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SEP 17 2020
CITY OF OCONOMOWOC
PLANNING DEPARTMENT

Development Application

Department of City Planning
174 E. Wisconsin Avenue Oconomowoc, WI
www.oconomowoc-wi.gov | 262.569.2166

X	Description	Administrative Fee
	Administrative Design Review	$ 75.00
	Major Design Review	$ 75.00
	Conditional Use Permit	$ 500.00
	Zoning Determination Letter	$ 100.00
	Temporary Use Permit	$ 75.00
	Temporary Use Permit - Renewal	No Charge
	Variance	$ 425.00
	Special Exceptions	$ 425.00
	Appeals of Zoning Administrator	$ 300.00
X	Zoning Map Amendment (From UR To SR/RML	$ 425.00
	Zoning Text Amendment	$ 425.00
X	Comprehensive Plan Amendment	$ 300.00
	Planned Development District Step 1: Pre-application Conference	No Charge
	Step 2: Concept Plan Review	$ 75.00
	Step 3: General Development Plan Review	$ 200.00
	Preliminary or Final Plat Review	$ 75.00
	Certified Survey Map or Extraterritorial Plat/CSM Review	$ 75.00

***NOTE: Administrative filing fees are due at the time an application is filed with the City Clerk's Office and are not refundable. In addition to the Administrative fees, City Staff time (City Engineer, City Planner & City Attorney) will be charged back to the applicant. The Applicant will receive monthly invoices of payments due.**

Date: 09/17/2020

Project/Business Name: Prairie Creek Ridge Addition No. 5

Address/Location: Whalen Drive (East of Brown Street and North of Lake Drive)

City, State, Zip Code: Oconomowoc, WI 53066

Proposed Use of Property: Residential - Subdivision and Multi-Family Residential (Low)

Applicant:	Mike Kaerek Kaerek Homes	**Property Owner:**	L&N.M., Enterprises LLC c/o Robert J. Miller, Jr.
Address:	11600 W Lincoln Avenue West Allis, WI 53227 Ph: 414-321-5300	**Address**	N68 W 35460 CTH "K"
City/State/Zip	mikekaerek@kaerekhomes.com	**City/State/Zip:**	Oconomowoc, WI 53066
Phone:	Craig Caliendo Kettle Creek Homes 700Pilgrim Parkway	**Phone:**	262-966-2702
E-mail:	Elm Grove, WI 53122	**E-mail:**	rmillerfarms@att.net
Signature:	Mike Bickler, Prairie Creek Ridge LLC. mbickler@stonewoodcompanies.com 414-870-6705	**Signature:**	Robert Miller

This form is not valid unless signed by Owner or Agent under a written power-of-attorney (please provide). I, Owner/one of the Owner's of the property, declare that this application (including any accompanying documents) has been examined by me and to the best of my knowledge and belief is true, correct and complete. I further accept all liability, which may be a result of the City of Oconomowoc relying on this information I am providing in this application.

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PRARIE CREEK RIDGE EXPANSION

8/20/2020

PINNACLE ENGINEERING GROUP

20725 WATERTOWN ROAD | SUITE 100 | BROOKFIELD, WI 53186 | WWW.PINNACLE-ENGR.COM |

PLAN | DESIGN | DELIVER

PEGJOB# 218.50

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PRARIE CREEK RIDGE EXPANSION - REZONING EXHIBIT

8/20/2020

PINNACLE ENGINEERING GROUP

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PLAN | DESIGN | DELIVER

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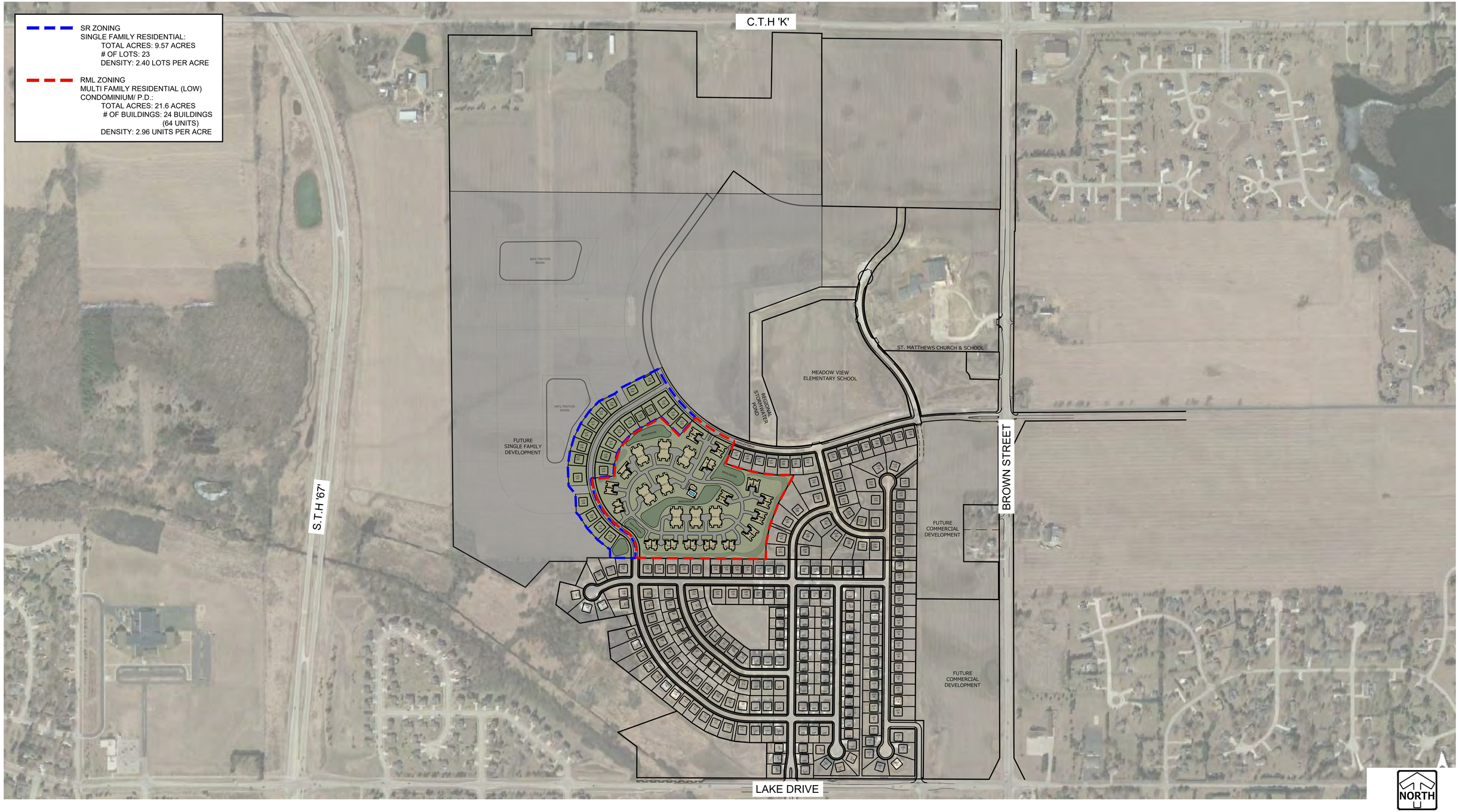

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PRARIE CREEK RIDGE EXPANSION - REZONING AREA MAP

8/20/2020

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PRARIE CREEK RIDGE EXPANSION EMERGENCY ACCESS - NORTH

8/20/2020

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PRARIE CREEK RIDGE EXPANSION EMERGENCY ACCESS - SOUTH

8/20/2020

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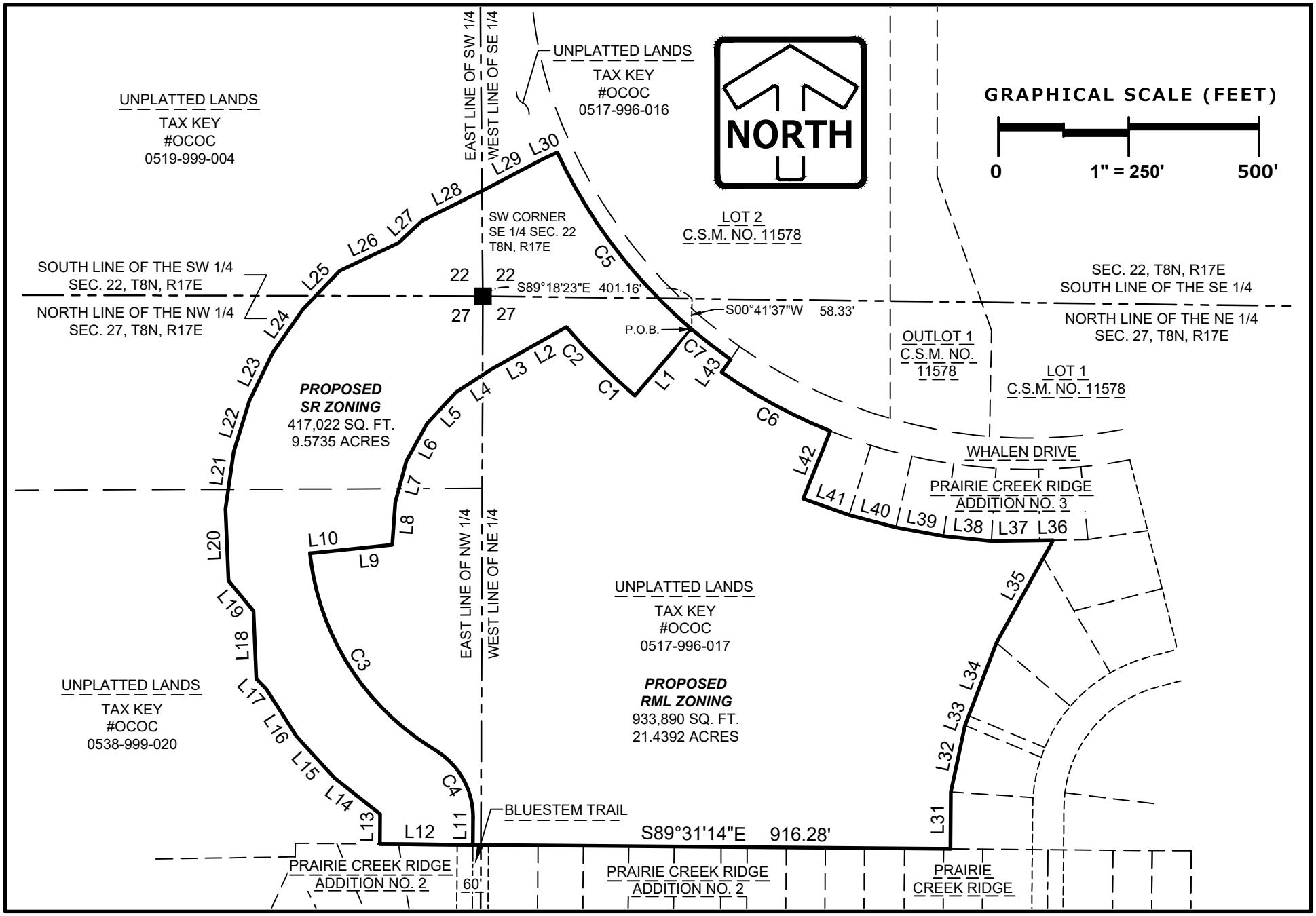
PEGJOB# 218.50



RE-ZONING EXHIBIT

SHEET 1 OF 3

08/21/2020

PINNACLE ENGINEERING GROUP

PLAN | DESIGN | DELIVER

20725 WATERTOWN ROAD | SUITE 100 | BROOKFIELD, WI 53186

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PEG JOB#218.50

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	S40°27'13"W	167.58'
L2	S60°45'28"W	82.10'
L3	S60°45'28"W	82.00'
L4	S56°49'34"W	81.91'
L5	S42°53'29"W	82.08'
L6	S28°55'41"W	81.98'
L7	S14°58'42"W	82.01'
L8	S04°08'46"W	81.95'
L9	S84°08'57"W	128.23'
L10	S84°08'57"W	30.00'
L11	S00°28'46"W	51.85'
L12	N89°31'14"W	178.37'
L13	N00°28'46"E	57.62'
L14	N51°47'10"W	111.44'
L15	N42°14'08"W	108.34'
L16	N32°49'11"W	108.34'
L17	N43°24'06"W	26.72'
L18	N02°24'54"W	130.00'
L19	N39°36'45"W	75.32'
L20	N02°24'54"W	138.23'
L21	N08°10'16"E	110.75'
L22	N17°02'40"E	102.11'

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L23	N25°55'05"E	102.11'
L24	N34°47'30"E	102.11'
L25	N43°39'54"E	102.11'
L26	N64°37'18"E	124.46'
L27	N47°08'00"E	62.77'
L28	N63°39'13"E	130.06'
L29	N62°15'25"E	130.10'
L30	N65°03'06"E	30.00'
L31	N00°28'46"E	109.10'
L32	N11°51'10"E	130.59'
L33	N21°13'02"E	20.00'
L34	N20°48'50"E	149.59'
L35	N28°56'34"E	224.85'
L36	S88°59'42"W	25.79'
L37	S89°09'42"W	92.70'
L38	N84°07'10"W	92.58'
L39	N79°35'04"W	92.58'
L40	N75°02'59"W	92.58'
L41	N70°28'55"W	93.93'
L42	N21°49'07"E	140.00'
L43	N35°01'57"E	30.00'

CURVE TABLE				
CURVE NO.	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	92.98'	1167.50'	N47°15'54"W	92.95'
C2	92.98'	1167.50'	N42°42'07"W	92.95'
C3	463.87'	500.00'	S32°25'42"E	447.41'
C4	155.73'	150.00'	S29°15'48"E	148.83'
C5	429.31'	1000.00'	S37°14'50"E	426.02'
C6	237.55'	1030.00'	N61°34'28"W	237.02'
C7	94.62'	1000.00'	N52°15'24"W	94.59'

RE-ZONING EXHIBIT

SHEET 2 OF 3

08/21/2020

PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD | SUITE 100 | BROOKFIELD, WI 53186

PLAN | DESIGN | DELIVER

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PEG JOB#218.50

LEGAL DESCRIPTION OF LAND TO BE ZONED SR - SINGLE FAMILY RESIDENTIAL:

Being a part of the Southwest 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 22 and a part of the Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Northwest 1/4 of Section 27, all in Township 8 North, Range 17 East, City of Oconomowoc, Waukesha County, Wisconsin, described as follows:

Commencing at the southwest corner of the Southeast 1/4 of said Section 22; thence South 89°18'23" East along the south line of said Southeast 1/4, 401.16 feet; thence South 00°41'37" West, 58.33 feet to the Point of Beginning;

Thence South 40°27'13" West, 167.58 feet to a point on a curve; thence northwesterly 92.98 feet along the arc of said curve to the right, whose radius is 1167.50 feet and whose chord bears North 47°15'54" West, 92.95 feet; thence continuing 92.98 feet along the arc of said curve to the right, whose radius is 1167.50 feet and whose chord bears North 42°42'07" West, 92.95 feet; thence South 60°45'28" West, 82.10 feet; thence South 60°45'28" West, 82.00 feet; thence South 56°49'34" West, 81.91 feet; thence South 42°53'29" West, 82.08 feet; thence South 28°55'41" West, 81.98 feet; thence South 14°58'42" West, 82.01 feet; thence South 04°08'46" West, 81.95 feet; thence South 84°08'57" West, 128.23 feet; thence South 84°08'57" West, 30.00 feet to a point on a curve; thence southeasterly 463.87 feet along the arc of said curve to the left, whose radius is 500.00 feet and whose chord bears South 32°25'42" East, 447.41 feet to a point of reverse curve; thence southeasterly 155.73 feet along the arc of said curve to the right, whose radius is 150.00 feet and whose chord bears South 29°15'48" East, 148.83 feet; thence South 00°28'46" West, 51.85 feet to the north line of Prairie Creek Ridge Addition No. 2; thence North 89°31'14" West along said north line, 178.37 feet; thence North 00°28'46" East, 57.62 feet; thence North 51°47'10" West, 111.44 feet; thence North 42°14'08" West, 108.34; thence North 32°49'11" West, 108.34 feet; thence North 43°24'06" West, 26.72 feet; thence North 02°24'54" West, 130.00 feet; thence North 39°36'45" West, 75.32 feet; thence North 02°24'54" West, 138.23 feet; thence North 08°10'16" East, 110.75 feet; thence North 17°02'40" East, 102.11 feet; thence North 25°55'05" East, 102.11 feet; thence North 34°47'30" East, 102.11 feet; thence North 43°39'54" East, 102.11 feet; thence North 64°37'18" East, 124.46 feet; thence North 47°08'00" East, 62.77 feet; thence North 63°39'13" East, 130.06 feet; thence North 62°15'25" East, 130.10 feet; thence North 65°03'06" East, 30.00 feet to a point on a curve; thence southeasterly 429.31 feet along the arc of said curve to the left, whose radius is 1000.00 feet and whose chord bears South 37°14'50" East, 426.02 feet to the Point of Beginning.

LEGAL DESCRIPTION OF LAND TO BE ZONED RML - MULTI FAMILY RESIDENTIAL (LOW):

Being a part of the Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Northwest 1/4 of Section 27, Township 8 North, Range 17 East, City of Oconomowoc, Waukesha County, Wisconsin, described as follows:

Commencing at the northwest corner of the Northeast 1/4 of said Section 27; thence South 89°18'23" East along the north line of said Northeast 1/4, 401.16 feet; thence South 00°41'37" West, 58.33 feet to the Point of Beginning;

Thence South 40°27'13" West, 167.58 feet to a point on a curve; thence northwesterly 92.98 feet along the arc of said curve to the right, whose radius is 1167.50 feet and whose chord bears North 47°15'54" West, 92.95 feet; thence continuing 92.98 feet along the arc of said curve to the right, whose radius is 1167.50 feet and whose chord bears North 42°42'07" West, 92.95 feet; thence South 60°45'28" West, 82.10 feet; thence South 60°45'28" West, 82.00 feet; thence South 56°49'34" West, 81.91 feet; thence South 42°53'29" West, 82.08 feet; thence South 28°55'41" West, 81.98 feet; thence South 14°58'42" West, 82.01 feet; thence South 04°08'46" West, 81.95 feet; thence South 84°08'57" West, 128.23 feet; thence South 84°08'57" West, 30.00 feet to a point on a curve; thence southeasterly 463.87 feet along the arc of said curve to the left, whose radius is 500.00 feet and whose chord bears South 32°25'42" East, 447.41 feet to a point of reverse curve; thence southeasterly 155.73 feet along the arc of said curve to the right, whose radius is 150.00 feet and whose chord bears South 29°15'48" East, 148.83 feet; thence South 00°28'46" West, 51.85 feet to the north line of Prairie Creek Ridge Addition No. 2; thence South 89°31'14" East along said north line and then continuing along the north line of Prairie Creek Ridge, 916.28 feet to the west line of Prairie Creek Ridge Addition No. 3; thence the following courses along said west line:

North 00°28'46" East, 109.10 feet; North 11°51'10" East, 130.59 feet; North 21°13'02" East, 20.00 feet; thence North 20°48'50" East, 149.59 feet; North 28°56'34" East, 224.85 feet; South 88°59'42" West, 25.79 feet; South 89°09'42" West, 92.70 feet; North 84°07'10" West, 92.58 feet; North 79°35'04" West, 92.58 feet; North 75°02'59" West, 92.58 feet; North 70°28'55" West, 93.93 feet; North 21°49'07" East, 140.00 feet to the south right of way line of Whalen Drive;

Thence northwesterly 237.55 feet along the arc of said curve to the right and said south right of way line, whose radius is 1030.00 feet and whose chord bears North 61°34'28" West, 237.02 feet to the west right of way line of said Whalen Drive; thence North 35°01'57" East along said west right of way line, 30.00 feet to a point on a curve; thence northwesterly 94.62 feet along the arc of said curve to the right, whose radius is 1000.00 feet and whose chord bears North 52°15'24" West, 94.59 feet to the Point of Beginning.

PINNACLE ENGINEERING GROUP

20725 WATERTOWN ROAD | SUITE 100 | BROOKFIELD, WI 53186

WWW.PINNACLE-ENGR.COM

Owner: DARTMOOR INVESTMENTS
Site: VILLAGE CROSSING II, OCONOMOWOC

LEFT UNIT

Job Number: VIL----
Model: ARDENNES
Address: ----

RIGHT UNIT

Job Number: VIL----
Model: ARDENNES
Address: ----

CONSTRUCTION SUPERINTENDENT & DATE

SHEET INDEX

1. FRONT ELEVATION
2. FLOOR PLAN
3. BASEMENT PLAN
4. SIDE ELEVATIONS
5. REAR ELEVATION
6. SECTION
7. DETAILS
8. ELECTRICAL PLAN
9. SHEAR WALL BRACING PLAN

FRONT ELEVATION

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

VILXXXX

DWELLING SQUARE FOOTAGES

LIVING AREAS:	
FIRST FLOOR LIVING AREA:	1455 S.F.
SECOND FLOOR LIVING AREA:	---- S.F.
FINISHED LOWER LEVEL LIVING AREA:	---- S.F.
TOTAL LIVING AREA:	1455 S.F.
NON-LIVING AREAS:	
FRONT PORCH AREA:	39 S.F.
GARAGE AREA:	484 S.F.
UNFINISHED BASEMENT AREA:	1331 S.F.

ALLIANCE WINDGATE SERIES WINDOWS & PATIO DOORS

VILXXXX

DWELLING SQUARE FOOTAGES

LIVING AREAS:	
FIRST FLOOR LIVING AREA:	1455 S.F.
SECOND FLOOR LIVING AREA:	---- S.F.
FINISHED LOWER LEVEL LIVING AREA:	---- S.F.
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NON-LIVING AREAS:	
FRONT PORCH AREA:	39 S.F.
GARAGE AREA:	484 S.F.
UNFINISHED BASEMENT AREA:	1331 S.F.

PURCHASE ORDER
Required

KINGS WAY HOMES, L.L.C.
700 PILGRIM PARKWAY
SUITE 100
ELM GROVE, WI.
Phone (262) 797-3600

MODEL
THE ARDENNES

VILXXXX
VILXXXX

DATE REVISED	
06/13/17	06/06/19
07/12/17	06/10/19
02/06/18	07/24/19
06/05/18	10/29/19
08/13/18	11/07/19

SHEET NO. #
1

VILXXXX / VILXXXX

1455 S.F.

VILXXXX

ARDENNES FLOOR PLAN

NOTE: BOTH UNITS

- 6'-8" DOOR HEIGHTS THROUGHOUT
- ALLIANCE WINDGATE SERIES WINDOWS & PATIO DRS W/ JAMB & CASING
- SOLID CORE INTERIOR DOORS

NOTE: FRAMING

ALL DOOR AND WINDOW HEADERS ARE TO BE (2) 2x10 S.P.F. NO. 1-2 OR BETTER UNLESS NOTED OTHERWISE ON PLANS.

