Village of Hartland
210 Cottonwood Avenue
Hartland WI 53029
PH: 262-367-2714
FAX: 262-367-2430
www.villageofhartland.wi.gov

JOINT ARCHITECTURAL BOARD/PLAN COMMISSION AGENDA
MONDAY, JUNE 16, 2025 ▪ 6:30 PM
BOARD ROOM, MUNICIPAL BUILDING, 210 COTTONWOOD

Roll Call

Public Comments: Please be advised the Joint Architectural Board/Plan Commission will receive comments from the public related to any item(s) on the agenda for a three-minute time period per person, with time extensions per the Chairman's discretion.

1. Consideration of a motion to approve the Jt. Architectural Board/Plan Commission minutes for May 19, 2025.

2. Architectural Board review and consideration of an application for signage for Lang Technik-USA, 1025 Walnut Ridge Drive.

3. Architectural Board review and consideration of plans for a new construction residence at 1903 E. Juniper Way.

4. Announcements: The following individuals will be given an opportunity to make announcements at the meeting regarding (1) activities taken since the previous meeting on behalf of the community, (2) future municipal activities, and (3) communications received from citizens. It is not contemplated that these matters will be discussed or acted upon. The following individuals may provide announcements: Village President or individual Village Board members or Village Administrator or other Village Staff members.

5. Adjourn.

Ryan Bailey, Village Manager

A complete packet of meeting materials is normally available by 5:00pm on the Friday before the meeting on the Village website: www.villageofhartland.wi.gov (Government/Agendas and Minutes). Notice: Please note that upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact Sandee Policello, Village Clerk, at 262-367-2714. The Municipal Building is handicap accessible. To participate in the Village of Hartland "Zoom" meeting with video, https://us02web.zoom.us/j/82651619165?pwd=vZvsuxId4eoYveXryfWFjvOuyI7ueH.1
The Meeting ID is 826 5161 9165, Passcode is 278806. To participate in the Village of Hartland "Zoom" meeting (audio only), please dial 1(312)626-6799.

JOINT ARCHITECTURAL BOARD/PLAN COMMISSION MINUTES
MONDAY MAY 19, 2025
6:30 PM
BOARD ROOM
MUNICIPAL BUILDING, 210 COTTONWOOD AVE.

Present: Jeff Pfannerstill, Tim Hallquist, Jeff Bierman, Chip Schneeberger (via zoom), David DeCourcy-Bower, and Ann Wallschlager.
Excused: Bailey
Others Present: Scott Hussinger, Deputy Clerk Bushey, Ryan Amtmann, John Ford, Steve & Cindy Gardner, Ken Servi.
Call to Order- 6:30 pm

Roll Call taken. All present with one vacancy.

Public Comments: Please be advised the Joint Architectural Board/Plan Commission will receive comments from the public related to any item(s) on the agenda for a three-minute time period per person, with time extensions per the Chairman's discretion.

- No Comments

1. **Consideration of a motion to approve the Jt. Architectural Board/Plan Commission minutes of April 21, 2025 –**

   Motion (Hallquist/Schneeberger) to approve the Jt. Architectural Board/Plan Commission minutes of April 21, 2025 with the correction of Pfannerstill being present. Carried. (6-0).

2. **Architectural Board review and consideration of an application for demolition of existing structure and plans for a new residence at 226 Warren Ave-**
   Cindy Gardner was present and explained they would like to tear down their existing home and build a new one. She said it is very old and needs a lot of work. Pfannerstill asked Hussinger if he had anything and he said no, it is a house on a big lot. Pfannerstill asked if there is a time limit on how long they have to build the residence. Hussinger said no, the building permit shall be issued within 12 months of today.

   Motion (DeCourcy- Bower/Hallquist) to approve the application for demolition of existing garage and construction of a new garage. (6-0).

3. **Architectural Board review and consideration of plans for a residence at 1014 E. Capitol Drive -**
   Anthony Ferro explained he bought a lot and came to the Architectural Board in 2021 and got approved. He said due to the financial climate at the time, the project was put on hold. He said he is coming back for preapproval and looking to start in the summer. Hussinger said it meets the zoning code. Wallschlager asked if it is exactly the same and he said the shell is the same. He said inside there were some small configurations of rooms but essentially the same that was approved back in 2021.

Motion (deCourcy- Bower/Wallschlager) to approve the plans for a residence at 1014 E. Capitol Drive. (6-0).

4. **Conceptual review and consideration of seven single family development at Badger Court and Eagle Pass Court –**

Kalvin Klimeck was present for Ken Servi and stated they are seeking approval for a concept plan. He said upon approval then they will supply a preliminary plat and Storm Water Management Plan. He said he spoke to Ryan Amtmann this afternoon and is working in tandem on the particular issues on the site. Pfannerstill said one of the issues that came up when it was brought before the Village Board for the concept was you enter the roadway to come into this property, one of the things that was discussed or alluded to was that there was an appetite for this to become part of the current subdivision because they were sharing a monument sign.

Discussion becoming part of the existing subdivision. Mr. Klimeck said in order to add land to the subdivision and become part of the subdivision, it would take a vote of the majority of the landowners, their signature, and lenders, which is a monumental task, so they need to come up with some other agreement. He said they may need to change the name from Eagle Pass to something else. Hallquist asked Amtmann if there are any issues with this. Amtmann said there have been numerous alternatives in developing this land in the past. He said they have looked at the2 sewer lateral and main extensions into these cul-de-sacs. He said stormwater is a sensitive topic, but they should be able to handle it with their concept layout. He said they have to see those details yet, but it looks pretty straightforward. Hallquist said he likes the concept.

Klimeck said if they get the approval tonight, by Wednesday or Thursday he can deliver to the village a copy of the preliminary plat, grading plan, and schematic utility plan so that we know that everything drains.

DeCourcy-Bower asked if there is a rule or regulation in our code that says they have to follow the adjacent subdivision. He said he can think of plenty of subdivisions that we got, that have a road that goes off into a new subdivision. He said from his perspective, holding a property owner responsible to try to negotiate with an adjacent subdivision is a bad precedence for the Village to set. He went on to say he thinks it gives adjacent property owners undo influence on property owners that are adjacent to them. He said he thinks the Village would be treading in dangerous territory if there is nothing in our code that says they have to join an HOA, to force someone to do that. He said he likes the concept and thinks it finishes off these two roads nicely. Pfannerstill agreed with DeCourcy-Bower that it sets a bad precedence and there is nothing specifically that states that. DeCourcy-Bower said the style and level aesthetic that goes into the houses should be held to a similar expectations of what is there currently. He said the requirement to have to be part of the HOA is the problem. Klimeck said the houses will be very highly done with full architectural control. Bierman said he agrees with DeCourcy-Bower about not being forced to join an HOA. He said but one of things we have to keep in mind as a board when we get the plans for the homes, sometimes an HOA will distinguish between can a garage door face the street. He went on to say not joining an HOA gives them more options. There was brief discussion on joining the HOA and getting all the signatures and Klimeck said they have no problem looking into getting all the signatures needed.

Motion (deCourcy- Bower/Wallschlager) to approve the concept plan for seven family home development at Eagle Pass and Badger Court to move forward. (6-0).

5. **Review of proposed PUD development amendment ("Project") whose approval is being sought by Three Leaf Development on property tax key HAV 0423981056 located on Campus Drive. The Plan Commission will review:**
   a. Proposed amendment of preliminary site and building plans for senior living development (124 units from previous 120);
   b. Request by the developer to amend the PUD to waive all impact, sewer connection and Regional Sewer Availability Charge fees totaling approximately $382,874.

President Pfannerstill said at the last meeting, there were no concerns with the additional units and in part b. of the agenda there was a lot. He said he agreed with not having the waiving of the fees at this level since the budgeting is at Village level. He asked that they look at the proposal because that is what is in front of them again with the addition of the units which people have looked at and thought was ok. He said the waiving of the impact fees just not be touched and go back to the Village Board.
John Ford was present for Three Leaf Development with a brief recap of the project. He said there are really just two modifications they are requesting with this, a reduction in the overall masonry and the addition of the additional units. He recapped the impact senior living will have here in the next five years. He said they want to look at all things over the last 6 months or so, to try to not come back and have this financial discussion. He said they looked at everything and came up with a few items to reduce cost but not reduce quality. He said they were able to reduce the cost per unit by $25,000. He said there is a financial gap of about $800,000. Mr. Ford went over the building site plan again and explained the six challenges of the property which are:

1. Additional grading due to existing topography.
2. Inefficient parking & road circulation on site due to property shape.
3. Loof fire lane behind building.
4. Retaining wall on site required due to adjacent site topography.
5. Additional Stormwater infrastructure work.
6. Additional building façade costs due to topography requirements.

He said they worked with Scott Hussinger to come up with a chart that summarizes the impact fees. He said they are not asking for a waiver but to charge them for what they are going to be using. He said the total impact and sewer connection fees come to about 1.2 million. Mr. Ford said they broke down the fees into impact fees and Sewer Connection fees. He said the Impact fees include law, fire, dpw, library and parks. Sewer Connection fees include Del-Hart, Village and Regional fees. Mr. Ford said they are proposing to make this financially feasible, to pay all the impact fees except library and parks fees, because assisted living will not be going to the library or parks. He said they have those amenities in the development. He said they would pay the Del-Hart fees, and they would pay the Village and Regional fees for what they use. He introduced Matt Baily from Trio engineering who went through the sanitary use statistics at assisted living & memory care facilities similar to this. He went over the industry standard for estimated total gallons of water/sanitary usage comparing single family homes, this

development would use approximately 37% of the water a single-family home would use. Wallschlager asked about the chart with the water flow 1.2 per unit, she asked where the water used for laundry, dishes and & cleaning fall that is not used in a single-family home. He said the number used through code for a fixed account is the average. Pfannerstill said he can agree that is the water usage would be less but and that will be higher usage of the Villages paramedic services. He said he also agrees with the board that people up until now have had to pay for it. Schneeberger asked Hussinger if the Merton Ave facility had a fee reduction and he responded no. Schneeberger asked if their usage was per room, and Hussinger said it is per the fee schedule that has not changed. deCourcy-Bower said the fee schedule lists different categories and asked if per the fee schedule are these being considered as one bedroom - is that how the numbers are being crunched. Hussinger said there are different types of units so he did the best he could. Hallquist asked Mr. Ford about the total number of units. He asked if we could get some kind of village fiscal return or how it would affect the village financially if the Plan Commission were to waive this. He said the biased issue still weighs on him on if they waive this one, but they did not others. He said that is something they should think about. Pfannerstill said based on what they at the last meeting they all agreed that it should be at Village Board level on the deciding of the waiving of the fees and asked Hussinger and Bushey to pass on the message regarding Hallquist request of how it would affect the Village if they waived the fees. Hussinger said if the applicant thinks they will use less services get it in the code on how those fees apply to senior living, not across the board. He said if they do not use the library or parks then maybe there should be another category vs waiving all fees.

Amtmann added a couple thoughts, he said there is a lot of merit in this that compares a single-family residential development and as far as evaluation per acre, the infrastructure that's going to be owned and managed in the future by the village is zero, so it's a plug and play into the infrastructure that has already been extended to the site. He said he likes that it is not a complete waiver, there is still a portion speaking to the sewer connection fee because there is a downstream sewer system upgrade that is being planned for in the future and this does flow through that. And he also suggested that in the future there is going to be more of a sense of redevelopment and more units in small spaces so there will be a precedent that will be set by doing this. He said he likes what Hussinger suggested tying this to the specific use of the senior center use because it is likely that the flow generated is less than an apartment development. Hallquist asked Mr. Ford what his investors look for in the rate of return. Mr. Ford said in a senior development like this, probably looking at the mid-teens from an IRR perspective and yield on cost for a development like this needs to be around 8% to be financeable. He said that is where in the slides he showed show the 800,000 gap, which is what they are trying to solve.

Hallquist asked if we close this gap, would that meet your requirements to a certain extent. Mr. Fords said a month ago they asked for a full waiver, they went back and looked at what they are really using, and he went through the specific numbers. The amount of tax that would be collected was briefly discussed which would be approx. $250,000. The number of services that would not be used for the senior development were discussed. Schneeberger asked Ford why they come back now and ask for a waiver, and Ford said it was based on Construction cost and continued high interest rates but at the end of the day they are trying to find a solution.

DeCourcy-Bower commented that there is a mechanism in the code under impact fees that says you can appeal. He said you can make a case that the impact fees are not appropriate for your development. He

said we envisioned as a village that there could be a situation where a developer comes in and makes the kind of case you have.
He said in looking at the impact fees schedules there are two buckets, there are residential and non-residential. He said what is unique about a senior living facility is kind of between the two in reality of how it operates. He said if it were a hospital there would be no library or park fee. He said thinking about it through that lens it is a hybrid, and our code does not have a place for that. He said the case Mr. Ford has made of what the actual uses are and the type of uses the facility is going to need, going down the line fits well with the case you have made. He said being a member of the plan Commissioner he is trying to evaluate does a developer and a development make sense given the context of what is in our code, and does it make sense of what is in a PUD. He said there are all sorts of other financial benefits but straight up looking at the fees and where they are supposed to be implemented and how they are to be implemented and the case Mr. Ford has made, he said it makes sense to him. He said that is his position on it. Discussion on an appeal in the code.
Wallschlager asked Pfannerstill if we are getting to an area where we only have people only pay for what they use. Discussion on reduction of fees and what is in the code. DeCourcy-Bower said he does not think it is appropriate to view it solely as a residential unit type development because he thinks it is somewhere between the two and there is a gray area there. He went on to say an appeal in the code is a process and it is intended to be used in these unique situations. He said if they came in with a residential home or apartment building, he would say because it is very clear in the code which is residential and which is not and how it applies. DeCourcy-Bower said he thinks the case they have made is pretty compelling, paying for what they are using. He said he highly recommends the board looks at the appeals process and how the fees are accessed and make a decision based on that. DeCourcy-Bower told the developer you may want to go through the appeal process, so it is official this is the reason of why you formally appealing, and that is the mechanism. Hussinger said we could amend the code and approve the standards here and at the Village Board level several meetings which could take months and months or the appeal process. He said either way we have to develop standards, either codify them or hang your hat on it at the village board, and say yes, we approve on this, this, and this. Pfannerstill said they did show proof, by taking away some of the construction material, they have added some units, but they did their work to change this by three million dollars. Hussinger said we are here tonight because it is in the PUD and they want to amend the PUD, he thinks the board needs to weigh in on the willingness to weigh the fees and then it goes on to the board. Village Manager Bailey joined by zoom briefly and said he talked to Pfannerstill today and he disagrees and if the plan commission says yes or no and both board votes otherwise it is a bad situation. Hussinger said the PC is a recommending body and the Village board approves or denies.
Hussinger said PC needs to weigh in, that is why we are here, one of which is for making architectural changes. Pfannerstill asked if anyone is against Three Leaf adding additional units, and if not let's get that vote done.

Motion (DeCourcy-Bower/Hallquist) to approve the addition of the six additional units for the Three Leaf development on Campus Drive. Carried (6-0).

Hallquist asked if Bailey was still on the Zoom, if he could explain what the 382,000 would affect the Village. Bailey said the impact fees go towards improvements and their portion of their impact on the village. Bailey said when you talk about water and sewer he said there was data that shows historically what it does, we could go down the rabbit hole; he said he is curious is there a way to say impact fees aren't due for 3 years, and look at their water and sewer to make sure it is 30% and not 100%. He said what if there is no difference, they will be using commercial kitchens, commercial washrooms, sprinkler system, there will be other uses besides senior citizens using facilities. Hussinger said for checks and balances we should look at other properties. Hussinger asked Bailey what is the process and how should we arrive at the right number. Bailey said if the Board has an appetite would not we call the neighbors and on average if they use 40% of the average user would not we say .4 due if that is what the Board wants to do. Hussinger said staff can help but we need direction. Bailey said at the Board meeting it seemed mixed, some did not want to waive it, but some could see where Three Leaf was coming from. He said he does not want the Plan Commission to approve it and put the Board in a bad spot: and the Board says they had zero interest in doing that. He said why don't we just pass it on to the Board and let them decide.

Discussion on the appeal process and impact fees.

Hussinger commented on the idea of possibly postponing the impact fees for 3 years and said that it is problematic due to ownership changes over three years. He suggested checking other facilities to see what they use.

Discussion on variability in numbers of usage and the impact fees. Discussion on passing this on to the Village Board to decide and staff calling around to get usage numbers from other facilities. Hussinger said it in front of the PC because it is in the PUD, not just about fees and if they want to amend the PUD, to do a couple of different things density, architectural and fees. Bailey said if the Plan Commission wants to discuss it, a joint meeting could be scheduled with the Village Board.

Bierman commented on the fees the facility would not be charged, and he can only go by what is in the code. He said per the code it says it can be appealed or go by the code. He commented on different types of facilities that may happen in the future and there should be a desire to change the code too, so we have these things in our town and not force them to increase their cost per unit. He said there should be something done at the Village Board level. Bailey responded to Bierman's comment that he cannot change it because it is not in the code; he said that the point of a PUD, this does not meet the density, our code does not allow the density, but the PUD will allow the density. He said so you guys are voting to go against the code via PUD.

Discussion on the type of license the facility will have.

Mr. Ford said Bailey mentioned potentially waiving fees for 3 years and then charge on actual usage; he said while yes it could be done, it's challenging from a developer standpoint, and there could be added questions from a financing standpoint, so he suggested we don't want to go down that rabbit hole. He said he understands. Pfannerstill asked if anyone had more to say. deCourcy-Bower commented on the agenda item, how it was listed, and can the PC even vote on this. Discussion on whether the PC should be making a decision on this. Bailey said before the meeting, item 1 should have been voted on and item #2 should be forwarded to the Village Board. Bailey said you are not voting on the item, you are voting on referring it to the Village Board to approve or deny. He said if Three Leaf wants to appeal it they can do it at that point.

deCourcy- Bower made a motion to deny the request to amend the PUD & waive all impact sewer connection, regional sewer availability fees totaling &382,000 and Wallschlager seconded it.
Then deCourcy-Bower said he does not think this is the right mechanism to appeal the impact fees. He said he does not think they followed the right procedure. Bailey said there are municipalities, all S.E. Wisconsin & Waukesha, that as part of a PUD development, waive or decrease fees through that whole process, that is not through an appeal process. Bailey said the Plan Commission sent it to the Village Board for their opinion and the Plan Commission did not vote on it. He said now you are going to deny and not give the Village Board a chance to vote on it. He said if it gets denied it cannot go to the Village Board, and then the only thing they would have is an appeal. Pfannerstill said Bailey is right, it already went to the Board once and the Board sent it back here for further review. Hallquist said Bailey said that if the Plan Commission approved it, that it would put the Village Board in a bad situation. Bailey said if it were him personally, he would have said we are not going to take this up and send it to the Village Board instead of denying it because now the Village Board has no say. Pfannerstill explained the reason on the wording on the agenda. Discussion on deCourcy-Bower amending his motion. DeCourcy-Bower asked how he can strike the word 'all" from the agenda item.
deCourcy-Bower asked if he could amend his original motion, and Pfannerstill said yes.
deCourcy-Bower amended his original motion to approve request by the developer to amend the PUD to waive all impact, sewer connection and Regional Sewer Availability Charge fees totaling approximately $382,874, seconded by Hallquist.
Roll call taken:
deCourcy-Bower – yea
Schneeberger – nay
Pfannerstill - yea
Wallschlager – nay
Hallquist - yea
Bierman - nay
Motion tied, motion fails.
More discussion.

Motion (Pfannerstill/DeCourcy-Bower) to refer to the Village Board for approval or denial the request by the developer.
Roll call taken:
deCourcy-Bower – yea
Schneeberger – nay
Pfannerstill - yea
Wallschlager – nay
Hallquist - yea
Bierman - yea
Carried (4-2)

Announcements-

Lake Country Beer Garden opens for the season this week.

6. Adjourn

Motion (deCourcy-Bower/Schneeberger) to adjourn. Carried (6-0).
Adjourned at 8:10 pm.
Respectfully submitted by

Recording Secretary,
Deidre Bushéy, Deputy Clerk

—VILLAGE OF—
HARTLAND
WISCONSIN

DEPARTMENT OF BUILDING INSPECTION
APPLICATION FOR ARCHITECTURAL BOARD

Job Address	1025 Walnut Ridge Dr. Hartland WI 53029				
Lot	Block	Subdivision		Key No. HAV0758999039	
Owner LANG TECHNOVATION CO		EMAIL-		Phone 920-560-6820	
Address 1020 JAMES DR STE 1 PO BOX 1428		City Hartland		State WI	Zip 53029
Contractor Appleton Sign Company	Phone 920-560-6820	FAX		EMAIL magiew@appletonsign.com	
Address 2400 Holly Rd		City Neenah		State wi	Zip 54956

The Architectural Board meets on the THIRD MONDAY of the Month at 6:30 p.m. in the Board Room of the Hartland Municipal Building located at 210 Cottonwood Avenue in the Village of Hartland.

The DEADLINE for filing is FIFTEEN WORKING DAYS PRIOR TO THE MEETING DATE at 4:30 p.m. All of the following information must be received prior to the deadline in order to be placed on the agenda.

All applications for consideration by the Architectural Board are subject to the policies described in this document.

Commercial/Industrial/Multifamily:

- ☐ One (1) bound set of plans and application material and one (1) electronic copy of all submittals.
- ☐ Elevations must show all sides of the structure and state the building materials and colors. Additions must be shown with the existing building.

Signs:

- ☐ One (1) color rendering of the requested sign(s) and one (1) electronic copy of all submittals. Include colors and material type. Renderings are to be dimensioned and must show placement on building and height.
- ☐ Details (color picture) of all existing wall signs on the same building elevation. A photograph of the building with sign location shown is recommended.
- ☐ One (1) site plan with dimensions. Not required for wall signs or other signs attached to the building. One (1) set of lighting details. Include type, location, number and photometric plan.
- ☐ Submit Sign Permit Application

NOTE: Approval by the Architectural Board is not permission to begin construction; a building permit must first be obtained.

Date Applied: 5.7.25 Date of Meeting: _____ Item No. _____

DEPARTMENT OF BUILDING INSPECTION **PERMIT #_____**
APPLICATION FOR SIGN PERMIT

JOB LOCATION 1025 Walnut Ridge Dr. TAX KEY # 0758999039
OWNER Lang Technovation CO PHONE
ADDRESS 1020 James Dr. CITY Hartland STATE WI ZIP 53029
CONTRACTOR Appleton Sign PHONE 920-540-10820
ADDRESS 2400 Holly Rd. CITY Neenah STATE WI ZIP 54956

SIGN TYPE: ☑ WALL ☐ PROJECTING ☐ AWNING, CANOPY ☑ GROUND

☐ PORTABLE/TRAINING ☐ REAL ESTATE PERM. ☐ REAL ESTATE TEMP.

WORDS AS THEY WILL APPEAR ON THE SIGN: Lang Technik-USA

OVERALL DIMENSIONS OF SIGN 120" x 144" = 25SF COLOR OF BACKGROUND White

SIZE OF LETTERS IN INCHES _____ COLOR OF LETTERS Blue

CONSTRUCTION MATERIALS OF SIGN BACKGROUND (i.e. WOOD, ALUM, ETC.) Aluminum

ILLUMINATED? ☐ YES ☐ NO ☐ INTERNALLY ☑ EXTERNALLY

SIGN PLANS MUST BE APPROVED BY ARCHITECTURAL BOARD PRIOR TO PERMIT BEING APPROVED (SEE ARCHITECTURAL BOARD APPLICATION)

ESTIMATED COST OF ABOVE SIGN $ 20,000.00

TO THE BUILDING INSPECTOR: THE UNDERSIGNED HEREBY APPLIES FOR A PERMIT TO DO WORK HEREIN DESCRIBED ACCORDING TO THE PLANS AND SPECIFICATIONS FILED HEREWITH AND LOCATED AS SHOWN ON THIS APPLICATION. THE UNDERSIGNED AGREES THAT SUCH WORK WILL BE DONE IN ACCORDANCE WITH THE SAID DESCRIPTION, PLANS AND SPECIFICATIONS AND IN COMPLIANCE WITH ZONING ORDINANCE AND ALL OTHER ORDINANCES OF THE VILLAGE OF HARTLAND AND WITH ALL THE LAWS AND ORDERS OF THE STATE OF WISCONSIN APPLICABLE TO SAID PREMISES.

APPLICANT Magie Wildenberg DATE 5.7.25

PLANS APPROVED: ARCHITECTURAL BOARD _____

APPLICATION APPROVED: BUILDING INSPECTOR _____ DATE _____

DEPARTMENT OF BUILDING INSPECTION **PERMIT #_____**

APPLICATION FOR SIGN PERMIT

JOB LOCATION 1025 Walnut Ridge Dr. TAX KEY # 0758999039
OWNER Lang Technovation Co PHONE
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ADDRESS 2400 Holly Rd. CITY Neenah STATE WI ZIP 54956

SIGN TYPE: ☑ WALL ☐ PROJECTING ☐ AWNING, CANOPY ☐ GROUND

☐ PORTABLE/TRAINING ☐ REAL ESTATE PERM. ☐ REAL ESTATE TEMP.

WORDS AS THEY WILL APPEAR ON THE SIGN: Lang Technik-USA

OVERALL DIMENSIONS OF SIGN 74.625"x216" = 112 Sf COLOR OF BACKGROUND _____

SIZE OF LETTERS IN INCHES 11.625" / 17" COLOR OF LETTERS Blue/Gray

CONSTRUCTION MATERIALS OF SIGN BACKGROUND (i.e. WOOD, ALUM, ETC.) Aluminum

ILLUMINATED? ☐ YES ☐ NO ☐ INTERNALLY ☐ EXTERNALLY

SIGN PLANS MUST BE APPROVED BY ARCHITECTURAL BOARD PRIOR TO PERMIT BEING APPROVED (SEE ARCHITECTURAL BOARD APPLICATION)

ESTIMATED COST OF ABOVE SIGN $ 8,400.00

TO THE BUILDING INSPECTOR: THE UNDERSIGNED HEREBY APPLIES FOR A PERMIT TO DO WORK HEREIN DESCRIBED ACCORDING TO THE PLANS AND SPECIFICATIONS FILED HEREWITH AND LOCATED AS SHOWN ON THIS APPLICATION. THE UNDERSIGNED AGREES THAT SUCH WORK WILL BE DONE IN ACCORDANCE WITH THE SAID DESCRIPTION, PLANS AND SPECIFICATIONS AND IN COMPLIANCE WITH ZONING ORDINANCE AND ALL OTHER ORDINANCES OF THE VILLAGE OF HARTLAND AND WITH ALL THE LAWS AND ORDERS OF THE STATE OF WISCONSIN APPLICABLE TO SAID PREMISES.

APPLICANT Magie Wildenberg DATE 5.7.25

PLANS APPROVED: ARCHITECTURAL BOARD _____

APPLICATION APPROVED: BUILDING INSPECTOR _____ DATE _____

Lang Technik – New Facility
Table of Contents
DATE: 05/19/2025
PROJECT ADDRESS: 1025 WALNUT RIDGE DR., HARTLAND, WI 53029
ADDRESSED TO: Village of Hartland

SUBMISSION SCOPE

1) BUILDING SIGNAGE REVIEW
2) MONUMENT SIGN REVIEW

DOCUMENTS

1) D945.24 Lang Technik – TOC
2) 240690-04_Lang Technik - Oliver_1025 Walnut Ridge Dr._Hartland_WI (SIGNAGE)
3) OE Monument sign lighting
4) OF - LINEAR BLDG SIGN LIGHT

SUPPLEMENTAL DRAWINGS

1) A004.1 ARCHITECTURAL SITE PLAN ARCHITECTURAL **(GROUND SIGN)**
    a. Drawings illustrating both sign and lighting
2) A301.1 EXTERIOR ELEVATIONS ARCHITECTURAL **(BUILDING SIGN)**
    a. Drawings illustrating both sign and lighting

Daniel Ayala, D.Arch, AIA, NCARB
Architect
daniela@oliverconstruction.com
1770 Executive Drive | Oconomowoc, WI 53066
(262) 567-6677 | www.oliverconstruction.com

SIGNAGE DRAWINGS

A DETAIL VIEW

SCALE: 1/2" = 1' 0"

AppletonSIGN COMPANY
2400 HOLLY ROAD • NEENAH, WI 54956
920.734.1601 www.AppletonSIGN.com

DESIGN • BUILD • INSTALL • SERVICE

CLIENT:	LANG TECHNIK - OLIVER
ADDRESS:	1025 WALNUT RIDGE DR
CITY / STATE:	HARTLAND, WI
DATE:	07-29-2024
SALES:	ERIC CATES
DESIGNER:	ALEX MEIDL

PRODUCTION FILES REQUIRED?

