

AGENDA Village of Chenequa Monday, April 14, 2025 31275 W County Road K, Chenequa, WI 53029

This is official notice that the regular monthly meeting of the Village Board of Trustees for the Village of Chenequa will be held immediately following the Plan Commission meeting, on Monday, April 14, 2025, in the Village Board Room and via Zoom Communications. The following matters will be discussed, with possible actions:

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 Village Board meeting on March 10, 2025.
- 3. Presentation of 2024 Financial Statements by Carrie Gindt of Reilly, Penner & Benton LLP.
- 4. Review and consider Acknowledging Receipt and Approving the Audit Conducted by Reilly, Penner & Benton LLP; *Resolution 2025-04-14-01*.
- 5. Approval of Invoices.
- 6. Review preliminary site plan at 31795 W Muscovy Road. (Tax Key CHQV0398999001)
- 7. Review and consider action on a proposed primary dwelling and landscape plan at 5961 N Cedarhurst Lane, Natalie Rix and John Fritzke. (Tax Key CHQV0399996)
- 8. Review and consider action on an updated landscape plan at 31986 W Treasure Island Drive, Pine Cove Hollow. (Tax Key CHQV0416994001)
- 9. Review and consider action on received bids for slate roof repair, and rubber shingle, and EPDM Roof Replacement.
- 10. Approval of Arbor Day Proclamation April 25, 2025.
- 11. Approval of a Resolution Recognizing International Migratory Bird Day, Saturday, May 10, 2025.
- 12. Consider appointments to the Board of Appeals, Board of Review, Lake Country Fire & Rescue Board, Lake Country Fire & Rescue Commission, and all other appointed positions.
- 13. Report Forester.
- 14. Report Captain.
- 15. Report Village Administrator.

- 16. Report Village President.
- 17. Report Village Attorney.
- 18. Report Clerk Treasurer.
- 19. Agenda items to be considered for future meetings.
- 20. Adjournment.

Respectfully submitted by: Deanna Braunschweig Village Clerk – Treasurer

To participate via Zoom:

https://us02web.zoom.us/j/84248948465?pwd=c4ibOvVUzly6xKQrXYURbXb9YuL47e.1

Meeting ID is 842 4894 8465 and the Passcode is 057494

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 Wednesday, April 9, 2025 by 4:30 PM

VILLAGE BOARD MINUTES VILLAGE OF CHENEQUA

VILLAGE OF CHENEQUA - VILLAGE BOARD MINUTES OF MONDAY, MARCH 10, 2025

Unofficial until approved by the Village Board.

Approved as written () or with corrections () on _____.

A meeting of the Village Board of Trustees was held on Monday, March 10, 2025, at 6:33 p.m. utilizing Zoom Communications and in person.

Ms. Villavicencio / Village President – present

Ms. Manegold / Trustee – present

Mr. Pranke / Trustee – present on-line

Ms. Gehl Neumann / Trustee – present

Mr. Grunke / Trustee – present

Ms. von Hagke / Trustee – present

Mr. Kubick / Trustee – present on-line

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

Paul Villavicencio, Rob Manegold, Greg Budzien, Kathleen Budzien, Alan Enters, Rick Kriva, Linda Surles, David Varhol, Leslie Barkow, Timm Bierman

Deborah McNear, Julie Petri, Mark Petri, Ted Rolfs, Jason Luther, George Rolfs, Ashley Parker, Jamie Mallinger, Augie Barkow, Stephanie Benz

Public Comment

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

Rob Manegold commented as a resident of the Village and President of Maple Lane Organization against the tree ordinance and that the tree ordinance is overreach. The citizens take ownership to maintain private roads. He commented on diseased and damaged trees that need to be removed and maintained; and then will be replanted. He commented that there is a planted garden at the end of the road that would need permitting. He spoke against section six of the ordinance.

Leslie Barkow commented against the tree ordinance and that it is overreach.

David Varhol commented against the tree ordinance.

Debbie McNear spoke in favor of the ordinance and commented that it needs changes. She commented on the importance of tree canopies for water quality.

Ted Rolfs commented that the tree ordinance it is not quite ready but it is a start.

Mark Petri commented on the tree ordinance and is concerned of section six. He requested that his letter is included as part of the record.

Approval of minutes from the Village Board meeting on February 10, 2025.

Motion (Grunke/von Hagke) to approve the minutes from the Village Board meeting of February 10, 2025, as presented. *Motion carried*.

Approval of Invoices.

Motion (Grunke/Kubick) to approve the invoices, as presented. Motion carried.

Review and consider action on a proposed exterior modification at 6091 N State Road 83, Ned Villers, Skinny Horse. (0398-989)

The Plan Commission reviewed and recommended the proposed exterior modification at 6091 N State Road 83, Ned Villers, Skinny Horse. (0398-989)

<u>Motion (Manegold/von Hagke) to approve proposed exterior modification at 6091 N State Road 83, Ned Villers, Skinny Horse. (0398-989).</u> *Motion carried.*

Review and consider action on a proposed accessory structure replacement at 31510 W Muscovy Road, Greg and Kathleen Budzien. (Tax Key No. 0371-988)

The Plan Commission reviewed and recommended the proposed accessory structure replacement at 31510 W Muscovy Road, Greg and Kathleen Budzien subject to compliant lighting. (Tax Key No. 0371-988) The current lighting is a spot light that is turned on when needed. Budzien offered on a light bulb that would direct the light down. The shielding would need to be permanently affixed. Discussion ensued to buy all new fixtures so that they match. Discussion ensued of the two options offered that match.

Discussion ensued that the garage is a replacement that has one spotlight. Discussion ensued of the neighbor's light that is on all night.

von Hagke made a motion to approve and then rescinded the motion.

Discussion ensued to approve the garage with subject to compliant lighting.

Motion (Pranke/Manegold) to approve a proposed accessory structure replacement at 31510 W Muscovy Road, Greg and Kathleen Budzien subject to compliant lighting. (Tax Key No. 0371-988)

Review and consider action on Ordinance 03-10-2025-01 Ordinance Amending and Restating Code 8.24 Care of Trees, Shrubbery, Plants, and Ground Cover.

Attorney Gartner commented on the tree ordinance and gave history of the options previously presented and that the Village Board selected option 2. Since that meeting there have been comments incorporated into the draft ordinance.

One recommendation is to consider a special meeting of the Village Board and Plan Commission and to receive comments from the community in a few months when most of the community is in the Village.

The Plan Commission recommended the ordinance subject to deletion of section 2 and a and b, and section 6

Motion (Pranke/Manegold) to table to a future meeting.

Discussion ensued that there needs to be strong discussion with the community. Discussion ensued of a special meeting. Best to have a meeting when most of the residents are here.

Discussion ensued of the tree canopy and SWRPC may have canopy information. Discussion ensued that clear cutting is legal. Discussion ensued that the new portion is section 6 and the definitions. Discussion ensued to keep the look of the Village as "wild" and "up north". Discussion ensued of a forester in another community. Discussion ensued that the ordinance is overreach. Discussion ensued that there needs to be a discussion and education with the community.

Motion (Pranke/Manegold) to table to a future meeting. Motion carried.

Report – Forester. No report

Report – Captain. No report.

Report – Village Administrator. No Report.

Report – Village Clerk Treasurer.

The Spring Election is on April 1st. In Person absentee voting starts on March 18th and runs through March 28th.

Report – Village President. No Report.

Report – Village Attorney. No Report.

Agenda items to be considered for future meetings.

Discussion ensued of the pier ordinance status. The ordinance is with the DNR review. Lincoln will follow up with the DNR. The tree ordinance special meeting will be scheduled when most residents are in the Village.

Motion (Gehl Neumann/Grunke) to convene into closed session at 7:10 p.m. to consider the recommendation by the Police Commission for candidate selections for the upcoming vacancy of Police Department positions pursuant to Wisconsin State Statute §19.85 (1) (c) for the purpose of considering employment, promotion, or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility. The Village Board, Police Chief Neumer, Village Attorney Gartner, and Clerk-Treasurer Braunschweig were in closed session. Roll Call vote carried unanimously.

Motion (von Hagke/Manegold) to reconvene into open session at 7:50 p.m. and consider any action resulting from closed session. *Motion carried*.

Motion (Manegold/von Hagke) to approve the promotion of Captain Matt Carney to the position of Police Chief effective with retirement of Chief Neumer. *Motion carried*.

Adjournment. Motion (Grunke/von Hagke) to adjourn at 7:51 p.m. Motion carried.							
Respectfully submitted by:	Approved and Ordered Posted by:						
Deanna Braunschweig Village Clerk - Treasurer	Jo Ann F. Villavicencio Village President						

Clerk Treasurer

From: Cody Lincoln

Sent: Monday, March 10, 2025 6:46 PM

To: Clerk Treasurer

Subject: Fwd: Objections to Adopting Proposed Tree Ordinance (as presently drafted) at

Monday's Meeting

Get Outlook for iOS

From: Carrie Gale <carriepgale@gmail.com>

Sent: Sunday, March 9, 2025 6:23 PM

To: mpetri@ritehite.com <mpetri@ritehite.com>

Cc: jfvillavicencio@cheneequa.org <jfvillavicencio@cheneequa.org>; Heidi von Hagke

<vonhagke@chenequa.org>; Michael Pranke <mpranke@chenequa.org>; kubik@chenequa.org

<kubik@chenequa.org>; Gehl Neumann <gehlneumann@chenequa.org>; Carol Manegold

<cmanegold@chenequa.org>; Richard Grunke <rgrunke@chenequa.org>; jvillavicencencio@sbcglobal.net

<jvillavicencencio@sbcglobal.net>; Jo Ann F. Villavicencio <jfvillavicencio@chenequa.org>; marliep15@gmail.com <marliep15@gmail.com>; Stuart Wilson <Stu.Wilson@ocpasia.com>;

smbenz1@outlook.com <smbenz1@outlook.com>; Dan Neumer <chief@chenequa.org>; Cody Lincoln

<clincoln@chenequa.org>; mcnearmd@outlook.com <mcnearmd@outlook.com>; jgrolfs@gmail.com

<jgrolfs@gmail.com>; lbwpine@outlook.com <lbwpine@outlook.com>; Jessica Jubelirer

(jessica@jubelirerdesign.com) < jessica@jubelirerdesign.com>; djubelirer@gmail.com

<djubelirer@gmail.com>; Caroline Wilson <wilson.caroline358@gmail.com>; tedrolfs@redtopcapital.com

<tedrolfs@redtopcapital.com>; rickkriva@aol.com <rickkriva@aol.com>

Subject: Re: Objections to Adopting Proposed Tree Ordinance (as presently drafted) at Monday's Meeting

Hello Trustees (and several Plan Commision members),

I want to write in support of my parents' observations and concerns. My father is far more detailed than I am, but I still feel compelled to share a few of my own comments.

First, from a practical perspective, executing and managing this proposed ordinance sounds difficult and burdensome. How can every parcel be monitored so thoroughly? It seems restrictive enough to be a significant management commitment but also so loose that it doesn't prohibit unsatisfactory outcomes. What exactly will this accomplish and at what cost?

Second, I want to reiterate the unintended consequences - this regulation actively discourages me from wanting to plant trees in the Village in the future. What if I make a mistake? Or, perhaps I need to plant non-specimen trees so that I will have more choices later. Are either of these what the Village wants to encourage?

Finally, the Village of Chenequa is a special and specialized place, and it is clearly challenging to use regulations to get an intended outcome on such a wide variety of parcels. I feel strongly that the educational approach recommended by the Plan Commission at the 8-12-24 meeting could lead to

highly satisfactory outcomes with a more conciliatory approach. In the time that this proposed tree ordinance has been drafted and reviewed, has there been any effort made toward an educational approach?

Thank you for your hard work and attention,

Carrie

On Sat, Mar 8, 2025 at 11:32 AM Mark Petri < MPetri@ritehite.com > wrote:

Dear Trustees and Others:

I see that on Monday the Village Board (and presumably the Planning Commission before it) will consider a proposed tree ordinance. Because of Julie's serious ski accident and resulting spinal surgery, we have not had the time fully to consider the entire proposal.

However, I submit that this draft ordinance is "not ready for prime time" and should not be approved on Monday.

First, I remind everyone of Julie's and my prior September 4 comments on this issue – all of which I believe are still relevant and are reproduced at the end of this email.

Second, and in addition, I believe at least the portions of the proposed ordinance that relate to non-shoreline trees should be reconsidered, and certainly approval should be deferred until some or all of the following issues are more fully considered and revised. I reproduce this section of the proposed ordinance below with annotations showing some of my concerns. A quick summary of these items are as follows:

- 1. Village issued permits are required for almost anything. This will be a huge bureaucratic burden on the Village Foresters, the Planning Commission and the Village Board.
 - a. How many additional employees will be required?
 - b. What will the permits cost residents?
- 2. There is no exception to the permitting process for the extensive annual trimming that is required almost every year to private, semi-public roads such as Oakland Road, Oakland Hills Road, Maple Lane, private driveways, etc. Oddly enough, most of this tree work is actually mandated by the Village itself!
- 3. Much has been made in the past about scaling the permit requirements for larger parcels BUT this draft only increases the DBH threshold 3X for parcels over 6 acres compared to a 0-2 acre parcel. So our 45 acre farm has the same permitting exception as a 6 acre parcel! The same thing for other large parcels in the village.

- 4. There is no exception for tree work REQUIRED by other governmental units. For example, our farm is in the Federal Conservation Reserve Program, which REQUIRES that all trees be eliminated from the prairie.
- 5. Permits *may* be issued *only* for the reasons listed. There is no requirement, for example, that permits MUST be issued for safety hazards, like trees hanging over structures. If a storm leaves huge (but live) branches and trees hanging over a house, does one have to get a permit? And how long will granting the permit take? [Interestingly, our own insurance company inspected our lake property in the past and strongly recommended that certain trees be removed. Is the Village going to be responsible for damage if a permit for this work is not granted?]
- 6. There seems to be no exception for major landscaping around a new residence, or an addition or improvement to a residence or outbuilding -- only if trees "interfere" with a structure or improvement whatever that means.
- 7. And permits *may* be granted **only** if the Village Forester finds that implementation of such forest management plan will not cause erosion or destruction of "scenic beauty"; and will provide substantial shielding of dwellings, accessory structures and parking areas from adjoining property. "Scenic beauty" seems like a pretty nebulous standard to me "eye of the beholder" and all that.

Again, these are mostly "drafting issues" that only cover one small section of the proposed ordinance. I have no doubt that my quick review missed some significant issues even in this one section, and there are certainly other "drafting issues" in other sections of the proposed ordinance that should be more carefully reviewed and addressed before adoption.

To assist, the following are some annotations and highlights of the proposed language applying to trees outside the Shoreling Buffer Zone:

6) PRIVATE TREES OUTSIDE OF THE SHORELINE BUFFER ZONE. A Village issued tree removal permit is required to cut or remove private trees outside of the shoreline buffer zone where the sum total of DBH inches of specimen trees removed is equal to or greater than the DBH threshold [150 DBH for 6+ acres – so 45 acre parcel is allowed only 3 X more DBH cutting than for a 0-2 acre parcel!] or greater in any calendar year; provided, however, that no permit shall be required for dead trees.

Permits may be granted for:

[Note: Presumably, a "Village issued" permit must be recommended by the Village Forester, go through the Planning Commission, and then be approved by the Village Board??? How long will this take for a "significant safety hazard"]

- (a) Dying, diseased and damaged trees, as determined by the Village Forester.
- (b) Trees posing a significant safety hazard, as determined by the Village Forester.

- (c) Trees interfering with permissible structures/improvements.
- (d) Silvicultural thinning where the sum total of DBH inches of specimen trees removed is greater than the DBH threshold in any calendar year.

Silvicultural Thinning: A selective removal of trees in order to maintain or improve forest health, and shall be performed using accepted forest management practices and sound soil conservation practices which protect water quality, with the intent of preserving native forest ecosystems.

(e) The creation of new natural areas, other than turf grass lawns, including, without limitation prairies and oak savannas. [Note: Only may be granted.]

Note 1: Permit required, but only may be granted.

Note 2: There seems to be no exception for building a residential structure or landscaping around it ?!?!?!?

The Village Forester may approve a tree removal permit for one (1) or more of the reasons stated above only if the Village Forester finds that implementation of such forest management plan:

- (i) Will not cause erosion or destruction of scenic beauty; and
- (ii) Will provide substantial shielding of dwellings, accessory structures and parking areas from adjoining property.

As noted, these are just "seat of the pants" thoughts on just one section. I think there are many more issues in other portions of the proposed ordinance that should be more carefully considered before adoption.

Mark Petri
262-367-2498 (Pine Lake)
414-218-6369 (Cell)

32279 West Oakland Road

Nashotah, WI 53058

Address::

EARLIER EMAIL TO THE BOARD ON THIS ISSUE FOR REFERENCE:

From: Mark Petri

Sent: Wednesday, September 04, 2024 12:18 PM

To: jfvillavicencio@cheneequa.org; vonhagke@chenequa.org; mpranke@chenequa.org; kubik@chenequa.org; gehlneumann@chenequa.org; cmanegold@chenequa.org; rgrunke@chenequa.org
Cc: chief@chenequa.org; Cody Lincoln clincoln@chenequa.org; mcnearmd@outlook.com; Rolfs, Julie Gallagher jgrolfs@gmail.com; Stuart Wilson stu.wilson@ocpasia.com; Carrie Gale (carriepgale@gmail.com) carriepgale@gmail.com; Petri, Julie marliep15@gmail.com

Subject: Written Comments on Proposed Non-Lakeshore Tree Regulations

Dear Trustees,

We are surprised that the Village Board at its last meeting apparently wants to impose non-lakeshore tree regulations, as opposed to the educational approach recommended by the Planning Commission. We make these comments in writing because they are "longer than 2 minutes" and doing so in writing will better allow others to ponder and respond.

We are all "tree huggers," and Chenequa is a "tree city." Between Marlie Farm and our cottage, we believe we have planted something like 500-1000 trees.

But Chenequa is also a "bird city," and we also strongly believe in plant, terrain, and scenic view diversity. So we have also planted 30 acres of prairie grasses and forbs to attract different animals, birds, wild life, including nesting prairie-loving birds, sandhill cranes, butterflies, bees, and a wide range of non-woodland animal species. Notably, as contrasted with woodland birds, grassland birds have recently suffered more than any other birds.

We also believe in vistas, farmland and prairies, which non-wooded areas provide. Before European settlement Southern Wisconsin was home to over 800,000 acres of tallgrass mesic prairies as well as woodlands.

Throughout Chenequa, we find a wide and interesting variety of woodlands, farmland (for example Gehls, Hubers, and Dalums), prairies (for example Wilsons, and the Village itself), and other opens spaces (like Chenequa Country Club), gardens (such as Dalums' Rose Gardens) and wetlands (such as Eschweilers and other landowners around Cornell Lake). We, too, have prairie, farmland and woodland. This diversity is healthy and makes the village endlessly interesting as well as beautiful.

While woodlands are beneficial, they have their own problems. Woodlands are often overrun with buckthorn, garlic mustard, and/or other invasive trees and plants. They can be too dense and littered with fallen debris. In short, woodlands need to be thinned, pruned, and nurtured – and, yes, cut – and in Chenequa often are not. Interestingly, we just drove through the Southern Kettle Moraine State Park to Old World Wisconsin and noticed that the Department of Natural Resources (or at least someone in a Wisconsin government agency) has just cut, broad sprayed and/or otherwise killed huge portions of the buckthorn and other invasives throughout these state-owned woodland areas.

Moreover, maintaining woods can pose its own problems. For example, to remove just one significant tree (especially on the uneven and challenging terrain found in Chenequa) may require substantial heavy equipment (such as aerial lifts and large vehicles) and open area on which to drop trees. Removing just a single or a few trees often effectively requires removing additional trees to create "rough access roads" through the woods to bring in needed equipment and remove wood. Practical tree maintenance may mean removal of healthy specimen trees knowing that they will not "last long." (For example, a grove of Ash may have one or two dead, but practical stewardship would remove the grove knowing Ash will not last long.)

All this suggests that the permit process will be more difficult and time consuming than what is currently contemplated. An actual removal plan may of necessity change as even permitted tree are cut, requiring ongoing coordination between the foresters and landowners and the tree professionals.

Just clearing for the 12 X 12 foot opening the village requires of its many private roads and driveways will involve coordination between the foresters, a road association and MULTIPLE landowners along the roads. The two foresters could never keep up and still do their current responsibilities!

We understand the argument made at the last board meeting that exceptions in the proposed rule will make it less onerous than we perceive, – but, if that is the case, why have the regulations in the first place: to achieve what end?

In this context, turning the foresters into permit-pushing and enforcing bureaucrats as opposed to the tree professionals they are seems wasteful and not productive. They make and keep the right of way trees and prairies along Chenequa's roads looking great and perform other important work. They belong in the field as much as possible, not in the office or other peoples' landscapes.

The proposed tree cutting regulations are based on an implicit and faulty premise that, even away from the lake frontage, the most important land cover (and presumably the only acceptable one) is trees. The proposed regulations seem tilted heavily against open spaces such as prairies, farmland, and scenic vistas – and would practically preclude or certainly discourage creating new such places.

Paradoxically the proposed regulations may create an incentive to landowners (especially large landowners like us) never to plant any more trees because we may later be prevented from taking them down.

Bottom-line, don't break what is not broken! We have existing rules governing shoreline preservation – both trees and vegetation generally. Maybe they are not always adequately enforced in the perception of some people but extending shoreland rules beyond the shoreline 75 foot area will not help and may even hurt enforcement by diverting forester time to non-lakeshore enforcement. Generally speaking, significant cutting of trees is often transitory, and often properties will then be improved without regulation in the near future. Usually, young plantings will grow and cover what initially looks horribly raw.

At the very least, here are <u>some</u> questions you should ask and answer before you adopt the final non-shoreline tree regulations:

- 1. Would the regulations discourage or even prevent planting of new trees or creation of future prairies, creation of open spaces for vistas for those who purchased 5 acre country properties, recreation and parties, regatta trailer and other parking, or space for holding regattas generally?
- 2. How many hours of administrative time would the village foresters and other village personnel be required to spend on the permitting and enforcement process? Would additional personnel be required? Would forest and other maintenance not be performed because of increased bureaucratic duties? Would lakeshore rule enforcement be of necessity neglected by the increase non-shoreline regulation.
- 3. Is or isn't diversity of landscaping off-lake desirable? Is "exclusively woodlands" preferable to other landscapes and diverse plantings, including non-woodland, prairies, farming, recreational and other open space and other types of habitats for non-woodland birds, butterflies, bees, and other species? Is any proposed regulation inconsistent with being a "bird city."
- 4. What rights and options should non-lakefront 5 acre property owners have (or not have) to create their rural homesteads?
- 5. Are the regulations consistent with our heritage? Chenequa was not originally as densely wooded as implicit in the proposed regulation. As noted above, Southern Wisconsin was home to over 800,000 acres of mesic tallgrass prairies before European settlers. And, as John Gehl has noted, long before Chenequa was a village, a proposed masterplan was commissioned and promulgated by our area's forefathers to help "preserve" this area and its character. It specifically promoted farmland and open spaces, and recommended against the planting of too many trees. Maybe that plan was right and maybe wrong, but someone should look at and consider it and the reasons for it.
- 6. Might the proposed regulation encourage people who own or buy large parcels of land to accept development rather than deal with bureaucratic over-reach?
- 7. If we insist on everything being woodland, how does the village propose to control garlic mustard? Buckthorn? Other woodland invasive species that are currently out of control in the village? Woodlands are neither "maintenance free" nor a panacea for preserving Chenequa's character. Does Chenequa even know what approximate percentage of its woodland trees are buckthorn, and does it intend to help steward residents' forests if residents do not?

- 8. Should the regulations allow only the same level of tree removal without a permit for a 45 acre property as for a 5 acre property? At the very least, any permit requirement should be scaled to the size of the property.
- 9. Is the proposed permitting process more complicated, bureaucratic, cumbersome and difficult to implement for the reasons noted above? At least any ordinance should consider access for equipment and removal, situations where multiple landowners are involved (like private roads and easement situations), and the effect on tree professionals (including increased costs).
- 10. Is the village simply becoming too bureaucratic? In particular, are we requiring permits, laws, and regulation willy nilly for everything? [See this very argument in U.S. Supreme Court Justice Neil Gorsuch's new book, Over Ruled: The Human Toll of Too Much Law.] At some point, there are simply so many rules that no one even knows what they all are, and people inadvertently break laws they often don't even know exist.
- 11. Finally, are there better alternatives to more regulation? Possibly including but not limited to:
 - a. Better education generally
 - b. Better education about buckthorn, garlic mustard control, and other woodland stewardship
 - c. Should the Village even offer assistance to private property owners to help control buckthorn, garlic mustard and other invasives – similar to what the DNR is apparently doing with its broad spraying (and cutting?) on its land?
 - d. Should the Chenequa Foundation consider funding for woodland control?
 - e. Ideas other than regulations to help keep and make Chenequa beautiful

Thanks for considering our views. We know you and we share a love and appreciation for the fantastic rural character of the Village.

Mark & Julie Petri

32279 West Oakland Road

Nashotah, WI 53058

Phone Numbers:

House: 262-367-2498

Mark cell: 414-2180-6369

Julie cell: 262-366-3547

[1] Just on Oakland Road alone, we know of at least 2 "rough roads" that have been required for tree removal purposes.

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VILLAGE OF CHENEQUA RESOLUTION NO. 2025-04-14-01

RESOLUTION APPROVING THE RECEIPT OF THE AUDIT CONDUCTED BY REILLY, PENNER & BENTON LLP OF THE VILLAGE OF CHENEQUA'S FINANCIAL STATEMENTS FOR THE YEAR ENDING DECEMBER 31, 2024

WHEREAS, the Village of Chenequa retained the firm of Reilly, Penner & Benton LLP to perform an audit of the financial statements of the Village of Chenequa for the year ending December 31, 2024;

WHEREAS, Reilly, Penner & Benton LLP has performed said audit and has presented its report to the Village Board of Trustees of the Village of Chenequa at the Village Board Meeting held on Monday, April 14, 2025; and

NOW THEREFORE BE IT RESOLVED that the Village Board of Trustees of the Village of Chenequa approves receipt of the audit conducted by Reilly, Penner & Benton LLP of the Village of Chenequa's financial statements for the year ending December 31, 2024.

Dated this 14 th day of April, 2025.		
	VILLAGE OF CHENEQUA	
	By: Jo Ann F. Villavicencio Village President	
	v mage i resident	
Attest:		
	<u> </u>	
Deanna Braunschweig Village Clerk-Treasurer		



STAFF REVIEW

Date: April 8th, 2025 **Meeting Date & Time:** Monday, April 14th at 6:00 P.M.

To: Plan Commission, Village of Chenequa

From: Planning Department

Subject: Site Plan Review

Architect: Morgante Wilson

Owner: 31795 Muscovy LLC

Location: 31795 W Muscovy Road

Zoning District: Residence District - Lot Abutting a Lake

Dear Plan Commission and Village Board,

On behalf of the applicants, Morgante-Wilson has submitted a preliminary plan for 31795 W Muscovy Road. The key details of this plan are detailed in a letter drafted by Morgante-Wilson dated March 14th 2025. Please take a moment to review this letter and the requests made by the property owner.

As written and depicted on plans, the applicants intend to submit plans for the following items in the coming months;

- 1.) Land division of the property (Tax Key CHQV0398999001)
- 2.) Modification to an existing legal non-conforming accessory structure on proposed lot 1
- 3.) New primary dwelling on proposed lot 1
- 4.) Pool w/ pool house structure on proposed lot 2

Before pursuing these projects, Morgante-Wilson has requested that the Plan Commission and Village Board review this preliminary proposal.

Land Division;

As proposed, the applicant is seeking preliminary approval to split the existing 7.3-acre parcel into two smaller parcels. Newly created lot 1 and lot 2 would be approximately 3-4 acres in size. Based on acreage, a property of this size requires between 160'-190' of total frontage. As the splits are proposed, both lots would have greater than 250' of frontage. Additionally, based on preliminary drawings, it appears that the criteria for minimum lot requirements as outlined in

6.5(5) have been met. An easement will be required to give proposed lot 2 access to Muscovy Road. This proposed split will be subject to further staff review once a formal application for land division has been submitted to the Village.

Modification to Legal-nonconforming Secondary Dwelling;

Once the land split has been completed, the applicant will be seeking approval to modify the secondary dwelling on the property (primary dwelling after the split). Currently this dwelling is non-conforming because it is a.) Within the 75' shoreland setback of Pine Lake and b.) the second dwelling on the property. As written in the letter by Morgante-Wilson, the applicant will be seeking permission to remove the "apartment" or dwelling portion of the garage structure to repurpose it as a stand-alone accessory structure.

As noted by Morgante-Wilson; ordinance NO. 2025 6.5(6)(a)(i) of the newly adopted accessory structure ordinance NO. 2025 notes that "No accessory building shall be erected, modified or moved on any lot abutting a lake so that it is located between the shoreline buffer zone and the nearest point of the principal structure or any projection thereof....".

On a side note; this new language contradicts 6.7(4)(c) which 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".

Timing of this structure modification is important. Before a new primary dwelling is constructed on the property, the above stated work must be completed to ensure the applicants are not in violation of 6.5(6)(a)(i).

Proposed Primary Dwelling

Once the land division is completed and the "apartment" of the existing accessory structure is removed. Newly created "Lot 1" may have a new primary dwelling constructed. The applicants are seeking permission to place the new primary dwelling behind the three existing accessory structures on the lot. The new primary dwelling would likely be greater than 300' from Pine Lake, situated on the east side of lot 1 (as shown on site plan). A full zoning review of this primary dwelling will be completed when plans are formally submitted.

Proposed Pool W/ Pool House

On proposed "Lot 2". The applicants will be submitting plans for a new pool and pool house structure. As illustrated on preliminary drawings, the new proposed pool and pool house will be placed NE of the primary dwelling (between the house and the road). For the pool and pool house, all requirements of chapters 5 and 6 are applicable and will be reviewed with the final plans.

Including the pool and pool house, proposed "Lot 2" will have <u>four</u> accessory structures. Per 6.5(6)(d) a property that has between 2.5 and 7 acres may only have a total of <u>three</u> accessory structures. The applicants propose to remove the legal-nonconforming pump house on the property in order to allow for the new pool house structure.

