

CARRIAGE HILLS CONDOMINIUM

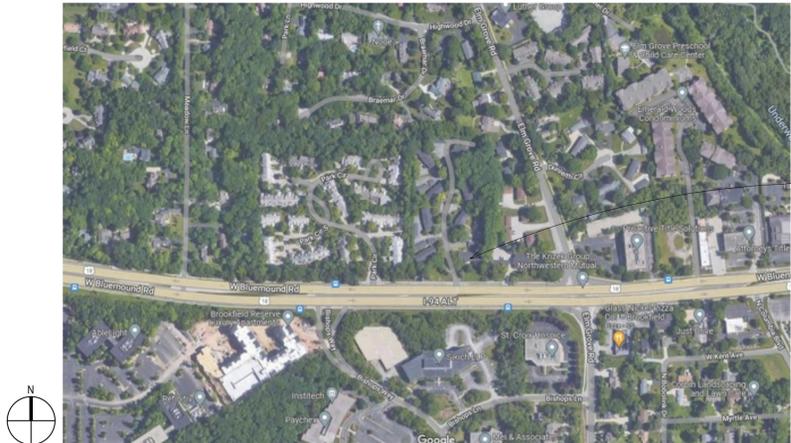
13320 W. BLUEMOUND RD
ELM GROVE, WI 53122



PROJECT NARRATIVE

This design submittal for the Carriage Hills Condominiums outlines the rebuild of unit number 13320 after the entire structure was lost to a fire in the Winter of 2022. We are seeking approval of the exterior appearance of the building from the Village of Elm Grove Building Board. The goal is to rebuild the building to look similar to the original, and match the other identical condo buildings on the same site. The exterior brick selection will match the existing brick. Wood details and accents will be painted to match the existing. The exterior siding will be a "wood-look" vinyl per direction of the condo board. The board would like to re-clad all buildings in the future with vinyl siding.

