11333 N. Cedarburg Road
Mequon, WI 53092
Phone: 262-236-2924
Fax: 262-242-9655
www.ci.mequon.wi.us
Inspection Department

ARCHITECTURAL BOARD
Monday, March 11, 2024
6:00 PM
City Hall – Lower Conference Room

Agenda

After Architectural Board approval, please call the Building Inspection's Office at (262-236-2924) to schedule issuance of the building permit.

It is advisable that someone is present to represent your building permit application.

ALL TIMES LISTED ARE APPROXIMATE AND IT IS STRONGLY RECOMMENDED THAT APPLICANT(S) ARRIVE AT 6:00 PM AT THE START OF THE MEETING TO ENSURE THAT YOU ARE AVAILABLE WHEN YOUR ITEM IS DISCUSSED.

Enter at the East or West (Elevator) Entrance - Reasonable accommodation will be made for those citizens who are unable to attend the meeting in the methods identified above upon at least two hours' notice. Notice can be given to the City Clerk's Office at 262-236-2914.

1) Call to Order, Roll Call

2) Approval of Meeting Minutes
Action requested: review and approve

a. Meeting Minutes from February 12, 2024

3) Architectural Board Applications

1. **Gary Skiff**
2116 W. Donges Bay Road
Subdivision: N/A
District 6 – 6:00 pm

Addition: 1st Floor Sitting Area, Bathroom & 2nd Floor Bedroom Suite
Contractor: Owner
Architect: Andrew Risch

2. **William Dowsett**
4843 W. Glen Cove Court
Subdivision: Sleepy Hollow Estates
District 7 – 6:10 pm

Detached Garage

Contractor: JD Griffiths Co., Inc.
Architect: JD Griffiths Co., Inc.

3. **Amul & Breanne Shah**
10727 N. Torrey Drive
Subdivision: Torrey Drive Estates
District 7 – 6:20 pm

New Single-Family Residence

Contractor: Victory Homes of WI
Architect: David Pluim

4. **Vikram Goyal & Arthi Susai**
3600 W. Torrey Drive
Subdivision: Torrey Drive Estates
District 7 – 6:25 pm

New Single-Family Residence

Contractor: Victory Homes of WI
Architect: David Pluim

5. **Mark & Maria Alt**
11000 N. Lake Shore Drive
Subdivision: N/A
District 8 – 6:30 pm

New Single-Family Residence

Contractor: Lakeside Dev. Co.
Architect: Todd Rabidoux

6. **Jay Schmidt**
   106 W. Dogwood Court
   Subdivision: Beechwoods Farms
   District 8 – 6:35 pm

Addition: Kitchen & Walk-In Closet

Contractor: Owner
Architect: Owner

7. **Kate Brendemuehl**
   11315 W. Freistadt Road
   Subdivision: N/A
   District 1 – 6:45 pm

Addition: Attached 2-Car Garage and Living Room

Contractor: Owner
Architect: Zuern Design Center

8. **Jason & Dawn Moll**
   12000 W. Highland Road
   Subdivision: N/A
   District 1 – 6:55 pm

Detached 2-Car Garage

Contractor: Owner
Architect: Owner

9. **David Hoff**
   12452/12458 N. Woods Court
   Subdivision: The Woods at Highland Park
   District 1 – 7:05 pm

New Single-Family Side by Side Condominium

Contractor: Northtrack Construction
Architect: Architectural Dev. Srvs.

10. **Omer Ben Avraham**
    4430 W. Grace Avenue
    Subdivision: Community Terrace
    District 2 – 7:10 pm

Addition: Breezeway & Pergola

Contractor: Owner
Architect: Owner

11. **Vlad Girgul**
    12645 N. Rotary Park Court
    Subdivision: N/A
    District 2 – 7:20 pm

New Single-Family Residence

Contractor: Adamant Homes
Architect: Adamant Homes

12. **Veridian Homes LLC**
    8040 W. Preserve Parkway
    Subdivision: The Enclave
    District 3 – 7:25 pm

New Single-Family Residence

Contractor: Veridian Homes LLC
Architect: Veridian Homes LLC

13. **Veridian Homes LLC** — **New Single-Family Residence**
    7980 W. Preserve Parkway
    Subdivision: The Enclave — Contractor: Veridian Homes LLC
    District 3 – 7:30 pm — Architect: Veridian Homes LLC

14. **Timothy Stanford** — **Shed**
    5253 W. Westfield Road
    Subdivision: Cedar Acres — Contractor: Owner
    District 4 – 7:35 pm — Architect: Owner

4) Adjourn

Notice is hereby given that a quorum of other governmental bodies may be present at this meeting to present, discuss and/or gather information about a subject over which they have decision-making responsibility, although they will not take formal action thereto at this meeting.

11333 N. Cedarburg Road
Mequon, WI 53092-1930
Phone: 262-242-3100
Fax: 262-242-9655

www.ci.mequon.wi.us **Office of Architectural Board**

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **March 11, 2024**
SUBJECT: **Meeting Minutes from February 12, 2024**

Attachments:
2.12 (PDF)

11333 N. Cedarburg Road
Mequon, Wisconsin 53092
Phone: (262) 236-2924
Fax: (262) 242-9818

www.ci.mequon.wi.us

INSPECTION DIVISION

ARCHITECTURAL BOARD MINUTES
Monday, February 12, 2024
6:00 PM
Lower-Level Conference Room

Minutes

1. **Call to Order, Roll Call:**

Present:	Vice-Chairman Paul Apfelbach
Members at Large:	John Mikkelson, Michael Wade, Tom Irvin, Curtis Helm, Janet Ehn, Bluma Lotman, Anthony LaGalbo
Building Inspector:	Greg Golden

2. **Meeting Minutes**

Minutes from the January 8, 2024, meeting were approved by District representative Tom Irvin and seconded by District Representative Michael Wade.

Minutes were approved unanimously.

Attachment: 2.12 (9167 : Meeting Minutes from February 12, 2024)

3. **Application Submittals:**

No.	Alder. District /Time	Type of App	Owner(s) / Project Address	Contractor
1)	Dist. 4 6:00 pm	**Detached Garage**	Nathaniel Rotes 4528 W. Hiawatha Drive Subd: Singer's Landscape Acres	Contractor: Owner Architect: Owner

Moved to Approve: Irvin
Seconded by: Ehn
Approved: Yes
Vote: Unanimous

Conditions: Plans approved as submitted with the following conditions:
1. Windows on east elevation should be double hung to match windows on west elevation.
2. Gables should match east side of existing home.

2)	Dist. 5 6:10 pm	**Exterior Changes**	James & Lauren Heaberlin 14007 N. Bridal Path Court Subd: Saddlebrook	Contractor: BL Construction Architect: Deep River Partners

Moved to Approve: Wade
Seconded by: Irvin
Approved: Yes
Vote: Unanimous

Conditions: Plans approved as submitted.

3)	Dist. 6 6:20 pm	**New Single-Family Residence**	David Grandinetti 1000 N. Oriole Lane Subd: N/A	Contractor: Owner Architect: UBuildit

Moved to Approve: Wade
Seconded by: Apfelbach
Approved: Yes
Vote: Unanimous

Conditions: Approved as submitted with the following conditions:
1. On the right-hand side (Den) of the front elevation the wall should be pulled out by 1' so that the brick can die on an inside corner.
2. All grids on windows will be removed for consistency.

Attachment: 2.12 (9167 : Meeting Minutes from February 12, 2024)

4)	Dist. 1 6:25 pm	**Addition:** **Attached Garage**	Marc & Tamar Atzenhoefer 7135 W. Highland Ridge Drive Subd: Highland Ridge	Contractor: Paradise Builders Architect: Chris Egner

Moved to Approve: Apfelbach
Seconded by: Mikkelson
Approved: Yes
Vote: Unanimous

Conditions: Plans approved as submitted with the following condition:
1. Add a vent and bracket to the front gable of side elevation #3 to be consistent with gables on the front elevation.

4. **Action:**

District Representative Tom Irvin made a motion to adjourn the meeting.
District Representative Michael Wade seconded the motion.

A vote was taken; vote passed unanimously.

Meeting adjourned at 6:35 p.m.

Attachment: 2.12 (9167 : Meeting Minutes from February 12, 2024)

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Phone: 262-242-3100
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www.ci.mequon.wi.us **Office of Architectural Board**

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **March 11, 2024**
SUBJECT: **Gary Skiff, Addition: 1st Floor Sitting Area, Bathroom & 2nd Floor Bedroom Suite at 2116 W. Donges Bay Road**

Attachments:
Statement of Intent (PDF)
Survey (PDF)
Pictures (PDF)
Plans (PDF)

AS LONG TIME MEQUON RESIDENTS, MY WIFE AND I CHOSE TO UPDATE OUR EXISTING HOME RATHER THAN MOVE AWAY. FOR THIS REASON IT IS OUR INTENT TO ADD ONTO OUR EXISTING HOME. WE ARE ADDING A MASTER BEDROOM SUITE AS WELL AS A SITTING AREA WITH SAUNA, FIREPLACE AND BATHROOM. WE HAVE DESIGNED THIS ADDITION TO FLOW SEEMLESSLY WITH THE EXISTING 100 YEAR OLD HOME.

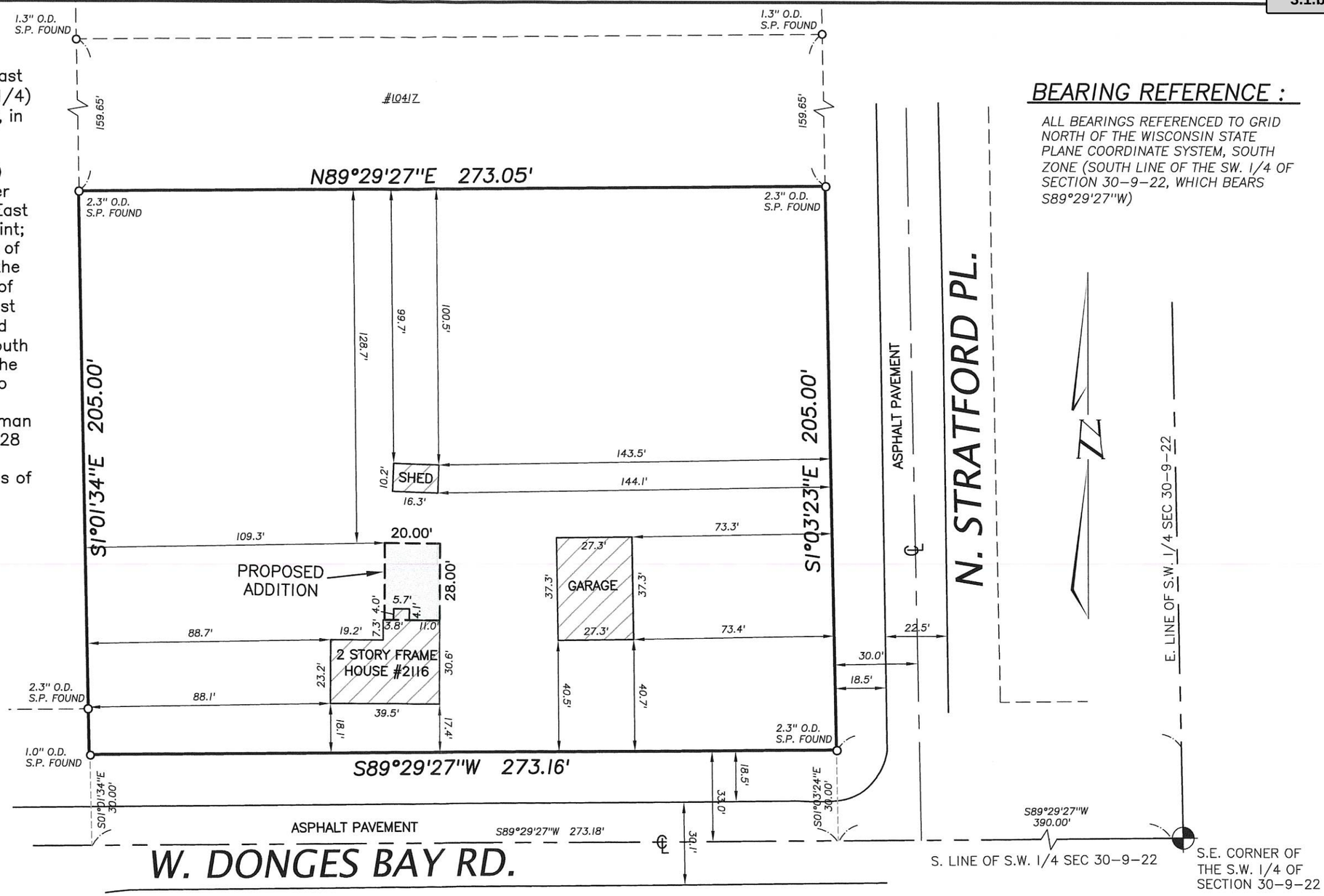
GARY + ANNE SKIFF

Attachment: Statement of Intent (9168 : Gary Skiff)

PROPERTY DESCRIPTION:

That part of the East half (E 1/2) of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section 30, Township 9 North, Range 22 East, in the City of Mequon, Ozaukee County, Wisconsin, bounded and described as follows:
Commencing at a point in the South line 390.00 feet West of the Southeast corner of said quarter Section; thence North on a line parallel to the East line of said quarter Section, 638.00 feet to a point; thence West on a line parallel to the South line of said quarter Section, 272.84 feet to a point; in the West line of the East half of the Southeast 1/4 of said quarter section; thence South along the West line of the East half of the Southeast 1/4 of said quarter Section, 638.00 feet to a point in the South line of said quarter section; thence East along the South line of said quarter Section, 273.18 feet to the place of beginning.
Excepting that portion deeded to Gerald E. Wichman in Volume 420, page 115 as Document No. 302528

Said Parcel containing 55,932 sq. ft./ 1.28 acres of land, more or less.



BEARING REFERENCE :

ALL BEARINGS REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (SOUTH LINE OF THE SW. 1/4 OF SECTION 30-9-22, WHICH BEARS S89°29'27"W)

WISCONSIN
JAMES G. SCHNEIDER
S-2127
MEQUON
WI
LAND SURVEYOR

THIS IS AN ORIGINAL PRINT ONLY IF STAMPED IN RED

SURVEY CERTIFICATE

I have surveyed the above described property and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary fences, apparent easements, roadway, and visible encroachments, if any.

This survey is made for the exclusive use of the present owners of the property, and also those who purchase mortgage, or guarantee the title thereto within one (1) year form date hereof.

Dated at City of Mequon, State of Wisconsin this 29th day of June, 2022.

Recertified _____

James Schneider
S – 2127

0 40 60 80 120

SCALE 1" = 40'

NSE
NORTH SHORE ENGINEERING, INC.
Consulting Engineers & Land Surveyors
11433 N. Port Washington Rd., Mequon, Wisconsin, 53092
(262) 241-9400
www.NorthShoreEngineering.net

"PROPERTY SURVEY"

for

Gary Skiff

2116 W. Donges Bay Rd
Mequon, WI

DATE:	June 29, 2022	DRAWN BY:	J.R.S.
FIELD CREW:	E.A.J. & S.F.Z.	Plat No.	

Attachment: Survey (9168 : Gary Skiff)

Attachment: Pictures (9168 : Gary Skiff)

Attachment: Pictures (9168 : Gary Skiff)

Attachment: Pictures (9168 : Gary Skiff)

Attachment: Pictures (9168 : Gary Skiff)

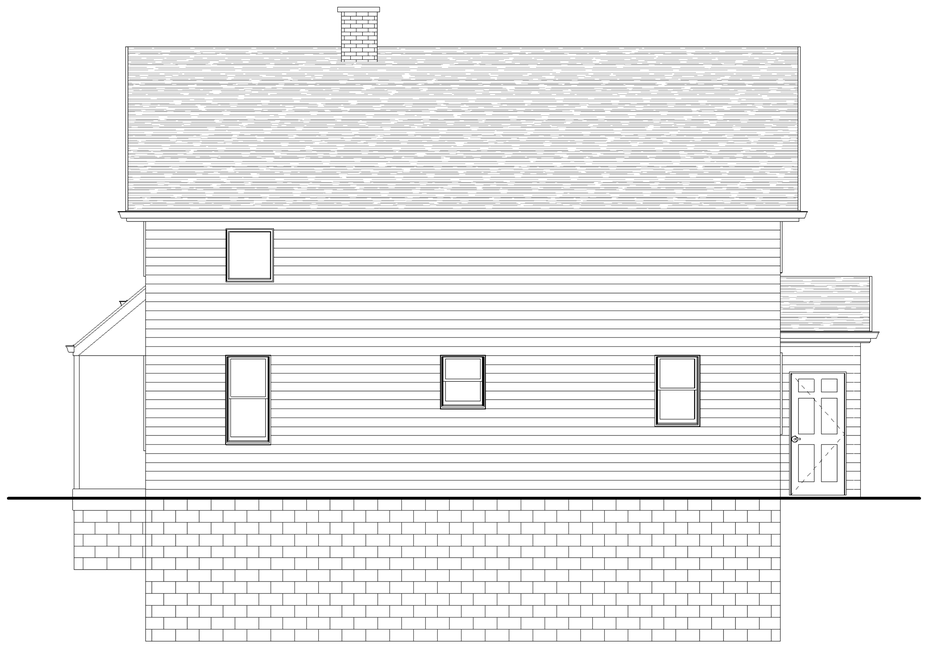
Attachment: Pictures (9168 : Gary Skiff)

EXISTING LEFT ELEVATION

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

EXISTING REAR ELEVATION

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



EXISTING RIGHT ELEVATION

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

EXISTING REAR ELEVATION

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

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FINAL PLAN 7-17-221

EVERY EFFORT HAS BEEN MADE IN THE DESIGN, PREPARATION AND PREPARING THE PLANS AND CHECKING THE DRAWINGS FOR ACCURACY, THE INSTALLER, OWNER, AND OR CONTRACTOR IS RESPONSIBLE FOR EVALUATING ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR EVALUATING ACCURACY AND BE RESPONSIBLE FOR ANY CHANGES OR ADJUSTMENTS REQUIRED DURING CONSTRUCTION.

REMODEL FOR:
GARY SKIFF
2116 WEST DONGES BAY ROAD MEQUON

REMODEL:
HOUSE ADDITION

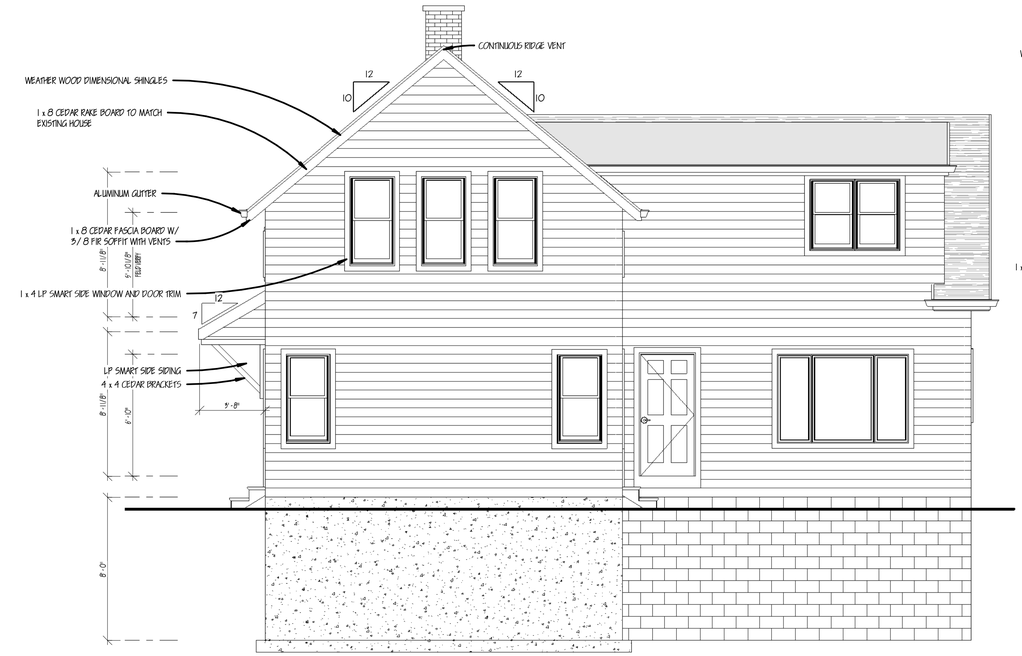
EXISTING ELEVATIONS

SHEET
1 OF 4

Attachment: Plans (9168 : Gary Skiff)

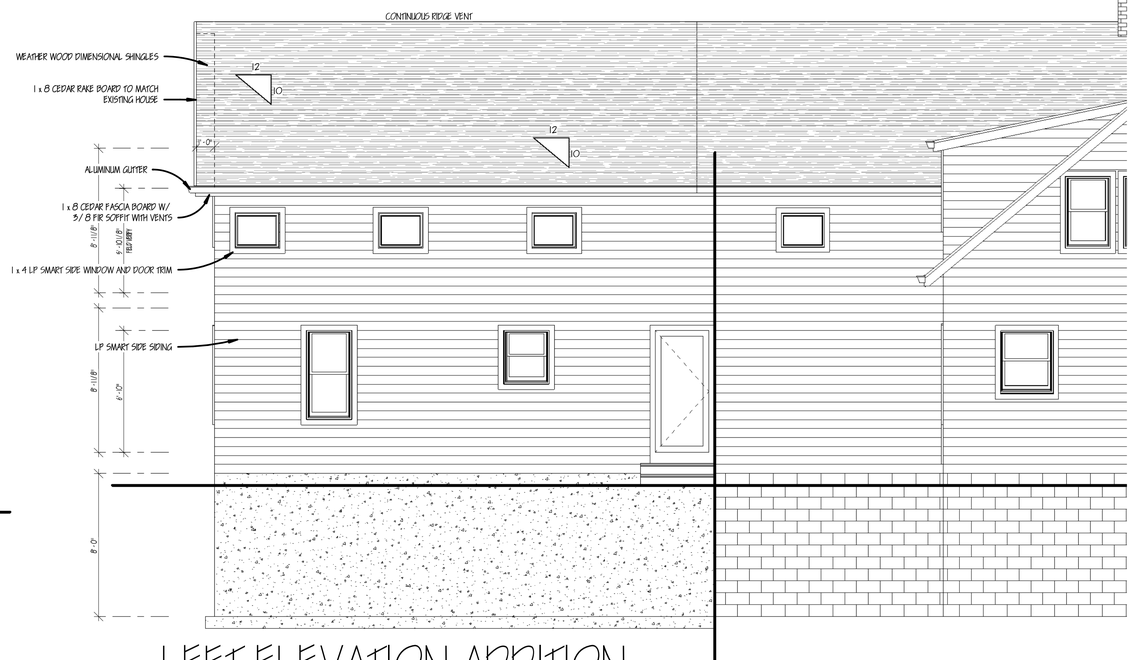
RIGHT ELEVATION ADDITION

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



REAR ELEVATION ADDITION

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



LEFT ELEVATION ADDITION

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

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FINAL PLAN 7-17-221

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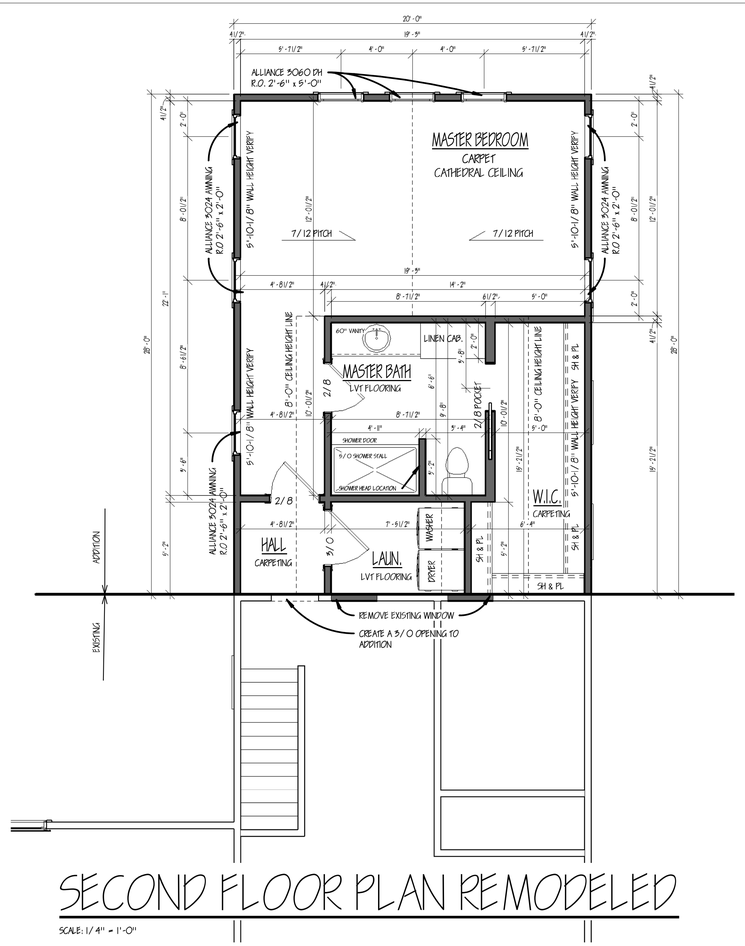
REMODEL FOR:
GARY SKIFF
2116 WEST DONGES BAY ROAD MEQUON

REMODEL:
HOUSE ADDITION

ADDITION ELEVATIONS

SHEET
2 OF 4

Attachment: Plans (9168 : Gary Skiff)

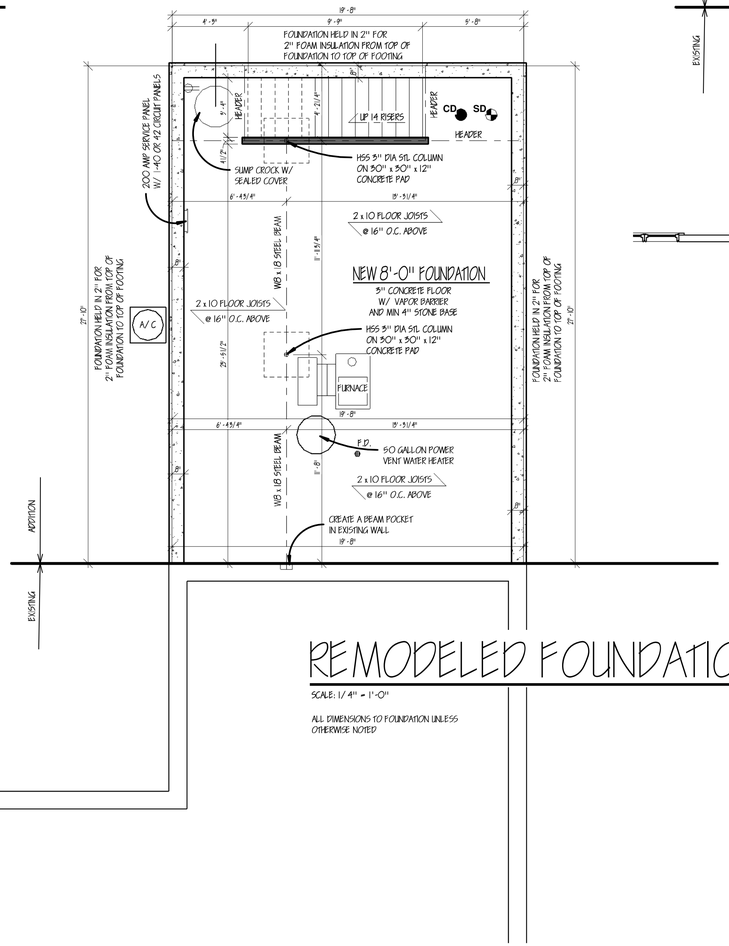


SECOND FLOOR PLAN REMODELED

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

REMODELED ROOF PLAN

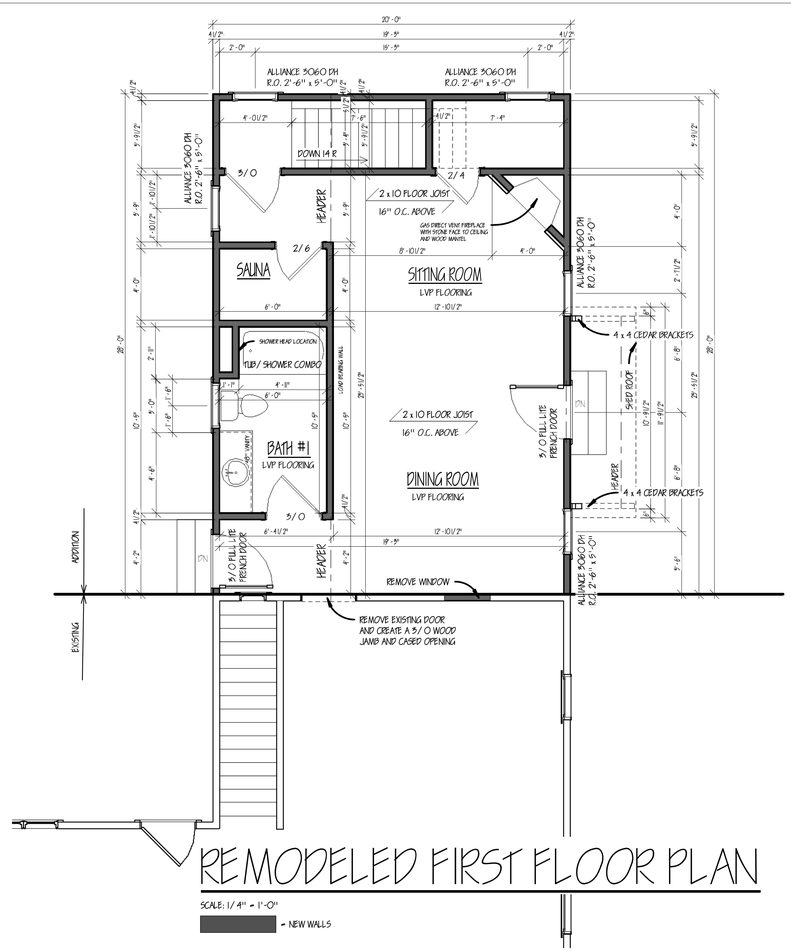
SCALE: 1/ 8" = 1'-0"



REMODELED FOUNDATION PLAN

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

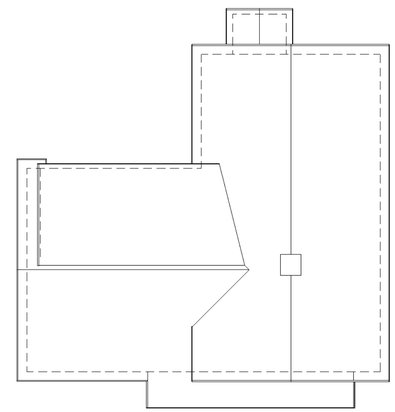
ALL DIMENSIONS TO FOUNDATION UNLESS OTHERWISE NOTED



REMODELED FIRST FLOOR PLAN

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

= NEW WALLS



EXISTING ROOF PLAN

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

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FINAL PLAN 7-17-221

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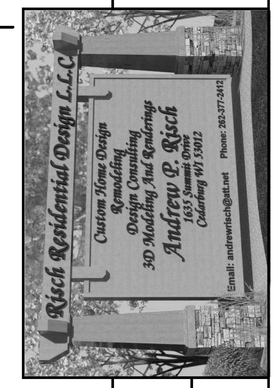


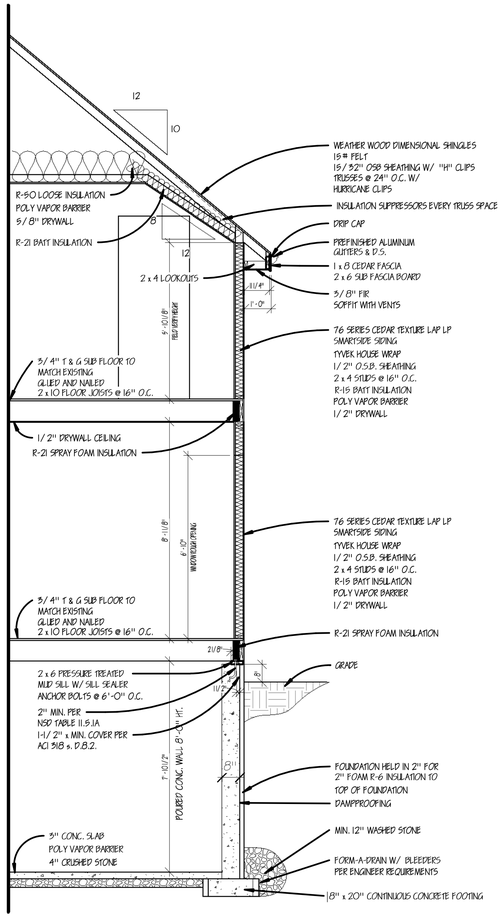
REMODEL FOR:
GARY SKIFF
2116 WEST DONGES BAY ROAD MEQUON

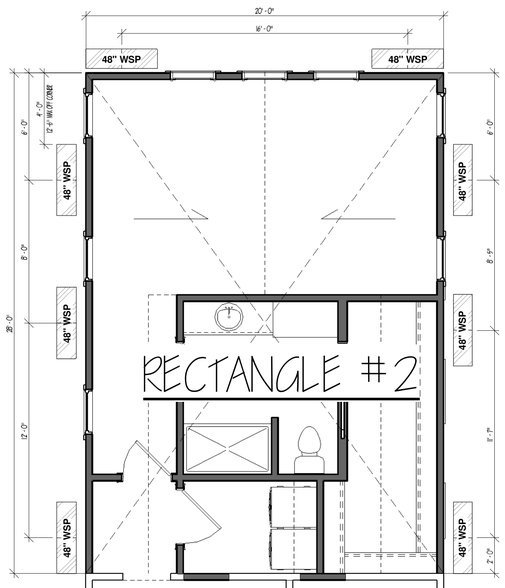
REMODEL:
HOUSE ADDITION

FOUNDATION FIRST & SECOND FLOOR

SHEET
3 OF 4

Attachment: Plans (9168 : Gary Skiff)



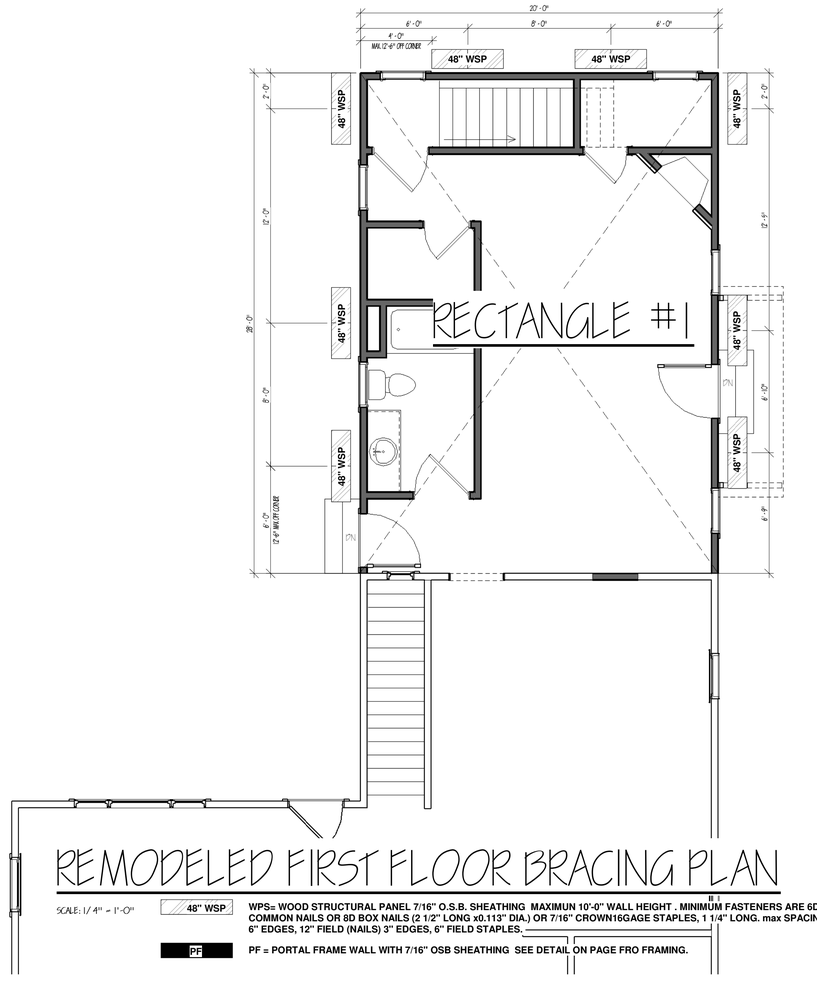


SECOND FLOOR BRACED PLAN REMODELED

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

48" WSP — WPS= WOOD STRUCTURAL PANEL 7/16" O.S.B. SHEATHING MAXIMUN 10'-0" WALL HEIGHT . MINIMUM FASTENERS ARE 6D COMMON NAILS OR 8D BOX NAILS (2 1/2" LONG x0.113" DIA.) OR 7/16" CROWN16GAGE STAPLES, 1 1/4" LONG. max SPACING 6" EDGES, 12" FIELD (NAILS) 3" EDGES, 6" FIELD STAPLES.

PF — PF = PORTAL FRAME WALL WITH 7/16" OSB SHEATHING SEE DETAIL ON PAGE FRO FRAMING.



REMODELED FIRST FLOOR BRACING PLAN

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

48" WSP — WPS= WOOD STRUCTURAL PANEL 7/16" O.S.B. SHEATHING MAXIMUN 10'-0" WALL HEIGHT . MINIMUM FASTENERS ARE 6D COMMON NAILS OR 8D BOX NAILS (2 1/2" LONG x0.113" DIA.) OR 7/16" CROWN16GAGE STAPLES, 1 1/4" LONG. max SPACING 6" EDGES, 12" FIELD (NAILS) 3" EDGES, 6" FIELD STAPLES.

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FINAL PLAN 10/17/21

EVERY EFFORT HAS BEEN MADE IN THE DESIGN, DRAFTING, AND PREPARING THE PLANS AND DRAWING FOR ACCURACY, THE INSTALLER/OWNER, AND OR CONTRACTOR IS RESPONSIBLE FOR EVALUATING ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR EVALUATING ACCURACY AND BE RESPONSIBLE FOR ANY CHANGES OR ADJUSTMENTS REQUIRED DURING CONSTRUCTION.

REMODEL FOR:
GARY SKIFF
2116 WEST DONGES BAY ROAD MEQUON

REMODEL:
HOUSE ADDITION

WALL BRACING AND SECTION

SHEET
4 OF 4

Attachment: Plans (9168 : Gary Skiff)

11333 N. Cedarburg Road
Mequon, WI 53092-1930
Phone: 262-242-3100
Fax: 262-242-9655

www.ci.mequon.wi.us **Office of Architectural Board**

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **March 11, 2024**
SUBJECT: **William Dowsett, Detached Garage at 4843 W. Glen Cove Court**

Attachments:
Statement of Intent (PDF)
Survey (PDF)
Pictures (PDF)
Plans (PDF)

J.D. Griffiths Garages

Notice Of Intent

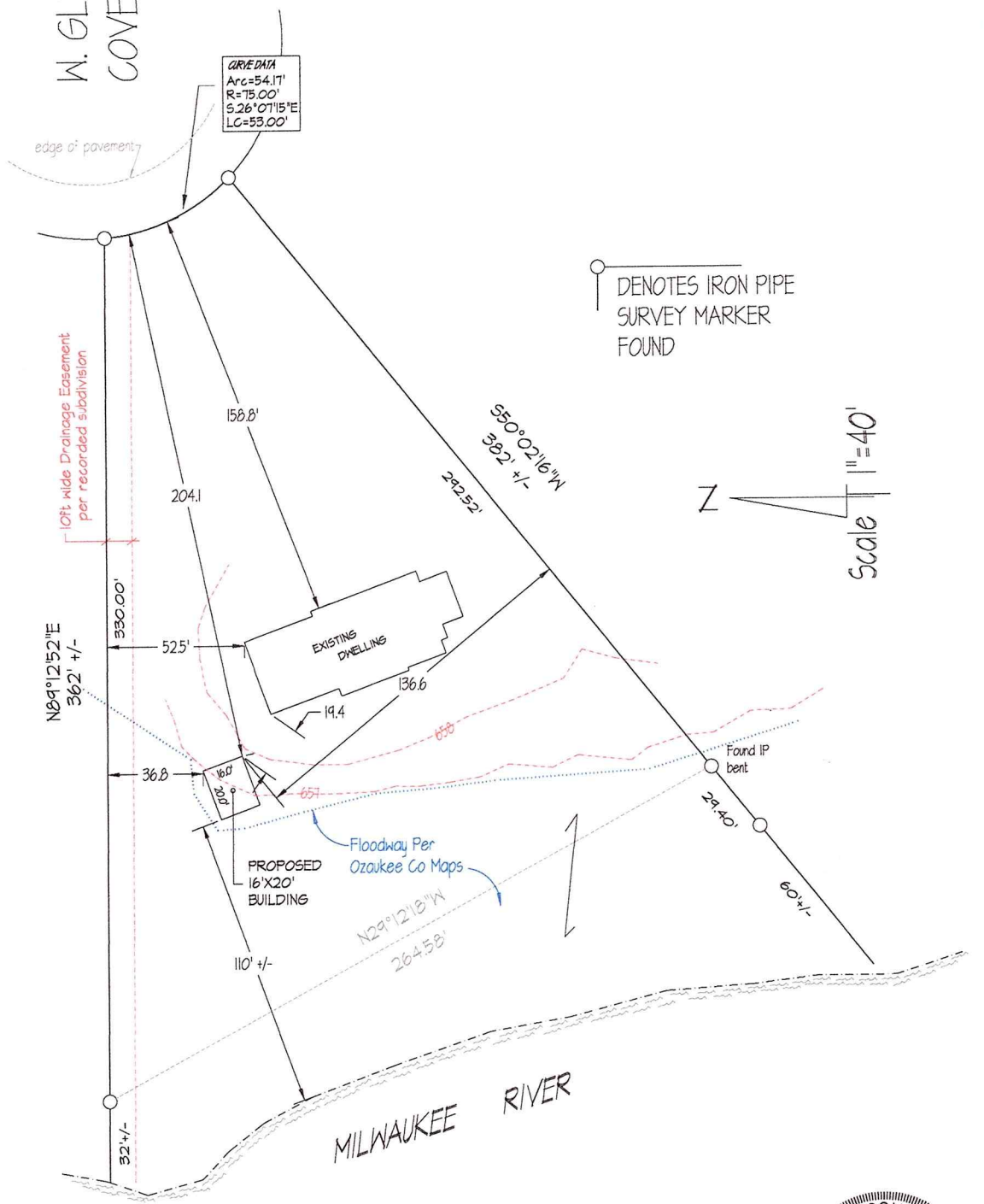
Homeowner: William Dowsett

1. Construct New 20'-0" x 16'-0" Detached Wood Frame Reverse Gable Style Garage as Per Survey.

Jeremy Schloesser
J. D. GRIFFITHS CO., INC.
8401 W. Calumet Road
Milwaukee, WI 53224

Attachment: Statement of Intent (9169 : William Dowsett)

NOTE;
Use of this map constitutes an agreement with our client to exclude the monuments set at property corners as per AE-7 of the Wisconsin Administrative Code.



PLAT OF SURVEY OF.....

Lot 4, Block 4 Sleepy Hollow Estates, being a recorded subdivision of part of the North 39-1/2 acres of the North 1/2 of the SE Fractional 1/4 of Section 26, East of the River, Town 9 North, Range 21 East. Said land lying and being in the City of Mequon, Ozaukee County, Wisconsin.

Said land being subject to all easements of record.

WISCONSIN
MICHAEL R. KOTLAREK
S-1677
WAUKESHA WI.
LAND SURVEYOR

This survey is correct to the best of my knowledge and belief.
September 29, 2023

BENCHMARK LAND SURVEY TECHNOLOGY
Full Land Surveying Services
(262)658-1686 ◆ surveyor@execpc.com
Surveying all SE Wisconsin

Survey for: William & Roberta Dowsett
Survey Address: 4843W Glen Cove Ct
Mequon, WI 53092

Tax Parcel ID # 14-085-04-04-000 45255-City

Attachment: Survey (9169 : William Dowsett)

Attachment: Pictures (9169 : William Dowsett)

Attachment: Pictures (9169 : William Dowsett)

Attachment: Pictures (9169 : William Dowsett)

Attachment: Pictures (9169 : William Dowsett)

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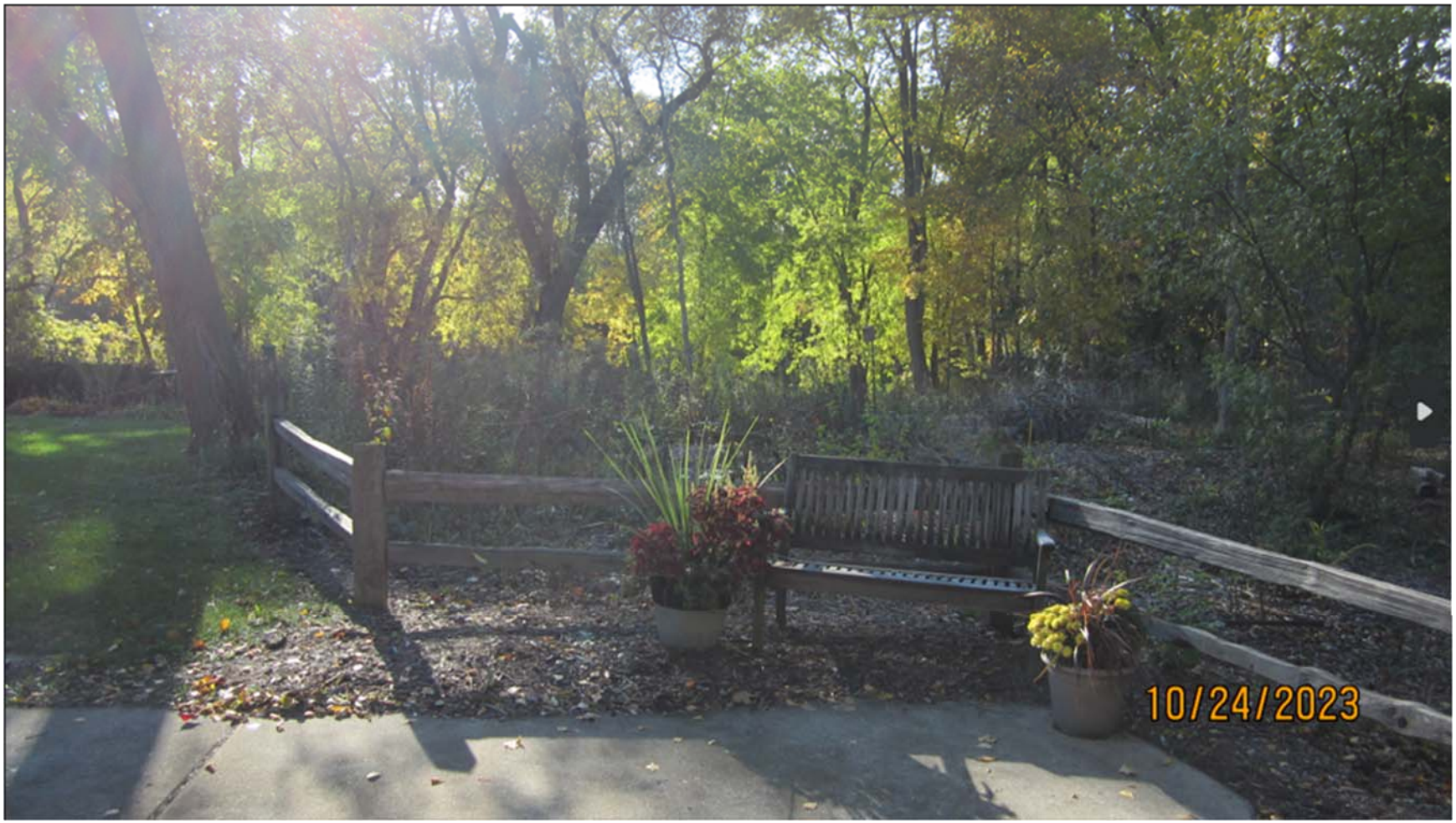
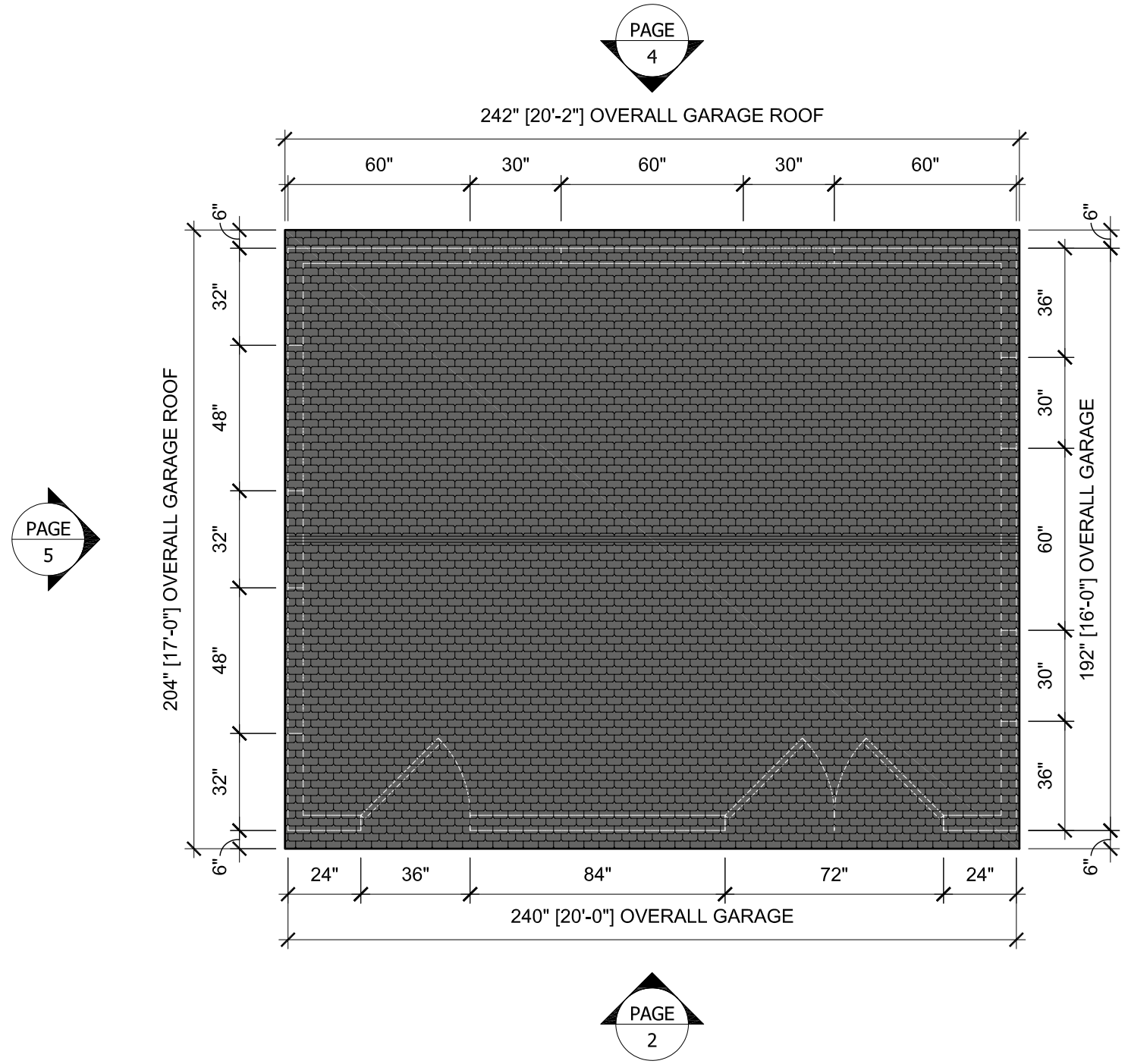
Attachment: Pictures (9169 : William Dowsett)



Attachment: Pictures (9169 : William Dowsett)



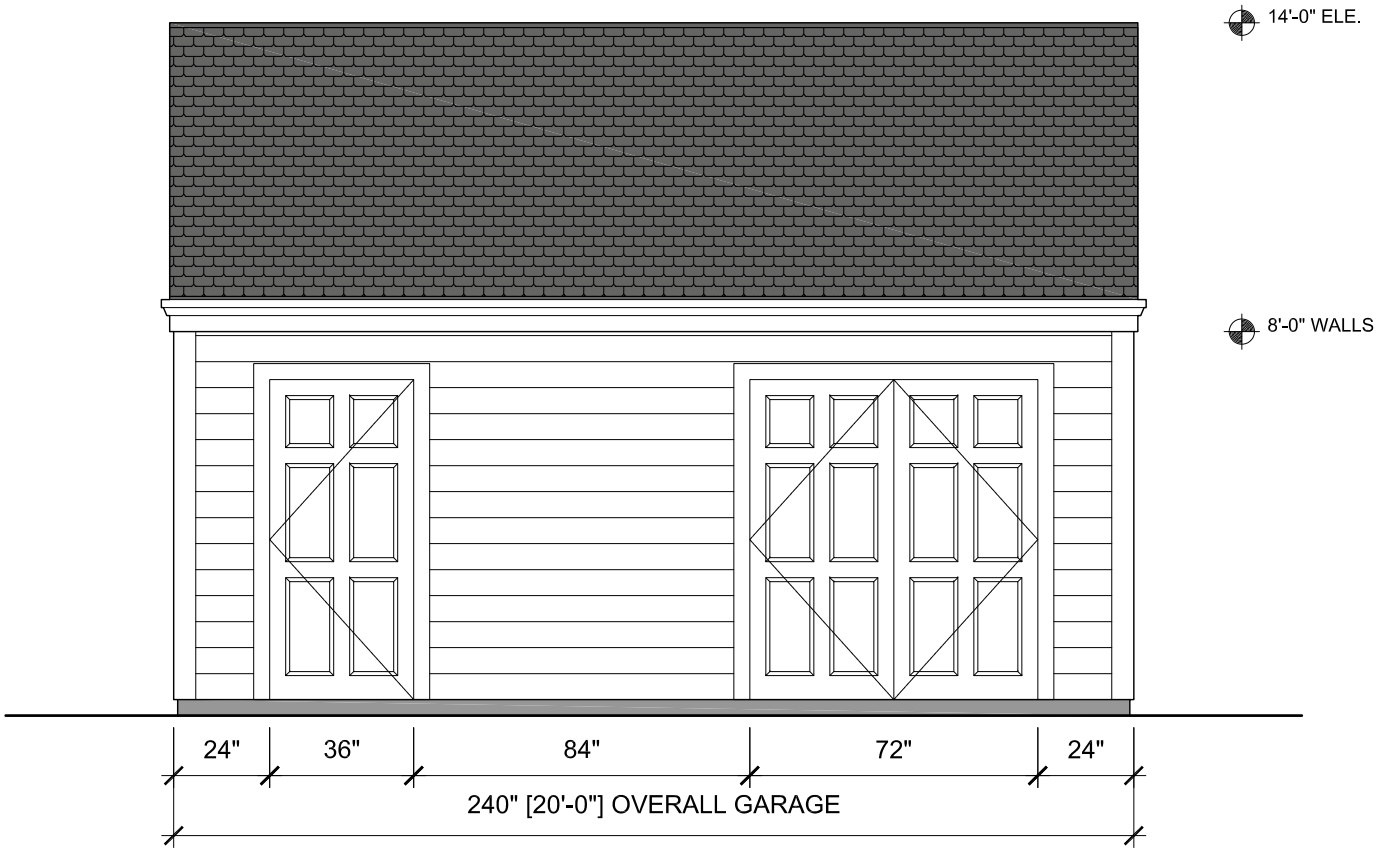
NOTE: SEE PAGE 6
FOR TYPICAL DETAILS

WILLIAM DOWESTT RESIDENCE

PLAN VIEW	DATE: 01.30.2024
SCALE: 1/4"=1'-0"	PAGE: 1 OF 6

J.D. GRIFFITHS

Attachment: Plans (9169 : William Dowsett)

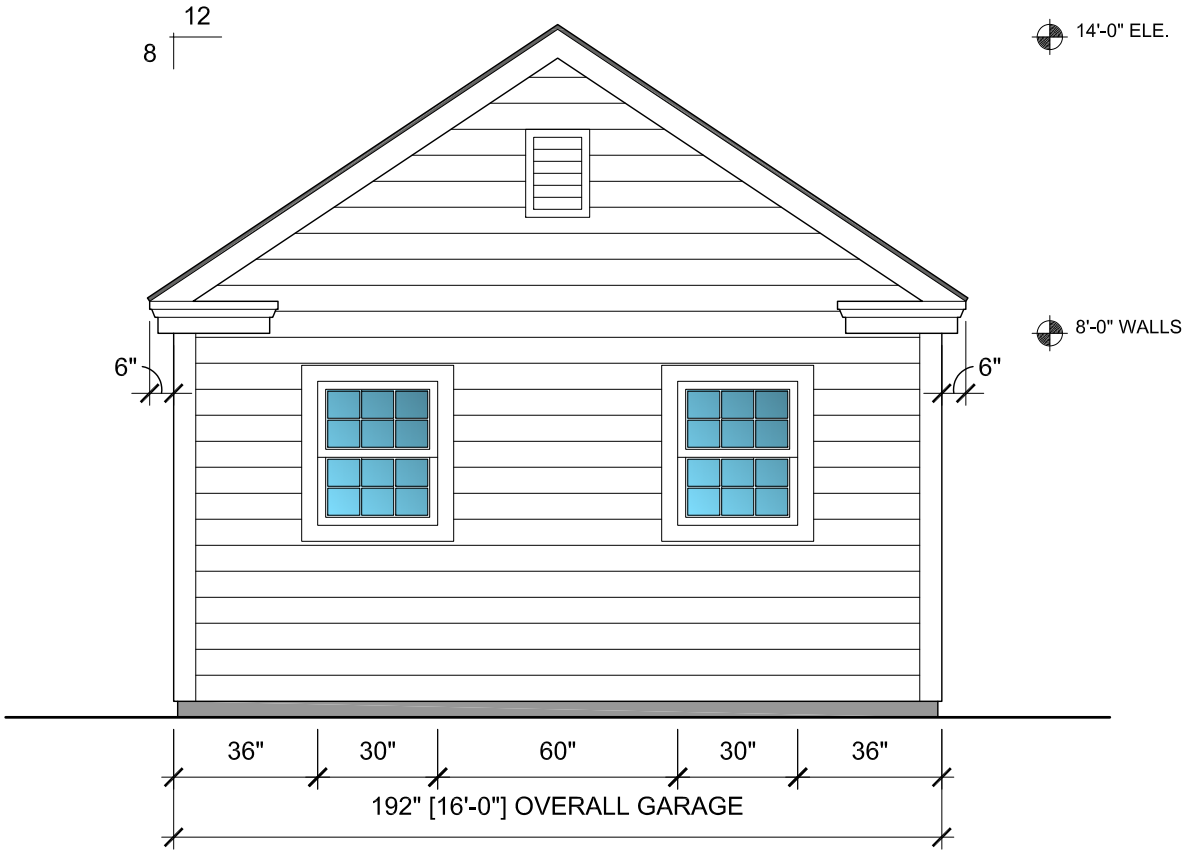


Attachment: Plans (9169 : William Dowsett)

WILLIAM DOWESTT RESIDENCE

ELEVATION	DATE: 01.30.2024
SCALE: 1/4" = 1'-0"	PAGE: 2 OF 6

J.D GRIFFITHS

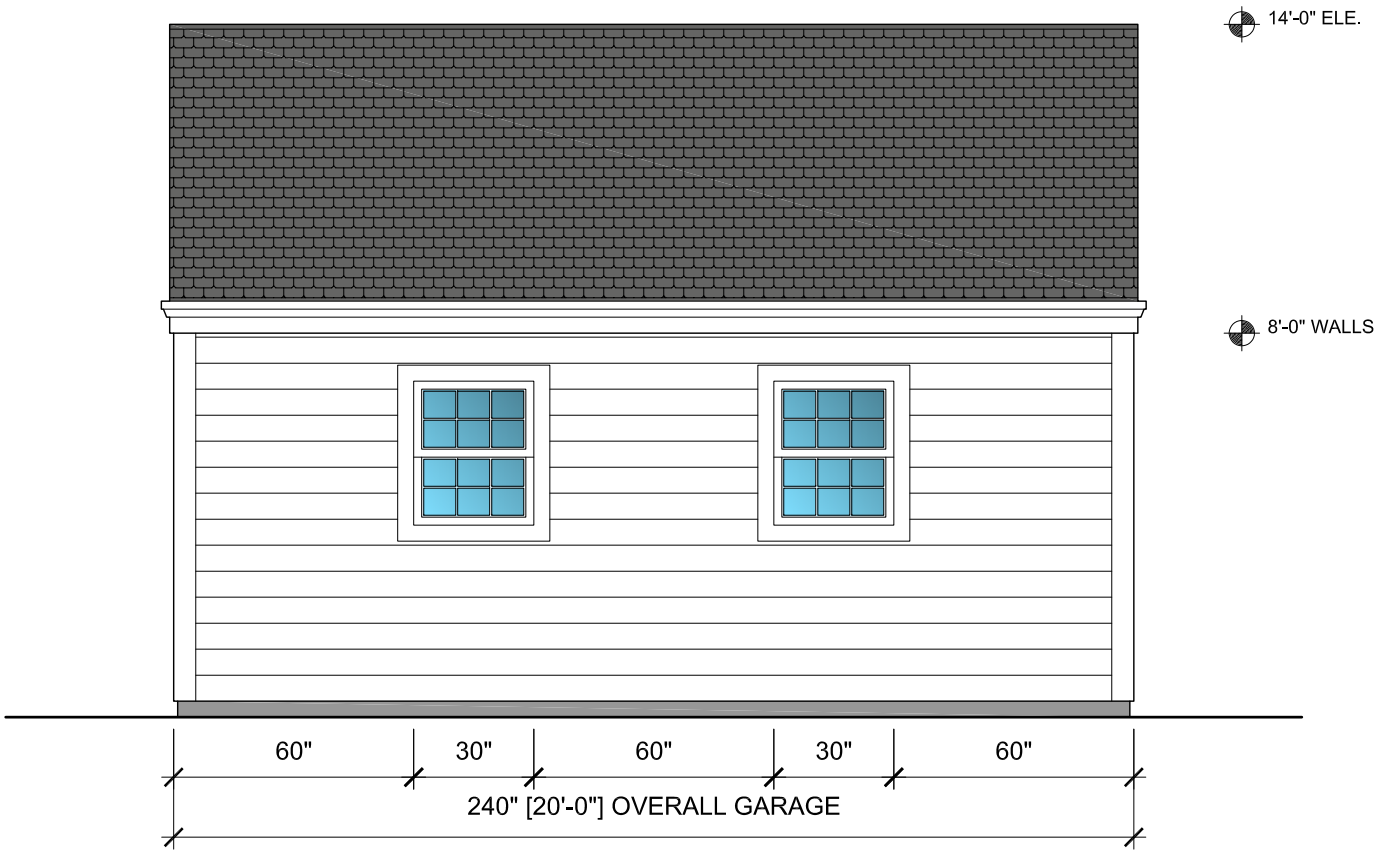


WILLIAM DOWESTT RESIDENCE

ELEVATION	DATE: 01.30.2024
SCALE: 1/4" = 1'-0"	PAGE: 3 OF 6

J.D GRIFFITHS

Attachment: Plans (9169 : William Dowsett)

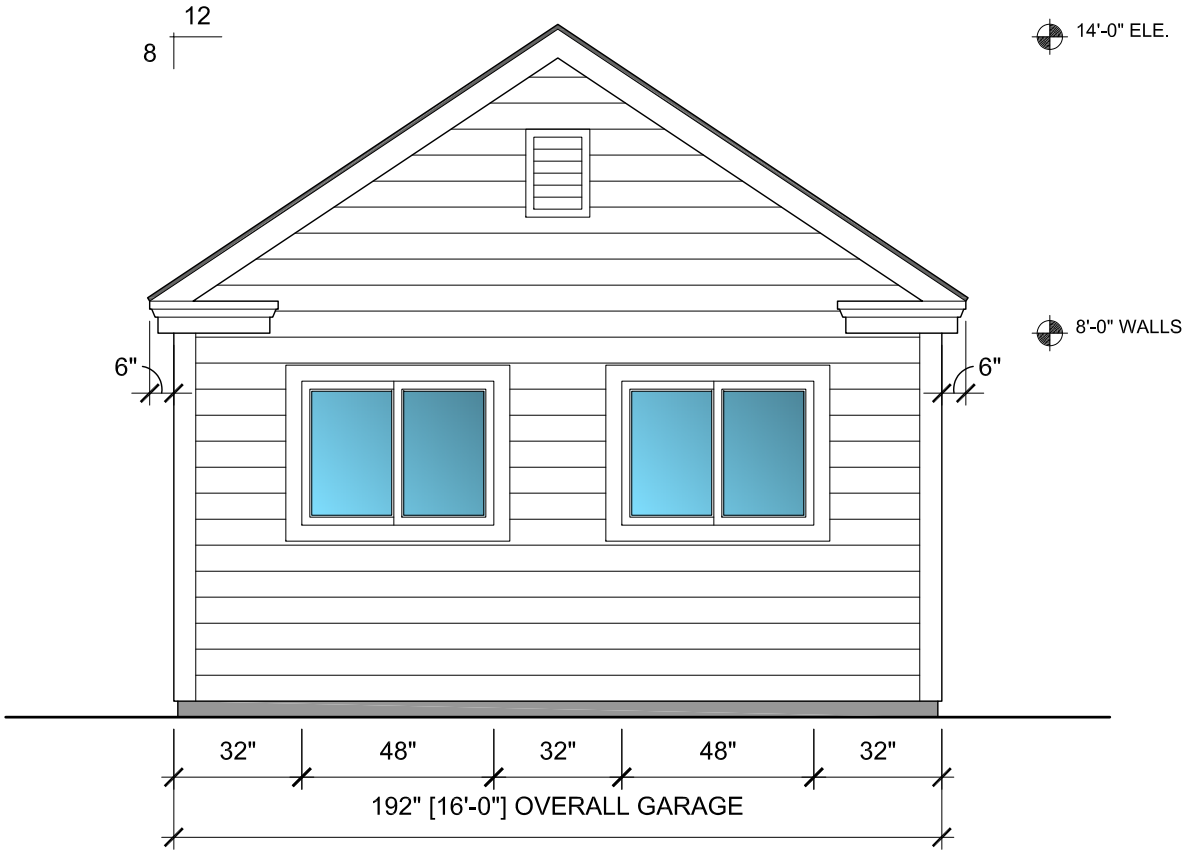


Attachment: Plans (9169 : William Dowsett)

WILLIAM DOWESTT RESIDENCE

ELEVATION	DATE: 01.30.2024
SCALE: 1/4" = 1'-0"	PAGE: 4 OF 6

J.D GRIFFITHS



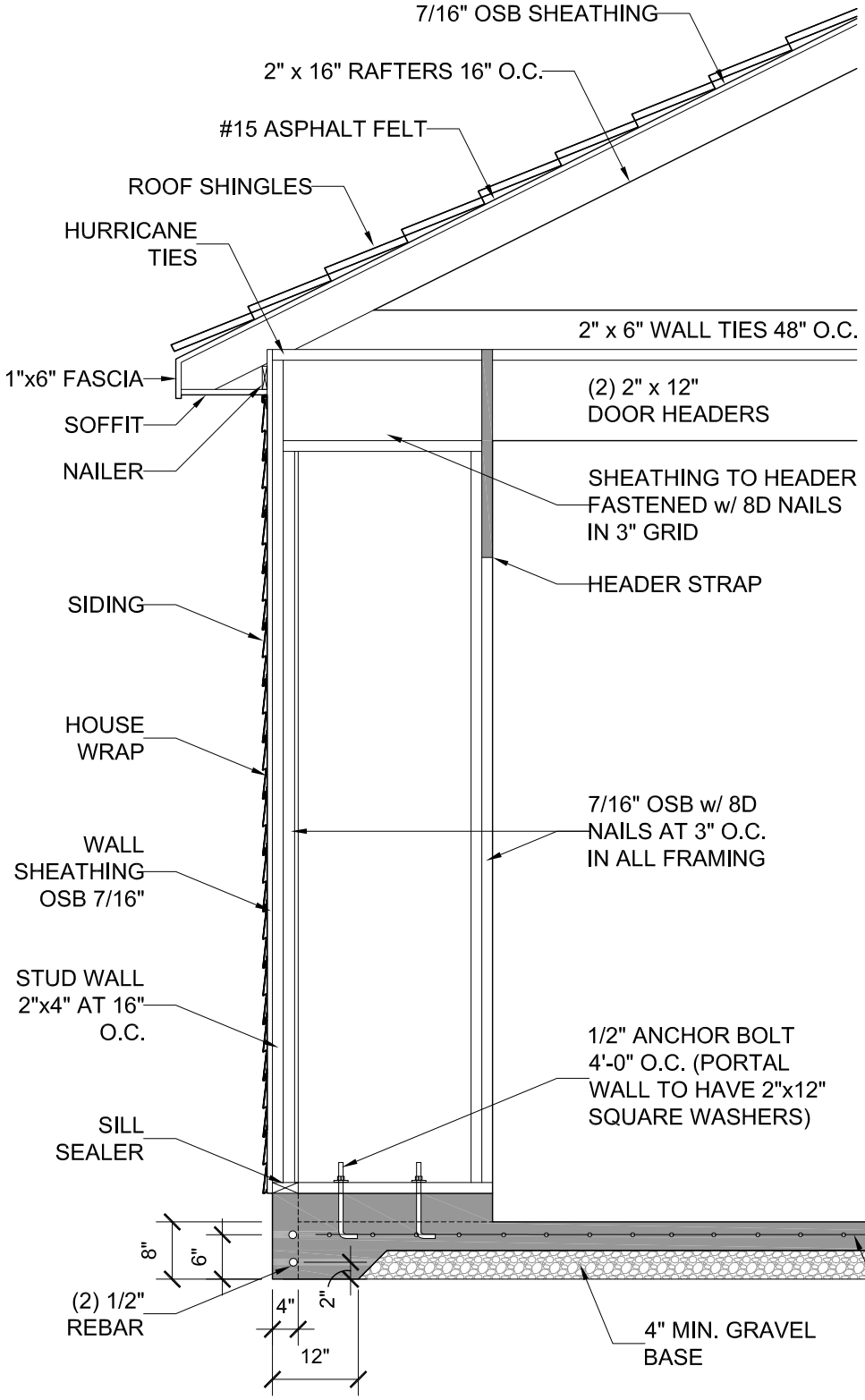
Attachment: Plans (9169 : William Dowsett)

WILLIAM DOWESTT RESIDENCE

ELEVATION	DATE: 01.30.2024
SCALE: 1/4" = 1'-0"	PAGE: 5 OF 6

J.D GRIFFITHS

TYPICAL CROSS SECTION



NEW GARAGE	
DATE:	01.29.2024
OWNER:	WILLIAM DOWSETT
PHONE #:	(262) 617-9820
SIZE:	20'-0" x 16'-0"
STYLE:	REVERSE GABLE
OVERHANG:	FRONT & REAR ONLY
ROOF:	O.C.: DURATION
ROOF COLOR:	ESTATE GRAY
SIDING:	LP: SMARTSIDE 6-1/2" EXPOSURE
SIDING COLOR:	WHITE
SERVICE DOOR:	(3) 36" 6 PNL
GUTTERS:	N/A
GUTTER COLOR:	N/A
WINDOWS:	WINDGATE
WINDOW COLOR:	WHITE
TRIM TYPE:	LP: PRE-FINISHED
TRIM COLOR	WHITE
O.H. DOOR	N/A
O.H.D. COLOR:	N/A

Attachment: Plans (9169 : William Dowsett)

OWNER:	WILLIAM DOWESTT	GARAGE SIZE:	20'-0" x 16'-0"
ADDRESS:	4843 W. GLEN COVE CT. MEQUON, WI 53092	GARAGE SYTLE:	REVERSE GABLE
		DRAWING SCALE:	1/2" = 1'-0"

J.D. GRIFFITHS

11333 N. Cedarburg Road
Mequon, WI 53092-1930
Phone: 262-242-3100
Fax: 262-242-9655

www.ci.mequon.wi.us **Office of Architectural Board**

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **March 11, 2024**
SUBJECT: **Amul & Breanne Shah, New Single-Family Residence at 10727 N. Torrey Drive**

Attachments:
Statement of Intent (PDF)
Site Plan (PDF)
Plans (PDF)

The Victory Companies, Inc.

February 19, 2024

To whom it may concern:

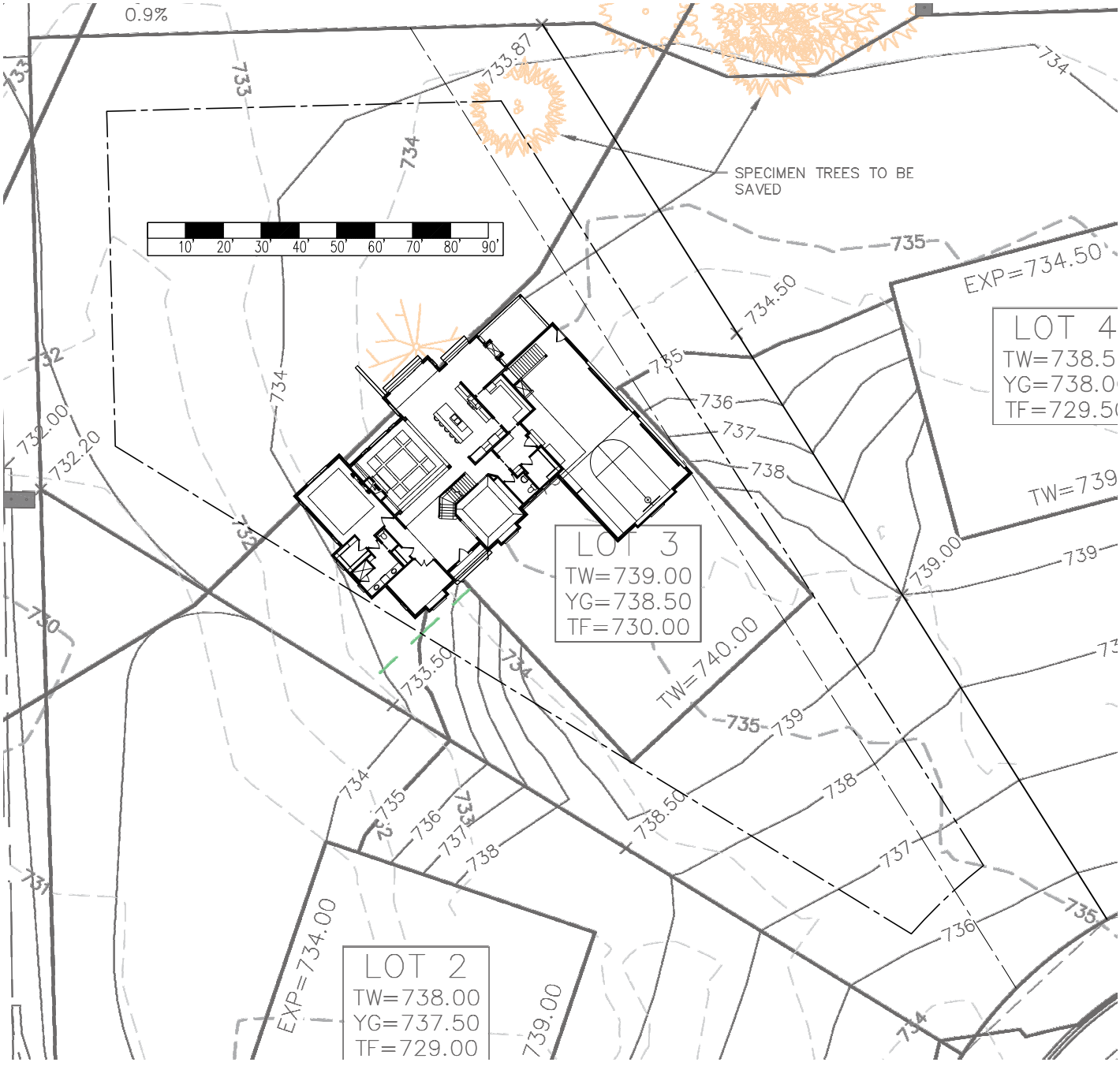
It is Victory Homes of Wisconsin's intent to build a new single-family home at property description being: lot 3 Torrey Drive Estates, being a part of the northeast ¼ of the southwest ¼, of section 25, Township 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin

Thank you,

Rebecca Kirst

Rebecca Kirst
Permitting Coordinator
Victory Companies
N118W18531 Bunsen Drive
Germantown, WI 53022
262-252-7100

Attachment: Statement of Intent (9170 : Amul & Breanne Shah)

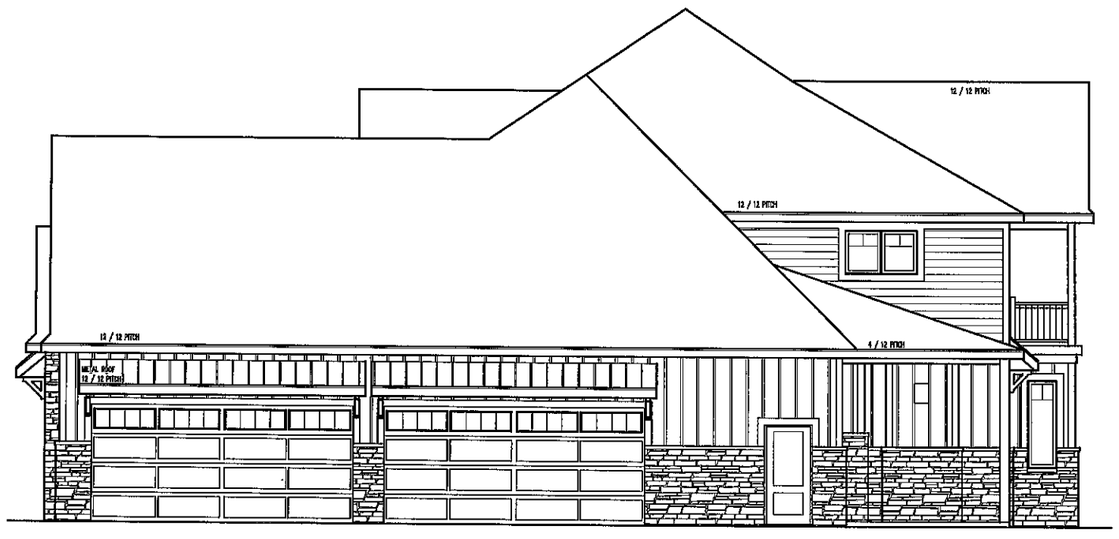


Attachment: Site Plan (9170 : Amul & Breanne Shah)

ROOF TRUSS HEEL HEIGHTS

8 / 12 PITCH - 8" HEEL - 12" OHEG
12 / 12 PITCH - 12" HEEL - 12" OHEG

FRONT ELEVATION
1/4"=1'-0"



RIGHT SIDE ELEVATION
1/4"=1'-0"

This plan is not for construction, if you do not have a green plan stamped final; please contact our office for the latest revision date to commence with construction using this plan. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM THE LATEST REVISION DATE.

GREEN PLAN CHECK LIST
- ☐ ACC / Survey Approval
- ☐ Plan / Exterior Selections Approval
- ☐ Financing Approval

JOB #1000

Wisconsin Focus on Energy Home

FINAL PLAN 1/20/24

REVISION DATES, IF ANY
1/20/24 DP FIREPLACE ADJUSTMENTS
2/5/24 DP SELECTIONS ADJUSTMENTS

Amul and Bre Shah
Torrey Drive Estates, Lot #3

REVISIONS

NO.	DATE	BY	DESCRIPTION
1	7/12/23		
2	8/7/23		
3	10/30/23		

SHEET: SHAH RESIDENCE HAWTHORN MODEL
SHEET: ELEVATIONS
PROJECT #: 22304-1
DRAWN BY: PLUM
DATE: 3/9/23
SCALE: NOTED
SQ. FOOTAGE: 6,492
PAGE #: 1/5

VICTORY HOMES OF WISCONSIN, INC.
" Building For The Way You Live "
2418 WOOD STREET SOUTH
OCONOMOWOC, WISCONSIN 53066
PH. (262) 560-7100 / FAX (262) 560-7109

Attachment: Plans (9170 : Amul & Breanne Shah)

Wisconsin Focus on Energy Home

LEFT SIDE ELEVATION
1/4"=1'-0"

REAR ELEVATION
1/4"=1'-0"

Amul and Bre Shah
Torrey Drive Estates, Lot #3

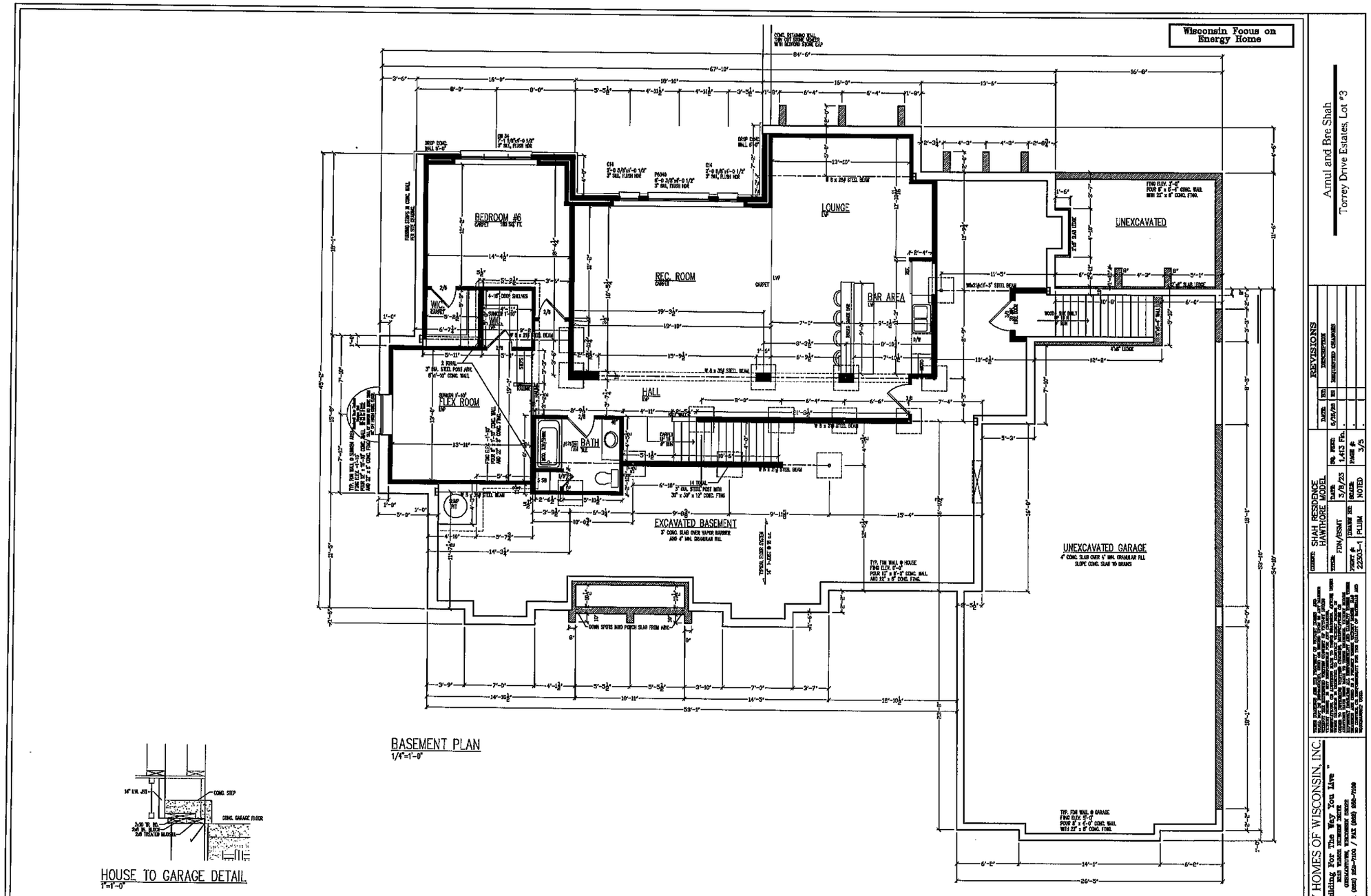
REVISIONS

DATE	BY	DESCRIPTION
-	-	-
-	-	-
-	-	-

OWNER: SHAH RESIDENCE
HAMPSHIRE MODEL
SHEET: ELEVATIONS
DATE: 3/6/23
SCALE: AS NOTED
DRAWN BY: PLUM
PROJECT #: 22305-1
SHEET #: 2/5

VICTORY HOMES OF WISCONSIN, INC.
" Building For The Way You Live "
3610 TROOP SCHOOL POINT
COTTAGEGROVE, WISCONSIN 53527
PH. (608) 839-7100 / FAX (608) 839-7139

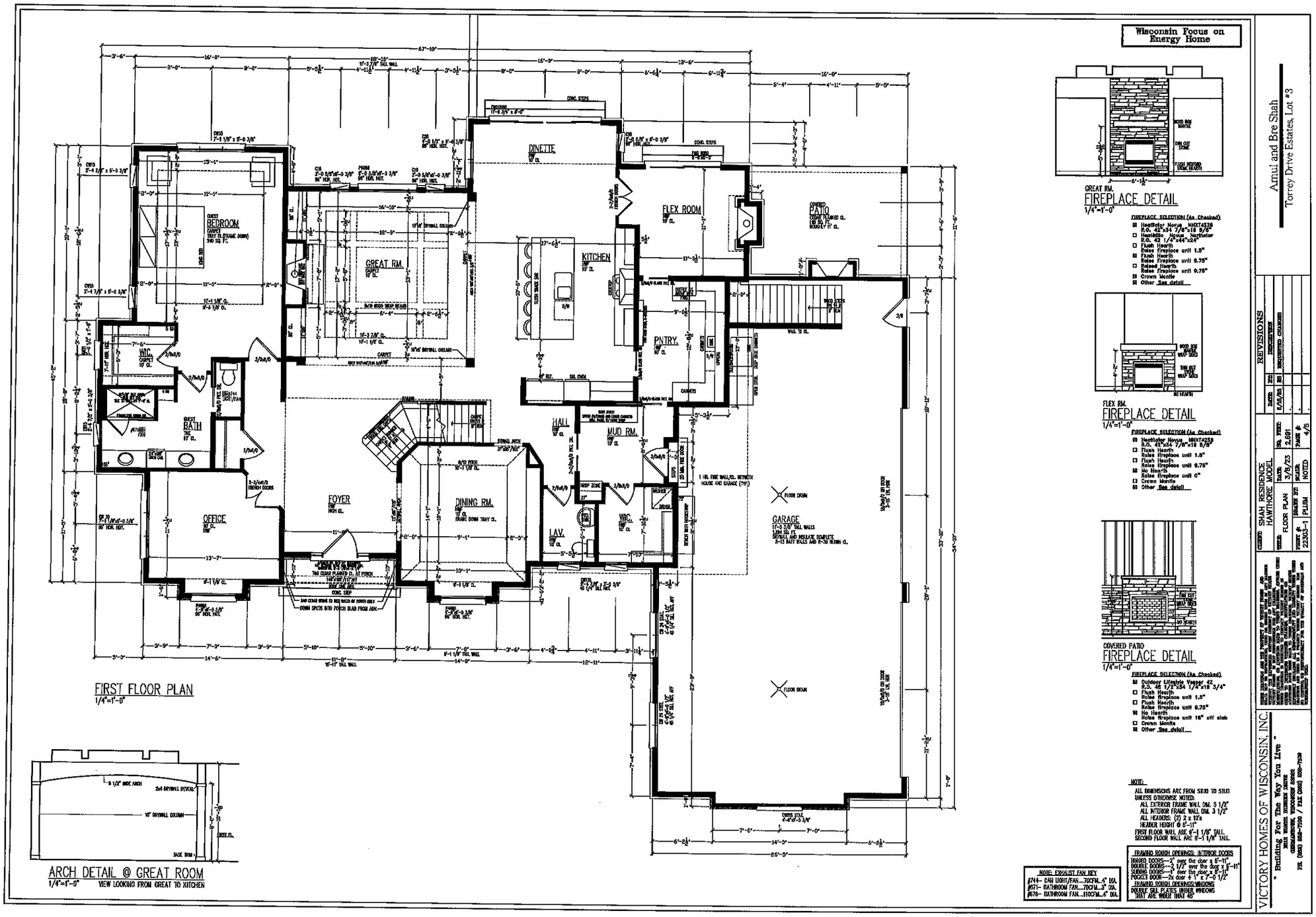
Attachment: Plans (9170 : Amul & Breanne Shah)



BASEMENT PLAN
1/4"=1'-0"

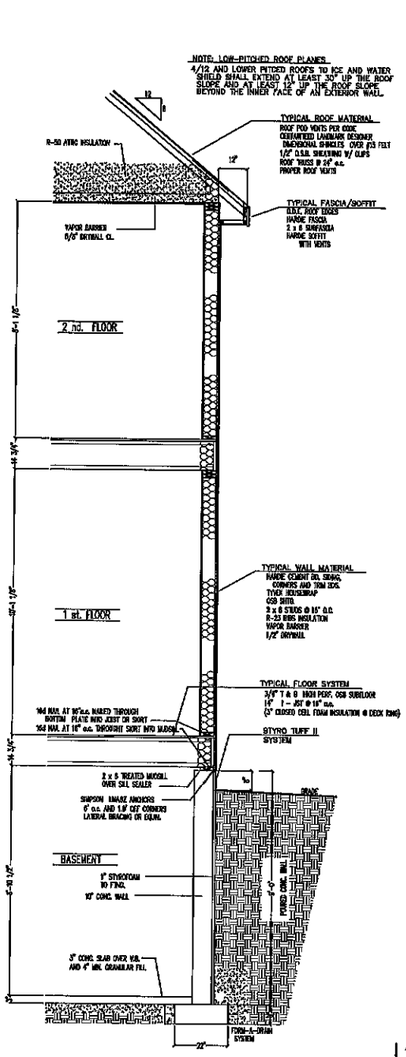
HOUSE TO GARAGE DETAIL
1"=1'-0"

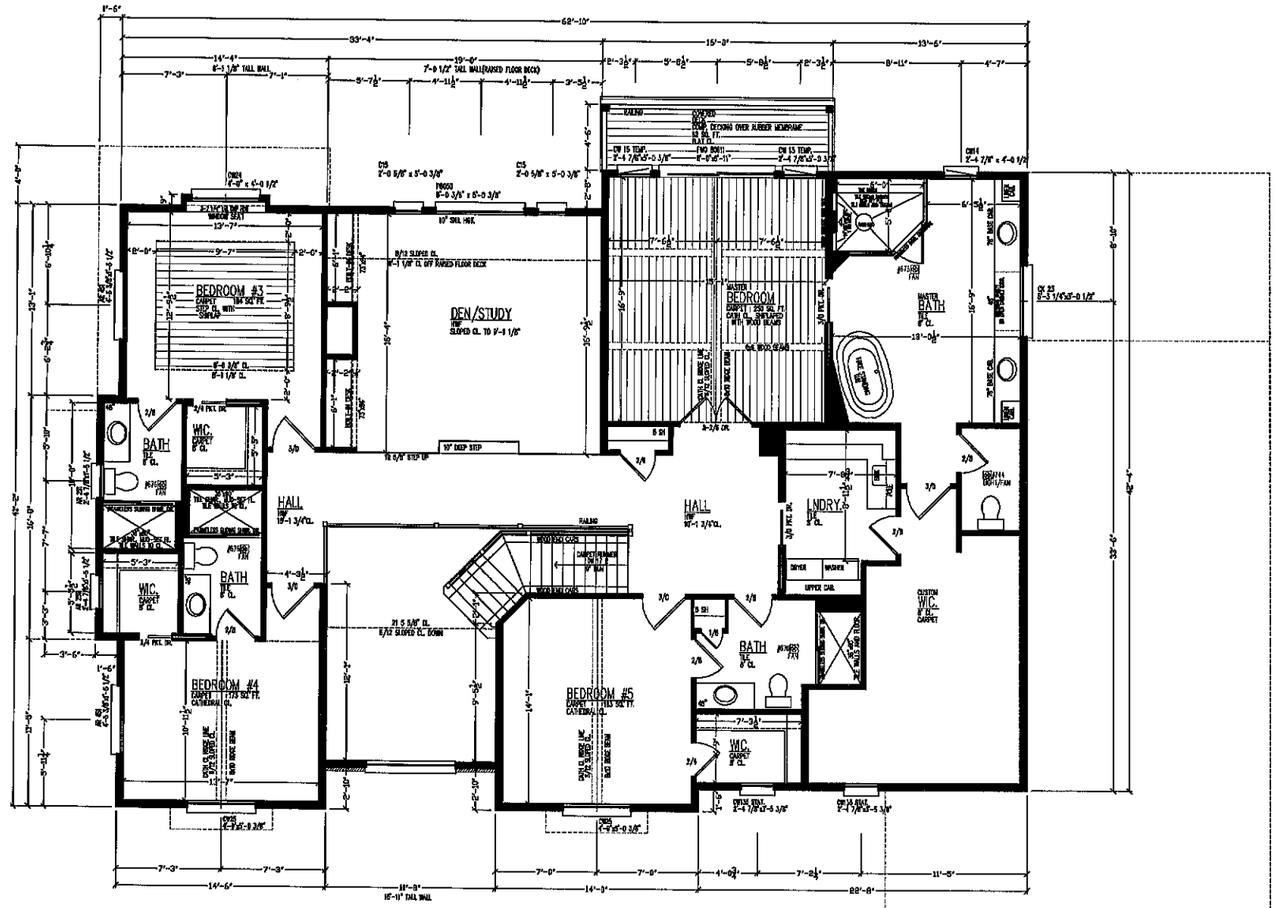
Attachment: Plans (9170 : Amul & Breanne Shah)

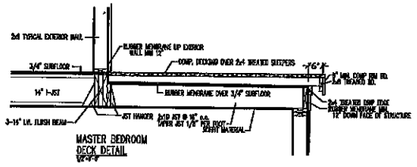


Attachment: Plans (9170 : Amul & Breanne Shah)

Wisconsin Focus on Energy Home







Amul and Bre Shah
Torrey Drive Estates, Lot #3

REVISIONS

NO.	DESCRIPTION	DATE	BY
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-

SHAH RESIDENCE
HAWTHORNE MODEL

DATE:	3/6/23
SCALE:	SECOND FLR.
DRAWN BY:	PLUIM
JOB NO.	2,388
SHEET #	5/5
PLANS #	22303-1
CHECKED:	NOTED

VICTORY HOMES OF WISCONSIN, INC.
" Building For The Way You Live "
N120 W20833 RIVERCREST DRIVE
GERMANTOWN, WISCONSIN 53022
PH. (262) 502-7100 / FAX (262) 502-7199

THESE PLANS AND SPECIFICATIONS, AS INSTRUMENTS OF SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF VICTORY HOMES OF WISCONSIN, INC. THESE PLANS AND SPECIFICATIONS ARE NOT TO BE CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF VICTORY HOMES OF WISCONSIN, INC. AND ANY UNAUTHORIZED USE OF THESE PLANS AND SPECIFICATIONS WITHOUT SUCH CONSENT SHALL BE AT THE RECIPIENT'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO VICTORY HOMES OF WISCONSIN, INC. AND RECIPIENT SHALL INDEMNIFY AND HOLD VICTORY HOMES OF WISCONSIN, INC. HARMLESS FROM ALL DAMAGES, CLAIMS, LAWSUITS, COSTS, EXPENSES, AND ATTORNEY'S FEES ARISING OUT OF OR RESULTING THEREFROM.

