

**EXISTING SITE PLAN**  
SCALE: 1/16" = 1'-0"  
NORTH

**LOT COVERAGE**

PRIMARY RESIDENCE	5,646 S.F.
CARETAKERS COTTAGE	873 S.F.
STABLE	822 S.F.
<b>TOTAL</b>	<b>7,341 S.F.</b>

LOT SIZE: 65,158 S.F.  
7,341 / 65,158 = 11.26% LOT COVERAGE RATIO.

**BUILDING SQUARE FOOTAGE**

PRIMARY RESIDENCE	4,733
LOWER LEVEL	5,646
FIRST FLOOR	5,314
SECOND FLOOR	5,314
THIRD FLOOR	21,007 S.F.
<b>TOTAL</b>	<b>1,396 S.F.</b>

CARETAKERS COTTAGE	725
FIRST FLOOR	831
SECOND FLOOR	1,396 S.F.
<b>TOTAL</b>	<b>826</b>

STABLE	826
LOWER LEVEL	826
FIRST FLOOR	826
SECOND FLOOR	2,478 S.F.
<b>TOTAL</b>	<b>24,841</b>

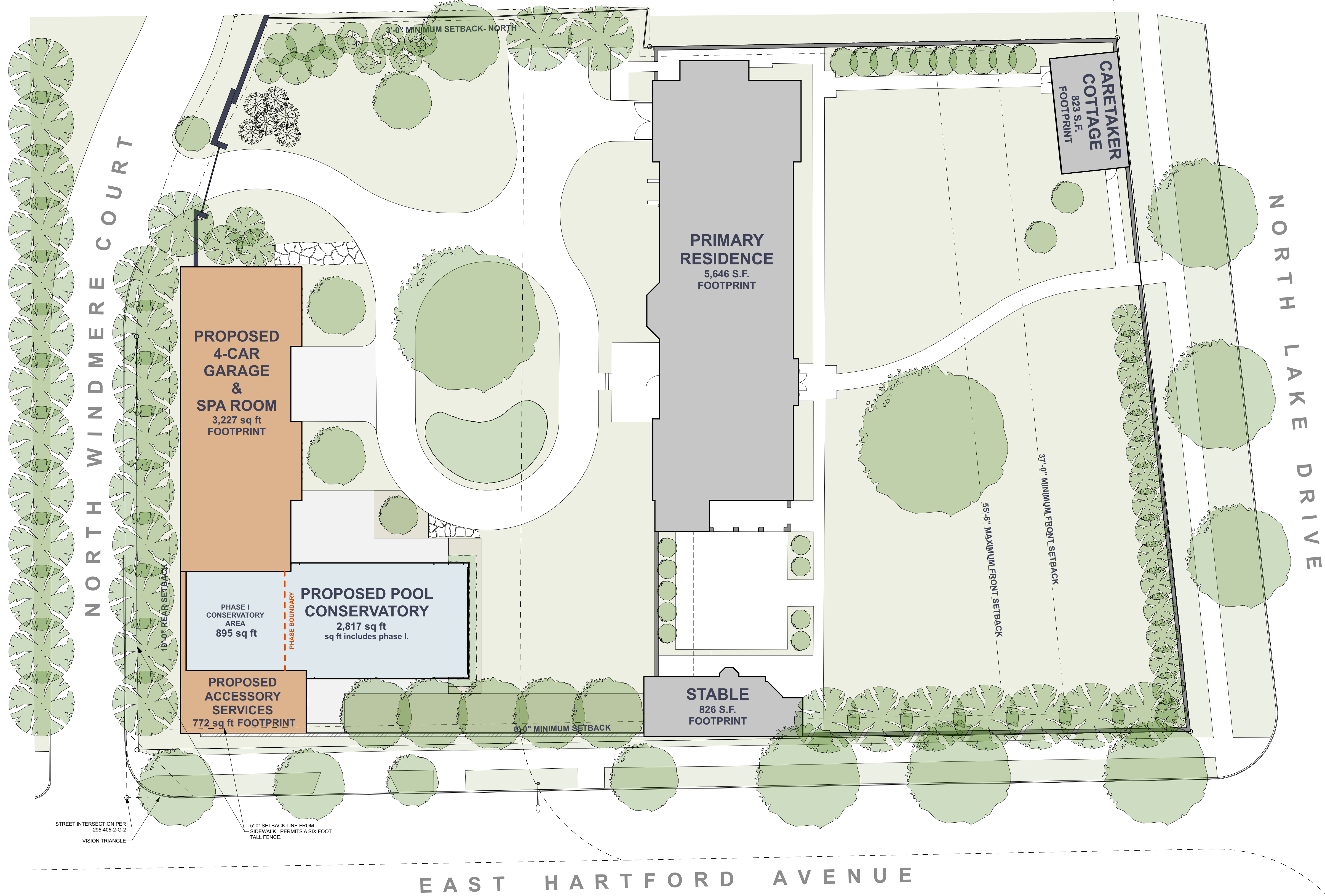
  

HISTORIC TOTAL SQUARE FOOTAGE:	24,841
20% ADDITION LIMITATION:	4,968
<b>JULY 1984 TOTAL SQUARE FOOTAGE:</b>	<b>26,974</b>
50% TOTAL NEW CONSTRUCTION LIMIT:	13,487 S.F.

**SITE PLAN - GENERAL NOTES**

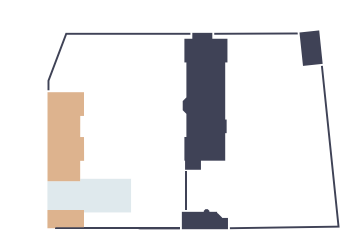
1. THE DETAILS OF CONSTRUCTION IN THIS PROJECT ARE OF CRITICAL IMPORTANCE TO BOTH THE CLIENT AND ARCHITECT. IF ANY PORTION OF THE CONSTRUCTION DOCUMENTS IS UNCLEAR, INCOMPLETE IN ITS DIRECTION, OR CONFLICTS WITH OTHER PORTIONS OF THE WORK, PLEASE NOTIFY THE ARCHITECT PRIOR TO EXECUTING THAT WORK.
2. NOTIFY ARCHITECT PROMPTLY IF THE INFORMATION SHOWN IN ONE PORTION OF THE CONSTRUCTION DOCUMENTS CONFLICTS WITH THAT SHOWN IN ANOTHER.
3. NOTIFY ARCHITECT PROMPTLY IF THE CONSTRUCTION DOCUMENTS ARE INCONSISTENT WITH ANY APPLICABLE CODES OR REGULATIONS.
4. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD PRIOR TO EXECUTION OF WORK.
5. ALL PAVING, SCORE LINES, WALLS, AND OTHER MISC. SITE IMPROVEMENTS ARE LAID OUT PERPENDICULAR OR PARALLEL TO THE BUILDING UNLESS NOTED OTHERWISE.
6. VERIFY LOCATION OF ALL OVERHEAD AND UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF WORK.
7. CONTRACTOR SHALL PROVIDE EROSION CONTROL FACILITIES IN ACCORDANCE WITH APPLICABLE STATE AND LOCAL ORDINANCES.
8. SEE LANDSCAPE DRAWINGS FOR FULL SCOPE. ARCHITECTURAL SITE PLAN FOR REFERENCE ONLY.

