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 14, 2025
6:00 PM
City Hall – Lower Conference Room

Agenda

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

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

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

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

I) Call to Order

II) Approval of Meeting Minutes
Action requested: review and approval

1. Meeting Minutes from March 10, 2025

II) Architectural Board Applications:

1. **Gerald & Karen Splittgerber**
   12360 N. Lake Shore Drive
   Subdivision: N/A
   District 5 – 6:00 pm

   New Single-Family Residence

   Contractor: Lakeside Development
   Architect: Lakeside Development

2. **Gregory & Susan Bach**
   12641 N. River Forest Circle
   Subdivision: River Forest Park
   District 5 – 6:05 pm

   Addition: Screen Porch

   Contractor: 20/20 Construction
   Architect: Kelly C Frazier Design

3. **Lauren Hoke**
   11650 N. Shorecliff Lane
   Subdivision: Shorecliff Park
   District 5 – 6:15 pm

   Exterior Changes

   Contractor: Owner
   Architect: William Feldman Studio

4. **Vladislav & Molly Melnikov**
   10490 N. Pine Tree Circle
   Subdivision: Eschrich Park
   District 6 – 6:25 pm

   New Single-Family Residence & Detached Garage

   Contractor: Owner
   Architect: Kerry Sutton

5. **Eastbrook Drive LLC**
   11405-11433 W. Eastbrook Drive
   Subdivision: Eastbrook Place
   District 6 – 6:35 pm

   New Single-Family Side by Side Condominiums & Detached Garage

   Contractor: Eastbrook Drive LLC
   Architect: A.D.S.

6. **Martin & Gail Komisar / David & Sari Kramer**
   11682/11684 N. Aster Woods Circle
   Subdivision: Aster Woods
   District 6 – 6:45 pm

   New Single-Family Side by Side Condominium
   Contactor: Lakeside Development
   Architect: Lakeside Development

7. **Felix & Marina Raykh**
   9706 N. Sunset Lane
   Subdivision: Range Line Estates
   District 7 – 6:50 pm

   New Detached Garage

   Contractor: Owner
   Architect: N/A

8. **Rick & Patty Cohen**
   320 E. Ravine Drive
   Subdivision: Michivue
   District 8 – 7:00 pm

   Addition

   Contractor: Lakeview Remodeling
   Architect: KCB Architects

9. **Ben & Amanda Uher**
   12070 W. Bonniwell Road
   Subdivision: Majestic Meadows South
   District 1 – 7:10 pm

   New Single-Family Residence

   Contractor: Aspen Homes
   Architect: Aspen Homes

10. **Choua & Lee Her**
    11401 W. Mequon Road
    Subdivision: N/A
    District 1 – 7:15 pm

    Exterior Changes

    Contractor: Turnkey Homes
    Architect: Turnkey Homes

11. **Dale & Lori Moeller**
    14111 N. Cedarburg Road
    Subdivision: N/A
    District 1 – 7:25 pm

    Addition

    Contractor: Chuck & Chase Cont.
    Architect: Bill Hahn

12. **Keajen Properties LLC**
    3651 W. Pine View Court
    Subdivision: Riverland Estates
    District 1 – 7:35 pm

    New Single-Family Residence

    Contractor: Anderson Homes LLC
    Architect: Anderson Homes LLC

13. **Lee & Kathryn Katsikos**
    13775 N. Pine View Court
    Subdivision: Riverland Estates
    District 1 – 7:40 pm

    New Single-Family Residence

    Contractor: Anderson Homes LLC
    Architect: Anderson Homes LLC

14. **Michael Perlewitz** — **New Single-Family Residence**
    3640 W. Club Circle
    Subdivision: The Green at Mequon — Contractor: Michael James Design Build
    District 2 – 7:45 pm — Architect: Fritsch Design LLC

15. **Chris & Nicky Wunsch** — **Addition**
    8402 W. Hillview Drive
    Subdivision: Solar Heights — Contractor: Larson Home Exteriors
    District 3 – 7:50 pm — Architect: Draftsmith

16. **Michael & Kelly Grebe** — **Addition**
    11417 N. Spring Avenue
    Subdivision: N/A — Contractor: Addition
    District 3 – 8:00 pm — Architect: Wade Weissmann & HB Designs

17. **Veridian Homes LLC** — **New Single-Family Residence**
    10592 N. Tree Sparrow Drive
    Subdivision: The Enclave — Contractor: Veridian Homes LLC
    District 3 – 8:10 pm — Architect: Veridian Homes LLC

18. **Veridian Homes LLC** — **New Single-Family Residence**
    10600 N. Tree Sparrow Drive
    Subdivision: The Enclave — Contractor: Veridian Homes LLC
    District 3 – 8:15 pm — Architect: Veridian Homes LLC

19. **Jared & Amie Verba** — **Garage Addition**
    10107 N. Meadow Lane
    Subdivision: Cedar Acres — Contractor: Farmington Woodworks
    District 4 – 8:20 pm — Architect: Matt Lehn

20. **Tim O'Brien Homes** — **New Single-Family Residence**
    9773 N. Migratory Court
    Subdivision: Swan Ridge Farms — Contractor: Tim O’Brien Homes
    District 4 – 8:30 pm — Architect: Tim O’Brien Homes

21. **Jason & Kate Stuewe** — **Exterior Changes**
    10808 N. Cedarburg Road
    Subdivision: N/A — Contractor: Owner
    District 4 – 8:35 pm — Architect: Owner

IV) Adjourn Meeting

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

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

www.cityofmequonwi.gov

Office of Architectural Board

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE:
SUBJECT: **Meeting Minutes from March 10, 2025**

Attachments:
3.10 (PDF)

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

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INSPECTION DIVISION

ARCHITECTURAL BOARD MINUTES
Monday, March 10, 2025
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, Michael Wade, Curtis Helm, Janet Ehn, Ann Scherzinger
Architectural Board Liaison:	Greg Golden

2. **Meeting Minutes**

Minutes from February 10, 2025, meeting were approved by Vice-Chairman Paul Apfelbach and seconded by District Representative Michael Wade.

Minutes passed unanimously.

Attachment: 3.10 (10230 : Meeting Minutes from March 10, 2025)

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: Assessor's Plat	Contractor: Owner Architect: MFP Design

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

Conditions: Plans approved as submitted with the following conditions:
1. Disregard rendered drawings on page T101; conditions apply to plans on page A200.
2. Add door to south elevation (laundry room).

2)	Dist. 4 6:05 pm	**New Single-Family Residence**	Kaerek Homes, Inc. 9866 N. Cygnet Court Subd: Swan Ridge Farms	Contractor: Kaerek Homes, Inc. Architect: Kaerek Homes, Inc.

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

Conditions: Plans approved as submitted.

3)	Dist. 4 6:10 pm	**New Single-Family Residence**	Kaerek Homes, Inc. 9800 N. Migratory Court Subd: Swan Ridge Farms	Contractor: Kaerek Homes, Inc. Architect: Kaerek Homes, Inc.

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

Conditions: Plans approved with the condition that the center window on the right elevation is removed and replaced with two larger windows on either side.

Attachment: 3.10 (10230 : Meeting Minutes from March 10, 2025)

4)	Dist. 4 6:15 pm	**New Single-Family Residence**	Kaerek Homes, Inc. 9938 N. Migratory Lane Subd: Swan Ridge Farms	Contractor: Kaerek Homes, Inc. Architect: Kaerek Homes, Inc.

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

Conditions: Plans approved as submitted with the condition that vertical board and batten be added to the front gable on the right elevation for consistency.

5)	Dist. 5 6:20 pm	**New Single-Family Residence**	Kaerek Homes, Inc. 9842 N. Migratory Court Subd: Swan Ridge Farms	Contractor: Kaerek Homes, Inc. Architect: Kaerek Homes, Inc.

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

Conditions: Plans approved as submitted with the condition that vertical board and batten be added to the front gable on the right elevation for consistency.

6)	Dist. 4 6:25 pm	**New Single-Family Residence**	Kaerek Homes, Inc. 9766 N. Migratory Court Subd: Swan Ridge Farms	Contractor: Kaerek Homes, Inc. Architect: Kaerek Homes, Inc.

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

Conditions: Plans approved as submitted.

Attachment: 3.10 (10230 : Meeting Minutes from March 10, 2025)

7)	Dist. 5 6:30 pm	**New Single-Family Residence**	Peter & Roberta Buening Lot #11 Highland Meadows Subd: Highland Meadows	Contractor: Victory Homes of WI Architect: David Pluim

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

Conditions: Plans approved as submitted.

8)	Dist. 5 6:35 pm	**New Single-Family Residence**	Daniel Schumacher and Alexandra Urrita-Comas Lot #13 Highland Meadows Subd: Highland Meadows	Contractor: Allan Builders Architect: David Pluim

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

Conditions: Plans approved as submitted with the following conditions:
1. On the front elevation, remove shed roof and replace it with gable; centered over front door.
2. Add a louver vent on the lower gable, right elevation.

9)	Dist. 6 6:40 pm	**Attached Garage**	Rollin Bertran 10026 N. Brookdale Drive Subd: Brookdale Estates	Contractor: Owner Architect: Draftsmith, Inc.

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

Conditions: Plans approved as submitted with the following conditions:
1. Roof and color to match existing.
2. All existing siding will be replaced with Hardi-plank and corner boards.

Attachment: 3.10 (10230 : Meeting Minutes from March 10, 2025)

10)	Dist. 4 6:50 pm	**Resubmittal:** New Single-Family Residence (Tabled at 2/10/25 Meeting)	Tim O'Brien Homes 9902 N. Migratory Lane Subd: Swan Ridge Farms	Contractor: Tim O'Brien Homes Architect: Tim O'Brien Homes

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

Conditions: Resubmitted plans approved as submitted with the following conditions:
1. Remove stone (bedroom #3) from front elevation and replace with horizontal siding
2. Keep stone on the front elevation entrance as focal point only.

11)	Dist. 4 7:00 pm	**Resubmittal:** New Single-Family Residence (Tabled at 2/10/25 Meeting)	Tim O'Brien Homes 9420 W. Huntington Drive Subd: Swan Ridge Farms	Contractor: Tim O'Brien Homes Architect: Tim O'Brien Homes

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

Conditions: Plans approved as submitted with the following conditions:
1. Remove stone on the front elevation from the right side of single-car garage door and from around front window; left of front door.
2. Add full-height stone around the front door.
3. Wrap pillars on the front elevation with stone.
4. All stone to end on inside corners.
5. Add window to rear elevation of garage.
6. Add two windows on left elevation, second floor to mirror two on right.

4. **Motion to Adjourn:**

Vice-Chairman Paul Apfelbach made a motion to adjourn the meeting.
District Representative Michael Wade seconded the motion.
A vote was taken; vote passed unanimously.

Meeting adjourned at 7:04 p.m.

Attachment: 3.10 (10230 : Meeting Minutes from March 10, 2025)

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Phone: 262-242-3100
Fax: 262-242-9655

www.cityofmequonwi.gov

Office of Architectural Board

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **April 21, 2025**
SUBJECT: **Gerald & Karen Splittgerber - New Single-Family Residence at 12360 N. Lake Shore Drive**

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

Statement of Intent

12360 N Lakeshore Drive

Mequon, Wi

3/20/2025

We have designed and will build a single family home for Gerald and Karen Splittgerber . The home is intended to accommodate the family as they age with all the essential rooms on the main level and an elevator to access all 3 floors.

Scott Humber

Lakeside development

Attachment: Statement of Intent (10231 : Gerald & Karen Splittgerber)

SQUARE FEET

FINISHED LOWER LEVEL S.F.	725
UNFINISHED LOWER LEVEL S.F.	2227
FIRST FLOOR HOUSE S.F.	3220
GARAGE S.F.	940
COVERED FRONT PORCH S.F.	71
SECOND FLOOR SF	1575

ELEVATION NOTE

TYPICAL GRADE AT FOUNDATION WALL	696.50
PROPOSED TOP OF FOUNDATION WALL	697.25
FIRST FLOOR SUBFLOOR	698.43'

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

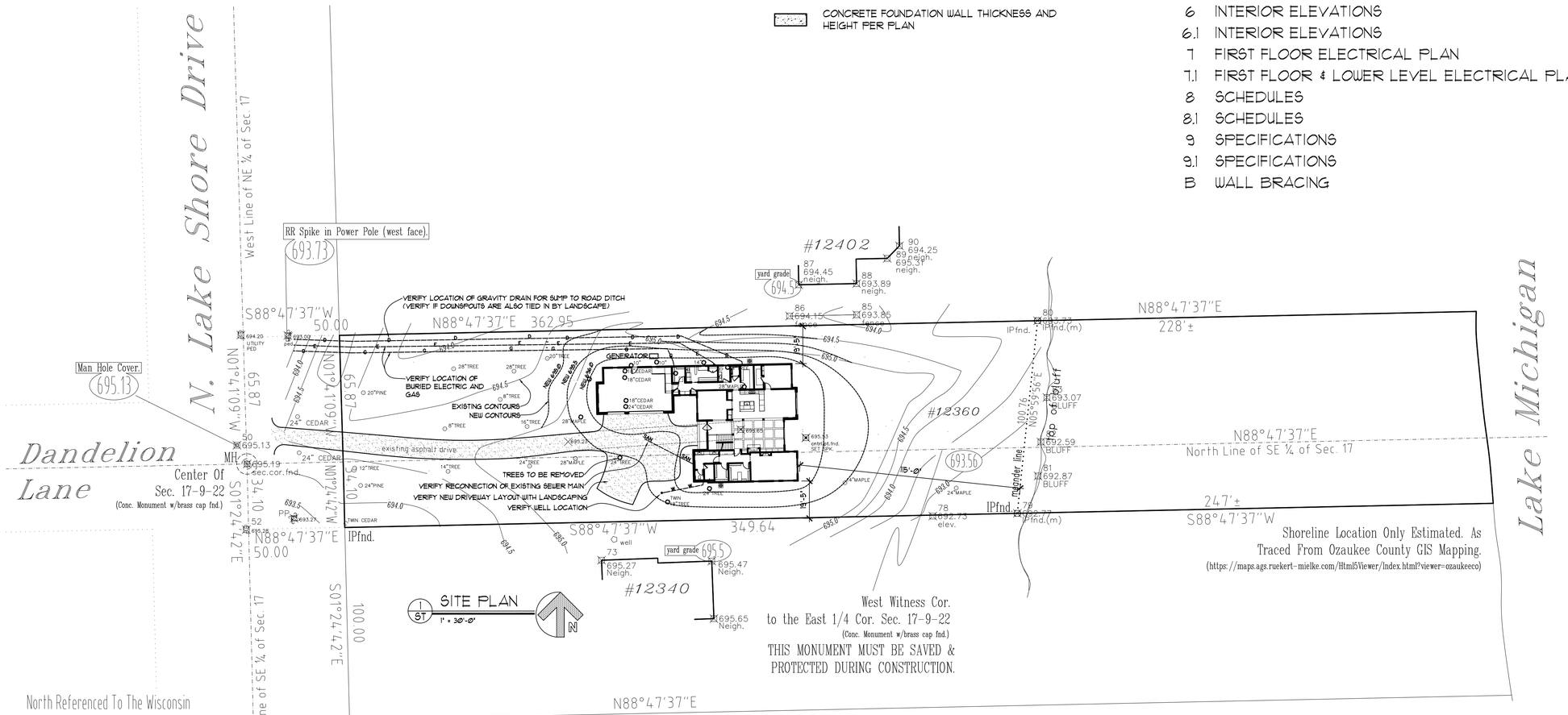
HEIGHT ELEVATIONS ARE REFERENCED FROM THE FOLLOWING:
---ABOVE FIRST FLOOR SUBFLOOR IF NOTED A.S.F.-1
---ABOVE SECOND FLOOR SUBFLOOR IF NOTED A.S.F.-2
---BELOW FIRST FLOOR SUBFLOOR IF NOTED B.S.F.-1

LEGEND

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

SHEET INDEX

ST	SITE PLAN
1	EXTERIOR ELEVATIONS
1.1	EXTERIOR ELEVATIONS
2	FOUNDATION PLAN
2.1	LOWER LEVEL PLAN
3	1ST FLOOR PLAN
4	2ND FLOOR PLAN
4.1	ROOF PLAN
5	SECTIONS / DETAILS
5.1	SECTIONS / DETAILS
5.2	SECTIONS / DETAILS
5.3	SECTIONS / DETAILS
6	INTERIOR ELEVATIONS
6.1	INTERIOR ELEVATIONS
7	FIRST FLOOR ELECTRICAL PLAN
7.1	FIRST FLOOR & LOWER LEVEL ELECTRICAL PLANS
8	SCHEDULES
8.1	SCHEDULES
9	SPECIFICATIONS
9.1	SPECIFICATIONS
B	WALL BRACING



North Referenced To The Wisconsin Coordinate System, South Zone Based On The Control Survey Summary Diagram By Southeastern Wisconsin Regional Planning Commission, Revised January 2017 And The North Line Of The SE 1/4 Of Section 17-9-22 Bearing N 88°47'37" E.

I hereby certify that I have surveyed the above described property and to the best of my knowledge, the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location of all permanent structures and dimensions of all principal buildings thereon, boundry fences, apparent easements, roadways and visible encroachments, if any. This survey is made for the use of the present owners of the property, and also those who purchase, mortgage, or guarantee the title thereto within one year from date hereof.

Dated at West Bend, WI. , this 19th day of July , 2018

Eric Schmitz Corporation 2334 Stonebridge Circle Unit A West Bend, WI. 53095 Phone:(262)338-6994 www.ericschmitzcorp.com

7-20-2018
7-19-2018

Eric M. Schmitz R.L.S. No. 1660

FOR BIDDING PURPOSES ONLY NOT FOR CONSTRUCTION

APPROVED
BY:
BY:
DATE:

REVISIONS

SPLITTGERBER RESIDENCE
12360 N. LAKE SHORE DRIVE
MEQUON, WISCONSIN 53092

Lakeside Development Company
The finest in architecture & construction management
10033 N. Port Washington Rd. Suite 300 Mequon, Wisconsin 53092
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www.lakesidedevelopment.com

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DATE: JAN. 22, 2025
JOB: 2408
DRAWN BY: BKS
CHECKED BY: SRH

BID SET

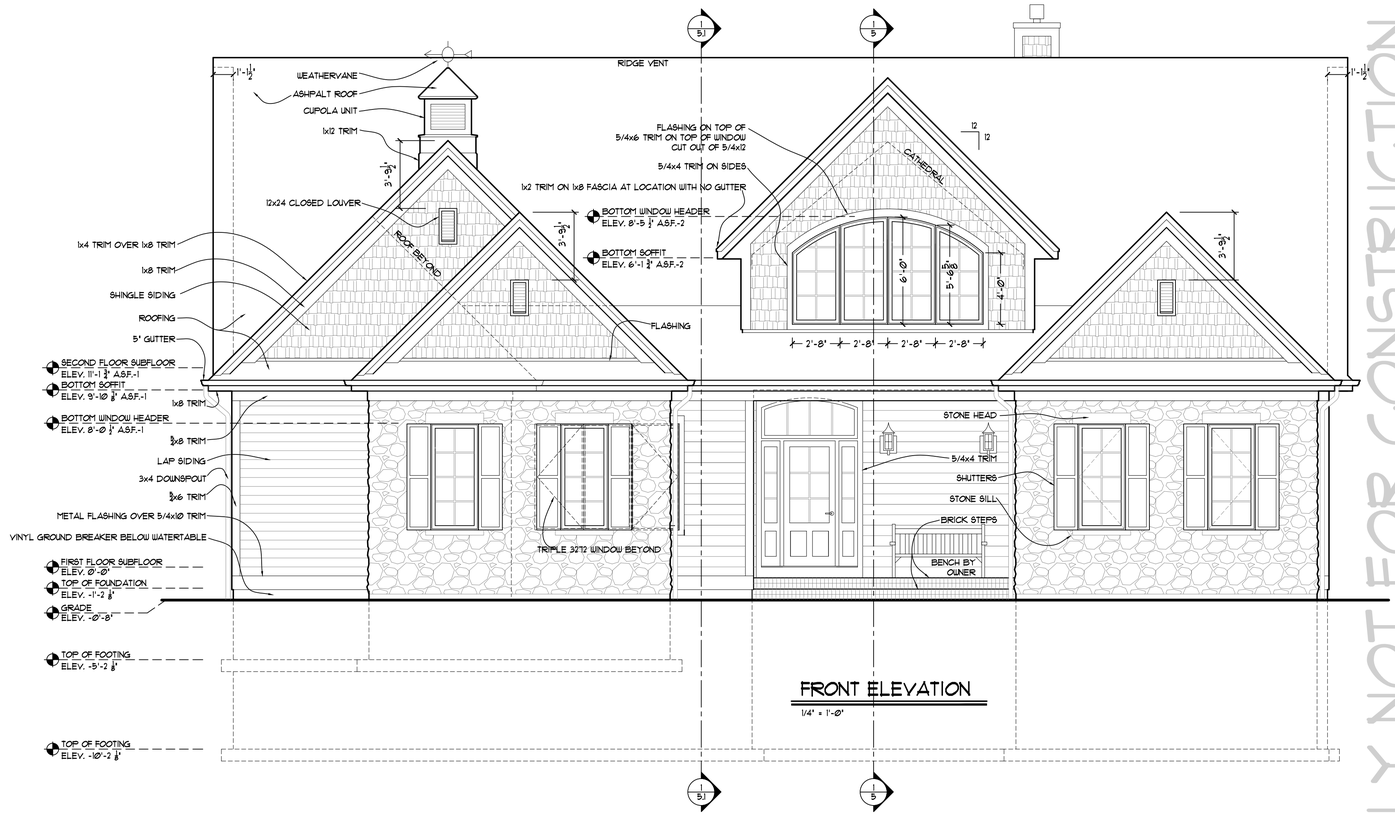
ST

SITE PLAN

Attachment: Site Plan & Plans (10231 : Gerald & Karen Splittgerber)

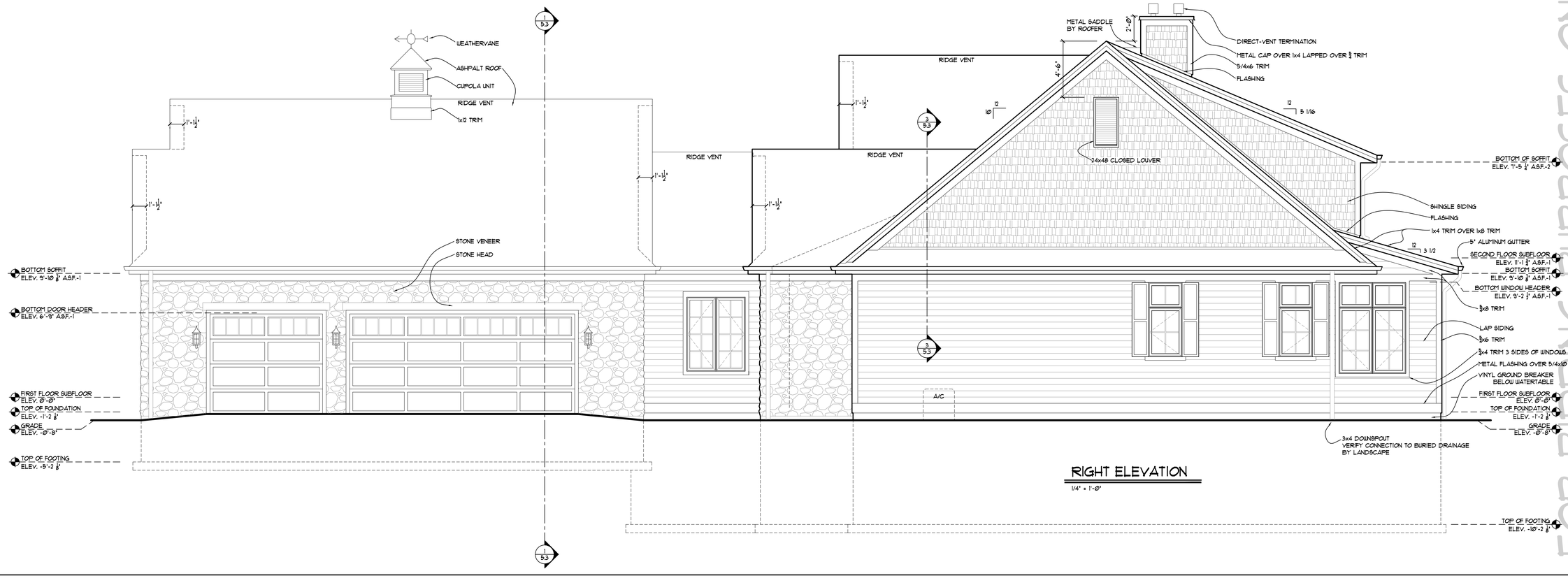
EXTERIOR FINISH SCHEDULE				
LOCATION	MATERIAL	FINISH	COLOR	SHEEN
FIRST FLOOR LAP SIDING	LP SMARTSIDE	PREFINISHED BY MANUFACTURER		
SECOND FLOOR SHINGLE SIDING	LP SMARTSIDE	PREFINISHED BY MANUFACTURER		
FRONT DOOR	VERIFY FIR	PAINT ON SITE		
GARAGE SERVICE DOOR	COMPOSITE	PAINT ON SITE		
OVERHEAD GARAGE DOORS	METAL	PREFINISHED BY MANUFACTURER		
WINDOWS	ALUMINUM CLAD	PREFINISHED BY MANUFACTURER		
TRIM	LP SMARTSIDE	PREFINISHED BY MANUFACTURER		
SOFFITS	LP SMARTSIDE	PREFINISHED BY MANUFACTURER		
GUTTERS	ALUMINUM	PREFINISHED BY MANUFACTURER		
SHUTTERS	VINYL	PREFINISHED BY MANUFACTURER		
GABLE LOUVERS	COMPOSITE	PAINT ON SITE		
CUPOLA	CEDAR	PAINT ON SITE		
CHIMNEY CAP	METAL	PREFINISHED BY MANUFACTURER		

WINDOW SPECIFICATIONS	
MANUFACTURER	MARVIN ELEVATE, ***OPTION MARVIN ULTIMATE SLIDING DOORS
FRAME	WOOD INTERIOR AND FIBERGLASS EXTERIOR
GLASS TYPE	LOW E2 W/ ARGON
GRIDS	SIMULATED DIVIDED LITES
HARDWARE COLOR	WHITE WINDOW HARDWARE EXCEPT AT STUDY TO BE BROWN, SATIN NICKEL PVD TRADITIONAL DOOR HARDWARE
SCREEN COLOR	WHITE METAL EXCEPT STUDY TO BE BROWN. . . . . ***OPTION FOR SCREENS TO BE PAINTED WOOD
EXTERIOR COLOR	PEBBLE GRAY
BRICKMOULD	NONE
INTERIOR FINISH	WOOD PREFINISHED PAINTED WHITE TYPICAL, STUDY TO BE BARE PINE
LITE PATTERN	SEE DRAWINGS
EXTENSION JAMBS	6 $\frac{9}{16}$" TYPICAL, 7 $\frac{9}{16}$" AT STUDY
NOTE	WINDOW SUPPLIER TO PRICE AND SUPPLY TEMPERED GLASS WHERE REQUIRED. WINDOW SUPPLIER TO INSTALL ALL SLIDING DOOR SCREENS, WINDOW SCREENS, WINDOW HARDWARE, DOOR HARDWARE.



FRONT ELEVATION

1/4" = 1'-0"



RIGHT ELEVATION

1/4" = 1'-0"

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APPROVED

BY: _____

BY: _____

DATE: _____

REVISIONS

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12360 N. LAKE SHORE DRIVE
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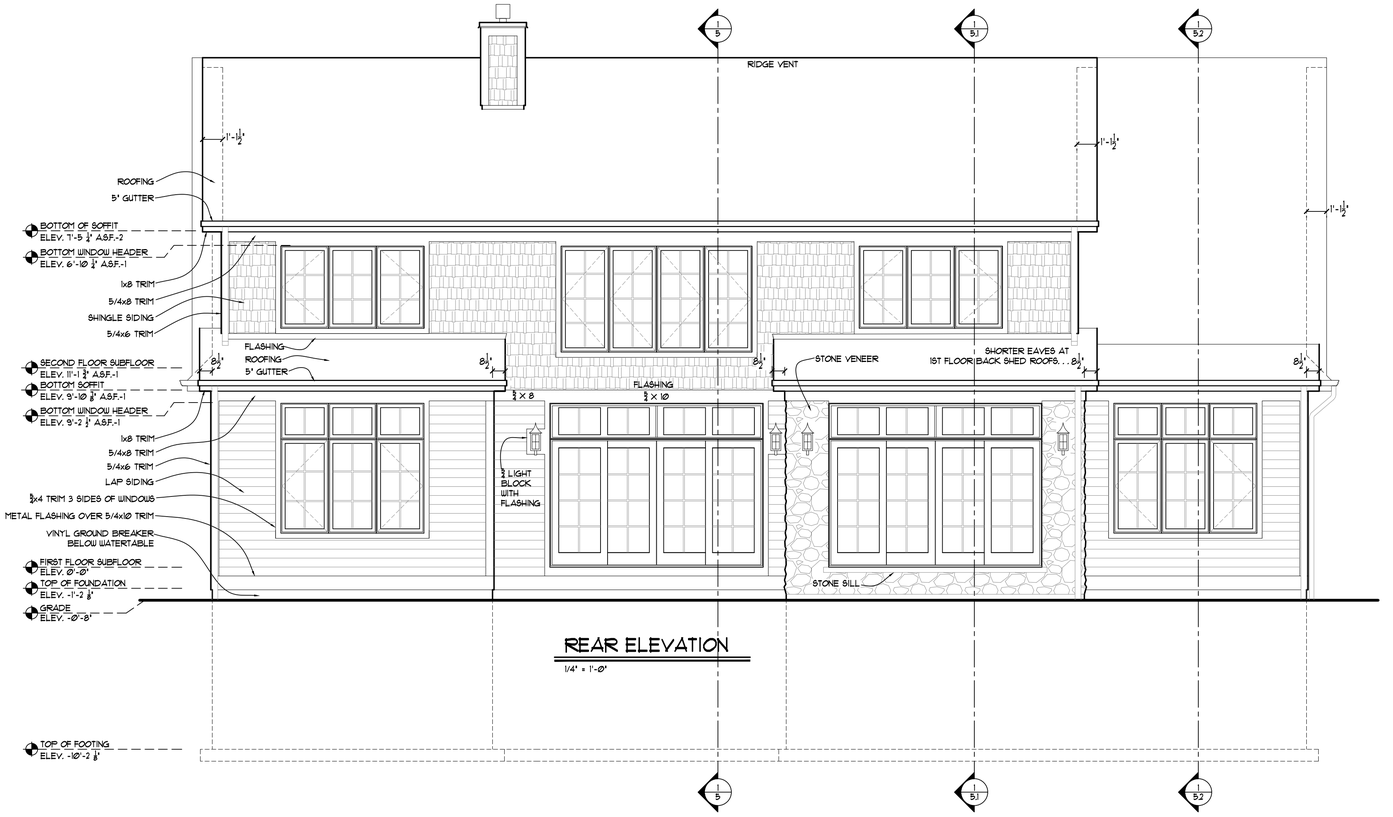
CHECKED BY: SRH

BID SET

1

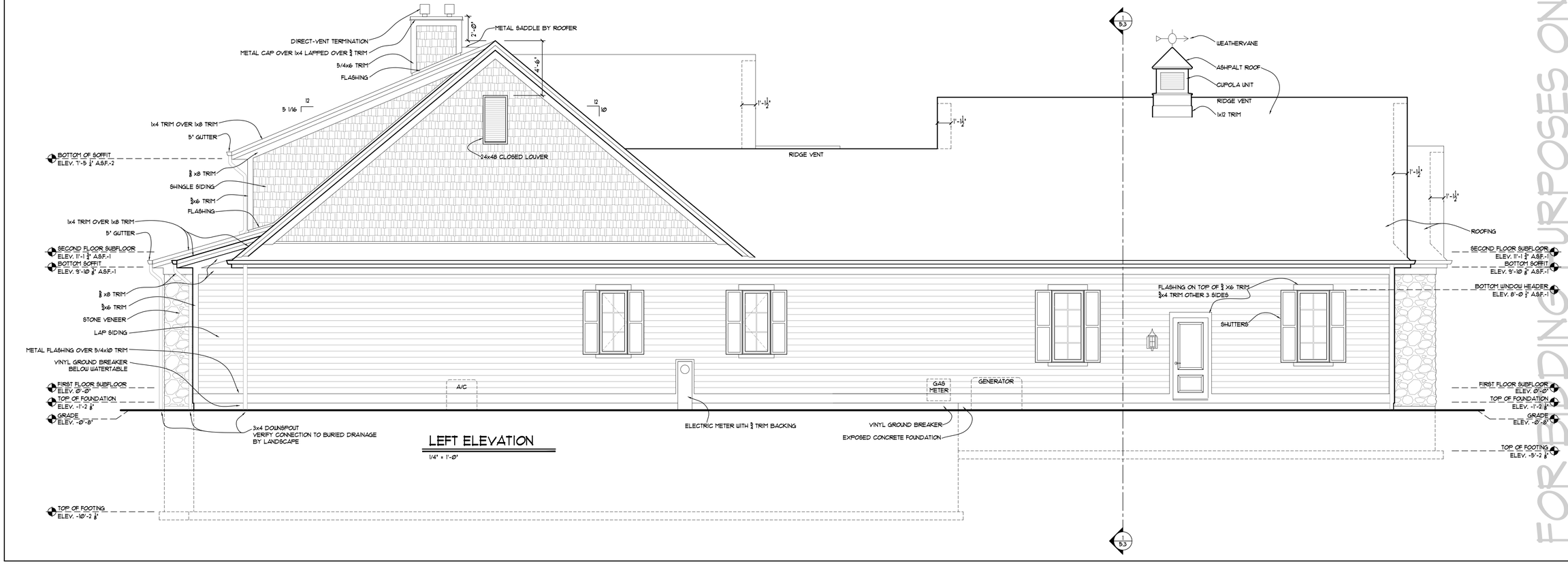
EXTERIOR ELEVATION

Attachment: Site Plan & Plans (10231 : Gerald & Karen Splittgerber)



REAR ELEVATION

1/4" = 1'-0"



LEFT ELEVATION

1/4" = 1'-0"

APPROVED

BY: _____

BY: _____

DATE: _____

REVISIONS

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CHECKED BY: SRH

BID SET

1.1

EXTERIOR ELEVATION

Attachment: Site Plan & Plans (10231 : Gerald & Karen Splittgerber)

GENERAL FOUNDATION NOTES

-- FIRST FLOOR SUBFLOOR = 0'-0"
-- SEE SITE PLAN FOR TYPICAL TOP OF FOUNDATION WALL - VERIFY WITH CONSTRUCTION MANAGER
-- EXTERIOR DIMENSIONS ARE CONCRETE EDGE TO CONCRETE EDGE
-- DESIGN LOADS

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

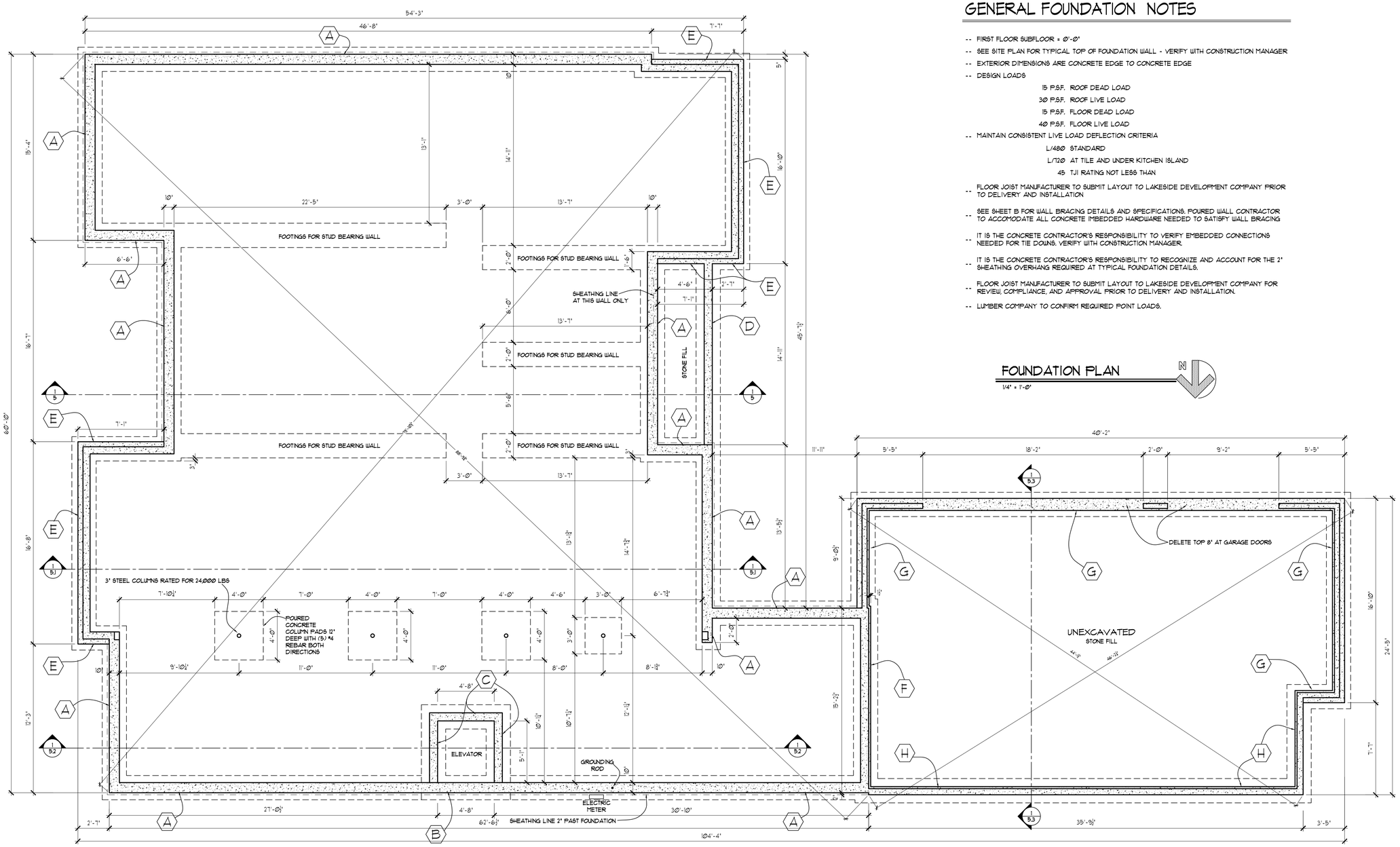
-- MAINTAIN CONSISTENT LIVE LOAD DEFLECTION CRITERIA

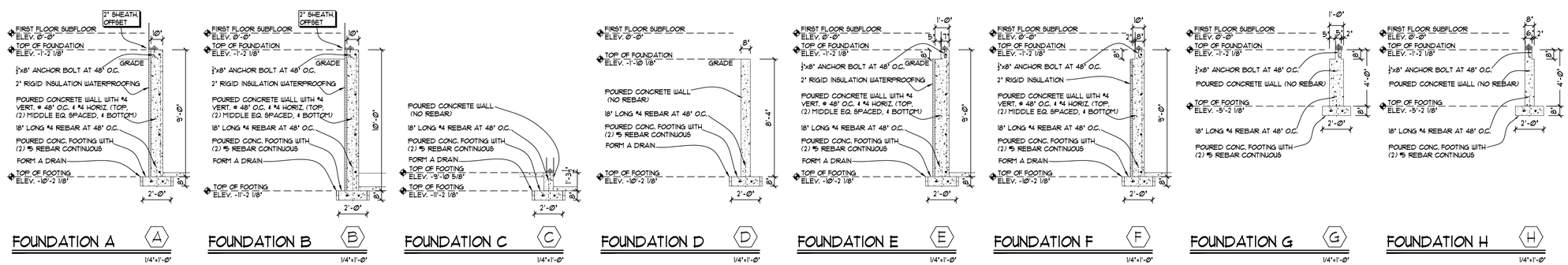
L/480 STANDARD
L/720 AT TILE AND UNDER KITCHEN ISLAND
45 TJI RATING NOT LESS THAN

-- FLOOR JOIST MANUFACTURER TO SUBMIT LAYOUT TO LAKESIDE DEVELOPMENT COMPANY PRIOR TO DELIVERY AND INSTALLATION
-- SEE SHEET B FOR WALL BRACING DETAILS AND SPECIFICATIONS. POURED WALL CONTRACTOR TO ACCOMODATE ALL CONCRETE IMBEDDED HARDWARE NEEDED TO SATISFY WALL BRACING
-- IT IS THE CONCRETE CONTRACTOR'S RESPONSIBILITY TO VERIFY EMBEDDED CONNECTIONS NEEDED FOR TIE DOWNS. VERIFY WITH CONSTRUCTION MANAGER.
-- IT IS THE CONCRETE CONTRACTOR'S RESPONSIBILITY TO RECOGNIZE AND ACCOUNT FOR THE 2" SHEATHING OVERHANG REQUIRED AT TYPICAL FOUNDATION DETAILS.
-- FLOOR JOIST MANUFACTURER TO SUBMIT LAYOUT TO LAKESIDE DEVELOPMENT COMPANY FOR REVIEW, COMPLIANCE, AND APPROVAL PRIOR TO DELIVERY AND INSTALLATION.
-- LUMBER COMPANY TO CONFIRM REQUIRED POINT LOADS.

FOUNDATION PLAN

1/4" = 1'-0"





FOR BIDDING PURPOSES ONLY NOT FOR CONSTRUCTION

APPROVED
BY:
BY:
DATE:

REVISIONS

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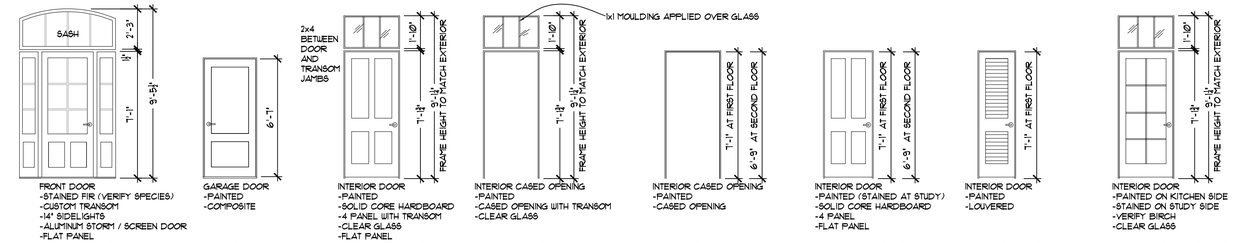
DATE: JAN. 22, 2025
JOB: 2408
DRAWN BY: BKS
CHECKED BY: SRH

BID SET

2

FOUNDATION PLAN

Attachment: Site Plan & Plans (10231 : Gerald & Karen Splittgerber)



FRONT DOOR
-STAINED FIR (VERIFY SPECIES)
-CUSTOM TRANSOM
-14" SIDELIGHTS
-ALUMINUM STORM / SCREEN DOOR
-FLAT PANEL

DOOR TYPE A
1/4" = 1'-Ø"

GARAGE DOOR
-PAINTED
-COMPOSITE

DOOR TYPE B
1/4" = 1'-Ø"

INTERIOR DOOR
-PAINTED
-SOLID CORE HARDBOARD
-4 PANEL WITH TRANSOM
-CLEAR GLASS
-FLAT PANEL

DOOR TYPE C
1/4" = 1'-Ø"

INTERIOR CASED OPENING
-PAINTED
-CASED OPENING WITH TRANSOM
-CLEAR GLASS

DOOR TYPE D
1/4" = 1'-Ø"

INTERIOR CASED OPENING
-PAINTED
-CASED OPENING

DOOR TYPE E
1/4" = 1'-Ø"

INTERIOR DOOR
-PAINTED (STAINED AT STUDY)
-SOLID CORE HARDBOARD
-4 PANEL
-FLAT PANEL

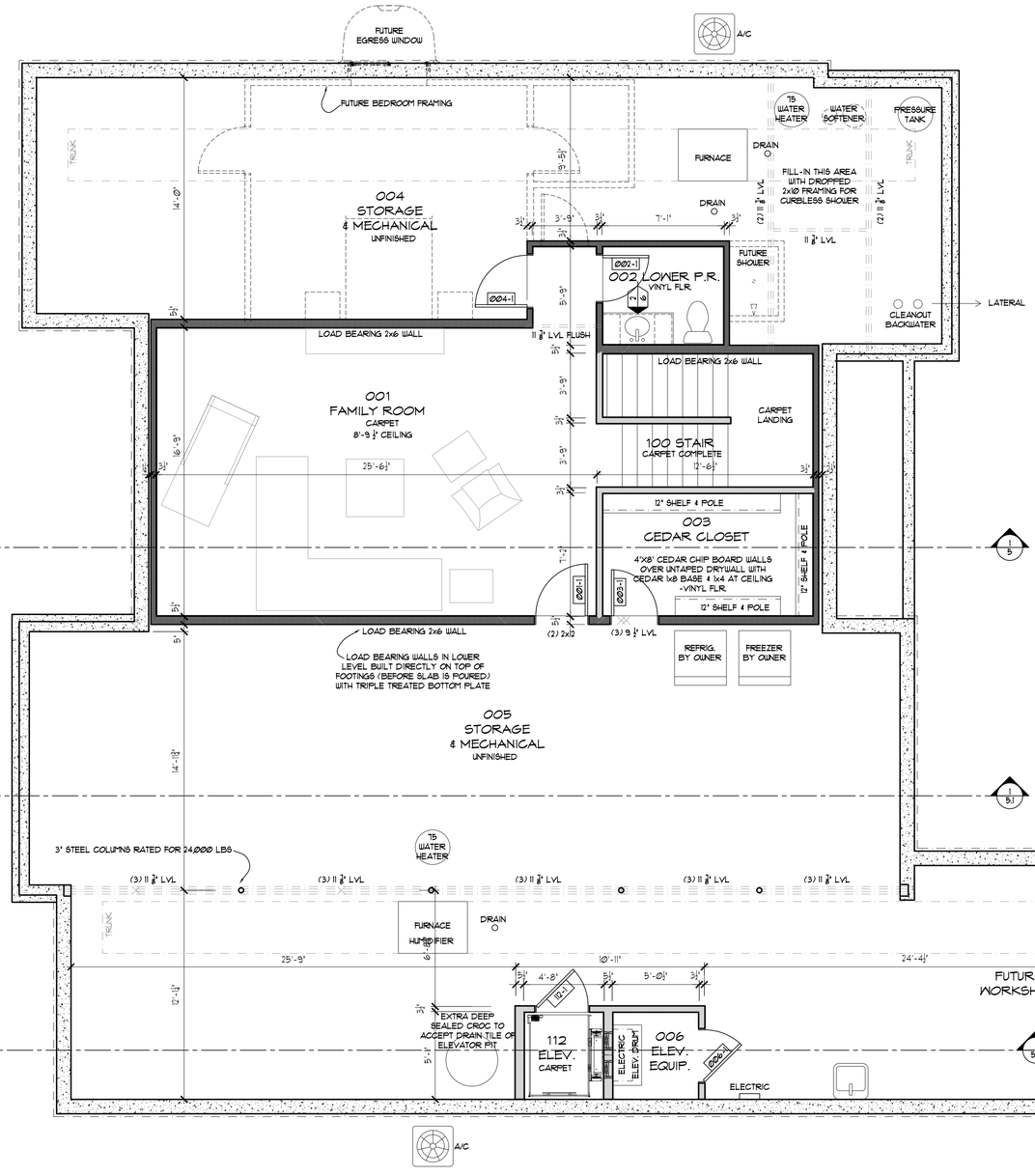
DOOR TYPE F
1/4" = 1'-Ø"

INTERIOR DOOR
-PAINTED
-LOUVERED

DOOR TYPE G
1/4" = 1'-Ø"

INTERIOR DOOR
-PAINTED ON KITCHEN SIDE
-STAINED ON STUDY SIDE
-VERIFY BIRCH
-CLEAR GLASS

DOOR TYPE H
1/4" = 1'-Ø"



LOWER LEVEL PLAN
1/4" = 1'-Ø"
725 S.F.

GENERAL LOWER LEVEL NOTES

-- FIRST FLOOR SUBFLOOR = Ø'-Ø"
-- TYPICAL FLAT CEILING TO BE 8'-1Ø" UNLESS NOTED OTHERWISE
-- TYPICAL INTERIOR HEADER TO BE 4X4 UNLESS NOTED OTHERWISE
-- TYPICAL EXTERIOR HEADER TO BE (2) 2X8 UNLESS NOTED OTHERWISE
-- ALL HEADERS ARE DROPPED UNLESS NOTED AS FLUSH
-- VERIFY LOCATION OF ALL MECHANICAL EQUIPMENT WITH CONSTRUCTION MANAGER
-- SEE FOUNDATION PLAN FOR CONCRETE FOUNDATION WALLS AND LOCATION OF BEAMS
-- DROPPED DRYWALL CEILINGS AND LIGHT LOCATIONS MAY VARY DEPENDING ON DUCTWORK
-- SEE SHEETS 7.1 / 7.1 FOR ELECTRICAL KEY AND ELECTRICAL SCHEDULE
-- FLOOR JOIST MANUFACTURER TO SUBMIT LAYOUT TO LAKESIDE DEVELOPMENT COMPANY FOR REVIEW, COMPLIANCE, AND APPROVAL PRIOR TO DELIVERY AND INSTALLATION.
-- LUMBER COMPANY TO CONFIRM REQUIRED POINT LOADS.

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

APPROVED
BY:
BY:
DATE:

REVISIONS

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2.1

LOWER LEVEL PLAN

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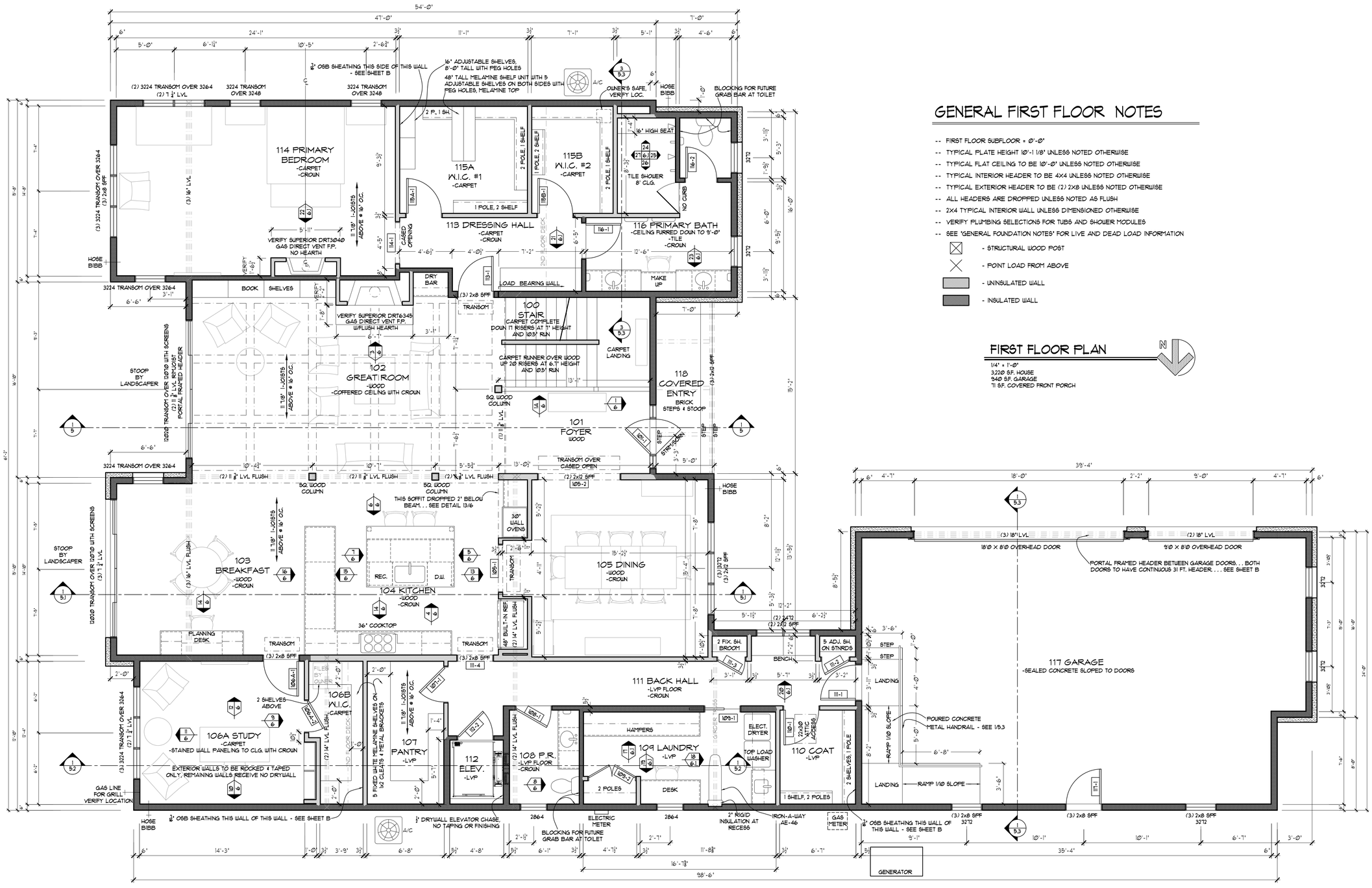

GENERAL FIRST FLOOR NOTES

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

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

FIRST FLOOR PLAN

1/4" = 1'-Ø"
3220 S.F. HOUSE
340 S.F. GARAGE
71 S.F. COVERED FRONT PORCH

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FIRST FLOOR PLAN

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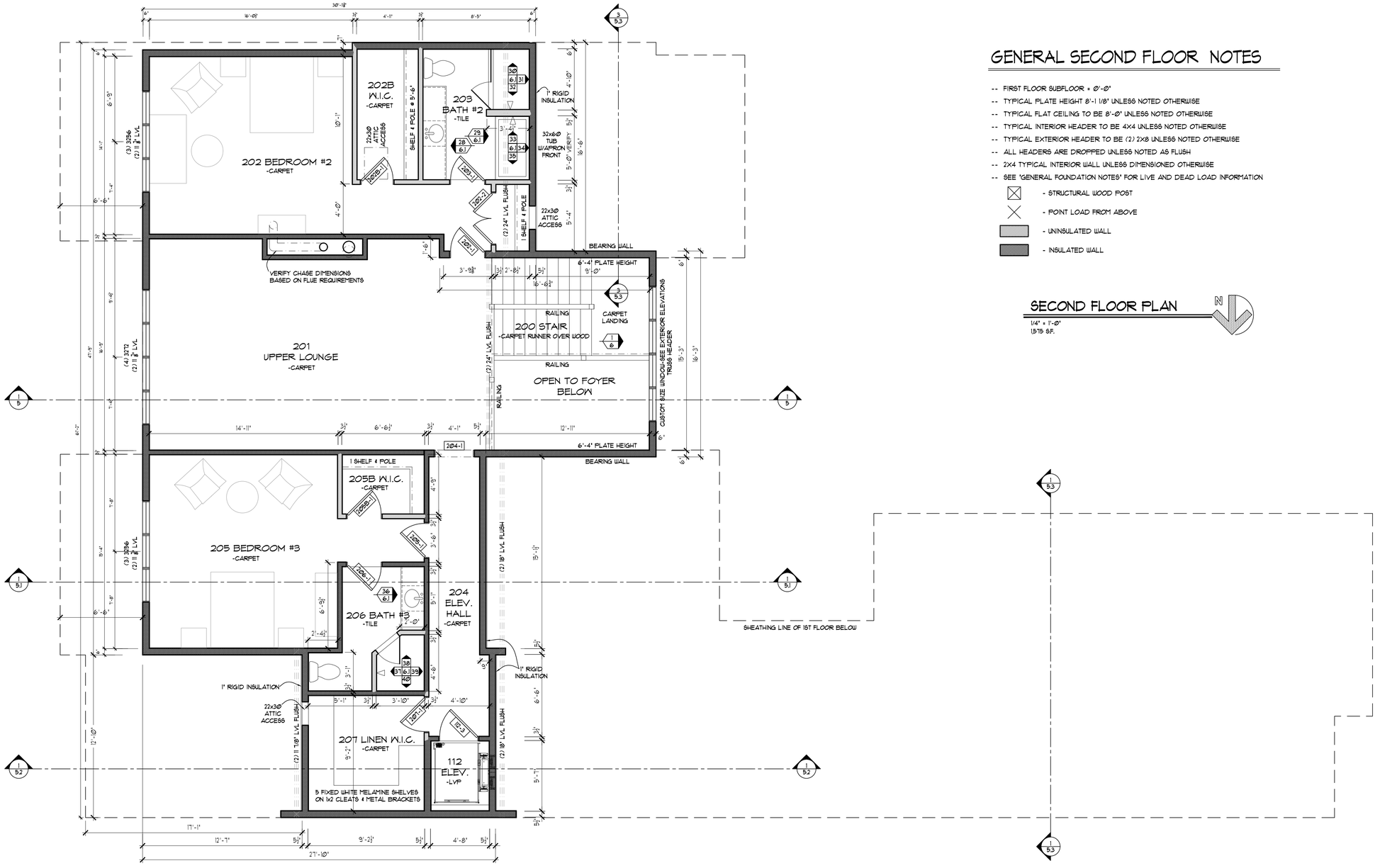

GENERAL SECOND FLOOR NOTES

-- FIRST FLOOR SUBFLOOR = 0'-0"
-- TYPICAL PLATE HEIGHT 8'-1 1/8" UNLESS NOTED OTHERWISE
-- TYPICAL FLAT CEILING TO BE 8'-0" UNLESS NOTED OTHERWISE
-- TYPICAL INTERIOR HEADER TO BE 4X4 UNLESS NOTED OTHERWISE
-- TYPICAL EXTERIOR HEADER TO BE (2) 2X8 UNLESS NOTED OTHERWISE
-- ALL HEADERS ARE DROPPED UNLESS NOTED AS FLUSH
-- 2X4 TYPICAL INTERIOR WALL UNLESS DIMENSIONED OTHERWISE
-- SEE 'GENERAL FOUNDATION NOTES' FOR LIVE AND DEAD LOAD INFORMATION

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

SECOND FLOOR PLAN

1/4" = 1'-0"
1575 SF.

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SECOND FLOOR PLAN

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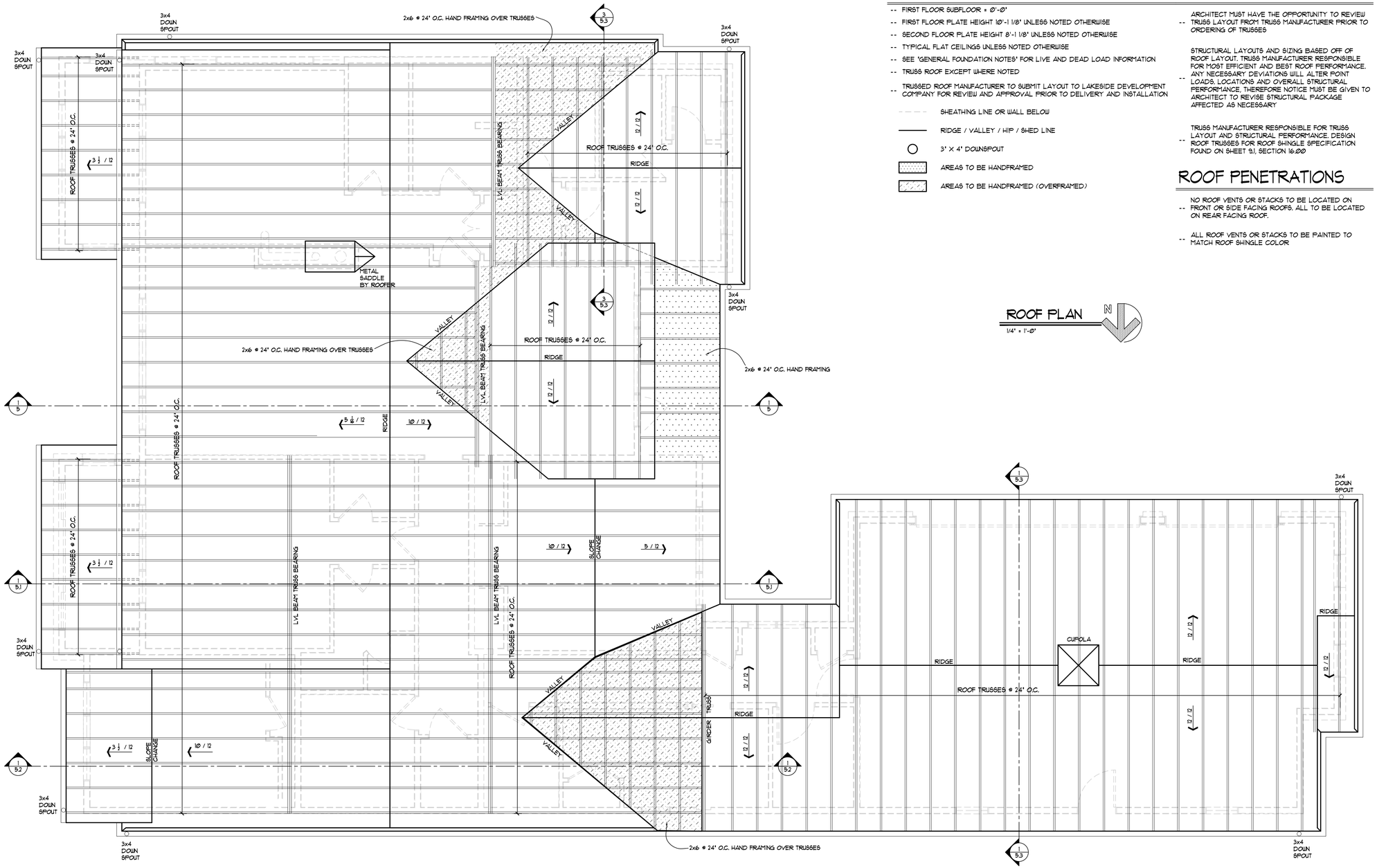

ROOF PLAN

1/4" = 1'-0"

GENERAL ROOF NOTES

-- FIRST FLOOR SUBFLOOR = 0'-0"
-- FIRST FLOOR PLATE HEIGHT 10'-1 1/8" UNLESS NOTED OTHERWISE
-- SECOND FLOOR PLATE HEIGHT 8'-1 1/8" UNLESS NOTED OTHERWISE
-- TYPICAL FLAT CEILINGS UNLESS NOTED OTHERWISE
-- SEE 'GENERAL FOUNDATION NOTES' FOR LIVE AND DEAD LOAD INFORMATION
-- TRUSS ROOF EXCEPT WHERE NOTED
-- TRUSSED ROOF MANUFACTURER TO SUBMIT LAYOUT TO LAKESIDE DEVELOPMENT COMPANY FOR REVIEW AND APPROVAL PRIOR TO DELIVERY AND INSTALLATION

SHEATHING LINE OR WALL BELOW

RIDGE / VALLEY / HIP / SHED LINE

3" X 4" DOWNSPOUT

AREAS TO BE HANDFRAMED

AREAS TO BE HANDFRAMED (OVERFRAMED)

TRUSS MANUFACTURER

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

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

-- TRUSS MANUFACTURER RESPONSIBLE FOR TRUSS LAYOUT AND STRUCTURAL PERFORMANCE. DESIGN ROOF TRUSSES FOR ROOF SHINGLE SPECIFICATION FOUND ON SHEET 9.1, SECTION 16.00

ROOF PENETRATIONS

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

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

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ROOF PLAN

Attachment: Site Plan & Plans (10231 : Gerald & Karen Splittgerber)

RIDGE VENT
ROOF CONSTRUCTION:
-SHINGLES
-UNDERLAYMENT
-5/8" ROOF SHEATHING WITH H-CLIPS
TRUSSES AT 24" O.C.
5 1/16 12
AIR BAFFLES EVERY JOIST SPACE
HEEL HT: 0
APRON & ALUMINUM GUTTER
BOTTOM OF SOFFIT ELEV. 1'-5 1/4" A.S.F.-2
BOTTOM OF HEADER ELEV. 6'-10 1/4" A.S.F.-2
1'-4"
1x8 TRIM OVER 2x8 SUBFASCIA
VENTED SOFFIT
5/4x8 TRIM
8'-1 1/4" PLATE HEIGHT
3/4" DRYWALL OVER 6 MIL VAPOR BARRIER (AT 24" O.C. FRAMING WITH BLOWN INSULATION)
R-50 BLOWN-IN INSULATION
HAND FRAMING
SCISSOR TRUSSES
12 16
R-38 BATTS INSULATION
3/4" DRYWALL OVER 6 MIL VAPOR BARRIER
SOFFIT 1'-0"
1x4 TRIM OVER 1x8 TRIM OVER 2x8 SUBFASCIA
3/5.3
TRUSSES BEYOND, SEE SECTION 3/5.3
2x6 OVERFRAMING
201
UPPER LOUNGE
MINIMUM 3" SPRAY FOAM AT BOXSILLS
FINISH FLOOR OVER 3/4" T4G OSB
SECOND FLOOR SUBFLOOR ELEV. 11'-1 3/4" A.S.F.-1
11 7/8" I-JOISTS AT 16" O.C.
1/2" DRYWALL
1x4 TRIM AT SOFFIT JOINTS & PERIMETER
12'-7 1/2"
EXTERIOR WALL CONSTRUCTION:
-SIDING
-BUILDING WRAP
-7/16" OSB SHEATHING
-2x6 AT 16" O.C.
-INSULATION
-6 MIL VAPOR BARRIER
-1/2" DRYWALL
10'-1 1/4" PLATE HEIGHT
102
GREAT ROOM
11'-1 1/2" FINISH FLOOR TO FINISH FLOOR
2x12's
101
FOYER
118
COVERED ENTRY
9'-1 1/2" SHEATHING LINE BEYOND
ALUMINUM FLASHING OVER 5/4x10 TRIM
FIRST FLOOR SUBFLOOR ELEV. 0'-0"
VINYL GROUND BREAKER
TOP OF FOUNDATION ELEV. -1'-2 3/4" B.S.F.-1
FINISH GRADE AT HOUSE IS 8" BELOW TOP OF FOUNDATION
SHEATHING IS CANTILEVERED 2" PAST FOUNDATION FOR INSULATION TO FLUSH OUT WITH SHEATHING
2" R-10 RUFF-N-DRY
POURED CONCRETE FOUNDATION PER FOUNDATION PLAN
1/2" BOLTS AT MINIMUM 48" O.C. THROUGH TREATED 2x8 PLATE ON FOAM SILL SEALER
FINISHED LOWER LEVEL WALL CONSTRUCTION:
-1/2" DRYWALL
-2x4 STUD AT 16" O.C. WITH TREATED BOTTOM PLATE
-1 1/2" AIR SPACE
9'-0"
001
FAMILY ROOM
9'-1 1/2" FINISH FLOOR TO FINISH FLOOR
003
CEDAR CLOSET
2x12's
DRYWALL CEILING
1x4 CEDAR
CEDAR CHIP BOARD ON UNTAPED & UNFINISHED 1/2" DRYWALL
1x8 CEDAR
2x6 PLATE
SHEATHING HELD BACK 4" FROM FRONT OF FOUDATION FOR CONCRETE LEDGE
STONE BACKFILL
BACKFILL WITH STONE AT WALKWAYS
SLOPE 1/4" PER FOOT
7"
BRICK
1'-0"
EQ.
EQ.
FINISH GRADE IS 8" BELOW TOP OF FOUNDATION
FILTER FABRIC OVER MINIMUM 12" STONE
FORM-A-DRAIN
TOP OF FOOTING ELEV. -10'-2 3/4" B.S.F.-1
POURED CONCRETE FOOTING PER FOUNDATION PLAN
2'-0"
3 1/2" CONCRETE SLAB ON TOP OF 6 MIL VAPOR BARRIER
MINIMUM 4" STONE

1/5 MAIN SECTION - COVERED ENTRY
1/2" = 1'-0"

RIDGE VENT
12 12 16 12
R-38 BATTS INSULATION
3/4" DRYWALL OVER 6 MIL VAPOR BARRIER
101
FOYER
APRON & ALUMINUM GUTTER
1'-8" HEEL HT:
1'-4"
1x8 TRIM OVER 2x8 SUBFASCIA
VENTED SOFFIT
PLATE HEIGHT 6'-4" A.S.F.-2
ROOF CONSTRUCTION:
-SHINGLES
-UNDERLAYMENT
-5/8" ROOF SHEATHING WITH H-CLIPS
12 5
2x6 AT 24" O.C.
APRON & ALUMINUM GUTTER
16"
2x6 AT 24" O.C.
5/4x8 TRIM
NONVENTED SOFFIT
5'-0"
1'-4"
1x8 TRIM OVER 2x8 SUBFASCIA
BOTTOM OF SOFFIT ELEV. 9'-10 3/4" A.S.F.-1

2/5 FRONT DORMER SECTION
1/2" = 1'-0"

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BY:
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SECTIONS & DETAILS

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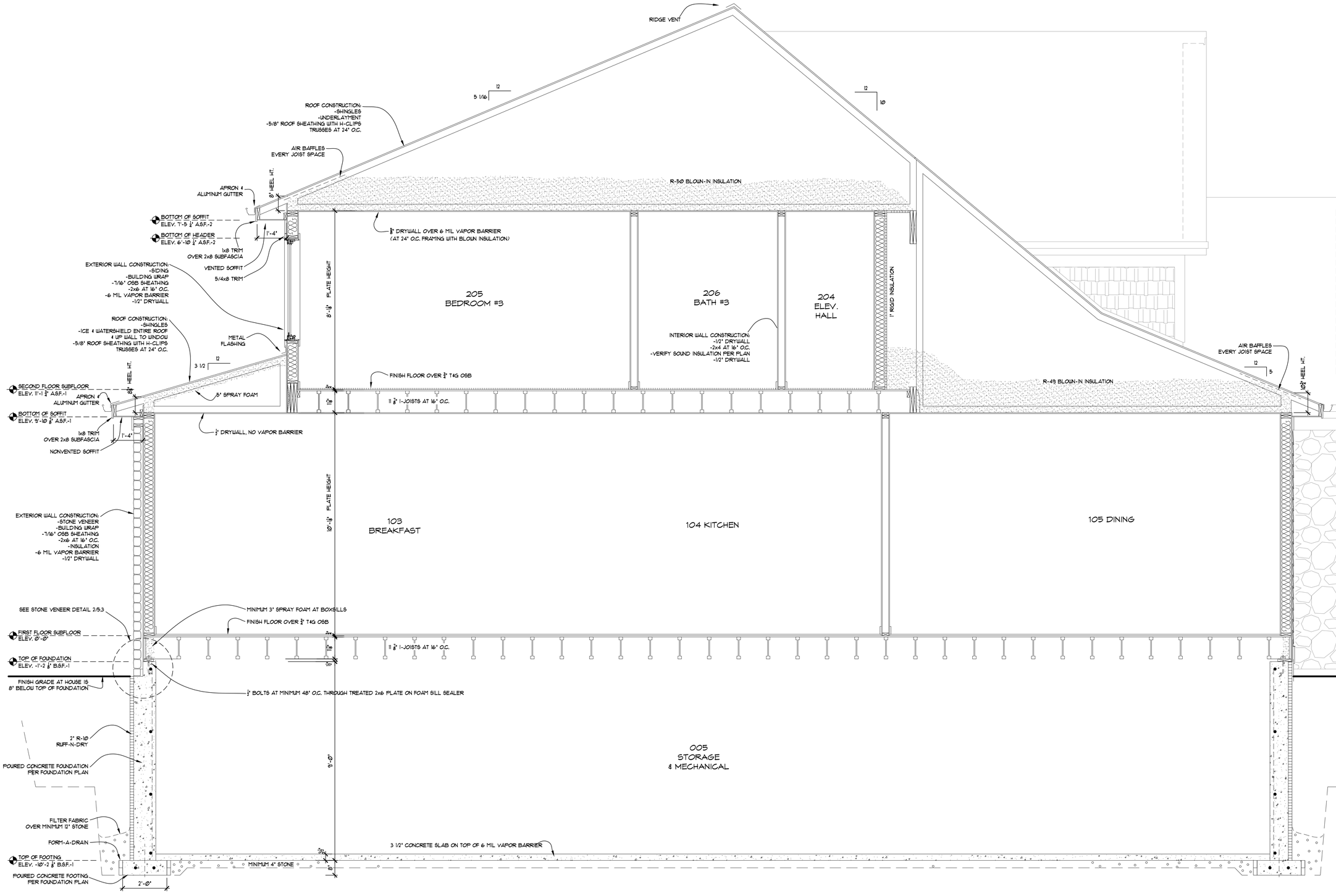

1 MAIN SECTION - KITCHEN
5.1
1/2" = 1'-0"

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SECTIONS & DETAILS

Attachment: Site Plan & Plans (10231 : Gerald & Karen Splittgerber)

RIDGE VENT

5 1/16 12

12 10

BOTTOM OF SOFFIT
ELEV. 1'-5 ¼" A.S.F.-2

2'-3⅜" HEEL HT.

8'-1⅛"

1" RIGID INSULATION

207
LINEN W.I.C.

204
ELEV.
HALL

1" RIGID INSULATION

GIRDER TRUSS

12 5

ROOF CONSTRUCTION:
-SHINGLES
-ICE & WATERSHIELD ENTIRE LOW-SLOPED ROOF
-5/8" ROOF SHEATHING WITH H-CLIPS
TRUSSES AT 24" O.C.

3 1/2 12

APRON & ALUMINUM GUTTER

HEEL HT. 8⅝"

SECOND FLOOR SUBFLOOR
ELEV. 11'-1 ¾" A.S.F.-1

BOTTOM OF SOFFIT
ELEV. 9'-10 ⅜" A.S.F.-1

1x8 TRIM OVER 2x8 SUBFASCIA

1'-4"

VENTED SOFFIT

FINISH FLOOR OVER ¾" T&G OSB

11 ⅞" I-JOISTS AT 16" O.C.

R-50 BLOWN-IN INSULATION

HEEL HT. 10⅜"

⅝" DRYWALL OVER 6 MIL VAPOR BARRIER
(AT 24" O.C. FRAMING WITH BLOWN INSULATION)

10'-1⅛" PLATE HEIGHT

EXTERIOR WALL CONSTRUCTION:
-SIDING
-BUILDING WRAP
-7/16" OSB SHEATHING
-2x6 AT 16" O.C.
-INSULATION
-6 MIL VAPOR BARRIER
-1/2" DRYWALL

106A STUDY

106B
W.I.C.

107
PANTRY

112
ELEV.

108 P.R.

109 LAUNDRY

ELEVATOR WALL CONSTRUCTION:
-1/2" DRYWALL,
NO TAPING OR FINISHING
-2x6 AT 16" O.C.
-SOUND INSULATION
-1/2" DRYWALL

MINIMUM 3" SPRAY FOAM AT BOXSILLS

ALUMINUM FLASHING OVER 5/4x10 TRIM

FINISH FLOOR OVER ¾" T&G OSB

FIRST FLOOR SUBFLOOR
ELEV. 0'-0"

VINYL GROUND BREAKER

TOP OF FOUNDATION
ELEV. -1'-2 ⅛" B.S.F.-1

11 ⅞" I-JOISTS AT 16" O.C.

11 ⅞" I-JOISTS AT 16" O.C.

FINISH GRADE AT HOUSE IS 8" BELOW TOP OF FOUNDATION

½" BOLTS AT MINIMUM 48" O.C. THROUGH TREATED 2x8 PLATE ON FOAM SILL SEALER

SHEATHING IS CANTILEVERED 2" PAST FOUNDATION FOR INSULATION TO FLUSH OUT WITH SHEATHING

2" R-10 RUFF-N-DRY

9'-0"

POURED CONCRETE FOUNDATION PER FOUNDATION PLAN

005
STORAGE
& MECHANICAL

006
ELEV.
EQUIP.

005
STORAGE
& MECHANICAL

FILTER FABRIC OVER MINIMUM 12" STONE

FORM-A-DRAIN

TOP OF FOOTING
ELEV. -10'-2 ⅛" B.S.F.-1

POURED CONCRETE FOOTING PER FOUNDATION PLAN

2'-0"

3 1/2" CONCRETE SLAB ON TOP OF 6 MIL VAPOR BARRIER

MINIMUM 4" STONE

1'-0"

2'-0"

1/2" = 1'-0"

1/5.2 MAIN SECTION - STUDY

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SECTIONS & DETAILS

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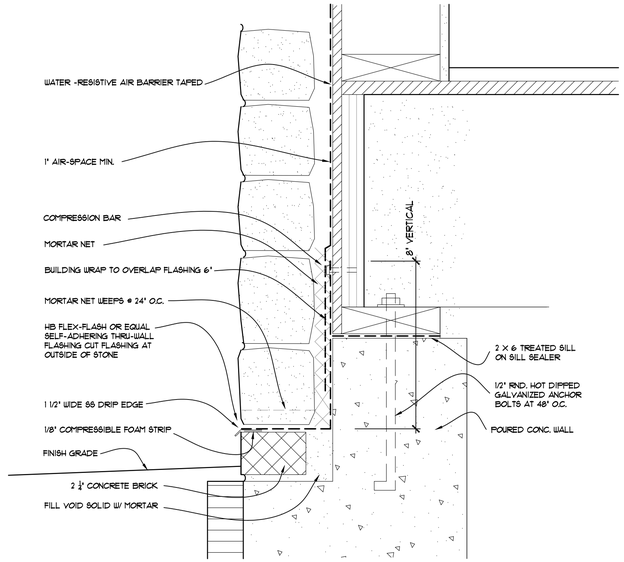
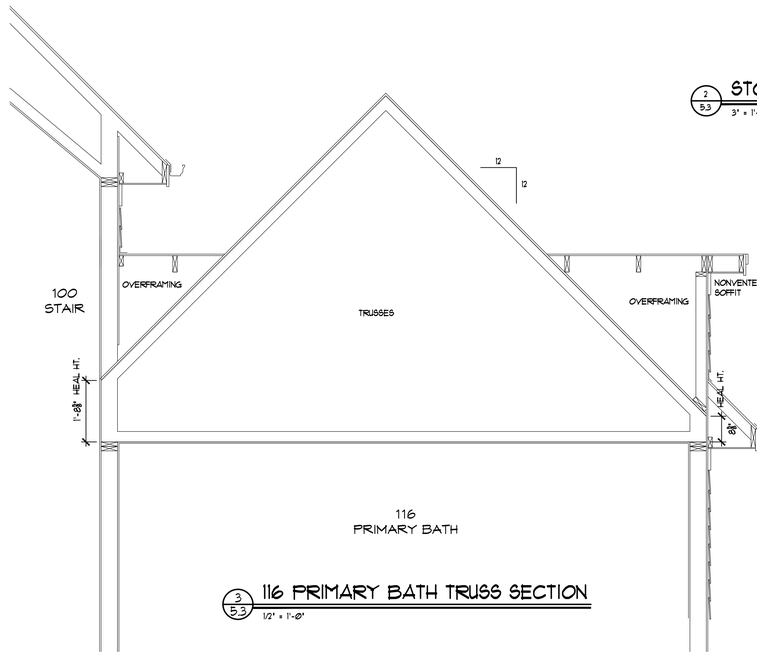
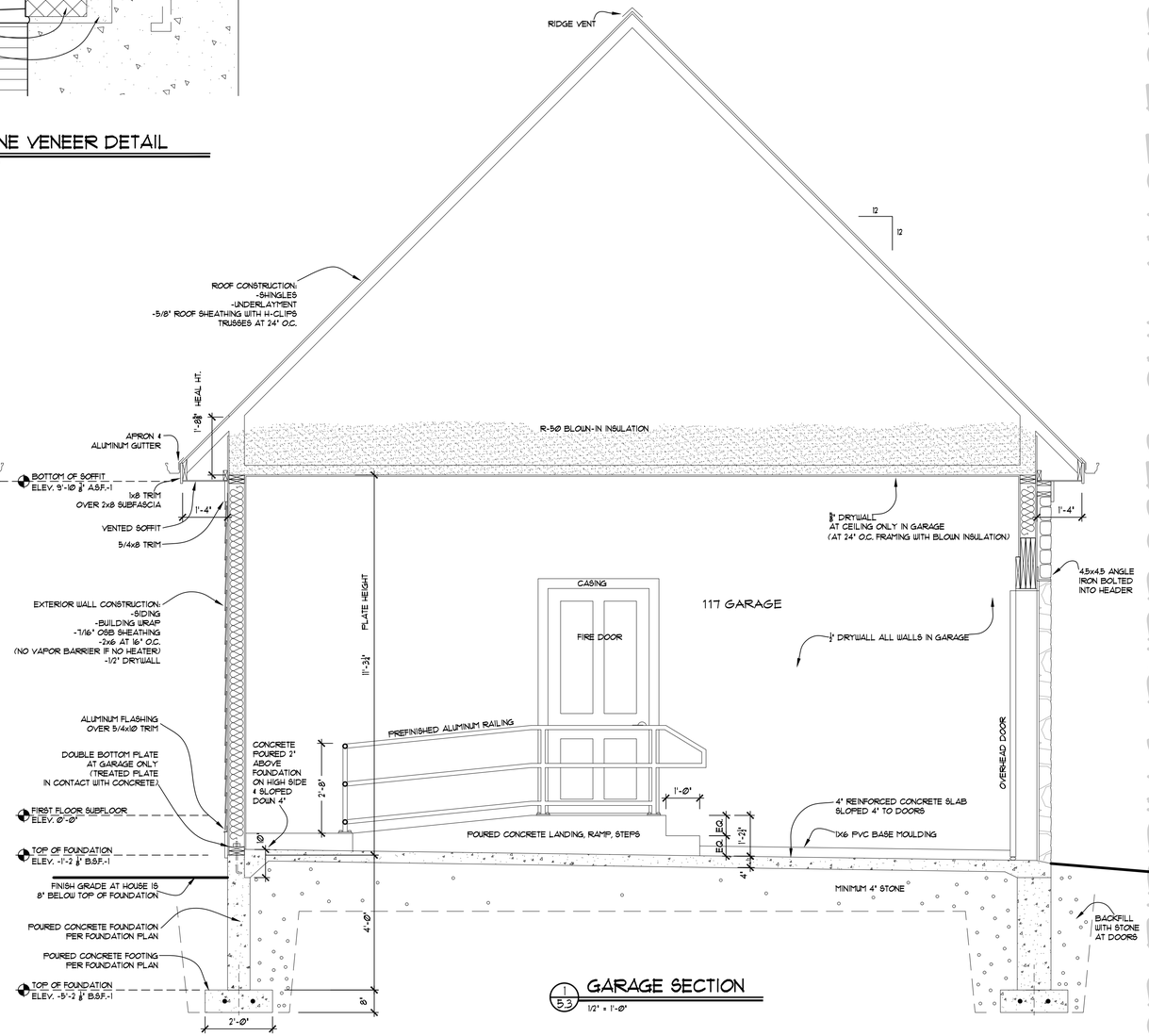


2 / 5.3 STONE VENEER DETAIL
3" = 1'-0"



3 / 5.3 116 PRIMARY BATH TRUSS SECTION
1/2" = 1'-0"



1 / 5.3 GARAGE SECTION
1/2" = 1'-0"

APPROVED
BY: _____
BY: _____
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SECTIONS & DETAILS

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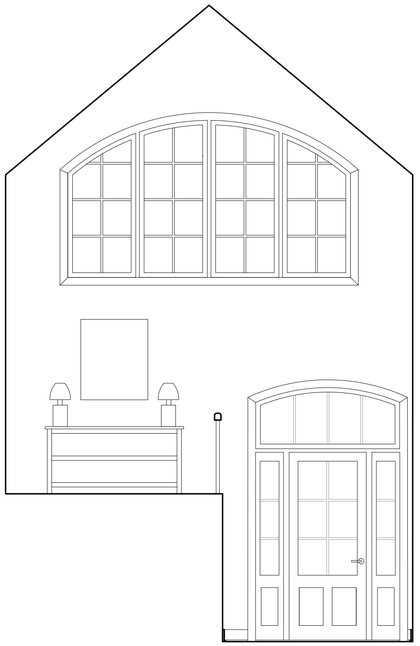
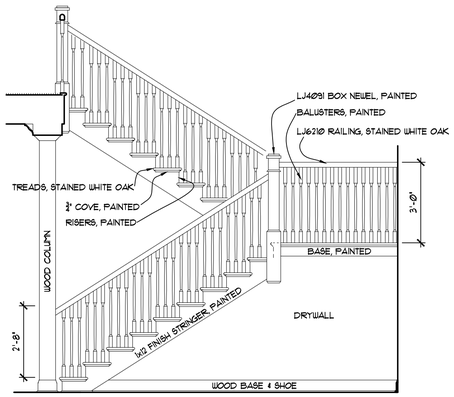
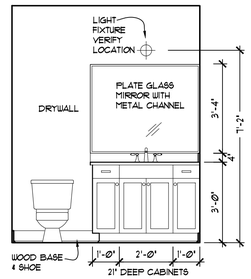


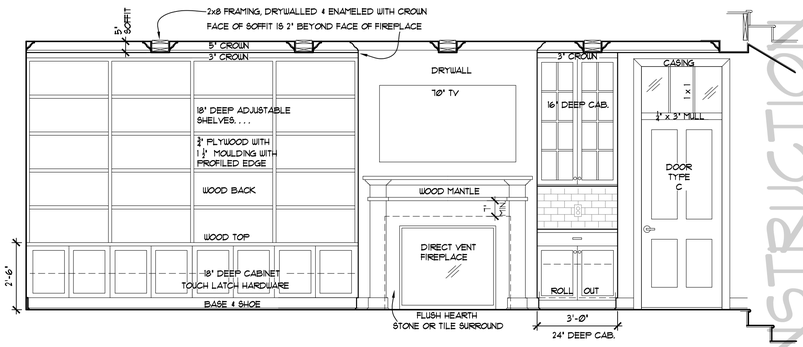
101 FOYER
1/6 — 3/8" = 1'-0"



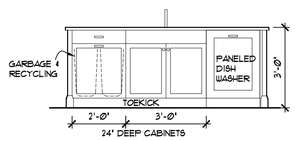
101 FOYER
1A/6 — 3/8" = 1'-0"



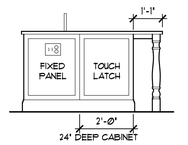
002 L.L. P.R
2/6 — 3/8" = 1'-0"



102 GREAT ROOM
3/6 — 3/8" = 1'-0"

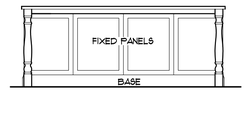


104 ISLAND
4/6 — 3/8" = 1'-0"

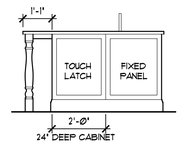


104 ISLAND
5/6 — 3/8" = 1'-0"

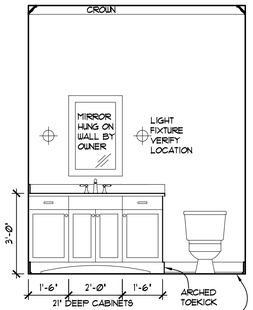
ISLAND IS STAINED
PERIMETER CABINETRY IS PAINTED



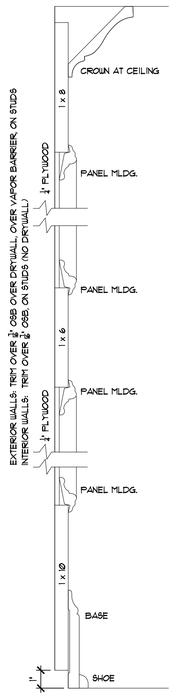
104 ISLAND
6/6 — 3/8" = 1'-0"



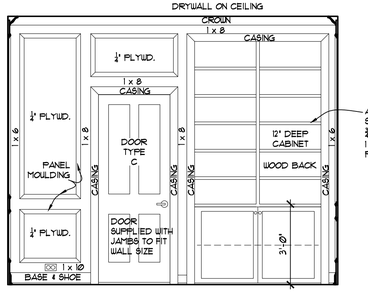
104 ISLAND
7/6 — 3/8" = 1'-0"



108 P.R
8/6 — 3/8" = 1'-0"

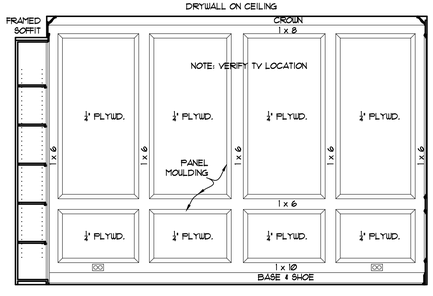


9A/6 STUDY PANELING
3" = 1'-0"



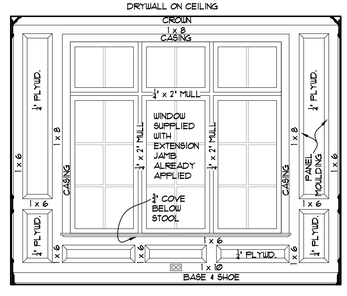
ADJUSTABLE SHELVES. . . .
¾" PLYWOOD WITH 1 ½" MOULDING WITH PROFILED EDGE

106A STUDY
9/6 — 3/8" = 1'-0"

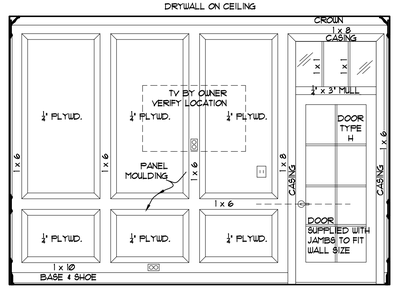


ALL PANELING IS SUPPLIED KNOCK DOWN AND INSTALLED BY FINISH CARPENTER

106A STUDY
10/6 — 3/8" = 1'-0"

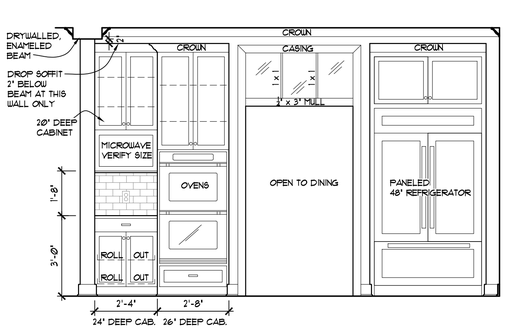


106A STUDY
11/6 — 3/8" = 1'-0"

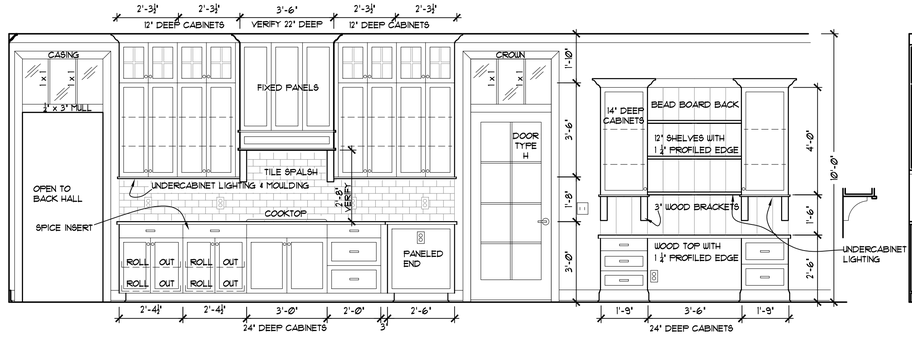


106A STUDY
12/6 — 3/8" = 1'-0"

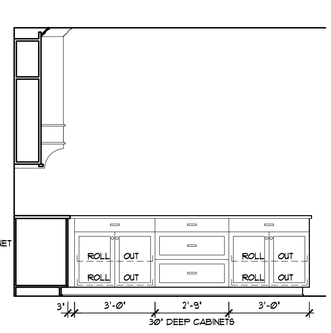
STUDY:
EXTERIOR WALLS TO BE ROCKED & TAPED ONLY,
INTERIOR WALLS RECEIVE NO DRYWALL.
ALL WALLS GET SHEATHED WITH ½" OSB BEHIND PANELING



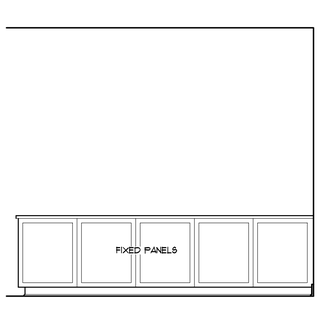
104 KITCHEN
13/6 — 3/8" = 1'-0"



104 KITCHEN
14/6 — 3/8" = 1'-0"



104 KITCHEN
15/6 — 3/8" = 1'-0"



104 KITCHEN
16/6 — 3/8" = 1'-0"

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DRAWN BY: BKS
CHECKED BY: SRH

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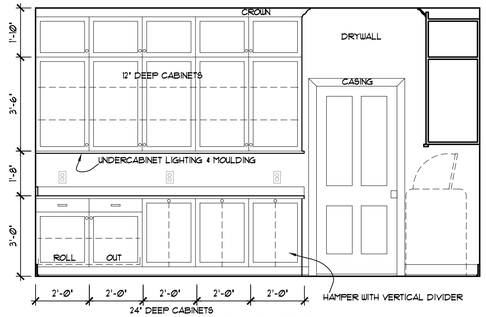
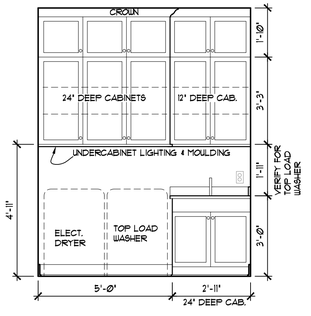
6

INTERIOR ELEVATIONS

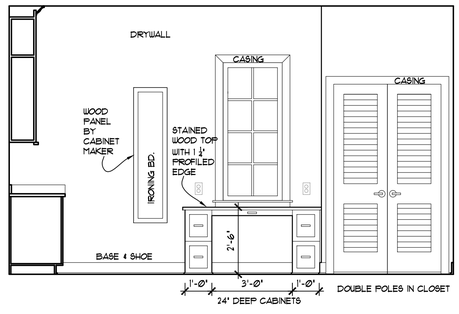
Attachment: Site Plan & Plans (10231 : Gerald & Karen Splittgerber)



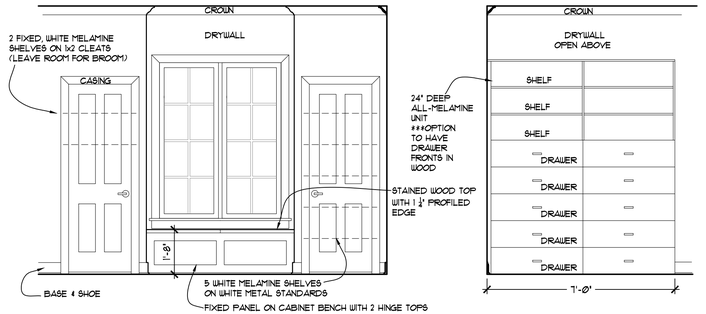
17/6.1 109 LAUNDRY
3/8" = 1'-0"



18/6.1 109 LAUNDRY
3/8" = 1'-0"

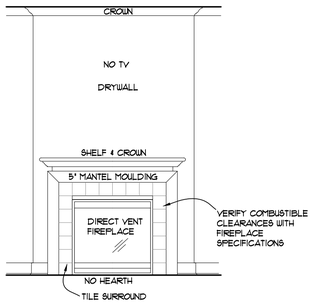


19/6.1 109 LAUNDRY
3/8" = 1'-0"

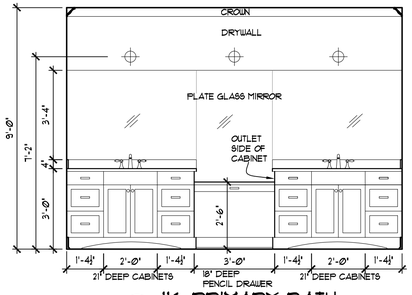


20/6.1 111 BACK HALL
3/8" = 1'-0"

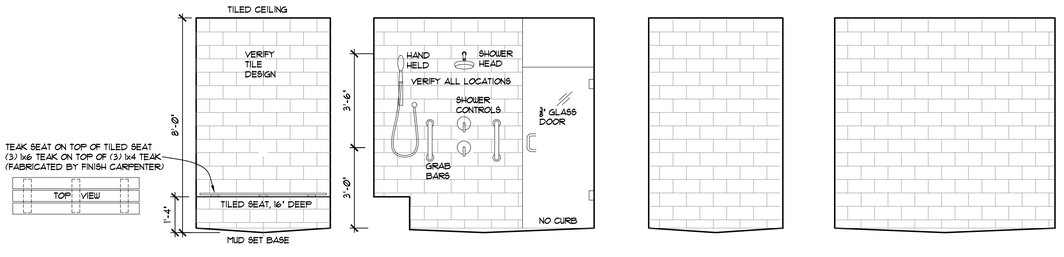
21/6.1 113 DRESSING HALL
3/8" = 1'-0"



22/6.1 114 PRIMARY BEDROOM
3/8" = 1'-0"



23/6.1 116 PRIMARY BATH
3/8" = 1'-0"

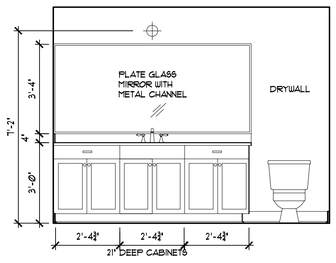


24/6.1 116 SHOWER
3/8" = 1'-0"

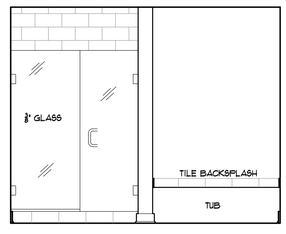
25/6.1

26/6.1

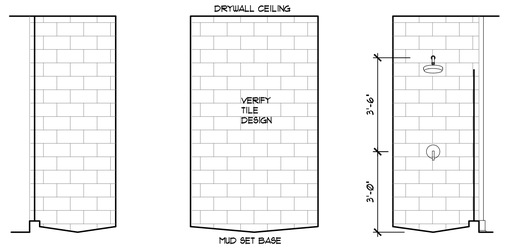
27/6.1



28/6.1 203 BATH #2
3/8" = 1'-0"



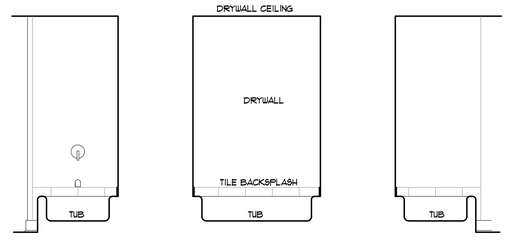
29/6.1 203 BATH #2
3/8" = 1'-0"



30/6.1 203 SHOWER
3/8" = 1'-0"

31/6.1

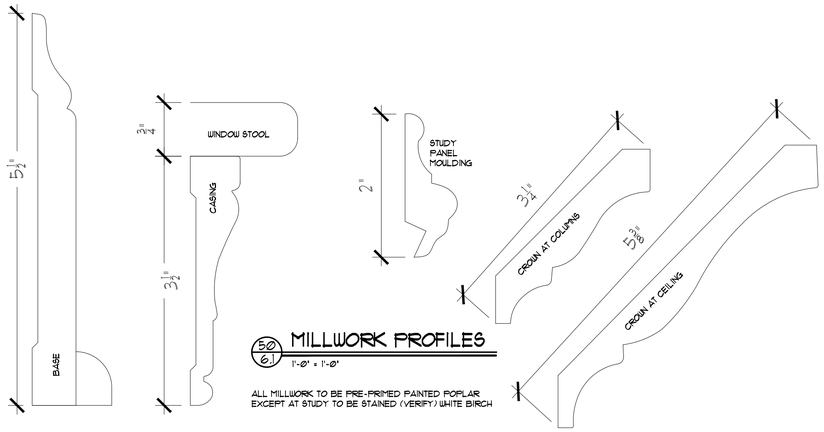
32/6.1



33/6.1 203 TUB
3/8" = 1'-0"

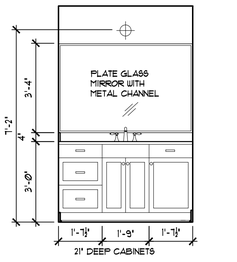
34/6.1

35/6.1

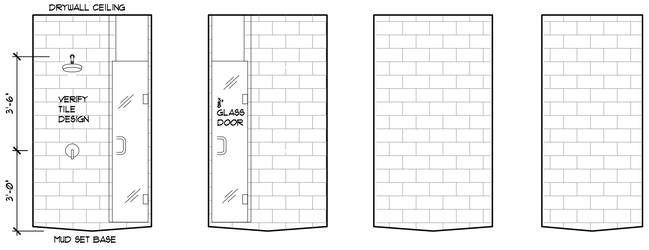


50/6.1 MILLWORK PROFILES
1'-0" = 1'-0"

ALL MILLWORK TO BE PRE-PRIMED PAINTED POPLAR EXCEPT AT STUDY TO BE STAINED (VERIFY) WHITE BIRCH



36/6.1 206 BATH #3
3/8" = 1'-0"



37/6.1 206 SHOWER
3/8" = 1'-0"

38/6.1

39/6.1

40/6.1

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CHECKED BY: SRH

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6.1

INTERIOR ELEVATIONS

Attachment: Site Plan & Plans (10231 : Gerald & Karen Splittgerber)

STANDARD FIXTURES SUPPLIED BY THE ELECTRICIAN						
TYPE		MANUFACTURER	HOUSING/FIXTURE	TRIM	COMMENTS	LOCATIONS
A	5" WHITE BAFFLE RECESSED	HALO	LT56	3000K LED	RECESSED DOWNLIGHT	GENERAL LIGHTING, CLOSETS, SHOWERS
A2	5" ADJUSTABLE GIMBALL	HALO	RA56	3000K LED		FIREPLACE, ART
F1	CEILING EXHAUST FAN	BROAN	RB050		50 CFM RATED FOR 40 SF ROOMS (4" ROUND DUCT)(.4 SONES)	
F2	CEILING EXHAUST FAN	BROAN	RB110		80 CFM RATED FOR 65 SF ROOMS (4" ROUND DUCT)(1.0 SONES)	
F3	CEILING EXHAUST FAN	BROAN	RB150		150 CFM RATED FOR 120 SF ROOMS (6" ROUND DUCT)(1.4 SONES) INSTALL W/ TIMER	
N	UNDERCABINET TASK LIGHT	GM LIGHTING	LED TASK FLEX LED RIBBON 12VDC STD.		ARCH. WIDE ALUMINUM MOUNTING CHANNEL	
P	PORCELAIN SOCKET HOLDER	LEVITON	8823			UNFINISHED BASEMENT
S	40" LED SHOP LIGHT					BEDROOM CLOSETS
T	DOUBLE LAMP INFRARED CEILING FIXTURE					
W	RECESSED WALL HEATER, 220V					

ELECTRICAL KEY

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

ELECTRICAL NOTES

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

-VERIFY HEIGHTS OF WALL MOUNTED FIXTURES WITH SELECTIONS

-SINGLE LETTERED FIXTURES BY ELECTRICIAN

-DOUBLE LETTERED FIXTURES SUPPLIED BY BUILDER AND INSTALLED BY ELECTRICIAN

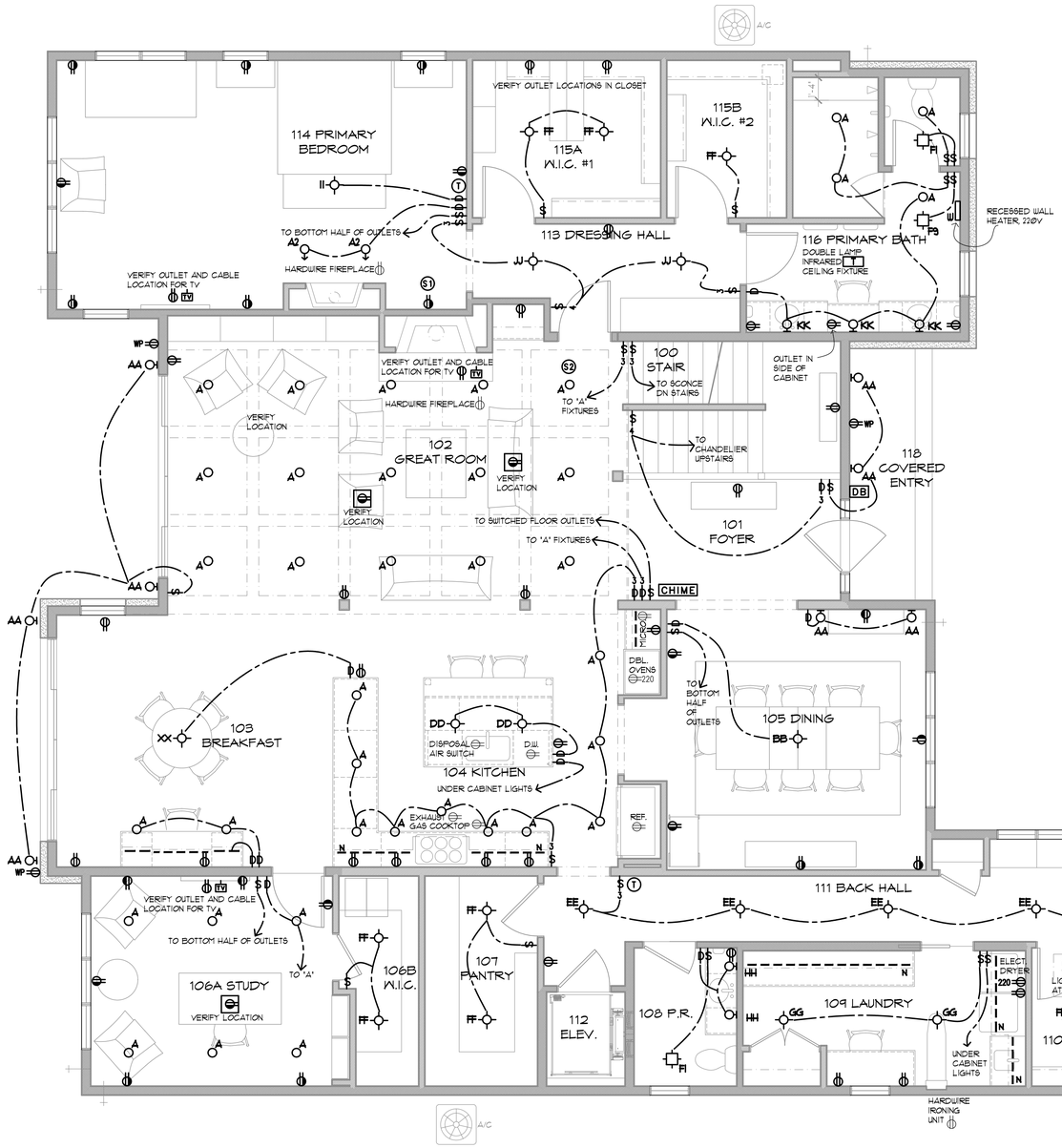
-PHONE, TV AND DATA BY ELECTRICIAN

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

-PROVIDE POWER TO ALL EQUIPMENT SHOWN ON PLANS

-ELECTRICIAN TO WIRE WELL

-SMOKE AND CARBON MONOXIDE DETECTORS BY SECURITY COMPANY, WIRING BY ELECTRICIAN



FIRST FLOOR ELECTRIC PLAN

1/4" = 1'-0"

