



Village of Bayside  
9075 N. Regent Rd.  
Architectural Review Committee Meeting  
April 8, 2019  
Village Board Room, 6:00pm

**ARCHITECTURAL REVIEW COMMITTEE  
AGENDA**

**PLEASE TAKE NOTICE** that a meeting of the Village of Bayside Architectural Review Committee will be held at Bayside Village Hall, 9075 North Regent Road, Bayside, Wisconsin at the above noted time and date, at which the following items of business will be discussed and possibly acted upon:

**I. CALL TO ORDER**

**II. ROLL CALL**

**III. APPROVAL OF MINUTES**

- A. Approval of the March 11, 2019 minutes.

**IV. BUSINESS**

- A. Landscape, Fence, Solar Panels, and Play Structure (already erected)  
1476 E Bay Point Rd  
020-8887-005
- B. Room Addition, and Window Replacement  
8840 N Rexleigh Dr  
021-0149-000

**V. ADJOURNMENT**

Cindy Baker

Accounting Assistant  
March 29, 2019

Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. Contact Village Hall at 414-206-3915. It is possible that members of and possibly a quorum of members of other Boards, Commissions, or Committees of the Village including in particular the Board of Trustees may be in attendance in the above stated meeting to gather information; no action will be taken by any other Boards, Commissions, or Committees of the Village except by the Board, Commission, or Committee noticed above. Agendas and minutes are available on the Village webs).



**I. CALL TO ORDER**

Chairperson Marisa Roberts called the meeting to order at 6:00pm.

**II. ROLL CALL**

Trustee Liaison: Mike Barth  
Chair: Marisa Roberts  
Members: Sandra Muchin-Kofman-excused  
John Krampf  
Dan Zitzer  
Tony Aiello-excused  
Liz Levins-arrived 6:04pm

Also Present: Accounting Assistant, Cindy Baker  
There were two people in the audience.

**III. APPROVAL OF MINUTES**

**A. Approval of the January 14, 2019 minutes.**

Motion by Trustee Barth, seconded by Dan Zitzer, to approve the minutes of January 14, 2019. Motion carried unanimously.

**IV. BUSINESS**

**A. Spiral Staircase-set-back variance approved by Board of Zoning Appeals on 1/21/2019  
1250 E Brown Deer Rd  
020-0135-000**

Heidi Dondlinger, homeowner, appeared on behalf of the project. There were no neighbors in attendance. A description of the project is as follows: Spiral Staircase.

Motion by Trustee Barth, seconded by John Krampf, to approve the Spiral Staircase, as described and presented in the application. Motion carried unanimously.

**B. Window replacement-2<sup>nd</sup> floor, new eave over garage door,  
1434 E Brown Deer Rd  
020-9982-000**

Kathryn Kamm, homeowner, appeared on behalf of the project. There were no neighbors in attendance. A description of the project is as follows: Window replacement and new eave over garage door.

Motion by Trustee Barth, seconded by John Krampf, to approve the window replacement and new eave over garage door as described and presented in the application. Motion carried unanimously.

**V. ADJOURNMENT**

Motion by John Krampf seconded by Marissa Roberts, to adjourn the meeting at 6:17pm.  
Motion carried unanimously.

Respectfully submitted,

Cindy Baker  
Accounting Assistant  
March 12, 2019

## Project Proposal

Date 3-22-2019

Property Address 1476 EAST BAY POINT ROAD BAYSIDE, WI

Zoning DISTRICT "A"

- |   |  |
|---|--|
| <input type="checkbox"/> Accessory Structures/Generators<br><input type="checkbox"/> Additions/Remodel<br><input type="checkbox"/> Bluff Management<br><input type="checkbox"/> Commercial Signage<br><input type="checkbox"/> Decks/Patios<br><input checked="" type="checkbox"/> Fence<br><input type="checkbox"/> Fire Pits<br><input checked="" type="checkbox"/> Landscaping requiring Impervious Surface/Fill/Excavation Permit | <input type="checkbox"/> New Construction<br><input checked="" type="checkbox"/> Play Structures<br><input type="checkbox"/> Recreational Facilities/Courts<br><input type="checkbox"/> Roofs<br><input checked="" type="checkbox"/> Solar Panels/Skylights<br><input type="checkbox"/> Swimming Pools<br><input type="checkbox"/> Windows/Doors-change exceeds 25% of opening<br><input type="checkbox"/> Other |
|---|--|

Proposed project details (type of work, size, materials, etc.):

Landscape & Fence

Solar Panels

Play Structure - Double Fee in Permit - already up

\*\*\*\*\* For Office Use Only \*\*\*\*\*

Yes	No	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Color photographs showing project location, elevations and surrounding views
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Two (2) complete sets of building plans (including elevations and grading)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Survey
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Samples or brochures showing materials, colors and designs
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Application Fee <u>60-ccccar2</u>
<input type="checkbox"/>	<input type="checkbox"/>	Parcel Number
<input type="checkbox"/>	<input type="checkbox"/>	ARC Agenda Date:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Building Permit
<input type="checkbox"/>	<input type="checkbox"/>	Fill Permit
<input type="checkbox"/>	<input type="checkbox"/>	Impervious Surface Permit
<input type="checkbox"/>	<input type="checkbox"/>	Plan Commission/Conditional Use Permit
<input type="checkbox"/>	<input type="checkbox"/>	Tax Key Number
<input type="checkbox"/>	<input type="checkbox"/>	Right-of-Way/Excavation Permit
<input type="checkbox"/>	<input type="checkbox"/>	Variance Required

020-9998-005



3/29/2019

Attention:  
Village of Bayside, WI  
Architecture Review Committee

<p>PROJECT/SITE OWNER: Aring Ravine LLC</p> <p>PROJECT ADDRESS: 1476 East Bay Point Rd</p>	<p>PROJECT SUMMARY: Landscaping, New Fence, Solar Array, and Play Structure</p>
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## **VILLAGE CODE REVIEW**

### **New Landscaping/Hard Scape:**

All new proposed pavers and hard surfaces are pervious and as such, the design complies with impervious surface requirements per 125-3(g).

### **PROPOSED HARD SCAPE COMPLIES**

### **New Fence:**

New Fence along north property line: approximately 320 linear feet of new privacy fence. 6 ft maximum height. Approximate total property perimeter: 2,290 linear feet.

New privacy fence is approximately 14% of the total property perimeter. As such, the percentage of openness is not limited per village code section 14-125(L).

### **PROPOSED FENCE TYPE AND LENGTH COMPLY**

### **Play Structure:**

Regulation of children's play structures are specifically excluded from the building code. The zoning code includes the definitions for 'structure' per local chapter 125, Section 125-2: *Structure means anything constructed or erected which, for its use, requires a permanent location on the ground or attached to something having a permanent location on the ground.* Structures are regulated per the zoning code general requirements detailed in 125-3(f) and shall comply with setback requirements. The proposed play structure location is outside of the rear yard setback line as shown on the proposed site plan. The rear yard setback line was arbitrarily created based on the approximate location of neighboring homes, all of which are more than 200 feet away from the proposed play structure location. The setback requirements per 125-3(f) preclude the use of homes more than 200 feet away. As such, and considering the play structure will not be visible from the road or neighboring homes, reviewer believes the proposed location is acceptable.

### **ARC TO MAKE FINAL DETERMINATION**

### **Solar Array:**

The solar array is not restricted by the building or zoning code and is proposed within the property's setback requirements.

### **PROPOSED SOLAR ARRAY COMPLIES**

**Dan Hatch, RA**  
Plans Examiner  
SAFEbuilt Wisconsin, LLC  
dhatch@safebuilt.com

Landscape + Fence

**DEFINITIONS**

1. CONTRACTOR RESPONSIBLE FOR THE DAY-TO-DAY OPERATION OF THE PROJECT AND THE SUPERVISION OF THE WORKMANSHIP OF THE PROJECT.
2. SUBCONTRACTOR RESPONSIBLE FOR THE DAY-TO-DAY OPERATION OF THE PROJECT.
3. LANDSCAPE ARCHITECT INVOLVED IN THE PLANNING, DESIGN AND CONSTRUCTION OF THE PROJECT.
4. VENDOR PROVIDES GOODS OR SERVICES TO A COMPANY OR INDIVIDUAL, A SERVICE OTHER THAN THE PROVISION OF LABOR, MATERIALS, AND BILLS OF MATERIALS TO A CUSTOMER.

**GENERAL NOTES**

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE SITE PRIOR TO COMMENCEMENT OF WORK.
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**GRADING AND DRAINAGE NOTES**

1. REFER TO CIVIL ENGINEERING DRAWINGS FOR ALL GRADING AND DRAINAGE REQUIREMENTS.
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**FINISH GRADES**

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ALL PORTIONS OF THIS SHEET ARE TO BE FOLLOWED UNLESS OTHERWISE NOTED. IN CASE OF CONFLICT, THE MOST RECENT REVISION SHALL PREVAIL.

**LAYOUT**

1. FIELD POINT MARKS (TIE) SHALL BE PLACED AT THE CORNERS OF THE SITE.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE SITE PRIOR TO COMMENCEMENT OF WORK.
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**GENERAL CONCRETE**

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**EXCAVATION NOTES**

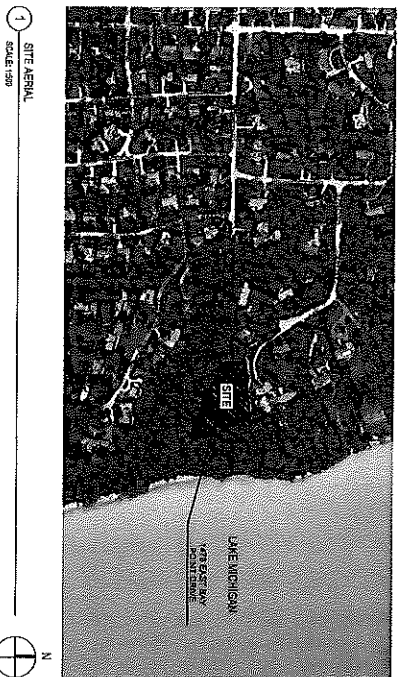
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**LEGEND**

- 1. FINISH GRADE
- 2. TOP OF WALK
- 3. BOTTOM OF WALK
- 4. TOP OF SIDEWALK
- 5. HIGH POINT
- 6. SPOT ELEVATION

**FINISHINGS**

- 1. FINISH GRADE
- 2. TOP OF WALK
- 3. BOTTOM OF WALK
- 4. TOP OF SIDEWALK
- 5. HIGH POINT
- 6. SPOT ELEVATION



**HARDSCAPE SFT SHEET INDEX**

1.00	GENERAL NOTES
1.10	SITE REFERENCE PLAN
1.11	GRADING, DRAINAGE, ELEVATION & SOILS PLAN
1.12	HARDSCAPE PLAN - ENLARGEMENT
1.13	HARDSCAPE PLAN - ENLARGEMENT
1.14	HARDSCAPE PLAN - ENLARGEMENT
1.15	HARDSCAPE PLAN - ENLARGEMENT
1.16	HARDSCAPE PLAN - ENLARGEMENT
1.20	HARDSCAPE SCHEDULE
1.30	PLANTING PLAN
1.50	HARDSCAPE DETAILS
1.51	HARDSCAPE DETAILS
1.52	HARDSCAPE DETAILS
1.53	HARDSCAPE DETAILS
1.54	HARDSCAPE DETAILS
1.55	HARDSCAPE DETAILS
1.56	HARDSCAPE DETAILS
1.57	HARDSCAPE DETAILS
1.58	HARDSCAPE DETAILS
1.59	GRILL AREA ENLARGEMENTS
1.60	PLANTING SCHEDULE

# PLAT OF SURVEY

**CLIENT**

**SITE ADDRESS**

Arling Ravine LLC 1476 East Bay Point Road, Village of Bayside, Milwaukee County, Wisconsin.

**LEGAL DESCRIPTION**

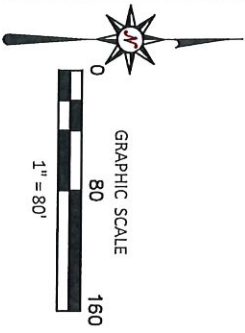
Lot 1 of Certified Survey Map No. 8943, being a redivision of Parcel 2, 3 and 4 of Certified Survey Map No. 5652 and a part of Government Lot No. 2 in the Southeast 1/4 of the Northeast 1/4 and Government Lot No. 3 in Northeast 1/4 of the Southeast 1/4 of Section 4, Township 8 North, Range 22 East, in the Village of Bayside, Milwaukee County, Wisconsin.

**BASIS OF BEARINGS**

Bearings are referenced to the North line of Certified Survey map No. 8943 which is assumed to bear N84°57'00"E.

**LEGEND**

- INDICATES FOUND 1" IRON PIPE
- INDICATES SET 1" IRON PIPE



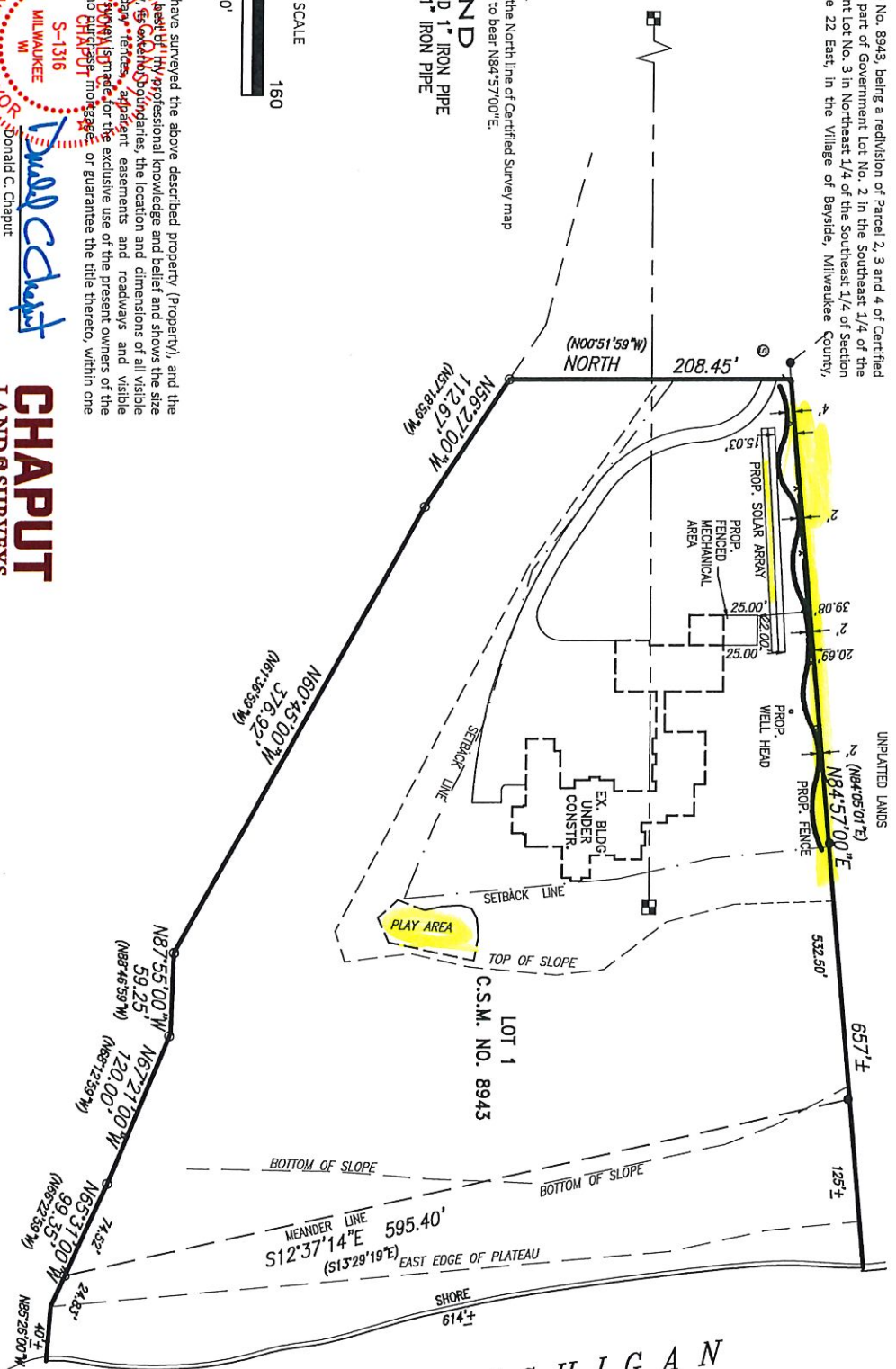
I certify that I have surveyed the above described property (Property), and the above map is correct to the best of my professional knowledge and belief and shows the size and location of the Property, its location, boundaries, the location and dimensions of all visible structures thereon, roadway fences, easements and roadways and visible encroachments, if any. This **CHAPUT** is made for the exclusive use of the present owners of the Property, and also those who **CHAPUT** or guarantee the title thereto, within one (1) year from date hereof.

Date: March 21, 2013

**S-1316**  
**MILWAUKEE**  
**WI**  
**LAND SURVEYOR**  
*Donald C. Chaput*  
 Donald C. Chaput  
 Professional Land Surveyor  
 Registration Number S-43316

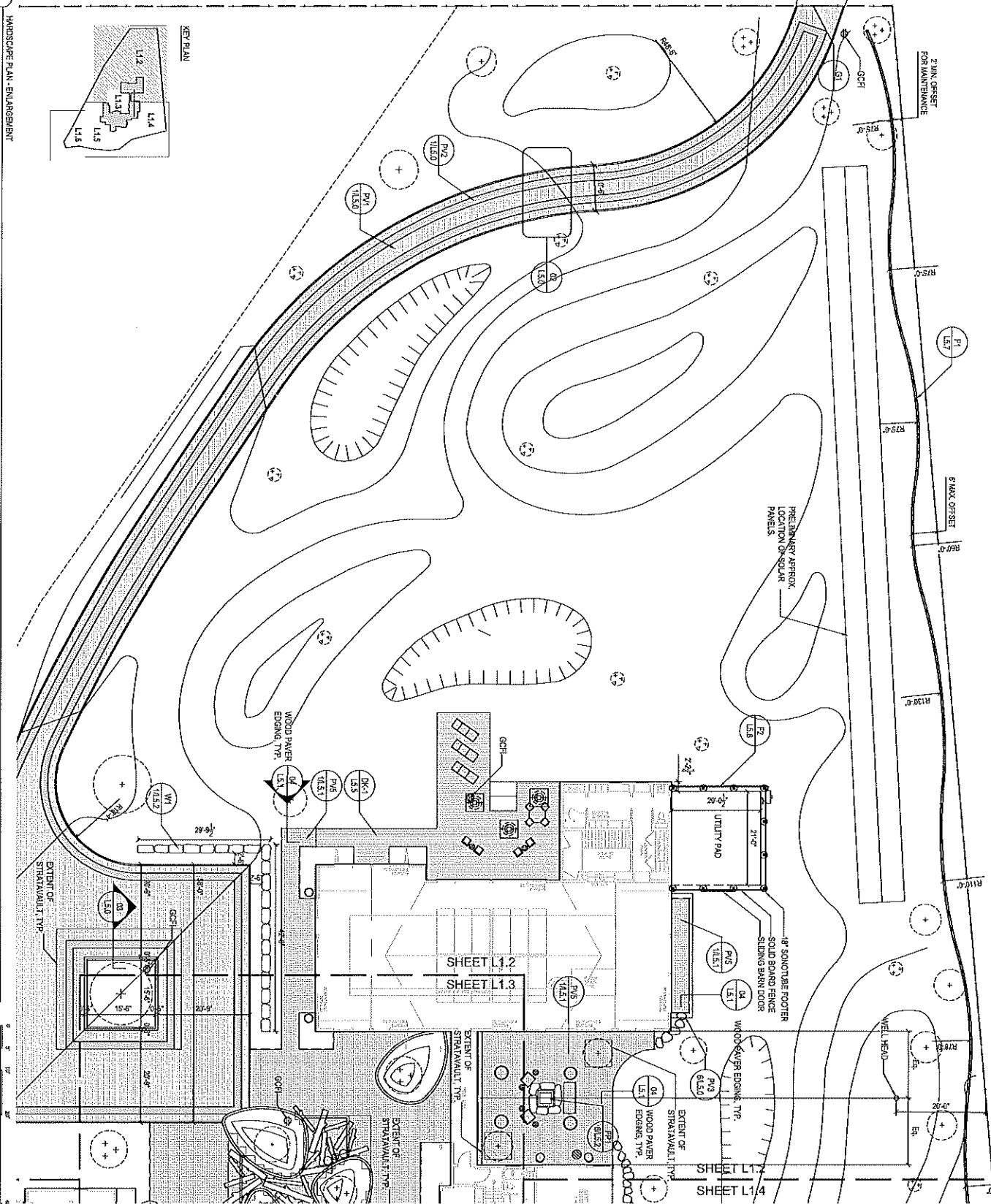
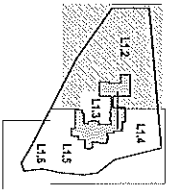
**CHAPUT**  
**LAND SURVEYS**  
 234 W. Florida Street  
 Milwaukee, WI 53204  
 414-224-8088  
 www.chaputlandsurveys.com

Drawing No. 20190321P052057-far/ldc



LAKE MICHIGAN





DATE	DESCRIPTION
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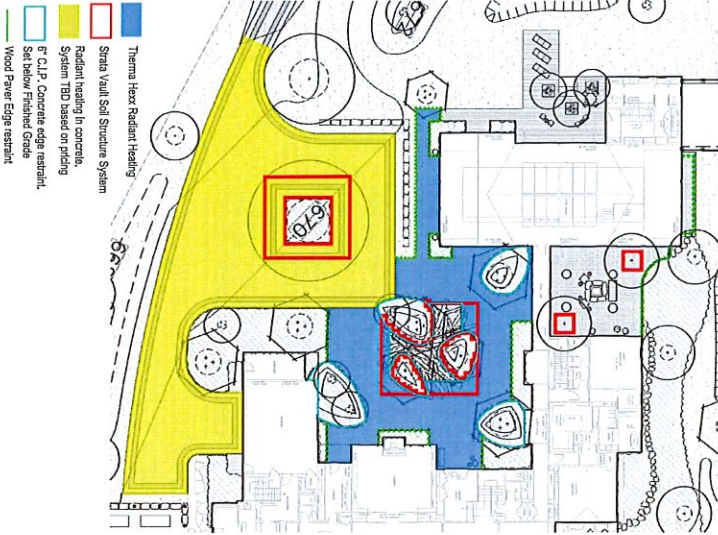
'ARING RAVINE'

