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ARCHITECTURAL		
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CIVIL		
C1.02	GRADING & EROSION CONTROL	01 / 28 / 2025

AMERICAN

ARCHITECTURAL GROUP, INC.

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PROPOSED BUILDING

Driftwood 1

1908 River Drive

City of West Bend, Washington County

Issue Date:
01 / 28 / 2025

Revision:

Project Number:
23012

Sheet Title:
ARCHITECTURAL SITE
PLAN

Sheet Number:

A-100



STAIR NOTES:

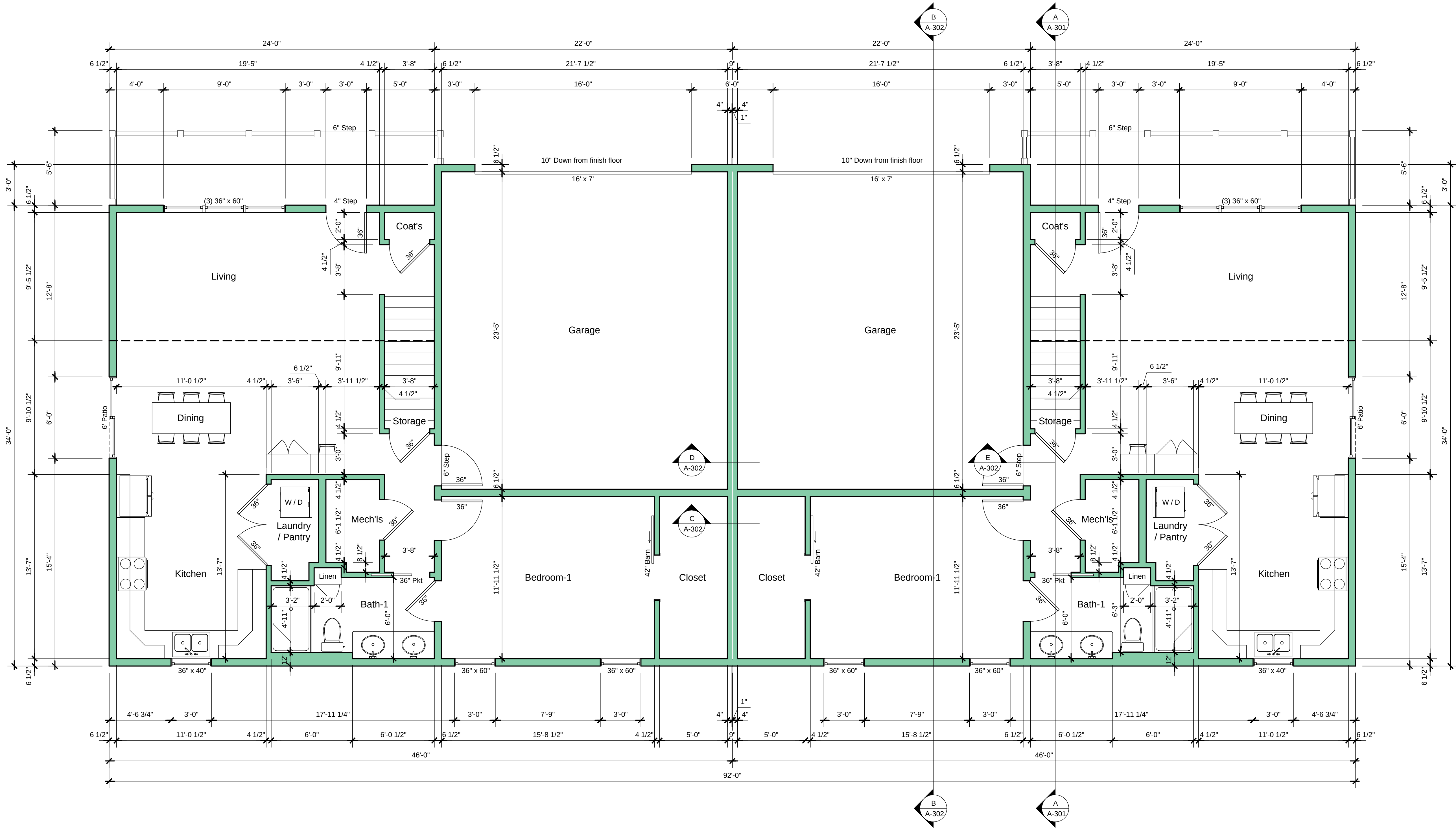
Stairs shall measure at least 3 feet in width. No more than 4 inches of each side of the minimum width may be occupied by any obstruction, such as handrails, stringers, or baseboard heating units.

Minimum headroom clearance of 6 feet 4 inches.

Provide (16) risers at 7.74" and (15) treads at 10". Handrails shall be mounted between 34 and 38 inches above the nosing of the treads. Handrails shall be 1 1/2" diameter wood - painted.

SMOKE DETECTOR NOTES:

All smoke detectors shall be directly and permanently wired to a proper unswitched circuit and be provided with a backup power source.



1st FLOOR PLAN

TOTAL BUILDING: 3,260 SF
GARAGES: 528 SF
LIVING SPACE: 1,102 SF

1/4" = 1'-0"

PROPOSED BUILDING
Driftwood 1
1908 River Drive
City of West Bend, Washington County

Issue Date:
01 / 28 / 2025

Revision:

Project Number:
23012

Sheet Title:
1st FLOOR PLAN

Sheet Number:

A-101



STAIR NOTES:

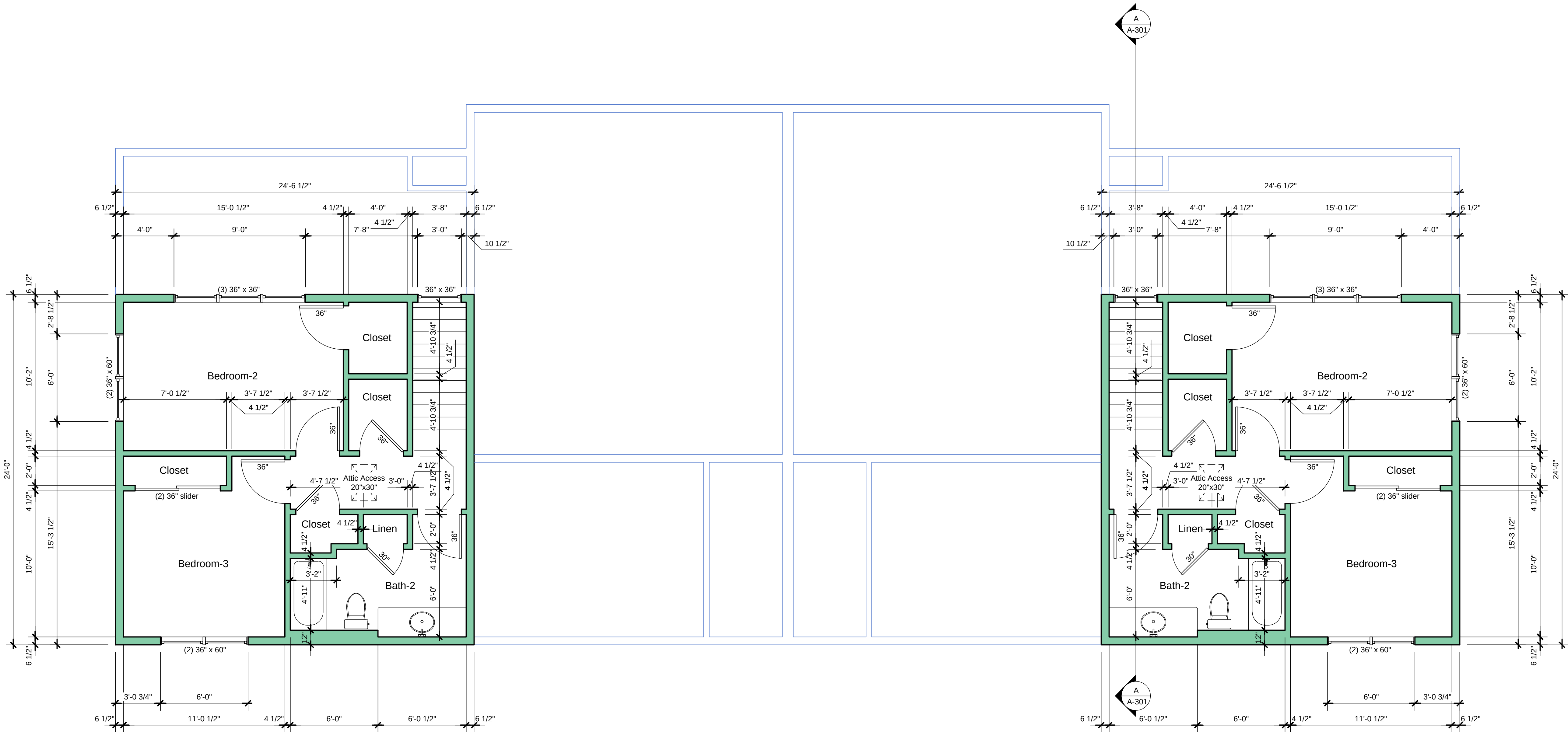
Stairs shall measure at least 3 feet in width. No more than 4 inches of each side of the minimum width may be occupied by any obstruction, such as handrails, stringers, or baseboard heating units.

Minimum headroom clearance of 6 feet 4 inches.

Provide (16) risers at 7.74" and (15) treads at 10". Handrails shall be mounted between 34 and 38 inches above the nosing of the treads. Handrails shall be 1 1/2" diameter wood - painted.

SMOKE DETECTOR NOTES:

All smoke detectors shall be directly and permanently wired to a proper unswitched circuit and be provided with a backup power source.



2nd FLOOR PLAN

LIVING SPACE: 588 SF

1/4" = 1'-0"

PROPOSED BUILDING
Driftwood 1
1908 River Drive
City of West Bend, Washington County

Issue Date:
01 / 28 / 2025

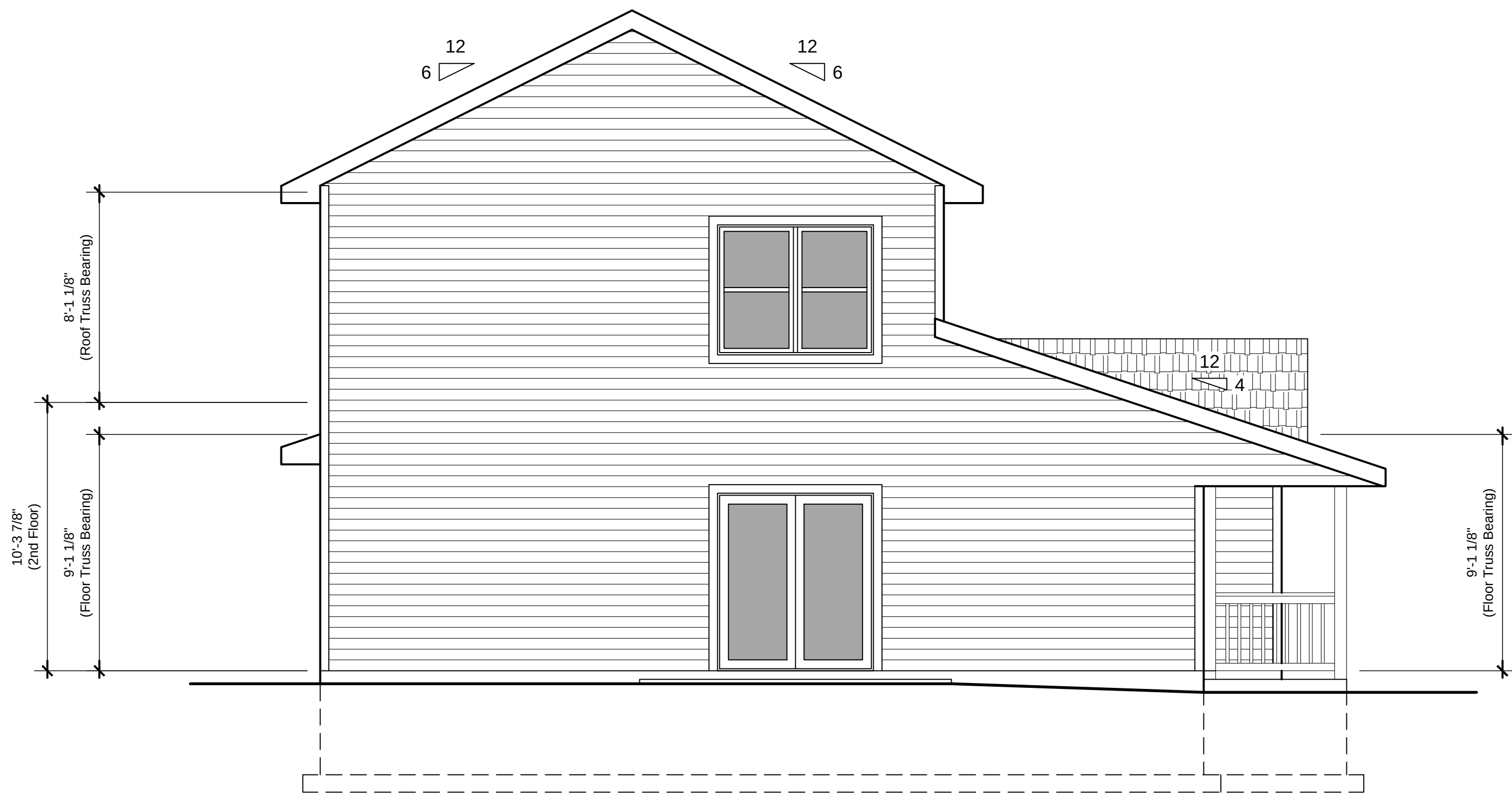
Revision:

