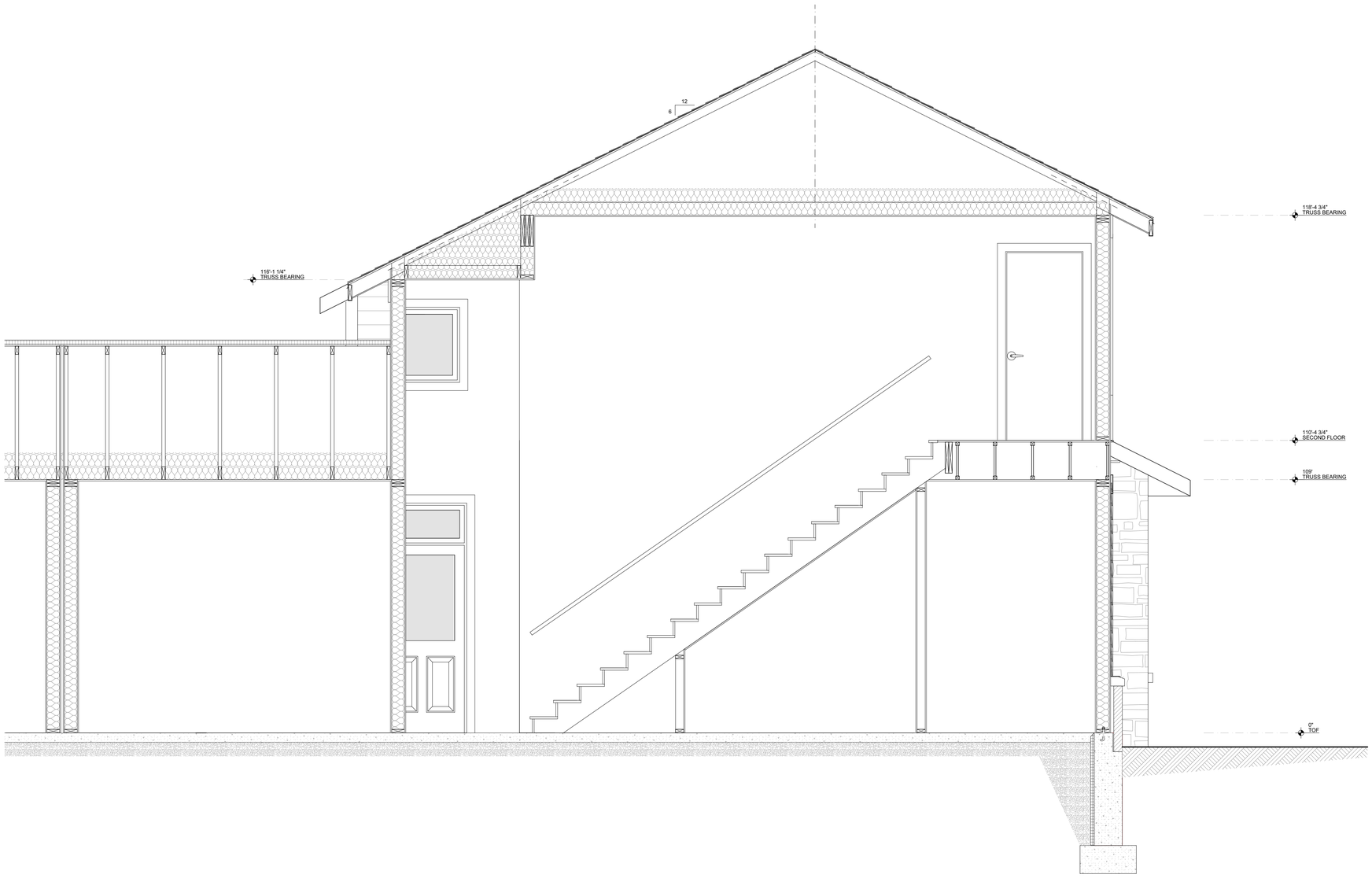
PROJECT # 22.12

SECTION

A300

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Attachment: Plans and Site Plans (8418 : Eastbrook Drive LLC)



1 A301 SECTION

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11649 NORTH PORT WASHINGTON ROAD MEQUON WI

DRAWING ISSUE | DATE
DRB SUBMITTAL | 4-16-23

PROJECT # 22.12

SECTION

A301

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Attachment: Plans and Site Plans (8418 : Eastbrook Drive LLC)

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

LEGAL DESCRIPTION:

AS DESCRIBED IN KNIGHT BARRY TITLE GROUP COMMITMENT FILE NUMBER 865852 WITH AN EFFECTIVE DATE OF FEBRUARY 9, 2017.

That part of Parcel 1 of Certified Survey Map No. 1989, being a redivision of Parcel 1 of Certified Survey Map recorded as Document No. 259914, in Volume 2, Page 533, a part of the Northeast (NE) 1/4 and the Southeast (SE) 1/4 of Section 19, and lands in the the Southeast (SE) 1/4 of the Northeast (NE) 1/4 of Section 19, Township 9 North, Range 22 East, in the City of Mequon, Ozaukee County, Wisconsin, which is bounded and described as follows: Commencing at the Northeast corner of said Parcel 1; thence South 00 degrees 50 minutes West 50.01 feet to the point of beginning of the land to be described; thence continuing South 00 degrees 1 minute 50 seconds West 283.25 feet to a point; thence South 00 degrees 02 minutes 57 seconds East 105.92 feet to the Southeast corner of said Parcel 1; thence North 89 degrees 11 minutes 09 seconds West 295.61 feet to a point; thence Southwesterly 103.38 feet along the arc of a curve whose center lines to the Northwest whose radius is 236.50 feet and whose chord bears South 29 degrees 26 minutes 57 seconds West 102.56 feet to a point; thence Westerly 218.12 feet along the arc of a curve whose center lies to the North whose radius is 165.00 feet and whose chord bears South 79 degrees 50 minutes 33 seconds West 202.58 feet to the Southwest corner of said Parcel 1; thence North 12 degrees 18 minutes 54 seconds West 241.57 feet to a point; thence North 00 degrees 04 minutes 13 seconds West 282.47 feet to a point; thence South 89 degrees 11 minutes 16 seconds East 597.40 feet to the point of beginning. Less and Except lands conveyed in Warranty Deed, dated February 17, 2006, and recorded April 24, 2006, as Document No. 840212.

Tax Key Number: 15-019-04-011.00

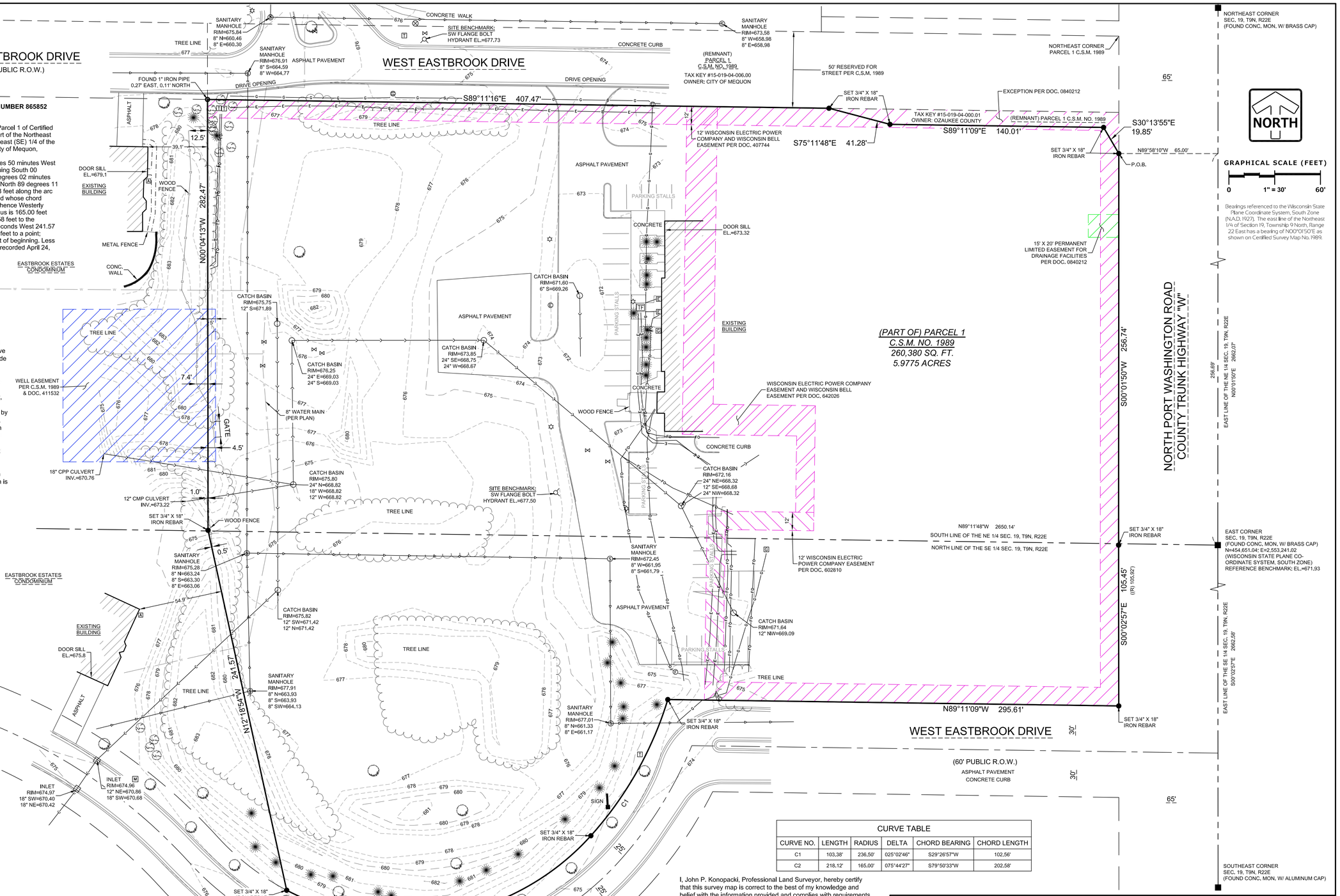
GENERAL NOTES

1. Survey prepared for: 1520 LLC
2. Field work completed on DECEMBER 7, 2017.
3. Boundary based on Knight Barry Title Group Commitment File Number 865852 dated February 9, 2017.
4. Flood Zone Classification: The property lies with in Zone "X" of the Flood Insurance Rate Map Community Panel No. 55089C0256F with an effective date of DECEMBER 4, 2007. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.
5. Vertical Datum: National Geodetic Vertical Datum of 1929 (NGVD29). Contours are shown at a 1' interval based on actual ground survey of the current ground terrain. Reference Benchmark: Concrete monument with brass cap at the east corner of Section 19, Town 9 North, Range 22 East, Elevation = 671.93.
6. Underground utility locations shown are based on field location markings by Digger's Hotline ticket #20174806369 with a clear date of DECEMBER 4, 2017. The location and size of underground structures and utilities shown hereon have been located based on a reasonable visual observation and are shown for informational purposes only. PINNACLE ENGINEERING GROUP, LLC. does not guarantee the location of utilities shown. Contact Digger's Hotline prior to the start of any activity.
7. Underground 8" Water Main was NOT marked in the field. The 8" Water Main information as graphically shown is based, in part, upon information furnished by the municipality and utility companies. While this information is believed to be reliable, its accuracy and completeness cannot be guaranteed nor certified to.

LEGEND OF SYMBOLS & ABBREVIATIONS

SANITARY MANHOLE		FIBER OPTIC MARKER	
STORM MANHOLE		FIBER OPTIC MANHOLE	
STORM INLET		TELEPHONE PEDESTAL	
CLEANOUT		TELEPHONE MANHOLE	
CATCH BASIN		TELEPHONE MARKER	
LATERAL		TRANSFORMER	
UNKNOWN MANHOLE		ELECTRIC METER	
WELL		ELECTRIC MANHOLE	
HYDRANT		CABLE TV RISER/BOX	
WATER VALVE		CABLE TV MANHOLE	
DOWN SPOUT		GAS VALVE	
SPRINKLER VALVE		GAS METER	
WATER SHUT OFF		GAS MARKER	
STANDPIPE		AIR CONDITIONING UNIT	
WATER MANHOLE		VENT	
FLOOD LIGHT		DIRECTIONAL ARROW	
LIGHT POLE		DUMPSTER	
TRAFFIC SIGNAL		HANDICAP STALL	
UTILITY POLE		SPOT ELEVATION	
GUY WIRE			
SIGN	CL.	=CENTERLINE	
MAIL BOX	CONC.	=CONCRETE	
FLAG POLE	EL.	=ELEVATION	
BASKETBALL HOOP	INV.	=INVERT	
BOLLARD	MON.	=MONUMENT	
CROSS CUT	P.O.B.	=POINT OF BEGINNING	
IRON PIPE	P.O.C.	=POINT OF COMMENCEMENT	
IRON REBAR/ROD	R.O.W	=RIGHT OF WAY	
MAG NAIL	SEC.	=SECTION	
SECTION MONUMENT	SQ. FT.	=SQUARE FEET	
BENCH MARK	W/	=WITH	
CONIFER TREE	(R)	=RECORDED AS	
DECIDUOUS TREE			
BUSH			
WETLAND SYMBOL			

SANITARY SEWER	
STORM SEWER	
W	WATER MAIN
FO	FIBER OPTIC LINE
T	TELEPHONE LINE
E	ELECTRIC LINE
OHW	OVERHEAD WIRES
CATV	CABLE TELEVISION
G	GAS MAIN
WET	WETLANDS
TREE LINE	
NO ACCESS	



CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	103.38'	236.50'	025°02'46"	S29°26'57"W	102.56'
C2	218.12'	165.00'	075°44'27"	S79°50'33"W	202.58'

I, John P. Konopacki, Professional Land Surveyor, hereby certify that this survey map is correct to the best of my knowledge and belief with the information provided and complies with requirements of Chapter A-E 7 s.35.93 of the Wisconsin State Statutes.

SIGNED _____
JOHN P. KONOPACKI
PROFESSIONAL LAND SURVEYOR S-2461

WISCONSIN JOHN P. KONOPACKI S-2461 Waukesha, WI LAND SURVEYOR

LOCATION: 11649 NORTH PORT WASHINGTON ROAD

PART OF PARCEL 1, CSM 1989, BEING A PART OF THE SE 1/4 OF THE NE 1/4 AND THE NE 1/4 OF THE SE 1/4 SEC. 19, T9N, R22E, CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN

PLAT OF SURVEY

REVISIONS

PEG JOB No. 1163.00
PEG PM: —
DATE: 12/15/17
SCALE: 1"=30'

SHEET 1 OF 1

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WISCONSIN OFFICE:
15850 W. BLUEMOUND ROAD
BROOKFIELD, WI 53005
(262) 754-8888

REVIEWED: JPK
DESIGNED:
DRAFTED: ST

Attachment: Survey (9418 : Eastbrook Drive LLC)

11333 N. Cedarburg Road
Mequon, WI 53092-1930
Phone: 262-242-3100
Fax: 262-242-9655

www.ci.mequon.wi.us **Office of Architectural Board**

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **May 8, 2023**
SUBJECT: **Vito Sorce - Garage Addition at 11617 N. Granville Road**

Attachments:
Statement of Intent (PDF)
Survey (PDF)
Pictures (PDF)
Plans (PDF)

Vito Source Garage Addition

11617 N Granville Rd

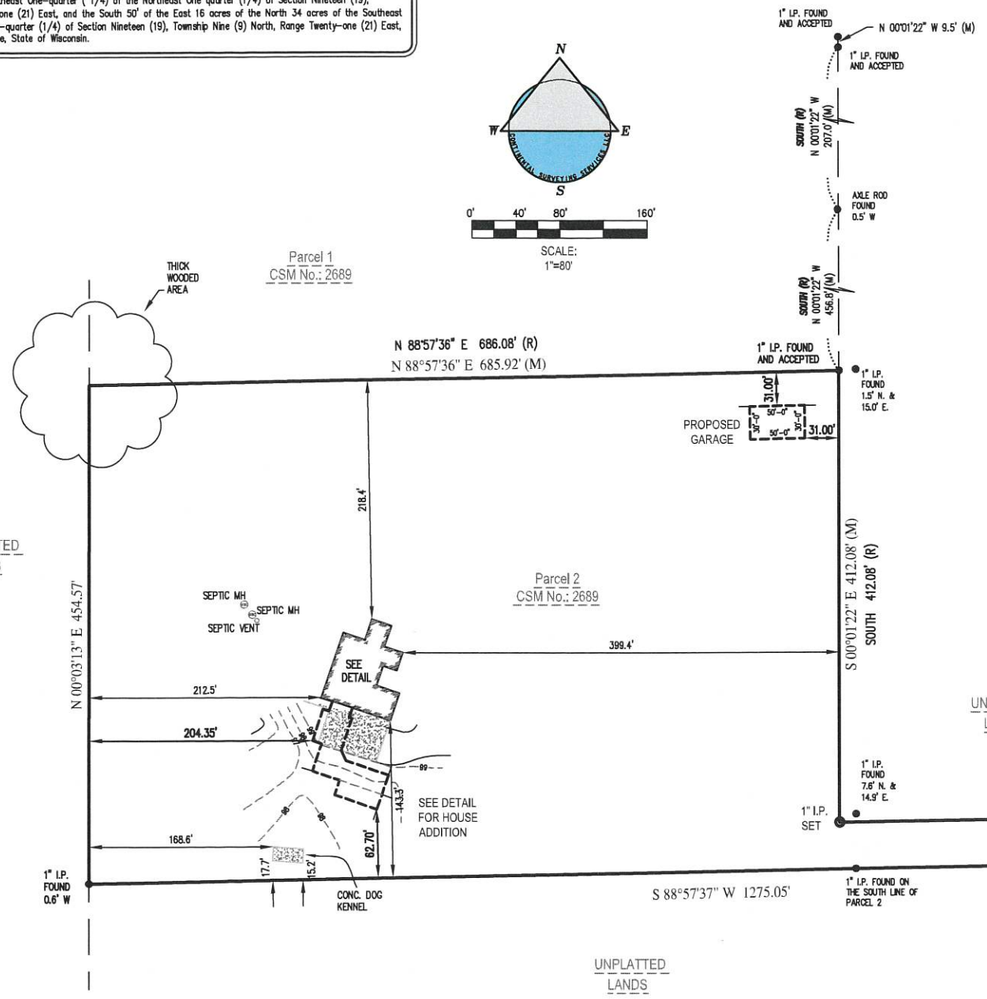
This is a garage addition to increase the parking and storage area for the home. The site conditions are existing driveway and grass where the addition will be located. The rationale for the design of the addition is based on continuity between the proposed addition and the existing home. The design of the addition will mesh well with the existing home.

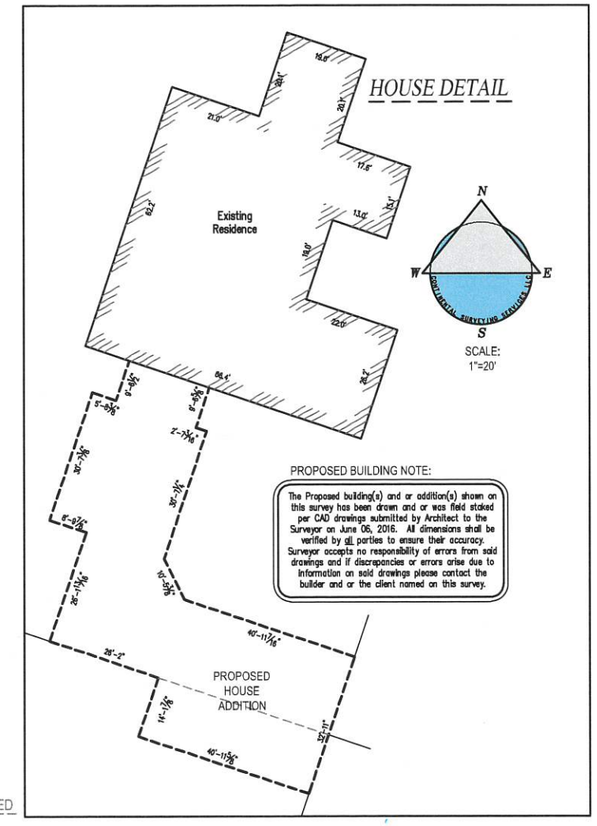
Attachment: Statement of Intent (8419 : Vito Sorce)

PLAT OF SURVEY

PROPERTY DESCRIPTION: (Per Document No.:0998545)

Parcel Two (2) of Certified Survey Map No. 2689 recorded in the Office of the Register of Deeds for Ozaukee County, Wisconsin on August 12, 1994 in Volume 19 of Certified Survey Maps, Pages 218 through 221, as Document No. 525312, being a part of the West 18 acres of the North 34 acres of the Southeast One-quarter (1/4) of the Northeast One quarter (1/4) of Section Nineteen (19), Township Nine (9) North, Range Twenty-one (21) East, and the South 50' of the East 16 acres of the North 34 acres of the Southeast One-quarter (1/4) of the Northeast One-quarter (1/4) of Section Nineteen (19), Township Nine (9) North, Range Twenty-one (21) East, in the City of Mequon, County of Ozaukee, State of Wisconsin.





PROPOSED BUILDING NOTE:

The Proposed building(s) and or addition(s) shown on this survey has been drawn and or was field staked per CAD drawings submitted by Architect to the Surveyor on June 06, 2016. All dimensions shall be verified by all parties to ensure their accuracy. Surveyor accepts no responsibility of errors from said drawings and if discrepancies or errors arise due to information on said drawings please contact the builder and or the client named on this survey.

Revised this 26th Day of September, 2022.
(Re-Surveyed Boundary)

Revised this 23rd Day of November, 2016.
(added Proposed Garage)

Revised this 2nd Day of June, 2016.
(added Proposed Addition)

CONTINENTAL SURVEYING SERVICES LLC
Registered Land Surveyors, Surveying Since 1987
Focusing on You!
We are your Land Surveyor and Land Surveying Resource
2059 Hwy 175, Suite "A"
Richfield WI. 53076
Phone: (262) 389-9200
Website: www.cssurveys.com
Email: survey@cssurveys.com

CLIENT:
Vito Sorce
11617 North Granville
Mequon, Wisconsin 53097

PROPERTY ADDRESS:
11617 North Granville Road
Mequon
Wisconsin 53097

PARCEL INFO:
TAX KEY NUMBER:14019040120O
SURVEY NO.:20140731_MTG0002
PROJECT NO.:20140731_MTG0002

For questions regarding underground utilities please contact: DIGGERS HOTLINE PHONE: Wisconsin 1 Call center 1 (800) 242-8511

NOTE:
Bearings are referenced to the East Line of Granville Road as North
20"x36" Iron Pipe Set (1.13 lb/foot)

NOTE: Underground Utilities
Underground utilities are not part of the agreement made between the Surveyor, Continental Surveying Services LLC AND the Client named on this Map, therefore none are shown.

NOTE: Title Policy
As of the date of this survey, no title policy was provided and this survey was drafted based upon current deeds and its respective information and has been field verified and therefore this Plat of Survey does not guarantee the existence, size and location of any easements, encumbrances, restrictions or other facts that could otherwise be disclosed in a title search or current Title Policy.

LEGEND
(M) – Denotes Measured
(R) – Denotes Recorded
(C) – Denotes Computed

WISCONSIN RICK R. HILLMANN S-3005 RICHFIELD, WI. LAND SURVEYOR

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND IN MY PROFESSIONAL OPINION THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, ROADWAYS, THE LOCATION OF ALL VISIBLE STRUCTURES WITHIN OR NEAR SAID BOUNDARIES, AND APPARENT EASEMENTS, IF ANY.

THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE OR GUARANTEE THE TITLE THERETO. THIS SURVEY COMPLIES WITH WISCONSIN ADMINISTRATIVE CODE AE-7 EXCEPT FOR THOSE ITEMS WAIVED, IF ANY, AND IS BOUND BY WISCONSIN STATE STATUTE 893.37 THAT DEFINES STATUTE OF LIMITATIONS IN REGARDS TO SURVEYS.

Rick R. Hillmann S-3005

Dated this 22nd Day of AUGUST, 2014.

Attachment: Survey (8419 : Vito Sorce)



Attachment: Packet (5053 : 2024 Code)



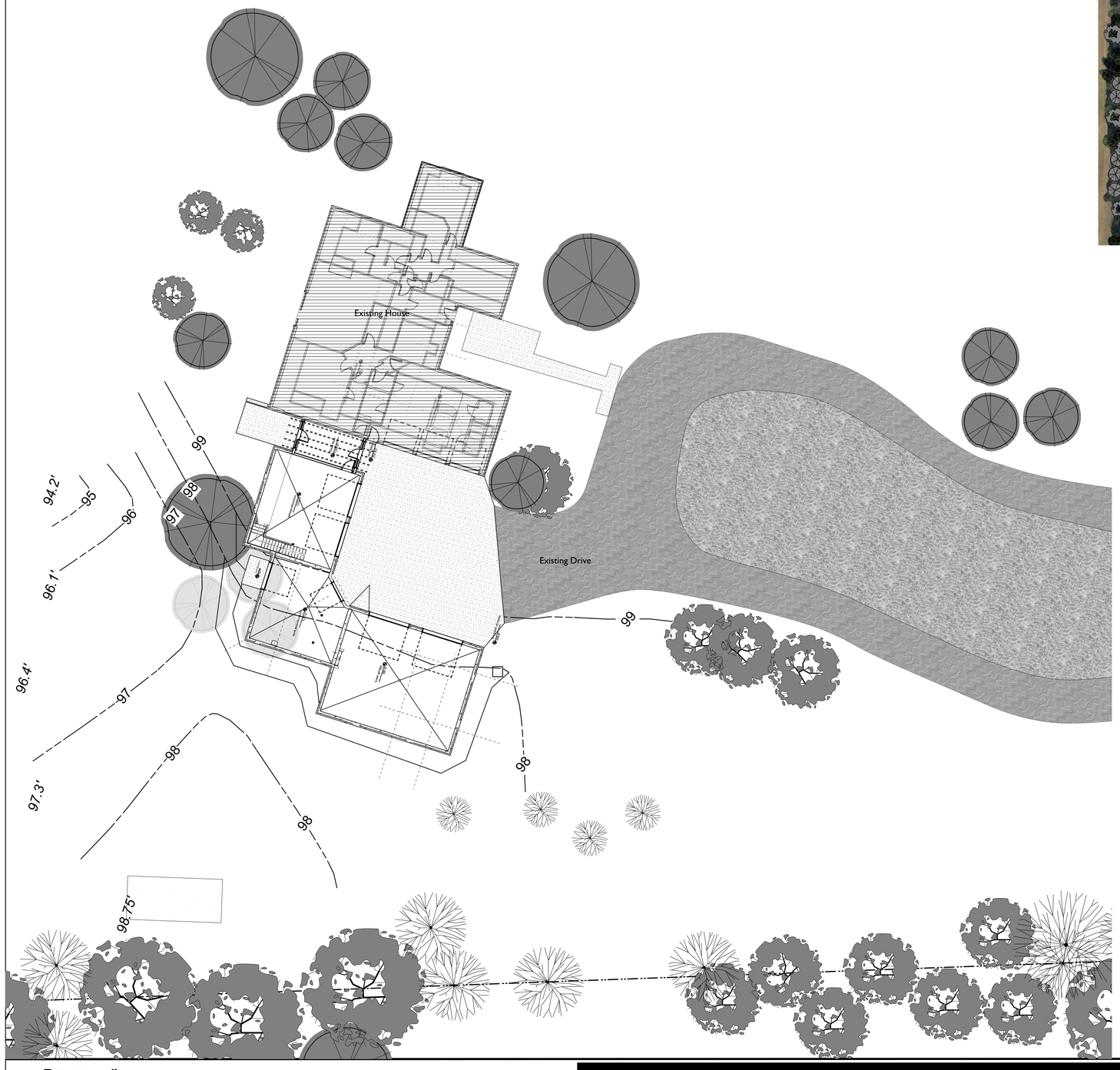
Attachment: Photos (4843 : 1765 Stroop)



Attachment: Picture (843 : Site Sketch)



Attachment Packet (3824 : Image Sub - 1000 Jennifer Lane)





Scale: 1"= 100 ft 1.1 / 2

Macro plan

General Notes

1. This document and the ideas and designs incorporated herein as an instrument of professional service, are the property of Miller Architectural Group, Inc., and are not to be used in whole or in part for any other use or project, without the express written consent of Miller Architectural Group, Inc.
2. Details noted as typical shall apply in all cases unless specifically shown or noted otherwise.
3. All contractors and subcontractors are to verify conditions and dimensions on the jobsite prior to commencement of construction. Any and all discrepancies or unusual conditions are to be brought to the Architect's attention. No allowances will be made because of contractor's unfamiliarity with job conditions.
4. The contractor shall obtain a copy of any City, State, or Federal codes, regulations, or ordinances which have jurisdiction over this work and include any work specified therein as though called for in these documents. No allowances will be made because of contractor's unfamiliarity or disregard for these regulations and/or codes.
5. In all cases where a conflict may occur such as between items covered by specifications and notes on the drawings, or between general notes and specific details, the Architect shall be notified and will interpret the intent of the contract documents.
6. Floor and wall penetrations in rated assemblies to be provided with UL listed assembly, rating to match penetrated construction.
7.
8. All interior partition dimensions are to the stud face.

Wisconsin Residential Code

Class of Construction: - Type V-B

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New Berlin, WI 53151
Phone: (414)-425-6630
Fax: (414)-425-6732

Vito Sorce
Select Property Managemenmt
1767 North Arlington Place
Milwaukee, WI 53202
Phone: (262)-727-5485

Project Summary

Floor		Existing S.F.	Addition SF	Use		
First		3600	2765	garage, workshop		
Second		1990	1182	loft storage		
Total		5590	3947			

1.1	Site Plan / Index	4/17/2016
2.0	Foundation Plans	4/11/2016
2.1	Ground Floor Plan	4/17/2016
2.2	Loft Floor Plan	4/17/2016
2.3	Roof Plan	4/11/2016
2.4	Structural/ Framing Plans	4/17/2016
4.1	East, North Elevations	4/11/2016
4.2	South, West Elevations	4/11/2016
5.1	Building Sections	4/17/2016
5.2	Building Sections	4/17/2016
6.0	Wall types	4/17/2016
6.1	Wall Details	4/17/2016
6.2	Wall details	4/17/2016
6.3	Wall details - Breezeway	4/17/2016
8.1	Schedules	4/17/2016

Scale: 1/16" = 1'-0" 1.1 / 1

Site Plan

0 20 30 40 50 60 FT

N

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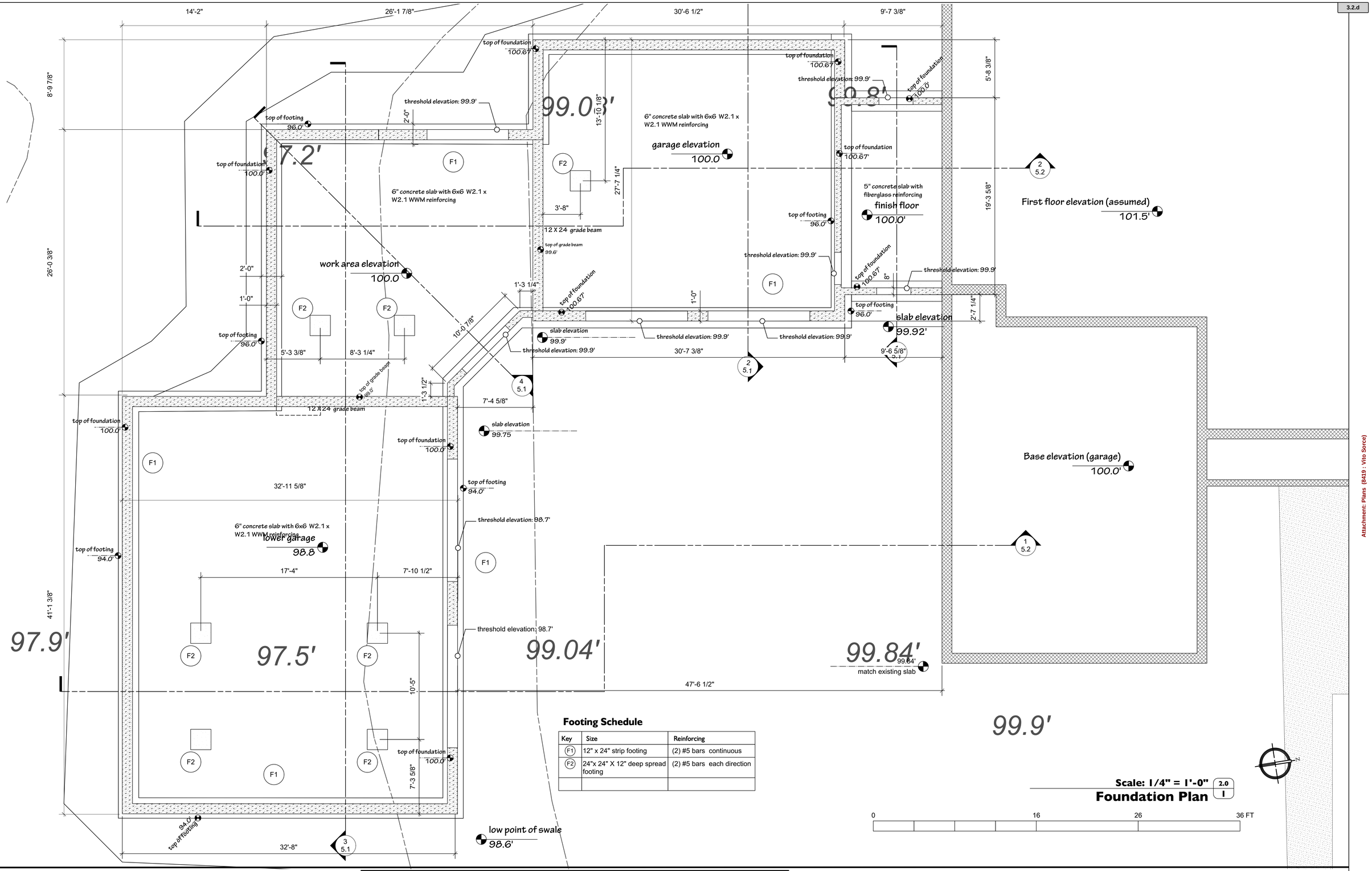
Sorce Garage Addition
11617 N. Granville Road, Mequon

J.A.G

SHEET 1.1

3047.0

Attachment: Plans (8419 : Vito Sorce)



Footing Schedule

Key	Size	Reinforcing
F1	12" x 24" strip footing	(2) #5 bars continuous
F2	24"x 24" X 12" deep spread footing	(2) #5 bars each direction

Scale: 1/4" = 1'-0" (2.0 / 1)