RESIDENCE - 1475 EAST BAY POINT ROAD - VILLAGE OF BAYSIDE

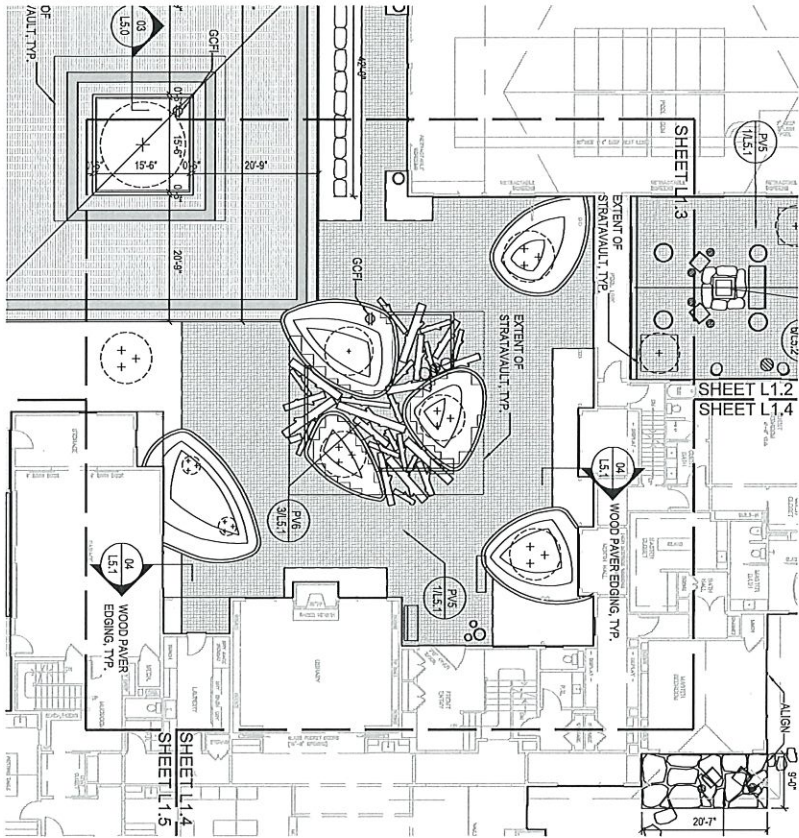
**OMNI**  
WORKSHOP

1516 N CARROLL AVE  
CHICAGO, IL 60607  
PH: 312.337.3198





2 STRATA VAULT AND RADIANT HEAT DIAGRAM - ENGAGEMENT  
DATE: 11/11/11



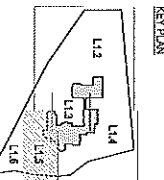
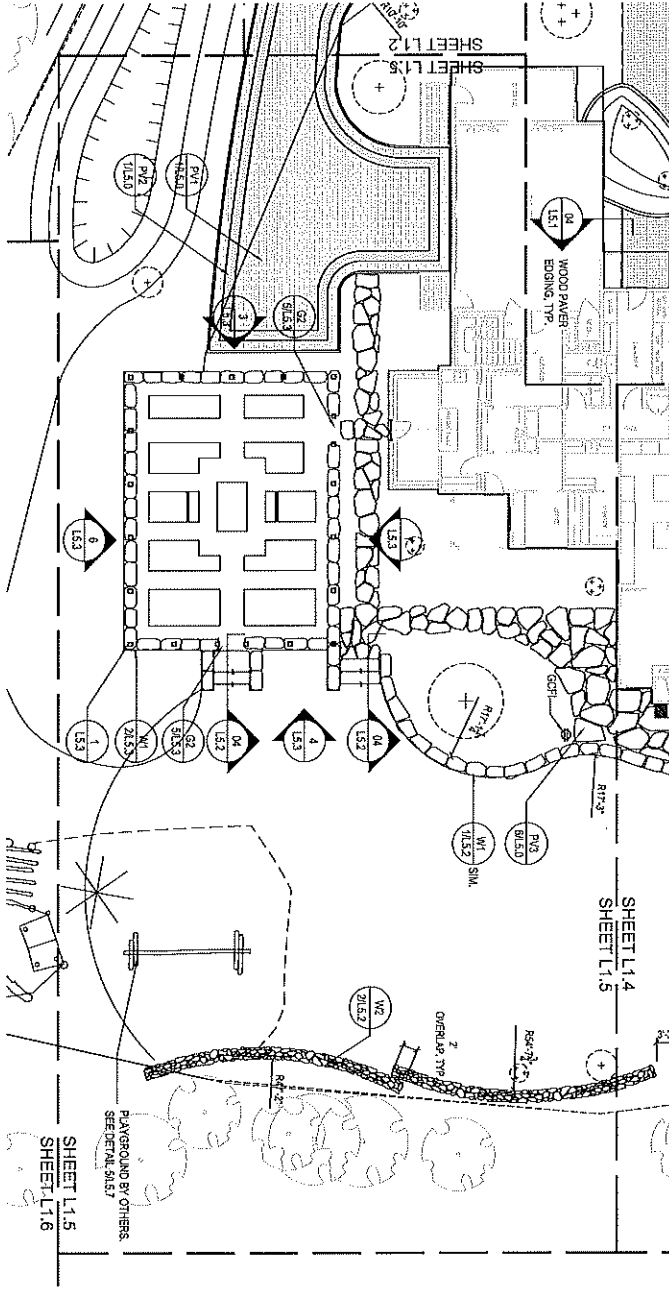
1 HARDSCAPE PLAN - ENGAGEMENT  
DATE: 11/11/11



11/16/2011	REV 04
11/16/2011	REV 03
11/16/2011	REV 02
11/16/2011	REV 01
DESIGNED BY: [REDACTED]	
DRAWN BY: [REDACTED]	
CHECKED BY: [REDACTED]	
DATE PLOTTED: 11/16/2011	
PLOT SCALE: 1/8" = 1'-0"	
PROJECT: [REDACTED]	
SHEET: L1.3	



1 LANDSCAPE PLAN - ENLARGEMENT  
SCALE: 1/8" = 1'-0"



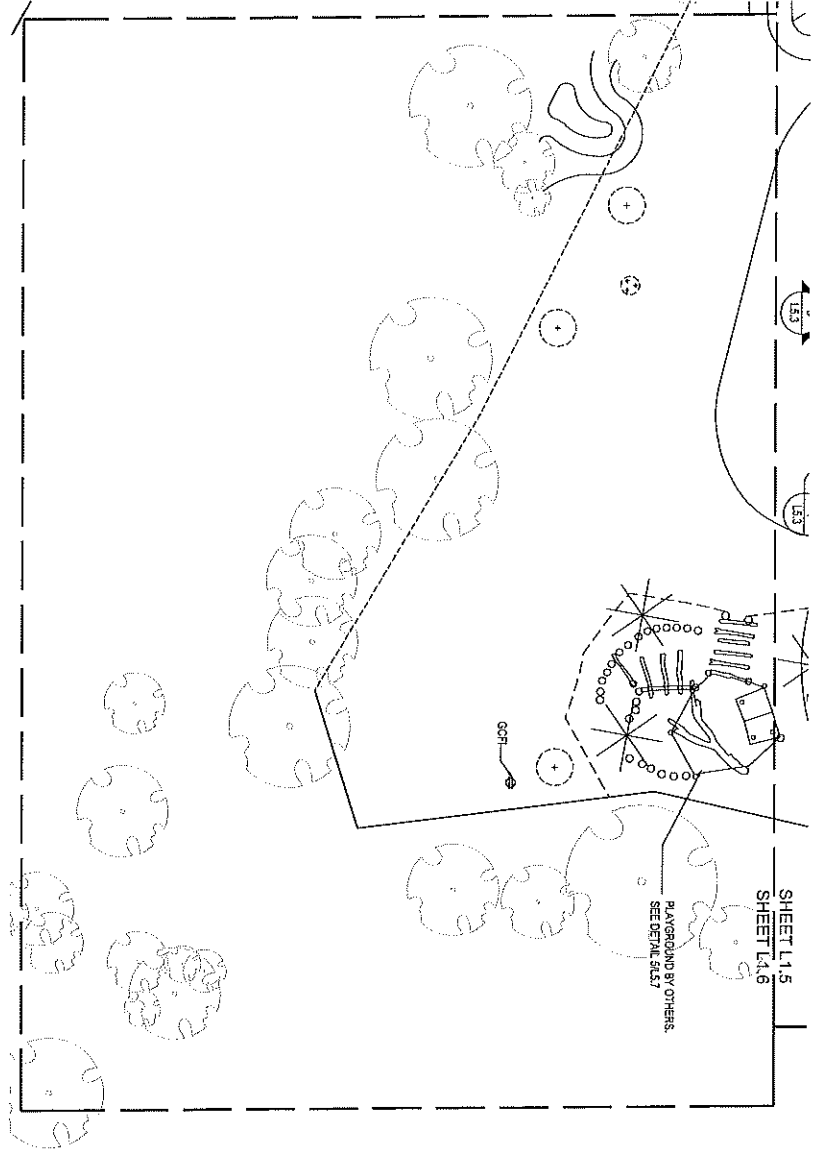
'ARING RAVINE'  
 RBS10BNCB - 1476 EAST BAY POINT ROAD - VILLAGE OF BAYSIDE

OMNI  
 WORKSHOP  
 1516 N CARROLL AVE  
 CHICAGO, IL 60601  
 PH: 312.331.3188

DATE: 08/15/11  
 DRAWN BY: J. BROWN  
 CHECKED BY: J. BROWN  
 PROJECT: 'ARING RAVINE'  
 SHEET: L1.5



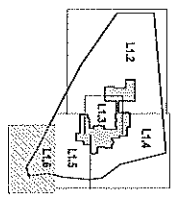
① HARDSCAPE PLAN - ENLARGEMENT  
SCALE: 1/8" = 1'-0"



SHEET L1.5  
SHEET L1.6

PLAYGROUND BY OTHERS.  
SEE DETAIL S15.1

GCH



KEY PLAN

'ARING RAVINE'

RESIDENCE - 1476 EAST BAY POINT ROAD - VILLAGO OF BAYSIDE

DATE	NO.
12/15/11	001
12/15/11	002
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12/15/11	004
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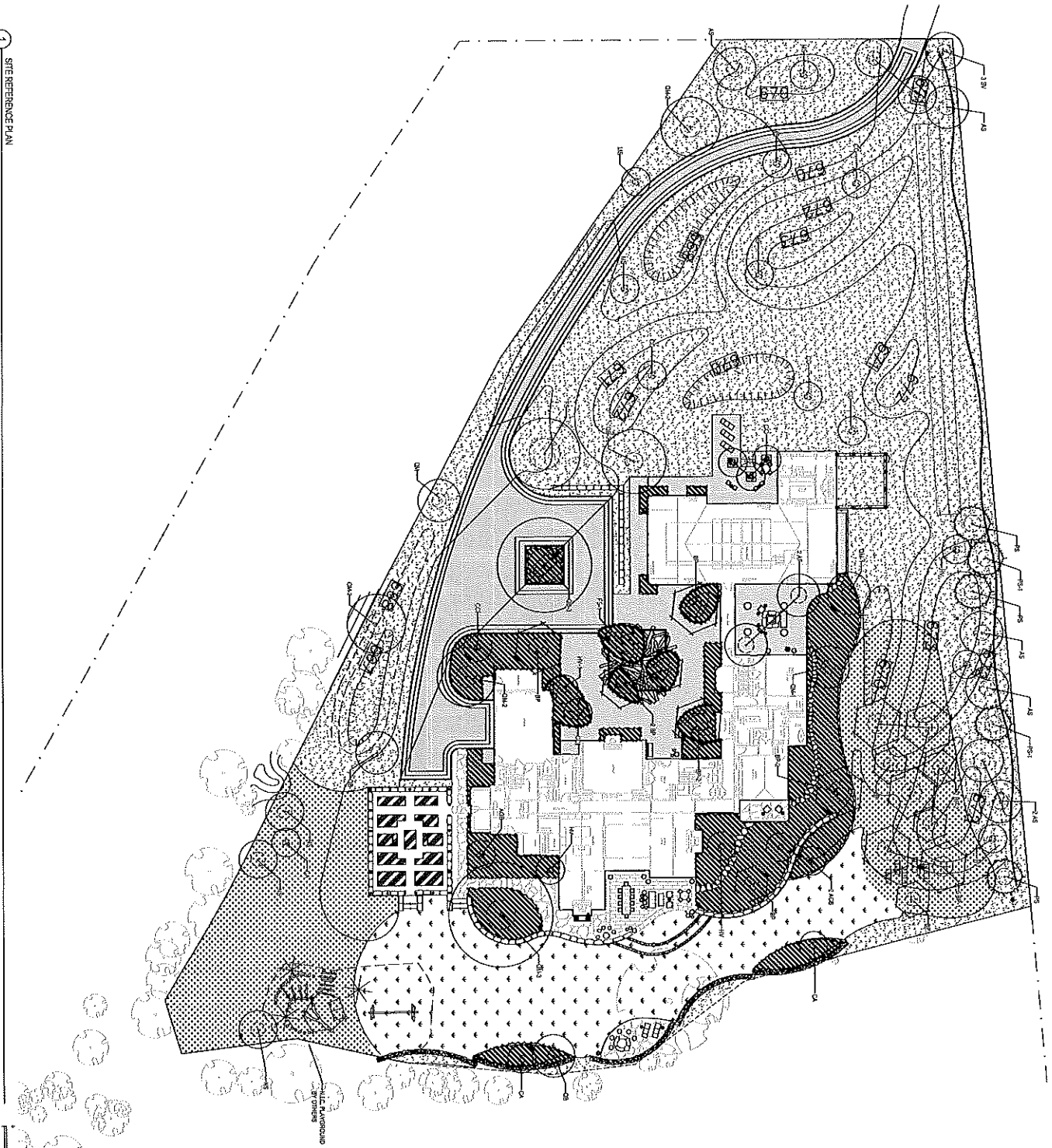
OMNI WORKSHOP  
1514 W CARROLL AVE  
CHICAGO, IL 60607  
PH: 312.337.3194

**OMNI**  
WORKSHOP

KEY	LEGEND	LOCATION	COMPONENT	MATERIAL	SIZE	COLOR	FINISH	NOTE	SOURCE	QTY
P1	DRIVEWAY	DRIVEWAY	PAVERS	POBBING STONE	4' x 4' x 2" PAVERS	DILGODA BROWN		RUNNING BOND MATERIAL, MOCUP SHALL BE APPROVED BY L.A.	LUMBER, Daniel Wood (262) 765-8858, dwood@danwood.com	1.1-215.0
P2	DRIVEWAY	DRIVEWAY	PAVERS	POBBING STONE	4' x 4' x 2" PAVERS	DILGODA BROWN		LAD IN RUNNING BOND AGAIN BAND AND EDGE MATTER	LUMBER, Daniel Wood (262) 765-8858, dwood@danwood.com	1.1-215.0
P3	HOUSE PORCH	HOUSE PORCH	PAVERS	POBBING STONE	4' x 4' x 2" PAVERS	DILGODA BROWN			LUMBER, Daniel Wood (262) 765-8858, dwood@danwood.com	1.1-215.0
P4	KITCHEN GARDEN	KITCHEN GARDEN	FLA STONE	FLA STONE	48" x 72" (48) 5053 MIN.			RANDOM FLA STONE FINISH	EBER STONE, Adam Brown, 919-477-2897	415.0
P5	KITCHEN GARDEN	KITCHEN GARDEN	FLA STONE	FLA STONE	48" x 72" (48) 5053 MIN.			EBER STONE DRIVEWAY TERRAZZO, Adam Brown, 919-477-2897	EBER STONE DRIVEWAY TERRAZZO, Adam Brown, 919-477-2897	415.2
P6	LAVERIE TERRACE	LAVERIE TERRACE	PAVERS	POBBING STONE	18" x 18"				Valder Stone, Alex Brown, 839-774-4151	415.0
P7	NORTH + SOUTH COURTYARDS	NORTH + SOUTH COURTYARDS	PAVERS	POBBING STONE	3.75" x 5.5" x 2" ACTUAL			RUNNING BOND, END GRANT OF PRODUCE FIVE SYSTEM	KASWELL FLOORING SYSTEMS, 348 CHER DRUMS, NORMAN KASWELL, 508-881-1520	1-215.1
P8	SOUTH COURTYARD	SOUTH COURTYARD	PAVERS	POBBING STONE	5'-8" LONG x 3'-4" WIDE x 2" DEEP			DIED FOR AT LEAST 4 MO. SQUANCH REMOVED	DECIDUOUS NATIVE W/ BLACK LOCUST APPROVED BY L.A. John Urbano, jurbano@p2p1.com	315.1
P9	WEST POOL HOUSE PER	WEST POOL HOUSE PER	DECKING	BLACK LOCUST PLANKS	(60) 2.25" (60) 3.25" (20) 5" x 8" LENGTHS, 5/4" THICK				KASWELL FLOORING SYSTEMS, NORMAN KASWELL, 508-881-1520	15.5, 15.6
P10	KITCHEN GARDEN	KITCHEN GARDEN	WALL TYPE 'X'	CONSTRUCTED STONE	3551 (18" x 18" x 12" FACE x 8" DEEP) 1506 (12" x 12" x 12" FACE x 8" DEEP) 6-24" (18" x 18" x 12" FACE x 8" DEEP) 6-24" (18" x 18" x 12" FACE x 8" DEEP)			MOCUP SHALL BE APPROVED BY L.A.	Burchel Stone, Ford de la Cruz, Custom Quarry Block, BMCCONNELL@burchelstone.com	216.2, 215.3
P11	LAVERIE TERRACE	LAVERIE TERRACE	BEERS	STONE TO MATCH WALL TYPE 'X'	3551 (18" x 18" x 12" FACE x 8" DEEP) 1506 (12" x 12" x 12" FACE x 8" DEEP) 6-24" (18" x 18" x 12" FACE x 8" DEEP) 6-24" (18" x 18" x 12" FACE x 8" DEEP)			MATCH WALL TYPE 'X' STONE, STONE LAYING TO BE LAD	Burchel Stone, Ford de la Cruz, Custom Quarry Block, BMCCONNELL@burchelstone.com	315.2
P12	NORTH COURTYARD	NORTH COURTYARD	WALL TYPE 'R'	LOCAL FIELD STONE, CONSTRUCTED						315.2
P13	CENTRAL OUTLOOK	CENTRAL OUTLOOK	FRIGHT	STONE TO MATCH WALL TYPE 'X'				MATCH WALL TYPE 'X' STONE, STONE LAYING TO BE LAD	Burchel Stone, Ford de la Cruz, Custom Quarry Block, BMCCONNELL@burchelstone.com	615.2
P14	FIREHOUS	FIREHOUS	CLUB	RECLAIMED LOCAL STREET STONE				MATCH WALL TYPE 'B' STONE	RECLAIMED LOCAL STREET SANDSTONE COBBLES, The Brough of the Millwright, Nathan Schreiber (524) 2580	315.2
P15	NORTH PROPERTY LINE	NORTH PROPERTY LINE	FRIDGE	CEAR BOARD SAND D. 1. LINE POSTS	4" ACTUAL, 1" THICK			ALSO FACE AND TOP OF CORNICE, MATCH WITH EDGE AT TOP		315.0
P16	MICHAEL P. NO. S. COURSE	MICHAEL P. NO. S. COURSE	FRIDGE	BLACK LOCUST BOARD	2" x 4" ACTUAL, 1" THICK			ALL CEAK TO BE #2 OR BETTER, SEE DETAILS FOR SPACING		315.7
P17	MICHAEL P. NO. S. COURSE	MICHAEL P. NO. S. COURSE	FRIDGE	BLACK LOCUST BOARD	2" x 4" ACTUAL, 1" THICK			3" x 4" JOINTS		1.14-215.8
P18	KITCHEN GARDEN	KITCHEN GARDEN	GATE	BLACK LOCUST, ROUGH SAWN BOARDS	1.5" x 1.5" x 3.5"			2.5" JOINTS	KASWELL FLOORING SYSTEMS, NORMAN KASWELL, 508-881-1520	415.7
P19	SOUTH COURTYARD	SOUTH COURTYARD	FOUNTAIN	CEAR STONE BASIN W/ COPPER SCOUT	1.5" x 1.5" x 3.5"			RECLAIMED		315.3
P20	LAVERIE TERRACE	LAVERIE TERRACE	THE ROW	WATERPROOFED COLD ROLLED STEEL	1/2" THICK, 12" HIGH OVERALL, SIZE IS 12" IN DIAMETER AND 1/2" THICK, WEIGHT 345 LBS.			RECLAIMED FOR NATURAL GAS	Birch of Zen Sculpture, Frederick (977) 681, https://www.birchofzen.com	315.7

1 MATERIALS SCHEDULE

1 SITE REFERENCE PLAN  
SCALE: 1/8" = 1'-0"



- NOTE: ALL PLANTING SHALL RECEIVE AUTOMATIC IRRIGATION.
- PROPOSED PLANTING TREE
  - PROPOSED EXISTING TREE
  - PROPOSED PLANTING TREE
  - SHRUB AND PERENNIALS
  - MEADOW PLANTS
  - NON-OPEN FESCUE SEED
  - SAND
  - MULCH/GRAVEL



1/30

'ARING RAVINE'

RESIDENCE - 1476 EAST BAY POINT ROAD - VILLAGE OF BAYSIDE

OMNI WORKSHOP  
1516 W CARROLL AVE  
CHICAGO, IL 60607  
PH: 312.337.3196

# Installation

## 1 Base

The base is a firm stratum that bears the load of the paving and the elements on top of it. It must be composed of physical and mechanical characteristics unrelated and must be free from organic materials. When choosing the appropriate base, it should be considered the existing terrain and the pavement it will have to support.

There are two main types of base: the ballast and the concrete slab. Ballast is a layer of very well compacted gravel or fine rock of at least 6" thick. Concrete slab method consists in a 4" to 6" thick layer of portland cement and concrete sand.

## 2 Setting Bed

The bedding layer consists of a dry pack, mixed sand and cement in a ratio 3:1. The initial thickness of the bed should be about 5" according to the thickness of the piece to be paved on it. After setting the pieces we'll have about 11/2" of compacted dry pack.

## 3 Installing

3.1 Setting Pavers: Usually materialized by large pieces (like tiles), will be set at the descent level all around the paving area with a 3:1 sand and cement wet mortar.

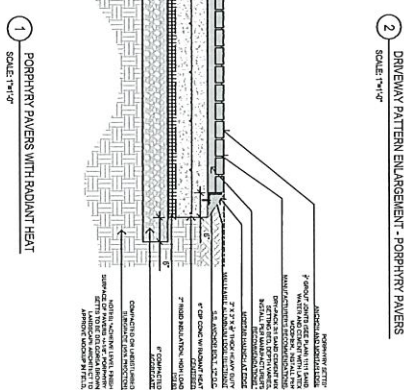
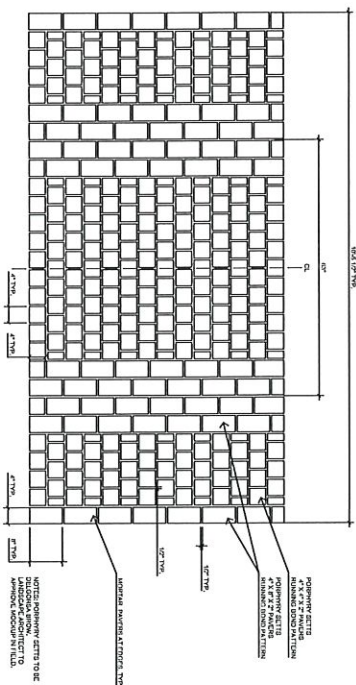
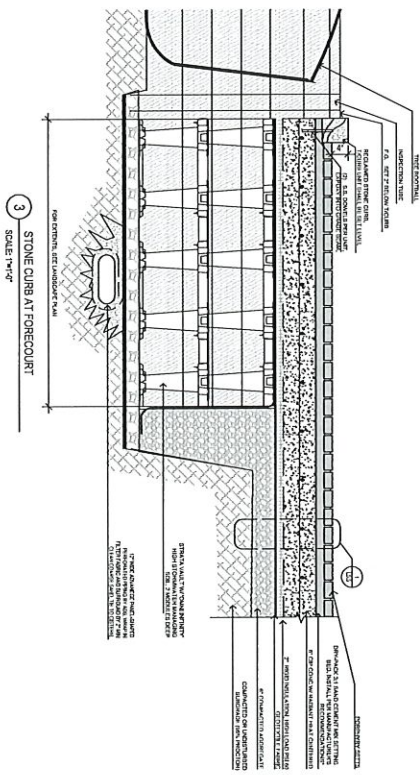
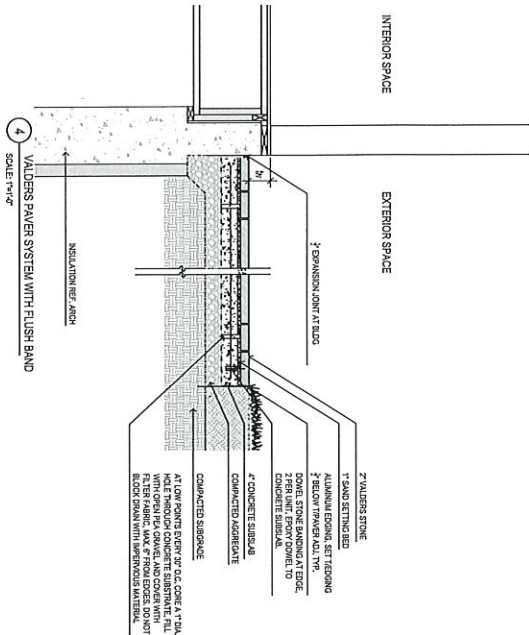
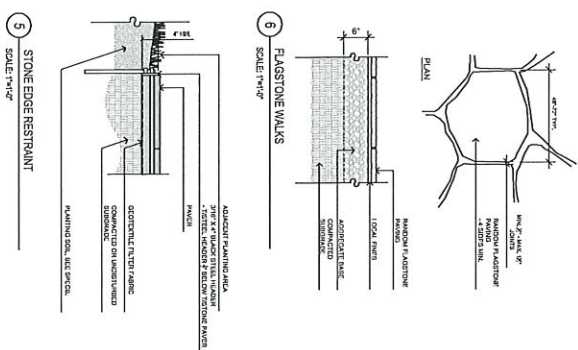
3.2 Filling out the entire area between borders maintaining the desired levels and slopes. The inside paving will be set on a dry pack 3:1 sand and cement. Each piece will be compacted and levelled with a rubber hammer.

