

ARCHITECTURAL CONTROL COMMITTEE
SANDY BAY HIGHLANDS SUBDIVISION NO. 2

PLAN REVIEW CHECKLIST

Legal Description LT 7 Blk 4 SBH No. 2

Date Plans Submitted 08/10/22 Date Plans Approved _____

Plans to include:

- Site Plan (to scale) *missing elevations*
- Grading Plan (to scale)
- Elevations (4 elevations - color schematic)
- Floor Plan (including sq ft for each level of dwelling)

Parcel # 053-161-012-100.08

DWELLING SIZE

All Lots (single-family dwelling)

1839 1st floor (1-story = 1,500 sq ft min)

— 1st floor (1.5 or 2-story = 1,000 sq ft min)

— 2nd floor

1839 1st & 2nd floor total (1,800 sq ft min)

Lot 8 Block 4 & Lot 1 Block 5 (two-family dwelling)

— 1st floor (1-story = 1,700 sq ft min)

— 1st floor (1.5 or 2-story = 1,000 sq ft min)

NA 2nd floor

— 1st & 2nd floor total (2,000 sq ft min)

— Must be L-shaped, include 1-unit & a/garage, garages may not be abutting,
1 driveway per street

DESIGN REQUIREMENTS

Yes No

brick, vinyl

2670

Yes No

Yes No

Yes No

3-stall

2

Stories/height not to exceed 2.5 stories nor 35 feet

Exterior of dwelling: Wood, stone, brick, alum, vinyl or horizontal steel siding, other

25% of dwelling front to be brick or stone

6:12 min roof pitch over 50% of dwelling

Sump Pump must connect to public storm sewer
not shown on plan

Direct access to a/garage from dwelling

Size of a/garage (2-stall min)

Number of o/h doors (3 max facing street)

ACCESSORY BUILDINGS

Yes No

Yes No

Yes No

Yes No

Other _____

Shown on plan

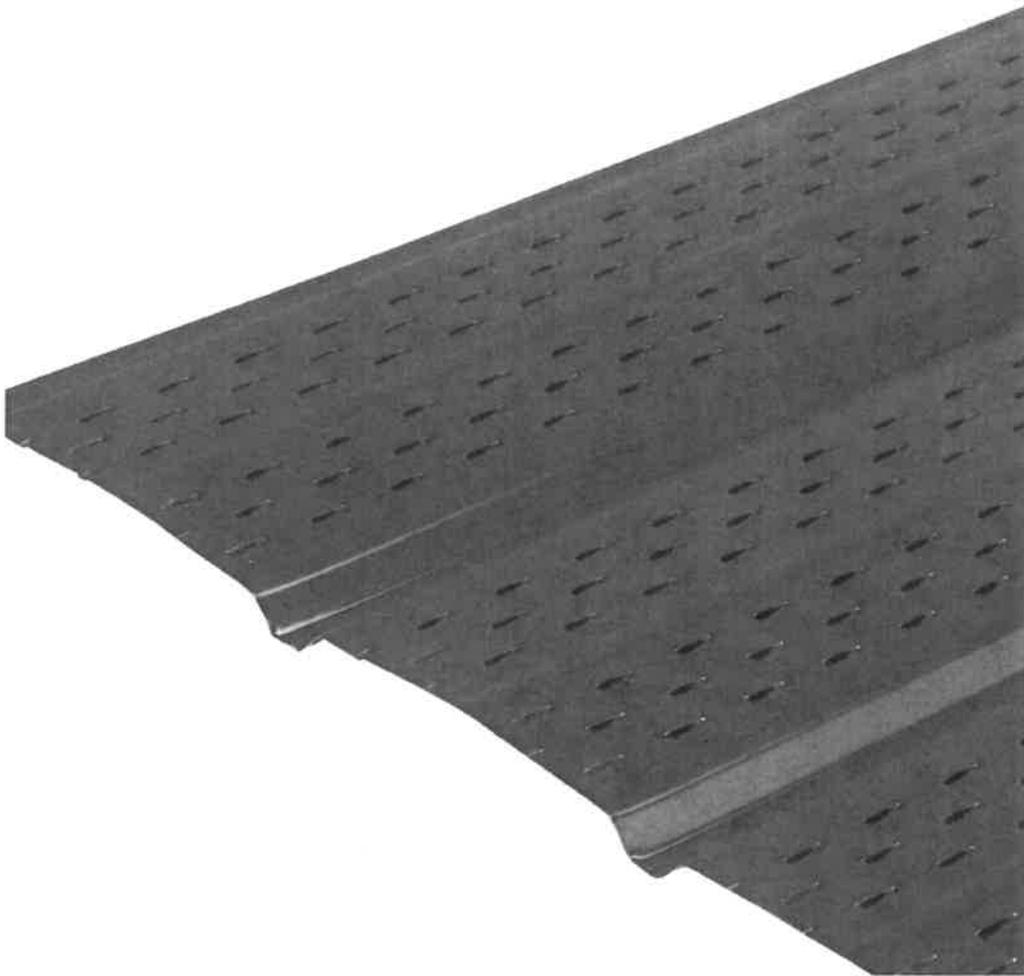
Size not to exceed 288 sq ft

Located in rear yard (no exceptions)

