

AGENDA

Village of Chenequa Plan Commission Monday, February 12, 2024 at 6:00 p.m. 31275 W. County Road K, Chenequa, WI 53029

This is official notice that a meeting of the Plan Commission for the Village of Chenequa will be held at 6:00 p.m. on Monday, February 12, 2024 utilizing Zoom Communications. The following matters will be discussed, with possible actions, as well as any other matters that may come before the Commission:

Call to Order Pledge of Allegiance

- 1. Public comment period: *Public comments on any subject without any action, except possible referral to a governmental body or staff member.*
- 2. Approval of minutes from the Plan Commission meeting held on January 8, 2024.
- 3. Review and consider action on proposed landscape plan at 31927 W Apple Lane, Owen and Kimberly Sullivan. (Tax Key No. 0417986002).
- 4. Review and consider action on proposed landscape plan at 4724 N Pinecrest Drive, Curt Culver. (Tax Key No. 0737997004).
- 5. Review and consider action on proposed accessory structure at 7285 N State Road 83, Travis Theisen. (Tax Key No. 0351970002).
- 6. Review and consider action on proposed remodel of an existing non-conforming dwelling at 32016 County Road K, Carl and Mary Alice Eschweiler. (Tax Key No. 0368988002).
- 7. Adjournment.

Respectfully submitted by: Deanna Braunschweig, Village Clerk - Treasurer

To participate via Zoom:

https://us02web.zoom.us/j/88023284165?pwd=TEtkZlBOV2taSW11LzNwR2VyTGxPZz09

Meeting ID is 880 2328 4165 and the Passcode is 525265

Or Dial: 305 224 1968 US

Requests from persons with disabilities who need assistance to participate in this meeting or hearing should be made to the Village Administrator with as much advance notice as possible. It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information. No action will be taken by any other governmental body except by the governing body noticed above.

NOTICE OF POSTING TO VILLAGE HALL BULLETIN & WEBSITE Village Clerk posted this agenda on Thursday, February 8, 2024 by 4:30 PM

VILLAGE OF CHENEQUA

VILLAGE OF CHENEQUA - PLAN COMMISSION MINUTES OF MONDAY, January 8, 2024 Unofficial until approved by the Plan Commission. Approved as written () or with corrections () on _____.

The regular monthly meeting of the Plan Commission for the Village of Chenequa was held on Monday, January 8, 2024 at 6:00 p.m. utilizing Zoom Communications. The following Members were in attendance:

Ms. Villavicencio / Chairperson - present Mr. Bellin / Member - present Ms. Surles / Member - absent Mr. Pranke / Member - absent Mr. Enters / Member - absent Ms. Benz / Member - present Mr. Carroll / Member - present Mr. Luljak / Village Attorney Representative - absent Ms. Miller / Village Attorney Representative - present Mr. Gartner / Village Attorney Representative - present Mr. Lincoln / Zoning Administrator-Forester - present Mr. Neumer / Administrator-Police Chief - present Mr. Carney / Police Captain - present Ms. Braunschweig / Village Clerk - present

Call to Order

Pledge of Allegiance

Public in Attendance

Heidi von Hagke, Carol Manegold, EJ Kubick, George Rolfs, Sue Touchett, Deborah McNear, Timothy Fredman

Public Comment

President Villavicencio read a prepared statement allowing for public comments of two minutes or less.

Debbie McNear spoke against the increased size of accessory structures that need larger septic systems. She spoke in favor of size restrictions on accessary structures. She spoke in favor of a monthly dashboard of building permits. She spoke against privacy fences and spoke in favor of natural fences.

<u>Approval of minutes from the Plan Commission meeting held on December 11, 2023.</u> Motion (Benz/Bellin) to approve the minutes of the December 11, 2023 Plan Commission meeting, as presented. *Motion carried.*

<u>Review and consider action on Extraterritorial Certified Survey Map, Certified Survey to Combine</u> two lots; W321N7631 Silver Spring Lane, Hartland, Thomas and Jane Kammerait – MRTT0353-014-001. <u>Motion (Benz/Carroll) to approve Extraterritorial Certified Survey Map, Certified Survey to</u> <u>Combine two lots; W321N7631 Silver Spring Lane, Hartland, Thomas and Jane Kammerait –</u> <u>MRTT0353-014-001.</u> *Motion carried.*

<u>Adjournment</u>

Motion (Carroll/Benz) to adjourn the Plan Commission meeting at 6:05 p.m. Motion carried.

Respectfully submitted by:

Approved and Ordered Posted by:

Deanna Braunschweig, Village Clerk

Jo Ann F. Villavicencio, Chairperson



STAFF REVIEW

Date: February 6, 2024Meeting Date & Time: Monday, February 12th at 6:00 P.M.

To: Plan Commission, Village of Chenequa

From: Planning Department

Subject: Site Plan Review

Landscaper: Scott Byron

Owner: Owen and Kimberly Sullivan

Location: 31927 W Apple Lane

Project Description: Proposed Revision to a Previously Approved Landscape Plan

Zoning District: Residence District - Lot Abutting a Lake

COMMENTS:

Proposed Landscaping

- 1. Scott Byron and Company have recently submitted an updated landscape plan on behalf of the Sullivan family.
- 2. A complete landscape and grading plan with a photo book of sample materials and proposed plantings is provided in the Plan Commission and Village Board packet.
- 3. The landscaping plan includes:

Within 75' of the water

- One at grade patio near the house
 - The patio is proposed to be constructed from "irregular eden flagstone"
 - In total, the patio is approximately 1500 square feet. Approximately 500 square feet is within the 75' setback of Pine Lake
- One uncovered stairway/path down to the water.
 - The pathway is proposed to be constructed of bluestone chip gravel with field stone steps
 - The proposed path is less than 4' in width
- One terrace/firepit along the pathway down to the water.
 - o The proposed terrace will be constructed from "irregular eden flagstone"
 - o The perimeter of the terrace is proposed to be planted with a

sedge/perennial vegetated mat.

• The proposed terrace is approximately 170 square feet.

Beyond the 75' Setback

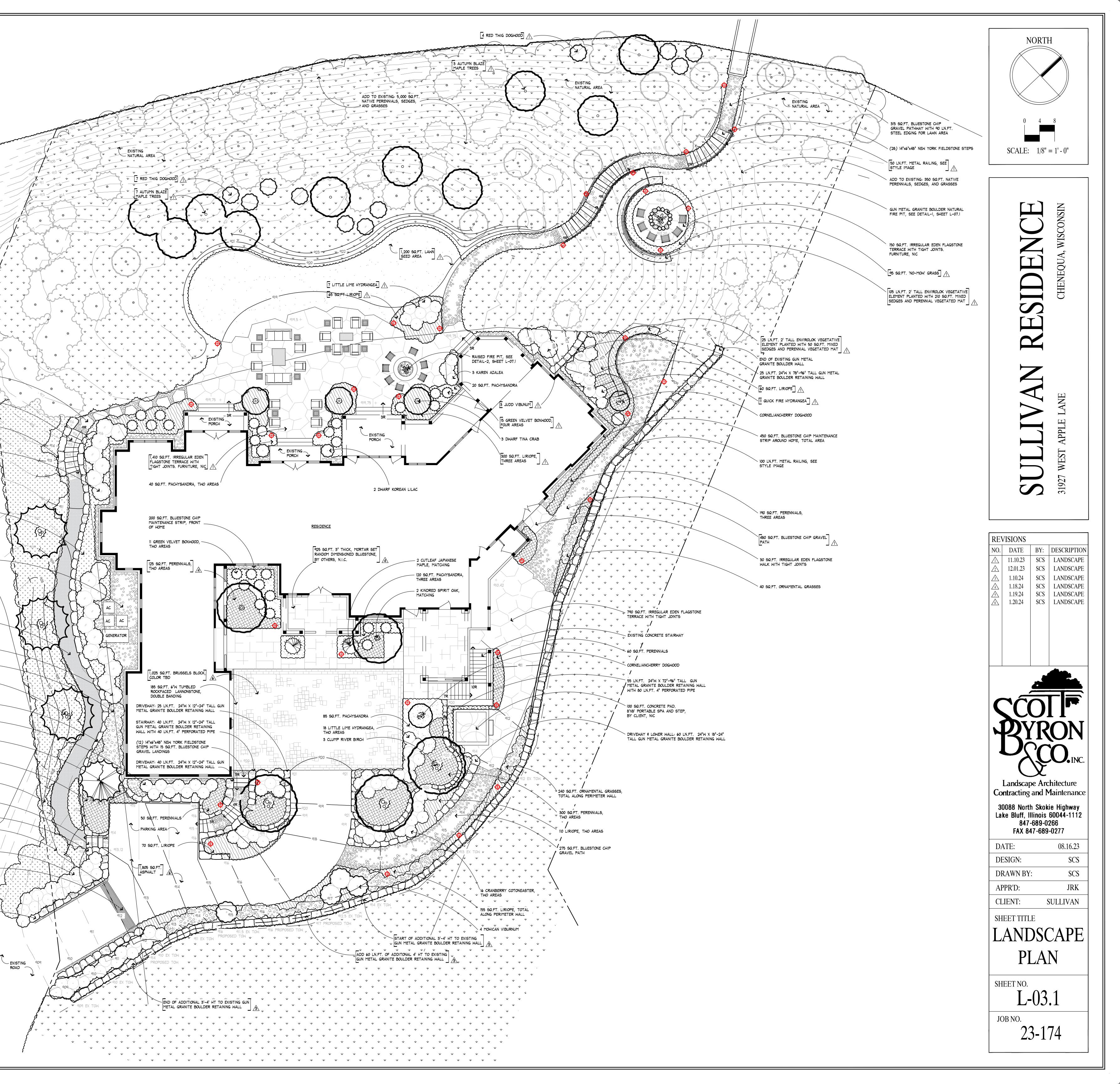
- Aside from the aforementioned 1500 square foot patio on the lakeside of the dwelling, there is one additional flagstone patio along the east side of the dwelling.
- Also, along the east side of the dwelling, is a proposed 10'x10' concrete pad to accommodate for an 8'x8' spa.
- Up near the entryway of the home, there is a patio/walkway space that is proposed to be constructed of a bluestone material.
- Additionally, there are several mulch and bluestone gravel paths around the house. Where steps are required, "New York fieldstone" is proposed.
- 4. The landscape plan also proposes 33 fully shielded pathway lights around the property.
 - a. A spec sheet for the proposed landscape light is provided in the packet
 - b. The proposed lumen output per fixture is 105
 - c. The color temperature of these fixtures is 3,000K

New Driveway

- 1. The applicants also propose to modify the previously approved driveway
- 2. The proposed driveway materials are proposed to be a mix of asphalt and block pavers
- 3. On average, the driveway is approximately 16' wide
- 4. The proposed driveway does not exceed the 12% grade maximum requirement as specified in 5.23
- 5. A building permit is required from the Building Inspector prior to start of construction
- c: Dan Neumer, Administrator Deanna Braunschweig, Clerk Paul Launer, Lake Country Inspections Owen and Kimberly Sullivan, Owner Cody Lincoln, Zoning Administrator

LIGHTING SYMBOL	LEGEND DESCRIPTION	QUANTITY
\$	PATH LIGHT	33

50 SQ.FT. IRREGULAR FLAGSTONE STEPPERS WITH 15 SQ.FT. BLUESTONE CHIP JOINTS 35 LN.FT. 14"x6"x48" NEW YORK FIELDSTONE STEPS STAIRWAY: 15 LN.FT. 24"W X 12"-36" TALL GUN METAL GRANITE BOULDER RETAINING WALL WITH 20 LN.FT. 4" PERFORATED PVC PIPE 7 MOHICAN VIBURNUM [150 SQ.FT. 'NO-MOW' GRASS] 🏠 200 SQ.FT. BLUESTONE CHIP AREA AROUND AC'S AND GENERATOR [420 SQ.FT. MULCH PATH] \angle 12 MOHICAN VIBURNUM -115 SQ.FT. ORNAMENTAL GRASSES -3 BALD CYPRESS WEST WALL: 120 LN.FT. 24"W X 24"-36" TALL GUN METAL GRANITE BOULDER RETAINING WALL 9 QUICK FIRE HYDRANGEA -NORWAY SPRUCE 90 SQ.FT. PERENNIALS ADD TO EXISTING: 1,700 SQ.FT. 'NO-MOW' GRASS (4) 14"x6"x48" NEW YORK FIELDSTONE STEPS WITH 15 SQ.FT. BLUESTONE CHIP GRAVEL LANDING STAIRWAY: 10 LN.FT. 24"W X 12"-24" TALL -GUN METAL GRANITE BOULDER RETAINING WALL WITH 20 LN.FT. 4" PERFORATED PIPE 100 LN.FT. 4: PERFORATED PVC PIPE / FOR DRIVEWAY CHANNEL 30 DWARF BUSH HONEYSUCKLE, TOTAL, TWO AREAS 2'-4"W x 16'L x 1' DEPTH CONCRETE CHANNEL BASIN WITH 2'W x 13'-8"L STEEL GRATE WITH 4" OPENINGS DRIVEWAY (BOTH SIDES): 55 LN.FT.-24"W X 12"-24" TALL GUN METAL GRANITE BOULDER RETAINING WALL



SPECIFICATION SHEET



Type:

Model:

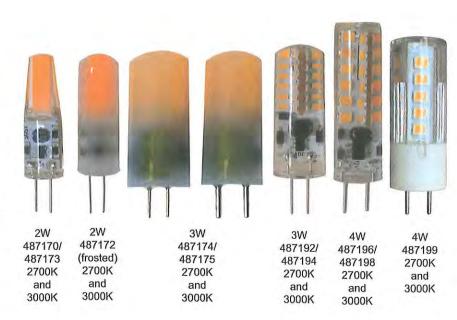
Encapsulated Bi-Pin LED Lamps

SPECIFICATIONS

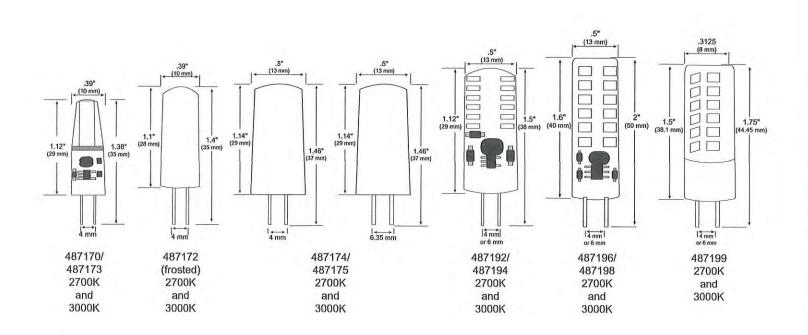
BASE: G4 or GY6.35 bi-pin base. VOLTAGE: 12V AC/DC. CRI: 80+ WEATHERPROOF: IP65 (weatherproof) WARRANTY: Five years.