PROJECT SITE MAP



OWNER INFORMATION

CARRIAGE HILLS CONDOMINIUMS

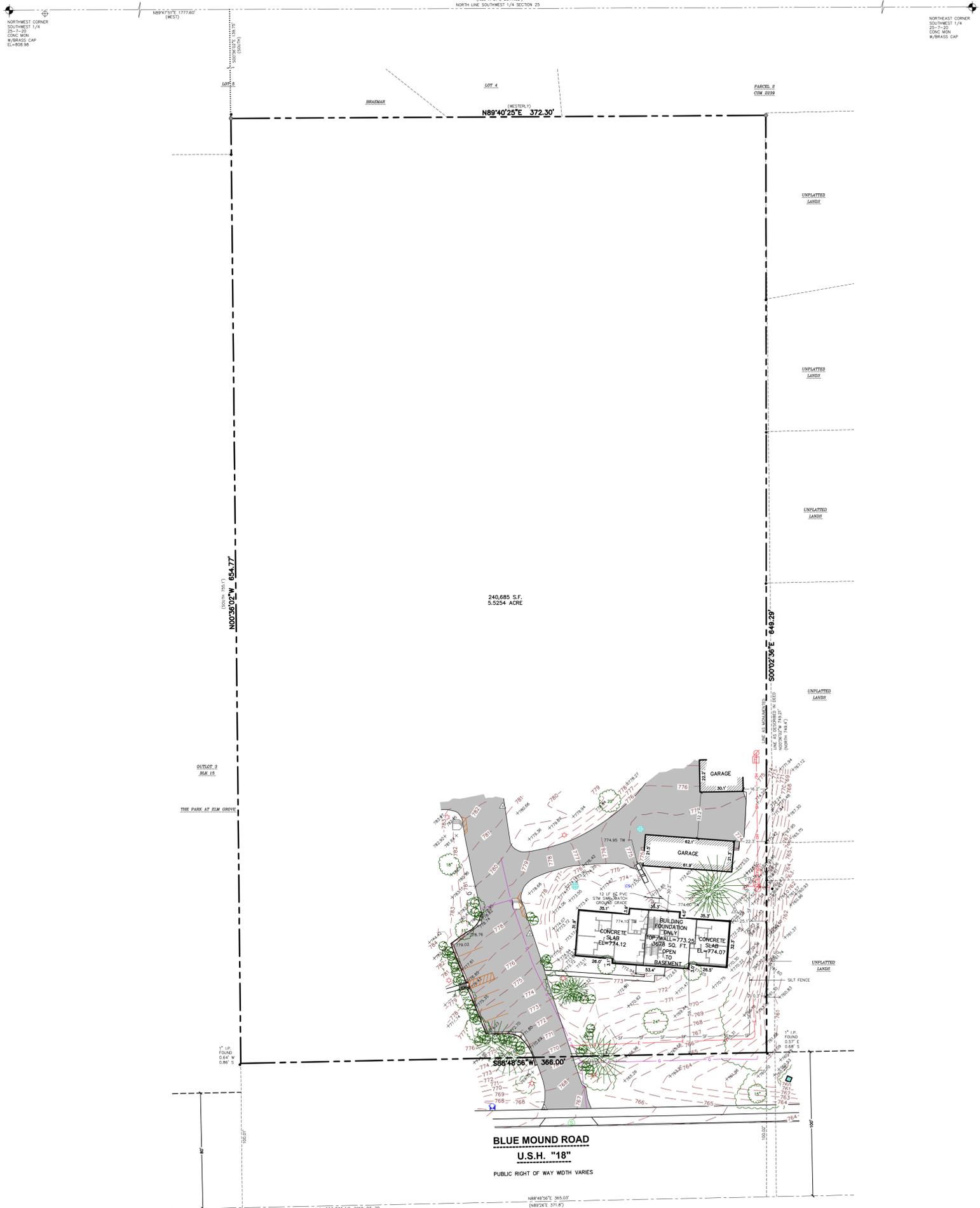
PROJECT INFORMATION

CONSTRUCTION DOCUMENTS

11/22/2022

PROJECT NUMBER:

22112



PLAT OF SURVEY
 PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 20 EAST, IN THE VILLAGE OF ELM GROVE, WAUKESHA COUNTY, WISCONSIN.

- NOTES**
- FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON SEPTEMBER 20, 2022.
 - BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83. THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 25 HAVING A BEARING OF N89°47'51\"/>

LEGAL DESCRIPTION

ALL THAT PIECE OR PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 20 EAST, IN THE VILLAGE OF ELM GROVE, WAUKESHA COUNTY, WISCONSIN, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT THE IS 1777.6 FEET EAST FROM THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4 OF SECTION 25 AND 139.75 FEET SOUTH OF THE NORTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 25; THENCE SOUTH ON A LINE THAT IS 1777.6 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID SOUTHWEST 1/4 OF SECTION 25, AND WHICH IS THE EAST LINE OF A CERTAIN PARCEL OF LAND DESCRIBED IN A DEED TO HARRISON L. GREGG, 755.1 FEET TO THE CENTER LINE OF BLUE MOUND ROAD; THENCE NORTH 89°20' EAST ON AND ALONG THE CENTER LINE OF THE SAID BLUE MOUND ROAD 371.8 FEET TO A POINT; THENCE NORTH ON A LINE THAT IS 2149.41 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID SOUTHWEST 1/4 OF SECTION 25, AND WHICH IS THE WEST LINE OF A CERTAIN PARCEL OF LAND DESCRIBED IN A DEED TO HATTIE L. GREGG, 749.4 FEET TO A POINT; THENCE WESTERLY TO THE PLACE OF BEGINNING.

ALSO KNOWN AS CARRIAGE HILLS CONDOMINIUM

SURVEYOR'S CERTIFICATE

I, ANDREW W. MILKOWSKI, WISCONSIN PROFESSIONAL LAND SURVEYOR NO. S-3121, HEREBY CERTIFY THAT UNDER THE DIRECTION OF TRI-NORTH BUILDERS THIS SURVEY AND MAP HAS BEEN PREPARED AND COMPLIES WITH WISCONSIN ADMINISTRATIVE CODE A-E7 AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF IN ACCORDANCE WITH THE INFORMATION PROVIDED.

