



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, April 10, 2023
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 accommodations 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 March 13, 2023

3) Architectural Board Applications

1. **Lance & Elizabeth Gehrett**

12333 N. Lake Shore Drive

Subdivision: N/A

District #5 – 6:00 pm

New Single-Family Residence

Contractor: Kings Way Homes LLC

Architect: Vac Homolka

2. **John & Laura Dergentis**

13748 N. Birchwood Lane

Subdivision: N/A

District #5 – 6:05 pm

Pool House

Contractor: Platz Custom Homes, Inc.

Architect: Fritsch Designs LLC

3. **Charles Wood**

13480 N. Lakewood Drive

Subdivision: Michigan Lake Shore Acres

District #5 – 6:15 pm

New Single-Family Residence

Contractor: Mikkelson Builders

Architect: Fred Dahms, Jr.

4. **Jon McCullough-Benner & Jamie Yu**

10715 N. River Road

Subdivision: Sleepy Hollow Estates

District #7 – 6:20 pm

Shed

Contractor: Mikkelson Builders

Architect: Fred Dahms, Jr.

5. **Eric Eichler**

11600 N. Wasaukee Road

Subdivision: N/A

District #1 – 6:30 pm

Second Floor Addition

Contractor: Living Space Design Build

Architect: Living Space Design Build

6. **Matt Peoplis**

12420 N. River Road

Subdivision: N/A

District #2 – 6:40 pm

Shed

Contractor: Owner

Architect: Tuff Shed

7. **Ollie & Jennifer Ellsworth**
3725 W. Grace Avenue
Subdivision: River Ridge
District #2 – 6:50 pm

Second Floor Addition

Contractor: Gabor Design Build
Architect: Bryan Wick

- 4) Adjourn



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Office of Architectural Board

TO: Architectural Board
FROM: Karen Heil, Administrative Assistant
DATE: April 10, 2023
SUBJECT: Meeting Minutes from March 13, 2023

Attachments:
3.13 (PDF)



11333 N. Cedarburg Road
 Mequon, Wisconsin 53092
 Phone: (262) 236-2903
 Fax: (262) 242-9819

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INSPECTION DIVISION

ARCHITECTURAL BOARD MINUTES

Monday, March 13, 2023

6:00 PM

Lower-Level Conference Room

Minutes

1. Call to Order, Roll Call:

Present: Chairman Scott Reed

Members at Large: Paul Apfelbach, John Mikkelson, Tom Irvin, Curtis Helm,
 Janet Ehn, Bluma Lotman, Anthony LaGalbo

Building Inspector: Greg Golden

2. Meeting Minutes

Minutes from the February 13, 2023, meeting were approved by District Representative Janet Ehn and seconded by District Representative Tom Irvin. Minutes were approved unanimously.

Attachment: 3.13 (8333 : Meeting Minutes from March 13, 2023)

3. Application Submittals:

No.	Alder. District /Time	Type of App	Owner(s) / Project Address	Contractor
1)	Dist. 4 6:00 pm	New Single-Family Residence	Wade & Ashley Williams 11045 N. Cedarburg Road Subd: N/A	Cont: TBD Arch: MFP Design
Moved to Approve: <u>Irvin</u> Seconded by: <u>Mikkelson</u> Approved: <u>Yes</u> Vote: <u>Unanimously</u> Conditions: Plans approved as submitted with the condition that an upper garage window is added on the south elevation.				
2)	Dist. 4 6:05 pm	Exterior Changes: Roofline	Ron & Tara Blecha 10923 N. Cedarburg Road Subd: N/A	Cont: DJB Constructs LLC Arch: Drexel
Moved to Approve: <u>LaGalbo</u> Seconded by: <u>Apfelbach</u> Approved: <u>Yes</u> Vote: <u>Unanimously</u> Conditions: Plans approved as submitted.				
3)	Dist. 5 6:15 pm	Addition: Mother-In-Law Suite	Vikram & Rupika Nangia 12060 N. Lake Shore Drive Subd: N/A	Cont: Gabor Design Build Arch: Bryan Wick
Moved to Approve: <u>Apfelbach</u> Seconded by: <u>LaGalbo</u> Approved: <u>Yes</u> Vote: <u>Unanimously</u> Conditions: Plans approved as submitted.				

Attachment: 3.13 (8333 : Meeting Minutes from March 13, 2023)

4)	Dist. 5 6:25 pm	New Single-Family Residence	Michael & Jenna Sullivan 299 W. Hemlock Lane	Cont: Mikkelson Builders
			Subd: Hemlock Lane	Arch: Fred Dahms, Jr.

Moved to Approve: Irvin
 Seconded by: Apfelbach
 Recused: Mikkelson
 Approved: Yes
 Vote: Unanimously

Conditions: Plans approved as submitted.

5)	Dist. 5 6:30 pm	New Single-Family Residence	Jason & Kylli Schneider 13151 N. Oriole Lane	Cont: Anderson Homes
			Subd: N/A	Arch: Anderson Homes

Moved to Approve: Irvin
 Seconded by: Mikkelson
 Approved: Yes
 Vote: Unanimously

Conditions: Plans approved as submitted with the following conditions:

1. Board and Batton should be added to right and left elevation peaks to match front elevation.
2. Add 2-windows (garage) to right elevation.

6)	Dist. 5 6:35 pm	Shed	Mark Gierl 1051 W. Pioneer Road	Cont: MW Sheds/Owners
			Subd: N/A	Arch: MW Sheds

Moved to Approve: Reed
 Seconded by: Apfelbach
 Approved: Yes
 Vote: Unanimously

Conditions: Plans approved as submitted with the following conditions:

1. Windows on all four elevations to be consistent with grids.
2. Garage doors on previously approved shed should be painted black to match the black front door of this shed.

7)	Dist. 5 6:45 pm	New Single-Family Residence	Samuel & Nina Kirk 13418 N. Lakewood Drive Subd: N/A	Cont: Owners Arch: Kristin Dederling
Moved to Approve: <u>Helm</u> Seconded by: <u>Irvin</u> Approved: <u>Yes</u> Vote: <u>Unanimously</u> Conditions: Plans approved as submitted with the following conditions: 1. Add grids to (5) windows on north elevation. 2. Add grids to (3) windows on south elevation.				

4. **Action:**

Chairman Scott Reed made a motion to adjourn the meeting.
District Representative Anthony LaGalbo seconded the motion.

A vote was taken; vote passed unanimously.

Meeting adjourned at 6:45 p.m.



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Office of Architectural Board

TO: Architectural Board
FROM: Karen Heil, Administrative Assistant
DATE: April 10, 2023
SUBJECT: Lance & Elizabeth Gehrett - New Single-Family Residence at 12333 N. Lake Shore Drive

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

STATEMENT OF INTENT

3/20/23

Builder: Kings Way Home, LLC
Owner: Lance and Elizabeth Gehrett
Property: 12333 N. Lake Shore Dr.

Our intention is to build a single-family home in this beautifully wooded site to raise our three kids in. We love the outdoors and are incredibly excited for this unique opportunity to build the home of our dreams.

The property is extremely restrictive, and the lot is considered non-conforming. We've spent months working with the City of Mequon building a plan that meets all of the requirements for wetland setbacks and ensuring that we minimize impact to the environment and neighbors.

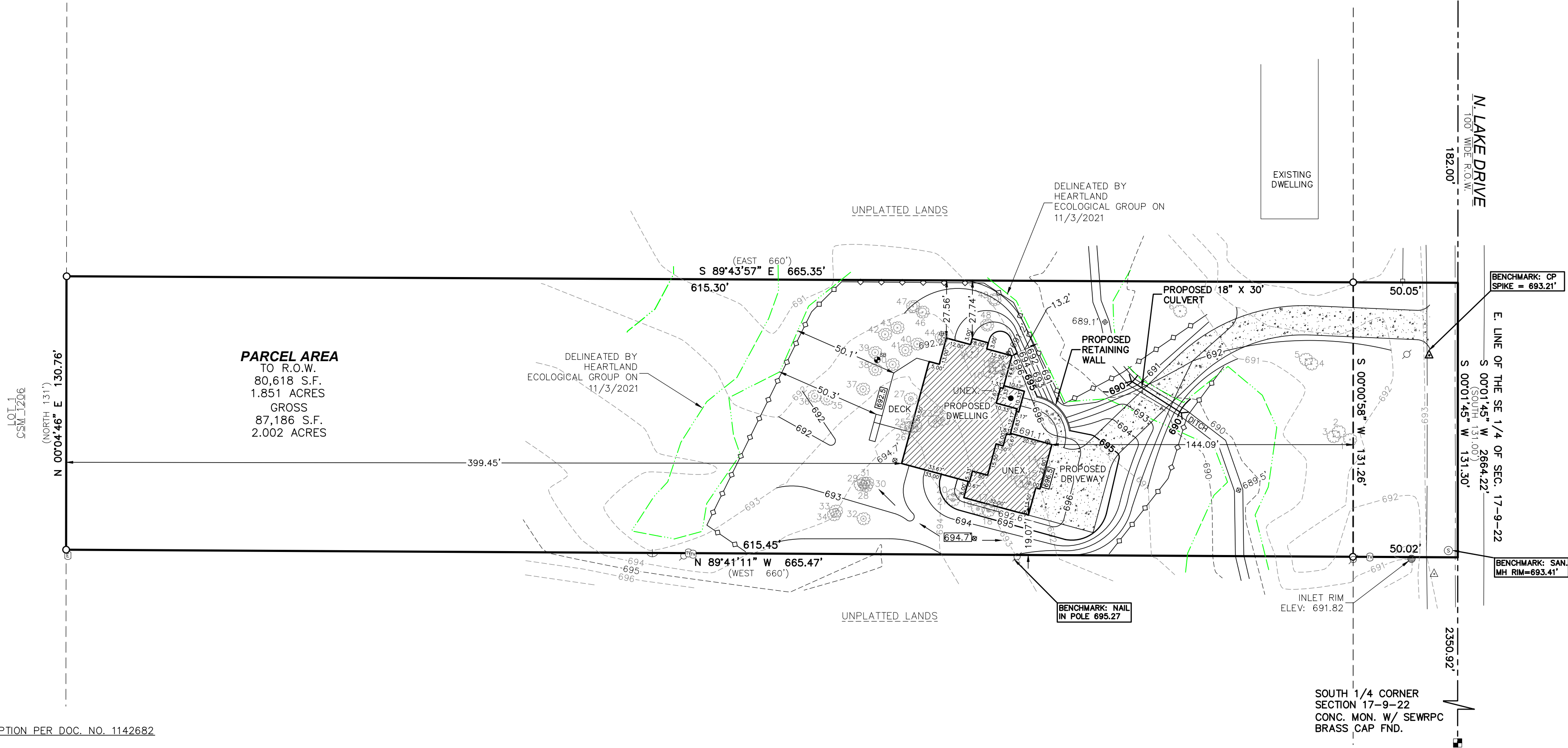
Kings Way Homes has designed a home that optimizes the views on the property and gives our family ample room and great ways to enjoy the outdoors.

Attachment: Statement of Intent (8325 : Lance & Elizabeth Gehrett)

PLAT OF SURVEY

UNPLATTED LANDS BEING PART OF THE NE 1/4 OF THE SW 1/4 OF SECTION 17, TOWNSHIP 9 NORTH, RANGE 22 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

CENTER OF SECTION
SECTION 17-9-22
CONC. MON. W/ SEWRPC
BRASS CAP FND.



LEGAL DESCRIPTION PER DOC. NO. 1142682

COMMENCING 182 FEET SOUTH OF THE NORTHEAST CORNER OF THE SOUTHWEST 1/4, THENCE SOUTH 131 FEET, THENCE WEST 660 FEET, THENCE NORTH 131 FEET, THENCE EAST 660 FEET TO THE POINT OF BEGINNING, ALSO DESCRIBED AS THE NORTH 131 FEET OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 9 NORTH, RANGE 22 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

PROPOSED GRADES PER CITY OF MEQUON

FINISH YARD GRADE: 696.2/691.5
GARAGE FLOOR: 696.50
TOP OF WALL: 697.67
TOP OF FOOTING: 688.67 (9' WALL)
DRIVE SLOPE = 10% (VARIES)

POST-PROJECT TOTAL SQ. FOOTAGE

DWELLING = 3,599
DECK(S) = 518
DRIVEWAYS = 3,152
SIDEWALKS = 132

TOTAL IMPERVIOUS SURFACE AREA = 7,401
LOT SIZE = 80,618
TOTAL PERCENT IMPERVIOUS SURFACE = 9.2%

TREE PRESERVATION

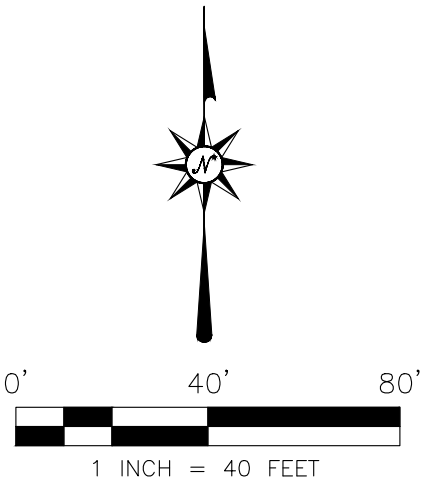
1-6 SAVE
7-28 REMOVE
29-36 SAVE
37, 38 REMOVE
39 SAVE
40, 41 REMOVE
42, 43 SAVE
49, 45 REMOVE
46, 47 SAVE

SETBACK REQUIREMENTS

WETLAND = 10'-50'
SIDE YARD = 19'

LEGEND

- SECTION CORNER MONUMENT
FOUND 1" IRON PIPE OR NOTED
CONTROL POINT BENCHMARK
SANITARY MANHOLE
DRAIN
TV PED
ELECTRIC PED
UTILITY POLE
GUY WIRE
EXISTING SPOT GRADE
EXISTING CONTOUR
WOOD FENCE
SOIL BORE
RECORD DIMENSION
PROPOSED CONTOUR
PROPOSED SILT FENCE
PROPOSED ELEVATION
PROPOSED CULVERT
DECID. TREE



BEARINGS BASED ON GRID NORTH OF THE
WISCONSIN COUNTY COORDINATE SYSTEM,
OZAUKEE COUNTY ZONE (NAD 83 WISCORS
2011) AND REFERENCED TO THE EAST LINE
OF THE SE 1/4 OF SEC. 17-9-22
MEASURED AS S00°01'45"W.

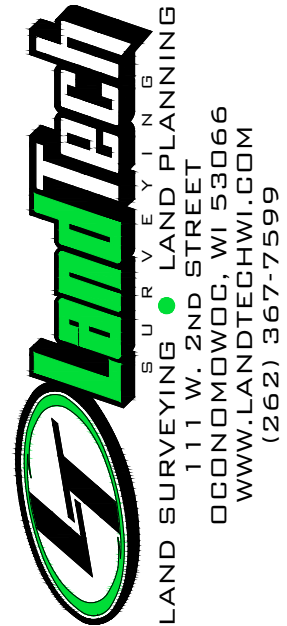
VERTICAL DATUM IS NGVD 29



SURVEYOR'S CERTIFICATION:

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, 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 FROM DATE HEREOF.

SIGNED: MATTHEW T. O'ROURKE, PROFESSIONAL LAND SURVEYOR S-2771



REV.	REV.	REV.	REV.
12333N. LAKE SHORE DRIVE	CITY OF MEQUON	OZAUKEE COUNTY, WISCONSIN	
LOCATION			
CLIENT	KINGS WAY HOMES		
PROJECT	GEHRRETT		
LAYOUT	PERMIT SURVEY		
DRAWING	23054_SURVEY.DWG		
DRAWN BY	LJS	CHECKED BY	MTO

Attachment: Survey (8325 : Lance & Elizabeth Gehrett)

CUSTOMER INFORMATION

Customer Name: LANCE & ELIZABETH GEHRETT
Job Number: GEH5731

JOB SITE INFORMATION

Address: 12333 N LAKE SHORE DRIVE
Municipality: CITY OF MEQUON
County: OZAUKEE

CUSTOMER SIGNATURE & DATE

CONSTRUCTION SUPERINTENDENT & DATE

SHEET INDEX

1. FRONT ELEVATION
2. FIRST FLOOR PLAN
3. BASEMENT PLAN
4. FINISHED LOWER LEVEL PLAN
5. SIDE ELEVATIONS
6. REAR ELEVATION, SECTION & DETAILS
7. ELECTRICAL PLAN
8. SHEAR WALL BRACING PLAN



FRONT ELEVATION

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

THIS HOME IS BUILT TO THE STANDARDS
OF THE FOCUS ON ENERGY PROGRAM



MARVIN ESSENTIALS ULTREX
WINDOWS & PATIO DOORS

DWELLING SQUARE FOOTAGES

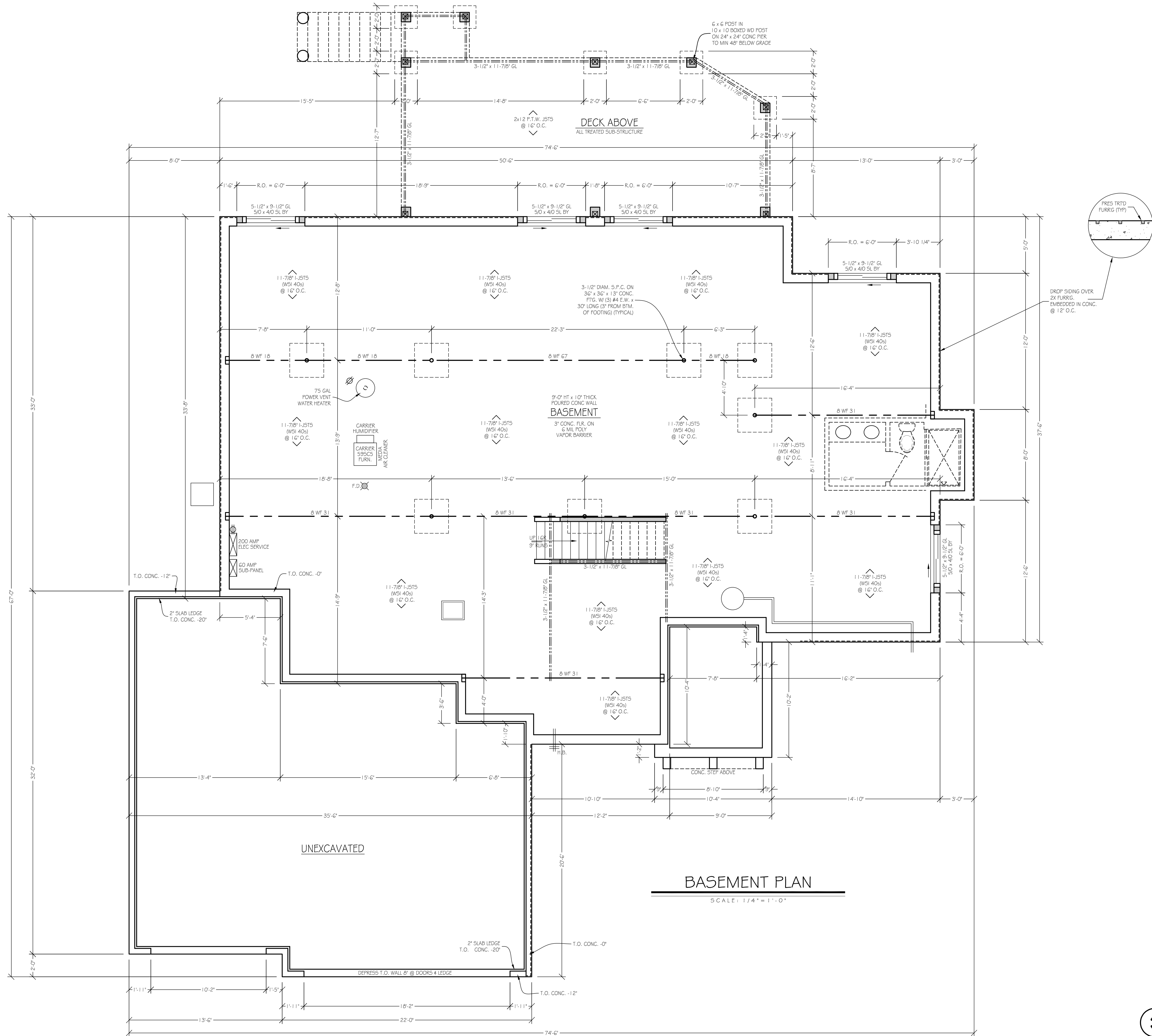
LIVING AREAS:	
FIRST FLOOR LIVING AREA:	2515 S.F.
FINISHED LOWER LEVEL LIVING AREA:	1795 S.F.
TOTAL LIVING AREA:	4310 S.F.
NON-LIVING AREAS:	
FRONT PORCH AREA:	107 S.F.
GARAGE AREA:	978 S.F.
UNFINISHED BASEMENT AREA:	542 S.F.
REAR COVERED DECK AREA:	245 S.F.
REAR OPEN-AIR DECK AREA:	197 S.F.

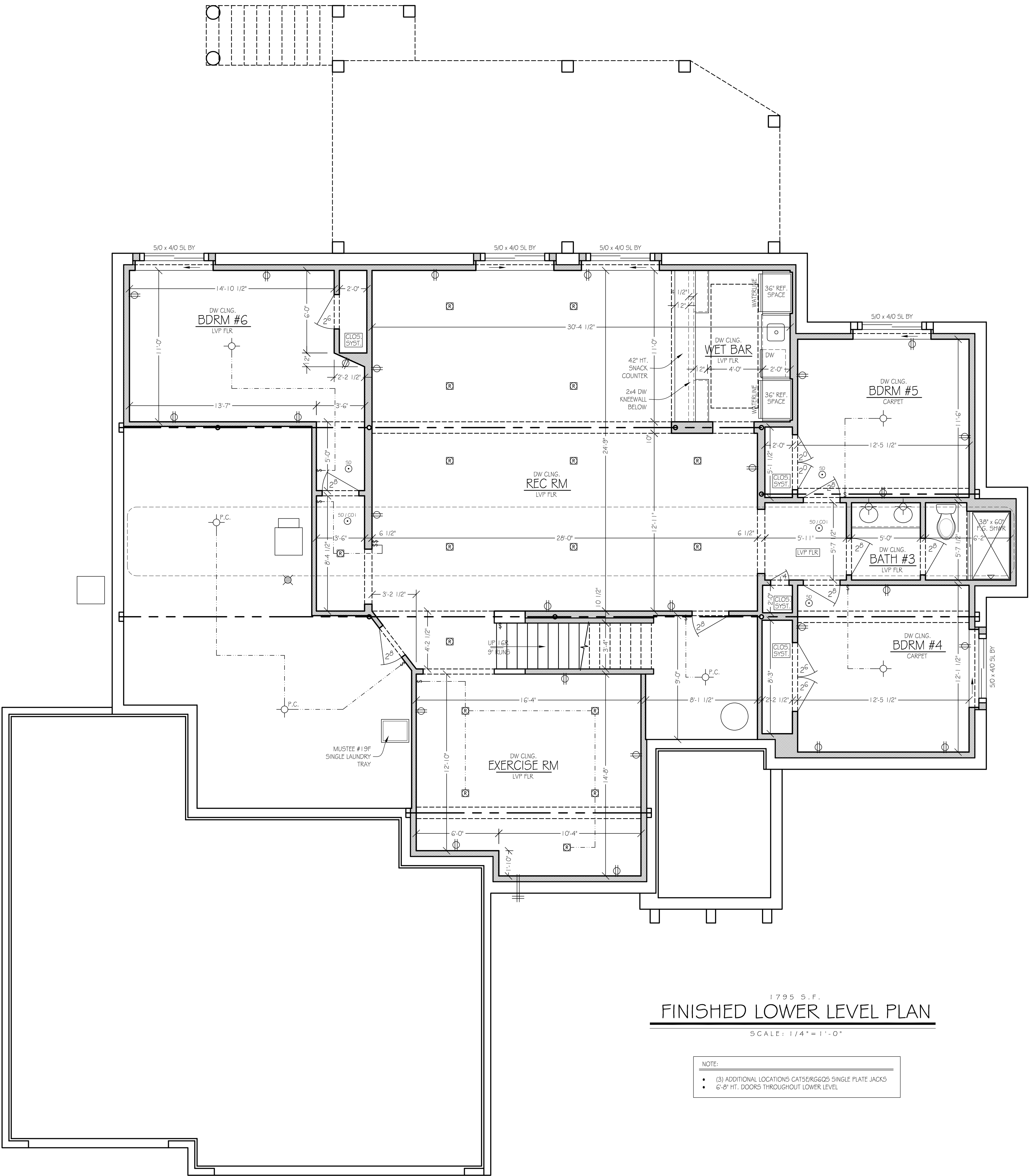
PURCHASE ORDER
Required

KINGS WAY HOMES, L.L.C. 700 PILGRIM PARKWAY SUITE 100 ELM GROVE, WI. Phone (262) 797-3636	MODEL THE OAKMONT		
	RESIDENCE FOR: WYNDALE INVESTMENTS		
	DATE REVISED 03/09/23 03/14/23	SHEET NO. # 1	

CLIENT GEH5731







1795 S.F.
FINISHED LOWER LEVEL PLAN
SCALE: 1/4" = 1'-0"

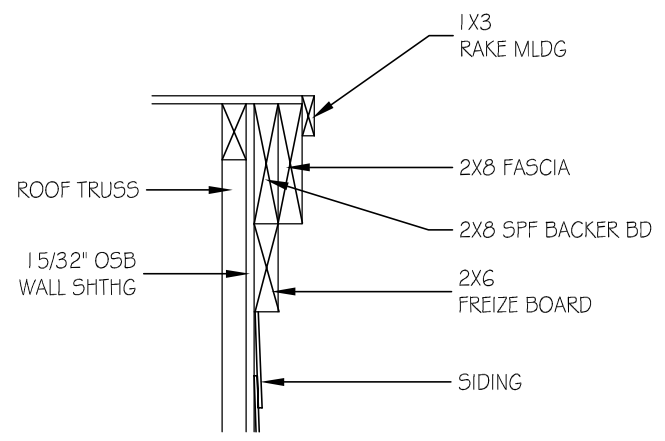
NOTE:

- (3) ADDITIONAL LOCATIONS CAT5/ERG6Q5 SINGLE PLATE JACKS
- 6'-6" HT. DOORS THROUGHOUT LOWER LEVEL



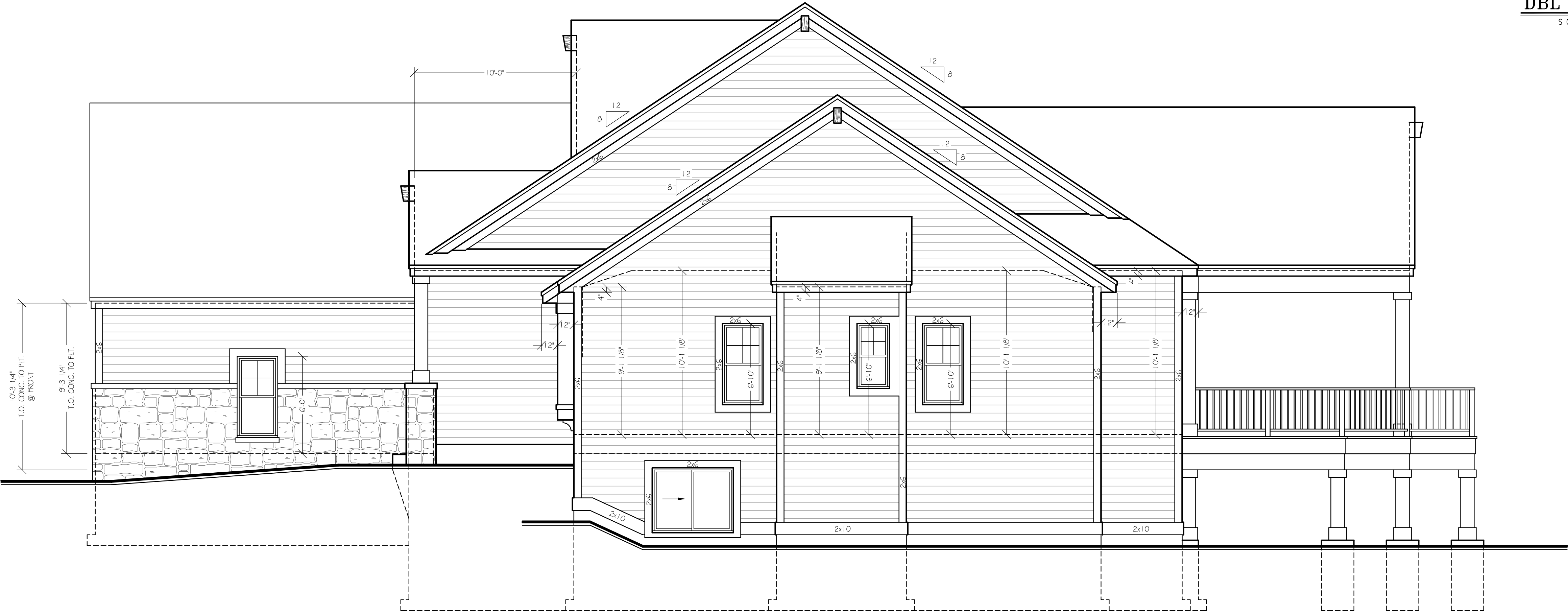
LEFT SIDE ELEVATION

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



DBL RAKE DETAIL

SCALE: 1" = 1'-0"



RIGHT SIDE ELEVATION

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



REAR ELEVATION

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



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Fax: 262-242-9655

www.ci.mequon.wi.us

Office of Architectural Board

TO: Architectural Board
FROM: Karen Heil, Administrative Assistant
DATE: April 10, 2023
SUBJECT: John & Laura Dergentis - Pool House at 13748 N. Birchwood Lane

Attachments:

Statement of Intent (PDF)

Survey (PDF)

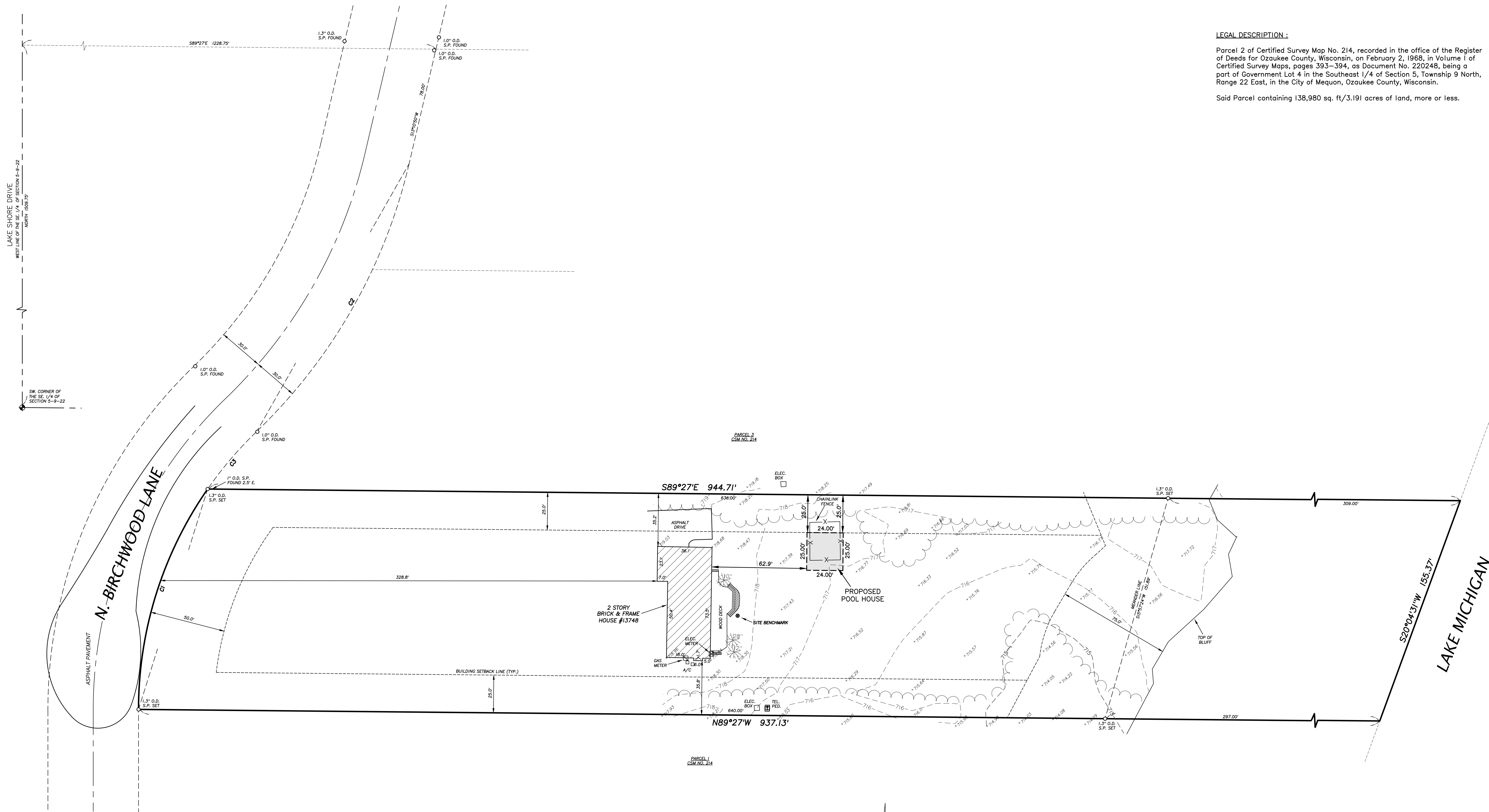
Pictures (PDF)

Plans (PDF)

LETTER OF INTENT

We would like to build a pool/guest house on our property for entertaining purposes. There will be a kitchenette, bathroom, but no stove or oven. We would also use the house for the occasional overnight guest if needed. There will be no driveway, no cable, no wifi. We plan to put in a pool in 2024 and the house would be used for pool supplies and for guest's changing area needs.

Laura and John Dergentis
13748 N. Birchwood Lane
Mequon, WI 53097
614-282-5515



LEGAL DESCRIPTION :

Parcel 2 of Certified Survey Map No. 214, recorded in the office of the Register of Deeds for Ozaukee County, Wisconsin, on February 2, 1968, in Volume I of Certified Survey Maps, pages 393-394, as Document No. 220248, being a part of Government Lot 4 in the Southeast 1/4 of Section 5, Township 9 North, Range 22 East, in the City of Mequon, Ozaukee County, Wisconsin.

Said Parcel containing 138,980 sq. ft./3.191 acres of land, more or less.

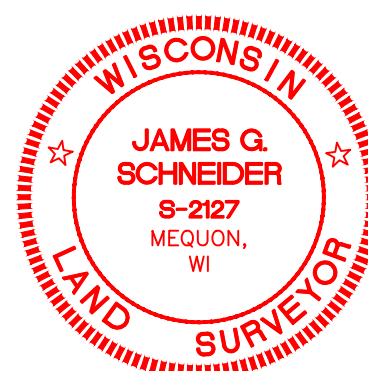
SURVEY CERTIFICATE

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 from date hereof.

Dated at City of Mequon, State of Wisconsin this 8th day of March, 2023.

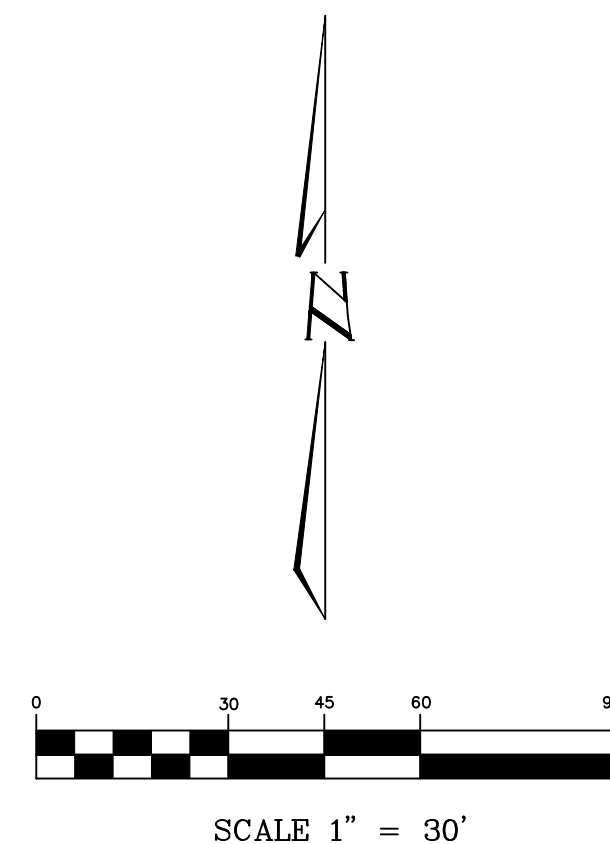
James G. Schneider
James G. Schneider
Surveyor - S-2127



THIS IS AN ORIGINAL PRINT
ONLY IF STAMPED IN RED

NOTES :

- ALL BEARINGS REFERENCED TO THE WEST LINE OF THE SE. 1/4 OF SECTION 5-9-22, WHICH BEARS NORTH, PER C.S.M. NO. 214.
- SITE BENCHMARK ON TOP OF WELL PIPE LOCATED BEHIND HOUSE. TOP OF WELL ELEVATION= 719.53.
- MAIN BENCHMARK IS TOP OF SECTION CORNER MONUMENT IN THE INTERSECTION OF BONNIWELL RD. AND LAKE SHORE DRIVE, ELEVATION = 692.29.



Curve Table					
Curve #	Radius	Arc	Chord	Chord Bearing	Delta
C1	255.80'	155.37'	153.00'	S17° 24' 03.5"W	34° 48' 07"
C2	360.00'	206.71'	203.88'	S29° 37' 47"W	32° 53' 54"
C3	255.80'	50.35'	50.26'	S40° 25' 25.5"W	11° 16' 37"

NSE

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

2	3-22-23	ADD PROPOSED POOL HOUSE	JGS	JWH
1	3-10-23	ADJUST NE MEANDER PIPE	JGS	JWH
MARK	DATE	REVISION	BY	APVD
"PROPERTY SURVEY"				
for John & Laura Dergentis				
13748 N Birchwood Lane Mequon, WI				
DATE:	MARCH 8, 2023	DRAWN BY:	J.G.S.	
FIELD CREW:	E.A.J. & S.F.Z.	Plot No.	LS-5455-23	





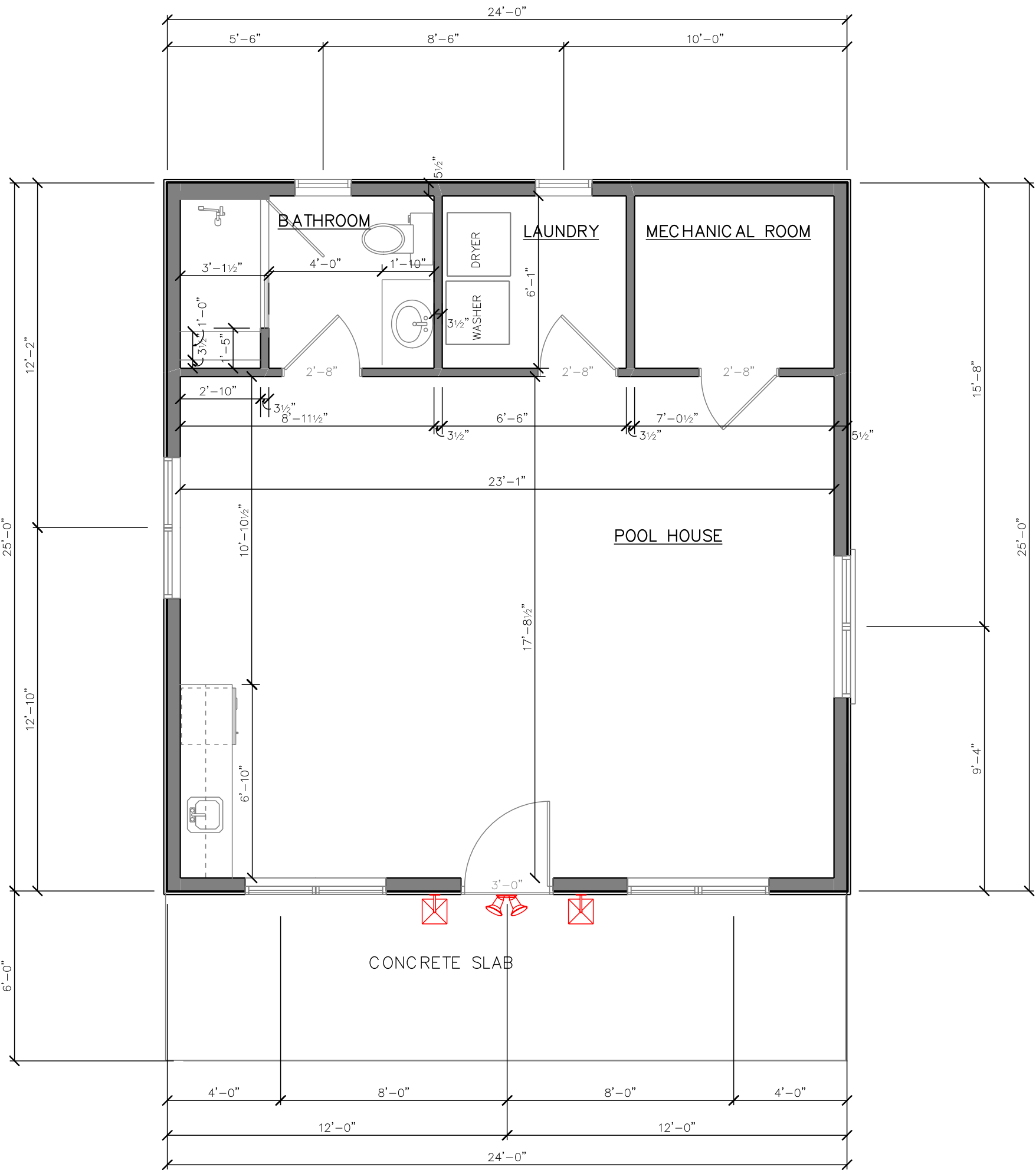
Attachment: Pictures (8326 : John & Laura Dergentis)