Encapsulated bi-pin lamps from Dauer offer very durable 360° illumination for deck lights, path lights, step lights, wall washers, and more. Warm and cool white color temperatures and wildlife-safe amber are available. IP65 weatherproof rated. Warrantied for 5 years, average rated life is 25,000 hours.





DIMENSIONS:





SPECIFICATION SHEET Page 2 ENCAPSULATED Bi-Pin LED LAMPS

LED LAMP ORDERING CODES

CODE	DESCRIPTION	WATTAGE	COLOR TEMP.	NO. OF DIODES	LUMENS	EFFICACY	BASE
487170-2700K	LED-ENC-G4-2COB-12V-2700K-C	2W	2700K	2	210	105 lm/W	G4
487170-3000K	LED-ENC-G4-2COB-12V-3000K-C	2W	3000K	2	210	105 lm/W	G4
487172-2700K	LED-ENC-G4-2COB-12V-2700K-F	2W	2700K	2	210	105 lm/W	G4
487172-3000K	LED-ENC-G4-2COB-12V-3000K-F	2W	3000K	2	210	105 lm/W	G4
487173-2700K	LED-ENC-GY6.35-2COB-12V-2W-2700K-C	2W	2700K	-	210	105 lm/W	GY.6.35
487173-3000K	LED-ENC-GY6.35-2COB-12V-2W-3000K-C	2W	3000K	14	210	105 lm/W	GY.6.35
487174-2700K	LED-ENC-G4-3COB-12V-3W-2700K-C	ЗW	2700K		300	100 lm/W	G4
487174-3000K	LED-ENC-G4-3COB-12V-3W-3000K-C	ЗW	3000K		320	106 lm/W	G4
487175-2700K	LED-ENC-GY6.35-3COB-12V-3W-2700K-C	ЗW	2700K	1.2	300	100 lm/W	GY.6.35
487175-3000K	LED-ENC-GY6.35-3COB-12V-3W-3000K-C	ЗW	3000K	-	320	106 lm/W	GY.6.35
487192-2700K	LED-ENC-G4-2835SMD-12V-3W-2700K	ЗW	2700K	48	230	77 lm/W	G4
\$7192-3000K	LED-ENC-G4-2835SMD-12V-3W-3000K	ЗW	3000К	48	230	77 lm/W	G4
487194-2700K	LED-ENC-GY6.35-2835SMD-12V-3W-2700K	ЗW	2700K	48	230	77 lm/W	GY.6.35
487194-3000K	LED-ENC-GY6.35-28355MD-12V-3W-3000K	ЗW	3000К	48	230	77 lm/W	GY.6.35
87196-2700K	LED-ENC-G4-2835SMD-12V-4W-2700K	4W	2700K	48	280	70 lm/W	G4
187196-3000K	LED-ENC-G4-2835SMD-12V-4W-3000K	4W	3000K	48	280	70 lm/W	G4
87198-2700K	LED-ENC-GY6.35-28355MD-12V-4W-2700K	4W	2700K	48	280	70 lm/W	GY.6.35
87198-3000K	LED-ENC-GY6.35-28355MD-12V-4W-3000K	4W	3000K	48	280	70 lm/W	GY.6.35
87199-2700K	LED-ENC-GY6.35-SMD2835-12V-4W-2700K-HO	4W	2700K	39	440	110 lm/W	GY.6.35
187199-3000K	LED-ENC-GY6.35-SMD2835-12V-4W-3000K-HO	4W	3000K	39	440	110 lm/W	GY.6.35

HQ: 10505 NW 112 Ave, Suite 18 | Miami, FL 33178 | Plant: 1430 Gould Blvd., Suite 3 | La Vergne, TN 37086 | 888.DAUER.LED DauerManufacturing.com



STAFF REVIEW

Date: February 6th, 2023 **Meeting Date & Time:** Monday, February 12th 2024 at 6:00 p.m.

To: Plan Commission, Village of Chenequa

From: Planning Department

Subject: Site Plan Review

Landscaper: Scott Byron and Company

Owner: Curt and Sue Culver

Location: 4724 N Pinecrest Drive

Project Description: Landscape Plan

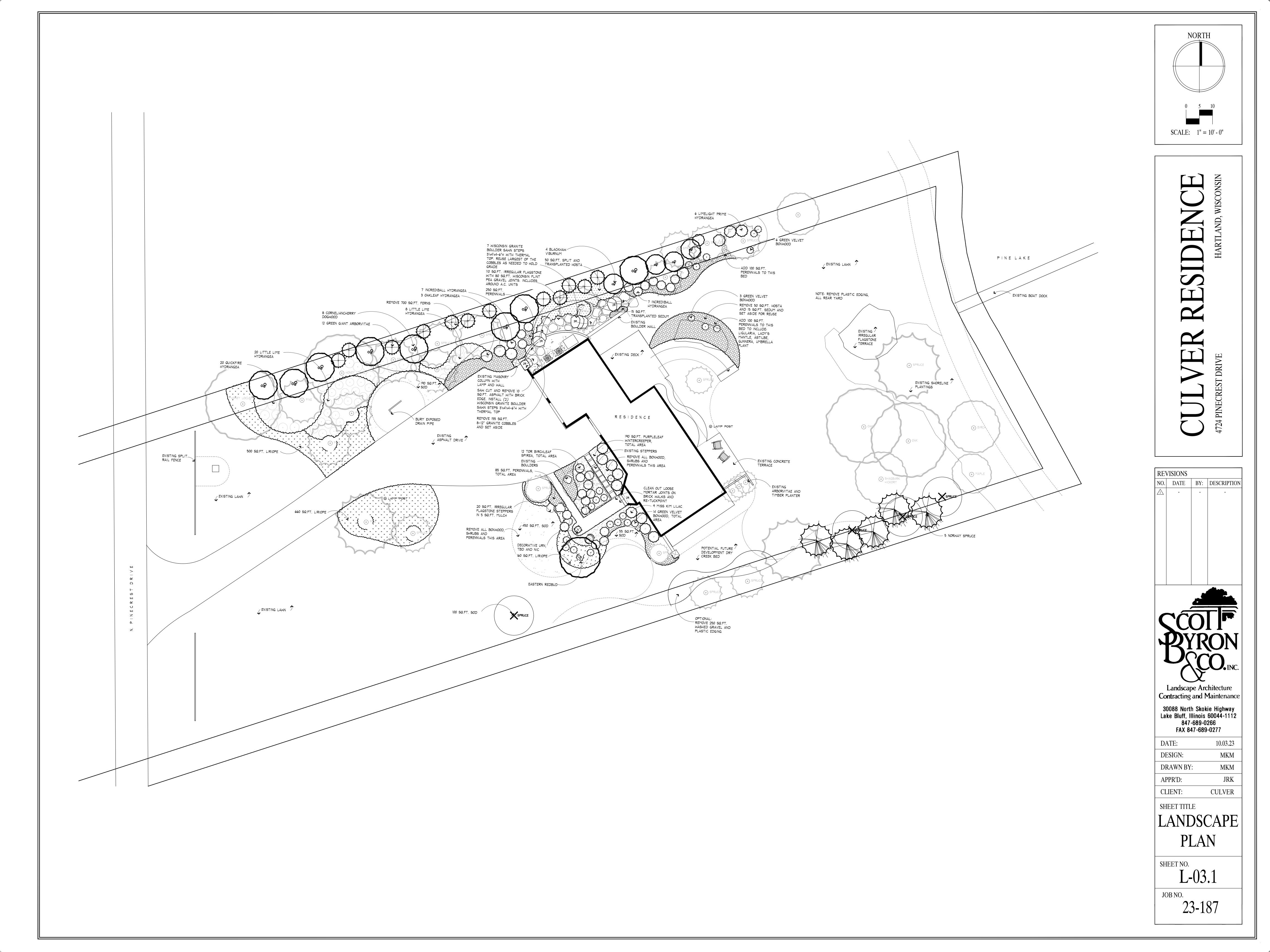
Zoning District: Residence District- Lot Abutting Lake

	REQUIRED RES. DISTRICT		PROPOSED PROJECT		
LOT AREA:	4.5	Acres	4.68	Acres	
LOT WIDTH: AVERAGE	150	L.F. min.	150	L.F.	

COMMENTS:

- 1. The applicants propose to install hardscaping and soft scaping around the existing primary dwelling.
- 2. This is a legal conforming lot
- 3. This proposed project includes:
 - a. Re- tuckpointing the existing brick walkway up to the primary residence entrance.
 - b. Adding a flagstone walkway with granite boulder steps along the north property boundary (see photo book for samples)
- 4. Planting an assortment of trees, shrubs and grasses around the property (See landscape plan prepared by Scott Byron)
- 5. Photos of materials to be used have been supplied in your packets.
- c: Dan Neumer, Administrator Deanna Braunschweig, Clerk

Paul Launer, Lake Country Inspections Curt and Sue Culver, Owner Cody Lincoln, Zoning Administrator





Art in harmony with nature.

Landscape Architecture, Contracting and Maintenance

SAMPLE IMAGES

Prepared for The Culver Residence 4724 Pinecrest Dr Hartland, WI 53058

October 25, 2023



Ornamentals

'Golden Glory' Corneliancherry Dogwood Redbud

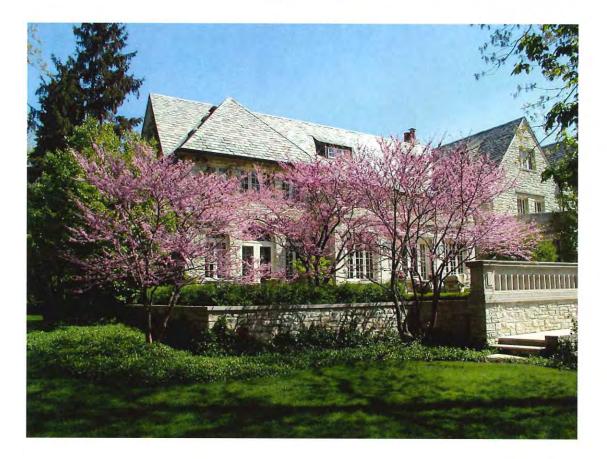
Corneliancherry Dogwood 'Golden Glory'







Redbud



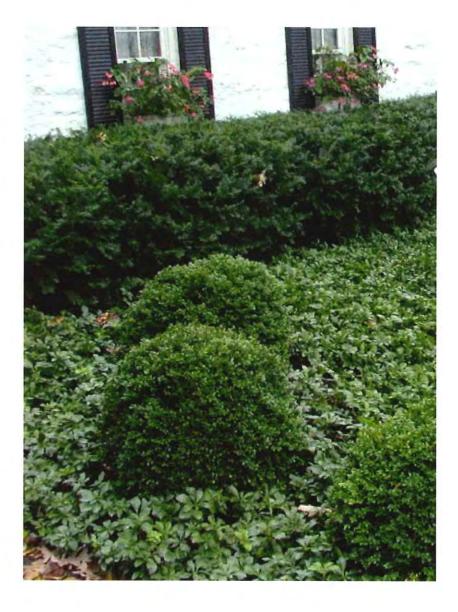


Evergreens

Green Giant Arborvitae Green Velvet Boxwood Norway Spruce Green Giant Arborvitae



Green Velvet Boxwood



Norway Spruce





Shrubs

Blackhaw Viburnum Incrediball Hydrangea Limelight Prime Viburnum Little Lime Hydrangea 'Miss Kim' Lilac Oakleaf Hydrangea Quick Fire Hydrangea Tor Birchleaf Spirea

Blackhaw Viburnum





Incrediball Hydrangea



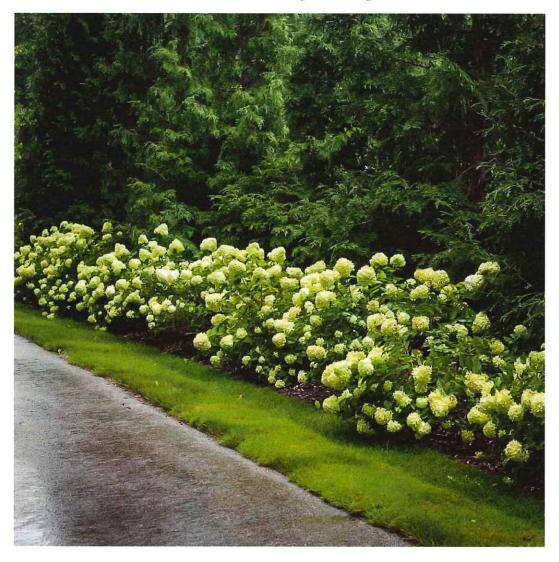


Limelight Prime Hydrangea





Little Lime Hydrangea





'Miss Kim' Dwarf Lilac





Oakleaf Hydrangea







Quickfire Hydrangea





Birchleaf Spirea





Groundcovers

Liriope Pachysandra

Liriope (Creeping Lilyturf)





Purpleleaf Wintercreeper







Perennials

Astilbe Lady's Mantal Ligularia

Astilbe (Various)



'Peach Blossom'



'Purple Candles'



'Maggie Daley'



'Fanal'



'Pumila'



'White Gloria'

Lady's Mantle







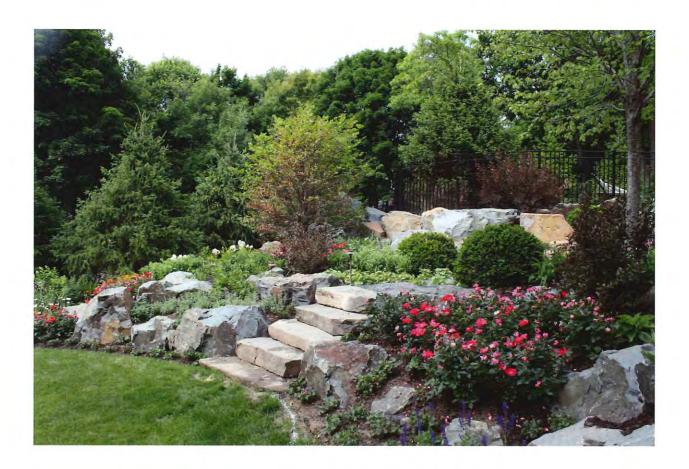
Ligularia 'Britt-Marie Crawford'





Image Photos

Wisconsin Boulder Slab Steps Irregular Flagstone Steppers with Pea Gravel Perennial Borders





















STAFF REVIEW

Date: February 6, 2024

Meeting Date & Time: Monday, February 12th at 6:00 p.m.