**NOT FOR CONSTRUCTION**



**SITE PLAN**  
SCALE: 1/16" = 1'-0"  
NORTH

**KEY PLAN**



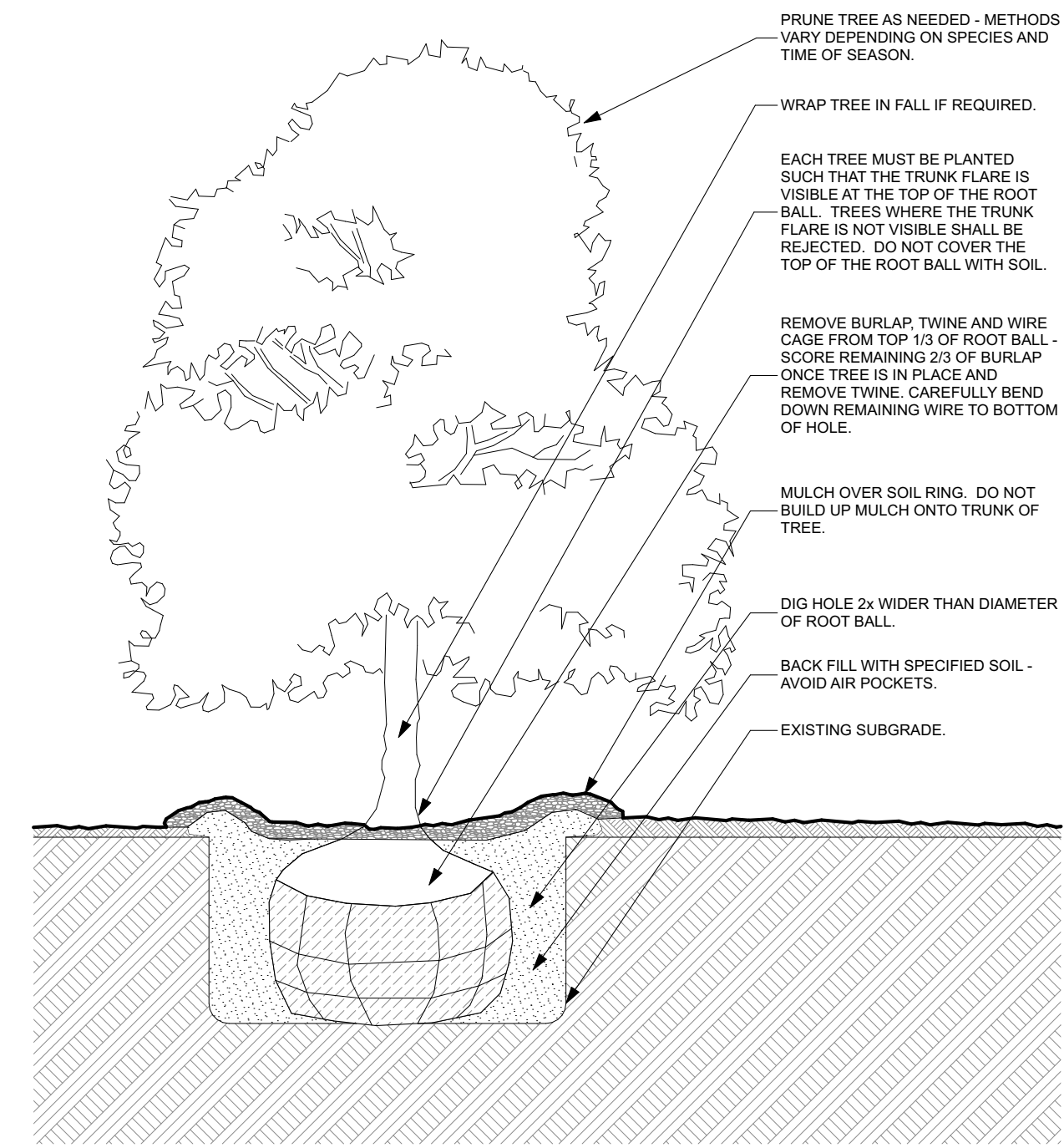
**SQUARE FOOTAGE TOTALS**

CONSERVATORY	2,817
ACCESSORY BLDG	772
GARAGE & SPA	3,227
<b>TOTAL:</b>	<b>6,816 S.F.</b>
<b>PHASE 1 TOTAL:</b>	<b>4,894 S.F.</b>
4,968 MAX S.F. ALLOWED FOR PHASE 1	