Foundation Plan

0 16 26 36 FT

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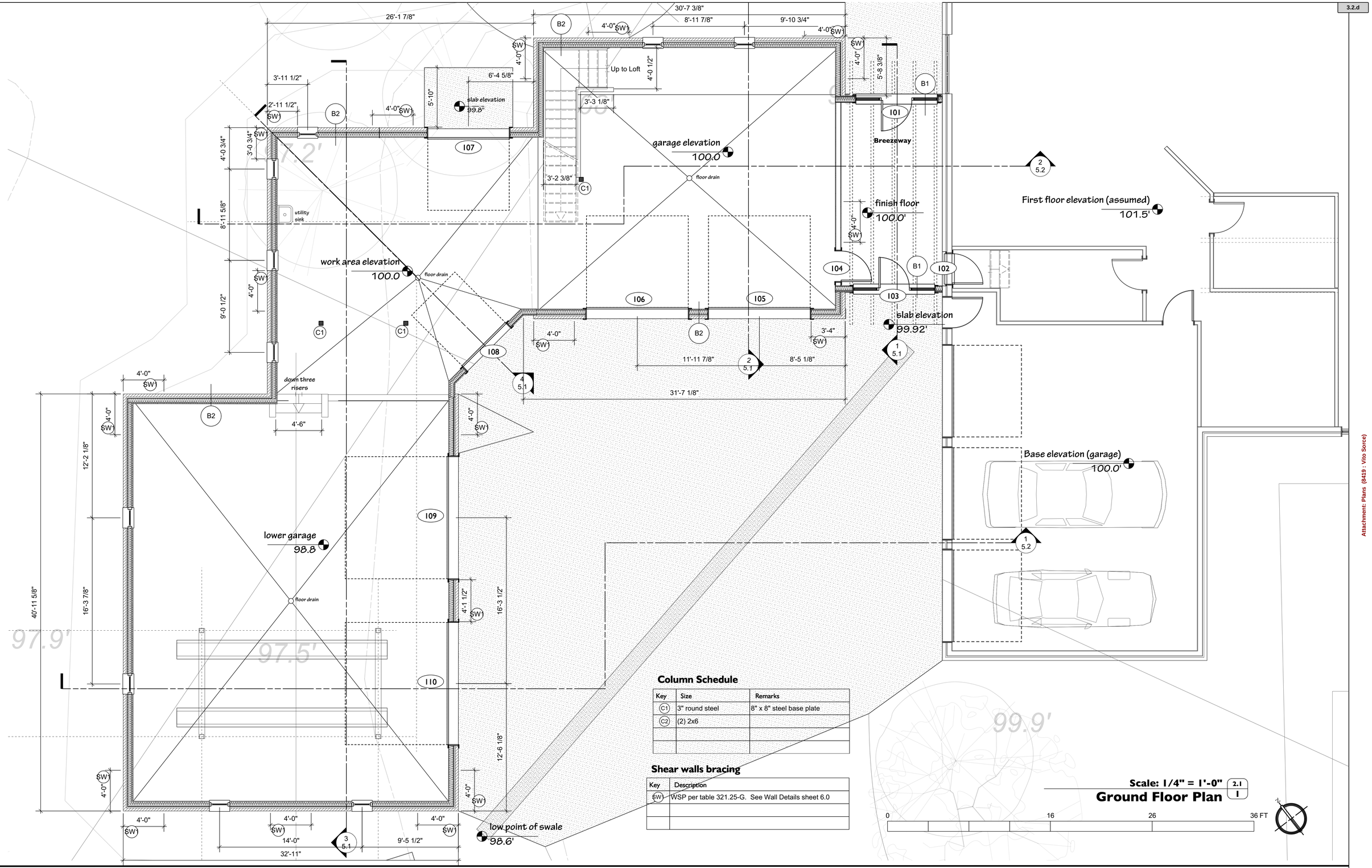
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SHEET 2.0

Attachment: Plans (8419 : Vito Sorce)



Column Schedule

Key	Size	Remarks
C1	3" round steel	8" x 8" steel base plate
C2	(2) 2x6	

Shear walls bracing

Key	Description
SW1	WSP per table 321.25-G. See Wall Details sheet 6.0

Scale: 1/4" = 1'-0" (2.1 / 1)

Ground Floor Plan

0 16 26 36 FT

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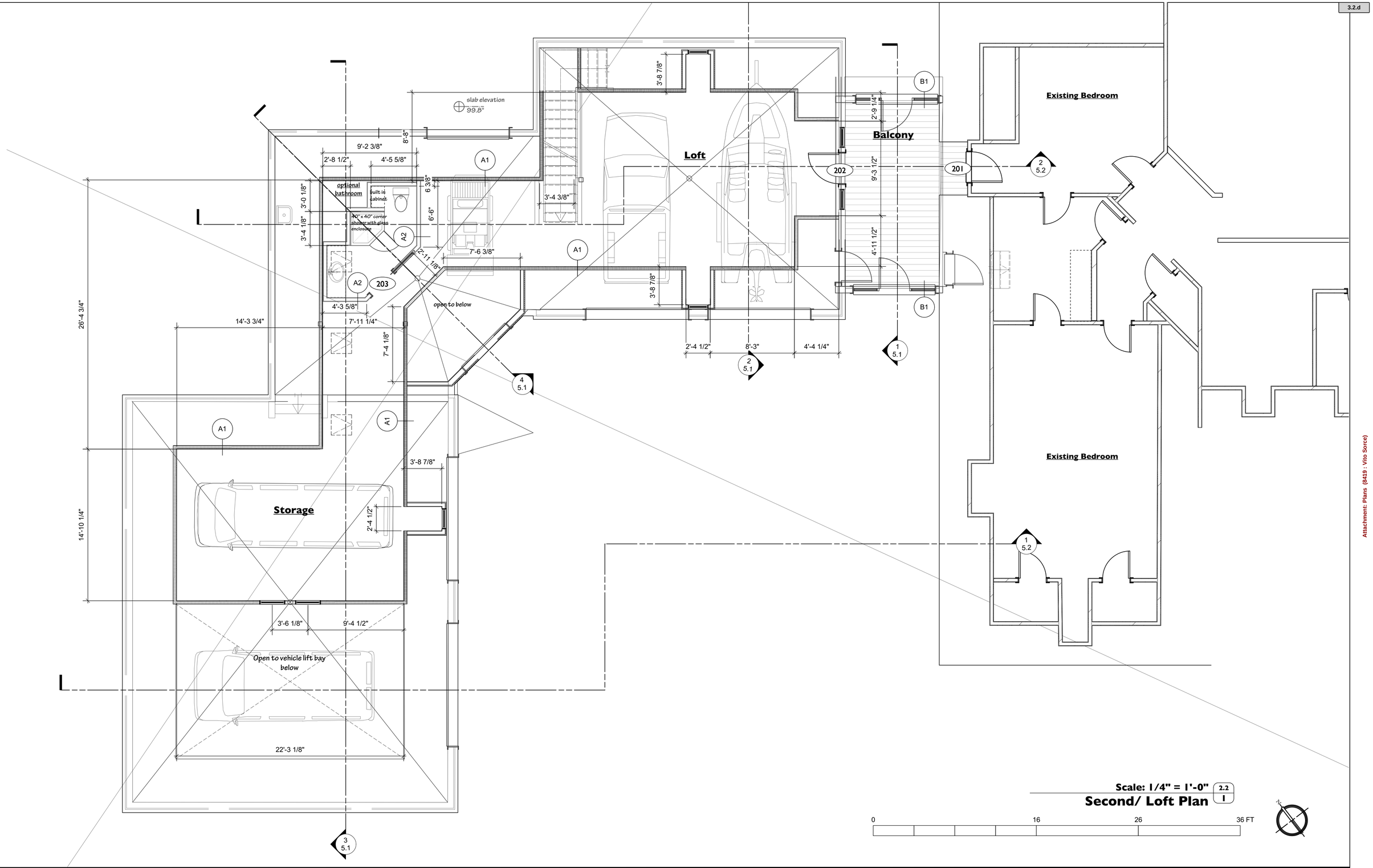
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SHEET 2.1

3047.0

Attachment: Plans (8419 : Vito Sorce)



Scale: 1/4" = 1'-0" (2.2 / 1)

Second/ Loft Plan

0 — 16 — 26 — 36 FT

Attachment: Plans (8419 : Vito Sorce)

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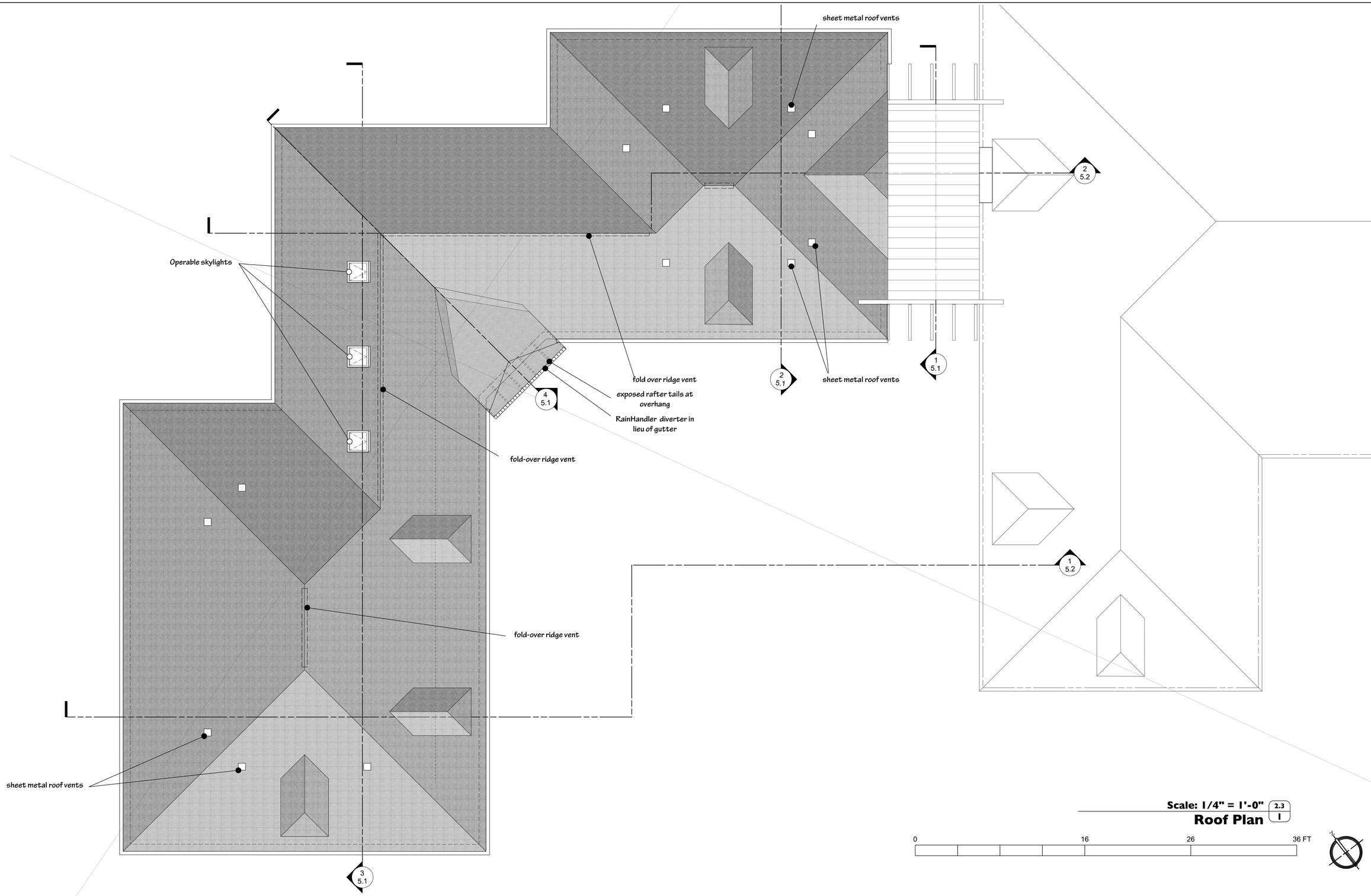
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SHEET 2.2



Scale: 1/4" = 1'-0" (2.3 / 1)

Roof Plan

0 16 26 36 FT

N

Attachment: Plans (8419 : Vito Sorce)

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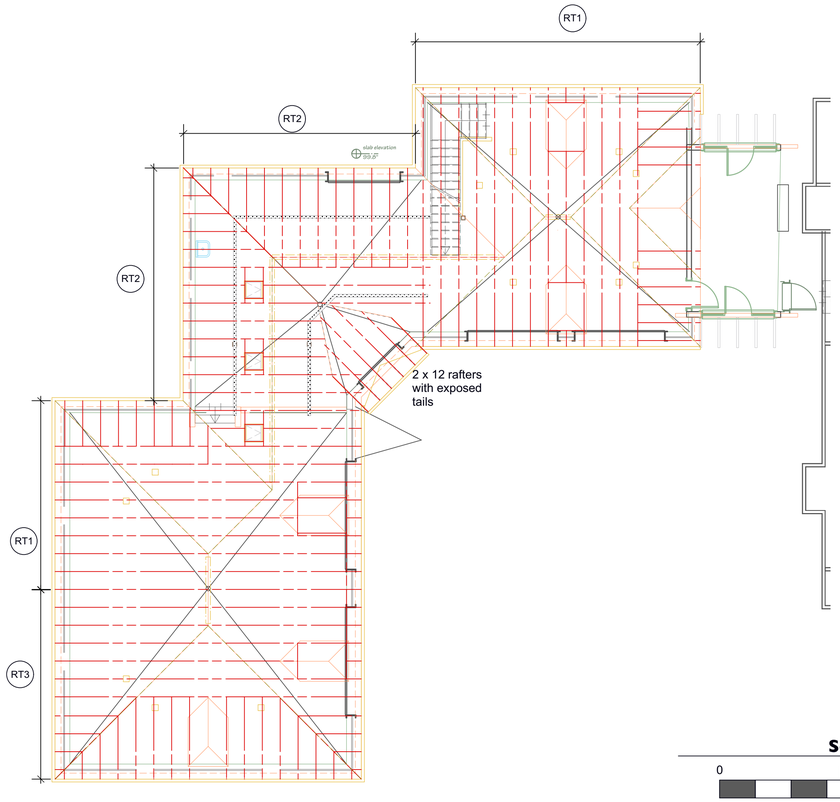
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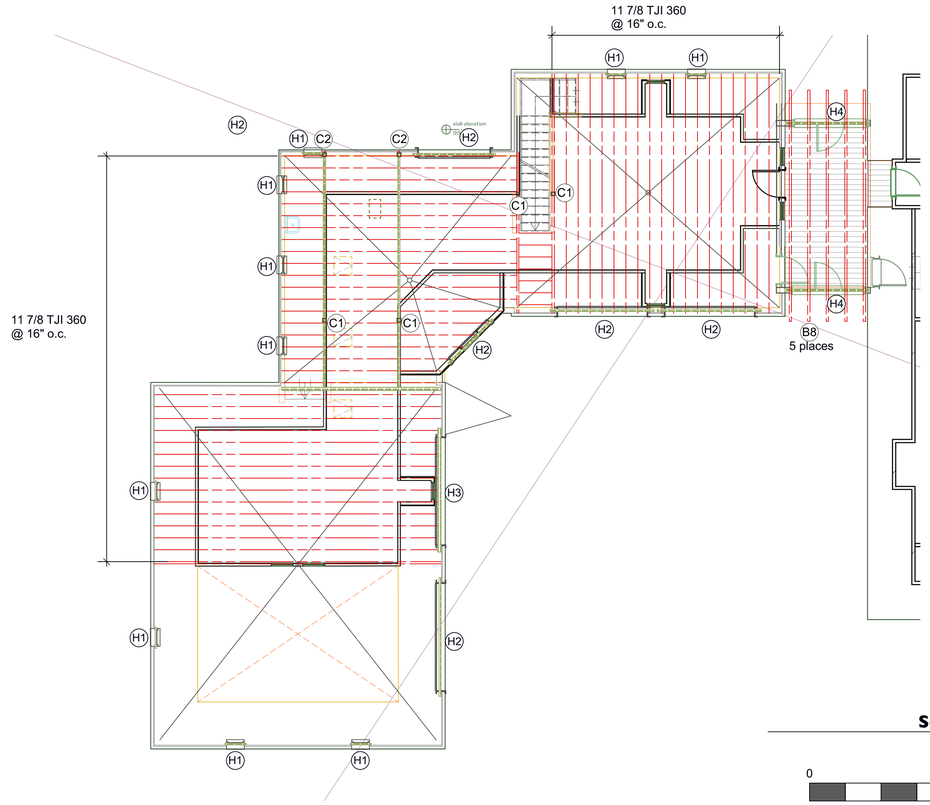
2.3



Scale: 1/8" = 1'-0" 2.4/2

roof framing

0 16 26 36 FT



Scale: 1/8" = 1'-0" 2.4/1

Loft framing

0 16 26 36 FT

Header Schedule

Key	Description	Remarks
H1	(2) 2 x 6	(2) 2x6 shoulder, (2) 2x6 king
H2	(2) 11 7/8" LVL	(2) 2x6 shoulder, (2) 2x6 king
H3	(2) 16" LVL	(3) 2x6 shoulder, (2) 2x6 king
H4	(3) 2x8	(3) 2x6 shoulder, (2) 2x6 king
H5		

Beam Schedule

Key	Description	Remarks
B1	(3) 11 7/8" LVL	
B2	(2) 11 7/8" LVL	
B3	(3) 18" LVL	
B4	(3) 11 7/8" LVL	
B5	(3) 11 7/8" LVL	
B6	(3) 11 7/8" LVL	
B7	(3) 11 7/8" LVL	
B8	3" x 11" glulam	

Roof Truss and Rafter Schedule

Key	Spacing	Description	Remarks
RT1	24" O.C.	manufactured truss	
RT2	24" O.C.	Attic truss	
RT3	24" O.C.	high bottom chord truss	

Column Schedule

Key	Size	Remarks
C1	3" round steel	8" x 8" steel base plate
C2	(2) 2x6	

General Notes

1. Truss Roof Design Live Load 30 PSF/ 20 PSF Dead load
2. Stick frame roof load 30 PSF live load/ 15 PSF dead load
3. Loft loading 40 PSF live load/ 15 PSF dead load
4. Exterior Wall = 48 PSF
5. Concrete at 28 days f'c = 3000 PSF
6. Structural tube columns @ 46 ksi
7. Structural plates @ 30 ksi
8. Design uplift on framing @ 20 PSF
9. At a minimum, all fastening shall conform to the fastening schedule table 2304.9.1 ICB 2006

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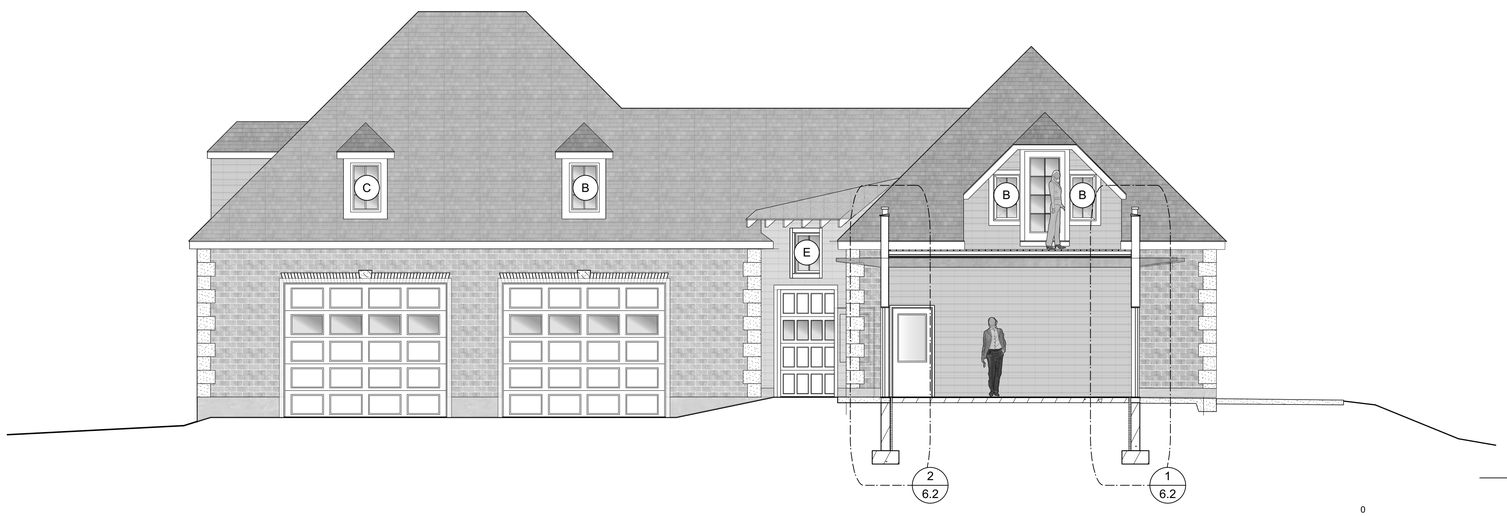
Attachment: Plans (8419 : Vito Sorce)



Scale: 3/16" = 1'-0" (4.1 / 1)

East Elevation

0 16 26 36 FT



Scale: 3/16" = 1'-0" (4.1 / 2)

North Elevation

0 16 26 36 FT

Material Key

- new brick to match existing
- new asphalt shingles to match existing
- new wood siding to match existing
- new painted trim to match existing
- exposed cast-in-place conrete

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SHEET 4.1

Attachment: Plans (8419 : Vito Sorce)

Material Key

- new brick to match existing
- new asphalt shingles to match existing
- new wood siding to match existing
- new painted trim to match existing
- exposed cast-in-place conrete



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

South Elevation 4.2 / 1

0 16 26 36 FT



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

West Elevation 4.2 / 2

0 16 26 36 FT

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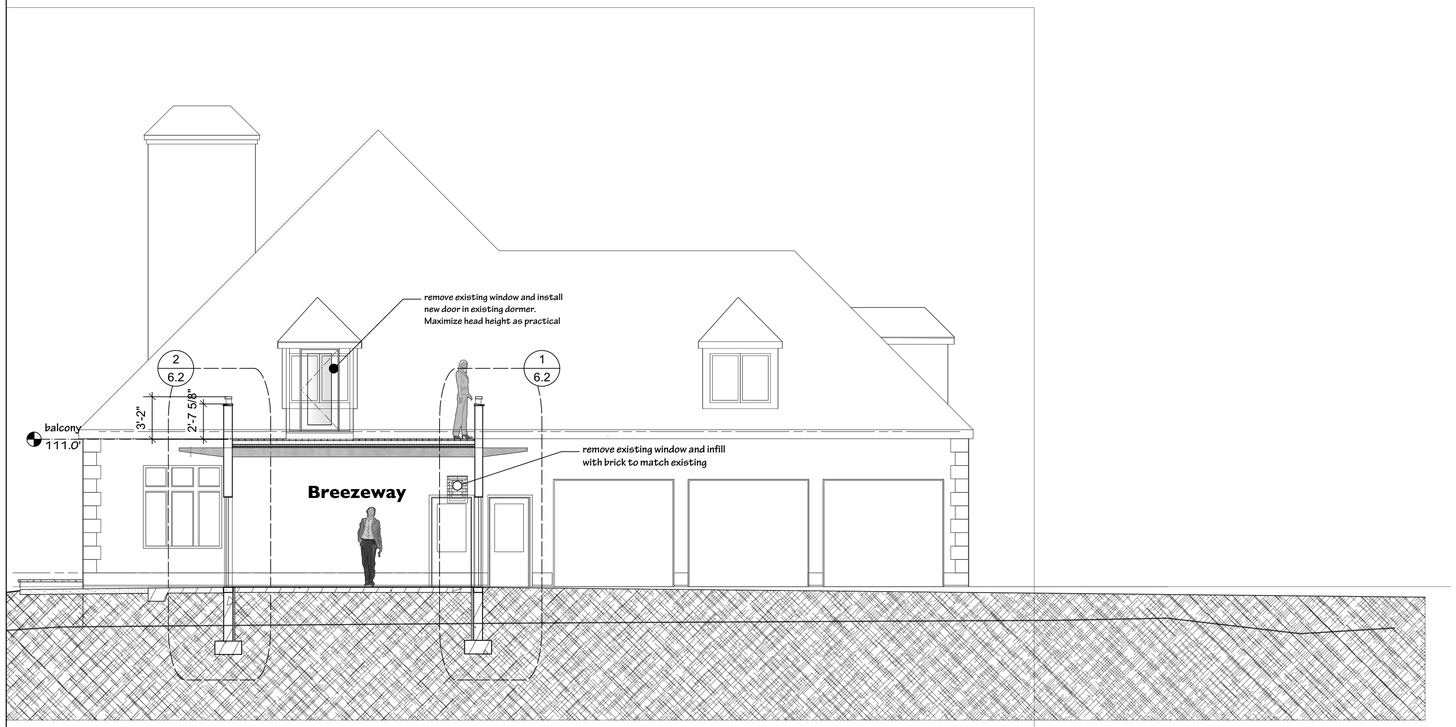
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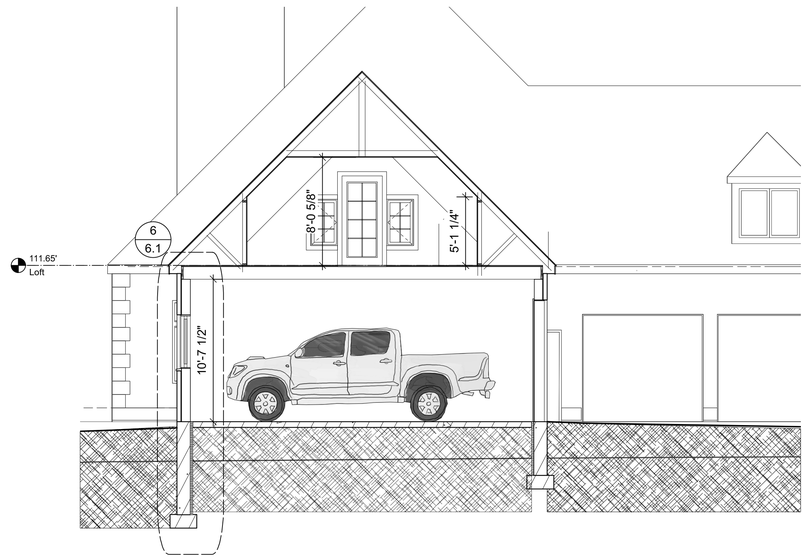
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Attachment: Plans (8419 : Vito Sorce)



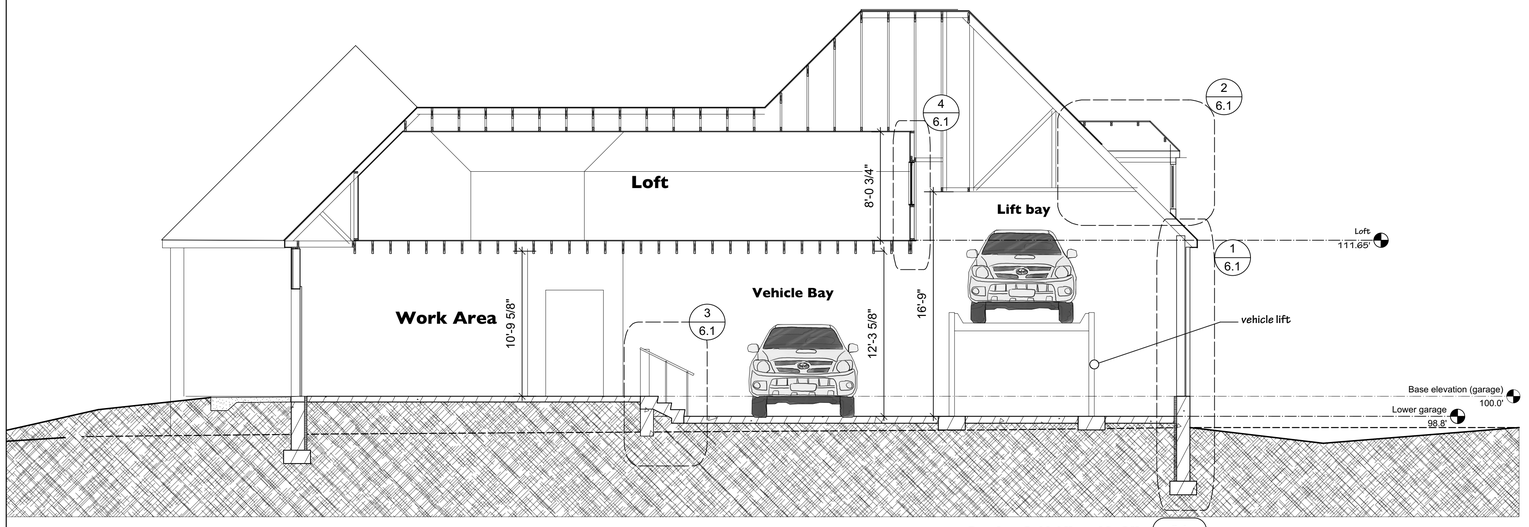
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Section A-A 1



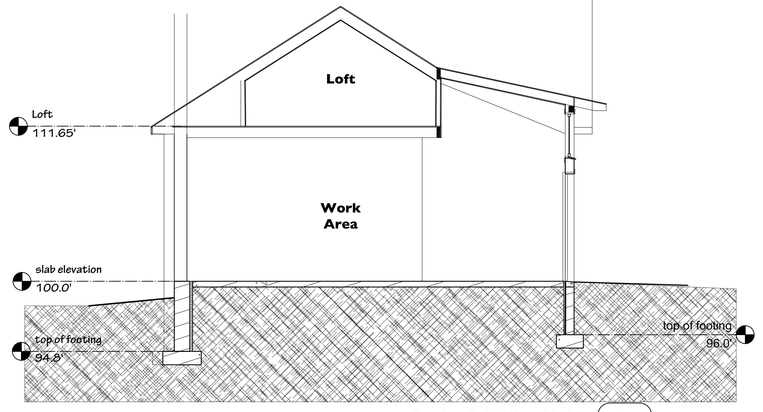
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Section B-B 2



Scale: 3/16" = 1'-0" 5.1

Section C-C 3



Scale: 3/16" = 1'-0" 5.1

Section-D 4

Sections

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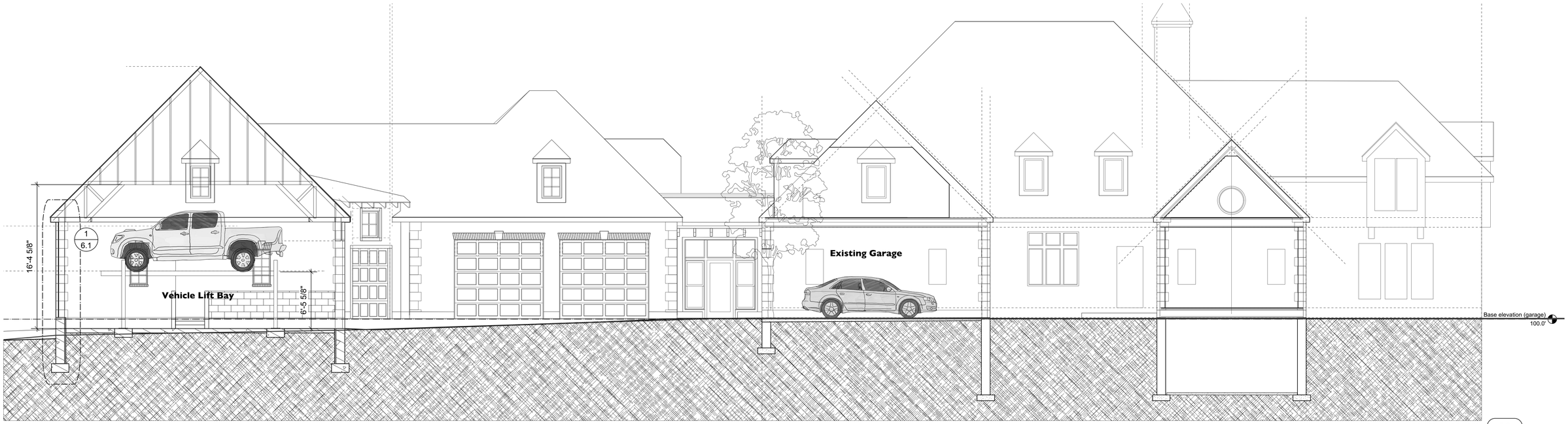
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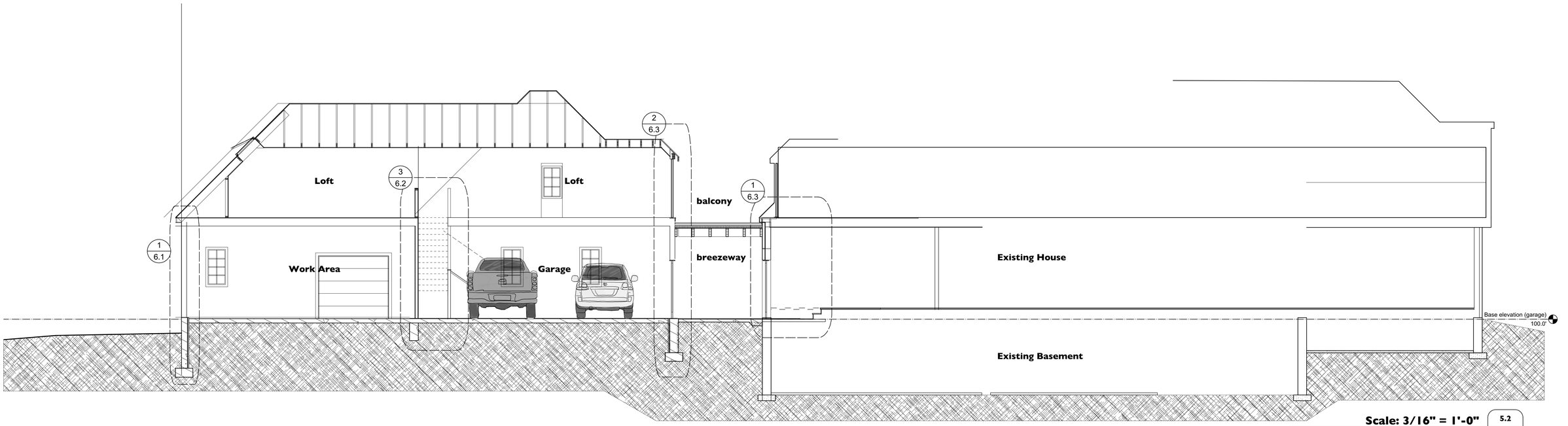
5.1

Attachment: Plans (8419 : Vito Sorce)