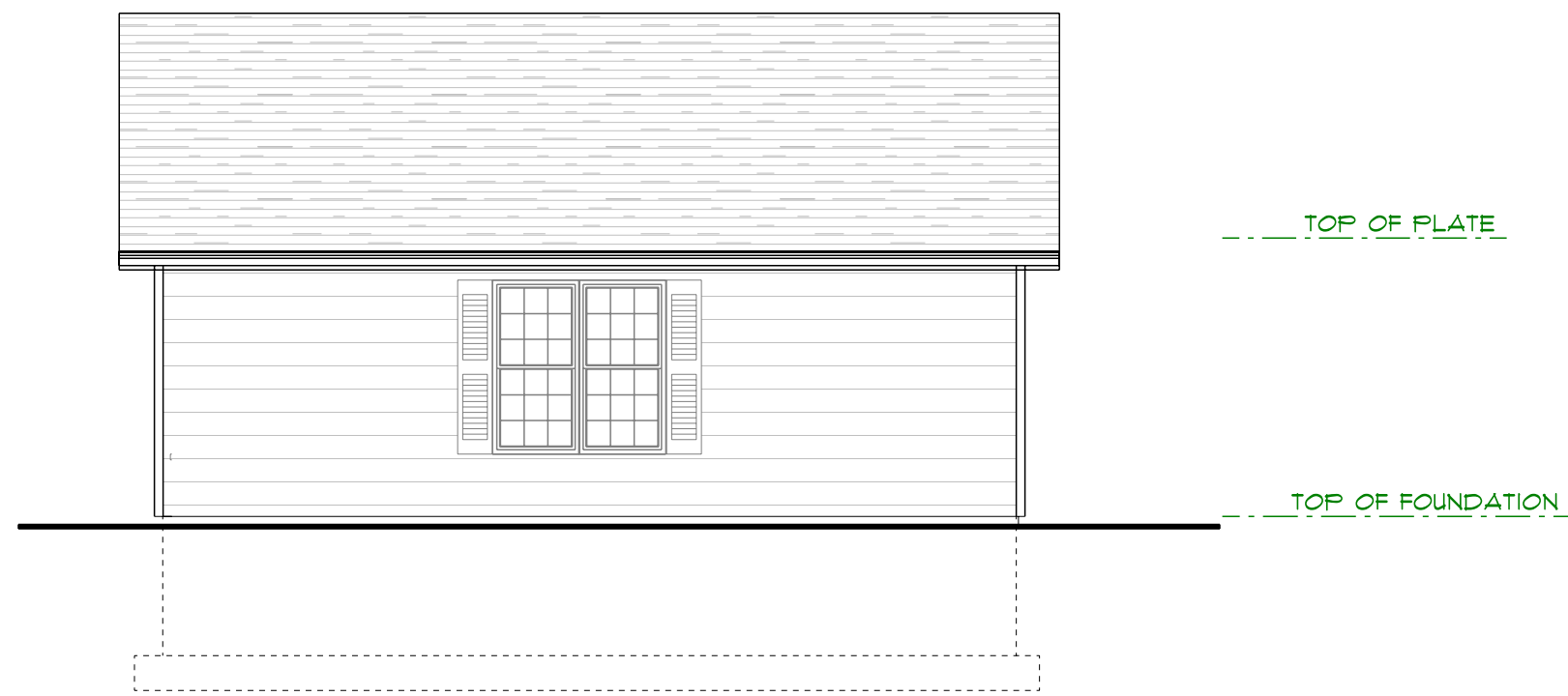
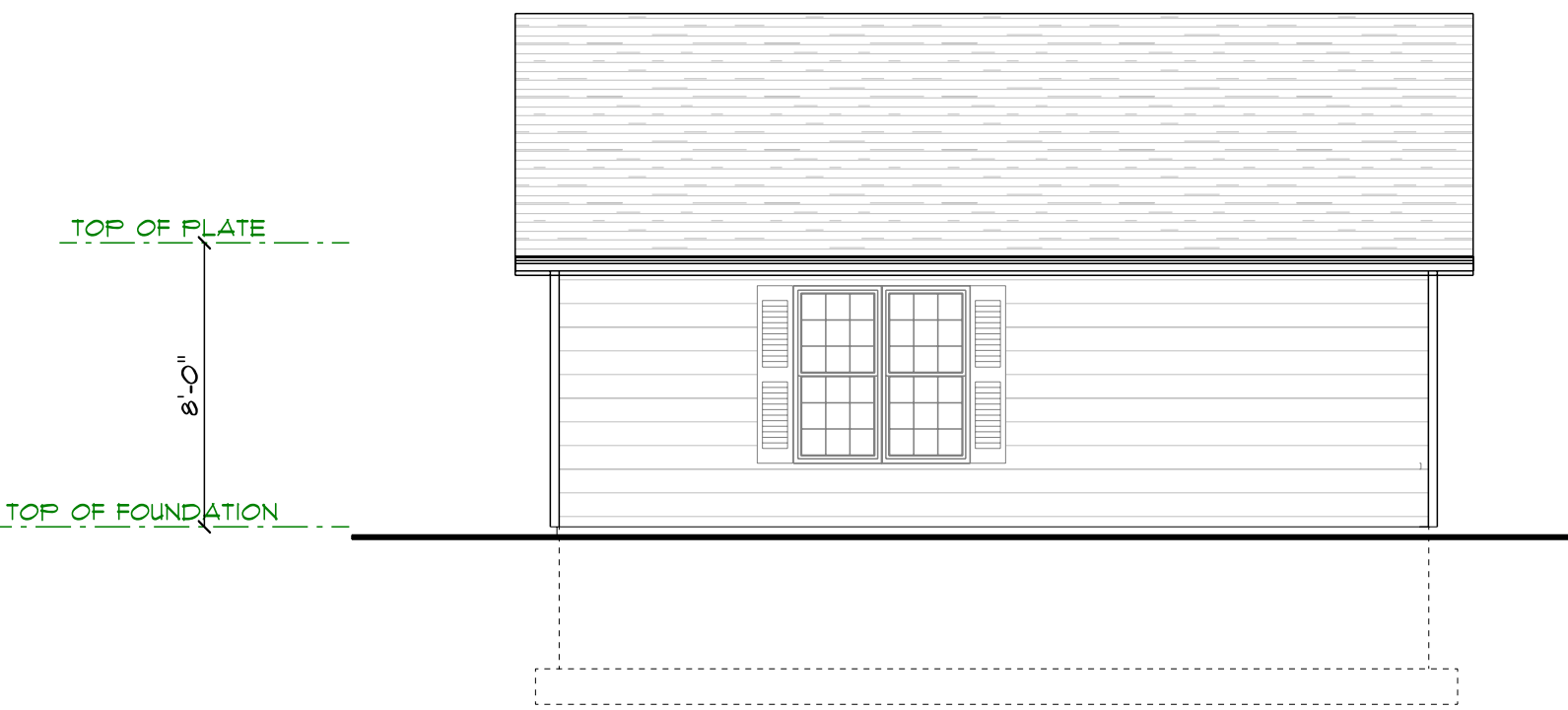
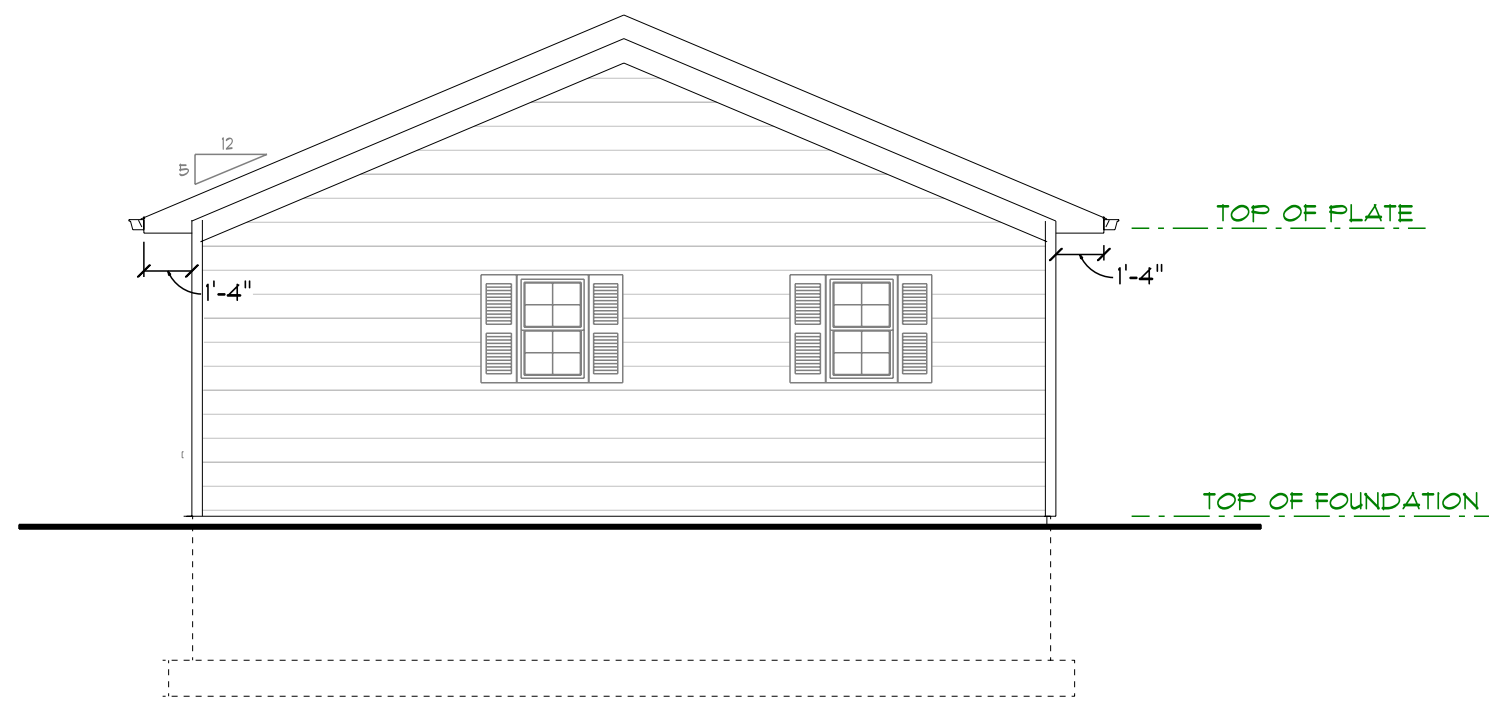
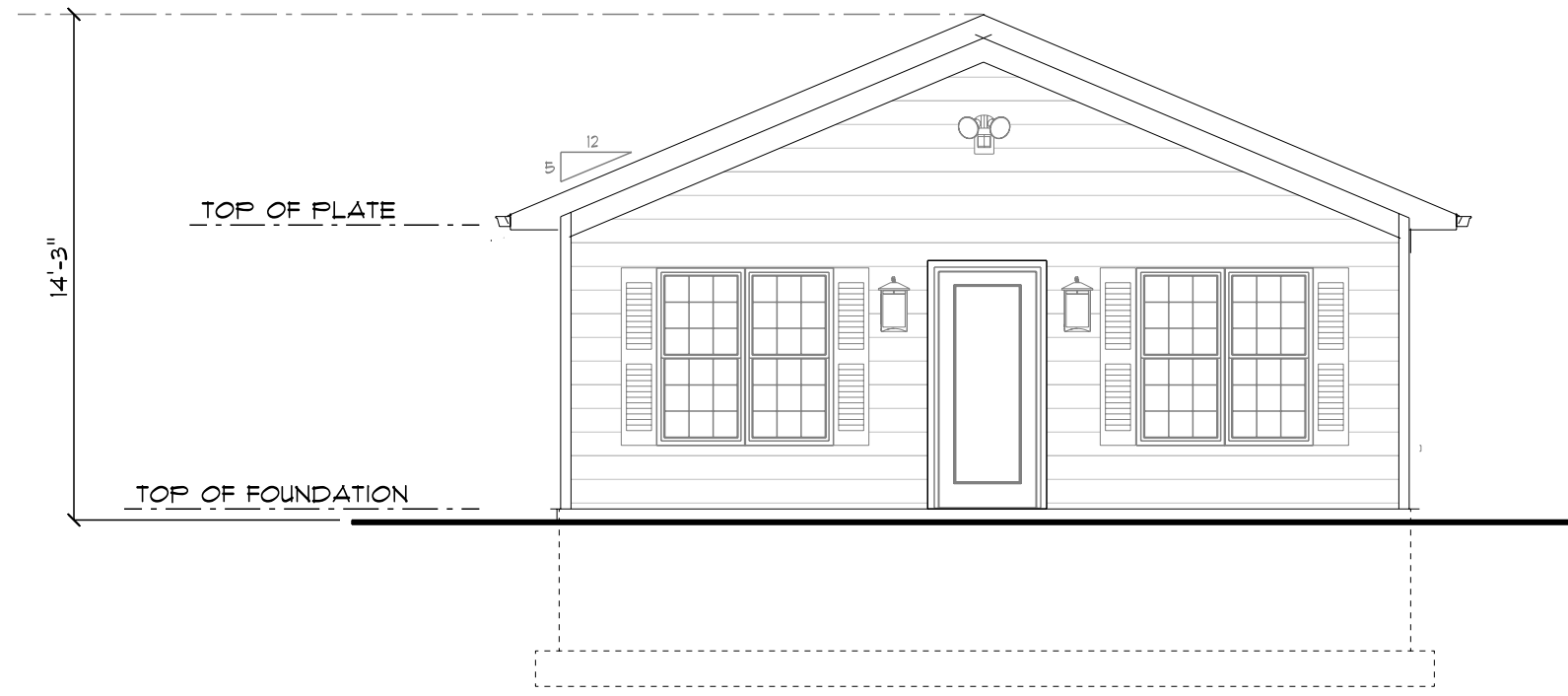
Attachment: Pictures (8326 : John & Laura Dergentis)







FIRST FLOOR PLAN
600 SQ. FT.



FRICTSCH DESIGNS, LLC
1716 TERRACE DRIVE
PORT WASHINGTON, WI
53074
262-483-4048

THESE DRAWINGS WERE CREATED
FOR THE SOLE USE BY
DERGENTIS RESIDENCE
13748 N BIRCHWOOD
MEQUON, WI
ANY DUPLICATION WITHOUT THE
CONSENT OF FRITSCH DESIGNS, LLC MAY
RESULT IN LITIGATION.
COPYRIGHT 2025

BID DATE
FINAL DATE
REVISIONS
DERGENTIS RESIDENCE 13748 N BIRCHWOOD MEQUON, WI
SHEET
1 OF 1



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: April 10, 2023
SUBJECT: Charles Wood - New Single-Family Residence at 13480 N. Lakewood Drive

Attachments:

Statement of Intent (PDF)
Wood Grading Plan and Survey (PDF)
Plans (PDF)

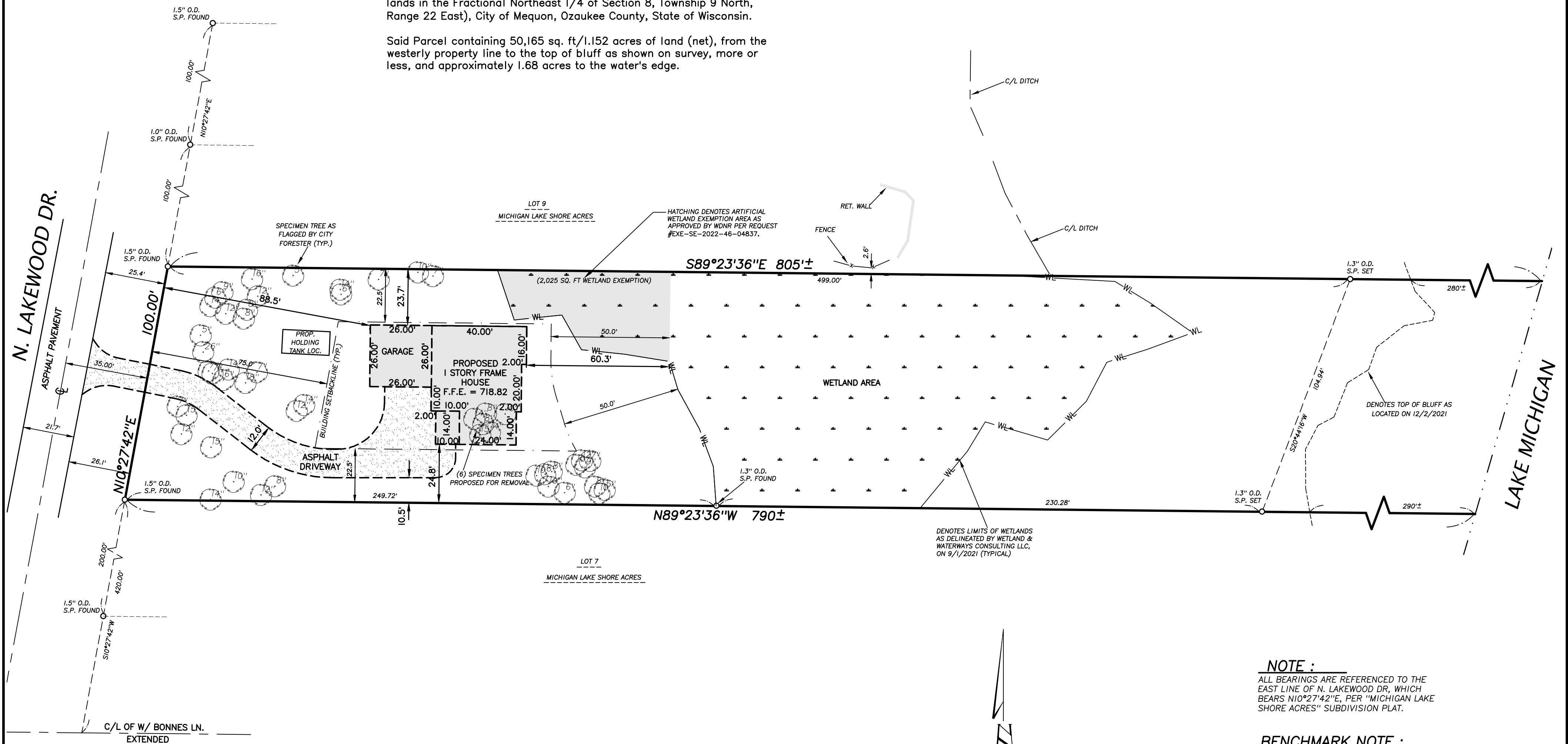
Statement of Intent

To construct a new, single-family home at 13480 N. Lakewood Drive. The new home will be a one-story ranch, that will sit on the West side of a wetland at the center of the property. It will utilize modern features such as flat, metal roofing and earthy tones to blend into the existing landscape. It is placed at the center of multiple groves of White Pines that surround the house, but will maintain enough distance as to not disturb the roots. The exterior of the house will have wood toned to siding that complements the many, large trees on the lot.

LEGAL DESCRIPTION :

Lot Eight (8) of "MICHIGAN LAKE SHORE ACRES", (being a subdivision of lands in the Fractional Northeast 1/4 of Section 8, Township 9 North, Range 22 East), City of Mequon, Ozaukee County, State of Wisconsin.

Said Parcel containing 50,165 sq. ft./1.152 acres of land (net), from the westerly property line to the top of bluff as shown on survey, more or less, and approximately 1.68 acres to the water's edge.

**NOTE :**

ALL BEARINGS ARE REFERENCED TO THE EAST LINE OF N. LAKEWOOD DR, WHICH BEARS N10°27'42\"E, PER "MICHIGAN LAKE SHORE ACRES" SUBDIVISION PLAT.

BENCHMARK NOTE :

1. MAIN BENCHMARK IS SECTION CORNER MONUMENT, AT THE INTERSECTION OF BONNIWELL ROAD AND LAKE SHORE DRIVE, TOP OF MONUMENT ELEVATION = 692.29 (NGVD29)

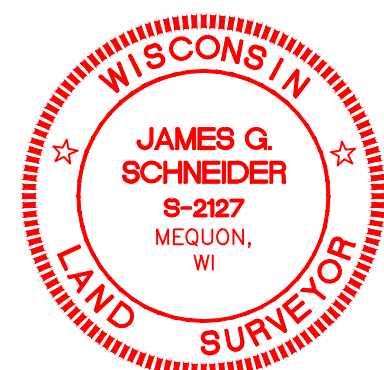
SURVEY CERTIFICATE

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 from date hereof.

Dated at City of Mequon, State of Wisconsin this 7th day of February, 2023

James G. Schneider
James G. Schneider
Surveyor — S-2127



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SCALE 1" = 30'

1	3/9/2023	ADD PROPOSED HOUSE & DRIVEWAY	JMB	JGS
MARK	DATE	REVISION	BY	APVD
NSE 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				

"PROPERTY SURVEY"

for
Mikkelson Builders

13480 N. Lakewood Drive
Mequon, WI

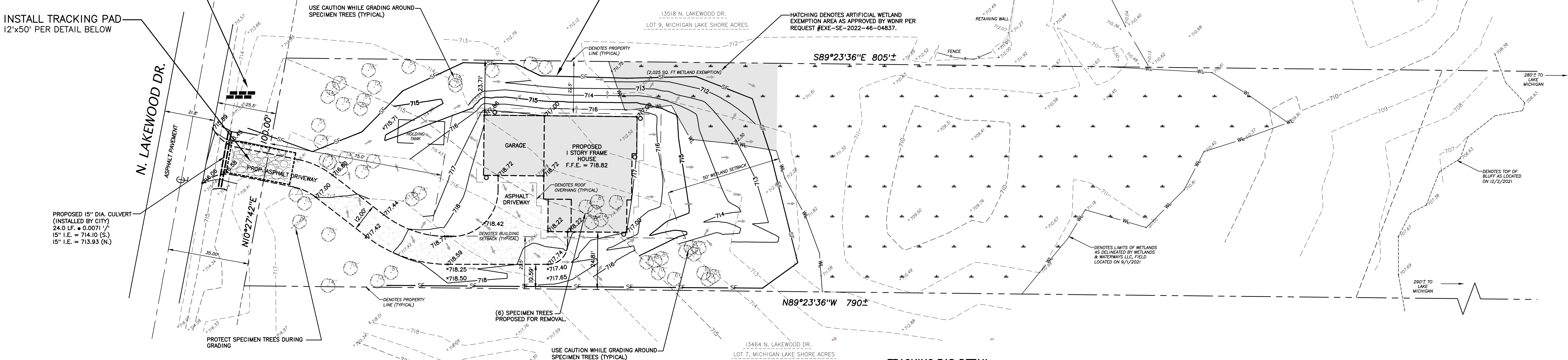
DATE:	FEBRUARY 7, 2023	DRAWN BY:	J.M.B.
FIELD CREW:	E.A.J. & S.F.Z.	Plat No.	LS-5454-23

Legend

- 699 --- DENOTES EXISTING MINOR CONTOUR
- 700 --- DENOTES EXISTING MAJOR CONTOUR
- 699 --- DENOTES PROPOSED MINOR CONTOUR
- 700 --- DENOTES PROPOSED MAJOR CONTOUR
- + 875.50 DENOTES EXISTING SPOT ELEVATION
- 875.50 DENOTES PROPOSED SPOT ELEVATION
- DENOTES PROPOSED FLOW PATTERN
- DENOTES ROOF DRAIN OUTLET
- DENOTES SPECIMEN TREE AS MARKED BY CITY FORESTER

INSTALL HAY BALE DITCH CHECKS
PER DETAIL BELOW

INSTALL TRACKING PAD
12'x50' PER DETAIL BELOW



Grading, Erosion Control & Restoration Notes:

- EROSION CONTROL SHALL CONFORM TO WISCONSIN DEPARTMENT OF NATURAL RESOURCES CURRENT TECHNICAL STANDARDS AND CURRENT CITY OF MEQUON EROSION CONTROL ORDINANCE.
- KEEP A COPY OF THE CURRENT EROSION CONTROL PLAN AND CITY OF MEQUON EROSION CONTROL PERMIT ON SITE.
- MIKKELSON BUILDERS IS RESPONSIBLE FOR ROUTINE SITE INSPECTIONS AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. KEEP INSPECTION REPORTS ON-SITE AND MAKE THEM AVAILABLE UPON REQUEST.
- RESTORE ALL DISTURBED LAWN AREAS WITH 4 IN. OF CLEAN TOPSOIL, STARTER FERTILIZER, SEEDINGS OR SOD. FOR SEEDING USE GRASS STRAW OR TACK.
- INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED. STABILIZATION IS DEFINED AS AN ESTABLISHED UNIFORM PERENNIAL VEGETATIVE COVER WITH AN OVERALL SITE DENSITY OF AT LEAST 70 %.
- INSTALL PERIMETER EROSION CONTROLS AND ROCK TRACKING PAD CONSTRUCTION ENTRANCE(S) PRIOR TO ANY LAND-DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRUBBING.
- STAGE CONSTRUCTION GRADING ACTIVITIES TO MINIMIZE THE CUMULATIVE EXPOSED AREA.
- INSTALL AND MAINTAIN SILT FENCING PER WDNR TECHNICAL STANDARD SILT FENCE #1056. REMOVE SEDIMENT FROM BEHIND SILT FENCES AND SEDIMENT BARRIERS BEFORE SEDIMENT REACHES A DEPTH THAT IS EQUAL TO ONE-HALF OF THE FENCE AND/OR BARRIER HEIGHT.
- REPAIR BREAKS AND GAPS IN SILT FENCES AND BARRIERS IMMEDIATELY. REPLACE DECOMPOSING STRAW BALES (TYPICAL BALE LIFE IS 3 MONTHS). LOCATE, INSTALL, AND MAINTAIN STRAW BALES PER WDNR TECHNICAL STANDARD DITCH CHECKS #1062.
- IMMEDIATELY STABILIZE STOCKPILES AND SURROUND STOCKPILES AS NEEDED WITH SILT FENCE OR OTHER PERIMETER CONTROL IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.
- IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER, BETWEEN SEPTEMBER 15 AND OCTOBER 15: STABILIZE WITH MULCH, TACKIFIER, AND A PERENNIAL SEED MIXED WITH WINTER WHEAT, ANNUAL OATS, OR ANNUAL RYE, AS APPROPRIATE FOR REGION AND SOIL TYPE. OCTOBER IS THROUGH COLD WEATHER. STABILIZE WITH A POLYMER AND DORMANT SEED MIX, AS APPROPRIATE FOR REGION AND SOIL TYPE.
- STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE.
- SWEEP/CLEAN UP ALL SEDIMENT/TRASH THAT MOVES OFF-SITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS BEFORE THE END OF THE SAME WORKDAY OR AS DIRECTED BY CITY OF MEQUON, USE ONLY MECHANICAL MEANS, NO FLUSHING. SEPARATE SWEEP MATERIALS (SOILS AND TRASH) AND DISPOSE OF APPROPRIATELY.
- MIKKELSON BUILDERS IS RESPONSIBLE FOR CONTROLLING DUST PER WDNR TECHNICAL STANDARD DUST CONTROL ON CONSTRUCTION SITES # 1068.
- FOR NON-CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED SLOPES, PROVIDE CLASS I, TYPE A, SINGLE NETTED LIGHT DUTY EROSION CONTROL MATTING. SELECT EROSION MATTING FROM APPROPRIATE MATRIX IN WDOT'S WIDOT PRODUCT ACCEPTABILITY LIST (PAL); INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARD NON-CHANNEL EROSION MAT #1052.
- FOR CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED AREAS, PROVIDE HAY BALES OR APPROVED ALTERNATIVES LISTED IN WDOT'S WIDOT PRODUCT ACCEPTABILITY LIST (PAL); INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARD CHANNEL EROSION MAT #1053.
- MAKE PROVISIONS FOR WATERING DURING THE FIRST 8 WEEKS FOLLOWING SEEDING OR PLANTING OF DISTURBED AREAS WHENEVER MORE THAN 7 CONSECUTIVE DAYS OF DRY WEATHER OCCUR.
- MAIN BENCHMARK IS SECTION CORNER MONUMENT, AT THE INTERSECTION OF BONNIWELL ROAD AND LAKE SHORE DRIVE, TOP OF MONUMENT ELEVATION = 692.29 (NGVD29)
- SITE BENCHMARK TO BE SET PRIOR TO CONSTRUCTION.

Proposed Grade Statistics:

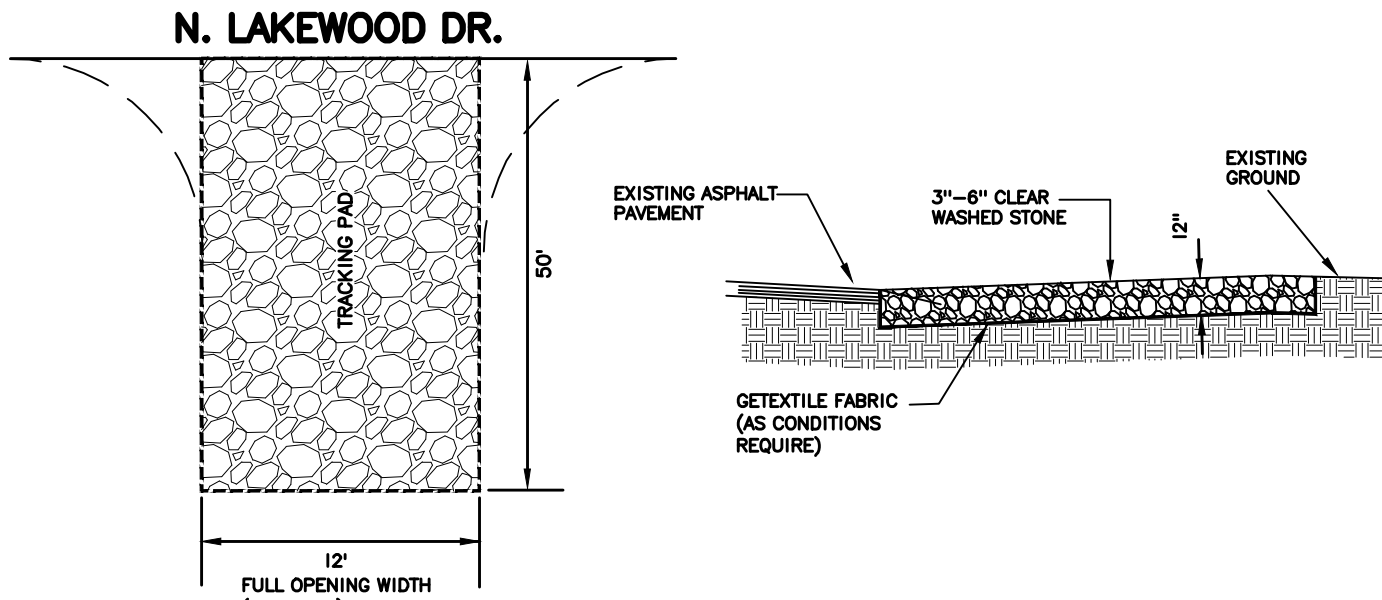
First Floor Grade = 718.82
Top of Garage Slab = 718.72 (At Door)
Yard Grade = 717.00
Top of Foundation Wall = 717.67
Top of Basement Footing = 708.67

Site Area:
Total Property Area* = 50,165 sq. ft./1.152 acres
(*From the Westerly Property Line to the Top of the Bluff)

Total Disturbed Area = 13,469 sq. ft./0.309 acres

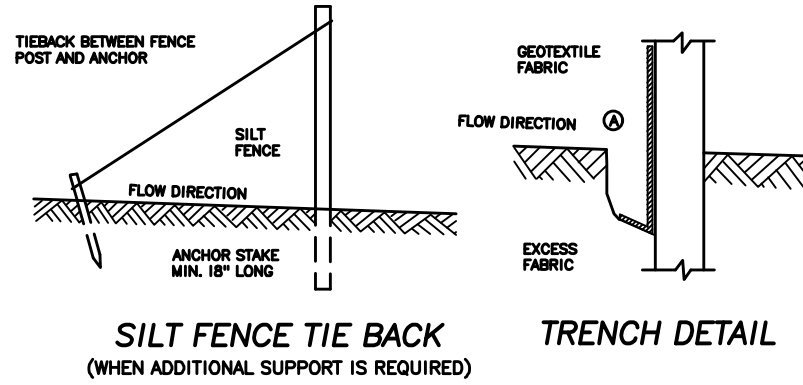
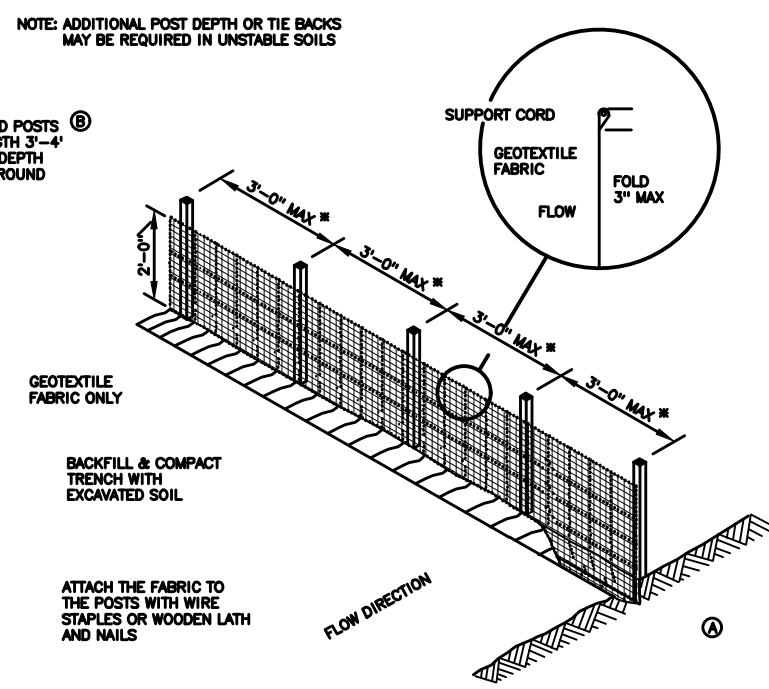
Total "New" Impervious Area = 5,222 sq. ft./0.120 acres
(Note: Property is Riparian to Lake Michigan)

TRACKING PAD DETAIL



GENERAL NOTES & DETAIL- SILT FENCE

- TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.
- WOOD POSTS SHALL BE A MINIMUM SIZE OF 1 1/8" X 1 1/8" OF OAK OR HICKORY.
- CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL. IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS: A) OVERLAP THE END POSTS AND TWIST, OR ROTATE AT LEAST 180 DEGREES. B) HOOK THE END OF EACH SILT FENCE LENGTH.



SILT FENCE

REVISIONS				
MK	DATE	BY	REVISION	CHK'D
Δ				

CITY OF MEQUON

OZAUKEE COUNTY WISCONSIN

MIKKELSON BUILDERS
WOOD RESIDENCE - 13480 N. LAKEWOOD DRIVE

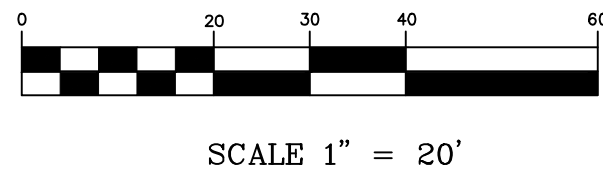
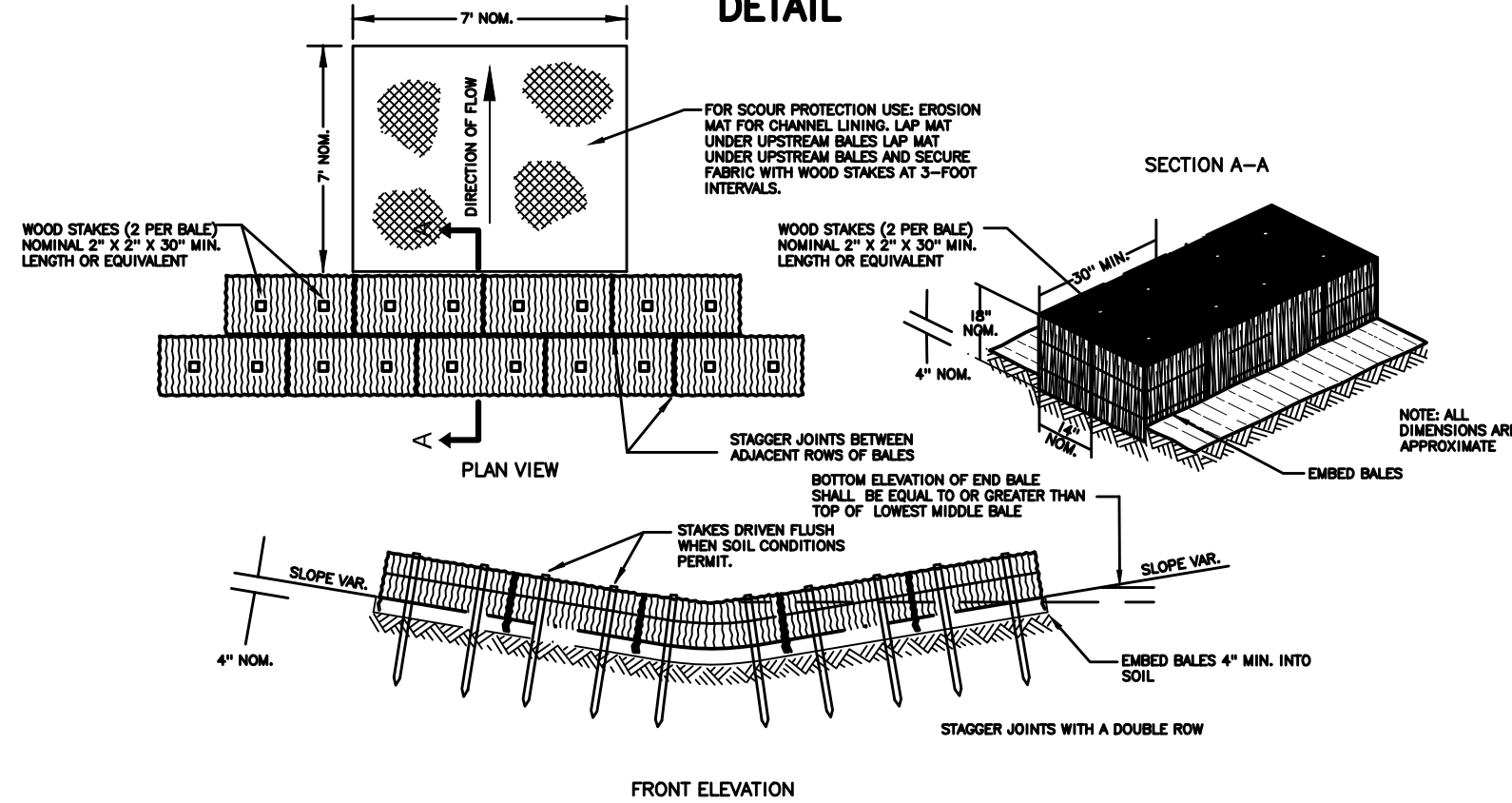
EROSION CONTROL & GRADING PLAN

DESIGNED: J.W.H.	DRAWN: J.M.B.	CHECKED: J.G.S.	SHEET
DATE: 3/9/2023	SCALE: H: 1"=20' V: N.A.		C1.1
APPROVED:	PROJECT #:	5454-23	1

DIGGERS HOTLINE
Call 811 or Toll Free (800) 242-8511
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

CERTAIN UNDERGROUND STRUCTURES HAVE BEEN LOCATED ON THE DRAWING. THESE LOCATIONS SHALL NOT BE TAKEN AS CONCLUSIVE. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND STRUCTURES, WHETHER SHOWN ON THE DRAWING OR NOT,

EROSION BALES/TEMPORARY DITCH CHECK DETAIL



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

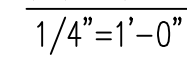
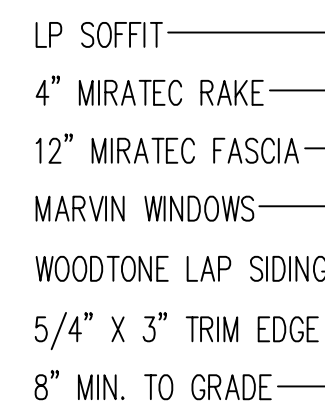
NSE

1.5 / 12 PITCH - 12" HEEL - 36" OVHG

ALL EXTERIOR CORNER BDS. TO BE 2 1/2"
ALL INSIDE CORNER BDS. TO BE 1 1/2"
REMOVE ALL BRICK MOLD OFF EXTERIOR DOORS
AND REPLACE WITH 2 1/2" TRIM BD. EXCEPT
FRONT DOOR.
ALL TRIM BDS. TO BE 2 1/2"

1-27-23
2-6-23
2-23-23
3-3-23
3-6-23
3-7-23
3-13-23
3-28-23

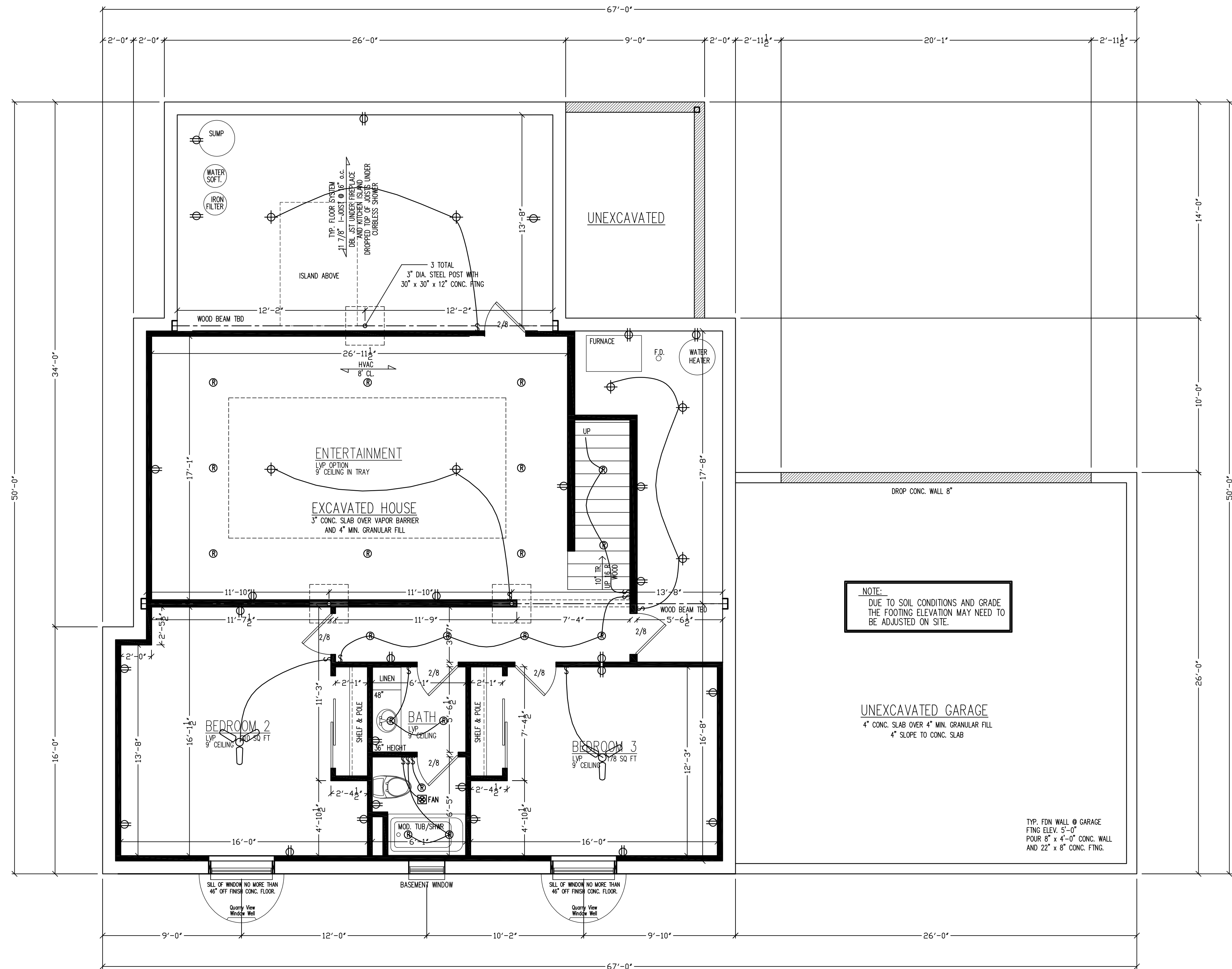
PRELIMINARY FLOOR PLAN
FLOOR PLAN DET
ELEVATIONS / LOWER LEVEL
ELEVATIONS / FLOOR PLAN
ELEVATIONS / FLOOR PLAN / SECTION
WINDOW SPECIFICATIONS
LOWER LEVEL ENTERTAINMENT
ADDED 64 SQ. FT.


$$\overline{1/4'' = 1' - 0''}$$

$$\overline{1/4'' = 1' - 0''}$$

$$\frac{1}{4''} = 1' - 0''$$

NOTE:
DUE TO SOIL CONDITIONS AND GRADE
THE FOOTING ELEVATION MAY NEED TO
BE ADJUSTED ON SITE.

UNEXCAVATED GARAGE
4" CONC. SLAB OVER 4" MIN. GRANULAR FILL
4" SLOPE TO CONC. SLAB

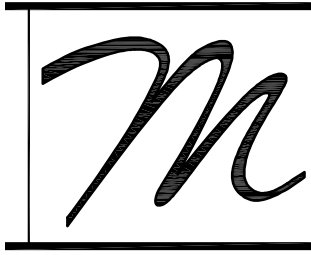
TYP. FDN WALL @ GARAGE
FTNG ELEV. 5'-0"
POUR 8" x 4'-0" CONC. WAL
AND 22" x 8" CONC. FTNG.



F O U N D A T I O N P L A N

1169 SQ. FT. 1/4"=1'-0"

FIRST FLOOR	1,800 SQ. FT.
LOWER LEVEL	1,169 SQ. FT.