X

COLOR SCHEDULE

X

1		PAINT: TO MATCH PMS 286C
2		PAINT: SATIN WHITE
3		PAINT: TO MATCH PMS COOL GRAY 6C

FIELD SURVEY REQUIRED?

X

ELECTRICAL REQUIREMENTS

X

20

CLIENT APPROVAL

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X _____ DATE: _____

A | **OPT. 4** | 1: MANUFACTURE AND INSTALL THE FOLLOWING: A. ONE(1) S/F EXTERNALLY LIT MONUMENT SIGN (EXTERNAL LIGHTS BY OTHERS)

CALCULATED SQUARE FOOTAGE: 20

240690-04

PRODUCTION READY!
DETAILS ARE CONFIRMED AND APPROVED

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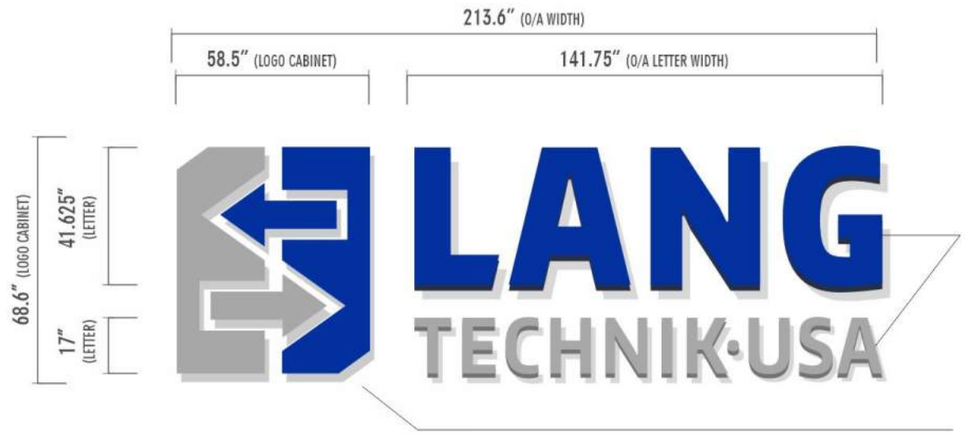
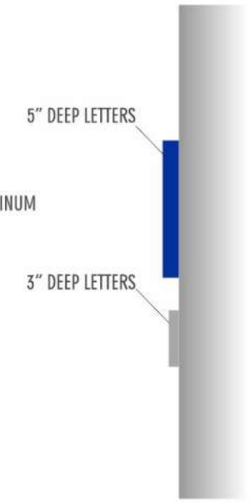
B DETAIL VIEW



EXTERIOR - FORMED LETTERS
5" DEEP "LANG" & 3" DEEP "TECHNIK-USA" FABRICATED ALUMINUM
PAINTED W/ SATIN FINISH - SEE COLOR SCHEDULE
MOUNTED FLUSH TO BUILDING AS SHOWN

FORMED LOGO
5" DEEP FABRICATED ALUMINUM
PAINTED W/ SATIN FINISH - SEE COLOR SCHEDULE
MOUNTED FLUSH TO BUILDING AS SHOWN

SIDE VIEW



SCALE: 1/4" = 1' 0"

EAST ELEVATION - LOCATION VIEW

BUILDING FACADE WIDTH: 172'

SCALE: 1/8" = 1' 0"

BUILDING TO BE PAINTED
GREY LETTERS/LOGO WILL HAVE ENOUGH CONTRAST TO BE VISIBLE

AppletonSIGN COMPANY
2400 HOLLY ROAD • NEENAH, WI 54956
920.734.1601 www.AppletonSIGN.com

DESIGN • BUILD • INSTALL • SERVICE

CLIENT:	LANG TECHNIK - OLIVER
ADDRESS:	1025 WALNUT RIDGE DR
CITY / STATE:	HARTLAND, WI
DATE:	07-29-2024
SALES:	ERIC CATES
DESIGNER:	ALEX MEIDL

PRODUCTION FILES REQUIRED?

X ADDITIONAL ARTWORK FILES MAY BE APPROVED TO FINAL ARTWORK TO PRODUCTION FILES CAN NOT BE APPROVED BY CLIENT PRIOR TO PRODUCTION

- VECTOR LOGO
- HI-RES PHOTO(S)
- PANTONE COLOR(S)
- FONT(S)

COLOR SCHEDULE

X COLORS LISTED BELOW HAVE BEEN SELECTED BY DESIGNER FOR CLIENT REVIEW. APPROVAL OF COLORS DESIGNED BY CLIENT PRIOR TO PRODUCTION

- PRE-FINISHED MATERIALS
- PAINTED MATERIALS
- STANDARD VINYL
- PRINTED VINYL

1		PAINT: TO MATCH PMS 286C
2		PAINT: TO MATCH PMS COOL GRAY 6C
3		
4		VINYL: ORACAL 751 #86 BRILLIANT BLUE
5		VINYL: TO MATCH CUSTOMER COLOR - TBD
6		PRE-FINISHED: WHITE RETURNS
7		PRE-FINISHED: WHITE TRIM CAP
8		CLEAR LEXAN

FIELD SURVEY REQUIRED?

X ANY FIELD ACQUIRED DATA THAT SHOWS CAN NOT BE GUARANTEED FURNISH DRAWING & FIELD SURVEY MAY REFLECT ESTIMATED COST/MATERIALS

- ALL SIGN DETAILS
- ON SITE COLOR MATCH
- AVAILABLE AREA
- ELECTRICAL FEATURES
- FACE DETAILS
- BEHIND WALL ACCESS
- POLE DETAILS
- CRANE ACCESS
- OTHER: ADDITIONAL SURVEY DETAILS HERE

ELECTRICAL REQUIREMENTS

X PROPOSED SIGN IS INTERNALLY ILLUMINATED - POWER TO SIGN IS REQUIRED

- 120V - 277V POWER SUPPLIES USED

20 TOTAL AMP DRAW OF SIGN (10 CIRCUITS @ 10 AMPS)

CLIENT APPROVAL

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X _____ DATE: _____

B	OPT. 2	1: MANUFACTURE AND INSTALL THE FOLLOWING: B. ONE(1) SET OF NON-LIT BUILDING LETTERS (EXTERNAL LIGHTING DONE BY OTHERS)

CALCULATED SQUARE FOOTAGE: 102

240690-04

PRODUCTION READY!
DETAILS ARE CONFIRMED AND APPROVED

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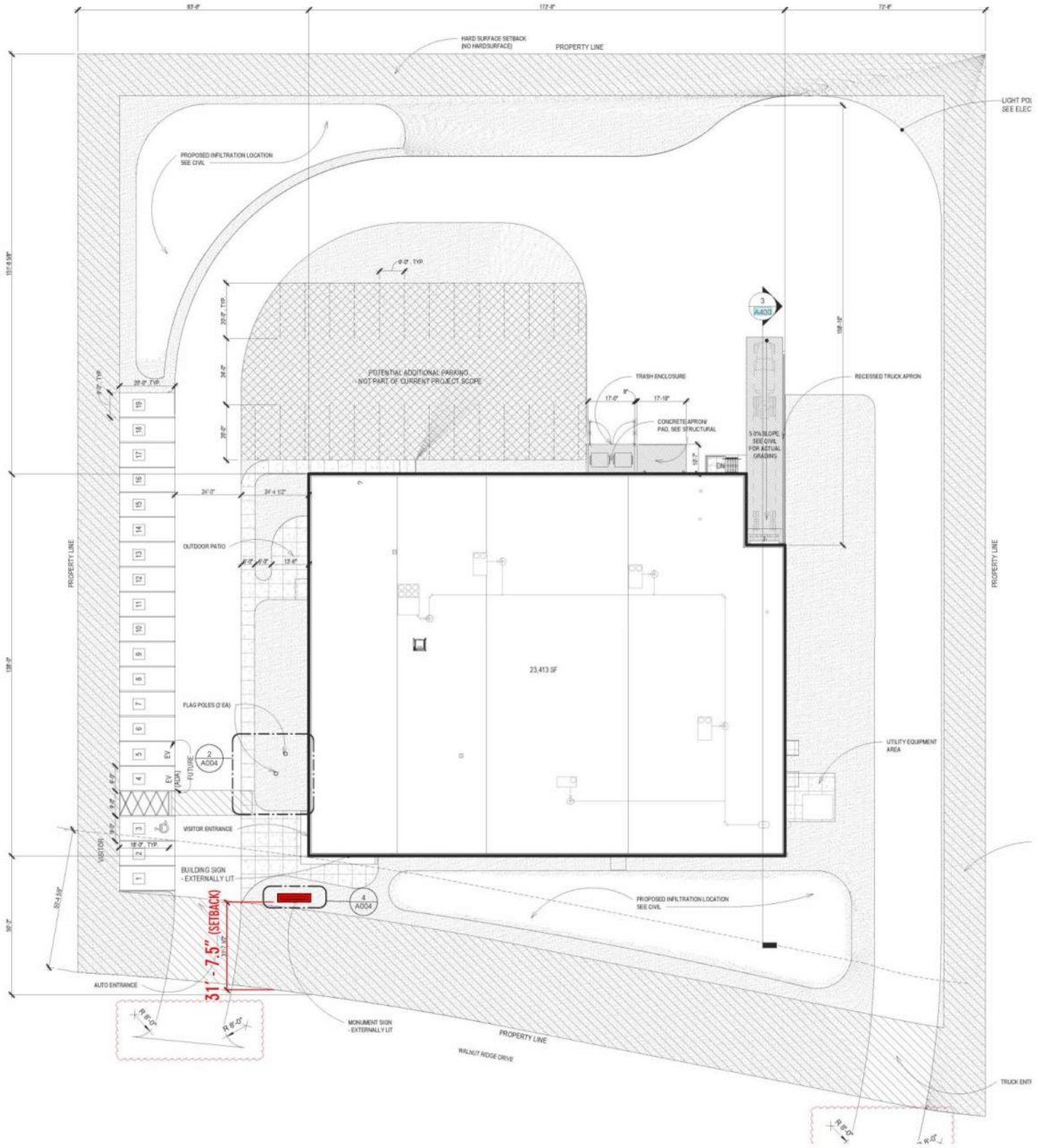

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DESIGN • BUILD • INSTALL • SERVICE

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ADDRESS:	1025 WALNUT RIDGE DR
CITY / STATE:	HARTLAND, WI
DATE:	07-29-2024
SALES:	ERIC CATES
DESIGNER:	ALEX MEIDL

PRODUCTION FILES REQUIRED?

X ADDITIONAL ARTWORK FILES MAY BE APPROVED TO FINAL PAYMENT TO PRODUCTION. PAID FILES CAN NOT BE APPROVED BY CLIENT PRIOR TO PRODUCTION.

- VECTOR LOGO
- HI-RES PHOTO(S)
- PANTONE COLOR(S)
- FONT(S)

COLOR SCHEDULE

X COLORS LISTED BELOW HAVE BEEN SELECTED BY DESIGNER FOR CLIENT REVIEW. APPROVAL OF COLORS REQUIRED BY CLIENT PRIOR TO PRODUCTION.

- PRE-FINISHED MATERIALS
- PRINTED MATERIALS
- STANDARD VINYL
- PRINTED VINYL

1		PAINT: TO MATCH PMS 286C
2		PAINT: SATIN WHITE
3		PAINT: TO MATCH PMS COOL GRAY 9C
4		VINYL: ORACAL 8500-104 INTERIOR BLUE
5		PAINT: MATCH ORACAL 751-10PA TEQUIDAIT
6		PRE-FINISHED WHITE RETURNS
7		PRE-FINISHED WHITE TRIM CAP
8		CUSTOM FACE ON

FIELD SURVEY REQUIRED?

X ANY SPACE ASSIGNED FROM THIS DRAWING CAN NOT BE GUARANTEED FURNISHED WITHOUT A FIELD SURVEY THAT VERIFIES ESTIMATED FIELD MEASURES.

- ALL SIGN DETAILS
- ON SITE COLOR MATCH
- AVAILABLE AREA
- ELECTRICAL FEEDING
- FACE DETAILS
- BEHIND WALL ACCESS
- POLE DETAILS
- DRIVE ACCESS
- OTHER: ADDITIONAL SURVEY DETAILS HERE

ELECTRICAL REQUIREMENTS

X PROPOSED SIGN IS INTERNALLY ILLUMINATED - POWER TO SIGN IS REQUIRED.

- 120V - 277V POWER SUPPLIES USED

20 TOTAL AMP DRAW OF SIGN (10 CIRCUITS @ 10 AMPS)

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X _____ DATE: _____

A SITE PLAN

CALCULATED SQUARE FOOTAGE: N/A

240690-04

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MONUMENT SIGN
LIGHT FIXTURE

Mounting, Options and Accessories

Mountings

IS – Adjustable Slipfitter
(Fits 2-3/8" O.D. tenon)

YKC62 - Yoke with 16-3
SO cord, 2ft

THK - Threaded Knuckle with
1/2" NPT threaded pipe

External Shields

UBV Visor
Top Mounted

UBV Visor
Bottom Mounted

FV - Full Visor

Accessories

VG - Vandal Guard

DSXF1/2TS - THK
Slipfitter Accessory

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown within applicable tolerances. Actual performance may differ as a result of end-user environment and application. Actual wattage may differ by +/- 8% when operating between 120-480V +/- 10%. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	Dist. Type	Field Angle		Beam Angle		30K (3000K, 70 CRI)			40K (4000K, 70 CRI)			50K (5000K, 70 CRI)		
			°H	°V	°H	°V	Lumens	LPW	Max Cd	Lumens	LPW	Max Cd	Lumens	LPW	Max Cd
P1	21W	NSP	37	38	18	19	2,601	124	16,316	2,876	137	18,039	2,876	137	18,039
		MSP	51	51	27	28	2,578	123	9,908	2,850	136	10,954	2,850	136	10,954
		MFL	60	60	46	45	2,435	116	4,027	2,692	128	4,452	2,692	128	4,452
		FL	84	91	59	72	2,682	128	2,255	2,965	141	2,494	2,965	141	2,494
		WFL	109	101	86	85	2,766	132	1,494	3,058	146	1,652	3,058	146	1,652
		WFR	103	92	80	71	2,794	133	1,809	3,089	147	2,000	3,089	147	2,000
		HMF	124	63	100	48	2,329	111	2,001	2,575	123	2,212	2,575	123	2,212
P2	42W	NSP	37	38	18	19	4,741	113	29,740	5,242	125	32,881	5,242	125	32,881
		MSP	51	51	27	28	4,699	112	18,060	5,195	124	19,967	5,195	124	19,967
		MFL	60	50	46	45	4,439	106	7,340	4,908	117	8,115	4,908	117	8,115
		FL	84	91	59	72	4,889	116	4,111	5,406	129	4,545	5,405	129	4,545
		WFL	109	101	86	85	4,753	113	2,568	5,573	133	3,011	5,573	133	3,011
		WFR	103	92	80	71	5,094	121	3,297	5,631	134	3,645	5,632	134	3,645
		HMF	124	63	100	48	4,245	101	3,647	4,693	112	4,032	4,693	112	4,032

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient	
0°C	32°F
10°C	50°F
20°C	68°F
25°C	**77°F**
30°C	86°F
40°C	104°F

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **DSXF1 LED P2** platform noted in a 25C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

TM-21 Percent Lumen Maintenance	60,000 hrs
Lumen Maintenance Factor	>88%

Electrical Load

		Current (A)					
Light Engines	System Watts	120	208	240	277	347	480
P1	21W	0.18	0.1	0.09	0.08	0.07	-
P2	42W	0.35	0.20	0.18	0.15	0.12	-

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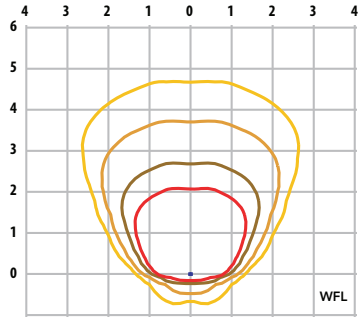
Photometric Diagrams

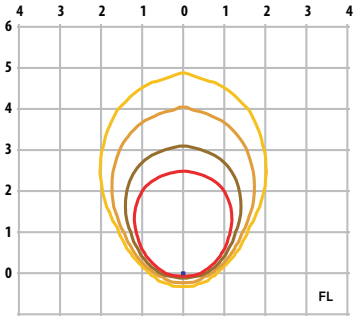
To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Flood Size 1 homepage.

Isofootcandle plots for DSXF1. Distances are in units of mounting height (15ft).

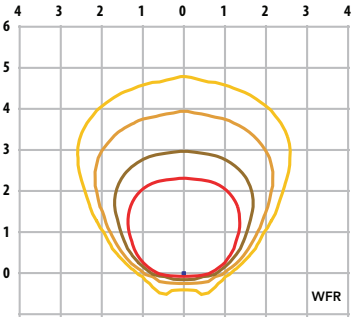
LEGEND
- 0.1 fc
- 0.25 fc
- 0.5 fc
- 1.0 fc



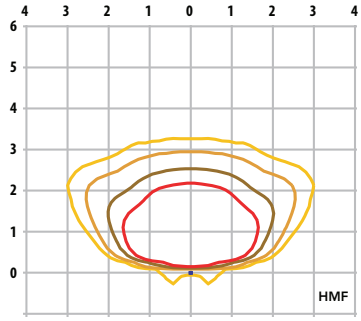
DSXF1 LED P2 40K - Tilted at 45°



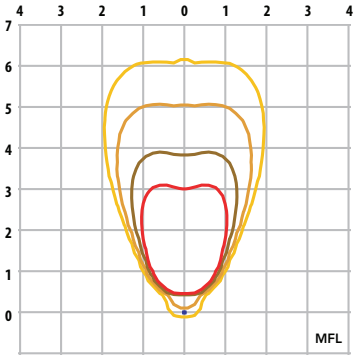
DSXF1 LED P2 40K - Tilted at 45°



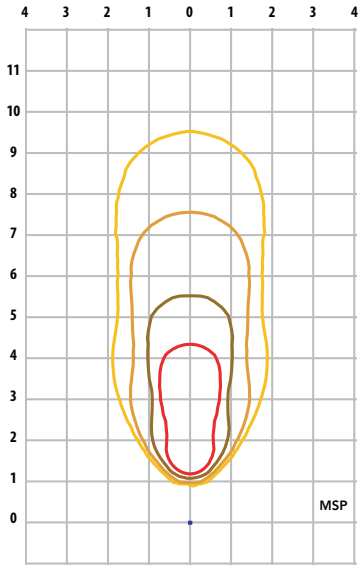
DSXF1 LED P2 40K - Tilted at 45°



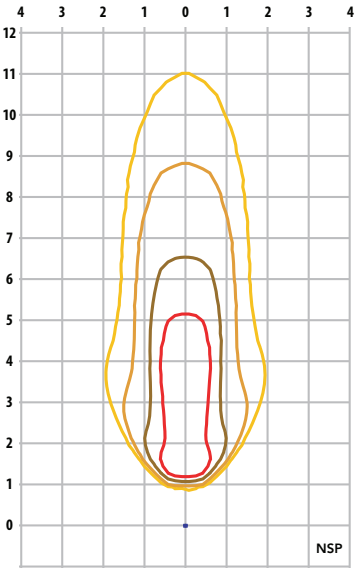
DSXF1 LED P2 40K - Tilted at 45°



DSXF1 LED P2 40K - Tilted at 60°



DSXF1 LED P2 40K - Tilted at 80°



DSXF1 LED P2 40K - Tilted at 80°

MH = 15ft
Grid = 15ft x 15ft

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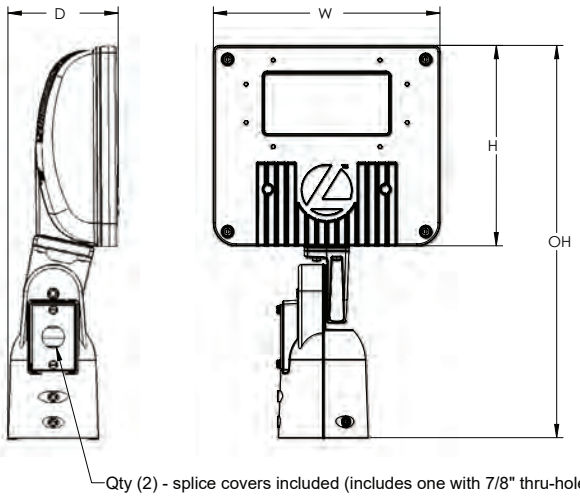
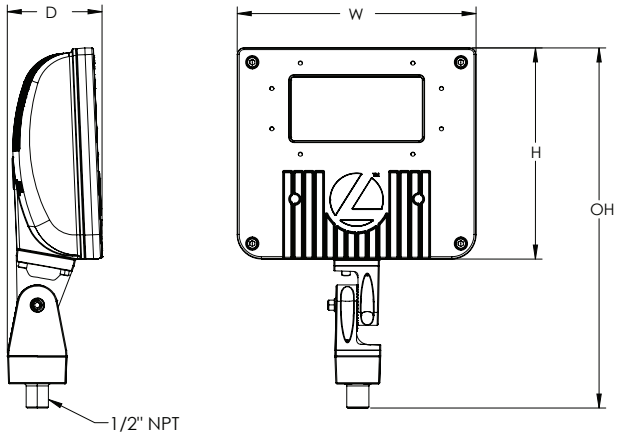
Dimensions

Adjustable Slipfitter (IS)



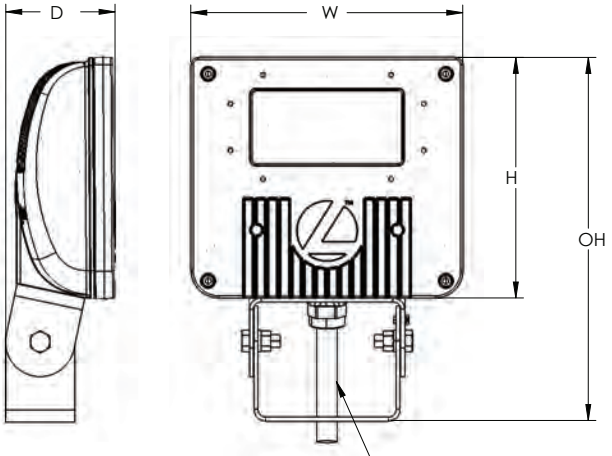
Width: 8.86" (22.5 cm)
Depth: 4.32" (11.0 cm)
Height: 7.84" (19.9 cm) main body
Overall:15.35" (39.0 cm) with arm
Weight: 7.7 lbs

Threaded Knuckle (THK)

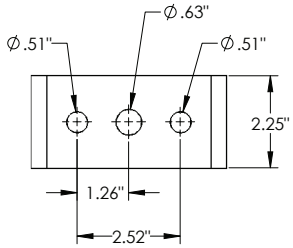


Width: 8.86" (22.5 cm)
Depth: 3.52" (8.9 cm)
Height: 7.84" (19.9 cm) main body
Overall:13.37" (34.0 cm) with arm
Weight: 7.2 lbs

Yoke (YKC62)



Yoke (YK) Mounting Detail



Width: 8.86" (22.5 cm)
Depth: 3.56" (9.0 cm)
Height: 7.84" (19.9 cm) main body
Overall:11.84" (30.0 cm) with arm
Weight: 7.5 lbs

Note: Standard cord is 16-3 wire, 2 ft cord. Other lengths can be specified.
Ex: YKC62
YK = Yoke Mount
C6 = 16 gage, 3 wire cord
2 = 2 feet (5 = 5ft, 6 = 6ft, etc.)

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Pole Mounting Information

Accessories including bullhorns, cross arms and other adapters are available. For the complete line of accessories available, visit the accessories tab at Lithonia's Outdoor Poles and Arms product page. Click here to visit Accessories.

FEATURES & SPECIFICATIONS

INTENDED USE
The sleek and compact design of the D-Series floodlights reflects the embedded high performance LED technology while offering a clean aesthetic suitable for specification and general purpose floodlighting applications. Three sizes are available with seven precision optics allowing for maximum design versatility. DSXF1 delivers 3,000 to 5,500 lumens and is ideal for commercial lighting applications including new construction and replacing 70W to 150W HID floodlights. DSXF1 is ideal for security, facade, flagpole, column grazing and signage lighting applications.

CONSTRUCTION
The DSXF1 LED floodlight features rugged die-cast aluminum construction with integral heat sink fins that optimize thermal management through conductive and convective cooling. The LED driver is mounted in direct contact with the casting to promote low operating temperature and long life. The housing and lens frame are completely sealed against moisture and environmental contaminants providing an IP66 rating. Low EPA (0.8 ft2) for optimized wind loading. DSXF1 is 1.5G vibration rated per ANSI C136.31.

FINISH
Exterior painted parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, and white. Available in textured and non-textured finishes.

OPTICS
Seven unique precision-molded vacuum-metalized specular reflectors are engineered for superior field-to-beam ratios, uniformity and spacing. Light engines are available in 3000K, 4000K or 5000K (minimum 70 CRI) configurations. Optional visors offer additional versatility when shielding is required.

ELECTRICAL
Light engines consist of chip-on-board (COB) LEDs directly coupled to the housing to maximize heat dissipation and promote long life. LED lumen maintenance is L88/60,000 hours. Class 1 electronic 0-10V continuous dimming drivers ensure system power factor. 90% and THD <20%. Optional 10kV surge protection device meets a minimum Category C low operation (per ANSI/IEEE C62.41.2).

CONTROLS
DSXF2 features MVOLT (120-277V) and 347V button photocontrol.

INSTALLATION
The die-cast integral "IS" mount features an adjustable slipfitter that mounts on a 2 3/8" OD tenon. Includes integral splice compartment offering easy installation and wiring. An extra cover plate with 7/8" through hole is provided to accommodate 1/2" water-tight fitting for power run from outside of the tenon. The "THK" adjustable knuckle mount includes a 1/2-14 NPT pipe thread. A steel yoke "YK" mount is available and includes a water tight cord grip and cord. DSXF1 features a glass lens enclosure that is protected to IP66 and is rated for lighting aimed up above 90°. Suitable for mounting within 4 feet of ground.

LISTINGS
CSA Certified to meet U.S. and Canadian standards. Suitable for wet locations. Rated for -40°C minimum ambient.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

GOVERNMENT PROCUREMENT
BAA – Buy America(n) Act: Product qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product also qualifies as manufactured in the United States under DOT Buy America regulations.
BABA – Build America Buy America: Product qualifies as produced in the United States under the definitions of the Build America, Buy America Act.
Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at:
www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

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BUILDING SIGN
LIGHT FIXTURE

solid state luminaires

Date:	**Approved:**
Type:	TYPE OF
Fixture:	20' LINEAR WALL SIGN LIGHT SYSTEM
Project:	WITH 18" ARM MOUNTS

eCOVELINE WET 1.5

eCOVELINE WET 1.5 is similar in use to the other Wet Cove series but with a lower lumen output for a lower placement above the ground, approximately 10-15 feet high. **ECVLWET 1.5** comes in 1 ft, 4 ft or 6 ft nominal lengths and 27K, 3K, 35K, 4K or 5K color temperatures. The housing is constructed of extruded aluminum with tooled end caps and is IP66 rated for interior & exterior use. Features IP68 line voltage Plug N' Play connectors for easy installation. Power supply is integral, no remote driver required. Universal orientation fixture; up, down, horizontal or vertical positioning with 9 optic choices. Flicker free dimmable to 5% full brightness with ELV trailing edge dimming.