Attachment: Plans (9170 : Amul & Breanne Shah)

11333 N. Cedarburg Road
Mequon, WI 53092-1930
Phone: 262-242-3100
Fax: 262-242-9655

www.ci.mequon.wi.us **Office of Architectural Board**

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **March 11, 2024**
SUBJECT: **Vikram Goyal & Arthi Susai, New Single-Family Residence at 3600 W. Torrey Drive**

Attachments:
Statement of Intent (PDF)
Survey (PDF)
Plans (PDF)

The Victory Companies, Inc.

February 19, 2024

To whom it may concern:

It is Victory Homes of Wisconsin's intent to build a new single-family home at property description being: lot 5 Torrey Drive Estates, being a part of the northeast ¼ of the southwest ¼, of section 25, Township 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin

Thank you,

Rebecca Kirst

Rebecca Kirst
Permitting Coordinator
Victory Companies
N118W18531 Bunsen Drive
Germantown, WI 53022
262-252-7100

Attachment: Statement of Intent (9171 : Vikram Goyal & Arthi Susai)

Attachment: Survey (9171 : Vikram Goyal & Arthi Susai)

Plat of Survey

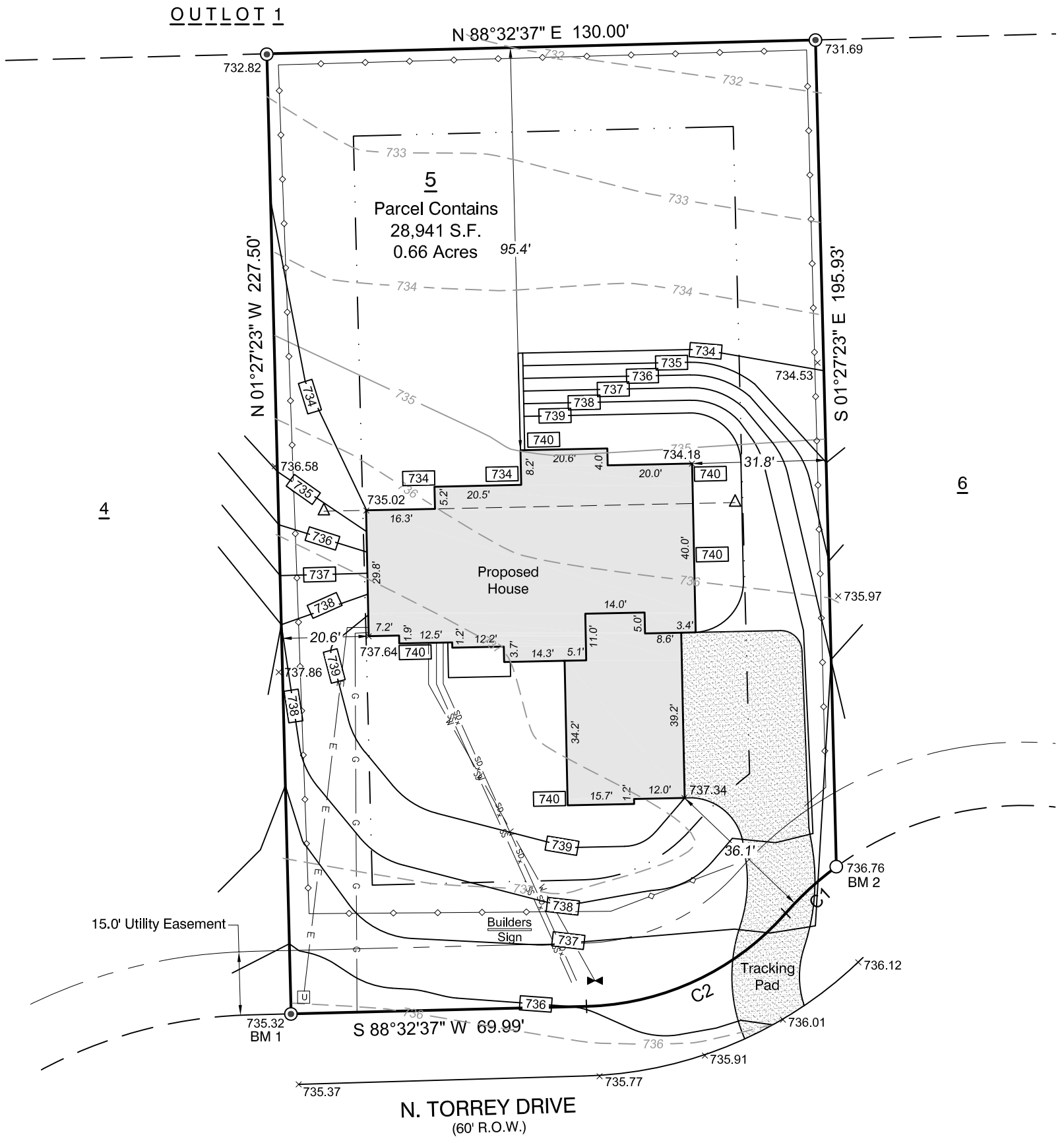
Property Description:
Lot 5, TORREY DRIVE ESTATES, Being Parcel 1 of Certified Survey Map 841, Recorded as Document No. 285305 Being Part of the Northeast 1/4 of the Southwest 1/4 of Section 25, Township 9 North, Range 21 East, in the City of Mequon, County of Ozaukee, State of Wisconsin.

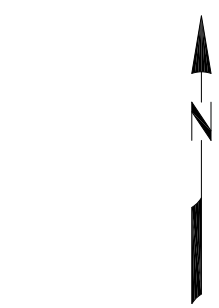
Notes:

1. A title commitment has not been provided and this parcel may be subject to, or benefit from, easements or agreements, written or otherwise, not shown hereon.
2. Outside diameter measured on all monuments.
3. ( ) Indicates recorded as bearings and dimensions.
4. Proposed elevations shown on this drawing are suggested grades and should be verified by the owner and/or the builder and approved by the building inspector.
5. Contractors must verify at least two benchmarks shown hereon.
6. Contours tie into side lot lines per master grading plan.
7. Field work completed on 01-31-24.
8. Building Setbacks
   Front = 30'
   Side = 20'
   Rear = 20'

LEGEND

△	10' Offset
U	Utility Pedestals
⋈	Water Valve
◉	3/4" Iron Rod Found (Unless Noted)
○	3/4"X18" Iron Rod Set
× 733.57	Existing Spot Grade
735	Proposed Grade
735	Proposed Contour
735	Existing Contour
— · — · —	Building Setback Line
SD_x	Existing Storm Sewer
SD	Proposed Sump Drain
W	Proposed Water Line
SS	Proposed Sewer Line
G	Proposed Gas Line
E	Proposed Electric Line
◇	Proposed Silt Fence





0' 30' 60'

Benchmark (BM) 1: Elev.=735.32'
Benchmark (BM) 2: Elev.=736.76'

Suggested Top of Wall: 740.67'
Suggested Garage Floor: 739.33'
Suggested Final Yard Grade: 740.0'/735.0'
Suggested Top of Footing: 730.67'
(Assuming 10' Poured Wall-check plans)

Sewer invert elevations to be verified by sewer contractor

LAND SURVEYS INC.
260 Regency Court Suite L100
Brookfield, WI 53045 (262) 312-1034
landsurveysinc.com

SURVEYOR'S CERTIFICATE

I hereby certify that we surveyed the property described above and that the map is a true representation thereof and shows the size and location of the property, it's exterior boundaries. Said survey meets the minimum standards for property surveys of the Wisconsin Administrative Code (A-E7) and the map hereon is correct to the best of my knowledge and belief. This Survey is solely for the use of the present owners of the property at the date below.

WISCONSIN
PHILLIP J. LANDRY
S-3176
BROOKFIELD
WI
LAND SURVEYOR

Dated this 5th Day of February, 2024: Phillip J. Landry S-3176

REVISIONS

02-15-24 Revision to house plan

PREPARED FOR:

Victory Homes of Wisconsin, Inc.
N118W18531 Bunsen Dr
Germantown, WI 53022

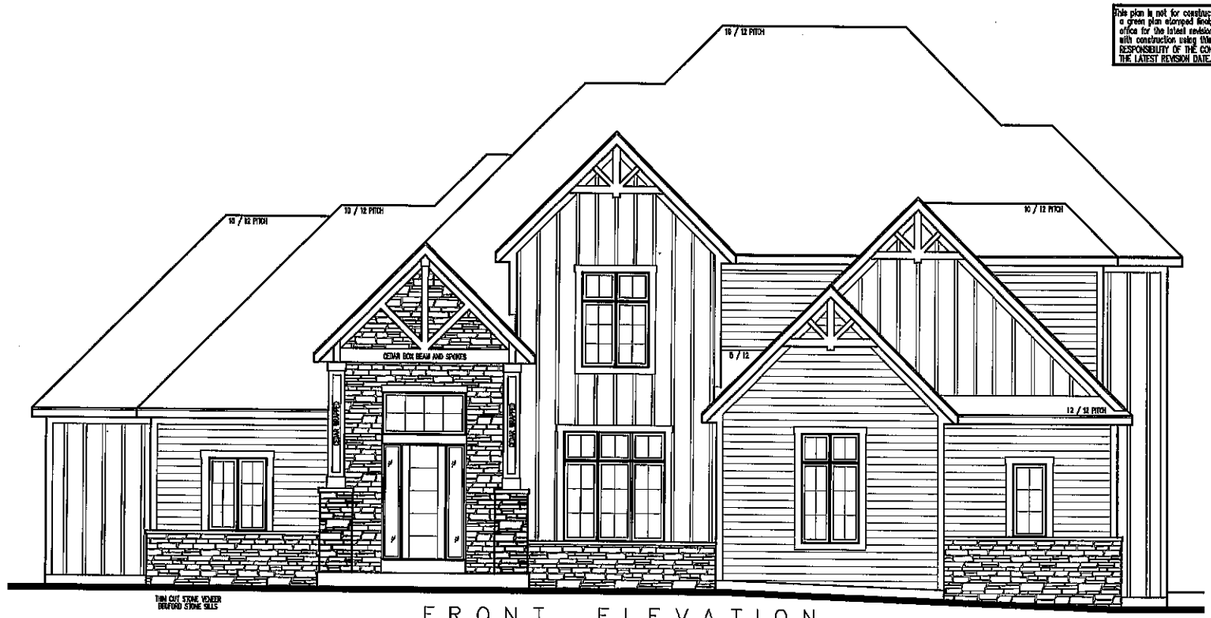
GOYAL RESIDENCE

BEARINGS ARE REFERENCED TO TORREY DRIVE ESTATES, EAST LINE LOT 5, BEARS S 01°27'23" E

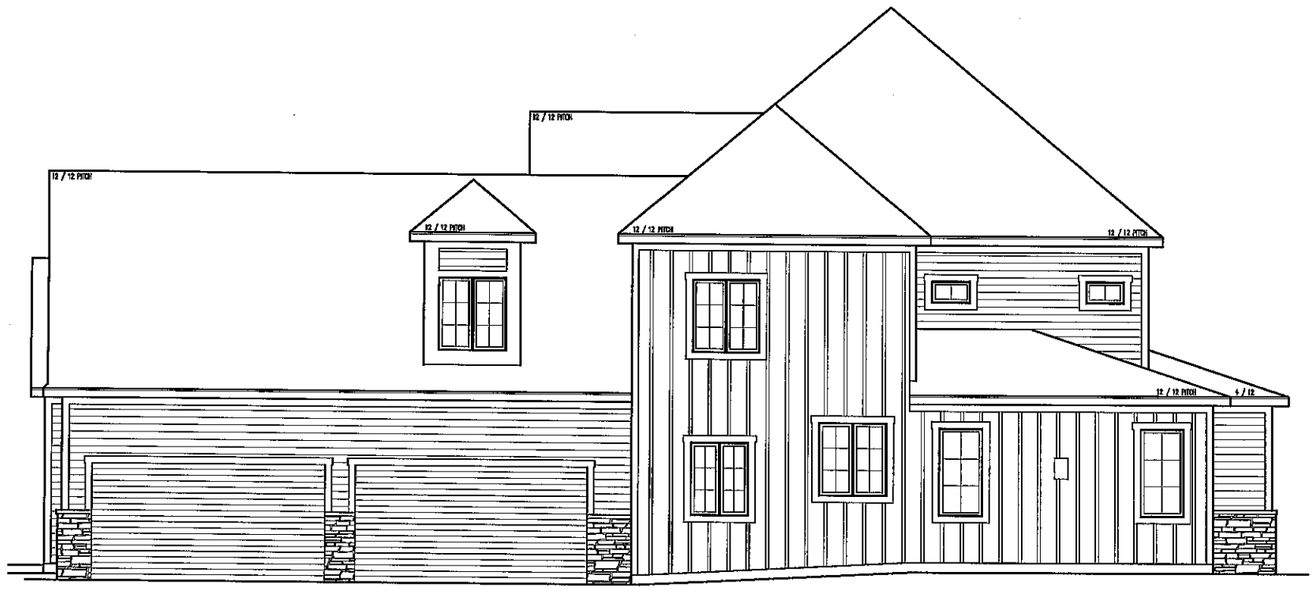
Drawn By: GA | Job# 24022

ROOF TRUSS HEEL HEIGHTS

4 / 12 PITCH - 8 7/8 " HEEL - 14" OHSO
5 / 12 PITCH - 9 3/4" HEEL - 12" OHSO
10 / 12 PITCH - 11 3/4" HEEL - 12" OHSO
12 / 12 PITCH - 13 3/4" HEEL - 12" OHSO
16 / 12 PITCH - 17 1/2" HEEL - 12" OHSO
(SECOND FLOOR ONLY)
12 / 12 PITCH - 13 1/2" HEEL - 12" OHSO
(SECOND FLOOR ONLY)



FRONT ELEVATION
1/4"=1'-0"



RIGHT ELEVATION
1/4"=1'-0"

This plan is not for construction, if you do not have a green plan stamped final, please contact our office for the latest revision date to commence with construction using this plan. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM THE LATEST REVISION DATE.

JOB # 1001

Wisconsin Focus on Energy Home

FINAL PLAN 1/25/24

REVISION DATES, IF ANY
1/26/24 BA. SELECTIONS REVISIONS
1/26/24 BA. SELECTIONS REVISIONS
2/12/24 BA. 10' HANGHEIGHT TO SECOND FLOOR DOORS
2/15/24 BA. 8' ENTRY DOOR

Goyal Residence
Lot 5, Torrey Drive Estates

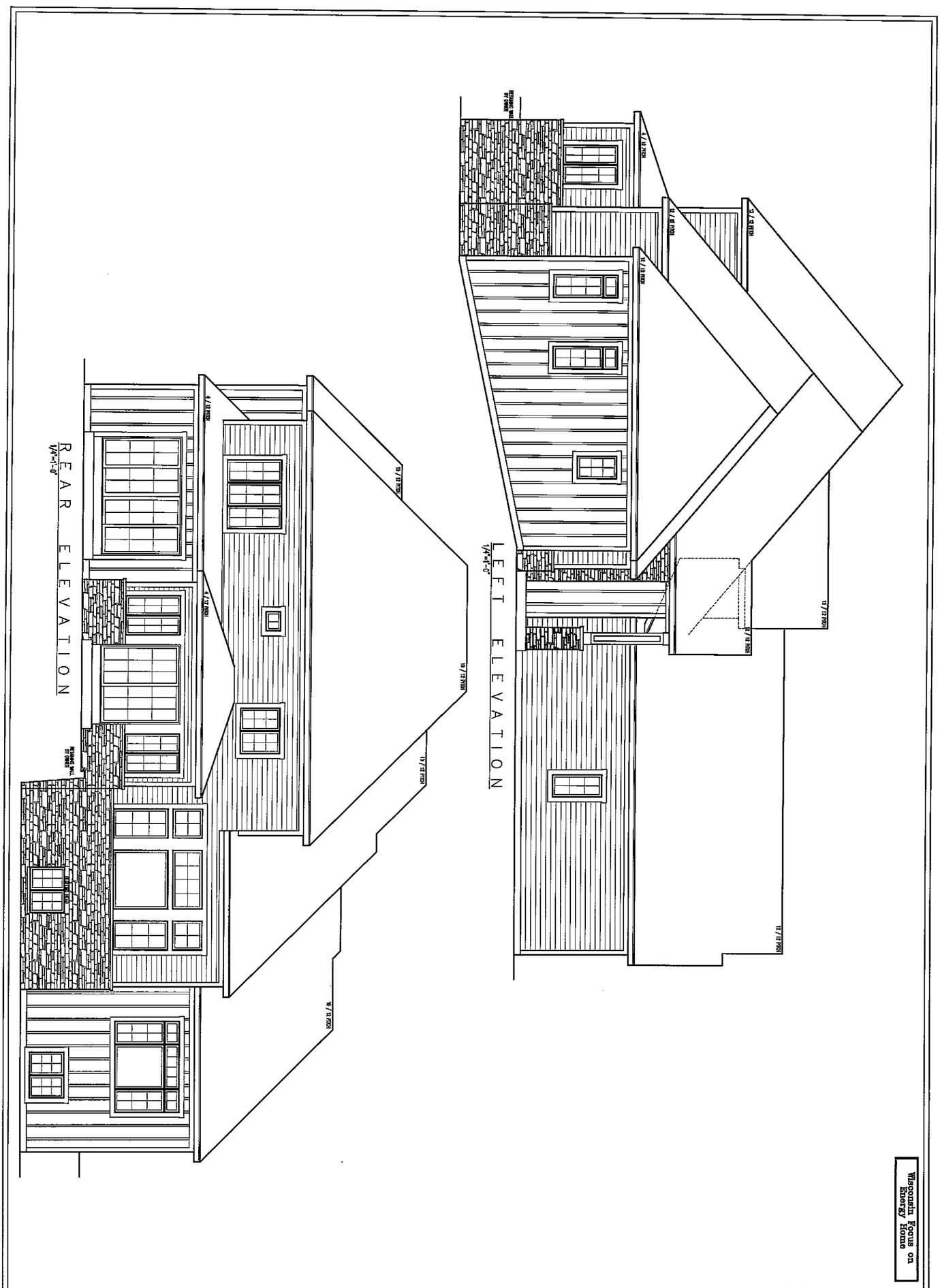
REVISIONS

DESCRIPTION	BY	DATE

CLIENT:	GOYAL RES GREENWOOD MODEL
DATE:	11/23/23
SHEET:	ELEVATIONS
PROJECT #:	22301-S
DRAWN BY:	ELS
SCALE:	1/4"
NOTED:	
SQ. FTG:	4,727
SHEET #:	1/5

VICTORY HOMES OF WISCONSIN, INC.
" Building For The Way You Live "
N58 W61 ESSEX COURT
CEDARBURG, WISCONSIN 53012
PH. (262) 376-7100 / FAX (262) 376-7059

Attachment: Plans (9171 : Vikram Goyal & Arthi Susai)



Wisconsin Focus on Energy Home

VICTORY HOMES OF WISCONSIN, INC.
" Building For The Way You Live "
N112 W16636 RUNNEN DRIVE
GERMANTOWN, WISCONSIN 53022
PH. (262) 252-7100 / FAX (262) 250-7109

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CLIENT: GOYAL RES. GREENWOOD MODEL			
TITLE: ELEVATIONS	DATE: 1/23/23	SQ. FEET:	
SHEET #: 22301-5	DRAWN BY: ELS	SCALE: NOTED	PAGE #: 2/5

REVISIONS		
DATE:	BY:	DESCRIPTION
.		
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.		
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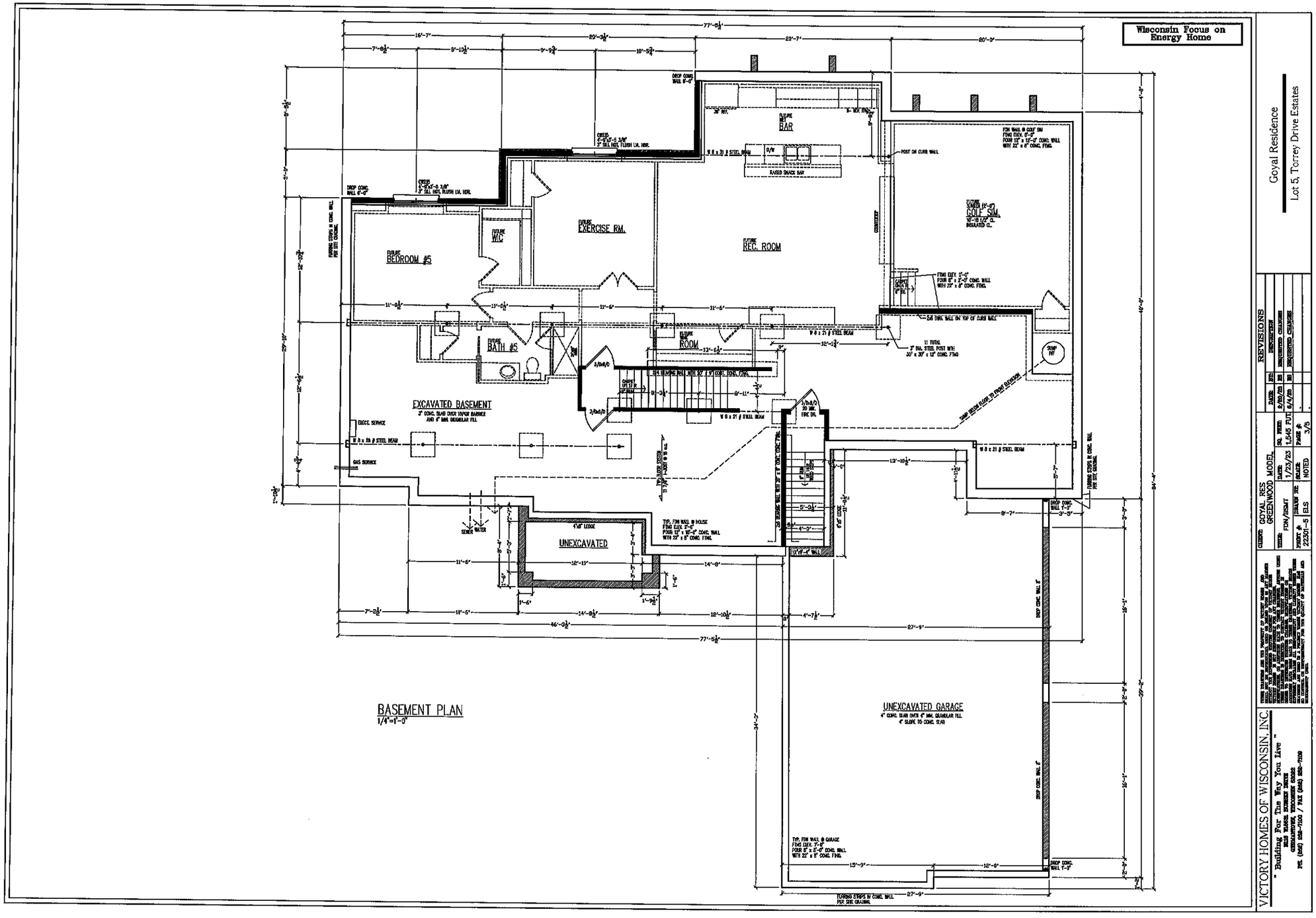
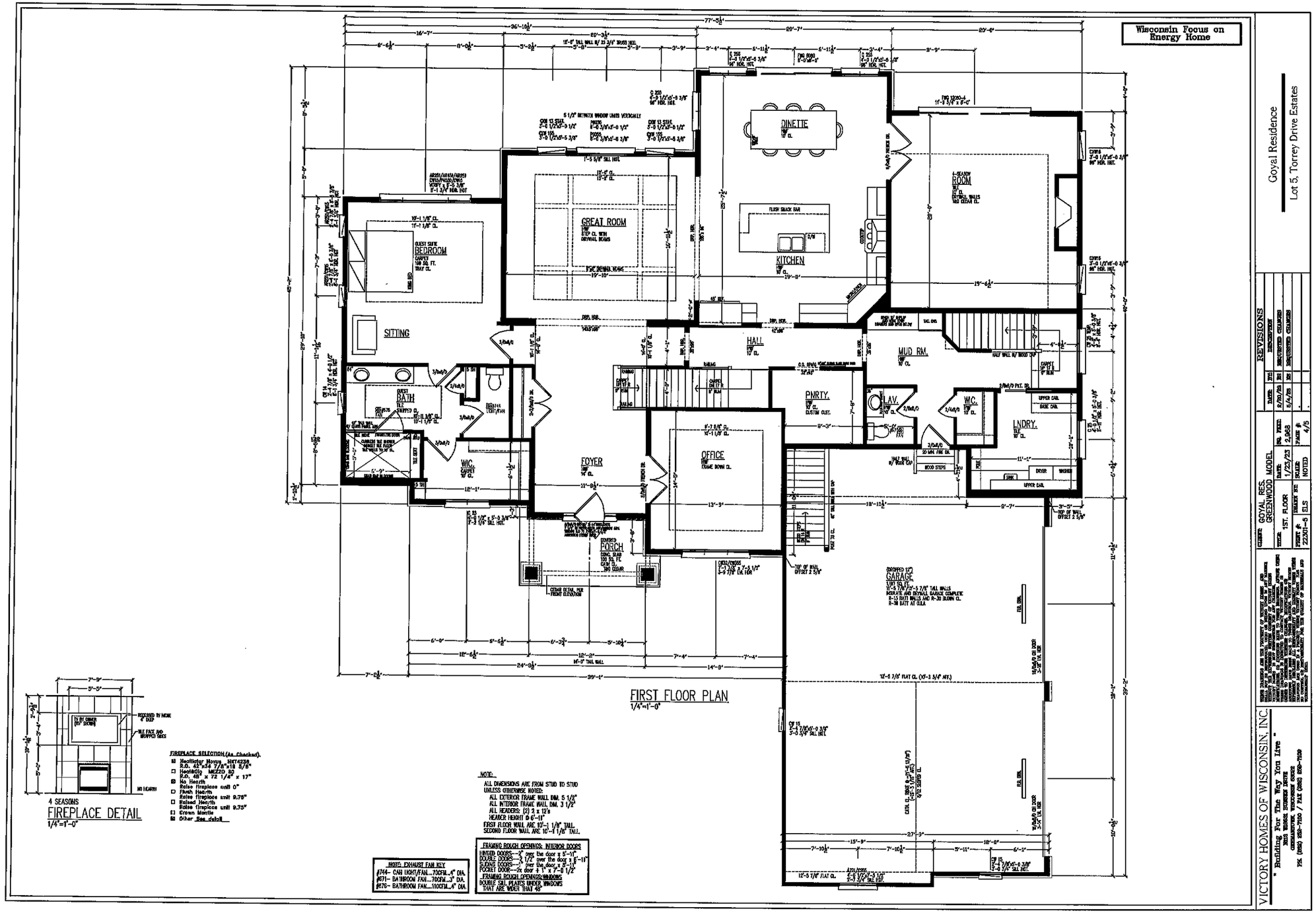
Goyal Residence
Lot 5, Torrey Drive Estates

Attachment: Plans (9171 : Vikram Goyal & Arthi Susai)

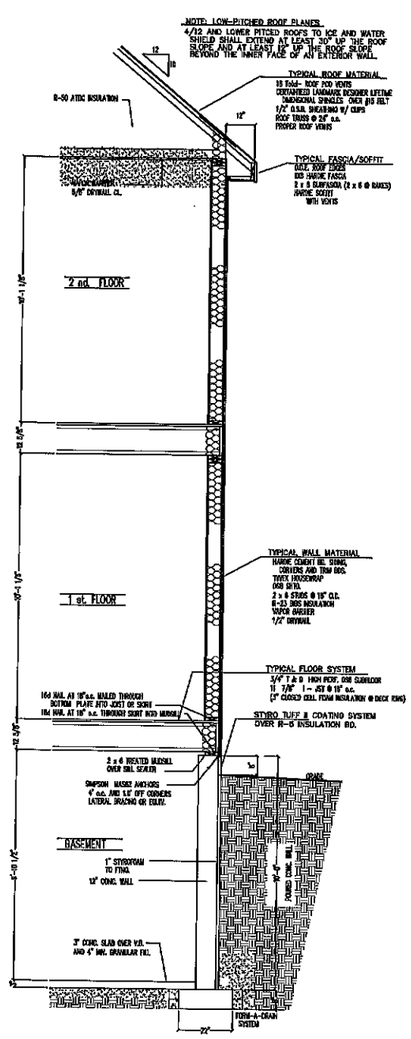


Attachment: Plans (9171 : Vikram Goyal & Arthi Susai)

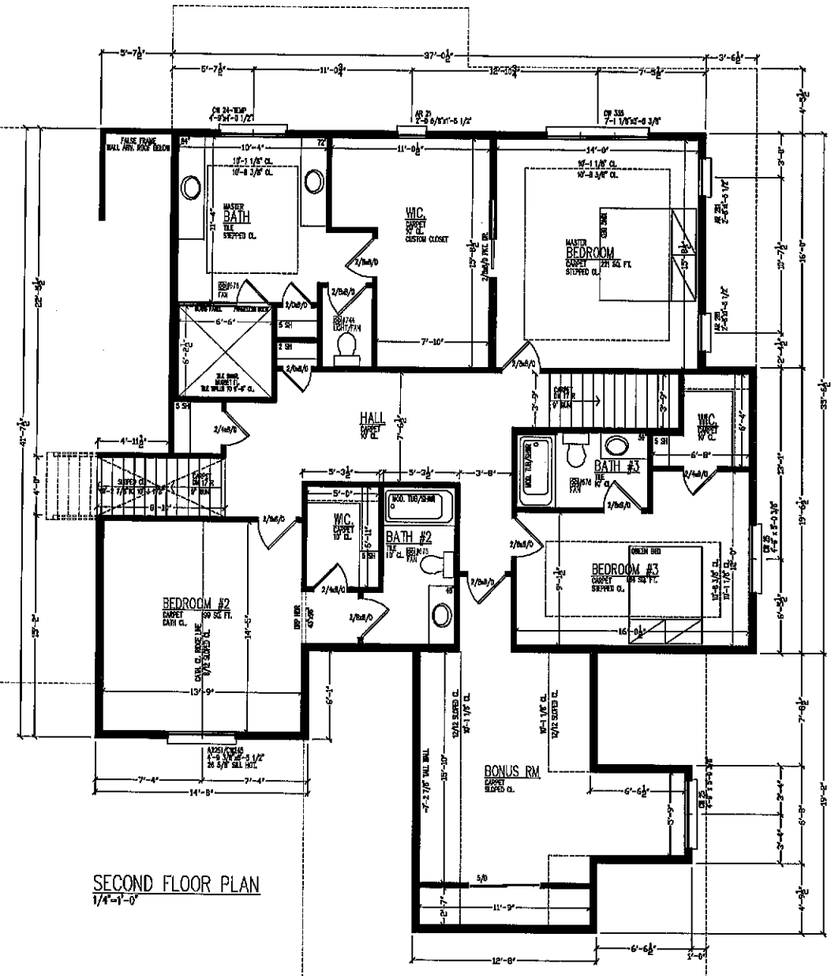


Attachment: Plans (9171 : Vikram Goyal & Arthi Susai)

Wisconsin Focus on Energy Home



TYP. WALL SECTION
1/2"=1'-0"



SECOND FLOOR PLAN
1/4"=1'-0"

Goyal Residence
Lot 5, Torrey Drive Estates

REVISIONS

DESCRIPTION	DATE	BY
REVISED CLIENT	2/20/15	RH
REVISED CLIENT	6/4/15	RH
REVISED CLIENT	-	-
-	-	-

CLIENT: GOYAL RES
GREENWOOD MODEL
SCALE: 1/4"=1'-0"
SQ. FEET: 1,759
DATE: 1/25/13
PAGE #: 5/5
SECOND FLR.
DRAWN BY: RS
PLANS NOTED
PERMIT #: 23301-5
FILE: 1.5

VICTORY HOMES OF WISCONSIN, INC.
" Building For The Way You Live "
3825 Hacks Hollow Drive
Germantown, Wisconsin 53022
PH. (262) 628-7100 / FAX (262) 628-7109

Attachment: Plans (9171 : Vikram Goyal & Arthi Susai)

11333 N. Cedarburg Road
Mequon, WI 53092-1930
Phone: 262-242-3100
Fax: 262-242-9655

www.ci.mequon.wi.us **Office of Architectural Board**

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **March 11, 2024**
SUBJECT: **Mark & Maria Alt, New Single-Family Residence at 11000 N. Lake Shore Drive**

Attachments:
Statement of Intent (PDF)
Site Plan & Plans (PDF)

Statement of Intent

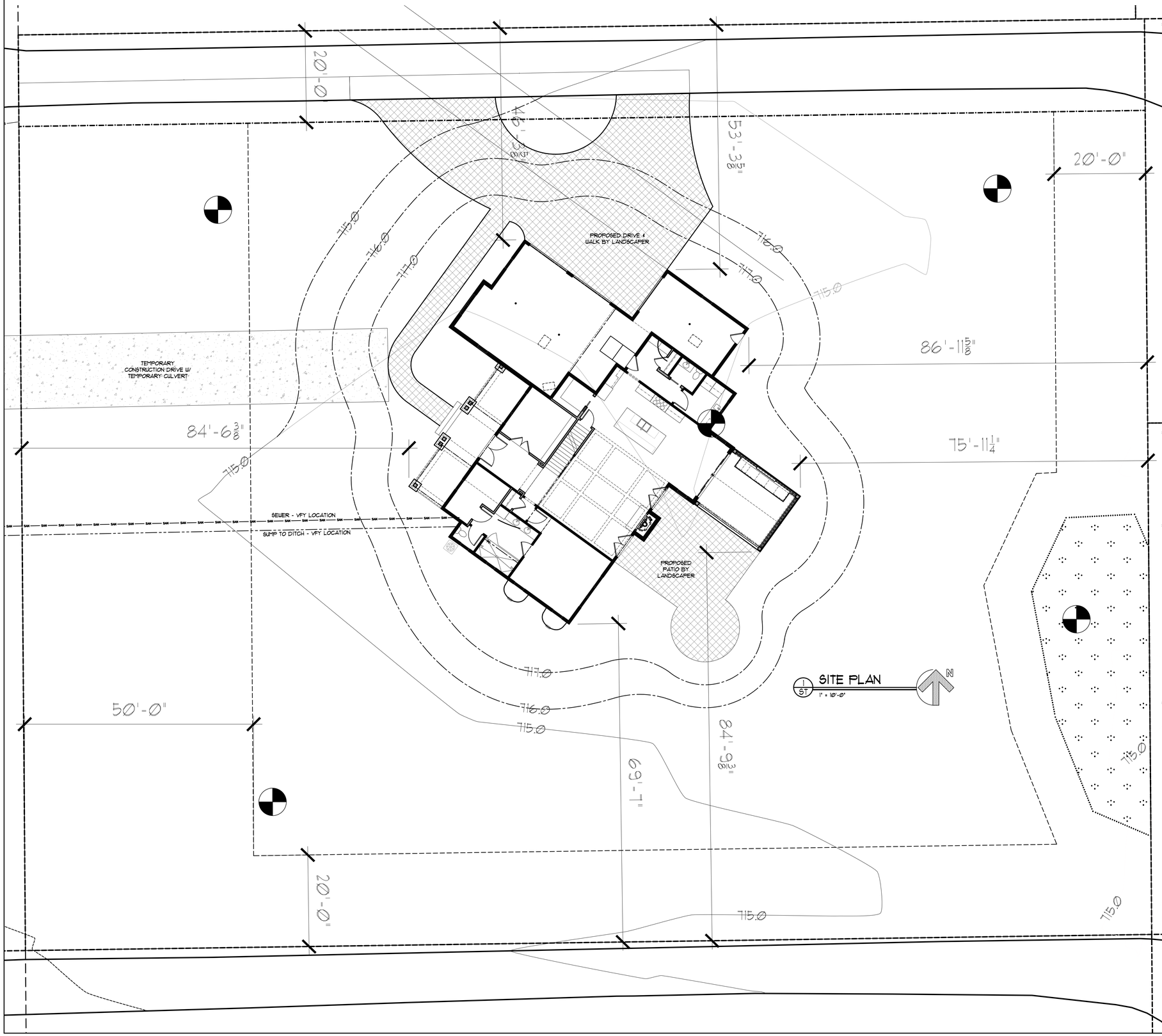
DATE: February 16, 2024

RE: Architectural Review Commission (ARC)
Mark & Maria Alt
Property at Lot 1 N. Lakeshore Drive
Mequon, WI 53092

It is the wish of Mark & Maria Alt to build their new home and attached garage on vacant Lot #1, N. Lakeshore Drive.

Todd A. Rabidoux, AIA
Director of Architecture
Lakeside Development Company
262-292-2324 (ph.)
262-241-2310 (fx.)
toddr@lakesidedevelopment.com

Attachment: Statement of Intent (9172 : Mark & Maria Alt)



1 ST SITE PLAN
1" = 10'-0"

SHEET INDEX

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2	FOUNDATION PLAN
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9	SPECIFICATIONS
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B	WALL BRACING

SQUARE FEET

TOTAL FINISHED SF	3,358
LOWER LEVEL FINISHED SF	0
FIRST FLOOR SF	2,153
SECOND FLOOR SF	1,206

ELEVATION NOTE

PROPOSED TOP OF FOUNDATION WALL	718.15'
TYPICAL GRADE AT FOUNDATION WALL	717.50'
GRADE AT EXPOSURE	---
FIRST FLOOR SUBFLOOR	719.50'

TOP OF FIRST FLOOR SUBFLOOR (A.S.F.-1) REFERENCED AS 0'-0" HEREAFTER

HEIGHT ELEVATIONS ARE REFERENCED FROM THE FOLLOWING:
---ABOVE FIRST FLOOR SUBFLOOR IF NOTED A.S.F.-1
---ABOVE SECOND FLOOR SUBFLOOR IF NOTED A.S.F.-2
---BELOW FIRST FLOOR SUBFLOOR IF NOTED B.S.F.-1

LEGEND

- PLAN DETAILS SEE SHEETS 2 THRU 4.1
- ELEVATION DETAIL SEE SHEETS 1 AND 1.1
- INTERIOR ELEVATION DETAILS SEE SHEET 6 AND 6.1
- 100-1 DOOR NUMBER
- ELEVATION DATUM
- 2X4 STUD WALL W/ 1/2" GYP. BD. BOTH SIDES
- 2X4 STUD WALL W/ 1/2" GYP. BD. BOTH SIDES - INSULATED
- 2X4 FLAT STUD WALL FLAT FRAMING W/ 1/2" GYP. BD. BOTH SIDES
- 2X6 STUD WALL W/ 1/2" GYP. BD. BOTH SIDES
- 2X6 STUD WALL W/ 1/2" GYP. BD. BOTH SIDES - INSULATED
- CONCRETE FOUNDATION WALL THICKNESS AND HEIGHT PER PLAN

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SITE PLAN

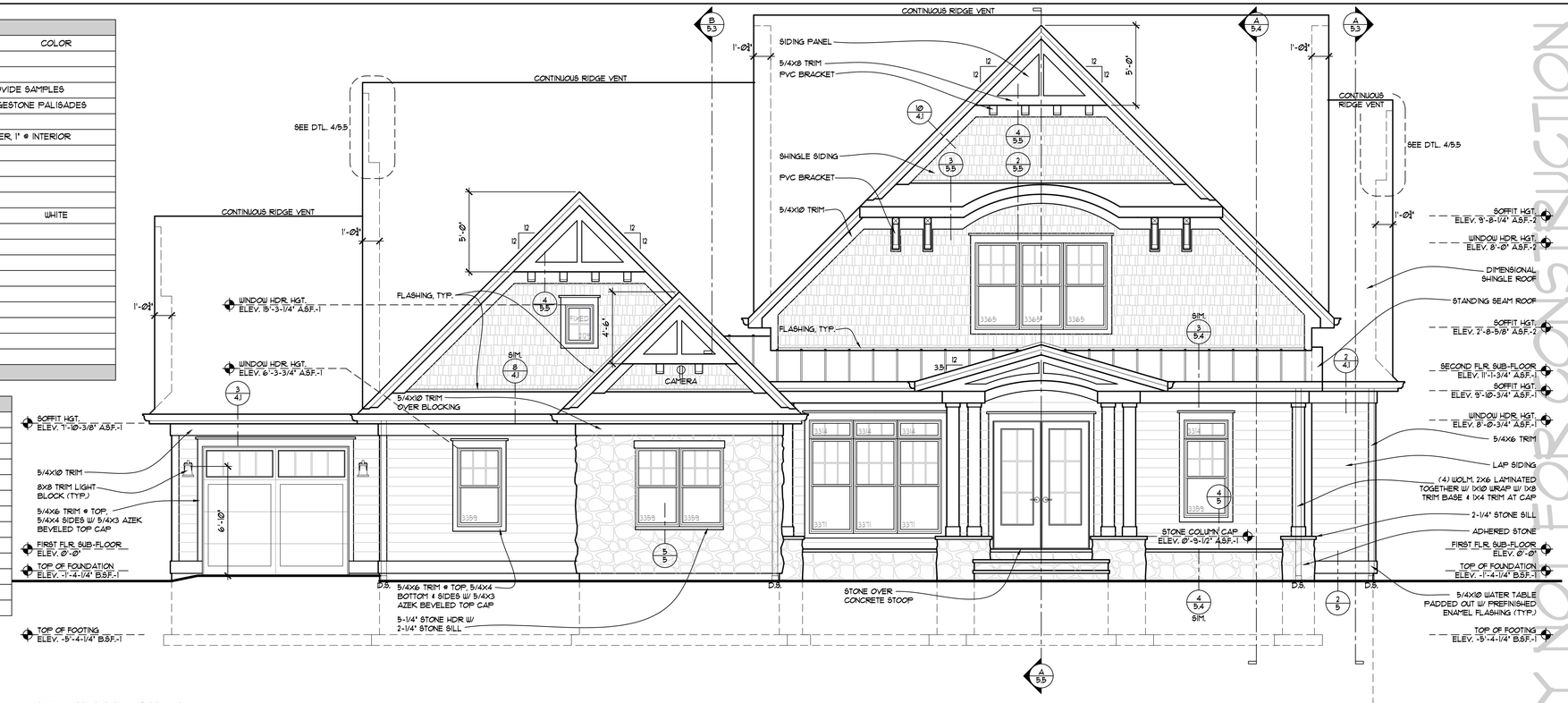
Attachment: Site Plan & Plans (9172 : Mark & Marla Alt)

EXTERIOR FINISH SCHEDULE			
LOCATION	MATERIAL	FINISH	COLOR
LAP SIDING	JAMES HARDIE	PREFINISHED	
SHINGLE SIDING	JAMES HARDIE	PREFINISHED	
ADHERED STONE	HALQUIST CHARCOAL LISBON BLEND	MASON TO PROVIDE SAMPLES	
ADHERED STONE - PRICE OPTION	CULTURED STONE	ANCIENT VILLA LEDGESTONE PALISADES	
STONE SILLS / CAPS	2-1/4" BEDFORD STONE		
STONE PAVERS	MATCH LANDSCAPE	2-1/4" @ PERIMETER, 1" @ INTERIOR	
FRONT DOOR	FIR	PAINT	
FRONT VERANDA CEILING	1X6 WOOD T&G	PAINT	
BACK VERANDA CEILING	1X6 WOOD T&G	STAIN	
GARAGE DOORS	C.H.I. STAMPED CARRIAGE	PREFINISHED	
WINDOWS	MARVIN OR SIM.	PREFINISHED	WHITE
COLUMNS	JAMES HARDIE WRAP	PREFINISHED	
TRIM	JAMES HARDIE	PREFINISHED	
FRIEZE	JAMES HARDIE	PREFINISHED	
SOFFITS	JAMES HARDIE	PREFINISHED	
GUTTERS	ALUMINUM	PREFINISHED	
ASPHALT SHINGLES	CERTAINTEED LANDMARK PRO	PREFINISHED	
METAL ROOF	FIRESTONE UNA-CLAD	PREFINISHED	
BRACKETS	PVC	PAINT	
LOUVERED GABLE VENT	PVC	PAINT	
***PROVIDE PRICE OPTION - LP SMARTSIDE IN PLACE OF JAMES HARDIE			

WINDOW SPECIFICATIONS	
MANUFACTURER	MARVIN ELEVATE
FRAME	WOOD CLAD ALUMINUM
GLASS TYPE	LOW E2 W/ ARGON
GRIDS	GBG
HARDWARE COLOR	WHITE
SCREEN COLOR	WHITE
EXTERIOR COLOR	WHITE
BRICKMOULD	NONE
INTERIOR FINISH	WHITE
LITE PATTERN	SEE DRAWINGS
EXTENSION JAMBS	TOP & SIDES (TYP.) EXTENDED SILL BY FINISH CARPENTER
NOTE	WINDOW SUPPLIER TO PRICE AND SUPPLY TEMPERED GLASS WHERE REQUIRED
PRICE OPTION	SDL GRIDS IN PLACE OF GBG

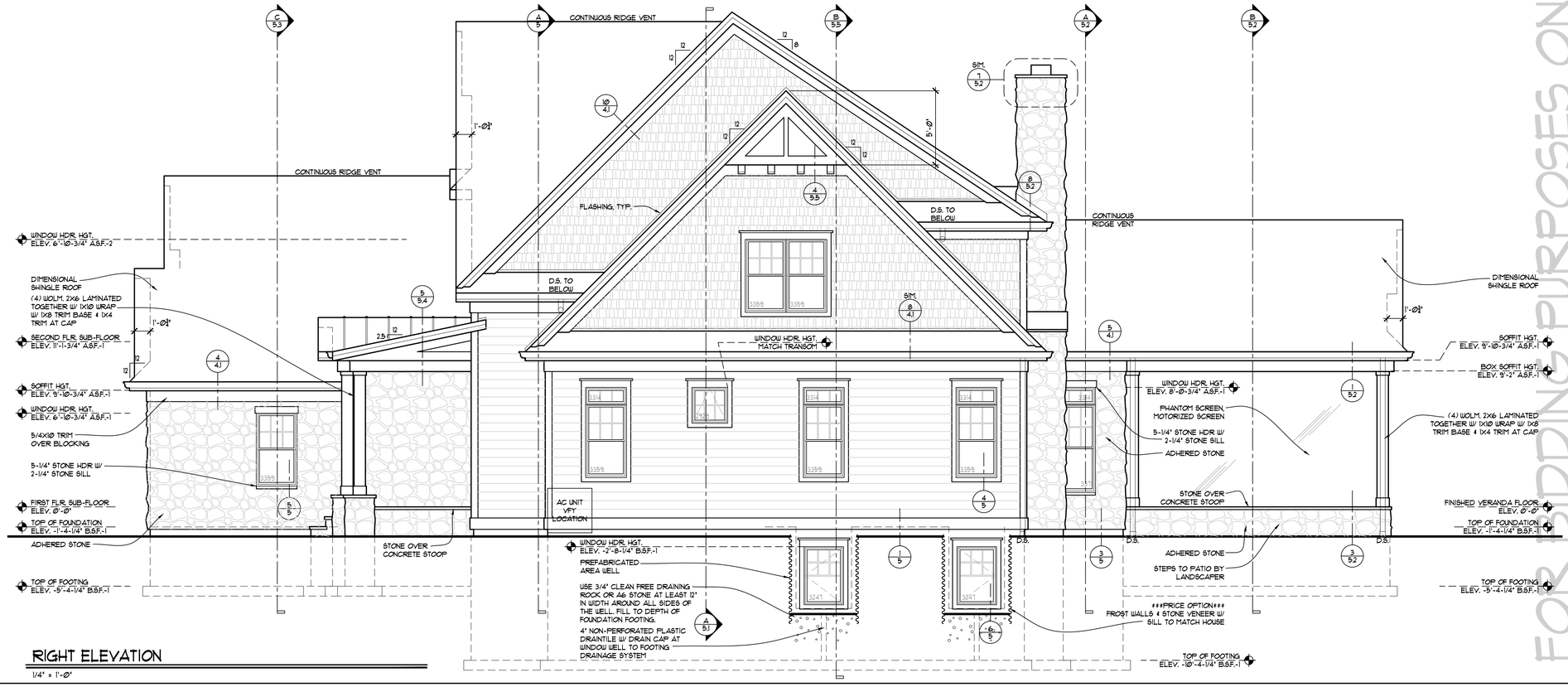
FRONT ELEVATION

1/4" = 1'-0"



RIGHT ELEVATION

1/4" = 1'-0"



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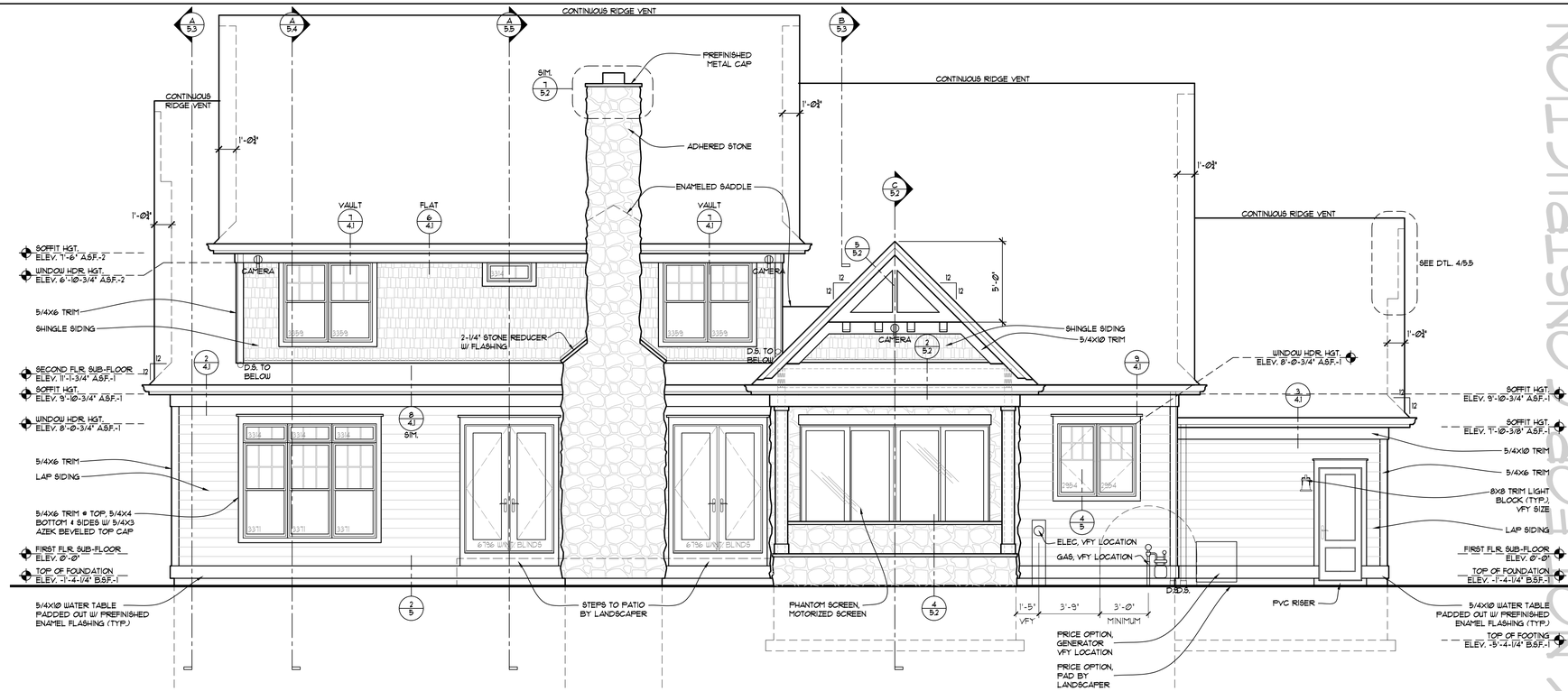
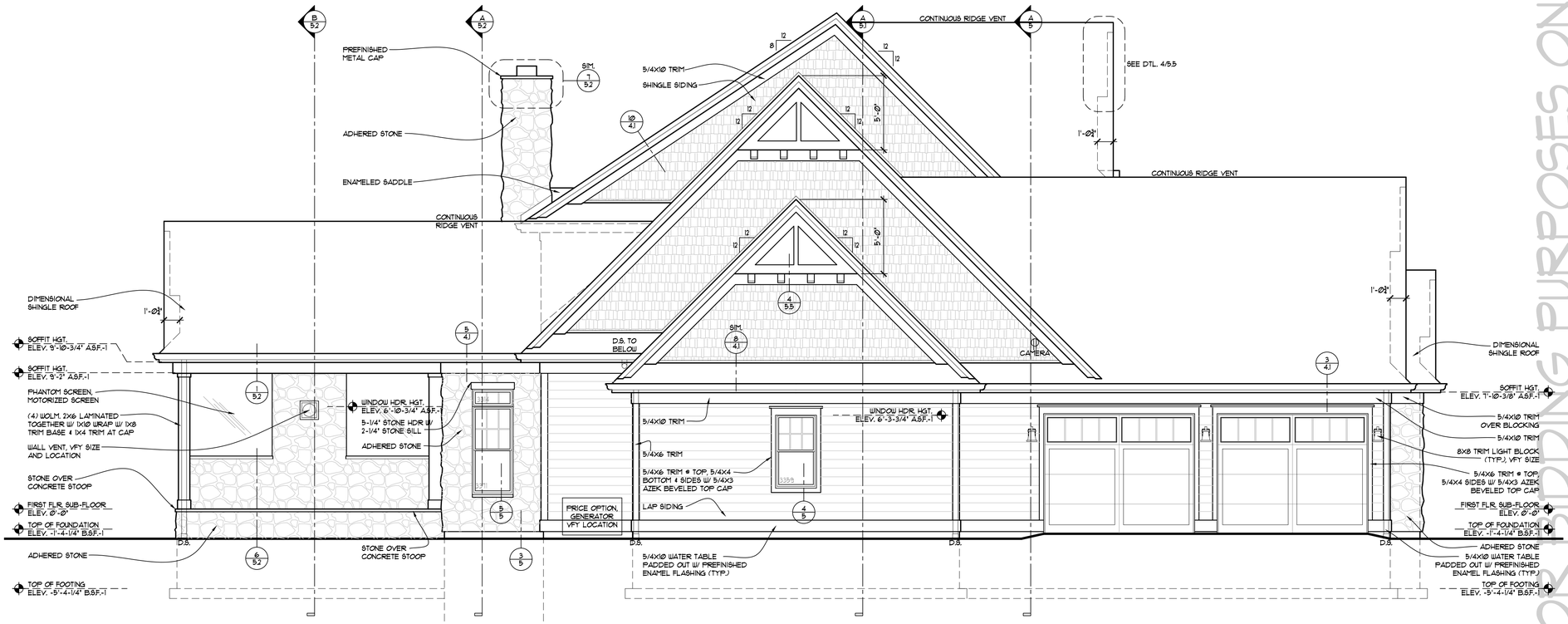
EXTERIOR ELEVATIONS

Attachment: Site Plan & Plans (9172 : Mark & Maria Alt)



REAR ELEVATION

1/4" = 1'-0"



LEFT ELEVATION

1/4" = 1'-0"

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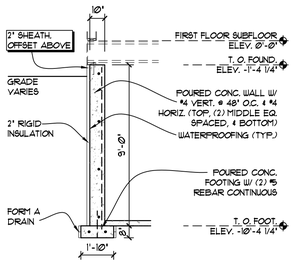
1.1

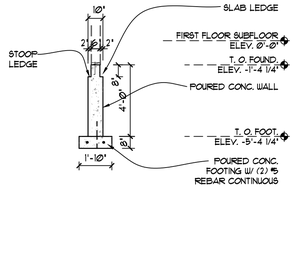
EXTERIOR ELEVATIONS

Attachment: Site Plan & Plans (9172 : Mark & Maria Alt)



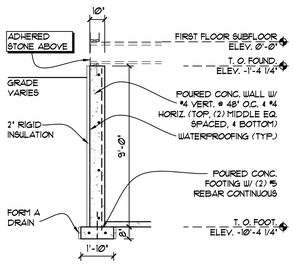
FOUNDATION A (A)

1/4"=1'-Ø"



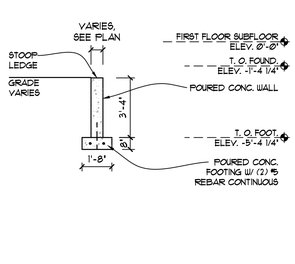
FOUNDATION F (F)

1/4"=1'-Ø"



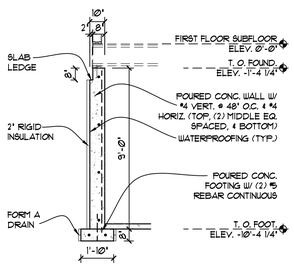
FOUNDATION B (B)

1/4"=1'-Ø"



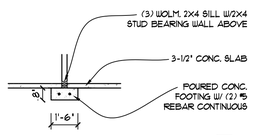
FOUNDATION G (G)

1/4"=1'-Ø"



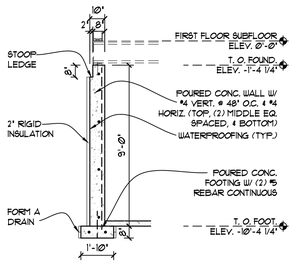
FOUNDATION C (C)

1/4"=1'-Ø"



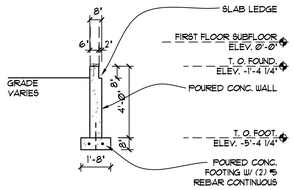
FOUNDATION H (H)

1/4"=1'-Ø"



FOUNDATION D (D)

1/4"=1'-Ø"



FOUNDATION E (E)

1/4"=1'-Ø"

*** NOTES ***

-- IT IS THE CONCRETE CONTRACTOR'S RESPONSIBILITY TO VERIFY EMBEDDED CONNECTIONS NEEDED FOR TIE DOWNS. VERIFY WITH CONSTRUCTION MANAGER.

-- IT IS THE CONCRETE CONTRACTOR'S RESPONSIBILITY TO RECOGNIZE AND ACCOUNT FOR THE 2" SHEATHING OVERHANG REQUIRED AT TYPICAL FOUNDATION DETAILS.

-- FLOOR JOIST MANUFACTURER TO SUBMIT LAYOUT TO LAKESIDE DEVELOPMENT COMPANY FOR REVIEW, COMPLIANCE, AND APPROVAL PRIOR TO DELIVERY AND INSTALLATION.

-- LUMBER COMPANY TO CONFIRM REQUIRED POINT LOADS.

- STRUCTURAL WOOD POST
- POINT LOAD FROM ABOVE
- UNINSULATED WALL
- INSULATED WALL
- FUTURE WALL

GENERAL FOUNDATION NOTES

-- FIRST FLOOR SUBFLOOR = Ø'-Ø"

-- SEE SITE PLAN FOR TYPICAL TOP OF FOUNDATION WALL - VERIFY WITH CONSTRUCTION MANAGER

-- EXTERIOR DIMENSIONS ARE CONCRETE EDGE TO CONCRETE EDGE

-- DESIGN LOADS

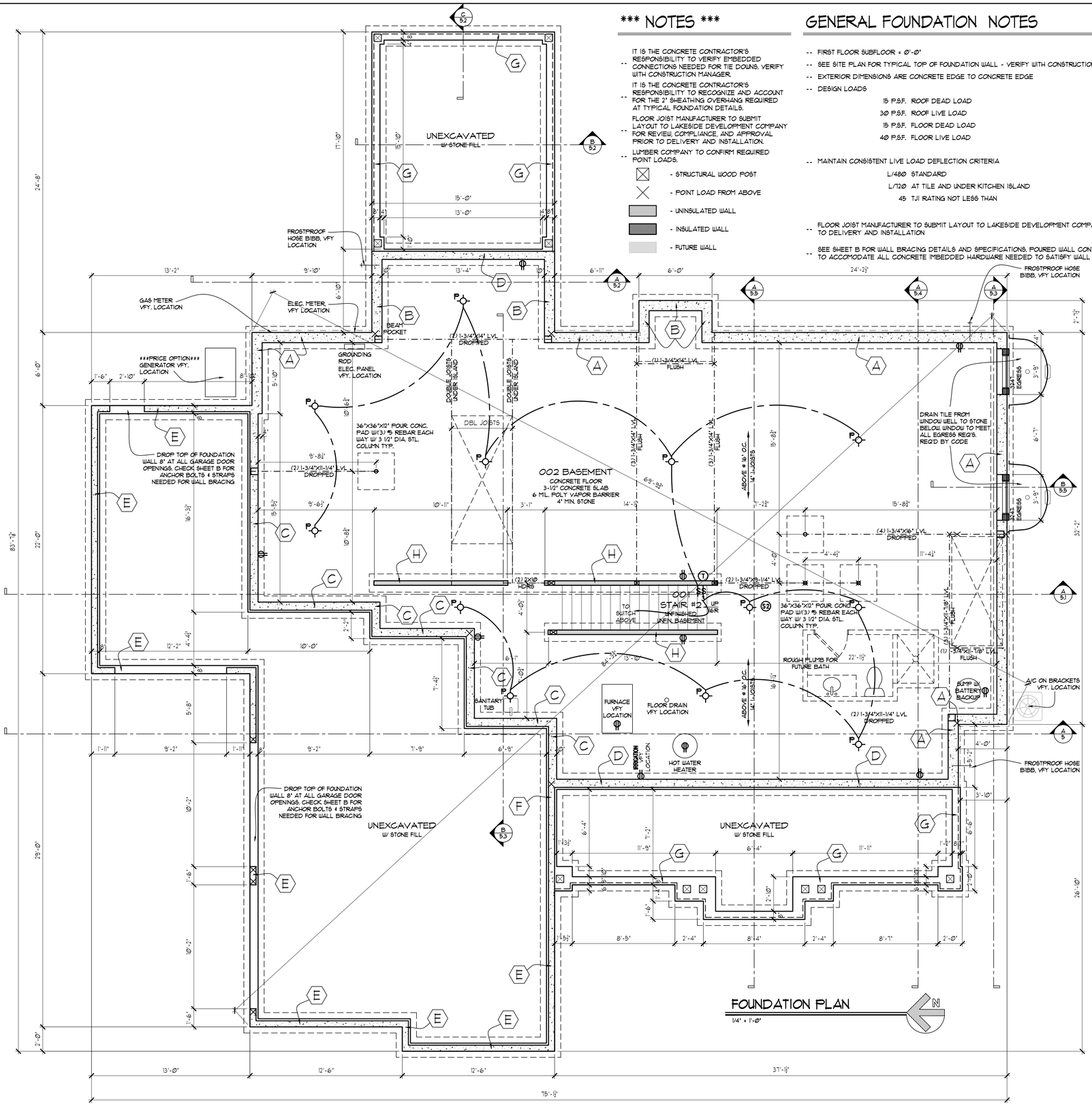
15 P.S.F. ROOF DEAD LOAD
30 P.S.F. ROOF LIVE LOAD
15 P.S.F. FLOOR DEAD LOAD
40 P.S.F. FLOOR LIVE LOAD

-- MAINTAIN CONSISTENT LIVE LOAD DEFLECTION CRITERIA

L/480 STANDARD
L/720 AT TILE AND UNDER KITCHEN ISLAND
45 TJI RATING NOT LESS THAN

-- FLOOR JOIST MANUFACTURER TO SUBMIT LAYOUT TO LAKESIDE DEVELOPMENT COMPANY PRIOR TO DELIVERY AND INSTALLATION

-- SEE SHEET B FOR WALL BRACING DETAILS AND SPECIFICATIONS. POURED WALL CONTRACTOR TO ACCOMODATE ALL CONCRETE IMBEDDED HARDWARE NEEDED TO SATISFY WALL BRACING



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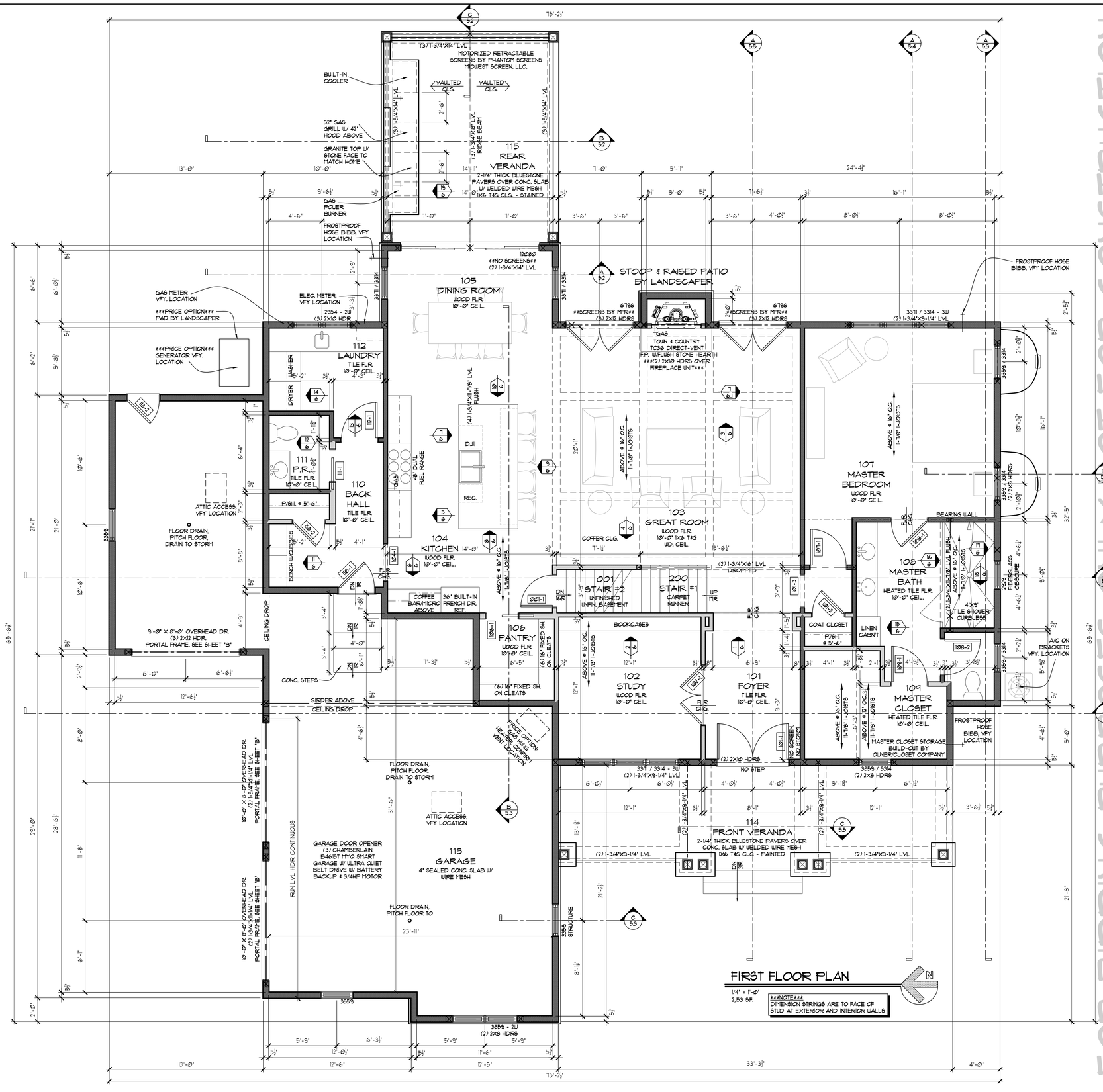
FOUNDATION PLAN

Attachment: Site Plan & Plans (9172 : Mark & Maria Alt)

GENERAL FIRST FLOOR NOTES

-- FIRST FLOOR SUBFLOOR = Ø'-Ø"
-- TYPICAL PLATE HEIGHT 10'-1 1/8" UNLESS NOTED OTHERWISE
-- TYPICAL FLAT CEILING TO BE 10'-Ø" UNLESS NOTED OTHERWISE
-- TYPICAL INTERIOR HEADER TO BE 4X4 UNLESS NOTED OTHERWISE
-- TYPICAL EXTERIOR HEADER TO BE (2) 2X8 UNLESS NOTED OTHERWISE
-- ALL HEADERS ARE DROPPED UNLESS NOTED OTHERWISE
-- 2X4 TYPICAL INTERIOR WALL UNLESS DIMENSIONED OTHERWISE
-- VERIFY PLUMBING SELECTIONS FOR TUBS AND SHOWER MODULES
-- SEE 'GENERAL FOUNDATION NOTES' FOR LIVE AND DEAD LOAD INFORMATION

- STRUCTURAL WOOD POST
- POINT LOAD FROM ABOVE
- UNINSULATED WALL
- INSULATED WALL



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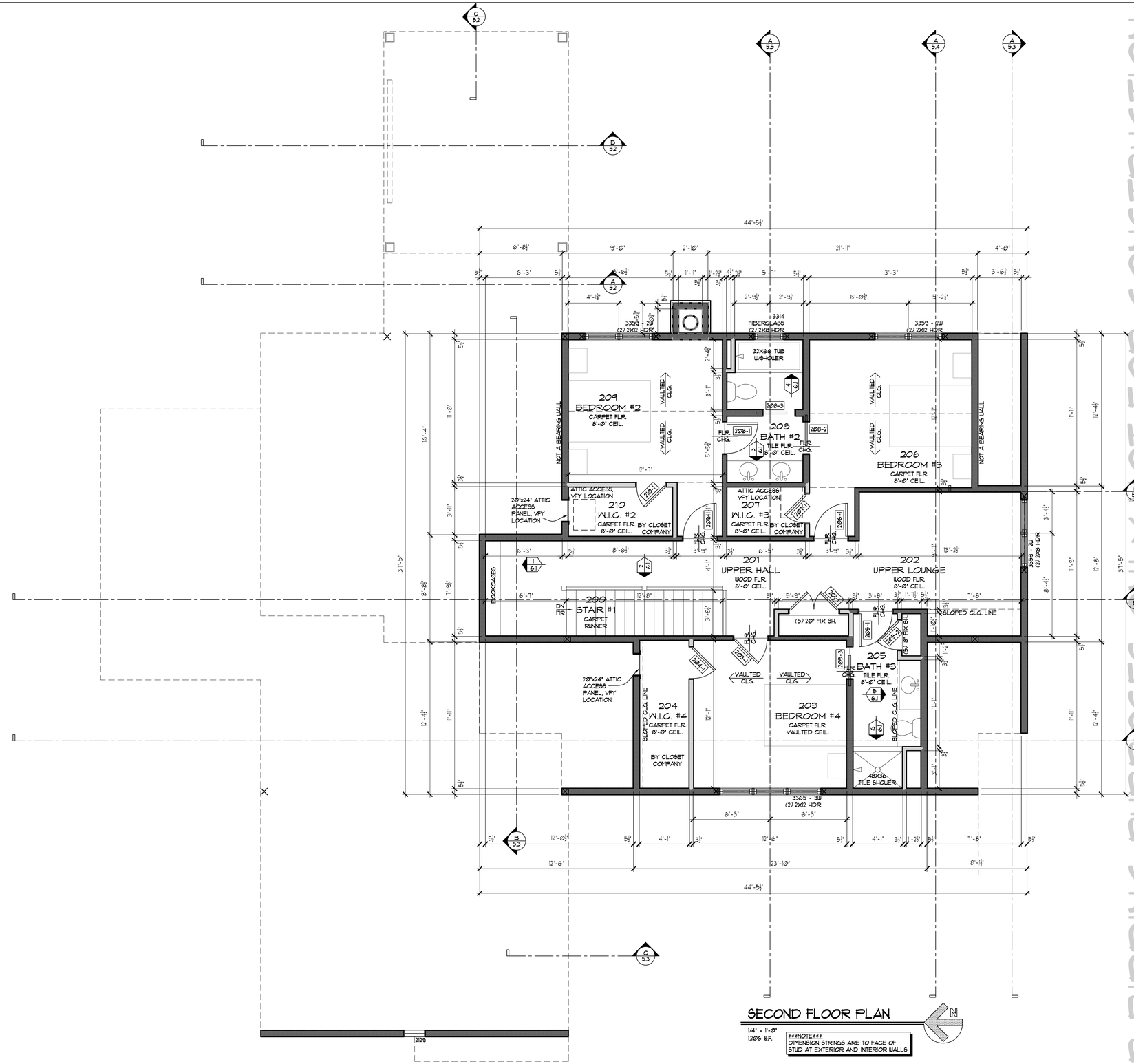
FIRST FLOOR PLAN

Attachment: Site Plan & Plans (9172 : Mark & Maria Alt)

GENERAL SECOND FLOOR NOTES

-- FIRST FLOOR SUBFLOOR = Ø'-Ø"
-- TYPICAL PLATE HEIGHT 8'-1 1/8" UNLESS NOTED OTHERWISE
-- TYPICAL FLAT CEILING TO BE 8'-Ø" UNLESS NOTED OTHERWISE
-- TYPICAL INTERIOR HEADER TO BE 4X4 UNLESS NOTED OTHERWISE
-- TYPICAL EXTERIOR HEADER TO BE (2) 2X8 UNLESS NOTED OTHERWISE
-- ALL HEADERS ARE DROPPED UNLESS NOTED OTHERWISE
-- 2X4 TYPICAL INTERIOR WALL UNLESS DIMENSIONED OTHERWISE
-- SEE 'GENERAL FOUNDATION NOTES' FOR LIVE AND DEAD LOAD INFORMATION

- STRUCTURAL WOOD POST
- POINT LOAD FROM ABOVE
- UNINSULATED WALL
- INSULATED WALL



SECOND FLOOR PLAN

1/4" = 1'-Ø"
1206 SF.

###NOTE###
DIMENSION STRINGS ARE TO FACE OF STUD AT EXTERIOR AND INTERIOR WALLS

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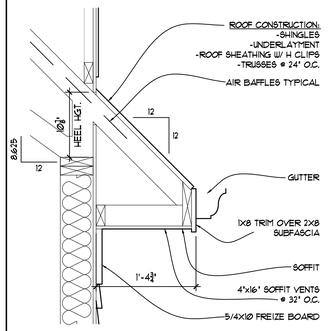
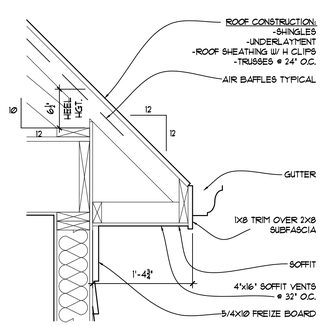
SECOND FLOOR PLAN

Attachment: Site Plan & Plans (9172 : Mark & Maria Alt)



1 4.1 SOFFIT DTL 12/12 BDRM #4

SCALE 1" = 1'-0"

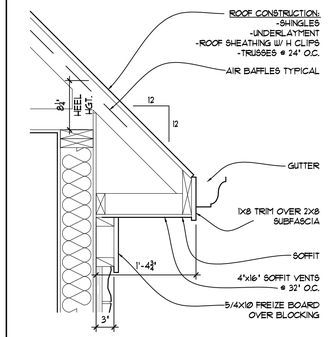


2 4.1 SOFFIT DTL 12/12 MSTR BDRM

SCALE 1" = 1'-0"

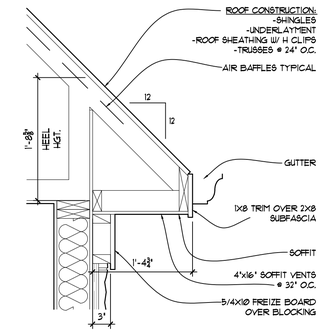
3 4.1 SOFFIT DTL 12/12 GARAGE SIDING

SCALE 1" = 1'-0"



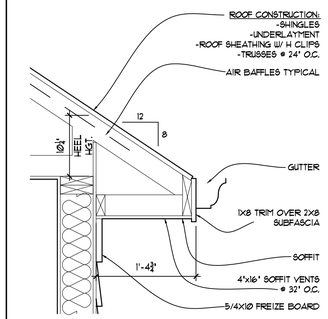
4 4.1 SOFFIT DTL 12/12 GARAGE STONE

SCALE 1" = 1'-0"



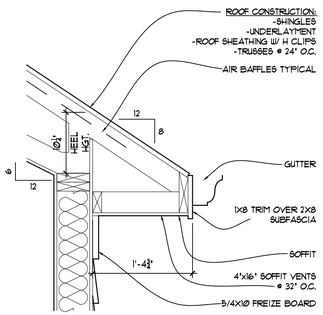
5 4.1 SOFFIT DTL 12/12 DINING SOFFIT

SCALE 1" = 1'-0"



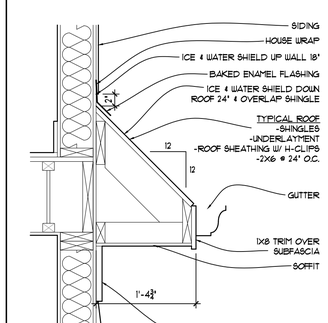
6 4.1 SOFFIT DTL 8/12 BATH #2 FLAT

SCALE 1" = 1'-0"



7 4.1 SOFFIT DTL 8/12 6/12 BDRM #3

SCALE 1" = 1'-0"



8 4.1 SOFFIT DTL 12/12 ROOF RETURN

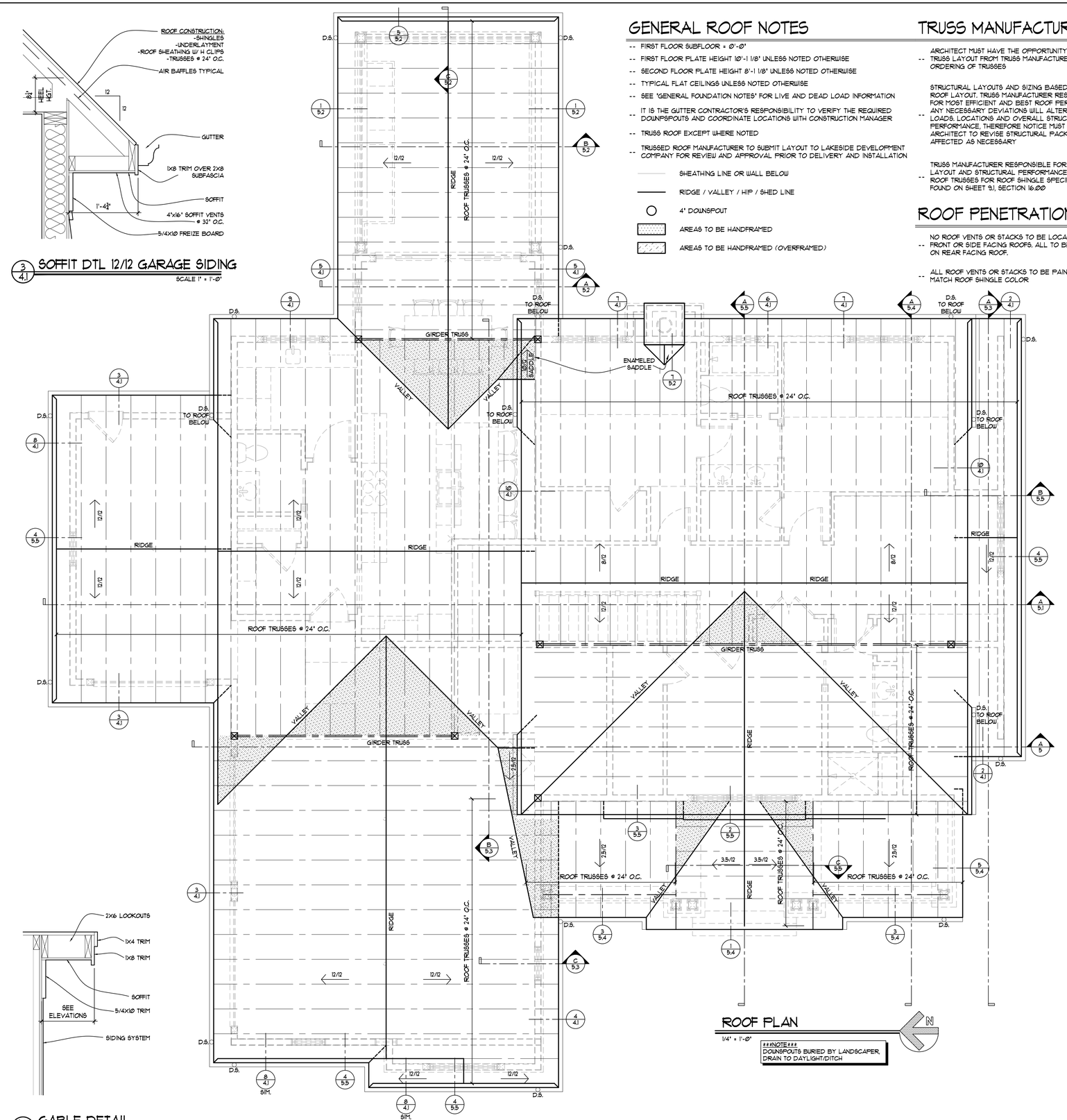
SCALE 1" = 1'-0"

9 4.1 SOFFIT DTL - 12/12 - LAUNDRY

SCALE 1" = 1'-0"

10 4.1 GABLE DETAIL

SCALE 1" = 1'-0"



ROOF PLAN

1/4" = 1'-0"

###NOTE###
DOWNSPOUTS BURIED BY LANDSCAPER. DRAIN TO DAYLIGHT/DITCH

GENERAL ROOF NOTES

-- FIRST FLOOR SUBFLOOR = 0'-0"
-- FIRST FLOOR PLATE HEIGHT 10'-1 1/8" UNLESS NOTED OTHERWISE
-- SECOND FLOOR PLATE HEIGHT 8'-1 1/8" UNLESS NOTED OTHERWISE
-- TYPICAL FLAT CEILINGS UNLESS NOTED OTHERWISE
-- SEE 'GENERAL FOUNDATION NOTES' FOR LIVE AND DEAD LOAD INFORMATION
-- IT IS THE GUTTER CONTRACTOR'S RESPONSIBILITY TO VERIFY THE REQUIRED DOWNSPOUTS AND COORDINATE LOCATIONS WITH CONSTRUCTION MANAGER
-- TRUSS ROOF EXCEPT WHERE NOTED
-- TRUSSED ROOF MANUFACTURER TO SUBMIT LAYOUT TO LAKESIDE DEVELOPMENT COMPANY FOR REVIEW AND APPROVAL PRIOR TO DELIVERY AND INSTALLATION

SHEATHING LINE OR WALL BELOW

RIDGE / VALLEY / HIP / SHED LINE

4" DOWNSPOUT

AREAS TO BE HANDFRAMED

AREAS TO BE HANDFRAMED (OVERFRAMED)

TRUSS MANUFACTURER

-- ARCHITECT MUST HAVE THE OPPORTUNITY TO REVIEW TRUSS LAYOUT FROM TRUSS MANUFACTURER PRIOR TO ORDERING OF TRUSSES

-- STRUCTURAL LAYOUTS AND SIZING BASED OFF OF ROOF LAYOUT. TRUSS MANUFACTURER RESPONSIBLE FOR MOST EFFICIENT AND BEST ROOF PERFORMANCE. ANY NECESSARY DEVIATIONS WILL ALTER POINT LOADS, LOCATIONS AND OVERALL STRUCTURAL PERFORMANCE, THEREFORE NOTICE MUST BE GIVEN TO ARCHITECT TO REVISE STRUCTURAL PACKAGE AFFECTED AS NECESSARY

-- TRUSS MANUFACTURER RESPONSIBLE FOR TRUSS LAYOUT AND STRUCTURAL PERFORMANCE. DESIGN ROOF TRUSSES FOR ROOF SHINGLE SPECIFICATION FOUND ON SHEET 9.1, SECTION 16200

ROOF PENETRATIONS

-- NO ROOF VENTS OR STACKS TO BE LOCATED ON FRONT OR SIDE FACING ROOFS. ALL TO BE LOCATED ON REAR FACING ROOF.