LIGHT FIXTURE SCHEDULE			
DECORATIVE FIXTURES BY DECORATIVE LIGHT SUPPLIER & INSTALLED BY ELECTRICIAN			
	LOCATION	MANUFACTURER	MODEL #
AA	(10) EXTERIOR SCONCES		
BB	(1) DINING ROOM CHANDELIER		
CC	(1) STAIR CHANDELIER		
DD	(2) KITCHEN ISLAND PENDANTS		
EE	(4) HALLWAY PENDANTS		
FF	(13) CLOSET CEILING FIXTURES		
GG	(2) LAUNDRY ROOM CEILING FIXTURES		
HH	(2) POWDER ROOM SCONCES		
II	(1) PRIMARY BEDROOM CEILING FIXTURE		
JJ	(2) DRESSING HALL CEILING FIXTURES		
KK	(3) PRIMARY BATH SCONCES		
LL	(1) BEDROOM #2 CEILING FIXTURE		
MM	(1) BATH #2 SCONCE		
NN	(1) BATH #3 SCONCE		
OO	(1) LOWER POWDER ROOM SCONCE		
PP	(2) LOWER STAIR SCONCES		

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1ST FLOOR ELECT. PLAN

Attachment: Site Plan & Plans (10231 : Gerald & Karen Splittgerber)

ELECTRICAL KEY

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

ELECTRICAL NOTES

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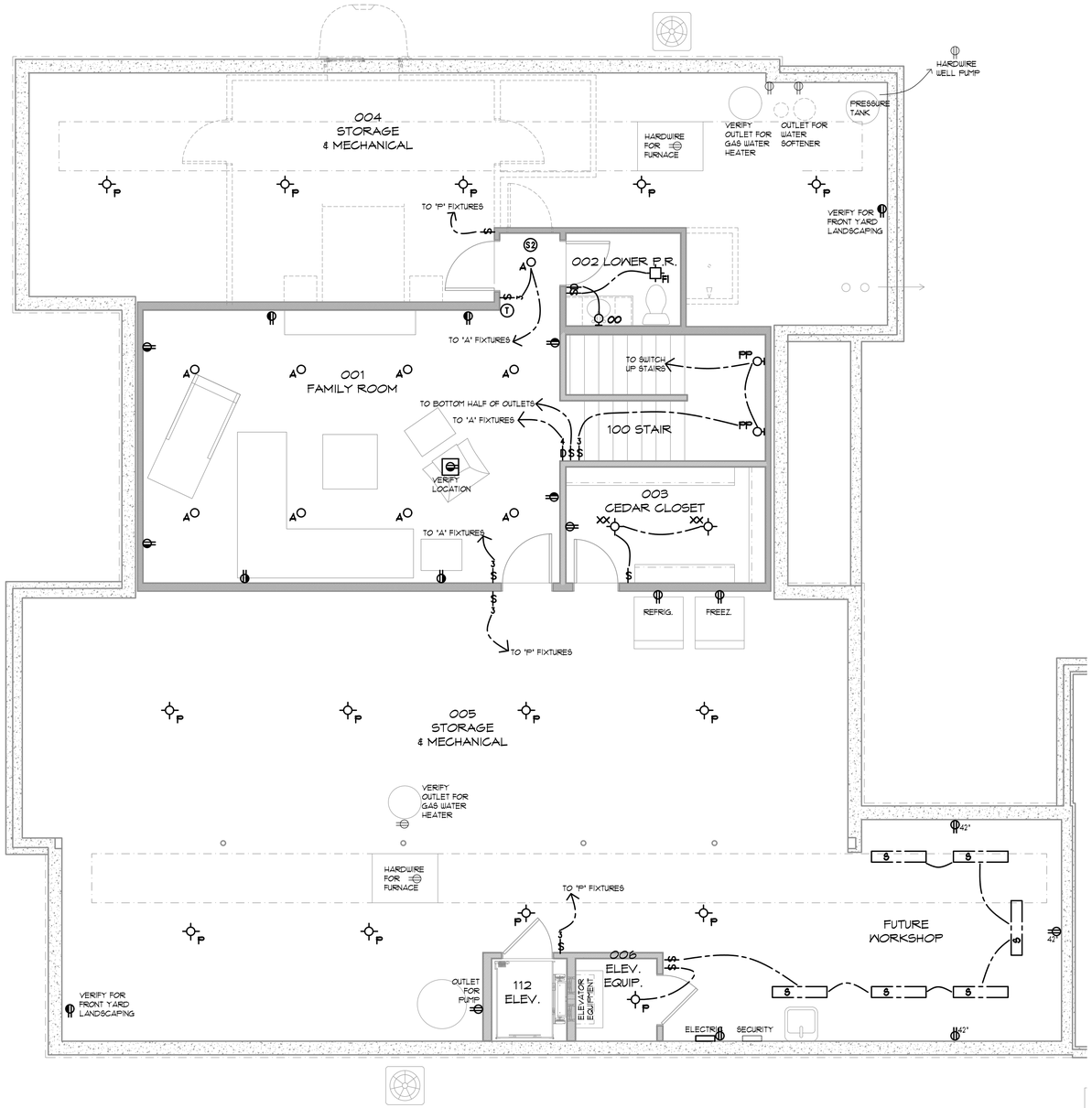
-PROVIDE POWER TO ALL EQUIPMENT SHOWN ON PLANS

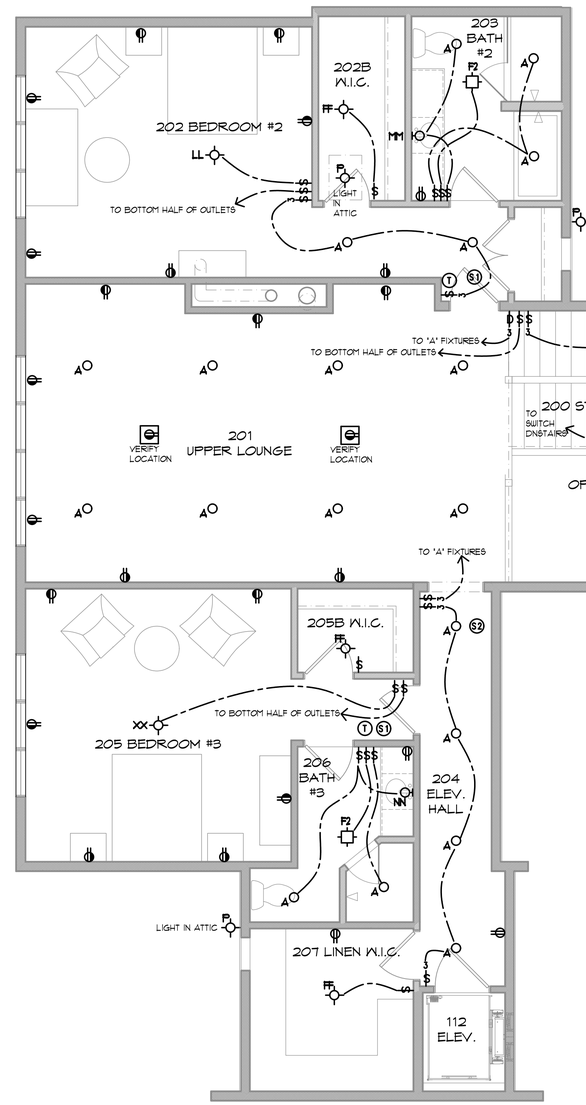
-ELECTRICIAN TO WIRE WELL

-SMOKE AND CARBON MONOXIDE DETECTORS BY SECURITY COMPANY, WIRING BY ELECTRICIAN



LOWER LEVEL ELECTRIC PLAN

1/4" = 1'-0"



SECOND FLOOR ELECTRIC PLAN

1/4" = 1'-0"

APPROVED

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DATE: JAN. 22, 2025
JOB: 2408
DRAWN BY: BKS
CHECKED BY: SRH

BID SET

7.1

2ND FLOOR ELECT. PLAN

Attachment: Site Plan & Plans (10231 : Gerald & Karen Splittgerber)

LOWER LEVEL ROOM FINISH SCHEDULE

		FLOORING				WALLS			CEILINGS			MOULDINGS				
												BASE	CASING	CROWN	MISC. MOULDINGS	
ROOM NO.	ROOM NAME	SUBFLOOR	MATERIAL	SIZE/PATTERN	UNDERLAYMENT	MATERIAL	TEXTURE	FINISH	MATERIAL	TEXTURE	FINISH	TYPE / FINISH	TYPE / FINISH	TYPE / FINISH	TYPE / FINISH	REMARKS
001	FAMILY ROOM	-	CARPET	SEE CARPET SCHEDULE	CONCRETE	GB	LIGHT SAND	PAINT	GB	LIGHT SAND	PAINT	5-1/2", PAINTED	3 ¼", PAINTED	-	-	-
002	LOWER POWDER ROOM	-	LVP	SEE VINYL SCHEDULE	SEE VINYL SCHED.	GB	LIGHT SAND	PAINT	GB	LIGHT SAND	PAINT	5-1/2", PAINTED	3 ¼", PAINTED	-	-	-
003	CEDAR CLOSET	-	LVP	SEE VINYL SCHEDULE	SEE VINYL SCHED.	GB	NO TAPE OR TEXTURE		GB	LIGHT SAND	PAINT	1x8 CEDAR	1x4 CEDAR	1x4 CEDAR	4x8 CEDAR CHIP BOARD ON WALLS, WHITE MELAMINE SHELVING ON 1x4 CLEATS, METAL BRACKETS, OAK POLES	-
004	STORAGE / MECHANICAL	-	CONCRETE	-	-	-	-	-	-	-	-	-	-	-	-	-
005	STORAGE / MECHANICAL	-	CONCRETE	-	-	-	-	-	-	-	-	-	-	-	-	-
006	ELEVATOR EQUIPMENT	-	CONCRETE	-	-	GB	NO TAPE OR TEXTURE		GB	NO TAPE OR TEXTURE		-	-	-	-	DRYWALL INSIDE & OUTSIDE WALLS

FIRST FLOOR ROOM FINISH SCHEDULE

		FLOORING				WALLS			CEILINGS			MOULDINGS				
												BASE	CASING	CROWN	MISC. MOULDINGS	
ROOM NO.	ROOM NAME	SUBFLOOR	MATERIAL	SIZE/PATTERN	UNDERLAYMENT	MATERIAL	TEXTURE	FINISH	MATERIAL	TEXTURE	FINISH	TYPE / FINISH	TYPE / FINISH	TYPE / FINISH	TYPE / FINISH	REMARKS
100	STAIR FROM LOWER LEVEL TO 1ST	-	CARPET	SEE CARPET SCHEDULE	SEE CPT. SCHED.	GB	LIGHT SAND	PAINT	GB	LIGHT SAND	PAINT	5-1/2", PAINTED	3 ¼", PAINTED	-	TREADS ¾ PARTICLE BOARD, RISERS 1x8 #2 FINE, LANDING ¾" ADVANTECH	-
101	FOYER	3/4" ADVANTECH	WOOD	SEE WOOD FLOOR SCHEDULE	15# FELT	GB	LIGHT SAND	PAINT	GB	LIGHT SAND	PAINT	5-1/2", PAINTED	3 ¼", PAINTED	-	-	-
102	GREAT ROOM	3/4" ADVANTECH	WOOD	SEE WOOD FLOOR SCHEDULE	15# FELT	GB	LIGHT SAND	PAINT	GB	LIGHT SAND	PAINT	5-1/2", PAINTED	3 ¼", PAINTED	5 ¼", PAINTED	WOOD COLUMNS	BEAMS TO BE DRYWALL, SMOOTH FINISH, ENAMELED TO MATCH TRIM
103 / 104	BREAKFAST / KITCHEN	3/4" ADVANTECH	WOOD	SEE WOOD FLOOR SCHEDULE	15# FELT	GB	LIGHT SAND	PAINT	GB	LIGHT SAND	PAINT	5-1/2", PAINTED	3 ¼", PAINTED	5 ¼", PAINTED	-	-
105	DINING	3/4" ADVANTECH	WOOD	SEE WOOD FLOOR SCHEDULE	15# FELT	GB	LIGHT SAND	PAINT	GB	LIGHT SAND	PAINT	5-1/2", PAINTED	3 ¼", PAINTED	5 ¼", PAINTED	-	-
106A	STUDY	3/4" ADVANTECH	CARPET	SEE CARPET SCHEDULE	SEE CPT. SCHED.	SEE INTERIOR ELEVATIONS		STAINED	GB	LIGHT SAND	PAINT	5-1/2", STAINED	3 ¼", STAINED	5 ¼", STAINED	WALL PANELING (VERIFY BIRCH) OVER ¼" OSB	ALL PANELING PROVIDED KNOCK DOWN
106A	STUDY CLOSET	3/4" ADVANTECH	CARPET	SEE CARPET SCHEDULE	SEE CPT. SCHED.	GB	LIGHT SAND	STAINED	GB	LIGHT SAND	PAINT	5-1/2", STAINED	3 ¼", STAINED	-	WHITE MELAMINE SHELVING ON 1x2 PAINTED CLEATS	
106B	WALK IN CLOSET	3/4" ADVANTECH	CARPET	SEE CARPET SCHEDULE	SEE CPT. SCHED.	GB	LIGHT SAND	PAINT	GB	LIGHT SAND	PAINT	5-1/2", STAINED	3 ¼", STAINED	-	WHITE MELAMINE SHELVING ON 1x2 PAINTED CLEATS	-
107	PANTRY	3/4" ADVANTECH	LVP	SEE VINYL SCHEDULE	SEE VINYL SCHED.	GB	LIGHT SAND	PAINT	GB	LIGHT SAND	PAINT	5-1/2", PAINTED	3 ¼", PAINTED	-	WHITE MELAMINE SHELVING ON 1x2 PAINTED CLEATS	-
108	POUDER ROOM	3/4" ADVANTECH	LVP	SEE VINYL SCHEDULE	SEE VINYL SCHED.	GB	LIGHT SAND	PAINT	GB	LIGHT SAND	PAINT	5-1/2", PAINTED	3 ¼", PAINTED	5 ¼", PAINTED	-	-
109	LAUNDRY	3/4" ADVANTECH	LVP	SEE VINYL SCHEDULE	SEE VINYL SCHED.	GB	LIGHT SAND	PAINT	GB	LIGHT SAND	PAINT	5-1/2", PAINTED	3 ¼", PAINTED	-	-	-
110	COAT	3/4" ADVANTECH	LVP	SEE VINYL SCHEDULE	SEE VINYL SCHED.	GB	LIGHT SAND	PAINT	GB	LIGHT SAND	PAINT	5-1/2", PAINTED	3 ¼", PAINTED	-	WHITE MELAMINE SHELVING ON 1x4 CLEATS AND METAL BRACKETS, OAK POLES	-
111	BACK HALL	3/4" ADVANTECH	LVP	SEE VINYL SCHEDULE	SEE VINYL SCHED.	GB	LIGHT SAND	PAINT	GB	LIGHT SAND	PAINT	5-1/2", PAINTED	3 ¼", PAINTED	5 ¼", PAINTED	-	-
112	ELEVATOR	-	LVP	SEE VINYL SCHEDULE	SEE VINYL SCHED.	GB	NO TAPE OR TEXTURE		GB	NO TAPE OR TEXTURE		-	-	-	CAB MILLWORK SUPPLIED WITH ELEVATOR, FINISHED ON SITE	DRYWALL ENTIRE SHAFT INSIDE AND OUTSIDE
113	DRESSING HALL	3/4" ADVANTECH	CARPET	SEE CARPET SCHEDULE	SEE CPT. SCHED.	GB	LIGHT SAND	PAINT	GB	LIGHT SAND	PAINT	5-1/2", PAINTED	3 ¼", PAINTED	5 ¼", PAINTED	-	-
114	PRIMARY BEDROOM	3/4" ADVANTECH	CARPET	SEE CARPET SCHEDULE	SEE CPT. SCHED.	GB	LIGHT SAND	PAINT	GB	LIGHT SAND	PAINT	5-1/2", PAINTED	3 ¼", PAINTED	5 ¼", PAINTED	-	-
115A / B	WALK IN CLOSETS	3/4" ADVANTECH	CARPET	SEE CARPET SCHEDULE	SEE CPT. SCHED.	GB	LIGHT SAND	PAINT	GB	LIGHT SAND	PAINT	5-1/2", PAINTED	3 ¼", PAINTED	-	WHITE MELAMINE SHELVING ON 1x4 CLEATS AND METAL BRACKETS, OAK POLES	-
116	PRIMARY BATH	3/4" ADVANTECH	TILE	SEE TILE SCHEDULE	SEE TILE SCHED.	GB	LIGHT SAND	PAINT	GB	LIGHT SAND	PAINT	5-1/2", PAINTED	3 ¼", PAINTED	5 ¼", PAINTED	-	-
117	GARAGE	-	CONCRETE	-	-	GB	LIGHT SAND	PAINT	⅝" GB	LIGHT SAND	PAINT	1x6 PVC	3 ¼", PAINTED	-	-	-

SECOND FLOOR ROOM FINISH SCHEDULE

		FLOORING				WALLS			CEILINGS			MOULDINGS				
												BASE	CASING	CROWN	MISC. MOULDINGS	
ROOM NO.	ROOM NAME	SUBFLOOR	MATERIAL	SIZE/PATTERN	UNDERLAYMENT	MATERIAL	TEXTURE	FINISH	MATERIAL	TEXTURE	FINISH	TYPE / FINISH	TYPE / FINISH	TYPE / FINISH	TYPE / FINISH	REMARKS
200	STAIR FROM 1ST TO 2ND	-	CARPET RUNNER	SEE CARPET SCHEDULE	SEE CPT. SCHED.	GB	LIGHT SAND	PAINT	GB	LIGHT SAND	PAINT	5-1/2", PAINTED	3 ¼", PAINTED	-	SEE INTERIOR ELEVATIONS FOR STAIR PARTS	-
201	UPPER LOUNGE	3/4" ADVANTECH	CARPET	SEE CARPET SCHEDULE	SEE CPT. SCHED.	GB	LIGHT SAND	PAINT	GB	LIGHT SAND	PAINT	5-1/2", PAINTED	3 ¼", PAINTED	-	-	-
202	BEDROOM #2	3/4" ADVANTECH	CARPET	SEE CARPET SCHEDULE	SEE CPT. SCHED.	GB	LIGHT SAND	PAINT	GB	LIGHT SAND	PAINT	5-1/2", PAINTED	3 ¼", PAINTED	-	-	-
202B	WALK IN CLOSET	3/4" ADVANTECH	CARPET	SEE CARPET SCHEDULE	SEE CPT. SCHED.	GB	LIGHT SAND	PAINT	GB	LIGHT SAND	PAINT	5-1/2", PAINTED	3 ¼", PAINTED	-	WHITE MELAMINE SHELVING ON 1x4 CLEATS AND METAL BRACKETS, OAK POLES	-
203	BATH #2	3/4" ADVANTECH	TILE	SEE TILE SCHEDULE	SEE TILE SCHED.	GB	LIGHT SAND	PAINT	GB	LIGHT SAND	PAINT	5-1/2", PAINTED	3 ¼", PAINTED	-	-	-
204	ELEVATOR HALL	3/4" ADVANTECH	TILE	SEE TILE SCHEDULE	SEE TILE SCHED.	GB	LIGHT SAND	PAINT	GB	LIGHT SAND	PAINT	5-1/2", PAINTED	3 ¼", PAINTED	-	-	-
205	BEDROOM #3	3/4" ADVANTECH	TILE	SEE TILE SCHEDULE	SEE TILE SCHED.	GB	LIGHT SAND	PAINT	GB	LIGHT SAND	PAINT	5-1/2", PAINTED	3 ¼", PAINTED	-	-	-
205B	WALK IN CLOSET	3/4" ADVANTECH	CARPET	SEE CARPET SCHEDULE	SEE CPT. SCHED.	GB	LIGHT SAND	PAINT	GB	LIGHT SAND	PAINT	5-1/2", PAINTED	3 ¼", PAINTED	-	WHITE MELAMINE SHELVING ON 1x4 CLEATS AND METAL BRACKETS, OAK POLES	-
206	BATH #3	3/4" ADVANTECH	TILE	SEE TILE SCHEDULE	SEE TILE SCHED.	GB	LIGHT SAND	PAINT	GB	LIGHT SAND	PAINT	5-1/2", PAINTED	3 ¼", PAINTED	-	-	-
207	LINEN WALK IN CLOSET	3/4" ADVANTECH	CARPET	SEE CARPET SCHEDULE	SEE CPT. SCHED.	GB	LIGHT SAND	PAINT	GB	LIGHT SAND	PAINT	5-1/2", PAINTED	3 ¼", PAINTED	-	WHITE MELAMINE SHELVING ON 1x2 CLEATS	-

INTERIOR FINISH SCHEDULE

LOCATION	FINISH	COLOR	SHEEN
ALL CEILINGS	PAINT		
ALL TRIM (EXCEPT STUDY)	PAINT		
STUDY WINDOWS, DOORS & TRIM	STAIN		
ALL WINDOWS BY WINDOW MANUFACTURER	PREFINISHED		
STAIR RAILING & TREADS	STAIN		
STAIR RISERS, BALUSTERS, STRINGERS, NEWELS	PAINT		
ALL CLOSETS NOT LISTED - WALLS	PAINT		
ALL CLOSETS NOT LISTED - TRIM (EXCEPT STUDY CLOSET TRIM TO BE STAINED)	PAINT		
WALLS			
ROOM NAME	FINISH	COLOR	SHEEN
001 FAMILY ROOM	PAINT		
002 LOWER POWDER ROOM	PAINT		
003 CEDAR CLOSET	PAINT		
100 STAIR FROM LOWER LEVEL TO 1ST	PAINT		
101 FOYER	PAINT		
102 GREAT ROOM	PAINT		
103 BREAKFAST / 104 KITCHEN	PAINT		
105 DINING	PAINT		
107 PANTRY	PAINT		
108 POUDER ROOM	PAINT		
109 LAUNDRY	PAINT		
110 COAT	PAINT		
111 BACK HALL	PAINT		
112 ELEVATOR CAB INTERIOR	PAINT		
113 DRESSING HALL	PAINT		
114 PRIMARY BEDROOM	PAINT		
116 PRIMARY BATH	PAINT		
117 GARAGE	PAINT		
200 STAIR FROM 1ST TO 2ND	PAINT		
201 UPPER LOUNGE	PAINT		
202 BEDROOM #2	PAINT		
203 BATH #2	PAINT		
204 ELEVATOR HALL	PAINT		
205 BEDROOM #3	PAINT		
206 BATH #3	PAINT		

NOTES: -ALL PAINT AND STAIN TO BE SHERWIN WILLIAMS UNLESS NOTED OTHERWISE
-SPRAY ALL CEILINGS & CLOSETS WITH (1) COAT SHERWIN WILLIAMS CHB FLAT PAINT
-PAINT GARAGE WALLS WITH (2) COATS SHERWIN WILLIAMS SUPERPAINT VELVET
-PAINT ALL BATHROOM WALLS WITH (2) COATS SHERWIN WILLIAMS EMERALD SATIN
-PAINT ALL OTHER WALLS WITH (2) COATS SHERWIN WILLIAMS SUPERPAINT FLAT ##OPTION DURATION FLAT
-ALL INTERIOR TRIM WILL BE PROVIDED PRE PRIMED

DOOR SCHEDULE

NO.	NO. OF DRS.	WIDTH	HEIGHT	THICK.	TYPE	DOOR MATERIAL	GLAZING	JAMB MATERIAL	JAMB SIZE	SILL	HARDWARE
001-1	1	3'-0"	6'-8"	1 3/8"	F	4 PANEL, PAINTED, SOLID CORE HARDBOARD	NONE	3/4" PAINT	6 9/16"	NONE	PASSAGE
002-1	1	2'-8"	6'-8"	1 3/8"	F	4 PANEL, PAINTED, SOLID CORE HARDBOARD	NONE	3/4" PAINT	4 9/16"	NONE	PRIVACY
003-1	1	2'-8"	6'-8"	1 3/8"	F	4 PANEL, PAINTED, SOLID CORE HARDBOARD	NONE	3/4" PAINT	6 9/16"	NONE	PASSAGE
004-1	1	3'-0"	6'-8"	1 3/8"	F	4 PANEL, PAINTED, SOLID CORE HARDBOARD	NONE	3/4" PAINT	4 9/16"	NONE	PASSAGE
006-1	1	3'-0"	6'-8"	1 3/8"	F	4 PANEL, PAINTED, SOLID CORE HARDBOARD	NONE	3/4" PAINT	4 9/16"	NONE	PASSAGE
101-1	1	3'-0"	7'-0"	1 3/4"	A	FRONT DOOR, STAINED WOOD, 14" SIDELIGHTS, TRANSOM, ALUMINUM STORM/SCREEN DOOR	INSULATED, CLEAR, SDL	5/4" PAINT	6 9/16"	BRONZE	DEADBOLT, KEYED LOCK
105-1	NONE	4'-0"	7'-0"	-	D	CASED OPENING WITH TRANSOM, PAINTED	SINGLE PANE, CLEAR	3/4" PAINT	4 9/16"	NONE	NONE
105-2	NONE	7'-0"	7'-0"	-	D	CASED OPENING WITH TRANSOM, PAINTED	SINGLE PANE, CLEAR	3/4" PAINT	6 9/16"	NONE	NONE
106A-1	1	3'-0"	7'-0"	1 3/8"	H	PAINTED KITCHEN SIDE & STAINED STUDY SIDE, (VERIFY BIRCH)	SINGLE PANE, CLEAR	3/4" STAIN	7 5/16"	NONE	PASSAGE
106A-2	1	2'-8"	7'-0"	1 3/8"	F	4 PANEL, STAINED (VERIFY BIRCH)	NONE	3/4" STAIN	5 5/16"	NONE	PASSAGE
107-1	1	3'-0"	7'-0"	1 3/8"	F	4 PANEL, PAINTED, SOLID CORE HARDBOARD	NONE	3/4" PAINT	4 9/16"	NONE	PASSAGE
108-1	1	3'-0"	7'-0"	1 3/8"	F	4 PANEL, PAINTED, SOLID CORE HARDBOARD	NONE	3/4" PAINT	4 9/16"	NONE	PRIVACY
109-1	1	3'-0"	7'-0"	1 3/8"	F	4 PANEL, PAINTED, SOLID CORE HARDBOARD	NONE	3/4" PAINT POCKET	6 9/16"	NONE	PASSAGE POCKET
109-2	2	(2) 2'-0"	7'-0"	1 3/8"	G	2 PANEL, PAINTED, LOUVERED	NONE	3/4" PAINT	4 9/16"	NONE	DUMMY KNOBS WITH BALL CATCH
110-1	1	3'-0"	7'-0"	1 3/8"	F	4 PANEL, PAINTED, SOLID CORE HARDBOARD	NONE	3/4" PAINT	4 9/16"	NONE	PASSAGE
111-1	1	3'-0"	7'-0"	1 3/8"	F	4 PANEL, PAINTED, SOLID CORE HARDBOARD, 20 MINUTE FIRE-RATED	NONE	5/4" PAINT	6 9/16"	NONE	DEADBOLT, KEYED LOCK
111-2	1	2'-4"	7'-0"	1 3/8"	F	4 PANEL, PAINTED, SOLID CORE HARDBOARD	NONE	3/4" PAINT	4 9/16"	NONE	PASSAGE
111-3	1	2'-4"	7'-0"	1 3/8"	F	4 PANEL, PAINTED, SOLID CORE HARDBOARD	NONE	3/4" PAINT	4 9/16"	NONE	PASSAGE
111-4	NONE	3'-0"	7'-0"	-	D	CASED OPENING WITH TRANSOM, PAINTED	NONE	3/4" PAINT	6 9/16"	NONE	NONE
112-1	1	3'-0"	7'-0"	1 3/8"	F	4 PANEL, PAINTED, SOLID CORE HARDBOARD. . . . VERIFY REQUIREMENTS FOR ELEVATOR	NONE	NONE	NONE	NONE	PASSAGE. . . VERIFY FOR ELEVATOR
112-2	1	3'-0"	7'-0"	1 3/8"	F	4 PANEL, PAINTED, SOLID CORE HARDBOARD. . . . VERIFY REQUIREMENTS FOR ELEVATOR	NONE	NONE	NONE	NONE	PASSAGE. . . VERIFY FOR ELEVATOR
112-3	1	3'-0"	7'-0"	1 3/8"	F	4 PANEL, PAINTED, SOLID CORE HARDBOARD. . . . VERIFY REQUIREMENTS FOR ELEVATOR	NONE	NONE	NONE	NONE	PASSAGE. . . VERIFY FOR ELEVATOR
113-1	1	3'-0"	7'-0"	1 3/8"	C	4 PANEL, PAINTED, SOLID CORE HARDBOARD WITH TRANSOM	SINGLE PANE, CLEAR	3/4" PAINT	6 9/16"	NONE	PRIVACY
114-1	NONE	3'-6"	7'-0"	-	E	CASED OPENING, PAINTED	NONE	3/4" PAINT	4 9/16"	NONE	NONE
115A-1	1	3'-0"	7'-0"	1 3/8"	F	4 PANEL, PAINTED, SOLID CORE HARDBOARD	NONE	3/4" PAINT	4 9/16"	NONE	PASSAGE
115B-1	1	3'-0"	7'-0"	1 3/8"	F	4 PANEL, PAINTED, SOLID CORE HARDBOARD	NONE	3/4" PAINT	4 9/16"	NONE	PASSAGE
116-1	1	3'-0"	7'-0"	1 3/8"	F	4 PANEL, PAINTED, SOLID CORE HARDBOARD	NONE	3/4" PAINT	4 9/16"	NONE	PRIVACY
116-2	1	2'-8"	7'-0"	1 3/8"	F	4 PANEL, PAINTED, SOLID CORE HARDBOARD	NONE	3/4" PAINT	4 9/16"	NONE	PASSAGE
117-1	1	3'-0"	6'-8"	1 3/4"	B	PRIMED, FIBERGLASS, GARAGE SERVICE DOOR	INSULATED, CLEAR, GBG	5/4" PAINT	6 9/16"	BRONZE	DEADBOLT, KEYED LOCK
202-1	1	2'-8"	6'-8"	1 3/8"	F	4 PANEL, PAINTED, SOLID CORE HARDBOARD	NONE	3/4" PAINT	6 9/16"	NONE	PRIVACY
202-2	2	(2) 2'-0"	6'-8"	1 3/8"	F	4 PANEL, PAINTED, SOLID CORE HARDBOARD	NONE	3/4" PAINT	4 9/16"	NONE	DUMMY KNOBS WITH BALL CATCH
202B-1	1	2'-6"	6'-8"	1 3/8"	F	4 PANEL, PAINTED, SOLID CORE HARDBOARD	NONE	3/4" PAINT	4 9/16"	NONE	PASSAGE
203-1	1	2'-8"	6'-8"	1 3/8"	F	4 PANEL, PAINTED, SOLID CORE HARDBOARD	NONE	3/4" PAINT	4 9/16"	NONE	PRIVACY
204-1	NONE	3'-0"	6'-8"	-	E	CASED OPENING, PAINTED	NONE	3/4" PAINT	6 9/16"	NONE	NONE
205-1	1	2'-8"	6'-8"	1 3/8"	F	4 PANEL, PAINTED, SOLID CORE HARDBOARD	NONE	3/4" PAINT	4 9/16"	NONE	PRIVACY
205B-1	1	2'-8"	6'-8"	1 3/8"	F	4 PANEL, PAINTED, SOLID CORE HARDBOARD	NONE	3/4" PAINT	4 9/16"	NONE	PASSAGE
206-1	1	2'-8"	6'-8"	1 3/8"	F	4 PANEL, PAINTED, SOLID CORE HARDBOARD	NONE	3/4" PAINT	4 9/16"	NONE	PRIVACY
207-1	1	2'-8"	6'-8"	1 3/8"	F	4 PANEL, PAINTED, SOLID CORE HARDBOARD	NONE	3/4" PAINT	4 9/16"	NONE	PASSAGE

APPROVED
BY: _____
BY: _____
DATE: _____

REVISIONS

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DATE: JAN. 22, 2025
JOB: 2408
DRAWN BY: BKS
CHECKED BY: SRH

BID SET

8

SCHEDULES

Attachment: Site Plan & Plans (10231 : Gerald & Karen Splittgerber)

APPLIANCE SCHEDULE					
ROOM	APPLIANCE	MANUFACTURER	MODEL NUMBER	COLOR / FINISH	NOTES
104 KITCHEN	48" BUILT-IN REFRIGERATOR	GE OR LG OR SIMILAR		WOOD PANELS	INSTALL WOOD PANELS SUPPLIED BY OTHERS
	36" GAS COOKTOP	GE OR LG OR SIMILAR		STAINLESS STEEL	
	EXHAUST HOOD LINER	GE OR LG OR SIMILAR		STAINLESS STEEL	
	MICROWAVE WITH 30" TRIM KIT	GE OR LG OR SIMILAR		STAINLESS STEEL	
	30" WALL OVEN	GE OR LG OR SIMILAR		STAINLESS STEEL	
	24" DISHWASHER	GE OR LG OR SIMILAR		WOOD PANEL	INSTALL WOOD PANELS SUPPLIED BY OTHERS
109 LAUNDRY	TOP LOAD WASHER	GE OR LG OR SIMILAR			
	DRYER	GE OR LG OR SIMILAR			

FIREPLACE SCHEDULE			
ROOM	TYPE	MODEL	NOTES
102 GREAT ROOM	GAS, DIRECT-VENT	SUPERIOR DRT6345	
114 PRIMARY BEDROOM	GAS, DIRECT-VENT	SUPERIOR DRT3040	

COUNTERTOP SCHEDULE							
ROOM	LOCATION	MATERIAL	SUPPLIER	COLOR / PATTERN	EDGE DETAIL	BACKSPLASH	BOWL
002 LOWER P.R.	VANITY COUNTERTOP	PLASTIC LAMINATE				4"	SEE SCHEDULE
102 GREAT ROOM	FIREPLACE SURROUND	MARBLE				NONE	NONE
	FIREPLACE PLUSH HEARTH	MARBLE				NONE	NONE
	BAR	QUARTZ				NONE	NONE
104 KITCHEN PERIMETER	PERIMETER COUNTERTOPS	QUARTZ				NONE - SEE TILE	SEE SCHEDULE
104 KITCHEN ISLAND	ISLAND COUNTERTOP	QUARTZ				NONE	NONE
108 P.R.	VANITY COUNTERTOP	QUARTZ				4	SEE SCHEDULE
109 LAUNDRY	COUNTERTOPS	PLASTIC LAMINATE				0'-4"	SEE SCHEDULE
116 PRIMARY BATH	VANITY COUNTERTOP	QUARTZ				4"	SEE SCHEDULE
203 BATHROOM #2	VANITY COUNTERTOP	QUARTZ				4"	SEE SCHEDULE
206 BATHROOM #3	VANITY COUNTERTOP	QUARTZ				4"	SEE SCHEDULE

CARPET FLOORING SCHEDULE					
ROOM	MATERIAL	COLOR / PATTERN	UNDERLAYMENT	SUBFLOOR	NOTES
001 FAMILY ROOM	CARPET		7/16" HIGH DENSITY PAD		FULL CARPET TO LOWER LEVEL
100 STAIRS FROM LOWER LEVEL TO 1ST	CARPET		7/16" HIGH DENSITY PAD		LANDING TO BE FULLY CARPETED
106 STUDY	CARPET		7/16" HIGH DENSITY PAD		
106B W.I.C.	CARPET		7/16" HIGH DENSITY PAD		
112 ELEVATOR	CARPET		7/16" HIGH DENSITY PAD		
113 DRESSING HALL	CARPET		7/16" HIGH DENSITY PAD		
114 PRIMARY BEDROOM	CARPET		7/16" HIGH DENSITY PAD		
115A & 115B CLOSETS	CARPET		7/16" HIGH DENSITY PAD		
200 STAIR FROM 1ST TO 2ND	CARPET RUNNER		7/16" HIGH DENSITY PAD		LANDING TO BE FULLY CARPETED
201 UPPER LOUNGE	CARPET		7/16" HIGH DENSITY PAD		
202 BEDROOM #2	CARPET		7/16" HIGH DENSITY PAD		
202B W.I.C.	CARPET		7/16" HIGH DENSITY PAD		
204 ELEVATOR HALL	CARPET		7/16" HIGH DENSITY PAD		
205 BEDROOM #3	CARPET		7/16" HIGH DENSITY PAD		
205B W.I.C.	CARPET		7/16" HIGH DENSITY PAD		
207 LINEN W.I.C.	CARPET		7/16" HIGH DENSITY PAD		

VINYL FLOORING SCHEDULE					
ROOM	MATERIAL	COLOR / PATTERN	UNDERLAYMENT	SUBFLOOR	NOTES
002 LOWER P.R.	VINYL PLANK				
003 CEDAR CLOSET	VINYL PLANK				
107 PANTRY	VINYL PLANK				
108 POWDER ROOM	VINYL PLANK				
109 LAUNDRY	VINYL PLANK				
110 COAT CLOSET	VINYL PLANK				
111 BACK HALL	VINYL PLANK				

WOOD FLOORING SCHEDULE					
ROOM	MATERIAL	COLOR / PATTERN	UNDERLAYMENT	SUBFLOOR	NOTES
101 FOYER	WOOD	5" DARK STAINED WOOD			
102 GREAT ROOM	WOOD	5" DARK STAINED WOOD			
103 BREAKFAST	WOOD	5" DARK STAINED WOOD			
104 KITCHEN	WOOD	5" DARK STAINED WOOD			
105 DINING	WOOD	5" DARK STAINED WOOD			

TILE SCHEDULE							
ROOM	LOCATION	MATERIAL	MANUFACTURER	COLOR / PATTERN	SUBSTRATE	GROUT COLOR	NOTES
102 GREAT ROOM BAR	BACKSPLASH				DRYWALL		
104 KITCHEN	BACKSPLASH				DRYWALL		
114 PRIMARY BEDROOM	FIREPLACE SURROUND				¼" CEMENT BOARD		
116 PRIMARY BATH	FLOOR				1/2" CEMENT BOARD		
	SHOWER FLOOR				MUD SET W/ PAN LINER		
	SHOWER WALLS & CEILING				1/2" CEMENT BOARD		INSTALL 2 GRAB BARS SUPPLIED BY OTHERS
203 BATHROOM #2	FLOOR				1/2" CEMENT BOARD		
	ABOVE TUB, 1 COURSE TILE HIGH				DRYWALL		
	SHOWER FLOOR				MUD SET W/ PAN LINER		
	SHOWER WALLS TO CEILING				1/2" CEMENT BOARD		
206 BATHROOM #3	FLOOR				1/2" CEMENT BOARD		
	SHOWER FLOOR				MUD SET W/ PAN LINER		
	SHOWER WALLS TO CEILING				1/2" CEMENT BOARD		

SHOWER DOOR SCHEDULE					
ROOM	LOCATION	TYPE / PATTERN	FRAME TYPE / COLOR	HANDLE	NOTES
203 BATHROOM #2	SHOWER DOOR & PANEL	3/8" CLEAR GLASS	FRAMELESS		INCLUDE DIAMON-FUSION, OR EQUAL, COATING
206 BATHROOM #3	SHOWER DOOR	3/8" CLEAR GLASS	FRAMELESS		INCLUDE DIAMON-FUSION, OR EQUAL, COATING

MASONRY SCHEDULE					
ROOM	LOCATION	MATERIAL	SOURCE	COLOR / PATTERN	MORTAR COLOR
EXTERIOR MASONRY VENEER	STONE VENEER				
	WINDOW SILLS & HEADERS				
	FRONT PORCH BRICK PAVERS				
114 PRIMARY BEDROOM	FIREPLACE STONE VENEER TO MANTEL				

PLUMBING SCHEDULE						
ROOM	FIXTURE	MANUFACTURER	MODEL NUMBER	COLOR / FINISH	ACCESSORIES	NOTES
002 LOWER P.R.	SINK					
	SINK FAUCET					
005 MECHANICAL	UTILITY SINK					
	SINK FAUCET					
104 KITCHEN	SINK					
	SINK FAUCET					
	REVERSE OSMOSIS FAUCET					
	REVERSE OSMOSIS SYSTEM					TO SINK & REFRIG.
	NO AIR GAP - STUDOR VENT					
	DISPOSAL WITH AIR SWITCH	INSINKERATOR	IBADGERWC			
108 P.R.	SINK					
	SINK FAUCET					
	TOILET					
109 LAUNDRY	SINK					
	SINK FAUCET					
116 PRIMARY BATH	SINKS (2)					
	SINKS FAUCET (2)					
	TOILET					
	SHOWER DRAIN					
	SHOWER FAUCET					
	HAND HELD SHOWER HEAD					
	TRANSFER VALVE					
203 BATHROOM #2	SINK					
	SINK FAUCET					
	SHOWER HEAD					
	SHOWER DRAIN					
	TOILET					
	TUB 32X60					
	TUB DRAIN					
	TUB FAUCET / TRIM					
206 BATHROOM #3	SINK					
	SINK FAUCET					
	TOILET					
	SHOWER DRAIN					
	SHOWER FAUCET					

CABINET SCHEDULE						
ROOM	DOOR TYPE	DRAWER & DOOR TYPE	MATERIAL	COLOR / FINISH	INTERIOR FINISH	NOTES
002 LOWER P.R.	FULL OVERLAY	5-PIECE	MAPLE	PAINTED		
102 GREAT ROOM CABINETS	FULL OVERLAY	5-PIECE	MAPLE	PAINTED		
102 GREAT ROOM MANTEL	-	-	MAPLE	PAINTED		
103 BREAKFAST PLAN DESK	FULL OVERLAY	5-PIECE	MAPLE	PAINTED		STAINED WOOD TOP
104 KITCHEN PERIMETER	FULL OVERLAY	5-PIECE	MAPLE	PAINTED		
104 KITCHEN ISLAND	FULL OVERLAY	5-PIECE		STAINED		
104 KITCHEN REFRIG. & DISHWASHER PANELS	FULL OVERLAY	5-PIECE	MAPLE	PAINTED		INSTALLATION OF PANELS BY OTHERS
106 STUDY	FULL OVERLAY	5-PIECE		STAINED		
108 P.R.	FULL OVERLAY	5-PIECE	MAPLE	PAINTED		
109 LAUNDRY	FULL OVERLAY	5-PIECE	MAPLE	PAINTED		STAINED WOOD TOP
109 LAUNDRY IRONING BD PANEL	FULL OVERLAY	5-PIECE	MAPLE	PAINTED		
111 BACK HALL	FULL OVERLAY	5-PIECE		PAINTED		STAINED WOOD TOP
113 DRESSING HALL	FULL OVERLAY	1-PIECE	WHITE MELAMINE	-		
114 PRIMARY BEDROOM MANTEL	-	-	MAPLE	PAINTED		
116 PRIMARY BATH	FULL OVERLAY	5-PIECE	MAPLE	PAINTED		
203 BATHROOM #2	FULL OVERLAY	5-PIECE	MAPLE	PAINTED		
206 BATHROOM #3	FULL OVERLAY	5-PIECE	MAPLE	PAINTED		

DOOR HARDWARE SCHEDULE				
LOCATION	MANUFACTURER	MODEL	FINISH	NOTES
FRONT DOOR LATCHSET				
FRONT DOOR DEADBOLT				
WINDOW HARDWARE	HARDWARE BY WINDOW MANUFACTURER			
GARAGE TO HOUSE DOOR LATCHSET				
GARAGE TO HOUSE DEADBOLT				
GARAGE SERVICE DOOR LATCHSET + DEADBOLT				
DOOR HINGES				
DOOR BASE BOARD & HINGE STOPS				

CABINET KNOB/PULL HARDWARE SCHEDULE				
LOCATION	MANUFACTURER	MODEL	FINISH	NOTES
002 LOWER P.R. VANITY KNOBS				
102 GREAT ROOM CABINET KNOBS				
104 KITCHEN CABINETS KNOBS				
108 P.R. VANITY KNOBS				
109 LAUNDRY CABINET KNOBS				
113 DRESSING HALL CABINET KNOBS				
116 PRIMARY BATH CABINET KNOBS				
203 BATHROOM #2 VANITY KNOBS				
206 BATHROOM #3 VANITY KNOBS				

BATHROOM ACCESSORY HARDWARE SCHEDULE				
LOCATION	MANUFACTURER	MODEL	FINISH	NOTES
002 LOWER P.R. TOWEL RING				
002 LOWER P.R. TOILET PAPER				
108 P.R. TOWEL RING				
108 P.R. TOILET PAPER				
114 PRIMARY BATH 2 TOWEL RINGS				
114 PRIMARY BATH TOILET PAPER				
114 PRIMARY BATH 2 TOWEL BARS				
114 PRIMARY BATH 2 GRAB BARS				
203 BATHROOM #2 TOWEL RINGS				
203 BATHROOM #2 TOILET PAPER				
203 BATHROOM #2 TOWEL BARS				
206 BATHROOM #3 TOWEL RINGS				
206 BATHROOM #3 TOILET PAPER				
206 BATHROOM #3 TOWEL BARS				

FOR BIDDING PURPOSES ONLY NOT FOR CONSTRUCTION

APPROVED
BY: _____
BY: _____
DATE: _____

REVISIONS

SPLITTGERBER RESIDENCE
12360 N. LAKE SHORE DRIVE
MEQUON, WISCONSIN 53092

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DATE: JAN. 22, 2025
JOB: 2408
DRAWN BY: BKS
CHECKED BY: SRH

BID SET

8.1

SCHEDULES

Attachment: Site Plan & Plans (10231 : Gerald & Karen Splittgerber)

***INDICATES ALTERNATE BID REQUIRED

1.01 SOIL TESTING/OTHER ENGINEERING: NONE
1.02 SURVEY
PROCURE SURVEY TO ILLUSTRATE BUILDING FOOTPRINT AND PLACEMENT, SITE PLAN, PROPERTY BOUNDARIES, EASEMENTS, EXISTING UTILITIES, STREET AND SPOT ELEVATIONS, AND EXISTING TREES. ESTABLISH ACTUAL BUILDING LOCATION ON SITE AND PROVIDE STAKES AT ALL CORNERS OF PROPOSED BUILDING. PROVIDE OFFSET STAKES AT THREE (3) CORNERS.
1.03 PRINT & COPIES: PROVIDE AS REQUIRED
1.04 BID SOLICITATION: PROVIDE AS REQUIRED
1.06 BUILDING PERMITS: PROVIDE AS REQUIRED
1.07 ENGINEERING / CONSULTING: NONE
1.08 RE-CERTIFICATION SURVEY
PROCURE RE-CERTIFICATION SURVEY OF PROPERTY FOR OWNER'S LENDING INSTITUTION AFTER FOUNDATION IS POURED.

2.00 PRECONSTRUCTION
2.01 UTILITY SERVICE
ESTABLISH AND INSTALL GAS UTILITY SERVICE. ESTABLISH AND INSTALL ELECTRIC, CABLE (IF AVAILABLE), AND TELEPHONE UTILITY SERVICE.
2.02 CLEARING AND DEMOLITION
DEMOLISH EXISTING BUILDINGS, FENCES, DRIVEWAYS, WELLS, UTILITIES AND OTHER SITE AMENITIES AS SHOWN ON DRAWINGS.
2.03 EROSION CONTROL / SILT FENCING
PROVIDE ALL LABOR, EQUIPMENT AND MATERIALS REQUIRED FOR SILT FENCING PER CODE OR AS SHOWN ON DRAWINGS.
2.04 TREE TRANSPLANT, REMOVAL, AND PROTECTION
TRANSPLANT TREES TO ALLOW FOR NEW BUILDING AS SHOWN ON LANDSCAPE PLAN. REMOVE EXISTING TREES AND SHRUBS TO ALLOW FOR NEW BUILDING. PROVIDE LABOR, MATERIALS, AND EQUIPMENT MAKING A REASONABLE ATTEMPT TO PROTECT TREES AS DESIGNATED BY OWNER OR OWNER'S AGENT'S RECOMMENDATIONS.
(LAKESIDE DEVELOPMENT MAKES NO WARRANTY OR GUARANTEE THAT SUCH MEASURES WILL ENSURE TREE LIFE AND OWNER IS AWARE THAT ALL TREE PROTECTION MEASURES DO NOT HAVE GUARANTEED RESULTS).

3.00 EXCAVATION
3.01 CULVERT
PROVIDE AND INSTALL CULVERT (S) WITH REQUIRED BACKFILL AS SHOWN ON DRAWINGS.
3.02 STRIP TOPSOIL
STRIP TOPSOIL AS NECESSARY AND STOCKPILE ON SITE.
3.03 EXCAVATION
PROVIDE ALL LABOR, EQUIPMENT AND MATERIALS REQUIRED TO EXCAVATE FOR STRUCTURE AS SHOWN ON DRAWINGS. STOCKPILE FILL ON SITE. PREPARE AND INSTALL STONE BASE AT AIR-CONDITIONER UNIT LOCATIONS. EXCAVATOR TO PROVIDE 25'-0" CLEARANCE AT PERIMETER OF BUILDING FOR EQUIPMENT ACCESS CONTINGENT ON TREE PROTECTION MEASURES.
NOTE: EXAMINATION OF PROPERTY AND EXISTING CONDITIONS REQUIRED PRIOR TO BID SUBMISSION.
INCLUDE EXCAVATION FOR DECK FOOTINGS AT SAME TIME AS FOUNDATION.
3.04 TRUCKING
PROVIDE NECESSARY LABOR, EQUIPMENT AND MATERIALS REQUIRED FOR REMOVAL OF EXCESS FILL, INCLUDING DUMPING FEES
3.05 FOUNDATION BACKFILL MATERIAL
AT GARAGE DRIVEWAY APPROACH, STOOPS WITH FOUNDATION, PORCH SLABS AND UNDER ALL HARD SURFACES AND EQUIPMENT SLABS USE #2 COARSE AGGREGATE.
GARAGE BACKFILL MATERIAL
USE #2 COARSE AGGREGATE.
STOOP / PORCH BACKFILL MATERIAL
USE #2 COARSE AGGREGATE.
3.06 LABOR BACKFILLING
PROVIDE LABOR AND EQUIPMENT FOR BACKFILLING OF FOUNDATION WITH MATERIALS AS SPECIFIED ABOVE. COMPACT BACKFILL AS NECESSARY TO MINIMIZE SETTLING. BACKFILLING NOT TO COMMENCE UNTIL FOUNDATION WALLS ARE BRACED.
3.07 ROUGH GRADE LABOR AND MACHINE
PROVIDE ALL LABOR AND EQUIPMENT TO ROUGH GRADE SITE AS SHOWN ON DRAWINGS. ESTABLISH ROUGH GRADE OF SITE TO 4" BELOW FINISH GRADE. FORM BERMS AND ESTABLISH PROPER DRAINAGE OF SITE TO 4" BELOW FINISH GRADE WITHIN 40' OF PERIMETER OF BUILDING AT TIME OF BACKFILLING. MAINTAIN 5% PITCH AWAY FROM BUILDING WITHIN 10 FEET OF BUILDING.
3.08 FINAL GRADE-LABOR AND MACHINE: NOT IN CONTRACT.
SEE LANDSCAPING FOR LOCATION AND DEPTH OF PLANTING BEDS AND ADDITIONAL ROUGH GRADING. REFER TO SURVEY, SITE PLAN, EXTERIOR ELEVATIONS, SECTIONS AND LANDSCAPE PLAN TO DETERMINE FINISH GRADE, LOCATION OF BERMS AND CUT AND FILL REQUIREMENTS.
3.09 ROUGH DRIVEWAY
PROVIDE A TOTAL OF SIX (6) INCHES OF #2 COARSE AGGREGATE UNDER 2" TRAFFIC BOND OR APPROVED EQUAL AS BASE FOR DRIVEWAY AS SHOWN ON DRAWINGS. VERIFY DRIVEWAY FINISH MATERIAL WITH BUILDER PRIOR TO CONSTRUCTION OF DRIVEWAY.
ROUGH DRIVE FOR CONSTRUCTION USE ONLY.
FINISH DRIVEWAY IS NOT IN CONTRACT.
3.10 GRAVITY DRAIN
PROVIDE MATERIAL AND LABOR TO INSTALL A 4" PVC GRAVITY DRAIN LINE FROM SUMP PUMP TO DAYLIGHT AT DITCH, AS SHOWN ON DRAWINGS. COVER DAYLIGHT END WITH RODENT GRATE.
VERIFY LANDSCAPER WILL TIE INTO LINE FOR DOWNSPOUTS.
IF DOWNSPOUTS ARE INCLUDED, VERIFY 4" LINE IS LARGE ENOUGH.
3.11 HAY & FROST BLANKETS - EXCAVATION: NOT IN CONTRACT.
PROVIDE LABOR AND EQUIPMENT TO INSTALL ADEQUATE HAY WHEN TEMPERATURES HAVE POTENTIAL OF REACHING 40° F OR LESS.
INSTALL HAY IN EXCAVATION. REMOVE AND DISPOSE OF HAY AT EXTERIOR WALLS BEFORE BACKFILLING.
3.12 FILTER FABRIC
AT BASEMENT PERIMETER, USE EXCAVATED SOIL OVER FILTER FABRIC. EXCAVATOR TO INSTALL FILTER FABRIC OVER STONE PLACED BY FOUNDATION CONTRACTOR PRIOR TO BACKFILLING.

4.00 CONCRETE
4.01 FOOTINGS AND FIREPLACE PADS
PROVIDE REQUIRED LABOR, EQUIPMENT, FORMWORK AND MATERIALS TO CONSTRUCT CONCRETE FOOTINGS AND PADS AS SHOWN ON DRAWINGS. CONCRETE TO BE 3000 PSI AT 28 DAYS. CERTAIN TEED FORM-A-DRAIN DRAINAGE SYSTEM AT BASEMENT FOOTINGS INCLUDING 12" OF #1 WASHED STONE. MAINTAIN SURFACE FLATNESS OF MAXIMUM 1/8" IN 10 FEET EXCEPT AT FLOOR DRAINS.
4.02 PIERS AND DECK FOOTINGS: NONE
4.03 POURED WALL FOUNDATION
PROVIDE LABOR, EQUIPMENT, FORMWORK AND MATERIALS TO CONSTRUCT POURED CONCRETE FOUNDATION WALLS AS SHOWN ON DRAWINGS. ALL WALLS ARE TO BE INSTALLED IN A PLUMB AND STRAIGHT CONDITION. COORDINATE SLEEVES WITH SEWER, SEPTIC, WATER, WELL, ELECTRIC, PLUMBER, HVAC, SPRINKLER AND LANDSCAPE SUBCONTRACTORS. INSTALL 1/2" X 8" STEEL ANCHOR BOLTS AT MUDSILL AS SHOWN ON DRAWINGS. PROVIDE AND COVER DRAIN TILE WITH TWELVE INCHES (12") OF #1 WASHED STONE. PROVIDE AND INSTALL 4" OF #1 COARSE AGGREGATE STONE AT BASEMENT FLOOR. ALL BASEMENT FORMS TO HAVE BRICK TEXTURE AT INTERIOR IF POSSIBLE. ALL BASEMENT FORMS TO BE OF SAME TEXTURE AND FINISH. REINFORCING BARS SHALL BE PER PLAN. ALL CONCRETE SHALL REACH 3,000-PSI, 28-DAY COMPRESSIVE STRENGTH. AIR-ENTRAINING ADMIXTURE TO RESULT IN CONCRETE HAVING TOTAL AIR CONTENT OF 6 PERCENT WITH A TOLERANCE OF PLUS OR MINUS 1 PERCENT. PROVIDE ADMIXTURES FOR CONCRETE THAT CONTAIN NOT MORE THAN 0.3 PERCENT CHLORIDE IONS. NO PARTLY HARDENED OR RETEMPERED CONCRETE TO BE USED. NO COLD JOINTS ARE ALLOWED OR CREATE TO ENSURE EVEN FLOW. BUILD INTO THE CONCRETE WORK EMBEDDED ITEMS REQUIRED FOR OTHER SECTIONS OF WORK, INCLUDING BRICK TIES, MUD SILL ANCHORS, BEAM POCKETS, FOUNDATION WINDOWS, AND STANDARD STEEL AREA WELLS. CONCRETE CONTRACTOR TO SUPPLY AND INSTALL A TOTAL OF THREE (3) FEET OF #1 WASHED STONE BACKFILL (INCLUDES FOOTING BACKFILL).
PROVIDE BASEMENT WALL BRACING PRIOR TO BACKFILLING.
PROVIDE ALL LABOR, EQUIPMENT AND MATERIALS REQUIRED FOR ADDITIONAL GRAVEL.
4.04 FOUNDATION WINDOWS: NONE
4.05 WATERPROOFING/FOUNDATION INSULATION
PROVIDE ALL LABOR, EQUIPMENT AND MATERIALS REQUIRED FOR TUFF-N-DRI FOUNDATION WATERPROOFING SYSTEM OR APPROVED EQUAL AT PERIMETER OF FOUNDATION WALLS OF BASEMENT. INCLUDE R-10 (XPS) DRAINAGE/INSULATION BOARD.
4.06 BASEMENT FLOOR
PROVIDE ALL LABOR, EQUIPMENT, FORMWORK AND MATERIALS REQUIRED TO POUR FLOOR (S) AS SHOWN ON DRAWINGS. PROVIDE CONTROL JOINTS TO MINIMIZE CRACKING. VERIFY LOCATION OF CONTROL JOINTS WITH CONSTRUCTION MANAGER AT TILED AREAS. CONCRETE TO BE 3000 PSI AT 28 DAYS W/ CONCRETE TO BE 5 BAG PORTLAND MIX. PROVIDE 6 MIL POLY. VAPOR BARRIER AND OVERLAP PER CODE. PROVIDE ADDITIONAL #1 COARSE AGGREGATE BASE UNDER SLAB AS REQUIRED. ADJACENT SLABS POURED AT DIFFERENT TIMES SHALL BE LOCKED TOGETHER WITH RE-ROD OR KEYED FORMS. MAINTAIN SURFACE FLATNESS OF MAXIMUM 1/8" IN 10' EXCEPT AT FLOOR DRAINS OR AS SHOWN ON DRAWINGS. CONNECT 4" PVC GRAVITY DRAIN LINE TO INTERIOR FOOTING DRAIN TILE AND SUMP CROCK.
4.07 GARAGE FLOOR
PROVIDE ALL LABOR, EQUIPMENT, AND MATERIALS REQUIRED TO POUR GARAGE FLOORS AS SHOWN ON DRAWINGS. AGGREGATE TO BE LOW CHERT. PROVIDE CONTROL JOINTS. CONCRETE TO BE 3000 PSI AT 28 DAYS. CONCRETE TO BE 6 BAG AIR ENTRAINED PORTLAND MIX WITH FIBERMESH REINFORCING. PROVIDE ADDITIONAL #1 COARSE AGGREGATE UNDER SLABS AS REQUIRED. VERIFY WITH BUILDER THAT BACKFILL MATERIAL HAS PROPERLY SETTLED BEFORE INSTALLING ADDITIONAL BASE.
4.08 SLABS AND STOOPS
PROVIDE ALL LABOR, EQUIPMENT, AND MATERIALS REQUIRED TO CONSTRUCT STOOPS & SLABS AS SHOWN ON DRAWINGS. AGGREGATE TO BE LOW CHERT. PROVIDE CONTROL JOINTS TO MINIMIZE CRACKING. PROVIDE ADDITIONAL #1 COARSE AGGREGATE UNDER SLABS AS REQUIRED. PROVIDE REINFORCING RODS AS SHOWN ON DRAWINGS. CONCRETE TO BE 3000 PSI AT 28 DAYS WITH FIBER MESH REINFORCING. PROVIDE AND INSTALL PERMABARRIER AS BARRIER WHEN CONCRETE IS POURED AGAINST WOOD FRAMING.
4.09 SEALING CONCRETE FLOORS
PROVIDE ALL LABOR, EQUIPMENT AND MATERIALS FOR SEALING GARAGE FLOOR.
4.10 CONCRETE DRIVE: NOT IN CONTRACT.
PROVIDE ALL LABOR, EQUIPMENT, AND MATERIALS REQUIRED TO CONSTRUCT DRIVEWAYS AS SHOWN ON DRAWINGS. PROVIDE CONTROL JOINTS TO MINIMIZE CRACKING. PROVIDE ADDITIONAL TRAFFIC BOND TOPPING AS REQUIRED. PROVIDE REINFORCING RODS AS SHOWN ON DRAWINGS. CONCRETE TO BE 3000 PSI AT 28 DAYS WITH FIBER MESH REINFORCING. AGGREGATE TO BE LOW CHERT. IF REQUIRED, FORM BRICK LEDGE AT PERIMETER FOR PAVERS (PAVERS BY MASON). PROVIDE PATTERNS, COLOR, AND TOOLING OF "STAMPED" CONCRETE IF REQUIRED. VERIFY THESE WITH BUILDER PRIOR TO INSTALLATION.
4.11 CONCRETE WALKS: NOT IN CONTRACT.
PROVIDE ALL LABOR, EQUIPMENT, AND MATERIALS REQUIRED TO CONSTRUCT CONCRETE WALKS AS SHOWN ON DRAWINGS. AGGREGATE TO BE LOW CHERT.
4.12 PRECAST CONCRETE: NONE
4.13 HAY & FROST BLANKETS BY CONCRETE: NOT IN CONTRACT.
PROVIDE LABOR AND EQUIPMENT TO INSTALL ADEQUATE HAY, INSULATION BLANKETS AND TENTING WHEN TEMPERATURES HAVE POTENTIAL OF REACHING 40° F OR LESS.
HAY FOOTINGS AFTER POURING. REMOVE HAY FROM FOOTINGS BEFORE POURING WALL AND PRE-HAY FOOTINGS AFTER POURING WALLS. REMOVE HAY IN BASEMENT AND GARAGE BEFORE POURING SLAB AND RE-HAY SLABS. REMOVE AND DISPOSE OF ALL HAY AFTER SLABS HAVE CURED.
4.14 GYPCRETE/LEVELROCK: NONE
4.15 WINTER CONDITIONS: NOT IN CONTRACT

5.00 MASONRY
5.01 FOUNDATION STRUCTURE: NONE
5.02 FOUNDATION WINDOWS: NONE
5.03 STEEL: NONE
5.04 MASONRY DAMPROOFING/WATERPROOFING: NONE
5.05 EXTERIOR BRICK OR STONE VENEER
PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT REQUIRED TO CONSTRUCT EXTERIOR MASONRY VENEER AS SHOWN ON DRAWINGS AND SCHEDULES. PROVIDE PERMABARRIER FLASHING OR EQUAL (**NO VINYL**), 1" MORTAR NET AT BRICK LEDGE, AND MORTAR NET WEEP VENTS AT 24" OC AT VENEER BASES, LINTELS, CHIMNEY, BAY WINDOWS, AND AS REQUIRED. PROVIDE TAR PAPER OVER TYVEK BY OTHERS. PROVIDE STEEL LINTELS. NO SALTS TO BE ADDED TO THE MORTAR. ALL EXTERIOR MASONRY TO BE WASHED WITH PROPER MASONRY CLEANERS AND SURROUNDING WOODWORK/WALLS/WINDOWS PROTECTED. MORTAR TO BE TYPE "N" ("S" FOR STRUCTURAL WALLS) FROM THE SAME MANUFACTURER AND LOT.
5.06 INTERIOR BRICK/STONE VENEER: NONE
5.07 STUCCO/EIFS SYSTEMS: NONE
5.08 STOOP BRICK/STONE/INLAYS
SUPPLY AND INSTALL BRICK STEPS AT 118 COVERED ENTRY.
COORDINATE WITH LANDSCAPER THE BRICK IS TO MATCH.
5.09 FIREPLACE/CHIMNEY: NONE
5.10 BLOCK FOUNDATION INSULATION: NONE
5.11 HAY & FROST BLANKETS-MASONRY: NOT IN CONTRACT.
PROVIDE AND MAINTAIN HAY AS NECESSARY TO PREVENT FREEZING OF SOILS UNDER FOOTINGS, WALLS AND PIERS.
5.12 GLASS BLOCK: NONE

6.01 ROUGH CARPENTRY
PRIOR TO FRAMING, MEET WITH CONSTRUCTION MANAGER TO DISCUSS I-JOIST LAYOUT REGARDING CAN LIGHT AND PLUMBING LOCATIONS.
PROVIDE ALL LABOR AND EQUIPMENT REQUIRED TO CONSTRUCT ROUGH CARPENTRY AS SHOWN ON DRAWINGS AND SCHEDULES INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
ROUGH CARPENTRY GENERAL: ROUGH CARPENTRY CONTRACTOR TO SUPPLY ALL NAILS, SCREWS, AND GLUE. NO STAPLES TO BE USED FOR SECURING THE FLOOR SYSTEM, SIDING SYSTEM, OR ROOF SHEATHING SYSTEM. USE NON-CORROSIVE FASTENERS. MEET WITH CONSTRUCTION MANAGER TO PREVIEW PROJECT PRIOR TO CONSTRUCTION REGARDING FLOOR, WALL, AND ROOF PENETRATION LOCATIONS. ALL SYSTEMS LISTED BELOW - SEE SECTION 7 FOR MORE SPECIFIC INFORMATION ON COMPONENTS.
FLOOR SYSTEMS: INSTALL COMPLETE FLOOR SYSTEMS. INCLUDE BLOCKING PER I-JOIST MANUFACTURER'S RECOMMENDATIONS. FLOOR FRAMING TO ADHERE TO FRAMING PLAN PROVIDED BY LUMBER SUPPLIER. FLOOR SHEATHING MATERIALS TO BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS, INCLUDING PROPER EXPOSURE OF SHEATHING GRADE. ALL SUBFLOORS TO BE GLUED WITH "LUMBER LOCK" AND NAILED TO JOISTS.
WALL SYSTEMS: INSTALL COMPLETE WALL SYSTEMS AND ALL TRIM, INCLUDING FASCIAS, SOFFITS, FRIEZE BOARDS, CORNER BOARDS, WATERTABLES, WINDOW TRIM, ETC., (BUT NOT SIDING) AS SHOWN ON DRAWINGS AND SCHEDULES. MASONRY AND STUCCO BY OTHERS.
INSTALL EXTERIOR WINDOWS INCLUDING DRIP CAP FLASHINGS.
WINDOW AND WINDOW CREATE TO INSURE EVEN FLOW. BUILD INTO THE MANUFACTURER RECOMMENDATIONS. PLEASE SEE PROJECT MANAGER IF MANUAL IS NEEDED. SHIM ALL WINDOWS AND DOORS TO INSURE PROPER INSTALLATION AND OPERATION. CARPENTER TO TAPE ALL DOORS, WINDOWS AND SEAMS WITH DUPONT TYVEK TAPE. CARPENTER TO INSTALL PERMABARRIER FLUID (INCLUDES FOOTING BACKFILL).
WINDOWS AND DOORS ON SILL AND EXTENDING UP 2" ON SIDES OF SHOULDER STUDS. INCLUDE BLOCKING FOR ELECTRICAL AND BATH FIXTURES, HEAVY ARTWORK, HANDRAILS, FIRE-STOPS, DRYWALL BLOCKING, TRIM MOULDINGS, BEAMS AND OTHER MISCELLANEOUS ITEMS AS REQUIRED. CROWN ALL WALL STUDS TO INTERIOR.
SEE SHEET B FOR ANY/ALL WALL BRACING HARDWARE INSTALLATION AND NAILING PATTERNS/SPECIFICATION AND LOCATION.
PRE-HUNG DOOR SYSTEMS: INSTALL EXTERIOR DOOR FRAMES AND EXTERIOR PRE-HUNG DOOR SYSTEMS INCLUDING DRIP CAP FLASHINGS AND TEMPORARY CONSTRUCTION DOORS AND LOCKS.
ROOF SYSTEMS: INSTALL COMPLETE ROOF SYSTEMS AS SHOWN ON DRAWINGS. INCLUDE COLLAR TIES, MISCELLANEOUS BRACING, ROOF OVERHANG, FASCIA, SOFFIT, SOFFIT VENTS, FRIEZE WITH ASSOCIATED TRIM MOULDINGS AND RAKE MOULDINGS. INSTALL HURRICANE STRAPS ON EXTERIOR SIDE. PREPARE ROOF OPENINGS FOR ROOF VENTS (TO BE INSTALLED BY ROOFER). CROWN ALL RAFTERS. INSTALL WEATHERVANE TO CUPOLA BY ATTACHING WEATHERVANE SHAFT TO HORIZONTAL 2X4 INSIDE CUPOLA BODY. HOSECLAMP TO BE INSTALLED AROUND SHAFT BELOW 2X4.
CEILING SYSTEMS: INSTALL ALL COMPLETE CEILING AND SOFFIT SYSTEMS AS SHOWN ON DRAWINGS. INCLUDE NECESSARY FIRE-BLOCKING AT CEILING SYSTEMS. CROWN ALL CEILING JOISTS.
STAIR SYSTEMS: INSTALL ALL TEMPORARY STAIRS AS REQUIRED AT JOBSITE. INSTALL JOB-BUILT STAIR SYSTEM AT STAIR FROM 1ST FLOOR TO LOWER LEVEL AS SHOWN ON DRAWINGS AND SCHEDULES.
EXTERIOR RAILING SYSTEMS: NONE
MISCELLANEOUS: INSTALL ALL MISCELLANEOUS SYSTEMS INCLUDING BUT NOT LIMITED TO THE FOLLOWING: CUPOLAS, VENT LOUVERS, INSTALL ALL STAIR RAILS, GUARD RAILS, CATWALKS, ETC. TO SAFEGUARD JOBSITE PER OSHA GUIDELINES. FRAME ALL ACCESS PANELS TO UNCONDITIONED AREAS AS REQUIRED WITH INSULATION STOPS. VERIFY SIZE REQUIREMENTS WITH CONSTRUCTION MANAGER WHERE NECESSARY.

6.02 FINISH CARPENTRY
PROVIDE ALL LABOR AND EQUIPMENT REQUIRED TO PERFORM FINISH CARPENTRY AS SHOWN ON DRAWINGS AND SCHEDULES INCLUDING, BUT NOT LIMITED TO:
FINISH CARPENTRY GENERAL: FINISH CARPENTRY CONTRACTOR TO SUPPLY ALL GLUE, NAILS AND SPECIALTY FASTENERS. FINISH CARPENTER TO REVIEW SECTION 7.00 AND 21.00 PRIOR TO BIDDING.
FLOOR SYSTEMS: INSTALL UNDERLAYMENT AS SPECIFIED IN ROOM SCHEDULES.
WALL SYSTEMS: INSTALL COMPLETE TRIM PACKAGE, KNOCK DOWN PANEL WALL SYSTEM AT STUDY INCLUDING OSB, INTERIOR WINDOWS, INTERIOR TRANSOMS AND STORM/SCREEN DOORS. SHIM ALL WINDOWS AND DOORS TO INSURE PROPER INSTALLATION AND OPERATION.
DOORS: REFER TO DOOR AND HARDWARE SCHEDULE.
PRE-HUNG DOOR SYSTEMS: INSTALL INTERIOR AND EXTERIOR PRE-HUNG DOOR UNITS INCLUDING DOOR HARDWARE. (REFER TO 21.01 AND 21.16 FOR INTERIOR AND EXTERIOR DOOR INFORMATION.)
CEILING SYSTEMS: INSTALL COMPLETE MILLWORK CEILING SYSTEMS AS SHOWN ON PLAN. FINISH CARPENTER TO INSTALL BOX BEAMS AND ALL OF THE NECESSARY COMPONENTS.
CLOSET SYSTEMS: INSTALL COMPLETE CLOSET SYSTEMS PER PLAN.
RAILING SYSTEMS: INSTALL COMPLETE RAILING SYSTEM AT ALL INTERIOR STAIRS, BALCONIES AND OVERLOOKS.
CABINET SYSTEMS: INSTALL COMPLETE CABINET SYSTEMS AS SHOWN ON DRAWINGS AND SCHEDULES. INCLUDE CABINETS, CABINET DOORS, DOOR AND DRAWER PULLS, CABINET ACCESSORIES, PULL DOWN IRONING BOARD, MOULDINGS APPLIED TO CABINETS, BUILT-IN APPLIANCE PANELS, FACE FRAMES AND DOORS, AND BASE SHOE AT ALL CABINETS AND HARD SURFACE FLOORS.
***PROVIDE PRICE OPTION: IF CABINETS INSTALLED BY CABINET SUPPLIER.
MISCELLANEOUS: INSTALL FRONT DOOR ALUMINUM SCREEN/STORM DOOR, CLOSET SHELF & POLE, IRONING BOARD, ACCESS PANELS, ATTIC STAIRS, BATHROOM ACCESSORIES, AND ALL WALL HUNG MIRRORS. (STANDARD TYPE, NON-STANDARD HARDWARE WILL REQUIRE ADDITIONAL LABOR AND WILL BE BILLED VIA WRITTEN CHANGE ORDER.)
INSTALL CLOSERS AT ALL SCREEN AND STORM DOORS (SOME DOORS MAY REQUIRE TWO CLOSERS EACH).
FABRICATE AND INSTALL INTERIOR TRANSOMS AS SHOWN ON DRAWINGS FROM GLASS, SASH, MULL, AND STOP MATERIAL PROVIDED BY MILLSHOP. MANTEL INSTALLATION BY OTHERS.
INSTALL SLAB DOORS AT ELEVATOR TO BE FIELD HINGED AND HUNG.
INSTALL OWNER'S SAFE.
FABRICATE REMOVEABLE TEAK BENCH TOP AT PRIMARY SHOWER.
GARAGE RAMP RAILING INSTALLED BY OTHERS.
ALL HARDWARE FOR WINDOWS AND DOORS MANUFACTURED BY THE WINDOW MANUFACTURER WILL BE INSTALLED BY OTHERS.
6.03 STAIRWAY CARPENTRY
INSTALL COMPLETE STAIR SYSTEMS AS SHOWN AT STAIRS FROM FIRST TO SECOND FLOOR ON DRAWINGS AND SCHEDULES INCLUDING DRYWALL BLOCKING AND STUD WALL CONSTRUCTION AT WALLS ADJACENT TO AND UNDERNEATH STAIRS.

6.04 SIDING SYSTEM LABOR
PROVIDE LABOR REQUIRED FOR INSTALLATION OF SIDING SYSTEM AS SPECIFIED IN SECTION 7.04. PROVIDE GALVANIZED OR OTHER NONCORROSIVE FASTENERS. VERIFY FASTENER TYPE RECOMMENDED BY SIDING MANUFACTURER. SIDING SUBCONTRACTOR TO SUBMIT MATERIAL TAKEOFFS TO GENERAL CONTRACTOR ONE MONTH PRIOR TO START DATE OF INSTALLATION.
SIDING MUST BE INSTALLED PER MANUFACTURER RECOMMENDATIONS. SEE PROJECT MANAGER IF AN INSTALLATION MANUAL IS NEEDED.
PROVIDE LABOR AND EQUIPMENT REQUIRED FOR INSTALLATION OF SIDING SYSTEM AS SHOWN ON DRAWINGS AND SCHEDULES.
INCLUDE ALL FLASHINGS.
INCLUDE TOUCHUP OF NAIL HOLES ON PREFINISHED MATERIAL.
6.05 EXTERIOR DECK CARPENTRY: NONE
6.06 SCREEN PORCH FINISH WORK: NONE

7.00 LUMBER
SUPPLY AND DELIVER LUMBER TO CONSTRUCT BUILDING AS SHOWN ON DRAWINGS, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:
7.01 ROUGH FRAMING LUMBER
LUMBER SUPPLIER TO PROVIDE FRAMING PLAN TO BUILDER PRIOR TO CONSTRUCTION START DESIGNED WITH PROPER JOIST SERIES.
FLOOR SYSTEMS:
TRUS JOIST MACMILLAN OR APPROVED EQUAL- SEE DRAWINGS FOR SIZE.
FLOOR JOISTS: WOOD I-JOISTS
RIM JOISTS: 1-1/4" TIMBERSTRAND LSL UNLESS NOTED OTHERWISE.
TRANSFER BEAMS: LVL OR AS SHOWN ON DRAWINGS
MAINTAIN CONSISTANT LIVE LOAD DEFLECTION CRITERIA. PROVIDE SYSTEM THAT HAS DEFLECTION OF L/720 OR STRONGER AT ALL AREAS WITH TILE FLOOR FINISH AND UNDER KITCHEN ISLANDS. (L/480 OR STRONGER FOR ALL OTHER AREAS).
SUBFLOOR: ADVANTECH (OR EQUAL) BY HUBER ENGINEERED WOODS.
WALL SYSTEMS:
2X4 & 2X6 STUDS: SPF, STUD GRADE, KD
2X4 PLATES, CLEATS, PURLINS: STANDARD AND BETTER, SPF, KD
2X6 PLATES, CLEATS: #2 AND BETTER, KD
MUD SILL, LOWER LEVEL WALL BOTTOM PLATE: PRESSURE TREATED, KD (PRESERVATIVE RETENTION LEVEL OF 0.60 POUNDS/CUBIC FOOT WHERE LUMBER IS IN CONTACT WITH SOIL)
STRUCTURAL POSTS: #2 AND BETTER, SYP
2X4, 2X6, 2X8HEADERS: SPF, #2 AND BETTER, KD
2X10 AND 2X12 HEADERS: #2 AND BETTER, FIR-LARCH, KD
HEADERS: LVL OR APPROVED EQUAL PER PLAN
EXTERIOR SHEATHING: 7/16" OSB SHEATHING OR APPROVED EQUAL
HOUSE WRAP: DUPONT TYVEK COMMERCIAL DRAINWRAP 10'-0" ROLLS.
SEE SHEETS B FOR ANY/ALL NECESSARY WALL BRACING TO BE SUPPLIED BY LUMBER YARD.
CEILING SYSTEMS:
SOFFITS, DROPPED CEILINGS, MISCELLANEOUS BLOCKING: SPF, STANDARD AND BETTER, KD
CEILING JOISTS: 2X6'S, 2X8'S #2 AND BETTER, SPF AND/OR 2X10'S -2X12'S FIR-LARCH, #2 AND BETTER, KD
7.02 EXTERIOR POSTS, COLUMNS, BEAMS, & PURLINS: NONE
7.03 EXTERIOR TRIM:
SUPPLY AND DELIVER AS SHOWN ON DRAWINGS:
RAKE MOULDINGS, FRIEZE, CORNER BOARD, WATER TABLE, GARAGE DOOR FRAME JAMB AND BRICKMOULD: LP SMARTSIDE, TEXTURED, PREFINISHED
SOFFITS: LP SMARTSIDE VENTED AT TYPICAL SOFFITS AND UNVENTED PANELS AT GABLE SOFFITS AND FRONT PORCH CEILING, SMOOTH, PREFINISHED
7.04 SIDING/WALL CLADDING:
HORIZONTAL BEVELED SIDING: LP SMARTSIDE, TEXTURED, PREFINISHED LAP SIDING, 7-1/4" (6" EXPOSURE) VERIFY COLOR.
PROVIDE VINYL STARTER.
PROVIDE FULL ROUND HEAD PREFINISHED MAZENAILS, OSI QUAD CAULK AND ONE QUART COLORPLUS PAINT TO MATCH COLOR.
WALL SHINGLES: LP SMARTSIDE, STRAIGHT EDGE PANEL, TEXTURED, PREFINISHED, VERIFY COLOR
7.05 EXTERIOR DECKING SYSTEMS: NONE
7.06 JOB BUILT STAIR SYSTEMS: 1ST FLOOR TO LOWER LEVEL:
STRINGER(S): 2x12
TREADS: 1" PARTICLE BOARD
RISERS: 1X8, #2 PINE S4S.
LANDINGS: 2x12's
7.07 VENTS / CUPOLAS & ACCESSORIES:
PROVIDE SHIM SHINGLES FOR DOORS AND WINDOWS, JOIST HANGERS, STRAPS, H-CLIPS, SILL SEALER (1/4" STYROFOAM), BLOCKING FOR APPLIED TRIM, FIRE STOPPING AND DRYWALL NAILERS, HEAVY DUTY POCKET DOOR FRAMES, CUPOLA, GABLE VENTS, TWO (2) ROLL R-19 UNFACED FIBERGLASS INSULATION. PROVIDE PREFINISHED ALUMINUM COILSTOCK (TO MATCH TRIM), FOR ALL WALL FLASHING, VINYL GROUND BREAKER.
7.08 ROOF TRUSSES:
DESIGNED PER STATE CODE REQUIREMENTS. SUPPLY SHOP DRAWINGS AND STAMPED ENGINEERING CALCULATIONS AS REQUIRED FOR STATE APPROVAL. BUILDER TO REVIEW PRIOR TO ORDER BEING PLACED.
ROOF OVERFRAMED AREAS: #2 AND BETTER SPF - VERIFY WITH DRAWINGS.
7.09 STICK BUILT ROOF SYSTEMS: NONE
7.10 SCREEN PORCH: NONE
7.11 INTERIOR PANELING
CEDAR CLOSET - 4X8 SHEETS AROMATIC CEDAR CHIPBOARD AT WALLS WITH 1x8 CEDAR BASE AND 1x4 CEDAR AT CEILING PERIMETER
7.12 SOLID INTERIOR BEAMS FROM LUMBERYARD: NONE
7.13 UNDERLAYMENT: NONE
7.99 MISC. LUMBER:
BACKING AT STUDY: 7/16 " OSB BACKING ON WALLS
SHUTTERS: VINYL
BASE AT GARAGE: 1x6 PVC
ROUGH FRAMED BEVELED SILL BELOW WINDOWS: #2 CEDAR SIDING
INSULATED ATTIC WALL BLOCKING: 1" RIGID INSULATION

8.00 WINDOWS
WINDOWS GENERAL: WINDOW AND DOOR SUPPLIER SHALL HOLD AND WAREHOUSE REMOVABLE GRILLES, SCREENS AND HARDWARE UNTIL REQUESTED. WINDOWS AND DOORS TO BE UNLOADED AND STORED TO MINIMIZE EXPOSURE. WINDOW AND DOOR SUPPLIER TO PROVIDE ONE PINT MINIMUM OF TOUCH-UP PAINT OF EXTERIOR CLADDING COLOR WITH WINDOW DELIVERY. WINDOW SUPPLIER TO PROVIDE LABOR FOR ANY REQUIRED FIELD MULLS, AND PROVIDE MATERIAL FOR ALL EXTERIOR MULL COVERS.
8.01 WINDOWS
SUPPLY AND DELIVER WINDOWS AS SPECIFIED ON DRAWINGS.
FACTORY PREFINISHED EXTERIOR AND INTERIOR
8.02 DECORATIVE WINDOWS: NONE
8.03 SKYLIGHTS / SOLATUBES: NONE
8.04 EXTERIOR DOORS BY WINDOW MANUFACTURER
SUPPLY AND DELIVER DOORS BY WINDOW MFR. AS SPECIFIED ON DRAWINGS.
8.05 SCREEN/STORM DOORS BY WINDOW MANUFACTURER
PROVIDE SCREENS AT 2 SLIDING DOORS FACING BACK YARD.
8.06 WINDOW GRILLS
SIMULATED DIVIDED LIGHTS
***PROVIDE OPTION FOR GRIDS BETWEEN THE GLASS
**8.07 WIN

11.00 ELECTRICAL
11.01 ROUGH & FINISH ELECTRICAL SYSTEMS
ACQUIRE NECESSARY PERMITS, TESTS, LICENSES, AND INSPECTIONS AND INCLUDE IN BID ALL ASSOCIATED FEES RELATING TO ELECTRICAL ACTIVITIES.
ROUGH ELECTRICAL
PROVIDE ALL LABOR AND MATERIALS AND EQUIPMENT REQUIRED FOR ALL ROUGH ELECTRICAL WORK AS SHOWN ON DRAWINGS AND SCHEDULES ON A DESIGN/BUILD BASIS. PROVIDE TWO (2) ENERGIZED POWER RECEPTACLES ON SECOND FLOOR, TWO (2) ON FIRST FLOOR AND ONE (1) IN BASEMENT FOR USE BY OTHER TRADES DURING CONSTRUCTION. PROVIDE ONE (1) SEPARATE TEMPORARY RECEPTACLE FOR EACH SUMP PUMP DURING CONSTRUCTION. PROVIDE & INSTALL WIRES FROM GARAGE DOOR SENSORS TO OVERHEAD UNIT AND OPENER LOCATION TO BE LOW VOLTAGE. PROVIDE & INSTALL ONE (1) 2" PVC CONTINUOUS CONDUIT FROM EACH BASEMENT TO EACH ATTIC. MARK AS "ELECTRICAL CHASE" AT EACH BASEMENT AND EACH ATTIC. VERIFY LOCATION WITH CONSTRUCTION MANAGER. PROVIDE FOUR-PAIR CAT5E COMMUNICATION CABLING FOR PHONE JACKS AND HOME RUN TO INTERFACE. COORDINATE LOCATION OF ALL LOWER LEVEL RECESSED AND CEILING LIGHTS WITH HVAC INSTALLATION. RECEPTACLE SWITCH BOXES TO BE 22.5 CU. INCH. FLOOR OUTLETS TO BE HUBBELL RF515BR. FLOOR OUTLETS IN CONCRETE SLAB TO BE CARLON E971EBFP7AB2. OUTDOOR RECEPTACLES TO BE ARLINGTON INBOX RECESSED WEATHERPROOF IN USE RECEPTACLES. WHITE PAINTABLE PLATE. PROVIDE WIRING FOR ALL SMOKE DETECTORS. . . SECURITY COMPANY WILL PROVIDE DETECTORS AND CONNECT.
FINISH ELECTRICAL
PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT FOR INSTALLATION OF COMPLETE FINISH ELECTRICAL SYSTEM, ON A DESIGN/BUILD BASIS AS SHOWN ON DRAWINGS AND SCHEDULES. DECORATIVE LIGHT FIXTURES, APPLIANCES AND SAUNA/SPA EQUIPMENT TO BE SUPPLIED BY OTHERS AND INSTALLED BY ELECTRICIAN. INSTALL FINISH ELECTRICAL FOR ALL PLUMBING FIXTURES, APPLIANCES AND BLOWERS PER SCHEDULES. SUPPLY & INSTALL DOORBELL BUTTONS (BALDWIN 4853). [LIFETIME BRASS][LACQUERED BRASS][OIL RUBBED BRONZE][SATIN NICKEL][ANTIQUE NICKEL]. SUPPLY & INSTALL ONE (1) RECESSED DOORBELL CHIME (NUTONE LA14-). SUPPLY AND INSTALL ALL ELECTRICAL SWITCHING AND POWER DEVICES TO BE STANDARD DECORA (PADDLE-STYLE) WHITE AS SHOWN ON ELECTRICAL PLANS INCLUDING LOW VOLTAGE INDUCTIVE DIMMERS AND TELEPHONE JACKS (IF REQUIRED). LOCATE LOW VOLTAGE LINES A MINIMUM OF 18" FROM NORMAL VOLTAGE LINES. ELECTRICAL DEVICES IN STAINED WOOD PANEL ROOMS TO BE BROWN. SUPPLY & INSTALL SURGE ARRESTOR TO ALL 120V AND 220 V LOADS OR APPROVED EQUAL.
PROVIDE AND INSTALL TRANSFER SWITCH AND GAS GENERATOR SIZED TO POWER PRIMARY CIRCUITS.
RECESSED AND STANDARD FIXTURES
PROVIDE STANDARD FIXTURES AS SHOWN ON DRAWINGS AND SCHEDULES.
11.02 ELECTRICAL SERVICE
PROVIDE UNDERGROUND ELECTRICAL SERVICE CONSISTING OF METER PEDESTAL, SIEMENS OR EQUAL 200 AMP BREAKER PANEL AND ASSOCIATED PIPE AND BREAKERS. ADD ADDITIONAL SUBPANEL FOR ALL HOMES WITH 250 OR MORE OPENINGS. IF GREATER AMPERAGE IS REQUIRED OR RECOMMENDED, NOTIFY LAKESIDE DEVELOPMENT. ELECTRICAL CONTRACTOR IS TO NOTE SIZE OF SERVICE PROVIDED ON THE BID.
PROVIDE 2" PVC CONDUIT 8" BELOW GRADE THROUGH FOUNDATION WALL AT TIME OF ELECTRICAL SERVICE INSTALLATION FOR PHONE AND CABLE.
11.03 AUDIO/VIDEO: NOT IN CONTRACT
PHONE, TV AND DATA BY ELECTRICIAN.
PROVIDE LABOR, EQUIPMENT AND MATERIAL TO INSTALL COMPLETE AUDIO AND VIDEO SYSTEMS ON A DESIGN/BUILD BASIS. INCLUDE INSTALLATION OF AUDIO AND VIDEO SYSTEMS. USE FOUR-PAIR CAT5E CABLE, AND HOME RUN TO INTERFACE.
11.04 EXTERIOR DECORATIVE FIXTURES
PROVIDE EXTERIOR DECORATIVE FIXTURES AS SHOWN ON DRAWINGS AND SCHEDULES.
11.05 INTERIOR DECORATIVE FIXTURES
PROVIDE INTERIOR DECORATIVE FIXTURES AS SHOWN ON DRAWINGS AND SCHEDULES. DECORATIVE LIGHT SUPPLIER TO PROVIDE ALL NECESSARY SWITCHING DEVICES FOR CEILING FANS. DEVICES TO MATCH SWITCH AND POWER SELECTION AS SPECIFIED IN 11.04 FINISH ELECTRICAL.
11.06 LANDSCAPE LIGHTING BY ELECTRICIAN: NOT IN CONTRACT
PROVIDE AND INSTALL LANDSCAPE OUTLETS IN BASEMENT.

12.00 HVAC & SHEETMETAL
12.01 ROUGH & FINISH HVAC SYSTEMS
ACQUIRE NECESSARY PERMITS, TESTS, LICENSES AND INSPECTIONS, AND INCLUDE IN BID ALL ASSOCIATED FEES RELATING TO HVAC ACTIVITIES.
ROUGH HVAC
PROVIDE ALL LABOR, EQUIPMENT AND MATERIALS REQUIRED FOR COMPLETE ROUGH HEATING SYSTEM (ON A DESIGN/ BUILD BASIS). INSTALL NECESSARY THERMAL BREAKS AT DUCTING NEAR BUILDING ENVELOPE. INCLUDE FRESH AIR FURNACE INTAKE FROM EXTERIOR, WARM AIR SUPPLIES AS REQUIRED AND COLD AIR RETURNS (THERMOPAN) AS REQUIRED. INCLUDE SOLID VENTING AT DRYER, ALL BATHROOMS, ALL POWDER ROOMS, COOKTOPS AND VENT HOODS WITH A MAXIMUM FLEXIBLE CONNECTION OF 18". SIZE APPROPRIATELY FOR HOOD BLOWERS PER SELECTIONS MADE ON APPLIANCE SCHEDULE. INSTALL IN-LINE DAMPERS AS REQUIRED. VERIFY DUCT SIZE AND CONFIGURATION WITH SCHEDULES, DRAWINGS AND CONSTRUCTION MANAGER. SUPPLY DUCT TO BE RIGID EXCEPT AS NOTED. ALL SEAMS AND JOINTS TO BE SEALED PER COMM 22.18. INSULATION TO BE EXTERNAL DUCT WRAP AND/OR FLEX DUCT R-6. CEILING REGISTER BOOTS TO BE SEALED AT DRYWALL PENETRATIONS IN FINISH. SEE SECTION 10.02 FOR WATER HEATER SPECIFICATION. NO REGISTERS IN SLOPED CEILINGS. ALL SUPPLY REGISTERS TO BE NEAR OR AT FLOOR. PROVIDE AND INSTALL THERMOSTAT WIRING AT ALL REQUIRED LOCATIONS.
PROVIDE AND INSTALL (6) SIX WIRES TO ALL THERMOSTATS.
NOTE: MAKE-UP AIR NOT IN CONTRACT. IF REQUIRED BY INSPECTOR, ADDITIONAL COST WILL BE BILLED TO OWNER.
*****PROVIDE PRICE OPTION:** TO INSTALL MAKE UP AIR FOR KITCHEN HOOD.
FINISH HVAC
PROVIDE ALL LABOR, EQUIPMENT AND MATERIALS REQUIRED FOR COMPLETE FINISH HEATING SYSTEM (ON A DESIGN/BUILD BASIS).
HEATING CONTRACTOR TO PROVIDE NECESSARY CALCULATIONS TO OBTAIN REQUIRED PERMITS. FURNACES, DUCTWORK AND AC UNITS TO BE PROPERLY SIZED FOR QUIET OPERATION. HVAC PERMIT FEES TO BE PAID BY HEATING CONTRACTOR.
HEATING SYSTEM: CARRIER OR EQUAL HIGH-EFFICIENCY FURNACES, PROPERLY SIZED BY HEATING CONTRACTOR. IF REQUIRED, HANG FURNACE PRIOR TO BASEMENT SLAB INSTALLATION INCLUDING HEAT SHIELD TO AVOID EXCESSIVE DRYING OF FLOOR SYSTEM. LOCATE COLD AIR RETURNS AT MAXIMUM RECOMMENDED HEIGHT TO ENSURE PROPER AIR FLOW AT ROOMS WHICH HAVE VAULTED CEILINGS.
COOLING SYSTEM: CARRIER OR EQUAL AIR CONDITIONING UNITS 15 SEER OR BETTER. INCLUDE PRECAST SLAB. TOP OFF 6" STONE BASE AT CONDENSER PADS (STONE BASE BY OTHERS).
CONTROLS: HONEYWELL FOCUS PRO 6000 WIFI THERMOSTATS OR EQUAL WITH COOLING BASES. ZONE HONEYWELL TROL-A-TEMP DUCT DAMPER SYSTEMS OR EQUAL.
SOUTH FURNACE: ZONE 1 - LOWER LEVEL, ZONE 2 - MASTER SUITE, ZONE 3 -BEDROOM #2 SUITE
NORTH FURNACE: ZONE 1 - ALL OF FIRST FLOOR EXCEPT MASTER SUITE, ZONE 2 - ALL OF SECOND FLOOR EXCEPT BEDROOM #2 SUITE.
AIR QUALITY COMPONENTRY: HONEYWELL F100 FILTER TYPE MEDIA AIR FILTERSPREFINISHED WHITE COLD AIR RETURNS AND WARM AIR REGISTERS THROUGHOUT BUILDING. BROWN REGISTER AT STAINED WOOD PANELED ROOMS.
INSTALLATION OF EXHAUST AT KITCHEN LOCATIONS.
12.02 WALL FLASHING: BY OTHERS
12.03 HUMIDIFIERS/DEHUMIDIFIERS
APRIL AIRE HUMIDIFIER (ON NORTH FURNACE ONLY).
12.99 METAL CHIMNEY CAP
SUPPLY AND INSTALL PREFINISHED METAL CHIMNEY CAP.

13.00 TEMPORARY UTILITIES: NONE
CONTRACTORS TO USE THEIR OWN GENERATORS UNTIL UTILITY POWER IS AVAILABLE. OWNER TO PAY FOR UTILITIES BILLS DURING CONSTRUCTION.

14.00 VACUUM: NONE

15.00 SECURITY SYSTEM:
PROVIDE LABOR AND MATERIALS TO INSTALL SMOKE DETECTORS (WIRING BY ELECTRICIAN).
PROVIDE LABOR AND MATERIALS TO INSTALL DOOR CONTACTS AND MOTION SENSORS.

16.00 ROOFING
16.01 ROOFING LABOR & MATERIAL
PROVIDE MATERIALS REQUIRED FOR COMPLETE ROOFING SYSTEM AS SHOWN ON DRAWINGS.
SHINGLES: CERTAINTEED LANDMARK PRO ASPHALT ROOF SHINGLES
CAP SHINGLE (RIDGES): CERTAINTEED SHADOW RIDGE
VENTS: BAFFLED RIDGE VENT
UNDERLAYMENT: SYNTHETIC FELT
ICE & WATER: GRANULATED ICE & WATER
FASTENERS: GALVANIZED ROOFING NAILS
ROOF FLASHING: HEAVY GUAGE ALUMINUM TO MATCH ROOFING. INCLUDING W-VALLEY FLASHING EXTENDED DOWN 2", GUTTER APRON, TIN SHINGLES, DORMER FLASHING, GUTTER DRIP AND GABLE DRIP AND KICK-OUT FLASHINGS.
ALL ROOF FLASHINGS TO BE PREFINISHED ENAMELED STEEL - COLOR TO BE DETERMINED BY BUILDER.
ROOFING LABOR
PROVIDE LABOR AND EQUIPMENT REQUIRED TO INSTALL COMPLETE ROOFING SYSTEMS AS DESCRIBED IN 16.01 AND AS SHOWN ON DRAWINGS. INSTALL TIN SHINGLES AND PLUMBING VENT BOOTS. ROOFING CONTRACTOR TO BE RESPONSIBLE FOR AVOIDING DAMAGE TO GUTTER AND DOWNSPOUTS DURING INSTALLATION. INSTALL ICE-AND-WATER SHIELD AT SADDLES, CHIMNEY SHAFTS, VALLEYS, TIN SHINGLES, DORMER WALLS, UP 2'-0" AT EAVES FROM WARM SIDE OF WALLS, AT ROOF PITCHES 8:12 OR LESS AND ENTIRE ROOF AT ROOF PITCHES LESS THAN 4:12. 9" EACH WAY AT EDGE OF ROOF AND BOTTOM OF WALL WHERE ROOF MEETS WALL. UP 36" EACH WAY FROM CHANGE IN ROOF SLOPE AND OTHER SPECIAL CONDITIONS DEEMED NECESSARY BY ROOFING CONTRACTOR OR AS NOTED ON DRAWINGS.
INCLUDE SHINGLES ON CUPOLA.
16.02 METAL ROOF: PROVIDE & INSTALL SADDLE AT CHIMNEY
16.03 GUTTERS AND DOWNSPOUTS
PROVIDE LABOR, MATERIALS AND EQUIPMENT REQUIRED TO INSTALL THE FOLLOWING AS SHOWN ON DRAWINGS. GUTTER & DOWNSPOUT COLOR TO BE FACTORY PREFINISHED [WHITE] [BROWN] [TAN] [ASHGRAY].
GUTTERS TO BE 5" "K" TYPE , ALUMINUM, .032 THICKNESS, SEAMLESS.
DOWNSPOUTS TO BE 3x4" ALUMINUM.
SEE ROOF PLAN AND VERIFY DOWNSPOUT LOCATIONS WITH CONSTRUCTION MANAGER. PROPER PITCH OF GUTTERS TO BE DETERMINED BY CONTRACTOR. DIRECTION OF PITCH TO BE VERIFIED WITH CONSTRUCTION MANAGER
***OPTION TO PROVIDE GUTTER GUARDS
16.04 CHIMNEY CAP BY HVAC CONTRACTOR

17.00 INSULATION
PROVIDE LABOR, MATERIALS AND EQUIPMENT REQUIRED TO INSTALL COMPLETE INSULATING SYSTEM ON A DESIGN/BUILD BASIS AS SHOWN ON DRAWINGS.
17.01 INSULATION - WALLS
R-21 HIGH-DENSITY FIBERGLASS BATT INSULATION IN 2X6 EXTERIOR WALLS, R-13 FIBERGLASS BATT INSULATION IN 2X4 EXTERIOR WALLS. INSTALL 6 MIL VAPOR BARRIER WITH MINIMUM 12" OVERLAP AT ALL EXTERIOR WALLS AND CEILINGS (EXCEPT BASEMENT). INSTALL 3 LAYERS OF VAPOR BARRIER BEHIND ALL TILED SHOWERS ON EXTERIOR WALLS. INSTALL R-21 FIBERGLASS BATT INSULATION AT GARAGE WALLS. INCLUDE FIBERGLASS BATTS AT ALL SUPPLY AND WASTE PIPE WALL CAVITIES. INSTALL SOUND BATT INSULATION AT ALL BATHROOM, BEDROOM, MECHANICAL, AND LAUNDRY WALLS COMMON TO OTHER ROOMS OR HALLWAYS.
*****PROVIDE BID OPTION**: FOR BLOWN-IN BATT INSULATION AT ALL EXTERIOR WALLS, AT FRAMED WALLS AT OUTSIDE OF CONCRETE WALLS AT LOWER LEVEL. INCLUDE LOCATIONS OF CEILING PENETRATIONS TO ATTIC AS WELL AT ALL LOCATIONS WHERE A WALL MEETS THE CEILING WITH ATTIC ABOVE.
17.03 INSULATION - CEILINGS/ATTIC
INSTALL R-50 LOOSE FILL CELLULOSE AT CEILINGS WHERE POSSIBLE. INSTALL CLOSED CELL SPRAY FOAM AT CEILINGS WHERE R-50 LOOSE FILL IS NOT POSSIBLE. USE R-38 STUDIO BATTS (MAINTAINING 1" AIR SPACING) AT VAULTED CEILINGS. PROVIDE AIR BAFFLES AS REQUIRED. SEE DRAWINGS FOR DEPTH OF CEILINGS AND RAFTERS. PRIOR TO INSULATING ATTICS, CAULK AROUND JOINTS BETWEEN ALL ELECTRICAL, PLUMBING, AND HVAC PENETRATIONS AND DRYWALL IN ALL ATTICS.
17.04 SPRAY FOAM
INSTALL CLOSED CELL SPRAY FOAM INSULATION AT ALL BOX SILLS AND AT SHED ROOFS AT BACK OF HOME AS SHOWN ON DRAWINGS.

18.00 DRYWALL/PLASTER
18.01 DRYWALL
PROVIDE LABOR, MATERIALS AND EQUIPMENT REQUIRED FOR COMPLETE DRYWALL SYSTEM AS SHOWN ON DRAWINGS AND SCHEDULES.
DRYWALL PRODUCTS: ONE-HALF INCH (1/2") DRYWALL AT ALL 16" O.C. FRAMING. FIVE-EIGHTHS INCH (5/8") DRYWALL ON 24" O.C. FRAMING; GREEN BOARD AT UNTILED WALLS AT MODULAR TUB AND/OR SHOWER UNITS.
*****PROVIDE BID OPTION:** FOR 4' HIGH OF DENS ARMOR PLUS AT ALL FINISHED LOWER LEVEL WALLS.
MISCELLANEOUS: PROVIDE ALL FINISH WORK INCLUDING CORNER BEAD, TAPE AND DRYWALL COMPOUND. ALL WALLS AND CEILINGS WHICH DO NOT RECEIVE WALLPAPER TO RECEIVE TEXTURE COAT & ONE (1) COAT HIGH BUILD PRIMER PAINT BY SPRAY. AREAS TO RECEIVE WALLPAPER ARE TO BE PRIMED BY WALLPAPER CONTRACTOR. DUE TO THE NORMAL DRYING AND SETTLING PROCESS, STRESS CRACKS WILL APPEAR OVER TIME. THE DRYWALL CONTRACTOR WILL RETURN, AT HIS EXPENSE, ONCE AFTER ONE (1) YEAR FROM HOUSE COMPLETION TO MAKE REPAIRS (WITHIN INDUSTRY STANDARDS). DRYWALL CONTRACTOR TO PROTECT FINISHED SURFACES, I.E. WINDOWS, DOORS, GARAGE SLABS, BASEMENT SLABS, SMOOTH WALLS, ETC. FROM PAINT/TEXTURE OVERSPRAY. DRYWALL CONTRACTOR RESPONSIBLE FOR REMOVAL OF DRYWALL SCRAP AND DEBRIS FROM BUILDING SITE. DRYWALL CONTRACTOR TO REPAIR DRYWALL DEFECTS AFTER FINISH CARPENTRY AT DRYWALL CONTRACTOR'S EXPENSE.
18.02 PLASTER/THINCOAT SYSTEM: NONE
18.03 SOUNDBOARD: NONE
18.04 SUSPENDED CEILING SYSTEM: NONE

19.00 PAINT AND STAIN
19.01 EXTERIOR PAINTING
SEE EXTERIOR FINISH SCHEDULE. TOUCH UP EXTERIOR AS NEEDED.
19.02 INTERIOR TRIM - ENAMELING/STAINING/LACQUERING:
PRE-WRAP: PAINTER TO PROVIDE LABOR AND EQUIPMENT REQUIRED TO PREPARE PROJECT FOR PAINTING (AFTER FINISH CARPENTRY IS SUBSTANTIALLY COMPLETE). COVER PAINTED FLOORING (TILE, WOOD, OR VINYL) AND COUNTERTOPS. PROTECT PLUMBING FIXTURES. REMOVE, LABEL AND PROTECT SHELVING, SHELFSUPPORTS AND CLOSET POLES. REMOVE, LABEL AND PROTECT WINDOW, DOORS, DOOR HARDWARE, CABINET DOORS, DRAWERS, HINGE AND LATCHES. INTERIOR PAINT CONTRACTOR TO REMOVE ALL MASKING TAPE AND ADHESIVE PRODUCTS, REINSTALL ALL COMPONENTS LISTED ABOVE AND RETURN PROJECT ENVIRONMENT TO INITIAL STATUS.
PROVIDE LABOR, MATERIALS AND EQUIPMENT FOR INTERIOR PAINTING AS INDICATED ON PAINT SCHEDULE, WINDOW SCHEDULE AND ROOM FINISH SCHEDULES.
BID - 1 COLOR FOR ALL TRIM
BID - 1 STAIN COLOR FOR STUDY
BID - 1 STAIN COLOR FOR STAIRS
***PRICE OPTION FOR S-W DURATION PAINT INSTEAD OF S-W SUPERPAINT AT WALLS
PROJECT SPECIFIC: CABINETS AND FIREPLACE MANTELS ARE INSTALLED PREFINISHED BY CABINET SUPPLIER.
PERFORMANCE / WARRANTY: THE PAINTING CONTRACTOR WILL RETURN, AT HIS EXPENSE, ONCE AFTER THE BUYER MOVES IN AND ONCE AFTER ONE (1) YEAR TO MAKE REPAIRS (WITHIN INDUSTRY STANDARDS).
19.03 INTERIOR WALLS
BID 4 COLORS
SEE INTERIOR FINISH SCHEDULE
19.04 INTERIOR CEILINGS
BID 1 COLOR
SEE INTERIOR FINISH SCHEDULE

20.00 WEATHERSTRIPPING
20.01 CAULKING & WEATHERSTRIPPING SYSTEMS
PROVIDE LABOR, MATERIALS AND EQUIPMENT REQUIRED FOR ALL CAULKING. VULKEM POLYURETHANE BASE CAULK TO BE APPLIED AT ALL MASONRY/WOOD JOINTS AND ALL WOOD PLANE CHANGES. BACKER ROD AND SEALANT TO BE APPLIED AT HEAD, JAMBS AND SILL OF ALL WINDOWS AS REQUIRED.
PROVIDE LABOR, MATERIALS AND EQUIPMENT REQUIRED FOR WEATHERSTRIPPING ON ALL DOORS TO HOME FROM EXTERIOR OR GARAGE (EXCLUDE DOORS BY WINDOW MFR.) SERVICE DOOR FROM GARAGE TO EXTERIOR TO RECEIVE WOOD THRESHOLD ONLY. RESEAL DOORS WITH APPROPRIATE FINISH AFTER PLANING OR CUTTING OF DOOR SIDES, TOP AND BOTTOM.