SPECIFICATIONS

PHYSICAL

beam spread	30° x 80° | 120°
LEDs per foot	14
dimensions	12.25" x 1.77" x 1.9" 47" x 1.77" x 1.9" 70.25" x 1.77" x 1.9"
weight	1.3 lbs
housing	extruded aluminum housing with moulded end caps
lens	clear, tempered glass with a frosted edge
mounting	**standard:** surface mount bracket with (+/- 45° from center) | **optional: ADBW2-90** full 180° rotation (+/- 90° from center)
ingress protection	IP66 rated for wet, exterior location (Connectors IP68)
vibration resistance	compliant with 3G ANSI C136.31
fixture connections	Twist-lock IP68 rated, CCC

PERFORMANCE

color temperature	2700K	3000K	3500K	4000K	5000K
lumen output (per foot)	276 lm	288 lm	295 lm	313 lm	326 lm
lifetime	> 70,000 hours / L70 or better				
color consistency	3 SDCM / **standard:** 87 CRI | **optional:** 90 CRI				
operating temperature	-13°F to 104°F (-25°C to 40°C)				
junction temperature	69°C @ T_A 25°C				
warranty	5-Year limited warranty (refer to website for details)				

ELECTRICAL

input voltage	Universal 120–277V AC
power supply	integral Class II, electronic high-power factor > 94% @120V
certification	ETL / cETL listed, CEC Title 24 - JA8 Compliant
standards	UL1598/CSA C22.2 No. 250.0; IESLM-79/LM-80; FCC Part 15
power consumption	3.5W/ft @ 120V
dimming	ELV (reverse phase/trailing edge) ≤ 5%

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Ordering Information

ORDERING INFORMATION

ECVLWET1.5					
MODEL	LENGTH	CCT	CRI	OPTICS	OPTIONS

MODEL	LENGTH	WHITE LIGHT CCT	MONO COLOR	CRI	OPTICS	OPTIONS
ECVLWET1.5 eCOVELINE WET 1.5	1 12 in. (305 mm)	27K 2700K	AMB Amber	CRI80 80 CRI	3080 30°x80° beam	WCL-1 Louvre (Black) - 1 ft.
	4 46.8 in. (1189 mm)	3K 3000K	BLU Blue	CRI90 90 CRI	120 120°x120° beam	WCL-4 Louvre (Black) - 4 ft.
	6 70 in. (1778 mm)	35K 3500K	LTBLU Light Blue			WCL-6 Louvre (Black) - 6 ft.
		4K 4000K	RED Red			WCHS-1 Louvre w/House Shield (Black) - 1 ft.
		5K 5000K				WCHS-4 Louvre w/House Shield (Black) - 4 ft.
						WCHS-6 Louvre w/House Shield (Black) - 6 ft.

Cable Accessories (Indicate the quantity needed for each item.) **REQUIRED**: Starter Cable (SC10W2) and Terminator Cap (TCAPW2) for every run. **Maximum Run Length** = 100 feet (120V)

_____ **SC10W** 10 ft. Starter Connection Cord
_____ **TCAPW** Terminator Cap
_____ **EC12W** 12 in. Extension Cord
_____ **EC24W** 24 in. Extension Cord
_____ **EC60W** 60 in. Extension Cord

Mounting Options (*ADBW2 Included With Fixture*) ***(requirements vary for each fixture ordered - see mounting pages for details)***

_____ **ADBW2-90** 90° Adjustable Bracket (Bi-directional)
_____ **CA2-6** Cantilever Arm - 6"
_____ **CA2-12** Cantilever Arm - 12"
_____ **CA2-18** Cantilever Arm - 18"
_____ **LS-6** Landscape Spike - 6"
_____ **HLS** Heavy Duty Landscape Spike

Use Module Only to Convert 0-10V Signal to ELV Dimming

DIM0-10VELV is a dimming module that converts a 0-10V dimming signal to an ELV (electronic low-voltage) reverse phase dimming signal for ELV dimmable lighting products.

Control Components (Indicate the quantity needed for each item.) (1 module per run) (Indoor rated)

REQUIRED: Starter Cable (SC6) and Terminator Cap (TCAP) for every run.

_____ **DIM0-10VELV-UNV-0JBM-IJBM-BLA** 0-10V ELV Dim Module, Output Junction Box Mount (12" lead wire), Input Junction Box Mount (12" lead wire), Interior Rated Enclosure, Black Anodized Alum.

_____ **DIM0-10VELV-UNV-0CPM-ICPM-BLA** 0-10V ELV Dim Module, Output Conduit Pipe Mount (96" lead wire), Input Conduit Pipe Mount (96" lead wire), Interior Rated Enclosure, Black Anodized Alum.

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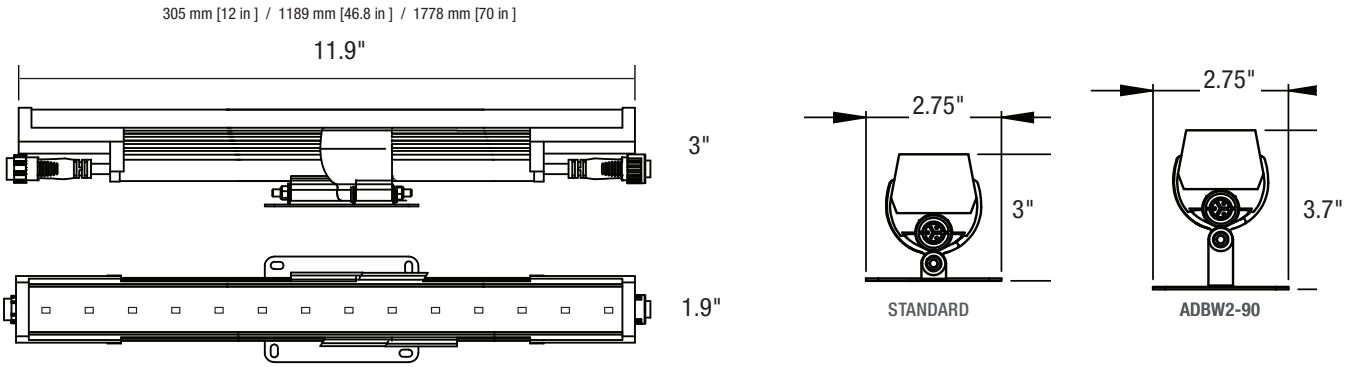
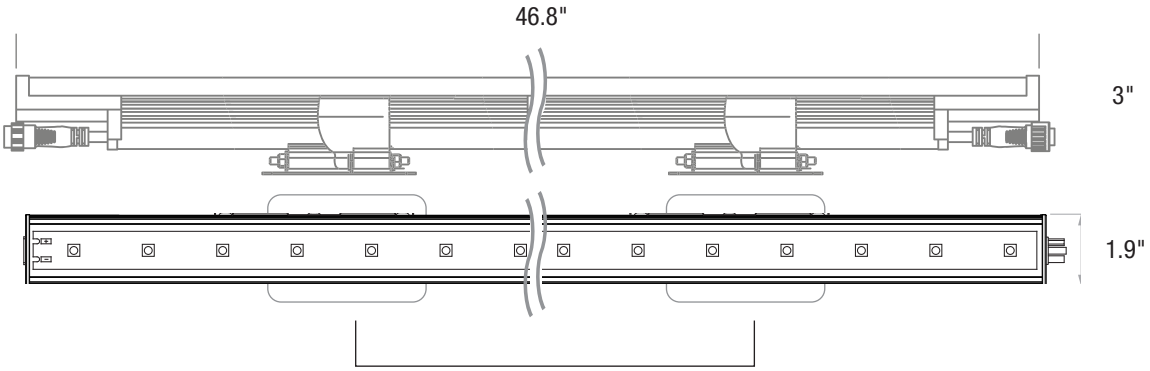
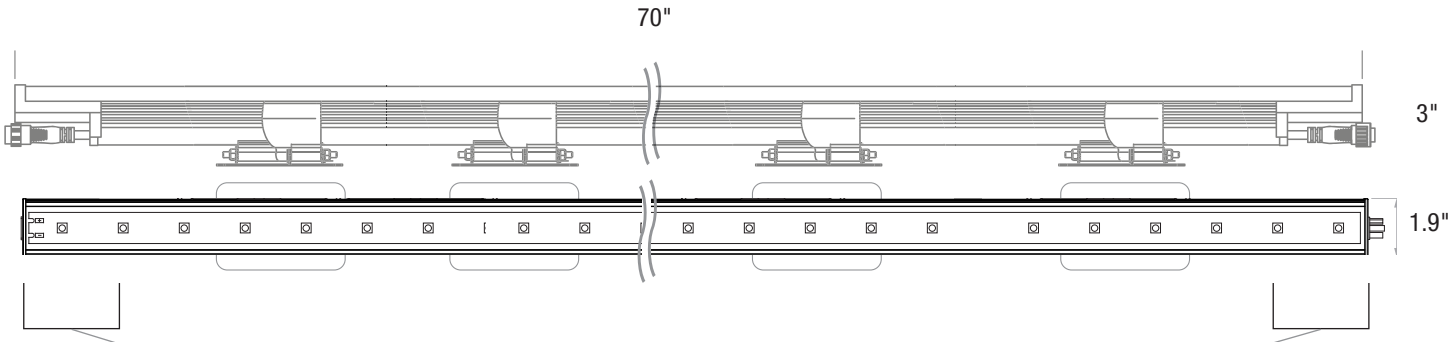
Standard Dimensions

DIMENSIONS WITH STANDARD BRACKET





Optimal spacing for bracket installation is 16" apart.



TO PREVENT VOIDING THE WARRANTY, DO NOT INSTALL BRACKETS WITHIN 2" OF THE ENDS OF FIXTURE.

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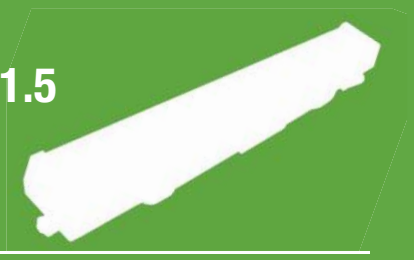
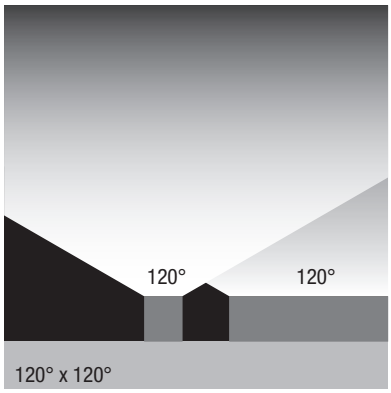
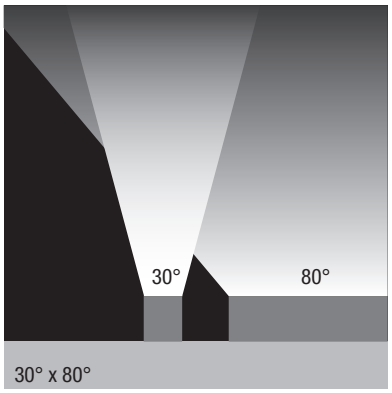


Photometry

eCVL WET AVAILABLE OPTICS FIND IES FILES ON SOLIDSTATELUMINAIRES.COM





PERFORMANCE

Model	Connected Wattage	2700K	3000K	3500K	4000K	5000K
ECVLWET1.5-1	3.5	276	288	295	313	326
ECVLWET1.5-4	14	1104	1152	1180	1252	1304
ECVLWET1.5-6	21	1656	1728	1770	1878	1956

DIMMING

TRIAC, REVERSE PHASE DIMMING

Model	Description
DELV	Lutron Diva Dimmer 300P
SELV	Lutron Skylark Dimmer 153P
SCL	Lutron Skylark Dimmer 300P

Dimmers sold by others.

DELV

SELV

SCL

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Mounting Options

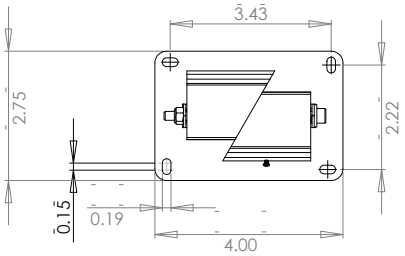
STANDARD ADJUSTABLE BRACKET REQUIREMENTS

Minimum Bracket Requirement					
ECVLWet-1	1	ECVLWet-4	2	ECVLWet-6	3

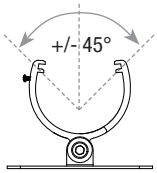
90° ADJUSTABLE BRACKET REQUIREMENTS

Minimum Bracket Requirement					
ECVLWet-1	1	ECVLWet-4	2	ECVLWet-6	3

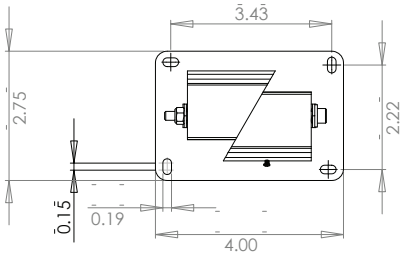
STANDARD ADJUSTABLE BRACKET (ADBW2)



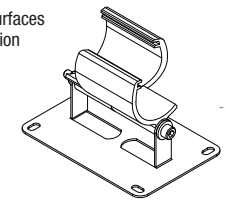
Universal Orientation
- Mounts to horizontal or vertical surfaces
- Easy installation w/fixture in position
- +/- 45° to surface

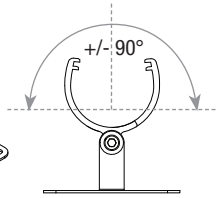


90° ADJUSTABLE BRACKET (ADBW2-90)



Universal Orientation
- Mounts to horizontal or vertical surfaces
- Easy installation w/fixture in position
- +/- 90° to surface

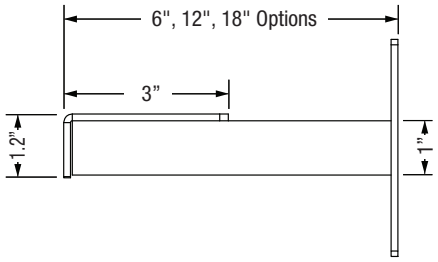




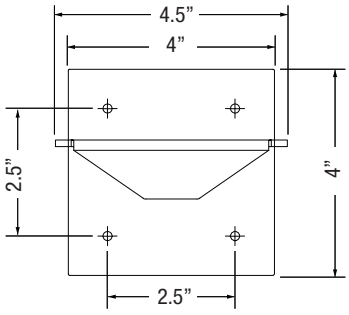
CANTILEVER ARM (CA2)

CA2	arm length
CA2-6	6"
CA2-12	12"
CA2-18	18"

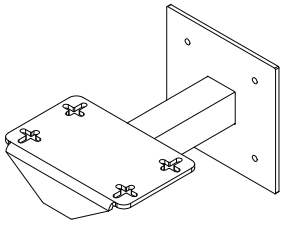
Fixture	CA2 Requirement
1-foot	1
4-foot	2



SIDE VIEW



FRONT VIEW



ISOMETRIC VIEW

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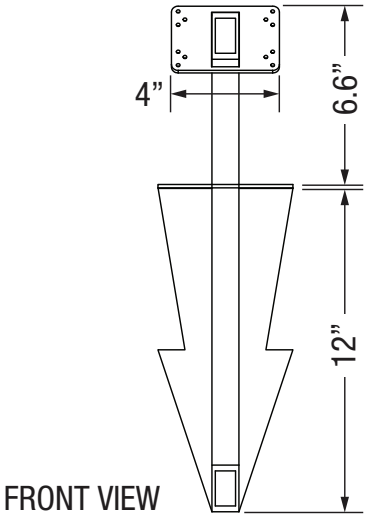
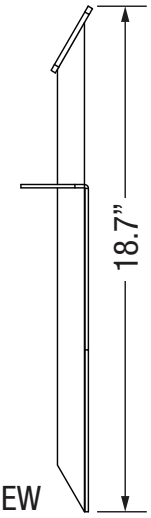
Mounting Option Accessories

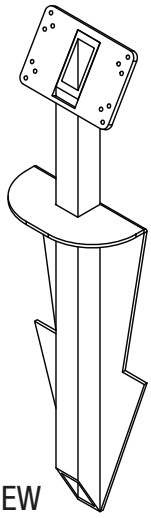
LANDSCAPE SPIKE - LS-6



FRONT VIEW

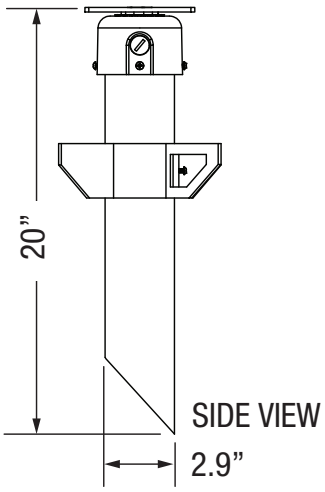


SIDE VIEW

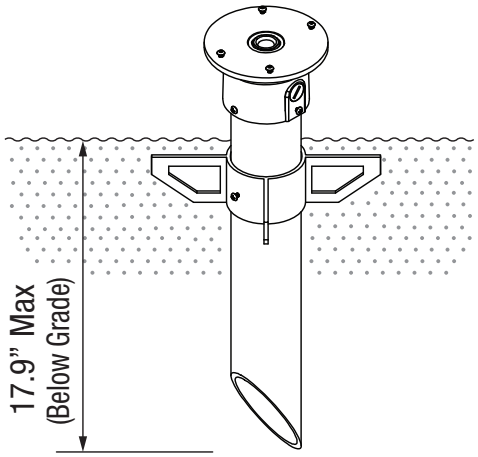


ISOMETRIC VIEW

HEAVE DUTY LANDSCAPE SPIKE - HLS



SIDE VIEW



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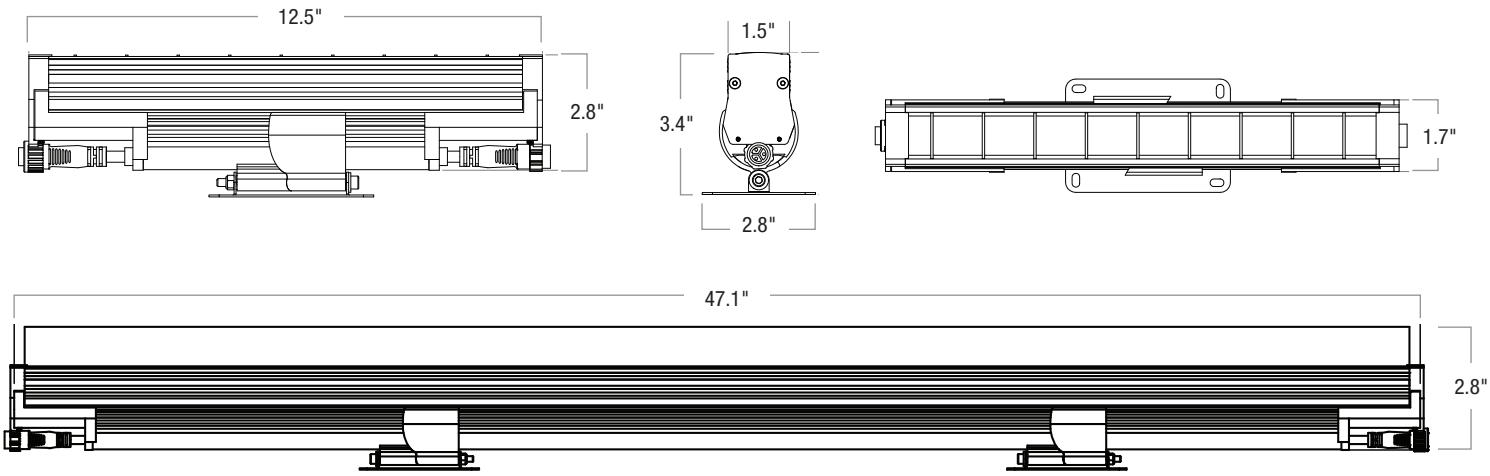
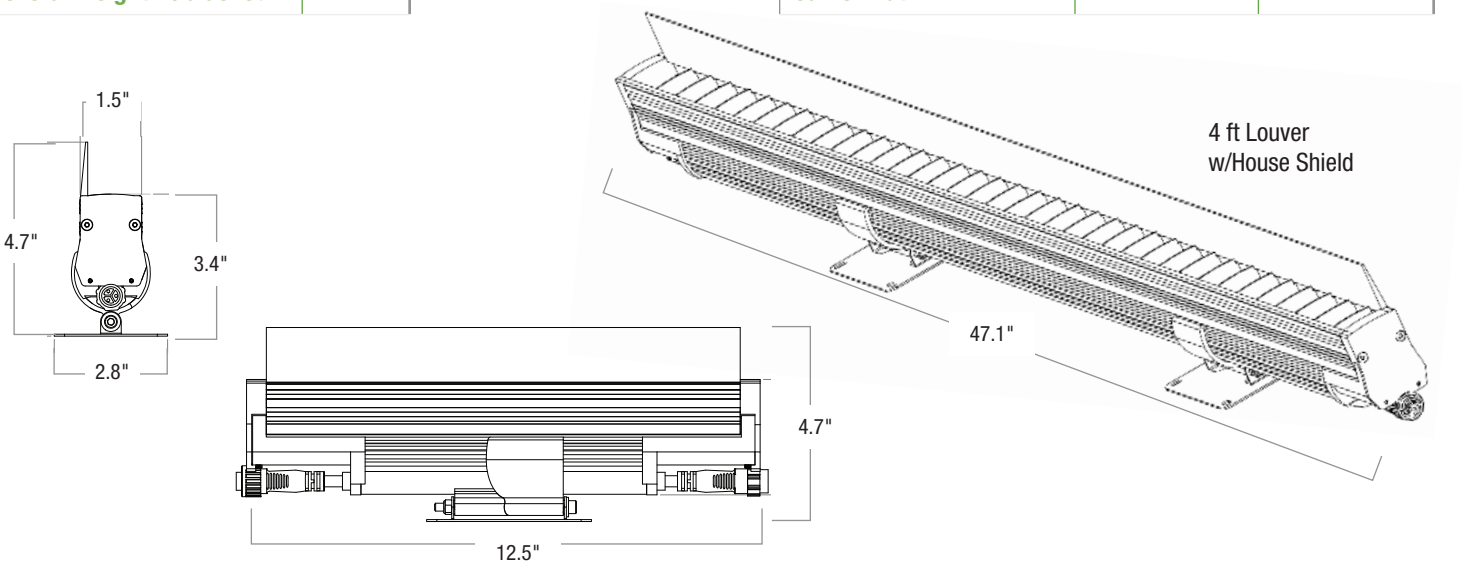
Accessories

LOUVRE - WCL			1FT	4FT
louvre height	.25"	louvre length	12.5"	47.1"
overall height w/bracket	3.4"	louvre width	1.5"	1.5"



HOUSE SHIELD - WCHS			1FT	4FT
shield height	1.3"	louvre length	12.5"	47.1"
overall height w/bracket	4.7"	louvre width	1.5"	1.5"



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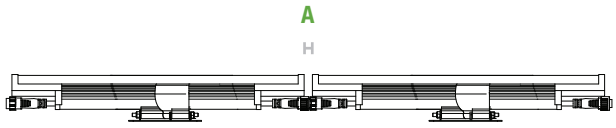
Connectivity Options

CONNECTIONS & CABLES



Daisy Chain Fixtures (1')

- **A:** **MIN/**0"- **MAX/.**38" between fixtures
- **B:** **SC10W -** 10ft Starter Cord
- **C:** **EC12W** 12 in. Extension Cord
- **C:** **EC24W** 24 in. Extension Cord
- **C:** **EC60W** 60 in. Extension Cord
- **D:** **TCAPW** 1.13" Terminator Cap

Daisy Chain Fixtures (4') & Daisy Chain Fixtures (6')

B: STARTER CABLES

INSURE FIRST FIXTURE IS ORIENTED TO ACCEPT MALE CONNECTOR STARTER CABLE

C: EXTENSION CABLES

D: TERMINATOR CAP
TCAP

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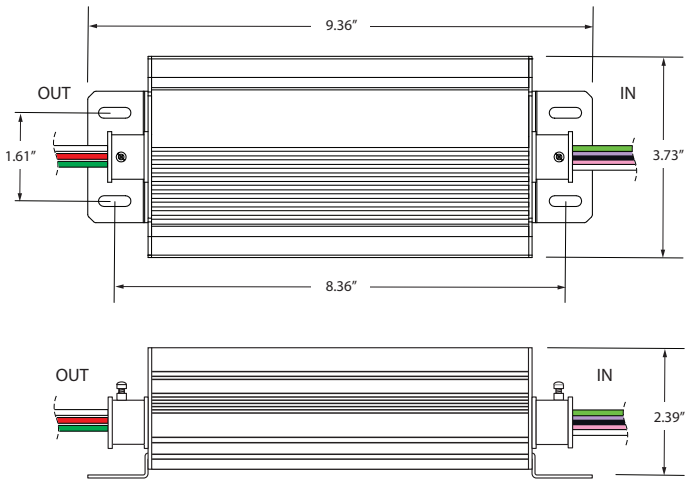
Control Components

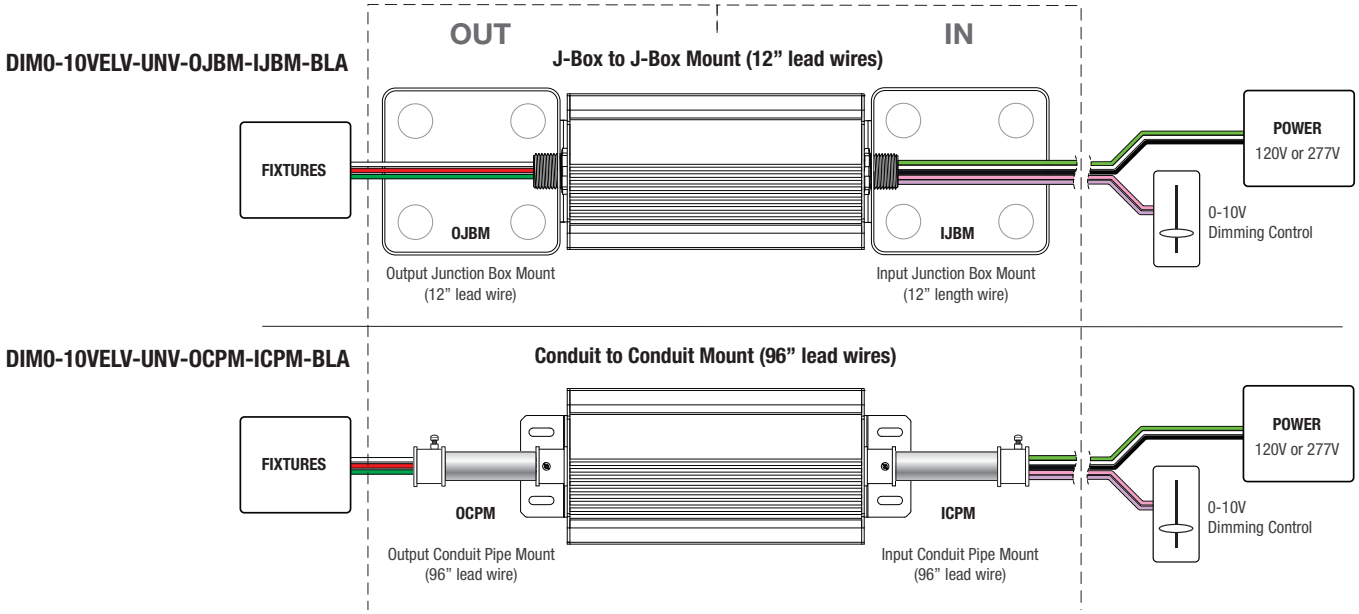
CONTROL OVERALL DIMENSIONS (DIM0-10VELV) ALL VERSIONS

Use Module Only to Convert 0-10V Signal to ELV Dimming

Converts 0-10V signal
for ELV Dimming protocol.