-- ALL ROOF VENTS OR STACKS TO BE PAINTED TO MATCH ROOF SHINGLE COLOR

FOR BIDDING PURPOSES ONLY NOT FOR CONSTRUCTION

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BY:
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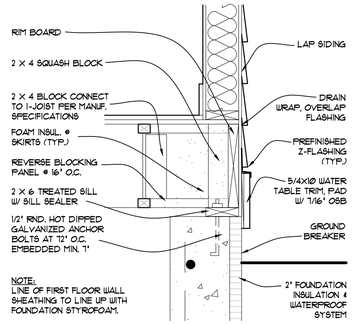
CHECKED BY: TAR

ARCH BOARD

4.1

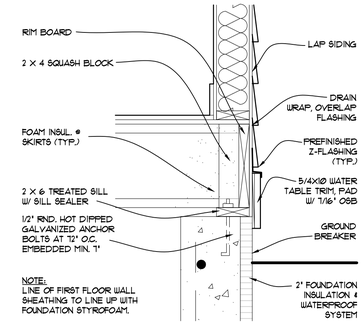
ROOF PLAN

Attachment: Site Plan & Plans (9172 : Mark & Maria Alt)



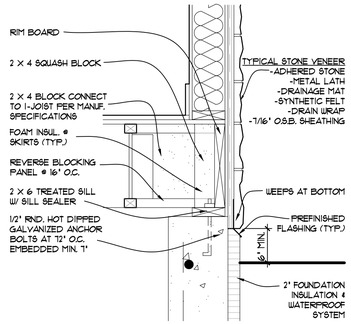
1/5 WATER TABLE DTL. - LAP SIDING

FLOOR FRAMING PARALLEL TO FOUNDATION WALL — SCALE 1" = 1'-0"



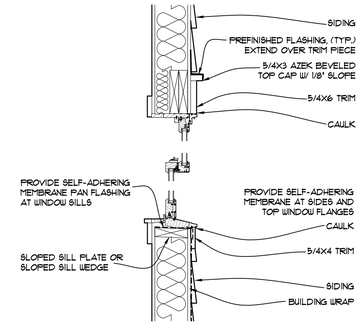
2/5 WATER TABLE DTL. - LAP SIDING

FLOOR FRAMING PERP. TO FOUNDATION WALL — SCALE 1" = 1'-0"



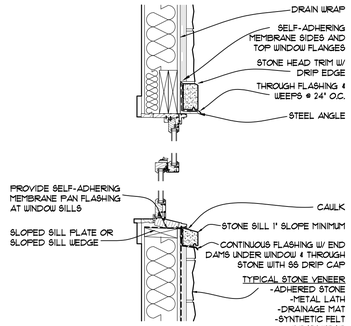
3/5 WATER TABLE DTL. - STONE

FLOOR FRAMING PARALLEL TO FOUNDATION WALL — SCALE 1" = 1'-0"



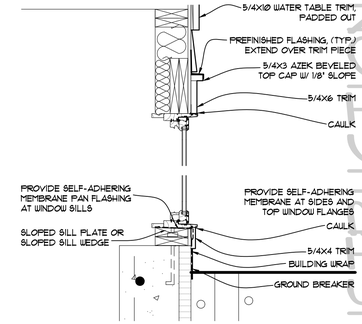
4/5 HEAD & SILL DETAIL - SIDING

SCALE 1" = 1'-0"



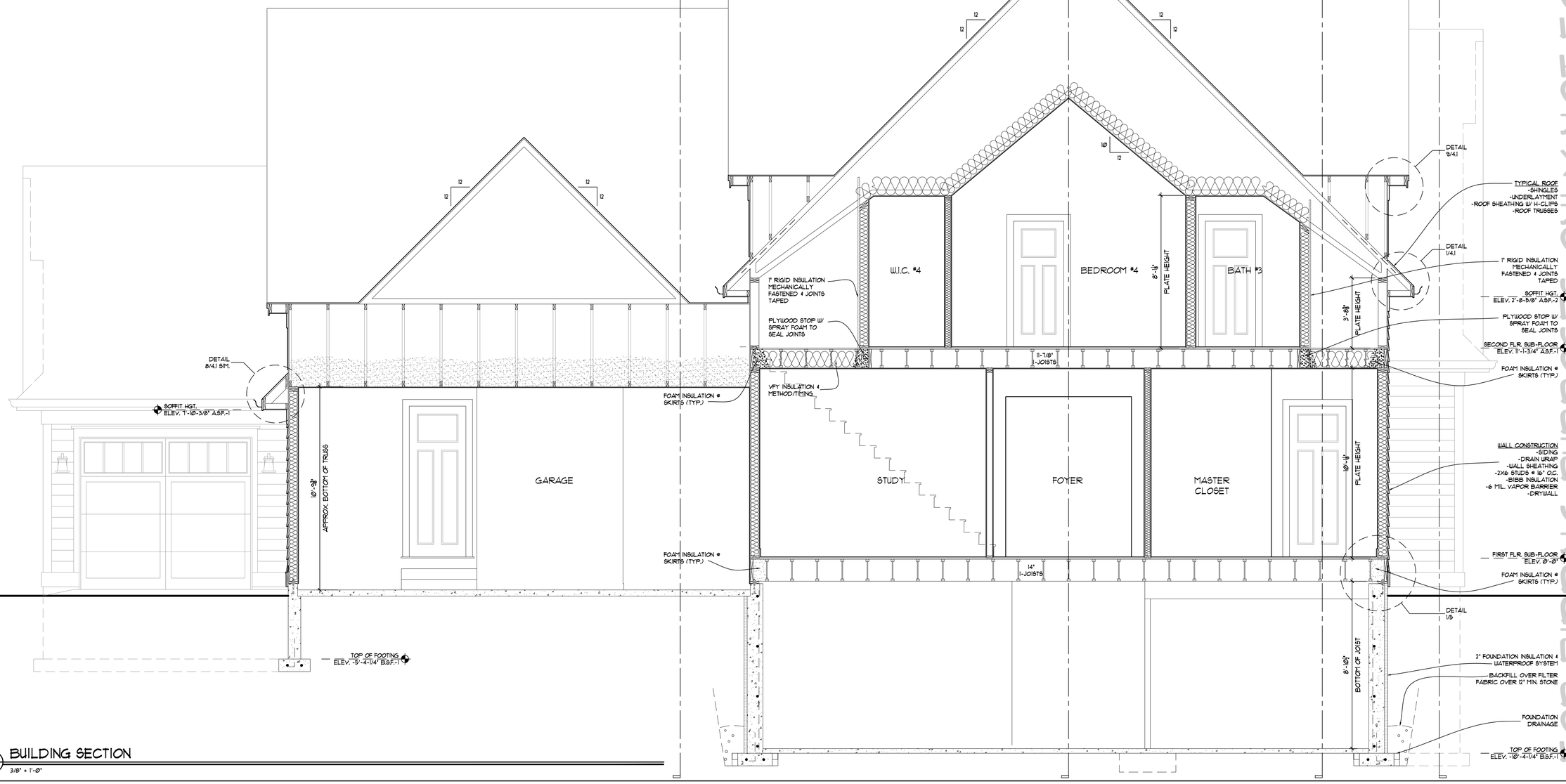
5/5 HEAD & SILL DETAIL - STONE

SCALE 1" = 1'-0"



6/5 HEAD & SILL DETAIL - EGRESS

SCALE 1" = 1'-0"



A/5 BUILDING SECTION

3/8" = 1'-0"

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SECTIONS & DETAILS

Attachment: Site Plan & Plans (9172 : Mark & Maria Alt)

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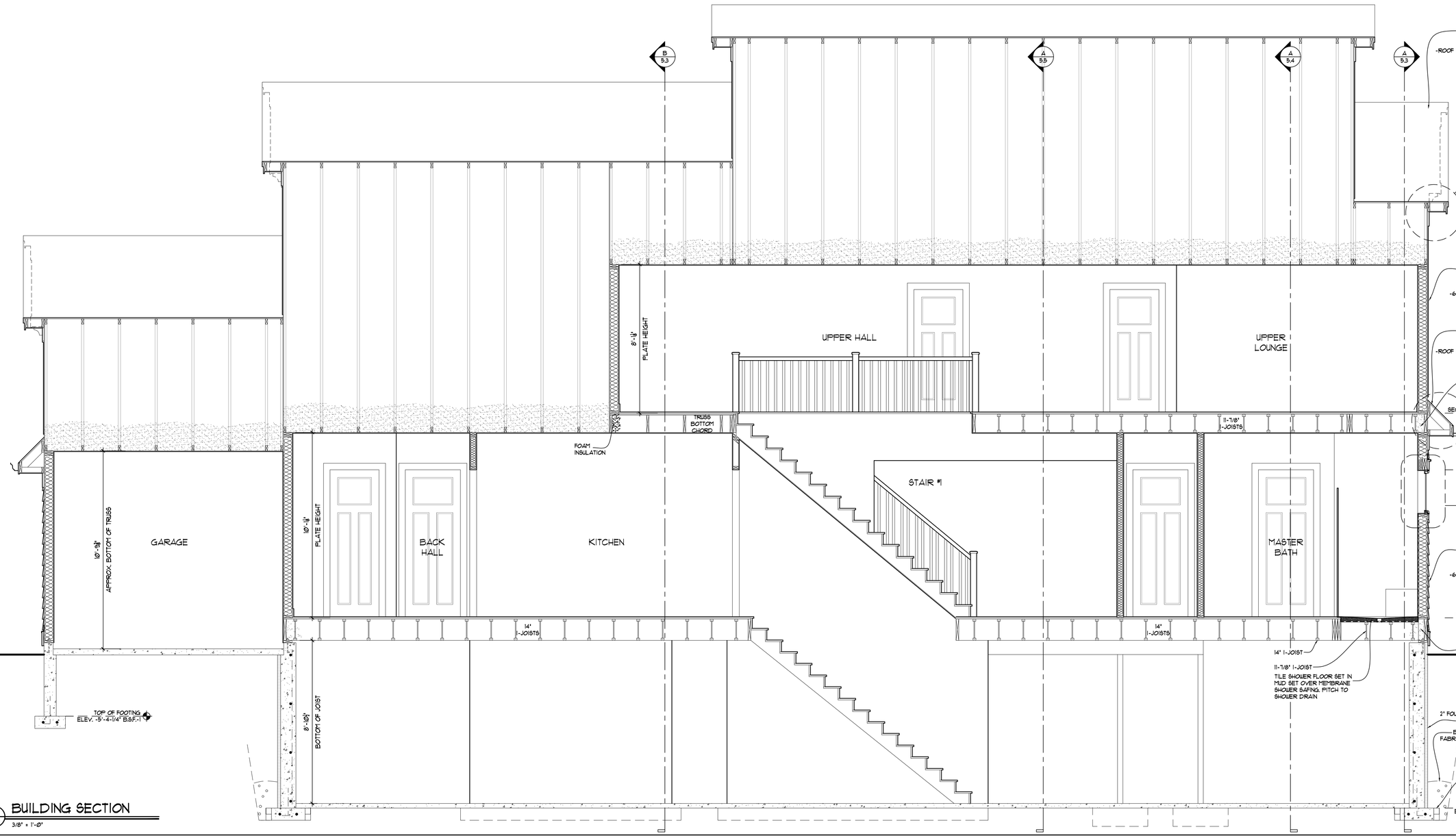

A 5.1 BUILDING SECTION

3/8" = 1'-0"

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SECTIONS & DETAILS

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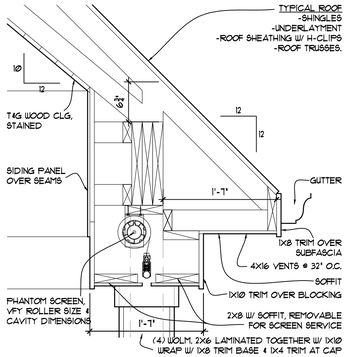
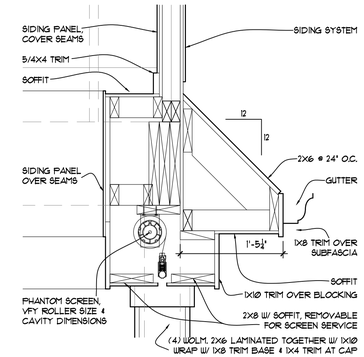


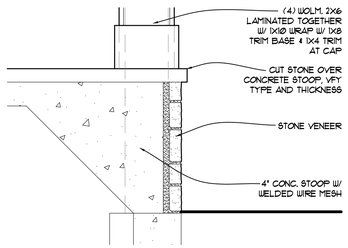
1 5.2 SCREEN PORCH SOFFIT DETAIL

SCALE 1" = 1'-0"



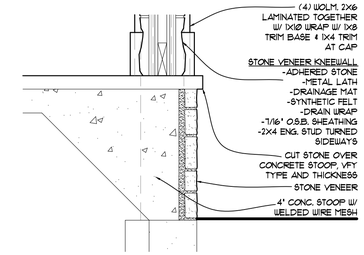
2 5.2 SCREEN PORCH GABLE DETAIL

SCALE 1" = 1'-0"



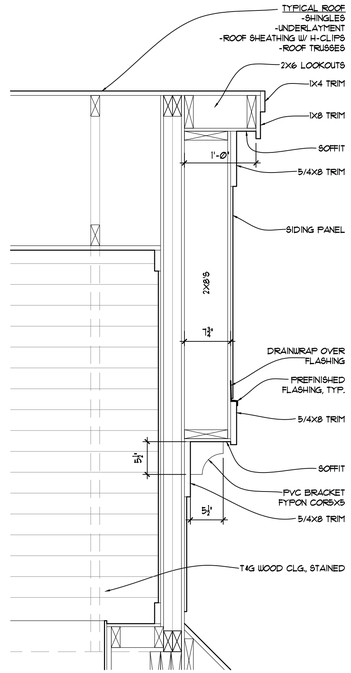
3 5.2 SCREEN PORCH STOOP DTL SIDE

SCALE 1" = 1'-0"



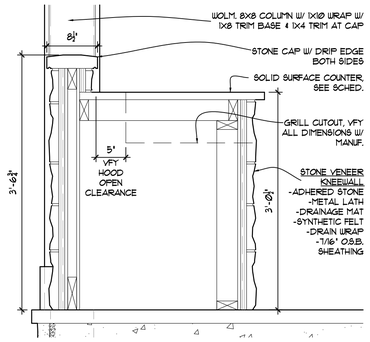
4 5.2 SCREEN PORCH STOOP KNEEWALL

SCALE 1" = 1'-0"



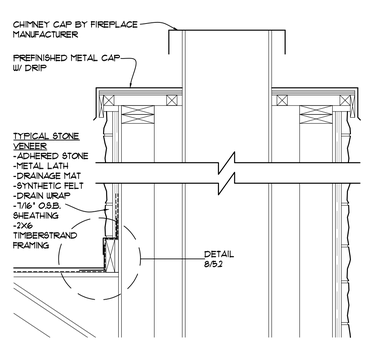
5 5.2 SCREEN PORCH GABLE DETAIL

SCALE 1" = 1'-0"



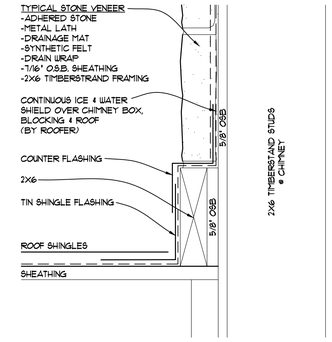
6 5.2 SCREEN PORCH GRILL ISLAND DTL

SCALE 1" = 1'-0"



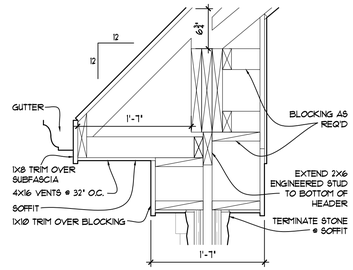
7 5.2 CHIMNEY DETAIL

SCALE 1" = 1'-0"



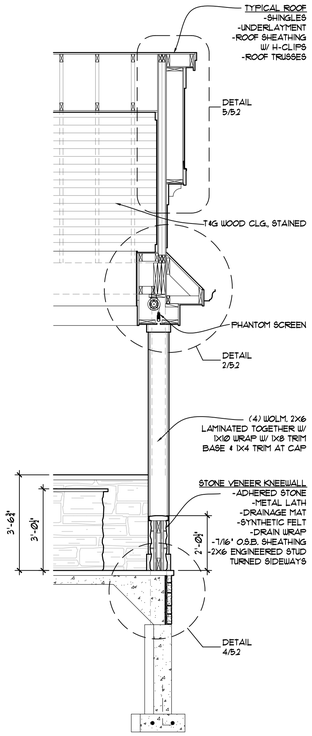
8 5.2 STONE OVER ROOF DETAIL

3" = 1'-0"



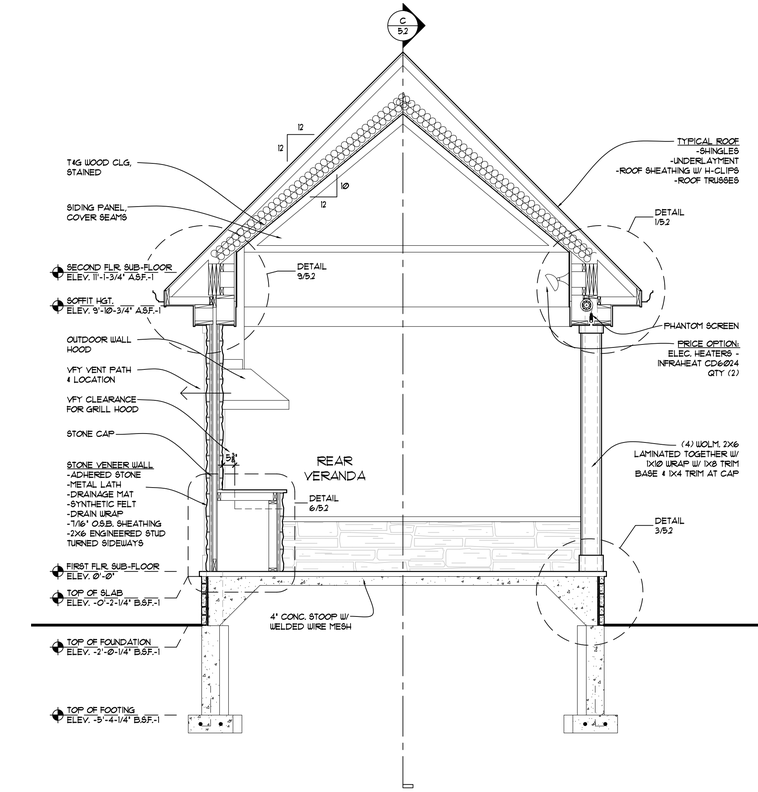
9 5.2 SOFFIT DETAIL - GRILL WALL

SCALE 1" = 1'-0"



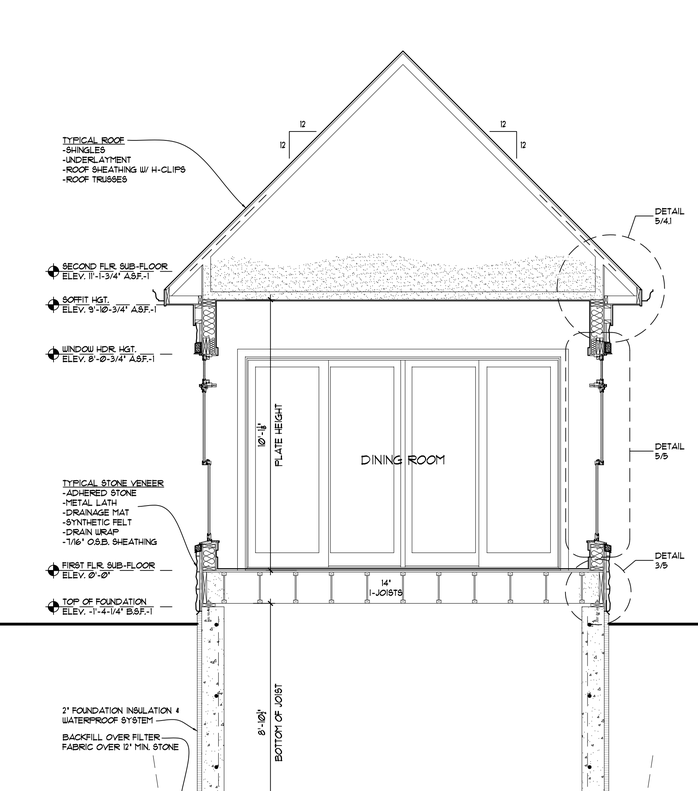
C 5.2 BUILDING SECTION

3/8" = 1'-0"



B 5.2 BUILDING SECTION

3/8" = 1'-0"



A 5.2 BUILDING SECTION

3/8" = 1'-0"

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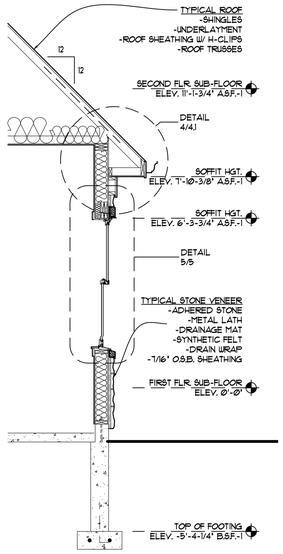
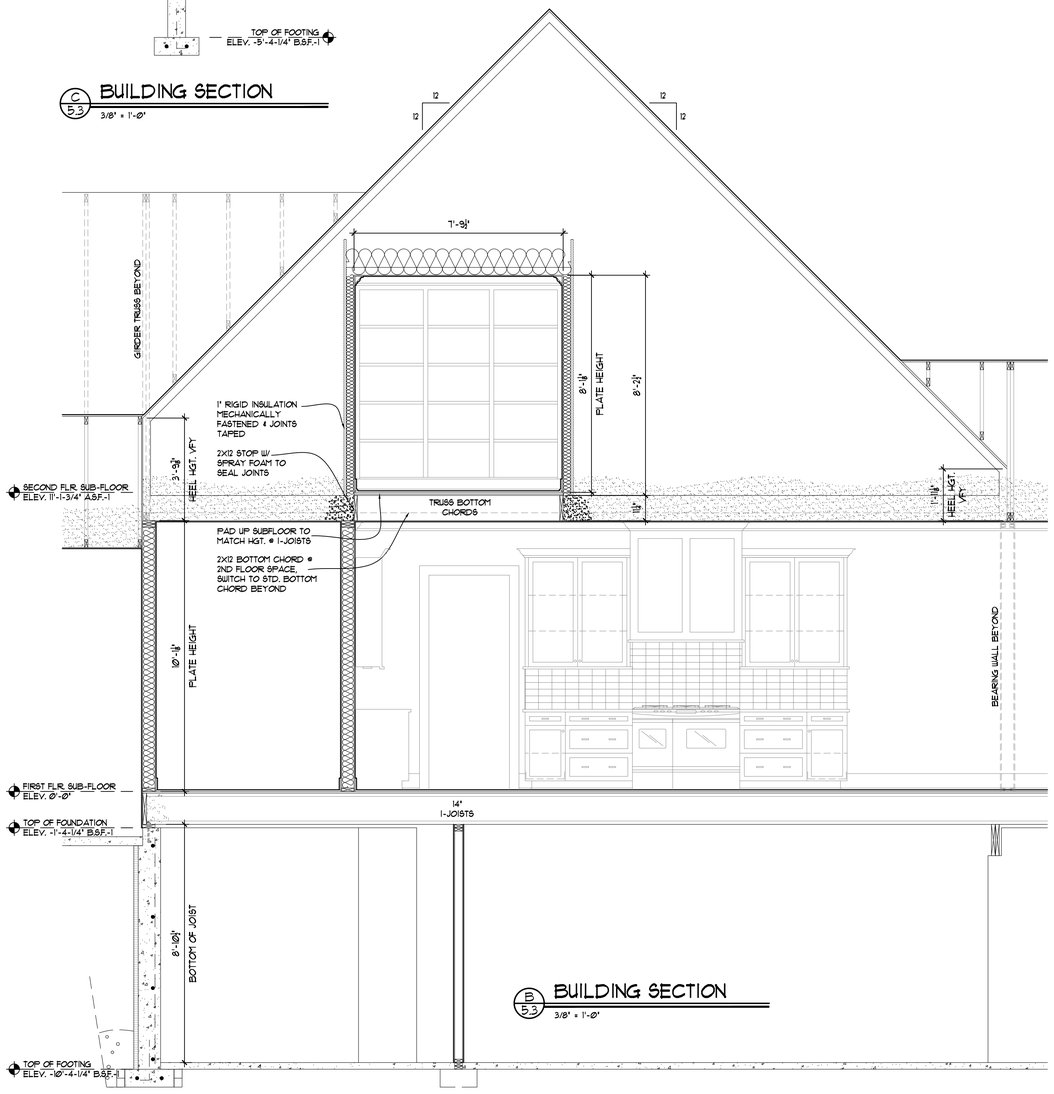
5.2

SECTIONS & DETAILS

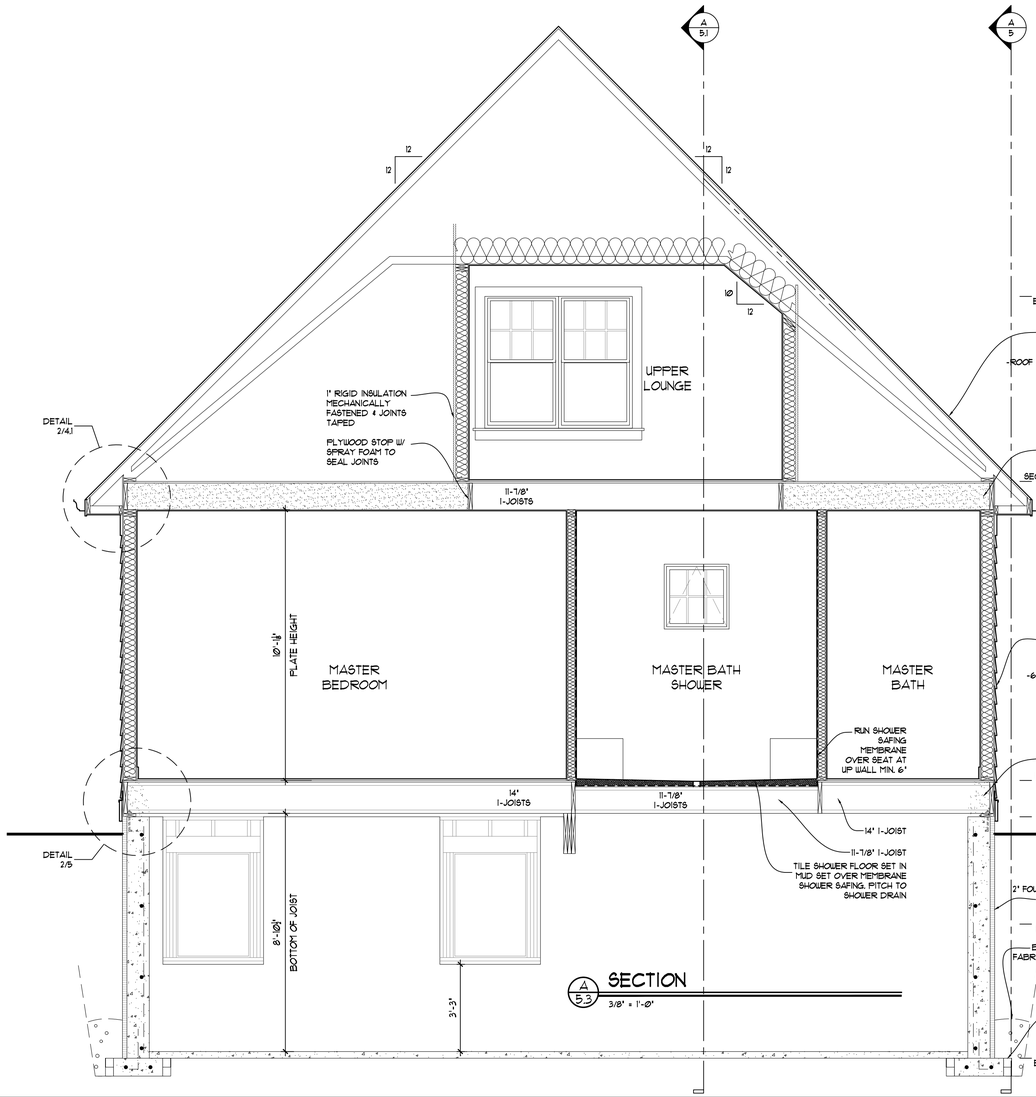
Attachment: Site Plan & Plans (9172 : Mark & Maria Alt)



C/5.3 BUILDING SECTION
3/8" = 1'-0"



B/5.3 BUILDING SECTION
3/8" = 1'-0"



A/5.3 SECTION
3/8" = 1'-0"

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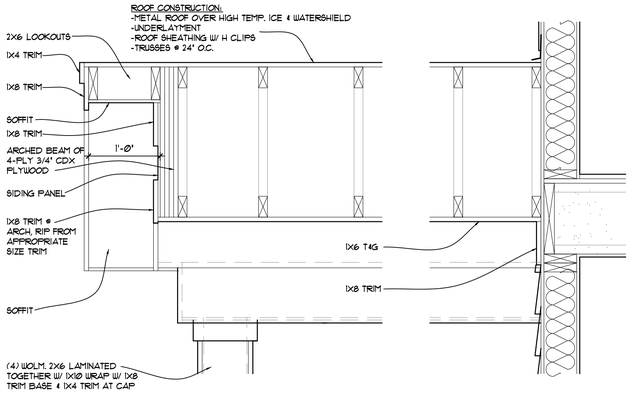
5.3

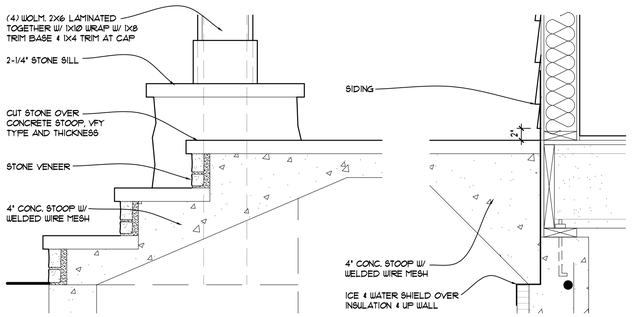
SECTIONS & DETAILS

Attachment: Site Plan & Plans (9172 : Mark & Maria Alt)



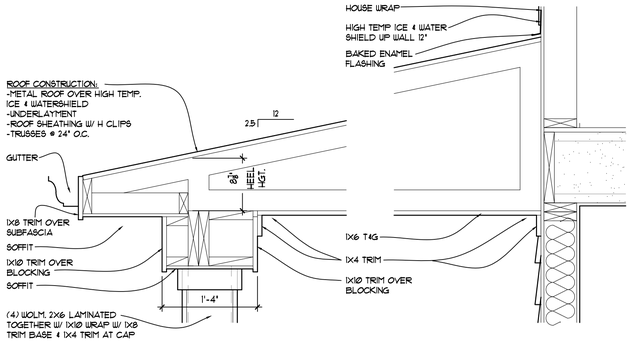
1 5.4 FRONT VERANDA ARCHED ROOF DETAIL

SCALE 1" = 1'-0"



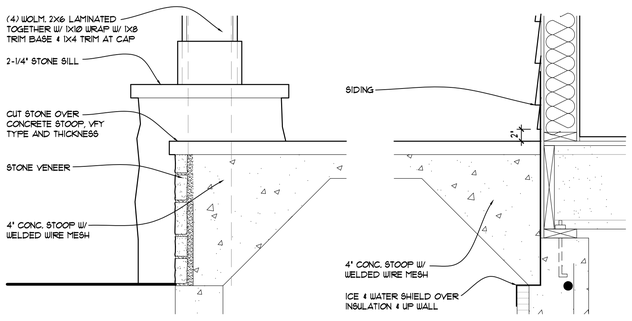
2 5.4 FRONT VERANDA STAIR/STOOP DETAIL

SCALE 1" = 1'-0"



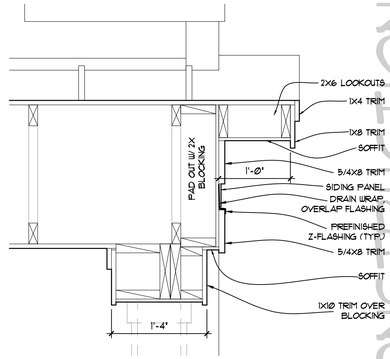
3 5.4 FRONT VERANDA 2.5/12 SOFFIT DETAIL

SCALE 1" = 1'-0"



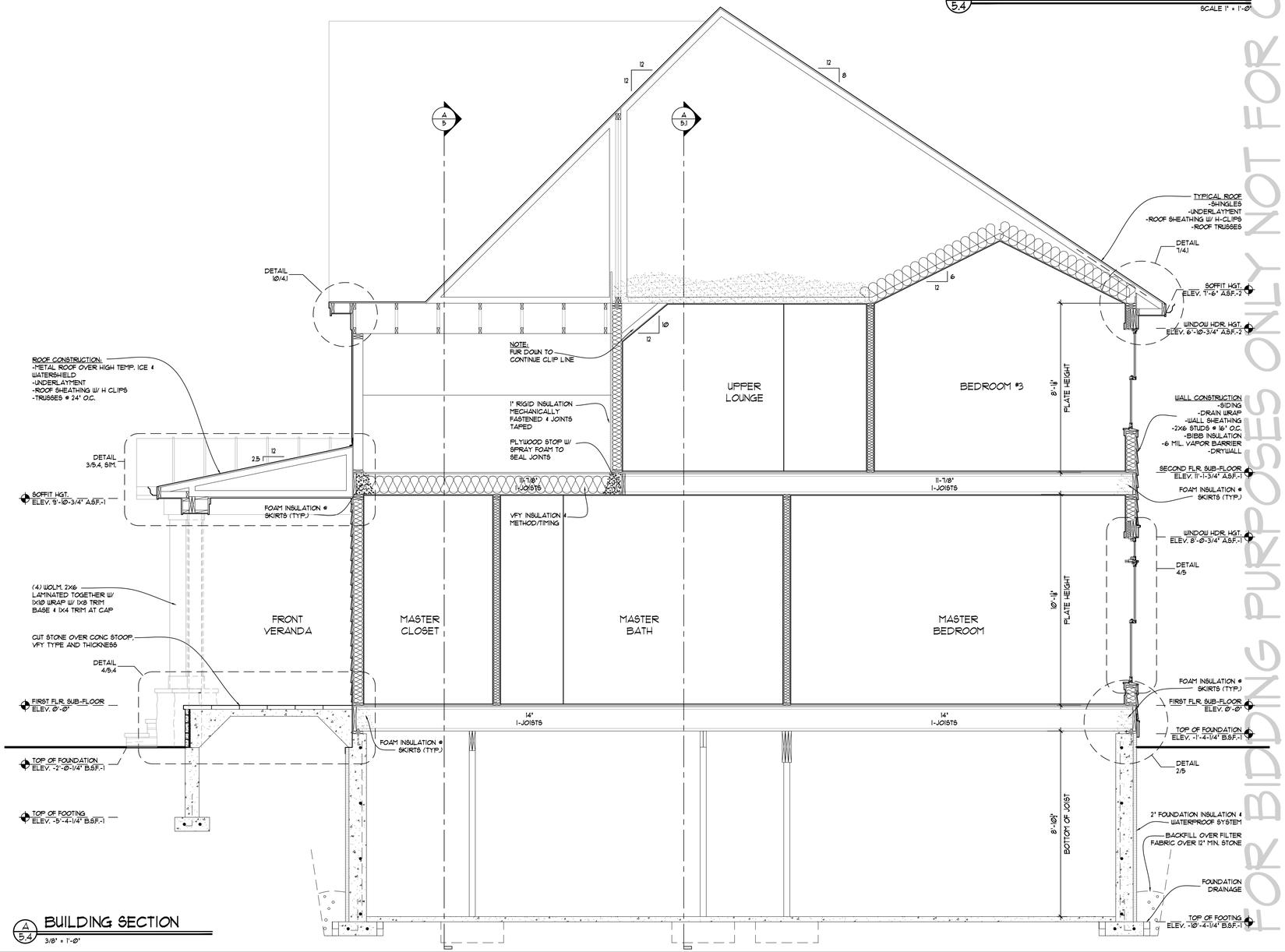
4 5.4 FRONT VERANDA STOOP DETAIL

SCALE 1" = 1'-0"



5 5.4 FRONT VERANDA GABLE DETAIL

SCALE 1" = 1'-0"



A 5.4 BUILDING SECTION

3/8" = 1'-0"

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SECTIONS & DETAILS

Attachment: Site Plan & Plans (9172 : Mark & Maria Alt)

ROOF CONSTRUCTION:
-METAL ROOF OVER HIGH TEMP. ICE & WATERSHIELD
-UNDERLAYMENT
-ROOF SHEATHING W/ H CLIPS
-TRUSSES @ 24" O.C.

12 3.5

R9'-1½"

DETAIL 1/5.5

A 5.5

A 5.4

1'-9½" 1'-2" 1'-9½"

Ø'-9"

(4) WOLM. 2X6 LAMINATED TOGETHER W/ 1X10 WRAP W/ 1X8 TRIM BASE & 1X4 TRIM AT CAP

CUT STONE OVER CONCRETE STOOP, VFY TYPE AND THICKNESS

FIRST FLR. SUB-FLOOR ELEV. Ø'-Ø"

TOP OF FOUNDATION ELEV. -2'-Ø-1/4" B.S.F.-1

TOP OF FOOTING ELEV. -5'-4-1/4" B.S.F.-1

C 5.5 BUILDING SECTION

3/8" = 1'-Ø"

3.5 12

1'-1Ø" VFY HEEL HGT.

1'-4½" VFY

1X6 WOOD T&G

1X4 TRIM

1X10 TRIM OVER BLOCKING

SOFFIT

1X12 TRIM

1X6 WOOD T&G

1'-9½"

2'-6½"

(4) WOLM. 2X6 LAMINATED TOGETHER W/ 1X10 WRAP W/ 1X8 TRIM BASE & 1X4 TRIM AT CAP

1 55 FRONT VERANDA DETAIL

SCALE 1" = 1'-Ø"

ARCHED RAFTERS (4) LAYERS 3/4" CDX PLYWOOD

1X8 TRIM OVER SUBFASCIA

SOFFIT

5/4X8 TRIM

SIDING PANEL

PVC BRACKET FYPON BKT20X24X5

1'-4"

1'-8"

5"

5"

2'-Ø"

2 55 ARCHED ROOF RETURN DETAIL

SCALE 1" = 1'-Ø"

TYPICAL ROOF
-SHINGLES
-UNDERLAYMENT
-ROOF SHEATHING W/ H-CLIPS
-2X6 @ 24" O.C.

12

12

GUTTER

1X8 TRIM OVER SUBFASCIA

SOFFIT

1'-4"

5/4X8 TRIM

PVC BRACKET FYPON BKT20X24X5

SIDING PANEL

3 55 ROOF RETURN BRACKET DETAIL

SCALE 1" = 1'-Ø"

2X6 LOOKOUTS

1X4 TRIM

1X8 TRIM

SOFFIT

5/4X8 TRIM

1'-Ø"

SIDING PANEL

2X8@16

7½"

DRAINWRAP OVER FLASHING

PREFINISHED FLASHING, TYP.

5/4X8 TRIM

SOFFIT

PVC BRACKET FYPON CORSX5

5/4X8 TRIM

5½"

5½"

4 55 PADDED OUT GABLE DETAIL

SCALE 1" = 1'-Ø"

DETAIL 4/5.5

DETAIL 2/5.5

A 5

A 5.1

12 12 12 8

1" RIGID INSULATION MECHANICALLY FASTENED & JOINTS TAPED

TYPICAL ROOF
-SHINGLES
-UNDERLAYMENT
-ROOF SHEATHING W/ H-CLIPS
-ROOF TRUSSES

DETAIL 6/4.1

SOFFIT HGT. ELEV. 9'-6" B.S.F.-2

WINDOW HDR. HGT. ELEV. 8'-Ø" B.S.F.-2

WINDOW HDR. HGT. ELEV. 6'-Ø-3/4" B.S.F.-2

DETAIL 4/5 SIM.

WALL CONSTRUCTION
-SIDING
-DRAIN WRAP
-WALL SHEATHING
-2X6 STUDS @ 16" O.C.
-BIBB INSULATION
-6 MIL. VAPOR BARRIER
-DRYWALL

SECOND FLR. SUB-FLOOR ELEV. 11'-1-3/4" B.S.F.-1

FOAM INSULATION @ SKIRTS (TYP.)

11-7/8" I-JOISTS

DETAIL A/6.1

8'-1Ø" PLATE HEIGHT

BEDROOM #4

UPPER HALL

W.I.C. #3

BATH #2

FOYER

GREAT ROOM

FRONT VERANDA

14" I-JOISTS

FOAM INSULATION @ SKIRTS (TYP.)

DETAIL 2/5

8'-10½" BOTTOM OF JOIST

2" FOUNDATION INSULATION & WATERPROOF SYSTEM

BACKFILL OVER FILTER FABRIC OVER 12" MIN. STONE

FOUNDATION DRAINAGE

ROOF CONSTRUCTION:
-METAL ROOF OVER HIGH TEMP. ICE & WATERSHIELD
-UNDERLAYMENT
-ROOF SHEATHING W/ H CLIPS
-TRUSSES @ 24" O.C.

C 5.5

DETAIL 1/5.4

FOAM INSULATION @ SKIRTS (TYP.)

SECOND FLR. SUB-FLOOR ELEV. 11'-1-3/4" B.S.F.-1

(4) WOLM. 2X6 LAMINATED TOGETHER W/ 1X10 WRAP W/ 1X8 TRIM BASE & 1X4 TRIM AT CAP

CUT STONE OVER CONCRETE STOOP, VFY TYPE AND THICKNESS

DETAIL 2/5.4

FIRST FLR. SUB-FLOOR ELEV. Ø'-Ø"

TOP OF FOUNDATION ELEV. -2'-Ø-1/4" B.S.F.-1

TOP OF FOOTING ELEV. -5'-4-1/4" B.S.F.-1

TOP OF FOOTING ELEV. -1Ø'-4-1/4" B.S.F.-1

A 5.5 BUILDING SECTION

3/8" = 1'-Ø"

TYPICAL ROOF
-SHINGLES
-UNDERLAYMENT
-ROOF SHEATHING W/ H-CLIPS
-ROOF TRUSSES

DETAIL Ø/4.1

8'-1Ø" PLATE HEIGHT

WALL CONSTRUCTION
-SIDING
-DRAIN WRAP
-WALL SHEATHING
-2X6 STUDS @ 16" O.C.
-BIBB INSULATION
-6 MIL. VAPOR BARRIER
-DRYWALL

FOAM INSULATION @ SKIRTS (TYP.)

DETAIL 8/4.1 SIM.

SECOND FLR. SUB-FLOOR ELEV. 11'-1-3/4" B.S.F.-1

SOFFIT HGT. ELEV. 9'-Ø-3/4" B.S.F.-1

11-7/8" I-JOISTS

WINDOW HDR. HGT. ELEV. 8'-Ø-3/4" B.S.F.-1

DETAIL 4/5

FOAM INSULATION @ SKIRTS (TYP.)

DETAIL 1/5 SIM.

FIRST FLR. SUB-FLOOR ELEV. Ø'-Ø"

14" I-JOISTS

TOP OF FOUNDATION ELEV. -1'-4-1/4" B.S.F.-1

WINDOW HDR. HGT. ELEV. -2'-8-1/4" B.S.F.-1

USE 3/4" CLEAN FREE DRAINING ROCK OR A6 STONE AT LEAST 12" IN WIDTH AROUND ALL SIDES OF THE WELL. FILL TO DEPTH OF FOUNDATION FOOTING.

DETAIL 6/5

4" NON-PERFORATED PLASTIC DRAINTILE W/ DRAIN CAP AT WINDOW WELL TO FOOTING DRAINAGE SYSTEM

TOP OF FOUNDATION ELEV. -8'-1Ø-1/4" B.S.F.-1

PREFABRICATED AREA WELL

3'-6"

3'-3"

2" FOUNDATION INSULATION & WATERPROOF SYSTEM

FOUNDATION DRAINAGE

TOP OF FOOTING ELEV. -1Ø'-4-1/4" B.S.F.-1

B 5.5 EGRESS SECTION

3/8" = 1'-Ø"

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DRAWN BY: MAN
CHECKED BY: TAR

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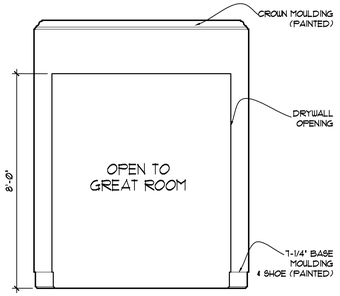
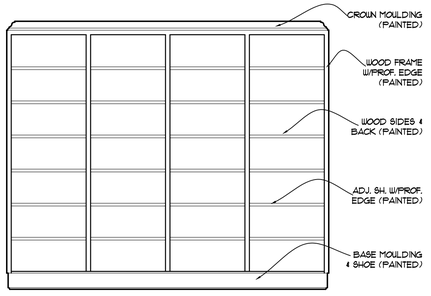
5.5

SECTIONS & DETAILS

Attachment: Site Plan & Plans (9172 : Mark & Maria Alt)



1/6 101 FOYER
3/8" = 1'-0"



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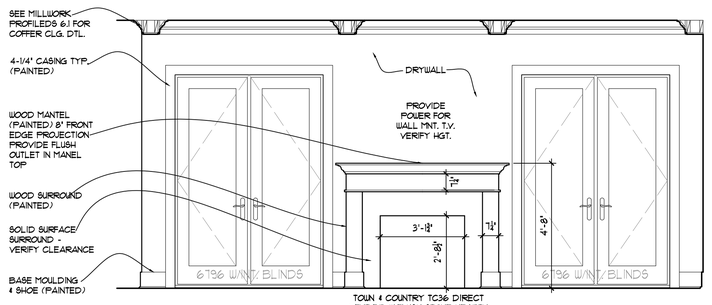
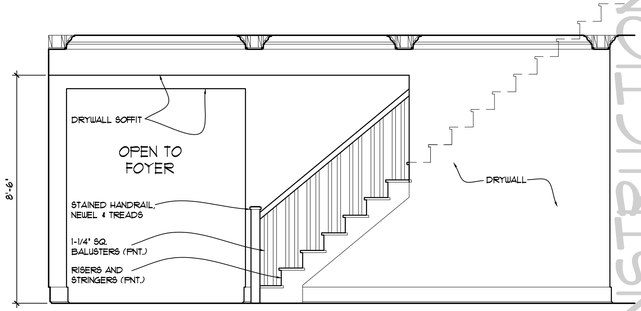


3/6 103 GREAT ROOM
3/8" = 1'-0"



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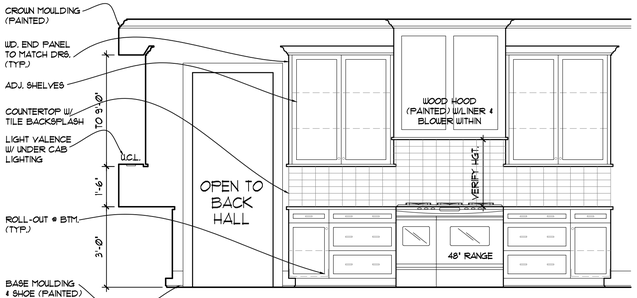
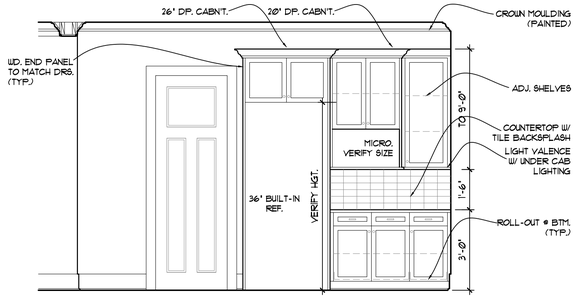


5/6 104 KITCHEN
3/8" = 1'-0"



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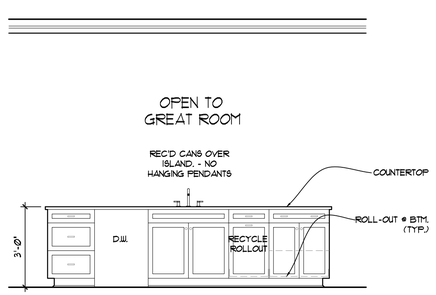
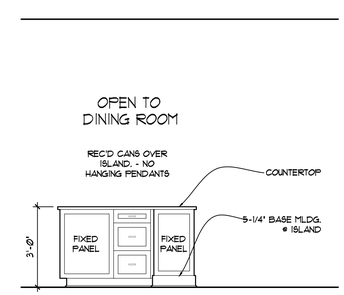


7/6 104 KITCHEN ISLAND
3/8" = 1'-0"



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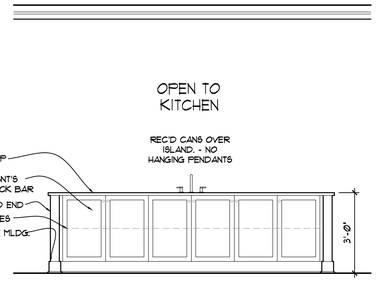

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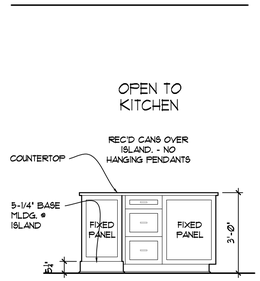

10/6 104 KITCHEN ISLAND
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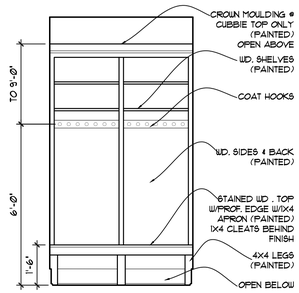
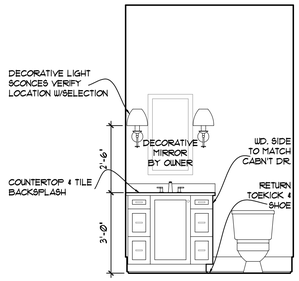


11/6 110 BACK HALL
3/8" = 1'-0"



12/6 111 POWDER ROOM
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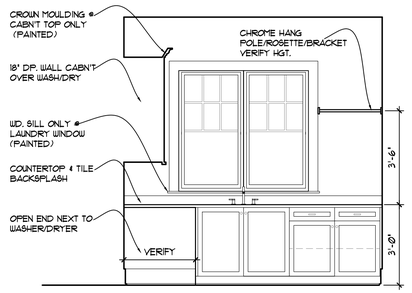
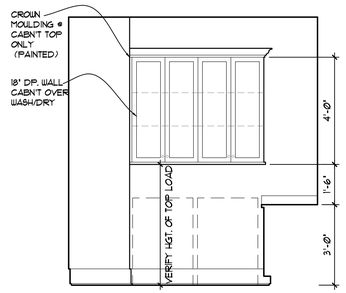
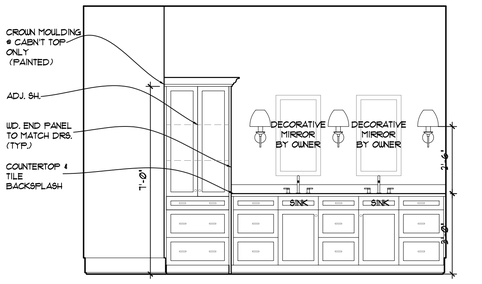


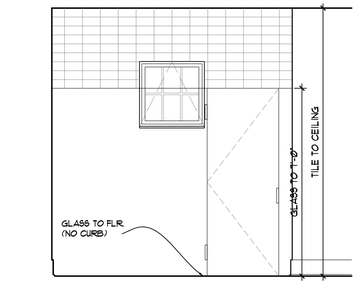
13/6 112 LAUNDRY ROOM
3/8" = 1'-0"



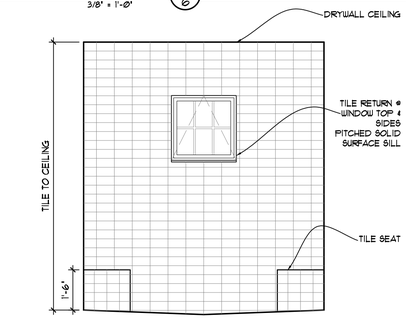
14/6 112 LAUNDRY ROOM
3/8" = 1'-0"



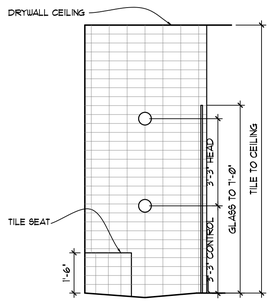
15/6 108 MASTER BATH
3/8" = 1'-0"



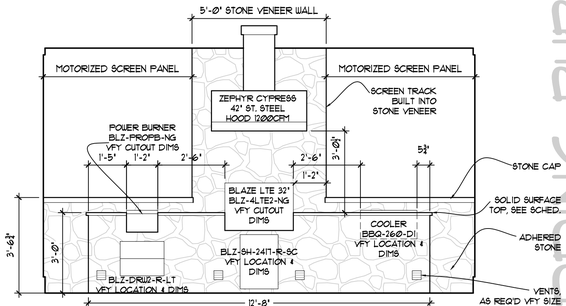
16/6 108 MASTER BATH
3/8" = 1'-0"



17/6 108 MASTER BATH SHOWER
3/8" = 1'-0"



16/6 108 MASTER BATH SHOWER
3/8" = 1'-0"



15/6 115 REAR VERANDA - GRILL STATION
3/8" = 1'-0"

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BY: _____
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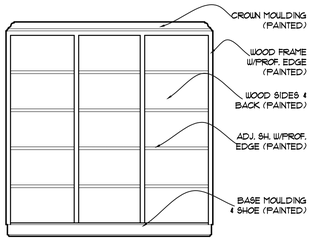
6

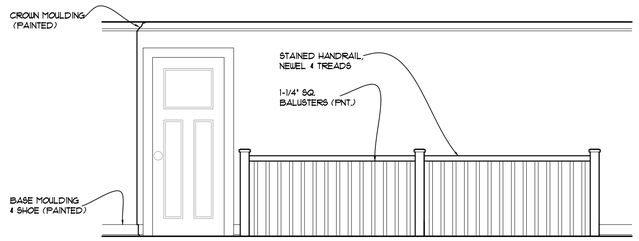
INTERIOR ELEVATIONS

Attachment: Site Plan & Plans (9172 : Mark & Maria Alt)



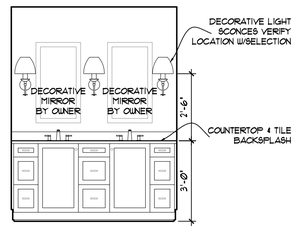
1 6.1 201 UPPER HALL

3/8" = 1'-0"



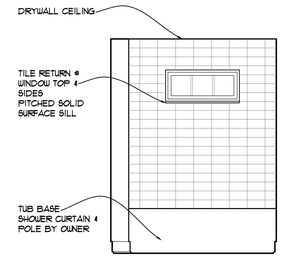
2 6.1 201 UPPER HALL

3/8" = 1'-0"



3 6.1 208 BATH #2

3/8" = 1'-0"



4 6.1 208 BATH #2

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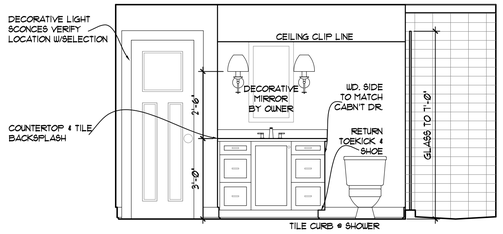

5 6.1 205 BATH #3

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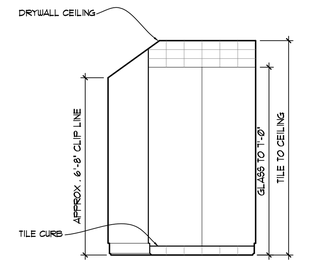

6 6.1 205 BATH #3

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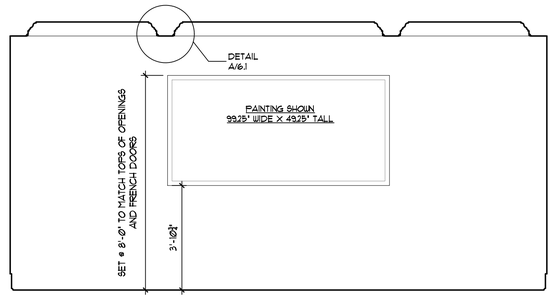
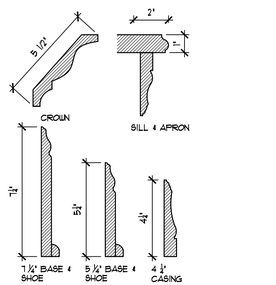


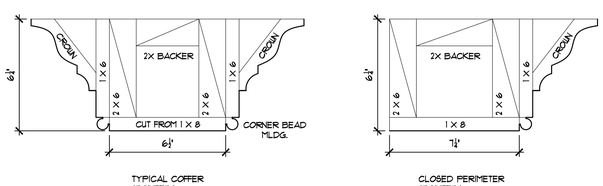
7 6.1 GREAT ROOM PAINTING

3/8" = 1'-0"



A 6.1 PROPOSED MILLWORK PROFILES

3" = 1'-0"



B 6.1 SECTION OF GREAT ROOM COFFER CLG.

3" = 1'-0"

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6.1

INTERIOR ELEVATIONS

Attachment: Site Plan & Plans (9172 : Mark & Maria Alt)

STANDARD FIXTURES SUPPLIED BY THE ELECTRICIAN						
TYPE		MANUF.	HOUSING/FIXTURE	TRIM	COMMENTS	LOCATIONS
A1	5" WHITE BAFFLE RECESSED	HALO	LT56	2700K LED	RECESSED DOWNLIGHT	GENERAL LIGHTING, CLOSETS, SHOWERS
A2	5" ADJUSTABLE GIMBALL	HALO	RA56	2700K LED	DIRECTED DOWNLIGHT	FIREPLACE, ART
A3	5" WHITE BAFFLE RECESSED	HALO	SLOPED CEILING	2700K LED	RECESSED DOWNLIGHT	
F1	CEILING EXHAUST FAN/TIMER	BROAN	RB080		VARIABLE SPEED, ADJUST TO ROOM SIZE	
N	UNDERCABINET TASK LIGHT	GM LIGHTING	LED TASK FLEX LED RIBBON 12V6C STD.		ARCH. WIDE ALUMINUM MOUNTING CHANNEL	
P	PORCELAIN SOCKET HOLDER	LEVITON	8823			UNFINISHED BASEMENT
S	LED STRIP					BEDROOM CLOSETS

LIGHT FIXTURE SCHEDULE			
DECORATIVE FIXTURES BY DECORATIVE LIGHT SUPPLIER			
	LOCATION	MANUFACTURER	MODEL #
AA	(12) VARIOUS EXTERIOR	POTTERY BARN	MANOR GLASS & IRON
BB	FOYER CLG. FIXTURE	POTTERY BARN	MANOR ROUND GLASS & IRON
CC	GREAT ROOM CLG. FIXTURE	REST. HARDWARE	DEMARET ROUND O.R. BRONZE
DD	DINING ROOM CLG. FIXTURE		
EE	REAR VERANDA CLG. FAN	BIG ASS FAN	ES6, 60", BLACK, NO LIGHT
FF	(2) POWDER ROOM WALL SCONCES		
GG	(3) MASTER BATH WALL SCONCES		
HH	UPPER HALL CLG. FIXTURE		
II	(3) BATH #2 WALL SCONCES		
JJ	BEDROOM #2 CLG. FAN		
KK	BEDROOM #3 CLG. FAN		
LL	BEDROOM #4 CLG. FAN		
MM	(2) BATH #3 WALL SCONCES		
NN	MASTER BEDROOM CLG. FIXTURE		
OO	FRONT VERANDA HANGING FIXTURE		

ELECTRICAL KEY

SEE SPECIFICATIONS FOR MORE INFORMATION ABOUT DEVICES

- A — LETTER INDICATES FIXTURE TYPE SEE LIGHT FIXTURE SCHEDULE
- S — SWITCH - SINGLE POLE
- S3 — SWITCH - THREE WAY
- S4 — SWITCH - FOUR WAY
- D — DIMMER SWITCH
- D3 — DIMMER SWITCH - THREE WAY
- OD — OVERHEAD DOOR SWITCH PROVIDED WITH OVERHEAD DOOR
- — DUPLEX WALL OUTLET
- — DUPLEX WALL OUTLET BOTTOM HALF SWITCHED
- — OUTLET - 220 VOLT
- GFI — OUTLET - GROUND FAULT INDICATING
- WP — OUTLET - WATERPROOF WITH FLUSH COVER
- — DUPLEX FLOOR OUTLET
- — DUPLEX FLOOR OUTLET HALF SWITCHED
- TV — CABLE TV JACK
- — PHONE JACK
- — DATA JACK
- — GARBAGE DISPOSAL
- S1 — SMOKE ALARM - HARDWIRED
- S2 — SMOKE AND CARBON MONOXIDE ALARM - HARDWIRED
- T — THERMOSTAT PROVIDED BY HVAC
- DB — DOOR BELL
- CHIME — DOOR BELL CHIME
- — EXHAUST FAN - CEILING MOUNTED
- — LIGHT FIXTURE - CEILING MOUNTED
- — LIGHT FIXTURE - WALL MOUNTED
- — RECESSED DOWNLIGHT
- — EYEBALL RECESSED DOWNLIGHT
- — UNDERCABINET LIGHT FIXTURE
- — COVE LIGHTING
- — FLUORESCENT FIXTURE
- — TRACK LIGHTING
- — FLOODLIGHT

ELECTRICAL NOTES

-TYPICAL OUTLET HEIGHT 12" BOTTOM OF BOX UNLESS NOTED OTHERWISE

-VERIFY HEIGHTS OF WALL MOUNTED FIXTURES WITH SELECTIONS

-SINGLE LETTERED FIXTURES BY ELECTRICIAN

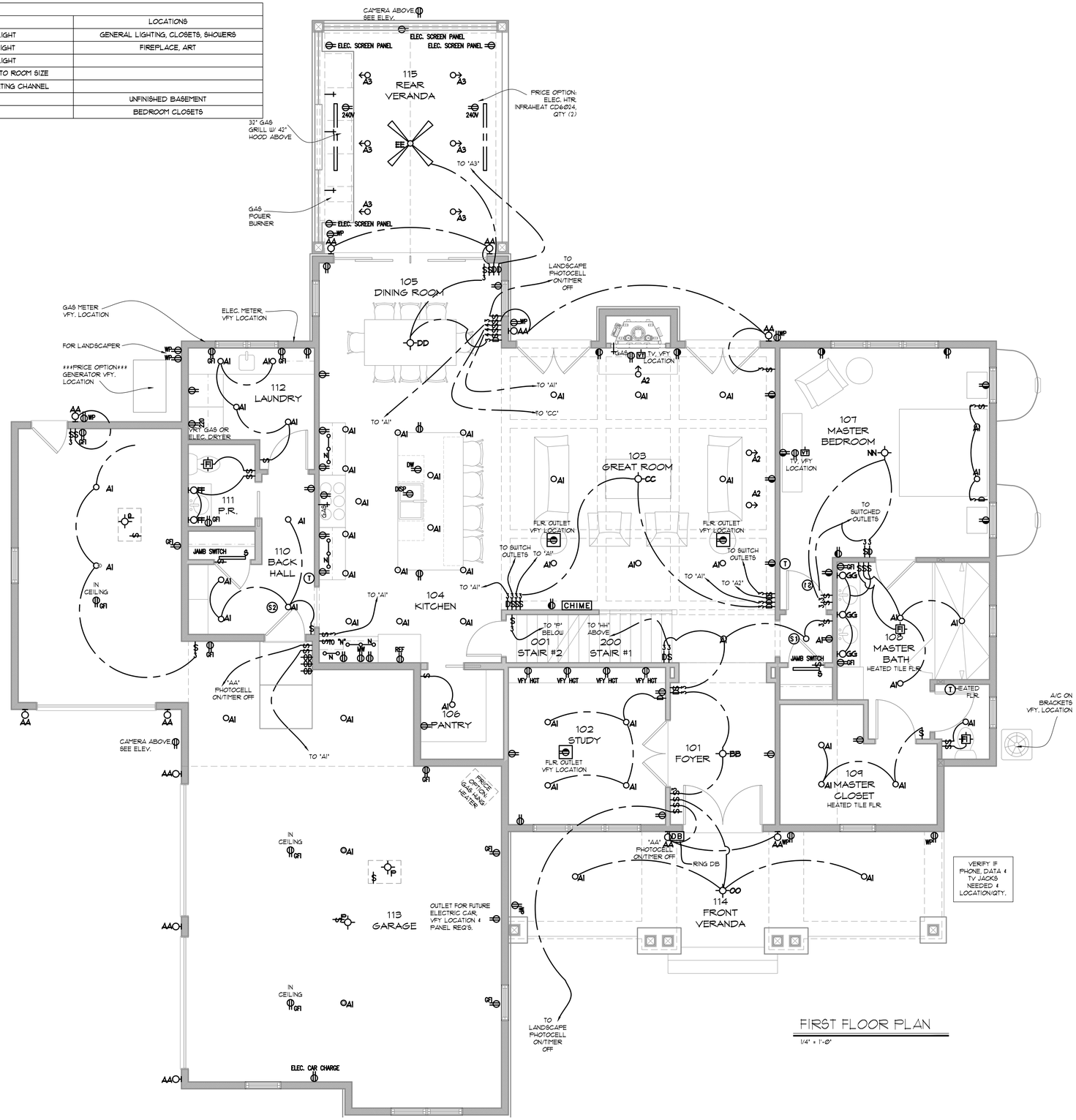
-DOUBLE LETTERED FIXTURES SUPPLIED BY BUILDER AND INSTALLED BY ELECTRICIAN

-PHONE, TV AND DATA BY ELECTRICIAN

-PROVIDE POWER TO ALL APPLIANCES SHOWN ON PLAN AND REFER TO APPLIANCE SPECIFICATION SHEETS (PROVIDED BY APPLIANCE SUPPLIER) FOR PROPER OUTLET PLACEMENT OF RECEPTACLES

-PROVIDE POWER TO ALL EQUIPMENT SHOWN ON PLANS

-ELECTRICIAN TO WIRE SEPTIC TANK



FIRST FLOOR PLAN

1/4" = 1'-0"

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1ST FLOOR ELECT. PLAN

Attachment: Site Plan & Plans (9172 : Mark & Maria Alt)

STANDARD FIXTURES SUPPLIED BY THE ELECTRICIAN						
TYPE		MANUF.	HOUSING/FIXTURE	TRIM	COMMENTS	LOCATIONS
A1	5" WHITE BAFFLE RECESSED	HALO	LT56	2700K LED	RECESSED DOWNLIGHT	GENERAL LIGHTING, CLOSETS, SHOWERS
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F1	CEILING EXHAUST FAN/TIMER	BROAN	RB080		VARIABLE SPEED, ADJUST TO ROOM SIZE	
N	UNDERCABINET TASK LIGHT	GM LIGHTING	LED TASK FLEX LED RIBBON 12VDC STD.		ARCH. WIDE ALUMINUM MOUNTING CHANNEL	
P	PORCELAIN SOCKET HOLDER	LEVITON	8823			UNFINISHED BASEMENT
S	LED STRIP					BEDROOM CLOSETS

LIGHT FIXTURE SCHEDULE			
DECORATIVE FIXTURES BY DECORATIVE LIGHT SUPPLIER			
	LOCATION	MANUFACTURER	MODEL #
AA	(12) VARIOUS EXTERIOR	POTTERY BARN	MANOR GLASS & IRON
BB	FOYER CLG. FIXTURE	POTTERY BARN	MANOR ROUND GLASS & IRON
CC	GREAT ROOM CLG. FIXTURE	REST. HARDWARE	DEMARET ROUND O.R. BRONZE
DD	DINING ROOM CLG. FIXTURE		
EE	REAR VERANDA CLG. FAN	BIG ASS FAN	ES6, 60", BLACK, NO LIGHT
FF	(2) POUDER ROOM WALL SCONCES		
GG	(3) MASTER BATH WALL SCONCES		
HH	UPPER HALL CLG. FIXTURE		
II	(3) BATH #2 WALL SCONCES		
JJ	BEDROOM #2 CLG. FAN		
KK	BEDROOM #3 CLG. FAN		
LL	BEDROOM #4 CLG. FAN		
MM	(2) BATH #3 WALL SCONCES		
NN	MASTER BEDROOM CLG. FIXTURE		
OO	FRONT VERANDA HANGING FIXTURE		

ELECTRICAL KEY

- SEE SPECIFICATIONS FOR MORE INFORMATION ABOUT DEVICES
- A — LETTER INDICATES FIXTURE TYPE SEE LIGHT FIXTURE SCHEDULE
- SWITCH - SINGLE POLE
- SWITCH - THREE WAY
- SWITCH - FOUR WAY
- DIMMER SWITCH
- DIMMER SWITCH - THREE WAY
- OVERHEAD DOOR SWITCH PROVIDED WITH OVERHEAD DOOR
- DUPLEX WALL OUTLET
- DUPLEX WALL OUTLET BOTTOM HALF SWITCHED
- OUTLET - 220 VOLT
- OUTLET - GROUND FAULT INDICATING
- OUTLET - WATERPROOF WITH FLUSH COVER
- DUPLEX FLOOR OUTLET
- DUPLEX FLOOR OUTLET HALF SWITCHED
- CABLE TV JACK
- PHONE JACK
- DATA JACK
- GARBAGE DISPOSAL
- (S1) SMOKE ALARM - HARDWIRED
- (S2) SMOKE AND CARBON MONOXIDE ALARM - HARDWIRED
- (T) THERMOSTAT PROVIDED BY HVAC
- DB DOOR BELL
- CHIME DOOR BELL CHIME
- EXHAUST FAN - CEILING MOUNTED
- LIGHT FIXTURE - CEILING MOUNTED
- LIGHT FIXTURE - WALL MOUNTED
- RECESSED DOWNLIGHT
- EYEBALL RECESSED DOWNLIGHT
- UNDERCABINET LIGHT FIXTURE
- COVE LIGHTING
- FLUORESCENT FIXTURE
- TRACK LIGHTING
- FLOODLIGHT

ELECTRICAL NOTES

-TYPICAL OUTLET HEIGHT 12" BOTTOM OF BOX UNLESS NOTED OTHERWISE

-VERIFY HEIGHTS OF WALL MOUNTED FIXTURES WITH SELECTIONS

-SINGLE LETTERED FIXTURES BY ELECTRICIAN

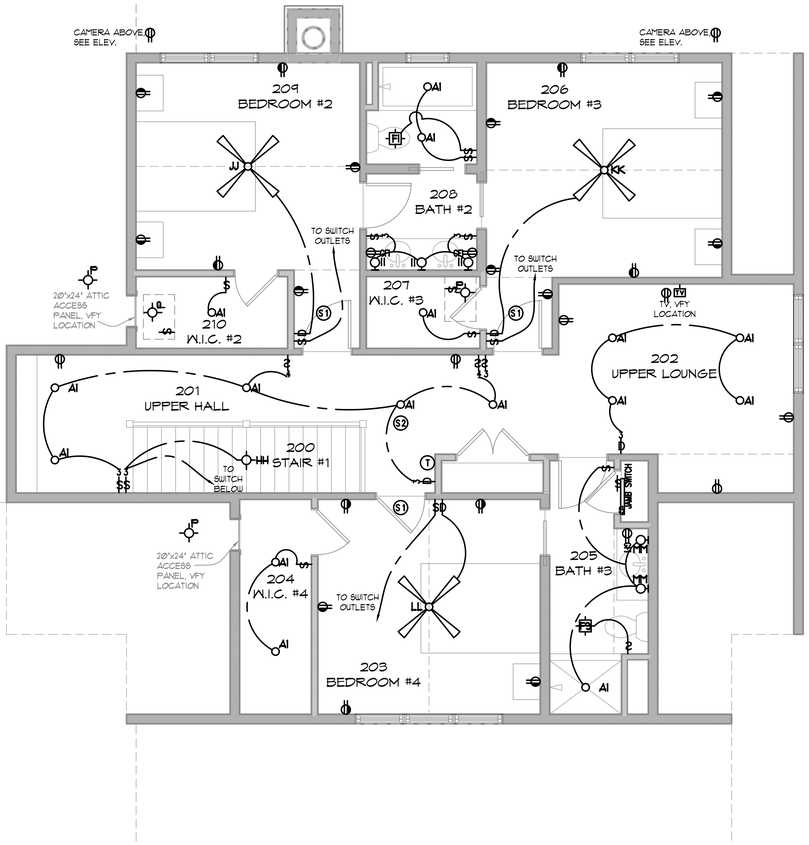
-DOUBLE LETTERED FIXTURES SUPPLIED BY BUILDER AND INSTALLED BY ELECTRICIAN

-PHONE, TV AND DATA BY ELECTRICIAN

-PROVIDE POWER TO ALL APPLIANCES SHOWN ON PLAN AND REFER TO APPLIANCE SPECIFICATION SHEETS (PROVIDED BY APPLIANCE SUPPLIER) FOR PROPER OUTLET PLACEMENT OF RECEPTACLES

-PROVIDE POWER TO ALL EQUIPMENT SHOWN ON PLANS

-ELECTRICIAN TO WIRE SEPTIC TANK



SECOND FLOOR PLAN

1/4" = 1'-0"

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2ND FLOOR ELECT. PLAN

Attachment: Site Plan & Plans (9172 : Mark & Maria Alt)

LOWER LEVEL ROOM FINISH SCHEDULE

		FLOORING				WALLS			CEILINGS			MOULDINGS			
												BASE	CASING	MISC. MOULDINGS	
ROOM NO.	ROOM NAME	SUBFLOOR	MATERIAL	SIZE/PATTERN	UNDERLAYMENT	MATERIAL	TEXTURE	FINISH	MATERIAL	TEXTURE	FINISH	TYPE / FINISH	TYPE / FINISH	TYPE / FINISH	REMARKS
001	STAIR #2	--	WOOD K.D.	UNFINISHED FOR FUTURE CARPET		GB	OR. PEEL	PAINT	GB	OR. PEEL	PAINT				FIR TREADS, #2 RISERS, 1X10 #2 PINE STRINGERS
002	BASEMENT	CONC													

FIRST FLOOR ROOM FINISH SCHEDULE

		FLOORING				WALLS			CEILINGS			MOULDINGS			
												BASE	CASING	MISC. MOULDINGS	
ROOM NO.	ROOM NAME	SUBFLOOR	MATERIAL	SIZE/PATTERN	UNDERLAYMENT	MATERIAL	TEXTURE	FINISH	MATERIAL	TEXTURE	FINISH	TYPE / FINISH	TYPE / FINISH	TYPE / FINISH	REMARKS
101	FOYER	3/4" ADVANTECH	TILE	SEE TILE SCHEDULE	SEE SCHEDULE	GB	OR. PEEL	PAINT	GB	OR. PEEL	PAINT	7-1/4" PAINT	4-1/4" PAINT	5-1/2" CROWN MOULDING PAINT	
102	STUDY	3/4" ADVANTECH	WOOD FL	6" RED OAK	15# FELT	GB	OR. PEEL	PAINT	GB	OR. PEEL	PAINT	7-1/4" PAINT	4-1/4" PAINT	5-1/2" CROWN MOULDING PAINT , SILL & APRON PAINT	
103	GREAT ROOM	3/4" ADVANTECH	WOOD FL	6" RED OAK	15# FELT	GB	OR. PEEL	PAINT	1X6 WD. T&G	ENAMEL	PAINT	7-1/4" PAINT	4-1/4" PAINT	5-1/2" CROWN MOULDING PAINT, COFFER CEILING PAINT	
104	KITCHEN	3/4" ADVANTECH	WOOD FL	6" RED OAK	15# FELT	GB	OR. PEEL	PAINT	GB	OR. PEEL	PAINT	7-1/4" PAINT	4-1/4" PAINT	5-1/2" CROWN MOULDING PAINT	
105	DINING ROOM	3/4" ADVANTECH	WOOD FL	6" RED OAK	15# FELT	GB	OR. PEEL	PAINT	GB	OR. PEEL	PAINT	7-1/4" PAINT	4-1/4" PAINT	5-1/2" CROWN MOULDING PAINT , SILL & APRON PAINT	
106	PANTRY	3/4" ADVANTECH	WOOD FL	6" RED OAK	15# FELT	GB	OR. PEEL	PAINT	GB	OR. PEEL	PAINT	7-1/4" PAINT	4-1/4" PAINT		
107	MASTER BEDROOM	3/4" ADVANTECH	WOOD FL	6" RED OAK	15# FELT	GB	OR. PEEL	PAINT	GB	OR. PEEL	PAINT	7-1/4" PAINT	4-1/4" PAINT	5-1/2" CROWN MOULDING PAINT , SILL & APRON PAINT	
108	MASTER BATH	3/4" ADVANTECH	HEATED TILE	SEE TILE SCHEDULE	SEE SCHEDULE	GB	OR. PEEL	PAINT	GB	OR. PEEL	PAINT	7-1/4" PAINT	4-1/4" PAINT	5-1/2" CROWN MOULDING PAINT , SILL & APRON PAINT	
109	MASTER CLOSET	3/4" ADVANTECH	HEATED TILE	SEE TILE SCHEDULE	SEE SCHEDULE	GB	OR. PEEL	PAINT	GB	OR. PEEL	PAINT	7-1/4" PAINT	4-1/4" PAINT	SILL & APRON PAINT	
110	BACK HALL	3/4" ADVANTECH	TILE	SEE TILE SCHEDULE	SEE SCHEDULE	GB	OR. PEEL	PAINT	GB	OR. PEEL	PAINT	7-1/4" PAINT	4-1/4" PAINT	5-1/2" CROWN MOULDING @ CABN'T TOP ONLY PAINT	
111	POWDER ROOM	3/4" ADVANTECH	TILE	SEE TILE SCHEDULE	SEE SCHEDULE	GB	OR. PEEL	PAINT	GB	OR. PEEL	PAINT	7-1/4" PAINT	4-1/4" PAINT		
112	LAUNDRY	3/4" ADVANTECH	TILE	SEE TILE SCHEDULE	SEE SCHEDULE	GB	OR. PEEL	PAINT	GB	OR. PEEL	PAINT	7-1/4" PAINT	4-1/4" PAINT	5-1/2" CROWN MOULDING @ CABN'T TOP ONLY PAINT , SILL ONLY PAINT	
113	GARAGE	CONC.				GB	OR. PEEL	PAINT	GB	OR. PEEL	PAINT	1X6 PAINT	1X4 PAINT		
114	FRONT VERANDA	CONC.	PAVERS	SEE MASONRY SCHEDULE					1X6 T&G, POP		PAINT				
115	REAR VERANDA	CONC.	PAVERS	SEE MASONRY SCHEDULE					1X6 T&G, FIR		STAIN				

SECOND FLOOR ROOM FINISH SCHEDULE

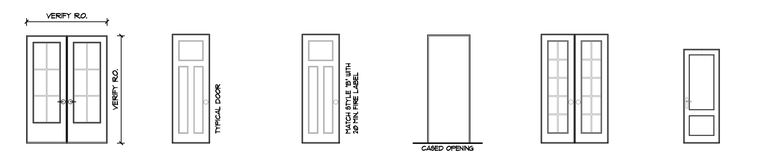
		FLOORING				WALLS			CEILINGS			MOULDINGS			
												BASE	CASING	MISC. MOULDINGS	
ROOM NO.	ROOM NAME	SUBFLOOR	MATERIAL	SIZE/PATTERN	UNDERLAYMENT	MATERIAL	TEXTURE	FINISH	MATERIAL	TEXTURE	FINISH	TYPE / FINISH	TYPE / FINISH	TYPE / FINISH	REMARKS
200	STAIR #1		WOOD FL.	W/CARPET RUNNER	SEE SCHEDULE	GB	OR. PEEL	PAINT	GB	OR. PEEL	PAINT			TREADS, NEWELS, HANDRAIL RED OAK, RISERS & STRINGERS & BALUSTERS PAINT	
201	UPPER HALL	3/4" ADVANTECH	WOOD FL	6" RED OAK	15# FELT	GB	OR. PEEL	PAINT	GB	OR. PEEL	PAINT	5-1/4" PAINT	4-1/4" PAINT	5-1/2" CROWN MOULDING PAINT	
202	UPPER LOUNGE	3/4" ADVANTECH	WOOD FL	6" RED OAK	15# FELT	GB	OR. PEEL	PAINT	GB	OR. PEEL	PAINT	5-1/4" PAINT	4-1/4" PAINT	5-1/2" CROWN MOULDING PAINT, SILL & APRON PAINT	
203	BEDROOM #4	3/4" ADVANTECH	CARPET	SEE CARPET SCHEDULE	SEE SCHEDULE	GB	OR. PEEL	PAINT	GB	OR. PEEL	PAINT	5-1/4" PAINT	4-1/4" PAINT	SILL & APRON PAINT	
204	W.I.C. #4	3/4" ADVANTECH	CARPET	SEE CARPET SCHEDULE	SEE SCHEDULE	GB	OR. PEEL	PAINT	GB	OR. PEEL	PAINT	5-1/4" PAINT	4-1/4" PAINT		
205	BATH #3	3/4" ADVANTECH	TILE FL	SEE TILE SCHEDULE	SEE SCHEDULE	GB	OR. PEEL	PAINT	GB	OR. PEEL	PAINT	5-1/4" PAINT	4-1/4" PAINT		
206	BEDROOM #3	3/4" ADVANTECH	CARPET	SEE CARPET SCHEDULE	SEE SCHEDULE	GB	OR. PEEL	PAINT	GB	OR. PEEL	PAINT	5-1/4" PAINT	4-1/4" PAINT	SILL & APRON PAINT	
207	W.I.C. #3	3/4" ADVANTECH	CARPET	SEE CARPET SCHEDULE	SEE SCHEDULE	GB	OR. PEEL	PAINT	GB	OR. PEEL	PAINT	5-1/4" PAINT	4-1/4" PAINT		
208	BATH #2	3/4" ADVANTECH	TILE	SEE TILE SCHEDULE	SEE SCHEDULE	GB	OR. PEEL	PAINT	GB	OR. PEEL	PAINT	5-1/4" PAINT	4-1/4" PAINT		
209	BEDROOM #2	3/4" ADVANTECH	CARPET	SEE CARPET SCHEDULE	SEE SCHEDULE	GB	OR. PEEL	PAINT	GB	OR. PEEL	PAINT	5-1/4" PAINT	4-1/4" PAINT	SILL & APRON PAINT	
210	W.I.C. #2	3/4" ADVANTECH	CARPET	SEE CARPET SCHEDULE	SEE SCHEDULE	GB	OR. PEEL	PAINT	GB	OR. PEEL	PAINT	5-1/4" PAINT	4-1/4" PAINT		

DOOR SCHEDULE

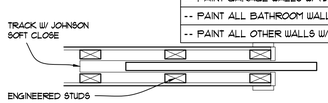
NO.	NO. OF DRS.	WIDTH	HEIGHT	THICK.	TYPE	DOOR MATERIAL	GLAZING	JAMB MATERIAL	JAMB SIZE	SILL	HARDWARE
001-1	1	2'-8"	8'-0"	1 3/8"	B	MDF, 3 PANEL, FLAT PANEL, SQUARE STICKING, SMOOTH, SOLID CORE (DOORS COME PRIMED & SITE FINISHED)		3/4"	4 9/16"		PASSAGE
101-1	2	6'-0"	8'-0"	1 3/4"	A	FIR, FULL LITE, 6-LITE, (DOORS COME PRIMED & SITE FINISHED)	INSULATED, CLEAR	5/4"	6 9/16"	BRONZE	DEADBOLT, KEYED LOCK
101-2	1	2'-8"	8'-0"	1 3/8"	B	MDF, 3 PANEL, FLAT PANEL, SQUARE STICKING, SMOOTH, SOLID CORE (DOORS COME PRIMED & SITE FINISHED)		3/4"	4 9/16"		PASSAGE
101-3	--	2'-8"	8'-0"	--	D	CASED OPENING		3/4"	4 9/16"		
102-1	2	5'-0"	8'-0"	1 3/8"	E	10-LITE FRENCH DOOR (DOORS COME PRIMED & SITE FINISHED)	TEMPERED GLASS	3/4"	4 9/16"		DUMMY KNOB, ROLLER CATCH
104-1	--	3'-0"	8'-0"	--	D	CASED OPENING		3/4"	4 9/16"		
106-1	1	2'-8"	8'-0"	1 3/8"	B	MDF, 3 PANEL, FLAT PANEL, SQUARE STICKING, SMOOTH, SOLID CORE (DOORS COME PRIMED & SITE FINISHED)		3/4"	6 9/16"		POCKET, SELF-CLOSING
107-1	1	3'-0"	8'-0"	1 3/8"	B	MDF, 3 PANEL, FLAT PANEL, SQUARE STICKING, SMOOTH, SOLID CORE (DOORS COME PRIMED & SITE FINISHED)		3/4"	4 9/16"		PRIVACY
108-1	1	3'-0"	8'-0"	1 3/8"	B	MDF, 3 PANEL, FLAT PANEL, SQUARE STICKING, SMOOTH, SOLID CORE (DOORS COME PRIMED & SITE FINISHED)		3/4"	4 9/16"		PRIVACY
108-2	1	3'-0"	8'-0"	1 3/8"	B	MDF, 3 PANEL, FLAT PANEL, SQUARE STICKING, SMOOTH, SOLID CORE (DOORS COME PRIMED & SITE FINISHED)		3/4"	4 9/16"		PRIVACY
109-1	1	3'-0"	8'-0"	1 3/8"	B	MDF, 3 PANEL, FLAT PANEL, SQUARE STICKING, SMOOTH, SOLID CORE (DOORS COME PRIMED & SITE FINISHED)		3/4"	4 9/16"		PASSAGE
110-1	1	3'-0"	8'-0"	1 3/4"	C	MDF, 3 PANEL, FLAT PANEL, SQUARE STICKING, SMOOTH, SOLID CORE, FIRE LABEL (PRIMED & SITE FINISHED)		5/4"	6 11/16"	BRONZE	DEADBOLT, KEYED LOCK
110-2	1	2'-8"	8'-0"	1 3/8"	B	MDF, 3 PANEL, FLAT PANEL, SQUARE STICKING, SMOOTH, SOLID CORE (DOORS COME PRIMED & SITE FINISHED)		3/4"	4 9/16"		PASSAGE
111-1	1	2'-8"	8'-0"	1 3/8"	B	MDF, 3 PANEL, FLAT PANEL, SQUARE STICKING, SMOOTH, SOLID CORE (DOORS COME PRIMED & SITE FINISHED)		3/4"	6 9/16"		POCKET-PRIVACY, SELF-CLOSING
112-1	1	3'-0"	8'-0"	1 3/8"	B	MDF, 3 PANEL, FLAT PANEL, SQUARE STICKING, SMOOTH, SOLID CORE (DOORS COME PRIMED & SITE FINISHED)		3/4"	4 9/16"		PASSAGE
113-2	1	2'-8"	8'-0"	1 3/4"	F			5/4"	6 9/16"	BRONZE	DEADBOLT, KEYED LOCK
201-1	2	4'-0"	6'-8"	1 3/8"	B	MDF, 3 PANEL, FLAT PANEL, SQUARE STICKING, SMOOTH, SOLID CORE (DOORS COME PRIMED & SITE FINISHED)		3/4"	4 9/16"		DUMMY KNOB, ROLLER CATCH
203-1	1	2'-8"	6'-8"	1 3/8"	B	MDF, 3 PANEL, FLAT PANEL, SQUARE STICKING, SMOOTH, SOLID CORE (DOORS COME PRIMED & SITE FINISHED)		3/4"	4 9/16"		PRIVACY
204-1	1	2'-6"	6'-8"	1 3/8"	B	MDF, 3 PANEL, FLAT PANEL, SQUARE STICKING, SMOOTH, SOLID CORE (DOORS COME PRIMED & SITE FINISHED)		3/4"	4 9/16"		PASSAGE
205-1	1	2'-8"	6'-8"	1 3/8"	B	MDF, 3 PANEL, FLAT PANEL, SQUARE STICKING, SMOOTH, SOLID CORE (DOORS COME PRIMED & SITE FINISHED)		3/4"	4 9/16"		PRIVACY
205-2	1	2'-4"	6'-8"	1 3/8"	B	MDF, 3 PANEL, FLAT PANEL, SQUARE STICKING, SMOOTH, SOLID CORE (DOORS COME PRIMED & SITE FINISHED)		3/4"	4 9/16"		PASSAGE
205-3	1	2'-6"	6'-8"	1 3/8"	B	MDF, 3 PANEL, FLAT PANEL, SQUARE STICKING, SMOOTH, SOLID CORE (DOORS COME PRIMED & SITE FINISHED)		3/4"	6 9/16"		POCKET-PRIVACY, SELF-CLOSING
206-1	1	2'-8"	6'-8"	1 3/8"	B	MDF, 3 PANEL, FLAT PANEL, SQUARE STICKING, SMOOTH, SOLID CORE (DOORS COME PRIMED & SITE FINISHED)		3/4"	4 9/16"		PRIVACY
207-1	1	2'-4"	6'-8"	1 3/8"	B	MDF, 3 PANEL, FLAT PANEL, SQUARE STICKING, SMOOTH, SOLID CORE (DOORS COME PRIMED & SITE FINISHED)		3/4"	4 9/16"		PASSAGE
208-1	1	2'-8"	6'-8"	1 3/8"	B	MDF, 3 PANEL, FLAT PANEL, SQUARE STICKING, SMOOTH, SOLID CORE (DOORS COME PRIMED & SITE FINISHED)		3/4"	4 9/16"		PRIVACY
208-2	1	2'-6"	6'-8"	1 3/8"	B	MDF, 3 PANEL, FLAT PANEL, SQUARE STICKING, SMOOTH, SOLID CORE (DOORS COME PRIMED & SITE FINISHED)		3/4"	6 9/16"		POCKET-PRIVACY, SELF-CLOSING
208-3	1	2'-6"	6'-8"	1 3/8"	B	MDF, 3 PANEL, FLAT PANEL, SQUARE STICKING, SMOOTH, SOLID CORE (DOORS COME PRIMED & SITE FINISHED)		3/4"	6 9/16"		POCKET-PRIVACY, SELF-CLOSING
209-1	1	2'-8"	6'-8"	1 3/8"	B	MDF, 3 PANEL, FLAT PANEL, SQUARE STICKING, SMOOTH, SOLID CORE (DOORS COME PRIMED & SITE FINISHED)		3/4"	4 9/16"		PRIVACY
210-1	1	2'-4"	6'-8"	1 3/8"	B	MDF, 3 PANEL, FLAT PANEL, SQUARE STICKING, SMOOTH, SOLID CORE (DOORS COME PRIMED & SITE FINISHED)		3/4"	4 9/16"		PASSAGE

HARDWARE SCHEDULE

LOCATION	MANUFACTURER	MODEL	FINISH	NOTES
FRONT DOOR LATCHSET				
BACK HALL ENTRY DOOR LATCHSET				
GARAGE ACCESS DOOR LATCHSET				
INTERIOR DOORS				
POCKET DOORS				
EXTERIOR SLIDING DOORS	HARDWARE BY WINDOW MANUFACTURER			
WINDOW HARDWARE	HARDWARE BY WINDOW MANUFACTURER			
NOTE: VERIFY WALL HARDWARE SELECTIONS WITH HARDWARE SUPPLIER				



DOOR TYPE 'A' DOOR TYPE 'B' DOOR TYPE 'C' DOOR TYPE 'D' DOOR TYPE 'E' DOOR TYPE 'F'



POCKET DOOR DETAIL

1" = 1'-0"

INTERIOR FINISH SCHEDULE

LOCATION	FINISH	COLOR	SHEEN
ALL CEILINGS	PAINT		
ALL TRIM	PAINT		
ALL WINDOWS BY WINDOW MANUFACTURER	PREFINISHED		
STAIR NEWELS	STAIN		
STAIR TREADS	STAIN		
STAIR RISERS	PAINT		
STAIR RAILING	STAIN		
STAIR BALUSTERS	PAINT		
ALL CLOSETS NOT LISTED - WALLS & TRIM	PAINT		
###NOTE: ALL TRIM TO BE FACTORY PRIMED			

WALLS			
ROOM NAME	FINISH	COLOR	SHEEN
001 STAIR #1	PAINT		
101 FOYER	PAINT		
102 STUDY	PAINT		
103 GREAT ROOM	PAINT		
104 KITCHEN	PAINT		
105 DINING ROOM	PAINT		
106 PANTRY	PAINT		
107 MASTER BEDROOM	PAINT		
108 MASTER BATH	PAINT		
109 MASTER CLOSET	PAINT		
110 BACK HALL	PAINT		
111 POWDER ROOM	PAINT		
112 LAUNDRY	PAINT		
200 STAIR #2	PAINT		
201 UPPER HALL & 202 UPPER LOUNGE	PAINT		
203 BEDROOM #4	PAINT		
204 W.I.C. #4	PAINT		
205 BATH #3	PAINT		
206 BEDROOM #3	PAINT		
207 W.I.C. #3	PAINT		
208 BATH #2	PAINT		
209 BEDROOM #2	PAINT		
210 W.I.C. #2	PAINT		
NOTE: ALL PAINT AND STAIN TO BE SHERWIN WILLIAMS UNLESS NOTED OTHERWISE			
-- SPRAY ALL CEILINGS & CLOSETS W/ (1) COAT SHERWIN WILLIAMS CHB FLAT PAINT			
-- PAINT GARAGE WALLS W/ (2) COATS SHERWIN WILLIAMS SUPERPAINT VELVET			
-- PAINT ALL BATHROOM WALLS W/ (2) COATS SHERWIN WILLIAMS EMERALD SATIN			
-- PAINT ALL OTHER WALLS W/ (2) COATS SHERWIN WILLIAMS SUPERPAINT FLAT			

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SCHEDULES

Attachment: Site Plan & Plans (9172 : Mark & Maria Alt)

APPLIANCE SCHEDULE					
ROOM	APPLIANCE	MANUFACTURER	MODEL NUMBER	COLOR / FINISH	NOTES
104 KITCHEN	48" DUEL FUEL RANGE	VIKING OR WOLF		STAINLESS STEEL	VFY VENTING & CLEARANCE
	BLOWER/LINER				
	36" BUILT-IN FRENCH DOOR REFRIGERATOR			STAINLESS STEEL	VFY IF WATERLINE NEEDED
	WALL MICROWAVE			STAINLESS STEEL	
	24" DISHWASHER	BOSCH		STAINLESS STEEL	
112 LAUNDRY	TOP LOAD WASHER	LG			
	DRYER-VFT GAS VS. ELECTRIC	LG			
115 REAR VERANDA	GRILL	BLAZE GRILLS LTE 32" 4 BURNER	NAT. GAS, REAR INFRARED BURNER		
	POWER BURNER	BLAZE GRILLS PRO. 70K BTU	NAT. GAS W/ WOK GRATE & LID		
	SINGLE ACCESS DRAWER	BLAZE 28" SGL. DOOR HORIZ.	BLZ-SH-24IT-R-SC		
	DOUBLE ACCESS DRAWER	BLAZE 16" DBL DRWR	BLZ-DRW2-R-LT		
	OUTDOOR WALL HOOD @ GRILL	ZEPHYR - CYPRESS 42"	AK7842CS		VFY VENT ROUTE
	COOLER / ICE BIN	BBQGUYS SIGNATURE 25" DROP-IN	BBQ-26@-D1		

CABINET SCHEDULE						
ROOM	DOOR TYPE	DRAWER TYPE	MATERIAL	COLOR / FINISH	INTERIOR FINISH	NOTES
102 STUDY BOOKSHELVES	--	--		PAINT GRADE		
104 KITCHEN PERIMETER	FULL OVERLAY	5-PIECE		PAINT GRADE		
104 KITCHEN ISLAND	FULL OVERLAY	5-PIECE		PAINT GRADE		
108 MASTER BATH VANITY/LINEN	FULL OVERLAY	5-PIECE		PAINT GRADE		
110 BACK HALL CUBBIES	--	--		PAINT GRADE W/STAIN SEAT		
111 POWDER ROOM VANITY	FULL OVERLAY	5-PIECE		PAINT GRADE		
112 LAUNDRY	FULL OVERLAY	5-PIECE		PAINT GRADE		
201 UPPER HALL BOOKSHELVES	--	--		PAINT GRADE		
205 BATH #3	FULL OVERLAY	5-PIECE		PAINT GRADE		
208 BATH #2	FULL OVERLAY	5-PIECE		PAINT GRADE		

COUNTERTOP SCHEDULE							
ROOM	LOCATION	MATERIAL	SUPPLIER	COLOR / PATTERN	EDGE DETAIL	BACKSPLASH	BOWL
103 GREAT ROOM	FIREBOX SURROUND & FLUSH SLAB	GRANITE					
104 KITCHEN	PERIMETER	QUARTZ	SAVONA GRIS DIFINITI			6"	
	ISLAND OPTION #1	GRANITE	OYSTER BAY				SEE SCHEDULE
	ISLAND OPTION #2	GRANITE	ASPEN BLUE				
108 MASTER BATH	VANITY	GRANITE				SEE TILE SCHEDULE	SEE SCHEDULE
	WINDOW SILL-PITCH	MATCH GRANITE					
111 POWDER ROOM	VANITY	GRANITE				SEE TILE SCHEDULE	SEE SCHEDULE
112 LAUNDRY	PERIMETER	GRANITE				SEE TILE SCHEDULE	SEE SCHEDULE
115 REAR VERANDA	GRILL STATION OPTION #1	QUARTZ	NIGHT SOAPSTONE				
	GRILL STATION OPTION #2	QUARTZ	BROADWAY BLACK LEATHER				
205 BATH #3	VANITY	GRANITE				SEE TILE SCHEDULE	SEE SCHEDULE
208 BATH #2	VANITY	GRANITE				SEE TILE SCHEDULE	SEE SCHEDULE
	WINDOW SILL-PITCH	MATCH GRANITE					

CARPET SCHEDULE				
ROOM	COLOR / PATTERN	PADDING	SUBFLOOR	NOTES
200 STAIR & CARPET RUNNER				
203 BEDROOM #4 & 204 W.I.C.		7/16" HIGH DENSITY PAD		
206 BEDROOM #3 & 207 W.I.C.		7/16" HIGH DENSITY PAD		
209 BEDROOM #2 & 210 W.I.C.		7/16" HIGH DENSITY PAD		

MASONRY SCHEDULE								
ROOM	LOCATION	MATERIAL	SOURCE	COLOR / PATTERN	MORTAR COLOR	MORTAR TYPE	JOINT TYPE	JOINT SIZE
EXTERIOR STONE	VARIOUS	NATURAL CUT 2" THICK						
	CHIMNEY	NATURAL CUT 2" THICK						
EXTERIOR SILLS		2-1/4" BEDFORD STONE-PITCH		SMOOTH FACE				
EXTERIOR HEADERS		5-1/2" BEDFORD STONE		SMOOTH FACE				
114 FRONT VERANDA	PAVERS	2-1/4" THICK BLUESTONE						
115 REAR VERANDA	PAVERS	2-1/4" THICK BLUESTONE						

MIRROR AND SHOWER DOOR SCHEDULE				
ROOM	LOCATION	TYPE / PATTERN	FRAME TYPE / COLOR	NOTES
108 MASTER BATH	(2) DECORATIVE MIRRORS		BY OWNER	
	PIVOT SHOWER DOOR & PANELS	3/8" CLEAR HEAVY GLASS	FRAMELESS	
111 POWDER ROOM	DECORATIVE MIRROR		BY OWNER	
205 BATH #3	DECORATIVE MIRROR		BY OWNER	
	SLIDING DOORS	3/8" CLEAR HEAVY GLASS	FRAMELESS	
208 BATH #2	(2) DECORATIVE MIRRORS		BY OWNER	
	SHOWER CURTAIN		BY OWNER	

TILE SCHEDULE							
ROOM	LOCATION	MATERIAL	MANUFACTURER	COLOR / PATTERN	SUBSTRATE	GROUT COLOR	NOTES
101 FOYER	FLOOR				1/2" CEMENT BOARD		
104 KITCHEN	BACKSPLASH				1/2" DRYWALL		
108 MASTER BATH	HEATED FLOOR				1/2" CEMENT BOARD		ELEC CABLE MAT HEAT
	SHOWER FLOOR				MUD SET W/ PAN LINER		
	SHOWER WALLS TO CLG.				1/2" CEMENT BOARD		
	SHOWER SEAT				1/2" CEMENT BOARD		
	VANITY BACKSPLASH				1/2" DRYWALL		
109 MASTER CLOSET	HEATED FLOOR				1/2" CEMENT BOARD		ELEC CABLE MAT HEAT
110 BACK HALL	FLOOR				1/2" CEMENT BOARD		
111 POWDER ROOM	FLOOR				1/2" CEMENT BOARD		
	BACKSPLASH				1/2" DRYWALL		
112 LAUNDRY	FLOOR				1/2" CEMENT BOARD		
	BACKSPLASH				1/2" DRYWALL		
205 BATH #3	FLOOR				1/2" CEMENT BOARD		
	SHOWER FLOOR				MUD SET W/ PAN LINER		
	SHOWER WALLS TO CLG.				1/2" CEMENT BOARD		
	VANITY BACKSPLASH				1/2" DRYWALL		
208 BATH #2	FLOOR				1/2" CEMENT BOARD		
	SHOWER WALLS TO CLG.				1/2" CEMENT BOARD		
	VANITY BACKSPLASH				1/2" DRYWALL		

PLUMBING SCHEDULE						
ROOM	FIXTURE	MANUFACTURER	MODEL NUMBER	COLOR / FINISH	ACCESSORIES	NOTES
002 BASEMENT	UTILITY TUB					
	HANDHELD FAUCET					
104 KITCHEN	SINK	KRAUS UNDERMOUNT 16 GAUGE	KHU-28 STANDARD PRO	S.S.		
	SINK FAUCET	KRAUS	SINGLE FAUCET W/SPRAYER			
	DISPOSAL					
108 MASTER BATH	UNDERMOUNT SINK (2)					
	SINK FAUCET (2)					
	TOILET	KOHLER	K-3811-0 MEMOIRS COMFORT HGT.	WHITE		
	SHOWER TRIM (2)					
	SHOWER HEAD (2)					
111 POWDER ROOM	UNDERMOUNT SINK					
	SINK FAUCET					
	TOILET	KOHLER	K-3811-0 MEMOIRS COMFORT HGT.	WHITE		
112 LAUNDRY	SINK					
	SINK FAUCET					
205 BATH #3	UNDERMOUNT SINK					
	SINK FAUCET					
	TOILET	KOHLER	STATELY COMFORT HGT.	WHITE		
	SHOWER TRIM	MOEN				
	SHOWER HEAD	MOEN				
208 BATH #2	UNDERMOUNT SINK (2)					
	SINK FAUCET (2)					
	TOILET	KOHLER	STATELY COMFORT HGT.	WHITE		
	SHOWER/BATH TRIM	MOEN				
	SHOWER HEAD	MOEN				

HARDWARE SCHEDULE				
LOCATION	MANUFACTURER	MODEL	FINISH	NOTES
104 KITCHEN				
108 MASTER BATH				
111 POWDER ROOM				
112 LAUNDRY				
205 BATH #3				
208 BATH #2				
NOTE: VERIFY WALL HARDWARE SELECTIONS WITH HARDWARE SUPPLIER				

BATH ACCESSORIES SCHEDULE				
ROOM	ITEM	MANUFACTURER	MODEL	NOTES
108 MASTER BATH	TOILET PAPER HOLDER			
	BATH TOWEL BAR (2)			
	HANDTOWEL RING (2)			
111 POWDER ROOM	TOILET PAPER HOLDER			
	HANDTOWEL RING			
205 BATH #3	TOILET PAPER HOLDER			
	BATH TOWEL BAR			
	HANDTOWEL RING			
208 BATH #2	TOILET PAPER HOLDER			
	BATH TOWEL BAR (2)			
	HANDTOWEL RING (2)			
NOTE: CONFIRM ALL SELECTIONS & QUANTITIES WITH BATH ACCESSORIES SUPPLIER				

FOR BIDDING PURPOSES ONLY NOT FOR CONSTRUCTION

APPROVED
BY: _____
BY: _____
DATE: _____

REVISIONS
2/8/2024 1:51:11 PM

ALT RESIDENCE
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DATE: FEB 16, 2024
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ARCH BOARD

8.1

SCHEDULES

Attachment: Site Plan & Plans (9172 : Marks & Maria Alt)

ALT RESIDENCE

NOTE: ALL ALLOWANCES SPECIFIED ARE BUILDER'S COST, INCLUDING TAX AND DELIVERY.