21.00 MILLWORK
21.01 EXTERIOR DOORS
PROVIDE ALL EXTERIOR DOOR ASSEMBLIES AS SHOWN ON DRAWINGS AND DOOR SCHEDULE, NOT INCLUDING DOORS PROVIDED BY WINDOW MANUFACTURER. EXTERIOR DOOR SUPPLIER IS TO PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO ORDER. INCLUDE A TEMPORARY CONSTRUCTION DOOR (INCLUDING PLYWOOD AT SIDELITES) AT FRONT ENTRY AND GARAGE ENTRY DOOR. COORDINATE FINISHED DOOR DELIVERY WITH THE CONSTRUCTION MANAGER. INSTALL HINGES PRIOR TO DELIVERY FOR ALL PRE-HUNG DOOR ASSEMBLIES. REFER TO SECTION 25 FOR ALL HARDWARE SPECIFICATIONS.
-FRONT DOOR TO BE STAINED WOOD, VERIFY FIR.
-GARAGE SERVICE DOOR TO BE FIBERGLASS OR EQUAL.
21.02 SCREEN/STORM DOORS
PROVIDE ALUMINUM STORM & SCREEN AT FRONT DOOR.
21.03 EXTERIOR TRIM & COLUMNS: NONE
21.04 DECORATIVE ITEMS
IRONING CENTER: PROVIDE IRONING CENTER.
21.05 METAL RAILINGS
PROVIDE LABOR, MATERIALS AND EQUIPMENT TO SUPPLY AND INSTALL AN ALUMINUM RAILING AT GARAGE RAMP AS SHOWN ON DRAWINGS. INCLUDE ALL FASTENERS, PRIMER PAINT AND FINISH PAINT.

21.06 CABINETRY
PROVIDE LABOR, MATERIALS AND EQUIPMENT TO SUPPLY ALL CUSTOM PREFINISHED CABINETRY AS SHOWN ON DRAWINGS AND SCHEDULES: CABINET SUPPLIER IS TO PROVIDE SHOP DRAWINGS AND A SAMPLE OF EACH DOOR STYLE AND FINISH BEING SUPPLIED FOR APPROVAL PRIOR TO ORDER.
CABINET FRAMES: CABINET CONSTRUCTION CONSISTS OF BACKS UNLESS STATED OTHERWISE ON DRAWINGS. PROVIDE EXCESS MATERIAL ON CABINET FRAME FOR SCRIBING PURPOSES. CABINET INTERIORS AND SHELVING TO BE WHITE MELAMINE EXCEPT AT EXPOSED CABINET INTERIORS TO BE PAINTED WOOD TO MATCH EXTERIOR. ALL STAIN-GRADE CABINET INTERIORS TO HAVE MAPLE MELAMINE EXCEPT AT EXPOSED CABINET INTERIORS TO HAVE MATCHING STAIN-GRADE WOOD. CHECK ELECTRICAL PLANS AND EXTEND BOTTOM RAILS OF UPPER CABINETS TO PROVIDE A MINIMUM OF 2" CLEARANCE BELOW FINISHED CABINET BOTTOM FOR UNDER CABINET LIGHTING. EXPOSED ENDS OF CABINETS TO BE FINISH GRADE. INCLUDE ALL TRIM AND MOULDINGS ON CABINETRY AS SHOWN ON DRAWINGS INCLUDING CROWN, PROFILED LIGHT VALANCE AND BASE AT AREAS WITHOUT TOE-KICK. REFER TO APPLIANCE AND PLUMBING FIXTURE SCHEDULES FOR SPECIFIC SIZES AND DETAILS.
CABINET DOORS: ALL CABINET DOORS INCLUDING IRONING CENTER TO BE PREHUNG. PROVIDE GLASS SHELVES AND CABINET DOOR GLASS. PROVIDE WOOD APPLIANCE PANELS. ANY/ALL CABINET DOORS SPECIFIED AS FLAT PANEL SHOULD BE REVERSED RAISED PANEL, FLAT SIDE TO EXTERIOR.
***PROVIDE PRICE OPTION FOR WOOD DRAWER FRONTS INSTEAD OF MELAMINE AT DRESSING HALL. . . SEE DETAIL 21/6.1
CABINET DRAWERS: ALL DRAWERS TO BE DOVETAILED.
CABINET HARDWARE: ALL CABINET DOORS TO HAVE ADJUSTABLE SELF-CLOSING CONCEALED HINGES. ALL DRAWERS TO HAVE FULL-EXTENSION, UNDERMOUNTED DRAWER TRACKS.

21.08 MILL-SUPPLIED STAIRWAY SYSTEMS
PROVIDE LABOR, MATERIALS AND EQUIPMENT TO SUPPLY ALL STAIR MATERIAL FROM 1ST TO 2ND FLOOR AS SHOWN ON DRAWINGS AND SCHEDULES. STAIR SUPPLIER IS TO PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO ORDER. STAIR MATERIAL FROM LOWER LEVEL TO 1ST FLOOR IS SUPPLIED BY OTHERS.
21.09 BEAMS -BY MILLSHOP: NONE
21.10 INTERIOR TRIM
PROVIDE LABOR, MATERIALS AND EQUIPMENT TO SUPPLY ALL INTERIOR TRIM AND MOULDINGS AS SHOWN ON DRAWINGS AND SCHEDULES. INTERIOR TRIM SUPPLIER IS TO PROVIDE SAMPLES OF EACH MOLDING FOR APPROVAL PRIOR TO ORDER.
PROVIDE ALL TRIM PREPRIMED.
TRIM AND MOULDINGS AT CABINETRY TO BE BY CABINET SUPPLIER.
SUPPLY TEAK BOARDS FOR PRIMARY SHOWER SEAT.
21.11 FIREPLACE MANTELS: BY CABINET SUPPLIER
21.12 WALL PANELS
PROVIDE LABOR, MATERIALS AND EQUIPMENT TO SUPPLY ALL WALL PANEL PARTS AS SHOWN ON DRAWINGS AND SCHEDULES FOR THE STUDY. PROVIDE KNOCK DOWN.
CEDAR CLOSET IN LOWER LOWER LEVEL WILL HAVE 4x8 CEDAR PANELS, BASE AND CROWN SUPPLIED BY OTHERS.
21.13 INTERIOR COLUMNS
PROVIDE LABOR, MATERIALS AND EQUIPMENT TO SUPPLY ALL INTERIOR COLUMNS AS SHOWN ON DRAWINGS AND SCHEDULES. PROVIDE PREASSEMBLED, 3-SIDED.
21.14 INTERIOR DOORS
PROVIDE LABOR, MATERIALS AND EQUIPMENT TO SUPPLY ALL INTERIOR DOOR ASSEMBLIES AS SHOWN ON DRAWINGS AND SCHEDULES. INTERIOR DOOR SUPPLIER IS TO PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO ORDER. DOORS TO BE PREHUNG. INCLUDE INTERIOR DOORFRAMES, STOP MOULDINGS, SILLS AND THRESHOLDS. POCKET DOOR METAL INSERTS TO BE BY LUMBER SUPPLIER. INSTALL HINGES AND PREPARE DOORS FOR BORES AND 2 3/8" BACKSETS PRIOR TO DELIVERY FOR ALL PRE-HUNG DOOR ASSEMBLIES. REFER TO SECTION 25 FOR ALL HARDWARE SPECIFICATIONS. SUPPLY AND DELIVER FRAME, JAMBS, STOPS AND MUNTIN MATERIAL FOR INTERIOR TRANSOMS. GLASS BY OTHERS
21.15 CLOSET SHELVING:
PROVIDE CLOSET MATERIAL.
ALL CLOSET SHELVING TO BE 3/4" WHITE MELAMINE WITH WHITE METAL SHELF SUPPORTS WITH STANDARD WHITE ROSETTES AND STAINED OAK WOOD CLOSET POLES. SUPPLY MINIMUM 4" HIGH WOOD CLEAT TO RECEIVE CHROME ROSETTES. PROVIDE 1x2 WOOD CLEATS AT FIXED SHELVES. INCLUDE METAL BRACKETS AT FIXED SHELVES.

22.00 TILE
22.01 TILE LABOR
PROVIDE LABOR, EQUIPMENT, AND MATERIALS (NOT INCLUDING TILE) REQUIRED TO INSTALL ALL TILE AS SHOWN ON DRAWINGS AND SCHEDULES INCLUDING DELIVERY, GROUT, MASTIC, MUD AND CEMENT BOARD. ALL SURFACES TO RECEIVE TILE SHALL BE DRY AND THOROUGHLY CLEANED BEFORE STARTING WORK. ALL GROUT, TILE, GRANITE AND MARBLE TO BE SEALED. TILE ASSUMED TO BE AS BELOW UNLESS DRAWN OR SPECIFIED: STANDARD THICKNESS (1/4" - 1/2"); SMOOTH ON BACKSIDE; CONSISTENT IN SHAPE (NOT IRREGULAR); SEPARATION TABS; STANDARD PATTERN. SUPPLY AND INSTALL ALL CEMENT BOARD. ALL OTHER SUBSTRATES BY OTHERS. IF REQUIRED, EXPOSED MARBLE TILE EDGES TO BE POLISHED.
THINSET: VERSABOND OR 253 LATICRETE.
GROUT: PERMACOLOR BY LATICRETE.
SHOWER MEMBRANE: PVC SHOWER SAFING.
PROVIDE AND INSTALL ANTI-FRACTURE MEMBRANE WHERE NEEDED. WATERPROOF MEMBRANES NEED TO BE PROVIDED AND INSTALLED IN ALL SHOWERS.
22.02 TILE MATERIALS
PROVIDE TILE AS SHOWN ON DRAWINGS AND SCHEDULES.
BID USING THE FOLLOWING FORMULA: *QUANTITY X MATERIAL COST LISTED BELOW*. RETAIL COST = ALLOWANCE.
MATERIAL ALLOWANCES AS FOLLOWS: $12.00/SQ. FT.
USE ACTUAL COST OF TILE IF SELECTIONS APPEAR ON TILE SCHEDULE.

23.00 WATER AND SEWER
23.01 PERMITS
ACQUIRE NECESSARY PERMITS, TESTS, LICENSES, INSPECTIONS AND INCLUDE IN BID ALL ASSOCIATED FEES.
23.02 MUNICIPAL WATER: NONE
23.03 MUNICIPAL SEWER
PROVIDE LABOR, MATERIAL, EQUIPMENT AND NECESSARY PERMITS TO INSTALL COMPLETE WASTE MANAGEMENT SYSTEM ON A DESIGN/BUILD BASIS. CONNECT TO EXISTING PVC MAIN IN YARD THAT WAS CONNECTED TO PREVIOUS HOUSE THAT WAS TORN DOWN. VERIFY WITH CITY OR COMMUNITY ENGINEER FOR LATERAL INFORMATION REGARDING HEIGHT. VERIFY LATERAL HAS PROPER HEIGHT.
23.04 ROAD CUT FOR SEWER: NONE

24.00 OVERHEAD DOORS
24.01 OVERHEAD DOOR SYSTEM & ACCESSORIES
PROVIDE LABOR, MATERIALS AND EQUIPMENT REQUIRED FOR THE INSTALLATION OF OVERHEAD DOORS AT THE GARAGE AS SHOWN ON DRAWINGS. DOORS TO BE STEEL EXTERIOR, STEEL INTERIOR, INSULATED, 2" RAISED PANEL WITH GLASS.
OVERHEAD DOOR OPERATORS
PROVIDE LABOR AND MATERIALS REQUIRED FOR INSTALLATION OF OVERHEAD DOOR OPERATORS AT THE GARAGE AS SHOWN ON DRAWINGS. OPERATORS TO BE 1/2 HORSEPOWER. PROVIDE 3 TRANSMITTERS PER DOOR. PROVIDE SAFETY CLOSERS PER CODE. BELL WIRE INSTALLATION BY OTHERS.
OVERHEAD DOOR KEYPAD
INCLUDE ONE (1) KEYLESS ACCESS PAD SWITCH AT JAMB OF OVERHEAD DOOR.

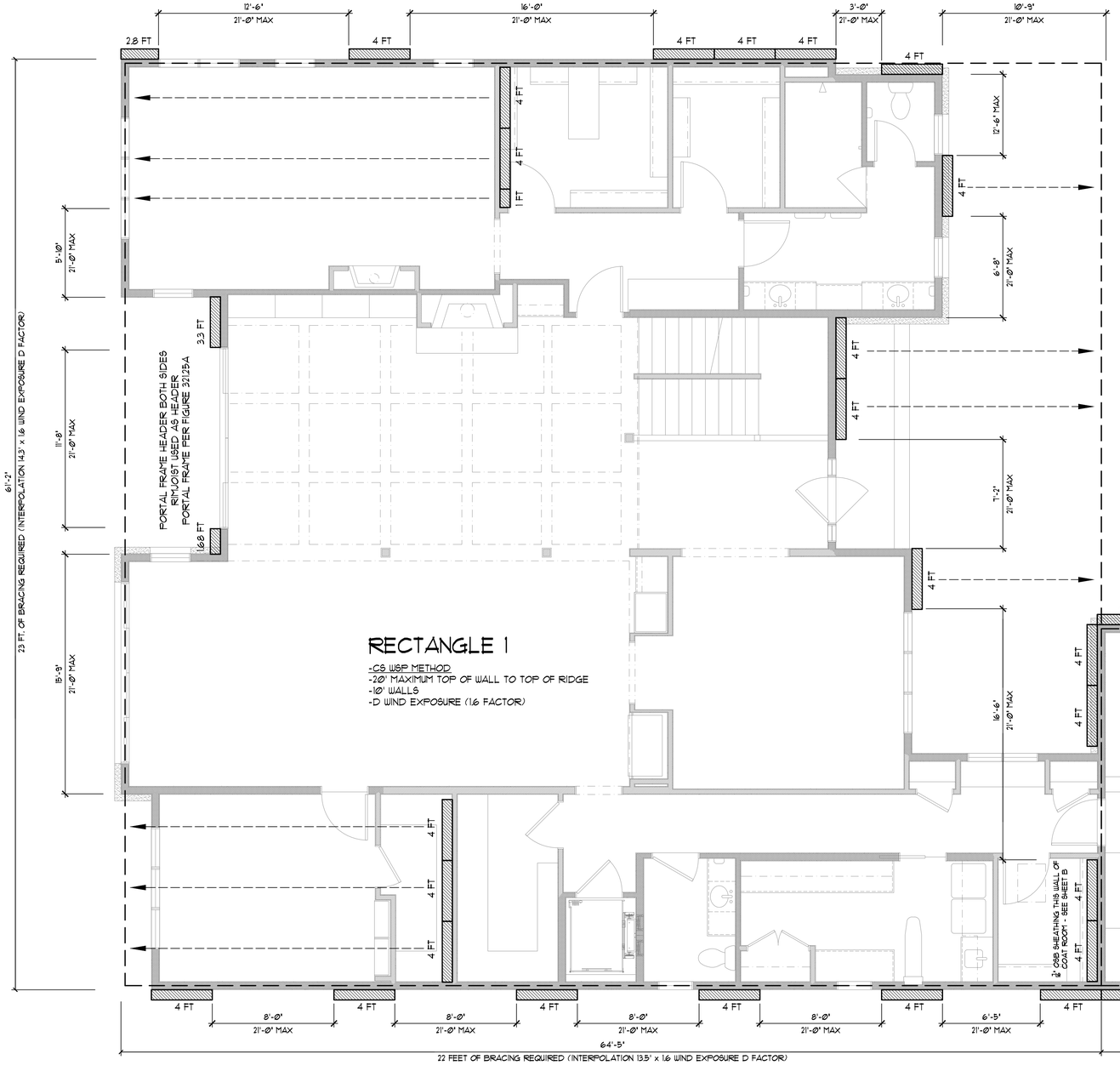
25.01 DOOR HARDWARE
PROVIDE DOOR HARDWARE PER PLANS AND SCHEDULES INCLUDING DOOR STOPS AND SIGNALING BRACKETS.
ALL INTERIOR DOOR HARDWARE TO BE STANDARD BORE-TYPE WITH 2 3/8" BACKSET. FRONT DOOR TO BE A MORTISE LOCK. ALL EXTERIOR DOORS TO RECEIVE DEADBOLTS. PROVIDE ALL CLOSERS, HINGES, LATCHES, ETC. FOR STORM AND SCREEN DOORS.
HINGES: ALL HINGES TO BE STANDARD BUTT-TYPE WITH ROUND CORNERS. ALL DOORS TO HAVE MINIMUM (3) HINGES. NON-STANDARD HARDWARE WILL REQUIRE ADDITIONAL LABOR AND WILL BE BILLED FOR VIA CHANGE ORDERS.

25.02 CABINET HARDWARE
PROVIDE CABINET DOOR PULLS AND KNOBS - SEE DRAWINGS AND HARDWARE SELECTION SHEET BY SUPPLIER.

25.03 METAL BATHROOM ACCESSORIES
BATHROOM ACCESSORIES - SEE HARDWARE SELECTION SHEET BY SUPPLIER.

25.04 SAFE: OWNER WILL PROVIDE FOR FIN. CARP. TO INSTALL

26.00 COUNTERTOPS
26.00 COUNTERTOPS GENERAL
PROVIDE LABOR, MATERIALS AND EQUIPMENT REQUIRED FOR MEASURING, FABRICATION, INSTALLATION, TAX AND DELIVERY OF COUNTERTOPS AS SHOWN ON DRAWINGS AND SCHEDULES. SEE SCHEDULES FOR FINAL APPROVAL OF MATERIALS, COLORS, EDGE AND SPLASH DETAILS. SEE SCHEDULES FOR PLUMBING AND APPLIANCE SELECTIONS. COUNTERTOP SUP


12'-6"
21'-Ø" MAX
16'-Ø"
21'-Ø" MAX
3'-Ø"
21'-Ø" MAX
10'-9"
21'-Ø" MAX
2.8 FT
4 FT
4 FT
4 FT
4 FT
4 FT
4 FT
4 FT
1 FT
12'-6" MAX
4 FT
6'-8"
21'-Ø" MAX
3.3 FT
4 FT
4 FT
PORTAL FRAME HEADER BOTH SIDES
RIM/JOIST USED AS HEADER
PORTAL FRAME PER FIGURE 321.25A
1.88 FT
7'-2"
21'-Ø" MAX
4 FT
16'-6"
21'-Ø" MAX
4 FT
4 FT
4 FT
6'-2" (INTERPOLATION 14.3' x 1.6 WIND EXPOSURE D FACTOR)
5'-10"
21'-Ø" MAX
11'-8"
21'-Ø" MAX
15'-9"
21'-Ø" MAX
23 FT. OF BRACING REQUIRED (INTERPOLATION 14.3' x 1.6 WIND EXPOSURE D FACTOR)
RECTANGLE 1
-CS WSP METHOD
-20' MAXIMUM TOP OF WALL TO TOP OF RIDGE
-10' WALLS
-D WIND EXPOSURE (1.6 FACTOR)
4 FT
4 FT
4 FT
4 FT
4 FT
4 FT
4 FT

11333 N. Cedarburg Road
Mequon, WI 53092-1930
Phone: 262-242-3100
Fax: 262-242-9655
www.cityofmequonwi.gov
Office of Architectural Board

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **April 14, 2025**
SUBJECT: **Gregory & Susan Bach - Addition: Screen Porch at 12641 N. River Forest Circle**

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

Bach Residence

-Screen Porch Addition

12641 N. River Forest Circle
Mequon, WI 53092

Statement of Intent:

The proposed screen porch addition (19'x17.42', 331 s.f.) will be added to the rear of the home from an existing family room space to expand outdoor living space. The addition meets all setbacks of the R-4 zoning district and will not exceed the maximum buildable area and height allowed. The screen porch will be constructed with a continuous foundation wall with footing to create a crawl space below. The exterior finishes will incorporate a brick veneer knee wall with limestone sill to match brick details at existing house. The screen system will be a vertical sliding screen system with gable transom and vertical sliding screen door with composite trim to enhance the 6x6 post structure in white. The new roof design was designed with the same pitch of the existing roofs and will tie into the existing home to meet the existing eave lines and will have asphalt shingles to match the existing roof shingles. We feel the screen porch addition will enhance the look of the home adding some variation to the existing simple footprint of the home while keeping the scale and character of the existing home.

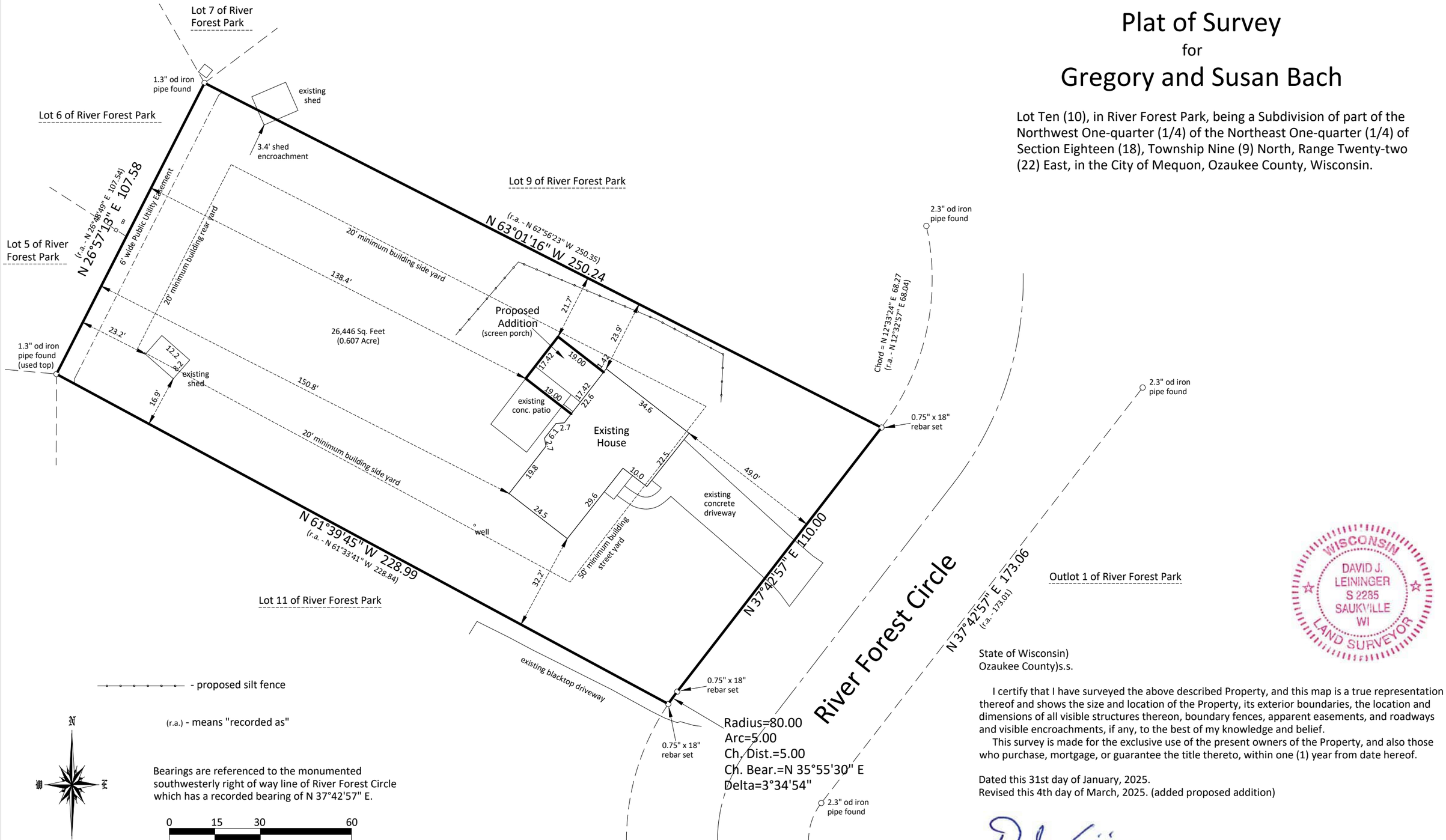
Attachment: Statement of Intent (10232 : Gregory & Susan Bach)

Plat of Survey

for

Gregory and Susan Bach

Lot Ten (10), in River Forest Park, being a Subdivision of part of the Northwest One-quarter (1/4) of the Northeast One-quarter (1/4) of Section Eighteen (18), Township Nine (9) North, Range Twenty-two (22) East, in the City of Mequon, Ozaukee County, Wisconsin.



- proposed silt fence

(r.a.) - means "recorded as"

Bearings are referenced to the monumented southwesterly right of way line of River Forest Circle which has a recorded bearing of N 37°42'57" E.

0 15 30 60

Scale in feet
1" = 30'

WISCONSIN
DAVID J. LEININGER
S 2285
SAUKVILLE
WI
LAND SURVEYOR

State of Wisconsin)
Ozaukee County)s.s.

I certify that I have surveyed the above described Property, and this 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, and roadways and visible encroachments, if any, to the best of my knowledge and belief.

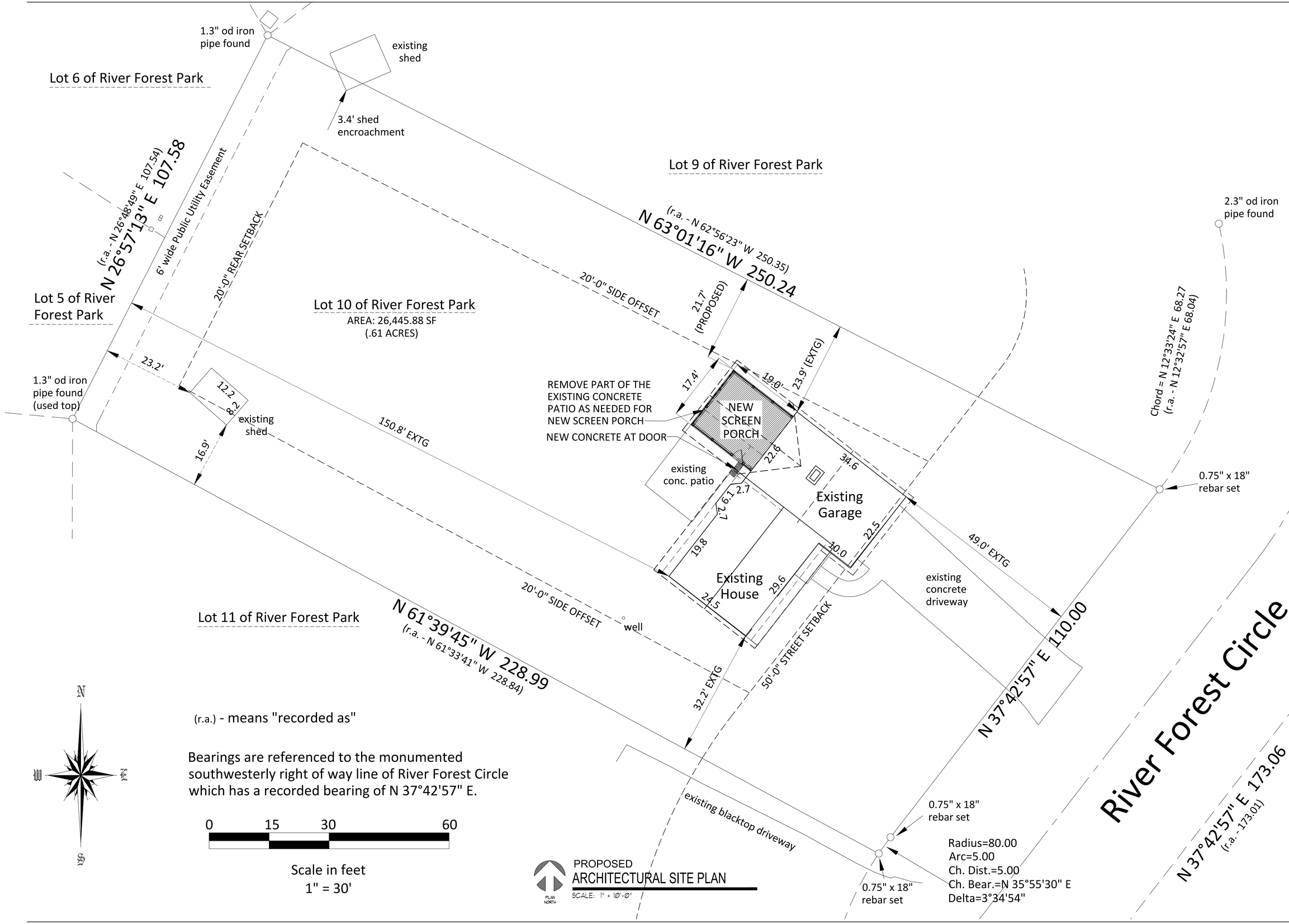
This survey is made for the exclusive use of the present owners of the Property, and also those who purchase, mortgage, or guarantee the title thereto, within one (1) year from date hereof.

Dated this 31st day of January, 2025.
Revised this 4th day of March, 2025. (added proposed addition)

David J. Leininger, S-2285

Homeland Surveying, LLC 2079 Cold Springs Rd. Saukville, WI 53080 Phone:(262)689-6885 Email: homeland2079@gmail.com

Attachment: Survey (10232 : Gregory & Susan Bach)



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0 15 30 60

Scale in feet
1" = 30'

PROPOSED
ARCHITECTURAL SITE PLAN
SCALE: 1" = 10'-0"

PLAN NORTH

KELLY C FRAZIER DESIGN, LLC
413 LAKEWOOD DRIVE
WILLIAMS BAY, WI 53191
PH: 262.215.0586
KELLY@KCFDESIGNLLC.COM
CUSTOM HOME DESIGN & PLANNING

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SCREEN PORCH ADDITION FOR
GREGG & SUSAN BACH
12641 N RIVER FOREST CIRCLE
LOT 10 RIVER FOREST PARK
MEQUON, WISCONSIN IN OZAUKEE COUNTY

PROJECT NO.
2024.10

REVISIONS

- PRELIMINARY
- BID/APPROVAL
- PERMIT
- CONSTRUCTION

DATE
02.28.25

SHEET
AS-1

Attachment: Survey (10232 : Gregory & Susan Bach)

Bach Residence

-Screen Porch Addition

12641 N. River Forest Circle
Mequon, WI 53092

Existing Residence photos



Southeast view



Northeast view



Northwest view

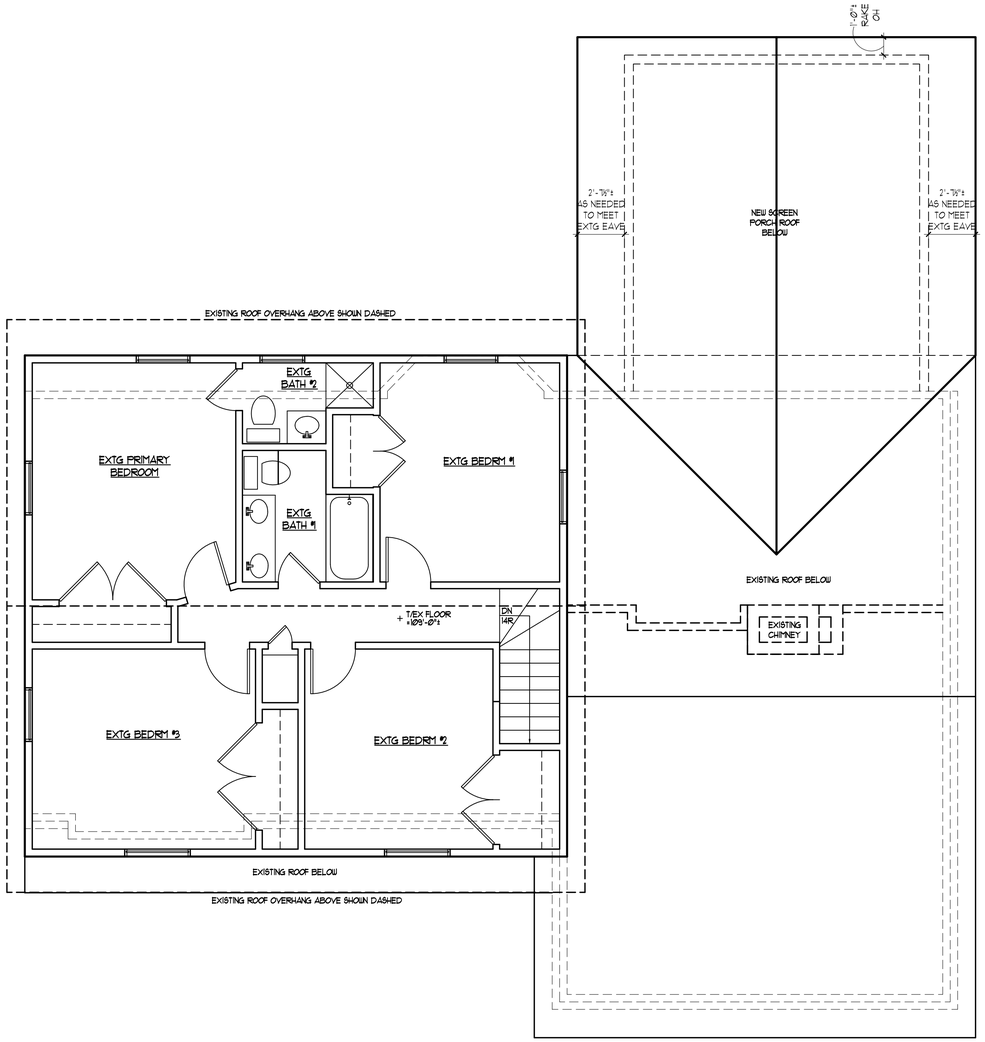


Southwest view



Close up northwest view where spring porch addition will be added

Attachment: Pictures (10232 : Gregory & Susan Bach)

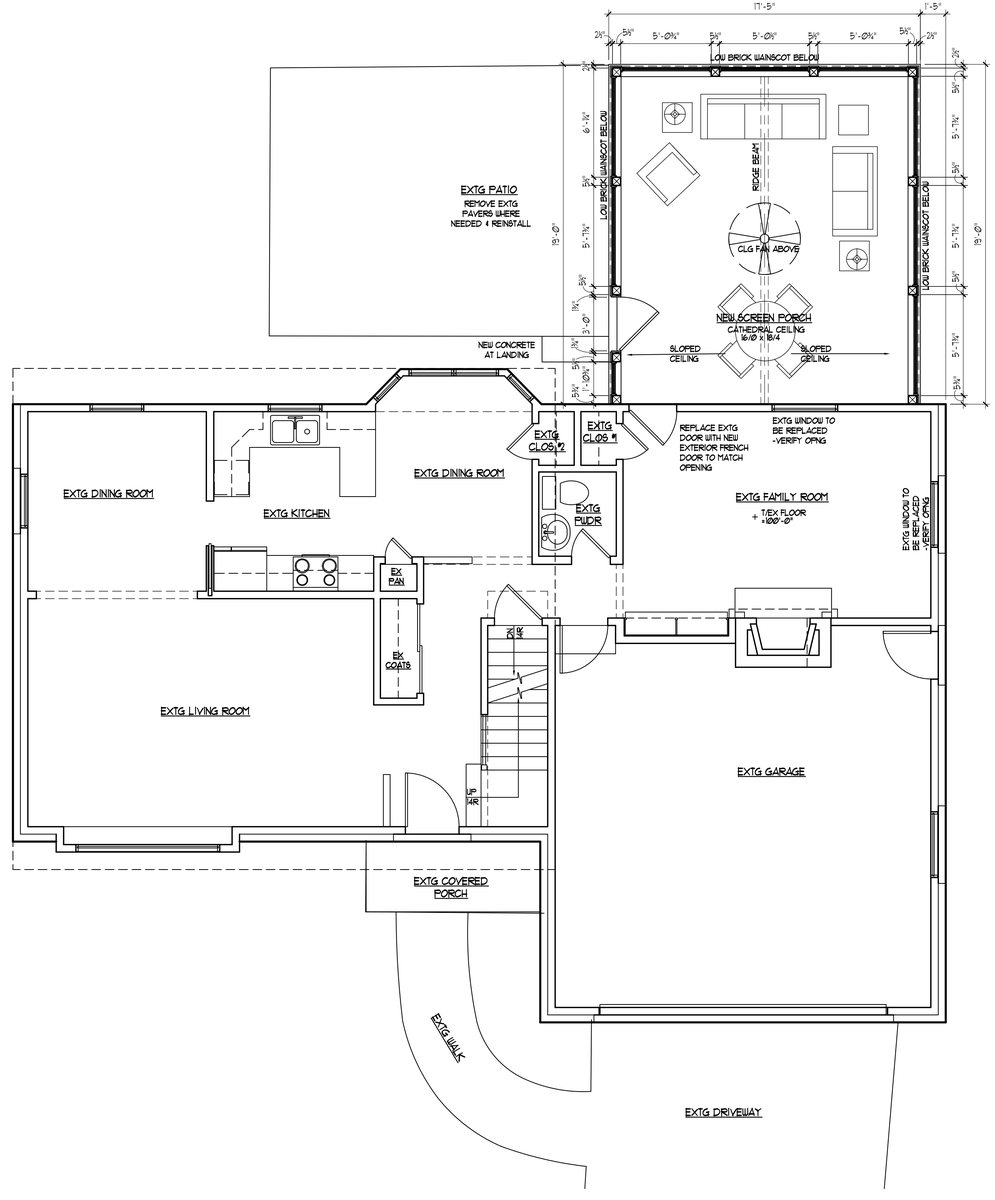


PROPOSED ROOF PLAN AT
SECOND FLOOR PLAN

SCALE: 1/4" = 1'-Ø"

TRUE NORTH

PLAN NORTH



PROPOSED
FIRST FLOOR PLAN

SCALE: 1/4" = 1'-Ø"

TRUE NORTH

PLAN NORTH

KELLY C FRAZIER DESIGN, LLC
413 LAKEWOOD DRIVE
WILLIAMS BAY, WI 53191
PH: 262.215.0586
KELLY@KCFDESIGNLLC.COM

CUSTOM HOME DESIGN & PLANNING

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SCREEN PORCH ADDITION FOR
GREGG & SUSAN BACH
12641 N RIVER FOREST CIRCLE
LOT 10 RIVER FOREST PARK
MEQUON, WISCONSIN IN OZAUKEE COUNTY

PROJECT NO.
2024.10

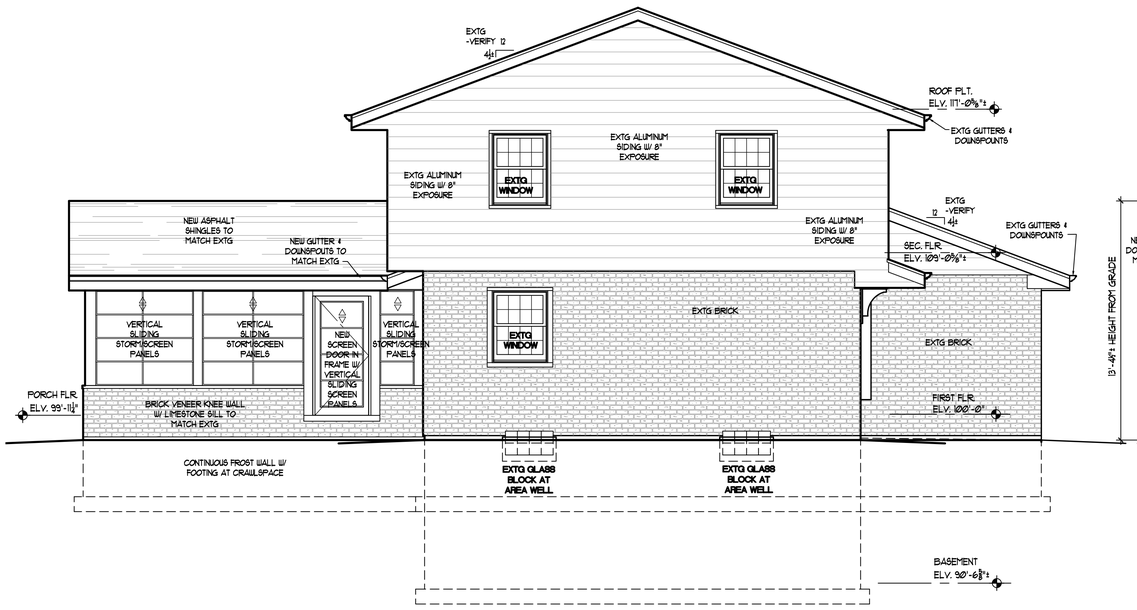
REVISIONS

- ■ PRELIMINARY
- ■ BID/APPROVAL
- □ PERMIT
- □ CONSTRUCTION

DATE
Ø2.28.25

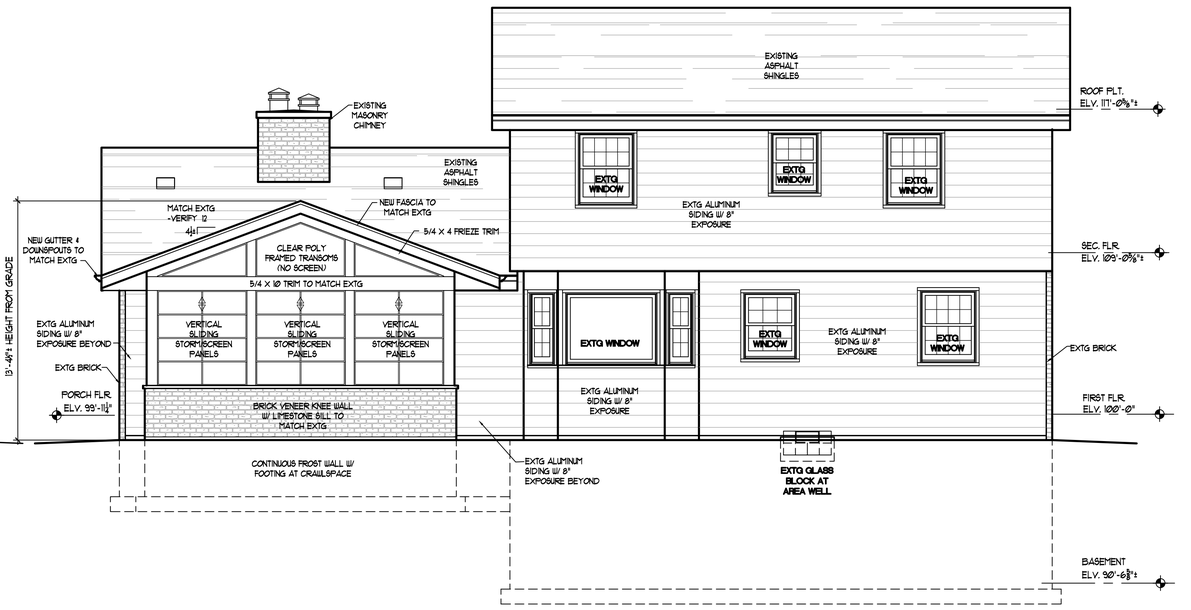
SHEET
A1

Attachment: Plans (10232 : Gregory & Susan Bach)



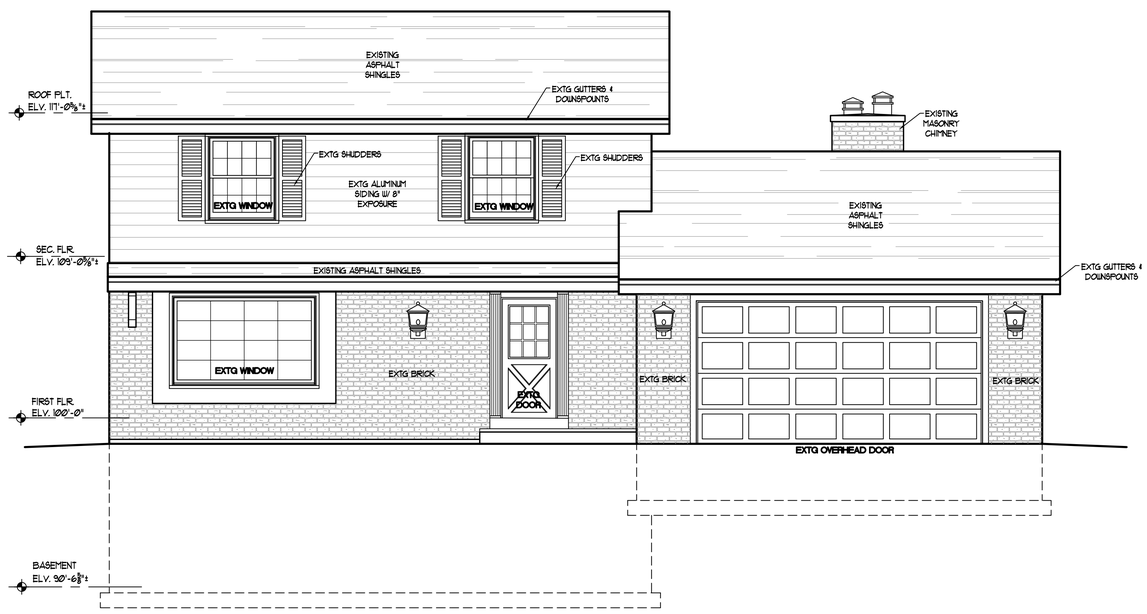
PROPOSED SOUTHWEST ELEVATION

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



PROPOSED NORTHWEST ELEVATION

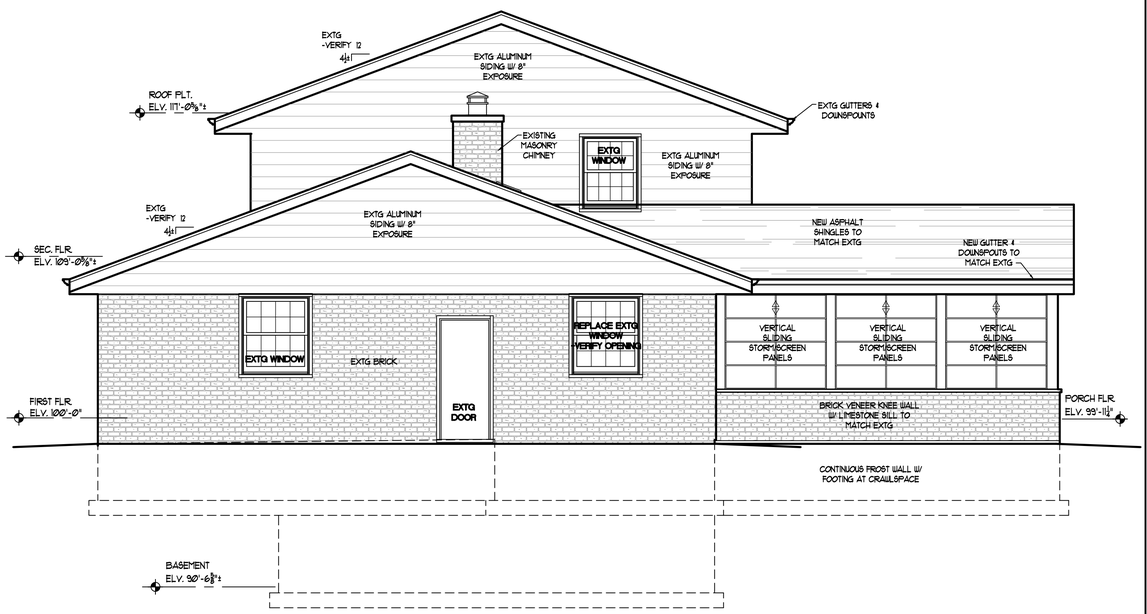
SCALE: 1/4" = 1'-0"



EXISTING SOUTHEAST ELEVATION

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

(NO CHANGE ON THIS SIDE)



PROPOSED NORTHEAST ELEVATION

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

KCF DESIGN, LLC

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CUSTOM HOME DESIGN & PLANNING

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SCREEN PORCH ADDITION FOR
GREGG & SUSAN BACH
12641 N RIVER FOREST CIRCLE
LOT 10 RIVER FOREST PARK
MEQUON, WISCONSIN IN OZAUKEE COUNTY

PROJECT NO.
2024.10

REVISIONS

- ■ PRELIMINARY
- ■ BID/APPROVAL
- □ PERMIT
- □ CONSTRUCTION

DATE
02.28.25

SHEET
A2

Attachment: Plans (10232 : Gregory & Susan Bach)

11333 N. Cedarburg Road
Mequon, WI 53092-1930
Phone: 262-242-3100
Fax: 262-242-9655
www.cityofmequonwi.gov
Office of Architectural Board

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **April 14, 2025**
SUBJECT: **Lauren Hoke - Exterior Changes at 11650 N. Shorecliff Lane**

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

DATE: March 21, 2025

TO: City of Mequon, Architecture Review Board

SUBJECT PROPERTY: 11650 N Shorecliff Lane, Mequon WI. 53092

PERMIT APPLICANT: Lauren E. Hoke (owner)

ARCHITECT: William Feldman Studio, LLC

STATEMENT OF INTENT: The current owners purchased the home in December 2024 and wish to make the following improvements and alterations to the primary dwelling:

- Paint exterior of home Benjamin Moore: OC-62, Baby's Breath
- Replace windows throughout with new Marvin windows, exterior color: Stone White. Some alternations to current window placement based on proposed interior layout and intended use of space.
- Replace exterior doors: front entrance with full lite double doors, side entrance with full lite single door plus full side lite, and new slider doors in place of existing.
- Replace existing natural cedar roof with Brava synthetic cedar, color: Aspen.
- Create consistent window height throughout living room which capture lake views.
- Add new dormer to 2nd floor bonus room for greater usability of the existing space.
- Dormer to garage and add 8' garage doors for easier modern vehicle access.
- Remove existing exterior door on west façade (closer to garage), capture exterior niche as new interior space and add window.
- Remove existing bay window in dining room and install 3 new windows.
- Interior remodel to modernize living areas and amenities within.

Attachment: Statement of Intent (10233 : Lauren Hoke)

Remodeling for

Hoke Bertling Residence

11650 N. Shorecliff Ln. Mequon, WI 53092

Architectural Sheet Index

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A0.1 Photos Of Existing Structure
A0.2 Existing Property Surveys
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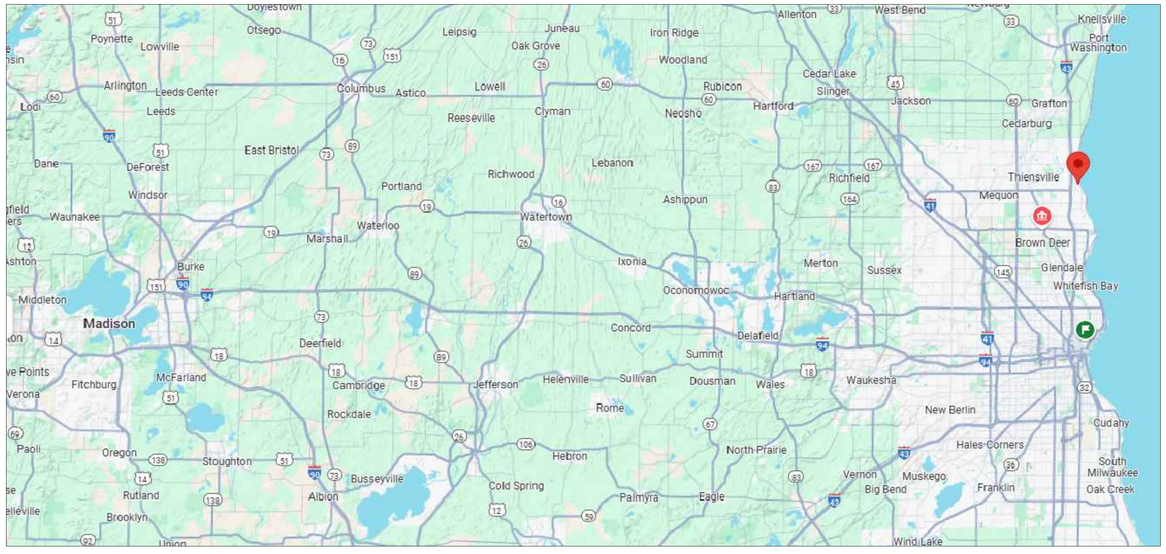
D1.2 As-built / Demo Second Floor Plan
D2.0 As-built / Demo West & South Elevations
D2.1 As-built / Demo East & North Elevations
A1.1 Proposed First Floor Plan
A1.2 Proposed Second Floor Plan
A1.3 Proposed Roof Plan
A2.0 Proposed West & South Elevations
A2.1 Proposed East & North Elevations
A3.0 Section, Details
A3.1 Section, Details

GENERAL NOTES

1. VERIFY ALL ROUGH OPENINGS FOR TUBS AND SHOWERS WITH THE CONTRACTOR.
2. VERIFY ALL DIMENSIONS IN THE FIELD
3. ALL PRODUCTS AND MATERIALS TO BE INSTALLED PER MANUFACTURERS' SPECIFICATIONS.
4. COORDINATE AND PROVIDE BACKING FOR MILLWORK & ACCESSORIES ATTACHED OR MOUNTED TO WALLS OR CEILINGS.
5. ALL WORK SHALL COMPLY WITH APPLICABLE LOCAL, STATE, AND FEDERAL CODES, LAWS, ORDINANCES, RULES, AND REGULATIONS OF PUBLIC AUTHORITIES GOVERNING THE WORK.
6. ALL CONTRACTORS SHALL SECURE AND PAY FOR ALL REQUIRED APPROVALS, PERMITS, FEES, AND LICENSES AS IT APPLIES TO HIS/HER DISCIPLINE PRIOR TO EXECUTION OF WORK.
7. ALL WORK IS TO BE COMPLETED USING ACCEPTABLE CONSTRUCTION PRACTICES AND QUALITY MATERIALS. IF QUESTIONS ARISE AS TO THE SPECIFIC MATERIALS TO BE USED, THE CONTRACTOR MAY PRESENT SUBSTITUTIONS TO THE OWNER AND THE ARCHITECT FOR THEIR REVIEW AND APPROVAL. ANY SUBSTITUTIONS MUST BE APPROVED BY THE OWNER AND THE ARCHITECT.
8. DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS ONLY. IF CLAIFICATIONS OR ADDITIONAL DIMENSIONS ARE REQUIRED THE CONTRACTOR SHOULD VERIFY WITH THE ARCHITECT.

Location Map

North



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7820 N. BOYD WAY
MILWAUKEE, WI 53217

Mark	Date	Description
-	3-21-25	Municipal review

Remodeling for
Hoke Bertling Residence
11650 N. Shorecliff Ln. Mequon, WI 53092

DRAWN BY: WF
CHECKED BY: WF
DATE: January 24, 2025
JOB NUMBER: 25002

Cover Sheet

A0.0

Attachment: Site Plan, Pictures and Plans (10233 : Lauren Hoke)

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7820 N. Boyd Way
Milwaukee, WI 53217

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-	3-21-25	Municipal review



looking southeast



looking east



looking east



looking northeast



looking north



looking north



looking north



looking west



looking west



looking west



looking southwest



looking southeast

Remodeling for
Hoke Bertling Residence
11650 N. Shorecliff Ln. Mequon, WI 53092

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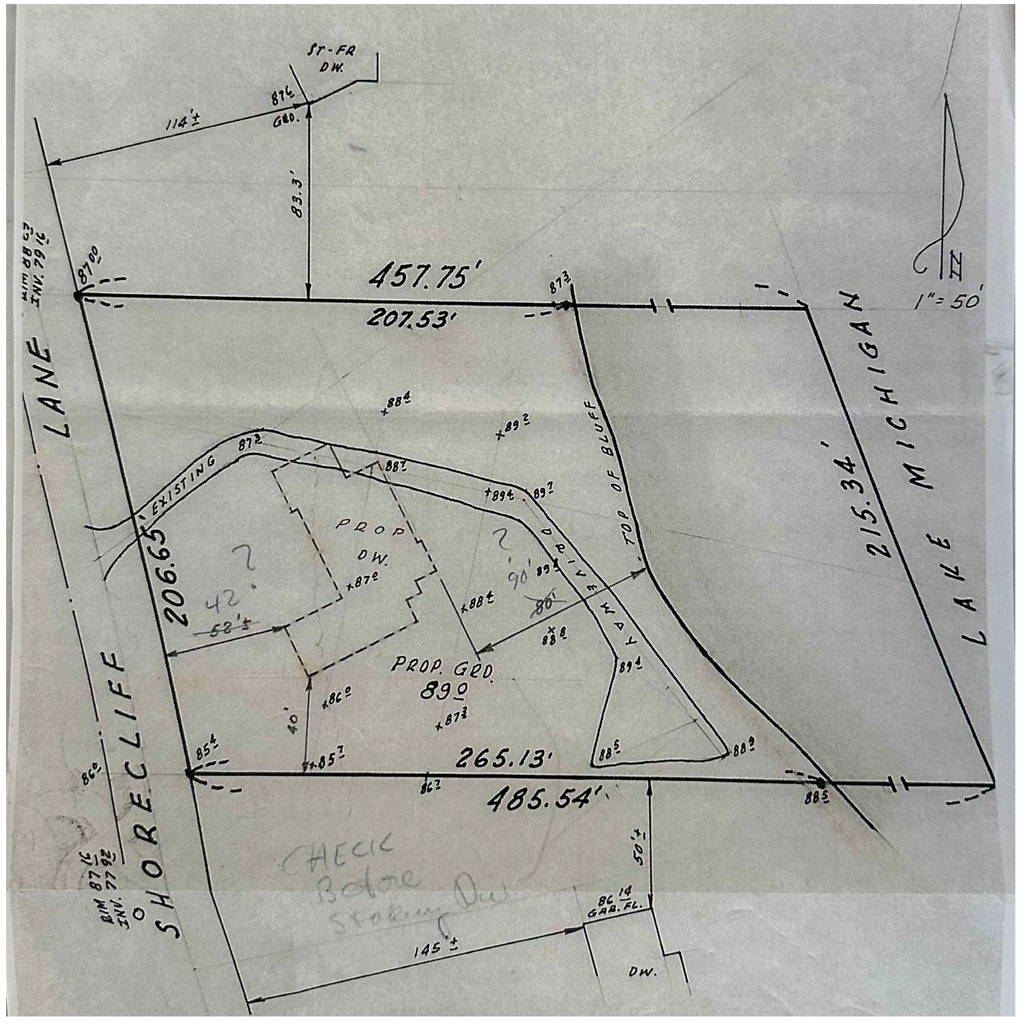
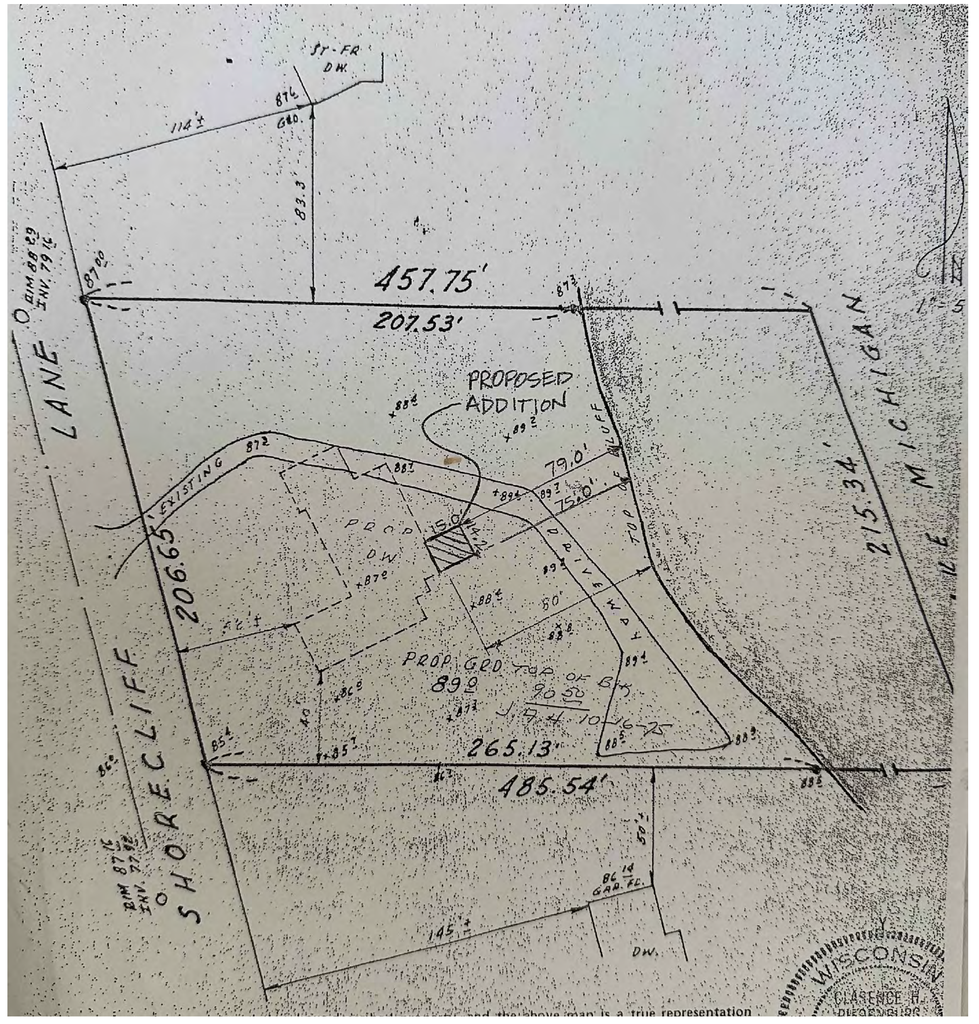
Photos Of Existing Structure, 3D Model Views

A0.1

Attachment: Site Plan, Pictures and Plans (10233 : Lauren Hoke)



Original Survey July 30,1975



Footprint of Existing Structure

North

1 Existing Property Surveys

1"=30'

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Remodeling for Hoke Berting Residence

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Existing Property Surveys

A0.2

Attachment: Site Plan, Pictures and Plans (10233 : Lauren Hoke)

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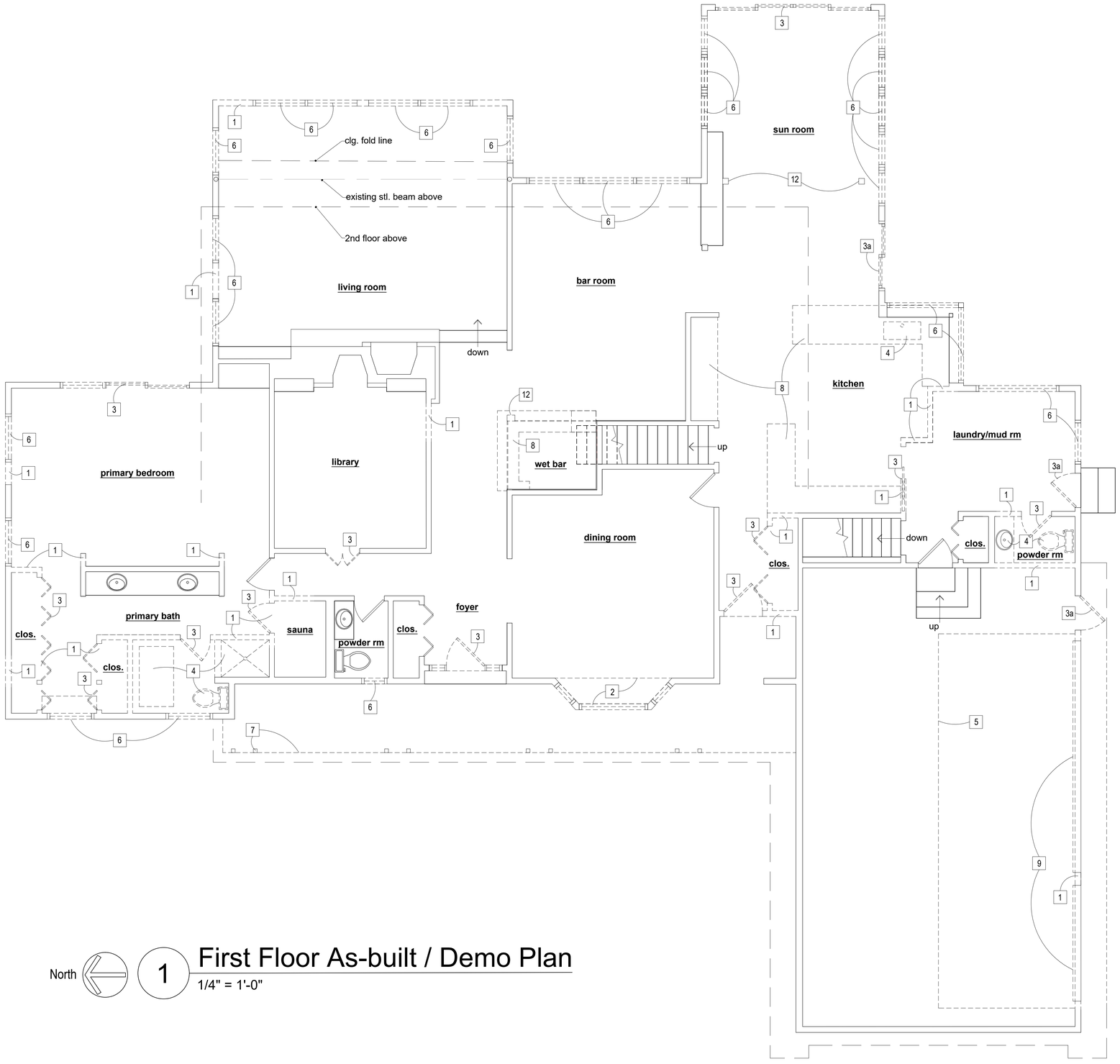

North

1 First Floor As-built / Demo Plan

1/4" = 1'-0"

Demo Notes

1. remove existing stud wall assembly
2. remove existing bay window and soffit
3. remove existing doors and frames
3a. remove existing doors only - for replacement
4. remove existing plumbing fixtures - cap all connections
5. remove existing roof structure - joists, sheathing and roofing materials
6. remove existing window units
7. remove existing wd. posts and fascia - shore up roof structure
8. remove existing cabinets and counter tops
9. remove existing overhead garage doors
10. remove existing fascia and gutter
11. remove existing decorative window shutters
12. remove existing wood columns - shore up structure above

Remodeling for Hoke Bertling Residence

11650 N. Shorecliff Ln. Mequon, WI 53092

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As-built / Demo First Floor Plan

D1.1

Attachment: Site Plan, Pictures and Plans (10233 : Lauren Hoke)

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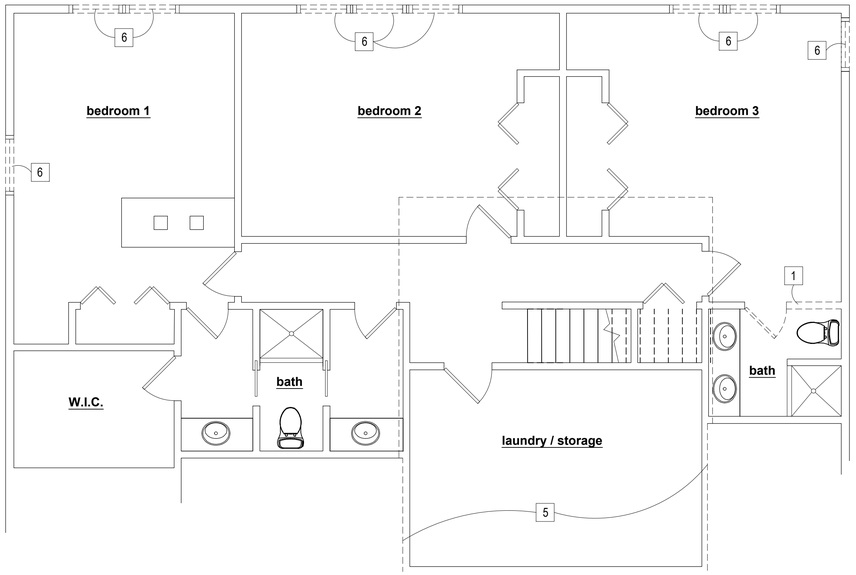

North

1 Second Floor As-built / Demo Plan

1/4" = 1'-0"

Demo Notes

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Remodeling for Hoke Berling Residence

11650 N. Shorecliff Ln. Mequon, WI 53092

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As-built / Demo Second Floor Plan

D1.2

Attachment: Site Plan, Pictures and Plans (10233 : Lauren Hoke)

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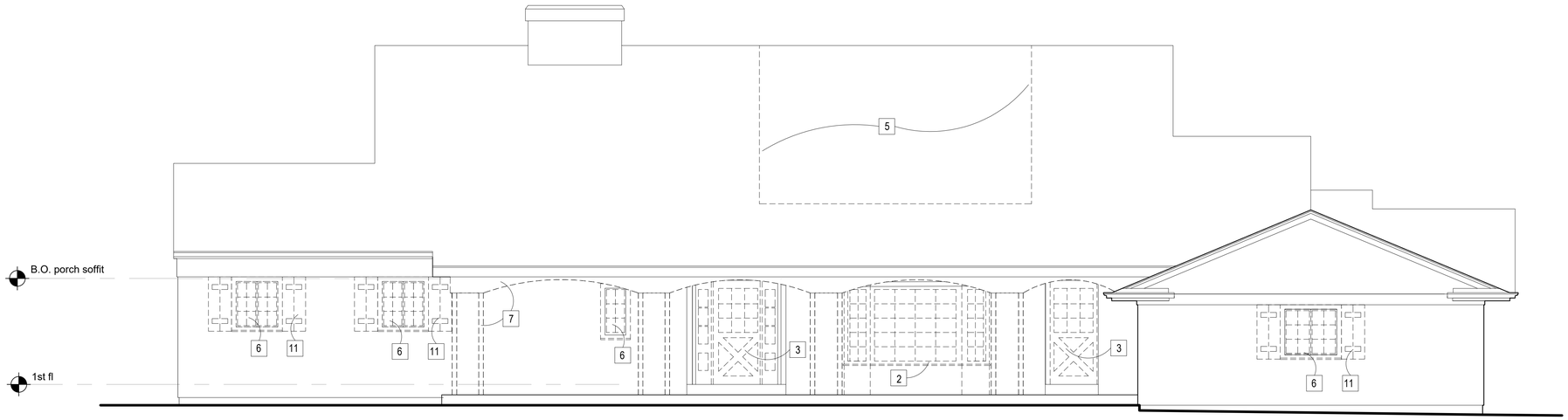

1 As-built West Elevation

1/4" = 1'-0"

Demo Notes

1. remove existing stud wall assembly
2. remove existing bay window and soffit
3. remove existing doors and frames
3a. remove existing doors only - for replacement
4. remove existing plumbing fixtures - cap all connections
5. remove existing roof structure - joists, sheathing and roofing materials
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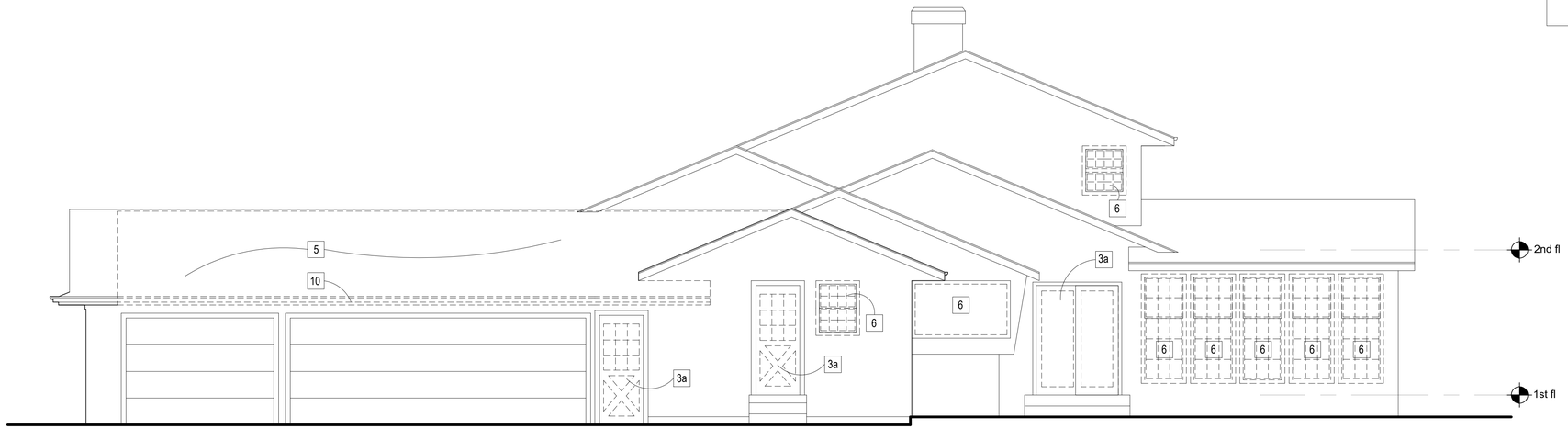

2 As-built South Elevation

1/4"= 1'-0"

Remodelingt for Hoke Berling Residence

11650 N. Shorecliff Ln. Mequon, WI 53092

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As-built/Demo West & South Elevations

D2.0

Attachment: Site Plan, Pictures and Plans (10233 : Lauren Hoke)

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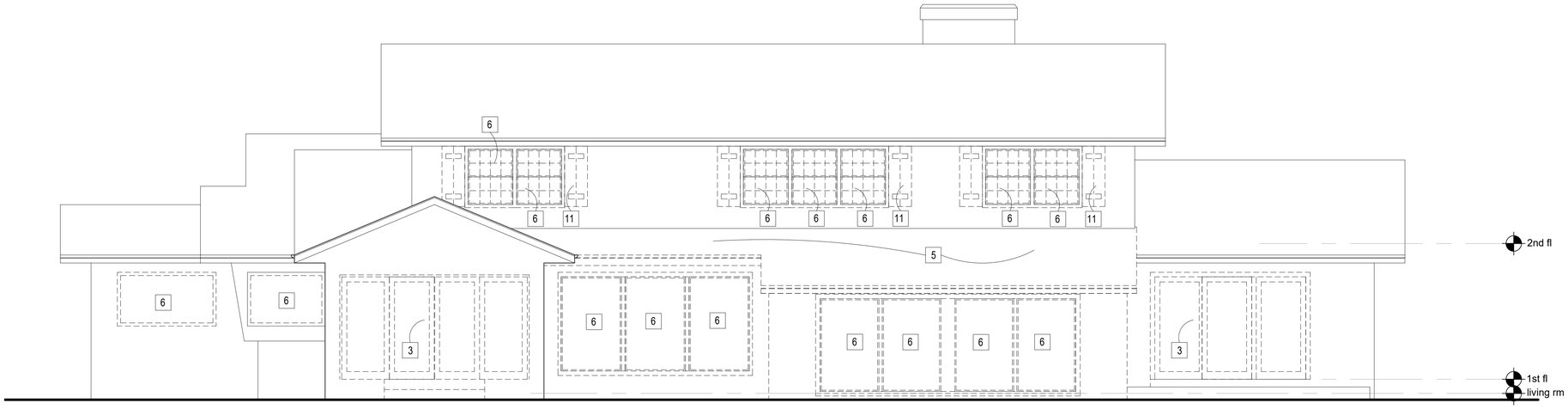

1 As-built East Elevation
1/4" = 1'-0"

Demo Notes

1. remove existing stud wall assembly
2. remove existing bay window and soffit
3. remove existing doors and frames
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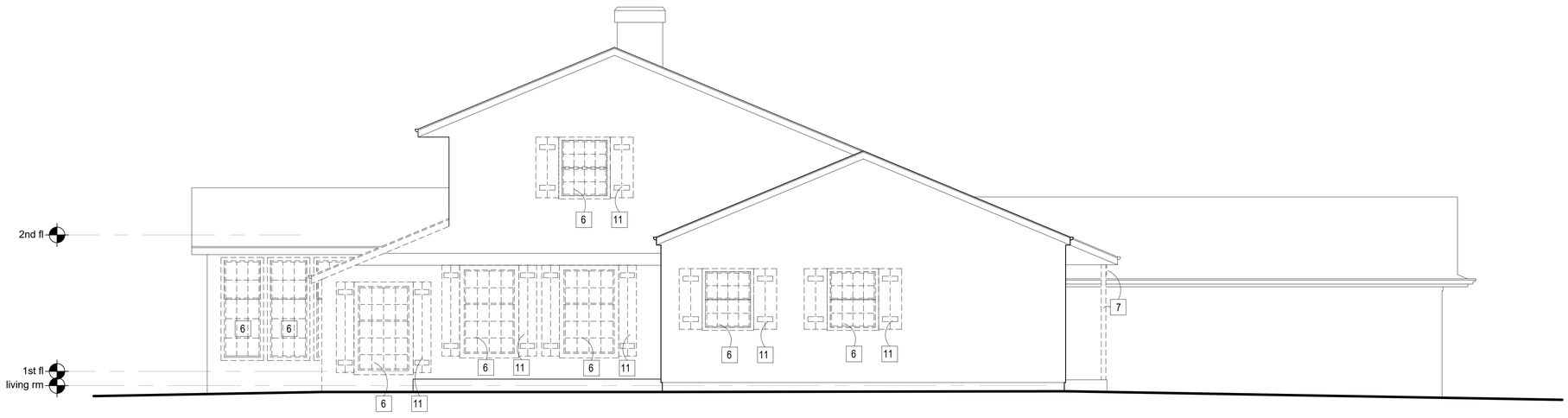

2 As-built North Elevation
1/4"= 1'-0"

Remodeling for Hoke Bertling Residence

11650 N. Shorecliff Ln. Mequon, WI 53092

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As-built/Demo East & North Elevations

D2.1

Attachment: Site Plan, Pictures and Plans (10233 : Lauren Hoke)

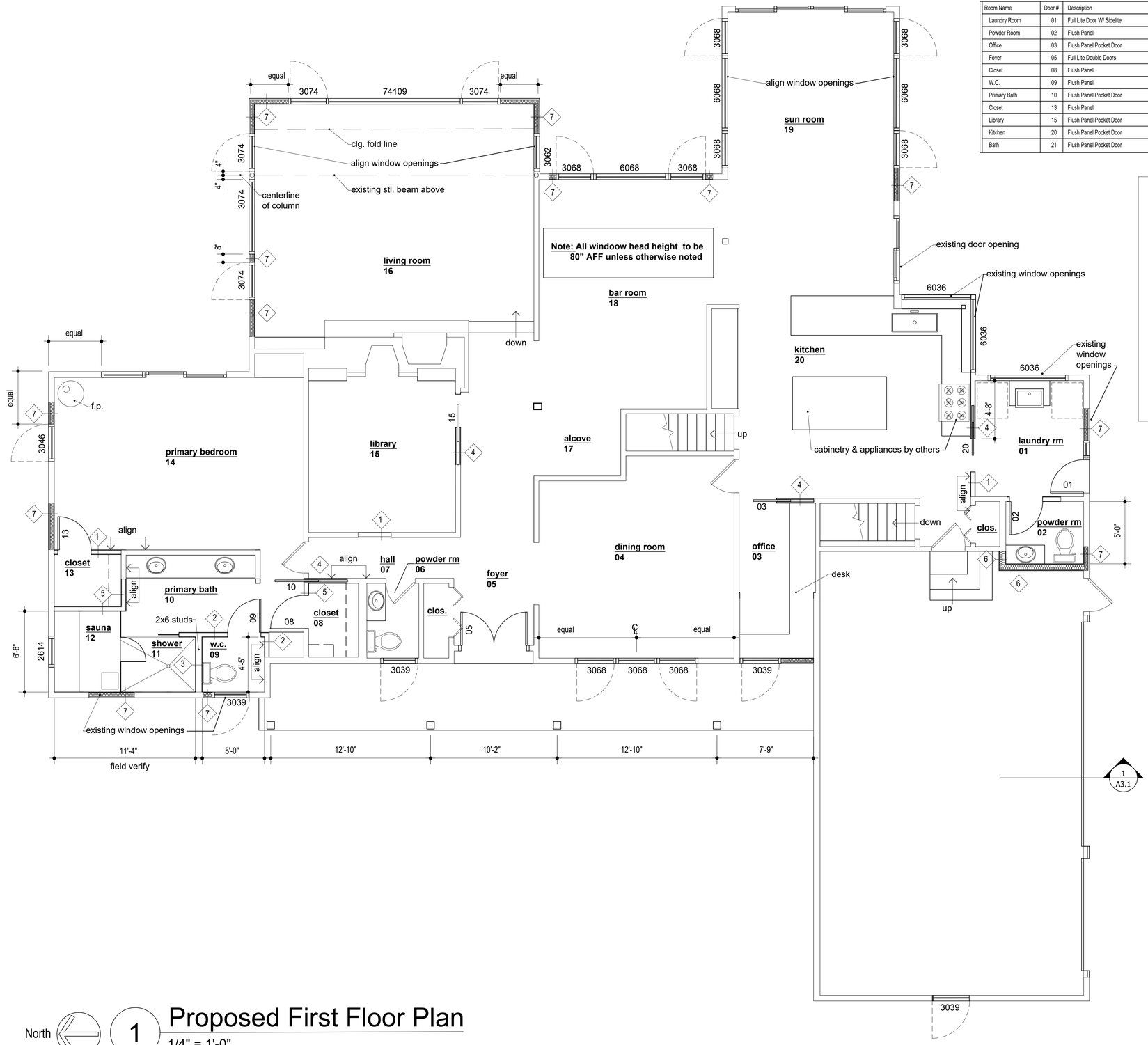
Door and Hardware Schedule

NOTE: ALL DOOR HARDWARE TO MEET OR EXCEED ADA REQUIREMENTS

Room Name	Door #	Description	Swing	Size (WxHxT)	Door Material	Label	Frame Material	Hardware	Hinges	Notes
Laundry Room	01	Full Lite Door W/ Sidelite	L.H.	32" x 80" x 1 3/4"	Insulated Steel	-	Wood	Lock set, Deadbolt	(3) 4" PB	
Powder Room	02	Flush Panel	R.H.	32" x 80" x 1 3/8"	Hollow Core Wood	-	Wood	Lock set	(3) 3 1/2" PB	
Office	03	Flush Panel Pocket Door	-	32" x 80" x 1 3/8"	Hollow Core Wood	-	Wood	Recessed Pulls	-	
Foyer	05	Full Lite Double Doors	L.H./R.H.	32" x 80" x 1 3/4"	Insulated Steel	-	Wood	Lock set, Deadbolt	(3) 4" PB Each	
Closet	08	Flush Panel	L.H.	32" x 80" x 1 3/8"	Hollow Core Wood	-	Wood	Latch Set	(3) 3 1/2" PB	
W.C.	09	Flush Panel	R.H.	32" x 80" x 1 3/8"	Hollow Core Wood	-	Wood	Lock Set	(3) 3 1/2" PB	
Primary Bath	10	Flush Panel Pocket Door	-	42" x 80" x 1 3/8"	Hollow Core Wood	-	Wood	Lock Set	-	
Closet	13	Flush Panel	L.H.	32" x 80" x 1 3/8"	Hollow Core Wood	-	Wood	Latch Set	(3) 3 1/2" PB	
Library	15	Flush Panel Pocket Door	-	32" x 80" x 1 3/8"	Hollow Core Wood	-	Wood	Recessed Pulls	-	
Kitchen	20	Flush Panel Pocket Door	-	32" x 80" x 1 3/8"	Hollow Core Wood	-	Wood	Recessed Pulls	-	
Bath	21	Flush Panel Pocket Door	-	32" x 80" x 1 3/8"	Hollow Core Wood		Wood	Recessed Pulls	-	

Wall Types

1. ½" gyp. bd. each side of 2x4 wd. studs @ 16" O.C.
2. ½"green bd. on vapor barrier both sides on 2x4 wd. stud @ 16" O.C.
3. ½"green bd. on vapor barrier both sides on 2x6 wd. stud @ 16" O.C.
4. ½" gyp. bd. each side on pocket door frame w/ 2x4 wd. studs @ 16" O.C. past pocket door frame as required
5. ½" green bd. on vapor barrier on bathroom side on 2x4 wd. studs @ 16" O.C. on ½" gyp. bd. on closet side
6. ½" green bd. on vapor barrier bathroom side on 6x4 wd. studs @ 16" O.C. on ½" type X gyp. bd. on garage side w/ R-19 batt insulation
7. ½" gyp. bd. on vapor barrier on existing / new wd. studs. @16" O.C. w/ R-19 batt insulation on ½" sheathing on cladding to match existing



North

1 Proposed First Floor Plan

1/4" = 1'-0"

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Mark	Date	Description
-	3-21-25	Municipal review

Remodeling for Hoke Berting Residence

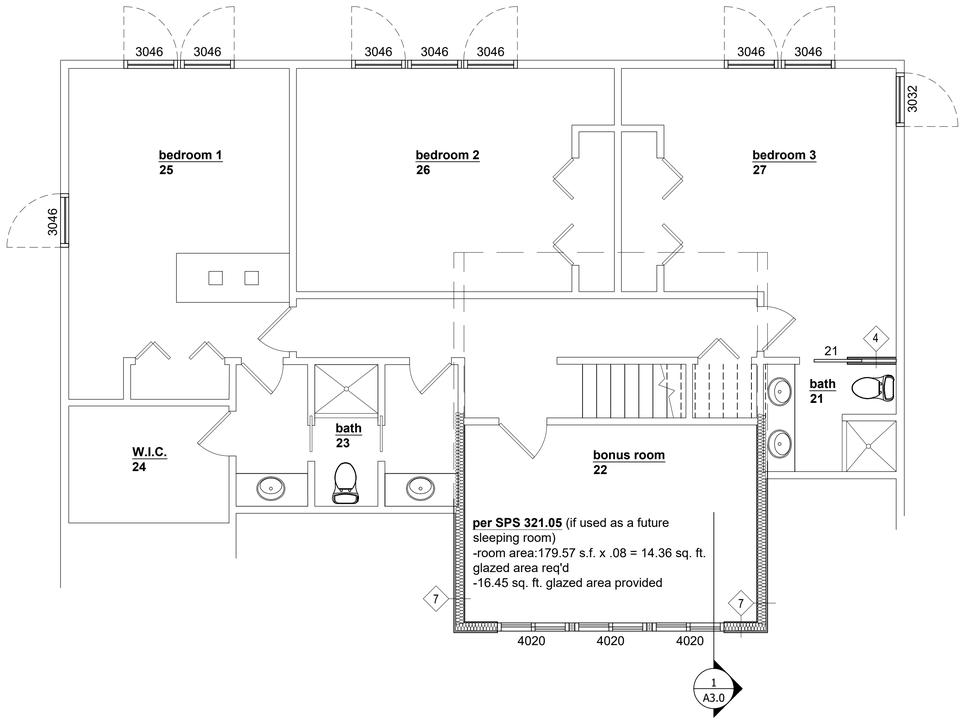
11650 N. Shorecliff Ln. Mequon, WI 53092

DRAWN BY: WF
CHECKED BY: WF
DATE: January 24, 2025
JOB NUMBER: 25002

Proposed First Floor Plan

A1.1

Attachment: Site Plan, Pictures and Plans (10233 : Lauren Hoke)



North

1 Proposed Second Floor Plan

1/4" = 1'-0"

Wall Types

1. ½" gyp. bd. each side of 2x4 wd. studs @ 16" O.C.
2. ½"green bd. on vapor barrier both sides on 2x4 wd. stud @ 16" O.C.
3. ½"green bd. on vapor barrier both sides on 2x6 wd. stud @ 16" O.C.
4. ½" gyp. bd. each side on pocket door frame w/ 2x4 wd. studs @ 16" O.C. past pocket door frame as required
5. ½" green bd. on vapor barrier on bathroom side on 2x4 wd. studs @ 16" O.C. on ½" gyp. bd. on closet side
6. ½" green bd. on vapor barrier bathroom side on 6x4 wd. studs @ 16" O.C. on ½" type X gyp. bd. on garage side w/ R-19 batt insulation
7. ½" gyp. bd. on vapor barrier on existing / new wd. studs. @16" O.C. w/ R-19 batt insulation on ½" sheathing on cladding to match existing

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Remodeling for
Hoke Bertling Residence
11650 N. Shorecliff Ln. Mequon, WI 53092

DRAWN BY: WF
CHECKED BY: WF
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JOB NUMBER: 25002

Proposed
Second
Floor Plan

A1.2

Attachment: Site Plan, Pictures and Plans (10233 : Lauren Hoke)

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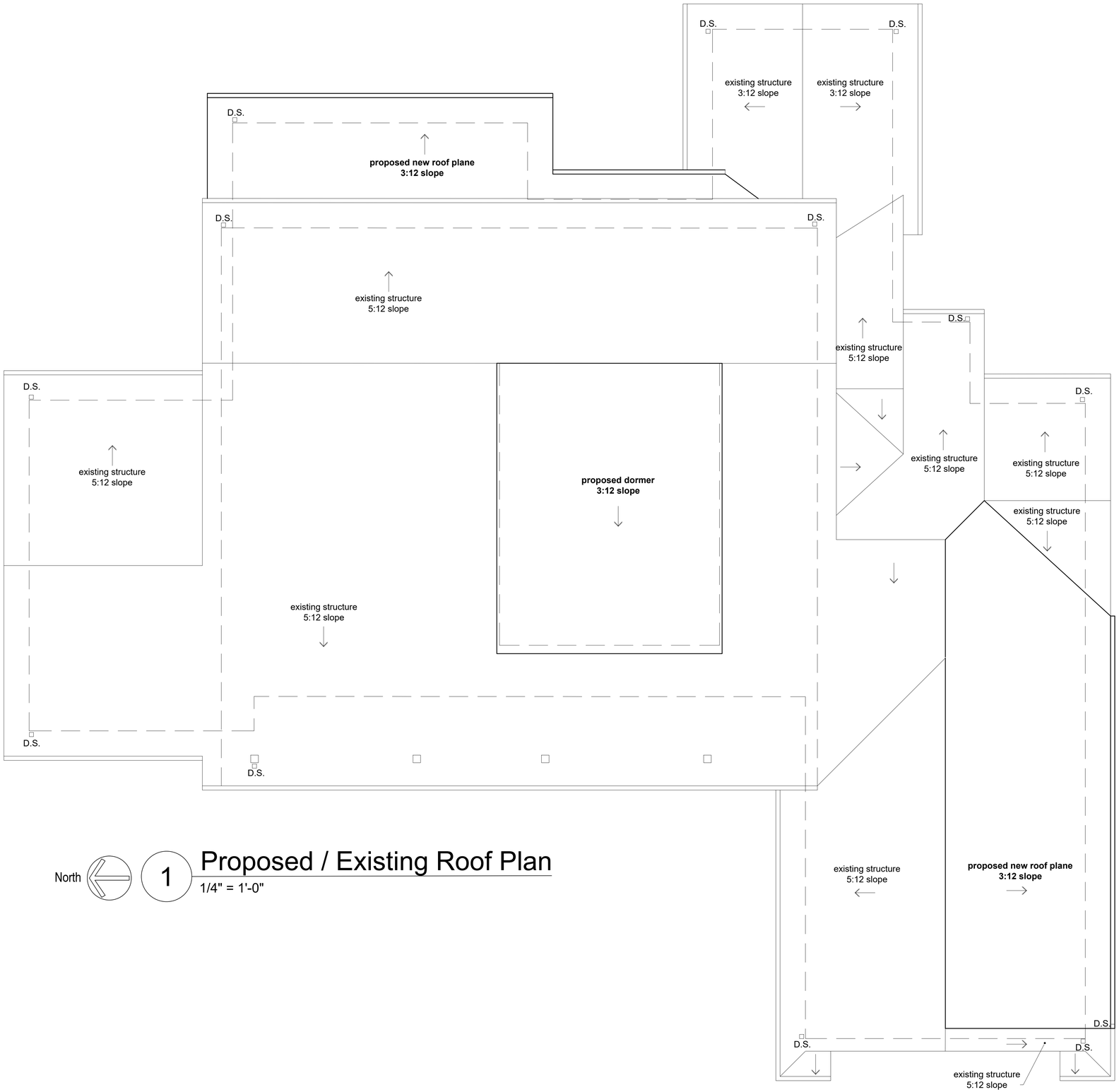

North

1 Proposed / Existing Roof Plan

1/4" = 1'-0"

Remodeling for Hoke Bertling Residence

11650 N. Shorecliff Ln. Mequon, WI 53092

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Proposed / Existing Roof Plan

A1.3

Attachment: Site Plan, Pictures and Plans (10233 : Lauren Hoke)

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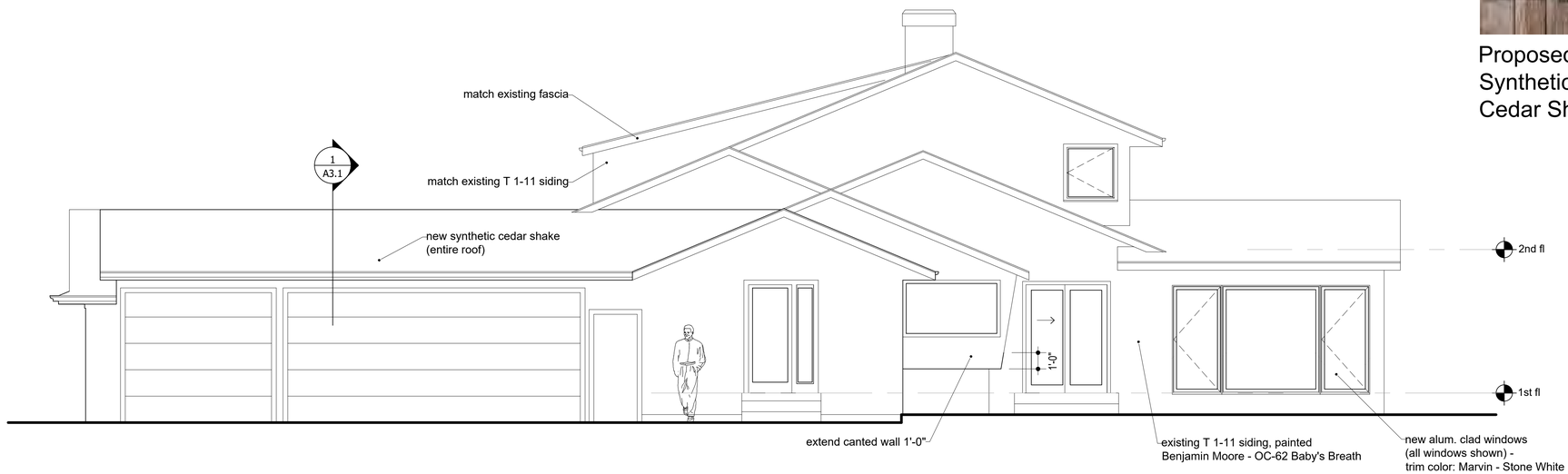
1 Proposed West Elevation

1/4" = 1'-0"



Proposed
Synthetic
Cedar Shake



2 Proposed South Elevation

1/4" = 1'-0"

Window Replacement for Hoke Bertling Residence

11650 N. Shorecliff Ln. Mequon, WI 53092

DRAWN BY: WF
CHECKED BY: WF
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Proposed
West & South
Elevations

A2.0

Attachment: Site Plan, Pictures and Plans (10233 : Lauren Hoke)

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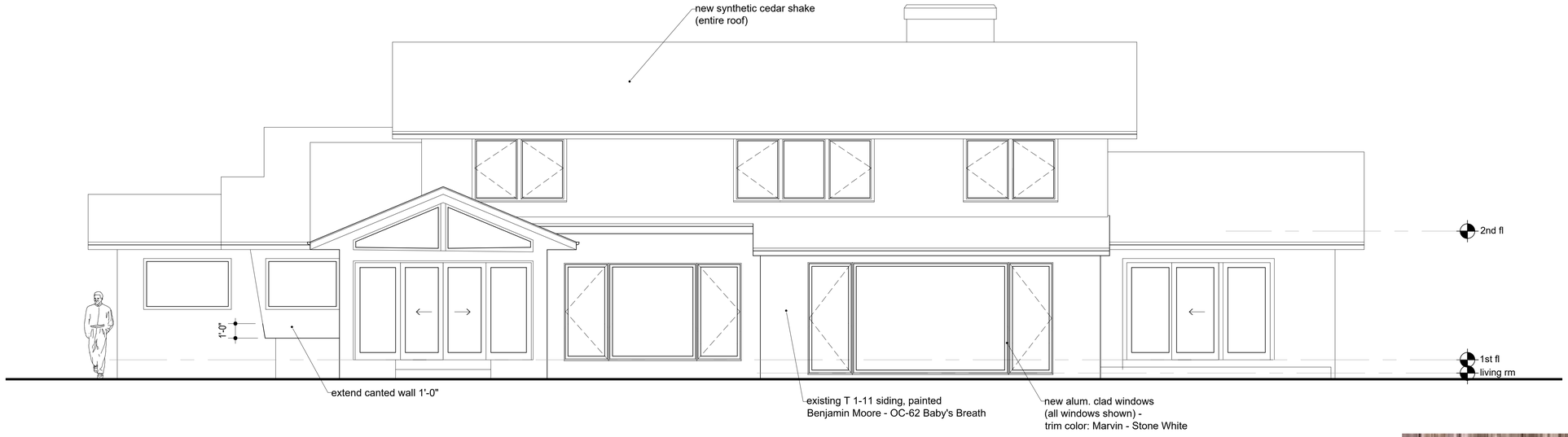
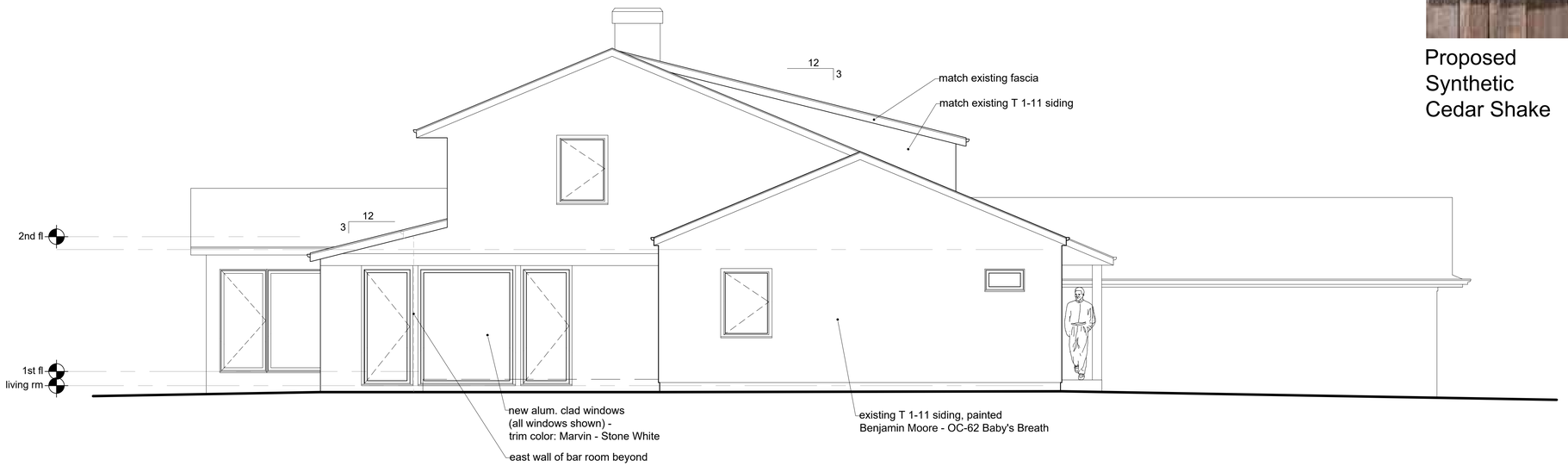


1 Proposed East Elevation
1/4" = 1'-0"



Proposed
Synthetic
Cedar Shake



2 Proposed North Elevation
1/4" = 1'-0"

Window Replacement for Hoke Bertling Residence

11650 N. Shorecliff Ln. Mequon, WI 53092

DRAWN BY: WF
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Proposed
East & North
Elevations

A2.1

Attachment: Site Plan, Pictures and Plans (10233 : Lauren Hoke)

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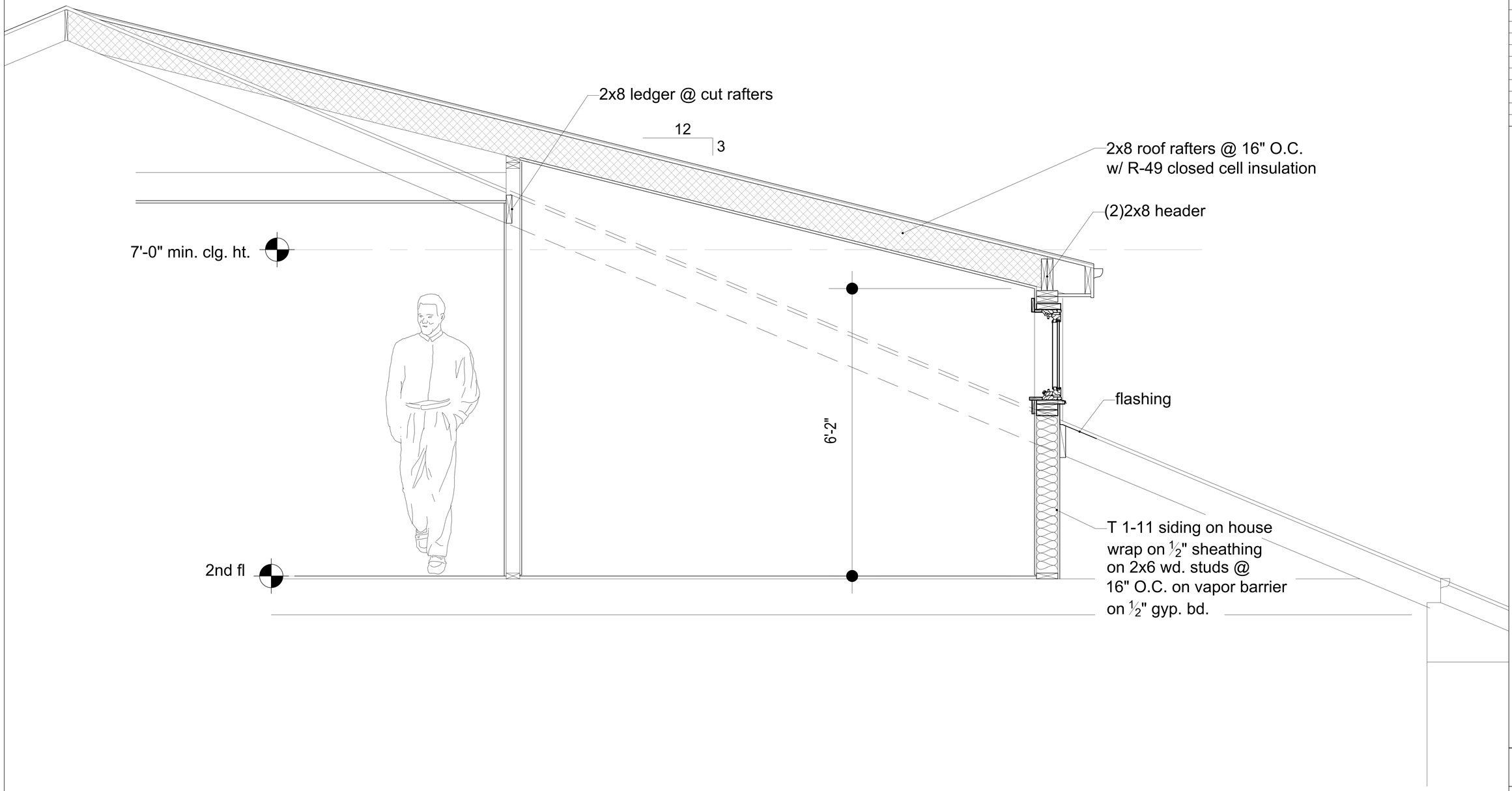

1 Section Looking South
1" = 1'-0"

Remodeling for Hoke Bertling Residence

11650 N. Shorecliff Ln. Mequon, WI 53092

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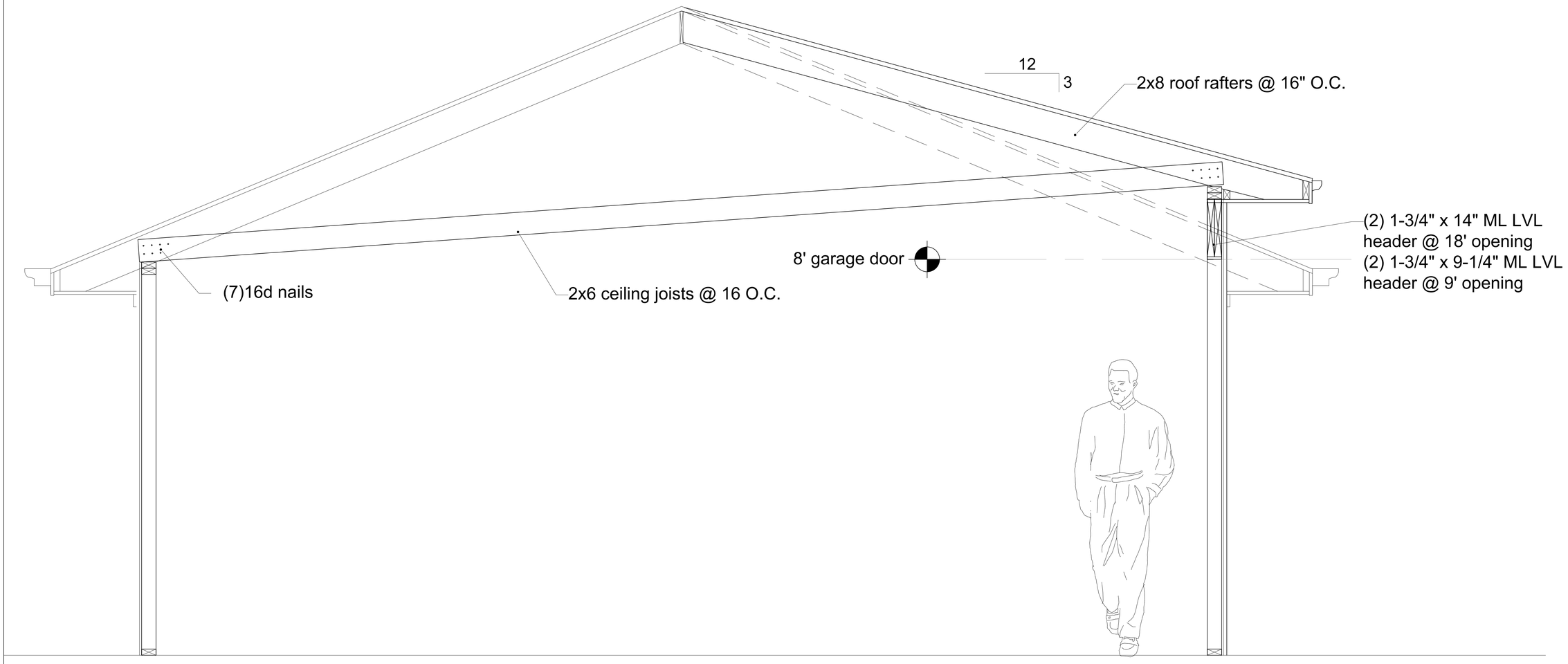
Sections, Details

A3.0

Attachment: Site Plan, Pictures and Plans (10233 : Lauren Hoke)

WILLIAM FELDMAN, R.A.
414.881.1264 PH
WFELDMAN56@GMAIL.COM
7820 N. BOYD WAY
MILWAUKEE, WI 53217

Mark	Date	Description
-	3-21-25	Municipal review



1 Section Looking South
1" = 1'-0"

Remodeling for Hoke Bertling Residence

11650 N. Shorecliff Ln. Mequon, WI 53092

DRAWN BY: WF
CHECKED BY: WF
DATE: January 24, 2025
JOB NUMBER: 25002

Sections, Details

A3.1

Attachment: Site Plan, Pictures and Plans (10233 : Lauren Hoke)

11333 N. Cedarburg Road
Mequon, WI 53092-1930
Phone: 262-242-3100
Fax: 262-242-9655
www.cityofmequonwi.gov
Office of Architectural Board

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **April 14, 2025**
SUBJECT: **Vladislav & Molly Melnikov - New Single-Family Residence & Detached Garage at 10490 N. Pine Tree Circle**

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

Statement of Intent

March 20, 2025

To whom it may concern:

We intend to build a 3,056-square-foot single-family home with a detached garage on the following property: Lot 7 in Eschrich Park, being a subdivision of part of the southeast quarter (1/4) of Section 30, Township 9 North, Range 22 East, in the City of Mequon, Ozaukee County, Wisconsin.