Project Number:
23012

Sheet Title:
2nd FLOOR PLAN

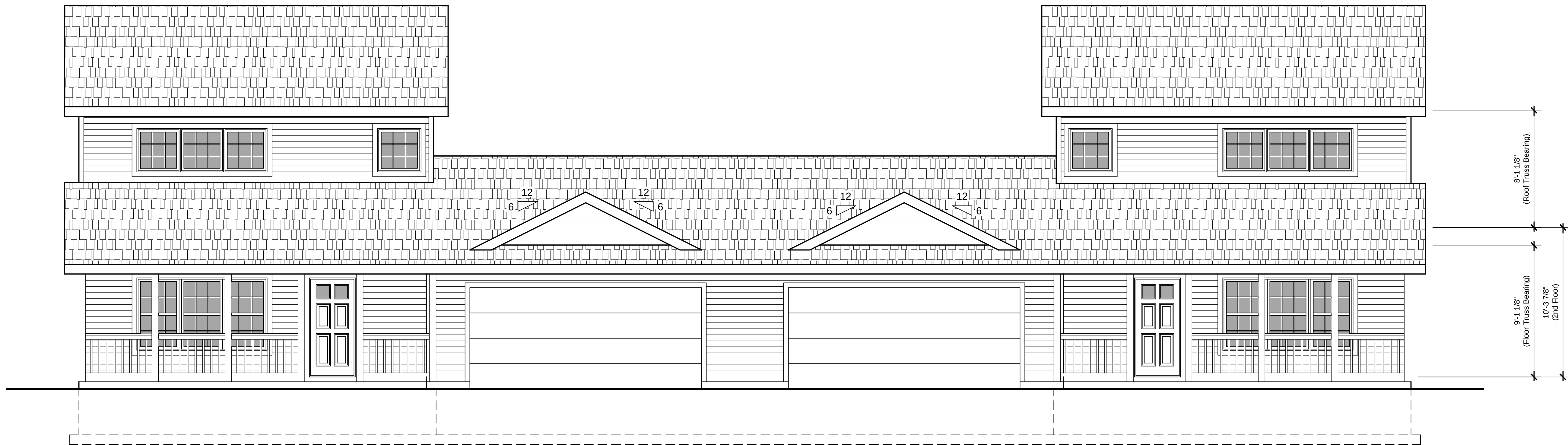
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A-102



RIGHT-SIDE ELEVATION

1/4" = 1'-0"



FRONT ELEVATION

1/4" = 1'-0"

PROPOSED BUILDING
Driftwood 1
1908 River Drive
City of West Bend, Washington County

