

Community Living Arrangement CBRF

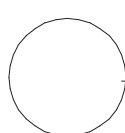
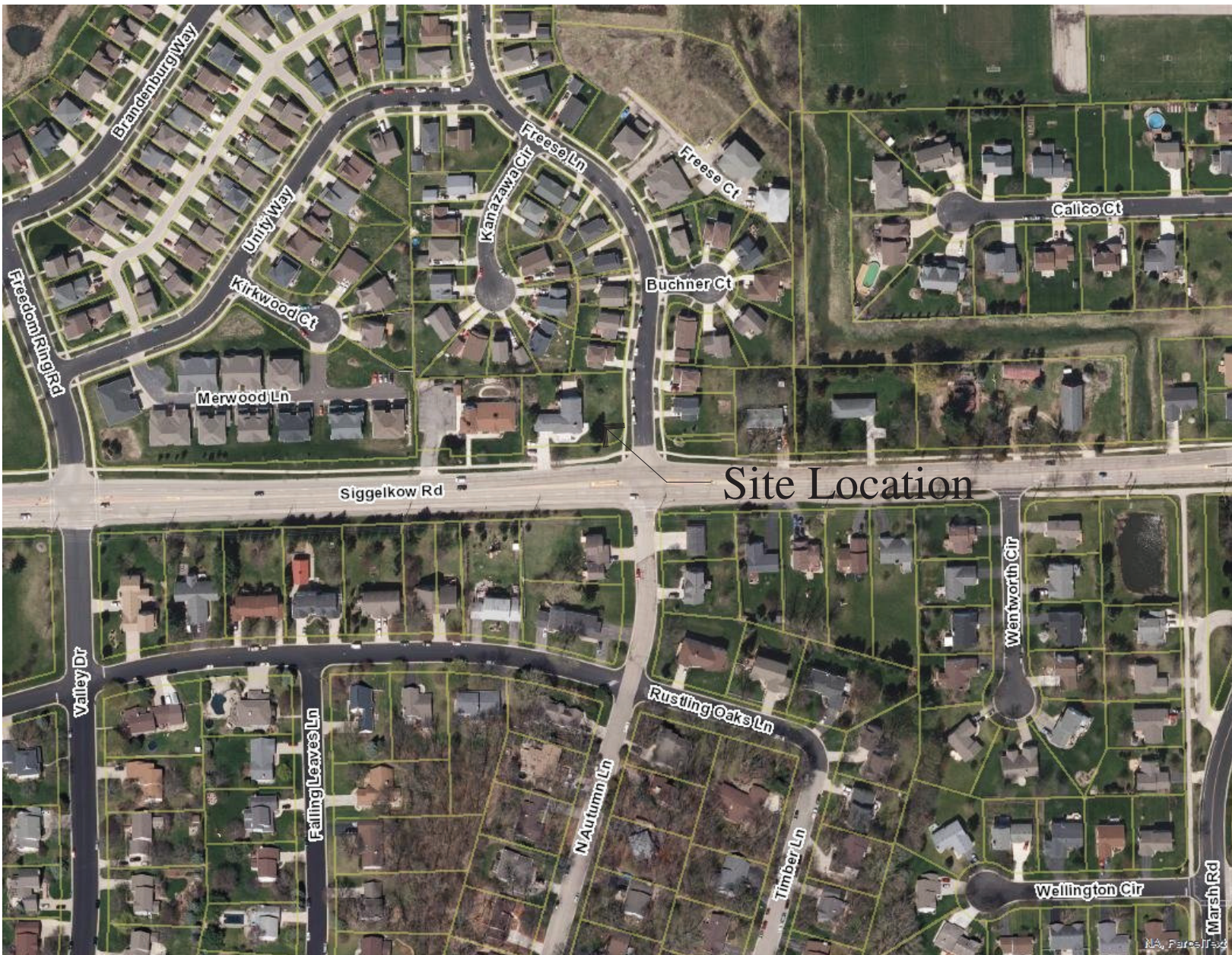
5210 Sigglekow Road
Madison, WI 53718
(608)217-6781
Contact: Fredric DeVillers

Architect

Concepts in Architecture, LLC
W125 Amidon Road
Brooklyn, WI 53521
(608)698-3196
Contact: Jeff Groenier

Civil Engineer

MARS - EOR
119 South Main Street
Cottage Grove, WI 53527
(608)839-4422



Location Plan

Scale = None

Sheet Index

CS - Cover Sheet

C110 - Existing Site Plan
C120 - New Site Plan
C130 - New Grading Plan
C140 - New Utility Plan
C510 - Details
C520 - Details

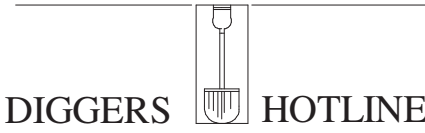
L-1.0 - New Landscape Plan

A1 - Existing First Floor Plan
A2 - New First Floor Plan
A3 - Existing Lower Level Plan
A4 - New Lower Level Plan
A5 - Existing Elevations
A6 - New Elevations
A7 - New Roof Plan

General Notes

- Contractor to verify all dimensions.
- Contractor shall obtain all permits needed for construction.
- Contractor to verify location of telephone service and requirements of telephone company.
- Plumbing contractor to verify all existing sanitary sewer and water mains. Coordinate connections with municipality.
- HVAC contractor verify location and depth of gas main and coordinate with gas company.
- Electrical contractor shall verify location and size of of service. Coordinate with electric company.
- Property lines and building setbacks to be located by a Registered Land Surveyor.
- Call Diggers hot-line before digging
- Contractor to verify smoke detection/fire detection system with electrical contractor prior to installation
- HVAC, Plumbing, and Electrical Contractors to design, obtain state approved plans prior to installation.
- Truss supplier to submit plans to state after approval by Architect and Owner.
- Building to be VB construction
- Occupancy type R2
- Allowable building area 9,000 sf
- Sprinklered Per NFPA 13

STATE LAW REQUIRES YOU TO NOTIFY OWNERS AND OPERATORS OF TRANSMISSION FACILITIES AT LEAST THREE WORKING DAYS BEFORE YOU DIG.



TOLL-FREE 1-800-242-8511

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Concepts
in
Architecture, LLC

Proposed for: Fredric A DeVillers
Address: 5210 Sigglekow Road
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608-220-6129

Project: 5210 Sigglekow Road
Address: City of Madison, WI
Sheet Title: Cover Sheet

Date: 09-09-2019

Scale: As Noted

Job #: 05-01

SHEET
CS

LEGEND

- 3/4" SOLID IRON ROD FOUND

●

1.25" SOLID IRON FOUND

●

3/4" X 18" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft.

x 20^A

SPOT ELEVATION

—G—

BURIED GAS LINE

—W—

WATER MAIN

—SAN—

SANITARY SEWER

—ST—

STORM SEWER

—UT—

BURIED TELEPHONE

—E—

BURIED ELECTRIC

—FO—

BURIED FIBER OPTIC

●

WATER VALVE

●

GAS VALVE

⊠

GAS METER

L.S.

LANDSCAPING

W.W.

WINDOW WELL
- TV PEDESTAL

□

ELECTRIC PEDESTAL

□

LIGHT POLE

□

TELEPHONE PEDESTAL

⊙

FIRE HYDRANT

—

SIGN

—

MAILBOX

□

STORM SEWER INLET

○

STORM SEWER MANHOLE

○

STORM SEWER STRUCTURE

○

SANITARY SEWER MANHOLE

()

INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT. BUILDINGS ARE MEASURED TO THE NEAREST TENTH OF A FOOT.

OUTLOT 1 AND LOT 2, TWIN OAKS, AS RECORDED IN VOLUME 58-039A OF PLATS, ON PAGES 209-211, AS DOCUMENT NUMBER 3834712, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

GENERAL NOTES

- EXISTING CONDITIONS SHOWN ARE BASED ON A SURVEY CONDUCTED BY BURSE SURVEYING & ENGINEERING, INC. EMMONS & OLIVIER RESOURCES, INC TAKES NO RESPONSIBILITY FOR ACCURACY OF ANY EXISTING CONDITIONS ELEVATIONS OR BENCHMARKS.
- ALL WORK IN THE RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST ADDITION.
- NO SITE GRADING SHALL BE PERFORMED OUTSIDE OF THE SILT FENCE / GRADING LIMITS EXCEPT AS NOTED.

SURVEY NOTES

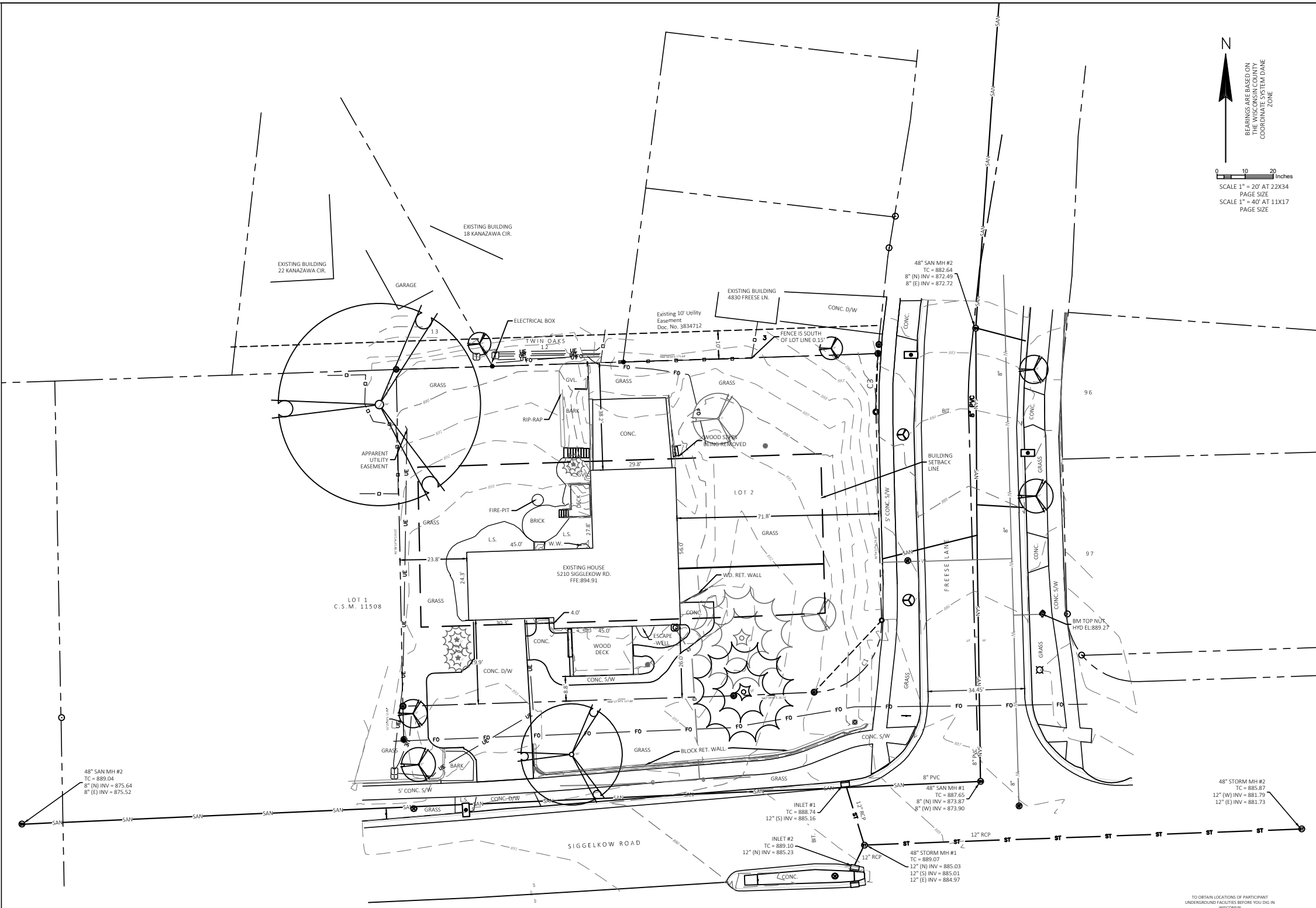
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS MAP, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT.
- NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES.
- DATE OF FIELD WORK:12-19-18, 12-20-18, 01-02-19, 01-07-19 AND 01-09-2019.
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- ALL BUILDINGS, AND SURFACE AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN HEREON.
- ALL TREES, HEDGES AND GROUND COVER ON THE SITE MAY NOT NECESSARILY BE SHOWN HEREON.
- ROUTING OF PUBLIC UTILITIES IS BASED UPON DRAWINGS OBTAINED FROM THE CITY OF MADISON ENGINEERING DEPARTMENT, MARKINGS PROVIDED BY DIGGER'S HOTLINE TICKET NUMBERS 20184809775, 20184809795, 20184809800, 20184809835, 20184809837, AND VISIBLE ABOVE GROUND STRUCTURES. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE TO LOCATED UTILITIES. BEFORE EXCAVATIONS ARE PERFORMED CONTACT DIGGER'S HOTLINE.
- TOTAL PARCEL AREA = 20,384 SQUARE FEET (LOTS COMBINED).
- ELEVATIONS ARE BASED UPON NAVD83 DATUM. SURVEYOR TRANSFERRED ELEVATIONS TO THE SITE UTILIZING RTK GPS SURVEYING OBSERVING THE WISCONSIN NETWORK. THE TOP NUT OF THE HYDRANT ON THE EAST SIDE OF FREESE LANE HAS AN ELEVATION OF 889.27.
- SPOT ELEVATIONS AT EACH ENTRANCE AND FINISH FLOOR NEXT TO EACH ENTRANCE WERE CALCULATED BY RUNNING A CLOSED LEVEL CIRCUIT FROM LOCAL SITE BM OF 889.27.

