



Village of Bayside
9075 N Regent Road
Architectural Review Committee Meeting
April 11, 2022
Village Board Room, 6:00pm

ARCHITECTURAL REVIEW COMMITTEE AGENDA

I. CALL TO ORDER AND ROLL CALL

II. APPROVAL OF MINUTES

- A. Approval of March 14, 2022 meeting minutes.

III. BUSINESS

- A. **8900 N Rexleigh Dr – Jermaine & Bobbie Johnson** The proposed project is the new construction of a single family home.
- B. **516 E Bay Point Rd – Seth & Rebecca Wahlberg** The proposed project is the addition of an indoor pool with outdoor patios off the east side of the home on the rear side of the lot.

IV. ADJOURNMENT

Leah Hofer
Assistant to Village Manager

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 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 website (www.baysidewi.gov).



Village of Bayside
9075 N Regent Road
Architectural Review Committee Meeting
March 14, 2022
Village Board Room, 6:00pm

ARCHITECTURAL REVIEW COMMITTEE MINUTES

I. CALL TO ORDER

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

II. ROLL CALL

Chair: Marisa Roberts
Members: Tony Aiello - Excused
John Krampf - Excused
Dan Zitzer
Elizabeth Levins – Arrived at 6:01pm

Trustee Liaison: Mike Barth

Also Present: Assistant to the Village Manager Leah Hofer

There were 8 people in the audience.

III. APPROVAL OF MINUTES

A. Approval of February 14, 2022 meeting minutes.

Motion by Trustee Barth, seconded by Dan Zitzer, to approve the February 14, 2022 meeting minutes. Motion carried unanimously.

IV. BUSINESS

A. 8900 N Rexleigh Dr – Jermaine & Bobbie Johnson

This project was tabled.

B. 900 W Laramie Ln – Marty Meiners

Marty Meiners, homeowner, and John Martell, contractor, appeared on behalf of the project. There were no neighbors in attendance.

Mr. Meiners described the project as the construction of a shed on the northeast side of the house, replacing the current shed. The shed will be constructed to match the home.

Motion by Trustee Barth, seconded by Liz Levins, to approve the project as described and presented in the application. Motion carried unanimously.

C. 9341 N Broadmoor Rd – Barry & Leslie Gimbel

Mark Pape, contractor, appeared on behalf of the project. There were no neighbors in attendance.

Mr. Pape described the project as an addition to the southwest corner of the home including a bedroom and exercise room. The addition will be constructed to match the existing siding, windows, and roof.

Motion by Trustee Barth, seconded by Liz Levins, to approve the project as described and presented in the application. Motion carried unanimously.

D. 9021 N Greenvale Rd – Terri Kendrick

Terri Kendrick, homeowner, appeared on behalf of the project. There were no neighbors in attendance.

Ms. Kendrick described the project as the installation of 141 linear feet of 4-foot high black aluminum fence to enclose a partial area of the back yard.

Motion by Trustee Barth, seconded by Liz Levins, to approve the project as described and presented in the application. Motion carried unanimously.

E. 9287 N Waverly Dr – Nicholas Gomez

John, contractor, appeared on behalf of the project. There were no neighbors in attendance.

The contractor described the project as the demolition of an existing patio room and replacing it with a new studio style patio room. The roof and siding will match the existing.

Motion by Dan Zitzer, seconded by Liz Levins, to approve the project as described and presented in the application. Motion carried unanimously.

F. 1004 E Donges Ln – Betsy Vokac

Betsy Vokac, homeowner, appeared on behalf of the project. There were no neighbors in attendance.

Ms. Vokac described the project as the installation of a 10-foot by 12-foot shed. The shed will be a greenish-gray color with cream trim to compliment the home.

Motion by Trustee Barth, seconded by Liz Levins, to approve the project as described and presented in the application. Motion carried unanimously.

G. 1050 E Wahner Pl – Xiaoning Huang & Ai Bo

Xiaoning Huang, homeowner, appeared on behalf of the project. There were no neighbors in attendance.

Mr. Huang described the project as the extension of an existing 4-foot tall and 6-foot tall vinyl fence.

Motion by Trustee Barth, seconded by Liz Levins, to approve the project as described and presented in the application. Motion carried unanimously.

H. 315 E Brown Deer Rd – Milwaukee Metropolitan Sewerage District

Bridget Henk, MMSD representative, appeared on behalf of the project. There were no neighbors in attendance.

Ms. Henk described the project as the placement of sewer system equipment in the right-of-way in conjunction with the Brown Deer Road sewer project. The equipment will be a green color to blend in with the surrounding landscape and additional landscape will be planted around the equipment.

Motion by Trustee Barth, seconded by Liz Levins, to approve the project as described and presented in the application. Motion carried unanimously.

I. 383 W Brown Deer Rd – Audubon Court

Poblocki Signs, contractor, appeared on behalf of the project. There were no neighbors in attendance.

The project was described as the replacement of the existing decorative truss with aluminum truss and welded plate accents.

Motion by Trustee Barth, seconded by Liz Levins, to approve the project as described and presented in the application. Motion carried unanimously.

V. ADJOURNMENT

Motion by Trustee Barth, seconded by Dan Zitzer to adjourn the meeting at 6:26pm. Motion carried unanimously.

Respectfully submitted,

Leah Hofer
Assistant to the Village Manager

Project Proposal

Date 2/21/2022

Property Address 8900 N Rexleigh Dr

Zoning C

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

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

New house

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

Yes	No	
<input type="checkbox"/>	<input type="checkbox"/>	Color photographs showing project location, elevations and surrounding views
<input type="checkbox"/>	<input type="checkbox"/>	Two (2) complete sets of building plans (including elevations and grading)
<input type="checkbox"/>	<input type="checkbox"/>	Survey
<input type="checkbox"/>	<input type="checkbox"/>	Samples or brochures showing materials, colors and designs
<input type="checkbox"/>	<input type="checkbox"/>	Application Fee
<input type="checkbox"/>	<input type="checkbox"/>	Parcel Number
<input type="checkbox"/>	<input type="checkbox"/>	ARC Agenda Date:
<input 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

03/06/2022

Attention:
Village of Bayside, WI
Architecture Review Committee

PROJECT/SITE OWNER: Jermaine & Bobbie Johnson	PROJECT SUMMARY: New single-family home
PROJECT ADDRESS: 8900 N Rexleigh Dr.	

I have reviewed the proposed new single-family home for compliance with the Village's ordinances and have determined the following for consideration

Sec. 125-90. - "C" residence district regulations.

- (4) A side yard of not less than ten feet shall be provided for on each side of every building.
- (5) A rear yard of not less than 20 feet shall be provided for every building, except one of not less than ten feet shall be provided for a building used for or classified as an accessory use.
 - 1. Meets current setbacks
 - 2. **Waiting for updated information on the required height restrictions**
 - 3. A current survey was provided
 - 4. The board always considers the aesthetics of the project
 - 5. **This review is only the ARC and not a building permit**
 - 6. **Well must be abandoned per DNR regulations and a copy of the paperwork submitted to the village**
 - 7. **Grading plan must be reviewed by the Villages Engineer**

VILLAGE CODE REVIEW

Supporting documentation or testimony must be provide at the meeting to verify code compliance with the above observations in red.