Issue Date:
01 / 28 / 2025

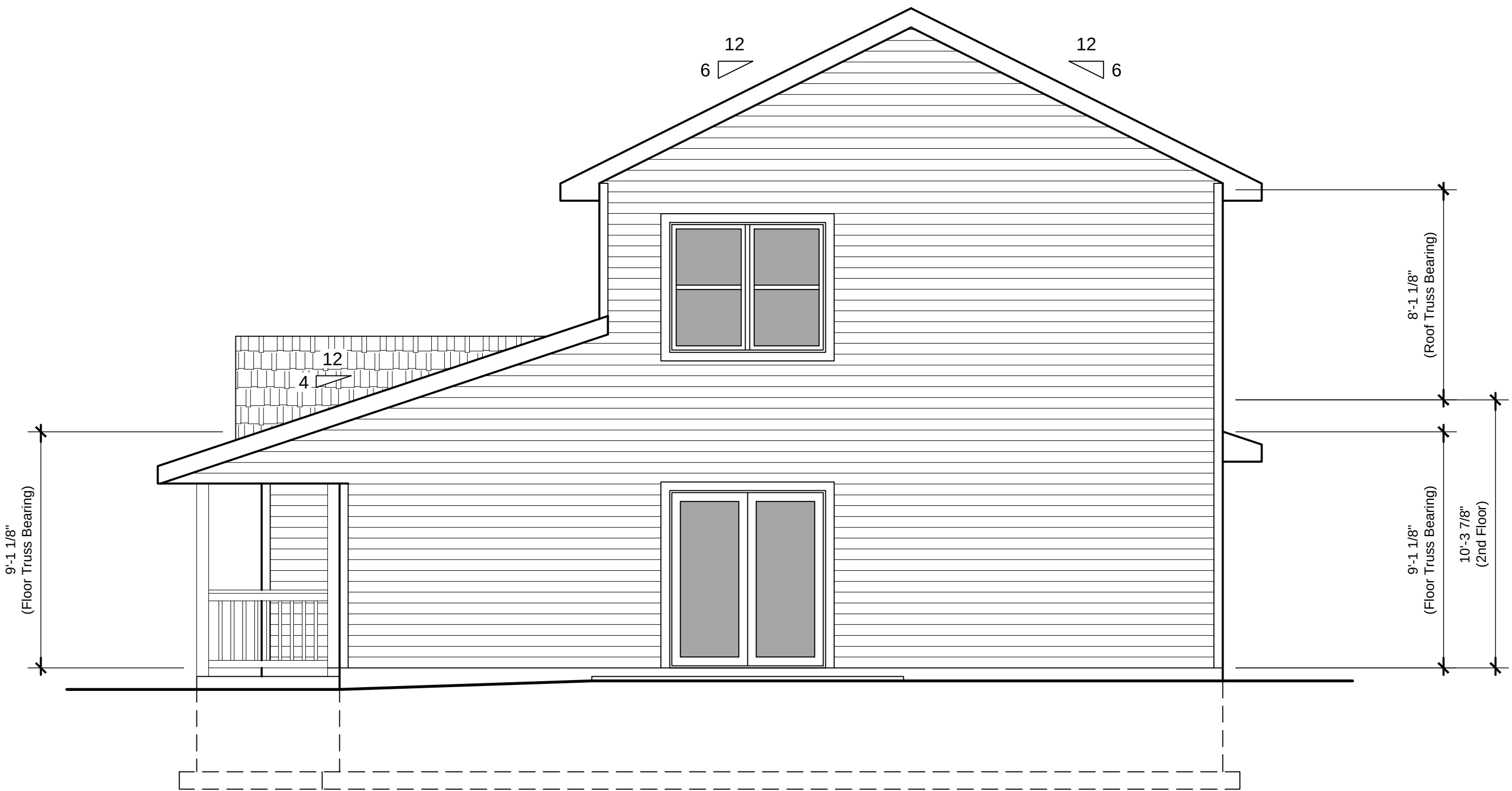
Revision:

Project Number:
23012

Sheet Title:
EXTERIOR ELEVATIONS

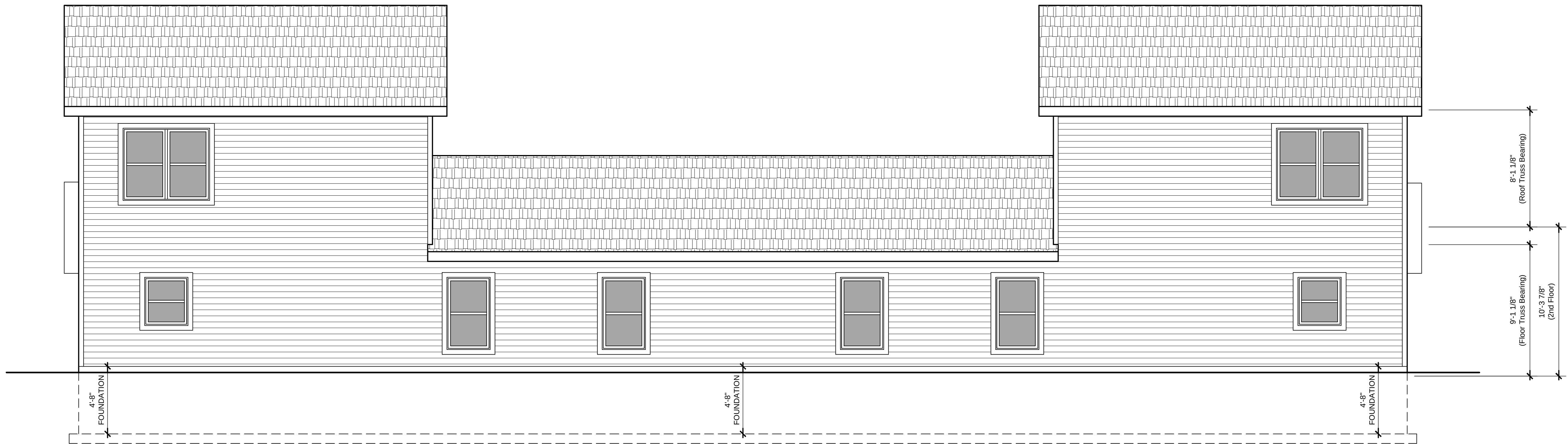
Sheet Number:

A-201



LEFT-SIDE ELEVATION

1/4" = 1'-0"



REAR ELEVATION

1/4" = 1'-0"

PROPOSED BUILDING
Driftwood 1
1908 River Drive
City of West Bend, Washington County