To: Plan Commission, Village of Chenequa

From: Planning Department

Subject: Site Plan Review

Architect/Builder: Regency Design Group

Owner: Travis Theisen

Location: 7285 N STH 83

Project Description: New Accessory Structure

Zoning District: Residence District – Lot Abutting a Lake

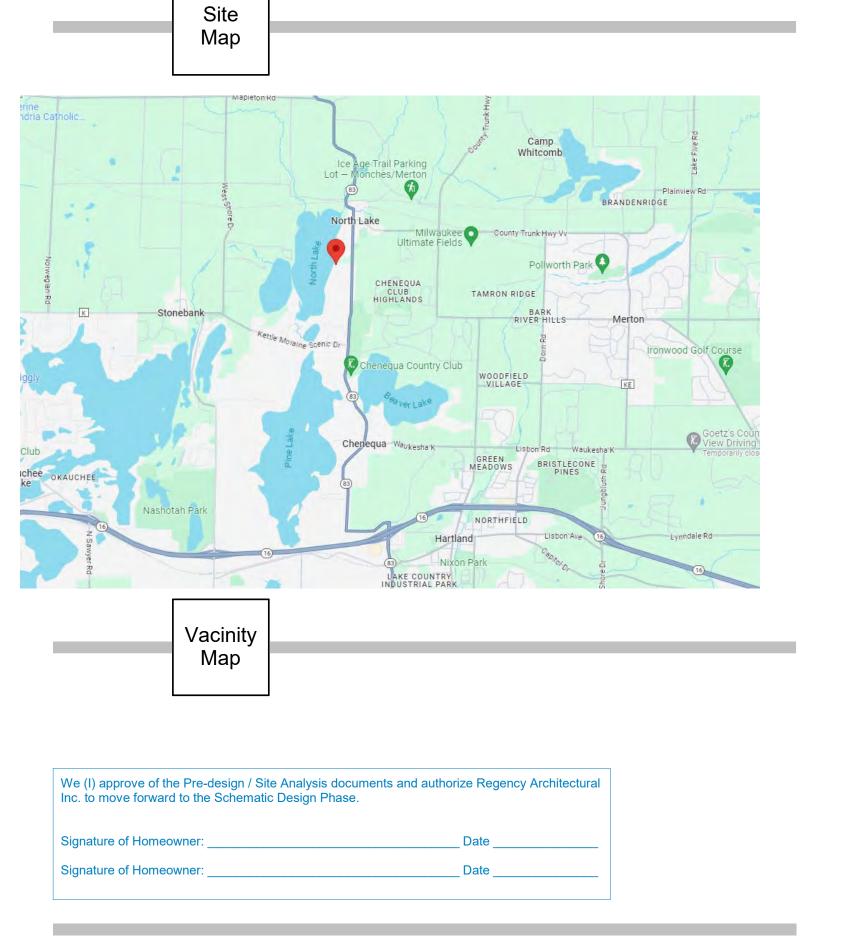
ACCESSORY STRUCTURE:	REQUIRED		PROPOSED	
	RES. D	ISTRICT	PROJECT	
LOT AREA:	2	acres	5.3 Acres	
LOT WIDTH: AVERAGE	150	L.F. min.	210 L.F.	
YARD SETBACKS: Side(North)	14.5	ft. min.	26.5 ft.	
Lake (West)	75	ft. min.	250+ ft.	
Rear (East)	75	ft. min.	600+ ft.	
Side (South)	14.5	ft. min.	103.8 ft.	
BUILDING HEIGHT:	35	ft. max	29 ft.	

Proposed Accessory Structure

- 1. The applicant proposes to construct a two-story accessory structure.
- 2. The dimensions of this proposed accessory structure are 36.5'x 65'
- 3. As proposed, this structure will not have plumbing incorporated
- 4. There are no cooking or sleeping quarters proposed for this structure
- 5. The proposed detached accessory structure is over one hundred (100) feet to any existing single-family structure on an adjoining lot which complies with section Sec. 6.5(c)(i).

- 6. This structure is proposed to be sheathed with green lap siding to match the existing dwelling. (See color rendering)
- 7. An exterior light option has not been submitted
- 8. A building permit is required from the Building Inspector prior to start of construction.
- c: Dan Neumer, Administrator Deanna Braunschweig, Clerk Paul Launer, Lake Country Inspections Travis Theisen, Owner Cody Lincoln, Zoning Administrator

Regency Jesign Group N.A. N.A N.A. N.A Project Manager: N.A N.A N.A **Design Coordinator:** Jack Bertram 262.825.6958 jackbertram1245@gmail.com



General Contractor:	Electrical Contractor:
Company	Company
Address	Address
Address	Address
number	number
website	website
Contact Name	Contact Name
Contact Number	Contact Number
Contact Email	Contact Email
Civil Engineer:	HVAC/Plumbing:
Company	Company
Address	Address
Address	Address
number	number
website	website
Contact Name	Contact Name
Contact Number	Contact Number
Contact Email	Contact Email
Structural Engineer:	
Company	
Address	
Address	
number	
website	
Contact Name Contact Number	
Contact Email	
Design /	
Construction	

al Contractor:	Electrical Contractor:	
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ainaar	$H \setminus A \cap D$ umbing:	
ngineer:	HVAC/Plumbing: Company Address Address number website	
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iral Engineer:		
ame umber mail		
Design / Construction Team		-

Client Approval



TheTr Theisen Garage Addition 7285 WI-83, Hartland, WI 53029 XXX

	Τ	
Scope / Project Information: Detached Garage Additon		
- Additonal Car Space and Storage		
	These drawin	ngs and s are property
	of Regency A Inc. who reta	Architectural
Zoning / Code / Ordinance / AHJ Information:	other reserve including the They are uni	ed rights, copyright. que to this
- City of Chenequa	were develop codes, ordina	is address and ped based on ances, and aite
- Waukesha County	regulations a conditions in time of drawi reuse or repr	effect at the ing date. Any
	this project in is prohibited permission o	n part or whole without of Regency
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- ELECTRICAL		
- ARCHITECTURAL		
A-09 SITE PLAN		
A-010 FOUNDATION PLAN A-111 FIRST LEVEL PLAN		
A-112 MAIN LEVEL DIMENSION PLAN A-121 SECOND LEVEL PLAN		
A-122 SECOND LEVEL DIMENSION PLAN		
A-191 ROOF PLAN A-201 EXTERIOR ELEVATION / VIEWS - N/S		
A-202 EXTERIOR ELEVATION / VIEWS - E/W		
A-301 BUILDING SECTIONS A-302 BUILDING SECTIONS		
A-321 WALL SECTIONS A-501 DETAILS		
A-601 WINDOW SCHEDULE AND DETAILS		
A-611 DOOR SCHEDULE AND DETAILS	ISSUED	
A-901 3D VIEWS A-902 RENDERINGS	I hereby certify t	1/7/2024 7:47:10 PM that this plan,
	supervision and	report was or under my direct I that I am a duly ect under the laws
	of the State of W	Visconsin. XXX
	Name	
		Reg. No. <u>######</u>
	SEAL	2204
	PROJECT	2301
	COVER	SHEET
Drawing		
Index	SHEET TITLE	
	G-(001