SURVEYED FOR :
FREDRIC A. DEVILLERS
5210 SIGGELKOW RD.
MADISON, WI, 53718

SURVEYED BY :

Burse
surveying & engineering llc

2801 International Lane, Suite 101
Madison, WI 53704 608.250.9263
Fax: 608.250.9266
email: mburse@bse-inc.net
www.bursesurveyengr.com



TO OBTAIN LOCATIONS OF PARTICIPANT UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN



CALL DIGGERS HOTLINE
1-800-242-8511 TOLL FREE

WISCONSIN STATE STATUTE 90.01(2)(b) REQUIRES MINIMUM THREE (3) BUSINESS DAYS NOTICE BEFORE YOU EXCAVATE

THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUDING. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING HIS OWN EXISTENCE. BASED AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO PROCEED WITH THE PROJECT. IF NECESSARY, THE OWNER WILL PROVIDE EXISTING PLANS OF OTHER UTILITIES SERVING THE SITE AND THE BUILDING THAT OTHERWISE CANNOT BE LOCATED BY A VISUAL INSPECTION OF THE PROPERTY OR OF WHICH THE SURVEYOR WOULD HAVE NO KNOWLEDGE.

PROJECT: 5210 SIGGELKOW ROAD REDEVELOPMENT

CLIENT: FRED DeVILLERS

COUNTY: DANE

EXISTING CONDITIONS

FOR REVIEW

SHEET C110

FILE NAME : P:\01482-0001 DEVILLERS-SIGGELKOW REDEVELOPMENT\DRAWINGS\SHEETS PLAN\C110 - EXISTING CONDITIONS.DWG

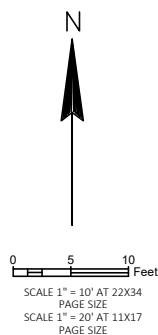
PLOT DATE : 9/11/2019 2:54 PM

PLOT BY : CHRISTINE PELTO

PLOT NAME : _____

PLOT SCALE : 1" = 20' (22X34)

REVISION DATE:



1. ALL WORK IN THE RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST ADDITION.
2. ALL CURB AND GUTTER AND SIDEWALK REPLACEMENT AS REQUIRED BY THE CITY OF MADISON INSPECTOR WITHIN THE ROW SHALL BE INSTALLED PER THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST ADDITION.
3. USE 4" WIDE, LATEX BASED, HIGH VISIBILITY PAINT FOR STALL LINES. COORDINATE COLOR WITH OWNER.
4. MARK AND STRIPE ADA PARKING SPACES APPROPRIATELY.
5. SIGNS TO MEET MANUAL ON UNIFORM TRAFFIC CONTROL AS TO COLOR, LETTERING AND DIMENSIONS AND SHALL BE INSTALLED AT A HEIGHT OF SEVEN FEET.
6. PROVIDE SIDEWALK CONSTRUCTION JOINTS AT EVEN SPACING AT A DISTANCE APART EQUAL TO THE SIDEWALK WIDTH AND AS IS TYPICAL IN CONCRETE CONSTRUCTION.
7. PAVEMENT DESIGN SHALL BE PER THE RECOMMENDATION OF THE SOILS CONSULTANT.
8. THE APPLICANT SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER WHICH ABUTS THE PROPERTY WHICH IS DAMAGED BY THE CONSTRUCTION OR ANY SIDEWALK AND CURB AND GUTTER WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO THE BEGINNING OF CONSTRUCTION.

SITE ADDRESS: 5210 SIGGELKOW ROAD
LOT ACREAGE: 20,384 SF
USE OF PROPERTY: RESIDENTIAL
ZONING: TR-C1

SETBACKS:
FRONT YARD: 20-FEET
REAR YARD: 35-FEET
SIDE YARD: 7-FEET

MAXIMUM LOT AREA COVERAGE: 65%

EXISTING IMPERVIOUS SURFACE AREA: 5,773 SQ.FT.

NEW IMPERVIOUS SURFACE AREA: 6,624 SQ.FT.

TOTAL PROPOSED IMPERVIOUS AREA: 12,397 SQ.FT.

DISTURBANCE LIMITS: 25,100 SQ.FT.

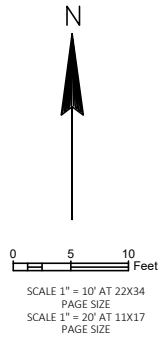
PERCENT LOT IMPERVIOUS:
EXISTING: 28.3%
PROPOSED: 60.8%



"THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THEREOF. IF ADDITIONAL UTILITIES ARE KNOWN TO EXIST IN THE PROPERTY, THE OWNER WILL PROVIDE EXISTING PLANS OF OTHER UTILITIES SERVING THE SITE AND THE BUILDING THAT OTHERWISE CANNOT BE LOCATED BY A VISUAL INSPECTION OF THE PROPERTY OR OF WHICH THE SURVEYOR WOULD HAVE NO KNOWLEDGE".

Diagram illustrating the components of a road cross-section, showing various features and their corresponding line styles:

- EX MINOR CONTOURS
- EX MAJOR CONTOURS (5-FOOT)
- PRO MINOR CONTOURS
- PRO MAJOR CONTOURS (5-FOOT)
- SILT FENCE
- GRAVEL CONSTRUCTION ENTRANCE
- STRUCTURE INLET PROTECTION
- LOT LINE
- SETBACK LINE



1. EXISTING CONDITIONS SHOWN ARE FROM SURVEY PROVIDED BY BURSE SURVEYING AND ENGINEERING, INC. EMMONS & OLIVER RESOURCES (EOR) TAKES NO RESPONSIBILITY FOR ACCURACY OF ANY EXISTING CONDITIONS ELEVATIONS OR BENCHMARKS.
2. ALL WORK IN THE RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH CITY OF MADISON STANDARDS.
3. NO SITE GRADING SHALL BE PERFORMED OUTSIDE OF THE SILT FENCE / GRADING LIMITS / PROPERTY LINE / EASEMENTS EXCEPT AS NOTED.
4. THIS PROJECT HAS BEEN DESIGNED AND MUST BE CONSTRUCTED IN ACCORDANCE WITH ALL CITY OF MADISON STANDARDS.

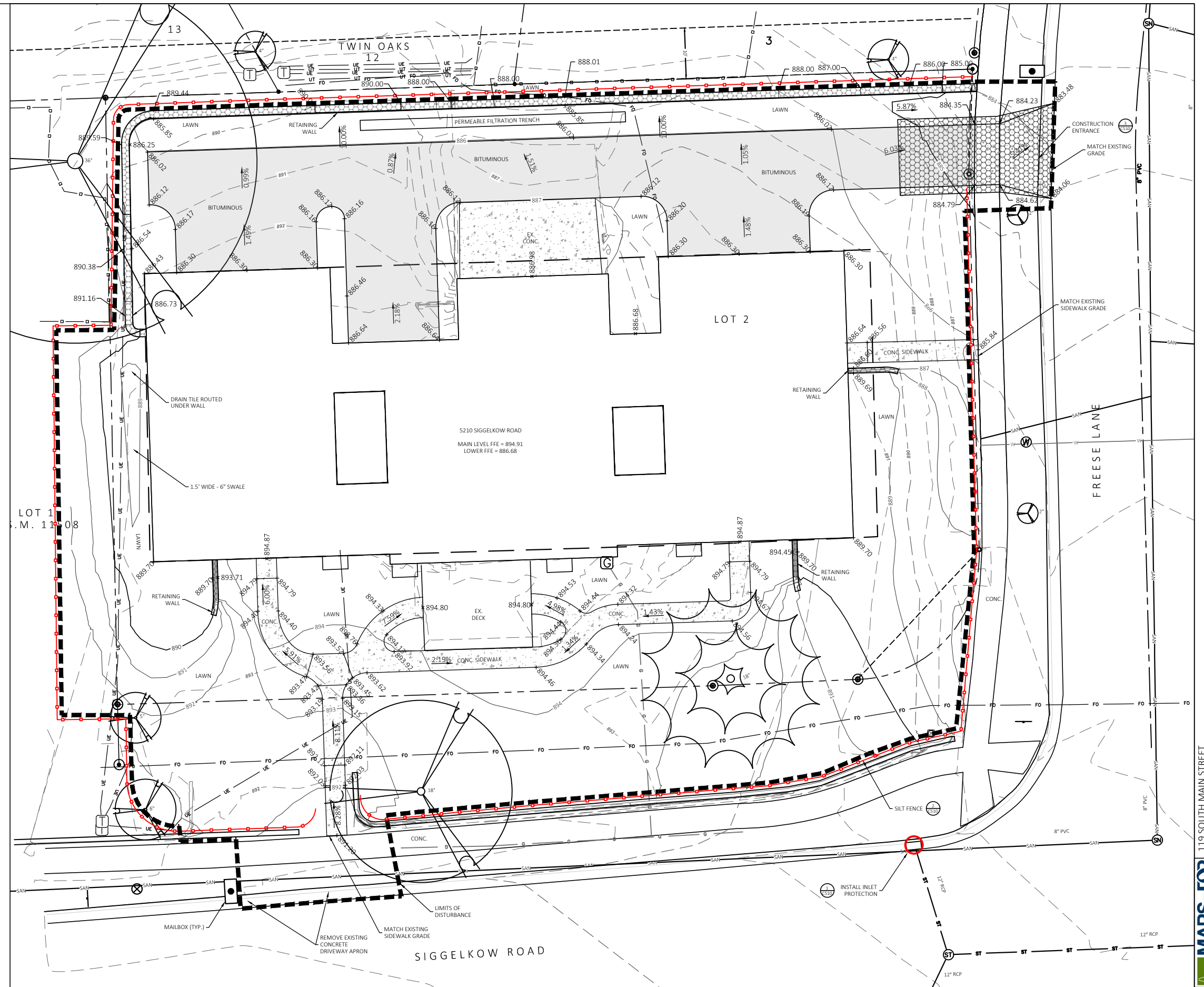
1. ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED IMMEDIATELY FOLLOWING GRADING ACTIVITIES. SEED MIX TO BE IN ACCORDANCE WITH LANDSCAPE PLAN.
2. ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL VERIFY ALL GRADES TO MAKE SURE ALL AREAS DRAIN PROPERLY AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
3. CONTRACTOR TO DEEP TILL ALL COMPACTED PERVIOUS SURFACES PRIOR TO SEEDING AND MULCHING.
4. ALL LANDSCAPE AREAS SHALL BE RESTORED WITH A MINIMUM OF 12" OF TOPSOIL.