WHEELER ARCHITECTS
1025 W. 42ND ST. SUITE 202
CHICAGO, IL 60642
202.248.8542

WOOD RESIDENCE

FLOOR PLAN

1/4"=1'-0"

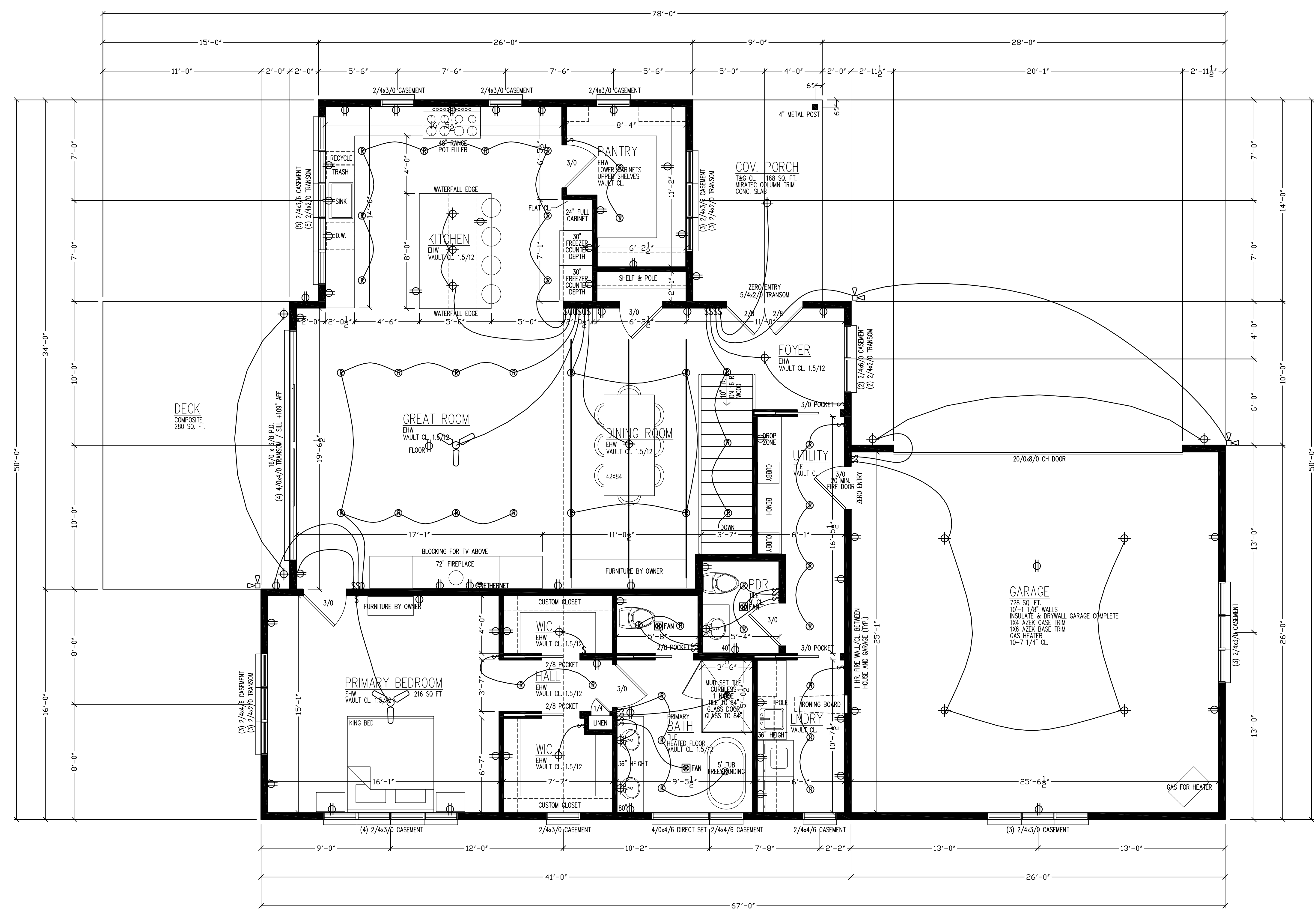
3-28-23

2023-04

DESIGNED BY	F.M.D.
DRAWN BY	WHEELER ARCHITECTS
CHECKED BY	WHEELER ARCHITECTS
DATE	04/24/2023
NOTES:	
1. THIS PLAN IS THE PROPERTY OF WHEELER ARCHITECTS AND IS NOT TO BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF WHEELER ARCHITECTS.	

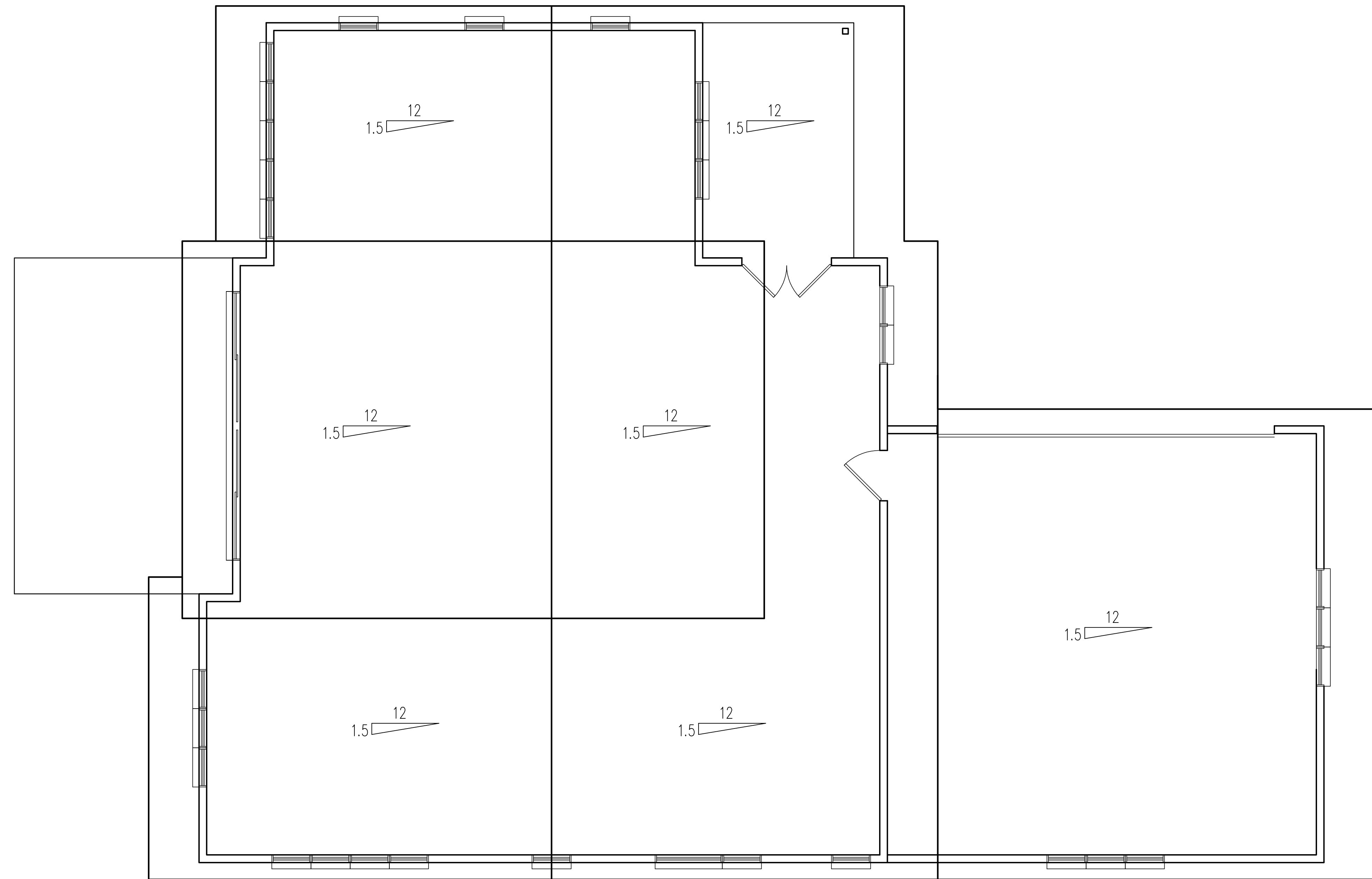
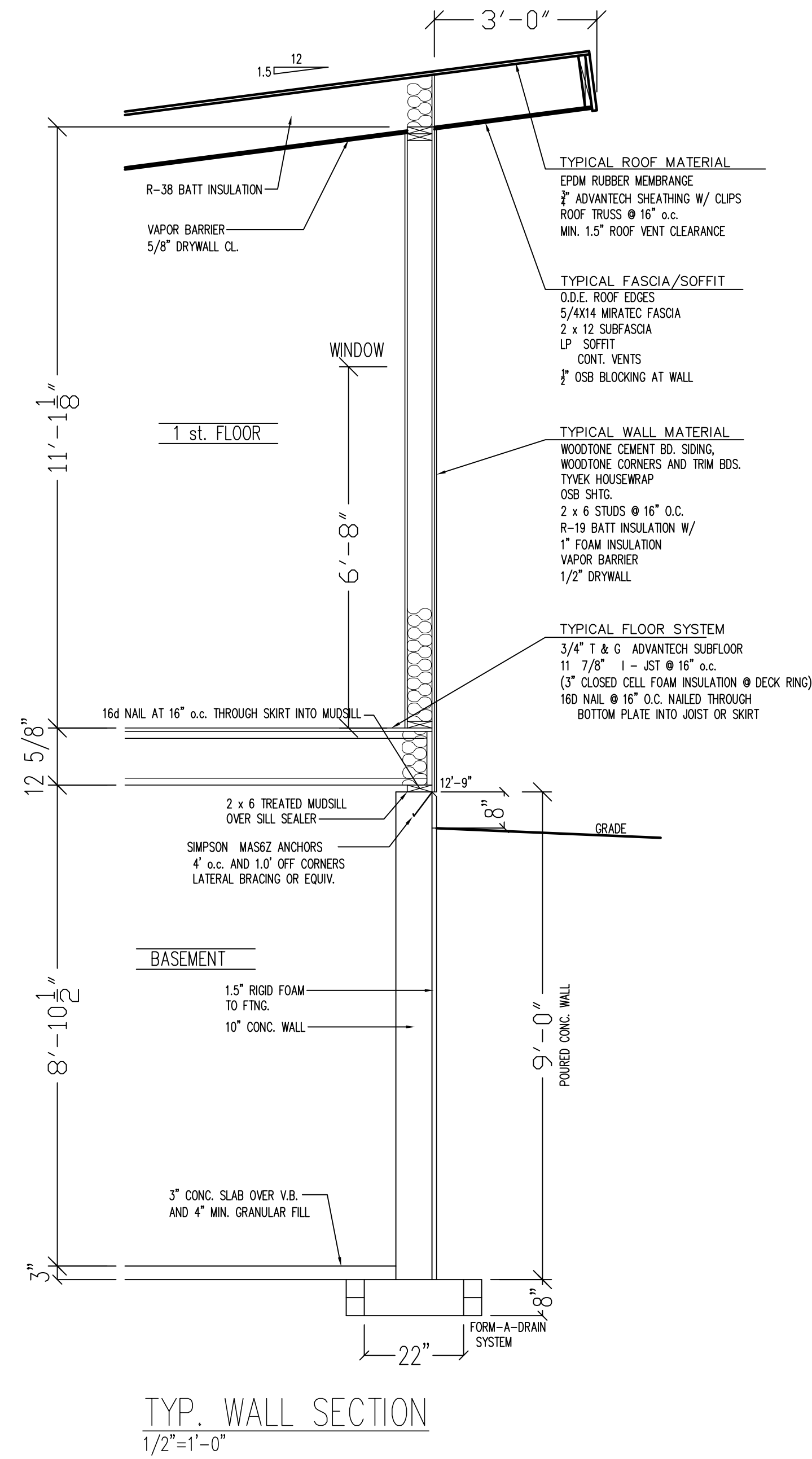
A3

NOTE:
ALL DIMENSIONS ARE FROM STUD TO STUD
UNLESS OTHERWISE NOTED:
ALL EXTERIOR FRAME WALL DIM. 5 1/2"
ALL INTERIOR FRAME WALL DIM. 3 1/2"
ALL HEADERS: (2) 2 x 12's
HEADER HEIGHT @ 8'-2"
FIRST FLOOR WALL ARE 9'-1 1/8" TALL
SECOND FLOOR WALL ARE 8'-1 1/8" TALL
FIRST FLOOR WINDOWS SET AT 6'-8"
SECOND FLOOR WINDOWS SET AT 6'-8"
FIRST FLOOR DOORS ARE 6'-8"
SECOND FLOOR DOORS ARE 6'-8" TALL
LOWER LEVEL DOORS ARE 6'-8" TALL



FIRST FLOOR
1800 SQ. FT. 1/4"=1'-0"

FIRST FLOOR 1,800 SQ. FT.
LOWER LEVEL 1,169 SQ. FT.



R O O F P L A N

1/4"=1'-0"



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: April 10, 2023
SUBJECT: Jon McCullough-Benner & Jamie Yu - Shed at 10715 N. River Road

Attachments:

Statement of Intent (PDF)

Site Plan (PDF)

Pictures 2 (PDF)

Plans (PDF)

Jon McCullough-Benner and Jamie Yu
10715 N River Rd
Mequon, WI 53092

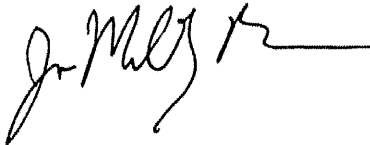
Statement of Intent

To whom it may concern:

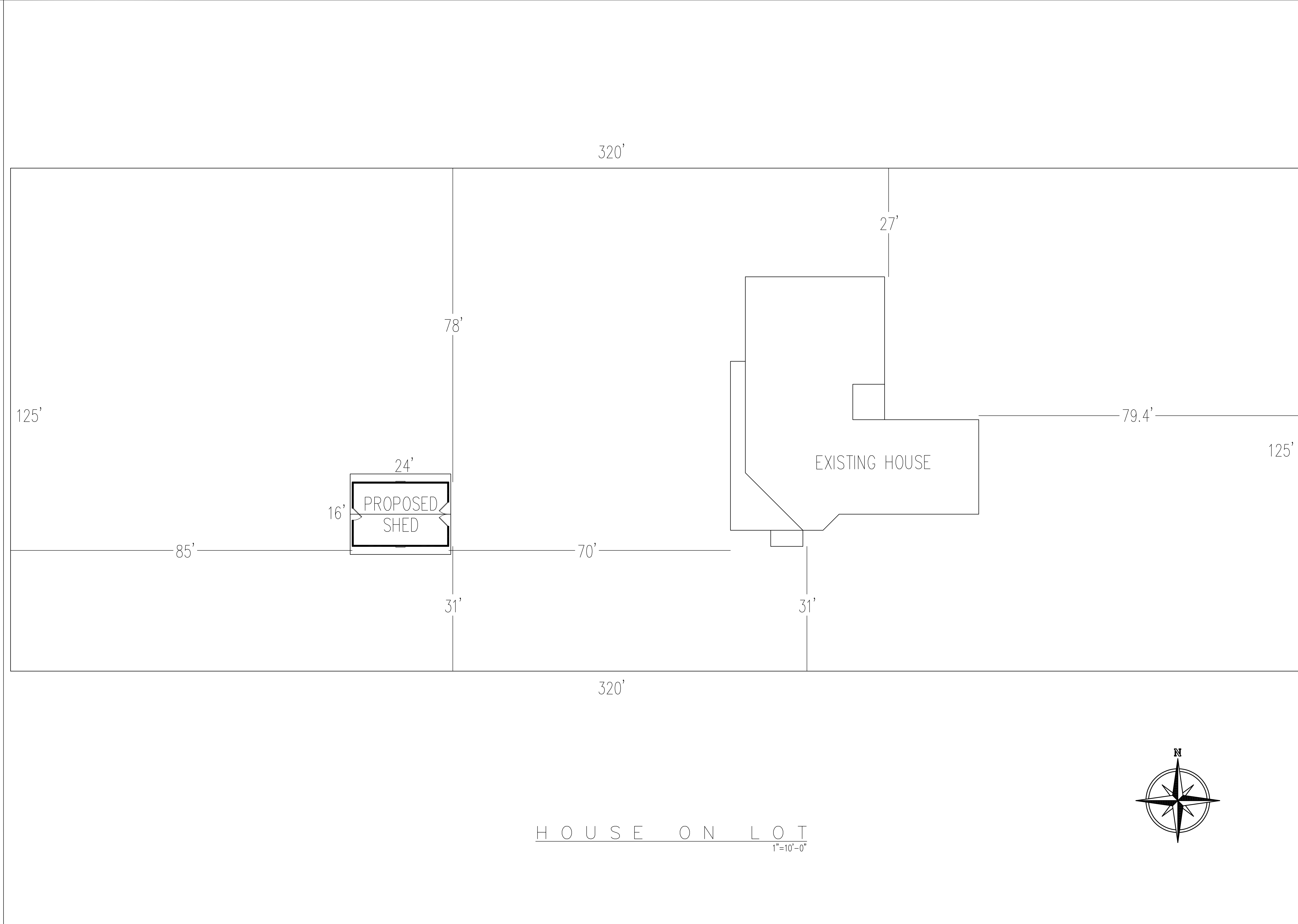
My wife and I would like to build an accessory building in our backyard that is within our zoning district's guidelines. Rather than move away from Mequon to find a property that already has an accessory structure, we would like to build a shed to accommodate some storage needs, as well as support some of the woodworking that I do with musical instruments. While I am able to accomplish much of what I do already, having an accessory structure will be helpful in creating some separation from the home in order to focus. The site chosen in our backyard is the perfect location for a structure like this, as it is relatively flat with drainage runoff towards the south and western portion of the yard. As we have discussed with our architect, Fred Dahms Jr., we wanted to be sure that the shed looks like it belongs, and matches the character of our existing home in terms of siding, roof pitch, and other major design elements.

Sincerely,

Jon McCullough-Benner

A handwritten signature in black ink, appearing to read 'Jon McCullough-Benner', with a long horizontal stroke extending to the right.

Attachment: Statement of Intent (8328 : Jon McCullough-Benner & Jamie Yu)



3.4.b

ARCHITECTS
1025 W. GLEN OAKLINE # 202
NILES, IL 60092
312.244.0742

STREICH RESIDENCE

HOUSE ON LOT

1" = 10'-0"

3-15-2023

2022-07

DESIGNED BY	E.M.D.
DRAWN BY	Jon McCullough-Benner & Jamie Yu
DATE	04/24/2023
NO.	
DATE	
NO.	
DATE	
NO.	
DATE	
NO.	

A2

Packet Pg. 37



10715
43W









WILSON BUILDERS
1025 W. GLEN OAKS LANE #202
MEQUON, WI. 53092
262-241-8740

MCCULLOUGH SHEP

SHED PLANS

Attachment: Plans (8328 : Jon McCullough-Benner & Jamie Yu)

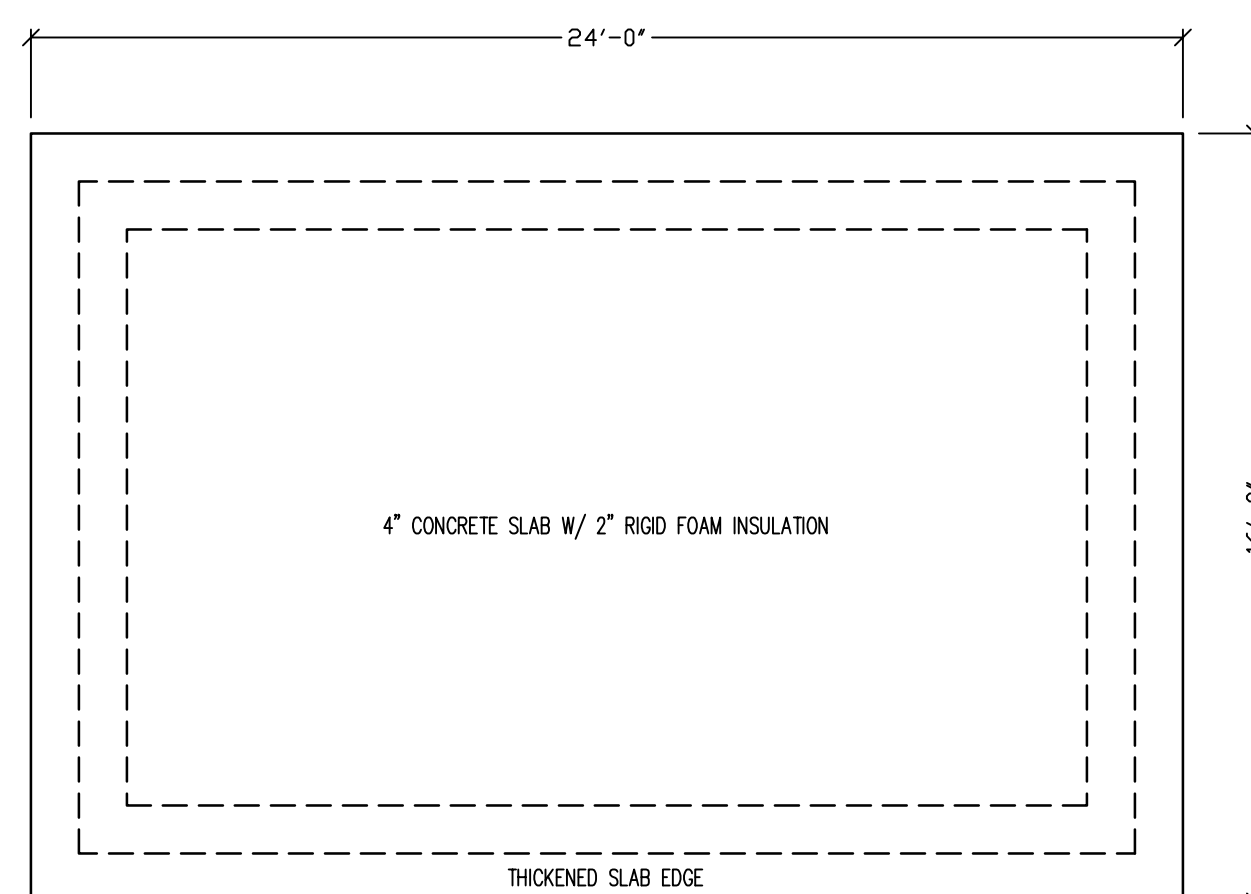
$$1/4'' = 1'-0''$$

3-16-2023

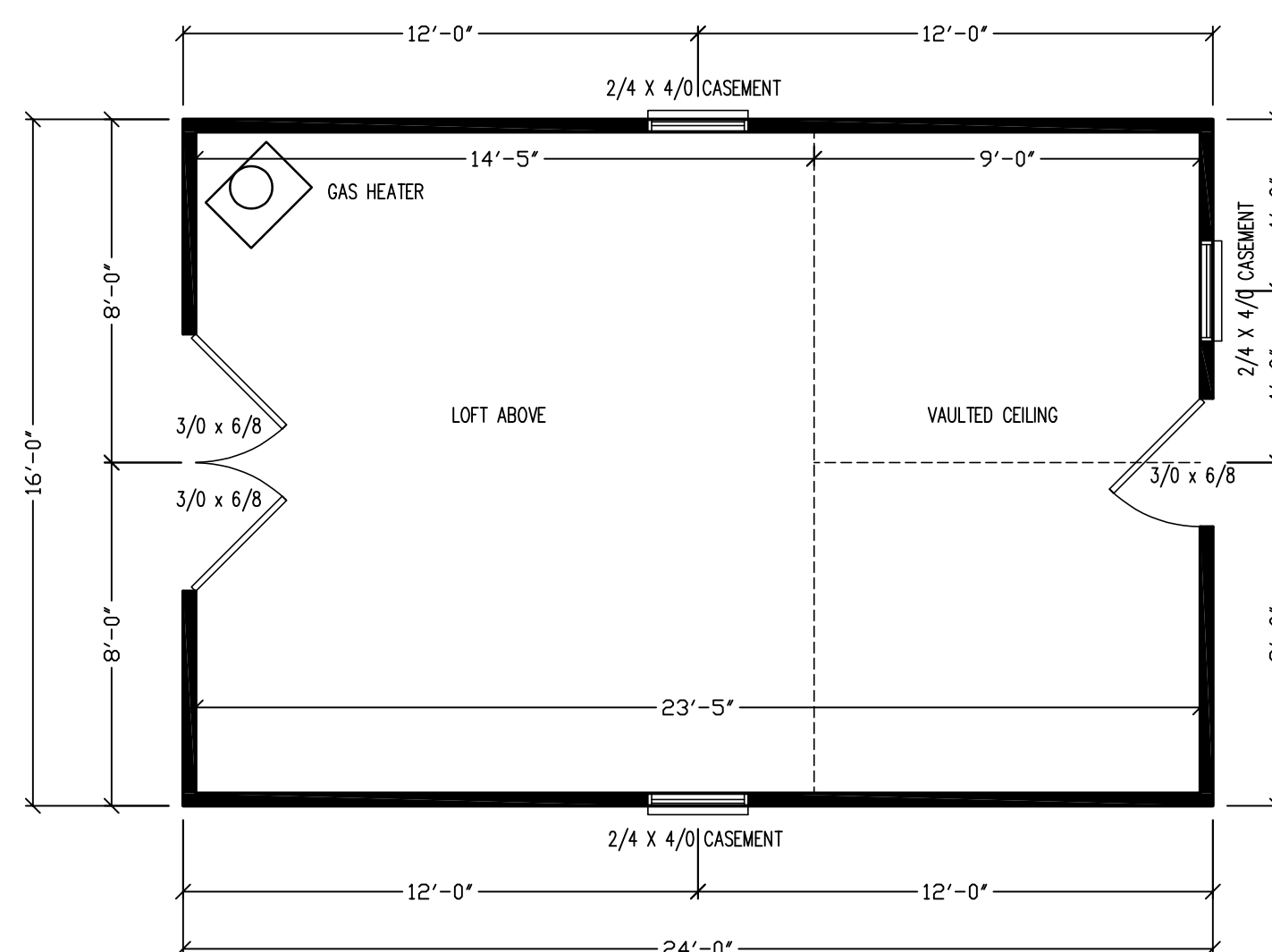
2023-A

DRAWN BY: F.M.D.
 TITLE: Inset/linked sorblander
 MOBILE: 414-241-8910
 NOTE:
 THESE PLANS ARE THE PROPERTY OF
 RED A. MIKELSON INC., AND MAY NOT
 BE REPRODUCED OR USED IN ANY FORM
 WITHOUT PERMISSION FROM
 RED A. MIKELSON INC.

A

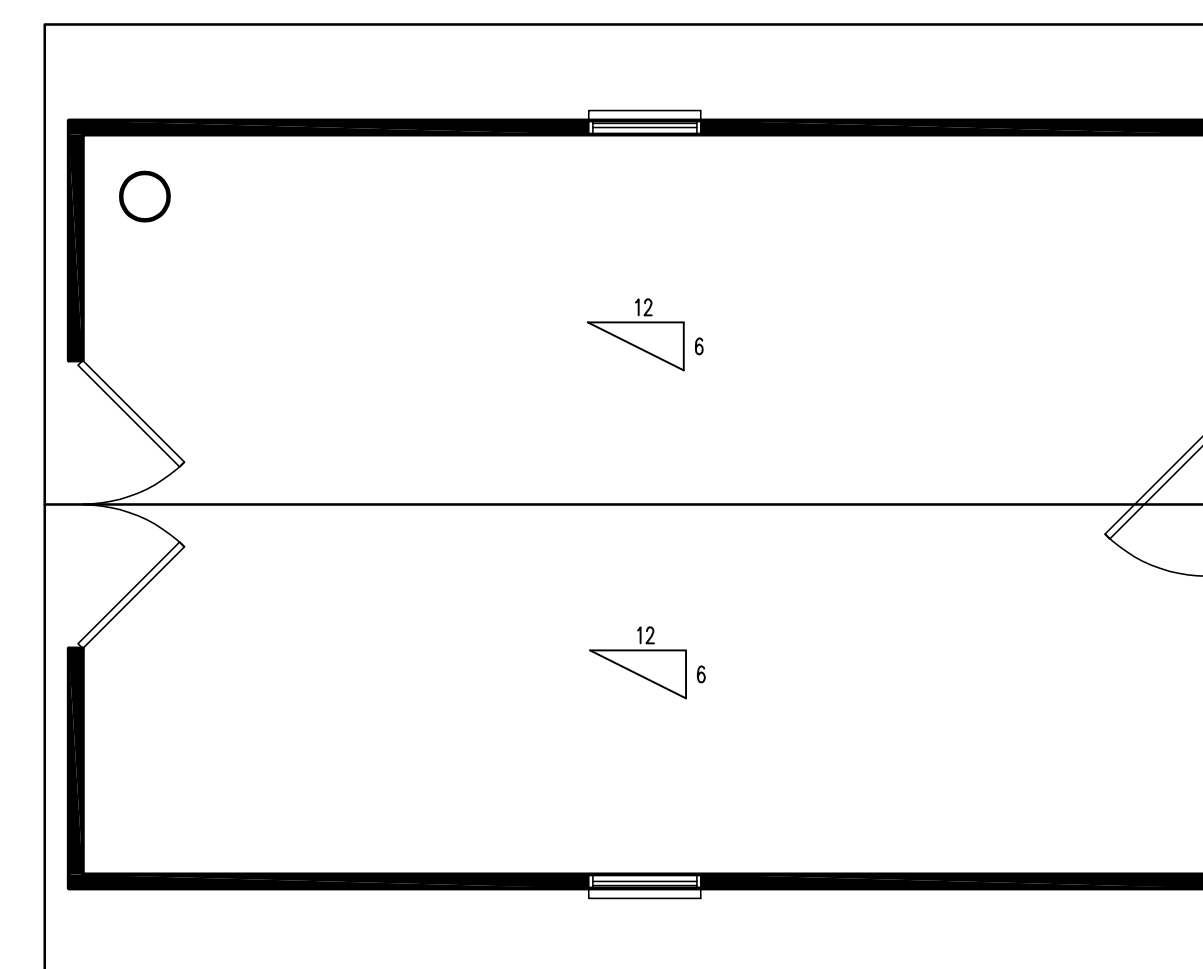


F O U N D A T I O N
1/4"=1'-0"



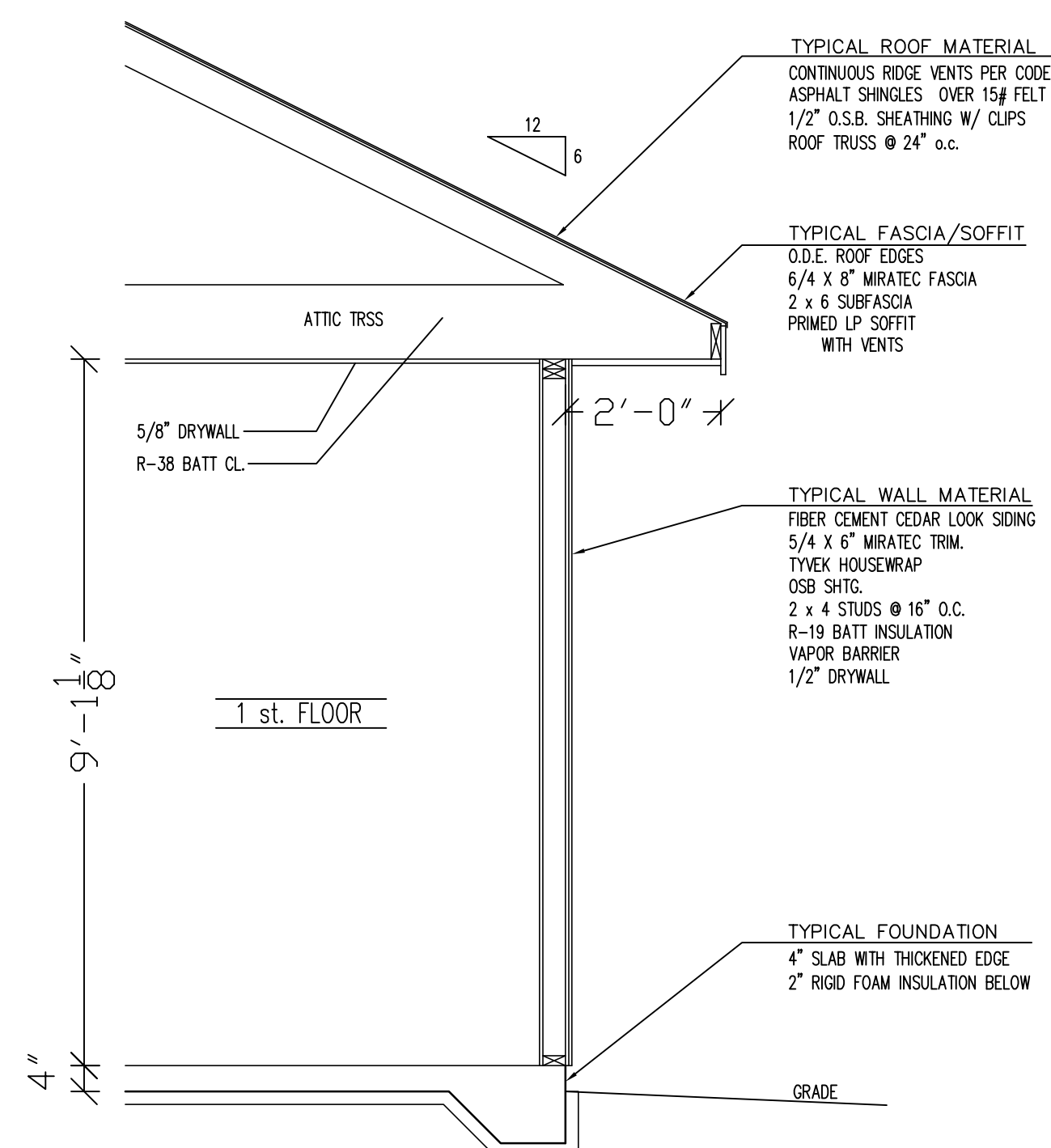
F I R S T F L O O R

361 SQ. FT. 1/4"=1'-0"

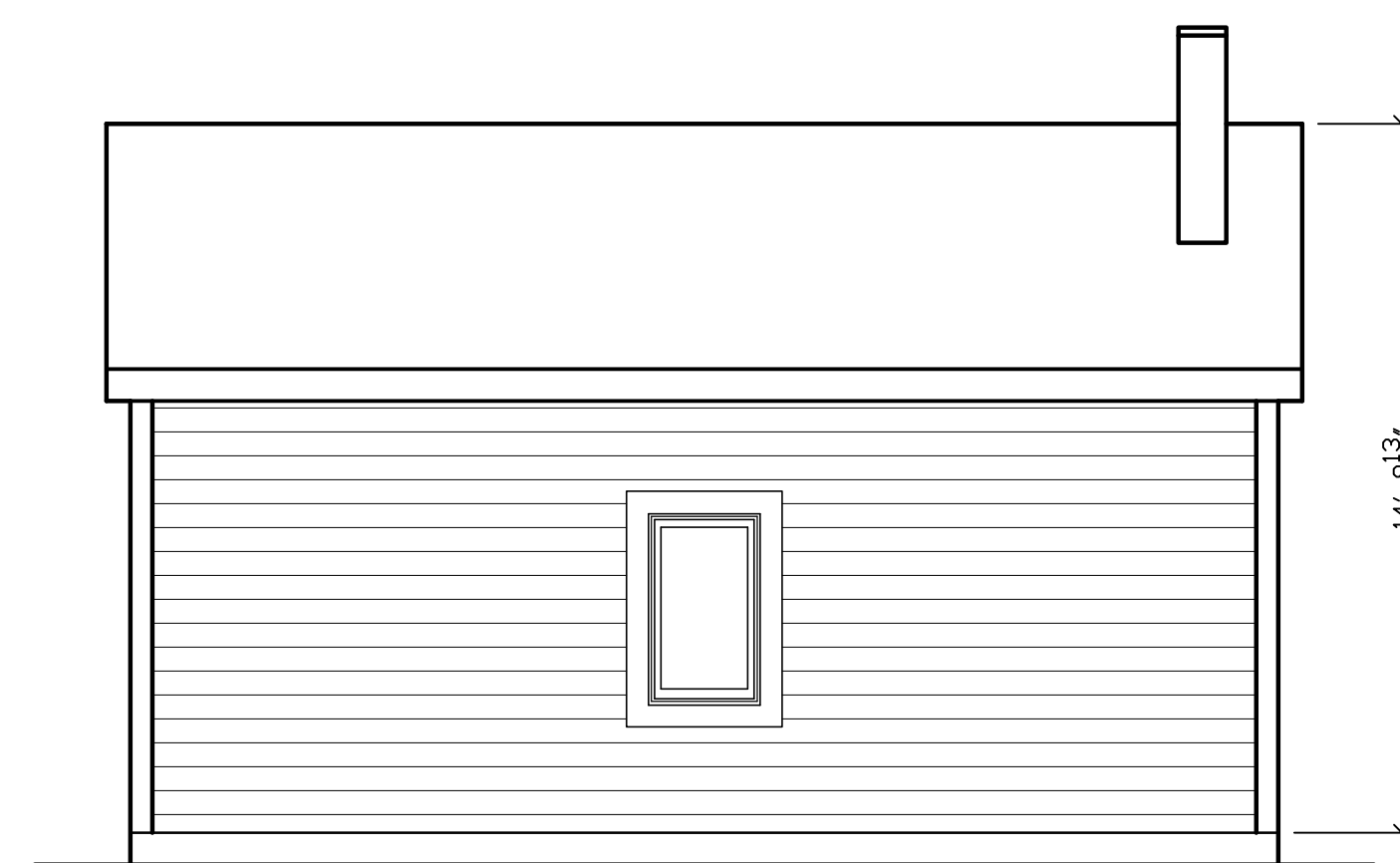


R O O F P L A N

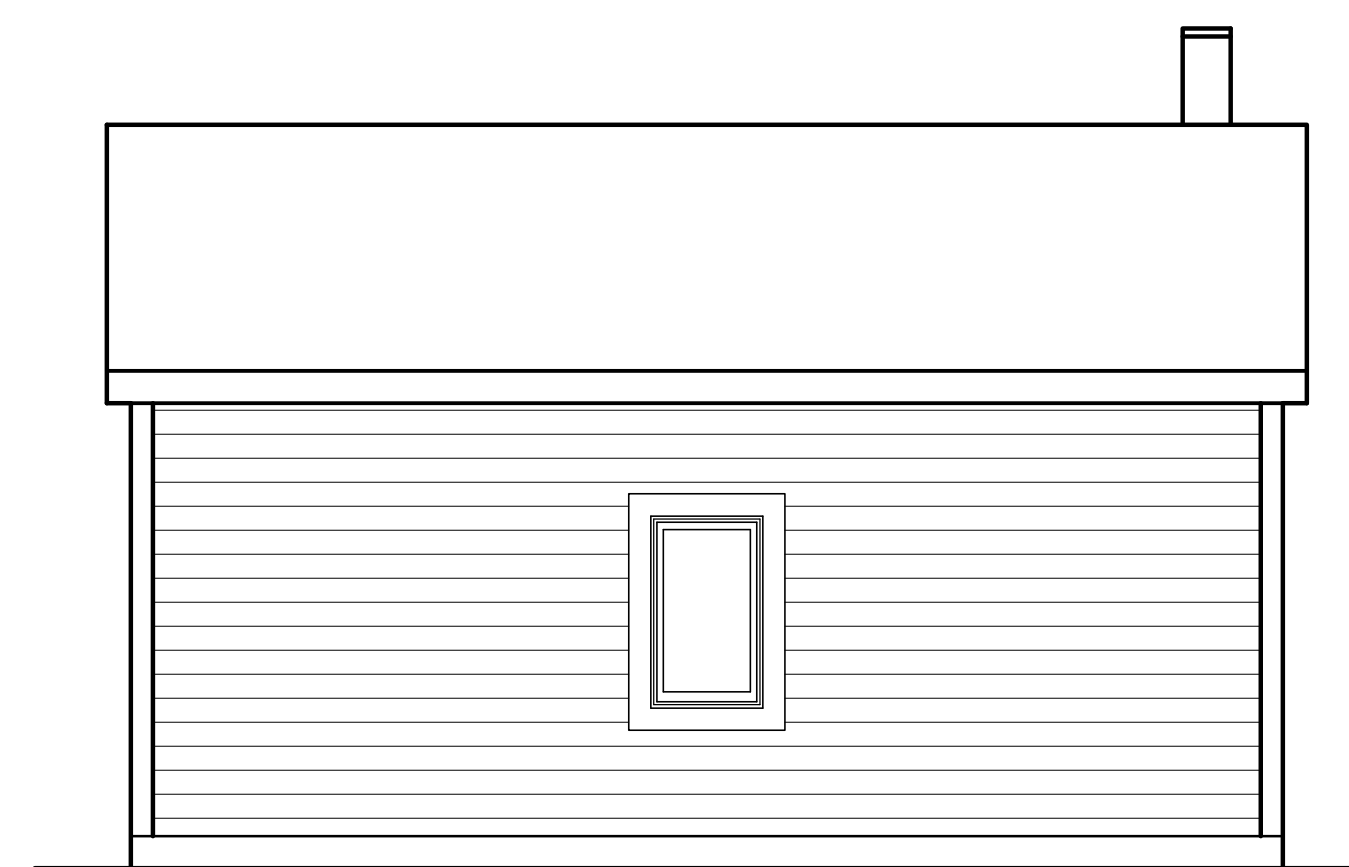
1/4"=1'-0"



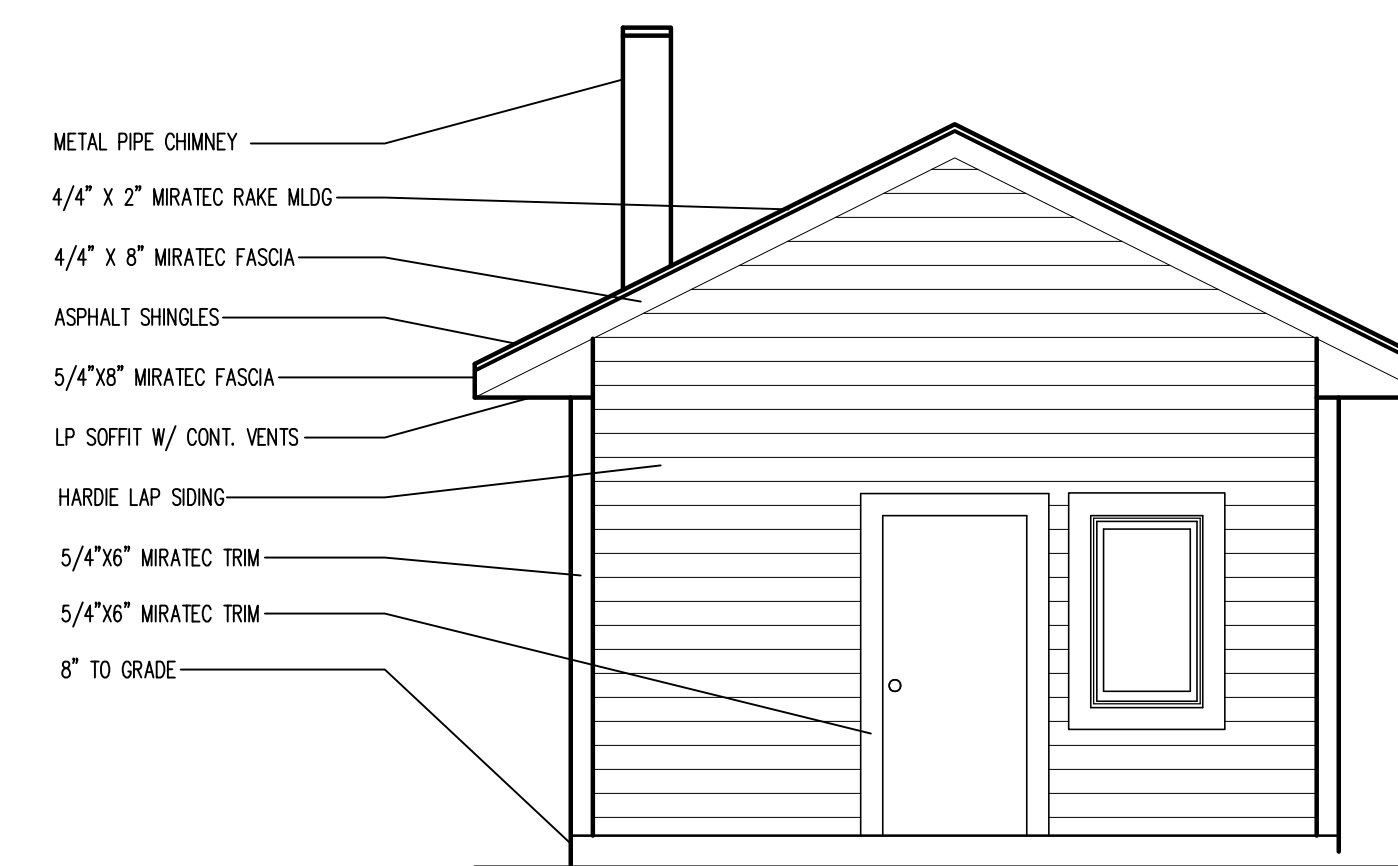
TYP. WALL SECTION
1/2"=1'-0"



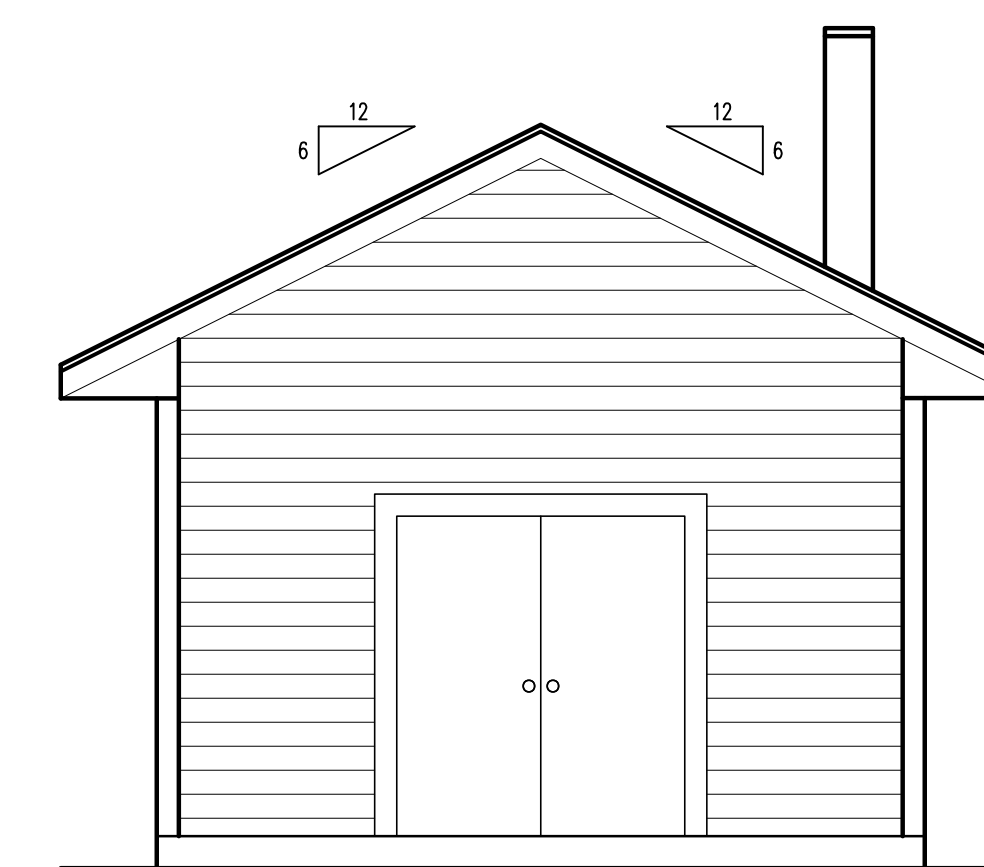
LEFT ELEVATION



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



FRONT ELEVATION



R E A R E L E V A T I O N

1/4"=1'-0"



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: April 10, 2023
SUBJECT: Eric Eichler - Second Floor Addition at 11600 N. Wasaukee Road

Attachments:

Statement of Intent (PDF)

Survey (PDF)

Pictures (PDF)

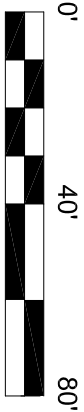
Plans (PDF)

Statement of Intent

Eichler Residence
11600 N. Wausaukee Rd.
Mequon, WI 53097

We propose to put an addition on the north end of the existing home. The addition will consist of a bedroom, full bathroom, laundry room, and family room, all built on top of an existing garage. The project is designed to achieve a welcoming extension of the existing home by utilizing architecture and materials consistent with the original structure. By restricting the roof line of the addition to match the lower ridge on the south end of the home, we not only balance the overall structure, but also keep the center of the home with its higher ridge, the focal point and dominant feature. This second-floor space will be connected to the main house via a door on the second floor as well as a new, open stairway to the ground floor where there will be a remodeled mudroom and a new entrance on the west side of the house. The interior 2nd-floor space will be open and bright with plenty of natural light and cathedral ceilings achieved by using structural ridges. Exterior materials and design will match the existing field stone, stucco, half-timbers, 4" lap siding, cedar shakes and Pella windows. The new entrance, surrounded by field stone and an expanded front porch will fit right in with the existing elevation.