Scale: 3/16" = 1'-0" 5.2

Section D-D 1



Scale: 3/16" = 1'-0" 5.2

Section E-E 2

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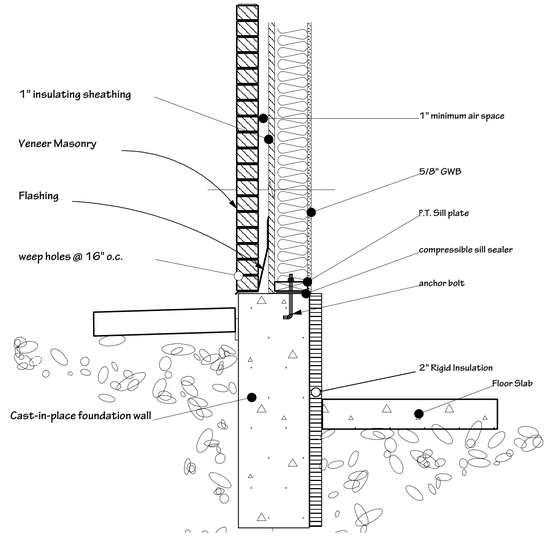
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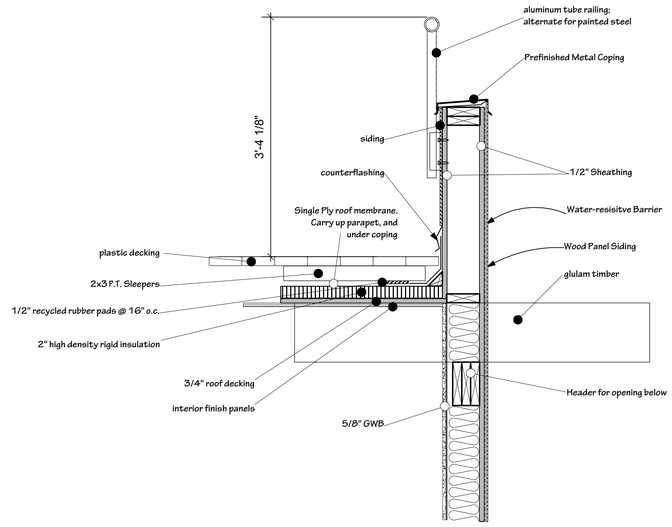
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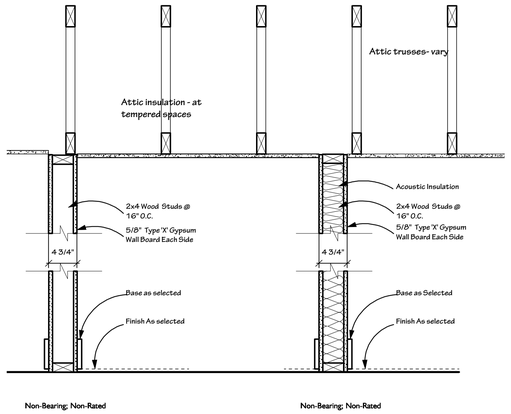
Attachment: Plans (8419 : Vito Sorce)



5 / 6.0 Wall Type B2: Exterior Brick veneer wall
Scale: 1" = 1'-0"

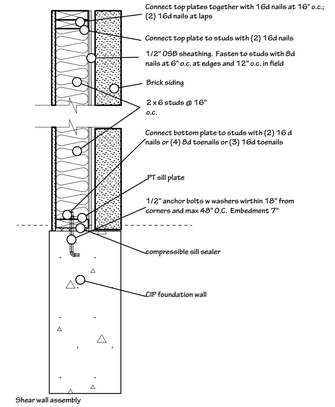


4 / 6.0 Wall Type B1: Exterior wall at balcony
Scale: 1" = 1'-0"



3 / 6.0 Wall Type A2 - INterior partition
Scale: 1" = 1'-0"

2 / 6.0 Wall Type A1 - INterior partition with sound insulation
Scale: 1" = 1'-0"



1 / 6.0 Shear Wall Assembly (SW1)
Scale: 1" = 1'-0"

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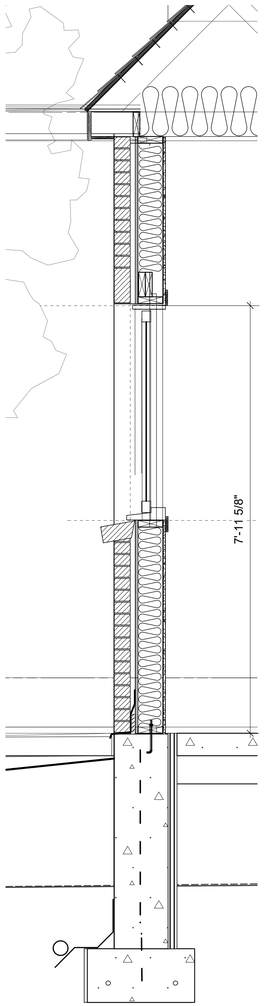
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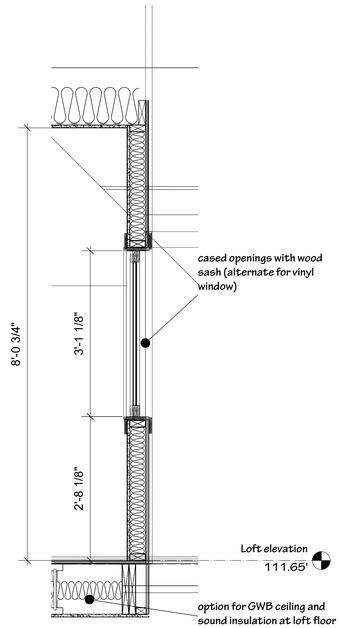
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SHEET 6.0

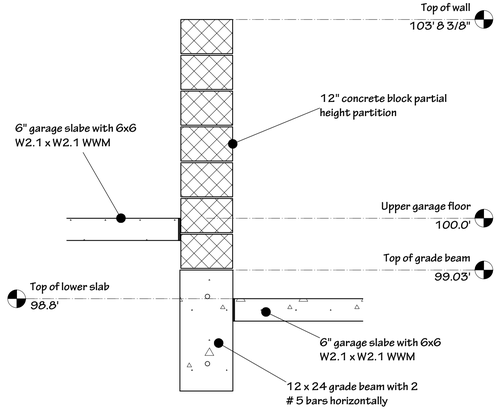
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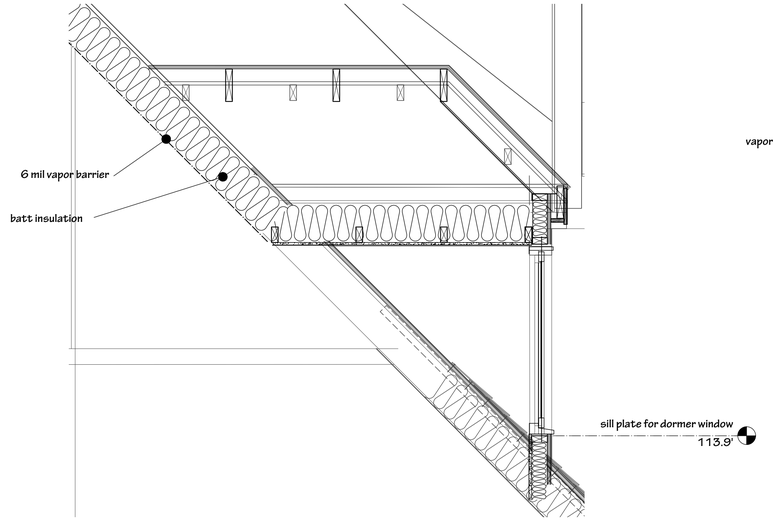
6 / 6.1 Section at exterior wall with window
Scale: 3/4" = 1'-0"



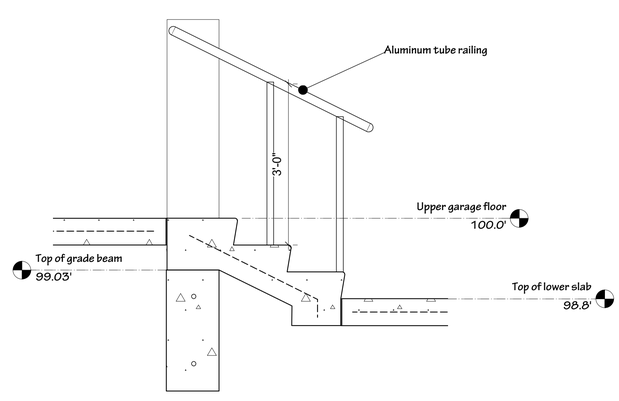
4 / 6.1 Section at loft interior wall
Scale: 3/4" = 1'-0"



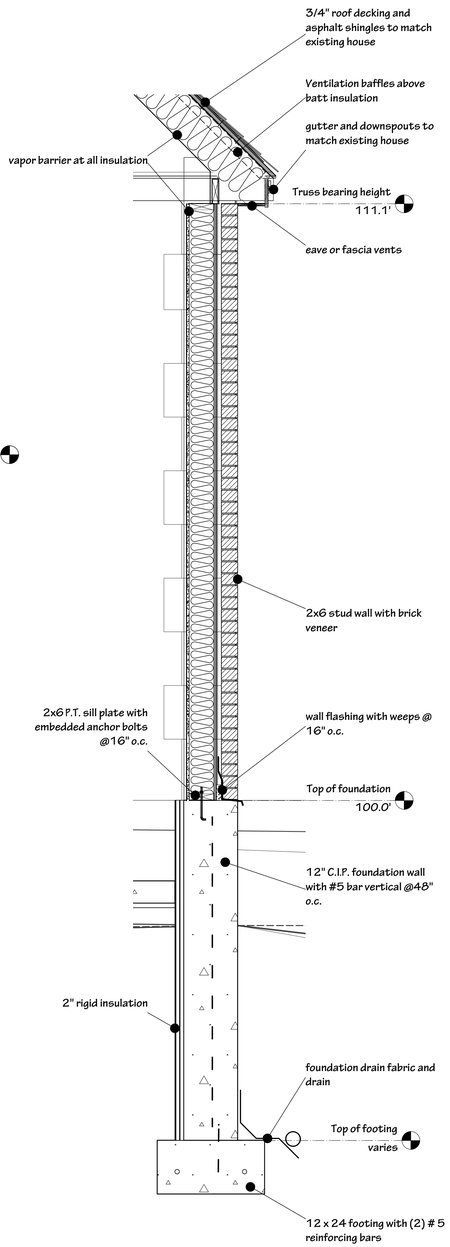
5 / 6.1 Section at partial height wall
Scale: 3/4" = 1'-0"



2 / 6.1 Dormer section
Scale: 3/4" = 1'-0"



3 / 6.1 Section at garage stair
Scale: 3/4" = 1'-0"



1 / 6.1 Exterior Wall section
Scale: 3/4" = 1'-0"

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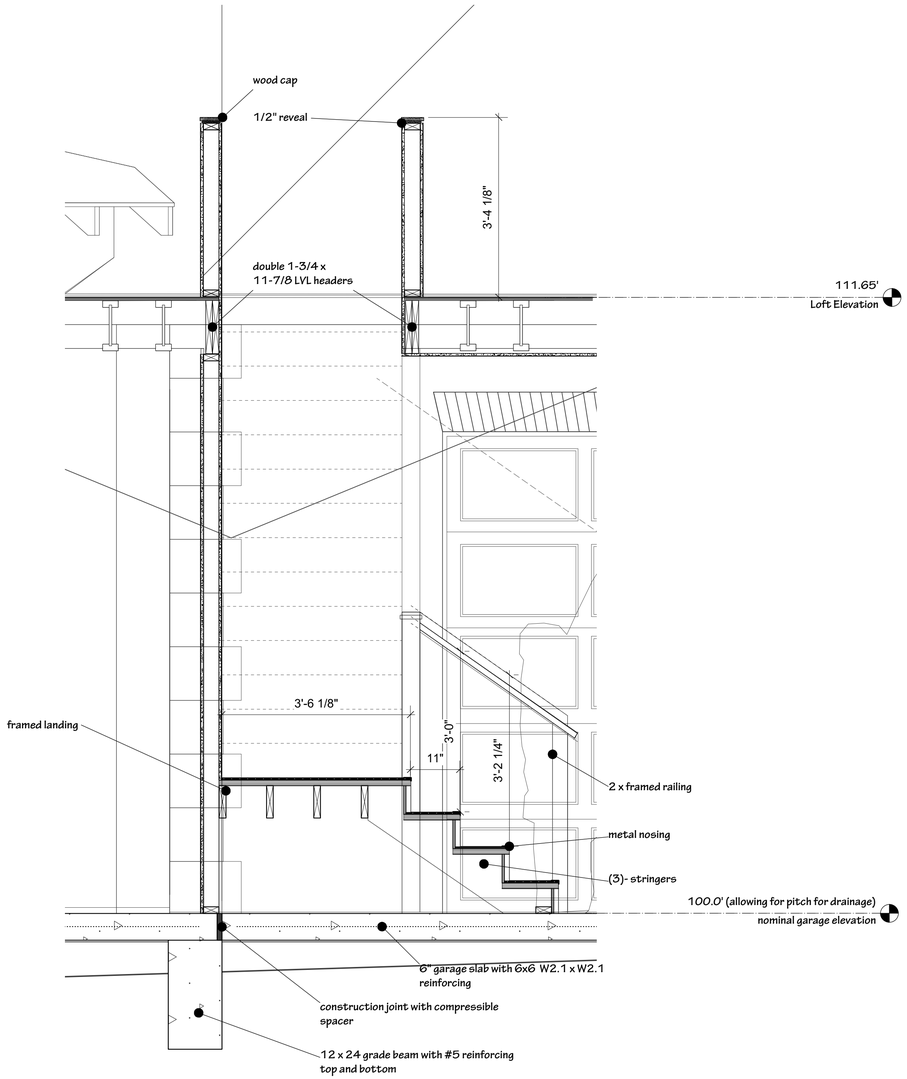
Sorce Garage Addition
11617 N. Granville Road, Mequon

J.A.G

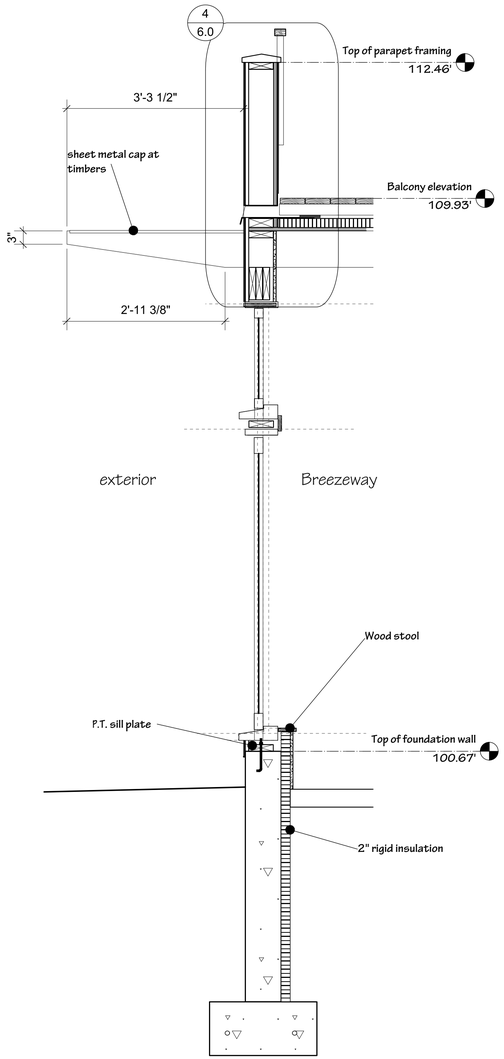
3047.0

SHEET 6.1

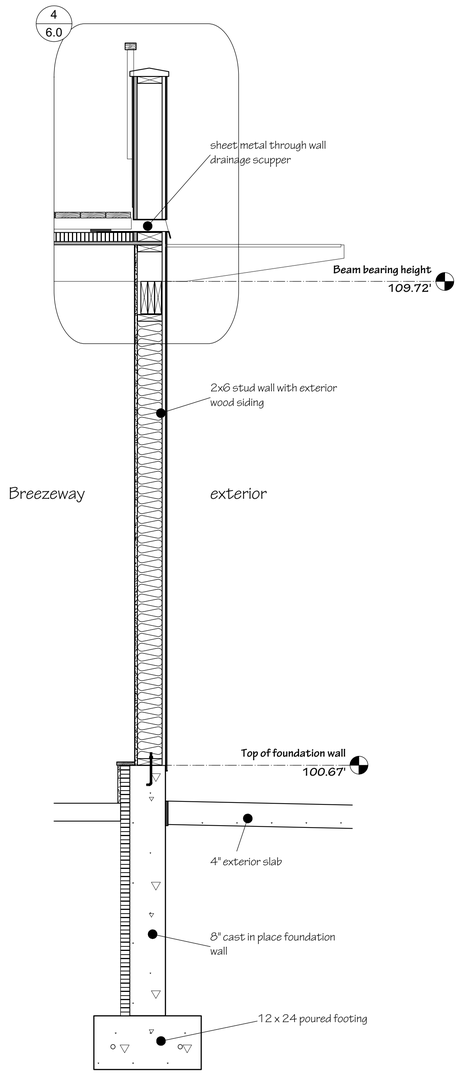
Attachment: Plans (8419 : Vito Sorce)



3 / 6.2 Section at Loft stair
Scale: 3/4" = 1'-0"



2 / 6.2 Section at Breezeway
Scale: 3/4" = 1'-0"



1 / 6.2 Section at Breezeway
Scale: 3/4" = 1'-0"

Attachment: Plans (8419 : Vito Sorce)

REVISION/ISSUE

SHEET PRINT DATE: 1/1/04

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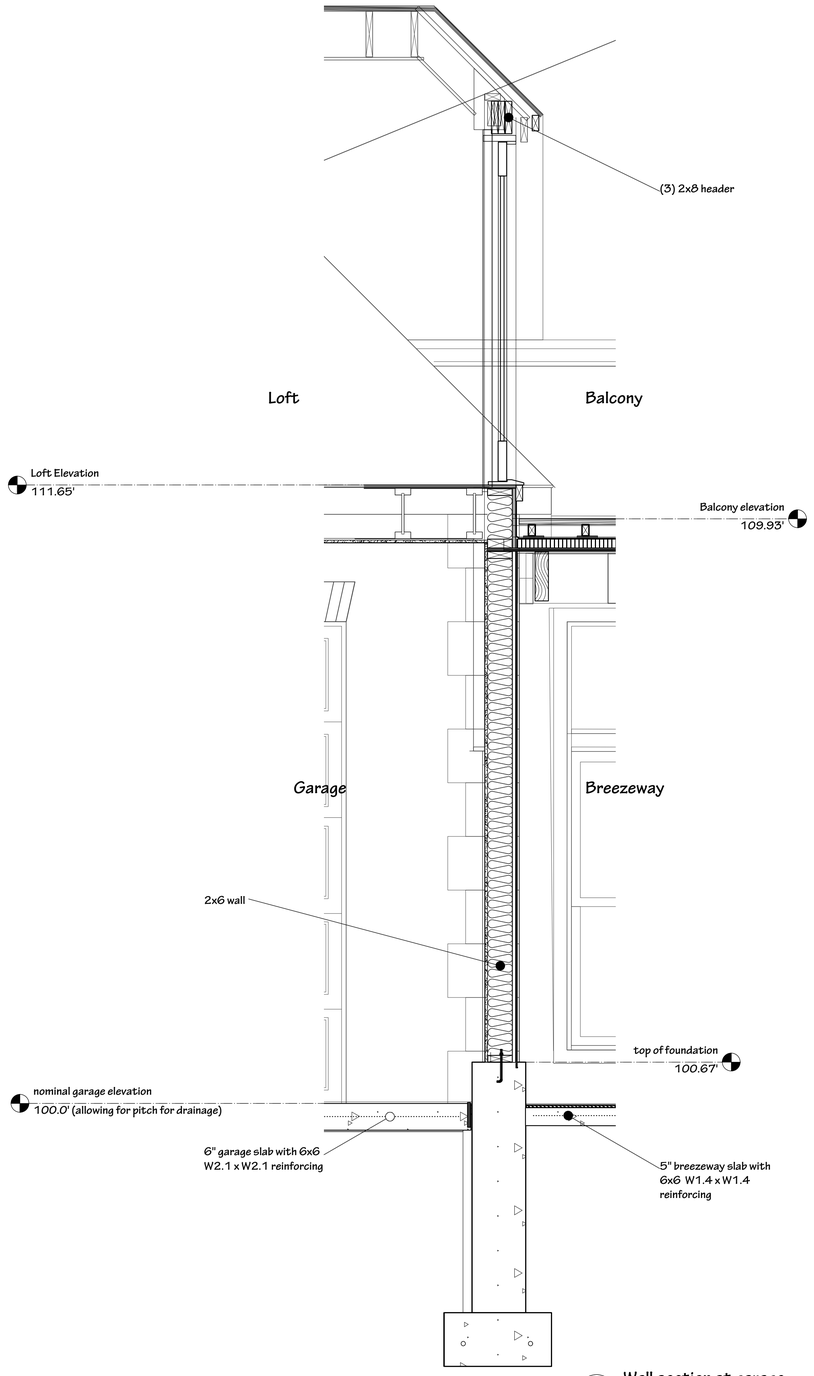
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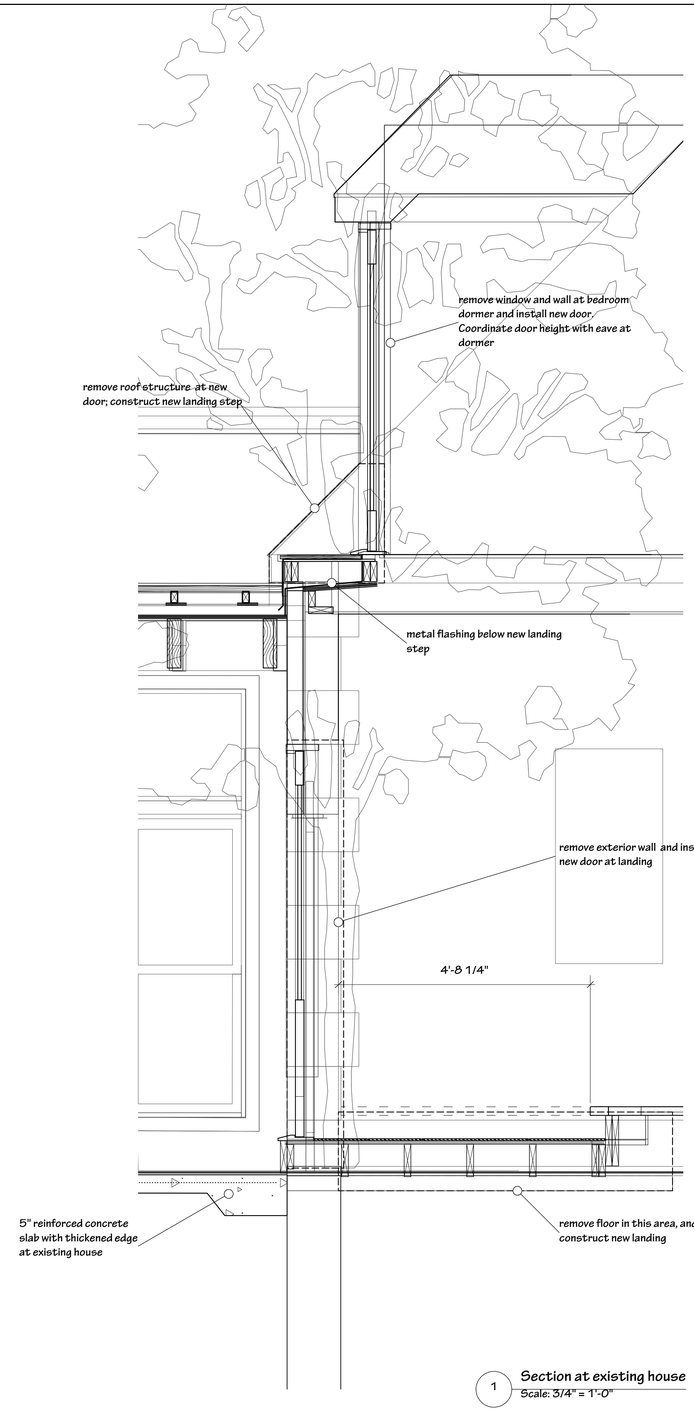
J.A.G

SHEET 6.2

3047.0



2 / 6.3 Wall section at garage
Scale: 3/4" = 1'-0"



1 Section at existing house
Scale: 3/4" = 1'-0"

REVISION/ISSUE SHEET PRINT DATE: 1/1/04

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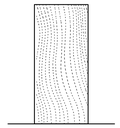
A.G

3047.0

SHEET 6.3

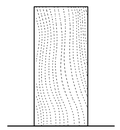
Attachment: Plans (8419 : Vito Sorce)

Door Types



Flush Wood Hollow Core Door
Flush
Clear Finish

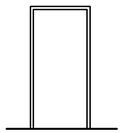
Door Type-A 1/4"=1'-0"



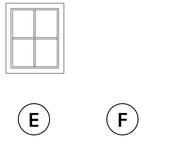
Flush Wood Solid Core Door
Clear Finish

Door Type-B 1/4"=1'-0"

Frame Type-1 1/4"=1'-0"



Hollow Metal Frame
w/ 2" Head

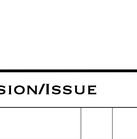


Flush Wood Solid Core Door
Vision Panel -- Clear Finish

Door Type-D 1/4"=1'-0"

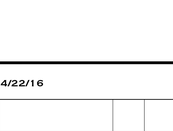
Frame Type-2 1/4"=1'-0"

Wood Frame
Clear Finish



Wood French Door w/ Medium Rails
Tempered Glass provided

Door Type-G 1/4"=1'-0"



Bi-Fold Door
Flush Hollow Core

Door Type-H 1/4"=1'-0"



Prefinished Aluminum or Steel
Insulated Overhead Door

Door Type-J 1/4"=1'-0"



Wood buck
paint finish

Frame Type-3 1/4"=1'-0"

Door Schedule

Door No.	Door Type	Size Width	Size Height	Size Thick	Frame Type	Detail Jamb	Detail Sill	Hardware Set	Hardware Key	Hardware Key Side	Notes See Key Notes	Door & Frame Rating (Mins.)
101	G	3'-0"	6'-8"	1 3/4"	2			2	A	Ext	5, 6, 7	
102	B	3'-0"	6'-8"	1 3/4"	1			3	B	breezeway	1, 5, 6, 7	20
103	G	3'-0"	6'-8"	1 3/4"	2			2	A	Ext	5, 6, 7	
104	B	3'-0"	6'-8"	1 3/4"	1			3	B	breezeway	1, 5, 6, 7	20
105	J	10'-0"	9'-0"	1 3/4"	3			1		Ext.	2, 3, 6,	
106	J	10'-0"	9'-0"	1 3/4"	3			1		Ext.	2, 3, 6,	
107	J	8'-0"	7'-0"	1 3/4"	3			1		Ext.	2, 3, 6,	
108	J	6'-0"	7'-0"	1 3/4"	3			1		Ext.	2, 3, 6,	
109	J	12'-0"	10'-0"	1 3/4"	3			1		Ext.	2, 3, 6,	
110	J	12'-0"	10'-0"	1 3/4"	3			1		Ext.	2, 3, 6,	
201	B	3'-0"	*	1 3/4"	2			2	C	porch	1, 5, 6, 7	
202	B	3'-0"	6'-4"	1 3/4"	2			2	C	porch	1, 5, 6, 7	
203	A	3'-0"	6'-8"	1 1/2"	2			5				

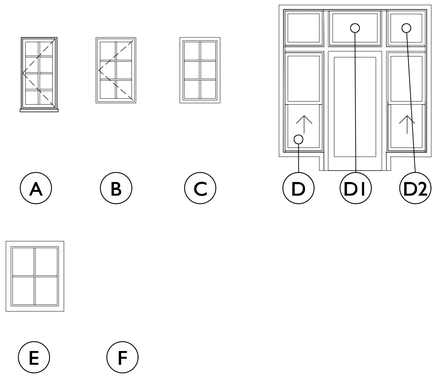
Hardware Schedul;e

SET	FUNCTION	HARDWARE DESCRIPTION	NOTES
1	Overhead door	Heavy Duty drive motor Wireless operator Weatherstripping	
2	French Door	Lever Lockset Deadbolt 1 1/2 Pair Of Butts, Ball Bearing Threshold Weatherstripping	Option For Screen Door
3	Breezeway door	Lever Lock Set Dead Bolt 1 1/2 Pair Of Butts, Ball Bearing Weather Stripping Bronze	Option For Screen Door
4	Interior Door	Lever lockset with thumbturn 1 1/2 Pair Of Butts	
5	Bathroom Door	Pocket door hardware thumbturn latch	
6			
7			

Door Notes:

1. Coordinate Keying With Existing Doors.
2. Coordinate Door Frame With Overhead Door Supplier.
3. wireless door operator and heavy duty drive motor.
4. Balcony Door Hardware As Supplied By Door Manufacturer.
5. Include Vision Panel As Indicated.
6. Insulated Door.
7. Include Weatherstripping and Threshold.
8.
9.
10.
11.

Window Schedule



Window Schedule

SYMBOL	Window size WIDTH	Window size HEIGHT	TYPE	FRAME	SCREEN	GLAZING AREA		Window head height	SILL type	REMARKS
A	2'-0"	4'-0"	Casement	Vinyl	Yes	-s.f.		n/a	brick	
B	2'-0"	3'-6"	Casement	Vinyl	Yes	-s.f.		8'-0" a.f.f.	integral	
C	2'-0"	3'-6"	Fixed	Vinyl	no	-s.f.		8'-6" a.f.f.	integral	
D	2'-2"	5'-8"	Double Hung	Vinyl	Yes	-s.f.		8'-6" a.f.f.	integral	
D1	3'-0"	2'-0"	Transom	Vinyl	no	-s.f.		8'-6" a.f.f.	integral	
D2	2'-2"	2'-0"	Transom	Vinyl	No	-s.f.		8'-6" a.f.f.	integral	
E	2'-8"	3' - 4"	Fixed	Vinyl	no	-s.f.		8'-6" a.f.f.	integral	
F										
H										

Notes:
1. Windows to include inward tilt for cleaning.
2. include brick mold at brick exterior.
3. Windows to include GWB returns and sills. nterior wood casing at Owner's option.
4. match windows at existing house.
5. Include exterior muntin trim. Option for trim inside thermopane.
6. Glazing to be clear thermopane with Low-E.
7. Picture frame trim.

REVISION/ISSUE

SHEET PRINT DATE: 4/22/16

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PLAN APPROVAL TRACKING #: 0

Sorce Garage Addition
11617 N. Granville Road, Mequon

A.G

SHEET

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8.1

Attachment: Plans (8419 : Vito Sorce)

11333 N. Cedarburg Road
Mequon, WI 53092-1930
Phone: 262-242-3100
Fax: 262-242-9655

www.ci.mequon.wi.us **Office of Architectural Board**

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE:
SUBJECT: **Dave & Lori Kroening - First Floor Addition at 5510 W. Sunnyside Drive**

Attachments:
Statement of Intent (PDF)
Survey (PDF)
Pictures (PDF)
Plans (PDF)

DESIGN GROUP, LLC.....*"Design-Build-Remodel"*

April 27th 2023

Attention : Karen Heil

Intent of work

David and Lori Kroening Residence House Addition

5510 W. Sunnyside Dr.,

Mequon WI 53092

Our intent is to add 10 feet to the west end of the house. We would continue the same roof line the full 28-foot depth. The existing building has no basement or crawl space so we would continue the slab on grade design. Along with a few minor changes to the existing walls the 280 sqft. would be used to add one bedroom and a small added closet.

262.204.8322 Fax 262.204.8090 Email Info@RNBDesignGroup.com

Visit Our Design Center By Appointment

W157 N11647 Fond Du Lac Avenue, Germantown, WI 53022

Attachment: Statement of Intent (8420 : Dave & Lori Kroening)

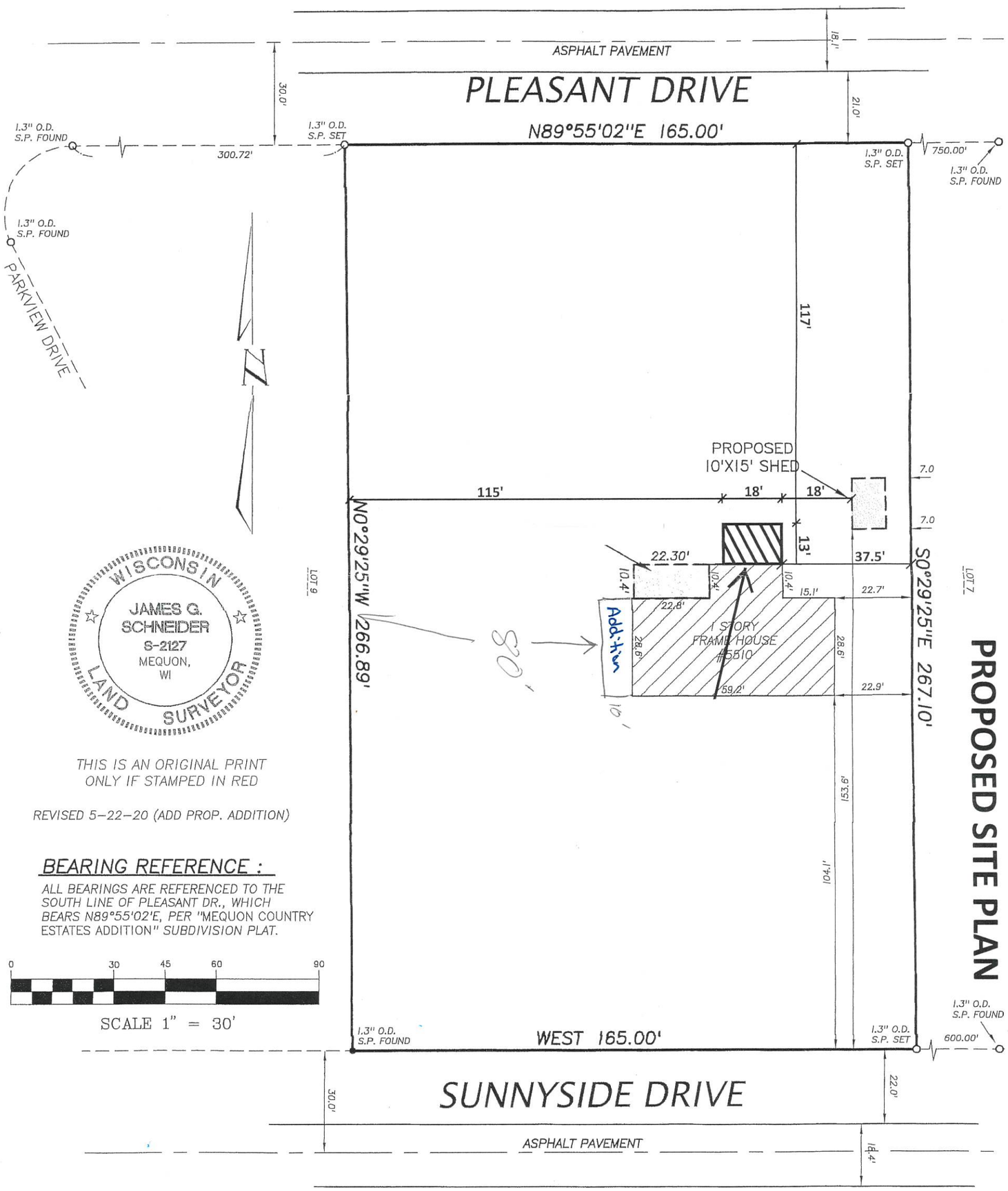
PLAT NO. LS-4723-20
FIELD CREW: E.A.J.
DRAWN BY: J.G.S.

NORTH SHORE ENGINEERING, INC.
Consulting Engineers & Land Surveyors
11433 N. Port Washington Rd., Mequon, Wisconsin, 53092
(262) 241-9400 • FAX: (262) 241-5337
www.northshoreengineering.net

PLAT OF SURVEY

Prepared For: David Kroening – 5510 W. Sunnyside Drive

Property Description: Lot Eight (8), in Block Four (4), in "MEQUON COUNTRY ESTATES ADDITION", being a subdivision of part of the West 1/2 (Souhwest 1/4) of Section 23, in Township 9 North, Range 21 East, in the City of Mequon, County of Ozaukee, State of Wisconsin. Said parcel containing 44,055 sq. ft./1.01 acres of land, more or less.