Thank you for your attention to this matter.

Regards,

Cody Lincoln, Zoning Administrator

Dan Neumer, Administrator Deanna Braunschweig, Clerk Paul Launer, Lake Country Inspections Ned and Kristen Villers, Owner **MORGANTE • WILSON** ARCHITECTS, LTD.

2834 CENTRAL STREET, EVANSTON, IL 60201

TEL. 847.332.1001 FAX. 847.332.2388

ARCHITECTURE · INTERIOR DESIGN · URBAN PLANNING

March 14, 2025

Village of Chenequa Plan Commission & Village Board 31275 W County Road K Chenequa, WI. 53029

Re: 31795 W Muscovy Road,

Dear Cody Lincoln, Plan Commission, and Village Board,

The existing lot located at 31795 W Muscovy Road is a legal non-conforming lot due to having two existing dwelling units. The legal non-conformity was increased with the recent adoption of Ordinance Section 6.5(6) of the Village Code regarding Accessory Building and Structure Requirements as there are five existing Accessory Buildings.

The Owners of 31795 W Muscovy Road have hired Morgante-Wilson Architects, Ltd to design a new Guest House and Pool House on the property. Given the current Ordinance and the latest adoption related to Accessory Building, we are proposing dividing the existing lot into two separate lots.

The proposed Lot 2 would contain a single dwelling unit with three Accessory Buildings. These Accessory Buildings consist of the existing Boat House, existing Bell Tower, and the proposed Pool House. The existing Pump House will be removed. This will bring Lot 1 into conformance with all current Village Codes and Ordinances.

The proposed Lot 1 would contain a single dwelling unit with three Accessory Buildings. The existing dwelling unit consists of apartments with an attached 3-car garage. We are proposing to eliminate the existing apartments but retain the existing 3-car garage as an Accessory Building. The wall between the existing apartments and the attached garage will be repaired to fully enclose the garage. The siding on the garage will be updated to match the siding of the proposed Dwelling Unit which will also clean up its aesthetic as seen from the Lake. The other two Accessory Buildings consist of an existing Storage Shed and an existing Landscape Equipment Garage. With the elimination of the existing apartments, we are proposing a new Dwelling Unit on

the east side of the property. The Owners would like to locate the dwelling unit in this location for privacy and to be away from the noise along this portion of the Lake. Noise at this side of the lake travels across the water from the homes on the west side of the lake, and the public boat launch which is near this property. The location of the proposed Dwelling Unit will locate the two existing Accessory Buildings between the Lake and the proposed Dwelling Unit. The newly adopted Ordinance related to Accessory Buildings and Structures indicates that no Accessory Building or Structure can be erected, modified, or moved on a lot abutting a lake so that it is located between the Shoreline Buffer Zone and the nearest point of the principal structure. We are asking for relief to locate a new Principal Dwelling Unit on the east side of Lot 1 while maintaining the two existing Accessory Buildings in their current location. The newly adopted Ordinance limits the Owners' options and ability to develop a Primary Dwelling Unit at the east side of Lot 1 without demolishing the two existing Accessory Structures. Also, locating the Primary Dwelling Unit to the west side of the lot will also present privacy and noise concerns. We request conditional approval for the proposed planned development of Lot 1 and Lot 2 prior to proceeding with a formal submittal / request and obtaining the required lot division surveys.

Sincerely,

MORGANTE-WILSON ARCHITECTS, LTD.
ARCHITECTURE-INTERIOR DESIGN-URBAN PLANNING www.morgantewilson.com

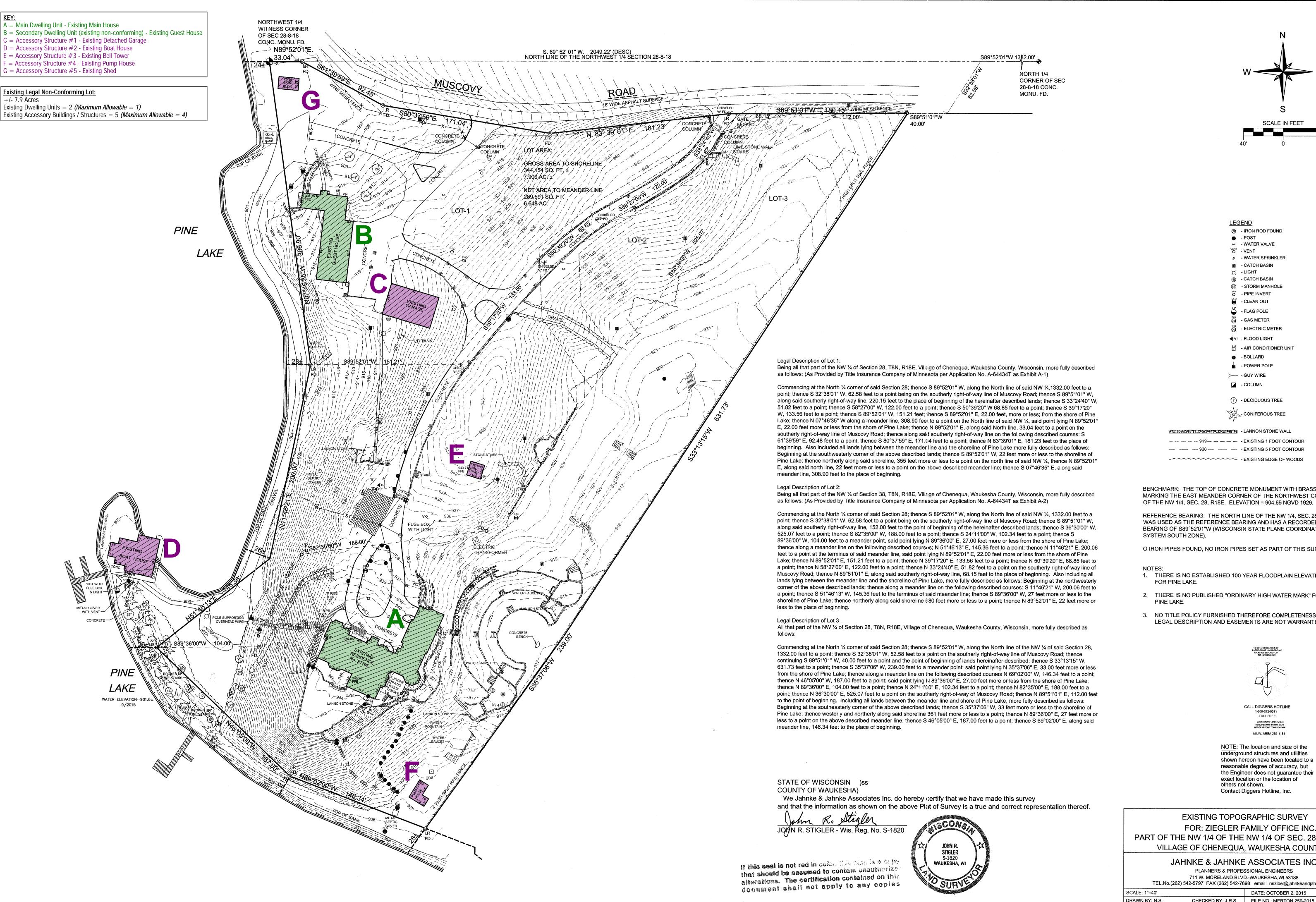
FREDERICK H. WILSON, AIA Founding Partner

2834 CENTRAL STREET, EVANSTON, IL 60201

Main: 847.332.1001

Flulle

fwilson@morgantewilson.com



SCALE IN FEET

LEGEND

⊗ - IRON ROD FOUND POST

→ - WATER VALVE

O - VENT ♣ - WATER SPRINKLER

⊕ - CATCH BASIN

⊕ - CATCH BASIN

37 - STORM MANHOLE

- PIPE INVERT - CLEAN OUT

🔓 - FLAG POLE GAS METER

- ELECTRIC METER

€FLT - FLOOD LIGHT - AIR CONDITIONER UNIT

BOLLARD

- POWER POLE

>--- - GUY WIRE

- COLUMN

(a) - DECIDUOUS TREE

CONIFEROUS TREE

- LANNON STONE WALL ---- 919---- - EXISTING 1 FOOT CONTOUR --- --- 920 --- -- -- EXISTING 5 FOOT CONTOUR

BENCHMARK: THE TOP OF CONCRETE MONUMENT WITH BRASS CAP MARKING THE EAST MEANDER CORNER OF THE NORTHWEST CORNER

REFERENCE BEARING: THE NORTH LINE OF THE NW 1/4, SEC. 28-8-18 WAS USED AS THE REFERENCE BEARING AND HAS A RECORDED BEARING OF \$89°52'01"W (WISCONSIN STATE PLANE COORDINATE SYSTEM SOUTH ZONE).

O IRON PIPES FOUND, NO IRON PIPES SET AS PART OF THIS SURVEY.

BOOK NO.: MERTON 45

1. THERE IS NO ESTABLISHED 100 YEAR FLOODPLAIN ELEVATION FOR PINE LAKE.

- 2. THERE IS NO PUBLISHED "ORDINARY HIGH WATER MARK" FOR PINE LAKE.
- 3. NO TITLE POLICY FURNISHED THEREFORE COMPLETENESS OF LEGAL DESCRIPTION AND EASEMENTS ARE NOT WARRANTED.



CALL DIGGERS HOTLINE 1-800-242-8511 TOLL FREE WIS STATUTE 182 0175(1974) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

MILW. AREA 259-1181

NOTE: The location and size of the underground structures and utilities shown hereon have been located to a reasonable degree of accuracy, but the Engineer does not guarantee their exact location or the location of others not shown. Contact Diggers Hotline, Inc.

SHEET 1 OF 2

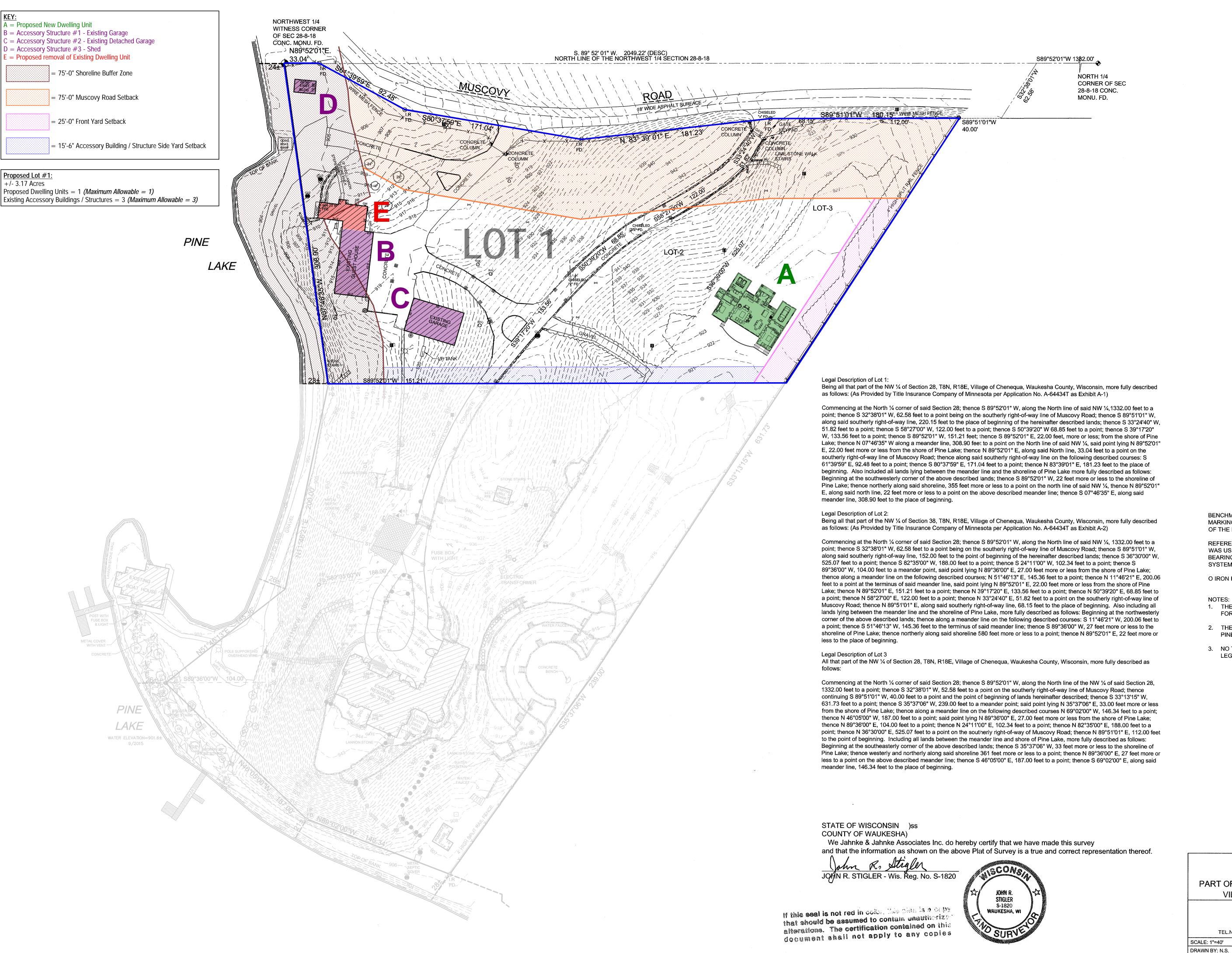
EXISTING TOPOGRAPHIC SURVEY FOR: ZIEGLER FAMILY OFFICE INC. PART OF THE NW 1/4 OF THE NW 1/4 OF SEC. 28, T8N, R18E VILLAGE OF CHENEQUA, WAUKESHA COUNTY, WI

JAHNKE & JAHNKE ASSOCIATES INC.

PLANNERS & PROFESSIONAL ENGINEERS 711 W. MORELAND BLVD.-WAUKESHA.WI.53188 TEL.No.(262) 542-5797 FAX (262) 542-7698 email: nszibel@jahnkeandjahnke.com

DATE: OCTOBER 2, 2015 DRAWN BY: N.S. CHECKED BY: J.R.S. FILE NO.: MERTON 250-2015

S8414



SCALE IN FEET

LEGEND

⊗ - IRON ROD FOUND POST

→ - WATER VALVE O - VENT

♣ - WATER SPRINKLER

⊕ - CATCH BASIN

⊕ - CATCH BASIN

37 - STORM MANHOLE - PIPE INVERT

CLEAN OUT 🔓 - FLAG POLE GAS METER

- ELECTRIC METER

€FLT - FLOOD LIGHT

- AIR CONDITIONER UNIT BOLLARD

- POWER POLE >--- - GUY WIRE

- COLUMN

(8) - DECIDUOUS TREE

CONIFEROUS TREE

- LANNON STONE WALL ____ - 1919____ - EXISTING 1 FOOT CONTOUR --- --- 920 --- -- -- EXISTING 5 FOOT CONTOUR

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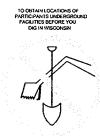
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CALL DIGGERS HOTLINE 1-800-242-8511 **TOLL FREE** WIS STATUTE 182 0175(1974) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

MILW. AREA 259-1181

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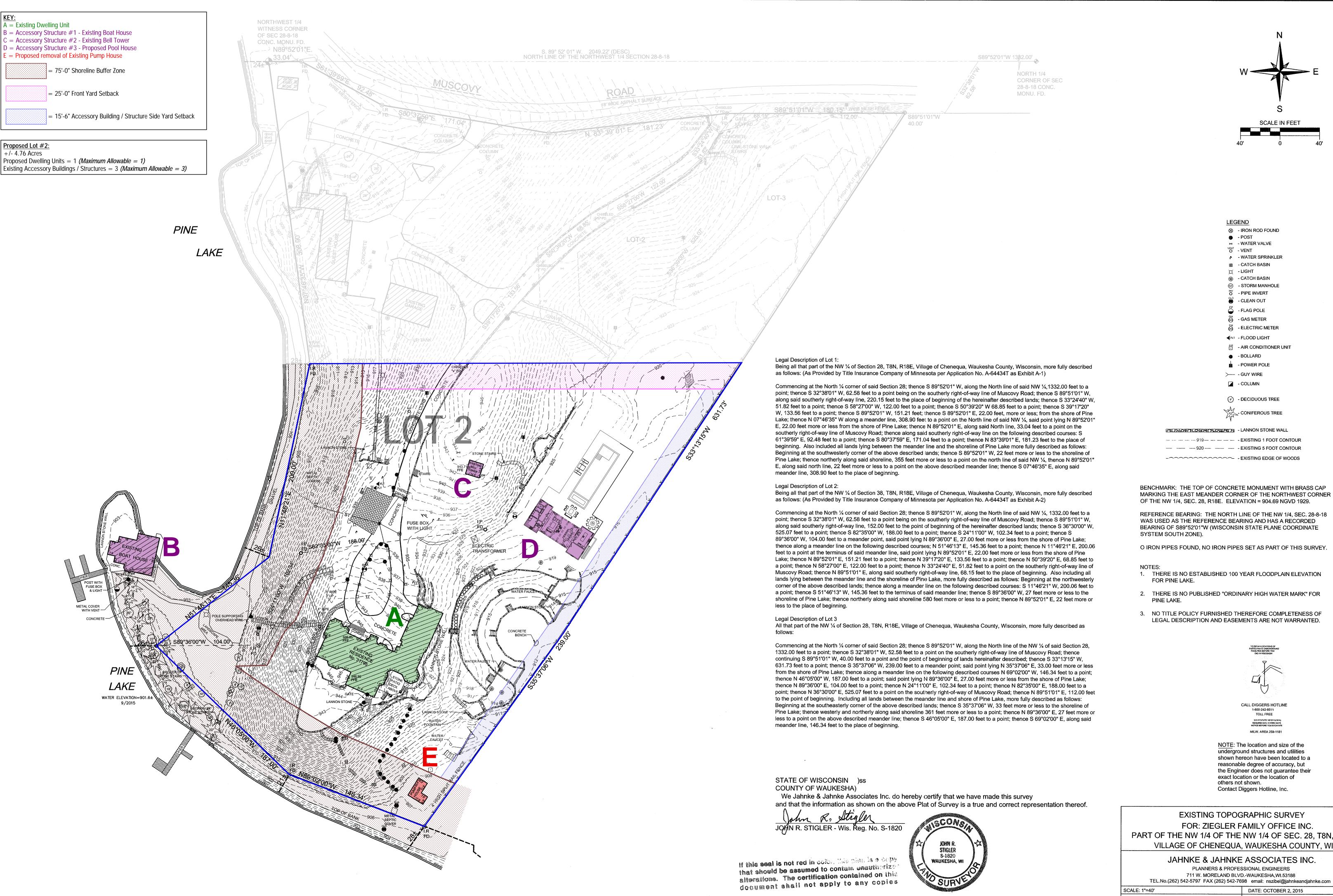
JAHNKE & JAHNKE ASSOCIATES INC.

PLANNERS & PROFESSIONAL ENGINEERS 711 W. MORELAND BLVD.-WAUKESHA,WI.53188

SHEET 1 OF 2

TEL.No.(262) 542-5797 FAX (262) 542-7698 email: nszibel@jahnkeandjahnke.com DATE: OCTOBER 2, 2015 FILE NO.: MERTON 250-2015 CHECKED BY: J.R.S.

S8414



SCALE IN FEET

LEGEND ⊗ - IRON ROD FOUND

POST

→ - WATER VALVE O - VENT

♣ - WATER SPRINKLER ── - CATCH BASIN

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CLEAN OUT - FLAG POLE

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- AIR CONDITIONER UNIT

BOLLARD - POWER POLE

>--- - GUY WIRE

- COLUMN (8) - DECIDUOUS TREE

CONIFEROUS TREE

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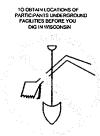
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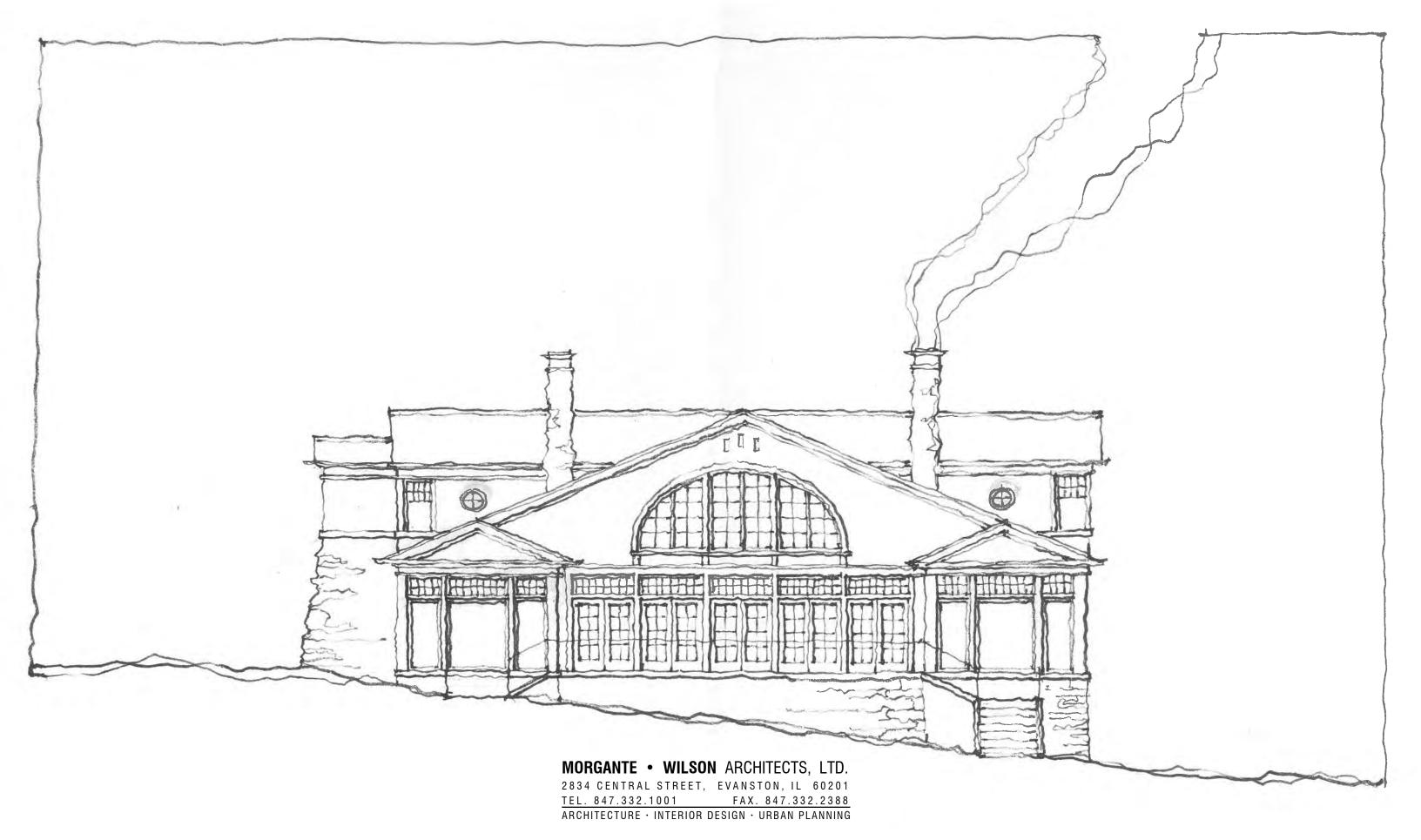
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S8414

FILE NO.: MERTON 250-2015 SHEET 1 OF 2



The 31795 Muscovy LLC Residence
Proposed Primary Residence (Lot 1) South Elevation
3/4/25



Date: April 8th, 2025 **Meeting Date & Time:** Monday, April 14th at 6:00 p.m.

To: Plan Commission, Village of Chenequa

From: Planning Department

Subject: Site Plan Review

Architect/Landscaper: KCB/LandWorks

Owner: Natalie Rix and John Fritzke

Location: 5961 N Cedarhurst Lane

Project Description: Primary Residence and Landscape Plan

Zoning District: Residence District – Lot Abutting a Lake

PROPOSED SINGLE FAMILY DWELLING:	REQUIRED RES. DISTRICT		PROPOSED PROJECT	
LOT AREA:	2	acres	5.51	Acres
LOT WIDTH: AVERAGE	150	L.F. min.	270	L.F.
YARD SETBACKS: Side(North)	23.3	ft. min.	36.4	ft.
Lake (West)	75	ft. min.	81.1	ft.
Rear (East)	25	ft. min.	485.1	ft.
Side (South)	23.3	ft. min.	234.8	ft.
BUILDING HEIGHT:	40	ft. max	38.875	ft.

COMMENTS:

Proposed New Residence:

- 1. KCB Architecture and Design has submitted plans for a new primary residence on behalf of the Fritzke/Rix family.
- 2. The applicant proposes to raze the existing primary dwelling and construct a new single family primary dwelling is a similar location.
- 3. The proposed dwelling has a total of 7,766 square feet of finished living area.
- 4. The total square footage including unfinished area is 9,785.

- 5. Building material sample photos have been provided in the "House Exterior Product Specifications" packet provided.
 - a. These materials include;
 - i. Graphite Gray standing seam steel roof
 - ii. Exterior sheathing consists of;
 - 1. Nickle gap shiplap siding (White Duck and wood siding)
 - 2. Hand hewn timber beams
 - 3. Salvaged log cabin siding
 - 4. Stone Veneer (Barnwood Blue Siena)
- 6. Exterior lighting options have been provided and are shown in the materials packet.
 - a. Gas lanterns
 - i. There are two gas lanterns proposed to be installed in at the main entrance.
 - ii. These lamps will be fueled by natural gas
 - iii. These are advertised to be aesthetic features, if they are found to produce light trespass and glare, they shall not be compliant.
 - b. Shielded down lights
 - i. There are 9 shielded down lights proposed around the dwelling
 - ii. These fixtures are fully shielded and compliant with 5.24
 - iii. The proposed Philips bulb for this fixture also meets the requirements specified in 5.24
 - c. Shielded soffit Lighting
 - i. Surrounding the home there are various covered areas. In these covered areas the applicants propose to use soffit lighting. The applicant proposes to use 19 in total.
 - ii. The proposed soffit lighting is equipped with shielding to eliminate the possibility for light trespass and glare.
 - iii. These proposed fixtures do not exceed 3,000K as required in 5.24.
- 7. The new proposed dwelling is greater than 50' from a neighboring dwelling on an adjoining lot as required in 6.5(4)(c)(i).

Proposed Landscape Plan:

- 1. LandWorks has submitted a landscape/driveway plan on behalf of the Fritzke/Rix family. These plans include;
 - a. A proposed new driveway layout
 - i. The current driveway terminates at the existing residence.
 - ii. As presented on provided plans; the new driveway will create a large loop
 - iii. The driveway addition will cut through a ridge which will require a significant amount of grading and the installation of retaining walls.
 - 1. At the highest point, the applicants propose to reduce the elevation

- approximately 10' to accommodate for the new driveway.
- 2. Each of the proposed retaining walls shown on provided plans will be 2-5' in height.
- iv. The proposed driveway addition is relatively flat. The pitch does not exceed the maximum 12% requirement.
- v. Lake Country Fire and Rescue has reviewed and approves the proposed plan.
- vi. Sample renderings of the proposed driveway are included in the packet.
- b. Proposed patios on the lakeside and south side of dwelling
 - i. These patios are entirely outside the 75' shoreland buffer setback.
 - ii. These patios are proposed to be constructed with natural stone pavers.
 - iii. Location of these patios can be found on the provided landscape grading and lighting plan
- c. Driveway Apron
 - i. The driveway apron near the dwelling will be a mix of natural stone pavers and asphalt.
- d. Retaining walls
 - i. The applicant is proposing several "Blue Granite" retaining walls around the perimeter of the structure.
 - ii. These retaining walls are outside of the 75' shoreland buffer setback.
 - iii. These retaining walls do not encroach on the minimum side yard setback requirements.
- e. Stairs
 - i. The landscape plan proposes several sets of stairs that connect the lakeside patio and driveway to the lake path. These stairs are beyond the 75' shoreland setback.
 - ii. These steps are proposed to be constructed of "AquaGrantique Random Outcrop Steps"
- f. Within the shoreland setback
 - i. One set of stairs and one uncovered pathway is proposed.
 - ii. The stairs will be constructed of "AquaGrantique Random Outcrop Steps"
 - iii. The path will be constructed of "Irregular Bluestone Steppers"
 - iv. Both features are permissible per 6.5(4)(a.)(i.)
 - v. This proposed path does not exceed 4' in width

2. Stormwater management

- a. Around the perimeter of the home the applicant will be installing a series of 12" catch basins. These catch basins are proposed to tie into drain tiles which are proposed to extend from the house and terminate at "daylight". The location of these drains is indicated on the provided drainage diagram.
- 3. Proposed Landscape Lighting
 - a. The landscape plan also proposes 18 fully shielded pathway lights around the property.
 - i. A spec sheet for the proposed landscape light is provided in the packet
 - ii. The proposed lumen output per fixture is 93
 - iii. The color temperature of these fixtures is 2,700K
- 2. A man-made pond exists on the property and falls within 75' of the proposed dwelling

and improvements.

- i. According to the WI DNR "Waterways that are completely artificial and which do not connect with a navigable waterway are not considered to be navigable waterways..."
- ii. Because this is a man-made pond, it is not a "navigable waterway" and the 75' shoreland setback regulations referenced in chapter 6 do not apply.
- 4. The proposed project meets all other requirements of the Village of Chenequa Zoning.
- 5. This is a legal conforming lot.
- 6. A building permit is required from the Building Inspector prior to start of construction.
- 7. Greater than one acre of of land will be disturbed as a result of this project, a DNR land disturbance permit shall be obtained at least fourteen (14) days prior to beginning of construction.
- 8. If the Village Board determines 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.
- c: Dan Neumer, Administrator
 Deanna Braunschweig, Clerk
 Paul Launer, Lake Country Inspections
 Natalie Rix and John Fritzke, Owner
 Cody Lincoln, Zoning Administrator



March 17, 2025

KCB Buildings LLC
Keith Barnes, AIA, LEED AP – Registered Wisconsin Architect
P (WI): 608-669-4923
keith@kcbbuildings.com

Cover Letter

5961 Cedarhurst Lane- Chenequa, WI 53029 - Proposed New 2-Story Residence

The proposed project is a new single-family residence located at 5961 Cedarhurst Lane. The new residence is a new 2-story home with an attached 3-car garage which will replace the existing single-story residence on the site. The new residence will be positioned at approximately the same location on the site as the existing residence to minimize the amount of land disturbance. Additionally, a number of site improvements are being proposed which inlcude landscape walls, terraces, exterior stairs, a new circular driveway and new plantings. Please see the submitted architectural and landscape plans for additional information.