ANDREW W. MILKOWSKI, S-3121 PROFESSIONAL LAND SURVEYOR DATE _____

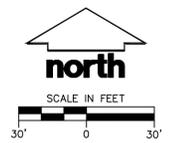
- LEGEND**
- 3/4" x 24" REBAR SET (1.50 LBS/LF)
 - GOVERNMENT CORNER
 - WITNESS MONUMENT
 - 1" IRON PIPE FOUND
 - 2" IRON PIPE FOUND
 - 3/4" REBAR FOUND
 - CONTROL POINT
 - BENCHMARK
 - FINISHED FLOOR SHOT LOCATION
 - MAIL BOX
 - SIGN
 - SANITARY MANHOLE
 - HYDRANT
 - WATER VALVE
 - CURB STOP/SERVICE VALVE
 - ROUND CASTED INLET
 - SQUARE CASTED INLET
 - GAS VALVE
 - ELECTRIC PEDESTAL
 - LIGHT POLE
 - POWER POLE
 - POWER POLE W/GUY
 - YARD LIGHT
 - DECIDUOUS TREE
 - CONIFEROUS TREE
 - BUSH
 - CENTERLINE
 - RIGHT-OF-WAY LINE
 - SECTION LINE
 - PARCEL BOUNDARY
 - PROPERTY LINE
 - EASEMENT LINE
 - LANDSCAPE LIMITS
 - SILT FENCE
 - FENCE LINE
 - EDGE OF PAVEMENT
 - CONCRETE CURB & GUTTER
 - EDGE OF GRAVEL
 - NATURAL GAS
 - OVERHEAD LINE
 - UNDERGROUND ELECTRIC
 - EDGE OF WOODS OR BRUSH
 - BUILDING
 - WALL LINE
 - INDEX CONTOUR
 - INTERMEDIATE CONTOUR
 - SPOT ELEVATION
 - BITUMINOUS PAVEMENT
 - CONCRETE PAVEMENT
 - EDGE OF BITUMINOUS
 - PAVEMENT STRIPPING
 - DEMOTES RECORD DATA DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY



JSD
 CREATE THE VISION TELL THE STORY
 jsdinc.com
 MILWAUKEE REGIONAL OFFICE
 1020 N. HENRI BOSSIE ROAD, SUITE 100
 WAUKESHA, WISCONSIN 53188
 P. 262.513.0666

CLIENT:
TRI-NORTH BUILDERS
 CLIENT ADDRESS:
 2625 RESEARCH PARK DRIVE
 FITCHBURG, WI 53711

PROJECT:
CARRIAGE HILLS CONDO REBUILD
 PROJECT LOCATION:
 13320 WEST BLUEMOUND ROAD
 ELM GROVE, WI
 WAUKESHA COUNTY



CALL DIGGERS HOTLINE
 1-800-242-8011 TOLL FREE
 BEFORE YOU DIG
 TO BEHOLD LOCATIONS OF PARTIALMENT UNDERGROUND UTILITIES BEFORE YOU DIG A HOLE

THE INFORMATION SHOWN ON THIS DRAWING CONCERNING THE TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE. THE CONTRACTOR'S OWN RESPONSIBILITY FOR MAKING THE CONTRACTOR'S OWN INVESTIGATION TO DETERMINE THE TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NECESSARY TO AVOID DAMAGE THEREOF.

MODIFICATIONS:

#	Date	Description
1		
2		
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15		

Designed By: DHS B27722
 Reviewed By: ANW B27722
 Approved By: ANW B27722

SHEET TITLE:
PLAT OF SURVEY FOR PERMIT

SHEET NUMBER:
1 OF 1

PROJECT NO.: 22-11782

FILE: R:\2022\221178\0221178_PDS_Permit.dwg Layer: 3dmax User: Johnson Plot Date: Sep 30, 2022, 2:06pm Scale: 1"=100'