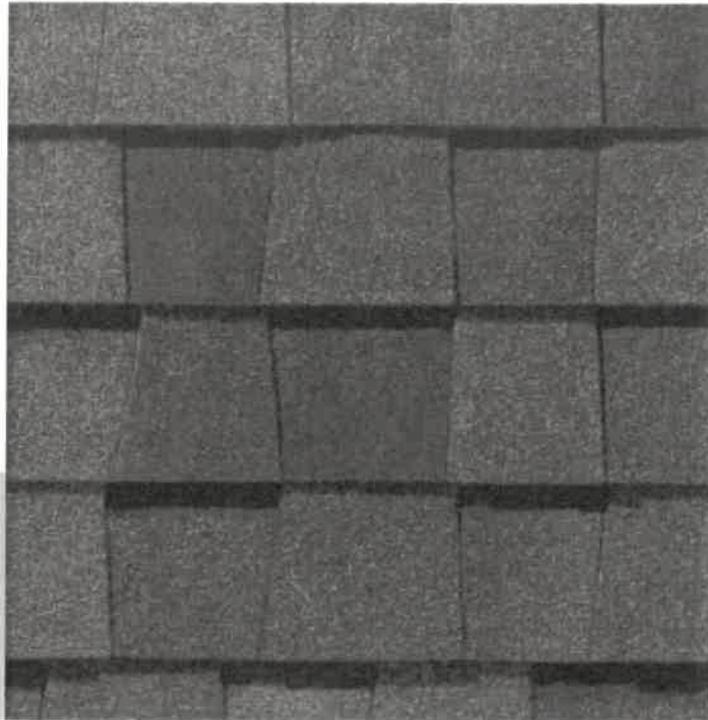
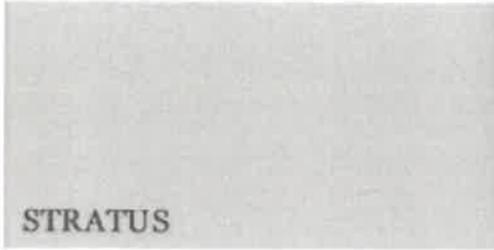
Exterior to match dwelling

Such actions by the committee shall be final and conclusive. The approval of the ACC as does not relieve any lot owner of the additional requirements imposed by the City or any subdivisions thereof or the State of Wisconsin or any subdivisions thereof. All lot owners must obtain any permits, approvals, licenses and related permissions from the City and ACC. All lots in this subdivision shall also be subject to all ordinances, zoning laws, and other restrictions of the City, Manitowoc County and the State of Wisconsin that may be applicable.









7 attachments



Exterior Selections Rendering 7-13.jpg
195K

-  **Peterson bldg-permit-application.pdf**
278K
-  **EquipmentSizing (41).pdf**
35K
-  **WiscUDCCheckList (41).pdf**
52K
-  **UDC (41).pdf**
79K
-  **2217Peterson (1).pdf**
2023K

Site Plan

All of Lot 7 of Block 4 of the recorded plat "Sandy Bay Highlands Subdivision No. 2", (Cabinet D, Plats, Page 87, Document No. 1192605, Manitowoc County Records), being in the Southeast 1/4 of the Northwest 1/4 of Section 31, Township 20 North, Range 25 East, City of Two Rivers, Manitowoc County, Wisconsin.