[*INDICATES ALTERNATE BID REQUIRED]

1.00 INITIATE PROJECT
1.03 PRINT & COPIES
1.04 BID SOLICITATION
1.05 ARCHITECTURAL DRAWINGS
1.06 BUILDING PERMITS [INCLUDING FINAL OCCUPANCY)
1.07 ENGINEERING / CONSULTING
1.08 RE-CERTIFICATION SURVEY
PROCURE RE-CERTIFICATION SURVEY OF PROPERTY FOR OWNER'S LENDING INSTITUTION AFTER FOUNDATION IS POURED.
1.99 MISC. INITIATION COSTS

2.00 PRECONSTRUCTION
2.01 UTILITY SERVICE ALLOWANCE
ESTABLISH AND INSTALL GAS UTILITY SERVICE. ESTABLISH AND INSTALL ELECTRIC, CABLE (IF AVAILABLE), AND TELEPHONE UTILITY SERVICE..
2.03 EROSION CONTROL / SILT FENCING
PROVIDE ALL LABOR, EQUIPMENT AND MATERIALS REQUIRED FOR SILT FENCING PER CODE OR AS SHOWN ON DRAWINGS.
2.99 MISC. PRECONSTRUCTION COSTS

3.00 EXCAVATION
3.02 STRIP TOPSOIL
3.03 EXCAVATION
PROVIDE ALL LABOR, EQUIPMENT AND MATERIALS REQUIRED TO EXCAVATE FOR STRUCTURE AS SHOWN ON DRAWINGS. STOCKPILE FILL ON SITE. ~~PREPARE AND INSTALL STONE BASE AT AIR-CONDITIONER UNIT LOCATIONS.~~ EXCAVATOR TO PROVIDE 25'-0" CLEARANCE AT PERIMETER OF BUILDING FOR EQUIPMENT ACCESS CONTINGENT ON TREE PROTECTION MEASURES.
NOTE: EXAMINATION OF PROPERTY AND EXISTING CONDITIONS REQUIRED PRIOR TO BID SUBMISSION.
3.04 TRUCKING
PROVIDE NECESSARY LABOR, EQUIPMENT AND MATERIALS REQUIRED FOR REMOVAL OF EXCESS FILL, INCLUDING DUMPING FEES
3.05 FOUNDATION BACKFILL MATERIAL
PROVIDE BACKFILL MATERIAL, LABOR AND EQUIPMENT AS FOLLOWS: AT GARAGE DRIVEWAY APPROACH USE #2 COARSE AGGREGATE. REMAINDER OF FILL TO BE STORED ON SITE.
GARAGE BACKFILL MATERIAL
PROVIDE BACKFILL MATERIAL, LABOR AND EQUIPMENT AS FOLLOWS: USE #2 COARSE AGGREGATE.
STOOP / PORCH BACKFILL MATERIAL
PROVIDE BACKFILL MATERIAL, LABOR AND EQUIPMENT AS FOLLOWS: USE #2 STONE.
3.06 LABOR BACKFILLING
PROVIDE LABOR AND EQUIPMENT FOR BACKFILLING OF FOUNDATION WITH MATERIALS AS SPECIFIED ABOVE. COMPACT BACKFILL AS NECESSARY TO MINIMIZE SETTLING. BACKFILLING NOT TO COMMENCE UNTIL FOUNDATION WALLS ARE BRACED.
3.07 ROUGH GRADE LABOR AND MACHINE
PROVIDE ALL LABOR AND EQUIPMENT TO ROUGH GRADE SITE AS SHOWN ON DRAWINGS. ESTABLISH ROUGH GRADE OF SITE TO 4" BELOW FINISH GRADE. FORM BERMS AND ESTABLISH PROPER DRAINAGE OF SITE TO 4" BELOW FINISH GRADE WITHIN 40' OF PERIMETER OF BUILDING AT TIME OF BACKFILLING. MAINTAIN 5% PITCH AWAY FROM BUILDING WITHIN 10 FEET OF BUILDING.
~~**3.08 FINAL GRADE LABOR AND MACHINE**~~
~~SEE LANDSCAPING FOR LOCATION AND DEPTH OF PLANTING BEDS AND ADDITIONAL ROUGH GRADING. REFER TO SURVEY, SITE PLAN, EXTERIOR ELEVATIONS, SECTIONS AND LANDSCAPE PLAN TO DETERMINE FINISH GRADE, LOCATION OF BERMS AND CUT AND FILL REQUIREMENTS.~~
3.09 ROUGH DRIVEWAY
PROVIDE A TOTAL OF SIX (6) INCHES OF #2 COARSE AGGREGATE UNDER 2" TRAFFIC BOND OR APPROVED EQUAL AS BASE FOR DRIVEWAY AS SHOWN ON DRAWINGS. VERIFY DRIVEWAY FINISH MATERIAL WITH BUILDER PRIOR TO CONSTRUCTION OF DRIVEWAY.
RECONFIGURATION AND REBUILDING OF DRIVEWAY NOT IN CONTRACT. ROUGH DRIVE FOR CONSTRUCTION USE ONLY.
ROUGH DRIVE-LABOR AND MACHINE
PROVIDE LABOR AND EQUIPMENT FOR CUT OF DRIVEWAY AND SPREADING OF STONE AS SHOWN ON DRAWINGS AND SPECIFIED. TOP OFF DRIVE WITH TRAFFIC BOND AT END OF PROJECT.
FINISH DRIVE SUBGRADE-MATERIAL
USE 3/4" TRAFFIC BOND [GRAVEL] ~~[NOT IN CONTRACT.]~~
FINISH DRIVE SUBGRADE-LABOR AND MACHINE
RE-GRADE DRIVEWAY AS NECESSARY TO REACH REQUIRED SUBGRADE FOR FINISH DRIVE MATERIAL (VERIFY WITH BUILDER) USING MATERIALS AS SPECIFIED.
3.10 FOUNDATION GRAVITY DRAIN
BURIED DOWNSPOUTS, BURIED SUMP LINES, & GARAGE FLOOR DRAINS TO STORM SEWER BY SEWER CONTRACTOR.
~~**3.11 HAY & FROST BLANKETS - EXCAVATION**~~
~~PROVIDE LABOR AND EQUIPMENT TO INSTALL ADEQUATE HAY WHEN TEMPERATURES HAVE POTENTIAL OF REACHING 40° F OR LESS. INSTALL HAY IN EXCAVATION. REMOVE AND DISPOSE OF HAY AT EXTERIOR WALLS BEFORE BACKFILLING. [NOT IN CONTRACT.]~~
3.12 FILTER FABRIC
AT BASEMENT PERIMETER, USE EXCAVATED SOIL OVER FILTER FABRIC. EXCAVATOR TO INSTALL FILTER FABRIC OVER STONE PLACED BY FOUNDATION CONTRACTOR PRIOR TO BACKFILLING.
3.99 MISC. EXCAVATION

4.00 CONCRETE
4.01 FOOTINGS AND FIREPLACE PADS
PROVIDE REQUIRED LABOR, EQUIPMENT, FORMWORK AND MATERIALS TO CONSTRUCT CONCRETE FOOTINGS AND PADS AS SHOWN ON DRAWINGS. INCLUDE MINIMUM (2) #4 REINFORCED RODS UNLESS NOTED OTHERWISE. CONCRETE TO BE 3000 PSI AT 28 DAYS. CERTAIN TEED FORM-A-DRAIN DRAINAGE SYSTEM AT BASEMENT FOOTINGS INCLUDING 12" OF #1 WASHED STONE. MAINTAIN SURFACE FLATNESS OF MAXIMUM 1/8" IN 10 FEET EXCEPT AT FLOOR DRAINS.
4.02 PIERS AND DECK FOOTINGS
PROVIDE REQUIRED LABOR, EQUIPMENT, FORMWORK, AND MATERIALS TO CONSTRUCT DECK FOOTINGS AND PADS AS SHOWN ON DRAWINGS. CONTRACTOR TO LAYOUT LOCATION ACCORDING TO DRAWINGS BUT MUST VERIFY WITH BUILDER BEFORE POURING AS TO LOCATION AND HEIGHT OF TOP OF FOOTING AND PIERS. CONCRETE TO BE 3000 PSI AT 28 DAYS.
4.03 POURED WALL FOUNDATION
PROVIDE LABOR, EQUIPMENT, FORMWORK AND MATERIALS TO CONSTRUCT POURED CONCRETE FOUNDATION WALLS AS SHOWN ON DRAWINGS. ALL WALLS ARE TO BE INSTALLED IN A PLUMB AND STRAIGHT CONDITION. COORDINATE SLEEVES WITH SEWER, ~~SEPTIC,~~ WATER, WELL, ELECTRIC, PLUMBER, HVAC, SPRINKLER AND LANDSCAPE SUBCONTRACTORS. INSTALL 1/2" X 8" STEEL ANCHOR BOLTS AT MUDSILL AS SHOWN ON DRAWINGS. PROVIDE AND COVER DRAIN TILE WITH TWELVE INCHES (12") OF #1 WASHED STONE. PROVIDE AND INSTALL 4" OF #1 COARSE AGGREGATE STONE AT BASEMENT FLOOR. ALL BASEMENT FORMS TO HAVE BRICK TEXTURE AT INTERIOR IF POSSIBLE. REINFORCING BARS SHALL BE PER PLAN. ALL CONCRETE SHALL REACH 3,000-PSI, 28-DAY COMPRESSIVE STRENGTH. AIR-ENTRAINING ADMIXTURE TO RESULT IN CONCRETE HAVING TOTAL AIR CONTENT OF 6 PERCENT WITH A TOLERANCE OF PLUS OR MINUS 1 PERCENT. PROVIDE ADMIXTURES FOR CONCRETE THAT CONTAIN NOT MORE THAN 0.3 PERCENT CHLORIDE IONS. NO PARTLY HARDENED OR RETEMPERED CONCRETE TO BE USED. NO COLD JOINTS ARE ALLOWED. VIBRATE TO INSURE EVEN FLOW. BUILD INTO THE CONCRETE WORK EMBEDDED ITEMS REQUIRED FOR OTHER SECTIONS OF WORK, INCLUDING BRICK TIES, MUD SILL ANCHORS, BEAM POCKETS, FOUNDATION WINDOWS, AND STANDARD STEEL AREA WELLS. CONCRETE CONTRACTOR TO SUPPLY AND INSTALL A TOTAL OF THREE (3) FEET OF #1 WASHED STONE BACKFILL (INCLUDES FOOTING BACKFILL).
PROVIDE BASEMENT WALL BRACING PRIOR TO BACKFILLING.
PROVIDE ALL LABOR, EQUIPMENT AND MATERIALS REQUIRED FOR ADDITIONAL GRAVEL.
***SEE SHEET B FOR ANY/ALL NECESSARY WALL BRACING HARDWARE INTEGRATED WITH THE FOUNDATION WALLS. INCLUDE WALL BEARING PLATES AT PORTAL FRAMING.

***PROVIDE PRICE OPTION:** INSTALL CONCRETE WINDOW WELLS IN PLACE OF MANUFACTURED WINDOW WELLS.

4.04 FOUNDATION WINDOWS
PROVIDED BY WINDOW MANUFACTURER AND INSTALLED BY ROUGH CARPENTER.
4.05 WATERPROOFING/FOUNDATION INSULATION
PROVIDE ALL LABOR, EQUIPMENT AND MATERIALS REQUIRED FOR TUFF-N-DRI FOUNDATION WATERPROOFING SYSTEM OR APPROVED EQUAL AT PERIMETER OF FOUNDATION WALLS OF BASEMENT. INCLUDE R-10 (XPS) DRAINAGE/INSULATION BOARD.
4.06 BASEMENT FLOOR
PROVIDE ALL LABOR, EQUIPMENT, FORMWORK AND MATERIALS REQUIRED TO POUR FLOOR (S) AS SHOWN ON DRAWINGS. PROVIDE CONTROL JOINTS TO MINIMIZE CRACKING. VERIFY LOCATION OF CONTROL JOINTS WITH CONSTRUCTION MANAGER AT TILED AREAS. CONCRETE TO BE 3000 PSI AT 28 DAYS. CONCRETE TO BE 5 BAG PORTLAND MIX. PROVIDE 6 MIL POLY VAPOR BARRIER AND OVERLAP PER CODE. PROVIDE ADDITIONAL #1 COARSE AGGREGATE BASE UNDER SLAB AS REQUIRED. ~~[6 X 6, 10/10 WELDED WIRE MESH AT HYDRONIC RADIANT HEAT AREAS.]~~ ADJACENT SLABS POURED AT DIFFERENT TIMES SHALL BE LOCKED TOGETHER WITH RE-ROD OR KEYED FORMS. MAINTAIN SURFACE FLATNESS OF MAXIMUM 1/8" IN 10' EXCEPT AT FLOOR DRAINS OR AS SHOWN ON DRAWINGS. CONNECT 4" PVC GRAVITY DRAIN LINE TO INTERIOR FOOTING DRAIN TILE AND SUMP CROCK. ~~[SLAB CONTRACTOR TO INSTALL THERMAL BREAK TO SEPEARATE SLAB FROM FROST WALL AT FULLY EXPOSED LOWER LEVEL CONDITIONS. EXTEND THERMAL BREAK 8'-0" IN FROM ALL EXTERIOR WALLS UNDER SLAB.]~~
4.07 GARAGE FLOOR
PROVIDE ALL LABOR, EQUIPMENT, AND MATERIALS REQUIRED TO POUR GARAGE FLOORS AS SHOWN ON DRAWINGS. AGGREGATE TO BE LOW CHERT. PROVIDE CONTROL JOINTS. CONCRETE TO BE 3000 PSI AT 28 DAYS. CONCRETE TO BE 6 BAG AIR ENTRAINED PORTLAND MIX WITH FIBERMESH REINFORCING. PROVIDE ADDITIONAL #1 COARSE AGGREGATE UNDER SLABS AS REQUIRED. STEPS TO HOUSE TO BE 14" TREADS UNLESS NOTED OTHERWISE. VERIFY WITH BUILDER THAT BACKFILL MATERIAL HAS PROPERLY SETTLED BEFORE INSTALLING ADDITIONAL BASE.
***PROJECT SPECIFIC:** PROVIDE & INSTALL (3) DRAINS. PITCH SLAB ACCORDINGLY.
4.08 SLABS AND STOOPS
PROVIDE ALL LABOR, EQUIPMENT, AND MATERIALS REQUIRED TO CONSTRUCT STOOPS & SLABS AS SHOWN ON DRAWINGS. AGGREGATE TO BE LOW CHERT. PROVIDE CONTROL JOINTS TO MINIMIZE CRACKING. PROVIDE ADDITIONAL #1 COARSE AGGREGATE UNDER SLABS AS REQUIRED. PROVIDE REINFORCING RODS AS SHOWN ON DRAWINGS. CONCRETE TO BE 3000 PSI AT 28 DAYS WITH FIBER MESH REINFORCING. IF REQUIRED, FORM BRICK LEDGE AND SLAB LEDGE AT PERIMETER ~~AND PROVIDE PATTERNS, COLOR, AND TOOLING OF "STAMPED" CONCRETE. VERIFY COLOR, SIZE AND PATTERN WITH BUILDER PRIOR TO INSTALLATION.~~
PROVIDE AND INSTALL PERMABARRIER AS BARRIER WHEN CONCRETE IS POURED AGAINST WOOD FRAMING.
4.09 SEALING CONCRETE FLOORS
PROVIDE ALL LABOR, EQUIPMENT AND MATERIALS FOR SEALING GARAGE FLOORS.
~~**4.10 CONCRETE DRIVE & STOOP**~~
~~PROVIDE ALL LABOR, EQUIPMENT, AND MATERIALS REQUIRED TO CONSTRUCT DRIVEWAYS AS SHOWN ON DRAWINGS. PROVIDE ADDITIONAL TRAFFIC BOND TOPPING AS REQUIRED. VERIFY THESE WITH BUILDER PRIOR TO INSTALLATION.~~
~~**4.11 CONCRETE WALKS**~~
~~PROVIDE ALL LABOR, EQUIPMENT, AND MATERIALS REQUIRED TO CONSTRUCT CONCRETE WALKS AS SHOWN ON DRAWINGS. AGGREGATE TO BE LOW CHERT.~~
~~**4.12 HAY & FROST BLANKETS - CONCRETE**~~
~~PROVIDE LABOR AND EQUIPMENT TO INSTALL ADEQUATE HAY, INSULATION BLANKETS AND TENTING WHEN TEMPERATURES HAVE POTENTIAL OF REACHING 40° F OR LESS. HAY FOOTINGS AFTER POURING. REMOVE HAY FROM FOOTINGS BEFORE POURING WALL AND RE-HAY FOOTINGS AFTER POURING WALLS. REMOVE HAY IN BASEMENT AND GARAGE BEFORE POURING SLAB AND RE-HAY SLABS. REMOVE AND DISPOSE OF ALL HAY AFTER SLABS HAVE CURED.~~

5.00 MASONRY
5.05 EXTERIOR STONE VENEER
EXTERIOR MASONRY VENEER
PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT REQUIRED TO CONSTRUCT EXTERIOR MASONRY VENEER AS SHOWN ON DRAWINGS AND SCHEDULES. PROVIDE PERMABARRIER FLASHING OR EQUAL (**NO VINYL**), 1" MORTAR NET AT BRICKLEDGE, AND MORTAR NET WEEP VENTS AT 24" OC AT VENEER BASES, LINTELS, CHIMNEY, BAY WINDOWS, AND AS REQUIRED. PROVIDE TAR PAPER OVER TYVEK BY OTHERS. PROVIDE STEEL LINTELS. NO SALTS TO BE ADDED TO THE MORTAR. ALL EXTERIOR MASONRY TO BE WASHED WITH PROPER MASONRY CLEANERS AND SURROUNDING WOODWORK/WALLS/WINDOWS PROTECTED. MORTAR TO BE TYPE "N" ("S" FOR STRUCTURAL WALLS) FROM THE SAME MANUFACTURER AND LOT.
***PROVIDE PRICE OPTION:** LINE INSIDE OF CONCRETE WINDOW WELLS WITH ADHERED STONE THAT MATCHES EXTERIOR. INSTALL STONE CAP THAT MATCHES EXTERIOR.
5.06 INTERIOR BRICK/STONE VENEER
~~INTERIOR MASONRY VENEER (IF REQUIRED)~~
~~INTERIOR BRICK VENEER ALLOWANCE $_____ PER 1,000~~
~~INTERIOR STONE VENEER ALLOWANCE $_____ PER TON~~
~~PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT REQUIRED TO CONSTRUCT INTERIOR MASONRY VENEER AND HEARTH AS SHOWN ON DRAWINGS AND SCHEDULES. INTERIOR MASONRY VENEER TO BE WASHED WITH PROPER MASONRY CLEANER AND SURROUNDING WOODWORK/WALLS PROTECTED. MORTAR TO BE TYPE "N" ("S" FOR STRUCTURAL WALLS) FROM THE SAME MANUFACTURER AND LOT.~~

MASON TO SUPPLY AND INSTALL ½" MICORE BOARD 300 CEMENT BOARD UNDER ANY OPEN HEARTH FIREPLACE OF STONE OF LESS THICKNESS THAN 3" REGARDLESS OF FLUSH OR RAISED CONDITION IF RESPONSIBLE FOR HEARTH SUPPLY AND INSTALL.

6.00 CARPENTRY
6.01 ROUGH CARPENTRY
PRIOR TO FRAMING, MEET WITH CONSTRUCTION MANAGER TO DISCUSS I-JOIST LAYOUT REGARDING CAN LIGHT AND PLUMBING LOCATIONS.
PROVIDE ALL LABOR AND EQUIPMENT REQUIRED TO CONSTRUCT ROUGH CARPENTRY AS SHOWN ON DRAWINGS AND SCHEDULES INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
ROUGH CARPENTRY GENERAL: ROUGH CARPENTRY CONTRACTOR TO SUPPLY ALL NAILS, SCREWS, AND GLUE. NO STAPLES TO BE USED FOR SECURING THE FLOOR SYSTEM, SIDING SYSTEM, OR ROOF SHEATHING SYSTEM. USE NON-CORROSIVE FASTENERS. MEET WITH CONSTRUCTION MANAGER TO PREVIEW PROJECT PRIOR TO CONSTRUCTION REGARDING FLOOR, WALL, AND ROOF PENETRATION LOCATIONS. ALL SYSTEMS LISTED BELOW - SEE SECTION 7 FOR MORE SPECIFIC INFORMATION ON COMPONENTS.
FLOOR SYSTEMS: INSTALL COMPLETE FLOOR SYSTEMS. INCLUDE BLOCKING PER I-JOIST MANUFACTURER'S RECOMMENDATIONS. FLOOR FRAMING TO ADHERE TO FRAMING PLAN PROVIDED BY LUMBER SUPPLIER. FLOOR SHEATHING MATERIALS TO BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS, INCLUDING PROPER EXPOSURE OF SHEATHING GRADE. ALL SUBFLOORS TO BE GLUED WITH "LUMBER LOCK" AND NAILED TO JOISTS.
WALL SYSTEMS: INSTALL COMPLETE WALL SYSTEMS, FASCIAS, AND SOFFITS AS SHOWN ON DRAWINGS AND SCHEDULES. OTHER TRIM, FRIEZE BOARDS, CORNER BOARDS, WATERTABLES, WINDOW TRIM, ETC. BY SIDING CONTRACTOR. MASONRY ~~AND STUCCO~~ BY OTHERS. INSTALL EXTERIOR WINDOWS INCLUDING DRIP CAP FLASHINGS. WINDOW AND WINDOW FLASHINGS NEED TO BE INSTALLED PER MANUFACTURER RECOMMENDATIONS. PITCH WINDOW SILLS WITH 1/2" BEVELED CEDAR. PLEASE SEE PROJECT MANAGER IF MANUAL IS NEEDED. SHIM ALL WINDOWS AND DOORS TO INSURE PROPER INSTALLATION AND OPERATION. CAULK ALL DOORS, WINDOWS AND SEAMS WITH DUPONT TYVEK TAPE. CARPENTER TO INSTALL PERMABARRIER, GREENGUARD OR EQUAL UNDER EXTERIOR WINDOWS AND DOORS ON SILL AND EXTENDING UP 2" ON SIDES OF SHOULDER STUDS. INCLUDE BLOCKING FOR ELECTRICAL AND BATH FIXTURES, HEAVY ARTWORK, HANDRAILS, FIRE-STOPS, DRYWALL BLOCKING, TRIM MOULDINGS, BEAMS AND OTHER MISCELLANEOUS ITEMS AS REQUIRED. CROWN ALL WALL STUDS TO INTERIOR.
***SEE SHEET B FOR ANY/ALL WALL BRACING HARDWARE INSTALLATION AND NAILING PATTERNS/SPECIFICATION AND LOCATION.
PRE-HUNG DOOR SYSTEMS: INSTALL EXTERIOR DOOR FRAMES AND EXTERIOR PRE-HUNG DOOR SYSTEMS INCLUDING DRIP CAP FLASHINGS AND TEMPORARY CONSTRUCTION DOORS AND LOCKS.
ROOF SYSTEMS: INSTALL COMPLETE ROOF SYSTEMS AS SHOWN ON DRAWINGS. INCLUDE COLLAR TIES, MISCELLANEOUS BRACING, ROOF OVERHANG, FASCIA, OVERHANG SOFFIT VENTS, FRIEZE WITH ASSOCIATED TRIM MOULDINGS AND RAKE MOULDINGS. INSTALL TRUSSLOK SCREWS ON EXTERIOR SIDE. INSTALL EXPOSED SOLID COLLAR TIE BEAMS, FLITCH PLATES AND PROPER CONNECTIONS AS REQUIRED. PREPARE ROOF OPENINGS FOR ROOF VENTS (TO BE INSTALLED BY ROOFER). ~~INSTALL SKYLIGHTS AS SHOWN ON DRAWINGS AND SCHEDULES.~~ CROWN ALL RAFTERS. ~~[INSTALL WEATHERVANE TO CUPOLA BY ATACHING WEATHERVANE SHAFT TO HORIZONTAL 2X4 INSIDE CUPOLA BODY. HOSECLAMP TO BE INSTALLED AROUND SHAFT BELOW 2X4. SEE PROJECT MANAGER.]~~
CEILING SYSTEMS: INSTALL ALL COMPLETE CEILING AND SOFFIT SYSTEMS AS SHOWN ON DRAWINGS. INCLUDE NECESSARY FIRE-BLOCKING AT CEILING SYSTEMS. CROWN ALL CEILING JOISTS.
STAIR SYSTEMS: INSTALL ALL TEMPORARY STAIRS AS REQUIRED AT JOBSITE.
NOTE: INSTALL FINAL STRUCTURE STRINGERS. USE 2X6'S FOR TEMP TREADS.
RAILING SYSTEMS: INSTALL COMPLETE RAILING SYSTEMS AT ALL EXTERIOR CONDITIONS AND TEMPORARY RAILINGS AS REQUIRED.
MISCELLANEOUS: INSTALL ALL MISCELLANEOUS SYSTEMS INCLUDING BUT NOT LIMITED TO THE FOLLOWING: COLUMNS AND CAP FLASHINGS, FRAMING AT STEEL, BRACKETS, CUPOLAS, VENT LOUVERS, SOLID WOOD POSTS, BEAMS WITH CAP FLASHING, SCREEN FRAMES AND JAMBS, AND MISCELLANEOUS STEEL COMPONENTS AS SPECIFIED IN 5.03. INSTALL ALL STAIR RAILS, GUARD RAILS, CATWALKS, ETC. TO SAFEGUARD JOBSITE PER OSHA GUIDELINES. FRAME ALL ACCESS PANELS TO UNCONDITIONED AREAS AS REQUIRED WITH INSULATION STOPS. VERIFY SIZE REQUIREMENTS WITH CONSTRUCTION MANAGER WHERE NECESSARY. INSTALL LIGHT BLOCKS FOR EXTERIOR WALL SCONCES AS SHOWN ON DRAWINGS.
***PROJECT SPECIFIC:** ROUGH CARPENTER TO ROUGH IN GRIL CABINET AT REAR VERANDA.

6.02 FINISH CARPENTRY
PROVIDE ALL LABOR AND EQUIPMENT REQUIRED TO PERFORM FINISH CARPENTRY AS SHOWN ON DRAWINGS AND SCHEDULES INCLUDING, BUT NOT LIMITED TO:
FINISH CARPENTRY GENERAL: FINISH CARPENTRY CONTRACTOR TO SUPPLY ALL GLUE, NAILS AND SPECIALTY FASTENERS. FINISH CARPENTER TO REVIEW SECTION 7.00 AND 21.00 PRIOR TO BIDDING.
~~**FLOOR SYSTEMS:** INSTALL UNDERLAYMENT AS SPECIFIED IN ROOM SCHEDULES.~~
WALL SYSTEMS: INSTALL COMPLETE TRIM PACKAGE, PANEL WALL SYSTEMS, INTERIOR WINDOWS, INTERIOR TRANSOMS AND STORM/SCREEN DOORS. SHIM ALL WINDOWS AND DOORS TO INSURE PROPER INSTALLATION AND OPERATION.
DOOR SCHEDULE: REFER TO DOOR AND HARDWARE SCHEDULE.
PRE-HUNG DOOR SYSTEMS: INSTALL INTERIOR AND EXTERIOR PRE-HUNG DOOR UNITS INCLUDING DOOR HARDWARE. (REFER TO 21.01 AND 21.16 FOR INTERIOR AND EXTERIOR DOOR INFORMATION.)
CEILING SYSTEMS: INSTALL COMPLETE MILLWORK CEILING SYSTEMS AS SHOWN ON PLAN. FINISH CARPENTER TO INSTALL SOLID BEAMS, BOX BEAMS AND ALL OF THE NECESSARY COMPONENTS.
CLOSET SYSTEMS: INSTALL COMPLETE CLOSET SYSTEMS PER PLAN EXCEPT WHERE NOTED BY CLOSET COMPANY.
RAILING SYSTEMS: INSTALL COMPLETE RAILING SYSTEM(S) AT ALL INTERIOR STAIRS, BALCONIES AND OVERLOOKS.
CABINET SYSTEMS: CABINETS AND MANTEL INSTALLED BY CABINET MAKER.
MISCELLANEOUS: INSTALL ACCESS PANELS, BATHROOM ACCESSORIES. (STANDARD TYPE, NON-STANDARD HARDWARE WILL REQUIRE ADDITIONAL LABOR AND WILL BE BILLED VIA WRITTEN CHANGE ORDER.)
~~INSTALL CLOSERS AT ALL SCREEN AND STORM DOORS (SOME DOORS MAY REQUIRE TWO CLOSERS EACH).~~
~~FABRICATE AND INSTALL INTERIOR TRANSOMS AS SHOWN ON DRAWINGS FROM GLASS, SASH, MULL, AND STOP MATERIAL PROVIDED BY MILLSHOP. CARPENTER TO INSTALL 2X4 LAID SIDEWAYS BETWEEN DOORWAY AND TRANSOM ABOVE.~~
6.03 STAIRWAY CARPENTRY
INSTALL COMPLETE STAIR SYSTEMS AS SHOWN AT STAIRS #1 AND #2 ON DRAWINGS AND SCHEDULES.
NOTE: ROUGH STRINGERS TO BE INSTALLED BY ROUGH CARPENTER.
6.04 SIDING SYSTEM MATERIAL & LABOR
PROVIDE MATERIAL REQUIRED FOR INSTALLATION OF SIDING SYSTEM AS SPECIFIED IN SECTION 7.04. PROVIDE GALVANIZED OR OTHER NONCORROSIVE FASTENERS. VERIFY FASTENER TYPE RECOMMENDED BY SIDING MANUFACTURER. SIDING SUBCONTRACTOR TO SUBMIT MATERIAL TAKEOFFS TO GENERAL CONTRACTOR ONE MONTH PRIOR TO START DATE OF INSTALLATION.
SIDING MUST BE INSTALLED PER MANUFACTURER RECOMMENDATIONS. SEE PROJECT MANAGER IF AN INSTALLATION MANUAL IS NEEDED. PROVIDE LABOR AND EQUIPMENT REQUIRED FOR INSTALLATION OF SIDING SYSTEM AS SHOWN ON DRAWINGS AND SCHEDULES.
SIDING CONTRACTOR RESPONSIBLE FOR INSTALLATION OF COVERED PORCH(S) AND/OR VERANDA SOFFITS.
~~**6.05 EXTERIOR DECK CARPENTRY:**~~
~~PROVIDE LABOR TO INSTALL DECKING, RAILINGS, POSTS, STAIRS AND FRAMING FOR EXTERIOR DECKING.~~
~~**6.06 SCREEN PORCH FINISH WORK:**~~
~~PER DRAWINGS, INSTALL SCREEN SASHES AND STOP MOULDINGS AT SCREEN PORCH. SEE SECTION 7.10 FOR CEILING MATERIAL SPECIFICATION.~~
6.99 MISC. CARPENTRY
***PROJECT SPECIFIC:** T&G WOOD CEILING INTERIOR AND EXTERIOR BY FINISH CARPENTER.
***PROJECT SPECIFIC:** ALL SCREEN, SCREEN DOORS, & VERANDA SCREEN INSTALLS BY OTHERS.
***PROVIDE PRICE OPTION:** FINISH CARPENTER TO INSTALL CABINETS AND MANTEL.

7.00 LUMBER
DIVISION 7.00
SUPPLY AND DELIVER LUMBER TO CONSTRUCT BUILDING AS SHOWN ON DRAWINGS, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:
7.01 ROUGH FRAMING LUMBER
LUMBER SUPPLIER TO PROVIDE FRAMING PLAN TO BUILDER PRIOR TO CONSTRUCTION START DESIGNED WITH PROPER JOIST SERIES.
FLOOR SYSTEMS:
TRUS JOIST MACMILLAN OR APPROVED EQUAL- SEE DRAWINGS FOR SIZE.
FLOOR JOISTS: WOOD I-JOISTS
RIM JOISTS: 1-1/4" TIMBERSTRAND LSL
TRANSFER BEAMS: LVL OR AS SHOWN ON DRAWINGS
MAINTAIN CONSISTENT LIVE LOAD DEFLECTION CRITERIA. PROVIDE SYSTEM THAT MEETS OR EXCEEDS 45 RATING AND HAS DEFLECTION OF L/720 OR STRONGER AT ALL AREAS WITH TILE FLOOR FINISH AND UNDER KITCHEN ISLANDS. (L/480 OR STRONGER FOR ALL OTHER AREAS).
SUBFLOOR: ADVANTECH OR EQUAL
WALL SYSTEMS:
2X4 & 2X6 STUDS: SPF, STUD GRADE, KD
2X4 PLATES, CLEATS, PURLINS: STANDARD AND BETTER, SPF, KD
2X6 PLATES, CLEATS: #2 AND BETTER, KD
MUD SILL, LOWER LEVEL WALL BOTTOM PLATE: PRESSURE TREATED, KD (PRESERVATIVE RETENTION LEVEL OF 0.60 POUNDS/CUBIC FOOT WHERE LUMBER IS IN CONTACT WITH SOIL)
STRUCTURAL POSTS: #2 AND BETTER, SYP
2X4, 2X6, 2X8HEADERS: SPF, #2 AND BETTER, KD
2X10 AND 2X12 HEADERS: #2 AND BETTER, FIR-LARCH, KD
HEADERS: LVL OR APPROVED EQUAL PER PLAN.
EXTERIOR SHEATHING: 7/16" OSB SHEATHING OR APPROVED EQUAL
HOUSE WRAP: DUPONT TYVEK DRAINWRAP10'-0" ROLLS OR APPROVED EQUAL AND DUPONT TYVEK BRAND TAPE OR APPROVED EQUAL
***SEE SHEETS B FOR ANY/ALL NECESSARY WALL BRACING HARDWARE TO BE SUPPLIED BY LUMBER YARD.
***SUPPLY #2 9/16" BEVELED CEDAR FOR BELOW WINDOWS
CEILING SYSTEMS:
SOFFITS, DROPPED CEILINGS, BOXING-OUT STEEL BEAMS,
MISCELLANEOUS BLOCKING: SPF, STANDARD AND BETTER, KD
CEILING JOISTS: 2X6S, 2X8S #2 AND BETTER, SPF AND/OR 2X10'S -2X12'S
FIR-LARCH, #2 AND BETTER, KD
7.03 EXTERIOR TRIM:
SUPPLY AND DELIVER AS SHOWN ON DRAWINGS: FASCIA, FRIEZE, CORNER BOARD, WATER TABLE, GARAGE DOOR FRAME JAMB, WINDOW AND DOOR TRIM: JAMES HARDIE
SOFFITS: JAMES HARDIE
COLUMN WRAP: JAMES HARDIE
CEILING AT FRONT VERANDA: 1X6 T&G POPLAR - PAINT GRADE
CEILING AT REAR VERANDA: 1X6 T&G FIR - STAIN GRADE
***PROVIDE PRICE OPTION:** FOR LP SMARTSIDETRIM IN PLACE OF JAMES HARDIE TRIM.
7.04 SIDING/WALL CLADDING:
LAP SIDING: JAMES HARDIE
SHINGLE SIDING: JAMES HARDIE
PROJECT SPECIFIC: PROVIDE PVC BRACKETS AT DECORATIVE GABLES - SEE ELEVATIONS. PROVIDE LOUVERED GABLE VENTS AT REAR VERANDA.
***PROVIDE PRICE OPTION:** FOR LP SMARTSIDE IN PLACE OF JAMES HARDIE.
~~**7.05 EXTERIOR DECKING SYSTEMS**~~
~~FASTENERS: CONCEALED WHERE POSSIBLE.~~
~~DECK JOISTS, LEDGER(S), SUBSKIRT(S), SLEEPER(S): PRESSURE TREATED~~
~~POST(S), POST BRACKET(S): PRESSURE TREATED~~
~~DECKING: SYNTHETIC~~
~~NEWEL POSTS: CABLE RAILING SYSTEM~~
~~BALUSTERS: CABLE RAILING SYSTEM~~
~~RAILING: CABLE RAILING SYSTEM~~
7.06 JOB BUILT STAIR SYSTEMS:
STRINGER(S): LSL - TO BE INSTALLED IN THE ROUGH
~~TREADS: TEMPORARY~~
~~RISERS: NONE~~
7.07 VENTS & ACCESSORIES: PROVIDE SHIM SHINGLES FOR DOORS AND WINDOWS, JOIST HANGERS, BEAM HANGERS, STRAPS, H-CLIPS, SILL SEALER (1/4" STYROFOAM), SOFFIT VENTS, BLOCKING FOR APPLIED TRIM, CEILING FANS, PENDANT FIXTURES, FIRE STOPPING AND DRYWALL NAILERS, PROVIDE PREFINISHED GROUNDBREAK BELOW WATER TABLE & COIL STOCK FOR FLASHING.
7.08 ROOF TRUSSES:
DESIGNED PER STATE CODE REQUIREMENTS. SUPPLY SHOP DRAWINGS AND STAMPED ENGINEERING CALCULATIONS AS REQUIRED FOR STATE APPROVAL. BUILDER TO REVIEW PRIOR TO ORDER BEING PLACED.
ROOF OVERFRAMED AREAS: #2 AND BETTER SPF - VERIFY WITH DRAWINGS.
~~3/4" CDX [BC] PLYWOOD AT RUBBER ROOF AREAS.~~

7.09 STICK BUILT ROOF SYSTEMS:
ROOF RAFTERS: RED DOUGLAS FIR, #2 AND BETTER, KD.
ROOF OVERFRAMED AREAS: #2 AND BETTER SPF VERIFY WITH DRAWINGS.
COLLAR TIES: 2X6'S #2 AND BETTER, SPF AND/OR 2X8'S -2X10'S -2X12'S
FIR-LARCH, #2 AND BETTER, KD
ROOF

11.00 ELECTRICAL
11.01 ROUGH & FINISH ELECTRICAL SYSTEMS
ACQUIRE NECESSARY PERMITS, TESTS, LICENSES, AND INSPECTIONS AND INCLUDE IN BID ALL ASSOCIATED FEES RELATING TO ELECTRICAL ACTIVITIES.
ROUGH ELECTRICAL
PROVIDE ALL LABOR AND MATERIALS AND EQUIPMENT REQUIRED FOR ALL ROUGH ELECTRICAL WORK AS SHOWN ON DRAWINGS AND SCHEDULES ON A DESIGN/BUILD BASIS. PROVIDE TWO (2) ENERGIZED POWER RECEPTACLES ON SECOND FLOOR, TWO (2) ON FIRST FLOOR AND ONE (1) IN BASEMENT FOR USE BY OTHER TRADES DURING CONSTRUCTION. PROVIDE ONE (1) SEPARATE TEMPORARY RECEPTACLE FOR EACH SUMP PUMP DURING CONSTRUCTION. PROVIDE & INSTALL WIRES FROM GARAGE DOOR SENSORS TO OVERHEAD UNIT AND OPENER LOCATION TO BE LOW VOLTAGE. PROVIDE & INSTALL ONE (1) 2" PVC CONTINUOUS CONDUIT FROM EACH BASEMENT TO EACH ATTIC. MARK AS "ELECTRICAL CHASE" AT EACH BASEMENT AND EACH ATTIC. VERIFY LOCATION WITH CONSTRUCTION MANAGER. PROVIDE FOUR-PAIR CAT5E COMMUNICATION CABLING FOR PHONE JACKS AND HOME RUN TO INTERFACE. PROVIDE & INSTALL SMOKE AND/OR CARBON MONOXIDE DETECTORS AS REQUIRED AT EACH SLEEPING FLOOR AND BEDROOM TO BE HARD-WIRED. COORDINATE LOCATION OF ALL LOWER LEVEL RECESSED AND CEILING LIGHTS WITH HVAC INSTALLATION. RECEPTACLE SWITCH BOXES TO BE 22.5 CU. INCH. FLOOR OUTLETS TO BE HUBBELL RF515BR. FLOOR OUTLETS IN CONCRETE SLAB TO BE CARLON E971EB/E97AB2. OUTDOOR RECEPTACLES TO BE ARLINGTON INBOX RECESSED WEATHERPROOF IN USE RECEPTACLES. WHITE PAINTABLE PLATE.
PROVIDE ROUGH ELECTRICAL NEEDED FOR PLUMBING FIXTURES AND APPLIANCES PER PLUMBING AND APPLIANCE SCHEDULES.
PROJECT SPECIFIC - ENERGY STAR PROGRAM: AT ALL BOXES LOCATED ON EXTERIOR WALLS, PROVIDE AND INSTALL SEALED GASKETED NU-TEK BOXES. CAULK WIRE PENETRATION THROUGH REAR OF BOX. CAULK EDGE OF ALL SEALED RECESSED CAN FLANGES AND SURROUNDING DRYWALL.
FINISH ELECTRICAL
PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT FOR INSTALLATION OF COMPLETE FINISH ELECTRICAL SYSTEM, ON A DESIGN/BUILD BASIS AS SHOWN ON DRAWINGS AND SCHEDULES. DECORATIVE LIGHT FIXTURES TO BE SUPPLIED BY OTHERS AND INSTALLED BY ELECTRICIAN. INSTALL FINISH ELECTRICAL FOR ALL PLUMBING FIXTURES, APPLIANCES AND BLOWERS PER SCHEDULES. SUPPLY & INSTALL DOORBELL BUTTONS (BALDWIN 4053). SUPPLY & INSTALL ONE (1) RECESSED DOORBELL CHIME (NUTONE LA14). SUPPLY AND INSTALL ALL ELECTRICAL SWITCHING AND POWER DEVICES TO BE STANDARD DECORA (PADDLE-STYLE) WHITE AS SHOWN ON ELECTRICAL PLANS INCLUDING LOW VOLTAGE INDUCTIVE DIMMERS AND TELEPHONE JACKS (IF REQUIRED). LOCATE LOW VOLTAGE LINES A MINIMUM OF 18" FROM NORMAL VOLTAGE LINES. SUPPLY & INSTALL SURGE ARRESTOR TO ALL 120V AND 220 V LOADS OR APPROVED EQUAL. INCLUDE SMOKE DETECTORS.
RECESSED AND STANDARD FIXTURES
PROVIDE STANDARD FIXTURES AS SHOWN ON DRAWINGS AND SCHEDULES.
11.02 ELECTRICAL SERVICE
PROVIDE UNDERGROUND ELECTRICAL SERVICE CONSISTING OF METER PEDESTAL, SIEMENS OR EQUAL 200 AMP (OR AS REQUIRED) BREAKER PANEL AND ASSOCIATED PIPE AND BREAKERS. ADD ADDITIONAL SUBPANEL FOR ALL HOMES WITH 250 OR MORE OPENINGS. IF GREATER AMPERAGE IS REQUIRED OR RECOMMENDED, NOTIFY LAKESIDE DEVELOPMENT. ELECTRICAL CONTRACTOR IS TO NOTE SIZE OF SERVICE PROVIDED ON THE BID.
11.03 AUDIO/VIDEO (IF REQUIRED) BY OWNER (NOT PART OF BUILDING CONTRACT)
PHONE, TV AND DATA BY ELECTRICIAN. (VERIFY IF NEEDED).
~~PROVIDE LABOR, EQUIPMENT AND MATERIAL TO INSTALL COMPLETE AUDIO AND VIDEO SYSTEMS ON A DESIGN/BUILD BASIS. INCLUDE INSTALLATION OF AUDIO AND VIDEO SYSTEMS. USE FOUR-PAIR CAT5E CABLE, AND HOME RUN TO INTERFACE.~~
11.04 EXTERIOR DECORATIVE FIXTURES
PROVIDE EXTERIOR DECORATIVE FIXTURES AS SHOWN ON DRAWINGS AND SCHEDULES.
11.05 INTERIOR DECORATIVE FIXTURES ALLOWANCE
PROVIDE INTERIOR DECORATIVE FIXTURES AS SHOWN ON DRAWINGS AND SCHEDULES. DECORATIVE LIGHT SUPPLIER TO PROVIDE ALL NECESSARY SWITCHING DEVICES FOR CEILING FANS. DEVICES TO MATCH SWITCH AND POWER SELECTION AS SPECIFIED IN 11.04 FINISH ELECTRICAL.
11.06 LANDSCAPE LIGHTING BY ELECTRICIAN
PROVIDE AND INSTALL LANDSCAPE OUTLETS IN BASEMENT.
PROJECT SPECIFIC: VERIFY LANDSCAPE LIGHTING NEEDS / SUBDIVISION REQUIREMENTS. PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT TO INSTALL NECESSARY FIXTURES.
11.99 MISC. ELECTRICAL
PROJECT SPECIFIC: PROVIDE POWER FOR ELECTRIC IN-FLOOR HEAT IN MASTER BATH - HEAT CABLE SYSTEM PROVIDED AND INSTALLED BY TILE CONTRACTOR. FINAL HOOKUP BY ELECTRICIAN.
PROJECT SPECIFIC: PROVIDE & INSTALL NECESSARY POWER SUPPLY AND CONNECTION RETRACTABLE SCREENS SHOWN ON DRAWINGS
PROJECT SPECIFIC: SUPPLY & INSTALL WHOLE HOUSE SURGE PROTECTOR.
PROJECT SPECIFIC: PROVIDE & INSTALL NECESSARY POWER SUPPLY AND CONNECTIONS TO CAMERAS LOCATED ON EXTERIOR. SEE DRAWINGS FOR PRELIMINARY LOCATIONS. VERIFY FINAL LOCATIONS WITH PROJECT MANAGER AND OWNER.
PROJECT SPECIFIC: SUPPLY AND INSTALL DOORBELL TO BE SMART DOORBELL SIMILAR TO RING CAMERA SYSTEM. VERIFY FINAL PRODUCT WITH PROJECT MANAGER.
PROJECT SPECIFIC: PROVIDE & INSTALL OUTLET FOR FUTURE ELECTRIC CAR CHARGER.
***PROVIDE PRICE OPTION:** INCLUDE PROVIDING AND INSTALLING APPROPRIATELY SIZED WHOLE HOUSE GENERATOR.
***PROVIDE PRICE OPTION:** PROVIDE & INSTALL NECESSARY POWER SUPPLY AND CONNECTION TO GAS HUNG HEATER IN GARAGE.
***PROVIDE PRICE OPTION:** PROVIDE & INSTALL (2) ELEC HEATERS @ BACK VERANDA.

12.00 HVAC & SHEETMETAL
12.01 ROUGH & FINISH HVAC SYSTEMS
ACQUIRE NECESSARY PERMITS, TESTS, LICENSES AND INSPECTIONS, AND INCLUDE IN BID ALL ASSOCIATED FEES RELATING TO HVAC ACTIVITIES.
ROUGH HVAC
PROVIDE ALL LABOR, EQUIPMENT AND MATERIALS REQUIRED FOR COMPLETE ROUGH HEATING SYSTEM (ON A DESIGN/ BUILD BASIS). INSTALL NECESSARY THERMAL BREAKS AT DUCTING NEAR BUILDING ENVELOPE. INCLUDE FRESH AIR FURNACE INTAKE FROM EXTERIOR.
WARM AIR SUPPLIES AS REQUIRED AND COLD AIR RETURNS (THERMOPAN) AS REQUIRED. INCLUDE SOLID VENTING AT DRYER, ALL BATHROOMS, ALL POWDER ROOMS, COOKTOPS AND VENT HOODS WITH A MAXIMUM FLEXIBLE CONNECTION OF 18". SIZE APPROPRIATELY FOR HOOD BLOWERS PER SELECTIONS MADE ON APPLIANCE SCHEDULE. INSTALL IN-LINE DAMPERS AS REQUIRED. VERIFY DUCT SIZE AND CONFIGURATION WITH SCHEDULES, DRAWINGS AND CONSTRUCTION MANAGER. SUPPLY DUCT TO BE RIGID EXCEPT AS NOTED. ALL SEAMS AND JOINTS TO BE SEALED PER COMM 22.18. INSULATION TO BE EXTERNAL DUCT WRAP AND/OR FLEX DUCT R-6. CEILING REGISTER BOOTS TO BE SEALED AT DRYWALL PENETRATIONS IN FINISH. NO REGISTERS IN SLOPED CEILINGS. ALL SUPPLY REGISTERS TO BE NEAR OR AT FLOOR. PROVIDE AND INSTALL THERMOSTAT WIRING AT ALL REQUIRED LOCATIONS
PROVIDE ALL REQUIRED METAL SAFETY STRIP FLASHING TO MEET CODE AT ALL PREFABRICATED METAL FIREPLACES AND TIN SHINGLES.
PROVIDE AND INSTALL (6) SIX WIRES TO ALL THERMOSTATS.
HVAC CONTRACTOR TO SUPPLY METAL "L" FLASHING FOR INSERT FIREPLACE UNIT(S), ROUGH CARPENTER TO INSTALL.
SEAL ALL RETURN AIR SYSTEMS WITH CAULK.
FINISH HVAC
PROVIDE ALL LABOR, EQUIPMENT AND MATERIALS REQUIRED FOR COMPLETE FINISH HEATING SYSTEM (ON A DESIGN/BUILD BASIS).
HEATING CONTRACTOR TO PROVIDE NECESSARY CALCULATIONS TO OBTAIN REQUIRED PERMITS. FURNACES, DUCTWORK AND AC UNITS TO BE PROPERLY SIZED FOR QUIET OPERATION. HVAC PERMIT FEES TO BE PAID BY HEATING CONTRACTOR.
***HVAC CONTRACTOR TO TEST ALL BATH FANS AFTER INSTALL FOR PROPER PERFORMANCE.
HEATING SYSTEM: CARRIER OR EQUAL 2 STAGE VARIABLE SPEED HIGH-EFFICIENCY FURNACES, PROPERLY SIZED BY HEATING CONTRACTOR. IF REQUIRED, HANG FURNACE PRIOR TO BASEMENT SLAB INSTALLATION INCLUDING HEAT SHIELD TO AVOID EXCESSIVE DRYING OF FLOOR SYSTEM. LOCATE COLD AIR RETURNS AT MAXIMUM RECOMMENDED HEIGHT TO ENSURE PROPER AIR FLOW AT ROOMS WHICH HAVE VAULTED CEILINGS.
COOLING SYSTEM: CARRIER OR EQUAL AIR CONDITIONING UNITS 16.0 SEER OR BETTER. HANG A/C ON FOUNDATION WALL WITH BRACKETS.
CONTROLS: HONEYWELL T-6 WIFI CAPABLE THERMOSTAT[S] OR EQUAL.
ZONE WITH ZONE FIRST DUCT DAMPER SYSTEM[S] OR EQUAL.
ZONE 1 - 1ST FLOOR
ZONE 2 - MASTER SUITE
ZONE 3 - 2ND FLOOR
ZONE 4 - LEAVE ROOM IN PLENUM FOR FUTURE L.L. FINISH
AIR QUALITY COMPONENTRY: APRILAIRE 1410 FILTER TYPE MEDIA AIR FILTERS
PREFINISHED WHITE COLD AIR RETURNS AND WARM AIR REGISTERS THROUGHOUT BUILDING.
***PROVIDE PRICE OPTION:** FOR INSTALLATION OF HONEYWELL T-10 WIFI CAPABLE THERMOSTATS.
12.03 HUMIDIFIERS/DEHUMIDIFIERS
***PROVIDE PRICE OPTION:** FOR INSTALLATION OF APRILAIRE HUMIDIFIER
12.99 MISC. HVAC
***PROVIDE PRICE OPTION:** TO INSTALL MAKE UP AIR FOR KITCHEN HOOD. SEE 12.07.
***PROVIDE PRICE OPTION:** TO INSTALL GAS HUNG HEATER IN GARAGE. GAS SUPPLY BY OTHERS.
PROJECT SPECIFIC: APPLIANCE SUPPLIER TO INSTALL KITCHEN HOOD.

13.00 TEMPORARY UTILITIES (BY OWNER)
PROVIDE ELECTRICAL SERVICE DURING CONSTRUCTION.
PROVIDE GAS SERVICE DURING CONSTRUCTION.
13.99 MISC. TEMP. UTILITIES

~~**14.00 VACUUM (IF REQUIRED)**~~
~~**14.01 ROUGH & FINISH VACUUM SYSTEM**~~

~~***PROVIDE PRICE OPTION:** FOR INSTALLATION OF VACUUM SYSTEM. PROVIDE LABOR AND MATERIALS REQUIRED FOR COMPLETE ROUGH VACUUM SYSTEM ON A DESIGN/BUILD BASIS. PROVIDE ADEQUATE OUTLETS PER MANUFACTURERS REQUIREMENTS [AND WITHIN 2'-0" OF POWER SOURCE (I.E. DUPLEX OUTLET)][WITH DIRECT CONNECT POWER AT VACUUM OUTLET (POWER BY ELECTRICIAN)].~~
~~PROVIDE LABOR AND MATERIAL REQUIRED FOR FINISH VACUUM SYSTEM INCLUDING ONE (1) POWER UNIT, OUTLETS AND TWO (2) HOSE KITS FOR THE HOUSE AND ONE (1) FOR THE GARAGE.~~
~~**14.99 MISC. VACUUM SYSTEMS**~~

15.00 SECURITY SYSTEM (BY OWNER)
~~**15.01 ROUGH & FINISH SECURITY SYSTEM ALLOWANCE $_____**~~
~~PROVIDE LABOR, MATERIALS AND EQUIPMENT REQUIRED TO PREWIRE SECURITY SYSTEM ON A DESIGN/BUILD BASIS. INCLUDE RELAY TO CONNECT TOPREWIRE OF DOOR DETECTORS BY ROUGH ELECTRICAL. PROVIDE LABOR, MATERIALS AND EQUIPMENT REQUIRED TO INSTALL FINISH SECURITY SYSTEM. INCLUDE SMOKE DETECTORS.~~
~~**15.99 MISC. SECURITY SYSTEMS**~~

16.00 ROOFING
16.01 ROOFING LABOR & MATERIAL
PROVIDE MATERIALS REQUIRED FOR COMPLETE ROOFING SYSTEM AS SHOWN ON DRAWINGS.
SHINGLES: CERTAINTEED LANDMARK PRO
CAP SHINGLE (HIP & RIDGE): CERTAINTEED SHADOW RIDGE
VENTS: BAFFLED RIDGE VENT
UNDERLAYMENT: SYNTHETIC FELT
ICE / WATER: GRANULATED ICE & WATER
FASTENERS: GALVANIZED ROOFING NAILS
ROOF FLASHING: HEAVY GAUGE ALUMINUM TO MATCH ROOFING. INCLUDING W-VALLEY FLASHING EXTENDED DOWN 2", GUTTER APRON, TIN SHINGLES, DORMER FLASHING, GUTTER DRIP AND KICK-OUT FLASHINGS.
ALL ROOF FLASHINGS TO BE PREFINISHED ENAMELED STEEL-COLOR TBD BY BUILDER
STANDING SEAM METAL ROOF AS PER PLAN.
ROOFING LABOR
PROVIDE LABOR AND EQUIPMENT REQUIRED TO INSTALL COMPLETE ROOFING SYSTEMS AS DESCRIBED IN 16.01 AND AS SHOWN ON DRAWINGS. PROVIDE AND INSTALL TIN SHINGLES. INSTALL ALL ROOF WINDOW FLASHINGS AND PLUMBING VENT BOOT(S) (TO BE PROVIDED BY OTHERS). SHINGLES TO BE INSTALLED WITH 5-1/2" EXPOSURE TO WEATHER AND SHAKES TO BE INSTALLED WITH 10" EXPOSURE TO WEATHER. INSTALL ICE & WATER SHIELD ON ENTIRE CHIMNEY SHAFTS, 36" BELOW VALLEYS (18" UP ON EITHER SIDE), 12" ON TOP OF VALLEY ON EITHER SIDE. 18" IN BOTH DIRECTIONS AT A PLANE CHANGE (INCLUDING HIPS), 18" WHERE ROOFS MEET WALLS (9" UP WALL AND 9" ON ROOF), 12" ABOVE WARM SIDE OF EXTERIOR WALLS, OVER ENTIRE ROOFS OF LESS THAN 4/12 AND OTHER SPECIAL CONDITIONS DEEMED NECESSARY BY ROOFING CONTRACTOR OR AS NOTED ON DRAWINGS. ROOF WINDOWS TO BE WRAPPED ON ALL SIDES TO AT LEAST THE WIDTH OF THE FLASHING AND UP THE SIDES WITH ICE AND WATERSHIELD. SUPPLY AND INSTALL TIN TAP OVER TIN SHINGLES AND WALL FLASHING.
16.02 METAL ROOF
PROVIDE LABOR, MATERIALS, AND EQUIPMENT REQUIRED TO INSTALL METAL ROOFS AS SHOWN ON DRAWINGS.
TO BE FIRESTONE UNA-CLAD STANDING SEAMS
24 GAUGE
SEALER AT ALL SEAMS
HIGH TEMP ICE & WATER SHIELD
16.03 GUTTERS AND DOWNSPOUTS
PROVIDE LABOR, MATERIALS AND EQUIPMENT REQUIRED TO INSTALL THE FOLLOWING AS SHOWN ON DRAWINGS.
GUTTERS TO BE "K" TYPE, .032 SEAMLESS ALUMINUM, PREFINISHED "WHITE".
DOWNSPOUTS TO BE 4" PREFINISHED ALUMINUM "WHITE".
SEE ROOF PLAN, CALCULATE PROPER GUTTER AND DOWNSPOUT SIZING, AND VERIFY DOWNSPOUT LOCATIONS WITH CONSTRUCTION MANAGER.
PROPER PITCH OF GUTTERS TO BE DETERMINED BY CONTRACTOR.
DIRECTION OF PITCH TO BE VERIFIED WITH CONSTRUCTION MANAGER
16.99 MISC. ROOFING

17.00 INSULATION
PROVIDE LABOR, MATERIALS AND EQUIPMENT REQUIRED TO INSTALL COMPLETE INSULATING SYSTEM ON A DESIGN/BUILD BASIS AS SHOWN ON DRAWINGS.
17.01 INSULATION - WALL
R-21 HIGH-DENSITY FIBERGLASS BATT INSULATION IN 2X6 EXTERIOR WALLS INCLUDING FRAME WALLS AT EXPOSED BASEMENT, R-13 FIBERGLASS BATT INSULATION IN 2X4 EXTERIOR WALLS AND USE R-19 BATTS AT 2X4 STUD WALLS WHERE DEPTH ALLOWS. INSTALL 4 MIL VAPOR BARRIER WITH MINIMUM 12" OVERLAP AT ALL EXTERIOR WALLS AND CEILINGS (EXCEPT BASEMENT).
INSTALL R-38 FIBERGLASS BATT INSULATION AT GARAGE CEILING COMMON TO HEATED AREAS ONLY.
INSTALL R-13 SOUND BATT INSULATION AT ALL BATHROOM, BEDROOM, MECHANICAL, AND LAUNDRY WALLS COMMON TO OTHER ROOMS OR HALLWAYS.
INSTALL R-13 SOUND BATT INSULATION AT ALL SUPPLY AND WASTE PIPE WALL CAVITIES.
INSTALL CLOSED OR OPEN CELL FOAM INSULATION AT BOX SILLS, JOIST ENDS, BEHIND ALL ELECTRICAL BOXES ON EXTERIOR WALLS, AND AT ALL SILL PLATE PENETRATIONS.
17.02 INSULATION - CEILINGS/ATTIC
INSTALL R-50 LOOSE FILL CELLULOSE AT CEILINGS WHERE POSSIBLE.
INSTALL R-38 FIBERGLASS BATT INSULATION AT CEILINGS WHERE R-50 LOOSE FILL IS NOT POSSIBLE. USE R-38 STUDIO BATTS (WHERE POSSIBLE MAINTAINING 1" AIR SPACING) AT VAULTED CEILINGS. ALL SLOPED CEILINGS TO RECEIVE MAXIMUM AMOUNT OF INSULATION WHILE MAINTAINING 1" AIR PASSAGE. PROVIDE AIR BAFFLES AS REQUIRED. SEE DRAWINGS FOR DEPTH OF CEILINGS AND RAFTERS. PRIOR TO INSULATING ATTICS, CAULK AROUND JOINTS BETWEEN ALL ELECTRICAL, PLUMBING, AND HVAC PENETRATIONS AND DRYWALL IN ALL ATTICS. CAULK TOP AND BOTTOM PLATES AT EXTERIOR WALLS.
17.03 FOAM SKIRT
INSTALL CLOSED CELL FOAM INSULATION AT ALL SKIRTS. QUICK SHIELD 118 SHOULD NOT BE USED.
17.99 MISC. INSULATION
PROJECT SPECIFIC: INSULATE GARAGE COMPLETE WITH FIBERGLASS BAT.
PROJECT SPECIFIC: BLOWN-IN BATT INSULATION AT ALL EXTERIOR WALLS, AT FRAMED WALLS AT OUTSIDE OF CONCRETE WALLS AT LOWER LEVEL. GARAGE WALLS TO BE FIBERGLASS BATTS.
***PROVIDE PRICE OPTION:** 2" RIGID INSULATION UNDER BASEMENT SLAB.
***PROVIDE PRICE OPTION:** 2" RIGID INSULATION UNDER GARAGE SLAB.

18.00 DRYWALL/PLASTER
18.01 DRYWALL
PROVIDE LABOR, MATERIALS AND EQUIPMENT REQUIRED FOR COMPLETE DRYWALL SYSTEM AS SHOWN ON DRAWINGS AND SCHEDULES.
DRYWALL PRODUCTS: ONE-HALF INCH (1/2") DRYWALL AT ALL 16" O.C. FRAMING UNLESS INDICATED OTHERWISE; FIVE-EIGHTHS INCH (5/8") TYPE "X" DRYWALL ON GARAGE WALL COMMON TO HOUSE AND ENTIRE GARAGE CEILING; FIVE-EIGHTHS INCH (5/8") DRYWALL ON 24" O.C. FRAMING; GREEN BOARD AT UNTILED WALLS AT MODULAR TUB AND/OR SHOWER UNITS.
***SEE SHEET B FOR ANY/ALL NECESSARY SCREW SPECIFICATION/PATTERN FOR WALL BRACING PANELS.
MISCELLANEOUS: PROVIDE ALL FINISH WORK INCLUDING CORNER BEAD, TAPE AND DRYWALL COMPOUND. ALL WALLS AND CEILINGS WHICH DO NOT RECEIVE WALLPAPER TO RECEIVE TEXTURE COAT & ONE (1) COAT HIGH BUILD PRIMER PAINT BY SPRAY. AREAS TO RECEIVE WALLPAPER ARE TO BE PRIMED BY WALLPAPER CONTRACTOR. DUE TO THE NORMAL DRYING AND SETTLING PROCESS, STRESS CRACKS WILL APPEAR OVER TIME. THE DRYWALL CONTRACTOR WILL RETURN, AT HIS EXPENSE, ONCE AFTER ONE (1) YEAR FROM HOUSE COMPLETION TO MAKE REPAIRS (WITHIN INDUSTRY STANDARDS). DRYWALL CONTRACTOR TO PROTECT FINISHED SURFACES, I.E. WINDOWS, DOORS, GARAGE SLABS, BASEMENT SLABS. SMOOTH WALL TEXTURE FROM PAINT/TEXTURE OVERSPRAY.
DRYWALL CONTRACTOR RESPONSIBLE FOR REMOVAL OF DRYWALL SCRAP AND DEBRIS FROM BUILDING SITE. DRYWALL CONTRACTOR TO REPAIR DRYWALL DEFECTS AFTER FINISH CARPENTRY AT DRYWALL CONTRACTOR'S EXPENSE.
PROJECT SPECIFIC: DRYWALL GARAGE COMPLETE.

19.00 PAINT AND STAIN
19.01 EXTERIOR PAINTING
SEE EXTERIOR FINISH SCHEDULE. TOUCH UP EXTERIOR AS NEEDED.
19.02 INTERIOR TRIM/ENAMELING/STAINING/LACQUERING:
PRE-WRAP: PAINTER TO PROVIDE LABOR AND EQUIPMENT REQUIRED TO PREPARE PROJECT FOR PAINTING (AFTER FINISH CARPENTRY IS SUBSTANTIALLY COMPLETE). COVER FINISHED FLOORING (TILE, WOOD, OR VINYL) AND COUNTERTOPS. REMOVE AND STORE KITCHEN ACCESSORIES (RECYCLING CENTER, DIVIDERS, LAZY SUSANS). PROTECT PLUMBING FIXTURES. REMOVE, LABEL AND PROTECT SHELVING, SHELF SUPPORTS AND CLOSET POLES. REMOVE, LABEL AND PROTECT WINDOW, DOORS, DOOR HARDWARE, CABINET DOORS, DRAWERS, HINGES AND LATCHES. INTERIOR PAINT CONTRACTOR TO REMOVE ALL MASKING TAPE AND ADHESIVE PRODUCTS, REINSTALL ALL COMPONENTS LISTED ABOVE AND RETURN PROJECT ENVIRONMENT TO INITIAL STATUS.
PROVIDE LABOR, MATERIALS AND EQUIPMENT FOR INTERIOR PAINTING AS INDICATED ON PAINT SCHEDULE, WINDOW SCHEDULE AND ROOM FINISH SCHEDULES INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:
SURFACE PREPARATION: NAIL HOLES IN ALL WINDOWS, WINDOW FRAMES AND DOORS. SAND SMOOTH ALL DOORS AND DOOR FRAMES. WINDOWS ARE FACTORY-PRIMED, NO SEALER REQUIRED BY PAINTING CONTRACTOR.
PAINTING:
PROJECT SPECIFIC: CABINETS & MANTEL ARE INSTALLED PREFINISHED.
PERFORMANCE /WARRANTY: THE PAINTING CONTRACTOR WILL RETURN, AT HIS EXPENSE, ONCE AFTER THE BUYER MOVES IN AND ONCE AFTER ONE (1) YEAR TO MAKE REPAIRS (WITHIN INDUSTRY STANDARDS).
19.03 INTERIOR WALLS
SEE INTERIOR FINISH SCHEDULE.
19.04 INTERIOR CEILINGS
SEE INTERIOR FINISH SCHEDULE.
.

20.00 WEATHERSTRIPPING
20.01 CAULKING & WEATHERSTRIPPING SYSTEMS
PROVIDE LABOR, MATERIALS AND EQUIPMENT REQUIRED FOR ALL CAULKING. VULKEM POLYURETHANE BASE CAULK TO BE APPLIED AT ALL MASONRY/WOOD JOINTS AND ALL WOOD PLANE CHANGES. BACKER ROD AND SEALANT TO BE APPLIED AT HEAD, JAMBS AND SILL OF ALL WINDOWS AS REQUIRED.

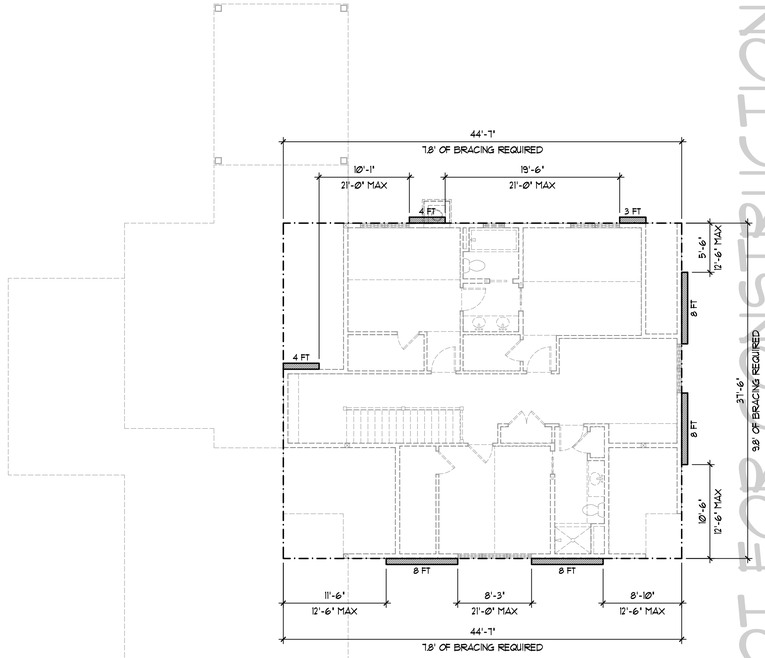
21.00 MILLWORK
21.01 EXTERIOR DOORS
PROVIDE ALL EXTERIOR DOOR ASSEMBLIES AS SHOWN ON DRAWINGS AND DOOR SCHEDULE, NOT INCLUDING DOORS PROVIDED BY WINDOW MANUFACTURER. EXTERIOR DOOR SUPPLIER IS TO PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO ORDER. INCLUDE A TEMPORARY CONSTRUCTION DOOR AT FRONT ENTRY AND GARAGE ENTRY DOOR. COORDINATE FINISHED DOOR DELIVERY WITH THE CONSTRUCTION MANAGER INSTALL HINGES PRIOR TO DELIVERY FOR ALL PRE-HUNG DOOR ASSEMBLIES. REFER TO SECTION 25 FOR ALL HARDWARE SPECIFICATIONS.
~~**21.02 SCREEN/STORM DOORS**~~
~~PROVIDE STORM/SCREEN DOORS AS SHOWN ON PLANS AND DOOR SCHEDULE.~~
21.03 EXTERIOR TRIM & COLUMNS
SUPPLIED BY LUMBER YARD
21.04 DECORATIVE ITEMS
PROVIDE MATERIALS AND EQUIPMENT TO SUPPLY MISCELLANEOUS ITEMS NOT LISTED ABOVE AS SHOWN ON DRAWINGS AND MILLWORK SCHEDULE.
CLOSET SHELVING: ALL CLOSET SYSTEMS TO BE PROVIDED BY MILLSHOP. EXCEPT WHERE NOTED BY CLOSET COMPANY, ALL CLOSET SHELVING TO BE 3/4" WHITE MELAMINE WITH SHELF SUPPORTS AS REQUIRED WITH CHROME CLOSET POLES AND CHROME ROSETTES. SUPPLY MINIMUM 4" HIGH WOOD CLEAT TO RECEIVE CHROME ROSETTES. ALL SHELVING SUPPORTS TO BE EUROPEAN-STYLE, ALSO REFERRED TO AS "PEG HOLE", EXCEPT AS NOTED ON PLANS. PROVIDE ALL WOOD CLEATS AT FIXED SHELVES.
PROJECT SPECIFIC: INCLUDE STANDARDS & CLIPS & SHOWCASE BRACKETS AS SHOWN ON PLANS.
~~**DECORATIVE WINDOWS/INTERIOR TRANSOMS/GLASS/VENTS**~~
~~SUPPLY AND DELIVER FRAME, STOP, JAMB, AND MUNTIN MATERIAL FOR INTERIOR TRANSOMS. INCLUDE GLASS FOR INTERIOR TRANSOMS.~~
21.06 CABINETRY
PROVIDE LABOR, MATERIALS AND EQUIPMENT TO SUPPLY & INSTALL ALL PREFINISHED CABINETRY & MANTEL AS SHOWN ON DRAWINGS AND SCHEDULES.
CABINET SUPPLIER IS TO PROVIDE SHOP DRAWINGS AND A SAMPLE OF EACH DOOR STYLE AND FINISH BEING SUPPLIED FOR APPROVAL PRIOR TO ORDER.
CABINET FRAMES: CABINET CONSTRUCTION CONSISTS OF NO BACKS UNLESS VISIBLE OR STATED OTHERWISE ON DRAWINGS. PROVIDE EXCESS MATERIAL ON CABINET FRAME FOR SCRIBING PURPOSES. VERIFY INTERIOR FINISHES WITH CABINET SCHEDULE . . .IF NOT SPECIFIED . . . ASSUME ALL PAINT-GRADE CABINET INTERIORS AND SHELVING TO BE MAPLE MELAMINE EXCEPT AT EXPOSED CABINET INTERIORS TO BE PAINTED WOOD AS WELL. ALL STAIN-GRADE CABINET INTERIORS TO HAVE MAPLE MELAMINE EXCEPT AT EXPOSED CABINET INTERIORS TO HAVE MATCHING STAIN-GRADE WOOD. CHECK ELECTRICAL PLANS AND EXTEND BOTTOM RAILS OF UPPER CABINETS TO PROVIDE A MINIMUM OF 2" CLEARANCE BELOW FINISHED CABINET BOTTOM FOR UNDER CABINET LIGHTING. EXPOSED ENDS OF CABINETS TO BE FINISH GRADE. ALL TRIM AND MOULDINGS TO BE ATTACHED TO CABINETRY AS SHOWN ON DRAWINGS EXCEPT CROWN, PROFILED LIGHT VALANCE AND BASE AT AREAS WITHOUT TOE-KICK. REFER TO APPLIANCE AND PLUMBING FIXTURE SCHEDULES FOR SPECIFIC SIZES AND DETAILS.
CABINET DOORS: ALL CABINET DOORS TO BE PREHUNG. PROVIDE GLASS SHELVES AND CABINET DOOR GLASS. PROVIDE WOOD APPLIANCE PANELS IF NECESSARY. ANY/ALL CABINET DOORS SPECIFIED AS FLAT PANEL SHOULD BE REVERSED RAISED PANEL, FLAT SIDE TO EXTERIOR.
CABINET DRAWERS: ALL DRAWERS TO BE DOWELED, CLEAR COATED MAPLE WITH MELAMINE BOTTOMS. DRAWER FRONTS TO BE PER SCHEDULE.
CABINET HARDWARE: ALL CABINET DOORS TO HAVE SOFT CLOSE, ADJUSTABLE, SELF-CLOSING CONCEALED HINGES. ALL DRAWERS TO HAVE SOFT CLOSE, FULL-EXTENSION, UNDERMOUNTED DRAWER TRACKS.
21.08 MILL-SUPPLIED STAIRWAY SYSTEMS
PROVIDE LABOR, MATERIALS AND EQUIPMENT TO SUPPLY ALL STAIR MATERIAL AT STAIR #1 AND #2 AND ASSSOCIATED BALCONIES AS SHOWN ON DRAWINGS AND SCHEDULES.
STAIR SUPPLIER IS TO PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO ORDER.
21.10 INTERIOR TRIM
PROVIDE LABOR, MATERIALS AND EQUIPMENT TO SUPPLY ALL INTERIOR TRIM AND MOULDINGS AS SHOWN ON DRAWINGS AND SCHEDULES.
INTERIOR TRIM SUPPLIER IS TO PROVIDE SAMPLES OF EACH MOLDING FOR APPROVAL PRIOR TO ORDER. TRIM AND MOULDINGS AT CABINETRY TO BE PREFINISHED AND BY CABINET SUPPLIER.
21.14 INTERIOR DOORS
PROVIDE LABOR, MATERIALS AND EQUIPMENT TO SUPPLY ALL PREHUNG INTERIOR DOOR ASSEMBLIES AS SHOWN ON DRAWINGS AND SCHEDULES. INTERIOR DOOR SUPPLIER IS TO PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO ORDER. INCLUDE INTERIOR DOORFRAMES, STOP MOULDINGS. POCKET DOOR METAL INSERTS TO BE BY LUMBER SUPPLIER. INSTALL HINGES AND PREPARE DOORS FOR BORES AND 2 3/8" BACKSETS PRIOR TO DELIVERY FOR ALL PRE-HUNG DOOR ASSEMBLIES. REFER TO SECTION 25 FOR ALL HARDWARE SPECIFICATIONS.
PROJECT SPECIFIC: PROVIDE ALL TRIM PRIMED.

22.00 TILE
22.01 TILE LABOR
PROVIDE LABOR, EQUIPMENT, AND MATERIALS (NOT INCLUDING TILE) REQUIRED TO INSTALL ALL TILE AS SHOWN ON DRAWINGS AND SCHEDULES INCLUDING DELIVERY, GROUT, MASTIC, MUD AND CEMENT BOARD. ALL SURFACES TO RECEIVE TILE SHALL BE DRY AND THOROUGHLY CLEANED BEFORE STARTING WORK. ALL GROUT, TILE, GRANITE AND MARBLE TO BE SEALED. TILE ASSUMED TO BE AS BELOW UNLESS DRAWN OR SPECIFIED: STANDARD THICKNESS (1/4" - 1/2"); SMOOTH ON BACKSIDE; CONSISTENT IN SHAPE (NOT IRREGULAR); SEPARATION TABS; STANDARD PATTERN. SUPPLY AND INSTALL ALL CEMENT BOARD. ALL OTHER SUBSTRATES BY OTHERS. IF REQUIRED, EXPOSED MARBLE TILE EDGES TO BE POLISHED.
THINSET: VERSABOND OR 253 LATICRETE.
GROUT: PERMACOLOR BY LATICRETE.
PROVIDE AND INSTALL ANTI-FRACTURE MEMBRANE WHERE NEEDED. WATERPROOF MEMBRANES NEED TO BE PROVIDED AND INSTALLED IN ALL SHOWERS.
22.02 TILE MATERIALS ALLOWANCE
PROVIDE TILE AS SHOWN ON DRAWINGS AND SCHEDULES.
BID USING THE FOLLOWING FORMULA: *QUANTITY X MATERIAL COST LISTED BELOW*. RETAIL COST = ALLO

WALL BRACING KEY

7/16" OSB W/ 8D NAILS @ 6" O.C. ON ALL EDGES & 12" O.C. IN FIELD. ALL EDGES ARE BLOCKED. DRYWALL ON INSIDE FACE.

P.F. - PORTAL FRAME - SEE FIGURE 321.25A FOR CONSTRUCTION METHODS



WALL BRACING - 2ND FLOOR

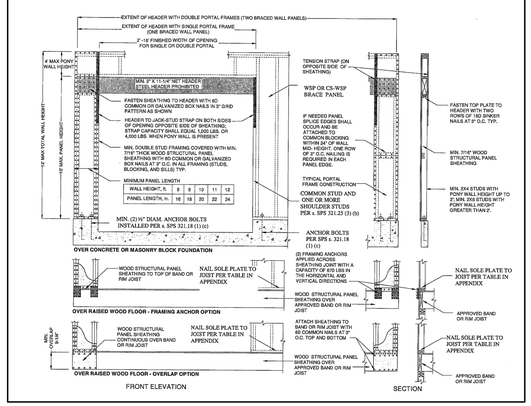
1/8" = 1'-0"

WALL BRACING KEY

7/16" OSB W/ 8D NAILS @ 6" O.C. ON ALL EDGES & 12" O.C. IN FIELD. ALL EDGES ARE BLOCKED. DRYWALL ON INSIDE FACE.