CONTROL CONNECTIVITY (DIM0-10VELV) EACH VERSION



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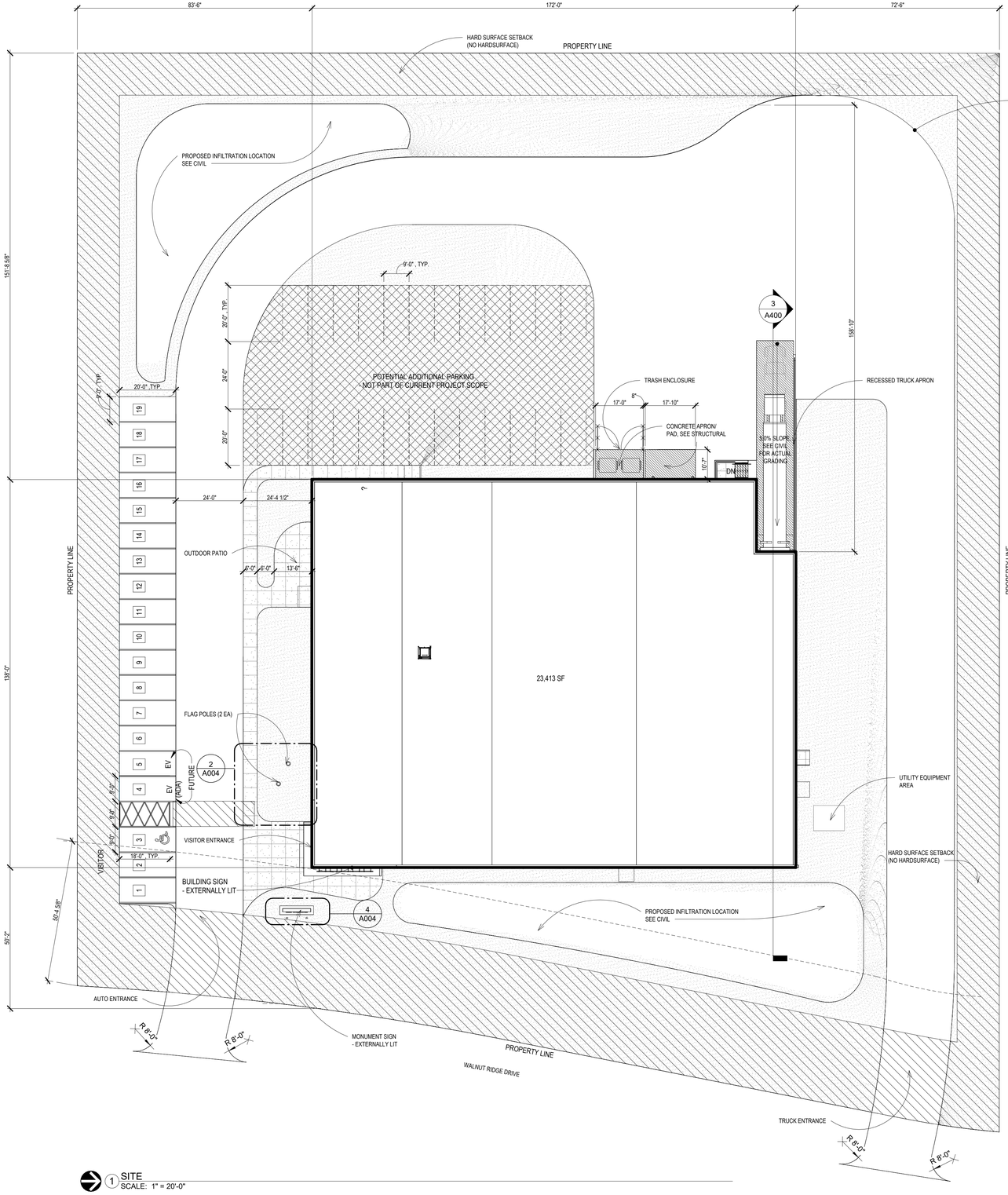
SUPPLEMENTAL DWGS



1 SITE
SCALE: 1" = 20'-0"

Mounting, Options and Accessories

Mountings

I5 – Adjustable Slipfitter
(Fits 2-3/8" O.D. tenon)

YKC62 - Yoke with 16-3
SO cord, 2ft

THK - Threaded Knuckle with
1/2" NPT threaded pipe

External Shields

UBV Visor
Top Mounted

UBV Visor
Bottom Mounted

FV - Full Visor

LITHONIA LIGHTING
COMMERCIAL OUTDOOR

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DSXF1 LED
Rev. 03/26/24
Page 2 of 6

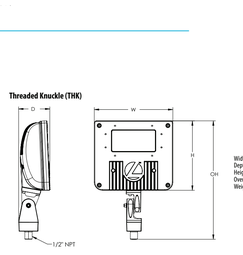
Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown within applicable tolerances. Actual performance may differ as a result of end-user environment and application. Actual wattage may differ by +/- 8% when operating between 120-480V +/- 10%. Contact factory for performance data on any configurations not shown here.

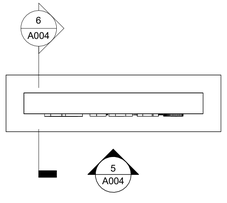
Performance Package	System Watts	Dist. Type	Field Angle		Beam Angle		30K (3000K, 70CRI)			40K (4000K, 70CRI)			50K (5000K, 70CRI)		
			°H	°V	°H	°V	Lumens	LPW	Blue Cd	Lumens	LPW	Blue Cd	Lumens	LPW	Blue Cd
P1	21W	NSP	37	38	18	19	2,601	124	16,316	2,676	127	18,039	2,676	127	18,039
		MSP	51	51	27	28	2,578	123	9,908	2,650	126	10,954	2,650	126	10,954
		MFL	60	60	46	45	2,455	116	4,027	2,692	128	4,452	2,692	128	4,452
		FL	84	91	59	72	2,682	128	2,255	2,965	141	2,494	2,965	141	2,494
		WFL	109	101	86	85	2,706	132	1,494	3,058	146	1,652	3,058	146	1,652
		WFR	103	92	80	71	2,794	133	1,809	1,089	147	2,000	1,089	147	2,000
		HWF	124	63	100	48	2,329	111	2,001	2,575	123	2,212	2,575	123	2,212
P2	42W	NSP	37	38	18	19	4,741	113	29,740	5,242	125	32,881	5,242	125	32,881
		MSP	51	51	27	28	4,699	112	18,060	5,195	124	19,967	5,195	124	19,967
		MFL	60	50	46	45	4,439	106	7,340	4,908	117	8,115	4,908	117	8,115
		FL	84	91	59	72	4,889	116	4,111	5,406	129	4,545	5,405	129	4,545
		WFL	109	101	86	85	4,753	113	2,568	5,573	133	3,011	5,573	133	3,011
		WFR	103	92	80	71	5,094	121	3,297	5,631	134	3,645	5,632	134	3,645
		HWF	124	63	100	48	4,245	101	3,647	4,693	112	4,032	4,693	112	4,032

Threaded Knuckle (THK)

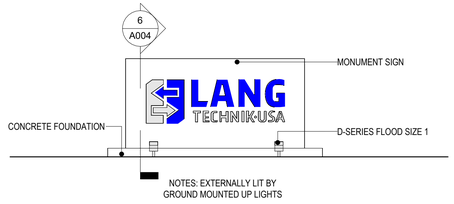


Width: 8.86" (22.5 cm)
Depth: 3.53" (9.9 cm)
Height: 7.84" (19.9 cm) main body
Overall:13.37" (34.0 cm) with arm
Weight: 7.2 lbs

MONUMENT SIGN LIGHTING INFORMATION - SEE CUT SHEETS FOR MORE INFORMATION

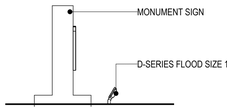


4 MONUMENT SIGN PLAN
SCALE: 1/4" = 1'-0"



NOTES: EXTERNALLY LIT BY
GROUND MOUNTED UP LIGHTS

5 MONUMENT SIGN ELEVATION
SCALE: 1/4" = 1'-0"



6 MONUMENT SIGN SECTION
SCALE: 1/4" = 1'-0"

REVISIONS
1 10/16/2024 REVISION 1
2 10/31/2024 REVISION 2
3 01/02/2025 REVISION 3

PROJECT INFORMATION
PROJECT NO. : D945.24
DATE : 09/25/2024
DRAWN BY : DCA
SHEET TITLE : ARCHITECTURAL SITE PLAN

PROJECT INFORMATION:
OWNER: LANG TECHNIK - USA
TITLE: NEW FACILITY
ADDRESS: 1025 WALNUT RIDGE DR., HARTLAND, WI 53029

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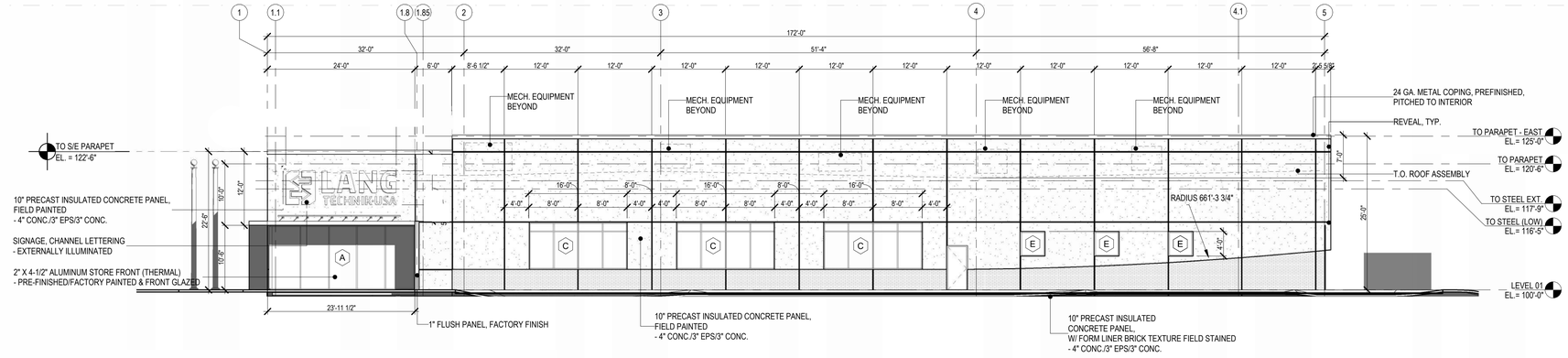
OLIVER CONSTRUCTION CO.
1770 EXECUTIVE DRIVE
OCONOMOWOC, WI 53066
PHONE: (262) 567-6977
FAX: (262) 567-4676

SHEET NO.
A004.1

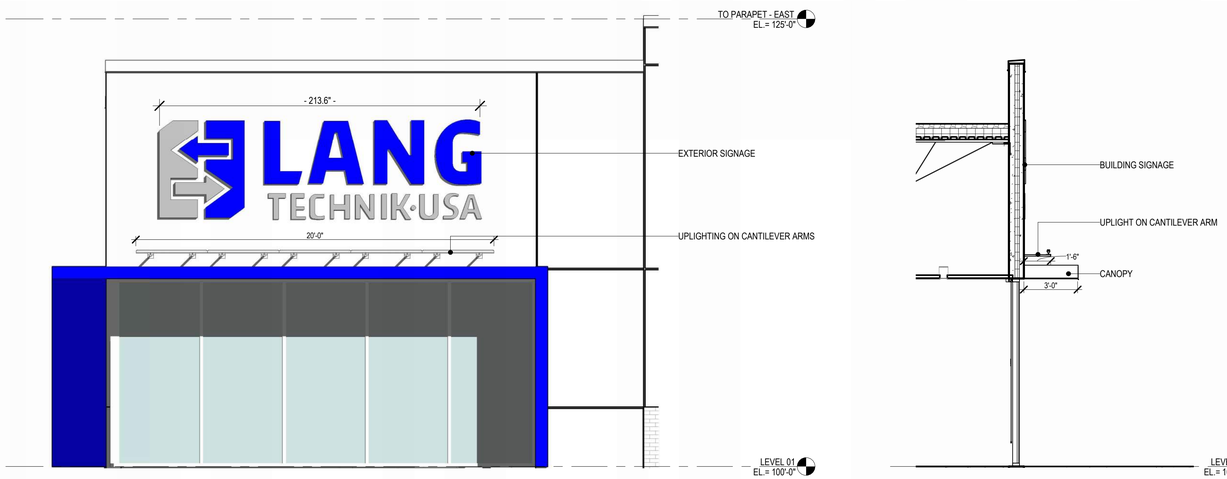


1 EXTERIOR ELEVATION - EAST
SCALE: 3/32" = 1'-0"

EXTERIOR FINISHES LEGEND

- SMOOTH FACE PRECAST, PAINTED
- FORM LINER BRICK TEXTURE, STAINED

NOTES:
1) TRASH ENCLOSURE BLOCK TO BE PAINTED. BLOCK FILLER AND 2 COATS OF EPOXY PAINT



1 BUILDING SIGNAGE Copy 1
SCALE: 1/4" = 1'-0"

2 WALL SECTION @ SIGNAGE
SCALE: 1/4" = 1'-0"

solid state luminaires

Date: **Approved:**
Type: TYPE OF
Fixture: 20' LINEAR WALL SIGN LIGHT SYSTEM
Project: WITH 18" ARM MOUNTS

eCOVELINE WET 1.5

eCOVELINE WET 1.5 is similar in use to the other Wet Cove series but with a lower lumen output for a lower placement above the ground, approximately 10-15 feet high. ECVLWet 1.5 comes in 1 ft, 4 ft or 6 ft nominal lengths and 27K, 3K, 35K, 4K or 5K color temperatures. The housing is constructed of extruded aluminum with locked end caps and is IP66 rated for interior & exterior use. Features IP68 line voltage Plug N' Play connectors for easy installation. Power supply is integral, no remote driver required. Universal orientation fixture; up, down, horizontal or vertical positioning with 9 optic choices. Flicker free dimmable to 5% full brightness with ELV trailing edge dimming.

SPECIFICATIONS

PHYSICAL					
beam spread	30° x 80° | 120°				
LEDs per foot	14				
dimensions	12.25" x 1.77" x 1.9"	47" x 1.77" x 1.9"	70.25" x 1.77" x 1.9"		
weight	1.3 lbs				
housing	extruded aluminum housing with moulded end caps				
lens	clear, tempered glass with a frosted edge				
mounting	**standard:** surface mount bracket with (+/- 45° from center) | **optional: ADBW2-90** full 180° rotation (+/- 90° from center)				
ingress protection	IP66 rated for wet, exterior location (Connectors IP68)				
vibration resistance	compliant with 3G ANSI C136.31				
fixture connections	Twist-lock IP68 rated, CCC				

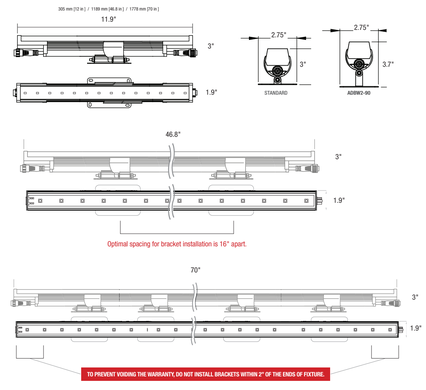
PERFORMANCE					
color temperature	2700K	3000K	3500K	4000K	5000K
lumen output (per foot)	276 lm	288 lm	295 lm	313 lm	326 lm
lifetime	> 70,000 hours / L70 or better				
color consistency	3 SDCM / **standard:** 87 CRI | **optional:** 90 CRI				
operating temperature	-13°F to 104°F (-25°C to 40°C)				
junction temperature	69°C @ T° 25°C				
warranty	5-Year limited warranty (refer to website for details)				

ELECTRICAL	
input voltage	Universal 120–277V AC
power supply	integral Class II, electronic high-power factor > 94% @120V
certification	ETL / cETL listed, CEC Title 24 - JA8 Compliant
standards	UL1598/CSA C22.2 No. 250.0; IESLM-79/LM-80; FCC Part 15
power consumption	3.5W/ft @ 120V
dimming	ELV (reverse phase/trailing edge) ≤ 5%

eCOVELINE WET 1.5

Standard Dimensions

DIMENSIONS WITH STANDARD BRACKET



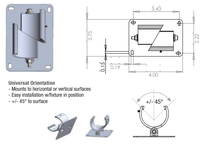
eCOVELINE WET 1.5

Mounting Options

STANDARD ADJUSTABLE BRACKET REQUIREMENTS					
Minimum Bracket Requirement					
ECVLWet-1	1	ECVLWet-4	2	ECVLWet-6	3

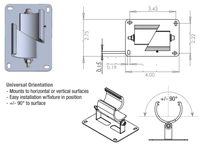
90° ADJUSTABLE BRACKET REQUIREMENTS					
Minimum Bracket Requirement					
ECVLWet-1	1	ECVLWet-4	2	ECVLWet-6	3

STANDARD ADJUSTABLE BRACKET (ADBW2)



Universal Orientation
- Mounts to horizontal or vertical surfaces
- Easy installation w/fixture in position
- +/- 45° to surface

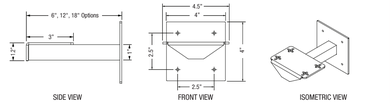
90° ADJUSTABLE BRACKET (ADBW2-90)



Universal Orientation
- Mounts to horizontal or vertical surfaces
- Easy installation w/fixture in position
- +/- 90° to surface

CANTILEVER ARM (CA2)

CA2	arm length	Fixture	CA2 Requirement
CA2-6	6"	1-foot	1
CA2-12	12"	4-foot	2
CA2-18	18"		



BUILDING SIGN LIGHTING INFORMATION - SEE CUT SHEETS FOR MORE INFORMATION

REVISIONS

1	10/16/2024 REVISION 1

PROJECT INFORMATION

PROJECT NO.	D945.24
DATE	09/25/2024
DRAWN BY	DCA
SHEET TITLE	EXTERIOR ELEVATIONS

PROJECT INFORMATION:
OWNER: LANG TECHNIK - USA
TITLE: NEW FACILITY
ADDRESS: 1025 WALNUT RIDGE DR., HARTLAND, WI 53029

OLIVER CONSTRUCTION CO.
1770 EXECUTIVE DRIVE
OCONOMOWOC, WI 53066
PHONE: (262) 567-6677
FAX: (262) 567-4676

SHEET NO.
A301.1

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VILLAGE OF HARTLAND WISCONSIN

DEPARTMENT OF BUILDING INSPECTION
APPLICATION FOR ARCHITECTURAL BOARD

Job Address	1903 E JUNIPER WAY				
Lot	Block	Subdivision	Bristlecone	Key No. HAV	043 0001
Owner	Rory Oppenheimer			Phone	414-788-2002
Address	11415 N. STONEFIELD CT	City	Meadow	State WI	Zip 53092
Contractor	OWNER	Phone 414.788.2002	FAX	E-Mail Address	TRRBO@GMAIL.COM
Address	11415 N. Stonefield CT	City	Meadow	State WI	Zip 53092

The Architectural Board meets on the THIRD MONDAY of the Month at 6:30 p.m. in the Board Room of the Hartland Municipal Building located at 210 Cottonwood Avenue in the Village of Hartland.

The DEADLINE for filing is TEN WORKING DAYS PRIOR TO THE MEETING DATE at 4:30 p.m. All of the following information must be received prior to the deadline in order to be placed on the agenda.

All applications for consideration by the Architectural Board are subject to the policies described in this document.

One & Two Family

☒ One (1) bound set of construction plans and application material and one (1) electronic copy of all submittals. Plans must be stamped "approved by the developer" if required.

☒ These plans may be reused to apply for the building permit. Building elevations are all that is necessary to obtain Architectural Board approval. Although it is recommended that complete construction plans along with other building permit application material be submitted in order to begin the permit process as soon as possible after the meeting.

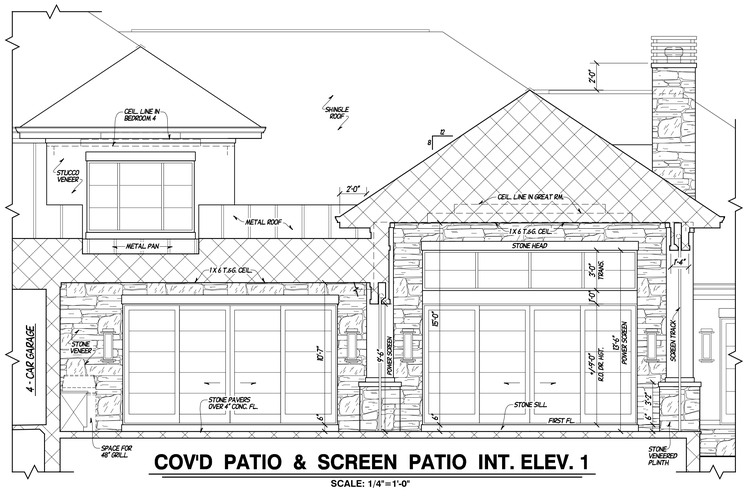
☒ Elevations must show all sides of the structure and state the building materials and colors. Additions must be shown with the existing building.

☒ One (1) site plan. The site plan must be detailed and dimensioned and may also be reused to apply for the building permit. One set of site plans must be stamped "approved by the developer" (if applicable).

☒ One (1) plat of survey is required for new dwellings at the time of building permit application.

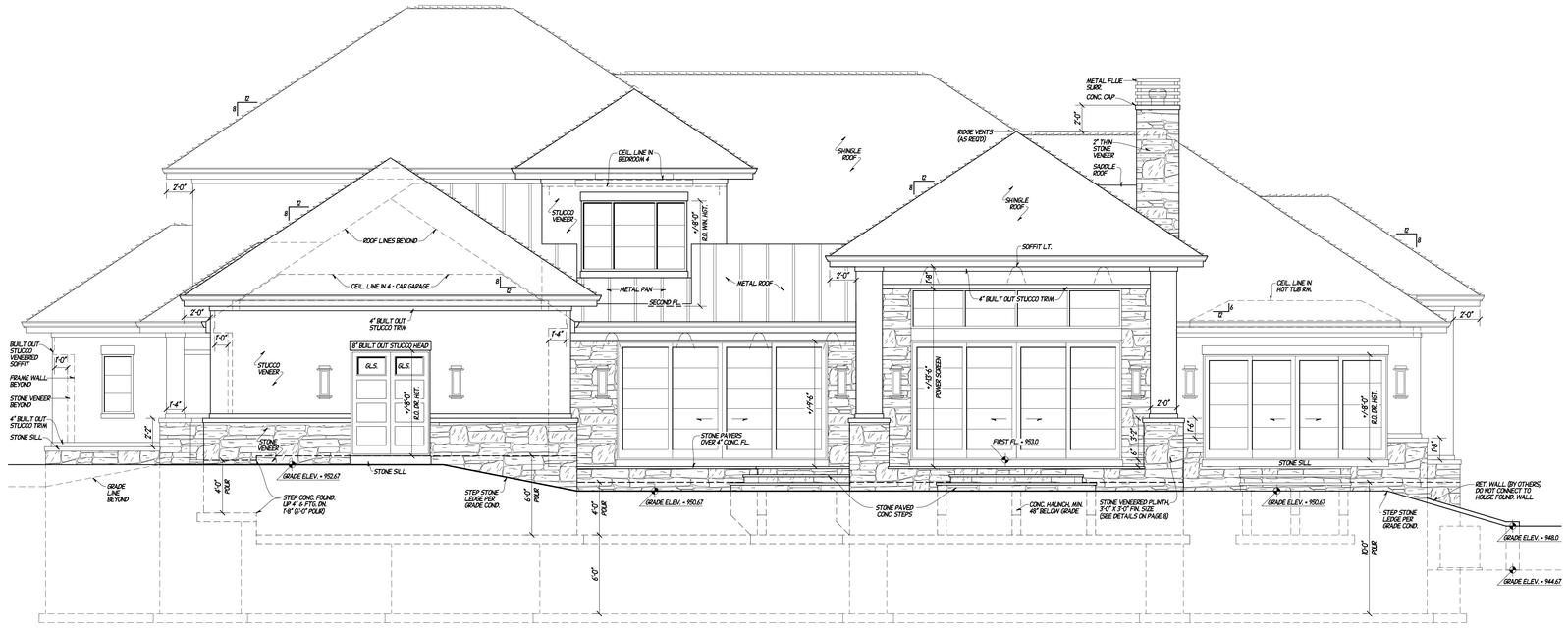
NOTE: Approval by the Architectural Board is not permission to begin construction; a building permit must first be obtained.

Date Applied: 6/6/25 Date of Meeting: 6/16/25 Item No. _____



COV'D PATIO & SCREEN PATIO INT. ELEV. 1

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



REAR ELEVATION

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

EXTERIOR MATERIAL NOTES:

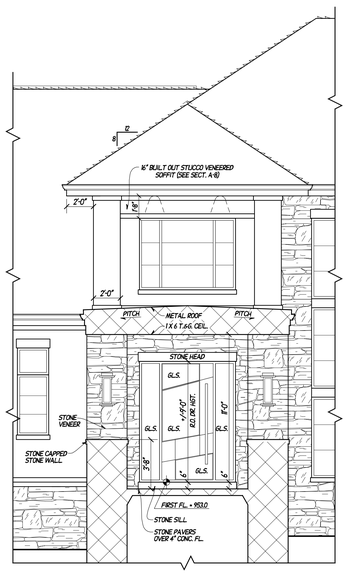
- INSTALL METAL FLASHING OVER ALL STONE SILLS.
- ALL SHINGLE ROOF TO BE DIMENSIONAL ASPHALT SHINGLES.
- ALL RAILING SYSTEMS TO BE ALUMINUM RAILING SYSTEM.
- ALL SOFFITS TO BE COMPOSITE PANEL W/ EAVE VENTS.
- ALL GUTTERS TO BE SEAMLESS ALUMINUM.
- ALL EXTERIOR CEILINGS TO BE 1 X 6 T&G.

CONC. FTG. DEPTH NOTE:

- STEP CONC. FTGS. DEEPER OR SHALLOWER AS REQ'D PER SITE SOIL CONDITIONS, DEPTH OF EXCAVATION, AND TO MAINTAIN MIN. 48" FROST PROTECTION FROM FINISHED GRADE.

RETAINING WALL NOTE:

- RETAINING WALLS (BY OTHERS) ARE NOT TO BE CONNECTED TO HOUSE FOUND. WALLS



COV'D ENTRY INT. ELEV.