NORTHEAST PERSPECTIVE



NORTHWEST PERSPECTIVE



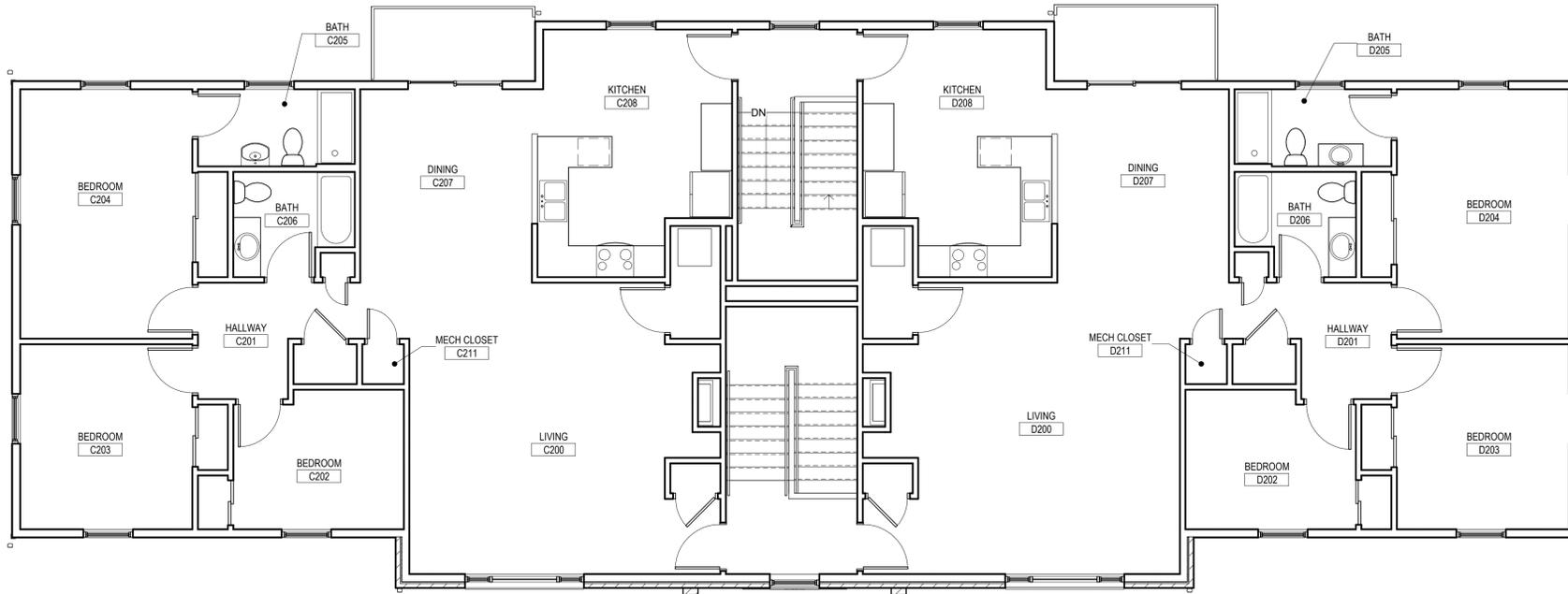
SOUTHEAST PERSPECTIVE



SOUTHWEST PERSPECTIVE

UNIT "C"

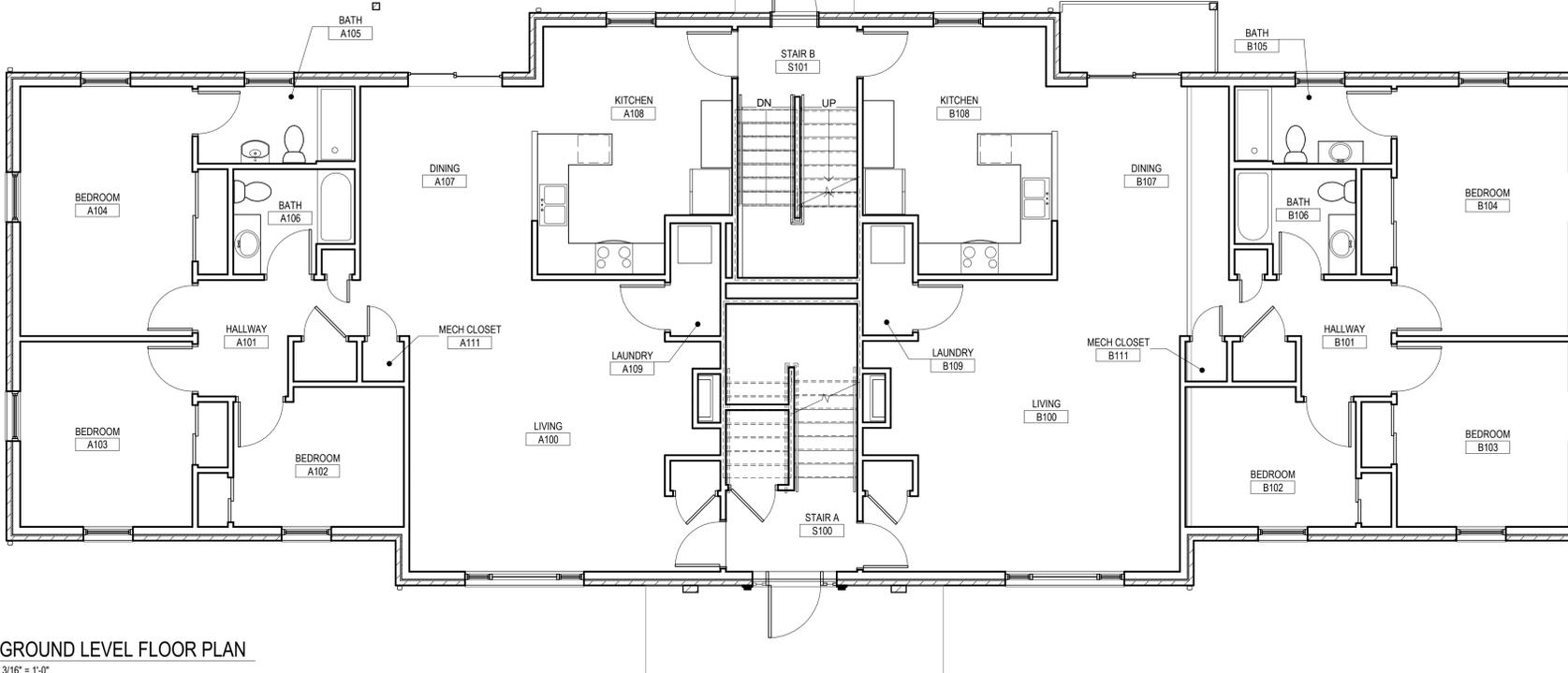
UNIT "D"