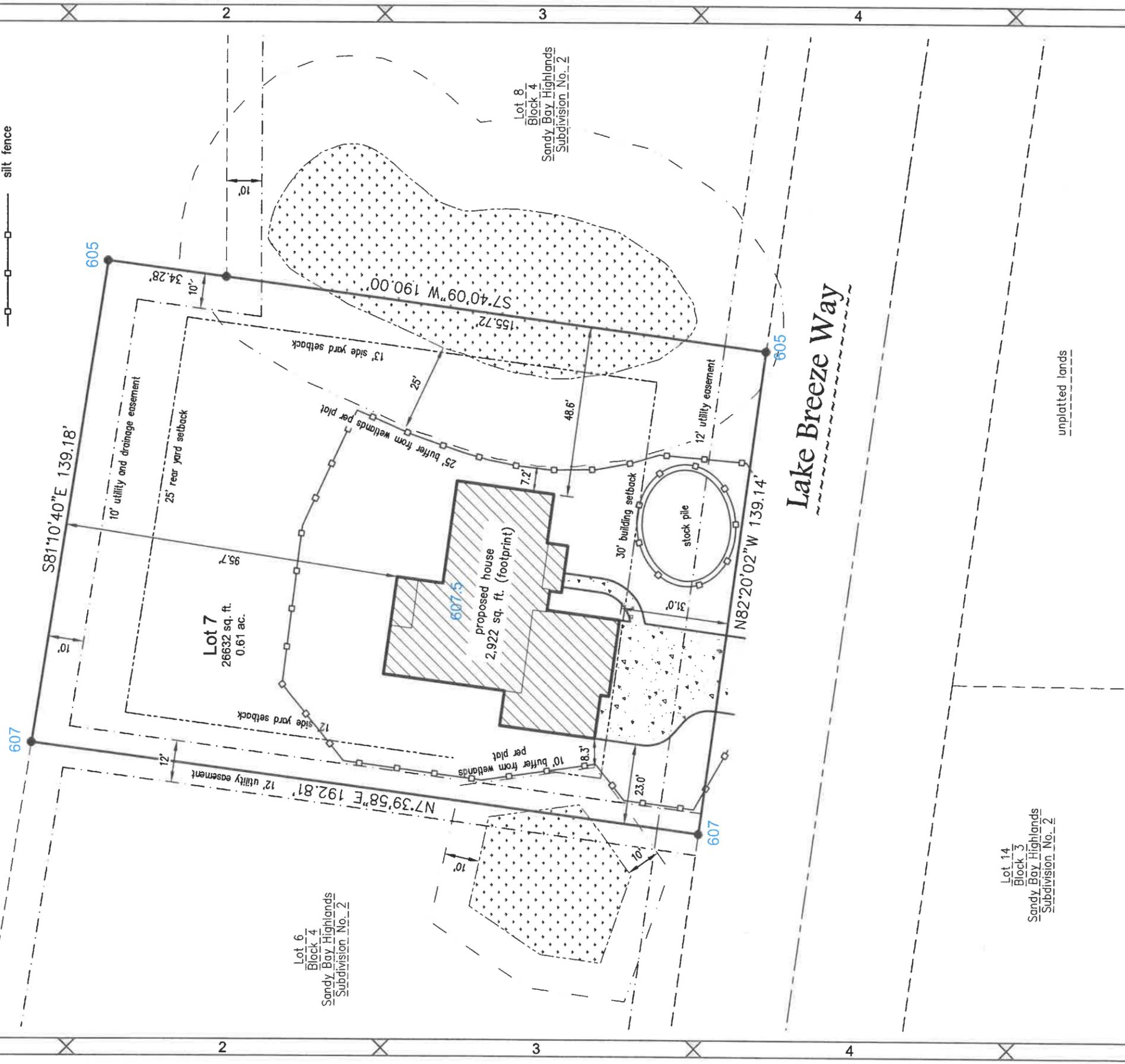


Graphic Scale: 1" = 30'



Legend

- point of record
- ▨ proposed concrete
- ▨ proposed building
- ▨ wetland area per plot
- - - wetland buffer zone
- silt fence
- - - unplatted lands



NOTES

Bearings referenced to the North Line of Lot 7 of Block 4 of the recorded plat "Sandy Bay Highlands Subdivision No. 2", (Cabinet D, Plats, Page 87, Document No. 1192605, Manitowoc County Records), assumed to be S81°10'40"E.

Client: Radue Homes
 Tax Parcel: 05316101210008
 Drafted By: ZRH
 File: R-11722 Lot7 Block4 SitePlan 072422.dwg
 Data File: R-11722.txt

Mau & Associates, LLP
 LAND SURVEYING & PLANNING
 CIVIL & WATER RESOURCE ENGINEERING
 Phone: 920-434-9670 Website: www.mau-associates.com
 400 Security Blvd Ste 1, Green Bay, WI 54313-9712

Sheet One of One
 Project No.: R-11722
 Drawing No.: X-1319
 Fieldwork Completed: xx/xx/xx

EROSION CONTROL PLAN

All of Lot 7 of Block 4 of the recorded plat "Sandy Bay Highlands Subdivision No. 2", (Cabinet D, Plats, Page 87, Document No. 1192605, Manitowoc County Records), being in the Southeast 1/4 of the Northwest 1/4 of Section 31, Township 20 North, Range 25 East, City of Two Rivers, Manitowoc County, Wisconsin.