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

FRONT ELEVATION

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

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BUILDER

OWNER & PROJECT LOCATION
MR. & MRS. KORY & LESLIE OPPENHEIMER
LOT 1 LAKE VIEW
HART LAND, WI 53029

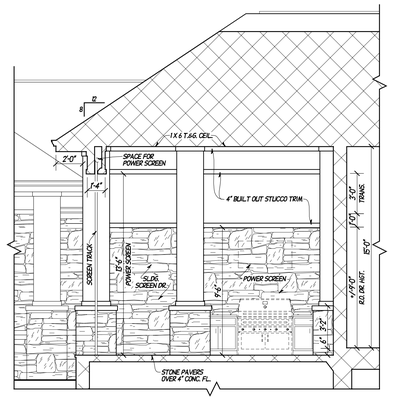
COMPLETION DATE	REVISIONS
FINAL-1 10/8/24 (A05-15)	FINAL-2 6/6/25 (A05-15)

DESIGNED BY	DRAWN BY	CHECKED
R. TOM	M.J.V.	R. TOM

ARCHITECTURAL DEVELOPMENT SERVICES INC.
A.D.S.
www.architecturaldevelopmentservices.com
(262) 787 - 1701
BROOKFIELD, WI 53045

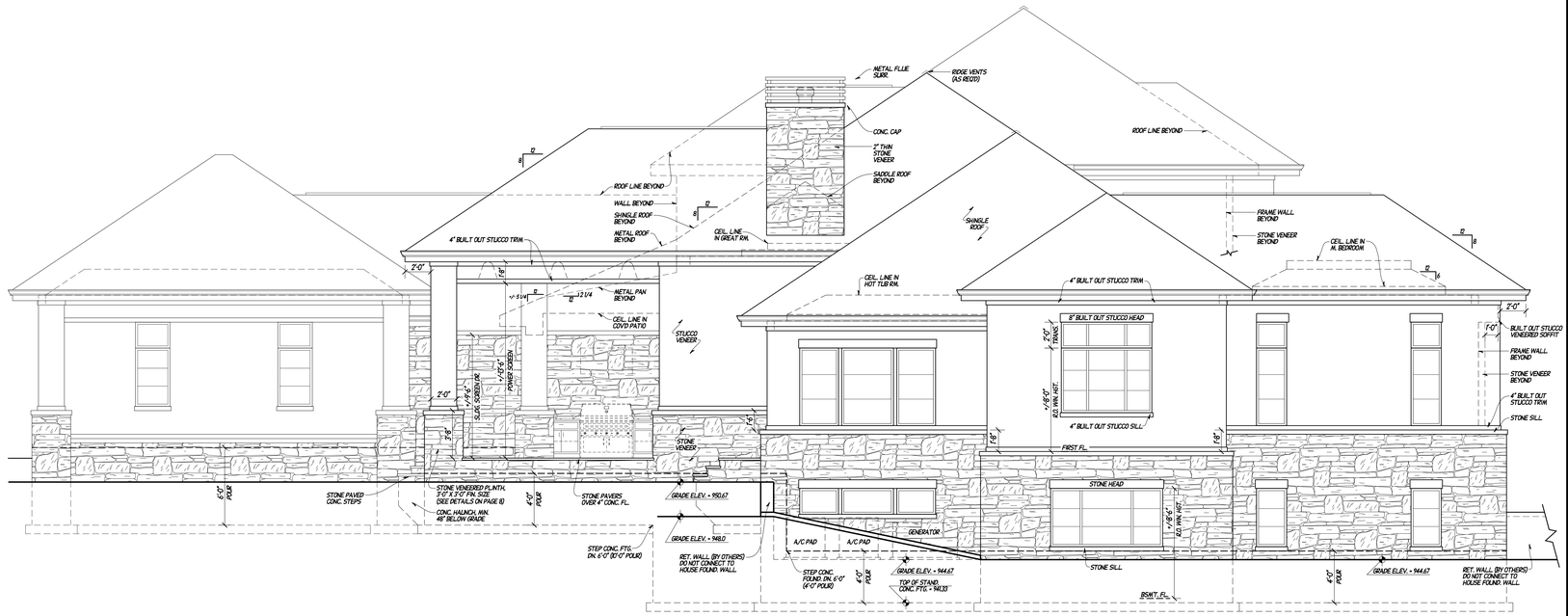
JOB NUMBER
177823-F

SHEET NO.
1 OF 12



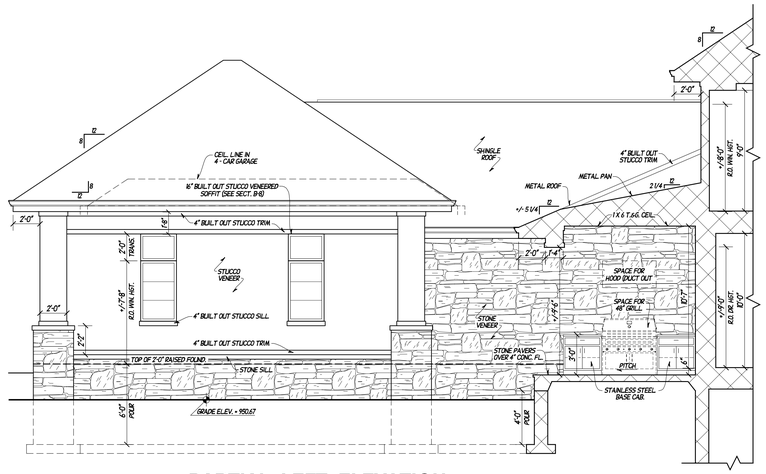
SCREEN PATIO INT. ELEV. 2

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



LEFT ELEVATION

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



PARTIAL LEFT ELEVATION

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

EXTERIOR MATERIAL NOTES:

- INSTALL. METAL FLASHING OVER ALL STONE SILLS.
- ALL SHINGLE ROOF TO BE DIMENSIONAL ASPHALT SHINGLES.
- ALL RAILING SYSTEMS TO BE ALUMINUM RAILING SYSTEM.
- ALL SOFFITS TO BE COMPOSITE PANEL W/ EAVE VENTS.
- ALL GUTTERS TO BE SEAMLESS ALUMINUM.
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RETAINING WALL NOTE:

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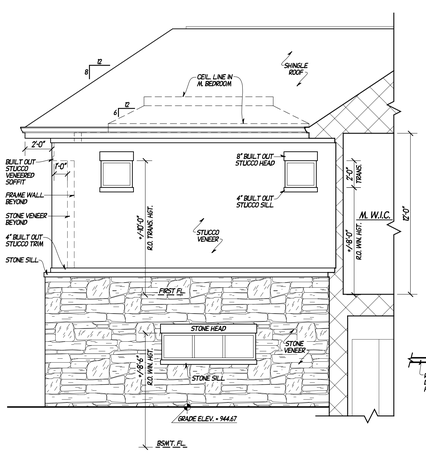
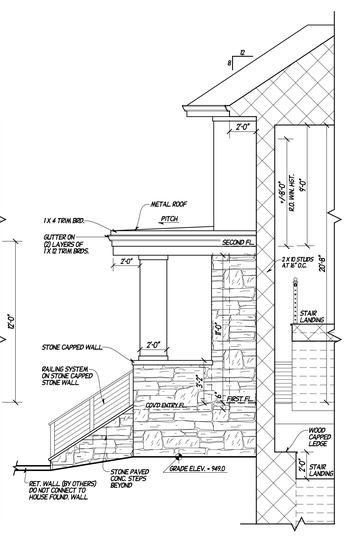


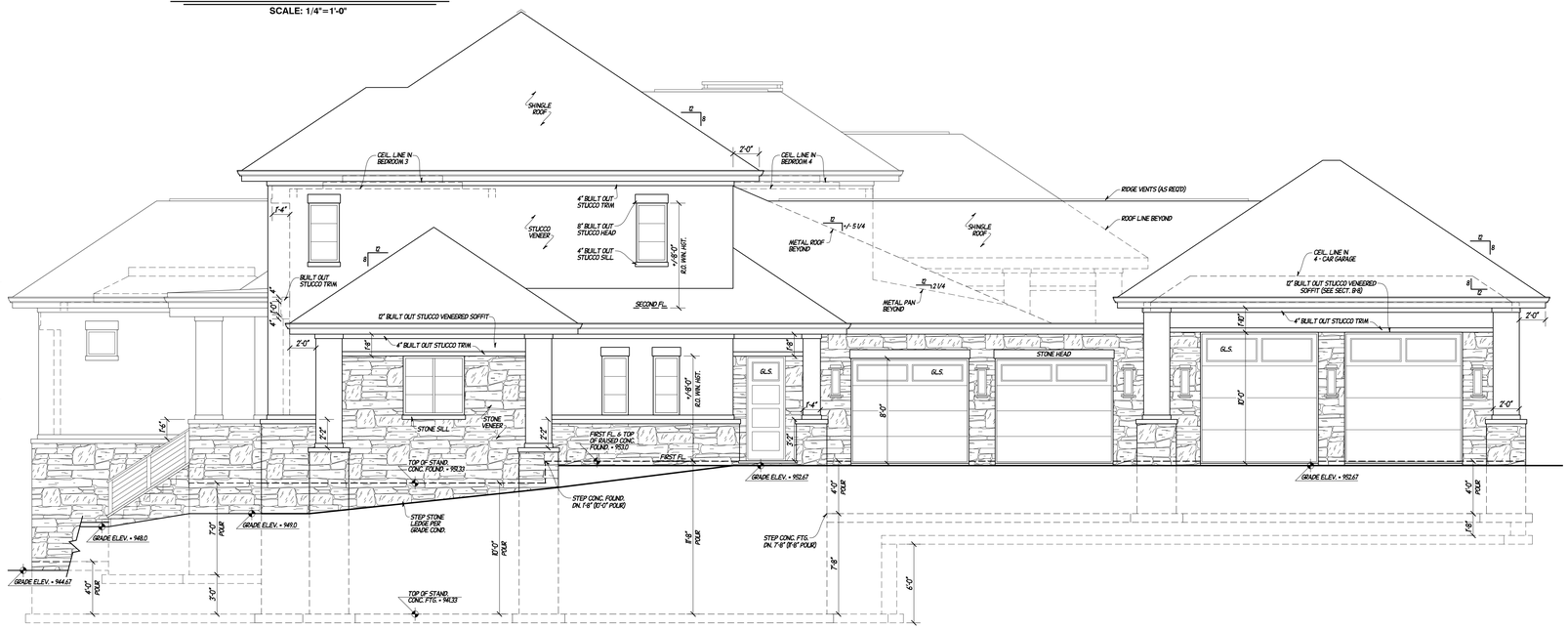
PARTIAL M. BEDROOM ELEV.

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



PARTIAL COV'D ENTRY ELEV.

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



RIGHT ELEVATION

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

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BUILDER

OWNER & PROJECT LOCATION
MR. & MRS. RORY & LESLIE OPPENHEIMER
1705 E. LAKEVIEW WAY
HARTLAND, WI 53029

COMPLETION DATE	DESIGNED BY
FINAL-1 10/8/24 (ADS-ES)	R. TOM
REVISIONS	DRAWN BY
FINAL-2 6/6/25 (ADS-ES)	M.J.V.
	CHECKED
	R. TOM

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www.architecturaldevelopmentservices.com
1800 NORTH BUNNY CLOVER RD STE 200
BROOKFIELD, WI 53045
(262) 787 - 1701

JOB NUMBER
177823-F

SHEET NO.
2 OF 12

PROPOSED SITE PLAN

SCALE: 1:10

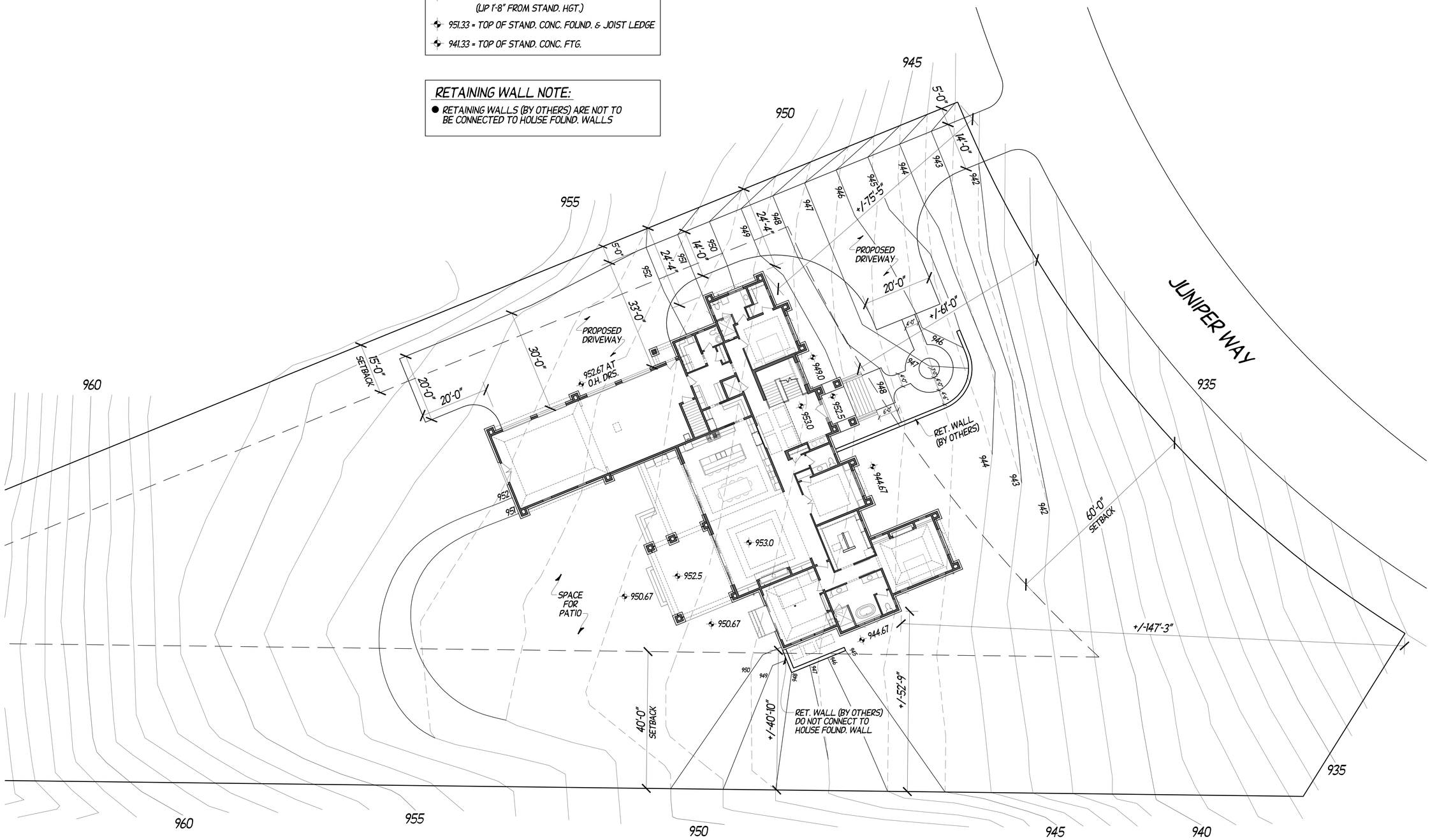
NOTE:
INFORMATION ON SITE PLAN IS ONLY APPROXIMATE. REFER TO APPROVED SURVEY PLAN FOR ACTUAL BUILDING LOCATION AND GRADING PLAN.

0' 10' 25' 50'

- 953.0 = FIRST FL. & TOP OF RAISED CONC. TOP (UP 1'-8" FROM STAND. HGT.)
- 951.33 = TOP OF STAND. CONC. FOUND. & JOIST LEDGE
- 941.33 = TOP OF STAND. CONC. FTG.

RETAINING WALL NOTE:

- RETAINING WALLS (BY OTHERS) ARE NOT TO BE CONNECTED TO HOUSE FOUND. WALLS



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1512 S. JUNIPER WAY
HARTLAND, WI 53029

DESIGNED BY	COMPLETION DATE
R. TOM	FINAL-1 10/8/24 (JOB-15)
DRAWN BY	REVISIONS
M.J.V.	FINAL-2 4/4/25 (JOB-15)
CHECKED	
R. TOM	

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ARCHITECTURAL DEVELOPMENT SERVICES INC.
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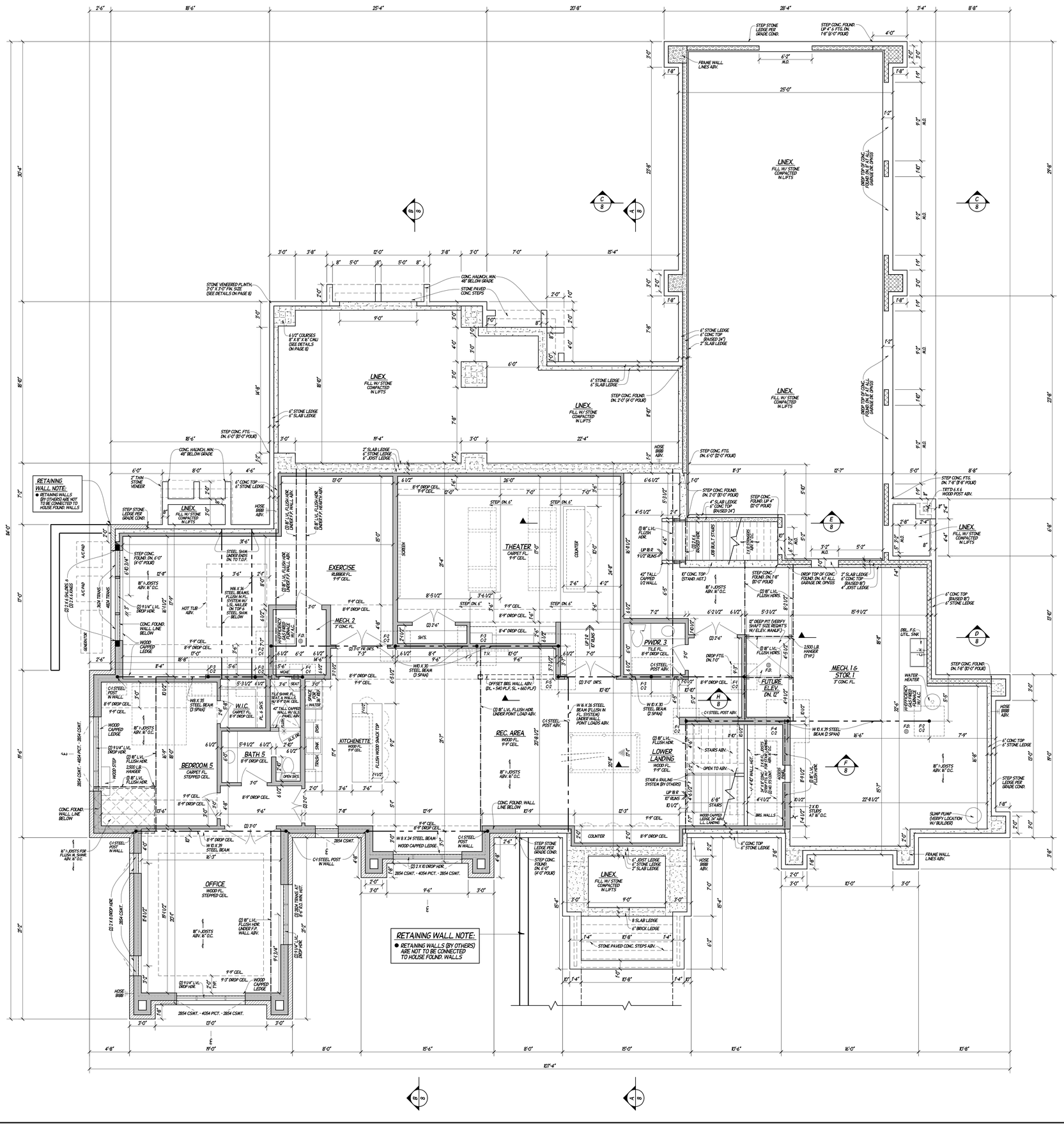
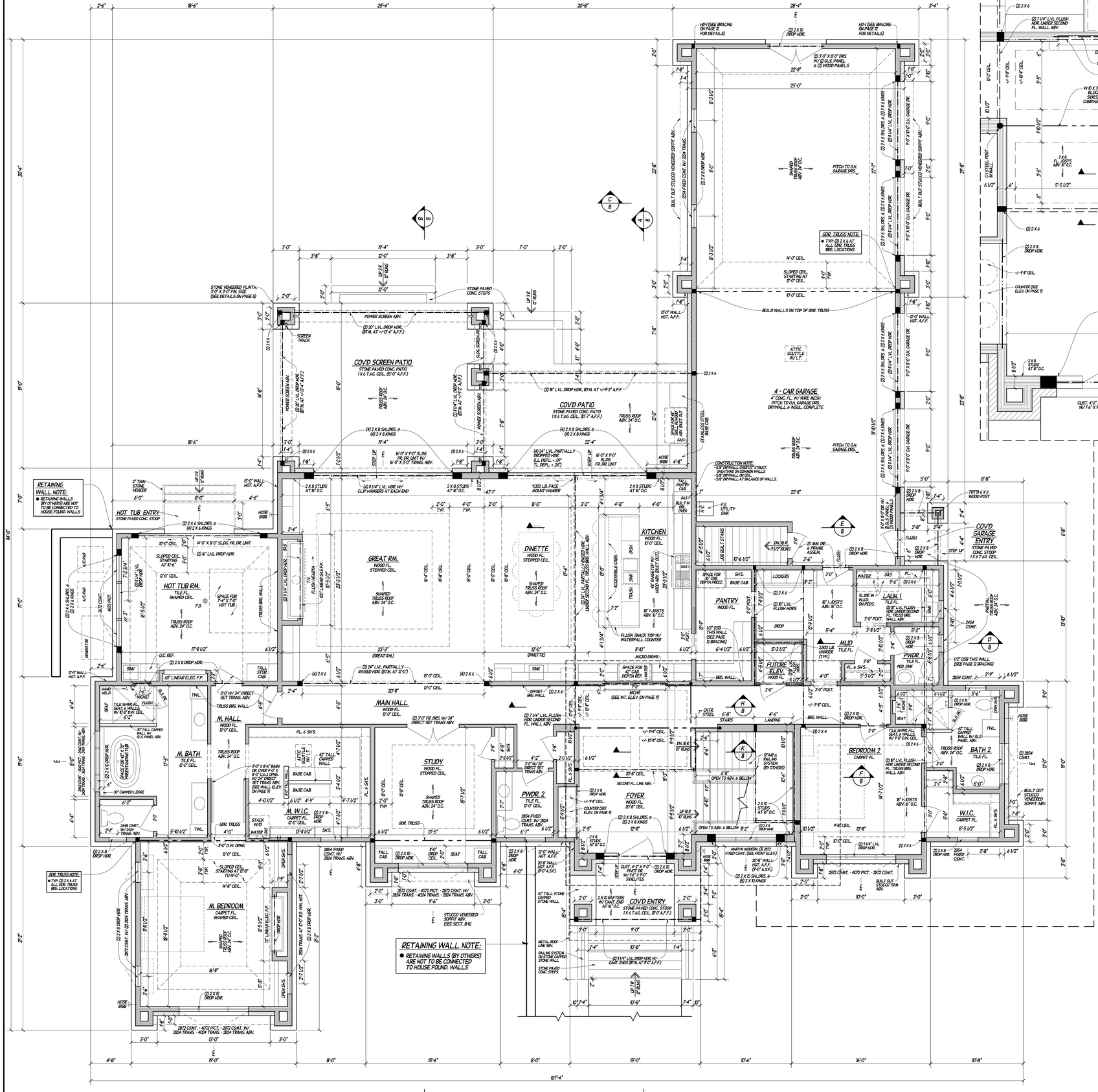
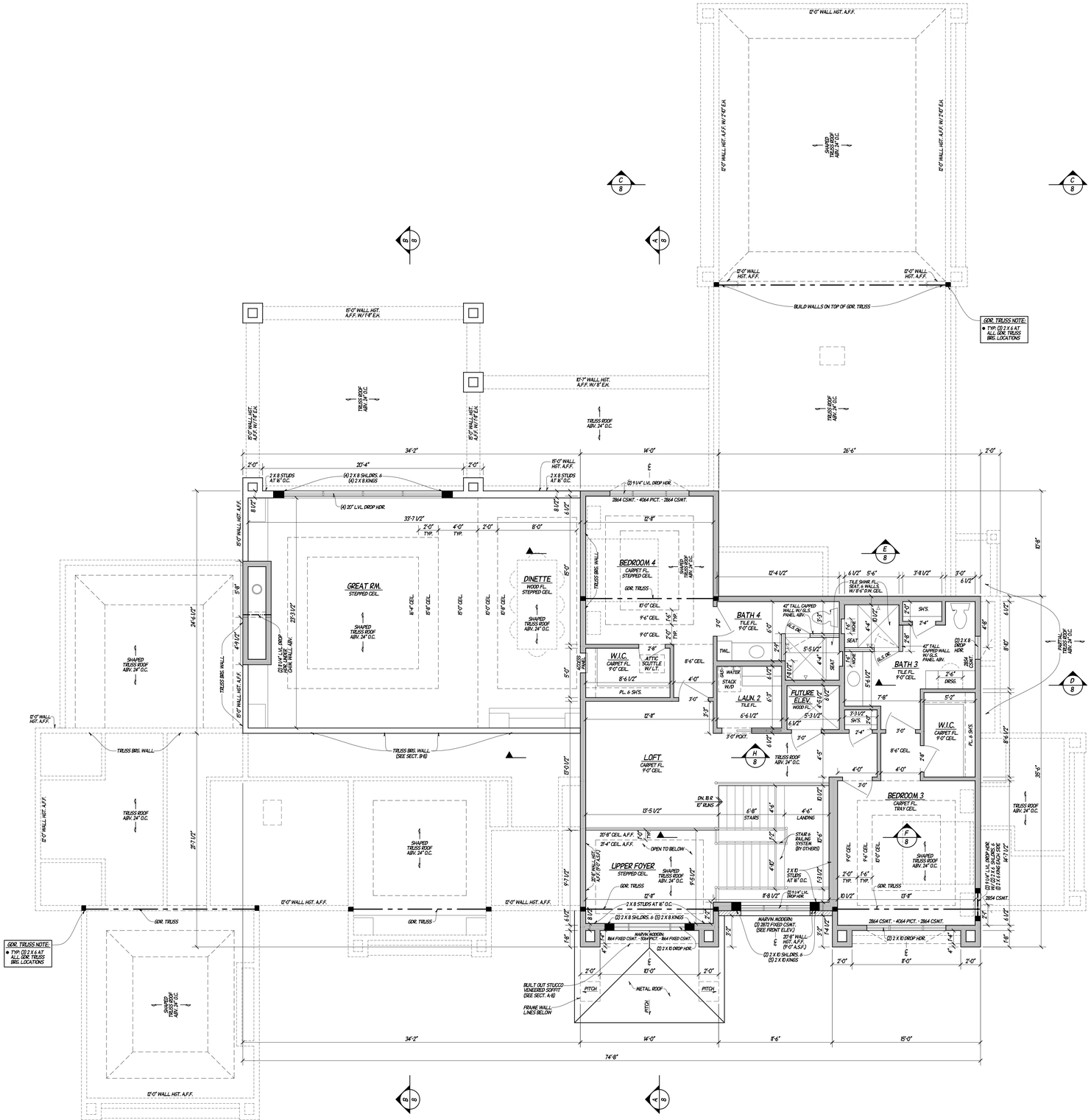
(262) 787 - 1701
810 NORTH SUNNY SLOPE RD STE 260
BROOKFIELD, WI 53005