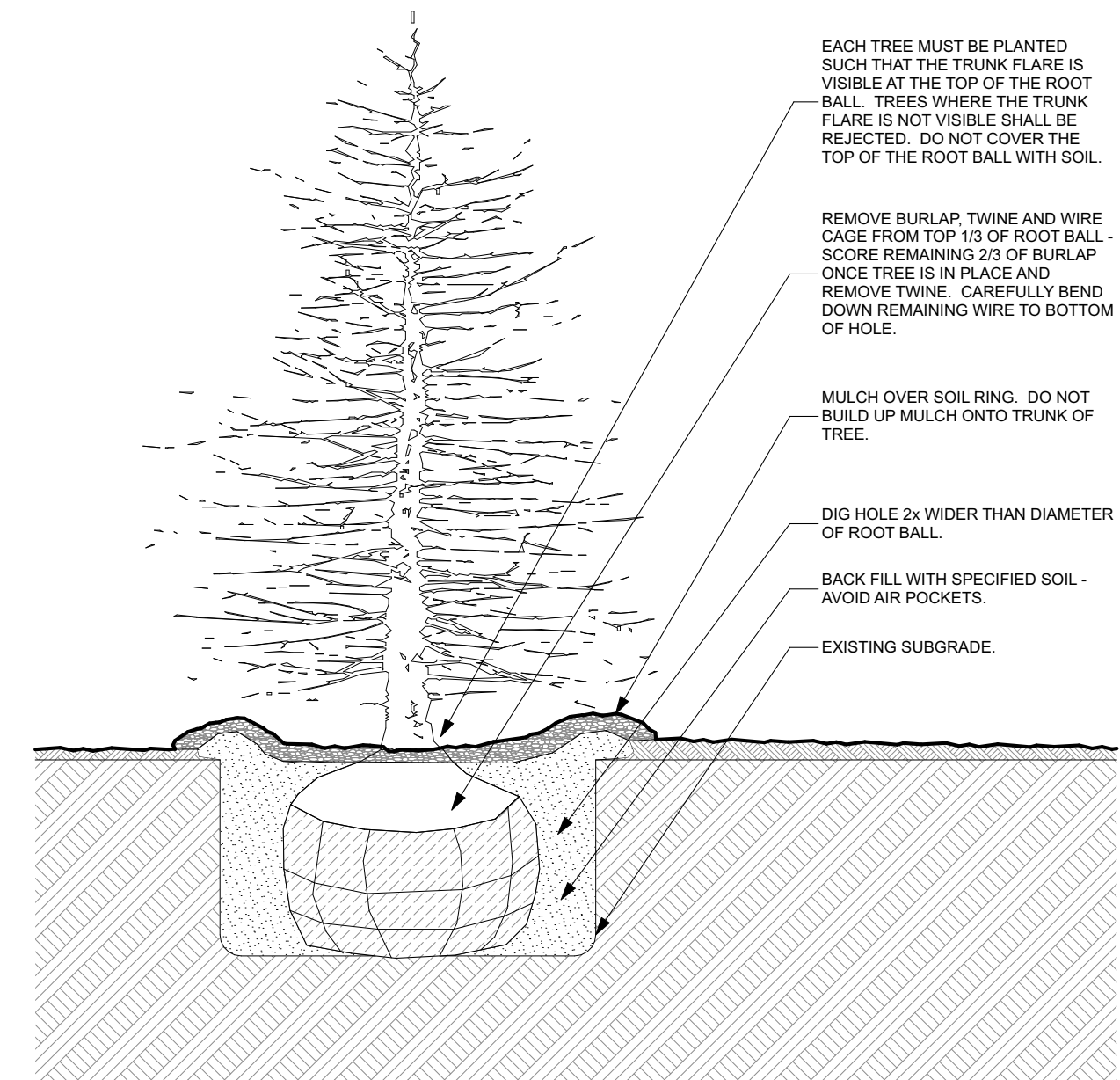
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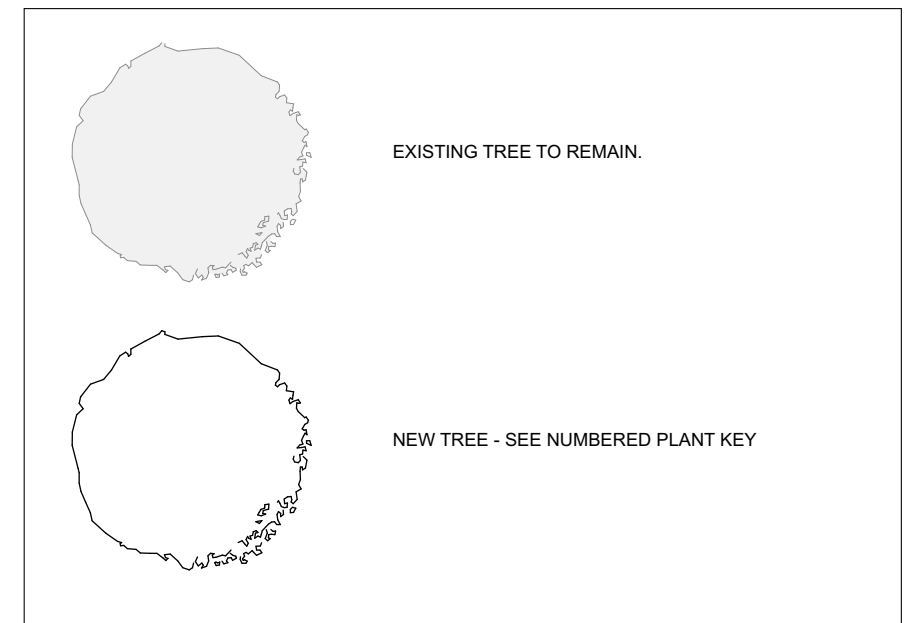