**Dave Hendrix
SAFEbuilt
Wisconsin Operations Manager**

HOLLAND & THOMAS, L.L.C.
LAND SURVEYORS

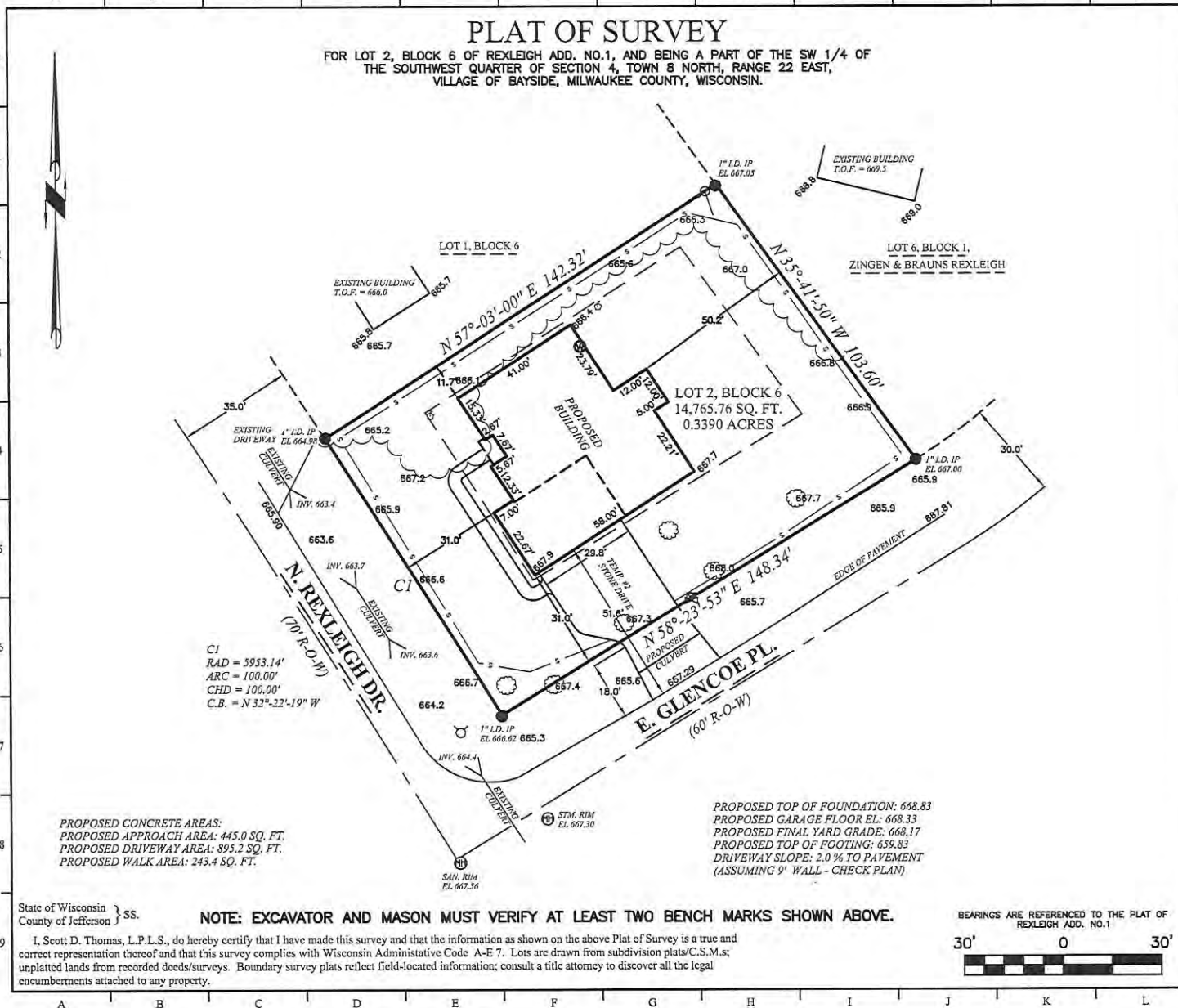
202 West Street Johnson Creek, WI 53038 (920) 699-3305

LEGEND: These standard symbols may be found in the drawing.

- Lot Corner (Found) w/ desc.
- 18" X 3/4" Dia. Rebar (Set)
- Elec. Trans. Box
- ⊕ Man Hole
- ⊗ Existing Well
- Utility Pedestal
- ⊗ Utility Pole w/ Guy Wire
- ⊙ Fire Hydrant
- ⊗ Water Valve
- ⊗ Catch Basin
- ⊙ Light Post
- ⊙ Tree
- ⊕ Lateral End
- ⊕ Offset Stake
- Easement Boundary
- Setback Line
- Proposed Silt Fence
- ~ Treeline

PLAT OF SURVEY

FOR LOT 2, BLOCK 6 OF REXLEIGH ADD. NO.1, AND BEING A PART OF THE SW 1/4 OF THE SOUTHWEST QUARTER OF SECTION 4, TOWN 8 NORTH, RANGE 22 EAST, VILLAGE OF BAYSIDE, MILWAUKEE COUNTY, WISCONSIN.

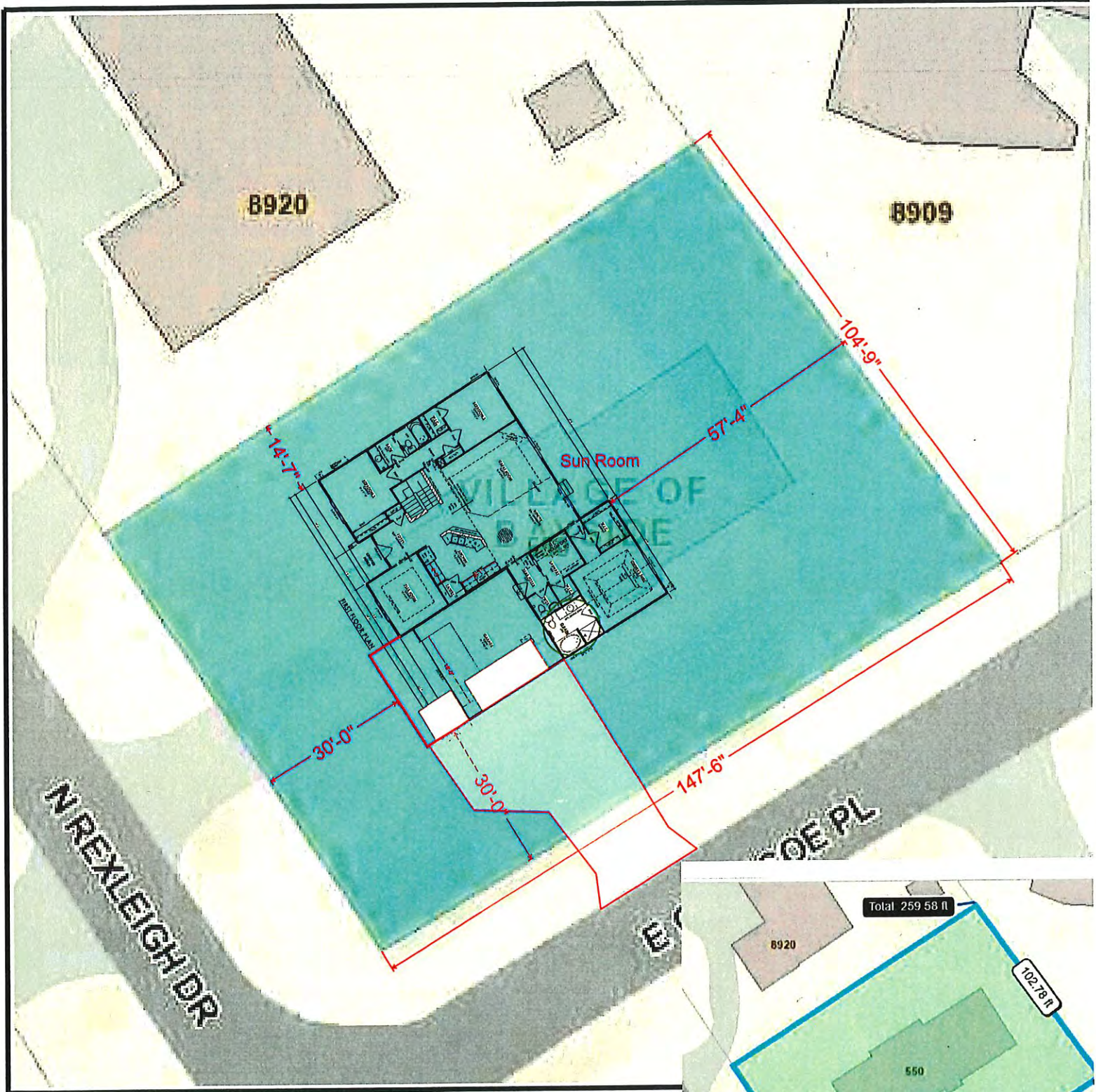


IF THE SURVEYOR'S SEAL IS NOT WET STAMPED IN RED AND SIGNED IN OPPOSABLE INK, THE PLAT IS A COPY THAT SHOULD BE ASSUMED TO CONTAIN UN-AUTHORIZED ALTERATIONS. THE CERTIFICATION ON ON THIS DOCUMENT DOES NOT APPLY TO ANY COPIES NOR DIGITAL FORMATS UNLESS VERIFIED DIGITAL CERTIFICATE BY SAME EXISTS UN-ALTERED.