3.3 After installation is completed, wet the hole area by spraying water on top of the porphyry stones and joints. The sprayed area will remain without any frost on it for at least 48 hours. After that, the surface will be covered with a 1/2" thick layer of polypropylene fiber fabric. The fiber fabric will create the necessary slope in order to drain the surface water.

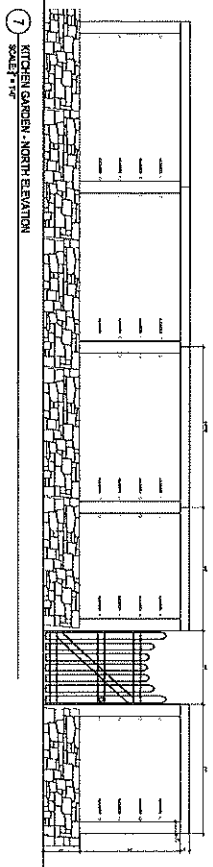
## 4 Grouting

Once surface of the stone is completed, special large brooms are used to clean up the surface. Before starting grouting, the whole area must be treated with a grout release product; there are many available in the market. For spreading cement to get stuck in the porphyry surface. After the grout release gets dry, the entire area is covered with cement slurry, equal parts of fine sand, water and cement combined together. The surface is covered with a 1/2" thick layer of polypropylene fiber fabric. As soon as the mortar starts to get dry, the surface must be cleaned by removing excess mortar with large brushes and water. Do not let the mortar dry on the surface of the cobble!

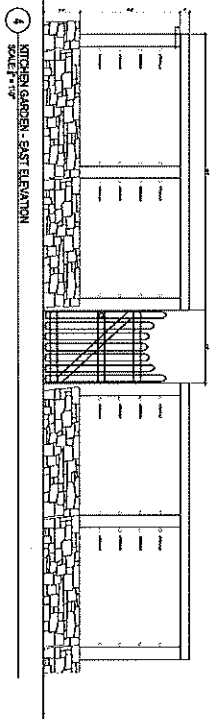
## MANUFACTURERS RECOMMENDED INSTALL FOR PORPHYRY PAVING SYSTEM



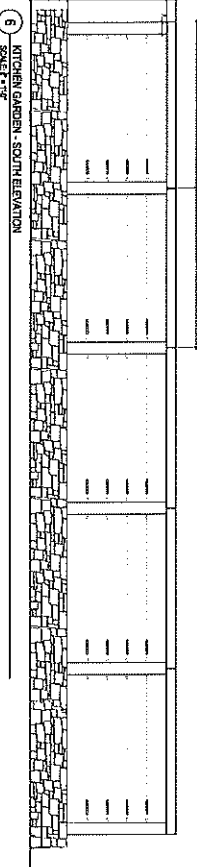




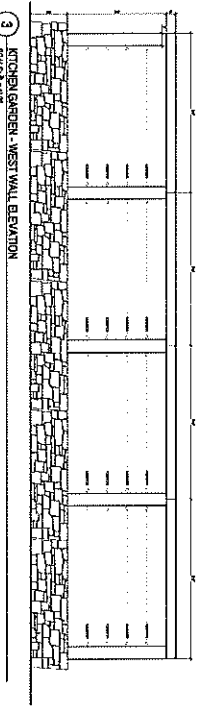
7 KITCHEN GARDEN - NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



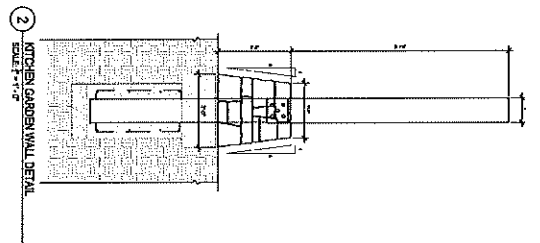
4 KITCHEN GARDEN - EAST ELEVATION  
SCALE: 1/4" = 1'-0"



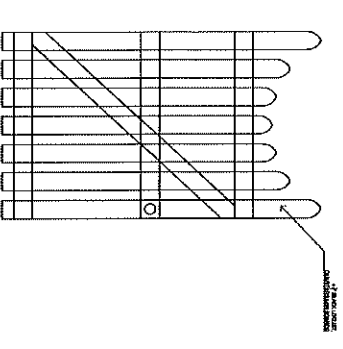
6 KITCHEN GARDEN - SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



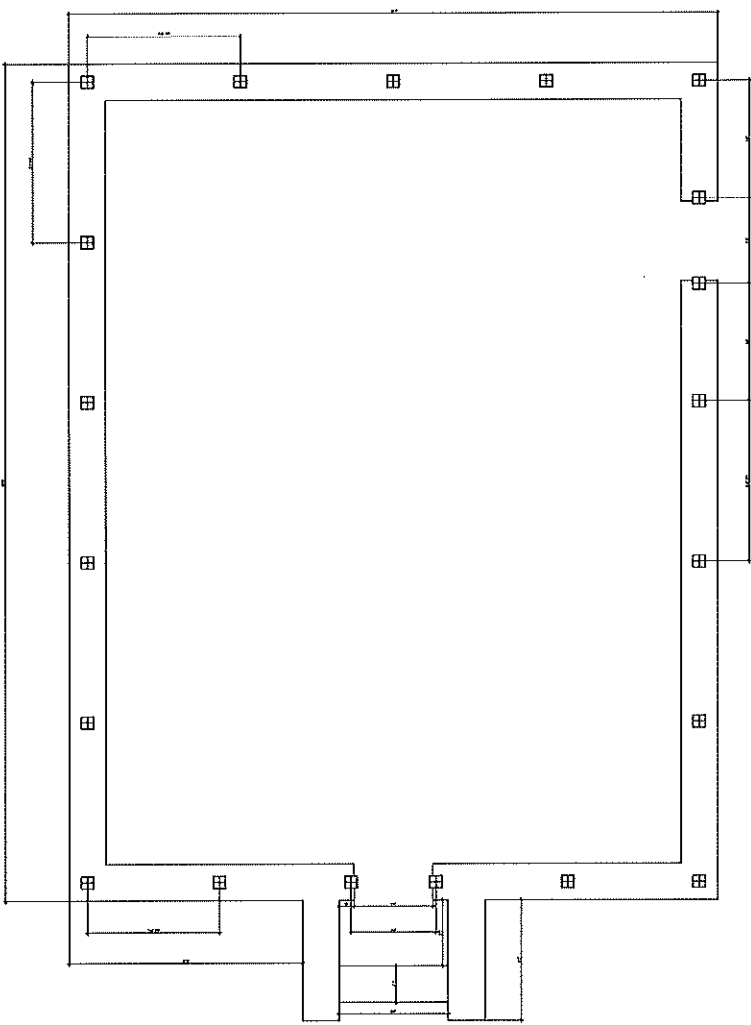
3 KITCHEN GARDEN - WEST WALL ELEVATION  
SCALE: 1/4" = 1'-0"



2 KITCHEN GARDEN WALL DETAIL  
SCALE: 1/4" = 1'-0"



5 KITCHEN GARDEN GATE  
SCALE: 1/4" = 1'-0"



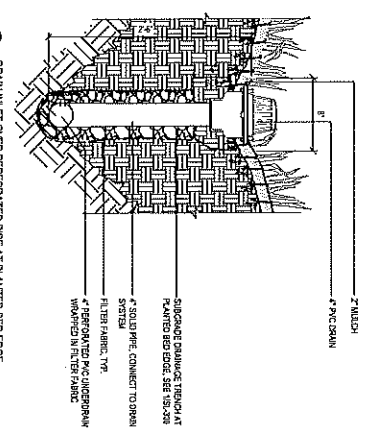
1 KITCHEN GARDEN POST LAYOUT  
SCALE: 1/4" = 1'-0"

'ARING RAVINE'

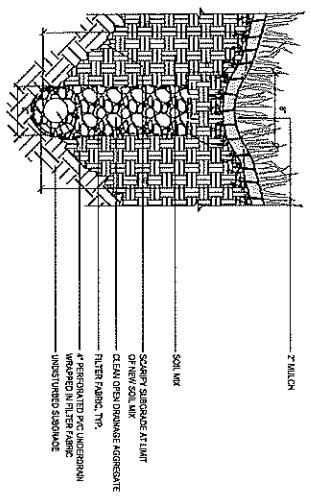
RBSIDBNCH - 1416 EAST BAY POINT ROAD - VILLAGO OF BAYSIDE

OMNI WORKSHOP  
1516 W CARROLL AVE  
CHICAGO, IL 60607  
PH: 312. 537. 3156

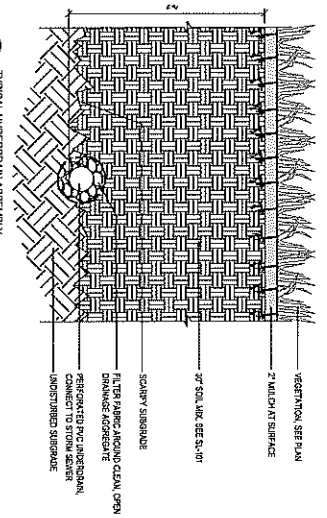
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DATE: 08/13  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
SCALE: 1/4" = 1'-0"  
SHEET NO: 15.3



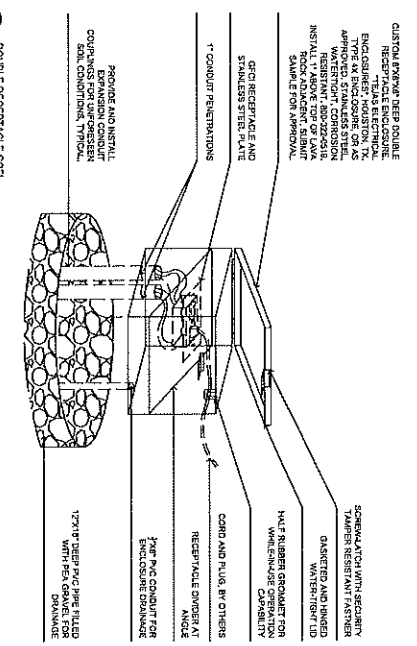
6 DRAIN INLET OVER PERFORATED PIPE AT PLANTED BED EDGE  
SCALE: 1/8\"/>



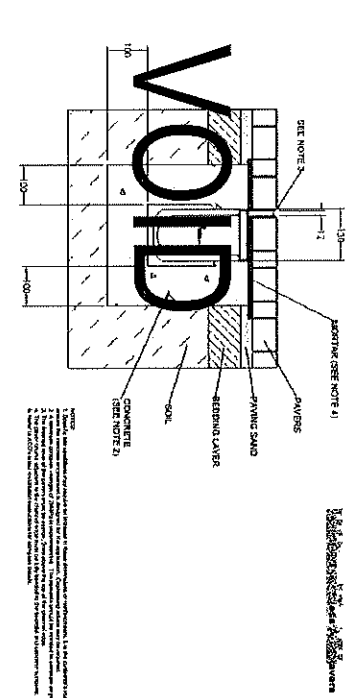
5 SIBGRADE DRAINAGE TRENCH AT PLANTED BED EDGE  
SCALE: 1/8\"/>



4 TYPICAL UNDERDRAIN ASSEMBLY  
SCALE: 1/8\"/>



3 DOUBLE RECTANGULAR SCH  
SCALE: 1/8\"/>

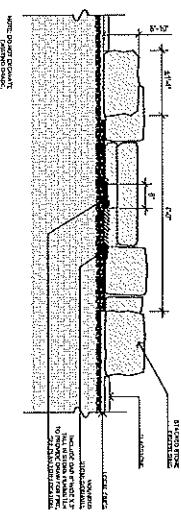


2 TRENCHES OF DRAIN IN COURTYARD  
SCALE: 1/8\"/>

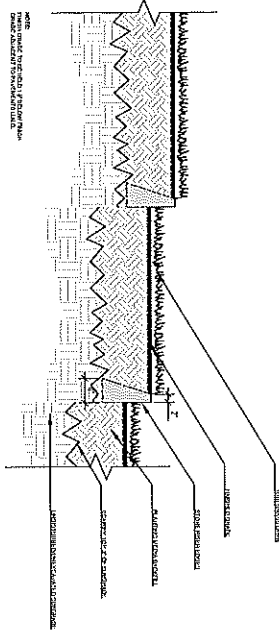
1 AREA DRAIN IN COURTYARD  
SCALE: 1/8\"/>

# VOID

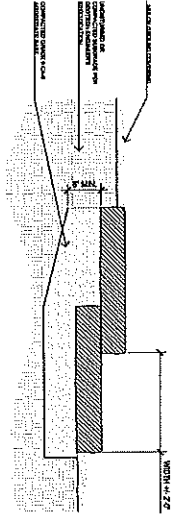




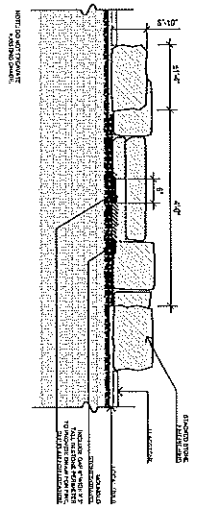
8 FIRE PIT - NORTH COURTYARD  
SCALE: 1/4" = 1'-0"



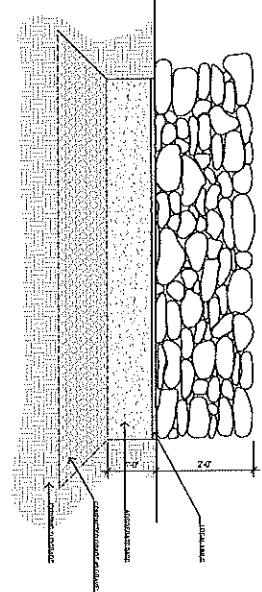
3 LAKESIDE TERRACE RISERS  
SCALE: 1/4" = 1'-0"



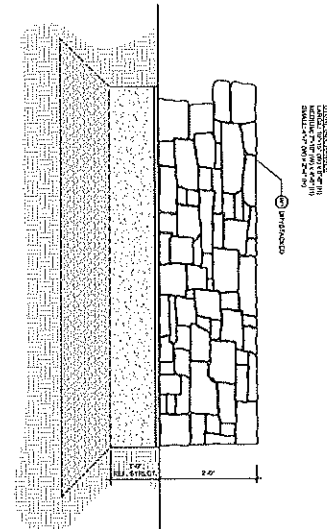
4 STEPS AT KITCHEN GARDEN  
SCALE: 1/4" = 1'-0"



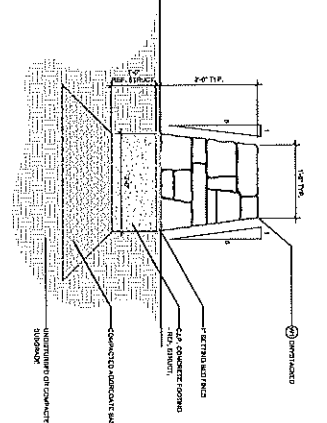
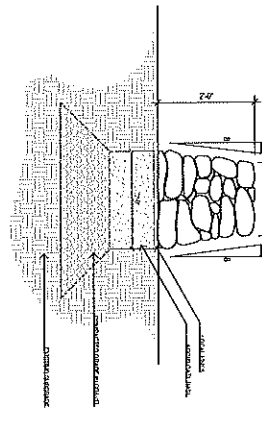
9 FIRE PIT - LAKESIDE  
SCALE: 1/4" = 1'-0"



2 BLUFF WALL  
SCALE: 1/4" = 1'-0"

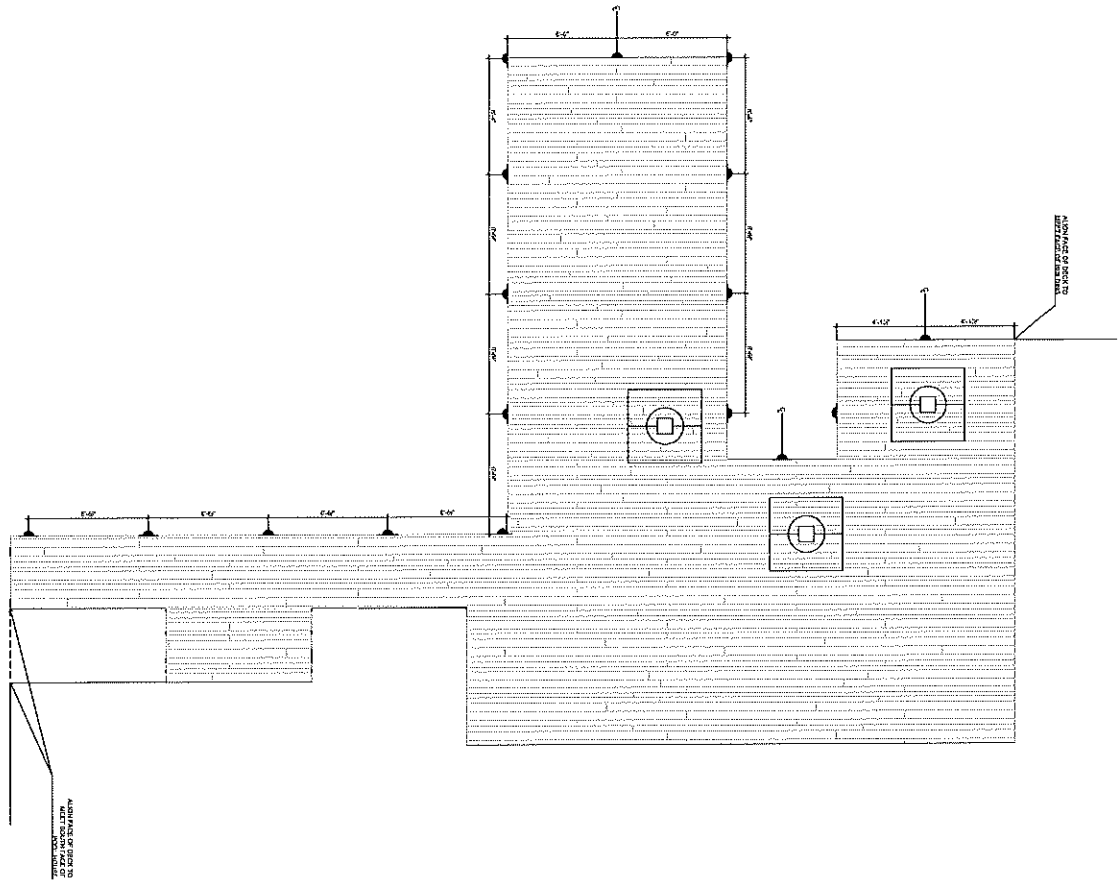


1 STONE WALL AT FORECOURT  
SCALE: 1/4" = 1'-0"

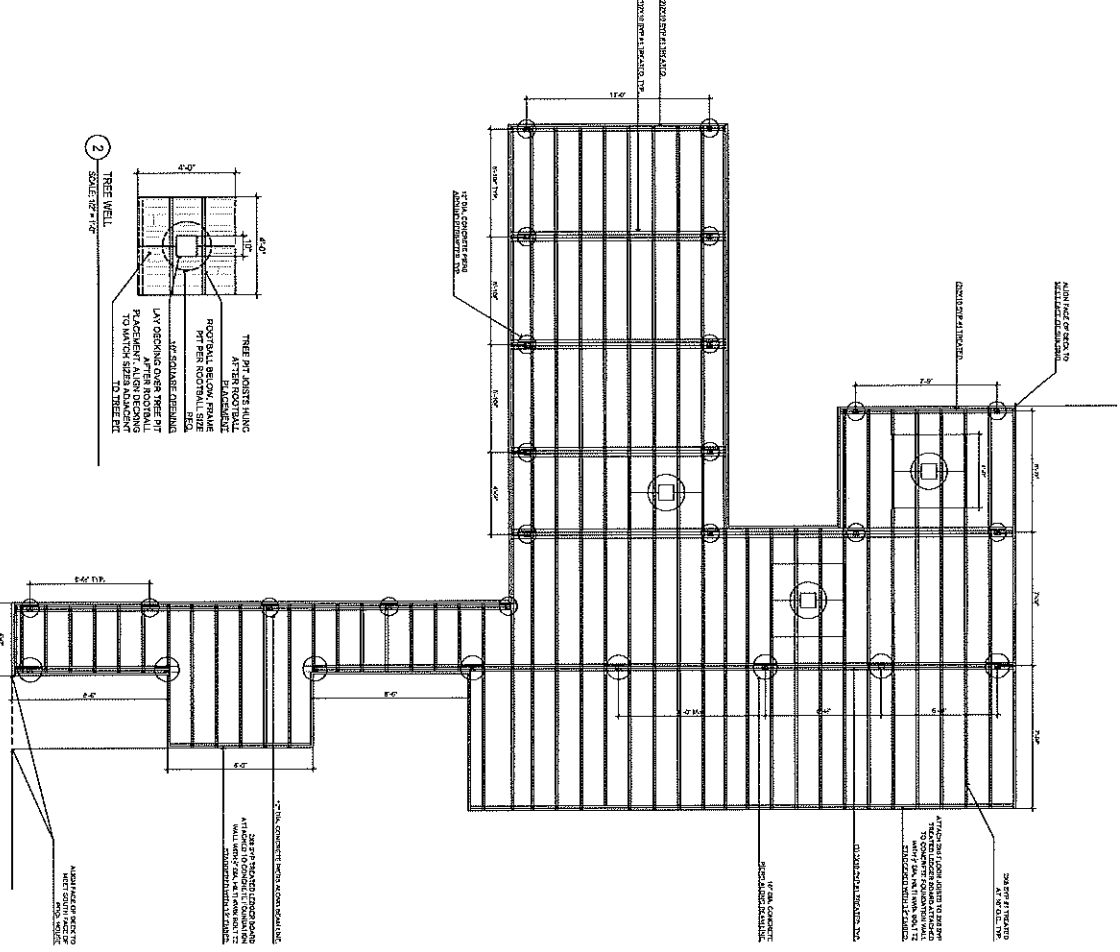




2 LIGHT BOLLARD LAYOUT  
SCALE: 3/8"=1'-0"

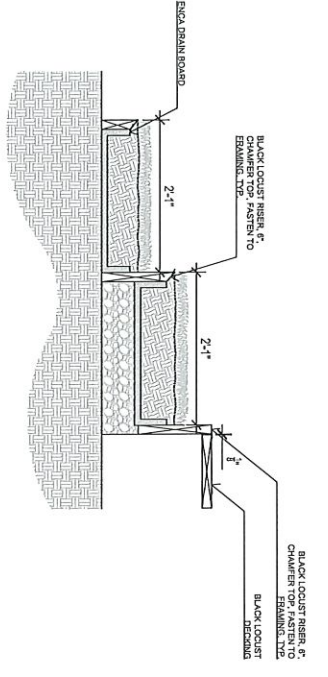


1 DECK FRAMING LAYOUT  
SCALE: 3/8"=1'-0"

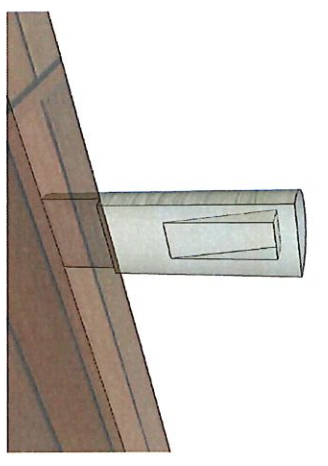


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11/15/2018	ISSUED FOR CONSTRUCTION
11/15/2018	ISSUED FOR CONSTRUCTION
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11/15/2018	ISSUED FOR CONSTRUCTION
11/15/2018	ISSUED FOR CONSTRUCTION
11/15/2018	ISSUED FOR CONSTRUCTION
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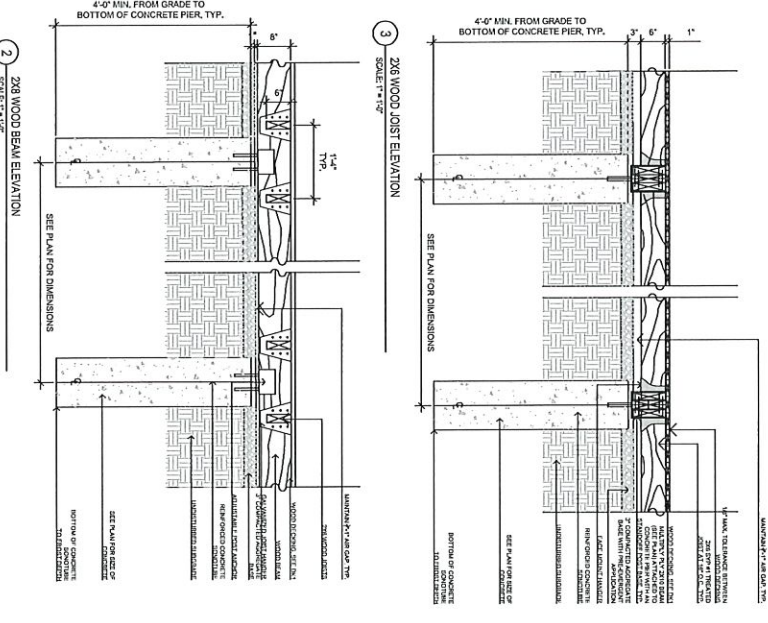
DESIGNED BY: [Name]  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
DATE: 11/15/2018