Graphic Scale: 1" = 30'



Legend

- point of record
- ▭ proposed concrete
- ▨ proposed building
- ▭ wetland area per plat
- ▭ wetland buffer zone
- silt fence
- unplatted lands



NOTES

Bearings referenced to the North Line of Lot 7 of Block 4 of the recorded plat "Sandy Bay Highlands Subdivision No. 2", (Cabinet D, Plats, Page 87, Document No. 1192605, Manitowoc County Records), assumed to be S81°10'40"E.

Client: Radue Homes

Tax Parcel: 05316101210008

Drafted By: ZRH

File: R-11722 Lot7 Block4 SitePlan 072422.dwg

Data File: R-11722.txt

Mau & Associates, LLP

LAND SURVEYING & PLANNING

CIVIL & WATER RESOURCE ENGINEERING

Phone: 920-434-9670 Website: www.mau-associates.com

400 Security Blvd Ste 1, Green Bay, WI 54313-9712

Sheet One of One

Project No.: R-11722

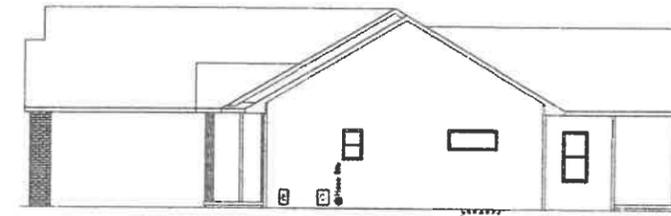
Drawing No.: X-1319

Fieldwork Completed: xx/xx/xx



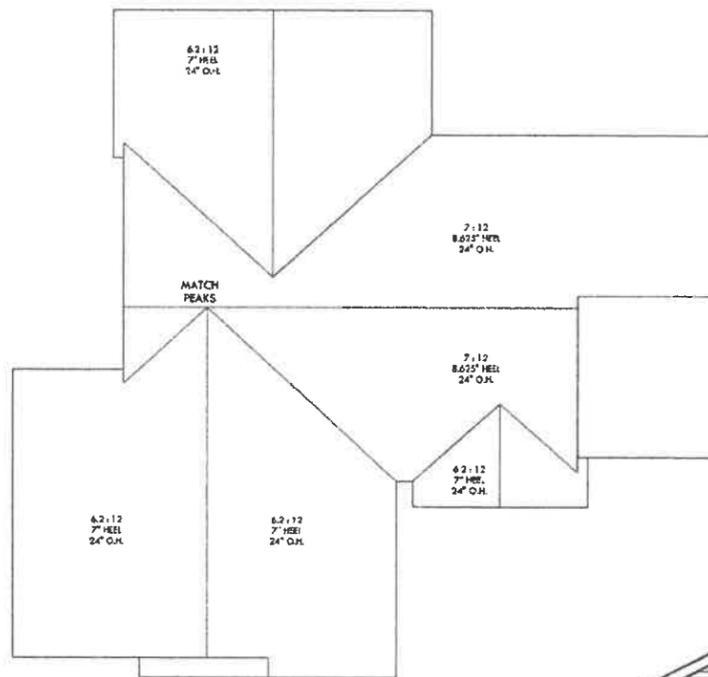
LEFT ELEVATION

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



RIGHT ELEVATION

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



ROOF PLAN

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



REAR ELEVATION

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



FRONT ELEVATION

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

1. SHEET OFF ALL ATTIC WALLS AND/OR TRAY CEILINGS
2. HANDRAIL & CURTAIN BLOCKING
3. HOLD EXTERIOR DOORS & POCKET DOORS UP 1/2"
4. MAINTAIN 1/4" AROUND ALL DOORS & WINDOWS FOR INSULATION
5. ICE & WATER ON GARAGE & PORCH WALLS FOR CONCRETE FILL THAT BE IN DIRECT CONTACT WITH O.S.B.
6. LAP TYVEK 6"
7. FRAME INTERIOR DOOR OPENINGS 2 1/4" LARGER THAN DOOR
8. POCKET DOOR WALLS TO BE 2x6
9. NO JOIST BELOW DRYER/ RANGE VENT WALLS
10. INSULATE, POLY, SHEET ROCK BEHIND TUBS/SHOWERS