Keith C. Barnes, AIA, LEED AP

Architect, Owner KCB Buildings LLC P (WI): 608-669-4923

NEW LAKEFRONT RESIDENCE

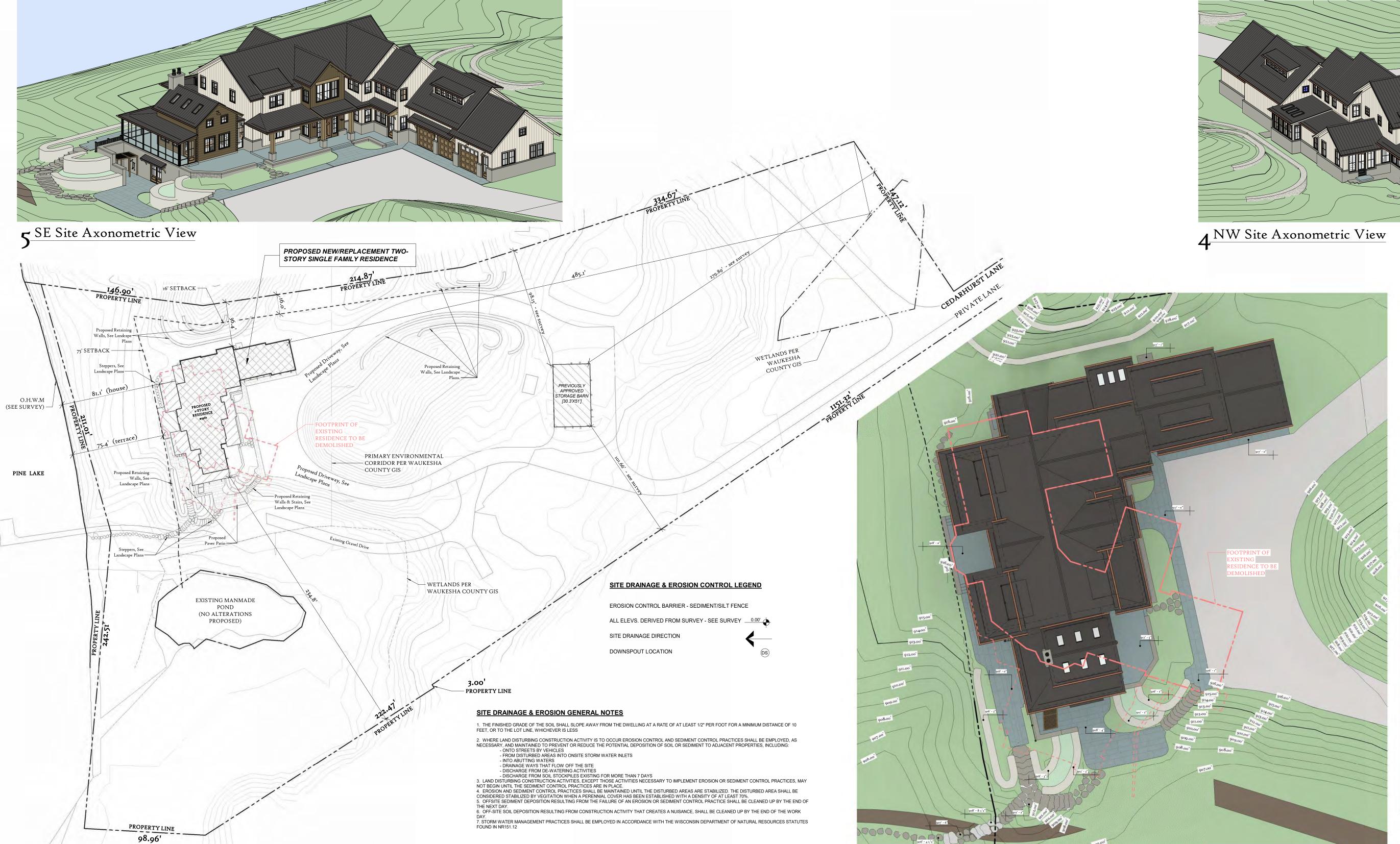
Fritzke-Rix Residence - 5961 Cedarhurst Ln







PERSPECTIVE VIEW FROM LAKEFRONT





ZONING SUMMARY

OMING SOMM	1771/ 1
PROPERTY INFO: TAX KEY: CHQV0399996 LOT AREA: 239,261 SF (5.49 ACRES) LAKE FRONTAGE: 635.52'	
ZONING: SETBACKS: REQUIRED LAKE SETBACK: 75' PROPOSED LAKE SETBACK: 75.4' (TER 81.1' (HOL REQUIRED REAR SETBACK: 25' PROPOSED REAR SETBACK: 485.1' REQUIRED NORTH SIDE SETBACK: 32' HFIGHT * 6" = 16' MINI	JSE) ´
PROPOSED NORTH SIDE SETBACK: 36 REQUIRED SOUTH SIDE SETBACK: 39' HEIGHT * 6" = 19.5' MII PROPOSED SOUTH SIDE SETBACK: 23 HEIGHTS: FRONT OF HOME: 35' MAXIMUM PROPOSED: 31' LAKESIDE: 40' MAXIMUM PROPOSED: 32'	.4' NIMUM

FLOOR AREA SUMMARY

TOTAL (1ST FLR + 2ND FLR):

BASEMENT:

1ST FLOOR GROSS FLOOR AREA: 3,406 SF 2ND FLOOR GROSS FLOOR AREA: 2,626 SF

1,154 SF 3,753 SF TOTAL

1,734 SF FINISHED 2,019 SF UNFINISHED

DRAWING INDEX

	DRAWING INDEX
Sheet Number	Sheet Name
A-001	Cover Sheet & Site Information
A-101	First Floor Plan
A-102	Second Floor Plan
A-103	Basement Floor Plan
A-104	Roof Plan
A-201	East (Front) Exterior Elevation
A-202	West (Lakeside) Exterior Elevation
A-203	South (Side) Exterior Elevation
A-204	North (Side) Exterior Elevation
A-300	Building Sections
A-301	Building Sections

Sheet No.

Cover Sheet & Site Information

As indicated 03/04/2025

specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means. Waukesha County will not be responsible for any damages which result from third party use of the information and depictions herein, or for use which ignores this warning.

specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement of certified



Milwaukee, Wi 53202 (414) 261-8956 admin@kcbbuildings.com

PROJECT:

CONTRACTOR:

Fritzke-Rix Residence - 5961 Cedarhurst Ln

Natalie Rix & John Fritzke PROJECT ADDRESS:

5961 Cedarhurst Ln Hartland, WI 53029

Drawing Issuance Schedule:

Plan Commission Submittal - Rev

General Notes:

Contractor to field verify all dimensions, levels and datums prior to starting the work. Any discrepancies or omissions shall be reported to the General Contractor and/or

All work shall be done in compliance with local codes, ordinances, rules and regulations.

No work shall be started until plans have been approved by the building inspector and all other agencies having

A-ooi



2 Partial North Elevation - Log Cabin

WINDOW NOTES: ALL NEW WINDOWS TO BE MARVIN ULTIMATE SERIES WITH SDLS AND BLACK SPACER BARS. ALL GLAZING SHALL BE CLEAR INSULATED GLASS WITH ULTRA CLEAR LOW-E COATING. VERIFY ALL ROUGH OPENING SIZES WITH SELECTED WINDOW VENDOR PRIOR TO FRAMING

		WIN	DOW SCHE	DULE		
Tag	Window Type	Height	Width	Sill Height	Head Height	Notes
M101	Window-Casement-Single	6' - 10"	1' - 9"	1' - 0"	7' - 10"	
M102	Window-Casement-Single	6' - 10"	1' - 9"	1' - 0"	7' - 10"	
M103	Window-Casement-Single	6' - 2"	2' - 8"	1' - 10"	8' - 0"	
M104	Window-Casement-Double	6' - 0"	5' - 4"	2' - 6"	8' - 6"	
M105	Window-Casement-Double	5' - 0"	4' - 0"	2' - 2 1/2"	7' - 2 1/2"	
M106	Window-Casement-Double	5' - 0"	4' - 0"	2' - 2 1/2"	7' - 2 1/2"	
M107	Window-Casement-Double	5' - 0"	4' - 0"	2' - 2 1/2"	7' - 2 1/2"	
M108	Window-Casement-Double	5' - 0"	4' - 0"	2' - 2 1/2"	7' - 2 1/2"	
M109	Window-Casement-Double	5' - 0"	4' - 0"	2' - 2 1/2"	7' - 2 1/2"	
M110	Window-Casement-Double	5' - 0"	4' - 0"	2' - 2 1/2"	7' - 2 1/2"	
M111	Window-Casement-Double	6' - 0"	4' - 4"	2' - 0"	8' - 0"	
M112	Window-Casement-Double	6' - 0"	4' - 4"	2' - 0"	8' - 0"	
M113	Window-Casement-Single	8' - 0"	3' - 0"	0' - 2 1/2"	8' - 2 1/2"	
M114	Window-Casement-Double	8' - 0"	5' - 0"	0' - 2 1/2"	8' - 2 1/2"	
M115	Window-Casement-Double	8' - 0"	5' - 0"	0' - 2 1/2"	8' - 2 1/2"	
M116	Window-Casement-Single	8' - 0"	3' - 0"	0' - 2 1/2"	8' - 2 1/2"	
M117	Window-Casement-Single	5' - 0"	3' - 2"	3' - 0"	8' - 0"	
M118	Window-Casement-Single	5' - 0"	3' - 2"	3' - 0"	8' - 0"	
M119	Window-Casement-Single	5' - 0"	3' - 2"	3' - 0"	8' - 0"	
M120	Window-Casement-Single	5' - 0"	3' - 2"	3' - 0"	8' - 0"	
M121	Window-Casement-Single	5' - 0"	2' - 8"	3' - 0"	8' - 0"	
M122	Window-Casement-Single	5' - 0"	2' - 8"	3' - 0"	8' - 0"	
M123	Window-Casement-Single	5' - 0"	3' - 0"	3' - 0"	8' - 0"	
M124	Window-Casement-Single	6' - 0"	2' - 8"	2' - 0"	8' - 0"	
M125	Window-Casement-Single	6' - 0"	2' - 8"	2' - 0"	8' - 0"	
M126	Window-Casement-Single	5' - 0"	2' - 8"	3' - 6"	8' - 6"	
M127	Window-Casement-Single	5' - 0"	2' - 8"	3' - 6"	8' - 6"	
M128	Window-Casement-Single	4' - 0"	2' - 5"	3' - 6"	7' - 6"	
M129	Window-Casement-Single	5' - 0"	2' - 0"	3' - 6"	8' - 6"	
M130	Window-Casement-Single	5' - 0"	2' - 8"	3' - 6"	8' - 6"	
M131	Window-Casement-Single	5' - 0"	2' - 8"	3' - 6"	8' - 6"	
M132	Window-Casement-Single	5' - 0"	2' - 8"	3' - 6"	8' - 6"	
M133	Window-Casement-Single	5' - 0"	2' - 8"	3' - 6"	8' - 6"	
M134	Window-Casement-Single	5' - 0"	2' - 0"	3' - 6"	8' - 6"	
M135	Window-Casement-Single	4' - 6"	2' - 5"	3' - 6"	8' - 0"	
M136	Window-Casement-Single	4' - 6"	2' - 5"	3' - 6"	8' - 0"	
M137	Window-Casement-Single	4' - 6"	2' - 5"	3' - 6"	8' - 0"	
M138		4' - 6"	2' - 5"	3' - 6"	8' - 0"	
M139	Window-Casement-Single Window-Casement-Single	4' - 6"	2' - 5"	3' - 6"	8' - 0"	
		4 - 6"	2' - 5"	3' - 6"	8' - 0"	
M140	Window Casement-Single	4 - 6"	2' - 5"	3' - 6"	8' - 0"	
M141	Window Cosement Single	4' - 6"			8' - 0"	
M142	Window Cosement Single		2' - 5"	3' - 6"	8' - 0"	
M143	Window-Casement-Single	4' - 6"	2' - 5"	3' - 6"		
M201	Window-Casement-Single	4' - 0"	2' - 8"	2' - 3"	6' - 3"	
M202	Window-Casement-Single	4' - 0"	2' - 5"	2' - 4"	6' - 4"	
M203 M204 M205 M206	Window-Casement-Single Window-Casement-Single Window-Casement-Single Window-Casement-Single	4' - 0" 4' - 0" 4' - 0" 4' - 0"	2' - 5" 2' - 5" 2' - 5" 2' - 5"	2' - 4" 2' - 6" 2' - 6" 2' - 6"	6' - 4" 6' - 6" 6' - 6" 6' - 6"	

		WIN	DOW SCHE	DULE		
Tag	Window Type	Height	Width	Sill Height	Head Height	Note
M207	Window-Casement-Single	5' - 0"	2' - 8"	2' - 0"	7' - 0"	
M208	Window-Casement-Single	5' - 0"	2' - 8"	2' - 0"	7' - 0"	
M209	Window-Awning-Single	2' - 5"	2' - 5"	3' - 11"	6' - 4"	
M210	Window-Casement-Single	6' - 0"	2' - 8"	2' - 6"	8' - 6"	
M211	Window-Fixed-Single	6' - 0"	2' - 8"	2' - 6"	8' - 6"	
M212	Window-Casement-Single	6' - 0"	2' - 8"	2' - 6"	8' - 6"	
M213	Window-Awning-Single	2' - 5"	2' - 5"	3' - 11"	6' - 4"	
M214	Window-Awning-Single	2' - 5"	2' - 5"	3' - 11"	6' - 4"	
M215	Window-Awning-Single	2' - 5"	2' - 5"	3' - 11"	6' - 4"	
M216	Window-Casement-Single	5' - 0"	2' - 8"	2' - 0"	7' - 0"	
M217	Window-Casement-Single	5' - 0"	2' - 8"	2' - 0"	7' - 0"	
M218	Window-Casement-Single	3' - 0"	2' - 0"	3' - 4"	6' - 4"	
M219	Window-Casement-Single	3' - 0"	2' - 0"	3' - 4"	6' - 4"	
M220	Window-Awning-Single	2' - 5"	2' - 5"	3' - 11"	6' - 4"	
M221	Window-Casement-Single	4' - 0"	2' - 5"	2' - 4"	6' - 4"	
M222	Window-Casement-Single	4' - 0"	2' - 5"	2' - 4"	6' - 4"	
M223	Window-Casement-Single	4' - 0"	2' - 5"	2' - 4"	6' - 4"	
M224	Window-Casement-Single	4' - 0"	2' - 5"	2' - 4"	6' - 4"	
M225	Window-Casement-Single	4' - 0"	2' - 5"	2' - 4"	6' - 4"	
M226	Window-Casement-Single	4' - 0"	2' - 5"	2' - 4"	6' - 4"	
M227	Window-Awning-Single	2' - 0"	2' - 0"	2' - 8"	4' - 8"	
M228	Window-Awning-Single	2' - 5"	2' - 5"	5' - 6"	7' - 11"	
M229	Window-Awning-Single	2' - 5"	2' - 5"	5' - 6"	7' - 11"	
M230	Window-Awning-Single	2' - 5"	2' - 5"	5' - 6"	7' - 11"	
M231	Window-Awning-Single	2' - 5"	2' - 5"	5' - 6"	7' - 11"	
M232	Window-Awning-Single	2' - 5"	2' - 5"	5' - 6"	7' - 11"	
M233	Window-Awning-Single	2' - 5"	2' - 5"	1' - 0"	3' - 5"	
M234	Window-Awning-Single	2' - 5"	2' - 5"	5' - 6"	7' - 11"	
M235	Window-Awning-Single	2' - 5"	2' - 5"	5' - 6"	7' - 11"	
M236	Window-Awning-Single	2' - 5"	2' - 5"	5' - 6"	7' - 11"	
M237	Window-Awning-Single Window-Awning-Single	2' - 5"	2' - 5"	5' - 6"	7' - 11"	
M238	Window-Awning-Single	2' - 5"	2' - 5"	5' - 6"	7' - 11"	
M239	Window-Awning-oingle Window-Casement-Single	4' - 0"	2' - 5"	2' - 4"	6' - 4"	
M240	Window-Casement-Single	4' - 0"	2' - 5"	2' - 4"	6' - 4"	
M241	Window-Casement-Single	4' - 0"	2' - 5"	2' - 4"	6' - 4"	
M242	Window-Casement-Single	4' - 0"	2' - 5"	2' - 4"	6' - 4"	
M243	Window-Casement-Single	4 - 0"	2' - 5"	2' - 4"	6' - 4"	
M244	Window-Casement-Single	4' - 0"	2' - 5"	2' - 4"	6' - 4"	
M245	Window-Casement-Single Window-Casement-Single	4 - 0"	2' - 5"	2' - 4"	6' - 4"	
M246	Window-Casement-Single Window-Casement-Single	4' - 0"	2' - 5"	2' - 4"	6' - 4"	
	Window-Casement-Single Window-Awning-Single	2' - 5"	2' - 5"	3' - 11"	6' - 4"	
M247 M248	Window-Awning-Single Window-Casement-Single	4' - 0"	2' - 8"	2' - 3"	6' - 3"	
M248 M249		6' - 0"	2' - 8"	2' - 3"	8' - 3"	
	Window Cosement Single	_	2' - 8"	2' - 3"	8' - 3"	
M250	Window Cosement Single	6' - 0"				
M251	Window Auring Single	6' - 0"	2' - 8"	2' - 3"	8' - 3"	
M252	Window-Awning-Single	2' - 5"	2' - 5"	11' - 0"	13' - 5"	
M253	Window-Awning-Single	2' - 5"	2' - 5"	11' - 0"	13' - 5"	
M254a	Window-Awning-Single	2' - 5"	2' - 5"	11' - 0"	13' - 5"	
M254b	Window-Awning-Single	2' - 5"	2' - 5"	11' - 0"	13' - 5"	

EXTERIOR GENERAL NOTES

I. FINAL DOWNSPOUT LOCATIONS TBD W/ GC IN ACCORDANCE WITH SITE DRAINAGE PLAN.

EXTERIOR KEYED NOTES

1) 10" VERTICAL SIDING, SMOOTH (BORAL TRU EXTERIOR, NICKEL GAP SMOOTH OR SIMILAR), PAINTED WHITE DUCK (SW 7010)

(DELTA MILLWORKS NICKEL GAP OR SIMILAR)

NATURAL STONE VENEER - FIELDLEDGE -2 BARNWOOD BLUE SIENA LEDGESTONE BY BUECHEL

(BORAL OR SIMILAR)

PREFINISHED METAL ROOF SYSTEM (PAC CLAD SNAP CLAD, 12", 22 GA., SMOOTH) WITH CONCEALED FASTENERS - GRAPHITE COLOR

(5) HALF-ROUND COPPER GUTTER (6) CUT STONE WATER COURSE

(7) WOOD BRACKETS 8 PREMANUFACTURED SKYLIGHTS (VELUX) 9 HAND-HEWN TIMBER EXPOSED STRUCTURE & 21 DECORATIVE CHIMNEY POTS TRIM DETAILS

(10) RECLAIMED & RECONSTRUCTED LOG CABIN

(12) LANDSCAPED TERRACES W/ NATURAL PRAIRIE PLANTINGS, SEE LANDSCAPE PLANS

(11) STONE PATIOS, SEE LANDSCAPE PLANS

(13) STONE, SEE LANDSCAPE PLANS

(14) GLASS WALL FOR CONNECTION FROM HOUSE

(19) WALL GOOSENECK SCONCES - AS SELECTED

19a WALL SCONCES - CAROLINA LANTERNS - WINNIPEG COPPER - LARGE SIZE AT ENTRY

GOOSENECK PENDANT LIGHT AT AWNING ROOFS - AS SELECTED BY OWNER

(20) REUSE EXISTING DECORATIVE WOOD ENTRY DOOR

16) OUTDOOR SHOWER WOOD PERGOLA

(18) 3'-2" HIGH COMPOSITE RAILING

(15) SCREENED PORCH

(17) WOOD CORBEL



KCB ARCHITECTS 400 E. Wisconsin Ave. #205 Milwaukee, Wi 53202 (414) 261-8956 admin@kcbbuildings.com

CONTRACTOR:

ARCHITECT:

Fritzke-Rix Residence - 5961 Cedarhurst Ln

Natalie Rix & John Fritzke

PROJECT ADDRESS: 5961 Cedarhurst Ln Hartland, WI 53029

Description

Drawing Issuance Schedule:

| I Plan Commission

	Submittal - Rev Lighting	



I East (Front) Elevation

Sheet Title:

East (Front) Exterior Elevation

Contractor to field verify all dimensions, levels and datums prior to starting the work. Any discrepancies or omissions shall be reported to the General Contractor and/or

All work shall be done in compliance with local codes,

No work shall be started until plans have been approved by the building inspector and all other agencies having jurisdiction.

ordinances, rules and regulations.

1/4" = 1'-0"



ALL NEW WINDOWS TO BE MARVIN ULTIMATE SERIES WITH SDLS AND BLACK SPACER BARS. ALL GLAZING SHALL BE CLEAR INSULATED GLASS WITH VERIFY ALL ROUGH OPENING SIZES WITH SELECTED WINDOW VENDOR PRIOR TO FRAMING

		WIN	DOW SCHE	DULE		
Tag	Window Type	Height	Width	Sill Height	Head Height	Notes
M101	Window-Casement-Single	6' - 10"	1' - 9"	1' - 0"	7' - 10"	
M102	Window-Casement-Single	6' - 10"	1' - 9"	1' - 0"	7' - 10"	
M103	Window-Casement-Single	6' - 2"	2' - 8"	1' - 10"	8' - 0"	
M104	Window-Casement-Double	6' - 0"	5' - 4"	2' - 6"	8' - 6"	
M105	Window-Casement-Double	5' - 0"	4' - 0"	2' - 2 1/2"	7' - 2 1/2"	
M106	Window-Casement-Double	5' - 0"	4' - 0"	2' - 2 1/2"	7' - 2 1/2"	
M107	Window-Casement-Double	5' - 0"	4' - 0"	2' - 2 1/2"	7' - 2 1/2"	
M108	Window-Casement-Double	5' - 0"	4' - 0"	2' - 2 1/2"	7' - 2 1/2"	
M109	Window-Casement-Double	5' - 0"	4' - 0"	2' - 2 1/2"	7' - 2 1/2"	
M110	Window-Casement-Double	5' - 0"	4' - 0"	2' - 2 1/2"	7' - 2 1/2"	
M111	Window-Casement-Double	6' - 0"	4' - 4"	2' - 0"	8' - 0"	
M112	Window-Casement-Double	6' - 0"	4' - 4"	2' - 0"	8' - 0"	
M113	Window-Casement-Single	8' - 0"	3' - 0"	0' - 2 1/2"	8' - 2 1/2"	
M114	Window-Casement-Double	8' - 0"	5' - 0"	0' - 2 1/2"	8' - 2 1/2"	
M115	Window-Casement-Double	8' - 0"	5' - 0"	0' - 2 1/2"	8' - 2 1/2"	
M116	Window-Casement-Single	8' - 0"	3' - 0"	0' - 2 1/2"	8' - 2 1/2"	
M117	Window-Casement-Single	5' - 0"	3' - 2"	3' - 0"	8' - 0"	
M118	Window-Casement-Single	5' - 0"	3' - 2"	3' - 0"	8' - 0"	
M119	Window-Casement-Single	5' - 0"	3' - 2"	3' - 0"	8' - 0"	
M120	Window-Casement-Single	5' - 0"	3' - 2"	3' - 0"	8' - 0"	
M121	Window-Casement-Single	5' - 0"	2' - 8"	3' - 0"	8' - 0"	
M122	Window-Casement-Single	5' - 0"	2' - 8"	3' - 0"	8' - 0"	
M123	Window-Casement-Single	5' - 0"	3' - 0"	3' - 0"	8' - 0"	
M124	Window-Casement-Single	6' - 0"	2' - 8"	2' - 0"	8' - 0"	
M125	Window-Casement-Single	6' - 0"	2' - 8"	2' - 0"	8' - 0"	
M126	Window-Casement-Single	5' - 0"	2' - 8"	3' - 6"	8' - 6"	
M127	Window-Casement-Single	5' - 0"	2' - 8"	3' - 6"	8' - 6"	
M128	Window-Casement-Single	4' - 0"	2' - 5"	3' - 6"	7' - 6"	
M129	Window-Casement-Single	5' - 0"	2' - 0"	3' - 6"	8' - 6"	
M130	Window-Casement-Single	5' - 0"	2' - 8"	3' - 6"	8' - 6"	
M131	Window-Casement-Single	5' - 0"	2' - 8"	3' - 6"	8' - 6"	
M132	Window-Casement-Single	5' - 0"	2' - 8"	3' - 6"	8' - 6"	
M133	Window-Casement-Single	5' - 0"	2' - 8"	3' - 6"	8' - 6"	
M134	Window-Casement-Single	5' - 0"	2' - 0"	3' - 6"	8' - 6"	
M135	Window-Casement-Single	4' - 6"	2' - 5"	3' - 6"	8' - 0"	
M136	Window-Casement-Single	4' - 6"	2' - 5"	3' - 6"	8' - 0"	
M137	Window-Casement-Single	4' - 6"	2' - 5"	3' - 6"	8' - 0"	
M138	Window-Casement-Single	4' - 6"	2' - 5"	3' - 6"	8' - 0"	
M139	Window-Casement-Single	4' - 6"	2' - 5"	3' - 6"	8' - 0"	
M140	Window-Casement-Single	4' - 6"	2' - 5"	3' - 6"	8' - 0"	
M141	Window-Casement-Single	4' - 6"	2' - 5"	3' - 6"	8' - 0"	
M142	Window-Casement-Single	4' - 6"	2' - 5"	3' - 6"	8' - 0"	
M143	Window-Casement-Single	4' - 6"	2' - 5"	3' - 6"	8' - 0"	
M201	Window-Casement-Single	4' - 0"	2' - 8"	2' - 3"	6' - 3"	
M202	Window-Casement-Single	4' - 0"	2' - 5"	2' - 4"	6' - 4"	
M203	Window-Casement-Single	4' - 0"	2' - 5"	2' - 4"	6' - 4"	
M204	Window-Casement-Single	4' - 0"	2' - 5"	2' - 6"	6' - 6"	
M205	Window-Casement-Single	4' - 0"	2' - 5"	2' - 6"	6' - 6"	
M206	Window-Casement-Single	4' - 0"	2' - 5"	2' - 6"	6' - 6"	

Tag	Window Type	Height	Width	Sill Height	Head Height	Notes
M207	Window-Casement-Single	5' - 0"	2' - 8"	2' - 0"	7' - 0"	
M208	Window-Casement-Single	5' - 0"	2' - 8"	2' - 0"	7' - 0"	
M209	Window-Awning-Single	2' - 5"	2' - 5"	3' - 11"	6' - 4"	
M210	Window-Casement-Single	6' - 0"	2' - 8"	2' - 6"	8' - 6"	
M211	Window-Fixed-Single	6' - 0"	2' - 8"	2' - 6"	8' - 6"	
M212	Window-Casement-Single	6' - 0"	2' - 8"	2' - 6"	8' - 6"	
M213	Window-Awning-Single	2' - 5"	2' - 5"	3' - 11"	6' - 4"	
M214	Window-Awning-Single	2' - 5"	2' - 5"	3' - 11"	6' - 4"	
M215	Window-Awning-Single	2' - 5"	2' - 5"	3' - 11"	6' - 4"	
M216	Window-Casement-Single	5' - 0"	2' - 8"	2' - 0"	7' - 0"	
M217	Window-Casement-Single	5' - 0"	2' - 8"	2' - 0"	7' - 0"	
M218	Window-Casement-Single	3' - 0"	2' - 0"	3' - 4"	6' - 4"	
M219	Window-Casement-Single	3' - 0"	2' - 0"	3' - 4"	6' - 4"	
M220	Window-Awning-Single	2' - 5"	2' - 5"	3' - 11"	6' - 4"	
M221	Window-Casement-Single	4' - 0"	2' - 5"	2' - 4"	6' - 4"	
M222	Window-Casement-Single	4' - 0"	2' - 5"	2' - 4"	6' - 4"	
M223	Window-Casement-Single	4' - 0"	2' - 5"	2' - 4"	6' - 4"	
M224	Window-Casement-Single	4' - 0"	2' - 5"	2' - 4"	6' - 4"	
M225	Window-Casement-Single	4' - 0"	2' - 5"	2' - 4"	6' - 4"	
M226	Window-Casement-Single	4' - 0"	2' - 5"	2' - 4"	6' - 4"	
M227	Window-Awning-Single	2' - 0"	2' - 0"	2' - 8"	4' - 8"	
M228	Window-Awning-Single	2' - 5"	2' - 5"	5' - 6"	7' - 11"	
M229	Window-Awning-Single	2' - 5"	2' - 5"	5' - 6"	7' - 11"	
M230	Window-Awning-Single	2' - 5"	2' - 5"	5' - 6"	7' - 11"	
M231	Window-Awning-Single	2' - 5"	2' - 5"	5' - 6"	7' - 11"	
M232	Window-Awning-Single	2' - 5"	2' - 5"	5' - 6"	7' - 11"	
M233	Window-Awning-Single	2' - 5"	2' - 5"	1' - 0"	3' - 5"	
M234	Window-Awning-Single	2' - 5"	2' - 5"	5' - 6"	7' - 11"	
M235	Window-Awning-Single	2' - 5"	2' - 5"	5' - 6"	7' - 11"	
M236	Window-Awning-Single	2' - 5"	2' - 5"	5' - 6"	7' - 11"	
M237	Window-Awning-Single	2' - 5"	2' - 5"	5' - 6"	7' - 11"	
M238	Window-Awning-Single	2' - 5"	2' - 5"	5' - 6"	7' - 11"	
M239	Window-Casement-Single	4' - 0"	2' - 5"	2' - 4"	6' - 4"	
M240	Window-Casement-Single	4' - 0"	2' - 5"	2' - 4"	6' - 4"	
M241	Window-Casement-Single	4' - 0"	2' - 5"	2' - 4"	6' - 4"	
M242	Window-Casement-Single	4' - 0"	2' - 5"	2' - 4"	6' - 4"	
M243	Window-Casement-Single	4' - 0"	2' - 5"	2' - 4"	6' - 4"	
M244	Window-Casement-Single	4' - 0"	2' - 5"	2' - 4"	6' - 4"	
M245	Window-Casement-Single	4' - 0"	2' - 5"	2' - 4"	6' - 4"	
M246	Window-Casement-Single	4' - 0"	2' - 5"	2' - 4"	6' - 4"	
M247	Window-Awning-Single	2' - 5"	2' - 5"	3' - 11"	6' - 4"	
M248	Window-Casement-Single	4' - 0"	2' - 8"	2' - 3"	6' - 3"	
M249	Window-Casement-Single	6' - 0"	2' - 8"	2' - 3"	8' - 3"	
M250	Window-Casement-Single	6' - 0"	2' - 8"	2' - 3"	8' - 3"	
M251	Window-Casement-Single	6' - 0"	2' - 8"	2' - 3"	8' - 3"	
M252	Window-Awning-Single	2' - 5"	2' - 5"	11' - 0"	13' - 5"	
M253	Window-Awning-Single	2' - 5"	2' - 5"	11' - 0"	13' - 5"	
M254a	Window-Awning-Single	2' - 5"	2' - 5"	11' - 0"	13' - 5"	
M254b Grand tota	Window-Awning-Single	2' - 5"	2' - 5"	11' - 0"	13' - 5"	