2 DECIDUOUS TREE  
SCALE: 1/8" = 1'-0"



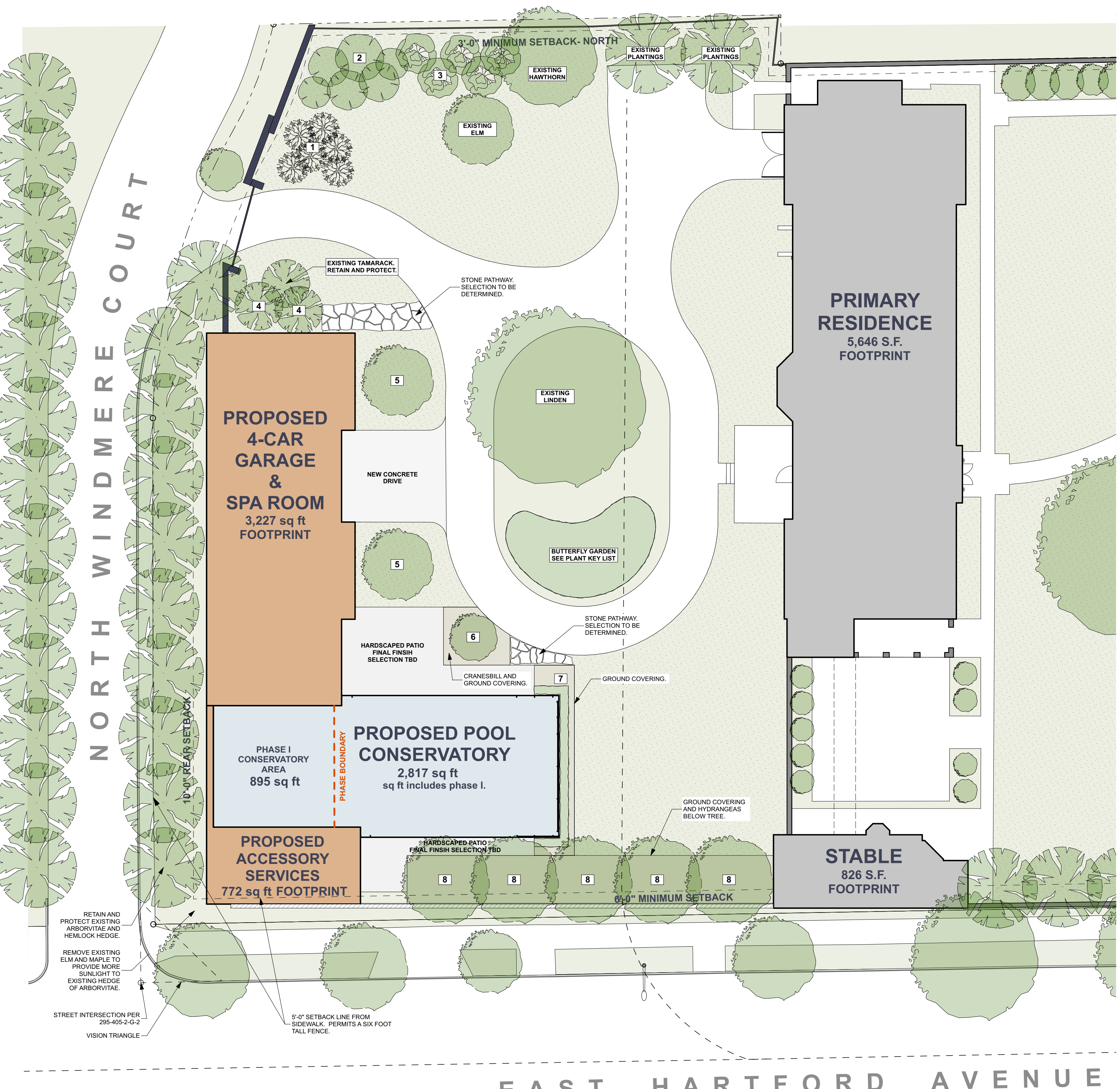
3 EVERGREEN PLANTING  
SCALE: 1/8" = 1'-0"

**PLANT SYMBOL KEY**



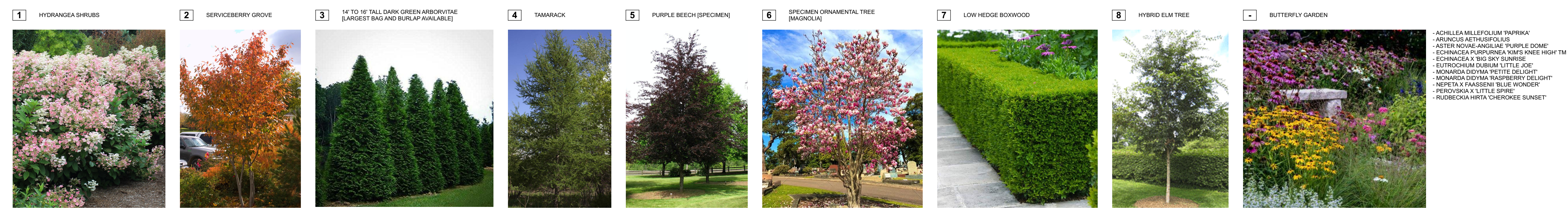
**LANDSCAPE PLAN - GENERAL NOTES**

- CONTRACTOR IS RESPONSIBLE FOR CONTACTING PUBLIC AND PRIVATE UNDERGROUND UTILITY LOCATION SERVICE TO HAVE SITE MARKED PRIOR TO ANY DIGGING OR EARTHWORK.
- ANY AREAS DISTURBED BY CONSTRUCTION SHALL BE RESTORED TO ORIGINAL CONDITION.
- TOPSOIL SHOULD BE PLACED TO WITHIN 3" OF FINISH GRADE BY THE GENERAL/ GRADING CONTRACTOR DURING TROUGH GRADING OPERATIONS. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINE GRADING OF ALL LANDSCAPED AREAS. A MINIMUM DEPTH OF 3" OF BLENDED, PREPARED, AND NON-COMPACTED TOPSOIL IS REQUIRED FOR ALL SEEDING AREAS. FINISH LANDSCAPED AREAS TO BE SMOOTH, UNIFORM, AND PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES AND PAVEMENT.
- PLANT ALL TREES SLIGHTLY HIGHER THAN FINISHED GRADE AT ROOT FLARE. REMOVE EXCESS SOIL FROM TOP OF ROOT BALL. IF NEEDED, SCARIFY SIDE WALLS OF TREE PIT PRIOR TO INSTALLATION. REMOVE AND DISCARD NON-BIODEGRADABLE BALL WRAPPING AND SUPPORT WIRE. REMOVE BIODEGRADABLE BURLAP AND WIRE CAGE (IF APPLICABLE) FROM TOP ONE-THIRD OF ROOTBALL. CAREFULLY BEND REMAINING WIRE DOWN TO THE BOTTOM OF HOLE ONCE THE TREE HAS BEEN PLACED INTO THE HOLE AND WILL NO LONGER BE MOVED. SCORE THE REMAINING TWO-THIRDS OF BURLAP AND REMOVE TWINE. BACKFILL WITH EXISTING SOIL AND REMOVED FROM EXCAVATION AND 20% PLANT STARTER MIX BLENDED PRIOR TO BACKFILLING HOLES. DISCARD ANY GRAVEL, HEAVY CLAY OR STONES. AVOID ANY AIR POCKETS AND DO NOT TAMP SOIL DOWN. WHEN HOLE IS TWO-THIRDS FULL, TREES SHALL BE WATERED THOROUGHLY, AND WATER LEFT TO SOAK IN BEFORE PROCEEDING.
- LAWN INSTALLATION FOR ALL SEEDED LAWN AREAS: REMOVE / KILL OF ANY EXISTING UNWANTED VEGETATION PRIOR TO SEEDING. PREPARE THE TOPSOIL AND SEED BED BY REMOVING ALL SURFACE STONES 1 INCH OR LARGER AND GRADING LAWN AREAS TO FINISH GRADE. APPLY A STARTER FERTILIZER AND SPECIFIED SEED UNIFORMLY AND PROVIDE MULCH COVERING SUITABLE TO GERMINATE AND ESTABLISH TURF. PROVIDE SEED AND FERTILIZER MIX INFORMATION TO GENERAL CONTRACTOR PRIOR TO INSTALLATION. EROSION CONTROL MEASURES ARE TO BE USED IN SWALES AND ON STEEP GRADES WHERE APPLICABLE. METHODS OF INSTALLATION MAY VARY AT THE DISCRETION OF THE LANDSCAPE CONTRACTOR ON HIS / HER RESPONSIBILITY TO ESTABLISH AND GUARANTEE A SMOOTH, UNIFORM, QUALITY TURF. A MINIMUM OF 3" OF BLENDED PREPARED AND NON-COMPACTED TOPSOIL IS REQUIRED FOR ALL LAWN AREAS. IF STRAW MULCH IS USED AS A MULCH COVERING, A TACKIFIER MAY BE NECESSARY TO AVOID WIND DAMAGE. MARSH HAY CONTAINING REED CANARY GRASS IS NOT ACCEPTABLE AS A MULCH COVERING. AN ACCEPTABLE QUALITY TURF IS DEFINED AS HAVING NO MORE THAN 10% OF THE TOTAL AREA WITH BARE SPOTS LARGER THAN 1 SQUARE FOOT AND UNIFORM COVER THROUGHOUT ALL TURF AREAS.
- SEED MIX FOR LAWN AREAS - USE ONLY A PREMIUM QUALITY SEED MIX INSTALLED AT RECOMMENDED RATES. PREMIUM BLENDED SEED MIX EXAMPLES (OR EQUIVALENT) 50% BLENDED BLUEGRASS, 25% CREEPING RED FESCUE, 25% PERENNIAL RYE APPLIED AT 5 LBS PER 1,000 S.F. PROVIDE SEED SPECIFICATIONS TO GENERAL CONTRACTOR PRIOR TO INSTALLATION.