PROJECT: 99-513
 BUILDER: Tim O'Brien Homes
 N27 W24075 Paul Ct.
 Suite 100
 Pewaukee, WI 53072
 Ph: (262) 542-5750
 Fax: (262) 542-9780

Digitally signed by
 Scott D. Thomas
 Date: 2022.02.23
 11:54:20 -0600

C:\Holland&Thomas\21124\dwg\Drawn By:NLH;Checked By:SDT;P:W.F:01-37-23;S:02-09-22;Rev:02-23-22.



Selected parcel highlight





FIRST FLOOR PLAN



FRONT ELEVATION - TRADITIONAL

REVISION LOG			
REVISION #	DATE	DESCRIPTION	BY
4	02.03.2022	CONSTRUCTION SET 2	CJ
3	01.04.2022	CONSTRUCTION SET	CJ
2	12.09.2021	SELECTIONS SET	CJ
1	12.03.2021	INTERNAL REVIEW	CJ

LOT SPECIFIC SHEET LIST	
SHEET NO.	SHEET NAME
A-0.0	COVER
A-1.1	FOUNDATION PLAN
A-1.2	FIRST FLOOR PLAN
A-1.3	FIRST FLOOR BRACING PLAN
A-1.4	ROOF PLAN
A-2.1	ELEVATIONS
D-1.0	SCHEDULES & LEGENDS
D-1.1	TOH DETAILS
D-1.2	TOH DETAILS
D-1.3	WALL SECTIONS
D-1.4	LOT SPEC DETAILS
D-1.5	LOT SPEC DETAILS
E-1.1	FOUNDATION ELECTRICAL PLAN
E-1.2	FIRST FLOOR ELECTRICAL PLAN

LOT SPECIFIC AREAS	
Livable Area	
1st Floor Livable	2187 SF
	2187 SF
Non - Livable Area	
Front Porch	40 SF
Garage	731 SF
Unfinished Basement	2035 SF
	2805 SF

SCHEDULE S1
SIDING TYPE: VINYL SIDING
SOFFIT TYPE: ALUMN. SOFFIT
FASCIA TYPE: ALUMN. FASCIA
EXTERIOR CORNERS: VINYL
WINDOW WRAPS: 5/4"X
ATTIC INSULATION: R50 W/ ATTIC SEALANT PACKAGE
SHINGLES: DIMENSIONAL
EXTERIOR WALL INSULATION: BLOWN-IN FIBERGLASS R-15
EXTERIOR WALL SHEATHING - SEE PLAN & DETAIL FOR MORE INFORMATION: 7/16" OSB W/ 1" FOAM

TIM O'BRIEN
homes
Building for the way you live
 N27 W24005 PAUL COURT
 PEWAUKEE, WI 53072
 COPYRIGHT 2018 TIM O'BRIEN HOMES INC.
 ALL RIGHTS RESERVED

PLAN SET
CONSTRUCTION DOCUMENTS

ARBORDALE
JOHNSON
 LOT#002 REXLEIGH
 BAYSIDE, WI

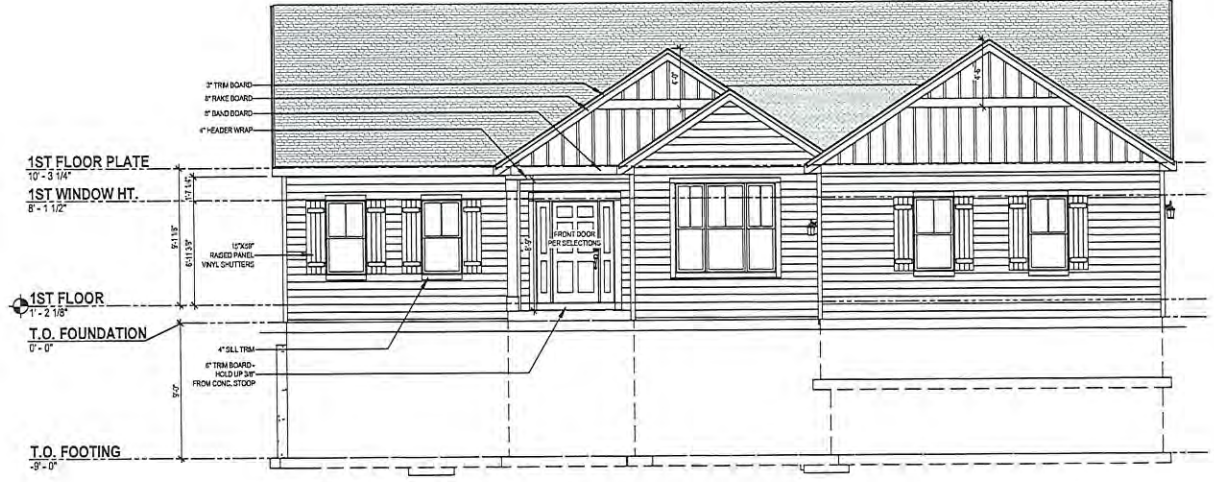
SHEET NAME
ELEVATIONS

DATE
 02.03.2022

DRAWN BY
 CJ

JOB NUMBER
 099-513

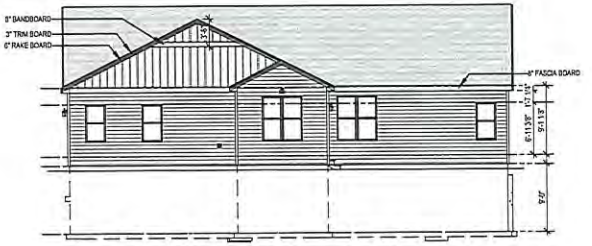
SHEET NUMBER
 A-2.1



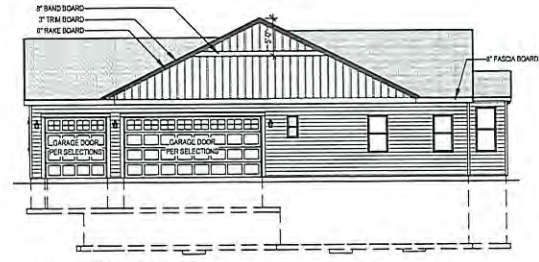
④ FRONT VIEW - TRADITIONAL
 1/8" = 1'-0" (PRINT AT 200% FOR 1/4"=1'-0" ON ANSI D PAPER)



① LEFT VIEW
 1/16" = 1'-0"



② REAR VIEW
 1/16" = 1'-0"



③ RIGHT VIEW
 1/16" = 1'-0"