- BEGIN CONSTRUCTION. INSTALL ALL PERIMETER EROSION CONTROL DEVICES AS SHOWN
- SITE MASS GRADING.
- UTILITY CONSTRUCTION.
- FOOTING AND FOUNDATION CONSTRUCTION.
- CONSTRUCT BUILDING
- FINAL SITE GRADING, UTILITIES, AND RESTORATION

1. ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IMPLEMENTED IN ACCORDANCE WITH THE CURRENT WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS (dnr.wi.gov).
2. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO SITE DISTURBANCE.
3. ENGINEER / CITY OF MADISON HAS THE RIGHT TO REQUIRE OWNER / CONTRACTOR TO IMPLEMENT ADDITIONAL EROSION CONTROL MEASURES AS NECESSARY.
4. EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE INSPECTED ONCE PER WEEK AND FOLLOWING EACH RAINFALL EVENT. INSPECTION REPORTING SHALL BE IN ACCORDANCE WITH CITY OF MADISON REQUIREMENTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN EROSION AND SEDIMENT CONTROL PRACTICES IN WORKING ORDER.
6. DEWATERING PRACTICES SHALL COMPLY WITH TECHNICAL STANDARD 1061.
7. ALL SLOPES EXCEEDING 20% (5:1) SHALL BE STABILIZED WITH A CLASS I, TYPE A URBAN EROSION MAT.
8. ALL SWALES SHALL BE STABILIZED WITH A CLASS I, TYPE B EROSION MAT.
9. DUST CONTROL SHALL BE MITIGATED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1068.
10. ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED IMMEDIATELY FOLLOWING FINAL GRADING ACTIVITIES.
11. SEED MIX AND RATE SHALL BE, AT A MINIMUM, IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1059.
12. TRACKED SOIL FROM THE SITE TO STREETS SHALL BE REMOVED AT THE END OF EACH WORKDAY OR AS DIRECTED BY THE CITY ENGINEER.
13. INSTALL PERIMETER CONTROLS ON THE DOWNSLOPE SIDE OF STOCKPILES AND PROVIDE TEMPORARY SEEDING ON STOCKPILES WHICH ARE TO REMAIN IN PLACE FOR MORE THAN SEVEN (7) DAYS.
14. INSTALL TRM PER MANUFACTURER'S RECOMMENDATIONS.
15. AREAS WHERE TRM IS INSTALLED SHALL BE RESTORED WITH SEED AND TYPE II CLASS C EROSION MATTING.



THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. IF ADDITIONAL UTILITIES ARE KNOWN TO EXIST IN THE PROPERTY, THE OWNER WILL BE RESPONSIBLE FOR PLACING SUCH UTILITIES SERVING THE SITE AND BUILDING. THAT OTHERWISE CANNOT BE LOCATED BY A VISUAL INSPECTION OF THE PROPERTY OR OF WHICH A SURVEYOR WOULD HAVE NO KNOWLEDGE.



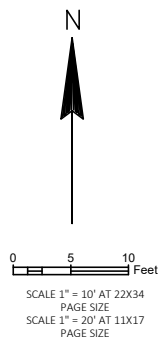
REVISION DATE:

COTTAGE GROVE, WI 53527 (608) 839.4422

GRADING AND EROSION CONTROL PLAN

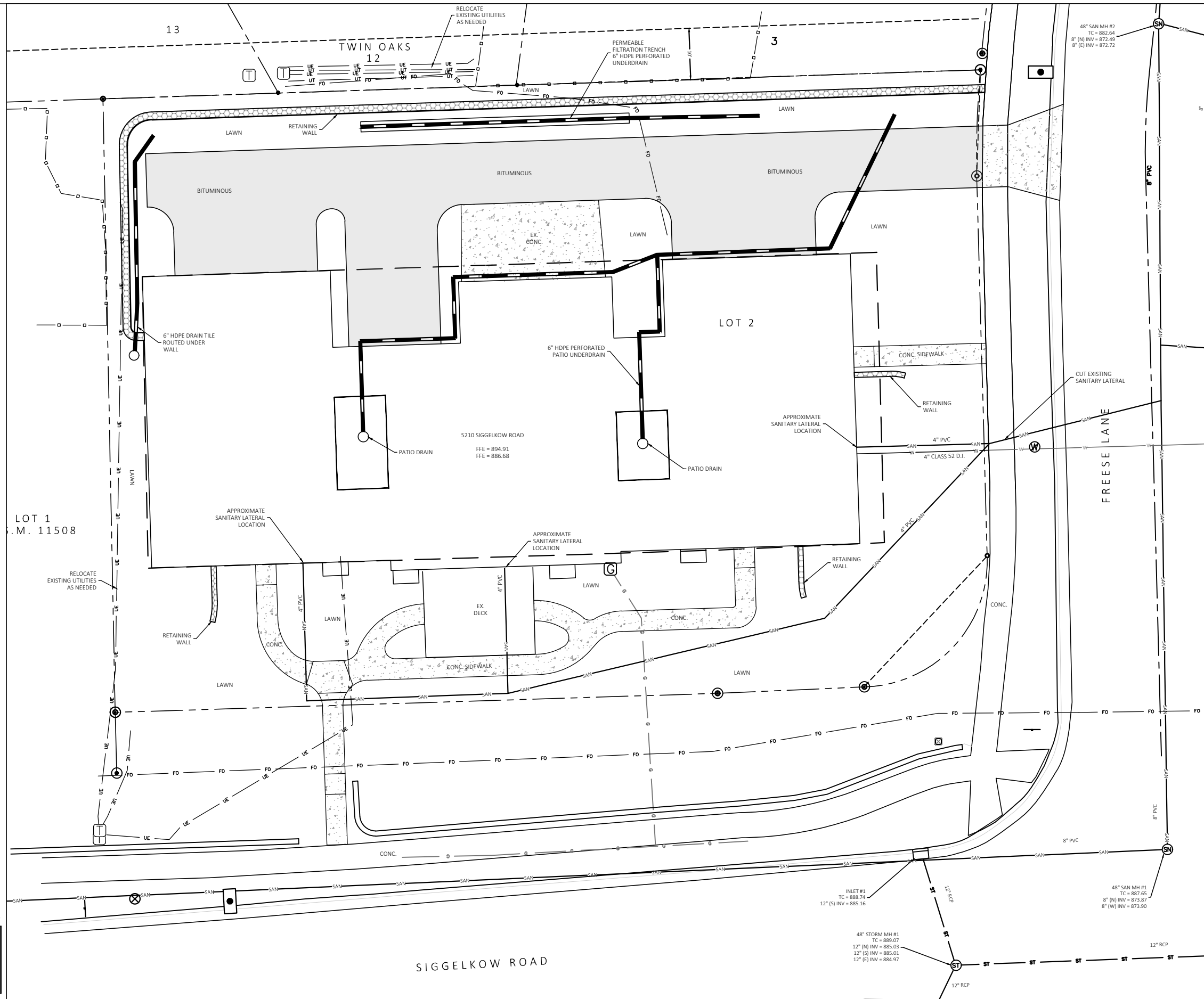
SHEET C130

PLOT SCALE : 1" = 10' (22x34)



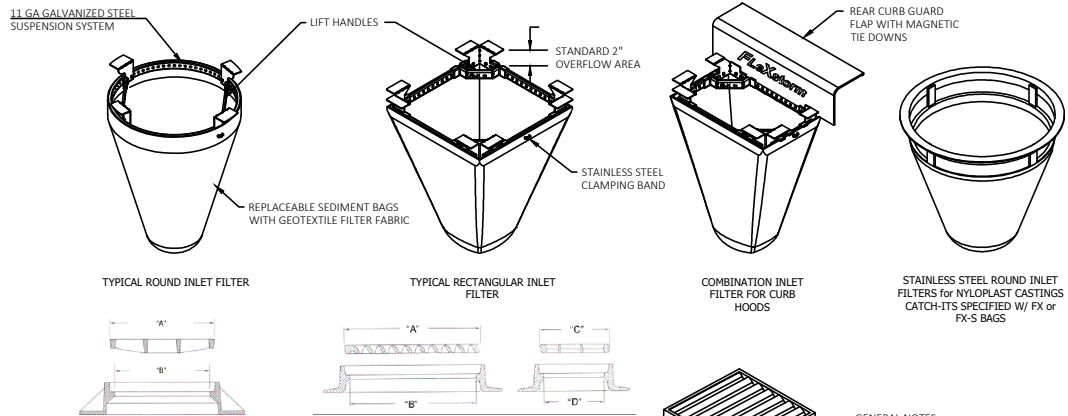
1. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.
2. ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC UTILITIES, AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS - LATEST EDITION.
3. CONTRACTOR SHALL OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE CITY'S LAND AND EASEMENTS IF REQUIRED.
4. BUILDING CORNERS ARE APPROXIMATE AND FOR GENERAL BUILDING FOOTPRINT ONLY. REFER TO FOUNDATION PLAN FOR DIMENSIONS.
5. EOR SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATION BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY REGULATORY AGENCIES.
6. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
7. ALL PRIVATE UTILITIES (GAS, ELECTRIC, AND TELECOMMUNICATIONS) SERVING EXISTING BUILDINGS SCHEDULED FOR DEMOLITION TO BE ABANDONED OR REMOVED BY CORRESPONDING UTILITY COMPANY.
8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF UNDERGROUND UTILITIES. UTILITIES WERE LOCATED BY OBSERVED EVIDENCE, MARKINGS PROVIDED BY DIGGER'S HOTLINE, AND RECORD DRAWINGS FROM THE CITY OF MADISON.
9. CONTRACTOR SHALL VERIFY THE SIZE, TYPE, SLOPE, AND INVERTS OF ALL EXISTING STORM AND SANITARY LATERALS CALLED OUT TO BE CONNECTED TO. CONTRACTOR SHALL SUBMIT THE INFORMATION ON THE PIPES TO THE CITY INSPECTOR AND PROJECT CIVIL ENGINEER.
10. ANY SIDEWALK, CURB, OR OTHER PUBLIC PROPERTY DAMAGED AS PART OF THE CONSTRUCTION OF THE UTILITIES AND BUILDING SHALL BE REPLACED IN-KIND PER THE CITY OF MADISON'S STANDARD SPECIFICATION.
11. THE ROW IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.

1. DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
2. LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
3. CONTRACTOR SHALL VERIFY ALL ELEVATIONS, LOCATIONS, AND SIZES OF SANITARY, WATER AND STORM LATERALS AND CHECK ALL UTILITY CROSSLINGS FOR CONFLICTS.
4. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH ENGINEERING PLANS DESIGNED TO MEET ORDINANCES AND REQUIREMENTS OF THE MUNICIPALITY AND WISDOT, WISDPS, AND WDNB.
5. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
 - EXAMINING ALL SITES CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE EXISTING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
 - OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY.
 - VERIFYING UTILITY ELEVATIONS AND NOTIFYING ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
 - NOTIFYING ALL UTILITIES PRIOR TO THE INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.
 - NOTIFYING THE DESIGN ENGINEER AND MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OBSERVATION.
6. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER WITH AS-BUILT CONDITIONS OF THE DESIGNATED IMPROVEMENTS IN ORDER THAT THE APPROPRIATE DRAWINGS CAN BE PREPARED IF REQUIRED. ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE ENGINEER AS WORK PROGRESSES.
7. ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
8. MINIMUM 6.5" COVER OVER PRIVATE WATER MAINS BETWEEN PUBLIC MAINS, UP TO AND INCLUDING PRIVATE HYDRANTS.
9. CONTRACTOR SHALL NOTIFY THE CITY OF MADISON PUBLIC WORKS DEPARTMENT A MINIMUM OF 4 HOURS BEFORE CONNECTING TO PUBLIC UTILITIES.
10. IN ACCORDANCE WITH ACT 425 OF THE WISCONSIN LEGISLATURE, LOCATED IN SECTION 182.071(5)2 OF THE STATE STATUTES AND OTHER APPLICABLE REQUIREMENTS, ALL NON-METALLIC BUILDING SEWER AND WATER SERVICES MUST BE ACCOMPANIED BY MEANS OF LOCATING UNDERGROUND PIPE. TRACER WIRE VALVE BOXES SHALL BE INSTALLED ON ALL LATERALS AND AS INDICATED ON THESE PLANS.
11. ALL EXTERIOR CLEANOUTS SHALL BE PROVIDED WITH A FROST SLEEVE IN ACCORDANCE WITH SPS 382.35(5)(a) AND SPS 384.30(2)(c).
12. ALL PRIVATE SANITARY BUILDING SEWER PIPE AND TUBING SHALL CONFORM TO SPS 384.30-3.
13. WATER MAINS UP TO AND INCLUDING PRIVATE HYDRANTS ARE REQUIRED TO BE INSTALLED PER THE LATEST EDITION OF THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
14. ALL PRIVATE PIPE AND TUBING FOR WATER SERVICE SHALL CONFORM TO SPS 384.30-7.
15. CONTRACTOR SHALL VERIFY AND COORDINATE ALL UTILITY CONNECTIONS WITH THE BUILDING PRIOR TO CONSTRUCTION.
16. ALL CONNECTIONS TO PUBLIC WATER MAIN AND SANITARY MANHOLES SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
17. OPEN PICKHOLES ARE PROHIBITED IN SANITARY MANHOLES.



REVISION DATE:

MARS-EOR
water-ecology-community
119 SOUTH MAIN STREET
COTTAGE GROVE, WI 53527 (608) 839.4422



1. IDENTIFY YOUR FRAME STYLE AND SIZE			
STYLE	FRAME STYLE AND SIZE	Frame P/N	
ROUND	Small Round (up to 20.0" dia grates (A) dim.)	62SRD	
	Med Round (20.1" - 26.0" dia grates (A) up to 25" dia openings (B))	62MRD	
	Large Round (26.1" - 32.0" dia grates (A) up to 30" openings (B))	62LRD	
RECT / SQUARE	XL Round (32.1" dia - 38" dia grates (A) up to 37" dia openings (B))	62XLRD	
	Small Rect / Square (up to 36" (B) x 18" (D) openings or 84" perimeter)	62SSQ	
	Med Rect / Square (up to 24" (B) x 24" (D) openings or 96" perimeter)	62MSQ	
	Large Rect / Square (up to 36" (B) x 24" (D) openings or 130" perimeter)	62LSQ	
	XL Rect / Square (side by side 2 placed to fit up to 48" (B) x 36" (D) opening)	62XLSSQ	
COMBIO INLETS	Small Rect / Square (ref Rect sizing shipped with Magnetic Curb Flaps)	62SCB	
	Med Rect / Square (ref Rect sizing shipped with Magnetic Curb Flaps)	62MCB	
	Large Rect / Square (ref Rect sizing shipped with Magnetic Curb Flaps)	62LCB	
	XL Rect / Square (ref Rect sizing shipped with Magnetic Curb Flaps)	62XLCB	
NYLOPLAST	12" diameter Nyloplast castings (Stainless Steel Framing standard)	6212NY	
	15" diameter Nyloplast castings (Stainless Steel Framing standard)	6215NY	
	18" diameter Nyloplast castings (Stainless Steel Framing standard)	6218NY	
	24" diameter Nyloplast castings (Stainless Steel Framing standard)	6224NY	

2. SELECT YOUR BAG PART NUMBER				
FLEXSTORM FILTER BAGS	(22" depth)	(12" depth)	Clean Water Flow Rate (GPM/Sq Ft)	Min A.O.S. (US Sieve)
FX Standard Woven Bag	FX	FX-S	200	40
IL IDOT Non-Woven Bag	IL	IL-S	145	70

3. CREATE YOUR FLEXSTORM INLET FILTER PART NUMBER	
Frame P/N from Step 1	Filter Bag P/N from Step 2

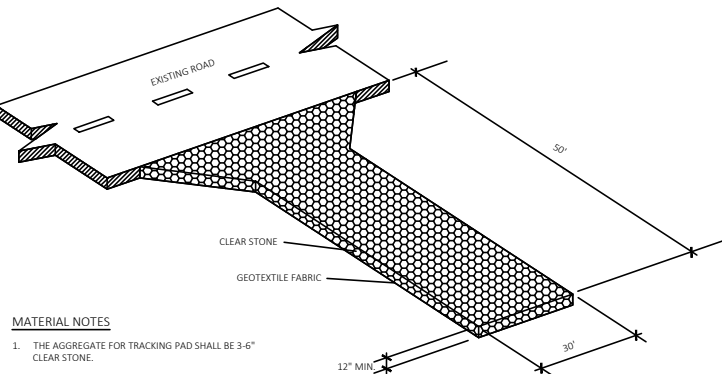
GENERAL NOTES

1. INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.
2. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

INSTALLATION NOTES

1. REMOVE GRATE.
2. DROP FLEXSTORM INLET FILTER ONTO LOAD BEARING LIP OF CASTING OR CONCRETE STRUCTURE.
3. REPLACE GRATE.

SPECIFICATIONS FOR STANDARD BAGS BY NOMINAL SIZE			
Nominal Bag Size	Solids Storage (Cu Ft)	Filtrated Flow Rate at 30% Max (CF3)	IL (NonWoven)
Small	1.6	1.2	0.9
Medium	2.1	1.7	1.3
Large	3.8	2.7	1.9
XL	4.2	3.6	2.6



MATERIAL NOTES

1. THE AGGREGATE FOR TRACKING PAD SHALL BE 3-6" CLEAR STONE.
2. THE TRACKING PAD SHALL BE UNDERLAIN WITH A WOOT TYPE R GEOTEXTILE FABRIC.

3 CONSTRUCTION ENTRANCE (TRACKING PAD)

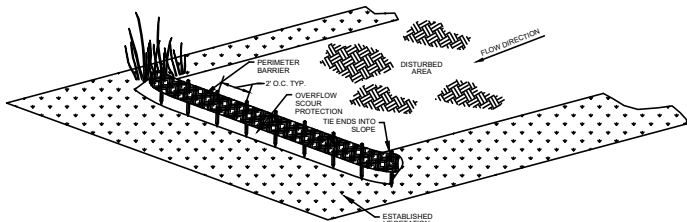
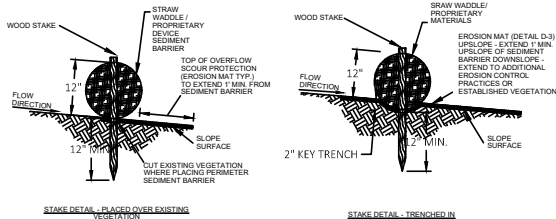
MATERIAL NOTES

1. PERIMETER SEDIMENT CONNOTE PRACTICES SHALL CONSIST OF STRAW WATTLES OR PROPRIETARY MATERIALS.
2. EROSION MAT SHALL BE SELECTED AND INSTALLED PER THE REQUIREMENTS LISTED IN STANDARD DETAIL D2.
3. WOOD STAKES SHALL BE AIR OR KILN DRIED HICKORY OR OAK WITH THE FOLLOWING DIMENSIONS:
1 1/2" x 1 1/2" x REQUIRED LENGTH