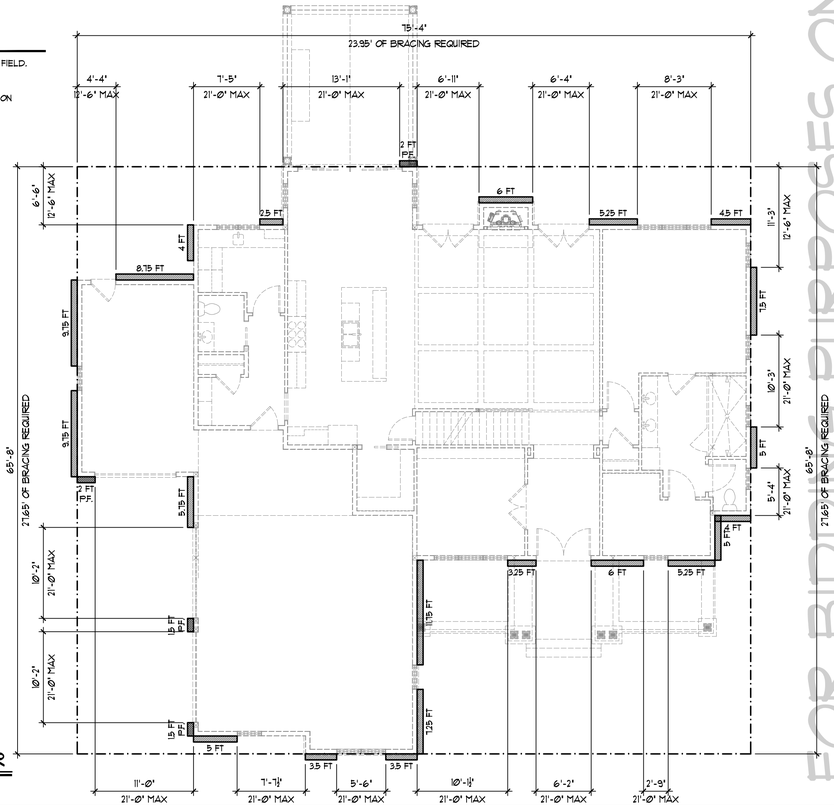
P.F. - PORTAL FRAME - SEE FIGURE 321.25A FOR CONSTRUCTION METHODS

Figure 321.25–A
METHOD PF – PORTAL FRAME BRACE CONSTRUCTION



WALL BRACING - 1ST FLOOR

1/8" = 1'-0"



APPROVED

BY: _____

BY: _____

DATE: _____

REVISIONS

2/19/2024 1:57:15 PM

FOR BIDDING PURPOSES ONLY NOT FOR CONSTRUCTION

ALT RESIDENCE
LOT 1 N. LAKESHORE DRIVE
MEQUON, WI 53092

LakesideDevelopment Company
The finest in architecture & construction management
10033 N. Port Washington Rd. Suite 300 Mequon, Wisconsin 53092
Tel: (262) 241-2300 Fax (262) 241-2310
www.lakesidedevelopment.com

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DATE: FEB 16, 2024
JOB: 2326
DRAWN BY: MAN
CHECKED BY: TAR

ARCH BOARD

B

BRACING PLANS

Attachment: Site Plan & Plans (9172 : Mark & Maria Alt)

11333 N. Cedarburg Road
Mequon, WI 53092-1930
Phone: 262-242-3100
Fax: 262-242-9655

www.ci.mequon.wi.us **Office of Architectural Board**

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **March 11, 2024**
SUBJECT: **Jay Schmidt, Addition: Kitchen & Walk-In Closet at 106 W. Dogwood Court**

Attachments:
Statement of Intent (PDF)
Site Plan (PDF)
Pictures (PDF)
Plans (PDF)

106 W Dogwood Ct, Mequon

Statement of Intent

Our intent is to do a small addition on the back of the house to enlarge the footprint of the kitchen. We intend to move the existing kitchen cabinetry and appliance into a newly created basement space. We also intend to finish the space off above the attached garage to make a larger walk in closet for the primary suite.

Jay Schmidt

Property Owner

Attachment: Statement of Intent (9173 : Jay Schmidt)

Nienow Engineering Assoc.
5555 N. Port Washington Road
Milwaukee, WI 53217
414-963-4022
(fax) 414-963-4028

PROJ. NO. 94128
C94128B1

PLAT OF SURVEY

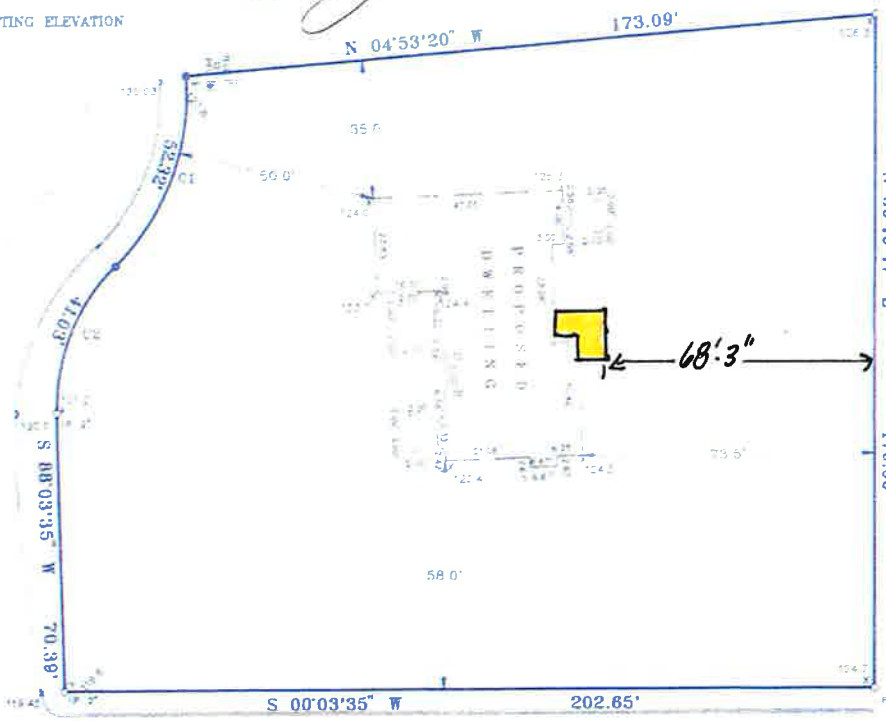
PREPARED FOR: JOHN GAUDIS

LEGAL DESCRIPTION:
LOT 102, BEECHWOOD FARMS III, BEING A PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29, TOWN 9 NORTH, RANGE 22 EAST, CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

- DENOTES TELEPHONE PEDESTAL
- DENOTES TRANSFORMER
- DENOTES 2" IRON PIPE - FOUND
- DENOTES 1" IRON PIPE - FOUND
- DENOTES IRON PIPE - SET
- DENOTES UTILITY POLE
- DENOTES EXISTING ELEVATION

OFFICIAL
ESTABLISHED TOP OF BLOCK ELEVATION 125.66
Any deviation from this elevation shall cause construction to cease. Adjustments to this elevation must be approved by the Building inspector.
3/8/94 Building Inspector
Date

SCALE 1" = 30'



Proposed Addition

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	60.00'	52.32'	50.66'	N 69°54'27" W	49°57'46"
C2	50.00'	41.03'	39.89'	S 65°25'59.5" E	47°00'51"

STATE OF WISCONSIN)
MILWAUKEE COUNTY)

I hereby certify that I have surveyed the above described property and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location of all visible structures and dimensions of all principal buildings thereon, boundary fences, adjacent easements, roadways, and visible encroachments, if any.

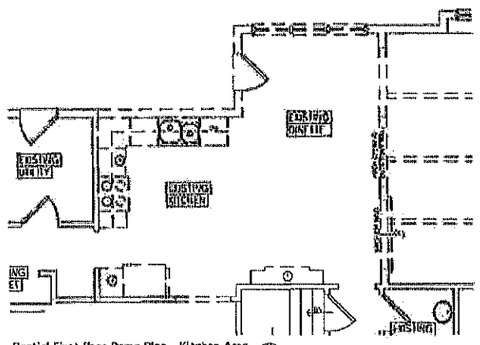
This survey is made for the benefit of the property and also those who purchase, mortgage or guarantee the title thereto within 1 year from date hereof.

Dated at MILWAUKEE, WISCONSIN this 2nd day of FEBRUARY, 19 94

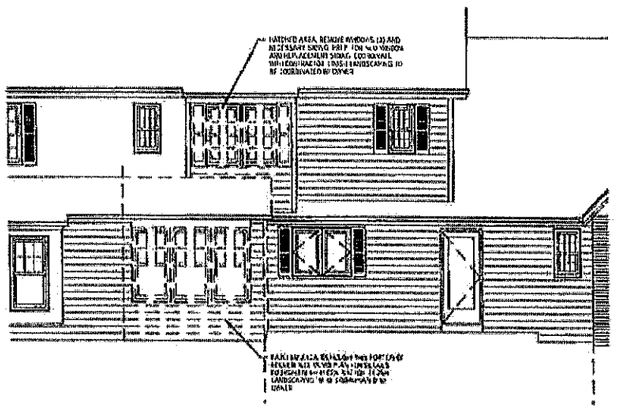
Registered

Attachment: Site Plan (9173 : Jay Schmidt)

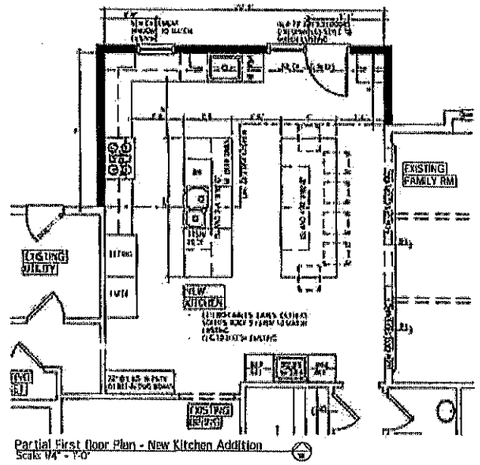
Attachment: Pictures (9173 : Jay Schmidt)



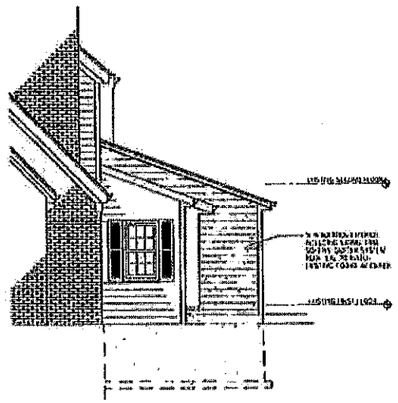
Partial First Floor Demo Plan - Kitchen Area
Scale: 1/4" = 1'-0"



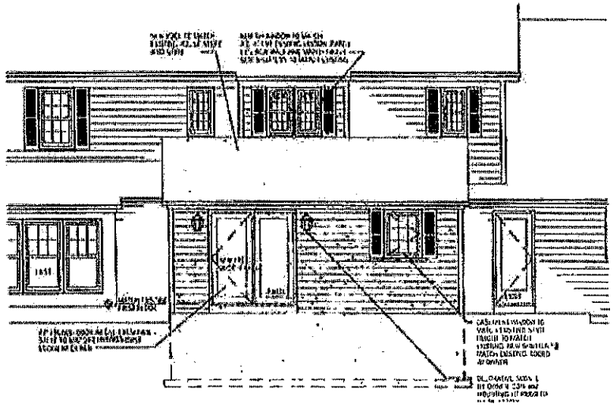
Partial Rear Elevation - Kitchen Demo
Scale: 1/4" = 1'-0"



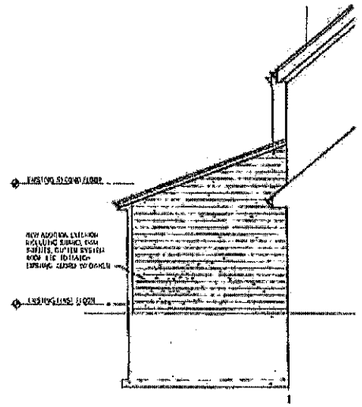
Partial First Floor Plan - New Kitchen Addition
Scale: 1/4" = 1'-0"



Partial Rear Elevation - New Kitchen Addition
Scale: 1/4" = 1'-0"



Partial Rear Elevation - New Kitchen Addition
Scale: 1/4" = 1'-0"



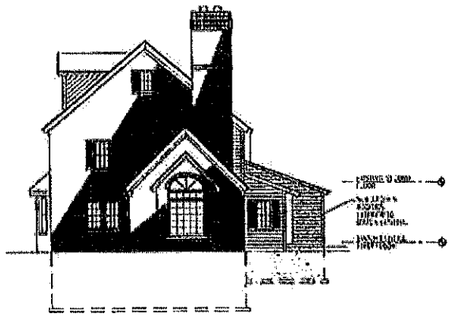
Partial Rear Elevation - New Kitchen Addition
Scale: 1/8" = 1'-0"

SCHMIDT RESIDENCE
106 DOGWOOD CT
MEQUON, WI

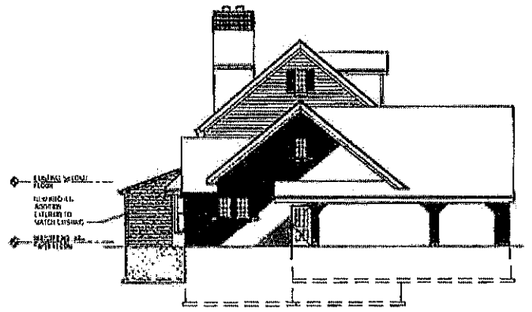
SHEET TITLE:
PARTIAL DEMO PLAN & ELEV.
PARITAL PLAN-ADDITION & ELEV.

SHEET NO
FEBRUARY 14, 2024 1

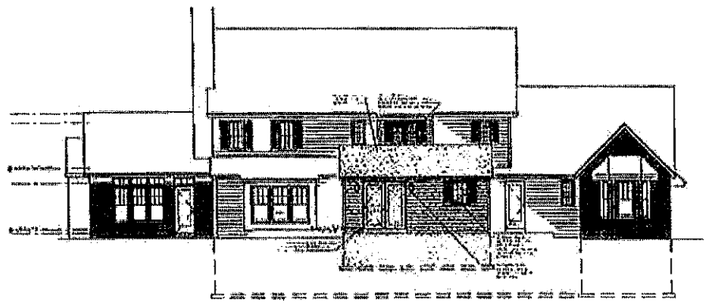
Attachment: Plans (9173 : Jay Schmidt)



East Elevation
Scale 1/8" = 1'-0"



West Elevation
Scale 1/8" = 1'-0"



North (Rear) Elevation
Scale 1/8" = 1'-0"

GENERAL NOTES:

1 DRAWINGS ARE SUBMITTED FOR DESIGN PURPOSES ONLY. THEY HAVE NOT BEEN REVIEWED BY A STRUCTURAL ENGINEER. OWNERS ARE RESPONSIBLE FOR ENGINEERING REVIEW OF DRAWINGS BY A STRUCTURAL ENGINEER.

2 OBTAINING & BEING RESPONSIBLE TO OBTAIN NECESSARY PERMITS

3 CONTRACTORS ARE TO KNOW ALL STATE & LOCAL CODES

4 STRUCTURAL, ELECTRICAL, PLUMBING, & HVAC IS TO BE DESIGNED BY OTHERS

5 ANY DIMENSION IS FOR DESIGN REFERENCE ONLY. OWNER TO CONFIRM ALL FIELD DIMENSIONS WITH SALES REP AND INSTALLER

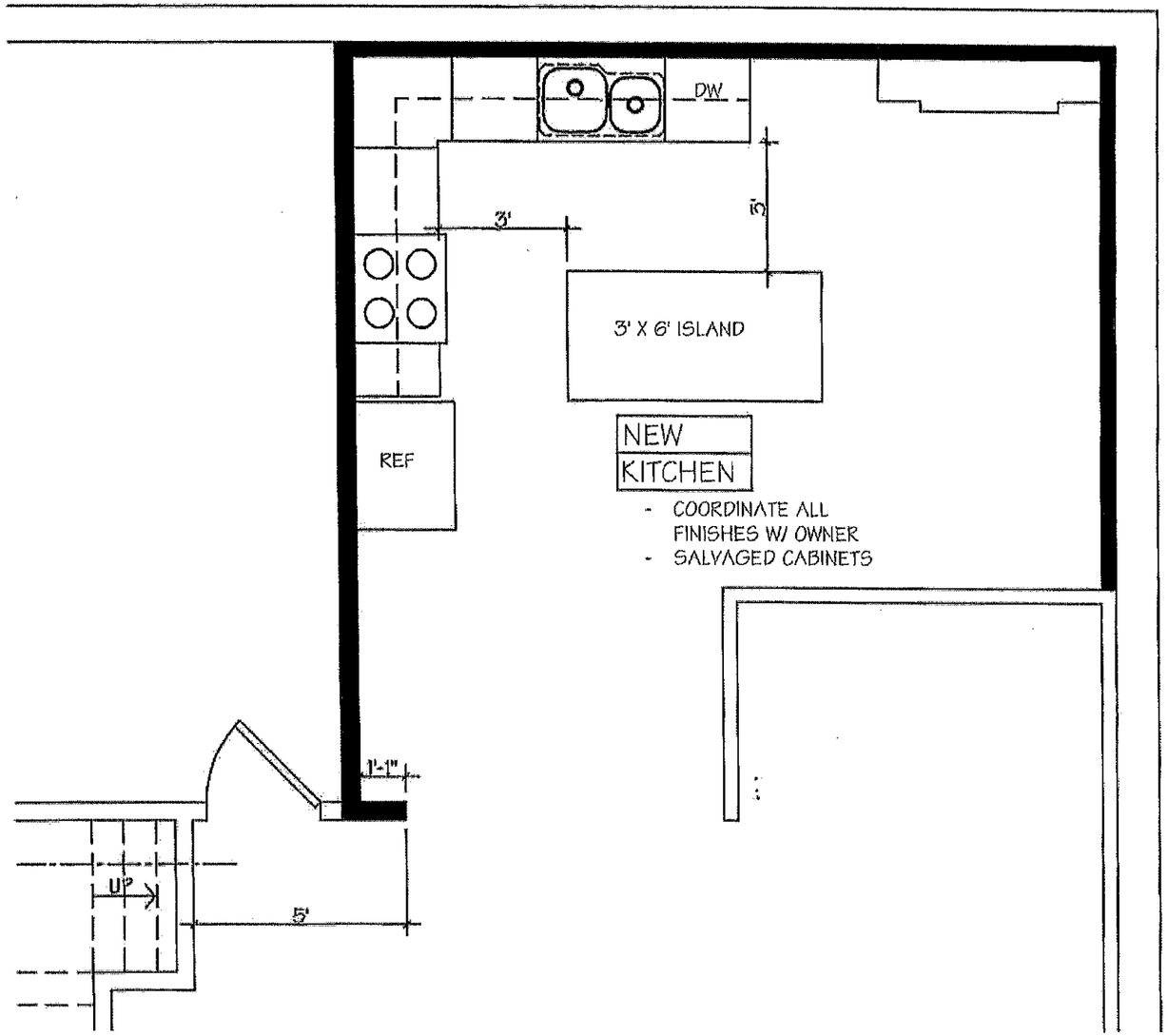
SCHMIDT RESIDENCE
106 DOGWOOD CT
MEQUON, WI

SHEET TITLE:
REAR & SIDE ELEVATIONS

SHEET NO: 2

FEBRUARY 14, 2024

Attachment: Plans (9173 : Jay Schmidt)



BASEMENT KITCHEN PLAN
Scale: 1/4" = 1'-0"

GENERAL NOTES:

1. DRAWINGS ARE INTENDED FOR DESIGN PURPOSES ONLY. THEY WERE NOT EVALUATED BY A STRUCTURAL ENGINEER. OWNERS ARE RESPONSIBLE FOR COORDINATING REVIEW OF DRAWINGS BY A STRUCTURAL ENGINEER.

2. OWNERS & THEIR CONTRACTORS TO OBTAIN NECESSARY PERMITS.

3. CONTRACTORS ARE TO FOLLOW ALL STATE & LOCAL CODES.

4. STRUCTURAL, ELECTRICAL, PLUMBING, & HVAC IS TO BE DESIGN BUILT BY CONTRACTORS.

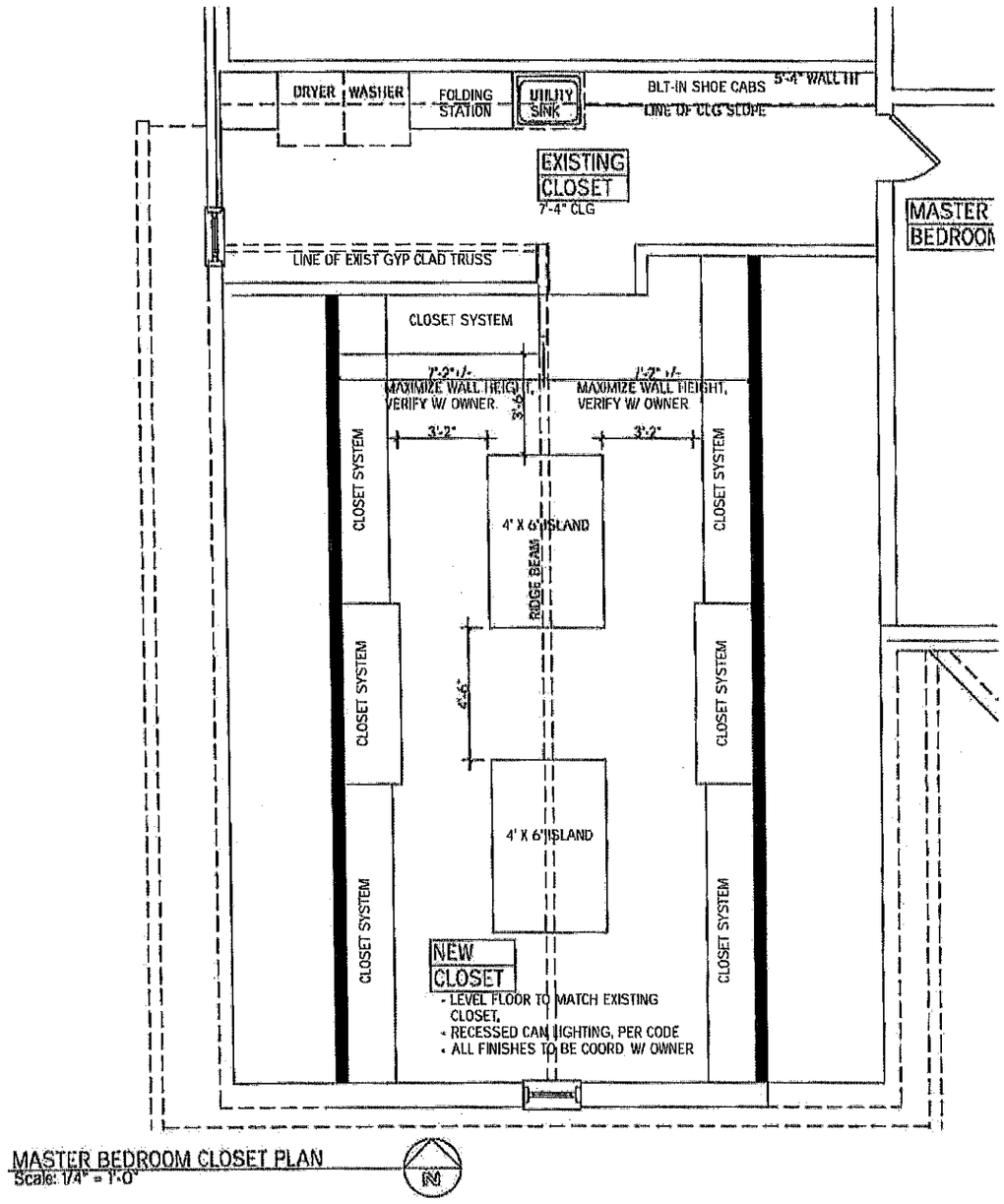
SCHMIDT RESIDENCE
106 DOGWOOD CT
MEQUON, WI

SHEET TITLE:
BASEMENT KITCHEN

SHEET NO: 1

FEBRUARY 14, 2024

Attachment: Plans (9173 : Jay Schmidt)



MASTER BEDROOM CLOSET PLAN
Scale: 1/4" = 1'-0"

GENERAL NOTES:

1. DRAWINGS ARE INTENDED FOR DESIGN PURPOSES ONLY. THEY WERE NOT EVALUATED BY A STRUCTURAL ENGINEER. OWNERS ARE RESPONSIBLE FOR COORDINATING REVIEW OF DRAWINGS BY A STRUCTURAL ENGINEER.

2. OWNERS & THEIR CONTRACTORS TO OBTAIN NECESSARY PERMITS.

3. CONTRACTORS ARE TO FOLLOW ALL STATE & LOCAL CODES.

4. STRUCTURAL, ELECTRICAL, PLUMBING, & HVAC IS TO BE DESIGN BUILT BY CONTRACTORS.

SCHMIDT RESIDENCE
106 DOGWOOD CT
MEQUON, WI

SHEET TITLE:
MASTER BEDROOM CLOSET PLAN

SHEET NO:
2

FEBRUARY 14, 2024

Attachment: Plans (9173 : Jay Schmidt)

11333 N. Cedarburg Road
Mequon, WI 53092-1930
Phone: 262-242-3100
Fax: 262-242-9655

www.ci.mequon.wi.us **Office of Architectural Board**

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **March 11, 2024**
SUBJECT: **Kate Brendemuehl, Addition: Attached 2-Car Garage & Living Room at 11315 W. Freistadt Road**

Attachments:
Statement of Intent (PDF)
Survey (PDF)
Pictures (PDF)
Plans (PDF)

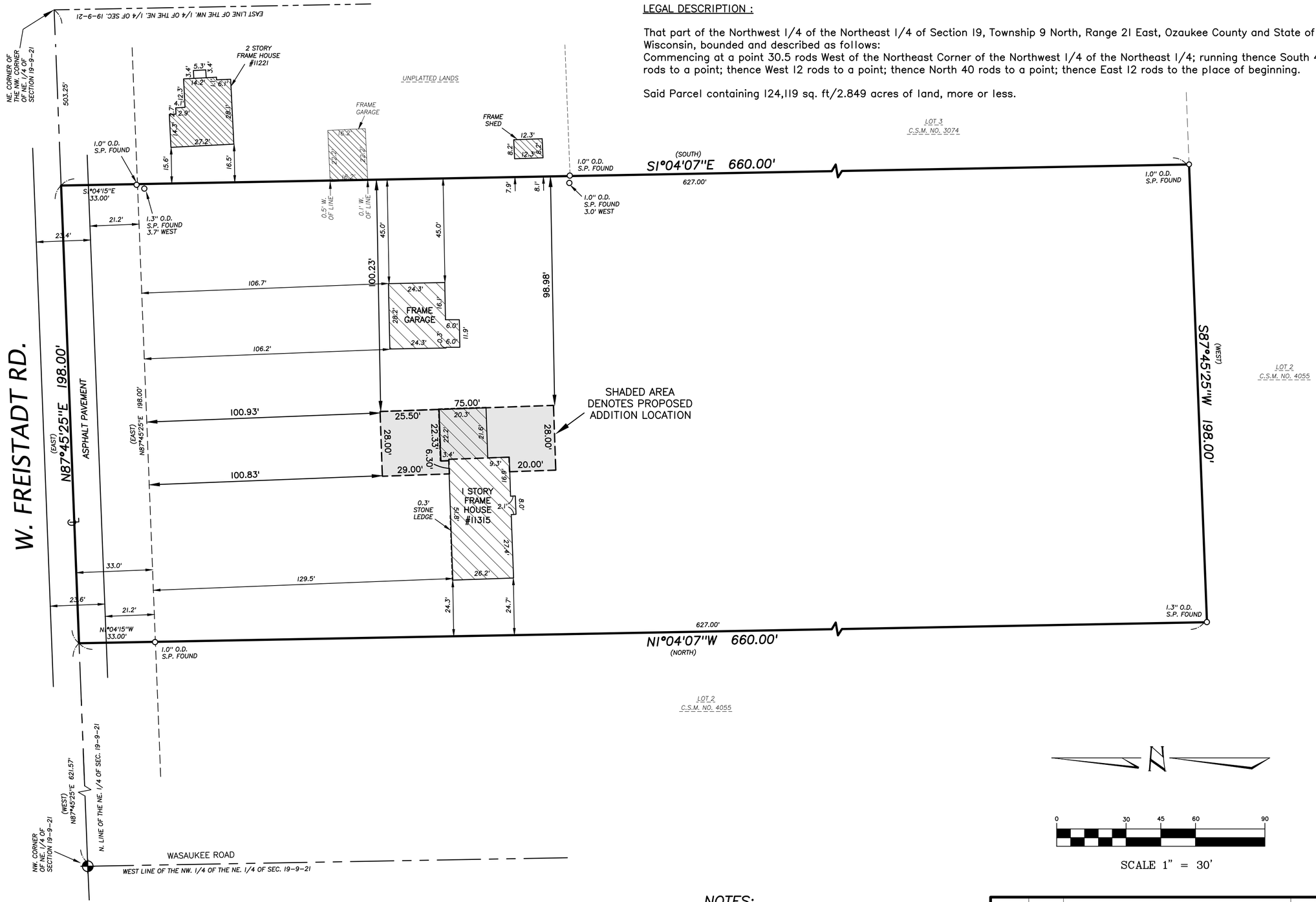
STATEMENT OF INTENT
11315 W. FREISTADT ROAD

February 19, 2024

To: Architectural Review Board - Mequon

The intent of the proposed project is to update and expand an existing house with interior and exterior alterations and a single-story addition that includes an attached two car garage and a great room. Exterior finishes will complement the current neighborhood esthetic.

Attachment: Statement of Intent (9174 : Kate Brendemuehl)



SCALE 1" = 30'

LEGAL DESCRIPTION :

That part of the Northwest 1/4 of the Northeast 1/4 of Section 19, Township 9 North, Range 21 East, Ozaukee County and State of Wisconsin, bounded and described as follows:
Commencing at a point 30.5 rods West of the Northeast Corner of the Northwest 1/4 of the Northeast 1/4; running thence South 40 rods to a point; thence West 12 rods to a point; thence North 40 rods to a point; thence East 12 rods to the place of beginning.

Said Parcel containing 124,119 sq. ft/2.849 acres of land, more or less.

SURVEY CERTIFICATE

I have surveyed the above described property and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary fences, apparent easements, roadway, and visible encroachments, if any.

This survey is made for the exclusive use of the present owners of the property, and also those who purchase mortgage, or guarantee the title thereto within one (1) year form date hereof.

Dated at City of Mequon, State of Wisconsin this 15th day of February, 2024.

James G. Schneider
Surveyor – S-2127

WISCONSIN
JAMES G. SCHNEIDER
S-2127
MEQUON, WI
LAND SURVEYOR

THIS IS AN ORIGINAL PRINT ONLY IF STAMPED IN RED

NOTES:

1. *ALL BEARINGS REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NORTH LINE OF THE NE. 1/4 OF SECTION 19-9-21 WHICH BEARS N87°45'25"E)*
2. *( ) DENOTES BEARING OR DISTANCE PER DEED.*

NORTH SHORE ENGINEERING, INC.
Consulting Engineers & Land Surveyors
11433 N. Port Washington Rd., Mequon, Wisconsin, 53092
(262) 241-9400 • FAX: (262) 241-5337
www.NorthShoreEngineering.net

MARK	DATE	REVISION	BY	AP'VD

"PROPERTY SURVEY"

for
Brendemuehl

11315 W. Freistadt Rd.
Mequon, WI

DATE:	FEBRUARY 15, 2024	DRAWN BY:	J.R.S.
FIELD CREW:	E.A.J. & S.F.Z.	Plat No.	LS-5705-24

Attachment: Survey (9174 : Kate Brendemuehl)

11315 W. Freistadt Road - Existing Exterior Photos

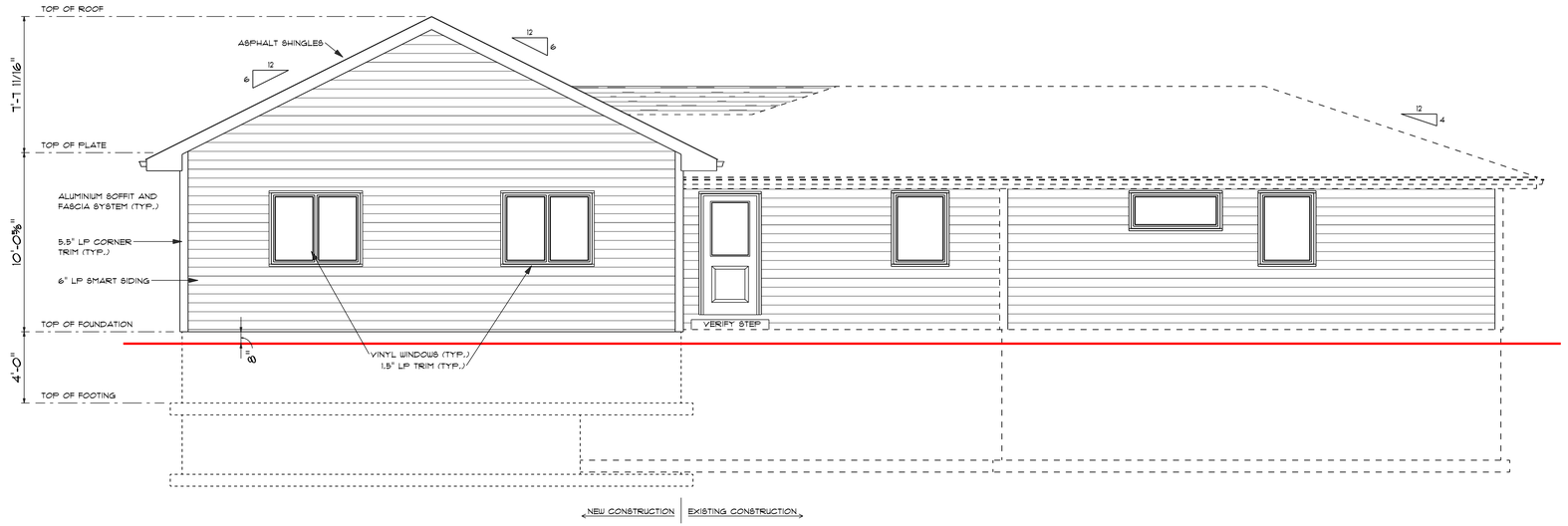
Attachment: Pictures (9174 : Kate Brendemuehl)

11315 W. Freistadt Road - Existing Exterior Photos

Attachment: Pictures (9174 : Kate Brendemuehl)

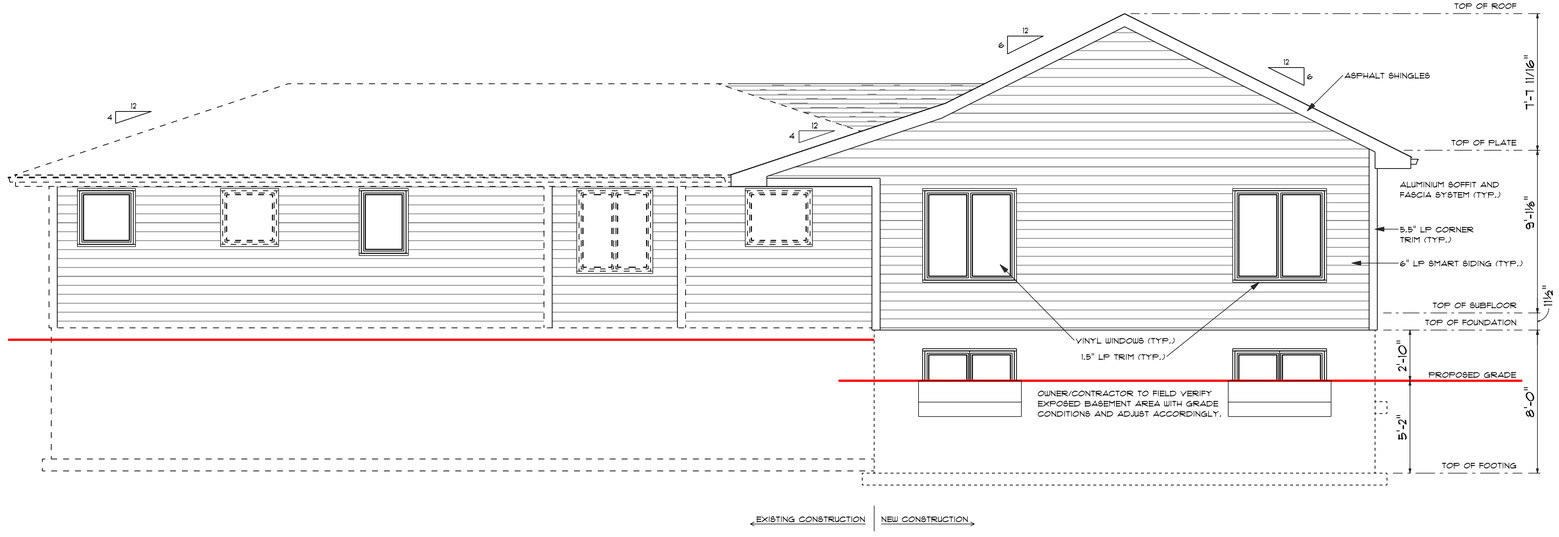
11315 W. Freistadt Road - Existing Exterior Photos

Attachment: Pictures (9174 : Kate Brendemuehl)



FRONT ELEVATION

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



REAR ELEVATION

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

GENERAL NOTES:

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THE PLANS AND CHECKING THEM FOR ACCURACY. THE OWNER/CONTRACTORS FOR THIS PROJECT MUST CHECK AND VERIFY ALL DETAILS, FIELD CONDITIONS AND DIMENSIONS AND BE RESPONSIBLE FOR SAME. ZUERN BUILDING PRODUCTS WILL NOT BE HELD LIABLE FOR THIS PROJECT.

OWNER/CONTRACTORS SHALL BE RESPONSIBLE FOR ENSURING ALL CONSTRUCTION IS IN ACCORDANCE WITH ALL STATE AND LOCAL CODES.

ALL STRUCTURAL NOTATIONS ARE FOR REFERENCE ONLY AND ARE THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO VERIFY ALL STRUCTURAL ENGINEERING TO MEET ALL STATE AND LOCAL CODES AND IS APPROVED BY THE STATE INSPECTOR AND STRUCTURAL ENGINEER

ALL EXTERIOR DIMENSIONS ARE TO FACE OF MASONRY OR STUD.

ALL INTERIOR DIMENSIONS ARE TO FACE OF STUD.

WINDOW SIZES ARE FOR REFERENCE ONLY. OWNER/ CONTRACTOR TO VERIFY MANUFACTURER AND SIZE TO MEET ALL CODE REQUIREMENTS: INCLUDING EGRESS, LIGHT AND VENTILATION.

THESE PLANS AND DESIGN ARE COPYRIGHT PROTECTED AND MAY NOT BE USED WITHOUT WRITTEN CONSENT OF ZUERN BUILDING PRODUCTS

I UNDERSTAND THIS HOME IS HAND BUILT AND SLIGHT VARIATIONS IN DIMENSIONS MAY OCCUR.

I FULLY UNDERSTAND AND ACCEPT THESE FINAL HOME PLANS AND SPECIFICATIONS.

HOMEOWNER/BUILDER _____ ***DATE*** _____

BUILDER/CONTRACTOR _____ ***DATE*** _____

EXISTING CONSTRUCTION

NEW CONSTRUCTION

NOTE: 6'-10" WINDOW HEADER HEIGHT UNLESS NOTED

NOTE: ALL DIMENSIONS AND ELEVATIONS ARE APPROXIMATE. OWNER/CONTRACTOR TO MAKE ANY NECESSARY CHANGES IN CONSTRUCTION TO MEET ALL CODES AND MANUFACTURERS SPECIFICATIONS.

DW'G BY: LMK
DATE 02/12/24
REVISED

- PRELIMINARY PLAN - NOT FOR CONSTRUCTION

OWNER: BRENDEMUEHL ADDITION

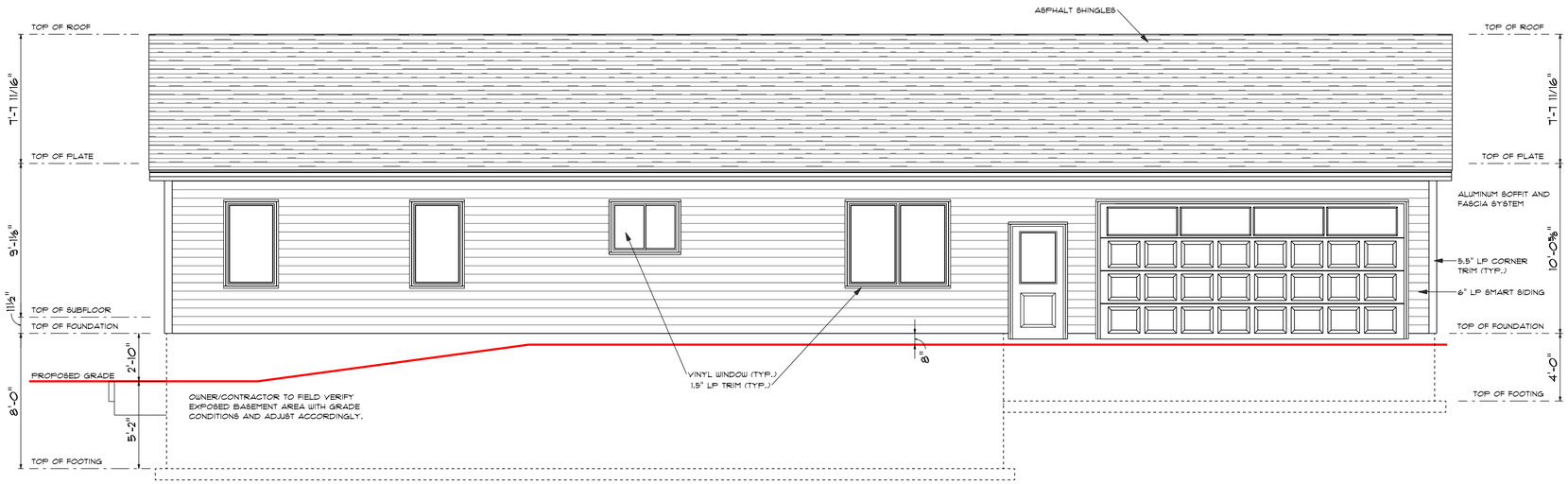
ZUERN BUILDING PRODUCTS & DESIGN CENTER

DRAWING NUMBER 1 OF 4

JOB#4979

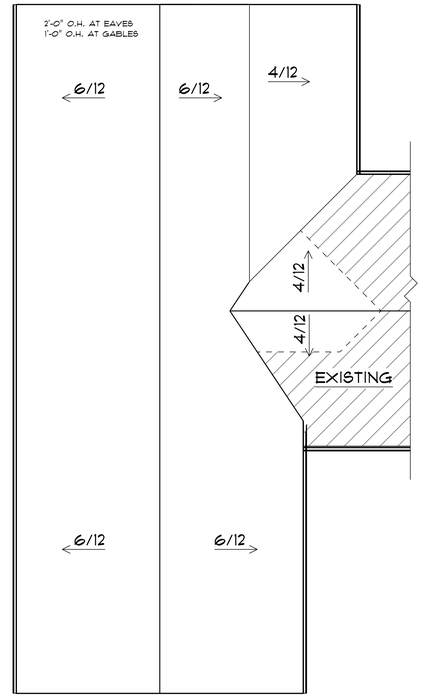
Monday, February 12, 2024 11:18 AM

Attachment: Plans (9174 : Kate Brendemuehl)

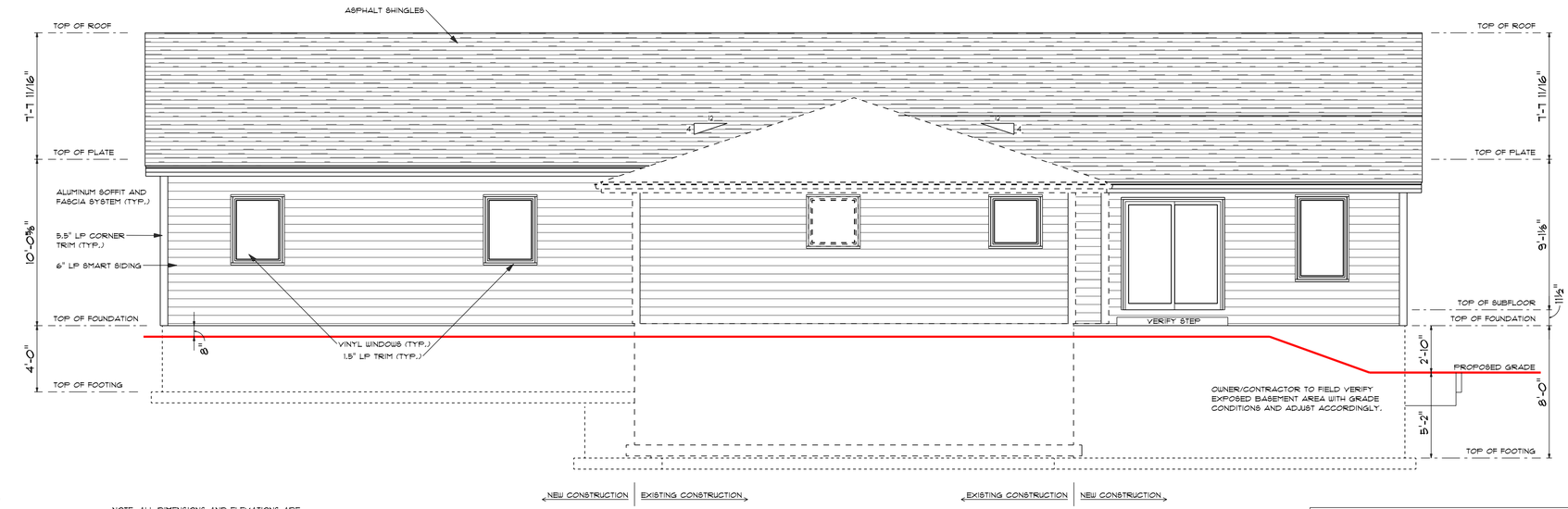


LEFT ELEVATION

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



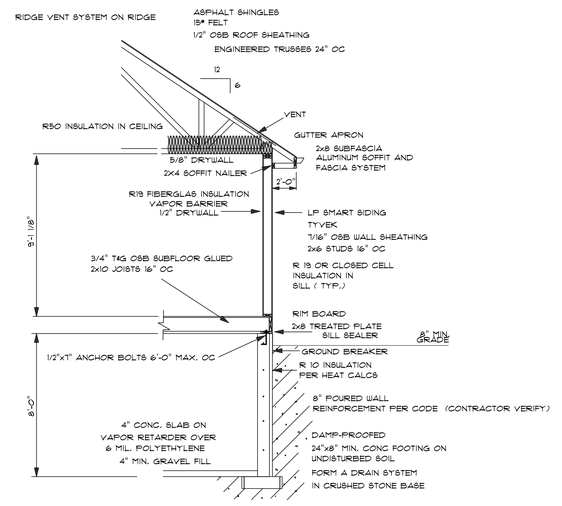
ROOF PLAN



RIGHT ELEVATION

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

NOTE: ALL DIMENSIONS AND ELEVATIONS ARE APPROXIMATE. OWNER/CONTRACTOR TO MAKE ANY NECESSARY CHANGES IN CONSTRUCTION TO MEET ALL CODES AND MANUFACTURERS SPECIFICATIONS.



TYPICAL SECTION

SCALE 1/4" = 1'-0"

EXISTING CONSTRUCTION

NEW CONSTRUCTION

NOTE: 6'-10" WINDOW HEADER HEIGHT UNLESS NOTED

DW'G BY:
LMK
DATE 02/12/24
REVISED

- PRELIMINARY PLAN -
NOT FOR CONSTRUCTION

OWNER:
BRENDEMUEHL ADDITION

ZUERN BUILDING PRODUCTS & DESIGN CENTER

DRAWING NUMBER
2 OF 4

JOB#4978

Monday, February 12, 2024 11:19 AM

Attachment: Plans (9174 : Kate Brendemuehl)

NOTE: ALL DIMENSIONS AND ELEVATIONS ARE APPROXIMATE. OWNER/CONTRACTOR TO MAKE ANY NECESSARY CHANGES IN CONSTRUCTION TO MEET ALL CODES AND MANUFACTURERS SPECIFICATIONS.

PARTIAL HEIGHT 2x6 STUD WALL, STEP FOUNDATION AS NEEDED FOR GRADE CONDITIONS

2x10 JOISTS @ 16" O.C.

STEEL JACK POST (MIN. 18,000 LB. RATING) ON 30" x 30" x 12" REINFORCED CONCRETE PAD

3" MIN. CONC. SLAB W/ 6x6-10/10 WWM ON 6 MIL. POLYETHYLENE VAPOR BARRIER OVER 4" MIN. GRAVEL FILL

8" POURED CONCRETE FOUNDATION 8'-0" HEIGHT, W/ WATERPROOFING, MIN. 8'x24" CONT. CONCRETE FOOTING W/ 2-#5 REBAR 1/2"x10", ANCHOR BOLTS @ 6'-0" O.C. (MAX. 18" FROM CORNERS AND MIN. 2 PER WALL SECTION.) (TYP.)

BEAM POCKET

EXISTING RESIDENCE

EXISTING BEAM

VERIFY OPENING TO EXISTING

VERIFY STEP

VERIFY TOP OF SUBFLOOR TO MATCH EXISTING

UNEXCAVATED

8" POURED CONCRETE FOUNDATION MIN. 4'-0" WALL HGT. W/ 2' SLAB LEDGE AND 1/2"x10" ANCHOR BOLTS @ 6'-0" O.C. (TYP.)

SLAB LEDGE

FOUNDATION PLAN

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

FRAMING AT FIREPLACE TO MEET FIREPLACE MANUFACTURER SPECS. CONTRACTOR TO ADJUST ACCORDINGLY

PRE-ENGINEERED SCISSOR TRUSSES @ 24" O.C.

NEW LIVING ROOM
VAULTED CEILING

NEW KITCHEN
TRAY CEILING

BATH

NEW DINING
9'-0" FLAT CEILING

BENCH W/ HOOKS

3/4 HR. FIRE SEPARATION BETWEEN HOUSE AND GARAGE 5/8" TYPE 'X' DRYWALL AT COMMON WALL AND CEILING DOOR TO HAVE 20 MIN. RATING

PRE-ENGINEERED TRUSSES @ 24" O.C.

NEW GARAGE

4" CONC. SLAB W/ 6x6 10/10 WWF ON 4" MIN. CRUSHED STONE BASE SLOPE SLAB TO OVERHEAD GARAGE DOORS

WALLS TO HAVE TREATED BOTTOM PLATE W/ 1/2"x 10" ANCHOR BOLTS LOCATED WITH IN 18" OF CORNERS AND 6'-0" MAX. SPACING ALONG WALLS

EXISTING RESIDENCE

EXISTING WINDOW TO REMAIN (TYP.)

EXISTING CONSTRUCTION

NEW CONSTRUCTION

NOTE: 6'-10" WINDOW HEADER HEIGHT UNLESS NOTED

1ST FLOOR PLAN

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

DW'G BY: LMK
DATE 02/12/24
REVISED

- PRELIMINARY PLAN -
NOT FOR CONSTRUCTION

OWNER: BRENDEMUEHL ADDITION

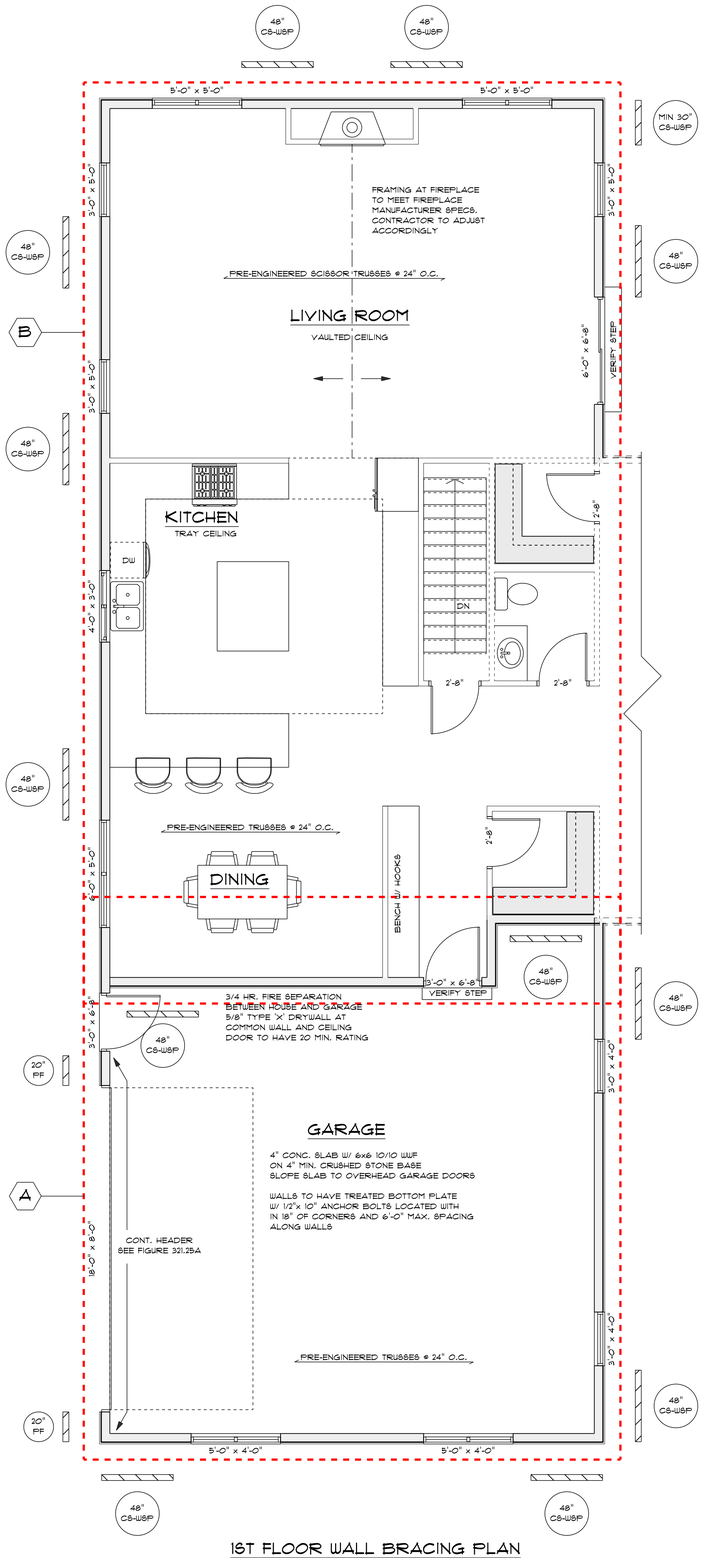
ZUERN BUILDING PRODUCTS & DESIGN CENTER

DRAWING NUMBER 3 OF 4

JOB#4378

Monday, February 12, 2024 11:20 AM

Attachment: Plans (9174 : Kate Brendemuehl)



1ST FLOOR WALL BRACING PLAN

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

WALL BRACING COMPLIANCE WORKSHEET

INDICATE APPLICABLE WALL BRACING METHOD FOR EACH LEVEL (SEE TABLE 321.25-G). EACH LABELED RECTANGLE IF MORE THAN ONE (SEE 321.25(8.)(C.)), AND AMOUNT OF BRACING (# OF BRACED PANELS OR LENGTH OF BRACED WALL REQUIRED) PER THE RESEPCTIVE TABLE (PROVIDE ADDITIONAL WORKSHEETS FOR ADDITIONAL RECTANGLES AS NEED):

RECTANGLE: A WALL HEIGHT*: 10' EAVE TO RIDGE HEIGHT*: 1'-8" MAX. OPENING HEIGHT*: 8' WIND EXP.*: B

WALLS SUPPORTING:	INTERMITTENT METHOD (LIB, DWB, WSP, SFB, GB, PCP) AND # OF PANELS PER TABLE 321.25-I MIN. PANEL WIDTH (TABLE 321.25-G) * ____		CONTINUOUS METHOD (CS-WSP, CS-SFB) AND TOTAL LENGTH PER TABLE 321.25-J LONG SIDE: 5' SHORT SIDE: 5' MIN. PANEL WIDTH (TABLE 321.25-H) * 36"		PF METHOD (SEE FIG. 321.25-A) INDICATE # OF PF PANELS 16-24" WIDE PROVIDED 2 - 20" MIN. PF WIDTH (TABLE 321.25-A) * 20"	
	LONG SIDE	SHORT SIDE	LONG SIDE	SHORT SIDE	LONG SIDE	SHORT SIDE
ROOF & CEILING ONLY			29'	28'	29'	28'
ONE FLOOR, ROOF & CEILING						
TWO FLOORS, ROOF & CEILING						

RECTANGLE: B WALL HEIGHT*: 9' EAVE TO RIDGE HEIGHT*: 1'-8" MAX. OPENING HEIGHT*: 6'-8" WIND EXP.*: B

WALLS SUPPORTING:	INTERMITTENT METHOD (LIB, DWB, WSP, SFB, GB, PCP) AND # OF PANELS PER TABLE 321.25-I MIN. PANEL WIDTH (TABLE 321.25-G) * ____		CONTINUOUS METHOD (CS-WSP, CS-SFB) AND TOTAL LENGTH PER TABLE 321.25-J LONG SIDE: 5' SHORT SIDE: 1.5' MIN. PANEL WIDTH (TABLE 321.25-H) * 30"		PF METHOD (SEE FIG. 321.25-A) INDICATE # OF PF PANELS 16-24" WIDE PROVIDED MIN. PF WIDTH (TABLE 321.25-A) * ____	
	LONG SIDE	SHORT SIDE	LONG SIDE	SHORT SIDE	LONG SIDE	SHORT SIDE
ROOF & CEILING ONLY			50'	28'		
ONE FLOOR, ROOF & CEILING						
TWO FLOORS, ROOF & CEILING						

NOTE:

ENTIRE STRUCTURE IS TO BE CONTINUOUSLY SHEATHED. PLEASE NOTE STRUCTURAL PANEL LOCATIONS MEETS MINIMUM CODE REQUIREMENTS.

ALL VERTICAL JOINTS OF PANEL SHEATHING SHALL OCCUR OVER, AND BE FASTENED TO COMMON STUDS. HORIZONTAL JOINTS IN BRACED WALL PANELS SHALL OCCUR OVER, AND BE FASTENED TO COMMON BLOCKING OF A MIN. OF 1 1/2" THICKNESS

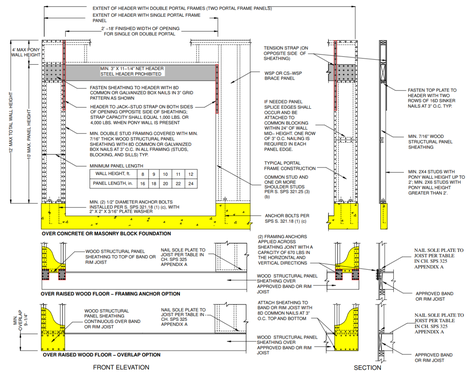
WALL TYPE ABBREVIATIONS

CS-WSP PF

- WSP: WOOD STRUCTURAL PANEL 7/16" APA SPAN RATED SHEATHING FASTENED PER NAIL SCHEDULE
- CS-WSP: WOOD STRUCTURAL PANEL IN CONTINUOUSLY SHEATHED WALL 7/16" APA SPAN RATED SHEATHING ALONG ENTIRE WALL LENGTH
- GI: GYPSUM BOARD ONE SIDE, 1/2" THICK FASTENED PER NAIL SCHEDULE
- WP: WOOD PLANKING MATERIAL MIN. 3/4" THICKNESS FASTENED PER NAIL SCHEDULE
- G2: GYPSUM BOARD TWO SIDES, 1/2" THICK FASTENED PER NAIL SCHEDULE
- RP: REINFORCED MASONRY WALL
- CS-WSP-I: WOOD STRUCTURAL PANEL IN CONTINUOUSLY SHEATHED WALL 7/16" APA SPAN RATED SHEATHING AND INSULATING PANEL ALONG ENTIRE WALL LENGTH
- PF: PORTAL FRAME BRACE CONSTRUCTION (SEE FIGURE 321.25-A)

Figure 321.25–A

METHOD PF – PORTAL FRAME BRACE CONSTRUCTION



DW'G BY: LMK
DATE 02/12/24
REVISED

- PRELIMINARY PLAN - NOT FOR CONSTRUCTION

OWNER: BRENDEMUEHL ADDITION

ZUERN BUILDING PRODUCTS & DESIGN CENTER

DRAWING NUMBER 4 OF 4

JOB#4378

Monday, February 12, 2024 11:20 AM

Attachment: Plans (9174 : Kate Brendemuehl)

11333 N. Cedarburg Road
Mequon, WI 53092-1930
Phone: 262-242-3100
Fax: 262-242-9655

www.ci.mequon.wi.us **Office of Architectural Board**

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **March 11, 2024**
SUBJECT: **Jason & Dawn Moll, Detached 2-Car Garage at 12000 W. Highland Road**

Attachments:
Statement of Intent (PDF)
Site Plan (PDF)
Pictures (PDF)
Plans (PDF)

Letter of Intent
Jason & Dawn Moll
12000 W. Highland rd
Mequon WI

My wife and I are presenting to the board a plan to take our existing two car garage and relocate it to the back of our property.

- The new location will be 22 feet off the north property line and directly behind the middle garage door of the future garage.
- A garage door to the north will also need to be added to the new attached garage in order to access the two car garage.
- This will allow us to remove the temporary tent in the back yard along with dismantling our existing 12x12 shed.
- After the garage is relocated and the breezeway is dismantled a new foundation will be poured for the next phase of our remodel (1850's Log Home) which is planned to be built in the summer of 2025.

Attachment: Statement of Intent (9175 : Jason & Dawn Moll)

PLAT OF SURVEY

OWNERS:
JASON S. MOLL
DAWN M. MOLL
12000 W. HIGHLAND ROAD
MEQUON, WI 53097

SCALE
0 20 40 80

BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83. THE SOUTH LINE OF SW 1/4 OF SECTION 07-09-21 BEARS SOUTH 87°55'28" WEST.

N

LEGAL DESCRIPTION

THAT PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION NO. 7, TOWNSHIP 9 NORTH OF RANGE 21 EAST, OZAUKEE COUNTY, WISCONSIN DESCRIBED AS FOLLOWS:

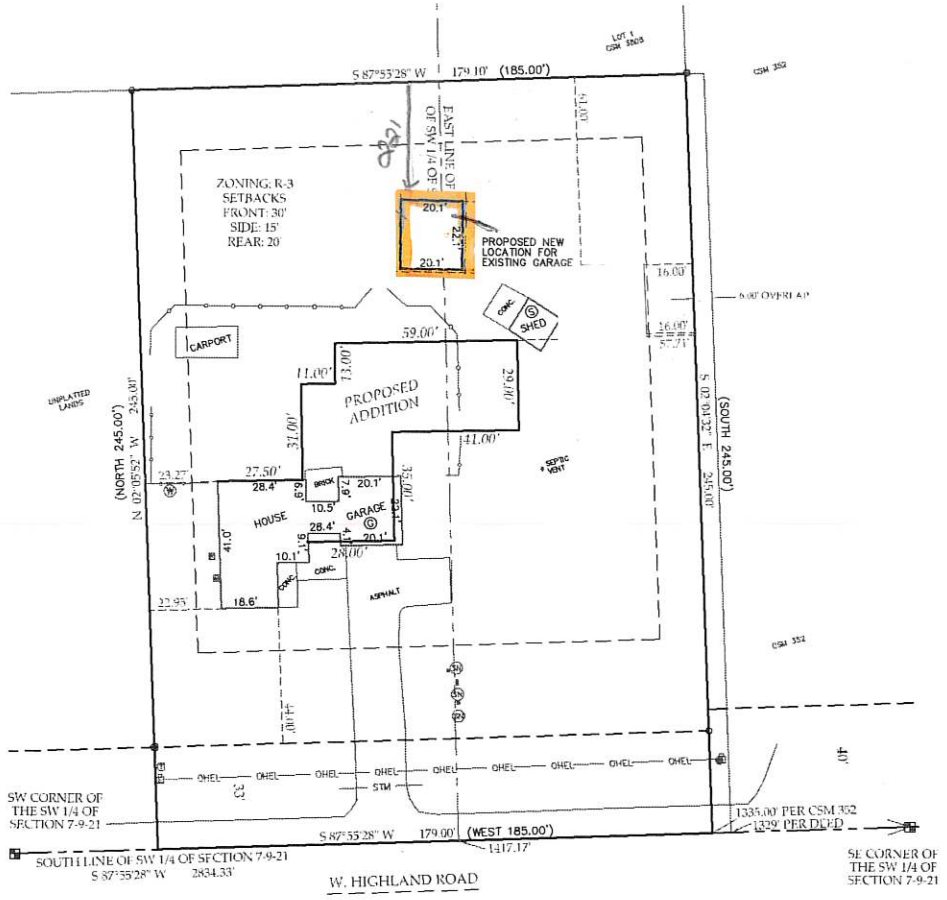
COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 OF SECTION No. 7, THENCE RUNNING WEST ON THE SOUTH LINE OF SAID SOUTHWEST 1/4 1329 FEET TO THE SOUTHEAST CORNER OF WEST 1/2 OF SOUTHWEST 1/4 AND THE PLACE OF BEGINNING THENCE CONTINUING WEST ON SAID SOUTH LINE 185.00 FEET; THENCE NORTH AND PARALLEL TO THE EAST LINE OF SAID WEST 1/2 OF SOUTHWEST 1/4 245.00 FEET; THENCE EAST AND PARALLEL TO THE SOUTH LINE OF SAID WEST 1/2 OF SOUTHWEST 1/4 185.00 FEET; THENCE SOUTH ON EAST LINE OF WEST 1/2 OF SOUTHWEST 1/4 245 FEET TO THE PLACE OF BEGINNING.

WISCONSIN
J. SCOTT HENKEL
2495
PLYMOUTH, WI
LAND SURVEYOR

AUGUST 31, 2022

THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNER OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE OR GUARANTEE THE TITLE THERETO WITHIN 1 YEAR FROM THE DATE HEREON.

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION AND DIMENSION OF ALL VISIBLE STRUCTURES THEREON, FENCES, APPARENT EASEMENTS, ROADWAYS AND VISIBLE ENCROACHMENT, IF ANY, AND THAT I HAVE COMPLIED WITH WISCONSIN CHAPTER A-E 7.



LEGEND
- ● 1" IRON PIPE FOUND
- ○ 3/4"x18" REBAR WEIGHING 1.13 LBS/FOOT SET. (RECORDED AS)
- (SW) SANITARY MANHOLE
- (W) WELL
- FENCE
- (G) GARAGE TO BE RELOCATED
- (S) SHED TO BE RAZED

PSE
132 Wisconsin Street, West Bend, WI 53095
262.338.7600 kpeters@pse-inc.com
FN: XX-XX-22 Date: XX/XX/XX

SHEET 1 OF 1

SURVEYED BY JOSEPH W. DAVID
MAPPED BY J. SCOTT HENKEL, PLS

Attachment: Site Plan (9175 : Jason & Dawn Moll)

Attachment: Pictures (9175 : Jason & Dawn Moll)

Attachment: Pictures (9175 - Jason & Dawn Moll)

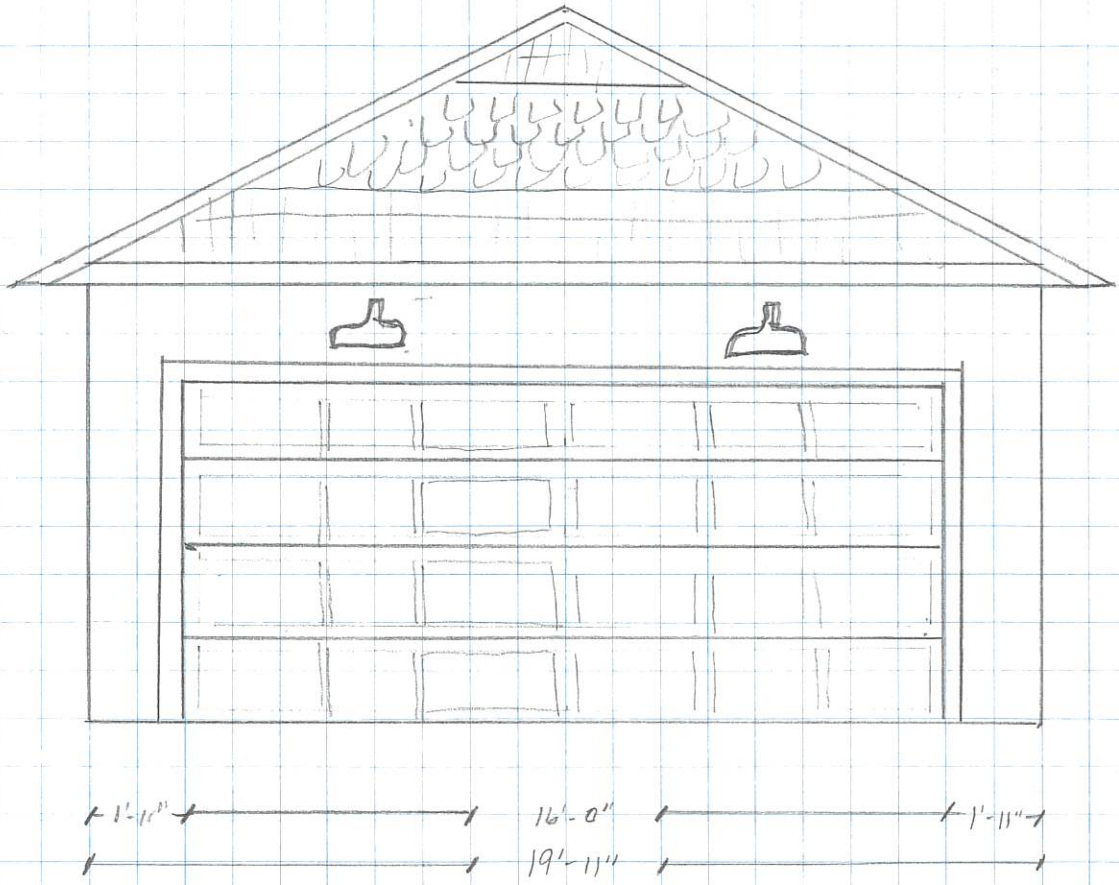
Attachment: Pictures (9375 : Jason & Dawn Moll)

IMAGINE
ZIPSystem

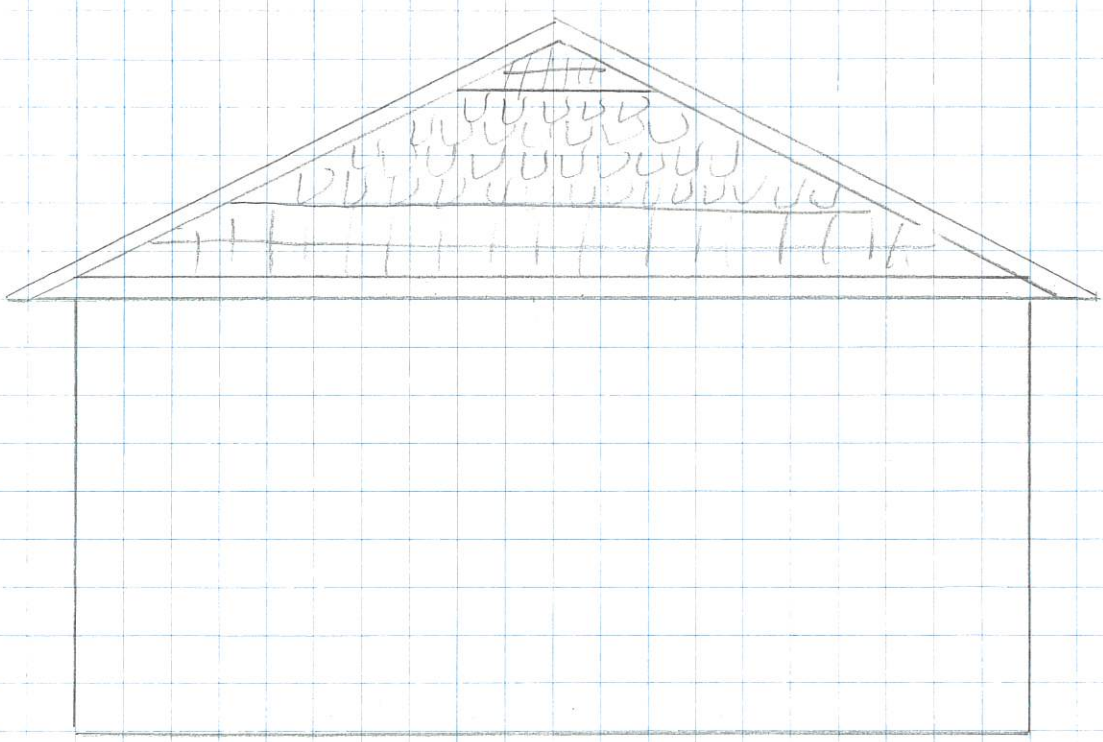
Attachment: Pictures (9175 : Jason & Dawn Moll)

Attachment: Pictures (9375 : Jason & Dawn Nolt)

FRONT ELEVATION
(SOUTH)

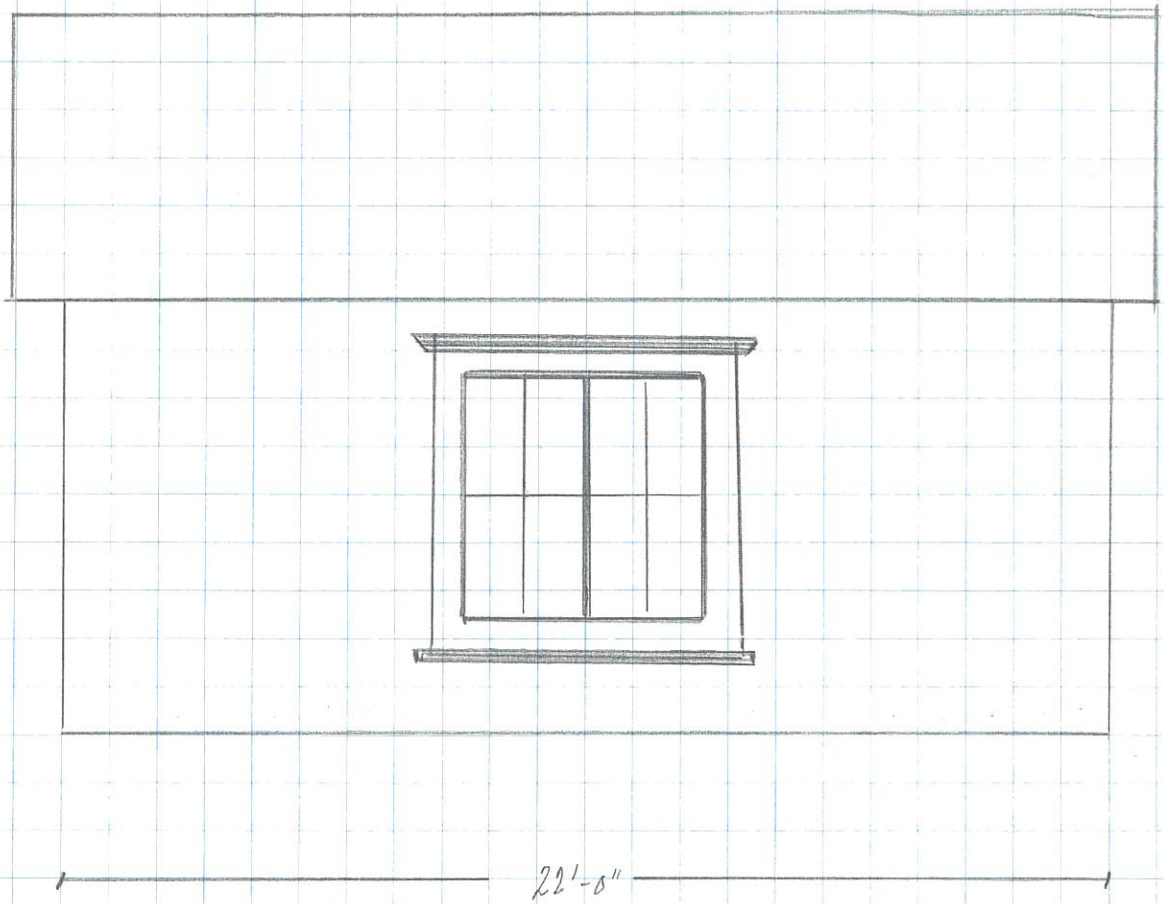


BACK ELEVATION
(NORTH)

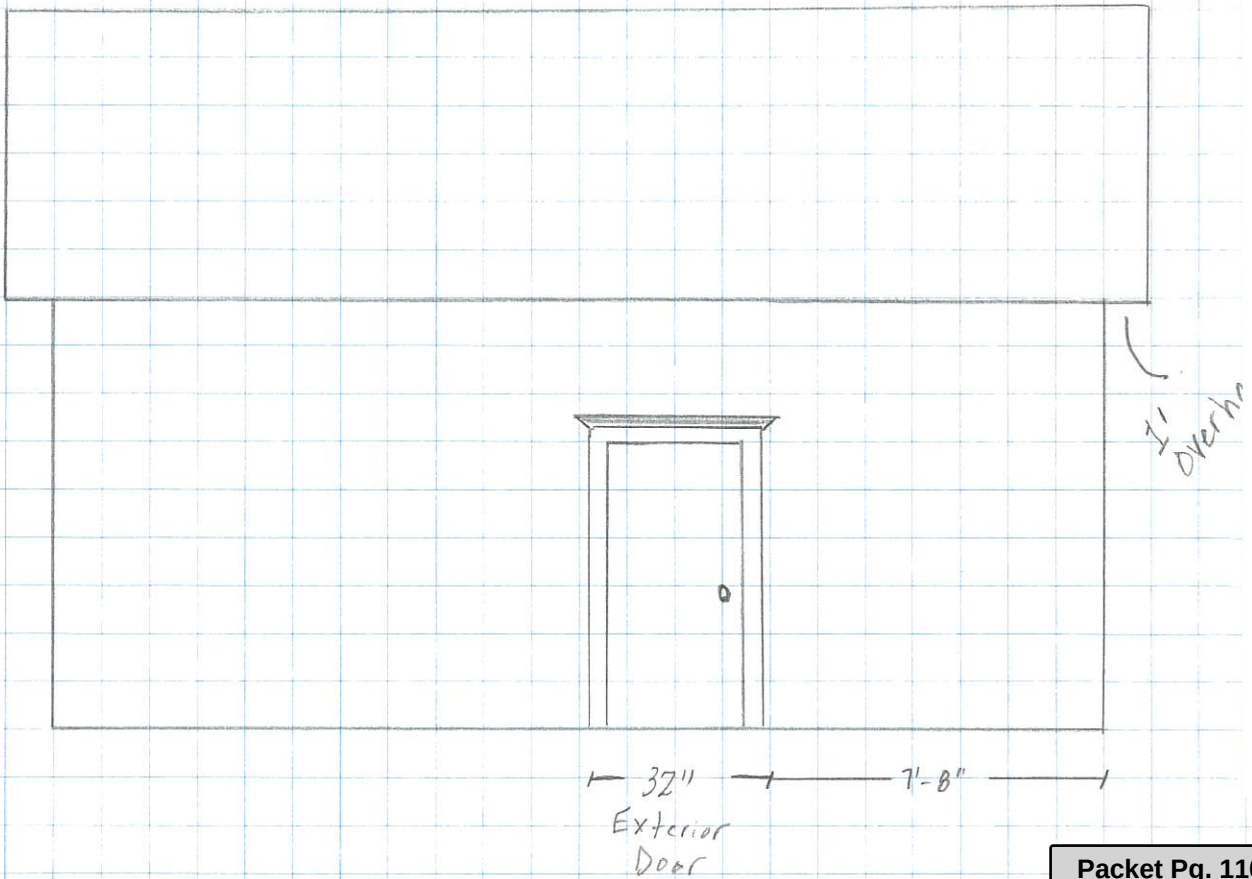


Attachment: Plans (9175 : Jason & Dawn Moll)

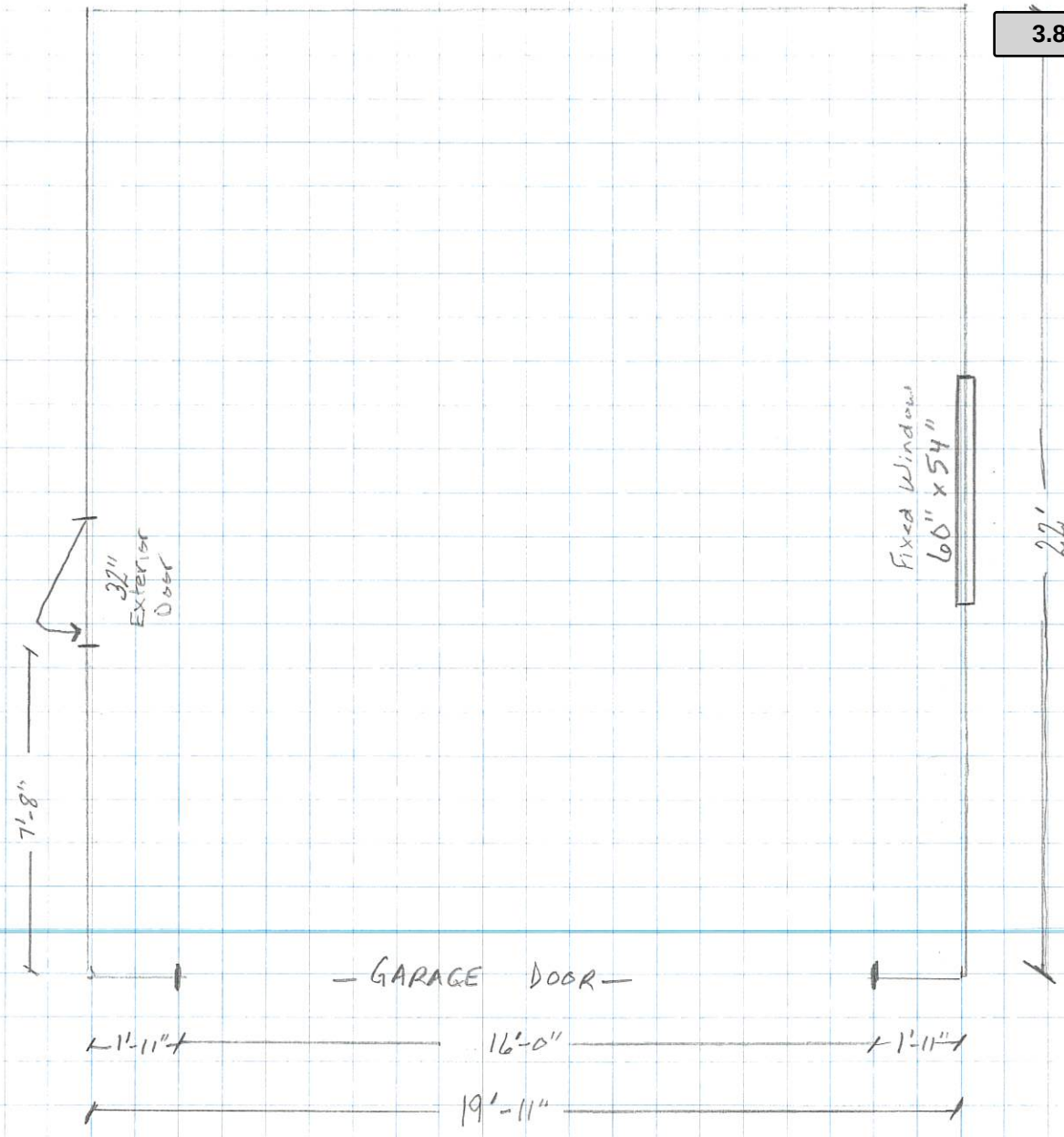
SIDE ELEVATION
(EAST)



SIDE ELEVATION
(WEST)



Attachment: Plans (9175 : Jason & Dawn Moll)



Attachment: Plans (9175 : Jason & Dawn Moll)

11333 N. Cedarburg Road
Mequon, WI 53092-1930
Phone: 262-242-3100
Fax: 262-242-9655

www.ci.mequon.wi.us **Office of Architectural Board**

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **March 11, 2024**
SUBJECT: **David Hoff, New Single-Family Side by Side Condominium at 12452/12458 N. Woods Court**

Attachments:
Statement of Intent (PDF)
Survey (PDF)
Site Plan and Plans (PDF)

THE HOFF GROUP
ARCHITECTURE | PROJECT MANAGEMENT | DEVELOPMENT

STATEMENT OF INTENT

The existing site conditions include an old City-owned DPW building which was built on a contaminated 3.3 acre site on Green Bay Road. We are combining this parcel with a 7.5 acre site to arrive at an 11 acre development with 28 side-by-side condominiums. We are cleaning up the contamination, demolishing the old building, and extending municipal sewer and water to the property. We designed the project to respect the adjacent rental, condo, and single family properties. We are retaining as much of the existing trees and foliage as possible, creating berms and landscape buffers, and adding storm water management ponds. The buildings were designed to be contextual with other mid to high-end side-by-side developments, applying a "Mequon / Thiensville Vernacular" that includes masonry, steep roof pitches, and very respectful and attractive exterior materials, colors and detailing. We had a team of professional architects, landscape designers, interior designers, and local resident focus groups assist with the final design of these buildings.

BUILDING 11

Building #11 is nearly identical in design to Buildings #13 and #7 which have already been approved by the ARB. Both units will have sun rooms.

Attachment: Statement of Intent (9176 : David Hoff)

6938 N. Santa Monica Blvd
Phone: 414-228-3613
www.thehoffgroupinc.com
E-mail davidh@northtrack.org
Fox Point, WI 53217
Fax 414-228-3600

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CURVE TABLE				
CURVE NO.	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	121.42'	2799.79'	N11°26'49"W	121.41'

LEGAL DESCRIPTION:

Lot 1 of Certified Survey Map No. 4036, recorded in the Register of Deeds office for Ozaukee County as Document No. 1070242, being a part of the Southwest 1/4 of the Northwest 1/4 of Section 14 and a part of the Southeast 1/4 of the Northeast 1/4 of Section 15, Township 9 North, Range 21 East, City of Mequon, Ozaukee County, Wisconsin.

I, John P. Konopacki, Professional Land Surveyor, hereby certify that this survey map is correct to the best of my knowledge and belief with the information provided and complies with requirements of Chapter A-E 7 s.35.93 of the Wisconsin State Statutes.

SIGNED
JOHN P. KONOPACKI,
PROFESSIONAL LAND SURVEYOR S-2461

WISCONSIN · JOHN P. KONOPACKI · S-2461 · SUMMIT, WI · LAND SURVEYOR

VICINITY MAP
SECTIONS 14 & 15, T9N, R21E
NOT TO SCALE

NORTH

GRAPHICAL SCALE (FEET)
0 1" = 50' 100'

Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1927). The south line of the Northwest 1/4 of Section 14, Township 9 North, Range 21 East has a bearing of N89°08'03"E.

NE CORNER, NE 1/4 SEC. 15, T9N, R21E (FOUND ALUMINUM MONUMENT)
NW CORNER, NW 1/4 SEC. 14, T9N, R21E
SW CORNER, NE 1/4 SEC. 15, T9N, R21E (FOUND CONC. MON. W/ BRASS CAP)
SE CORNER, NW 1/4 SEC. 14, T9N, R21E (FOUND CONC. MON. W/ BRASS CAP)
SW CORNER, NW 1/4 SEC. 14, T9N, R21E
SE CORNER, NE 1/4 SEC. 15, T9N, R21E (FOUND CONC. MON. W/ BRASS CAP)
N=459,683.74, E=2,537,195.45 (WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE) REFERENCE
BENCHMARK EL =683.65

UNPLATTED LANDS
OWNER: MILWAUKEE AREA VOCATIONAL TECHNICAL

UNPLATTED LANDS
OWNER: CITY OF MEQUON

UNPLATTED LANDS
OWNER: WILKE TRUST

UNPLATTED LANDS
OWNER: BONNILAKE C6 LLC

UNPLATTED LANDS
OWNER: VILLAGE OF THIENSVILLE

OVERHEAD HIGH TENSION TOWER WIRES

CENTERLINE OF STATE TRUNK HIGHWAY "57" PER RIGHT OF WAY PLAT PROJECT NO. 8513021?? DATED OCTOBER 24, 1985 BY R.A. SMITH & ASSOCIATES, INC.

NORTH CEDARBURG ROAD (FORMERLY KNOWN AS MILWAUKEE AND FOND DU LAC PLANK ROAD) (66' PUBLIC R.O.W.)

EXISTING RIGHT-OF-WAY LINE

CENTERLINE

STONE WALL

WOOD FENCE

BUILDING SETBACK LINE (TYP.)

N88°44'10"E 543.00'

N01°16'24"W 9.00'

N89°08'03"E 172.24'

N88°42'20"E 256.61'

N01°32'06"W 72.43'

N73°41'56"E 100.00'

S01°32'06"E 199.12'

S89°08'03"W 164.27'

S29°55'41"W 115.94'

S89°08'03"W 76.26'

N16°18'04"W 205.15' RIGHT OF WAY

S16°18'04"E 570.15' RIGHT OF WAY

N01°16'24"W 397.60'

S88°44'10"W 694.91'

N88°44'10"E 177.04'

N10°12'16"W 23.79'

S89°08'03"W 320.08'

1881.35'

HOLDING TANK

GRAVEL

DRAINAGE EASEMENT

20' WATER MAIN EASEMENT

20' SANITARY SEWER EASEMENT

WOODS COURT (PRIVATE)

WOODS LANE (PRIVATE)

PROP SIGN

PRIVATE ROAD & DRIVEWAY EASEMENT

LOT 1 C.S.M. 4036

LOT 2 C.S.M. 4036

LOT 3 CSM No 4036

LOT 15 LAUREL LAKE ASSESSOR'S PLAT

BLDG 1 PRINCETON
BLDG 2 PRINCETON
BLDG 3 STANFORD
BLDG 4 PRINCETON
BLDG 5 NOTRE DAME
BLDG 6 PRINCETON
BLDG 7 NOTRE DAME
BLDG 8 STANFORD
BLDG 9 PRINCETON
BLDG 10 PRINCETON
BLDG 11 NOTRE DAME
BLDG 12 PRINCETON
BLDG 13 NOTRE DAME
BLDG 14 STANFORD

EXISTING BUILDING
EXISTING BUILDING FOUNDATION
RETAINING WALL
ASPHALT PAVEMENT
CONCRETE
CONCRETE CURB
CONCRETE WALK
CONCRETE PAVEMENT
DRIVE OPENING
PARKING STALLS
GRAVEL DRIVE (PRIVATE R.O.W.)
WEST CAIRDEL LANE
LAUREL LAKE CONDOMINIUMS
LAKE BLUFF CONDOMINIUMS
WOOD FENCE

CONCORD PLACE (PRIVATE R.O.W.)
LAKE BLUFF ROAD
NORTH GREEN BAY ROAD (PUBLIC R.O.W.) ASPHALT PAVEMENT

CITY OF MEQUON
VILLAGE OF THIENSVILLE

BUILDING 11

NOTE: The location and size of the underground structures and utilities shown hereon have been located to a reasonable degree of accuracy, but the Engineer and/or Surveyor does not guarantee their exact location or the location of others not shown.
Contact Diggers Hotline, Inc., Etc.