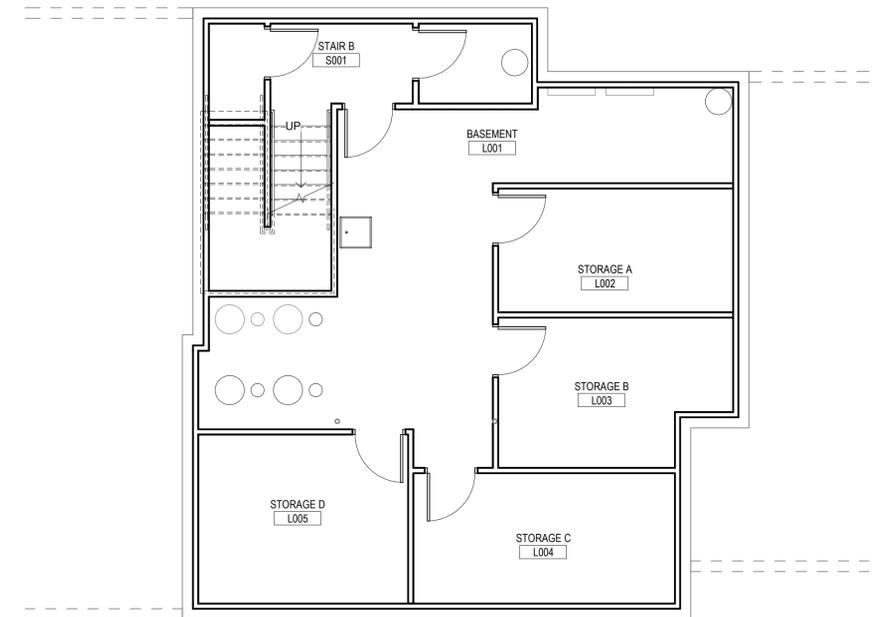
2 SECOND LEVEL FLOOR PLAN
3/16" = 1'-0"

UNIT "A"

UNIT "B"



1 GROUND LEVEL FLOOR PLAN
3/16" = 1'-0"



3 BASEMENT LEVEL FLOOR PLAN
3/16" = 1'-0"



CARRIAGE HILLS CONDOMINIUM

13320 W. BLUEMOUND RD
ELM GROVE, WI 53122

FLOOR PLANS

AP-102
PROJECT NUMBER

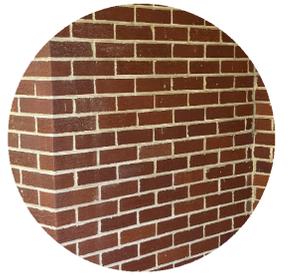
22112

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1 BUILDING ELEVATION - SOUTH
3/16" = 1'-0"