HOLLAND & THOMAS, L.L.C.
 LAND SURVEYORS

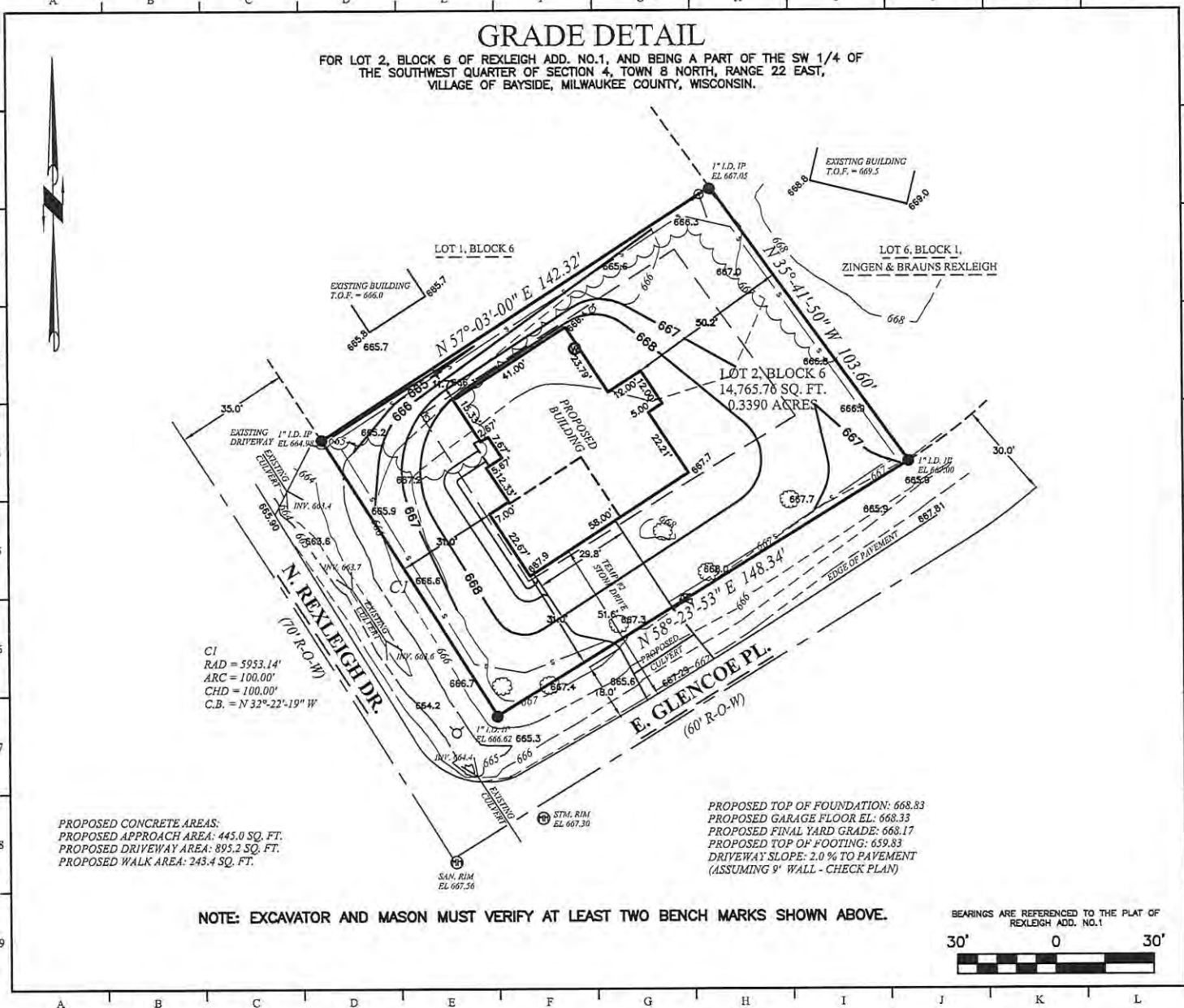
202 West Street Johnson Creek, WI 53038 (920) 699-3305

GRADE DETAIL

FOR LOT 2, BLOCK 6 OF REXLEIGH ADD. NO.1, AND BEING A PART OF THE SW 1/4 OF THE SOUTHWEST QUARTER OF SECTION 4, TOWN 8 NORTH, RANGE 22 EAST, VILLAGE OF BAYSIDE, MILWAUKEE COUNTY, WISCONSIN.

LEGEND: These standard symbols may be found in the drawing.

- Lot Corner (Found) w/desc.
- 18" X 3/4" Dia. Rebar (Set)
- Elec. Trans. Box
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- ⊕ Tree
- ⊕ Lateral End
- ⊕ Offset Stake
- Easement Boundary
- Setback Line
- Proposed Silt Fence
- ~ Treeline
- 667 Proposed Contours
- 667 Existing Contours

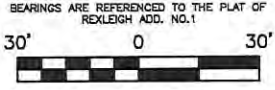


CI
 RAD = 5953.14'
 ARC = 100.00'
 CHD = 100.00'
 C.B. = N 32°-22'-19" W

PROPOSED CONCRETE AREAS:
 PROPOSED APPROACH AREA: 445.0 SQ. FT.
 PROPOSED DRIVEWAY AREA: 895.2 SQ. FT.
 PROPOSED WALK AREA: 243.4 SQ. FT.

PROPOSED TOP OF FOUNDATION: 668.83
 PROPOSED GARAGE FLOOR EL: 668.33
 PROPOSED FINAL YARD GRADE: 668.17
 PROPOSED TOP OF FOOTING: 659.83
 DRIVEWAY SLOPE: 2.0% TO PAVEMENT
 (ASSUMING 9' WALL - CHECK PLAN)

NOTE: EXCAVATOR AND MASON MUST VERIFY AT LEAST TWO BENCH MARKS SHOWN ABOVE.



PROJECT: 99-513
 BUILDER: Tim O'Brien Homes
 N27 W24075 Paul Ct.
 Suite 100
 Pewaukee, WI 53072
 Ph: (262) 542-5750
 Fax: (262) 542-9780

C:\Holland&Thomas\21124\GRADE.dwg; Drawn By: NLH; Checked By: SDT; 02-23-22.