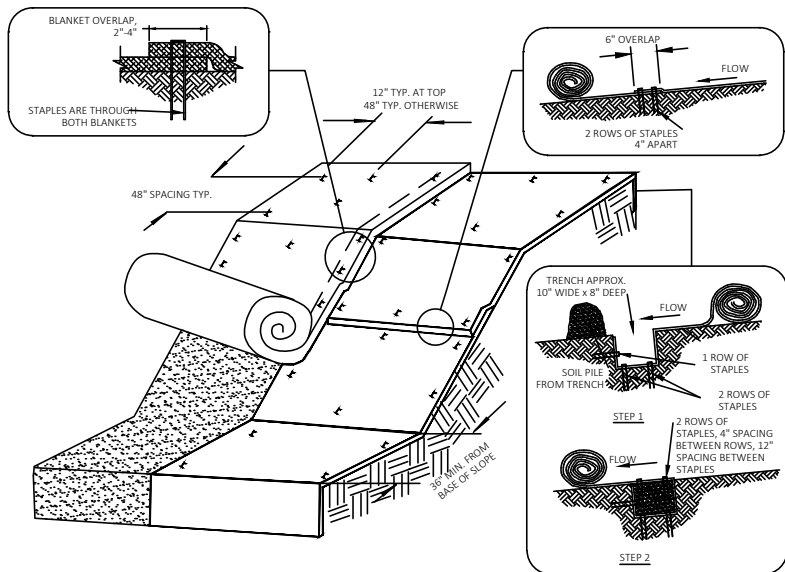
INSTALLATION NOTES

1. INSTALLATION SHALL CONFORM WITH THE REQUIREMENTS OF APPLICABLE WDNR CONSERVATION PRACTICE STANDARDS.
2. PROPRIETARY MATERIALS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
3. WHEN JOINTS ARE NECESSARY, OVERLAP AND SECURE TO MINIMIZE POTENTIAL FOR CONCENTRATED FLOW.
4. INSTALL ALL PERIMETER SEDIMENT CONTROL PRACTICES SUCH THAT THE ENDS TIE INTO THE SLOPE TO PREVENT EROSION FROM CONCENTRATED FLOW AROUND THE ENDS.
5. PERIMETER SEDIMENT CONTROL PRACTICES SHOULD BE USED IN CONJUNCTION WITH PERMANENT RESTORATION PRACTICES.
6. WHEN NOT USED IN CONJUNCTION WITH OTHER PRACTICES, INSTALL PERIMETER SEDIMENT CONTROL PRACTICES PER THE SPACING REQUIREMENTS (DISTURBED SLOPE LENGTH) NOTED IN THE FOLLOWING TABLE:

SLOPE	SPACING
<2%	100 FEET
2-5%	75 FEET
5 to 10%	50 FEET



4 SILT SOCK



MATERIAL NOTES

1. STAPLES USED FOR CLASS 1 TYPES B MATS SHALL BE 1-2 INCH WIDE, U-SHAPED, MADE OF NO. 11 (0.05mm) OR LARGER DIAMETER STEEL WIRE, AND NOT LESS THAN 6 INCHES LONG FOR FIRM SOILS AND 12 INCHES LONG FOR LOOSE SOILS.
2. ANCHORING DEVICES FOR URBAN MATS SHALL BE SELECTED BASED UPON THE REQUIREMENTS OF THE WISDOT PAL.

INSTALLATION NOTES

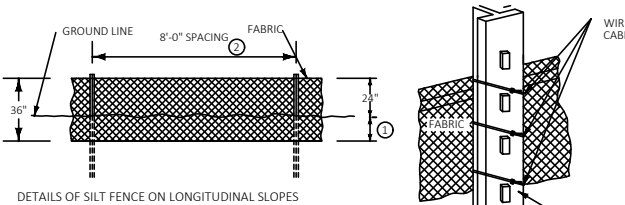
1. INSTALLATION SHALL CONFORM WITH WDNR CONSERVATION PRACTICE STANDARD 1052.
2. EROSION MAT SHALL BE IN FIRM AND CONTINUOUS CONTACT WITH THE SOIL AND EXTEND UPSLOPE ONE-FOOT FROM LAND DISTURBANCE.
3. EROSION MAT SHALL BE ANCHORED, OVERLAPPED, STAKED AND ENTRENCHED PER THE MANUFACTURER'S RECOMMENDATIONS. THIS STANDARD DETAIL IS AN EXAMPLE OF TYPICAL INSTALLATION GUIDANCE.
4. WHERE POSSIBLE, USE A SINGLE ROLL OF EROSION CONTROL MAT TO SPAN THE DISTURBED AREA.

INSPECTION & MAINTENANCE NOTES

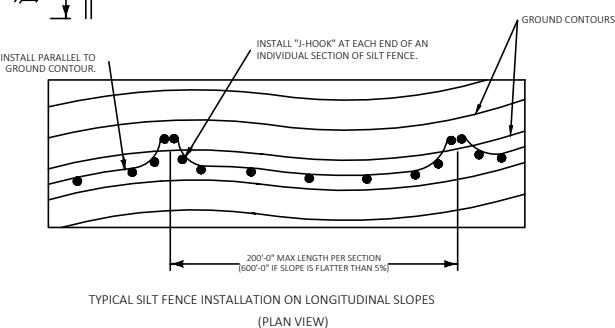
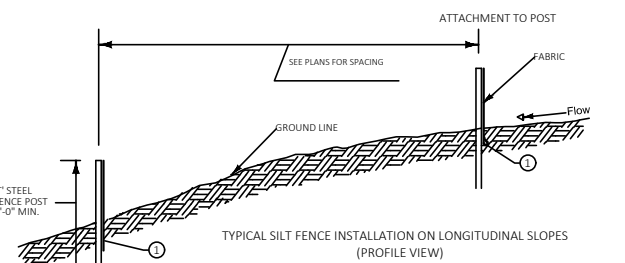
1. AT A MINIMUM, PERFORM INSPECTIONS WEEKLY AND WITHIN 24 HOURS OF PRECIPITATION EVENTS PRODUCING 0.5 INCHES OR MORE OF RAINFALL.
2. INSTALL ADDITIONAL ANCHORING IN AREAS OF OBSERVED RILLING AND CONCENTRATED FLOW BENEATH THE EROSION MAT. IF RILLING IS SEVERE ENOUGH TO PREVENT VEGETATION ESTABLISHMENT, REMOVE EROSION MAT, REGRADE, COMPACT, RE-SEED, AND REPLACE THE SECTION OF MAT.
3. IF PRODUCTS WITH PLASTIC NETTING ARE USED, REMOVE NETTING OR REPLACE MAT IF SEPARATION OF THE NETTING FROM THE MAT IS OBSERVED.
4. ALL MAINTENANCE ACTIVITIES SHOULD OCCUR AS SOON AS POSSIBLE WITH CONSIDERATION OF SITE CONDITIONS.

5 EROSION CONTROL MAT (SLOPES)

1 INLET PROTECTION, FRAMED (FLEXSTORM CATCH-IT)

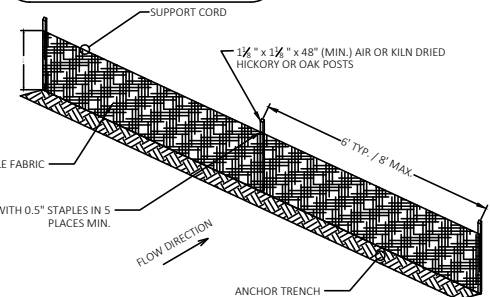
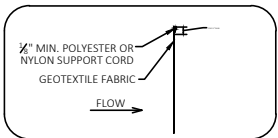


DETAILS OF SILT FENCE ON LONGITUDINAL SLOPES



2 SILT FENCE

1. INSERT 12 INCHES OF FABRIC A MINIMUM OF 6 INCHES DEEP (FABRIC MAY BE FOLDED BELOW THE GROUND LINE).
2. REDUCE POST SPACING TO 5'-0" AT WATER CONCENTRATION AREAS, OR AS REQUIRED TO ADEQUATELY SUPPORT FENCE.



MATERIAL NOTES

1. GEOTEXTILE FABRIC SHALL BE WOVEN AND SHALL CONFORM TO THE MATERIAL REQUIREMENTS LISTED IN SECTION 628 OF THE WISDOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, 2018 EDITION.

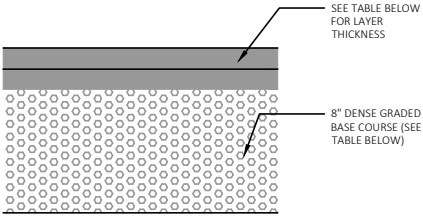
INSTALLATION NOTES

1. INSTALLATION SHALL CONFORM WITH THE REQUIREMENTS OF WDNR CONSERVATION PRACTICE STANDARD 1056.
2. CONSTRUCT THE SILT FENCE IN AN ARC WITH THE ENDS POINTING UPSLOPE TO AVOID EROSION AROUND THE ENDS OF THE FENCE.
3. FAILURE TO PROPERLY ANCHOR SILT FENCE COULD RESULT IN WATER AND SEDIMENT RELEASE BENEATH THE SILT FENCE.
4. CONSTRUCT THE FENCE FROM A CONTINUOUS ROLL OF GEOTEXTILE TO AVOID JOINTS. WHERE JOINTS ARE NECESSARY, OVERLAP TO THE NEXT POST OR WRAP ADJOINING FABRICS TOGETHER AROUND THE JOINT POST AND TIGHTLY FASTEN.
5. SILT FENCE SHALL NOT BE USED IN AREAS OF CONCENTRATED FLOW.
6. WHEN NOT USED IN CONJUNCTION WITH OTHER PRACTICES, INSTALL SILT FENCE PER THE SPACING REQUIREMENTS OF THE FOLLOWING TABLE:

SLOPE	FENCE SPACING
<2%	100 FEET
2-5%	75 FEET
5-10%	50 FEET
10-15%	25 FEET
>15%	20 FEET

NOTES:

1. WISCONSIN DOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION, INCLUDING SUPPLEMENT SPECIFICATIONS, BUT EXCLUDING LIMITATIONS IN SECTION 460.3.2 RESTRICTING LAYER THICKNESS BY AGGREGATE SIZE.
2. COMPACTION REQUIREMENTS:
-BITUMINOUS CONCRETE: REFER TO SECTION 460-3
-BASE COURSE: REFER TO SECTION 301.3.4.2, STANDARD COMPACTION
3. MIXTURE TYPE E-0.3 BITUMINOUS PAVEMENT IS RECOMMENDED; REFER TO SECTION 460 TABEL 460-2 OF THE STANDARD SPECIFICATIONS

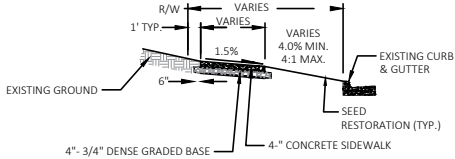


RECOMMENDED MEDIUM-DUTY PAVEMENT SECTION		
MATERIAL	LAYER THICKNESS, IN.	WDOT SPECIFICATION
BITUMINOUS UPPER LAYER (SURFACE COURSE)	2	SECTION 460, TABLE 460-1, 9.5 mm
BITUMINOUS LOWER LAYER (BINDER COURSE)	2	SECTION 460, TABLE 460-1, 12.5 mm
DENSE GRADED BASE COURSE	8	SECTIONS 301 AND 305, 75 AND 31.5 mm
GEOTEXTILE	NO	N/A
TOTAL THICKNESS	12	

12

C501

MEDIUM PAVEMENT SECTION - PARKING LOT



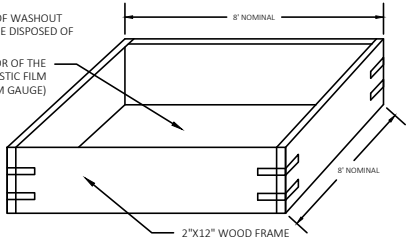
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C501

SIDEWALK TYPICAL SECTION

NOTES:

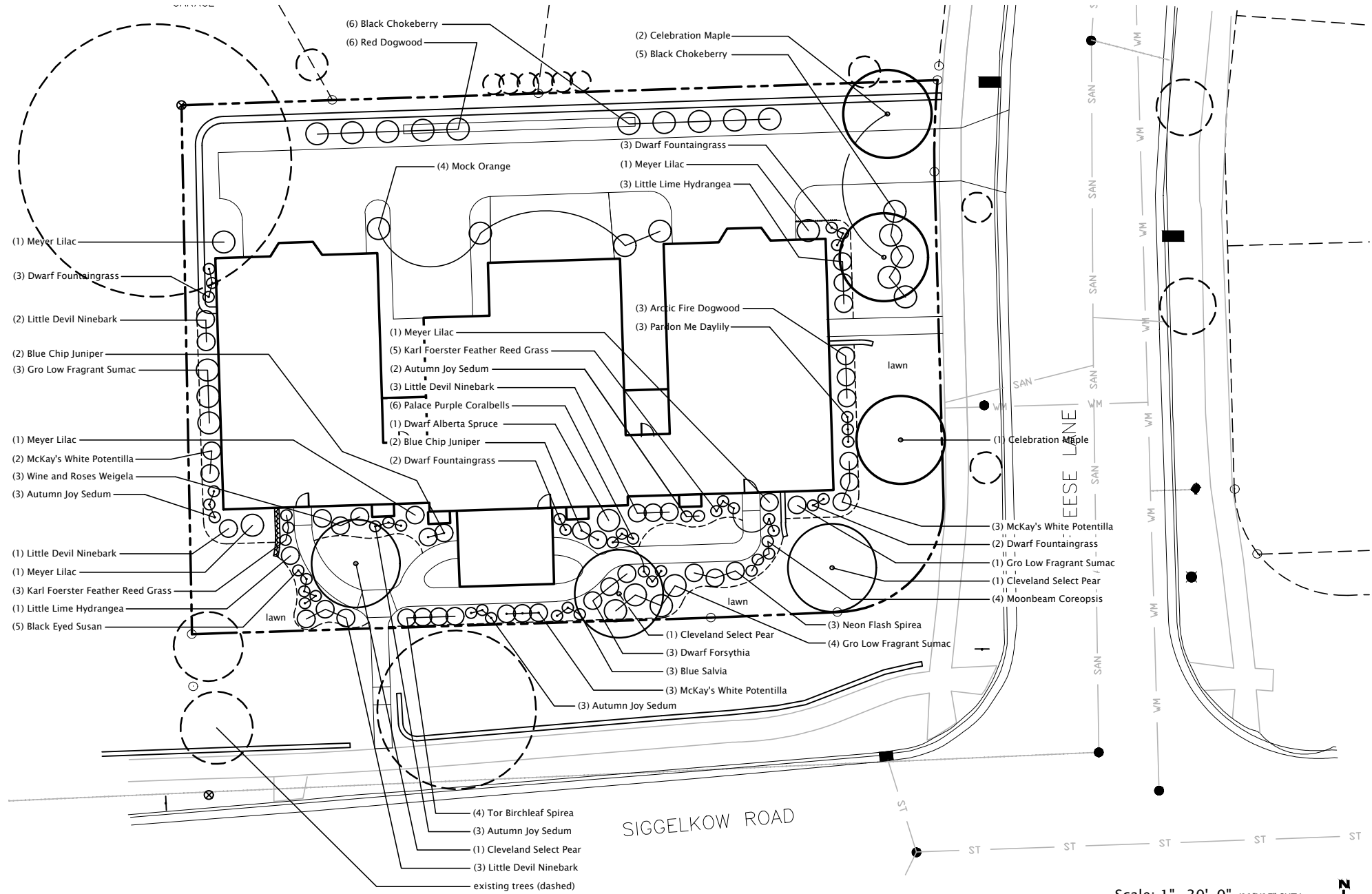
1. CONTENTS OF WASHOUT BOX SHALL BE DISPOSED OF OFF-SITE
- LINE THE INTERIOR OF THE BOX WITH A PLASTIC FILM (6 MIL MINIMUM GAUGE)



15

C501

CONCRETE WASHOUT BOX DETAIL



1 LANDSCAPE PLAN

GENERAL NOTES:
1. Trees and shrub groupings are to receive mulch beds consisting of a mixture of recycled, brown dyed wood mulch spread to a 3" min. depth.
2. "Lawn" areas shall be finish graded and seeded at a rate of 4 lbs. per 1,000 sq. ft. Basis of Design: Madison Parks Lawn Seed Mix. EarthCarpet Corporation. (www.seedsolutions.com)
3. Landscape Contractor shall provide regular maintenance until a date 90 days after completion of planting. Maintenance shall begin when all planting is completed and accepted by Owner. Maintenance operations shall include watering and weeding. Contractor shall provide temporary irrigation equipment if needed to provide a minimum of 1" of water per week throughout the maintenance period for all planting areas.
4. Landscape Contractor shall guarantee to replace once, without charge, any plant material that dies within one year of installation providing the Owner gives normal plant care (regular watering). The Owner must report plant losses within the guarantee period.

Landscape Calculations and Distribution (Site is TR-C1 Zoning) :

Five (5) landscape points shall be provided per each (300) sf of developed area
Total sf of developed area =4,000 sf
Developed area divided by (300) x 5 = 67 Points Required

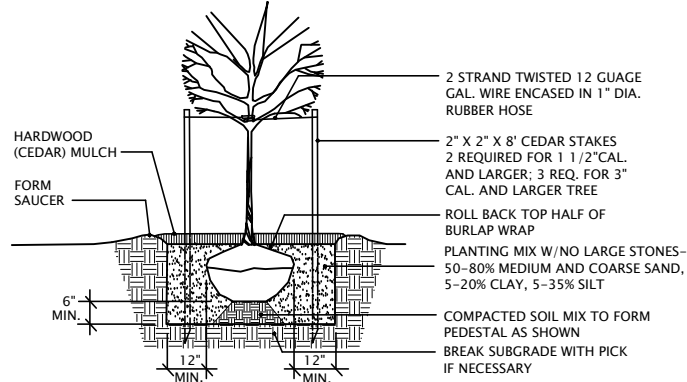
Development Frontage Landscaping
Total lf of lot frontage = 281 (1 tree/30lf = 5 shrubs/30lf)
Required Trees = 9 Provided Trees = 6 new + 3 existing
Required Shrubs = 47 Provided Shrubs = 47

Note: Due to existing conditions and limited space between property line and building face (especially along Sigglekow Road), Owner requests Zoning Administrator consider frontage plantings in locations as shown.

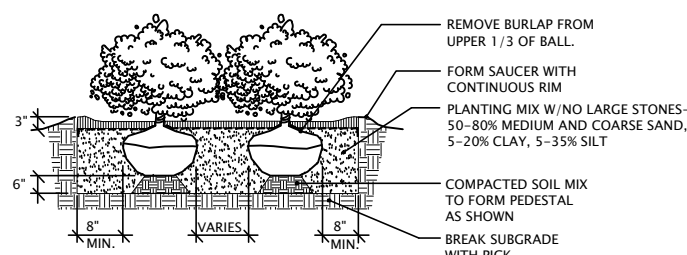
Tabulation of Points and Credits:		Existing		Proposed	
Plant Type/Element	Min. size	Points	Qty. Pts.	Qty. Pts.	
Overstory Deciduous Tree	2 1/2" cal.	35	1 35	3 105	
Ornamental tree	1 1/2" cal.	15	2 30	3 45	
Upright evergreen shrub	3-4 feet tall	10	- -	1 10	
Shrub, deciduous	18" or 3 gal.	3	- -	70 210	
Shrub, evergreen	18" or 3 gal.	4	- -	4 16	
Ornamental grasses	18" or 3 gal.	2	- -	18 18	
Ornamental fence or wall	na	4 per 10 lf	- -	165 66	
Total			65	471	

536 Total Points Provided (67 Required)

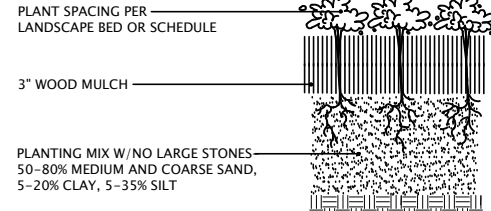
TREES		
Celebration Maple	Acer x freemanii 'Celzam'	2" Cal.
Cleveland Select Pear	Pyrus calleryana 'Cleveland Select'	2" Cal.
SHRUBS		
Artic Fire Dogwood	Cornus sericea 'Artic Fire'	18" ht.
Wine and Roses Weigela	Weigela florida 'Alexandra'	18" ht.
Black Chokeberry	Aronia melanocarpa	18" ht.
McKay's White Potentilla	Potentilla fruticosa 'McKay's White'	18" ht.
Gro Low Fragrant Sumac	Rhus aromatica 'Gro Low'	18" ht.
Neon Flash Spirea	Spiraea japonica 'Neon Flash'	18" ht.
Dwarf Forsythia	Forsythia x intermedia 'Nimbus'	18" ht.
Tor Birchleaf Spirea	Spiraea betulifolia 'Tor'	18" ht.
Little Devil Ninebark	Physocarpus opulifolius 'Little Devil'	18" ht.
Blue Chip Juniper	Juniperus horizontalis 'Blue Chip'	18" ht.
Little Lime Hydrangea	Hydrangea paniculata 'Jane'	18" ht.
Meyer Lilac	Syringa meyeri 'Paladin'	18" ht.
Dwarf Alberta Spruce	Picea glauca 'Conica'	3' tall
Mock Orange	Philadelphus virginiana	18" ht.
PERENNIALS		
Karl Foerster Feather Reed Grass	Calamagrostis acutiflora x 'Karl Foerster'	1 gal.
Pardon Me Daylily	Hemerocallis 'Pardon Me'	1 gal.
Palace Purple Coralbells	Heuchera 'Palace Purple'	1 gal.
Blue Salvia	Salvia 'May Night'	1 gal.
Dwarf Fountaingrass	Pennisetum apoleurioides 'Hameln'	1 gal.
Autumn Joy Sedum	Sedum 'Autumn Joy'	1 gal.
Moonbeam Coreopsis	Coreopsis verticillata 'Moonbeam'	1 gal.