Plat of Survey



PREPARED FOR:
Living Space Design Build
1205 E. Mainecke Ave.
Milwaukee WI, 53212

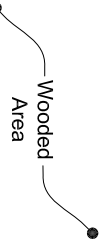
PROPERTY ADDRESS:
11600 Wasaukee Road
Mequon WI 53092

BEARINGS ARE REFERENCED TO
CSM NO. 3021, SOUTH LINE
LOT 1, BEARS S 87°46'04" W

Property Description: Document No. 0964068

LOT ONE (1) OF CERTIFIED SURVEY MAP NO. 3021, BEING THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 9 NORTH, RANGE 21 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR OZAUKEE COUNTY ON NOVEMBER 3, 1997, IN VOLUME 21, PAGE 267, TOGETHER WITH THAT PART OF LOT TWO (2) OF CERTIFIED SURVEY MAP NO. 3021 DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST 1/4 CORNER OF SECTION 19, TOWNSHIP 9 NORTH, RANGE 21 EAST; THENCE N 87 DEGREES 46 MINUTES 04 SECONDS E 642.61 FEET TO THE POINT OF BEGINNING; THENCE N 02 DEGREES 13 MINUTES 56 SECONDS W 309.80 FEET; THENCE S 17 DEGREES 31 MINUTES 19 SECONDS E 321.17 FEET; THENCE S 87 DEGREES 46 MINUTES 04 SECONDS W 84.67 FEET TO THE PLACE OF BEGINNING.

(S 88°26'39" W 275.00')
S 88°30'04" W 275.42'
(N 01°33'32" W 267.00')
S 01°32'45" E 266.98'



- LEGEND
- Septic Cover
 - Well
 - Monument Found as Noted
 - 3/4" Iron Rod Found
 - 3/4"x18" Iron Rod Set
 - Existing Spot Grade
 - Existing Contour

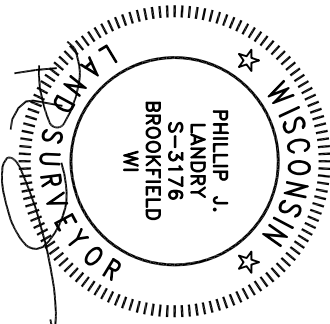
- Notes:
- A title commitment has not been provided and this parcel may be subject to, or benefit from, easements or agreements, written or otherwise, not shown hereon.
 - Outside diameter measured on all monuments.
 - Set monuments are 1,500lbs/lineal foot.
 - () Indicates recorded as bearings and dimensions.
 - Field work completed on 03-13-23.

WASAUKEE RD.

1
Parcel Contains
276,595 S.F.
6.35 Acres

(S 89°25'22" E 314.13')
N 89°20'48" W 314.01'

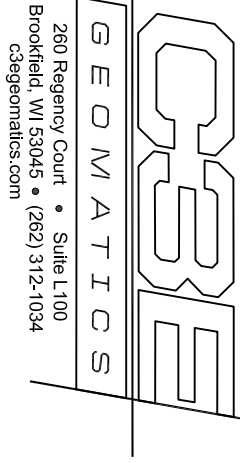
2



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, its 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.

Dated this 15th Day of March, 2023; Phillip J. Landry S-3176



Eichler Home West



Eichler Home South



Eichler Home East



Eichler Home North



Attachment: Pictures (8329 : Eric Eichler)

Eichler Home South West



Eichler Auxiliary West



Eichler Auxiliary North

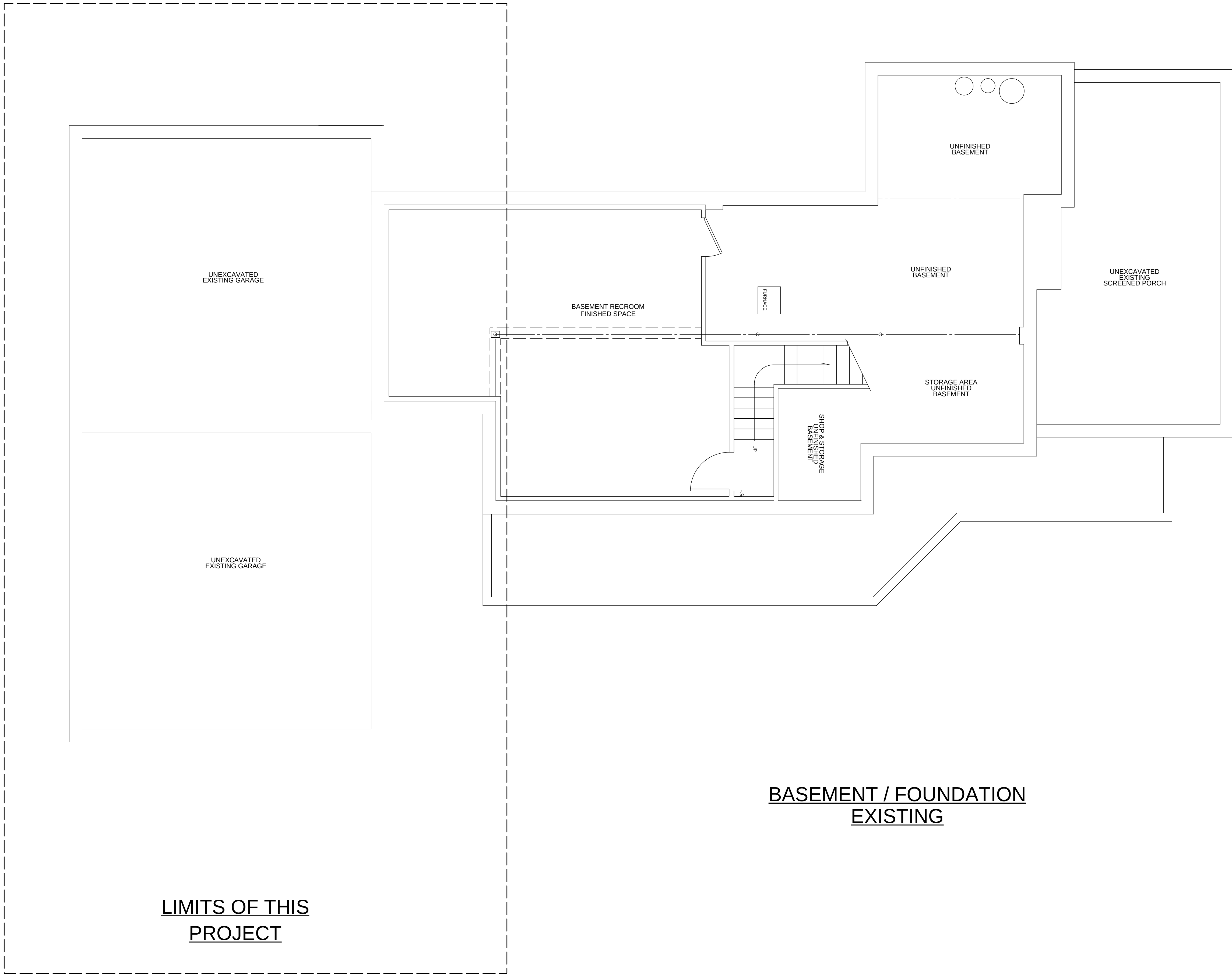


Eichler Auxiliary East

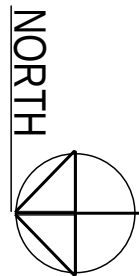


Eichler Auxiliary South

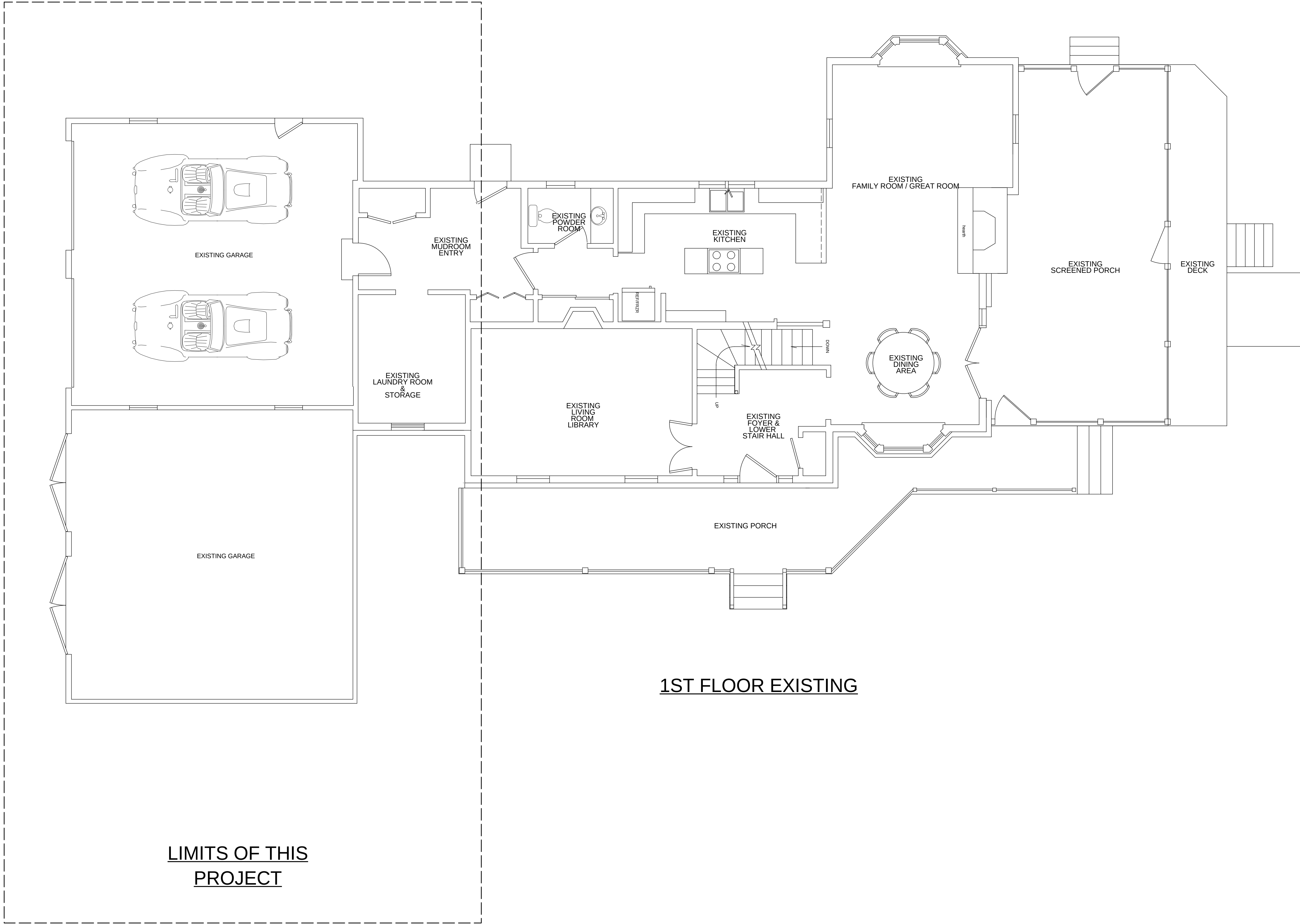


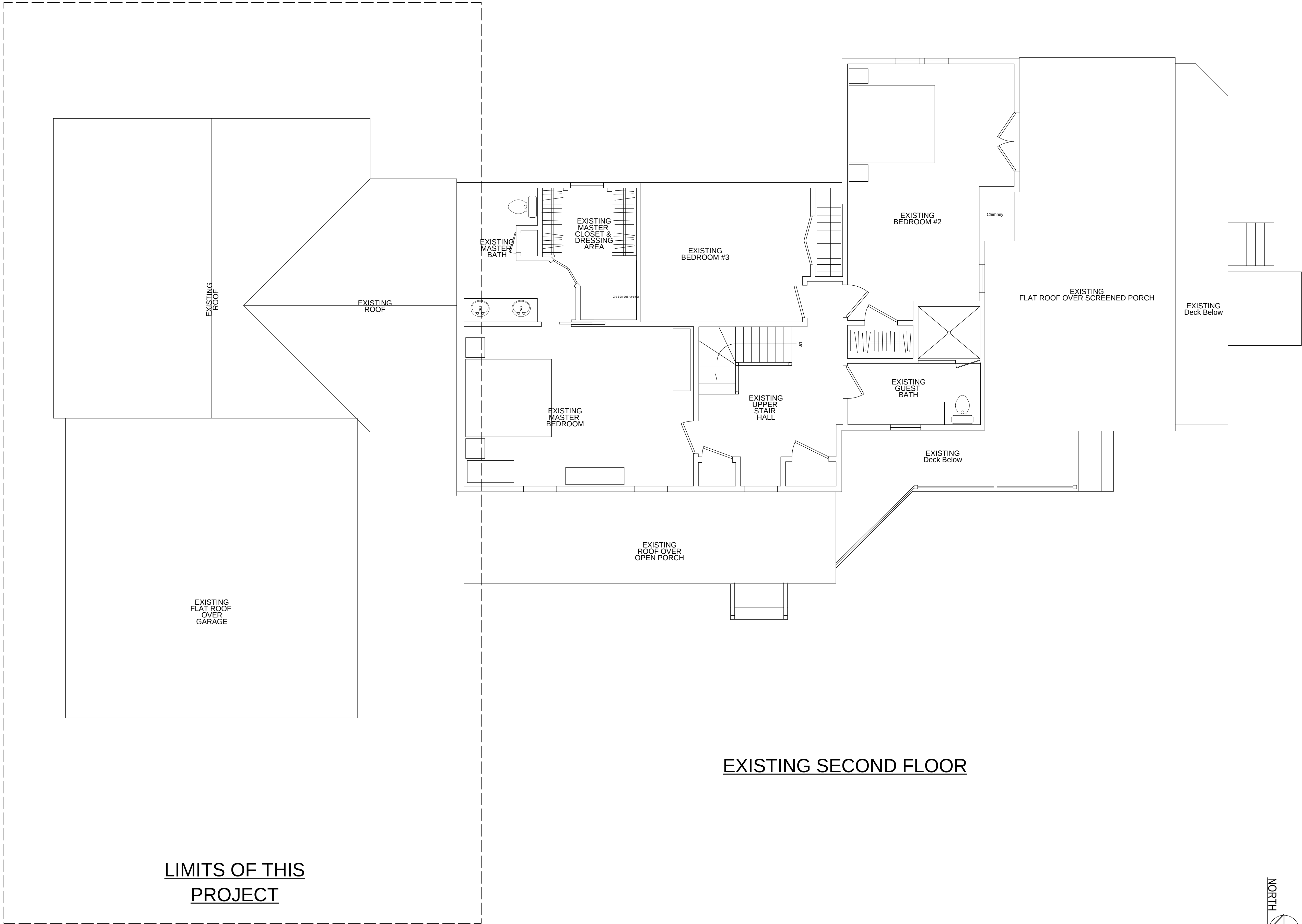


BASEMENT / FOUNDATION
EXISTING



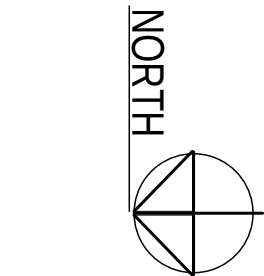
1/4" = 1'-0"



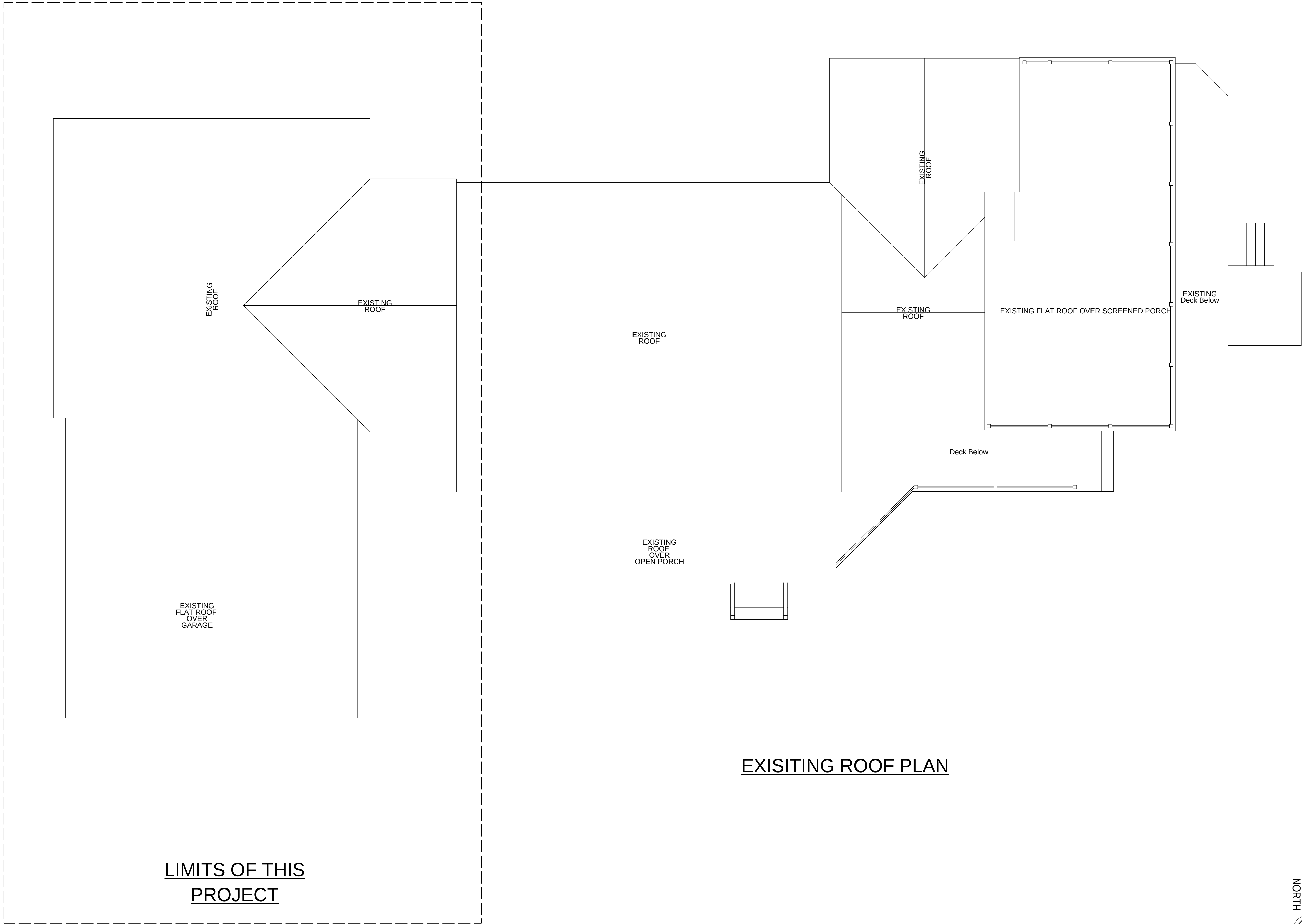


EXISTING SECOND FLOOR

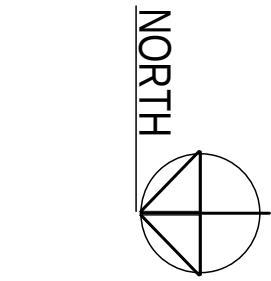
LIMITS OF THIS
PROJECT



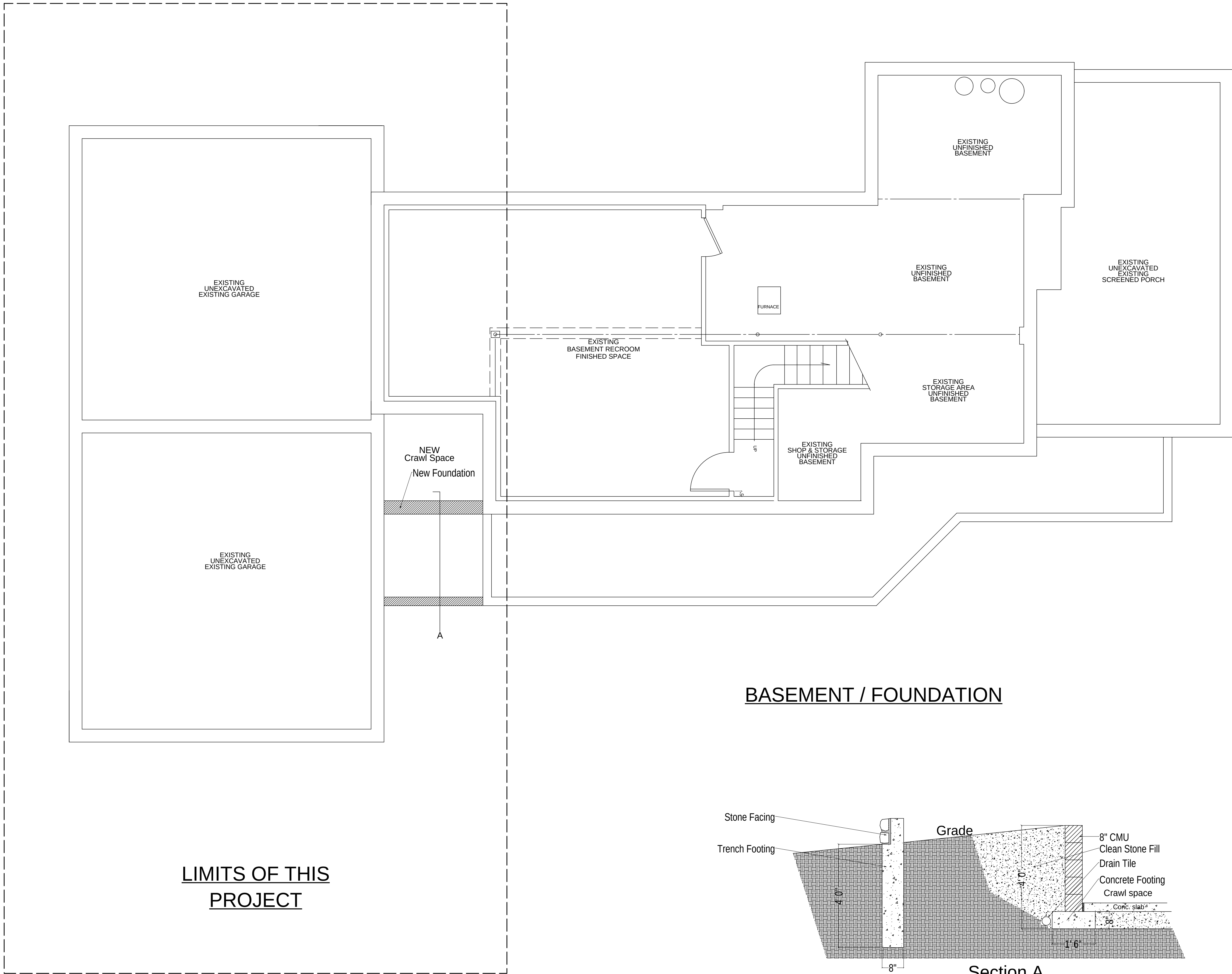
1/4" = 1'-0"



EXISTING ROOF PLAN

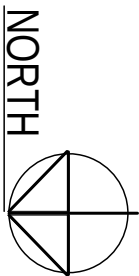
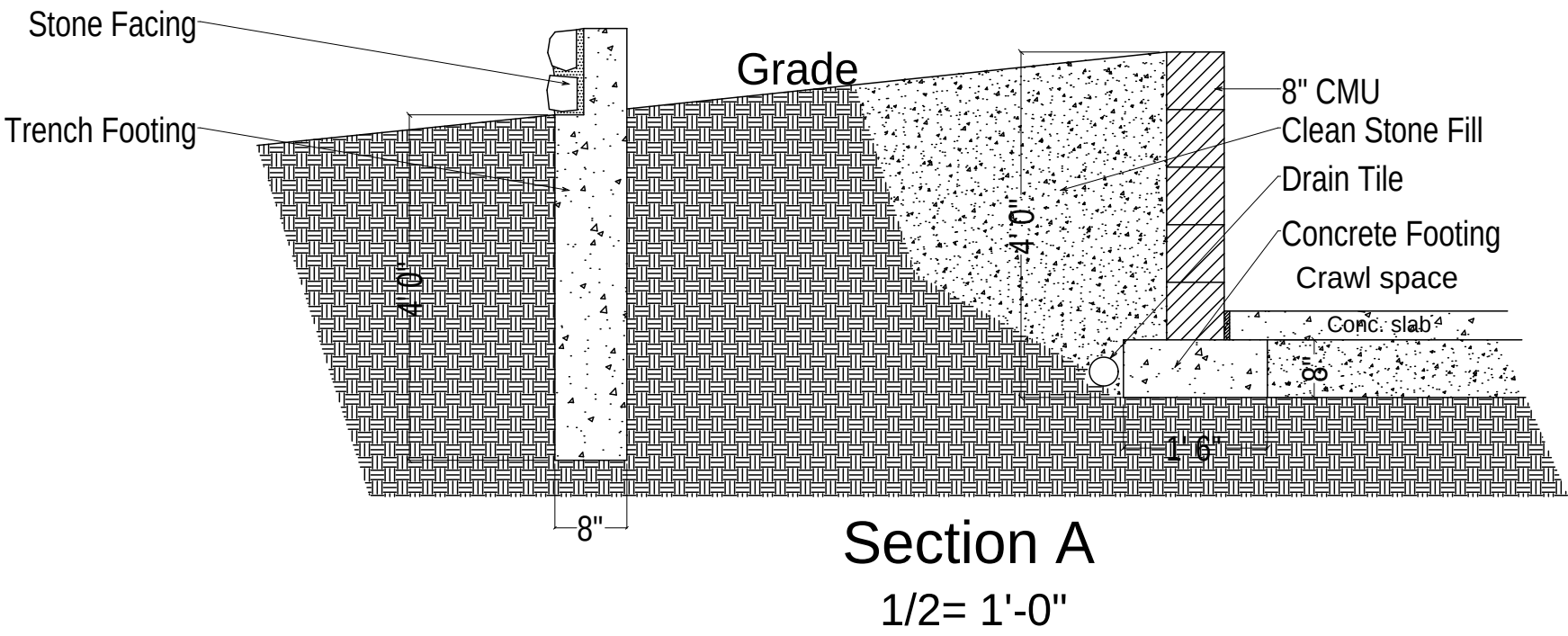


1/4" = 1'-0"

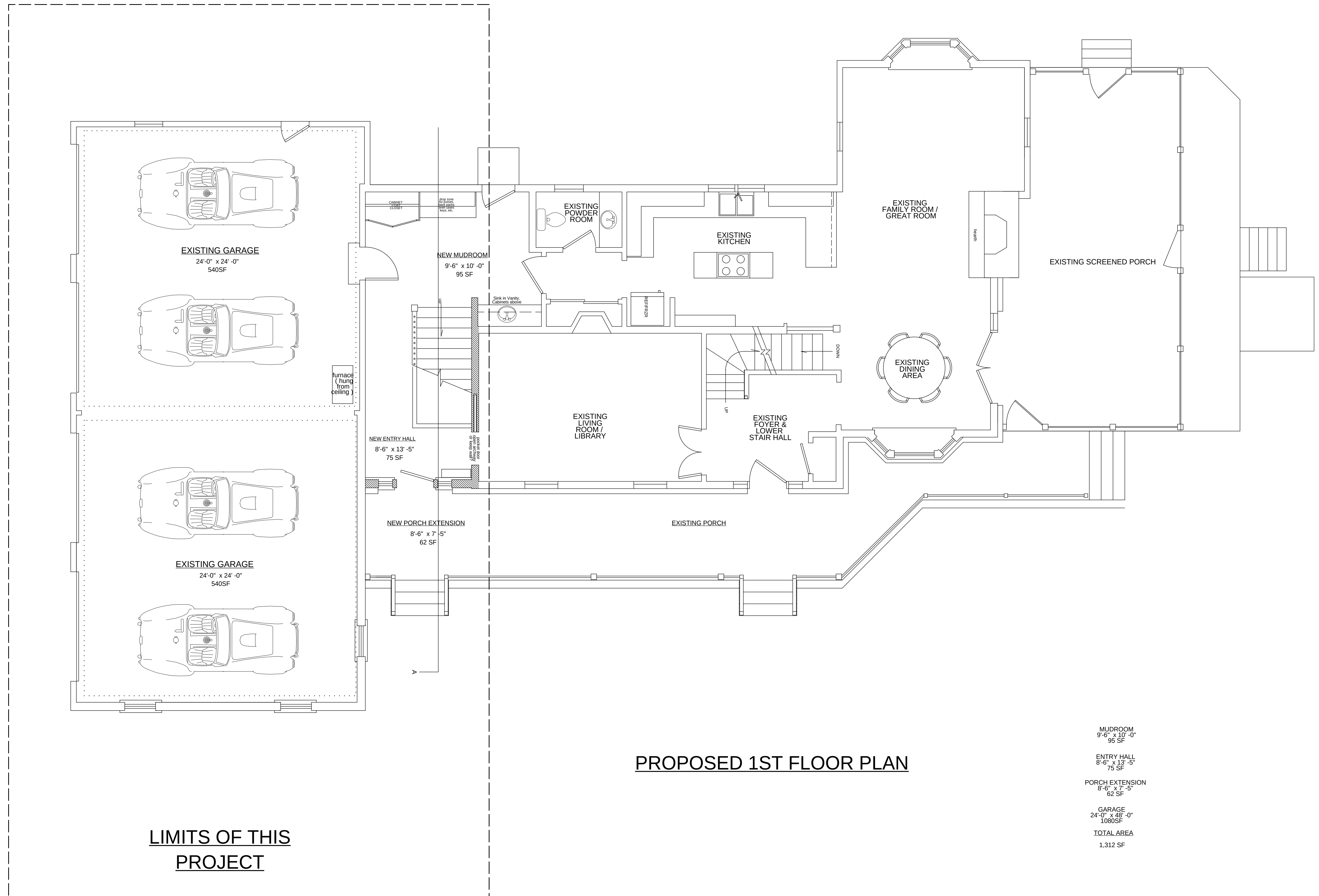


BASEMENT / FOUNDATION

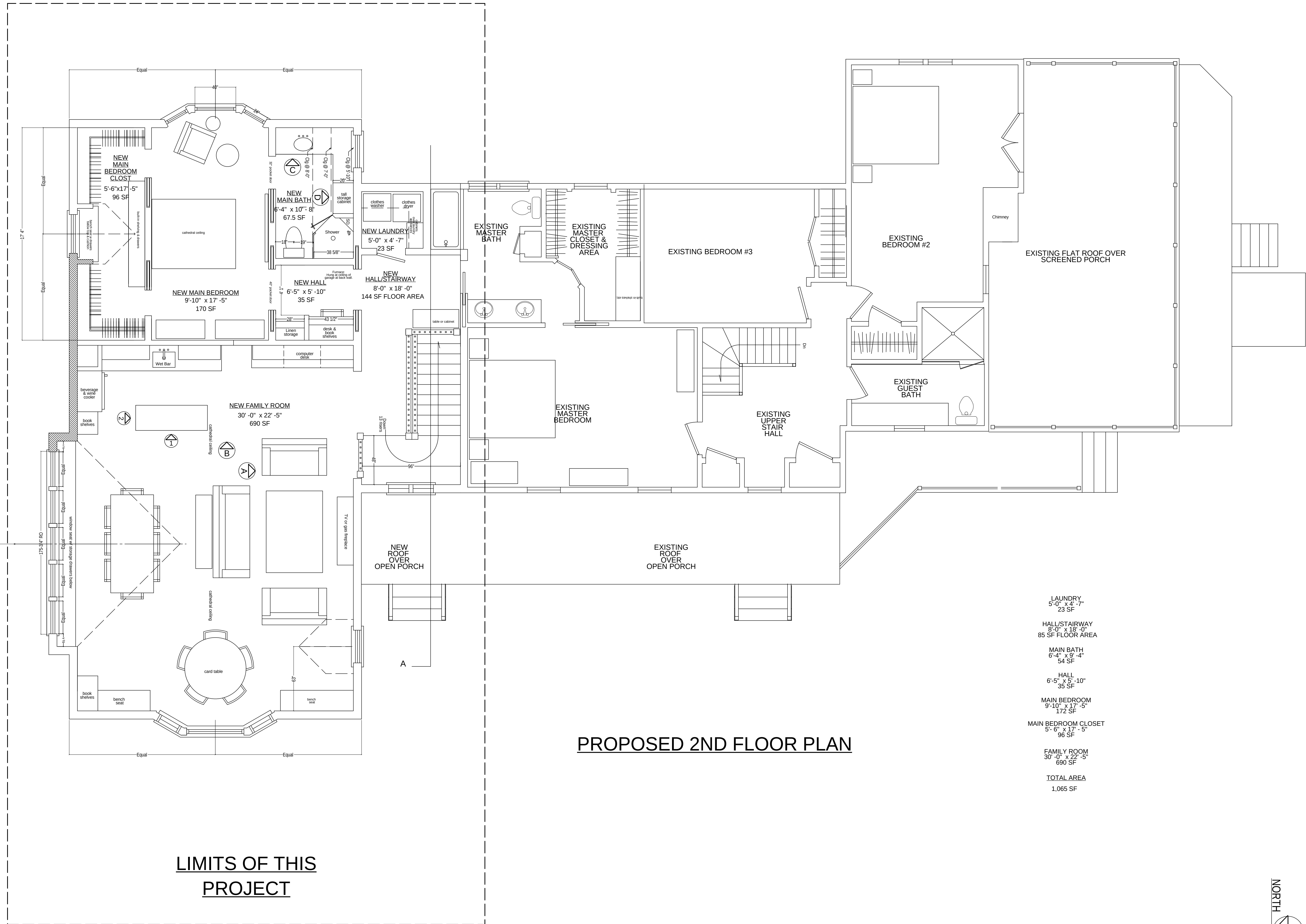
LIMITS OF THIS PROJECT



1/4" = 1'-0"


$$1/4'' = 1'-0''$$

Align center with garage doors below.
See North Elevation.



LIMITS OF THIS PROJECT

PROPOSED 2ND FLOOR PLAN

LAUNDRY
5'-0" x 4'-7"
23 SF

HALL/STAIRWAY
8'-0" x 18'-0"
85 SF FLOOR AREA

MAIN BATH
6'-4" x 9'-4"
54 SF

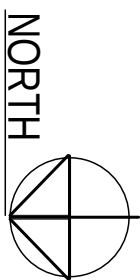
HALL
6'-5" x 5'-10"
35 SF

MAIN BEDROOM
9'-10" x 17'-5"
172 SF

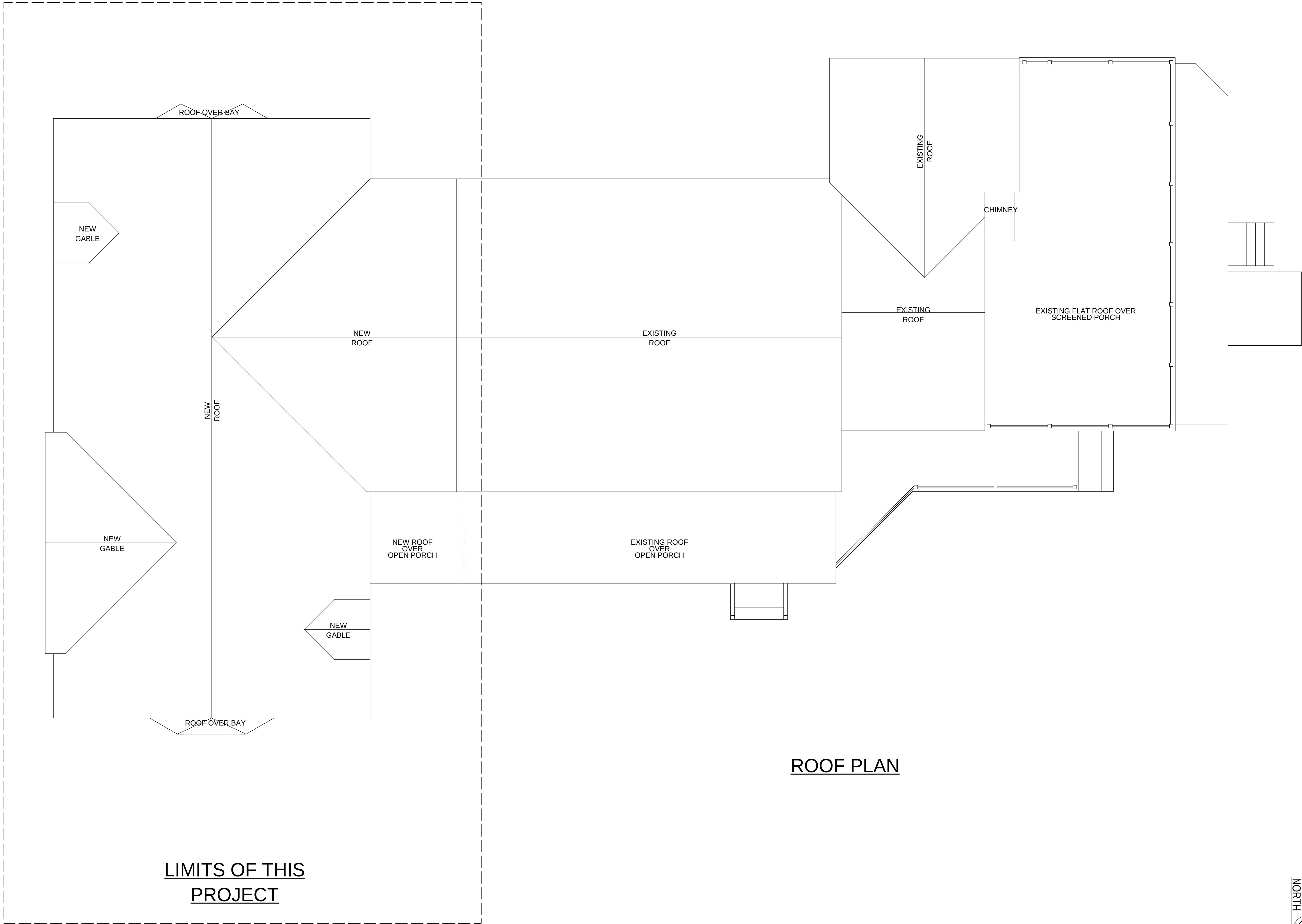
MAIN BEDROOM CLOSET
5'-6" x 17'-5"
96 SF

FAMILY ROOM
30'-0" x 22'-5"
690 SF

TOTAL AREA
1,065 SF

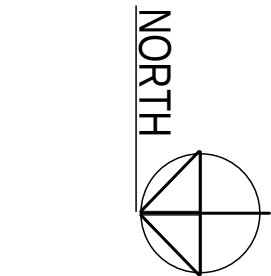


1/4" = 1'-0"



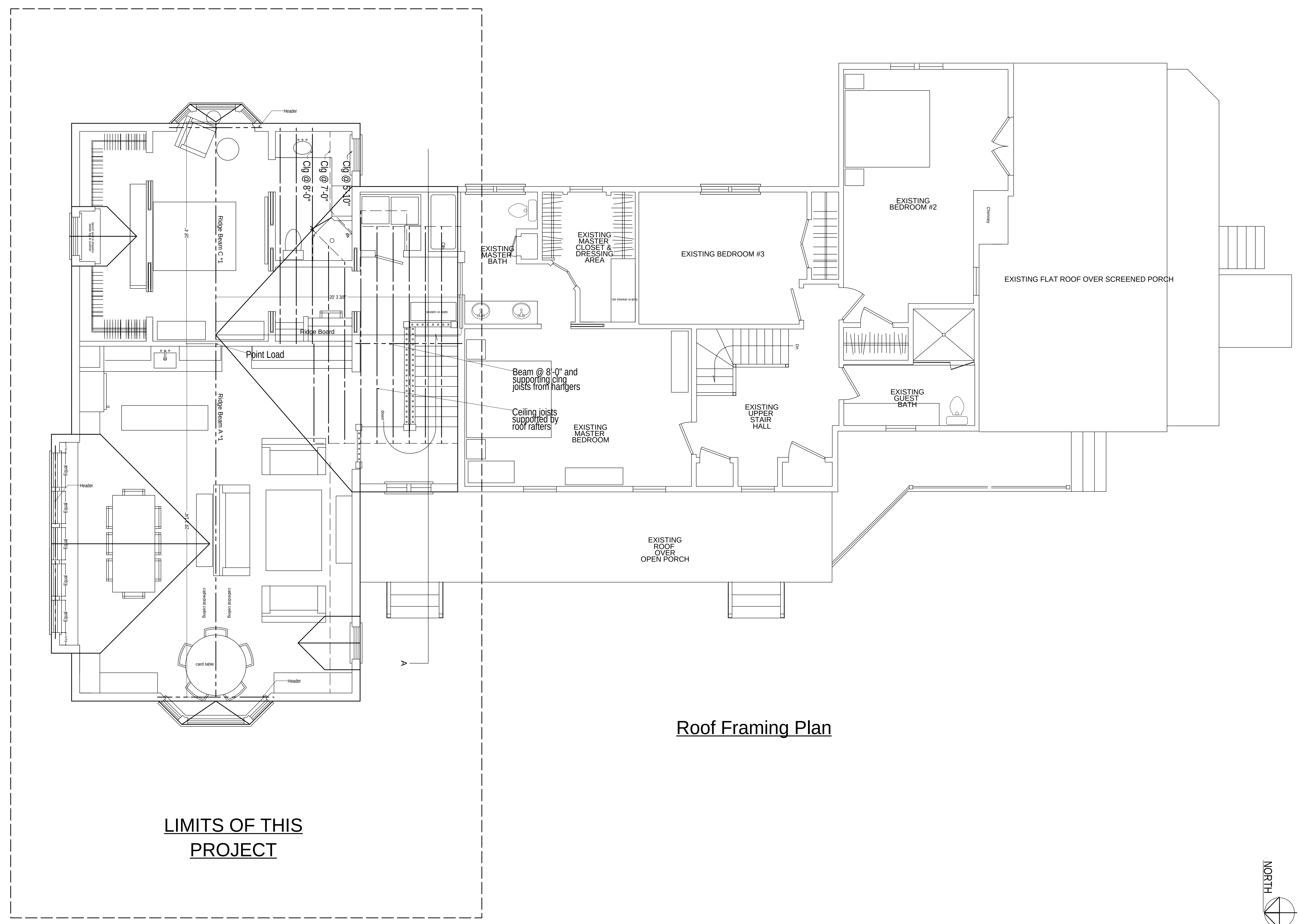
ROOF PLAN

LIMITS OF THIS
PROJECT



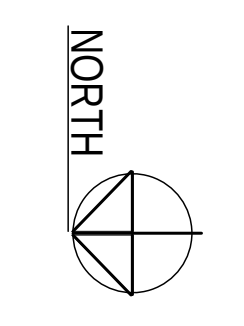
1/4" = 1'-0"

*1 Note:
See Sheet A7 for
structural member details.