⑤ WOOD RISERS - POOL DECK  
SCALE: 1/4" = 1'-0"

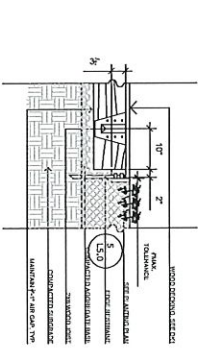


④ PIER LIGHT BOLLARD  
NO SCALE

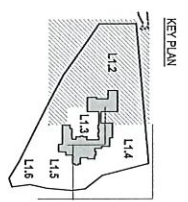
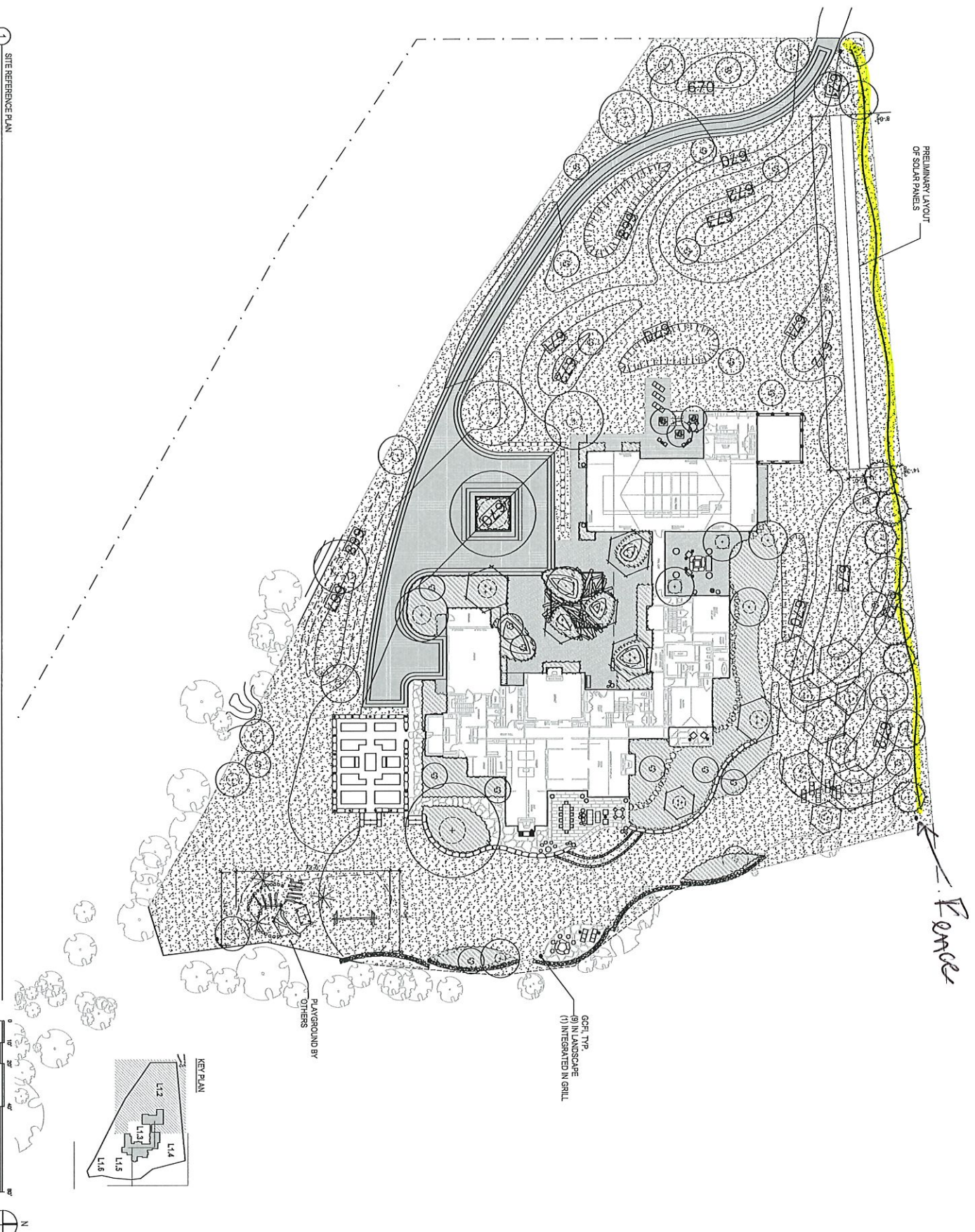


③ 2x8 WOOD JOIST ELEVATION  
SCALE: 1/4" = 1'-0"

② 2x8 WOOD BEAM ELEVATION  
SCALE: 1/4" = 1'-0"



① POOL DECK SECTION  
SCALE: 1/4" = 1'-0"

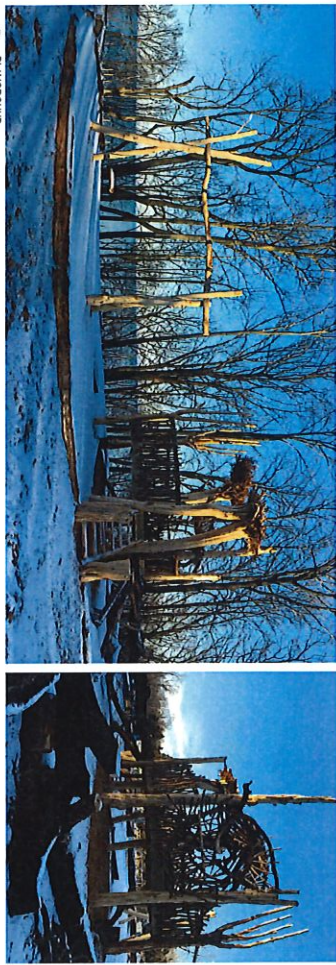


DESIGNED BY	OMNI WORKSHOP
DATE	NOV 2011
CHECKED BY	
DATE	
SCALE	1:10
TITLE	SITE REFERENCE PLAN

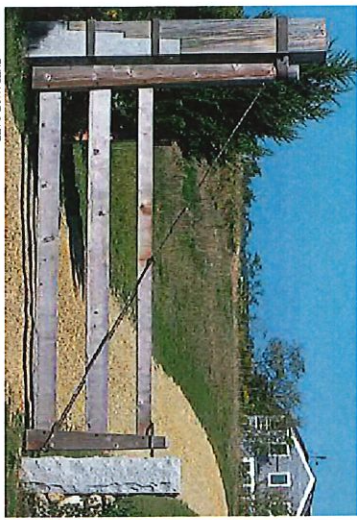
'ARING RAVINE'  
RBSIDBNCB - 1476 EAST BAY POINT ROAD - VILLAGO OF BAYSIDE

**OMNI WORKSHOP**  
1516 W CARROLL AVE  
CHICAGO, IL 60607  
PH: 312.531.3198

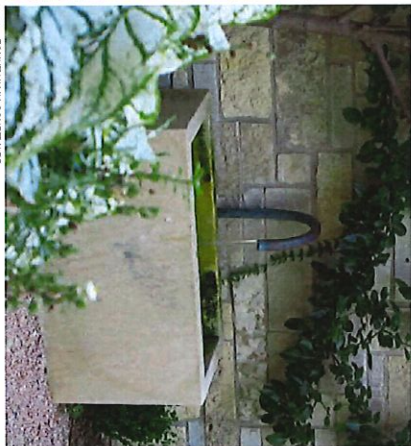




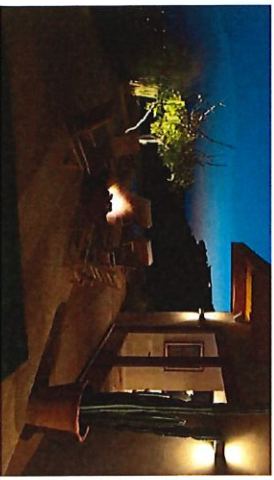
5 PLAYGROUND  
NO SCALE



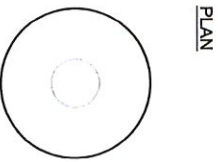
4 ENTRANCE GATE  
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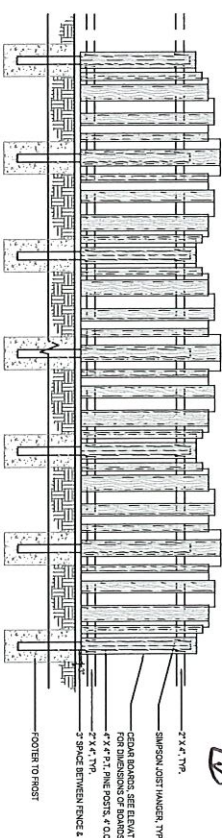
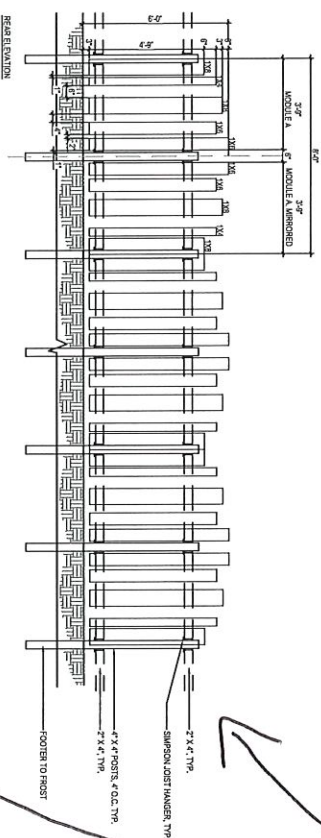
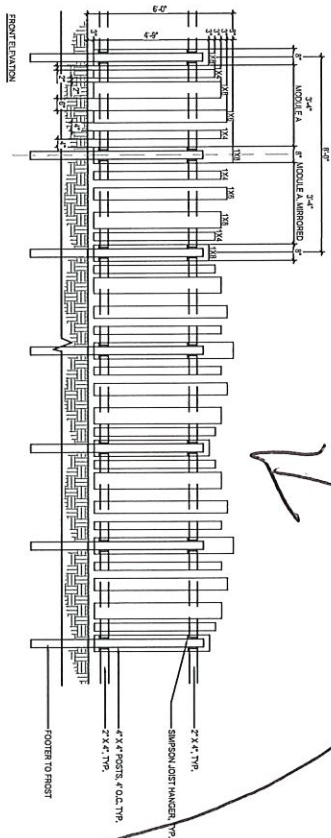
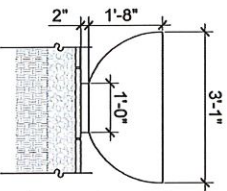
3 FOUNTAIN IN COURTYARD  
NO SCALE



2 FIRE BOWL, LAKE-SIDE TERRACE  
SCALE 1" = 4'



PLAN



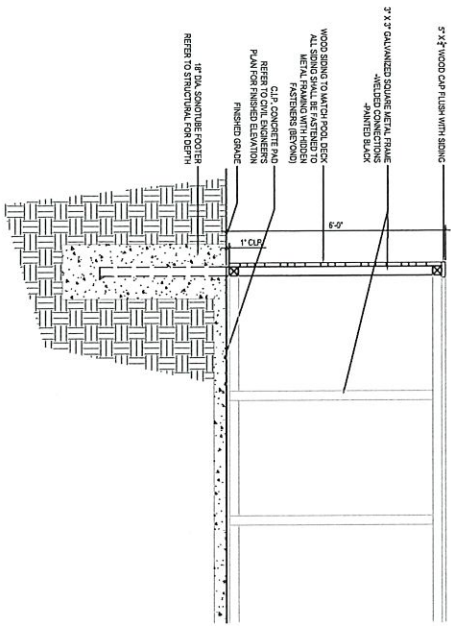
NOTES: ALL LEGS TO BE 4\"/>

Handwritten note: "Fence" with an arrow pointing to the fence drawings.

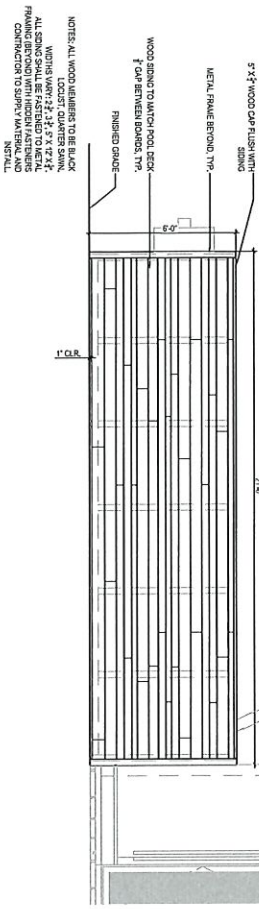
1 NORTH FENCE AT PROPERTY LINE  
SCALE 1" = 4'

REVISIONS

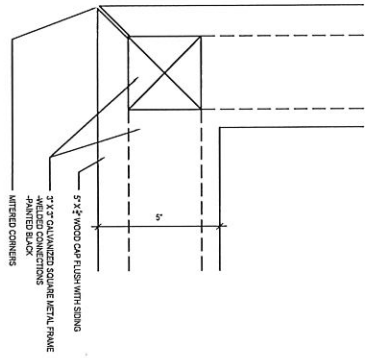
NO.	DATE	BY	DESCRIPTION
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2	08/20/20	MR. K	ISSUED FOR PERMIT
3	08/20/20	MR. K	ISSUED FOR PERMIT
4	08/20/20	MR. K	ISSUED FOR PERMIT



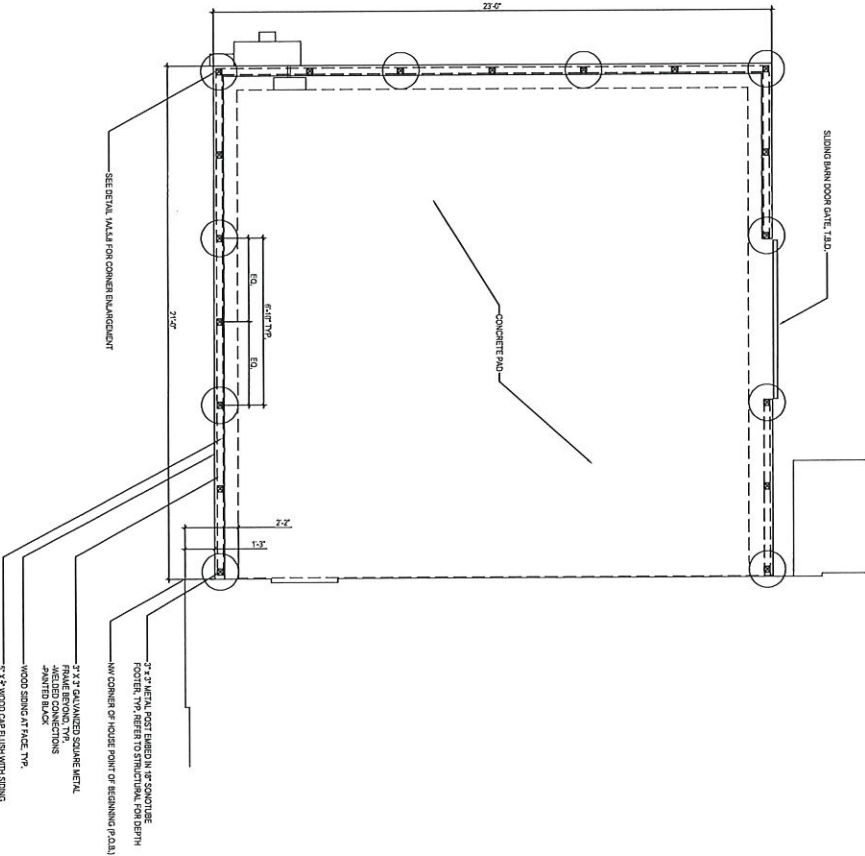
3 MECHANICAL PAD ENCLOSURE - SONOTUBE DETAIL  
SCALE: 1/4\"/>



2 MECHANICAL PAD ENCLOSURE - ELEVATION  
SCALE: 1/4\"/>



1A CORNER ENLARGEMENT PLAN DETAIL AND PRECEDENT IMAGE  
SCALE: 1/4\"/>



1 MECHANICAL PAD ENCLOSURE - PLAN  
SCALE: 1/4\"/>

NOTES: ALL WOOD MEMBERS TO BE BLACK WOOD. QUARTER SAUN. 1 1/2\"/>

DATE: 02.28.2018  
 PROJECT: 1516 W. CARROLL AVE. CHICAGO, IL 60607  
 DRAWING NO: 02-28-2018-001  
 DRAWN BY: LSS  
 CHECKED BY: LSS  
 APPROVED BY: LSS

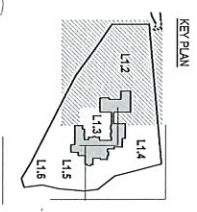
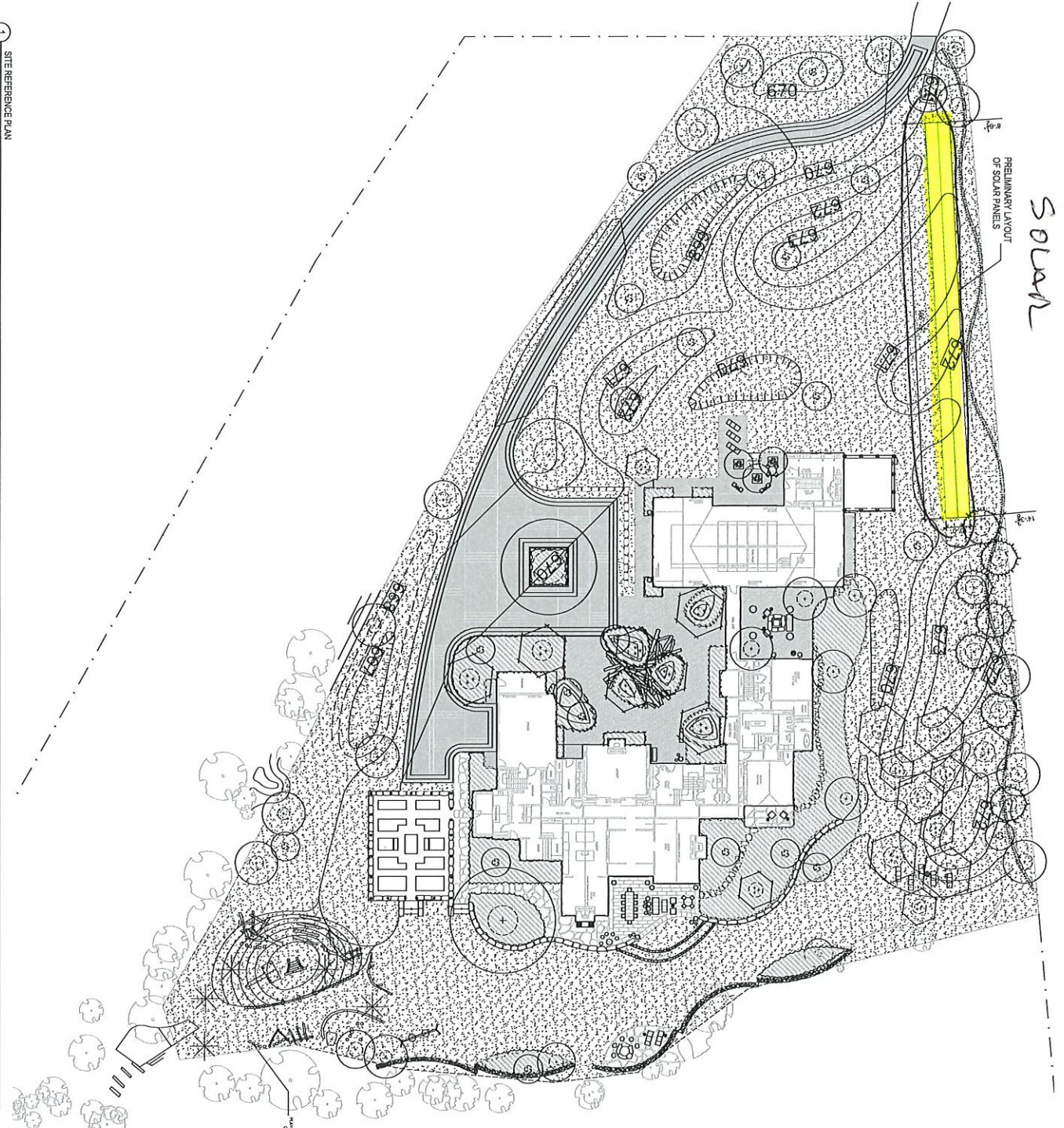






SOLAR

PRELIMINARY LAYOUT  
OF SOLAR PANELS



1 SITE REFERENCE PLAN  
SCALE: 1/8" = 1'-0"

'ARING RAVINE'

RESIDENCE - 1476 EAST BAY POINT ROAD - VILLAGE OF BAYSIDE

OMNI WORKSHOP  
1516 W CARROLL AVE  
CHICAGO, IL 60607  
PH: 312.337.3196

DATE: 02.20.18  
SCALE: 1/8" = 1'-0"  
SHEET: L1.0  
PROJECT: 'ARING RAVINE'  
CLIENT: [REDACTED]  
ARCHITECT: OMNI WORKSHOP  
DATE: 02.20.18



## Cindy Baker

---

**From:** Andy Pederson  
**Sent:** Monday, March 18, 2019 2:36 PM  
**To:** Cindy Baker  
**Cc:** Lynn Galyardt  
**Subject:** FW: Solar Panels

You can add the solar panels to the ARC, but they have very limited ability to regulate them. See below from Chris.

Andy

Have you signed up for the [Bayside Buzz?](#)

Andy Pederson  
Village Manager, Village of Bayside

Direct: 414.206.3925  
Main: 414.206.3915

[www.baysidewi.gov](http://www.baysidewi.gov)

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**From:** Chris Jaekels <CJaekels@dkattorneys.com>  
**Date:** Monday, March 18, 2019 at 12:44 PM  
**To:** Andy Pederson <apederson@baysidewi.gov>  
**Subject:** RE: Solar Panels

Local restrictions are permitted only if they serve the public health or safety, do not significantly increase the cost or decrease the efficiency of the system, or allow for an alternative system of comparable cost and efficiency. Beyond those, no other restrictions are allowed. The statute is not trumped, qualified or limited by §66.032 or by a municipality's zoning and conditional use powers.



Christopher J. Jaekels  
Attorney

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**GENERAL NOTES:**

- 1. ALL CONSTRUCTION FOR UNIRAC'S GROUND FIXED TILT (GFT) RACKING SYSTEM SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE (IBC) 2009, 2012, AND 2015 EDITION OF THE INTERNATIONAL BUILDING CODE (IBC).

- 2. UNIRAC'S GROUND FIXED TILT (GFT) RACKING SYSTEM SHALL BE DESIGNED TO MEET THE GENERAL CONTRACTOR'S AND ANY OTHER SPECIAL REQUIREMENTS AND SPECIFICATIONS. UNIRAC SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY INFORMATION TO THE GENERAL CONTRACTOR FOR THE DESIGN OF THE RACKING SYSTEM AND PROVIDE ALL NECESSARY INFORMATION TO THE GENERAL CONTRACTOR FOR THE DESIGN OF THE RACKING SYSTEM AND PROVIDE ALL NECESSARY INFORMATION TO THE GENERAL CONTRACTOR FOR THE DESIGN OF THE RACKING SYSTEM.