2 TREE PLANTING
NTS

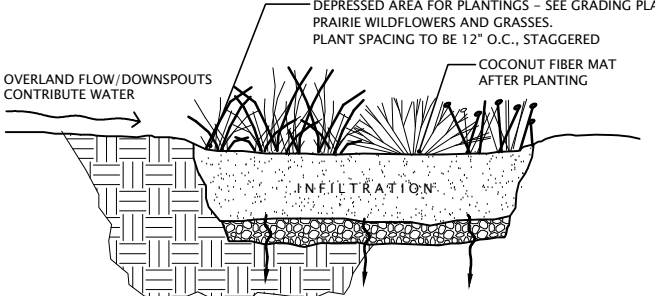


3 SHRUB PLANTING
NTS

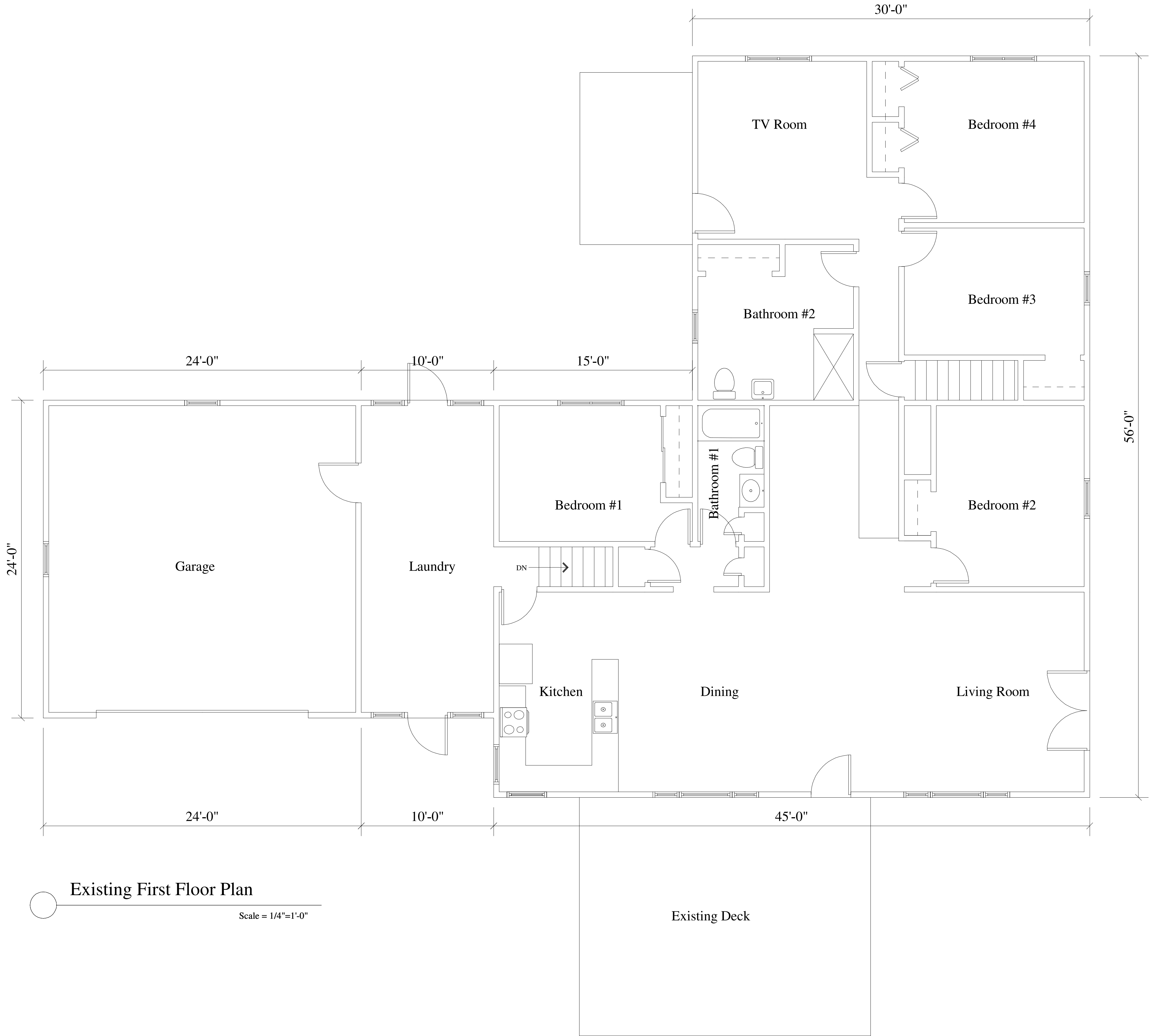


4 PERENNIAL PLANTING
NTS

PLANTS: EQUAL MIX 2 1/2" PLUGS. RANDOM PLANT.
Butterfly Weed, Blue False Indigo, White False Indigo
Purple Coneflower, Blue Flag Iris, Cardinal Flower
Marsh Blazingstar, Brown Eyed Susan, Stiff Goldenrod
Bottlebrush Sedge, Fox Sedge, Torrey's Rush, Switch Grass



5 INFILTRATION AREAS
NTS



Existing First Floor Plan

Scale = 1/4"=1'-0"

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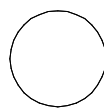
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Project: 5210 Siggelkow Road
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Sheet Title: First Floor Plan

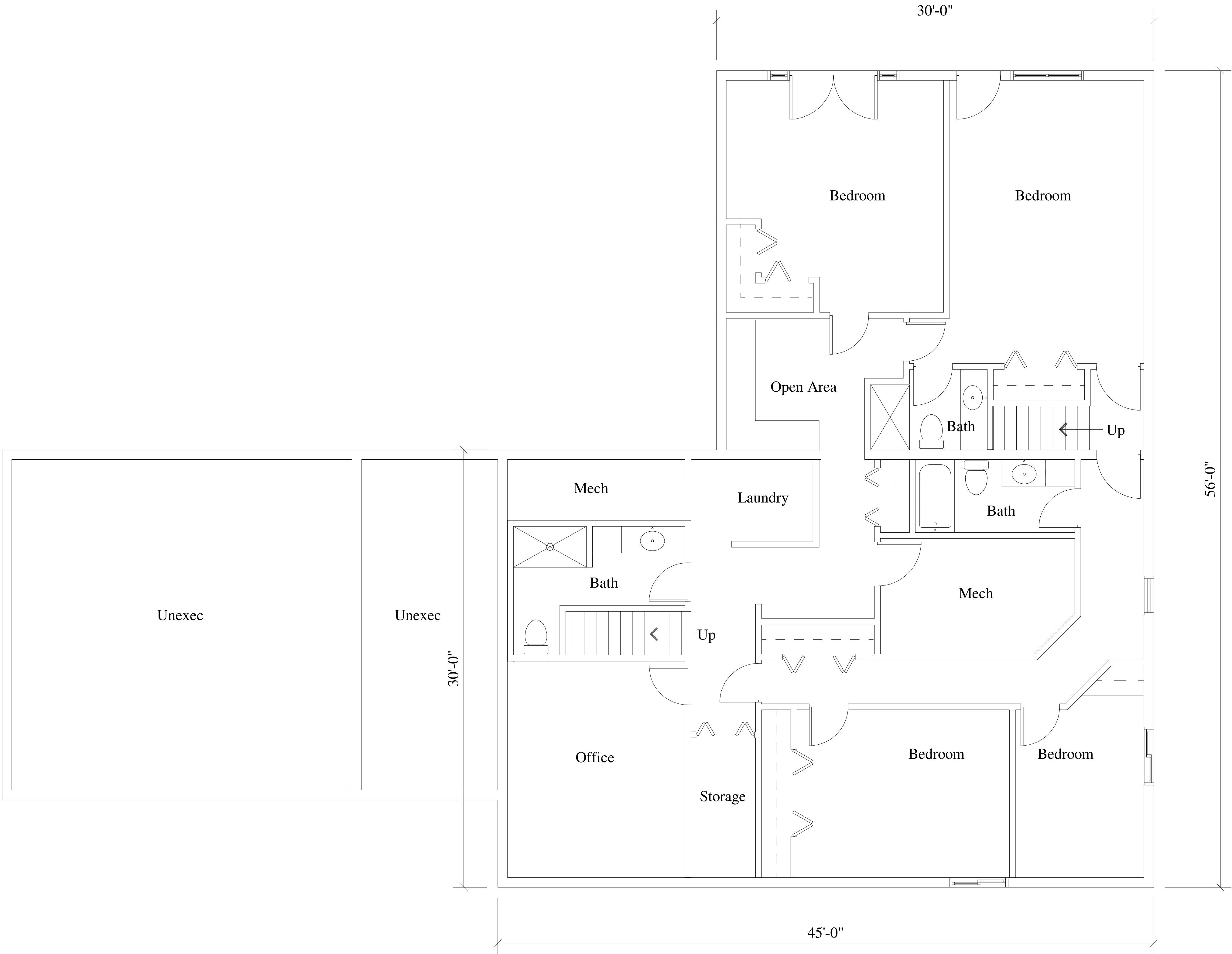
Date: 07-16-2019
Scale: As Noted
Job #: 05-01

SHEET
A1



Existing Lower Level Floor Plan

Scale = 1/4"=1'-0"



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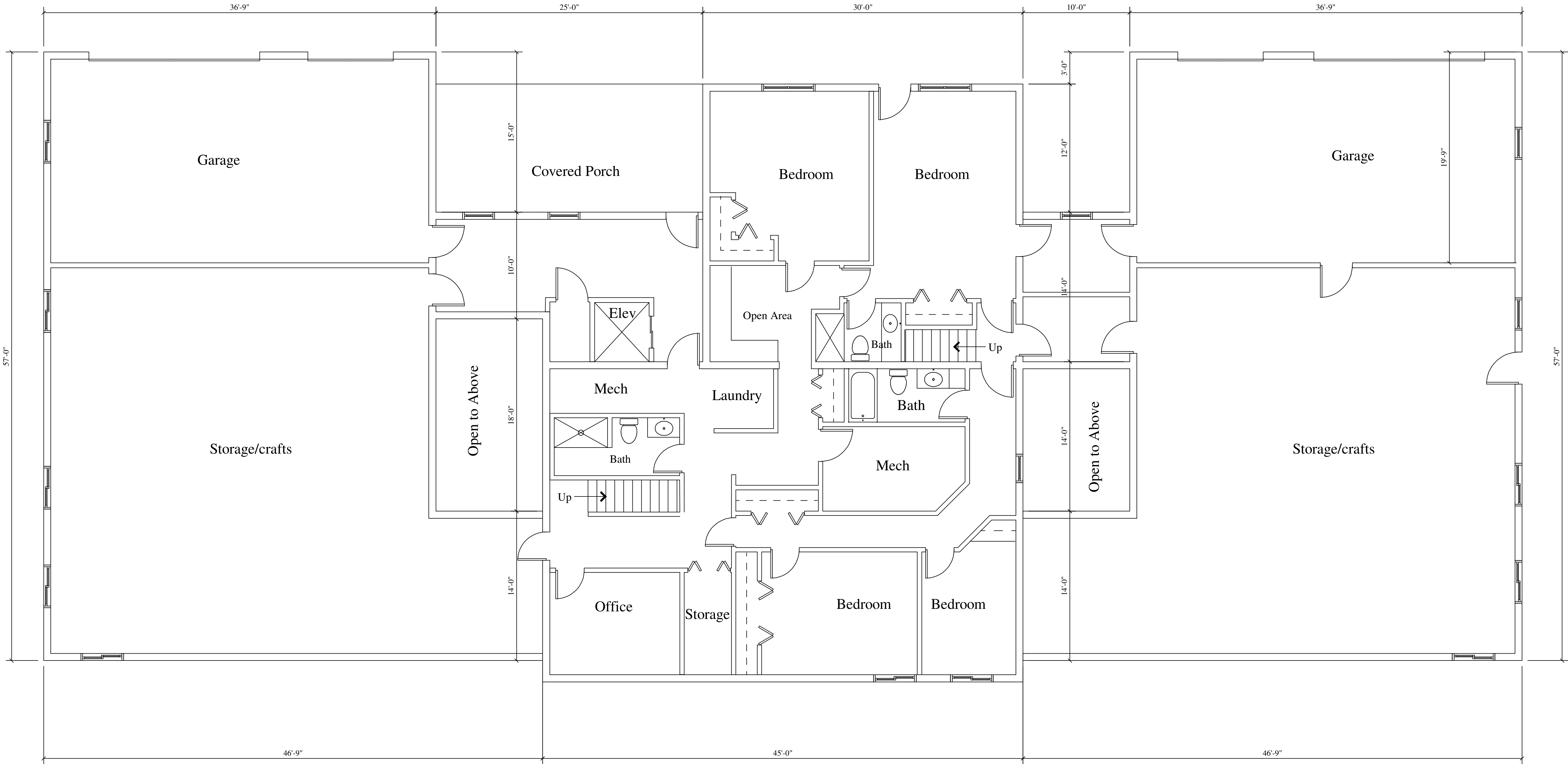
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Date: 07-16-2019