ALL DOOR AND WINDOW JAMBS ARE TO BE (1) 2x6 S.P.F. SHOULDER STUD W/ (2) 2x6 S.P.F. FULL HT. STUDS

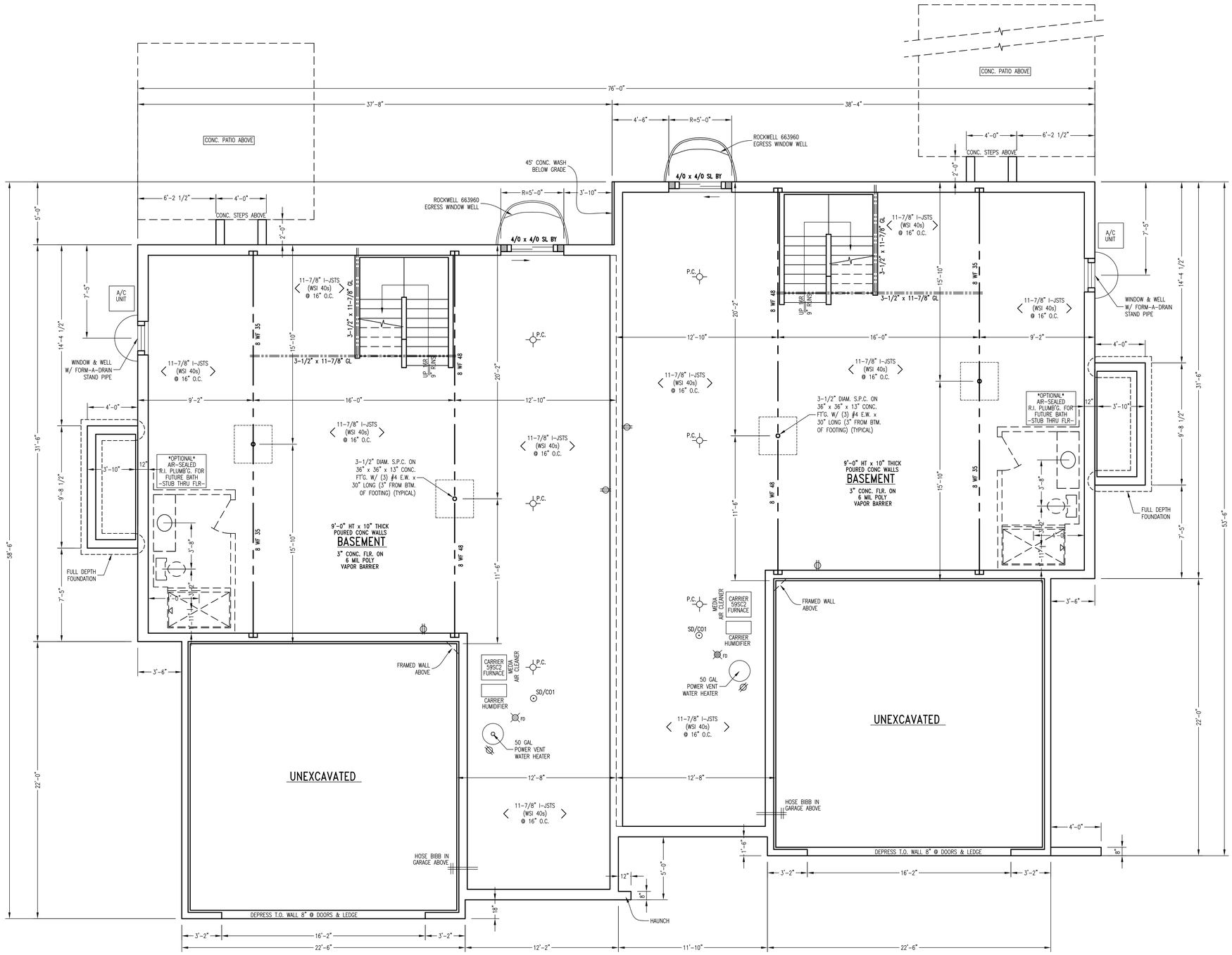
SOLID BLOCKING UNDER ALL POSTS

U.N.O.:
2x4 GARAGE EXTERIOR WALL FRAMING @ 24" O.C.
2x6 HOUSE INTERIOR WALL FRAMING @ 16" O.C.
2x6 HOUSE EXTERIOR WALL FRAMING @ 24" O.C.

1455 S.F.

VILXXXX

ARDENNES FLOOR PLAN



BASEMENT PLAN

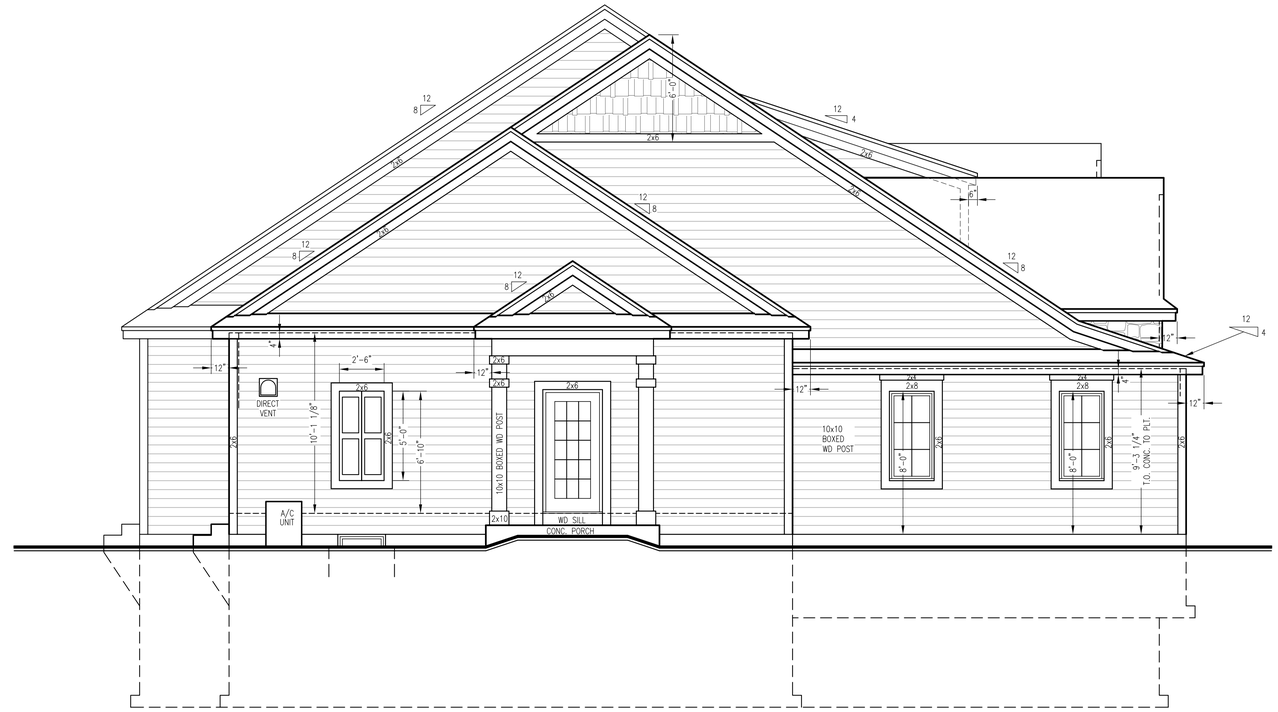
SCALE: 1/4" = 1'-0"

NOTE: BOTH UNITS

- ACTIVE RADON MITIGATION SYSTEM
- HUNG PLUMBING

3

VILXXXX / VILXXXX

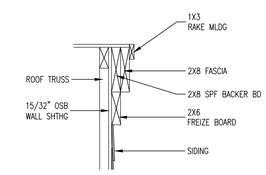


LEFT SIDE ELEVATION

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

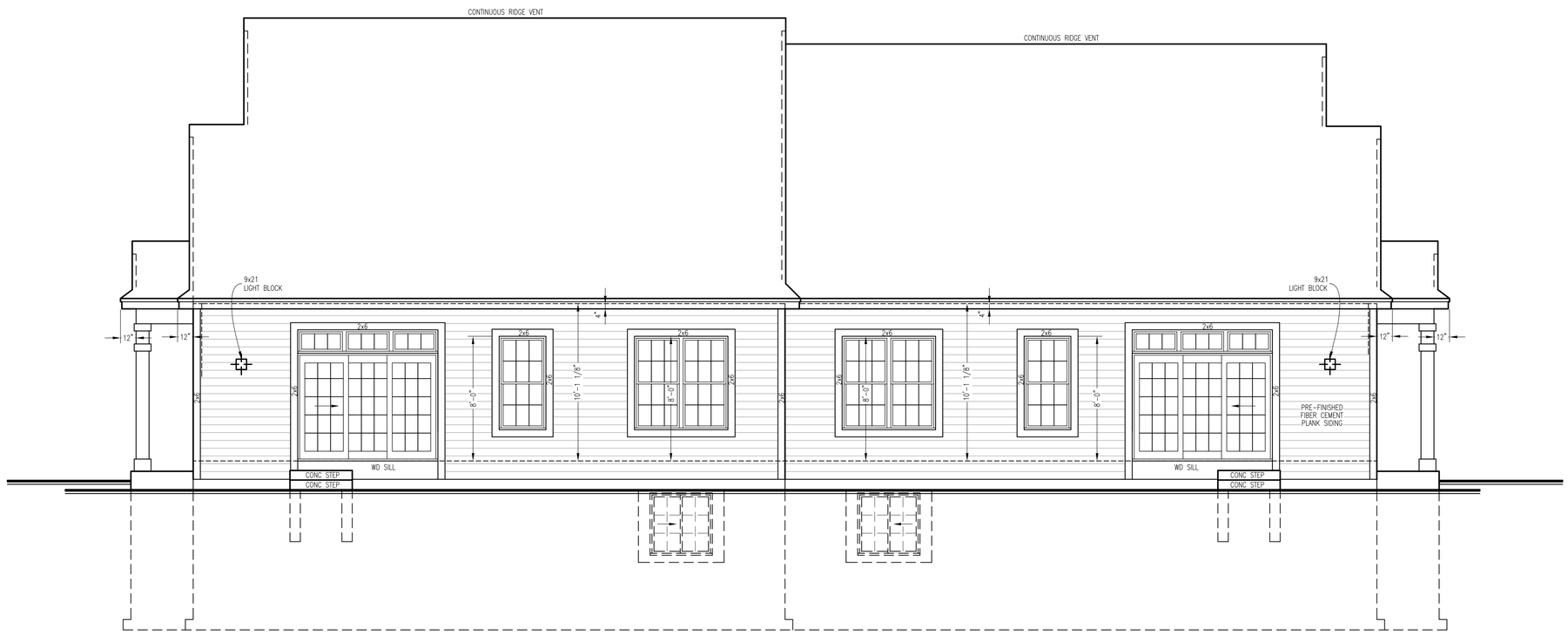
RIGHT SIDE ELEVATION

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



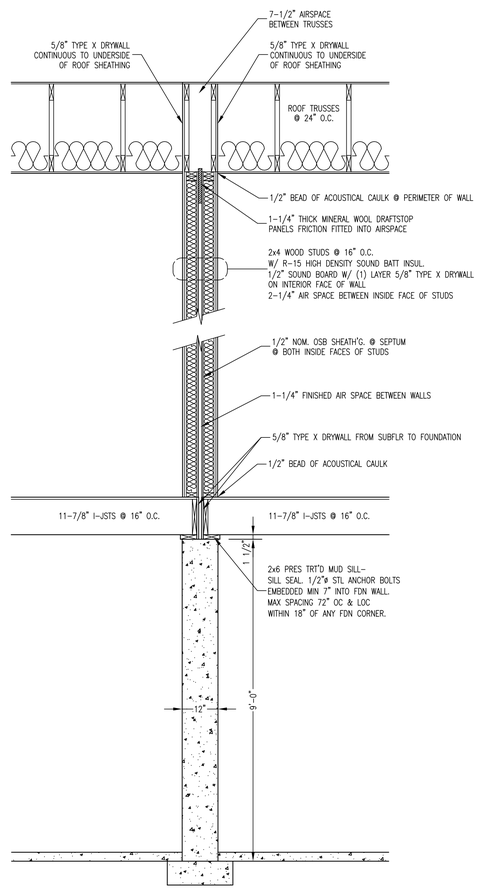
DBL RAKE DETAIL

SCALE: 1"=1'-0"



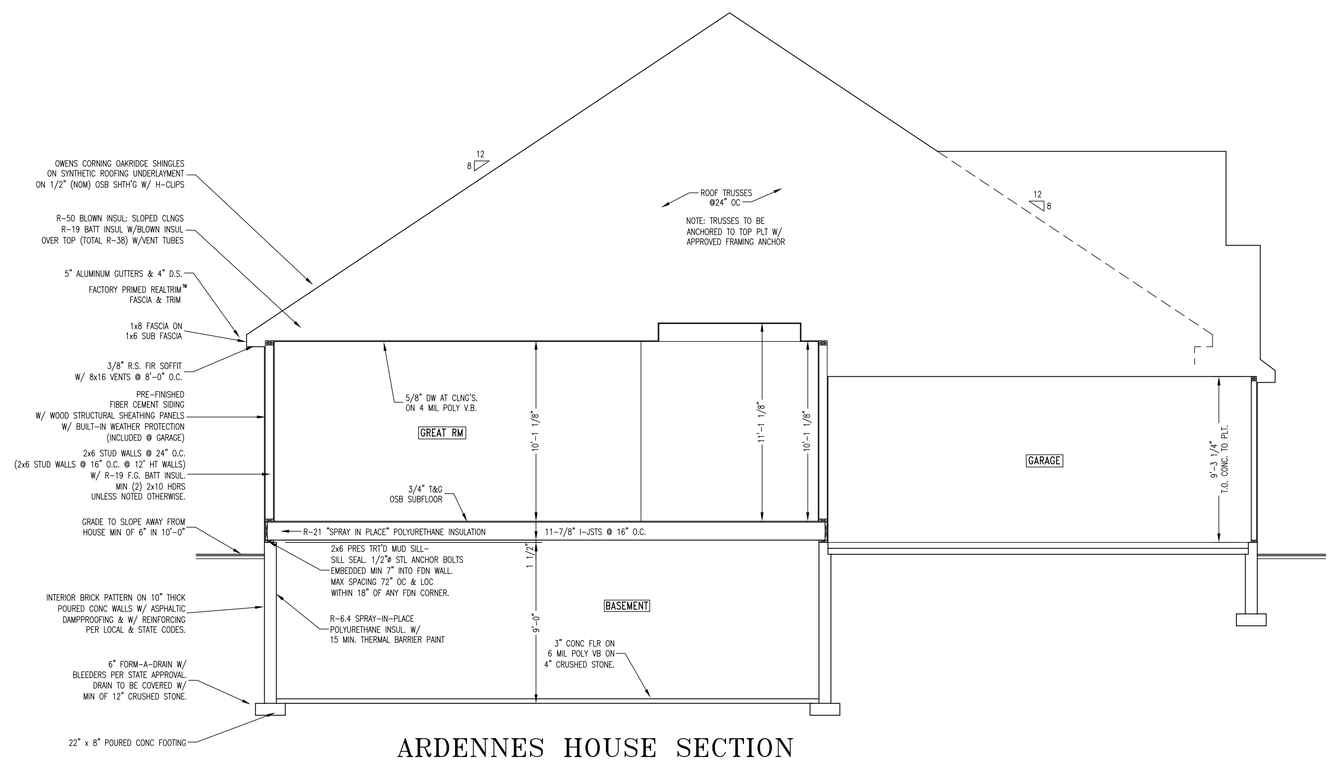
REAR ELEVATION

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



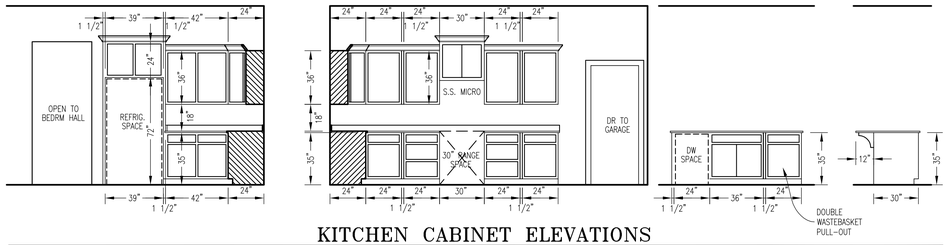
UNIT SEPARATION ASSEMBLY

SCALE: 1/2" = 1'-0"