JOB NUMBER
177823-F

SHEET NO.
3 OF 12


RETAINING WALL NOTE:
● RETAINING WALLS (BY OTHERS) ARE NOT TO BE CONNECTED TO HOUSE FOUND. WALLS
RETAINING WALL NOTE:
● RETAINING WALLS (BY OTHERS) ARE NOT TO BE CONNECTED TO HOUSE FOUND. WALLS
LINEX
FILL W/ STONE COMPACTED IN LIFTS
EXERCISE
RUBBER FL.
9'-9" CEIL.
THEATER
CARPET FL.
9'-9" CEIL.
MECH. 2
3' CONC. FL.
PWDR. 3
TILE FL.
8'-9" DROP CEIL.
MECH. 1 & STOR. 1
3" CONC. FL.
FUTURE ELEV. DN. 12"
REC. AREA
WOOD FL.
9'-9" CEIL.
LOWER LANDING
WOOD FL.
9'-9" CEIL.
KITCHENETTE
WOOD FL.
9'-9" CEIL.
W.I.C.
CARPET FL.
8'-9" DROP CEIL.
BEDROOM 5
CARPET FL.
STEPPED CEIL.
BATH 5
8'-9" DROP CEIL.
OFFICE
WOOD FL.
STEPPED CEIL.
STEP CONC. FTG. DN. 6'-0" (12'-0" POUR)
STEP CONC. FOUND. DN. 2'-0" (10'-0" POUR)
STEP CONC. FOUND. DN. 1'-8" (9'-4" POUR)
STEP CONC. FOUND. LIP 4" & FTG. DN. 1'-8" (9'-4" POUR)
STEP CONC. FOUND. LIP 4" (12'-0" POUR)
STEP CONC. FTG. DN. 7'-1/8" (9'-8" POUR)
STEP STONE LEDGE PER GRADE COND.
FRAME WALL LINES ABV.
STONE VENEERED PLINTH, 3'-0" X 3'-0" FIN. SIZE (SEE DETAILS ON PAGE 8)
6 1/2" COURSE, 8" X 8" X 16" CMU (SEE DETAILS ON PAGE 8)
CONC. HAUNCH, MIN. 48" BELOW GRADE
STONE PAVED CONC. STEPS
6" STONE LEDGE 6" SLAB LEDGE
6" STONE LEDGE 6" CONC TOP (RAISED 24") 3" SLAB LEDGE
2" SLAB LEDGE 6" STONE LEDGE 6" JOIST LEDGE
6" JOIST LEDGE 6" STONE LEDGE 2" SLAB LEDGE
8 SLAB LEDGE
6" BRICK LEDGE
STONE PAVED CONC. STEPS ABV.
3" THIN STONE VENEER
6" CONC TOP 6" STONE LEDGE
4" SLAB LEDGE 6" CONC TOP (RAISED 24")
6" CONC TOP 6" STONE LEDGE
6" CONC TOP (RAISED 18") 3" SLAB LEDGE
6" CONC TOP (RAISED 18") 6" STONE LEDGE
TRTD 6 X 6 WOOD POST ABV.
HOSE BIBB ABV.
FRAME WALL LINES ABV.
SLUMP PUMP (VERIFY LOCATION W/ BUILDER)
WATER HEATER
INTERFACE GAS FIRED FORCED AIR H.V.A.C.
DBL. F.G. UTIL. SNK.
STEEL SHIM LINED ENDS (IN TO T.O.F.)
W8 X 35 STEEL BEAM (3 SPAN)
W8 X 31 STEEL BEAMS FLUSH IN FL. SYSTEM W/ 1 SIL. WALL @ TOP & STEEL SHIM BELOW
W8 X 30 STEEL BEAM (3 SPAN)
W 8 X 24 STEEL BEAM
W 8 X 25 STEEL BEAM (FLUSH IN FL. SYSTEM) UNDER WALL POINT LOADS ABV.
W 8 X 30 STEEL BEAM (2 SPAN)
W 8 X 29 STEEL BEAM (2 SPAN)
W 10 X 39 STEEL BEAM
(2) 2 X 10 DROP HDR.
(2) 2 X 12 DROP HDR.
(2) 9 1/4" LVL DROP HDR.
(2) 11 7/8" LVL FLUSH HDR.
(2) 14" LVL FLUSH HDR.
(2) 18" LVL FLUSH HDR.
(2) 18" LVL FLUSH HDR. UNDER F.P. WALL ABV.
(2) 18" LVL FLUSH HDR. UNDER F.P. HEARTH ABV.
(2) 18" LVL FLUSH HDR. UNDER F.P. MANTEL ABV.
(2) 18" LVL FLUSH HDR. UNDER POINT LOAD ABV.
(2) 18" LVL FLUSH HDR. UNDER F.P. WALL ABV.
(2) 18" LVL FLUSH HDR. UNDER F.P. HEARTH ABV.
(2) 18" LVL FLUSH HDR. UNDER F.P. MANTEL ABV.
(2) 18" LVL FLUSH HDR.
(2) 18" LVL FLUSH HDRS.
2,500 LB. HANGER (TYP.)
2,500 LB HANGER
(2) 2"x6"
(2) 3"x10" HDRS.
(2) 3"x12" HDRS.
(2) 3"x14" HDRS.
(2) 3"x16" HDRS.
(2) 3"x18" HDRS.
(2) 3"x20" HDRS.
(2) 3"x24" HDRS.
(2) 3"x26" HDRS.
(2) 3"x28" HDRS.
(2) 3"x30" HDRS.
(2) 3"x32" HDRS.
(2) 3"x34" HDRS.
(2) 3"x36" HDRS.
(2) 3"x38" HDRS.
(2) 3"x40" HDRS.
(2) 3"x42" HDRS.
(2) 3"x44" HDRS.
(2) 3"x46" HDRS.
(2) 3"x48" HDRS.
(2)


RETAINING WALL NOTE:
● RETAINING WALLS (BY OTHERS) ARE NOT TO BE CONNECTED TO HOUSE FOUND. WALLS
GDR. TRUSS NOTE:
● TYP. (3) 2 X 6 AT ALL GDR. TRUSS BRG. LOCATIONS
COVD SCREEN PATIO
STONE PAVED CONC. PATIO
1 X 6 T.&G. CEIL. (8'-0" A.F.F.)
COVD PATIO
STONE PAVED CONC. PATIO
1 X 6 T.&G. CEIL. (10'-7" A.F.F.)
4 - CAR GARAGE
4" CONC. FL. W/ WIRE MESH
PITCH TO D.H. GARAGE DRS.
DRYWALL & INSUL. COMPLETE
HOT TUB ENTRY
STONE PAVED CONC. STOOP
HOT TUB RM.
TILE FL.
SHAPED CEIL.
SPACE FOR 7'-0" X 7'-10" HOT TUB
GREAT RM.
WOOD FL.
STEPPED CEIL.
SHAPED TRUSS ROOF ABV. 24" O.C.
DINETTE
WOOD FL.
STEPPED CEIL.
KITCHEN
WOOD FL.
10'-0" CEIL.
MAIN HALL
WOOD FL.
10'-0" CEIL.
M. HALL
WOOD FL.
12'-0" CEIL.
M. BATH
TILE FL.
12'-0" CEIL.
STUDY
WOOD FL.
STEPPED CEIL.
SHAPED TRUSS ROOF ABV. 24" O.C.
PWDR. 2
TILE FL.
12'-0" CEIL.
M. W.I.C.
CARPET FL.
12'-0" CEIL.
M. BEDROOM
CARPET FL.
SHAPED CEIL.
FOYER
WOOD FL.
10'-6" CEIL.
COVD ENTRY
STONE PAVED CONC. STOOP
1 X 6 T.&G. CEIL. (8'-0" A.F.F.)
COVD GARAGE ENTRY
STONE PAVED CONC. STOOP
1 X 6 T.&G. CEIL.
MUD
TILE FL.
PWDR. 1
TILE FL.
PED. SINK
FUTURE ELEV.
WOOD FL.
BEDROOM 2
CARPET FL.
BATH 2
TILE FL.
W.I.C.
CARPET FL.
8'-5 1/2"
LAUN 1
TILE FL.
LOCKERS
PANTRY
WOOD FL.
SPACE FOR 36" CAB. DEPTH FREEZ.
SHS.
BASE CAB.
SPACE FOR 36" CAB. DEPTH REF.
WATER
GAS
FL.
SLIDE IN W.H.S. ON PEDS.
FLUSH SHACK TOP W/ WATERFALL COUNTER
40" REMOVEABLE HOOD ABV.
ACCESSIBLE CABS
DISH
SINK
TRASH
BUILT-IN DBL. OVEN
F.G. UTILITY SINK
TALL PANTRY CAB.
TALL STOR. CAB.
SEAT
SPACE FOR 42" CAB. DEPTH REF.
NICHE (SEE INT. ELEV. ON PAGE 9)
LOCATION OF FUTURE ELEV. SHAFT
SPACE FOR 42" CAB. DEPTH REF.
WATER
HOSE BIBB
SPACE FOR 42" CAB. DEPTH REF.
WATER
HOSE BIBB
SPACE FOR 7'-0" X 7'-10" HOT TUB
HOSE BIBB
HOSE BIBB
HOSE BIB



SECOND FLOOR PLAN

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

SECOND FL. FINISHED LIVING AREA: 1213 SQ.FT.

NOTES:

- 9'-0" SECOND FL. WALL HGT., EXCEPT WHERE NOTED.
- WIN. NOTES:
  - –ALL WINS. & DRS. TO BE MARVIN ULTIMATE, EXCEPT WHERE NOTED.
  - –ALL WINDOW NUMBERS INDICATE APPROX. FRAME SIZE (IN INCHES). 8'-0" R.O. WIN. HGT., EXCEPT WHERE NOTED.
  - –ALL WIN. & DR. R.O. HGT'S. ARE +/- VERIFY ACTUAL R.O. HGT'S. W/ WIN. & DR. MANUF. ADJ. AS REQUIRED SO WIN. & DR. R.O. HGT'S. MATCH.
- ALL S.F. INT. DOORS TO BE 6'-0", EXCEPT WHERE NOTED.
- ALL WALL DIMENSIONS REFER TO FINISH WALL SIZES.

ELEV. NOTE:

- VERIFY ELEV. SHAFT SIZE. REQMT'S W/ ELEV. MANUF. PRIOR TO CONSTRUCTION

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OWNER & PROJECT LOCATION
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LOT 1 CSM 10000
HARTLAND, WI 53029

COMPLETION DATE	REVISIONS
FINAL-1 10/4/24 (A05-S)	FINAL-2 4/4/25 (A05-S)

DESIGNED BY	DRAWN BY	CHECKED
B. TOM	M.J.V.	B. TOM

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JOB NUMBER
177823-F

SHEET NO.
6 OF 12

ADS
ARCHITECTURAL DEVELOPMENT SERVICES INC.
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JOB NUMBER	177823-F
SHEET NO.	7 OF 12

DESIGNED BY	COMPLETION DATE
R. TOM	FINAL-1 11/1/24 (JOS-6)
DRAWN BY	REVISIONS
M.J.V.	FINAL-2 6/6/25 (JOS-6)
CHECKED	
R. TOM	

OWNER & PROJECT LOCATION

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HARTLAND, WI 53029

BUILDER

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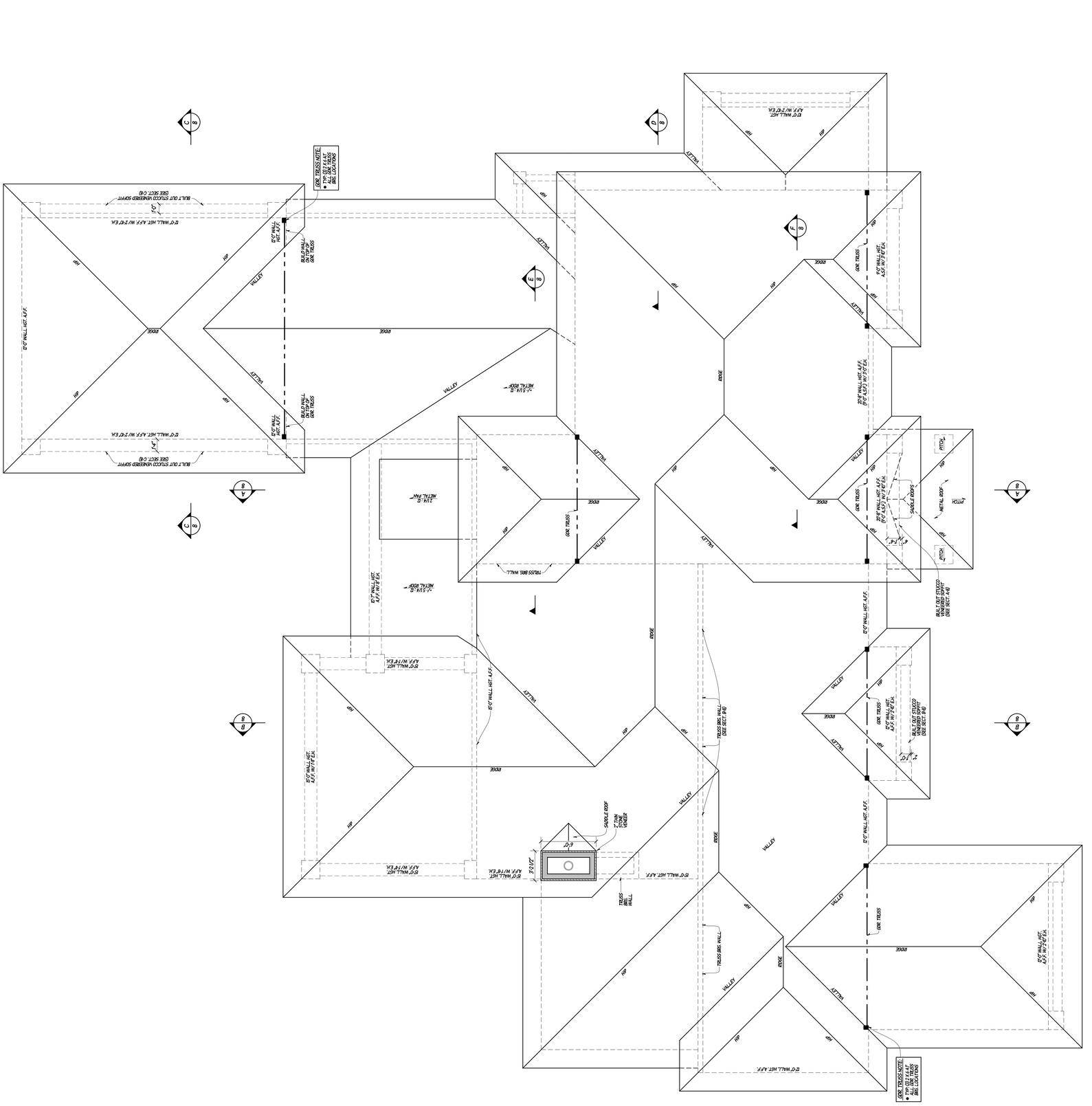
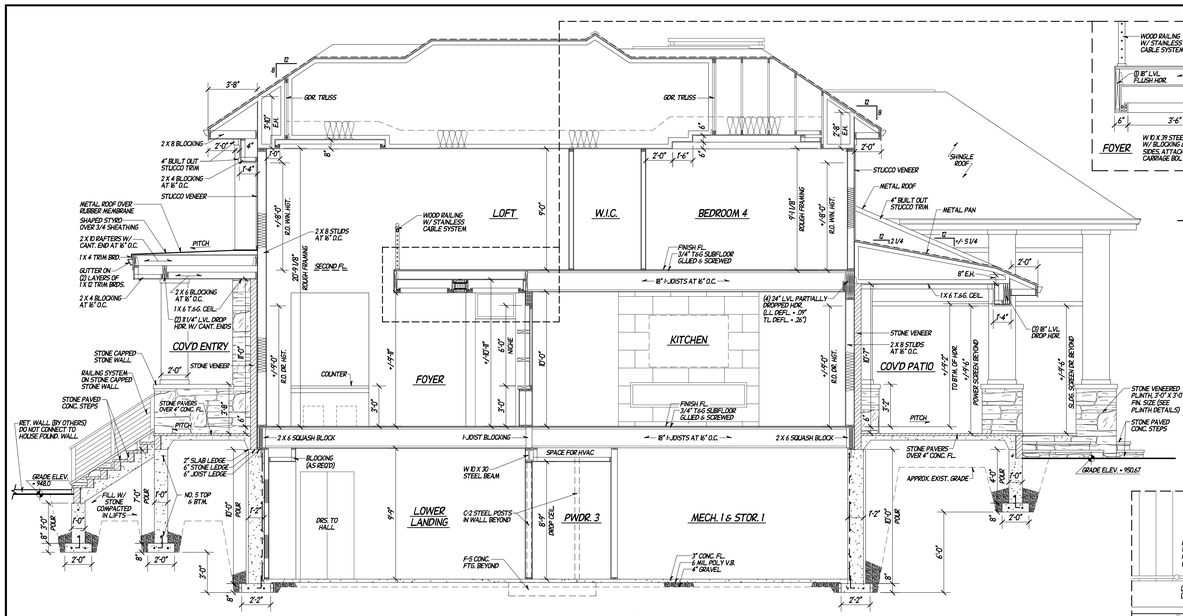
ROOF PLAN

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

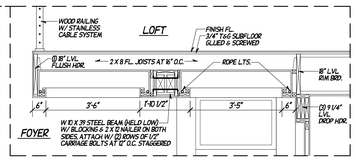
GOR TRUSS NOTE:
- TYP. (2) 2 X 6 AT ALL GOR TRUSS BRG. LOCATIONS

NOTES:
- 6'-0" FIRST FL. WALL HGT. EXCEPT WHERE NOTED.
- 9'-0" SECOND FL. WALL HGT. EXCEPT WHERE NOTED.
- 10'-0" BASEMENT FL. WALL HGT. EXCEPT WHERE NOTED.
- ENTIRE HOUSE FINAL DESIGN AND LAYOUT BY TRUSS MANUFACTURER.
- FOR ROOF PITCHES SMALL 5 F & 12 TRUSSES, EXCEPT WHERE NOTED.
- 2'-6" ENERGY HEEL ON ALL 5/12 & 12 TRUSSES, EXCEPT WHERE NOTED.
- ALL ROOF PITCHES TO BE 8/12, EXCEPT WHERE NOTED
- INSTALL RIDGE VENTS AS REQ'D.
- VALLEYS & DRIP EDGES.
- ALL SHINGLES TO BE DIMENSIONAL ASPHALT SHINGLES.

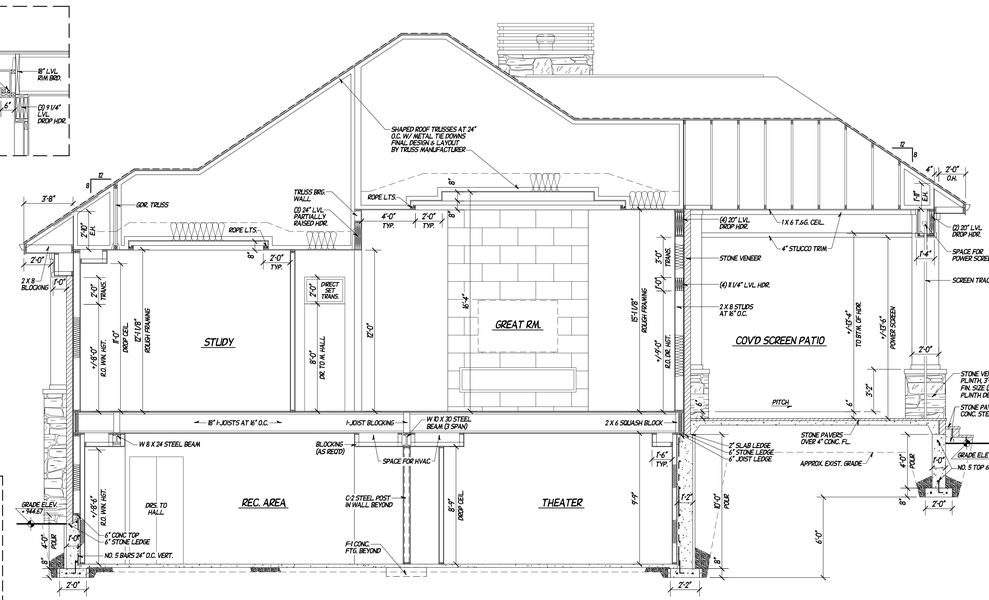




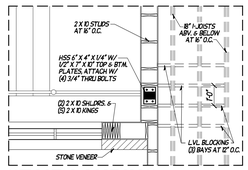
SECTION A/8
SCALE: 1/4"=1'-0"



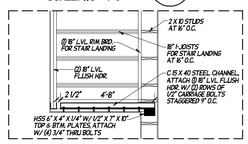
FOYER CEIL. & STEEL DETAIL
SCALE: 1/2"=1'-0"



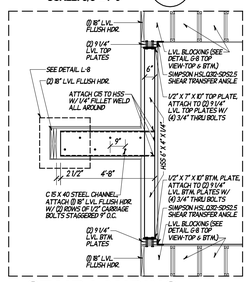
SECTION B/8
SCALE: 1/4"=1'-0"



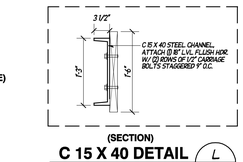
STAIR LANDING DETAIL 3 (TOP VIEW - TOP & BTM.)
G/8
SCALE: 3/8"=1'-0"



STAIR LANDING DETAIL 2 (TOP VIEW - MIDDLE)
G/8
SCALE: 3/8"=1'-0"

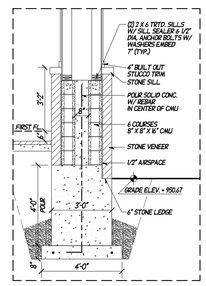


STAIR LANDING DETAIL 1 (SECTION)
G/8
SCALE: 3/8"=1'-0"



PLINTH PLAN DETAIL
SCALE: 3/8" = 1'-0"

(SECTION)
C 15 X 40 DETAIL L/8
SCALE: 1"=1'-0"

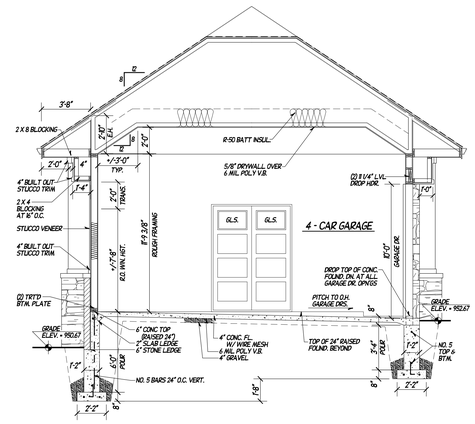


PLINTH SECTION DETAIL
SCALE: 3/8" = 1'-0"

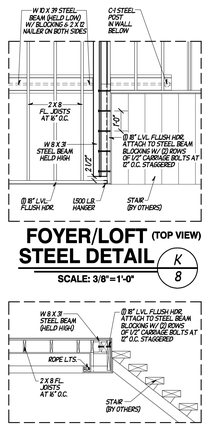
EXTERIOR MATERIAL NOTES:
- INSTALL METAL FLASHING OVER ALL STONE SILLS.
- ALL SHINGLE ROOF TO BE DIMENSIONAL ASPHALT SHINGLES.
- ALL RAILING SYSTEMS TO BE ALUMINUM RAILING SYSTEM.
- ALL SOFFITS TO BE COMPOSITE PANEL W/ EAVE VENTS.
- ALL GUTTERS TO BE SEAMLESS ALUMINUM.
- ALL EXTERIOR CEILINGS TO BE 1 X 6 T&G.

CONC. FTG. DEPTH NOTE:
- STEP CONC. FTGS. DEEPER OR SHALLOWER AS REQD PER SITE SOIL CONDITIONS, DEPTH OF EXCAVATION, AND TO MAINTAIN MIN. 48" FROST PROTECTION FROM FINISHED GRADE.

RETAINING WALL NOTE:
- RETAINING WALLS (BY OTHERS) ARE NOT TO BE CONNECTED TO HOUSE FOUND. WALLS

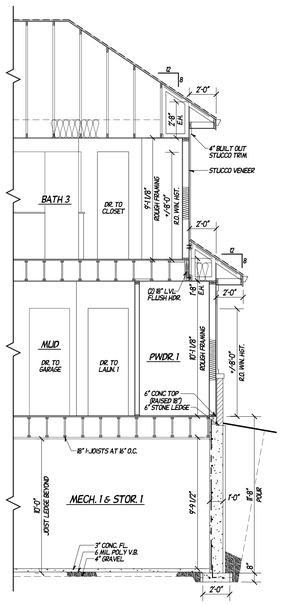


SECTION C/8
SCALE: 1/4"=1'-0"

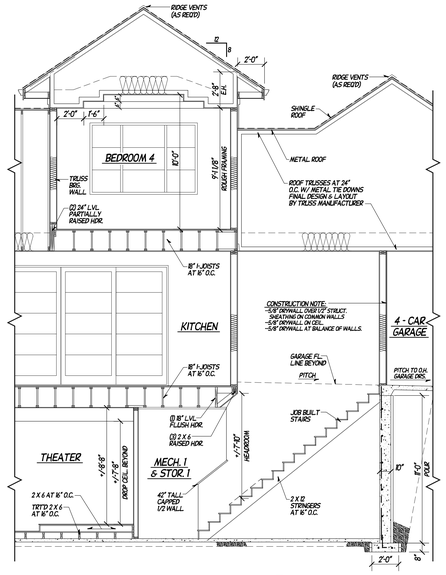


FOYER/LOFT (TOP VIEW) STEEL DETAIL K/8
SCALE: 3/8"=1'-0"

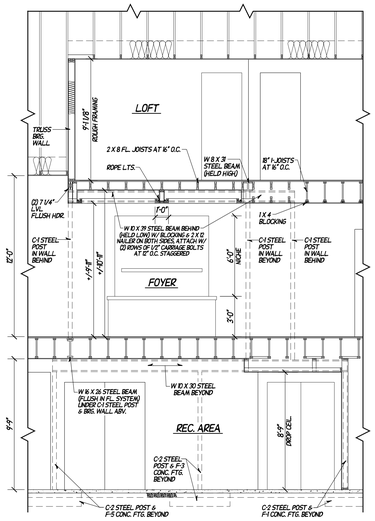
FOYER/LOFT (SECTION) STEEL DETAIL K/8
SCALE: 3/8"=1'-0"



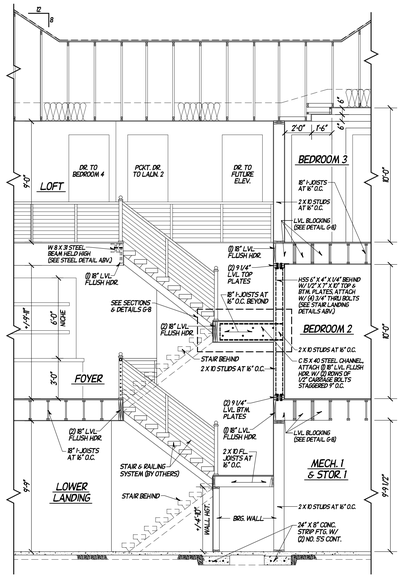
SECTION D/8
SCALE: 1/4"=1'-0"



SECTION E/8
SCALE: 1/4"=1'-0"



SECTION H/8
SCALE: 1/4"=1'-0"



SECTION F/8
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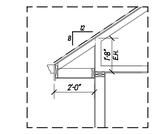
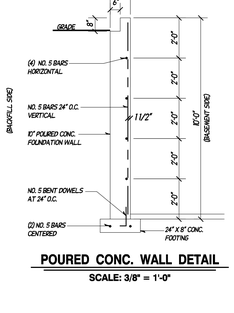
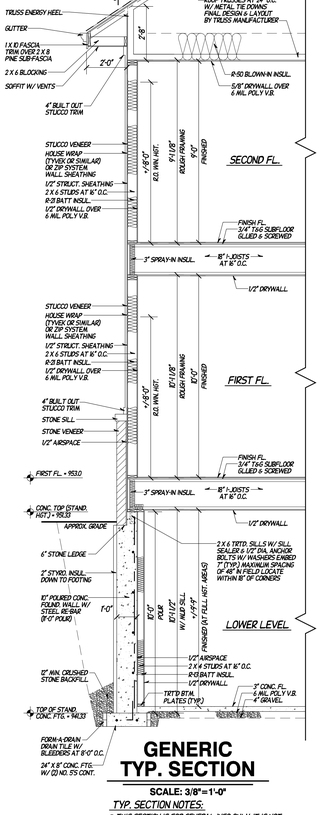


FIRST FL. TRUSS DETAIL
SCALE: 3/8" = 1'-0"



POURED CONC. WALL DETAIL
SCALE: 3/8" = 1'-0"



GENERIC TYP. SECTION
SCALE: 3/8"=1'-0"

TYP. SECTION NOTES:
- THIS SECTION IS FOR GENERAL INFO ONLY, IT IS NOT SPECIFIC TO ANY PARTICULAR AREA OF THIS PROJECT.
- REFER TO THIS SECTION FOR ALL NON-LABELED MATERIALS ON OTHER SECTIONS.
- SEE EXTERIOR MATERIAL NOTES FOR MATERIAL SPECIFICATIONS.