- 3. UNIRAC SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY INFORMATION TO THE GENERAL CONTRACTOR FOR THE DESIGN OF THE RACKING SYSTEM AND PROVIDE ALL NECESSARY INFORMATION TO THE GENERAL CONTRACTOR FOR THE DESIGN OF THE RACKING SYSTEM.

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- 6. UNIRAC SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY INFORMATION TO THE GENERAL CONTRACTOR FOR THE DESIGN OF THE RACKING SYSTEM AND PROVIDE ALL NECESSARY INFORMATION TO THE GENERAL CONTRACTOR FOR THE DESIGN OF THE RACKING SYSTEM.

- 7. UNIRAC SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY INFORMATION TO THE GENERAL CONTRACTOR FOR THE DESIGN OF THE RACKING SYSTEM AND PROVIDE ALL NECESSARY INFORMATION TO THE GENERAL CONTRACTOR FOR THE DESIGN OF THE RACKING SYSTEM.

**C. VERIFICATION OF PLACEMENT OF TORQUE BEAMS AND PLUMBNESS, SIZE AND TYPE OF TORQUE BEAMS AND PLUMBING.**

- 1. ALL UNIRAC FASTENER BEAM MEMBERS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE ALUMINUM DESIGN MANUAL, BY THE ALUMINUM DESIGN ASSOCIATION (ADA).

- 2. UNIRAC SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY INFORMATION TO THE GENERAL CONTRACTOR FOR THE DESIGN OF THE RACKING SYSTEM AND PROVIDE ALL NECESSARY INFORMATION TO THE GENERAL CONTRACTOR FOR THE DESIGN OF THE RACKING SYSTEM.

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**SOIL DESIGN:**

- 1. UNIRAC SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY INFORMATION TO THE GENERAL CONTRACTOR FOR THE DESIGN OF THE RACKING SYSTEM AND PROVIDE ALL NECESSARY INFORMATION TO THE GENERAL CONTRACTOR FOR THE DESIGN OF THE RACKING SYSTEM.

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**GROUND FIXED TILT**

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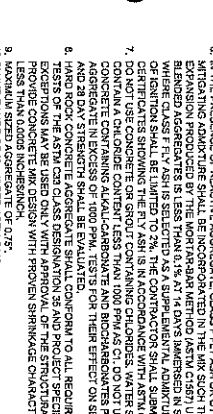
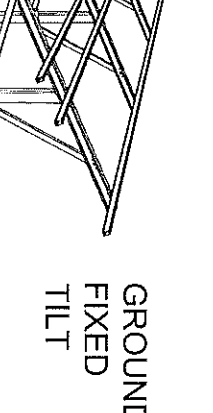
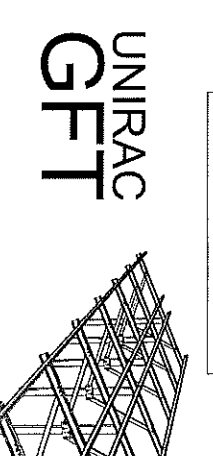
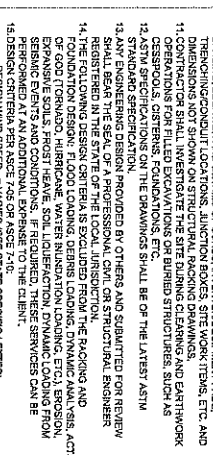
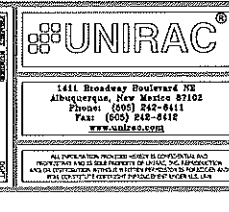


Table with 3 columns: RACKING MEMBER, DEPTH, THICKNESS. Rows include ALUMINUM BEAM, ALUMINUM STUD, TOP CHORD CHANNEL, DIAGONAL BRACE, and CHAIR.

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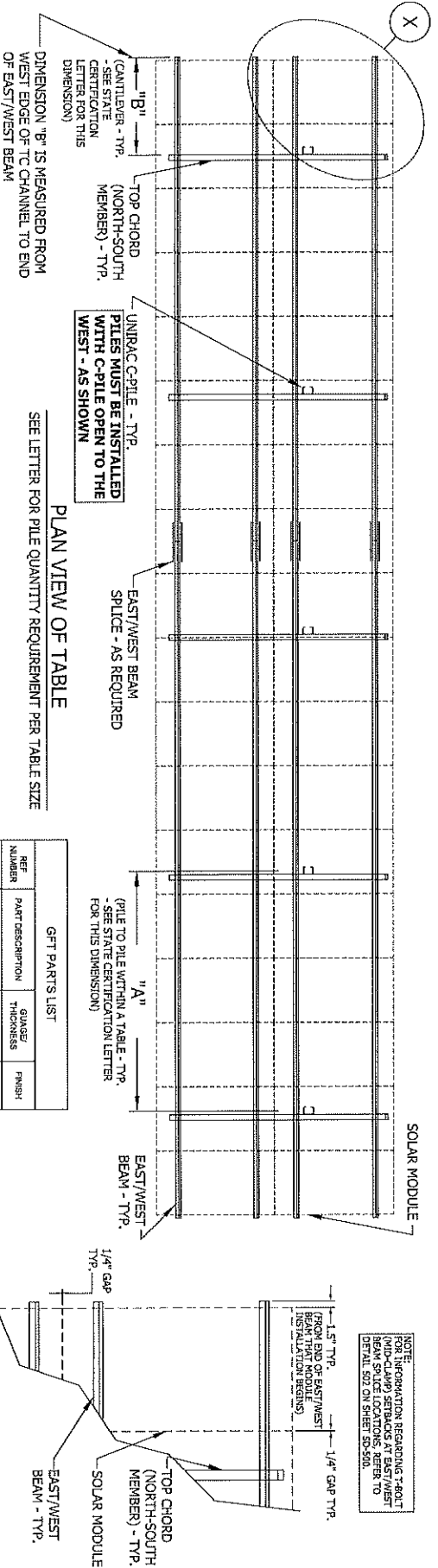
Table with 3 columns: RACKING MEMBER, DEPTH, THICKNESS. Rows include ALUMINUM BEAM, ALUMINUM STUD, TOP CHORD CHANNEL, DIAGONAL BRACE, and CHAIR.



UNIRAC'S DGFT DISTRIBUTION GROUND FIXED TILT STRUCTURAL RACKING DRAWINGS

PROFESSIONAL SEAL SEE STRATE SPODITE SHAPED & SIGNED GFT CERTIFICATION LETTER

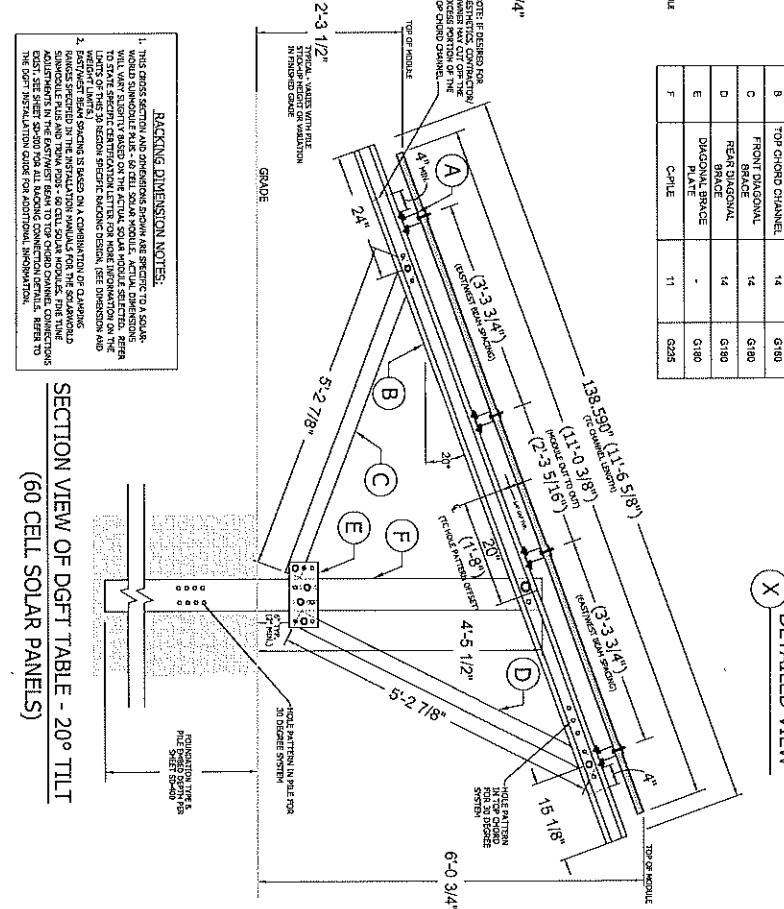
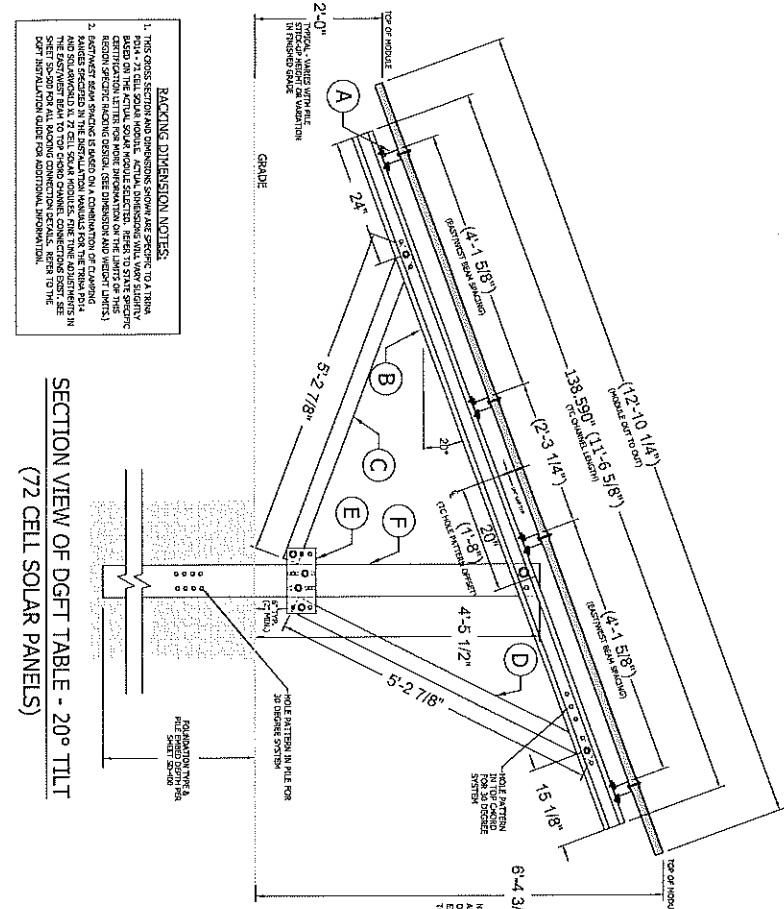
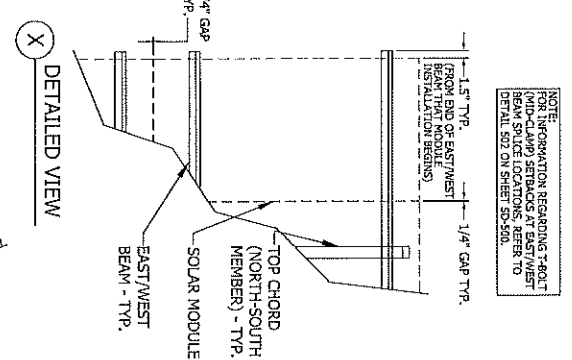
Table with 3 columns: SHEET NUMBER, SHEET TITLE, SHEET INDEX. Rows include 001-100, 101-200, 201-300.



DIMENSION "B" IS MEASURED FROM WEST EDGE OF TC CHANNEL TO END OF EAST/WEST BEAM

SEE LETTER FOR PILE QUANTITY REQUIREMENT PER TABLE SIZE

REF. NUMBER	PART DESCRIPTION	GUAGE THICKNESS	FINISH
A	ALUMINUM E-W BEAM	-	PAINT
B	TOP CHORD CHANNEL	14	G180
C	FRONT DIAGONAL BRACE	14	G180
D	REAR DIAGONAL BRACE	14	G180
E	DRAGONAL BRACE PLATE	-	G180
F	C-PILE	11	G235



DATE	BY	REVISION
1/27/2011	WJ	REVISED
1/27/2011	WJ	REVISED
1/27/2011	WJ	REVISED
1/27/2011	WJ	REVISED
1/27/2011	WJ	REVISED

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UNIRAC'S DGFT  
DISTRIBUTION GROUND FIXED TILT  
STRUCTURAL RACKING DRAWINGS

SEE STATE SPECIFIC STAFFED & SIGNED GFT CERTIFICATION LETTER

PROFESSIONAL SEAL

SEE STATE SPECIFIC STAFFED & SIGNED GFT CERTIFICATION LETTER

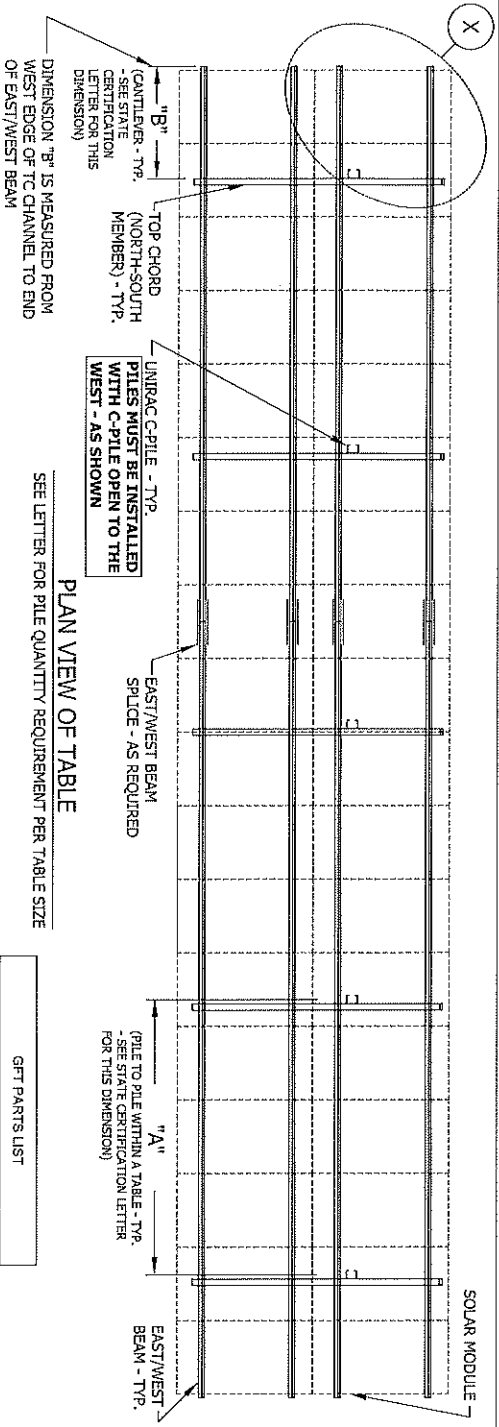
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Zachary O. O'Connell, P.E.  
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Atlanta, GA 30322  
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SECTION TITLE: DGFT TABLE (20 DEGREE TILT)  
SD-200



**PLAN VIEW OF TABLE**

SEE LETTER FOR PILE QUANTITY REQUIREMENT PER TABLE SIZE

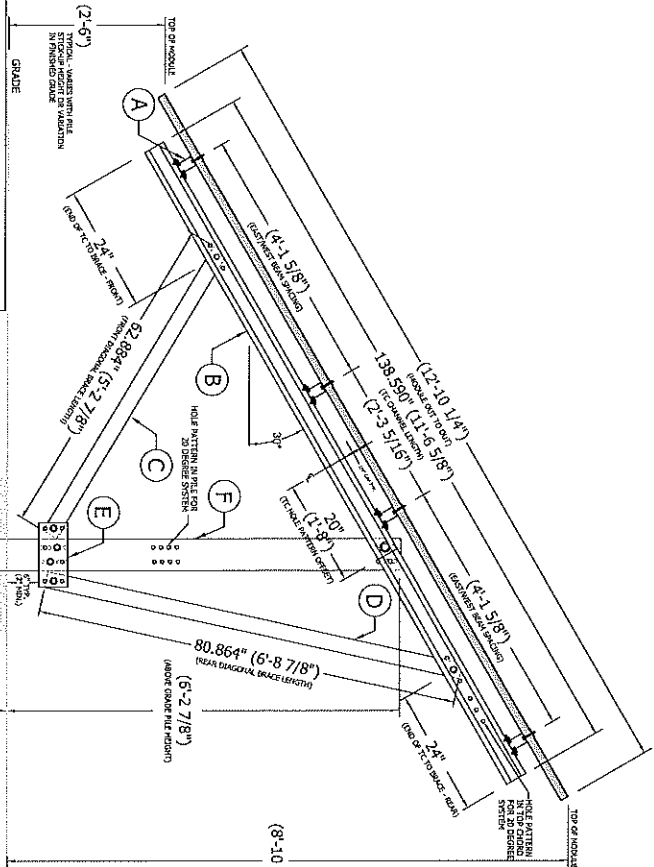
REF NUMBER	PART DESCRIPTION	GUAGE/ THICKNESS	FINISH
A	ALUMINUM EAV BEAM	-	WILL
B	TOP CHORD CHANNEL	14	G180
C	FRONT DIAGONAL BRACE	14	G180
D	REAR DIAGONAL BRACE	14	G180
E	DIAGONAL BRACE PLATE	-	G180
F	C-PILE	11	G225



**DETAILED VIEW**

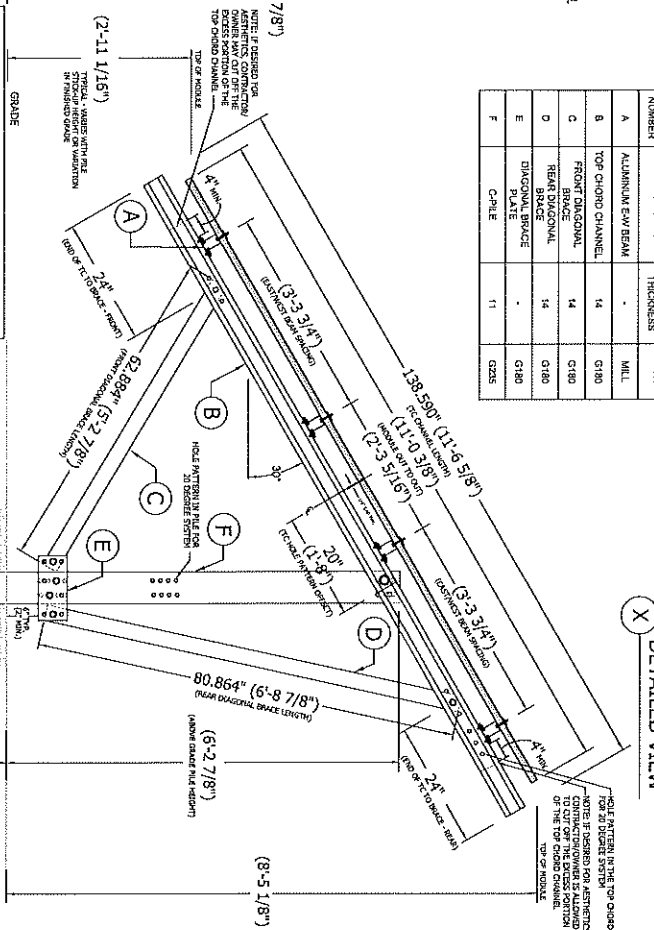
NOTE: IF DESIGNED FOR CONSTRUCTION OF A SYSTEM CONTAINING MORE THAN ONE TABLE PER PILE, THE DIMENSIONS OF THE TOP CHORD CHANNEL AND PILE MUST BE ADJUSTED TO ACCOMMODATE THE ADDITIONAL TABLES. REFER TO THE UNIRAC C-PILE SPECIFICATIONS FOR ADDITIONAL INFORMATION.

NOTE: FOR INFORMATION REGARDING T-SOLT (MID-CLAMP) SYSTEMS AT EAST/WEST BEAM SPLICE LOCATIONS, REFER TO UNIRAC'S T-SOLT SYSTEM MANUAL.



**SECTION VIEW OF DGFT TABLE - 30° TILT (72 CELL SOLAR PANELS)**

**BACKING DIMENSION NOTES:**  
 1. THE CROSS SECTION AND DIMENSIONS SHOWN ARE SUBJECT TO A SCAFFHOLD SYSTEMS, INC. 72 CELL SOLAR MODULE. ACTUAL DIMENSIONS WILL VARY SLIGHTLY BASED ON THE ACTUAL SCAFFHOLD SYSTEMS, INC. 72 CELL SOLAR MODULE. REFER TO THE UNIRAC C-PILE SPECIFICATIONS FOR ADDITIONAL INFORMATION.  
 2. DIMENSION 'B' IS MEASURED FROM WEST EDGE OF TC CHANNEL TO END OF EAST/WEST BEAM.



**SECTION VIEW OF DGFT TABLE - 30° TILT (60 CELL SOLAR PANELS)**

**BACKING DIMENSION NOTES:**  
 1. THE CROSS SECTION AND DIMENSIONS SHOWN ARE SUBJECT TO A SCAFFHOLD SYSTEMS, INC. 60 CELL SOLAR MODULE. ACTUAL DIMENSIONS WILL VARY SLIGHTLY BASED ON THE ACTUAL SCAFFHOLD SYSTEMS, INC. 60 CELL SOLAR MODULE. REFER TO THE UNIRAC C-PILE SPECIFICATIONS FOR ADDITIONAL INFORMATION.  
 2. DIMENSION 'B' IS MEASURED FROM WEST EDGE OF TC CHANNEL TO END OF EAST/WEST BEAM. REFER TO THE UNIRAC C-PILE SPECIFICATIONS FOR ADDITIONAL INFORMATION.