TOTAL SQ. FT.: 2149

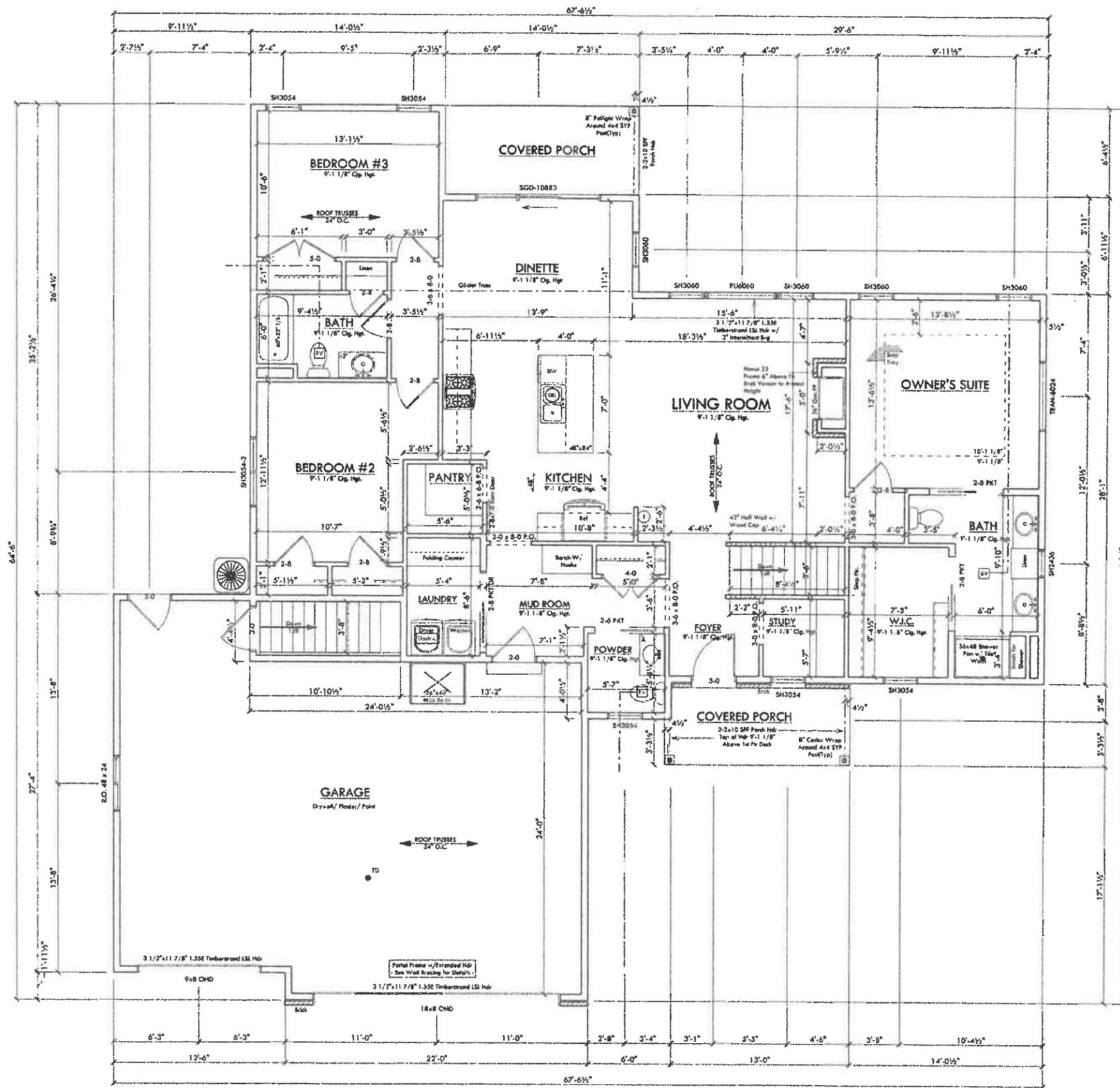
FIRST FLR.: 1839
LOWER LVL.: 310



ADDRESS: 1000 W. BROADWAY
COLUMBIA, MO 65204
PH: 907.266.6333
RADUEHOMES.COM
THIS PLAN AND PROPERTY
OR MODIFICATIONS ANY
WHERE SHOWN WITHOUT
WRITTEN CONSENT IS
STRICTLY PROHIBITED