A BRICK - 1
TO MATCH ORIGINAL MASONRY



B1 VINYL SIDING - 1
8" VINYL SIDING



B2 VINYL SIDING - 2
4" VINYL SIDING

C1 PAINT - 1
TO MATCH VINYL SIDING COLOR

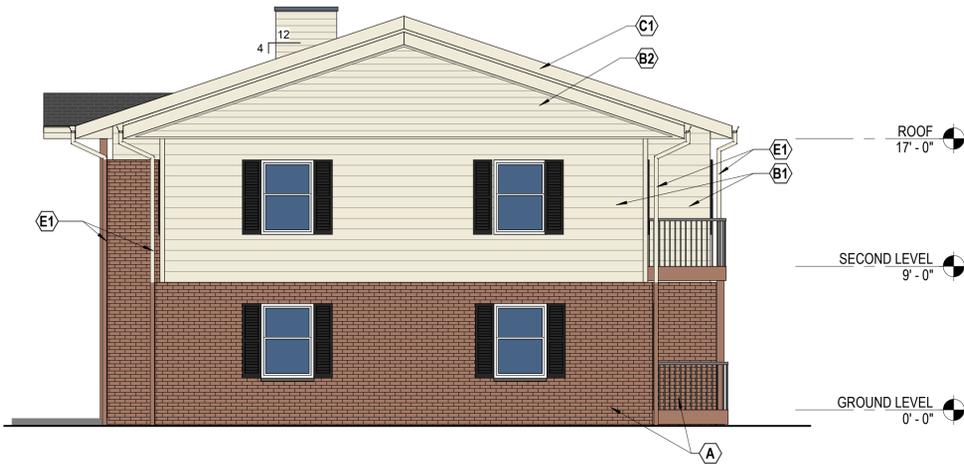
C2 PAINT - 2
TO MATCH BRICK COLOR



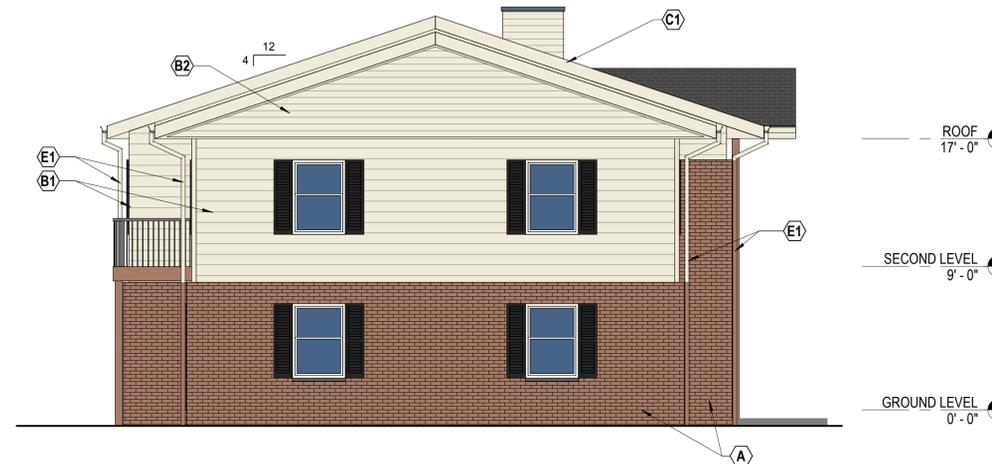
D1 SHINGLE - 1
BLACK TO MATCH EXISTING



E1 GUTTER/DOWNSPOUT
PAINT TO MATCH ADJACENT
EXTERIOR CLADDING COLOR



2 BUILDING ELEVATION - EAST
3/16" = 1'-0"



3 BUILDING ELEVATION - WEST
3/16" = 1'-0"



4 BUILDING ELEVATION - NORTH
3/16" = 1'-0"



DECK MATERIALS: PRESSURE TREATED WOOD
 PAINTED TO MATCH WOOD ACCENTS ON EXTERIOR
 2" X 10" PERIMETER GIRDER WITH 2" X 8" JOISTS
 2" X 6" WOOD DECKING

RAILING TYPE: STANFORD ALUMINUM RAILING SYSTEM

COLOR: TEXTURED BLACK (POWDER COATED)
 TOP RAIL PROFILE: RECTANGULAR (1.5" X 1.75")
 PICKET PROFILE: SQUARE (.75")



EXTERIOR LIGHT FIXTURES
 BAKERSVILLE OUTDOOR WALL LANTERN
 - MATCHES EXISTING LIGHT FIXTURES
 ON OTHER CONDO BUILDINGS.