EXTERIOR GENERAL NOTES

I. FINAL DOWNSPOUT LOCATIONS TBD W/ GC IN ACCORDANCE WITH SITE DRAINAGE PLAN.

EXTERIOR KEYED NOTES

- 1) 10" VERTICAL SIDING, SMOOTH (BORAL TRU EXTERIOR, NICKEL GAP SMOOTH OR SIMILAR), PAINTED WHITE DUCK (SW 7010)
- (DELTA MILLWORKS NICKEL GAP OR SIMILAR)
- NATURAL STONE VENEER FIELDLEDGE BARNWOOD BLUE SIENA LEDGESTONE BY
- (BORAL OR SIMILAR) PREFINISHED METAL ROOF SYSTEM (PAC CLAD SNAP CLAD, 12", 22 GA., SMOOTH) WITH
- CONCEALED FASTENERS GRAPHITE COLOR (5) HALF-ROUND COPPER GUTTER
- (6) CUT STONE WATER COURSE (7) WOOD BRACKETS
- PREMANUFACTURED SKYLIGHTS (VELUX) 9 HAND-HEWN TIMBER EXPOSED STRUCTURE & 21 DECORATIVE CHIMNEY POTS TRIM DETAILS
- (10) RECLAIMED & RECONSTRUCTED LOG CABIN

PLANTINGS, SEE LANDSCAPE PLANS

(11) STONE PATIOS, SEE LANDSCAPE PLANS (12) LANDSCAPED TERRACES W/ NATURAL PRAIRIE (13) STONE, SEE LANDSCAPE PLANS

(15) SCREENED PORCH

- (14) GLASS WALL FOR CONNECTION FROM HOUSE
- (16) OUTDOOR SHOWER WOOD PERGOLA
- 400 E. Wisconsin Ave. #205 (17) WOOD CORBEL Milwaukee, Wi 53202 (18) 3'-2" HIGH COMPOSITE RAILING admin@kcbbuildings.com

ARCHITECT:

- 19a WALL SCONCES CAROLINA LANTERNS WINNIPEG COPPER LARGE SIZE AT ENTRY CONTRACTOR:
- GOOSENECK PENDANT LIGHT AT AWNING ROOFS AS SELECTED BY OWNER

19) WALL GOOSENECK SCONCES - AS SELECTED

- 20) REUSE EXISTING DECORATIVE WOOD ENTRY DOOR

Fritzke-Rix Residence - 5961 Cedarhurst Ln

Natalie Rix & John Fritzke

ARCHITECTURE

KCB ARCHITECTS

(414) 261-8956

& DESIGN

PROJECT ADDRESS:

5961 Cedarhurst Ln Hartland, WI 53029

Drawing 1	Issuance	Sc.	hec	ι

I	Plan Commission Submittal - Rev	04/01/202
	Lighting	



I West (Lakeside) Elevation

West (Lakeside) Exterior Elevation

A-202

I/4" = I'-0"

03/04/2025



2 Partial South Elevation - North of Entry

ALL NEW WINDOWS TO BE MARVIN ULTIMATE SERIES WITH SDLS AND BLACK SPACER BARS. ALL GLAZING SHALL BE CLEAR INSULATED GLASS WITH

WINDOW SCHEDULE						
Tag	Window Type	Height	Width	Sill Height	Head Height	Notes
M101	Window-Casement-Single	6' - 10"	1' - 9"	1' - 0"	7' - 10"	
M102	Window-Casement-Single	6' - 10"	1' - 9"	1' - 0"	7' - 10"	
M103	Window-Casement-Single	6' - 2"	2' - 8"	1' - 10"	8' - 0"	
M104	Window-Casement-Double	6' - 0"	5' - 4"	2' - 6"	8' - 6"	
M105	Window-Casement-Double	5' - 0"	4' - 0"	2' - 2 1/2"	7' - 2 1/2"	
M106	Window-Casement-Double	5' - 0"	4' - 0"	2' - 2 1/2"	7' - 2 1/2"	
M107	Window-Casement-Double	5' - 0"	4' - 0"	2' - 2 1/2"	7' - 2 1/2"	
M108	Window-Casement-Double	5' - 0"	4' - 0"	2' - 2 1/2"	7' - 2 1/2"	
M109	Window-Casement-Double	5' - 0"	4' - 0"	2' - 2 1/2"	7' - 2 1/2"	
M110	Window-Casement-Double	5' - 0"	4' - 0"	2' - 2 1/2"	7' - 2 1/2"	
M111	Window-Casement-Double	6' - 0"	4' - 4"	2' - 0"	8' - 0"	
M112	Window-Casement-Double	6' - 0"	4' - 4"	2' - 0"	8' - 0"	
M113	Window-Casement-Single	8' - 0"	3' - 0"	0' - 2 1/2"	8' - 2 1/2"	
M114	Window-Casement-Double	8' - 0"	5' - 0"	0' - 2 1/2"	8' - 2 1/2"	
M115	Window-Casement-Double	8' - 0"	5' - 0"	0' - 2 1/2"	8' - 2 1/2"	
M116	Window-Casement-Single	8' - 0"	3' - 0"	0' - 2 1/2"	8' - 2 1/2"	
M117	Window-Casement-Single	5' - 0"	3' - 2"	3' - 0"	8' - 0"	
M118	Window-Casement-Single	5' - 0"	3' - 2"	3' - 0"	8' - 0"	
M119	Window-Casement-Single	5' - 0"	3' - 2"	3' - 0"	8' - 0"	
M120	Window-Casement-Single	5' - 0"	3' - 2"	3' - 0"	8' - 0"	
M121	Window-Casement-Single	5' - 0"	2' - 8"	3' - 0"	8' - 0"	
M122	Window-Casement-Single	5' - 0"	2' - 8"	3' - 0"	8' - 0"	
M123	Window-Casement-Single	5' - 0"	3' - 0"	3' - 0"	8' - 0"	
M124	Window-Casement-Single	6' - 0"	2' - 8"	2' - 0"	8' - 0"	
M125	Window-Casement-Single	6' - 0"	2' - 8"	2' - 0"	8' - 0"	
M126	Window-Casement-Single	5' - 0"	2' - 8"	3' - 6"	8' - 6"	
M127	Window-Casement-Single	5' - 0"	2' - 8"	3' - 6"	8' - 6"	
M128	Window-Casement-Single	4' - 0"	2' - 5"	3' - 6"	7' - 6"	
M129	Window-Casement-Single	5' - 0"	2' - 0"	3' - 6"	8' - 6"	
M130	Window-Casement-Single	5' - 0"	2' - 8"	3' - 6"	8' - 6"	
M131	Window-Casement-Single	5' - 0"	2' - 8"	3' - 6"	8' - 6"	
M132	Window-Casement-Single	5' - 0"	2' - 8"	3' - 6"	8' - 6"	
M133	Window-Casement-Single	5' - 0"	2' - 8"	3' - 6"	8' - 6"	
M134	Window-Casement-Single	5' - 0"	2' - 0"	3' - 6"	8' - 6"	
M135	Window-Casement-Single	4' - 6"	2' - 5"	3' - 6"	8' - 0"	
M136	Window-Casement-Single	4' - 6"	2' - 5"	3' - 6"	8' - 0"	
M137	Window-Casement-Single	4' - 6"	2' - 5"	3' - 6"	8' - 0"	
M138	Window-Casement-Single Window-Casement-Single	4' - 6"	2' - 5"	3' - 6"	8' - 0"	
M139	Window-Casement-Single	4' - 6"	2' - 5"	3' - 6"	8' - 0"	
M140	Window-Casement-Single Window-Casement-Single	4' - 6"	2' - 5"	3' - 6"	8' - 0"	
M141	Window-Casement-Single	4' - 6"	2' - 5"	3' - 6"	8' - 0"	
M142		4 - 6"	2' - 5"	3' - 6"	8' - 0"	
M143	Window Casement-Single	4 - 6"	2' - 5"	3' - 6"	8' - 0"	
	Window Casement-Single	4 - 6	2' - 8"			
M201	Window Casement-Single			2' - 3"	6' - 3"	
M202	Window Casement-Single	4' - 0"	2' - 5" 2' - 5"		6' - 4"	
M203	Window-Casement-Single	4' - 0"		2' - 4"	6' - 4" 6' - 6"	
M204	Window Coopment Single	4' - 0"	2' - 5"	= *		
M205 M206	Window-Casement-Single Window-Casement-Single	4' - 0" 4' - 0"	2' - 5" 2' - 5"	2' - 6" 2' - 6"	6' - 6" 6' - 6"	

VERIFY ALL ROUGH OPENING SIZES WITH SELECTED WINDOW VENDOR PRIOR TO FRAMING

Tag	Window Type	Height	Width	Sill Height	Head Height	Note
1207	Window-Casement-Single	5' - 0"	2' - 8"	2' - 0"	7' - 0"	
1208	Window-Casement-Single	5' - 0"	2' - 8"	2' - 0"	7' - 0"	
1209	Window-Awning-Single	2' - 5"	2' - 5"	3' - 11"	6' - 4"	
1210	Window-Casement-Single	6' - 0"	2' - 8"	2' - 6"	8' - 6"	
1211	Window-Fixed-Single	6' - 0"	2' - 8"	2' - 6"	8' - 6"	
1212	Window-Casement-Single	6' - 0"	2' - 8"	2' - 6"	8' - 6"	
1213	Window-Awning-Single	2' - 5"	2' - 5"	3' - 11"	6' - 4"	
1214	Window-Awning-Single	2' - 5"	2' - 5"	3' - 11"	6' - 4"	
1215	Window-Awning-Single	2' - 5"	2' - 5"	3' - 11"	6' - 4"	
1216	Window-Casement-Single	5' - 0"	2' - 8"	2' - 0"	7' - 0"	
1217	Window-Casement-Single	5' - 0"	2' - 8"	2' - 0"	7' - 0"	
1218	Window-Casement-Single	3' - 0"	2' - 0"	3' - 4"	6' - 4"	
1219	Window-Casement-Single	3' - 0"	2' - 0"	3' - 4"	6' - 4"	
1220	Window-Awning-Single	2' - 5"	2' - 5"	3' - 11"	6' - 4"	
1221	Window-Casement-Single	4' - 0"	2' - 5"	2' - 4"	6' - 4"	
1222	Window-Casement-Single	4' - 0"	2' - 5"	2' - 4"	6' - 4"	
1223	Window-Casement-Single	4' - 0"	2' - 5"	2' - 4"	6' - 4"	
1224	Window-Casement-Single	4' - 0"	2' - 5"	2' - 4"	6' - 4"	
1225	Window-Casement-Single Window-Casement-Single	4' - 0"	2' - 5"	2' - 4"	6' - 4"	
1225	Window-Casement-Single Window-Casement-Single	4' - 0"	2' - 5"	2' - 4"	6' - 4"	
1220		2' - 0"	2' - 0"	2' - 8"	4' - 8"	
1227	Window Awning-Single	2' - 5"	2' - 5"	5' - 6"	7' - 11"	
	Window-Awning-Single					
1229	Window-Awning-Single	2' - 5"	2' - 5"	5' - 6"	7' - 11"	
1230	Window-Awning-Single	2' - 5"	2' - 5"	5' - 6"	7' - 11"	
1231	Window-Awning-Single	2' - 5"	2' - 5"	5' - 6"	7' - 11"	
1232	Window-Awning-Single	2' - 5"	2' - 5"	5' - 6"	7' - 11"	
1233	Window-Awning-Single	2' - 5"	2' - 5"	1' - 0"	3' - 5"	
1234	Window-Awning-Single	2' - 5"	2' - 5"	5' - 6"	7' - 11"	
1235	Window-Awning-Single	2' - 5"	2' - 5"	5' - 6"	7' - 11"	
1236	Window-Awning-Single	2' - 5"	2' - 5"	5' - 6"	7' - 11"	
1237	Window-Awning-Single	2' - 5"	2' - 5"	5' - 6"	7' - 11"	
1238	Window-Awning-Single	2' - 5"	2' - 5"	5' - 6"	7' - 11"	
1239	Window-Casement-Single	4' - 0"	2' - 5"	2' - 4"	6' - 4"	
1240	Window-Casement-Single	4' - 0"	2' - 5"	2' - 4"	6' - 4"	
1241	Window-Casement-Single	4' - 0"	2' - 5"	2' - 4"	6' - 4"	
1242	Window-Casement-Single	4' - 0"	2' - 5"	2' - 4"	6' - 4"	
1243	Window-Casement-Single	4' - 0"	2' - 5"	2' - 4"	6' - 4"	
1244	Window-Casement-Single	4' - 0"	2' - 5"	2' - 4"	6' - 4"	
1245	Window-Casement-Single	4' - 0"	2' - 5"	2' - 4"	6' - 4"	
1246	Window-Casement-Single	4' - 0"	2' - 5"	2' - 4"	6' - 4"	
1247	Window-Awning-Single	2' - 5"	2' - 5"	3' - 11"	6' - 4"	
1248	Window-Casement-Single	4' - 0"	2' - 8"	2' - 3"	6' - 3"	
1249	Window-Casement-Single	6' - 0"	2' - 8"	2' - 3"	8' - 3"	
250	Window-Casement-Single	6' - 0"	2' - 8"	2' - 3"	8' - 3"	
251	Window-Casement-Single	6' - 0"	2' - 8"	2' - 3"	8' - 3"	
252	Window-Awning-Single	2' - 5"	2' - 5"	11' - 0"	13' - 5"	
1253	Window-Awning-Single	2' - 5"	2' - 5"	11' - 0"	13' - 5"	
1254a	Window-Awning-Single	2' - 5"	2' - 5"	11' - 0"	13' - 5"	
1254b	Window-Awning-Single	2' - 5"	2' - 5"	11' - 0"	13' - 5"	

EXTERIOR GENERAL NOTES

I. FINAL DOWNSPOUT LOCATIONS TBD W/ GC IN ACCORDANCE WITH SITE DRAINAGE PLAN.

EXTERIOR KEYED NOTES

- 1) 10" VERTICAL SIDING, SMOOTH (BORAL TRU EXTERIOR, NICKEL GAP SMOOTH OR SIMILAR),
- (DELTA MILLWORKS NICKEL GAP OR SIMILAR)
- NATURAL STONE VENEER FIELDLEDGE -

PAINTED WHITE DUCK (SW 7010)

- (2) BARNWOOD BLUE SIENA LEDGESTONE BY
- (BORAL OR SIMILAR)
- PREFINISHED METAL ROOF SYSTEM (PAC CLAD SNAP CLAD, 12", 22 GA., SMOOTH) WITH CONCEALED FASTENERS - GRAPHITE COLOR
- (5) HALF-ROUND COPPER GUTTER (6) CUT STONE WATER COURSE

(7) WOOD BRACKETS

- PREMANUFACTURED SKYLIGHTS (VELUX)
- 9 HAND-HEWN TIMBER EXPOSED STRUCTURE & 21 DECORATIVE CHIMNEY POTS TRIM DETAILS
- (10) RECLAIMED & RECONSTRUCTED LOG CABIN

(12) LANDSCAPED TERRACES W/ NATURAL PRAIRIE PLANTINGS, SEE LANDSCAPE PLANS

(11) STONE PATIOS, SEE LANDSCAPE PLANS

- (13) STONE, SEE LANDSCAPE PLANS
- (14) GLASS WALL FOR CONNECTION FROM HOUSE

(15) SCREENED PORCH

- (16) OUTDOOR SHOWER WOOD PERGOLA (17) WOOD CORBEL
- (18) 3'-2" HIGH COMPOSITE RAILING 19) WALL GOOSENECK SCONCES - AS SELECTED
- 19a WALL SCONCES CAROLINA LANTERNS WINNIPEG COPPER LARGE SIZE AT ENTRY CONTRACTOR:
- GOOSENECK PENDANT LIGHT AT AWNING ROOFS AS SELECTED BY OWNER
- 20) REUSE EXISTING DECORATIVE WOOD ENTRY DOOR

ARCHITECT:

Fritzke-Rix Residence - 5961 Cedarhurst Ln

Date

ARCHITECTURE

KCB ARCHITECTS

400 E. Wisconsin Ave. #205

Milwaukee, Wi 53202

(414) 261-8956 admin@kcbbuildings.com

& DESIGN

Natalie Rix & John Fritzke

PROJECT ADDRESS: 5961 Cedarhurst Ln Hartland, WI 53029

Description

Drawing Issuance Schedule:

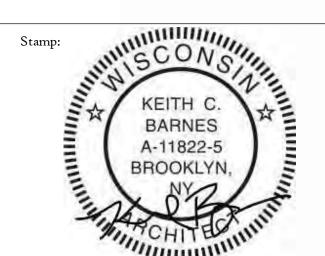
I	Plan Commission Submittal - Rev Lighting	04/01/2025

General Notes:

Contractor to field verify all dimensions, levels and datums prior to starting the work. Any discrepancies or omissions shall be reported to the General Contractor and/or

All work shall be done in compliance with local codes, ordinances, rules and regulations.

No work shall be started until plans have been approved by the building inspector and all other agencies having jurisdiction.



South (Side) Exterior Elevation

1/4" = 1'-0"



I South (Side) Elevation

I Partial North Elevation - North of Entry

ALL NEW WINDOWS TO BE MARVIN ULTIMATE SERIES WITH SDLS AND BLACK SPACER BARS. ALL GLAZING SHALL BE CLEAR INSULATED GLASS WITH VERIFY ALL ROUGH OPENING SIZES WITH SELECTED WINDOW VENDOR PRIOR TO FRAMING

		WINDOW SCHEDULE						
Tag	Window Type	Height	Width	Sill Height	Head Height	Notes		
M101	Window-Casement-Single	6' - 10"	1' - 9"	1' - 0"	7' - 10"			
M102	Window-Casement-Single	6' - 10"	1' - 9"	1' - 0"	7' - 10"			
M103	Window-Casement-Single	6' - 2"	2' - 8"	1' - 10"	8' - 0"			
M104	Window-Casement-Double	6' - 0"	5' - 4"	2' - 6"	8' - 6"			
M105	Window-Casement-Double	5' - 0"	4' - 0"	2' - 2 1/2"	7' - 2 1/2"			
M106	Window-Casement-Double	5' - 0"	4' - 0"	2' - 2 1/2"	7' - 2 1/2"			
M107	Window-Casement-Double	5' - 0"	4' - 0"	2' - 2 1/2"	7' - 2 1/2"			
M108	Window-Casement-Double	5' - 0"	4' - 0"	2' - 2 1/2"	7' - 2 1/2"			
M109	Window-Casement-Double	5' - 0"	4' - 0"	2' - 2 1/2"	7' - 2 1/2"			
M110	Window-Casement-Double	5' - 0"	4' - 0"	2' - 2 1/2"	7' - 2 1/2"			
M111	Window-Casement-Double	6' - 0"	4' - 4"	2' - 0"	8' - 0"			
M112	Window-Casement-Double	6' - 0"	4' - 4"	2' - 0"	8' - 0"			
M113	Window-Casement-Single	8' - 0"	3' - 0"	0' - 2 1/2"	8' - 2 1/2"			
M114	Window-Casement-Double	8' - 0"	5' - 0"	0' - 2 1/2"	8' - 2 1/2"			
M115	Window-Casement-Double	8' - 0"	5' - 0"	0' - 2 1/2"	8' - 2 1/2"			
M116	Window-Casement-Single	8' - 0"	3' - 0"	0' - 2 1/2"	8' - 2 1/2"			
M117	Window-Casement-Single	5' - 0"	3' - 2"	3' - 0"	8' - 0"			
M118	Window-Casement-Single	5' - 0"	3' - 2"	3' - 0"	8' - 0"			
M119	Window-Casement-Single	5' - 0"	3' - 2"	3' - 0"	8' - 0"			
M120	Window-Casement-Single	5' - 0"	3' - 2"	3' - 0"	8' - 0"			
M121	Window-Casement-Single	5' - 0"	2' - 8"	3' - 0"	8' - 0"			
M122	Window-Casement-Single	5' - 0"	2' - 8"	3' - 0"	8' - 0"			
M123	Window-Casement-Single	5' - 0"	3' - 0"	3' - 0"	8' - 0"			
M124	Window-Casement-Single	6' - 0"	2' - 8"	2' - 0"	8' - 0"			
M125	Window-Casement-Single	6' - 0"	2' - 8"	2' - 0"	8' - 0"			
M126	Window-Casement-Single	5' - 0"	2' - 8"	3' - 6"	8' - 6"			
M127	Window-Casement-Single	5' - 0"	2' - 8"	3' - 6"	8' - 6"			
M128	Window-Casement-Single	4' - 0"	2' - 5"	3' - 6"	7' - 6"			
M129	Window-Casement-Single	5' - 0"	2' - 0"	3' - 6"	8' - 6"			
M130	Window-Casement-Single	5' - 0"	2' - 8"	3' - 6"	8' - 6"			
M131	Window-Casement-Single	5' - 0"	2' - 8"	3' - 6"	8' - 6"			
M132	Window-Casement-Single	5' - 0"	2' - 8"	3' - 6"	8' - 6"			
M133	Window-Casement-Single	5' - 0"	2' - 8"	3' - 6"	8' - 6"			
M134	Window-Casement-Single	5' - 0"	2' - 0"	3' - 6"	8' - 6"			
M135	Window-Casement-Single	4' - 6"	2' - 5"	3' - 6"	8' - 0"			
M136	Window-Casement-Single	4' - 6"	2' - 5"	3' - 6"	8' - 0"			
M137	Window-Casement-Single	4' - 6"	2' - 5"	3' - 6"	8' - 0"			
M138	Window-Casement-Single	4' - 6"	2' - 5"	3' - 6"	8' - 0"			
M139	Window-Casement-Single	4' - 6"	2' - 5"	3' - 6"	8' - 0"			
M140	Window-Casement-Single	4' - 6"	2' - 5"	3' - 6"	8' - 0"			
M141	Window-Casement-Single	4' - 6"	2' - 5"	3' - 6"	8' - 0"			
M142	Window-Casement-Single	4' - 6"	2' - 5"	3' - 6"	8' - 0"			
M143	Window-Casement-Single	4' - 6"	2' - 5"	3' - 6"	8' - 0"			
M201	Window-Casement-Single	4' - 0"	2' - 8"	2' - 3"	6' - 3"			
M202	Window-Casement-Single	4' - 0"	2' - 5"	2' - 4"	6' - 4"			
M203	Window-Casement-Single	4' - 0"	2' - 5"	2' - 4"	6' - 4"			
/1204	Window-Casement-Single	4' - 0"	2' - 5"	2' - 6"	6' - 6"			
1205	Window-Casement-Single	/' - O"	2' - 5"	2' - 6"	6' - 6"			

WINDOW SCHEDULE						
Tag	Window Type	Height	Width	Sill Height	Head Height	Notes
M207	Window-Casement-Single	5' - 0"	2' - 8"	2' - 0"	7' - 0"	
M208	Window-Casement-Single	5' - 0"	2' - 8"	2' - 0"	7' - 0"	
M209	Window-Awning-Single	2' - 5"	2' - 5"	3' - 11"	6' - 4"	
M210	Window-Casement-Single	6' - 0"	2' - 8"	2' - 6"	8' - 6"	
M211	Window-Fixed-Single	6' - 0"	2' - 8"	2' - 6"	8' - 6"	
M212	Window-Casement-Single	6' - 0"	2' - 8"	2' - 6"	8' - 6"	
M213	Window-Awning-Single	2' - 5"	2' - 5"	3' - 11"	6' - 4"	
M214	Window-Awning-Single	2' - 5"	2' - 5"	3' - 11"	6' - 4"	
M215	Window-Awning-Single	2' - 5"	2' - 5"	3' - 11"	6' - 4"	
M216	Window-Casement-Single	5' - 0"	2' - 8"	2' - 0"	7' - 0"	
M217	Window-Casement-Single	5' - 0"	2' - 8"	2' - 0"	7' - 0"	
M218	Window-Casement-Single	3' - 0"	2' - 0"	3' - 4"	6' - 4"	
M219	Window-Casement-Single	3' - 0"	2' - 0"	3' - 4"	6' - 4"	
M220	Window-Awning-Single	2' - 5"	2' - 5"	3' - 11"	6' - 4"	
M221	Window-Casement-Single	4' - 0"	2' - 5"	2' - 4"	6' - 4"	
M222	Window-Casement-Single	4' - 0"	2' - 5"	2' - 4"	6' - 4"	
M223	Window-Casement-Single	4' - 0"	2' - 5"	2' - 4"	6' - 4"	
M224	Window-Casement-Single	4' - 0"	2' - 5"	2' - 4"	6' - 4"	
M225	Window-Casement-Single	4' - 0"	2' - 5"	2' - 4"	6' - 4"	
M226	Window-Casement-Single	4' - 0"	2' - 5"	2' - 4"	6' - 4"	
		2' - 0"	2' - 0"	2' - 8"	4' - 8"	
M227 M228	Window-Awning-Single Window-Awning-Single	2' - 5"	2' - 5"	5' - 6"	7' - 11"	
M229		2' - 5"	2' - 5"	5' - 6"	7' - 11"	
	Window-Awning-Single	2' - 5"		5' - 6"	7' - 11"	
M230	Window-Awning-Single	-	2' - 5"			
M231	Window-Awning-Single	2' - 5"	2' - 5"	5' - 6"	7' - 11"	
M232	Window-Awning-Single	2' - 5"	2' - 5"	5' - 6"	7' - 11"	
M233	Window-Awning-Single	2' - 5"	2' - 5"	1' - 0"	3' - 5"	
M234	Window-Awning-Single	2' - 5"	2' - 5"	5' - 6"	7' - 11"	
M235	Window-Awning-Single	2' - 5"	2' - 5"	5' - 6"	7' - 11"	
M236	Window-Awning-Single	2' - 5"	2' - 5"	5' - 6"	7' - 11"	
M237	Window-Awning-Single	2' - 5"	2' - 5"	5' - 6"	7' - 11"	
M238	Window-Awning-Single	2' - 5"	2' - 5"	5' - 6"	7' - 11"	
M239	Window-Casement-Single	4' - 0"	2' - 5"	2' - 4"	6' - 4"	
M240	Window-Casement-Single	4' - 0"	2' - 5"	2' - 4"	6' - 4"	
M241	Window-Casement-Single	4' - 0"	2' - 5"	2' - 4"	6' - 4"	
M242	Window-Casement-Single	4' - 0"	2' - 5"	2' - 4"	6' - 4"	
M243	Window-Casement-Single	4' - 0"	2' - 5"	2' - 4"	6' - 4"	
M244	Window-Casement-Single	4' - 0"	2' - 5"	2' - 4"	6' - 4"	
M245	Window-Casement-Single	4' - 0"	2' - 5"	2' - 4"	6' - 4"	
M246	Window-Casement-Single	4' - 0"	2' - 5"	2' - 4"	6' - 4"	
M247	Window-Awning-Single	2' - 5"	2' - 5"	3' - 11"	6' - 4"	
M248	Window-Casement-Single	4' - 0"	2' - 8"	2' - 3"	6' - 3"	
M249	Window-Casement-Single	6' - 0"	2' - 8"	2' - 3"	8' - 3"	
M250	Window-Casement-Single	6' - 0"	2' - 8"	2' - 3"	8' - 3"	
M251	Window-Casement-Single	6' - 0"	2' - 8"	2' - 3"	8' - 3"	
M252	Window-Awning-Single	2' - 5"	2' - 5"	11' - 0"	13' - 5"	
M253	Window-Awning-Single	2' - 5"	2' - 5"	11' - 0"	13' - 5"	
M254a	Window-Awning-Single	2' - 5"	2' - 5"	11' - 0"	13' - 5"	
M254b	Window-Awning-Single	2' - 5"	2' - 5"	11' - 0"	13' - 5"	

EXTERIOR GENERAL NOTES

I. FINAL DOWNSPOUT LOCATIONS TBD W/ GC IN ACCORDANCE WITH SITE DRAINAGE PLAN.

EXTERIOR KEYED NOTES

- 1) 10" VERTICAL SIDING, SMOOTH (BORAL TRU EXTERIOR, NICKEL GAP SMOOTH OR SIMILAR), PAINTED WHITE DUCK (SW 7010)
- (DELTA MILLWORKS NICKEL GAP OR SIMILAR)
- NATURAL STONE VENEER FIELDLEDGE -
- 2 BARNWOOD BLUE SIENA LEDGESTONE BY BUECHEL
- (BORAL OR SIMILAR) PREFINISHED METAL ROOF SYSTEM (PAC CLAD SNAP CLAD, 12", 22 GA., SMOOTH) WITH
- CONCEALED FASTENERS GRAPHITE COLOR (5) HALF-ROUND COPPER GUTTER
- (6) CUT STONE WATER COURSE (7) WOOD BRACKETS
- PREMANUFACTURED SKYLIGHTS (VELUX) 9 HAND-HEWN TIMBER EXPOSED STRUCTURE & 21 DECORATIVE CHIMNEY POTS TRIM DETAILS
- (10) RECLAIMED & RECONSTRUCTED LOG CABIN
- (11) STONE PATIOS, SEE LANDSCAPE PLANS (12) LANDSCAPED TERRACES W/ NATURAL PRAIRIE PLANTINGS, SEE LANDSCAPE PLANS

- (13) STONE, SEE LANDSCAPE PLANS
- (14) GLASS WALL FOR CONNECTION FROM HOUSE
- (15) SCREENED PORCH (16) OUTDOOR SHOWER WOOD PERGOLA
- 400 E. Wisconsin Ave. #205 (17) WOOD CORBEL Milwaukee, Wi 53202 (18) 3'-2" HIGH COMPOSITE RAILING
- (19) WALL GOOSENECK SCONCES AS SELECTED 19a WALL SCONCES - CAROLINA LANTERNS - WINNIPEG COPPER - LARGE SIZE AT ENTRY CONTRACTOR:
- GOOSENECK PENDANT LIGHT AT AWNING ROOFS AS SELECTED BY OWNER
- (20) REUSE EXISTING DECORATIVE WOOD ENTRY DOOR

ARCHITECT:

Fritzke-Rix Residence - 5961 Cedarhurst Ln

ARCHITECTURE

KCB ARCHITECTS

(414) 261-8956 admin@kcbbuildings.com

& DESIGN

Natalie Rix & John Fritzke

PROJECT ADDRESS: 5961 Cedarhurst Ln

Description

Hartland, WI 53029

Drawing Issuance Schedule:

- 1			
	I	Plan Commission	04/01/2025
		Submittal - Rev	
		Lighting	



2 North (Side) Elevation

Contractor to field verify all dimensions, levels and datums prior to starting the work. Any discrepancies or omissions shall be reported to the General Contractor and/or

All work shall be done in compliance with local codes,

No work shall be started until plans have been approved by the building inspector and all other agencies having jurisdiction.

ordinances, rules and regulations.