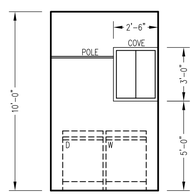
ARDENNES HOUSE SECTION

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



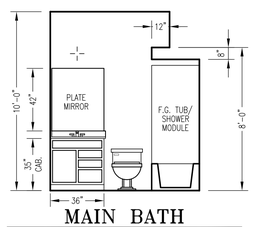
KITCHEN CABINET ELEVATIONS

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



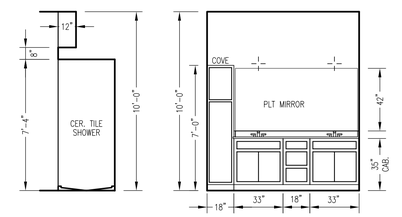
LAUNDRY RM

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



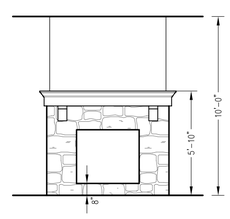
MAIN BATH

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



MASTER BATH

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

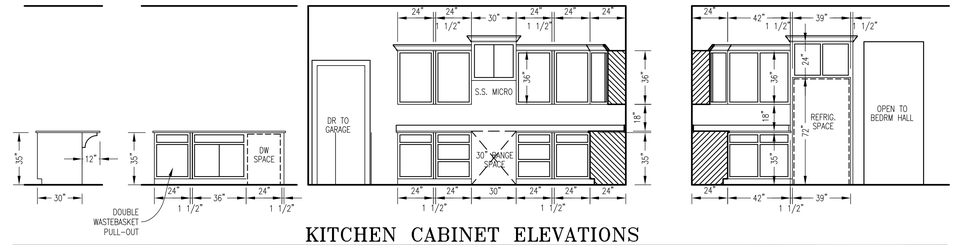


GREAT RM

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

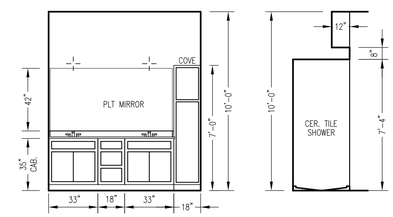
VILXXXX

VILXXXX



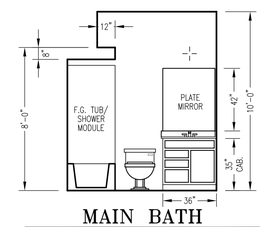
KITCHEN CABINET ELEVATIONS

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



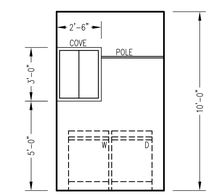
MASTER BATH

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



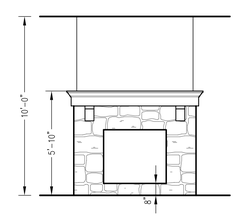
MAIN BATH

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



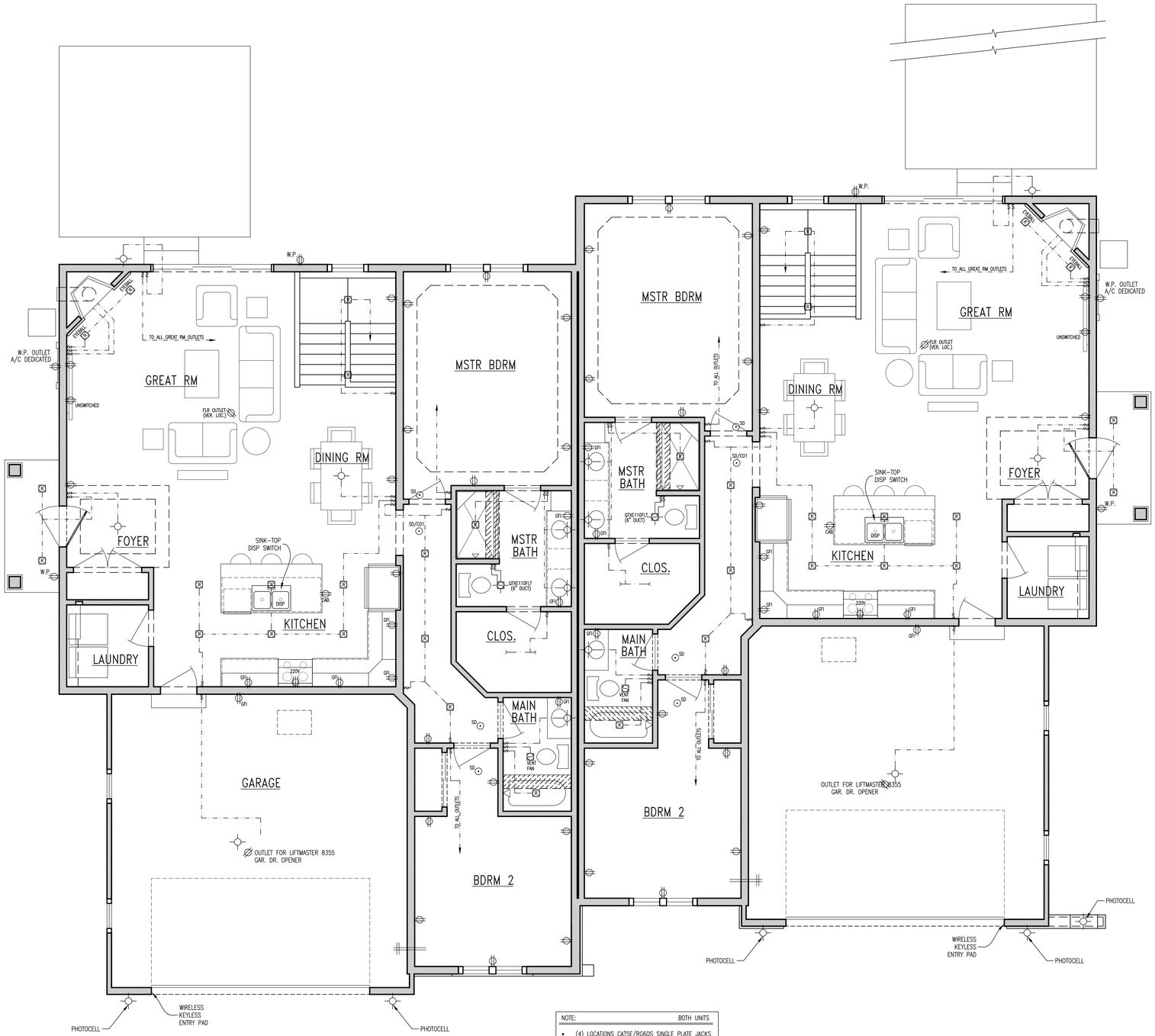
LAUNDRY RM

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



GREAT RM

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

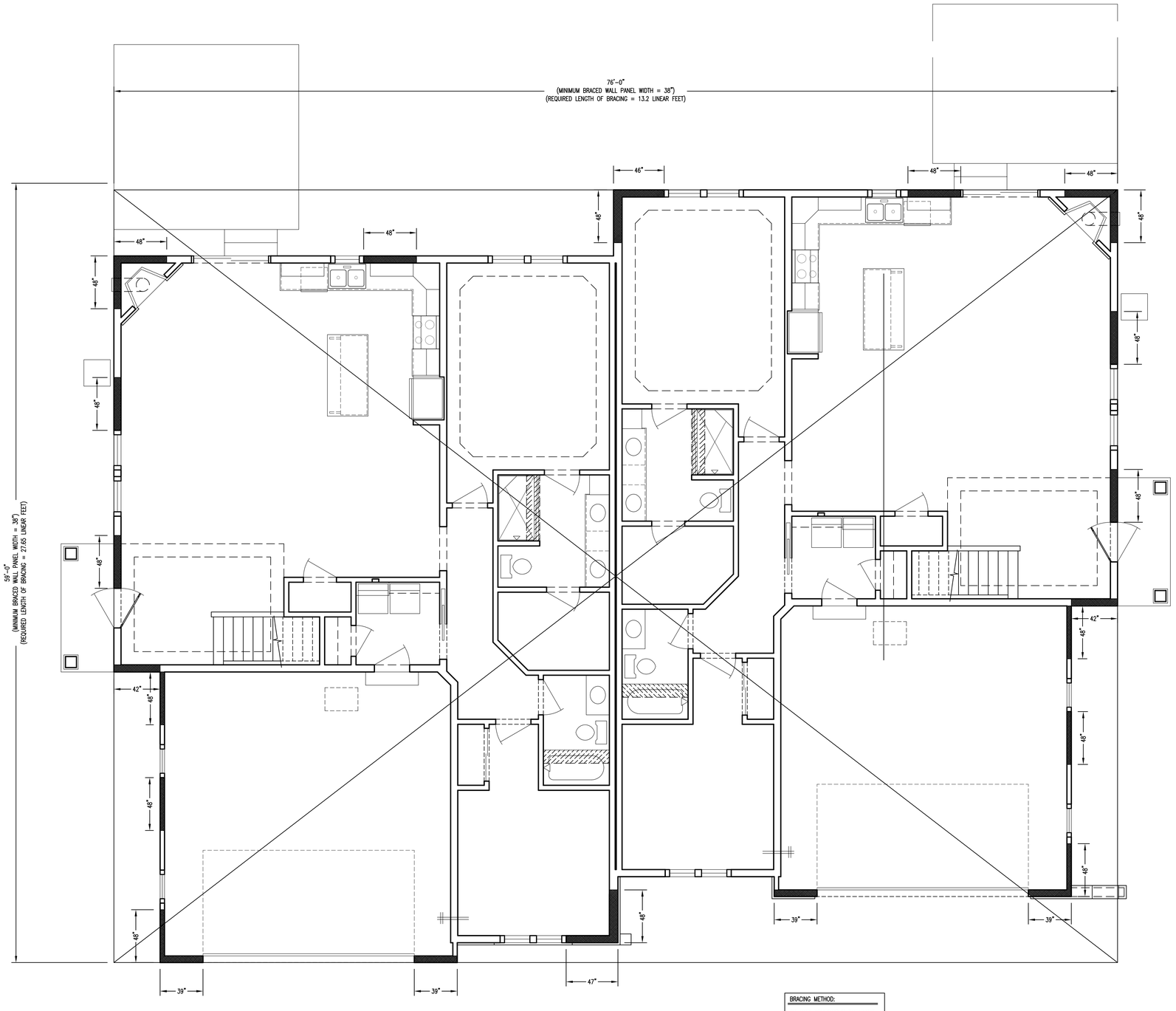


NOTE: BOTH UNITS

- (4) LOCATIONS CAT5E/RG6QS SINGLE PLATE JACKS
- TOGGLE SWITCHES

VILXXXX
ELECTRICAL PLAN

VILXXXX
ELECTRICAL PLAN



BRACED WALL PANEL FASTENING:
FASTEN TO STUDS USING 6d COMMON OR DEFORMED NAILS (2-1/2" LONG) OR 7/16" CROWN 16 GAGE STAPLES (1-1/4" LONG)
SPACING (MAX.)
NAILS:
6" @ SHEATHING, PANEL EDGES
12" @ FIELD
STAPLES:
3" @ SHEATHING, PANEL EDGES
6" @ FIELD

BRACING METHOD:
CS-WSP CONTINUOUS SHEATHING

SHEAR WALL BRACING PLAN

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

Owner: DARTMOOR INVESTMENTS
Site: VILLAGE CROSSING II, OCONOMOWOC

LEFT UNIT

Job Number: VIL----
Model: BRETON
Address: ----

RIGHT UNIT

Job Number: VIL----
Model: BRETON
Address: ----

CONSTRUCTION SUPERINTENDENT & DATE

SHEET INDEX

1. FRONT ELEVATION
2. FLOOR PLAN
3. BASEMENT PLAN
4. SIDE ELEVATIONS
5. REAR ELEVATION
6. SECTIONS
7. DETAILS
8. FIRST FLOOR ELECTRICAL PLAN
9. SHEAR WALL BRACING PLAN

FRONT ELEVATION

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

VILXXXX
DWELLING SQUARE FOOTAGES

LIVING AREAS:	
FIRST FLOOR LIVING AREA:	1571 S.F.
SECOND FLOOR LIVING AREA:	---- S.F.
FINISHED LOWER LEVEL LIVING AREA:	---- S.F.
TOTAL LIVING AREA:	1571 S.F.
NON-LIVING AREAS:	
FRONT PORCH AREA:	68 S.F.
GARAGE AREA:	458 S.F.
UNFINISHED BASEMENT AREA:	1441 S.F.

ALLIANCE WINDGATE SERIES
WINDOWS & PATIO DOORS

VILXXXX
DWELLING SQUARE FOOTAGES

LIVING AREAS:	
FIRST FLOOR LIVING AREA:	1571 S.F.
SECOND FLOOR LIVING AREA:	---- S.F.
FINISHED LOWER LEVEL LIVING AREA:	---- S.F.
TOTAL LIVING AREA:	1571 S.F.
NON-LIVING AREAS:	
FRONT PORCH AREA:	72 S.F.
GARAGE AREA:	458 S.F.
UNFINISHED BASEMENT AREA:	1441 S.F.

PURCHASE ORDER
Required

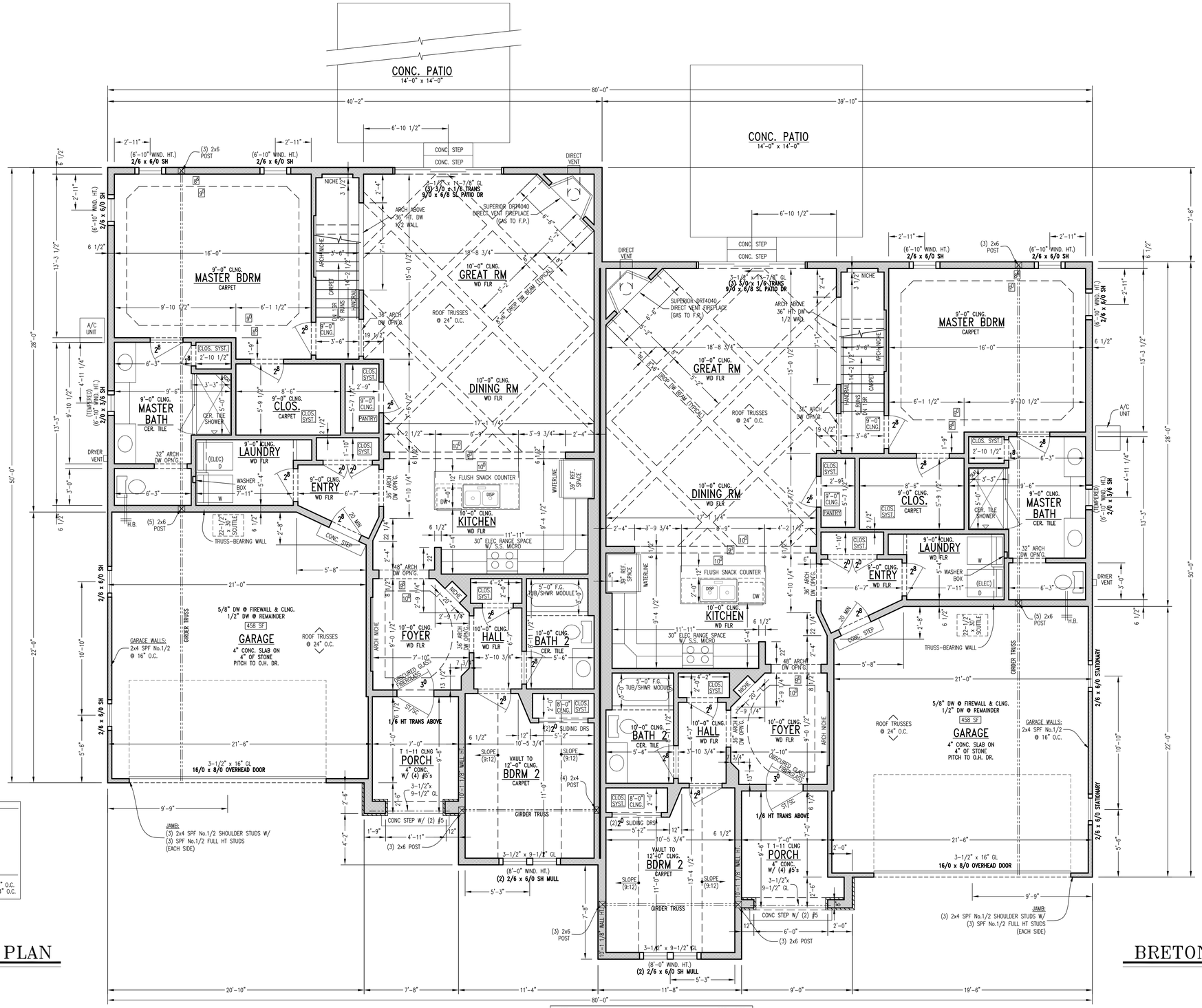
KINGS WAY
HOMES, L.L.C.
700 PILGRIM PARKWAY
SUITE 100
ELM GROVE, WI.
Phone (262) 797-3600

MODEL
THE BRETON

VILXXXX
VILXXXX

DATE REVISED	SHEET NO. #
10/15/18 05/26/20 11/13/18 01/23/19 07/11/19 12/06/20	1

VILXXXX / VILXXXX



NOTE: FRAMING
ALL DOOR AND WINDOW HEADERS ARE TO BE (2) 2x10 S.P.F. NO. 1-2 OR BETTER UNLESS NOTED OTHERWISE ON PLANS.

ALL DOOR AND WINDOW JAMBS ARE TO BE (1) 2x6 S.P.F. SHOULDER STUD W/ (2) 2x6 S.P.F. FULL HT. STUDS

SOLID BLOCKING UNDER ALL POSTS

U.N.O.:
2x4 GARAGE EXTERIOR WALL FRAMING
2x4 HOUSE INTERIOR WALL FRAMING @ 16" O.C.
2x6 HOUSE EXTERIOR WALL FRAMING @ 24" O.C.

1 5 7 1 S . F .

VILXXXX

BRETON FLOOR PLAN

NOTE: FRAMING
ALL DOOR AND WINDOW HEADERS ARE TO BE (2) 2x10 S.P.F. NO. 1-2 OR BETTER UNLESS NOTED OTHERWISE ON PLANS.

ALL DOOR AND WINDOW JAMBS ARE TO BE (1) 2x6 S.P.F. SHOULDER STUD W/ (2) 2x6 S.P.F. FULL HT. STUDS

SOLID BLOCKING UNDER ALL POSTS

U.N.O.:
2x4 GARAGE EXTERIOR WALL FRAMING
2x4 HOUSE INTERIOR WALL FRAMING @ 16" O.C.
2x6 HOUSE EXTERIOR WALL FRAMING @ 24" O.C.

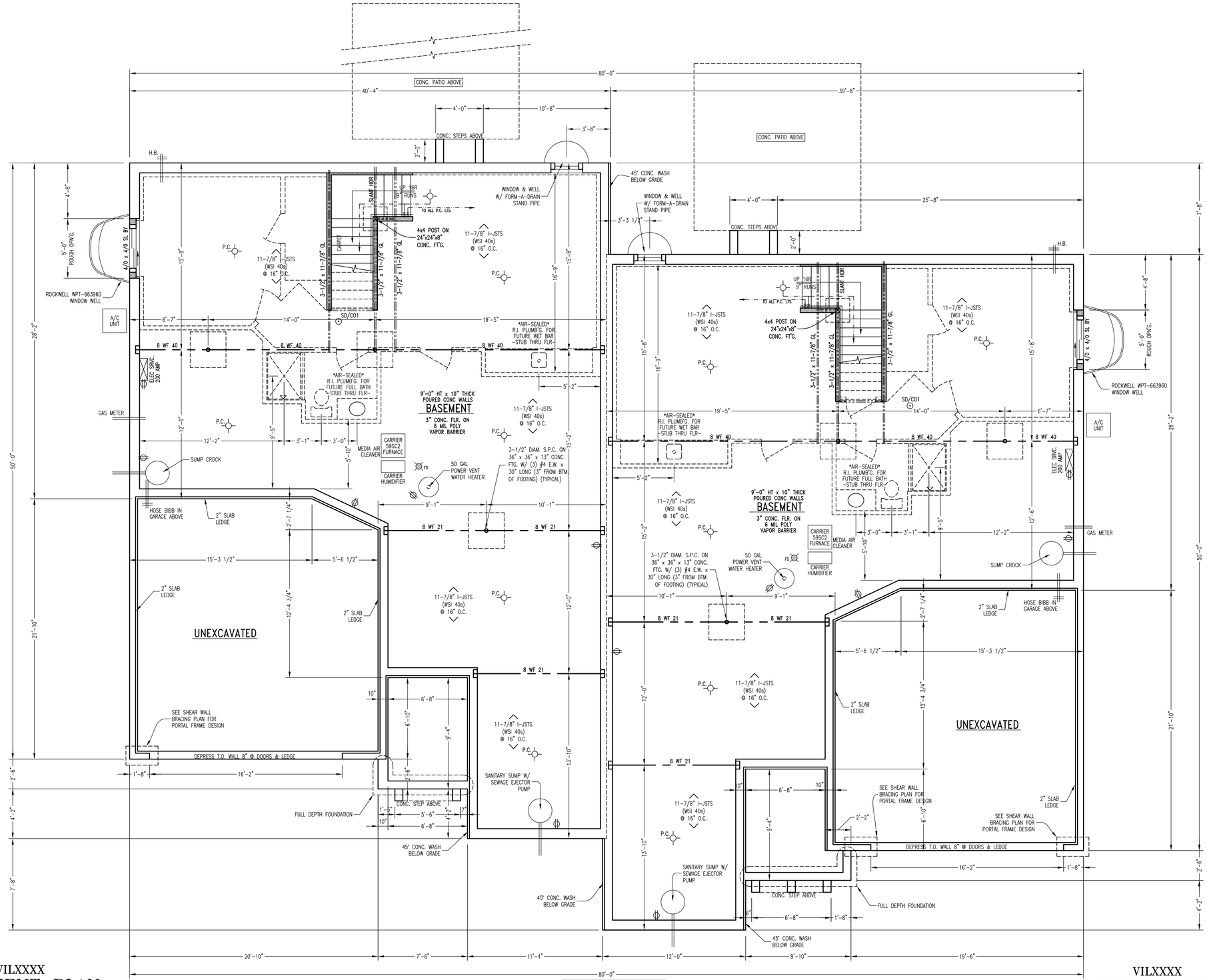
1 5 7 1 S . F .

VILXXXX

BRETON FLOOR PLAN

NOTE: BOTH UNITS

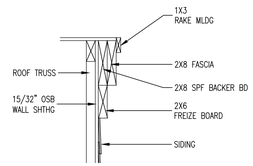
- 6'-8" DOOR HEIGHTS THROUGHOUT
- ALLIANCE WINDGATE SERIES WINDOWS & PATIO DRS W/ JAMB & CASING
- SOLID CORE INTERIOR DOORS



VILXXXX
BASEMENT PLAN
SCALE: 1/4"=1'-0"

NOTE: BOTH UNITS
- ACTIVE RADON MITIGATION SYSTEM
- HUNG PLUMBING

VILXXXX
BASEMENT PLAN
SCALE: 1/4"=1'-0"



DBL RAKE DETAIL

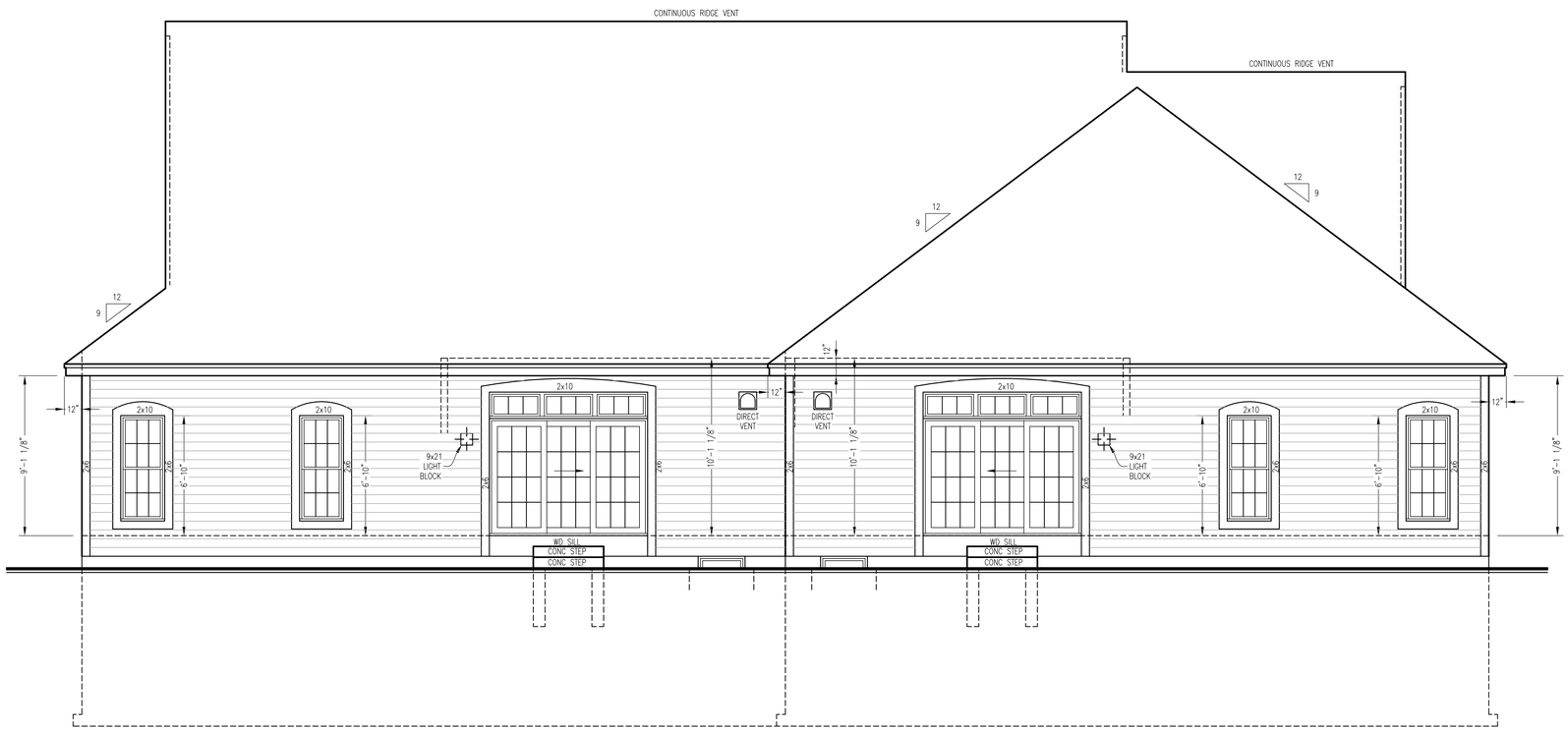
SCALE: 1"=1'-0"