WISCONSIN
JAMES G. SCHNEIDER
S-2127
MEQUON, WI
LAND SURVEYOR

THIS IS AN ORIGINAL PRINT ONLY IF STAMPED IN RED

REVISED 5-22-20 (ADD PROP. ADDITION)

BEARING REFERENCE :

ALL BEARINGS ARE REFERENCED TO THE SOUTH LINE OF PLEASANT DR., WHICH BEARS N89°55'02"E, PER "MEQUON COUNTRY ESTATES ADDITION" SUBDIVISION PLAT.

0 30 45 60 90

SCALE 1" = 30'

SURVEY CERTIFICATE

I have surveyed the above described property and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary fences, apparent easements, roadways, and visible encroachments, if any.

This survey is made for the exclusive use of the present owners of the property, and also those who purchase, mortgage, or guarantee the title thereto within one (1) year from date hereof.

Dated at City of Mequon, State of Wisconsin this 8th day of May, 20 20

Recertified _____ Surveyor _____

Attachment: Survey (8420 : Dave & Lori Kroening)



Attachment: Pictures (8420 : Dave & Lori Kroening)



Attachment: Pictures (8420 : Dave & Lori Kroening)



Attachment: Pictures (8420 : Dave & Lori Kroening)

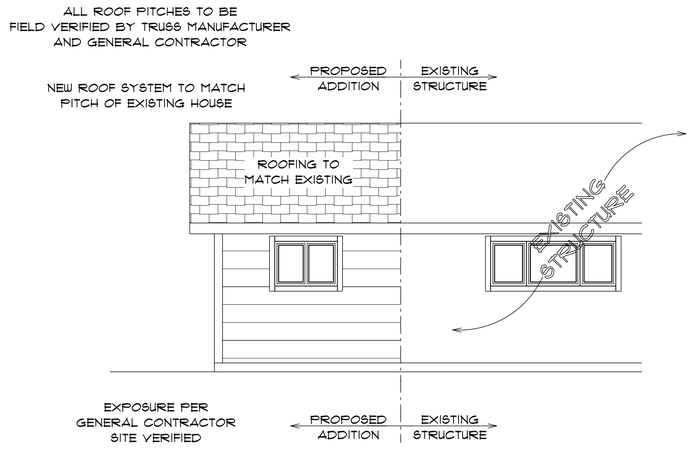


Attachment: Pictures (8420 : Dave & Lori Kroening)

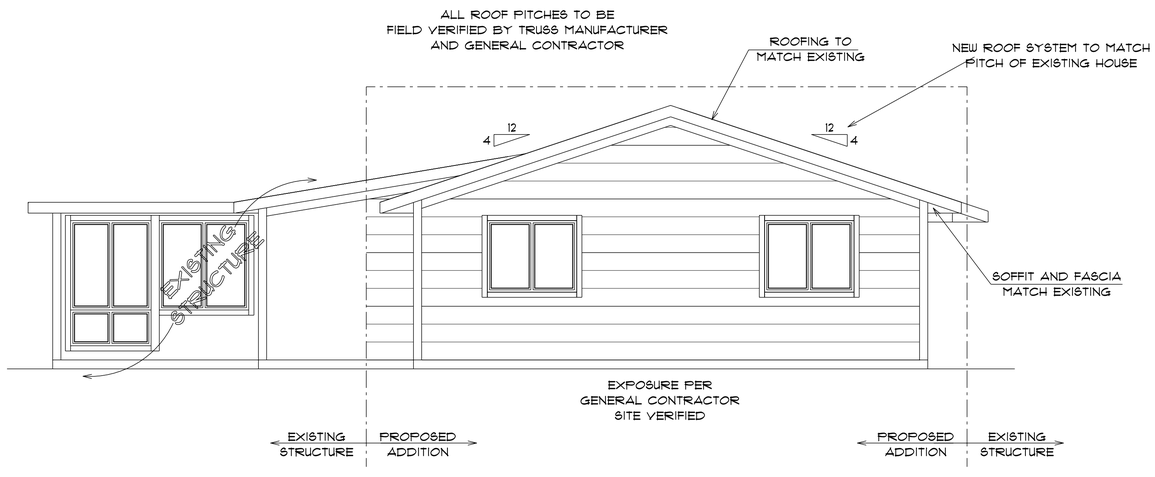
PROJECT SCOPE:

2 BEDROOM REMODEL-
ADDITION PER PLAN.

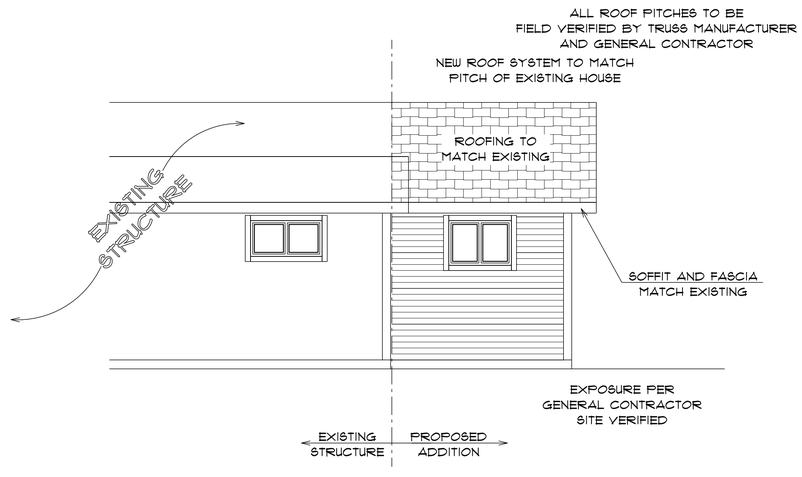
G.C. TO RESIZE EXISTING FURNACE SYSTEM
OR ADD ADDITIONAL FURNACE
FOR ADDITION AS REQUIRED



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



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



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

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SITE AND EXISTING STRUCTURE INFORMATION AS WELL
AS ALL DESIGN PARAMETERS
IT IS THE G.C. RESPONSIBILITY TO CONFIRM OR
CHANGE THESE PLANS AS REQUIRED
ACTUAL SITE CONDITIONS MAY VARY FROM DRAWING

ELEVATIONS
SCALE: 1/4" = 1'

PLAN START DATE 04/2023
REVISED 04/11/23

AMERICAN DESIGN CONCEPTS
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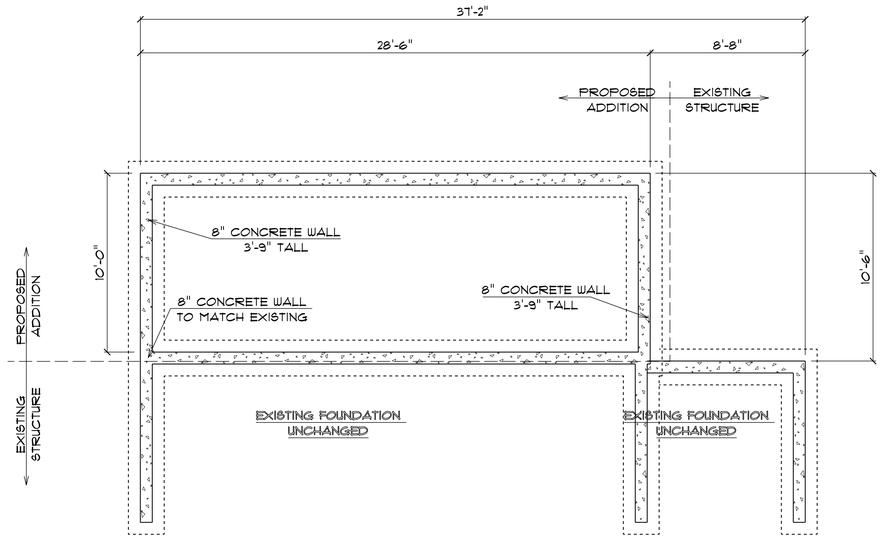
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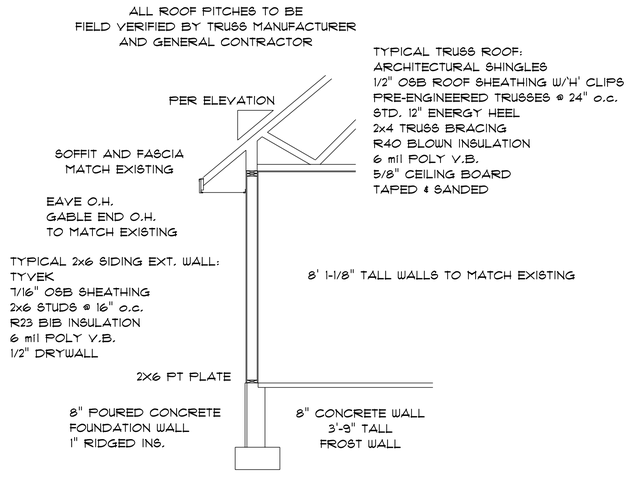
Attachment: Plans (8420 : Dave & Lori Kroening)

PROJECT SCOPE:

2 BEDROOM ADDITION/REMODEL
ADDITION PER PLAN.

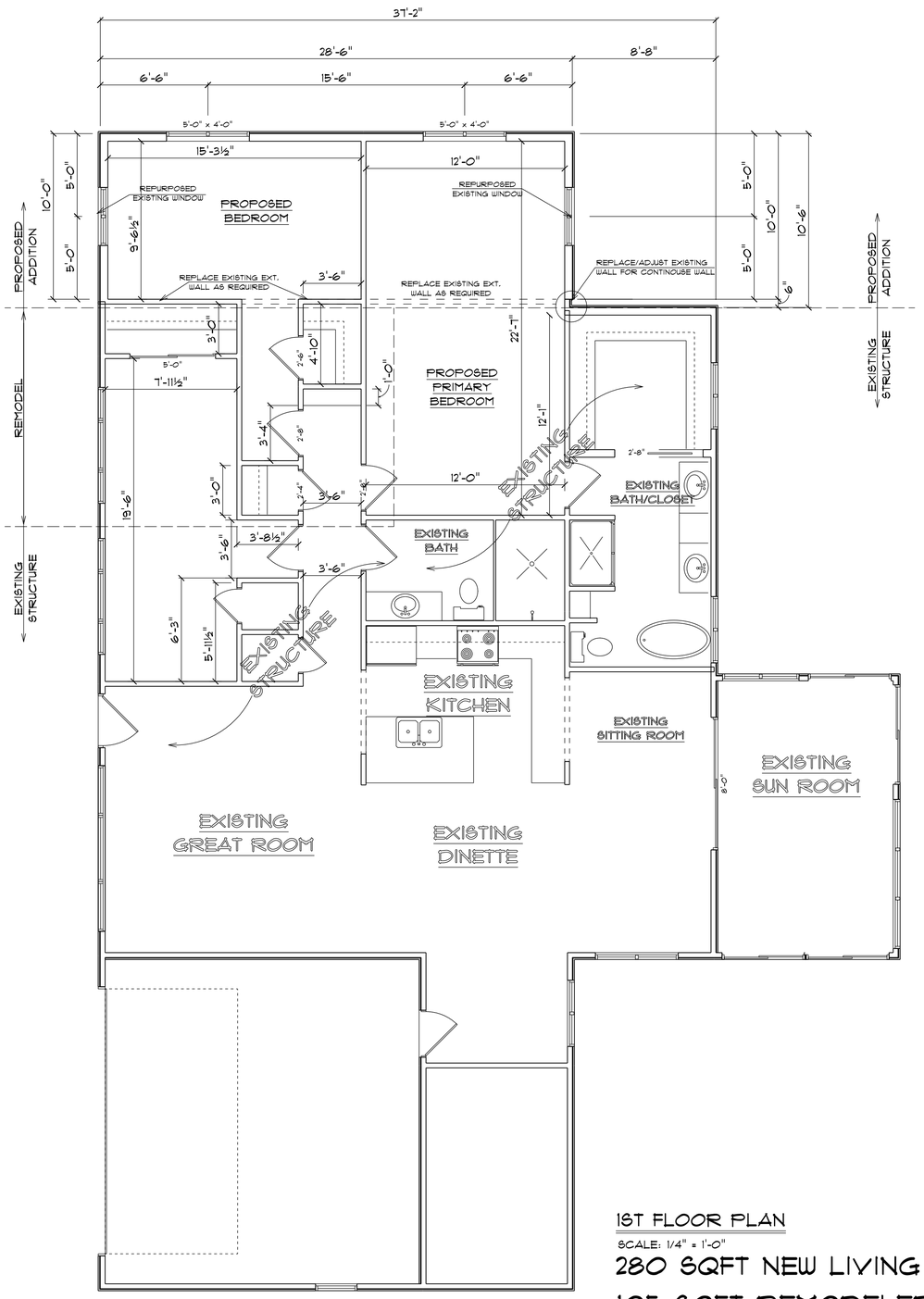
G.C. TO RESIZE EXISTING FURNACE SYSTEM
OR ADD ADDITIONAL FURNACE
FOR ADDITION AS REQUIRED





SECTION THROUGH
NO SCALE

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IT IS THE G.C. RESPONSIBILITY TO CONFIRM OR CHANGE THESE PLANS AS REQUIRED
ACTUAL SITE CONDITIONS MAY VARY FROM DRAWING



1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"

280 SQFT NEW LIVING AREA
105 SQFT REMODELED AREA

FIRST FLOOR, FOUNDATION PLAN
280 SQFT NEW LIVING AREA
SCALE: 1/4" = 1'

PLAN START DATE 04/12/23
REVISED 04/17/23

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Attachment: Plans (8420 : Dave & Lori Kroening)

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Mequon, WI 53092-1930
Phone: 262-242-3100
Fax: 262-242-9655

www.ci.mequon.wi.us **Office of Architectural Board**

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **May 8, 2023**
SUBJECT: **Hannah Boyd - New Single-Family Residence on Lot #1 Grace Avenue (3800 W)**

Attachments:
Statement of Intent with pictures (PDF)
Site Survey (PDF)
Plans (PDF)

April 16th, 2023

Architectural Permit Review Board
Building Application
Mequon, Wisconsin 53092

Statement of Intent

Existing Site

This private location by the Milwaukee River provides a unique setting for the proposed rebuild of two hand-hewn structures into a single-family home. The current 2.5-acre location has an existing 1850s farmhouse, the lot is being divided to allow for a new 1-acre site. The lot is private and not part of an HOA. It is surrounded by trees and not directly overlooked. To the west is a park, and to the north is the Milwaukee River all other boundaries are deeply wooded and not directly overlooked. Please see aerial picture A

I will retain ownership of both lots and houses. See the CSM for the proposed division, picture B.

The existing cream city brick farmhouse has recently been updated and restored and has a separate stone-built summer kitchen. See picture of the existing farmhouse and outbuilding pictures C

Design Rationale

As a designer specializing in historic homes, I have salvaged two local hand-hewn structures dating back to 1863. I propose to reuse the two structures to build a single-family home on the new one-acre lot. The existing farmhouse and the hand-hewn timber structures are from the same period, the mid-1800s. See pictures of the two hand-hewn structures D

Having experience working with historic listed buildings in England, I want to create a home that meets modern comfort standards and design, whilst celebrating the individual integrity of the two hewn structures. I aim to achieve this by using a new construction kitchen area to connect the two buildings, thus allowing for a visual transition and keeping some sense of their separate identity. As much as possible I will try to expose the exterior beams and chinking, whilst being cognizant of their long-term protection from the weather. Overhangs, porches, and siding all act to help preserve the Timbers.

Collaboration

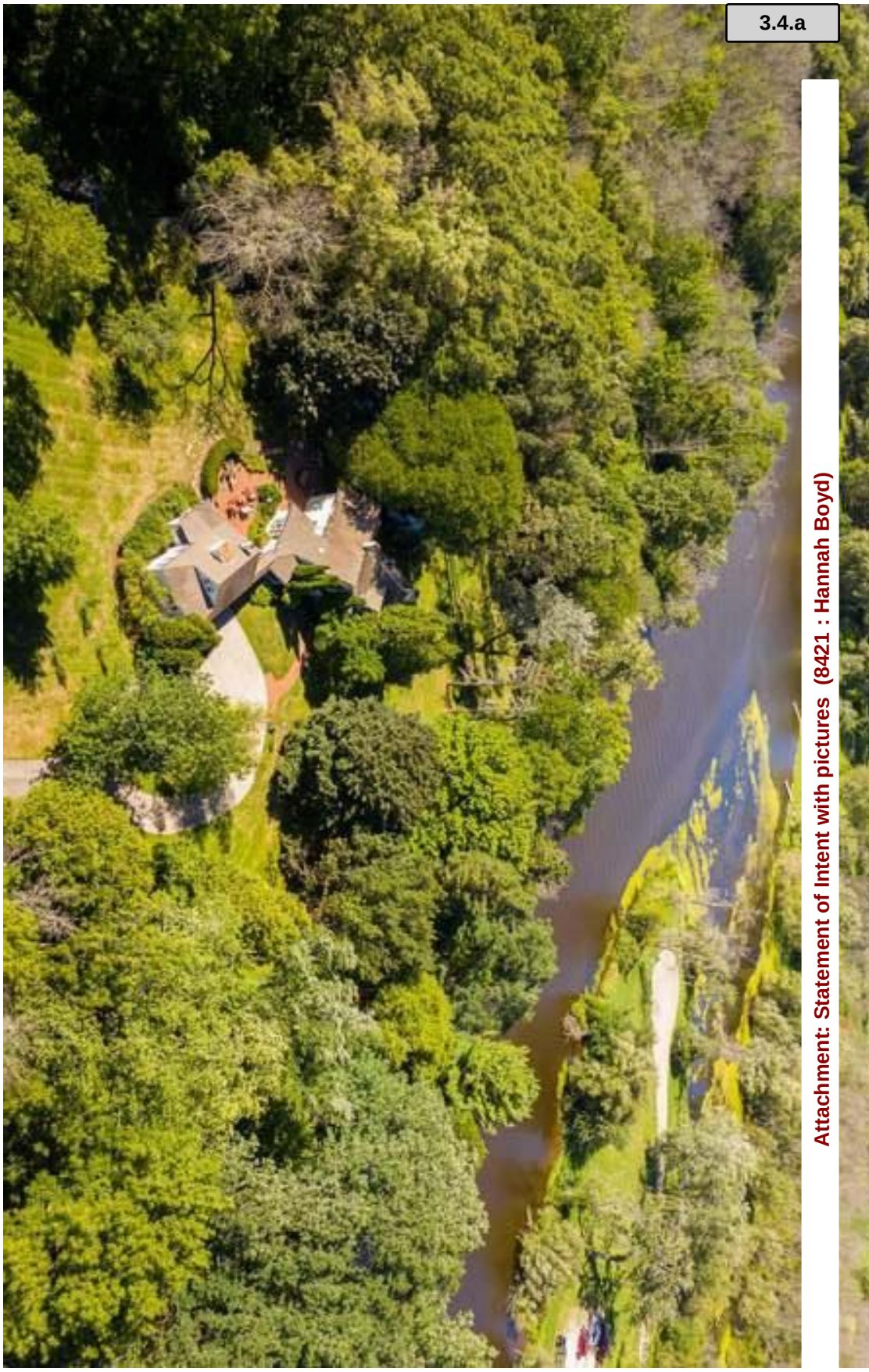
During the design process, I have collaborated with some Nationally Renowned specialists in salvaging, moving, and rebuilding these historic structures. Clint Harp from Magnolia TV presenter of 'Restoration Road' has identified this rebuild as a project he would like to showcase. Therefore, we have secured a contract with the producers to feature the rebuild on the show. I feel this is an excellent exposure for Wisconsin and Mequon's rural history. I'm very excited to repurpose and create a home that will celebrate the past whilst securing its future for future generations to enjoy. See picture E for Clint Harp's Bio.

Acting as a consultant to the design and rebuild is Doug Morgan of Mount Vernon Barn Company. He is an expert in the rebuilding of these types of structures and has advised on the design and on a technical basis. See Pictures F for company details.

Sincerely,

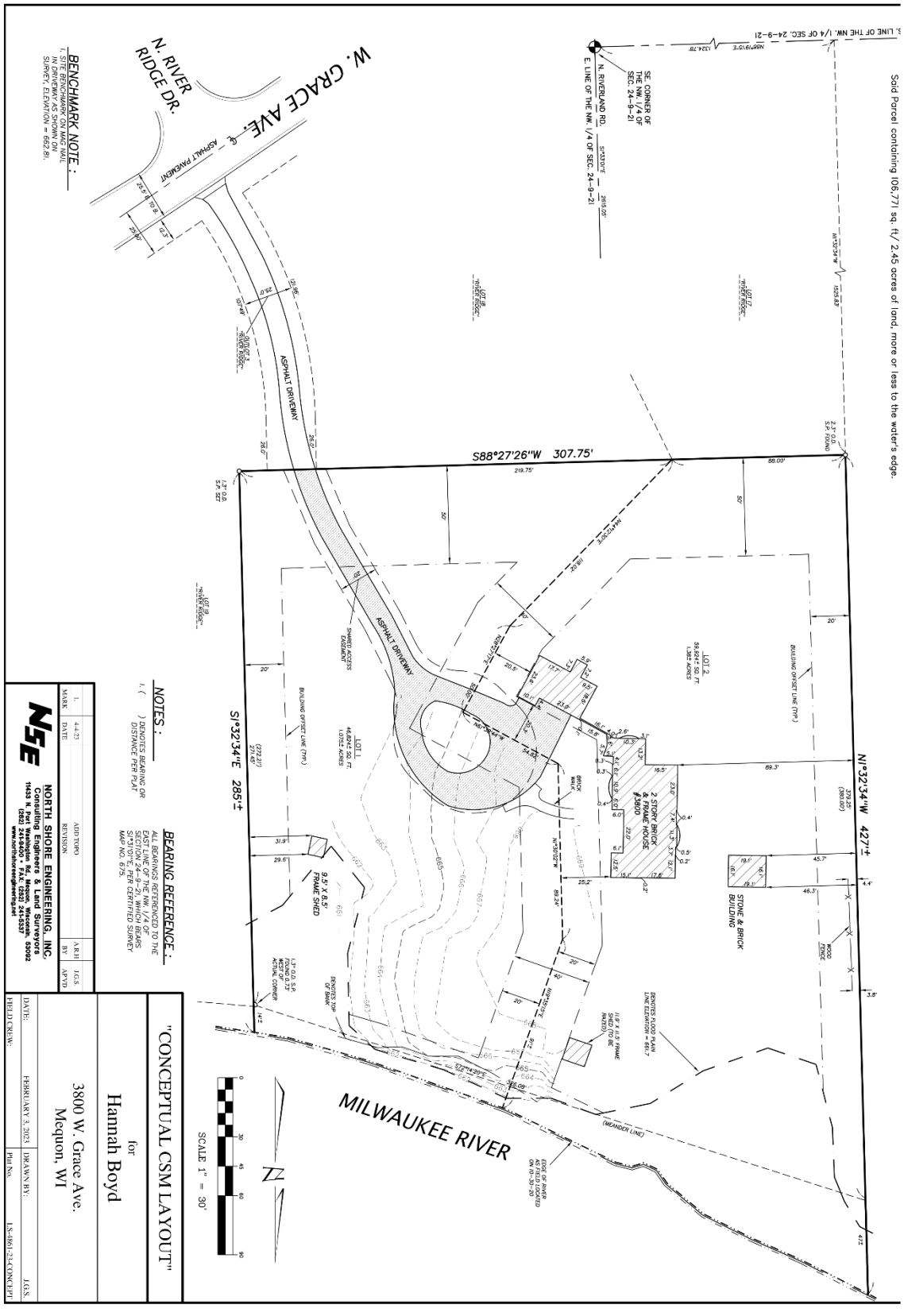
Attachment: Statement of Intent with pictures (8421 : Hannah Boyd)

Picture A (Aerial)



Attachment: Statement of Intent with pictures (8421 : Hannah Boyd)

Picture B (CSM



Attachment: Statement of Intent with pictures (8421 : Hannah Boyd)

Pictures C (Existing Farmhouse)





Attachment: Statement of Intent with pictures (8421 : Hannah Boyd)



Attachment: Statement of Intent with pictures (8421 : Hannah Boyd)





Attachment: Statement of Intent with pictures (8421 : Hannah Boyd)

Pictures D (Hand-Hewn buildings before being dismantled)





Attachment: Statement of Intent with pictures (8421 : Hannah Boyd)





Attachment: Statement of Intent with pictures (8421 : Hannah Boyd)

Pictures E (Clint Harp, Restoration Road)



Clint Harp

★★★★★ 5.0 (4)

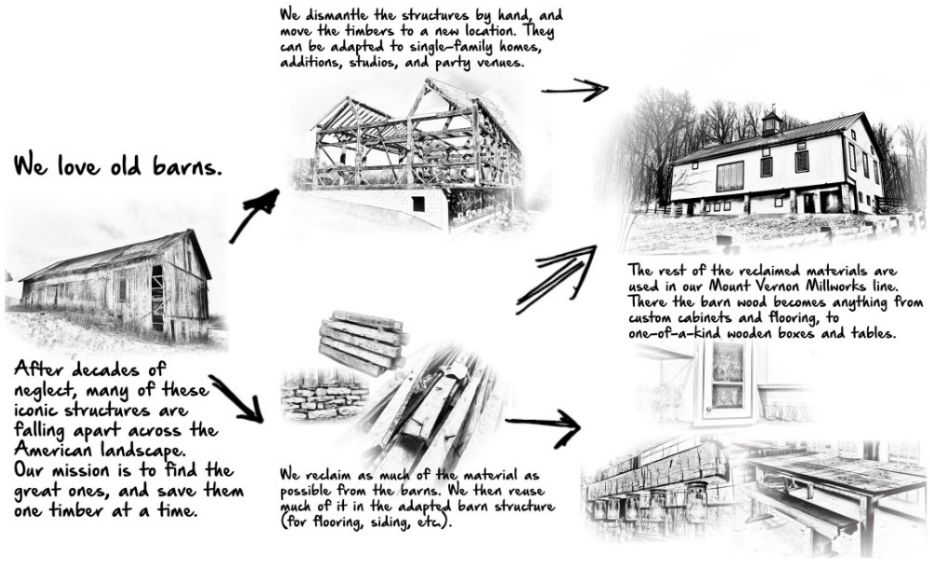
About me

Clint is a renowned craftsman and host of Restoration Road with Clint Harp on the Magnolia Network. He first popped onto the screen as the carpenter on HGTV's Fixer Upper. Together with his wife Kelly they own Harp Design Co. and raise their amazing kids in Waco, TX. Clint is the author of Handcrafted, A Woodworkers Story, and he travels the country as a Speaker.

Attachment: Statement of Intent with pictures (8421 : Hannah Boyd)

Pictures F (Company Details, Mount Vernon Barn Company)

OUR STORY



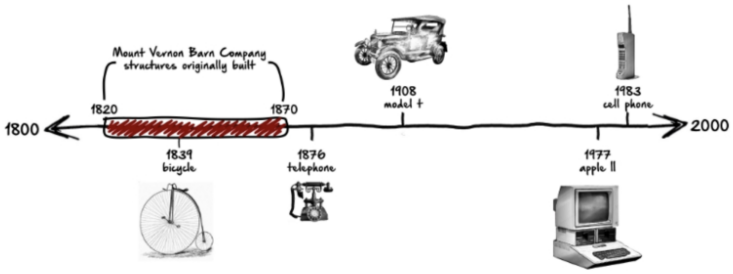
The Mt. Vernon Barn Company saves and brings new life to Ohio's most plentiful and overlooked historic structures, its barns and early log

Attachment: Statement of Intent with pictures (8421 : Hannah Boyd)

9:38 PM Sun Apr 16
Not Secure — mtvernonbarn.com
45%

The Mt. Vernon Barn Company saves and brings new life to Ohio's most plentiful and overlooked historic structures, its barns and early log houses. The company values green construction, historic preservation and the creation of unique, open living spaces.

The craftsmanship and materials used to create the timber frames of Ohio barns and log houses during the 19th and early 20th centuries are unique and often of a superior quality than those of modern-day construction projects. The timbers used to create the structures from this time period utilized wood that was harvested and hewn by hand, and assembled by teams of men, oxen and horses--a process that, from start to finish, utilized no fossil fuels. In fact, most of our structures were originally built before the invention of electricity, or the internal combustion engine.



Consequently, these beautiful pieces of our history carry with them virtually zero carbon footprint.

Perhaps the greatest benefit of owning a Mt. Vernon Barn Company structure is the classic, historical aesthetic value it will add to your project. Timber frames are ideal for open floor plans and high, soaring ceilings. Our antique structures maintain a unique, historical look, but are easily adapted to modern day living requirements and amenities.

Our projects are excellent examples of "adaptive reuse," the practice of adapting historic structures for new purposes. Mt. Vernon Barn Company structures have many potential uses. Our barns and cabins are easily adapted into single-family homes, and smaller frames can be added to conventional construction as great rooms, master bedrooms and baths, garages, studios and other outbuildings, including pool houses, potting sheds and garden barns.

The environmental and financial costs of building new are massive, especially as the necessary resources become more scarce. The concept of adaptive reuse is a way to help create a more sustainable society; one that values both our heritage and our future. Thank you for visiting us.

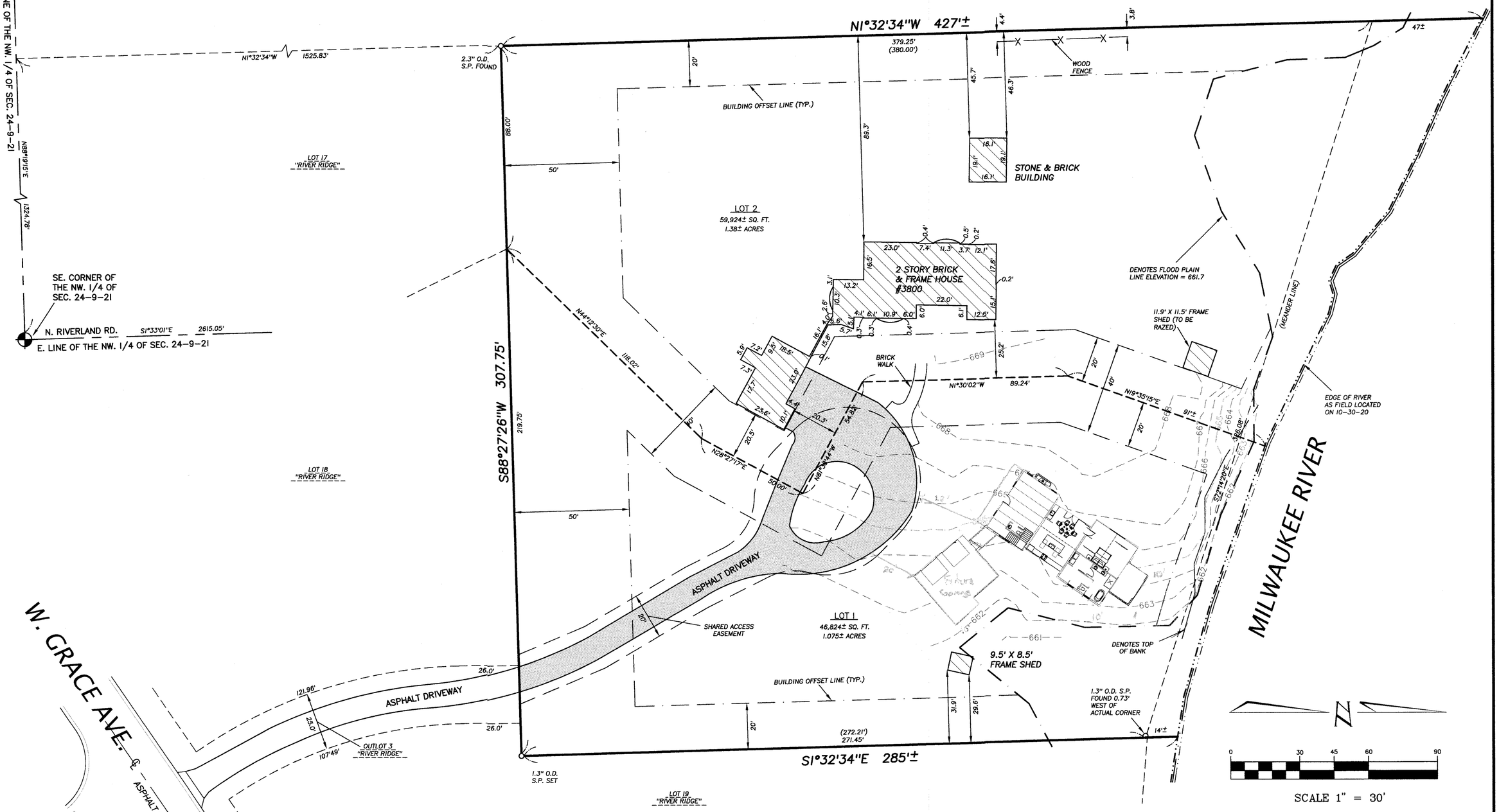
The mission of the Mount Vernon Barn Company is to save and repurpose one hundred 19th century Ohio barns and log houses so that they may be enjoyed by future generations and so that we might remember the great age of barns and the men and women who built them. Although the virgin forests of the Eastern United States are forever gone, we feel that with each and every project we are preserving a piece of them.

The mission of Mount Vernon Millworks is to provide an opportunity for local woodworkers to utilize locally-sourced wood to produce high quality distinctive cabinetry and furniture. We use reclaimed, zero carbon footprint wood in many of our projects and minimize the consumption of fossil fuel in the manufacture and delivery of our product.

Attachment: Statement of Intent with pictures (8421 : Hannah Boyd)

LEGAL DESCRIPTION :
Parcel 1 of Certified Survey Map No. 675 as recorded in the Register of Deeds office for Ozaukee County, in Volume 3 of Certified Survey Maps, on Page 14, as Document No. 266844, and being a part of Government Lot 3, in the Northwest 1/4 of Section 24, Township 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin.

Said Parcel containing 106,771 sq. ft/ 2.45 acres of land, more or less to the water's edge.



SCALE 1" = 30'

BENCHMARK NOTE :

1. SITE BENCHMARK ON MAG NAIL IN DRIVEWAY AS SHOWN ON SURVEY, ELEVATION = 662.81.

NOTES :

1. ( ) DENOTES BEARING OR DISTANCE PER PLAT

BEARING REFERENCE :

ALL BEARINGS REFERENCED TO THE EAST LINE OF THE NW. 1/4 OF SECTION 24-9-21, WHICH BEARS S1°31'01"E, PER CERTIFIED SURVEY MAP NO. 675.

MARK	DATE	REVISION	BY	APVD
1.	4-4-23	ADD TOPO	A.R.H	J.G.S.

NSE
NORTH SHORE ENGINEERING, INC.
Consulting Engineers & Land Surveyors
11433 N. Port Washington Rd., Mequon, Wisconsin, 53092
(262) 241-9400 • FAX: (262) 241-5337
www.northshoreengineering.net

"CONCEPTUAL CSM LAYOUT"

for

Hannah Boyd

3800 W. Grace Ave.
Mequon, WI

DATE:	FEBRUARY 3, 2023	DRAWN BY:	J.G.S.
FIELD CREW:		Plat No.	LS-4861-23-CONCEPT

P:\Surveys\4000-4999\4800\4861-20-Boyd\LS-4861-20-Boyd-CSM-Conceptual-ARH.dwg, 4/4/2023 10:21:05 AM

Attachment: Site Survey (8421 : Hannah Boyd)

GENERAL NOTES:

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THE PLANS AND CHECKING THEM FOR ACCURACY. THE OWNER/CONTRACTORS FOR THIS PROJECT MUST CHECK AND VERIFY ALL DETAILS, FIELD CONDITIONS AND DIMENSIONS AND BE RESPONSIBLE FOR SAME. ZUERN BUILDING PRODUCTS WILL NOT BE HELD LIABLE FOR THIS PROJECT.