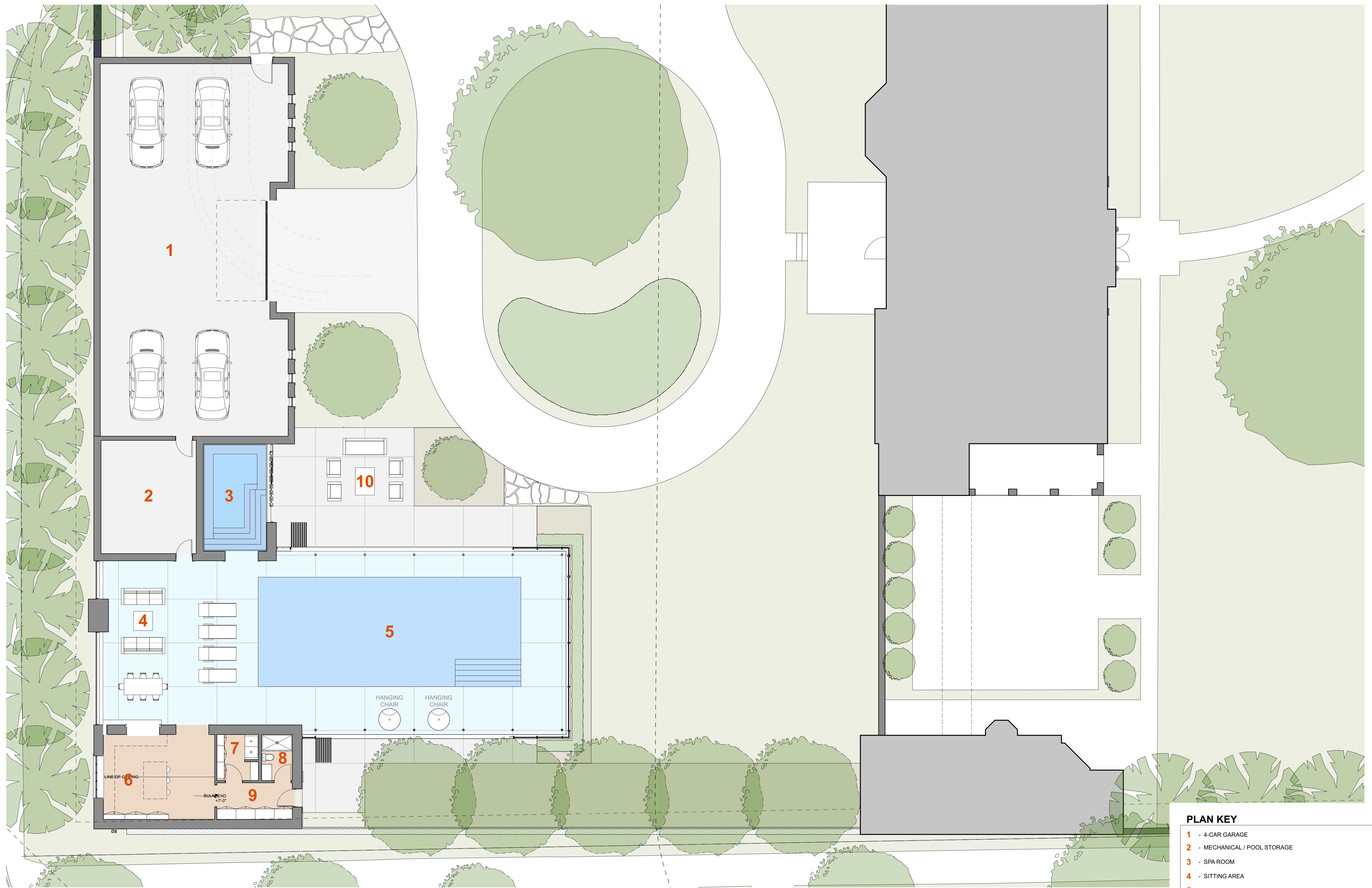
**LANDSCAPE PLAN**  
SCALE: 1/16" = 1'-0"