A/C	AIR CONDITION	E
A/E A/V	Architect / Engineer AUDIO VISUAL	EA EJ
AB	ANCHOR BOLT	EL
ABAN ACT	Abandon	ELEC
	ACOUSTICAL CEILING TILE Acoustical Insulation	ELEV EO
ACOUS PNL	Acoustical Panel	EQ
ADDM ADJ	ADDENDUM Adjustable	EQUIP ETC
GRL	GRILLE	EW
ADJ AFF	ADJUSTABLE, ADJACENT ABOVE FINISH FLOOR	EX EXIST
AFG	Above Finished Grade	EXIST
AFS	Above Finished Slab	
AGGR AHJ	AGGREGATE Authority Having Jurisdiction	FD FDTN
ALNMT	Alignment	FF
ALT ALUM	ALTERNATE ALUMINUM	FF EL FIN
AMT	Amount	FIN BS
APPD	Approved APPROXIMATE	FIN FLR FIN GR
APPROX ARCH	ARCHITECT	FIN OR FIN WD
ASKLR	Automatic Sprinkler	FIXT
ASPH ASSY	Asphalt Assembly	FLASH FLR
ASYM	Asymmetrical	FLR FIN
ATCH ATTN	Attach / Attachment Attention	FLUOR FOC
AUTO	Automatic	FOF
AVG	Average	FOM
AWN	Awning	FOS FOW
		FPL
B/B	Back to Back	FR
BC BD	BETWEEN CENTERS BOARD	FRMG FRZ
BDRY	Boundary	FS
BEV BITUM	Bevel BITUMINOUS	FT FTG
BKG	Backing	FURG
BL DG		
BLDG BLK	BUILDING BLOCK	G
BLKG	BLOCKING	GALV
BLR BLST	Boiler Ballast	GC GEN
BLW	BELOW	GL
BLT BLT IN	Built Built-in	GLU LAM GRAN
BLW	Below	GRL
BM	Benchmark	GSF
BOS BOT	Bottom of Steel BOTTOM	GT GUT
BRG	BEARING	GYP BD
BRKT BRZ	BRACKET BRONZE	
BS	BOTH SIDES	н
BSMT	BASEMENT	HB
BTWN BU	BETWEEN Built-up	HC HDBD
BUR	Built-up Roofing	HDR
BW	BOTH WAYS	HDW HDWD
		HM
		HORIZ
C TO C		UT.
C TO C CAB	CENTER TO CENTER CABINET	HT HVAC
CAB CAV	CABINET Cavity	HVAC
CAB CAV CD	CABINET Cavity CONSTRUCTION DOCUMENTS	
CAB CAV	CABINET Cavity CONSTRUCTION DOCUMENTS CEMENT CERAMIC	HVAC
CAB CAV CD CEM CER CF	CABINET Cavity CONSTRUCTION DOCUMENTS CEMENT CERAMIC CONTRACTOR FURNISHED	HVAC HWH
CAB CAV CD CEM CER	CABINET Cavity CONSTRUCTION DOCUMENTS CEMENT CERAMIC	HVAC HWH
CAB CAV CD CEM CER CF CFLG CFM CI	CABINET Cavity CONSTRUCTION DOCUMENTS CEMENT CERAMIC CONTRACTOR FURNISHED Counterflashing Cubic Feet Per Minute CONTRACTOR INSTALLED	HVAC HWH ID INSUL
CAB CAV CD CEM CER CF CFLG CFM CI CIP	CABINET Cavity CONSTRUCTION DOCUMENTS CEMENT CERAMIC CONTRACTOR FURNISHED Counterflashing Cubic Feet Per Minute CONTRACTOR INSTALLED Cast-In-Place	HVAC HWH ID INSUL INT
CAB CAV CD CEM CER CF CFLG CFLG CFM CI CIP CJ CKT	CABINET Cavity CONSTRUCTION DOCUMENTS CEMENT CERAMIC CONTRACTOR FURNISHED Counterflashing Cubic Feet Per Minute CONTRACTOR INSTALLED Cast-In-Place Construction / Control Joint CIRCUIT	HVAC HWH ID INSUL INT
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CAB CAV CD CEM CER CF CFLG CFLG CFM CI CIP CJ CKT	CABINET Cavity CONSTRUCTION DOCUMENTS CEMENT CERAMIC CONTRACTOR FURNISHED Counterflashing Cubic Feet Per Minute CONTRACTOR INSTALLED Cast-In-Place Construction / Control Joint CIRCUIT	HVAC HWH ID INSUL INT INV
CAB CAV CD CEM CER CF CFLG CFLG CFM CI CIP CJ CLDG CLDG CLG HT	CABINET Cavity CONSTRUCTION DOCUMENTS CEMENT CERAMIC CONTRACTOR FURNISHED Counterflashing Cubic Feet Per Minute CONTRACTOR INSTALLED Cast-In-Place Construction / Control Joint CIRCUIT CENTER LINE Cladding CEILING CEILING HEIGHT	HVAC HWH ID INSUL INT INV JT L L& P LAM
CAB CAV CD CER CF CFLG CFLG CFM CI CIP CJ CLP CLDG CLDG CLG CLG HT CLKJ	CABINET Cavity CONSTRUCTION DOCUMENTS CEMENT CERAMIC CONTRACTOR FURNISHED Counterflashing Cubic Feet Per Minute CONTRACTOR INSTALLED Cast-In-Place Construction / Control Joint CIRCUIT CENTER LINE Cladding CEILING CEILING CEILING HEIGHT Caulked Joint	HVAC HWH ID INSUL INT INV JT L L& P
CAB CAV CD CER CF CFLG CFM CI CIP CJ CLDG CLDG CLG HT CLKJ CLL CLST	CABINET Cavity CONSTRUCTION DOCUMENTS CEMENT CERAMIC CONTRACTOR FURNISHED Counterflashing Cubic Feet Per Minute CONTRACTOR INSTALLED Cast-In-Place Construction / Control Joint CIRCUIT CENTER LINE Cladding CEILING CEILING CEILING HEIGHT Caulked Joint Column Line CLOSET	HVAC HWH ID INSUL INT INV JT L L& P LAM LAV LBS LH
CAB CAV CD CER CF CFLG CFM CI CIP CJ CLP CJ CLDG CLG CLG CLG HT CLKJ CLL CLST CLR	CABINET Cavity CONSTRUCTION DOCUMENTS CEMENT CERAMIC CONTRACTOR FURNISHED Counterflashing Cubic Feet Per Minute CONTRACTOR INSTALLED Cast-In-Place Construction / Control Joint CIRCUIT CENTER LINE Cladding CEILING CEILING CEILING CEILING HEIGHT Caulked Joint Column Line CLOSET CLEAR	HVAC HWH ID INSUL INT INV JT L L& P LAM LAV LBS LH LMST
CAB CAV CD CER CF CFLG CFM CI CIP CJ CLDG CLDG CLG HT CLKJ CLL CLST	CABINET Cavity CONSTRUCTION DOCUMENTS CEMENT CERAMIC CONTRACTOR FURNISHED Counterflashing Cubic Feet Per Minute CONTRACTOR INSTALLED Cast-In-Place Construction / Control Joint CIRCUIT CENTER LINE Cladding CEILING CEILING CEILING HEIGHT Caulked Joint Column Line CLOSET	HVAC HWH ID INSUL INT INV JT L L& P LAM LAV LBS LH LMST LRG LT
CAB CAV CD CEM CER CF CFLG CFM CI CIP CJ CLP CJ CLT CLG CLG CLG HT CLKJ CLL CLST CLR CLT CMU CNCL	CABINET Cavity CONSTRUCTION DOCUMENTS CEMENT CERAMIC CONTRACTOR FURNISHED Counterflashing Cubic Feet Per Minute CONTRACTOR INSTALLED Cast-In-Place Construction / Control Joint CIRCUIT CENTER LINE Cladding CEILING CEILING CEILING HEIGHT Caulked Joint Column Line CLOSET CLEAR Cleat CONCRETE MASONRY UNIT Concealed	HVAC HWH ID INSUL INT INV JT L L& P LAM LAV LBS LH LMST LRG LT LT SW
CAB CAV CD CER CF CFLG CFM CI CIP CJ CLP CJ CLDG CLG CLG CLG HT CLKJ CLL CLST CLR CLT CMU	CABINET Cavity CONSTRUCTION DOCUMENTS CEMENT CERAMIC CONTRACTOR FURNISHED Counterflashing Cubic Feet Per Minute CONTRACTOR INSTALLED Cast-In-Place Construction / Control Joint CIRCUIT CENTER LINE Cladding CEILING CEILING CEILING HEIGHT Caulked Joint Column Line CLOSET CLEAR Cleat CONCRETE MASONRY UNIT	HVAC HWH ID INSUL INT INV JT L L& P LAM LAV LBS LH LAW LBS LH LRG LT LT SW LTG PNL LV
CAB CAV CD CER CF CFLG CFM CI CIP CJ CKT CL CLDG CLG CLG CLG CLG CLG CLG CLG CLG CLG CL	CABINET Cavity CONSTRUCTION DOCUMENTS CEMENT CERAMIC CONTRACTOR FURNISHED Counterflashing Cubic Feet Per Minute CONTRACTOR INSTALLED Cast-In-Place Construction / Control Joint CIRCUIT CENTER LINE Cladding CEILING CEILING HEIGHT Caulked Joint Column Line CLOSET CLEAR Cleat CONCRETE MASONRY UNIT Concealed Conduit Condensate Corner	HVAC HWH ID INSUL INT INV JT L L& P LAM LAV LBS LH LAV LBS LH LRG LT LT SW LTG PNL
CAB CAV CD CER CF CFLG CFM CI CIP CJ CLF CLDG CLG CLG CLG CLG CLG CLG CLG CLG CLG CL	CABINET Cavity CONSTRUCTION DOCUMENTS CEMENT CERAMIC CONTRACTOR FURNISHED Counterflashing Cubic Feet Per Minute CONTRACTOR INSTALLED Cast-In-Place Construction / Control Joint CIRCUIT CENTER LINE Cladding CEILING CEILING HEIGHT Caulked Joint Column Line CLOSET CLEAR Cleat CONCRETE MASONRY UNIT Concealed Conduit Condensate	HVAC HWH ID INSUL INT INV JT L L& P LAM LAV LBS LH LAW LBS LH LRG LT LT SW LTG PNL LV
CAB CAV CD CER CF CFLG CFM CI CIP CJ CLDG CLG CLG CLG CLG CLG CLG CLG CLG CLG CL	CABINET Cavity CONSTRUCTION DOCUMENTS CEMENT CERAMIC CONTRACTOR FURNISHED Counterflashing Cubic Feet Per Minute CONTRACTOR INSTALLED Cast-In-Place Construction / Control Joint CIRCUIT CENTER LINE Cladding CEILING CEILING CEILING HEIGHT Caulked Joint Column Line CLOSET CLEAR Cleat CONCRETE MASONRY UNIT Concealed Conduit Condensate Corner COUNTER Cleanout COLUMN	HVAC HWH ID INSUL INT INV JT L L& P LAM LAV LBS LH LAW LBS LH LT SW LTG PNL LV LWC MATL
CAB CAV CD CER CF CFLG CFM CI CIP CJ CLDG CLDG CLG CLG CLG CLG CLG CLG CLG CLG CLG CL	CABINET Cavity CONSTRUCTION DOCUMENTS CEMENT CERAMIC CONTRACTOR FURNISHED Counterflashing Cubic Feet Per Minute CONTRACTOR INSTALLED Cast-In-Place Construction / Control Joint CIRCUIT CENTER LINE Cladding CEILING CEILING HEIGHT Caulked Joint Column Line CLOSET CLEAR Cleat CONCRETE MASONRY UNIT Concealed Conduit Condensate Corner COUNTER Cleanout COLUMN CONCRETE	HVAC HWH ID INSUL INT INV JT L L& P LAM LAV LBS LH LAW LBS LH LMST LRG LT LT SW LTG PNL LV LWC
CAB CAV CD CER CF CFLG CFM CI CIP CJ CLDG CLG CLG CLG CLG CLG CLG CLG CLG CLG CL	CABINET Cavity CONSTRUCTION DOCUMENTS CEMENT CERAMIC CONTRACTOR FURNISHED Counterflashing Cubic Feet Per Minute CONTRACTOR INSTALLED Cast-In-Place Construction / Control Joint CIRCUIT CENTER LINE Cladding CEILING CEILING HEIGHT Caulked Joint Column Line CLOSET CLEAR Cleat CONCRETE MASONRY UNIT Concealed Conduit Condensate Corner COUNTER Cleanout COLUMN CONCRETE CONSTRUCTION CONTINUE	HVAC HWH ID INSUL INT INV JT L L& P LAM LAV LBS LH LAW LBS LH LMST LRG LT LT SW LTG PNL LV LWC MATL MAS MAX MD
CAB CAV CD CER CF CFLG CFM CI CIP CJ CLT CLDG CLG CLG CLG CLG CLG CLG CLG CLG CLG CL	CABINET Cavity CONSTRUCTION DOCUMENTS CEMENT CERAMIC CONTRACTOR FURNISHED Counterflashing Cubic Feet Per Minute CONTRACTOR INSTALLED Cast-In-Place Construction / Control Joint CIRCUIT CENTER LINE Cladding CEILING CEILING CEILING CEILING CEILING CEILING CEILING CEILING CEILING CEILING CEILING CEILING CEILING CEILING COUMT Line CLOSET CLEAR Cleat CONCRETE MASONRY UNIT Concealed Conduit Condensate Corner COUNTER Cleanout COLUMN CONCRETE CONSTRUCTION CONTINUE Control Panel	HVAC HWH ID INSUL INT INV JT L L& P LAM LAV LBS LH LAW LBS LH LMST LRG LT LT SW LTG PNL LV LWC MATL MAS MAX MD MECH
CAB CAV CD CER CF CFLG CFM CI CIP CJ CLT CLDG CLG CLG CLG CLG CLG CLG CLG CLG CLG CL	CABINET Cavity CONSTRUCTION DOCUMENTS CEMENT CERAMIC CONTRACTOR FURNISHED Counterflashing Cubic Feet Per Minute CONTRACTOR INSTALLED Cast-In-Place Construction / Control Joint CIRCUIT CENTER LINE Cladding CEILING CEILING CEILING CEILING CEILING CEILING CEILING CEILING CEILING CEILING CEILING CEILING CEILING CEILING CEILING COUMT Line CLOSET CLEAR Cleat CONCRETE MASONRY UNIT Concealed Conduit Condensate Corner COUNTER Cleanout COLUMN CONCRETE CONSTRUCTION CONTINUE Control Panel CARPET Color Rendering Index	HVAC HWH ID INSUL INT INV JT L L& P LAM LAV LBS LH LAM LAV LBS LH LT SV LTG PNL LV LWC MATL MAS MAX MD MECH MED CAB MEL
CAB CAV CD CER CF CFLG CFM CI CIP CJ CLT CLG CLG CLG CLG CLG CLG CLG CLG CLG CLG	CABINET Cavity CONSTRUCTION DOCUMENTS CEMENT CERAMIC CONTRACTOR FURNISHED Counterflashing Cubic Feet Per Minute CONTRACTOR INSTALLED Cast-In-Place Construction / Control Joint CIRCUIT CENTER LINE Cladding CEILING CEILING CEILING HEIGHT Cauked Joint Column Line CLOSET CLEAR Cleat CONCRETE MASONRY UNIT Concealed Conduit Condensate Corner COUNTER Cleanout COLUMN CONCRETE CONSTRUCTION CONTINUE Control Panel CARPET Color Rendering Index CAST STONE	HVAC HWH ID INSUL INT INV JT L L& P LAM LAV LBS LH LAM LAV LBS LH LT SW LTG PNL LV LWC MATL MAS MAX MD MECH MED CAB MEL MEMB
CAB CAV CD CER CF CFLG CFM CI CIP CJ CLT CLDG CLG CLG CLG CLG CLG CLG CLG CLG CLG CL	CABINET Cavity CONSTRUCTION DOCUMENTS CEMENT CERAMIC CONTRACTOR FURNISHED Counterflashing Cubic Feet Per Minute CONTRACTOR INSTALLED Cast-In-Place Construction / Control Joint CIRCUIT CENTER LINE Cladding CEILING CEILING CEILING CEILING CEILING CEILING CEILING CEILING CEILING CEILING CEILING CEILING CEILING CEILING CEILING COUMT Line CLOSET CLEAR Cleat CONCRETE MASONRY UNIT Concealed Conduit Condensate Corner COUNTER Cleanout COLUMN CONCRETE CONSTRUCTION CONTINUE Control Panel CARPET Color Rendering Index	HVAC HWH ID INSUL INT INV JT L L& P LAM LAV LBS LH LAW LAV LBS LH LT SW LTG PNL LV LWC MATL MAS MAX MD MECH MED CAB MEL MEMB MEZZ MFG
CAB CAV CD CER CF CFLG CFM CI CIP CJ CKT CL CLDG CLG CLG CLG CLG CLG CLG CLG CLG CLG CL	CABINET Cavity CONSTRUCTION DOCUMENTS CEMENT CERAMIC CONTRACTOR FURNISHED Counterflashing Cubic Feet Per Minute CONTRACTOR INSTALLED Cast-In-Place Construction / Control Joint CIRCUIT CENTER LINE Cladding CEILING CEILING CEILING HEIGHT Caulked Joint Column Line CLOSET CLEAR Cleat CONCRETE MASONRY UNIT Concealed Conduit Condensate Corner COUNTER Cleanout COLUMN CONCRETE CONSTRUCTION CONTINUE Control Panel CARPET Color Rendering Index CAST STONE Casing Counter Sunk Casement	HVAC HWH ID INSUL INT INV JT L L& P LAM LAV LBS LH LMST LRG LT LT SW LTG PNL LV LWC MATL MAS MAX MD MECH MED CAB MEL MEMB MEZZ MFG MFR
CAB CAV CD CER CF CFLG CFLG CFM CI CIP CJ CKT CL CLDG CLG CLG CLG CLG CLG CLG CLG CLG CLG CL	CABINET Cavity CONSTRUCTION DOCUMENTS CEMENT CERAMIC CONTRACTOR FURNISHED Counterflashing Cubic Feet Per Minute CONTRACTOR INSTALLED Cast-In-Place Construction / Control Joint CIRCUIT CENTER LINE Cladding CEILING CEILING CEILING HEIGHT Caulked Joint Column Line CLOSET CLEAR Cleat CONCRETE MASONRY UNIT Concealed Conduit Condensate Corner COUNTER Cleanout COLUMN CONCRETE CONSTRUCTION CONTINUE Control Panel CARPET Color Rendering Index CAST STONE Casing Counter Sunk	HVAC HWH ID INSUL INT INV JT L L& P LAM LAV LBS LH LAW LAV LBS LH LT SW LTG PNL LV LWC MATL MAS MAX MD MECH MED CAB MEL MEMB MEZZ MFG