OWNER/CONTRACTORS SHALL BE RESPONSIBLE FOR ENSURING ALL CONSTRUCTION IS IN ACCORDANCE WITH ALL STATE AND LOCAL CODES.

ALL STRUCTURAL NOTATIONS ARE FOR REFERENCE ONLY AND ARE THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO VERIFY ALL STRUCTURAL ENGINEERING TO MEET ALL STATE AND LOCAL CODES AND IS APPROVED BY THE STATE INSPECTOR AND STRUCTURAL ENGINEER

ALL EXTERIOR DIMENSIONS ARE TO FACE OF MASONRY OR STUD.

ALL INTERIOR DIMENSIONS ARE TO FACE OF STUD.

WINDOW SIZES ARE FOR REFERENCE ONLY. OWNER/ CONTRACTOR TO VERIFY MANUFACTURER AND SIZE TO MEET ALL CODE REQUIREMENTS: INCLUDING EGRESS, LIGHT AND VENTILATION.

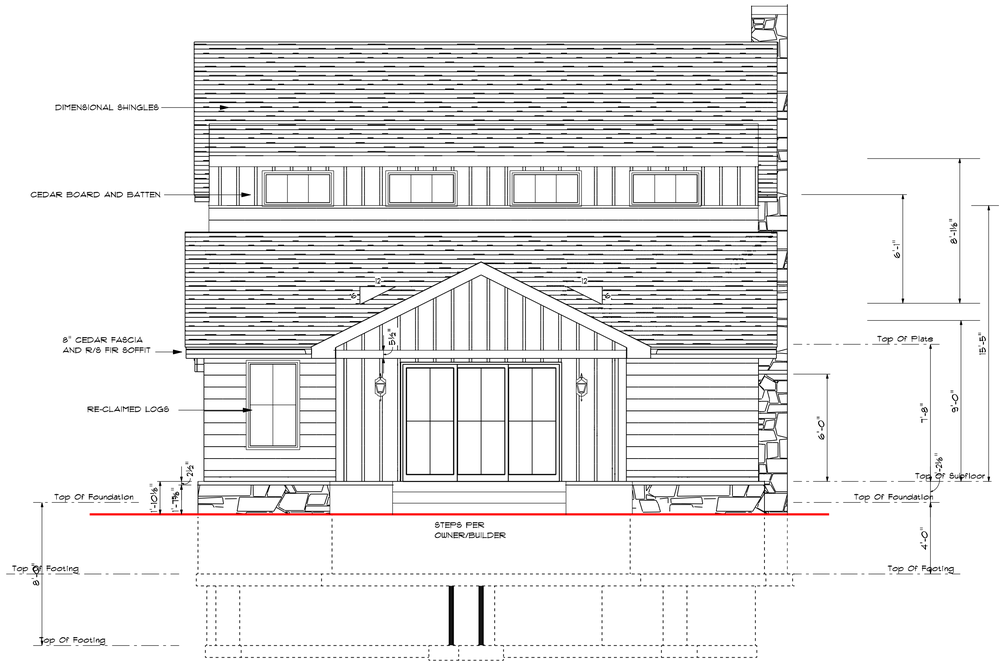
THESE PLANS AND DESIGN ARE COPYRIGHT PROTECTED AND MAY NOT BE USED WITHOUT WRITTEN CONSENT OF ZUERN BUILDING PRODUCTS

I UNDERSTAND THIS HOME IS HAND BUILT AND SLIGHT VARIATIONS IN DIMENSIONS MAY OCCUR.

I FULLY UNDERSTAND AND ACCEPT THESE FINAL HOME PLANS AND SPECIFICATIONS.

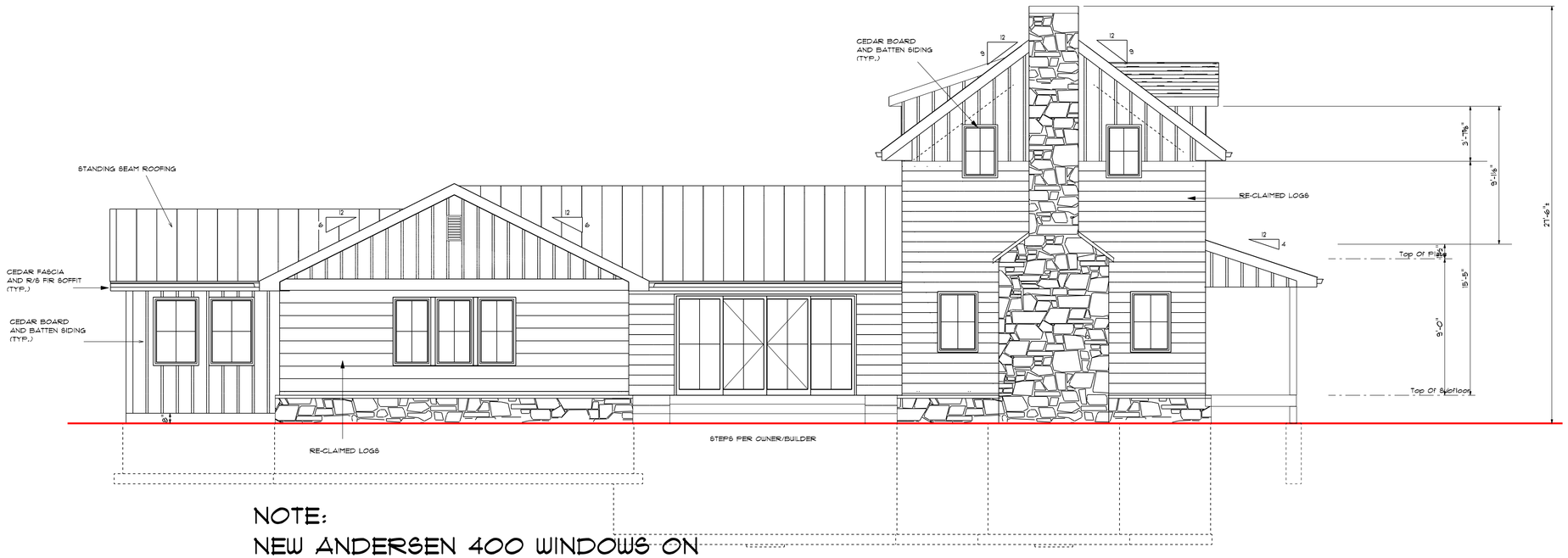
HOMEOWNER/BUILDER _____ ***DATE*** _____

BUILDER/CONTRACTOR _____ ***DATE*** _____



NORTH EAST ELEVATION

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



NOTE:
NEW ANDERSEN 400 WINDOWS ON ENTIRE BUILDING

WEST ELEVATION

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

DW'G BY:
GNF
DATE 04/24/23
REVISED

- PRELIMINARY PLAN -
NOT FOR CONSTRUCTION

OWNER: W. GRACE AVE. MEQUON WI

ZUERN BUILDING PRODUCTS & DESIGN CENTER

DRAWING NUMBER
1 OF 5
JOB#4756

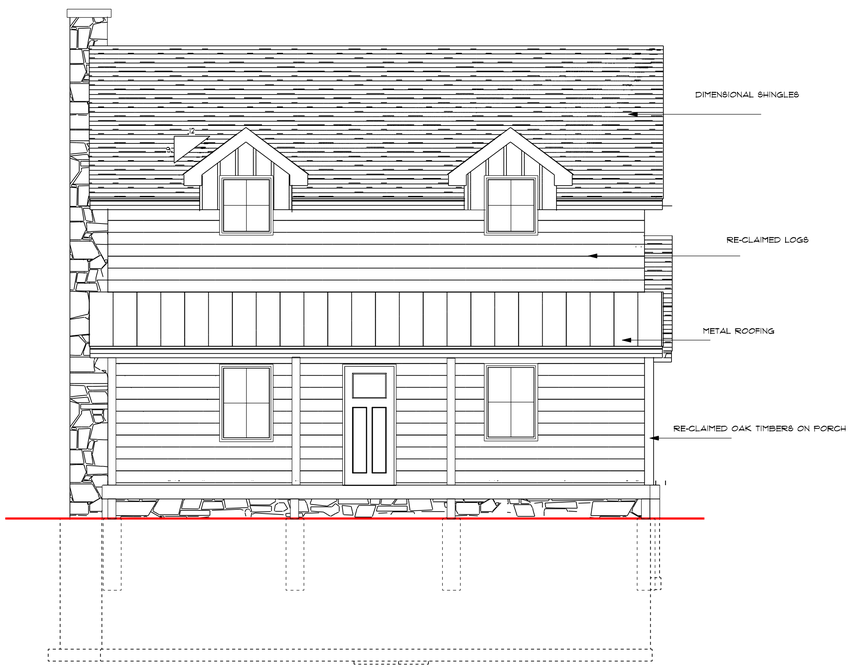
Monday, April 24, 2023 11:33 AM

Attachment: Plans (8421 : Hannah Boyd)



EAST ELEVATION

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



SOUTH ELEVATION

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

DW'G BY:
GNF
DATE 04/24/23
REVISED

- PRELIMINARY PLAN -
NOT FOR CONSTRUCTION

OWNER:

W. GRACE AVE. MEQUON WI

ZUERN BUILDING PRODUCTS & DESIGN CENTER

DRAWING NUMBER
2 OF 5
JOB #4756

Monday, April 24, 2023 11:35 AM

Attachment: Plans (8421 : Hannah Boyd)

FOUNDATION PLAN

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

DW'G BY:
GNF
DATE 04/24/23
REVISED

- PRELIMINARY PLAN -
NOT FOR CONSTRUCTION

OWNER:

W. GRACE AVE. MEQUON WI

ZUERN BUILDING PRODUCTS & DESIGN CENTER

DRAWING NUMBER

JOB#47156

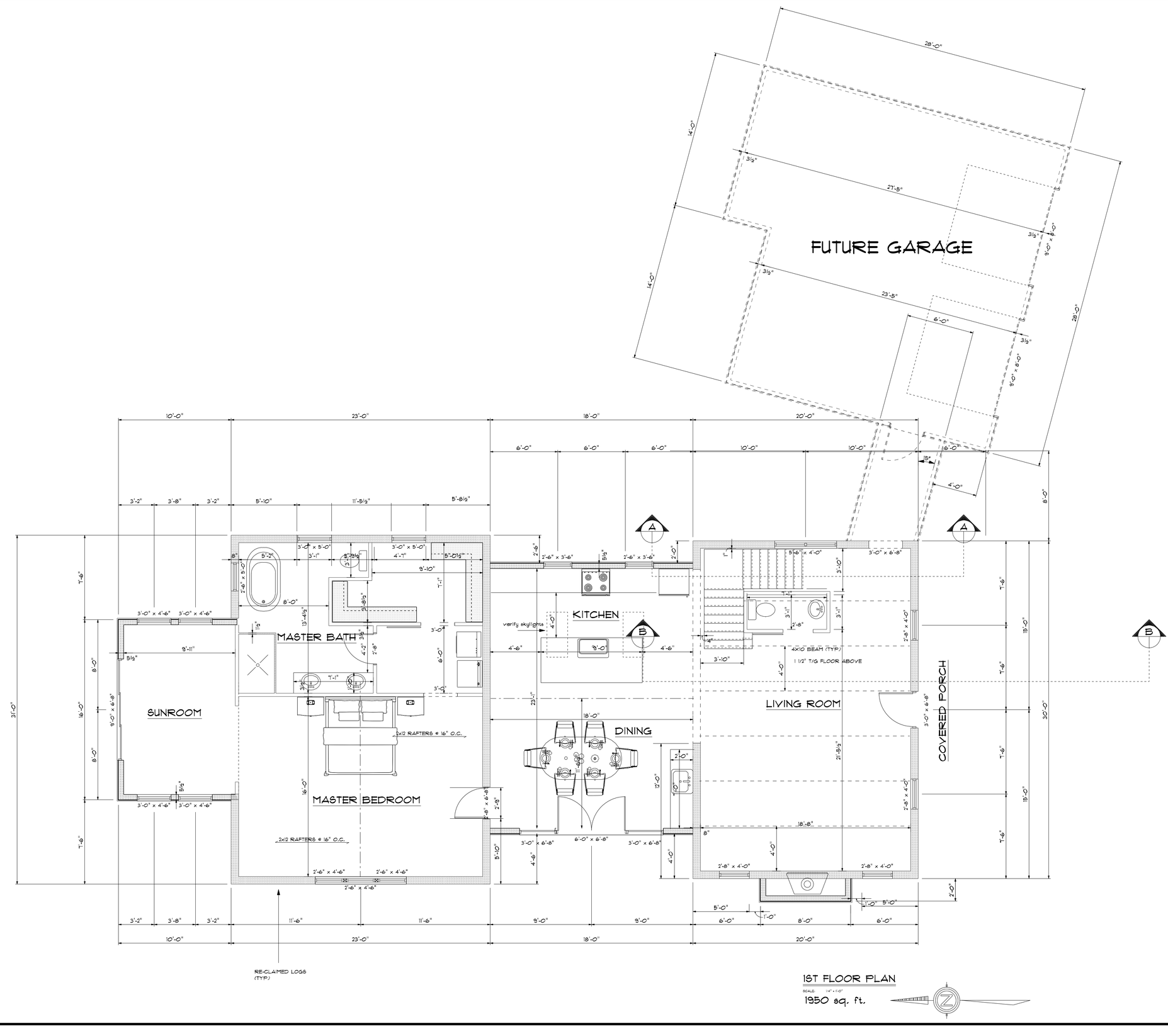
Monday, April 24, 2023 11:31 AM

Attachment: Plans (8421 : Hannah Boyd)

DW'G BY:
GNF
DATE 04/24/23
REVISED

- PRELIMINARY PLAN -
NOT FOR CONSTRUCTION

OWNER: W. GRACE AVE. MEQUON WI



1ST FLOOR PLAN

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

1950 sq. ft.

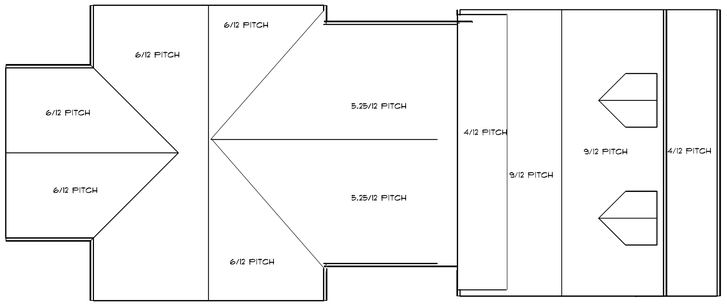
ZUERN BUILDING PRODUCTS & DESIGN CENTER

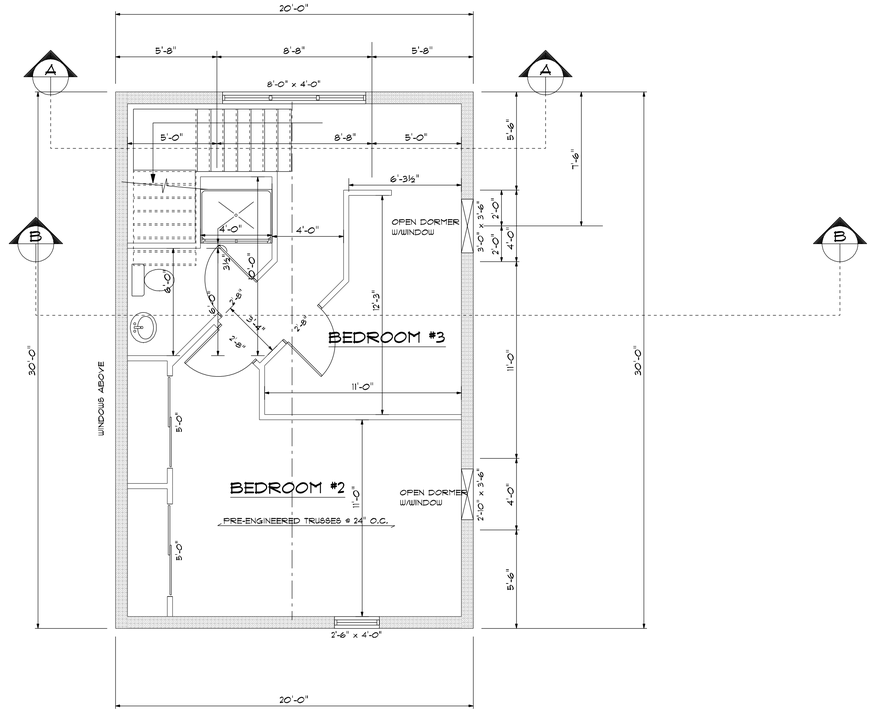
DRAWING NUMBER
4 OF 5

JOB #4756

Monday, April 24, 2023 11:28 AM

Attachment: Plans (8421 : Hannah Boyd)





2ND FLOOR PLAN

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

600 SQ. FT.

DW'G BY: GNF
DATE 04/24/23
REVISED

- PRELIMINARY PLAN - NOT FOR CONSTRUCTION

OWNER: W. GRACE AVE. MEQUON WI

ZUERN BUILDING PRODUCTS & DESIGN CENTER

DRAWING NUMBER 5 OF 5

JOB# 47516

Monday, April 24, 2023 11:31 AM

Attachment: Plans (8421 : Hannah Boyd)

11333 N. Cedarburg Road
Mequon, WI 53092-1930
Phone: 262-242-3100
Fax: 262-242-9655

www.ci.mequon.wi.us **Office of Architectural Board**

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **May 8, 2023**
SUBJECT: **Veridian Homes LLC - New Single-Family Residence at 10600 N. Coneflower Court**

Attachments:
Plans (PDF)
Site Plan (PDF)

NOTE: ALL CORNERS 6" SMART TRIM



Front Elevation - ARB

1/4" = 1'-0"

Custom Designed For: MOVE-IN-READY
Homesite / Neighborhood: 54 ENCLAVE AT MEQUON PRESERVE
Address: 10600 NORTH CONEFLOWER COURT
MEQUON, WI 53097
Customer Approval:

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VERIDIAN HOMES
6801 South Towne Drive
Madison, WI 53713
Phone 608.226.3100
Fax 608.226.0600

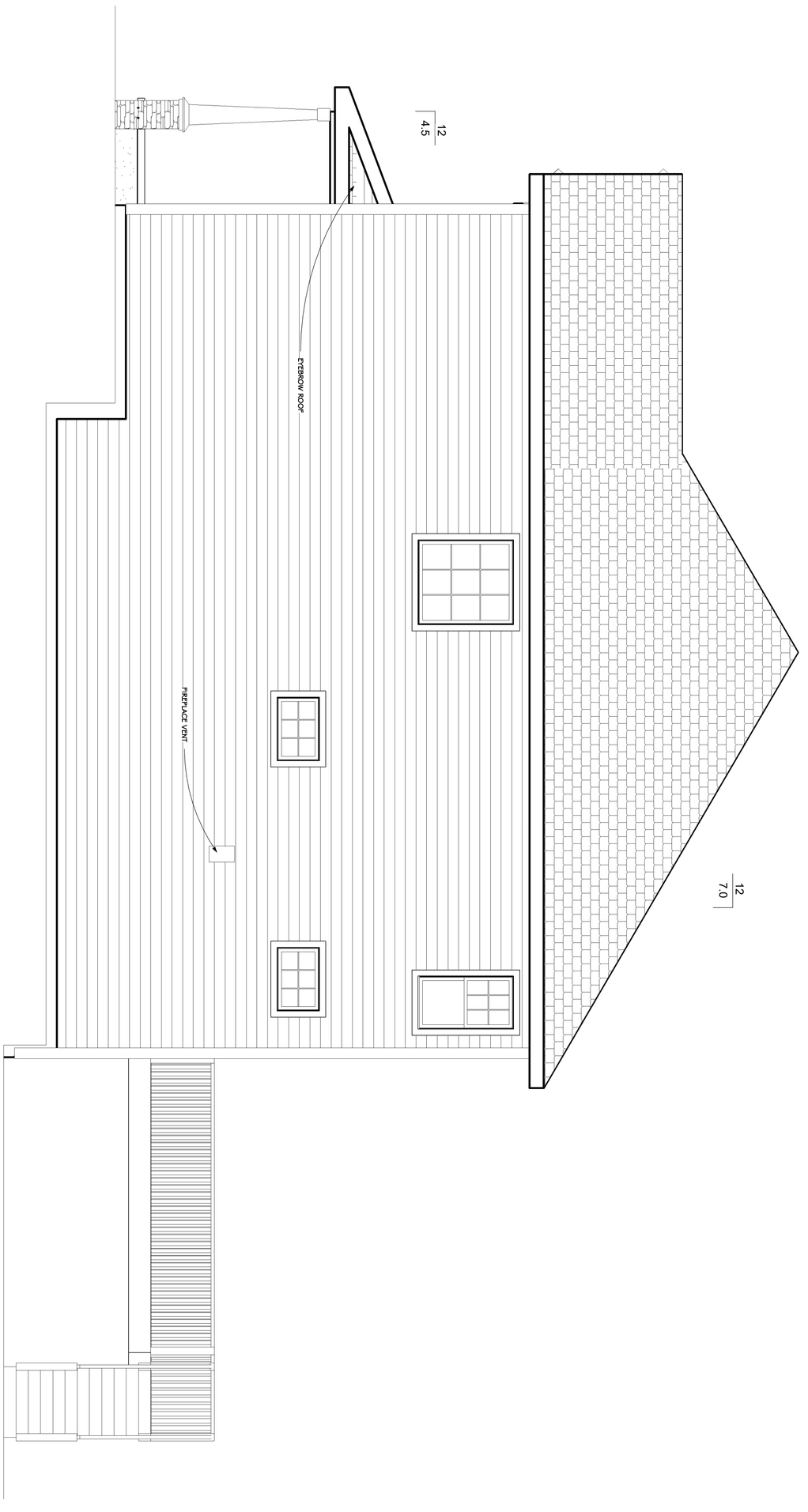
Do Not Scale Note: All dimensions are stud to stud
Actual floor plans & exterior styles may differ from these shown based on modifications, options & improvements to the plans by the builder. Room dimensions, features & actual square footage vary by exterior style and options.

Model: JACKSON - 3 Car Side Entry
Elevation: ARB
Revised Base Plan: Date: 3/29/2023
Drawn By: Author

Print Date: 4/12/2023 3:59:38 PM
Revisions:

Drawing No.: ARB1

Attachment: Plans (8422 : Veridian Homes LLC)



Right Elevation - ARB

1/4" = 1'-0"

Do Not Scale

Note: All dimensions are stud to stud

Actual floor plans & exterior styles may differ from these shown based on modifications, options & improvements to the plans by the builder. Room dimensions, features & actual square footage vary by exterior style and options.

Drawing No.: ARB2

Revisions:

Print Date: 4/12/2023 3:59:36 PM

Model: JACKSON - 3 Car Side Entry

Elevation: ARB

Revised Base Plan:

Drawn By: Author Date: 3/29/2023

VERIDIAN HOMES

6801 South Towne Drive
Madison, WI 53713
Phone 608.226.3100
Fax 608.226.0600

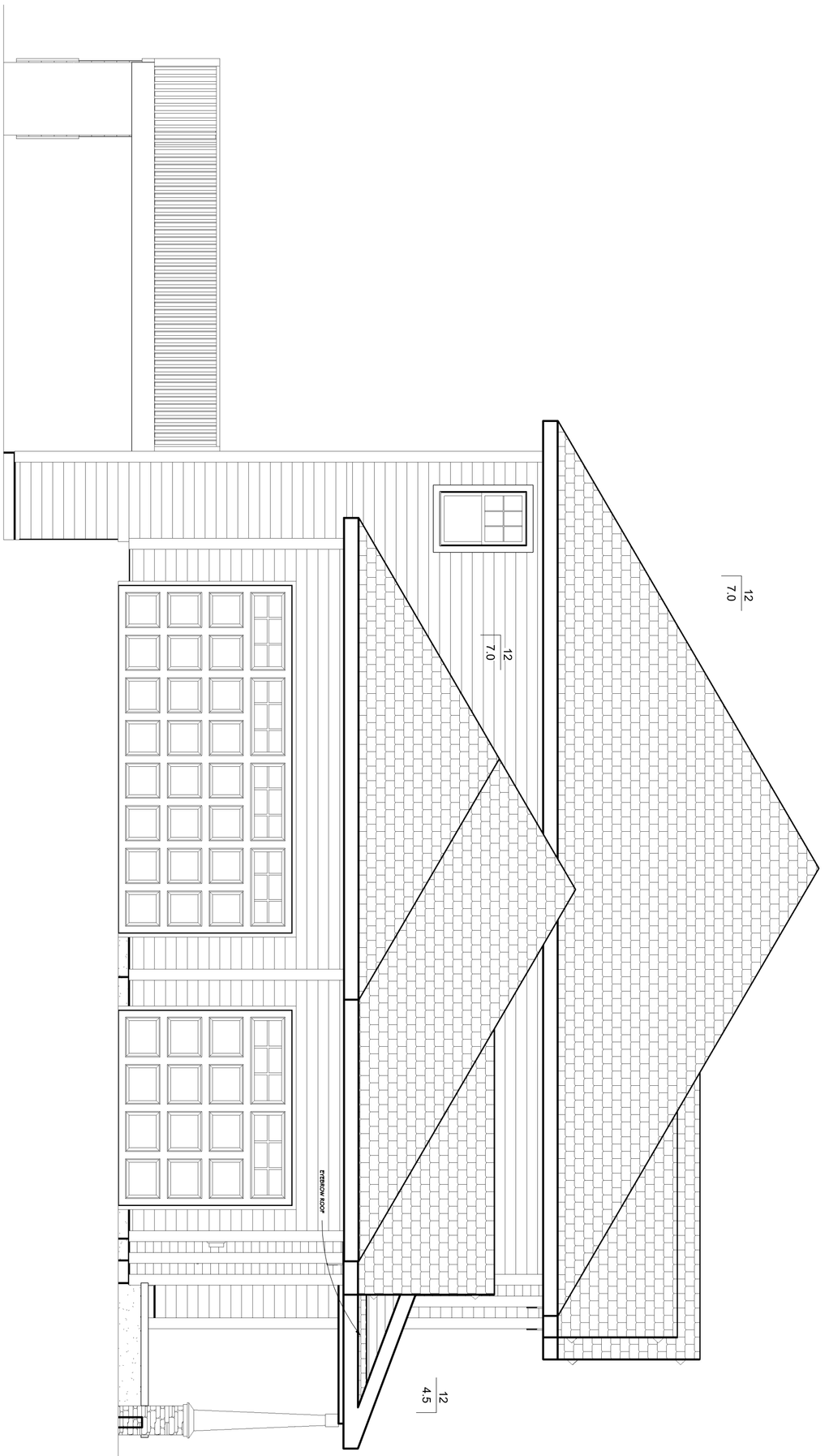
Custom Designed For: MOVE-IN-READY

Homesite / Neighborhood: 54 ENCLAVE AT MEQUON PRESERVE

Address: 10600 NORTH CONEFLOWER COURT
MEQUON, WI 53097

Customer Approval:

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Left Elevation - ARB

1/4" = 1'-0"

Do Not Scale Note: All dimensions are stud to stud

Actual floor plans & exterior styles may differ from these shown based on modifications, options & improvements to the plans by the builder. Room dimensions, features & actual square footage vary by exterior style and options.

Drawing No.: ARB3

Print Date: 4/12/2023 3:59:39 PM

Revisions:

Model: JACKSON - 3 Car Side Entry

Elevation: ARB

Revised Base Plan:

Drawn By: Author Date: 3/29/2023

VERIDIAN HOMES

6801 South Towne Drive
Madison, WI 53713
Phone 608.226.3100
Fax 608.226.0600

Custom Designed For: MOVE-IN-READY

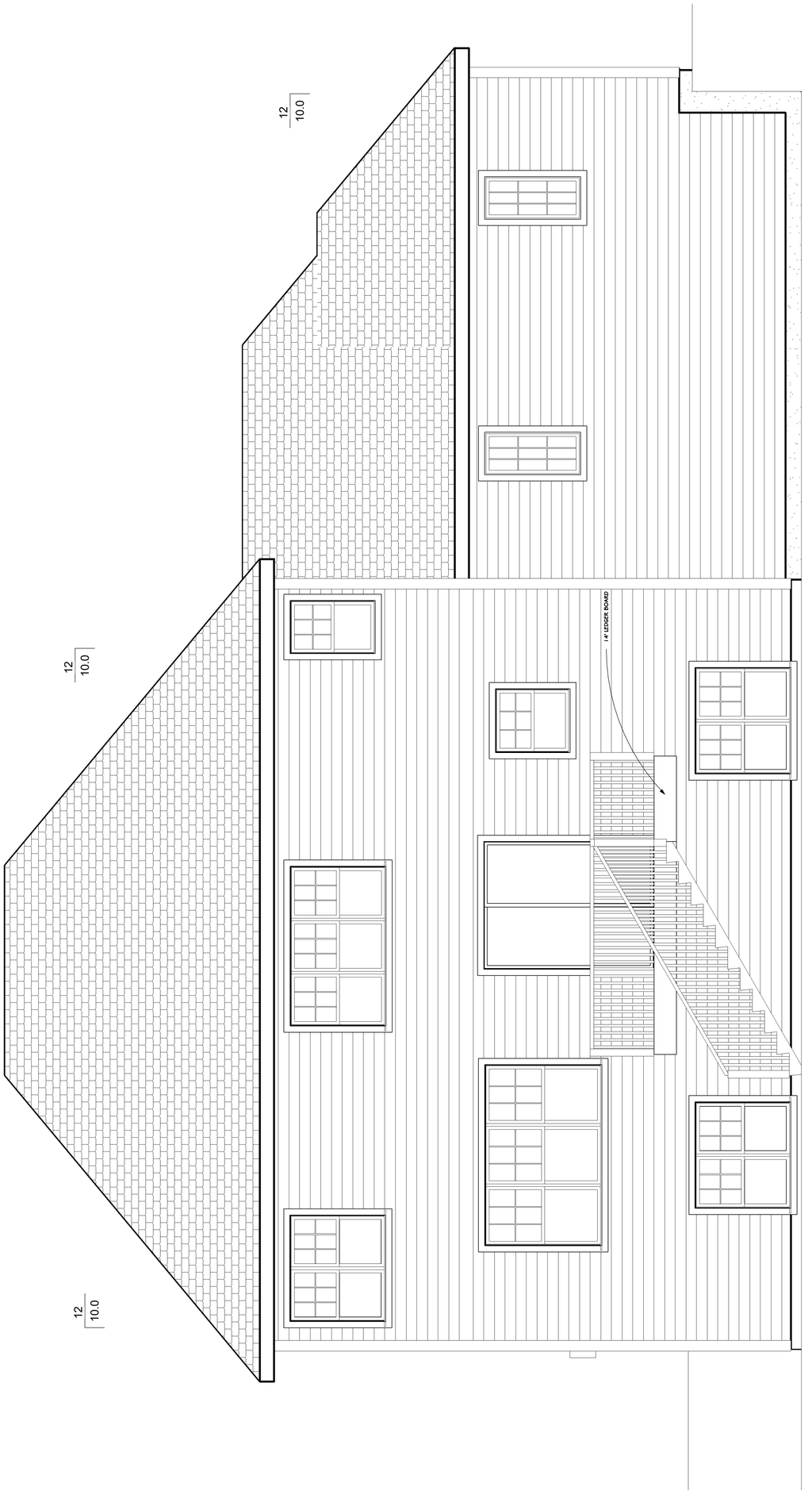
Homesite / Neighborhood: 54 ENCLAVE AT MEQUON PRESERVE

Address: 10600 NORTH CONEFLOWER COURT
MEQUON, WI 53097

Customer Approval:

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Attachment: Plans (8422 : Veridian Homes LLC)



Rear Elevation - ARB
1/4" = 1'-0"

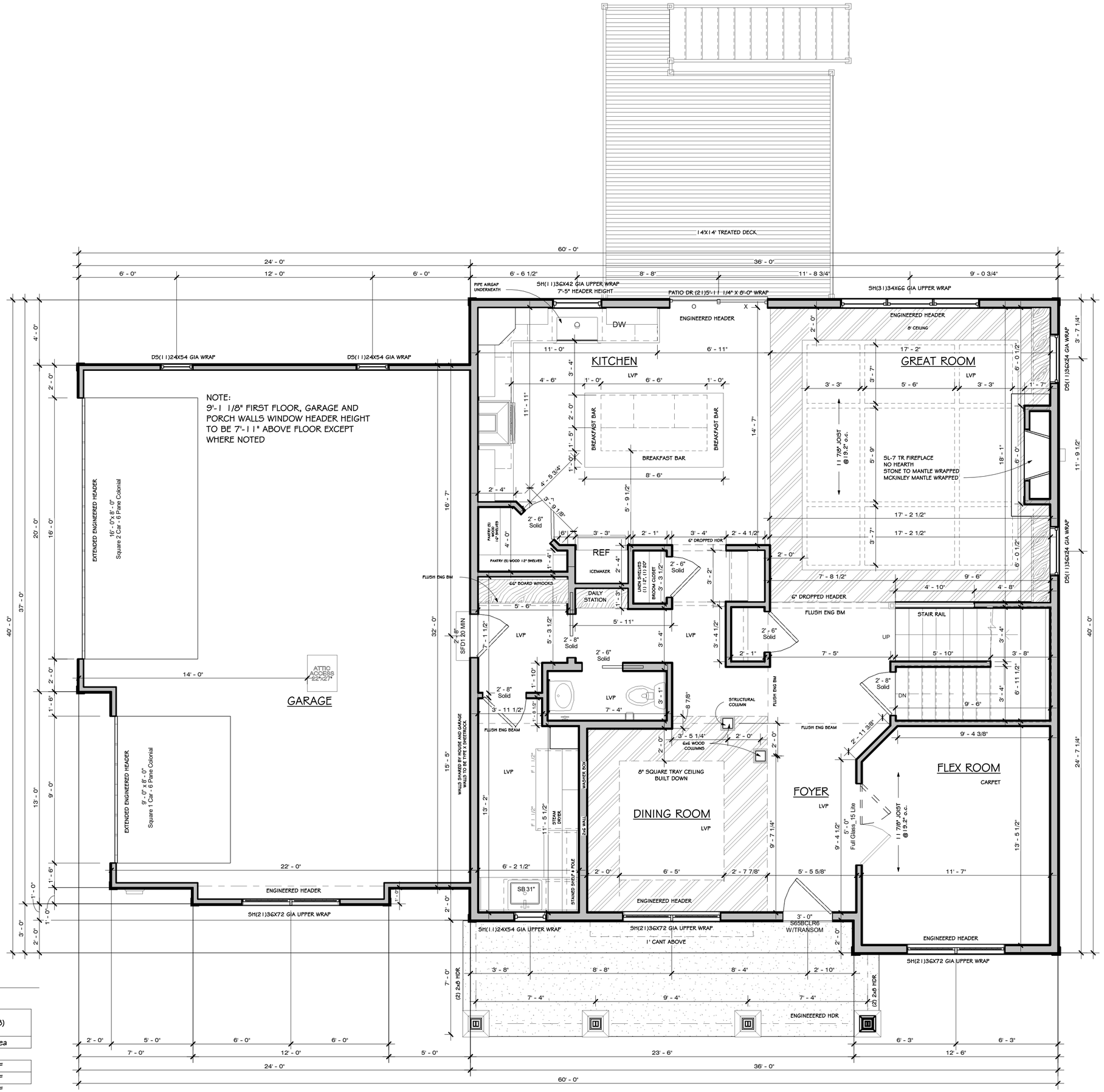
Do Not Scale Note: All dimensions are stud to stud
Actual floor plans & exterior styles may differ from these shown based on modifications, options & improvements to the plans by the builder. Room dimensions, features & actual square footage vary by exterior style and options.