Issue Date:
01 / 28 / 2025

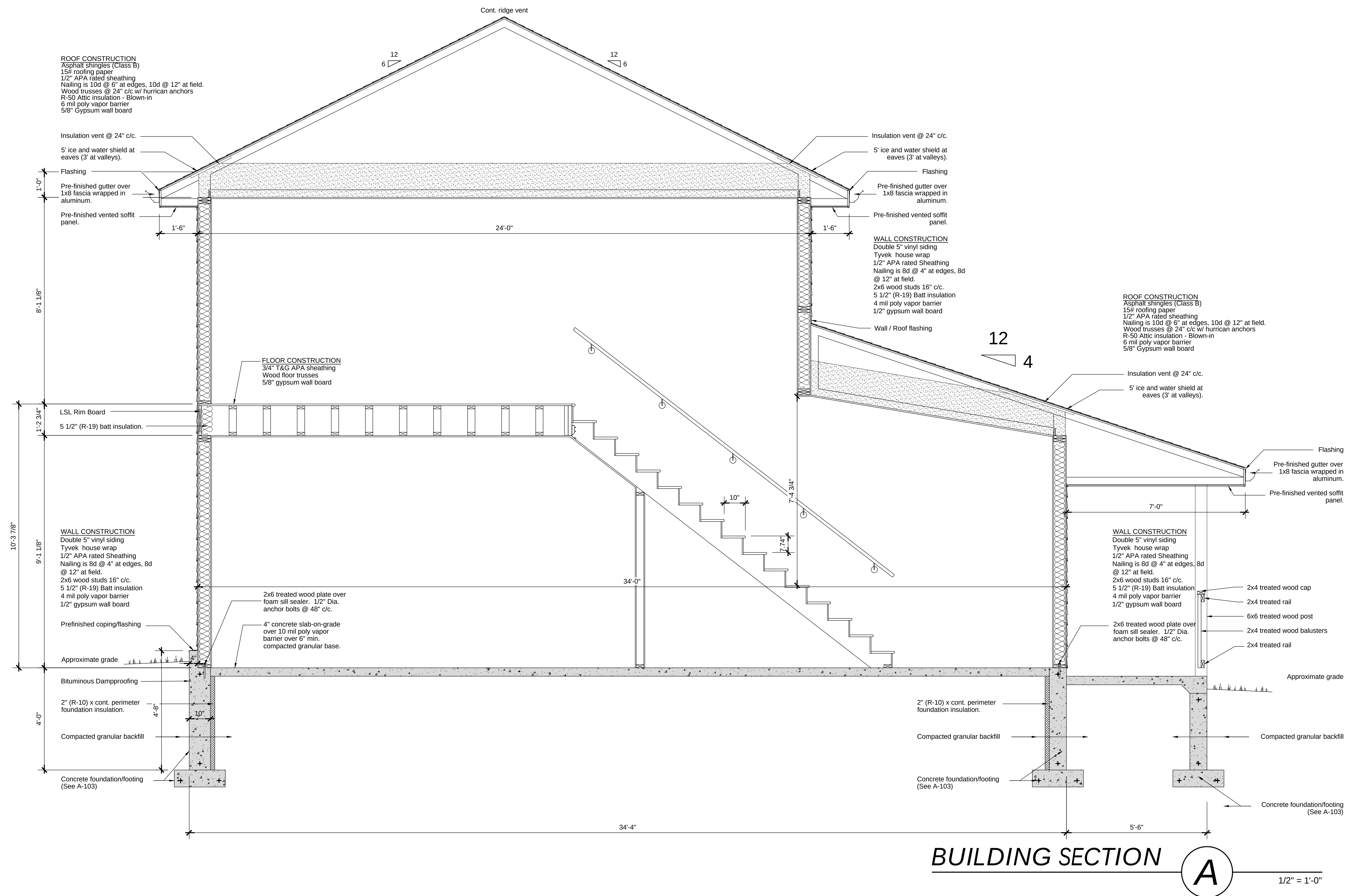
Revision:

Project Number:
23012

Sheet Title:
EXTERIOR ELEVATIONS

Sheet Number:

A-202



PROPOSED BUILDING

Driftwood 1

1908 River Drive

City of West Bend, Washington County

Issue Date:

01 / 28 / 2025

Revision:

Project Number:

23012

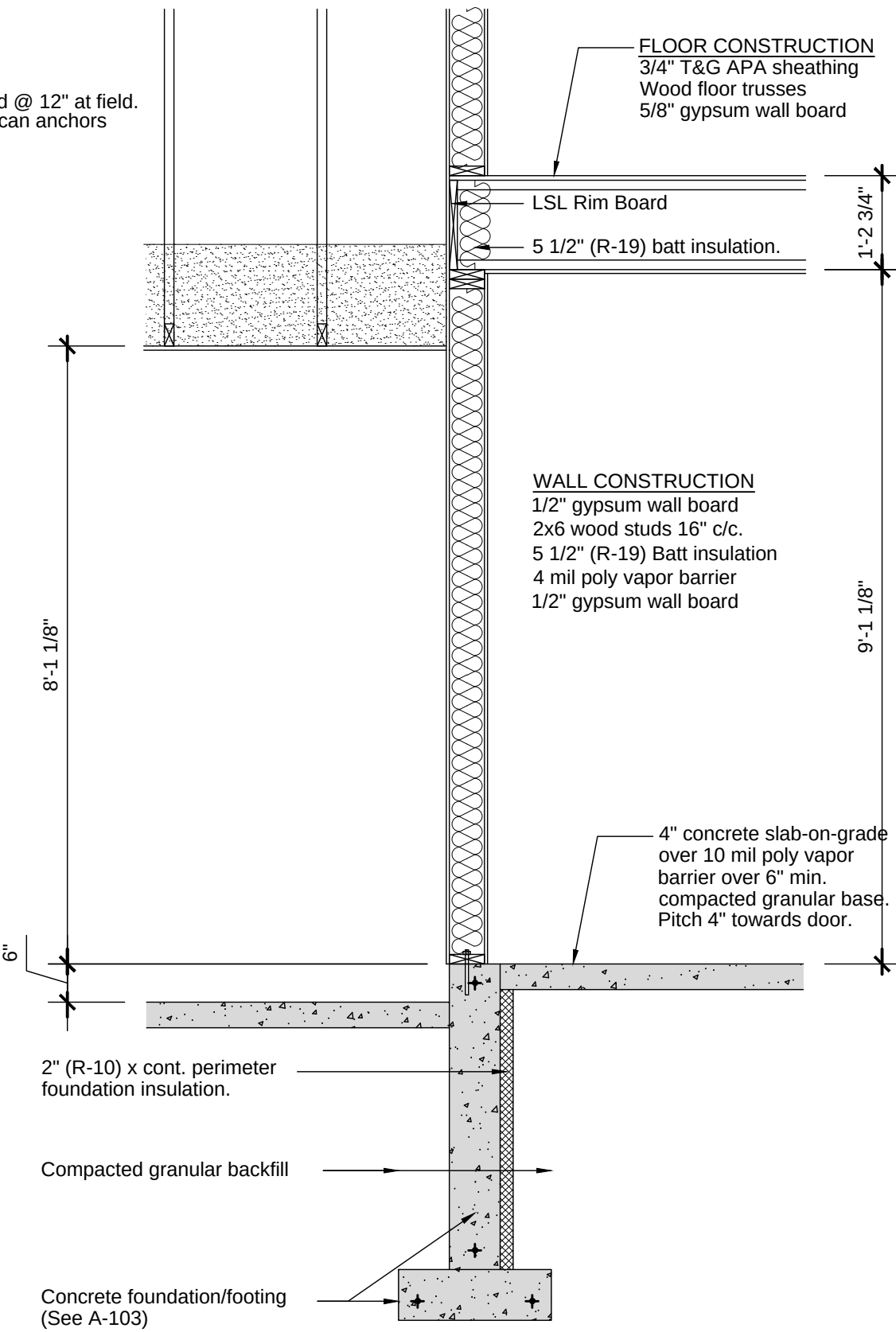
Sheet Title:

BUILDING SECTION

Sheet Number:

A-301

ROOF CONSTRUCTION
Asphalt shingles (class B)
15# roofing paper
1/2" APA rated sheathing
Nailing is 10d @ 6" at edges, 10d @ 12" at field.
Wood trusses @ 24" c/c w/ hurricane anchors
R-50 Attic insulation - Blown-in
6 mil poly vapor barrier
5/8" Gypsum wall board

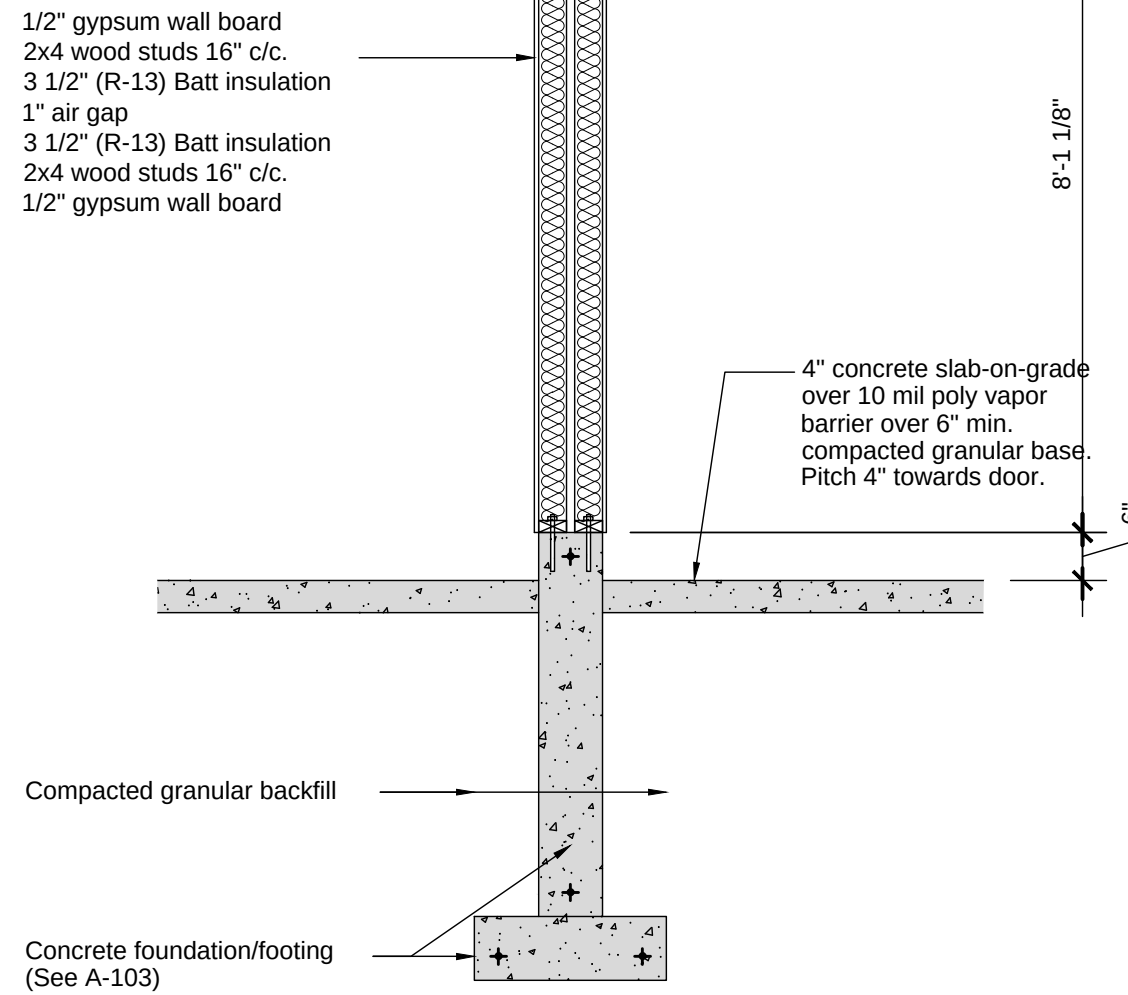


WALL SECTION

E

1/2" = 1'-0"

ROOF CONSTRUCTION
Asphalt shingles (Class B)
15# roofing paper
1/2" APA rated sheathing
Nailing is 10d @ 6" at edges, 10d @ 12" at field.
Wood trusses @ 24" c/c w/ hurricane anchors
R-50 Attic insulation - Blown-in
6 mil poly vapor barrier
5/8" Gypsum wall board