**UNIRAC'S DGFT DISTRIBUTION GROUND FIXED TILT STRUCTURAL RACKING DRAWINGS**

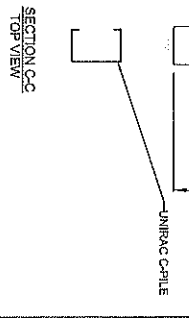
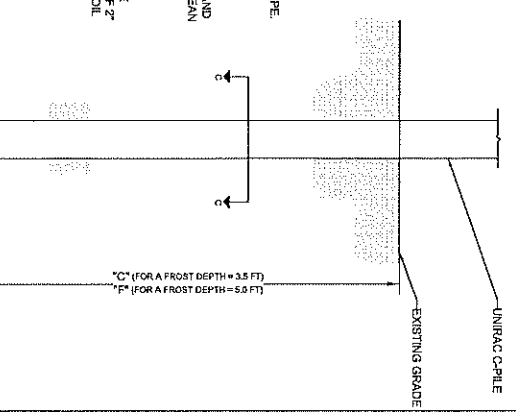
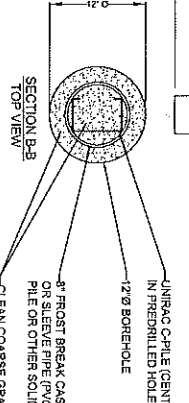
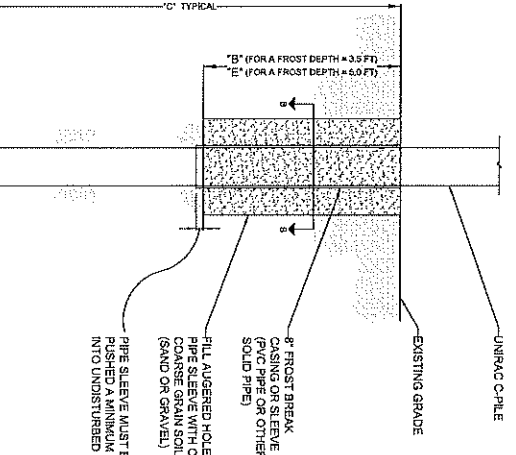
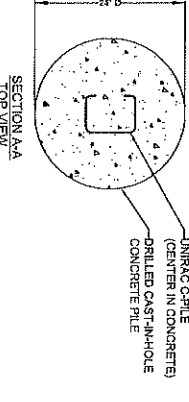
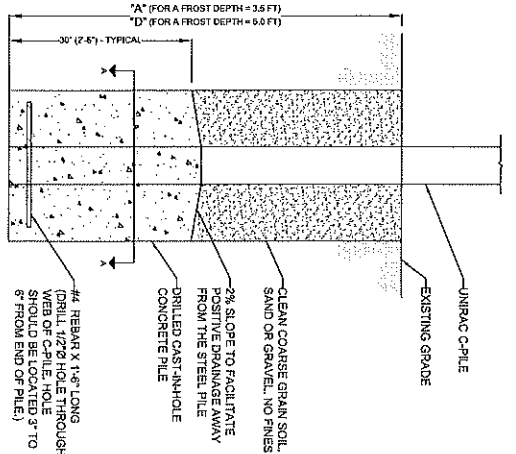
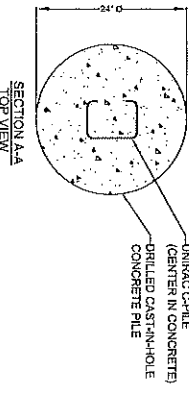
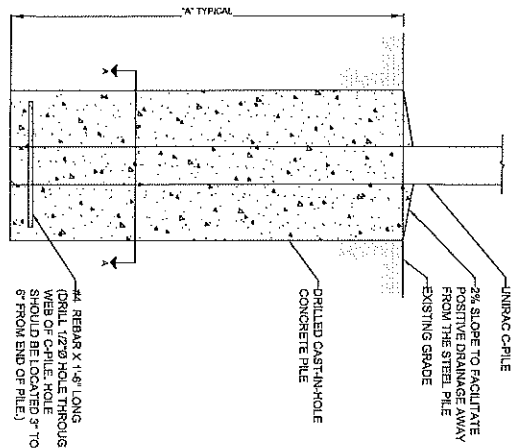
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 Albuquerque, New Mexico 87108  
 Phone: (505) 242-4141  
 Fax: (505) 242-4142  
 www.unirac.com

SEE STATE SPECIFIC STAMPED & SIGNED GFT CERTIFICATION LETTER

PROFESSIONAL SEAL

DATE: 10/27/2018  
 TIME: 10:00 AM  
 PROJECT: 1810/0011  
 DRAWN: J. L. GIBSON  
 CHECKED: J. L. GIBSON  
 APPROVED: J. L. GIBSON

UNIRAC SYSTEMS, INC.  
 1810/0011  
 10/27/2018



**400**  
DRILLED CAST-IN-HOLE  
CONCRETE PILE FOUNDATION  
(ALTERNATE OPTION)  
NOT TO SCALE

**401**  
DRILLED PARTIAL CAST-IN-HOLE  
CONCRETE PILE FOUNDATION  
(ALTERNATE OPTION)  
NOT TO SCALE

**402**  
PARTIAL DRIVEN  
PILE WITH CLEAN COARSE BACKFILL  
(ALTERNATE OPTION)  
NOT TO SCALE

**403**  
FULLY DRIVEN PILE  
(ALTERNATE OPTION)  
NOT TO SCALE

**FOUNDATION 400: DRILLED CAST-IN-HOLE CONCRETE PILE FOUNDATION**  
1. THE FOUNDATION MUST BE EXCAVATED WITH LITTLE TO NO LOOSE MATERIAL IN THE BOTTOM.  
2. THE FOUNDATION IS BELOW THE GROUND WATER LEVEL, THERE MUST BE A TEMPORARY CASING IN PLACE TO STABILIZE THE EXCAVATION.  
3. THE PILE SHALL HAVE A #4 REBAR PLACED THROUGH THE BOTTOM OF THE PILE.  
4. THE PILE SHALL BE CENTERED IN THE HOLE WITH EQUAL AMOUNTS OF CONCRETE CONCRETE SHALL CONFORM TO THE CONCRETE SPECIFICATIONS LISTED ON DR-100.  
5. CONCRETE DEPTH SHALL CONFORM TO THE DEPTHS LISTED IN THE TABLE ON THIS SHEET.  
6. THE TOP OF THE CONCRETE MUST BE ABOVE GRADE.  
7. UNIRAC C PILES AS DEPICTED IN THE FIGURE.

**FOUNDATION 401: DRILLED PARTIAL CAST-IN-HOLE CONCRETE PILE FOUNDATION**  
1. THE FOUNDATION MUST BE EXCAVATED WITH LITTLE TO NO LOOSE MATERIAL IN THE BOTTOM.  
2. THE FOUNDATION IS BELOW THE GROUND WATER LEVEL, THERE MUST BE A TEMPORARY CASING IN PLACE TO STABILIZE THE EXCAVATION.  
3. THE PILE SHALL HAVE A #4 REBAR PLACED THROUGH THE BOTTOM OF THE PILE.  
4. THE PILE MUST BE CENTERED IN THE HOLE WITH EQUAL AMOUNTS OF CONCRETE SHALL CONFORM TO THE CONCRETE SPECIFICATIONS LISTED ON DR-100.  
5. CONCRETE DEPTH SHALL CONFORM TO THE DEPTHS LISTED IN THE TABLE ON THIS SHEET.  
6. THIS SHEET OF THE CONCRETE MUST BE SET ON THE DEPTH OF THE FROST ZONE.  
7. THE CORNER OF THE CONCRETE CAST-IN-HOLE PILE SHALL CONSIST OF UNIRAC C PILES AS DEPICTED IN THE FIGURE.  
8. THE BACKFILL MATERIAL MUST CONSIST OF MEDIUM TO COARSE SAND OR GRAVEL. NO CLAY OR ORGANICS MAY BE USED IN THE BACKFILL.

**FOUNDATION 402: PARTIAL DRIVEN PILE WITH CLEAN COARSE BACKFILL**  
1. EACH PILE LOCATION MUST BE EXCAVATED TO A MINIMUM OF THE DIMENSION SHOWN.  
2. THE PILE MUST BE CENTERED IN THE HOLE WITH THE FROST BREAK CASING PLACED IN THE CENTER.  
3. THE FROST BREAK CASING MUST BE SET AT A MINIMUM OF 2 INCHES INTO THE NATIVE SOIL IN THE BOTTOM OF THE EXCAVATION. THE CASING TOP MUST EXTEND TO THE GROUND SURFACE.  
4. THE BACKFILL SHALL CONSIST OF MEDIUM TO COARSE SAND OR GRAVEL WITH LITTLE SILT CONTENT. NO CLAY OR ORGANICS MAY BE USED IN THE BACKFILL MATERIAL.  
5. THE PILE MUST BE INSTALLED TO THE FULL DEPTH INDICATED. PILES NOT DRIVEN TO THE FULL DEPTH ARE CONSIDERED FAILED AND THE CONCRETE OPTION MUST BE USED.  
6. THE CASING MUST BE FILLED WITH THE SAME FILL MATERIAL AFTER THE PILE IS INSTALLED TO THE CORRECT DEPTH.  
7. THE PILE SHALL BE FORMED IN A WAY TO DIRECT WATER AWAY FROM THE PILE.  
8. IF THE CASING IS AFFECTED BY FROST HEAVE, THE CASING SHALL BE ATTEMPTED TO BE RE-EMBEDDED TO THE PROPER DEPTH IN ORDER TO PROTECT THE PILE FROM FUTURE FROST HEAVE.

**FOUNDATION 403: FULLY DRIVEN PILE**  
1. DRIVEN PILE FOUNDATIONS MAY ONLY BE USED IN SOILS THAT ARE NOT FROST SUSCEPTIBLE OR WHERE GROUND WATER IS NOT A CONCERN. THE PROPER DESIGN UNLESS OTHERWISE NOTED BY THE ENGINEER SHALL BE SET BY THE ENGINEER. THE CASING MUST BE SET AT A MINIMUM OF 2 INCHES INTO THE NATIVE SOIL. THAT IS NOT MEDIUM TO COARSE GRAIN SAND OR GRAVEL. DRIVEN PILE FOUNDATIONS ABSOLUTELY MAY NOT BE USED IN SOILS THAT CONTAIN SILT OR CLAY OR GROUNDWATER GEOTECHNICAL ENGINEER.  
2. PILES MUST BE INSTALLED TO THE FULL DEPTH. PILES NOT DRIVEN TO FULL DEPTH ARE CONSIDERED FAILED PILES AND A DIFFERENT FOUNDATION MUST BE UTILIZED.

**NOTE:**  
FOR PILE QUANTITY BASED ON TABLE SIZE, SEE TABLES ON THE STATE SPECIFIC CERTIFICATION LETTER. ALSO FOR PILE EMBEDMENT DEPTH AND TOTAL PILE LENGTH, SEE TABLES ON STATE SPECIFIC CERTIFICATION LETTER.

FOUNDATION TYPE	DETAIL NUMBER	DEPTH DIMENSION	FROST DEPTH + 3.5 FT OR LESS	FROST DEPTH + 3.5 FT OR LESS	FROST DEPTH + 3.5 FT OR LESS	FROST DEPTH + 3.5 FT OR LESS	FROST DEPTH + 3.5 FT OR LESS
FULL CAST-IN-HOLE CONCRETE	400	6'-0"	6'-0"	6'-0"	6'-0"	6'-0"	6'-0"
PARTIAL DRIVEN PILE WITH FROST BREAK CASING	401	8'-0"	8'-0"	8'-0"	8'-0"	8'-0"	8'-0"
PARTIAL DRIVEN PILE WITH FROST BREAK CASING	402	8'-0"	8'-0"	8'-0"	8'-0"	8'-0"	8'-0"
FULLY DRIVEN PILE	403	8'-0"	8'-0"	8'-0"	8'-0"	8'-0"	8'-0"

FOUNDATION TYPE	DETAIL NUMBER	DEPTH DIMENSION	FROST DEPTH + 3.5 FT OR LESS	FROST DEPTH + 3.5 FT OR LESS	FROST DEPTH + 3.5 FT OR LESS	FROST DEPTH + 3.5 FT OR LESS	FROST DEPTH + 3.5 FT OR LESS
FULL CAST-IN-HOLE CONCRETE	400	6'-0"	6'-0"	6'-0"	6'-0"	6'-0"	6'-0"
PARTIAL DRIVEN PILE WITH FROST BREAK CASING	401	8'-0"	8'-0"	8'-0"	8'-0"	8'-0"	8'-0"
PARTIAL DRIVEN PILE WITH FROST BREAK CASING	402	8'-0"	8'-0"	8'-0"	8'-0"	8'-0"	8'-0"
FULLY DRIVEN PILE	403	8'-0"	8'-0"	8'-0"	8'-0"	8'-0"	8'-0"

UNIRAC  
1111 Honeywell Boulevard  
Abingdon, VA 22021  
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Fax: (540) 842-6111  
www.unirac.com

UNIRAC'S DGFT  
DISTRIBUTION GROUND FIXED TILT  
STRUCTURAL RACKING DRAWINGS

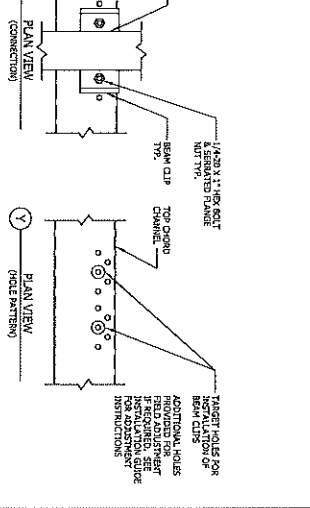
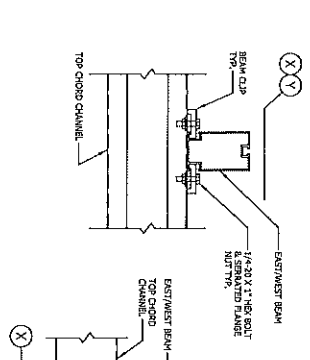
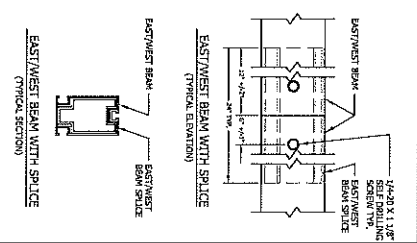
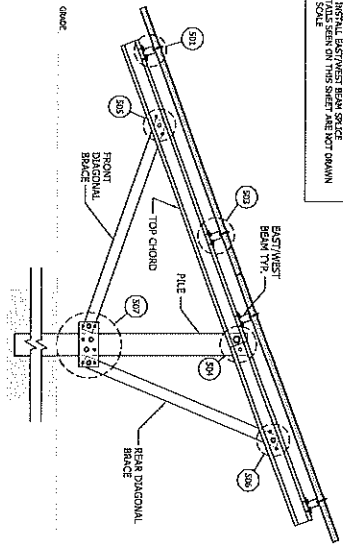
SEE STATE  
SPECIFIC STAMPED  
& SIGNED DGFT  
CERTIFICATION  
LETTER

FOUNDATION AND  
EMBEDMENT DETAILS  
SD-400

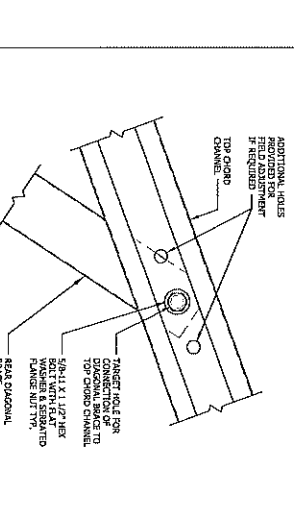
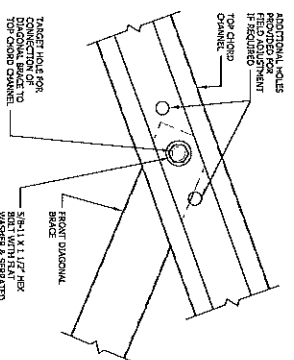
PROFESSIONAL SEAL

DATE: 10/27/2011  
BY: J. W. B. (JWB)  
CHECKED: J. W. B. (JWB)  
DATE: 10/27/2011  
SCALE: AS SHOWN

- RACKING DETAIL NOTES:**
1. SEE INSTRUCTION GUIDE FOR RAIL DIMENSIONS
  2. SEE INSTRUCTION GUIDE FOR RAIL SPACINGS
  3. ADDITIONAL INSTRUCTIONS
  4. TO INSTALL EASTWEST BEAM SPACE TO THE EAST
  5. TO INSTALL EASTWEST BEAM SPACE TO THE WEST

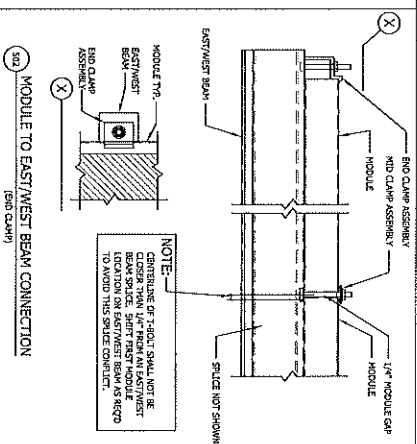
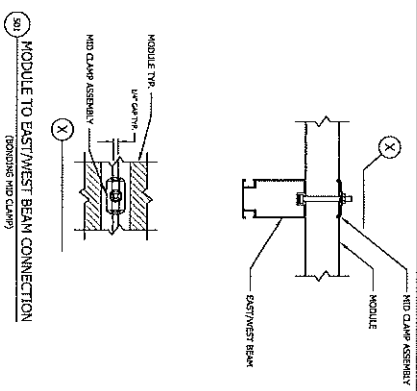


**350 EASTWEST BEAM TO TOP CHORD CONNECTION**



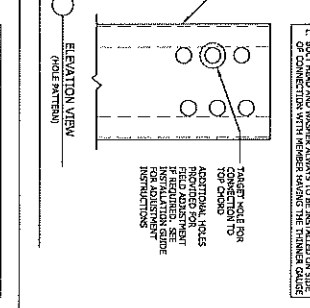
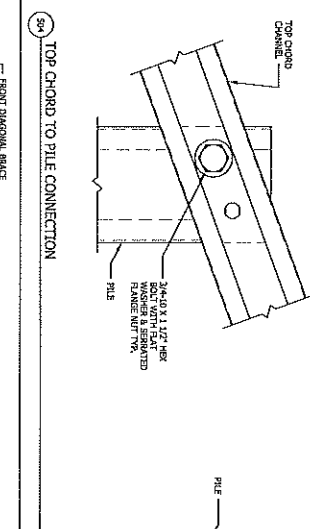
**355 TOP CHORD TO DIAGONAL BRACE CONNECTION (FRONT BEADS)**

**356 TOP CHORD TO DIAGONAL BRACE CONNECTION (REAR BEADS)**

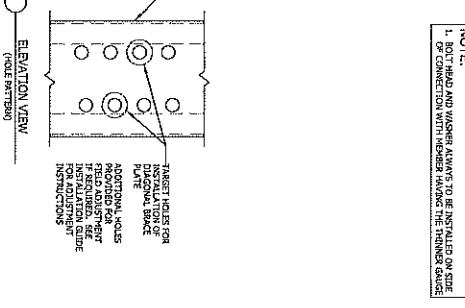
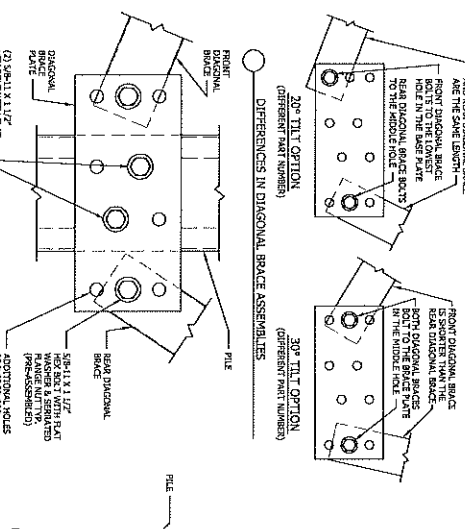


**351 MODULE TO EASTWEST BEAM CONNECTION (REARSIDE TOP CLAMP)**

**352 MODULE TO EASTWEST BEAM CONNECTION (TOP CLAMP)**



**354 TOP CHORD TO PILE CONNECTION**



**353 DIAGONAL BRACE TO PILE CONNECTION**

REV.	DATE	BY	DESCRIPTION
1	10/17/15	MM	ISSUE FOR RACKING
2	1/26/16	MM	REVISED TO ADD 3/4\"/>
3	6/25/16	MM	REVISED TO ADD 3/4\"/>
4	11/10/17	MM	REVISED TO ADD 3/4\"/>

DESIGNED BY: [Name]  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 APPROVED BY: [Name]

DATE: 11/10/17

**UNIRAC'S DGFT  
 DISTRIBUTION GROUND FIXED TILT  
 STRUCTURAL RACKING DETAILS**

**UNIRAC**

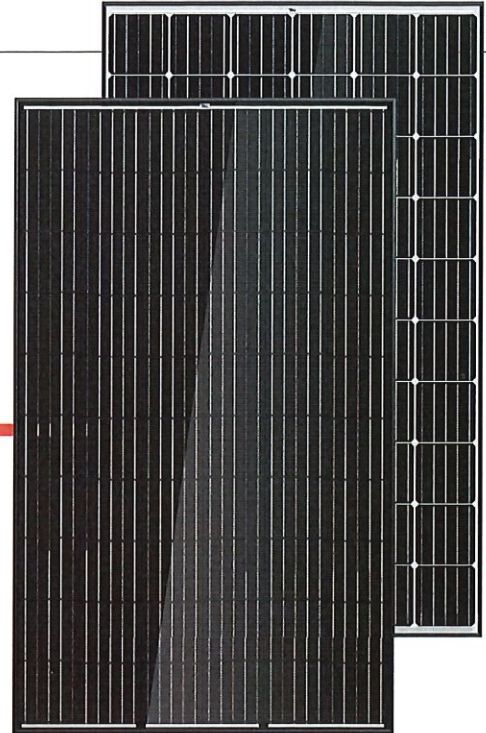
1115 S. BERRY AVE. • BIRMINGHAM, AL 35204  
 PHONE: (205) 953-0500 • FAX: (205) 953-1111  
 WWW.UNIRAC.COM

UNIRAC is an Equal Opportunity Employer. Minorities and women are encouraged to apply.

RACKING DETAILS  
 SD-500



THE  
**ALLMAX<sup>M</sup> plus<sup>+</sup>**  
 FRAMED 60-CELL MODULE



**60 CELL**  
 MONOCRYSTALLINE MODULE

**275-315W**  
 POWER OUTPUT RANGE

**19.2%**  
 MAXIMUM EFFICIENCY

**0~+5W**  
 POSITIVE POWER TOLERANCE

Founded in 1997, Trina Solar is the world's leading comprehensive solutions provider for solar energy. We believe close cooperation with our partners is critical to success. Trina Solar now distributes its PV products to over 60 countries all over the world. Trina is able to provide exceptional service to each customer in each market and supplement our innovative, reliable products with the backing of Trina as a strong, bankable partner. We are committed to building strategic, mutually beneficial collaboration with installers, developers, distributors and other partners.

**Comprehensive Products And System Certificates**

IEC61215/IEC61730/UL1703/IEC61701/IEC62716  
 ISO 9001: Quality Management System  
 ISO 14001: Environmental Management System  
 ISO14064: Greenhouse gases Emissions Verification  
 OHSAS 18001: Occupation Health and Safety Management System



**Maximize limited space with top-end efficiency**

- Up to 192W/m<sup>2</sup> power density
- Low thermal coefficients for greater energy production at high operating temperatures



**Highly reliable due to stringent quality control**

- Over 30 in-house tests (UV, TC, HF, and many more)
- In-house testing goes well beyond certification requirements
- PID resistant
- 100% EL double inspection
- Selective emitter, advanced surface texturing

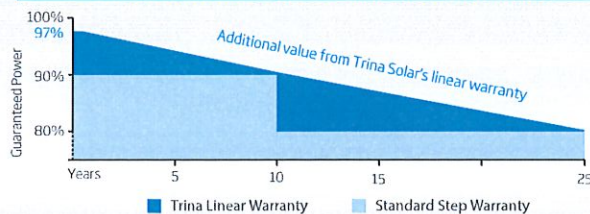


**Certified to withstand the most challenging environmental conditions**

- 2400 Pa wind load
- 5400 Pa snow load
- 35 mm hail stones at 97 km/h

**LINEAR PERFORMANCE WARRANTY**

10 Year Product Warranty · 25 Year Linear Power Warranty





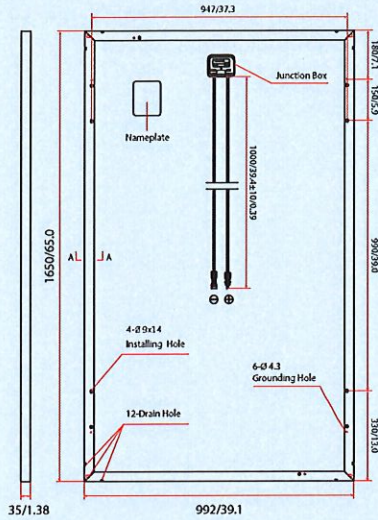
### PRODUCTS

TSM-DD05A.08(II)  
TSM-DD05A.05(II)

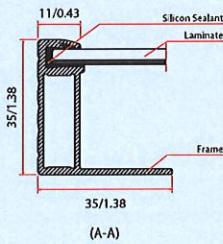
### POWER RANGE

280-315W  
275-310W

### DIMENSIONS OF PV MODULE(mm/inches)

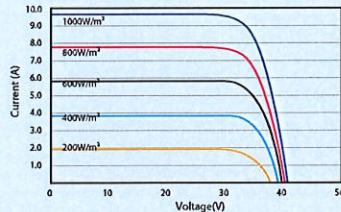


Back View

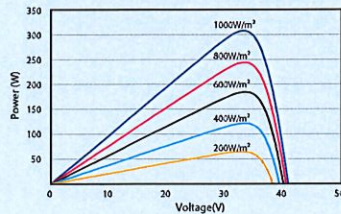


(A-A)

### I-V CURVES OF PV MODULE(305W)



### P-V CURVES OF PV MODULE(305W)



### ELECTRICAL DATA (STC)

Peak Power Watts- $P_{MAX}$ (Wp)*	275	280	285	290	295	300	305	310	315
Power Output Tolerance- $P_{MAX}$ (W)	0 ~ +5								
Maximum Power Voltage- $V_{MPP}$ (V)	31.4	31.7	31.8	32.2	32.5	32.6	32.9	33.1	33.3
Maximum Power Current- $I_{MPP}$ (A)	8.76	8.84	8.97	9.01	9.08	9.19	9.28	9.37	9.46
Open Circuit Voltage- $V_{OC}$ (V)	38.4	38.4	38.5	38.9	39.6	39.8	40.0	40.2	40.5
Short Circuit Current- $I_{SC}$ (A)	9.24	9.42	9.51	9.66	9.68	9.77	9.85	9.94	10.0
Module Efficiency $\eta_m$ (%)	16.8	17.1	17.4	17.7	18.0	18.3	18.6	18.9	19.2

STC: Irradiance 1000W/m<sup>2</sup>, Cell Temperature 25°C, Air Mass AM1.5.  
\*Measuring tolerance  $\pm 3\%$ .