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

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1-800-242-8511
TOLL FREE
WI STATUTE 182.0175(1974) REQUIRES NON 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE
MILW. AREA 259-1181

REVIEWED: ASZ
DESIGNED: ASZ
DRAFTED: BR

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

WISCONSIN OFFICE:
20725 WATERTOWN ROAD
BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO | MILWAUKEE : NATIONWIDE

THE WOODS AT HIGHLAND PARK

CITY OF MEQUON, OZAUKEE CO., WISCONSIN

PROPOSED PLAT OF SURVEY / SITE PLAN

REVISIONS

PEG JOB No: 1055.00-WI
PEG PM: ASZ
START DATE: 02-20-23
SCALE: 1" = 50'

SHEET
C-1
C-3

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PROPOSED PLAT OF SURVEY / SITE PLAN

Attachment: Survey (9176 : David Hoff)

Z:\PROJECTS\2017\1055.00-WI\CAD\EXHIBITS\1055.00 SITE BLDG 11.DWG

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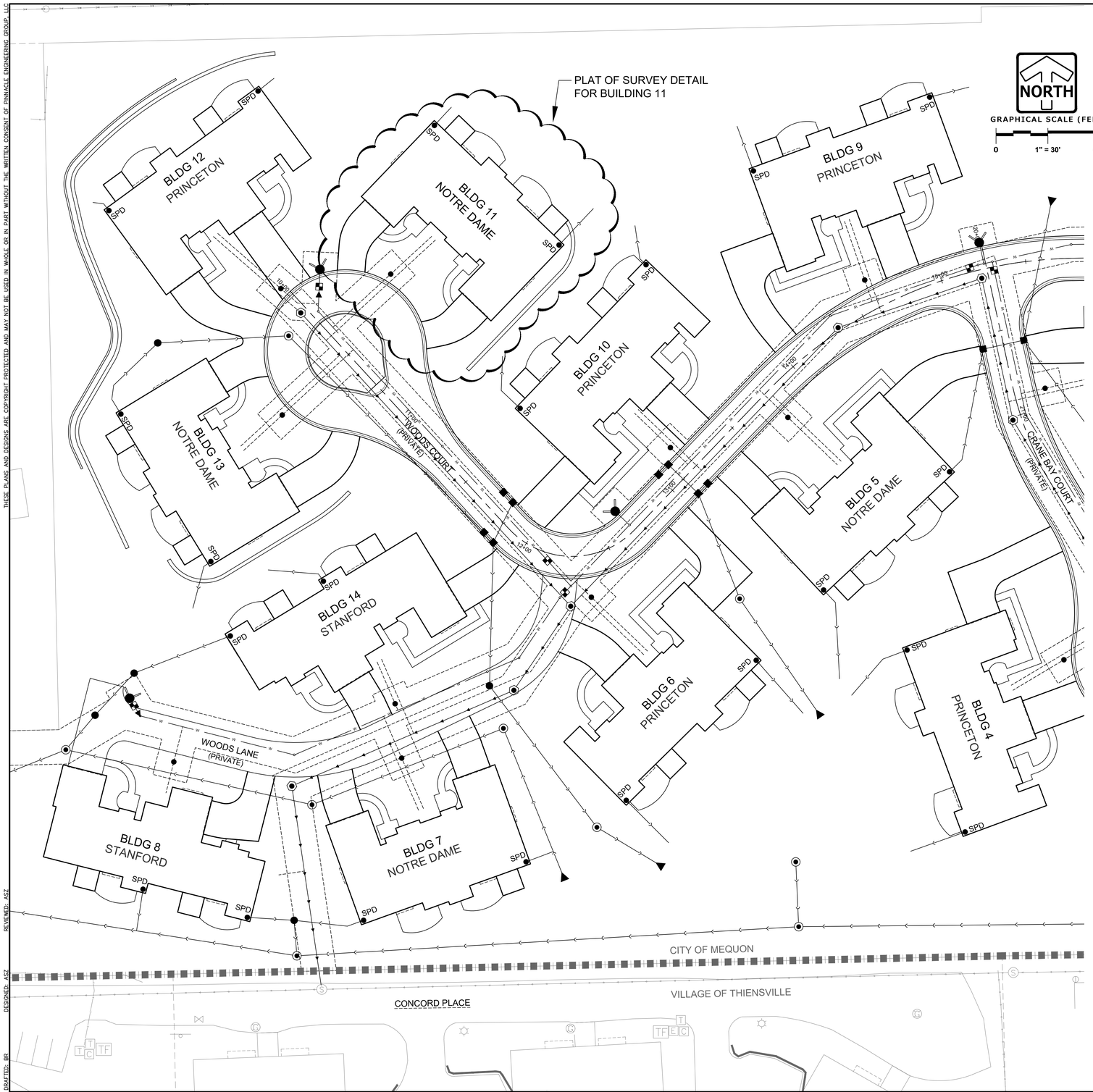

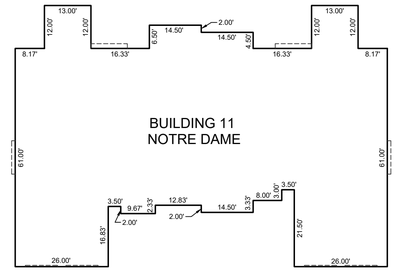

BUILDING DETAILS (SCALE 1" = 20')

BUILDING 11

REVIEWED: ASZ
DESIGNED: ASZ
DRAFTED: BR

PLAN | DESIGN | DELIVER
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THE WOODS AT HIGHLAND PARK
CITY OF MEQUON, OZAUKEE CO., WISCONSIN

PLAT OF SURVEY DETAIL

REVISIONS

PEG JOB No. 1055.00-WI
PEG PM ASZ
START DATE 02-20-23
SCALE 1" = 30'

SHEET
C-2
C-3

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PLAT OF SURVEY DETAIL

Attachment: Survey (9176 : David Hoff)

Z:\PROJECTS\2017\1055.00-WI\CAD\EXHIBITS\1055.00 MASTER GRADING BLDG 11.DWG

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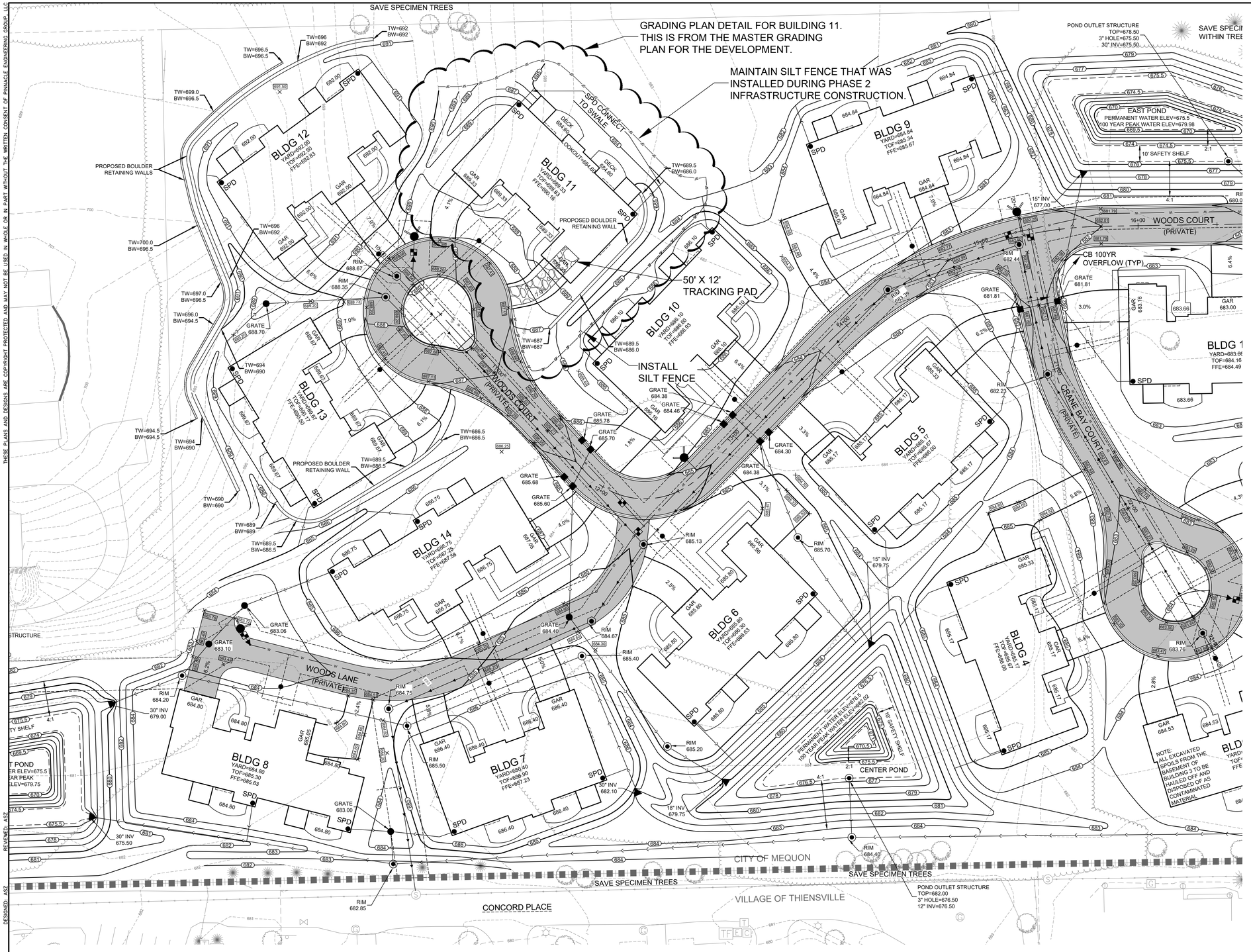

NOTE: THE MASTER GRADING PLANS ARE FOR INDIVIDUAL BUILDINGS DURING HOME CONSTRUCTION, ESTABLISHING YARD, GARAGE AND FLOOR ELEVATIONS. USE THE INTERIM GRADING AND EROSION CONTROL PLAN FOR CONSTRUCTION.

LEGEND:

- STORM SEWER MANHOLE
- STORM SEWER INLET/CATCH BASIN
- STORM SEWER FIELD INLET
- CONCRETE END SECTION
- STORM SEWER
- SANITARY SEWER MANHOLE
- SANITARY SEWER
- HYDRANT
- WATER VALVE
- WATER MAIN
- 685 EXISTING TOPOGRAPHY
- 680 PROPOSED TOPOGRAPHY
- GAR=684.53 GARAGE ELEVATION AT OVERHEAD DOOR
- YARD=683.00 YARD GRADE
- TOF=683.50 TOP OF FOUNDATION
- FFE=683.50 FIRST FLOOR ELEVATION
- 2.1% PROPOSED DRIVEWAY SLOPE

NOTE: The location and size of the underground structures and utilities shown hereon have been located to a reasonable degree of accuracy, but the Engineer and/or Surveyor does not guarantee their exact location or the location of others not shown.
Contact Diggers Hotline, Inc., Etc.

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MILW. AREA 259-1181

BUILDING 11

DRAFTED: BR
DESIGNED: ASZ
REVIEWED: ASZ

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CHICAGO | MILWAUKEE : NATIONWIDE

THE WOODS AT HIGHLAND PARK

CITY OF MEQUON, OZAUKEE CO., WISCONSIN

MASTER GRADING PLAN

REVISIONS

PEG JOB No 1055.00-WI | ASZ
PEG PM
START DATE 02-20-23
SCALE 1" = 30'

SHEET C-3 C-3

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MASTER GRADING PLAN

Z:\PROJECTS\2017\1055.00-WI\CAD\EXHIBITS\1055.00 MASTER GRADING BLDG 11.DWG

Attachment: Survey (9176 : David Hoff)

BUILDING INDEX

BUILDING NUMBER	BUILDING DESCRIPTION	UNIT TYPE*	
		LEFT UNIT	RIGHT UNIT
1	PRINCETON - STONE	B - GARAGE FRONT	A - GARAGE SIDE
2	PRINCETON - BRICK	A - GARAGE FRONT	B - GARAGE FRONT
3	STANFORD - STONE	C - GARAGE SIDE	B - GARAGE FRONT
4	PRINCETON - STONE	B - GARAGE FRONT	A - GARAGE SIDE
5	NOTRE DAME - STONE	A - GARAGE SIDE	A - GARAGE FRONT
6	PRINCETON - STONE	A - GARAGE SIDE	B - GARAGE FRONT
7	NOTRE DAME - STONE	A - GARAGE FRONT	A - GARAGE FRONT
8	STANFORD	C - GARAGE SIDE	B - GARAGE FRONT
9	PRINCETON - STONE	A - GARAGE SIDE	B - GARAGE FRONT
10	PRINCETON	A - GARAGE SIDE	B - GARAGE FRONT
11	NOTRE DAME	A - GARAGE FRONT	A - GARAGE FRONT
12	PRINCETON	A - GARAGE FRONT	B - GARAGE FRONT
13	NOTRE DAME	A - GARAGE FRONT	A - GARAGE FRONT
14	STANFORD	C - GARAGE FRONT	B - GARAGE SIDE

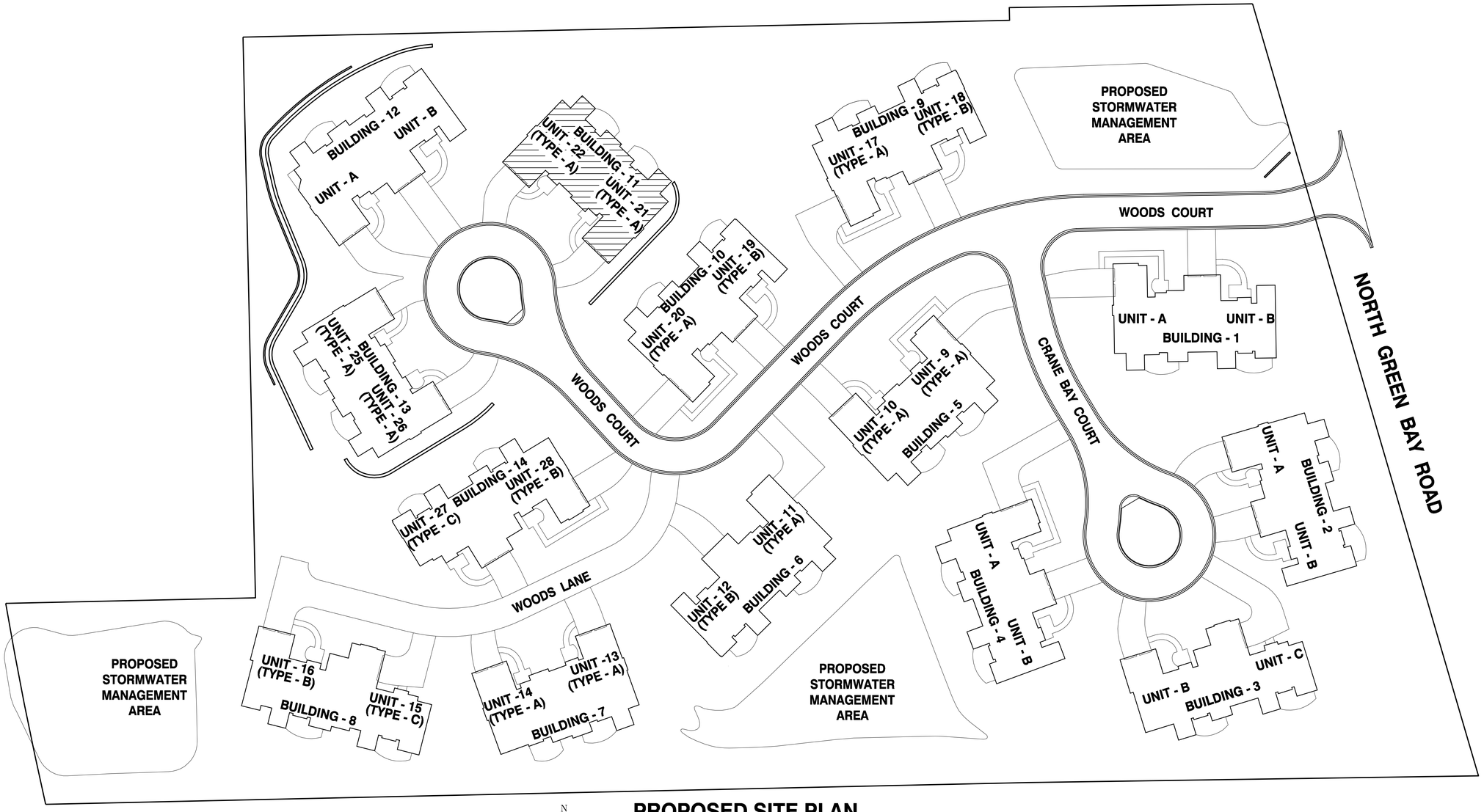
UNIT LEGEND
* A - INDICATES 2,100 SQ.FT. UNIT FLOOR PLAN
* B - INDICATES 2,225 SQ.FT. UNIT FLOOR PLAN
* C - INDICATES 2,180 SQ.FT. UNIT FLOOR PLAN

PLAN INDEX FOR BUILDING - 11

SHEET NUMBER	SHEET DESCRIPTION
1	SITE / INDEX
2	EXTERIOR ELEVATIONS
3	EXTERIOR ELEVATIONS & ROOF PLAN
4	LOWER LEVEL PLAN
5	FIRST FLOOR PLAN
6	BUILDING SECTIONS
7	INTERIOR WALL ELEVATIONS - OMITTED
8	ELECTRICAL PLANS - OMITTED
9	WALL BRACING

ALTERNATE ADDITIONAL FEATURE CUT-SHEETS

CS-1	ALTERNATE - 1 = FINISHED BASEMENT PLAN IN LEFT UNIT A ALTERNATE - 2 = FINISHED BASEMENT PLAN IN RIGHT UNIT A
CS-2 & CS-3	ALTERNATE - 3 = OMITTED ALTERNATE - 4 = OMITTED
CS-4 OMITTED	ALTERNATE - 5 = OPTIONAL TUB IN M. BATH OF LEFT UNIT A ALTERNATE - 6 = OMITTED ALTERNATE - 7 = OPTIONAL TUB IN M. BATH OF RIGHT UNIT A ALTERNATE - 8 = OMITTED



N
W E
S

PROPOSED SITE PLAN

NOT TO SCALE

NOTE:
INFORMATION ON SITE PLAN IS ONLY APPROXIMATE. REFER TO APPROVED SURVEY PLAN FOR ACTUAL BUILDING LOCATION AND GRADING PLAN.

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BUILDER
THE HOFF GROUP
6938 N SANTA MONICA BLVD.
FOX POINT, WI 53217
ATTN: DAVID HOFF
P: 414-228-3365

PROJECT NAME & LOCATION
THE WOODS AT HIGHLAND PARK
CITY OF MEQUON, WI

MEQUON ARCHITECTURAL BOARD SUBMITTAL 3/2/23

BUILDING INFORMATION
BUILDING - 11
NOTRE DAME - STONE
W/ PAINTED SCHEME
LEFT SIDE-UNIT 22 (TYPE-A) WOODS COURT
RIGHT SIDE - UNIT 21 (TYPE-A) WOODS COURT

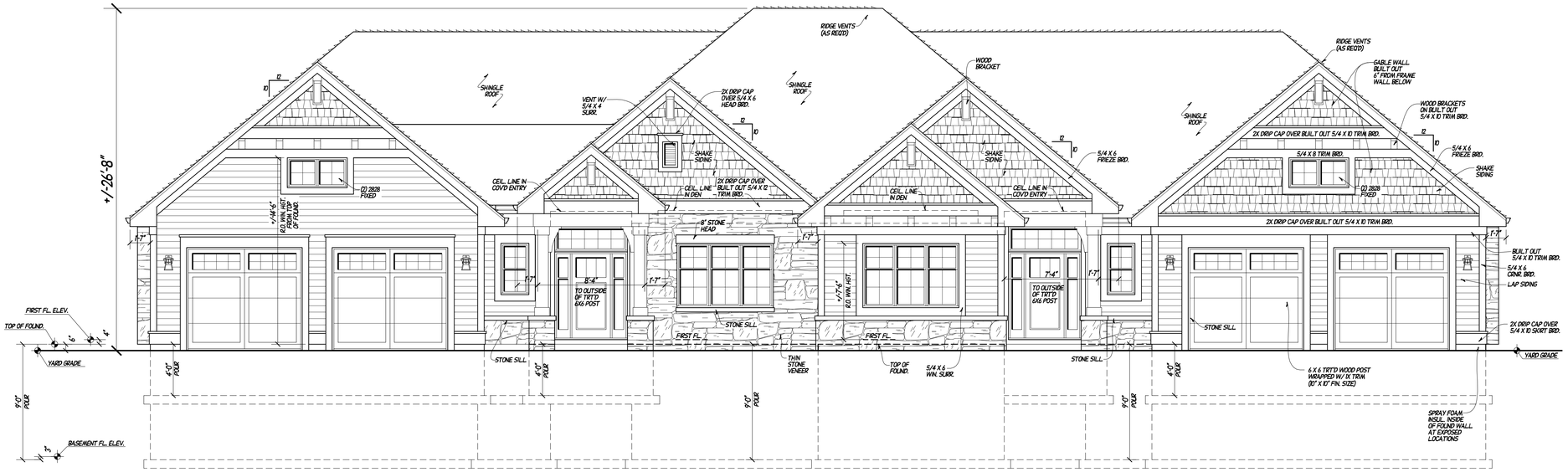
COMPLETION DATE	DESIGNED BY	DRAWN BY	CHECKED
NOT COMPLETE	B. TOM	GTH	B. TOM
REVISIONS			

ARCHITECTURAL DEVELOPMENT SERVICES INC.
www.architecturaldevelopmentservices.com
150 NORTH SUNNY SLOPE RD STE 250
BROOKFIELD, WI 53005
(262) 787 - 1701

JOB NUMBER
T74323-E

SHEET NO.
1 OF 9

Attachment: Site Plan and Plans (9176 : David Hoff)



LEFT UNIT = A

RIGHT UNIT = A

NOTRE DAME - Stone
FRONT ELEVATION

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

LEFT UNIT = A
COV'D ENTRY ELEVATION

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

RIGHT UNIT = A
COV'D ENTRY ELEVATION

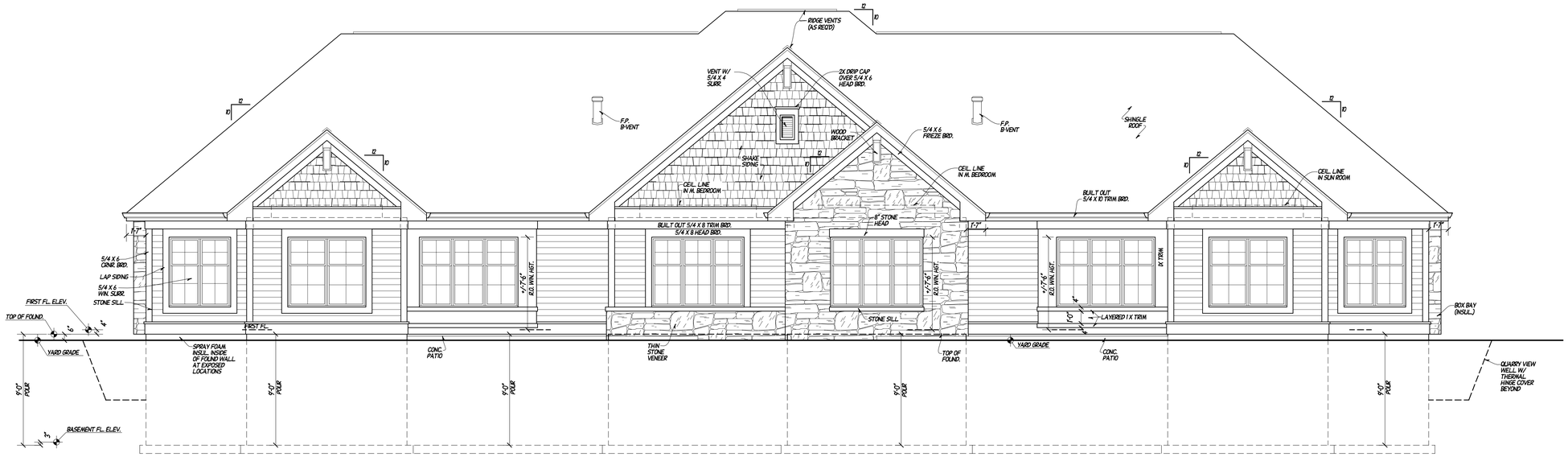
SCALE: 1/4"=1'-0"

EXTERIOR MATERIAL NOTES:

- INSTALL METAL FLASHING OVER ALL HORIZONTAL TRIM BRDS.
- INSTALL METAL FLASHING OVER ALL STONE SILLS.
- ALL LAP SIDING TO BE LP SMART SIDE, 6" TO WEATHER, W/ 5/4 X 6 CRNR. BRDS.
- ALL SHAKE SIDINGS TO BE FIBER CEMENT.
- ALL TRIM BRDS. TO BE MIRATEC.
- ALL SHINGLE ROOF TO BE DIMENSIONAL ASPHALT SHINGLES.
- ALL SOFFITS TO BE COMPOSITE PANEL W/ EAVE VENTS.
- ALL GUTTERS TO BE SEAMLESS ALUMINUM.
- ALL EXTERIOR CEILINGS TO BE BEAD BOARD.

CONC. FTG. NOTES:

- STEP CONC. FTGS. DEEPER AS REQ'D PER SITE SOIL CONDITIONS, DEPTH OF EXCAVATION, AND TO MAINTAIN MIN. 48" FROST PROTECTION FROM FINISHED GRADE.
- MINIMUM SOIL BEARING TO BE 2,000 LBS. PSF. FOR ALL FOOTINGS AND COLUMN PADS.
- FIELD VERIFY SOIL COMPACTION AT FILL LOCATIONS TO MAINTAIN STRUCTURAL INTEGRITY PRIOR TO INSTALLING FOOTINGS.



RIGHT UNIT = A

NOTRE DAME - Stone
REAR ELEVATION

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

LEFT UNIT = A

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BUILDER

PROJECT NAME & LOCATION
THE WOODS AT HIGHLAND PARK
CITY OF MEQUON, WI

MEQUON ARCHITECTURAL BOARD SUBMITTAL 3/2/23

BUILDING INFORMATION
BUILDING - 11
NOTRE DAME - STONE
W/ PAINTED SCHEME
LEFT SIDE - UNIT 22 (TYPE-A)
RIGHT SIDE - UNIT 21 (TYPE-A)

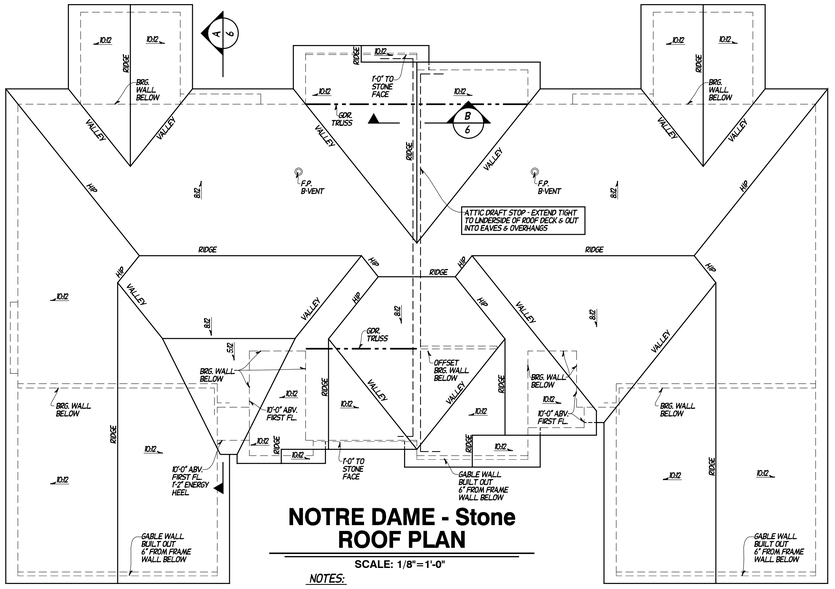
DESIGNED BY	COMPLETION DATE
B. TOM	NOT COMPLETE
DRAWN BY	REVISIONS
G.T.A.	
CHECKED	
B. TOM	

ADS
ARCHITECTURAL DEVELOPMENT SERVICES INC.
www.architecturaldevelopmentservices.com
150 NORTH SUNNY SLOPE RD STE 250
BROOKFIELD, WI 53005
(262) 787 - 1701

JOB NUMBER
174323-E

SHEET NO.
2 OF 9

Attachment: Site Plan and Plans (9176 : David Hoff)



NOTRE DAME - Stone ROOF PLAN

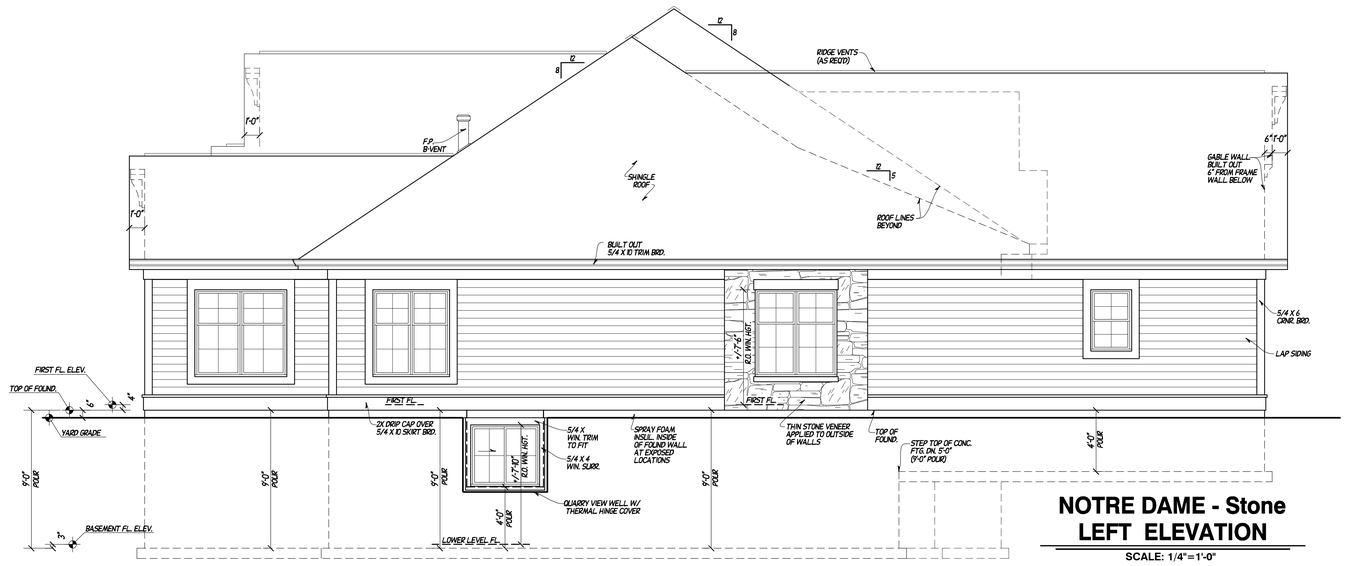
SCALE: 1/8"=1'-0"

NOTES:

- 9'-0" FIRST FL. WALL HGT., EXCEPT WHERE NOTED.
- TRUSS ROOF AT 24" O.C. W/ METAL TIE DOWNS, ENTIRE HOUSE FINAL DESIGN AND LAYOUT BY TRUSS MANUFACTURER.
- 20" ENERGY HEEL ON 8:12 & 10:12 TRUSSES.
- ALL ROOF PITCHES AS NOTED ON PLAN.
- INSTALL RIDGE VENTS AS REQ'D.
- INSTALL ICE & WATER SHIELD MEMBRANE AT ALL VALLEYS & DRIP EDGES.
- ALL SHINGLES TO BE DIMENSIONAL ASPHALT SHINGLES.
- INSTALL ATTIC DRAFT STOP - EXTEND TIGHT TO UNDERSIDE OF ROOF DECK & OUT INTO EAVES & OVERHANGS

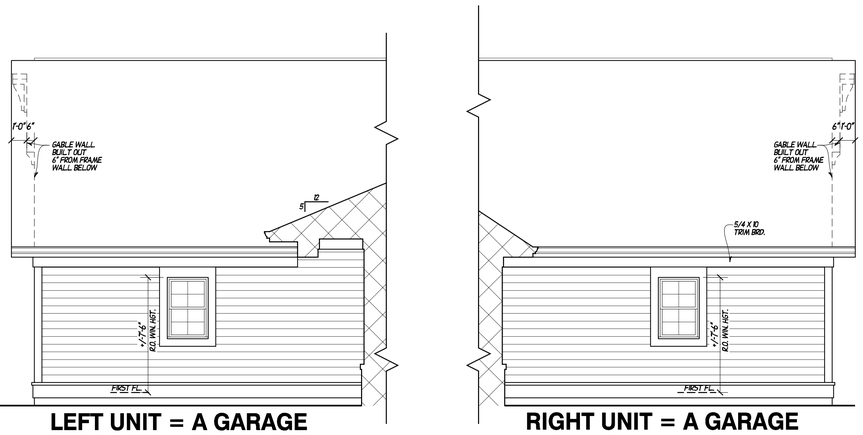
LEFT UNIT = A

RIGHT UNIT = A



NOTRE DAME - Stone LEFT ELEVATION

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

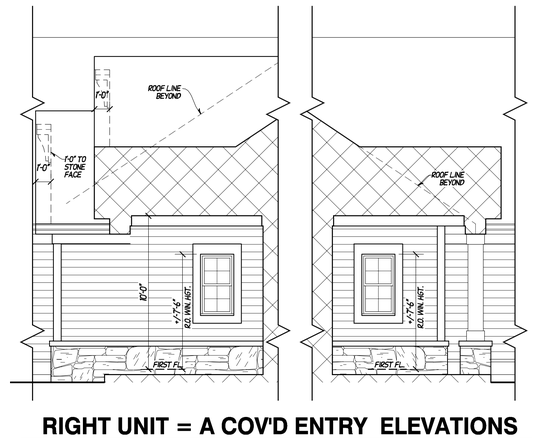


LEFT UNIT = A GARAGE PARTIAL RIGHT ELEVATION

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

RIGHT UNIT = A GARAGE PARTIAL RIGHT ELEVATION

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



RIGHT UNIT = A COV'D ENTRY ELEVATIONS

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

LEFT UNIT = A SUN ROOM PARTIAL RIGHT ELEVATION

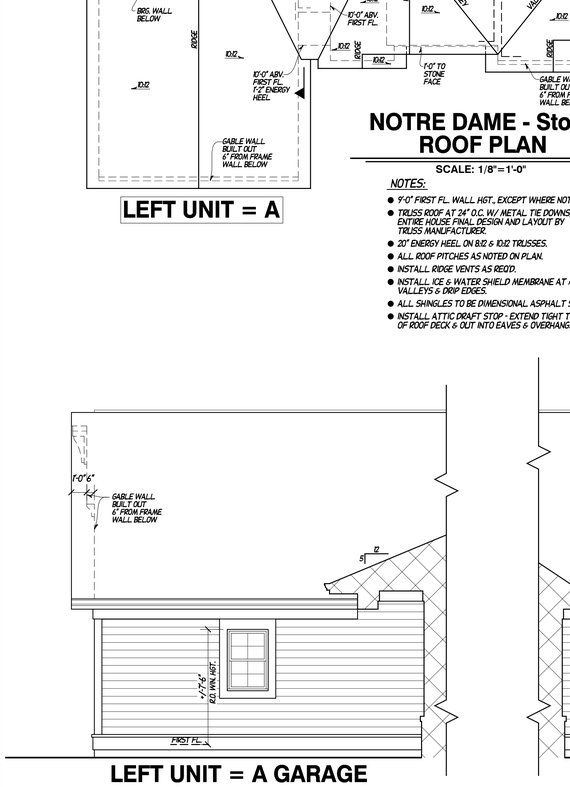
SCALE: 1/4"=1'-0"

EXTERIOR MATERIAL NOTES:

- INSTALL METAL FLASHING OVER ALL HORIZONTAL TRIM BRDS.
- INSTALL METAL FLASHING OVER ALL STONE SILLS.
- ALL LAP SIDING TO BE LP SMART SIDE, 6" TO WEATHER, W/ 5/4 X 6 CONR. BRDS.
- ALL SHAKE SIDING TO BE FIBER CEMENT.
- ALL TRIM BRDS. TO BE MIRATEC.
- ALL SHINGLE ROOF TO BE DIMENSIONAL ASPHALT SHINGLES.
- ALL SOFFITS TO BE COMPOSITE PANEL W/ EAVE VENTS.
- ALL GUTTERS TO BE SEAMLESS ALUMINUM.
- ALL EXTERIOR CEILINGS TO BE BEAD BOARD.

CONC. FTG. NOTES:

- STEP CONC. FTGS. DEEPER AS REQ'D PER SITE SOIL CONDITIONS, DEPTH OF EXCAVATION, AND TO MAINTAIN MIN. 48" FROST PROTECTION FROM FINISHED GRADE.
- MINIMUM SOIL BEARING TO BE 2,000 LBS. PSF. FOR ALL FOOTINGS AND COLUMN PADS.
- FIELD VERIFY SOIL COMPACTION AT FILL LOCATIONS TO MAINTAIN STRUCTURAL INTEGRITY PRIOR TO INSTALLING FOOTINGS.

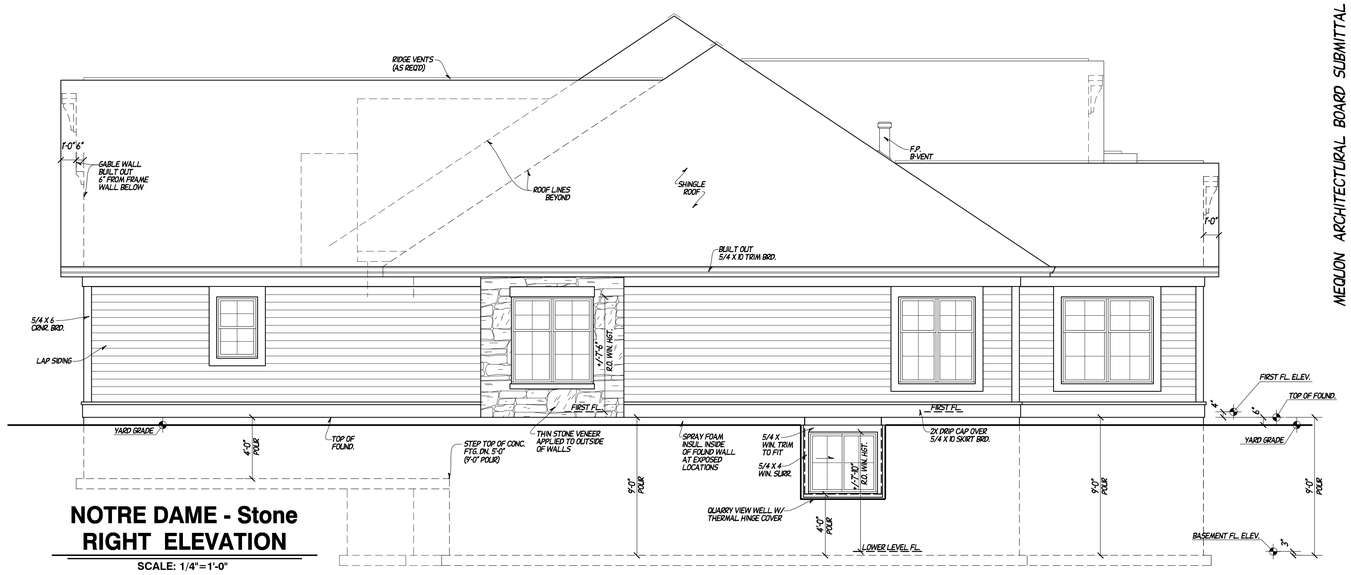


LEFT UNIT = A COV'D ENTRY ELEVATIONS

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

LEFT UNIT = A M. BEDROOM PARTIAL LEFT ELEVATION

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



NOTRE DAME - Stone RIGHT ELEVATION

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

MEQUON ARCHITECTURAL BOARD SUBMITTAL 3/2/23

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BUILDER

PROJECT NAME & LOCATION

THE WOODS AT HIGHLAND PARK

CITY OF MEQUON, WI

BUILDING INFORMATION

BUILDING - 11

NOTRE DAME - STONE

W/ PAINTED SCHEME

LEFT SIDE - UNIT 22 (TYPE-A)

RIGHT SIDE - UNIT 21 (TYPE-A)

DESIGNED BY	COMPLETION DATE
B. TOM	NOT COMPLETE
DRAWN BY	REVISIONS
G.T.H.	
CHECKED	
B. TOM	

ADS ARCHITECTURAL DEVELOPMENT SERVICES INC.
www.architecturaldevelopmentservices.com
159 NORTH SUNNY SLOPE RD STE 250
BROOKFIELD, WI 53005
(262) 787 - 1701

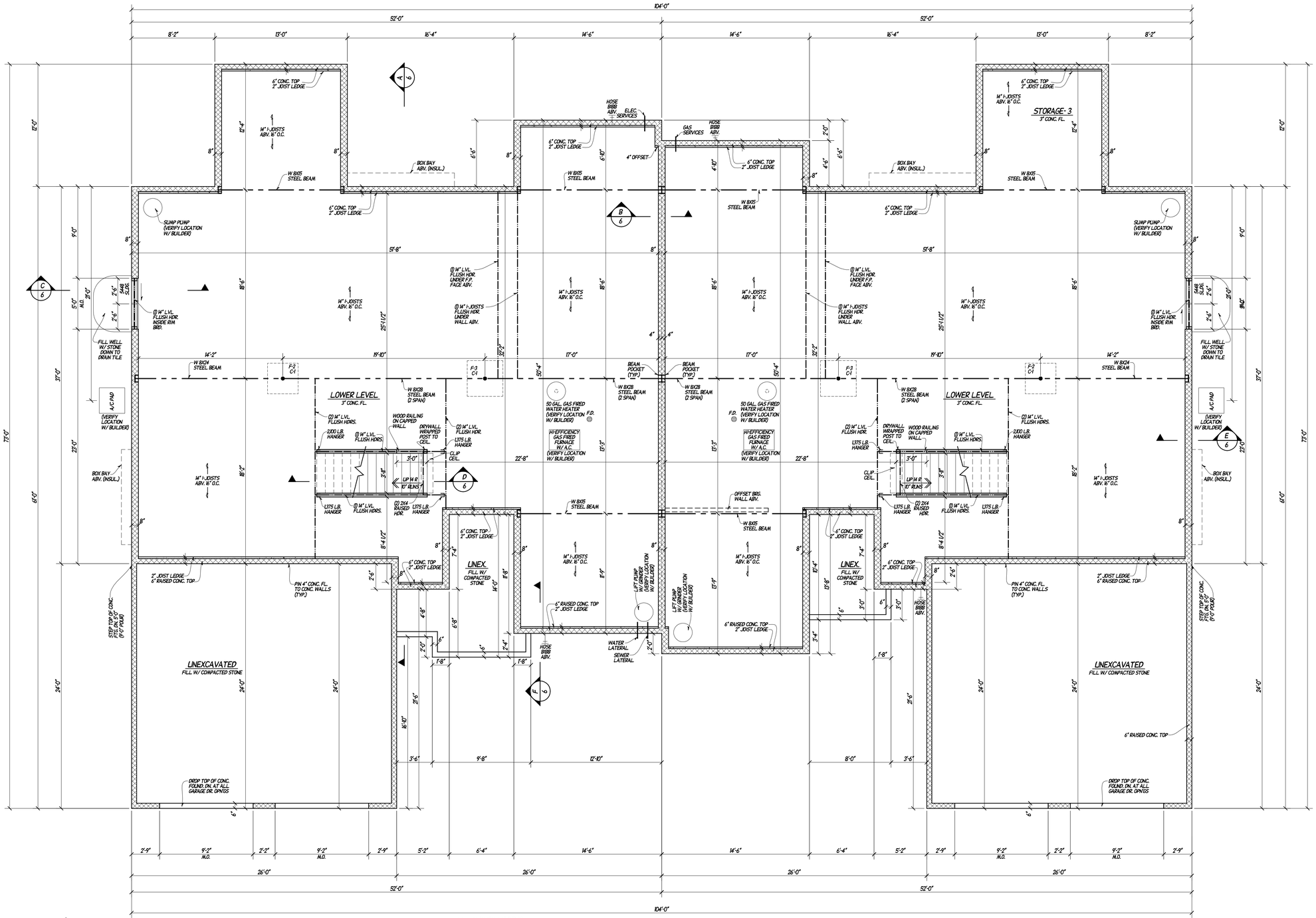
JOB NUMBER

T74323-E

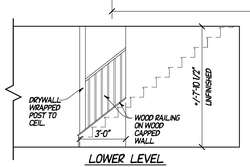
SHEET NO.

3 OF 9

Attachment: Site Plan and Plans (9176 : David Hoff)



LEFT UNIT = A



LEFT UNIT = A
CABINET DETAILS & WALL ELEVATIONS

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

STEEL COLUMN LEGEND:

C-1 3" DIA. STD. STEEL PIPE COL. AT 7.58 LB/FT. 20# WALL. 8 X 8 X 1/2" BASE PLATE

COLUMN CONC. PAD FTG. LEGEND:

F-1 30" X 30" X 12" CONC. FTGS. W/ (3) NO. 5 BARS E.W.

F-2 36" X 36" X 12" CONC. FTGS. W/ (3) NO. 5 BARS E.W.

F-3 42" X 42" X 12" CONC. FTGS. W/ (4) NO. 5 BARS E.W.

WALL HATCH LEGEND:

- LEDGE HGTS. DOWN 8" FROM RAISED CONC. TOP (8'-4" HGT.)
- RAISED CONC. TOP, UP 1'-0" FROM STAND. (9'-0" POUR HGT.)
- CONC. TOP & JOIST LEDGE, STANDARD HGT. (8'-0" HGT.)

NOTES:

- 8'-0" POUR & 9'-0" POUR, EXCEPT WHERE NOTED.
- POURED CONC. FOUND. WALLS W/ STEEL REBAR.
- WIN. NOTES:
  - –ALL WINDOW NUMBERS INDICATE APPROX. FRAME SIZE (IN INCHES). +/- 7'-10" R.O. WIN. HGT., EXCEPT WHERE NOTED.
  - –ALL WIN. & DR. R.O. HGT'S. ARE +/-. VERIFY ACTUAL R.O. HGT'S. W/ WIN & DR. MANUF., ADJ. AS REQUIRED.
  - –ALL BASEMENT WINS. TO BE PELLA 250 SERIES, SLIDING EGRESS WINDOW.
- ALL INT. DOORS TO BE 6'-8" (+/-6'-10" R.O. HGT.), EXCEPT WHERE NOTED.
- ALL WALL DIMENSIONS REFER TO FINISH WALL SIZES.
- ALL PLUMBING, HVAC & ELECTRICAL PIPING, DUCTS AND MATERIALS MUST BE INSTALLED NO LOWER THAN 7'-0" ABOVE THE SLAB IN THE FINISHED BASEMENT AREAS PER CODE.

NOTRE DAME - Stone
FOUNDATION PLAN

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

FRAMING NOTES:

- ALL FIRST FL. JOISTS TO BE 14" I-JOISTS AT 16" O.C., EXCEPT WHERE NOTED:
- ALL LVL'S TO BE 2.0E GRADE, EXCEPT WHERE NOTED.
- ALL LSL'S TO BE 1.3E GRADE, EXCEPT WHERE NOTED.
- ALL PSL'S TO BE 2.0E GRADE, EXCEPT WHERE NOTED.

RIGHT UNIT = A

DEFLECTION DESIGN VALUES FOR FL. JOISTS:

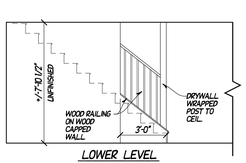
- LIVE LOAD DEFLECTION FOR CARPET OR WOOD FINISHES SHOULD BE L/480 OR STIFFER.
- LIVE LOAD DEFLECTION FOR FLOORS WITH STANDARD TILE OR STONE FINISHES SHOULD BE L/720 OR STIFFER.
- FLOORS WITH FOREIGN OR NON-STANDARD TILE OR OTHER BRITTLE TYPE MATERIAL, LIVE LOAD DEFLECTION DESIGN VALUES SHOULD BE VERIFIED WITH THE MANUFACTURER. IN NO INSTANCE SHOULD THE LIVE LOAD DEFLECTION DESIGN VALUE BE LESS THAN L/720.

THIN STONE VENEER NOTE:

- STONE VENEER IS THIN STONE APPLIED VENEER, ALL PLAN DIMENSIONS ARE TO FRAME & FOUND. WALLS, NOT TO STONE VENEER.

CONC. FTG. NOTES:

- STEP CONC. FTGS. DEEPER AS REQ'D PER SITE SOIL CONDITIONS, DEPTH OF EXCAVATION, AND TO MAINTAIN MIN. 48" FROST PROTECTION FROM FINISHED GRADE.
- MINIMUM SOIL BEARING TO BE 2,000 LBS. PSF. FOR ALL FOOTINGS AND COLUMN PADS.
- FIELD VERIFY SOIL COMPACTION AT FILL LOCATIONS TO MAINTAIN STRUCTURAL INTEGRITY PRIOR TO INSTALLING FOOTINGS.



RIGHT UNIT = A
CABINET DETAILS & WALL ELEVATIONS

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

MEQUON ARCHITECTURAL BOARD SUBMITTAL 3/2/23

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BUILDER

PROJECT NAME & LOCATION
THE WOODS AT HIGHLAND PARK
CITY OF MEQUON, WI

BUILDING INFORMATION
BUILDING - II
NOTRE DAME - STONE
W/ PAINTED SCHEME
LEFT SIDE - UNIT 22 (TYPE-A)
RIGHT SIDE - UNIT 21 (TYPE-A)

DESIGNED BY	COMPLETION DATE
B. TOM	NOT COMPLETE
DRAWN BY	REVISIONS
G.T.H.	
CHECKED	
B. TOM	

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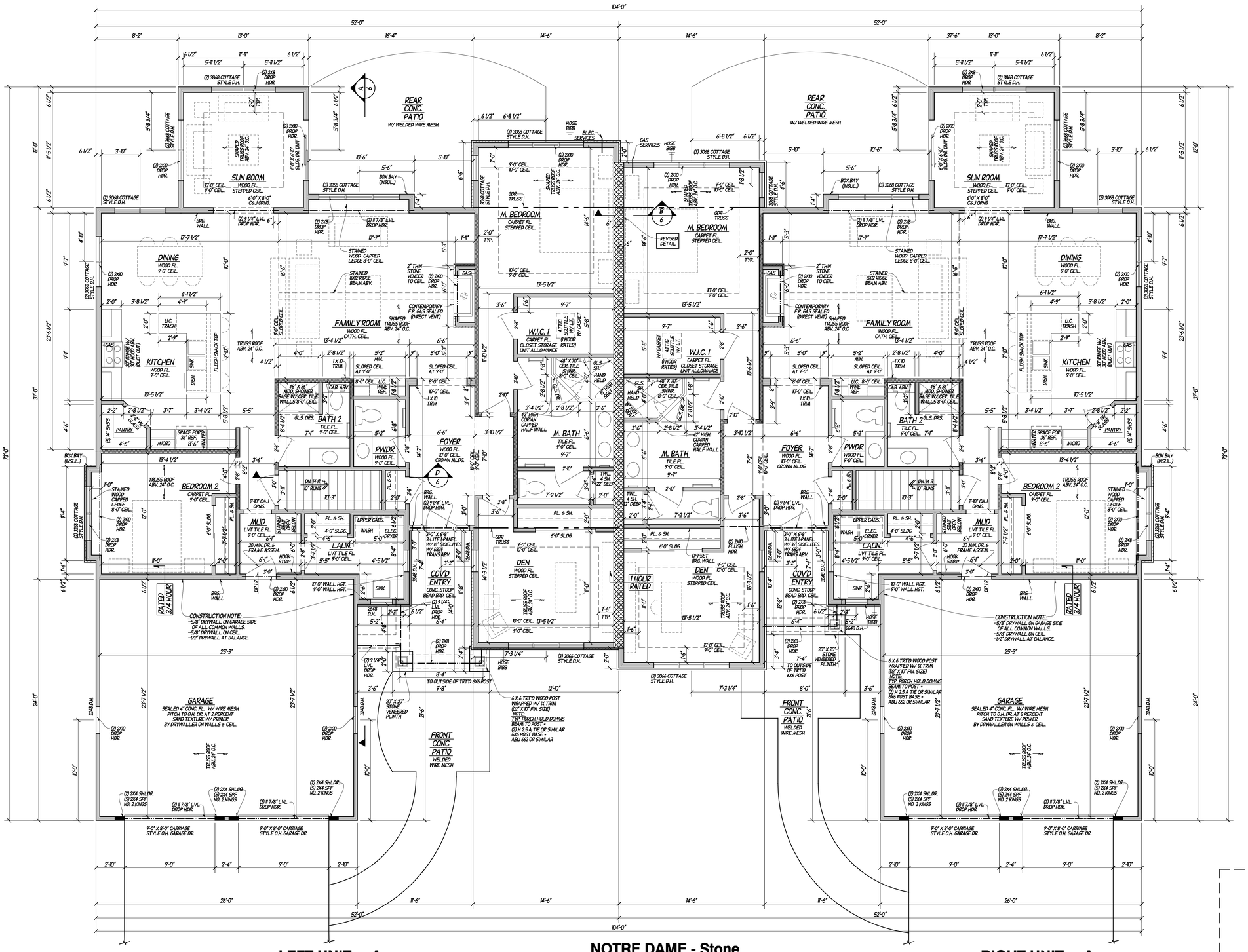
BROOKFIELD, WI 53005
(262) 787 - 1701

JOB NUMBER
174323-E

SHEET NO.
4 OF 9

Attachment: Site Plan and Plans (9176 : David Hoff)



LEFT UNIT = A

FINISHED LIVING AREA W/ SUNROOM:	2,279 SQ.FT.
GARAGE:	623 SQ.FT.
COVD ENTRY:	120 SQ.FT.
TOTAL:	3,022 SQ.FT.

NOTES:

- 9'-0" FIRST FL. WALL HGT., EXCEPT WHERE NOTED.
- WIN. NOTES.
  - -ALL WINDOW NUMBERS INDICATE APPROX. FRAME SIZE (IN INCHES). 7'-6" R.O. WIN. HGT., EXCEPT WHERE NOTED.
  - -ALL WIN. & DR. R.O. HGT'S. ARE +/-. VERIFY ACTUAL R.O. HGT'S. W/ WIN & DR. MANUF., AD.I. AS REQUIRED.
- ALL INT. DOORS TO BE 6'-8" (+/-6'-10" R.O. HGT.) EXCEPT WHERE NOTED.
- ALL WALL DIMENSIONS REFER TO FINISH WALL SIZES.
- ALL ANGLED WALLS SHOWN ARE 45 DEGREES EXCEPT WHERE NOTED.
- ALL STAIRS TO BE CONSTRUCTED BY ROUGH CARPENTER & FINISHED BY FINISH CARPENTER.
- ALL INT. WINDOW CASING TO BE 3 1/2" X 3/4" W/ STOOL & APRON. (SEE DETAIL 1-5)

NOTRE DAME - Stone FIRST FLOOR PLAN

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

TOTAL BUILDING FOOT PRINT: 5,994 SQ.FT.

▭ = SOUND INSUL. WALLS (R-13 & R-19 BATT)

RATED CEIL. NOTE:

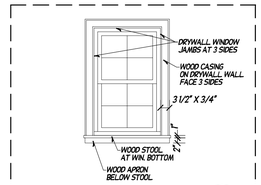
- ALL INTERIOR CEILINGS ARE 5/8" DRYWALL COVERED AND 1 HOUR RATED. ALL PENETRATIONS THRU THE RATED CEILING MUST BE SEALED & FIRE CAULKED

THIN STONE VENEER NOTE:

- STONE VENEER IS THIN STONE APPLIED VENEER. ALL PLAN DIMENSIONS ARE TO FRAME & FOUND. WALLS, NOT TO STONE VENEER.

RIGHT UNIT = A

FINISHED LIVING AREA W/ SUNROOM:	2,279 SQ.FT.
GARAGE:	623 SQ.FT.
COVD ENTRY:	70 SQ.FT.
TOTAL:	2,972 SQ.FT.



DETIAL 1/5

SCALE: 1/2"=1'-0"

MEQUON ARCHITECTURAL BOARD SUBMITTAL 3/2/23

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BUILDER

PROJECT NAME & LOCATION

THE WOODS AT HIGHLAND PARK

CITY OF MEQUON, WI

BUILDING INFORMATION

BUILDING - 11

NOTRE DAME - STONE

W/ PAINTED SCHEME

LEFT SIDE - UNIT 22 (TYPE-A)

RIGHT SIDE - UNIT 21 (TYPE-A)

DESIGNED BY	COMPLETION DATE
B. TOM	NOT COMPLETE
DRAWN BY	REVISIONS
G.T.H.	
CHECKED	
B. TOM	

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(262) 787 - 1701

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5 OF 9

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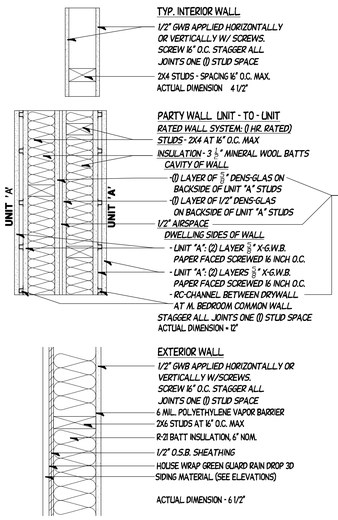
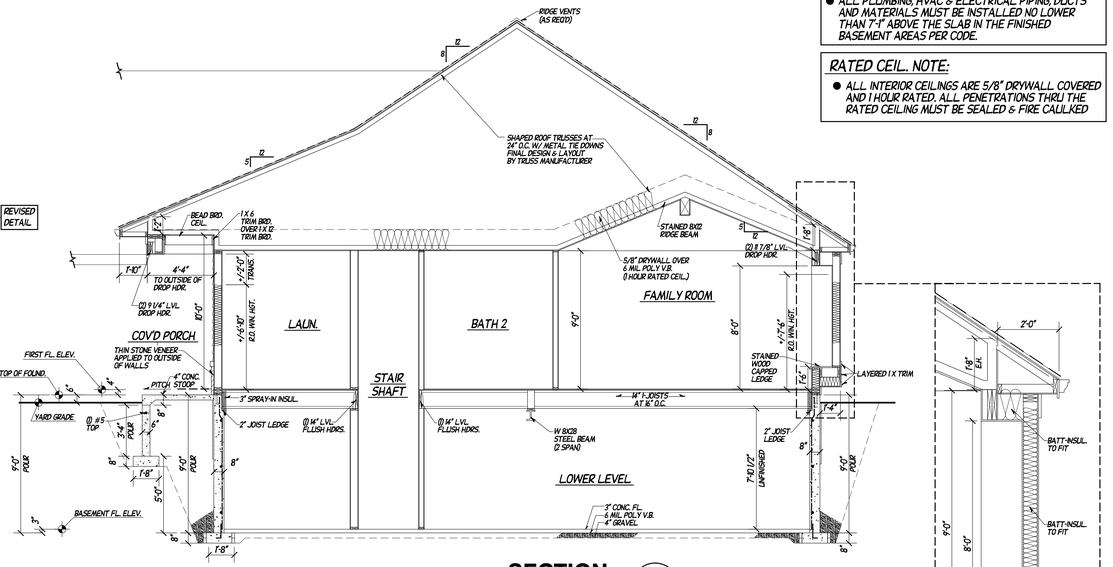


TYP. WALL TYPES

SCALE: 1 1/2"=1'-0"



SECTION A / 6

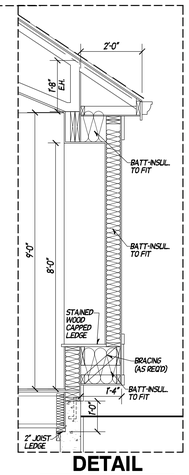
SCALE: 1/4"=1'-0"

NOTES:

- ALL PLUMBING, HVAC & ELECTRICAL PIPING, DUCTS AND MATERIALS MUST BE INSTALLED NO LOWER THAN 7"-1" ABOVE THE SLAB IN THE FINISHED BASEMENT AREAS PER CODE.

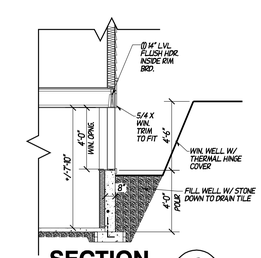
RATED CEIL. NOTE:

- ALL INTERIOR CEILINGS ARE 5/8" DRYWALL COVERED AND 1 HOUR RATED. ALL PENETRATIONS THRU THE RATED CEILING MUST BE SEALED & FIRE CAULKED



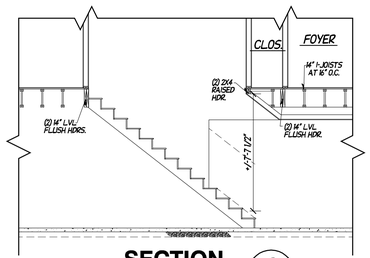
DETAIL

SCALE: 1/2"=1'-0"



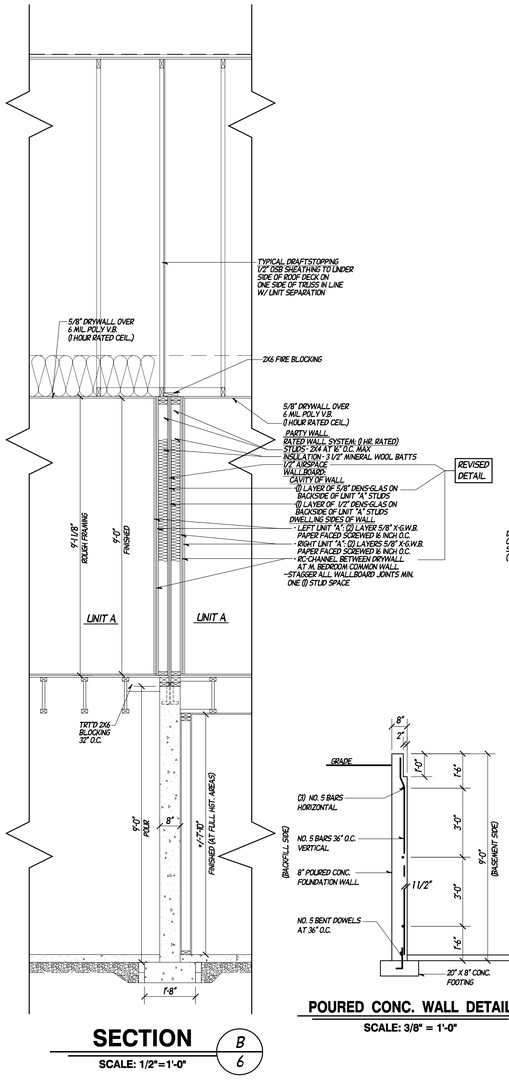
SECTION D / 6

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



SECTION D / 6

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

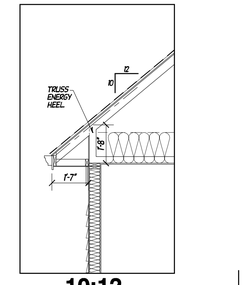


SECTION B / 6

SCALE: 1/2"=1'-0"

POURED CONC. WALL DETAIL

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



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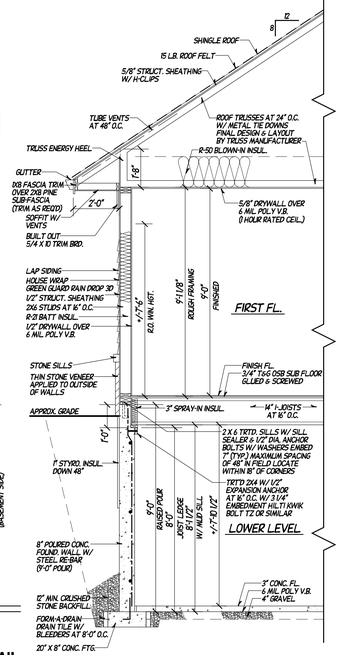

GENERIC TYP. SECTION

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

TYP. SECTION NOTES:

- THIS SECTION IS FOR GENERAL INFO ONLY, IT IS NOT SPECIFIC TO ANY PARTICULAR AREA OF THIS PROJECT.
- REFER TO THIS SECTION FOR ALL NON-LABELED MATERIALS ON OTHER SECTIONS.
- SEE EXTERIOR MATERIAL NOTES FOR MATERIAL SPECIFICATIONS.

EXTERIOR MATERIAL NOTES:

- INSTALL METAL FLASHING OVER ALL HORIZONTAL TRIM BRDS.
- INSTALL METAL FLASHING OVER ALL STONE SILLS.
- ALL LAP SIDING TO BE LP SMART SIDE, 6" TO WEATHER, W/ 5/4 X 6 CORNR. BRDS.
- ALL SHAKE SIDING TO BE FIBER CEMENT.
- ALL TRIM BRDS. TO BE MIRATEC.
- ALL SHINGLE ROOF TO BE DIMENSIONAL ASPHALT SHINGLES.
- ALL SOFFITS TO BE COMPOSITE PANEL W/ EAVE VENTS.
- ALL GUTTERS TO BE SEAMLESS ALUMINUM.
- ALL EXTERIOR CEILINGS TO BE BEAD BOARD.

CONC. FTG. NOTES:

- STEP CONC. FTGS. DEEPER AS REQ'D PER SITE SOIL CONDITIONS, DEPTH OF EXCAVATION, AND TO MAINTAIN MIN. 48" FROST PROTECTION FROM FINISHED GRADE.
- MINIMUM SOIL BEARING TO BE 2,000 LBS. PSF. FOR ALL FOOTINGS AND COLUMN PADS.
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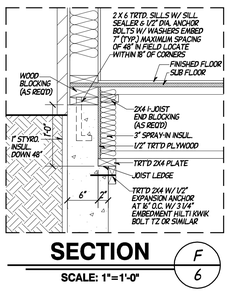
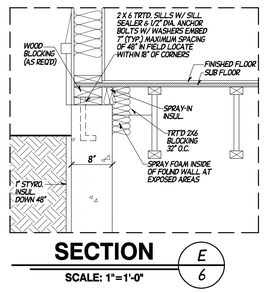


SECTION F / 6

SCALE: 1"=1'-0"



SECTION E / 6

SCALE: 1"=1'-0"

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BUILDER

PROJECT NAME & LOCATION

THE WOODS AT HIGHLAND PARK

CITY OF MEQUON, WI

BUILDING INFORMATION

BUILDING - π

NOTRE DAME - STONE

W/ PAINTED SCHEME

LEFT SIDE - UNIT 22 (TYPE-A)

RIGHT SIDE - UNIT 21 (TYPE-A)

COMPLETION DATE	REVISIONS
NOT COMPLETE	

DESIGNED BY	DRAWN BY	CHECKED
B. TOM	G.T.H.	B. TOM

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ADS
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(262) 787 - 1701

JOB NUMBER

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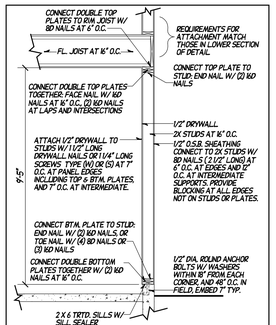
6 OF 9

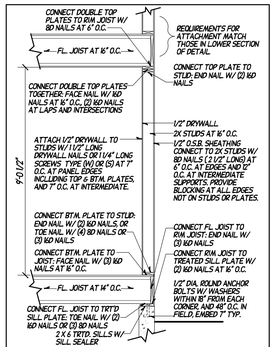
Attachment: Site Plan and Plans (9176 : David Hoff)

NOTE: ALL WALL BRACING REQUIREMENTS DERIVED FROM 2012 IRC: R602.10



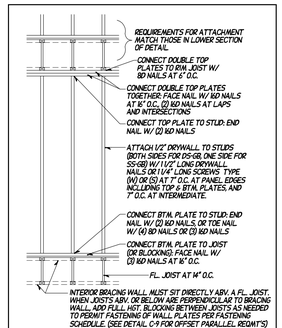
EXTERIOR BRACING PANEL DETAIL D/9

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



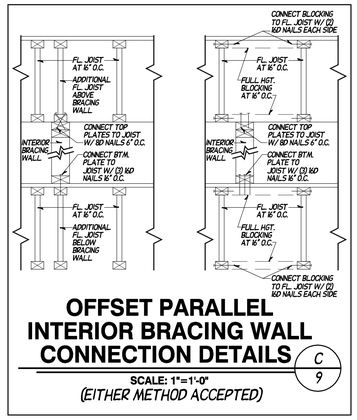
EXTERIOR BRACING PANEL DETAIL A/9

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



INTERIOR BRACING PANEL DETAIL B/9

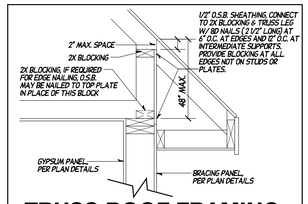
SCALE: 3/8"=1'-0"



OFFSET PARALLEL INTERIOR BRACING WALL CONNECTION DETAILS C/9

SCALE: 1"=1'-0"

(EITHER METHOD ACCEPTED)



TRUSS ROOF FRAMING CONNECTION DETAIL

SCALE: 1"=1'-0"

AT ALL EXTERIOR BRACING PANEL LOCATIONS

NOTE: THIS DETAIL IS NOT REQUIRED AT PANELS:
-WHEN ENERGY HEELS ARE 9 1/4" OR LESS.
-WHEN TRUSSES RUN PARALLEL TO PANEL.

WALL BRACING NOTES:

- ALL DESIGNATED EXTERIOR WALL BRACING PANEL LOCATIONS: BLOCKING MUST BE PROVIDED BETWEEN STUDS WHERE HORIZONTAL SEAMS ARE PRESENT AS TO ALLOW FOR PROPER NAILING AT ALL EDGES.
- USE ROOF FRAMING CONNECTION DETAIL AT ALL APPLICABLE LOCATIONS.
- ALL WALL BRACING REQUIREMENTS DERIVED FROM 2012 IRC: R602.10

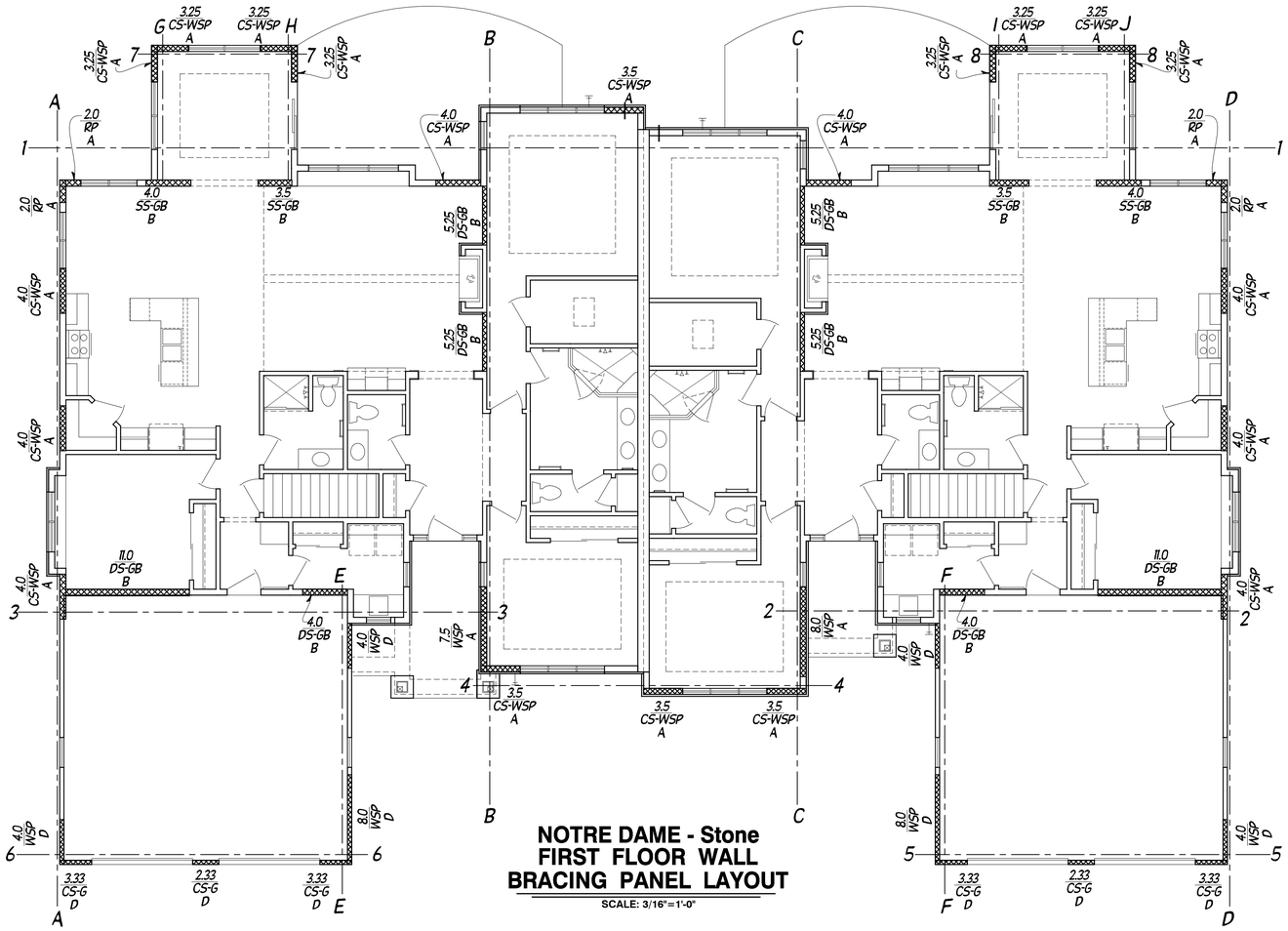
WALL BRACING LEGEND:

———	= DESIGNATED WALL BRACING LINE
▨	= WALL BRACING PANEL
XX	= BRACING PANEL LENGTH IN FEET (MINIMUM)
XX	= SHEATHING METHOD
X	= PANEL DETAIL

BRACING PANEL LENGTH = REQUIRED MIN. LENGTH OF BRACING PANEL, IN FEET, (PER TABLE R602.10.3(1)). EACH PANEL END MUST BE ON A FULL HGT. STUD. LENGTHEN PANEL AS REQ'D.

SHEATHING METHOD = METHOD USED TO DETERMINE REQ'D PANEL AMOUNTS, LOCATIONS & LENGTHS: (PER TABLE R602.10.4)
- SS-GB = SINGLE SIDED GYPSUM BOARD
- DS-GB = DOUBLE SIDED GYPSUM BOARD
- WSP = WOOD STRUCTURAL PANEL
- CS-WSP = CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL
- CS-G = CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL ADJACENT TO GARAGE OPENINGS.
- RP = REQUIRED 2'-0" STRUCTURALLY SHEATHED RETURN PANEL AT END OF CONTINUOUSLY SHEATHED WALL LINE

PANEL DETAIL = REFERS TO CONSTRUCTION DETAIL FOR INDICATED STRUCTURAL WALL PANEL:
A = SEE DETAIL A-9
B = SEE DETAIL B-9



NOTRE DAME - Stone FIRST FLOOR WALL BRACING PANEL LAYOUT

SCALE: 3/16"=1'-0"

NOTE: CALL LETTERS & NUMBERS ON THIS PAGE REFERENCE THIS PAGE ONLY AND DO NOT CORRESPOND TO OTHER PAGES OF THIS PLAN.

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BUILDER

PROJECT NAME & LOCATION
THE WOODS AT HIGHLAND PARK
CITY OF MEQUON, WI

MEQUON ARCHITECTURAL BOARD SUBMITTAL 3/2/23

BUILDING INFORMATION
BUILDING - 11
NOTRE DAME - STONE
W/ PAINTED SCHEME
LEFT SIDE - UNIT 22 (TYPE-A)
RIGHT SIDE - UNIT 21 (TYPE-A)

COMPLETION DATE	REVISIONS
NOT COMPLETE	

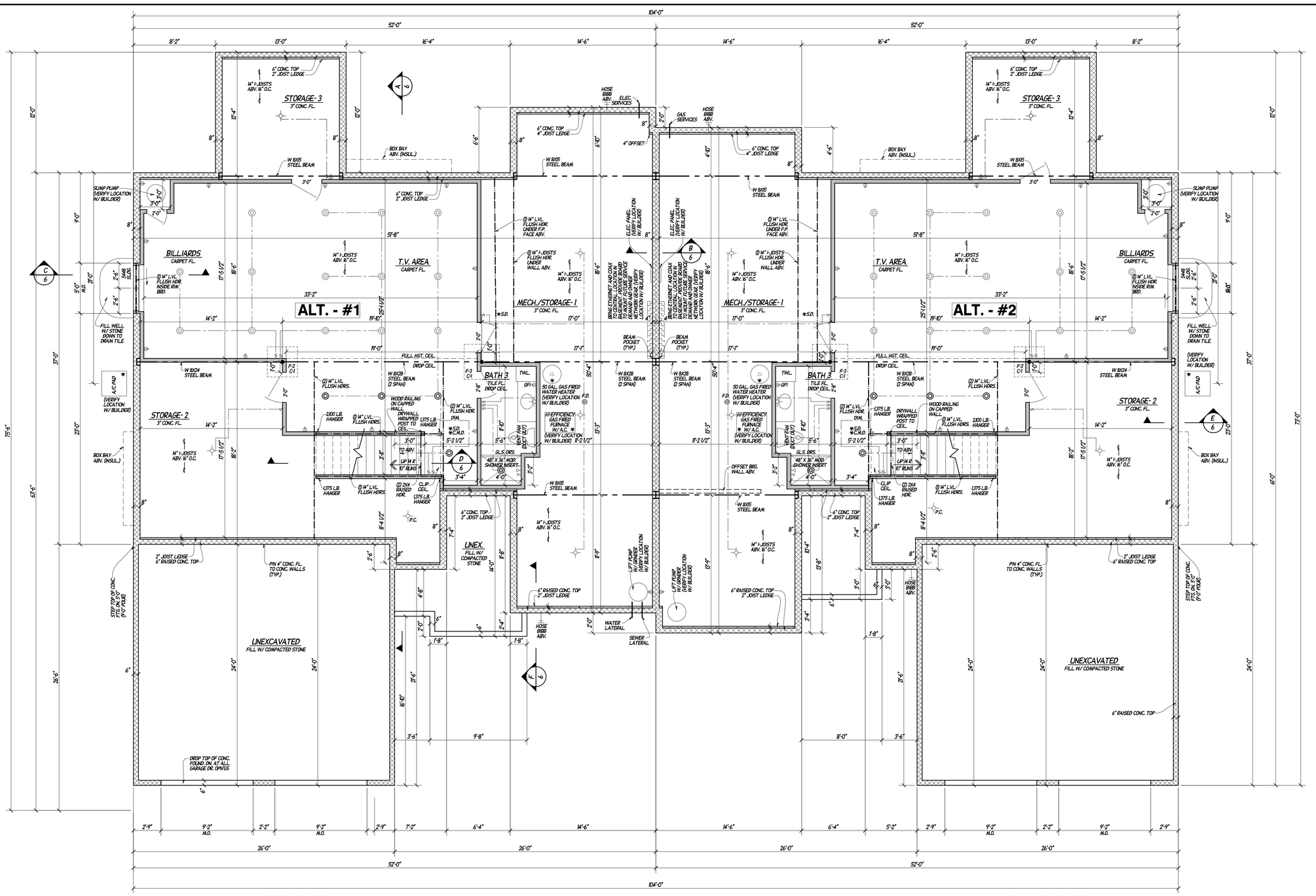
DESIGNED BY	DRAWN BY	CHECKED
B. TOM	GTH	B. TOM

ADS ARCHITECTURAL DEVELOPMENT SERVICES INC.
www.architecturaldevelopmentservices.com
150 NORTH SUNNY SLOPE RD STE 250
BROOKFIELD, WI 53005
(262) 787 - 1701

JOB NUMBER
T74323-E

SHEET NO.
9 OF 9

Attachment: Site Plan and Plans (9176 : David Hoff)



LEFT UNIT = A

PROPOSED FINISHED AREA: 850 SQ.FT.

WALL HATCH LEGEND:
- LEDGE HGTS. DOWN 8" FROM RAISED CONC. TOP (8'-4" HGT.)
- RAISED CONC. TOP, UP 1'-0" FROM STAND. (9'-0" POUR HGT.)
- CONC. TOP & JOIST LEDGE, STANDARD HGT. (8'-0" HGT.)

NOTRE DAME - Stone
OPTIONAL FINISHED LOWER LEVEL PLAN

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

NOTES:
- 8'-0" POUR & 9'-0" POUR, EXCEPT WHERE NOTED.
- POURED CONC. FOUND. WALLS W/ STEEL REBAR.
- WIN. NOTES:
  - ALL WINDOW NUMBERS INDICATE APPROX. FRAME SIZE (IN INCHES), +/- 7'-10" R.O. WIN. HGT., EXCEPT WHERE NOTED.
  - ALL WIN. & DR. R.O. HGT'S. ARE +/-. VERIFY ACTUAL R.O. HGT'S. W/ WIN & DR. MANUF., AS REQUIRED.
  - ALL BASEMENT WINS. TO BE PELLA 250 SERIES, SLIDING EGRESS WINDOW.
- ALL INT. DOORS TO BE 6'-8" (+/-6'-10" R.O. HGT.), EXCEPT WHERE NOTED.
- ALL WALL DIMENSIONS REFER TO FINISH WALL SIZES.

STEEL COLUMN LEGEND:
- C-1 3" DIA. STD. STEEL PIPE COL. AT 7.58 LB/FT. .20" WALL 8 X 8 X 1/2" BASE PLATE

COLUMN CONC. PAD FTG. LEGEND:
- F-1 30" X 30" X 12" CONC. FTGS. W/ (3) NO. 5 BARS E.W.
- F-2 36" X 36" X 12" CONC. FTGS. W/ (3) NO. 5 BARS E.W.
- F-3 42" X 42" X 12" CONC. FTGS. W/ (4) NO. 5 BARS E.W.

- ALL PLUMBING, HVAC & ELECTRICAL PIPING, DUCTS AND MATERIALS MUST BE INSTALLED NO LOWER THAN 7'-7" ABOVE THE SLAB IN THE FINISHED BASEMENT AREAS PER CODE.

FRAMING NOTES:
- ALL FIRST FL. JOISTS TO BE 14" I-JOISTS AT 16" O.C., EXCEPT WHERE NOTED:
- ALL LVL'S TO BE 2.0E GRADE, EXCEPT WHERE NOTED.
- ALL LSL'S TO BE 1.3E GRADE, EXCEPT WHERE NOTED.
- ALL PSL'S TO BE 2.0E GRADE, EXCEPT WHERE NOTED.

CONC. FTG. NOTES:
- STEP CONC. FTGS. DEEPER AS REQ'D PER SITE SOIL CONDITIONS, DEPTH OF EXCAVATION, AND TO MAINTAIN MIN. 48" FROST PROTECTION FROM FINISHED GRADE.
- MINIMUM SOIL BEARING TO BE 2,000 LBS. PSF. FOR ALL FOOTINGS AND COLUMN PADS.
- FIELD VERIFY SOIL COMPACTION AT FILL LOCATIONS TO MAINTAIN STRUCTURAL INTEGRITY PRIOR TO INSTALLING FOOTINGS.

ELECTRIC NOTE:
- ALL CAN LIGHTS IN DROP CEILING AREA TO BE LOW PROFILE LED PUCK LIGHTS.

◎ = RECESSED LIGHT
◎ = LOW PROFILE LED PUCK LIGHT

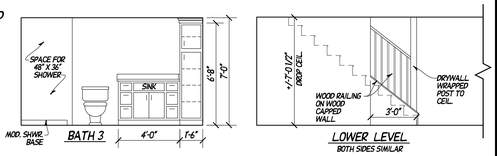
RIGHT UNIT = A

PROPOSED FINISHED AREA: 850 SQ.FT.

DEFLECTION DESIGN VALUES FOR FL. JOISTS:
- LIVE LOAD DEFLECTION FOR CARPET OR WOOD FINISHES SHOULD BE L/480 OR STIFFER.
- LIVE LOAD DEFLECTION FOR FLOORS WITH STANDARD TILE OR STONE FINISHES SHOULD BE L/720 OR STIFFER.
- FLOORS WITH FOREIGN OR NON-STANDARD TILE OR OTHER BRITTLE TYPE MATERIAL, LIVE LOAD DEFLECTION DESIGN VALLIES SHOULD BE VERIFIED WITH THE MANUFACTURER. IN NO INSTANCE SHOULD THE LIVE LOAD DEFLECTION DESIGN VALLIE BE LESS THAN L/720.

ALTERNATE - #2

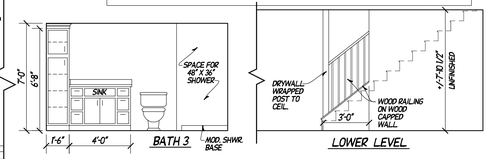
THIN STONE VENEER NOTE:
- STONE VENEER IS THIN STONE APPLIED VENEER, ALL PLAN DIMENSIONS ARE TO FRAME & FOUND. WALLS, NOT TO STONE VENEER.



RIGHT UNIT = A
CABINET DETAILS & WALL ELEVATIONS

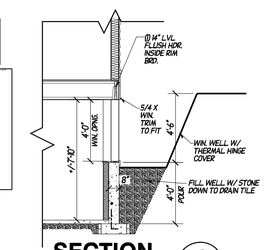
SCALE: 1/4"=1'-0"

ALTERNATE - #1



LEFT UNIT = A
CABINET DETAILS & WALL ELEVATIONS

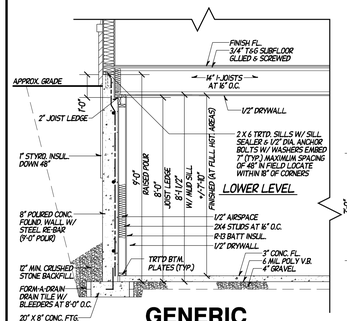
SCALE: 1/4"=1'-0"



SECTION

D / 6

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



GENERIC TYP. SECTION

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

MEQUON ARCHITECTURAL BOARD SUBMITTAL 3/2/23

PROJECT NAME & LOCATION
THE WOODS AT HIGHLAND PARK
CITY OF MEQUON, WI

BUILDER

BUILDING INFORMATION
BUILDING - 11
NOTRE DAME - STONE
W/ PAINTED SCHEME
LEFT SIDE - UNIT 22 (TYPE-A)
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NOT COMPLETE
REVISIONS

DESIGNED BY B. TOM
DRAWN BY GTH
CHECKED B. TOM

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(262) 787 - 1701

JOB NUMBER
T74323-E

SHEET NO.
CS-1

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Attachment: Site Plan and Plans (9176 : David Hoff)

11333 N. Cedarburg Road
Mequon, WI 53092-1930
Phone: 262-242-3100
Fax: 262-242-9655

www.ci.mequon.wi.us **Office of Architectural Board**

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **March 11, 2024**
SUBJECT: **Omer Ben Avraham, Addition: Breezeway & Pergola at 4430 W. Grace Avenue**

Attachments:
Statement of Intent (PDF)
Site Survey (PDF)
Pictures (PDF)
Plans (PDF)

Statement of Intent

4430 W. Grace Avenue
Omer Ben Avraham

I'm gutting the interior of the house and remodeling it according to the plans. Making the house 3 bedrooms with 2 full baths.

The pergola will be on the north side of the house (Facing the river), and the material will be Aluminum and wood with canopy.

Attachment: Statement of Intent (9177 : Omer Ben Avraham)

PLAT OF SURVEY

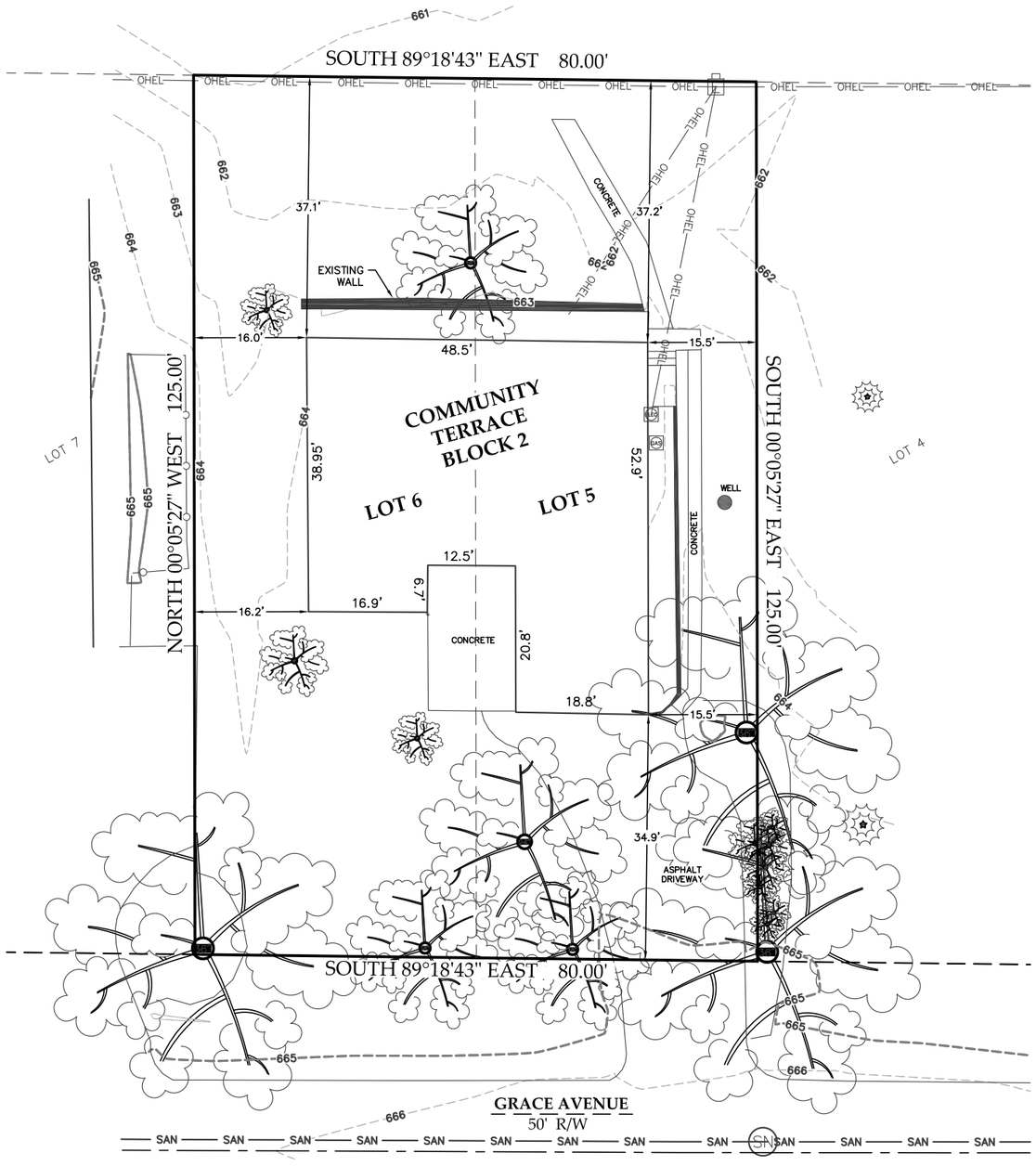
OWNER:
HomeMe, LLC
3250 NE 1ST AVENUE, UNIT 1119
MIAMI, FL 33137

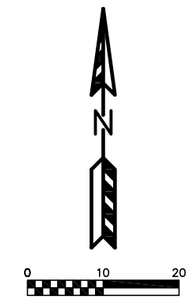
LEGAL DESCRIPTION

LOTS FIVE (5) AND SIX (6), IN BLOCK TWO (2) IN COMMUNITY TERRACE, A SUBDIVISION OF A PART OF THE SOUTHWEST ONE-QUARTER (1/4) OF THE NORTHWEST ONE-QUARTER (1/4) OF SECTION TWENTY-THREE (23), TOWNSHIP NINE (9) NORTH, RANGE TWENTY-ONE (21) EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

ADDRESS: 4430 WEST GRACE AVENUE

TAX ID: 14-058-02-05-000





LEGEND:

- 896 – EXISTING MINOR CONTOUR.
- 895 – EXISTING MAJOR CONTOUR.
- OHEL – OVERHEAD ELECTRIC LINE.
- BuEl – BURIED ELECTRIC LINE.
- BuTel – BURIED TELEPHONE LINE.
- FO – FIBER OPTIC LINE.
- GAS – GAS LINE.
- SAN – SANITARY SEWER MAIN OR LATERAL.
- WAT – WATER MAIN OR SERVICE.
- – STORM SEWER LINE.
- ELEC – ELECTRIC METER.
- GAS – GAS METER.
- – GAS VALVE.
- – FIRE HYDRANT.
- – POWER POLE.
- SN – SANITARY SEWER MANHOLE.
- ST – STORM SEWER MANHOLE.
- – STORM SEWER INLET.
- T – TELEPHONE PEDESTAL.
- TRAN – TRANSFORMER.
- W – WATER VALVE.

THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNER OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE OR GUARANTEE THE TITLE THERETO WITHIN 1 YEAR FROM THE DATE HEREON.

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION AND DIMENSION OF ALL VISIBLE STRUCTURES THEREON, FENCES, APPARENT EASEMENTS, ROADWAYS AND VISIBLE ENCROACHMENT, IF ANY, AND THAT I HAVE COMPLIED WITH WISCONSIN CHAPTER A-E 7.

4430 GRACE AVENUE, MEQUON
PLAT OF SURVEY
DATED: SEPTEMBER 7, 2021

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
122 Wisconsin Street; West Bend, Wisc
Phone (262) 346-7800; www.quamen

QUAM ENGINEERING, LLC 122 Wisconsin Street, West Bend, WI 53095 (262) 346-7800

\KA-05-21\KA05BASE.DWG

Attachment: Site Survey (9177 : Omer Ben Avraham)

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ADDRESS: 4430 WEST GRACE AVENUE

TAX ID: 14-058-02-05-000

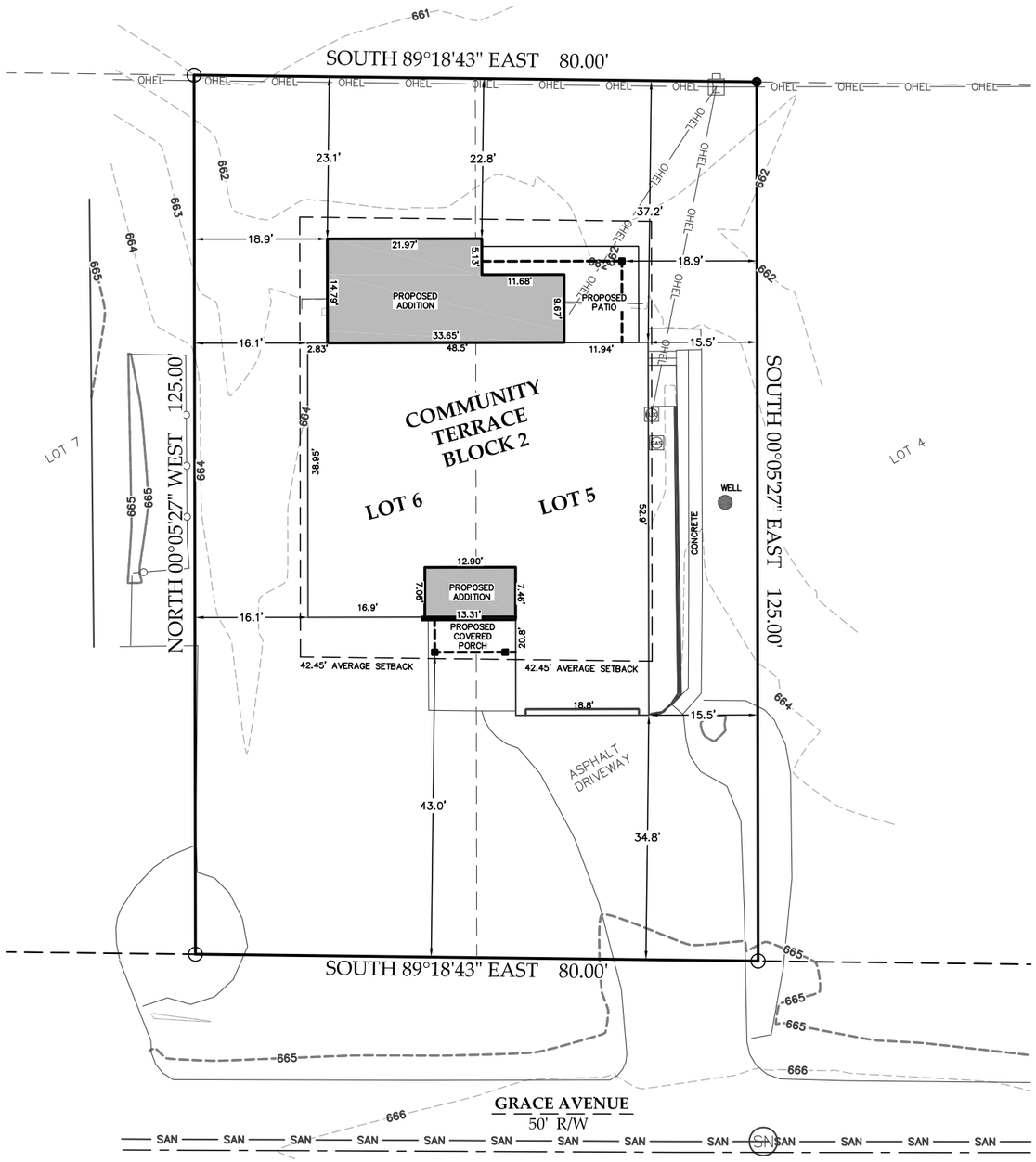
SETBACK INFORMATION:

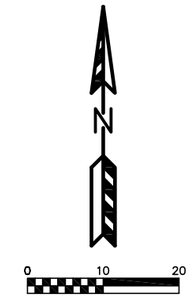
Front Setback:	50' or average of neighboring properties and required setback per 58.416(d)(1)(a) 50' + 34.9'/2 = 42.45 feet
Side Setback:	20 feet or 75% of required setback in non-conforming use per 58.416 (e)(3)(a) 20' x 75% = 15 feet
Rear Setback:	20 feet

LEGEND

- ● 1" IRON PIPE FOUND
- ○ 3/4"x18" REBAR WEIGHING 1.13 LBS/FOOT SET.

(RECORDED AS)





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- TRAN – TRANSFORMER.
- W – WATER VALVE.

WISCONSIN
J. SCOTT HENKEL
2495
PLYMOUTH, WI
LAND SURVEYOR

SEPTEMBER 15, 2021

SURVEYED BY JOSEPH W. DAVID
MAPPED BY J. SCOTT HENKEL, PLS

REVISED 10/5/21
REVISED 9/20/21

THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNER OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE OR GUARANTEE THE TITLE THERETO WITHIN 1 YEAR FROM THE DATE HEREON.

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4430 GRACE AVENUE, MEQUON
PLAT OF SURVEY
DATED: SEPTEMBER 20, 2021

QUAM ENGINEERING, LLC
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QUAM ENGINEERING, LLC 122 Wisconsin Street, West Bend, WI 53095 (262) 346-7800
\KA-05-21\KA05BASE.DWG

Attachment: Site Survey (9177 : Omer Ben Avraham)

South Elevation looking East (partial West elevation)

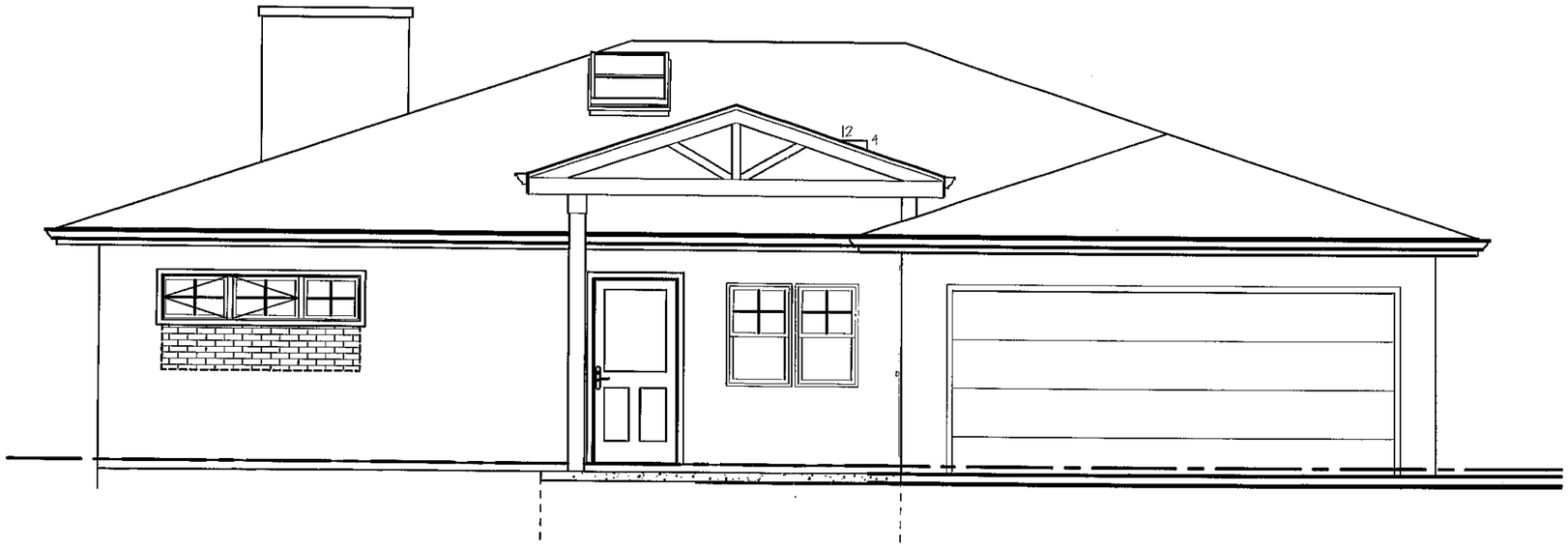
North Elevation (partial West elevation)

Attachment: Pictures (9177 : Omer Ben Avraham)

East Elevation

South Elevation

Attachment: Pictures (9177 : Omer Ben Avraham)



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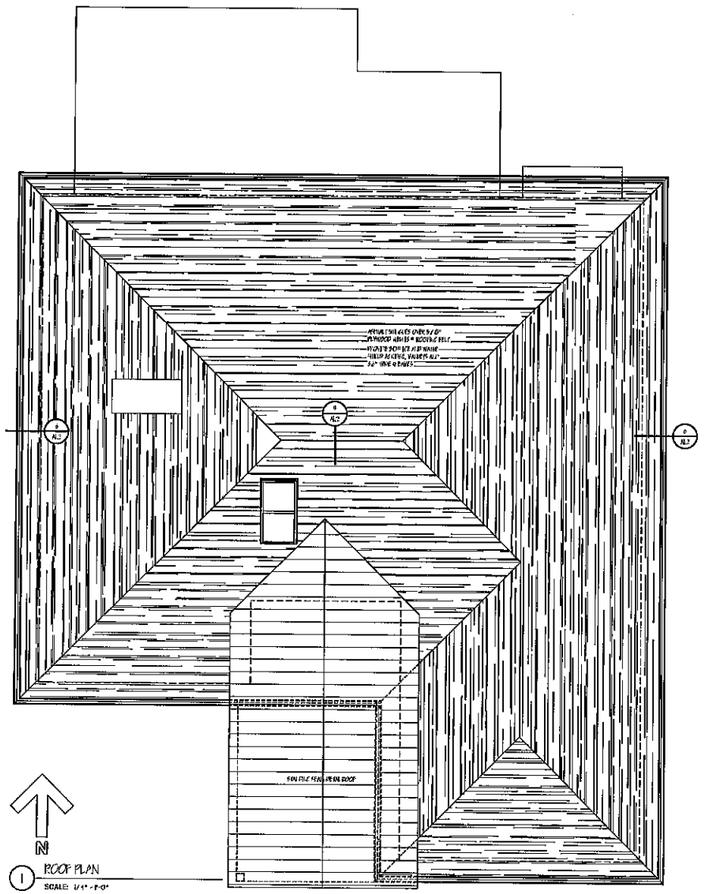
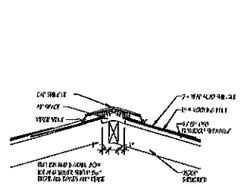
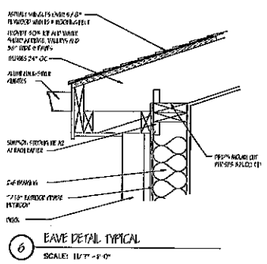


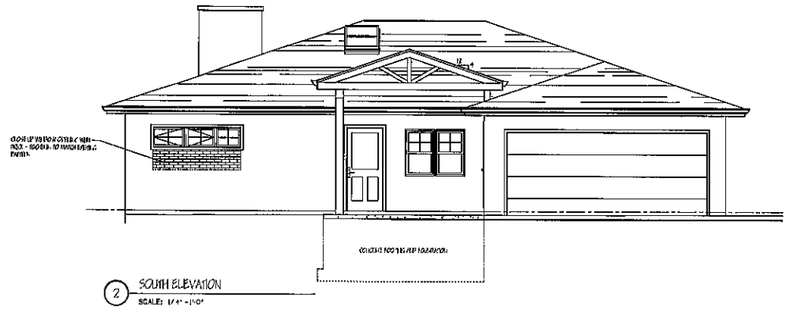
1 ROOF PLAN
SCALE: 1/4" = 1'-0"



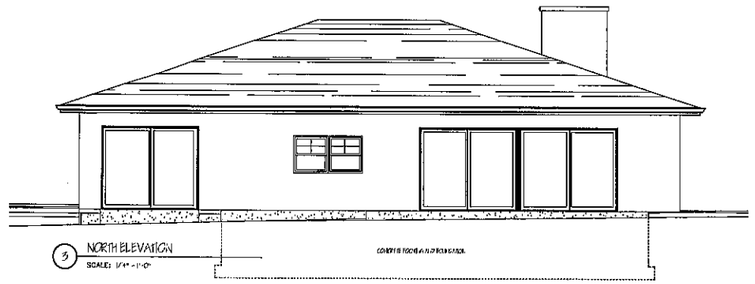
9 RIDGE VENT DETAIL
SCALE: 1 1/2" = 1'-0"



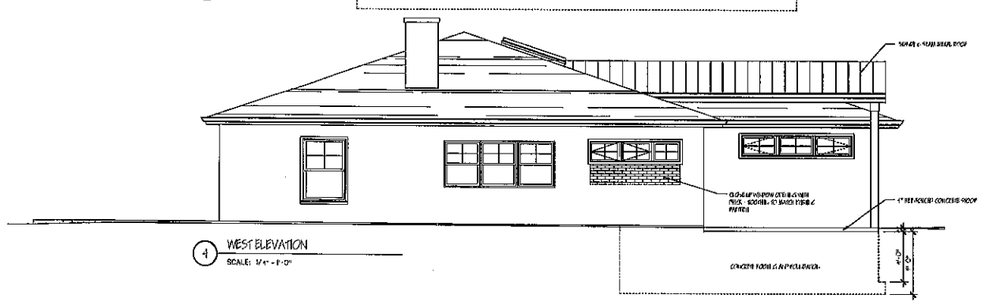
6 EAVE DETAIL TYPICAL
SCALE: 1 1/2" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



3 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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

OMER RESIDENCE
4330 WEST GRACE AVENUE
MEQUAN, WI 53092

2515 NORTH 66th STREET
WAUWATOSA, WI 53213
414.322.7374
smork@sbcglobal.net
ARCHITECT:
KEITH SCHULTZ, AIA, ASID

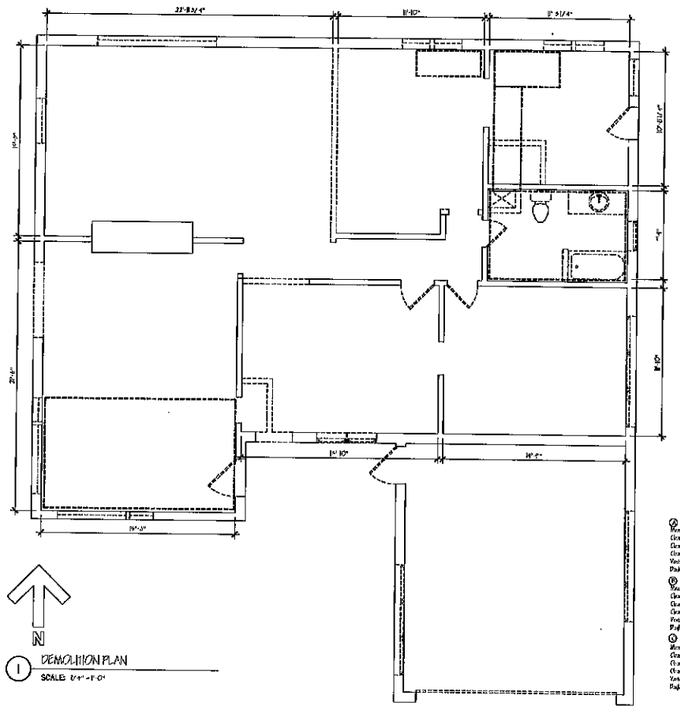
REVISIONS

PROJECT NO. 24002.00
DATE 02/02/2024
DRAWN BY
CHECKED BY

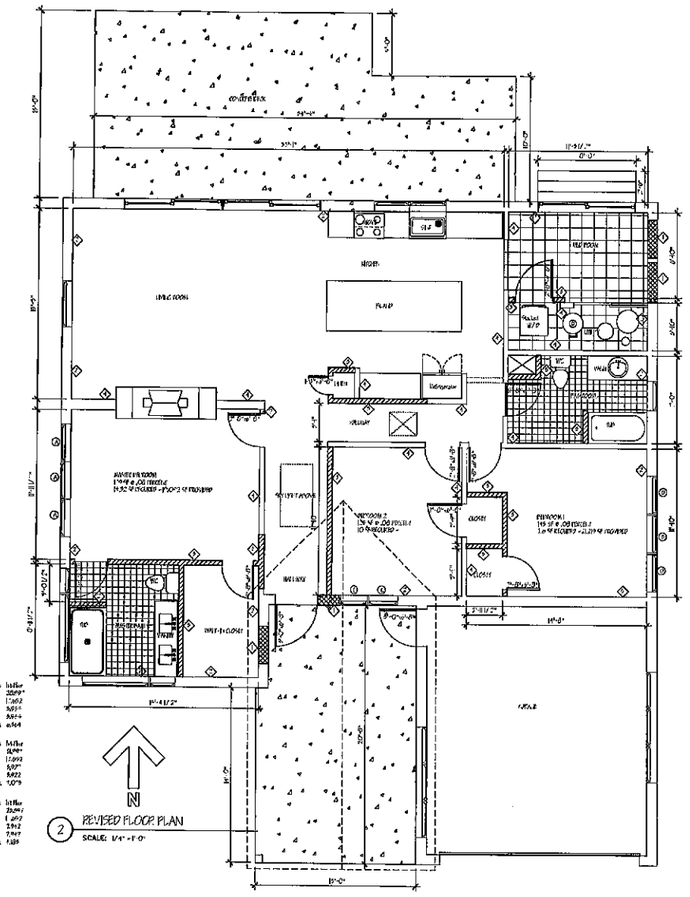
SHEET CONTENTS
ROOF PLAN
ELEVATIONS AND DETAILS

SHEET
A1.2
2 OF 2

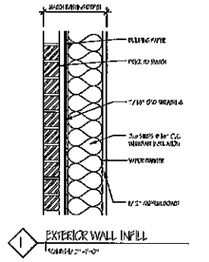
Attachment: Plans (9177 : Omer Ben Avraham)



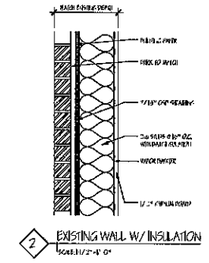
1 DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



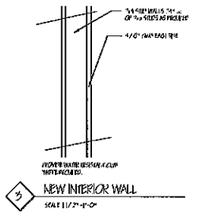
2 REVISED FLOOR PLAN
SCALE: 1/4" = 1'-0"



1 EXTERIOR WALL INFILL
SCALE: 1 1/2" = 1'-0"



2 EXISTING WALL W/ INSULATION
SCALE: 1 1/2" = 1'-0"



3 NEW INTERIOR WALL
SCALE: 1 1/2" = 1'-0"

STRUCTURAL NOTES:

1. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE CODES
2. REPRODUCTION OF THESE DRAWINGS FOR ANY PURPOSE WITHOUT THE ARCHITECT'S EXPRESS PERMISSION IS PROHIBITED BY LAW. ANY UNAUTHORIZED REPRODUCTION OR USE OF THESE DRAWINGS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.
3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD BEFORE BEGINNING WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY.
4. GENERAL CONTRACTOR TO COORDINATE ALL TRADES AND SUBCONTRACTORS.
5. ALL WORK SHALL BE PERFORMED IN A WORKMANLIKE MANNER BY QUALIFIED MECHANICS IN THEIR RESPECTIVE TRADES.
6. ALL MATERIALS SHALL BE NEW AND OF GOOD QUALITY, UNLESS OTHERWISE NOTED.
7. ALL DIMENSIONS ARE TO FACE OF STUD OR FACE OF CONCRETE, UNLESS OTHERWISE NOTED.
8. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE.
9. CONTRACTOR SHALL PROVIDE ALL NECESSARY SHORING, BRACING, AND TEMPORARY SUPPORTS DURING CONSTRUCTION.
10. ALL EXISTING CONDITIONS SHALL BE VERIFIED BY CONTRACTOR PRIOR TO COMMENCEMENT OF WORK.
11. ANY DISCREPANCIES BETWEEN DRAWINGS AND EXISTING CONDITIONS SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY.
12. ALL WORK SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE.
13. CONTRACTOR SHALL MAINTAIN A CLEAN AND SAFE WORK AREA AT ALL TIMES.
14. ALL DEBRIS SHALL BE REMOVED FROM THE SITE DAILY.
15. CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES AND EXISTING STRUCTURES FROM DAMAGE.
16. ALL WORK SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION.
17. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND INSPECTIONS.
18. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE.
19. CONTRACTOR SHALL PROVIDE ALL NECESSARY SHORING, BRACING, AND TEMPORARY SUPPORTS DURING CONSTRUCTION.
20. ALL EXISTING CONDITIONS SHALL BE VERIFIED BY CONTRACTOR PRIOR TO COMMENCEMENT OF WORK.
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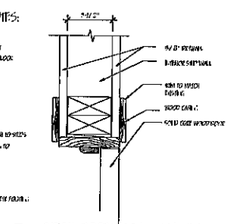
26. ALL WORK SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION.
27. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND INSPECTIONS.

GENERAL DEMOLITION NOTES:

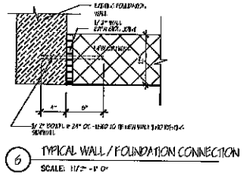
1. REMOVE ALL ELECTRICAL CONDUITS, WIRING AND FIXTURES AS INDICATED ON PLANS.
2. REMOVE ALL PLUMBING FIXTURES AND PIPING AS INDICATED ON PLANS.
3. REMOVE ALL DOORS AND FRAMES AS INDICATED ON PLANS.
4. REMOVE ALL WINDOWS AND FRAMES AS INDICATED ON PLANS.
5. REMOVE ALL INTERIOR WALLS AS INDICATED ON PLANS.
6. REMOVE ALL CEILINGS AS INDICATED ON PLANS.
7. REMOVE ALL FLOORING AS INDICATED ON PLANS.
8. REMOVE ALL EXTERIOR WALLS AS INDICATED ON PLANS.
9. REMOVE ALL ROOFING AS INDICATED ON PLANS.
10. REMOVE ALL FOUNDATION WALLS AS INDICATED ON PLANS.
11. REMOVE ALL CONCRETE SLABS AS INDICATED ON PLANS.
12. REMOVE ALL MISCELLANEOUS ITEMS AS INDICATED ON PLANS.

CONSTRUCTION NOTES:

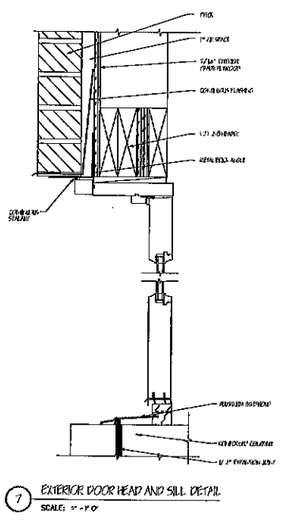
1. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE.
2. ALL NEW ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICIAN AND SHALL COMPLY WITH THE 2015 NATIONAL ELECTRICAL CODE.
3. ALL NEW PLUMBING WORK SHALL BE PERFORMED BY A LICENSED PLUMBER AND SHALL COMPLY WITH THE 2015 UNIFORM PLUMBING CODE.
4. ALL NEW MECHANICAL WORK SHALL BE PERFORMED BY A LICENSED MECHANICAL CONTRACTOR AND SHALL COMPLY WITH THE 2015 INTERNATIONAL MECHANICAL CODE.
5. ALL NEW WINDOWS AND DOORS SHALL BE ENERGY STAR RATED AND SHALL COMPLY WITH THE 2015 INTERNATIONAL ENERGY CONSERVATION CODE.
6. ALL NEW INSULATION SHALL BE INSTALLED IN ACCORDANCE WITH THE 2015 INTERNATIONAL ENERGY CONSERVATION CODE.
7. ALL NEW ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE.
8. ALL NEW SIDING SHALL BE INSTALLED IN ACCORDANCE WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE.
9. ALL NEW GUTTERS AND DOWNSPOUTS SHALL BE INSTALLED IN ACCORDANCE WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE.
10. ALL NEW FLASHING SHALL BE INSTALLED IN ACCORDANCE WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE.
11. ALL NEW CAULKING AND SEALANTS SHALL BE INSTALLED IN ACCORDANCE WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE.
12. ALL NEW PAINTING AND STAINING SHALL BE PERFORMED IN ACCORDANCE WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE.



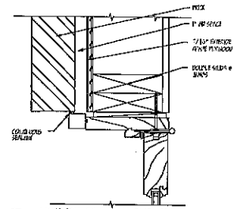
3 TYPICAL DOOR HEAD / JAMB INTERIOR
SCALE: 3" = 1'-0"



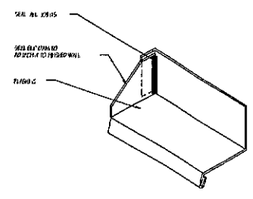
6 TYPICAL WALL / FOUNDATION CONNECTION
SCALE: 1 1/2" = 1'-0"



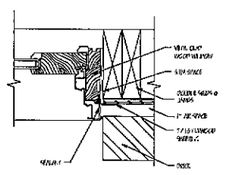
7 EXTERIOR DOOR HEAD AND SILL DETAIL
SCALE: 3" = 1'-0"



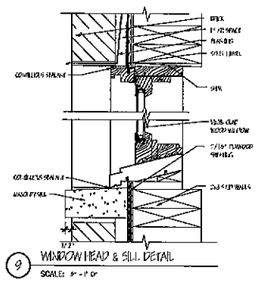
4 EXTERIOR DOOR JAMB DETAIL
SCALE: 3" = 1'-0"



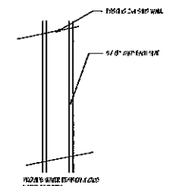
8 WINDOW END DAM DETAIL - ALL WINDOWS
SCALE: 3" = 1'-0"



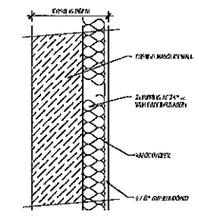
6 WINDOW JAMB DETAIL
SCALE: 3" = 1'-0"



9 WINDOW HEAD & SILL DETAIL
SCALE: 3" = 1'-0"



4 EXISTING INTERIOR WALL
SCALE: 1 1/2" = 1'-0"



5 1 HOUR FIRE RATED WALL
SCALE: 1 1/2" = 1'-0"

OMER RESIDENCE
4330 WEST GRACE AVENUE
MEQUAN, WI 53092

2515 NORTH 68TH STREET
WAUWATOSA, WI 53213
414.322.7374
swerk@juno.com
ARCHITECT:
KEITH SCHULTZ, ALA, ASID

REVISIONS

PROJECT NO. 24002.00
DATE 02/02/2024
DRAWN BY
CHECKED BY

SHEET CONTENTS
PLANS AND DETAILS

SHEET
A1.1
1 OF 2

Attachment: Plans (9177 : Omer Ben Avraham)

11333 N. Cedarburg Road
Mequon, WI 53092-1930
Phone: 262-242-3100
Fax: 262-242-9655

www.ci.mequon.wi.us **Office of Architectural Board**

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **March 11, 2024**
SUBJECT: **Vlad Girgul, New Single-Family Residence at 12645 N. Rotary Park Court**

Attachments:
Statement of Intent (PDF)
Site Plan A (PDF)
Plans (PDF)

2-19-2024

STATEMENT OF INTENT

The proposed project is to build a single family home at 12645N. Rotary Park Ct., Mequon, WI 53092

aka Lot 2 – the last remaining lot in this subdivision.

The lot contains wetland area. In order to not disturb the wetland, the home will be located south of wetland with 25’ wetland buffer.

The proposal is a ranch, with a walkout basement and front entry 3 car garage. The house square footage and overall design is consistent with 2 newly built homes next to it. The materials to be used are in compliance with City of Mequon requirements.

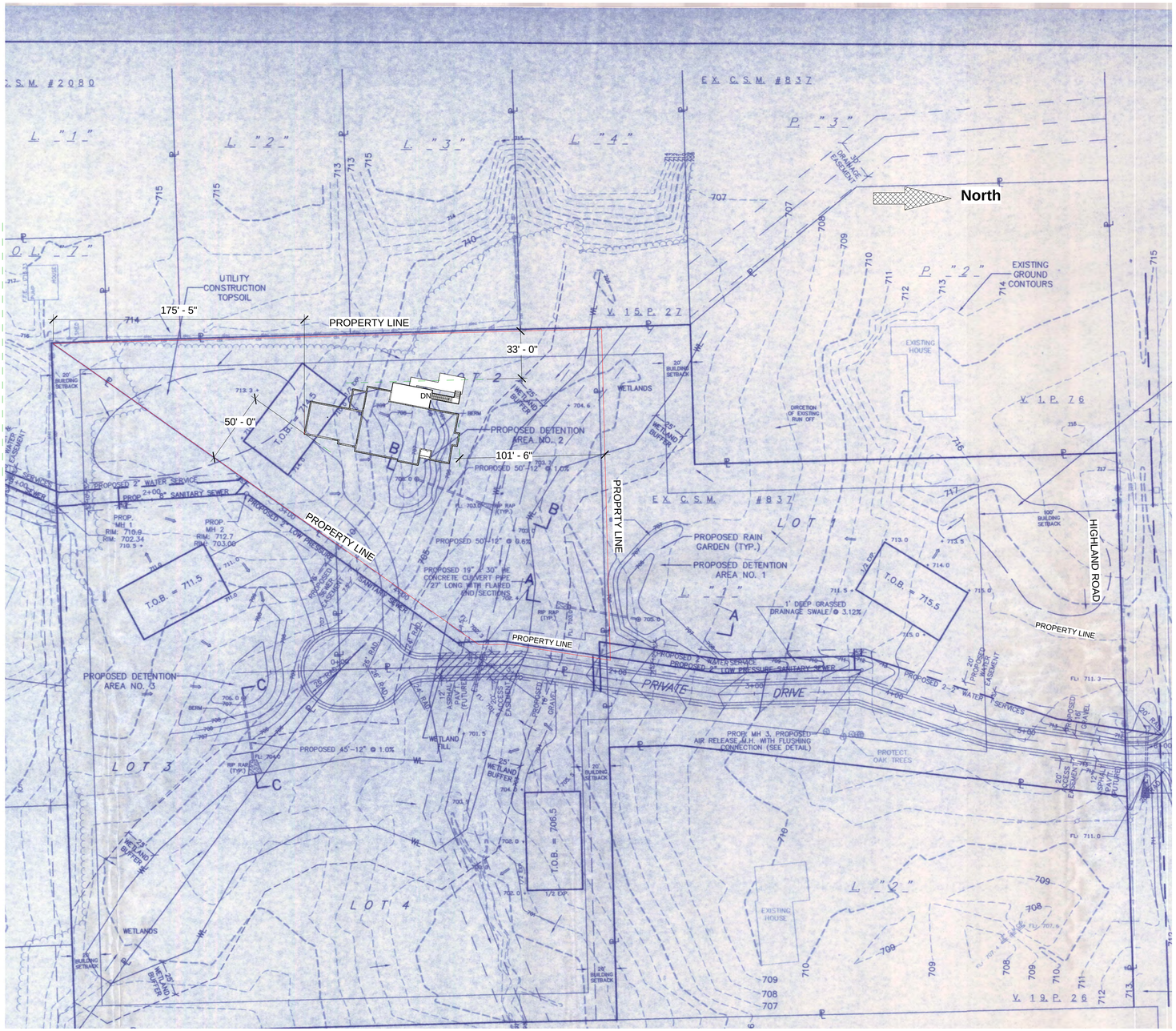
Gene Gokhman

Adamant Homes

414-412-4400

Attachment: Statement of Intent (9178 : Vlad Girgul)

SITE PLAN



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3. All existing structural elements to remain unless specifically noted.

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5. The contractor shall obtain a copy of any City, State or Federal codes, regulations, or ordinances which have jurisdiction over this work and include any work specified therein as though called for this documents. No allowances will be made because of contractor's unfamiliarity or disregard for this regulations and/or codes.

6. In all cases where a conflict may occur such as between items covered by specifications and notices on the drawing, or between general notes and specific details, the Architect shall be notified and will interpret the intent of the contract documents.

7. All rooms with a water heater shall have a floor drain

DO NOT SCALE DRAWINGS

Architect/Developer
ADAMANT HOMES LLC
11505 N. River Rd.
Mequon, WI 53092
Phone: 414-412-4400
E-mail: Adamanthomes@gmail.com

Project Location:12645 N Rotary Park Ct, Mequon, WI 53092

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Date	02-14-2024
Revision	
	A.1.01
Scale: 1"=40'	

Attachment: Site Plan A (9178 : Vlad Girgut)

FRONT - EAST ELEVATION

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

1. DIMENSIONAL SHINGLES
2. CONTINUES RIDGE VENT
3. ALUMINUM GUTTERS, TYP
4. LP VERTICAL SIDING
5. MIRATEC COMPOSITE BOARDS 1"x6" - HOUSE CORNERS
6. MIRATEC COMPOSITE BOARDS 1"x10" - RAKE TRIM
7. MIRATEC COMPOSITE BOARDS - 1"x3" - WINDOWS AND GABLE ROOFS
8. CEDAR TRIM 1"x6"
9. DECORATIVE BEAM ON EVERY GABLE ROOF- CEDAR 6" THICK
10. DOWNSPOUTS - ALUMINUM

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Rotary Park Ct, Mequon, WI
53092

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Date	02-26-2024
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	A.1.02
Scale: 1/4" = 1-0"	

DO NOT SCALE DRAWINGS

Attachment: Plans (9178 : Vlad Girgul)

BACK - WEST ELEVATION

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

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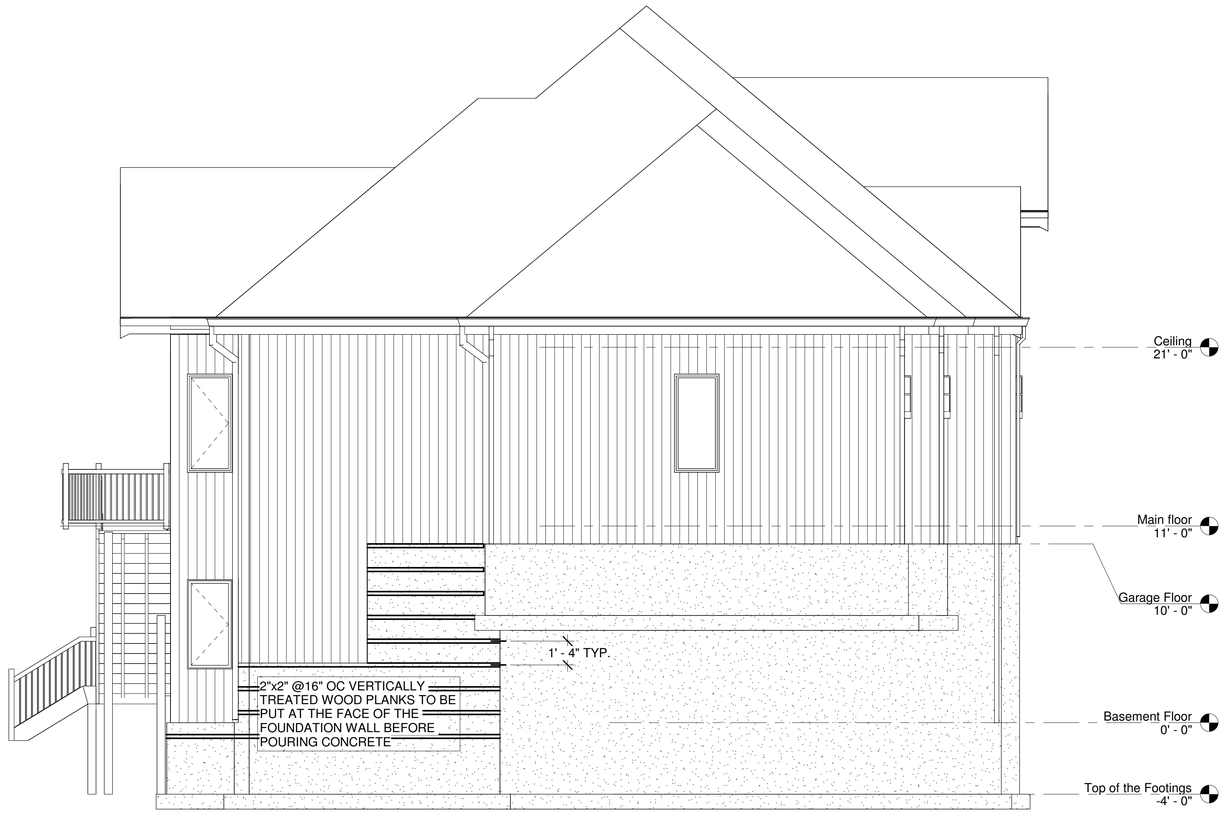
Attachment: Plans (9178 : Vlad Girgul)

SIDE - SOUTH ELEVATION



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

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Attachment: Plans (9178 : Vlad Girgul)

SIDE- NORTH ELEVATION

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Attachment: Plans (9178 : Vlad Girgul)

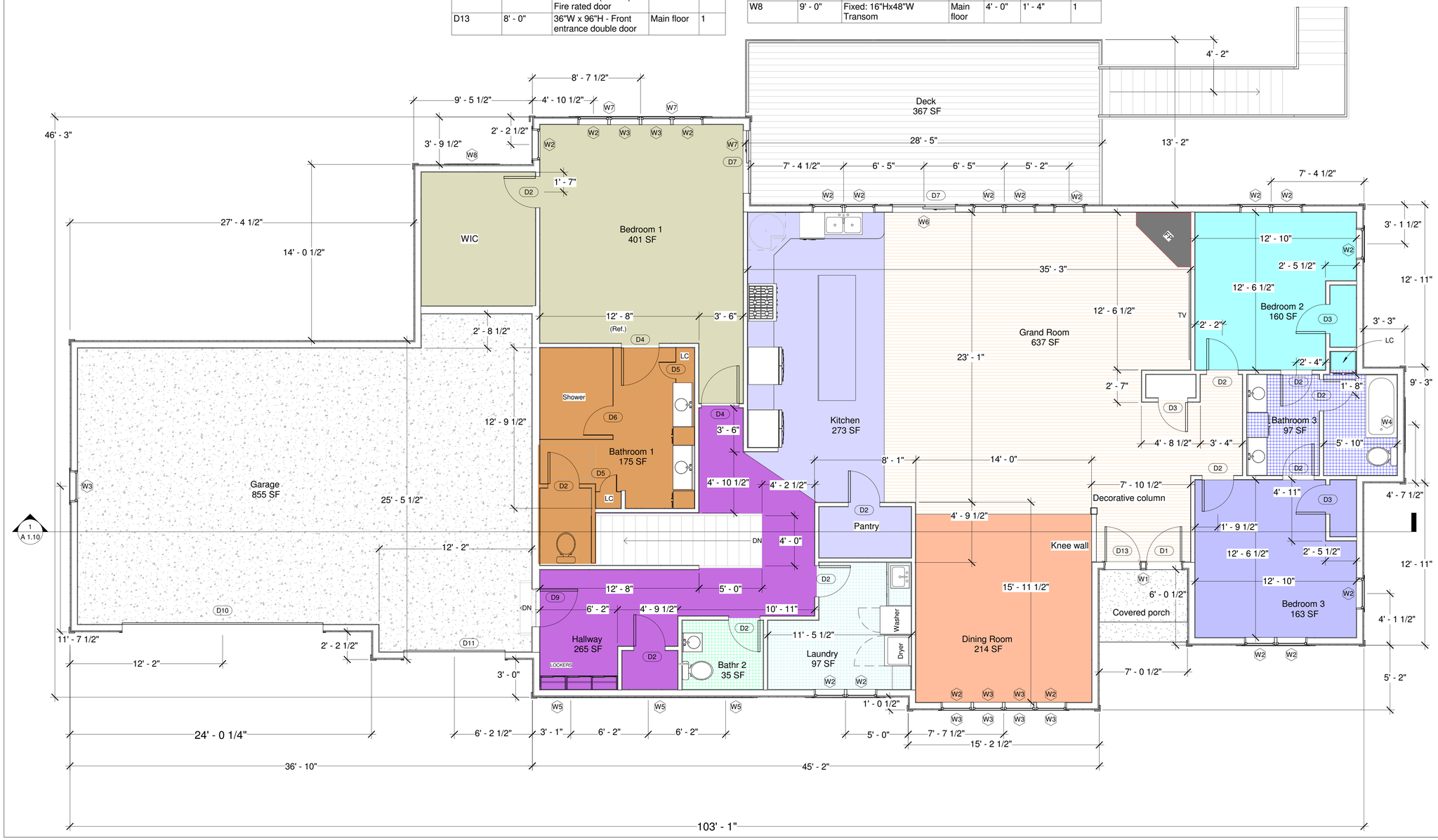
Door Schedule - Garage Floor				
Mark	Height	Type	Level	Count
D11	8' - 0"	8'Wx8'H Garage door	Garage Floor	1
D10	8' - 0"	16'Wx8'H Garage door	Garage Floor	1

Door Schedule - Main Floor				
Mark	Height	Type	Level	Count
D1	8' - 0"	36"W x 96"H - Front entrance double door	Main floor	1
D2	7' - 0"	30"W x 84"H Solid core interior door	Main floor	11
D3	7' - 0"	28"W x 84"H -Solid core interior door	Main floor	3
D4	7' - 0"	36"W x 84"H Solid core interior door	Main floor	2
D5	6' - 8"	Glass Door 16"Wx80"H	Main floor	2
D6	6' - 8"	Glass door 28"Wx80"H	Main floor	1
D7	7' - 0"	60"W x 84"H Sliding Patio Door	Main floor	2
D9	7' - 0"	36"Hx84"H (20 Min) Fire rated door	Main floor	1
D13	8' - 0"	36"W x 96"H - Front entrance double door	Main floor	1

Window Schedule-Main Floor						
Type Mark	Sill Height	Family and Type	Level	Width	Height	Count
W1	8' - 3"	Fixed: 16"Hx72"W Transom - cedar finish	Main floor	6' - 6"	1' - 4"	1
W2	3' - 0"	Casement window: 30"Wx66"H	Main floor	2' - 6"	5' - 6"	18
W3	<varies>	Fixed: 30" x66"	Main floor	2' - 6"	5' - 6"	9
W4	6' - 6"	Fixed: 24"Hx48"W Sliding window	Main floor	4' - 0"	2' - 0"	1
W5	6' - 6"	Fixed: 24"Hx48"W	Main floor	4' - 0"	2' - 0"	3
W6	7' - 2"	Fixed: 16""Hx60"W Transom	Main floor	5' - 0"	1' - 4"	1
W7	<varies>	Fixed: 16"Hx60"W Transom	Main floor	5' - 0"	1' - 4"	3
W8	9' - 0"	Fixed: 16"Hx48"W Transom	Main floor	4' - 0"	1' - 4"	1

MAIN FLOOR: 2600 SQ. FT

NOTE:
Frame walls above with OSB sheathing to be 1" counterlieved over foundation walls and aligned with 1" thick foamattached to the foundation walls.



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Scale: 1/4"=1'	

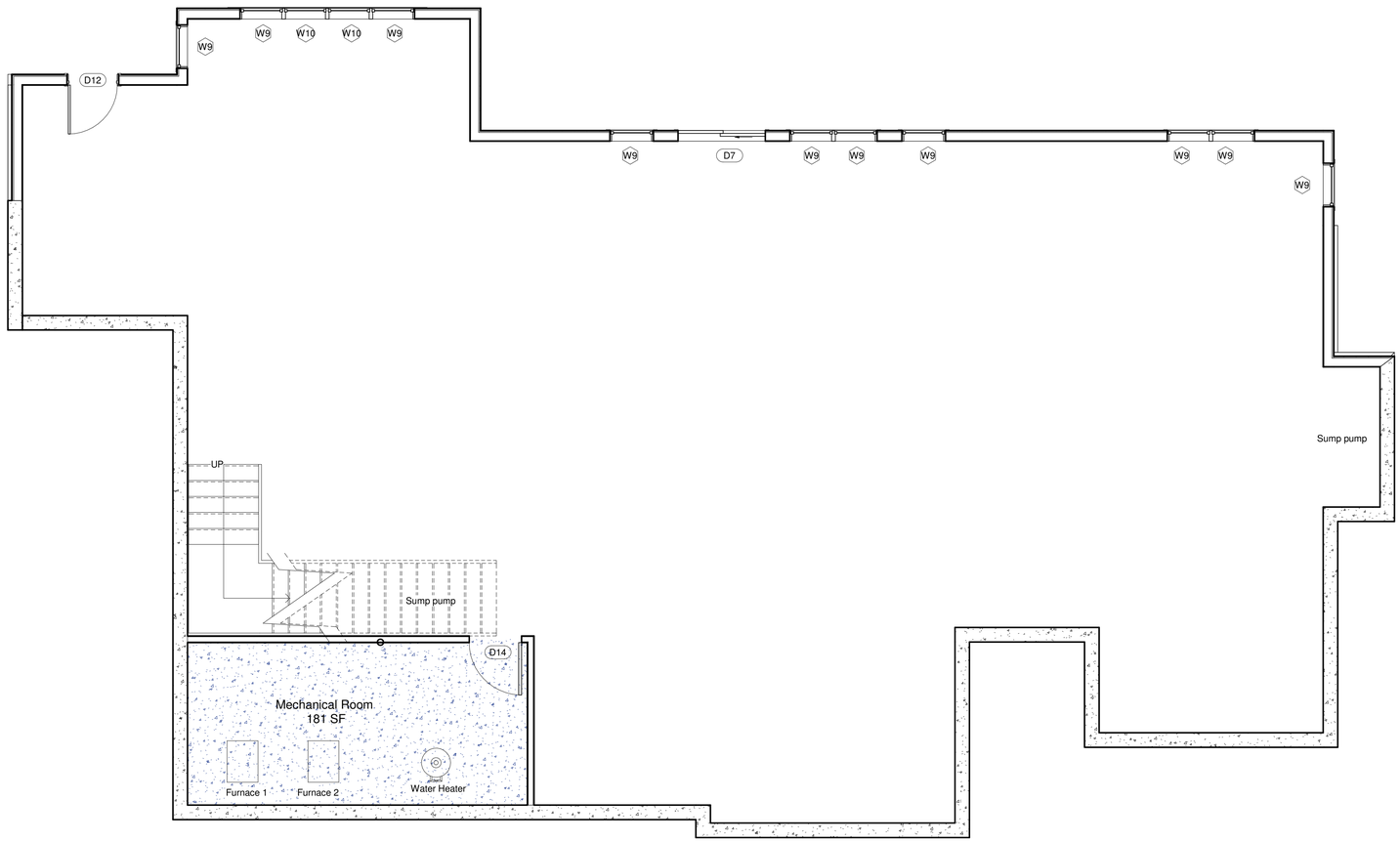
DO NOT SCALE DRAWINGS

Attachment: Plans (9178 : Vlad Girgul)

Door Schedule - Basement				
Mark	Height	Type	Level	Count
D7	7' - 0"	60"W x 84"H Sliding Patio Door	Basement Floor	1
D12	8' - 0"	36"W x 96"H - Front entrance door	Basement Floor	1
D14	6' - 8"	36"W x 80"H Solid core interior door	Basement Floor	1

Window Schedule-Basement						
Type Mark	Sill Height	Family and Type	Level	Width	Height	Count
W9	3' - 0"	Casement window: 30"Wx60"H	Basement Floor	2' - 6"	5' - 0"	10
W10	3' - 0"	Fixed: 30"W x60"H	Basement Floor	2' - 6"	5' - 0"	2

BASEMENT TOTAL: 2500 Sq.Ft



ADAMANT HOMES
AdamantHomesWI.com
414-412-4400

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2. Details noted as typical shall apply in all cases unless specifically shown or noted otherwise.

3. All existing structural elements to remain unless specifically noted.

4. All contractors and subcontractors are to verify conditions and dimensions on the jobsite prior to commencement of construction. Any and all discrepancies or unusual conditions are to be brought to the Architect's attention. No allowances will be made because of contractor's unfamiliarity with job conditions.

5. The contractor shall obtain a copy of any City, State or Federal codes, regulations, or ordinances which have jurisdiction over this work and include any work specified therein as though called for this documents. No allowances will be made because of contractor's unfamiliarity or disregard for this regulations and/or codes.

6. In all cases where a conflict may occur such as between items covered by specifications and notices on the drawing, or between general notes and specific details, the Architect shall be notified and will interpret the intent of the contract documents.

7. All rooms with a water heater shall have a floor drain

DO NOT SCALE DRAWINGS

Architect/Developer
ADAMANT HOMES LLC
11505 N. River Rd.
Mequon, WI 53092
Phone: 414-412-4400
E-mail: Adamanthomes@gmail.com

Project Location:12645 N Rotary Park Ct, Mequon, WI 53092

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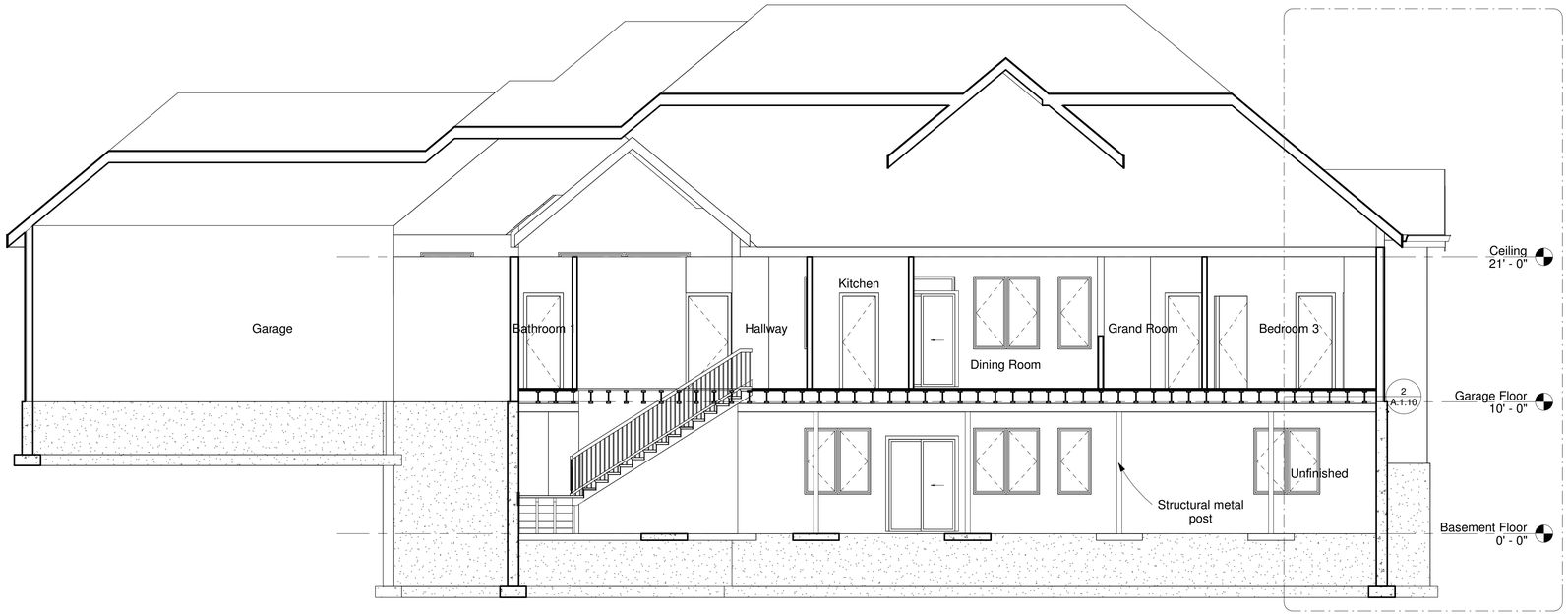
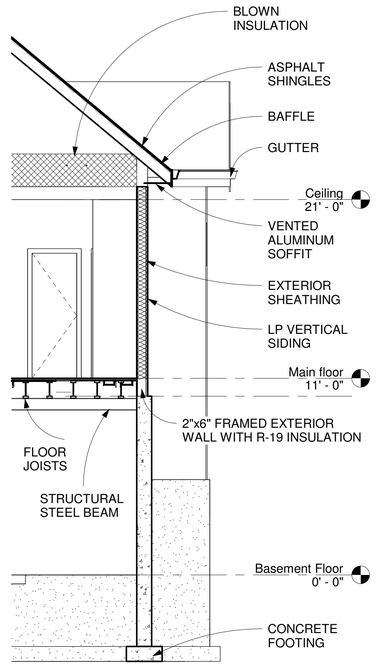
Date	02-26-2024
Revision	
	A.1.07
Scale: 1/4" = 1-0"	

Attachment: Plans (9178 : Vlad Girgul)

BUILDING SECTIONS



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



2 Section 1 - Callout 1
1/4" = 1'-0"

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E-mail: Adamanthomes@gmail.com

Project Location:12645 N Rotary Park Ct, Mequon, WI 53092

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Date	02-14-2024
Revision	
	A.1.10
Scale: 1/4"=1'	

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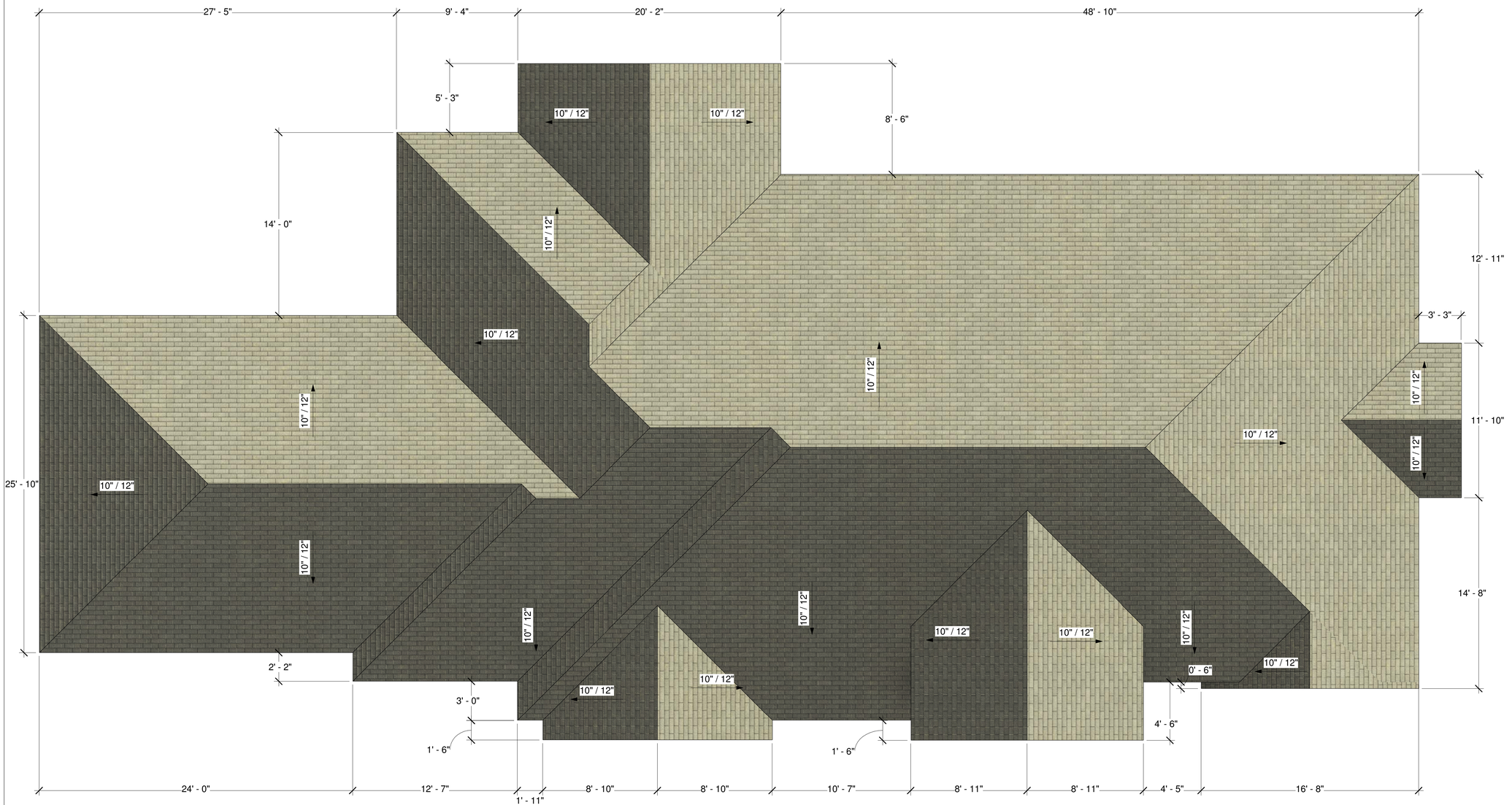
Attachment: Plans (9178 : Vlad Girgul)

ROOF PLAN



ATLAS CASTLEBROOK HEARTHSTONE
ARCHITECTURAL SHINGLES
MAY SUBSTITUTED FOR SIMILAR

5514 Sq. ft

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Architect/Developer
ADAMANT HOMES LLC
11505 N. River Rd.
Mequon, WI 53092
Phone: 414-412-4400
E-mail: Adamanthomes@gmail.com

Project Location:12645 N
Rotary Park Ct, Mequon, WI
53092

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Date	02-14-2024
Revision	
	A.1.11
Scale: 1/4"=1'	

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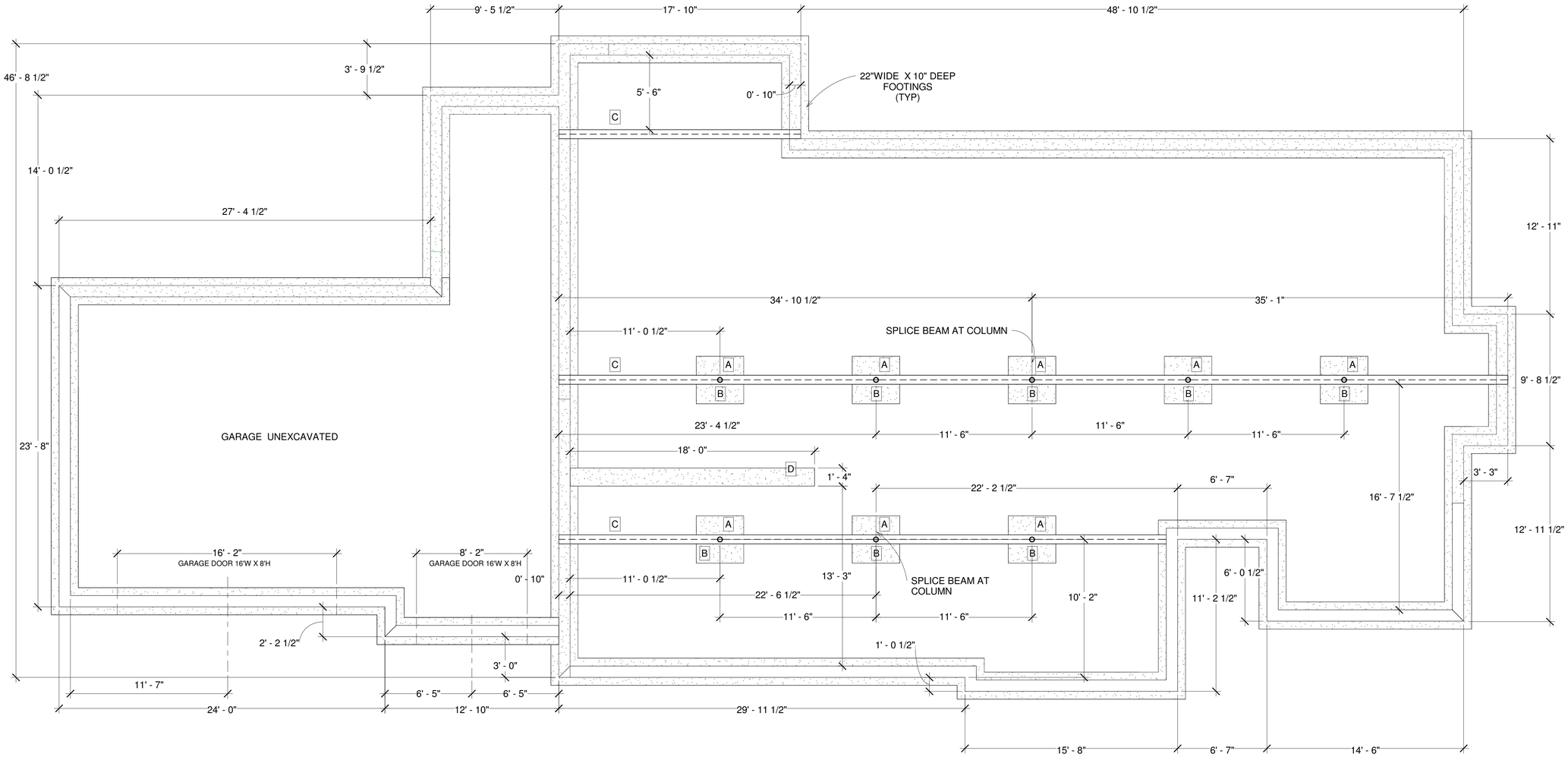
Attachment: Plans (9178 : Vlad Girgul)

FOUNDATION



A 42"X42" X10" DEEP FOOTING FOR STRUCTURAL POSTS WITH (4) #4 REBAR REINFORCEMENT IN BOTH LOGITUNAL AND TRANSVERSE DIRECTIONS. EXACT LOCATION TO BE CONFIRMED

B PIPE 3" DIA STD POST

C W8 X 31 BEAM

D 16" WIDE X 10" DEEP FOOTING FOR STRUCTURAL INTERIOR WALL WITH #4 REBAR REINFORCEMENT IN BOTH LOGITUNAL AND TRANSVERSE DIRECTIONS.

10" THICK HOUSE FOUNDATION CONCRETE WALLS
10" THICK GARAGE FOUNDATION CONCRETE WALLS

#4 REBAR AT THE TOP AND BOTTOM OF THE WALLS AND VERTICAL #4 REBAR INSTALLED EVERY 48"

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Mequon, WI 53092
Phone: 414-412-4400
E-mail: Adamanthomes@gmail.com

Project Location:12645 N Rotary Park Ct, Mequon, WI 53092

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Date	02-14-2024
Revision	

A.1.12

Scale: 1/4"=1'

DO NOT SCALE DRAWINGS

Attachment: Plans (9178 : Vlad Girgul)

11333 N. Cedarburg Road
Mequon, WI 53092-1930
Phone: 262-242-3100
Fax: 262-242-9655

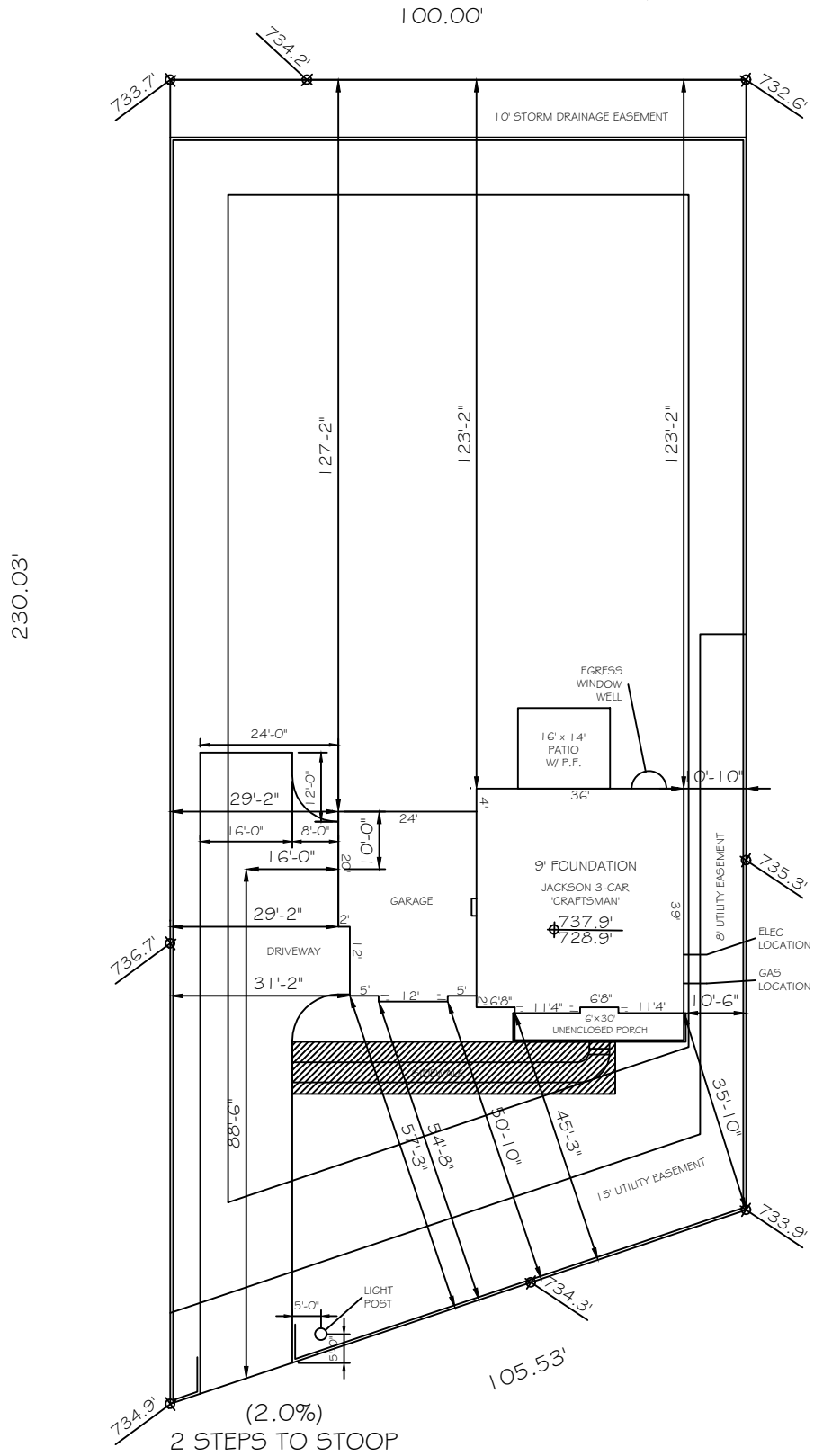
www.ci.mequon.wi.us **Office of Architectural Board**

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **March 11, 2024**
SUBJECT: **Veridian Homes LLC, New Single-Family Residence at 8040 W. Preserve Parkway**

Attachments:
Site Plan (PDF)
Plans (PDF)

PHASE 6
LOT 82
21,317 S.F.

-NO PORCH ENCROACHMENTS
-ANGLED DRIVEWAY REQUIRED FOR SIDE LOAD GARAGE
-3 CAR SIDE ENTRY HOUSES AND OLIVE NEEDS TO BE PARALLEL TO SIDES OF SITES



N

GL
1' 0"
CUT

XXXX.X' =FINAL GRADE
(XXXX.X') =EXISTING GRADE

PRESERVE PARKWAY

(FOR 9' FOUNDATION)
TOP OF FOUNDATION=737.70
TOP OF FOOTING=728.70
GARAGE FLOOR ELEV.=737.20
DRIVEWAY SLOPE=2.0%
YARD GRADE=3.0%

NOTE:
*EROSION MATTING TO BE APPLIED AND INSTALLED BY LANDSCAPING CONTRACTOR AT TIME OF FINE GRADE AND SEED
*RETAINING WALL SYMBOLS ARE ONLY TO REPRESENT WHERE THEY ARE NEEDED-IT IS UP TO THE LANDSCAPER TO DETERMINE THE LENGTH NEEDED AND IN WHAT DIRECTION THEY SHOULD BE PLACED.

LANDSCAPE KEY
REFER TO SUBDIVISION ADDENDUM
SHADE TREE
ORNAMENTAL TREE
CONIFER
ROCK RETAINING WALL
STRAW EROSION MATT.

KEY
STD. SETBACK LINE
VARIANCE SETBACK
EASEMENT SETBACK
DRAINAGE ARROW
RETAINING WALL ARROW
EROSION CONTROL
MAIN TRANSFORMER
SM. TRANSFORMER

HOMESITE: 82
NEIGHBORHOOD: ENCLAVE MEQUON PRESERVE
MODEL: JACKSON CRAFTSMAN
SITE AREA: 21,317 SQ. FT.
IMPERVIOUS AREA: 4,686 SQ. FT.

CUSTOMER: MOVE-IN READY
ADDRESS: 8040 W PRESERVE PARKWAY
MEQUON, WI 53097

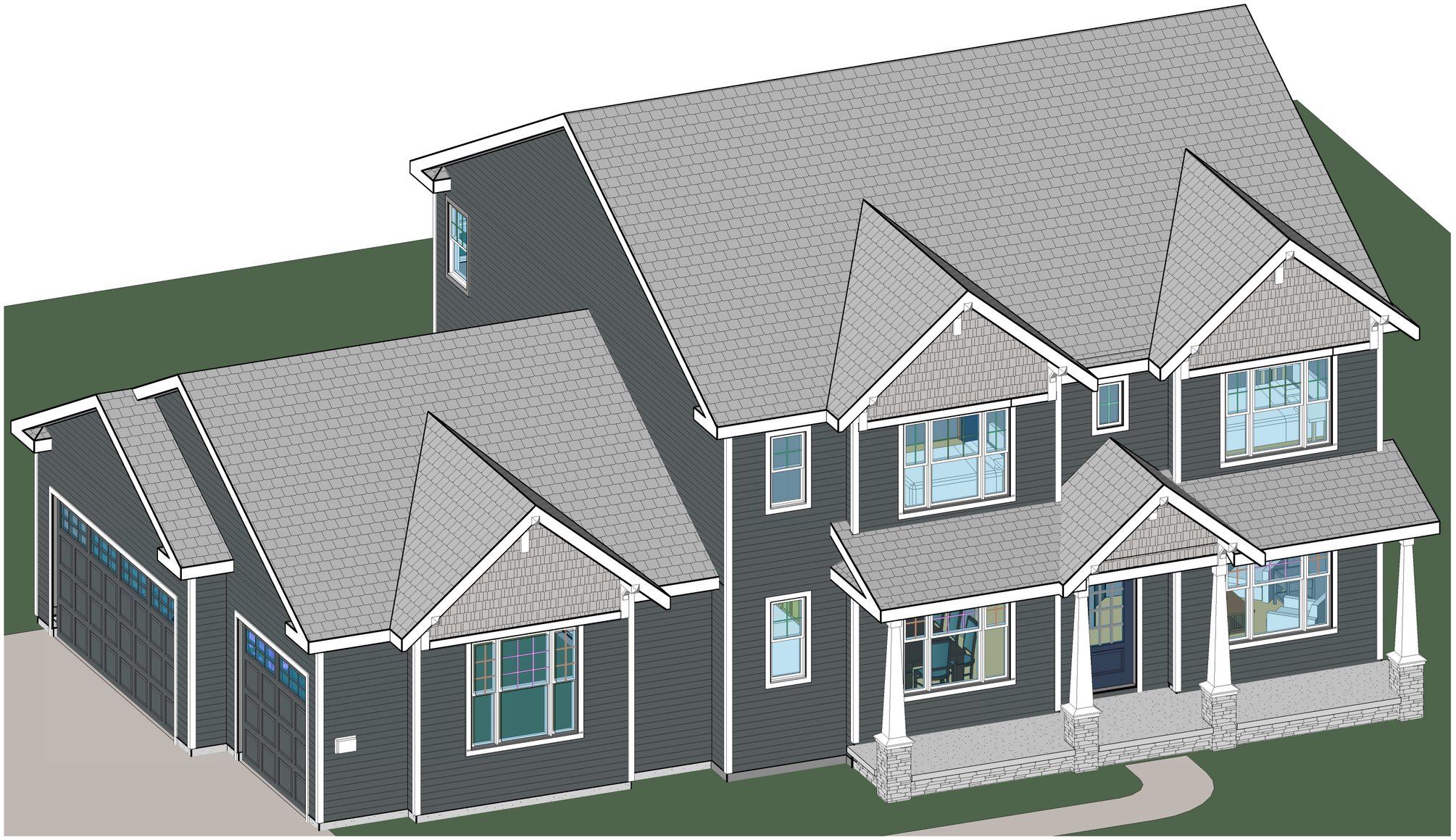
CUSTOMER APPROVAL:
DATE: / /
DATE: / /
VH APPROVAL:
SPF Feb 15 2024 DATE: / /

SCALE: 1"=30'-0"
DRAWN BY: MSF/JLP
DATE: 01/18/2024

ZONED: -
MINIMUM SETBACKS
FRONT: 30'
REAR: 20'
SIDE: 10'
TOTAL SIDE: -
CORNER SIDE: -

VERIDIAN HOMES
6801 South Towne Drive
Madison, WI 53713
(608)226-3100 Fax: (

Attachment: Site Plan (9179 : Veridian Homes LLC)



3D - Craftsman 3 Car Side Entry - ARB

Custom Designed For: MOVE-IN READY
Homesite / Neighborhood: 82 ENCLAVE AT MEQUON POINT
Address: 8040 W PRESERVE PARKWAY
MEQUON, WI 53097
Customer Approval: SPF Feb 15 2024
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VERIDIAN HOMES
6801 South Towne Drive
Madison, WI 53713
Phone 608.226.3100
Fax 608.226.0600

Do Not Scale
Note: All dimensions are stud to stud
Actual floor plans & exterior styles may differ from these shown based on modifications, options & improvements to the plans by the builder.
Room dimensions, features & actual square footage vary by exterior style and options.

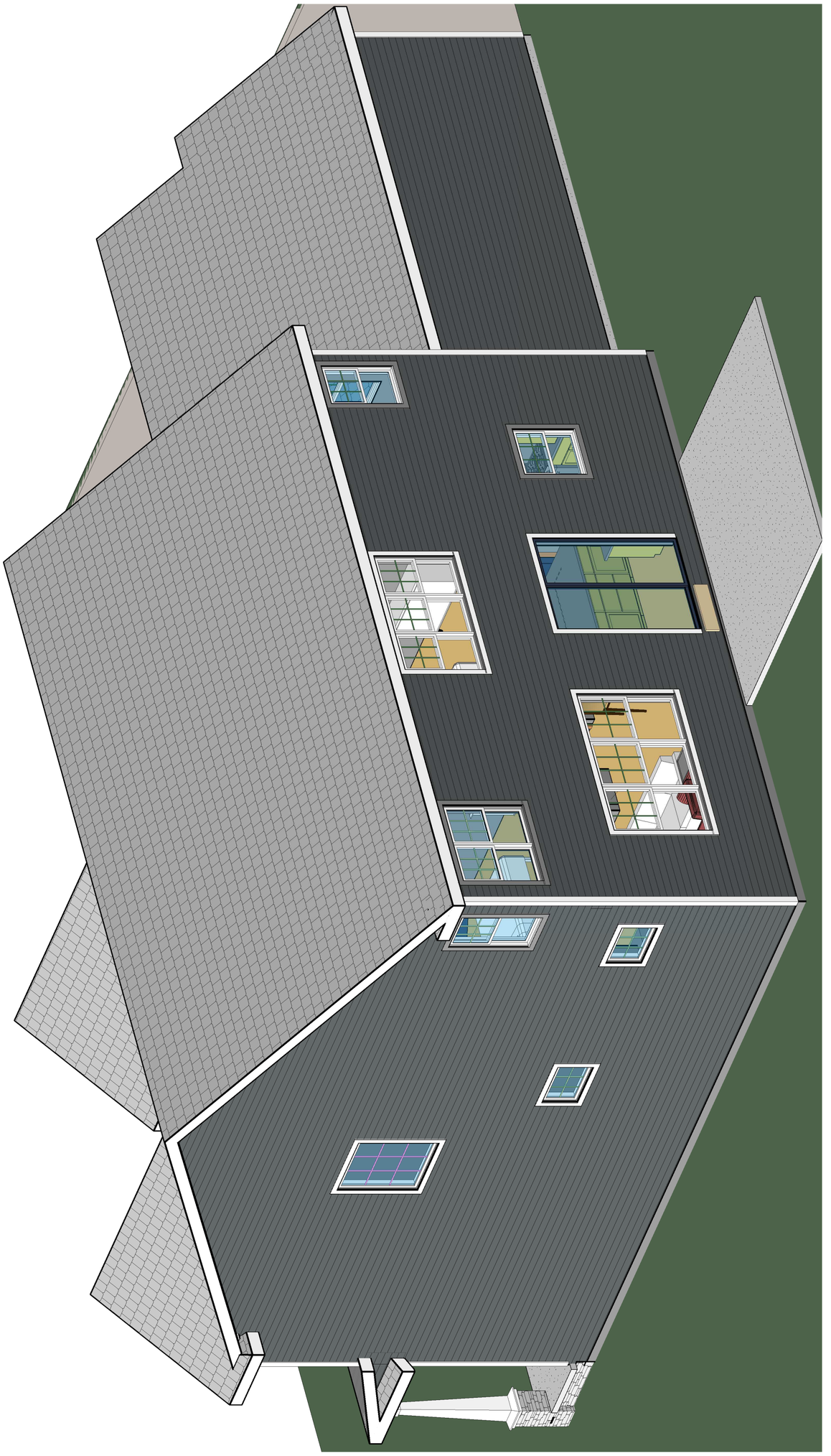
Model: JACKSON
Elevation:
Revised Base Plan:
Drawn By: MSF/JLP Date: 01/18/2024

Print Date:
2/15/2024
1:49:01 PM
Revisions:

Drawing No.:
ARBO

Attachment: Plans (9179 : Veridian Homes LLC)

Attachment: Plans (9179 : Veridian Homes LLC)



3D - Craftsman 3 Car Side Entry (Rear View) - ARB

Do Not Scale Note: All dimensions are stud to stud
Actual floor plans & exterior styles may differ from these shown based on modifications, options & improvements to the plans by the builder. Room dimensions, features & actual square footage vary by exterior style and options.

Drawing No.:	ARB I
Print Date:	2/15/2024 1:49:02 PM
Revisions:	
Model:	JACKSON
Elevation:	
Revised Base Plan:	
Drawn By: MSP/JLP	Date: 01/19/2024

VERIDIAN HOMES
6801 South Towne Drive
Madison, WI 53713
Phone 608.226.3100
Fax 608.226.0600

Custom Designed For: MOVE-IN READY
Homesite / Neighborhood: 82 ENCLAVE AT MEQUON POINT
Address: 8040 W FRESERVE PARKWAY
MEQUON, WI 53097
Customer Approval: **SPF Feb 15 2024**

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NOTE :
- ALL WINDOWS, PATIO DOOR & GARAGE DOORS TO HAVE 1x4 SMART TRIM
- ALL CORNERS 6" SMART TRIM

Front Elevation - Craftsman 3 Car Side Entry - ARB

1/4" = 1'-0"

Custom Designed For: MOVE-IN READY
Homesite / Neighborhood: 82 ENCLAVE AT MEQUON POINT
Address: 8040 W PRESERVE PARKWAY MEQUON, WI 53097
Customer Approval:
SPF Feb 15 2024

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Madison, WI 53713
Phone 608.226.3100
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Model: JACKSON
Elevation:
Revised Base Plan:
Drawn By: MSF/JLP Date: 01/18/2024

Print Date: 2/15/2024 1:49:03 PM
Revisions:

Drawing No.: ARB2

Attachment: Plans (9179 : Veridian Homes LLC)

NOTE :
- ALL WINDOWS, PATIO DOOR & GARAGE DOORS TO HAVE 1x4 SMART TRIM
- ALL CORNERS TO BE 6" SMART TRIM

Rear Elevation - Craftsman 3 Car Side Entry - ARB
1/4" = 1'-0"

Custom Designed For: MOVE-IN READY
Homesite / Neighborhood: 82 ENCLAVE AT MEQUON POINT
Address: 8040 W PRESERVE PARKWAY
MEQUON, WI 53097
Customer Approval:
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Madison, WI 53713
Phone 608.226.3100
Fax 608.226.0600

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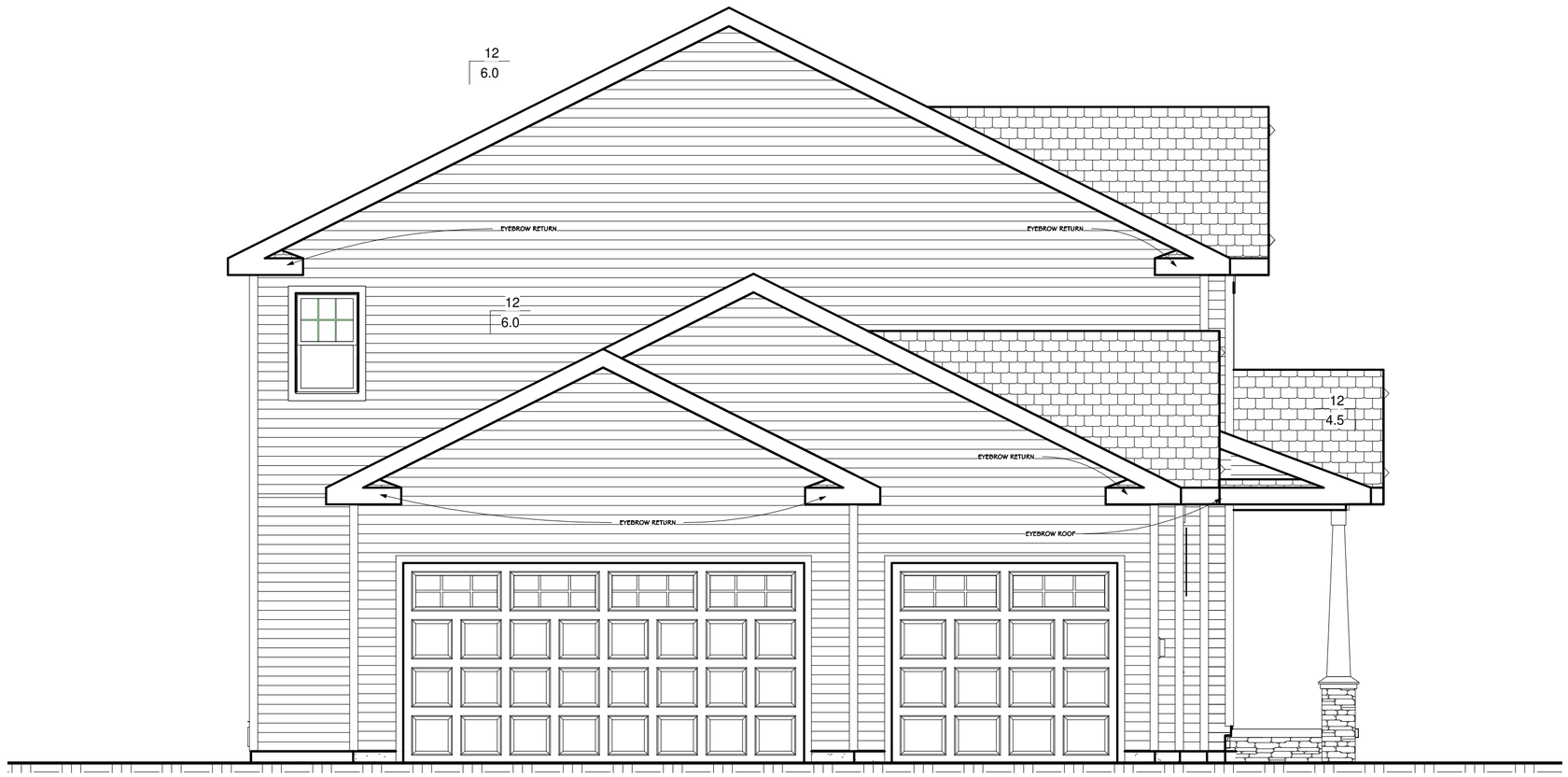
Model: JACKSON
Elevation:
Revised Base Plan:
Drawn By: MSF/JLP Date: 01/18/2024

Prnt Date: 2/15/2024 1:49:03 PM
Revisions:

Drawing No.: ARB3

Attachment: Plans (9179 : Veridian Homes LLC)

NOTE :
- ALL WINDOWS, PATIO DOOR & GARAGE DOORS TO HAVE 1x4 SMART TRIM
- ALL CORNERS TO BE 6" SMART TRIM



Left Elevation - Craftsman 3 Car Side Entry - ARB
1/4" = 1'-0"

Custom Designed For: MOVE-IN READY
Homesite / Neighborhood: 82 ENCLAVE AT MEQUON POINT
Address: 8040 W PRESERVE PARKWAY
MEQUON, WI 53097
Customer Approval:
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Room dimensions, features & actual square footage vary by exterior style and options.