RIGHT SIDE ELEVATION

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

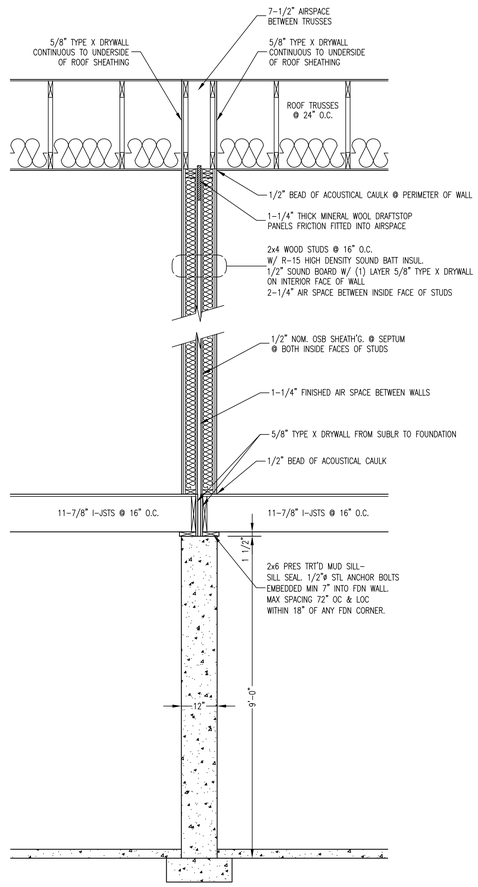
LEFT SIDE ELEVATION

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



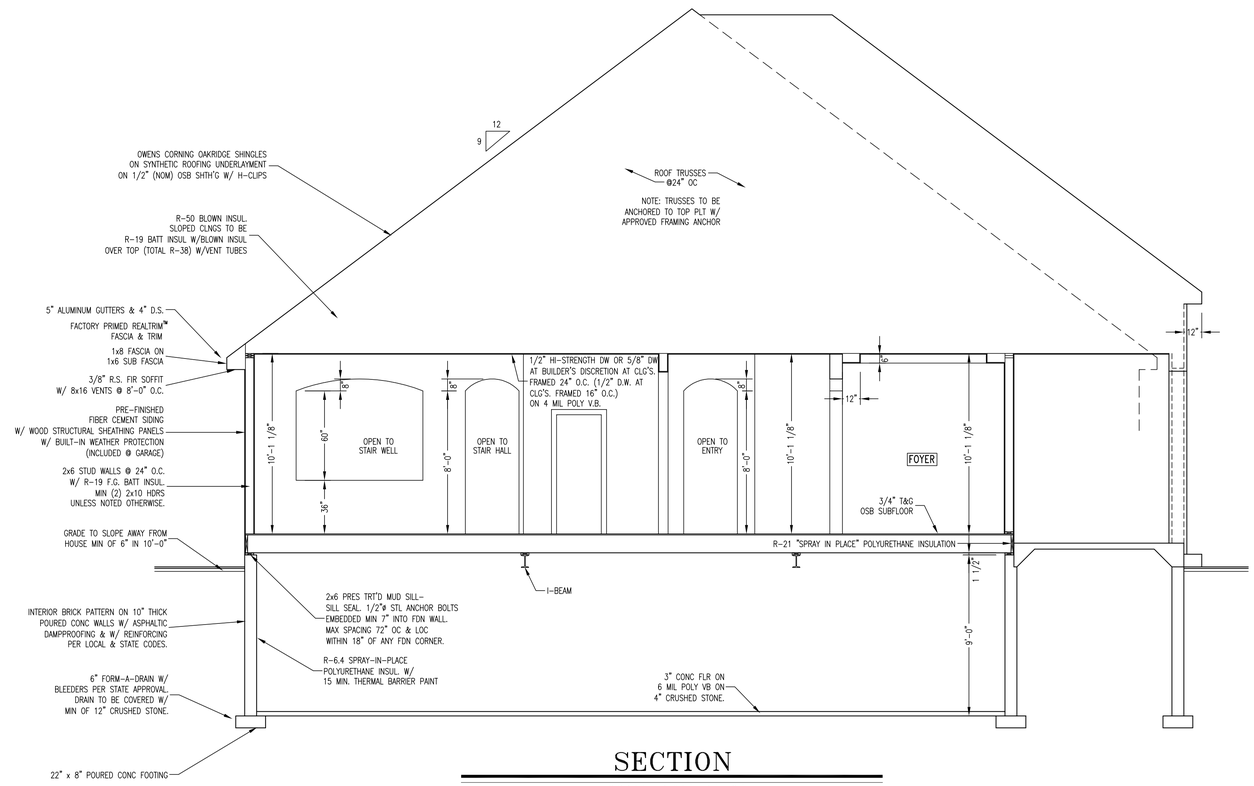
REAR ELEVATION

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



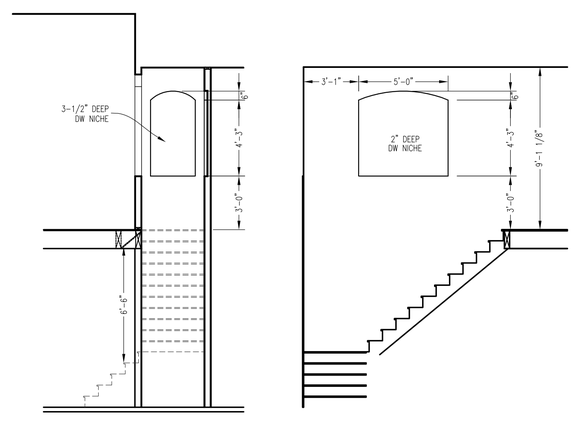
UNIT SEPARATION ASSEMBLY

SCALE: 1/2" = 1'-0"



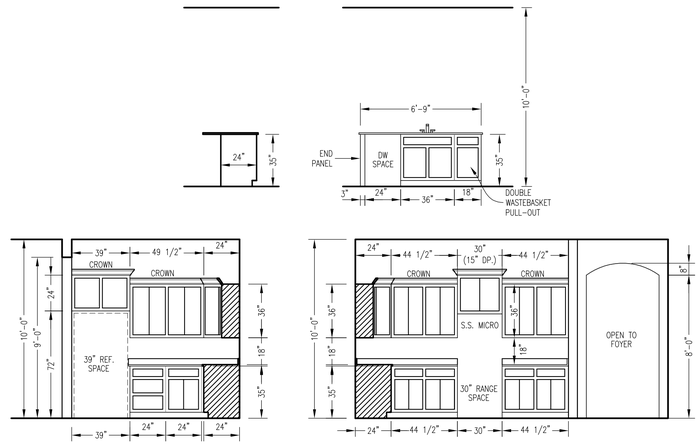
SECTION

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



TYPICAL STAIR NICHE

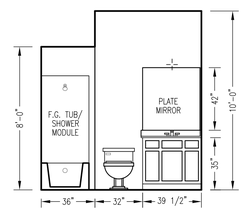
SCALE: 1/4" = 1'-0"



KITCHEN CABINET ELEVATIONS

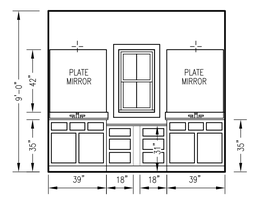
2-1/4" CM CROWN - TYPICAL THROUGHOUT

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



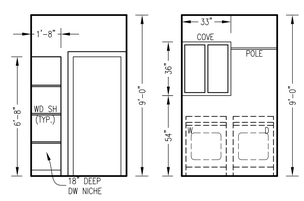
BATH 2

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



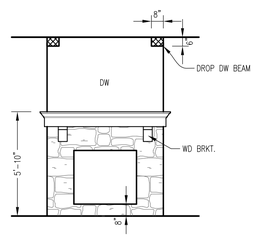
MASTER BATH

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



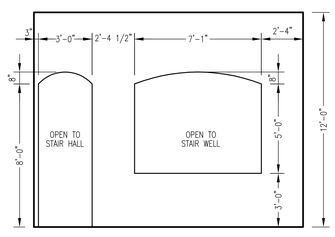
LAUNDRY

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



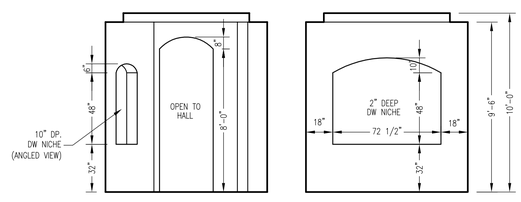
GREAT RM

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



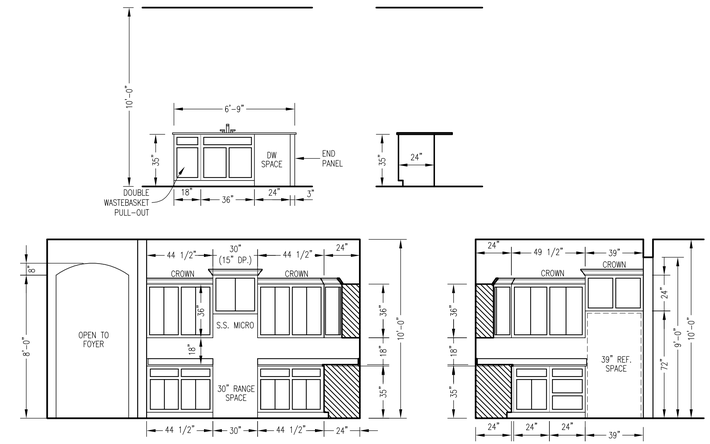
GREAT RM

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



FOYER

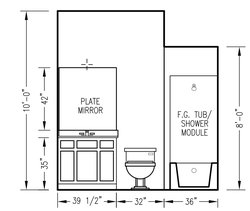
SCALE: 1/4" = 1'-0"



KITCHEN CABINET ELEVATIONS

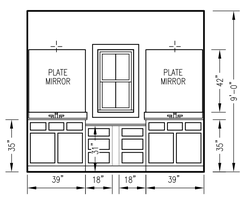
2-1/4" CM CROWN - TYPICAL THROUGHOUT

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



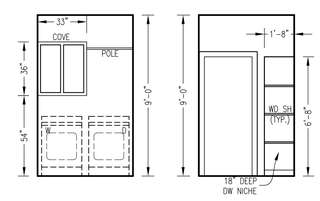
BATH 2

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



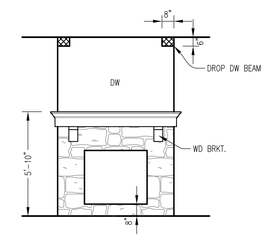
MASTER BATH

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



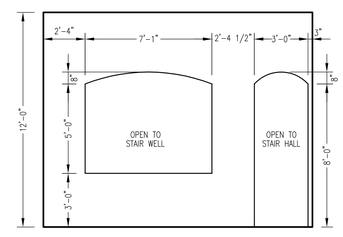
LAUNDRY

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



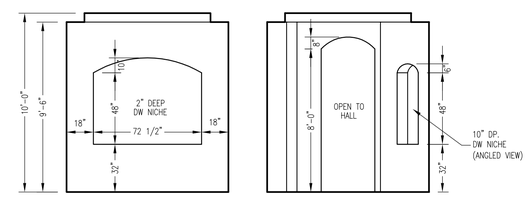
GREAT RM

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



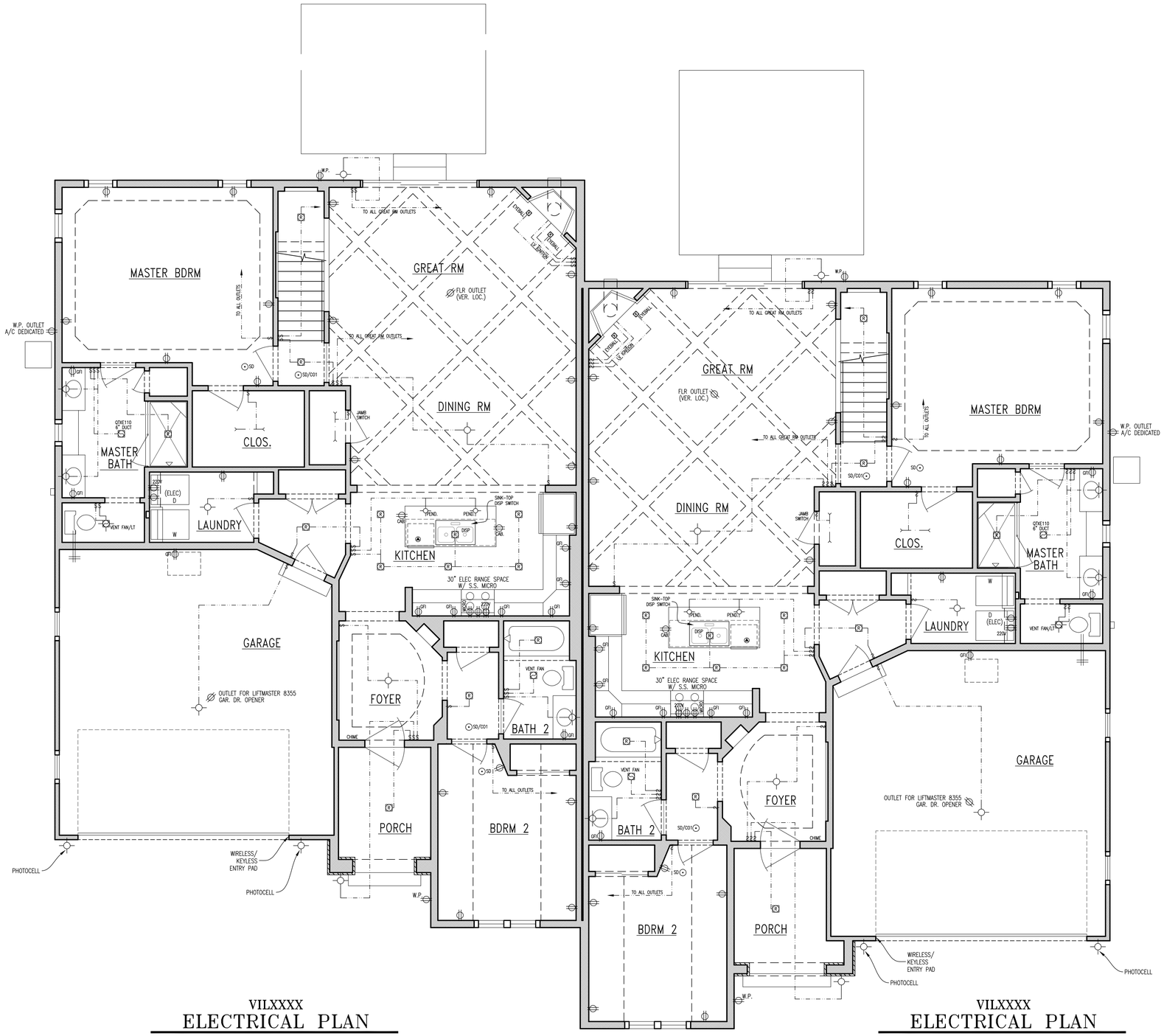
GREAT RM

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



FOYER

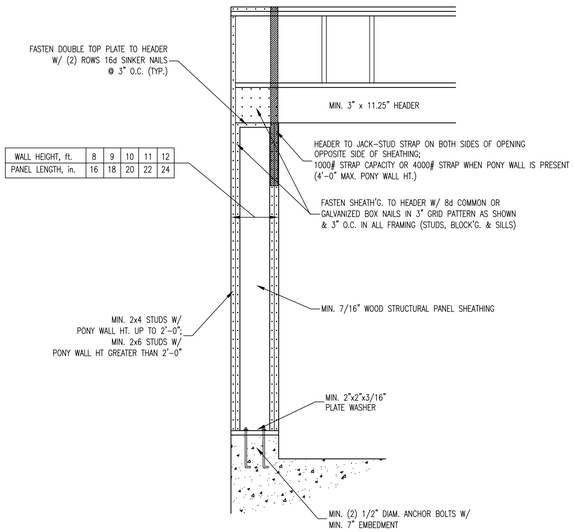
SCALE: 1/4" = 1'-0"



VILXXXX
ELECTRICAL PLAN

VILXXXX
ELECTRICAL PLAN

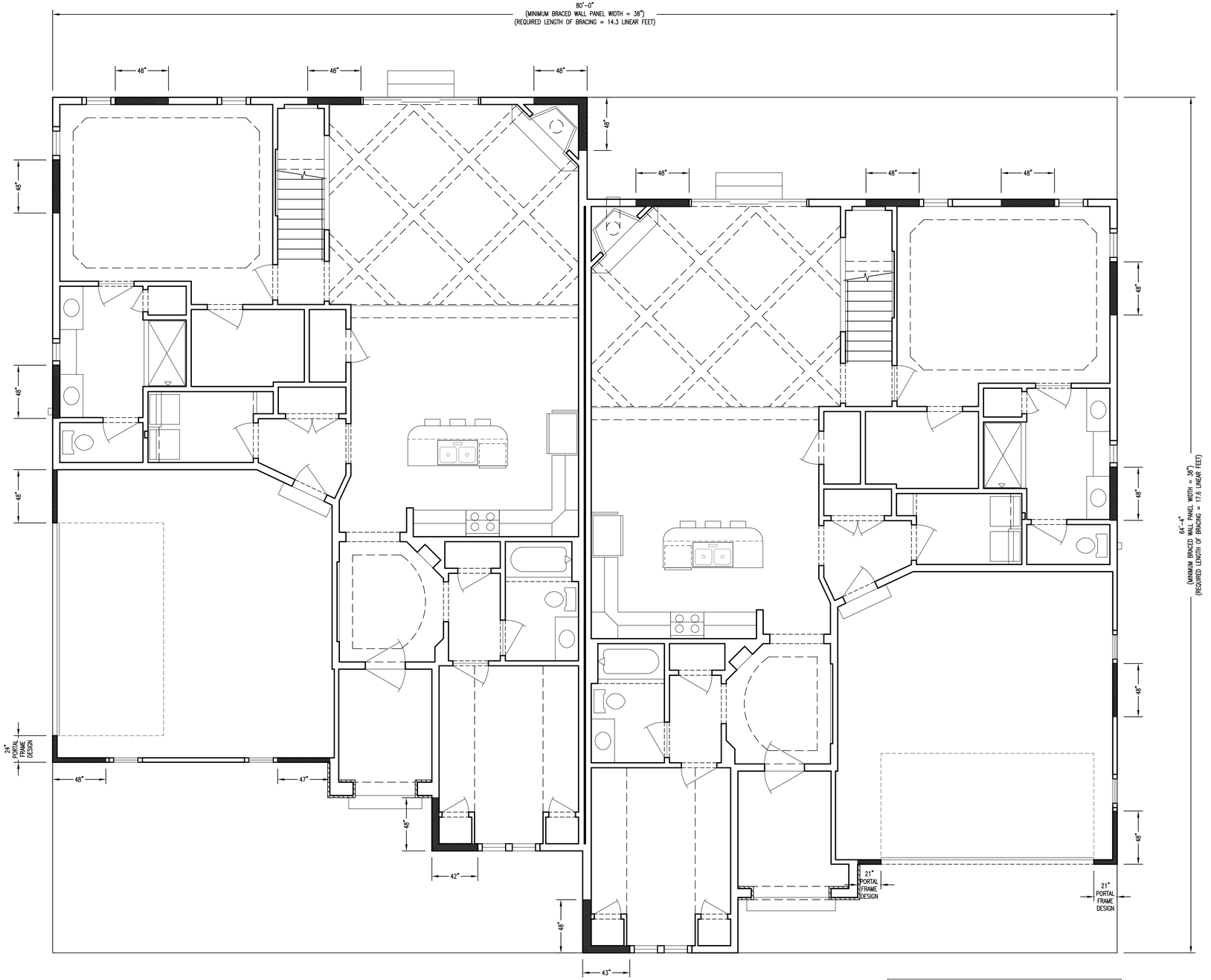
NOTE:	BOTH UNITS
• (4) LOCATIONS CAT5E/RG6QS SINGLE PLATE JACKS • TOGGLE SWITCHES	



WALL HEIGHT, ft.	8	9	10	11	12
PANEL LENGTH, in.	16	18	20	22	24

PORTAL FRAME DESIGN

SCALE: 1/2" = 1'-0"



BRACING METHOD:

CS-WSP CONTINUOUS SHEATHING

SHEAR WALL BRACING PLAN

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

BRACED WALL PANEL FASTENING:
FASTEN TO STUDS USING 6d COMMON OR DEFORMED NAILS (2-1/2" LONG) OR 7/16" CROWN 16 GAGE STAPLES (1-1/4" LONG)
SPACING (MAX.)
NAILS:
6" @ SHEATHING, PANEL EDGES
12" @ FIELD
STAPLES:
3" @ SHEATHING, PANEL EDGES
6" @ FIELD

Owner: DARTMOOR INVESTMENTS
Site: VILLAGE CROSSING II, OCONOMOWOC

LEFT UNIT

Job Number: VIL----
Model: CASTILLIAN
Address: ----

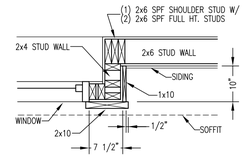
RIGHT UNIT

Job Number: VIL----
Model: CASTILLIAN
Address: ----

CONSTRUCTION SUPERINTENDENT & DATE

SHEET INDEX

1. FRONT ELEVATION
2. FLOOR PLAN
3. BASEMENT PLAN
4. SIDE ELEVATIONS
5. REAR ELEVATION
6. SECTIONS
7. DETAILS
8. ELECTRICAL PLAN
9. SHEAR WALL BRACING PLAN



BOX WINDOW DTL.

SCALE: 3/4" = 1'-0"

FRONT ELEVATION

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

VILXXXX

DWELLING SQUARE FOOTAGES

LIVING AREAS:	
FIRST FLOOR LIVING AREA:	1760 S.F.
SECOND FLOOR LIVING AREA:	---- S.F.
FINISHED LOWER LEVEL LIVING AREA:	---- S.F.
TOTAL LIVING AREA:	1760 S.F.
NON-LIVING AREAS:	
FRONT PORCH AREA:	49 S.F.
GARAGE AREA:	462 S.F.
UNFINISHED BASEMENT AREA:	1626 S.F.