**PLANT SCHEDULE**




**NOT FOR CONSTRUCTION**

**OUTBUILDING**  
 3319 NORTH LAKE DRIVE, MILWAUKEE WI 53211

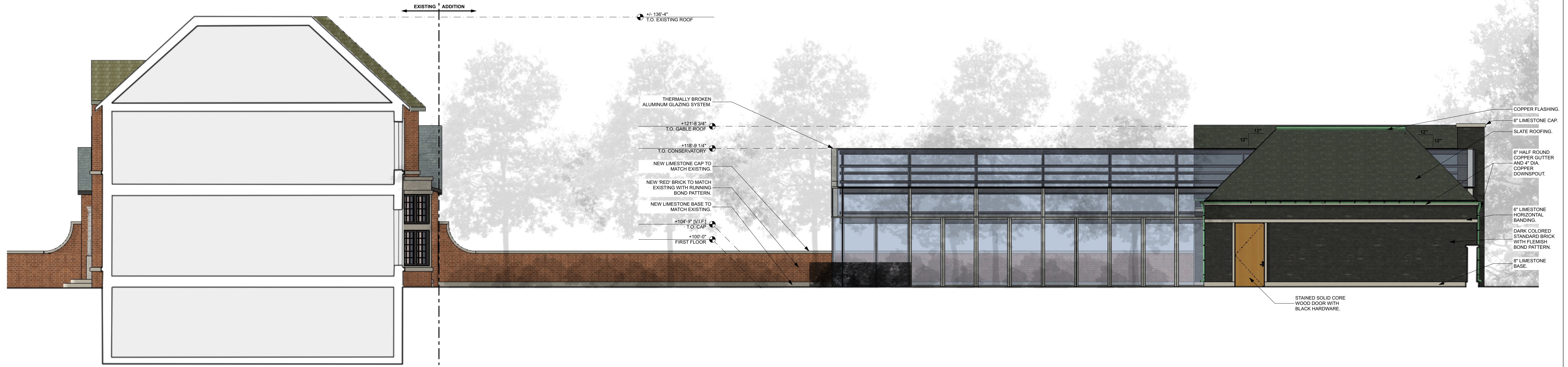


**PLAN KEY**

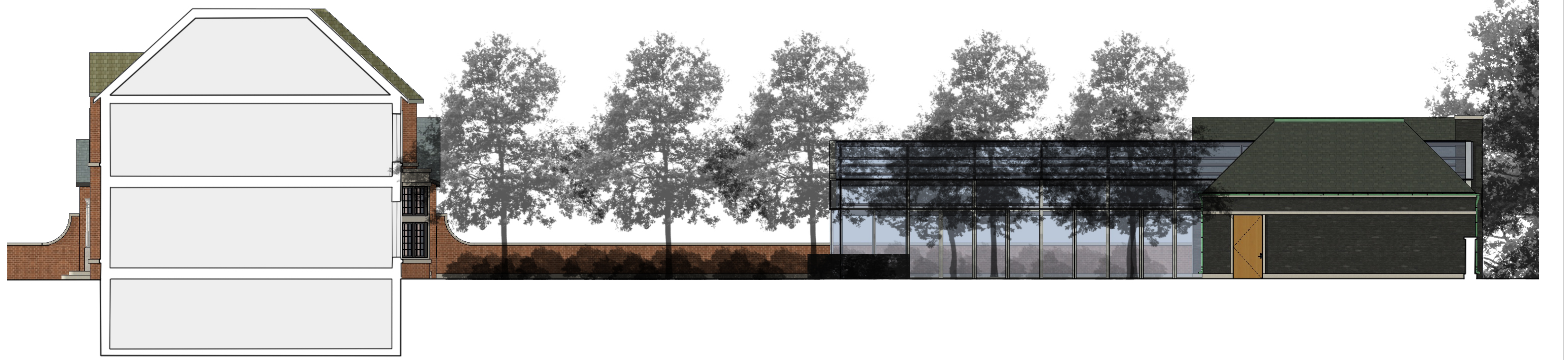
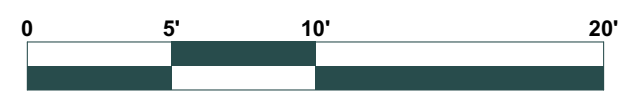
- 1 - 4-CAR GARAGE
- 2 - MECHENICAL / POOL STORAGE
- 3 - SPA ROOM
- 4 - SITTING AREA
- 5 - POOL CONSERVATORY
- 6 - KITCHEN
- 7 - CHANGING ROOM / LAUNDRY
- 8 - BATHROOM
- 9 - HALL / STORAGE
- 10 - PATIO


 OPTION C  
 SCALE: 1/8" = 1'-0"  
 PLAN NORTH

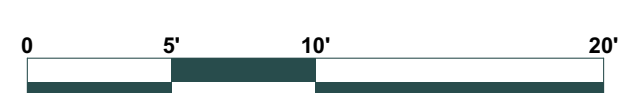
**NOT FOR CONSTRUCTION**



1 NORTH ELEVATION [TREES OMITTED]  
GRAPHIC SCALE



2 NORTH ELEVATION [TREES INCLUDED]  
GRAPHIC SCALE



THERMALLY BROKEN ALUMINUM GLAZING SYSTEM  
 +121'-8 3/4" TO GABLE ROOF  
 +118'-9 1/4" TO CONSERVATORY  
 NEW LIMESTONE CAP TO MATCH EXISTING  
 NEW 'RED' BRICK TO MATCH EXISTING WITH RUNNING BOND PATTERN  
 NEW LIMESTONE BASE TO MATCH EXISTING  
 +104'-9" (V.F.) TO CAP  
 +100'-0" FIRST FLOOR

COPPER FLASHING  
 6" LIMESTONE CAP  
 SLATE ROOFING  
 6" HALF ROUND COPPER GUTTER AND 4" DIA. COPPER DOWNSPOUT  
 6" LIMESTONE HORIZONTAL BANDING  
 DARK COLORED STANDARD BRICK WITH FLEMISH BOND PATTERN  
 6" LIMESTONE BASE  
 STAINED SOLID CORE WOOD DOOR WITH BLACK HARDWARE