General Notes:

North (Side) Exterior Elevation

1/4" = 1'-0"

03/04/2025

House Exterior Product Specifications





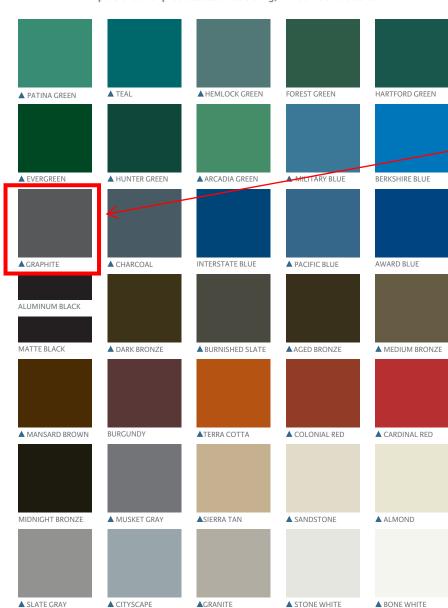


House Exterior Product Specifications Roofing



AN ELEGANT PALETTE

Petersen's extensive color palette includes options that are complementary to most architectural styles, building materials including brick, stone and wood, plus exterior products such as siding, windows and doors.



Premium Colors —



Due to limitations of the printing process, color representation on the grid above is not 100% accurate. Please request a free color guide from your Petersen rep, architect or contractor to confirm your color choice before placing an order.



A home with a metal roof stands with more pride than neighboring homes, and for good reason. The beauty of a metal roof is superior to the asphalt shingles most homeowners think of when envisioning a residential roof. A metal roof will perform better, too. The properties of metal combined with the incredible solar reflectivity of our superior PAC-CLAD paint coating can reduce the cost of heating and cooling a home. Additionally, a metal roof will last much longer and endure better than an asphalt or wood roof. While neighbors

complain about replacing their non-metal roofs, those living under metal roofs will beam with pride that theirs looks as good as the day it was installed.

SEE IT ON YOUR HOME TODAY

Drop a photo of any home into our online visualization tool to see how Petersen's PAC-CLAD products will look on it. Visit pac-clad.com/pac-e-tools to work with the visualizer. Or, ask your contractor for assistance.

BEAUTIFUL PROFILES

Selected Profile

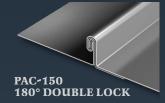
Private residence, Florida Architect: T. S. Adams Studio Architects Installing contractor: Cartercraft Roofing Profiles: PAC-150, Flush panel Colors: Weathered Zinc, Champagne

Metal Roofing

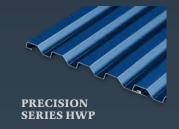


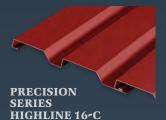






Siding





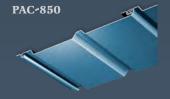




Siding available in wood grain and ore patina finishes.

Soffits





Soffit panels come in solid, full-vented and half-vented variations.

SNAP-CLAD PANEL

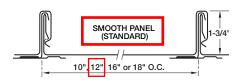
MATERIALS

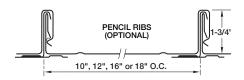
.032 aluminum 24 gauge steel .040 aluminum 22 gauge steel

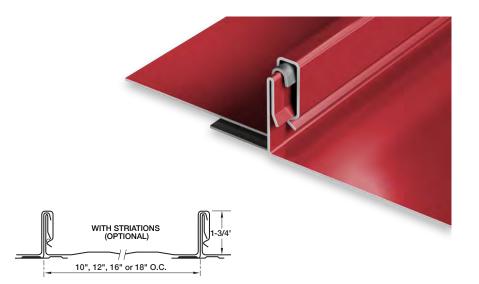
SPECS

10", 12", 16" or 18" O.C. 1-3/4" High

UL-90







PRODUCT FEATURES

- ► Architectural/structural panel
- ▶ Factory-applied sealant available
- ▶ Continuous interlock
- Labor-saving one-piece design
- ▶ Pencil ribs upon request
- ▶ Striations upon request
- ▶ Factory eave notching available
- ▶ 30-year-non-prorated finish warranty
- ► Maximum factory-produced panel length is 64' (check w/factory for longer lengths)
- ▶ Weathertightness warranty available

- ▶ 43 stocked colors (24 gauge steel)
- ▶ 16 Stocked colors (22 gauge steel)
- ▶ 36 stocked colors (.032 aluminum)
- ▶ 22 stocked colors (.040 aluminum)
- ▶ Panels available in Galvalume Plus

UL CLASSIFICATION

- ▶ UL-580 Class 90 wind uplift
- ▶ UL-1897 wind uplift
- ▶ UL-790 Class A fire rated
- ▶ UL-263 fire resistance rated
- ▶ UL-2218 impact resistance rated

- UL-90 rated aluminum panel up to 16" O.C.
- ▶ UL-90 rated steel panel up to 18" O.C.

ASTM TESTS

- ASTM E1592 tested
- ▶ ASTM E283/1680 tested
- ▶ ASTM E331/1646 tested

FLORIDA BUILDING & MIAMI-DADE PRODUCT APPROVALS

Please refer to pac-clad.com or your local factory for specific product approval numbers for Snap-Clad.

Note: UL 90 is available on steel panels up to 18" on center, and on aluminum panels up to 16" on center.



LIFETIME INVESTMENT Private Residence, Tallahassee, FL Material distributor: ABC Suppl Installing contractor: Tallahassee Roofing Architect: C. Brandon Ingram Design General contractor: Barton Construction

When considering a metal roof, discussions should focus on lifetime value, not upfront cost. A metal roof is for homeowners who appreciate its value. The price of a metal roof, which comes with an estimated lifetime of 50 years if properly maintained, can be up to three times the installed cost of other materials. In return for the investment, the made-in-the-USA metal roof will last 3 or 4 times longer than a typical residential roof.

METAL EXPERIENCE MATTERS

When choosing an architect or contractor, experience matters. A metal roof is a different product that requires a specialized skill set to properly specify and install. Choosing architects and contractors with metal roof experience will maximize your metal roof's performance, and add a level of comfort to your decision.

NEW CONSTRUCTION OR REMODELING

A metal roof will look beautiful and perform well on a home built from the ground up, or on a home undergoing an exterior remodel or simple roof replacement. A good architect or designer can blend a Petersen metal roof or siding with any architectural style or color.

STEEL OR ALUMINUM

Petersen's PAC-CLAD metal roofing and siding products are available in either steel or aluminum. An experienced Petersen rep, architect or contractor will guide homeowners toward the material that's best for their home.

A GREEN, SUSTAINABLE PRODUCT

A Petersen metal roof is made with recycled content, qualifying it as a "green" or recycled-content product. It is also 100% recyclable at the end of its useful life, unlike other roofing materials which are routinely disposed of by the ton in landfills.

LITERALLY COOL COLORS

A PAC-CLAD metal roof from Petersen is available in 35 colors that are rated by the Cool Roof Rating Council. Coating technology that is specifically formulated for PAC-CLAD products reflects sunlight and cools a roof by emitting radiation to its surroundings. The roof stays cooler and reduces the amount of heat conducted to a home, saving up to 40% of a typical home's annual energy costs.

WARRANTY COVERAGE

Petersen offers a limited 30-year finish warranty on its PAC-CLAD painted metal roof and siding panels. A weathertight warranty is available on selected metal roof products.

House Exterior Product Specifications Siding





Hand Hewn Timber Beams and Columns



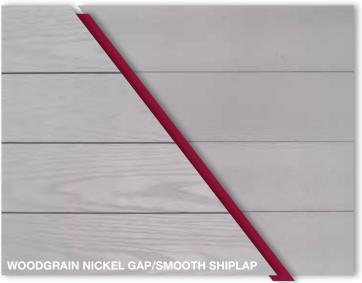
salvaged log cabin

Salvaged Log Cabin Siding

Selected Siding Product: Maintenance Free Nickel Gaps Wood Siding. Delta Millworks Product or Similar

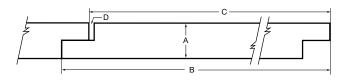






NICKEL GAP SIDE

Nominal Size	Actual Thickness (A)	Actual Width (B)	Reveal (C)	Gap (D)
1 x 4	11/16"	3-1/2"	3-3/32"	5/64"
1 x 6	11/16"	5-1/2"	5-3/32"	5/64"
1 x 8	11/16"	7-1/4"	6-13/16"	5/64"
1 x 10	11/16"	9-1/4"	8-13/16"	5/64"



TruExterior® Siding & Trim Reference Guide

SUSTAINABILITY

The sustainable properties of TruExterior® Siding & Trim are a result of a combination of proprietary polymer chemistry and highly refined, recovered coal combustion products (fly ash), which are endorsed by the U.S. Green Building Council (USGBC) for use in construction materials.

 Contains a minimum of 70% recycled content—verified by SCS Global Services



CODE LISTINGS

TruExterior® Siding & Trim have undergone rigorous internal and third-party testing to provide building officials, architects, contractors, specifiers, designers and others with reliable, high-performing products.

- California's Wildland-Urban Interface (WUI) listed Beadboard, Siding, and Trim
- Texas Department of Insurance (TDI) EC-92—Siding
- Florida Building Code FL17285—Siding
- Intertek CCRR-0300

House Exterior Product Specifications Building Stone



FIELDLEDGE

BARNWOOD BLUE SIENA



GEOLOGY: schist - quarried in USA

COLOR RANGE

grays, dark grays, charcoals, whites, blues, tans, with occasional greens, buffs and blacks

COLOR CONSISTENCY PER PALLET somewhat consistent

PALLET

FULL VENEER: 4,000 pounds
THIN VENEER: 10-15 lbs/ft²; Qty Bx or Sm Bx
Qty Bx-100 sq ft flats and 50 lineal ft corners
Sm Bx-(24) 8 sq ft flats (192 sq ft) and
(20) 8 lineal ft corners (160 lineal ft)

ASTM TESTING DATA

BARNWOOD BLUE C97
water absorption—0.5%
BARNWOOD BLUE C97
specific gravity—2.75
BARNWOOD BLUE C97
density—171.8 pcf
BARNWOOD BLUE C99
modulus of rupture perpendicular
dry—3,490 psi
modulus of rupture perpendicular

wet—2,920 psi BARNWOOD BLUE C170

compressive strength parallel dry—12,260 psi compressive strength parallel wet—9,770 psi compressive strength perpendicular dry—15,300 psi compressive strength perpendicular wet—11,220 psi

PART NUMBER

FULL VENEER:

1BSTGRA03041TN - Sold per Ton
THIN VENEER:

Qty Bx flat: 1BTVGRA03041QB - Sold per pallet Sm Bx flat: 1BTVGRA03041BX- Sold per box Qty Bx corner: 1BTVGRA03541QB- Sold per pallet Sm Bx corner: 1BTVGRA03541BX- Sold per box

ARCHITECT/DESIGNER INFO

SKU: SM04002



INSTALLATION SHOWN

Mortar: Western W-5 (white) Joint Type: Overgrout

BIM DETAILS

Revit, Hatch Patterns, Seamless Textures, 3-Part Specs, DWGS, SDS, Warrantv







Selected Natural Stone Veneer Barnwood Blue Siena

stone: barnwood blue siena

FULL VENEER

COMMON COVERAGE *Est.(can vary)

Standard Joint Drystack Overgrout 35 square feet / ton 25 ft²/ton 45 ft²/ton DIMENSIONS

l: 4" to 16" h: 2" to 8"

h: 2" to 8" w: 3" to 5" (4")

note: product can vary in height from full height to half the total height in one piece TYPICAL BLEND

10 percent installed bedface out; stone is snapped at least one face; sides may or may not be squared; overall appearance of stone will be linear when installed

THIN VENEER

COMMON COVERAGE PER BOX *Est.(can vary)

note: product can vary in height from full height to half the total height in one piece TYPICAL BLEND

10 percent installed bedface out; stone is snapped at least one face; sides may or may not be squared; overall appearance of stone will be linear when installed

TYPICAL PIECE

Ends random; natural cleft top and bottom; split or natural split face and sawn back; most sides more irregular and not square.







DOMESTIC DOMESTIC



House Exterior Product Specifications Exterior Lamp



GAS LAMPS AT MAIN ENTRY



HOME

ABOUT

LANTERNS

CHANDELIERS

EXTRAS

CUSTOM

SUPPORT

CONTACT



WINNIPEG

Open Flame:

Natural Gas or Propane Gas

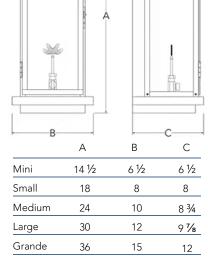
Electric:

Candelabra or Edison Base

Automatic Ignition (Optional):

Either Natural Gas or Propane Gas, requires 110 line voltage and allows you to operate your gas lantern with a switch or other device.

Electric lanterns come standard with Single Edison Socket or Single Candelabra Socket. All lanterns can be upgraded to a Dual, Triple, or Quad candelabra cluster.



Finish Options

Mounting Options

Available in solid top or glass top *Mini is only available in electric

LINE DRAWINGS:

Copper Wall Mount Steel Wall Mount Copper Post Mount Chain Hung Pendant

Wall Mount Half Yoke Wall Mount Full Yoke Ceiling Mount Half Yoke Ceiling Mount Full Yoke

Pier Mount













2

EXTERIOR HOUSE LIGHT FIXTURES

#1 - Choose A Shade

#2 - Choose A Size

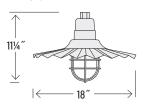
#3 - Choose A Finish

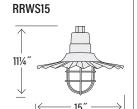
RRWS

Radial Wave Shade



RRWS18 111/4





ABR • Architectural Bronze

CP • Copper **GA** • Galvanized

SB • Satin Black

SG • Satin Green

SR • Satin Red

WH • White

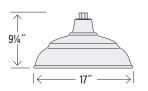
RWHS

Warehouse Shade

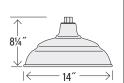




RRWS12







ABR • Architectural Bronze

GA • Galvanized

GY • Gray

NB • Navy Blue

NC • Natural Copper

SB • Satin Black

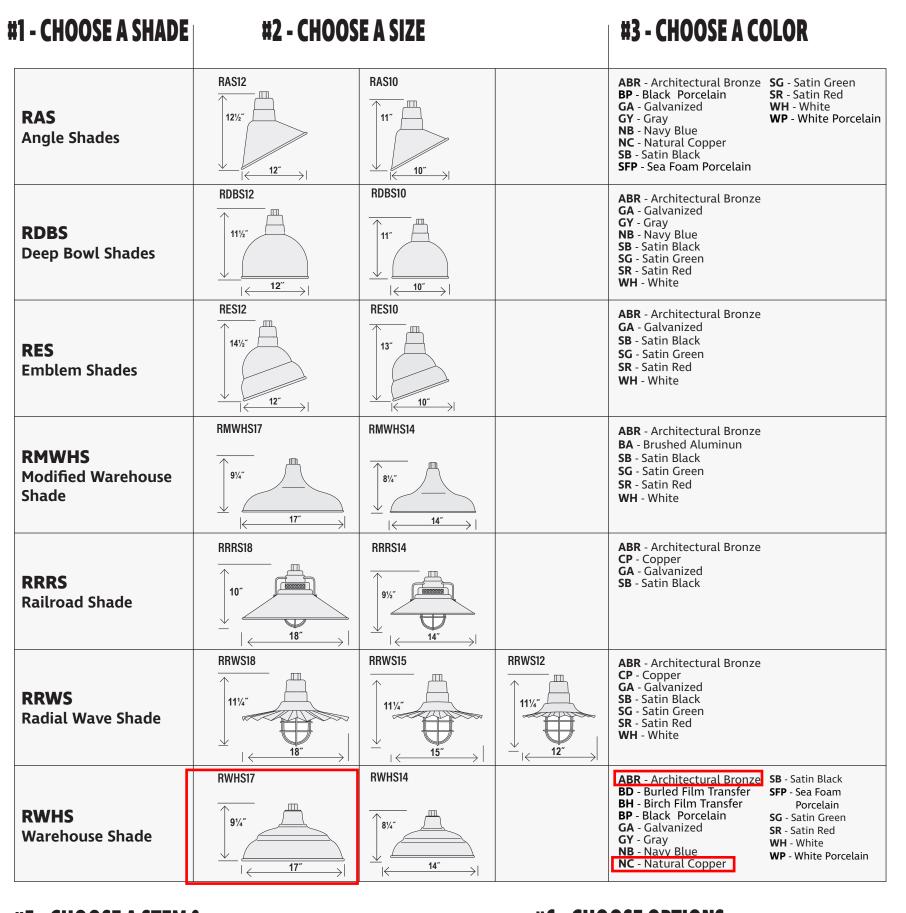
SG • Satin Green

SR • Satin Red

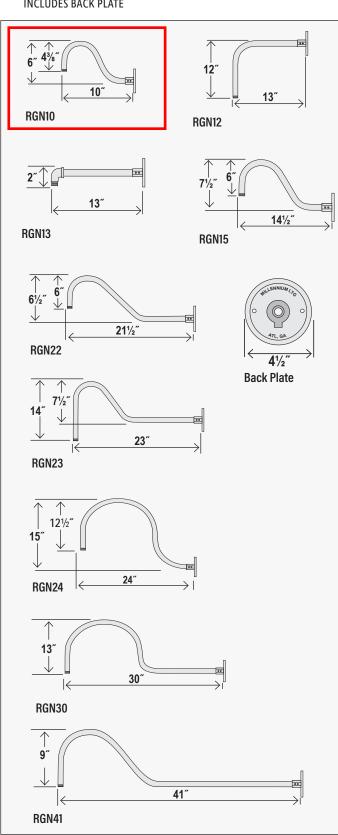
WH • White



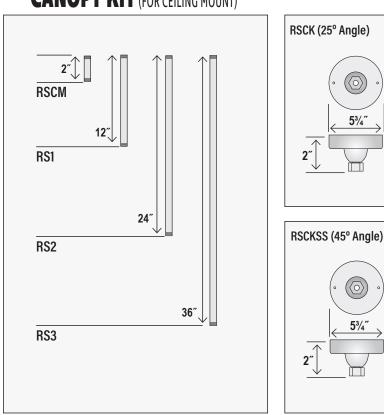
HOW TO ORDER:



#4 - CHOOSE A GOOSE NECK (FOR WALL MOUNT)

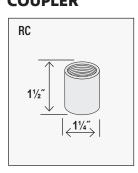


#5 - CHOOSE A STEM & CANOPY KIT (FOR CEILING MOUNT)



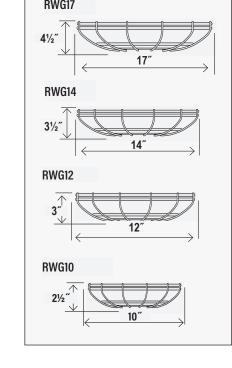
#6 - CHOOSE OPTIONS

COUPLER



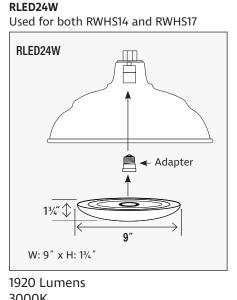
SWIVEL

WIRE GUARD Available for RAS, RDBS, RES, and RWHS Shades

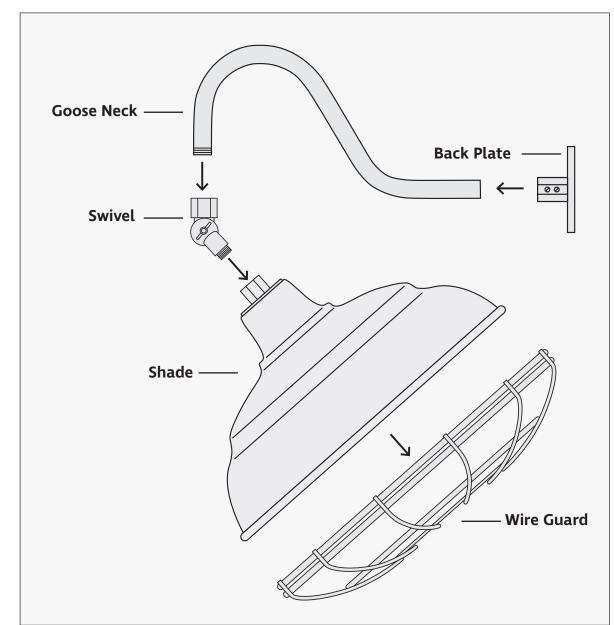


LED MODULE

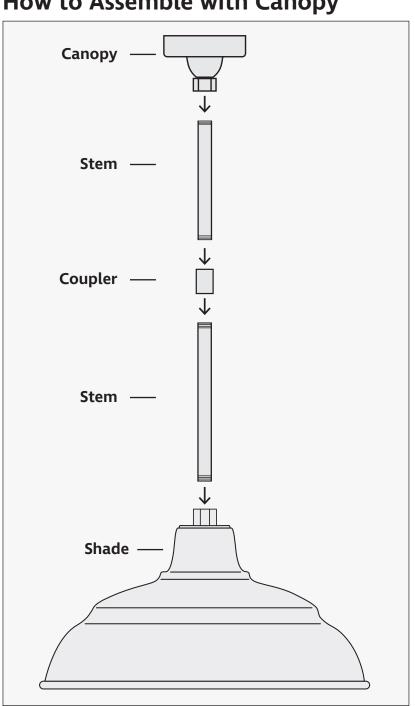
CRI 90 Dimmable



How to Assemble with Goose Neck

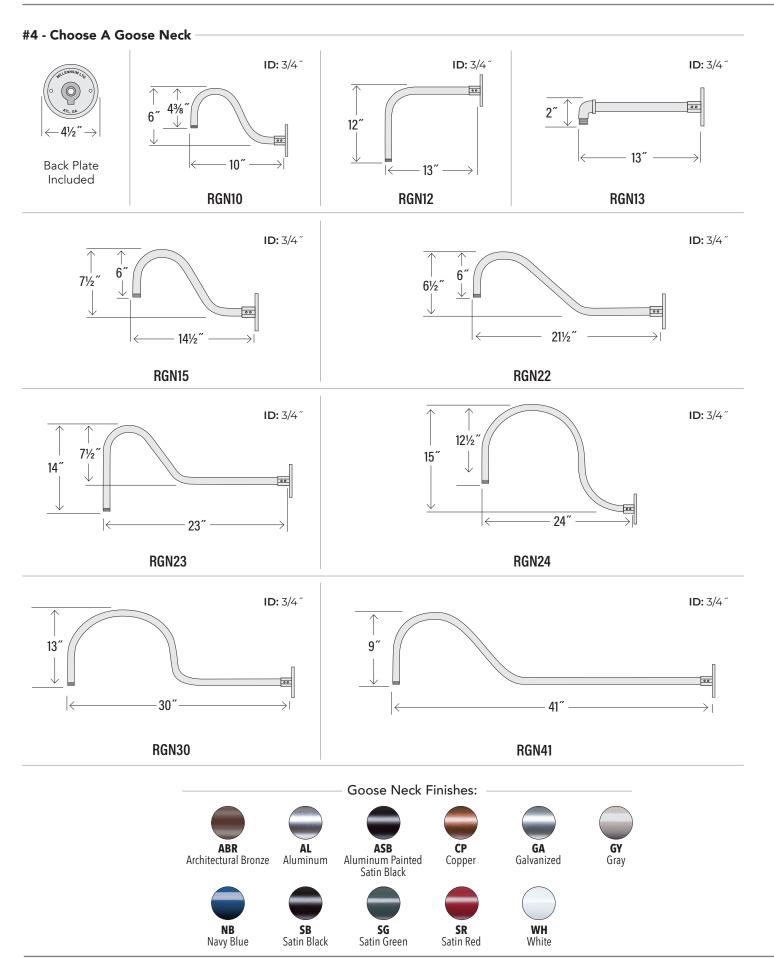


How to Assemble with Canopy



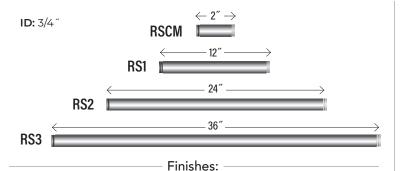


TO BUILD YOUR FIXTURE - CHOOSE A GOOSE NECK (FOR WALL MOUNT)



OR CHOOSE A STEM AND CANOPY KIT (FOR CEILING MOUNT)

#5 - Choose A Stem & Canopy Kit



ABR • Architectural Bronze

AL • Aluminum

ASB • Aluminum Painted Satin Black

CP • Copper

GA • Galvanized

GY • Gray

NB • Navy Blue

NC • Natural Copper

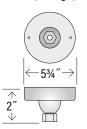
SB • Satin Black

SG • Satin Green

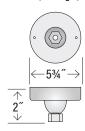
SR • Satin Red

WH • White

RSCK (25° Angle)



RSCKSS (45° Angle)



Finishes:

ABR • Architectural Bronze

CP • Copper

GA • Galvanized

GY • Gray

NB • Navy Blue

SB • Satin Black

SG • Satin Green

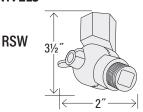
SR • Satin Red

WH • White

CHOOSE ACCESSORIES

#6 - CHOOSE OPTIONS

WALL MOUNT SWIVELS



Finishes:

ABR • Architectural Bronze

CP • Copper

GA • Galvanized

SB • Satin Black

SG • Satin Green

SR • Satin Red

WH • White

STEM CONNECTORS

Accepts 3/4" stem



Finishes:

ABR • Architectural Bronze

AL • Aluminum

CP • Copper

GA • Galvanized

GY • Gray

NB • Navy Blue

SB • Satin Black

SG • Satin Green

SR • Satin Red

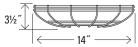
WH • White

WIRE GUARDS

RWG17

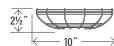


RWG14



RWG12





ABR • Architectural Bronze

AL • Aluminum

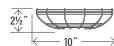
CP • Copper

GA • Galvanized

GY • Gray



RWG10



Finishes:

NB • Navy Blue

SB • Satin Black

SG • Satin Green

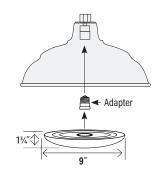
SR • Satin Red

WH • White

LED MODULE

RLED24W

This accessory is only compatible with RWHS14 & RWHS17 Warehouse Shades.

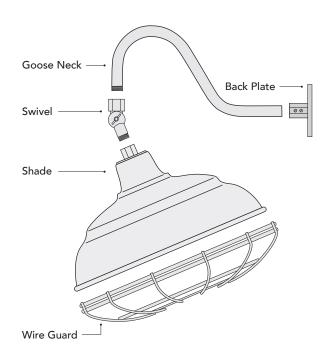


RLED24W

W: 9" x H: 1¾" 1920 Lumens

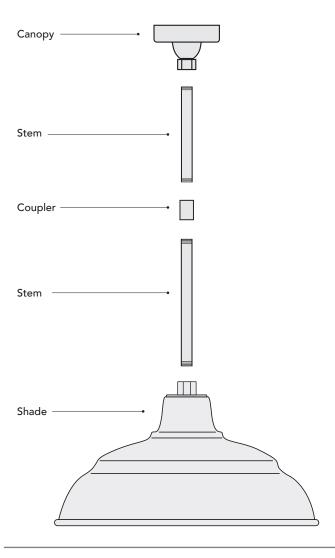
3000K Dimmable

HOW TO ASSEMBLE WITH GOOSE NECK

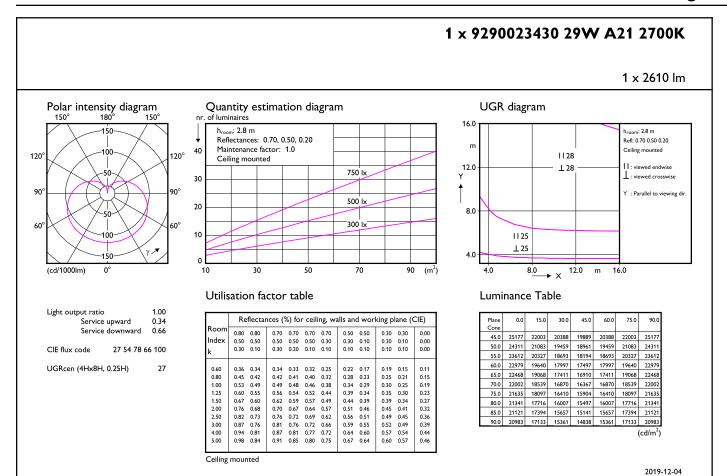




HOW TO ASSEMBLE WITH CANOPY











MasterClass Plastic (WarmGlow) A-Shape Lamps

29A21/PER/827/FR/P/E26/WG/HO 4/1PF

Provides a wide variety of premium features, such as best-in-class warm glow dimmability, 25,000 hours long lifetime, and Title 20 certification, ideal for decorative and ambient lighting in high-end retail outlets, hotels, and restaurants.