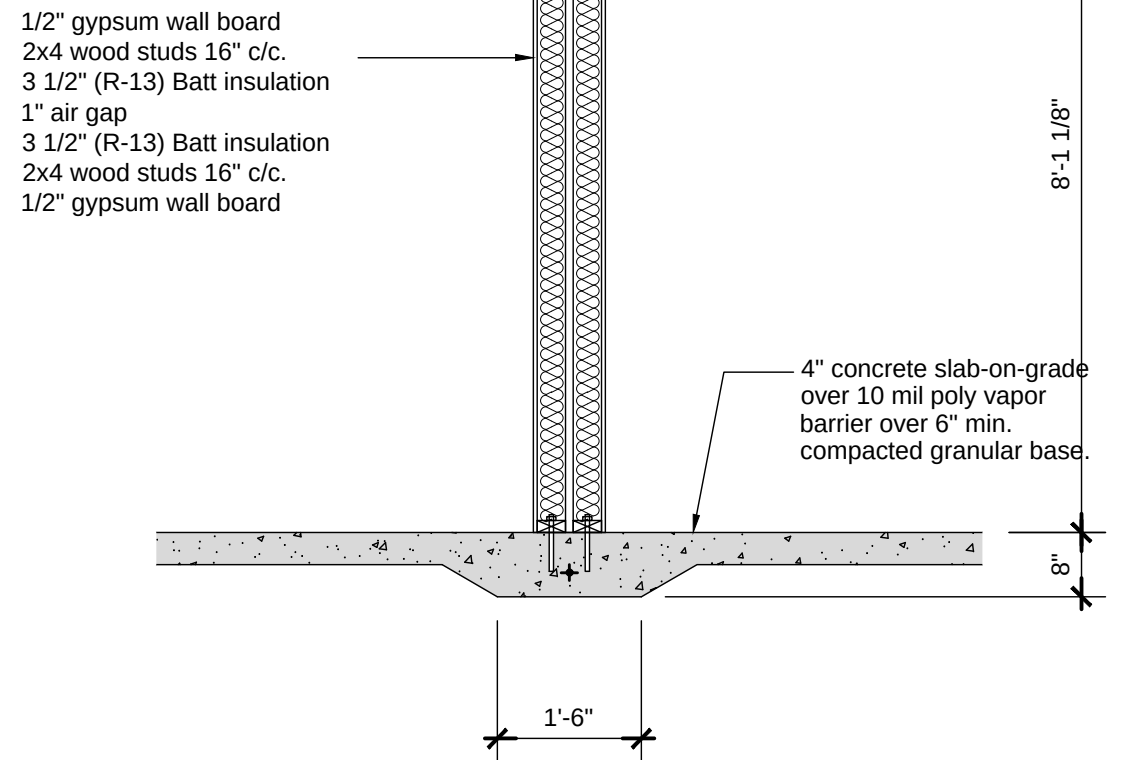


WALL SECTION

D

1/2" = 1'-0"

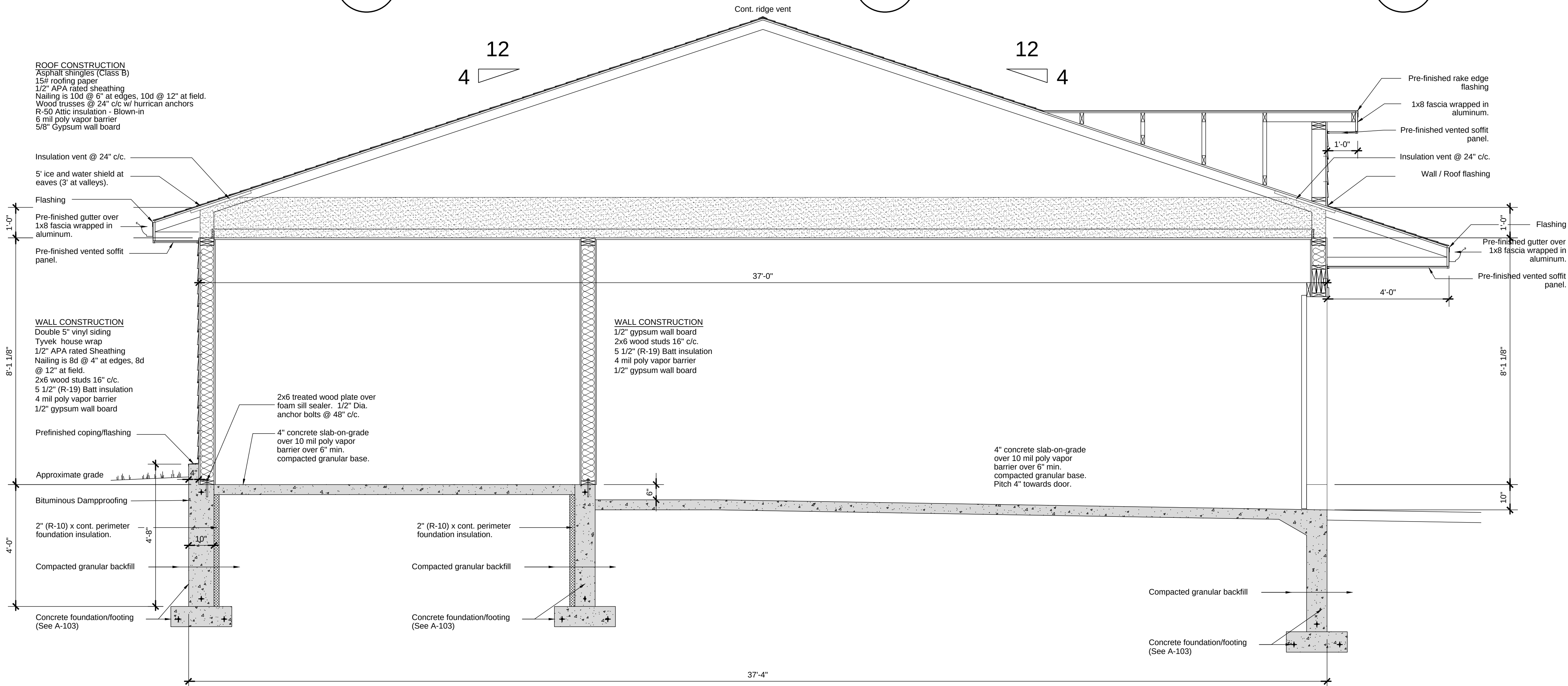
ROOF CONSTRUCTION
Asphalt shingles (class B)
15# roofing paper
1/2" APA rated sheathing
Nailing is 10d @ 6" at edges, 10d @ 12" at field.
Wood trusses @ 24" c/c w/ hurricane anchors
R-50 Attic insulation - Blown-in
6 mil poly vapor barrier
5/8" Gypsum wall board