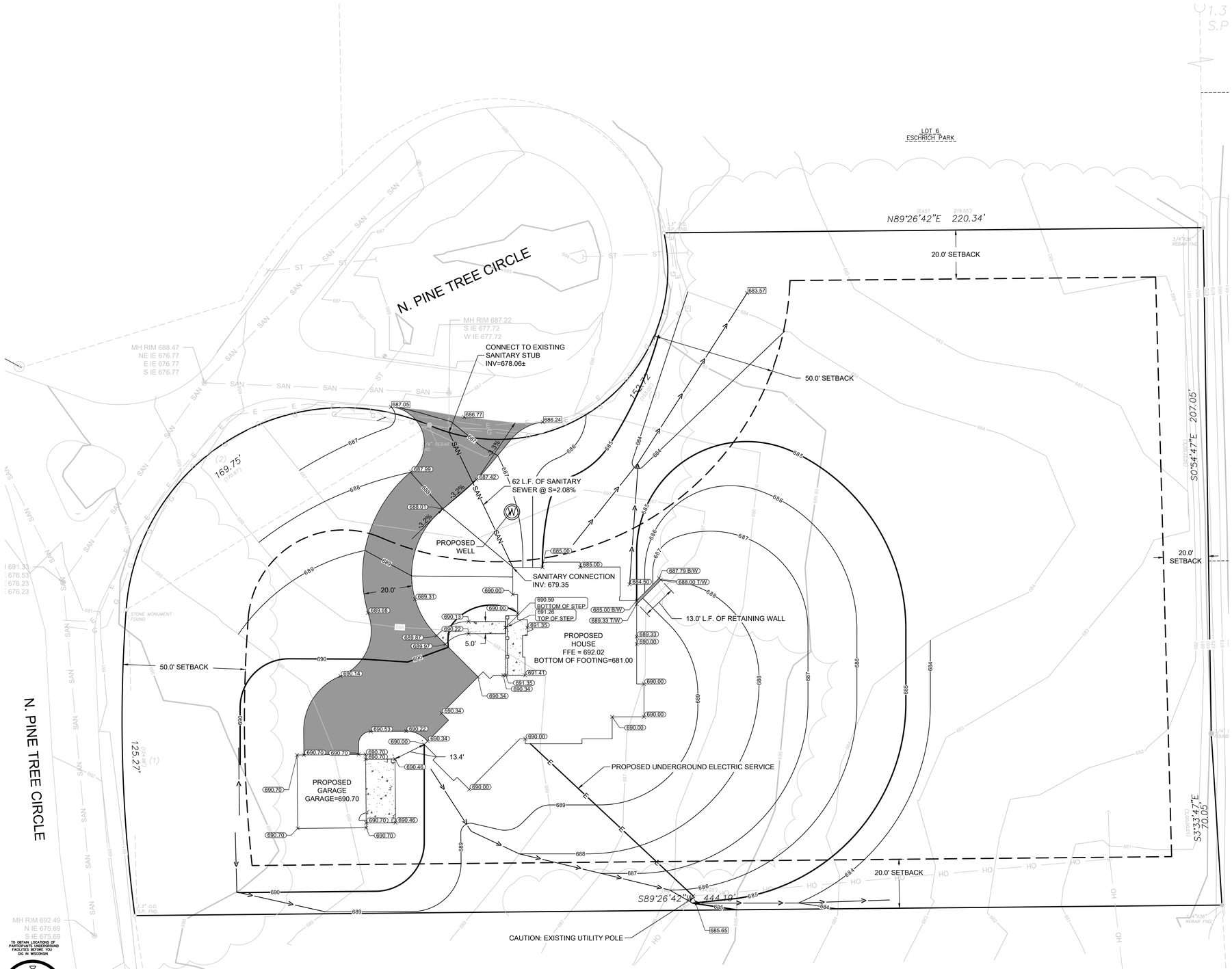
Kindly submitted,



Vladislav & Molly Melnikov
6545 N Pine Shore Drive
Glendale, WI 53209
414-573-6776

Attachment: Statement of Intent (10234 : Vladislav & Molly Melnikov)

2025.03.17



LEGEND:

- CONCRETE WALK
- ASPHALT SURFACE
- 5 — EXISTING CONTOUR
- 5 — PROPOSED CONTOUR
- 100.00 — PROPOSED SURFACE SPOT GRADE
- 100.00 T/W, 100.00 B/W — PROPOSED TOP OF WALL AT FINISHED GRADE, PROPOSED BOTTOM OF WALL AT FINISHED GRADE
- 100.00 — EXISTING SURFACE SPOT GRADE (MATCH)
- PROPOSED SWALE

GRAPHIC SCALE
0 20 40

TO OBTAIN LOCATIONS OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

WIS STATUTE 182.0175(1974) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

MILW. AREA 259-1181

THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.

THE SIGMA GROUP
Single Source. Sound Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

VLAD & MOLLY MELNIKOV
10490 N. PINE TREE CIRCLE
MEQUON, WI

GRADING PLAN

ISSUANCE	DATE

NO.	REVISION	DATE

PROJECT NO:	23240
DESIGN DATE:	3/14/2025
PLOT DATE:	2025.03.17
DRAWN BY:	MRG
CHECKED BY:	PJI
APPROVED BY:	PJI

SHEET NO:
C100

MGARNER
C100
23240

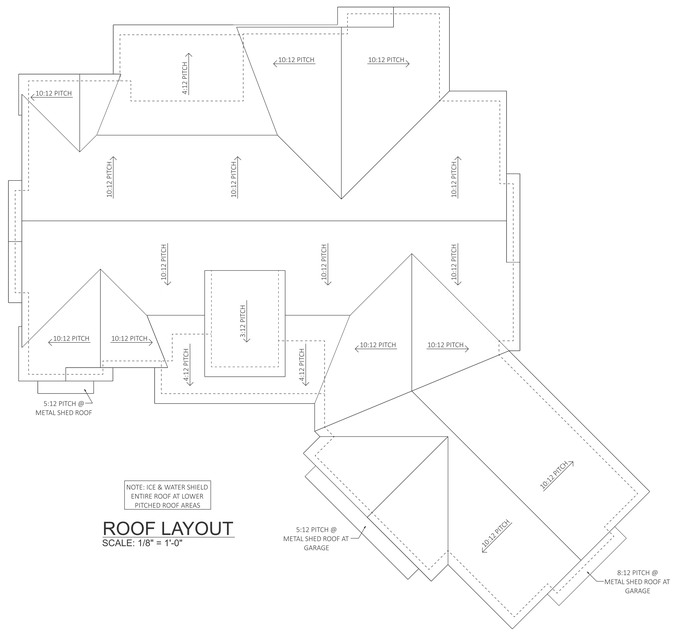
I:\Melnikov, Vlad & Molly\23240 - Property Survey\060 CAD\030_Production Sheets\100_Civil\23240 Grading Plan.dwg

Attachment: Site Plan (10234 : Vladislav & Molly Melnikov)

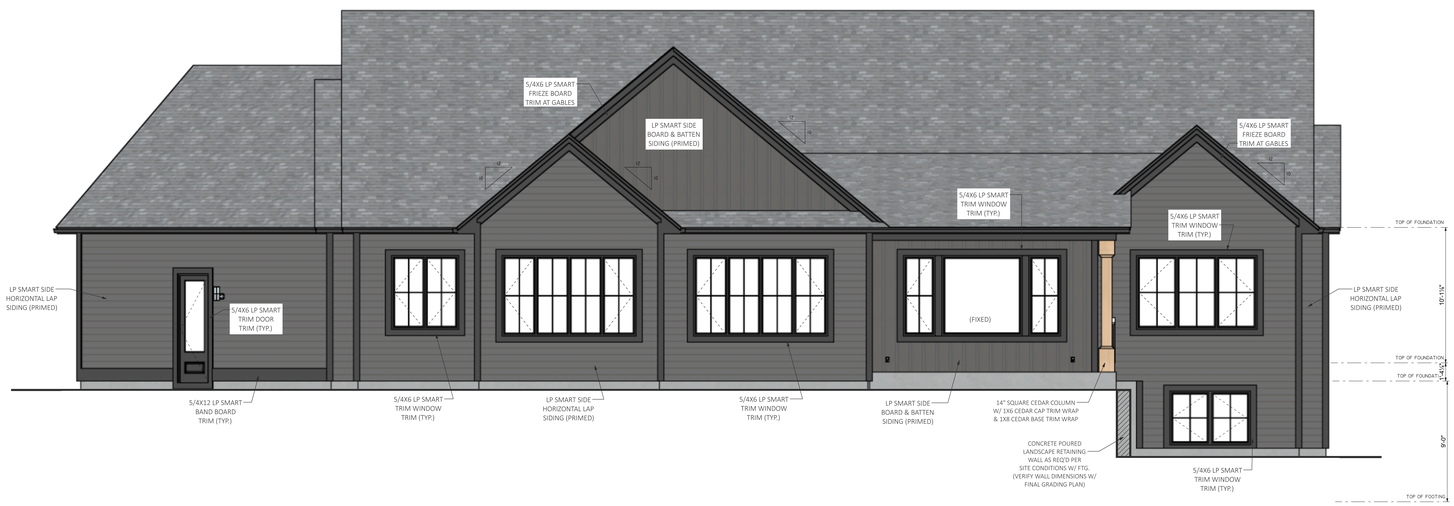
SQUARE FOOTAGE:
MAIN FLOOR: 3,056 SQUARE FEET
GARAGE: 1,215 SQUARE FEET
REAR COVERED PORCH: 177 SQUARE FEET
FRONT COVERED PORCH: 185 SQUARE FEET
FOUNDATION (INTERIOR): 2,829 SQUARE FEET



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



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



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

CONTRACT PLANS ONLY VALID IF SIGNED OR NOTED!

SIGNED:_____DATED:_____

FINAL PLANS ONLY FINAL IF SIGNED OR NOTED!

SIGNED:_____DATED:_____

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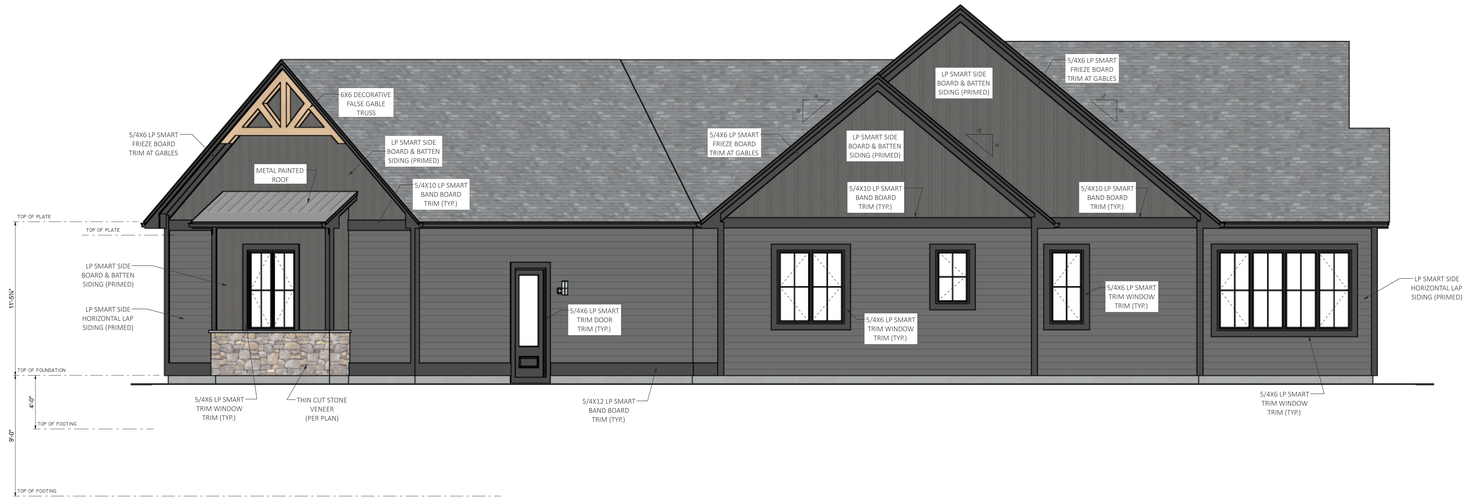
REVISIONS

Vlad & Molly Melnikov
10490 N. Pine Tree Circle
Mequon, WI. 53092, ,

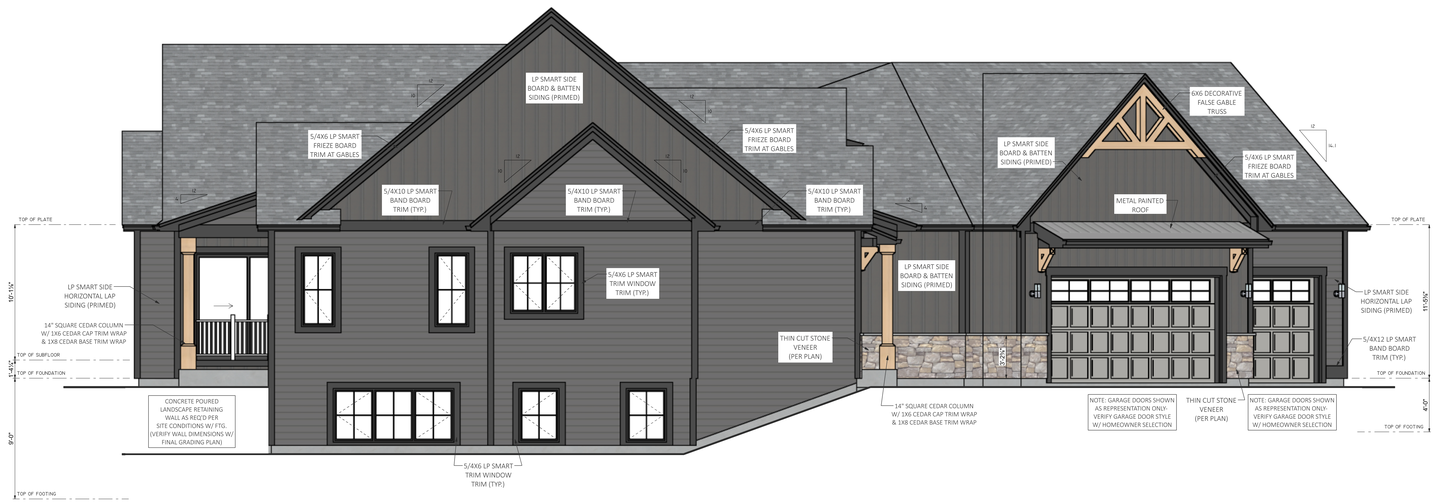
SCALE: As Noted
DRAWN BY:
DATE: 03.19.2025

1/5

Attachment: Plans (10224 : Vladislav & Molly Melnikov)



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



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

CONTRACT PLANS ONLY VALID IF SIGNED OR NOTED!

SIGNED:_____DATED:_____

FINAL PLANS ONLY FINAL IF SIGNED OR NOTED!

SIGNED:_____DATED:_____

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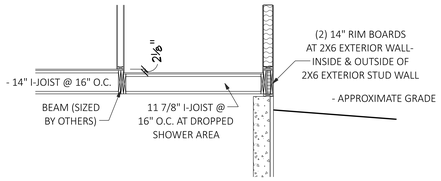
REVISIONS

Vlad & Molly Melnikov
10490 N. Pine Tree Circle
Mequon, WI. 53092, ,

SCALE: 1/4" = 1'-0"
DRAWN BY:
DATE: 03.19.2025

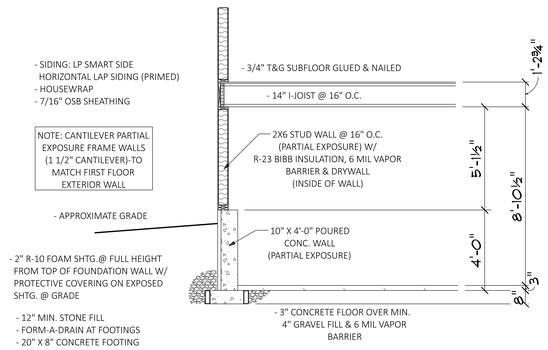
2/5

Attachment: Plans (10234 : Vladislav & Molly Melnikov)



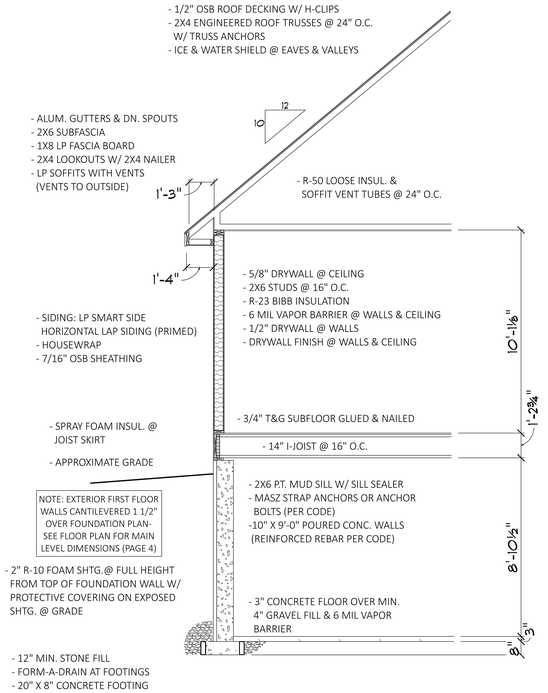
DROPPED SHOWER FLOOR DETAIL

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



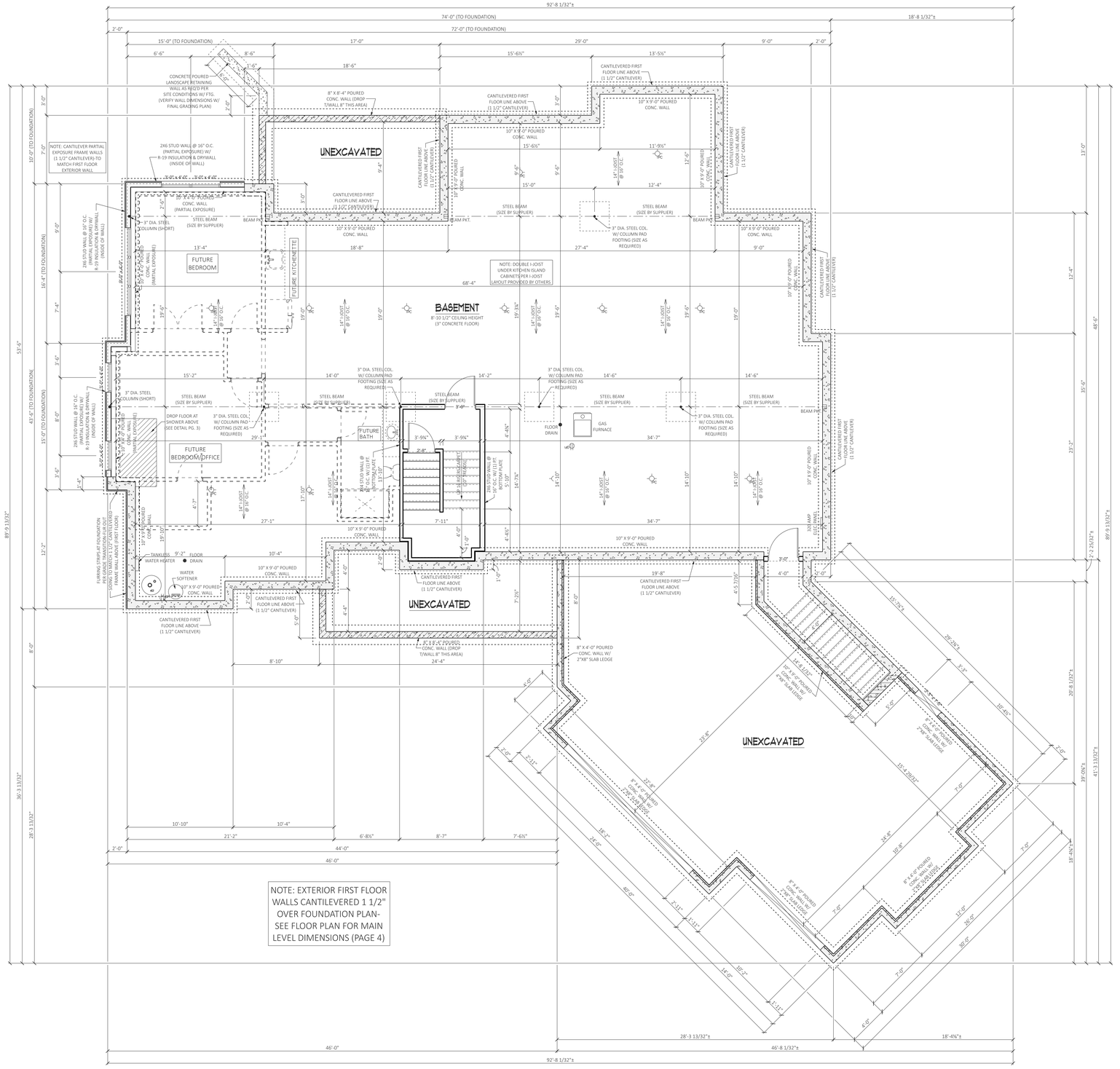
PARTIAL EXPOSURE SECTION

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



TYPICAL WALL SECTION

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



FOUNDATION PLAN

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

CONTRACT PLANS ONLY VALID IF SIGNED OR NOTED!

SIGNED:_____DATED:_____

FINAL PLANS ONLY FINAL IF SIGNED OR NOTED!

SIGNED:_____DATED:_____

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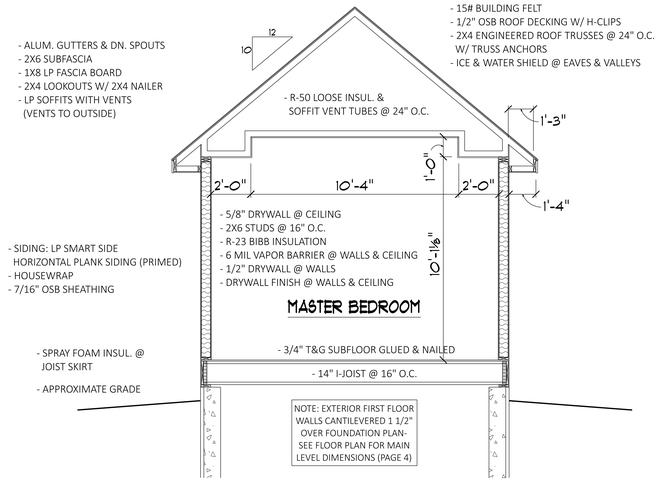
REVISIONS

Vlad & Molly Melnikov
10490 N. Pine Tree Circle
Mequon, WI. 53092, ,

SCALE: As Noted
DRAWN BY:
DATE: 03.19.2025

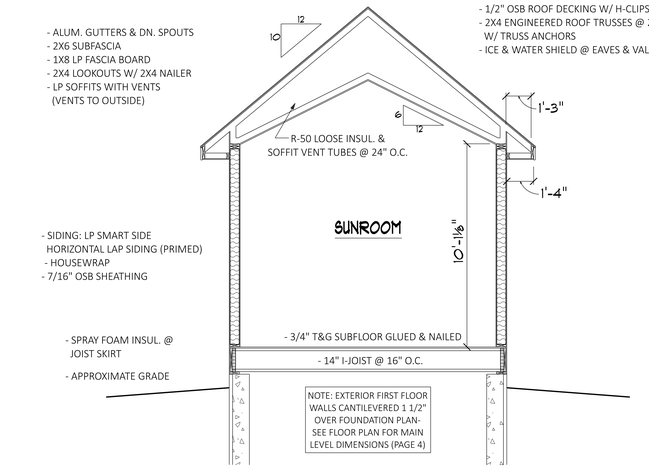
3/5

Attachment: Plans (10234 : Vladislav & Molly Melnikov)



MASTER BEDROOM SECTION

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



SUNROOM CROSS SECTION

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

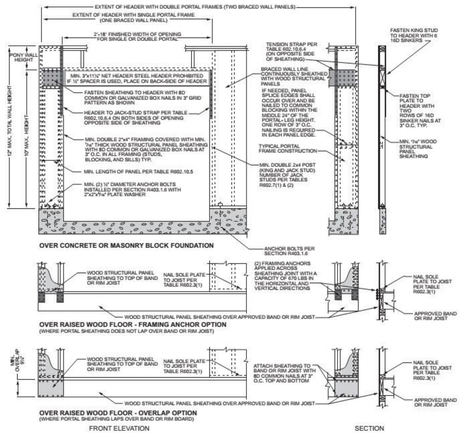
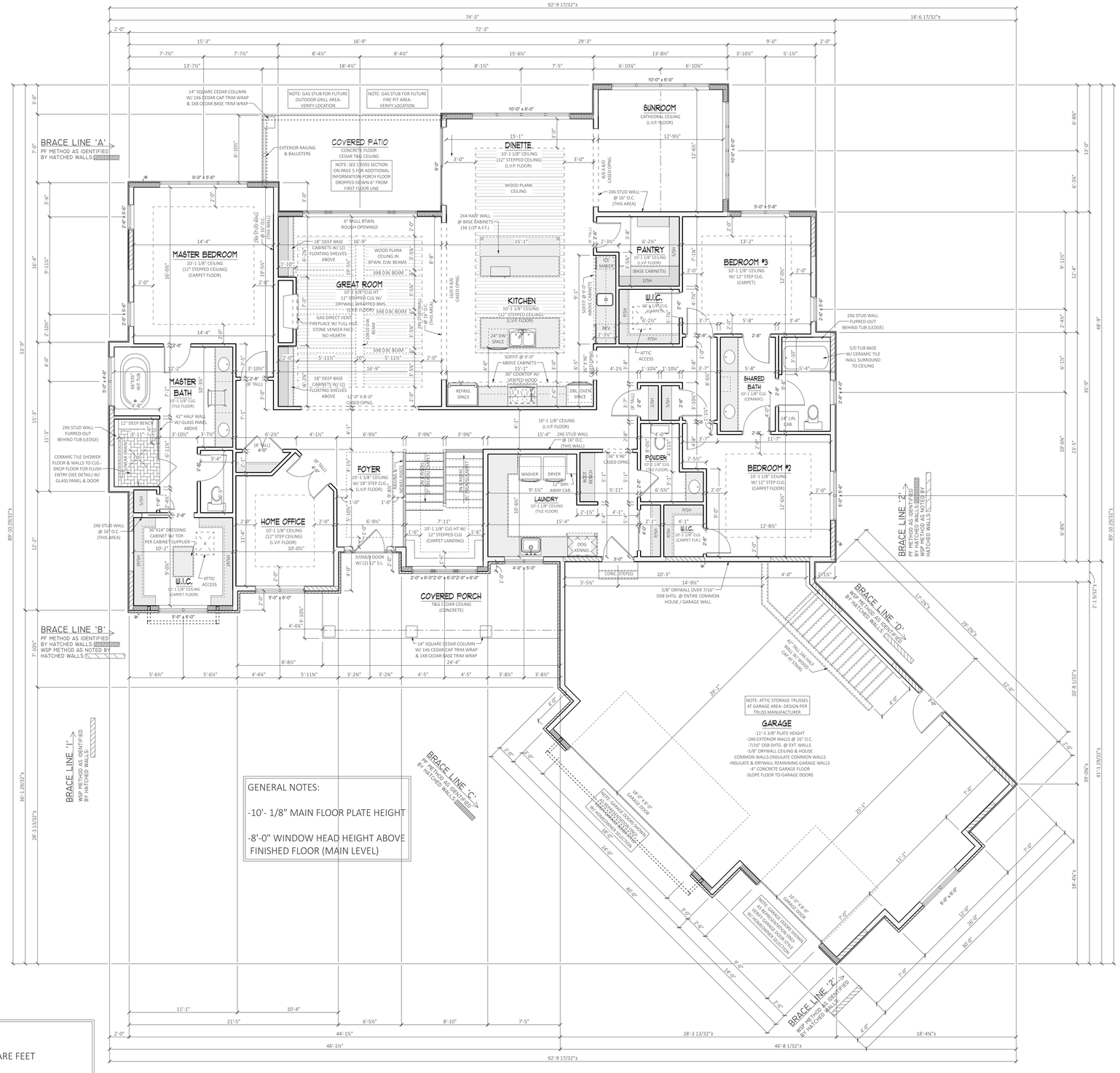


FIGURE 321.25]A
METHOD PF] PORTAL FRAME BRACE CONSTRUCTION



GENERAL NOTES:

-10'- 1/8" MAIN FLOOR PLATE HEIGHT

-8'-0" WINDOW HEAD HEIGHT ABOVE FINISHED FLOOR (MAIN LEVEL)

SQUARE FOOTAGE:

MAIN FLOOR: 3,056 SQUARE FEET

GARAGE: 1,215 SQUARE FEET

REAR COVERED PORCH: 177 SQUARE FEET

FRONT COVERED PORCH: 185 SQUARE FEET

FOUNDATION (INTERIOR): 2,829 SQUARE FEET

MAIN FLOOR PLAN

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

CONTRACT PLANS: ONLY VALID IF SIGNED OR NOTED!

SIGNED:_____DATED:_____

FINAL PLANS ONLY FINAL IF SIGNED OR NOTED!

SIGNED:_____DATED:_____

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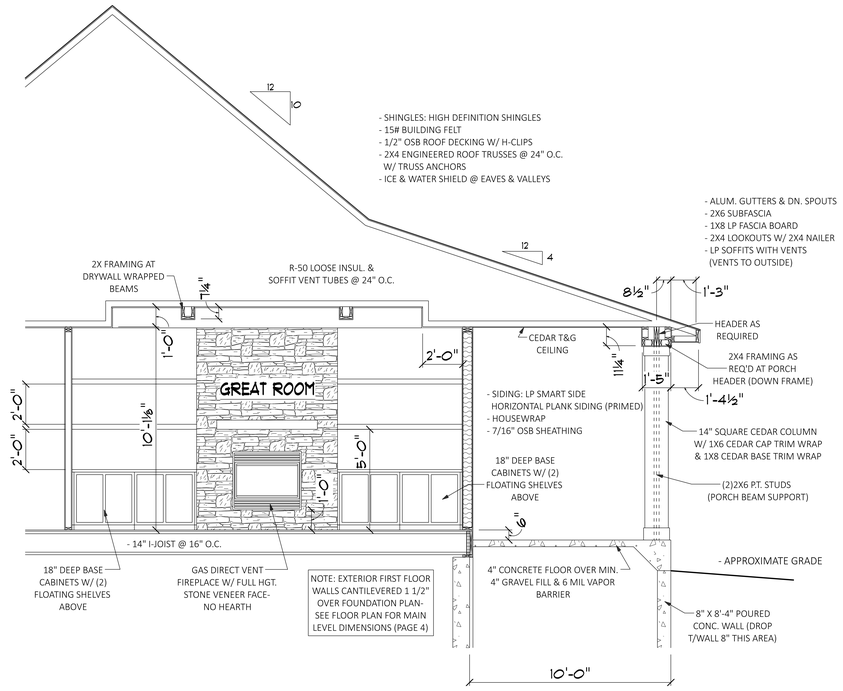
REVISIONS

Vlad & Molly Melnikov
10490 N. Pine Tree Circle
Mequon, WI. 53092, ,

SCALE: As Noted
DRAWN BY:
DATE: 03.19.2025

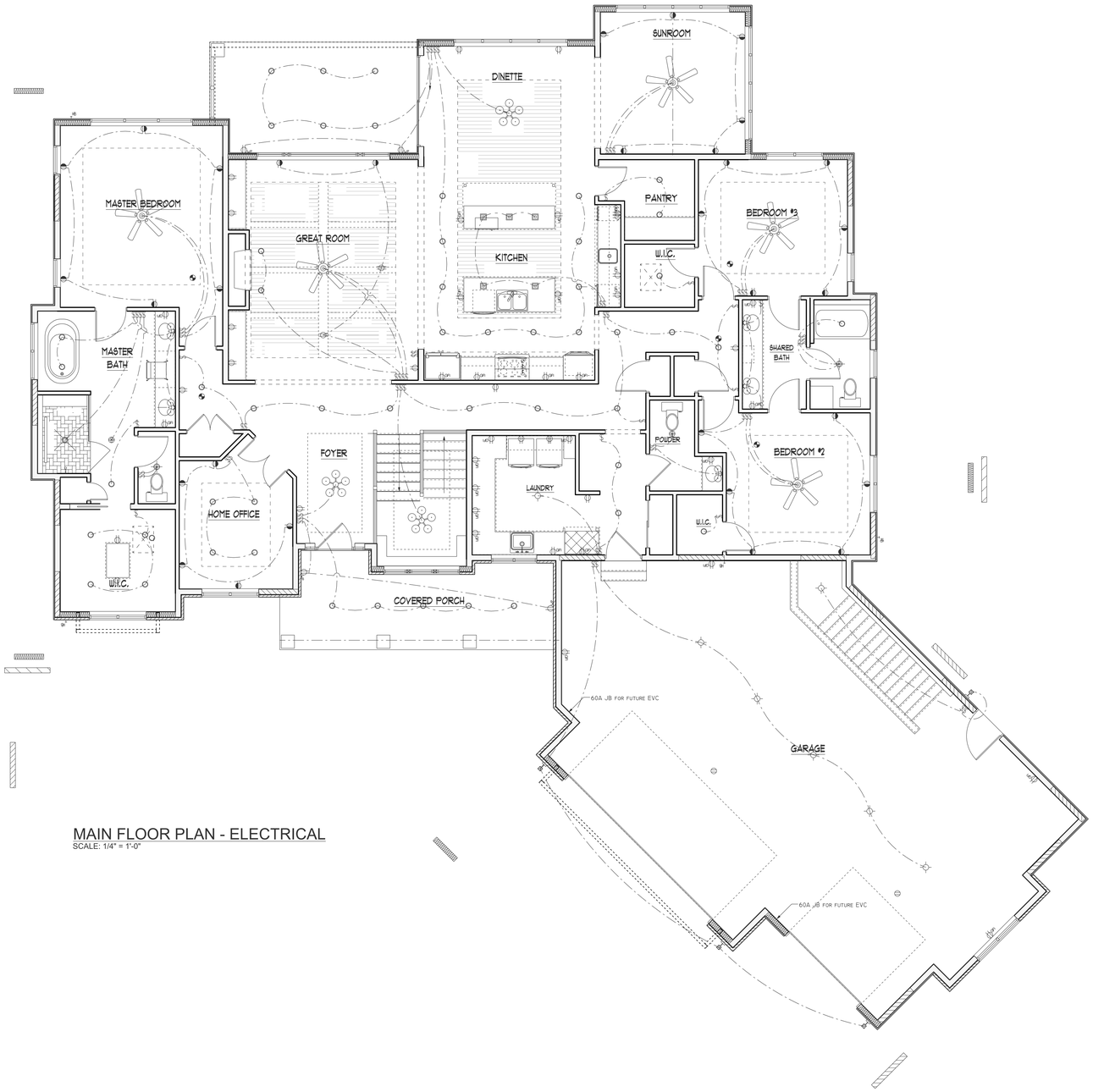
4
5

Attachment: Plans (10234 : Vladislav & Molly Melnikov)



GREAT ROOM CROSS SECTION

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



MAIN FLOOR PLAN - ELECTRICAL

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

CONTRACT PLANS: ONLY VALID IF SIGNED OR NOTED!

SIGNED:_____DATED:_____

FINAL PLANS: ONLY FINAL IF SIGNED OR NOTED!

SIGNED:_____DATED:_____

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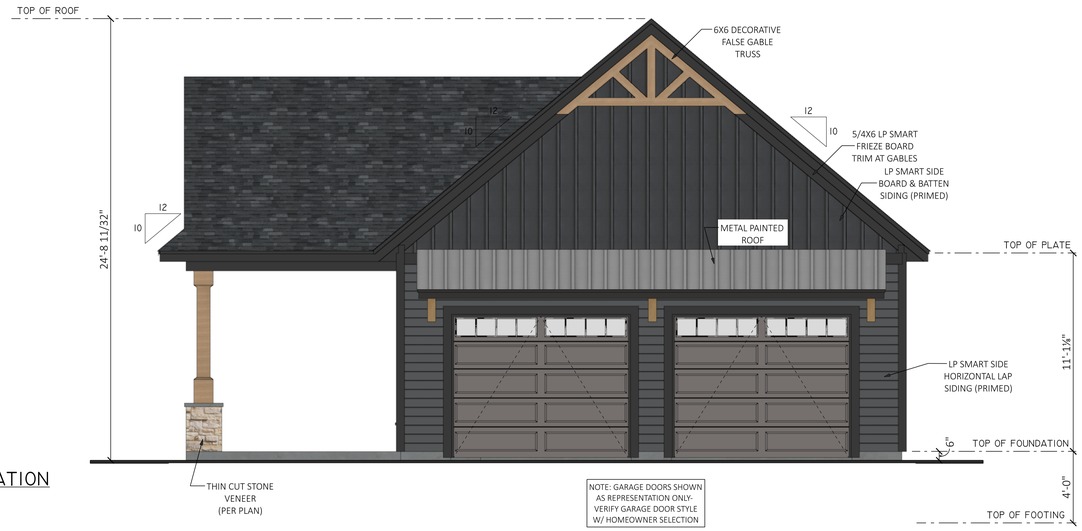
REVISIONS

Vlad & Molly Melnikov
10490 N. Pine Tree Circle
Mequon, WI. 53092, ,

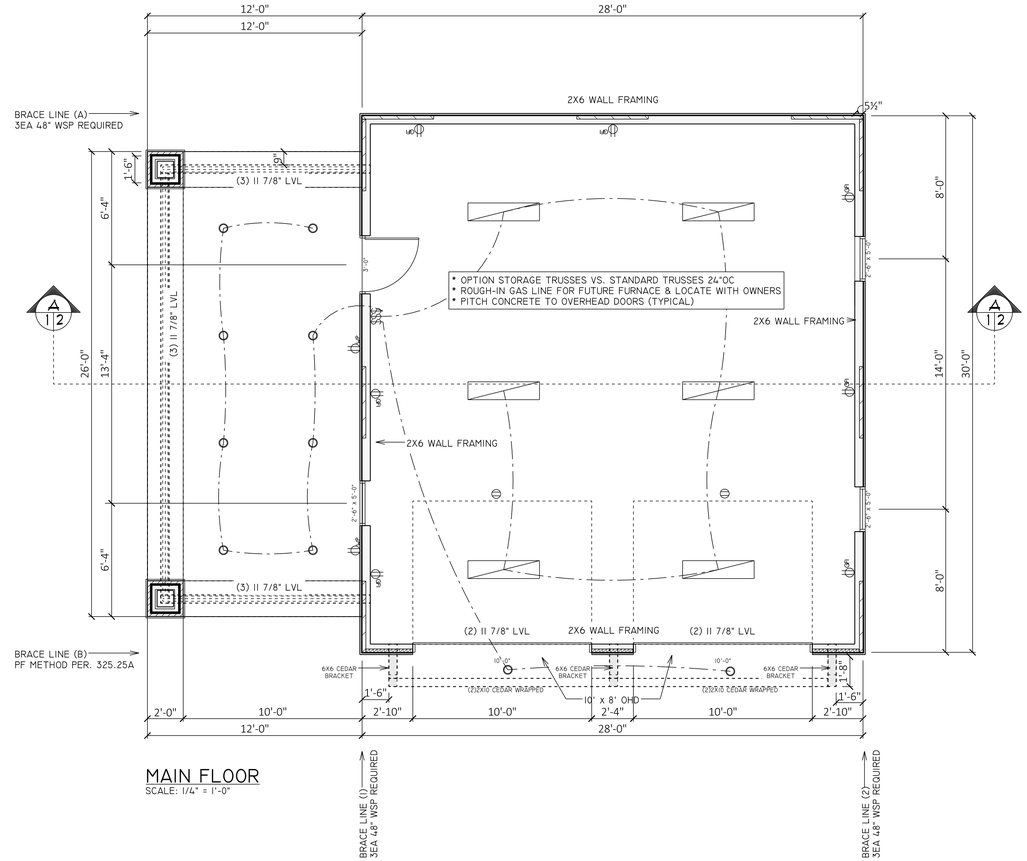
SCALE: As Noted
DRAWN BY:
DATE: 03.19.2025

5 / 5

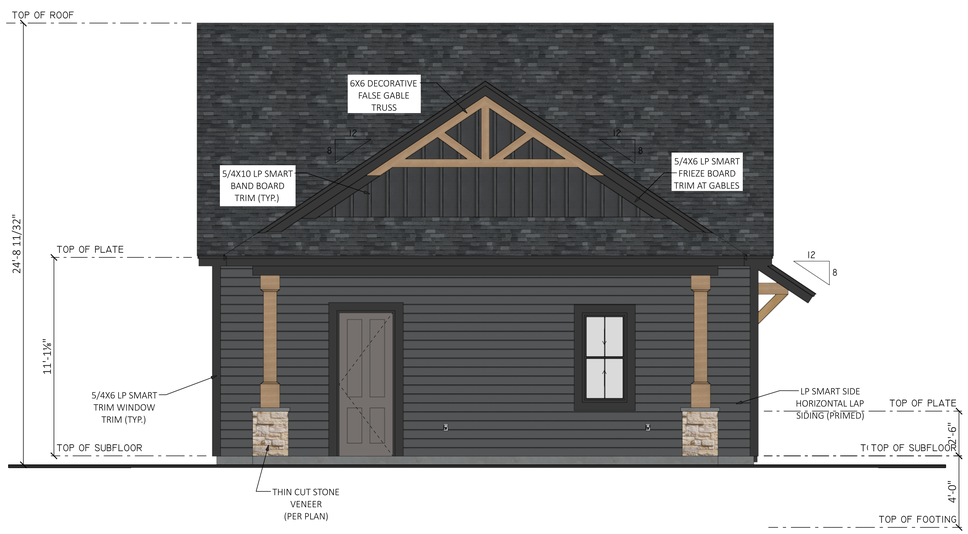
Attachment: Plans (10234 : Vladislav & Molly Melnikov)



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



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



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

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REVISIONS

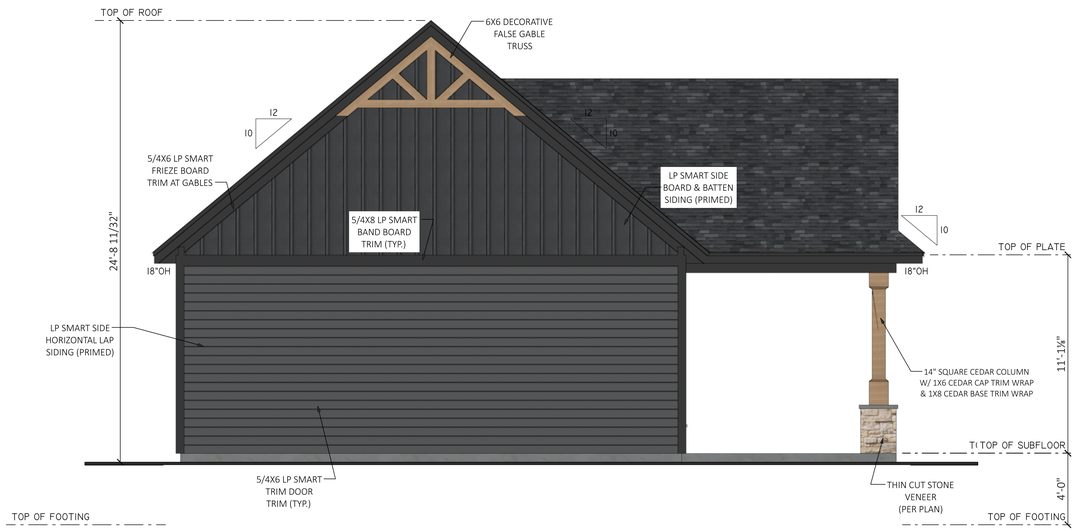
Melnikov Detached Garage

10490 N. Pine Tree Circle, Mequon, WI

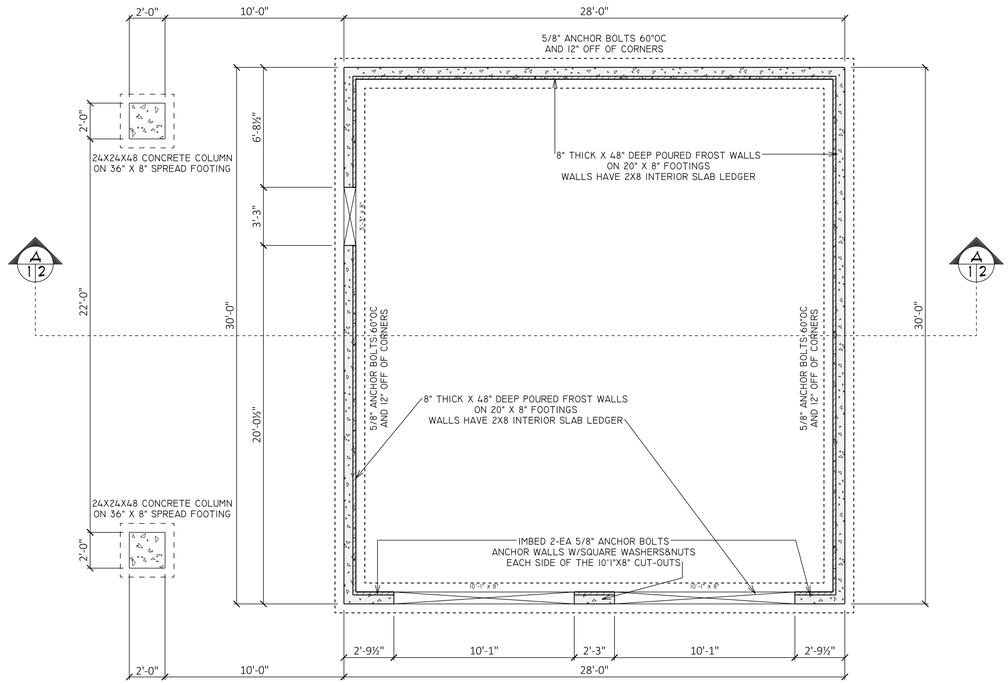
SCALE: 1/4" = 1'-0"
DRAWN BY:
DATE: 03.17.2025

1/2

Attachment: Detached Garage (10234 : Vladislav & Molly Melnikov)



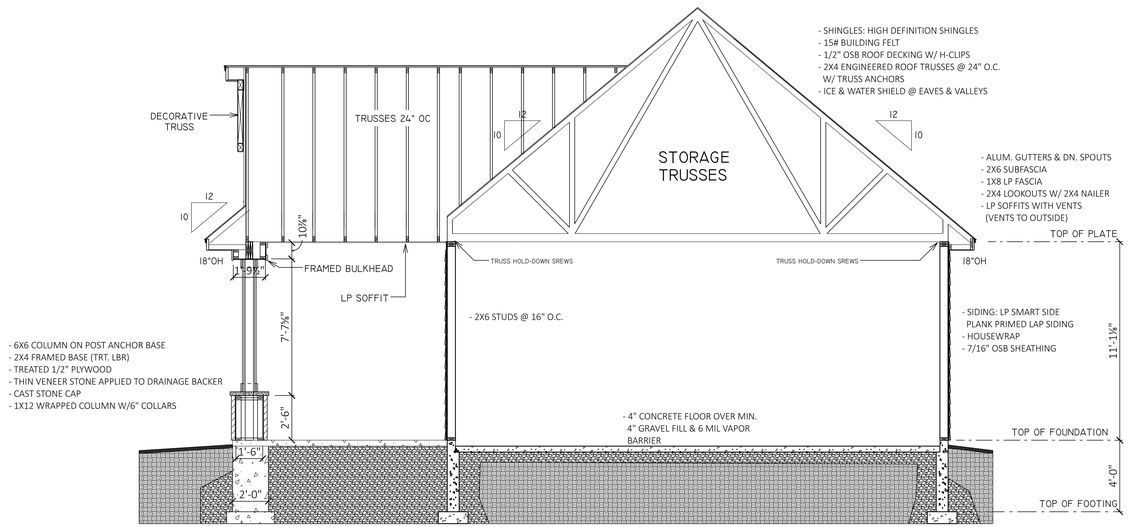
REAR ELEVATION
SCALE: 1/4" = 1'-0"



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



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



A 1 2 CROSS SECTION A
SCALE: 1/4" = 1'-0"

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REVISIONS

Melnikov Detached Garage
10490 N. Pine Tree Circle, Mequon, WI

SCALE: 1/4" = 1'-0"
DRAWN BY:
DATE: 03.17.2025

2
2

Attachment: Detached Garage (10234 : Vladislav & Molly Melnikov)

11333 N. Cedarburg Road
Mequon, WI 53092-1930
Phone: 262-242-3100
Fax: 262-242-9655
www.cityofmequonwi.gov
Office of Architectural Board

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **April 14, 2025**
SUBJECT: **Eastbrook Drive LLC - New Single-Family Side by Side Condominiums and Detached Garage at 11405-11433 W. Eastbrook Drive**

Attachments:
Mequon Survey (PDF)
Pictures zip (PDF)
Site Survey & Plans (PDF)
Detached Garage Plans (PDF)

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

LEGAL DESCRIPTION:

AS DESCRIBED IN KNIGHT BARRY TITLE GROUP COMMITMENT FILE NUMBER 865852 WITH AN EFFECTIVE DATE OF FEBRUARY 9, 2017.

That part of Parcel 1 of Certified Survey Map No. 1989, being a redivision of Parcel 1 of Certified Survey Map recorded as Document No. 259914, in Volume 2, Page 533, a part of the Northeast (NE) 1/4 and the Southeast (SE) 1/4 of Section 19, and lands in the the Southeast (SE) 1/4 of the Northeast (NE) 1/4 of Section 19, Township 9 North, Range 22 East, in the City of Mequon, Ozaukee County, Wisconsin, which is bounded and described as follows: Commencing at the Northeast corner of said Parcel 1; thence South 00 degrees 50 minutes West 50.01 feet to the point of beginning of the land to be described; thence continuing South 00 degrees 1 minute 50 seconds West 283.25 feet to a point; thence South 00 degrees 02 minutes 57 seconds East 105.92 feet to the Southeast corner of said Parcel 1; thence North 89 degrees 11 minutes 09 seconds West 295.61 feet to a point; thence Southwesterly 103.38 feet along the arc of a curve whose center lines to the Northwest whose radius is 236.50 feet and whose chord bears South 29 degrees 26 minutes 57 seconds West 102.56 feet to a point; thence Westerly 218.12 feet along the arc of a curve whose center lies to the North whose radius is 165.00 feet and whose chord bears South 79 degrees 50 minutes 33 seconds West 202.58 feet to the Southwest corner of said Parcel 1; thence North 12 degrees 18 minutes 54 seconds West 241.57 feet to a point; thence North 00 degrees 04 minutes 13 seconds West 282.47 feet to a point; thence South 89 degrees 11 minutes 16 seconds East 597.40 feet to the point of beginning. Less and Except lands conveyed in Warranty Deed, dated February 17, 2006, and recorded April 24, 2006, as Document No. 840212.

Tax Key Number: 15-019-04-011.00

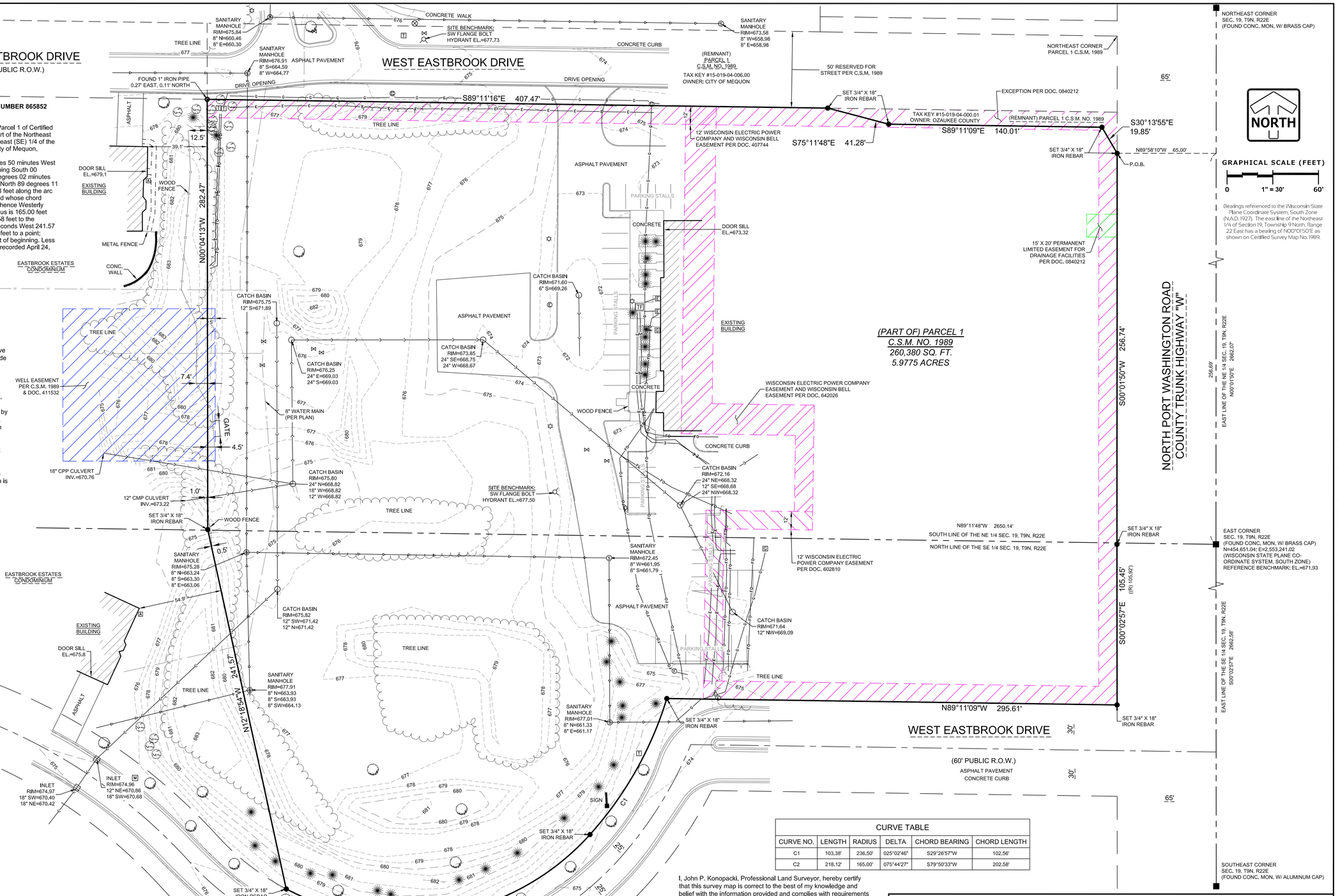
GENERAL NOTES

1. Survey prepared for: 1520 LLC
2. Field work completed on DECEMBER 7, 2017.
3. Boundary based on Knight Barry Title Group Commitment File Number 865852 dated February 9, 2017.
4. Flood Zone Classification: The property lies with in Zone "X" of the Flood Insurance Rate Map Community Panel No. 55089C0256F with an effective date of DECEMBER 4, 2007. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.
5. Vertical Datum: National Geodetic Vertical Datum of 1929 (NGVD29). Contours are shown at a 1' interval based on actual ground survey of the current ground terrain. Reference Benchmark: Concrete monument with brass cap at the east corner of Section 19, Town 9 North, Range 22 East, Elevation = 671.93.
6. Underground utility locations shown are based on field location markings by Digger's Hotline ticket #20174806369 with a clear date of DECEMBER 4, 2017. The location and size of underground structures and utilities shown hereon have been located based on a reasonable visual observation and are shown for informational purposes only. PINNACLE ENGINEERING GROUP, LLC. does not guarantee the location of utilities shown. Contact Digger's Hotline prior to the start of any activity.
7. Underground 8" Water Main was NOT marked in the field. The 8" Water Main information as graphically shown is based, in part, upon information furnished by the municipality and utility companies. While this information is believed to be reliable, its accuracy and completeness cannot be guaranteed nor certified to.

LEGEND OF SYMBOLS & ABBREVIATIONS

SANITARY MANHOLE		FIBER OPTIC MARKER	
STORM MANHOLE		FIBER OPTIC MANHOLE	
STORM INLET		TELEPHONE PEDESTAL	
CLEANOUT		TELEPHONE MANHOLE	
CATCH BASIN		TELEPHONE MARKER	
LATERAL		TRANSFORMER	
UNKNOWN MANHOLE		ELECTRIC METER	
WELL		ELECTRIC MANHOLE	
HYDRANT		CABLE TV RISER/BOX	
WATER VALVE		CABLE TV MANHOLE	
DOWN SPOUT		GAS VALVE	
SPRINKLER VALVE		GAS METER	
WATER SHUT OFF		GAS MARKER	
STANDPIPE		AIR CONDITIONING UNIT	
WATER MANHOLE		VENT	
FLOOD LIGHT		DIRECTIONAL ARROW	
LIGHT POLE		DUMPSTER	
TRAFFIC SIGNAL		HANDICAP STALL	
UTILITY POLE		SPOT ELEVATION	
GUY WIRE			
SIGN	CL.	=CENTERLINE	
MAIL BOX	CONC.	=CONCRETE	
FLAG POLE	EL.	=ELEVATION	
BASKETBALL HOOP	INV.	=INVERT	
BOLLARD	MON.	=MONUMENT	
CROSS CUT	P.O.B.	=POINT OF BEGINNING	
IRON PIPE	P.O.C.	=POINT OF COMMENCEMENT	
IRON REBAR/ROD	R.O.W	=RIGHT OF WAY	
MAG NAIL	SEC.	=SECTION	
SECTION MONUMENT	SQ. FT.	=SQUARE FEET	
BENCH MARK	W/	=WITH	
CONIFER TREE	(R)	=RECORDED AS	
DECIDUOUS TREE			
BUSH			
WETLAND SYMBOL			

SANITARY SEWER	
STORM SEWER	
W	WATER MAIN
FO	FIBER OPTIC LINE
T	TELEPHONE LINE
E	ELECTRIC LINE
OHW	OVERHEAD WIRES
CATV	CABLE TELEVISION
G	GAS MAIN
WET	WETLANDS
TREE LINE	
NO ACCESS	



CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	103.38'	236.50'	025°02'46"	S29°26'57"W	102.56'
C2	218.12'	165.00'	075°44'27"	S79°50'33"W	202.58'

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

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

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

LOCATION: 11649 NORTH PORT WASHINGTON ROAD

PART OF PARCEL 1, CSM 1989, BEING A PART OF THE SE 1/4 OF THE NE 1/4 AND THE NE 1/4 OF THE SE 1/4 SEC. 19, T9N, R22E, CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN

PLAT OF SURVEY

REVISIONS

PEG JOB No. 1163.00
PEG PM J
DATE 12/15/17
SCALE 1"=30'

SHEET 1 OF 1

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PLAN | DESIGN | DELIVER
www.pinnacle-engr.com
PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING
CHICAGO | MILWAUKEE | NATIONWIDE
WISCONSIN OFFICE:
15850 W. BLUEMOUND ROAD
BROOKFIELD, WI 53005
(262) 754-8888

REVIEWED: JPK
DESIGNED:
DRAFTED: ST

Attachment: Mequon Survey (10235 : Eastbrook Drive LLC)



FRONT ELEVATION (NORTH)
BUILDINGS - 1 & 2

Attachment: Pictures.zip (10235 : Eastbrook Drive LLC)



FRONT ELEVATION (NORTHEAST)
BUILDINGS - 1 & 2

Attachment: Pictures.pdf (10035 : Eastbrook Drive LLC)



FRONT ELEVATION (NORTHWEST)
BUILDINGS - 1 & 2

Attachment: Pictures.zip (10235 : Eastbrook Drive LLC)



REAR ELEVATION (SOUTH)
BUILDINGS - 1 & 2

Attachment: Picture.jpg (10235 : Eastbrook Drive LLC)



REAR ELEVATION (SOUTHEAST)
BUILDINGS - 1 & 2

Attachment: Pictures.zip (10235 : Eastbrook Drive LLC)



REAR ELEVATION (SOUTHWEST)
BUILDINGS - 1 & 2

Attachment: Pictures.zip (10235 : Eastbrook Drive LLC)



FRONT ELEVATION (SOUTH)
BUILDINGS - 3 & 4

Attachment: Pictures.zip (10035 : Eastbrook Drive LLC)



FRONT ELEVATION (SOUTHEAST)
BUILDINGS - 3 & 4

Attachment: Pictures.zip (10225 : Eastbrook Drive LLC)



FRONT ELEVATION (SOUTHWEST)
BUILDINGS - 3 & 4

Attachment: Pictures.zip (10225 : Eastbrook Drive LLC)



REAR ELEVATION (NORTH)
BUILDINGS - 3 & 4

Attachment: Pictures zip (10235 : Eastbrook Drive LLC)



REAR ELEVATION (NORTHEAST)
BUILDINGS - 3 & 4

Attachment: Pictures Pp (10325 : Eastbrook Drive LLC)



REAR ELEVATION (NORTHWEST)
BUILDINGS - 3 & 4

Attachment: Pictures zip (10225 : Eastbrook Drive LLC)



FRONT ELEVATION (NORTH)
BUILDING - 5 & GARAGE

Attachment: Pictures zip (10225 : Eastbrook Drive LLC)



FRONT ELEVATION (NORTHEAST)
BUILDING - 5 & GARAGE

Attachment: Pictures zip (10235 : Eastbrook Drive LLC)



FRONT ELEVATION (NORTHWEST)
BUILDING - 5 & GARAGE

Attachment: Pictures.zip (10325 : Eastbrook Drive LLC)



REAR ELEVATION (SOUTH)
BUILDING - 5 & GARAGE

Attachment: Pictures.zip (10235 : Eastbrook (New LLC))



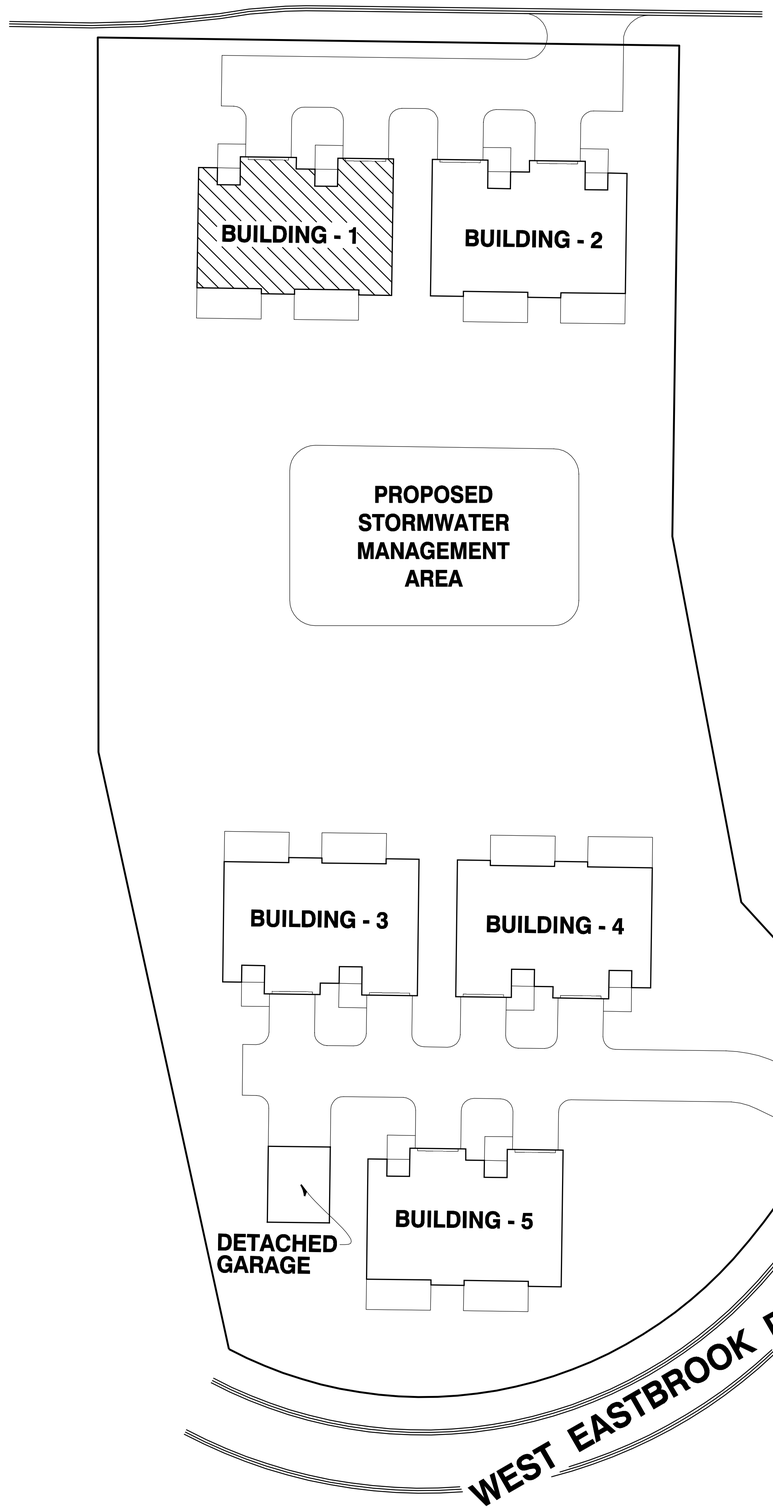
REAR ELEVATION (SOUTHEAST)
BUILDING - 5 & GARAGE

Attachment: Pictures zip (10235 : Eastbrook Drive LLC)



REAR ELEVATION (SOUTHWEST)
BUILDING - 5 & GARAGE

Attachment: Pictures zip (10235 : Eastbrook Drive LLC)



PLAN INDEX FOR BUILDING - 1

SHEET NUMBER	SHEET DESCRIPTION
1	SITE / INDEX
2	FRONT & REAR EXTERIOR ELEVATIONS
3	LEFT & RIGHT EXTERIOR ELEVATIONS
4	LOWER LEVEL PLAN
5	FIRST FLOOR PLAN
6	SECOND FLOOR PLAN
7	ROOF PLAN
8	BUILDING SECTIONS
9	BUILDING SECTIONS & INTERIOR WALL ELEVATIONS - OMITTED
10	ELECTRICAL PLANS - OMITTED
11	WALL BRACING - OMITTED
ALTERNATE ADDITIONAL FEATURE CUT-SHEETS	
CS-1	ALTERNATE - 1 = FINISHED BASEMENT PLAN IN LEFT UNIT 2 ALTERNATE - 2 = FINISHED BASEMENT PLAN IN RIGHT UNIT 1
CS-2	ROOF DOWNSPOUT PLAN - OMITTED

PROPOSED SITE PLAN

NOT TO SCALE

N
W E
S

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

- *678.20 = FIRST FL. ELEV.*
- *676.87 = TOP OF STAND. CONC. FOUND.*
- *668.87 = TOP OF STAND. CONC. FTG.*

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BUILDER

PROJECT LOCATION
EASTBROOK PLACE
MEQUON, WI 53092

BUILDING INFORMATION
BUILDING - 1
LEFT SIDE - UNIT 2
RIGHT SIDE - UNIT 1

COMPLETION DATE
NOT COMPLETE ADS X

REVISIONS

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

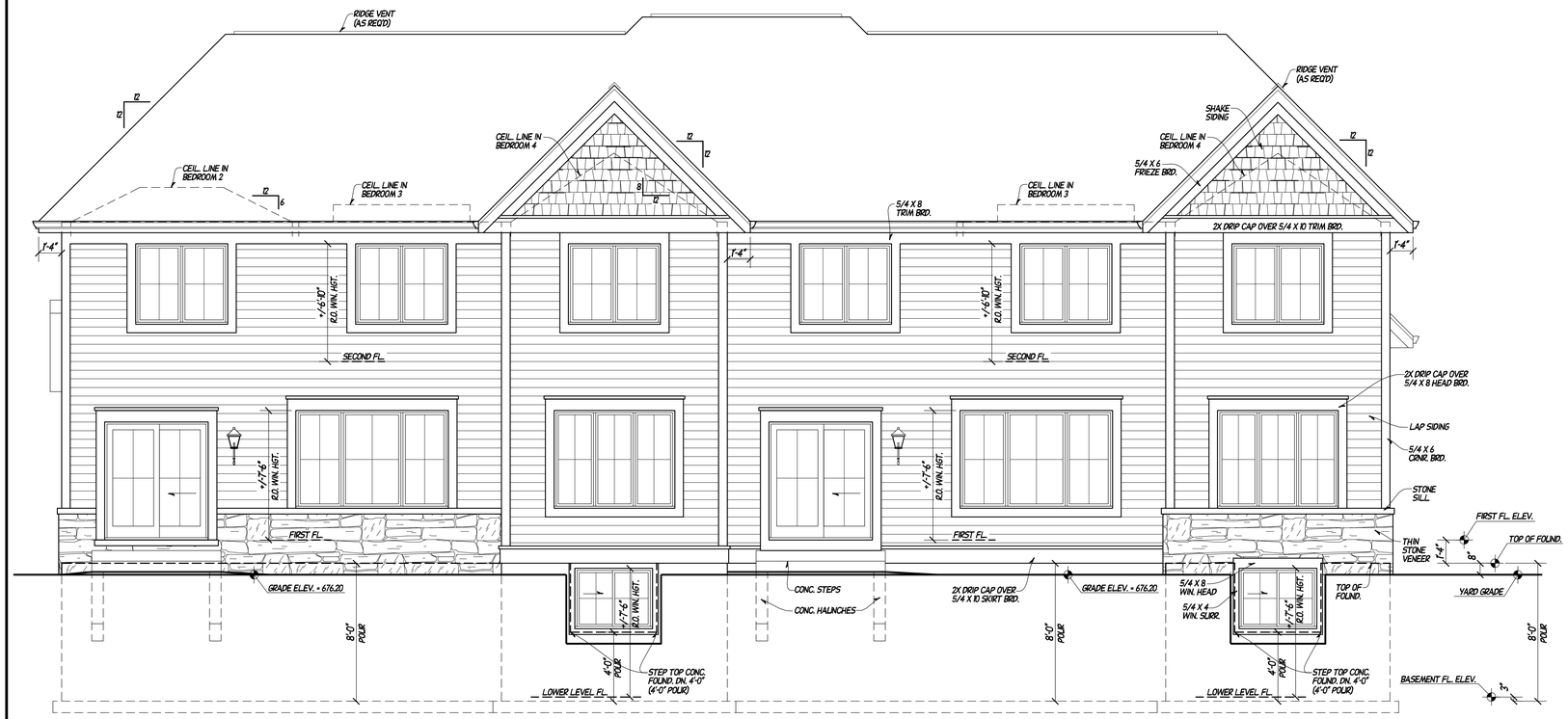
ADS ARCHITECTURAL DEVELOPMENT SERVICES INC.
www.architecturaldevelopmentservices.com
150 NORTH SUNNY SLOPE RD STE 250
BROOKFIELD, WI 53005
(262) 787 - 1701

JOB NUMBER
182224-D

SHEET NO.
1 OF 11

MEQUON ARCHITECTURAL REVIEW BOARD SUBMITTAL 3/18/25 (12)

Attachment: Site Survey & Plans (10235 : Eastbrook Drive LLC)



REAR ELEVATION

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

EXTERIOR MATERIAL NOTES:

- INSTALL METAL FLASHING OVER ALL HORIZONTAL TRIM BRDS.
- INSTALL METAL FLASHING OVER ALL STONE SILLS.
- ALL LAP SIDING TO BE LP SMARTSIDE, 6" TO WEATHER, W/ 5/4 X 6 CRNR. BRDS.
- ALL SHAKE SIDING TO BE FIBER CEMENT.
- ALL TRIM BRDS. TO BE LP SMARTSIDE & MIRATEC.
- ALL SHINGLE ROOF TO BE DIMENSIONAL ASPHALT SHINGLES.
- ALL SOFFITS TO BE ALLUMINUM W/ EAVE VENTS.
- ALL GUTTERS TO BE SEAMLESS ALLIMINUM.
- ALL EXTERIOR CEILINGS TO BE 1X6 T&G.



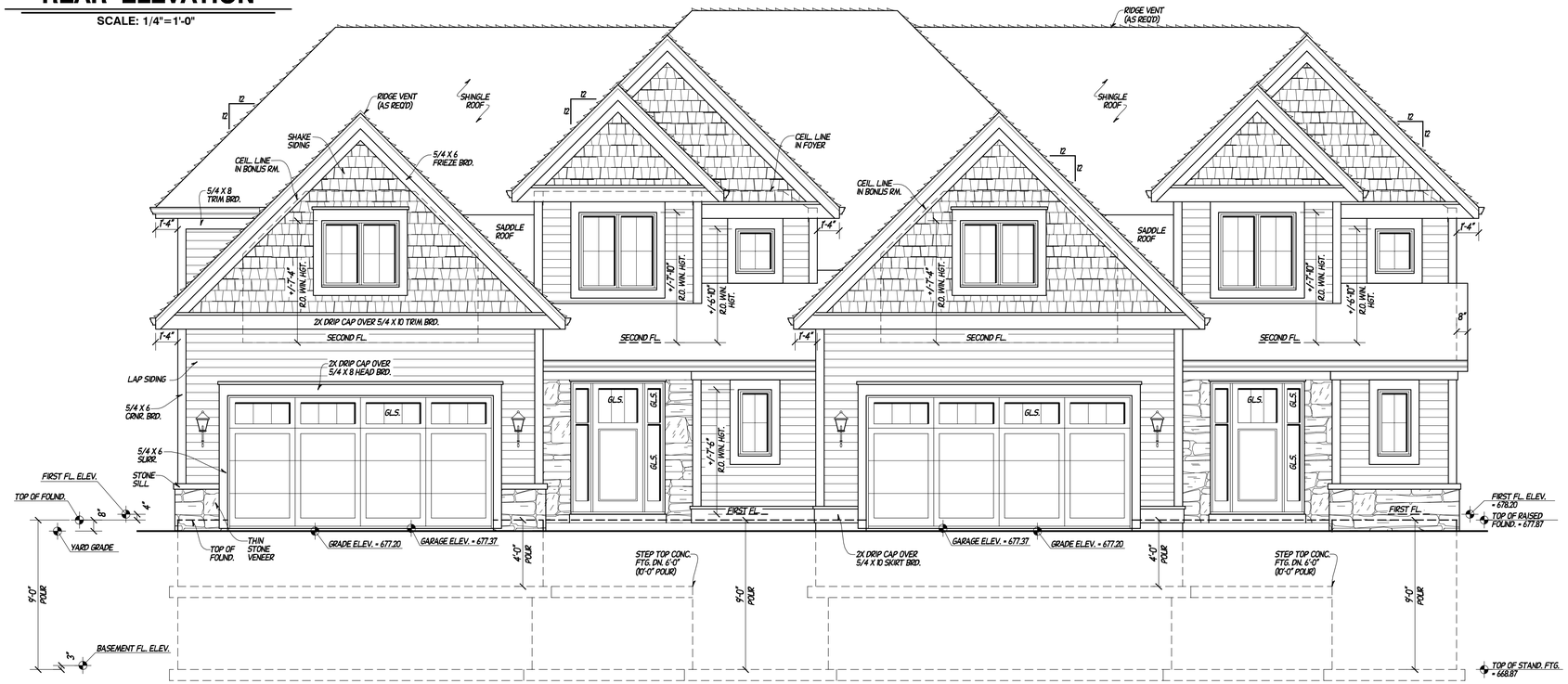
RIGHT UNIT = 1
COV'D ENTRY ELEVATION

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



LEFT UNIT = 2
COV'D ENTRY ELEVATION

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



FRONT ELEVATION

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

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PROJECT LOCATION

EASTBROOK PLACE

MEQUON, WI 53092

MEQUON ARCHITECTURAL REVIEW BOARD SUBMITTAL 3/18/25 (12)

BUILDING INFORMATION

BUILDING - 1

LEFT SIDE = UNIT 2
RIGHT SIDE = UNIT 1

COMPLETION DATE	REVISIONS
NOT COMPLETE AS X	

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

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

JOB NUMBER

182224-D

SHEET NO.

2 OF 11

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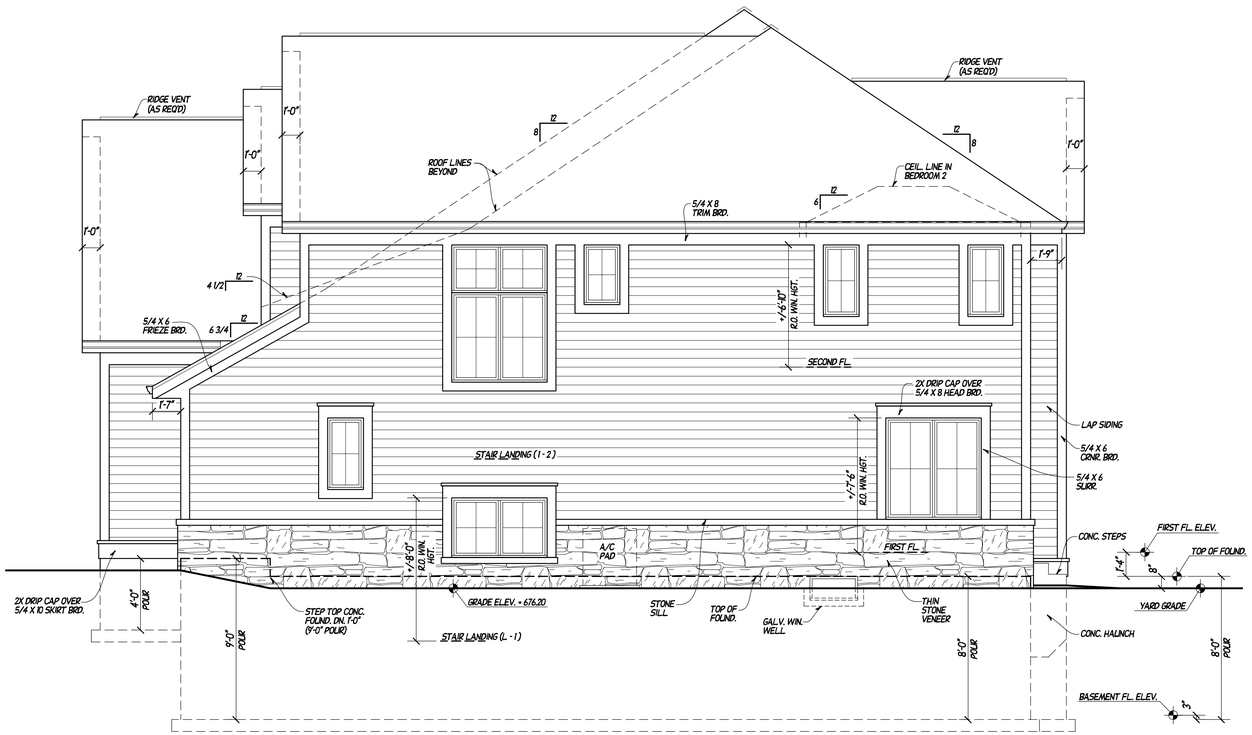
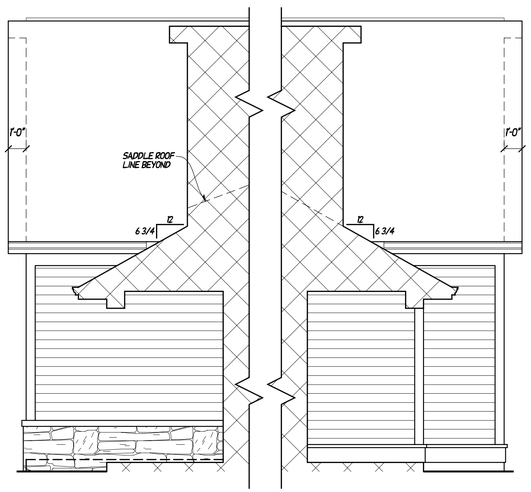


RIGHT ELEVATION

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

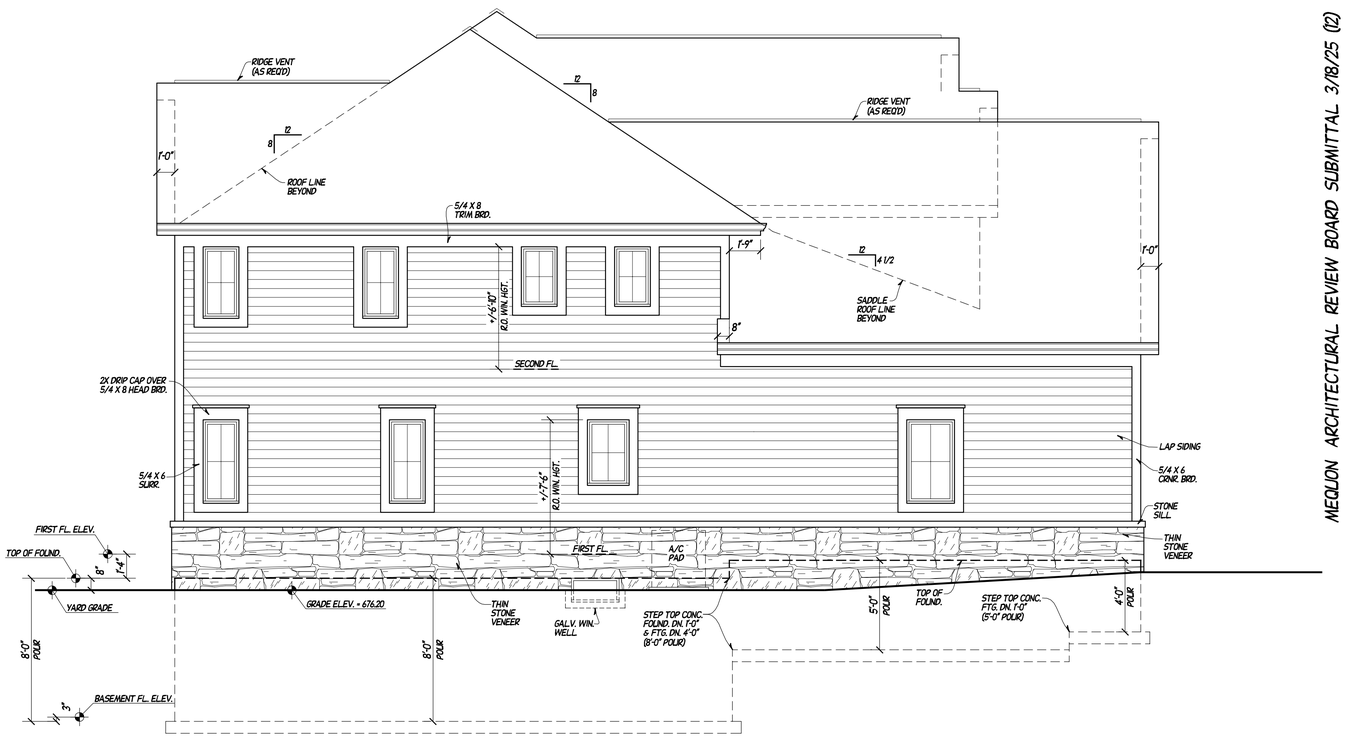
EXTERIOR MATERIAL NOTES:

- INSTALL. METAL FLASHING OVER ALL HORIZONTAL TRIM BRDS.
- INSTALL. METAL FLASHING OVER ALL STONE SILLS.
- ALL LAP SIDING TO BE LP SMARTSIDE, 6" TO WEATHER, W/ 5/4 X 6 CRNR. BRDS.
- ALL SHAKE SIDING TO BE FIBER CEMENT.
- ALL TRIM BRDS. TO BE LP SMARTSIDE & MIRATEC.
- ALL SHINGLE ROOF TO BE DIMENSIONAL ASPHALT SHINGLES.
- ALL SOFFITS TO BE ALUMINUM W/ EAVE VENTS.
- ALL GUTTERS TO BE SEAMLESS ALUMINUM.
- ALL EXTERIOR CEILINGS TO BE 1X6 T&G.



LEFT UNIT = 2 COV'D ENTRY ELEVATIONS

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



LEFT ELEVATION

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

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PROJECT LOCATION

EASTBROOK PLACE

MEQUON, WI 53092

MEQUON ARCHITECTURAL REVIEW BOARD SUBMITTAL 3/18/25 (12)

BUILDING INFORMATION

BUILDING - 1

LEFT SIDE - UNIT 2

RIGHT SIDE - UNIT 1

COMPLETION DATE NOT COMPLETE ADS X	REVISIONS

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

A.D.S. ARCHITECTURAL DEVELOPMENT SERVICES, INC.
www.architecturaldevelopmentservices.com
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BROOKFIELD, WI 53005
(262) 787 - 1701

JOB NUMBER

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SHEET NO.

3 OF 11

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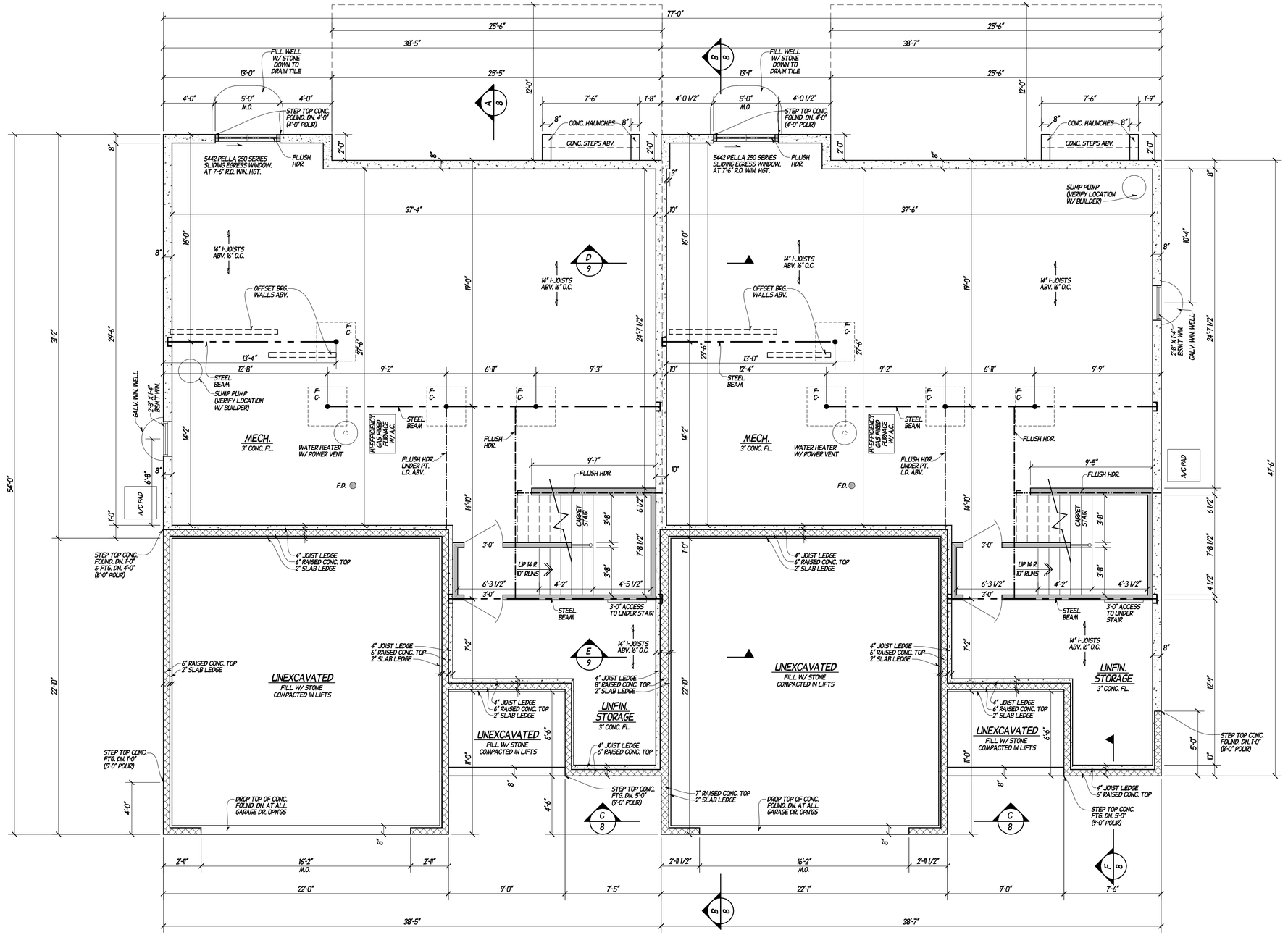

LEFT UNIT = 2

FOUNDATION PLAN

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

RIGHT UNIT = 1

WALL HATCH LEGEND:

- LEDGE HGTS. DOWN 12" FROM RAISED CONC. TOP (9'-0" HGT.)
- RAISED CONC. TOP, UP 1'-0" FROM STAND. (10'-0" POUR HGT.)
- CONC. TOP & JOIST LEDGE, STANDARD HGT. (9'-0" HGT.)

NOTES:

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

FRAMING NOTES:

- ALL FIRST FL. JOISTS TO BE 14" I-JOISTS AT 16" O.C., EXCEPT WHERE NOTED:
- ALL 2 X 4 WALLS 10'-0" OR GREATER TO BE LSL OR LVL STUDS.
- ALL LVL'S TO BE 2.0E GRADE, EXCEPT WHERE NOTED.
- ALL LSL'S TO BE 1.3E GRADE, EXCEPT WHERE NOTED.
- ALL PSL'S TO BE 2.0E GRADE, EXCEPT WHERE NOTED.

DEFLECTION DESIGN VALUES FOR FL. JOISTS:

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

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PROJECT LOCATION

EASTBROOK PLACE

MEQUON, WI 53092

MEQUON ARCHITECTURAL REVIEW BOARD SUBMITTAL 3/18/25 (12)

BUILDING INFORMATION

BUILDING - 1
LEFT SIDE - UNIT 2
RIGHT SIDE - UNIT 1

COMPLETION DATE NOT COMPLETE ADS X	REVISIONS

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

ARCHITECTURAL DEVELOPMENT SERVICES INC.
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www.architecturaldevelopmentservices.com
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BROOKFIELD, WI 53005
(262) 787 - 1701

JOB NUMBER

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SHEET NO.

4 OF 11

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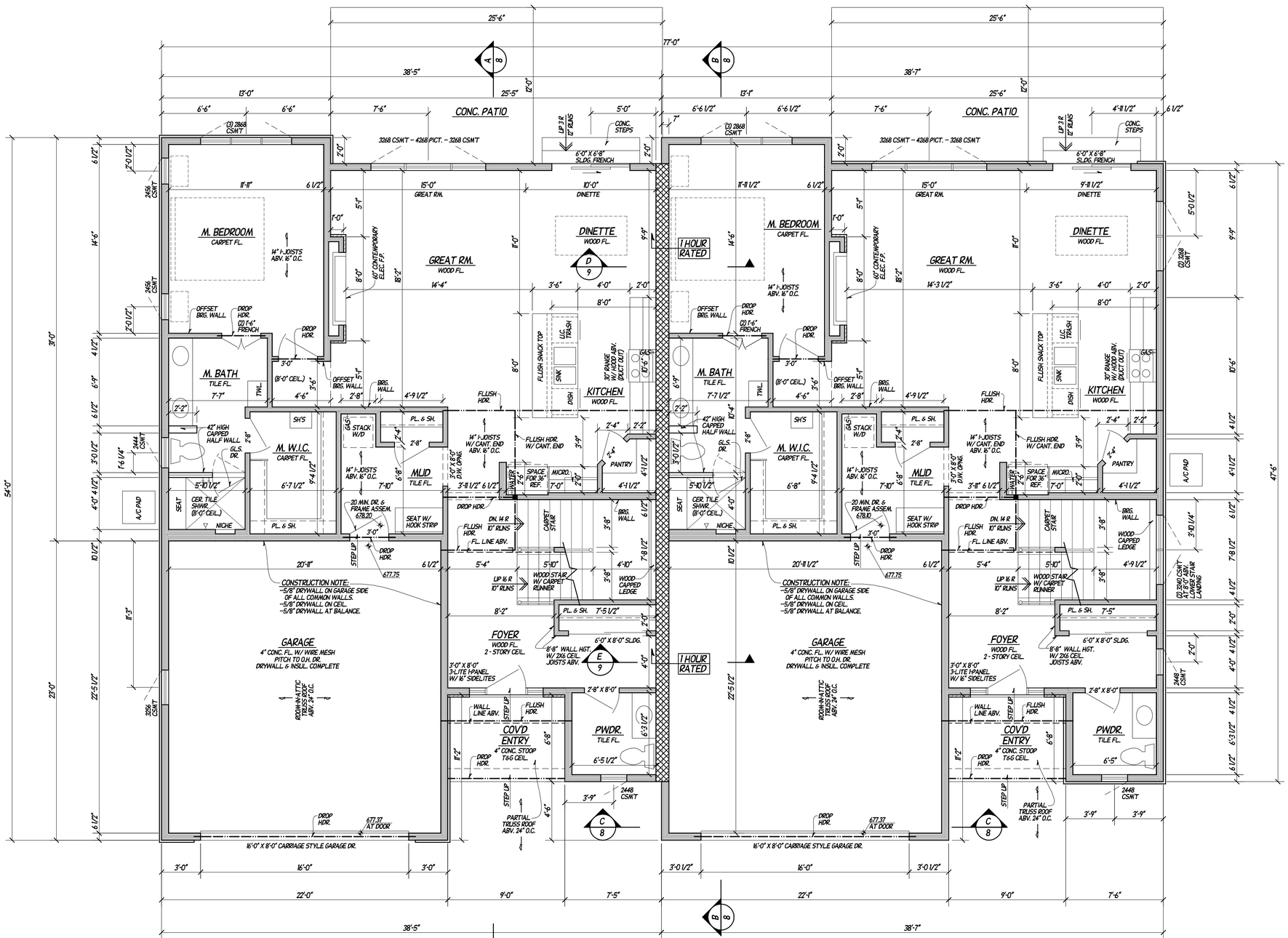

LEFT UNIT = 2

FINISHED FIRST FL. LIVING AREA:	1,394 SQ.FT.
GARAGE:	500 SQ.FT.
COVD ENTRY:	60 SQ.FT.
TOTAL FOOTPRINT:	1,954 SQ.FT.
CONC. PATIO:	306 SQ.FT.

FIRST FLOOR PLAN

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

NOTES:

- 9'-0" FIRST FL. WALL HGT., EXCEPT WHERE NOTED.
- WIN. NOTES:
  - -ALL WINDOW NUMBERS INDICATE APPROX. FRAME SIZE (IN INCHES), 7'-6" R.O. WIN. HGT., EXCEPT WHERE NOTED.
  - -ALL WIN. & DR. R.O. HGT'S. ARE +/-, VERIFY ACTUAL R.O. HGT'S. W/ WIN & DR. MANUF., AD.J. AS REQUIRED.
- ALL FIRST FL. INT. DOORS TO BE 6'-8" (+/-6'-10" R.O. HGT.), EXCEPT WHERE NOTED.
- ALL WALL DIMENSIONS REFER TO FINISH WALL SIZES.
- ALL ANGLED WALLS SHOWN ARE 45 DEGREES EXCEPT WHERE NOTED.

RIGHT UNIT = 1

FINISHED FIRST FL. LIVING AREA:	1,394 SQ.FT.
GARAGE:	500 SQ.FT.
COVD ENTRY:	60 SQ.FT.
TOTAL FOOTPRINT:	1,954 SQ.FT.
CONC. PATIO:	306 SQ.FT.

FRAMING NOTES:

- ALL SECOND FL. JOISTS TO BE 14" I-JOISTS AT 16" O.C., EXCEPT WHERE NOTED.
- ALL 2 X 4 WALLS 10'-0" OR GREATER TO BE LSL OR LVL STUDS.
- ALL LVL'S TO BE 2.0E GRADE, EXCEPT WHERE NOTED.
- ALL LSL'S TO BE 1.3E GRADE, EXCEPT WHERE NOTED.
- ALL PSL'S TO BE 2.0E GRADE, EXCEPT WHERE NOTED.

DEFLECTION DESIGN VALUES FOR FL. JOISTS:

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

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PROJECT LOCATION

EASTBROOK PLACE

MEQUON, WI 53092

MEQUON ARCHITECTURAL REVIEW BOARD SUBMITTAL 3/18/25 (12)

BUILDING INFORMATION

BUILDING - 1
LEFT SIDE - UNIT 2
RIGHT SIDE - UNIT 1

DESIGNED BY	COMPLETION DATE
B. TOM	NOT COMPLETE ADS X

REVISIONS

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

ARCHITECTURAL DEVELOPMENT SERVICES INC.
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www.architecturaldevelopmentservices.com
150 NORTH SUNNY SLOPE RD STE 250
BROOKFIELD, WI 53005
(262) 797 - 1701

JOB NUMBER

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SHEET NO.

5 OF 11

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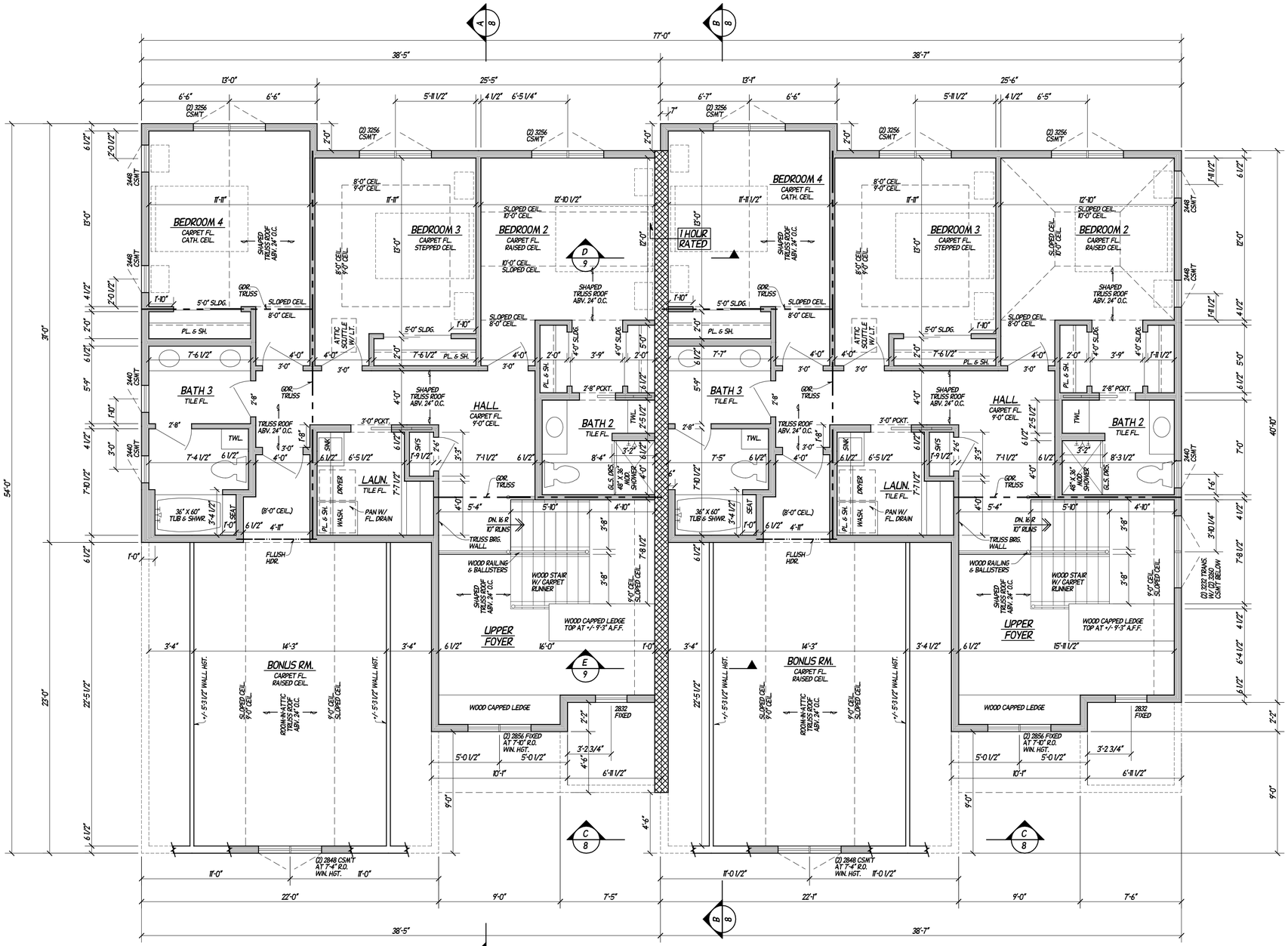

LEFT UNIT = 2

FINISHED SECOND FL. LIVING AREA: 1,083 SQ.FT.
BONUS RM.: 357 SQ.FT.
TOTAL: 1,440 SQ.FT.

SECOND FLOOR PLAN

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

RIGHT UNIT = 1

FINISHED SECOND FL. LIVING AREA: 1,083 SQ.FT.
BONUS RM.: 357 SQ.FT.
TOTAL: 1,440 SQ.FT.

NOTES:

- 8'-0" SECOND FL. WALL HGT., EXCEPT WHERE NOTED.
- WIN. NOTES:
  - ALL WINDOW NUMBERS INDICATE APPROX. FRAME SIZE (IN INCHES), 6'-10" R.O. WIN. HGT., EXCEPT WHERE NOTED.
  - ALL WIN. & DR. R.O. HGT'S. ARE +/-, VERIFY ACTUAL R.O. HGT'S. W/ WIN & DR. MANUF., ADJ. AS REQUIRED.
- ALL SECOND FL. INT. DOORS TO BE 6'-8" (+/-6'-10" R.O. HGT.), EXCEPT WHERE NOTED.
- ALL WALL DIMENSIONS REFER TO FINISH WALL SIZES.
- ALL ANGLED WALLS SHOWN ARE 45 DEGREES EXCEPT WHERE NOTED.

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PROJECT LOCATION
EASTBROOK PLACE
MEQUON, WI 53092

BUILDING INFORMATION
BUILDING - 1
LEFT SIDE - UNIT 2
RIGHT SIDE - UNIT 1

MEQUON ARCHITECTURAL REVIEW BOARD SUBMITTAL 3/18/25 (12)

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

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www.architecturaldevelopmentservices.com
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182224-D

SHEET NO.
6 OF 11

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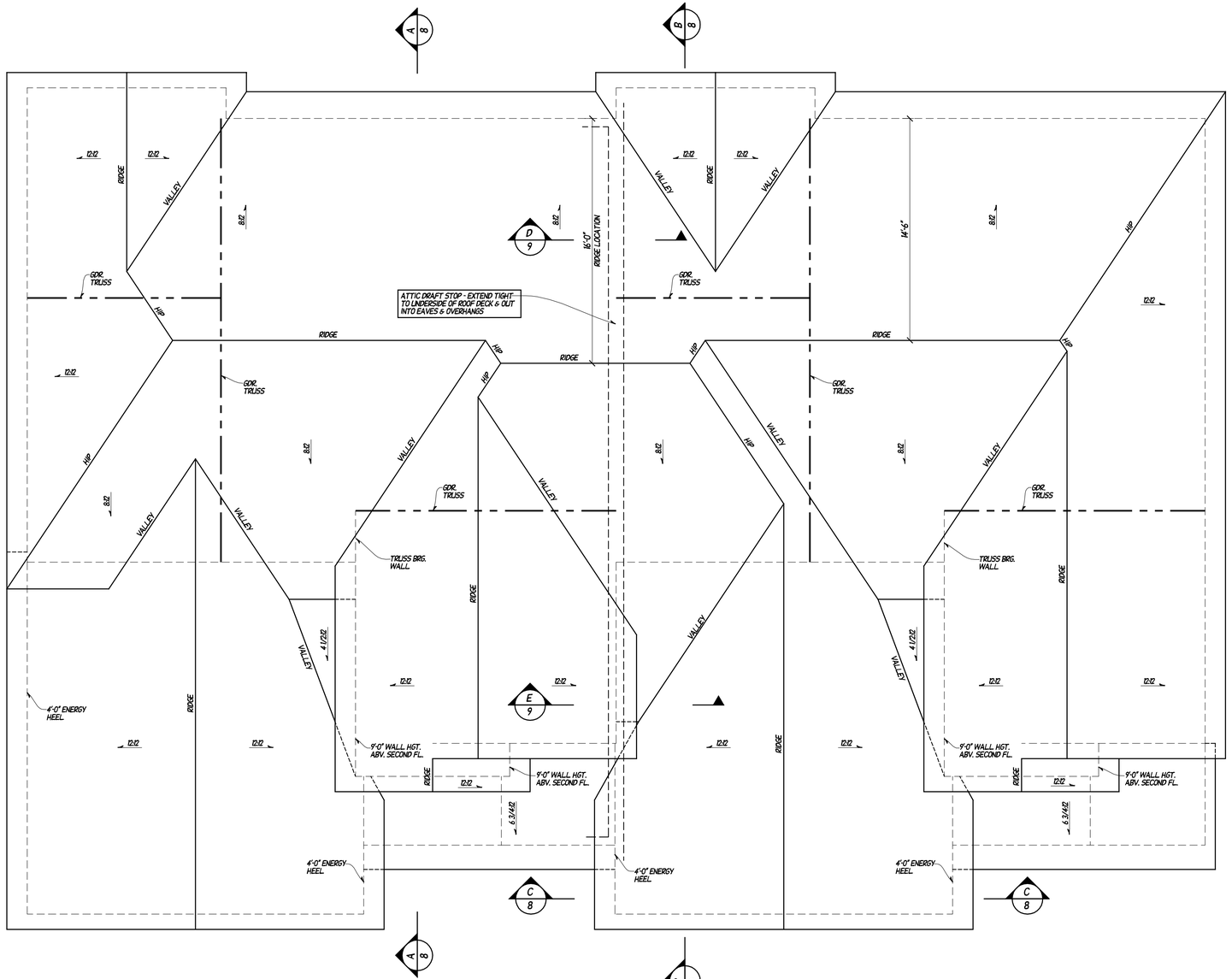


ROOF PLAN

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

NOTES:

- 9'-0" FIRST FL. WALL HGT., EXCEPT WHERE NOTED.
- 8'-0" SECOND FL. WALL HGT., EXCEPT WHERE NOTED.
- TRUSS ROOF AT 24" O.C. W/ METAL TIE DOWNS, ENTIRE HOUSE FINAL DESIGN AND LAYOUT BY TRUSS MANUFACTURER.
- 14" ENERGY HEEL ON ALL 8:12 TRUSSES.
- 16" ENERGY HEEL ON ALL 12:12 TRUSSES.
- ALL ROOF PITCHES AS NOTED ON PLAN.
- INSTALL RIDGE VENTS AS REQ'D.
- INSTALL ICE & WATER SHIELD MEMBRANE AT ALL VALLEYS, DRIP EDGES, & TROUBLE AREAS.
- ALL SHINGLES TO BE DIMENSIONAL ASPHALT SHINGLES.