CAB CAV CD CER CF CFLG CFM CI CIP CJ CKT CL CLDG CLG CLG CLG CLG CLG CLG CLG CLG CLG CL	CABINET Cavity CONSTRUCTION DOCUMENTS CEMENT CERAMIC CONTRACTOR FURNISHED Counterflashing Cubic Feet Per Minute CONTRACTOR INSTALLED Cast-In-Place Construction / Control Joint CIRCUIT CENTER LINE Cladding CEILING CEILING CEILING HEIGHT Caulked Joint Column Line CLOSET CLEAR Cleat CONCRETE MASONRY UNIT Concealed Conduit Condensate Corner COUNTER Cleanout COLUMN CONCRETE CONSTRUCTION CONTINUE Control Panel CARPET Color Rendering Index CAST STONE Casing Counter Sunk Casement CASEWORK CERAMIC TILE Cut Stone	HVAC HWH ID INSUL INT INV JT L L& P LAM LAV LBS LH LMST LRG LT LT SW LTG PNL LV LWC MATL MAS MAX MD MECH MED CAB MEL MEMB MEZZ MFG MFR MIN MIRR MISC
CAB CAV CD CER CF CFLG CFM CI CIP CJ CKT CL CLDG CLG CLG CLG CLG CLG CLG CLG CLG CLG CL	CABINET Cavity CONSTRUCTION DOCUMENTS CEMENT CERAMIC CONTRACTOR FURNISHED Counterflashing Cubic Feet Per Minute CONTRACTOR INSTALLED Cast-In-Place Construction / Control Joint CIRCUIT CENTER LINE Cladding CEILING CEILING CEILING HEIGHT Caulked Joint Column Line CLOSET CLEAR Cleat CONCRETE MASONRY UNIT Concealed Conduit Condensate Corner COUNTER Cleanout COLUMN CONCRETE CONSTRUCTION CONTINUE Control Panel CARPET Color Rendering Index CAST STONE Casing Counter Sunk Casement CASEWORK CERAMIC TILE Cut Stone Coating	HVAC HWH ID INSUL INT INV JT L L& P LAM LAV LBS LH LMST LRG LT LT SW LTG PNL LV LWC MATL MAS MAX MD MECH MED CAB MEL MEMB MEZZ MFG MFR MIN MIRR
CAB CAV CD CER CF CFLG CFM CI CIP CJ CKT CL CLDG CLG CLG CLG CLG CLG CLG CLG CLG CLG CL	CABINET Cavity CONSTRUCTION DOCUMENTS CEMENT CERAMIC CONTRACTOR FURNISHED Counterflashing Cubic Feet Per Minute CONTRACTOR INSTALLED Cast-In-Place Construction / Control Joint CIRCUIT CENTER LINE Cladding CEILING CEILING CEILING HEIGHT Caulked Joint Column Line CLOSET CLEAR Cleat CONCRETE MASONRY UNIT Concealed Conduit Condensate Corner COUNTER Cleanout COLUMN CONCRETE CONSTRUCTION CONTINUE Control Panel CARPET Color Rendering Index CAST STONE Casing Counter Sunk Casement CASEWORK CERAMIC TILE Cut Stone	HVAC HWH ID INSUL INT INV JT L L& P LAM LAV LBS LH LMST LRG LT LT SW LTG PNL LV LWC MATL MAS MAX MD MECH MED CAB MEL MED CAB MEL MENB MEZZ MFG MFR MIN MIRR MISC MIT MLDG MLWK
CAB CAV CD CER CF CFLG CFM CI CIP CJ CKT CL CLDG CLG CLG CLG CLG CLG CLG CLG CLG CLG CL	CABINET Cavity CONSTRUCTION DOCUMENTS CEMENT CERAMIC CONTRACTOR FURNISHED Counterflashing Cubic Feet Per Minute CONTRACTOR INSTALLED Cast-In-Place Construction / Control Joint CIRCUIT CENTER LINE Cladding CEILING CEILING CEILING HEIGHT Caulked Joint Column Line CLOSET CLEAR Cleat CONCRETE MASONRY UNIT Concealed Conduit Condensate Corner COUNTER Cleanout COLUMN CONCRETE CONSTRUCTION CONTINUE Control Panel CARPET Color Rendering Index CAST STONE Casing Counter Sunk Casement CASEWORK CERAMIC TILE Cut Stone Coating Center	HVAC HWH ID INSUL INT INV JT L L& P LAM LAV LBS LH LAM LAV LBS LH LT SV LTG PNL LV LWC MATL MAS MAX MD MECH MED CAB MEL MED CAB MEL MED CAB MEL MENB MEZZ MFG MFR MIN MIRR MISC MIT MLDG MLWK MO
CAB CAV CD CER CF CFLG CFM CI CIP CJ CKT CL CLDG CLG CLG CLG CLG CLG CLG CLG CLG CLG CL	CABINET Cavity CONSTRUCTION DOCUMENTS CEMENT CERAMIC CONTRACTOR FURNISHED Counterflashing Cubic Feet Per Minute CONTRACTOR INSTALLED Cast-In-Place Construction / Control Joint CIRCUIT CENTER LINE Cladding CEILING CEILING HEIGHT Caulked Joint Column Line CLOSET CLEAR Cleat CONCRETE MASONRY UNIT Concealed Conduit Condensate Corner COUNTER Cleanout COLUMN CONCRETE CONSTRUCTION CONTINUE Control Panel CARPET Color Rendering Index CAST STONE Casing Counter Sunk Casement CASEWORK CERAMIC TILE Cut Stone Coating Center CABLE TELEVISION	HVAC HWH ID INSUL INT INV JT L L& P LAM LAV LBS LH LAM LAV LBS LH LT SW LTG PNL LV LWC MATL MAS MAX MD MECH MED CAB MEL MED CAB MEL MED CAB MEL MENB MEZZ MFG MFR MIN MIRR MISC MIT MLDG MLWK MO MOD MRB
CAB CAV CD CER CF CFLG CFLG CFM CI CIP CJ CKT CL CLDG CLG CLG CLG CLG HT CLKJ CLL CLST CLR CLT CMU CNCL CND CNDS CNR CNTR CONC CONC CONSTR CONC CONSTR CONT CP CPT CRI CS CSG CSK CSMT CSWK CT CT STN CTG CTR CTV CU	CABINET Cavity CONSTRUCTION DOCUMENTS CEMENT CERAMIC CONTRACTOR FURNISHED Counterflashing Cubic Feet Per Minute CONTRACTOR INSTALLED Cast-In-Place Construction / Control Joint CIRCUIT CENTER LINE Cladding CEILING HEIGHT Caulked Joint Column Line CLOSET CLEAR Cleat CONCRETE MASONRY UNIT Concealed Conduit Condensate Corner COUNTER Cleanout COLUMN CONCRETE CONSTRUCTION CONTINUE Control Panel CARPET Color Rendering Index CAST STONE Casing Counter Sunk Casement CASEWORK CERAMIC TILE Cut Stone Coating Center CABLE TELEVISION Cubic	HVAC HWH ID INSUL INT INV JT L L& P LAM LAV LBS LH LAM LAV LBS LH LT SW LTG PNL LV LWC MATL MAS MAX MD MECH MED CAB MEL MED CAB MEL MED CAB MEL MEN BMEZZ MFG MFR MIN MIRR MISC MIT MLDG MLWK MO MOD MRB MTL
CAB CAV CD CER CF CFLG CFLG CFM CI CIP CJ CKT CL CLDG CLG CLG CLG CLG HT CLKJ CLL CLST CLR CLT CLKJ CLL CLST CLR CLT CND CNDS CNDS CNR CNDS CNR CNDS CNR CNTR CO COL CONC CONSTR	CABINET Cavity CONSTRUCTION DOCUMENTS CEMENT CERAMIC CONTRACTOR FURNISHED Counterflashing Cubic Feet Per Minute CONTRACTOR INSTALLED Cast-In-Place Construction / Control Joint CIRCUIT CENTER LINE Cladding CEILING HEIGHT Caulked Joint Column Line CLOSET CLEAR Cleat CONCRETE MASONRY UNIT Concealed Conduit Condensate Corner COUNTER Cleanout COLUMN CONCRETE CONSTRUCTION CONTINUE Control Panel CARPET Color Rendering Index CAST STONE Casing Counter Sunk Casement CASEWORK CERAMIC TILE Cut Stone Coating Center CABLE TELEVISION Cubic	HVAC HWH ID INSUL INT INV JT L L& P LAM LAV LBS LH LAM LAV LBS LH LT SW LTG PNL LV LWC MATL MAS MAX MD MECH MED CAB MEL MED CAB MEL MED CAB MEL MENB MEZZ MFG MFR MIN MIRR MISC MIT MLDG MLWK MO MOD MRB
CAB CAV CD CER CF CFLG CFLG CFM CI CIP CJ CKT CL CLDG CLG CLG CLG CLG CLG CLG CLG CLG CLG CL	CABINET Cavity CONSTRUCTION DOCUMENTS CEMENT CERAMIC CONTRACTOR FURNISHED Counterflashing Cubic Feet Per Minute CONTRACTOR INSTALLED Cast-In-Place Construction / Control Joint CIRCUIT CENTER LINE Cladding CEILING HEIGHT Caulked Joint Column Line CLOSET CLEAR Cleat CONCRETE MASONRY UNIT Concealed Conduit Condensate Corner COUNTER Cleanout COLUMN CONCRETE CONSTRUCTION CONTINUE Control Panel CARPET Color Rendering Index CAST STONE Casing Counter Sunk Casement CASEWORK CERAMIC TILE Cut Stone Coating Center CABLE TELEVISION Cubic	HVAC HWH ID INSUL INT INV JT L L& P LAM LAV LBS LH LMST LRG LT LT SW LTG PNL LV LWC MATL MAS MAX MD MECH MED CAB MEL MED CAB MEL MED CAB MEL MEMB MEZZ MFG MFR MIN MIRR MIN MIRR MIN MIRR MIN MIRR MIN MIN MIN MIN MIN MIN MIN MIN MIN MIN
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CAB CAV CD CER CF CFLG CFLG CFM CI CIP CJ CKT CL CLDG CLG CLG CLG CLG CLG CLG CLG CLG CLG CL	CABINET Cavity CONSTRUCTION DOCUMENTS CEMENT CERAMIC CONTRACTOR FURNISHED Counterflashing Cubic Feet Per Minute CONTRACTOR INSTALLED Cast-In-Place Construction / Control Joint CIRCUIT CENTER LINE Cladding CEILING HEIGHT Caulked Joint Column Line CLOSET CLEAR Cleat CONCRETE MASONRY UNIT Concealed Conduit Condensate Corner COUNTER Cleanout COLUMN CONCRETE CONSTRUCTION CONTINUE Control Panel CARPET Color Rendering Index CAST STONE Casing Counter Sunk Casement CASEWORK CERAMIC TILE Cut Stone Coating Center CABLE TELEVISION Cubic	HVAC HWH ID INSUL INT INV JT L L& P LAM LAV LBS LH LMST LRG LT LT SW LTG PNL LV LWC MATL MAS MAX MD MECH MED CAB MEL MED CAB MEL MED CAB MEL MENB MEZZ MFG MFR MIN MIRR MIN MIRR MIN MIRR MIN MIRR MIN MIRR MIN MIN MIN MIN MIN MIN MIN MIN MIN MIN
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CAB CAV CD CER CF CFLG CFM CI CIP CJ CKT CL CLDG CLG CLG CLG CLG CLG CLG CLG CLG CLG CL	CABINET Cavity CONSTRUCTION DOCUMENTS CEMENT CERAMIC CONTRACTOR FURNISHED Counterflashing Cubic Feet Per Minute CONTRACTOR INSTALLED Cast-In-Place Construction / Control Joint CIRCUIT CENTER LINE Cladding CEILING CEILING HEIGHT Caulked Joint Column Line CLOSET CLEAR Cleat CONCRETE MASONRY UNIT Concealed Conduit Condensate Corner COUNTER Cleanout COLUMN CONCRETE CONSTRUCTION CONTINUE Control Panel CARPET Color Rendering Index CAST STONE Casing Counter Sunk Casement CASEWORK CERAMIC TILE Cut Stone Coating Center CABLE TELEVISION Cubic	HVAC HWH ID INSUL INT INV JT L L& P LAM LAV LBS LH LMST LRG LT LT SW LTG PNL LV LWC MATL MAS MAX MD MECH MED CAB MEL MED CAB MEL MED CAB MEL MENB MEZZ MFG MFR MIN MIRR MISC MIT MIDG MLWK MO MOD MRB MTL MULL N NIC NOM NS
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CAB CAV CD CER CF CFLG CFM CI CIP CJ CKT CL CLDG CLG CLG CLG CLG CLG CLG CLG CLG CLG CL	CABINET Cavity CONSTRUCTION DOCUMENTS CEMENT CERAMIC CONTRACTOR FURNISHED Counterflashing Cubic Feet Per Minute CONTRACTOR INSTALLED Cast-In-Place Construction / Control Joint CIRCUIT CENTER LINE Cladding CEILING HEIGHT Caulked Joint Column Line CLOSET CLEAR Cleat CONCRETE MASONRY UNIT Concealed Conduit Condensate Corner COUNTER Cleanout COLUMN CONCRETE CONSTRUCTION CONTINUE Control Panel CARPET Color Rendering Index CAST STONE Casing Counter Sunk Casement CASEWORK CERAMIC TILE Cut Stone Coating Center CABLE TELEVISION Cubic DEEP, DEPTH DEMOLITION DETAIL DOUBLE HUNG DIAMETER DIMMER SWITCH DVIDE DOWN DOOR DOOR SWITCH	HVAC HWH ID INSUL INT INV JT L L& P LAM LAV LBS LH LMST LRG LT LT SW LTG PNL LV LWC MATL MAS MAX MD MECH MED CAB MEL MED CAB MEL MED CAB MEL MENB MEZZ MFG MFR MIN MIRR MISC MIT MIDG MLWK MO MOD MRB MTL MULL N NIC NOM NS
CAB CAV CD CER CF CFLG CFLG CFM CI CIP CJ CKT CL CLDG CLG CLG CLG CLG CLG CLG CLG CLG CLG CL	CABINET Cavity CONSTRUCTION DOCUMENTS CEMENT CERAMIC CONTRACTOR FURNISHED Counterflashing Cubic Feet Per Minute CONTRACTOR INSTALLED Cast-In-Place Construction / Control Joint CIRCUIT CENTER LINE Cladding CEILING HEIGHT Caulked Joint Column Line CLOSET CLEAR Cleat CONCRETE MASONRY UNIT Concealed Conduit Condensate Corner COUNTER Cleanout COLUMN CONCRETE CONSTRUCTION CONTINUE Control Panel CARPET Color Rendering Index CAST STONE Casing Counter Sunk Casement CASEWORK CERAMIC TILE Cut Stone Coating Center CABLE TELEVISION Cubic DEEP, DEPTH DEMOLITION DETAIL DOUBLE HUNG DIAMETER DIMMER SWITCH DIVIDE DOWN DOOR DOOR SWITCH DOWNSPOUT DISPOSAL	HVAC HWH ID INSUL INT INV JT L L& P LAM LAV LBS LH LMST LRG LT LT SW LTG PNL LV LWC MATL MAS MAX MD MECH MED CAB MEL MED CAB MEL MED CAB MEL MENB MEZZ MFG MFR MIN MIRR MISC MIT MLDG MLWK MOD MRB MTL MULL N NIC NNON NS NTS
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EAST EACH **EXPANSION JOINT** ELEVATION ELECTRIC ELEVATOR ELECTRICAL OUTLET EQUAL EQUIPMENT ET CETERA EACH WAY EXAMPLE EXISTING EXTERIOR FLOOR DRAIN FOUNDATION **FINISH FACE** FINISHED FLOOR ELEVATION FINISH FINISHES BOTH SIDES **FINISH FLOOR** FINISH GRADE **FINISH WOOD** FIXTURE FLASHING FLOOR FLOOR FINISH FLUORESCENT FACE OF CONCRETE FACE OF FINISH FACE OF MASONRY FACE OF STUD FACE OF WALL FIREPLACE FRAME FRAMING FREEZER FULL SCALE, FULL SIZE FEET, FOOT FOOTING FURRING GAS GALVANIZED GENERAL CONTRACTOR GENERAL GLASS GLUED LAMINATED WOOD GRANITE GRILLE Gross Square Footage GROUT GUTTER GYPSUM BOARD HIGH HOSE BIB HOLLOW CORE HARDBOARD HEADER HARDWARE HARDWOOD HOLLOW METAL HORIZONTAL HEIGHT HEATING, VENTILATING AND AIR CONDITIONING HOT WATER HEATER **INSIDE DIAMETER** INSULATION INTERIOR INVERT JOINT LENGTH, ANGLE LATH AND PLASTER LAMINATE LAVATORY POUND LEFT HAND LIMESTONE LARGE LIGHT LIGHT SWITCH LIGHTING PANEL LOW VOLTAGE LIGHT WEIGHT CONCRETE MATERIAL MASONRY MAXIMUM METAL DECK MECHANICAL MEDICINE CABINET MELAMINE MEMBRANE MEZZANINE MANUFACTURING MANUFACTURER MINIMUM MIRROR MISCELLANEOUS MITER MOULDING MILLWORK MASONRY OPENING MODIFY MARBLE METAL MULLION NORTH NOT IN CONTRACT NICKEL NUMBER NOMINAL NO SCALE NOT TO SCALE