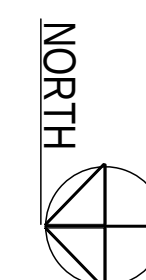
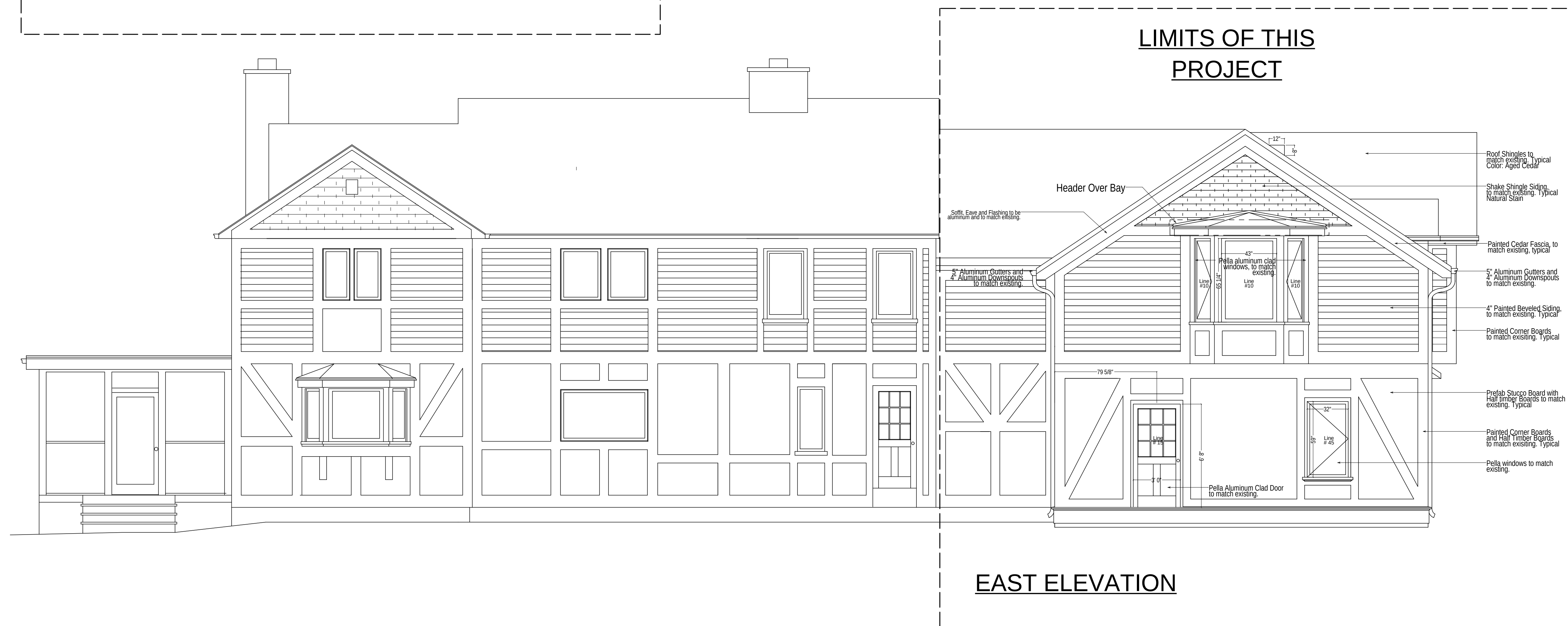
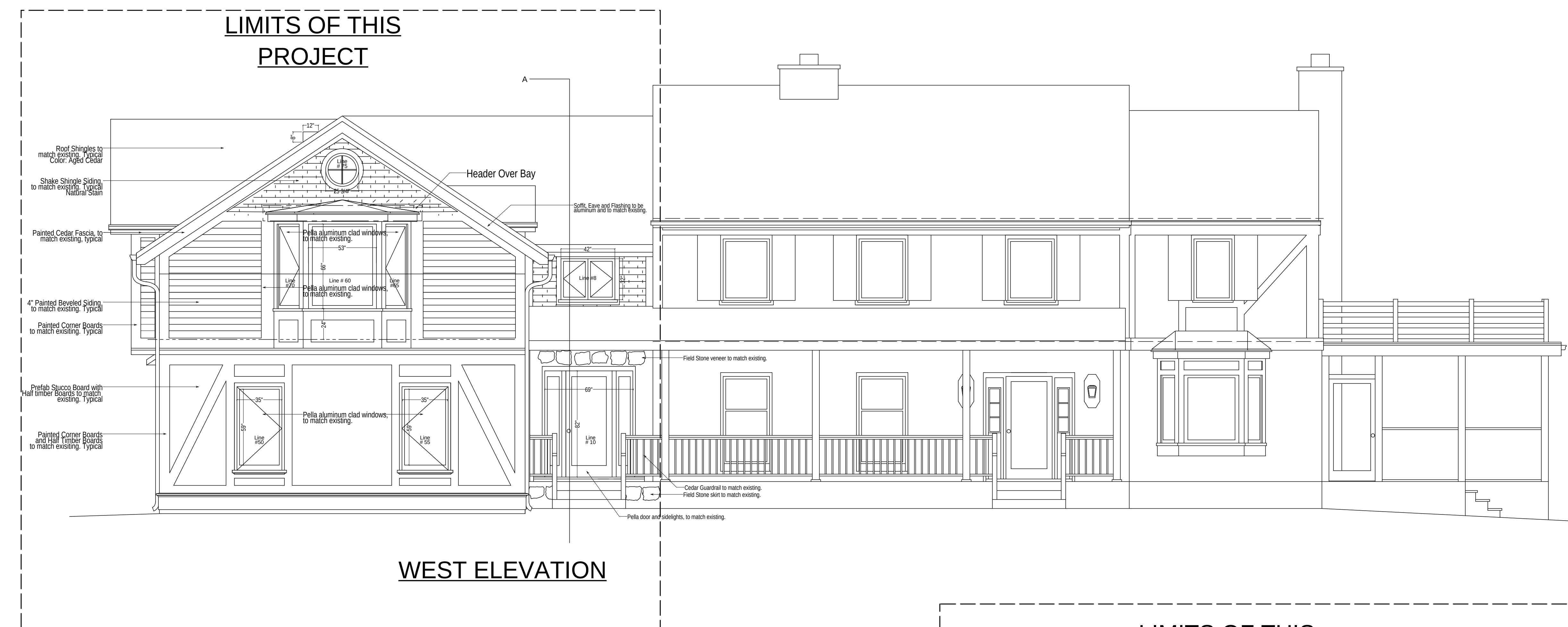


Roof Framing Plan

LIMITS OF THIS
PROJECT



1/4" = 1'-0"


$$1/4'' = 1'-0''$$



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: April 10, 2023
SUBJECT: Matt Peoplis - Shed at 12420 N. River Road

Attachments:

Statement of Intent (PDF)

Survey (PDF)

Pictures (PDF)

Plans (PDF)

Statement of Intent

I want to replace a 25+ year old wooden shed that is 10 feet wide x 12 feet deep with a new wooden shed that is 12 feet wide x 24 feet deep. It will sit in the same area of my lot as the current shed. Asphalt shingle roof, Smartside sheathing exterior walls which is what current shed materials are.

The shed will be 42 feet from the south lot line, 60 feet from the east, 176 feet from the north and 388 feet from the west lot line.

Matt Peoplis

12420 N. River Rd.

Mequon WI 53092

262-707-3265

Attachment: Statement of Intent (8331 : Matt Peoplis)

Matthew & Nancy Peoples
12420 N River Rd
Mequon, WI 53092

RECORDED

1986 NOV 24 AM 10:30

380564

Ronald H. Voigt
REGISTER OF DEEDS
OZAUKEE COUNTY, WI

1807

VOL 14 PAGE 61
Sheet 1 of 2

CERTIFIED SURVEY MAP NO. _____

Being a redivision of Lot 2 of Certified Survey Map No. 1797,
located in the Northwest $\frac{1}{4}$ of Section 13, Township 9 North, Range 21
East, in the City of Mequon, Ozaukee County, Wisconsin.

BADGER PLANNING & DEVELOPMENT SERVICES, INC.

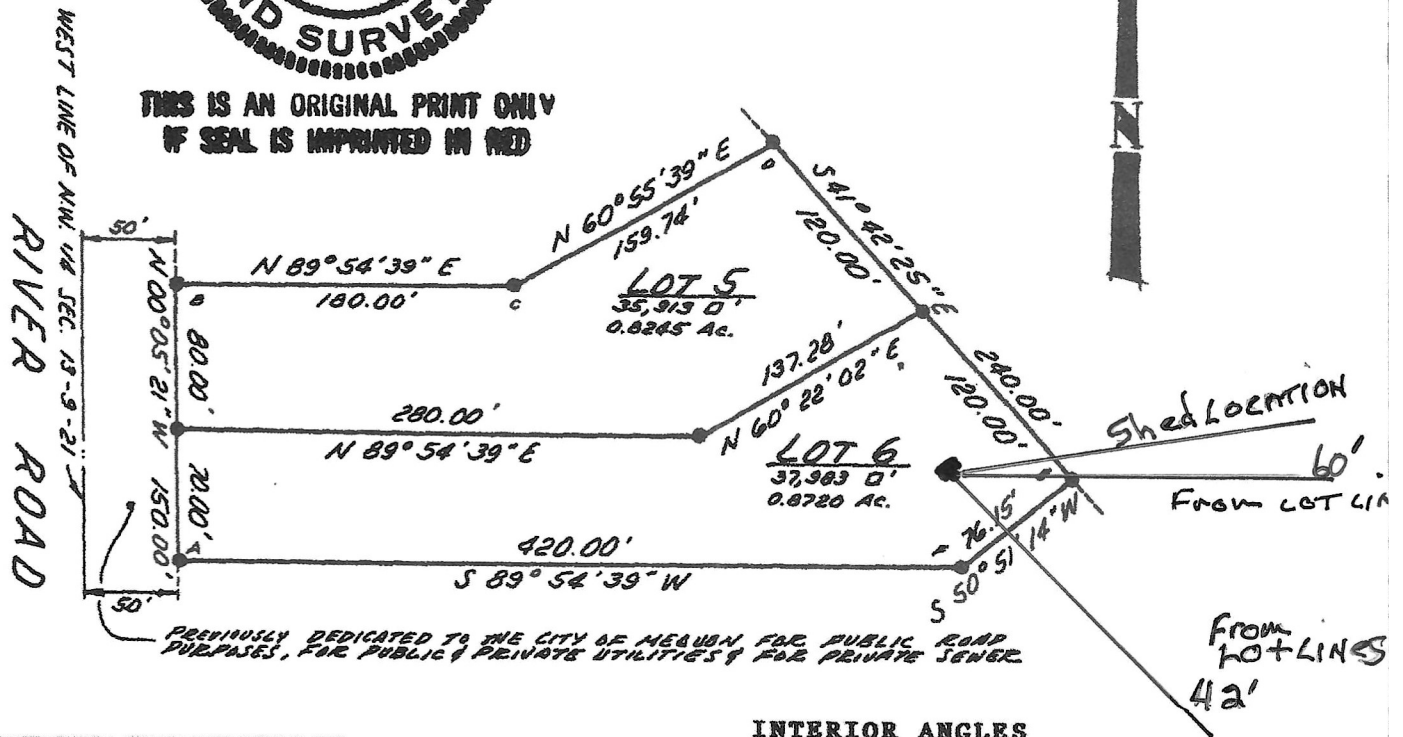
SCALE: 1" = 100'



NOTE: * DENOTES 1" x 24" Iron Pipe
Weight 1.13LBS. per Lineal Foot

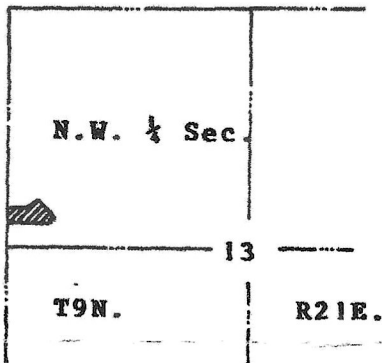


THIS IS AN ORIGINAL PRINT ONLY
IF SEAL IS IMPRINTED IN RED



INTERIOR ANGLES

A.	90°00'00"
B.	90°00'00"
C.	208°59'00"
D.	102°38'04"
E.	87°26'21"
F.	140°56'35"



VICINITY MAP

1" = 2000'

CSM 86-0176

APPROVED

JAN 27 1986

MEQUON PLANNING COMMISSION

[Signature]

Attachment: Survey (8331 : Matt Peoples)

1807

VUL 14 PAGE 62
Sheet 2 of 2

CERTIFIED SURVEY MAP NO. _____

Being a redivision of Lot 2 of Certified Survey Map No. 1797, located in the Northwest $\frac{1}{4}$ of Section 13, Township 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin.

SURVEYOR'S CERTIFICATE

I, Clarence H. Piepenburg, Registered Land Surveyor, hereby certify:
That I have surveyed, mapped and redivided Lot 2 of Certified Survey Map No. 1797, being a redivision of Lot 2 of Certified Survey Map No. 1797, located in the Northwest $\frac{1}{4}$ of Section 13, Township 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin, bounded and described as follows:

Commencing at the southwest corner of said Lot 2; thence N.0°05'21"W. along the west line of said Lot 2, 150.00 feet to the northwest corner of said Lot 2; thence N.89°54'39"E. along the north line of said Lot 2, 180.00 feet to a corner of said Lot 2; thence N.60°55'39"E. along the northerly line of said Lot 2, 159.74 feet to a northeasterly corner of said Lot 2; thence S.41°42'25"E. along the easterly line of said Lot 2, 240.00 feet to a corner of said Lot 2; thence S.50°51'14"W. along the southerly line of said Lot 2, 76.15 feet to a corner of said Lot 2; thence S.89°54'39"W. along the south line of said Lot 2, 420.00 feet to the point of commencement, containing 1.6965 acres of land.

That I have made such survey, map and redivision by the direction of Mochon Development Corporation, owner of said land.

That I have fully complied with provisions of Chapter 193, Wisconsin Statutes and the subdivision regulations of the City of Mequon in surveying and mapping the same.

Dated this 6th day of January, 1986.

REVISED NOV. 17, 1986

Clarence H. Piepenburg
Clarence H. Piepenburg
Registered Land Surveyor S-139
MILWAUKEE, WIS.

CORPORATE OWNERS CERTIFICATE

Mochon Development Corporation, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this map to be surveyed, redivided and mapped as represented on this map.

IN WITNESS WHEREOF, the said U.S. Housing, Incorporated, has caused these presents to be signed by Clint Mochon, its president, and countersigned by Lois Mochon, its secretary, at Mequon, Wisconsin, and its corporate seal to be hereunto affixed this 3RD day of Nov, 1986.

In the presence of:

Ann R. Veltrop WITNESS

Carol Hill WITNESS

Mochon Development Corporation

Clint Mochon
Clint Mochon, President

Lois Mochon
Lois Mochon, Secretary

This instrument was drafted by
Clarence H. Piepenburg.

CSM 86-0176

Attachment: Survey (8331 : Matt Peoplis)



Attachment: Pictures (8331 : Matt Peoplis)

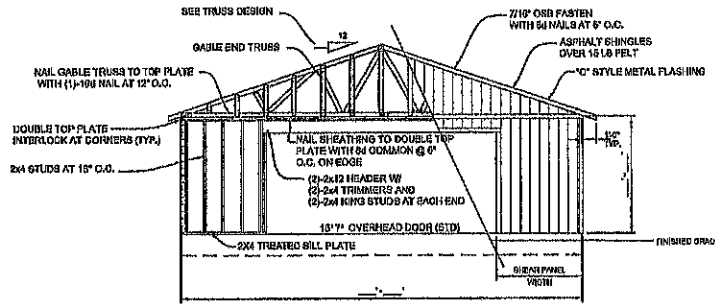


Attachment: Pictures (8331 : Matt Peoplis)

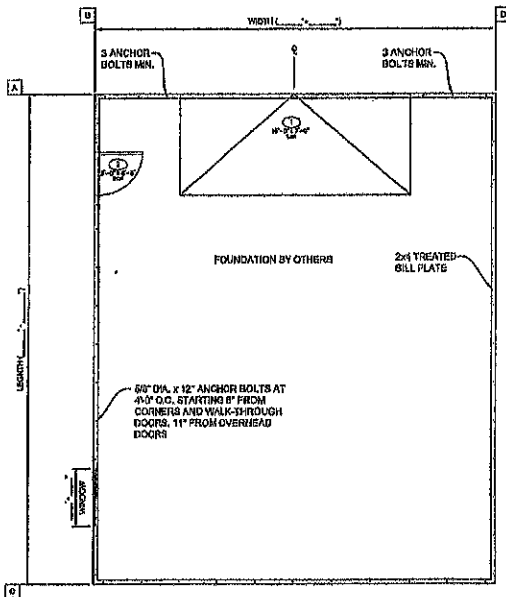


Attachment: Pictures (8331 : Matt Peoplis)

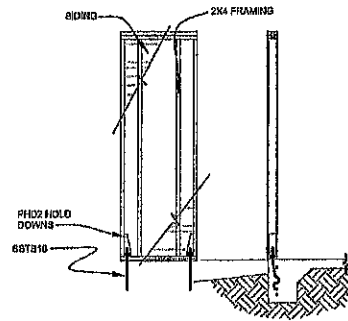
12x24 = 288 sq ft



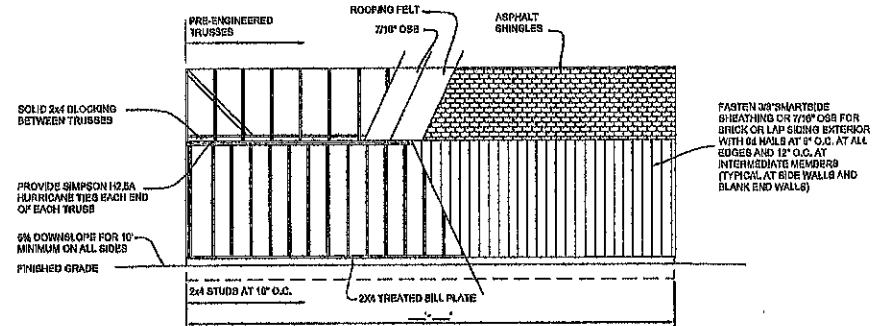
END WALL ELEVATION WITH OPENING
SCALE: 1/4" = 1'-0"



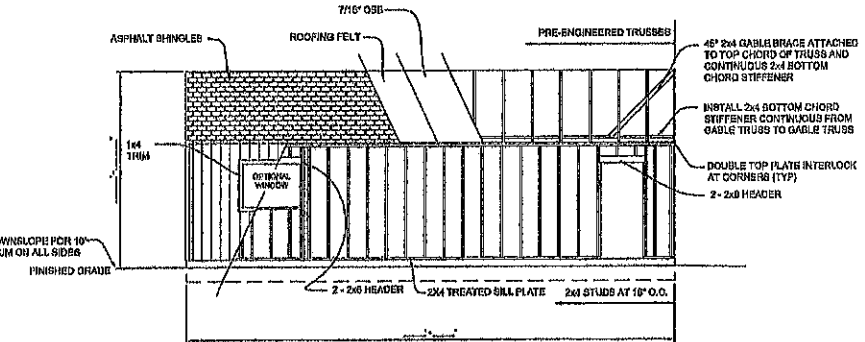
FLOOR PLAN
SCALE: 1/2" = 1'-0"



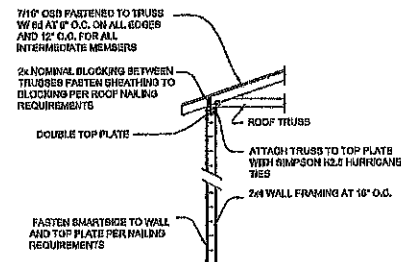
WALL PANELS LESS THAN 2'-8"
HOLD DOWNS REQUIRED
2320.11.4 - EACH 2'-0" PANEL MUST BE TIED TO THE FOUNDATION WITH A HOLD DOWN WITH THE APPROVED UPLIFT CAPACITY OF NOT LESS THAN 1,600 POUNDS.



BLANK SIDE WALL ELEVATION
SCALE: 1/4" = 1'-0"



SIDE WALL ELEVATION WITH OPENINGS
SCALE: 1/4" = 1'-0"



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

STRUCTURAL NOTES:

REFERENCE: 2010 INTERNATIONAL BUILDING CODE AND AMENDMENTS PER LOCAL BUILDING DEPARTMENT JURISDICTION OVER THIS PROJECT.
115 MPH WIND LOAD, EXPOSURE C

LUMBER:

1. ALL LUMBER SHALL BE 31M-FIR GRADE NO. 2 OR BETTER, WITH A BASE MINIMUM ALLOWABLE EXTREME FIBER BENDING STRESS FOR MEMBERS (E) OF 550 PSI EXCLUDING ADJUSTMENT FACTORS FOR USE, SIZE, LOAD DURATION, ENVIRONMENT, ETC., UNLESS OTHERWISE NOTED.
2. REFER TO THE TRUSS DESIGN FOR DESIGN INFORMATION

RG-10

STRUCTURAL DRAWINGS BY:
TUFF SHED
IN HOUSE DRAWING
1777 S. HARRISON STREET
DENVER, COLORADO 80210
(303) 795-7777

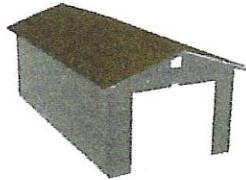
PO No. _____
Customer: _____
Description: _____
BUILDING TO BE SUPPLIED AND
DRAWN BY TUFF SHED, INC.
SHEED ADDRESS: _____

THESE DRAWINGS AND THE
DESIGN ARE THE PROPERTY OF
TUFF SHED, INC. NO PART OF
THESE DRAWINGS ARE TO BE
REPRODUCED OR USED FOR ANY
OTHER PROJECT WITHOUT THE
WRITTEN CONSENT OF TUFF
SHED, INC.

TUFF SHED
Storage Buildings & Garages
TUFF SHED, INC.
1777 S. HARRISON STREET
DENVER, CO 80210
(303) 795-7777

Drawn By: PK
Date: 11/16/10
Checked By:
Date:
Reviewed:
Title:
STANDARD RANCH
GARAGE - OVERHEAD
DOOR END WALL

Scale: 1/4" = 1'-0"
Sheet:
S1
Sheet 1 of 1


Customer Information

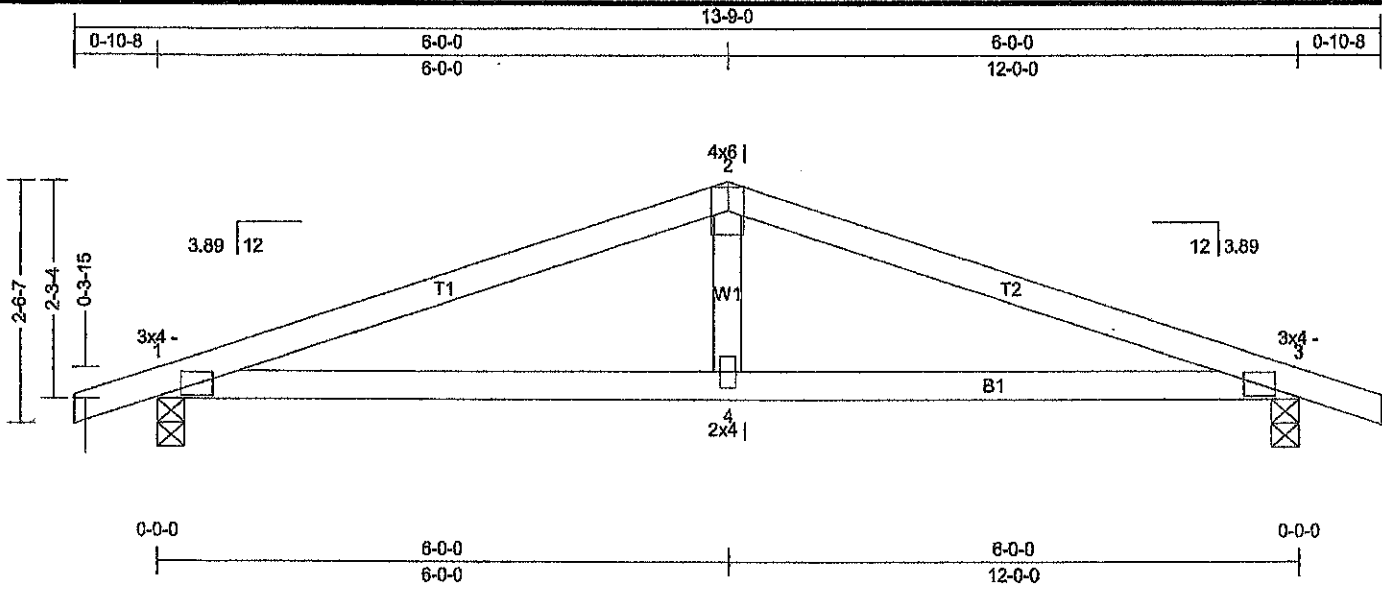
Matthew Peoplis
12420 N. River Rd
Mequon, WI 53092
mpeoplis@gmail.com

Shipping Information

Matthew Peoplis
12420 N. River Rd
Mequon, WI 53092

Description	Qty	List Price	Discount	Ext Net Price
Premier Ranch Garage 12 x 24	1/Ea	\$10731.00	\$0.00	\$10731.00
8'x7' Standard Garage Door	1/Ea	\$0.00	\$0.00	\$0.00
3068 R-In 6-Panel Residential Door	1/Ea	\$0.00	\$0.00	\$0.00
Door - Drip Cap (3')	1/Ea	\$37.00	50.00%	\$18.50
3'x2' Insulated Horizontal Sliding Window	1/Ea	\$229.00	50.00%	\$114.50
Paint - Autumn Gray	607/Sq Ft	\$0.00	\$0.00	\$0.00
Paint - Ground Coffee	1/Sq Ft	\$0.00	\$0.00	\$0.00
Paint 10% of building base price	1/Ea	\$1074.00	\$0.00	\$1074.00
Paint discount, customer to apply 2nd coat. Tuff Shed supplies paint, roller & brush	1/Ea	\$-429.00	\$0.00	\$-429.00
Golden Cedar 3 Tab	380/Sq Ft	\$0.00	\$0.00	\$0.00
12" Gable Overhang	24/Lin Ft	\$30.00	50.00%	\$360.00
12"x12"Gable End Vent, White	1/Ea	\$37.00	50.00%	\$18.50
Engineering Fees	288/Sq Ft	\$1.25	\$0.00	\$360.00
Garage Delivery Fee	1/Ea	\$375.00	\$0.00	\$375.00
Fuel Surcharge	1/ea	\$20.00	\$0.00	\$20.00
List Price				\$13154.00 USD
Discount				\$511.50 USD
Subtotal				\$12642.50 USD

Attachment: Plans (8331 : Matt Peoplis)





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: April 10, 2023
SUBJECT: Ollie & Jennifer Ellsworth - Second Floor Addition at 3725 W. Grace Avenue

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



3.17.2023

Ellsworth Residence
3725 W Grace Ave
Mequon, WI 53092

Statement of Intent

The proposed project consists of a second floor addition over an existing attached garage. A guest suite will be in the newly created interior space. The architectural language including all exterior colors, materials, siding, and windows are to match the existing home.

Attachment: Statement of Intent (8332 : Ollie & Jennifer Ellsworth)





Existing North Elevation



Existing West Elevation



Existing South Elevation



Existing East Elevation

Attachment: Pictures (8332 : Ollie & Jennifer Ellsworth)



NORTH EXTERIOR ELEVATION



Attachment: Plans (8332 : Ollie & Jennifer Ellsworth)

EAST EXTERIOR ELEVATION



Attachment: Plans (8332 : Ollie & Jennifer Ellsworth)

WEST EXTERIOR ELEVATION



Attachment: Plans (8332 : Ollie & Jennifer Ellsworth)

ELLSWORTH ADDITION

3725 W GRACE AVE
MEQUON, WI 53092

3.7.c



GABOR

DESIGN BUILD LLC

W156 N11238 PILGRIM RD
GERMANTOWN, WI 53022
PHONE: (262) 437-2100

		REVISION DATE			
		03/17/23			
T1.0	TITLE SHEET	●			
G1.0	GENERAL NOTES	●			
D2.1	FIRST & SECOND FLOOR DEMOLITION PLANS	●			
A2.1	FIRST FLOOR PLAN	●			
A2.2	SECOND FLOOR PLAN	●			
A2.3	ROOF PLAN	●			
A4.1	EXTERIOR ELEVATIONS	●			
A4.2	EXTERIOR ELEVATIONS	●			
A5.1	BUILDING SECTION	●			
A6.1	INTERIOR ELEVATIONS	●			
A7.1	DETAILS	●			
A8.1	SCHEDULES	●			
S2.2	STRUCTURAL PLANS	●			
MEP2.2	SECOND FLOOR MECHANICAL, ELECTRICAL, & PLUMBING PLAN	●			

ARCHITECTURAL SYMBOLS

ELEVATION HEIGHT

PLAN NOTE REFERENCE

DOOR NUMBER

WINDOW NUMBER

BUILDING SECTION REFERENCE
DRAWING NUMBER

WALL SECTION OR ELEVATION
REFERENCE DRAWING NUMBER

DETAIL REFERENCE DRAWING
NUMBER

INTERIOR ELEVATION REFERENCE
DRAWING NUMBER

REVISION REFERENCE

PLAN ABBREVIATION KEY

ABV

ABOVE

AFF

ABOVE FINISH FLOOR

BLDG

BUILDING

BO

BOTTOM OF

CC

CLOTHES CHUTE

DIA

DIAMETER

DW

DISHWASHER

DWSP

DOWNSPOUT

ETR

EXISTING TO REMAIN

EQ

EQUAL DISTANCE

FLR

FLOOR

GO

GARBAGE DISPOSAL

GYP

GYPSUM BOARD

HWD

HARDWOOD

INSUL

INSULATION

LVP

LUXURY VINYL PLANK

LVT

LUXURY VINYL TILE

MAX

MAXIMUM

MIN

MINIMUM

N/A

NOT APPLICABLE

OC

ON CENTER

PG

PAIN GRADE

PT

PRESSURE TREATED

SG

STAIN GRADE

SS

SELECTIONS SHEET

T&G

TONGUE AND GROOVE

TBD

TO BE DETERMINED

TYP

TYPICAL AT MULTIPLE LOCATIONS

UNO

UNLESS NOTED OTHERWISE

VIF

VERIFY IN FIELD

w/

WITH

WH

WATER HEATER

ELLSWORTH ADDITION
3725 W GRACE AVE
MEQUON, WI 53092

REVISIONS

DRAWING TITLE

TITLE SHEET

DRAWING NUMBER

T1.0

03/17/2023

BV

Packet Pg. 84

Attachment: Plans (8332 : Ollie & Jennifer Ellsworth)



GABOR
DESIGN BUILD LLC

W156 N11238 PILGRIM RD
GERMANTOWN, WI 53022
PHONE: (262) 437-2100

ELLSWORTH ADDITION
3725 W GRACE AVE
MEQUON, WI 53092

Attachment: Plans (8532 : Ollie & Jennifer Ellsworth)

GENERAL NOTES:

- 1) THESE PLANS AND DESIGN ARE COPYRIGHT PROTECTED AND MAY NOT BE USED WITHOUT WRITTEN CONSENT OF GABOR DESIGN BUILD OR THE HOME OWNER.
- 2) ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTORS FOR THIS PROJECT MUST CHECK AND VERIFY ALL DETAILS, FIELD CONDITIONS, DIMENSIONS, AND PROJECT SPECIFICATIONS AND BE RESPONSIBLE FOR SAME. CONTRACTORS SHALL BE RESPONSIBLE FOR ENSURING ALL CONSTRUCTION IS IN ACCORDANCE WITH ALL NATIONAL, STATE, AND LOCAL CODES.
- 3) ALL STRUCTURAL NOTATIONS ARE FOR REFERENCE ONLY AND ARE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL STRUCTURAL REQUIREMENTS TO MEET ALL STATE AND LOCAL CODES AND IS APPROVED BY THE STATE INSPECTOR AND STRUCTURAL ENGINEER.
- 4) ALL EXTERIOR DIMENSIONS ARE TO THE FACE OF SHEATHING. ALL INTERIOR DIMENSIONS ARE TO THE FACE OF DRYWALL.
- 5) WINDOW SIZES ARE FOR REFERENCE ONLY. CONTRACTOR IS TO VERIFY MANUFACTURER AND SIZE TO MEET ALL CODE REQUIREMENTS: INCLUDING EGRESS, LIGHT, AND VENTILATION.
- 6) ALL SHOP DRAWINGS SHALL BE REVIEWED BY THE OWNER PRIOR TO FABRICATION AND ERECTION.
- 7) ANY MINOR OR REQUIRED CHANGES OR MODIFICATIONS TO THIS PLAN DO NOT REDUCE OR VOID THE COPYRIGHTS COVERING THIS SET OF PLANS IN ANY WAY. MODIFICATIONS TO THIS PLAN, FOR ANY REASON, SHOULD BE ATTEMPTED BY AN ARCHITECT OR ENGINEER ONLY. DESIGNER ACCEPTS NO RESPONSIBILITY FOR THE QUALITY AND COMPLETENESS OF ANY CHANGES ATTEMPTED. PLEASE REMEMBER THAT EVEN A SIMPLE CHANGE TO ONE AREA OF A HOME CAN GREATLY AFFECT MANY OTHER AREAS IN THE HOME AND ONLY A QUALIFIED PROFESSIONAL IS EQUIPPED TO FULLY UNDERSTAND THE RAMIFICATIONS OF ANY CHANGE OR MODIFICATION.
- 8) PRIOR TO SUBMITTING BID, CONTRACTOR SHALL VISIT JOB SITE AND NOTIFY OWNER OF ANY CONDITIONS NOT INCLUDED IN THESE DOCUMENTS WHICH REQUIRE CORRECTIVE OR NO CHANGES TO PLANS ARE TO BE MADE WITHOUT WRITTEN APPROVAL BY THE OWNER/GENERAL CONTRACTOR. REPORT ANY DISCREPANCIES TO THE OWNER/GENERAL CONTRACTOR.
- 9) PRIOR TO CONSTRUCTION, THE OWNER/GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL REQUIRED PERMITS, APPROVALS AND FINAL CERTIFICATE OF OCCUPANCY. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL THE PERMITTING AUTHORITIES.
- 10) SITE REVIEW - NO SITE INSPECTION HAS OCCURRED. THE OWNER IS RESPONSIBLE FOR ALL SITE CONDITIONS, INCLUDING BUT NOT LIMITED TO: ORIENTATION, DRAINAGE, SOIL BEARING, WIND LOADS AND OTHER SUBSURFACE CONDITIONS.
- 11) ALL MATERIALS, SUPPLIES AND EQUIPMENT SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS AND PER APPLICABLE CODES AND REQUIREMENTS. THE DESIGNER SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE GENERAL CONTRACTOR, SUBCONTRACTORS, OR ANY OTHER PERSON PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- 12) MATERIALS STORED ON SITE SHALL BE PROTECTED FROM DAMAGE BY MOISTURE, WIND, SUN, ABUSE OR ANY OTHER HARMFUL AFFECTS.
- 13) THE CONTRACTOR IS RESPONSIBLE FOR ALL SAFETY PRECAUTIONS OR SAFETY PROGRAMS USED TO PROVIDE A SAFE WORKING ENVIRONMENT ON THE JOB SITE. CONTRACTOR IS RESPONSIBLE FOR ALL STRUCTURAL SHORING AND BRACING DURING CONSTRUCTION.
- 14) MANUFACTURER'S NAMES AND MODEL NUMBER LISTED IN THE SPECIFICATIONS OR IN THE SCHEDULES ARE FOR THE PURPOSE OF ESTABLISHING A QUALITY OF MANUFACTURER OR A SPECIFIC DESIGN CONFIGURATION. EQUAL PRODUCTS, AS APPROVED BY THE OWNER/GENERAL CONTRACTOR, WILL BE ACCEPTABLE FROM OTHER MANUFACTURERS.
- 15) ALL WORK TO BE FIRST RATE, HIGH QUALITY, AND ACCOMPLISHED IN A PROFESSIONAL MANNER BY SKILLED CRAFTSMEN USING ACCEPTED PRACTICES AND METHODS APPROPRIATE TO THE TRADE INVOLVED.
- 16) GENERAL CONTRACTOR AND SUBCONTRACTORS ARE TO ENSURE THAT HOME OWNER DOES WALK THROUGH OF HOUSE PRIOR TO INSULATION.

GENERAL SITE PROTECTION NOTES:

- 1) THE HOME OWNER IS RESPONSIBLE FOR REMOVING ALL PERSONAL BELONGINGS AND FURNITURE FROM PROJECT AREA PRIOR TO BEGINNING WORK.
- 2) ALL SUBCONTRACTORS ARE RESPONSIBLE FOR MAINTAINING A CLEAN WORK ENVIRONMENT. CLEAN UP YOUR WORK ZONE AT THE END OF THE DAY EACH DAY. BE MINDFUL OF OTHER CONTRACTORS' FINISHED WORK. MAKE SURE ALL DEBRIS IS PUT INTO THE DUMPSTER AND IS NOT LAYING OR SPILLING AROUND THE DUMPSTER.
- 3) ALL SUBCONTRACTORS ARE RESPONSIBLE FOR MAINTAINING AND REPAIRING ANY DAMAGED PROTECTION MATERIALS SUCH AS PLASTIC DUST BARRIERS AND FLOOR COVERINGS.
- 4) **HARD FLOORS:** HARD FLOORS TO BE PROTECTED, SUCH AS HARDWOOD AND TILE, ARE TO BE THOROUGHLY VACUUMED OF ANY DEBRIS PRIOR TO PROTECTING. APPLY PAINTER'S MASKING TAPE AROUND ISLAND FIXTURES AND ALONG THE PERIMETER OF THE ROOM. COVER FLOOR WITH RAM BOARD OR EQUAL DURABLE FLOOR PROTECTION MATERIAL. DUCT TAPE THE RAM BOARD TOGETHER AND TO THE PERIMETER TAPE. ALL ADJACENT DOOR THRESHOLDS ARE TO BE COVERED AND PROTECTED. NO DUCT TAPE IS TO COME INTO CONTACT WITH A FINISHED SURFACE.
- 5) **CARPET FLOORS:** CARPET FLOORS TO BE PROTECTED ARE TO BE THOROUGHLY VACUUMED OF ANY DEBRIS PRIOR TO PROTECTING. INSTALL SELF ADHESIVE POLYETHYLENE CARPET PROTECTION STRIPS OVER THE ENTIRE CARPET AREA TO BE PROTECTED. ADDITIONAL PROTECTION, SUCH AS RAM BOARD MAY NEED TO BE INSTALLED IN HIGH TRAFFIC AREAS.
- 6) **CABINETS:** ALL CABINETS ARE TO BE COVERED WITH 6 MIL PLASTIC. TAPE AND SEAL ALL EDGES TO PREVENT DUST INFILTRATION. VACUUM AND INSTALL RAM BOARD OR EQUIVALENT OVER COUNTERTOPS TO BE SAVED. INSTALL CLEAN PLYWOOD OVER THIS RAM BOARD IF THE COUNTERTOP IS EXPECTED TO SEE A LOT OF CONTRACTOR ACTIVITY.
- 7) **VENTS:** ALL HVAC VENT SUPPLIES AND RETURNS ARE TO BE COVERED DURING DEMOLITION.
- 8) **DOORS, WINDOWS, & FIXTURES:** DOORS AND FIXTURES TO BE REMOVED AND SAVED, AS WELL AS NEW DOORS, WINDOWS AND FIXTURES, ARE TO BE STORED IN A LOW TRAFFIC AREA UNTIL READY FOR INSTALLATION. PROTECT DOORS AND WINDOWS WITH A CLEAN SHEET OF PLYWOOD OR FIBERBOARD. COVER ALL ITEMS WITH PLASTIC AND LABEL FOR PROTECTION. TAKE EXTRA PRECAUTIONS TO PROTECT WINDOWS AND DOORS WITH GLASS COMPONENTS. COVER EXISTING WINDOWS WITH PLYWOOD AND 6 MIL PLASTIC IN AREAS TO SUSTAIN HEAVY DEMOLITION.
- 9) **NON REMODEL SPACES:** ROOMS AND AREAS OF THE HOUSE THAT ARE NOT PART OF THE PROJECT ARE TO BE ISOLATED AND SEALED OFF FROM THE PROJECT AREA. INSTALL 6 MIL PLASTIC DUST BARRIER. TAPE AND SEAL ALL EDGES TO PREVENT DUST INFILTRATION.
- 10) **EXTERIOR:** PROTECT EXTERIOR DRIVEWAYS, WALKWAYS, AND DECKS WITH PLYWOOD, INCLUDING PARKING SPACE FOR DUMPSTER. PROTECT ALL PLANTS AND LANDSCAPING, AND DO NOT DRIVE ON GRASS. ALL LUMBER TO BE STORED OUTSIDE MUST BE SET ON CLEATS. PICKUP ALL DEBRIS, INCLUDING FOOD WASTE AND CIGARETTE BUTTS.

GENERAL DEMOLITION NOTES:

- 1) USE LEAD SAFE RENOVATION PRACTICES AS NECESSARY THROUGHOUT ENTIRE DEMOLITION AND CONSTRUCTION PROCESS.
- 2) BEFORE DEMOLITION BEGINS, INSTALL 6 MIL MINIMUM PLASTIC DUST BARRIER TO CLOSE OFF PROJECT AREA, TAPE AND SEAL ALL EDGES. VERIFY THAT ALL BARRIERS ARE INTACT AND WORKING THROUGHOUT DEMOLITION.
- 3) COVER AND TAPE ALL HVAC VENT SUPPLIES AND RETURNS. FORM AN AIR-TIGHT SEAL.
- 4) **HARD FLOORS:** INSTALL RAM BOARD FLOOR PROTECTION OVER ALL HARD FLOORS TO REMAIN NEAR PROJECT AREA. COMPLETELY VACUUM AND REMOVE ALL DEBRIS BEFORE INSTALLATION. APPLY BLUE PAINTER'S TAPE AROUND PERIMETER OF AREA AND DUCT TAPE RAM BOARD TO BLUE TAPE. **DO NOT** APPLY DUCT TAPE DIRECTLY TO HARDWOOD SURFACE.
- 5) **CARPET FLOORS:** AVOID CONTACT and/or USE AS MUCH AS POSSIBLE OF CARPET FLOOR AREAS TO REMAIN NEAR PROJECT AREA. IF WORK OR TRAFFIC USE IS NECESSARY, INSTALL SELF ADHESIVE POLYETHYLENE CARPET PROTECTION STRIPS THROUGHOUT AFFECTED AREA. THOROUGHLY CLEAN AND VACUUM AREA OF DEBRIS PRIOR TO INSTALLING CARPET PROTECTION. ADDITIONAL PROTECTION, SUCH AS RAM BOARD MAY NEED TO BE INSTALLED IN HIGH TRAFFIC AREAS.
- 6) PRIOR TO DEMOLITION, PLUMBER IS TO DISCONNECT AND CAP EXISTING PLUMBING AS REQUIRED PER PLANS.
- 7) PRIOR TO DEMOLITION, ELECTRICIAN IS TO DISCONNECT AND CAP EXISTING ELECTRICAL COMPONENTS AS REQUIRED PER PLANS.
- 8) REMOVE WITH CARE ANY ITEMS AND FIXTURES TO BE SALVAGED FOR DONATION OR REUSE.
- 9) CLEAN STRUCTURE OF FASTENERS AND MISCELLANEOUS PARTS. VACUUM ALL DUST AND DEBRIS FROM STRUCTURE SPACES INCLUDING STUD AND JOIST CAVITIES.

ROOFING / GUTTER NOTES:

- 1) ROOF IS TO BE PER SPECIFICATIONS INSTALLED OVER SHINGLE-MATE ROOF FELT PER MANUFACTURER'S SPECIFICATIONS. COLOR AND STYLE PER SPECIFICATIONS.
- 2) FLASHING MATERIAL IS TO BE PREFINISHED ALUMINUM METAL TO MATCH COLOR OF GUTTERS. INSTALL "D" EDGE AT ALL GABLES, "W" FLASHING AT ALL VALLEYS, AND TYPICAL GUTTER APRON.
- 3) INSTALL CONTINUOUS RIDGE VENTING AT ALL RIDGES, SHOW SAMPLES TO OWNER BEFORE INSTALLATION.
- 4) INSTALL GRACE ICE & WATER SHEILD 36" WIDE AT ALL EAVES, VALLEYS, AND SIDE WALLS PER ROOF PLAN.
- 5) GUTTERS: SEE SPECIFICATIONS FOR PROFILE AND FINISH. ALL NEW GUTTERS TO BE SEAMLESS CONSTRUCTION, MITERED CORNERS, HANGERS 2'-0" O.C. MAX, 4" MINIMUM DOWNSPOUTS.
- 6) PROVIDE ALL NON-ROOF FLASHINGS (DRIP CAPS OVER ALL WINDOWS AND DOORS AT EXTERIOR WALLS, PAN FLASHING UNDER ALL EXTERIOR DOORS, AND ALL WALL, BASE, CAP, THRU-WALL FLASHING AND/OR COUNTER FLASHING, ETC. AS REQUIRED TO PREVENT THE ENTRANCE OF WATER) FOR INSTALLATION BY OTHERS.