99-513 Exterior Selections

Vinyl Siding: White

Vertical Accent Siding: White

Shutters: Black

Roofing: Onyx Black

Garage: Black

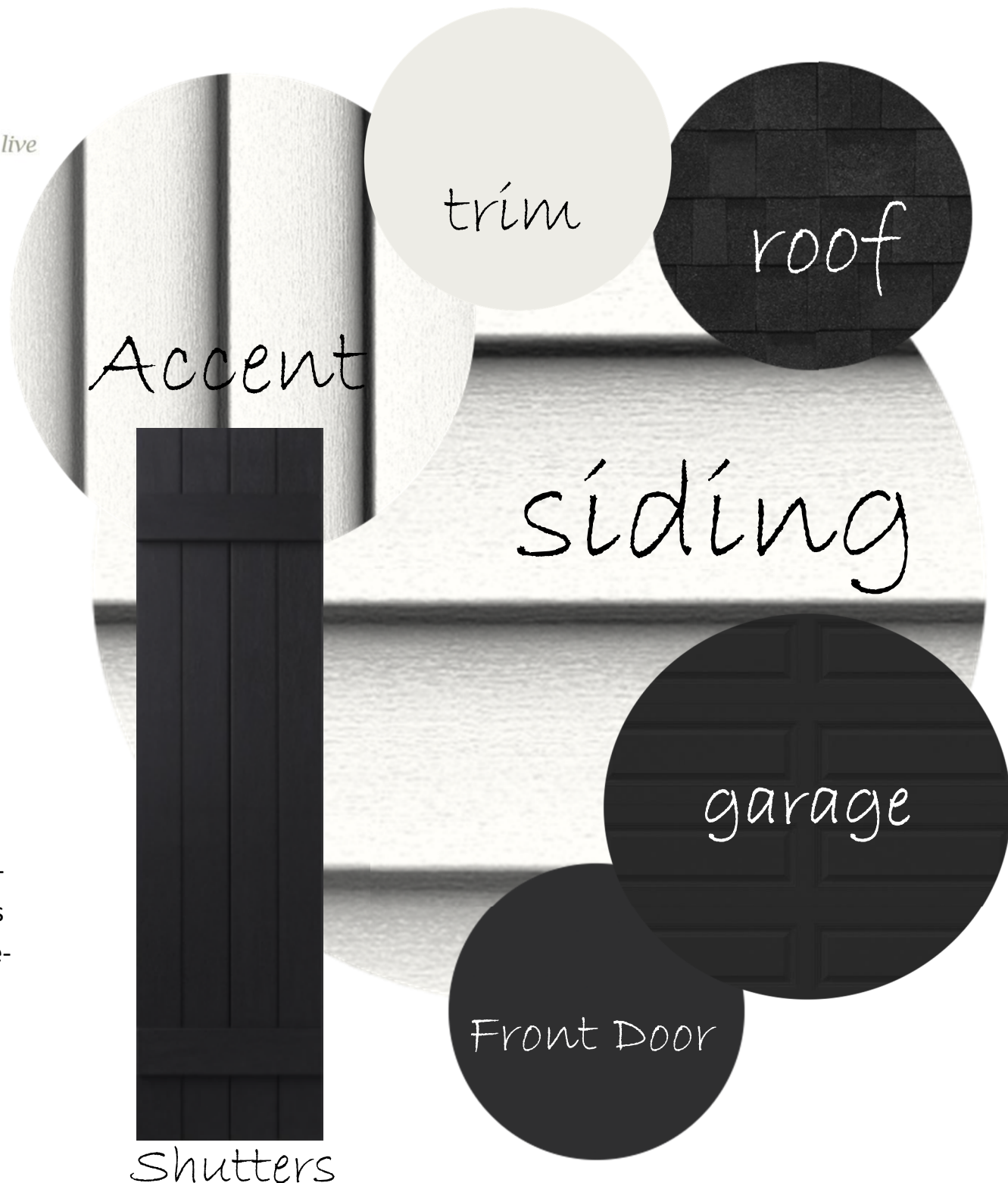
Trim, Soffit, Fascia: White

Windows: Black

Front Door: Tricorn Black SW6258

COLOR DISCLAIMER

The colors displayed may not be completely accurate due to lighting and other factors. Photos are designed to give you an idea of the color selections, not an exact replication.



03/22/2022

Attention:
Village of Bayside, WI
Architecture Review Committee

<p>PROJECT/SITE OWNER: Seth and Rebecca Wahlberg</p> <p>PROJECT ADDRESS: 516 E Bay Point Rd.</p>	<p>PROJECT SUMMARY: Indoor pool addition with outdoor patios</p>
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I have reviewed the proposed pool addition and outdoor patios for compliance with the Village's ordinances and have determined the following for consideration

Sec. 125-90. - "B" residence district regulations.

- (4) A side yard of not less than ten feet shall be provided for on each side of every building.
- (5) A rear yard of not less than 20 feet shall be provided for every building, except one of not less than ten feet shall be provided for a building used for or classified as an accessory use.
 - 1. **There was a survey submitted but on the drawing for the addition I could not see any dimensions for the side yard set back**
 - 2. Meets the required height restrictions
 - 3. A survey was provided
 - 4. The board always considers the aesthetics of the project
 - 5. Meet the impervious surface requirements
 - 6. **No grading was submitted**

VILLAGE CODE REVIEW

Supporting documentation or testimony must be provide at the meeting to verify code compliance with the above observations in **red**.

Dave Hendrix
SAFEbuilt
Wisconsin Operations Manager

Project Proposal

Date 03/21/2022

Property Address 516 E. BAY POINT RD.

Zoning DISTRICT ZONING "B"

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

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

INDOOR POOL ADDITION WITH OUTDOOR PATIOS OFF THE EXISTING EAST

SIDE OF THE HOUSE ON THE REAR SIDE OF THE LOT

- PLEASE SEE ATTACHED DOCUMENTS

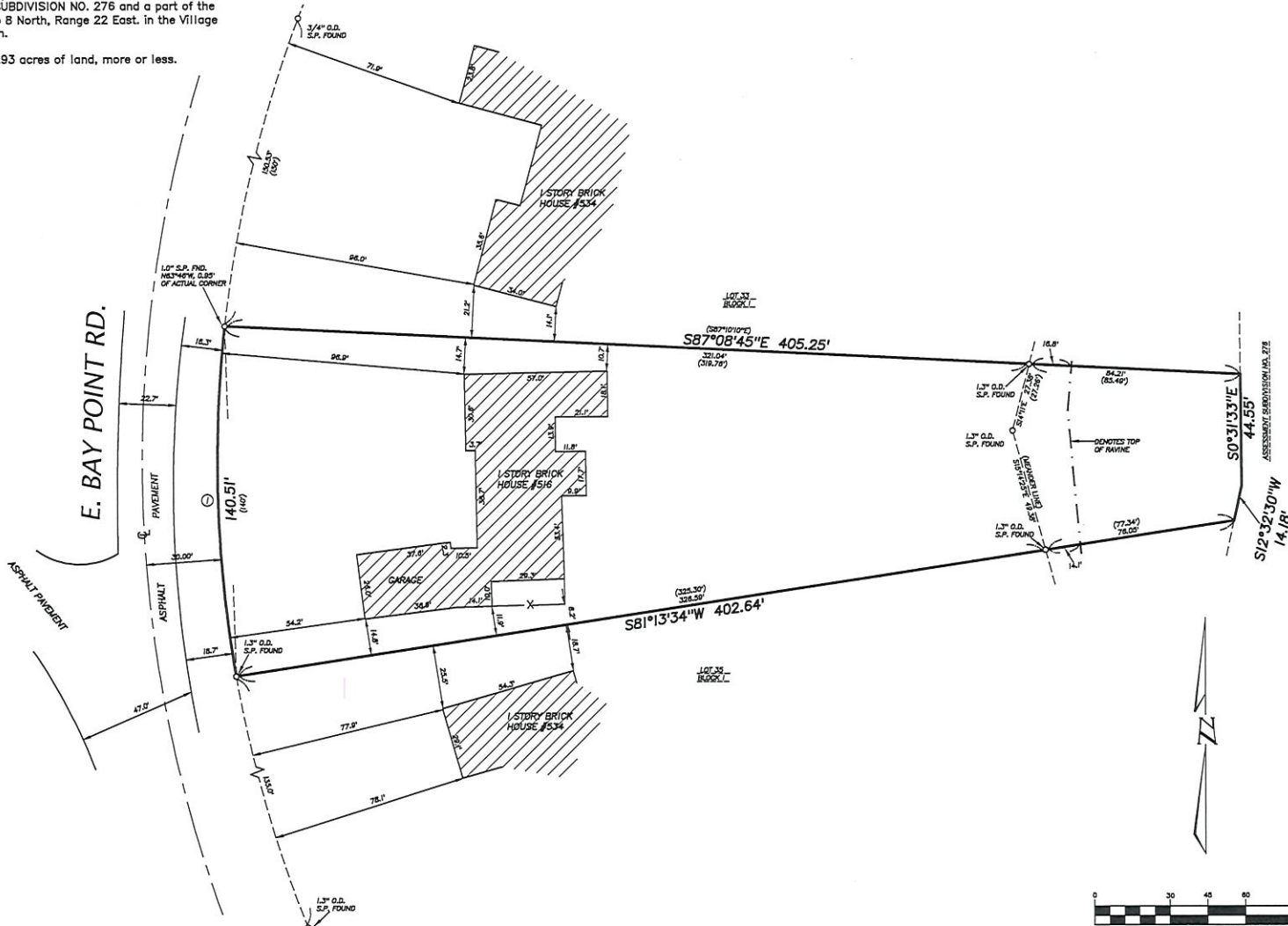
***** For Office Use Only *****

Yes	No	
<input type="checkbox"/>	<input type="checkbox"/>	Color photographs showing project location, elevations and surrounding views
<input type="checkbox"/>	<input type="checkbox"/>	Two (2) complete digital sets of building plans (including elevations and grading)
<input type="checkbox"/>	<input type="checkbox"/>	Survey
<input type="checkbox"/>	<input type="checkbox"/>	Samples or brochures showing materials, colors and designs
<input type="checkbox"/>	<input type="checkbox"/>	Application Fee
<input type="checkbox"/>	<input type="checkbox"/>	Parcel Number:
<input type="checkbox"/>	<input type="checkbox"/>	ARC Agenda Date:
<input 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

LEGAL DESCRIPTION :

Lot No. Thirty-four (34) in Block One (1) in "BAYSIDE RAVINE PARK", being a subdivision of a part of "ASSESSMENT SUBDIVISION NO. 276 and a part of the Northwest 1/4 of Section 4, in Township 8 North, Range 22 East. In the Village of Bayside, Milwaukee County, Wisconsin.