ON CENTER OWNER INSTALLED OPENING OPPOSITE OUTSIDE DIAMETER

PREFABRICATE PREFINISHED PRELIMINARY PROVISIONAL PAINT PAPER TOWEL DISPENSER QUARRY QUARRY TILE QUANTITY RISER **RETURN AIR** RADIATOR RUBBER **ROOF DRAIN** RECESSED RECEPTACLE REFRIGERATOR REINFORCE REQUIRED RESILIENT **REVISION (S) REVISED RIGHT HAND** ROOM ROUGH OPENING ROUGH SAWN RIGHT RUBBER FILE FLOOR SOUTH Supply Air SOLID CORE SCHEDULE SCUPPER SOAP DISPENSER SECTION SHEATHING SHOWER SHOWER HEAD SHOWER DRAIN SHELVING SIMILAR SEALANT SPECIFICATIONS SPEAKER SUPPORT SQUARE SQUARE INCHES SQUARE YARD STAINLESS STEEL STAIN, SEAL, VARNISH

PARTICLE BOARD

PLASTIC LAMINATE

PERCENT

PEDESTAL

PENDANT

PLASTER

PLUMBING

PLYWOOD

PRE-CAST CONCRETE

PORTLAND CEMENT PLASTER

PBD

PCC

PCP

PCT

PED

PEND

PLAM

PLAS

PLBG

PLYWD

PREFAB

PREFIN

PRELIM

PROV

PT

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WC

WD

WH

WM

WP

WR

WSCT

WWF

WDW

WBL

TV

TB TEL

STNLS

STRUCT

SQ

SIM

SD

RTF

RD

STANDARD Stone STAINLESS STEEL STRUCTURAL SUSPEND SAND & VARNISH SWITCH SYSTEM TREAD TONGUE AND GROOVE TOWEL BAR TELEPHONE TEMPORARY TERRAZZO THICKNESS

THRESHOLD TEMPERED TEMPERED GLASS TOP OF FOUNDATION TOP OF BEAM TOP OF CONCRETE TOP OF CONCRETE FOOTING TOP OF CONCRETE WALL TOP OF FLOOR, FOOTING OR FRAME TOP OF JOIST TOP OF MASONRY TOP OF PARAPET TOP OF SLAB TOP OF STEEL TOP OF WALL TOILET PAPER HOLDER TELEVISION TYPICAL

UNFINISHED UNLESS NOTED OTHERWISE

VAPOR BARRIER VINYL COMP. TILE VERTICAL VESTIBULE VERIFY IN FIELD V-JOINT (ED) VARNISH VENEER VINYL

WEST, WIDTH, WIDE WITH WITHOUT WOOD BASE WOOD BLOCKING WATER CLOSET WOOD WINDOW WATER HEATER WIRE MESH WATER PROOFING WATER REPELLENT WAINSCOT WELDED WIRE FABRIC

ABBREVIATIONS

	ELECTRICAL PANEL	D			
Φ	JUNCTION BOX	р Ş	DIMMER SWITCH		FLUORESCENT LIGHT
Ŷ	TELEPHONE	Ş	SINGLE SWITCH	0 F	FLUORESCENT SUSPENDED LIGHT
Ţ	THERMOSTAT	т Ş	TIMMER SWITCH	Ø	INCANDESCENT LIGHT
	TELEVISION RECPT	тŞ	LIGHTING CONTROL		INCANDESCENT RECESSED WALL WASHER
VAC	VACCUM SYSTEM RECPT	EF	EXHAUST FAN	ß	KEYLESS LIGHT
Ś	WALL SPEAKER	FAN	FAN	€ v	LOW VOLTAGE WALL WASHER
\square	220 RECPT		PLUG MOLD RECPT	®	RECESSED LIGHT
φ	CLOCK RECPT	60	SMOKE DETECTOR	®L	RECESSED LOW VOLTAGE
φ	DUPLEX RECPT	\$	CEILING SPEAKER	٩	SEALED LIGHT
GFI ∯	GFI RECPT	EXII	EXIT SIGN		UNDER CABINET LIGHT
	QUAD RECPT				EMERGENCY LIGHT
•	RECPT W/ ONE SWITCH	← TRAC K	CEILING MOUNT TRACK	F	INCANDESCENT LIGHT
P	RECPT W/ TWO SWITCHES		EXTERIOR FLOOD LIGHT		
E	LECTRICALLEGEND				

 \square

F

FLOOR OR TREAD LIGHT

LUORESCENT CEILING LIGHT

A-201 A1	INTERIOR AND EXTERIOR ELEVATIONS	D001	DOOR TAG	*#	KEYNOTE GREEN RATING KEYNOTE
1 A-201	BUILDING AND WALL SECTIONS	W001	WINDOW TAG	Issûed	REVISION TAG
		101A	EQUIPMENT TAG	LO1	ELECTRICAL AND LIGHTING FIXTURE TAG
0	GRIDS	333A	PLUMBING TAG	6.2	WALL TAG
	ELEVATION HEIGHT	Ģ	CENTER LINE	MASTER D3 150	33 ROOM TAG
TAG S	YMBOLS				