THESE CONSTRUCTION DOCUMENTS AND ANY REPRODUCTION IN WHOLE OR IN PART ARE INSTRUMENTS OF SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT. ARCHITECTURAL DEVELOPMENT SERVICES INC. SHALL RETAIN ALL COMMON LAW, STATUTORY, AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT, UNLESS OTHERWISE AGREED UPON IN WRITING. THESE CONSTRUCTION DOCUMENTS SHALL NOT BE REPRODUCED OR CONVEYED IN ANY MANNER NOR ARE THEY TO BE USED ON ANY OTHER PROJECT OTHER THAN THAT SPECIFICALLY INDICATED HEREIN WITHOUT WRITTEN PERMISSION FROM AND DUE COMPENSATION GIVEN TO ARCHITECTURAL DEVELOPMENT SERVICES INC. © COPYRIGHT 2024

BUILDER

PROJECT LOCATION
EASTBROOK PLACE
MEQUON, WI 53092

BUILDING INFORMATION
BUILDING - 1
LEFT SIDE - UNIT 2
RIGHT SIDE - UNIT 1

MEQUON ARCHITECTURAL REVIEW BOARD SUBMITTAL 3/18/25 (12)

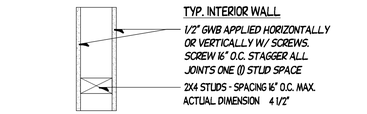
ADS ARCHITECTURAL DEVELOPMENT SERVICES INC.
www.architecturaldevelopmentservices.com
150 NORTH SUNNY SLOPE RD STE 250
BROOKFIELD, WI 53005
(262) 787 - 1701

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

JOB NUMBER 182224-D

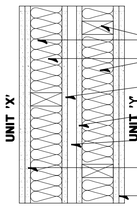
SHEET NO. 7 OF 11

Attachment: Site Survey & Plans (10235 : Eastbrook Drive LLC)



TYP. INTERIOR WALL
- 1/2" GWB APPLIED HORIZONTALLY OR VERTICALLY W/ SCREWS. SCREW 16" O.C. STAGGER ALL JOINTS ONE (1) STUD SPACE
- 2X4 STUDS - SPACING 16" O.C. MAX.

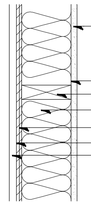
ACTUAL DIMENSION 4 1/2"



PARTY WALL UNIT - TO - UNIT

RATED WALL SYSTEM: (1 HR. RATED)
- STUDS - 2X4 AT 16" O.C. MAX
- INSULATION - 3 1/2" MINERAL WOOL BATTS
- CAVITY OF WALL
- (1) LAYER OF 5/8" DENS-GLAS ON BACKSIDE OF UNIT "X" STUDS
- (1) LAYER OF 5/8" DENS-GLAS ON BACKSIDE OF UNIT "Y" STUDS
- 1" AIRSPACE
- DWELLING SIDES OF WALL
- UNIT "X": (2) LAYER 5/8" X-G.W.B. PAPER FACED SCREWED 16 INCH O.C.
- UNIT "Y": (2) LAYERS 5/8" X-G.W.B. PAPER FACED SCREWED 16 INCH O.C.

ACTUAL DIMENSION = 11 1/8"
STAGGER ALL JOINTS ONE (1) STUD SPACE

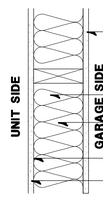


EXTERIOR WALL
- 1/2" GWB APPLIED HORIZONTALLY OR VERTICALLY W/SCREWS. SCREW 16" O.C. STAGGER ALL JOINTS ONE (1) STUD SPACE
- 6 MIL. POLYETHYLENE VAPOR BARRIER
- 2X6 STUDS AT 16" O.C. MAX
- R-21 BATT INSULATION, 6" NOM.
- 1/2" O.S.B. SHEATHING
- HOUSE WRAP GREEN GUARD RAIN DROP 3D SIDING MATERIAL (SEE ELEVATIONS)

ACTUAL DIMENSION - 6 1/2"

EXTERIOR WALL
- 1/2" GWB APPLIED HORIZONTALLY OR VERTICALLY W/ SCREWS. SCREW 16" O.C. STAGGER ALL JOINTS ONE (1) STUD SPACE
- 6 MIL. POLYETHYLENE VAPOR BARRIER
- 2X6 STUDS - SPACING 16" O.C. MAX.
- R-21 BATT INSULATION
- 1/2" O.S.B. SHEATHING
- HOUSE WRAP GREEN GUARD RAIN DROP 3D
- THIN STONE, SPLIT-FACE OR CULTURED STONE

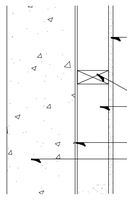
ACTUAL DIMENSION - 8 1/2"



UNIT/GARAGE SEPARATION

RATED WALL SYSTEM: (3/4 HR. RATED)
- 5/8" GWB APPLIED HORIZONTALLY OR VERTICALLY W/ SCREWS. SCREW 16" O.C. STAGGER ALL JOINTS ONE (1) STUD SPACE
- 2X6 STUDS - MAX. 16"O.C. SPACING
- R-21 UNFACED FIBERGLASS INSULATION. PROVIDE ACOUSTICAL SEALANT FULL PERIMETER & ALL PENETRATIONS
- 6 MIL. POLYETHYLENE VAPOR BARRIER ON WARM SIDE
- 1/2" GWB. ON HOUSE SIDE

ACTUAL DIMENSION 6 3/4"

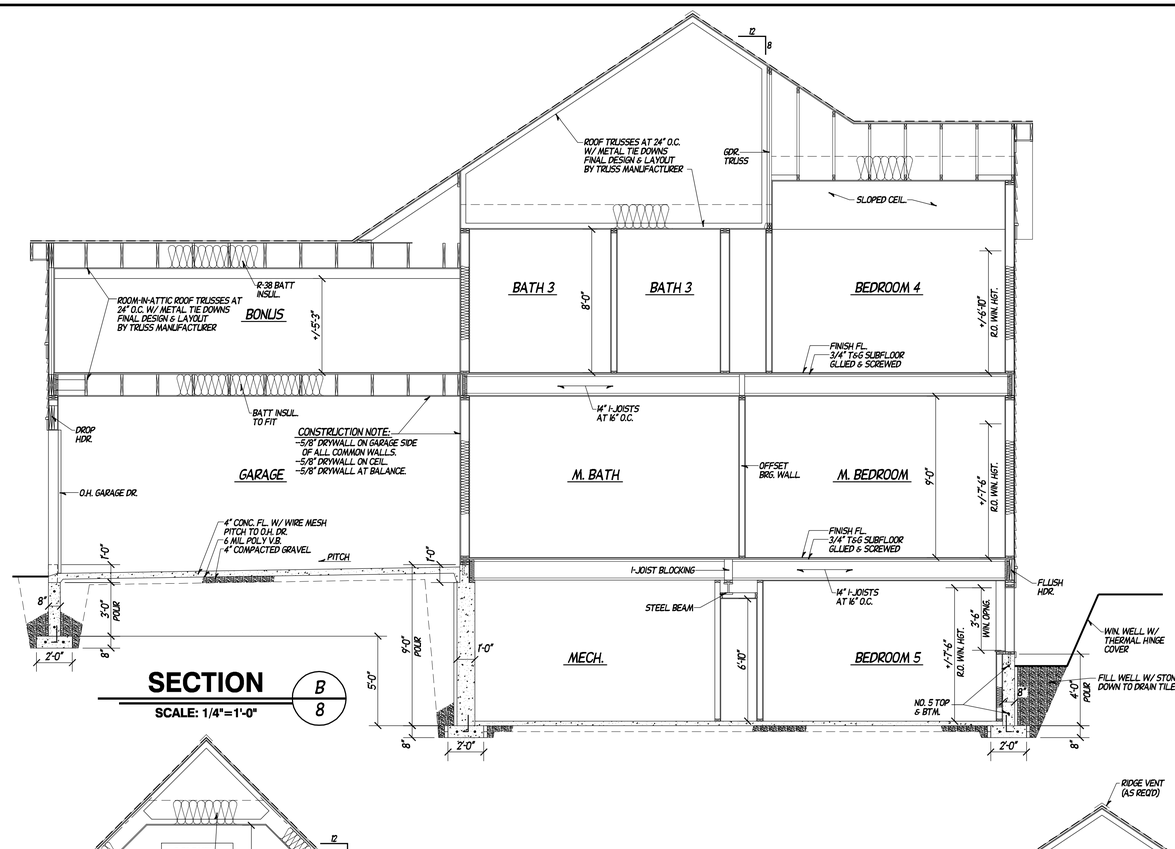


LOWER LEVEL FURRING
- 1/2" GWB APPLIED HORIZONTALLY OR VERTICALLY W/ SCREWS. SCREW 16" O.C. STAGGER ALL JOINTS ONE (1) STUD SPACE
- 2X4 STUDS 16"O.C.
- 1/2" AIR SPACE
- POURED CONCRETE FDN. - SEE PLAN FOR THICKNESS

ACTUAL DIMENSION VARIES

TYP. WALL TYPES

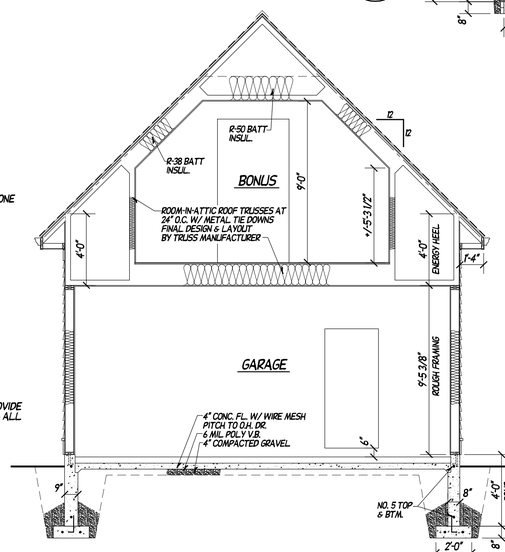
SCALE: 1 1/2"=1'-0"



SECTION

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

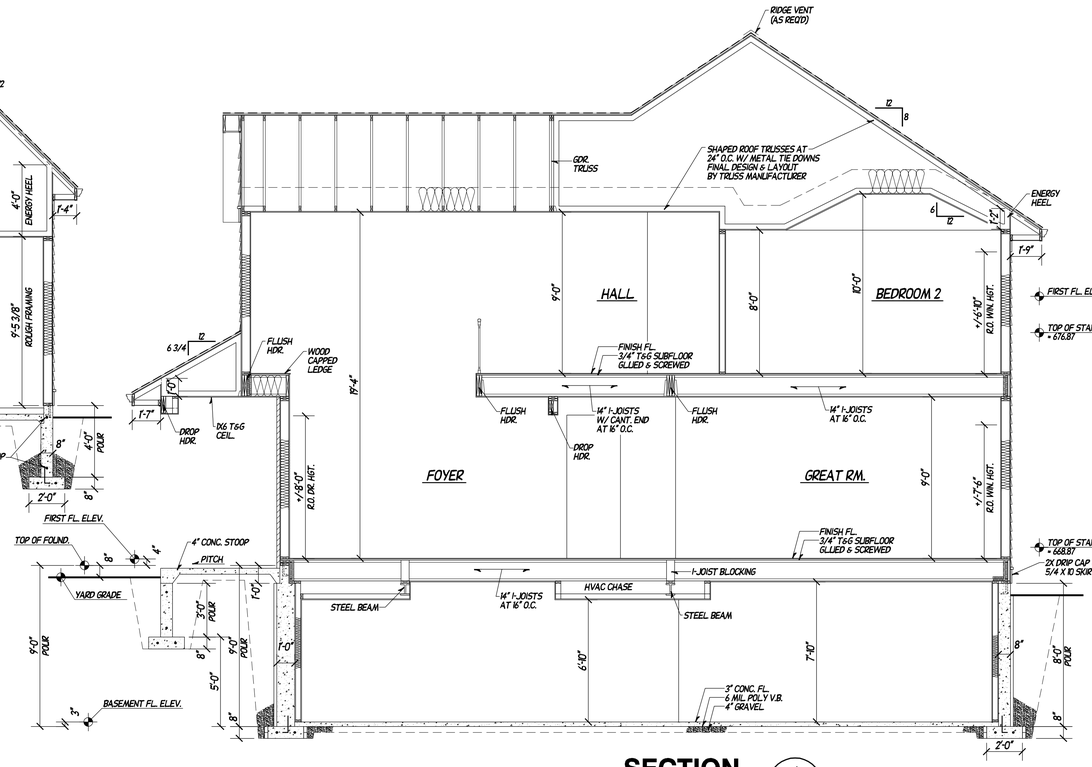
B / 8



SECTION

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

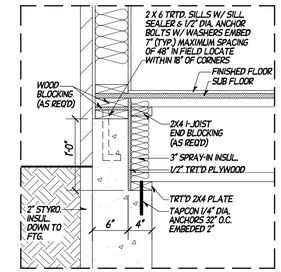
C / 8



SECTION

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

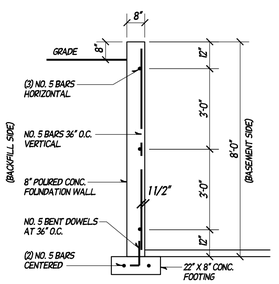
A / 8



SECTION

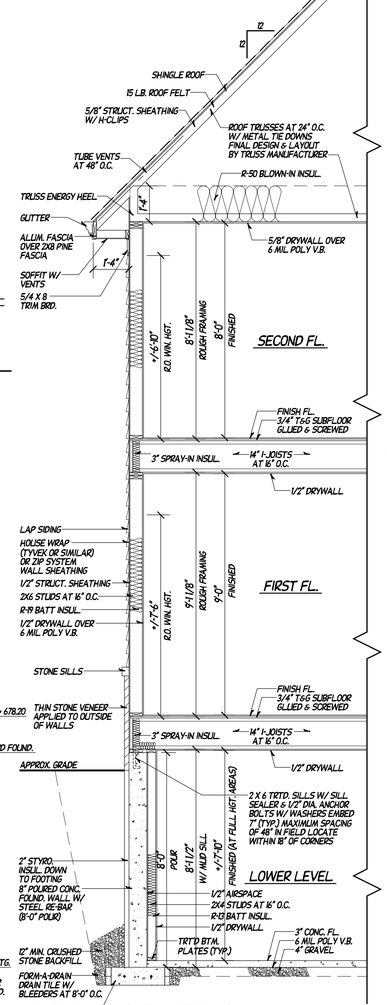
SCALE: 1"=1'-0"

F / 8



POURED CONC. WALL DETAIL

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



GENERIC TYP. SECTION

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

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

EXTERIOR MATERIAL NOTES:
- INSTALL METAL FLASHING OVER ALL HORIZONTAL TRIM BRDS.
- INSTALL METAL FLASHING OVER ALL STONE SILLS.
- ALL LAP SIDING TO BE LP SMARTSIDE, 6" TO WEATHER, W/ 5/4 X 6 CRNR. BRDS.
- ALL SHAKE SIDING TO BE FIBER CEMENT.
- ALL TRIM BRDS. TO BE LP SMARTSIDE & MIRATEC.
- ALL SHINGLE ROOF TO BE DIMENSIONAL ASPHALT SHINGLES.
- ALL SOFFITS TO BE ALUMINUM W/ EAVE VENTS.
- ALL GUTTERS TO BE SEAMLESS ALLUMINUM.
- ALL EXTERIOR CEILINGS TO BE 1X6 T&G.

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BUILDER

PROJECT LOCATION

EASTBROOK PLACE

MEQUON, WI 53092

MEQUON ARCHITECTURAL REVIEW BOARD SUBMITTAL 3/18/25 (02)

BUILDING INFORMATION

BUILDING - 1
LEFT SIDE - UNIT 2
RIGHT SIDE - UNIT 1

REVISIONS	COMPLETION DATE NOT COMPLETE ADS X

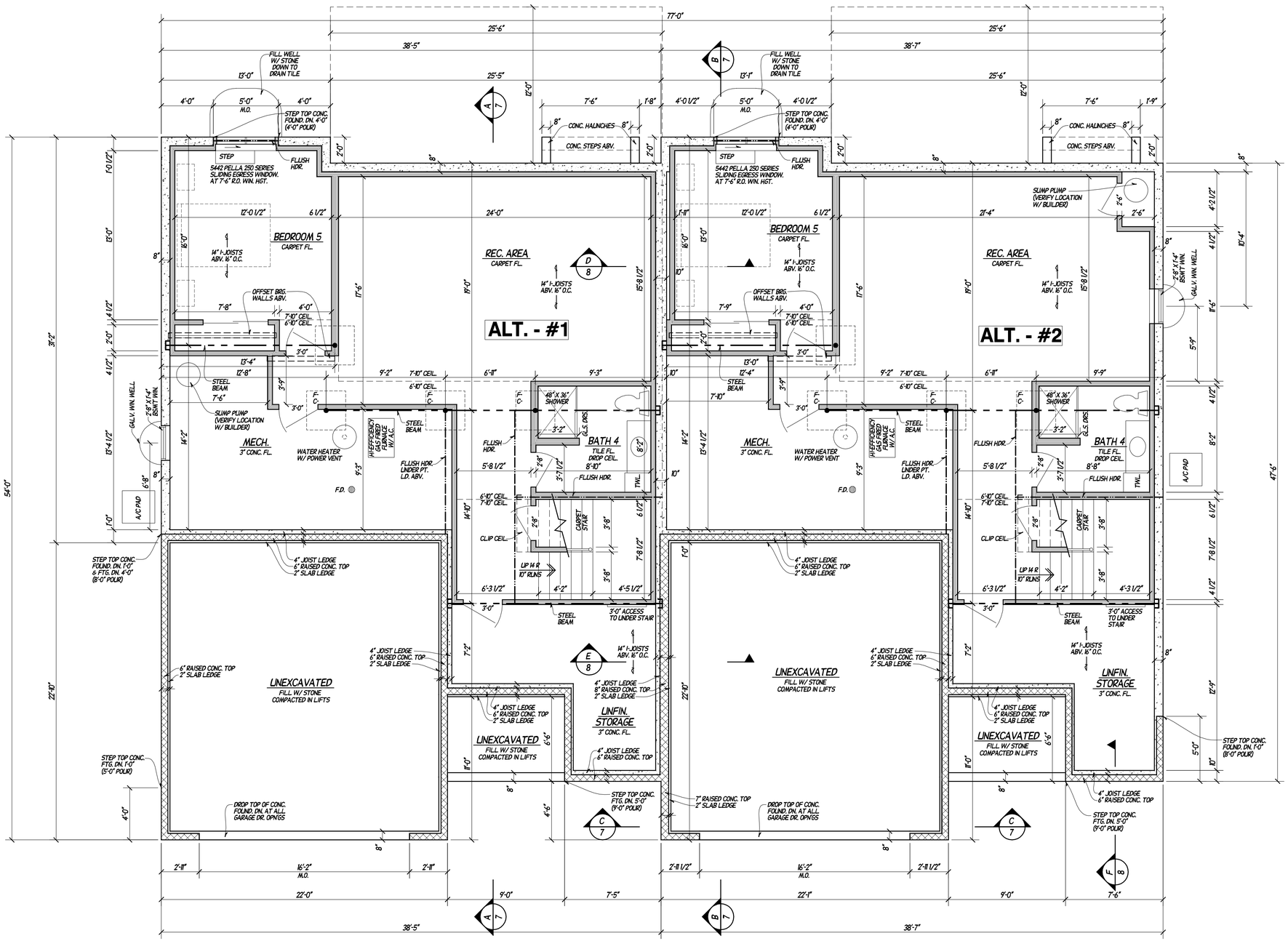
DESIGNED BY	DRAWN BY	CHECKED
B. TOM	G.T.H.	B. TOM

A.D.S. ARCHITECTURAL DEVELOPMENT SERVICES INC.
www.architecturaldevelopmentservices.com
150 NORTH SUNNY SLOPE RD STE 250
BROOKFIELD, WI 53005
(262) 797 - 1701

JOB NUMBER
182224-D

SHEET NO.
8 OF 11

Attachment: Site Survey & Plans (10235 : Eastbrook Drive LLC)



LEFT UNIT = 2

LOWER LEVEL FINISHED LIVING AREA: 802 SQ.FT.

OPTIONAL FINISHED LOWER LEVEL PLAN

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

RIGHT UNIT = 1

LOWER LEVEL FINISHED LIVING AREA: 793 SQ.FT.

ALTERNATE - #2

WALL HATCH LEGEND:

- LEDGE HGTS. DOWN 12" FROM RAISED CONC. TOP (9'-0" HGT.)
- RAISED CONC. TOP, LIP 1'-0" FROM STAND. (10'-0" POUR HGT.)
- CONC. TOP & JOIST LEDGE, STANDARD HGT. (9'-0" HGT.)

ALTERNATE - #1

NOTES:

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

FRAMING NOTES:

- ALL FIRST FL. JOISTS TO BE 14" I-JOISTS AT 16" O.C., EXCEPT WHERE NOTED:
- ALL 2 X 4 WALLS 10'-0" OR GREATER TO BE LSL OR LVL STUDS.
- ALL LVL'S TO BE 2.0E GRADE, EXCEPT WHERE NOTED.
- ALL LSL'S TO BE 1.3E GRADE, EXCEPT WHERE NOTED.
- ALL PSL'S TO BE 2.0E GRADE, EXCEPT WHERE NOTED.

DEFLECTION DESIGN VALUES FOR FL. JOISTS:

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

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BUILDER

PROJECT LOCATION

MEQUON DUPLEX

MEQUON, WI 53092

MEQUON ARCHITECTURAL REVIEW BOARD SUBMITTAL 3/18/25 (12)

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

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

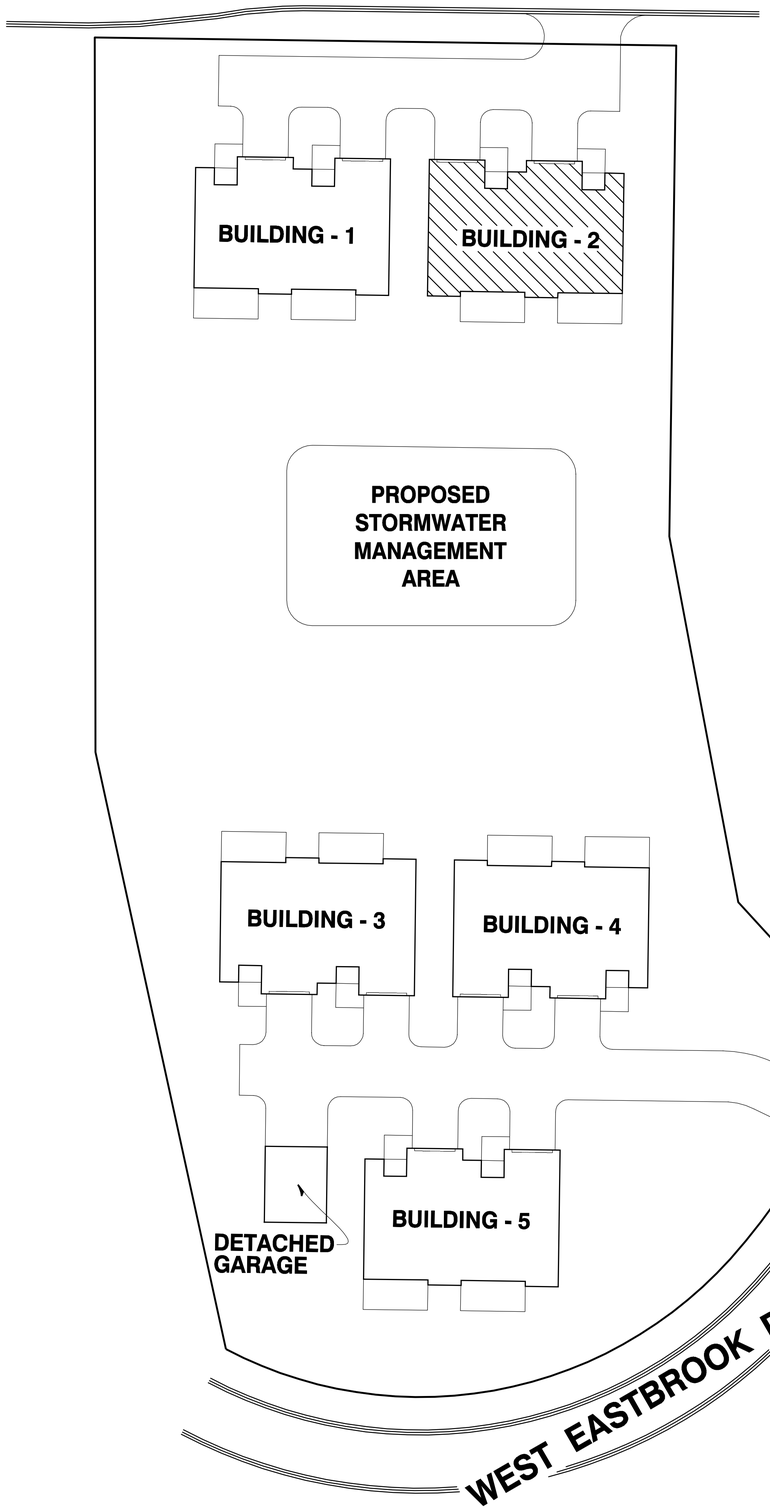
JOB NUMBER

182224-D

SHEET NO.

CS - 1

Attachment: Site Survey & Plans (10235 : Eastbrook Drive LLC)



PLAN INDEX FOR BUILDING - 2

SHEET NUMBER	SHEET DESCRIPTION
1	SITE / INDEX
2	FRONT & REAR EXTERIOR ELEVATIONS
3	LEFT & RIGHT EXTERIOR ELEVATIONS
4	LOWER LEVEL PLAN - OMITTED
5	FIRST FLOOR PLAN
6	SECOND FLOOR PLAN
7	ROOF PLAN - OMITTED
8	BUILDING SECTIONS - OMITTED
9	BUILDING SECTIONS & INTERIOR WALL ELEVATIONS - OMITTED
10	ELECTRICAL PLANS - OMITTED
11	WALL BRACING - OMITTED
ALTERNATE ADDITIONAL FEATURE CUT-SHEETS	
CS-1	ALTERNATE - 1 = FINISHED BASEMENT PLAN IN LEFT UNIT 4 - OMITTED ALTERNATE - 2 = FINISHED BASEMENT PLAN IN RIGHT UNIT 3 - OMITTED
CS-2	ROOF DOWNSPOUT PLAN - OMITTED

PROPOSED SITE PLAN

NOT TO SCALE

N
W E
S

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

- *678.10 = FIRST FL. ELEV.*
- *676.77 = TOP OF STAND. CONC. FOUND.*
- *668.77 = TOP OF STAND. CONC. FTG.*

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BUILDER

PROJECT LOCATION
EASTBROOK PLACE
MEQUON, WI 53092

BUILDING INFORMATION
BUILDING - 2
LEFT SIDE - UNIT 4
RIGHT SIDE - UNIT 3

COMPLETION DATE
NOT COMPLETE ADS X

REVISIONS

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

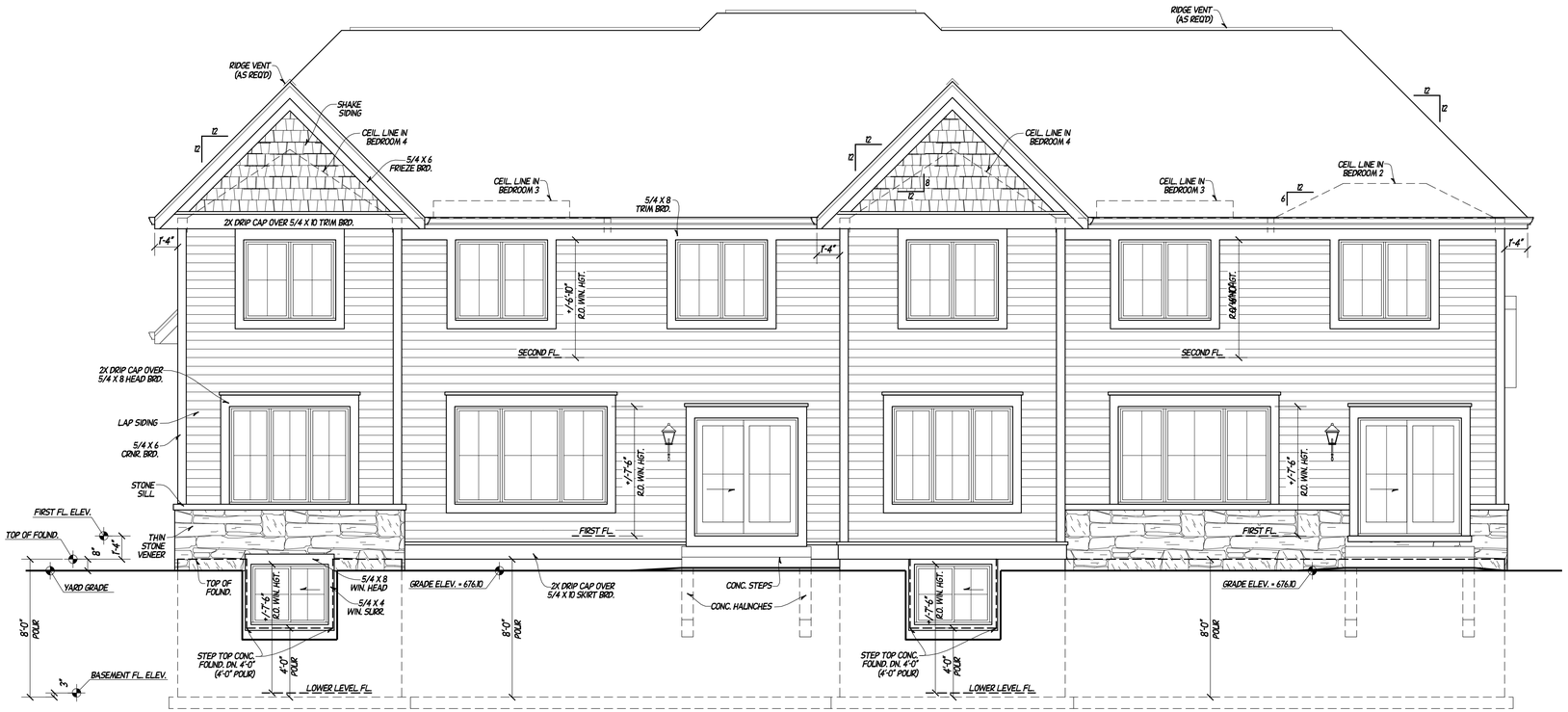
ADS
ARCHITECTURAL DEVELOPMENT SERVICES INC.
www.architecturaldevelopmentservices.com
150 NORTH SUNNY SLOPE RD STE 250
BROOKFIELD, WI 53005
(262) 787 - 1701

JOB NUMBER
182224-D

SHEET NO.
1 OF 11

MEQUON ARCHITECTURAL REVIEW BOARD SUBMITTAL 3/18/25 (12)

Attachment: Site Survey & Plans (10235 : Eastbrook Drive LLC)



REAR ELEVATION

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

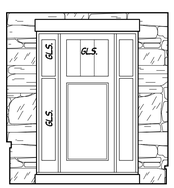
EXTERIOR MATERIAL NOTES:

- INSTALL METAL FLASHING OVER ALL HORIZONTAL TRIM BRDS.
- INSTALL METAL FLASHING OVER ALL STONE SILLS.
- ALL LAP SIDING TO BE LP SMARTSIDE, 6" TO WEATHER, W/ 5/4 X 6 CRNR. BRDS.
- ALL SHAKE SIDING TO BE FIBER CEMENT.
- ALL TRIM BRDS. TO BE LP SMARTSIDE & MIRATEC.
- ALL SHINGLE ROOF TO BE DIMENSIONAL ASPHALT SHINGLES.
- ALL SOFFITS TO BE ALUMINUM W/ EAVE VENTS.
- ALL GUTTERS TO BE SEAMLESS ALUMINUM.
- ALL EXTERIOR CEILINGS TO BE 1X6 T&G.



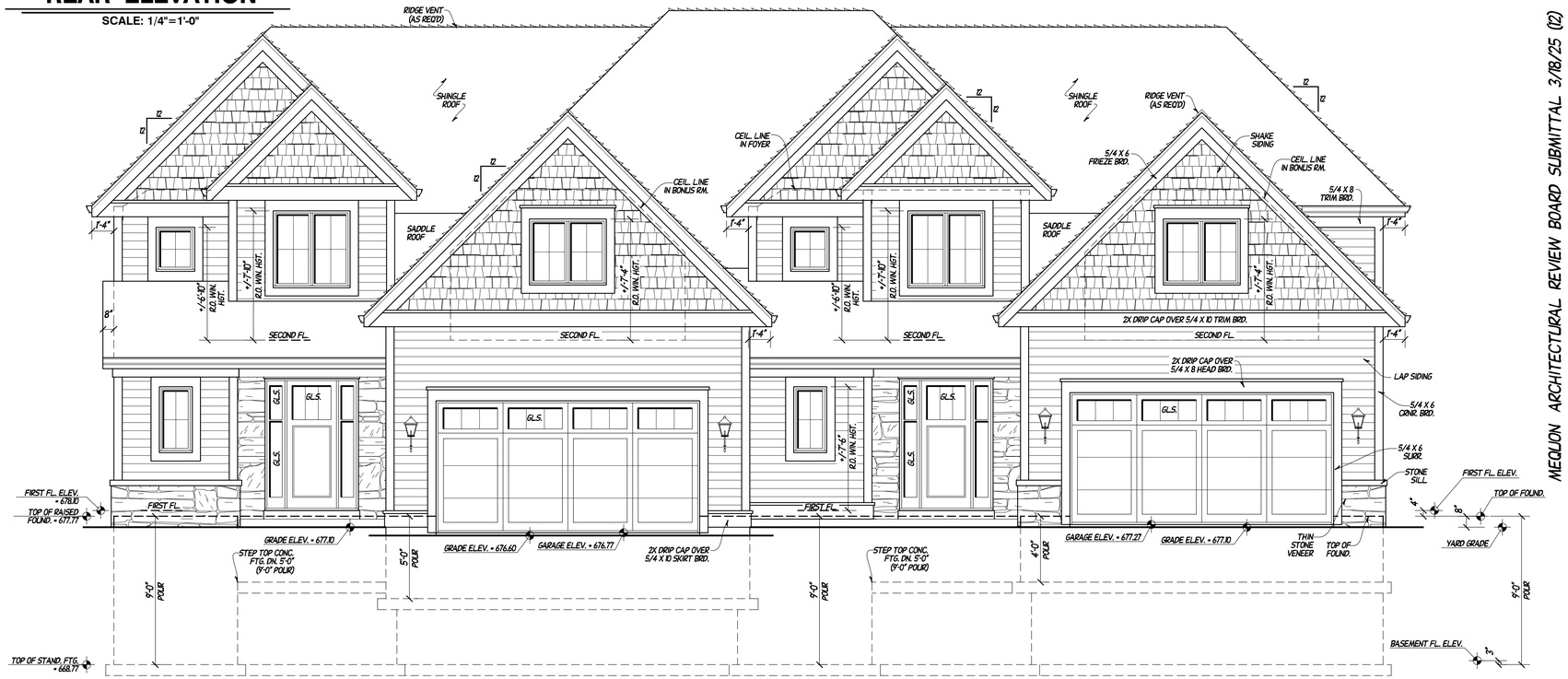
LEFT UNIT = 3 COV'D ENTRY ELEVATION

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



RIGHT UNIT = 4 COV'D ENTRY ELEVATION

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



FRONT ELEVATION

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

MEQUON ARCHITECTURAL REVIEW BOARD SUBMITTAL 3/18/25 (12)

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BUILDER

PROJECT LOCATION

EASTBROOK PLACE

MEQUON, WI 53092

BUILDING INFORMATION

BUILDING - 2

LEFT SIDE = UNIT 4
RIGHT SIDE = UNIT 3

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

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

JOB NUMBER

182224-D

SHEET NO.

2 OF 11

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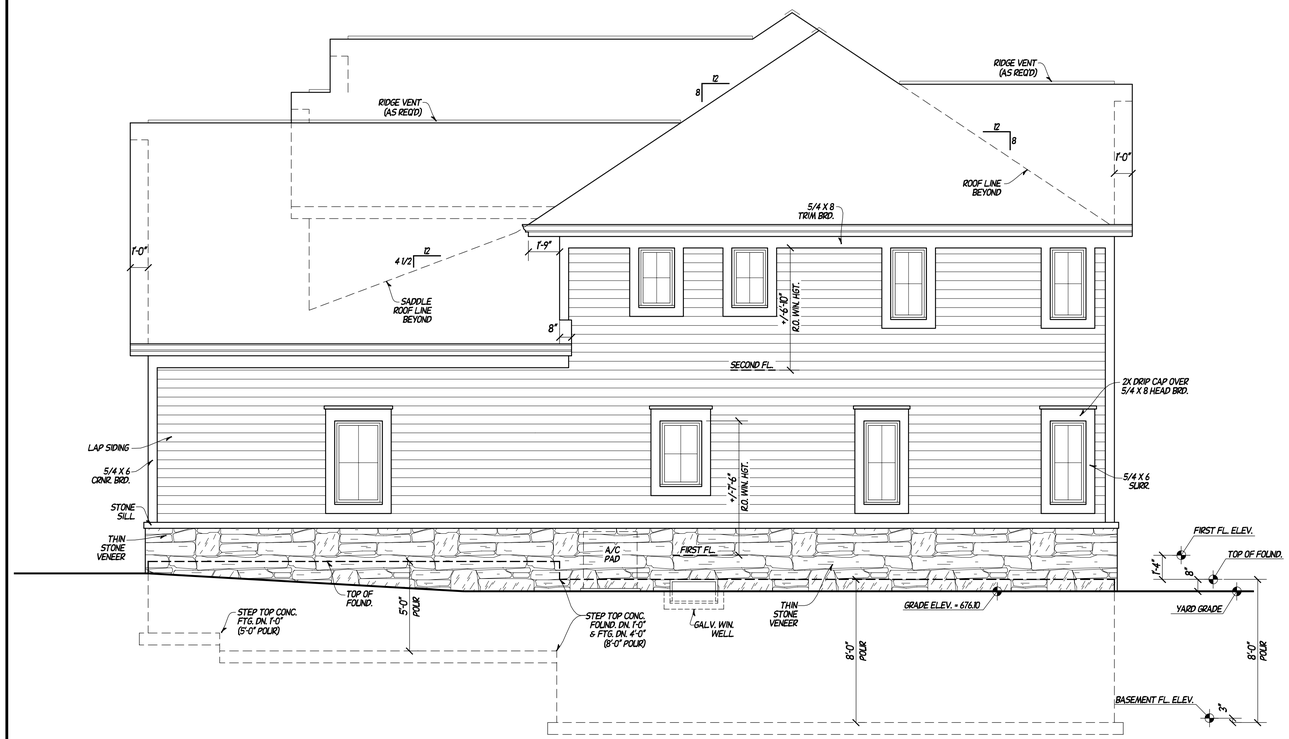

RIGHT ELEVATION

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

EXTERIOR MATERIAL NOTES:

- INSTALL METAL FLASHING OVER ALL HORIZONTAL TRIM BRDS.
- INSTALL METAL FLASHING OVER ALL STONE SILLS.
- ALL LAP SIDING TO BE LP SMARTSIDE, 6" TO WEATHER, W/ 5/4 X 6 CRNR. BRDS.
- ALL SHAKE SIDING TO BE FIBER CEMENT.
- ALL TRIM BRDS. TO BE LP SMARTSIDE & MIRATEC.
- ALL SHINGLE ROOF TO BE DIMENSIONAL ASPHALT SHINGLES.
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- ALL GUTTERS TO BE SEAMLESS ALUMINUM.
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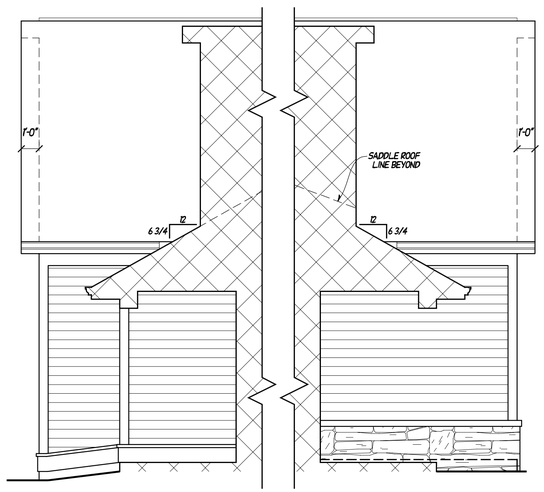
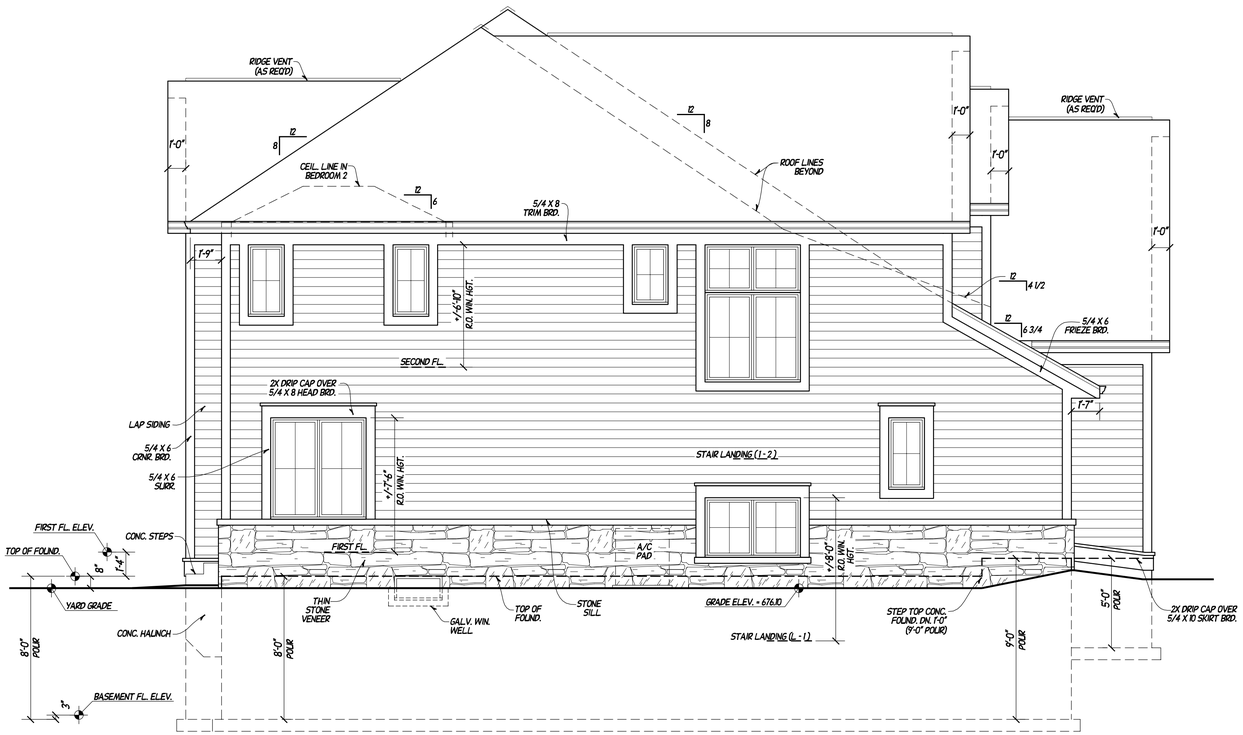


RIGHT UNIT = 3 COV'D ENTRY ELEVATIONS

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



LEFT ELEVATION

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

MEQUON ARCHITECTURAL REVIEW BOARD SUBMITTAL 3/18/25 (12)

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BUILDER

PROJECT LOCATION
EASTBROOK PLACE
MEQUON, WI 53092

BUILDING INFORMATION
BUILDING - 2
LEFT SIDE - UNIT 4
RIGHT SIDE - UNIT 3

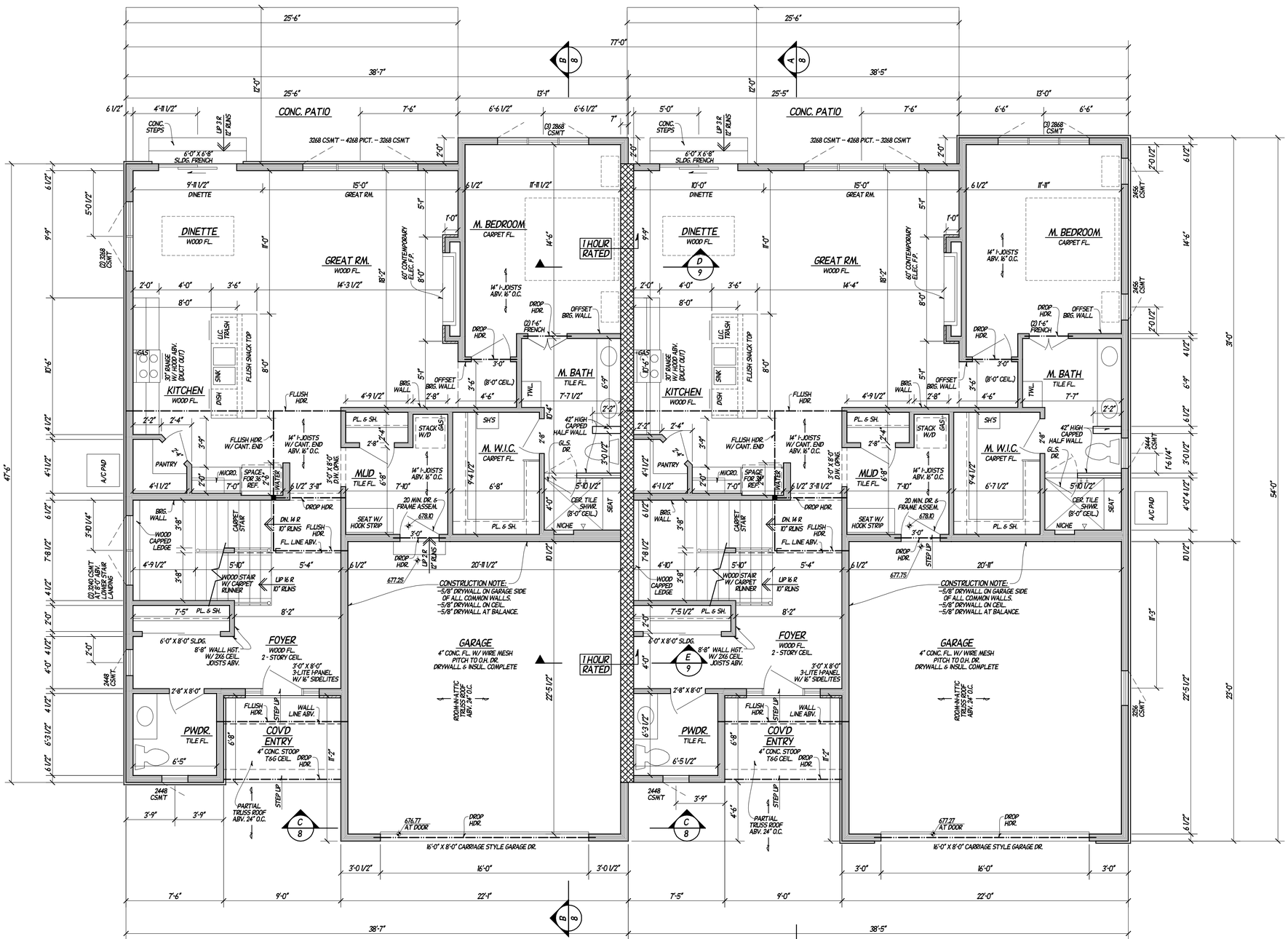
REVISIONS	COMPLETION DATE NOT COMPLETE ADS X
	DESIGNED BY B. TOM
	DRAWN BY G.T.H.
	CHECKED B. TOM

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

JOB NUMBER
182224-D

SHEET NO.
3 OF 11

Attachment: Site Survey & Plans (10235 : Eastbrook Drive LLC)



LEFT UNIT = 4

FINISHED FIRST FL. LIVING AREA:	1,394 SQ.FT.
GARAGE:	500 SQ.FT.
COVD ENTRY:	60 SQ.FT.
TOTAL FOOTPRINT:	1,954 SQ.FT.
CONC. PATIO:	306 SQ.FT.

FIRST FLOOR PLAN

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

NOTES:

- 9'-0" FIRST FL. WALL HGT., EXCEPT WHERE NOTED.
- WIN. NOTES:
  - -ALL WINDOW NUMBERS INDICATE APPROX. FRAME SIZE (IN INCHES), 7'-6" R.O. WIN. HGT., EXCEPT WHERE NOTED.
  - -ALL WIN. & DR. R.O. HGT'S. ARE +/-, VERIFY ACTUAL R.O. HGT'S. W/ WIN & DR. MANUF., AD.J. AS REQUIRED.
- ALL FIRST FL. INT. DOORS TO BE 6'-8" (+/-6"-10" R.O. HGT.), EXCEPT WHERE NOTED.
- ALL WALL DIMENSIONS REFER TO FINISH WALL SIZES.
- ALL ANGLED WALLS SHOWN ARE 45 DEGREES EXCEPT WHERE NOTED.

RIGHT UNIT = 3

FINISHED FIRST FL. LIVING AREA:	1,394 SQ.FT.
GARAGE:	500 SQ.FT.
COVD ENTRY:	60 SQ.FT.
TOTAL FOOTPRINT:	1,954 SQ.FT.
CONC. PATIO:	306 SQ.FT.

FRAMING NOTES:

- ALL SECOND FL. JOISTS TO BE 14" I-JOISTS AT 16" O.C., EXCEPT WHERE NOTED.
- ALL 2 X 4 WALLS 10'-0" OR GREATER TO BE LSL OR LVL STUDS.
- ALL LVL'S TO BE 2.0E GRADE, EXCEPT WHERE NOTED.
- ALL LSL'S TO BE 1.3E GRADE, EXCEPT WHERE NOTED.
- ALL PSL'S TO BE 2.0E GRADE, EXCEPT WHERE NOTED.

DEFLECTION DESIGN VALUES FOR FL. JOISTS:

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

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BUILDER

PROJECT LOCATION

EASTBROOK PLACE

MEQUON, WI 53092

BUILDING INFORMATION

BUILDING - 2

LEFT SIDE - UNIT 4

RIGHT SIDE - UNIT 3

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

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JOB NUMBER

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MEQUON ARCHITECTURAL REVIEW BOARD SUBMITTAL 3/18/25 (12)

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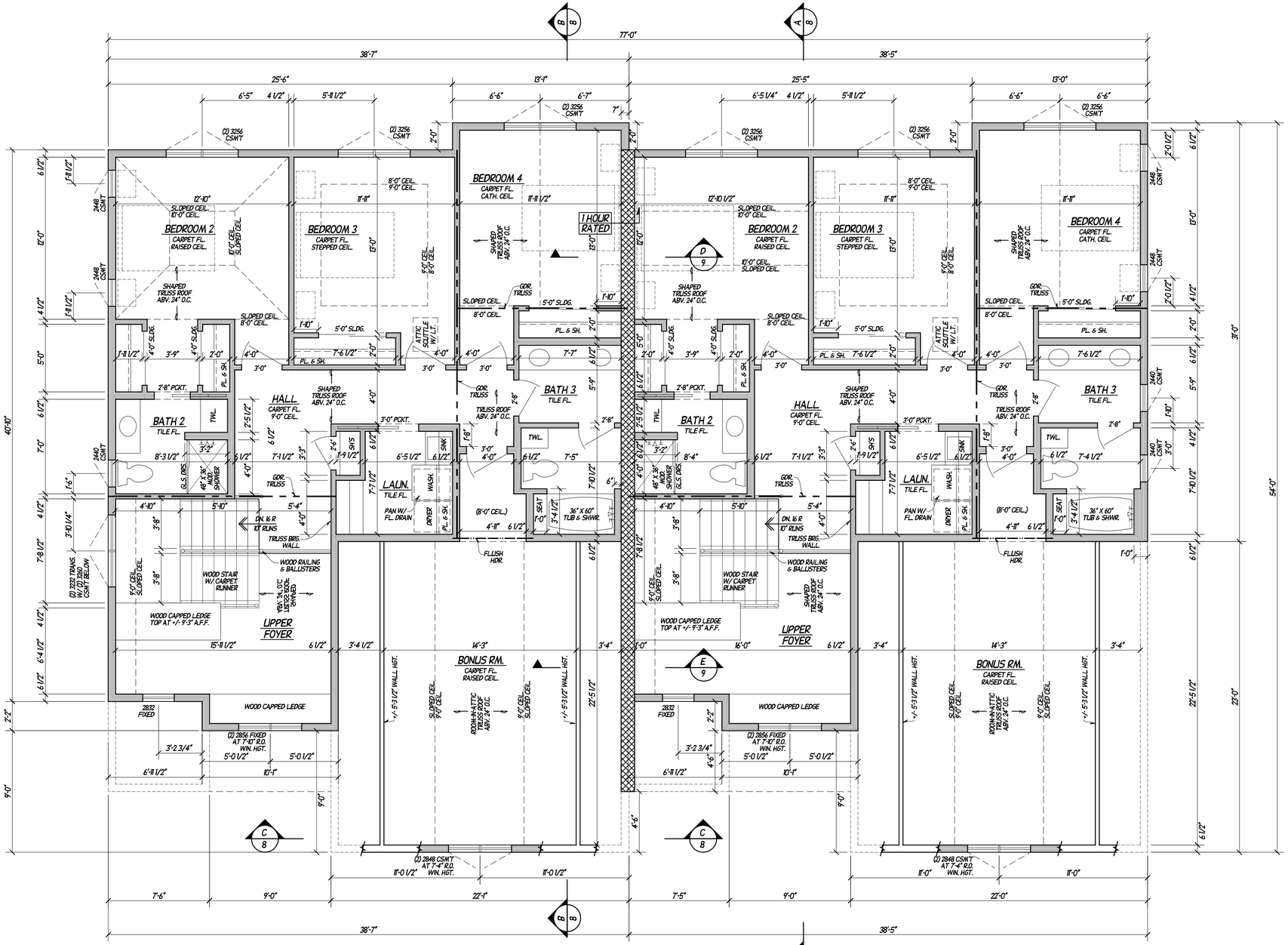

LEFT UNIT = 4

FINISHED SECOND FL. LIVING AREA: 1,112 SQ.FT.
BONUS RM.: 328 SQ.FT.
TOTAL: 1,440 SQ.FT.

SECOND FLOOR PLAN

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

RIGHT UNIT = 3

FINISHED SECOND FL. LIVING AREA: 1,112 SQ.FT.
BONUS RM.: 328 SQ.FT.
TOTAL: 1,440 SQ.FT.

NOTES:

- 8'-0" SECOND FL. WALL HGT., EXCEPT WHERE NOTED.
- WIN. NOTES:
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BUILDER

PROJECT LOCATION
EASTBROOK PLACE
MEQUON, WI 53092

BUILDING INFORMATION
BUILDING - 2
LEFT SIDE - UNIT 4
RIGHT SIDE - UNIT 3

COMPLETION DATE
NOT COMPLETE ADS X

REVISIONS

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

ADS ARCHITECTURAL DEVELOPMENT SERVICES INC.
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JOB NUMBER
182224-D

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6 OF 11

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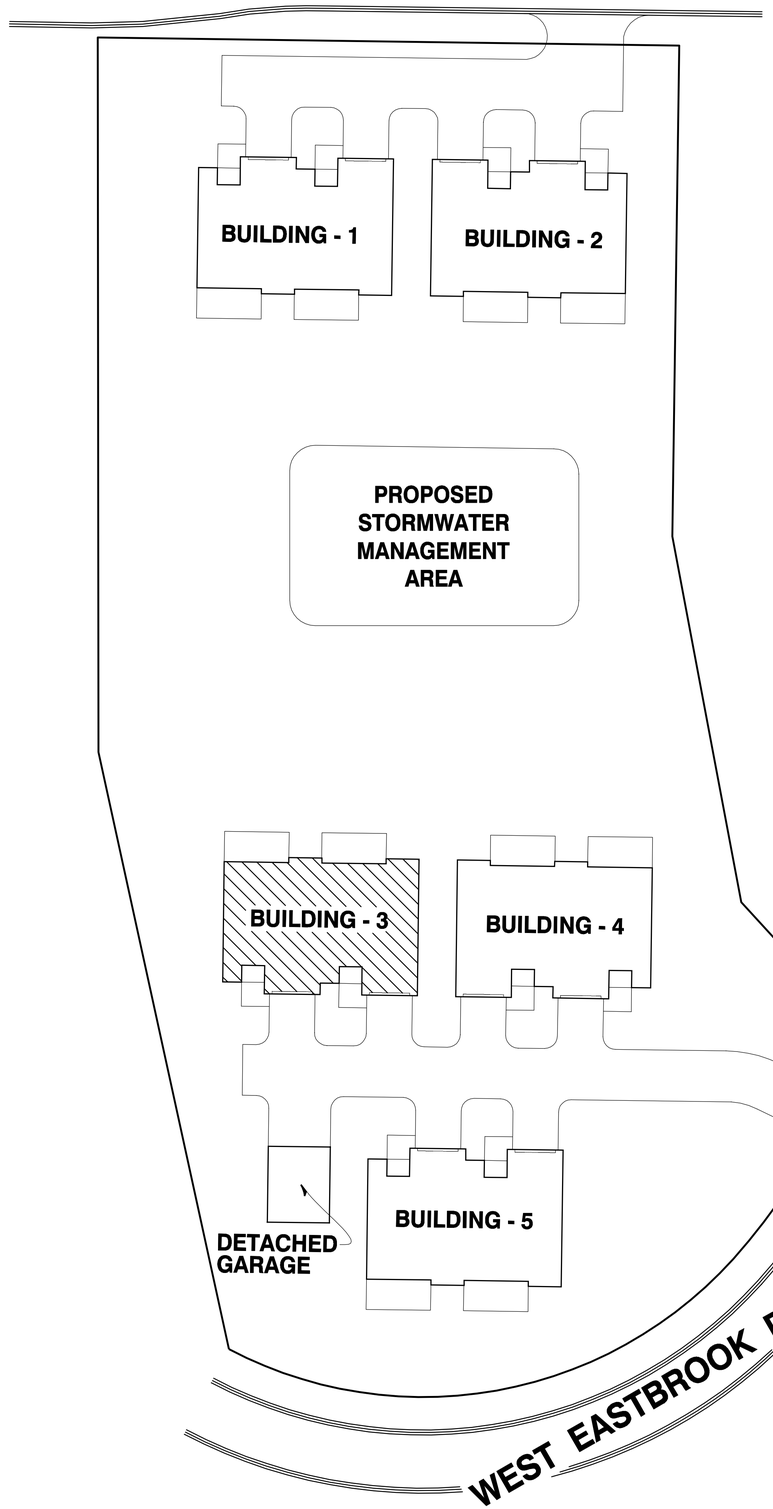

PLAN INDEX FOR BUILDING - 3

SHEET NUMBER	SHEET DESCRIPTION
1	SITE / INDEX
2	FRONT & REAR EXTERIOR ELEVATIONS
3	LEFT & RIGHT EXTERIOR ELEVATIONS
4	LOWER LEVEL PLAN - OMITTED
5	FIRST FLOOR PLAN
6	SECOND FLOOR PLAN
7	ROOF PLAN - OMITTED
8	BUILDING SECTIONS - OMITTED
9	BUILDING SECTIONS & INTERIOR WALL ELEVATIONS - OMITTED
10	ELECTRICAL PLANS - OMITTED
11	WALL BRACING - OMITTED
ALTERNATE ADDITIONAL FEATURE CUT-SHEETS	
CS-1	ALTERNATE - 1 = FINISHED BASEMENT PLAN IN LEFT UNIT 5 - OMITTED ALTERNATE - 2 = FINISHED BASEMENT PLAN IN RIGHT UNIT 6 - OMITTED
CS-2	ROOF DOWNSPOUT PLAN - OMITTED

PROPOSED SITE PLAN

NOT TO SCALE

N
W E
S

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

- *679.20 = FIRST FL. ELEV.*
- *677.87 = TOP OF STAND. CONC. FOUND.*
- *667.87 = TOP OF STAND. CONC. FTG.*

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BUILDER

PROJECT LOCATION
EASTBROOK PLACE
MEQUON, WI 53092

BUILDING INFORMATION
BUILDING - 3
LEFT SIDE - UNIT 5
RIGHT SIDE - UNIT 6

COMPLETION DATE
NOT COMPLETE ADS X

REVISIONS

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

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182224-D

SHEET NO.
1 OF 11

MEQUON ARCHITECTURAL REVIEW BOARD SUBMITTAL 3/18/25 (12)

Attachment: Site Survey & Plans (10235 : Eastbrook Drive LLC)



REAR ELEVATION

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

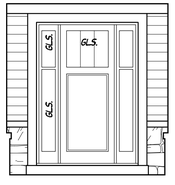
EXTERIOR MATERIAL NOTES:

- INSTALL METAL FLASHING OVER ALL HORIZONTAL TRIM BRDS.
- INSTALL METAL FLASHING OVER ALL STONE SILLS.
- ALL LAP SIDING TO BE LP SMARTSIDE, 6" TO WEATHER, W/ 5/4 X 6 CRNR. BRDS.
- ALL SHAKE SIDING TO BE FIBER CEMENT.
- ALL TRIM BRDS. TO BE LP SMARTSIDE & MIRATEC.
- ALL SHINGLE ROOF TO BE DIMENSIONAL ASPHALT SHINGLES.
- ALL SOFFITS TO BE ALLUMINUM W/ EAVE VENTS.
- ALL GUTTERS TO BE SEAMLESS ALLIMINUM.
- ALL EXTERIOR CEILINGS TO BE 1X6 T&G.



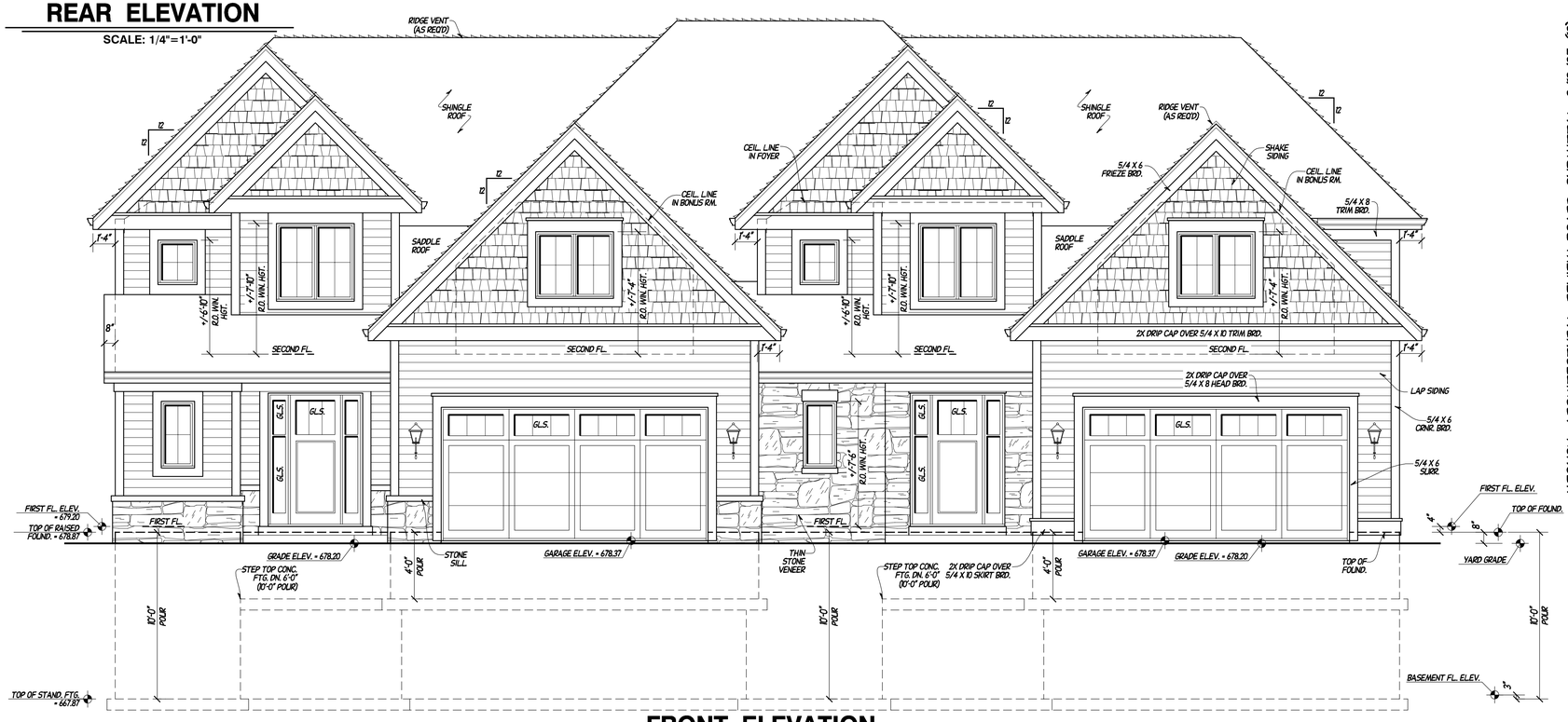
LEFT UNIT = 6 COV'D ENTRY ELEVATION

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



RIGHT UNIT = 5 COV'D ENTRY ELEVATION

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



FRONT ELEVATION

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

MEQUON ARCHITECTURAL REVIEW BOARD SUBMITTAL 3/18/25 (12)

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BUILDER

PROJECT LOCATION

EASTBROOK PLACE

MEQUON, WI 53092

BUILDING INFORMATION

BUILDING - 3

LEFT SIDE - UNIT 5

RIGHT SIDE - UNIT 6

COMPLETION DATE NOT COMPLETE AUS X	REVISIONS

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

ARCHITECTURAL DEVELOPMENT SERVICES INC.
A.D.S.
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JOB NUMBER

182224-D

SHEET NO.

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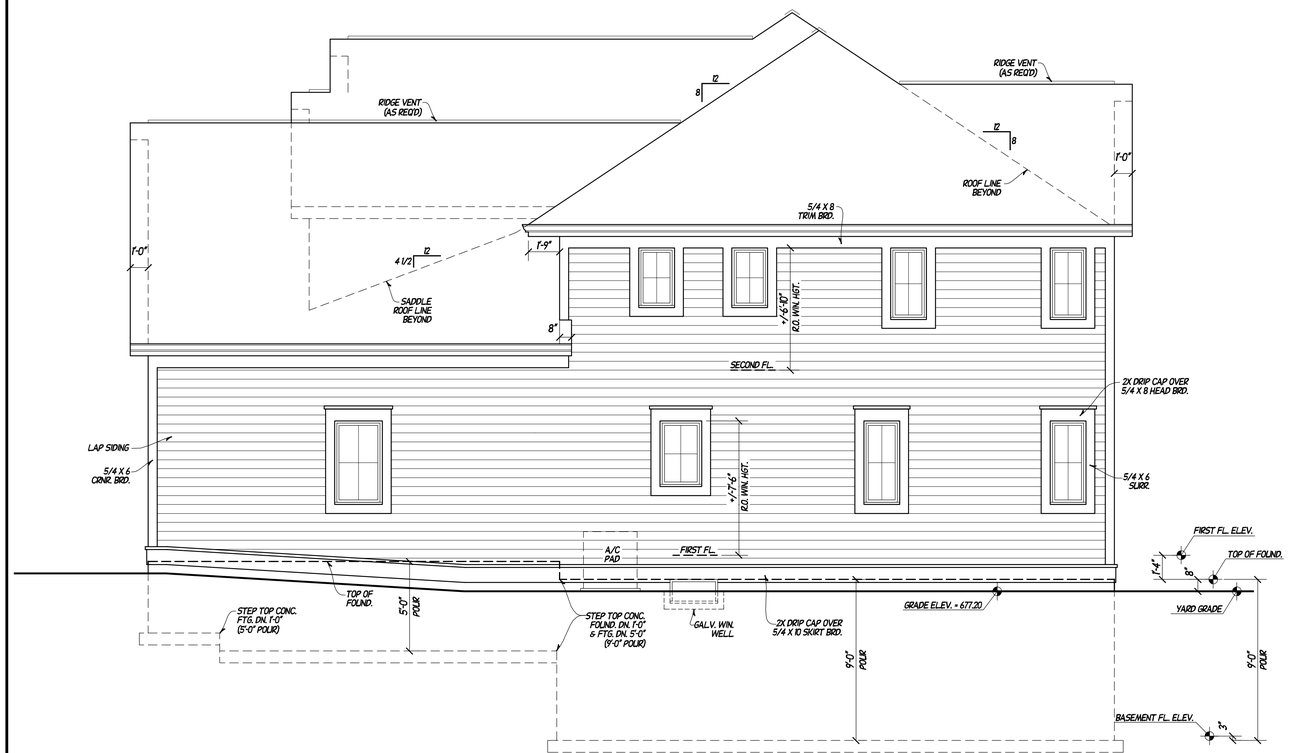
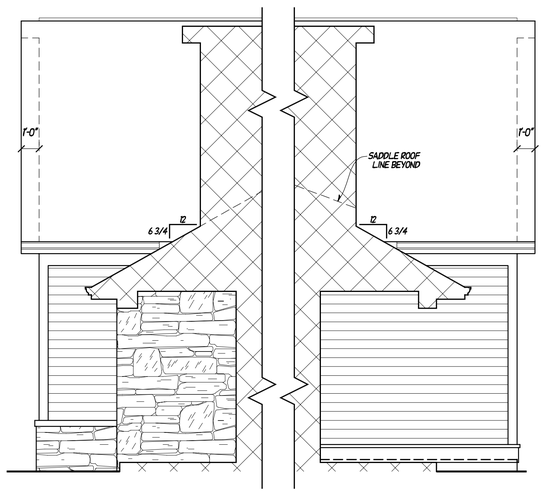


RIGHT ELEVATION

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



RIGHT UNIT = 6 COV'D ENTRY ELEVATIONS

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

EXTERIOR MATERIAL NOTES:

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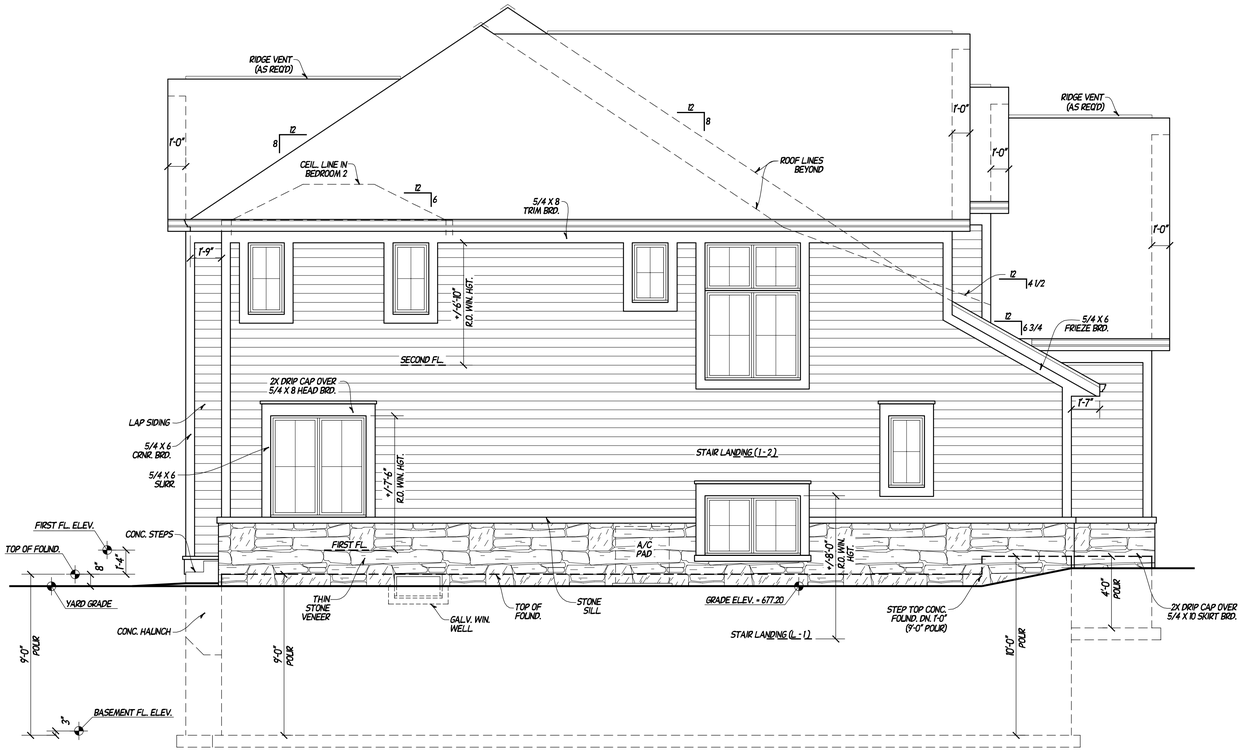

LEFT ELEVATION

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

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BUILDER

PROJECT LOCATION

EASTBROOK PLACE

MEQUON, WI 53092

MEQUON ARCHITECTURAL REVIEW BOARD SUBMITTAL 3/18/25 (02)

BUILDING INFORMATION

BUILDING - 3

LEFT SIDE - UNIT 5

RIGHT SIDE - UNIT 6

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

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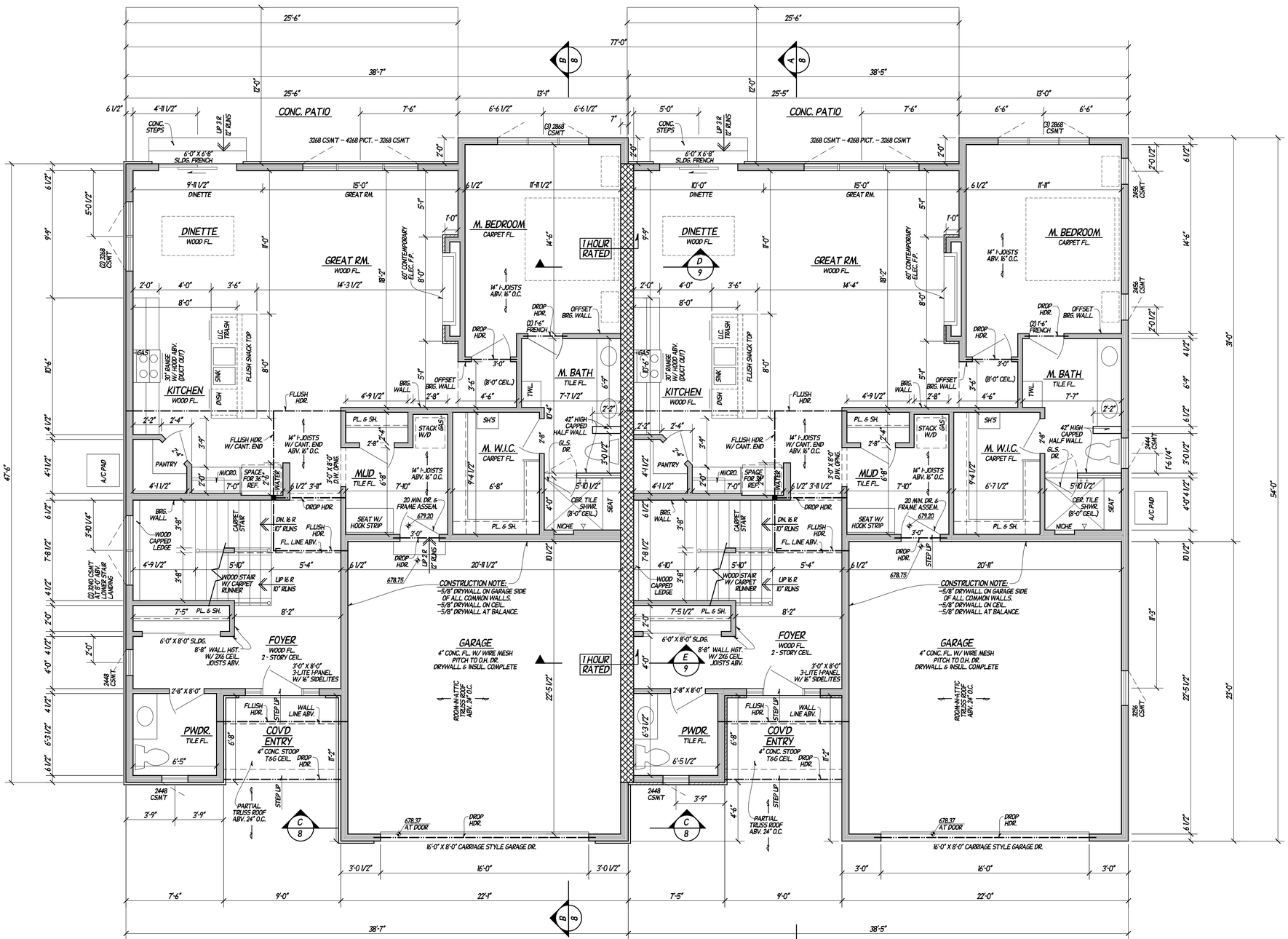

LEFT UNIT = 5

FINISHED FIRST FL. LIVING AREA:	1,394 SQ.FT.
GARAGE:	500 SQ.FT.
COVD ENTRY:	60 SQ.FT.
TOTAL FOOTPRINT:	1,954 SQ.FT.
CONC. PATIO:	306 SQ.FT.

FIRST FLOOR PLAN

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

NOTES:

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- WIN. NOTES:
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RIGHT UNIT = 6

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BUILDER

PROJECT LOCATION

EASTBROOK PLACE

MEQUON, WI 53092

MEQUON ARCHITECTURAL REVIEW BOARD SUBMITTAL 3/18/25 (12)

BUILDING INFORMATION

BUILDING - 3

LEFT SIDE - UNIT 5

RIGHT SIDE - UNIT 6

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

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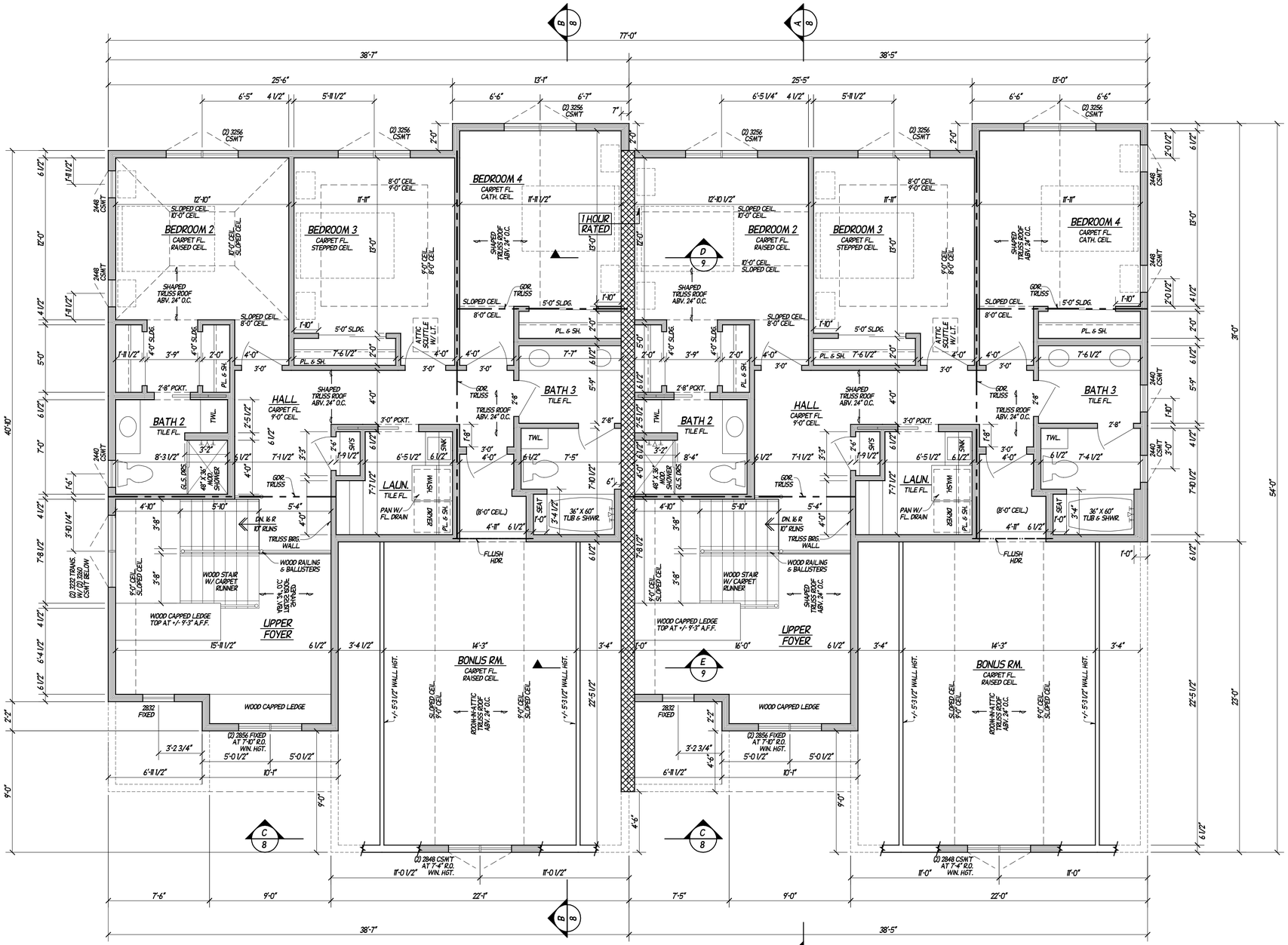

LEFT UNIT = 5

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SECOND FLOOR PLAN

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

RIGHT UNIT = 6

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BUILDER

PROJECT LOCATION
EASTBROOK PLACE
MEQUON, WI 53092

BUILDING INFORMATION
BUILDING - 3
LEFT SIDE - UNIT 5
RIGHT SIDE - UNIT 6

COMPLETION DATE
NOT COMPLETE ADS X

REVISIONS

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

MEQUON ARCHITECTURAL REVIEW BOARD SUBMITTAL 3/18/25 (12)

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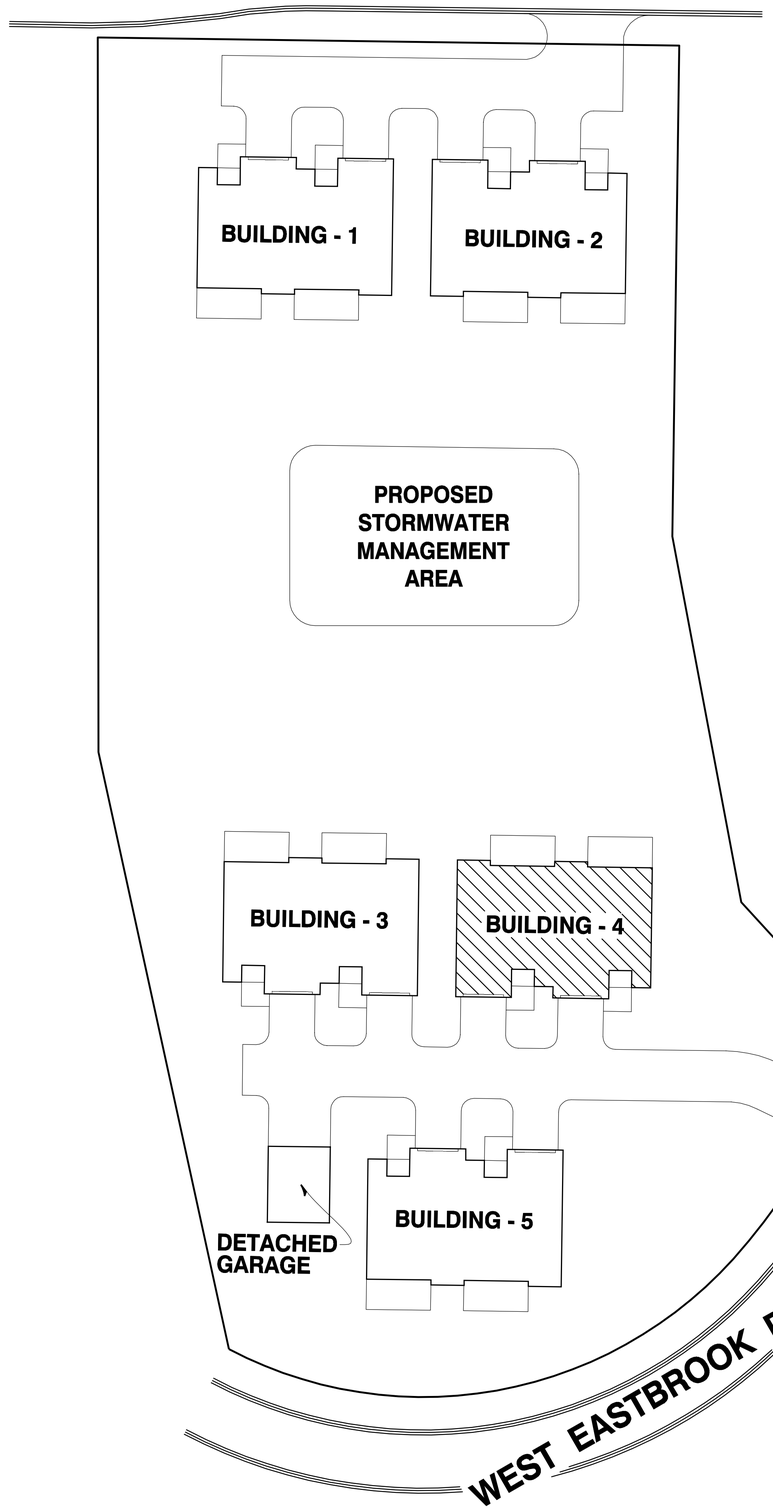

PLAN INDEX FOR BUILDING - 4

SHEET NUMBER	SHEET DESCRIPTION
1	SITE / INDEX
2	FRONT & REAR EXTERIOR ELEVATIONS
3	LEFT & RIGHT EXTERIOR ELEVATIONS
4	LOWER LEVEL PLAN - OMITTED
5	FIRST FLOOR PLAN
6	SECOND FLOOR PLAN
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ALTERNATE ADDITIONAL FEATURE CUT-SHEETS	
CS-1	ALTERNATE - 1 = FINISHED BASEMENT PLAN IN LEFT UNIT 7 = OMITTED ALTERNATE - 2 = FINISHED BASEMENT PLAN IN RIGHT UNIT 8 - OMITTED
CS-2	ROOF DOWNSPOUT PLAN - OMITTED

PROPOSED SITE PLAN

NOT TO SCALE

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

- 679.40 = FIRST FL. ELEV.
- 678.07 = TOP OF STAND. CONC. FOUND.
- 669.07 = TOP OF STAND. CONC. FTG.

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BUILDER

PROJECT LOCATION
EASTBROOK PLACE
MEQUON, WI 53092

MEQUON ARCHITECTURAL REVIEW BOARD SUBMITTAL 3/18/25 (12)

BUILDING INFORMATION
BUILDING - 4
LEFT SIDE = UNIT 7
RIGHT SIDE = UNIT 8

COMPLETION DATE	REVISIONS
NOT COMPLETE AS X	

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

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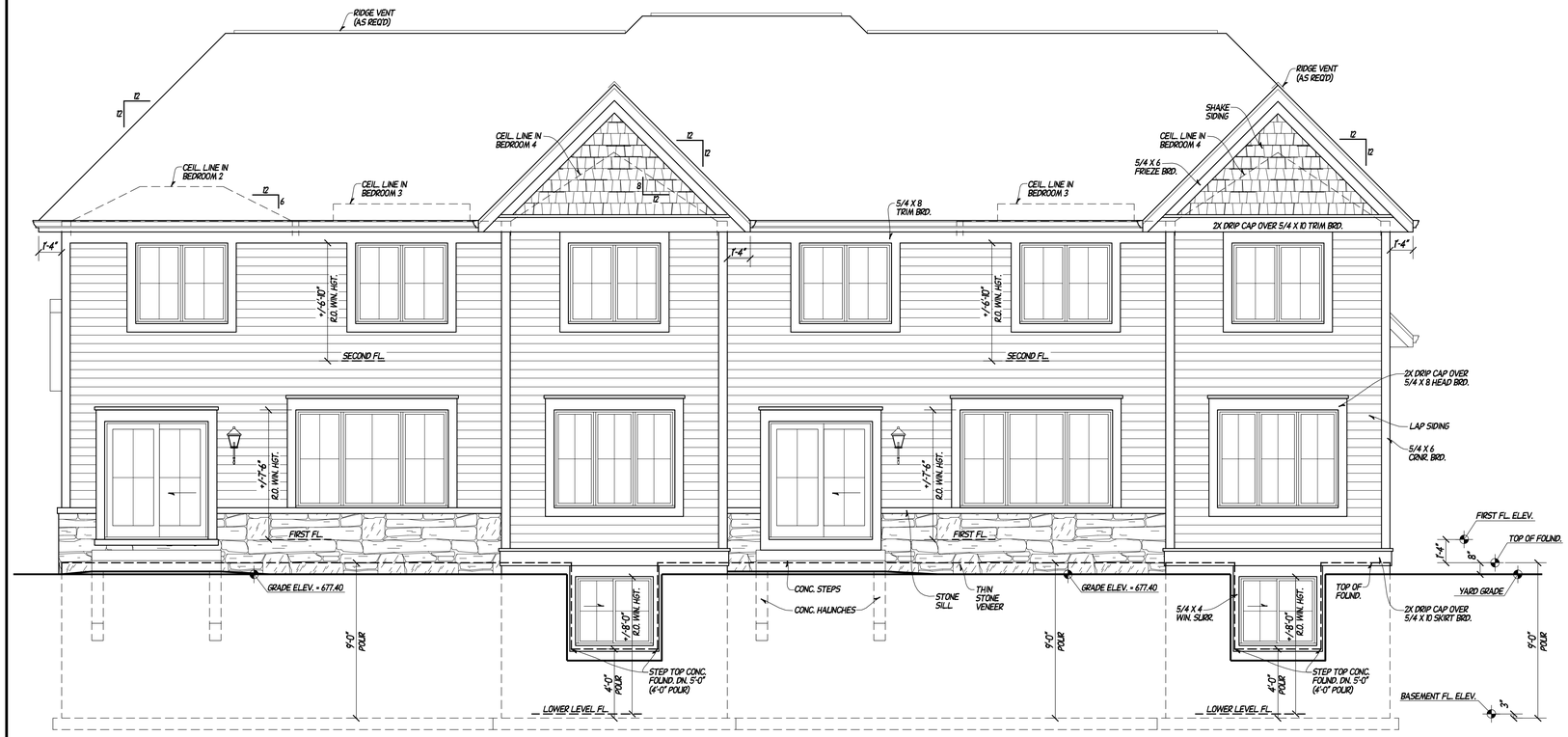
150 NORTH SUNNY SLOPE RD STE 250
BROOKFIELD, WI 53005
(262) 787 - 1701

JOB NUMBER
182224-D

SHEET NO.
1 OF 11

Attachment: Site Survey & Plans (10235 : Eastbrook Drive LLC)



REAR ELEVATION

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

EXTERIOR MATERIAL NOTES:

- INSTALL METAL FLASHING OVER ALL HORIZONTAL TRIM BRDS.
- INSTALL METAL FLASHING OVER ALL STONE SILLS.
- ALL LAP SIDING TO BE LP SMARTSIDE, 6" TO WEATHER, W/ 5/4 X 6 CRNR. BRDS.
- ALL SHAKE SIDING TO BE FIBER CEMENT.
- ALL TRIM BRDS. TO BE LP SMARTSIDE & MIRATEC.
- ALL SHINGLE ROOF TO BE DIMENSIONAL ASPHALT SHINGLES.
- ALL SOFFITS TO BE ALUMINUM W/ EAVE VENTS.
- ALL GUTTERS TO BE SEAMLESS ALUMINUM.
- ALL EXTERIOR CEILINGS TO BE 1X6 T&G.



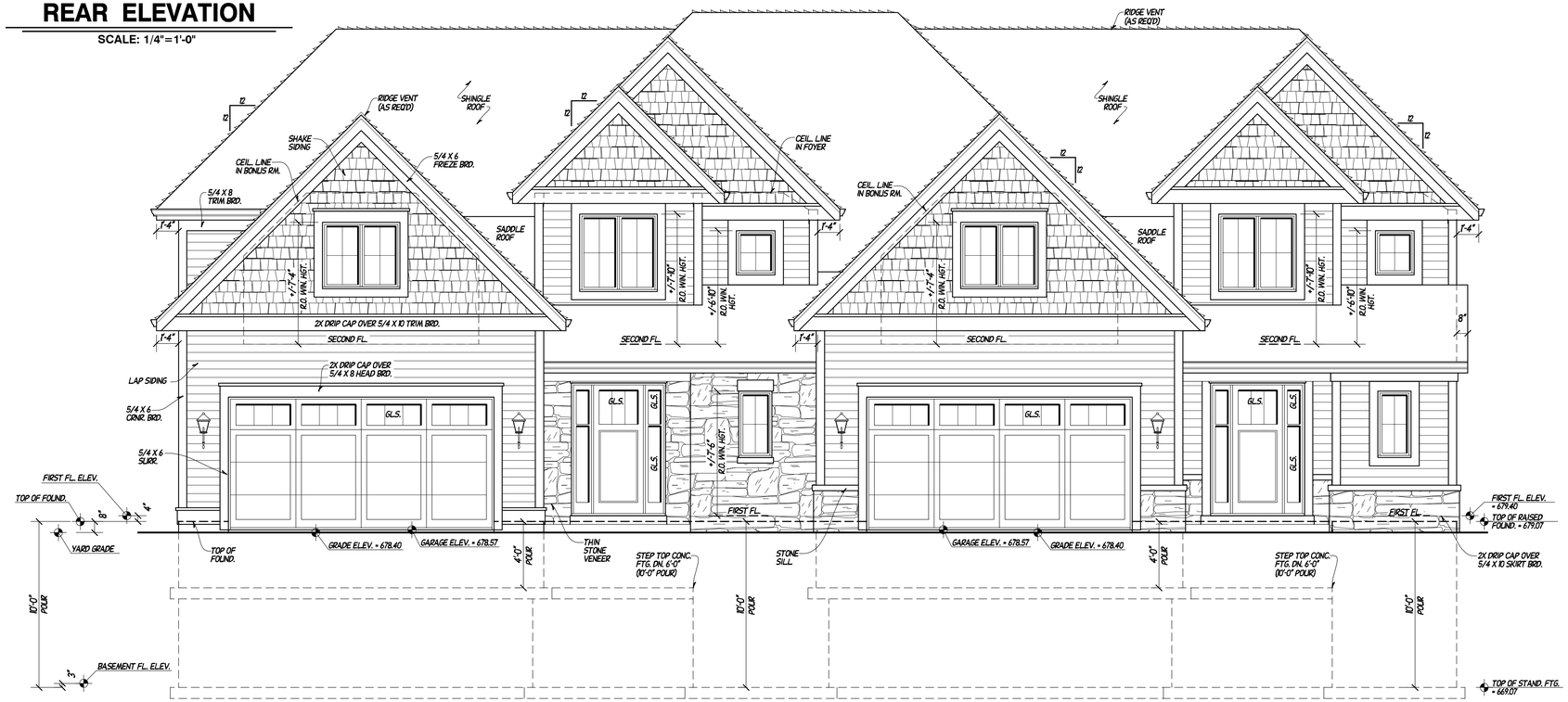
RIGHT UNIT = 8 COV'D ENTRY ELEVATION

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



LEFT UNIT = 7 COV'D ENTRY ELEVATION

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



FRONT ELEVATION

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

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PROJECT LOCATION

EASTBROOK PLACE

MEQUON, WI 53092

BUILDING INFORMATION

BUILDING - 4

LEFT SIDE - UNIT 7

RIGHT SIDE - UNIT 8

COMPLETION DATE NOT COMPLETE ADS X	REVISIONS

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

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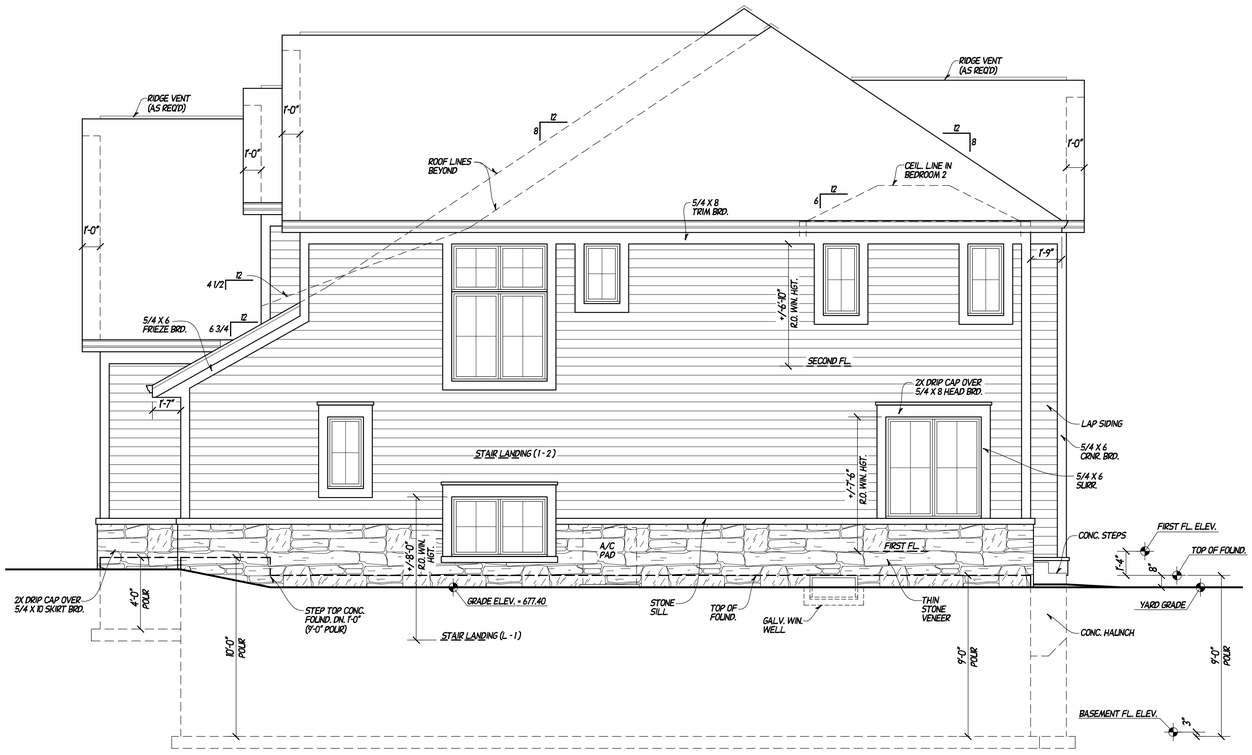

RIGHT ELEVATION

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

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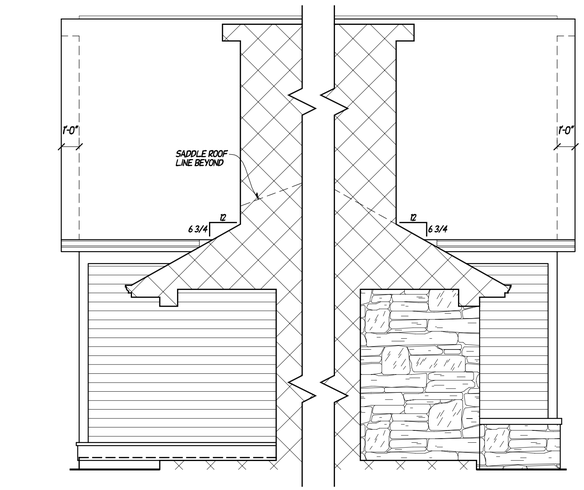
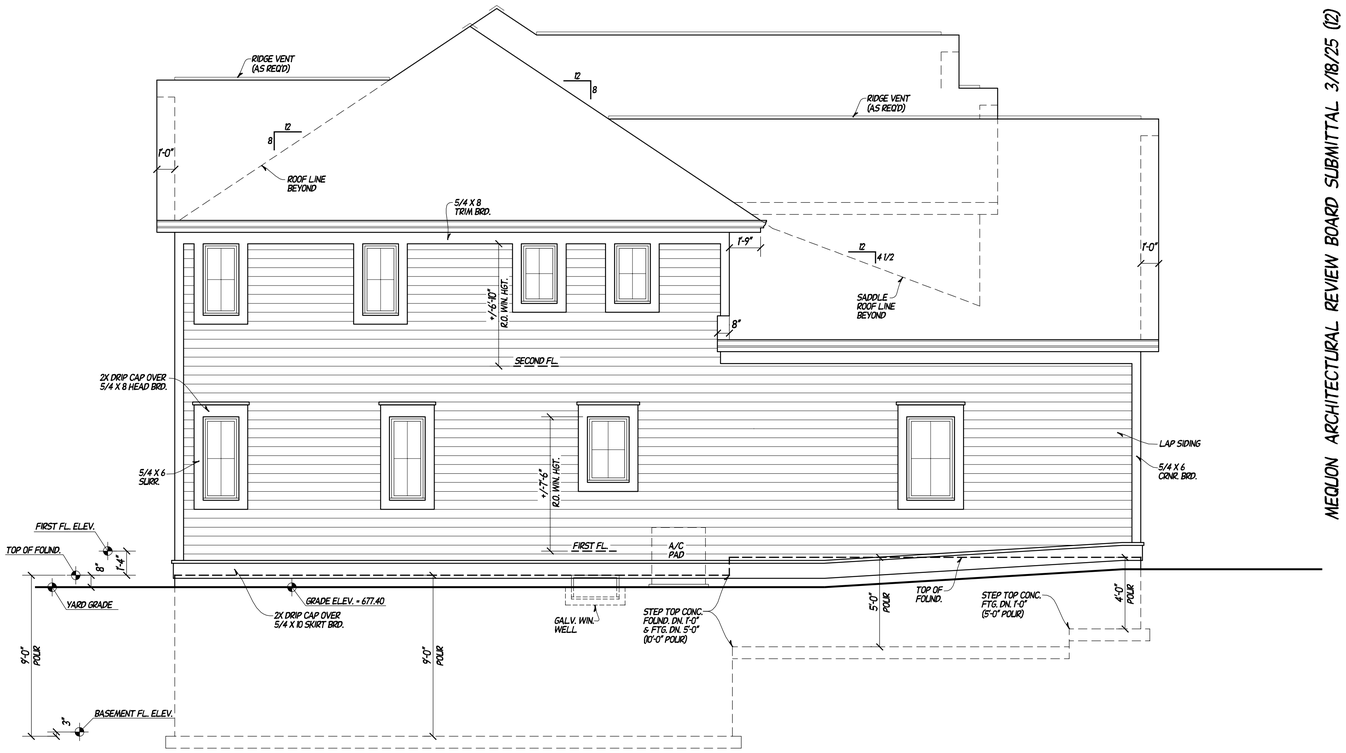


LEFT UNIT = 7 COV'D ENTRY ELEVATIONS

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



LEFT ELEVATION

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

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EASTBROOK PLACE
MEQUON, WI 53092

BUILDING INFORMATION
BUILDING - 4
LEFT SIDE - UNIT 7
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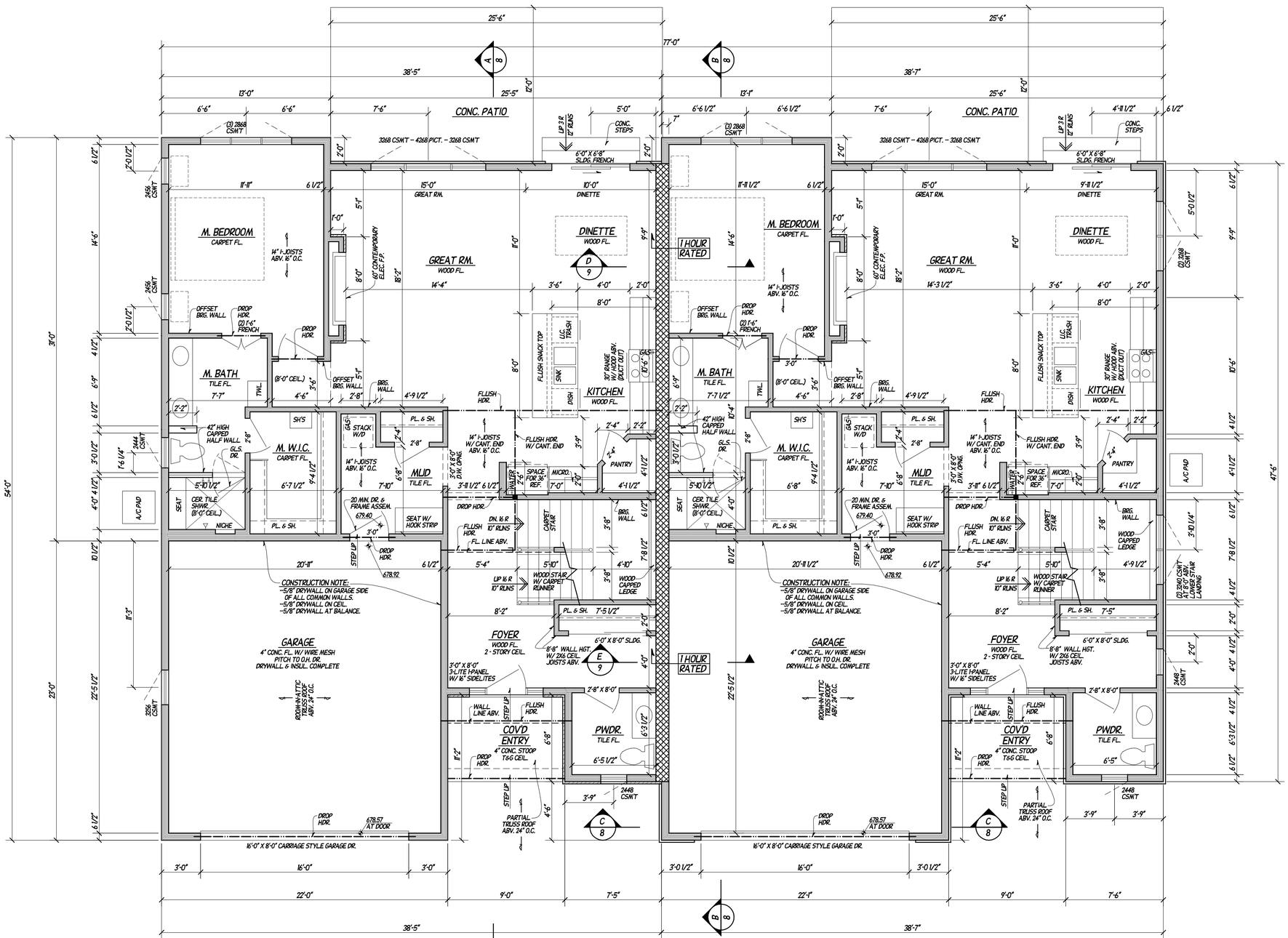

LEFT UNIT = 7

FINISHED FIRST FL. LIVING AREA:	1,394 SQ.FT.
GARAGE:	500 SQ.FT.
COVD ENTRY:	60 SQ.FT.
TOTAL FOOTPRINT:	1,954 SQ.FT.
CONC. PATIO:	306 SQ.FT.