Said Parcel containing 40,354 sq. ft./0.93 acres of land, more or less.



SURVEY CERTIFICATE

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

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

Dated at City of Mequon, State of Wisconsin this 13th day of May, 2021

James G. Schneider
 James G. Schneider
 Surveyor - S-2127



THIS IS AN ORIGINAL PRINT
 ONLY IF STAMPED IN RED

NOTES :

- () DENOTES DISTANCE PER PLAT
- ALL BEARINGS ARE REFERENCED TO THE N. LINE OF LOT 35, BLOCK 1, PER BAYSIDE RAVINE PARK, WHICH BEARS N81°13'34"E.

CURVE DATA

①
 RAD. = 500.00'
 DELTA = 18°09'54"
 L.C. = 140.51' (140.514)
 L.C.R. = 11°42'53"W



SCALE 1" = 30'

"PROPERTY SURVEY"

for
 Rebecca Wahlberg

516 E. Bay Point Rd.
 Bayside, WI.

MARK	DATE	REVISION	BY	APYD

NSE NORTH SHORE ENGINEERING, INC.
 Consulting Engineers & Land Surveyors
 11433 N. Port Washington Rd., Mequon, Wisconsin, 53092
 (262) 241-9400 • FAX: (262) 241-4337
 www.northshoreengineering.net

DATE:	May 13, 2021	DRAWN BY:	A.R.H.
FIELD CREW:	E.A.J.	PLAT NO.:	LS-5023-21

Bay Point Remodel

Existing Site Photos and Exterior Finishes

March 21, 2022

Existing



Existing



Existing



Existing



Existing



Existing



Proposed



Proposed

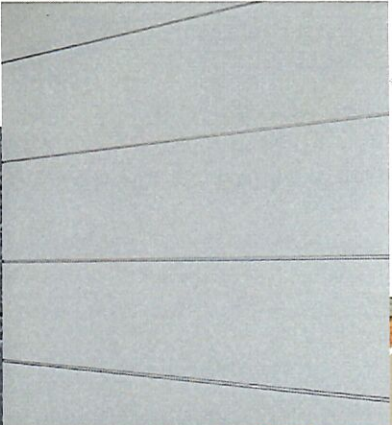
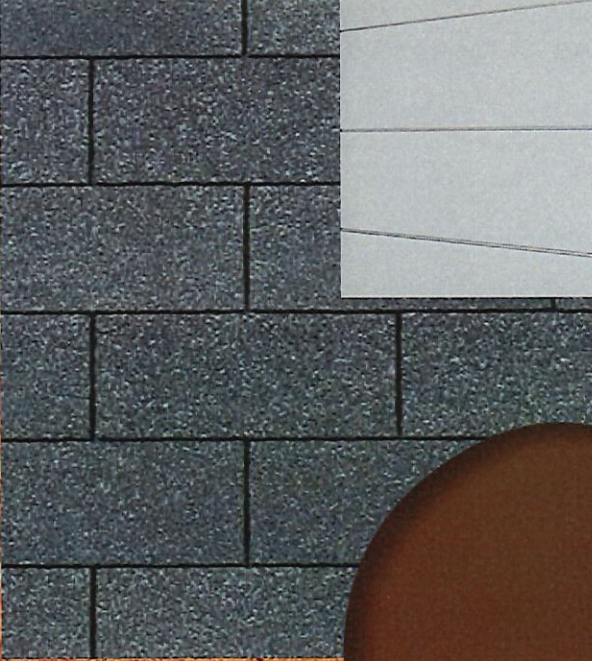