STAINED SOLID CORE WOOD DOOR WITH BLACK HARDWARE



1 EAST ELEVATION (TREES OMITTED)  
GRAPHIC SCALE  
0 5' 10' 20'



2 EAST ELEVATION (TREES INCLUDED)  
GRAPHIC SCALE  
0 5' 10' 20'

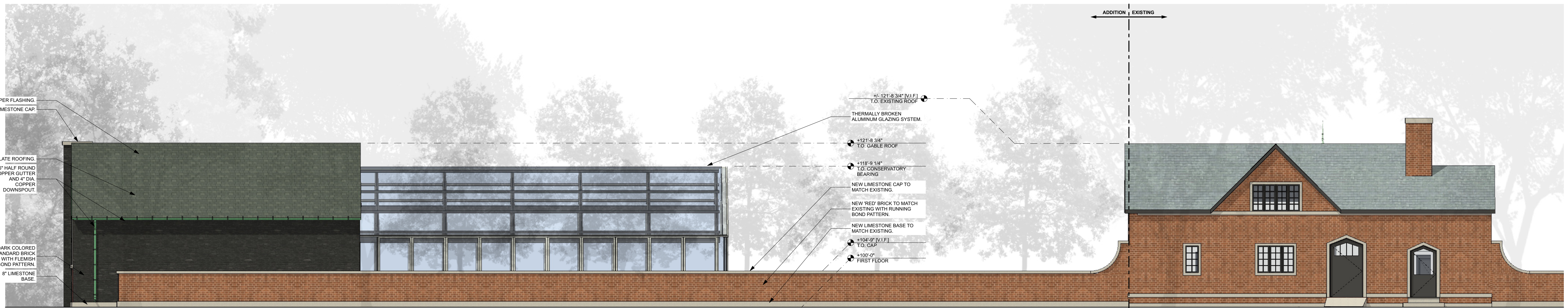
**OUTBUILDING**  
 3319 NORTH LAKE DRIVE, MILWAUKEE WI 53211

DRAWING ISSUE	DATE
HISTORIC PRESERVATION COMMISSION	04.08.2022
HISTORIC PRESERVATION COMMISSION	06.14.2022

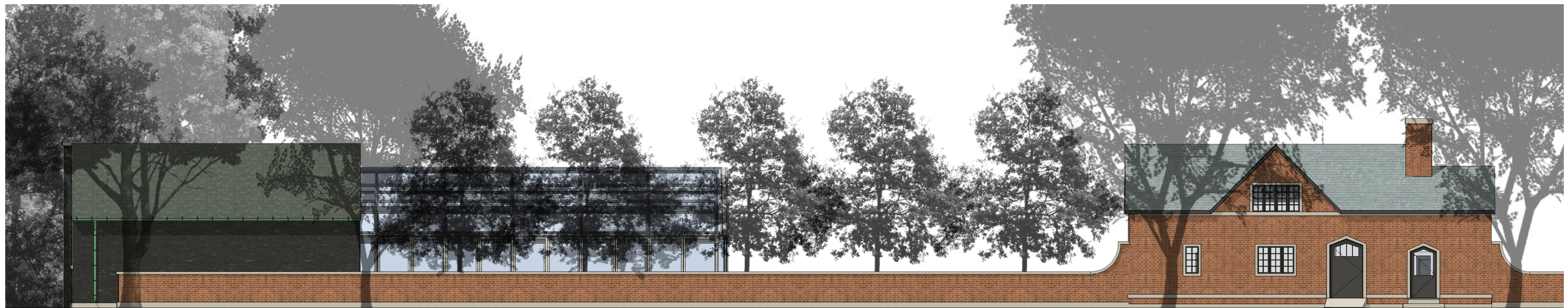
PROJECT # 21.30  
ELEVATIONS

**A201**

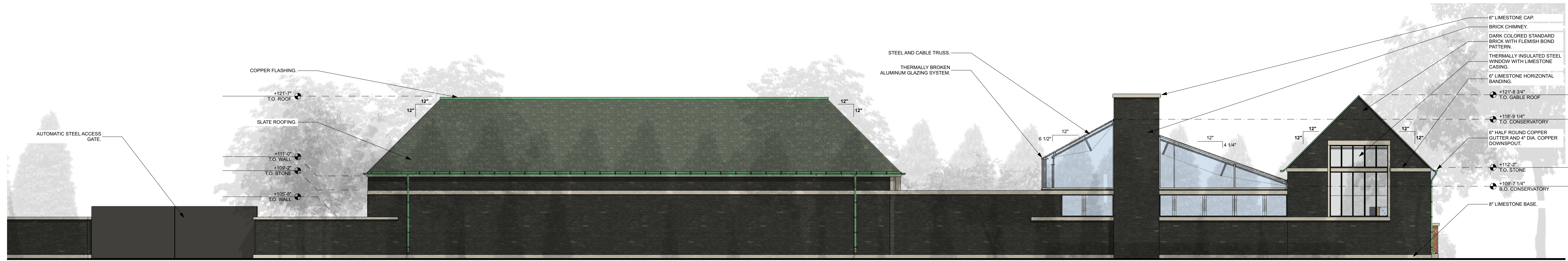
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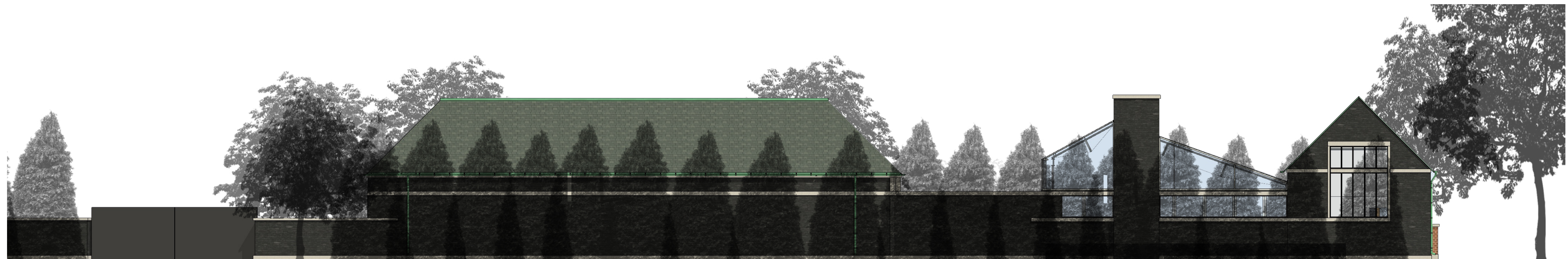
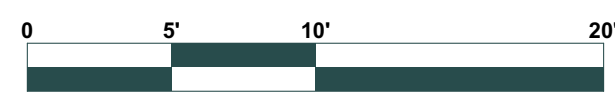
**1** SOUTH ELEVATION (TREES OMITTED)  
GRAPHIC SCALE



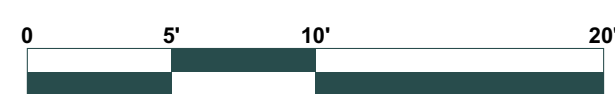
**2** SOUTH ELEVATION (TREES INCLUDED)  
GRAPHIC SCALE



1 WEST ELEVATION [TREES OMITTED]  
GRAPHIC SCALE



2 WEST ELEVATION [TREES INCLUDED]  
GRAPHIC SCALE



**OUTBUILDING**  
 3319 NORTH LAKE DRIVE, MILWAUKEE WI 53211

DRAWING ISSUE	DATE
HISTORIC PRESERVATION COMMISSION	04.08.2022
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PROJECT # 21.30