Model: JACKSON
Elevation:
Revised Base Plan:
Drawn By: MSF/JLP Date: 01/19/2024

Print Date:
2/15/2024
1:49:04 PM
Revisions:

Drawing No.:
ARB4

Attachment: Plans (9179 : Veridian Homes LLC)

NOTE :
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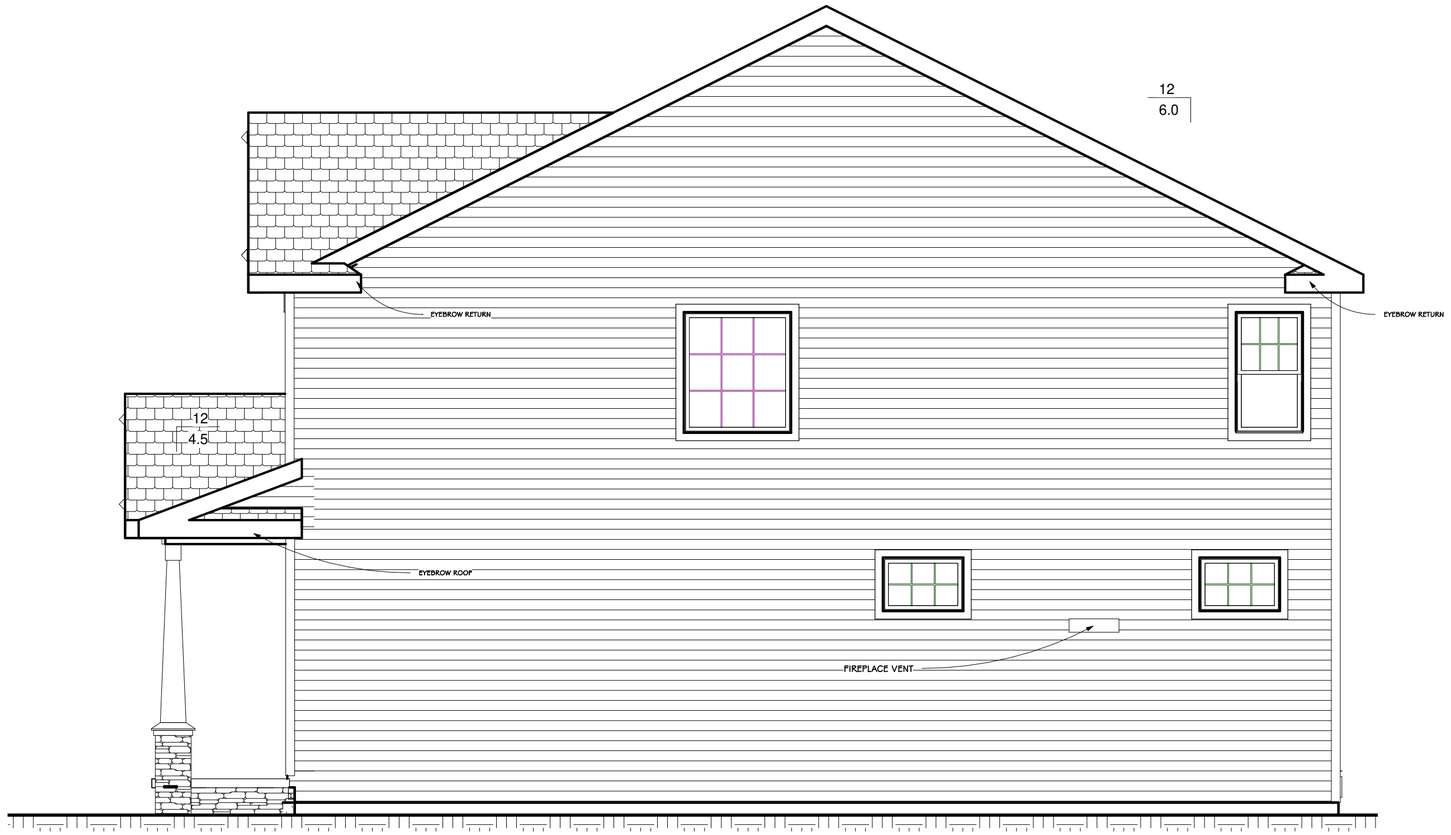
- ALL CORNERS TO BE 6" SMART TRIM



Right Elevation - Craftsman 3 Car Side Entry - ARB
1/4" = 1'-0"

Custom Designed For: MOVE-IN READY
Homesite / Neighborhood: 82 ENCLAVE AT MEQUON POINT
Address: 8040 W PRESERVE PARKWAY
MEQUON, WI 53097
Customer Approval:
SPF Feb 15 2024

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Fax 608.226.0600

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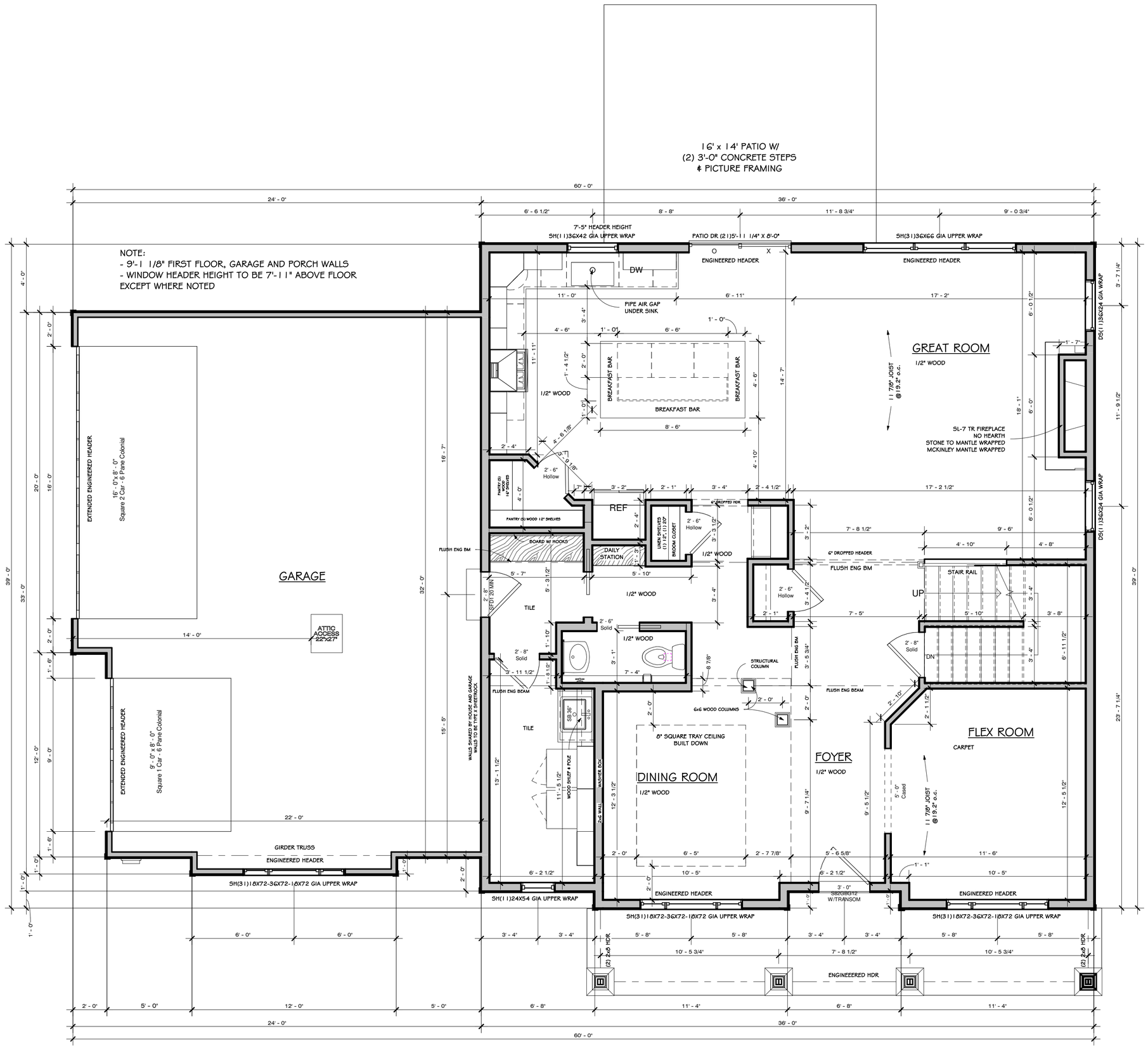
Model: JACKSON
Elevation:
Revised Base Plan:
Drawn By: MSF/JLP Date: 01/18/2024

Print Date: 2/15/2024 1:49:04 PM
Revisions:

Drawing No.: ARB5

Attachment: Plans (9179 : Veridian Homes LLC)



Area Schedule (Craftsman 3 Car Side Entry)	
Level	Area
First Floor	1391 SF
Second Floor	1391 SF
	2781 SF

First Floor - Craftsman 3 Car Side Entry - ARB

1/4" = 1'-0"

Custom Designed For: MOVE-IN READY
Homesite / Neighborhood: 82 ENCLAVE AT MEQUON POINT
Address: 8040 W PRESERVE PARKWAY
MEQUON, WI 53097
Customer Approval:
SPF Feb 15 2024

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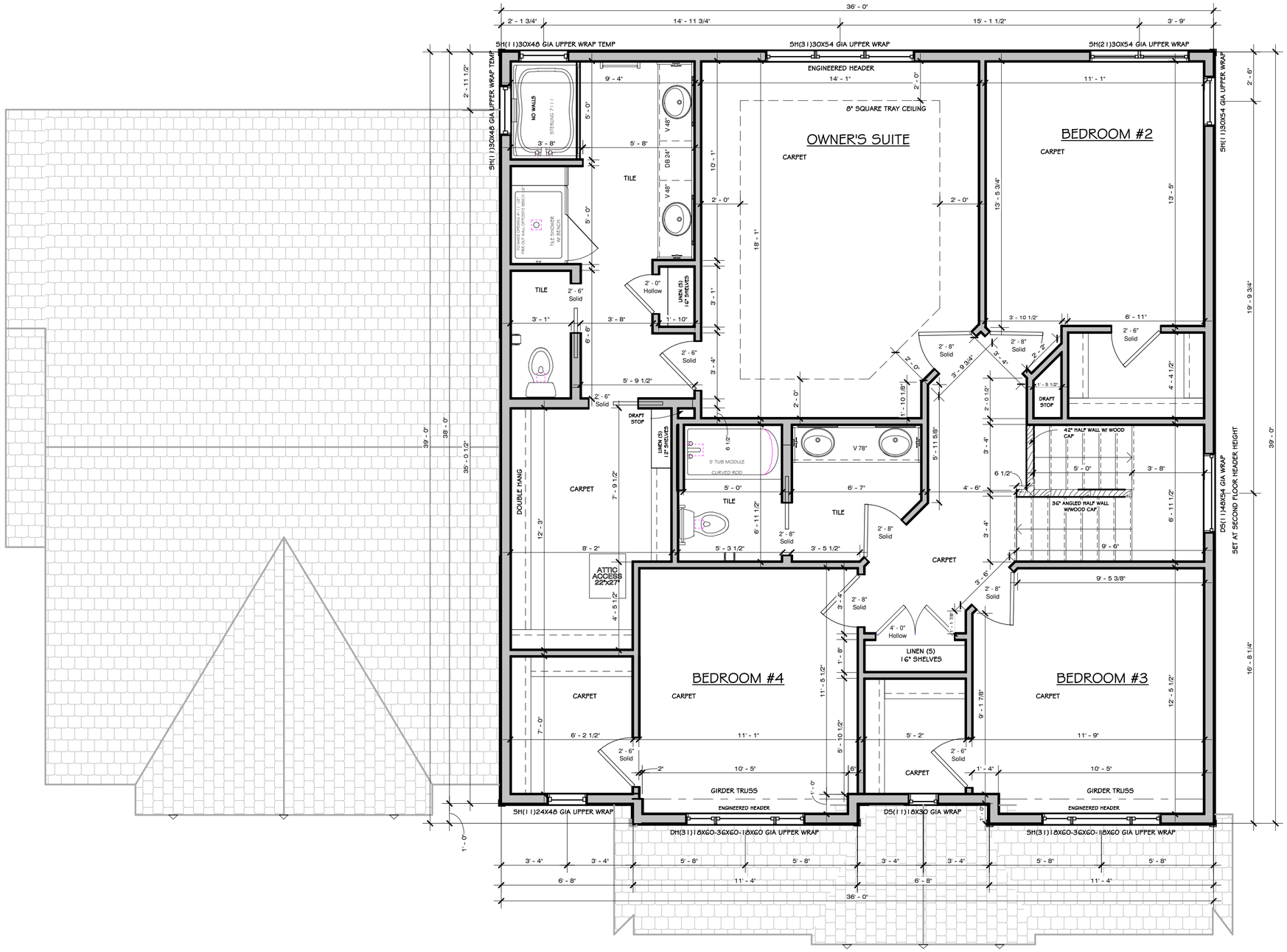
Model: JACKSON
Elevation:
Revised Base Plan:
Drawn By: MSF/JLP Date: 01/19/2024

Print Date: 2/15/2024 1:49:05 PM
Revisions:

Drawing No.: ARB6

Attachment: Plans (9179 : Veridian Homes LLC)



Second Floor - Craftsman 3 Car Side Entry - ARB

1/4" = 1'-0"

Area Schedule (Craftsman 3 Car Side Entry)	
Level	Area
First Floor	1391 SF
Second Floor	1391 SF
	2781 SF

Custom Designed For: MOVE-IN READY
Homesite / Neighborhood: 82 ENCLAVE AT MEQUON POINT
Address: 8040 W PRESERVE PARKWAY
MEQUON, WI 53097
Customer Approval:
SPF Feb 15 2024

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Madison, WI 53713
Phone 608.226.3100
Fax 608.226.0600

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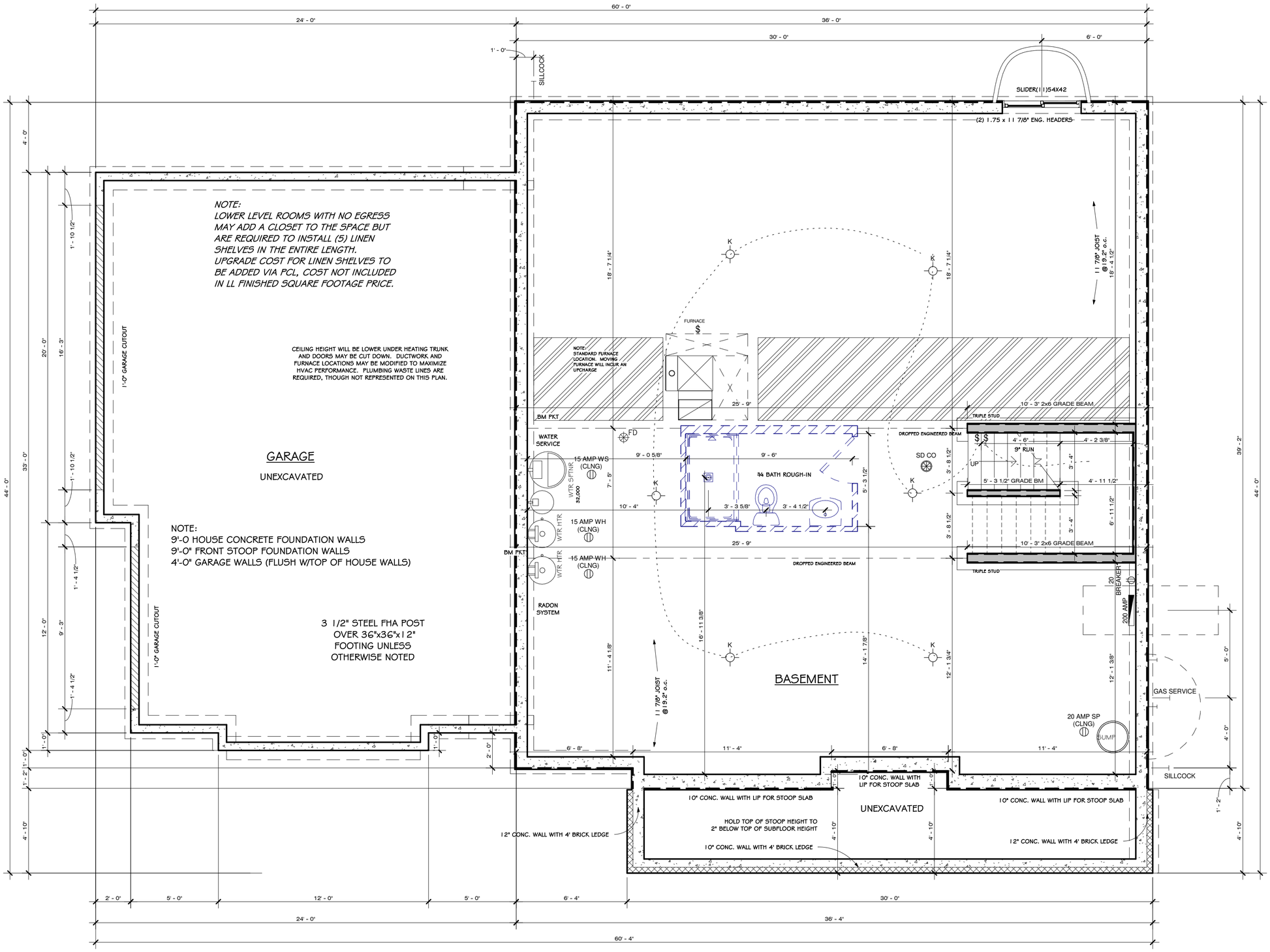
Model: JACKSON
Elevation:
Revised Base Plan:
Drawn By: MSF/JLP Date: 01/18/2024

Print Date: 2/15/2024 1:49:07 PM
Revisions:

Drawing No.: ARB7

Attachment: Plans (9179 : Veridian Homes LLC)



Foundation Plan - Craftsman 3 Car Side Entry - ARB

1/4" = 1'-0"

Custom Designed For: MOVE-IN READY
Homesite / Neighborhood: 82 ENCLAVE AT MEQUON POINT
Address: 8040 W PRESERVE PARKWAY
MEQUON, WI 53097
Customer Approval:
SPF Feb 15 2024
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6801 South Towne Drive
Madison, WI 53713
Phone 608.226.3100
Fax 608.226.0600

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Model: JACKSON
Elevation:
Revised Base Plan:
Drawn By: MSF/JLP Date: 01/18/2024

Print Date: 2/15/2024 1:49:08 PM
Revisions:

Drawing No.: ARB8

Attachment: Plans (9179 : Veridian Homes LLC)

11333 N. Cedarburg Road
Mequon, WI 53092-1930
Phone: 262-242-3100
Fax: 262-242-9655

www.ci.mequon.wi.us **Office of Architectural Board**

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **March 11, 2024**
SUBJECT: **Veridian Homes LLC, New Single-Family Residence at 7980 W. Preserve Parkway**

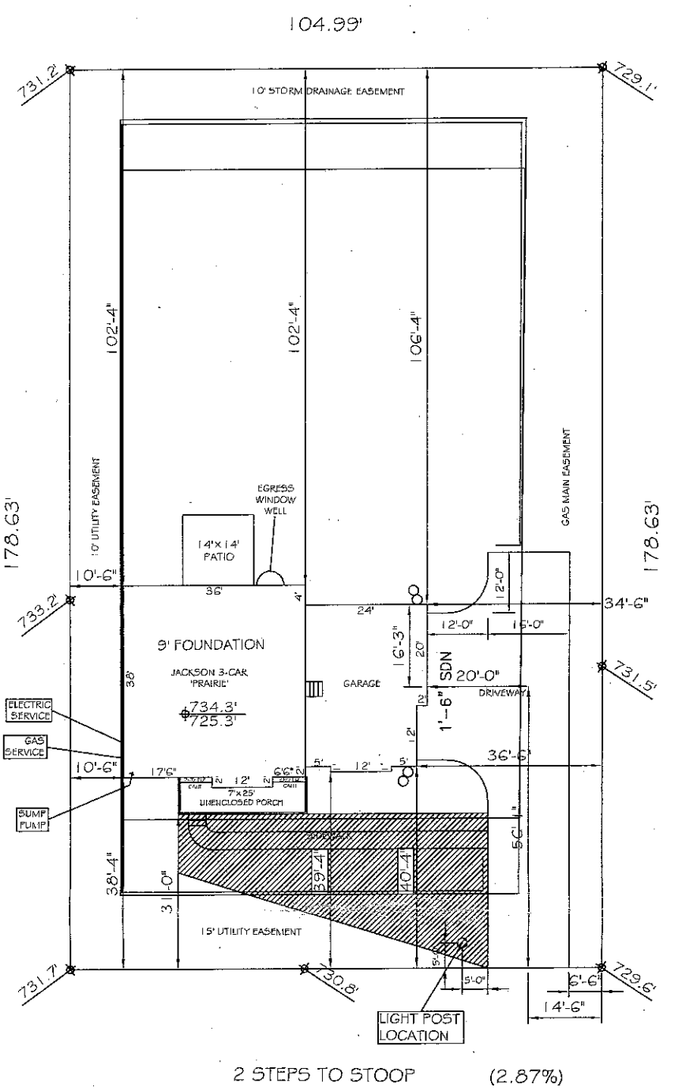
Attachments:
Site Plan (PDF)
Plans (PDF)

Attachment: Site Plan (9180 : Veridian Homes LLC)

PHASE 6
LOT 79
18,753 S.F.

NO PORCH ENCROACHMENTS

NO UPGRADES REQUIRED
FOR SIDE LOAD GARAGE



2 STEPS TO STOOP (2.87%)

N

GR
2' 6"
CUT

104.99'
PRESERVE PARKWAY

XXXX.X' =FINAL GRADE
(XXXX.X') =EXISTING GRADE

(FOR 8' FOUNDATION)
TOP OF FOUNDATION=734.30
TOP OF FOOTING=725.30
GARAGE FLOOR ELEV.=732.30
DRIVEWAY SLOPE=2.87%
YARD GRADE=4.50%

LANDSCAPE KEY
REFER TO SUBDIVISION ADDENDUM
- SHADE TREE
- ORNAMENTAL TREE
- CONIFER
- ROCK RETAINING WALL
- STRAW EROSION MATT.

KEY
- STD. SETBACK LINE
- VARIANCE SETBACK
- EASEMENT SETBACK
- DRAINAGE ARROW
- RETAINING WALL ARROW
- EROSION CONTROL
- MAIN TRANSFORMER
- SM. TRANSFORMER

NOTE:
*EROSION MATTING TO BE APPLIED AND INSTALLED BY LANDSCAPING CONTRACTOR AT TIME OF FINE GRADE AND SEED
*RETAINING WALL SYMBOLS ARE ONLY TO REPRESENT WHERE THEY ARE NEEDED-IT IS UP TO THE LANDSCAPER TO DETERMINE THE LENGTH NEEDED AND IN WHAT DIRECTION THEY SHOULD BE PLACED.

HOMESITE: 79
NEIGHBORHOOD: ENCLAVE MEQUON PRESERVE
MODEL: JACKSON PRAIRIE 3 CAR SIDE ENTRY
SITE AREA: 18,753 SQ. FT.
IMPERVIOUS AREA: 4,237 SQ. FT.
SCALE: 1"=30'-0"
DRAWN BY: JLP
DATE: 02/01/2024

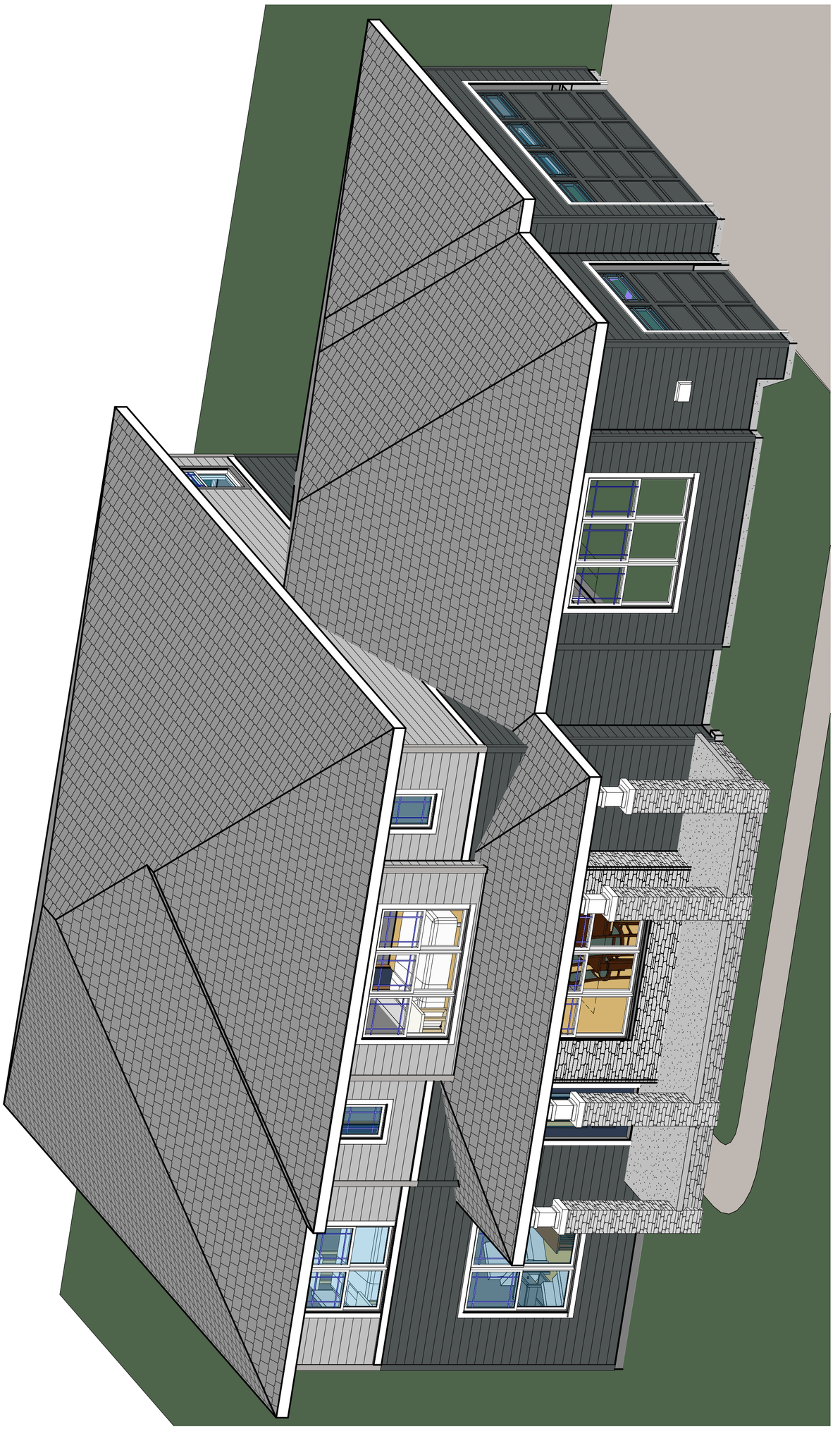
CUSTOMER: J. GERMAN VAZQUEZ SEGOVIAN & D. MARGARITA AVILA TORO
ADDRESS: 7980 W PRESERVE PARKWAY
MEQUON, WI 53097

CUSTOMER APPROVAL:
DATE: / /
DATE: / /
VH APPROVAL:
DATE: / /

ZONED: -
MINIMUM SETBACKS
FRONT: 30'
REAR: 20'
SIDE: 10'
TOTAL SIDE: -
CORNER SIDE: -

VERIDIAN HOMES
6801 South Towne Drive
Madison, WI 53713
(608)226-3100 Fax: (608)226-0600

Attachment: Plans (9180 : Veridian Homes LLC)



3D - Prairie 3 Car Side Entry - ARB

Do Not Scale Note: All dimensions are stud to stud

Actual floor plans & exterior styles may differ from these shown based on modifications, options & improvements to the plans by the builder. Room dimensions, features & actual square footage vary by exterior style and options.

Drawing No.:	ARBO
Print Date:	2/15/2024 11:53:00 AM
Revisions:	
Model:	JACKSON
Elevation:	
Revised Base Plan:	
Drawn By: JLP	Date: 02/01/2024

VERIDIAN HOMES
6801 South Towne Drive
Madison, WI 53713
Phone 608.226.3100
Fax 608.226.0600

Custom Designed For: J. VAZQUEZ SEGOVIAN & D. AVILA TORO
Homesite / Neighborhood: 79 ENCLAVE MEQUON PRESERVE
Address: 7980 W PRESERVE PARKWAY MEQUON, WI 53097
Customer Approval: **SPF Feb 15 2024**

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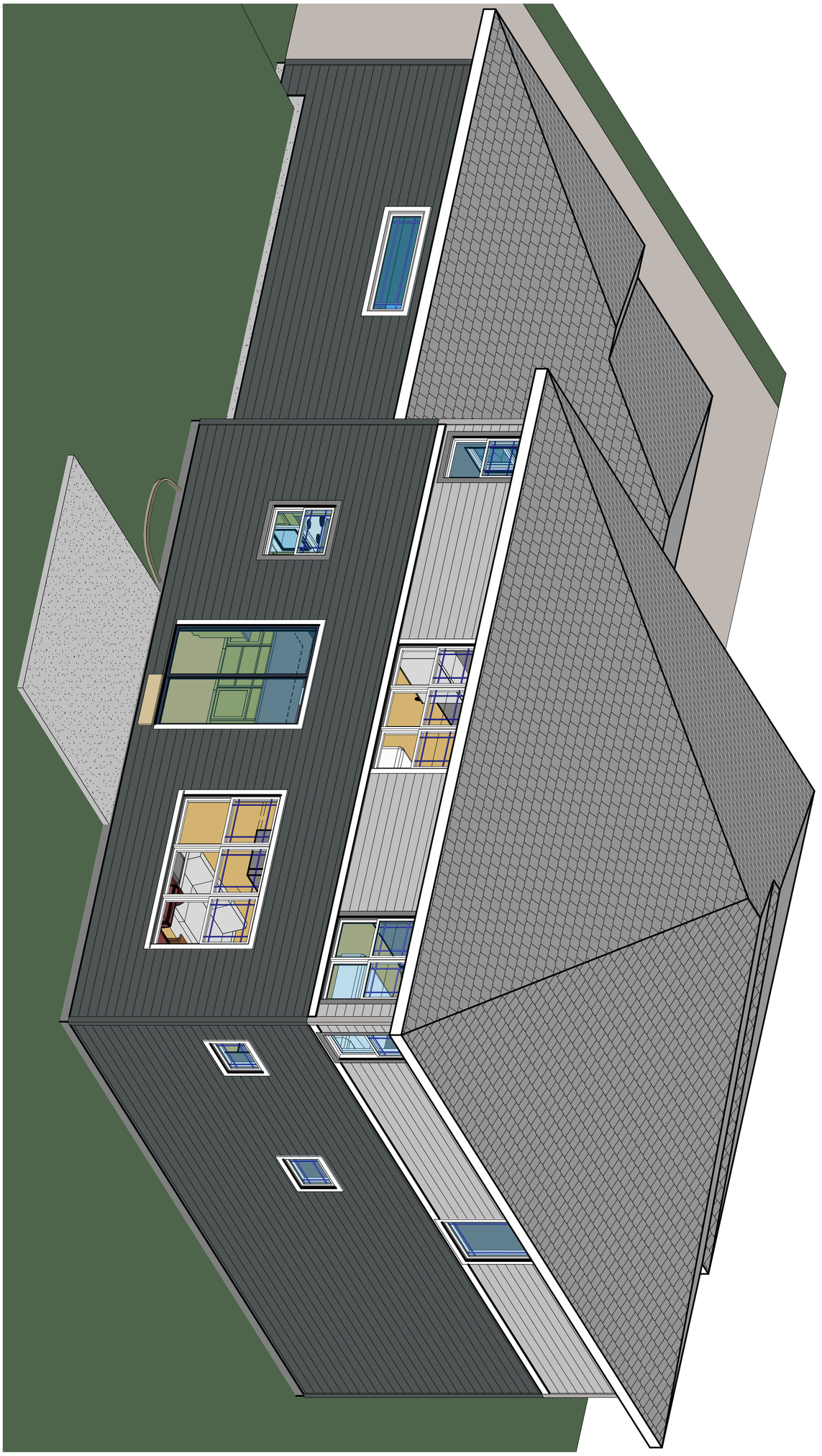
3D - Prairie 3 Car Side Entry (Rear View) - ARB



Do Not Scale Note: All dimensions are stud to stud

Actual floor plans & exterior styles may differ from these shown based on modifications, options & improvements to the plans by the builder.
Room dimensions, features & actual square footage vary by exterior style and options.

Drawing No.: ARB 1

Revisions:

Print Date: 2/15/2024 11:53:01 AM

Model: JACKSON

Elevation:

Revised Base Plan:

Drawn By: JLP Date: 02/01/2024

VERIDIAN HOMES
6801 South Towne Drive
Madison, WI 53713
Phone 608.226.3100
Fax 608.226.0600

Custom Designed For: J. VAZQUEZ SEGOVIAN & D. AVILA TORO
Homesite / Neighborhood: 79 ENCLAVE MEQUON PRESERVE
Address: 7980 W PRESERVE PARKWAY
MEQUON, WI 53097
Customer Approval: **SPF Feb 15 2024**

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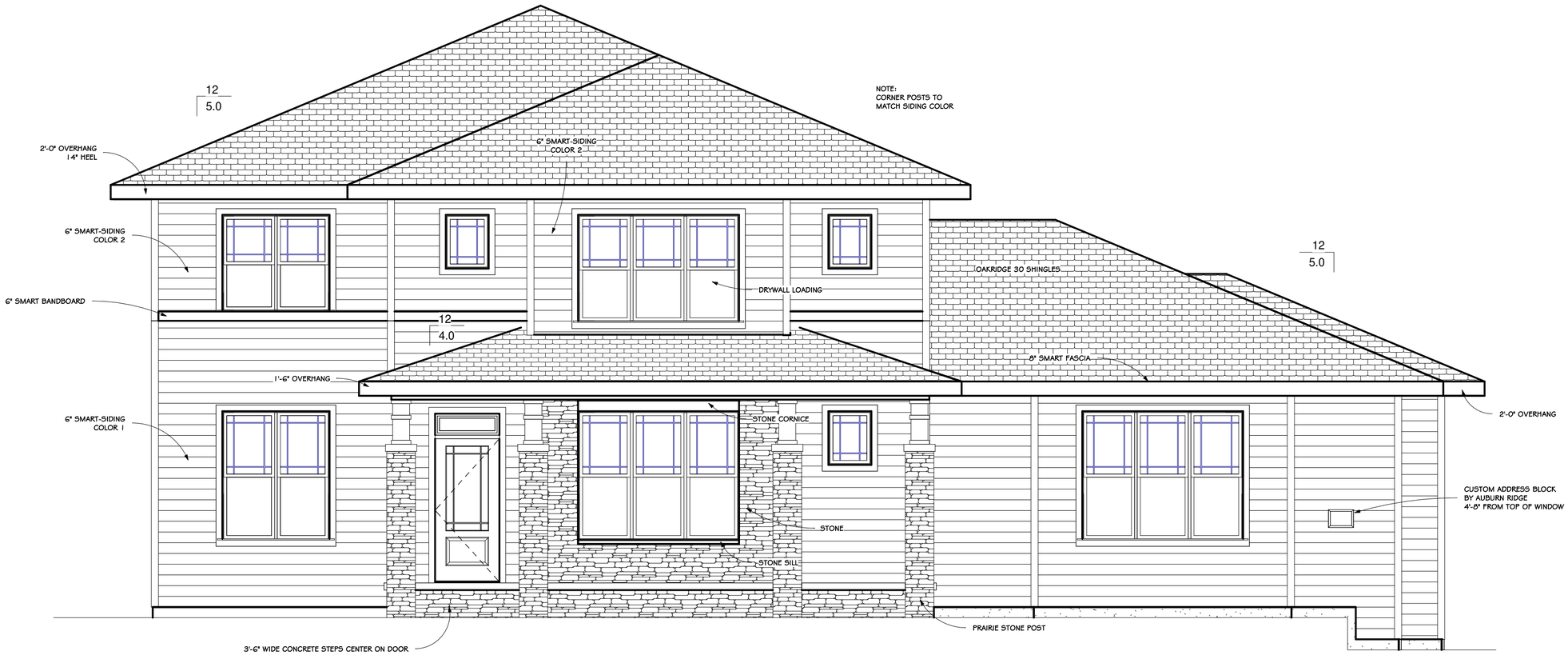
NOTE:
- ALL WINDOWS (EXCLUDING WINDOW IN MASONRY), FRONT DOOR, PATIO DOOR, & GARAGE DOORS TO HAVE 1X4 SMART TRIM

- ALL CORNERS TO BE 6" SMART TRIM

- ALL BANDBOARD TO BE 6" SMART BANDBOARD



Front Elevation - Prairie 3 Car Side Entry - ARB

1/4" = 1'-0"

Custom Designed For: J. VAZQUEZ SEGOVIAN & D. AVILA TORO
Homesite / Neighborhood: 79 ENCLAVE MEQUON PRESERVE
Address: 7980 W PRESERVE PARKWAY
MEQUON, WI 53097
Customer Approval: **SPF Feb 15 2024**
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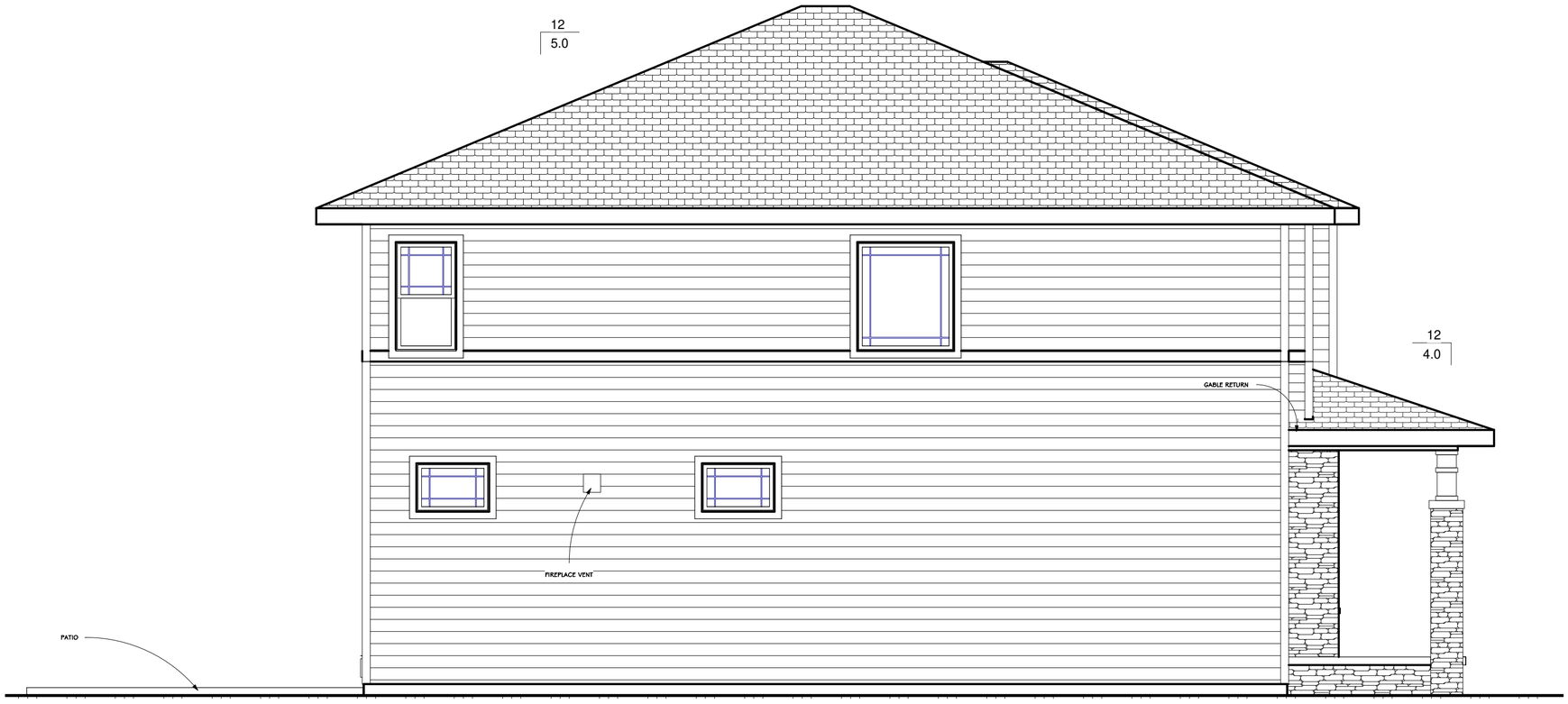
Do Not Scale Note: All dimensions are stud to stud
Actual floor plans & exterior styles may differ from these shown based on modifications, options & improvements to the plans by the builder. Room dimensions, features & actual square footage vary by exterior style and options.

Model: JACKSON
Elevation:
Revised Base Plan: Date: 02/01/2024
Drawn By: JLP

Print Date:
2/15/2024
11:53:02 AM
Revisions:

Drawing No.:
ARB2

Attachment: Plans (9180 : Veridian Homes LLC)



Left Elevation - Prairie 3 Car Side Entry - ARB

1/4" = 1'-0"

Custom Designed For: J. VAZQUEZ SEGOVIAN & D. AVILA TORO
Homesite / Neighborhood: 79 ENCLAVE MEQUON PRESERVE
Address: 7980 W PRESERVE PARKWAY
MEQUON, WI 53097
Customer Approval:
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Phone 608.226.3100
Fax 608.226.0600

Do Not Scale Note: All dimensions are stud to stud
Actual floor plans & exterior styles may differ from these shown based on modifications, options & improvements to the plans by the builder. Room dimensions, features & actual square footage vary by exterior style and options.

Model: JACKSON
Elevation:
Revised Base Plan:
Drawn By: JLP Date: 02/01/2024

Print Date:
2/15/2024
11:53:02 AM
Revisions:

Drawing No.:
ARB3

Attachment: Plans (9180 : Veridian Homes LLC)

Right Elevation - Prairie 3 Car Side Entry - ARB

1/4" = 1'-0"

Custom Designed For: J. VAZQUEZ SEGOVIAN & D. AVILA TORO
Homesite / Neighborhood:
Address: 7980 W PRESERVE PARKWAY
MEQUON, WI 53097
Customer Approval:
SPF Feb 15 2024

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Phone 608.226.3100
Fax 608.226.0600

Do Not Scale Note: All dimensions are stud to stud
Actual floor plans & exterior styles may differ from those shown based on modifications, options & improvements to the plans by the builder. Room dimensions, features & actual square footage vary by exterior style and options.

Model: JACKSON
Elevation:
Revised Base Plan: Date: 02/01/2024
Drawn By: JLP

Print Date:
2/15/2024
11:53:03 AM
Revisions:

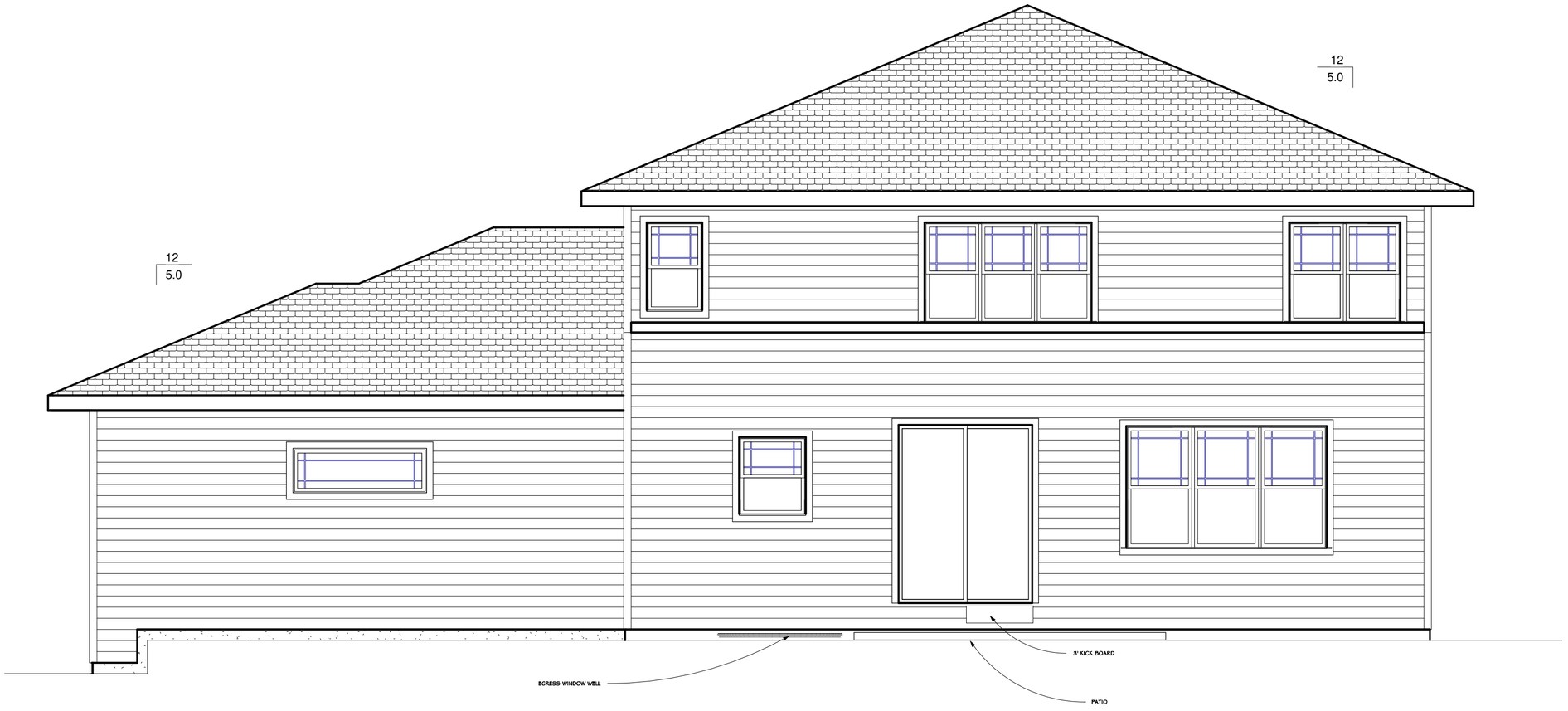
Drawing No.:
ARB4

Attachment: Plans (9180 : Veridian Homes LLC)

NOTE:
- ALL WINDOWS, FRONT DOOR, PATIO DOOR, & GARAGE DOORS TO HAVE 1X4 SMART TRIM

- ALL CORNERS TO BE 6" SMART TRIM

- ALL BANDBOARD TO BE 6" SMART BANDBOARD



Rear Elevation - Prairie 3 Car Side Entry - ARB
1/4" = 1'-0"

Custom Designed For: J. VAZQUEZ SEGOVIAN & D. AVILA TORO
Homesite / Neighborhood: 79 ENCLAVE MEQUON PRESERVE
Address: 7980 W PRESERVE PARKWAY
MEQUON, WI 53097
Customer Approval:
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Fax 608.226.0600

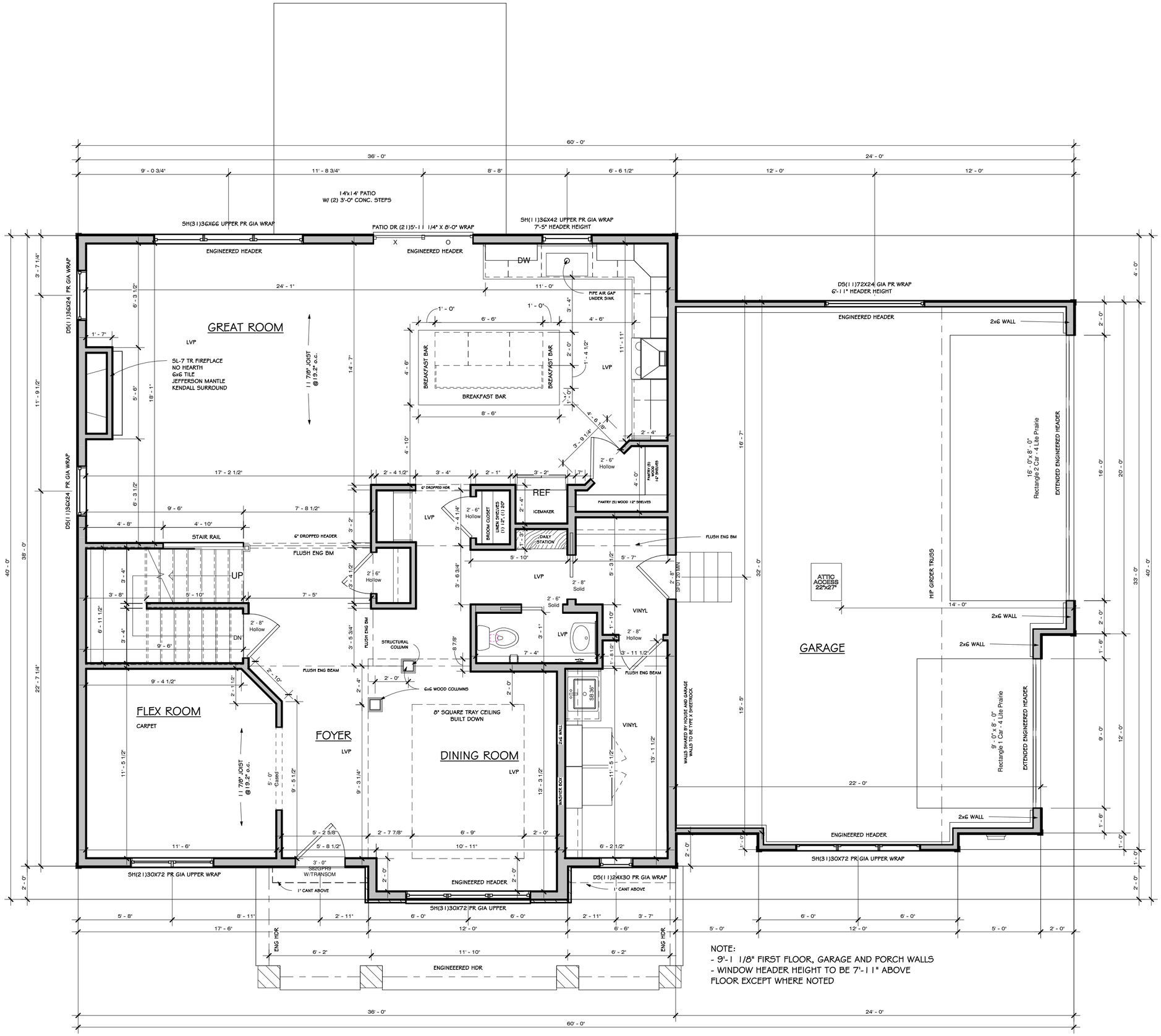
Do Not Scale Note: All dimensions are stud to stud
Actual floor plans & exterior styles may differ from these shown based on modifications, options & improvements to the plans by the builder. Room dimensions, features & actual square footage vary by exterior style and options.

Model: JACKSON
Elevation:
Revised Base Plan:
Drawn By: JLP
Date: 02/01/2024

Print Date:
2/15/2024
11:53:03 AM
Revisions:

Drawing No.:
ARB5

Attachment: Plans (9180 : Veridian Homes LLC)



Area Schedule (Prairie 3 Car Side Entry)	
Level	Area
First Floor	1392 SF
Second Floor	1405 SF
	2797 SF

First Floor - Prairie 3 Car Side Entry - ARB

1/4" = 1'-0"

Custom Designed For: J. VAZQUEZ SEGOVIAN & D. AVILA TORO
Homesite / Neighborhood:
Address: 7980 W PRESERVE PARKWAY MEQUON, WI 53097
Customer Approval:
SPF Feb 15 2024

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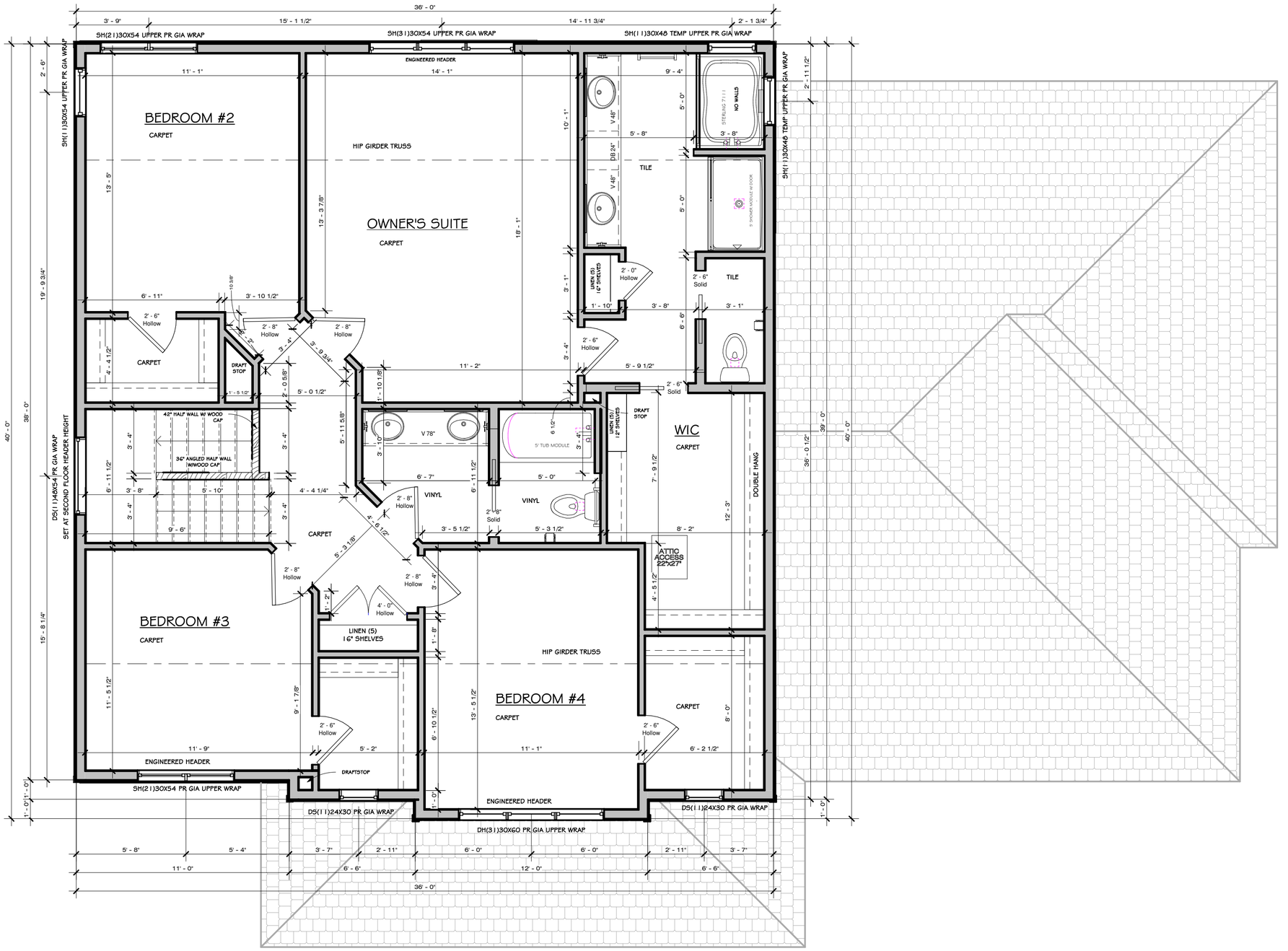
Actual floor plans & exterior styles may differ from these shown based on modifications, options & improvements to the plans by the builder. Room dimensions, features & actual square footage vary by exterior style and options.

Model: JACKSON
Elevation:
Revised Base Plan: Date: 02/01/2024
Drawn By: JLP

Print Date: 2/15/2024 11:53:04 AM
Revisions:

Drawing No.: ARB6

Attachment: Plans (9180 : Veridian Homes LLC)



Area Schedule (Prairie 3 Car Side Entry)	
Level	Area
First Floor	1392 SF
Second Floor	1405 SF
	2797 SF

Second Floor - Prairie 3 Car Side Entry - ARB

1/4" = 1'-0"

Custom Design For: J. VAZQUEZ SEGOVIAN & D. AVILA TORO
Homesite / Neighborhood: 79 ENCLAVE MEQUON PRESERVE
Address: 7980 W PRESERVE PARKWAY MEQUON, WI 53097
Customer Approval:
SPF Feb 15 2024

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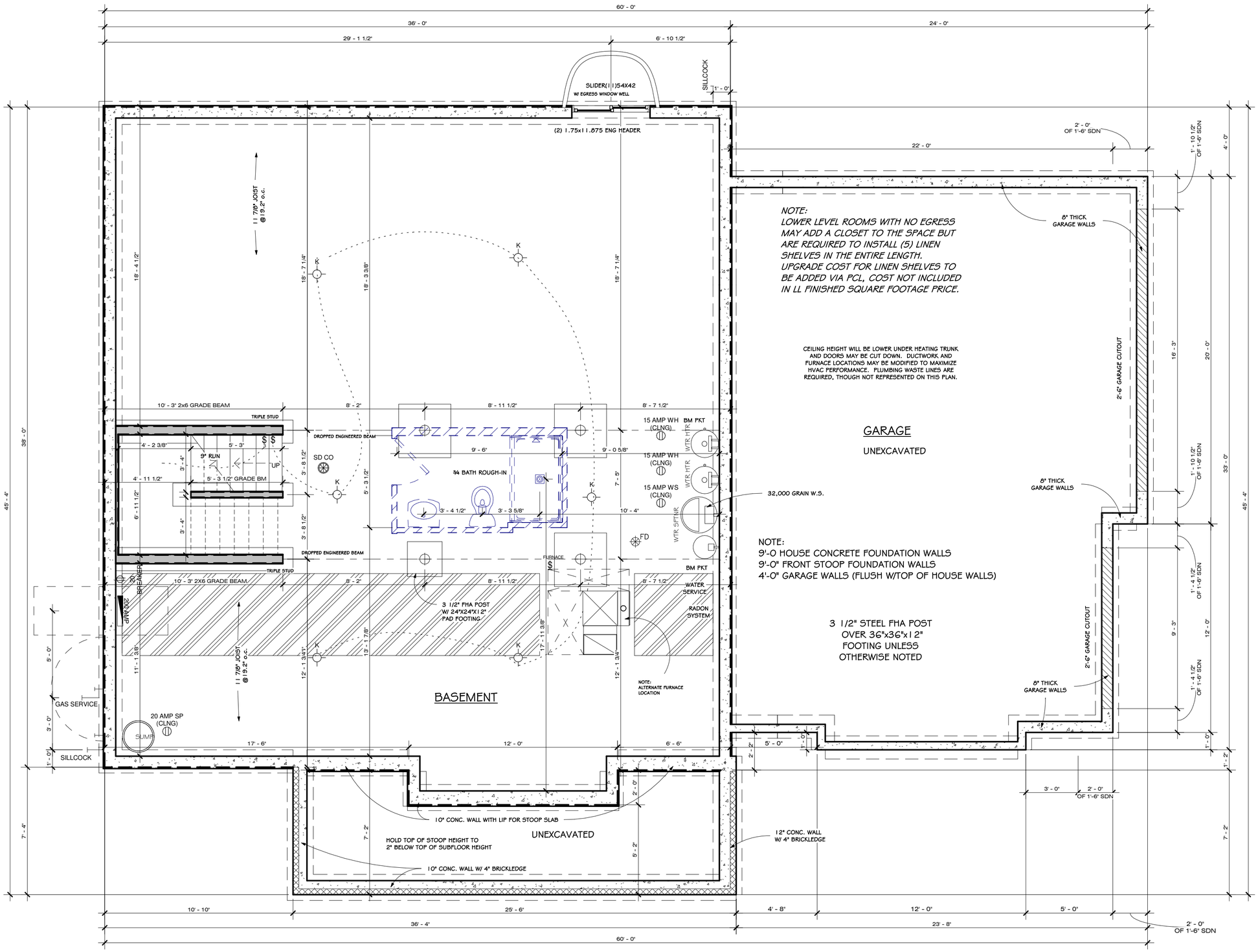
Model: JACKSON
Elevation:
Revised Base Plan: Date: 02/01/2024
Drawn By: JLP

Print Date: 2/15/2024 11:53:05 AM
Revisions:

Drawing No.: ARB7

Attachment: Plans (9180 : Veridian Homes LLC)



Foundation Plan

1/4" = 1'-0"

Custom Designed For: J. VAZQUEZ SEGOVIAN & D. AVILA TORO
Homesite / Neighborhood: 79 ENCLAVE MEQUON PRESERVE
Address: 7980 W PRESERVE PARKWAY MEQUON, WI 53097
Customer Approval:
SPF Feb 15 2024

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Do Not Scale Note: All dimensions are stud to stud
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Model: JACKSON
Elevation:
Revised Base Plan:
Drawn By: JLP Date: 02/01/2024

Print Date: 2/15/2024 11:53:05 AM
Revisions:

Drawing No.: ARB8

Attachment: Plans (9180 : Veridian Homes LLC)

11333 N. Cedarburg Road
Mequon, WI 53092-1930
Phone: 262-242-3100
Fax: 262-242-9655

www.ci.mequon.wi.us **Office of Architectural Board**

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **March 11, 2024**
SUBJECT: **Timothy Stanford, Shed at 5253 W. Westfield Road**

Attachments:
Statement of intent (PDF)
Survey (PDF)
Photos (PDF)
Site Survey & Plans (PDF)

Statement of intent:

I intend to build a 16’x22’ (352 square feet) shed. It shall be placed adjacent to the southwest corner of my driveway. The placement will be at grade above (east and north of) the base flood elevation.

Attachment: Statement of intent (9181 : Timothy Stanford)

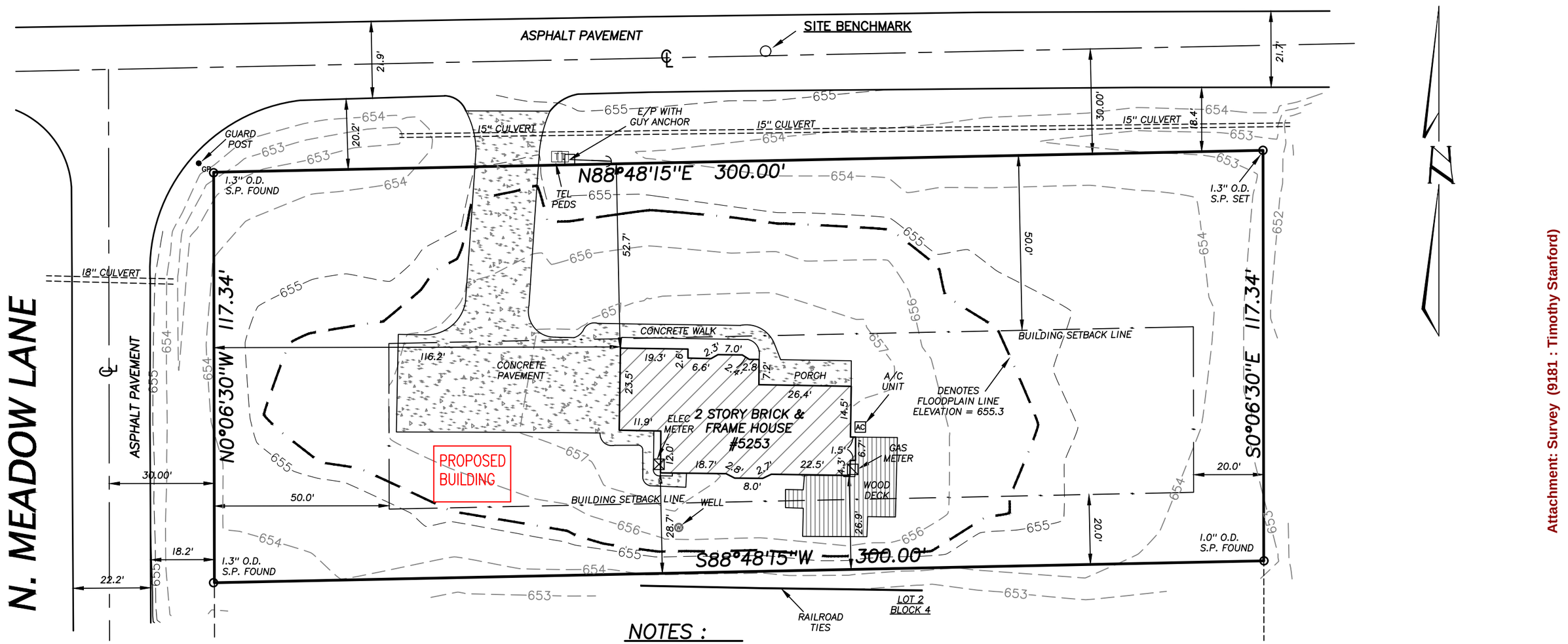
PROPERTY DESCRIPTION:

Lot 1, in Block 4, in "CEDAR ACRES", being in the Southeast 1/4 of the Northwest 1/4 of Section 35, in Township 9 North, Range 21 East and also Fractional Northeast 1/4 of Section 35, in Township 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin.

Said Parcel containing 35,195 sq. ft./0.808 acres of land, more or less.

0 30 45 60

SCALE 1" = 30'



NOTES :

1. ALL BEARINGS REFERENCED TO THE SOUTH LINE OF W. WESTFIELD ROAD WHICH BEARS N88°48'15"E PER "CEDAR ACRES" SUBDIVISION PLAT.
2. SITE BENCHMARK ON SANITARY MANHOLE IN W. WESTFIELD ROAD AS SHOWN ON SURVEY. MANHOLE RIM ELEVATION = 655.42 (NGVD–1929).
3. REVISION DATE: 7/6/2023, ADD PROPOSED SHED
   7/28/2023, UPDATE PROP. SHED

SURVEY CERTIFICATE

I have surveyed the above described property and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary fences, apparent easements, roadway, and visible encroachments, if any.

This survey is made for the exclusive use of the present owners of the property, and also those who purchase mortgage, or guarantee the title thereto within one (1) year form date hereof.

Dated at City of Mequon, State of Wisconsin this 17th day of August, 2023.

Recertified _____

James Schneider
S – 2127

NORTH SHORE ENGINEERING, INC.
Consulting Engineers & Land Surveyors
11433 N. Port Washington Rd., Mequon, Wisconsin, 53092
(262) 241-9400
www.NorthShoreEngineering.net

"PROPERTY SURVEY"

for

Timothy Stanford

5253 W. Westfield Road
Mequon, WI

DATE:	AUGUST 17, 2023	DRAWN BY:	
FIELD CREW:	E.A.J.	Plat No.	LS-5530-23

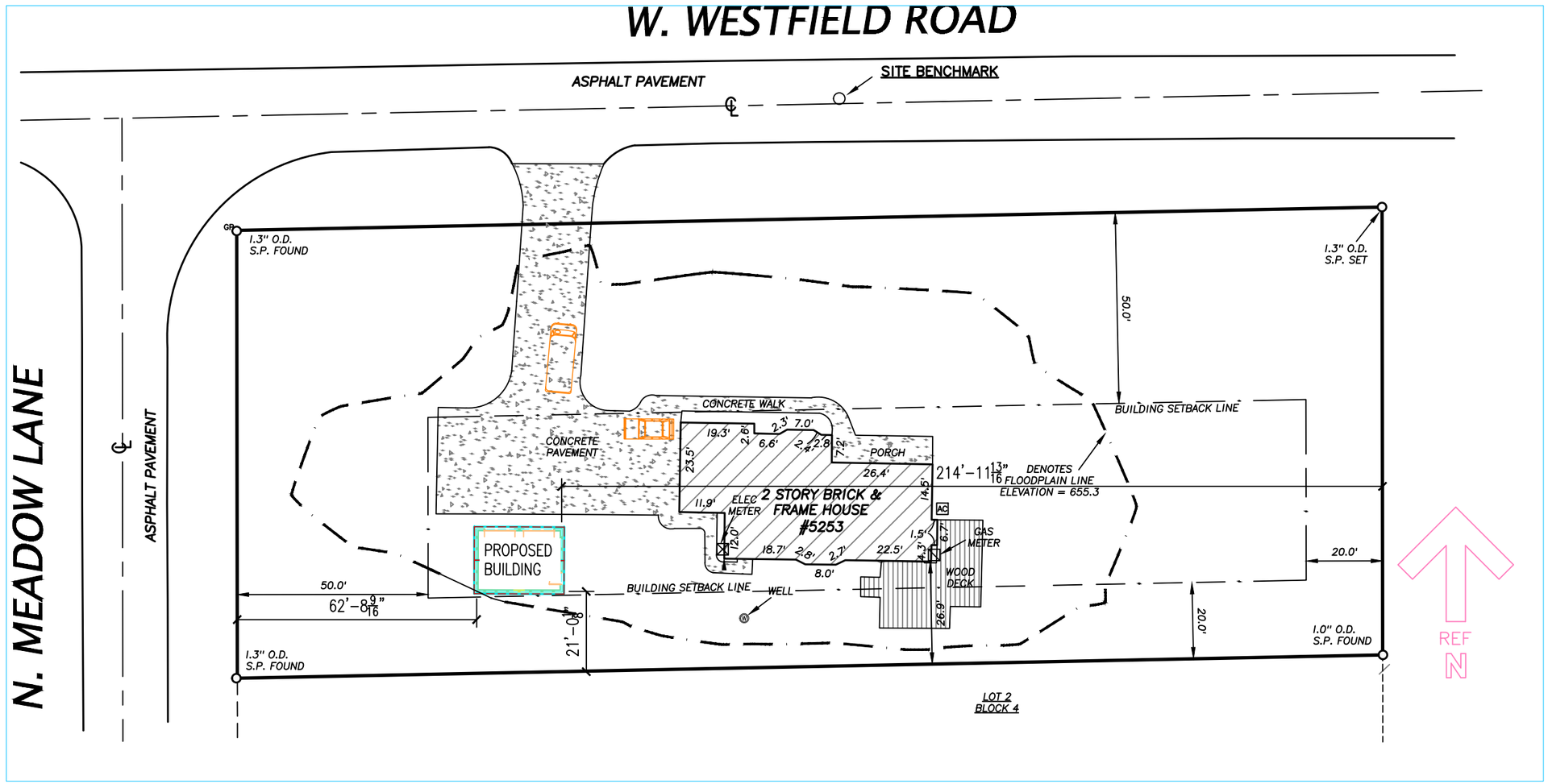
Attachment: Survey (9181 : Timothy Stanford)

Attachment Photos (Rich Theroy) (Updated)

Attachment: Photos - 8181 (Timothy Dietrich)

Attachment: Photos (6931 : Property Inspection)

5253



SHEET TITLE: SITE PLAN

PROJECT: STANFORD WESTFIELD SHED

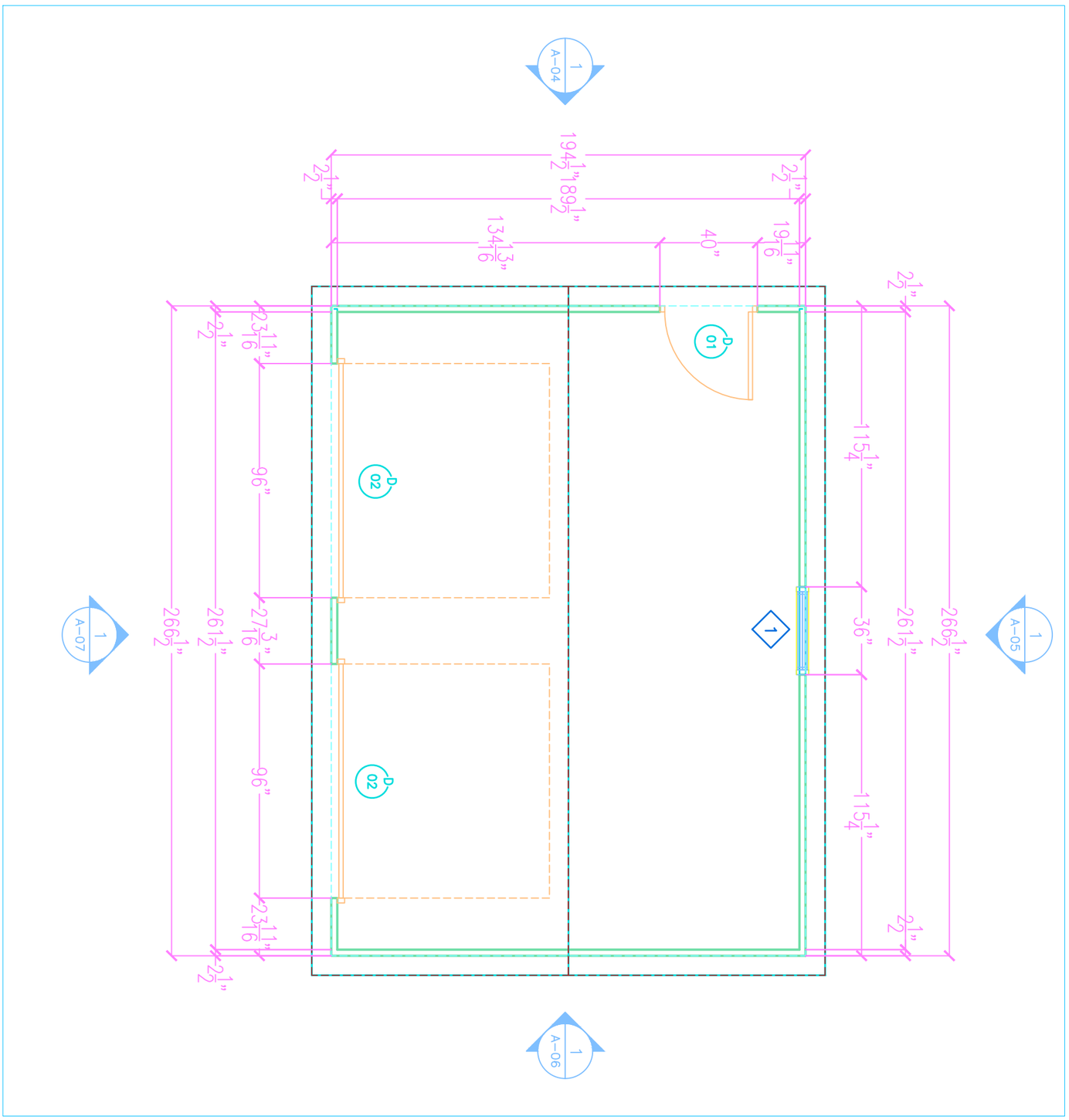
DRAWING: A-02

REV | DATE | DESCRIPTION

REVISION:

DATE: 20-Feb-24
DRAWN BY: TLS
FILE: D01-A-02 SITE PLAN.DWG

Attachment: Site Survey & Plans (9181 : Timothy Stanford)



REV | DATE | DESCRIPTION

REVISION:

DATE: 20-Feb-24

DRAWN BY: TLS

FILE: D01-A-03 FLOOR PLAN.DWG

SHEET TITLE

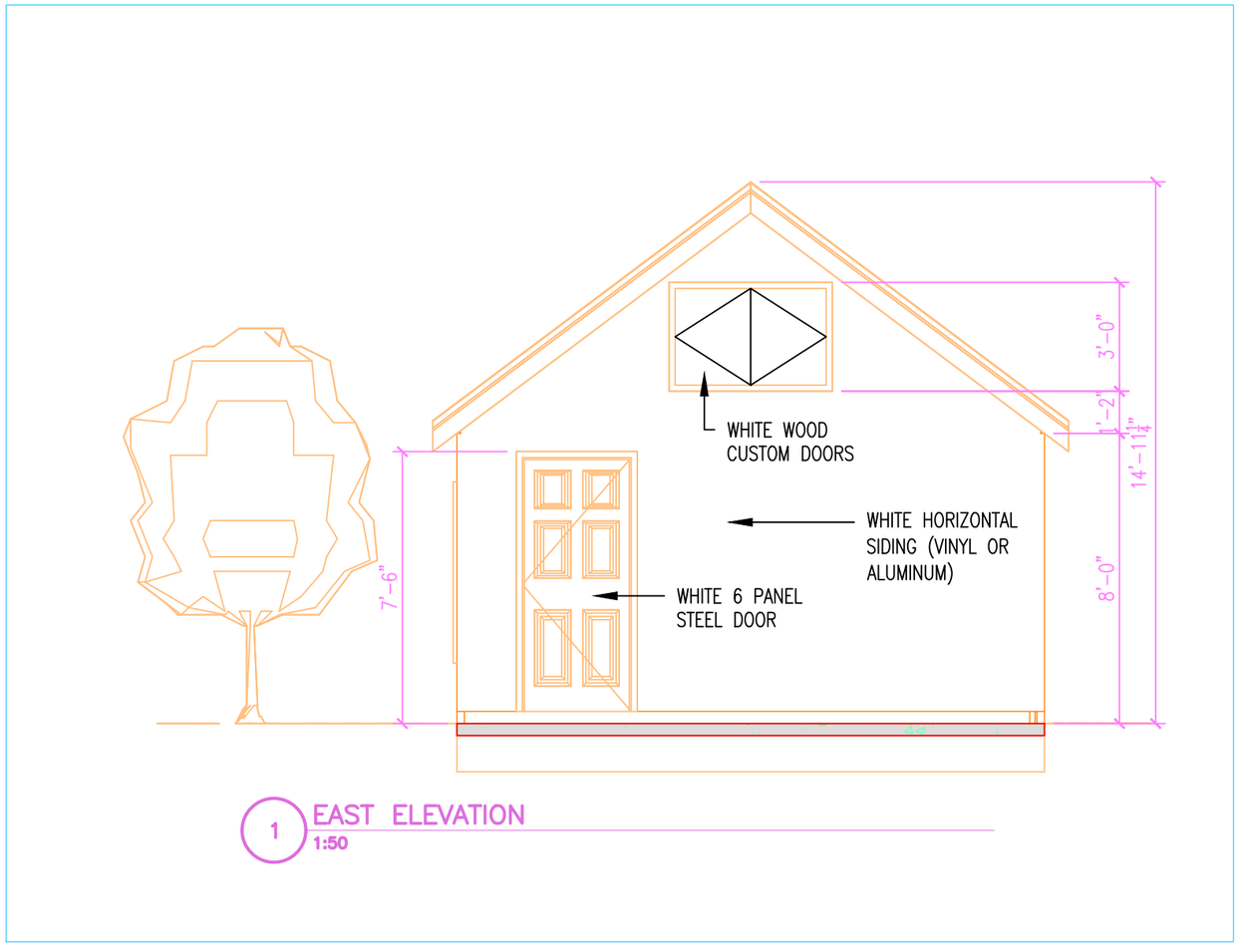
FLOOR PLAN

PROJECT

STANFORD WESTFIELD SHED

DRAWING

A-03



1 EAST ELEVATION
1:50

SHEET TITLE: EAST ELEVATION

PROJECT: STANFORD WESTFIELD SHED

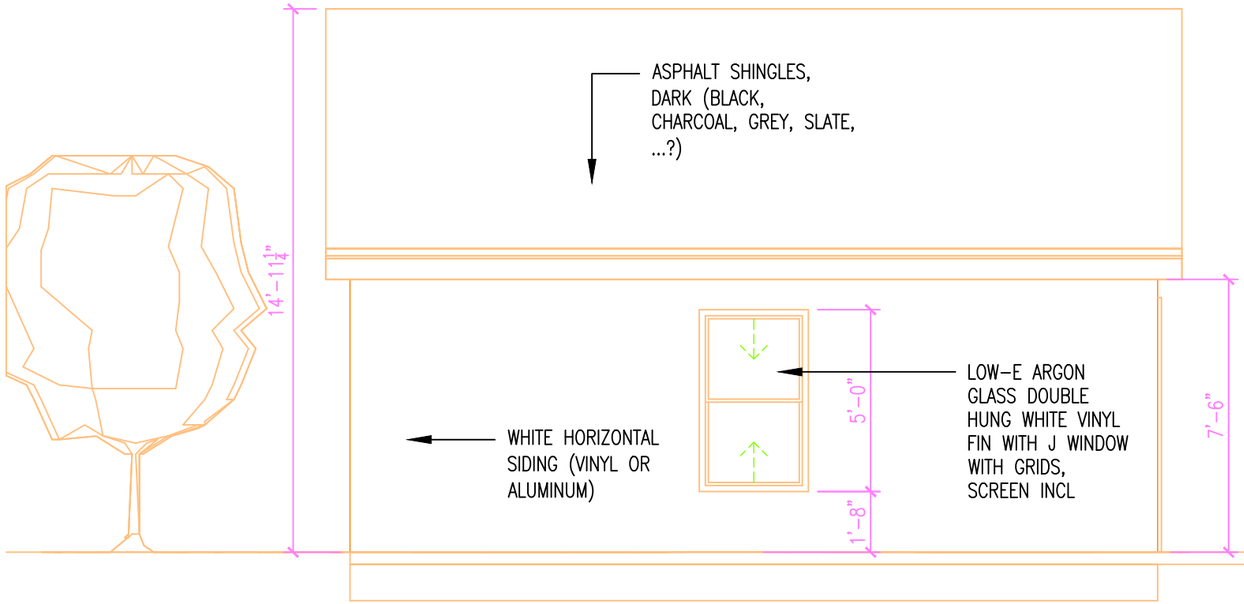
DRAWING: A-04

REV	DATE	DESCRIPTION

REVISION:

DATE: 20-Feb-24
DRAWN BY: TLS
FILE: D01-A-04 EAST ELEVATION.DWG

Attachment: Site Survey & Plans (9181 : Timothy Stanford)



1 SOUTH ELEVATION
1:50

SOUTH ELEVATION

STANFORD WESTFIELD SHED

DRAWING A-05

SHEET TITLE

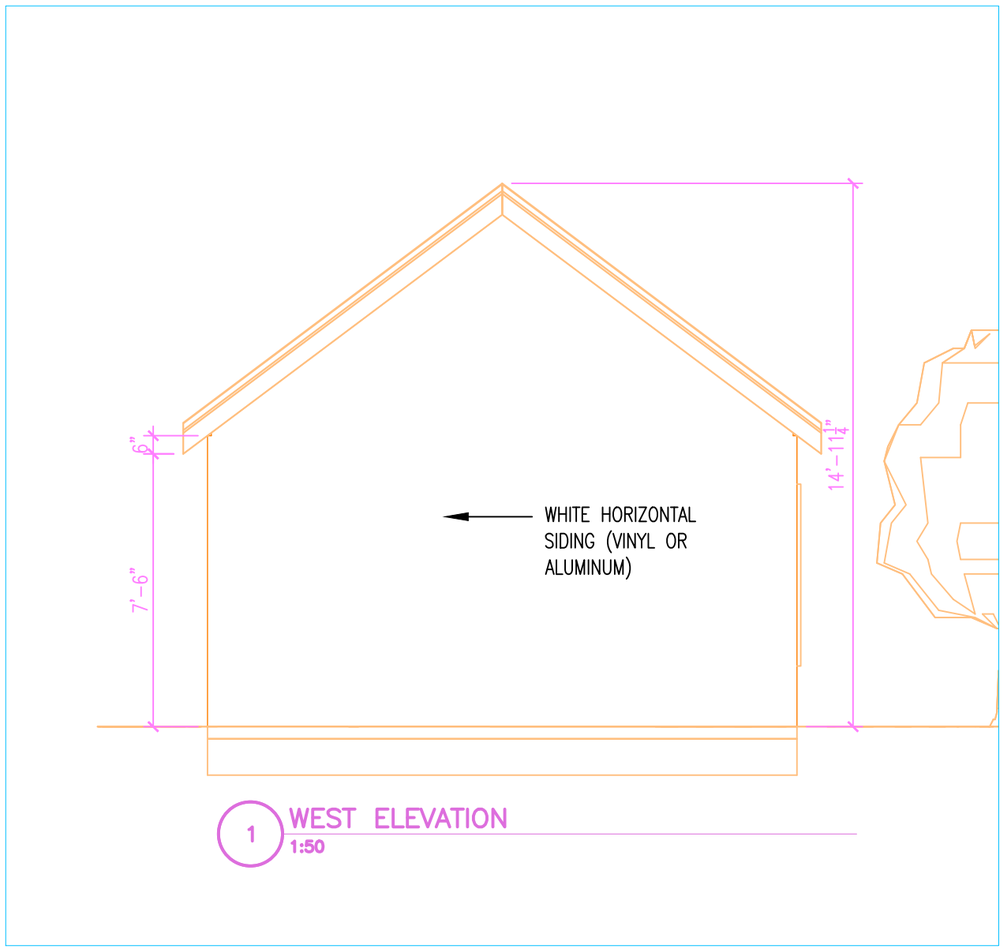
PROJECT

REV	DATE	DESCRIPTION

REVISION:

DATE: 20-Feb-24
DRAWN BY: TLS
FILE: D01-A-05 SOUTH ELEVATION.DWG

Attachment: Site Survey & Plans (9181 : Timothy Stanford)



1 WEST ELEVATION
1:50

SHEET TITLE: WEST ELEVATION

PROJECT: STANFORD WESTFIELD SHED

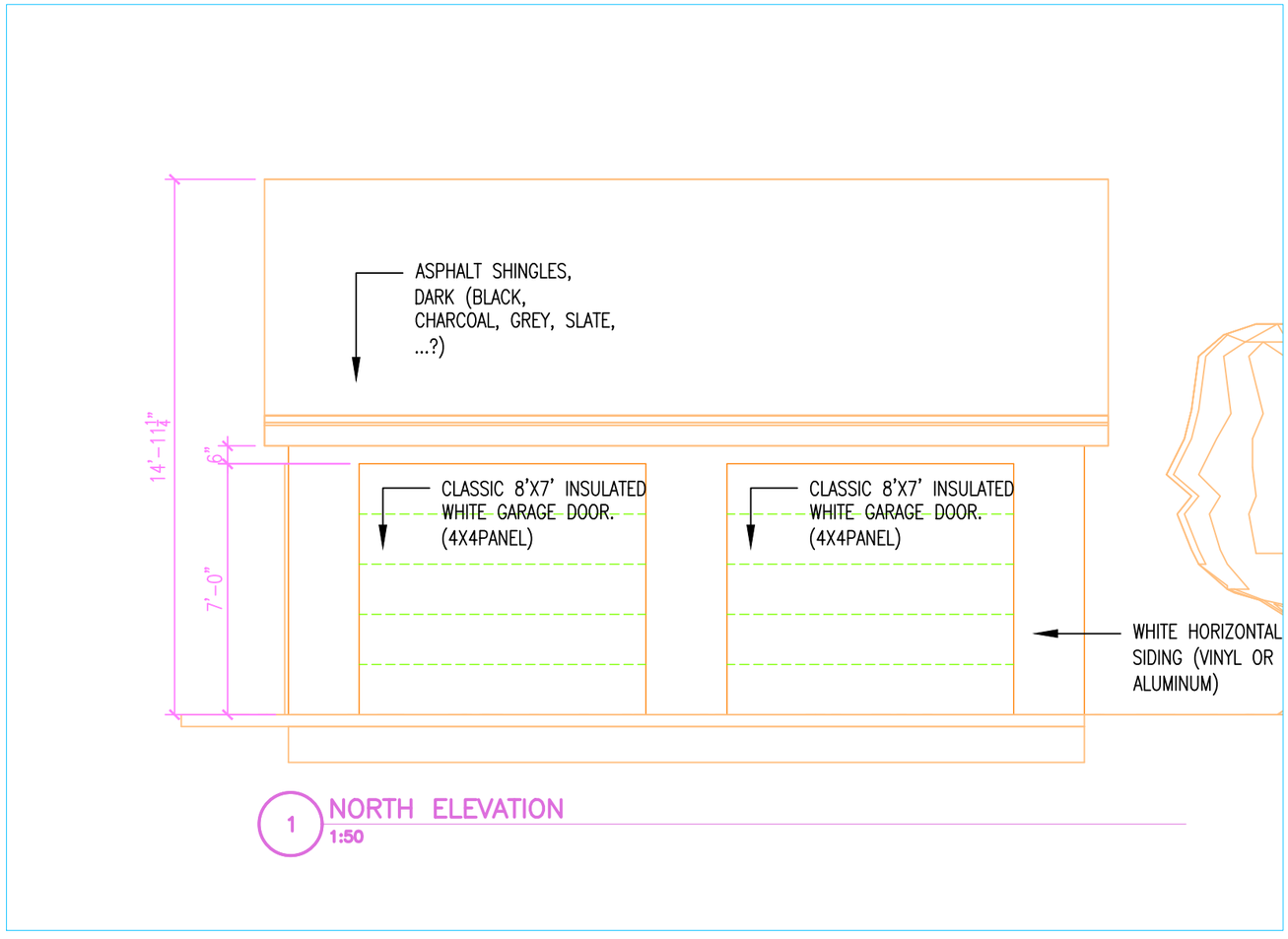
DRAWING: A-06

REV | DATE | DESCRIPTION

REVISION:

DATE: 20-Feb-24
DRAWN BY: TLS
FILE: D01-A-06 WEST ELEVATION.DWG

Attachment: Site Survey & Plans (9181 : Timothy Stanford)



1 NORTH ELEVATION
1:50

NORTH ELEVATION

SHEET TITLE

STANFORD WESTFIELD SHED

PROJECT

DRAWING A-07

REV	DATE	DESCRIPTION

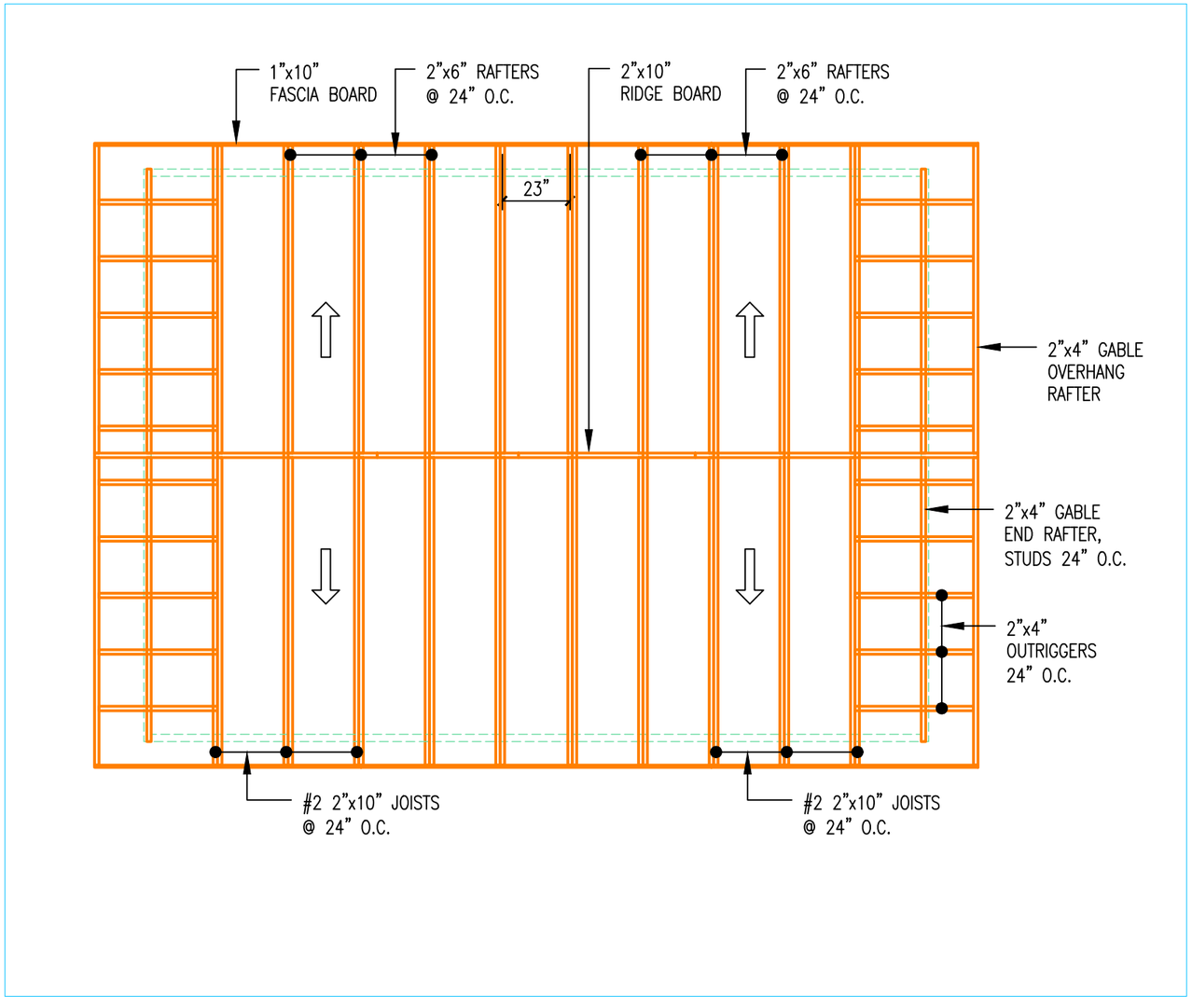
REVISION:

DATE: 20-Feb-24

DRAWN BY: TLS

FILE: D01-A-07 NORTH ELEVATION.DWG

Attachment: Site Survey & Plans (9181 : Timothy Stanford)



SHEET TITLE: ROOF FRAMING PLAN

PROJECT: STANFORD WESTFIELD SHED

DRAWING: S-01

REV | DATE | DESCRIPTION

REVISION:

DATE: 20-Feb-24

DRAWN BY: -

FILE: D01-S-01 ROOF FRAMING PLAN.DWG

Attachment: Site Survey & Plans (9181 : Timothy Stanford)