Exterior

Existing Stone

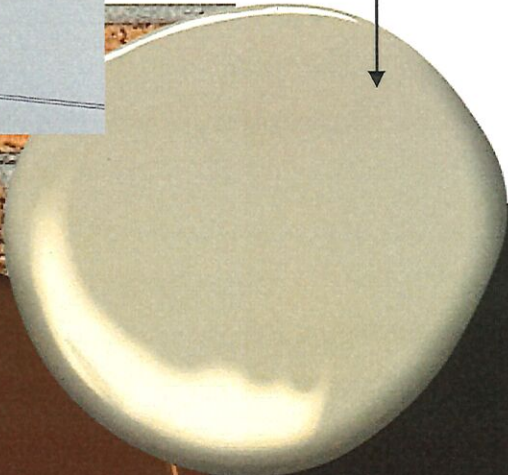


Existing Roof



New Ship Lap Siding

New Siding Color:
BM: HC- 45 Shaker Beige



Existing Brick



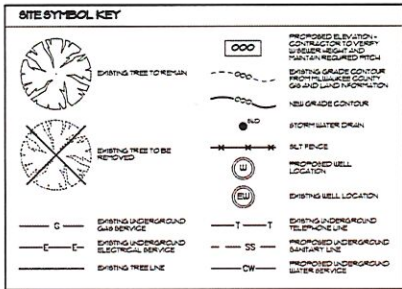
New Windows Bronze Finish

Existing Painted Trim:
BM: 2096-20



Concrete:
Light Charcoal



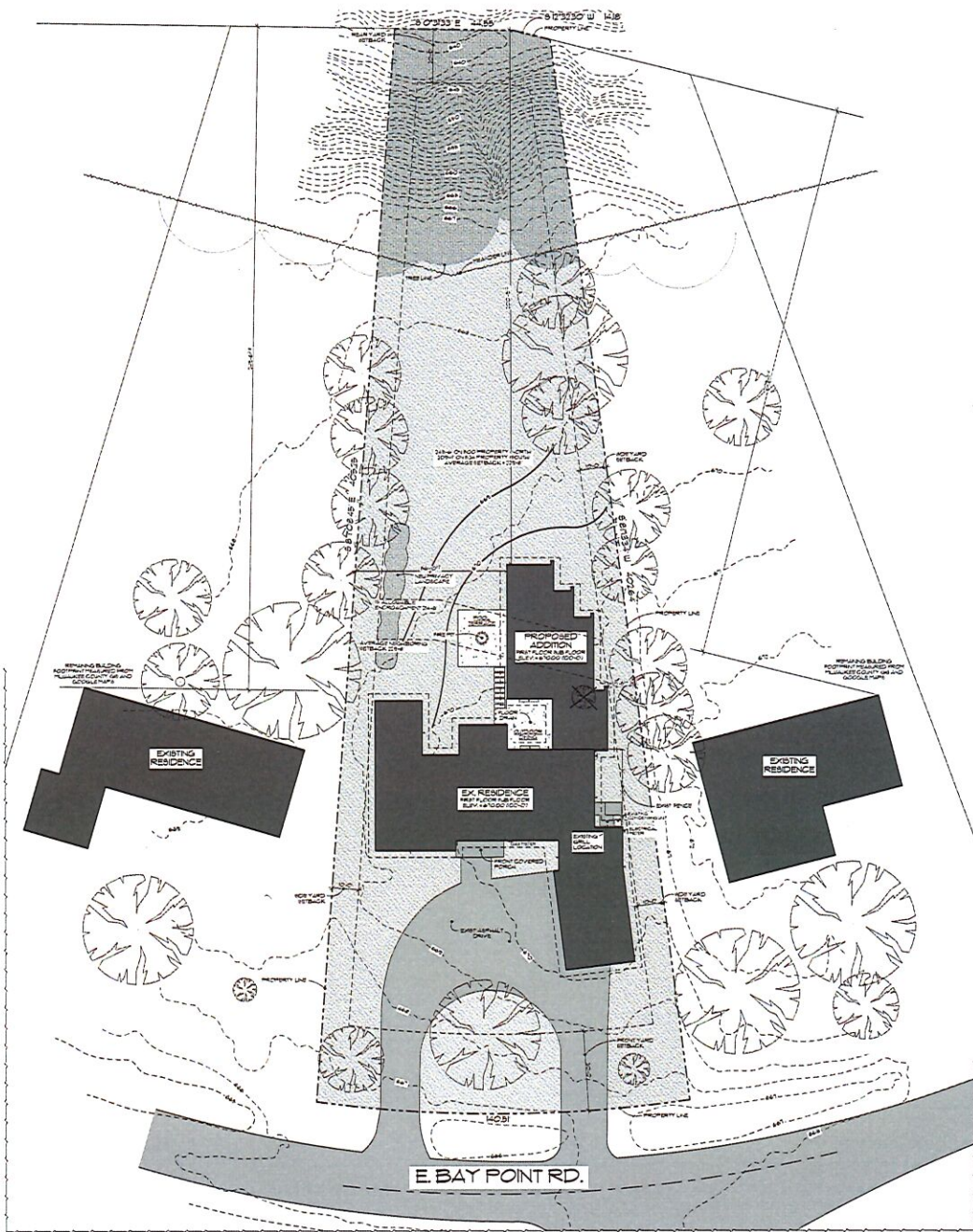


SHEET INDEX

010	SITE PLAN
011	FIRST FLOOR PLAN
012	EXTERIOR ELEVATIONS

SITE CALCULATIONS

EXISTING OPEN SPACE	10248 SQUARE FEET
PROPOSED OPEN SPACE TOTAL	4536 SQUARE FEET
REMAINING OPEN SPACE	5712 SQUARE FEET
EXISTING IMPERVIOUS SURFACE	11024 SQUARE FEET
PROPOSED IMPERVIOUS SURFACE	1289 SQUARE FEET
PROPOSED IMPERVIOUS SURFACE TOTAL	12313 SQUARE FEET
REMAINING IMPERVIOUS SURFACE TOTAL	10735 SQUARE FEET



① **SITE PLAN**
SCALE: 1" = 20'

DEEP RIVER PARTNERS

240 N. Milwaukee Street
Suite #400
Milwaukee, WI 53202
(414) 276.8550
deep-river.com

NOTE:
ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE CONTRACT DOCUMENTS AND CHECKING THEM FOR ACCURACY, THE CONTRACTORS MUST OBTAIN ALL DETAILS AND INFORMATION AND BE RESPONSIBLE FOR ANY. THE CONTRACTORS SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL WORK IS DONE IN ACCORDANCE WITH ALL STATE AND LOCAL CODES. THE CONTRACT DOCUMENTS UTILIZE A PRACTICE CALLED FREE PRICES OR DESIGN-BUILD FOR ROOF, WINDOW, PAINTING, ELECTRICAL, HVAC, DETAILS, AND AS INDICATED IN THE SPECIFICATIONS AS TO BE COMPLETED ON A DESIGN-BUILD BASIS. THIS MEANS THAT THE CONTRACT DOCUMENTS DO NOT INCLUDE ALL REQUIRED DETAILS, AND THAT THE CONTRACTORS SHALL, USING THEIR OWN STAFF OR QUALIFIED SUBCONTRACTORS, DESIGN AND BUILD THE FREE PRICES AND RESPONSIBLY ASSUME THE DESIGN AND BUILD RESPONSIBILITY FOR THE FREE PRICES AND RESPONSIBILITY PORTIONS OF THE PROJECT. DEEP RIVER PARTNERS, LTD. IS NOT RESPONSIBLE FOR VERIFYING AND VERIFYING THE CONTRACTING WORK, OR FOR SUPERVISION OF THE CONTRACTORS WORK FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS.

Project 2115
BAY POINT REMODEL
516 E BAY POINT RD
BAYSIDE, WI 53217

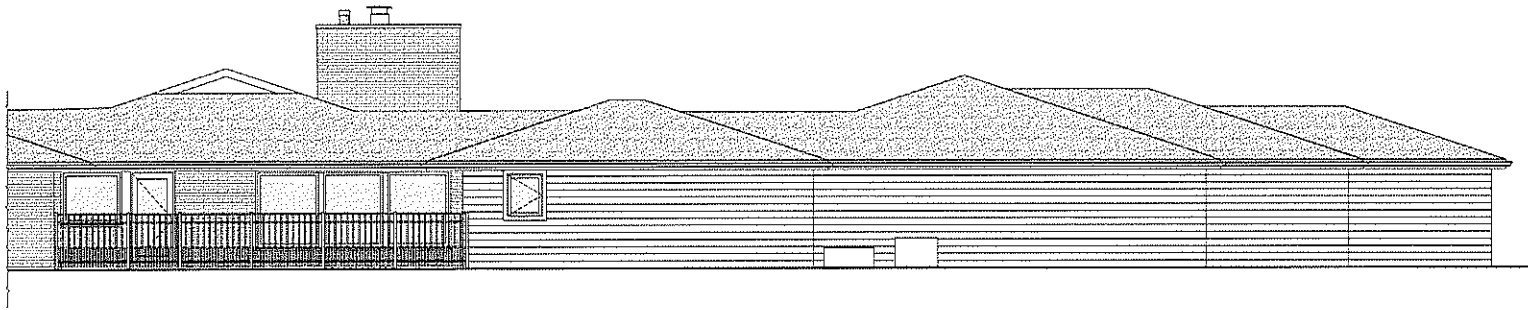
ISSUE DESCRIPTION	DATE
QUARTER INCH APPROVAL	01/26/2022
BOARD OF APPEALS	03/02/2022
ARCH. REVIEW COMMITTEE	03/23/2022

REDLINE

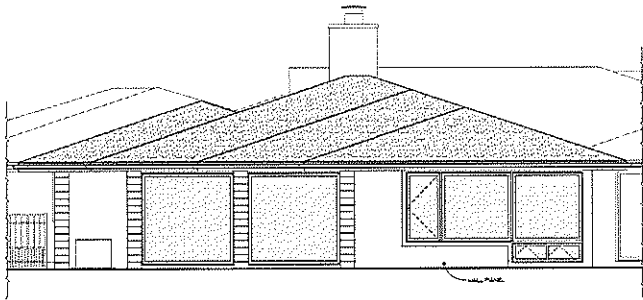
SITE PLAN

C1.0

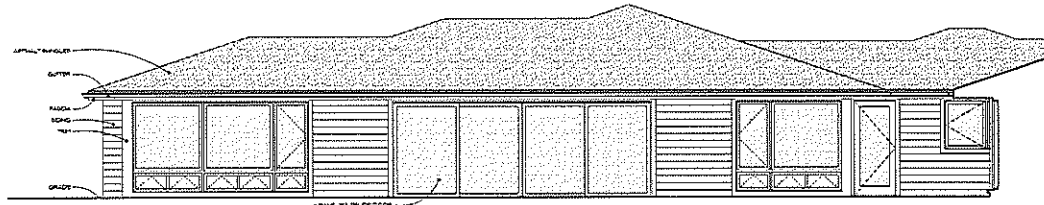
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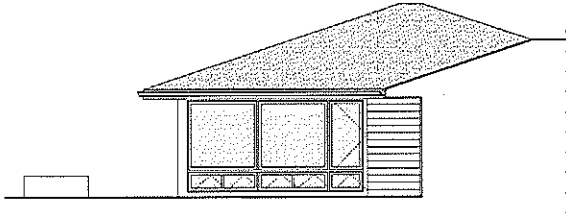
① SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