FIRST FLOOR PLAN

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

NOTES:

- 9'-0" FIRST FL. WALL HGT., EXCEPT WHERE NOTED.
- WIN. NOTES:
  - -ALL WINDOW NUMBERS INDICATE APPROX. FRAME SIZE (IN INCHES), 7'-6" R.O. WIN. HGT., EXCEPT WHERE NOTED.
  - -ALL WIN. & DR. R.O. HGT'S. ARE +/-, VERIFY ACTUAL R.O. HGT'S. W/ WIN & DR. MANUF., AD.J. AS REQUIRED.
- ALL FIRST FL. INT. DOORS TO BE 6'-8" (+/-6'-10" R.O. HGT.), EXCEPT WHERE NOTED.
- ALL WALL DIMENSIONS REFER TO FINISH WALL SIZES.
- ALL ANGLED WALLS SHOWN ARE 45 DEGREES EXCEPT WHERE NOTED.

RIGHT UNIT = 8

FINISHED FIRST FL. LIVING AREA:	1,394 SQ.FT.
GARAGE:	500 SQ.FT.
COVD ENTRY:	60 SQ.FT.
TOTAL FOOTPRINT:	1,954 SQ.FT.
CONC. PATIO:	306 SQ.FT.

FRAMING NOTES:

- ALL SECOND FL. JOISTS TO BE 14" I-JOISTS AT 16" O.C., EXCEPT WHERE NOTED.
- ALL 2 X 4 WALLS 10'-0" OR GREATER TO BE LSL OR LVL STUDS.
- ALL LVL'S TO BE 2.0E GRADE, EXCEPT WHERE NOTED.
- ALL LSL'S TO BE 1.3E GRADE, EXCEPT WHERE NOTED.
- ALL PSL'S TO BE 2.0E GRADE, EXCEPT WHERE NOTED.

DEFLECTION DESIGN VALUES FOR FL. JOISTS:

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

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PROJECT LOCATION

EASTBROOK PLACE

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MEQUON ARCHITECTURAL REVIEW BOARD SUBMITTAL 3/18/25 (12)

BUILDING INFORMATION

BUILDING - 4

LEFT SIDE - UNIT 7

RIGHT SIDE - UNIT 8

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

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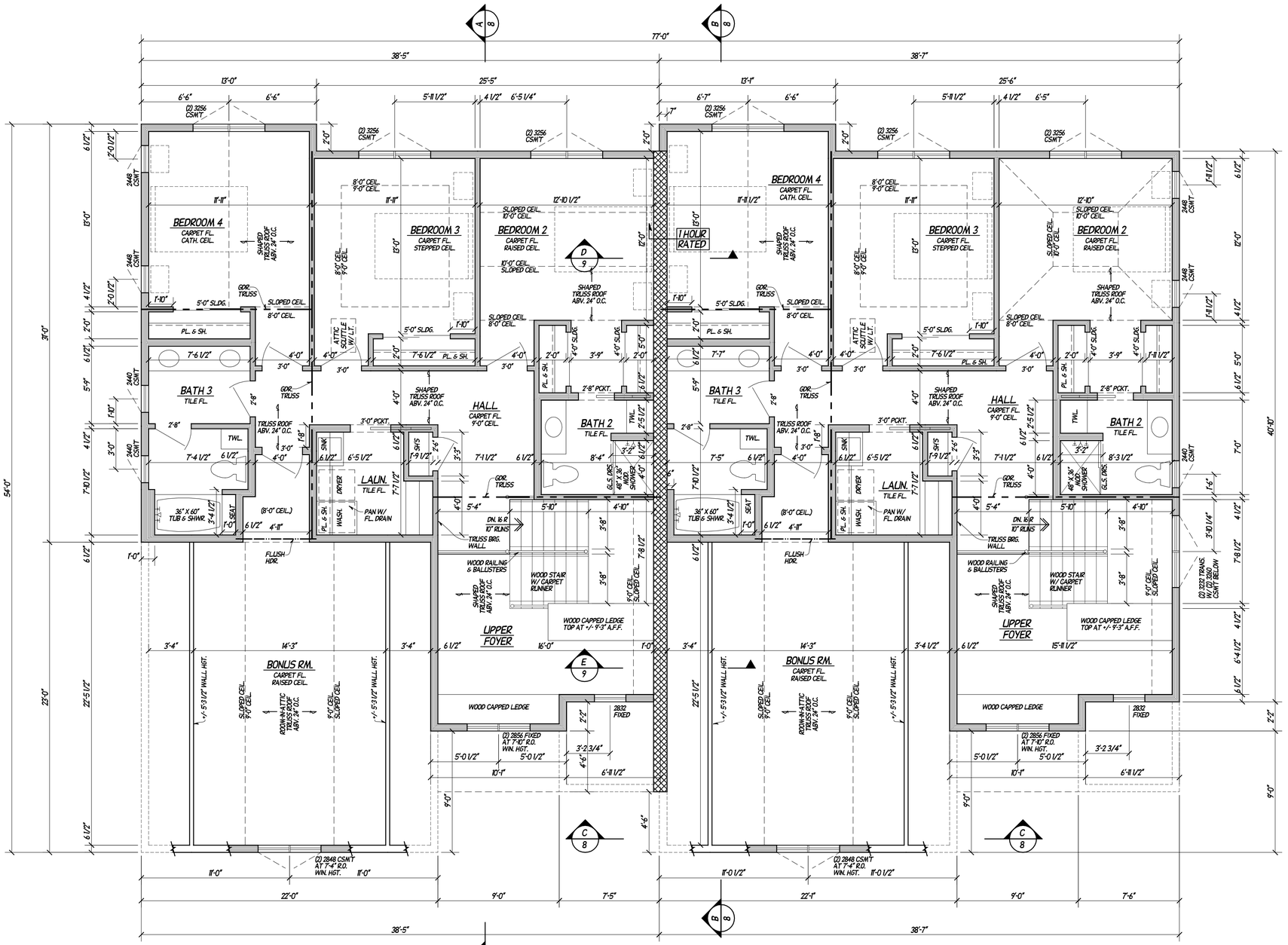

LEFT UNIT = 7

FINISHED SECOND FL. LIVING AREA: 1,083 SQ.FT.
BONUS RM.: 357 SQ.FT.
TOTAL: 1,440 SQ.FT.

SECOND FLOOR PLAN

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

NOTES:

- 8'-0" SECOND FL. WALL HGT., EXCEPT WHERE NOTED.
- WIN. NOTES:
  - ALL WINDOW NUMBERS INDICATE APPROX. FRAME SIZE (IN INCHES), 6'-10" R.O. WIN. HGT., EXCEPT WHERE NOTED.
  - ALL WIN. & DR. R.O. HGT'S. ARE +/-, VERIFY ACTUAL R.O. HGT'S. W/ WIN & DR. MANUF., AD.J. AS REQUIRED.
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- ALL ANGLED WALLS SHOWN ARE 45 DEGREES EXCEPT WHERE NOTED.

RIGHT UNIT = 8

FINISHED SECOND FL. LIVING AREA: 1,083 SQ.FT.
BONUS RM.: 357 SQ.FT.
TOTAL: 1,440 SQ.FT.

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PROJECT LOCATION

EASTBROOK PLACE

MEQUON, WI 53092

MEQUON ARCHITECTURAL REVIEW BOARD SUBMITTAL 3/18/25 (12)

BUILDING INFORMATION

BUILDING - 4

LEFT SIDE - UNIT 7
RIGHT SIDE - UNIT 8

REVISIONS	COMPLETION DATE NOT COMPLETE ADS X

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

ARCHITECTURAL DEVELOPMENT SERVICES INC.
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BROOKFIELD, WI 53005
(262) 797 - 1701

JOB NUMBER

182224-D

SHEET NO.

6 OF 11

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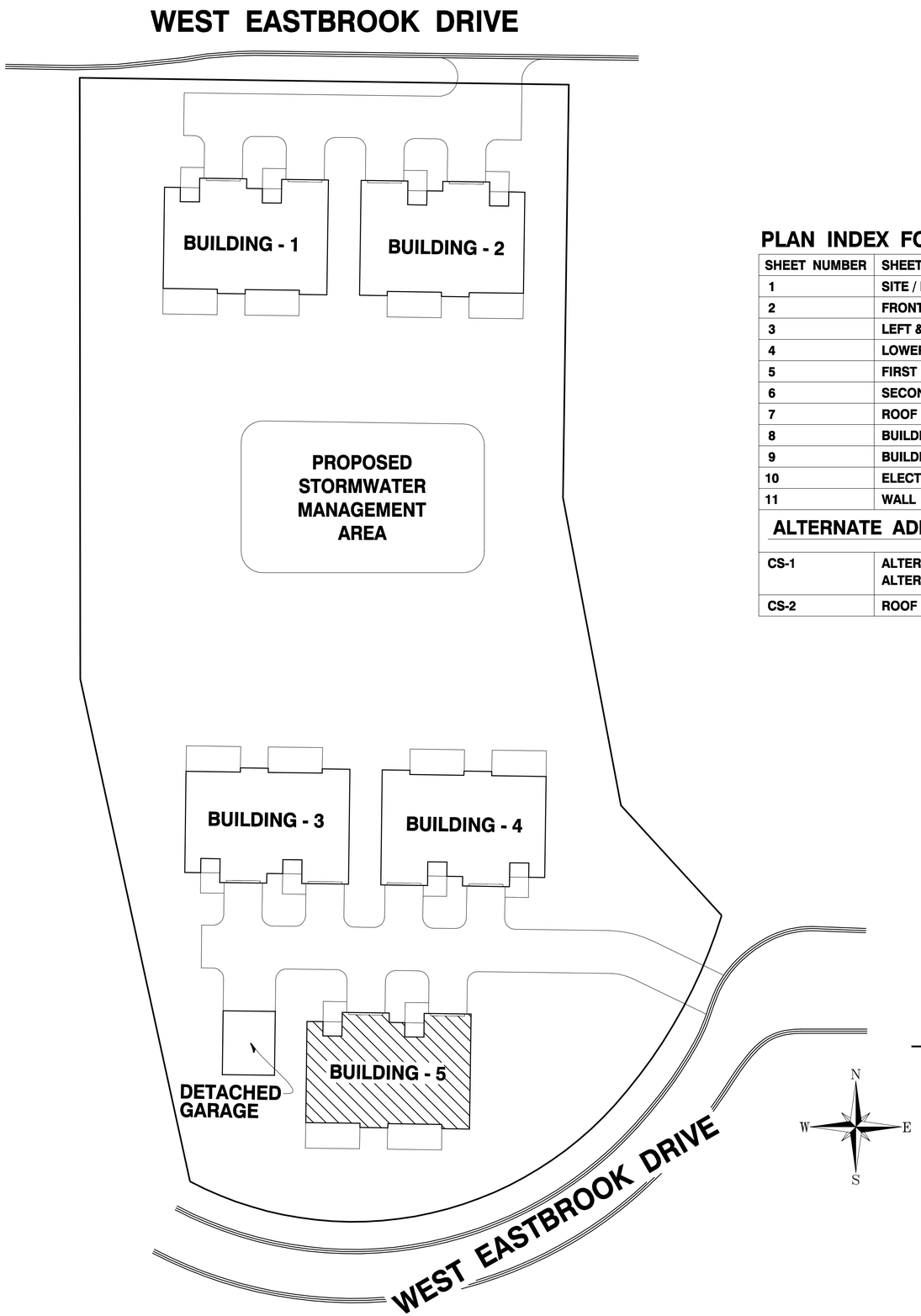

PLAN INDEX FOR BUILDING - 5

SHEET NUMBER	SHEET DESCRIPTION
1	SITE / INDEX
2	FRONT & REAR EXTERIOR ELEVATIONS
3	LEFT & RIGHT EXTERIOR ELEVATIONS
4	LOWER LEVEL PLAN - OMITTED
5	FIRST FLOOR PLAN
6	SECOND FLOOR PLAN
7	ROOF PLAN - OMITTED
8	BUILDING SECTIONS - OMITTED
9	BUILDING SECTIONS & INTERIOR WALL ELEVATIONS - OMITTED
10	ELECTRICAL PLANS - OMITTED
11	WALL BRACING - OMITTED
ALTERNATE ADDITIONAL FEATURE CUT-SHEETS	
CS-1	ALTERNATE - 1 = FINISHED BASEMENT PLAN IN LEFT UNIT 10 - OMITTED ALTERNATE - 2 = FINISHED BASEMENT PLAN IN RIGHT UNIT 9 - OMITTED
CS-2	ROOF DOWNSPOUT PLAN - OMITTED

PROPOSED SITE PLAN

NOT TO SCALE

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

- *679.40 = FIRST FL. ELEV.*
- *678.07 = TOP OF STAND. CONC. FOUND.*
- *669.07 = TOP OF STAND. CONC. FTG.*

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PROJECT LOCATION
EASTBROOK PLACE
MEQUON, WI 53092

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LEFT SIDE - UNIT 10
RIGHT SIDE - UNIT 9

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REVISIONS

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

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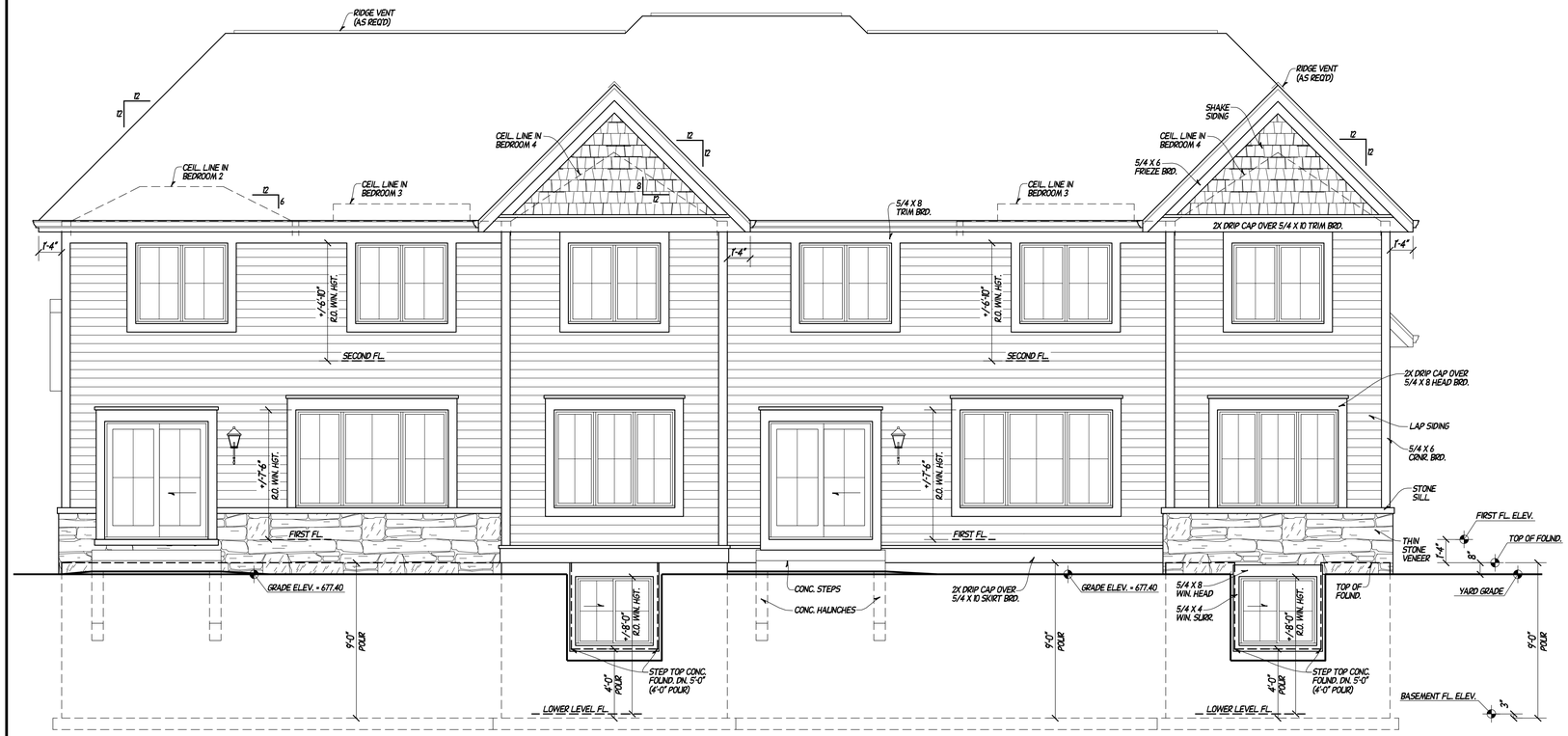

REAR ELEVATION

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

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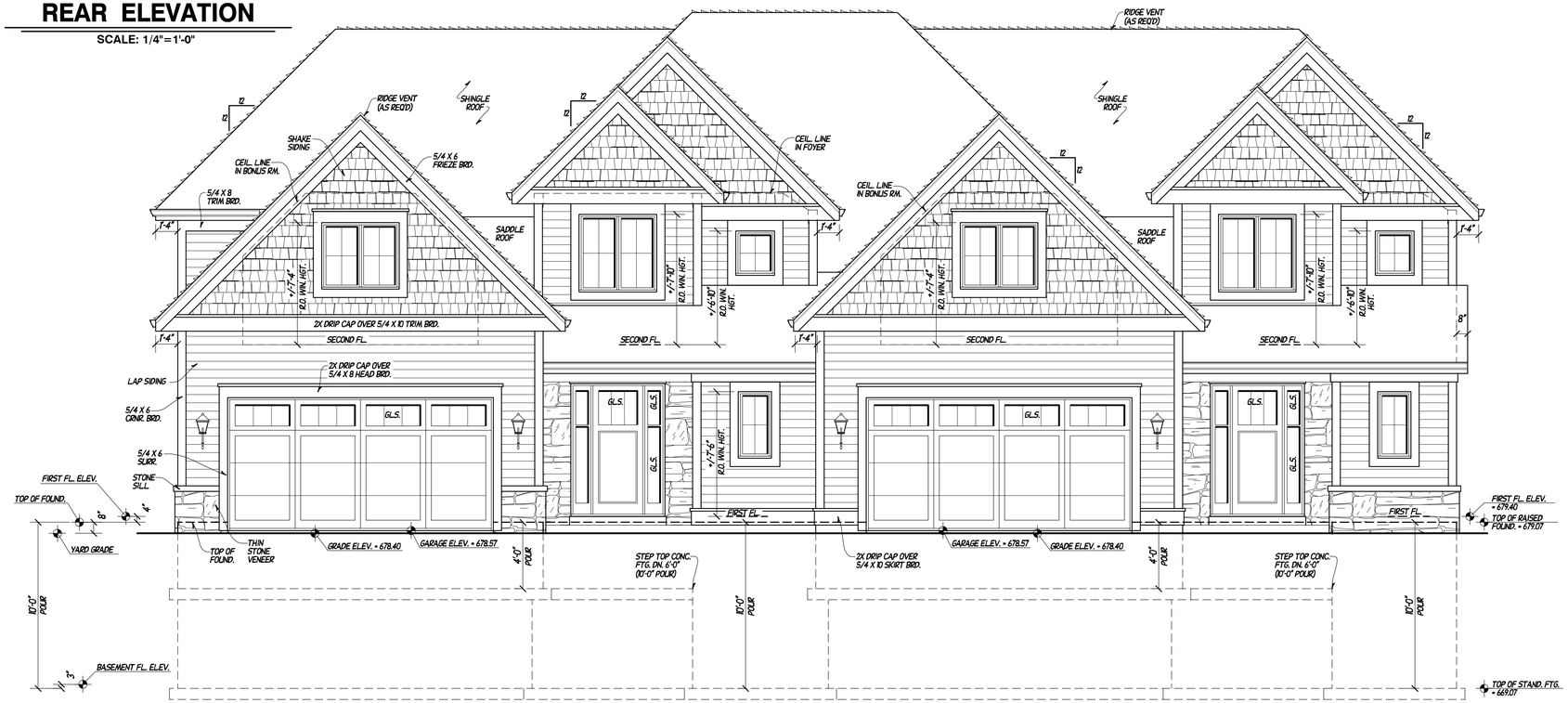
RIGHT UNIT = 9 COV'D ENTRY ELEVATION

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



LEFT UNIT = 10 COV'D ENTRY ELEVATION

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



FRONT ELEVATION

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

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EASTBROOK PLACE

MEQUON, WI 53092

BUILDING INFORMATION

BUILDING - 5

LEFT SIDE - UNIT 10

RIGHT SIDE - UNIT 9

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

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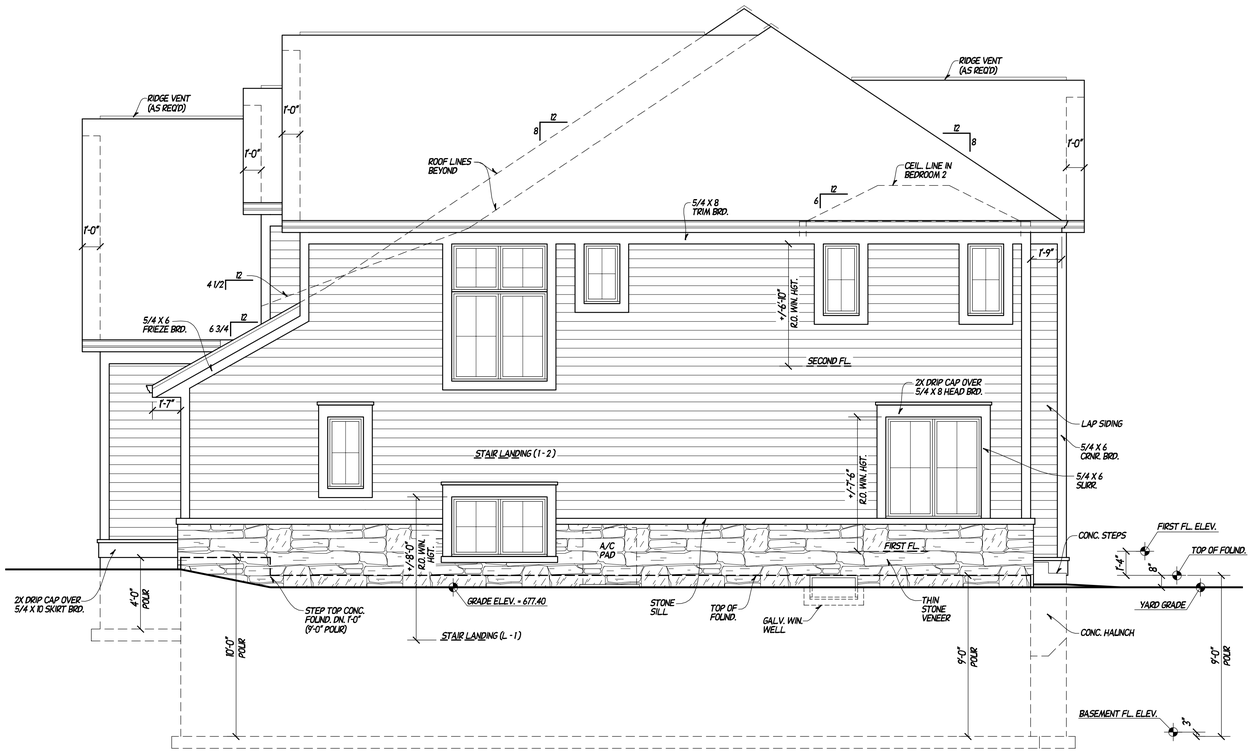

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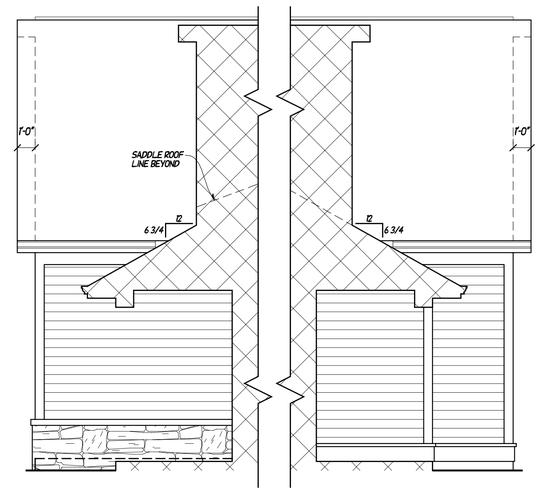
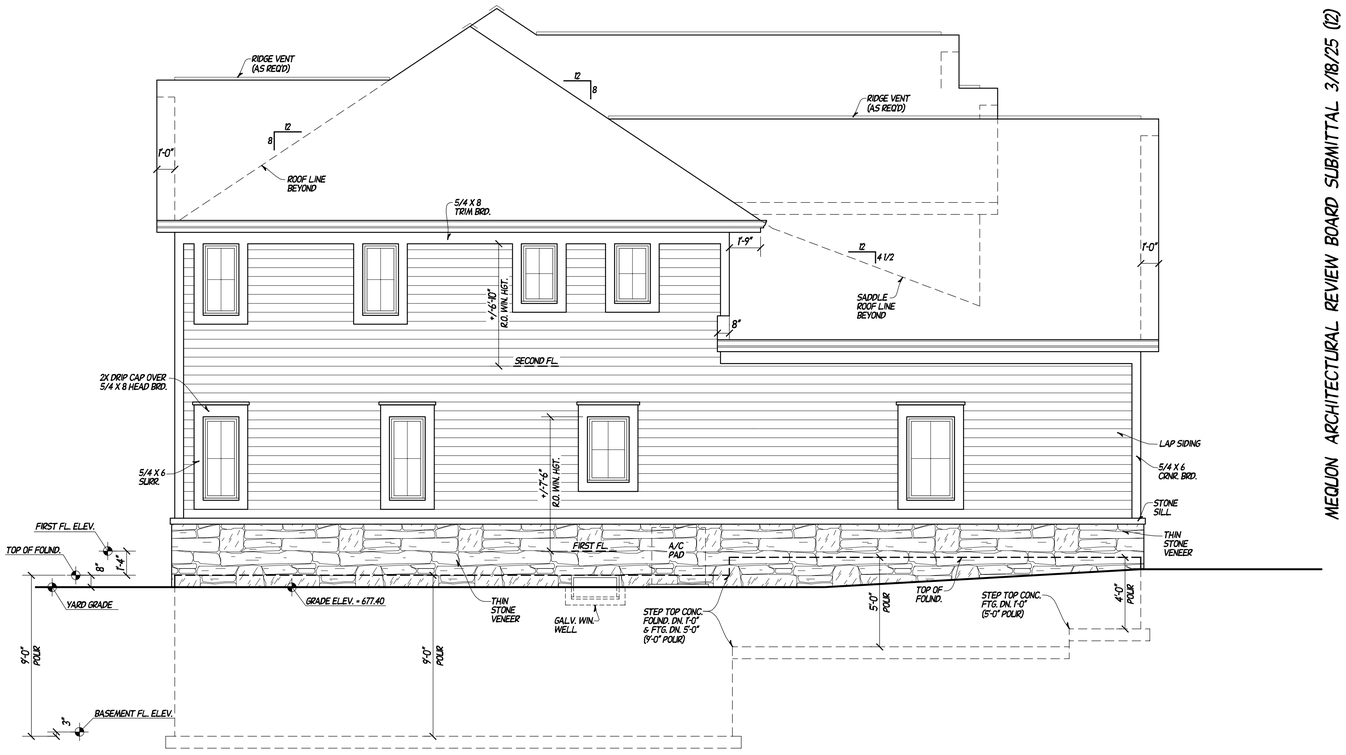


LEFT UNIT = 10 COV'D ENTRY ELEVATIONS

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



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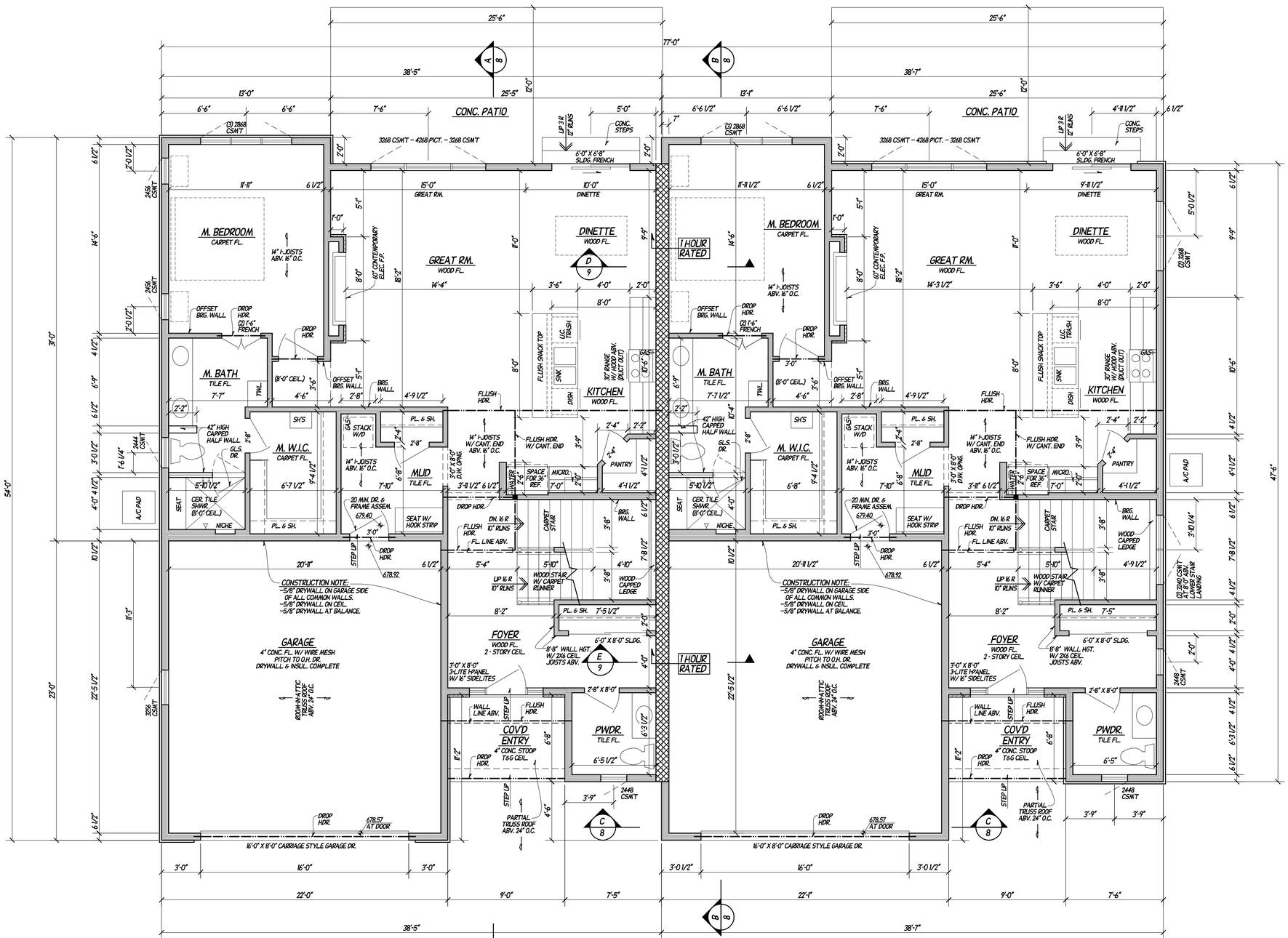


LEFT UNIT = 10

FINISHED FIRST FL. LIVING AREA:	1,394 SQ.FT.
GARAGE:	500 SQ.FT.
COVD ENTRY:	60 SQ.FT.
TOTAL FOOTPRINT:	1,954 SQ.FT.
CONC. PATIO:	306 SQ.FT.

FIRST FLOOR PLAN

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

NOTES:

- 9'-0" FIRST FL. WALL HGT., EXCEPT WHERE NOTED.
- WIN. NOTES:
  - -ALL WINDOW NUMBERS INDICATE APPROX. FRAME SIZE (IN INCHES), 7'-6" R.O. WIN. HGT., EXCEPT WHERE NOTED.
  - -ALL WIN. & DR. R.O. HGT'S. ARE +/-, VERIFY ACTUAL R.O. HGT'S. W/ WIN & DR. MANUF., AD.J. AS REQUIRED.
- ALL FIRST FL. INT. DOORS TO BE 6'-8" (+/-6'-10" R.O. HGT.), EXCEPT WHERE NOTED.
- ALL WALL DIMENSIONS REFER TO FINISH WALL SIZES.
- ALL ANGLED WALLS SHOWN ARE 45 DEGREES EXCEPT WHERE NOTED.

RIGHT UNIT = 9

FINISHED FIRST FL. LIVING AREA:	1,394 SQ.FT.
GARAGE:	500 SQ.FT.
COVD ENTRY:	60 SQ.FT.
TOTAL FOOTPRINT:	1,954 SQ.FT.
CONC. PATIO:	306 SQ.FT.

FRAMING NOTES:

- ALL SECOND FL. JOISTS TO BE 14" I-JOISTS AT 16" O.C., EXCEPT WHERE NOTED.
- ALL 2 X 4 WALLS 10'-0" OR GREATER TO BE LSL OR LVL STUDS.
- ALL LVL'S TO BE 2.0E GRADE, EXCEPT WHERE NOTED.
- ALL LSL'S TO BE 1.3E GRADE, EXCEPT WHERE NOTED.
- ALL PSL'S TO BE 2.0E GRADE, EXCEPT WHERE NOTED.

DEFLECTION DESIGN VALUES FOR FL. JOISTS:

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

THESE CONSTRUCTION DOCUMENTS ARE AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF ADS, LLC OR IN PART BY ANY PERSON OR ENTITY FOR ANY PURPOSE WHATSOEVER EXCEPT WITH THE EXPRESS WRITTEN PERMISSION OF ADS, LLC. UNDER THE FEDERAL COPYRIGHT ACT, AS AMENDED, AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT OR OTHER PROPERTY RIGHT IN THE CONCEPTS, DESIGNS AND PLANS INDICATED THEREIN, THESE CONSTRUCTION DOCUMENTS SHALL NOT BE REPRODUCED OR USED IN ANY MANNER WHATSOEVER AND NOT DISCLOSED TO ANY OTHER PROJECT OTHER THAN THAT SPECIFICALLY INDICATED IN THESE DOCUMENTS, EXCEPT BY AGREEMENT IN WRITING SIGNED BY THE COMPENSATION GIVEN TO ARCHITECTURAL DEVELOPMENT SERVICES INC. © COPYRIGHT 2024

BUILDER

PROJECT LOCATION

EASTBROOK PLACE

MEQUON, WI 53092

MEQUON ARCHITECTURAL REVIEW BOARD SUBMITTAL 3/18/25 (12)

BUILDING INFORMATION

BUILDING - 5

LEFT SIDE - UNIT 10

RIGHT SIDE - UNIT 9

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

ARCHITECTURAL DEVELOPMENT SERVICES INC.
A.D.S.
www.architecturaldevelopmentservices.com
150 NORTH SUNNY SLOPE RD STE 250
BROOKFIELD, WI 53005
(262) 797 - 1701

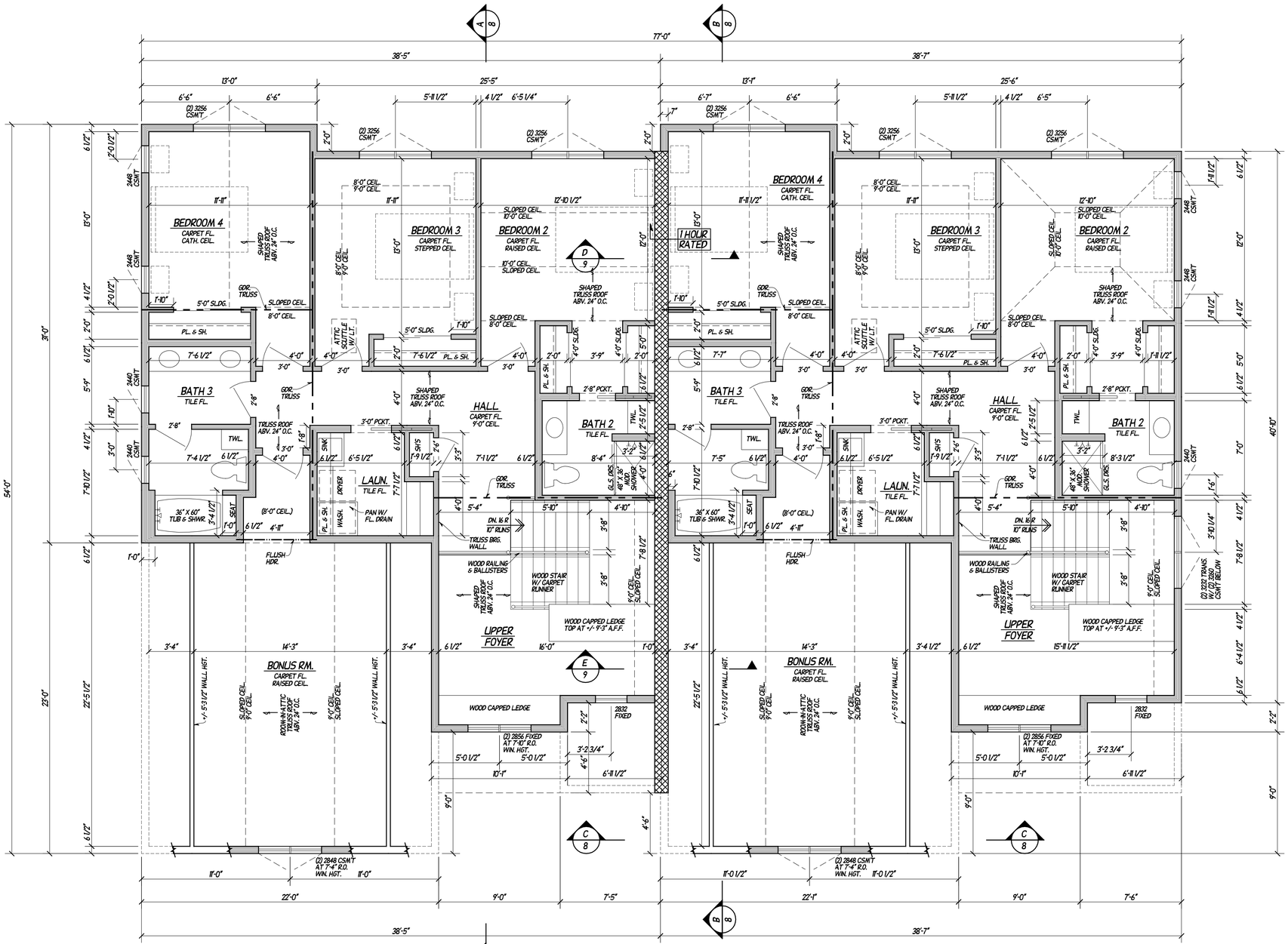
JOB NUMBER

182224-D

SHEET NO.

5 OF 11

Attachment: Site Survey & Plans (10235 : Eastbrook Drive LLC)



LEFT UNIT = 10

FINISHED SECOND FL. LIVING AREA: 1,083 SQ.FT.
BONUS RM.: 357 SQ.FT.
TOTAL: 1,440 SQ.FT.

SECOND FLOOR PLAN

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

RIGHT UNIT = 9

FINISHED SECOND FL. LIVING AREA: 1,083 SQ.FT.
BONUS RM.: 357 SQ.FT.
TOTAL: 1,440 SQ.FT.

NOTES:

- 8'-0" SECOND FL. WALL HGT., EXCEPT WHERE NOTED.
- WIN. NOTES:
  - ALL WINDOW NUMBERS INDICATE APPROX. FRAME SIZE (IN INCHES), 6'-10" R.O. WIN. HGT., EXCEPT WHERE NOTED.
  - ALL WIN. & DR. R.O. HGT'S. ARE +/-, VERIFY ACTUAL R.O. HGT'S. W/ WIN & DR. MANUF., ADJ. AS REQUIRED.
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- ALL ANGLED WALLS SHOWN ARE 45 DEGREES EXCEPT WHERE NOTED.

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BUILDER

PROJECT LOCATION
EASTBROOK PLACE
MEQUON, WI 53092

BUILDING INFORMATION
BUILDING - 5
LEFT SIDE - UNIT 10
RIGHT SIDE - UNIT 9

MEQUON ARCHITECTURAL REVIEW BOARD SUBMITTAL 3/18/25 (12)

COMPLETION DATE: NOT COMPLETE ADS X
REVISIONS

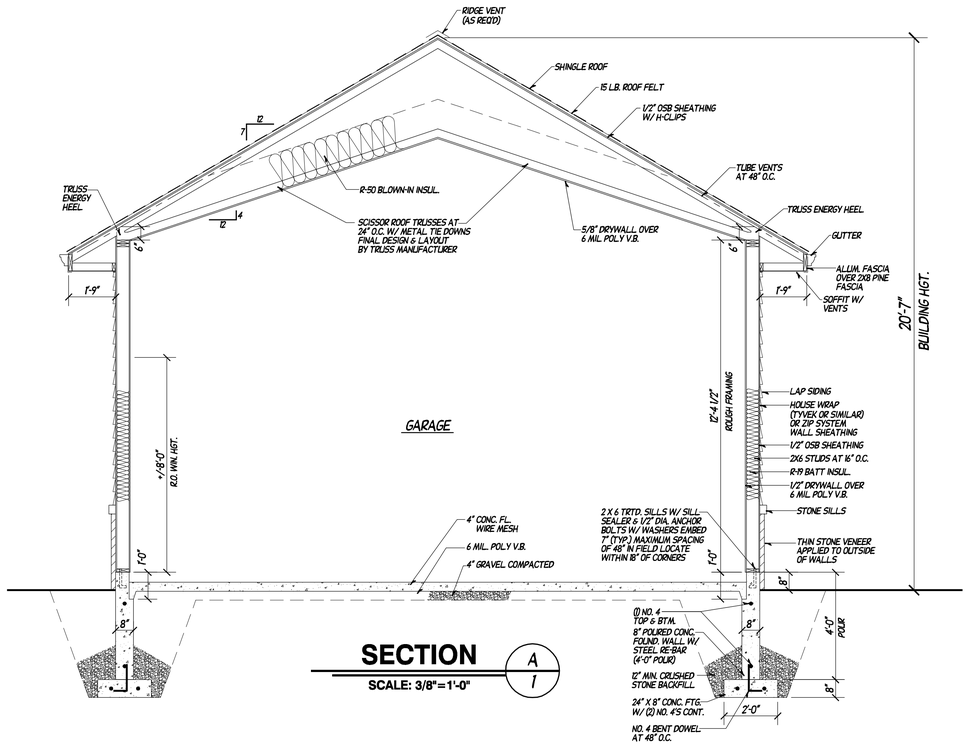
DESIGNED BY: B. TOM
DRAWN BY: G.T.H.
CHECKED: B. TOM

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

JOB NUMBER
182224-D

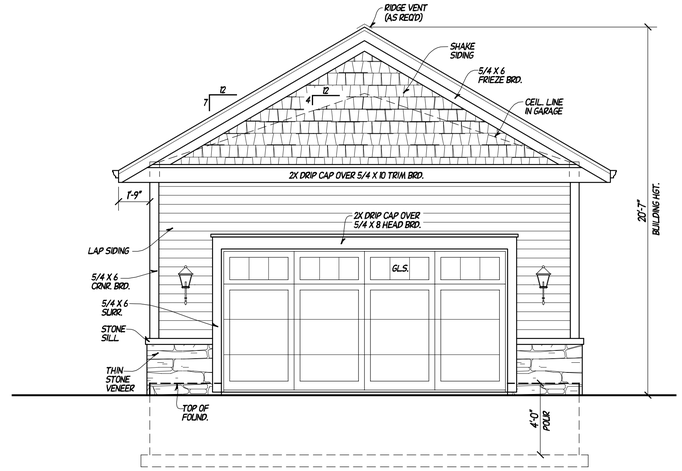
SHEET NO.
6 OF 11

Attachment: Site Survey & Plans (10235 : Eastbrook Drive LLC)



SECTION

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

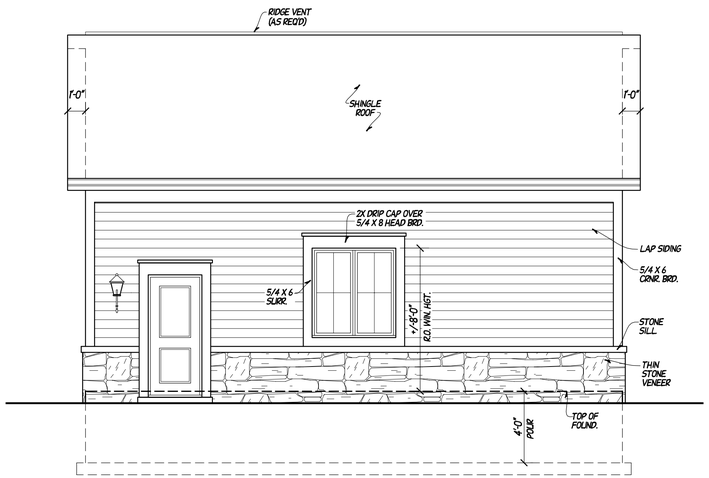


FRONT ELEVATION

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

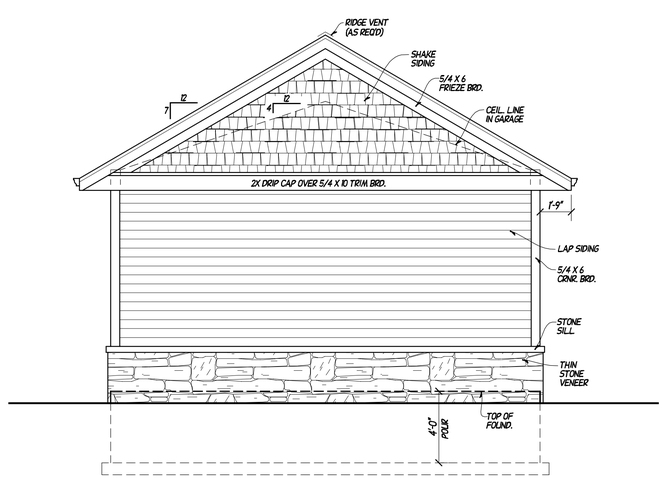
EXTERIOR MATERIAL NOTES:

- INSTALL METAL FLASHING OVER ALL HORIZONTAL TRIM BRDS.
- INSTALL METAL FLASHING OVER ALL STONE SILLS.
- ALL LAP SIDING TO BE LP SMARTSIDE, 6" TO WEATHER, W/ 5/4 X 6 CRNR. BRDS.
- ALL SHAKE SIDING TO BE FIBER CEMENT.
- ALL TRIM BRDS. TO BE LP SMARTSIDE & MIRATEC.
- ALL SHINGLE ROOF TO BE DIMENSIONAL ASPHALT SHINGLES.
- ALL SOFFITS TO BE ALUMINUM W/ EAVE VENTS.
- ALL GUTTERS TO BE SEAMLESS ALUMINUM.



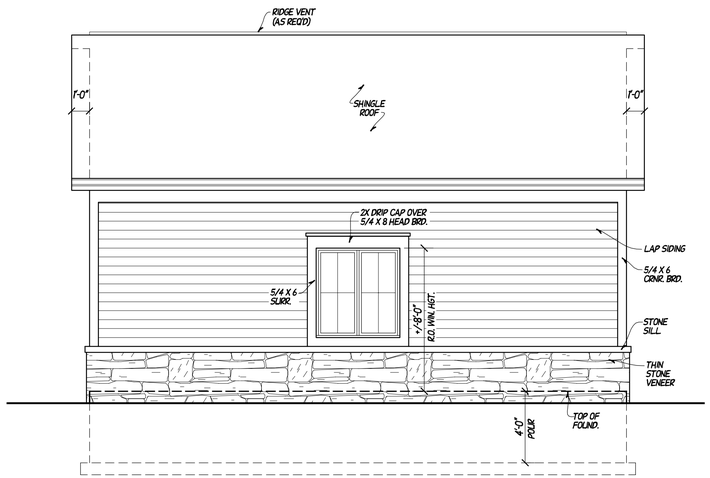
RIGHT ELEVATION

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



REAR ELEVATION

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



LEFT ELEVATION

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

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BUILDER

PROJECT LOCATION

MEQUON DUPLEX

MEQUON, WI 53092

MEQUON ARCHITECTURAL REVIEW BOARD SUBMITTAL 3/18/25 (12)

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

DESIGNED BY	COMPLETION DATE
B. TOM	NOT COMPLETE ADS X

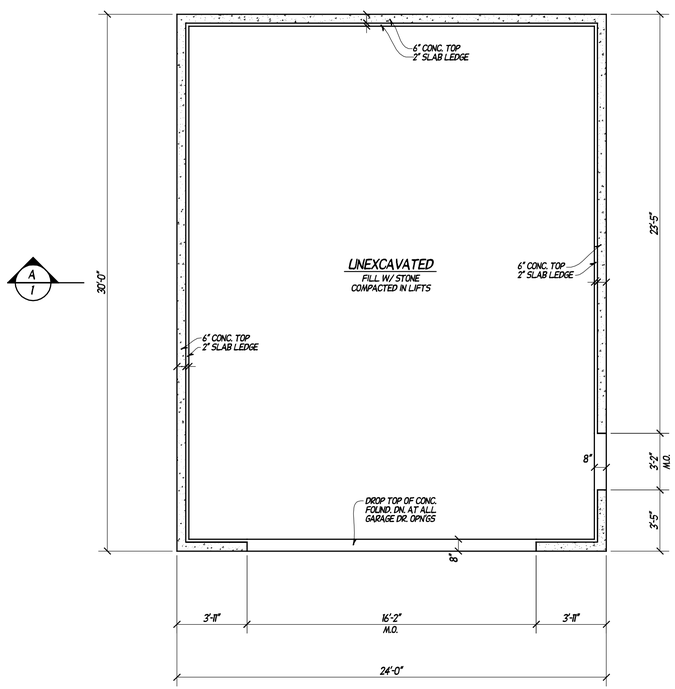
DRAWN BY	CHECKED
G.T.H.	B. TOM

REVISIONS

JOB NUMBER GARAGE
182224-D

SHEET NO.
1 OF 2

Attachment: Site Survey & Plans (10235 : Eastbrook Drive LLC)



FOUNDATION PLAN

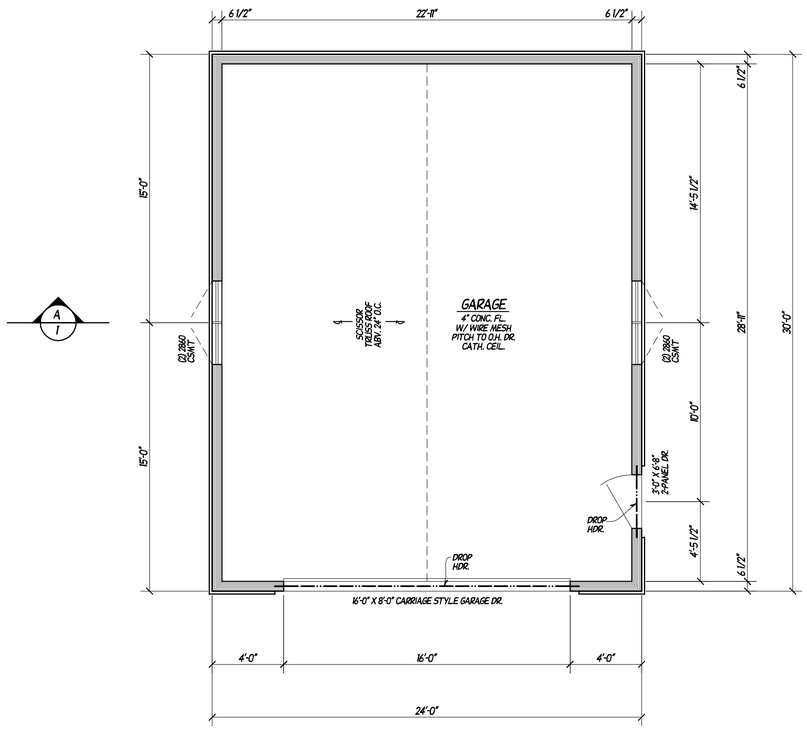
SCALE: 1/4"=1'-0"

NOTES:

- POURED CONC. FOUND. WALLS W/ STEEL REBAR.

CONC. FTG. DEPTH NOTE:

- STEP CONC. FTGS. DEEPER AS REQ'D PER SITE SOIL CONDITIONS, DEPTH OF EXCAVATION, AND TO MAINTAIN MIN. 48" FROST PROTECTION FROM FINISHED GRADE.



FIRST FLOOR PLAN

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

GARAGE: 720 SQ.FT.

NOTES:

- 12'-4 1/2" WALL HGT. FROM TOP OF FOUND.
- WIN. NOTES:
  - ALL WINDOW NUMBERS INDICATE APPROX. FRAME SIZE (IN INCHES), 8'-0" R.O. WIN. HGT., FROM TOP OF FOUND.
  - ALL WIN. & DR. R.O. HGT'S. ARE +/-, VERIFY ACTUAL R.O. HGT'S. W/ WIN & DR. MANUF., ADJ. AS REQUIRED.
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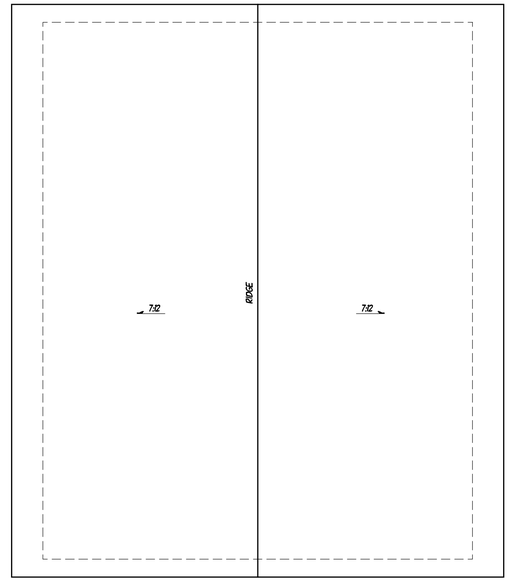

ROOF PLAN

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

NOTES:

- 12'-4 1/2" WALL HGT., FROM TOP OF FOUND.
- TRUSS ROOF AT 24" O.C. W/ METAL TIE DOWNS, ENTIRE GARAGE FINAL DESIGN AND LAYOUT BY TRUSS MANUFACTURER.
- 6" ENERGY HEEL ON ALL TRUSSES.
- ALL ROOF PITCHES TO BE 7:12.
- INSTALL RIDGE VENTS AS REQ'D.
- ALL SHINGLES TO BE DIMENSIONAL ASPHALT SHINGLES.

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PROJECT LOCATION

MEQUON DUPLEX
MEQUON, WI 53092

MEQUON ARCHITECTURAL REVIEW BOARD SUBMITTAL 3/18/25 (12)

ADS ARCHITECTURAL DEVELOPMENT SERVICES INC.
www.architecturaldevelopmentservices.com
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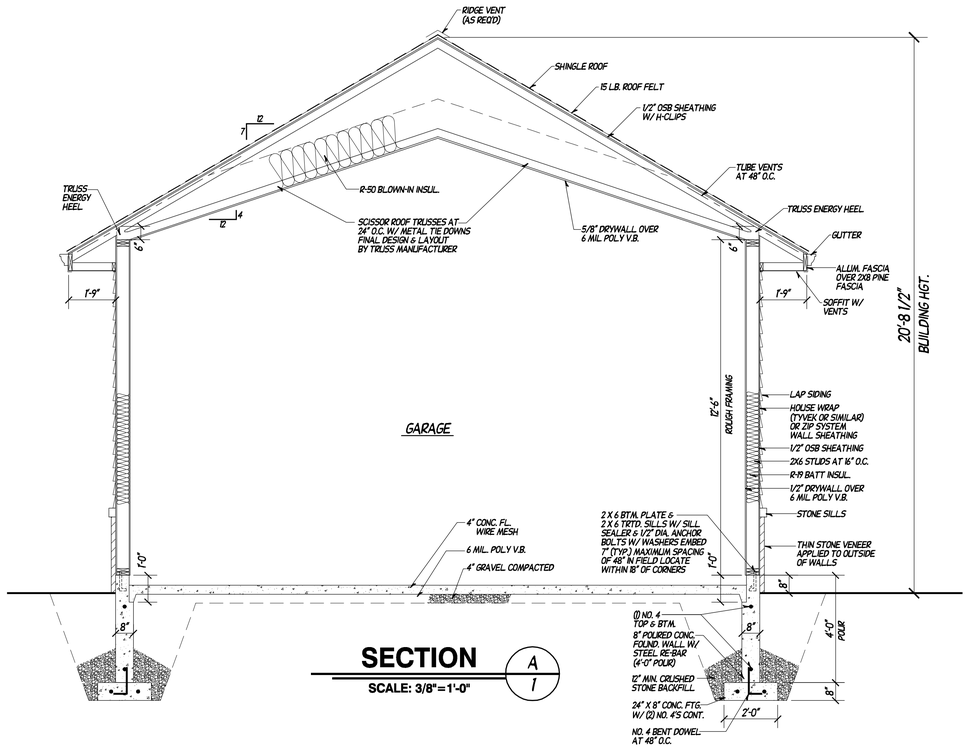
BROOKFIELD, WI 53005
(262) 787 - 1701

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

JOB NUMBER GARAGE
182224-D

SHEET NO.
2 OF 2

Attachment: Site Survey & Plans (10235 : Eastbrook Drive LLC)



SECTION A/1

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

EXTERIOR MATERIAL NOTES:

- INSTALL METAL FLASHING OVER ALL HORIZONTAL TRIM BRDS.
- INSTALL METAL FLASHING OVER ALL STONE SILLS.
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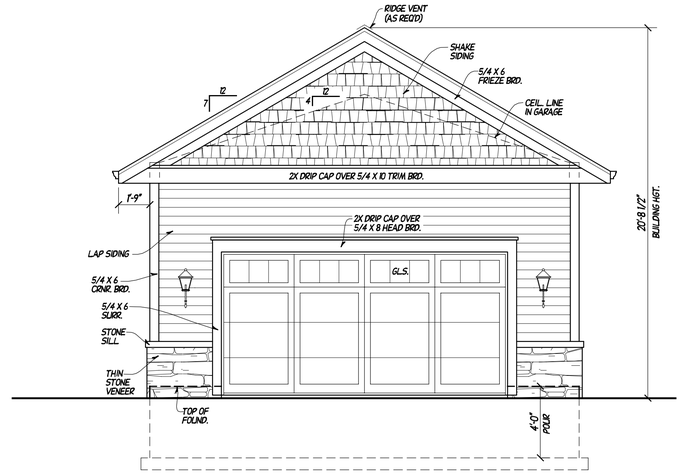
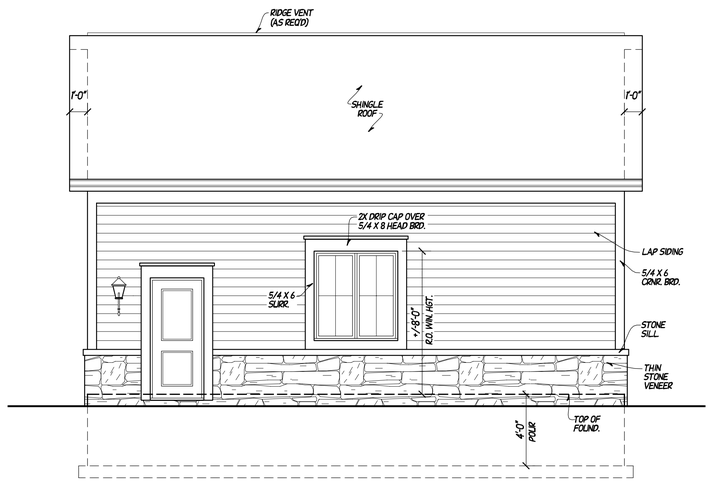


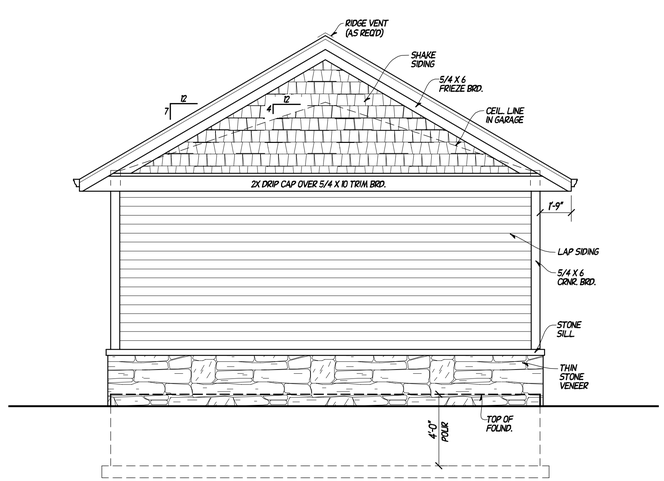
FRONT ELEVATION

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



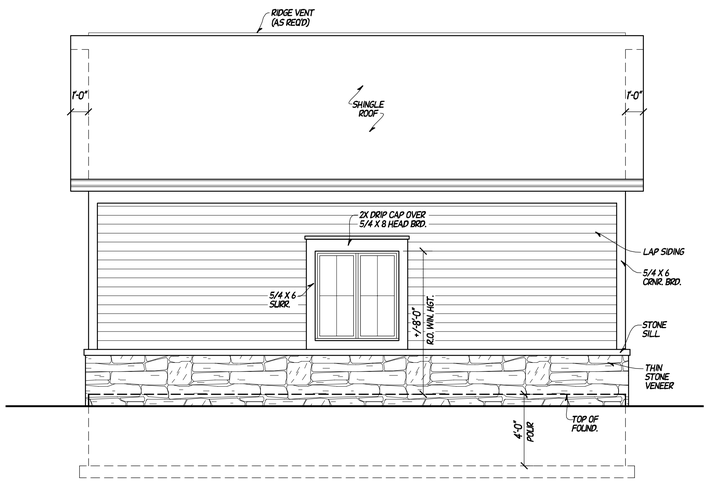
RIGHT ELEVATION

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



REAR ELEVATION

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



LEFT ELEVATION

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

MEQUON PLANNING COMMISSION SUBMITTAL 1/24/25 (12)

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PROJECT LOCATION

MEQUON DUPLEX

MEQUON, WI 53092

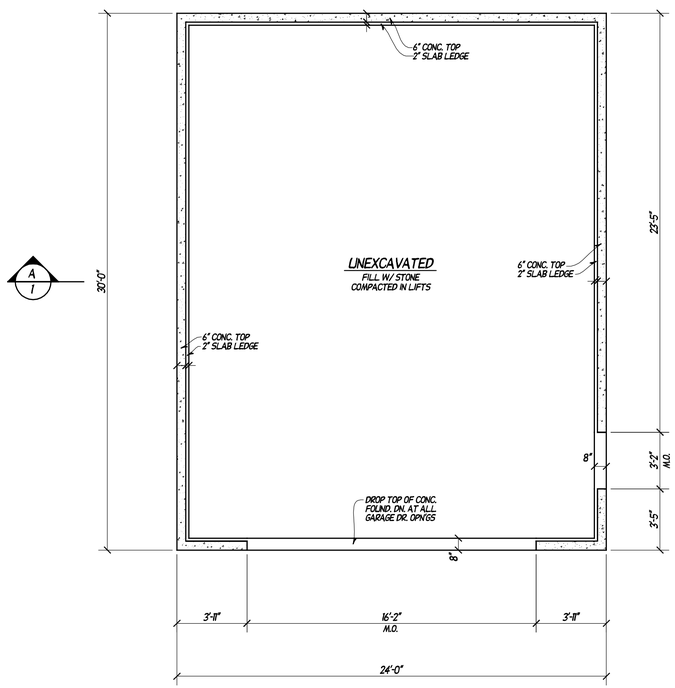
ARCHITECTURAL DEVELOPMENT SERVICES, INC.
www.architecturaldevelopmentservices.com
150 NORTH SUNNY SLOPE RD STE 250
BROOKFIELD, WI 53005
(262) 787 - 1701

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

JOB NUMBER GARAGE
182224-D

SHEET NO.
1 OF 2

Attachment: Detached Garage Plans (10235 : Eastbrook Drive LLC)



FOUNDATION PLAN

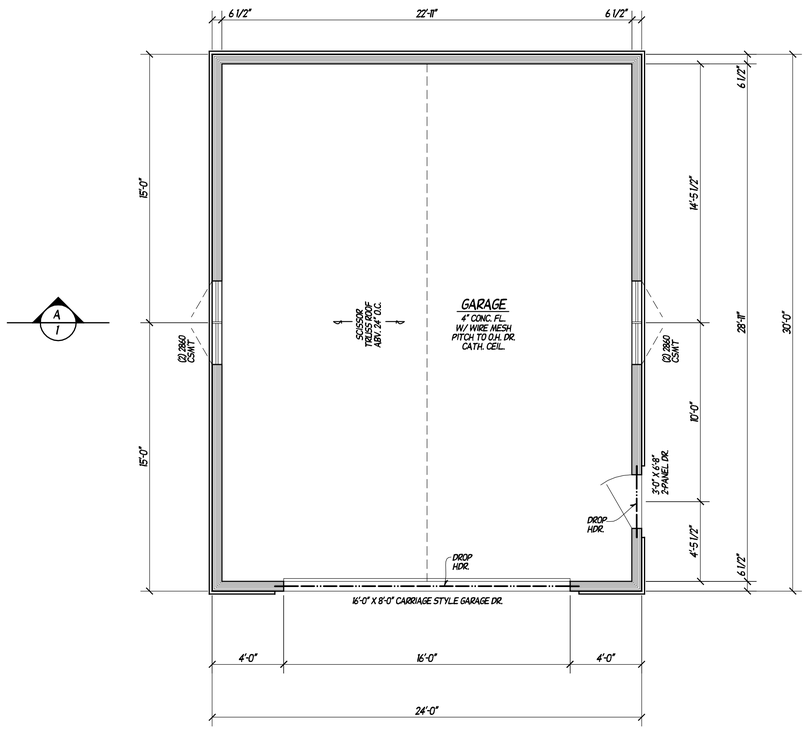
SCALE: 1/4"=1'-0"

NOTES:

- POURED CONC. FOUND. WALLS W/ STEEL REBAR.

CONC. FTG. DEPTH NOTE:

- STEP CONC. FTGS. DEEPER AS REQ'D PER SITE SOIL CONDITIONS, DEPTH OF EXCAVATION, AND TO MAINTAIN MIN. 48" FROST PROTECTION FROM FINISHED GRADE.



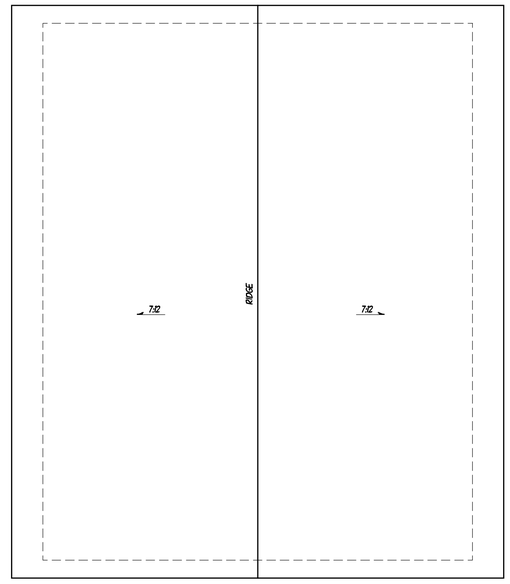
FIRST FLOOR PLAN

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

GARAGE: 720 SQ.FT.

NOTES:

- 12'-6" WALL HGT. FROM TOP OF FOUND.
- WIN. NOTES:
  - --ALL WINDOW NUMBERS INDICATE APPROX. FRAME SIZE (IN INCHES), 8'-0" R.O. WIN. HGT., FROM TOP OF FOUND.
  - --ALL WIN. & DR. R.O. HGT'S. ARE +/-, VERIFY ACTUAL R.O. HGT'S. W/ WIN & DR. MANUF., ADJ. AS REQUIRED.
- ALL WALL DIMENSIONS REFER TO FINISH WALL SIZES.



ROOF PLAN

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

NOTES:

- 12'-6" WALL HGT., FROM TOP OF FOUND.
- TRUSS ROOF AT 24" O.C. W/ METAL TIE DOWNS, ENTIRE GARAGE FINAL DESIGN AND LAYOUT BY TRUSS MANUFACTURER.
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- INSTALL RIDGE VENTS AS REQ'D.
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BUILDER

PROJECT LOCATION

MEQUON DUPLEX
MEQUON, WI 53092

MEQUON PLANNING COMMISSION SUBMITTAL 1/24/25 (12)

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

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

JOB NUMBER
GARAGE
182224-D

SHEET NO.
2 OF 2

Attachment: Detached Garage Plans (10235 : Eastbrook Drive LLC)

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

www.cityofmequonwi.gov

Office of Architectural Board

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **April 14, 2025**
SUBJECT: **Martin & Gail Komisar / David & Sari Kramer - New Single-Family Side by Side Condominium at 11682/11684 N. Aster Woods Circle**

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

Statement of Intent

11682 and 11684 N Aster Woods Circle

Mequon, Wi

3/20/2025

We have designed and will build a Duplex for David and Sari Kramer (11684) and Martin and Gail Komisar(11682) with attached garages in the Aster Woods development. The homes are intended to accommodate the families as they age with all the essential rooms on the main level.

Scott Humber

Lakeside development

Attachment: Statement of Intent & HOA Approval (10236 : Martin & Gail Komisar / David & Sari Kramer)

Aster Woods Condominium Association
1535 W. Aster Woods Court
Mequon, WI 53092

March 20, 2025

City of Mequon Architectural Board
Attn: Greg Golden, Staff Liaison (ggolden@ci.mequon.wi.us)
11333 N. Cedarburg Road
Mequon, WI 53092-1930

Architectural Board:

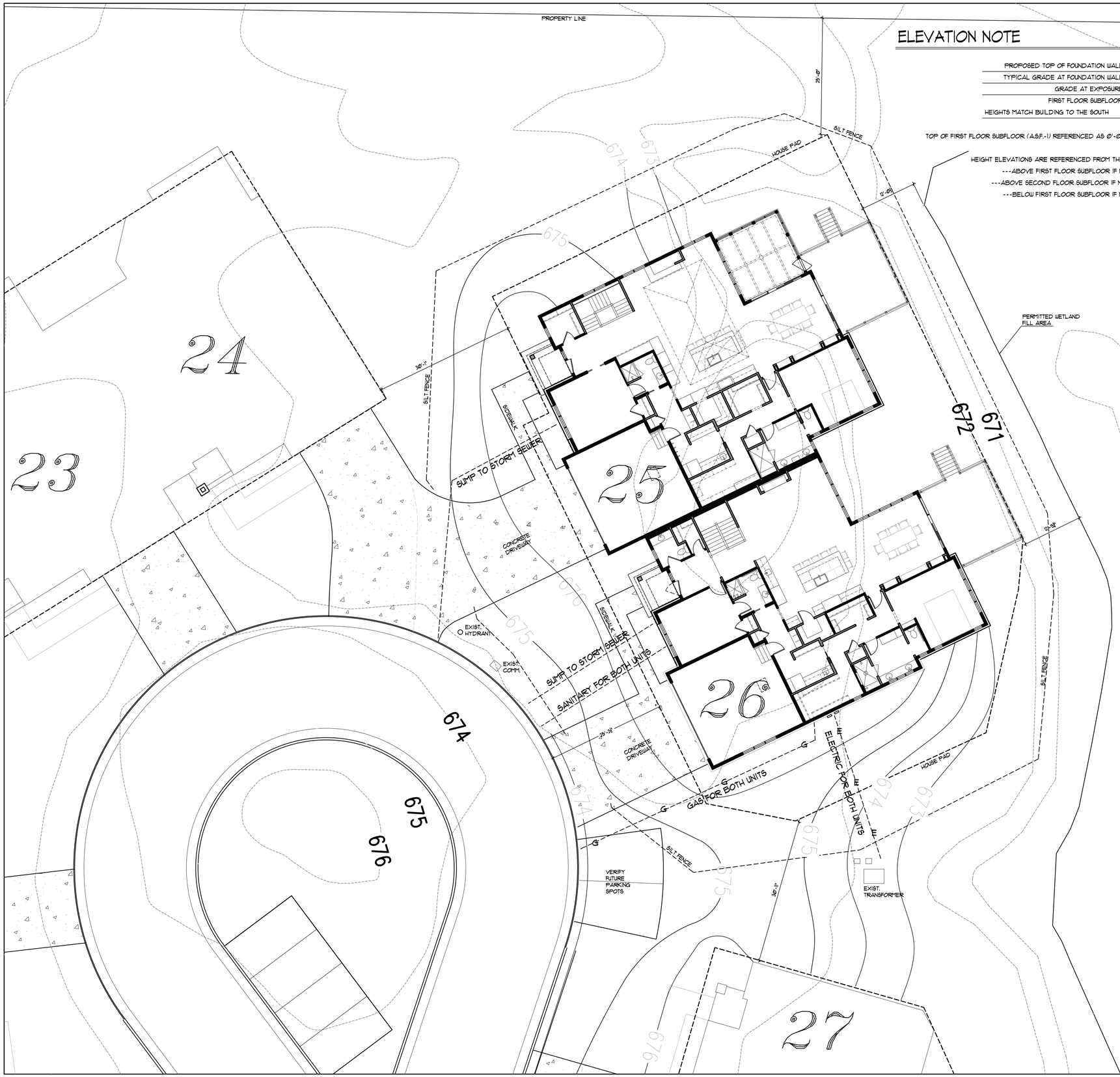
Please be advised that the Aster Woods Condominium Association has reviewed the architectural plans for the building to be constructed by Lakeside Development on lots 25 and 26 in our complex. As the plans maintain the overall structural appearance of our existing buildings, and will blend in with both those buildings that were previously constructed, both over twenty years ago and those built within the last several years, we approve of the plans as presented to us and urge the Architectural Board to offer its approval.

Sincerely,

Harlan K. Balkansky, Chairman of the Board/President of the Association
Aster Woods Condominium Association

cc: Scott Humber, CEO
Lakeside Development

Attachment: Statement of Intent & HOA Approval (10236 : Martin & Gail Komisar / David & Sari Kramer)



ELEVATION NOTE

PROPOSED TOP OF FOUNDATION WALL	677.30'
TYPICAL GRADE AT FOUNDATION WALL	676.50'
GRADE AT EXPOSURE	672.30'
FIRST FLOOR SUBFLOOR	678.83'

HEIGHTS MATCH BUILDING TO THE SOUTH

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

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

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7	ELECTRICAL PLANS - CONDO A&B
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SQUARE FEET - CONDO "A", UNIT 25

LOWER LEVEL FINISHED S.F.	1673
LOWER LEVEL UNFINISHED S.F.	639
FIRST FLOOR FINISHED S.F.	2500
COVERED FRONT PORCH	71
COVERED DECK SCREEN PORCH	228
UNCOVERED DECK	340
GARAGE	481

SQUARE FEET - CONDO "B", UNIT 26

LOWER LEVEL FINISHED S.F.	1634
LOWER LEVEL UNFINISHED S.F.	621
FIRST FLOOR FINISHED S.F.	2416
COVERED FRONT PORCH	71
COVERED DECK SCREEN PORCH	0
UNCOVERED DECK	324
GARAGE	489

IMPERVIOUS FOR SITE: 7,890 SQUARE FEET
INCLUDES HOUSE, DRIVE, WALKS. . . . NO DECK

LEGEND

- PLAN DETAILS SEE SHEETS 2 THRU 4.1
- ELEVATION DETAIL SEE SHEETS 1 AND 1.1
- INTERIOR ELEVATION DETAILS SEE SHEET 6 AND 6.1
- 100-1 DOOR NUMBER
- ELEVATION DATUM
- 2X4 STUD WALL W/ 1/2" GYP. BD. BOTH SIDES
- 2X4 STUD WALL W/ 1/2" GYP. BD. BOTH SIDES - INSULATED
- 2X4 FLAT STUD WALL FLAT FRAMING W/ 1/2" GYP. BD. BOTH SIDES
- 2X6 STUD WALL W/ 1/2" GYP. BD. BOTH SIDES
- 2X6 STUD WALL W/ 1/2" GYP. BD. BOTH SIDES - INSULATED
- CONCRETE FOUNDATION WALL THICKNESS AND HEIGHT PER PLAN
- 7/16" OSB WALL SHEATHING AT INTERIOR WALLS, SHOWN ON SHEET 3, SEE ENGINEERING FOR WALL BRACING

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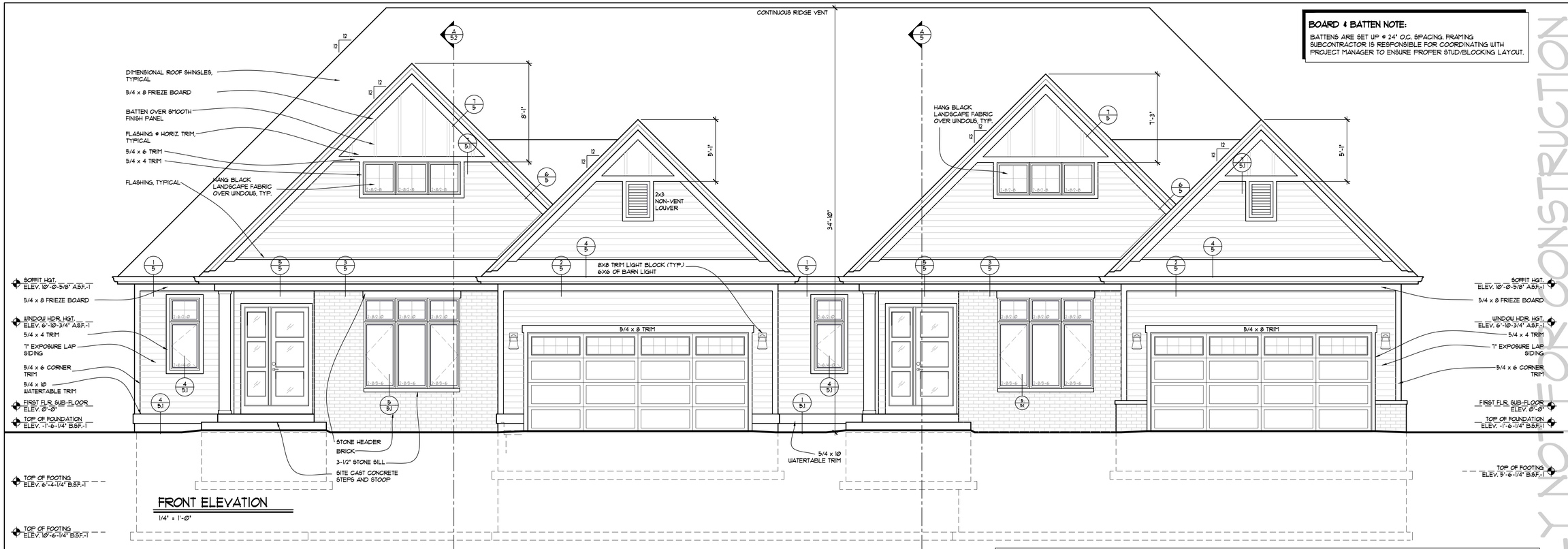
ST

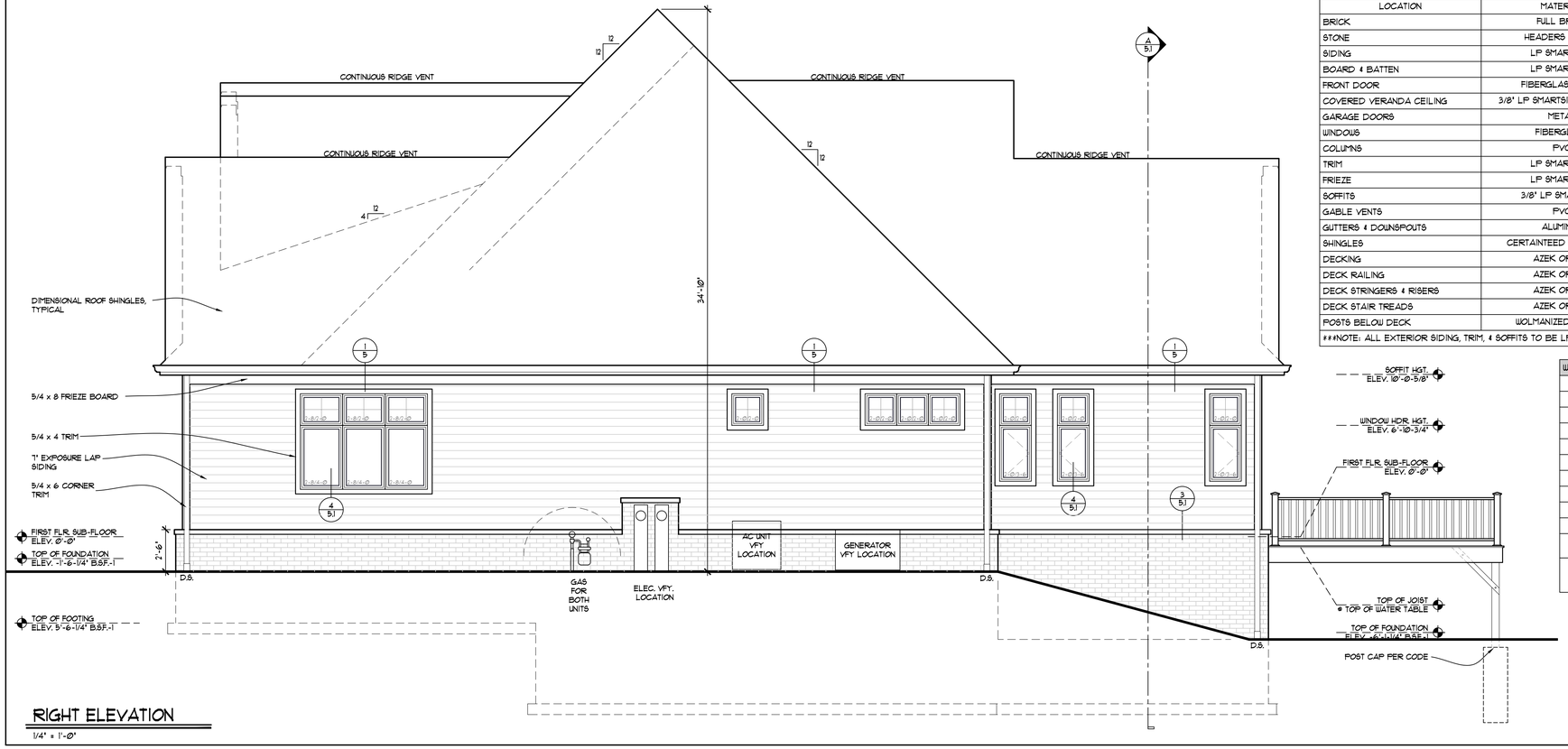
SITE PLAN

Attachment: Site Plan & Plans (10236 : Martin & Gail Komisar / David & Sari Kramer)



FRONT ELEVATION

1/4" = 1'-0"



RIGHT ELEVATION

1/4" = 1'-0"

BOARD & BATTEN NOTE:

BATTENS ARE SET UP @ 24" O.C. SPACING. FRAMING SUBCONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH PROJECT MANAGER TO ENSURE PROPER STUD/BLOCKING LAYOUT.

EXTERIOR FINISH SCHEDULE				
LOCATION	MATERIAL	FINISH	COLOR	SHEEN
BRICK	FULL BRICK	NONE	PAL RIVIERA GIS (FROM CHAMPION BRICK)	
STONE	HEADERS & SILLS	NONE	BEDFORD STONE	
SIDING	LP SMARTSIDE	PREFINISHED	TUNDRA GRAY	
BOARD & BATTEN	LP SMARTSIDE	PREFINISHED	SNOWSCAPE WHITE	
FRONT DOOR	FIBERGLASS WOOD	PAINT	BLACK	
COVERED VERANDA CEILING	3/8" LP SMARTSIDE W/ 1x TRIM	PREFINISHED	MATCH TRIM	
GARAGE DOORS	METAL	PREFINISHED	CHI STAMPED CARRIAGE DOOR, VERIFY COLOR	
WINDOWS	FIBERGLASS	PREFINISHED	BLACK INSIDE AND OUTSIDE	
COLUMNS	PVC	PAINT	MATCH TRIM	
TRIM	LP SMARTSIDE	PREFINISHED	SNOWSCAPE WHITE	
FRIEZE	LP SMARTSIDE	PREFINISHED	MATCH TRIM	
SOFFITS	3/8" LP SMARTSIDE	PREFINISHED	MATCH TRIM	
GABLE VENTS	PVC	PREFINISHED	WHITE	
GUTTERS & DOWNSPOUTS	ALUMINUM	PREFINISHED	MATCH TRIM	
SHINGLES	CERTAINTEED LANDMARK	PREFINISHED		
DECKING	AZEK OR SIM.	PREFINISHED		
DECK RAILING	AZEK OR SIM.	PREFINISHED		
DECK STRINGERS & RISERS	AZEK OR SIM.	PREFINISHED		
DECK STAIR TREADS	AZEK OR SIM.	PREFINISHED		
POSTS BELOW DECK	WOLMANIZED LUMBER	NO FINISH		
###NOTE: ALL EXTERIOR SIDING, TRIM, & SOFFITS TO BE LP SMARTSIDE - PREFINISHED				

WINDOW SPECIFICATIONS	
MANUFACTURER	PELLA
FRAME	IMPERVIA (FIBERGLASS), INCLUDE EASY GLIDE OPERATION
GLASS TYPE	LOW E2 W/ ARGON
GRIDS	GRIDS IN TRANSOMS
HARDWARE COLOR	BLACK
SCREEN COLOR	BLACK
EXTERIOR COLOR	BLACK
BRICKMOULD	NONE
INTERIOR FINISH	BLACK
LITE PATTERN	SEE DRAWINGS
EXTENSION JAMBS	NO EXTENSION JAMBS, DRYWALL RETURN TOP, SIDES, BOTTOM , WOOD SILL WITH 1x2 APRON
NOTE	-WINDOW SUPPLIER TO PRICE AND SUPPLY TEMPERED GLASS WHERE REQUIRED -SCREEN AT FRONT DOOR OF UNIT A TO BE PHANTOM RETRACTABLE SCREEN AND FRONT DOOR AT UNIT B TO HAVE HINGED ALUMINUM STORM/SCREEN

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EXTERIOR ELEVATIONS

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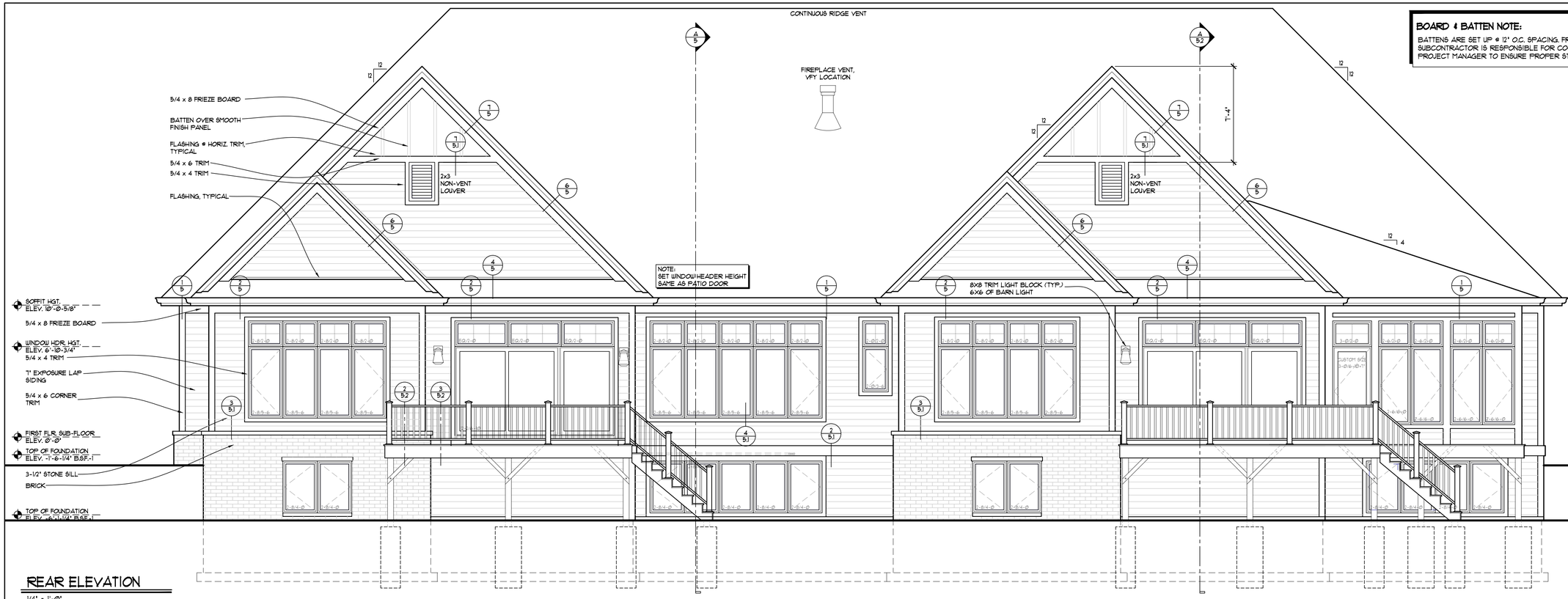
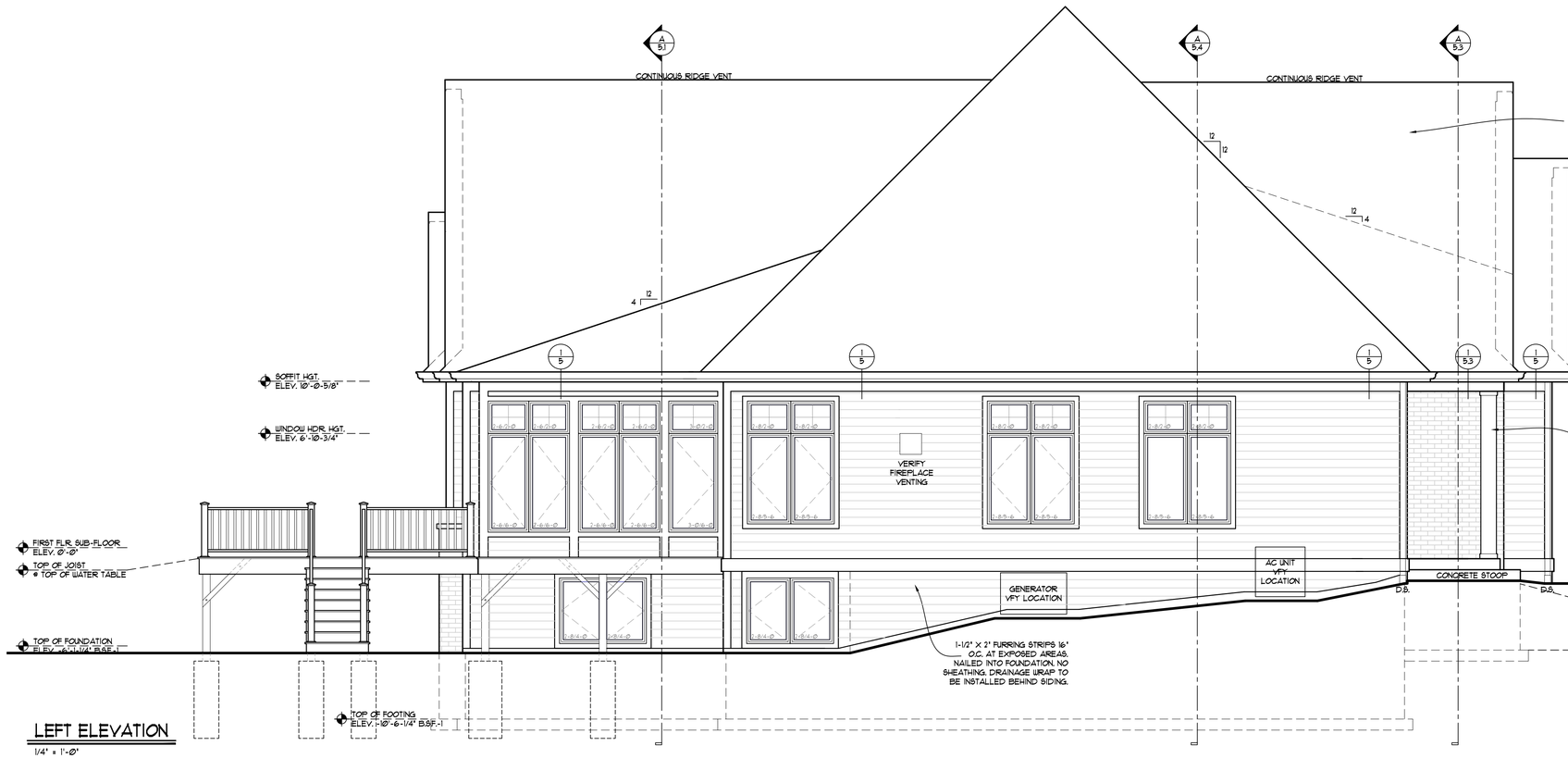


REAR ELEVATION

1/4" = 1'-0"



LEFT ELEVATION

1/4" = 1'-0"

BOARD & BATTEN NOTE:

BATTENS ARE SET UP @ 12" O.C. SPACING. FRAMING SUBCONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH PROJECT MANAGER TO ENSURE PROPER STUD/BLOCKING LAYOUT.

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1.1

EXTERIOR ELEVATIONS

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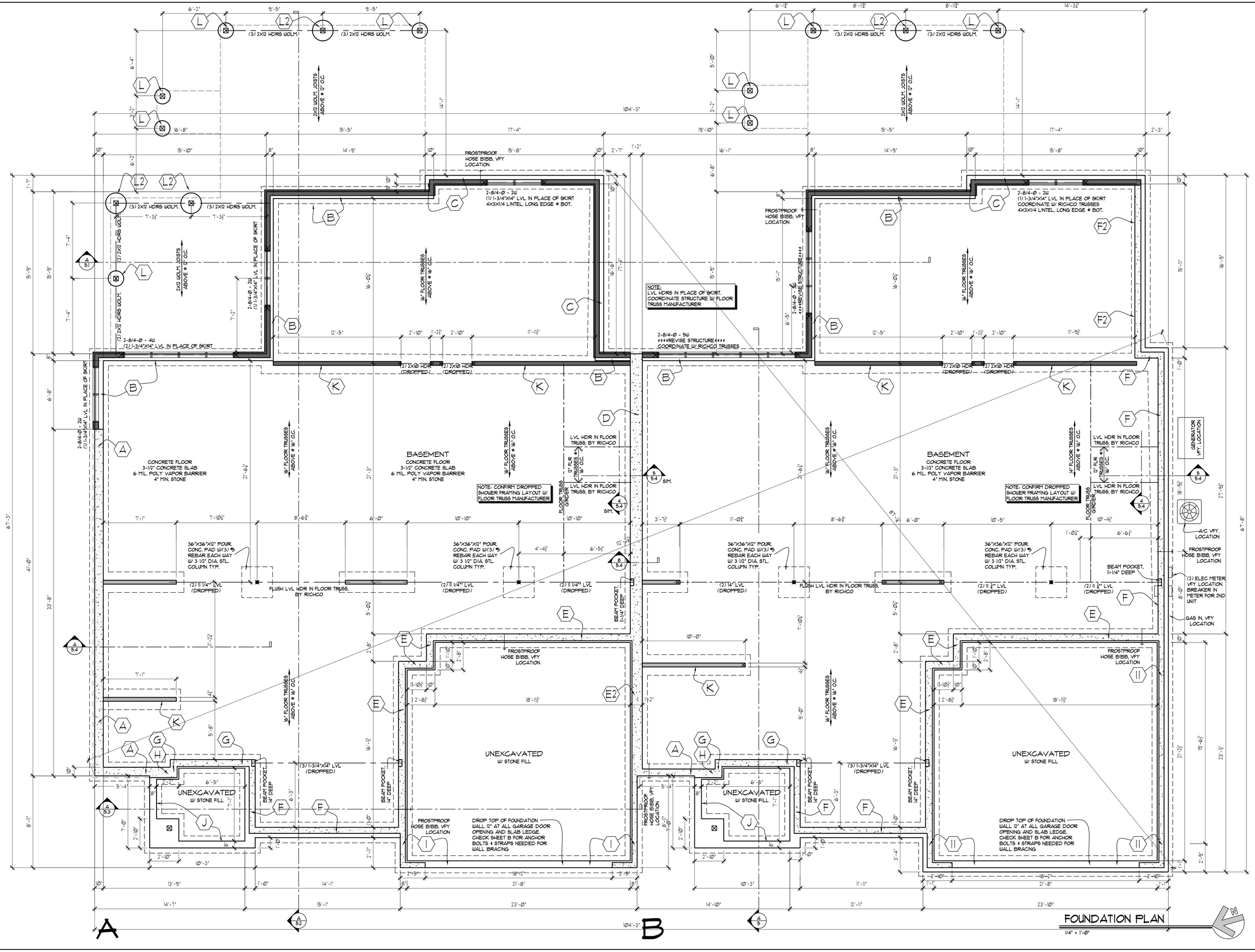

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FOUNDATION PLAN

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GENERAL FOUNDATION NOTES

-- FIRST FLOOR SUBFLOOR = Ø'-Ø"
-- SEE SITE PLAN FOR TYPICAL TOP OF FOUNDATION WALL - VERIFY WITH CONSTRUCTION MANAGER
-- EXTERIOR DIMENSIONS ARE CONCRETE EDGE TO CONCRETE EDGE
-- DESIGN LOADS

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

-- MAINTAIN CONSISTENT LIVE LOAD DEFLECTION CRITERIA

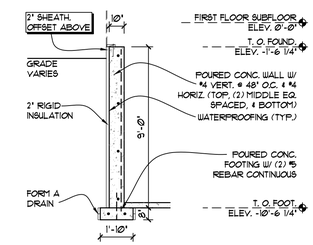
L/480 STANDARD
L/720 AT TILE AND UNDER KITCHEN ISLAND
45 TJI RATING NOT LESS THAN

-- FLOOR TRUSS MANUFACTURER TO SUBMIT LAYOUT TO LAKESIDE DEVELOPMENT COMPANY PRIOR TO DELIVERY AND INSTALLATION
-- SEE SHEET B FOR WALL BRACING DETAILS AND SPECIFICATIONS. POURED WALL CONTRACTOR TO ACCOMODATE ALL CONCRETE IMBEDDED HARDWARE NEEDED TO SATISFY WALL BRACING

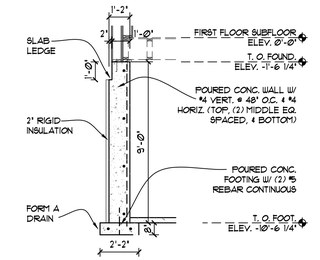
- STRUCTURAL WOOD POST
- POINT LOAD FROM ABOVE
- UNINSULATED WALL
- INSULATED WALL
- FUTURE WALL

*** NOTES ***

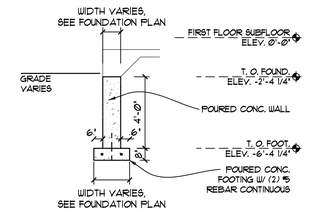
-- IT IS THE CONCRETE CONTRACTOR'S RESPONSIBILITY TO VERIFY EMBEDDED CONNECTIONS NEEDED FOR TIE DOWNS. VERIFY WITH CONSTRUCTION MANAGER.
-- FLOOR JOIST MANUFACTURER TO SUBMIT LAYOUT TO LAKESIDE DEVELOPMENT COMPANY FOR REVIEW, COMPLIANCE, AND APPROVAL PRIOR TO DELIVERY AND INSTALLATION.
-- LUMBER COMPANY TO CONFIRM REQUIRED POINT LOADS.