Drawing No.:	ARB4
Print Date:	4/12/2023 3:59:40 PM
Revisions:	
Model:	JACKSON - 3 Car Side Entry
Elevation:	ARB
Revised Base Plan:	
Drawn By: Author	Date: 3/29/2023

VERIDIAN HOMES
6801 South Towne Drive
Madison, WI 53713
Phone 608.226.3100
Fax 608.226.0600

Custom Designed For: MOVE-IN-READY
Homesite / Neighborhood: 54 ENCLAVE AT MEQUON PRESERVE
Address: 10600 NORTH CONEFLOWER COURT MEQUON, WI 53097
Customer Approval:

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First Floor - ARB

1/4" = 1'-0"

Area Schedule (ARB)	
Name	Area
First Floor	1393 SF
Second Floor	1403 SF
	2796 SF

Do Not Scale Note: All dimensions are stub to stud
Actual floor plans & exterior styles may differ from these shown based on modifications, options & improvements to the plans by the builder. Room dimensions, features & actual square footage vary by exterior style and options.

Custom Designed For: MOVE-IN-READY
Homesite / Neighborhood: 54 ENCLAVE AT MEQUON PRESERVE
Address: 10600 NORTH CONEFLOWER COURT MEQUON, WI 53097
Customer Approval:

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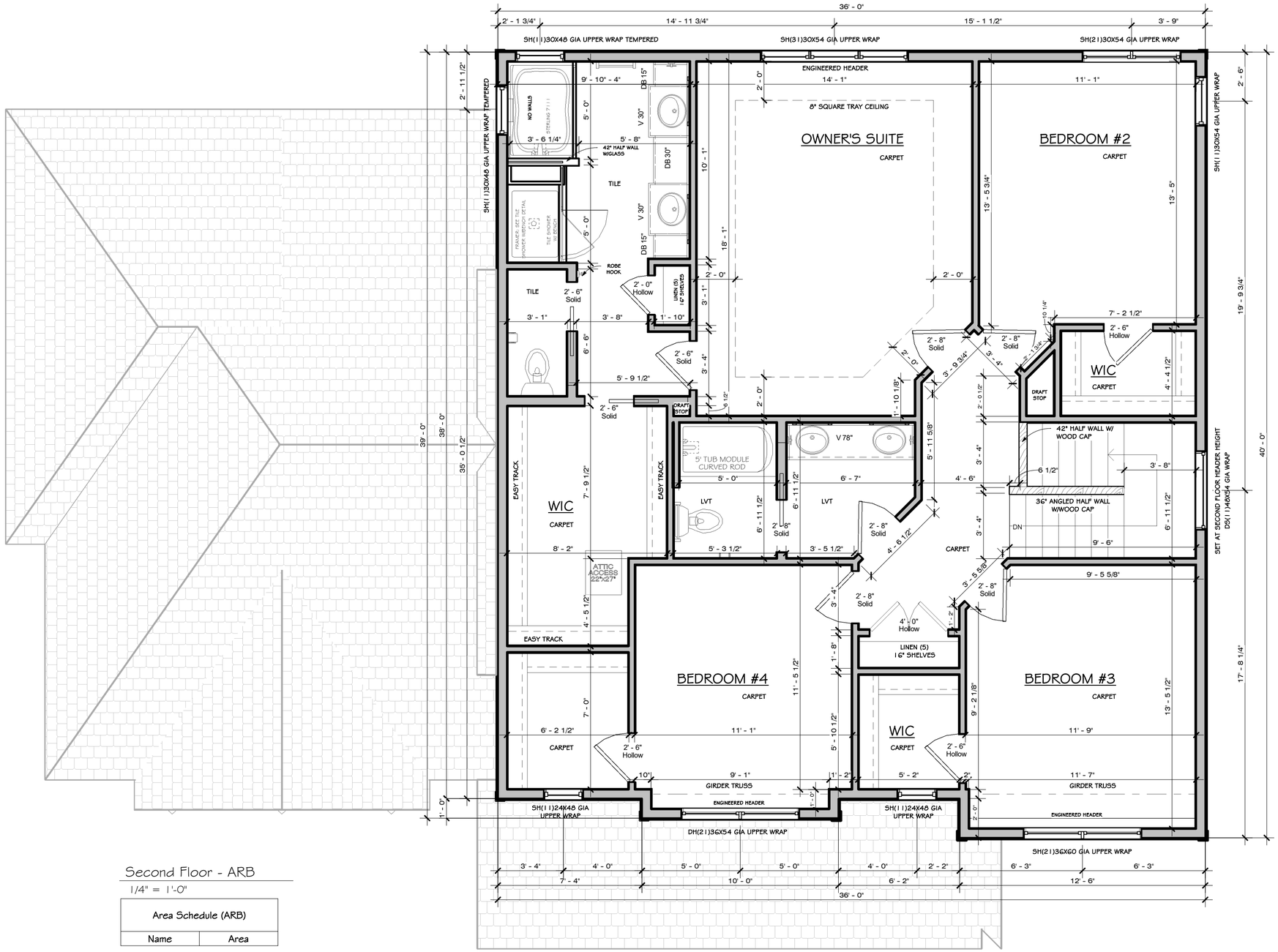
VERIDIAN HOMES
6801 South Towne Drive
Madison, WI 53713
Phone 608.226.3100
Fax 608.226.0600

Model: JACKSON - 3 Car Side Entry
Elevation: ARB
Revised Base Plan:
Drawn By: Author
Date: 3/29/2023

Print Date: 4/12/2023 3:59:41 PM
Revisions:

Drawing No.: ARB5

Attachment: Plans (8422 : Veridian Homes LLC)



Second Floor - ARB

1/4" = 1'-0"

Area Schedule (ARB)	
Name	Area

First Floor	1393 SF
Second Floor	1403 SF
	2796 SF

Custom Designed For: MOVE-IN-READY
Homesite / Neighborhood: 54 ENCLAVE AT MEQUON PRESERVE
Address: 10600 NORTH CONEFLOWER COURT MEQUON, WI 53097
Customer Approval:

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Phone 608.226.3100
Fax 608.226.0600

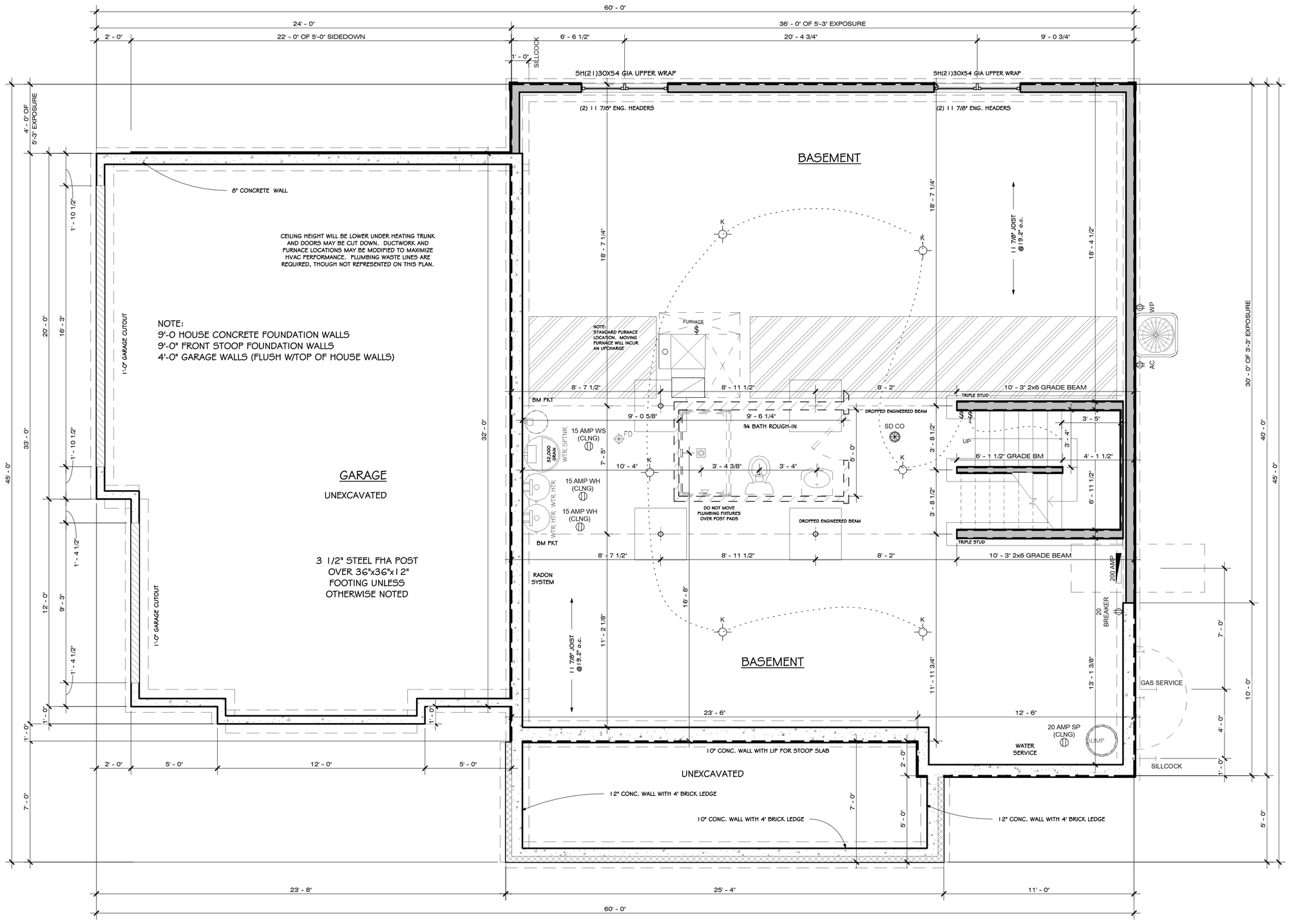
Do Not Scale Note: All dimensions are stud to stud
Actual floor plans & exterior styles may differ from these shown based on modifications, options & improvements to the plans by the builder. Room dimensions, features & actual square footage vary by exterior style and options.

Model: JACKSON - 3 Car Side Entry
Elevation: ARB
Revised Base Plan:
Drawn By: Author Date: 3/29/2023

Print Date: 4/12/2023 3:59:41 PM
Revisions:

Drawing No.: ARB6

Attachment: Plans (8422 : Veridian Homes LLC)



Foundation Plan
1/4" = 1'-0"

Custom Designed For: MOVE-IN-READY
Homesite / Neighborhood: 54 ENCLAVE AT MEQUON PRESERVE
Address: 10600 NORTH CONEFLOWER COURT
MEQUON, WI 53097
Customer Approval:

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VERIDIAN HOMES
6801 South Towne Drive
Madison, WI 53713
Phone 608.226.3100
Fax 608.226.0600

Do Not Scale Note: All dimensions are stud to stud
Actual floor plans & exterior styles may differ from these shown based on modifications, options & improvements to the plans by the builder. Room dimensions, features & actual square footage vary by exterior style and options.

Model: JACKSON - 3 Car Side Entry
Elevation: ARB
Revised Base Plan:
Drawn By: Author
Date: 3/29/2023

Print Date: 4/12/2023 3:59:42 PM
Revisions:

Drawing No.: ARB7

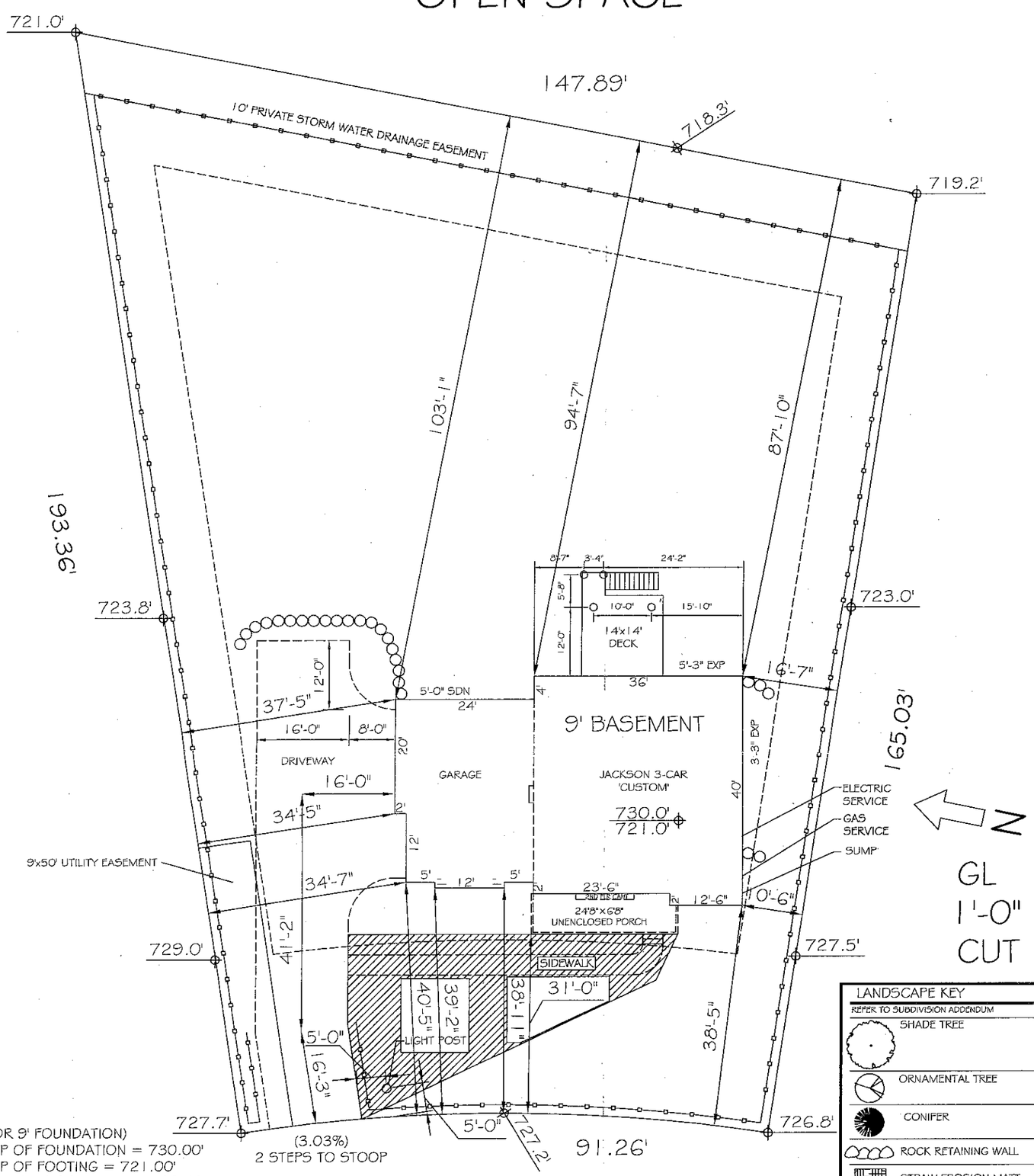
Attachment: Plans (8422 : Veridian Homes LLC)

Attachment: Site Plan (8422 : Veridian Homes LLC)

PHASE 1
LOT 54
20,670 S.F.

NO PORCH ENCROACHMENTS

OPEN SPACE



CONEFLOWER COURT

(FOR 9' FOUNDATION)
TOP OF FOUNDATION = 730.00'
TOP OF FOOTING = 721.00'
GARAGE FLOOR ELEV. = 729.50'
DRIVEWAY SLOPE = 3.03%
HALF EXPOSURE = 726.25' (3'-3" EXP)
HALF EXPOSURE = 724.25' (5'-3" EXP)
YARD GRADE = 6.82%

NOTE:
*EROSION MATTING TO BE APPLIED AND INSTALLED BY LANDSCAPING CONTRACTOR AT TIME OF FINE GRADE AND SEED
*RETAINING WALL SYMBOLS ARE ONLY TO REPRESENT WHERE THEY ARE NEEDED-IT IS UP TO THE LANDSCAPER TO DETERMINE THE LENGTH NEEDED AND IN WHAT DIRECTION THEY SHOULD BE PLACED.

LANDSCAPE KEY
REFER TO SUBDIVISION ADDENDUM
- SHADE TREE
- ORNAMENTAL TREE
- CONIFER
- ROCK RETAINING WALL
- STRAW EROSION MATT.

KEY
- STD. SETBACK LINE
- VARIANCE SETBACK
- EASEMENT SETBACK
- DRAINAGE ARROW
- RETAINING WALL ARROW
- EROSION CONTROL
- MAIN TRANSFORMER
- SM. TRANSFORMER

HOMESITE:	54
NEIGHBORHOOD:	ENCLAVE AT MEQUON PRESERVE SOUTH
MODEL:	JACKSON 3 CAR SE CUSTOM
SITE AREA:	20,670 SQ. FT.
IMPERVIOUS AREA:	3,958 SQ. FT.
SCALE:	1"=30'-0"
DRAWN BY:	MVL
DATE:	3/29/2023

CUSTOMER:	MOVE-IN-READY
ADDRESS:	10600 N CONEFLOWER COURT
	MEQUON, WI 53097

CUSTOMER APPROVAL:
DATE: / /22
DATE: / /22
VH APPROVAL:
DATE: / /22

ZONED: -
MINIMUM SETBACKS

FRONT:	30'
REAR:	20'
SIDE:	10'
TOTAL SIDE:	-
CORNER SIDE:	-

VERIDIAN HOMES
6801 South Towne Drive
Madison, WI 53713
(608)226-3100 Fax: (608)226-0600

11333 N. Cedarburg Road
Mequon, WI 53092-1930
Phone: 262-242-3100
Fax: 262-242-9655

www.ci.mequon.wi.us **Office of Architectural Board**

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **May 8, 2023**
SUBJECT: **Brian & Jennifer Kusch - Master Suite Addition and Covered Patio at 4725 W. Chippewa Drive**

Attachments:
Statement of Intent (PDF)
Survey (PDF)
Pictures (PDF)
Binder 04.17.2023.a (PDF)

Statement of Intent

The proposed project is aimed at increasing the internal functionality while enhancing the exterior esthetics of the existing home. The project includes creating a larger primary bedroom with larger closets and removing existing bedroom closets in order to create a more spacious primary bathroom. The purpose of the outdoor covered patio is to create a covered/protected outdoor living space. As part of the addition the homeowners plan to update the dated exterior finishes. Anticipated exterior updates include: neutral 6 or 8 inch smooth or textured LP SmartSide® siding; tan/brown 3-dimenaional shingles; and white or black vinyl double hung windows. Lastly, the proposed shed is purposed to store yard supplies and equipment. The exterior will match and compliment the exterior finishes of the updated house.

Attachment: Statement of Intent (8423 : Brian & Jennifer Kusch)

Chippewa Dr.

PLAT NO. LS-4372-18
FIELD CREW: E.A.J. & S.W.S.
DRAWN BY: A.R.H.

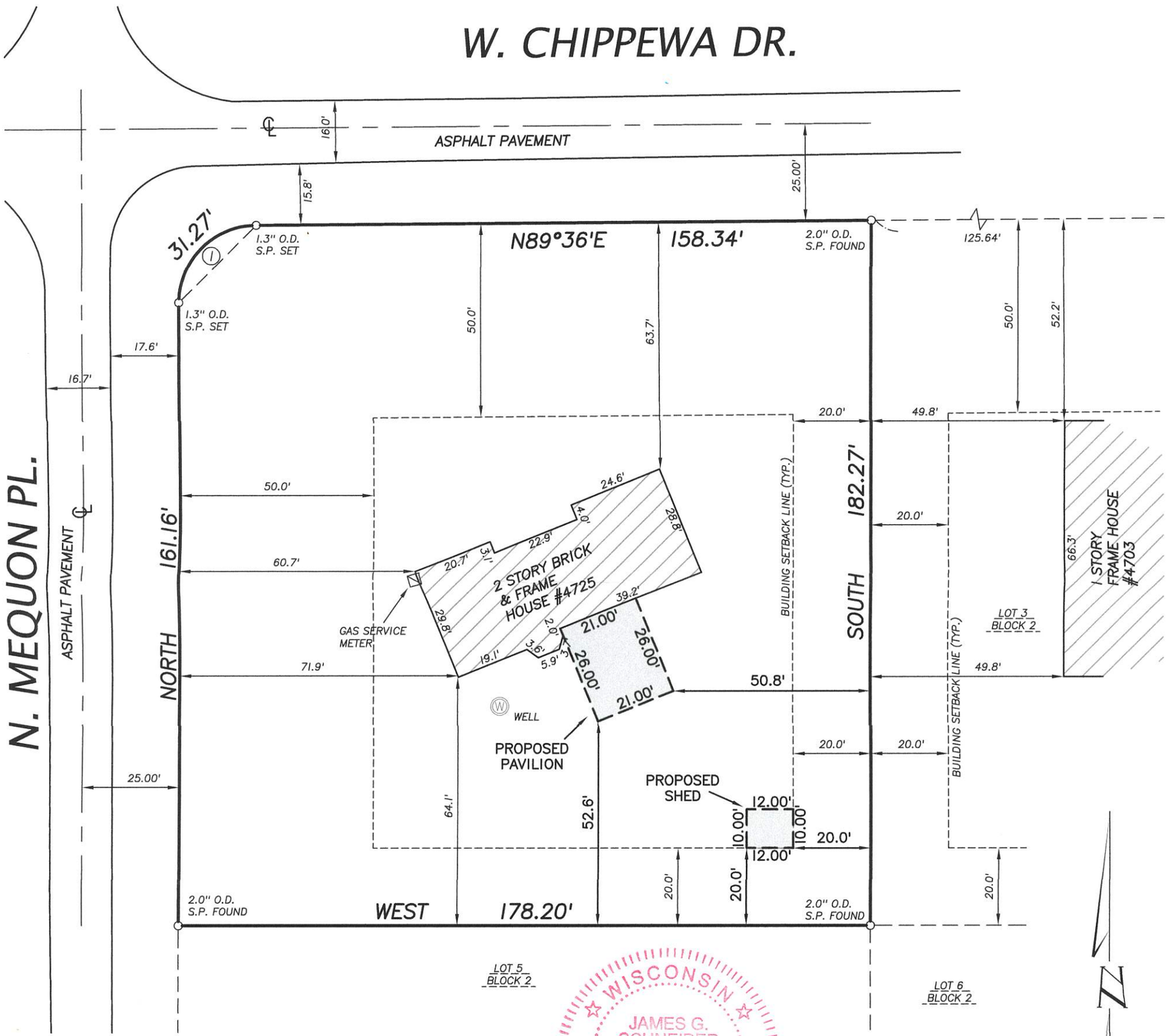
NORTH SHORE ENGINEERING, INC.
Consulting Engineers & Land Surveyors
11433 N. Port Washington Rd., Mequon, Wisconsin, 53092
(262) 241-9400 • FAX: (262) 241-5337
www.northshoreengineering.net

PLAT OF SURVEY

Prepared For: Brian Kusch/4725 W. Chippewa Drive

Property Description: Lot 4, Block 2, "SINGERS LANDSCAPE ACRES", in the Southeast 1/4 of Section 35, Township 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin.

Said parcel containing 32,283 sq. ft. / 0.74 acres of land, more or less.



CURVE DATA

(1)
RAD. = 20.00'
DELTA = 89°36'
L.C. = 28.19'
L.C.B. = N44°48'00"E

WISCONSIN
JAMES G. SCHNEIDER S-2127 MEQUON WI
LAND SURVEYOR

REVISED 2-13-20
REVISED 1-4-21
REVISED 4-13-23

THIS IS AN ORIGINAL PRINT ONLY IF STAMPED IN RED

NOTE :

1. ALL BEARINGS ARE REFERENCED TO THE SOUTH LINE OF W. CHIPPEWA DR. WHICH BEARS N89°36'E, PER "SINGER'S LANDSCAPED ACRES" SUBDIVISION.

0 30 45 60 90

SCALE 1" = 30'

SURVEY CERTIFICATE

I have surveyed the above described property and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary fences, apparent easements, roadways, and visible encroachments, if any.

This survey is made for the exclusive use of the present owners of the property, and also those who purchase, mortgage, or guarantee the title thereto within one (1) year from date hereof.

Dated at City of Mequon, State of Wisconsin this 9th day of July , 20 18

Recertified _____ Surveyor _____

West Elevation



South Elevation



Attachment: Pictures (8423 : Brian & Jennifer Kusch)

North Elevation



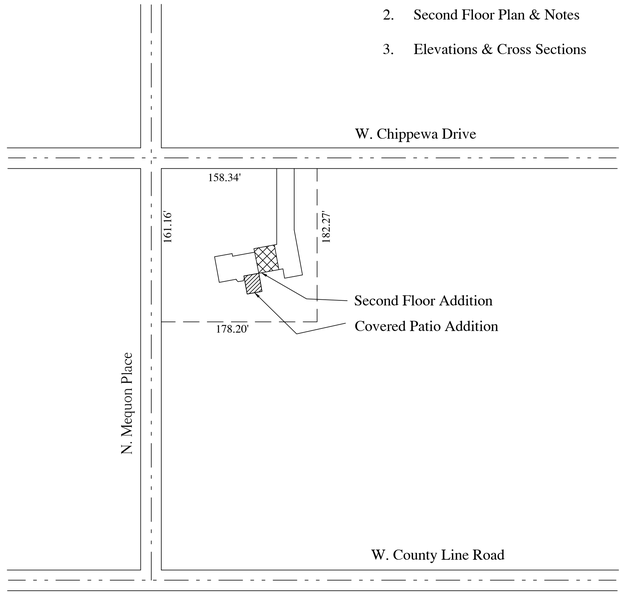
East Elevation



Attachment: Pictures (8423 : Brian & Jennifer Kusch)

Sheet Index

1. Site Plan & Existing First Floor Plan
2. Second Floor Plan & Notes
3. Elevations & Cross Sections

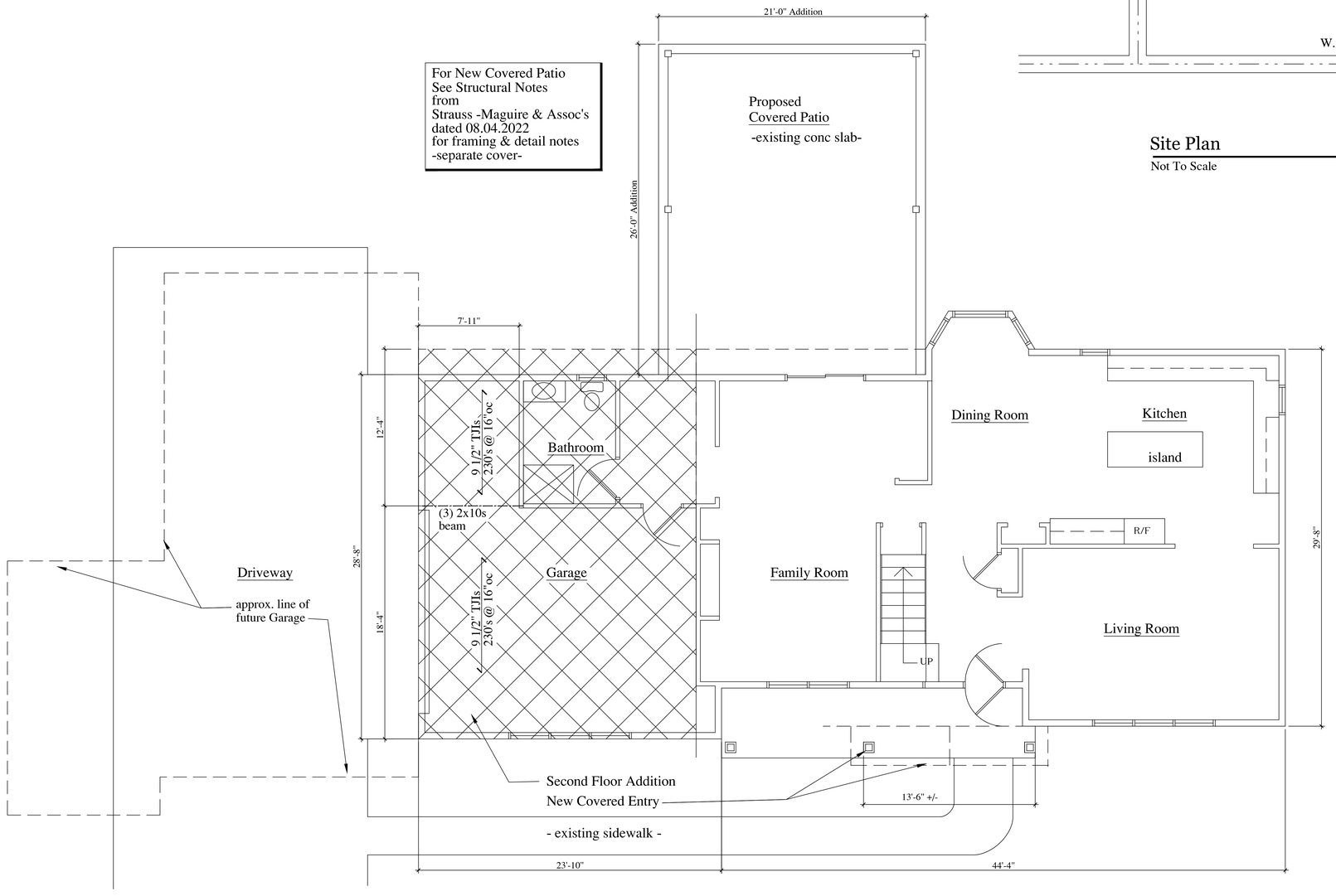


Site Plan

Not To Scale

North

For New Covered Patio
See Structural Notes
from
Strauss -Maguire & Assoc's
dated 08.04.2022
for framing & detail notes
-separate cover-



Existing First Floor Plan

1/4" = 1'-0"

0 2 4 8 Feet

North

Coordinate Any & All Dimensions, Layouts, Materials & Construction With The Owners Prior To Any & All Construction

04.17.2023

Tom W Meiklejohn, III AIA
A R C H I T E C T
13 East First Street
Fond du Lac, WI 54935
p (920) 923-3163
twm3arch@gmail.com

House Remodeling & Addition For:

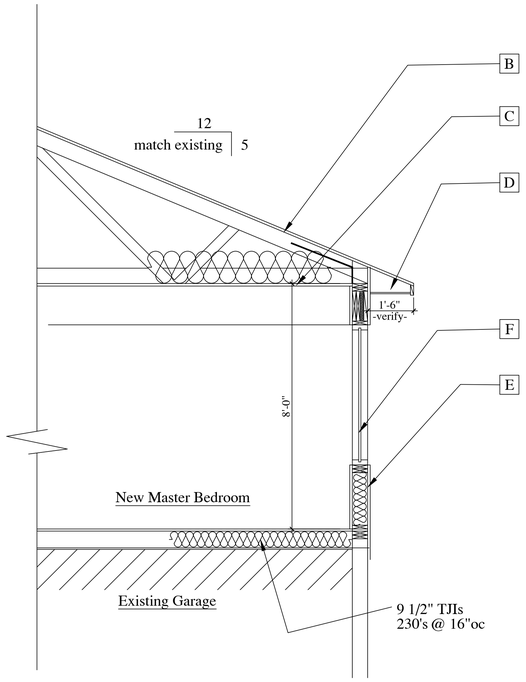
Kusch Family

4725 West Chippewa Drive
Mequon, WI 53092

2023.17

1 of 3

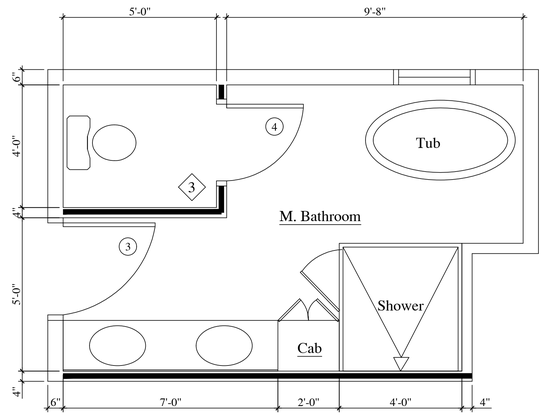
Attachment: Binder 04.17.2023.a (8423 : Brian & Jennifer Kusch)



1/2 Wall Section
1/2" = 1'-0"
0 2 4 8 Feet

Section Key Notes

- A Ridge Vent
- B Asphalt Shingles Over Building Paper on 5/8" Roof Sheathing on Wood Trusses @ 24" OC; 12" Batt Insul. (R-38) w/ Proper Vent. Provide Attic Trusses
- C 5/8" Gyp. Board Ceiling
- D Pre-Finished Metal Soffit, Gutters & Downspouts
- E Siding (on Exterior), Building Paper on 5/8" Exterior Sheathing on 2x6's at 16"oc. Fill Void W/ Batt Insul. (R-19), Vapor Barrier & 1/2" GYP BD (Interior).
- F Clad, Wood Framed Windows w/ Clear Insulated Glass



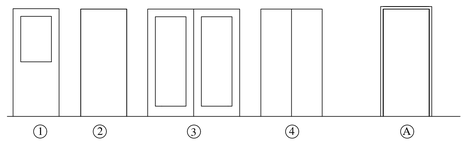
2/2 Master Bathroom Plan
1/2" = 1'-0"
0 1 2 4 Feet
North

Wall Types

- 1 Exterior Wall: Siding on Tyvek VB, over ½" EXT. OSB, on 2x6's @ 16" OC, Interior V.B, ½" GYP BD. FIll Void W/ Batt Insulation (R-21).
- 2 Existing Windows Removed, Exterior Siding Removed. In-Fill Window Openings w/ (2x4) Studs; Cover w/ ½" GYP BD both sides, Fill Void w/ Batt Insul.
- 3 ½" GYP Board Each Side of 2x4 WD Studs @16" OC. Fill Void W/ Batt Insul. Provide Moisture Resistant GYP Board @ All Wet Areas.