INSULATION NOTES:

- 1) CONTRACTOR IS TO PROVIDE LABOR, EQUIPMENT, AND MATERIALS TO INSTALL INSULATION PER PLANS. INSTALL 6 MIL VAPOR BARRIER TO PROVIDE A COMPLETE INSULATED SHELL. CUT AND FIT TIGHTLY AROUND OBSTRUCTIONS AND FILL VOIDS WITH INSULATION. PROPER VENTING AND CAULKING IS TO BE APPLIED WHERE NEEDED, INCLUDING VENT CHUTES IN EVERY RAFTER SPACE.
- 2) CHECK THAT MOISTURE LEVELS ARE BELOW 8% BEFORE INSULATING.
- 3) FIREPROOF ALL GAPS AND CRACKS AT ELECTRICAL, PLUMBING, AND MECHANICAL PENETRATIONS.
- 4) ALL SPRAY FOAM IS TO BE CLOSED CELL AND EVEN WITH NO VOIDS.
- 5) BOX SILL: SPRAY FOAM IS TO BE EVEN WITH NO VOIDS.

INSULATION IS SPECIFIED AS FOLLOWS:

- 6) 2x6 EXTERIOR STUD WALLS: MINIMUM R-21 FIBERGLASS BATTS, UNLESS NOTED OTHERWISE.
- 8) RAFTER SPACES: MINIMUM R-38 FIBERGLASS, UNLESS NOTED OTHERWISE. OPTION FOR R-47 SCREEN AND BLOW HIGH DENSITY INSULATION.
- 9) ATTIC SPACE: MINIMUM R-49 FIBERGLASS, UNLESS NOTED OTHERWISE.

ROUGH CARPENTRY NOTES:

- *PROVIDE AS A SEPARATE BID:
ALL WINDOW INSTALLATION AND ALL EXTERIOR TRIM INSTALLATION.
- 1) INTERIOR WALLS ARE TO BE 2x4 STUD UNLESS NOTED OTHERWISE ON THE PLAN. EXTERIOR WALLS ARE TO BE 2x6 STUD WALLS UNLESS NOTED OTHERWISE ON THE PLAN.
 - 2) VERIFY ALL WALL HEIGHTS PER PLANS.
 - 3) FRAMING IS TO BE SQUARE, STRAIGHT, LEVEL, TIGHT, AND FLUSH AS NEEDED PER PLANS AND SPECIFICATIONS.
 - 4) USE ONLY QUALITY BUILDING MATERIALS FREE OF MOLD AND OTHER DEFECTS. CHECK THAT ALL LUMBER IS TRUE AND STRAIGHT BEFORE INSTALLATION. ANY MATERIAL NOT FIT TO BE INSTALLED WILL BE SET ASIDE FOR RETURN AND REPLACEMENT.
 - 5) COORDINATE WITH PLUMBER AND HVAC CONTRACTORS FOR PROPER LOCATION OF DUCTWORK CHASES AND NECESSARY BLOCKING.
 - 6) INSTALL ALL NECESSARY SQUASH BLOCKS FOR POSTS AND BEAMS PER CODE BEFORE INSTALLING LOAD POSTS & BEAMS.
 - 7) PROVIDE BLOCKING AT ALL BUILT IN CABINET LOCATIONS, HARDWARE LOCATIONS, AND FLAT CEILING/WALL CROWN LOCATIONS. VERIFY EXACT LOCATION OF BLOCKING WITH GENERAL CONTRACTOR. INCLUDING ALL BATHROOM BLOCKING FOR HARDWARE AND FIXTURES.
 - 8) INSTALL ALL NECESSARY HANGERS AND FASTENERS PER PLANS, CODE, AND ENGINEERING SPECIFICATIONS.
 - 9) CONSTRUCTION SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE HIGHEST WISCONSIN UNIFORM DWELLING CODE AND LOCAL ORDINANCES ALONG WITH STANDARD INDUSTRIAL PRACTICES.

FINISH CARPENTRY NOTES:

- *PROVIDE AS A SEPARATE BIDS:
INSTALLATION OF ALL MILLWORK, DOORS, CABINETS, & HARDWARE.
- 1) ALL MOLDINGS AND MILLWORK TO BE PAINT GRADE UNLESS NOTED ON PLAN.
 - 2) ALL FINISH MATERIALS ARE TO ACCLIMATE IN HOUSE FOR THREE DAYS PRIOR TO INSTALLATION.
 - 3) ANY MATERIALS NOT FIT TO BE INSTALLED WILL BE SET ASIDE FOR RETURN AND REPLACEMENT.
 - 4) CARPENTERS ARE TO VERIFY TRIM STYLES AND LOCATIONS WITH OWNER BEFORE INSTALLATION.
 - 5) COPE ALL INSIDE CORNERS AND MITER ALL OUTSIDE CORNERS. ALL JOINTS ARE TO BE GLUED AND NAILED.
 - 6) INSTALL ALL HARDWARE PRIOR TO PAINTING TO ENSURE MECHANISM WORKS.
 - 7) USE ONLY 16 GAUGE OR LARGER TRIM NAILS WITH NAIL LENGTH BEING LONG ENOUGH TO PENETRATE ROUGH LUMBER BY 1" MINIMUM. NAILS ARE TO BE INSTALLED AT ANGLE TO MINIMIZE BACKOUT.
 - 8) ALL STACKED MOLDING ARE TO BE GLUED AT JOINTS IN ADDITION TO NAILING.
 - 9) SAND ALL OUTSIDE JOINTS AND PRE-SAND BURRS ON INSIDE JOINTS.

DRYWALL NOTES:

- 1) INSTALL 1/2" DRYWALL ON ALL WALLS AND 1/2" HIGH STRENGTH ALL CEILINGS OF THE REMODELED AREA. WALLS AND CEILINGS OF GARAGE ARE TO BE 5/8" FIRE RATED DRYWALL PER CODE. INSTALL ALL DRYWALL WITH TAPE AND JOINT CEMENT.
- 2) ONE SPRAY COAT TEXTURE. TEXTURE IS PER APPROVED SELECTION.
- 3) METAL OUTSIDE CORNERS.

TILE NOTES:

- 1) CONTRACTOR IS TO PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT REQUIRED TO INSTALL TILE PER PLANS. TILE IS TO BE INSTALLED WITH THIN-SET MORTAR OVER 1/2" CEMENT BOARD OR SCHLUTER SYSTEM AT ALL SHOWER/TUB WALLS AND 1/2" CEMENT BOARD WITH ANTI-FRACTURE MEMBRANE OR SCHLUTER SYSTEM AT FLOORS.
- 2) PROVIDE AND INSTALL COLOR-MATCHED CAULK AT ALL PLANE CHANGES AND WHERE TILE ABUTS A DISSIMILAR MATERIAL.
- 3) SHOWER FLOORS ARE TO HAVE 1-1/4" MINIMUM MUD SET WITH PRE-PITCHED SHOWER LINER OR SCHLUTER SYSTEM.
- 4) UNLESS OTHERWISE NOTED, FLOOR TILE IS TO BE INSTALLED UNDER ALL CABINetry.
- 5) THRESHOLDS MAY BE USED TO TRANSITION DIFFERENT FLOOR HEIGHTS AT THE CONTRACTORS RECOMMENDATIONS.
- 6) THE TILE CONTRACTOR IS TO SEAL ALL TILE AND GROUT PER TILE SUPPLIERS' RECOMMENDATIONS.
- 7) ALL TILE WORK IS TO CONFORM TO THE TILE COUNCIL OF AMERICA HANDBOOK FOR TILE INSTALLATION, LATEST EDITION.

PAINTING NOTES:

- 1) **EXTERIOR SIDING / TRIM:**
CONTRACTOR IS TO PRIME, SAND, AND PAINT ALL EXTERIOR WOOD SURFACES OF REMODELED AREA PER PLANS. MATCH COLOR AND SHEEN OF EXISTING HOUSE. BRUSH APPLY (1) COAT OF OIL PRIMER, USE ONLY BENJAMIN MOORE "NO FAST DRY" EXTERIOR OIL PRIMER OR APPROVED EQUAL. TOP COAT WITH (2) HEAVY COATS OF BENJAMIN MOORE ALURA "WATERBORNE" HIGHEST QUALITY PAINT OR APPROVED EQUAL. PRIOR TO PAINTING, VERIFY MOISTURE CONTENT OF THE SIDING AND WASH WITH DIRTLEX CLEANER AND WARM WATER. FILL ALL NAIL HOLES THAT ARE SET MORE THAN 1/16" DEEP.
- 2) **ALL EXTERIOR SURFACES:**
DO NOT SPRAY ANY OF THE PAINT APPLICATIONS ON AS THE PAINT WILL BE TOO THIN AND WILL NOT HAVE A GOOD BOND. DO NOT THIN ANY OF THE PAINT APPLICATIONS. PRIOR TO PRIMING, APPLY VULKEM EXTERIOR CAULKING AT ALL VERTICAL JOINTS, AT ALL WOOD PLANE CHANGES, WHERE NEW WINDOWS, DOOR, AND MASONRY MEETS SIDING, AND PER SUPPLIER RECOMMENDATIONS. ALL DOORS AND WINDOWS MUST BE SEALED ON ALL SIX SIDES (INCLUDING TOP AND BOTTOM). CLEAR SEALER IS AN ACCEPTABLE SEALER FOR TOPS AND BOTTOMS OF DOORS AND WINDOWS.
- 3) **INTERIOR MOLDINGS AND MILLWORK (PAINTED):**
CONTRACTOR IS TO PRIME, SAND, AND PAINT MOLDINGS AND MILLWORK OF REMODELED AREA PER PLANS. MILLWORK IS TO RECEIVE (1) COAT OIL PRIMER AND (2) COATS BENJAMIN MOORE OR APPROVED EQUAL. OIL OR WATERBORNE PAINT. COLOR AND SHEEN IS TO BE SELECTED BY OWNER. OPTION FOR MILLWORK TO BE STAINED.
- 4) **INTERIOR CEILINGS AND WALLS:**
CONTRACTOR IS TO PRIME AND PAINT CEILINGS AND WALLS OF REMODELED AREA PER PLANS. CEILINGS ARE RECEIVE (1) COAT OF BENJAMIN MOORE OR APPROVED EQUAL PRIMER AND (2) COATS OF BENJAMIN MOORE OR APPROVED EQUAL PAINT. COLOR AND SHEEN IS TO BE SELECTED BY OWNER. ALL DOORS AND WINDOWS MUST BE SEALED ON ALL SIX SIDES (INCLUDING TOP AND BOTTOM). CLEAR SEALER IS AN ACCEPTABLE SEALER FOR TOPS AND BOTTOMS OF DOORS AND WINDOWS.

ELECTRICAL NOTES:

- 1) PROVIDE ALL NECESSARY PERMITS, LABOR, MATERIALS, AND EQUIPMENT REQUIRED TO PERFORM ELECTRICAL WORK PER PLANS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING: ELECTRICIAN IS TO INSTALL DECORATIVE LIGHT FIXTURES, PROVIDE SUFFICIENT TEMPORARY LIGHTS AND OUTLETS DURING CONSTRUCTION, AND PROVIDE POWER AS REQUIRED TO APPLIANCES, INCLUDING CONNECTION OF APPLIANCES THAT ARE HARD-WIRED.
- 2) GENERAL CONTRACTOR OR OWNER SHALL SUPPLY ALL DECORATIVE SURFACE MOUNTED AND DECORATIVE HANGING FIXTURES. REFER TO APPROVED SELECTION SCHEDULE. FIXTURES TO BE INSTALLED BY CONTRACTOR. ALL RECESSED FIXTURES, STRIP LIGHTING, AND VENTILATION FIXTURES ARE TO BE PROVIDED BY ELECTRICAL CONTRACTOR.
- 3) WALL PLATES AT FINISHED AREAS: SMOOTH PLASTIC, FASTENED WITH METAL SCREWS HAVING HEADS MATCHING PLATE COLOR IN SIZES DETERMINED BY GANG REQUIREMENTS.
- 4) **WALL PLATES AT UNFINISHED AREAS:** GALVANIZED STEEL WITH METAL SCREWS.
- 5) **WALL PLATE COLOR:** STYLE / COLOR PER APPROVED SELECTION SHEET.
- 6) **RECEPTACLES:** STANDARD GENERAL DUTY GRADE UNLESS OTHERWISE INDICATED. STYLE / COLOR PER APPROVED SELECTION SHEET.
- 7) **GROUND FAULT CIRCUIT INTERRUPTER RECEPTACLES:** FEED THROUGH TYPE, WITH INTEGRAL DUPLEX RECEPTACLE; FOR INSTALLATION IN A 2-3/4" (70mm) DEEP OUTLET BOX WITHOUT AN ADAPTER.
- 8) INSTALL ALL OUTLETS PER CODE AND VERIFY LOCATIONS W/ GENERAL CONTRACTOR & OWNER.
- 9) VERIFY ALL FIXTURE LOCATIONS WITH GENERAL CONTRACTOR & OWNER.
- 10) ALL CEILING BOXES ARE TO BE FAN RATED WITH 14 GAUGE 3-WIRE RUNNING FROM SWITCH TO BOX FOR FUTURE INDEPENDENT SWITCHING OF FAN AND LIGHT.
- 11) ELECTRICIAN IS TO PROVIDE AND INSTALL BATH FAN and/or BATH FAN/LIGHT UNITS PER PLANS. HVAC CONTRACTOR IS TO PROVIDE AND INSTALL EXHAUST VENTING HOOKUPS.
- 12) INSTALL SMOKE DETECTORS AS NEEDED PER CODE AND CARBON MONOXIDE DETECTORS AT FURNACE IN BASEMENTS PER CODE.
- 13) ELECTRICAL IS TO INCLUDE DIMMER SWITCHES - LOCATIONS PER PLANS.
- 14) PROVIDE ALL MECHANICAL CONNECTIONS AND WIRING AS NEEDED.
- 15) DESIGN AND INSTALLATION OF ANY/ALL PHONE, DATA, AND CABLE IS BY AV CONTRACTOR, UNLESS NOTED IN SPEC.
- 16) ANY CONTRACTOR THAT DISRUPTS SERVICE, SUCH AS GAS, WATER, OR ELECTRICITY, MUST NOTIFY THE HOME OWNER AT LEAST 8 HOURS IN ADVANCE. CONTRACTOR IS TO RESTORE SERVICE AT THE END OF THE WORK DAY UNLESS DISCUSSED OTHERWISE WITH THE HOME OWNER.

HVAC NOTES:

- 1) PROVIDE ALL HVAC PERMITS, LABOR, MATERIALS, AND EQUIPMENT REQUIRED TO REWORK/EXTEND DUCTWORK ON EXISTING HVAC SYSTEMS PER APPLICABLE STATE CODES, AND THE FOLLOWING IN THE LOCATIONS SHOWN ON THE PLANS. EQUIPMENT BRAND IS AT THE DISCRETION OF THE HVAC CONTRACTOR, UNLESS NOTED OTHERWISE.
- FURNACE TYPE:** NEW PER SPEC. NEW DUCTWORK OFF FURNACE AS REQUIRED TO SERVICE NEW and/or REMODELED AREAS.
- THERMOSTAT(s):** NEW PER SPEC.
- WARM AIR DUCT MATERIAL:** GALVANIZED STEEL AND FLEXIBLE DUCT. NUMBER OF WARM AIR DUCTS AND RETURNS IS TO BE DETERMINED BY HVAC CONTRACTOR AS NEEDED TO ACHIEVE PROPER AIR FLOW.
- REGISTERS:** PREFINISHED WHITE STEEL AT WALLS AND BASEBOARDS, WOOD GRILLES IN SAME SPECIES AS HARDWOOD FLOOR AT HARDWOOD LOCATIONS.
- WATER HEATER:** EXISTING IS TO REMAIN IN PLACE. HVAC CONTRACTOR IS TO REWORK VENTING TO ACCOMMODATE NEW WATER HEATER.
- BATH FANS (FANLIGHT UNIT TYPE):** BROAN-NUTONE RECESSED FANLIGHT. CFM REQUIREMENTS = 45 SOFT OR LESS = 30 CFM, 48 SOFT = 75 SOFT OR 80 CFM, 76 SOFT = 105 SOFT = 110 CFM FAN, OVER 105 SOFT = 150 CFM FAN.
- 2) HVAC CONTRACTOR IS TO PROVIDE AND INSTALL EXHAUST VENTING HOOKUPS TO ALL NEW BATH FAN UNITS PER PLANS.
- 3) HVAC CONTRACTOR IS TO DISCONNECT AND REMOVE EXISTING HVAC EQUIPMENT AND DUCTWORK AS REQUIRED PRIOR TO DEMOLITION.
- 4) ANY CONTRACTOR THAT DISRUPTS SERVICE, SUCH AS GAS, WATER, OR ELECTRICITY, MUST NOTIFY THE HOME OWNER AT LEAST 8 HOURS IN ADVANCE. CONTRACTOR IS TO RESTORE SERVICE AT THE END OF THE WORK DAY UNLESS DISCUSSED OTHERWISE WITH THE HOME OWNER.

PLUMBING NOTES:

- 1) PROVIDE ALL PERMITS, LABOR, MATERIALS, AND EQUIPMENT REQUIRED TO INSTALL PLUMBING PER PLANS, SPEC SHEETS, APPLICABLE STATE AND LOCAL CODES, AND THE FOLLOWING:
- WATER PIPING:** COPPER, PEX, and/or CPVC PER BUILDER'S DISCRETION.
- WATER HEATERS:** EXISTING IS TO REMAIN. REWORK EXISTING HOT WATER PIPING AS NEEDED TO SERVICE REMODELED AREA and/or ADDITION.
- WATER SUPPLY:** EXISTING TO REMAIN, MUNICIPAL SUPPLY.
- SEWAGE DISPOSAL:** EXISTING TO REMAIN, PUBLIC, LATERAL FROM STREET.
- 2) PLUMBER IS TO DISCONNECT AND CAP EXISTING PLUMBING AS REQUIRED PRIOR TO DEMOLITION.
- 3) PLUMBER IS TO PROVIDE GAS PIPING AS REQUIRED FOR HVAC EQUIPMENT.
- 4) PLUMBER IS TO PROVIDE WATER AND GAS PIPING AS REQUIRED FOR APPLIANCES, AND CONNECT ALL PIPED APPLIANCES (i.e. APPLIANCES THAT DO NOT HAVE SCREW-ON TYPE FITTINGS).
- 5) SAFING AT SHOWER PANS ARE TO BE PROVIDED BY TILE SETTER.
- 6) PROVIDE SHUT OFF VALVES AT ALL FIXTURES.
- 7) PLUMBER IS TO PROVIDE LABOR AND MATERIALS FOR TRENCHING, INCLUDING CUTTING, REMOVAL, DISPOSAL, BACKFILL, AND TOPPING AS REQUIRED FOR THEIR WORK.
- 8) **FINISHES:** UNLESS OTHERWISE SPECIFIED, SUITABLE FITTINGS ARE TO BE FURNISHED BY THE PLUMBER. GABOR DESIGN BUILD DOES NOT, NOR ITS PLUMBING CONTRACTOR, WARRANT ANY FINISH OF A FIXTURE WITH A POLISHED BRASS FINISH. MANUFACTURER'S WARRANTY IS SOLE WARRANTY.
- 9) ANY CONTRACTOR THAT DISRUPTS SERVICE, SUCH AS GAS, WATER, OR ELECTRICITY, MUST NOTIFY THE HOME OWNER AT LEAST 8 HOURS IN ADVANCE. CONTRACTOR IS TO RESTORE SERVICE AT THE END OF THE WORK DAY UNLESS DISCUSSED OTHERWISE WITH THE HOME OWNER.

REVISIONS

DRAWING TITLE

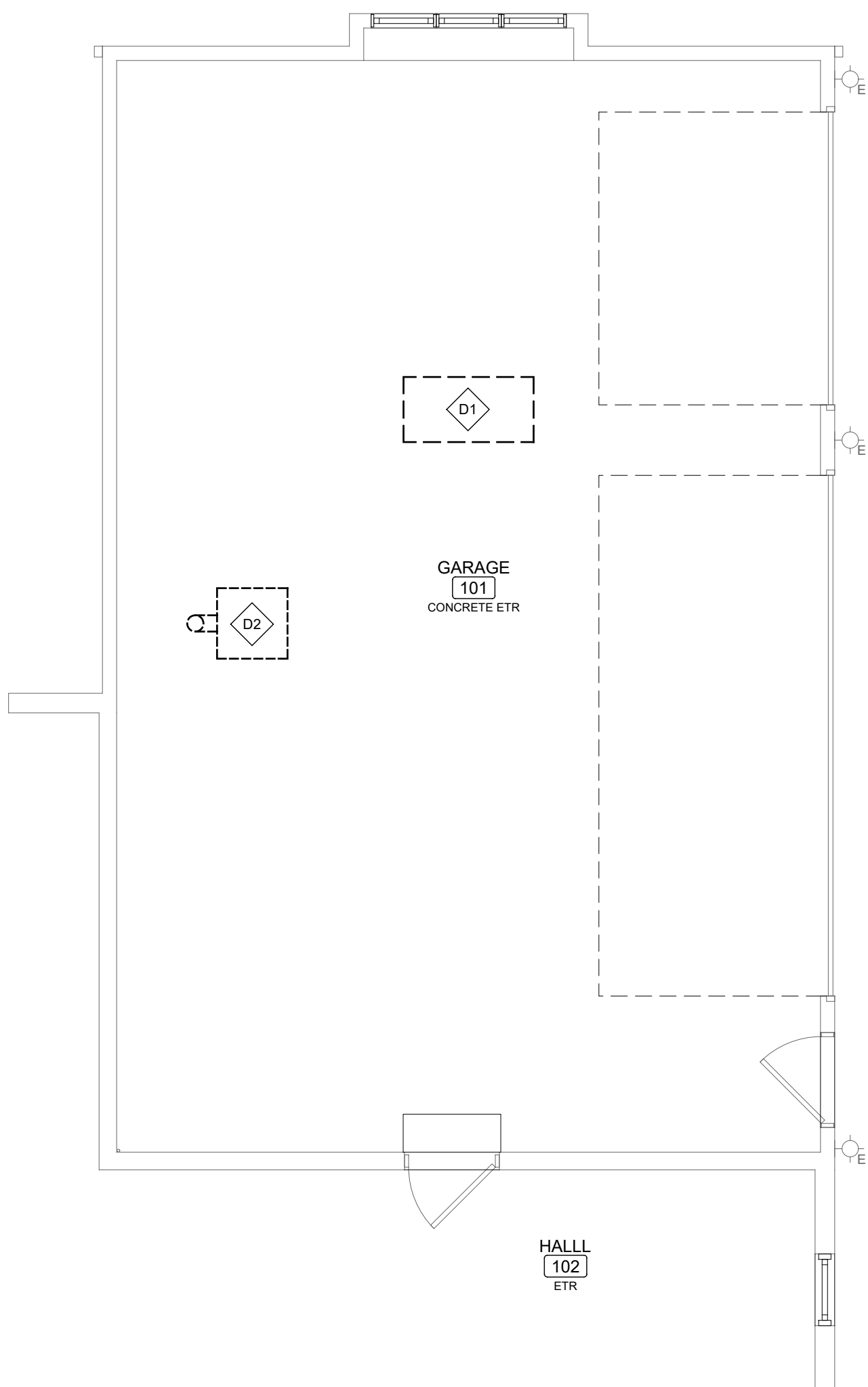
GENERAL NOTES

DRAWING NUMBER

G1.0

ELLSWORTH ADDITION
3725 W GRACE AVE
MEQUON, WI 53092

Attachment: Plans (8532 : Ollie & Jennifer Ellsworth)



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

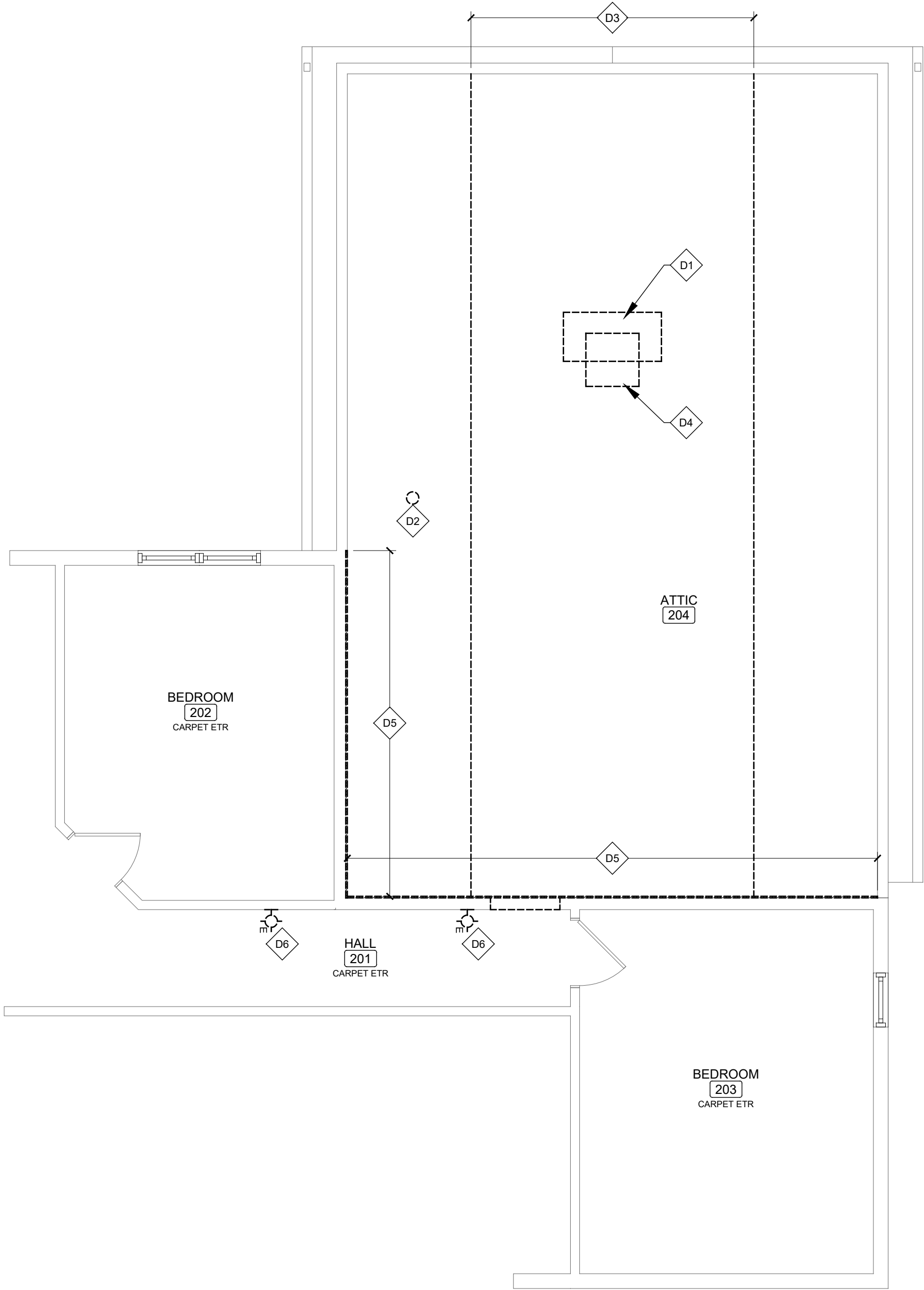
WALL SYMBOLS KEY

- EXISTING STUD OR MASONRY WALL TO REMAIN
- WALL OR MATERIAL TO BE REMOVED INCLUDING DRYWALL, FRAMING, CABINETS, AND FIXTURES
- EXISTING STUD WALL, REMOVE DRYWALL ONE SIDE

DEMOLITION KEYNOTES

- EXISTING DRYWALL & MILLWORK TO REMAIN UNLESS PART OF A WALL THAT IS BEING REMOVED.
- REMOVE ALL ATTIC INSULATION.

- (101, 204) - REMOVE EXISTING PULL DOWN STAIRS.
- (101, 204) - MECHANICAL CONTRACTOR TO DISCONNECT, REMOVE, AND SALVAGE FOR REINSTALLATION EXISTING CEILING MOUNTED HEATER & VENT.
- (204) - REMOVE EXISTING PLYWOOD ATTIC FLOOR.
- (EXTERIOR) - REMOVE AND SALVAGE FOR REINSTALLATION EXISTING ROOFTOP CUPOLA.
- (204) - REMOVE EXTERIOR LAP SIDING AND WALL SHEATHING WITHIN EXTENTS OF NEW ADDITION.
- (201) - ELECTRICAL CONTRACTOR TO REMOVE AND SALVAGE FOR REINSTALLATION (2) WALL SCONCES.



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

REVISIONS

DRAWING TITLE

FIRST & SECOND
FLOOR DEMOLTION
PLANS

DRAWING NUMBER

D2.1



GABOR
DESIGN BUILD LLC

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GERMANTOWN, WI 53022
PHONE: (262) 437-2100

ELLSWORTH ADDITION
3725 W GRACE AVE
MEQUON, WI 53092

Attachment: Plans (8332 : Ollie & Jennifer Ellsworth)

◇-- (ROOM NUMBER(S)) - KEYNOTE DESCRIPTION PER TRADE.

◇RX **ROUGH CARPENTRY KEYNOTES**

1. (101 - STRUCTURAL ENGINEER TO VERIFY EXISTING HEADERS AT OVERHEAD DOORS.

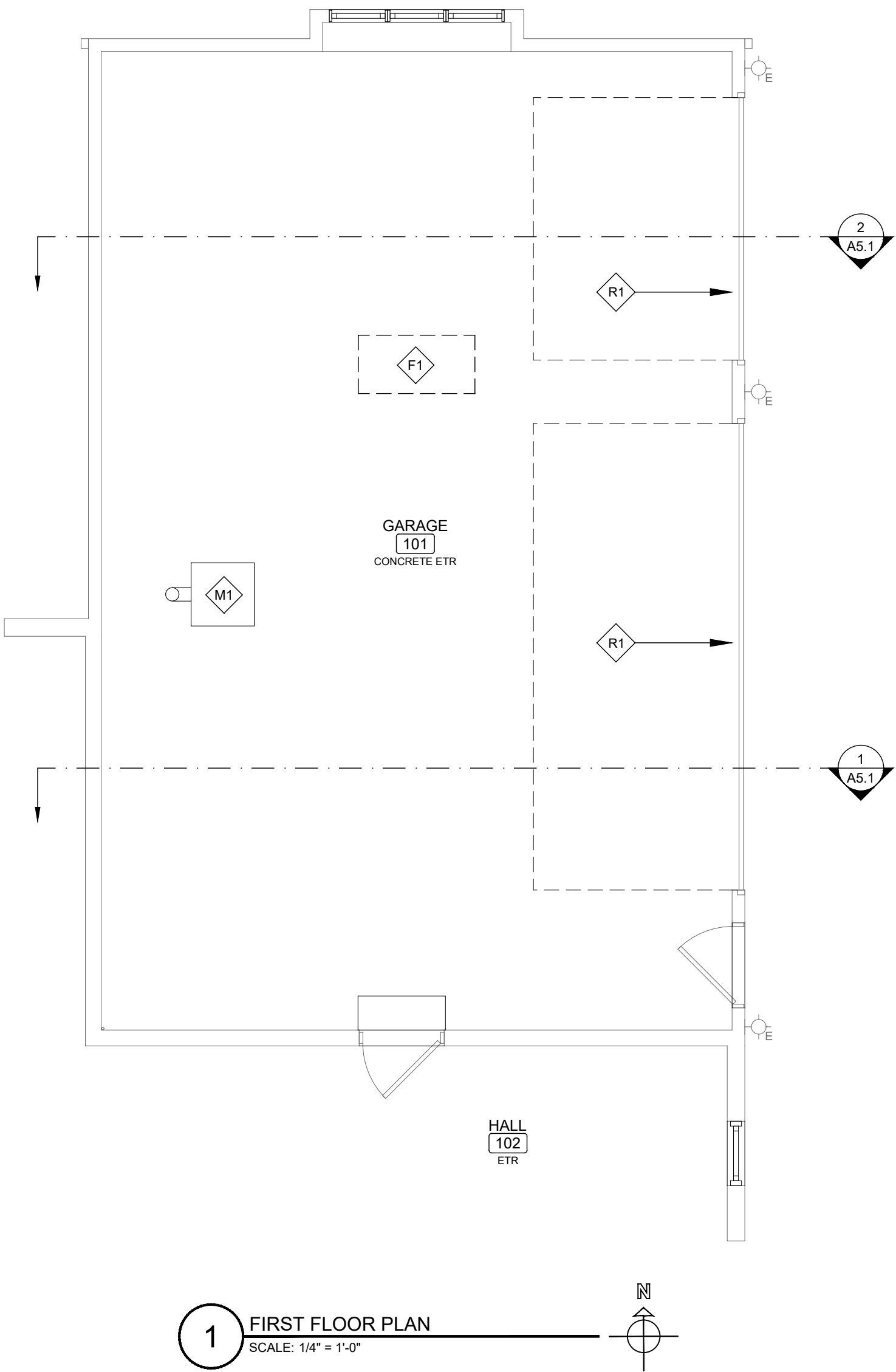
◇MX **MECHANICAL KEYNOTES**

1. (101) - MECHANICAL CONTRACTOR TO REINSTALL CEILING MOUNTED HEATER AS REQUIRED FOR PROPER VENTING THROUGH SECOND FLOOR WALLS.

◇FX **FINISH KEYNOTES**

- NEW DRYWALL FINISHES TO MATCH EXISTING IN THE SPACE.

1. (101) - PATCH DRYWALL CEILING AT FORMER PULL DOWN STAIRS.



REVISIONS

DRAWING TITLE

FIRST FLOOR PLAN

DRAWING NUMBER

A2.1



GABOR
DESIGN BUILD LLC

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ELLSWORTH ADDITION
3725 W GRACE AVE
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Attachment: Plans (8332 : Ollie & Jennifer Ellsworth)

WALL SYMBOLS KEY

EXISTING STUD OR MASONRY WALL TO REMAIN

EXISTING STUD WALL WITH NEW DRYWALL ONE SIDE

W6

(ROOM NUMBER(S)) - KEYNOTE DESCRIPTION PER TRADE.

IX

INSULATION KEYNOTES

- CLOSED CELL POLYURETHANE SPRAY FOAM PER SHEET A5.1.
- BLOWN-IN FIBERGLASS ATTIC INSULATION PER SHEET A5.1.
- R-21 FIBERGLASS BATT INSULATION IN ALL NEW SECOND FLOOR EXTERIOR WALLS.

RX

ROUGH CARPENTRY KEYNOTES

- ROUGH CARPENTER TO PROVIDE ANY BLOCKING NEEDED FOR ANY CABINETRY, ELECTRICAL FIXTURES, PLUMBING FIXTURES, MIRRORS AND / OR BATH HARDWARE.
- CHECK FOR FIRE BLOCKING & FRAMING REPAIR PER CODE
- ROUGH CARPENTER TO FRAME SECOND FLOOR AND WALLS INCLUDING DOOR & WINDOW OPENINGS, HEADERS, ROOF RAFTERS, & ROOF / WALL SHEATHING.

1.

(207, 208) - INSULATED WINDOW HEADER: (3) 2x8 HEADER W/ 1" XPS BOARD INSULATION ON INTERIOR.

FX

FINISH KEYNOTES

- NEW DRYWALL FINISHES PER SPEC.
- ALL NEW DOORS & MILLWORK PER SCHEDULES SHEET A8.1.

1.

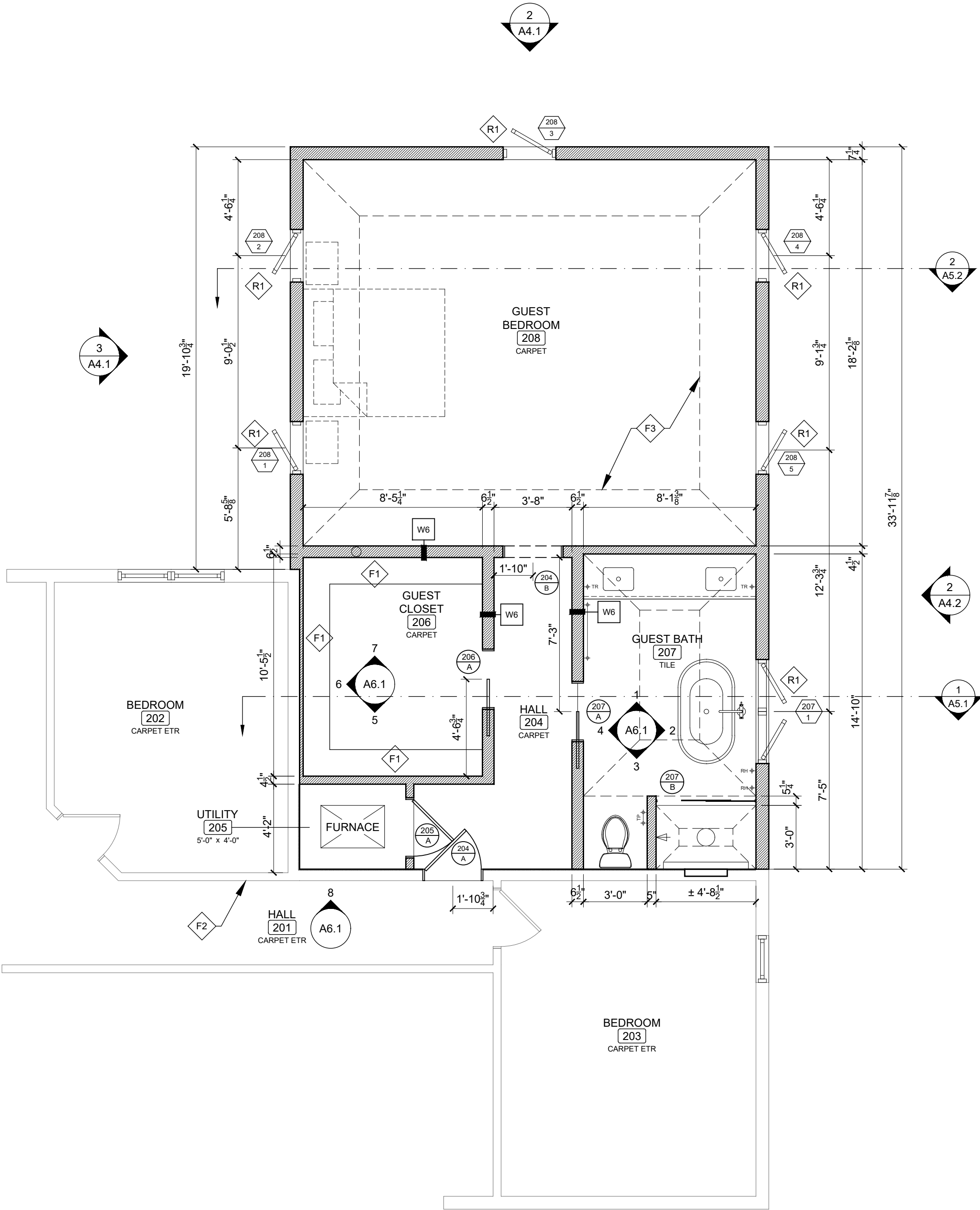
(206) - NEW CLOSET SYSTEM PER SELECTION.

2.

(201) - RELOCATE EXISTING WALL PANELS. ALSO SEE ELEVATION 8/A6.1.

3.

(204) - CEILING FINISH PER DETAIL 10/A6.1.