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N88 W16665 LANNON WAY
MENOMONEE FALLS, WI 53051

COMPLETION DATE	DESIGNED BY	REVISIONS
FINAL-1 10/8/24 (ADS-05)	R. TOM	FINAL-2 6/4/25 (ADS-05)

DRAWN BY	CHECKED
M.LIV.	R. TOM

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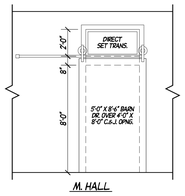
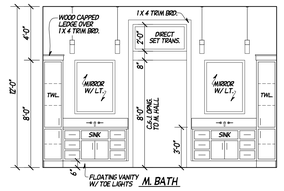
810 NORTH SUNNY SLOPE RD STE 260
BROOKFIELD, WI 53005

JOB NUMBER
177823-F

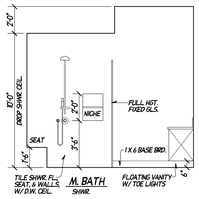
SHEET NO.
8 OF 12



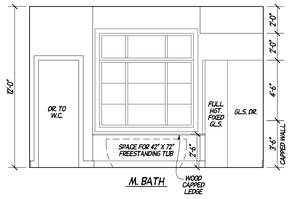
M. HALL



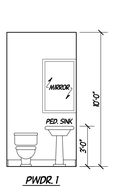
M. BATH



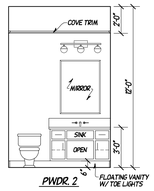
M. BATH
SHWR.



M. BATH



PWDR. 1



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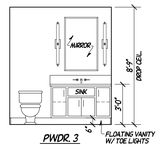

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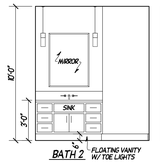

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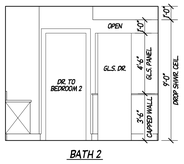

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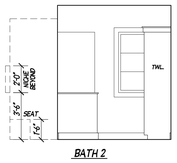

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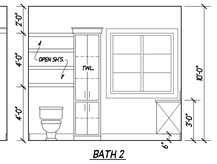

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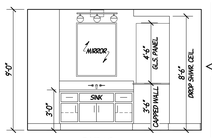

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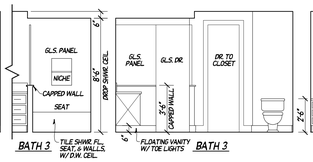

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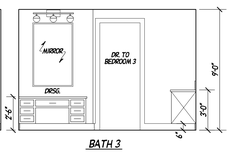

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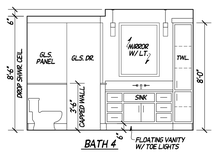

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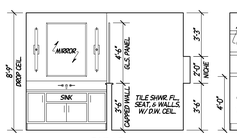

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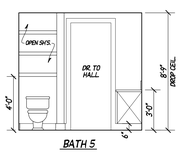

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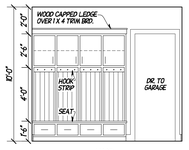

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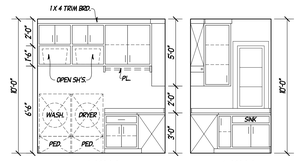
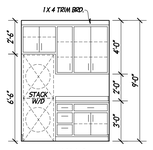
MUD



LAUN. 1

LAUN. 1



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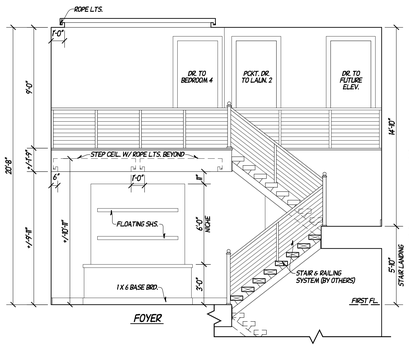
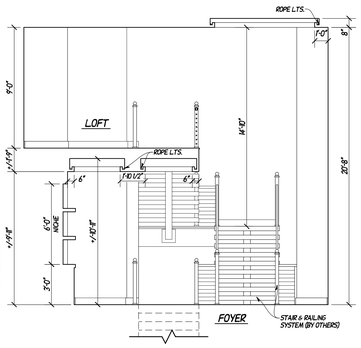


FOYER



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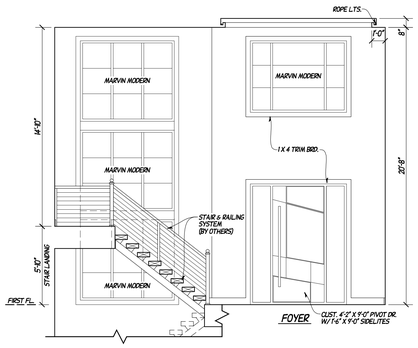

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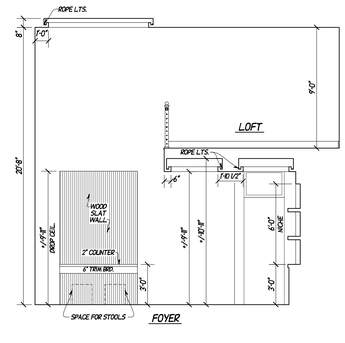
CUST. 4'-0" X 9'-0" PIVOT DR. W/ 1'-6" X 9'-0" SIDELITES



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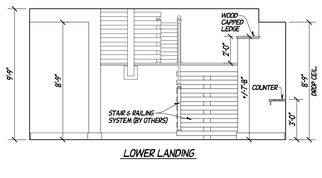
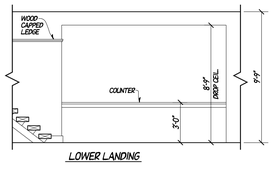


LOWER LANDING



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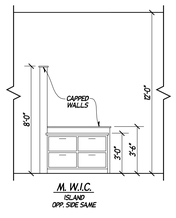
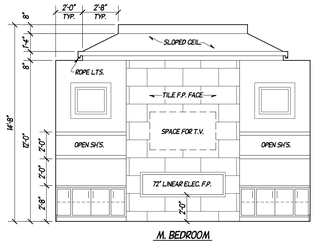


M. W.I.C.
ISLAND OPP. SIDE SAME



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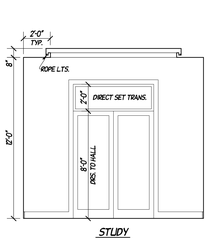

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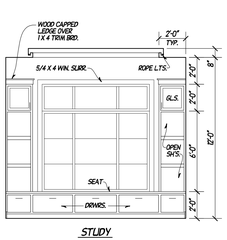

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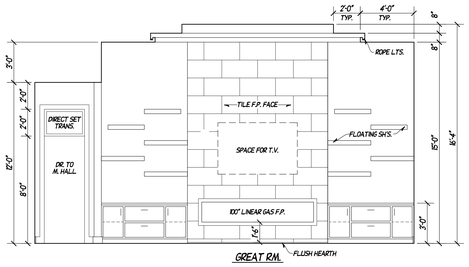
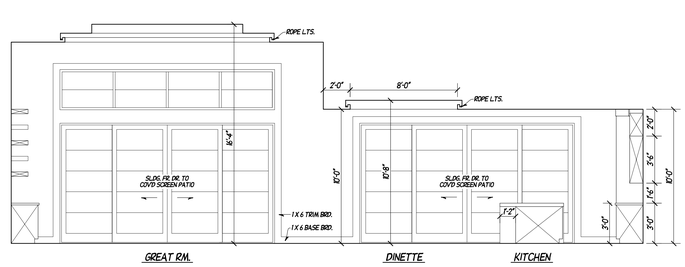
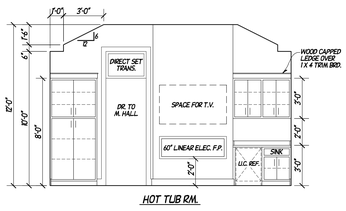


GREAT RM.



GREAT RM.
DINETTE
KITCHEN



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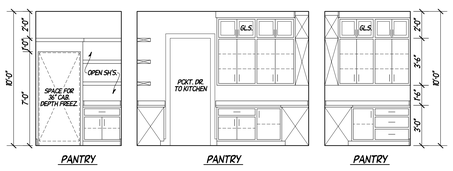

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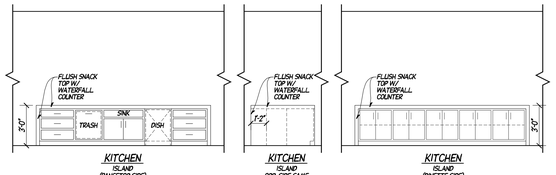
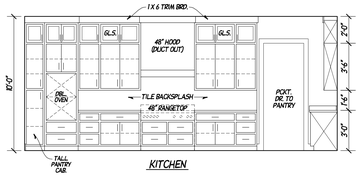
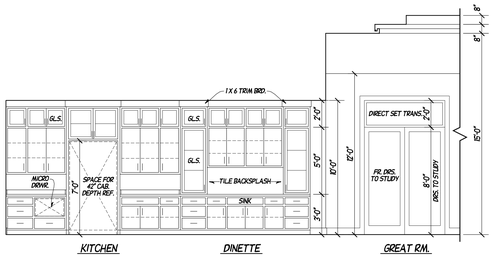
PANTRY
PANTRY



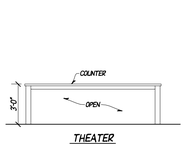
KITCHEN
ISLAND (RANGETOP SIDE)
KITCHEN
ISLAND OPP. SIDE SAME
KITCHEN
ISLAND (DINETTE SIDE)



KITCHEN



KITCHEN
DINETTE
GREAT RM.



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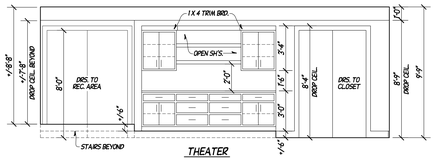

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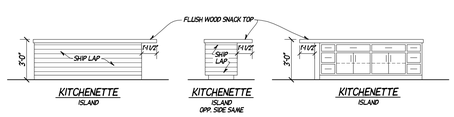
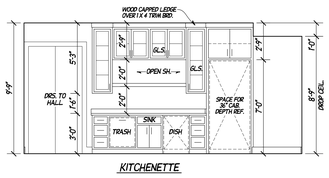


KITCHENETTE
ISLAND
KITCHENETTE
ISLAND OPP. SIDE SAME
KITCHENETTE
ISLAND



KITCHENETTE

CABINET DETAILS & WALL ELEVATIONS

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

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BUILDER

OWNER & PROJECT LOCATION
MR. & MRS. CORY & LESLIE OPPENHEIMER
LOT 1 LAKESIDE WAY
HARTLAND, WI 53029

COMPLETION DATE	REVISIONS
FINAL-1 10/8/24 (ADS-S)	FINAL-2 6/4/25 (ADS-S)

DESIGNED BY	DRAWN BY	CHECKED
R. TOM	M.J.V.	R. TOM

ARCHITECTURAL DEVELOPMENT SERVICES INC.
www.architecturaldevelopmentservices.com
180 NORTH SUNNY SLOPE RD STE 280
BROOKFIELD, WI 53005
(262) 787 - 1701

JOB NUMBER
177823-F

SHEET NO.
9 OF 12

S	STANDARD SWITCH
S_3	3 - WAY SWITCH
S_4	4 - WAY SWITCH
⏚	STANDARD OUTLET
⏚ 220	220 VOLT OUTLET
⏚ GFI	GFCI PROTECTED OUTLET
⏚ W.P.	WEATHER PROTECTED OUTLET
⏚	SPECIAL APPLIANCE CONNECTION
⏚ DISP.	SINK DISPOSAL
⏚ S.D.	SMOKE DETECTOR
⏚ C.M.D.	CARBON MONOXIDE DETECTOR
	HANGING / CEIL. MOUNTED LIGHT FIXTURE
	WALL MOUNTED LIGHT FIXTURE
	RECESSED CAN LIGHT

	LED LIGHT STRIP
	EYEBALL LIGHT
	LIGHT UNDER UPPER CABINET
	PENDANT LIGHT
	CHANDELIER
	PADDLE FAN W/ LIGHT
	PADDLE FAN
	VENT FAN (DUCT OUT)
	VENT FAN W/ L.T. (DUCT OUT)
TO U.C. LTS.	TO LIGHTS UNDER UPPER CABINETS
TO OUTLETS	TO ALL OUTLETS IN ROOM, TOP OUTLET SWITCHED ONLY

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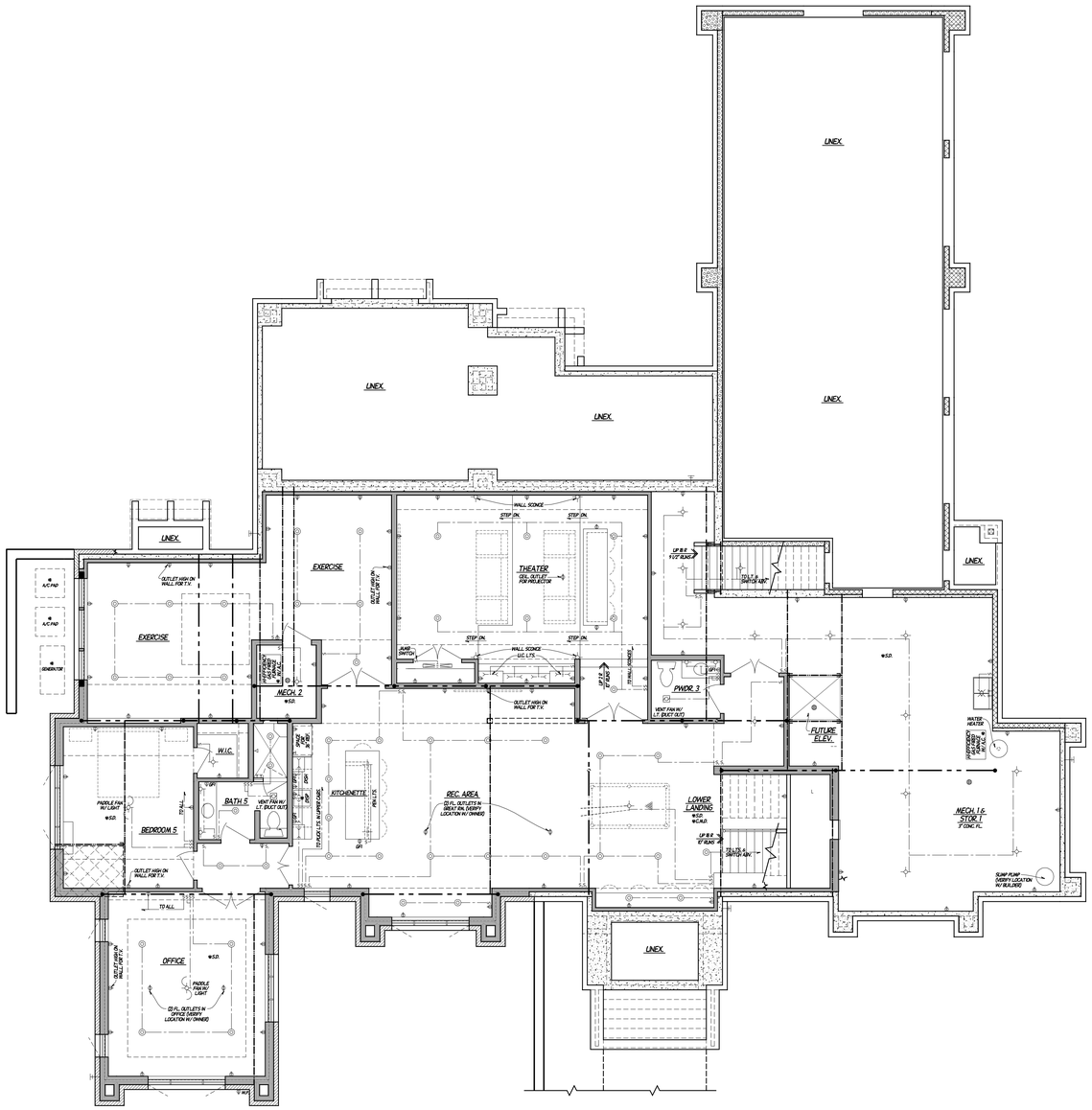
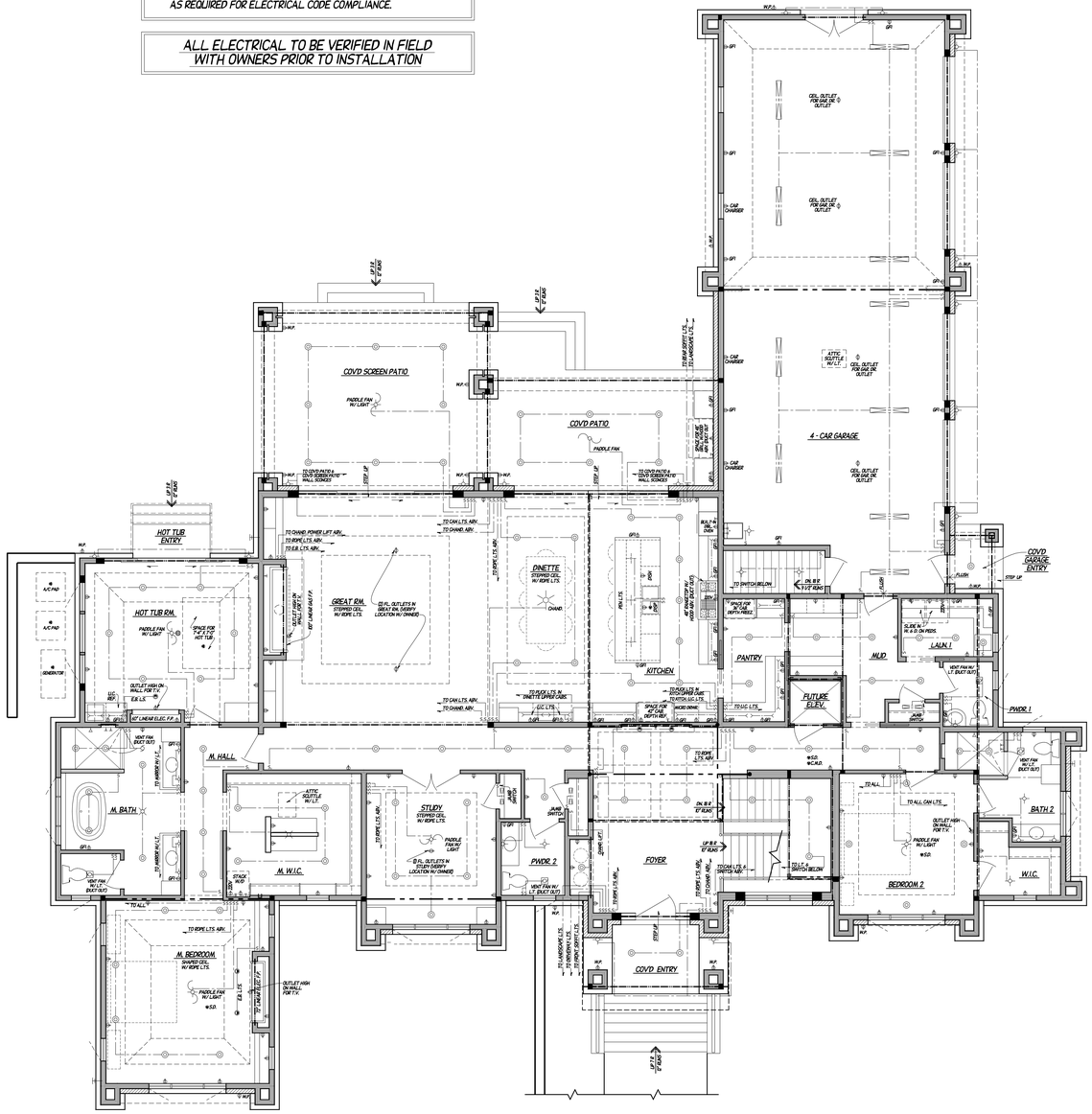


FOUNDATION PLAN

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



FIRST FLOOR PLAN

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

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BUILDER

OWNER & PROJECT LOCATION

MR. & MRS. BOBBY & LESLIE OPPENHEIMER

LOT 1 MEADOW RIDGE

HARTLAND, WI 53029

DESIGNED BY	COMPLETION DATE
B. TOM	FINAL-1 10/4/24 (A05-15)
DRAWN BY	REVISIONS
M.J.V.	FINAL-2 4/4/25 (A05-15)
CHECKED	
B. TOM	

ADS ARCHITECTURAL DEVELOPMENT SERVICES INC.

www.architecturaldevelopmentservices.com

89 NORTH SUNNY SLOPE RD STE 260

BROOKFIELD, WI 53005 (262) 787 - 1701

JOB NUMBER

177823-F

SHEET NO.

10 OF 12

S	STANDARD SWITCH
S_3	3 - WAY SWITCH
S_4	4 - WAY SWITCH
	STANDARD OUTLET
220	220 VOLT OUTLET
GFI	GFCI PROTECTED OUTLET
W.P.	WEATHER PROTECTED OUTLET
	SPECIAL APPLIANCE CONNECTION
DISP.	SINK DISPOSAL
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	RECESSED CAN LIGHT

	LED LIGHT STRIP
	EYEBALL LIGHT
	LIGHT UNDER UPPER CABINET
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	VENT FAN (DUCT OUT)
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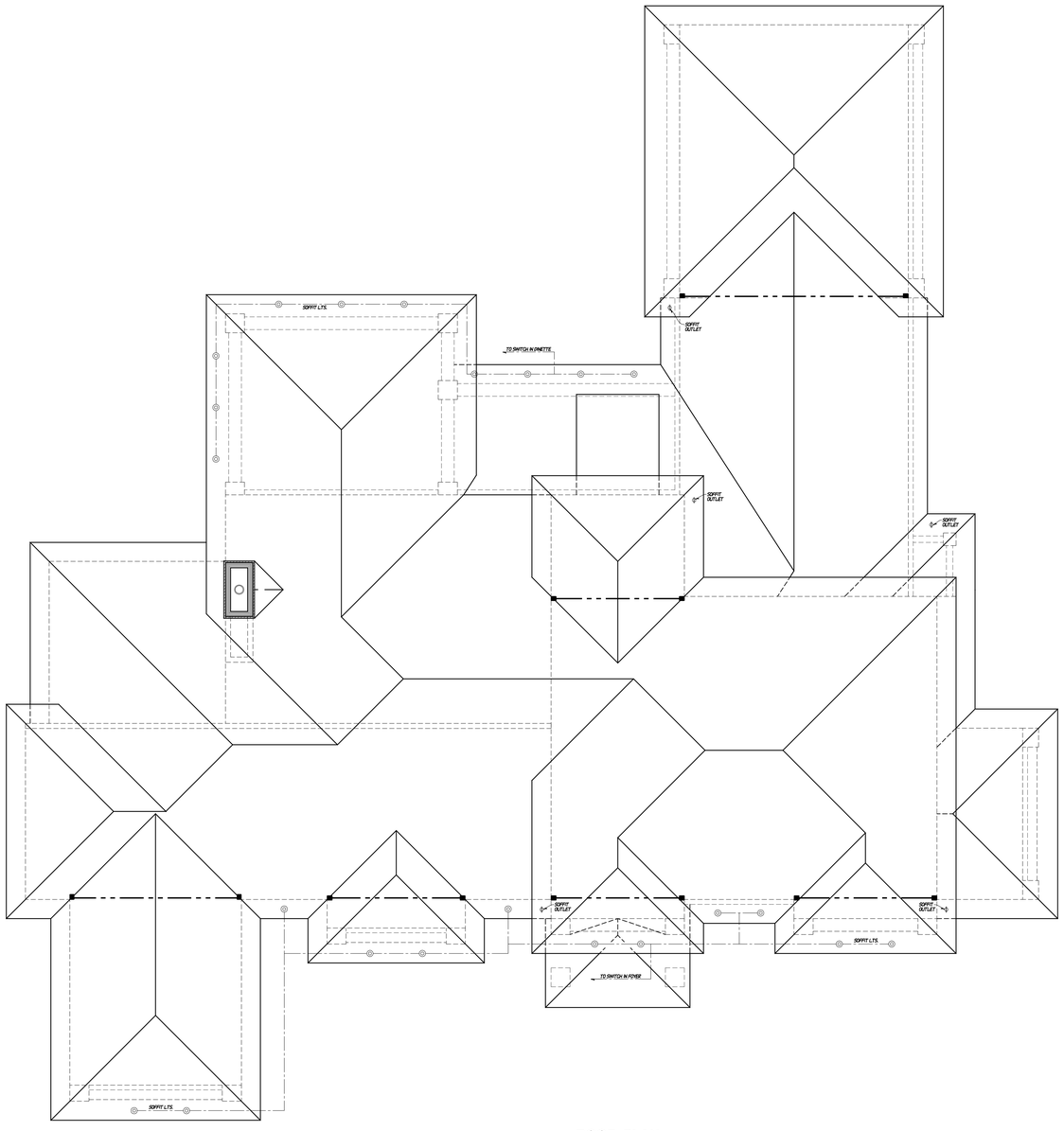
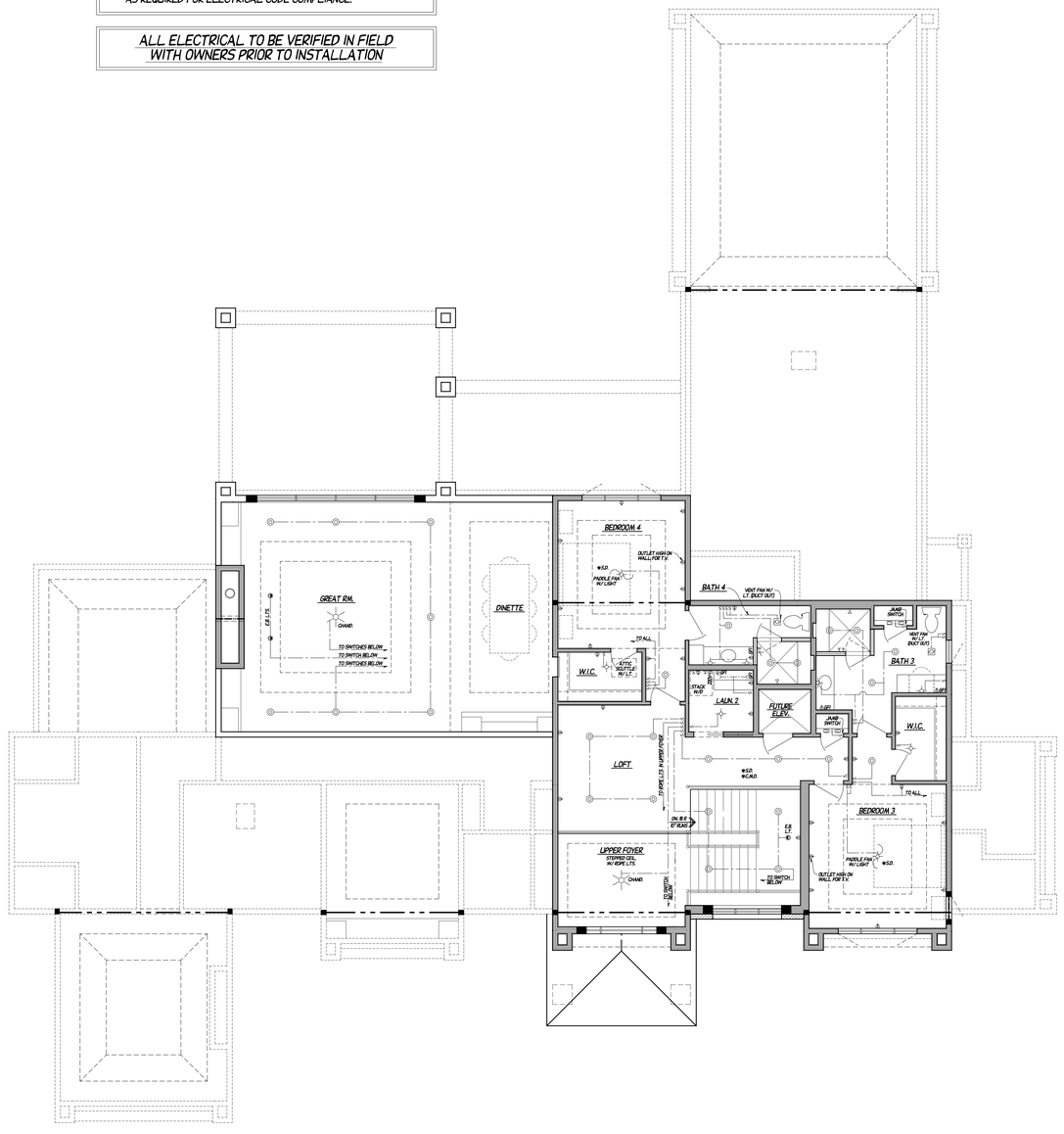