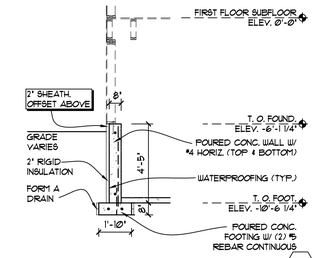
FOUNDATION A (A)
1/4"=1'-Ø"



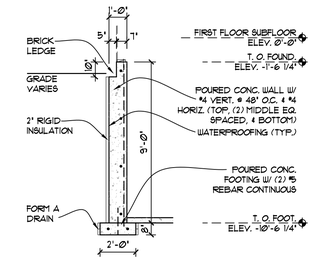
FOUNDATION E2 (E2)
1/4"=1'-Ø"



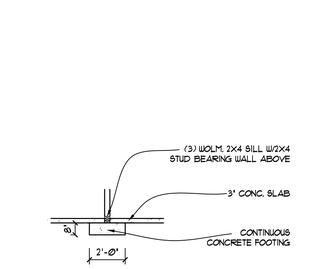
FOUNDATION J (J)
1/4"=1'-Ø"



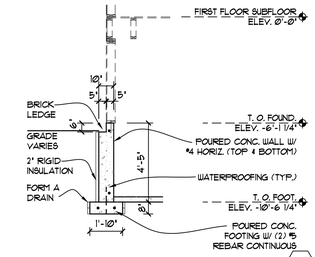
FOUNDATION B (B)
1/4"=1'-Ø"



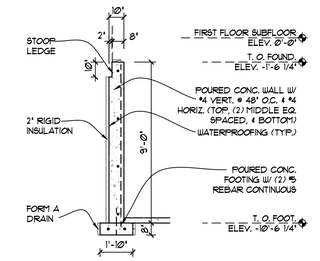
FOUNDATION F (F)
1/4"=1'-Ø"



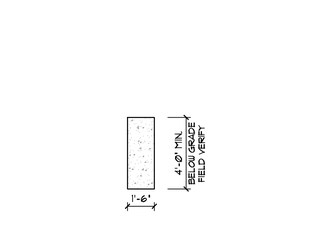
BEARING WALL - 2X4 - K (K)
1/4"=1'-Ø"



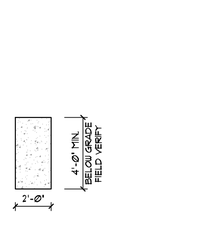
FOUNDATION C (C)
1/4"=1'-Ø"



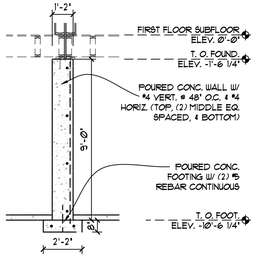
FOUNDATION G (G)
1/4"=1'-Ø"



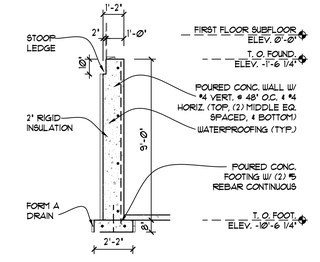
CONCRETE SONOTUBES - L (L)
1/4"=1'-Ø"



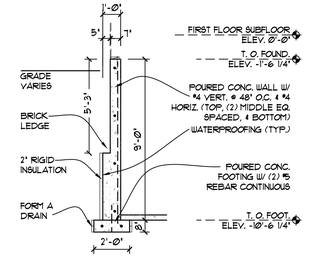
CONCRETE SONOTUBES - L2 (L2)
1/4"=1'-Ø"



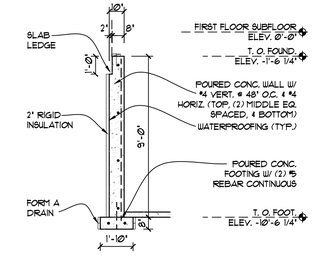
FOUNDATION D (D)
1/4"=1'-Ø"



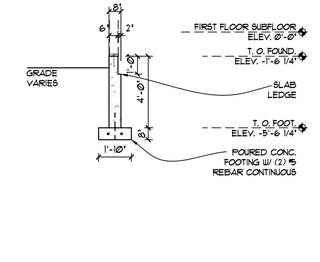
FOUNDATION H (H)
1/4"=1'-Ø"



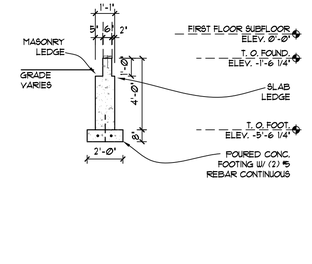
FOUNDATION F2 (F2)
1/4"=1'-Ø"



FOUNDATION E (E)
1/4"=1'-Ø"



FOUNDATION I (I)
1/4"=1'-Ø"



FOUNDATION II (II)
1/4"=1'-Ø"

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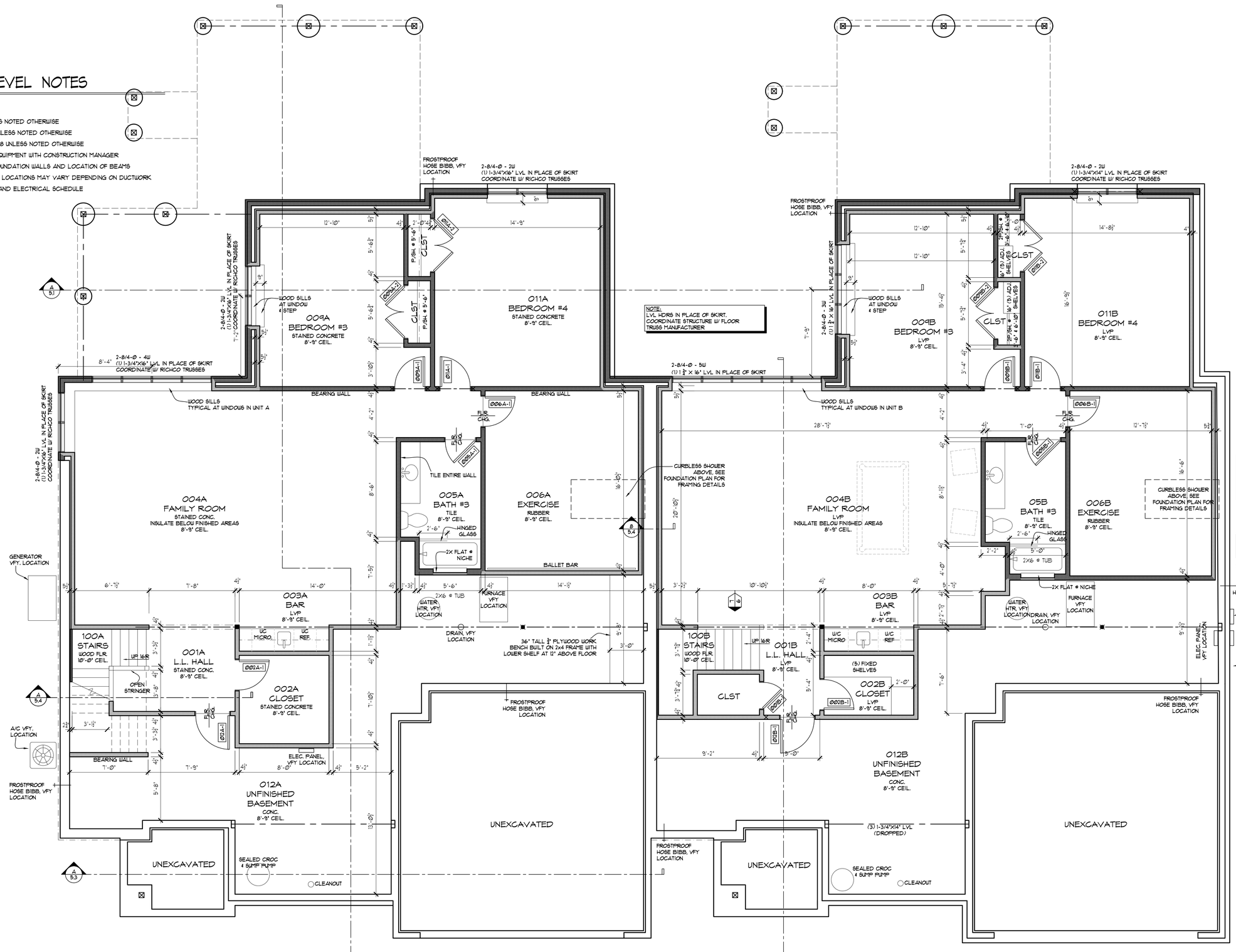
FOUNDATION DETAILS

Attachment: Site Plan & Plans (10236 : Martin & Gail Komisar / David & Sari Kramer)

GENERAL LOWER LEVEL NOTES

-- FIRST FLOOR SUBFLOOR = Ø'-Ø"
-- TYPICAL FLAT CEILING TO BE 8'-9" UNLESS NOTED OTHERWISE
-- TYPICAL INTERIOR HEADER TO BE 4X4 UNLESS NOTED OTHERWISE
-- TYPICAL EXTERIOR HEADER TO BE (2) 2X8 UNLESS NOTED OTHERWISE
-- VERIFY LOCATION OF ALL MECHANICAL EQUIPMENT WITH CONSTRUCTION MANAGER
-- SEE FOUNDATION PLAN FOR CONCRETE FOUNDATION WALLS AND LOCATION OF BEAMS
-- DROPPED DRYWALL CEILINGS AND LIGHT LOCATIONS MAY VARY DEPENDING ON DUCTWORK
-- SEE SHEETS 7 / 7.1 FOR ELECTRICAL KEY AND ELECTRICAL SCHEDULE

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



LOWER LEVEL PLAN

1/4" = 1'-Ø"
SIDE A: 1673 SF
SIDE B: 1634 SF

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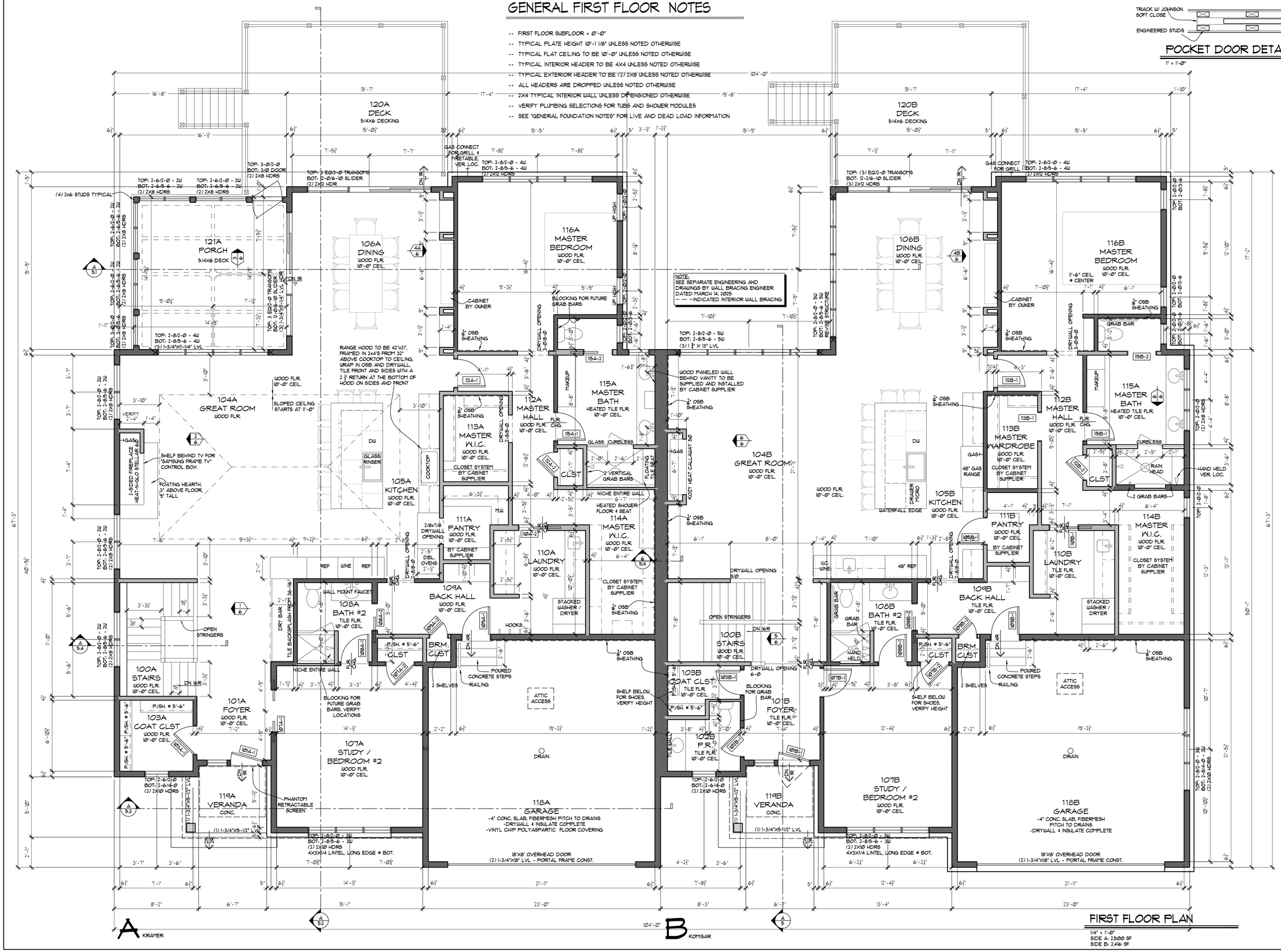
LOWER LEVEL PLAN

Attachment: Site Plan & Plans (10236 : Martin & Gail Komisar / David & Sari Kramer)

GENERAL FIRST FLOOR NOTES

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



FIRST FLOOR PLAN

1/4" = 1'-Ø"
SIDE A: 2,500 SF
SIDE B: 2,416 SF

POCKET DOOR DETAIL

1" = 1'-Ø"

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FIRST FLOOR PLAN

Attachment: Site Plan & Plans (10236 : Martin & Gail Komisar / David & Sari Kramer)

GENERAL ROOF NOTES

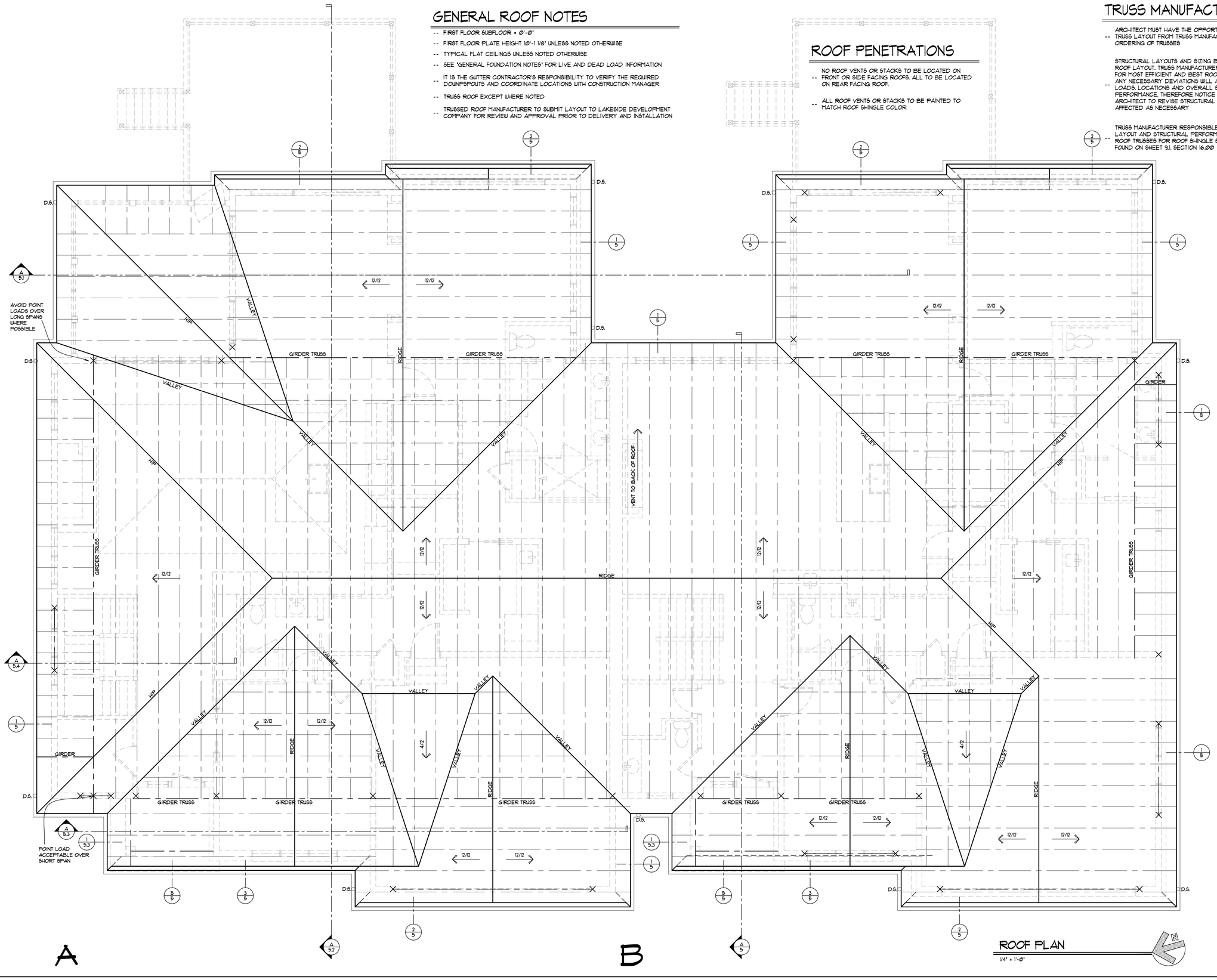
-- FIRST FLOOR SUBFLOOR = 0'-0"
-- FIRST FLOOR PLATE HEIGHT 10'-1 1/8" UNLESS NOTED OTHERWISE
-- TYPICAL FLAT CEILINGS UNLESS NOTED OTHERWISE
-- SEE 'GENERAL FOUNDATION NOTES' FOR LIVE AND DEAD LOAD INFORMATION
-- IT IS THE GUTTER CONTRACTOR'S RESPONSIBILITY TO VERIFY THE REQUIRED DOWNSPOUTS AND COORDINATE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

ROOF PENETRATIONS

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

TRUSS MANUFACTURER

-- ARCHITECT MUST HAVE THE OPPORTUNITY TO REVIEW TRUSS LAYOUT FROM TRUSS MANUFACTURER PRIOR TO ORDERING OF TRUSSES
-- STRUCTURAL LAYOUTS AND SIZING BASED OFF OF ROOF LAYOUT. TRUSS MANUFACTURER RESPONSIBLE FOR MOST EFFICIENT AND BEST ROOF PERFORMANCE. ANY NECESSARY DEVIATIONS WILL ALTER POINT LOADS, LOCATIONS AND OVERALL STRUCTURAL PERFORMANCE, THEREFORE NOTICE MUST BE GIVEN TO ARCHITECT TO REVISE STRUCTURAL PACKAGE AFFECTED AS NECESSARY
-- TRUSS MANUFACTURER RESPONSIBLE FOR TRUSS LAYOUT AND STRUCTURAL PERFORMANCE. DESIGN ROOF TRUSSES FOR ROOF SHINGLE SPECIFICATION FOUND ON SHEET S1, SECTION 16000



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

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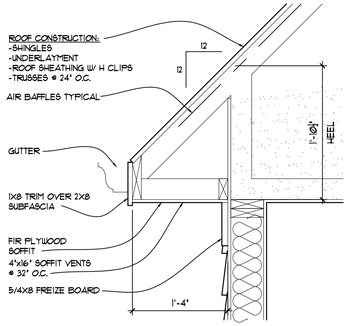
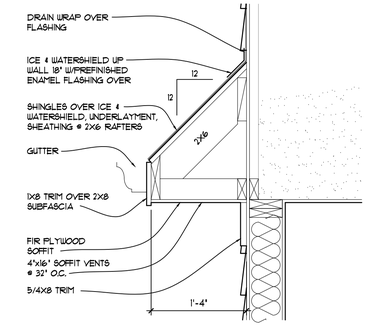
ROOF PLAN

Attachment: Site Plan & Plans (10236 : Martin & Gail Komisar / David & Sari Kramer)



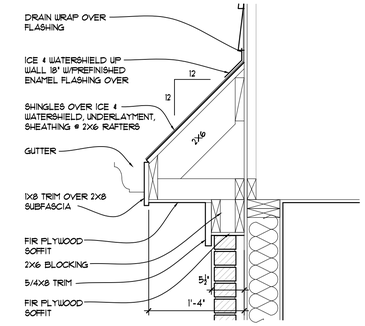
1/5 TYPICAL ROOF DETAIL

SCALE 1" = 1'-0"



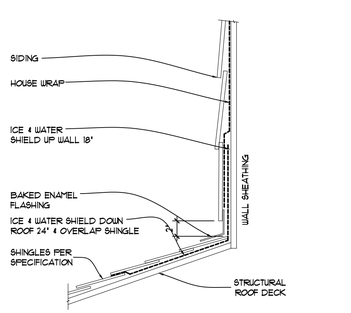
2/5 ROOF RETURN DETAIL @ SIDING

SCALE 1" = 1'-0"



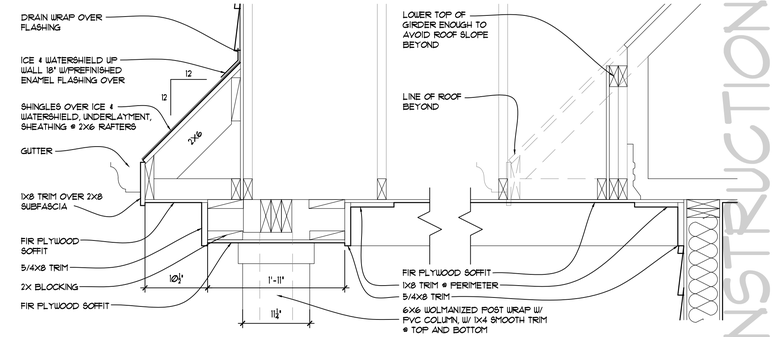
3/5 ROOF RETURN DETAIL @ BRICK

SCALE 1" = 1'-0"



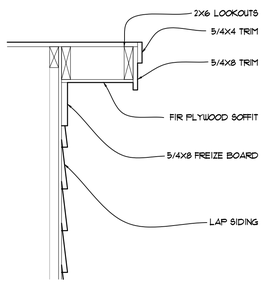
4/5 ROOF TO WALL DETAIL

NOT TO SCALE



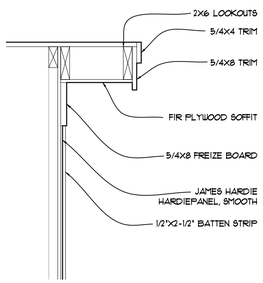
5/5 VERANDA ROOF DETAIL

SCALE 1" = 1'-0"



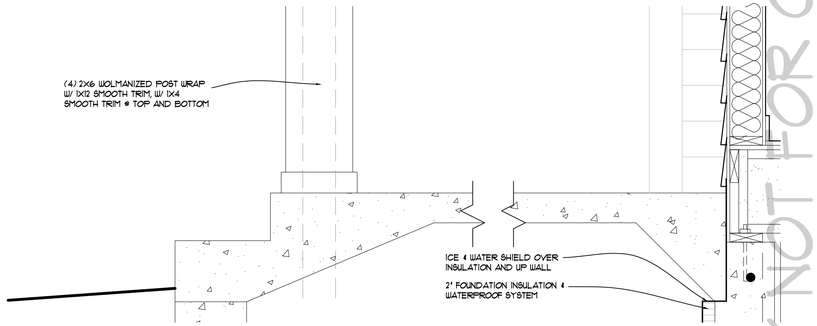
6/5 GABLE DETAIL - SIDING

SCALE 1" = 1'-0"



7/5 GABLE DETAIL - BATTEN

SCALE 1" = 1'-0"



8/5 VERANDA STOOP DETAIL

SCALE 1" = 1'-0"

A 5 BUILDING SECTION

3/8" = 1'-0"

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SECTIONS & DETAILS

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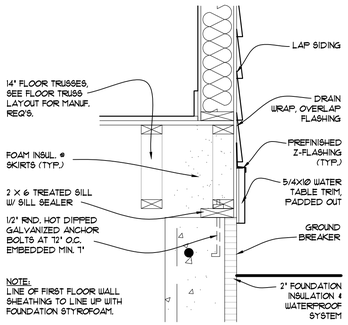
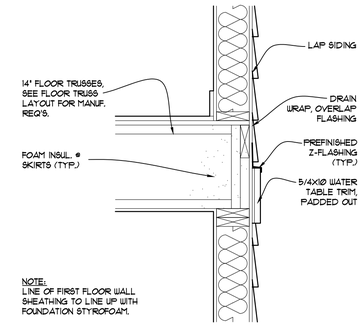


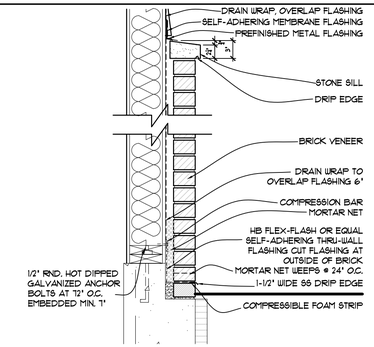
1 5.1 WATER TABLE DTL. - LAP SIDING

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



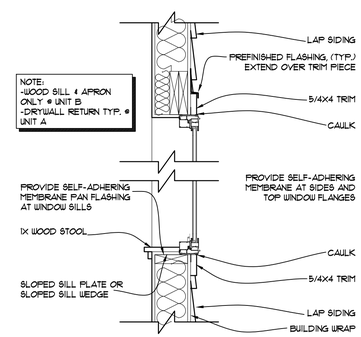
2 5.1 WATER TABLE DTL. - LAP SIDING

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



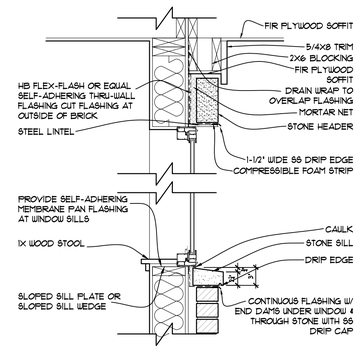
3 5.1 BRICK LEDGE DTL.

SCALE 1" = 1'-0"



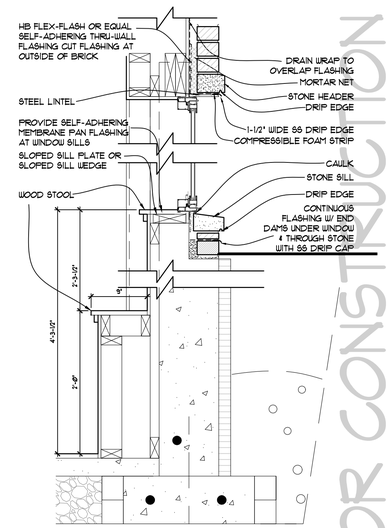
4 5.1 TYPICAL HEAD/SILL DETAIL

SCALE 1" = 1'-0"



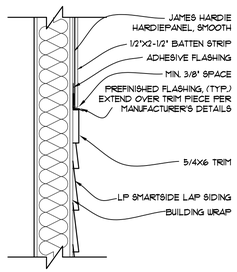
5 5.1 BRICK HEAD/SILL @ STUDY

SCALE 1" = 1'-0"



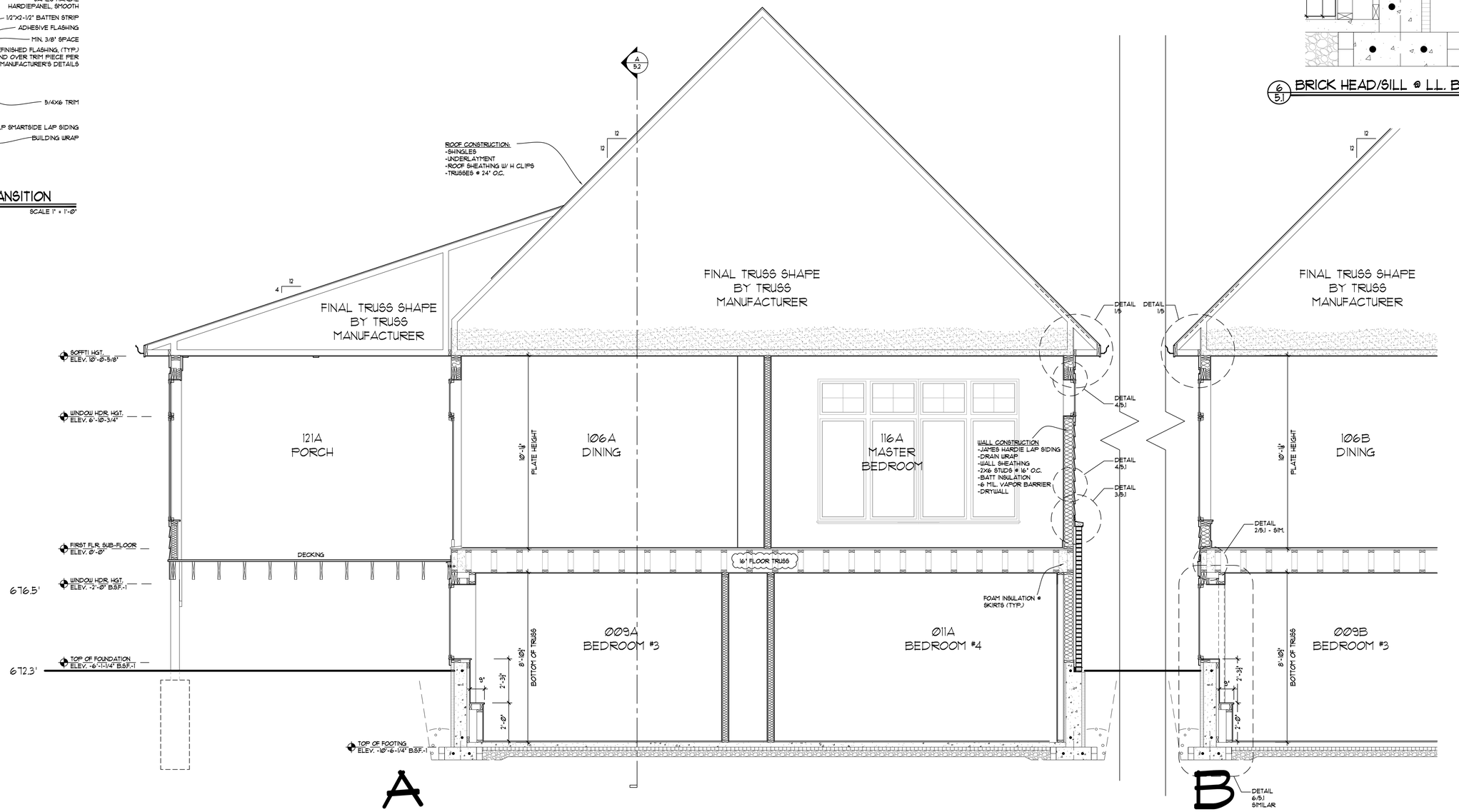
6 5.1 BRICK HEAD/SILL @ L.L. BEDROOMS

SCALE 1" = 1'-0"



7 5.1 SIDING TRANSITION

SCALE 1" = 1'-0"



A 5.1 BUILDING SECTION

3/8" = 1'-0"

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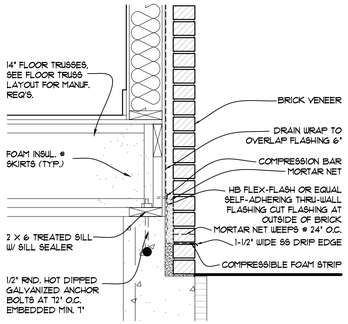
5.1

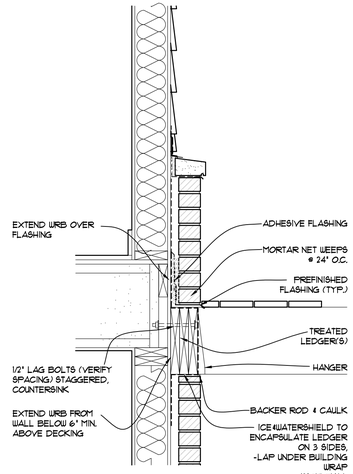
SECTIONS & DETAILS

Attachment: Site Plan & Plans (10235 : Martin & Gail Komisar / David & Sari Kramer)



1/5.2 DECK DETAIL @ BRICK

SCALE 1" = 1'-0"



2/5.2 DECK DETAIL @ BRICK

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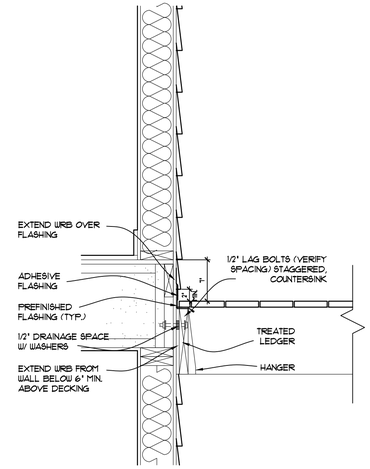
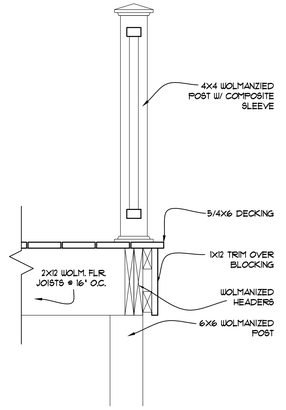


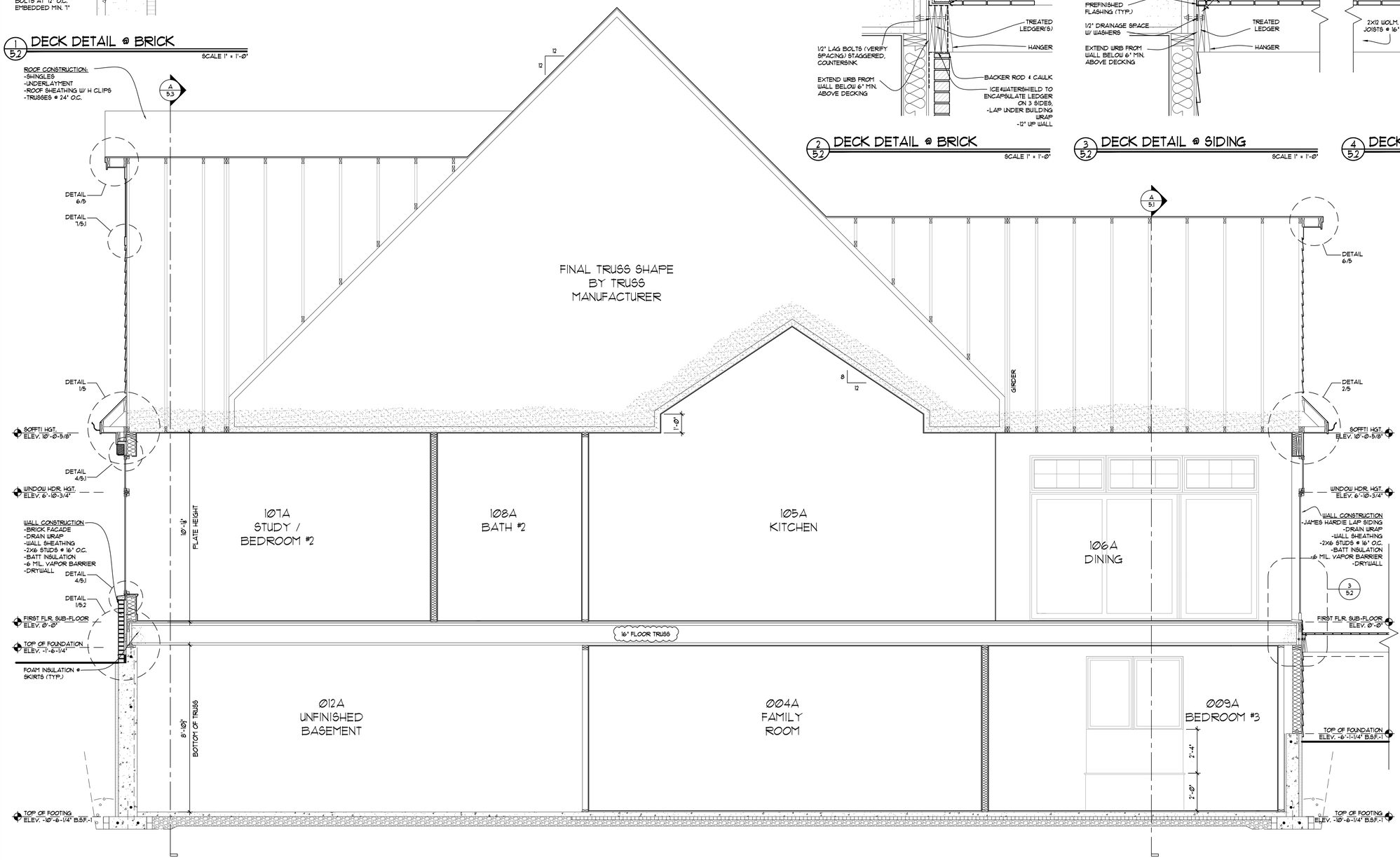
3/5.2 DECK DETAIL @ SIDING

SCALE 1" = 1'-0"



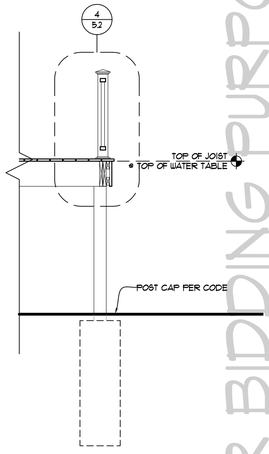
4/5.2 DECK DETAIL

SCALE 1" = 1'-0"



A/5.2 BUILDING SECTION

3/8" = 1'-0"



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SECTIONS & DETAILS

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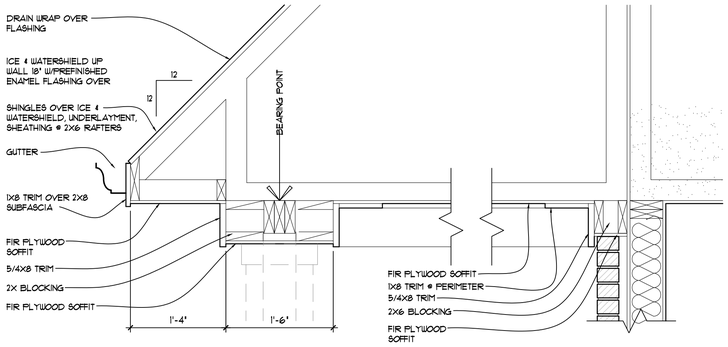
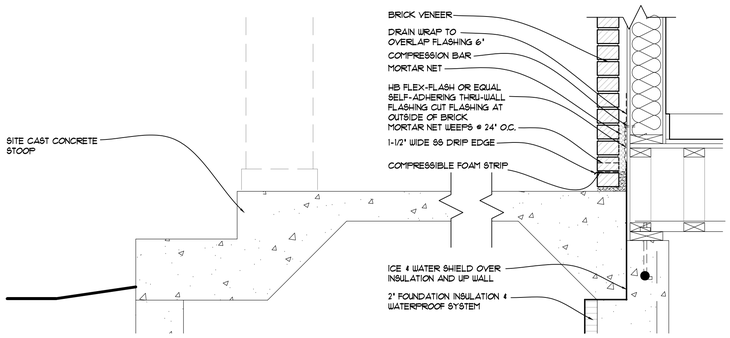


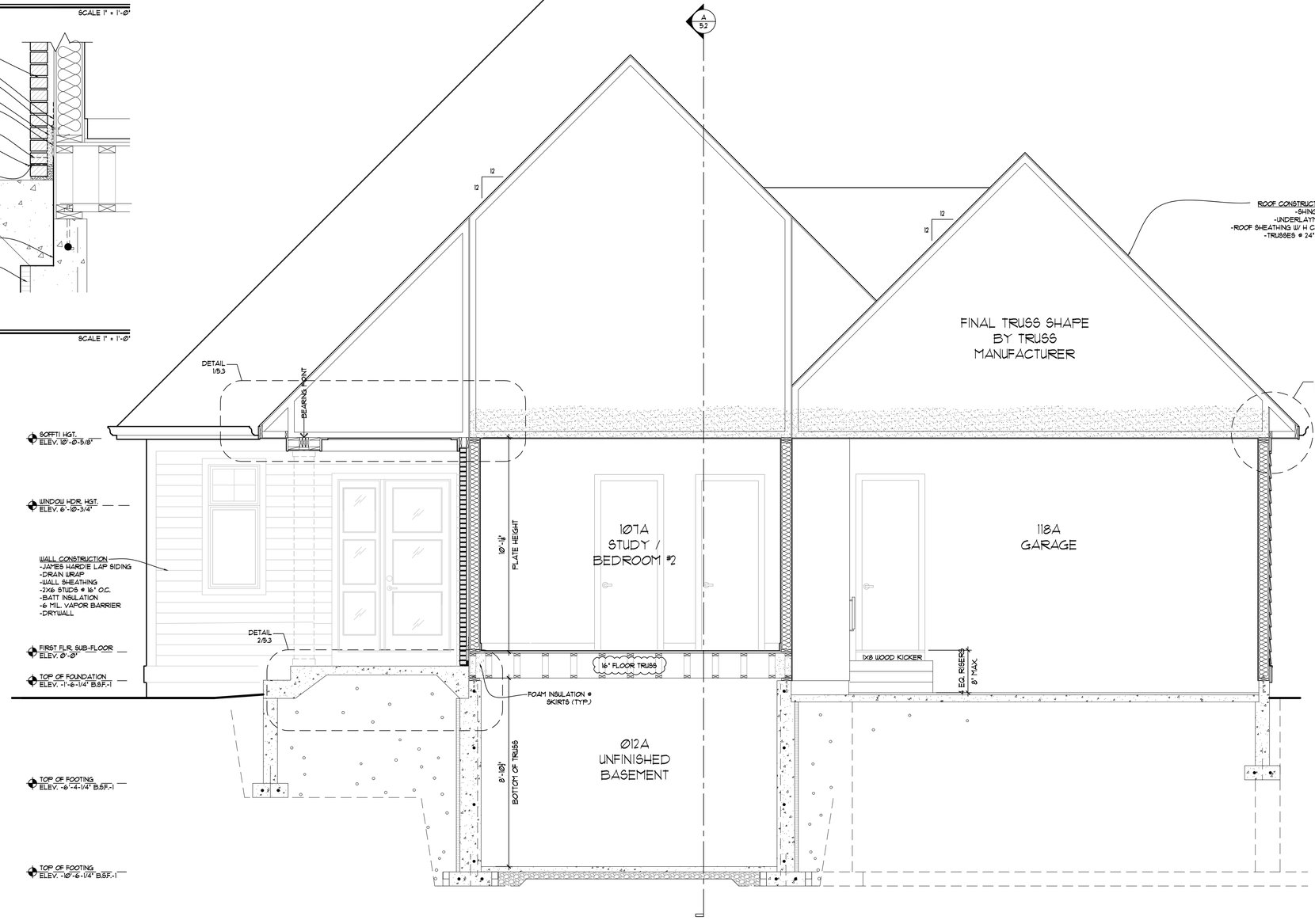
1/5.3 VERANDA ROOF DETAIL

SCALE 1" = 1'-0"



2/5.3 VERANDA STOOP DETAIL

SCALE 1" = 1'-0"



A 5.3 BUILDING SECTION

3/8" = 1'-0"

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SECTIONS & DETAILS

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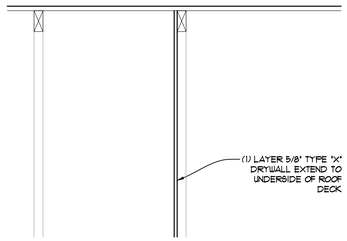
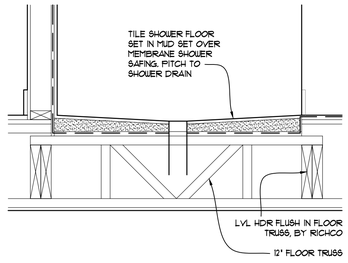


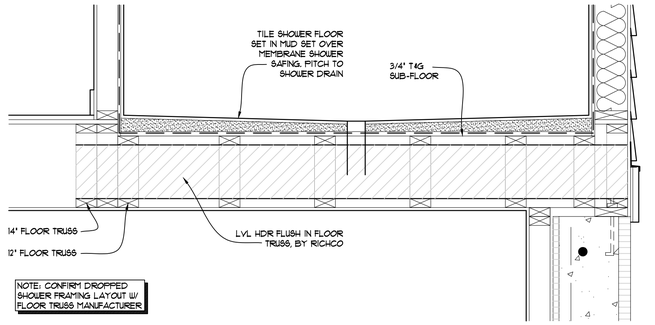
1/5.4 PARTITION WALL SECTION @ ROOF
SCALE 1" = 1'-0"

2/5.4 BLANK DETAIL
SCALE 1" = 1'-0"

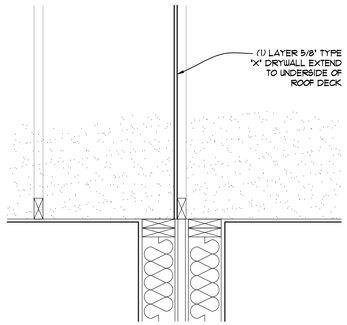
3/5.4 BLANK DETAIL
SCALE 1" = 1'-0"



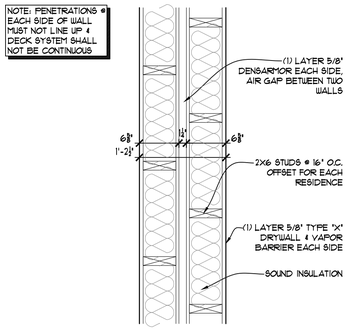
4/5.4 DROPPED SHOWER - SECTION
SCALE 1" = 1'-0"



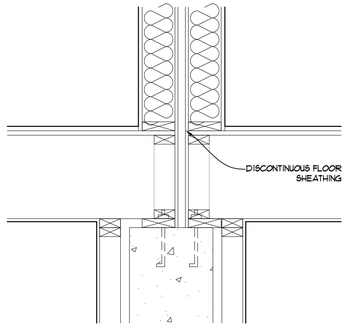
5/5.4 DROPPED SHOWER - LONG SECTION
SCALE 1" = 1'-0"



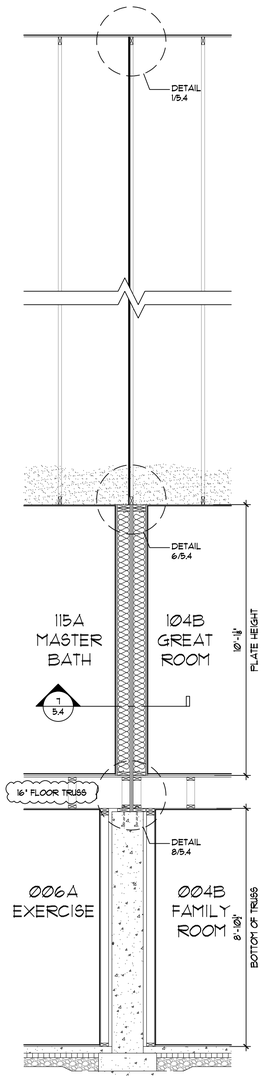
6/5.4 PARTITION WALL SECTION @ PLATE
SCALE 1" = 1'-0"



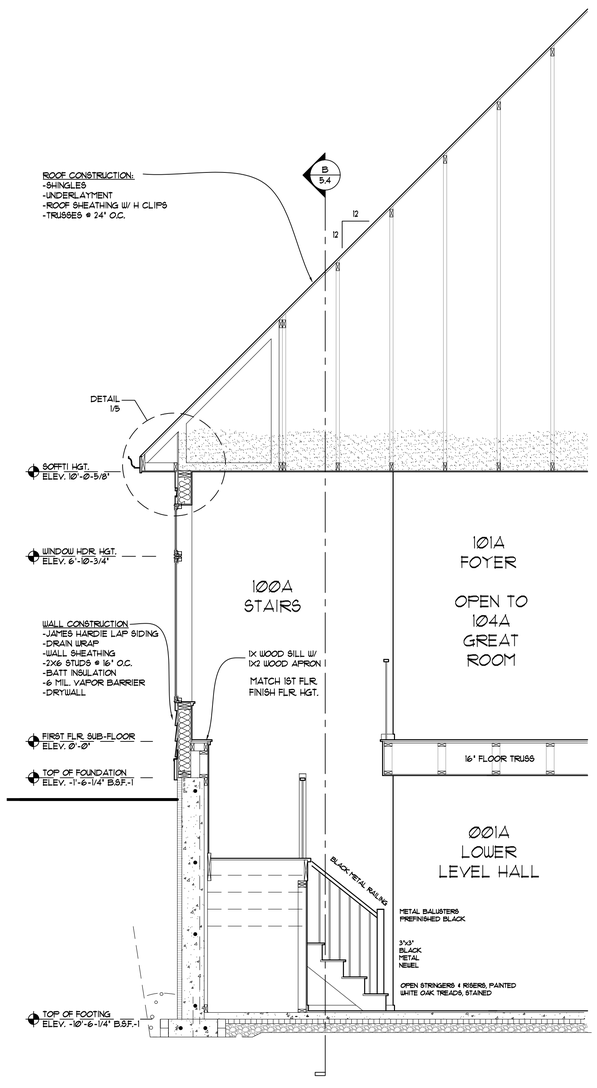
7/5.4 PARTITION WALL - PLAN VIEW
SCALE 1" = 1'-0"



8/5.4 PARTITION WALL SECTION @ FLOOR
SCALE 1" = 1'-0"



C/5.4 PARTITION WALL
3/8" = 1'-0"



A/5.4 BUILDING SECTION
3/8" = 1'-0"

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SECTIONS & DETAILS

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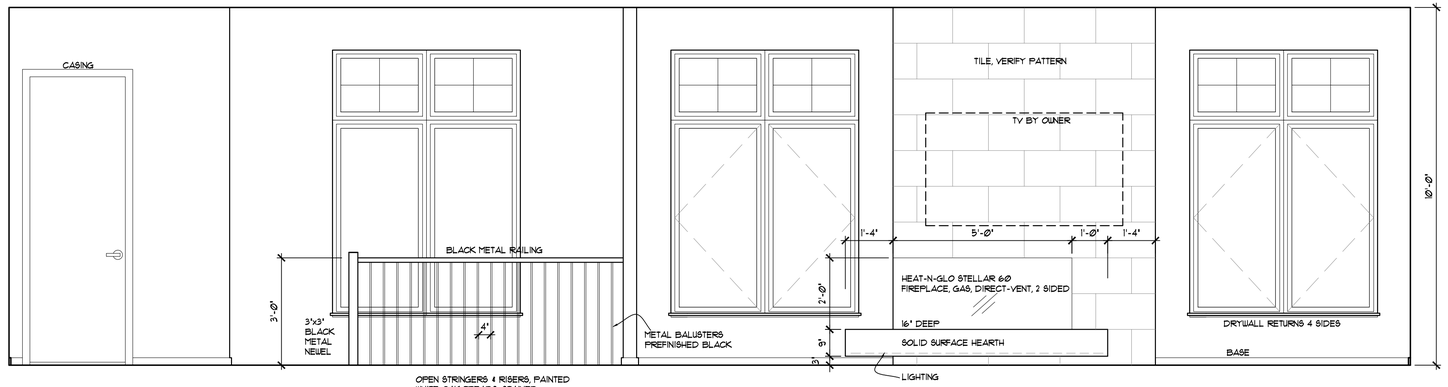
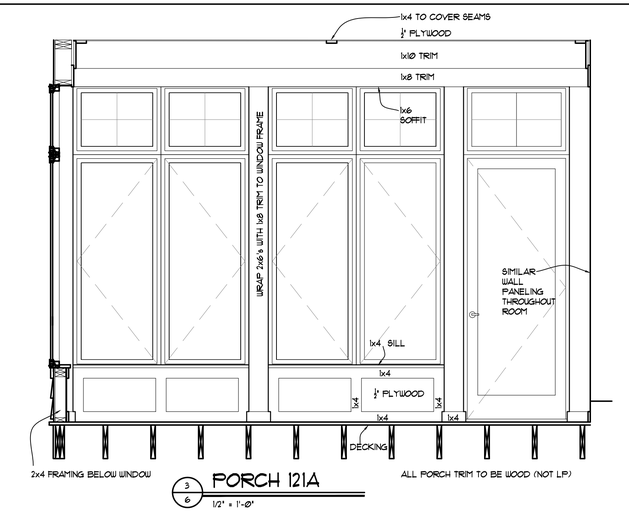
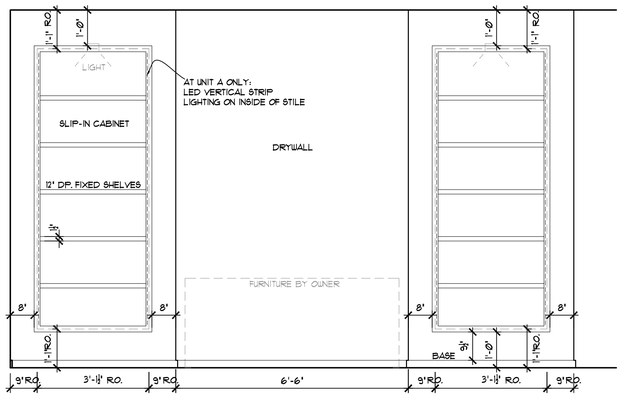


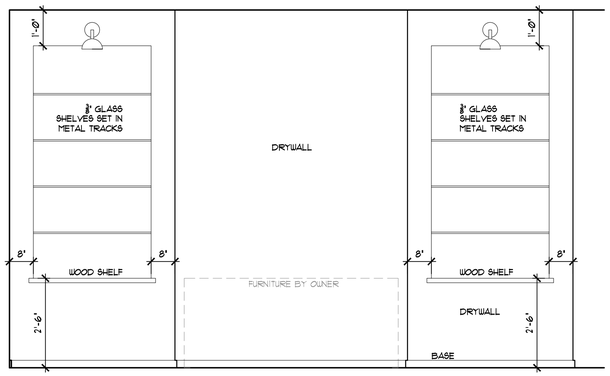
1/6 FOYER 101A
1/2" = 1'-Ø"

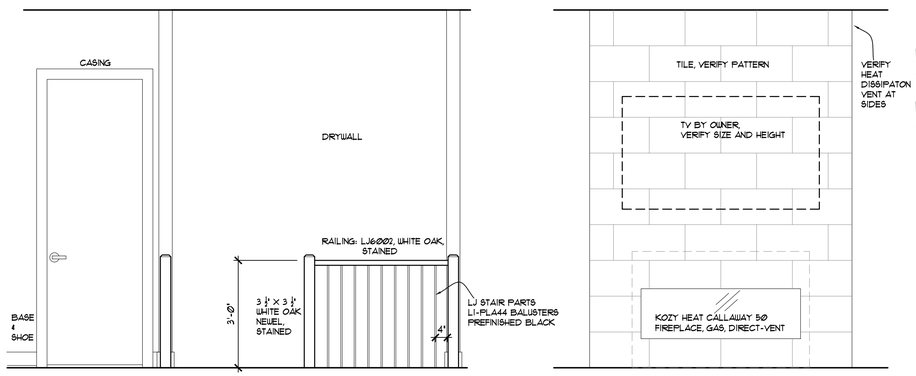
2/6 GREAT ROOM 104A
1/2" = 1'-Ø"



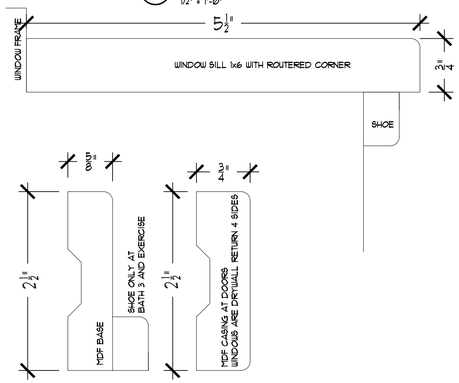
3/6 PORCH 121A
1/2" = 1'-Ø"



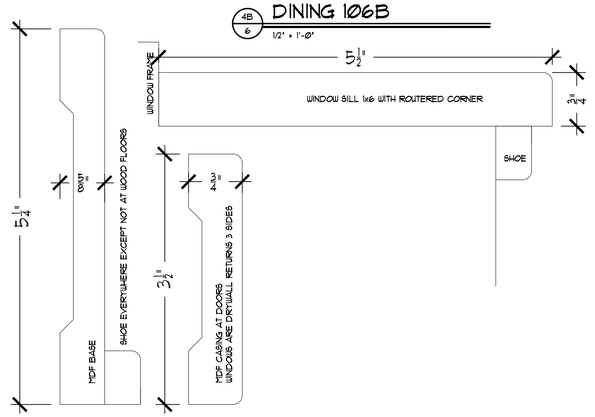




4A/6 DINING 106A
1/2" = 1'-Ø"

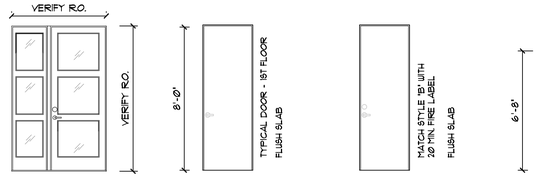


4B/6 DINING 106B
1/2" = 1'-Ø"



MILLWORK DETAILS UNIT A, KRAMER
FULL SCALE

MILLWORK DETAILS UNIT B, KOMISAR
FULL SCALE

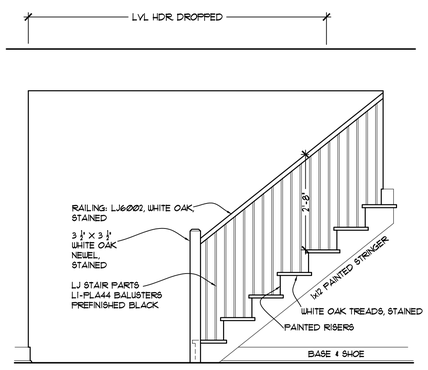


NOTE:
UNIT A KRAMER AND UNIT B KOMISAR USE THE SAME DOOR TYPES
ALL 1ST FLOOR DOORS - 1-3/4"X8'-Ø" FLUSH
ALL LOWER LEVEL DOORS - 1-3/8"X6'-8" FLUSH

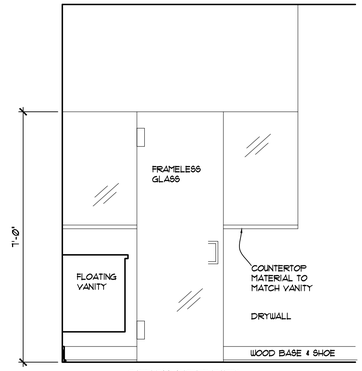
DOOR TYPE 'A' DOOR TYPE 'B' DOOR TYPE 'C' DOOR TYPE 'D' DOOR TYPE 'E'
1/4" = 1'-Ø"

5/6 STAIR 100B
1/2" = 1'-Ø"

6/6 GREAT ROOM 104B
1/2" = 1'-Ø"



7/6 FAMILY ROOM 004B
1/2" = 1'-Ø"



8/6 MASTER BATH 115A
1/2" = 1'-Ø"

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REVISIONS

KRAMER / KOMISAR RESIDENCES
UNIT 25/26 ASTER WOODS CONDOMINIUM
N. ASTER WOODS CIRCLE
MEQUON, WISCONSIN 53092

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JOB: 2427 & 2428
DRAWN BY: MAN
CHECKED BY: MAN

BID SET

6

INTERIOR ELEVATIONS

Attachment: Site Plan & Plans (10236 : Martin & Gail Komisar / David & Sari Kramer)

STANDARD FIXTURES SUPPLIED BY THE ELECTRICIAN FOR UNIT A AND B						
TYPE		MANUFACTURER	HOUSING/FIXTURE	TRIM	COMMENTS	LOCATIONS
A1	4" SQUARE WHITE BAFFLE RECESSED				RECESSED DOWNLIGHT	GENERAL LIGHTING, CLOSETS, SHOWERS
A2	4" SQUARE ADJUSTABLE GIMBALL					FIREPLACE, ART
A3	RECESSED PUCK LIGHT, UPPER CABINET					
A4	4" SQUARE WHITE BAFFLE RECESSED FOR SLOPED CEILING					
B1	5" ROUND WHITE BAFFLE RECESSED	HALO	LT56			GENERAL LIGHTING, CLOSETS, SHOWERS
B2	5" ROUND ADJUSTABLE GIMBALL	HALO	RA56			FIREPLACE, ART
F1	CEILING EXHAUST FAN	PANASONIC	WHISPERQUIET		50 CFM RATED FOR 40 SF ROOM	
F2	CEILING EXHAUST FAN	PANASONIC	WHISPERQUIET		80 CFM RATED FOR 65 SF ROOMS	
F3	CEILING EXHAUST FAN	PANASONIC	WHISPERQUIET		150 CFM RATED FOR 120 SF ROOMS INSTALL W/ TIMER	
N	UNDERCABINET TASK LIGHT	GM LIGHTING	LED TASK FLEX LED RIBBON 12VDC STD.		ARCH. WIDE ALUMINUM MOUNTING CHANNEL	
P	PORCELAIN SOCKET HOLDER	LEVITON	8829			UNFINISHED BASEMENT
R	STEP LIGHTS					
S	LED STRIP					BEDROOM CLOSETS
T	INFRARED HEATERS	INFRATECH	C SERIES, C30, 3000WATT, 12.5 AMPS		CUSTOM CONTROLS, ZONE ANALOG CONTROLLER AND RELAY PANEL	

ELECTRICAL KEY

SEE SPECIFICATIONS FOR MORE INFORMATION ABOUT DEVICES

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

ELECTRICAL NOTES

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

-VERIFY HEIGHTS OF WALL MOUNTED FIXTURES WITH SELECTIONS

-SINGLE LETTERED FIXTURES BY ELECTRICIAN

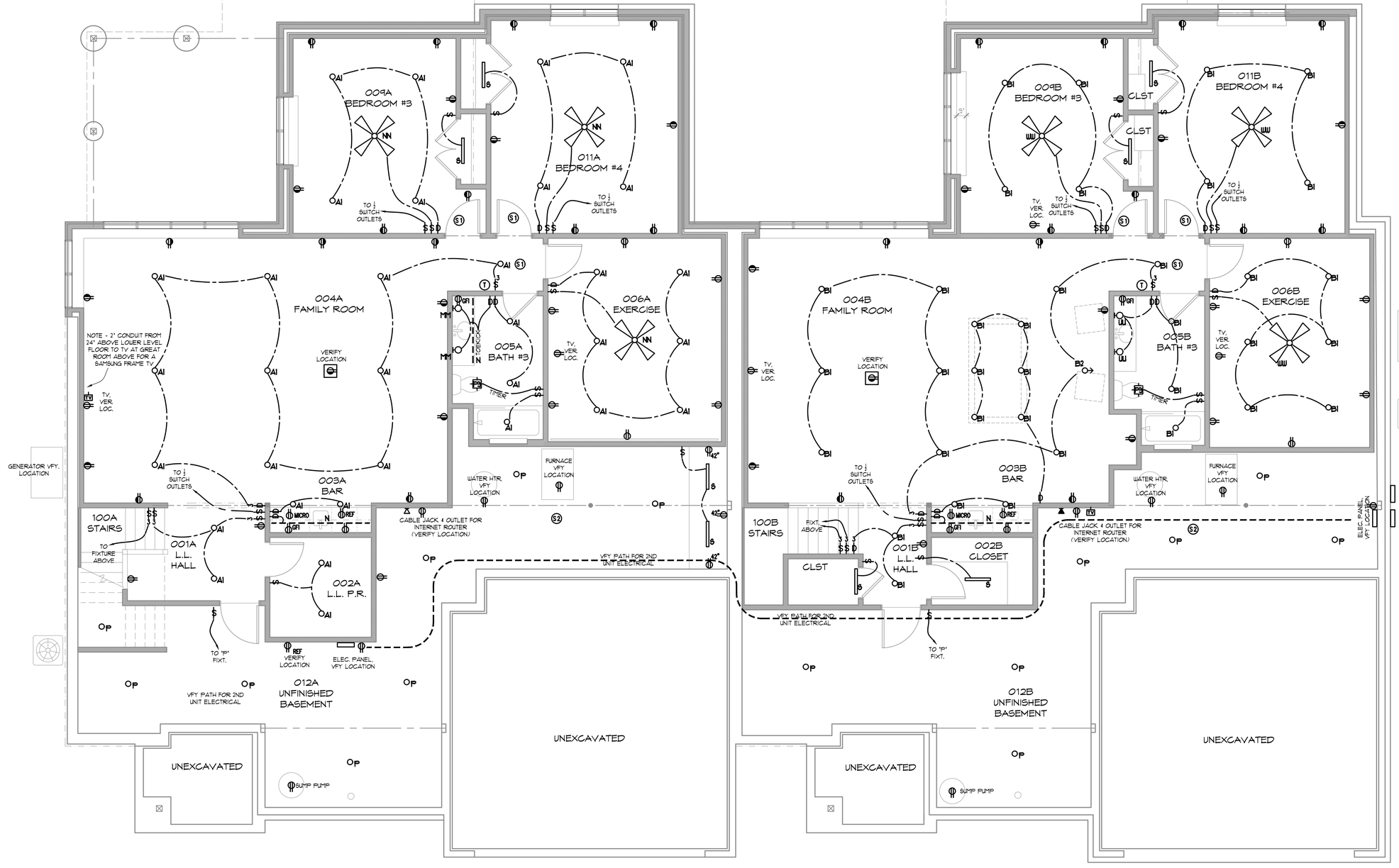
-DOUBLE LETTERED FIXTURES SUPPLIED BY BUILDER AND INSTALLED BY ELECTRICIAN

-PHONE, TV AND DATA BY ELECTRICIAN

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

-PROVIDE POWER TO ALL EQUIPMENT SHOWN ON PLANS

-ELECTRICIAN TO WIRE SEPTIC TANK



A LOWER LEVEL ELECTRICAL PLAN - KRAMER

B LOWER LEVEL ELECTRICAL PLAN - KOMISAR

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CHECKED BY: MAN

BID SET

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LL ELEC. PLAN

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- PHONE JACK
- DATA JACK
- GARBAGE DISPOSAL
- S1 — SMOKE ALARM - HARDWIRED
- S2 — SMOKE AND CARBON MONOXIDE ALARM - HARDWIRED
- T — THERMOSTAT PROVIDED BY HVAC
- DB — DOOR BELL
- CHIME — DOOR BELL CHIME
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- LIGHT FIXTURE - CEILING MOUNTED
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- RECESSED DOWNLIGHT
- EYEBALL RECESSED DOWNLIGHT
- UNDERCABINET LIGHT FIXTURE
- COVE LIGHTING
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- TRACK LIGHTING
- FLOODLIGHT

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- VERIFY HEIGHTS OF WALL MOUNTED FIXTURES WITH SELECTIONS
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- DOUBLE LETTERED FIXTURES SUPPLIED BY BUILDER AND INSTALLED BY ELECTRICIAN
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- PROVIDE POWER TO ALL APPLIANCES SHOWN ON PLAN AND REFER TO APPLIANCE SPECIFICATION SHEETS (PROVIDED BY APPLIANCE SUPPLIER) FOR PROPER OUTLET PLACEMENT OF RECEPTACLES
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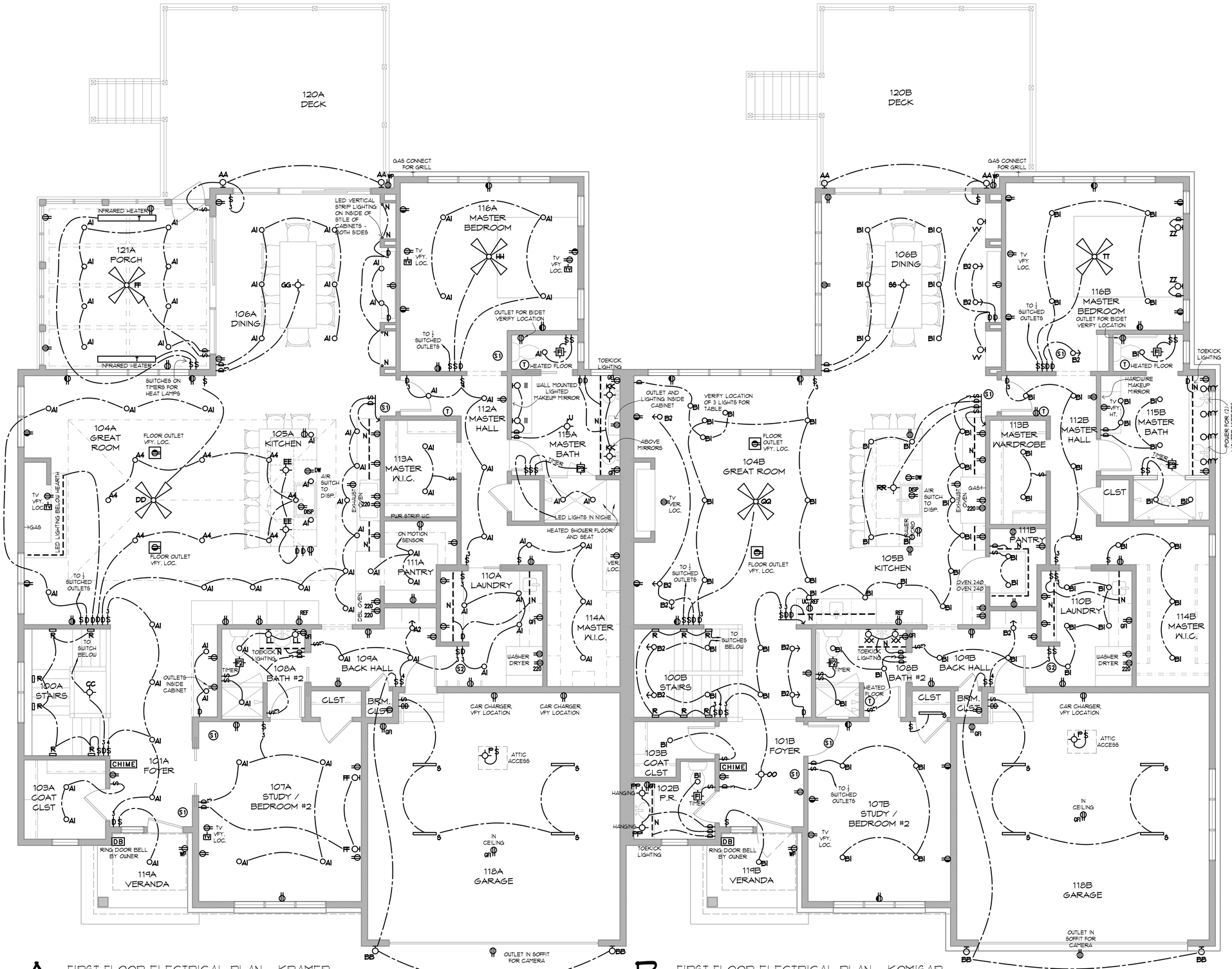

A FIRST FLOOR ELECTRICAL PLAN - KRAMER

B FIRST FLOOR ELECTRICAL PLAN - KOMISAR

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7.1

1ST FLR ELEC. PLAN

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LOWER LEVEL ROOM FINISH SCHEDULE KRAMER

		FLOORING				WALLS			CEILINGS			MOULDINGS			
												BASE	CASING	MISC. MOULDINGS	
ROOM NO.	ROOM NAME	SUBFLOOR	MATERIAL	SIZE/PATTERN	UNDERLAYMENT	MATERIAL	TEXTURE	FINISH	MATERIAL	TEXTURE	FINISH	TYPE / FINISH	TYPE / FINISH	TYPE / FINISH	REMARKS
001A	LOWER LEVEL HALL	STAINED CONCRETE				GB	SMOOTH	PAINT	GB	LIGHT SAND	PAINT	5/8" X 2-1/2", PAINT	3/4" X 2-1/2", PAINT	NO SHOE	2" FOAM BELOW
002A	CLOSET	STAINED CONCRETE				GB	SMOOTH	PAINT	GB	LIGHT SAND	PAINT	5/8" X 2-1/2", PAINT	3/4" X 2-1/2", PAINT	NO SHOE	
003A	BAR	STAINED CONCRETE				GB	SMOOTH	PAINT	GB	LIGHT SAND	PAINT	5/8" X 2-1/2", PAINT	3/4" X 2-1/2", PAINT	NO SHOE	2" FOAM BELOW
004A	FAMILY ROOM	STAINED CONCRETE				GB	SMOOTH	PAINT	GB	LIGHT SAND	PAINT	5/8" X 2-1/2", PAINT	3/4" X 2-1/2", PAINT	WINDOWS - DRYWALL RETURN TOP & SIDES WITH WOOD SILL, NO SHOE	2" FOAM BELOW
005A	BATH #3	CONCRETE	TILE			GB	SMOOTH	PAINT	GB	LIGHT SAND	PAINT	5/8" X 2-1/2", PAINT	3/4" X 2-1/2", PAINT	INCLUDE SHOE	2" FOAM BELOW
006A	EXERCISE ROOM	CONCRETE	RUBBER SQUARES			GB	SMOOTH	PAINT	GB	LIGHT SAND	PAINT	5/8" X 2-1/2", PAINT	3/4" X 2-1/2", PAINT	INCLUDE SHOE	2" FOAM BELOW
009A	BEDROOM #3	STAINED CONCRETE				GB	SMOOTH	PAINT	GB	LIGHT SAND	PAINT	5/8" X 2-1/2", PAINT	3/4" X 2-1/2", PAINT	WINDOWS - DRYWALL RETURN TOP & SIDES WITH WOOD SILL, NO SHOE	2" FOAM BELOW
011A	BEDROOM #4	STAINED CONCRETE				GB	SMOOTH	PAINT	GB	LIGHT SAND	PAINT	5/8" X 2-1/2", PAINT	3/4" X 2-1/2", PAINT	WINDOWS - DRYWALL RETURN TOP & SIDES WITH WOOD SILL, NO SHOE	2" FOAM BELOW
012A	UNFINISHED BASEMENT	CONCRETE	CONCRETE												NO INSULATION BELOW

FIRST FLOOR ROOM FINISH SCHEDULE KRAMER

		FLOORING				WALLS			CEILINGS			MOULDINGS			
												BASE	CASING	MISC. MOULDINGS	
ROOM NO.	ROOM NAME	SUBFLOOR	MATERIAL	SIZE/PATTERN	UNDERLAYMENT	MATERIAL	TEXTURE	FINISH	MATERIAL	TEXTURE	FINISH	TYPE / FINISH	TYPE / FINISH	TYPE / FINISH	REMARKS
100A	STAIRS	--	WOOD	5" WHITE OAK SELECT		GB	SMOOTH	PAINT	GB	LIGHT SAND	PAINT	5/8" X 2-1/2", PAINT	3/4" X 2-1/2", PAINT	WINDOWS - DRYWALL RETURN TOP & SIDES WITH WOOD SILL	STAIR LANDING TO BE WOOD FLOORING, SEE INTERIOR ELEVATIONS FOR STAIR PARTS
101A	FOYER	3/4" LP TOPNOTCH	WOOD	5" WHITE OAK SELECT	15# FELT	GB	SMOOTH	PAINT	GB	LIGHT SAND	PAINT	5/8" X 2-1/2", PAINT	3/4" X 2-1/2", PAINT	WINDOWS - DRYWALL RETURN TOP & SIDES WITH WOOD SILL, NO SHOE	
103A	COAT CLOSET	3/4" LP TOPNOTCH	WOOD	5" WHITE OAK SELECT	15# FELT	GB	LIGHT SAND	PAINT	GB	LIGHT SAND	PAINT	5/8" X 2-1/2", PAINT	3/4" X 2-1/2", PAINT	NO SHOE	
104A	GREAT ROOM	3/4" LP TOPNOTCH	WOOD	5" WHITE OAK SELECT	15# FELT	GB	SMOOTH	PAINT	GB	LIGHT SAND	PAINT	5/8" X 2-1/2", PAINT	3/4" X 2-1/2", PAINT	WINDOWS - DRYWALL RETURN TOP & SIDES WITH WOOD SILL, NO SHOE	
105A	KITCHEN	3/4" LP TOPNOTCH	WOOD	5" WHITE OAK SELECT	15# FELT	GB	SMOOTH	PAINT	GB	LIGHT SAND	PAINT	5/8" X 2-1/2", PAINT	3/4" X 2-1/2", PAINT	WINDOWS - DRYWALL RETURN TOP & SIDES WITH WOOD SILL, NO SHOE	
106A	DINING	3/4" LP TOPNOTCH	WOOD	5" WHITE OAK SELECT	15# FELT	GB	SMOOTH	PAINT	GB	LIGHT SAND	PAINT	5/8" X 2-1/2", PAINT	3/4" X 2-1/2", PAINT	WINDOWS - DRYWALL RETURN TOP & SIDES WITH WOOD SILL, NO SHOE	
107A	STUDY / BEDROOM #2	3/4" LP TOPNOTCH	WOOD	5" WHITE OAK SELECT	15# FELT	GB	SMOOTH	PAINT	GB	LIGHT SAND	PAINT	5/8" X 2-1/2", PAINT	3/4" X 2-1/2", PAINT	WINDOWS - DRYWALL RETURN TOP & SIDES WITH WOOD SILL, NO SHOE	
108A	BATH #2	3/4" LP TOPNOTCH	TILE	SEE TILE SCHEDULE	SEE TILE SCHED.	GB	SMOOTH	PAINT	GB	LIGHT SAND	PAINT	TILE	3/4" X 2-1/2", PAINT	WINDOWS - DRYWALL RETURN TOP & SIDES WITH WOOD SILL, INCLUDE SHOE	
109A	BACK HALL	3/4" LP TOPNOTCH	WOOD	5" WHITE OAK SELECT	15# FELT	GB	SMOOTH	PAINT	GB	LIGHT SAND	PAINT	5/8" X 2-1/2", PAINT	3/4" X 2-1/2", PAINT	INCLUDE SHOE	
110A	LAUNDRY	3/4" LP TOPNOTCH	WOOD	5" WHITE OAK SELECT	15# FELT	GB	SMOOTH	PAINT	GB	LIGHT SAND	PAINT	5/8" X 2-1/2", PAINT	3/4" X 2-1/2", PAINT	INCLUDE SHOE	
111A	PANTRY	3/4" LP TOPNOTCH	WOOD	5" WHITE OAK SELECT	15# FELT	GB	SMOOTH	PAINT	GB	LIGHT SAND	PAINT	5/8" X 2-1/2", PAINT	3/4" X 2-1/2", PAINT	NO SHOE	
112A	MASTER HALL	3/4" LP TOPNOTCH	WOOD	5" WHITE OAK SELECT	15# FELT	GB	SMOOTH	PAINT	GB	LIGHT SAND	PAINT	5/8" X 2-1/2", PAINT	3/4" X 2-1/2", PAINT	NO SHOE	
113A	MASTER W.I.C.	3/4" LP TOPNOTCH	WOOD	5" WHITE OAK SELECT	15# FELT	GB	SMOOTH	PAINT	GB	LIGHT SAND	PAINT	5/8" X 2-1/2", PAINT	3/4" X 2-1/2", PAINT	NO SHOE	
114A	MASTER W.I.C.	3/4" LP TOPNOTCH	WOOD	5" WHITE OAK SELECT	15# FELT	GB	SMOOTH	PAINT	GB	LIGHT SAND	PAINT	5/8" X 2-1/2", PAINT	3/4" X 2-1/2", PAINT	NO SHOE	
115A	MASTER BATH	3/4" LP TOPNOTCH	TILE	SEE TILE SCHEDULE	SEE TILE SCHED.	GB	SMOOTH	PAINT	GB	LIGHT SAND	PAINT	TILE	3/4" X 2-1/2", PAINT	WINDOWS - DRYWALL RETURN TOP & SIDES WITH WOOD SILL, INCLUDE SHOE	HEATED TILE FLOORS
116A	MASTER BEDROOM	3/4" LP TOPNOTCH	CARPET			GB	SMOOTH	PAINT	GB	LIGHT SAND	PAINT	5/8" X 2-1/2", PAINT	3/4" X 2-1/2", PAINT	WINDOWS - DRYWALL RETURN TOP & SIDES WITH WOOD SILL	
118A	GARAGE		CONC			GB	SMOOTH	PAINT	GB	LIGHT SAND	PAINT	1X6 PVC			INCLUDE EPOXY
119A	VERANDA		CONC												
120A	DECK		DECK	COMPOSITE OVER TREATED JOISTS											
121A	SCREEN PORCH													¾" PLYWOOD AT WALLS AND CEILING WITH 1x TRIM (SEE INTERIOR ELEVATION)	ALL 1x TO BE PRE-PRIMED, ¾" PLYWOOD TO BE PRIMED BY PAINTER

NOTE: ALL CLOSETS EXCEPT MASTER W.I.C. TO HAVE SAND TEXTURE ON WALLS & CEILINGS

DOOR SCHEDULE KRAMER

NO.	NO. OF DRS.	WIDTH	HEIGHT	THICK.	TYPE	DOOR MATERIAL	GLAZING	JAMB MATERIAL	JAMB SIZE	SILL	HARDWARE
002A-1	1	2'-8"	6'-8"	1 3/8"	D	MDF, SOLID FLUSH PANEL		3/4" PAINT	4 9/16"		PASSAGE
005A-1	1	2'-8"	6'-8"	1 3/8"	D	MDF, SOLID FLUSH PANEL		3/4" PAINT	4 9/16"		PRIVACY
006A-1	1	2'-8"	6'-8"	1 3/8"	E	WOOD, FULL LITE	CLEAR	3/4" PAINT	4 9/16"		KEYED LOCK
009A-1	1	2'-8"	6'-8"	1 3/8"	D	MDF, SOLID FLUSH PANEL		3/4" PAINT	4 9/16"		PRIVACY
009A-2	2	4'-8"	6'-8"	1 3/8"	D	MDF, SOLID FLUSH PANEL		3/4" PAINT	4 9/16"		DUMMY, CONCEALED ROLLER
011A-1	1	2'-8"	6'-8"	1 3/8"	D	MDF, SOLID FLUSH PANEL		3/4" PAINT	4 9/16"		PRIVACY
011A-2	2	4'-8"	6'-8"	1 3/8"	D	MDF, SOLID FLUSH PANEL		3/4" PAINT	4 9/16"		DUMMY, CONCEALED ROLLER
012A-1	1	3'-0"	6'-8"	1 3/8"	D	MDF, SOLID FLUSH PANEL		3/4" PAINT	4 9/16"		PASSAGE
101A-1	1	3'-0"	8'-0"	1 3/4"	A	FIBERGLASS DOOR WITH PHANTOM RETRACTABLE SCREEN	INSULATED, REEDED GLASS	5/4" PAINT	6 9/16"	BLACK	DEADBOLT, KEYED LOCK
103A-1	1	2'-8"	8'-0"	1 3/4"	B	MDF, SOLID FLUSH PANEL		3/4" PAINT	4 9/16"		PASSAGE
107A-1	2	2'-0"	8'-0"	1 3/4"	B	MDF, SOLID FLUSH PANEL		3/4" PAINT	6 9/16" SPLIT JAMB		POCKET DOOR
107A-2	1	2'-8"	8'-0"	1 3/4"	B	MDF, SOLID FLUSH PANEL		3/4" PAINT	4 9/16"		PASSAGE
108A-1	1	2'-8"	8'-0"	1 3/4"	B	MDF, SOLID FLUSH PANEL		3/4" PAINT	4 9/16"		PRIVACY
108A-2	1	2'-6"	8'-0"	1 3/4"	B	MDF, SOLID FLUSH PANEL		3/4" PAINT	6 9/16" SPLIT JAMB		POCKET DOOR
109A-1	1	2'-8"	8'-0"	1 3/4"	C	MDF, SOLID FLUSH PANEL, FIRE LABEL		5/4" PAINT	6 11/16"	BLACK	DEADBOLT, KEYED LOCK
109A-2	1	1'-8"	8'-0"	1 3/4"	B	MDF, SOLID FLUSH PANEL		3/4" PAINT	4 9/16"		PASSAGE
110A-2	1	2'-8"	8'-0"	1 3/4"	B	MDF, SOLID FLUSH PANEL		3/4" PAINT	6 9/16" SPLIT JAMB		POCKET DOOR
112A-1	1	2'-8"	8'-0"	1 3/4"	B	MDF, SOLID FLUSH PANEL		3/4" PAINT	4 9/16"		PRIVACY
112A-2	1	2'-4"	8'-0"	1 3/4"	B	MDF, SOLID FLUSH PANEL		3/4" PAINT	4 9/16"		PASSAGE
115A-1	1	2'-8"	8'-0"	1 3/4"	B	MDF, SOLID FLUSH PANEL		3/4" PAINT	4 9/16"		PRIVACY
115A-2	1	2'-8"	8'-0"	1 3/4"	D	WOOD FULL LITE	REEDED GLASS	3/4" PAINT	6 9/16"		POCKET DOOR

SCHEDULE NOTES:
IF A DISCREPANCY EXISTS BETWEEN THIS SCHEDULE AND THE VENDOR'S SCHEDULE, DEFER TO VENDOR SCHEDULE AND FOLLOW UP WITH LAKESIDE DEVELOPMENT.

HARDWARE SCHEDULE KRAMER

LOCATION	MANUFACTURER	MODEL	FINISH	NOTES
FRONT DOOR LATCHSET				
FRONT DOOR DEADBOLT				
PASSAGE/PRIVACY				
POCKET DOORS				
EXTERIOR SLIDING FRENCH DOORS	HARDWARE BY WINDOW MANUFACTURER			
SCREEN PORCH DOOR	HARDWARE BY WINDOW MANUFACTURER			
WINDOW HARDWARE	HARDWARE BY WINDOW MANUFACTURER			
GARAGE TO HOUSE DOOR LATCHSET				
GARAGE TO HOUSE DEADBOLT				WIFI
DOOR HINGES				
DOOR BASE BOARD & HINGE STOPS				
COAT HOOKS AT BACK HALL				
STAIR RAILING BRACKETS				
BATH #3 TOILET PAPER HOLDER				
BATH #3 TOWEL BARS				
BATH #2 TOILET PAPER HOLDER				
BATH #2 TOWEL BARS				
MASTER BATH TOILET PAPER HOLDER				
MASTER BATH TOWEL BAR				
(2) MASTER BATH GRAB BAR				
EXERCISE BAR BRACKETS				
REFRIGERATOR HANDLE				
DISHWASHER HANDLE				

INTERIOR FINISH SCHEDULE KRAMER

LOCATION	FINISH	COLOR	SHEEN
ALL CEILINGS	PAINT		
ALL WALLS	PAINT		
ALL TRIM	PAINT		
ALL WINDOWS BY WINDOW MANUFACTURER	PREFINISHED		
STAIRS			
TREADS	STAINED		
RISERS, STRINGERS	PAINT		
NEWELS, RAILING, BALUSTERS - METAL	PREFINISHED	BLACK	
ALL CLOSETS NOT LISTED - WALLS	PAINT		
ALL CLOSETS NOT LISTED - TRIM	PAINT		
WALLS			
ROOM NAME	FINISH	COLOR	SHEEN
ALL WALLS	PAINT		
NOTE: ALL PAINT AND STAIN TO BE SHERWIN WILLIAMS UNLESS NOTED OTHERWISE			
SPRAY ALL CEILINGS & CLOSETS WITH (1) COAT SHERWIN WILLIAMS CHB FLAT PAINT (EXCEPT MASTER W.I.C.S)			
PAINT GARAGE WALLS WITH (2) COATS SHERWIN WILLIAMS SUPERPAINT VELVET			
PAINT ALL BATHROOM WALLS WITH (2) COATS SHERWIN WILLIAMS DURATION FLAT			
PAINT ALL OTHER WALLS WITH (2) COATS SHERWIN WILLIAMS DURATION FLAT			
ALL INTERIOR DOORS AND TRIM TO BE PREPRIMED EXCEPT ¾" PLYWOOD AT SCREEN PORCH NEEDS TO BE PRIMED BY PAINTER			

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REVISIONS

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8

SCHEDULES

Attachment: Site Plan & Plans (10236 : Martin & Gail Komisar / David & Sari Kramer)

APPLIANCE SCHEDULE KRAMER					
ROOM	APPLIANCE	MANUFACTURER	MODEL NUMBER	COLOR / FINISH	NOTES
003A BAR	UNDERCOUNTER REFRIGERATOR				
	MICROWAVE				
105A KITCHEN	30" REFRIGERATOR	SUBZERO	DEC3050RIDR	PANEL READY	INTERNAL WATER DISPENSER
	24" FREEZER	SUBZERO	DEC2450FIL	PANEL READY	SUBZERO 7023628 SIDE BY SIDE KIT, SUBZERO 7029829 DUAL KIT HANDLE HINGE
	30" DOUBLE WALL OVEN	WOLF	DO30B50TEST		
	30" WARMING DRAWER	WOLF	WWD30	STAINLESS STEEL	30" TRANSITIONAL WARMING DRAWER FRONT, WOLF, 829839
	36" ELECTRIC COOKTOP	WOLF	CI36560C/B	BLACK	
	36" HOOD VENT INSERT	VENT A HOOD	BH2348LD SS	STAINLESS STEEL	
	24" DISHWASHER	COVE	DW2450	PANEL READY	PANEL READY
	18" WINE COLUMN	SUBZERO	DEC1850W/L	PANEL READY	PANEL READY
110A LAUNDRY	FRONT LOAD WASHER	LG	WKEX200HBA	BLACK STEEL	
	DRYER - ELECTRIC	LG	WKEX200HBA	BLACK STEEL	
	STACKING KIT				
111A PANTRY	MICROWAVE	LG	MSER2090S	STAINLESS STEEL	ON COUNTER

CABINET SCHEDULE AND CABINET HARDWARE SCHEDULE KRAMER							
ROOM	DOOR TYPE	DRAWER TYPE	MATERIAL	COLOR / FINISH	INTERIOR FINISH	KNOB / PULL	NOTES
003A BAR							
010A BATH #3 VANITY							
104A GREAT ROOM							
105A KITCHEN PERIMETER							
105A KITCHEN ISLAND							
106A DINING ROOM							
108A BATH #2 VANITY							
109A BACK HALL BENCH TOP							
110A LAUNDRY							
111A PANTRY							
113A MASTER W.I.C.							
114A MASTER W.I.C.							INCLUDE DRESSING MIRROR
115A MASTER BATH VANITY & MAKEUP							INCLUDE PANELED WALL BEHIND VANITY

SEE CHERRY CREEK QUOTE

COUNTERTOP SCHEDULE KRAMER							
ROOM	LOCATION	MATERIAL	SUPPLIER	COLOR / PATTERN	EDGE DETAIL	BACKSPLASH	BOWL
003A LOWER LEVEL BAR	PERIMETER	2 CM QUARTZ			3/4" SQUARE	TILE	SEE SCHEDULE
005A BATH #3	VANITY	2 CM QUARTZ			3/4" SQUARE	TILE	SEE SCHEDULE
101A FOYER	DRY BAR	QUARTZITE	STONE X	PRETO IMPERIAL HONED QUARTZITE BRAZIL BLACK	3/4" SQUARE	NONE	NONE
104A GREAT ROOM	FLOATING HEARTH	QUARTZITE	STONE X	PRETO IMPERIAL HONED QUARTZITE BRAZIL BLACK	INCLUDE MITERED JOINTS		
105A KITCHEN	PERIMETER	QUARTZITE	STONE X	ICEBERG QUARTZITE	3/4" SQUARE	QUARTZ FROM COUNTER TO UPPER CABINET & HOOD	NONE
	ISLAND	QUARTZITE	STONE X	ICEBERG QUARTZITE	3/4" SQUARE	NONE	SEE SCHEDULE
108A BATH #2	VANITY	QUARTZ REMNANT			3/4" SQUARE	4"	SEE SCHEDULE
110A LAUNDRY	PERIMETER	2 CM QUARTZ			3/4" SQUARE	4" BOTH SIDES	SEE SCHEDULE
111A PANTRY	PERIMETER	1 CM QUARTZ			3/4" SQUARE	NONE	NONE
115A MASTER BATH	VANITY	STONE	STONE X	WINTER WOOD TEXTURED	5" SQUARE	4"	SEE SCHEDULE
	MAKEUP VANITY	STONE	STONE X	WINTER WOOD TEXTURED	5" SQUARE	NONE	NONE

MIRROR, SHOWER DOOR, AND GLASS SCHEDULE KRAMER				
ROOM	LOCATION	TYPE / PATTERN	FRAME TYPE / COLOR	NOTES
005A BATH #3	(2) DECORATIVE MIRRORS		BY OWNER	
	2'-6" PIVOT SHOWER DOOR ABOVE TUB	3/8" CLEAR HEAVY GLASS	FRAMELESS	BLACK HARDWARE
108A BATH #2	DECORATIVE MIRROR		BY OWNER	
	PIVOT SHOWER DOOR	3/8" CLEAR HEAVY GLASS	FRAMELESS	BLACK HARDWARE
114A MASTER CLOSET	MIRROR	1/4" MIRROR		BY CABINET SUPPLIER
115A MASTER BATH	(2) DECORATIVE MIRRORS		BY OWNER	VERIFY ELEC REQ'S
	PIVOT SHOWER DOOR	3/8" CLEAR HEAVY GLASS	FRAMELESS	REEDED GLASS & BLACK HARDWARE
	MASTER MAKEUP	DECORATIVE MIRROR HUNG ON WALL	BY OWNER	NEED ELECTRIC

SCHEDULE NOTES:
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TILE SCHEDULE KRAMER						
ROOM	LOCATION	MATERIAL	MANUFACTURER	COLOR / PATTERN	SUBSTRATE	NOTES
005A BATH #3	TUB WALLS TO CLG, VANITY & TOILET WALL	TILE	THE TILE SHOP 682071	RECYCLED GLASS ROUND IRON GRAY	1/2" CEMENT BOARD AT SHOWER, 1/4" DRYWALL BEHIND VANITY & TOILET	
	EDGING		THE TILE SHOP 349913	GL BLK80 BLACK 3/8" L	1/2" CEMENT BOARD	
	GROUT		THE TILE SHOP 52271	EXCEL SANDED STD WHT 25LB	1/2" DRYWALL	FLOOR TO CEILING
003A BAR	BACKSPLASH	TILE	THE TILE SHOP 484263	ENREDO STEEL DBW MLX 30X120	1/2" DRYWALL	COUNTERTOP TO CEILING
101A FOYER	DRY BAR BACK WALL, KITCHENETTE	TILE	THE TILE SHOP 484260	NIDUS DECOR MIX MATTE 30X120	1/2" DRYWALL	COUNTERTOP TO CEILING
104A GREAT ROOM	FIREPLACE FACE	TILE	360 FLOORING	URBAN SLAT WHITE (NURBSLANT 1648)	1/2" DRYWALL	WITH MITERED CORNERS
	FIREPLACE HEARTH	STONE SLAB	-	-		BY COUNTERTOP SUPPLIER
105A KITCHEN	BACKSPLASH	QUARTZ	-	-	1/2" DRYWALL	BY COUNTERTOP SUPPLIER
	HOOD COVER	TILE	360 FLOORING	URBAN SLAT WHITE (NURBSLANT 1648)		WHITE MITERED CORNERS
108A BATH #2	FLOOR	TILE	THE TILE SHOP 681453	PALERMO NOIR	1/2" CEMENT BOARD	
	SHOWER FLOOR	TILE	THE TILE SHOP 681453	PALERMO NOIR	MUD SET W/ PAN LINER	
	BASEBOARD	TILE	THE TILE SHOP 681108	NOIR HONED 10X30CM	1/2" DRYWALL	
	SHOWER WALLS TO CLG.	TILE	THE TILE SHOP 655681	NOIR HONED 20X60CM	1/2" CEMENT BOARD	
115A MASTER BATH	FLOOR	TILE		USE $15/SF. ALLOWANCE	1/2" CEMENT BOARD	CABLE MAT HEAT INCLUDING SHOWER FLOOR AND BENCH
	SHOWER FLOOR	TILE		USE $15/SF. ALLOWANCE	MUD SET W/ PAN LINER	
	VERIFY BASE TO BE CUT DOWN	TILE		SAME AS FLOOR - 5"	MUD SET W/ PAN LINER	INCLUDE (2) GRAB BARS
	SHOWER WALLS TO CLG.	TILE		USE $16/SF. ALLOWANCE	1/2" CEMENT BOARD	INCLUDING FLOATING BENCH

PLUMBING SCHEDULE KRAMER						
ROOM	FIXTURE	MANUFACTURER	MODEL NUMBER	COLOR / FINISH	ACCESSORIES	NOTES
003A BAR	SINK					
	SINK FAUCET					
	DISPOSAL					WALL SWITCH
	DISPOSAL FLANGE					
005A BATH #3	SINK					
	SINK FAUCET					
	TOILET					
	TUB 32X60					
	TUB DRAIN					
	TUB HEAD					
	TUB CONTROL					
105A KITCHEN	ISLAND SINK					
	ISLAND SINK DISPOSAL FLANGE					
	ISLAND SINK FAUCET					
	ISLAND DISPOSAL					
	ISLAND DISPOSAL AIR SWITCH					
	NO AIR GAP (STUDOR VENT)					BELOW TOP
	REVERSE OSMOSIS SYSTEM	NIMBUS	5 STAGE			NEXT TO SINK & TO REFRIGER.
108A BATH #2	SINK					
	SINK FAUCET					WALL MOUNTED
	TOILET					
	SHOWER DRAIN					LINEAR DRAIN ALONG WALL
	SHOWER CONTROL					
	SHOWER HEAD					
110A LAUNDRY	SINK					
	SINK FAUCET					
115A MASTER BATH	SINK (2)					
	SINK FAUCET (2)					
	TOILET					
	SHOWER DRAIN					LINEAR DRAIN ALONG WALL
	(4) BODY SPRAY					
	SHOWER HEAD					
	HANDHELD SHOWER					
	HANDHELD HOLDER					

SEE ABLE QUOTE DATED 2/28/25

DECORATIVE LIGHT FIXTURE SCHEDULE KRAMER			
DECORATIVE FIXTURES BY DECORATIVE LIGHT SUPPLIER			
	LOCATION	MANUFACTURER	MODEL #
AA	(2) EXTERIOR SCONCES AT DECK		
BB	(2) EXTERIOR SCONCES AT GARAGE		
CC	(1) HANGING FIXTURE IN FOYER		
DD	(1) CEILING FAN IN GREAT ROOM		
EE	(2) KITCHEN ISLAND PENDANTS		
FF	(1) CEILING FAN		
GG	(1) DINING CHANDELIER		
HH	(1) CEILING FAN IN MASTER BEDROOM		
II	(2) SCONCES AT MASTER BATH MAKEUP		
JJ	(1) CEILING FIXTURE IN MASTER BATH		
KK	(2) MASTER BATH PENDANTS		
LL	(2) BATH #2 SCONCES		
MM	(2) BATH #3 SCONCES		
NN	(3) CEILING FANS IN BEDROOM #3, #4, EXERCISE		
MISC. ITEMS REQUIRING HARDWIRE CONNECTION			
	MAKEUP MIRROR IN MASTER BATH		

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SCHEDULES

Attachment: Site Plan & Plans (10236 : Martin & Gail Komisar / David & Sari Kramer)

LOWER LEVEL ROOM FINISH SCHEDULE KOMISAR

		FLOORING				WALLS			CEILINGS			MOULDINGS			
												BASE	CASING	MISC. MOULDINGS	
ROOM NO.	ROOM NAME	SUBFLOOR	MATERIAL	SIZE/PATTERN	UNDERLAYMENT	MATERIAL	TEXTURE	FINISH	MATERIAL	TEXTURE	FINISH	TYPE / FINISH	TYPE / FINISH	TYPE / FINISH	REMARKS
00LB	LOWER LEVEL HALL	CONCRETE	LVP			GB	LIGHT SAND	PAINT	GB	LIGHT SAND	PAINT	5/8" X 5-1/4", PAINT	3/4" X 3-1/2", PAINT	SHOE	2" FOAM BELOW
00ZB	CLOSET	CONCRETE	LVP			GB	LIGHT SAND	PAINT	GB	LIGHT SAND	PAINT	5/8" X 5-1/4", PAINT	3/4" X 3-1/2", PAINT	SHOE	2" FOAM BELOW
00ЭB	BAR	CONCRETE	LVP			GB	LIGHT SAND	PAINT	GB	LIGHT SAND	PAINT	5/8" X 5-1/4", PAINT	3/4" X 3-1/2", PAINT	SHOE	2" FOAM BELOW
00ЧB	FAMILY ROOM	CONCRETE	LVP			GB	LIGHT SAND	PAINT	GB	LIGHT SAND	PAINT	5/8" X 5-1/4", PAINT	3/4" X 3-1/2", PAINT	WINDOWS - DRYWALL RETURNS TOP & SIDES WITH WOOD SILL, SHOE	2" FOAM BELOW
006B	EXERCISE ROOM	CONCRETE	RUBBER SQUARES			GB	LIGHT SAND	PAINT	GB	LIGHT SAND	PAINT	5/8" X 5-1/4", PAINT	3/4" X 3-1/2", PAINT	SHOE	2" FOAM BELOW
009B	BEDROOM #3	CONCRETE	LVP			GB	LIGHT SAND	PAINT	GB	LIGHT SAND	PAINT	5/8" X 5-1/4", PAINT	3/4" X 3-1/2", PAINT	WINDOWS - DRYWALL RETURNS TOP & SIDES WITH WOOD SILL, SHOE	2" FOAM BELOW
010B	BATH #3	CONCRETE	TILE	SEE TILE SCHEDULE		GB	LIGHT SAND	PAINT	GB	LIGHT SAND	PAINT	5/8" X 5-1/4", PAINT	3/4" X 3-1/2", PAINT	SHOE	2" FOAM BELOW
011B	BEDROOM #4	CONCRETE	LVP			GB	LIGHT SAND	PAINT	GB	LIGHT SAND	PAINT	5/8" X 5-1/4", PAINT	3/4" X 3-1/2", PAINT	WINDOWS - DRYWALL RETURNS TOP & SIDES WITH WOOD SILL, SHOE	2" FOAM BELOW
012B	UNFINISHED BASEMENT	CONCRETE	CONC.												

FIRST FLOOR ROOM FINISH SCHEDULE KOMISAR

		FLOORING				WALLS			CEILINGS			MOULDINGS			
												BASE	CASING	MISC. MOULDINGS	
ROOM NO.	ROOM NAME	SUBFLOOR	MATERIAL	SIZE/PATTERN	UNDERLAYMENT	MATERIAL	TEXTURE	FINISH	MATERIAL	TEXTURE	FINISH	TYPE / FINISH	TYPE / FINISH	TYPE / FINISH	REMARKS
00ØB	STAIRS	--	WOOD	5" WHITE OAK LIVE SAWN	15# FELT	GB	LIGHT SAND	PAINT	GB	LIGHT SAND	PAINT	5/8" X 5-1/4", PAINT	3/4" X 3-1/2", PAINT		STAIR LANDINGS TO BE WOOD FLOORING, SEE INTERIOR ELEVATIONS FOR STAIR PARTS
001B	FOYER	3/4" LP TOPNOTCH	TILE	SEE TILE SCHEDULE	SEE TILE SCH.	GB	LIGHT SAND	PAINT	GB	LIGHT SAND	PAINT	5/8" X 5-1/4", PAINT	3/4" X 3-1/2", PAINT	WINDOWS - DRYWALL RETURNS TOP & SIDES WITH WOOD SILL	INCLUDE SHOE
002B	POWDER ROOM	3/4" LP TOPNOTCH	TILE	SEE TILE SCHEDULE	SEE TILE SCH.	GB	LIGHT SAND	PAINT	GB	LIGHT SAND	PAINT	5/8" X 5-1/4", PAINT	3/4" X 3-1/2", PAINT	WINDOWS - DRYWALL RETURNS TOP & SIDES WITH WOOD SILL	INCLUDE SHOE
003B	COAT CLOSET	3/4" LP TOPNOTCH	TILE	SEE TILE SCHEDULE	SEE TILE SCH.	GB	LIGHT SAND	PAINT	GB	LIGHT SAND	PAINT	5/8" X 5-1/4", PAINT	3/4" X 3-1/2", PAINT		INCLUDE SHOE
004B	GREAT ROOM	3/4" LP TOPNOTCH	WOOD	5" WHITE OAK LIVE SAWN	15# FELT	GB	LIGHT SAND	PAINT	GB	LIGHT SAND	PAINT	5/8" X 5-1/4", PAINT	3/4" X 3-1/2", PAINT	WINDOWS - DRYWALL RETURNS TOP & SIDES WITH WOOD SILL	NO SHOE
005B	KITCHEN	3/4" LP TOPNOTCH	WOOD	5" WHITE OAK LIVE SAWN	15# FELT	GB	LIGHT SAND	PAINT	GB	LIGHT SAND	PAINT	5/8" X 5-1/4", PAINT	3/4" X 3-1/2", PAINT		NO SHOE
006B	DINING	3/4" LP TOPNOTCH	WOOD	5" WHITE OAK LIVE SAWN	15# FELT	GB	LIGHT SAND	PAINT	GB	LIGHT SAND	PAINT	5/8" X 5-1/4", PAINT	3/4" X 3-1/2", PAINT	WINDOWS - DRYWALL RETURNS TOP & SIDES WITH WOOD SILL	NO SHOE
007B	STUDY / BEDROOM #2	3/4" LP TOPNOTCH	WOOD	5" WHITE OAK LIVE SAWN	15# FELT	GB	LIGHT SAND	PAINT	GB	LIGHT SAND	PAINT	5/8" X 5-1/4", PAINT	3/4" X 3-1/2", PAINT	WINDOWS - DRYWALL RETURNS TOP & SIDES WITH WOOD SILL	NO SHOE
008B	BATH #2	3/4" LP TOPNOTCH	TILE	SEE TILE SCHEDULE	SEE TILE SCHED.	GB	LIGHT SAND	PAINT	GB	LIGHT SAND	PAINT	5/8" X 5-1/4", PAINT	3/4" X 3-1/2", PAINT		INCLUDE SHOE, HEATED TILE FLOORS
009B	BACK HALL	3/4" LP TOPNOTCH	TILE	SEE TILE SCHEDULE	SEE TILE SCHED.	GB	LIGHT SAND	PAINT	GB	LIGHT SAND	PAINT	5/8" X 5-1/4", PAINT	3/4" X 3-1/2", PAINT		INCLUDE SHOE
010B	LAUNDRY	3/4" LP TOPNOTCH	TILE	SEE TILE SCHEDULE	SEE TILE SCHED.	GB	LIGHT SAND	PAINT	GB	LIGHT SAND	PAINT	5/8" X 5-1/4", PAINT	3/4" X 3-1/2", PAINT		INCLUDE SHOE
011B	PANTRY	3/4" LP TOPNOTCH	WOOD	5" WHITE OAK LIVE SAWN	15# FELT	GB	LIGHT SAND	PAINT	GB	LIGHT SAND	PAINT	5/8" X 5-1/4", PAINT	3/4" X 3-1/2", PAINT		NO SHOE
112B	MASTER HALL	3/4" LP TOPNOTCH	WOOD	5" WHITE OAK LIVE SAWN	15# FELT	GB	LIGHT SAND	PAINT	GB	LIGHT SAND	PAINT	5/8" X 5-1/4", PAINT	3/4" X 3-1/2", PAINT		NO SHOE
113B	MASTER W.I.C.	3/4" LP TOPNOTCH	WOOD	5" WHITE OAK LIVE SAWN	15# FELT	GB	LIGHT SAND	PAINT	GB	LIGHT SAND	PAINT	5/8" X 5-1/4", PAINT	3/4" X 3-1/2", PAINT		NO SHOE
114B	MASTER W.I.C.	3/4" LP TOPNOTCH	WOOD	5" WHITE OAK LIVE SAWN	15# FELT	GB	LIGHT SAND	PAINT	GB	LIGHT SAND	PAINT	5/8" X 5-1/4", PAINT	3/4" X 3-1/2", PAINT		NO SHOE
115B	MASTER BATH	3/4" LP TOPNOTCH	TILE	SEE TILE SCHEDULE	SEE TILE SCHED.	GB	LIGHT SAND	PAINT	GB	LIGHT SAND	PAINT	5/8" X 5-1/4", PAINT	3/4" X 3-1/2", PAINT	WINDOWS - DRYWALL RETURNS TOP & SIDES WITH WOOD SILL	INCLUDE SHOE, HEATED TILE FLOORS
116B	MASTER BEDROOM	3/4" LP TOPNOTCH	WOOD	5" WHITE OAK LIVE SAWN	15# FELT	GB	LIGHT SAND	PAINT	GB	LIGHT SAND	PAINT	5/8" X 5-1/4", PAINT	3/4" X 3-1/2", PAINT	WINDOWS - DRYWALL RETURNS TOP & SIDES WITH WOOD SILL	NO SHOE
118B	GARAGE		CONC									1X6 PVC		WINDOWS - DRYWALL RETURNS TOP & SIDES WITH WOOD SILL	
119B	VERANDA		CONC												
120B	DECK		DECK	COMPOSITE OVER TREATED JOISTS											

###PROVIDE OPTION FOR SMOOTH FINISH DRYWALL TEXTURE

DOOR SCHEDULE KOMISAR

NO.	NO. OF DRS.	WIDTH	HEIGHT	THICK.	TYPE	DOOR MATERIAL	GLAZING	JAMB MATERIAL	JAMB SIZE	SILL	HARDWARE
00IB-1	1	2'-8"	6'-8"	1 3/8"	D			3/4" PAINT	4 9/16"		PASSAGE
00ZB-1	1	2'-8"	6'-8"	1 3/8"	D			3/4" PAINT	4 9/16"		PASSAGE
00ЭB-1	1	2'-8"	6'-8"	1 3/8"	D			3/4" PAINT	4 9/16"		PRIVACY
006B-1	1	3'-0"	6'-8"	1 3/8"	D			3/4" PAINT	4 9/16"		PASSAGE
009B-1	1	4'-8"	6'-8"	1 3/8"	D			3/4" PAINT	4 9/16"		PRIVACY
009B-2	2	4'-6"	6'-8"	1 3/8"	D			3/4" PAINT	4 9/16"		DUMMY, CONCEALED ROLLER
010B-1	1	2'-8"	6'-8"	1 3/8"	D			3/4" PAINT	4 9/16"		PRIVACY
011B-1	1	2'-8"	6'-8"	1 3/8"	D			3/4" PAINT	4 9/16"		PRIVACY
011B-2	2	4'-8"	6'-8"	1 3/8"	D			3/4" PAINT	4 9/16"		DUMMY, CONCEALED ROLLER
012B-1	1	3'-0"	6'-8"	1 3/8"	D			3/4" PAINT	4 9/16"		PASSAGE
10IB-1	1	3'-0"	8'-0"	1 3/4"	A	3 LITE FIR DOOR W/ 24" 3 LITE SIDELITE, W/ ALUMINUM STORM W/ SCREEN PANEL	INSULATED, RAIN	5/4" PAINT	6 9/16"	BLACK	DEADBOLT, KEYED LOCK
102B-1	1	2'-8"	8'-0"	1 3/4"	B			3/4" PAINT	4 9/16"		PRIVACY
103B-1	1	2'-6"	8'-0"	1 3/4"	B			3/4" PAINT	4 9/16"		PASSAGE
105B-1	1	2'-6"	8'-0"	1 3/4"	B	RIFT SAWN WHITE OAK TO MATCH CABINETS INCLUDING CASING AND JAMB		3/4" WHITE OAK, STAIN	4 9/16"		PASSAGE
107B-1	2	2'-8"	8'-0"	1 3/4"	B			3/4" PAINT	4 9/16"		PASSAGE
107B-2	1	2'-6"	8'-0"	1 3/4"	B			3/4" PAINT	4 9/16"		PASSAGE
108B-1	1	2'-8"	8'-0"	1 3/4"	B			3/4" WHITE OAK, STAIN	4 9/16"		PRIVACY
108B-2	1	2'-6"	8'-0"	1 3/4"	B			3/4" PAINT	6 9/16" SPLIT JAMB		POCKET, PRIVACY
109B-1	1	2'-8"	8'-0"	1 3/4"	C			5/4" PAINT	6 11/16"	BLACK	DEADBOLT, KEYED LOCK
109B-2	1	1'-8"	8'-0"	1 3/4"	B			3/4" PAINT	4 9/16"		PASSAGE
109B-3	1	2'-6"	8'-0"	1 3/4"	B			3/4" PAINT	4 9/16"		PASSAGE
110B-1	1	2'-8"	8'-0"	1 3/4"	B			3/4" PAINT	6 9/16" SPLIT JAMB		POCKET, PRIVACY
112B-1	1	2'-8"	8'-0"	1 3/4"	B			3/4" PAINT	6 9/16"		PRIVACY
112B-2	1	2'-6"	8'-0"	1 3/4"	B			3/4" PAINT	4 9/16"		PASSAGE
115B-1	1	2'-8"	8'-0"	1 3/4"	B			3/4" PAINT	4 9/16"		PRIVACY

SCHEDULE NOTES:
IF A DISCREPANCY EXISTS BETWEEN THIS SCHEDULE AND THE VENDOR'S SCHEDULE, DEFER TO VENDOR SCHEDULE AND FOLLOW UP WITH LAKESIDE DEVELOPMENT.