ALLIANCE WINDGATE SERIES
WINDOWS & PATIO DOORS

VILXXXX

DWELLING SQUARE FOOTAGES

LIVING AREAS:	
FIRST FLOOR LIVING AREA:	1760 S.F.
SECOND FLOOR LIVING AREA:	---- S.F.
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TOTAL LIVING AREA:	1760 S.F.
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FRONT PORCH AREA:	49 S.F.
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PURCHASE ORDER

Required

KINGS WAY HOMES, L.L.C.
700 PILGRIM PARKWAY
SUITE 100
ELM GROVE, WI.
Phone (262) 797-3600

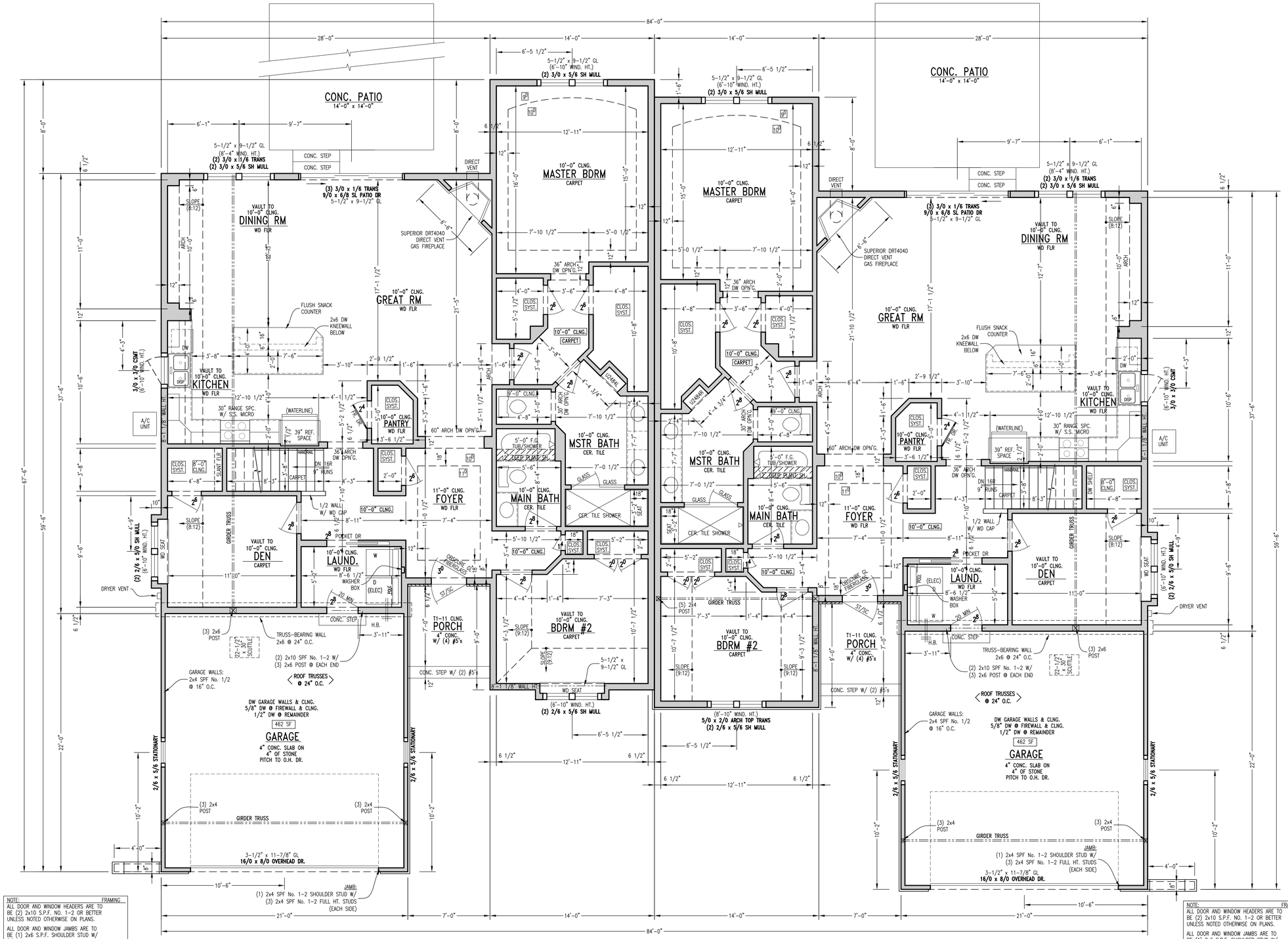
MODEL: THE CASTILLIAN

VILXXXX
VILXXXX

DATE REVISED: 05/07/19 11/20/19 05/20/19 07/11/19 10/08/19 10/17/19

SHEET NO. # 1

VILXXXX / VILXXXX



NOTE: FRAMING
ALL DOOR AND WINDOW HEADERS ARE TO BE (2) 2x10 S.P.F. NO. 1-2 OR BETTER UNLESS NOTED OTHERWISE ON PLANS.

ALL DOOR AND WINDOW JAMBS ARE TO BE (1) 2x6 S.P.F. SHOULDER STUD W/ (2) 2x6 S.P.F. FULL HT. STUDS

SOLID BLOCKING UNDER ALL POSTS

U.N.O.:
2x4 GARAGE EXTERIOR WALL FRAMING
2x4 HOUSE INTERIOR WALL FRAMING @ 16" O.C.
2x6 HOUSE EXTERIOR WALL FRAMING @ 24" O.C.

1760 S.F.

VILXXXX

CASTILLIAN FLOOR PLAN

NOTE: BOTH UNITS

- 6'-8" DOOR HEIGHTS THROUGHOUT
- ALLIANCE WINDGATE SERIES WINDOWS & PATIO DRS W/ JAMB & CASING
- SOLID CORE INTERIOR DOORS

1760 S.F.

VILXXXX

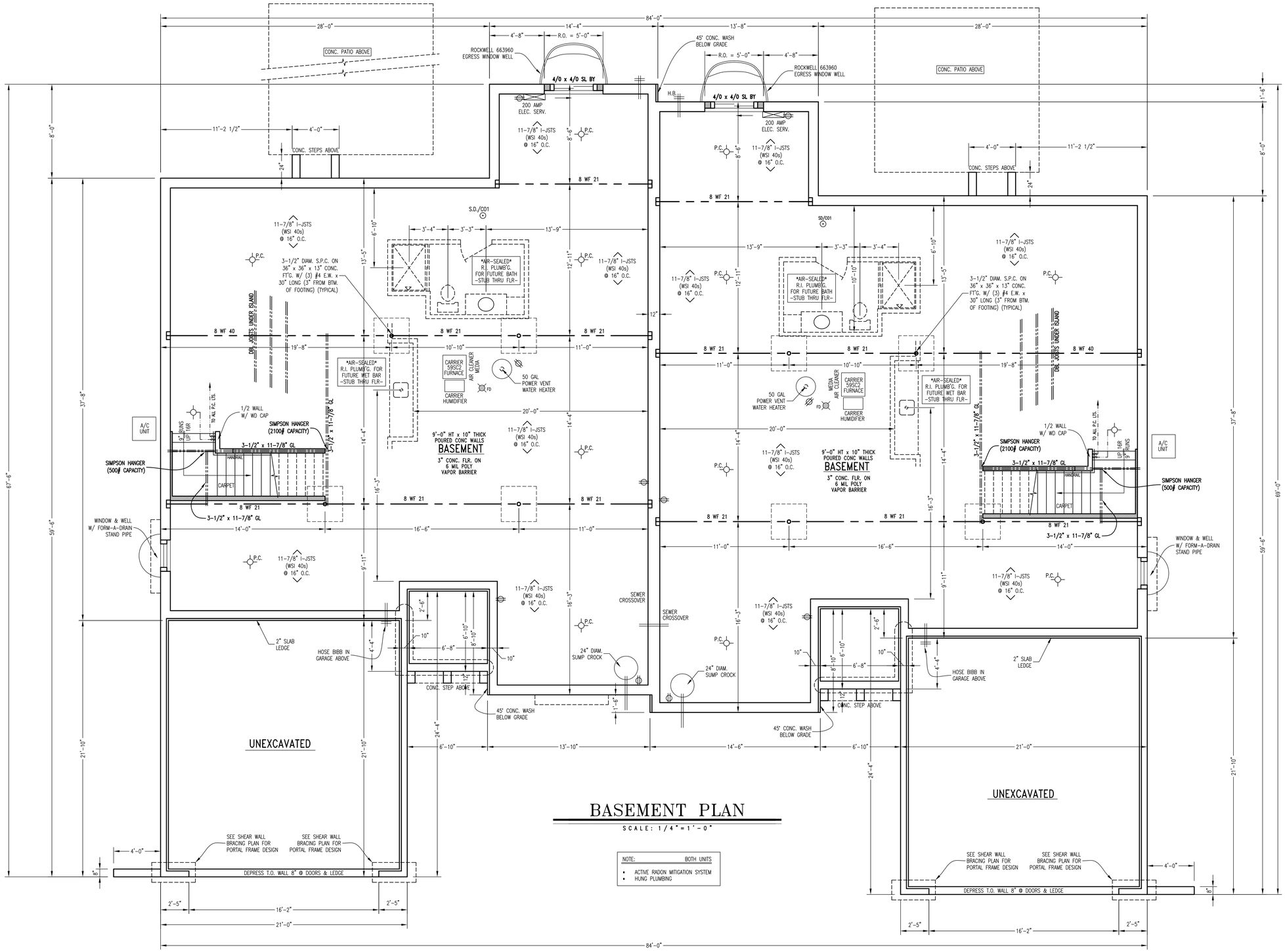
CASTILLIAN FLOOR PLAN

NOTE: FRAMING
ALL DOOR AND WINDOW HEADERS ARE TO BE (2) 2x10 S.P.F. NO. 1-2 OR BETTER UNLESS NOTED OTHERWISE ON PLANS.

ALL DOOR AND WINDOW JAMBS ARE TO BE (1) 2x6 S.P.F. SHOULDER STUD W/ (2) 2x6 S.P.F. FULL HT. STUDS

SOLID BLOCKING UNDER ALL POSTS

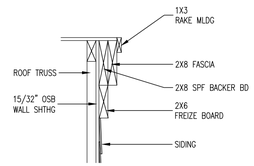
U.N.O.:
2x4 GARAGE EXTERIOR WALL FRAMING
2x4 HOUSE INTERIOR WALL FRAMING @ 16" O.C.
2x6 HOUSE EXTERIOR WALL FRAMING @ 24" O.C.



BASEMENT PLAN

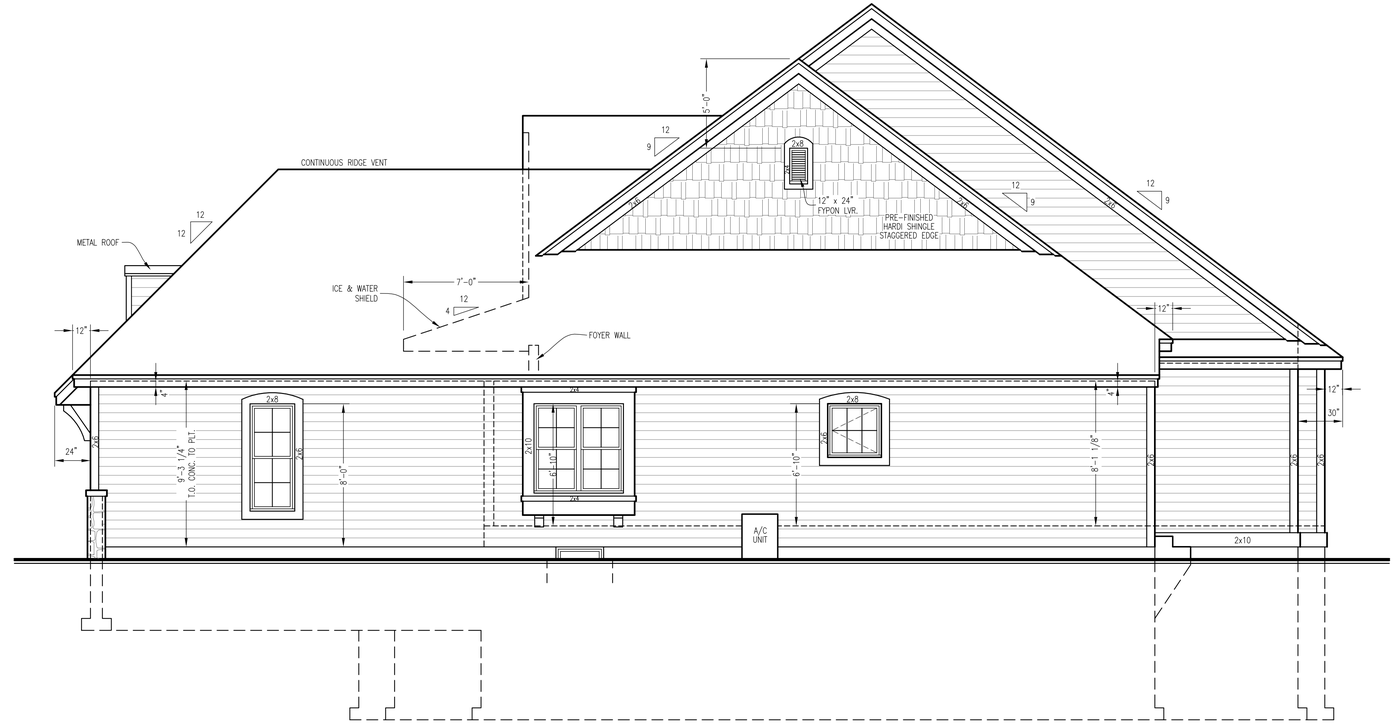
SCALE: 1/4" = 1'-0"

NOTE:	BOTH UNITS
• ACTIVE RADON MITIGATION SYSTEM	
• HUNG PLUMBING	



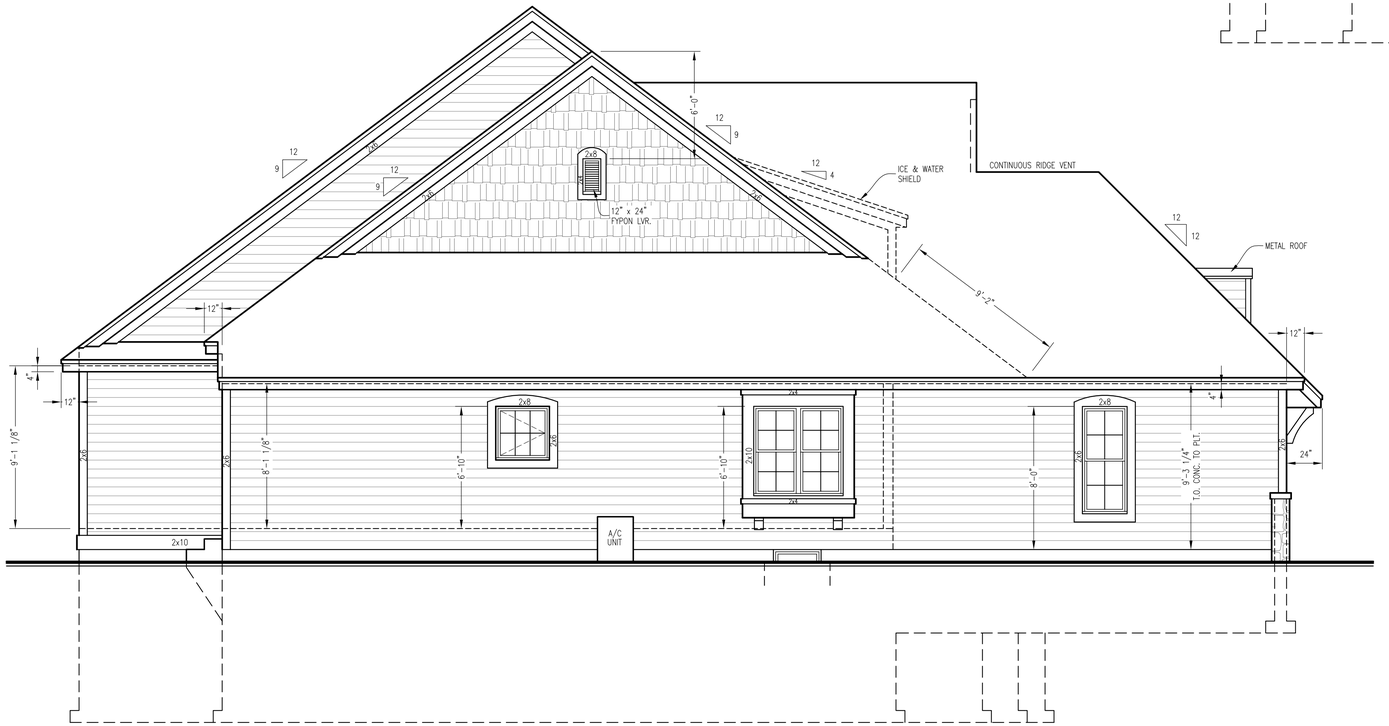
DBL RAKE DETAIL

SCALE: 1"=1'-0"



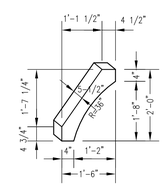
RIGHT SIDE ELEVATION

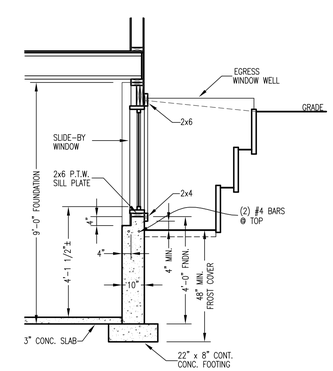
SCALE: 1/4"=1'-0"