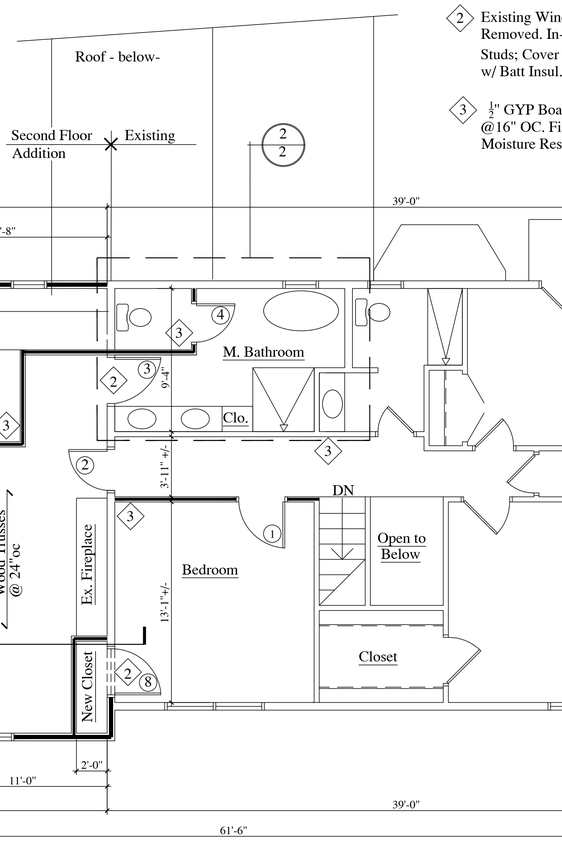
Door And Frame Schedule

Door No.	Size	Elev.	Mat'l.	Frame Size	Frame Elev.	Frame Mat'l.	Hard'w Group	Other
Upper Floor Level								
1	2'-8" x 6'-8"	2	SCWD	3'-0" x 6'-10"	A	WD		
2	2'-8" x 6'-8"	2	SCWD	3'-0" x 6'-10"	A	WD		
3	2'-8" x 6'-8"	2	SCWD	3'-0" x 6'-10"	A	WD		
4	2'-6" x 6'-8"	2	SCWD	3'-0" x 6'-10"	A	WD		
5	PR 2'-6" x 6'-8"	4	SCWD	5'-4" x 6'-10"	A	WD		Closet Doors
6	2'-8" x 6'-8"	2	SCWD	3'-0" x 6'-10"	A	WD		
7	2'-8" x 6'-8"	2	SCWD	3'-0" x 6'-10"	A	WD		
8	2'-8" x 6'-8"	2	SCWD	3'-0" x 6'-10"	A	WD		



Door Elevations

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



Second Floor Plan
1/4" = 1'-0"
0 2 4 8 Feet
North

Coordinate Any & All Dimensions, Layouts, Materials & Construction With The Owners Prior To Any & All Construction

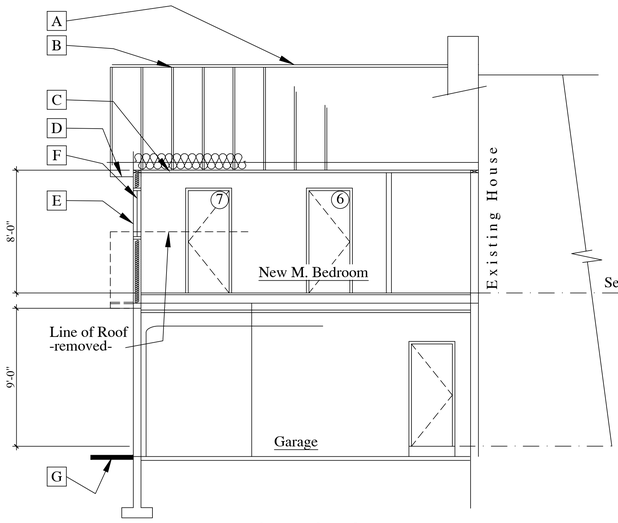
04.17.2023

Tom W Meiklejohn, III AIA
A R C H I T E C T
13 East First Street
Fond du Lac, WI 54935
p (920) 923-3163
twm3arch@gmail.com

House Remodeling & Addition For:
Kusch Family
4725 West Chippewa Drive
Mequon, WI 53092

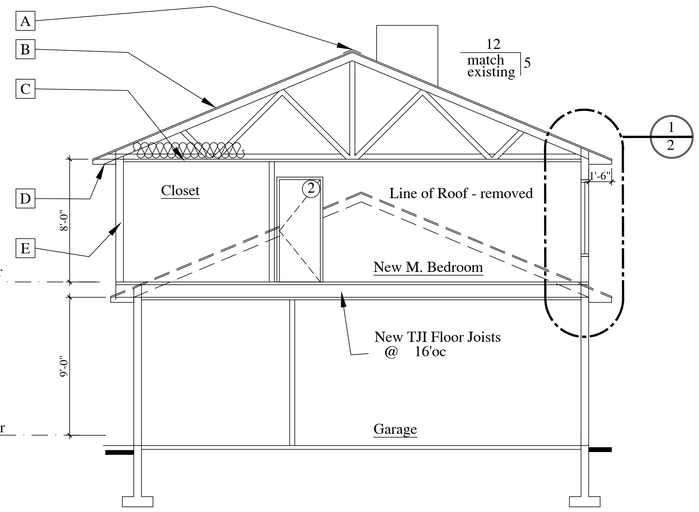
2023.17

Attachment: Binder 04.17.2023.a (8423 : Brian & Jennifer Kusch)



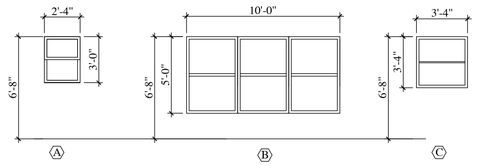
A/2 Cross Section

1/4" = 1'-0"



B/2 Cross Section

1/4" = 1'-0"



Window Elevations

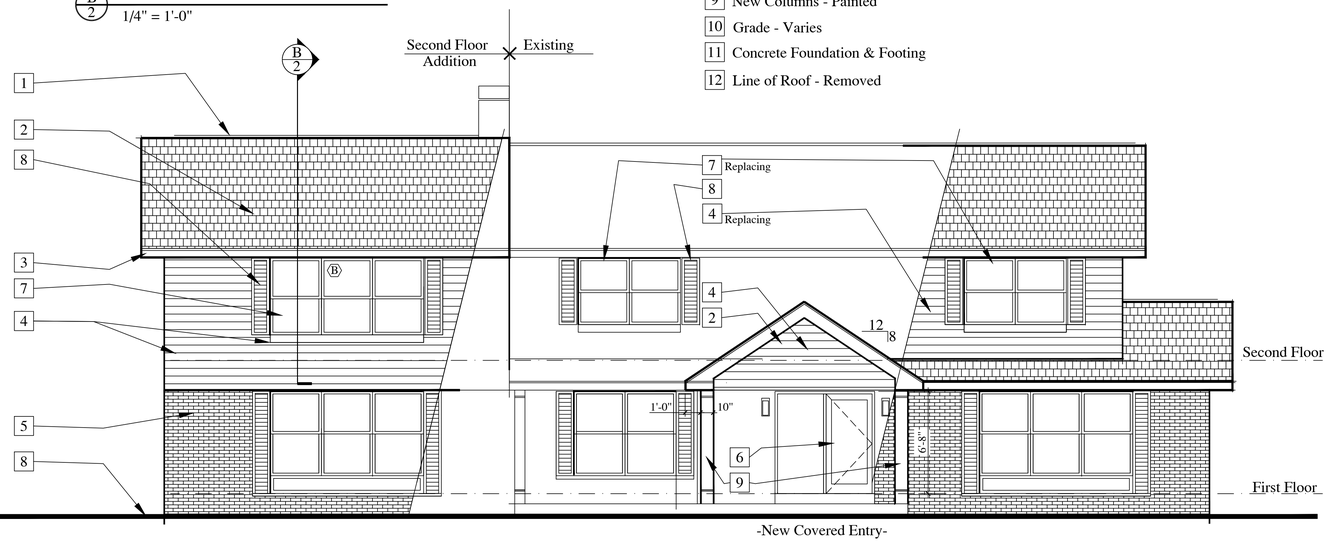
1/4" = 1'-0"

Elevation Notes

1. Continuous Ridge Vent
2. Shingles
3. Pre-Finished Metal Soffit, Gutters & Downspout
4. 6" Wide Siding & Trim
5. Existing Brick
6. Insulated Door/Frame w/ Clear Insul. Glass w/ Storm Door
7. Clad, Wood Windows w/ Clear Insulated Glass
8. Shutters
9. New Columns - Painted
10. Grade - Varies
11. Concrete Foundation & Footing
12. Line of Roof - Removed

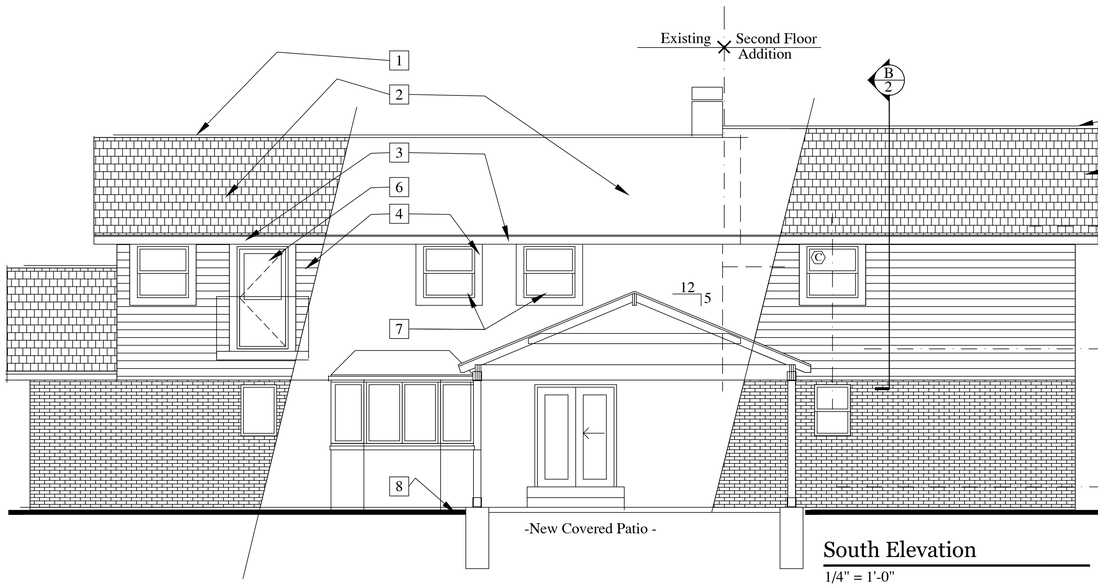
Detail/ Section Key Notes

- A Ridge Vent
- B Asphalt Shingles Over Building Paper on 5/8" Roof Sheathing on Wood Trusses @ 24" OC; Batt Insul. (R-38) w/ Proper Vent
- C 5/8" Gyp. Board Ceiling
- D Pre-Finished Metal Soffit, Gutters & Downspouts
- E Siding (on Exterior), Building Paper on 5/8" Exterior Sheathing on 2x6's at 16"oc. Fill Void W/ Batt Insul. (R-19), Vapor Barrier & 1/2" GYP BD (Interior).
- F Clad, Wood Framed Windows w/ Clear Insulated Glass
- G Grade - Varies; See Elevations
- H 4" Conc. Floor Slab
- I Existing Foundation Wall & Footings



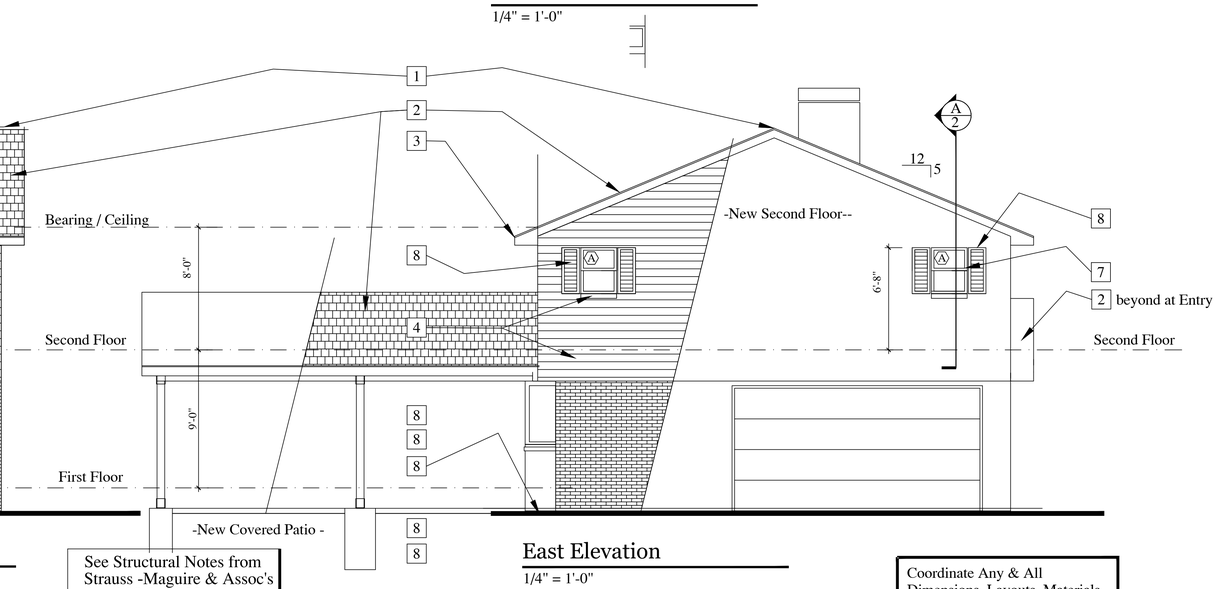
North Elevation

1/4" = 1'-0"



South Elevation

1/4" = 1'-0"



East Elevation

1/4" = 1'-0"

0 2 4 8 Feet

See Structural Notes from Strauss -Maguire & Assoc's dated 08.04.2022 for framing & detail notes -separate cover-

Coordinate Any & All Dimensions, Layouts, Materials & Construction With The Owners Prior To Any & All Construction

04.17.2023

Tom W Meiklejohn, III AIA
A R C H I T E C T
13 East First Street
Fond du Lac, WI 54935
p (920) 923-3163
twm3arch@gmail.com

House Remodeling & Addition For:

Kusch Family

4725 West Chippewa Drive
Mequon, WI 53092

2023.17

3 of 3

Attachment: Binder 04.17.2023.a (8423 : Brian & Jennifer Kusch)

11333 N. Cedarburg Road
Mequon, WI 53092-1930
Phone: 262-242-3100
Fax: 262-242-9655

www.ci.mequon.wi.us **Office of Architectural Board**

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **May 8, 2023**
SUBJECT: **Moua & Pa Yeng Vang - New Single-Family Residence on Lot #2 County Line Road**

Attachments:
Statement of Intent (PDF)
Survey (PDF)
Plans (PDF)

Statement of Intent:

New Construction Home at

Lot 2 of CSM No. 4048, Mequon, WI 53092

Tax Key Number: 14-034-16-022.00

Moua Vang and Pa Yeng Vang – Owner

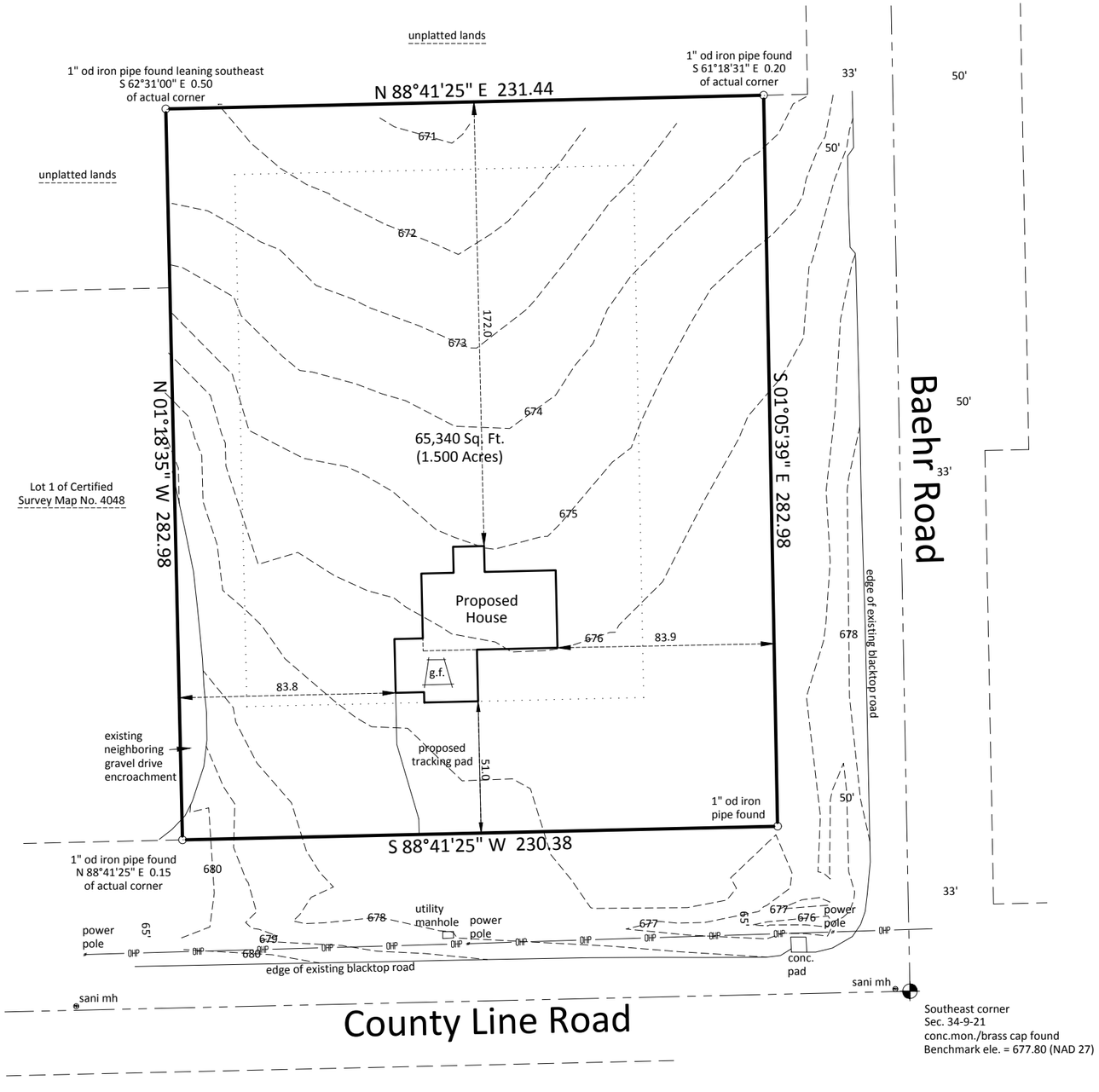
Great Lakes Homes & Renovation - Builder

This is a ranch style new construction home with "architecture in the round" considerations including window treatments with black shutters on applicable windows, light gray vinyl siding with 4" reveal and white trim. The generous roof is designed at 8/12. Additional architectural features include both overhead garage doors with clear lites/glass in the top row, dark gray architectural shingles and a white gable vent.

The home's design fits well with the surrounding neighborhood. Its size and shape is compatible with homes in the area. The home is placed thoughtfully on the lot with its front on County Line Road facing south.

Thank you for your consideration.

Attachment: Statement of Intent (8424 : Moua & Pa Yeng Vang)



Plat of Survey
for
Great Lakes Homes

Lot 2 of Certified Survey Map No. 4048, recorded on February 28, 2019, as Document No. 1074249, being part of the Southeast One-quarter (SE 1/4) of the Southeast One-quarter (SE 1/4) of Section 34, Township 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin.

State of Wisconsin)
Ozaukee County)s.s.

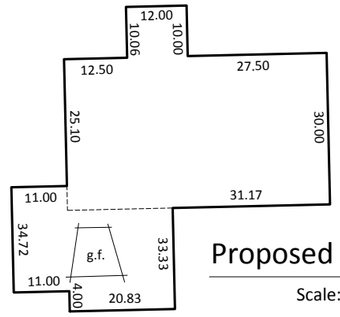
I certify that I have surveyed the above described Property, and this map is a true representation thereof and shows the size and location of the Property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary fences, apparent easements, and roadways and visible encroachments, if any, to the best of my knowledge and belief.

This survey is made for the exclusive use of the present owners of the Property, and also those who purchase, mortgage, or guarantee the title thereto, within one (1) year from date hereof.

Dated this 26th day of April, 2023.

David J. Leininger, S-2285

WISCONSIN
DAVID J.
LEININGER
S 2285
SAUKVILLE
WI
LAND SURVEYOR



Proposed House Detail

Scale: 1" = 30'



Bearings are referenced to monuments found marking the north right of way line of County Line Road which has a recorded bearing of S 88°41'25" W.

0 25 50 100 150

Scale in feet
1" = 50'

Homeland Surveying, LLC 2079 Cold Springs Rd. Saukville, WI 53080 Phone:(262)689-6885 Email: homeland2079@gmail.com

Attachment: Survey (8424 : Moua & Pa Yeng Vang)



NOTICE:
ALL DRAWINGS, DESIGNS, PLANS, SPECIFICATIONS, ETC. ARE COPYRIGHT PROTECTED UNDER UNITED STATES COPYRIGHT LAW. NO REPRODUCTIONS ARE ALLOWED.

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

DEVONSHIRE IV

DRAWINGS PROVIDED BY:
GREAT LAKES HOMES
10936 N PORT WASHINGTON RD
MEQUON, WI 53092

DATE:
12/23/2022

SCALE:
1/4" = 1 FT

SHEET:



FRONT ELEVATION



REAR ELEVATION

NOTICE:
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REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

DEVONSHIRE IV

FRONT AND REAR ELEVATIONS

DRAWINGS PROVIDED BY:
GREAT LAKES HOMES
10936 N PORT WASHINGTON RD
MEQUON, WI 53092

DATE:
12/23/2022

SCALE:
1/4" = 1 FT

SHEET:
P3



RIGHT ELEVATION



LEFT ELEVATION

NOTICE:
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REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

DEVONSHIRE IV

LEFT AND RIGHT ELEVATIONS

DRAWINGS PROVIDED BY:
GREAT LAKES HOMES
10936 N PORT WASHINGTON RD
MEQUON, WI 53092

DATE:
12/23/2022

SCALE:
1/4" = 1 FT

SHEET:

DRAWINGS PROVIDED BY:	DATE:	SCALE:	SHEET:	PLAN
GREAT LAKES HOMES 1036 N. PORT WASHINGTON RD MEQUON, WI 53092	12/23/2022	1/4" = 1 FT		

FOUNDATION PLAN

DEVONSHIRE IV

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

NOTICE:
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Attachment: Plans (8424 : Moua & Pa Yeng Vang)

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

DEVONSHIRE IV

FIRST FLOOR PLAN

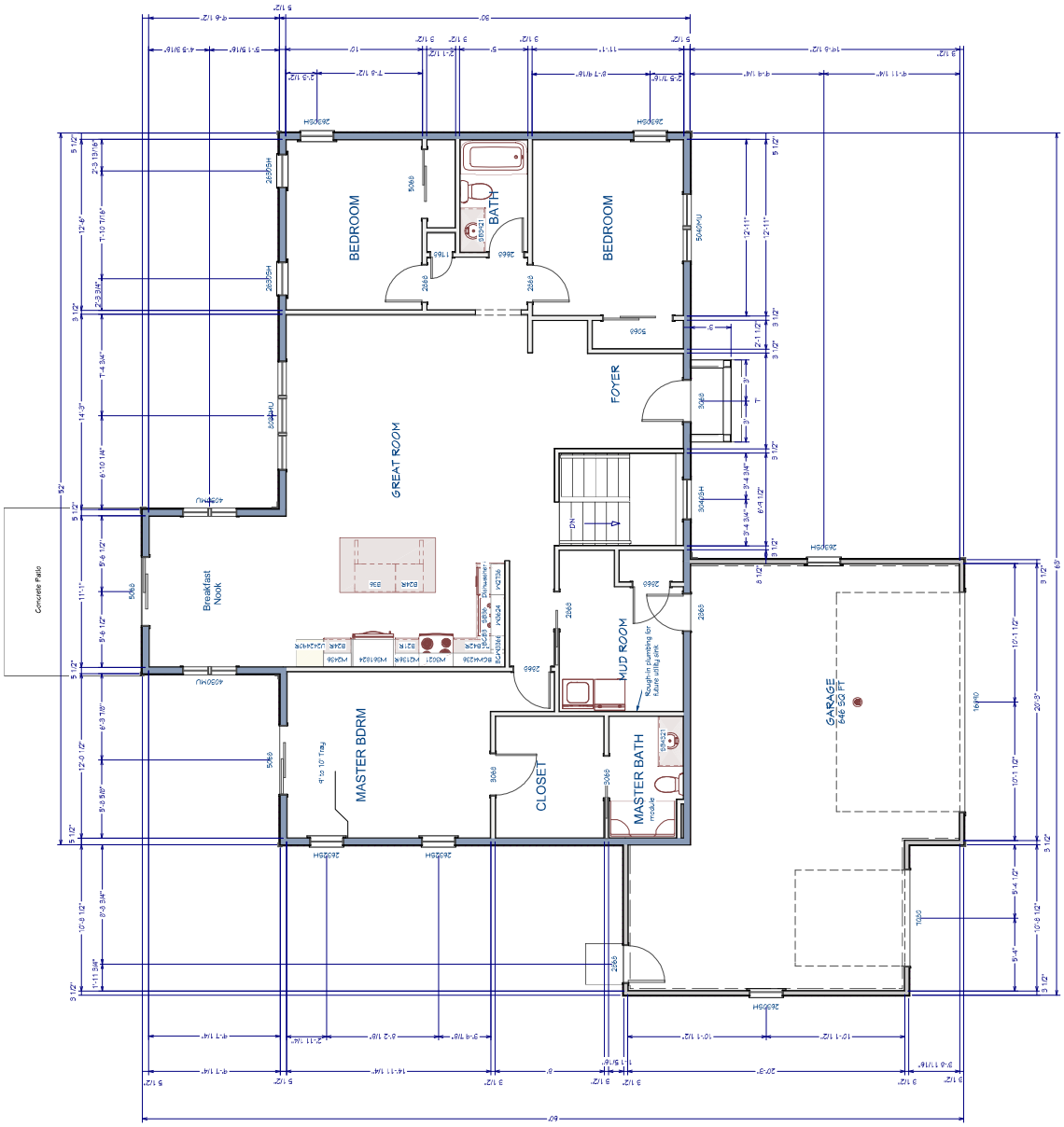
DRAWINGS PROVIDED BY:
GREAT LAKES HOMES
10436 N. PORT WASHINGTON RD
MEQUON, WI 53092

DATE: 12/23/2022

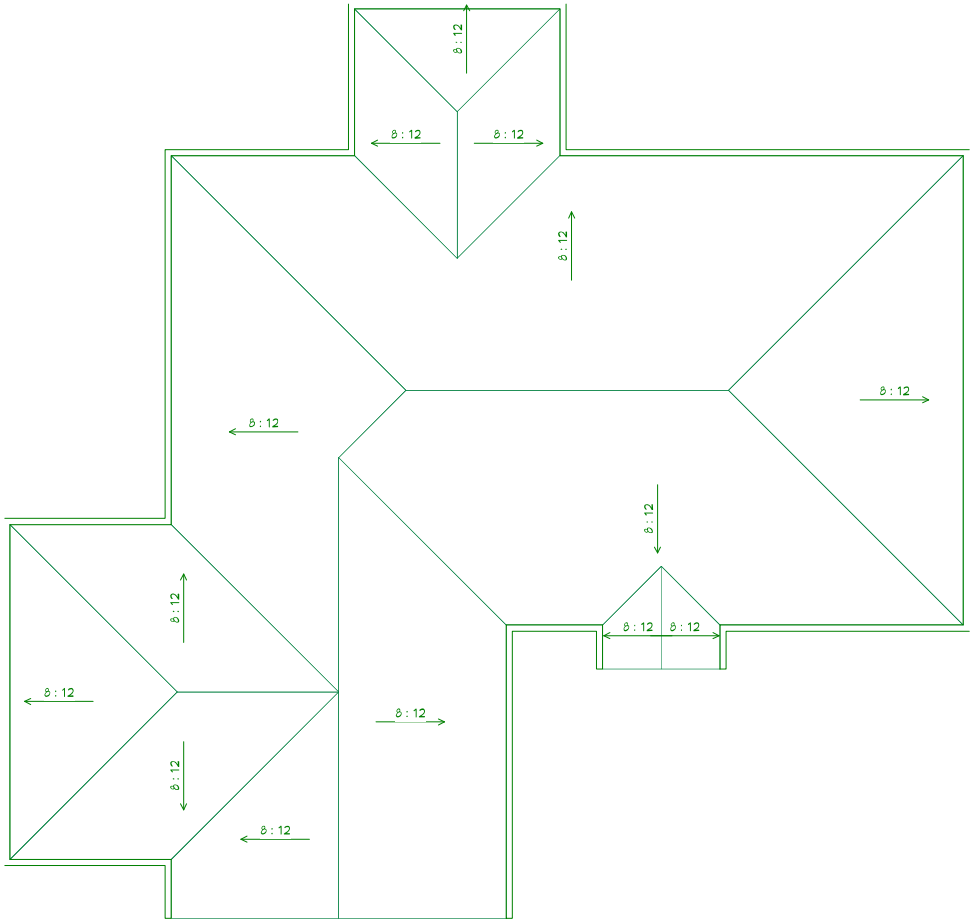
SCALE: 1/4" = 1 FT

SHEET: A5

NOTICE:
ALL DRAWINGS, DESIGNS, PLANS, SPECIFICATIONS, ETC. ARE COPYRIGHT PROTECTED UNDER UNITED STATES COPYRIGHT LAW. NO REPRODUCTIONS ARE ALLOWED.



Attachment: Plans (8424 : Moua & Pa Yeng Vang)



Roof Layout 1/4"

NOTICE:
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SPECIFICATIONS, ETC. ARE COPYRIGHT PROTECTED UNDER
UNITED STATES COPYRIGHT LAW. NO
REPRODUCTIONS ARE ALLOWED.

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

DEVONSHIRE IV

ROOF PLAN

DRAWINGS PROVIDED BY:
GREAT LAKES HOMES
10936 N.PORT WASHINGTON RD
MEQUON, WI 53092

DATE:
12/23/2022

SCALE:
1/4" = 1 FT

SHEET:
T

11333 N. Cedarburg Road
Mequon, WI 53092-1930
Phone: 262-242-3100
Fax: 262-242-9655

www.ci.mequon.wi.us **Office of Architectural Board**

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **May 8, 2023**
SUBJECT: **Fred & Karen Bersch - New Single-Family Residence at 596 W. Bonniwell Road**

Attachments:
Statement of Intent (PDF)
Site Plan (PDF)
Plans (PDF)

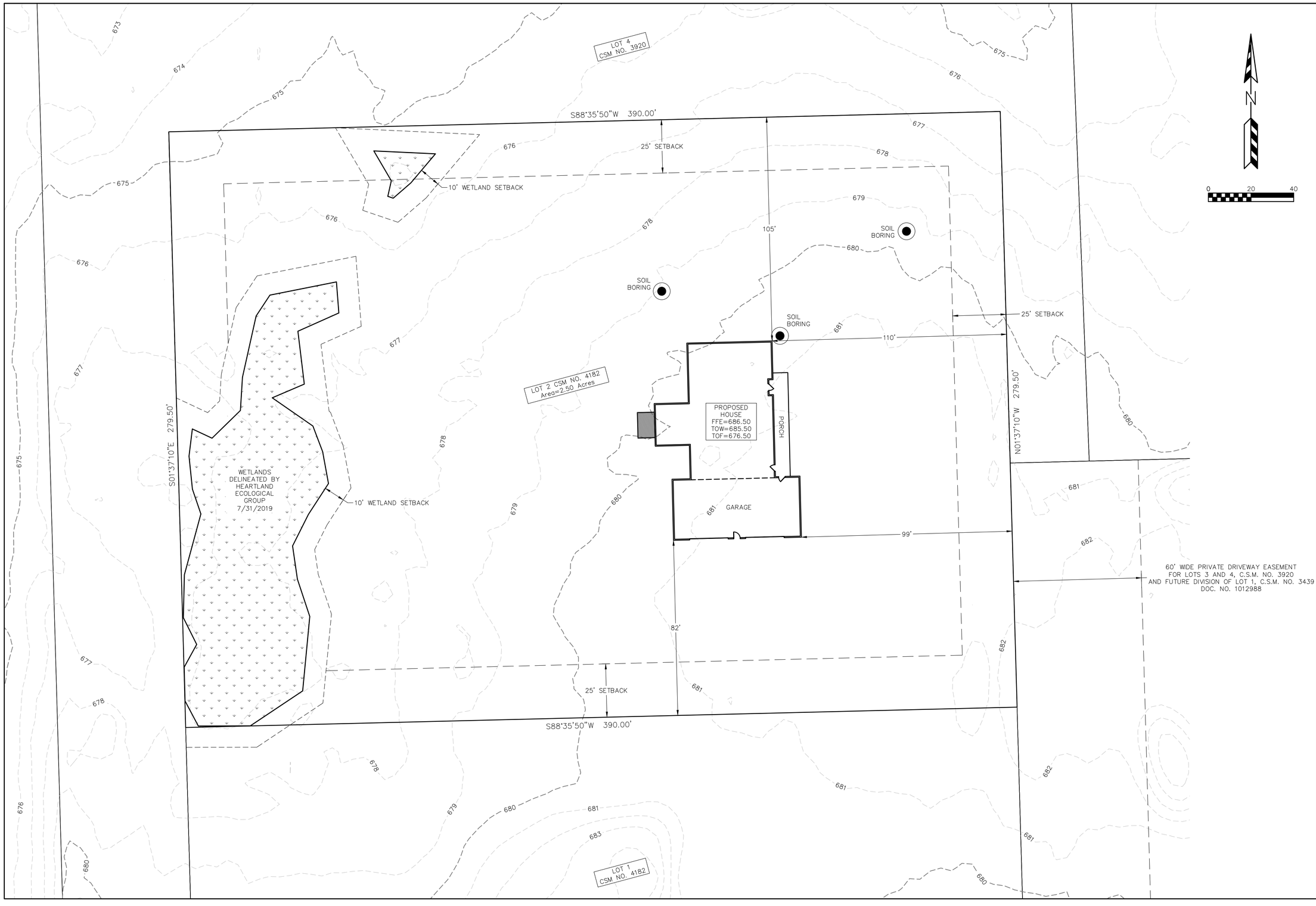
April 17, 2023

Statement of Intent

New Home for Karen and Fred Bersch
596 W. Bonniwell Road

We are proposing to build ourselves a new 3 bedroom single story home with a look-out basement on a 2.5 acre lot that is part of a property we have owned and occupied since 1992. We are raising the home like the adjacent homes we have constructed on similar sized lots in order to reduce the impacts of poorly drained soil.

Attachment: Statement of Intent (8425 : Fred & Karen Bersch)



REVISIONS:

NO.	DATE	DESCRIPTION
1	XX-XX-XX	XXXXXXXXXXXXXXXXX

PSE
PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800
www.parishse.com

PROJECT TITLE:
FRED BERSCH
596 W BONNIWELL ROAD
MEQUON, WI 53097

PLAN TITLE:
SITE PLAN

DRAWN BY:
KJP
DESIGNED BY:
KJP
CHECKED BY:
KJP

PLAN DATE:
04.14.2023

PROJECT NO:
\BO-12-23\

CONCEPT

SHEET NO:
C1.00

Attachment: Site Plan (8425 : Fred & Karen Bersch)

NOTICE:
Although every effort has been made in designing and preparing these plans and checking them for accuracy, the installer, owner, or contractor must check all details and dimensions and be responsible for any changes or adjustments required during actual construction. The installer is also responsible to follow all state and local codes.