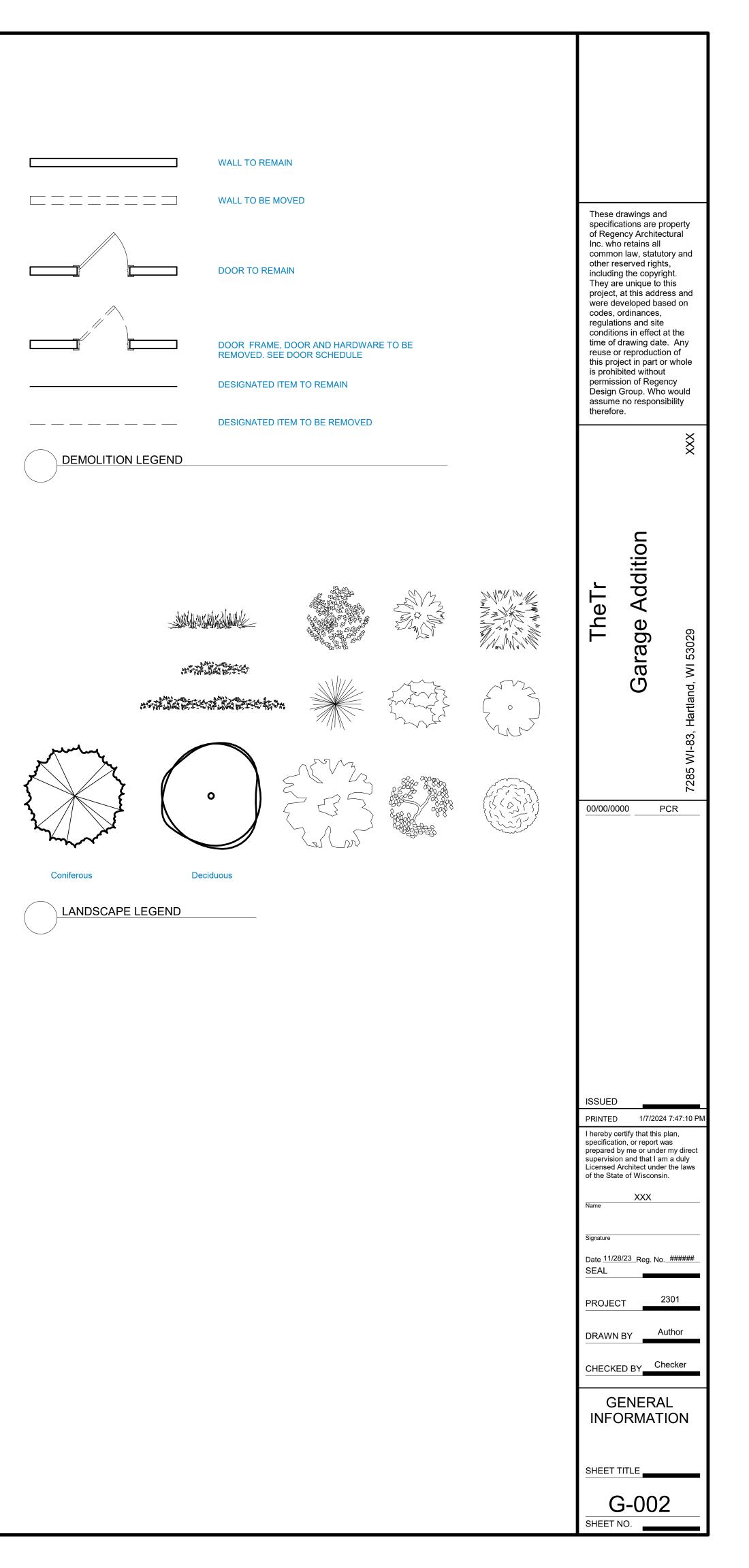
S 3 WAY SWITCH

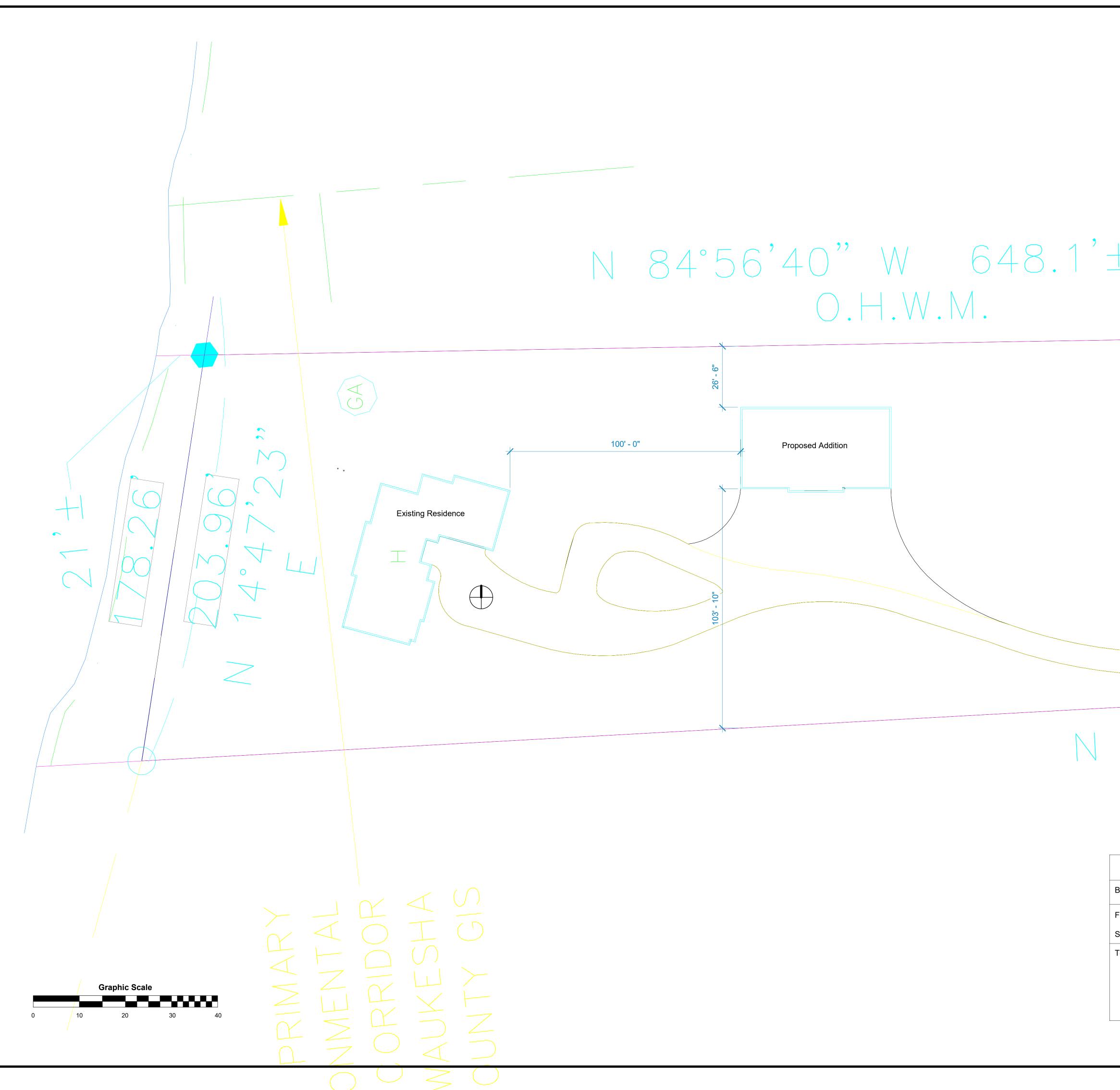
4 WAY SWITCH

ACP ALARM CONTROL PANEL

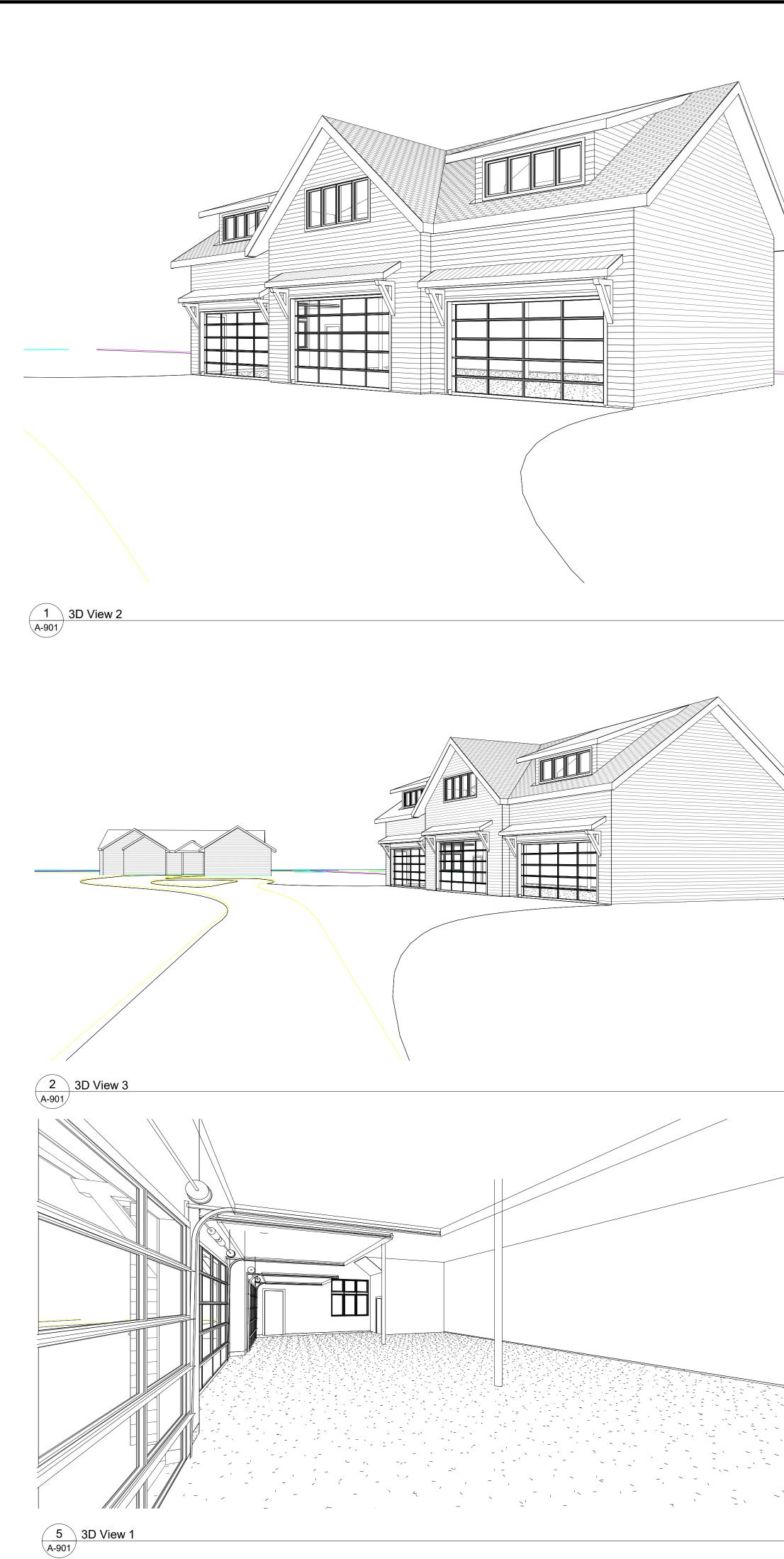
DATA JACK

EARTH/COMPACT FILL	POROUS FILL GRAVEL	
SAND/MORTAR/ PLASTER/CUT STONE	MASONRY	
STONE		
BRASS	STEEL	FOAM INSULATION
BLOCKING	ROUGH FRAMING	OSB, PARTICLE BD
FINISH WOOD	PLYWOOD, LVL	PLYWOOD-SMALL SCALE
PLASTIC	GLASS	GLASS BLOCK
BATT/LOOSE FILL INSUL		
CERAMIC TILE	GYPSUM WALL BOARD LARGE SCALE	WOOD BEARING WALL
	STEEL STUD	
HATCH / MATERIAL SY	MBOLS LEGEND	

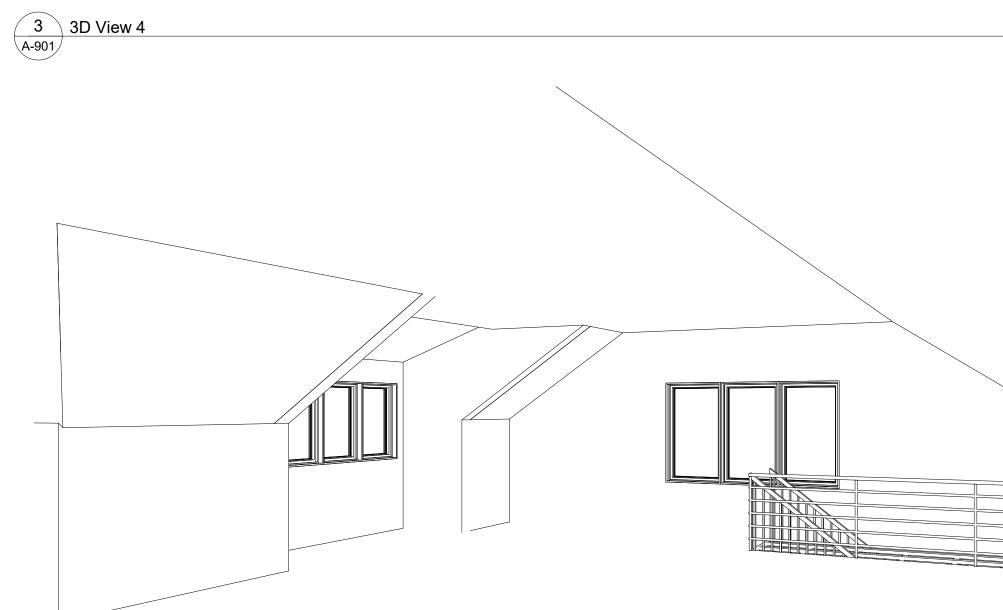




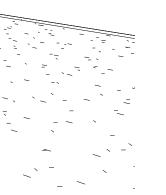
\pm TO	These drawings and specifications are property of Regency Architectural lnc. who retains all common law, statutory and other reserved rights, including the copyright. They are unique to this project, at this address and were developed based on codes, ordinances, regulations and site conditions in effect at the time of drawing date. Any reuse or reproduction of this project in part or whole is prohibited without permission of Regency Design Group. Who would assume no responsibility therefore.
	TheTr TheTr Base Domotorian 7285 WI-83, Hartland, WI 53029
1081.5 87°08'24" W 1 (NO.88'V3i(0 W)	J J J
Building Information Building Footprint - 2,350 Sqft First Floor Finished Interior Area - 2,218 Sqft Second Floor Finished Interior Area - 1,100 Sqft Total Finished Interior Area - 3,318 Sqft	Signature Date 11/28/23 Reg. No. ####### SEAL PROJECT 2301 DRAWN BY XXX CHECKED BY XXX SITE PLAN SHEET TITLE
	А-09











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Determine TheTr TheTr TheTr Carage Addition 7285 WI-83, Hartland, WI 53029
ISSUED PRINTED 1/7/2024 7:47:14 PM I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Wisconsin. <u>XXX</u> Name Signature Date <u>11/28/23</u> _Reg. No###### PROJECT 2301 DRAWN BY XXX
CHECKED BY XXX 3D VIEWS SHEET TITLE A-901 SHEET NO.





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STAFF REVIEW

Date: February 6, 2024

Meeting Date & Time: Monday, February 12th at 6:00 P.M.

To: Plan Commission, Village of Chenequa

From: Planning Department

Subject: Site Plan Review

Architect: Galbraith Carnahan Architects

Owner: Carl and Mary Alice Eschweiler

Location: 32016 W County Road K

Project Description: Proposed Remodel/Addition to a Legal-Nonconforming Structure

Zoning District: Residence District - Lot Abutting a Lake

COMMENTS:

Proposed New Dwelling

	REQUIRED RES. DISTRICT		PROPOSE PROJECT	
LOT AREA:	2	acres	12.65	acres
LOT WIDTH: AVERAGE	150	L.F. min.	384	L.F.
YARD SETBACKS: Lake (East)	75	ft. min.	68'	ft.
Rear (South)	75	ft. min.	250+	ft.
Lake (North)	75	ft. min.	17.5	ft.
Side (West)	10	ft. min.	79.6	ft.
BUILDING HEIGHT:	40	ft. max	19	ft.
Living Area Square Footage	13,000	sq ft max	975	sq ft

1. The applicant has submitted plans to modify and add-on to an existing legal nonconforming dwelling on the shore of Cornell Lake.

- a. This structure is legal-nonconforming because it currently lies partially within the 75' riparian setback.
- b. This structure is also nonconforming because it is the second structure with cooking and sleeping facilities on the property.
 - i. 6.7(4)(c) states: "In addition, a legal nonconforming structure which is nonconforming solely because it is located in part within the shoreline buffer zone and because portions of it are seventy-five (75) feet or less

from the ordinary high-water mark of any navigable water, lake, pond, flowage, river or stream may be modified to increase either its footprint, living area or height where all modifications and all changes constituting either a building or structure alteration or reconstruction take place outside of the shoreline buffer zone or more than seventy-five (75) feet from the ordinary high water mark. No such modification shall expand the nonconformity within the shoreline buffer zone."

c. Page A001 provided by Galbraith Carnahan Architects depicts the portion of the structure that is partially within the 75' setback from the OHWM of Cornell Lake.

Addition

- 1. The proposed addition is vestibule entryway.
- 2. The addition portion is proposed to be 23 square feet in total.
- 3. New siding will be conventional lap siding to match the existing dwelling
- 4. The addition is outside the 75' setback from Cornell Lake.
- 5. See A200 in the provided plans for material sample photos

Modifications

- 1. Aside from the addition portion of the project, the applicants are also seeking permission to modify the existing cottage structure. These modifications include:
 - a. Closing-in and conditioning the screened in porch on the lakeside of the home
 - b. Modifying the roof structure on the porch from a flat roof to a vaulted roof with asphalt shingles
 - c. Closing-in and conditioning the area beneath the porch on the lakeside of the home
 - d. Conditioning a. and c. listed above would change the use of these spaces to "living area" according to 6.3(27). This modification would violate **6.7(4)(b)**

6.7(4)(b) A legal nonconforming structure that is located within the shoreline buffer zone or seventy-five (75) feet or less from the ordinary high-water mark of any navigable water, lake, pond, flowage, river or stream may, at the option of the owner, be modified, during its lifetime so long as such modification does not increase the footprint, living area or height of the structure. The roof of a legal nonconforming structure that is located within the shoreline buffer zone may be used as a deck if the structure has a flat roof with no side walls or screens; provided that the roof must pitch away from the lake and that open handrails under three and one-half $(3\frac{1}{2})$ feet tall may be constructed on the roof of the structure. Notwithstanding anything to the contrary herein, an owner may increase the height of a nonconforming accessory structure if necessary to address modifications or repairs to the accessory structure's roof so long as such modification or repair does not increase the accessory structure's useable area.

e. Installation of new windows and doors around the project area of these modifications

- 2. Page A900 represents an as viewed from the lake drawing
- 3. See A200 in the provided plans for material sample photos

Landscape

- 4. The applicant also proposes to remove the existing block wall on the west side of the structure and replace it with a new wall
 - a. The new wall will be constructed of fieldstone (see sample photo on G100)
 - b. The new wall will also incorporate stone steps (see sample photo on G100)c. vard setback
- 5. There are currently no proposed trees to be removed within the 75' setback of Pine Lake
- 6. If one acre or more of land is to be disturbed, a DNR land disturbance permit shall be obtained at least fourteen (14) days prior to beginning of construction.