Product data

General Information	
Cap-Base	E26 [Single Contact Medium Screw]
Nominal lifetime	15,000 hour(s)
Switching Cycle	50,000
Rated Lifetime (Hours)	15,000 hour(s)
Lighting Technology	LED
Light Technical	
Color Code	822-827 [tunable warm white]
Color Code	822-827 [tunable warm white]
Beam Angle (Nom)	250 degree(s)
Luminous Flux	2,610 lm
Color Designation	Warm Glow(WG)
Luminous Efficacy (rated) (Nom)	90 lm/W
Correlated Color Temperature (Nom)	2200 2700 K
Color Consistency	<6
Color rendering index (CRI)	80
LLMF At End Of Nominal Lifetime (Nom)	70 %

Operating and Electrical	
Input Frequency	60 Hz
Power Consumption	29 W
Lamp Current (Nom)	215 mA
Wattage Equivalent	150 W
Starting Time (Nom)	0.5 s
Warm-up time to 60% light	0.5 s
Power Factor (Fraction)	0.7
Voltage (Nom)	120 V
Temperature	
Ambient temperature range	-4 to +113 °F
T-Case Maximum (Nom)	212 °F
Controls and Dimming	
Dimmable	Only with specific dimmers
Mechanical and Housing	
Bulb Finish	Frosted

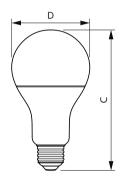
Datasheet, 2023, September 21 data subject to change

MasterClass Plastic (WarmGlow) A-Shape Lamps

Bulb Material	Plastic
Bulb Shape	A21
UL Wet/ damp/ dry location	Damp location
Approval and Application	
EU RoHS compliant	Yes
EyeComfort	Yes
T20 compliant	N/A
LED Innovations	EyeComfort
Application Conditions	
can it be used in closed luminaires	No

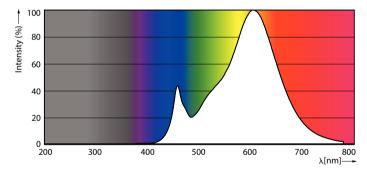
Product Data	
Order product name	29A21/PER/827/FR/P/E26/WG/HO 4/1PF
Full product name	29A21/PER/827/FR/P/E26/WG/HO 4/1PF
Order code	571497
Material Nr. (12NC)	929002343033
Numerator - Quantity Per Pack	1
Net Weight (Piece)	0.331 lb
EAN/UPC - Product/Case	046677571498
Numerator - Packs per outer box	4
EAN/UPC - Case	50046677571493

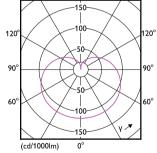
Dimensional drawing



Product	D	С
29A21/PER/827/FR/P/E26/WG/HO 4/1PF	3-1/16 inch	5-7/16 inch

Photometric data



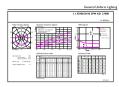


Spectral Power Distribution Colour - 29A21/PER/827/FR/P/E26/WG/HO 4/1PF

Light Distribution Diagram - 29A21/PER/827/FR/P/E26/WG/HO 4/1PF

MasterClass Plastic (WarmGlow) A-Shape Lamps

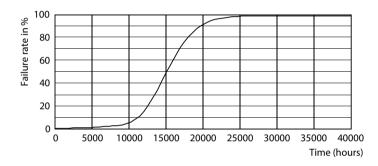
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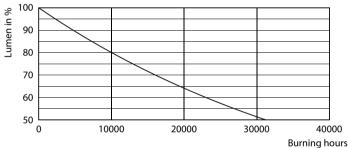


Calculus Photographics 4.5 Philips Lighting ScV. Fago: 17

General uniform lighting - 29A21/PER/827/FR/P/E26/WG/HO 4/1PF

Lifetime





Life Expectancy Diagram

Lumen Maintenance Diagram - 29A21/PER/827/FR/P/E26/WG/HO 4/1PF



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NM2-2RDC

2" M2 Round LED Recessed Downlight Source: 6W, 8W or 10W LED 400lm, 600lm or 850lm

EXTERIOR RECESSED DOWN LIGHTING AT FRONT AND REAR PORCH

PRODUCT DESCRIPTION

M2 downlight series features quality and convenience with easy installation for insulated or non-insulated applications. Luminaires can be configured into multiple options with trim accessories and produces over 850 lumens.

FEATURES

- · No housing required IC Air-Tight rated
- Easy installation for remodel or new construction applications
- Variety of trim accessories to configure desired appearance
- · Quick disconnect allows for extended lengths
- · 400lm, 600lm or 850lm LED packages
- · 2700K or 3000K @ 90+ CRI
- · Triac or ELV dimming
- 5-year limited warranty
- · ENERGY STAR certified
- cETLus Listed for Damp Locations

SPECIFICATION

Construction: Die-cast aluminum trims available in matte black or matte powder white finish. Open downlight includes a reflector with the same finish as trim; optional field changeable accessories are available; square trim, pinhole trim, wall wash trim, reflector inserts or baffle inserts.

Air Flow Restriction: Luminaire has factory installed gasket to restrict airflow from room into ceiling plenum to <2CFM (cubic feet per minute) in accordance with ASTM-283 Air-Tight requirements.

Clearance: IC rated luminaires are rated for direct contact with insulation (not spray foam insulation), no minimum clearance is required.

Junction Box: Prewired junction box includes quick connect to LED fixtures for ease of installation. Junction box includes two (400lm/600lm) or four (850lm) 1/2" trade size knockouts and snap on cover with 7" quick connect wire. Luminaire includes 5" (400lm/600lm) or 4" (850lm) quick connect wire.

Mounting: No housing is required, two tensions steel spring clips secure luminaire to ceiling. Accommodates ceiling thickness up to 3/4". New construction frame-in kit is available, see accessories.

ELECTRICAL

Input Voltage: 120V Lumens / Wattage:

40 = 400lm / 6W; **60** = 600lm / 8W; **85** = 850lm/ 10W

Color Temperature: 2700K or 3000K

CRI: 90+CRI

Beam Spread: 36° Flood **Operating Temp.:**

40 & 60 = 0° C to 40° C ambient temperature **85** = 0° C to 25° C ambient temperature **Lifetime:** 60,000 hours @ L70

Dimming: Dimmable down to 10% with Triac or ELV **Click Here** or check complete dimmer list at

www.NoraLighting.com in the "Compatibility" page under "Resources" tab

Trims: M2 series is available in three lumen outputs with LED driver. Round trims can be converted to baffles, pinholes or wall wash in the field with optional trims and inserts.

OPTIONAL TRIM ACCESSORIES

NM2-2REFL: Reflector Insert for NM2-2RDC, Black or Haze NM2-2BAF: Baffle Insert for NM2-2RDC, Black or White NM2-2RPH: Round Pinhole Trim for NM2-2RDC, Black or White NM2-2RW: Round Wall Wash Trim for NM2-2RDC, Black or White NM2-2SDT: Square Trim for NM2-2RDC, Black or White

OPTIONAL MOUNTING ACCESSORIES

NM2-MLS1: One Head Multiple Lighting System Plate
NM2-MLS2: Two Head Multiple Lighting System Plate
NM2-MLS3: Three Head Multiple Lighting System Plate
NM2-RF: New Construction Frame-In Plate
NM2-EW-4: 4' Quick Connect Linkable Extension Cable
NM2-EW-10: 10' Quick Connect Linkable Extension Cable

LABELS AND LISTINGS

- · cETLus Listed for Damp Locations
- · ENERGY STAR certified
- · 5-Year Limited Warranty
- · FCC compliant
- Certified to the high efficacy requirements of California Title 24 JA8-2019













PRODUCT IMAGES AND DIMENSIONS

Optional Mounting Accessories



2" M2 Round LED Recessed Downlight

Trim Type	Lumens / Wattage	Color Temperature / CRI	Finish
NM2-2RDC = 2" Round Downlight	40 = 400lm / 6W	27 = 2700K / 90 CRI	BB = Matte Black
	60 = 600lm / 8W	30 = 3000K / 90 CRI	MPW = Matte Powder White
	85 = 850lm / 10W		

M2 Trim Accessories

cessory Type	Finish	Accessory Type	9	Finish
NM2-2REFL = Reflector for NM2-2RDC	B = Matte Black	NM2-MLS1 = 0	One Head MLS Plate	BB = Matte Black
	HZ = Haze	NM2-MLS2 = 1	Two Head MLS Plate	MPW = Matte Powder Wh
NM2-2BAF = Baffle for NM2-2RDC	B = Matte Black	NM2-MLS3 =	Three Head MLS Plate	-
NM2-2RPH = Round Pinhole Trim for NM2-2RDC	MPW = Matte Powder White	NM2-2R-F = New Construction Frame-In Plate		-In Plate
NM2-2RW = Round Wall Wash Trim for NM2-2RDC		NM2-EW-4 =	: 4' Quick Connect Extens	ion Cable
NM2-2SDT = Square Trim for NM2-2RDC		NM2-EW-10 =	NM2-EW-10 = 10' Quick Connect Extension Cable	

Example: NM2-2RDC6030MPW = 2" M2 Round LED Recessed Downlight, 600lm / 8W, 3000K / 90 CRI, Matte Powder White



NM2-2RDC

2" M2 Round LED Recessed Downlight Accessories

Туре		
Project		
Catalog No.		
Notes		



Luminaire Examples



PHOTOMETRICS

2" M2 Round LED Recessed Downlight

Type

Project

Catalog No.

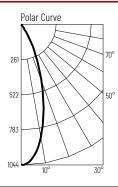
Notes

Test Information

Test Number: NTR11363 Part Number: NM2-2RDC4027MPW Beam Spread: 36° Flood

Lumens: 445lm Wattage: 6.2W Efficacy: 72lpw

CCT / CRI: 2700K / 90 CRI Spacing Criteria (0º-180): 0.6 Spacing Criteria (90º-270): 0.6



Illuminance at a Distance

Distance from Luminaire	FC at Nadir	Beam Diameter
2'	261fc	1'-4"
4'	65.3fc	2'-7"
6'	29fc	3'-11"
8'	16.3fc	5'-2"
10'	10.4fc	6'-6"

Zonal Lumen Summary

	,			
Zone	Lumens	% Luminaire		
0-30	387	86.8		
0-40	418	93.7		
0-60	436	97.9		
0-90	443	99.6		
90-180	2	0.4		
0-180	445	100		

Candela Table

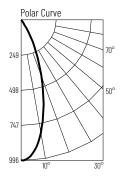
Candela Table		
Vertical Angles	Candela	
0	1044	
5	993	
15	645	
25	264	
35	42	
45	14	

Test Information

Test Number: NTR11350 Part Number: NM2-2RDC4030MPW Beam Spread: 37° Flood

Lumens: 464lm Wattage: 6.23W Efficacy: 75lpw

CCT / CRI: 3000K / 90 CRI Spacing Criteria (0º-180): 0.62 Spacing Criteria (90º-270): 0.62



Illuminance at a Distance

Distance from Luminaire	FC at Nadir	Beam Diameter
2'	248fc	1'-4"
4'	61.9fc	2'-8"
6'	27.5fc	4'
8'	15.5fc	5'-5"
10'	9.9fc	6'-8"

Zonal Lumen Summary

Zone	Lumens	% Luminaire
0-30	393	84.7
0-40	434	93.5
0-60	455	98
0-90	464	99.9
90-180	1	0.1
0-180	464	100

Candela Table

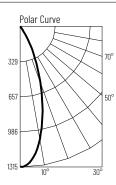
Vertical Angles	Candela
0	990
5	950
15	639
25	272
35	51
45	15
45	15

Test Information

Test Number: NTR11351 Part Number: NM2-2RDC6027MPW Beam Spread: 37° Flood

Lumens: 594Im Wattage: 7.8W Efficacy: 76Ipw CCT / CRI: 2700K / 90 CRI

Spacing Criteria (0º-180): 0.62 Spacing Criteria (90º-270): 0.6



Illuminance at a Distance

Distance from Luminaire	FC at Nadir	Beam Diameter
2'	327fc	1'-4"
4'	81.9fc	2'-8"
6'	36.4fc	4'
8'	20.5fc	5'-5"
10'	13.1fc	6'-8"

Zonal Lumen Summary

Zone	Lumens	% Luminaire
0-30	505	85
0-40	557	93.7
0-60	582	97.9
0-90	593	99.8
90-180	1	0.2
0-180	594	100

Candela Table

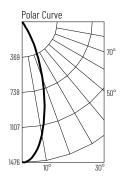
Vertical Angles	Candela
0	1310
5	1251
15	847
25	359
35	85
45	19

Test Information

Test Number: NTR11351 Part Number: NM2-2RDC6030MPW Beam Spread: 36° Flood

Lumens: 641lm Wattage: 8.1W Efficacy: 791pw CCT / CRI: 3000K / 90 CRI Spacing Criteria (0º-180): 0.6

Spacing Criteria (90º-270): 0.6



Illuminance at a Distance

Distance from Luminaire	FC at Nadir	Beam Diameter
2'	368fc	1'-4"
4'	92.1fc	2'-7"
6'	40.9fc	3'-11"
8'	23fc	5'-2"
10'	14.7fc	6'-6"

Zonal Lumen Summary

Zone	Lumens	% Luminaire
0-30	547	85.4
0-40	597	93.2
0-60	626	97.8
0-90	639	99.8
90-180	1	0.2
0-180	641	100

Candela Table

Vertical Angles	Candela
0	1473
5	1403
15	909
25	372
35	67
45	21

PHOTOMETRICS

2" M2 Round LED Recessed Downlight

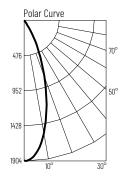
Type
Project
Catalog No.
Notes

Test Information

Test Number: NTR1431 Part Number: NM2-2RDC8530MPW Beam Spread: 38° Flood

Lumens: 882lm Wattage: 10.18W Efficacy: 87lpw

CCT / CRI: 3000K / 90 CRI Spacing Criteria (0º-180): 0.62 Spacing Criteria (90º-270): 0.62



Illuminance at a Distance

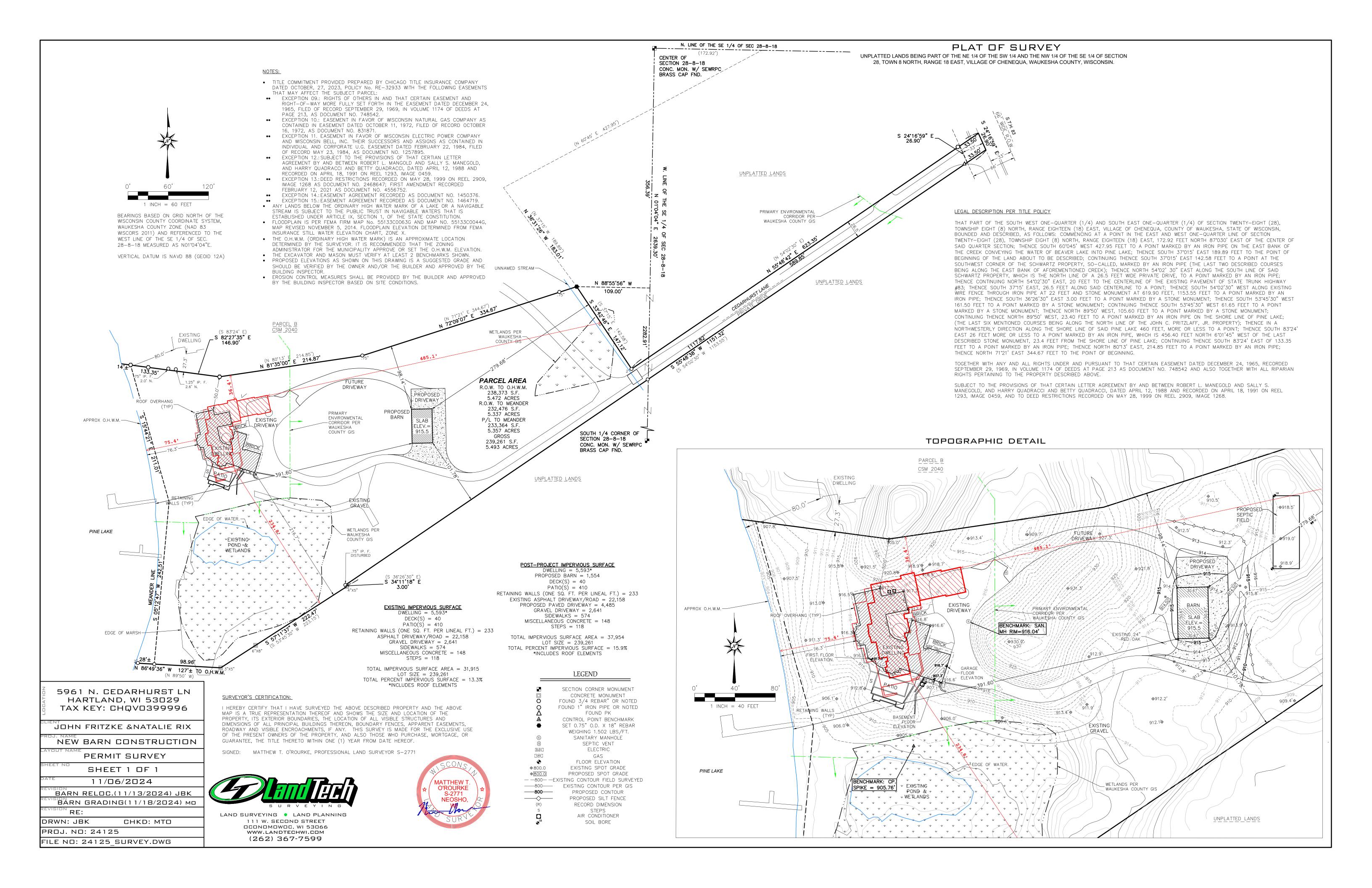
Distance from Luminaire	FC at Nadir	Beam Diameter
2'	476fc	1'-5"
4'	119fc	2'-8"
6'	52.9fc	4'-1"
8'	29.7fc	5'-6"
10'	19fc	6'-11"

Zonal Lumen Summary

	,		
Zone	Lumens	% Luminaire	
0-30	757	85.9	
0-40	824	93.4	
0-60	864	98	
0-90	880	99.8	
90-180	2	0.2	
0-180	882	100	

Candela Table

Callucia Table	
Vertical Angles	Candela
0	1904
5	1824
15	1246
25	540
35	88
45	27





March 17, 2025

Village of Chenequa Attn: Cody Lincoln 31275 W County Road K Chenequa, WI 53029

<u>Fritzke-Rix Residence</u> 5961 Cedarhurst Lane

Hartland WI Attachments:

Landscape, Grading and Lighting Plan Drainage and Impervious Surface Study for Proposed Circle Driveway Proposed Landscape Materials Existing Conditions Survey by LandTech dated 11.6.2024

Dear Cody,

When reviewing the impact of the proposed circle driveway, please consider the following four items as it relates to the shared kettle that spans the North property line. A driveway diagram, soil map and site observation photos can be found on sheet L-101 further illustrating the items below.

- 1. The proposed driveway surface area (2,302 sq.ft. shaded in blue) that would drain towards the shared kettle is less than the existing driveway surface area (2,622 sq.ft. shaded in green) currently draining towards the shared kettle.
- 2. USDA Web Soil Survey map indicates that the Casco loam soils are
 - a. Somewhat excessively drained
 - b. Frequency of flooding: None
 - c. Frequency of ponding: None
- 3. With the presence of frost in the ground and several rain events occurring during the week of February 24th, we observed no ponding during field observations/visits. Photos were taken Wed. Feb 26.
- 4. The Fritzke-Rix property contains the low point, where they absorb the impact of the neighbor's stormwater.

Please know that we have provided LandTech the proposed grading plan. They will transfer to a plat of survey. We have also asked them to stake the proposed driveway for your review prior to the April meeting and will let you know when this is ready for your review.

Respectfully submitted,

Joe Pendergast and Samantha Carlson, PLA



DRAINAGE / DOWNSPOUT DIAGRAM



DOWNSPOUT TO DISCHARGE INTO 12" CATCH BASIN. TILE LINE TO DAYLIGHT AS GRADE ALLOWS IN GRAVEL APRON



DECORATIVE GRATES



DECORATIVE GRAVEL APRONS



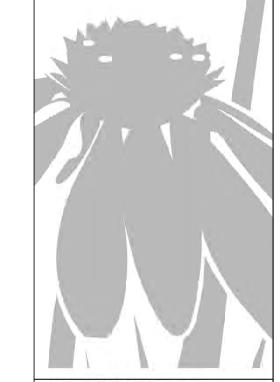
CRITTER GAURDS



www.landworkswisconsin.com N69W25195 Indiangrass Ln Sussex, WI 53089 p.262.820.2501



Ke Rix Residence



Landscape, Grading and Lighting Plan

Team Joe -

NOTE: GRADING PLAN DEVELOPED FROM EXISTING CONDITIONS SURVEY DATED 7.15.24 BY LANDTECH

Sam Carlson, PLA

02.04.25

Revisions:

02.06.25 - ADDED STEPPER PATH
CONNECTION
2.25.25 - REVISED RETAINING WALL SETBACK
3.3.25 - REVISED BASEMENT ELEVATION &
RETAINING WALL TERRACES
3.17.25 - SUBMISSION FOR APRIL PLAN COMMISSION
3.31.25 - UPDATED DOWNSPOUT & DRAINAGE
DIAGRAM PER VILLAGE REQUEST

Sheet Number: L-100.1



This drawing is made solely for the individual named herein and is the property of LandWorks, Inc. Any unauthorized use or duplication is in violation of the copyright laws & subject to prosecution.





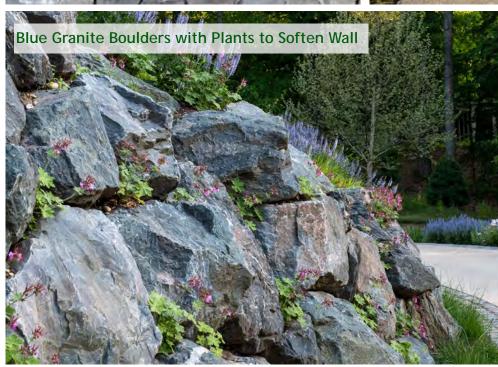
























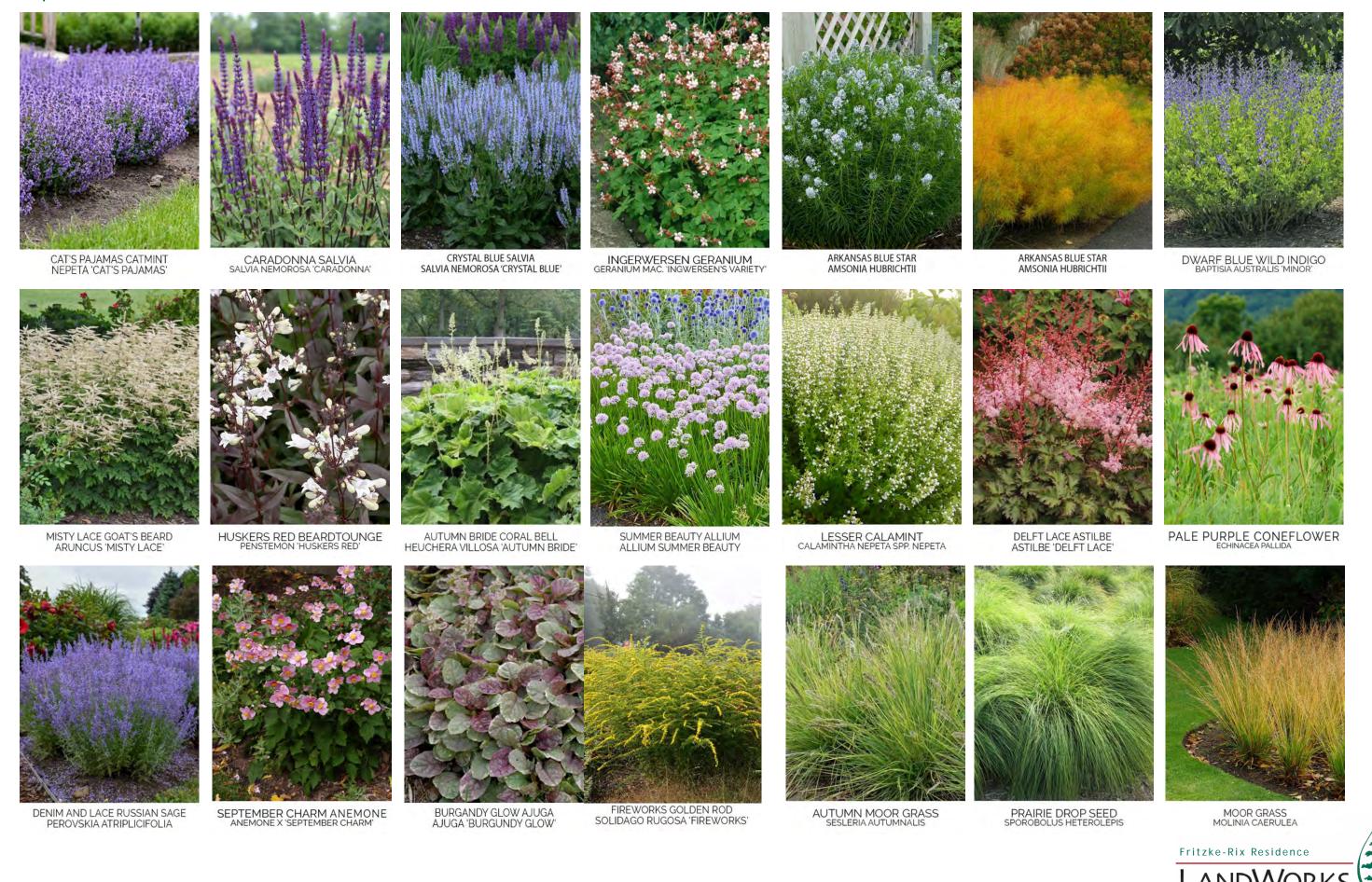


Proposed Trees and Large Shrub Palette



landscape services

Proposed Perennials and Ornamental Grasses



landscape services

DM Path Light specifications

Output	1LED	3LED	3LEDT	ZDC
Total Lumens†	35	93	74	73
Input Voltage	10 to 15V	10 to 15V	10 to 15V	11 to 15V
Input Power (W)	2.0	4.2	4.2	6.0
VA	2.4	4.5	4.5	7.2
Efficacy (Lumens/Watt)	18	22	21	23
Color Rendering Index (CRI)	80+	80+		80+
Max Candela	11	33	37	23
Dimming	PWM, Phase**	PWM, Phase**	PWM, Phase**	
RGBW Available	No	No	No	Yes
Luxor Compatibility				
Default	Zoning	Zoning		
ZD Option	Zoning/Dimming	Zoning/Dimming	Zoning/Dimming	
ZDC Option				Zoning/Dimming/Color
Minimum Rated Life (L70)	50,000 Hrs	50,000 Hrs	50,000 Hrs	50,000 Hrs

^{**} For optimal performance, use a trailing-edge, phase-cut dimmer.

FX Luminaire

FX Luminaire is an industryleading manufacturer of landscape and architectural lighting products with a focus on the advancement of LED technology and digital lighting control with zoning, dimming, and color adjustment capabilities. We offer a full spectrum of specification-driven lighting fixtures that can be utilized to create elegant, cuttingedge landscape lighting systems for commercial or residential applications. Our products are available exclusively via our extensive professional distributor network

Materials

Machined C360 brass cap and reducer with stainless hardware. Spun C110 copper top/shade and extruded C110 copper riser.

Socket

Socket contains MoistureBlock™ technology, preventing moisture from wicking up into sealed areas of the fixture.

Weight

4.0 lbs. (1.8 kg)

Wiring

18 AWG (1 mm); SPT-1W; 220°F (105°C); 300V; 10' (3 m) length without riser.

Lamp

Integrated module with Cree LEDs. Gold-plated connectors and conformal coated for maximum reliability and corrosion resistance. Proprietary on-board intelligent driver uses firmware-controlled temperature regulation, maximizing LED life. Field upgradeable and replaceable, the LEDs are rated to 50,000 hrs. Maximum drive current: 1 A.

Optics

temperature adjustment lenses included with fixture: 2,700K (preinstalled), 3,900K (no lens), 4,500K, and 5,200K. Conical reflector maximizes distribution according to riser height. Color temperature lenses field serviceable.

Polycarbonate color

Power

Input 10-15 VAC/VDC, 50/60Hz. Remote transformer required (specify separately).

Housing

Machined brass housing with capability for 1LED, 3LED, or ZDC integrated LEDs.

Riser

34" (19 mm) copper riser with press-fit brass fittings inserted at 2,000+ lbs. (900+ kg) of pressure, eliminating the need for adhesives or fasteners.

Threads

Machined brass fitting with ½"-14 (13 mm) NPSM threads.

Lens

Frosted polycarbonate lens with high tolerance for thermal expansion, stress, and abuse.

Hardware

Includes 12" (305 mm) ABS slotted installation spike.

Finish

Options of natural copper/ brass finish, or antiqued finish with brushed (AB) or tumbled (AT) effect. Antique finishes sealed with a clear TGIC powder coat layer. Brass reducer remains natural (not powder coated) for powder coat finishes.

Manufacturing

ISO 9001:2015 certified facility.

International

Compliant per IEC 60598-1 and IEC 60598-2-7 when used with International Spike Kit ("EKITSPIKE") or alternate mount greater than or equal to IP65.

Installation Requirements

Designed for installation in the downward lighting direction only.

Control

ZD or **ZDC** options utilize Luxor technology to zone light fixtures in up to 250 groups, dim each group in 1% increments between 0 and 100%, or change to one of 30,000 colors with RGBW LEDs. Select the ZD option for zoning/dimming or ZDC for zoning/dimming/color. Standard fixture is zoneable with Luxor.