LEFT SIDE ELEVATION

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

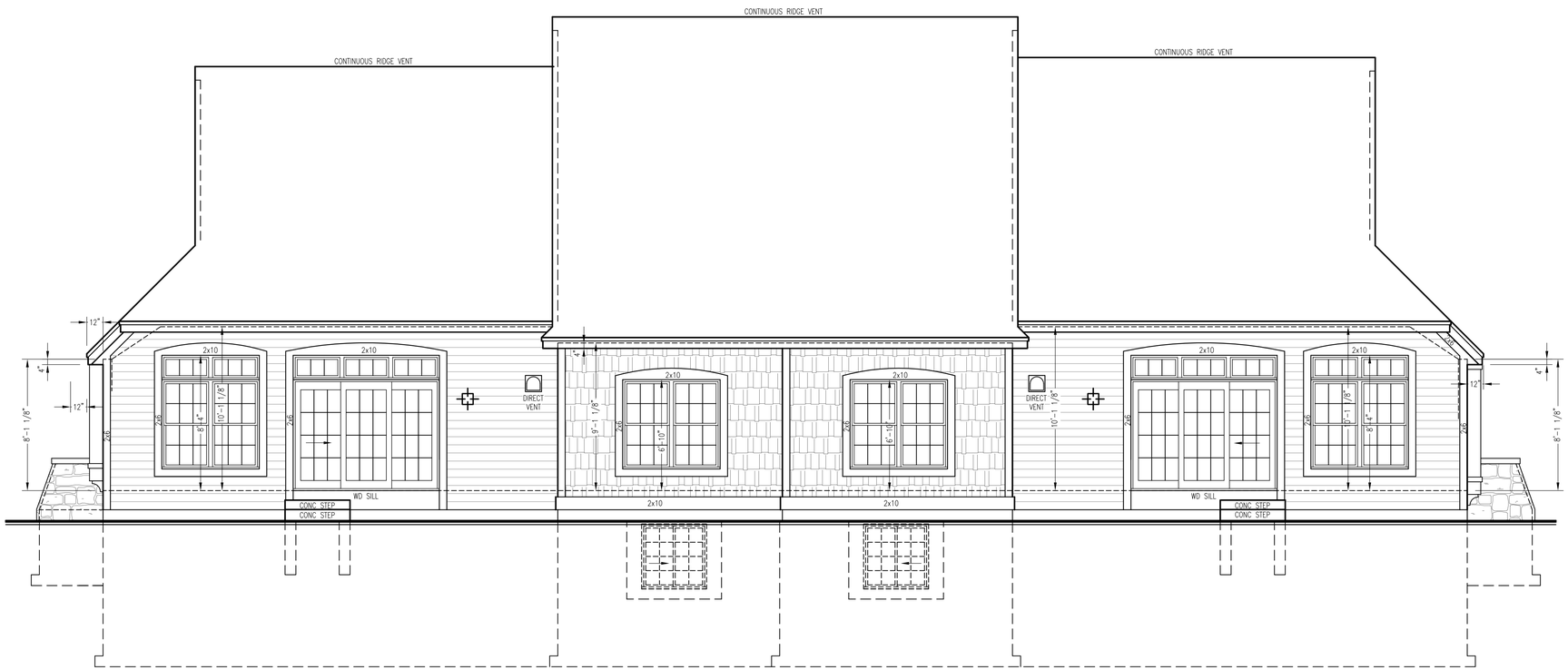




9' BASEMENT W/ NO EXPOSURE

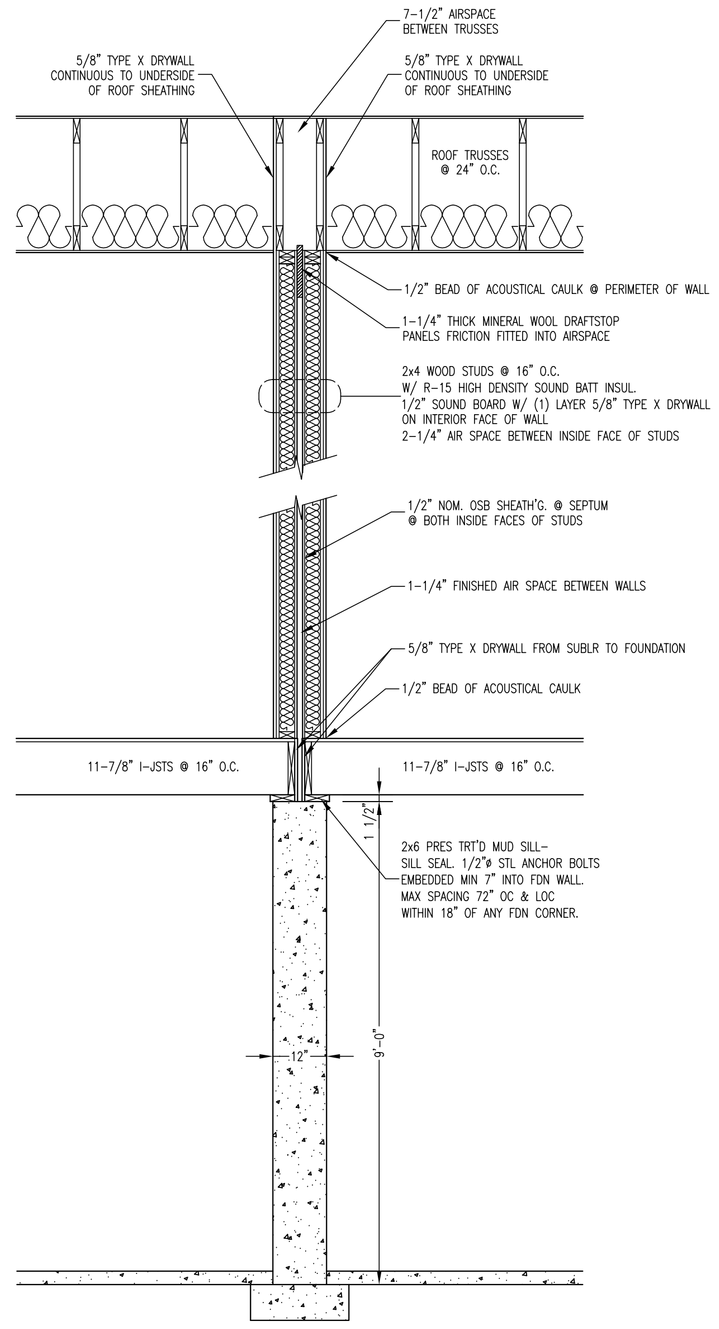
EGRESS WINDOW DETAIL

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



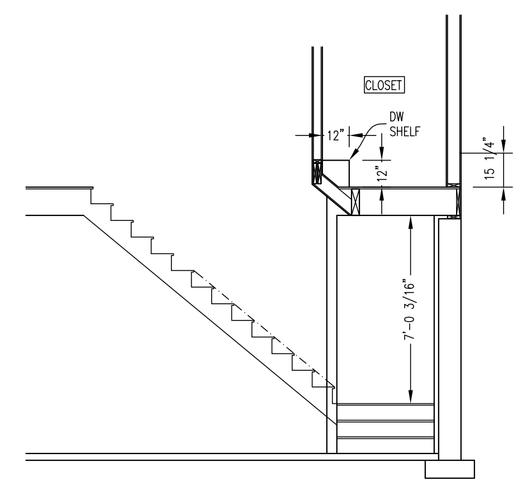
REAR ELEVATION

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



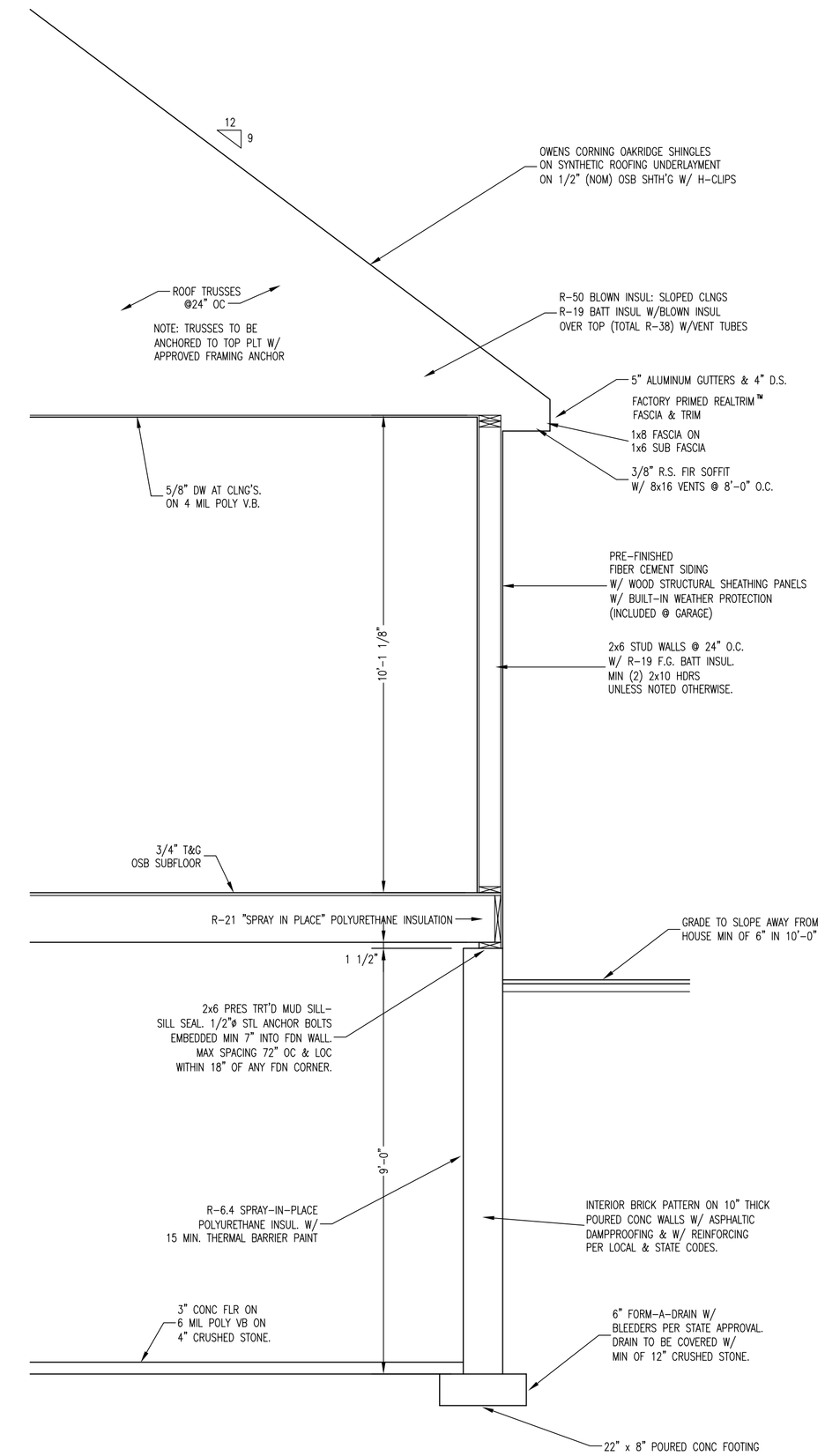
UNIT SEPARATION ASSEMBLY

SCALE: 1/2" = 1'-0"



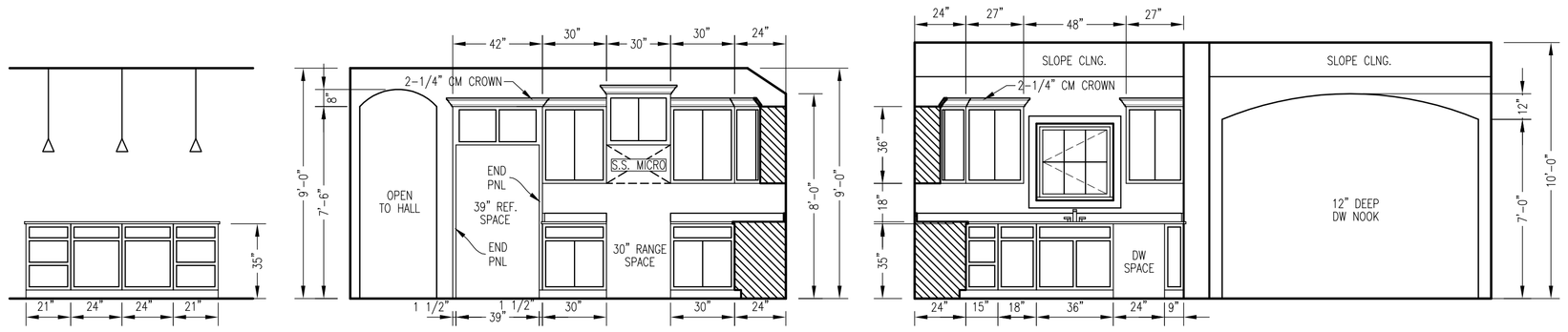
STAIR SECTION

SCALE: 1/2" = 1'-0"



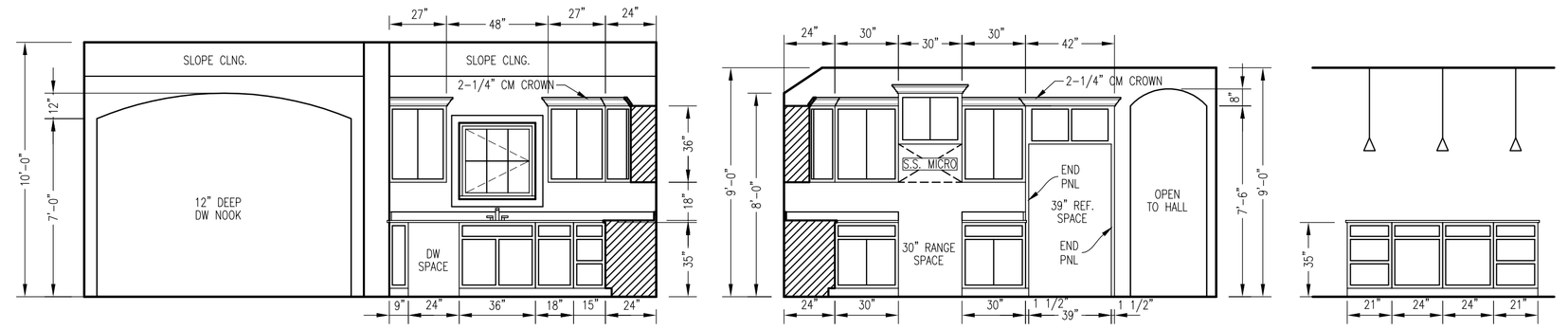
HOUSE SECTION

SCALE: 1/2" = 1'-0"



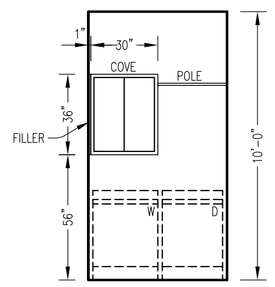
KITCHEN CABINET ELEVATIONS

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



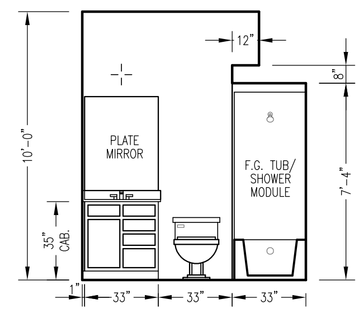
KITCHEN CABINET ELEVATIONS

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



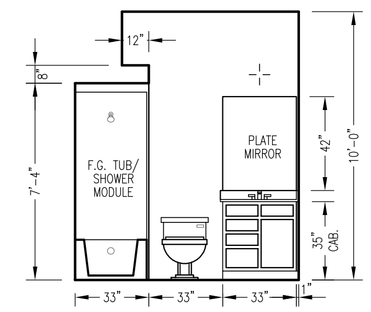
LAUNDRY RM

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



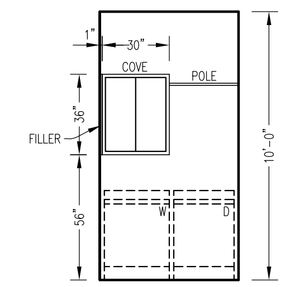
MAIN BATH

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



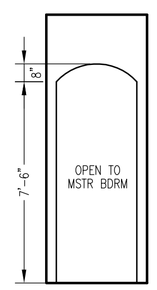
MAIN BATH

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



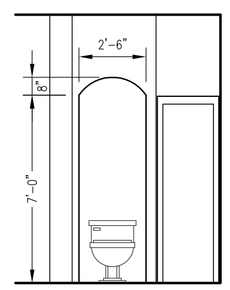
LAUNDRY RM

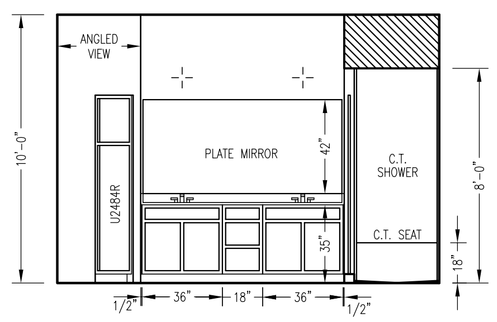
SCALE: 1/4"=1'-0"



MSTR BDRM HALL

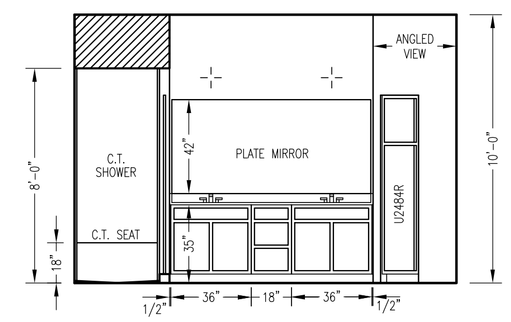
SCALE: 1/4"=1'-0"





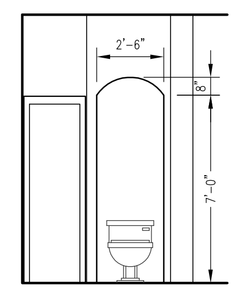
MASTER BATH

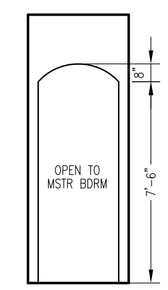
SCALE: 1/4"=1'-0"



MASTER BATH

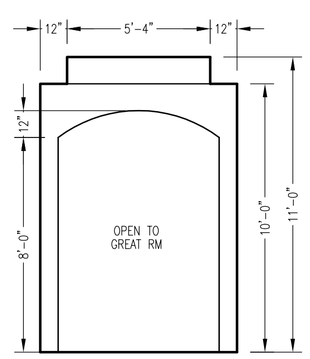
SCALE: 1/4"=1'-0"





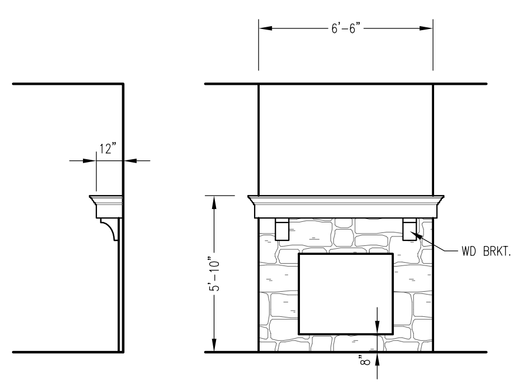
MSTR BDRM HALL

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



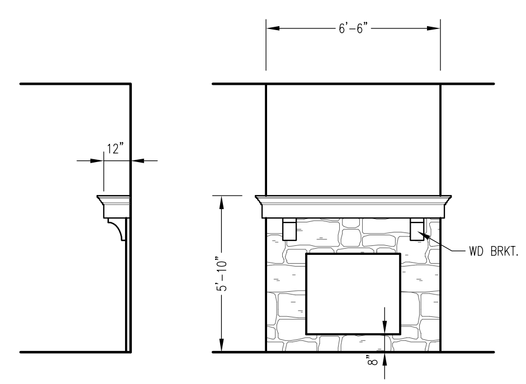
FOYER TO GREAT RM

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



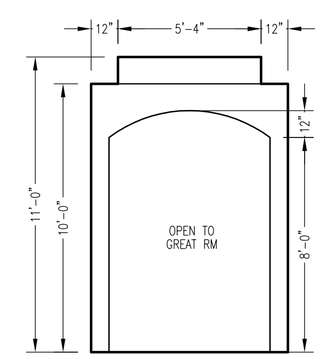
GREAT RM

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



GREAT RM

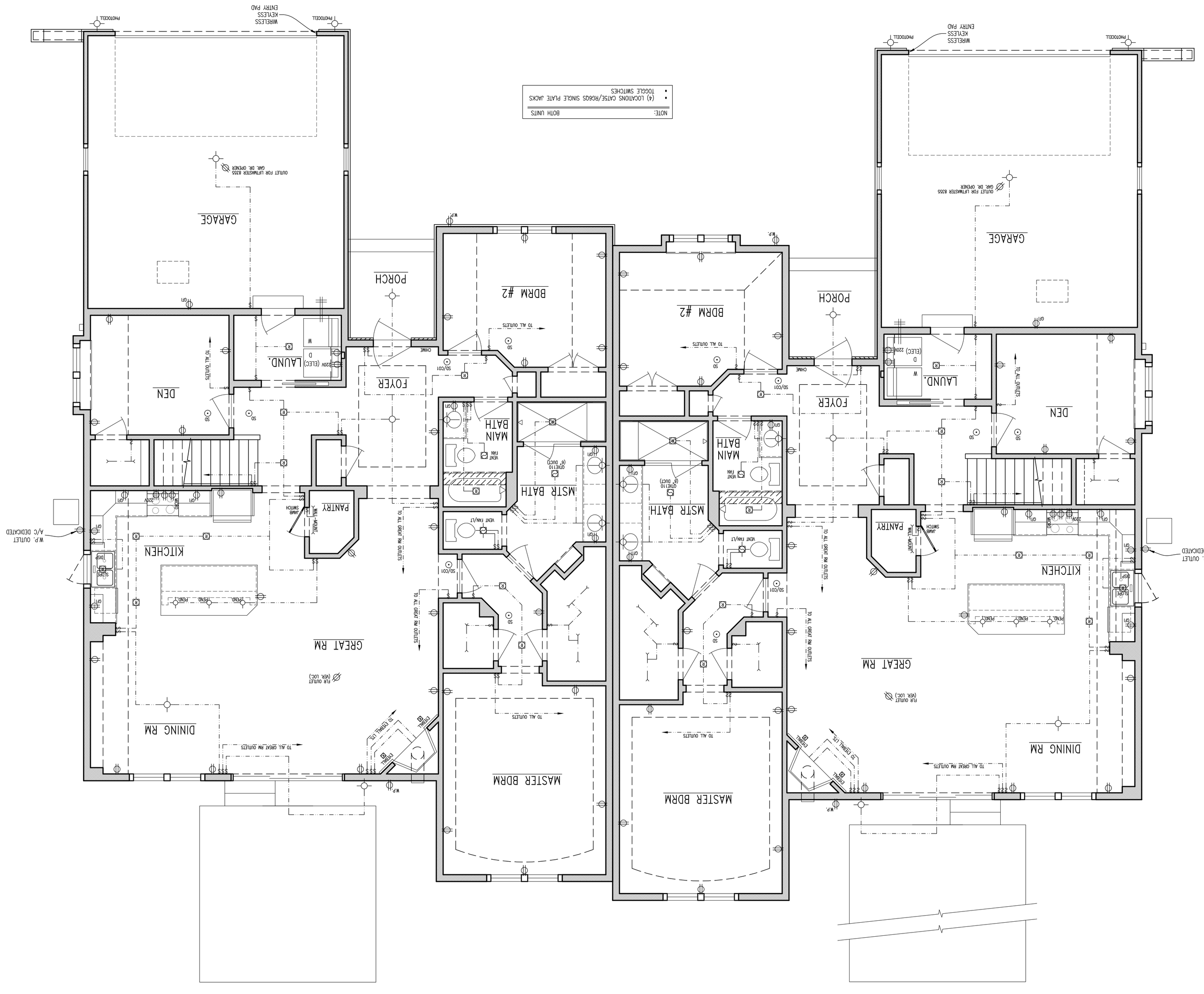
SCALE: 1/4"=1'-0"



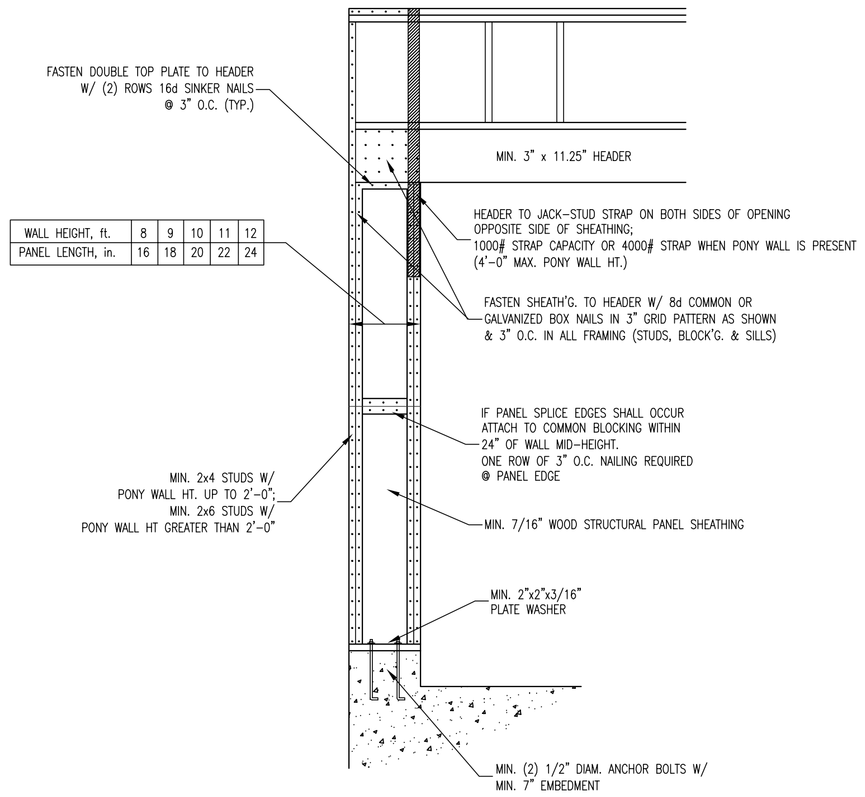
FOYER TO GREAT RM

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

ELECTRICAL PLAN
VIL.XXXX



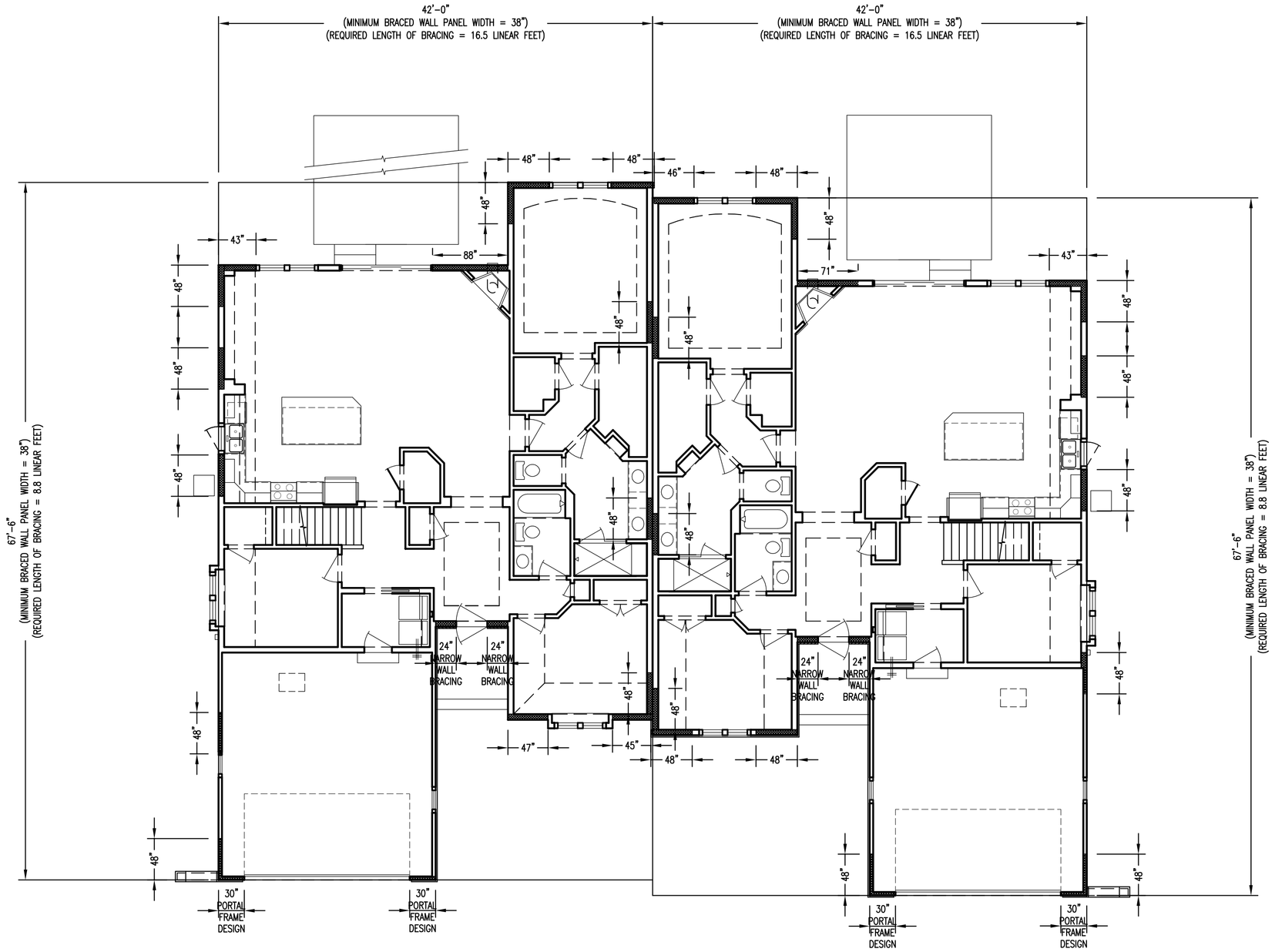
ELECTRICAL PLAN
VIL.XXXX



WALL HEIGHT, ft.	8	9	10	11	12
PANEL LENGTH, in.	16	18	20	22	24

PORTAL FRAME DESIGN

SCALE: 1/2" = 1'-0"