THE PETERSON RESIDENCE
LOT #7 LAKE BREEZE WAY, TWO RIVERS

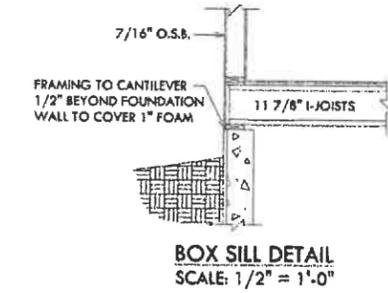
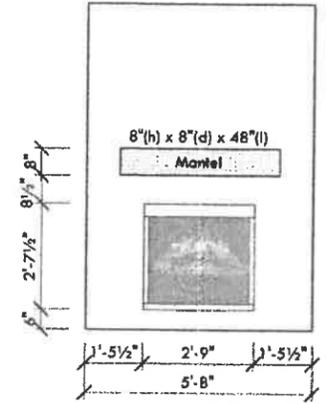
SHEET	PLAN #	PROJECT #	DATE	REVISIONS	
				DATE	PERSONAL NUMBER
1 / 3	22-17	2240BL	6/8/22	7/14/22	
				7/15/22	
			PERSONAL NUMBER		BRITTANY L
			STATUS		CONSTRUCTION



Note!
Drywall Returns at
All Windows

FLOOR PLAN
SCALE 1/4" = 1'-0"
9'-1 1/8" CLG. HT. UNLESS NOTED
1839 SQ. FT. (HOUSE)
914 SQ. FT. (GARAGE)
190 SQ. FT. (COV. PORCH)

NOVUS NDV3933
* For every additional 1" in mantel depth, add additional 1" in clearance above opening
* Mantel clearance shown is mfr. required minimum



FLOOR PLAN INFORMATION

- WALL SPECIFICATIONS**
- 1. HOUSE WALL HEIGHTS
 - EXTERIOR: 2-44@9'-1 1/2" STUDS @ 16" O.C.
 - INTERIOR: 2-44@9'-1 1/8" STUDS @ 16" O.C.
 - 2. GARAGE WALLS
 - 2-36@12 1/4" STUDS @ 16" O.C.
 - 3. FLOOR SYSTEMS
 - 1. FIRST FLOOR: 11 7/8" I-JOISTS @ 16" O.C.
 - STANDARD LOADINGS (PSF): 40 LL, 10 DL
 - ADDITIONAL LOADINGS (PSF):
 - (10 DL) (PSF): 25 (DUMPS: STONE, GRANITE)
 - DEFLECTION (INCH) LL = L/160, DL = L/240
 - RCOF SYSTEM:
 - 1. ENGINEERED ROOF TRUSSES @ 24" O.C.
 - STANDARD LOADINGS (PSF): 30 LL / 10 I.C.D.L. 10 R.C.D.L.
 - DEFLECTION (INCH) LL = L/160, DL = L/240
 - DURATION OF LOAD: 1-150'
 - 4. HEADER SPECIFICATIONS
 - 1. STANDARD HEADER TO BE 2-2x12 SPP #1-2
 - DOUBLE TRIMSTUDS W/ OPENINGS 4'-0" AND LARGER
 - 2. WINDOW B.O. HEIGHT SET AT 4'-10 7/8" UNLESS NOTED
 - 3. HEADERS ARE NOT DESIGNED TO CARRY BRICK OR CONCRETE (HEADER / UNITS SIZES PER MASON / FOUND. CONTRACTOR)
 - 5. STAR INFORMATION
 - BASEMENT TO FIRST FLOOR
 - 14 BBSPP# 9 1/2", 12 TRADSP# 1-2"
 - BASEMENT TO GARAGE
 - 12 BBSPP# 11 1/8", 11 TRADSP# 1-2"
 - 6. WINDOW INFORMATION
 - W.P. THE WINDOW OPENING SHOWN
 - 7. GENERAL NOTES
 - 1. PLAN IS DRAWN FOR 3 1/4" CASING AT DOORS
 - 2. DRYWALL RETURNS AT ALL WINDOWS
 - 3. ALL WALLS TALLER THAN 10'-0" TO BE DESIGNED BY ENR SUPPLIER
 - 4. FRAMES TO REFERENCE FLOOR / ROOF LAYOUT FOR FINAL ORDER FRAMES LOCATION, PUSH HEADER ADJUSTMENTS
 - 5. BEARING REQUIREMENTS, FRAMES IS RESPONSIBLE TO TRANSFER ALL POINT LOADS THROUGH THE WALL & FLOOR SYSTEM W/ SOUND BLOCKING DOWN TO FOUNDATION WALLS
 - 6. FRAMES TO REFERENCE WALL REACHES PLAN FOR HEADER ADJUSTMENTS DUE TO EXTENDED HEADER REQUIREMENTS