Wildlife-Friendly Lighting

When used with the 3LEDT Output option, this fixture is Wildlife Lighting Certified by the Florida Fish and Wildlife Conservation Commission.

Ambient Operating Temperature

0°F to 140°F (-18°C to 60°C)

Sustainability

Innovation meets conservation in the design and manufacturing of our products. Where we can, we use recycled materials while maintaining superior functionality. Our LED products provide highquality light at optimal energy efficiency, lifespan, and durability.

International Compliance

Compliant per IEC 60598-1 and IEC 60598-2-7 when used with ground mount ("GM-XX") accessory, or alternate mount greater than or equal to IP65.

Warranty

10-year limited warranty.

Listings





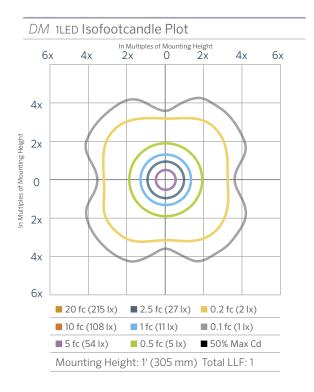


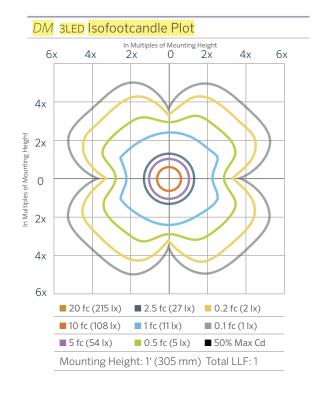


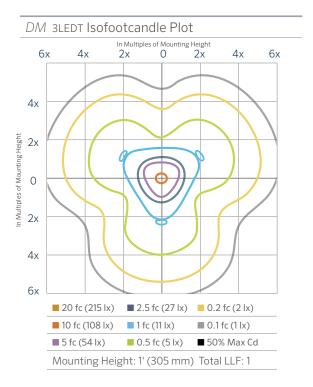


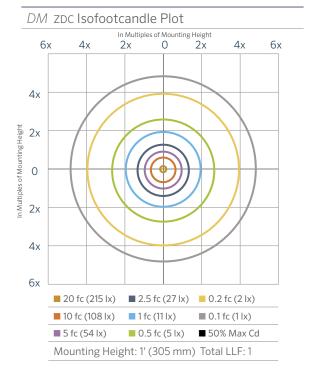
[†] Measured using the 3,900K CCT lens. Multipliers for other CCTs include 0.80 (2,700K), 0.65 (4,500K), and 0.65 (5,200K).

DM Path Light PHOTOMETRICS









VILLAGE OF CHENEQUA ZONING CHECKLIST

Na	ame: John Fritzke and Natali	e Rix	
Ac	ddress:5961 N Cedarhurst Lr	າ	
Та	x Key #: CHQV0399996		
Pro	oject Description: Proposed	new/replacement 2-sto	ory single family residence
Ex	isting Lot/Structure existing lo	or Proposed F	Project new single family residence
1)	Lot		
	a) Size: 239,261 SF b) Average Width c) Lake Frontage: Yes	270 feet	_ If Yes <u>635.52'</u> feet/min. 150'
2)	Setbacks		Required
	a) From Lake or Roadwayb) Rear Yardc) Side Yard 1)	485.1' 36.4' (NORTH) 234.8' (SOUTH)	25 feet 16' MIN. REQ'D 6 inches per foot in height 10 feet minimum
3)	Square Footage		
	a) One Story b) Over One Story 1 st Floor 2 nd Floor	3,406 SF 2,626 SF	2,000 sq. ft. 1,500 sq. ft.
4)	Total Height	6,032 SF	2,500 sq. ft.
,	a) Front of Home b) 75' to 124' from Lake c) 125' from Lake Additional 1.5' in offset for e	31' 32' N/A every 1' above 35' plu	35 feet maximum 40 feet maximum 45 feet maximum us 17.5'



Date: April 8th, 2025 **Meeting Date & Time:** Monday, April 14th at 6:00 p.m.

To: Plan Commission, Village of Chenequa

From: Planning Department

Subject: Site Plan Review

Owner: Pine Cove Hollow

Builder/Landscaper: LandWorks

Location: 31986 W Treasure Island Drive

Project Description: Updated Landscape Plan

Zoning District: Residence District – Lot Abutting Lake

COMMENTS:

- 1. LandWorks Inc. has submitted a landscape plan that has been prepared on behalf of Pine Cove Hollow. The plan proposes the following;
 - i. Fieldstone retaining walls
 - 1. The proposed stone sample photos are outlined in the "Proposed Hardscape Materials" sample page
 - 2. The applicants propose to use "granite fieldstone"
 - 3. Wall locations are provided on landscape plan
 - 4. Retaining walls proposed do not exceed 4' in total height
 - ii. Flagstone stepper pathway on the south side of the house
 - 1. The proposed stone sample photos are outlined in the "Proposed Hardscape Materials" sample page
 - 2. The applicants propose to use "irregular flagstone steppers"
 - 3. Stepper location is provided on landscape plan
 - iii. Flagstone patio on the east side of the garage
 - 1. Patio layout and location is provided on landscape plan
 - 2. Sample photos of patio stone and appearance are provided in the "Proposed Hardscape Materials" sample page
 - 3. The applicants propose to use "irregular flagstone"

- iv. Outcropping steps east of proposed patio
 - 1. Sample photos of stepper stones and step construction is provided on the "Proposed Hardscape Materials" sample page.
 - 2. The applicants propose to use "outcropping steps"
 - 3. Stair location is depicted on the provided landscape plan
- v. Install two standby generators
 - 1. There are two proposed standby generators. One that will power the primary dwelling and one that will power the accessory structure.
 - 2. The proposed generator location for the accessory structure is shown on the landscape plan and on the site-plan provided by the Vector Electric.
 - 3. The generator location for the primary residence is provided on the site plan provided by Vector Electric.
- 2. According to 6.9(2)(d) a grading permit must be issued by the Village of Chenequa Zoning Department before work may begin.
- c: Dan Neumer, Administrator
 Deanna Braunschweig, Clerk
 Paul Launer, Lake Country Inspections
 Pine Cove Hollow, Owner
 Cody Lincoln, Zoning Administrator

PLAT OF SURVEY

BEING A PART OF LOT 1 OF C.S.M. NO. 10681, LOCATED IN THE SE 1/4 OF SECTION 32 AND IN THE SW 1/4 OF SECTION 33, ALL IN T.8N., R.18E., IN THE VILLAGE OF CHENEQUA, WAUKESHA COUNTY, WISCONSIN

SURVEYOR
KEITH A. KINDRED, PLS
S-2082
SEH, INC.
501 MAPLE AVE.
DELAFIELD, WI 53018
(414) 949-8919
KKINDRED@SEHINC.COM

SURVEY FOR
KURT ROMSOS
P.O. BOX 588,
HARTLAND WI, 53029

(C#)= RECORDED AS

	CURVE TABLE							
CURVE#	RADIUS	DELTA	ARC DIST	CHORD DIST	CHORD BEARING	TAN BEARING 1	TAN BEARING 2	
C1	141.07'	13°04'50"	32.21'	32.14'	N72°11'39"W	N65°39'14"W	N78°44'04"W	
(C1)	141.07'	13°13'31"	32.56'	32.49'	N72°42'36"W	N66°05'49"W	N79°19'23"W	
C2	93.51'	45°55'04"	74.94'	72.95'	N43°05'35"W	N20°08'03"W	N66°03'07"W	
(C2)	93.51'	45°59'49"	75.07'	73.07'	N43°05'49"W	N20°05'49"W	N66°05'49"W	
C3	167.26'	42°03'09"	122.76'	120.02'	N41°08'55"W	N20°07'21"W	N62°10'30"W	
(C3)	167.26'	42°05'55"	122.90'	120.15'	N41°08'49"W	N20°05'49"W	N62°11'49"W	
C4	198.70'	36°42'31"	127.30'	125.14'	N80°26'54"W	N62°05'38"W	S81°11'51"W	
(C4)	198.70'	36°40'00"	127.16'	125.00'	N80°31'49"W	N62°11'49"W	S81°08'11"W	

LEGEND

- -11/16" O.D. REBAR, 18" LNGTH, WT. = 1.13 LBS./LIN. FT. SET (UNLESS OTHERWISE STATED)
- .75" IRON PIPE FOUND (UNLESS OTHERWISE STATED)

(XXXXXXX) -RECORDED AS / DEEDED AS

 \longrightarrow G \longrightarrow G \longrightarrow - BURIED GAS LINE, VALVE, METER & SIGN

T-BUR - BURIED COMMUNICATION LINE & PEDESTAL

s - SEPTIC LID

—— - FENCE LINE

- DAYLIGHT DRAIN TILE

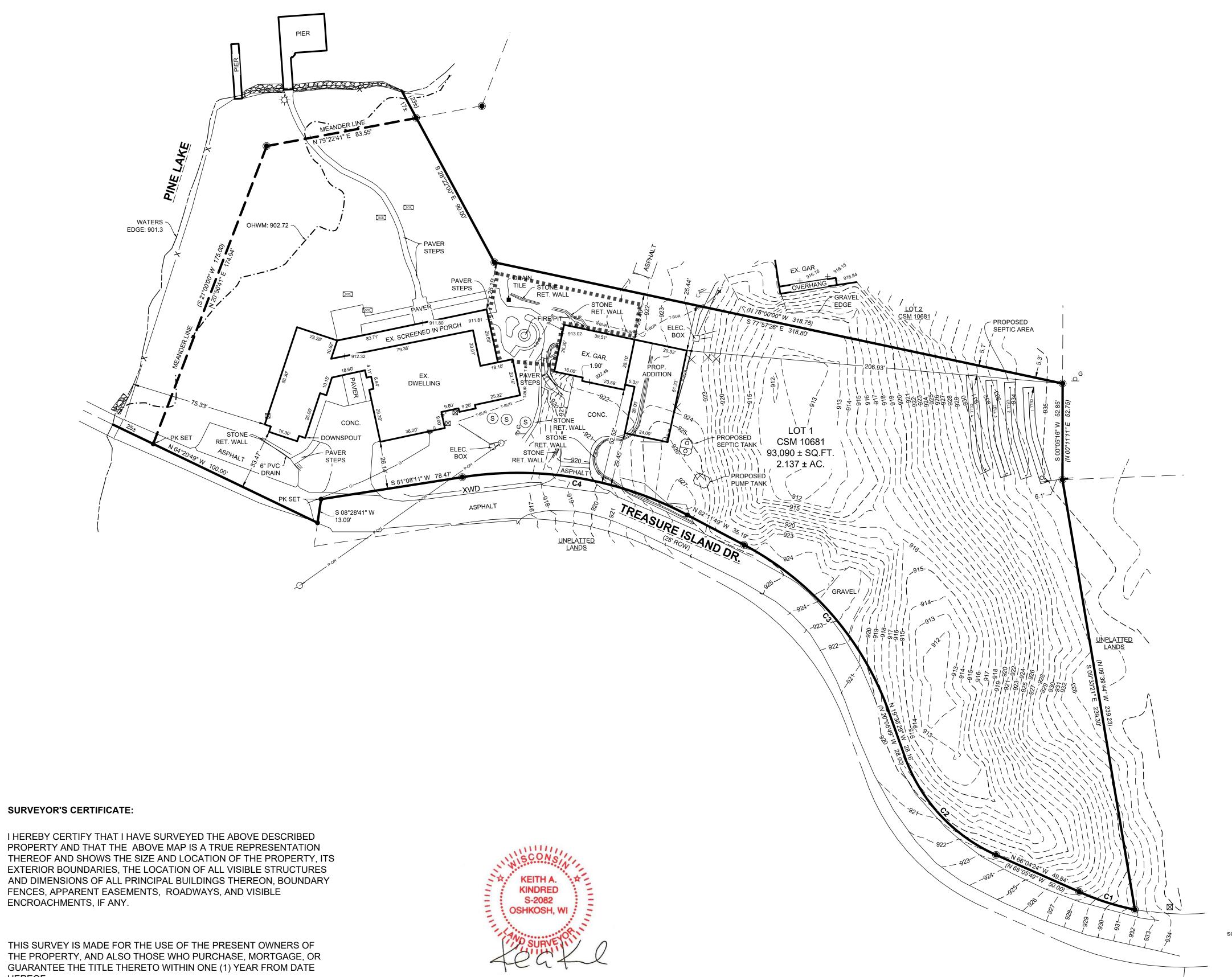
+ -SILL SPOT GRADE

□ - SPRINKLER CONTROL BOX

imes -SEPTIC VENT PIPE

-AC UNIT





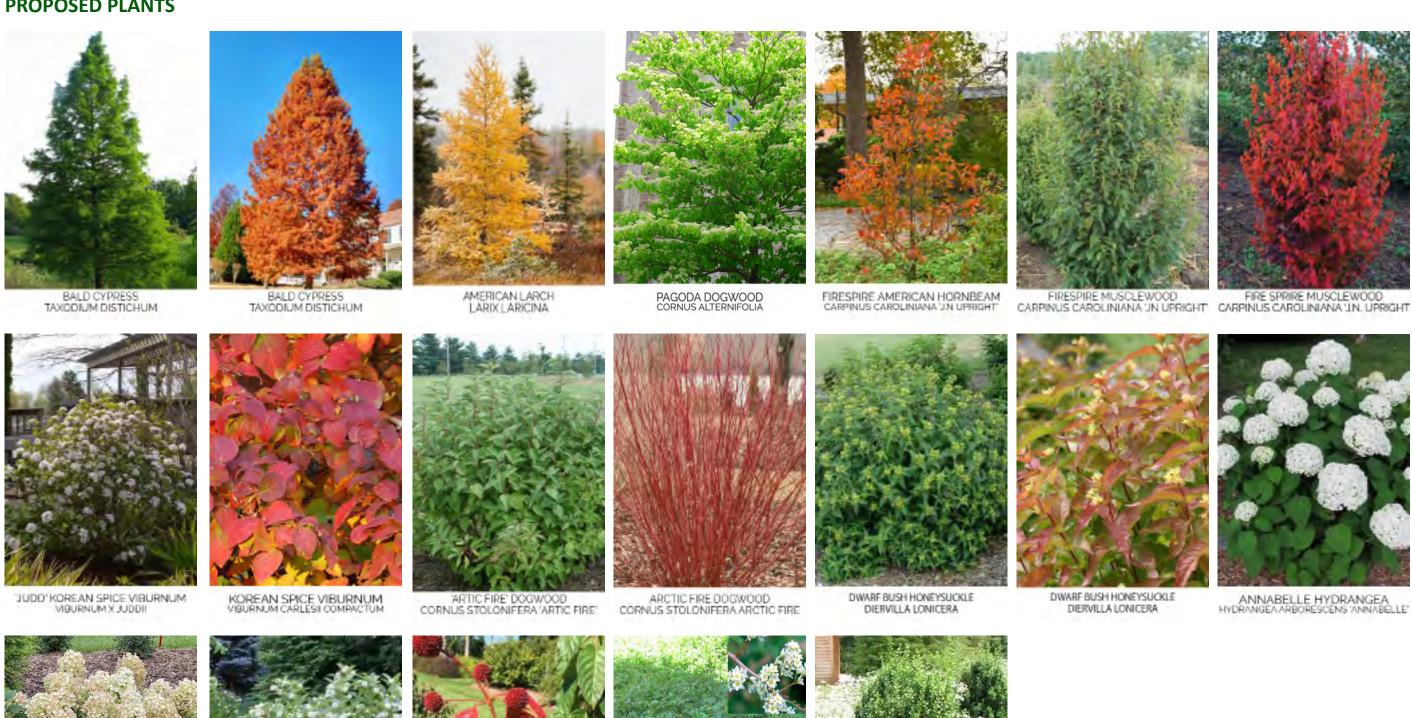
OCTOBER 25, 2023

SEH PROJECT: ROMCH 174501 DRAWN BY: KGB CHECKED BY: KAK

HEREOF.



PROPOSED PLANTS









BUTTONBUSH CEPHALANTHUS OCCIDENTALIS



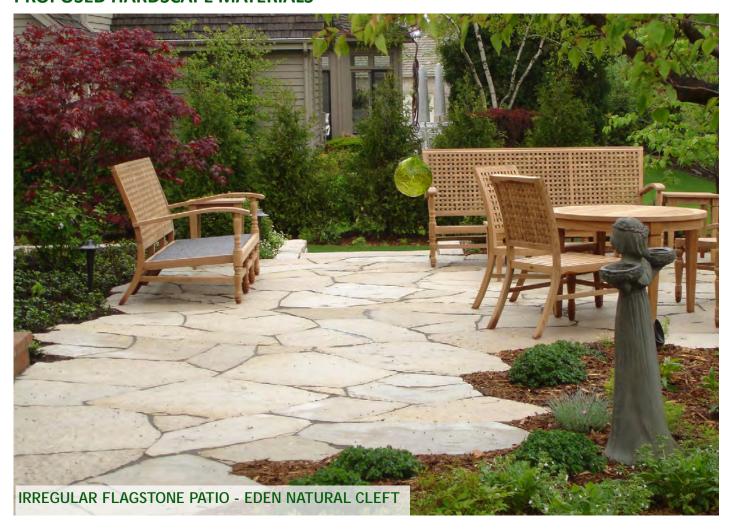








PROPOSED HARDSCAPE MATERIALS





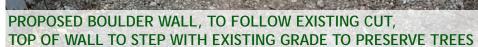






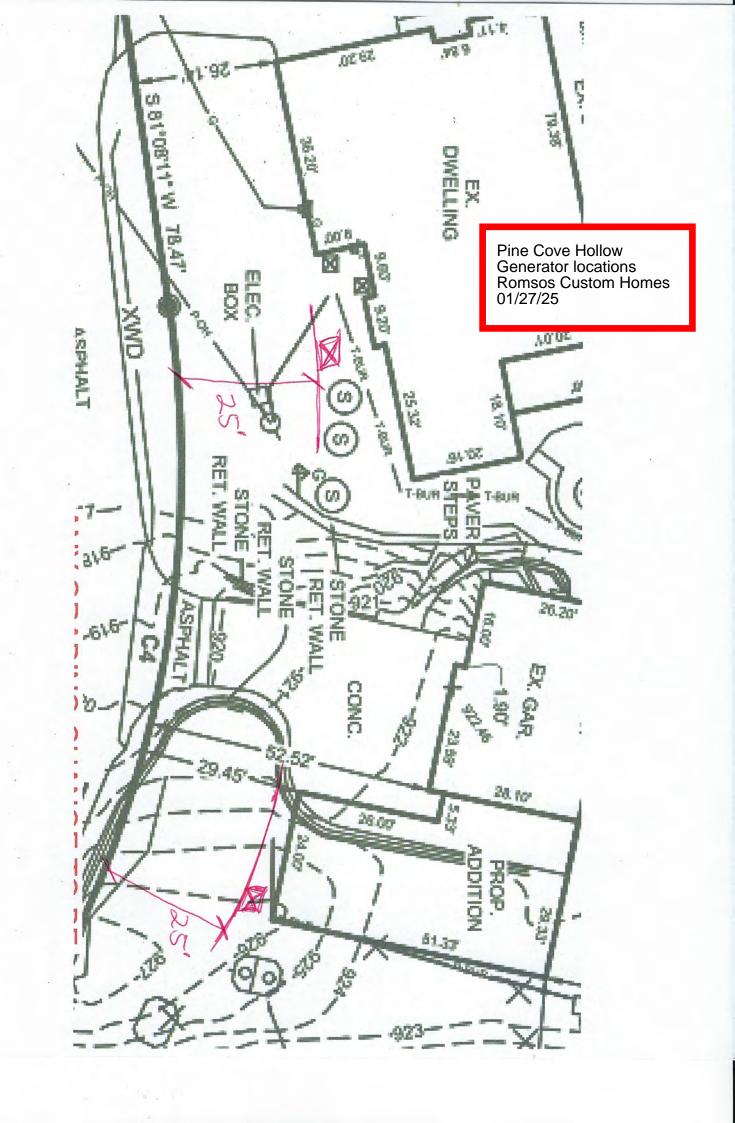














Protector® Series



PROTECTOR® SERIES

Standby Generators Liquid-Cooled Gaseous Engine

INCLUDES:

- Two-Line LCD Multilingual Digital Evolution™ Controller (English/Spanish/French/Portuguese) With External Viewing Window for Easy Indication of Generator Status and Breaker Position
- Isochronous Electronic Governor
- Sound Attenuated Enclosure
- Closed Coolant Recovery System
- Smart Battery Charger
- UV/Ozone Resistant Hoses
- ±1% Voltage Regulation
- Field Convertible Fuel Type With No Mechanical Adjustment Required.
- 5 Year Limited Warranty
- UL 2200 Listed
- Listed and labeled by the Southwest Research Institute allowing installation as close as 18 in (457 mm) to a structure*

*Must be located away from doors, windows, and fresh air intakes and in accordance with local codes. https://assets.swri.org/library/DirectoryOfListedProducts/ConstructionIndustry/973_DoC_204_13204-01-01_Rev9.pdf Standby Power Rating

Model RG048 (Aluminum - Bisque) - 48 kW 60 Hz Model RG060 (Aluminum - Bisque) - 60 kW 60 Hz Model RG080 (Aluminum - Bisque) - 80 kW 60Hz











Meets EPA Emission Regulations CA / MA Emission Compliant

FEATURES

- INNOVATIVE DESIGN & PROTOTYPE TESTING are key components of GENERAC'S success in "IMPROVING POWER BY DESIGN." But it doesn't stop there. Total commitment to component testing, reliability testing, environmental testing, destruction and life testing, plus testing to applicable CSA, NEMA, EGSA, and other standards, allows you to choose GENERAC POWER SYSTEMS with the confidence that these systems will provide superior performance.
- O TEST CRITERIA:
 - ✓ PROTOTYPE TESTED
 ✓ NEMA MG1-22 EVALUATION
 ✓ SYSTEM TORSIONAL TESTED
 ✓ MOTOR STARTING ABILITY
- MOBILE LINK® CONNECTIVITY: Free with select Protector Series standby generator sets, Mobile Link Wi-Fi allows users to monitor the generator set status from anywhere in the world using a smartphone, tablet, or PC. Easily access information such as the current operating status and maintenance alerts. Users can connect an account to an authorized service dealer for fast, friendly, and proactive service. With Mobile Link, users are taken care of before the next power outage.
- SOLID-STATE, FREQUENCY COMPENSATED VOLTAGE REGULATION. This state-of-the-art power maximizing regulation system is standard on all Generac models. It provides optimized FAST RESPONSE to changing load conditions and MAXIMUM MOTOR STARTING CAPABILITY by electronically torque-matching the surge loads to the engine. Digital voltage regulation at ±1%.
- SINGLE SOURCE SERVICE RESPONSE from Generac's extensive dealer network provides parts and service know-how for the entire unit, from the engine to the smallest electronic component.
- GENERAC TRANSFER SWITCHES. Long life and reliability are synonymous with GENERAC POWER SYSTEMS. One reason for this confidence is the GENERAC product line is offered with its own transfer systems and controls for total system compatibility.





GENERAC

48 / 60 / 80 kW

application & engineering data

GENERATOR SPECIFICATIONS

	60 / 80 kW
Synchronous	Synchronous
F	Н
Н	Н
<50	<50
4 wire	4 wire
6 wire	6 wire
Sealed Ball	Sealed Ball
Flexible Disc	Flexible Disc
Direct	Brushless
	F H <50 4 wire 6 wire Sealed Ball Flexible Disc

VOLTAGE REGULATION

Туре	Electronic
Sensing	Single Phase
Regulation	± 1%

GOVERNOR SPECIFICATIONS

Туре	Electronic	
Frequency Regulation	Isochronous	
Steady State Regulation	± 0.25%	

ELECTRICAL SYSTEM

Battery Charge Alternator	12 Volt 35 Amp
Static Battery Charger	2.5 Amp
Recommended Battery (battery not included)	Group 27F (48kW), 725CCA
System Voltage	12 Volts

GENERATOR FEATURES

Revolving field heavy duty generator
Directly connected to the engine
Operating temperature rise 120 °C above a 40 °C ambient
Class H insulation is NEMA rated
Class F insulation is NEMA rated
All models fully prototyped tested

ENCLOSURE FEATURES

Aluminum weather protective enclosure	Ensures protection against mother nature. Electrostatically applied textured epoxy paint for added durability.
Enclosed critical grade muf- fler	Quiet, critical grade muffler is mounted inside the unit to prevent injuries.
Small, compact, attractive	Makes for an easy, eye appealing installation.
SAE	Sound attenuated enclosure ensures quiet operation.

ENGINE SPECIFICATIONS

	48 kW	60 / 80 kW
Make	Generac	Generac
Model	Inline 4 cylinder	Inline 4 cylinder
Cylinders	4	4
Displacement (Liters)	4.5	4.5
Bore (in/mm)	4.5 / 114.3	4.5 / 114.3
Stroke (in/mm)	4.25 / 107.95	4.25 / 107.95
Compression Ratio	9.9:1	8.85:1
Intake Air System	Naturally Aspirated	Turbocharged and aftercooled
Lifter Type	Hydraulic	Hydraulic

ENGINE LUBRICATION SYSTEM

Oil Pump Type	Gear
Oil Filter Type	Full Flow Spin-On Cartridge
Crankcase Capacity (qt / I)	12/11

ENGINE COOLING SYSTEM

Туре	Ethylene Glycol 50 / 50 Mix
Water Pump	Belt-Driven
Fan Speed (rpm)	2,100
Fan Diameter 48 kW (in / cm)	20 (50.8)
Fan Diameter 60 kW and 80 kW (in / cm)	22 (55.9)
Fan Mode	Pusher

FUEL SYSTEM

Fuel Type	Natural Gas, Propane Vapor
Fuel Shut Off Solenoid	Standard
LP Fuel Pressure	7 - 14 in Water Column
NG Fuel Pressure	3.5 - 14 in Water Column

48 / 60 / 80 kW

GENERATOR OUTPUT VOLTAGE/kW - 60 Hz

		kW LPG	Amp LPG	kW Nat. Gas	Amp Nat. Gas	CB Size (Both)
	120/240 V, 1Ø, 1.0 pf	48	200	48	200	200
RG048	120/208 V, 3Ø, 0.8 pf	48	167	48	167	175
110040	120/240 V, 3Ø, 0.8 pf	48	144	48	144	150
	277/480 V, 3Ø, 0.8 pf	48	72	48	72	80
	120/240 V, 1Ø, 1.0 pf	60	250	60	250	300
RG060	120/208 V, 3Ø, 0.8 pf	60	208	60	208	200
nuovo	120/240 V, 3Ø, 0.8 pf	60	180	60	180	200
	277/480 V, 3Ø, 0.8 pf	60	90	60	90	100
	120/240 V, 1Ø, 1.0 pf	75	312	80	333	400
RG080	120/208 V, 3Ø, 0.8 pf	75	260	80	278	300
110000	120/240 V, 3Ø, 0.8 pf	75	226	80	241	300
	277/480 V, 3Ø, 0.8 pf	75	113	80	120	150

SURGE CAPACITY IN AMPS

		Voltage Dip @ < .4 pf	
		15%	30%
	120 / 240 V, 1Ø	100	300
RG048	120 / 208 V, 3Ø	118	242
110040	120 / 240 V, 3Ø	144	260
	277 / 480 V, 3Ø	64	123
	120 / 240 V, 1Ø	150	413
RG060	120 / 208 V, 3Ø	135	313
	120 / 240 V, 3Ø	117	289
	277 / 480 V, 3Ø	54	122
	120 / 240 V, 1Ø	283	600
RG080	120 / 208 V, 3Ø	236	500
	120 / 240 V, 3Ø	204	432
	277 / 480 V, 3Ø	102	192

ENGINE FUEL CONSUMPTION

		Natural Gas		Propane		
		(ft ³ /hr)	(m ³ / hr)	(gal/hr)	(ft3/hr)	(I/hr
	Exercise cycle	101	2.86	0.67	24.5	2.54
RG048	25% of rated load	201	5.7	2.88	104.7	10.9
NGU40	50% of rated load	336	9.5	4.16	151.3	15.7
	75% of rated load	447	12.7	5.28	192	20
	100% of rated load	604	17.1	6.61	240.4	25
RG060	Exercise cycle	103	2.9	0.9	33.2	3.5
	25% of rated load	257	7.3	2.1	78	8.1
	50% of rated load	432	12.2	4.4	161.2	16.8
	75% of rated load	618	17.5	6.8	247.2	25.7
	100% of rated load	808	22.9	8.4	305.6	31.8
	Exercise cycle	103	2.9	0.9	33.2	3.5
RG080	25% of rated load	292	8.3	2.6	93.6	9.7
	50% of rated load	534	15.1	5.7	208.8	21.7
	75% of rated load	799	22.6	8.3	303.2	31.5
	100% of rated load	1,063	30.1	10.8	393.2	40.9

Note: Fuel pipe must be sized for full load.

For Btu content, multiply #12/ hr x 2,520 (LP) or ft3/ hr x 1,000 (NG).

For megajoule content, multiply m³ / hr x 93.15 (LP) or m³ / hr x 37.26 (NG).

Refer to "Emissions Data Sheets" for maximum fuel flow for EPA and SCAQMD permitting purposes.

STANDBY RATING: Standby ratings apply to installations served by a reliable utility source. The standby rating is applicable to varying loads for the duration of a power outage. There is no overload capability for this rating. Ratings are in accordance with ISO-3046-1. Design and specifications are subject to change without notice.