Scale: As Noted

Job #: 05-01

SHEET
A3



New Lower Level Floor Plan

Scale = 1/4"=1'-0"

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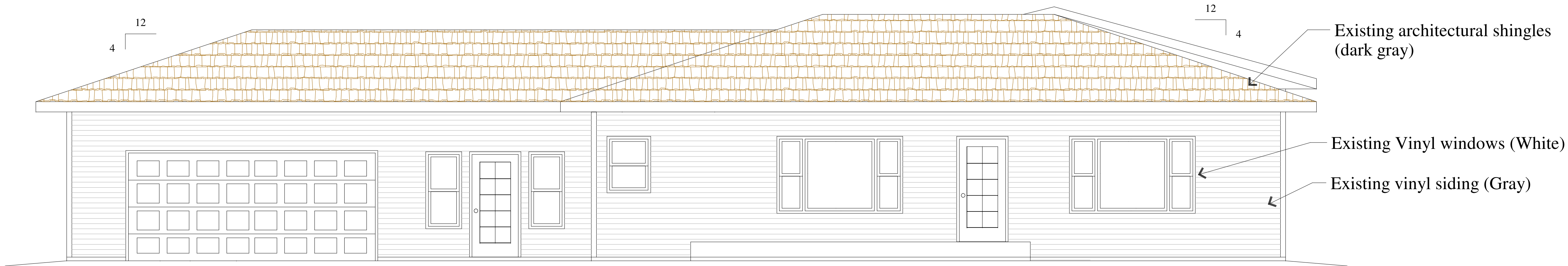
Project: 5210 Siggelkow Road
Address: City of Madison, WI
Sheet Title: New Lower Level Plan

Date: 09-09-2019

Scale: As Noted

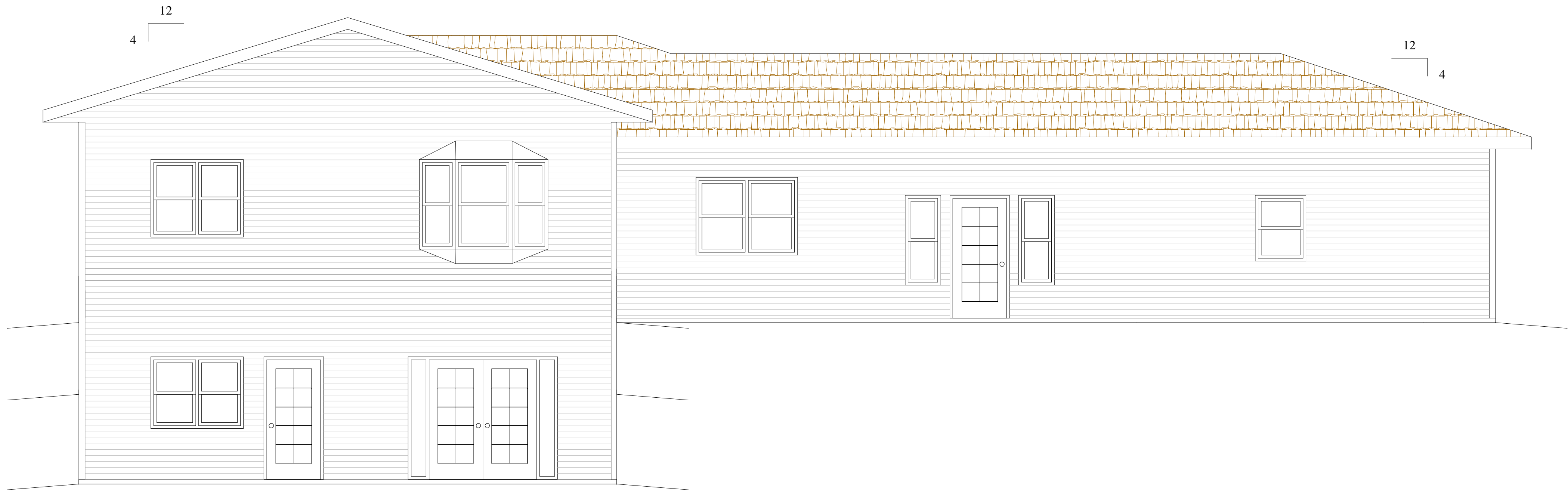
Job #: 05-01

SHEET
A4



Existing Front Elevation

Scale = 3/16"=1'-0"



Existing Rear Elevation

Scale = 3/16"=1'-0"

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Project: 5210 Siggelkow Road

Address: City of Madison, WI

Sheet Title: Existing Elevations

Date: 07-16-2019

Scale: As Noted

Job #: 05-01

SHEET

A5



New South Elevation

Scale = 3/16"=1'-0"



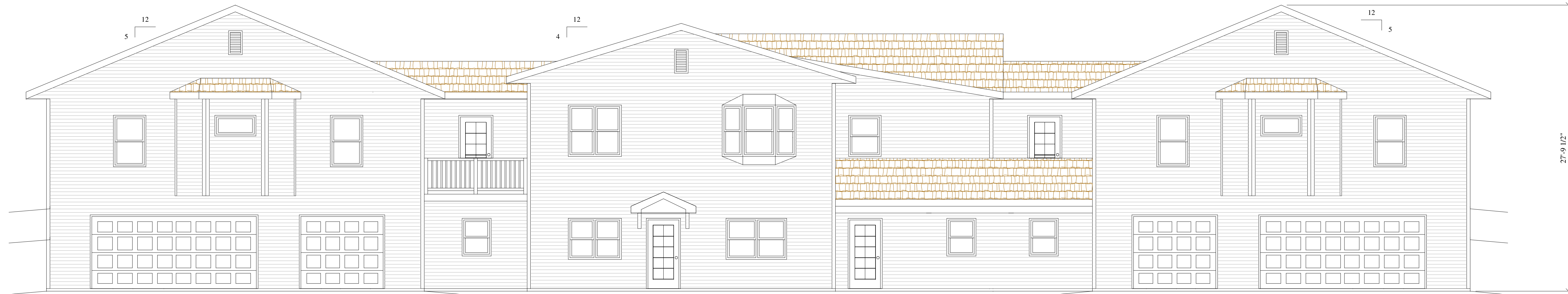
New West Elevations

Scale = 3/16"=1'-0"



New East Elevations

Scale = 3/16"=1'-0"



New North Elevation

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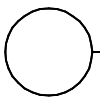
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Address: City of Madison, WI
Sheet Title: New Elevations

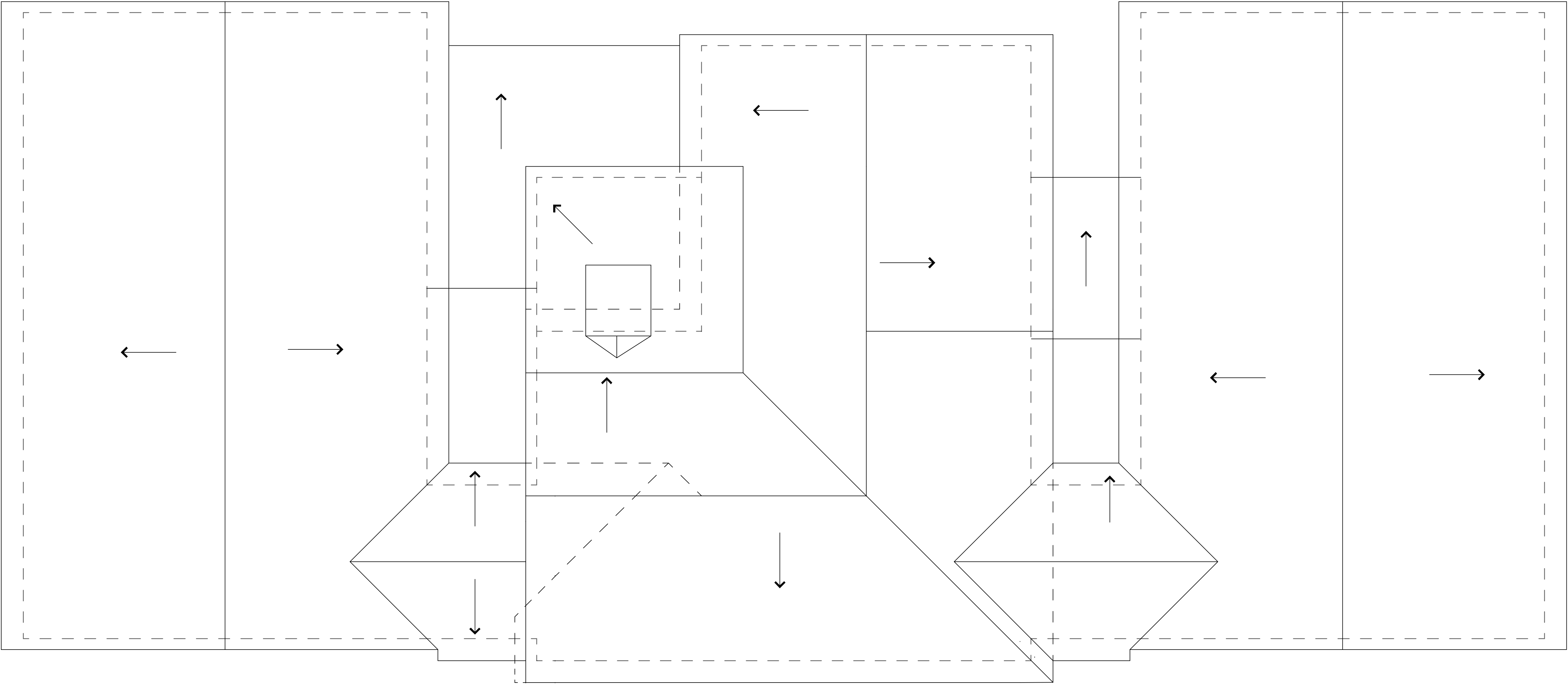
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Job #: 05-01

SHEET
A6



New Roof Plan

Scale = 3/16"=1'-0"



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Sheet Title: New Roof Plan		Address: 5210 Siggelkow Road Madison, WI 53718 608-220-6129			