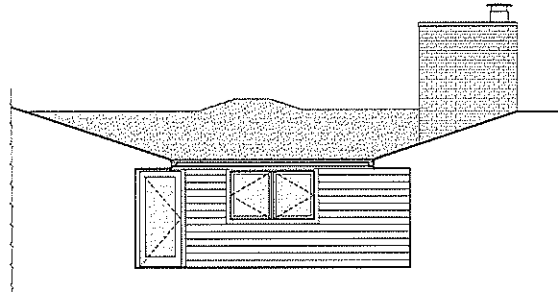
② EAST ELEVATION
SCALE: 1/4" = 1'-0"



③ NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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



⑤ PARTIAL NORTH ELEVATION
SCALE: 1/4" = 1'-0"

**DEEP
RIVER
PARTNERS**

240 N. Milwaukee Street
Suite #405
Milwaukee, WI 53202
(414) 276-8550
deep-river.com

NOTE:
ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE CONTRACT DOCUMENTS AND CONCERNING THEM ARE ACCURATE, THE CONTRACTORS MUST VERIFY ALL DETAILS AND REQUIREMENTS AND BE RESPONSIBLE FOR ANY. THE CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING PERMITS AND ALL LOCAL CODES. THE CONTRACT DOCUMENTS VIZUALLY A PROJECT CALLED BAY POINT ON DUNDENHURST PARK ROAD, WISCONSIN, INCLUDING ELECTRICAL, PLUMBING, AND MECHANICAL IS TO BE COMPLETED ON A PHASE/BUILD BASIS. THIS MEANS THAT THE CONTRACT DOCUMENTS DO NOT INCLUDE ALL REQUIRED DETAILS, AND THAT THE CONTRACTORS SHALL VERIFY THESE VERY THING OR OBTAIN SUBCONTRACTORS, DESIGN AND BUILD THE BAY POINT AND DESIGNATED PORTIONS OF THE WORK. THE CLIENT IS DIRECTLY CONTRACTING WITH THE CONTRACTORS AND THROUGHOUT THE CLIENT AND THE CONTRACTORS ARE ASSUMING THE DESIGN AND FIELD RESPONSIBILITY FOR THE PROJECT. BAY POINT PHASE 1, AND IS NOT TO BE CONSIDERED AS A PRELIMINARY DESIGN. THE WORK OF THE CONTRACTORS SHALL BE IN COMPLIANCE WITH THE CONTRACT DOCUMENTS.

Project 2115
BAY POINT REMODEL
516 E BAY POINT RD
BAYSIDE, WI 53217

ISSUE DESCRIPTION	DATE
QUARTER INCH APPROVAL	01/24/2022
BOARD OF APPEALS	03/02/2022
ARCH. REVIEW COMMITTEE	03/23/2022

REDLINE
EXTERIOR ELEVATIONS

A4.0

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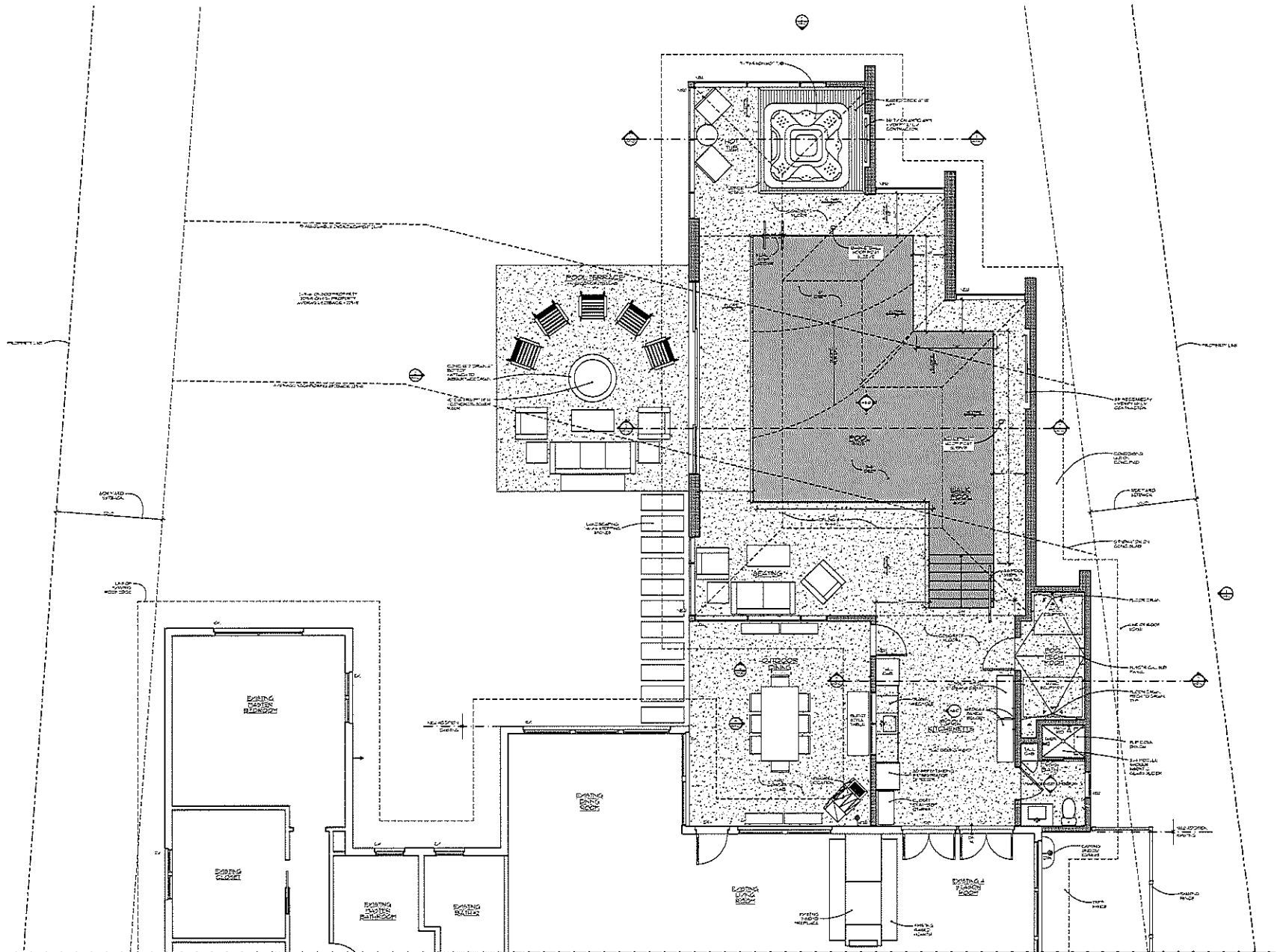
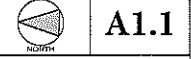
240 N. Milwaukee Street
 Suite #400
 Milwaukee, WI 53202
 (414) 276-8550
 deep-river.com

NOTE:
 ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE CONTRACT DOCUMENTS AND CONTRACTS, THERE ARE SOMETIMES THE CONTRACTORS MUST CHECK ALL DETAILS AND CONDITIONS WITH THE RESPONSIBLE AIA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL WORK IS DONE IN ACCORDANCE WITH ALL STATE AND LOCAL CODES. THE CONTRACT DOCUMENTS, SPECIFICATIONS, WINDOW SCHEDULE, ELECTRICAL, PLUMBING, AND MECHANICAL SCHEDULES, SHALL BE COMPLETED AND A HANGING RAY. THIS MEANS THAT THE CONTRACT DOCUMENTS DO NOT INCLUDE ALL REQUIRED DETAILS AND THAT THE CONTRACTOR SHALL HAVE TO CHECK WITH THE ARCHITECT FOR ALL DETAILS AND CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DETAILS AND CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DETAILS AND CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DETAILS AND CONDITIONS.

Project 2115
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 516 E BAY POINT RD
 BAYSIDE, WI 53217

ISSUE DESCRIPTION	DATE
QUARTER INCH APPROVAL	01/26/2022
BOARD OF APPEALS	02/02/2022
ARCH. REVIEW COMMITTEE	02/01/2022

REDLINE
 FIRST FLOOR PLAN



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

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