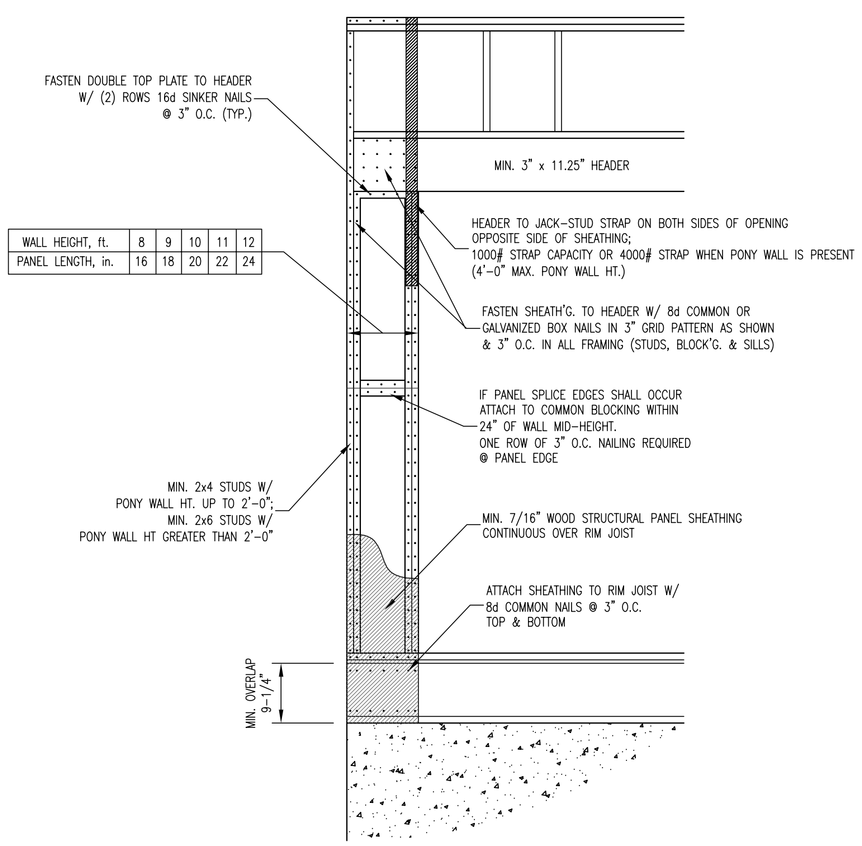
BRACING METHOD:

CS-WSP CONTINUOUS SHEATHING

SHEAR WALL BRACING PLAN

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

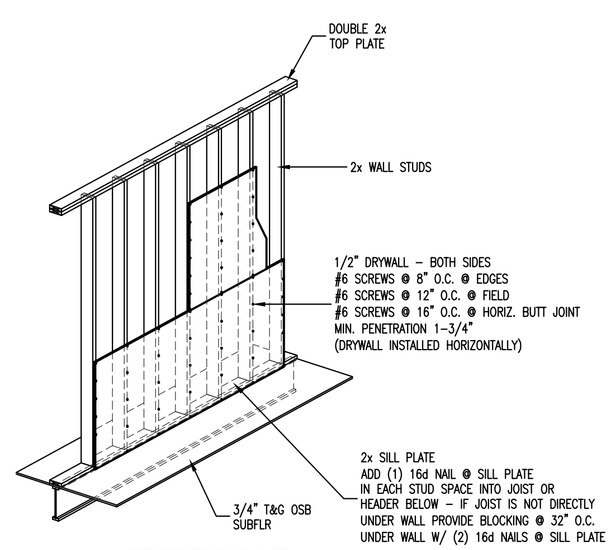
BRACED WALL PANEL FASTENING:
FASTEN TO STUDS USING 6d COMMON OR DEFORMED NAILS (2-1/2" LONG) OR 7/16" CROWN 16 GAGE STAPLES (1-1/4" LONG)
SPACING (MAX.)
NAILS:
6" @ SHEATHING, PANEL EDGES
12" @ FIELD
STAPLES:
3" @ SHEATHING, PANEL EDGES
6" @ FIELD



WALL HEIGHT, ft.	8	9	10	11	12
PANEL LENGTH, in.	16	18	20	22	24

NARROW WALL BRACING

SCALE: 1/2" = 1'-0"



INTERIOR SHEAR WALL BRACING

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

Owner: DARTMOOR INVESTMENTS
Site: VILLAGE CROSSING II, OCONOMOWOC

LEFT UNIT

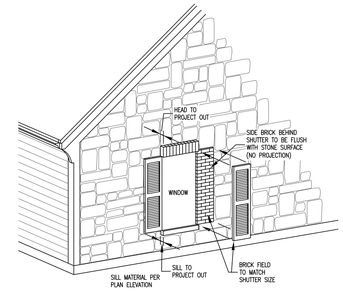
Job Number: VIL----
Model: ESTONIAN
Address: ----

RIGHT UNIT

Job Number: VIL----
Model: DARTMOOR
Address: ----

CONSTRUCTION SUPERINTENDENT & DATE

_____



FULL OR THIN-CUT BRICK BEHIND SHUTTER DETAIL

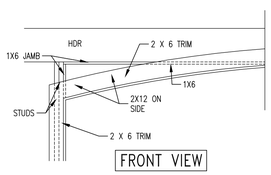
SCALE: 3/8"=1'-0"

SHEET INDEX

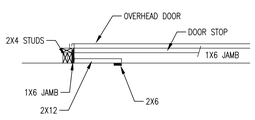
1. FRONT ELEVATION
2. FLOOR PLAN
3. BASEMENT PLAN
4. LEFT SIDE ELEVATION
5. RIGHT SIDE ELEVATION
6. REAR ELEVATION
7. ESTONIAN HOUSE SECTION
8. DARTMOOR HOUSE SECTION
9. CABINET ELEVATIONS
10. FIRST FLOOR ELECTRICAL PLAN
11. SHEAR WALL BRACING PLAN

FRONT ELEVATION

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



FRONT VIEW



OVERHEAD VIEW

ARCHED GARAGE DOOR

A JAMB DETAIL

SCALE: 1/2"=1'-0"

ESTONIAN VIL----

DWELLING SQUARE FOOTAGES

LIVING AREAS:	
FIRST FLOOR LIVING AREA:	1942 S.F.
SECOND FLOOR LIVING AREA:	---- S.F.
FINISHED LOWER LEVEL LIVING AREA:	---- S.F.
TOTAL LIVING AREA:	1942 S.F.
NON-LIVING AREAS:	
FRONT PORCH AREA:	111 S.F.
GARAGE AREA:	462 S.F.
UNFINISHED BASEMENT AREA:	1807 S.F.

ALLIANCE WINDGATE SERIES WINDOWS & PATIO DOORS

DARTMOOR VIL----

DWELLING SQUARE FOOTAGES

LIVING AREAS:	
FIRST FLOOR LIVING AREA:	1834 S.F.
SECOND FLOOR LIVING AREA:	---- S.F.
FINISHED LOWER LEVEL LIVING AREA:	---- S.F.
TOTAL LIVING AREA:	1834 S.F.
NON-LIVING AREAS:	
FRONT PORCH AREA:	90 S.F.
GARAGE AREA:	498 S.F.
UNFINISHED BASEMENT AREA:	1697 S.F.

PURCHASE ORDER
Required

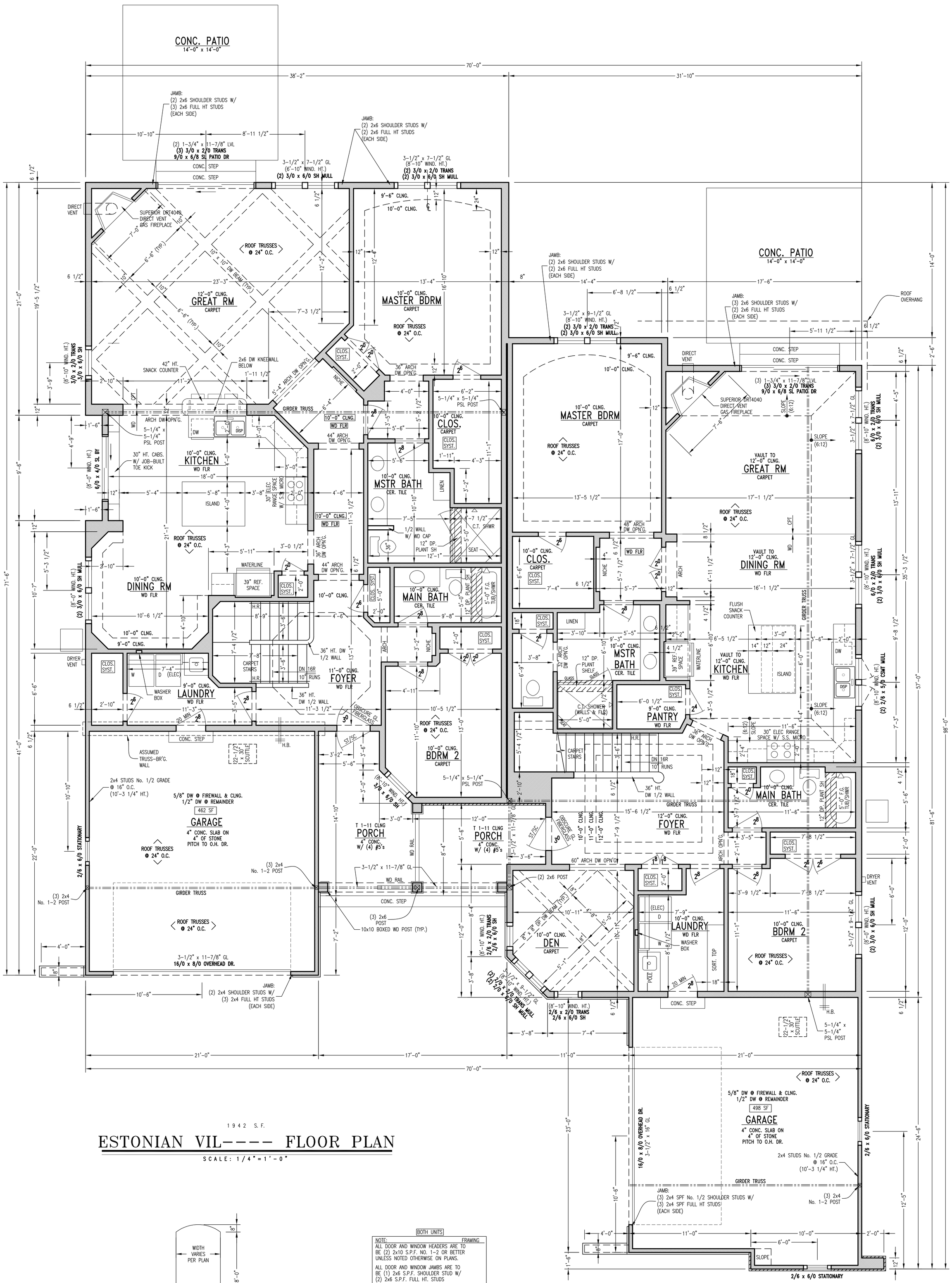
KINGS WAY HOMES, L.L.C.
700 PILGRIM PARKWAY
SUITE 100
ELM GROVE, WI.
Phone (262) 797-3600

ESTONIAN / DARTMOOR

RESIDENCE FOR:
--
--

DATE REVISED	SHEET NO. #
06/13/17 07/11/19 06/26/17 07/22/19 09/26/17 08/30/18 11/13/18	1

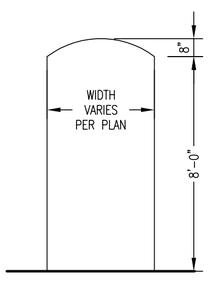
VILXXXX/VILXXXX



1942 S.F.

ESTONIAN VIL---- FLOOR PLAN

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



TYP. ARCH OPN'G.

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

BOTH UNITS

NOTE: FRAMING

ALL DOOR AND WINDOW HEADERS ARE TO BE (2) 2x10 S.P.F. NO. 1-2 OR BETTER UNLESS NOTED OTHERWISE ON PLANS.

ALL DOOR AND WINDOW JAMBS ARE TO BE (1) 2x6 S.P.F. SHOULDER STUD W/ (2) 2x6 S.P.F. FULL HT. STUDS

SOLID BLOCKING UNDER ALL POSTS

U.N.O.:
2x4 GARAGE EXTERIOR WALL FRAMING
2x4 HOUSE INTERIOR WALL FRAMING @ 16" O.C.
2x6 HOUSE EXTERIOR WALL FRAMING @ 24" O.C.

NOTE: BOTH UNITS

- 6'-8" DOOR HEIGHTS THROUGHOUT
- ALLIANCE WINDGATE SERIES WINDOWS & PATIO DRS W/ JAMB & CASING
- SOLID CORE INTERIOR DOORS

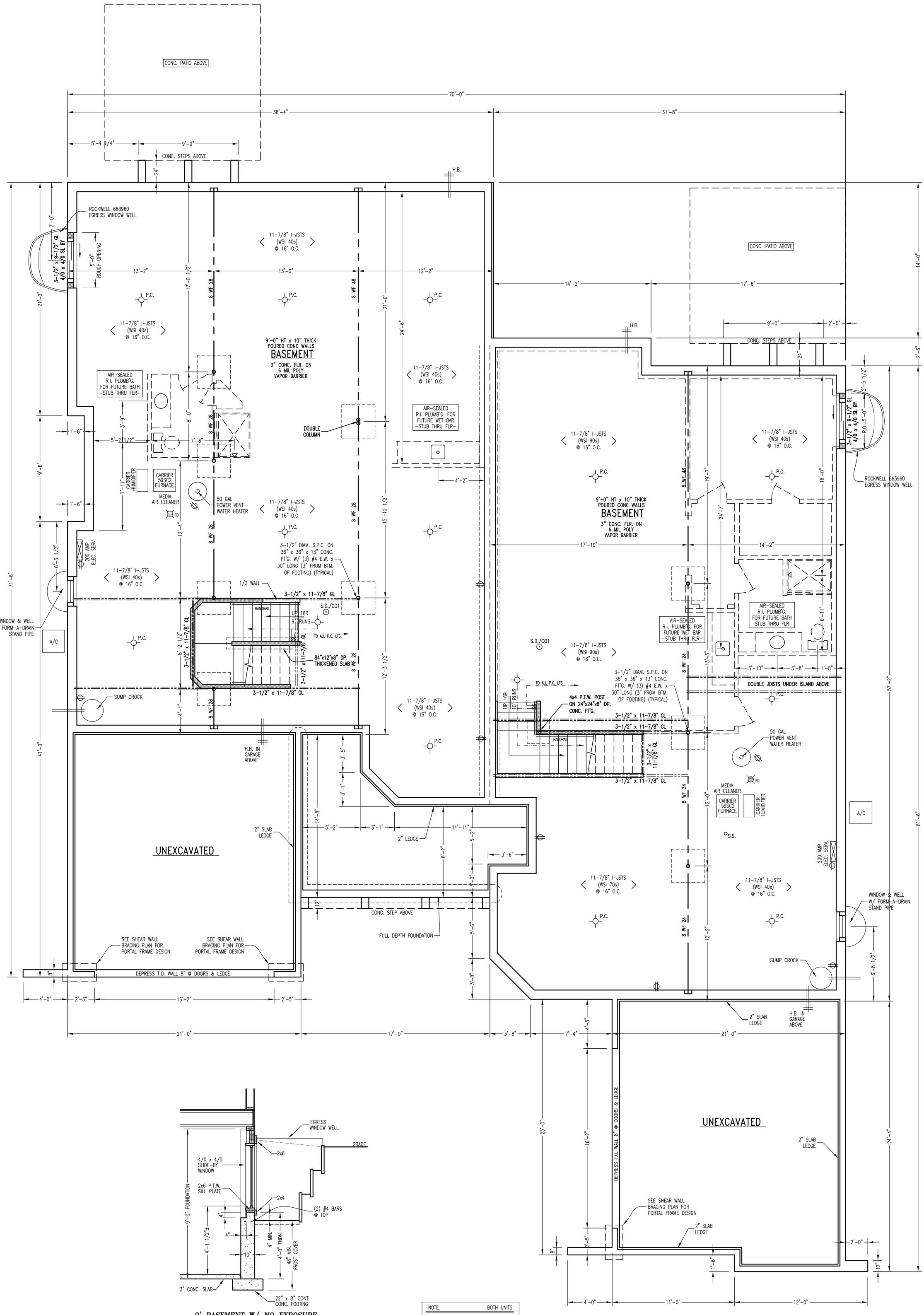
1834 S.F.

DARTMOOR VIL---- FLOOR PLAN

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

XXXXVIL/XXXXVIL

2



9' BASEMENT W/ NO EXPOSURE
EGRESS WINDOW DETAIL
SCALE: 3/8" = 1'-0"

NOTE:	BOTH UNITS
• ACTIVE RADON MITIGATION SYSTEM	
• HUNG PLUMBING	

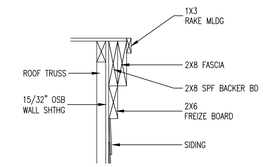
BASEMENT PLAN
SCALE: 1/4" = 1'-0"

XXXXXX/VILXXXX

3

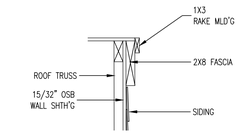
LEFT SIDE ELEVATION

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



DBL RAKE DETAIL

SCALE: 1"=1'-0"



SINGLE RAKE DETAIL

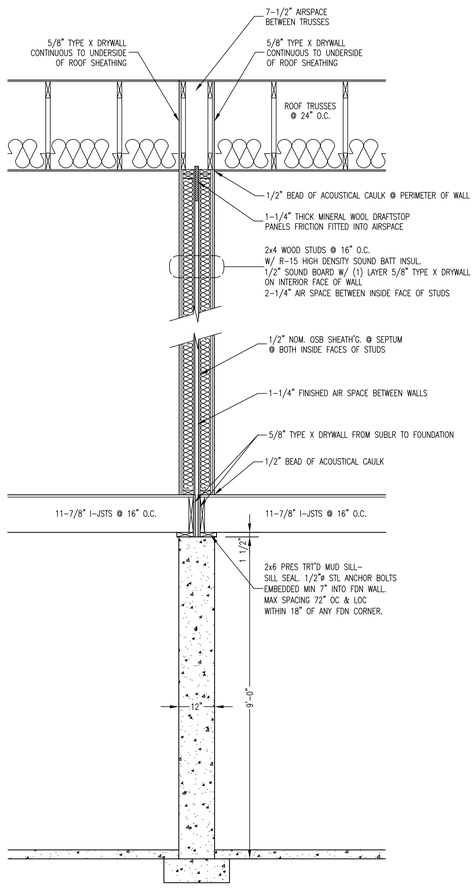
SCALE: 1"=1'-0"