General Notes

- 1. The home remains greater than fifty (50) feet to any existing single-family structure which complies with Sec. 6.5(4)(c)(i).
- 2. This dwelling has 975 square feet of livable space in total.
- 3. If it is determined the building site grading plan needs further review for storm water management, a storm water and grading plan shall be reviewed by an engineer of the Village's choice and paid for by the applicant.
- 4. A sanitary permit shall be obtained from Waukesha County prior to permit issuance. You may obtain the application at www.waukeshacounty.gov/eh.
- 5. A building permit is required from the Building Inspector prior to start of construction.
- c: Dan Neumer, Administrator Deanna Braunschweig, Clerk/Treasurer Paul Launer, Lake Country Inspections Carl and Mary Alice Eschweiler, Owner Galbraith Carnahan Architects Cody Lincoln, Zoning Administrator

E S C H W E I L E R C O T T A G E 32016 W. COUNTY ROAD K CHENEQUAWI. 53029



EXISTING CONSTRUCTION

ABBREVIATIONS



D		G	
DBL DEMO DIA DIM	Double Demolish or Demolition Diameter Dimension	GA GA GE GV	ALN 3
DIMS DISP DN DR DRWR DS DTL DW DWG	Dimensions Dispenser Down Door Drawer Downspout Detail Dishwasher Drawing	H HC HC HC HC HC HC HC HC HC HC HC HC HC	DW DR // DR
EA EIFS	Each Exterior Insulation Finish System	HF HT HF HV	: RDI
EJ EL ELEC ELEV EPDM EQ ETR EXIST EXP EXP JT	Expansion Joint Elevation Electrical Elevator or Elevation Ethylene Propylene Diene M-Class (Roofing) Equal Existing To Remain Existing Expansion Expansion Joint	l IRC ILC INS INS INT JN	ST SU T
EXT F	Exterior		
FD FE FEC FIN FLR FIXT FLR FLSHG FM FO FT FTG FND	Floor Drain or Fire Department Fire Extinguisher Fire Extinguisher Cabinet Finished Floor Fixture Floor Flashing Filled Metal Face Of Foot Foot Footg Foundation	M MA MF MC ME MI MI MI MI MI MI MI MI MI	R C E C F N C F N S C F N S C F C F C F N S C F C F N S C F N S C F N S C F N S C F N S C F S S C F S S S S S S S S S S S S S

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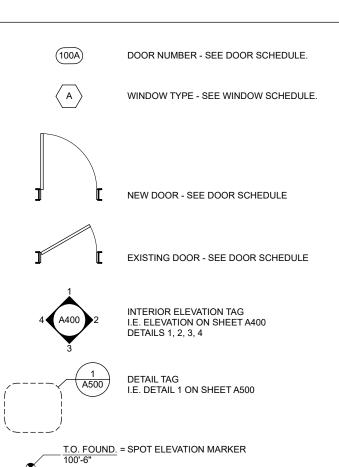


PROPOSED CONSTRUCTION

		_	SYMBOL KEY	
	NIC Not In Contract	T&G Tongue And Groove		
Gauge Galvanized	NO Number	TELE Telephone		COLUMN GRID LINE.
Galvanized Grab Bar	NOM Nominal	TLT Toilet	— — — — — — — (A)	SEE STRUCTURAL DRAV
Gypsum Wall Board	Nomina	TO Top Of		SEE STRUCTURAL DRAG
Cypouri Mai Board	0	TOC Top Of Concrete		
	OC On Center	TOS Top Of Steel		
Hollow Core	OH Opposite Hand	TPD Toilet Paper Dispenser	ROOM	
Hardwood	OPNG Opening	T/D Telephone/Data		
Header	OZ Ounce	TYP Typical	NAME	ROOM NAME & NUMBER
High			100	
Hollow Metal	Р	<u>U</u>		
Horizontal	PCC Pre-Cast Concrete	UNO Unless Noted Otherwise		
High Point	PLUMB Plumbing	U/S Underside		
Hour	PLAM Plastic Laminate			
Height	PLUMB Plumbing	<u>v</u>		ELEVATION TAG
Hardboard	PLYWD Plywood	VB Vinyl Base	A200	
Heating, Ventilating, And Air Conditioning	P&SH Pole & Shelves / Shelf	VCT Vinyl Composition Tile		
	PREFIN Prefinished	VERT Vertical		
Impact Resistant Gypsum Wall Board	PT Pressure Treated PNT Paint or Painted	VIF Verify In Field VP Vision Panel		
In Lieu Of	PVC Polyvinyl Chloride	VP Vision Panel VWC Vinyl Wall Covering		
Instructions	FVC Folyvillyi Chiolide		(A300) (A300)	SECTION TAG
Insulated or Insulation	R	W	A300	
Interior	RB Rubber Base	W/ With		
	RBR Rubber	WD Wood		
	RCP Reflected Ceiling Plan	WDW Window	\sim	
Joint	RD Roof Drain			
	REF Refrigerator		A100 SCALE:	DRAWING TITLE
	REINF Reinforced			
	REQD Required			
Maximum	RM Room			
Manufacturer				
Masonry Opening	<u>s</u>		——————————————————————————————————————	WALL TAG
Mechanical	SHTHG Sheathing			WALL IAG
Membrane	SF Sheet Flooring			
Microwave	SIM Similar			
Minimum Miscellaneous	SPEC Specified OR Specification SPK Sprinkler or Speaker			
Miscellaneous Moisture Resistant Dry Wall	SS Stainless Steel			
Moisture Resistant Dry Wall Moisture-Resistant Gypsum Wall Board	ST Stain		+ 8'-0"	HEIGHT TAG
Moisture-Resistant Gypsum Wall Board Metal	STC Sound Transmission Coefficient			
Mortar	STL Steel			
Material	STRUCT Structure or Structural			



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SHEET INDEX

PERSPECTIVES USED TO CONVEY GENERAL LOOK OF THE DESIGN. SEE SUBSEQUENT DRAWINGS FOR DETAILS AND DIMENSIONS.

ID	NAME
G100	COVER SHEET
A001	ARCHITECTURAL SITE PLAN
A101	BASEMENT FLOOR PLAN
A102	FIRST FLOOR PLAN
A103	ROOF PLAN
A200	ELEVATIONS
A201	ELEVATIONS
A900	VIEW FROM LAKE

DRAWING ISSUE	DATE
PLAN COMMISSION	12.19.23
PROJECT #	23.02

G100

NOT FOR CONSTRUCTION

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NOT FOR CONSTRUCTION

- 8. SEE LANDSCAPE DRAWINGS FOR FULL SCOPE. ARCHITECTURAL SITE PLAN FOR REFERENCE ONLY.

3. NOTIFY ARCHITECT PROMPTLY IF THE CONSTRUCTION DOCUMENTS ARE INCONSISTENT WITH ANY APPLICABLE CODES OR REGULATIONS.

SITE PLAN - GENERAL NOTES

VERIFY LOCATION OF ALL OVERHEAD AND UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF WORK.

THE DETAILS OF CONSTRUCTION IN THIS PROJECT ARE OF CRITICAL IMPORTANCE TO BOTH THE CLIENT AND ARCHITECT. IF ANY PORTION OF THE CONSTRUCTION DOCUMENTS IS UNCLEAR, INCOMPLETE IN ITS DIRECTION, OR CONFLICTS WITH OTHER PORTIONS OF THE WORK, PLEASE NOTIFY THE ARCHITECT PRIOR TO EXECUTING THAT WORK.

2. NOTIFY ARCHITECT PROMPTLY IF THE INFORMATION SHOWN IN ONE PORTION OF THE CONSTRUCTION DOCUMENTS CONFLICTS WITH THAT SHOWN IN ANOTHER.

4. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD PRIOR TO EXECUTION OF WORK. 5. ALL PAVING, SCORE LINES, WALLS, AND OTHER MISC. SITE IMPROVEMENTS ARE LAID OUT PERPENDICULAR OR PARALLEL TO THE BUILDING UNLESS NOTED OTHERWISE.

- 7. CONTRACTOR SHALL PROVIDE EROSION CONTROL FACILITIES IN ACCORDANCE WITH APPLICABLE STATE AND LOCAL ORDINANCES.

EXISTING

1 STORY

STRUCTURE

- - © 2024 GALBRAITH CARNAHAN ARCHITECTS LLC

DRAWING ISSUE

PROJECT #

PLAN COMMISSION

23.02 _____

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DATE

12.19.23

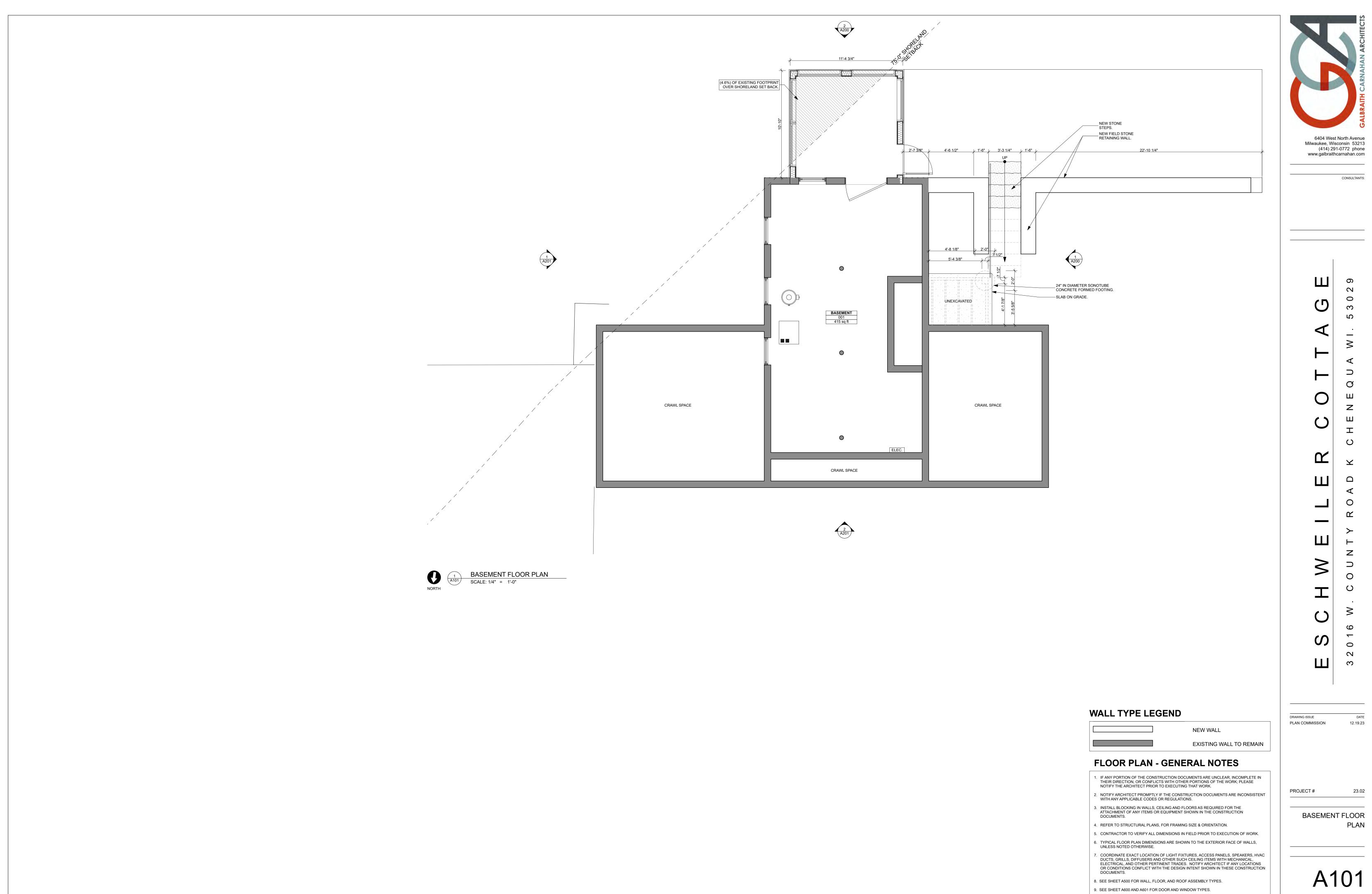
ARCHITECTURAL

SITE PLAN

A001

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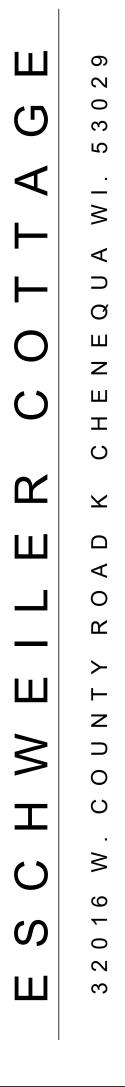
NOT FOR CONSTRUCTION

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VIEW OF COTTAGE FROM LAKE.







NOT FOR CONSTRUCTION

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