THE PETERSON RESIDENCE
LOT #7 LAKE BREEZE WAY, TWO RIVERS

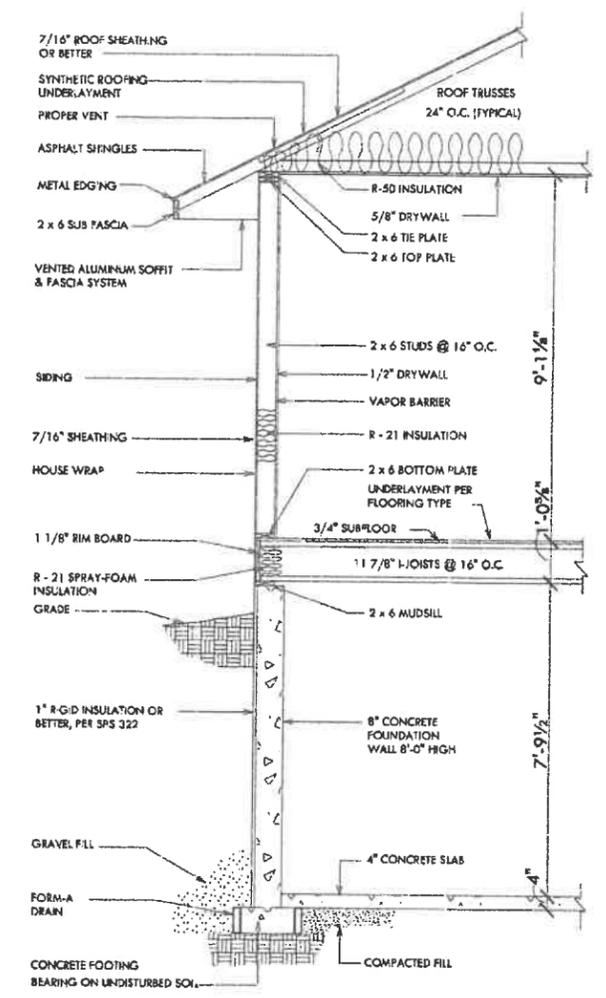
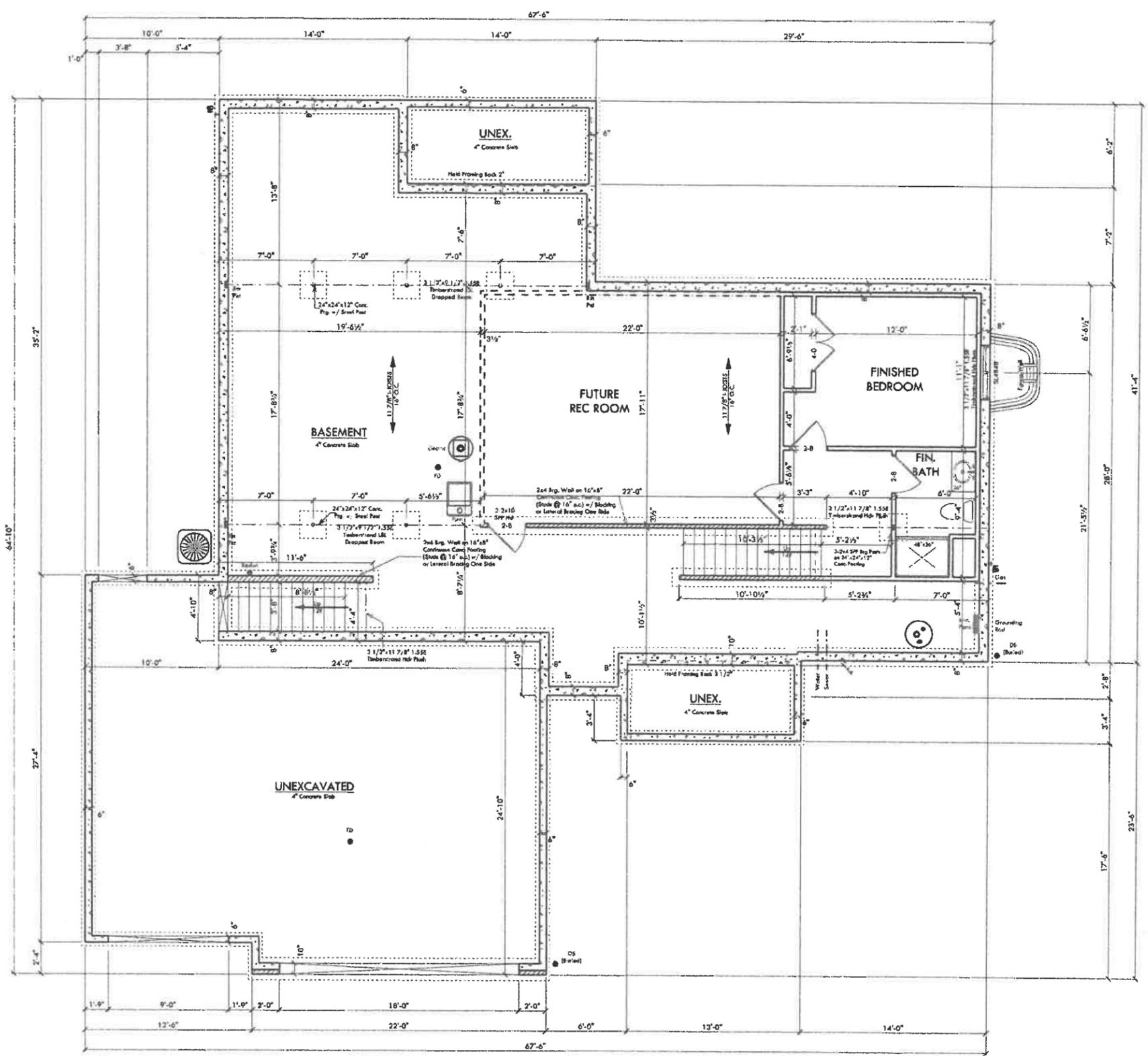
REVISIONS	DATE	PROJECT #	STATUS	PERSONAL BUILDER	CONSTRUCTION
	6/8/22	22408L	CONSTRUCTION	BRITTANY L	
SHEET	2				3