CODE INFORMATION:

BUILDING CLASSIFICATIONS:

USE GROUP:

R-3 SINGLE FAMILY RESIDENTIAL

FLOOR AREA OF NEW CONSTRUCTION:
(CALCULATIONS ARE TO OUTSIDE BEARING EDGE)

AREA SCHEDULE	
NAME	**AREA**
Main Floor Finished	2872.7 sq ft.
Basement Slab	2736.1 sq ft.
Garage Slab	1575.0 sq ft.
Front Porch Slab	347.0 sq ft.

MECHANICAL REQUIREMENTS

-MECHANICAL SYSTEM DESIGN/BUILD BY OWNER & CONTRACTOR

ELECTRICAL REQUIREMENTS

-ACTUAL ELECT. FIXTURE LOCATION BY OWNER/ DESIGN/BUILD BY CONTRACTOR
-ELECTRIC REQUIREMENTS TO BE IN ACCORDANCE WITH NEC & NFPA

STRUCTURAL

- ALL ENGINEERED BUILDING MATERIALS AND TRUSSES
TO BE DESIGNED AND APPROVED BY APPROVED MANUFACTURER

GENERAL NOTES:

DRAWINGS

A. CONTRACTOR TO VERIFY ALL DIMENSIONS IN THE FIELD AND SHALL NOTIFY THE AUTHOR OF ANY DISCREPANCIES. DRAWINGS SHALL NOT BE SCALED FOR DIMENSIONS OR LOCATIONS.

B. MANUFACTURERS RECOMMENDATIONS MUST BE ADHERED TO AT ALL TIMES AND SHALL BE CONSIDERED AS MIN. STANDARDS OF QUALITY.

C. ALL WORK IS TO BE PERFORMED TO INDUSTRY STANDARDS BY QUALIFIED, COMPETENT TRADESPERSONS. IT IS ASSUMED THAT WORKERS WILL BE FAMILIAR WITH LOCAL, STATE, AND NATIONAL CODES AND REGULATIONS AND SHALL ADHERE TO SUCH CODES AND REGULATIONS.

GOVERNING CODES:

APPLICABLE CODES: ALL WORK UNDER THIS CONTRACT SHALL COMPLY WITH THE PROVISIONS OF THE SPECIFICATIONS AND DRAWING, AND SHALL SATISFY ALL APPLICABLE CODES, ORDINANCES AND REGULATIONS OF ALL GOVERNING BODIES INVOLVED. ALL PERMITS AND LICENSES NECESSARY FOR THE PROPER EXECUTION OF THE WORK SHALL BE PROCURED AND PAID FOR BY THE OWNER

This plan was designed and drafted to meet conditions and codes of Oostburg, WI. Verify compliance of this design and the values listed below with your local building official. These's plans do not warrant compliance with any specific code or regulation.

DRAWING SCHEDULE

FRONT & REAR ELEVATION 1
NORTH & SOUTH ELEVATION 2
FOUNDATION & WELL PRECAST DETAIL 3
MAIN FLOOR 4
ATTIC PLAN 5
SECTIONS 6
ROOF PLAN & WALL SECTION 7

NOTE:
All dimensions are face of stud to face of stud 2x4 (3 1/2"), 2x6 (5 1/2")
All window header heights to be set at 6'-10 7/8" unless otherwise noted.
All bearing headers to be (2) 2x12's, unless otherwise noted.
All exterior window and door sizes are Rough Openings
All wall heights to be 8'-1 1/8" unless otherwise noted.



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



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

BID SET

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Phone: (920) 564-2378
Fax: (920) 564-3040

PROJECT FOR:
Bonnilake Farm
596 W. Bonniwell Road
Mequon, WI 53097

PRINT DATE 2/4/2023
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Page: 1 of 7

Drawn by: D.E.G.
Checked by: K. D.

Attachment: Plans (8425 : Fred & Karen Bersch)

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

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

BID SET

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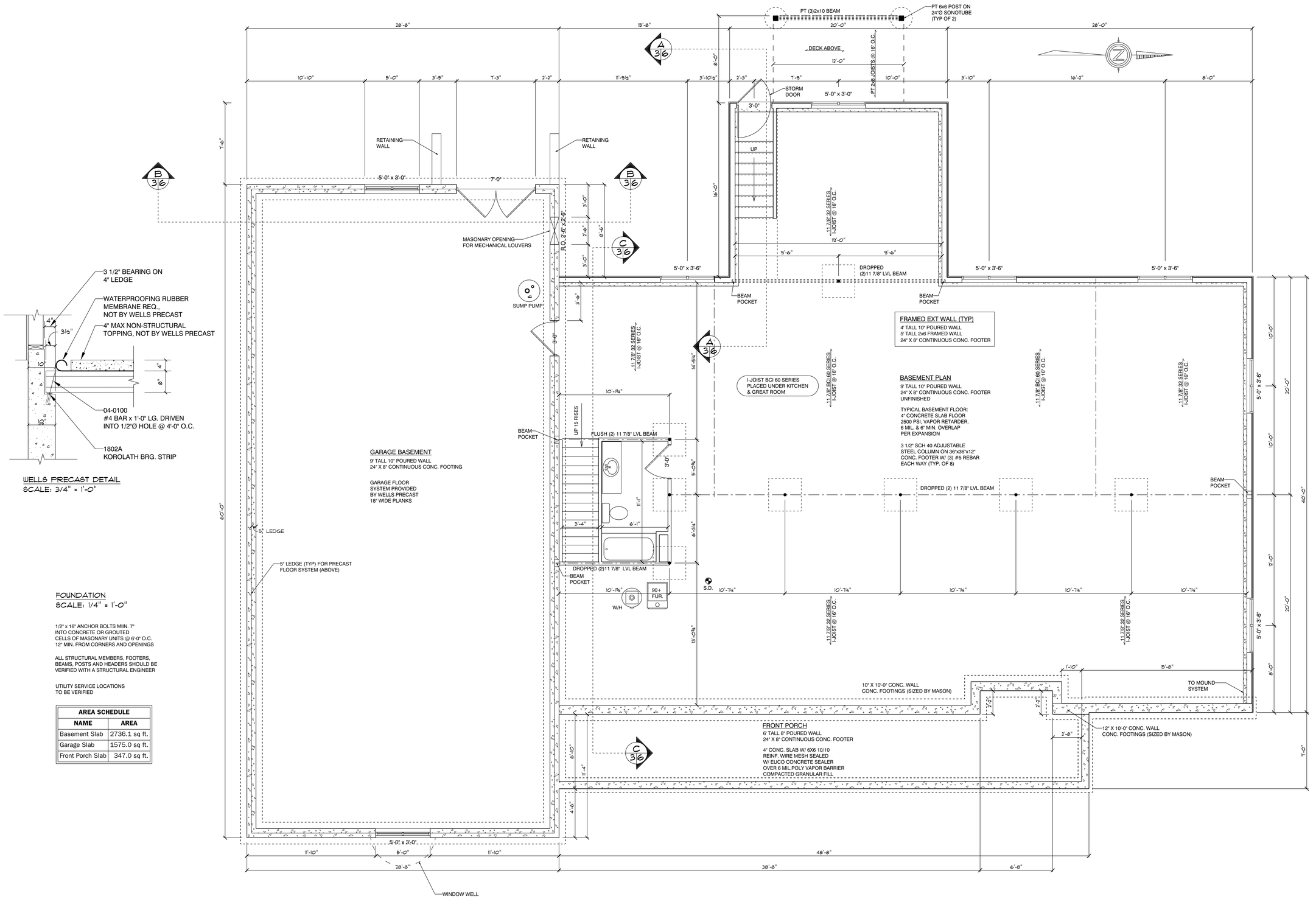
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FRAMED EXT WALL (TYP)
4' TALL 10" POURED WALL
5' TALL 2x6 FRAMED WALL
24" X 8" CONTINUOUS CONC. FOOTER

BASEMENT PLAN
9' TALL 10" POURED WALL
24" X 8" CONTINUOUS CONC. FOOTER
UNFINISHED

TYPICAL BASEMENT FLOOR:
4" CONCRETE SLAB FLOOR
2500 PSI, VAPOR RETARDER,
6 MIL. & 6" MIN. OVERLAP
PER EXPANSION

3 1/2" SCH 40 ADJUSTABLE
STEEL COLUMN ON 36"x36"x12"
CONC. FOOTER W/ (3) #5 REBAR
EACH WAY (TYP. OF 8)

GARAGE BASEMENT
9' TALL 10" POURED WALL
24" X 8" CONTINUOUS CONC. FOOTING

GARAGE FLOOR
SYSTEM PROVIDED
BY WELLS PRECAST
18" WIDE PLANKS

FRONT PORCH
6' TALL 8" POURED WALL
24" X 8" CONTINUOUS CONC. FOOTER

4" CONC. SLAB W/ 6X6 10/10
REINF. WIRE MESH SEALED
W/ EUCO CONCRETE SEALER
OVER 6 MIL.POLY VAPOR BARRIER
COMPACTED GRANULAR FILL

WELLS PRECAST DETAIL
SCALE: 3/4" = 1'-0"

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

1/2" x 16" ANCHOR BOLTS MIIN. 7" INTO CONCRETE OR GROUTED CELLS OF MASONARY UNITS @ 6'-0" O.C. 12" MIN. FROM CORNERS AND OPENINGS

ALL STRUCTURAL MEMBERS, FOOTERS, BEAMS, POSTS AND HEADERS SHOULD BE VERIFIED WITH A STRUCTURAL ENGINEER

UTILITY SERVICE LOCATIONS TO BE VERIFIED

AREA SCHEDULE	
NAME	AREA
Basement Slab	2736.1 sq ft.
Garage Slab	1575.0 sq ft.
Front Porch Slab	347.0 sq ft.

BID SET

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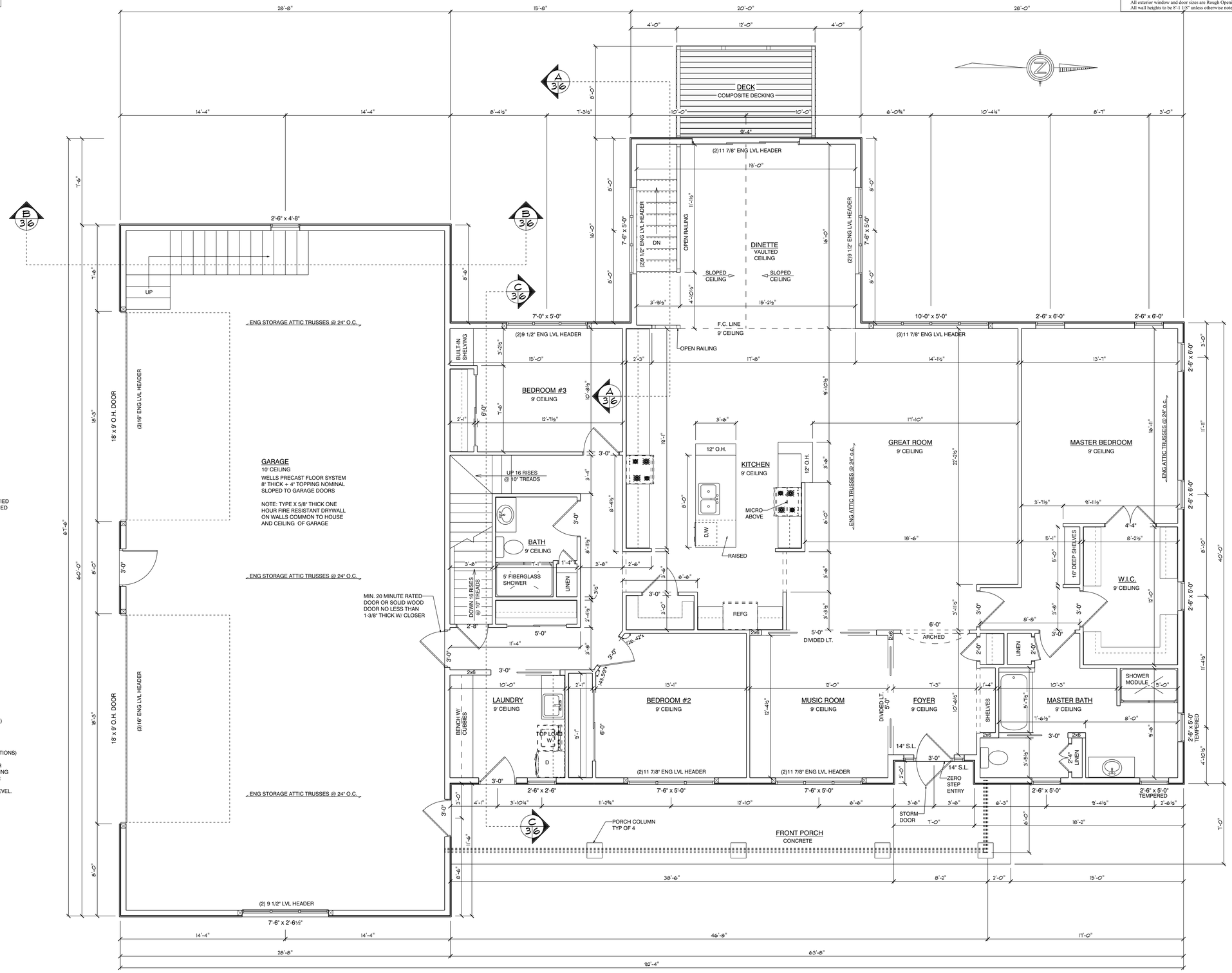
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MAIN FLOOR
SCALE: 1/4" = 1'-0"

AREA SCHEDULE	
NAME	AREA
Main Floor Finished	2872.7 sq ft.

FRAMING NOTE:
ALL EXTERIOR WALLS TO BE 2X6 UNLESS OTHERWISE SPECIFIED
ALL INTERIOR WALLS TO BE 2X4 UNLESS OTHERWISE SPECIFIED

ALL ANGLES ARE 45 DEG. U.N.O.

HEADER NOTES:
(3) 2X12 HEADERS OVER ALL
EXTERIOR & INTERIOR LOAD
BEARING OPENINGS (TYP)
UNLESS OTHERWISE NOTED

WINDOW HEADER HEIGHT
@ 7'-6" UNLESS OTHERWISE NOTED

NOTE: EMERGENCY & RESCUE OPENINGS
SLEEPING ROOMS SHALL HAVE ONE EGRESS WINDOW FOR EMERGENCY RESCUE. THE SILL HEIGHT FROM THE FLOOR SHALL NOT EXCEED (44"). THE WINDOW SHALL HAVE A NET CLEAR OPENING OF NO LESS THAN 5.7 SQUARE FEET. THE MINIMUM OPENING HEIGHT SHALL BE (24") AND (20") IN WIDTH. SHOW COMPLIANCE TO THIS SECTION. INDICATE WHICH WINDOWS ARE TO BE EGRESS WINDOWS ON THE PLANS.

SMOKE/CO ALARM NOTE:
IN NEW DWELLINGS, SMOKE ALARMS MUST BE INSTALLED IN THE FOLLOWING LOCATIONS:

A.) A SMOKE ALARM UTILIZING PHOTOELECTRIC AND IONIZATION TECHNOLOGIES ON EACH LEVEL WITHIN EACH DWELLING UNIT. (SHOW TECHNOLOGY TYPE LOCATIONS)

B.) A SMOKE ALARM IN EACH SLEEPING ROOM. (ACCEPTABLE)

C.) A SMOKE ALARM THAT INCLUDES PHOTOELECTRIC TECHNOLOGY OUTSIDE EACH SEPARATE SLEEPING AREA, SUCH AS IN THE CORRIDORS IN THE IMMEDIATE VICINITY OF THE SLEEPING ROOMS. (SHOW TECHNOLOGY TYPE LOCATIONS)

D.) A SMOKE ALARM ON THE UPPER LEVEL OF DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ON E FULL STORY BELOW THE UPPER LEVEL.

CABINET NOTE:
ALL CABINET LAYOUT AND DESIGN
ARE FOR ILLUSTRATIVE PURPOSES ONLY.
ACTUAL CABINET LAYOUT AND DESIGN
TO BE VERIFIED FROM THE CABINET DESIGNER.

BID SET

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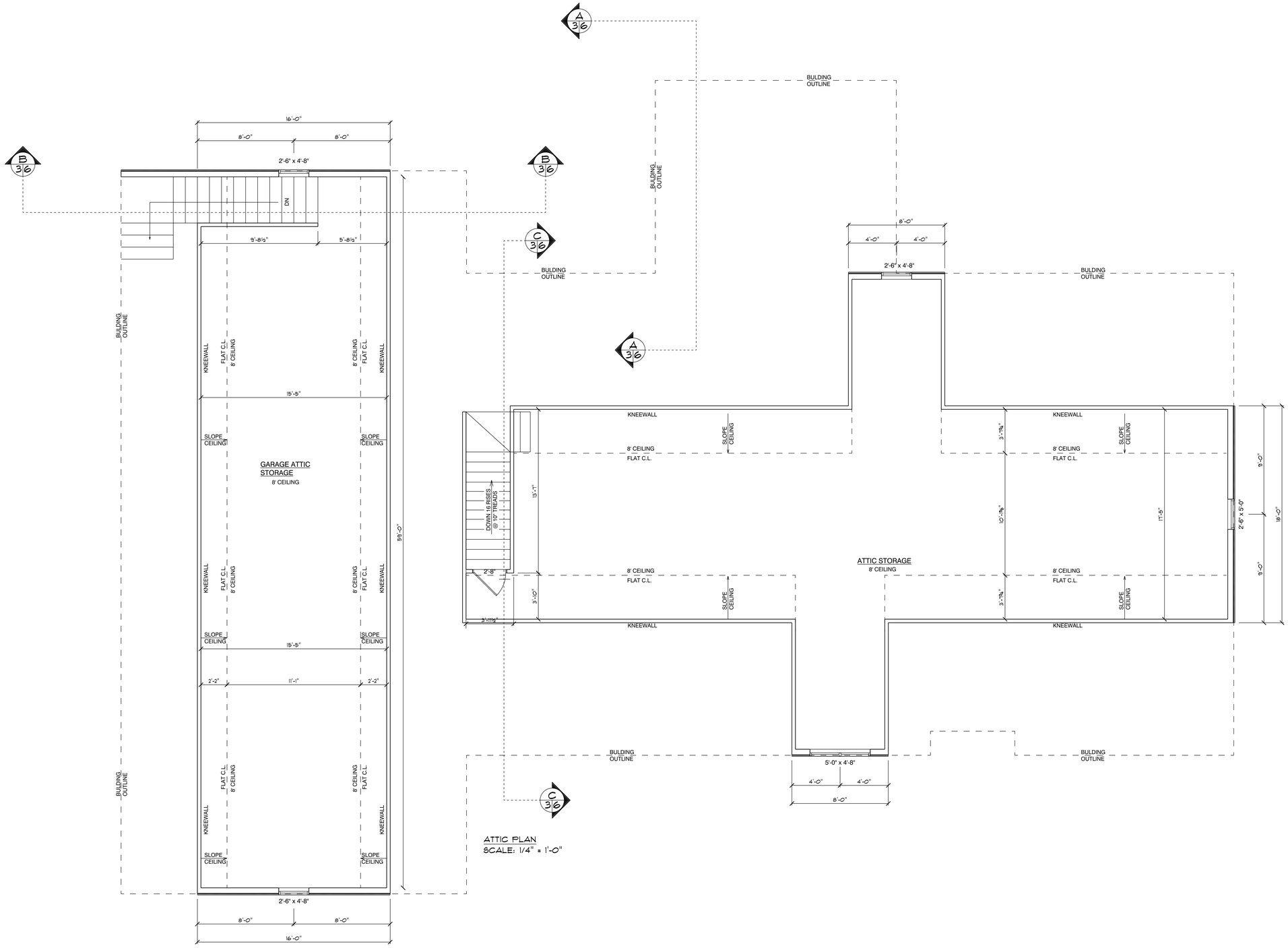
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ATTIC PLAN
SCALE: 1/4" = 1'-0"

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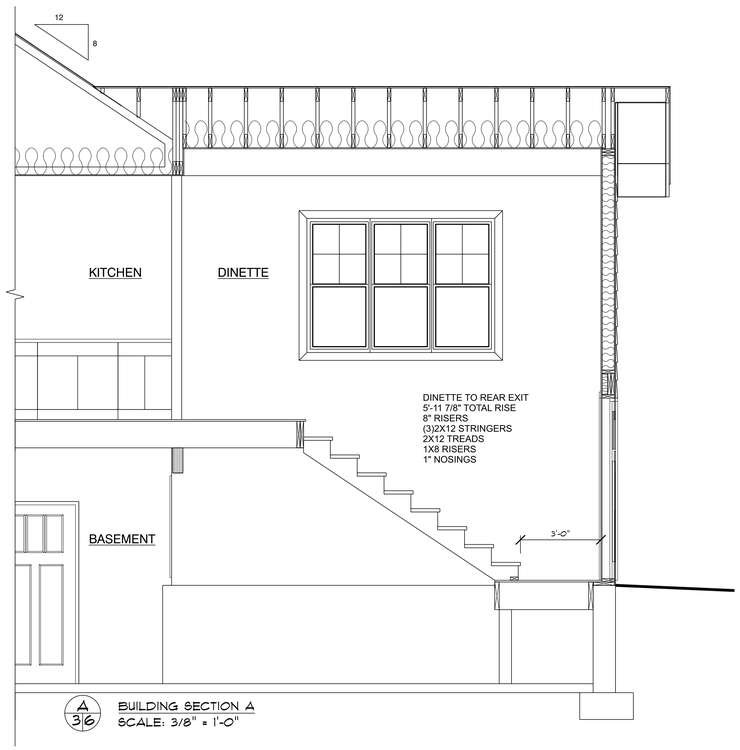
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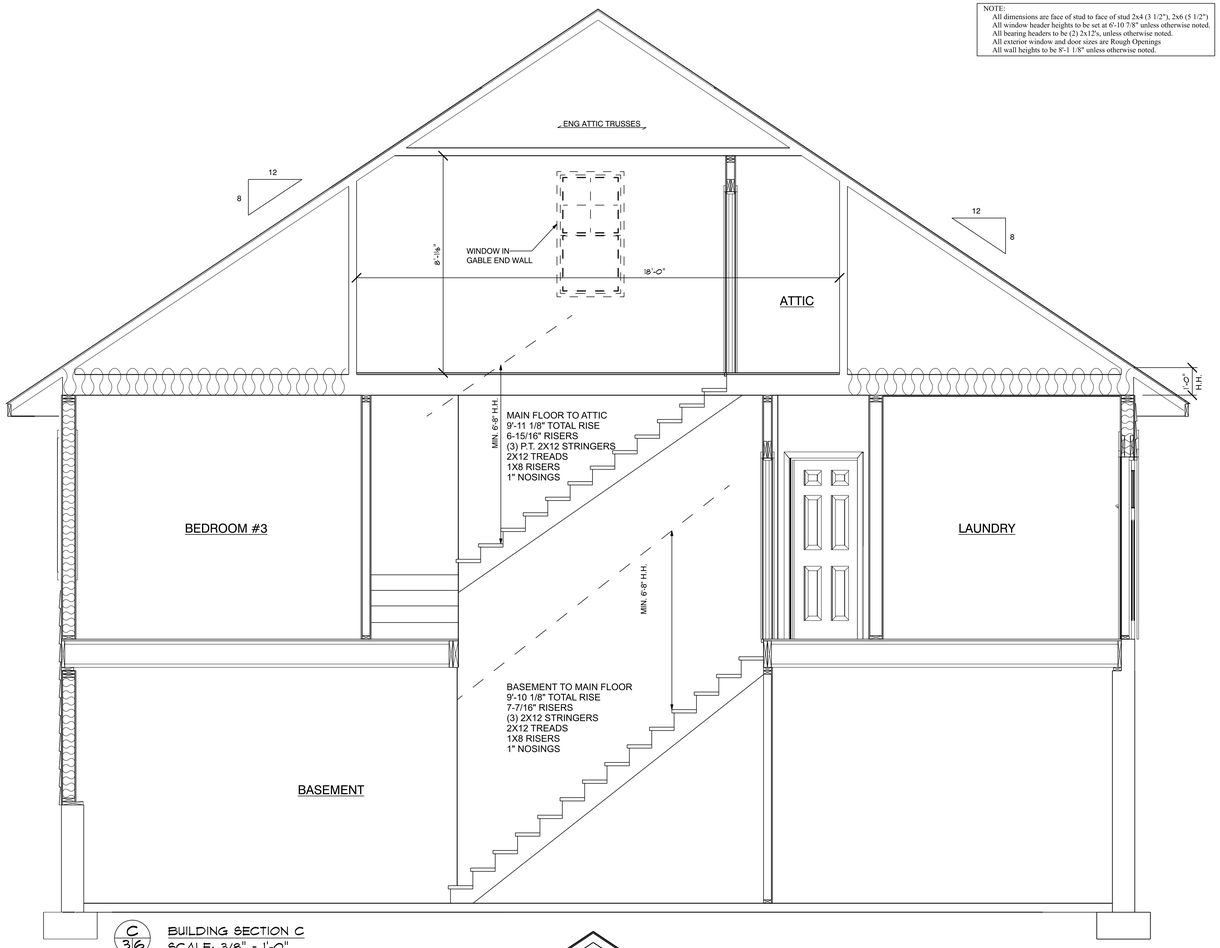
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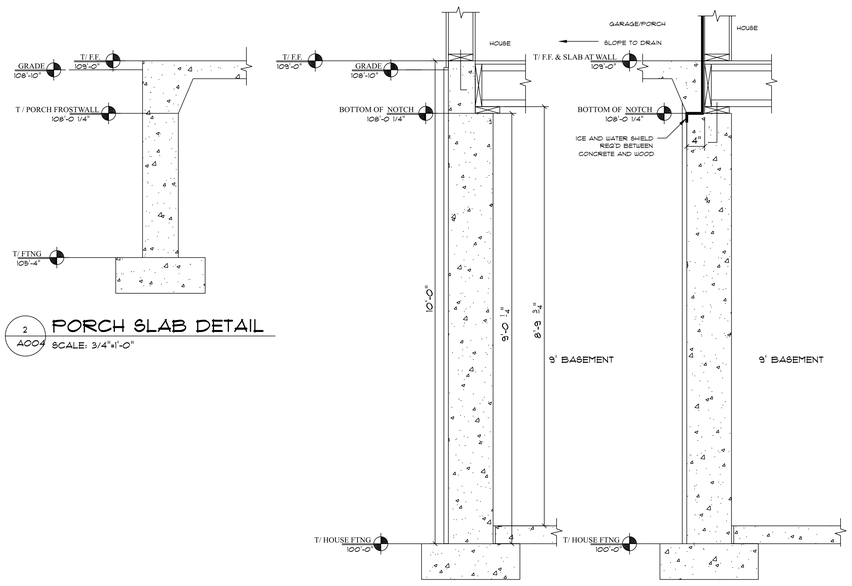


A/3.6 BUILDING SECTION A
SCALE: 3/8" = 1'-0"

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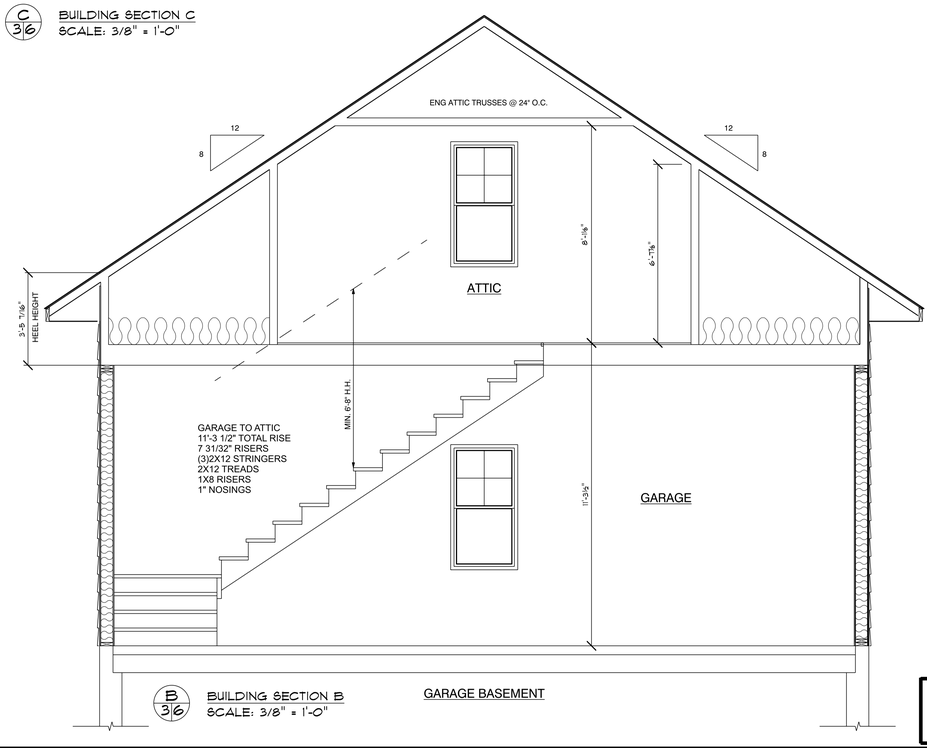
C/3.6 BUILDING SECTION C
SCALE: 3/8" = 1'-0"



2/A004 PORCH SLAB DETAIL
SCALE: 3/4"=1'-0"

4/A004 HOUSE DETAIL 1
SCALE: 3/4"=1'-0"

5/A004 HOUSE DETAIL 2
SCALE: 3/4"=1'-0"



B/3.6 BUILDING SECTION B
SCALE: 3/8" = 1'-0"

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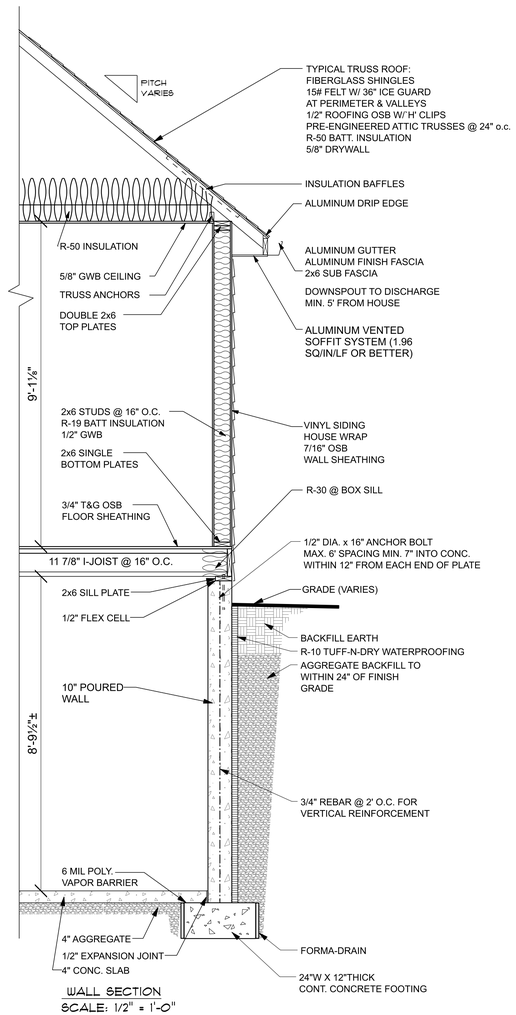
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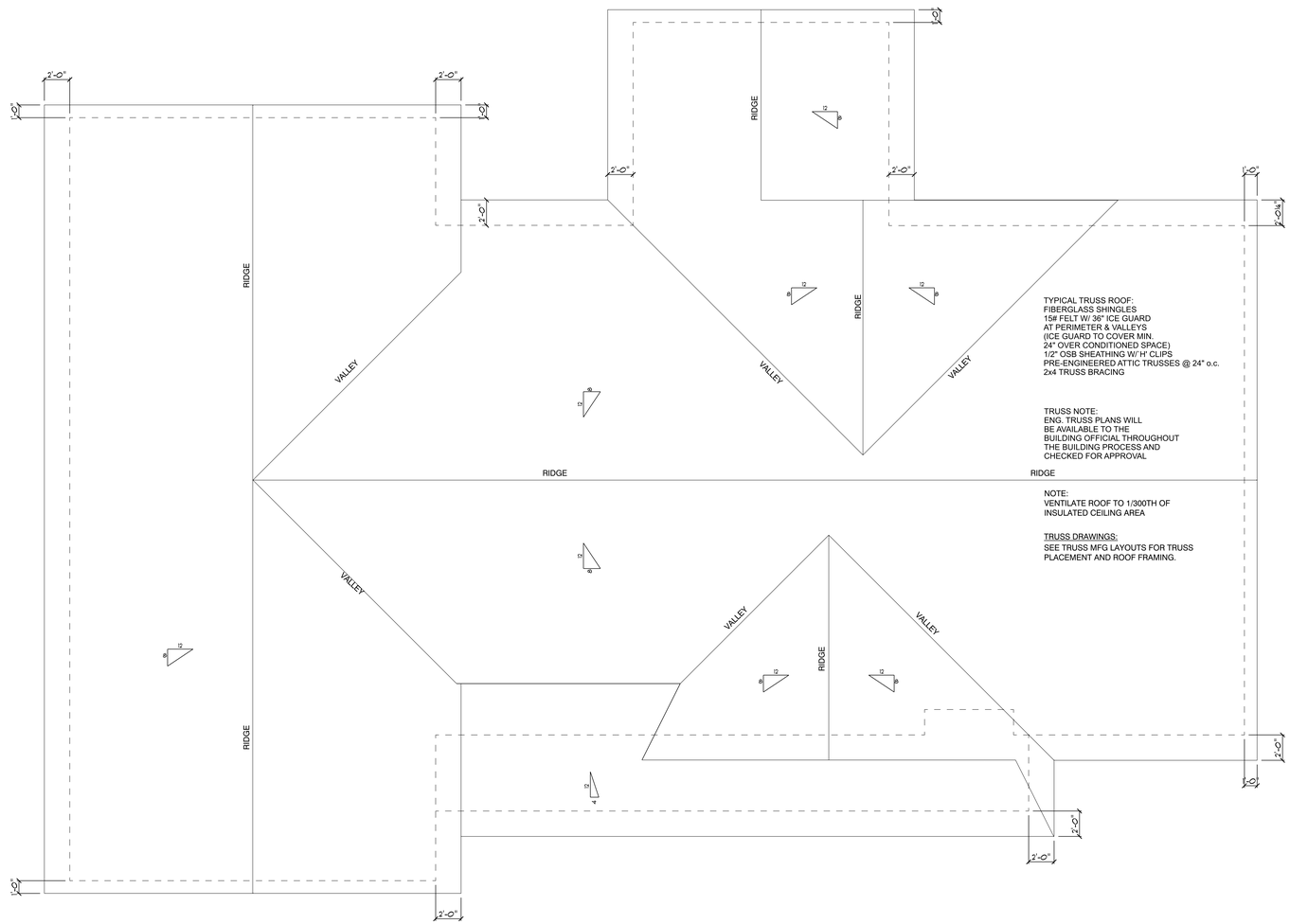
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WALL SECTION
SCALE: 1/2" = 1'-0"



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

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