### ELECTRICAL DATA (NOCT)

Maximum Power- $P_{MAX}$ (Wp)	205	209	212	216	220	223	227	231	235
Maximum Power Voltage- $V_{MPP}$ (V)	29.1	29.4	29.5	29.9	30.1	30.2	30.5	30.7	30.9
Maximum Power Current- $I_{MPP}$ (A)	7.04	7.10	7.21	7.24	7.30	7.38	7.46	7.53	7.60
Open Circuit Voltage- $V_{OC}$ (V)	35.7	35.7	35.8	36.2	36.8	37.0	37.2	37.4	37.6
Short Circuit Current- $I_{SC}$ (A)	7.46	7.61	7.68	7.80	7.82	7.89	7.95	8.03	8.10

NOCT: Irradiance at 800W/m<sup>2</sup>, Ambient Temperature 20°C, Wind Speed 1m/s.

### MECHANICAL DATA

Solar Cells	Monocrystalline 156.75 × 156.75 mm (6 inches)
Cell Orientation	60 cells (6 × 10)
Module Dimensions	1650 × 992 × 35 mm (65.0 × 39.1 × 1.38 inches)
Weight	18.6 kg (41.0 lb)
Glass	3.2 mm (0.13 inches), High Transmission, AR Coated Tempered Glass
Backsheet	White [DD05A.08(II)]; Black [DD05A.05(II)]
Frame	Black Anodized Aluminium Alloy [DD05A.08(II), DD05A.05(II)]
J-Box	IP 67 or IP 68 rated
Cables	Photovoltaic Technology Cable 4.0mm <sup>2</sup> (0.006 inches <sup>2</sup> ), 1000 mm (39.4 inches)
Connector	Trina TS4 (MC4 upon request)
Fire Type	Type 1 or Type 2

### TEMPERATURE RATINGS

NOCT (Nominal Operating Cell Temperature)	44°C ( $\pm 2^\circ\text{C}$ )
Temperature Coefficient of $P_{MAX}$	-0.39%/°C
Temperature Coefficient of $V_{OC}$	-0.29%/°C
Temperature Coefficient of $I_{SC}$	0.05%/°C

### MAXIMUM RATINGS

Operational Temperature	-40 ~ +85°C
Maximum System Voltage	1000V DC (IEC) 1000V DC (UL)
Max Series Fuse Rating	15A (Power $\leq 285\text{W}$ ) 20A (Power $\geq 290\text{W}$ )

(DO NOT connect Fuse in Combiner Box with two or more strings in parallel connection)

### WARRANTY

10 year Product Workmanship Warranty

25 year Linear Power Warranty

(Please refer to product warranty for details)

### PACKAGING CONFIGURATION

Modules per box: 30 pieces

Modules per 40' container: 840 pieces

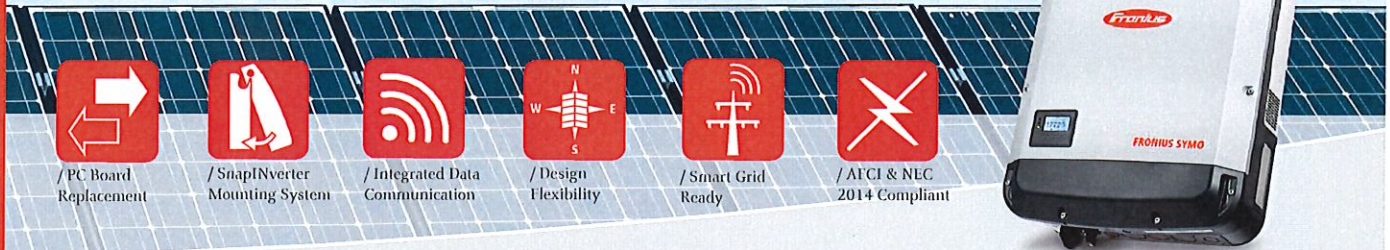


/ Perfect Welding / Solar Energy / Perfect Charging



# FRONIUS SYMO

/ Powering commercial projects that last. The Fronius Symo.



/ Featuring ten models ranging from 10 kW to 24 kW, the transformerless Fronius Symo is the ideal compact three-phase inverter for all commercial applications. The high system voltage and wide input range ensure maximum flexibility in system design. With low roof loading, NEMA 4X and 1000 V DC rating, the Fronius Symo can be mounted in many different ways, including flat on a roof or on a pole. The modern design is equipped with the SnapINverter mounting system, allowing for lightweight, secure and convenient installation. Several industry-leading features are available with the Fronius Symo including Wi-Fi®\* and SunSpec Modbus interfaces for seamless monitoring and data-logging, field proven Arc Fault Circuit Interruption (AFCI), NEC 2014 compliant, and Fronius' superb online and mobile monitoring platform Fronius Solar.web.

INPUT DATA		SYMO 10.0-3 208-240	SYMO 12.0-3 208-240	SYMO 10.0-3 480	SYMO 12.5-3 480	SYMO 15.0-3 208
Recommended PV power (kWp)		8.0 - 13.0	9.5 - 15.5	8.0 - 13.0	10.0 - 16.0	12.0 - 19.5
Max. usable input current (MPPT1/MPPT 2)			25.0 A / 16.5 A			50.0 A
Max. usable input current total (MPPT 1 + MPPT 2)			41.5 A			50.0 A
Max. array short circuit current			37.5 A / 24.8 A			75.0 A
Nominal input voltage	208 V	350 V	350 V	N/A	N/A	325 V
	240 V	370 V	370 V	N/A	N/A	N/A
	480 V	N/A	N/A	675 V	685 V	N/A
Operating voltage range		200-600 V		200-1000 V		325-1000 V
DC startup voltage			200 V			360 V
MPP Voltage range		300-500 V		300-800 V		325-850 V
Max. input voltage		600 V		1000 V		
Admissible conductor size DC		AWG 14-AWG 6 copper direct, AWG 6 aluminum direct, AWG 4-AWG 2 copper or aluminum with input combiner				
Integrated DC string fuse holders			NA			6- and 6+
Max (Isc) input terminal rating			33A			12A
Number of MPPT			2			1

OUTPUT DATA		SYMO 10.0-3 208-240	SYMO 12.0-3 208-240	SYMO 10.0-3 480	SYMO 12.5-3 480	SYMO 15.0-3 208
Max. output power	208 V	9995 VA	11995 VA	NA	NA	15000 VA
	240 V	9995 VA	11995 VA	NA	NA	NA
	480 V	NA	NA	9995 VA	12495 VA	NA
Output configuration		208/240 V		480 V Delta +N**		208 V
Frequency range (adjustable)		45-65 Hz				
Nominal operating frequency		60 Hz				
Admissible conductor size AC		AWG 14-AWG 6				
Total harmonic distortion		<1.5 %		<1.75 %	<1.5 %	<3.5 %
Power factor range		0-1 incl./cap.				
Max. continuous output current	208 V	27.7 A	33.3 A	NA	NA	41.6 A
	240 V	24.0 A	28.9 A	NA	NA	NA
	480 V	NA	NA	12.0 A	15.0 A	NA
OCPD/AC breaker size	208 V	35 A	45 A	NA	NA	60 A
	240 V	30 A	40 A	NA	NA	NA
	480 V	NA	NA	15 A	20 A	NA
Max. Efficiency		97.0 %	97.0 %	98.1 %	98.1 %	97.3%
CEC Efficiency	208 V	96.5 %	96.5 %	NA	NA	96.5%
	240 V	96.5 %	96.5 %	NA	NA	NA
	480 V	NA	NA	96.5 %	97.0 %	NA



## TECHNICAL DATA (10.0-3 208/240, 12.0-3 208/240, 10.0-3 480, 12.5-3 480, 15.0-3 208)

GENERAL DATA	STANDARD WITH ALL FRONIUS SYMO MODELS
Dimensions (width x height x depth)	20.1 x 28.5 x 8.9 inches
Protection Class	NEMA 4X
Night time consumption	< 1 W
Inverter topology	Transformerless
Cooling	Variable speed fan
Installation	Indoor and outdoor installation
Ambient operating temperature range	-40°F - +140°F (-40 - +60 °C)
Permitted humidity	0 - 100 % (non-condensing)
Elevation	2000 m (6562 ft) with a max. input voltage of 1000 V / 3400 m (11155 ft) with a max. input voltage of 850 V
DC connection terminals	6x DC+ and 6x DC- screw terminals for copper (solid / stranded / fine stranded) or aluminum (solid / stranded)
AC connection terminals	Screw terminals 14-6 AWG
Certificates and compliance with standards	UL 1741-2010 Second Edition (incl. UL1741 Supplement SA 2016-09 for California Rule 21 and Hawaiian Electric Code Rule 14H), UL1998 (for functions: AFCI, RCMU and isolation monitoring), IEEE 1547-2003, IEEE 1547a-2014, IEEE 1547.1-2003, ANSI/IEEE C62.41, FCC Part 15 A & B, NEC 2017 Article 690, C22, 2 No. 107.1-16, UL1699B Issue 2 -2013, CSA TIL M-07 Issue 1 -2013

GENERAL DATA	SYMO 10.0-3 208-240	SYMO 12.0-3 208-240	SYMO 10.0-3 480	SYMO 12.5-3 480	SYMO 15.0-3 208
Weight	91.9 lbs.		76.7 lbs.		78.3 lbs.

PROTECTIVE DEVICES	STANDARD WITH ALL FRONIUS SYMO MODELS
DC reverse polarity protection	Yes
Anti islanding	Internal; in accordance with UL 1741-2010, IEEE 1547-2003 and NEC
Over temperature protection	Output power derating /Active cooling
AFCI	Yes
Rapid shutdown compliant	Yes (according to NEC 2014)
Ground Fault Protection with Isolation Monitor Interrupter	Yes
DC disconnect	Yes

INTERFACES	AVAILABLE WITH ALL FRONIUS SYMO MODELS
USB (A socket)	Datalogging and inverter update possible via USB
2x RS422 (RJ45 socket)	Fronius Solar Net, interface protocol
<b>AVAILABLE WITH THE FRONIUS DATAMANAGER 2.0 CARD ( ONLY ONE CARD REQUIRED FOR UP TO 100 INVERTERS )</b>	
Wi-Fi/Ethernet/Serial/ Datalogger and webserver	Wireless standard 802.11 b/g/n / Fronius Solarweb, SunSpec Modbus TCP, JSON / SunSpec Modbus RTU
6 inputs and 4 digital I/Os	Load management; signaling, multipurpose I/O

## TECHNICAL DATA (15.0-3 480, 17.5-3 480, 20.0-3 480, 22.7-3 480, 24.0-3 480)

INPUT DATA	SYMO 15.0-3 480	SYMO 17.5-3 480	SYMO 20.0-3 480	SYMO 22.7-3 480	SYMO 24.0-3 480
Recommended PV power (kWp)	12.0 - 19.5	14.0 - 23.0	16.0 - 26.0	18.0 - 29.5	19.0 - 31.0
Max. usable input current (MPPT1/MPPT 2)	33.0 A / 25.0 A				
Max. usable input current total (MPPT 1 + MPPT 2)	51 A				
Max. array short circuit current (MPPT 1/MPPT 2)	49.5 A / 37.5 A				
Nominal input voltage 480 V	685 V	695 V	710 V	720 V	
Operating voltage range	200-1000 V				
DC startup voltage	200 V				
MPP-voltage range	350-800 V	400-800 V	450-800 V	500-800 V	
Max. input voltage	1000 V				
Admissible conductor size DC	AWG 14 - AWG 6 copper direct, AWG 6 aluminum direct, AWG 4 - AWG 2 copper or aluminum with input combiner				
Integrated DC string fuse holders	NA	NA	6- and 6+		
Max (Isc) input terminal rating	33A	33A	12A		
Number of MPPT	2				



## TECHNICAL DATA (15.0-3 480, 17.5-3 480, 20.0-3 480, 22.7-3 480, 24.0-3 480)

OUTPUT DATA		SYMO 15.0-3 480	SYMO 17.5-3 480	SYMO 20.0-3 480	SYMO 22.7-3 480	SYMO 24.0-3 480
Max. output power	480 V	14995 VA	17495 VA	19995 VA	22727 VA	23995 VA
Output configuration		480 V Delta +N**				
Frequency range (adjustable)		45-65 Hz				
Nominal operating frequency		60 Hz				
Admissible conductor size (AC)		AWG 14-AWG 6				
Total harmonic distortion		<1.5 %	<1.25 %	<1.0 %	<1.25 %	<1.0 %
Power factor range		0 - 1 ind./cap.				
Max. continuous output current	480 V	18.0 A	21.0 A	24.0 A	27.3 A	28.9 A
OCPD/AC breaker size	480 V	25 A	30 A	30 A	35 A	40 A
Max. Efficiency		98.0 %				
CEC Efficiency	480 V	97.0 %	97.5 %	97.5 %	97.5 %	97.5 %

## TECHNICAL DATA (15.0-3 480, 17.5-3 480, 20.0-3 480, 22.7-3 480, 24.0-3 480)

GENERAL DATA	STANDARD WITH ALL FRONIUS SYMO MODELS
Dimensions (width x height x depth)	20.1 x 28.5 x 8.9 inches
Protection Class	NEMA 4X
Night time consumption	< 1 W
Inverter topology	Transformerless
Cooling	Variable speed fan
Installation	Indoor and outdoor installation
Ambient operating temperature range	-40 F - +140 F (-40 - +60 °C)
Permitted humidity	0 - 100 % (non-condensing)
Elevation	2000 m (6562 ft) with a max. input voltage of 1000 V / 3400 m (11155 ft) with a max. input voltage of 850 V
DC connection terminals	6x DC+ and 6x DC- screw terminals for copper (solid / stranded / fine stranded) or aluminum (solid / stranded)
AC connection terminals	Screw terminals 14-6 AWG
Certificates and compliance with standards	UL 1741-2010 Second Edition (incl. UL1741 Supplement SA 2016-09 for California Rule 21 and Hawaiian Electric Code Rule 14H), UL1998 (for functions: AFCI, RCMU and isolation monitoring), IEEE 1547-2003, IEEE 1547a-2014, IEEE 1547.1-2003, ANSI/IEEE C62.41, FCC Part 15 A & B, NEC 2017 Article 690, C22.2 No. 107.1-16, UL1699B Issue 2 -2013, CSA TIL M-07 Issue 1 -2013

GENERAL DATA	SYMO 15.0-3 480	SYMO 17.5-3 480	SYMO 20.0-3 480	SYMO 22.7-3 480	SYMO 24.0-3 480
Weight	95.7 lbs.				

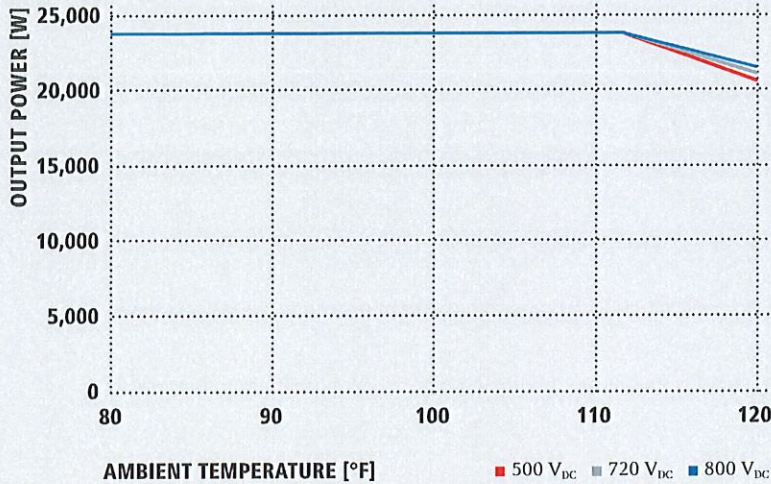
PROTECTIVE DEVICES	STANDARD WITH ALL FRONIUS SYMO MODELS
DC reverse polarity protection	Yes
Anti islanding	internal; in accordance with UL 1741-2010, IEEE 1547-2003 and NEC
Over temperature protection	Output power derating/Active cooling
AFCI	Yes
Rapid shutdown compliant	Yes (according to NEC 2014)
Ground Fault Protection with Isolation Monitor Interrupter	Yes
DC disconnect	Yes

INTERFACES	AVAILABLE WITH ALL FRONIUS SYMO MODELS
USB (A socket)	Datalogging and inverter update possible via USB
2x RS422 (RJ45 socket)	Fronius Solar Net, interface protocol
<b>AVAILABLE WITH THE FRONIUS DATAMANAGER 2.0 CARD ( ONLY ONE CARD REQUIRED FOR UP TO 100 INVERTERS )</b>	
Wi-Fi/Ethernet/Serial/ Datalogger and webservice	Wireless standard 802.11 b/g/n / Fronius Solar.web, SunSpec Modbus TCP, JSON / SunSpec Modbus RTU
6 inputs and 4 digital I/Os	Load management; signaling, multipurpose I/O

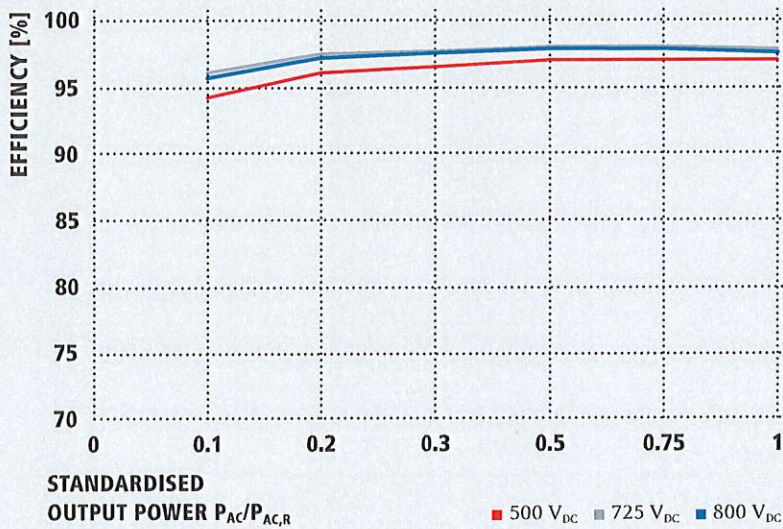
\*\*+N FOR SENSING PURPOSES - NO CURRENT CARRYING CONDUCTOR.



### FRONIUS SYMO 24.0-3 480 TEMPERATURE DERATING CURVE



### FRONIUS SYMO 24.0-3 480 CEC EFFICIENCY CURVE



/ Perfect Welding / Solar Energy / Perfect Charging

#### WE HAVE THREE DIVISIONS AND ONE PASSION: SHIFTING THE LIMITS OF POSSIBILITY.

/ Whether welding technology, photovoltaics or battery charging technology – our goal is clearly defined: to be the innovation leader. With around 3,700 employees worldwide, we shift the limits of what’s possible - our record of over 800 granted patents is testimony to this. While others progress step by step, we innovate in leaps and bounds. Just as we’ve always done. The responsible use of our resources forms the basis of our corporate policy.

Further information about all Fronius products and our global sales partners and representatives can be found at [www.fronius.com](http://www.fronius.com)

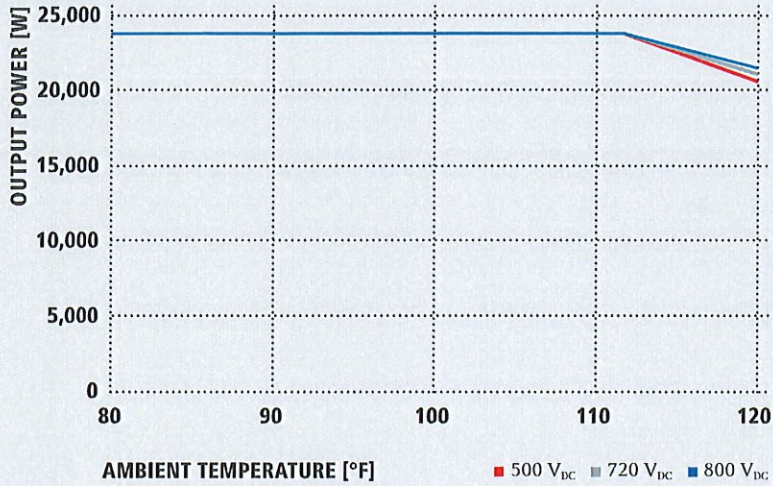


Fronius USA LLC  
6797 Fronius Drive  
Portage, IN 46368  
USA

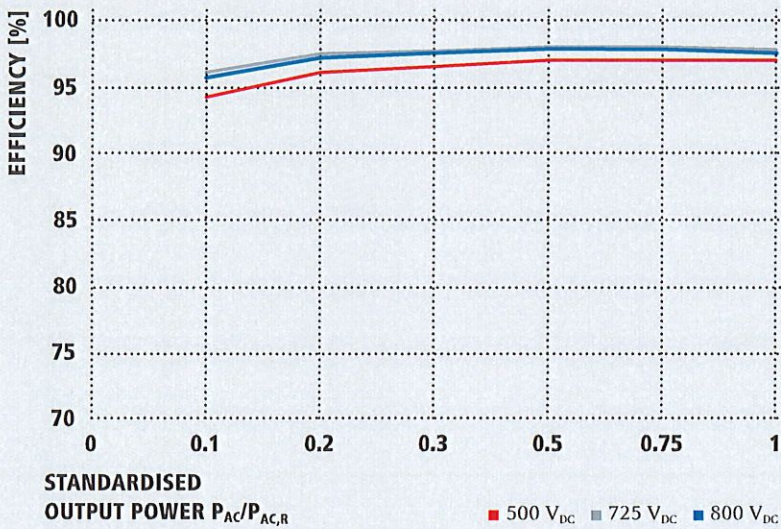
[pv-support-usa@fronius.com](mailto:pv-support-usa@fronius.com)  
[www.fronius-usa.com](http://www.fronius-usa.com)



### FRONIUS SYMO 24.0-3 480 TEMPERATURE DERATING CURVE



### FRONIUS SYMO 24.0-3 480 CEC EFFICIENCY CURVE



/ Perfect Welding / Solar Energy / Perfect Charging

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**Fronius USA LLC**  
 6797 Fronius Drive  
 Portage, IN 46368  
 USA  
[pv-support-usa@fronius.com](mailto:pv-support-usa@fronius.com)  
[www.fronius-usa.com](http://www.fronius-usa.com)

# PLAT OF SURVEY

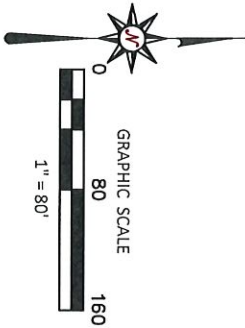
**CLIENT** SITE ADDRESS  
 Aring Rayne LLC 1476 East Bay Point Road, Village of Bayside, Milwaukee County, Wisconsin.

**LEGAL DESCRIPTION**

Lot 1 of Certified Survey Map No. 8943, being a redivision of Parcel 2, 3 and 4 of Certified Survey Map No. 3632 and a part of Government Lot No. 2 in the Southeast 1/4 of the Northeast 1/4 and Government Lot No. 3 in Northeast 1/4 of the Southeast 1/4 of Section 4, Township 8 North, Range 22 East, in the Village of Bayside, Milwaukee County, Wisconsin.

**BASIS OF BEARINGS**  
 Bearings are referenced to the North line of Certified Survey map No. 8943 which is assumed to bear N84°57'00"E.