1

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

N

REVISIONS

DRAWING TITLE

SECOND FLOOR
PLAN

DRAWING NUMBER

A2.2

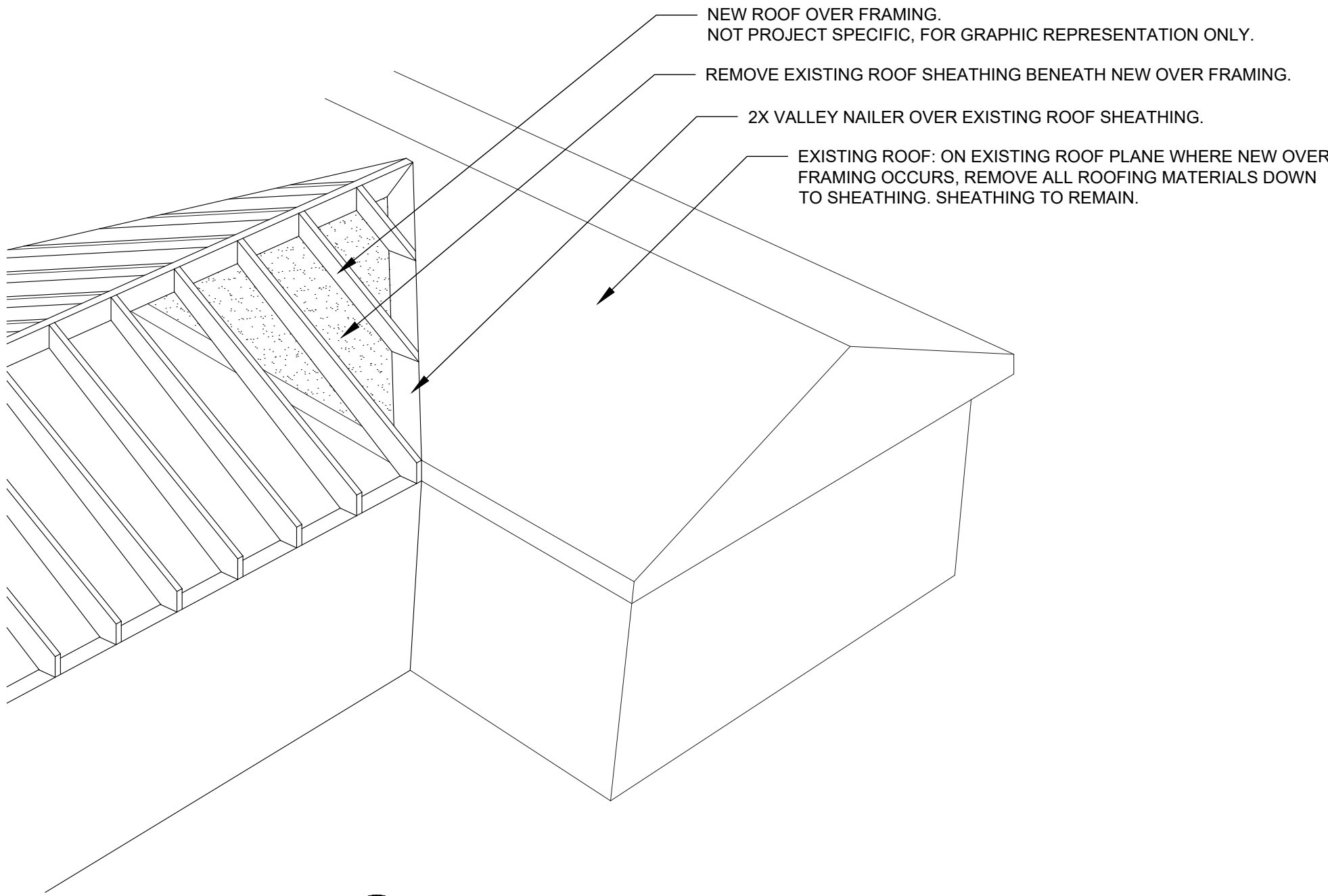


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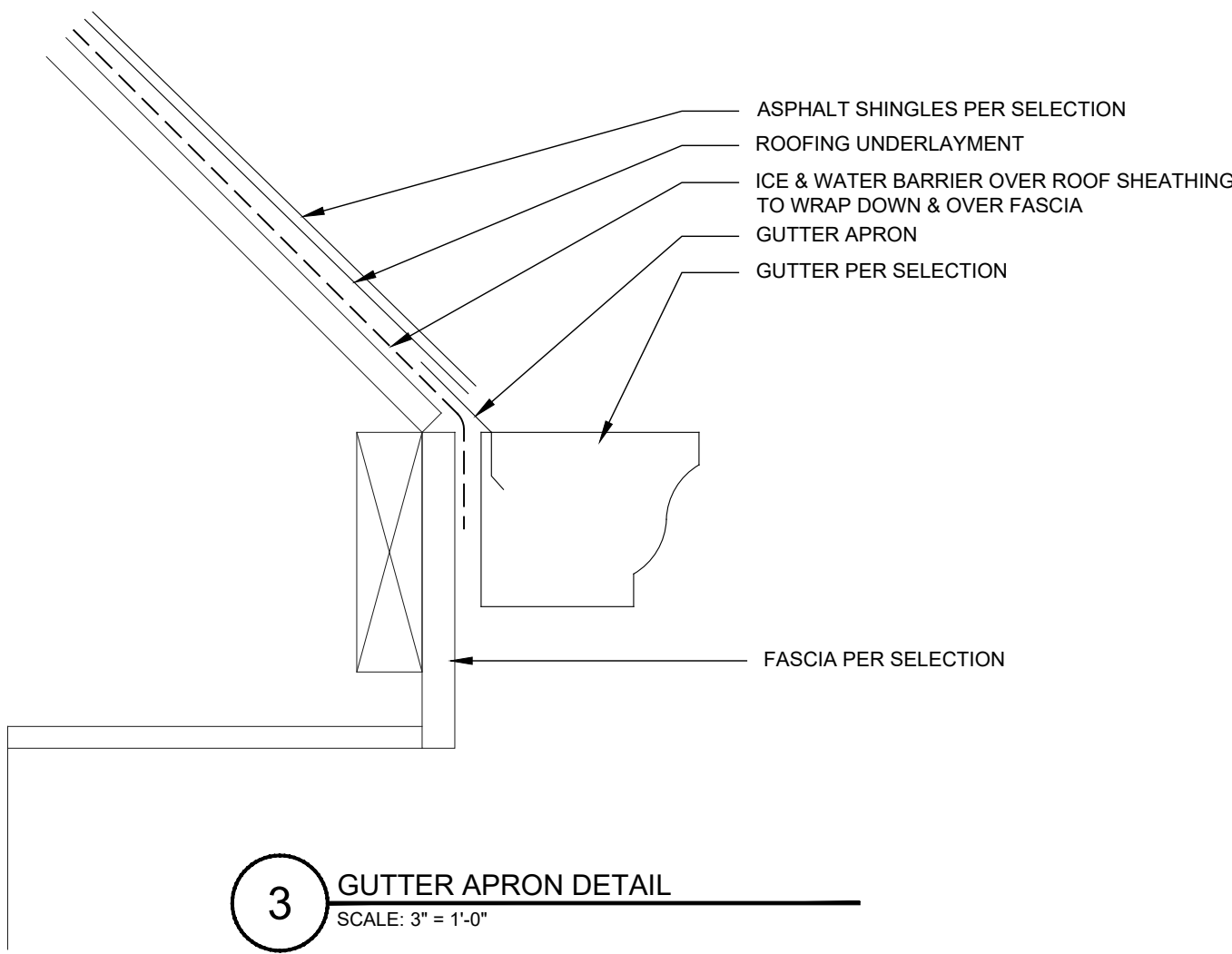
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GERMANTOWN, WI 53022
PHONE: (262) 437-2100

ELLSWORTH ADDITION
3725 W GRACE AVE
MEQUON, WI 53092

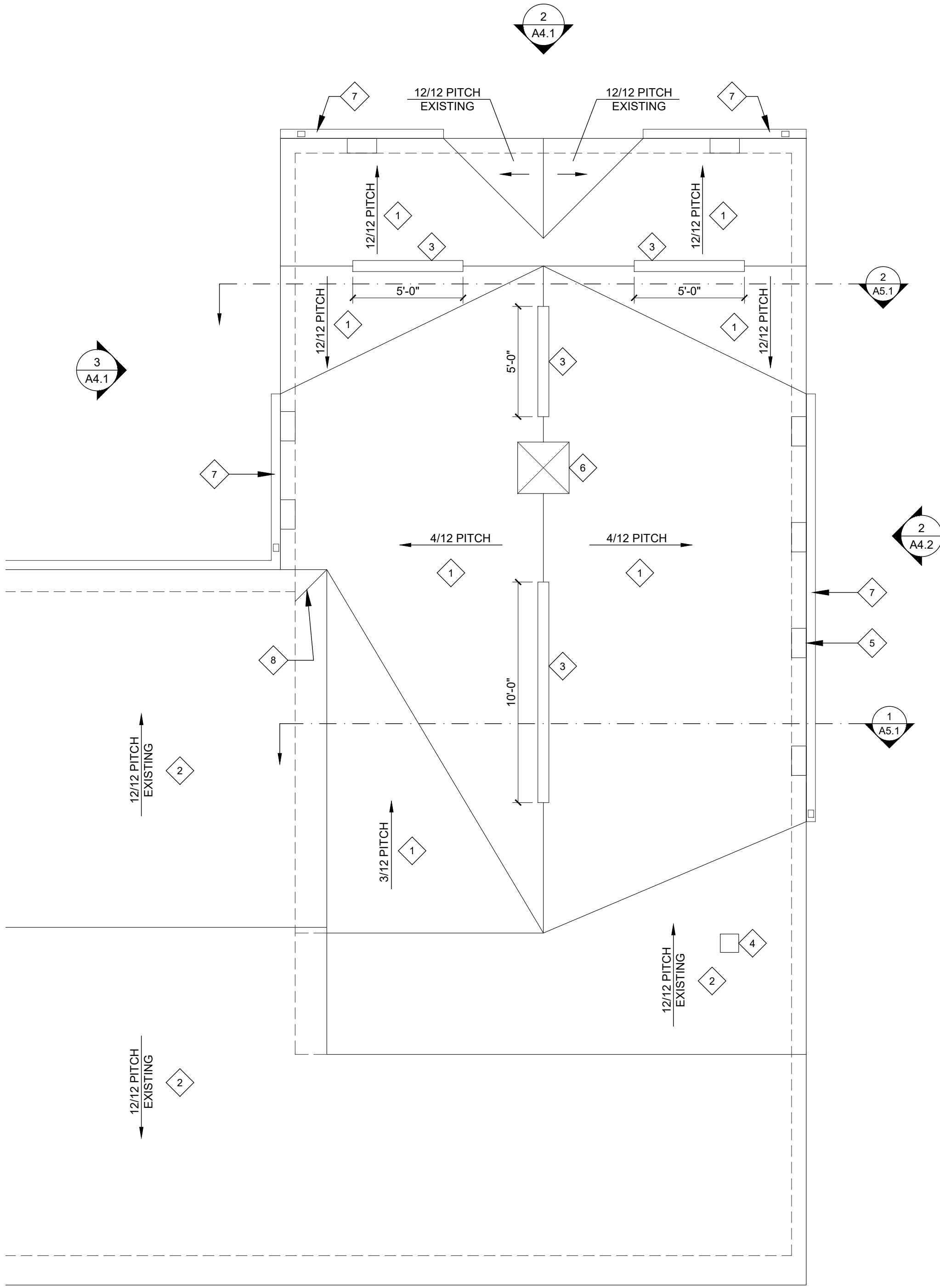
Attachment: Plans (8332 : Ollie & Jennifer Ellsworth)



2 ROOF OVER FRAMING DETAIL
SCALE: 1/2" = 1'-0"

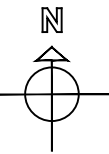


3 GUTTER APRON DETAIL
SCALE: 3" = 1'-0"



- ROOF PLAN KEYNOTES**
1. NEW ASPHALT SHINGLE ROOF PER SPEC.
 2. EXISTING ROOF TO REMAIN.
 3. RIDGE EXHAUST VENT PER SPEC.
 4. APPROXIMATE LOCATION OF PRIMARY BATH FAN EXHAUST.
 5. SOFFIT AIR INTAKE GRILLE PER SPEC., TYP. OF (8).
 6. REINSTALL EXISTING CUPOLA.
 7. ALUMINUM GUTTER PER SPEC.
 8. NEW CRICKET TO SHED WATER FROM BEHIND OVERHANG.

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



REVISIONS

DRAWING TITLE

ROOF PLAN

DRAWING NUMBER

A2.3

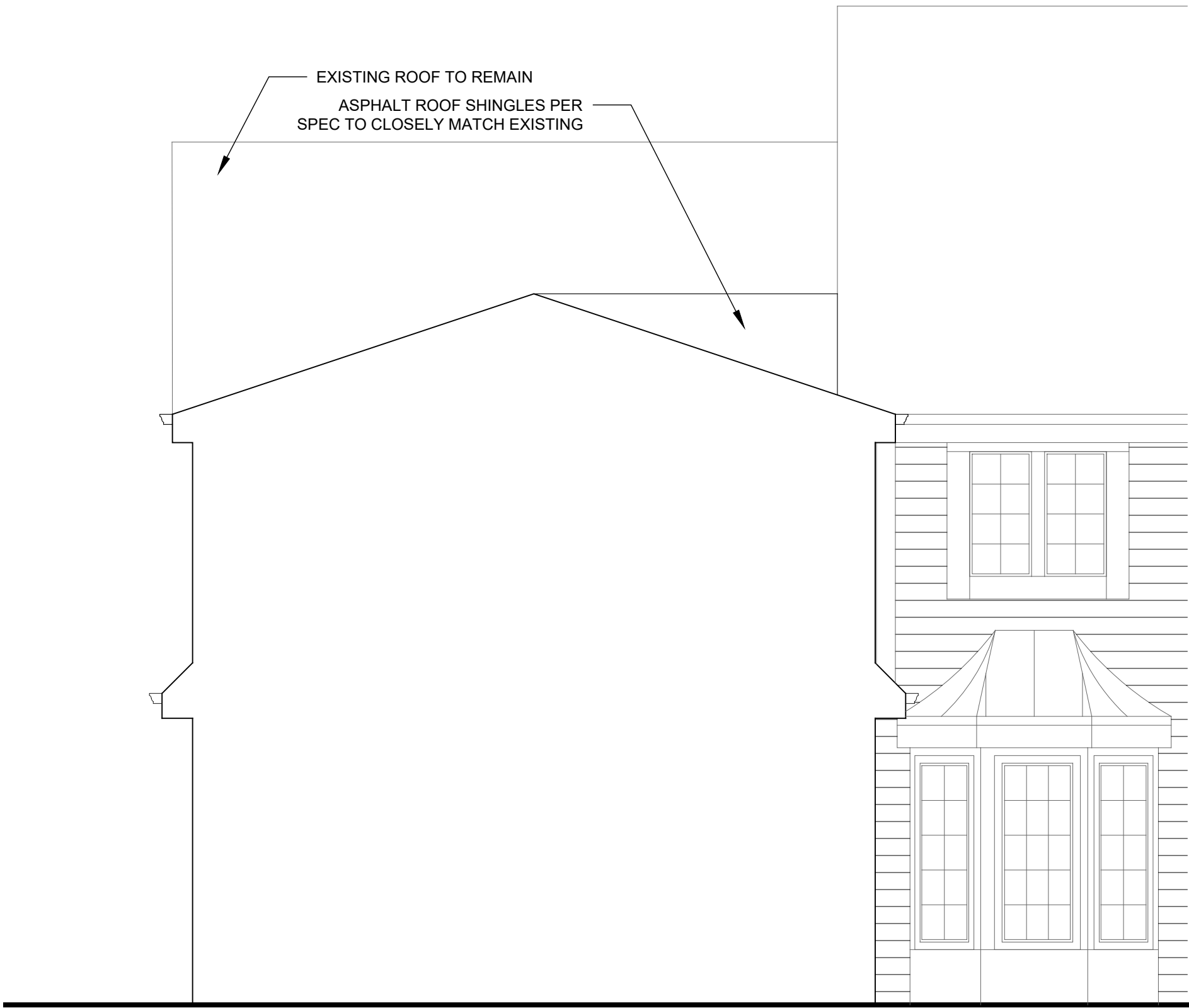


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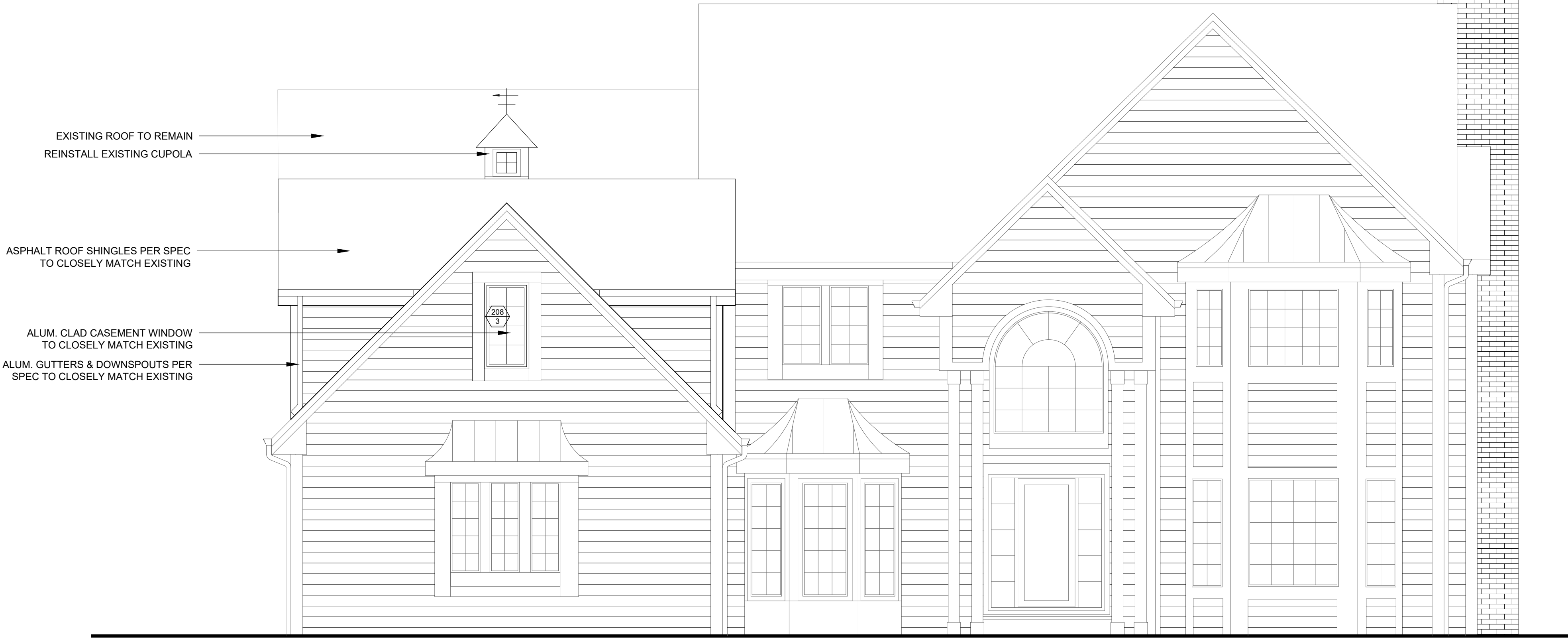
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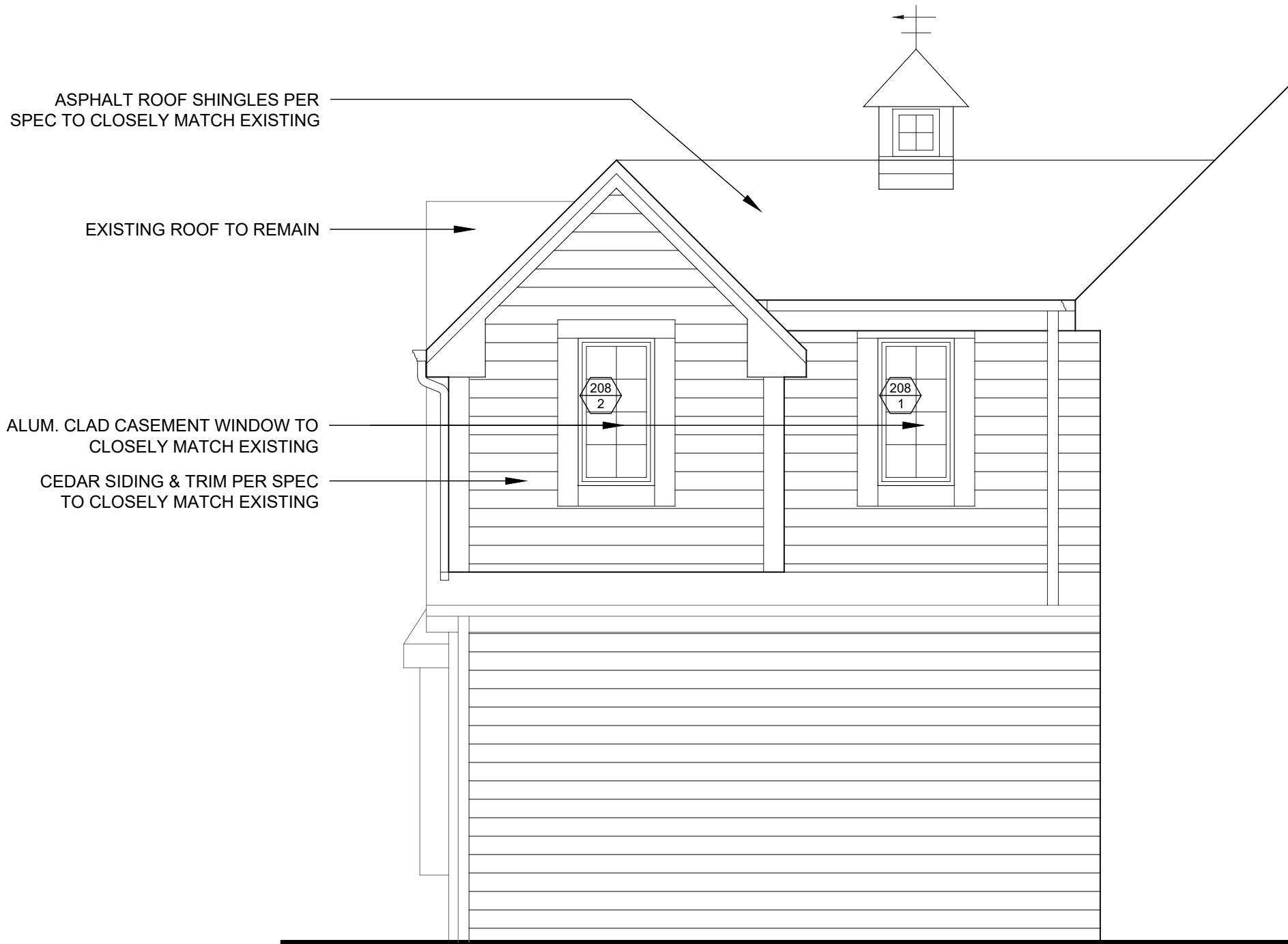
Attachment: Plans (8332 : Ollie & Jennifer Ellsworth)



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



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



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



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

REVISIONS

DRAWING TITLE
EXTERIOR ELEVATIONS

DRAWING NUMBER
A4.1



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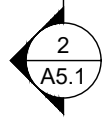
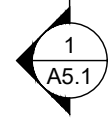
Attachment: Plans (8332 : Ollie & Jennifer Ellsworth)



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



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



REVISIONS

DRAWING TITLE
EXTERIOR ELEVATIONS

DRAWING NUMBER
A4.2

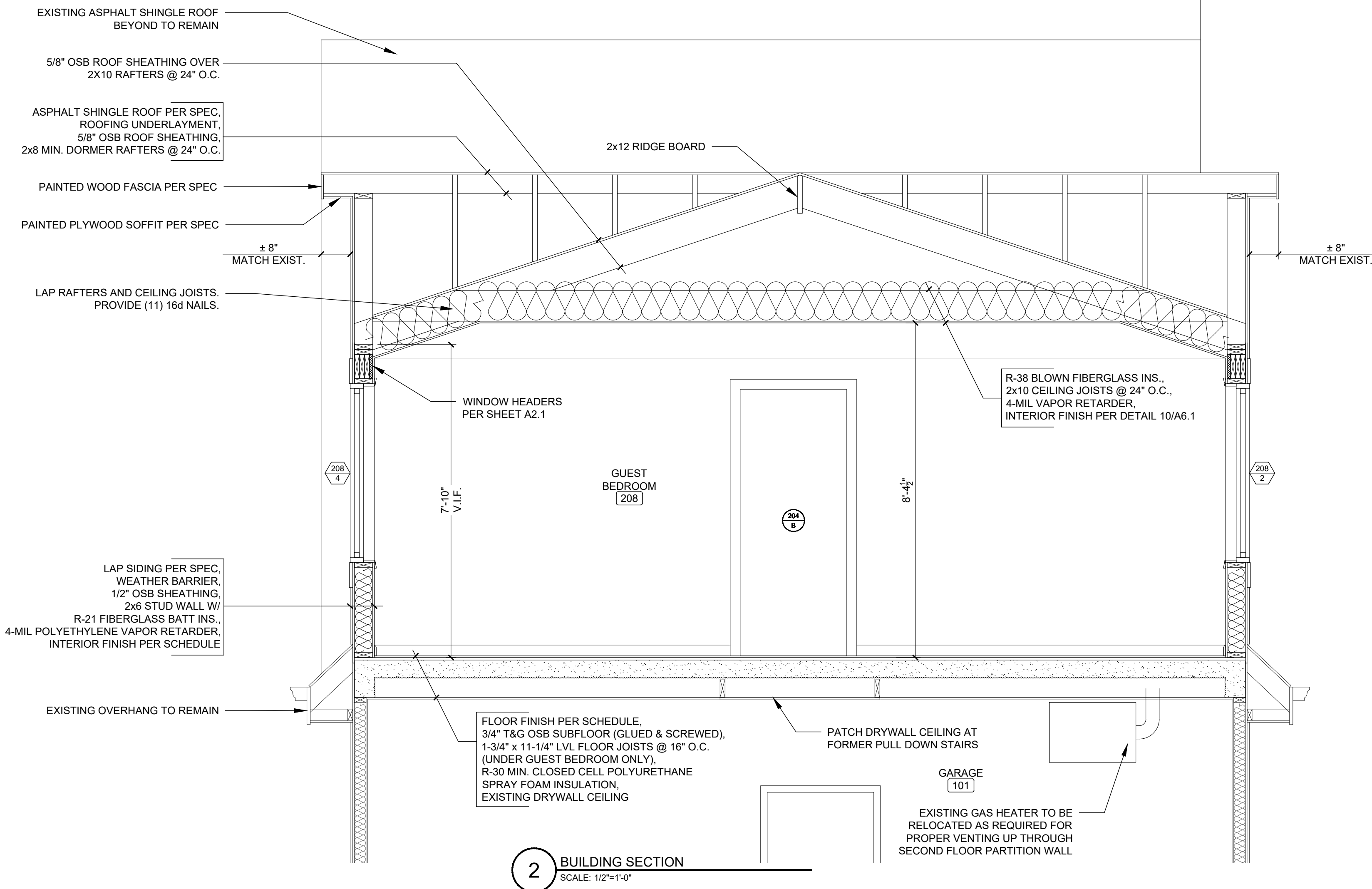
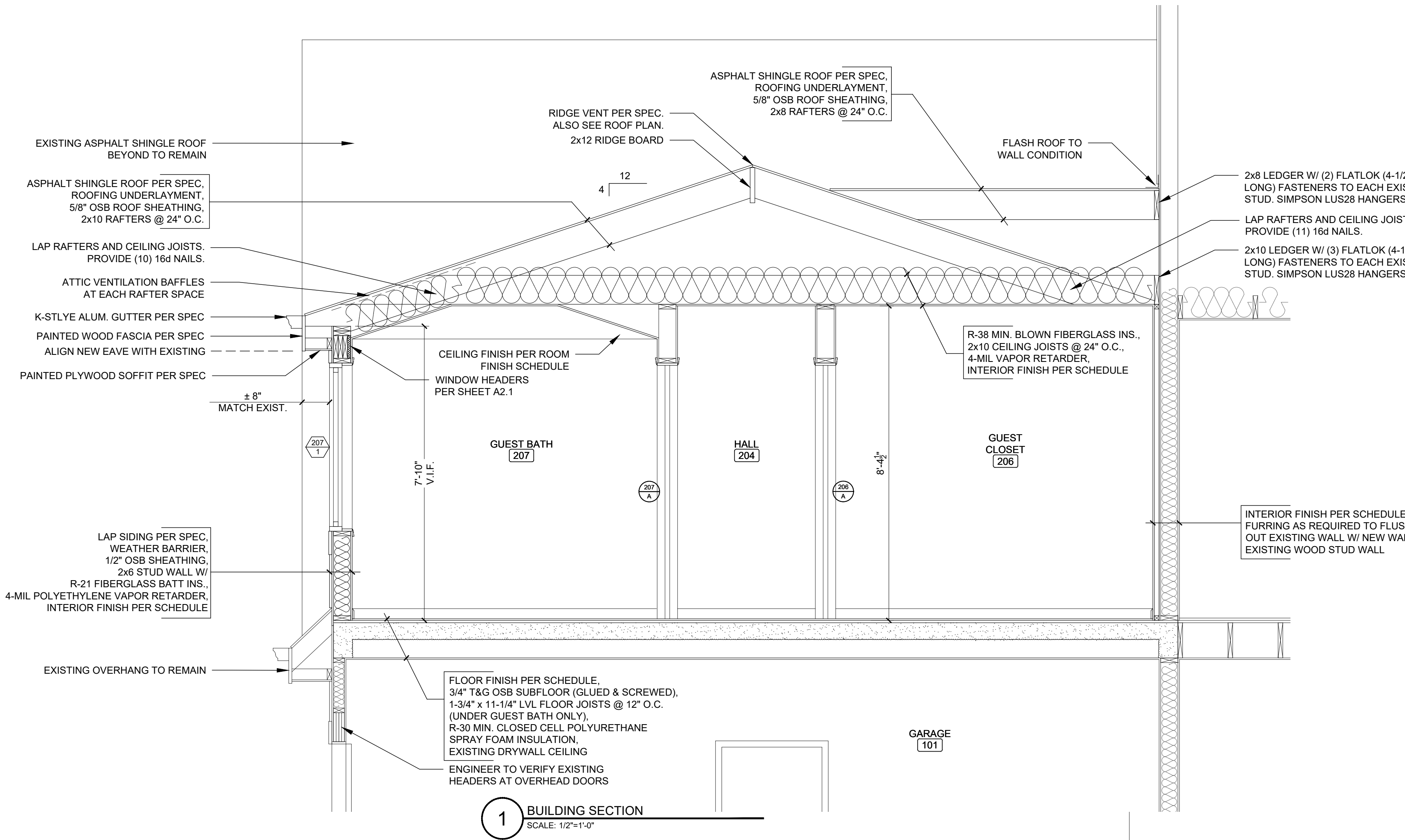


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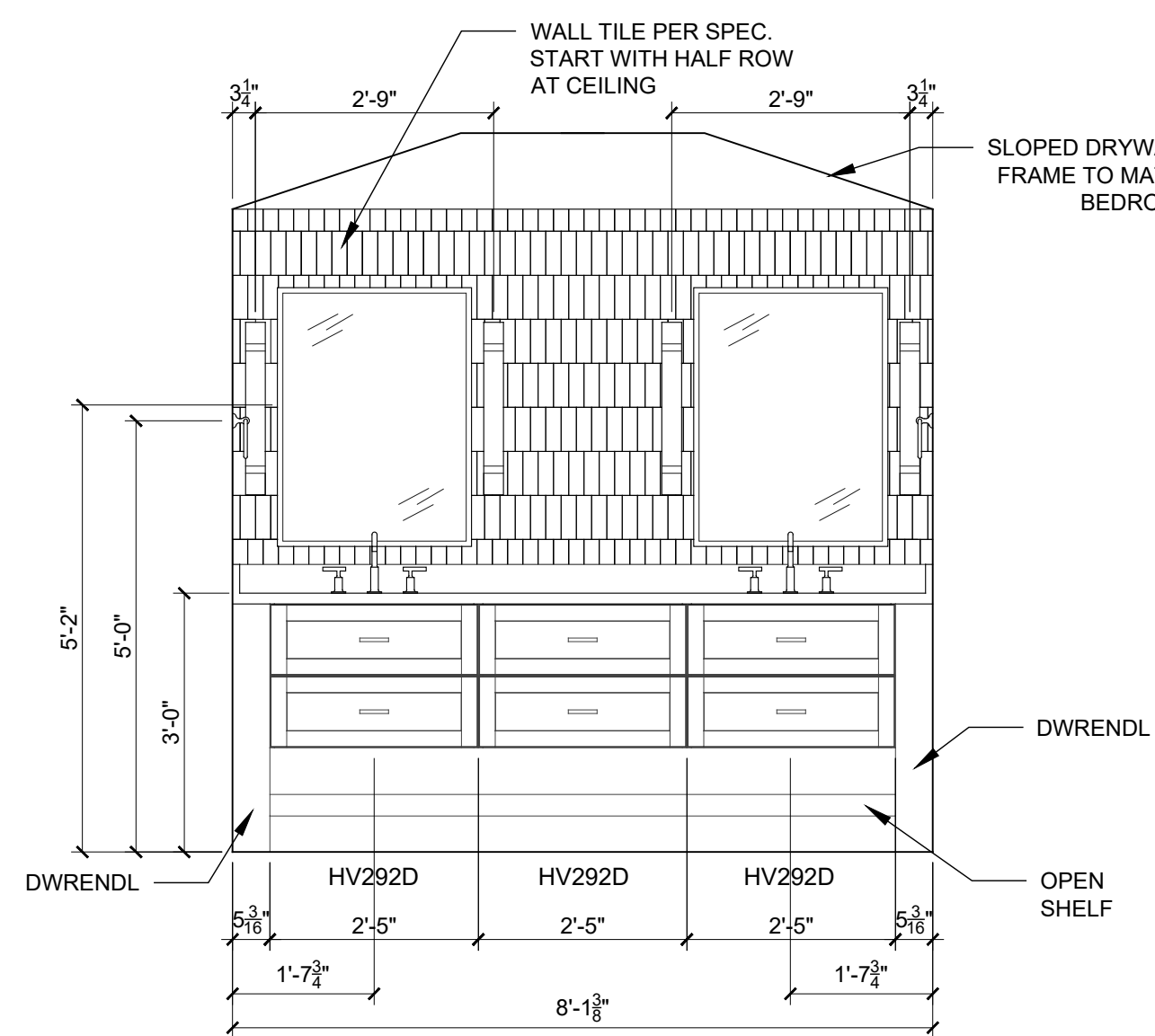
REVISIONS

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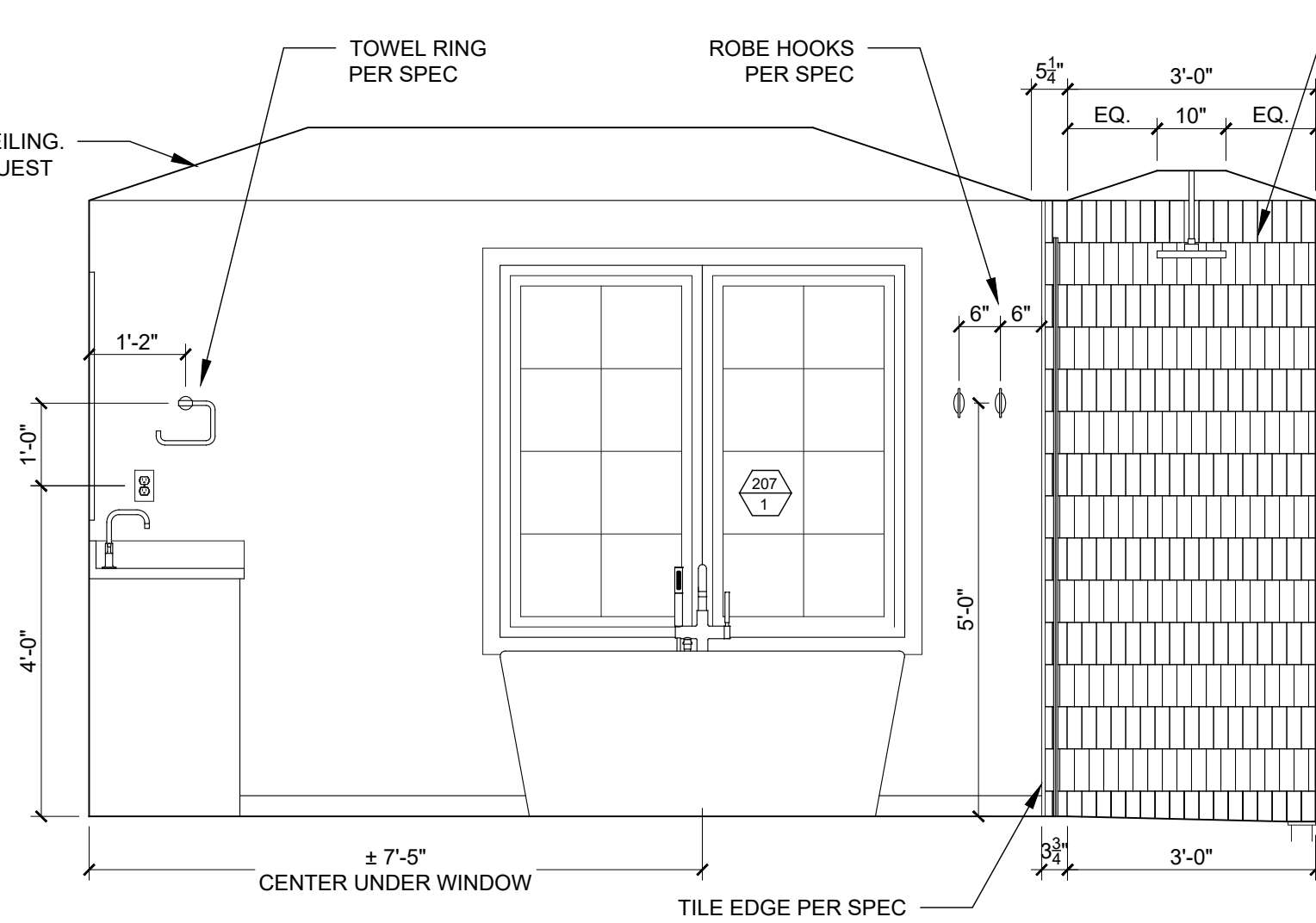
BUILDING SECTION

DRAWING NUMBER

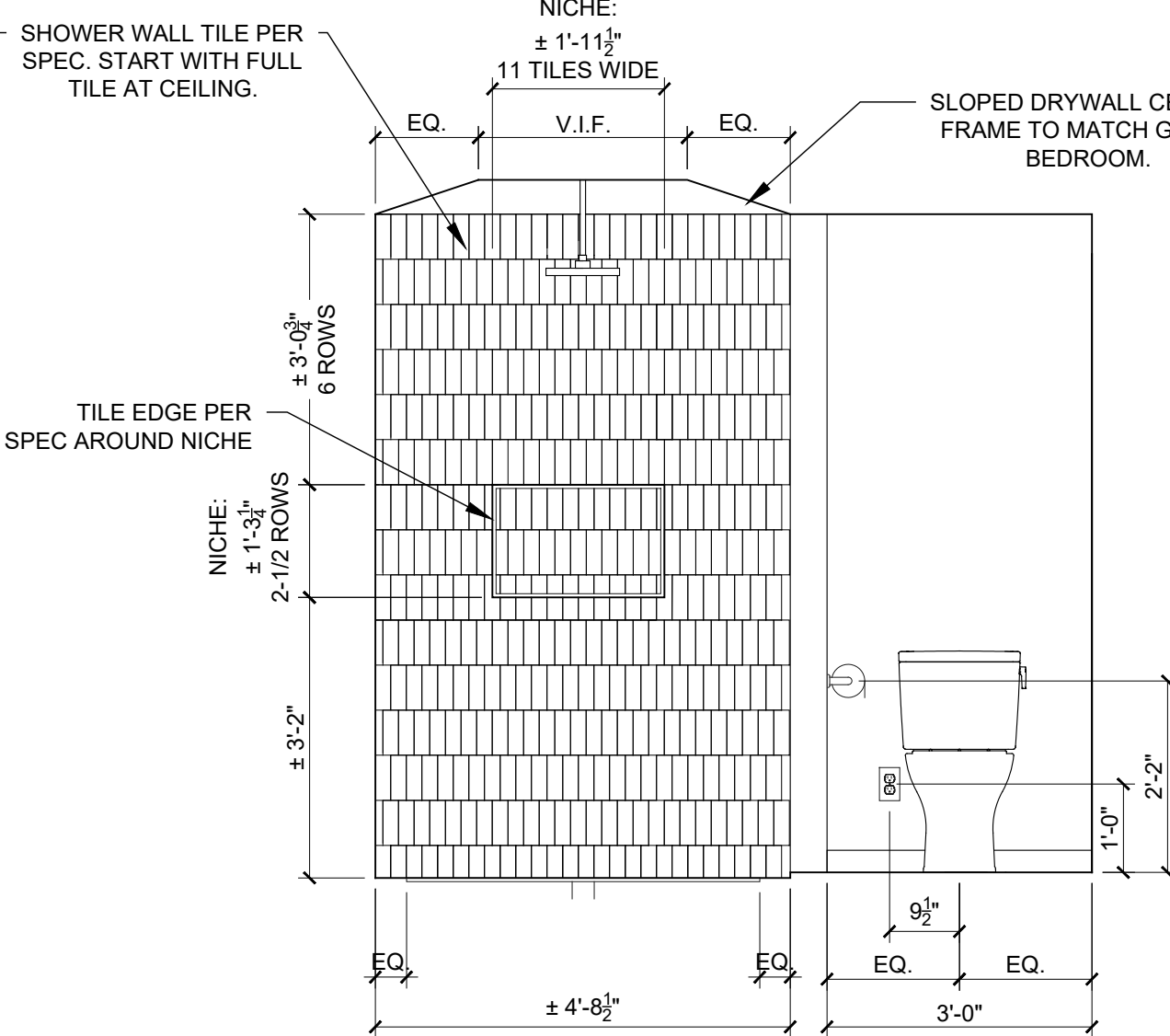
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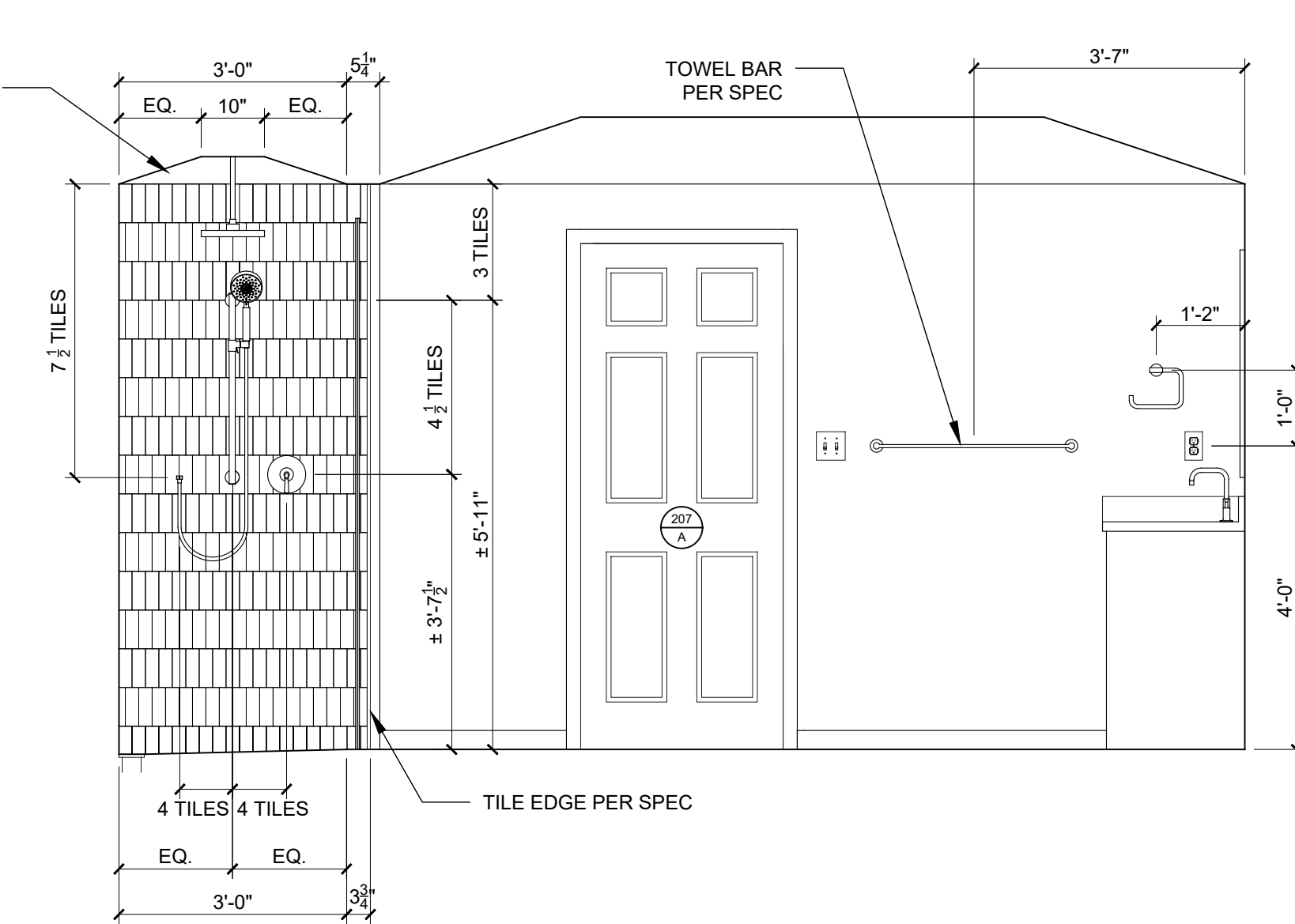
1 GUEST BATH NORTH
SCALE: 1/2" = 1'-0"



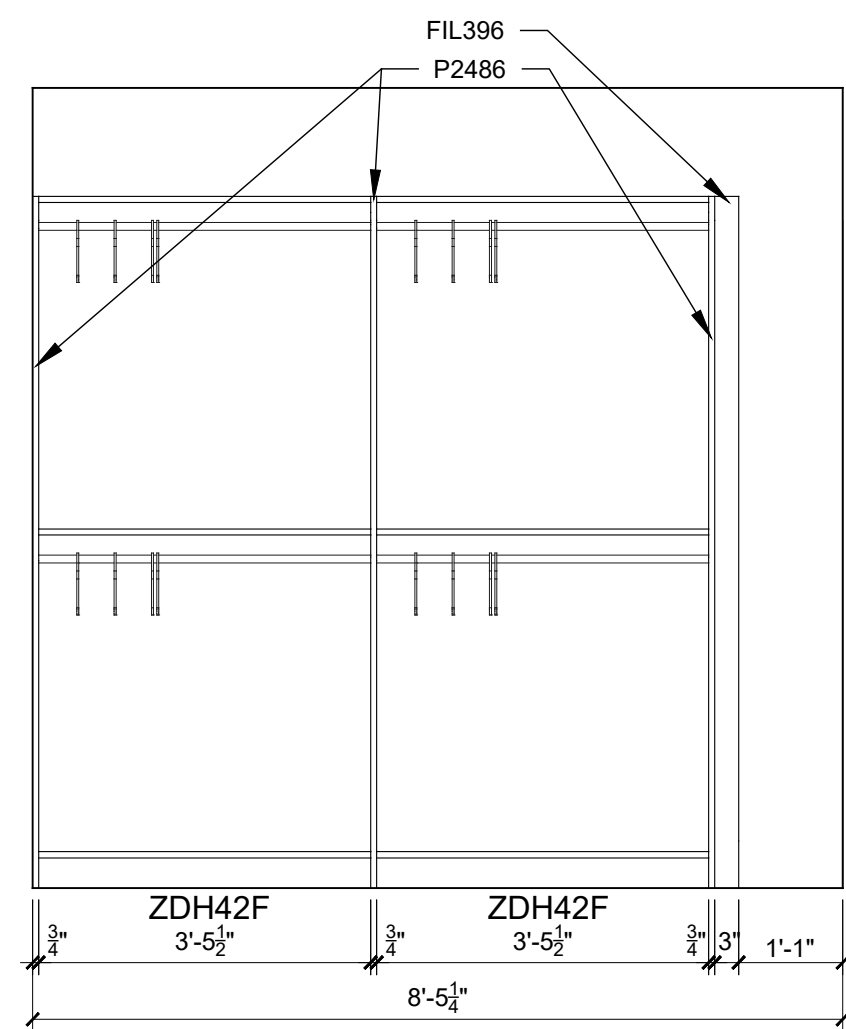
2 GUEST BATH EAST
SCALE: 1/2" = 1'-0"