ADDRESS: 10000 S. 100TH AVENUE
 GAITHERSBURG, MD 20878
 TEL: 301.281.5555
 RADUEHOMES.COM
 THESE PLANS ARE PROPERTY
 OF RADUE HOMES. ANY
 REUSE OR REPRODUCTION
 WITHOUT WRITTEN CONSENT IS
 STRICTLY PROHIBITED.

THE PETERSON RESIDENCE

LOT #7 LAKE BREEZE WAY, TWO RIVERS



TYPICAL RANCH WALL SECTION
 SCALE: 1/2" = 1'-0"

FOUNDATION PLAN

SCALE 1/4" = 1'-0"
 8"-0" FOUNDATION WALLS
 310 SQ. FT. (FINISHED)
 385 SQ. FT. (FUTURE)

FOUNDATION INFORMATION

- WALL SPECIFICATIONS**
- HOUSE WALLS
 - 8" x 8" POURED CONCRETE WALLS
 - GARAGE/POUCH WALLS
 - 8" x 4" (MIN) POURED CONCRETE WALLS
- SLAB SPECIFICATIONS**
- HOUSE 4" REINFORCED CONCRETE SLAB
 - GARAGE 4" REINFORCED CONCRETE SLAB
- HEADER SPECIFICATIONS**
- STANDARD HEADER TO BE 2x10 EPF
 - DOUBLE TRUSS/UDS w/ OPENINGS 6'-0" AND LARGER
 - HEADERS ARE NOT DESIGNED TO CARRY BRICE, OR CONCRETE HEADERS (INTEL. SIZES PER MASONRY FOUND. CONTRACTOR)
- STAR INFORMATION**
- BASIS: TO PREST. FAB.
- 15 RISERS @ 7'-10", 14 RISERS @ 1'-2"
- FASSETTE TO GARAGE**
- 14 RISERS @ 12'-10", 19 RISERS @ 1'-2"
- WINDOW INFORMATION**
- MPR TRD
- GENERAL NOTES**
- PLAN IS DRAWN FOR 3/4" CASING
 - STEEL COLUMNS TO SUPPORT 12,000 LBS UNLESS NOTED
 - ASSUMED SOIL BEARING CAPACITY IS 3,000 PSF. FOOTING SIZES MUST BE ADJUSTED FOR VARYING SOIL CONDITIONS
 - FOUNDATION WALLS ARE ASSUMED TO BE UNREINFORCED 3,000 PSI CONCRETE. WALLS ARE DESIGNED FOR LOC. TABLE 201.18-B BASED ON THE HEIGHT OF UNBALANCED FILL
 - FRAMER TO REFERENCE FLOOR, ROOF LAYOUT FOR BRAL ORDER TRUSS LOCATIONS, FUSSE HEADERS ADJUSTMENTS & BRACING REQUIREMENTS. FRAMER IS RESPONSIBLE TO TRANSFER ALL POINT LOADS THROUGH THE WALL & FLOOR SYSTEM W/ SOLID BLOCKING DOWN TO FOUNDATION WALLS
 - FRAMER TO REFERENCE WALL BRACING PLAN FOR HEADER ADJUSTMENTS DUE TO EXTENDED HEADER REQUIREMENTS

REVISIONS	DATE	PERSONAL BUILDER
	7/14/22	
	6/8/22	BRITANY L

PLAN #	PROJECT #	STATUS
22-17	22408L	CONSTRUCTION

SHEET	3	3
-------	---	---