- LEGEND**
- INDICATES FOUND 1" IRON PIPE
  - INDICATES SET 1" IRON PIPE



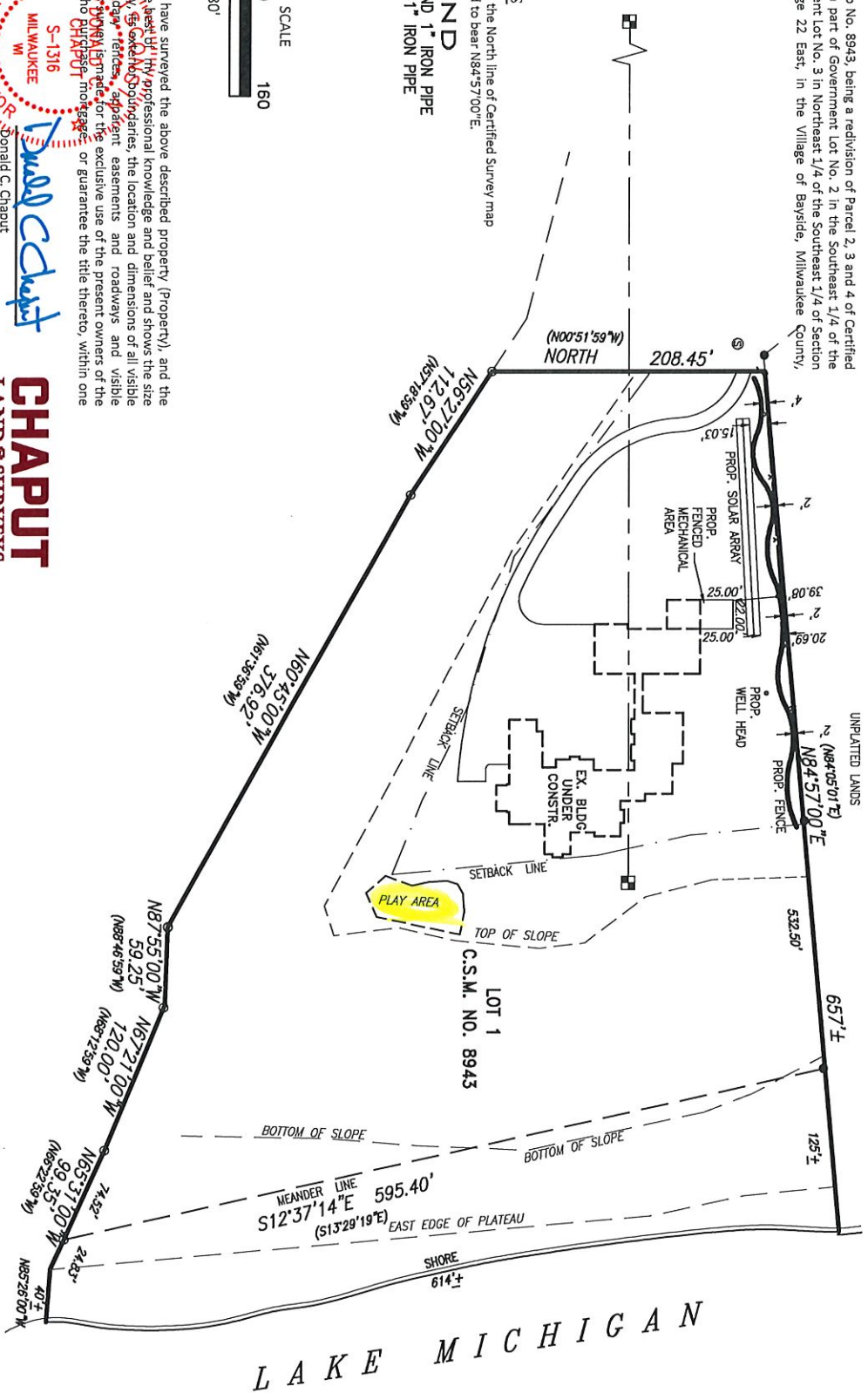
I Certify that I have surveyed the above described property (Property), and the above map is correct to the best of my professional knowledge and belief and shows the size and location of the Property, its boundaries, the location and dimensions of all visible structures thereon, both above and below ground, adjacent easements and visible encroachments, if any. This **DO NOT** certify for the exclusive use of the present owners of the Property, and also **DO NOT** certify for more than one (1) year from date hereof.

Date: March 21, 2013

**Donald C. Chaput**  
 Professional Land Surveyor  
 Registration Number S-1316

**CHAPUT**  
 LAND SURVEYS  
 234 W. Farfield Street  
 Milwaukee, WI 53204  
 414-234-8088  
 www.chaputlandsurveys.com

Drawing No. 20190321POS2057-Far/deb



L A K E M I C H I G A N





< Play structure >



# Project Proposal

Date 3/24/17  
 Property Address 8840 N Roxleigh Dr Bayside, WA  
 Zoning C S32(17)

- |   |  |
|---|--|
| <input type="checkbox"/> Accessory Structures/Generators<br><input checked="" type="checkbox"/> Additions/Remodel<br><input type="checkbox"/> Bluff Management<br><input type="checkbox"/> Commercial Signage<br><input type="checkbox"/> Decks/Patios<br><input type="checkbox"/> Fence<br><input type="checkbox"/> Fire Pits<br><input checked="" type="checkbox"/> Landscaping requiring Impervious Surface/ <u>Fill/Excavation Permit</u> | <input type="checkbox"/> New Construction<br><input type="checkbox"/> Play Structures<br><input type="checkbox"/> Recreational Facilities/Courts<br><input checked="" type="checkbox"/> Roofs<br><input type="checkbox"/> Solar Panels/Skylights<br><input type="checkbox"/> Swimming Pools<br><input checked="" type="checkbox"/> Windows/Doors<br><input type="checkbox"/> Other |
|---|--|

Proposed project details (type of work, size, materials, etc.):

See attached

New Addition to include sunroom & inlaw suite

New Windows (Total House) 1 window changed to bay.

\*\*\*\*\* For Office Use Only \*\*\*\*\*

Yes	No	
<input type="checkbox"/>	<input type="checkbox"/>	Color photographs showing project location, elevations and surrounding views
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Two (2) complete sets of building plans (including elevations and grading)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Survey
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Samples or brochures showing materials, colors and designs
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Application Fee <u>60-</u>
<input type="checkbox"/>	<input type="checkbox"/>	ARC Agenda Date: <u>4-8-19</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Building Permit
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Fill Permit
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Impervious Surface Permit
<input type="checkbox"/>	<input type="checkbox"/>	Plan Commission/Conditional Use Permit
<input type="checkbox"/>	<input type="checkbox"/>	Right-of-Way/Excavation Permit
<input type="checkbox"/>	<input type="checkbox"/>	Variance Required

Erosion Control 022-0149-000



3/29/2019

Attention:  
Village of Bayside, WI  
Architecture Review Committee

<p>PROJECT/SITE OWNER: Dropp-Johnstone</p> <p>PROJECT ADDRESS: 8840 N Rexleigh</p>	<p>PROJECT SUMMARY: New sunroom to match existing exterior finishes</p>
--	---

### VILLAGE CODE REVIEW

Reviewer believes this project complies with the following Village Code sections:

104-2(a)(2) Architectural Review Committee: *Construction and renovation should be made so that exterior architectural appearance shall be substantially consistent with structures already constructed in the immediate neighborhood, or with the character of the applicable district.*

**Dan Hatch, Architect**  
Plans Examiner  
dhatch@safebuilt.com



Plat No. Mil-37-50

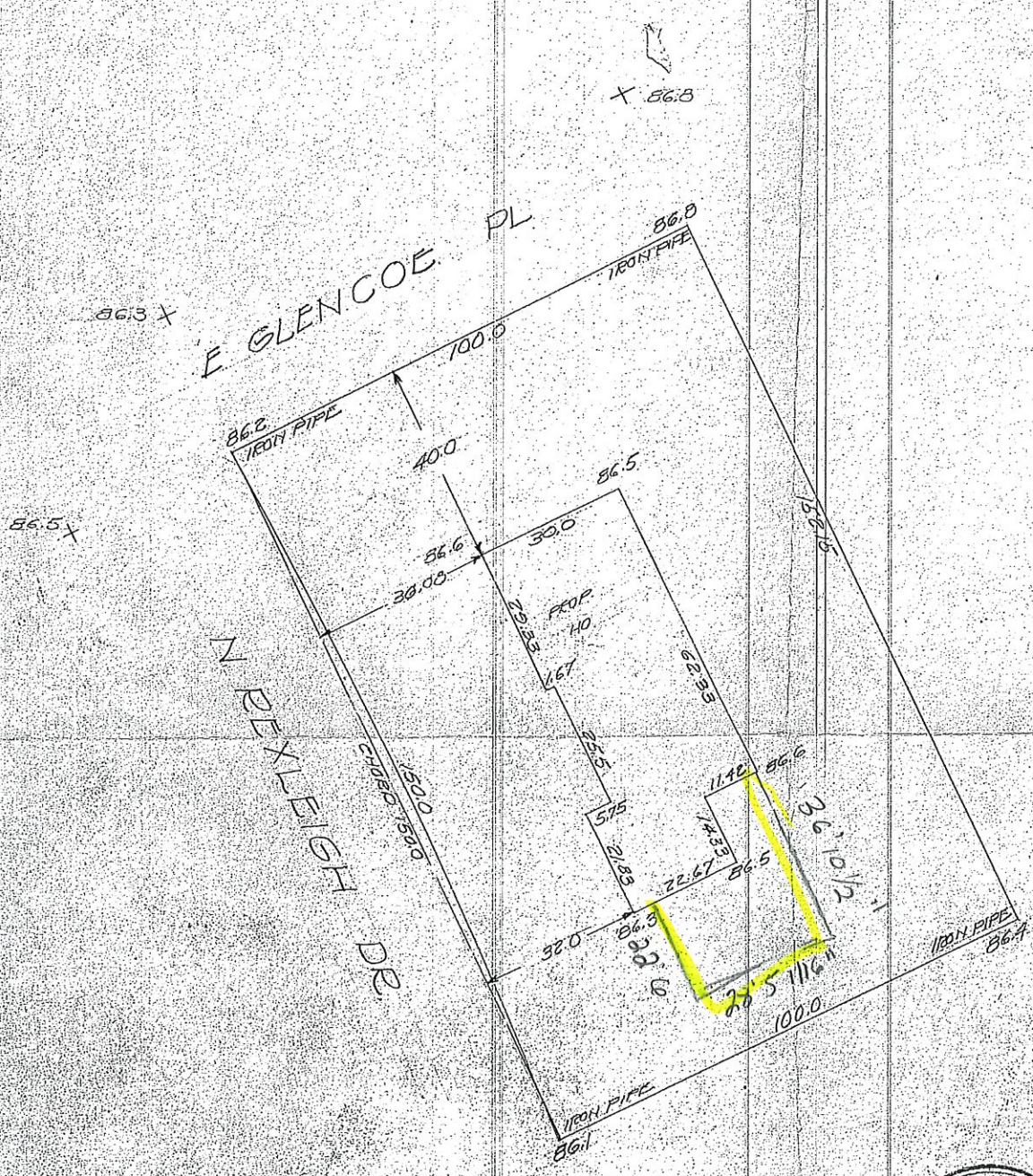
580-14

PLAT OF SURVEY

580-14

OF PROPERTY OF Don T. Allen Industries Inc.

described as follows: Lot 2, Block 7, Rexleigh Addition #1 in the SW 1/4 of Section 4-8-22 in the Village of Bayside.



NEW ADDRESS  
1750 W. SILVER SPRING DR.  
MILWAUKEE 9, WISCONSIN

**H. C. WEBSTER & SON**  
MILWAUKEE, WIS.

DONALD W. WEBSTER  
REGISTERED CIVIL ENGINEER  
ASSOCIATE  
ROY J. CHARMOCK

SCALE 1" = 20 FT.  
AFFIDAVIT:

I hereby certify that I have made a survey on ... 19... and that the location of the ... Building on above described property is correctly shown on the above plat.



STATE OF WISCONSIN  
COUNTY OF MILWAUKEE

I, D. W. WEBSTER, Surveyor, do hereby certify that I have made a survey of the above described property and that the above plat is a true representation of said survey.

Milwaukee, Wis., April 13, 1961  
D. W. Webster  
RWC



**JT Contractors LLC**  
 2414 S Chicago Ave  
 South Milwaukee, WI 53172 US  
 jtcontracting414@gmail.com



## ESTIMATE

**ADDRESS** <sup>DROPP</sup>  
 Heather Johnstone  
 8840 N Rexleigh Dr  
 Bayside, WI 53217

**ESTIMATE #** 1248  
**DATE** 03/24/2019

ACTIVITY	QTY	RATE	AMOUNT
<b>New Addition Deck Framing.</b> Installation new deck framing. Framing consists of 2x10 standard construction lumber and sheeted with 3/4" subfloor glued and screwed. Includes installation of blocking typical to building code. Per SQFT.	965	7.50	7,237.50
<b>Exterior Wall Framing.</b> Frame 2x6 exterior wall. Includes framing, sheeting and house wrap.	1,016	7.50	7,620.00
<b>2x4 Interior Wall</b> Frame tradition 2x4 interior wall. Includes green treated bottom plate. Per SQFT.	800	3.75	3,000.00
<b>Roof Framing</b> Installation of new roof trusses and roof decking. Includes necessary standard framing to tie into existing structure. Per SQFT.	833.25	8.50	7,082.63
<b>Vinyl window.</b> Installation of new double hung vinyl window.	9	300.00	2,700.00
<b>Patio Door</b> Installation of new 72"x80" patio door.	1	1,250.00	1,250.00
<b>Exterior Entry Door</b> Installation of new exterior entry door.	2	500.00	1,000.00
<b>Interior Door</b> Installation of new interior door.	11	200.00	2,200.00
<b>Insterior Closet Door</b> Installation of new inter closet door.	1	500.00	500.00
<b>Insualtion</b> installation of new R-19Kraft Insulation Batts. Per SQFT.	1,016	3.50	3,556.00
<b>Attic Insulation</b> Installation of proper attic insulation baffles. Uncover and seal any ceiling penetrations. Installation of Owens Corening blown in insulation. Per SQFT.	965	1.75	1,688.75
<b>Plumbing</b> Plumbing allowance.	1	3,800.00	3,800.00

<b>Drywall.</b> Installation of new drywall. Per 32 sqft. Includes hanging, taping, coating, texture and primer.	80	125.00	10,000.00
<b>LVT</b> Installation of new Luxury Vinyl Plank. Per SQFT	665	5.65	3,757.25
<b>Floor Tile</b> Installation of new floor tile. Per SQFT	300	15.00	4,500.00
<b>Shower Wall Tile</b> Installation of new shower wall tile and grout. Per SQFT	72	15.00	1,080.00
<b>Interior Trim</b> Install new Interior base trim And shoe trim. Includes caulk and painting. Per LN FT.	310	7.50	2,325.00
<b>Interior Trim</b> Install new Interior Window and door trim. Includes caulking and painting. Per LN FT.	370	5.50	2,035.00
<b>Vinyl window.</b> Installation of new double hung vinyl window.	11	300.00	3,300.00
<b>Vinyl Siding</b> Installation of new Ply Gem Mastic Ovation vinyl siding.	20	400.00	8,000.00
<b>Aluminum Soffit</b> Installation of new aluminum soffit. Per LN FT.	329	12.50	4,112.50
<b>Aluminum Fascia</b> Installation of new custom aluminum fascia. Per LN FT.	329	9.00	2,961.00
<b>Aluminum Gutters</b> Installation of new custom seamless gutters. Includes downspouts. Per LN FT.	209	9.00	1,881.00
<b>Tear Off</b> Tear off of up to 2 layers of asphalt shingles. Ground will be clear of all nails and debris.	21	100.00	2,100.00
<b>Ice and Water.</b> Installation of new Tarco Leak Barrier Granulated Ice & Water Barrier 3' X 65' (195 sq. ft.)	5	180.00	900.00
<b>Felt</b> Installation of new Synthetic Roofing Underlayment - 1000 sq. ft.	3	180.00	540.00
<b>Gutter Apron</b> Installation of metal gutter apron. Per 10'.	18	12.50	225.00
<b>W Valley</b> Installation of new aluminum W Valley.	10	40.00	400.00
<b>Drip Edge</b> Installation of new metal drip edge protection.	18	10.00	180.00
<b>Roofing:Shingles</b> Installation of new Owens Corning Oakridge Driftwood Laminated Architectural Roof Shingles Per Bundle	95	56.50	5,367.50
<b>Ridge Vent</b> Installation of new 4' Shingle Over Ridge Vent. Per LN FT	100	7.00	700.00
<b>Hvac</b> Hvac allowance.	1	8,294.00	8,294.00
<b>Concrete</b> Concrete allowance.	1	29,114.00	29,114.00

SUBTOTAL

134,907.13

MAIN WINDOWS

# RICHARDS BUILDING SUPPLY COMPANY

## RBS PERFORMANCE PLUS

1. Ruston Welded
2. Low E Glass with Argon Gas
3. Extruded Air Screen
4. Epoxy Filled Frame
5. 25 Year Glass Breakage Warranty
6. Lifetime warranty on all operating parts and insulated glass also transferrable.
7. Energy Star Rated
8. NFRC Certified
9. Rapid Delivery

# RBS PERFORMANCE PLUS



PRODUCT	U-VALUE*	SHGC	PRODUCT	U-VALUE*	SHGC
Double-Hung	0.29	0.29	Casement	0.27	0.27
Slider	0.29	0.29	Bow/Flw Double Hung	0.30	0.28
Picture	0.28	0.30	Patio Door	0.29	0.30

\*Low E with Argon Gas

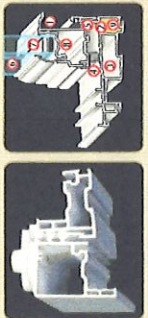
### TERMINOLOGY

**U-value** is the rate of heat flow through a glazing system; the lower the value, the better the insulating quality. U-value can be compared to R-value by dividing 1 by the U-value. (Thus, a U-value of 0.5 equals an R-value of 2.) Expressed in Btu/hr/ft<sup>2</sup>/F.

**Solar Heat Gain Coefficient** is the fraction of incident solar radiation entering a home through the windows. The lower the number, the better the window is at preventing solar gain - critical to reducing summer cooling costs.

### VOF EFFICIENCY

Energy efficient windows provide an effective barrier to any weather condition. They will add strength and insulation to your home. VOF frames are as a natural insulator and seal. The pressure seal at sloped sill resists air and water penetration. It's slipping at sill further reduces air infiltration. Efficiency glass with Argon Gas provides optimal energy efficiency. Low conductivity spacer resists energy flow through the balance system. VOF provides added strength and rigidity.



Engineering Details | Grid Design Options | Built To Perform



www.richards-supply.com



# RBS PERFORMANCE PLUS

Designed Exclusively for Richards Building Supply

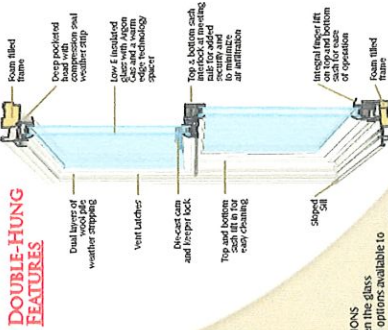
## BUILDING SUPPLY - framing on track

operated, Richards Building Supply has been a leading provider of window and door products for over 100 years. Our commitment to quality and customer service is a fair price. Today, we are proud to be spreading our products across the United States.

Richards Building Supply is offering a complete line of building products for your home or business. Our products are made in the USA and are available in a variety of styles and colors to meet your needs.

Our products are trained to focus on the customer's needs. We have many options to choose from in your area. We will continue to provide you the utmost in quality and quality at competitive prices.

supply - **LET US BE YOUR CHOICE.**



## GRID OPTIONS

Several options available to enhance the look of your window



## CUSTOM SIZING

Available for Exact Fit FACTORY MILLING



Window cleaning is a breeze, with up to 10 cleaning sashes that lift in easily.



RICHARDS BUILDING SUPPLY

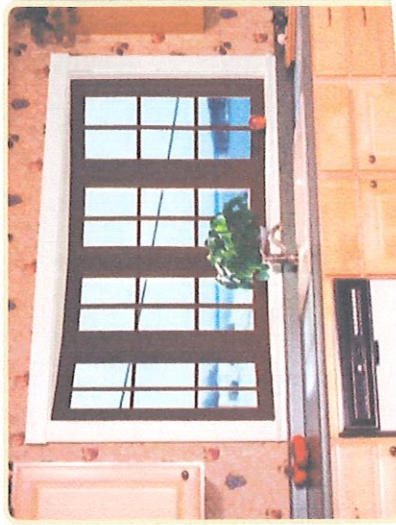
# RBS PERFORMANCE PLUS

Casements



# RBS PERFORMANCE PLUS

Bows and Bays



Windows and Patio Doors Available with Light Oak, Dark Oak, and Cherry Interior

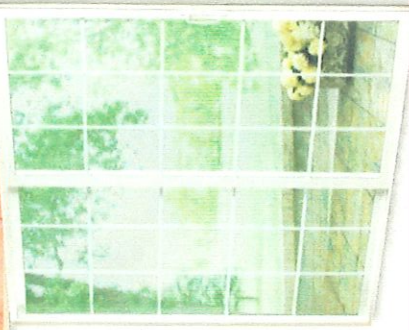


## BOW & BAY FEATURES

- Adjustable steel cable support system allows for maximum support and precision adjustment. Knee braces are also available
- Insulated mullions minimize cold spots and drafts
- Insulated head and sealboard provides greater resistance to cold and condensation. Stainable grade oak veneer
- Weatherproof vinyl capping system for maximum weather protection and minimal maintenance

## OPTIONAL FEATURES ON PATIO DOOR

- Beautiful Brass, Brushed Chrome and Dark Oil Rubbed Bronze keyed or non keyed handle
- Optional grids, Colonial or Prairie Style
- Multi-point keyed or non keyed locking system for greater security (highest security rating based on forced entry tests - J1010 10-1)
- Double weather stripped interlocking sashes







7277 S 10<sup>th</sup> St • Oak Creek WI 53154 • Phone: (800) 848 – 6213 • Fax (414) 764 – 1016  
www.WindowsByUnlimited.com

## FREEDOM EGRESS WINDOWS



FWS-4848

<ul style="list-style-type: none"> <li>• Available in full and nominal wall thickness (8", 10", and 12" walls – No pouring bucks)</li> </ul>	<ul style="list-style-type: none"> <li>• Reversible if poured incorrectly – Header, jamb and sill parts snap-in for correction</li> </ul>
<ul style="list-style-type: none"> <li>• All vinyl frame is maintenance free – No painting or rusting</li> </ul>	<ul style="list-style-type: none"> <li>• Fully braced to support window during the concrete pour</li> </ul>
<ul style="list-style-type: none"> <li>• Window is poly-wrapped before pour to prevent any concrete getting on window</li> </ul>	<ul style="list-style-type: none"> <li>• 5/8" insulated Low-E glass is standard – U-value of 0.34</li> </ul>
<ul style="list-style-type: none"> <li>• Sashes are removable from the inside</li> </ul>	<ul style="list-style-type: none"> <li>• Half screen is removable from the inside</li> </ul>
<ul style="list-style-type: none"> <li>• Both sashes and frame are weeped for superior water drainage to the outside</li> </ul>	<ul style="list-style-type: none"> <li>• Sashes are double-weatherstripped to protect from outside weather infiltration</li> </ul>
<ul style="list-style-type: none"> <li>• All egress sizes below have a minimum unobstructed opening of 5.7 sq./ft.</li> </ul>	<ul style="list-style-type: none"> <li>• All styles below operate without intruding into the areawall</li> </ul>

### Specifications

<b>FWS-4848</b>	
Frame Dimension (Outside)	48" wide x 48" high
Net Clear Opening A*:	20" wide x 44 1/4" high (6.14 sq. ft.)
Net Clear Opening B**:	44 1/2" wide x 44 1/4" high (13.67 sq. ft.)
Net Clear Glass Area:	21 9/16" wide x 42 3/4" high/per sash (6.4 sq. ft./sash -or- 12.8 sq. ft./window)

\*One sash opened in the normal operating position

\*\*Both sash and screen removed from the frame