ROOF PLAN
SCALE: 3/16"=1'-0"



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

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BUILDER

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N51 L MAPLE AVE
HARTLAND, WI 53029

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FINAL-1 10/8/24 (ADS-S)	FINAL-2 6/4/25 (ADS-S)

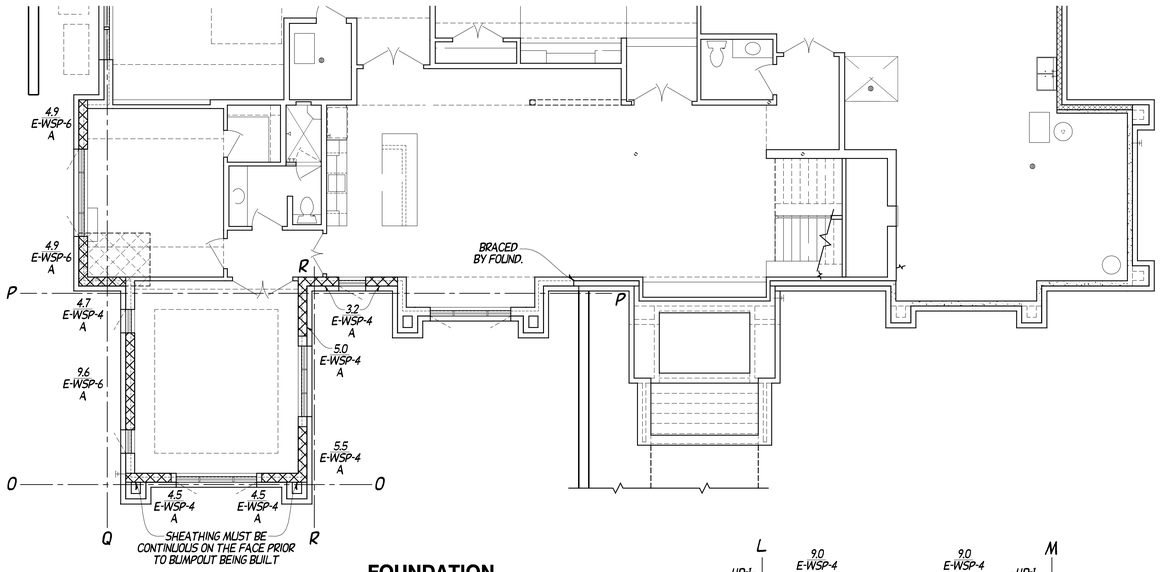
DESIGNED BY	DRAWN BY	CHECKED
R. TOM	M.LV.	R. TOM

ARCHITECTURAL DETAILS SERVICES INC.
www.architecturaldevelopmentservices.com
(262) 787 - 1701
810 NORTH SUNNY SLOPE RD STE 260
BROOKFIELD, WI 53005

JOB NUMBER
177823-F

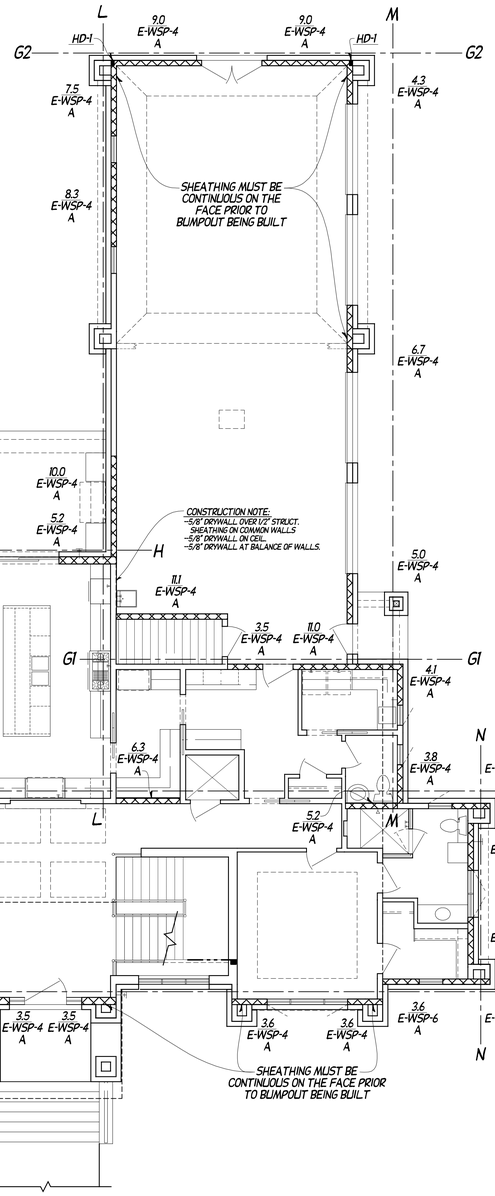
SHEET NO.
11 OF 12

NOTE: ALL WALL BRACING REQUIREMENTS DERIVED FROM WISCONSIN SPS 321.25 (8) OR ENGINEERED



FOUNDATION BRACING PANEL LAYOUT

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



FIRST FLOOR WALL BRACING PANEL LAYOUT

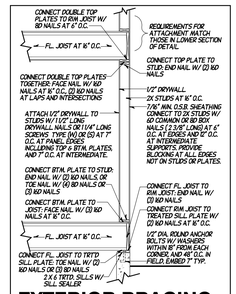
SCALE: 3/16"=1'-0"

WALL BRACING NOTES:

- ALL DESIGNATED EXTERIOR WALL BRACING PANEL LOCATIONS: BLOCKING MUST BE PROVIDED BETWEEN STUDS WHERE HORIZONTAL SEAMS ARE PRESENT AS TO ALLOW FOR PROPER NAILING AT ALL EDGES.
- ALL WALL BRACING REQUIREMENTS DERIVED WISCONISN SPS 321.25 (8) OR ENGINEERED

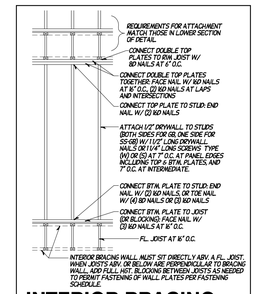
WALL BRACING LEGEND:

	= DESIGNATED WALL BRACING LINE
	= WALL BRACING PANEL
XX	= BRACING PANEL LENGTH IN FEET (MINIMUM)
XX	= SHEATHING METHOD
X	= PANEL DETAIL
BRACING PANEL LENGTH =	REQUIRED MIN. LENGTH OF BRACING PANEL, IN FEET. (PER TABLE 321.25-G & 321.25-H) EACH PANEL END MUST BE ON A FULL HGT. STUD, LENGTHEN PANEL AS REQ'D.
SHEATHING METHOD =	METHOD USED TO DETERMINE REQ'D PANEL AMOUNTS, LOCATIONS & LENGTHS: (PER TABLE 321.25-G)
SS-GB =	SINGLE SIDED GYPSUM BOARD (ON ONE SIDE OF STUDS)
WSP =	WOOD STRUCTURAL PANEL
E- =	ENGINEERED SHEATHING WALL BRACING (ENGINEERING BOOKLET)
E-SS-GB	= SAME AS SS-GB, EXCEPT ENGINEERED
E-WSP	= SAME AS WSP, EXCEPT ENGINEERED
E-WSP - 6	= SIMILAR TO E-WSP EXCEPT ALL EDGE 8D NAILS AT 6" O.C & 12" O.C. IN FIELD
	NAIL TOP & BTM. WALL PLATES TO FRAMING W/ (4) 10D NAILS AT 16" O.C.
E-WSP - 4	= SIMILAR TO E-WSP EXCEPT ALL EDGE 8D NAILS AT 4" O.C & 12" O.C. IN FIELD
	NAIL TOP & BTM. WALL PLATES TO FRAMING W/ (3) 10D NAILS AT 16" O.C.
HD-1	= HDU8-SDS ON (2) 2X6 POST W/ 7/8" THREADED ROD W/ 16" EMBEDMENT INTO CENTER OF CONCRETE WALL W/ ET-HP EPOXY ADHESIVE BY SIMPSON OR EQUAL.
PANEL DETAIL =	REFERS TO CONSTRUCTION DETAIL FOR INDICATED STRUCTURAL WALL PANEL: A = SEE DETAIL A-12 B = SEE DETAIL B-12



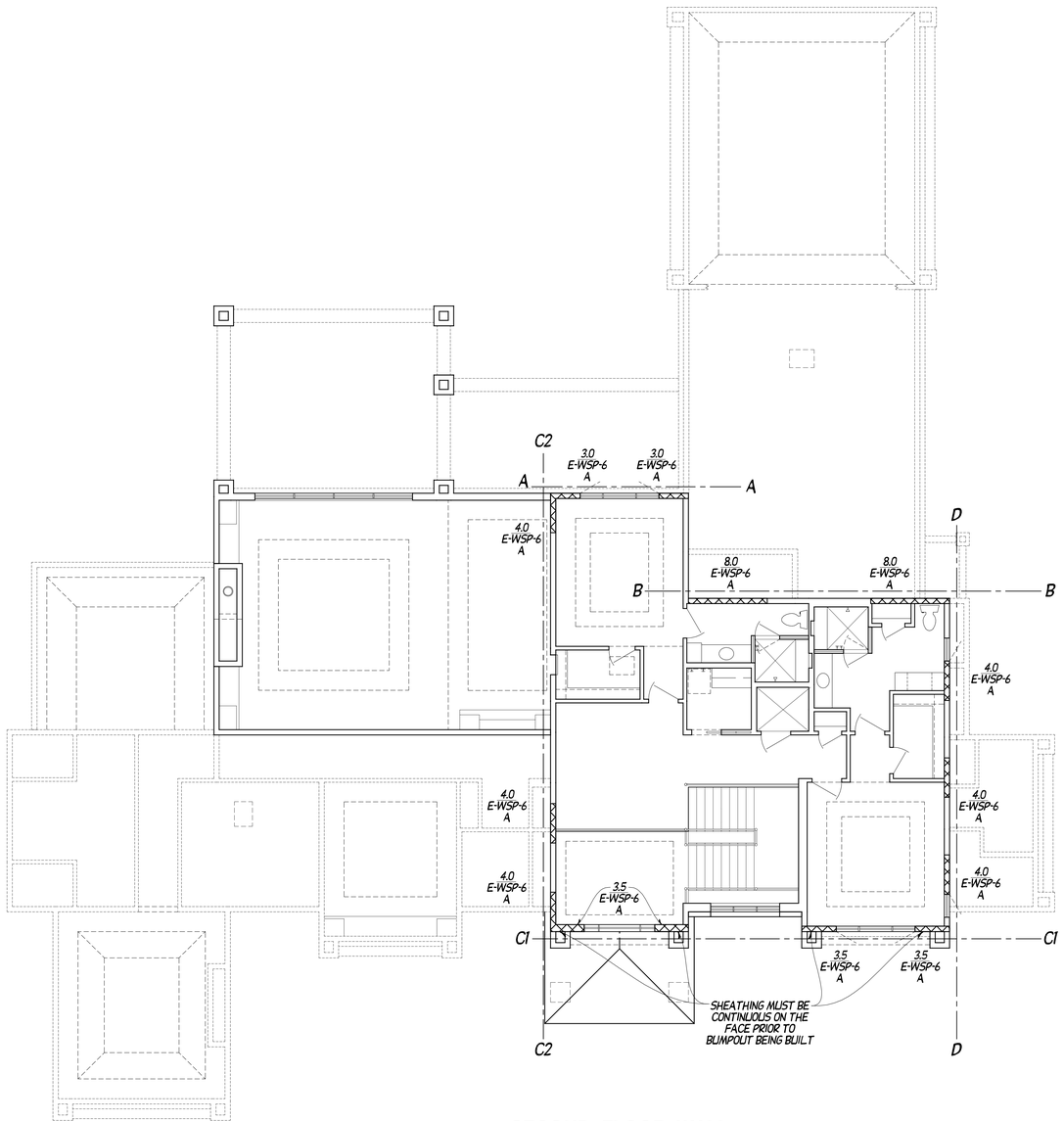
EXTERIOR BRACING PANEL DETAIL A 12

SCALE: 3/8"=1'-0"



INTERIOR BRACING PANEL DETAIL B 12

SCALE: 3/8"=1'-0"



SECOND FLOOR WALL BRACING PANEL LAYOUT

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

NOTE: CALL LETTERS & NUMBERS ON THIS PAGE REFERENCE THIS PAGE ONLY AND DO NOT CORRESPOND TO OTHER PAGES OF THIS PLAN.

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BUILDER

OWNER & PROJECT LOCATION
MR. & MRS. BOBBY & LESLIE OPPENHEIMER
LOT 1 LAKE MINE
HARTLAND, WI 53029

DESIGNED BY	COMPLETION DATE
R. TOM	FINAL-1 10/8/24 (A05-6)
DRAWN BY	REVISIONS
M.J.V.	FINAL-2 6/6/25 (A05-6)
CHECKED	
R. TOM	

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SHEET NO.
12 OF 12

Plat of Survey

Lot 1 in "BRISTLECONE PINES", being a subdivision part of Parcel A of CSM No.2245, Lot 2 of CSM No. 6992 and part Parcel 3 of CSM No. 4182, also being part of the NE. $\frac{1}{4}$, NW. $\frac{1}{4}$, and SE. $\frac{1}{4}$ of the NE. $\frac{1}{4}$, and the NE. $\frac{1}{4}$, of the SE. $\frac{1}{4}$ of Section 35, the NE. $\frac{1}{4}$, NW. $\frac{1}{4}$, SW. $\frac{1}{4}$ and SE. $\frac{1}{4}$ of the NW. $\frac{1}{4}$ and the NE. $\frac{1}{4}$, NW. $\frac{1}{4}$ and SW. $\frac{1}{4}$ of the SW. $\frac{1}{4}$ of Section 36, Township 8 North, Range 18 East, in the Village of Hartland, Waukesha County, Wisconsin.

Said Parcel containing 58,227 sq. ft. / 1.337 acres of land, more or less.

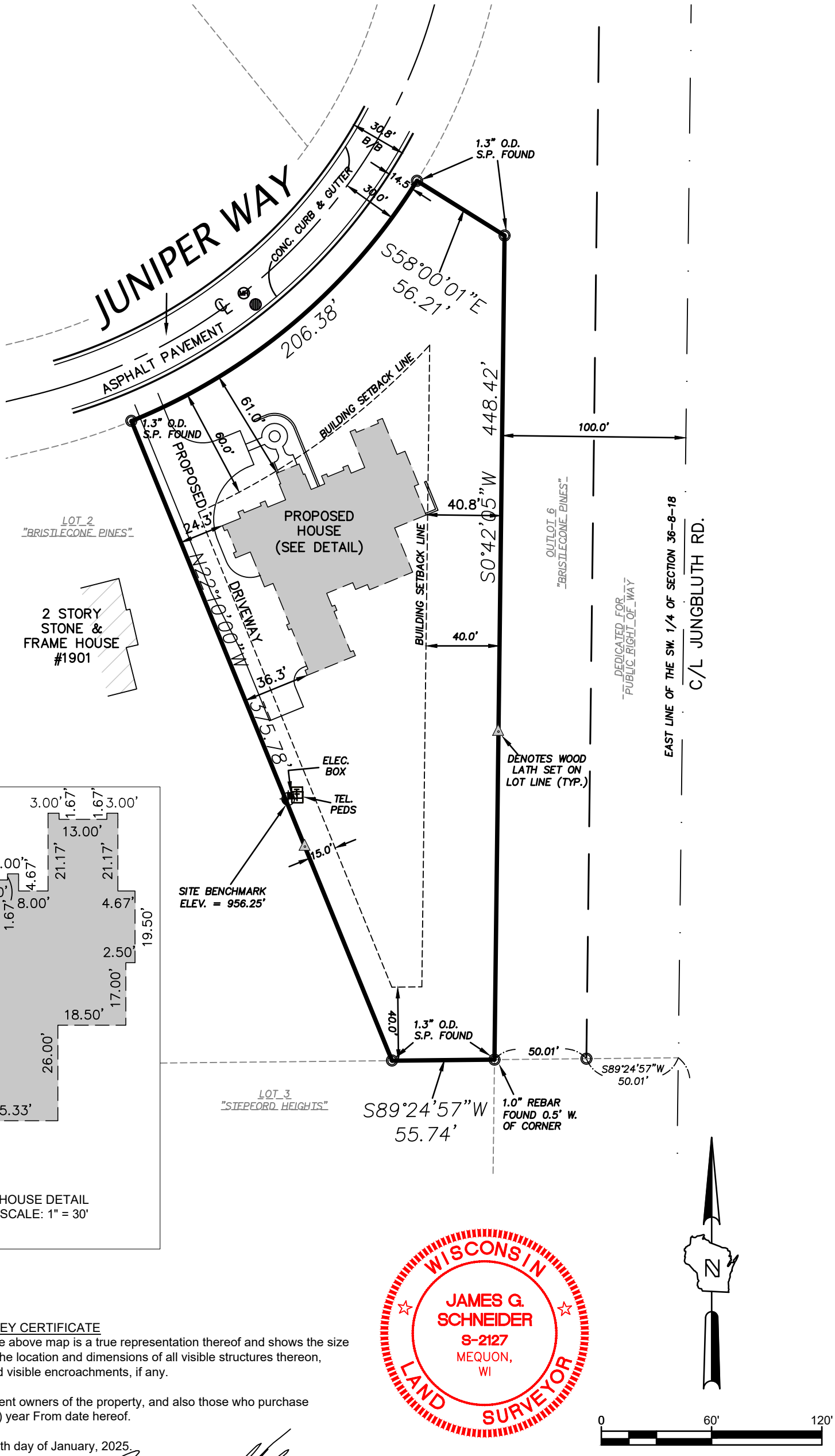
Prepared for:
TRRRBO, LLC
c/o Roy Oppenheimer

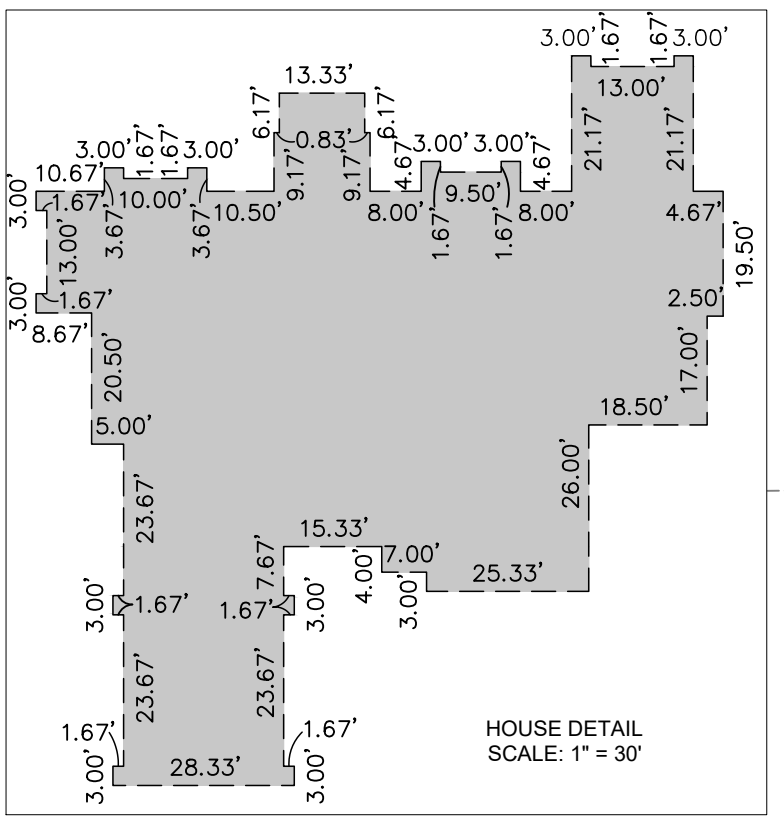
Property Address:
1903 E. Juniper Way
Hartland, WI 53092

Notes:
1. Bearings are referenced to the East line of the SW 1/4 of Section 36-8-18 bearing S0°42'05"W per "Bristlecone Pines" Subdivision Plat.
2. Site benchmark is chiseled cross on top of electric box located near west lot line. Elevation= 956.25
3. Main benchmark is reference benchmark for section corner monument, WISDOT brass cap in top of concrete monument parapet wall, 2.8' above concrete pavement and 4.0' north of south end. Elevation = 935.39

Curve Data:
Rad. = 330.00'
Δ = 35°50'00"
L.C. = 203.04'
L.C.B. = N49°55'00"E

Revision Notes:
1. 1/10/2025 - add proposed house, update to Sigma format
2. 5/22/2025 - update proposed house
3. 5/28/2025 - fix house typo's





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, roadway, 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 Milwaukee, State of Wisconsin this 8th day of January, 2025.

Recertified _____

James Schneider
S - 2127

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

THE SIGMA GROUP
Single Source. Sound Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

I:\Trrrbo, LLC\23552 Trrrbo, LLC\060 CAD\300_Survey\020_Survey Deliverables (ALTA, CSM, PLAT text)\23552-Plat.dwg

Bristlecone Pines

ARCHITECTURAL APPROVAL REQUEST FORM

The following items need to be submitted along with this application unless waived by the Board of Directors.

- ☒ **Description of the Project:** This will need to include a complete list and description of the materials to be used, the finishes and dimensions, and a color sample or brochure/link showing color.
- ☒ **Survey, Plot Plan, or Site Plan:** One of these items will need to be included showing the location of the project, dimensions, setbacks, and distances in conjunction with other items on the lot to scale. This item will not be required for painting, decorating or roofing.
- ☐ **Copy of City Permits:** (if applicable)

Please submit this application and all required documentation at least 30 days prior to beginning your project. Approval does not constitute any review or approval as to the adequacy or sufficiency of the design or the structure itself. For you own protection, please obtain a certificate of insurance and contractor's license from your contractor. You must also comply will all other State and Local laws and ordinances.

Owner Name: Rory Oppenheimer

Type of Project: New Home Construction

Address: 1903 E. Juniper Way

Home Phone: 414-788-2002 Cell: 414-788-2002 Email: Trrbo@gmail.com

Signature: [signature] Date: 10/23/24

ACTION TAKEN BY THE BOARD OF DIRECTORS

X APPROVED AS SUBMITTED

____ APPROVED WITH THE FOLLOWING CONDITIONS: _____

_____

____ DECLINED FOR THE FOLLWING REASON: _____

_____

Michal Salomon ACC — Signature / Title

5/30/2025 — Date

Please submit to Kirsten Kessler at kkessler@sentrymgt.com

PPC

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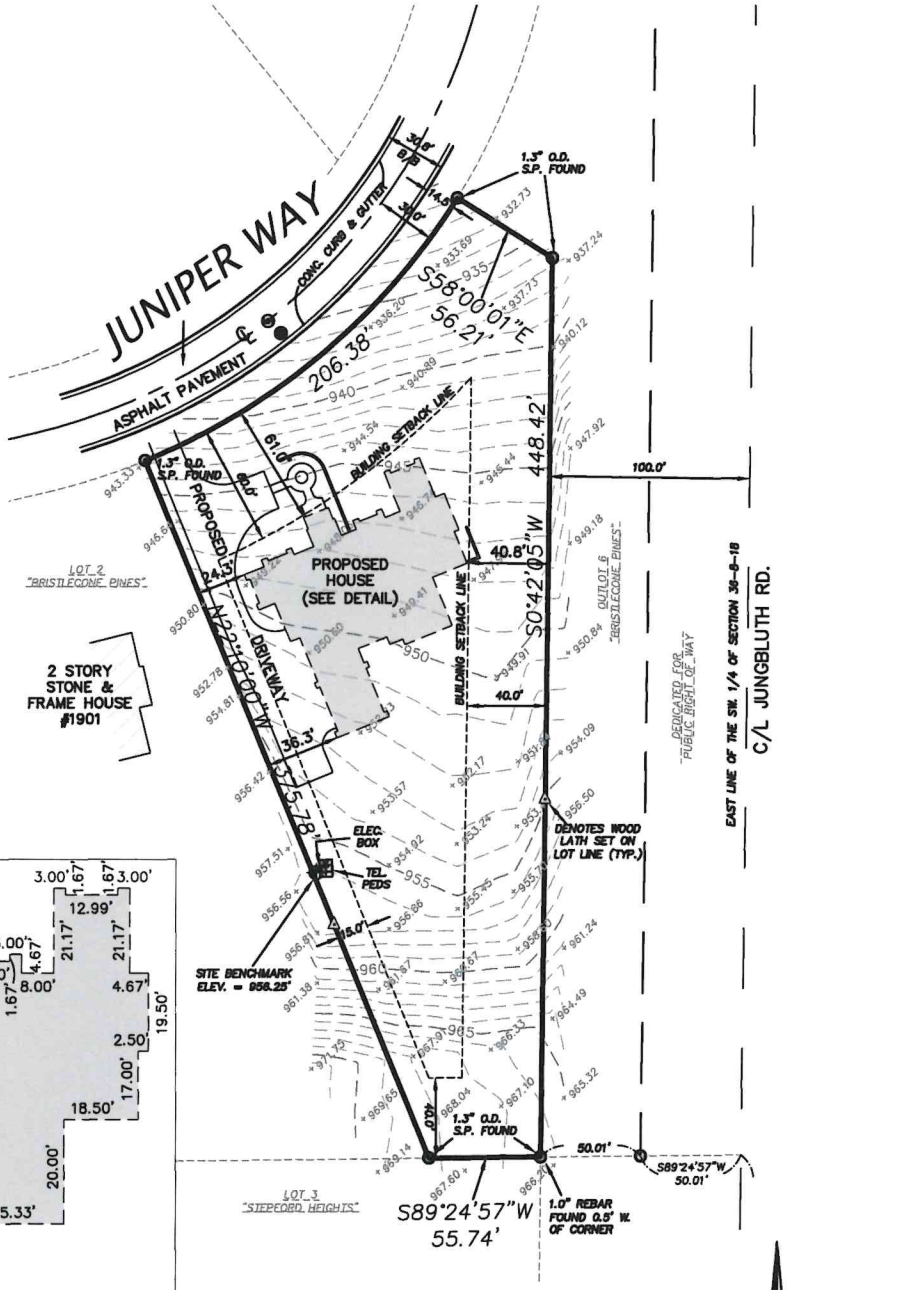

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Dated at City of Milwaukee, State of Wisconsin this 8th day of January, 2025.

Recertified _____

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