RIGHT SIDE ELEVATION

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

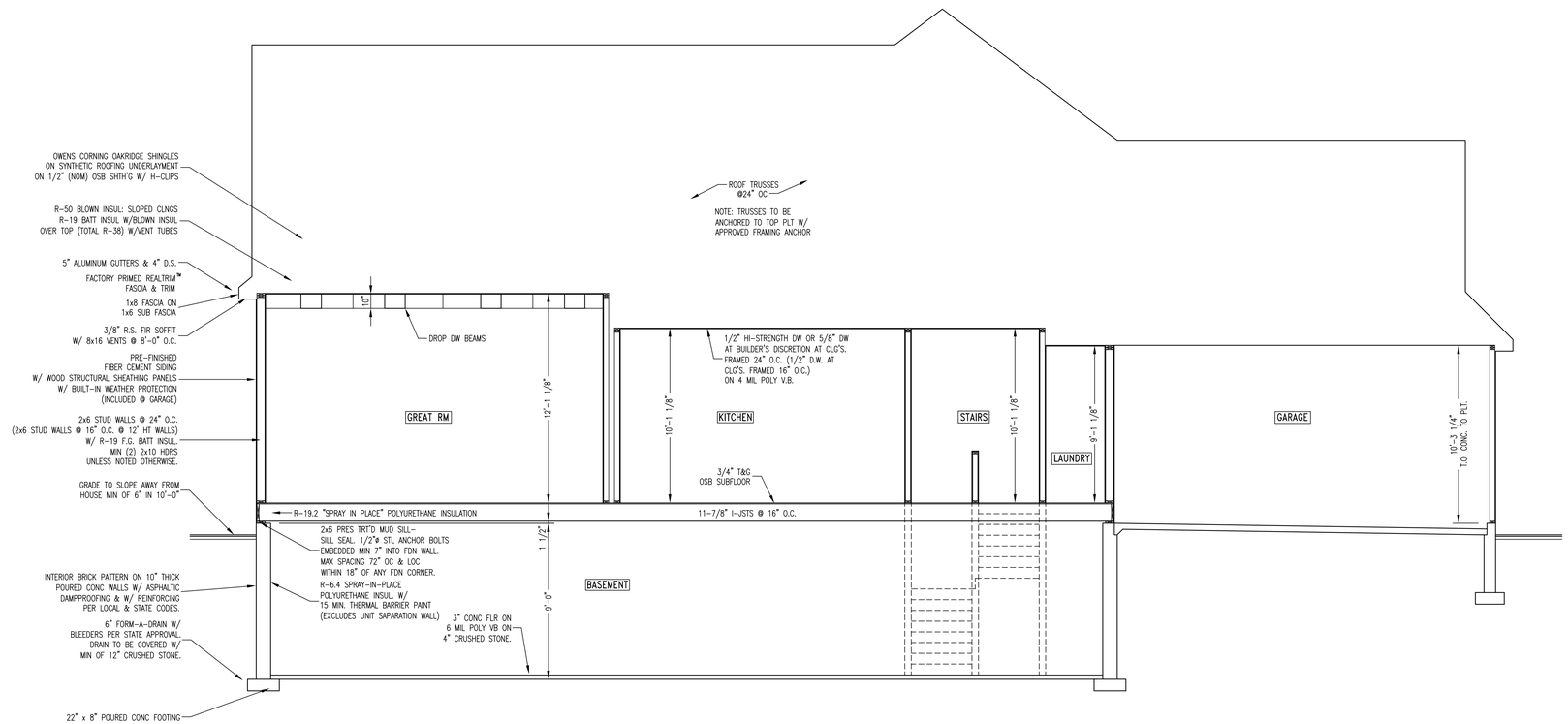
REAR ELEVATION

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



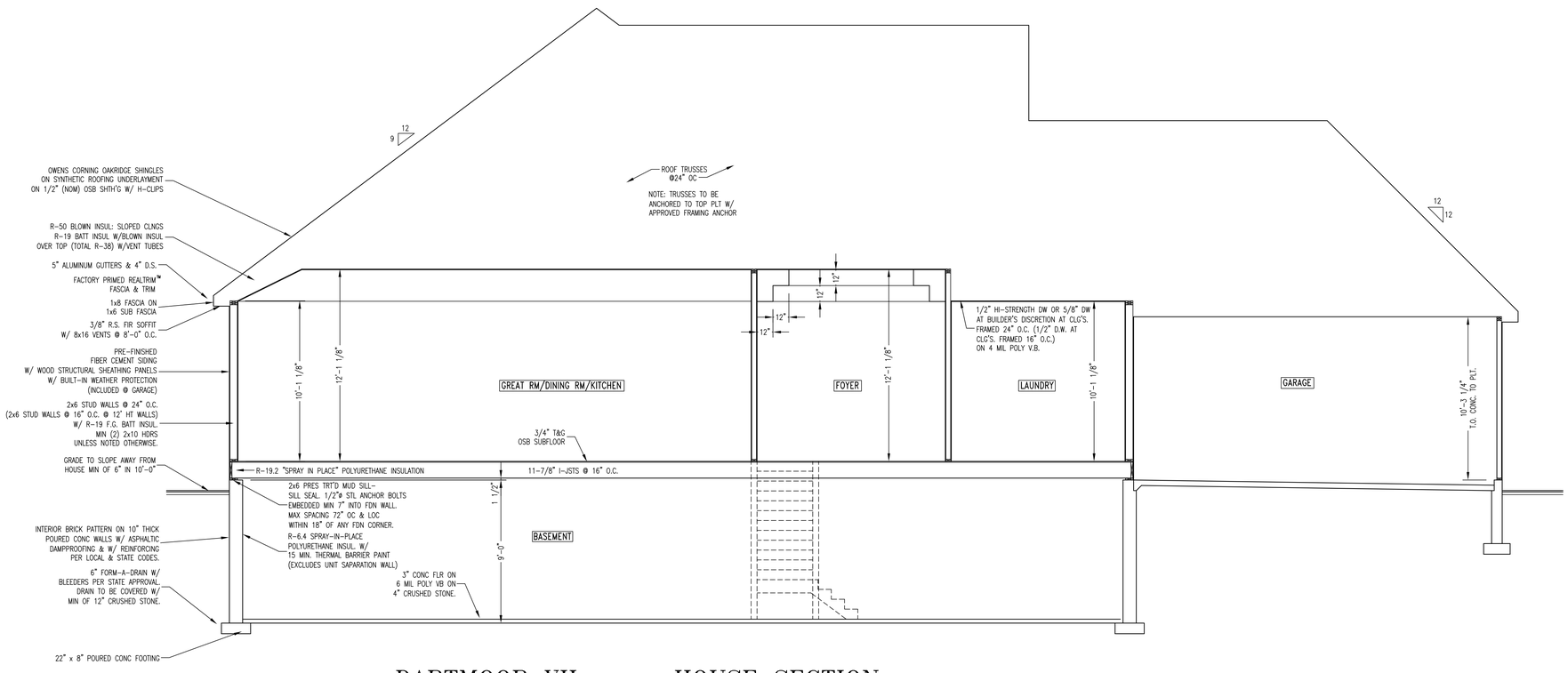
UNIT SEPARATION ASSEMBLY

SCALE: 1/2" = 1'-0"



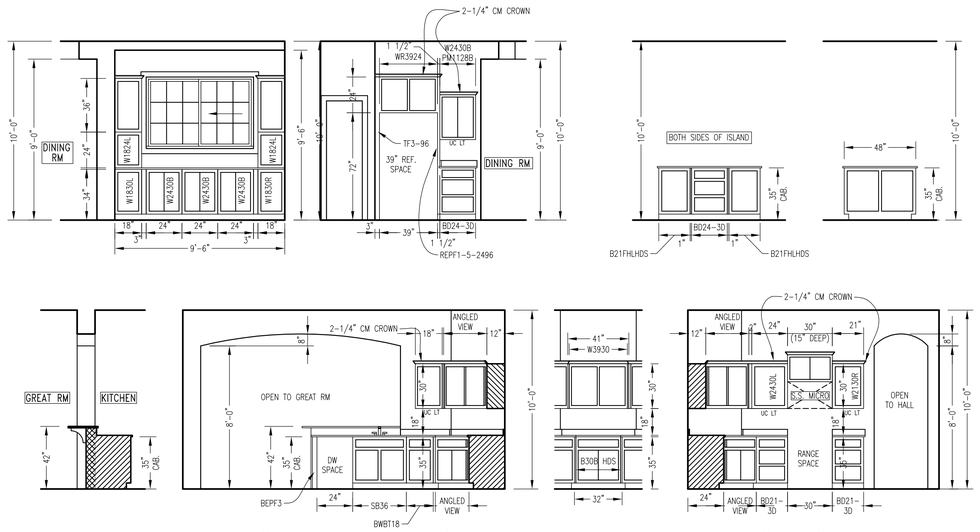
ESTONIAN VIL---- HOUSE SECTION

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



DARTMOOR VIL---- HOUSE SECTION

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

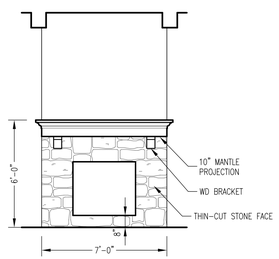


KITCHEN CABINET ELEVATIONS

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

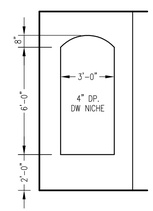
KITCHEN CABINET ELEVATIONS

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



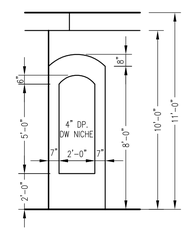
GREAT RM FIREPLACE

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



HALL NICHE

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

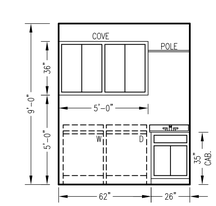


FOYER TO BDRM 2

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

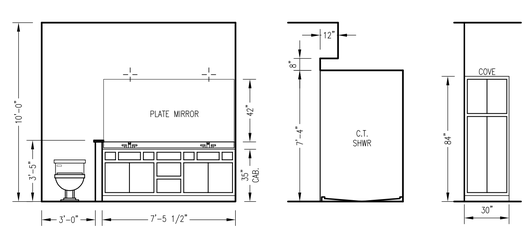
ESTONIAN VILXXXX

DARTMOOR VILXXXX



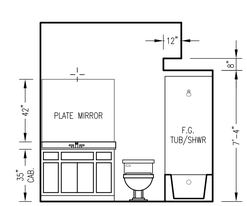
LAUNDRY RM

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



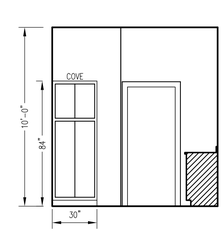
MASTER BATH

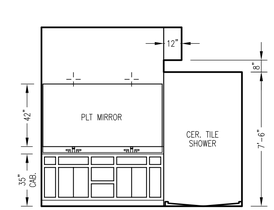
SCALE: 1/4"=1'-0"



MAIN BATH

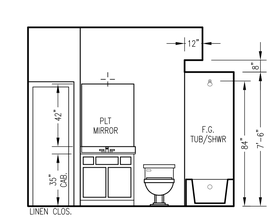
SCALE: 1/4"=1'-0"





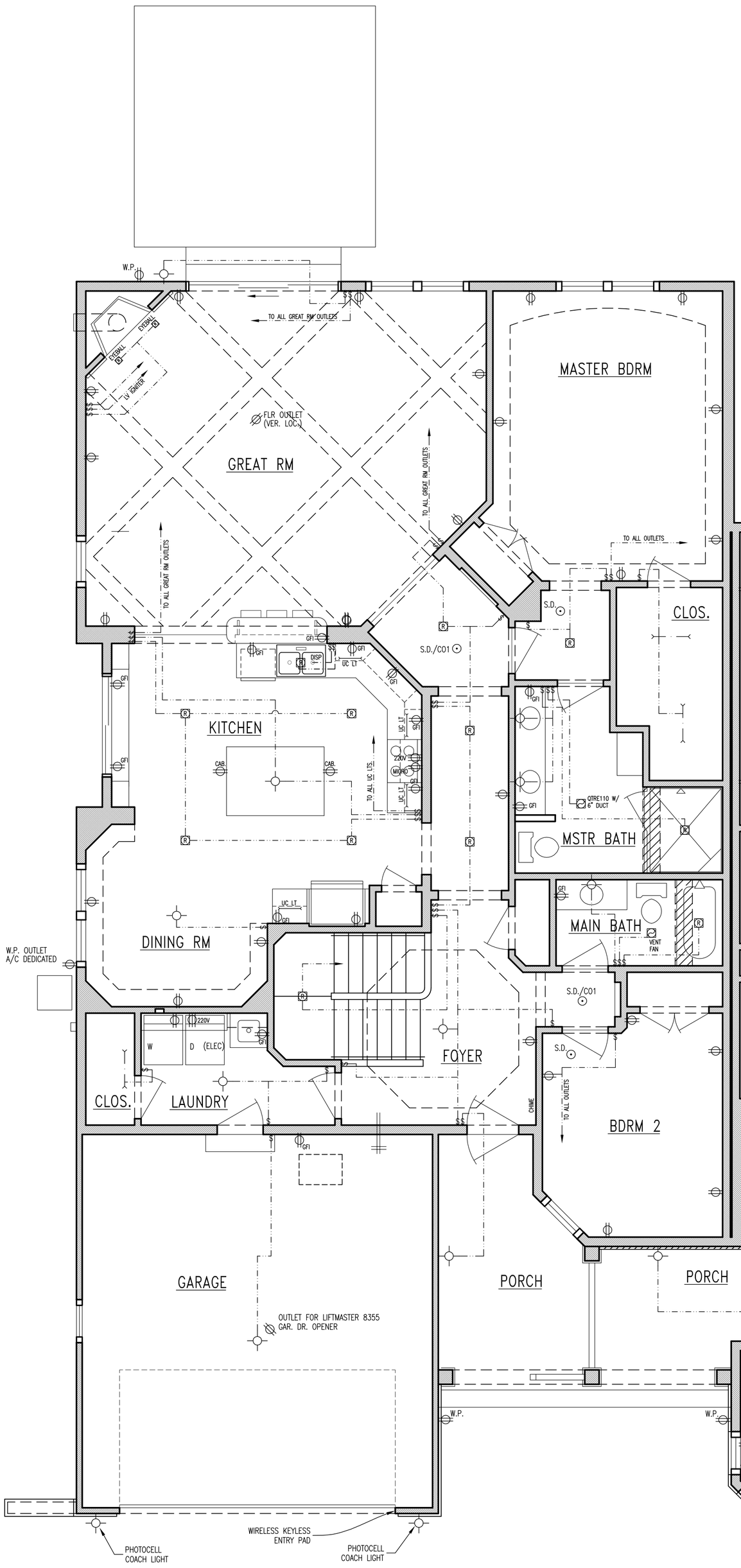
MASTER BATH

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



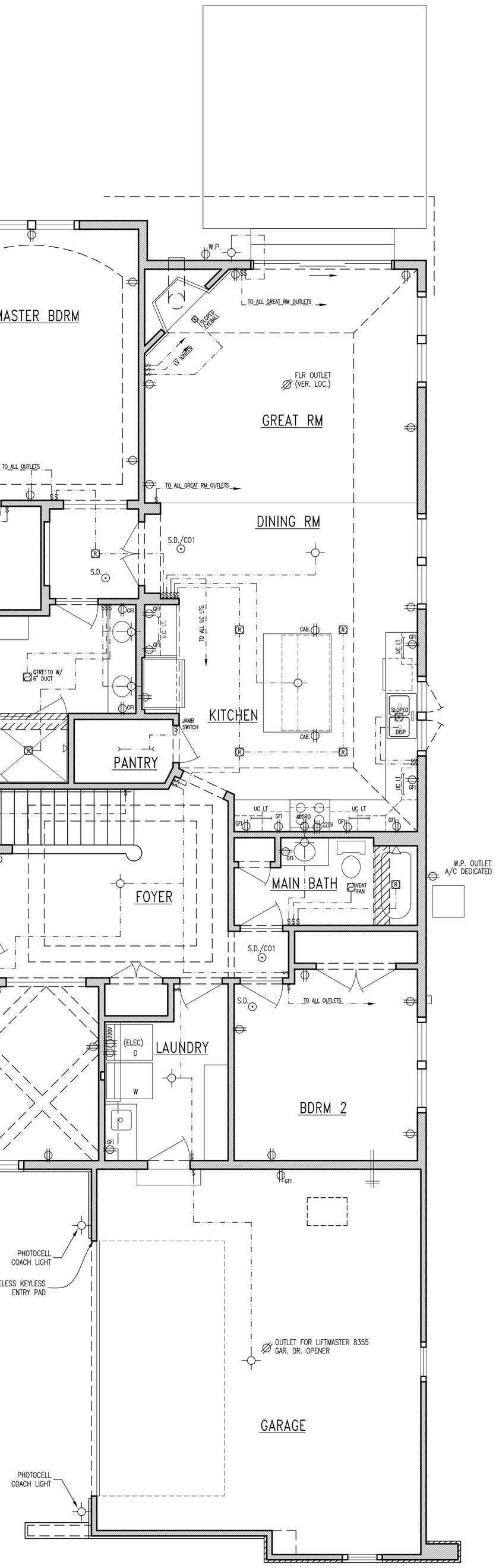
MAIN BATH

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



ESTONIAN VILXXXX ELECTRICAL PLAN

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



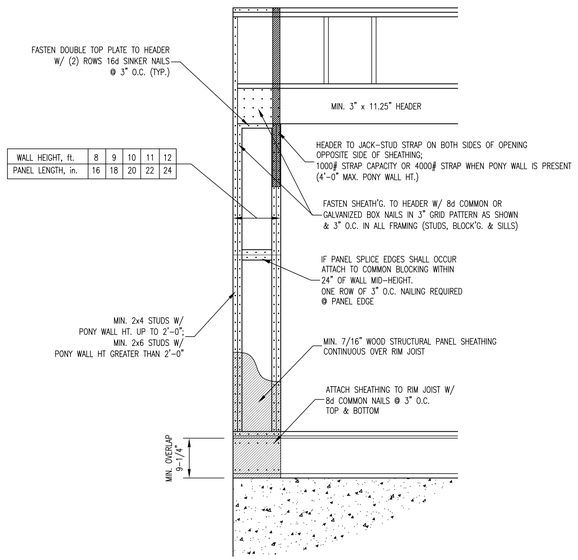
DARTMOOR VILXXXX ELECTRICAL PLAN

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

BOTH UNITS

NOTE:

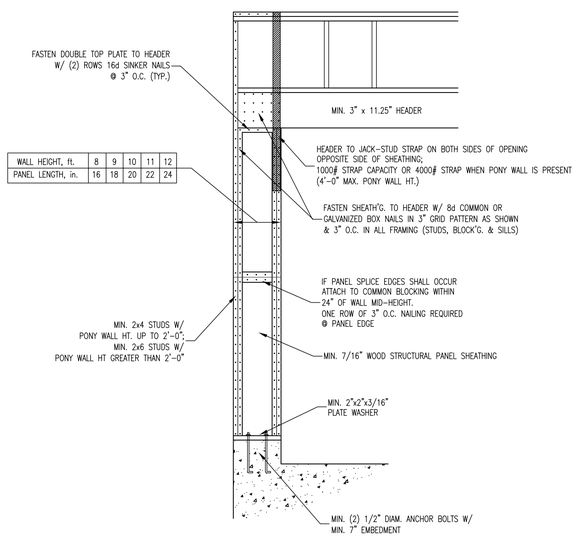
- (4) LOCATIONS CAT5E/RG6QS SINGLE PLATE JACKS



WALL HEIGHT, ft.	8	9	10	11	12
PANEL LENGTH, in.	16	18	20	22	24

NARROW WALL BRACING

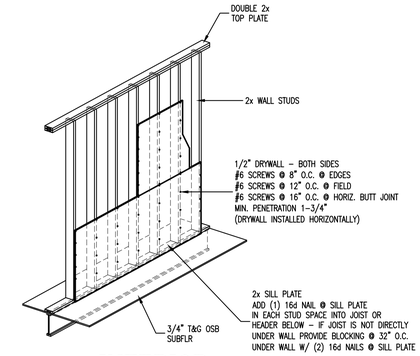
SCALE: 1/2" = 1'-0"



WALL HEIGHT, ft.	8	9	10	11	12
PANEL LENGTH, in.	16	18	20	22	24

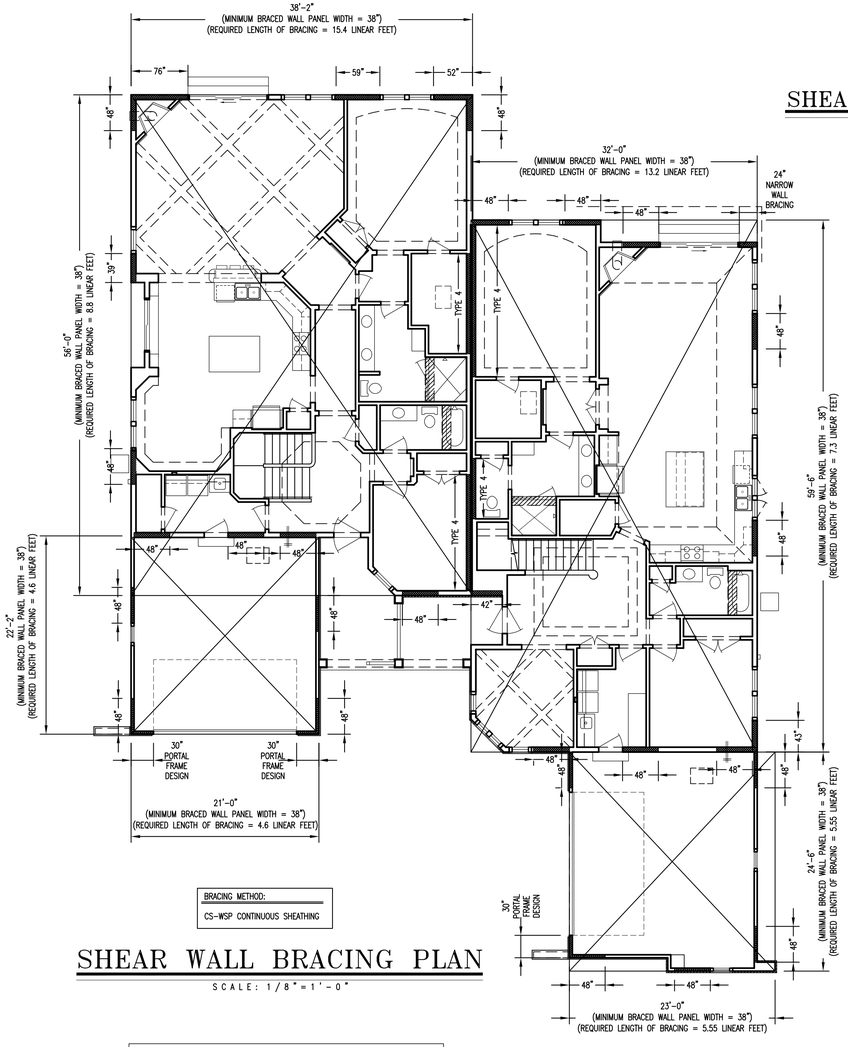
PORTAL FRAME DESIGN

SCALE: 1/2" = 1'-0"



INTERIOR SHEAR WALL BRACING (TYPE 4)

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



BRACING METHOD:

CS-WSP CONTINUOUS SHEATHING

SHEAR WALL BRACING PLAN

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

BRACED WALL PANEL FASTENING:
FASTEN TO STUDS USING 6d COMMON OR DEFORMED NAILS (2-1/2" LONG) OR 7/16" CROWN 16 GAGE STAPLES (1-1/4" LONG)
SPACING (MAX.)
NAILS:
6" @ SHEATHING, PANEL EDGES
12" @ FIELD
STAPLES:
3" @ SHEATHING, PANEL EDGES
6" @ FIELD