604,000 BTU

3 of 9

GENERAC

48 / 60 / 80 kW

operating data

ENGINE COOLING

	48 kW	60 / 80 kW
Air Flow (inlet air including alternator and combustion air in cfm / cmm)	2,829 / 80.1	3,197 / 90.5
System Coolant Capacity (gal / liters)	2.9/11	4.5/17
Heat Rejection to Coolant (BTU per hr / MJ per hr)	201,600	204.570
Maximum Operation Air Temperature on Radiator (°F / °C)	150/66	150 / 66
Maximum Ambient Temperature (°F / °C)	140/60	140 / 60

COMBUSTION REQUIREMENTS

Flow at Dated Power (aster ()			
Flow at Rated Power (scfm / cmm)	92.7 / 2.6	170 4 / 4 0	
The state of the s	JL.1 / L.U	170.4 / 4.8	

SOUND EMISSIONS

Count Output to dD(A) at 20 # 77 - 1 Mint O		
Sound Output in dB(A) at 23 ft (7 m) With Generator*	68	68
	00	00
*In exercise mode		

EXHAUST

Exhaust Flow at Rated Output (scfm / cmm)	104/2.9	181 / 5.1
Exhaust Temperature at Muffler Outlet (°F / °C)	945 / 507	1,213 / 656
	5107 001	1,213 / 030

ENGINE PARAMETERS

Rated Synchronous rom		
Rated Synchronous rpm	1,800	1 000
	1,000	1,800

POWER ADJUSTMENT FOR AMBIENT CONDITIONS

Temperature Deration	3% for every 10 °C above 25 °C or 1.65% for every 10 °F above 77 °F
Altitude Deration (48 kW)	1% for every 100 m above 183 m or 3% for every 1,000 ft above 600 ft
Altitude Deration (60 kW and 80 kW)	1% for every 100 m above 915 m or 3% for every 1,000 ft above 3,000 ft

CONTROLLER FEATURES

Two-Line Plain	Text LCD Display	Simple uppr interface for once of appretion
Mode Switch:	Auto	Simple user interface for ease of operation. Automatic Start on Utility failure. 7 day exerciser.
	UII	Stone unit Power is removed Central and shares atill annuts
	Wallual	Start with starter control unit atoms on If utility falls transfer to 1 1 1 1
Programmable	Start Delay Between 10-30 Seconds	
Engine Start Se	quence	Cyclic grapking: 16 cap on 7 root /00 cap maximum duration)
Engine Warm-u	ıp	
Engine Cool-Do	own	3 Sec
Olditol Lock-Old	III TILLENING TO THE TOTAL CONTROL OF THE TOTAL CON	Ctortor connect to an annual II F II II II
Smart Battery C	harger	Standard
Automatic volta	de negulation with over and clipper voltage Profession	0
Automatic Low	Oil Pressure Shutdown	Standard Standard
High Temperatu	ire Shutdown	Standard, 72 Hz
Overcrank Prote	ction	Standard Standard
Safety Fused		Standard Standard
Failure to Transf	fer Protection	Standard Standard
Low Battery Proj	tection	Standard
50 Event Run Lo	00	Standard Standard Standard Standard
Future Set Cana	ble Exerciser	Standard Standard
Incorrect Wiring	Protection	Standard Standard
Internal Fault Pro	otection	Standard Standard
Common Extern	al Fault Canability	Standard Standard
Governor Failure	Protection	Standard Standard
Go. G G. Tallard	/ / TOLOGIO (Tambian and an anno anno anno anno anno anno	······ Standard

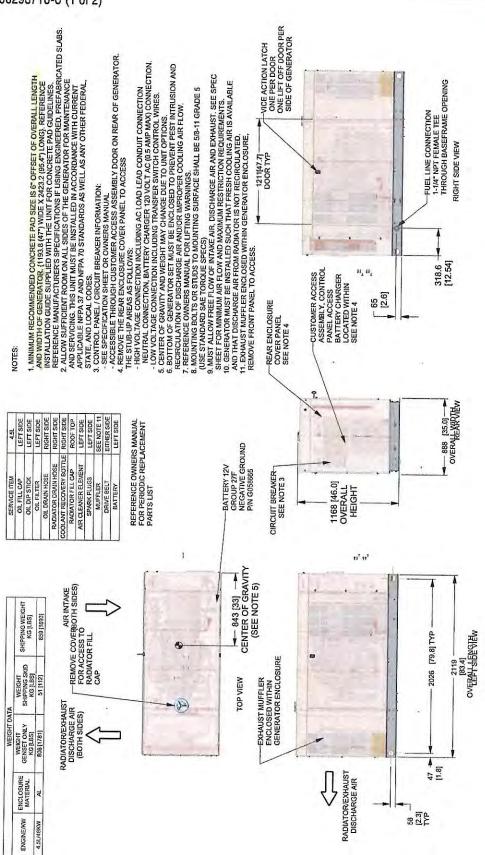
48 / 60 / 80 kW

available accessories

GENERAC°

Model #	Product	Description
G0071690	Mobile Link [®] 4G LTE Cellular Accessory	Generac's Mobile Link allows you to check the status of your generator from anywhere that you have access to an Internet connection from a PC or with any smart device. You will even be notified when a change in the generator's status occurs via e-mail or text message. Note: Harness Adapter Kit required. Available in the U.S. only.
G006478-0	Kit, Adapter Mobile Link L/C (Required for QT and RG Series)	The Harness Adapter Kit is required to make liquid-cooled units compatible with Mobile $Link^{\circledR}.$
G007992-0	Cold Weather Kit	If the temperature regularly falls below 32 °F (0 °C), install a cold weather kit to maintain optimal battery temperature. Kit consists of battery warmer with thermostat built into the wrap.
G007990-0	Extreme Cold Weather Kit	Recommended where the temperature regularly falls below 32 °F (0 °C) for extended periods of time. For liquid cooled units only.
G005651-0	Base Plug Kit	Add base plugs to the base of the generator to keep out debris.
G005703-0 - Bisque	Paint Kit	If the generator enclosure is scratched or damaged, it is important to touch-up the paint to protect from future corrosion. The paint kit includes the necessary paint to properly maintain or touch-up a generator enclosure.
G007991-0	Scheduled Maintenance Kit	The Liquid-Cooled Scheduled Maintenance Kits offer all the hardware necessary to perform complete maintenance on Generac liquid-cooled generators.
G006664-0	Local Wireless Monitor	Completely wireless and battery powered, Generac's wireless remote monitor provides you with instant status information without ever leaving the house.
G006665-0	Wireless Remote Extension Harness	Recommended for use with the Wireless Remote on units up to 60 kW, required for use on units 70 kW or greater.
G007993-0	E-Stop	E-stop allows for immediate fuel shutoff and generator shutdown in the event of an emergency.
G007005-0	Monitor	The Wi-Fi enabled LP fuel level monitor provides constant monitoring of the connected LP fuel tank. Monitoring the LP tank's fuel level is an important step in making sure your generator is ready to run during an unexpected power failure. Status alerts are available through a free application to notify when your LP tank is in need of a refill.
G007000-0 (50 amp) G007006-0(100 amp)	Module Smart Management	Smart Management Modules (SMM) are used to optimize the performance of a standby generator. They manage large electrical loads upon startup and shed them to aid in recovery when overloaded. In many cases, using SMM's can reduce the overall size and cost of the system.
A0000018981	Colution	An ultra-concentrated anti-corrosive cleaning solution engineered to reach the smallest cavities to clean the toughest contaminants. This water based formula is non-toxic, biodegradable, safe for both metal and plastic surfaces, and is superior in rinsability.
A0000019001	All Surface Protection	All surface protectant for vinyl, rubber, plastics creates a barrier that seals & protects sur- aces from water, UV rays while renewing the look of the surface.

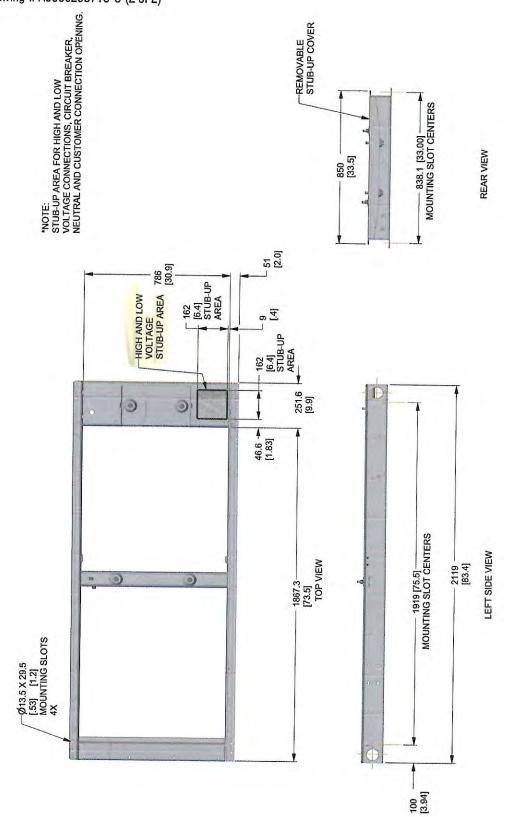
Drawing #A0000293718-C (1 of 2)



DIMENSIONS: MM [INCH]

DIMENSIONS: MM [INCH]

Drawing #A0000293718-C (2 of 2)







GUARDIAN® SERIES Residential Standby Generators Air-Cooled Gas Engine

1 of 6

INCLUDES:

True Power™ Electrical Technology

20/22/24 kW

- Two-line multilingual digital LCD Evolution™ controller (English/Spanish/French/Portuguese)
- 200 amp service rated transfer switch available
- Electronic governor
- Standard Wi-Fi® connectivity
- System status & maintenance interval LED indicators
- Sound attenuated enclosure
- Flexible fuel line connector
- Natural gas or LP gas operation
- 5 Year limited warranty
- Listed and labeled for installation as close as 18 in (457 mm) to a structure.*
 - *Must be located away from doors, windows, and fresh air intakes and in accordance with local codes.

Standby Power Rating

G007038-1, G007039-1, G007038-3, G007039-3 (Aluminum - Bisque) - 20 kW 60 Hz G007042-10, G007042-11, G007043-10, G007043-11(Aluminum - Bisque) - 22 kW 60 Hz G007209-10, G007210-10 (Aluminum - Bisque) - 24 kW 60 Hz



Product shown with optional fascla kit



Note: CETL or CUL certification only applies to unbundled units and units packaged with limited circuit switches. Units packaged with the Smart Switch are ETL or UL certified in the USA only.

FEATURES

- INNOVATIVE ENGINE DESIGN & RIGOROUS TESTING are at the heart of Generac's success in providing the most reliable generators possible. Generac's G-Force engine lineup offers added peace of mind and reliability for when it's needed the most. The G-Force series engines are purpose built and designed to handle the rigors of extended run times in high temperatures and extreme operating conditions.
- TRUE POWER™ ELECTRICAL TECHNOLOGY: Superior harmonics and sine wave form produce less than 5% Total Harmonic Distortion for utility quality power. This allows confident operation of sensitive electronic equipment and micro-chip based appliances, such as variable speed HVAC systems.
- **TEST CRITERIA:**
 - PROTOTYPE TESTED SYSTEM TORSIONAL TESTED
- **NEMA MG1-22 EVALUATION** MOTOR STARTING ABILITY
- MOBILE LINK® CONNECTIVITY: FREE with select Guardian Series Home standby generators, Mobile Link Wi-Fi allows users to monitor generator status from anywhere in the world using a smartphone, tablet, or PC. Easily access information such as the current operating status and maintenance alerts. Users can connect an account to an authorized service dealer for fast, friendly, and proactive service. With

Mobile Link, users are taken care of before the next power outage.

- SOLID-STATE, FREQUENCY COMPENSATED VOLTAGE REGULATION: This state-of-the-art power maximizing regulation system is standard on all Generac models. It provides optimized FAST RESPONSE to changing load conditions and MAXI-MUM MOTOR STARTING CAPABILITY by electronically torque-matching the surge loads to the engine. Digital voltage regulation at $\pm 1\%$.
- SINGLE SOURCE SERVICE RESPONSE from Generac's extensive dealer network provides parts and service know-how for the entire unit, from the engine to the smallest electronic component.
- GENERAC TRANSFER SWITCHES: Long life and reliability are synonymous with GENERAC POWER SYSTEMS. One reason for this confidence is that the GENERAC product line is offered with its own transfer systems and controls for total system compatibility.













GENERAC

Features and Benefits

20/22/24 kW

Engine

Generac G-Force design
 Maximizes engine "breathing" for increased fuel efficiency. Plateau honed cylinder walls and plasma moly

rings help the engine run cooler, reducing oil consumption and resulting in longer engine life.

"Spiny-lok" cast iron cylinder walls
Rigid construction and added durability provide long engine life.

Electronic ignition/spark advance These features combine to assure smooth, quick starting every time.

Full pressure lubrication system Pressurized lubrication to all vital bearings means better performance, less maintenance, and longer engine

life. Now featuring up to a 2 year/200 hour oil change interval.

Low oil pressure shutdown system

Shutdown protection prevents catastrophic engine damage due to low oil.

High temperature shutdown Prevents damage due to overheating.

Generator

Revolving field
 Allows for a smaller, light weight unit that operates 25% more efficiently than a revolving armature generator.

Skewed stator Produces a smooth output waveform for compatibility with electronic equipment.

Displaced phase excitation Maximizes motor starting capability.

Automatic voltage regulation Regulating output voltage to ±1% prevents damaging voltage spikes.

EPA Certified for non-emergency applications
 Allows unit to be used for demand response applications (excluding 20 kW units).

UL 2200 listed For your safety.

Transfer Switch (if applicable)

Fully automatic
 Transfers vital electrical loads to the energized source of power.

NEMA 3R Can be installed inside or outside for maximum flexibility.

Integrated load management technology Capability to manage additional loads for efficient power management.

Remote mounting
 Mounts near an existing distribution panel for simple, low-cost installation.

Evolution™ Controls

AUTO/MANUAL/OFF illuminated buttons
 Selects the operating mode and provides easy, at-a-glance status indication in any condition.

Two-line multilingual LCD Provides homeowners easily visible logs of history, maintenance, and events up to 50 occurrences.

Sealed, raised buttons Smooth, weather-resistant user interface for programming and operations.

Utility voltage sensing
 Constantly monitors utility voltage, setpoints 65% dropout, 80% pick-up, of standard voltage.

Generator voltage sensing
 Constantly monitors generator voltage to verify the cleanest power delivered to the home.

Utility interrupt delay Prevents nuisance start-ups of the engine, adjustable 2-1500 seconds from the factory default setting of 5

seconds by a qualified dealer.

Engine warm-up
Verifies engine is ready to assume the load, setpoint approximately 5 seconds.

Engine cool-down
 Allows engine to cool prior to shutdown, setpoint approximately 1 minute.

Programmable exercise Operates engine to prevent oil seal drying and damage between power outages by running the generator for

5 minutes every other week. Also offers a selectable setting for weekly or monthly operation providing

flexibility and potentially lower fuel costs to the owner.

Smart battery charger
Delivers charge to the battery only when needed at varying rates depending on outdoor air temperature.

Compatible with lead acid and AGM-style batteries.

Main line circuit breaker
 Protects generator from overload.

Electronic governor Maintains constant 60 Hz frequency.

Unit

SAE weather protective enclosure
 Sound attenuated enclosures ensure quiet operation and protection against mother nature, withstanding

winds up to 150 mph (241 km/h). Hinged key locking roof panel for security. Lift-out front for easy access to all routine maintenance items. Electrostatically applied textured epoxy paint for added durability.

Enclosed critical grade muffler
 Quiet, critical grade muffler is mounted inside the unit to prevent injuries.

Small, compact, attractive
 Makes for an easy, eye appealing installation, as close as 18 in (457 mm) away from a structure.

20/22/24 kW

Features and Benefits

GENERAC

Installation System

14 in (35.6 cm) flexible fuel line connector

Listed ANSI Z21.75/CSA 6.27 outdoor appliance connector for the required connection to the gas supply

Integral sediment trap

Meets IFGC and NFPA 54 installation requirements.

Connectivity (Wi-Fi equipped models only)

Ability to view generator status

Monitor generator with a smartphone, tablet, or computer at any time via the Mobile Link application for complete peace of mind.

Ability to view generator Exercise/Run and Total Hours

Ability to view generator maintenance information

Monthly report with previous month's activity

Ability to view generator battery information

Weather information

Review the generator's complete protection profile for exercise hours and total hours.

Provides maintenance information for the specific model generator when scheduled maintenance is due.

Detailed monthly reports provide historical generator information.

Built in battery diagnostics displaying current state of the battery.

Provides detailed local ambient weather conditions for generator location.

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GENERAC

20/22/24 kW

Specifications

Generator					
Model	G007038-1 G007039-1 (20 kW)	G007042-10 G007043-10 (22 kW)	G007038-3 G007039-3 (20 kW)	G007042-11 G007043-11 (22 kW)	G007209-10 G007210-10 (24 kW)
Rated maximum continuous power capacity (LP)	20,000 Watts*	22,000 Watts*	20,000 Watts*	22,000 Watts*	24,000 Watts*
Rated maximum continuous power capacity (NG)	18,000 Watts*	19,500 Watts*	18,000 Watts*	19,500 Walts*	21,000 Watts*
Rated voltage			240	10,100,000,000	-10-50 (1-50-
Rated maximum continuous load current - 240 volts (LP/NG)	83.3 / 75.0	91.7 / 81.3	83.3 / 75.0	91.7 / 81.3	100 / 87.5
Total Harmonic Distortion			Less than 5%		
Main line circuit breaker	90 amp	100 amp	90 amp	100 amp	100 amp
Phase			1		
Number of rotor poles			2		
Rated AC frequency			60 Hz		
Power factor			1.0		
Battery requirement (not included)	12 V	olts, Group 26R 540 C	CA minimum or Group	35AGM 650 CCA mir	nimum
Unit weight (lb / kg)	448 / 203	466 / 211	436 / 198	445 / 202	455 / 206
Dimensions (L x W x H) in / cm		48 x 2	25 x 29 / 121.9 x 63.5	x 73.7	7.521, 4751.
Sound output in dB(A) at 23 ft (7 m) with generator operating at normal load**	67	67	67	67	67
Sound output in dB(A) at 23 ft (7 m) with generator in Quiet-Test™ low-speed exercise mode**	55	57	55	57	57
Exercise duration	47	27.5	5 min	.5.	20
Engine					
Engine type		GEN	ERAC G-Force 1000 S	Series	
Number of cylinders			2		
Displacement			999 cc		
Cylinder block		Alu	minum w/ cast iron sle	eeve	
Valve arrangement			Overhead valve		
Ignition system			Solid-state w/ magnet	0	
Governor system			Electronic		
Compression ratio			9.5:1		
Starter			12 VDC		
Oil capacity including filter			Approx. 1.9 qt / 1.8 L		
Operating rpm	3210	XXX BTU	3,600		
Fuel consumption	00.0				
Natural gas ft ³ /hr (m ³ /hr)	204 /5 70	000 /0 /0	101/101	000	(F 7F)
1/2 Load Full Load	204 (5.78) 301 (8.52)	228 (6.46) 327 (9.26)	164 (4.64) 287 (8.13)		(5.75) (8.66)
Liquid propane ft ³ /hr (gal/hr) [L/hr]	301 (0.02)	021 (3.20)	207 (0.13)	300	(0.00)
1/2 Load	87 (2.37) [8.99]	92 (2.53) [9.57]	86 (2.36) [8.95]	92 (2.5	3) [9.57]
Full Load	130 (3.56) [13.48]	142 (3.90) [14.77]	136 (3.74) [14.15]) [14.77]
Note: Fuel pipe must be sized for full load. Required fuel pressure to generator fuel inlet at all gas. For BTU content, multiply ft ³ /hr x 2500 (LP) or ft ³ /hr x 1000 (NG). For Megajoule content, multiply ft ³ /hr x 2500 (LP) or ft ³ /hr x 1000 (NG).	l load ranges - 3.5–7 i ultiply m³/hr x 93.15 (l	n water column (0.87- .P) or m³/hr x 37.26 (N	-1.74 kPa) for NG, 10- NG).	-12 in water column (2.49–2.99 kPa) for LF

Controls	
Two-line plain text multilingual LCD	Simple user interface for ease of operation.
Mode buttons: AUTO	Automatic start on utility failure. Weekly, Bi-weekly, or Monthly selectable exerciser.
MANUAL	Start with starter control, unit stays on. If utility fails, transfer to load takes place.
OFF	Stops unit. Power is removed. Control and charger still operate.
Ready to Run/Maintenance messages	Standard
Engine run hours indication	Standard
Programmable start delay between 2–1500 seconds	Standard (programmable by dealer only)
Utility Voltage Loss/Return to Utility adjustable (brownout setting)	From 140-171 V / 190-216 V
Future Set Capable Exerciser/Exercise Set Error warning	Standard
Run/Alarm/Maintenance logs	50 events each
Engine start sequence	Cyclic cranking: 16 sec on, 7 rest (90 sec maximum duration).
Starter lock-out	Starter cannot re-engage until 5 sec after engine has stopped.
Smart Battery Charger	Standard
Charger Fault/Missing AC warning	Standard
Low Battery/Battery Problem Protection and Battery Condition indication	Standard
Automatic Voltage Regulation with Over and Under Voltage Protection	Standard
Under-Frequency/Overload/Stepper Overcurrent Protection	Standard
Safety Fused/Fuse Problem Protection	Standard
Automatic Low Oil Pressure/High Oil Temperature Shutdown	Standard
Overcrank/Overspeed (@ 72 Hz)/rpm Sense Loss Shutdown	Standard
High Engine Temperature Shutdown	Standard
Internal Fault/Incorrect Wiring protection	Standard
Common external fault capability	Standard
Field upgradable firmware	Standard
Rating definitions - Optional Standby: Applicable for supplying backup power for the duration	on of the utility power outage with correct maintenance performed. No overload capability is available for the

Rating definitions - Optional Standby: Applicable for supplying backup power for the duration of the utility power outage with correct maintenance performed. No overload capability is available for this rating. (All ratings in accordance with BS5514, ISO3046, UL2200, and DIN6271).

*Maximum kilovolt amps and current are subject to and limited by such factors as fuel BTU/megajoule content, ambient temperature, altitude, engine power and condition, etc. Maximum power decreases approximately 3.5% for each 1,000 ft (304.8 m) above sea level; and also will decrease approximately 1% for each 10 °F (6 °C) above 60 °F (16 °C).

*Sound levels are taken from the front of the generator. Sound levels taken from other sides of the generator may be higher depending on installation parameters.

GENERAC

Switch Options

Service Rated Automatic Transfer Switch Features

- Intelligently manages up to four air conditioner loads with no additional hardware.
- Up to eight additional large (240 VAC) loads can be managed when used in conjunction with Smart Management Modules (SMMs).
- Electrically operated, mechanically-held contacts for fast, clean connections.
- Main breakers are rated for 80% continuous load.
- 2-pole, 250 VAC contactors.

20/22/24 kW

- Service equipment rated, dual coil design.
- Rated for both aluminum and copper conductors.
- Main contacts are silver plated or silver alloy to resist welding and sticking.
- NEMA/UL 3R aluminum outdoor enclosure allows for indoor or outdoor mounting flexibility.

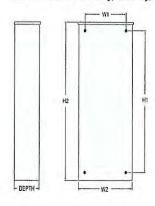
Dimensions

			nps 120/24 sition Servi		
	He	ight	Width		Double
1	H1	H2	W1	W2	Depth
in	26.8	30.1	10.5	13.5	6.9
cm	67.95	76.43	26.67	34.18	17.5

Wire Ranges	W	
Conductor Lug	Neutral Lug	Ground Lug
250 MCM - #6	350 MCM - #6	2/0 - #14

Model	G007039-1, G007039-3 (20 kW) G007043-10, G007043-11 (22 kW) G007210-10 (24 kW)
No. of poles	2
Current rating (amps)	200
Voltage rating (VAC)	120/240, 10
Utility voltage monitor (lixed)* -Pick-up -Dropout	80% 65%
Return to Utility*	Approx. 13 sec
ETL or UL listed	Standard
Enclosure type	NEMA/UL 3R
Circuit breaker protected	22,000
Lug range	250 MCM - #6

*Function of Evolution controller Exercise can be set to weekly, bi-weekly, or monthly



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GENERAC

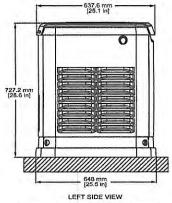
Available Accessories

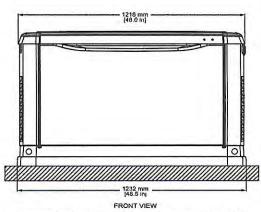
20/22/24 kW

Model #	Product	Description
G007101-0	Battery Pad Warmer	Pad warmer rests under the battery. Recommended for use if temperature regularly falls below 0 $^{\circ}$ F (-18 $^{\circ}$ C). (Not necessary for use with AGM-style batteries).
G007102-0	Oil Warmer	Oil warmer slips directly over the oil filter. Recommended for use if temperature regularly falls below 0 °F (-18 °C).
G007103-1	Breather Warmer	Breather warmer is for use in extreme cold weather applications. For use with Evolution controllers only in climates where heavy icing occurs.
G005621-0	Auxiliary Transfer Switch Contact Kit	The auxiliary transfer switch contact kit allows the transfer switch to lock out a single large electrical load that may not be needed. Not compatible with 50 amp pre-wired switches.
G007027-0 - Bisque	Fascia Base Wrap Kit	The fascia base wrap snaps together around the bottom of the new air-cooled generators. This offers a sleek, contoured appearance as well as offering protection from rodents and insects by covering the lifting holes located in the base.
G005703-0 - Bisque	Touch-Up Paint Kit	If the generator enclosure is scratched or damaged, it is important to touch up the paint to protect from future corrosion. The touch-up paint kit includes the necessary paint to correctly maintain or touch up a generator enclosure.
G006485-0	Scheduled Maintenance Kit	Generac's scheduled maintenance kit provides all the items necessary to perform complete routine maintenance on a Generac automatic standby generator (oil not included).
G007005-0	Wi-Fi LP Tank Fuel Level Monitor	The Wi-Fi enabled LP tank fuel level monitor provides constant monitoring of the connected LP fuel tank. Monitoring the LP tank's fuel level is an important step in verifying the generator is ready to run during an unexpected power failure. Status alerts are available through a free application to notify users when the LP tank is in need of a refill.
G007000-0 (50 amp) G007006-0 (100 amp)	Smart Management Module	Smart Management Modules (SMM) are used to optimize the performance of a standby generator. It manages large electrical loads upon startup and sheds them to aid in recovery when overloaded. In many cases, using SMM's can reduce the overall size and cost of the system.
G007169-0 - 4G LTE G007170-0 - Wi-Fl/ Ethernet	Mobile Link [®] Cellular Accessories	The Mobile Link family of Cellular Accessories allow users to monitor generator status from anywhere in the world, using a smart phone, tablet, or PC. Easily access information such as the current operating status and maintenance alerts. Users can connect an account with an authorized service dealer for fast, friendly, and proactive service. With Mobile Link, users are taken care of before the next power outage.
G007220-0 - Bisque	Base Plug Kit	Base plugs snap into the lifting holes on the base of air-cooled home standby generators. This offers a sleek, contoured appearance, as well as offers protection from rodents and insects by covering the lifting holes located in the base. Kit contains four plugs, sufficient for use on a single air-cooled home standby generator.

Dimensions & UPCs

Model	UPC
G007038	696471074185
G007039	696471074192
G007042	696471074208
G007043	696471074215
G007209	696471071511
G007210	696471084801





Dimensions shown are approximate. See installation manual for exact dimensions. DO NOT USE THESE DIMENSIONS FOR INSTALLATION PURPOSES.





Village of Chenequa

WHEREAS,	In 1872 J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees, and
WHEREAS,	this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska, and
WHEREAS,	Arbor Day is now observed throughout the nation and the world, and
WHEREAS,	trees can reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce oxygen and provide habitat for wildlife, and
WHEREAS,	trees are a renewable resource giving us paper, wood for our homes, fuel for our fires and countless other wood products, and
WHEREAS,	trees in our village increase property values, enhance the economic vitality of business areas and beautify our community, and
WHEREAS,	trees, wherever they are planted, are a source of joy and spiritual renewal, and
WHEREAS,	Chenequa has been recognized as a Tree City USA by the National Arbor Day Foundation and desires to continue its tree-planting ways,

ARBOR DAY

NOW, THEREFORE, Chenequa, does hereby proclaim Friday, April 25, 2025

in the Village of Chenequa, and I urge all citizens to celebrate Arbor Day and to support efforts to protect our trees and woodlands, and to support our village's urban forestry program, and

FURTHER, I urge all citizens to celebrate our commitment for a healthier planet by planting trees to gladden the hearts and promote the well-being of present and future generations.

Signed this 14th day of April, 2025.

RESOLUTION RECOGNIZING WORLD MIGRATORY BIRD DAY

WHEREAS, migratory birds are some of the most beautiful and easily observed wildlife that share our communities; and

WHEREAS, many citizens recognize and welcome migratory songbirds as symbolic harbingers of spring; and

WHEREAS, these migrant species also play an important economic role in our community, controlling insect pests and generating millions in recreational dollars statewide; and

WHEREAS, migratory birds and their habitats are declining throughout the Americas, facing a growing number of threats on their migration routes and in both their summer and winter homes; and

WHEREAS, public awareness and concern are crucial components of migratory bird conservation; and

WHEREAS, citizens enthusiastic about birds, informed about the threats they face, and empowered to help address those threats can directly contribute to maintaining health bird populations; and

WHEREAS, since 1993 World Migratory Bird Day (formerly International Migratory Bird Day) has become a primary vehicle for focusing public attention on the nearly 350 species that travel between nesting habits in our communities and throughout North America and their wintering grounds in South and Central America, Mexico, the Caribbean, and the southern U.S.; and

WHEREAS, hundreds of thousands of people will observe WMBD, gathering in town squares, community centers, schools, parks, nature centers, and wildlife refuges to learn about birds, take action to conserve them, and simply to have fun; and

WHEREAS, while WMBD officially is held each year on the second Saturday in May, its observance is not limited to a single day, and planners are encouraged to schedule activities on the dates best suited to the presence of both migrants and celebrants; and

WHEREAS, WMBD is not only a day to foster appreciation for wild birds and to celebrate and support migratory bird conservation, but also a call to action.

NOW THEREFORE, BE IT RESOLVED, I, Jo Ann F. Villavicencio, as Village President of the Village of Chenequa in Waukesha County, Wisconsin, do hereby proclaim Saturday, May 10, 2025 as **World Migratory Bird Day** in the Village of Chenequa, and I urge all citizens to celebrate this observance and to support efforts to protect and conserve migratory birds and their habitats in our community and the world at large.

PASSED AND ADOPTED by the Village Board for the Village of Chenequa the 14th day of April, 2025.

VILLAGE BOARD FOR THE



VILLAGE OF CHENEQUA
By:
Jo Ann F. Villavicencio, Village President
Attest:
Deanna Braunschweig, Village Clerk-Treasure