WALL SECTION

C

1/2" = 1'-0"



BUILDING SECTION

B

1/2" = 1'-0"

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Issue Date:

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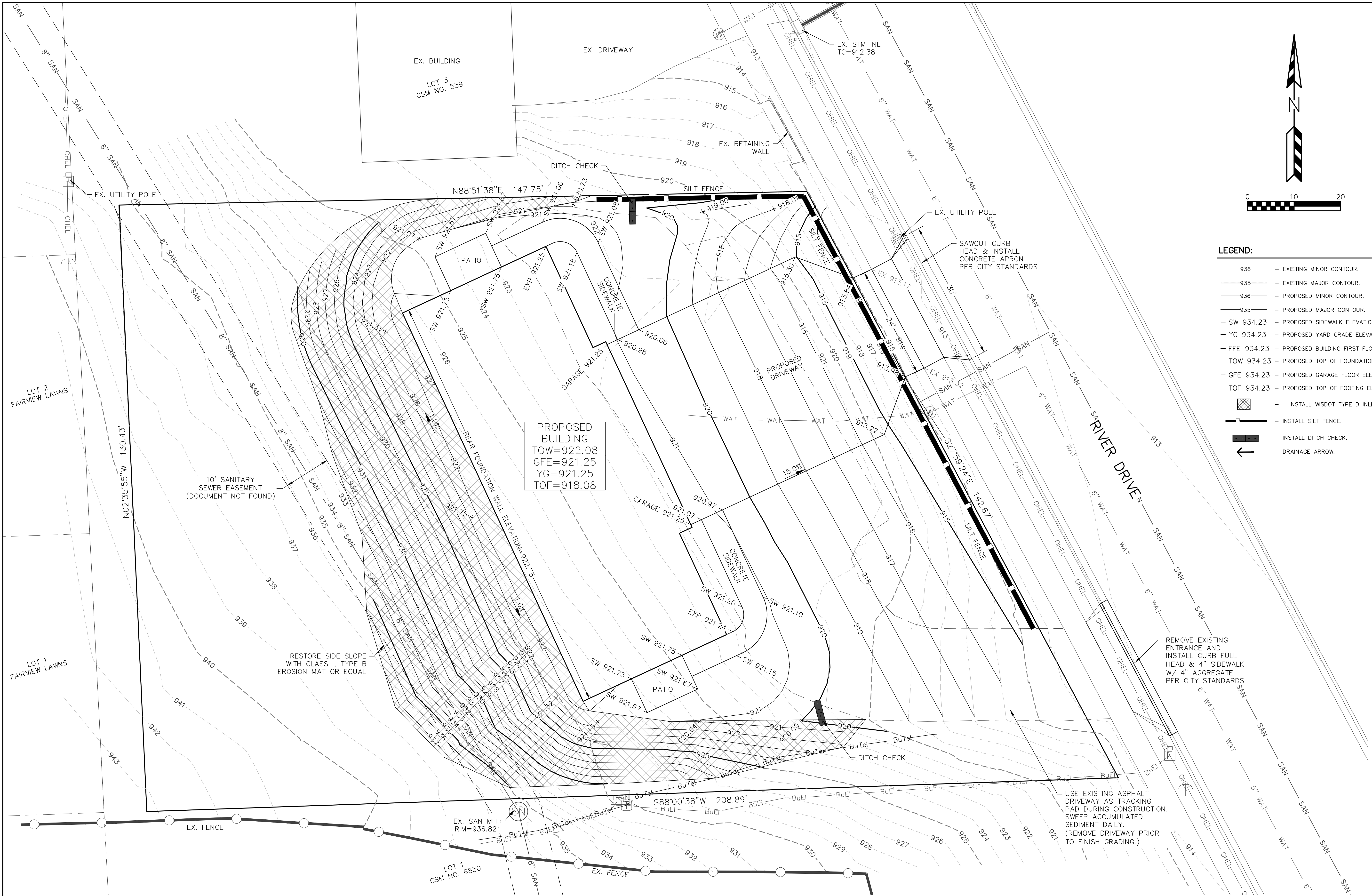
23012

Sheet Title:

BUILDING AND WALL
SECTION

Sheet Number:

A-302



- LEGEND:**
- 936 - EXISTING MINOR CONTOUR.
 - 935 - EXISTING MAJOR CONTOUR.
 - 936 - PROPOSED MINOR CONTOUR.
 - 935 - PROPOSED MAJOR CONTOUR.
 - SW 934.23 - PROPOSED SIDEWALK ELEVATION.
 - YG 934.23 - PROPOSED YARD GRADE ELEVATION.
 - FFE 934.23 - PROPOSED BUILDING FIRST FLOOR ELEVATION.
 - TOW 934.23 - PROPOSED TOP OF FOUNDATION WALL ELEVATION.
 - GFE 934.23 - PROPOSED GARAGE FLOOR ELEVATION.
 - TOF 934.23 - PROPOSED TOP OF FOOTING ELEVATION.
 - INSTALL WISDOT TYPE D INLET PROTECTION.
 - INSTALL SILT FENCE.
 - INSTALL DITCH CHECK.
 - DRAINAGE ARROW.

REVISIONS:	
NO.	DESCRIPTION

PSE
PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800 www.parishse.com

PROJECT TITLE:
**DRIFTWOOD 1
1908 RIVER DRIVE
WEST BEND, WI 53090**

PLAN TITLE:
**GRADING &
EROSION
CONTROL PLAN**

DRAWN BY:
JAB
DESIGNED BY:
KJP
CHECKED BY:
KJP

PLAN DATE:
1-28-2025

PROJECT NO:
\AM-106-23

PRELIMINARY

SHEET NO:
C1.02