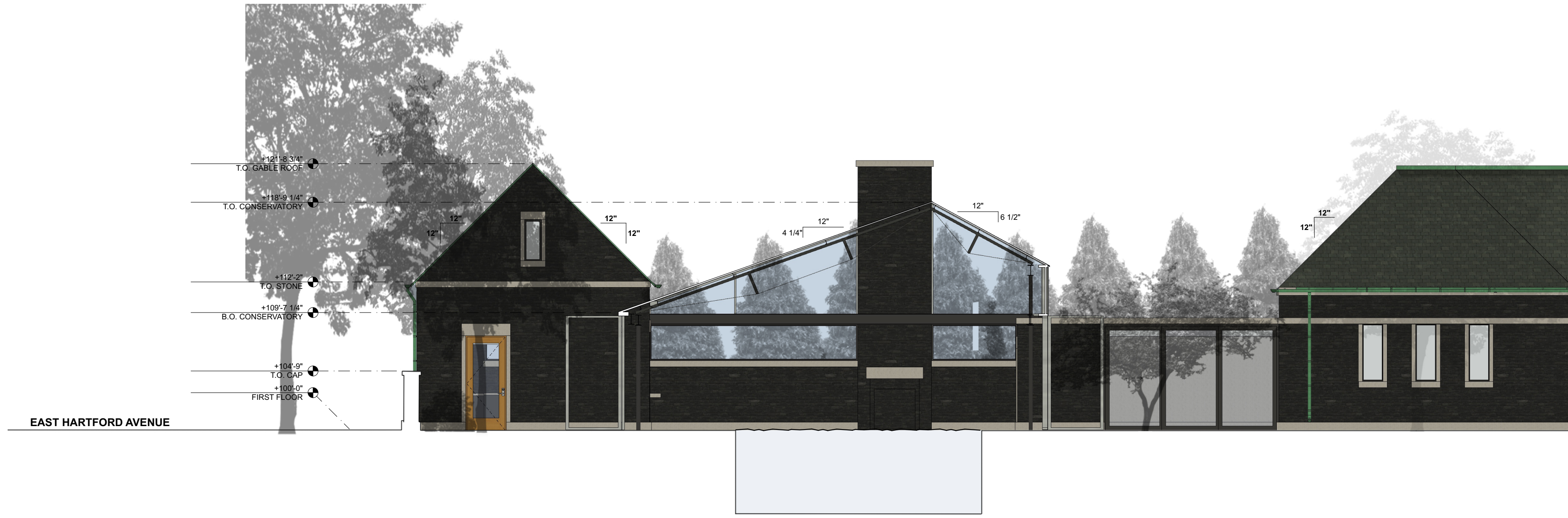
ELEVATIONS

**A203**

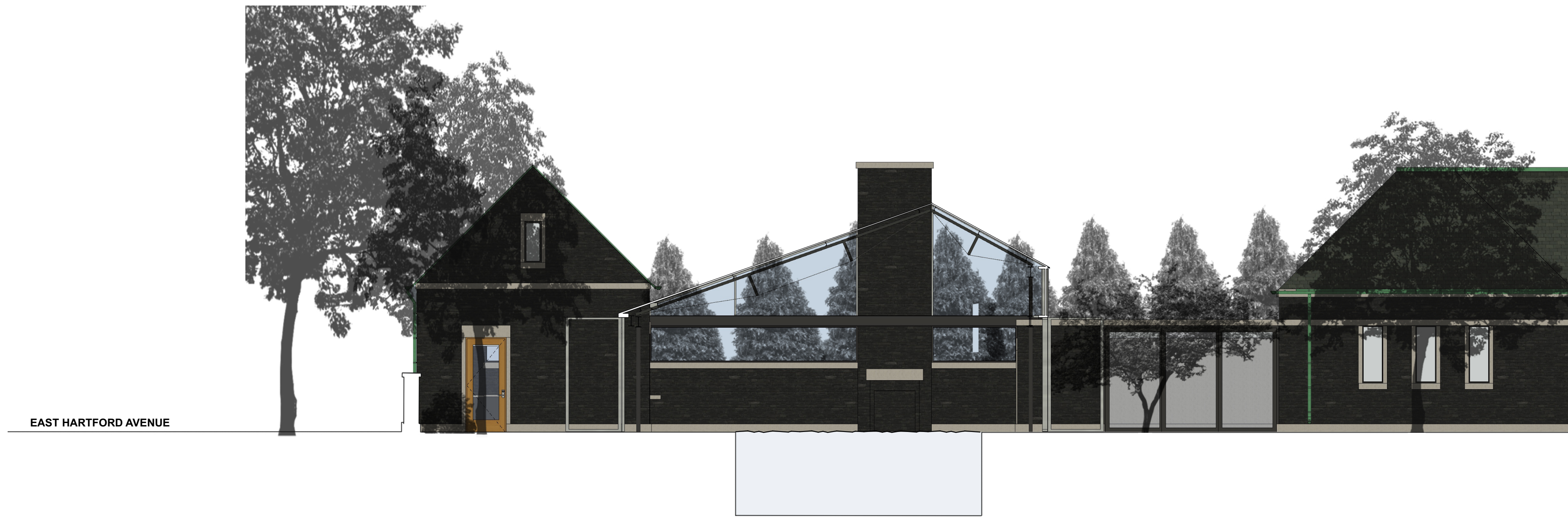
TREES SHOWN AT FIVE YEARS

**NOT FOR CONSTRUCTION**





1 NORTH/SOUTH SECTION [TREES OMITTED]  
GRAPHIC SCALE  
0 5' 10' 20'



2 NORTH/SOUTH SECTION [TREES INCLUDED]  
GRAPHIC SCALE  
0 5' 10' 20'

**OUTBUILDING**  
 3319 NORTH LAKE DRIVE, MILWAUKEE WI 53211

DRAWING ISSUE	DATE
HISTORIC PRESERVATION COMMISSION	04.08.2022
HISTORIC PRESERVATION COMMISSION	06.14.2022

PROJECT # 21.30

SECTIONS

**A300**

TREES SHOWN AT FIVE YEARS

**NOT FOR CONSTRUCTION**