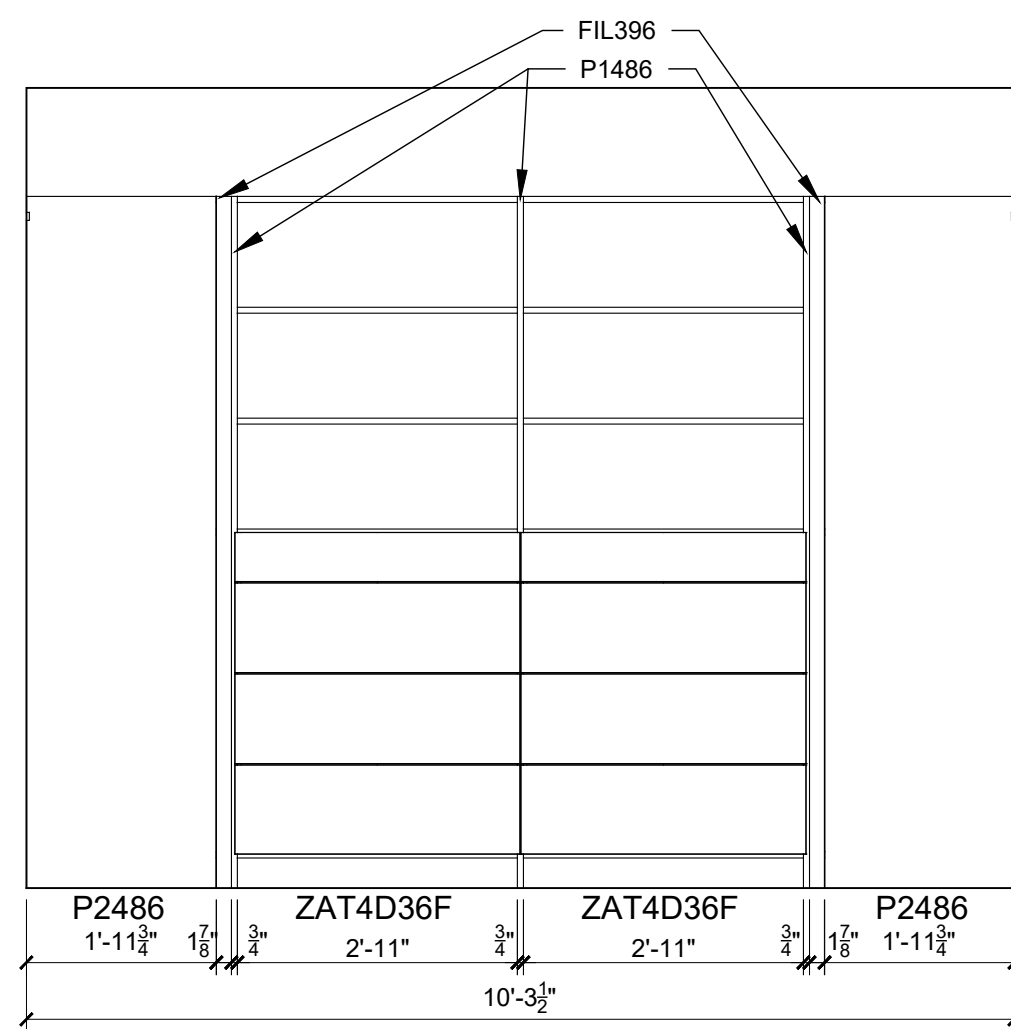
3 GUEST BATH SOUTH
SCALE: 1/2" = 1'-0"



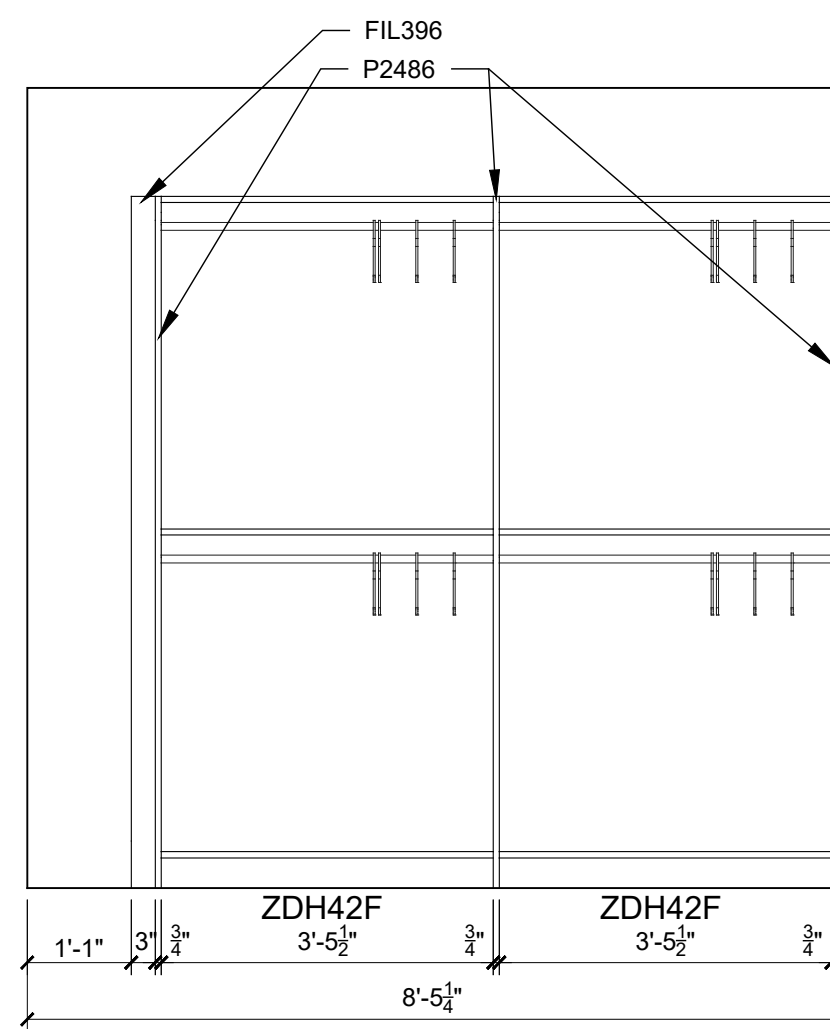
4 GUEST BATH WEST
SCALE: 1/2" = 1'-0"



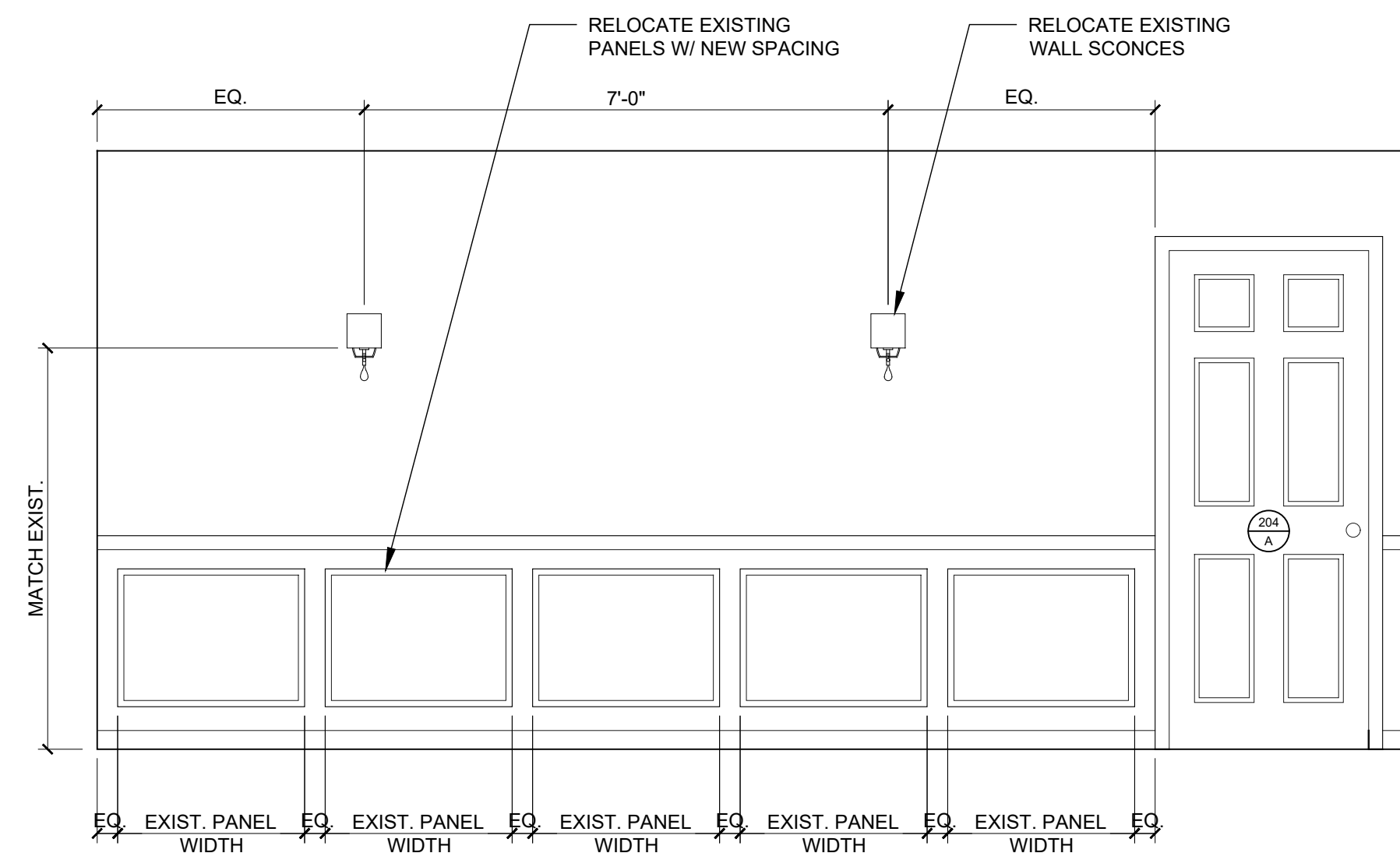
5 GUEST CLOSET SOUTH
SCALE: 1/2" = 1'-0"



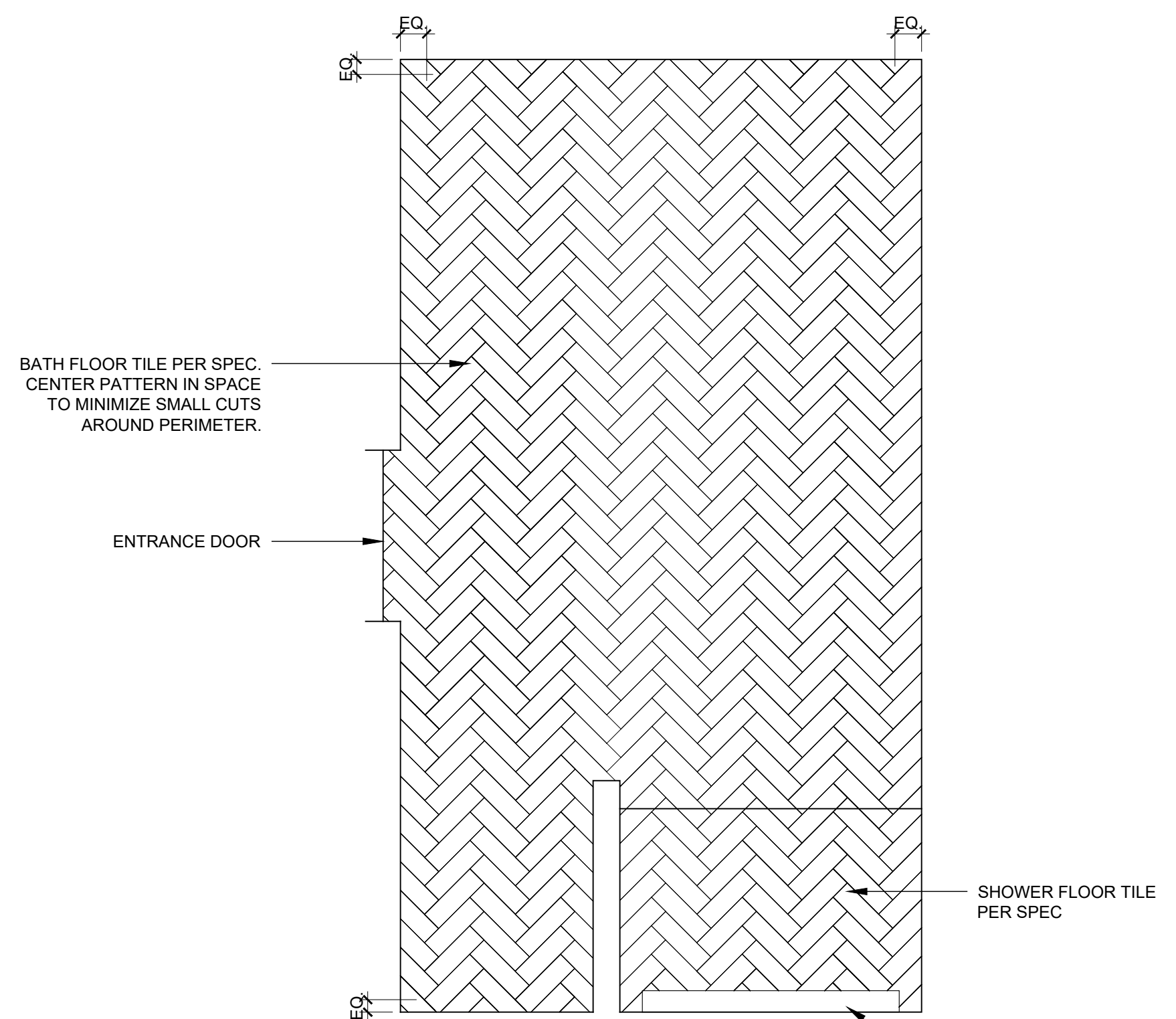
6 GUEST CLOSET WEST
SCALE: 1/2" = 1'-0"



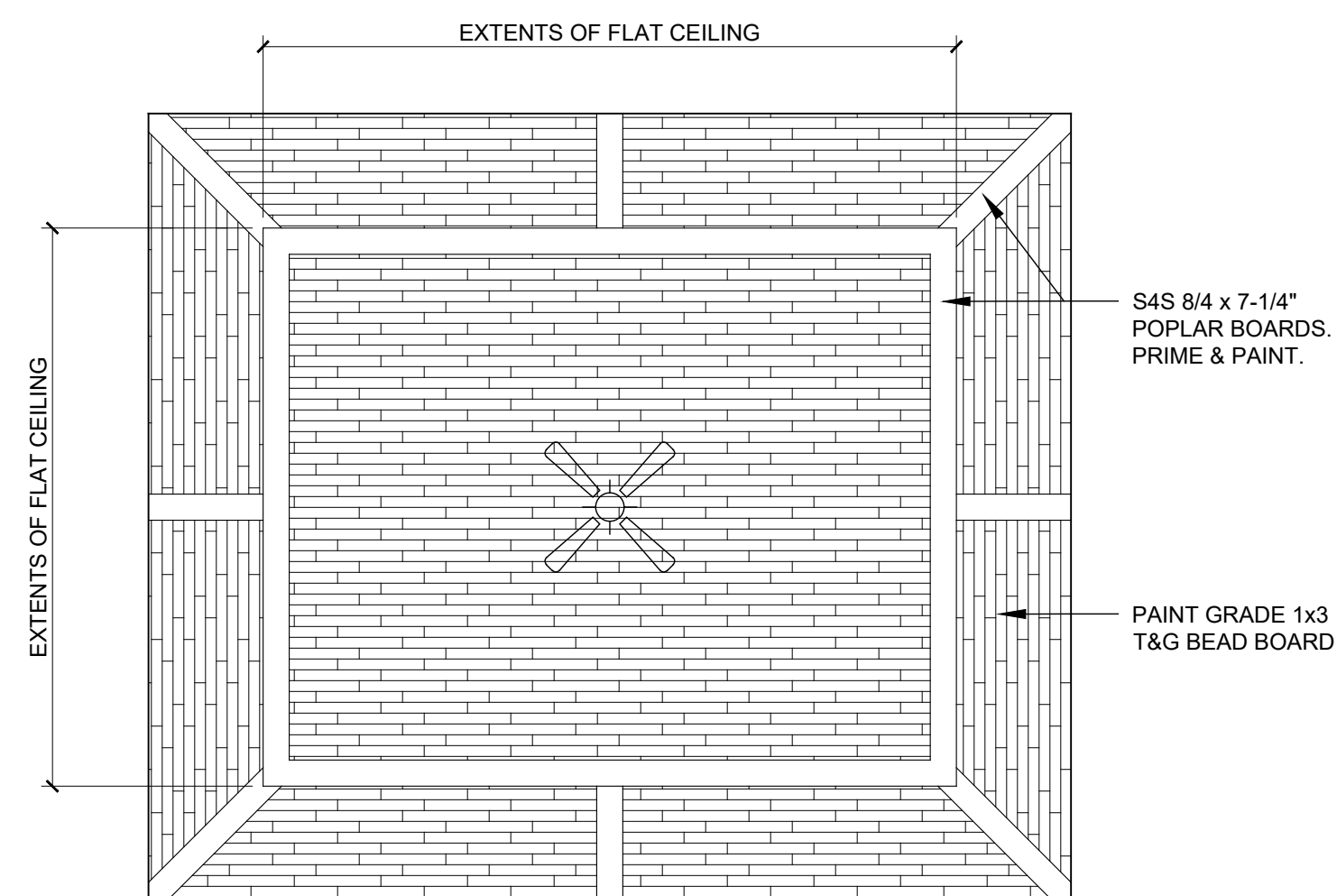
7 GUEST CLOSET NORTH
SCALE: 1/2" = 1'-0"



8 SECOND FLOOR HALL
SCALE: 1/2" = 1'-0"



9 GUEST BATH FLOOR LAYOUT
SCALE: 1/2" = 1'-0"



10 GUEST BEDROOM REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

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Attachment: Plans (8332 : Ollie & Jennifer Ellsworth)

REVISIONS

DRAWING TITLE

INTERIOR
ELEVATIONS

DRAWING NUMBER

A6.1

03/17/2023

BV

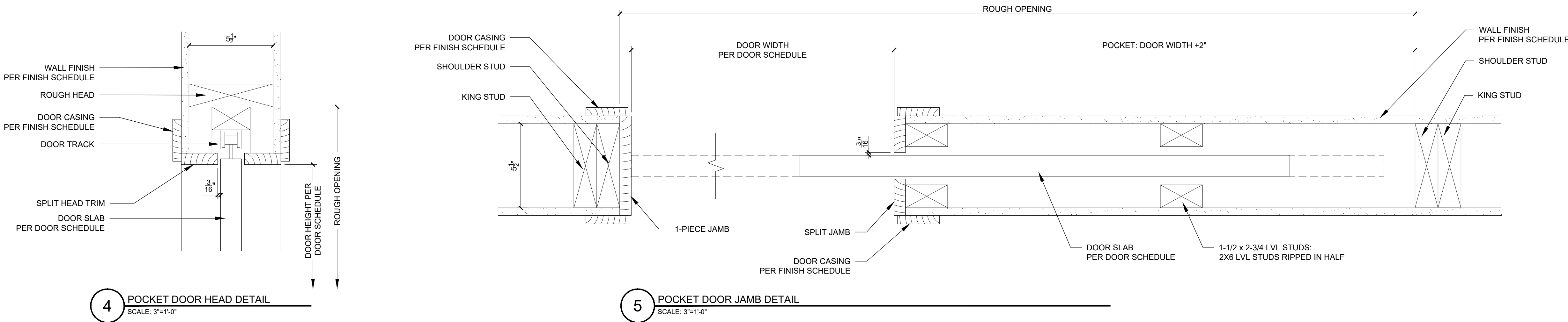
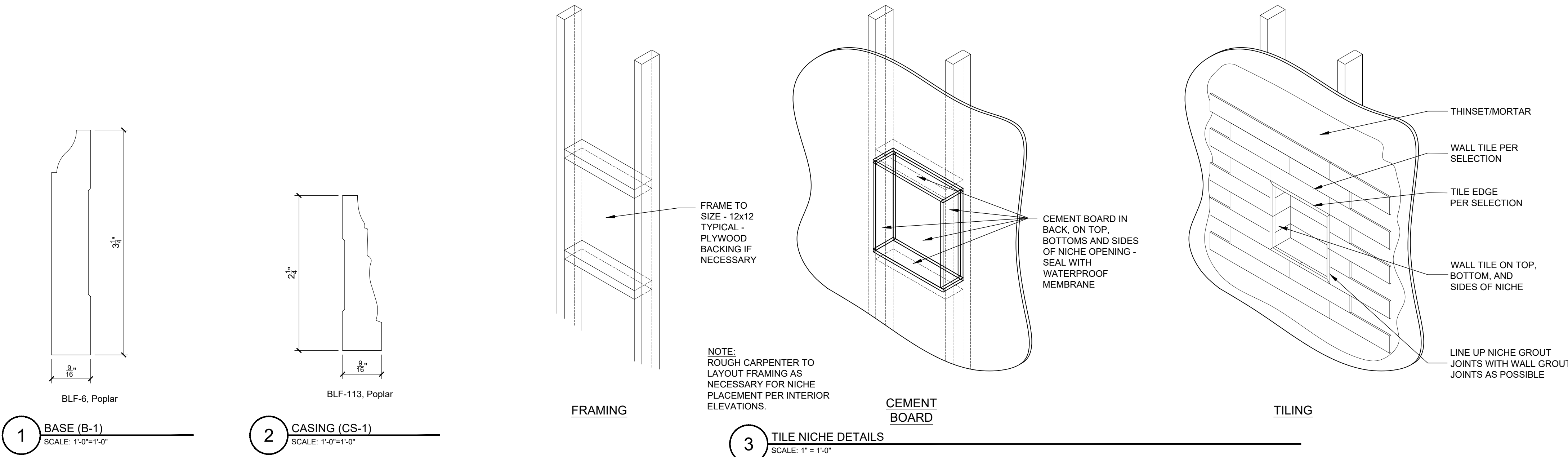


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REVISIONS

DRAWING TITLE

DETAILS

DRAWING NUMBER

A7.1



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ELLSWORTH ADDITION
3725 W GRACE AVE
MEQUON, WI 53092

Attachment: Plans (8332 : Ollie & Jennifer Ellsworth)

FIRST FLOOR ROOM FINISH SCHEDULE																						
ROOM NAME	ROOM NUMBER	FLOORING		CEILING			WALLS			* * BASE				CASING				CROWN				NOTES
		FLR FINISH	* STYLE	MATERIAL	*TEXTURE / SPECS	* FINISH	MATERIAL	* TEXTURE / SPECS	* FINISH	PROFILE	MATERIAL	SIZE	* FINISH	PROFILE	MATERIAL	SIZE	* FINISH	PROFILE	MATERIAL	SIZE	* FINISH	
GARAGE	101	--	--	PATCH DRYWALL CEILING	MATCH EXIST.	PAINT	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
HALL	102	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	

- ROOM FINISH SCHEDULE NOTES:
1. "--" DENOTES NOT APPLICABLE OR EXISTING TO REMAIN.
2. * REFERENCE ARCHITECTURAL SELECTIONS SHEET & SELECTIONS SHEET FOR SPECIFICATIONS.
3. * * INSTALL SHOE AT ALL HARD SURFACE LOCATIONS INCLUDING TILE, HARDWOOD, LVT, ETC.
4. SEE SHEET A7.1 FOR MILLWORK PROFILES.

SECOND FLOOR WINDOW SCHEDULE																								
ROOM NAME	ROOM NUMBER	NUMBER	SPECIFICATION / SIZE								EXTERIOR SPECIFICATION					INTERIOR SPECIFICATION				HARDWARE				NOTES
			MANUFACTURER	MODEL	R.O. ABV SUBFLR	R.O. WIDTH	R.O. HEIGHT	OPERATION	GLASS TYPE	SCREEN	MATERIAL	TRIM STYLE	* FINISH	GRILLES		MATERIAL	* FINISH	JAMB SIZE	CASING	TYPE	* FINISH	BORE	BACKSET	
GUEST BATH	207	1	PELLA	LIFESTYLE 2953, 2-WIDE	6'-10 1/4"	4'-10 3/4"	4'-5 3/4"	2-WIDE CASEMENT	DOUBLE PANE	STANDARD CHARCOAL MESH	ALUM.	--	CLASSIC WHITE	2Wx4H BETWEEN THE GLASS		WOOD	BRIGHT WHTIE	6-9/16	CS-1	STANDARD	WHITE	--	--	--
GUEST BEDROOM	208	1	PELLA	LIFESTYLE 2953	6'-10 1/4"	2'-5 3/4"	4'-5 3/4"	CASEMENT	DOUBLE PANE	STANDARD CHARCOAL MESH	ALUM.	--	CLASSIC WHITE	2Wx4H BETWEEN THE GLASS		WOOD	BRIGHT WHITE	6-9/16	CS-1	STANDARD	WHITE	--	--	--
GUEST BEDROOM	208	2	PELLA	LIFESTYLE 2953	6'-10 1/4"	2'-5 3/4"	4'-5 3/4"	CASEMENT	DOUBLE PANE	STANDARD CHARCOAL MESH	ALUM.	--	CLASSIC WHITE	2Wx4H BETWEEN THE GLASS		WOOD	BRIGHT WHITE	6-9/16	CS-1	STANDARD	WHITE	--	--	--
GUEST BEDROOM	208	3	PELLA	LIFESTYLE 2953	6'-10 1/4"	2'-5 3/4"	4'-5 3/4"	CASEMENT	DOUBLE PANE	STANDARD CHARCOAL MESH	ALUM.	--	CLASSIC WHITE	2Wx4H BETWEEN THE GLASS		WOOD	BRIGHT WHITE	6-9/16	CS-1	STANDARD	WHITE	--	--	--
GUEST BEDROOM	208	4	PELLA	LIFESTYLE 2953	6'-10 1/4"	2'-5 3/4"	4'-5 3/4"	CASEMENT	DOUBLE PANE	STANDARD CHARCOAL MESH	ALUM.	--	CLASSIC WHITE	2Wx4H BETWEEN THE GLASS		WOOD	BRIGHT WHITE	6-9/16	CS-1	STANDARD	WHITE	--	--	--
GUEST BEDROOM	208	5	PELLA	LIFESTYLE 2953	6'-10 1/4"	2'-5 3/4"	4'-5 3/4"	CASEMENT	DOUBLE PANE	STANDARD CHARCOAL MESH	ALUM.	--	CLASSIC WHITE	2Wx4H BETWEEN THE GLASS		WOOD	BRIGHT WHITE	6-9/16	CS-1	STANDARD	WHITE	--	--	--

- WINDOW SCHEDULE NOTES:
1. "--" DENOTES NOT APPLICABLE

SECOND FLOOR DOOR SCHEDULE																								
ROOM NAME	ROOM NUMBER	LETTER	SPECIFICATION / SIZE										---- JAMB ----			--- CASING ---			HARDWARE					NOTES
			MANUFACTURER	MODEL	WIDTH	HEIGHT	THICKNESS	TYPE	STICKING	MATERIAL	* FINISH	* GLAZING	MATERIAL	SIZE	* FINISH	PROFILE	* FINISH	TYPE	FINISH	BACKSET	BORE	HINGES		
HALL	204	A	WESTERN	LEVANTE #66PR	2'-8"	6'-8"	1 3/8"	SWING	COVE & BEAD	WOOD	PAINT	--	WOOD	VERIFY	PAINT	CS-1	PAINT	PRIVACY	SATIN NICKEL	2-3/8"	SINGLE	SATIN NICKEL	--	
HALL	204	B	--	--	2'-8"	6'-8"	NA	CASED OPENING	--	--	--	--	WOOD	6-9/16"	PAINT	CS-1	PAINT	--	--	--	--	--		
UTILITY	205	A	WESTERN	LEVANTE #66PR	2'-8"	6'-8"	1 3/8"	SWING	COVE & BEAD	WOOD	PAINT	--	WOOD	4-9/16"	PAINT	CS-1	PAINT	PASSAGE	SATIN NICKEL	2-3/8"	SINGLE	SATIN NICKEL	--	
GUEST CLOSET	206	A	WESTERN	LEVANTE #66PR	2'-8"	6'-8"	1 3/8"	POCKET	COVE & BEAD	WOOD	PAINT	--	WOOD	6-9/16"	PAINT	CS-1	PAINT	PASSAGE	SATIN NICKEL	2-3/8"	SINGLE	--	--	
GUEST BATH	207	A	WESTERN	LEVANTE #66PR	2'-8"	6'-8"	1 3/8"	POCKET	COVE & BEAD	WOOD	PAINT	--	WOOD	6-9/16"	PAINT	CS-1	PAINT	PRIVACY	SATIN NICKEL	2-3/8"	SINGLE	--	--	
GUEST BATH	207	B	SEE SPEC	SEE SPEC	4'-8"	6'-4"	3/8"	SLIDING	--	GLASS	--	--	--	--	--	--	--	--	--	--	--	--		

- DOOR SCHEDULE NOTES:
1. "--" DENOTES NOT APPLICABLE
2. REFER TO FLOOR PLAN FOR SPECIFIC DOOR SWING CONFIGURATIONS.

SECOND FLOOR FINISH SCHEDULE																						
ROOM NAME	ROOM NUMBER	FLOORING		CEILING			WALLS			** BASE				CASING				CROWN				NOTES
		FLR FINISH	* STYLE	MATERIAL	*TEXTURE / SPECS	* FINISH	MATERIAL	* TEXTURE / SPECS	* FINISH	PROFILE	MATERIAL	SIZE	* FINISH	PROFILE	MATERIAL	SIZE	* FINISH	PROFILE	MATERIAL	SIZE	* FINISH	
HALL	201	--	--	--	--	--	--	--	PAINT NORTH WALL	--	--	--	--	CS-1	WOOD	SEE NOTE #4	PAINT	--	--	--	--	--
BEDROOM	202	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
BEDROOM	203	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
HALL	204	CARPET	SEE SPEC	DRYWALL	SEE SPEC	PAINT	DRYWALL	SEE SPEC	PAINT	B-1	WOOD	SEE NOTE #4	PAINT	CS-1	WOOD	SEE NOTE #4	PAINT	--	--	--	--	--
UTILITY	205	--	--	DRYWALL	SEE SPEC	PAINT	DRYWALL	SEE SPEC	PAINT	--	--	--	--	--	--	--	--	--	--	--	--	--
GUEST CLOSET	206	CARPET	SEE SPEC	DRYWALL	SEE SPEC	PAINT	DRYWALL	SEE SPEC	PAINT	B-1	WOOD	SEE NOTE #4	PAINT	CS-1	WOOD	SEE NOTE #4	PAINT	--	--	--	--	--
GUEST BATH	207	TILE	SEE SPEC	DRYWALL	SEE SPEC	PAINT	DRYWALL	SEE SPEC	PAINT	SEE SPEC	TILE	SEE SPEC	SEE SPEC	CS-1	WOOD	SEE NOTE #4	PAINT	--	--	--	--	--
GUEST BEDROOM	208	CARPET	SEE SPEC	PER DETAIL 10/A6.1	--	PAINT	DRYWALL	SEE SPEC	PAINT	B-1	WOOD	SEE NOTE #4	PAINT	CS-1	WOOD	SEE NOTE #4	PAINT	--	--	--	--	--

- ROOM FINISH SCHEDULE NOTES:
1. "--" DENOTES NOT APPLICABLE OR EXISTING TO REMAIN.
2. * REFERENCE ARCHITECTURAL SELECTIONS SHEET & SELECTIONS SHEET FOR SPECIFICATIONS.
3. * * INSTALL SHOE AT ALL HARD SURFACE LOCATIONS INCLUDING TILE, HARDWOOD, LVT, ETC.
4. SEE SHEET A7.1 FOR MILLWORK PROFILES.

REVISIONS

DRAWING TITLE

SCHEDULES

DRAWING NUMBER

A8.1



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Attachment: Plans (8332 : Ollie & Jennifer Ellsworth)

GENERAL WALL BRACING NOTES:

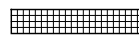
1) THIS BRACED WALL LINE LAYOUT UTILIZES THE PRESCRIPTIVE WALL BRACING REQUIREMENTS PER SECTION SPS 321.25 (8) OF THE 2014 UNIFORM DWELLING CODE. REFER TO SECTION FOR BRACING MATERIAL REQUIREMENTS, CONNECTION INFORMATION, AND CORNER CONSTRUCTION REQUIREMENTS.

2) PRESCRIPTIVE BRACED WALL PANELS SHALL BE WITHIN 12'-6" FROM CORNERS AND A MAXIMUM OF 21'-0" BETWEEN PANELS. PARALLEL BRACED WALL LINE SPACING SHALL NOT EXCEED 75' FOR INTERMITTENT BRACING AND 80' FOR CONTINUOUSLY SHEATHED BRACING.

3) EACH BRACED PANEL MAY CONTAIN NO MORE THAN ONE HOLE, HAVING A MAXIMUM DIMENSION OF NO MORE THAN 10% OF THE LEAST DIMENSION OF THE PANEL, AND CONFINED TO THE MIDDLE THREE-FOURTHS OF THE PANEL.

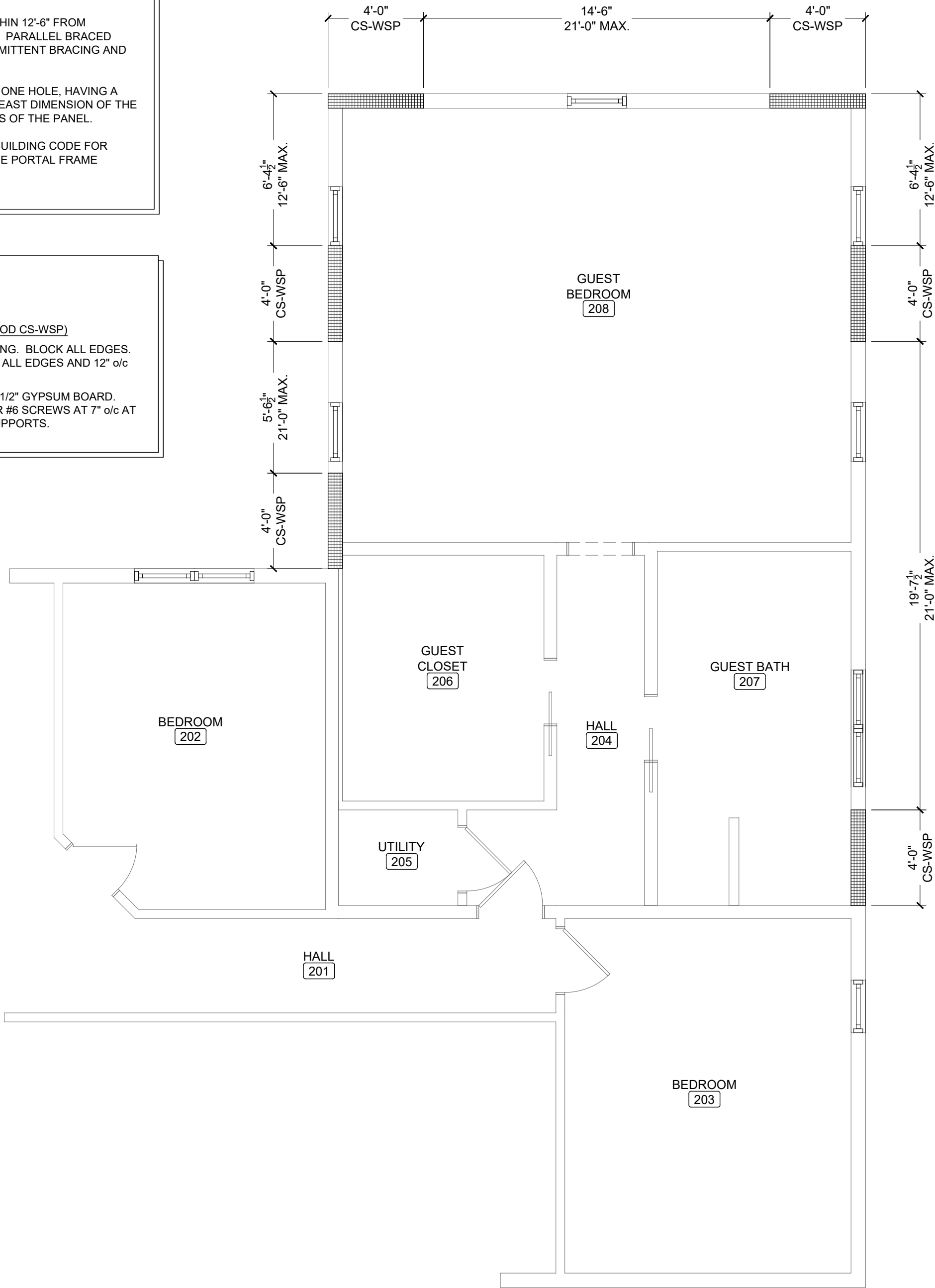
4) SEE FIGURE 321.25-A OF THE WISCONSIN UNIFORM BUILDING CODE FOR REQUIREMENTS AND SPECIFICATIONS CONCERNING THE PORTAL FRAME BRACE CONSTRUCTION METHOD.

WALL BRACE SYMBOLS KEY

 CONTINUOUS SHEATHED BRACING
WOOD STRUCTURAL PANEL (METHOD CS-WSP)

EXTERIOR SIDE: 1/2" CDX SHEATHING. BLOCK ALL EDGES.
FASTEN WITH 8d NAILS AT 6" o/c AT ALL EDGES AND 12" o/c AT INTERMEDIATE SUPPORTS.

INTERIOR SIDE: 48" MIN WIDTH OF 1/2" GYPSUM BOARD.
FASTEN WITH 5d COOLER NAILS OR #6 SCREWS AT 7" o/c AT ALL EDGES AND INTERMEDIATE SUPPORTS.



1 SECOND FLOOR WALL BRACING PLAN
SCALE: 1/4" = 1'-0"

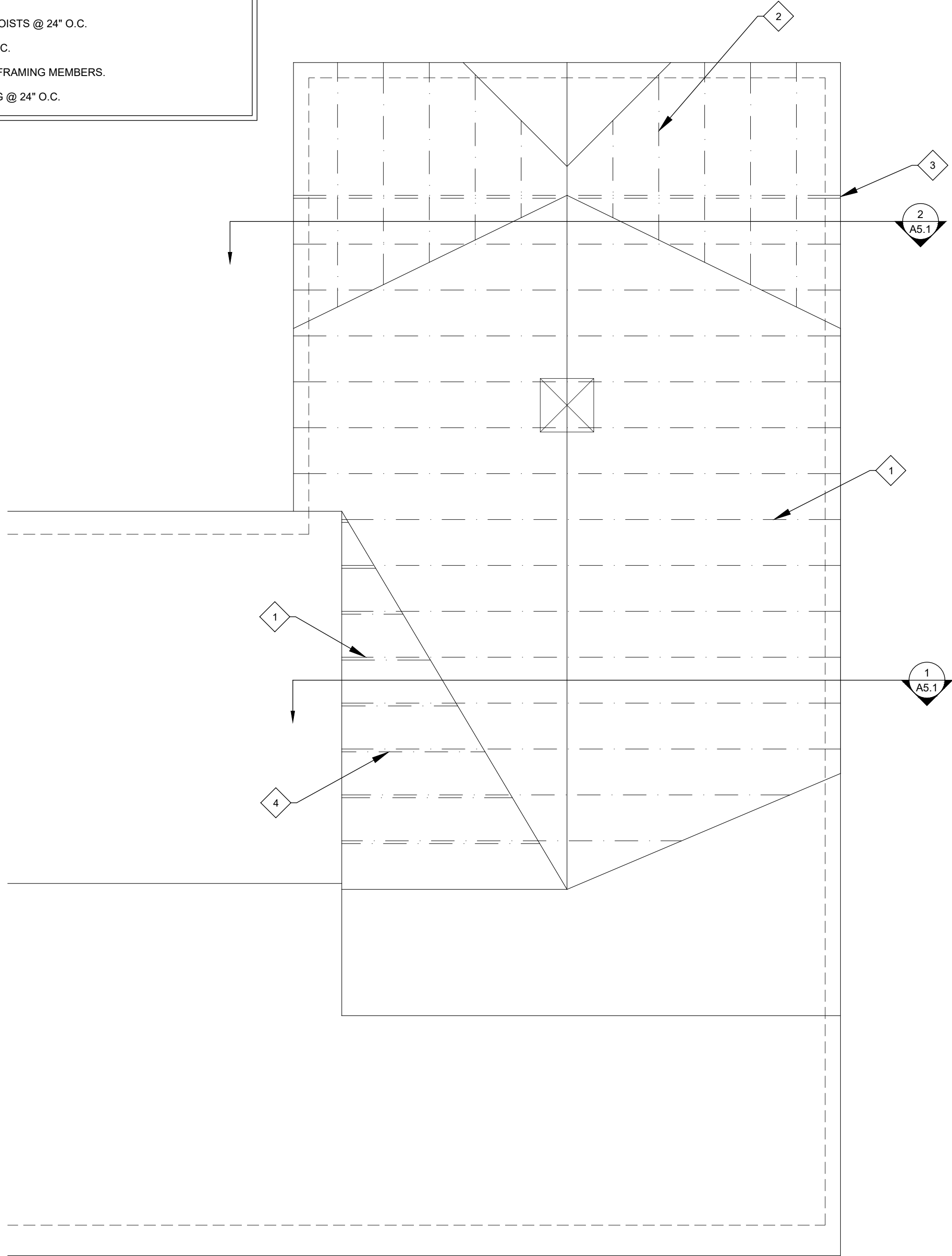
ROOF FRAMING PLAN KEYNOTES

1. 2x10 RAFTERS & CEILING JOISTS @ 24" O.C.

2. 2x8 MIN. RAFTERS @ 24" O.C.

3. GIRDER: DOUBLE-UP 2x10 FRAMING MEMBERS.

4. 2x8 RAFTER OVERFRAMING @ 24" O.C.



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

REVISIONS

DRAWING TITLE

STRUCTURAL
PLANS

DRAWING NUMBER

S2.2



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Attachment: Plans (8332 : Ollie & Jennifer Ellsworth)

ELECTRICAL SYMBOLS KEY

DECORATIVE LIGHT FIXTURE, CEILING MOUNTED

DECORATIVE LIGHT FIXTURE, WALL MOUNTED

5" LED RECESSED LIGHT FIXTURE (CAN LIGHT)

CEILING MOUNTED EXHAUST FAN

CEILING MOUNTED EXHAUST FAN / LIGHT FIXTURE

UNDER CABINET LIGHTING (LED)

LED TAPE LIGHTING

ELECTRICAL OUTLET - DUPLEX

GROUND FAULT CIRCUIT INTERRUPTED

240 VOLT CIRCUIT OUTLET

WALL SWITCH

3 - WAY SWITCH

4 - WAY SWITCH

DIMMER SWITCH

DATA CABLE JACK

TELEPHONE JACK

ELECTRICAL NOTES:

- "R" = REPLACE (EXISTING POSITION, NEW FIXTURE)
- "E" = EXISTING (NO WORK)
- NO LETTER = NEW (NEW POSITION, NEW FIXTURE)

(ROOM NUMBER(S)) - KEYNOTE DESCRIPTION PER TRADE.

MECHANICAL KEYNOTES

- ROUTE SUPPLY & RETURN DUCTING AS NEEDED.
- ALL ATTIC DUCTWORK TO BE INSULATED TO R-6 MIN.
- EXHAUST FAN DUCTWORK IS TO BE CONNECTED FROM UNIT THROUGH ROOF PRIOR TO START OF INSULATION. EXHAUST FAN DUCTWORK MUST BE SEALED WITH APPROPRIATE JOINT TAPE AT UNIT AND AT ANY SEAMS.

1. (205) - NEW FURNACE AND SUPPLY & RETURN DUCTWORK TO SERVICE SECOND FLOOR.
2. (207) - VENT EXHAUST FAN TO EXTERIOR OF HOME.
3. (208) - APPROXIMATE LOCATION OF GARAGE HEATER VENT PIPE. VENT UP THROUGH PARTITION WALL AND ROOF.

ELECTRICAL KEYNOTES

- EXISTING SWITCHES, OUTLETS, AND FIXTURES ARE TO REMAIN AT CLOSED WALLS.
- WIRE MECHANICALS AS REQUIRED.
- WIRE ALL APPLIANCES.
- ALLOW 5" FOR CASING AT ALL CASED OPENINGS & DOORS.

1. (205) - NEW FURNACE: PROVIDE ELECTRICAL POWER PER FURNACE SPECIFICATIONS.
2. (207) - PROVIDE POWER PER PRODUCT SPECS FOR ELECTRIC RADIANT IN-FLOOR HEAT.
3. (201) - REINSTALL EXISTING WALL SCONCES. ALSO SEE ELEVATION 8/A6.1.

PLUMBING KEYNOTES

- INSTALL NEW WASTE & SUPPLY PIPING TO BE TIED INTO THE EXISTING SUPPLY PIPING AT THE CLOSEST SOURCE IN THE BASEMENT AS POSSIBLE.
- ALL PLUMBING STUB OUTS SHALL HAVE EAR-TYPE CONNECTION OR BE FULLY FASTENED TO ADJACENT WALL STUD OR BLOCKING.

1. (205) - NEW FURNACE: PROVIDE GAS LINE.
2. (207) - VANITY: INSTALL WATER SUPPLIES, DRAINS, SINKS, AND FAUCTS.
3. (207) - TUB: INSTALL WATER SUPPLY, DRAIN, TUB, AND FILLER.
4. (207) - TOILET: INSTALL WATER SUPPLY, DRAIN, AND TOILET.
5. (207) - SHOWER: INSTALL WATER SUPPLY, DRAIN, VALVE, TRIM, HANDSHOWER, AND CEILING MOUNTED RAIN HEAD.

1 SECOND FLOOR MECHANICAL, ELECTRICAL, & PLUMBING PLAN
SCALE: 1/4" = 1'-0"

REVISIONS

DRAWING TITLE

SECOND FLOOR
MECHANICAL,
ELECTRICAL, &
PLUMBING PLAN

DRAWING NUMBER

MEP2.2

03/17/2023

BV

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