HARDWARE SCHEDULE KOMISAR

LOCATION	MANUFACTURER	MODEL	FINISH	NOTES
FRONT DOOR LATCHSET				
FRONT DOOR DEADBOLT				
PASSAGE/PRIVACY				
POCKET DOORS				
EXTERIOR SLIDING FRENCH DOORS	HARDWARE BY WINDOW MANUFACTURER			
WINDOW HARDWARE	HARDWARE BY WINDOW MANUFACTURER			
GARAGE TO HOUSE DOOR LATCHSET				
GARAGE TO HOUSE DEADBOLT				WIFI
DOOR HINGES				
DOOR BASE BOARD & HINGE STOPS				
STAIR RAILING BRACKETS				
BATH #3 TOILET PAPER HOLDER				
BATH #3 TOWEL BARS (2)				
P.R. TOILET PAPER HOLDER				
P.R. TOWEL BAR				
BATH #2 TOILET PAPER HOLDER				
BATH #2 TOWEL BARS (2)				
BATH #2 GRAB BAR				
MASTER BATH TOILET PAPER HOLDER				
MASTER BATH TOWEL BARS (4)				
MASTER BATH GRAB BARS (3)				

INTERIOR FINISH SCHEDULE KOMISAR

LOCATION	FINISH	COLOR	SHEEN
ALL CEILINGS	PAINT		
ALL TRIM	PAINT		
ALL WINDOWS BY WINDOW MANUFACTURER	PREFINISHED		
STAIRS			
NEWELS, TREADS & HAND RAIL	STAIN		
RISERS, STRINGERS	PAINT		
BALUSTERS - METAL	PREFINISHED		
ALL CLOSETS NOT LISTED - WALLS	PAINT		
ALL CLOSETS NOT LISTED - TRIM	PAINT		
WALLS			
ROOM NAME	FINISH	COLOR	SHEEN
	PAINT		
	PAINT		

NOTE:
-ALL PAINT AND STAIN TO BE SHERWIN WILLIAMS UNLESS NOTED OTHERWISE
-PANTRY DOOR JAMB AND CASING TO BE STAINED TO MATCH CABINETS

FOR BIDDING PURPOSES ONLY NOT FOR CONSTRUCTION

REVISIONS

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DATE: MARCH 19, 2025
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8.2

SCHEDULES

Attachment: Site Plan & Plans (10236 : Martin & Gail Kramer) / David & Sari Kramer)

APPLIANCE SCHEDULE KOMISAR					
ROOM	APPLIANCE	MANUFACTURER	MODEL NUMBER	COLOR / FINISH	NOTES
003B BAR	UNDERCOUNTER REFRIGERATOR				BY OWNER
	MICROWAVE				
105B KITCHEN	48" DUAL FUEL RANGE	WOLF			
	48" HOOD VENT TO BE EXPOSED (NOT AN INSERT)	VENT-A-HOOD		STAINLESS STEEL	
	24" DISHWASHER	BOSCH		STAINLESS STEEL	
	48" REFRIGERATOR / FREEZER	SUBZERO			
	24" DRAWER MICROWAVE	SHARP		STAINLESS STEEL	
	24" UNDER CABINET WINE REF			STAINLESS / GLASS	
110A LAUNDRY	ALL-IN-ONE STACKED ELECTRIC	LG			CONTROLS IN THE MIDDLE

CABINET SCHEDULE KOMISAR						
ROOM	DOOR TYPE	DRAWER TYPE	MATERIAL	COLOR / FINISH	INTERIOR FINISH	NOTES
003B BAR						
010B BATH #3 VANITY						
102B POWDER ROOM VANITY						
104B GREAT ROOM						
105B KITCHEN PERIMETER						
105B KITCHEN ISLAND						
108B BATH #2 VANITY						
109B BACK HALL BENCH/LOCKER						
109B BACK HALL BENCH TOP						
110B LAUNDRY						
111B PANTRY						
113B MASTER W.I.C.						
114B MASTER W.I.C.						
115B MASTER BATH VANITY AND MAKEUP						

SEE CHERRY CREEK QUOTE

COUNTERTOP SCHEDULE KOMISAR							
ROOM	LOCATION	MATERIAL	SUPPLIER	COLOR / PATTERN	EDGE DETAIL	BACKSPLASH	BOWL
003B BAR	PERIMETER	QUARTZ		3CM SLEEK CONCRETE CAESARSTONE		NO SPLASH	SEE SCHEDULE
010B BATH #3	VANITY	QUARTZ		3CM SLEEK CONCRETE CAESARSTONE		NO SPLASH	SEE SCHEDULE
102B POWDER ROOM	VANITY	QUARTZ		3CM BLACK ROYAL LEGACY		2"	SEE SCHEDULE
105B KITCHEN	PERIMETER	QUARTZ		3CM SAVON GRIS DEFINITI		NO SPLASH	
	ISLAND (WATERFALL 1 END)	QUARTZ		3CM SAVON GRIS DEFINITI		NO SPLASH	SEE SCHEDULE
108B BATH #2	VANITY	QUARTZ		3CM SAVON GRIS DEFINITI		4"	SEE SCHEDULE
109B BACK HALL	BENCH	QUARTZ		3CM SLEEK CONCRETE SAESARSTONE			
110B LAUNDRY	PERIMETER	QUARTZ		3CM SLEEK CONCRETE SAESARSTONE		4"	SEE SCHEDULE
111B PANTRY	PERIMETER	QUARTZ		TO BE SELECTED FROM A REMNANT		NO SPLASH	
115B MASTER BATH	VANITY	QUARTZ		3CM SAVON GRIS DIFINITI		4"	SEE SCHEDULE
	DRESSING VANITY	QUARTZ		3CM SAVON GRIS DIFINITI		NO SPLASH	
	HALF WALL CAPS	QUARTZ		3CM SAVON GRIS DIFINITI			

LVP SCHEDULE KOMISAR				
ROOM	COLOR / PATTERN	PADDING	SUBFLOOR	NOTES
001B LOWER LEVEL HALL	LVP, LOFTEN SMOKE, LF03, 24"x24"			DALTILE
002B CLOSET	LVP, LOFTEN SMOKE, LF03, 24"x24"			DALTILE
003B BAR	LVP, LOFTEN SMOKE, LF03, 24"x24"			DALTILE
004B FAMILY ROOM	LVP, LOFTEN SMOKE, LF03, 24"x24"			DALTILE
009B BEDROOM #3	LVP, LOFTEN SMOKE, LF03, 24"x24"			DALTILE
011B BEDROOM #4	LVP, LOFTEN SMOKE, LF03, 24"x24"			DALTILE

MIRROR AND SHOWER DOOR SCHEDULE KOMISAR				
ROOM	LOCATION	TYPE / PATTERN	FRAME TYPE / COLOR	NOTES
010B BATH #3	DECORATIVE MIRROR			BY OWNER
	PIVOT SHOWER DOOR	3/8" CLEAR HEAVY GLASS	FRAMELESS	
102B POWDER ROOM	DECORATIVE MIRROR			
106B DINING ROOM	2 NICHES	¾" GLASS IN METAL CHANNEL		
108B BATH #2	DECORATIVE MIRROR			
	PIVOT SHOWER DOOR	3/8" CLEAR HEAVY GLASS	FRAMELESS	
115B MASTER BATH	(2) DECORATIVE MIRRORS			NEED ELECTRIC
	PIVOT SHOWER DOOR	3/8" CLEAR HEAVY GLASS	FRAMELESS	
	MAKE UP MIRROR			NEED ELECTRIC

SCHEDULE NOTES:
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TILE SCHEDULE KOMISAR						
ROOM	LOCATION	MATERIAL	MANUFACTURER	COLOR / PATTERN	SUBSTRATE	NOTES
010B BATH #3	FLOOR					
	TUB WALLS TO CLG.				1/2" CEMENT BOARD	
	TUB NICHE				1/2" CEMENT BOARD	
003B LOWER LEVEL BAR	BACKSPLASH				1/2" DRYWALL	COUNTERTOP TO BOTTOM OF LOWER SHELF
101B FOYER	FLOOR				1/2" DRYWALL	
102B POWDER ROOM	FLOOR				1/2" DRYWALL	
103B COAT CLOSET	FLOOR				1/2" DRYWALL	
104B GREAT ROOM	FIREPLACE FACE				1/2" DRYWALL	
105B KITCHEN	BACKSPLASH				1/2" DRYWALL	TO LOWER CABINET AND TO CEILING BEHIND HOOD
108B BATH #2	FLOOR				1/2" CEMENT BOARD	CABLE MAT HEAT
	SHOWER FLOOR				MUD SET W/ PAN LINER	INCLUDE MOUNTING (1) GRAB BAR
	SHOWER WALLS TO CLG.				1/2" CEMENT BOARD	
	SHOWER NICHE				1/2" CEMENT BOARD	
109B BACK HALL	FLOOR				1/2" CEMENT BOARD	
110B LAUNDRY	FLOOR				1/2" CEMENT BOARD	
115B MASTER BATH	FLOOR				1/2" CEMENT BOARD	CABLE MAT HEAT
	CURBLESS SHOWER FLOOR				1/2" CEMENT BOARD	INCLUDE MOUNTING (1) GRAB BAR
	SHOWER WALLS TO CLG.				1/2" CEMENT BOARD	
	TUB/SHOWER NICHE				1/2" CEMENT BOARD	

SEE TILE SHOP QUOTE DATED 3/11/25

PLUMBING SCHEDULE KOMISAR ###FOR GERHARD PRODUCT NUMBERS CONTACT JADE PHELPS FROM GERHARD'S @ 414-967-9156 OR JADEP@GERHARDSSTORE.COM###						
ROOM	FIXTURE	MANUFACTURER	MODEL NUMBER	COLOR / FINISH	ACCESSORIES	NOTES
003B BAR	SINK					
	SINK FAUCET					
010B BATH #3	SINK					
	SINK FAUCET					
	TOILET					
	TUB DRAIN					
	TUB FILLER					
	TUB CONTROL					
	TUB					
102B POWDER ROOM	SINK					
	SINK FAUCET					
	TOILET					
105B KITCHEN	ISLAND SINK					
	ISLAND SINK FAUCET					
	ISLAND DISPOSAL					
	ISLAND DISPOSAL AIR SWITCH					
	NO ISLAND AIR GAP (STUDOR VENT)					
	BAR SINK					
	BAR SINK FAUCET					
	BAR SINK DISPOSAL					
108B BATH #2	SINK					
	SINK FAUCET					
	TOILET					
	SHOWER DRAIN					
	SHOWER HEAD					
	SHOWER CONTROL					
	HAND HELD SHOWER					
	HAND HELD HOLDER					
110B LAUNDRY	SINK					
	SINK FAUCET					
115B MASTER BATH	SINK (2)					
	SINK FAUCET (2)					
	TOILET					
	SHOWER DRAIN					
	SHOWER HEAD					
	SHOWER HANDHELD					
	RAIN HEAD					
	SHOWER CONTROL					

SEE ABLE QUOTE DATED 3/12/25

DECORATIVE LIGHT FIXTURE SCHEDULE KOMISAR			
DECORATIVE FIXTURES BY DECORATIVE LIGHT SUPPLIER			
	LOCATION	MANUFACTURER	MODEL #
AA	(2) EXTERIOR SCONCES AT DECK		
BB	(2) EXTERIOR SCONCES AT GARAGE		
OO	(1) FOYER CHANDELIER		
PP	(2) POWDER ROOM SCONCES		
QQ	(1) CEILNG FAN AT GREAT ROOM		
RR	(1) KITCHEN ISLAND PENDANTS		
SS	(1) DINING ROOM CHANDELIER		
TT	(1) CEILING FAN AT MASTER BEDROOM		
UU	(2) SCONCES AT BATH #3		
VV	(2) DINING ROOM SCONCES		
WW	(3) CEILING FANS IN BEDROOMS 3, 4 AND EXERCISE		
XX	(2) SCONCES IN BATH 2		
YY	(4) SCONCES IN MASTER BATH		
ZZ	(2) SCONCES IN MASTER BEDROOM		
MISC. ITEMS REQUIRING HARDWIRE CONNECTION			
	LIGHTED MIRROR IN BATH #3		
	(2) LIGHTED MIRRORS IN MASTER BATH		
	(1) MAKEUP MIRROR IN MASTER BATH		

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8.3

SCHEDULES

Attachment: Site Plan & Plans (10236 : Martin & Gail Komisar / David & Sari Kramer)

KRAMER / KOMISAR CONDO

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

1.02 SURVEY
PROCURE SURVEY TO ILLUSTRATE BUILDING FOOTPRINT AND PLACEMENT, SITE PLAN, PROPERTY BOUNDARIES, EASEMENTS, EXISTING UTILITIES, STREET AND SPOT ELEVATIONS, AND EXISTING TREES. ESTABLISH ACTUAL BUILDING LOCATION ON SITE AND PROVIDE STAKES AT ALL CORNERS OF PROPOSED BUILDING. PROVIDE OFFSET STAKES AT THREE (3) CORNERS.

1.03 PRINT & COPIES

1.04 BID SOLICITATION

1.06 BUILDING PERMITS (INCLUDING FINAL OCCUPANCY)

1.07 STRUCTURAL ENGINEERING

1.08 RE-CERTIFICATION SURVEY (IF REQUIRED)
PROCURE RE-CERTIFICATION SURVEY OF PROPERTY FOR OWNER'S LENDING INSTITUTION AFTER FOUNDATION IS POURED.

2.01 ELECTRIC SERVICE
ESTABLISH AND INSTALL ELECTRIC AND UTILITY SERVICE.

2.015 NATURAL GAS INSTALLATION
-ESTABLISH AND INSTALL NATURAL GAS SERVICE.

2.03 EROSION CONTROL / SILT FENCING NOT IN CONTRACT
PROVIDE ALL LABOR, EQUIPMENT AND MATERIALS REQUIRED FOR SILT FENCING PER CODE OR AS SHOWN ON DRAWINGS.

2.04 TREE TRANSPLANT, REMOVAL, AND PROTECTION
TRANSPLANT TREES TO ALLOW FOR NEW BUILDING AS SHOWN ON LANDSCAPE PLAN. REMOVE EXISTING TREES AND SHRUBS TO ALLOW FOR NEW BUILDING. PROVIDE LABOR, MATERIALS, AND EQUIPMENT MAKING A REASONABLE ATTEMPT TO PROTECT TREES AS DESIGNATED BY OWNER OR OWNER'S AGENT'S RECOMMENDATIONS.
LAKESIDE DEVELOPMENT MAKES NO WARRANTY OR GUARANTEE THAT SUCH MEASURES WILL ENSURE TREE LIFE AND OWNER IS AWARE THAT ALL TREE PROTECTION MEASURES DO NOT HAVE GUARANTEED RESULTS).

3.00 EXCAVATION
3.02 STRIP TOPSOIL
STRIP TOPSOIL AS NECESSARY AND STOCKPILE ON SITE.
3.03 EXCAVATION
PROVIDE ALL LABOR, EQUIPMENT AND MATERIALS REQUIRED TO EXCAVATE FOR STRUCTURE AS SHOWN ON DRAWINGS. STOCKPILE FILL ON SITE. PREPARE AND INSTALL STONE BASE AT AIR-CONDITIONER UNIT LOCATIONS. EXCAVATOR TO PROVIDE 25'-0" CLEARANCE AT PERIMETER OF BUILDING FOR EQUIPMENT ACCESS CONTINGENT ON TREE PROTECTION MEASURES.
INCLUDE EXCAVATION FOR SONOTUBES AT DECK.
3.04TRUCKING
PROVIDE NECESSARY LABOR, EQUIPMENT AND MATERIALS REQUIRED FOR PROVIDING ADDITIONAL FILL.
3.05 FOUNDATION BACKFILL MATERIAL
PROVIDE BACKFILL MATERIAL, LABOR AND EQUIPMENT AS FOLLOWS:
AT GARAGE DRIVEWAY APPROACH USE #2 COARSE AGGREGATE.
UNDER ALL HARD SURFACES AND EQUIPMENT SLABS USE #2 COARSE AGGREGATE.
GARAGE BACKFILL MATERIAL
PROVIDE BACKFILL MATERIAL, LABOR AND EQUIPMENT AS FOLLOWS:
USE #2 COARSE AGGREGATE
3.06 LABOR BACKFILLING
PROVIDE LABOR AND EQUIPMENT FOR BACKFILLING OF FOUNDATION WITH MATERIALS AS SPECIFIED ABOVE. COMPACT BACKFILL AS NECESSARY TO MINIMIZE SETTLING. BACKFILLING NOT TO COMMENCE UNTIL FOUNDATION WALLS ARE BRACED.
3.07 ROUGH GRADE LABOR AND MACHINE
PROVIDE ALL LABOR AND EQUIPMENT TO ROUGH GRADE SITE AS SHOWN ON DRAWINGS. ESTABLISH ROUGH GRADE OF SITE TO 4" BELOW FINISH GRADE. FORM BERMS AND ESTABLISH PROPER DRAINAGE OF SITE TO 4" BELOW FINISH GRADE WITHIN 40' OF PERIMETER OF BUILDING AT TIME OF BACKFILLING. MAINTAIN 5% PITCH AWAY FROM BUILDING WITHIN 10 FEET OF BUILDING.
3.08 FINAL GRADE-LABOR AND MACHINE
NOT IN CONTRACT.
3.09 ROUGH DRIVEWAY
PROVIDE A TOTAL OF SIX (6) INCHES OF #2 COARSE AGGREGATE UNDER 2" TRAFFIC BOND OR APPROVED EQUAL AS BASE FOR DRIVEWAY AS SHOWN ON DRAWINGS. VERIFY DRIVEWAY FINISH MATERIAL WITH BUILDER PRIOR TO CONSTRUCTION OF DRIVEWAY.
ROUGH DRIVE FOR CONSTRUCTION USE ONLY.
ROUGH DRIVE-LABOR AND MACHINE
PROVIDE LABOR AND EQUIPMENT FOR CUT OF DRIVEWAY AND SPREADING OF STONE AS SHOWN ON DRAWINGS.
FINISH DRIVE SUBGRADE-MATERIAL - NOT IN CONTRACT.
FINISH DRIVE SUBGRADE-LABOR AND MACHINE - NOT IN CONTRACT.
3.10 SUMP PUMP AND DOWNSPOUT LINES
BY LANDSCAPE CONTRACTOR
3.11 HAY & FROST BLANKETS - EXCAVATION - NOT IN CONTRACT.
3.12 FILTER FABRIC
AT BASEMENT PERIMETER, USE EXCAVATED SOIL OVER FILTER FABRIC. EXCAVATOR TO INSTALL FILTER FABRIC OVER STONE PLACED BY FOUNDATION CONTRACTOR PRIOR TO BACKFILLING.

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

4.05 WATERPROOFING/FOUNDATION INSULATION
PROVIDE ALL LABOR, EQUIPMENT AND MATERIALS REQUIRED FOR WATERPROOFING AT PERIMETER OF FOUNDATION WALLS OF BASEMENT.
4.06 BASEMENT FLOOR
PROVIDE ALL LABOR, EQUIPMENT, FORMWORK AND MATERIALS REQUIRED TO POUR FLOOR (S) AS SHOWN ON DRAWINGS. PROVIDE CONTROL JOINTS TO MINIMIZE CRACKING. VERIFY LOCATION OF CONTROL JOINTS WITH CONSTRUCTION MANAGER AT TILED AREAS. CONCRETE TO BE 3000 PSI AT 28 DAYS. CONCRETE TO BE 5 BAG PORTLAND MIX. PROVIDE 6 MIL POLY. VAPOR BARRIER AND OVERLAP PER CODE.
PROVIDE ADDITIONAL #1 COARSE AGGREGATE BASE UNDER SLAB AS REQUIRED. ADJACENT SLABS POURED AT DIFFERENT TIMES SHALL BE LOCKED TOGETHER WITH RE-ROD OR KEYED FORMS. MAINTAIN SURFACE FLATNESS OF MAXIMUM 1/8" IN 10' EXCEPT AT FLOOR DRAINS OR AS SHOWN ON DRAWINGS.
PROJECT SPECIFIC: PROVIDE & INSTALL 2" STYROFOAM INSULATION BELOW FINISHED AREAS OF THE LOWER LEVEL.

4.07 GARAGE FLOOR
PROVIDE ALL LABOR, EQUIPMENT, AND MATERIALS REQUIRED TO POUR GARAGE FLOORS AS SHOWN ON DRAWINGS. AGGREGATE TO BE LOW CHERT. PROVIDE CONTROL JOINTS. CONCRETE TO BE 3000 PSI AT 28 DAYS. CONCRETE TO BE 6 BAG AIR ENTRAINED PORTLAND MIX WITH FIBERMESH REINFORCING. PROVIDE ADDITIONAL #1 COARSE AGGREGATE UNDER SLABS AS REQUIRED. STEPS TO HOUSE TO BE 14" TREADS UNLESS NOTED OTHERWISE. VERIFY WITH BUILDER THAT BACKFILL MATERIAL HAS PROPERLY SETTLED BEFORE INSTALLING ADDITIONAL BASE.
4.08 SLABS AND STOOPS
PROVIDE ALL LABOR, EQUIPMENT, AND MATERIALS REQUIRED TO CONSTRUCT STOOPS & SLABS AS SHOWN ON DRAWINGS. AGGREGATE TO BE LOW CHERT. PROVIDE CONTROL JOINTS TO MINIMIZE CRACKING. PROVIDE ADDITIONAL #1 COARSE AGGREGATE UNDER SLABS AS REQUIRED. PROVIDE REINFORCING RODS AS SHOWN ON DRAWINGS. CONCRETE TO BE 3000 PSI AT 28 DAYS WITH FIBER MESH REINFORCING. IF REQUIRED, FORM BRICK LEDGE AT PERIMETER AND PROVIDE PATTERNS, COLOR, AND TOOLING OF "STAMPED" CONCRETE. VERIFY COLOR, SIZE AND PATTERN WITH BUILDER PRIOR TO INSTALLATION.
PROVIDE AND INSTALL PERMABARRIER AS BARRIER WHEN CONCRETE IS POURED AGAINST WOOD FRAMING.
4.09 SEALING CONCRETE FLOORS
PROVIDE ALL LABOR, EQUIPMENT AND MATERIALS FOR SEALING UNIT B GARAGE FLOOR, BOTH DRIVEWAYS AND BOTH WALKS (NO SEALER AT UNIT A GARAGE FLOOR)
NOTE: SUMP PUMP CROCK BY PLUMBER.
4.10 DRIVEWAY
4.11 WALKS
4.13 HAY & FROST BLANKETS - CONCRETE -NOT IN CONTRACT

5.05 EXTERIOR BRICK/STONE VENEER
EXTERIOR MASONRY VENEER
PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT REQUIRED TO CONSTRUCT EXTERIOR MASONRY VENEER AS SHOWN ON DRAWINGS AND SCHEDULES. PROVIDE PERMABARRIER FLASHING OR EQUAL (**NO VINYL**.), 1" MORTAR NET AT BRICKLEDGE, AND MORTAR NET WEEP VENTS AT 24" OC AT VENEER BASES, LINTELS, CHIMNEY, BAY WINDOWS, AND AS REQUIRED. PROVIDE TAR PAPER OVER TYVEK BY OTHERS. PROVIDE STEEL LINTELS. NO SALTS TO BE ADDED TO THE MORTAR. ALL EXTERIOR MASONRY TO BE WASHED WITH PROPER MASONRY CLEANERS AND SURROUNDING WOODWORK/WALLS/WINDOWS PROTECTED. MORTAR TO BE TYPE "N" ("S" FOR STRUCTURAL WALLS) FROM THE SAME MANUFACTURER AND LOT.

6.01 ROUGH CARPENTRY
PRIOR TO FRAMING, MEET WITH CONSTRUCTION MANAGER TO DISCUSS LAYOUT,LAYOUT REGARDING CAN LIGHT AND PLUMBING LOCATIONS.
PROVIDE ALL LABOR AND EQUIPMENT REQUIRED TO CONSTRUCT ROUGH CARPENTRY AS SHOWN ON DRAWINGS AND SCHEDULES INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
ROUGH CARPENTRY GENERAL: ROUGH CARPENTRY CONTRACTOR TO SUPPLY ALL NAILS, SCREWS, AND GLUE. NO STAPLES TO BE USED FOR SECURING THE FLOOR SYSTEM, SIDING SYSTEM, OR ROOF SHEATHING SYSTEM. USE NON-CORROSIVE FASTENERS. MEET WITH CONSTRUCTION MANAGER TO PREVIEW PROJECT PRIOR TO CONSTRUCTION REGARDING FLOOR, WALL, AND ROOF PENETRATION LOCATIONS. ALL SYSTEMS LISTED BELOW - SEE SECTION 7 FOR MORE SPECIFIC INFORMATION ON COMPONENTS.
FLOOR SYSTEMS: INSTALL COMPLETE FLOOR SYSTEMS. INCLUDE BLOCKING PER MANUFACTURER'S RECOMMENDATIONS. FLOOR FRAMING TO ADHERE TO FRAMING PLAN PROVIDED BY LUMBER SUPPLIER. FLOOR SHEATHING MATERIALS TO BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS, INCLUDING PROPER EXPOSURE OF SHEATHING GRADE. ALL SUBFLOORS TO BE GLUED WITH "LUMBER LOCK" AND NAILED TO JOISTS.
WALL SYSTEMS: INSTALL COMPLETE WALL SYSTEMS AND ALL TRIM, INCLUDING FASCIAS, SOFFITS, FREEZE BOARDS, CORNER BOARDS, WATERTABLES, WINDOW TRIM, ETC., (BUT NOT SIDING) AS SHOWN ON DRAWINGS AND SCHEDULES. MASONRY AND STUCCO BY OTHERS.
INSTALL EXTERIOR WINDOWS INCLUDING DRIP CAP FLASHINGS.
WINDOW AND WINDOW FLASHINGS NEED TO BE INSTALLED PER MANUFACTURER RECOMMENDATIONS. PLEASE SEE PROJECT MANAGER IF MANUAL IS NEEDED. SHIM ALL WINDOWS AND DOORS TO INSURE PROPER INSTALLATION AND OPERATION. CARPENTER TO TAPE ALL DOORS, WINDOWS AND SEAMS WITH DUPONT TYVEK TAPE OR EQUIVALENT. CARPENTER TO INSTALL PERMABARRIER, GREENGUARD OR EQUAL UNDER EXTERIOR WINDOWS AND DOORS ON SILL AND EXTENDING UP 2" ON SIDES OF SHOULDER STUDS. INCLUDE BLOCKING FOR ELECTRICAL AND BATH FIXTURES, HEAVY ARTWORK, HANDRAILS, FIRE-STOPS, DRYWALL BLOCKING, TRIM MOULDINGS, BEAMS AND OTHER MISCELLANEOUS ITEMS AS REQUIRED. CROWN ALL WALL STUDS TO INTERIOR.
*SEE SHEET B FOR ANY/ALL WALL BRACING HARDWARE INSTALLATION, PORTAL FRAMES AND NAILING PATTERNS/SPECIFICATION AND LOCATION.
PRE-HUNG DOOR SYSTEMS: INSTALL EXTERIOR DOOR FRAMES AND EXTERIOR PRE-HUNG DOOR SYSTEMS INCLUDING DRIP CAP FLASHINGS AND TEMPORARY CONSTRUCTION DOORS AND LOCKS.
ROOF SYSTEMS: INSTALL COMPLETE ROOF SYSTEMS AS SHOWN ON DRAWINGS. INCLUDE COLLAR TIES, MISCELLANEOUS BRACING, ROOF OVERHANG, FASCIA, SOFFIT, SOFFIT VENTS, FRIEZE WITH ASSOCIATED TRIM MOULDINGS AND RAKE MOULDINGS. INSTALL HURRICANE STRAPS ON EXTERIOR SIDE. INSTALL EXPOSED SOLID COLLAR TIE BEAMS, FLITCH PLATES AND PROPER CONNECTIONS AS REQUIRED. PREPARE ROOF OPENINGS FOR ROOF VENTS (TO BE INSTALLED BY ROOFER). INSTALL SKYLIGHTS AS SHOWN ON DRAWINGS AND SCHEDULES. CROWN ALL RAFTERS.
CEILING SYSTEMS: INSTALL ALL COMPLETE CEILING AND SOFFIT SYSTEMS AS SHOWN ON DRAWINGS. INCLUDE NECESSARY FIRE-BLOCKING AT CEILING SYSTEMS. CROWN ALL CEILING JOISTS.
STAIR SYSTEMS: INSTALL ALL TEMPORARY STAIRS AS REQUIRED AT JOBSITE.
MISCELLANEOUS: INSTALL ALL MISCELLANEOUS SYSTEMS INCLUDING BUT NOT LIMITED TO THE FOLLOWING: COLUMNS AND CAP FLASHINGS, FRAMING AT STEEL, BRACKETS, CUPOLAS, VENT LOUVERS, SOLID WOOD POSTS, BEAMS WITH CAP FLASHING, SCREEN FRAMES AND JAMBS, AND MISCELLANEOUS STEEL COMPONENTS AS SPECIFIED IN 5.03. INSTALL ALL STAIR RAILS, GUARD RAILS, CATWALKS, ETC. TO SAFEGUARD JOBSITE PER OSHA GUIDELINES. FRAME ALL ACCESS PANELS TO UNCONDITIONED AREAS AS REQUIRED WITH INSULATION STOPS. VERIFY SIZE REQUIREMENTS WITH CONSTRUCTION MANAGER WHERE NECESSARY.
-TOUCH UP TRIM NAILS WITH TOUCHUP KIT PROVIDED BY THE SUPPLIER.
-INCLUDE ALL EXTERIOR CAULKING.
NOTES:
-SCREEN DOOR AT FRONT DOOR AND PATIO DOOR BY OTHERS.
-FRONT STORM DOOR BY OTHERS.
-INSTALL WINDOWS AND DOOR AT SCREEN PORCH. ALL SCREEN PORCH INTERIOR CEILING, SIDING, POST WRAPS AND DECKING BY OTHERS
***PROJECT SPECIFIC:** ROUGH CARPENTER TO INSTALL ALL SOFFITS, GUTTER FASCIA, & GABLE FASCIA. ALL OTHER EXTERIOR TRIM BY SIDING CONTRACTOR.
***PROJECT SPECIFIC:** INCLUDE INSTALLING DRYWALL AT PARTY WALL TO BOTTOM OF ROOF STRUCTURE.
***PROJECT SPECIFIC:** INCLUDE INSTALLATION OF FURRING STRIPS AT EXPOSED AREAS OF LOWER LEVEL
***PROJECT SPECIFIC:** FABRICATE WORK BENCH AT LOWER LEVEL OF UNIT A
***PROJECT SPECIFIC:** FRAME FOR RANGE HOOD IN KITCHEN

6.02 FINISH CARPENTRY
PROVIDE ALL LABOR AND EQUIPMENT REQUIRED TO PERFORM FINISH CARPENTRY AS SHOWN ON DRAWINGS AND SCHEDULES INCLUDING, BUT NOT LIMITED TO:
FINISH CARPENTRY GENERAL: FINISH CARPENTRY CONTRACTOR TO SUPPLY ALL GLUE, NAILS AND SPECIALTY FASTENERS. FINISH CARPENTER TO REVIEW SECTION 7.00 AND 21.00 PRIOR TO BIDDING.
WALL SYSTEMS: INSTALL COMPLETE TRIM PACKAGE, PANEL WALL SYSTEMS, INTERIOR WINDOWS, INTERIOR TRANSOMS AND STORM/SCREEN DOORS. SHIM ALL WINDOWS AND DOORS TO INSURE PROPER INSTALLATION AND OPERATION.
REFER TO DOOR AND HARDWARE SCHEDULE.
PRE-HUNG DOOR SYSTEMS: INSTALL INTERIOR AND EXTERIOR PRE-HUNG DOOR UNITS INCLUDING DOOR HARDWARE. (REFER TO 21.01 AND 21.16 FOR INTERIOR AND EXTERIOR DOOR INFORMATION.)
CEILING SYSTEMS: INSTALL COMPLETE MILLWORK CEILING SYSTEMS AS SHOWN ON PLAN.
CLOSET SYSTEMS: INSTALL COMPLETE CLOSET SYSTEMS PER PLAN.
RAILING SYSTEMS: INSTALL COMPLETE RAILING SYSTEM(S) AT ALL INTERIOR STAIRS, BALCONIES AND OVERLOOKS.
CABINET SYSTEMS: INSTALLATION BY CABINET MAKER
MISCELLANEOUS: INSTALL ACCESS PANELS, APPLIED MOLDINGS, BATHROOM ACCESSORIES.
***PROJECT SPECIFIC:**
-INSTALL FRONT STORM DOOR.
-INSTALL ALL WINDOW SEATS AT LOWER LEVEL.
-INSTALL ALL GRAB BARS, EXCEPT AT SHOWERS.
-INSTALL SAFES AT BOTH UNITS
-INSTALL INTERIOR CEILING, WALL PANELING AND POST WRAP AT INTERIOR OF SCREEN PORCH 121A
NOTES:
-ALL CABINETS, CUBBIES, AND BENCHES BY OTHERS.

6.03 STAIRWAY CARPENTRY
INSTALL COMPLETE STAIR SYSTEMS AS SHOWN ON DRAWINGS AND SCHEDULES INCLUDING DRYWALL BLOCKING AND STUD WALL CONSTRUCTION AT WALLS ADJACENT TO AND UNDERNEATH STAIRS. INSTALL HANDRAIL AT BOTH UNITS

6.04 SIDING SYSTEM LABOR
PROVIDE LABOR REQUIRED FOR INSTALLATION OF SIDING SYSTEM AS SPECIFIED IN SECTION 7.04. PROVIDE GALVANIZED OR OTHER NONCORROSIVE FASTENERS. VERIFY FASTENER TYPE RECOMMENDED BY SIDING MANUFACTURER.
SIDING MUST BE INSTALLED PER MANUFACTURER RECOMMENDATIONS. SEE PROJECT MANAGER IF AN INSTALLATION MANUAL IS NEEDED.
***PROJECT SPECIFIC:**
-INSTALL FRONT PORCH COLUMNS.
-FABRICATE AND INSTALL ALL DRIP FLASHING.

6.05 EXTERIOR DECK CARPENTRY
PROVIDE LABOR, MATERIALS AND EQUIPMENT REQUIRED TO SUPPLY AND INSTALL EXTERIOR DECKS AS SHOWN ON DRAWINGS. INCLUDE INSTALLATION OF POSTS, STEPS, RAILING AND DECKING. CONCEALED LUMBER TO BE TREATED STRUCTURAL. DECK FASTENERS TO BE HIDDEN. INCLUDE DECKING AT SCREEN PORCH

7.00 LUMBER
SUPPLY AND DELIVER LUMBER TO CONSTRUCT BUILDING AS SHOWN ON DRAWINGS, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:
7.01 ROUGH FRAMING LUMBER
LUMBER SUPPLIER TO PROVIDE FRAMING PLAN TO BUILDER PRIOR TO CONSTRUCTION START DESIGNED WITH PROPER JOIST SERIES.
FLOOR SYSTEMS:
TRUS JOIST MACMILLAN OR APPROVED EQUAL- SEE DRAWINGS FOR SIZE.
FLOOR JOISTS: OPEN WEB JOISTS
RIM JOISTS: 1-1/4" TIMBERSTRAND LSL
TRANSFER BEAMS: LVL OR AS SHOWN ON DRAWINGS
MAINTAIN CONSISTANT LIVE LOAD DEFLECTION CRITERIA. PROVIDE SYSTEM THAT MEETS OR EXCEEDS 45 RATING AND HAS DEFLECTION OF L/720 OR STRONGER AT ALL AREAS WITH TILE FLOOR FINISH AND UNDER KITCHEN ISLANDS. (L/480 OR STRONGER FOR ALL OTHER AREAS).
SUBFLOOR: ¾" LP TOPNOTCH T&G
WALL SYSTEMS:
2X4 & 2X6 STUDS: SPF, STUD GRADE, KD
2X4 PLATES, CLEATS, PURLINS: STANDARD AND BETTER, SPF, KD
2X6 PLATES, CLEATS: #2 AND BETTER, KD
MUD SILL, LOWER LEVEL WALL BOTTOM PLATE: PRESSURE TREATED, KD (PRESERVATIVE RETENTION LEVEL OF 0.60 POUNDS/CUBIC FOOT WHERE LUMBER IS IN CONTACT WITH SOIL)
STRUCTURAL POSTS: #2 AND BETTER, SYP
2X4, 2X6, 2X8HEADERS: SPF, #2 AND BETTER, KD
2X10 AND 2X12 HEADERS: #2 AND BETTER, FIR-LARCH, KD
HEADERS: LVL OR APPROVED EQUAL PER PLAN.
EXTERIOR SHEATHING: 7/16" OSB SHEATHING OR APPROVED EQUAL
HOUSE WRAP: DUPONT TYVEK COMMERCIAL DRAINWRAP10'-0" ROLLS OR APPROVED EQUAL AND DUPONT TYVEK BRAND TAPE OR APPROVED EQUAL.
***SEE SHEET B FOR ANY/ALL NECESSARY WALL BRACING HARDWARE TO BE SUPPLIED BY LUMBER YARD.
CEILING SYSTEMS:
SOFFITS, DROPPED CEILINGS, BOXING-OUT STEEL BEAMS,
MISCELLANEOUS BLOCKING: SPF, STANDARD AND BETTER, KD
CEILING JOISTS: 2X6'S, 2X8'S #2 AND BETTER, SPF AND/OR 2X10'S -2X12'S
FIR-LARCH, #2 AND BETTER, KD
WORK BENCH IN LOWER LEVEL OF UNIT A: ¾" PLYWOOD AND 2x4's
7.02 EXTERIOR COLUMNS & BRACKETS
-SUPPLY PVC COLUMN AT FRONT PORCH INCLUDING BASE AND CAP.
7.03 EXTERIOR TRIM:
-SUPPLY AND DELIVER
-TRIM: LP, PREFINISHED
-SOFFITS: 3/8" VENTED LP, PREFINISHED
-CEILING AT FRONT VERANDA: 3/8" LP, PREFINISHED W/ 1X4 LP TRIM AS PER PLAN, PREFINISHED.
NOTE: CEILING, WALLS AND POST WRAP AT INTERIOR SCREEN PORCH BY OTHERS
7.04 SIDING/WALL CLADDING:
JAMES HARDIE, PREFINISHED.
7.05 EXTERIOR DECKING SYSTEMS
FASTENERS: HIDDEN (NOT FACE SCREWED)
DECK STRUCTURAL JOISTS: PRESSURE TREATED
DECKING: 5/4X6 AZEK (VERIFY FINAL SELECTION)
NEWEL POSTS & RAILING: AZEK
BALUSTERS: AZEK
ALL HARDWARE TO BE USED AT PRESSURE TREATED CONDITIONS TO BE HOT-DIPPED GALVANIZED WITH A G-185 RATING.
PROVIDE ALL HANGERS AND LAG BOLTS REQUIRED TO ASSEMBLE THE DECK FRAMING.
7.07 MISC:
PROVIDE SHIM SHINGLES FOR DOORS AND SINDOWS, JOIST HANGERS, BEAM HANGERS, STRAPS, H-CLIPS, SILL SEALER (1/4" STYROFOAM), SOFFIT VENTS, BLOCKING FOR APPLIED TRIM, CEILING FANS, PENDANT FIXTURES, FIRE STOPPING AND DRYWALL NAILERS, HEAVY DUTY POCKET DOOR FRAMES, COLUMN(S). PROVIDE PREFINISHED ALUMINUM COILSTOCK (TO MATCH TRIM), FOR ALL WALL FLASHING AND GROUND BREAKER BELOW WATER TABLE.
***PROJECT SPECIFIC:**
-WINDOW TAPE FLASHING BY WINDOW SUPPLIER.
7.08 ROOF TRUSSES:
DESIGNED PER STATE CODE REQUIREMENTS. SUPPLY SHOP DRAWINGS AND STAMPED ENGINEERING CALCULATIONS AS REQUIRED FOR STATE APPROVAL. BUILDER TO REVIEW PRIOR TO ORDER BEING PLACED.
ROOF OVERFRAMED AREAS: #2 AND BETTER SPF - VERIFY WITH DRAWINGS.
7.09 STICK BUILT ROOF SYSTEMS:
ROOF RAFTERS: DOUGLAS FIR, #2 AND BETTER, KD.
ROOF OVERFRAMED AREAS: #2 AND BETTER SPF VERIFY WITH DRAWINGS.
COLLAR TIES: 2X6'S #2 AND BETTER, SPF AND/OR 2X8'S -2X10'S -2X12'S
FIR-LARCH, #2 AND BETTER, KD
ROOF SHEATHING: 1/2" OSB SHEATHING OR APPROVED EQUAL W/ H-CLIPS.
7.99 MISC. LUMBER
PROVIDE CONSTRUCTION ADHESIVE AND COLOR MATCHED OSI QUAD CAULK

8.00 WINDOWS
WINDOWS GENERAL: WINDOW AND DOOR SUPPLIER SHALL HOLD AND WAREHOUSE, SCREENS AND HARDWARE UNTIL REQUESTED. WINDOWS AND DOORS TO BE UNLOADED AND STORED TO MINIMIZE EXPOSURE. WINDOW AND DOOR SUPPLIER TO PROVIDE ONE PINT MINIMUM OF TOUCH-UP PAINT OF EXTERIOR CLADDING COLOR WITH WINDOW DELIVERY. WINDOW SUPPLIER TO PROVIDE LABOR FOR ANY REQUIRED FIELD MULLS, AND PROVIDE MATERIAL FOR ALL EXTERIOR MULL COVERS.
8.01 WINDOWS
SUPPLY AND DELIVER WINDOWS AS SPECIFIED ON DRAWINGS
NOTE: INCLUDE WINDOWS AND DOOR INTO SCREEN PORCH THAT ARE NOT SHOWN ON EXTERIOR ELEVATIONS
8.04 EXTERIOR DOORS BY WINDOW MANUFACTURER
SUPPLY AND DELIVER DOORS BY WINDOW MFR. AS SPECIFIED ON DRAWINGS.
-INCLUDE DOOR INTO SCREEN PORCH AND ONTO DECK
8.05 SCREEN/STORM DOORS BY WINDOW MANUFACTURER
PROVIDE AND INSTALL SCREEN AND/OR STORM DOORS AS SHOWN ON DRAWINGS AND SCHEDULES. PROVIDE REQUIRED CLOSERS AND HARDWARE WITH EACH DOOR (FRONT STORM BY OTHERS).
-PROVIDE FOR ALL PATIO DOORS.
-PROVIDE AND INSTALL ALL WINDOW AND DOOR SCREENS AND HARDWARE.
8.06 WINDOW GRILLS
SDL
8.07 WINDOW FLASHINGS
WINDOW AND DOOR SUPPLIER SHALL SUPPLY FLASHINGS AS RECOMMENDED BY MANUFACTURER.

8.99 SCREEN/STORM DOORS NOT BY WINDOW MANUFACTURER
SUPPLY AND INSTALL RETRACTABLE PHANTOM SCREEN AT FRONT DOOR OF UNIT A.

10.00 PLUMBING
ACQUIRE NECESSARY PERMITS, TESTS, LICENSES AND INSPECTIONS.
INCLUDE IN BID ALL ASSOCIATED FEES RELATING TO PLUMBING ACTIVITIES.
ROUGH PLUMBING SYSTEM
PROVIDE AND INSTALL ALL ROUGH PLUMBING IN ACCORDANCE WITH ALL STATE AND LOCAL CODES. PROVIDE LABOR AND MATERIALS REQUIRED FOR ALL ROUGH PLUMBING SYSTEMS ON DRAWINGS (ON A DESIGN/BUILD BASIS).
STORM SYSTEMS- 24" DIA. X 24" DEEP SEALED FIBERGLASS SUMP CROCK WITH 1/3 HP, 38 GPM SUBMERSIBLE SUMP PUMP . PVC SUMP DRAIN LINES 5' BEYOND HOUSE.
UNDER-SLAB SYSTEMS- INSTALL PVC WASTE PIPING UNDER SLAB CONDITIONS INCLUDING ADEQUATE PITCH SIZED TO HANDLE MAX. FLOW FROM ALL FIXTURES AND REQUIRED CONNECTIONS TO APPROPRIATE WASTE MANAGEMENT SYSTEMS. FILL AND COMPACT TRENCHES AS REQUIRED.
INTERIOR WASTE PIPING & VENTING- INSTALL PVC WASTE PIPING AND VENT SYSTEMS REQUIRED FOR ALL PLUMBING FIXTURES AS DESCRIBED IN DRAWINGS AND PLUMBING SCHEDULE AND MECHANICAL DEVICES LISTED BELOW. INSTALL BACKFLOW PROTECTION DEVICES REQUIRED BY CODE. JOIN ROOF VENTS TO MINIMIZE ROOF PENETRATIONS. PROPERLY SIZE SYSTEM TO HANDLE MAX. FLOW FROM ALL FIXTURES.
WATER SUPPLY- INSTALL PEX WATER SUPPLY SYSTEM TO ALL PLUMBING FIXTURES AND OTHER DEVICES LISTED BELOW (AS REQUIRED).
PLUMBING CONTRACTOR TO CALCULATE WATER SUPPLY CAPACITY REQUIRMENTS (G.P.M.) AND STATE ON BID. VERIFY DIAMETER PIPING TO MASTER BATH AND SHOWER. INSTALL NECESSARY AIR CHAMBER DEVICES. ALL FAUCETS INCLUDING DISHWASHER TO HAVE SEPARATE SHUT-OFFS. INSTALL BACKFLOW PROTECTION DEVICES REQUIRED BY CODE. SUPPLY AND INSTALL 2" DRAIN FOR DISHWASHER WHEN AIR GAP IS ELIMINATED. LOCATE ALL MAIN WATER SHUT-OFFS IN UNFINISHED AREAS OF BASEMENT UNLESS AN ACCESS PANEL IS SHOWN ON DRAWINGS. VERIFY ACCESS PANEL AND SHUT-OFF LOCATIONS WITH CONSTRUCTION MANAGER.
FINISH PLUMBING
PROVIDE ALL LABOR AND MATERIALS REQUIRED FOR ALL FINISH PLUMBING AS SHOWN ON DRAWINGS AND SCHEDULES.
INCLUDE GRAY BOXES, FROST-PROOF HOSE BIBBS, 75 GALLON AO SMITH DIRECT VENT WATER HEATER AND "T" FITTING FOR IRRIGATION
10.02 PLUMBING FIXTURE
SUPPLY PLUMBING FIXTURES AS SHOWN ON DRAWINGS AND SCHEDULES. INCLUDE ITEMIZED BREAKDOWN WITH YOUR BID.

10.99 MISC. PLUMBING
-INSTALL WATER TO ALL REFRIGERATORS (EXCEPT WINE COOLERS AND BEVERAGE COOLERS).
***PROV

11.00 ELECTRICAL
ACQUIRE NECESSARY PERMITS, TESTS, LICENSES, AND INSPECTIONS AND INCLUDE IN BID ALL ASSOCIATED FEES RELATING TO ELECTRICAL ACTIVITIES.
ROUGH ELECTRICAL
PROVIDE ALL LABOR AND MATERIALS AND EQUIPMENT REQUIRED FOR ALL ROUGH ELECTRICAL WORK AS SHOWN ON DRAWINGS AND SCHEDULES ON A DESIGN/BUILD BASIS. PROVIDE TWO (2) ENERGIZED POWER RECEPTACLES ON FIRST FLOOR, TWO (2) ON LOWER LEVEL FOR USE BY OTHER TRADES DURING CONSTRUCTION. PROVIDE & INSTALL WIRES FROM GARAGE DOOR SENSORS TO OVERHEAD UNIT AND OPENER LOCATION TO BE LOW VOLTAGE. PROVIDE & INSTALL ONE (1) 2" PVC CONTINUOUS CONDUIT FROM BASEMENT TO ATTIC. MARK AS "ELECTRICAL CHASE" AT BASEMENT AND ATTIC. VERIFY LOCATION WITH CONSTRUCTION MANAGER. SUPPLY AND INSTALL WIRING ONLY FOR SMOKE AND CO ALARMS. SMOKE AND CO ALARMS TO BE INSTALLED BY OWNER'S SECURITY OR IT CONTRACTOR. COORDINATE LOCATION OF ALL LOWER LEVEL RECESSED AND CEILING LIGHTS WITH HVAC INSTALLATION. RECEPTACLE SWITCH BOXES TO BE 22.5 CU. INCH. FLOOR OUTLETS TO BE HUBBELL RF515BR. FLOOR OUTLETS IN CONCRETE SLAB TO BE CARLON E971EB/E97AB2. OUTDOOR RECEPTACLES TO BE ARLINGTON INBOX RECESSED WEATHERPROOF IN USE RECEPTACLES. WHITE PAINTABLE PLATE.
PROVIDE ROUGH ELECTRICAL NEEDED FOR APPLIANCES PER PLUMBING AND APPLIANCE SCHEDULES.
FINISH ELECTRICAL
PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT FOR INSTALLATION OF COMPLETE FINISH ELECTRICAL SYSTEM, ON A DESIGN/BUILD BASIS AS SHOWN ON DRAWINGS AND SCHEDULES. INSTALL FINISH ELECTRICAL FOR ALL PLUMBING FIXTURES, APPLIANCES AND BLOWERS PER SCHEDULES. INSTALL WIRING TO RING DOORBELL PROVIDED AND INSTALLED BY OWNER. INSTALL ONE (1) RECESSED DOORBELL CHIME. SUPPLY AND INSTALL ALL ELECTRICAL SWITCHING AND POWER DEVICES TO BE DECORA WHITE, PADDLE-STYLE, SQUARE EDGE AS SHOWN ON ELECTRICAL PLANS INCLUDING LOW VOLTAGE INDUCTIVE DIMMERS. LOCATE LOW VOLTAGE LINES A MINIMUM OF 18" FROM NORMAL VOLTAGE LINES. SUPPLY & INSTALL SURGE ARRESTOR TO ALL 120V AND 220 V LOADS OR APPROVED EQUAL.
RECESSED AND STANDARD FIXTURES
PROVIDE STANDARD FIXTURES AS SHOWN ON DRAWINGS AND SCHEDULES.
*****PROJECT SPECIFIC:** DOORBELL TO BE SMART (RING OR NEST, VERIFY WITH PROJECT MANAGER). TO BE PROVIDED BY OWNER AND INSTALLED BY OWNER'S SECURITY OR IT CONTRACTOR
*****PROJECT SPECIFIC:**
ALL TV CABLE BOXES AND WIRING BY ELECTRICIAN AT UNIT A,
ALL TV CABLE BOXES AND WIRING BY OWNER'S SECURITY OR IT CONTRACTOR AT UNIT B

11.02 ELECTRICAL SERVICE
PROVIDE UNDERGROUND ELECTRICAL SERVICE CONSISTING OF METER PEDESTAL, SIEMENS OR EQUAL, (TBD BY ELECTRICAL CONTRACTOR) AMP BREAKER PANEL AND ASSOCIATED PIPE AND BREAKERS. ADD ADDITIONAL SUBPANEL FOR ALL HOMES WITH 250 OR MORE OPENINGS. IF GREATER AMPERAGE IS REQUIRED OR RECOMMENDED, NOTIFY LAKESIDE DEVELOPMENT. ELECTRICAL CONTRACTOR IS TO NOTE SIZE OF SERVICE PROVIDED ON THE BID.
11.03 AUDIO/VIDEO (NOT PART OF BUILDING CONTRACT)
11.04 EXTERIOR DECORATIVE FIXTURES
PROVIDE EXTERIOR DECORATIVE FIXTURES AS SHOWN ON DRAWINGS AND SCHEDULES.
11.05 INTERIOR DECORATIVE FIXTURES
PROVIDE INTERIOR DECORATIVE FIXTURES AS SHOWN ON DRAWINGS AND SCHEDULES. DECORATIVE LIGHT SUPPLIER TO PROVIDE ALL NECESSARY SWITCHING DEVICES FOR CEILING FANS. DEVICES TO MATCH SWITCH AND POWER SELECTION AS SPECIFIED IN 11.04 FINISH ELECTRICAL.
11.99 MISC. ELECTRICAL
-PROVIDE POWER FOR ELECTRIC IN-FLOOR HEAT IN BATHS (AS PER PLAN)
- HEAT CABLE SYSTEM PROVIDED AND INSTALLED BY TILE CONTRACTOR. FINAL HOOKUP BY ELECTRICIAN.
-BATH FAN VENTING BY OTHERS.
*****PROJECT SPECIFIC:** INSTALL ALL LIGHTED MIRRORS.
*****PROJECT SPECIFIC:** INSTALL OUTLETS FOR FUTURE ELECTRIC CAR CHARGER.
*****PROJECT SPECIFIC:** PROVIDE (1) 2" PVC CONDUIT FROM LOWER LEVEL TO FIREPLACE FOR SAMSUNG FRAME TV AND SOUNDBAR AT UNIT A.
*****PROJECT SPECIFIC:** INCLUDE PROVIDING AND INSTALLING 20KW GENERATORS AT BOTH UNITS. GAS BY OTHERS
*****PROJECT SPECIFIC:** ADVISE IF A 320 AMP SERVICE IS REQUIRED AT UNIT A

12.00 HEATING VENTILATION AND AIR CONDITIONING
ACQUIRE NECESSARY PERMITS, TESTS, LICENSES AND INSPECTIONS, AND INCLUDE IN BID ALL ASSOCIATED FEES RELATING TO HVAC ACTIVITIES.
ROUGH HVAC
PROVIDE ALL LABOR, EQUIPMENT AND MATERIALS REQUIRED FOR COMPLETE ROUGH HEATING SYSTEM (ON A DESIGN/ BUILD BASIS). INSTALL NECESSARY THERMAL BREAKS AT DUCTING NEAR BUILDING ENVELOPE. INCLUDE FRESH AIR FURNACE INTAKE FROM EXTERIOR, WARM AIR SUPPLIES AS REQUIRED AND COLD AIR RETURNS (THERMOPAN) AS REQUIRED. INCLUDE SOLID VENTING AT DRYER, ALL BATHROOMS, ALL POWDER ROOMS, COOKTOPS AND VENT HOODS WITH A MAXIMUM FLEXIBLE CONNECTION OF 18". SIZE APPROPRIATELY FOR HOOD BLOWERS PER SELECTIONS MADE ON APPLIANCE SCHEDULE. INSTALL IN-LINE DAMPERS AS REQUIRED. VERIFY DUCT SIZE AND CONFIGURATION WITH SCHEDULES, DRAWINGS AND CONSTRUCTION MANAGER. SUPPLY DUCT TO BE RIGID EXCEPT AS NOTED. ALL SEAMS AND JOINTS TO BE SEALED PER COMM 22.18. INSULATION TO BE EXTERNAL DUCT WRAP AND/OR FLEX DUCT R-6. CEILING REGISTER BOOTS TO BE SEALED AT DRYWALL PENETRATIONS IN FINISH. NO REGISTERS IN SLOPED CEILINGS. ALL SUPPLY REGISTERS TO BE NEAR OR AT FLOOR. PROVIDE AND INSTALL THERMOSTAT WIRING AT ALL REQUIRED LOCATIONS
PROVIDE AND INSTALL (6) SIX WIRES TO ALL THERMOSTATS.
MAKE-UP AIR NOT IN CONTRACT. IF REQUIRED BY INSPECTOR, ADDITIONAL COST WILL BE BILLED TO OWNER.
FINISH HVAC
PROVIDE ALL LABOR, EQUIPMENT AND MATERIALS REQUIRED FOR COMPLETE FINISH HEATING SYSTEM (ON A DESIGN/BUILD BASIS).
HEATING CONTRACTOR TO PROVIDE NECESSARY CALCULATIONS TO OBTAIN REQUIRED PERMITS. FURNACES, DUCTWORK AND AC UNITS TO BE PROPERLY SIZED FOR QUIET OPERATION.
HEATING SYSTEM: CARRIER WEATHERMAKER OR EQUAL
HIGH-EFFICIENCY FURNACE, PROPERLY SIZED BY HEATING CONTRACTOR. LOCATE COLD AIR RETURNS AT MAXIMUM RECOMMENDED HEIGHT TO ENSURE PROPER AIR FLOW AT ROOMS WHICH HAVE VAULTED CEILINGS.
COOLING SYSTEM: CARRIER OR EQUAL AIR CONDITIONING UNITS 16.0 SEER OR BETTER. INCLUDE PRECAST SLAB. TOP OFF 6" STONE BASE @ CONDENSER PADS (STONE BASE BY OTHERS).
VENT ALL BATH FANS.
CONTROLS: HONEYWELL FOCUS PRO 6000 THERMOSTATS OR EQUAL WITH WIFI CABAPILITIES.
ZONE HONEYWELL TROL-A-TEMP DUCT DAMPER SYSTEMS OR EQUAL.
ZONE 1 - 1ST FLOOR ZONE 2 - 1ST FLOOR ZONE 3 - LOWER LEVEL
AIR QUALITY COMPONENTRY: HONEYWELL F100 FILTER TYPE MEDIA AIR FILTER
PREFINISHED WHITE COLD AIR RETURNS AND WARM AIR REGISTERS THROUGHOUT BUILDING.
*******PROVIDE PRICE OPTION FOR UPGRADE FOR BATH SUPPLIES AND RETURN GRILLS
12.03 HUMIDIFIERS
APRIL AIRE HUMIDIFIER.
NOTE: RANGE HOOD INSTALLATION BY OTHERS.

13.00 TEMPORARY UTILITIES (NOT PART OF BUILDING CONTRACT)
PROVIDE ELECTRICAL SERVICE DURING CONSTRUCTION.
PROVIDE GAS SERVICE DURING CONSTRUCTION.

14.00 VACUUM (NOT PART OF BUILDING CONTRACT)

15.00 SECURITY SYSTEM (NOT PART OF BUILDING CONTRACT)

16.00 ASPHALT ROOFING
PROVIDE MATERIALS REQUIRED FOR COMPLETE ROOFING SYSTEM AS SHOWN ON DRAWINGS.
SHINGLES: LANDMARK PRO
SUBMIT SAMPLE BOARD FOR COLOR SELECTION.
GAF COBRA CONTINUOUS RIDGE VENT
UNDERLAYMENT: 15# BUILDING PAPER
FASTENERS: GALVANIZED ROOFING NAILS
ROOF FLASHING: HEAVY GAUGE PREFINISHED STEEL OR ALUMINUM TO MATCH ROOFING. INCLUDING W-VALLEY FLASHING EXTENDED DOWN 2", TIN SHINGLES, DORMER FLASHING, GUTTER DRIP AND GABLE DRIP AND KICK-OUT FLASHINGS.
VYCOR ICE AND WATER SHIELD BY GRACE OR EQUAL
ROOFING LABOR
PROVIDE LABOR AND EQUIPMENT REQUIRED TO INSTALL COMPLETE ROOFING SYSTEMS AS DESCRIBED IN 16.01 AND AS SHOWN ON DRAWINGS. INSTALL TIN SHINGLES (PROVIDED BY SHEETMETAL CONTRACTOR), ROOF WINDOW FLASHINGS AND PLUMBING VENT BOOT(S). SHINGLES TO BE INSTALLED WITH 5-1/2" EXPOSURE TO WEATHER AND SHAKES TO BE INSTALLED WITH 10" EXPOSURE TO WEATHER. ROOFING CONTRACTOR TO BE RESPONSIBLE FOR AVOIDING DAMAGE TO GUTTER AND DOWNSPOUTS DURING INSTALLATION. INSTALL ICE-AND-WATER SHIELD AT SADDLES, CHIMNEY SHAFTS, VALLEYS, TIN SHINGLES, DORMER WALLS, UP 2'-0" AT EAVES FROM WARM SIDE OF WALLS, AT ROOF PITCHES 8:12 OR LESS AND ENTIRE ROOF AT ROOF PITCHES LESS THAN 4:12. 9" EACH WAY AT EDGE OF ROOF AND BOTTOM OF WALL WHERE ROOF MEETS WALL. UP 36" EACH WAY FROM CHANGE IN ROOF SLOPE (INCLUDING ALL HIPS) AND OTHER SPECIAL CONDITIONS DEEMED NECESSARY BY ROOFING CONTRACTOR OR AS NOTED ON DRAWINGS. ROOF WINDOWS TO BE WRAPPED ON ALL SIDES TO AT LEAST THE WIDTH OF THE FLASHING AND UP THE SIDES WITH ICE AND WATERSHIELD.
16.03 GUTTERS AND DOWNSPOUTS
PROVIDE LABOR, MATERIALS AND EQUIPMENT REQUIRED TO INSTALL THE FOLLOWING AS SHOWN ON DRAWINGS. GUTTER & DOWNSPOUT COLOR TO BE [WHITE] [BROWN] [TAN] [ASHGRAY] [PAINTED PER EXTERIOR PAINT SCHEDULE].
GUTTERS TO BE "K" TYPE , .032 ALUMINUM EQUIVALENT, PREFINISHED DOWNSPOUTS TO BE 4" PREFINISHED ALUMINUM
SEE ROOF PLAN, CALCULATE PROPER GUTTER AND DOWNSPOUT SIZING, AND VERIFY DOWNSPOUT LOCATIONS WITH CONSTRUCTION MANAGER.
PROPER PITCH OF GUTTERS TO BE DETERMINED BY CONTRACTOR.
DIRECTION OF PITCH TO BE VERIFIED WITH CONSTRUCTION MANAGER

17.00 INSULATION
PROVIDE LABOR, MATERIALS AND EQUIPMENT REQUIRED TO INSTALL COMPLETE INSULATING SYSTEM ON A DESIGN/BUILD BASIS AS SHOWN ON DRAWINGS.
17.01 INSULATION - WALL
INCLUDE FIBERGLASS BATTS AT ALL SUPPLY AND WASTE PIPE WALL CAVITIES.
R-21 HIGH-DENSITY FIBERGLASS BATT INSULATION IN 2X6 EXTERIOR WALLS INCLUDING FRAME WALLS AT EXPOSED BASEMENT, R-13 FIBERGLASS BATT INSULATION IN 2X4 EXTERIOR WALLS. INSTALL 6 MIL VAPOR BARRIER WITH MINIMUM 12" OVERLAP AT ALL EXTERIOR WALLS AND CEILINGS (EXCEPT BASEMENT). INSTALL 3 LAYERS OF VAPOR BARRIER BEHIND ALL TILED SHOWERS ON EXTERIOR WALLS.
INSTALL FIBERGLASS SOUND BATT INSULATION AT ALL BATHROOM, BEDROOM, MECHANICAL, AND LAUNDRY WALLS COMMON TO OTHER ROOMS OR HALLWAYS AS INDICATED ON PLANS.
INSULATE ALL SUPPLY AND WASTE PIPES.
17.02 INSULATION - CEILINGS/ATTIC
INSTALL R-50 LOOSE FILL CELLULOSE AT CEILINGS WHERE POSSIBLE. INSTALL R-38 FIBERGLASS BATT INSULATION AT CEILINGS WHERE R-50 LOOSE FILL IS NOT POSSIBLE. USE R-38 STUDIO BATTS (WHERE POSSIBLE MAINTAINING 1" AIR SPACING) AT VAULTED CEILINGS. ALL SLOPED CEILINGS TO RECEIVE MAXIMUM AMOUNT OF INSULATION WHILE MAINTAINING 1" AIR PASSAGE. PROVIDE AIR BAFFLES AS REQUIRED. SEE DRAWINGS FOR DEPTH OF CEILINGS AND RAFTERS. PRIOR TO INSULATING ATTICS, CAULK AROUND JOINTS BETWEEN ALL ELECTRICAL, PLUMBING, AND HVAC PENETRATIONS AND DRYWALL IN ALL ATTICS.
17.03 FOAM SKIRT
INSTALL CLOSED CELL FOAM INSULATION AT ALL SKIRTS.
*****PROJECT SPECIFIC:** FOAM AT EXTERIOR WALL OF MASTER SHOWER OF UNIT B.
*****PROVIDE PRICE OPTION:** BIBS AT ALL EXTERIOR WALLS EXCEPT EXTERIOR WALLS OF GARAGE

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

19.01 EXTERIOR PAINTING
PROVIDE LABOR, MATERIALS AND EQUIPMENT FOR EXTERIOR PAINTING AS INDICATED ON PAINT SCHEDULE, WINDOW SCHEDULE AND ROOM FINISH SCHEDULES INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
-ALL EXTERIOR TO BE PREFINISHED ONLY REQUIRING MINOR TOUCH-UP AFTER THE INSTALLATION EXCEPT AS NOTED ON PAINTING SCHEDULE.
EXCEPT:
-VENTS, PVC PIPES AND OTHER PROJECTIONS AT WALLS AND ROOF TO BE PAINTED TO MATCH SIDING OR ROOF.
NOTE: SEE EXTERIOR FINISH SCHEDULE FOR SPECIFICS

19.02 INTERIOR FINISHING
PRE-WRAP: PAINTER TO PROVIDE LABOR AND EQUIPMENT REQUIRED TO PREPARE PROJECT FOR PAINTING (AFTER FINISH CARPENTRY IS SUBSTANTIALLY COMPLETE). COVER FINISHED FLOORING (TILE, WOOD, OR VINYL) AND COUNTERTOPS. PROTECT PLUMBING FIXTURES. REMOVE, LABEL AND PROTECT SHELVING, SHELF SUPPORTS AND CLOSET POLES. REMOVE, LABEL AND PROTECT WINDOW, DOORS, DOOR HARDWARE. INTERIOR PAINT CONTRACTOR TO REMOVE ALL MASKING TAPE AND ADHESIVE PRODUCTS, REINSTALL ALL COMPONENTS LISTED ABOVE AND RETURN PROJECT ENVIRONMENT TO INITIAL STATUS.
WALLS & CEILINGS:
-PAINT ALL CEILINGS WITH 1 COAT OF FINISH PAINT BY SPRAY. TOUCH UP AFTER CARPENTRY IS COMPLETE.
-PAINT ALL WALLS AND CEILING S OF GARAGE WITH 1 COAT OF FINISH PAINT BY SPRAY. TOUCH-UP AFTER THE CARPENTRY IS COMPLETE.
-PAINT ALL WALLS AND CEILING OF ALL CLOSETS WITH 1 COAT OF FINISH PAINT BY SPRAY. TOUCH-UP AFTER THE CARPENTRY IS COMPLETE.
-PAINT ALL OTHER WALLS WITH 2 COATS OF PAINT BY ROLLER AND BRUSH AFTER THE CARPENTRY IS COMPLETE.
TRIM: SEE PAINTING SCHEDULE
CABINETS: WILL BE FINISHED BY CABINET MANUFACTURER.
PAINTER TO ALLOW FOR:
-1 COLOR FOR ALL CEILINGS, CLOSETS AND GARAGE
-4 COLORS ON ALL WALLS
-1 PAINT COLOR FOR ALL WOODWORK
-1 STAIN COLOR FOR STAIR TREADS, RAILINGS AND NEWEL TO MATCH FLOOR.
-COLORS REQUIRING MORE THAN TWO (2) COATS ARE NOT INCLUDED AND WILL BE BILLED VIA FUTURE CHANGE ORDER. AREAS DESIGNATED TO RECEIVE WALLPAPER TO BE UNFINISHED. WALL SIZING AND/OR PRIMING FOR WALLPAPER IS NOT PART OF THIS CONTRACT.
-ALL OTHER WALLS AND CEILINGS TO BE FLAT SHEEN
-PROVIDE A LIST OF PRODUCTS TO BE USED WITH BID

PERFORMANCE /WARRANTY: THE PAINTING CONTRACTOR WILL RETURN, AT HIS EXPENSE, ONCE AFTER THE BUYER MOVES IN AND ONCE AFTER ONE (1) YEAR TO MAKE REPAIRS (WITHIN INDUSTRY STANDARDS).
NOTE: ALL WALLS AND CEILINGS TO BE PRIMED BY DRYWALL CONTRACTOR.

20.01 CAULKING
PROVIDE LABOR, MATERIALS AND EQUIPMENT REQUIRED FOR ALL CAULKING. OSI QUAD CAULK TO BE APPLIED AT ALL MASONRY/WOOD JOINTS AND ALL WOOD PLANE CHANGES. BACKER ROD AND SEALANT TO BE APPLIED AT HEAD, JAMBS AND SILL OF ALL WINDOWS AS REQUIRED.

21.01 EXTERIOR DOORS
PROVIDE ALL EXTERIOR DOOR ASSEMBLIES AS SHOWN ON DRAWINGS AND DOOR SCHEDULE, NOT INCLUDING DOORS PROVIDED BY WINDOW MANUFACTURER. EXTERIOR DOOR SUPPLIER IS TO PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO ORDER. INCLUDE A TEMPORARY CONSTRUCTION DOOR (INCLUDING PLYWOOD AT SIDELITES) AT FRONT ENTRY AND GARAGE ENTRY DOOR. COORDINATE FINISHED DOOR DELIVERY WITH THE CONSTRUCTION MANAGER INSTALL HINGES PRIOR TO DELIVERY FOR ALL PRE-HUNG DOOR ASSEMBLIES. REFER TO SECTION 25 FOR ALL HARDWARE SPECIFICATIONS.

21.04 CLOSET SHELVING:
ALL CLOSET SYSTEMS TO BE PROVIDED BY MILLSHOP. ALL CLOSET SHELVING TO BE 3/4" WHITE MELAMINE WITH SHELF SUPPORTS AS REQUIRED WITH CHROME CLOSET POLES AND CHROME ROSETTES. SUPPLY MINIMUM 4" HIGH WOOD CLEAT TO RECEIVE CHROME ROSETTES. PROVIDE ALL WOOD CLEATS AT FIXED SHELVES.

21.06 CABINETRY
PROVIDE LABOR, MATERIALS AND EQUIPMENT TO SUPPLY ALL CUSTOM, PREFINISHED CABINETRY AS SHOWN ON DRAWINGS AND SCHEDULES: CABINET SUPPLIER IS TO PROVIDE SHOP DRAWINGS AND A SAMPLE OF EACH DOOR STYLE AND FINISH BEING SUPPLIED FOR APPROVAL PRIOR TO ORDER.
CABINET FRAMES: CABINET CONSTRUCTION CONSISTS OF BACKS AT UPPER CABINETS AT KITCHEN ONLY UNLESS STATED OTHERWISE ON DRAWINGS. PROVIDE EXCESS MATERIAL ON CABINET FRAME FOR SCRIBING PURPOSES. ALL PAINT-GRADE CABINET INTERIORS AND SHELVING TO BE MELAMINE EXCEPT AT EXPOSED CABINET INTERIORS TO BE PAINTED WHITE AS WELL. ALL STAIN-GRADE CABINET INTERIORS TO HAVE MAPLE MELAMINE EXCEPT AT EXPOSED CABINET INTERIORS TO HAVE MATCHING STAIN-GRADE WOOD. CHECK ELECTRICAL PLANS AND EXTEND BOTTOM RAILS OF UPPER CABINETS TO PROVIDE A MINIMUM OF 1" CLEARANCE BELOW FINISHED CABINET BOTTOM FOR UNDER CABINET LIGHTING. EXPOSED ENDS OF CABINETS TO BE FINISH GRADE. ALL TRIM AND MOULDINGS TO BE ATTACHED TO CABINETRY AS SHOWN ON DRAWINGS EXCEPT CROWN, PROFILED LIGHT VALANCE AND BASE AT AREAS WITHOUT TOE-KICK.
CABINET DOORS: ALL CABINET DOORS TO BE PREHUNG. PROVIDE GLASS SHELVES AND CABINET DOOR GLASS.
CABINET DRAWERS: ALL DRAWERS TO BE DOWELED MELAMINE WITH MELAMINE BOTTOMS.
CABINET HARDWARE: ALL CABINET DOORS TO HAVE ADJUSTABLE SELF-CLOSING CONCEALED HINGES. ALL DRAWERS TO HAVE FULL-EXTENSION SELF-CLOSING UNDERMOUNTED DRAWER TRACKS.
-SEE CABINET SCHEDULE
*******PROJECT SPECIFIC: CABINET SUPPLIER TO FINISH AND INSTALL ALL CABINETS.
*****PROJECT SPECIFIC:** CABINET SUPPLIER TO SUPPLY ALL APPLIANCE PANELS. APPLIANCE SUPPLIER TO INSTALL APPLIANCE PANELS

21.08 MILL-SUPPLIED STAIRWAY SYSTEMS
PROVIDE LABOR, MATERIALS AND EQUIPMENT TO SUPPLY ALL STAIR MATERIAL INCLUDING BALUSTERS, AS SHOWN ON DRAWINGS.
INCLUDE RAILING AT GARAGE.

21.10 INTERIOR TRIM
PROVIDE LABOR, MATERIALS AND EQUIPMENT TO SUPPLY ALL INTERIOR TRIM AND MOULDINGS AS SHOWN ON DRAWINGS AND SCHEDULES.
INTERIOR TRIM SUPPLIER IS TO PROVIDE SAMPLES OF EACH MOLDING FOR APPROVAL PRIOR TO ORDER.
TRIM AND MOULDINGS AT CABINETRY TO BE BY CABINET SUPPLIER.

21.14 INTERIOR DOORS
PROVIDE LABOR, MATERIALS AND EQUIPMENT TO SUPPLY ALL INTERIOR DOOR ASSEMBLIES AS SHOWN ON DRAWINGS AND SCHEDULES. INTERIOR DOOR SUPPLIER IS TO PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO ORDER. INCLUDE INTERIOR DOORFRAMES, STOP MOULDINGS, SILLS AND THRESHOLDS. POCKET DOOR METAL INSERTS TO BE BY LUMBER SUPPLIER. PRE-HANG DOORS AND INSTALL HINGES AND PREPARE DOORS FOR BORES AND 2 3/8" BACKSETS PRIOR TO DELIVERY. REFER TO SECTION 25 FOR ALL HARDWARE SPECIFICATIONS.

22.00 TILE
PROVIDE LABOR, EQUIPMENT, AND MATERIALS (NOT INCLUDING TILE) REQUIRED TO INSTALL ALL TILE AS SHOWN ON DRAWINGS AND SCHEDULES INCLUDING DELIVERY, GROUT, MASTIC, MUD AND CEMENT BOARD. ALL SURFACES TO RECEIVE TILE SHALL BE DRY AND THOROUGHLY CLEANED BEFORE STARTING WORK. ALL GROUT, TILE, GRANITE AND MARBLE TO BE SEALED. TILE ASSUMED TO BE AS BELOW UNLESS DRAWN OR SPECIFIED: STANDARD THICKNESS (1/4" - 1/2"); SMOOTH ON BACKSIDE; CONSISTENT IN SIZE; NOT REQUIRING SPACER SEPARATION TABS; STANDARD PATTERN. SUPPLY AND INSTALL ALL CEMENT BOARD. ALL OTHER SUBSTRATES BY OTHERS. IF REQUIRED, EXPOSED MARBLE TILE EDGES TO BE POLISHED.
THINSET: VERSABOND OR 253 LATICRETE.
PERMACOLOR BY LATICRETE.
SHOWER MEMBRANE: PVC SHOWER SAFING.
ELECTRIC HEAT FLOOR : PROVIDE AND INSTALL CABLE HEAT SYSTEM WITH POWER PROVIDED BY ELECTRICIAN
PROVIDE AND INSTALL ANTI-FRACTURE MEMBRANE WHERE NEEDED. WATERPROOF MEMBRANES NEEDS TO BE PROVIDED AND INSTALLED IN ALL SHOWERS.
TILE MATERIALS
PROVIDE TILE AS SHOWN ON DRAWINGS AND SCHEDULES.
USE ACTUAL COST OF TILE IF SELECTIONS APPEAR ON TILE SCHEDULE.
*****PROJECT SPECIFIC:** INSTALL ALL GRAB BARS AT SHOWERS (OTHER GRAB BARS BY OTHERS).

23.00 SEWER AND WATER
PROVIDE LABOR, MATERIAL, EQUIPMENT AND NECESSARY PERMITS TO INSTALL COMPLETE SEWER AND WATER SYSTEM ON A DESIGN/BUILD BASIS.

24.00 OVERHEAD DOORS
PROVIDE LABOR, MATERIALS AND EQUIPMENT REQUIRED FOR THE INSTALLATION OF OVERHEAD DOORS AT THE GARAGE AS SHOWN ON DRAWINGS. DOORS TO BE STAMPED METAL, PREFINISHED, 2" INSULATION, TO MATCH DRAWINGS. CHI CARRIAGE, VERIFY MODEL NUMBER PRIOR TO ORDERING.
OVERHEAD DOOR OPERATORS
PROVIDE LABOR AND MATERIALS REQUIRED FOR INSTALLATION OF OVERHEAD DOOR OPERATORS AT THE GARAGE AS SHOWN ON DRAWINGS. WIFI CHAIN DRIVE. OPERATORS TO BE 1/2 HORSEPOWER. INCLUDE A TOTAL OF TWO (2) TRANSMITTERS. PROVIDE SAFETY CLOSERS PER CODE. BELL WIRE INSTALLATION BY OTHERS.
OVERHEAD DOOR KEYPAD
INCLUDE ONE (1) KEYLESS ACCESS PAD SWITCH AT JAMB OF THE OVERHEAD DOOR.

25.01 DOOR HARDWARE
MANUFACTURER: TBD
PROVIDE DOOR HARDWARE INCLUDING DOOR STOPS AND RAILING BRACKETS - SEE SCHEDULES AND HARDWARE SELECTION SHEET BY SUPPLIER.
ALL INTERIOR DOOR HARDWARE TO BE STANDARD BORE-TYPE WITH 2 3/8" BACKSET ALL EXTERIOR DOORS TO RECEIVE DEADBOLTS HINGES: ALL HINGES TO BE STANDARD BUTT-TYPE WITH ROUND CORNERS. ALL DOORS TO HAVE MINIMUM (3) HINGES AND (4) ON 8'-0" DOORS. NON-STANDARD HARDWARE WILL REQUIRE ADDITIONAL LABOR AND WILL BE BILLED FOR VIA CHANGE ORDERS.

25.02 CABINET HARDWARE
PROVIDE CABINET DOOR PULLS AND KNOBS - SEE DRAWINGS AND HARDWARE SELECTION SHEET BY SUPPLIER.

25.03 METAL BATHROOM ACCESSORIES
BATHROOM ACCESSORIES - SEE HARDWARE SELECTION SHEET BY SUPPLIER. INCLUDING GRAB BARS.

26.00 COUNTERTOPS
PROVIDE LABOR, MATERIALS AND EQUIPMENT REQUIRED FOR MEASURING, FABRICATION, INSTALLATION, TAX AND DELIVERY OF COUNTERTOPS AS SHOWN ON DRAWINGS AND SCHEDULES. SEE SCHEDULES FOR FINAL APPROVAL OF MATERIALS, COLORS, EDGE AND SPLASH DETAILS. SEE SCHEDULES FOR PLUMBING AND APPLIANCE SELECTIONS. COUNTERTOP SUPPLIER IS TO PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO ORDER.
26.02 SOLID SURFACE
26.04 SOLID STONE
PROJECT SPECIFIC: INSTALL FLOATING HEARTH AT UNIT A (FRAMING BY OTHERS).

28.00 APPLIANCES
WHEN APPLIANCES CONTRACTED, SUPPLIER TO PROVIDE ACROBAT PDF CUTSHEETS VIA E-MAIL OR QUALITY COPIES SENT VIA U.S. MAIL.
APPLIANCE SUPPLIER TO PROVIDE ALL POWER CORDS AND FLEXIBLE GAS LINES WHERE NECESSARY.
PROVIDE AND DELIVER APPLIANCES AS SHOWN ON DRAWINGS AND SCHEDULES, INCLUDING TAX.
*****PROJECT SPECIFIC:** APPLIANCE CONTRACTOR TO INSTALL ALL APPLIANCES INCLUDING RANGE HOOD AND DISHWASHER. INSTALL ALL APPLIANCE PANELS AS PER SCHEDULE.

28.02 METAL FIREPLACE INSERT
PROVIDE ALL LABOR, EQUIPMENT AND MATERIALS REQUIRED TO SUPPLY AND INSTALL ALL INSERT FIREPLACES AND FIREPLACE DOORS AS SHOWN ON DRAWINGS.
NOTE: GAS SUPPLY BY OTHERS.

29.00 LANDSCAPING
ROUGH FINAL
LANDSCAPER TO PROVIDE LABOR, MATERIALS, AND EQUIPMENT REQUIRED FOR ROUGH FINAL GRADE OF LOT PRIOR TO TOP SOIL REPLACEMENT. LANDSCAPER TO PROVIDE ADDITIONAL FILL AS REQUIRED TO CONFORM TO LANDSCAPE PLAN. LANDSCAPER IS RESPONSIBLE FOR ESTABLISHING AND MAINTAINING A 6" POSITIVE SLOPE (OVER 12'-0" HORIZONTAL) AWAY FROM THE FOUNDATION, AND FOR KEEPING THE FINAL GRADE AT THE FOUNDATION (INCLUDING MULCH) BELOW THE WEEP HOLES OF MASONRY WALLS AND AT LEAST 4" BELOW NON-MASONRY CLADDING.
SPREAD TOPSOIL
LANDSCAPER TO PROVIDE LABOR, MATERIALS, AND EQUIPMENT REQUIRED TO SPREAD TOPSOIL. BUILDER WILL LEAVE SCRAPED TOPSOIL FROM THE EXCAVATION IN A PILE ON SITE. LANDSCAPER TO PROVIDE ANY ADDITIONAL TOPSOIL AS REQUIRED.
LANDSCAPING
LANDSCAPER TO PROVIDE LABOR, MATERIALS, AND EQUIPMENT REQUIRED TO INSTALL PLANTS AND LAWN TO CONFORM TO LANDSCAPE PLAN.
DRIVEWAY
LANDSCAPER TO PROVIDE LABOR, MATERIALS, AND EQUIPMENT REQUIRED TO CUT, GRAD

11333 N. Cedarburg Road
Mequon, WI 53092-1930
Phone: 262-242-3100
Fax: 262-242-9655
www.cityofmequonwi.gov
Office of Architectural Board

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **April 14, 2025**
SUBJECT: **Felix & Marina Raykh - New Detached Garage at 9706 N. Sunset Lane**

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

Statement of intent

This if for the detached garage addition at 9706 n. Sunset Ln., Mequon.

Currently we have attached 2.5 car garage and detached old shed for the yard maintenance equipment. Existing shed is deteriorating and needs replacement. We have 5 people household with multiple cars and some of the cars are parked on the driveway. We think adding detached garage to park cars and keep yard equipment, instead of the small shed, will be beneficial for our family as well as will improve our house curb appeal.

Felix and Marina Raykh

Attachment: Statement of Intent (10237 : Felix & Marina Raykh)

Cornerstone Land Surveying, Inc.
Plat of Survey

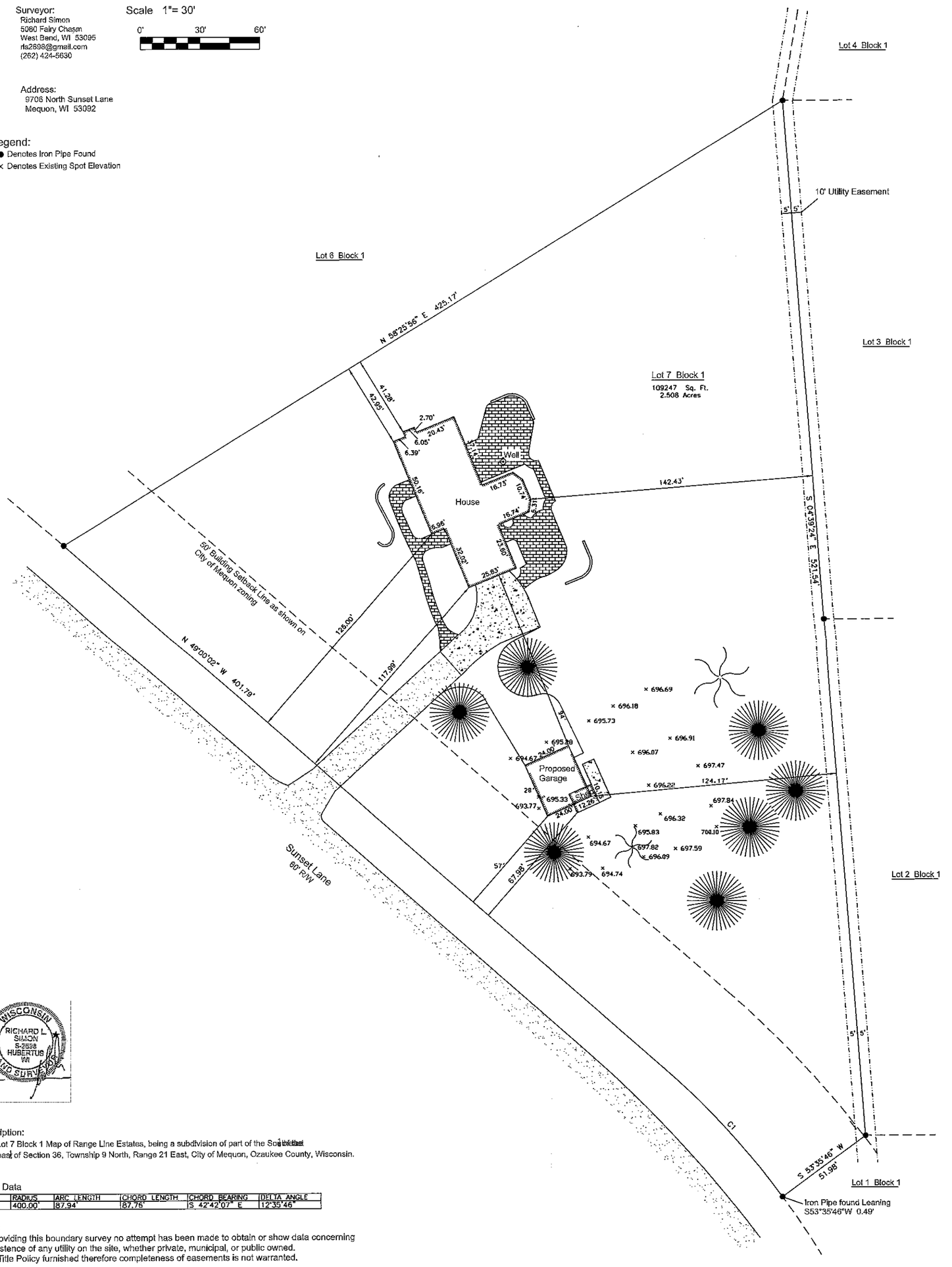
Surveyor:
Richard Simon
5060 Fairy Chasm
West Bend, WI 53095
rls2698@gmail.com
(262) 424-5630

Scale 1"= 30'

0' 30' 60'

Address:
9706 North Sunset Lane
Mequon, WI 53092

Legend:
- ● Denotes Iron Pipe Found
- × Denotes Existing Spot Elevation



WISCONSIN
RICHARD L. SIMON
S-2698
HUBERTUS WI
LAND SURVEYOR

Description:
All of Lot 7 Block 1 Map of Range Line Estates, being a subdivision of part of the Southwest Southeast of Section 36, Township 9 North, Range 21 East, City of Mequon, Ozaukee County, Wisconsin.

Curve Data

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	400.00'	87.94'	87.75'	S 42°42'07" E	12°35'46"

Notes:
1)In providing this boundary survey no attempt has been made to obtain or show data concerning the existence of any utility on the site, whether private, municipal, or public owned.
2) No Title Policy furnished therefore completeness of easements is not warranted.

STATE OF WISCONSIN) SS.
COUNTY OF WASHINGTON)
I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY ACCORDING TO OFFICIAL RECORDS AND THE ABOVE MAP IS A TRUE REPRESENTATION THEROF. 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 YEAR FROM THE DATE HERETO.

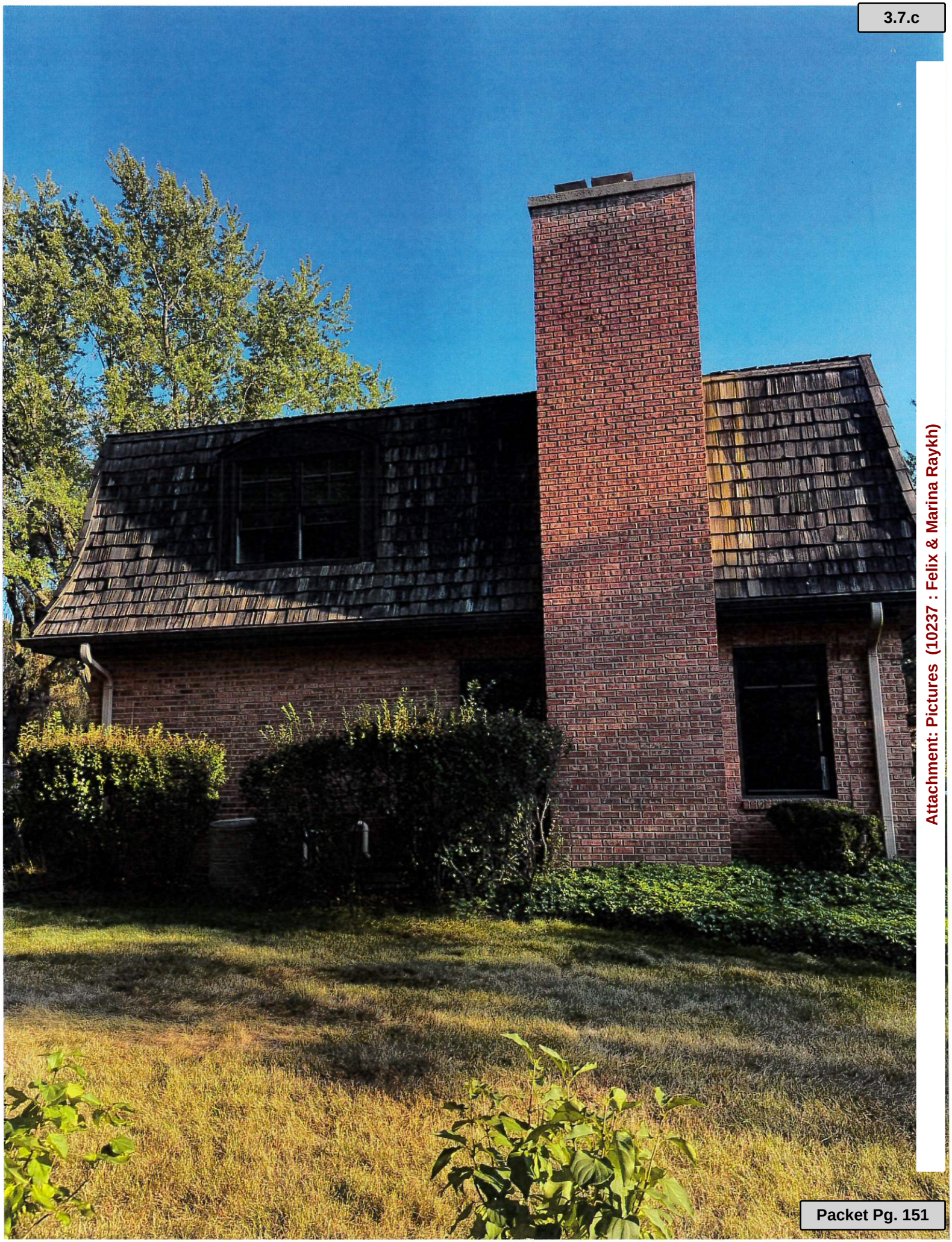
Survey ForMarina Raykh
Dated this 22nd day of April, 2024.
Revised this 23rd day of April, 2024.



Attachment: Pictures (10237 : Felix & Marina Raykh)



Attachment: Pictures (10237 : Felix & Marina Raykh)



Attachment: Pictures (10237 : Felix & Marina Raykh)

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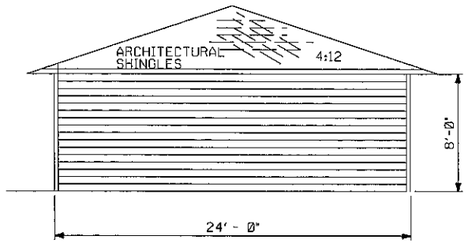
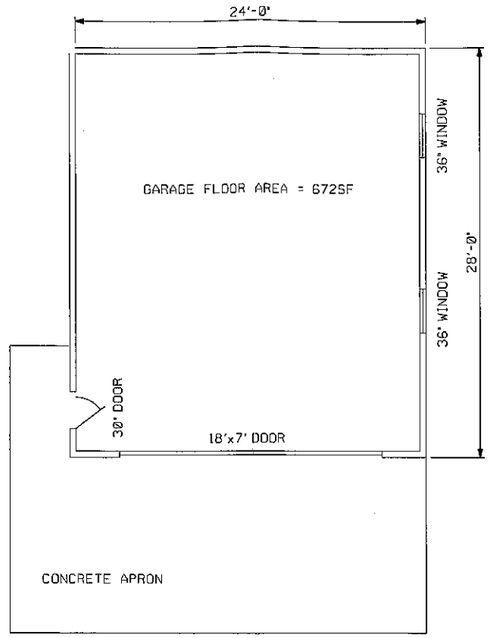
NORTH

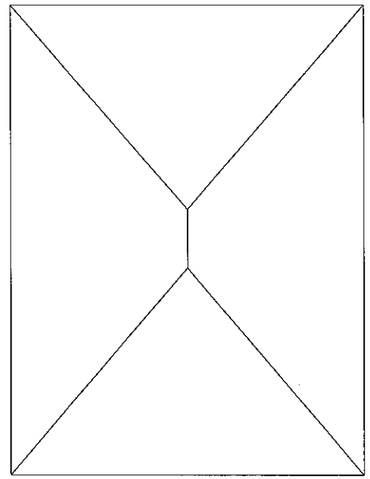
SIDING TO MATCH HOUSE LP SIDING
SIDING COLOR TO MATCH HOUSE LP SIDING COLOR
ROOF SLOPE TO MATCH EXISTING ROOF SLOPE 4:12
WINDOWS STYLE AND COLOR TO MATCH EXISTING HOUSE WINDOWS
WALLS 2 x 4 CONSTRUCTION
FOUNDATION - SLAB
ROOF - ARCHITECTURAL ASPHALT SHINGLES



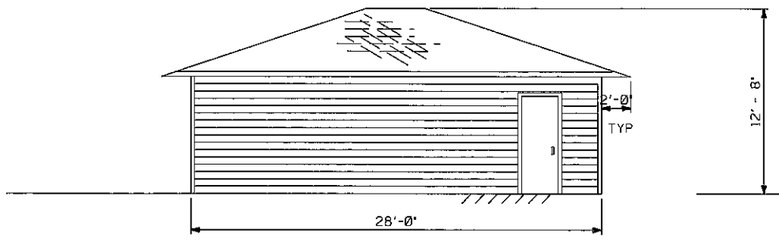
SOUTH ELEVATION



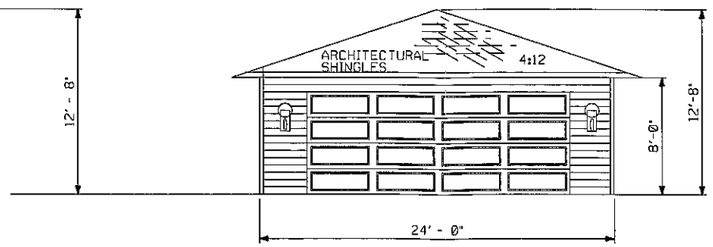
GARAGE PLAN



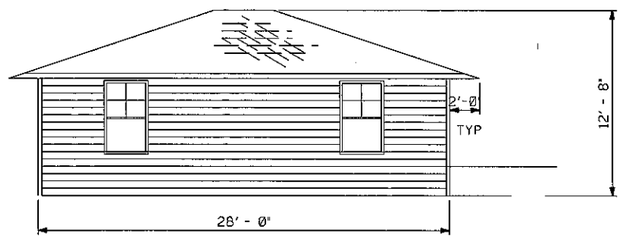
ROOF PLAN



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

NO.	DATE		BY

9706 N. Sunset Ln. Mequon WI 53092
RAYKH FAMILY GARAGE ADDITION

PLAN

	DRAWN BY MR	PLANS CK'D.
9706 N. SUNSET LN. MEQUON, WI 53092	SHEET X OF X	

FILE NAME :$$....designfile....$$ PLOT DATE : $$...plottingdate...$$ PLOT BY : $$...plotuser...$$ PLOT NAME : $FILE$ PLOT SCALE : $$.....plotscale.....$$

8

8

Attachment: Plans (10237 : Felix & Marina Raykh)

11333 N. Cedarburg Road
Mequon, WI 53092-1930
Phone: 262-242-3100
Fax: 262-242-9655
www.cityofmequonwi.gov
Office of Architectural Board

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **April 14, 2025**
SUBJECT: **Rick & Patty Cohen - Addition at 320 E. Ravine Drive**

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

March 24, 2025

KCB Buildings LLC
Keith Barnes, AIA, LEED AP – Registered Wisconsin Architect
P (WI): 608-669-4923
keith@kcbbuildings.com

Statement of Intent

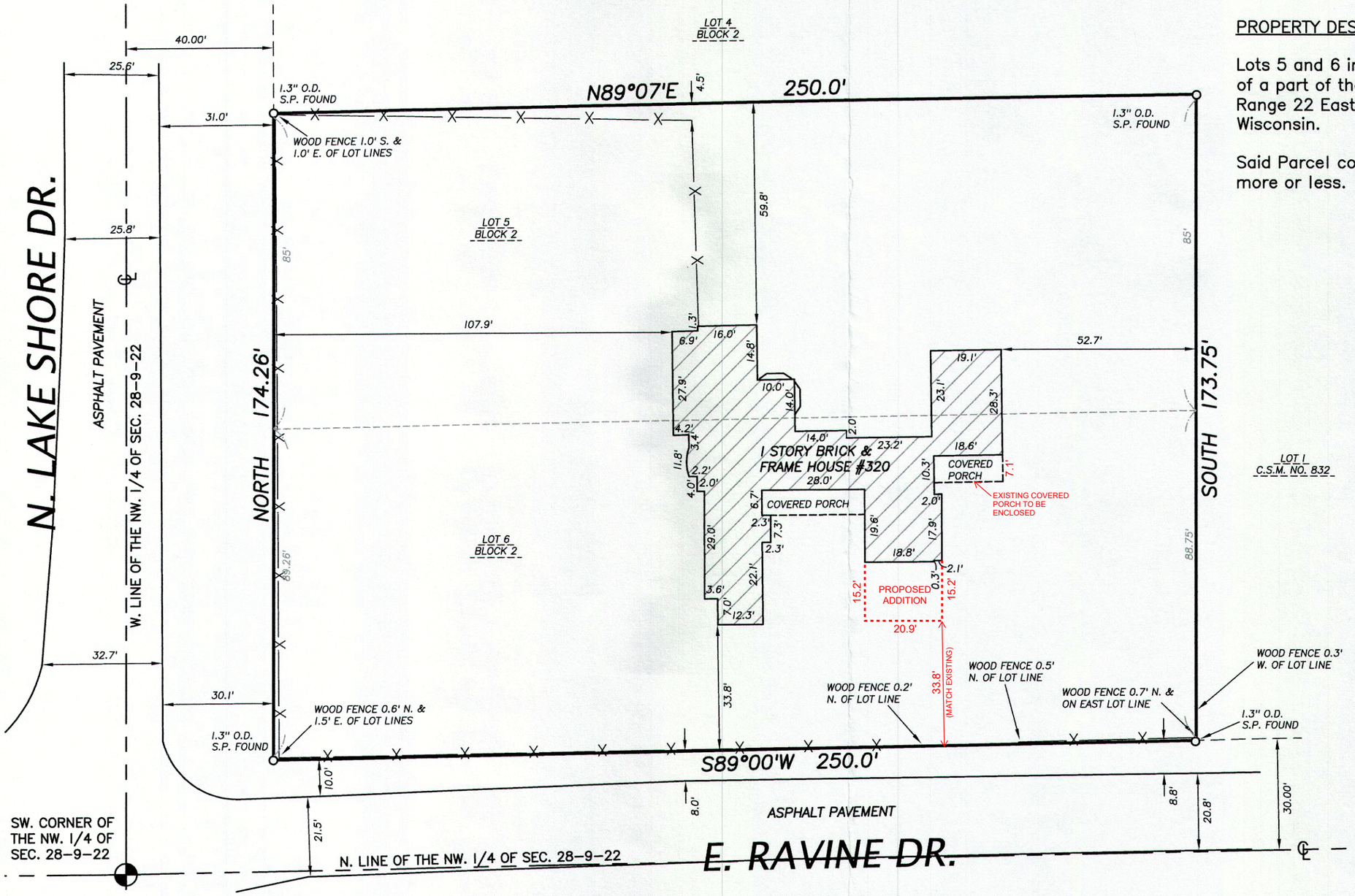
320 E Ravine Dr – Mequon, WI – Single-Family Residential Garage Addition with Interior Renovations

The single-family residence located at 320 E Ravine Dr is an existing single-story home with an attached 2-car garage. The property is a corner lot on the northeast corner of N Lake Shore Drive and E Ravine Dr. The property is Zone R-3 (Single Family).

The proposed project outlines plans for converting a portion of the existing garage as well as an existing covered patio into living space. Additionally, a single story attached (side-entry) garage addition is being added to the South side of the existing garage. The front (south) setback of the proposed addition will be equal to the existing front setback of the home. In accordance with the setback exceptions of the zoning code [Sec 58-416(d)(1)(b)], Planning Commission approval is necessary in order to determine that the proposed addition will neither impede any likely public improvements nor cause any hardship, inconvenience, or diminution in value to any adjacent properties and will be harmonious with neighboring properties.

Keith C. Barnes, AIA, LEED AP
Architect, Owner
KCB Buildings LLC
P (WI): 608-669-4923

Attachment: Statement of Intent (10238 : Rick & Patty Cohen)



PROPERTY DESCRIPTION:

Lots 5 and 6 in Block 2 in "MICHIVUE", being a subdivision of a part of the Northwest 1/4 of Section 28, Town 9 North, Range 22 East, in the City of Mequon, Ozaukee County, Wisconsin.

Said Parcel containing 43,496 sq. ft./1.0 acres of land, more or less.

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

THIS IS AN ORIGINAL PRINT ONLY IF STAMPED IN RED

BEARING REFERENCE :

ALL BEARINGS ARE REFERENCED TO THE EAST LINE OF N. LAKE SHORE DR., WHICH BEARS NORTH, PER "MICHIVUE" SUBDIVISION PLAT.

SURVEY CERTIFICATE

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

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

Dated at City of Mequon, State of Wisconsin this 16th day of February, 2021

Recertified _____

James Schneider
S – 2127

0 30 45 60 90

SCALE 1" = 30'

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

"PROPERTY SURVEY"

for

David Mathews

320 E. Ravine Dr.
Mequon, WI

DATE:	February 16, 2021	DRAWN BY:	A.R.H.
FIELD CREW:	E.A.J. & S.F.Z.	Plat No.	

Attachment: Survey (10238 : Rick & Patty Cohen)

28.9.22

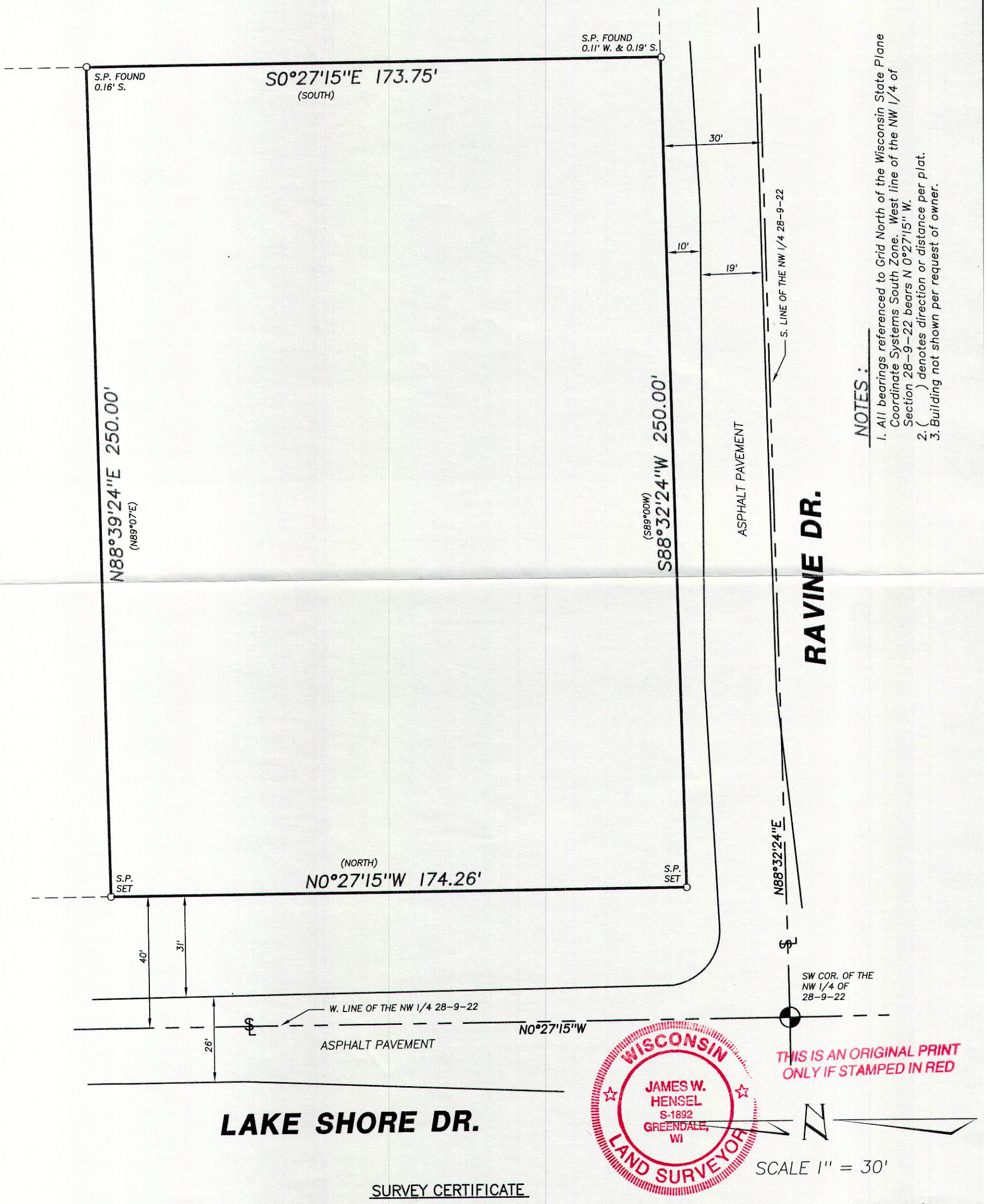
PLAT NO. LS-2178

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

PLAT OF SURVEY

Prepared For: Tom & Kathy Wigdale/320 E. Ravine Dr.

Property Description: Lots 5 and 6 in Block 2 in "MICHIVUE", being a subdivision of a part of the Northwest 1/4 of Section 28, Town 9 North, Range 22 East, in City of Mequon, Ozaukee County, Wisconsin.



NOTES:
1. All bearings referenced to Grid North of the Wisconsin State Plane Coordinate Systems South Zone. West line of the NW 1/4 of Section 28-9-22 bears N 0°27'15" W.
2. ( ) denotes direction or distance per plat.
3. Building not shown per request of owner.

WISCONSIN
JAMES W. HENSEL
S-1892
GREENDALE, WI
LAND SURVEYOR

THIS IS AN ORIGINAL PRINT ONLY IF STAMPED IN RED

SURVEY CERTIFICATE

I have surveyed the above described property and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary fences, apparent easements, roadways, 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 Mequon, Wisconsin. this 5th day of November, 20 04

Recertified _____ Surveyor _____

C:\Drawings\Private\Ozaukee\LS-2178.dwg, 11/08/04 09:12:32 AM

Attachment: Survey (10238 : Rick & Patty Cohen)



Front (South Side)



East Side



Rear (North Side)



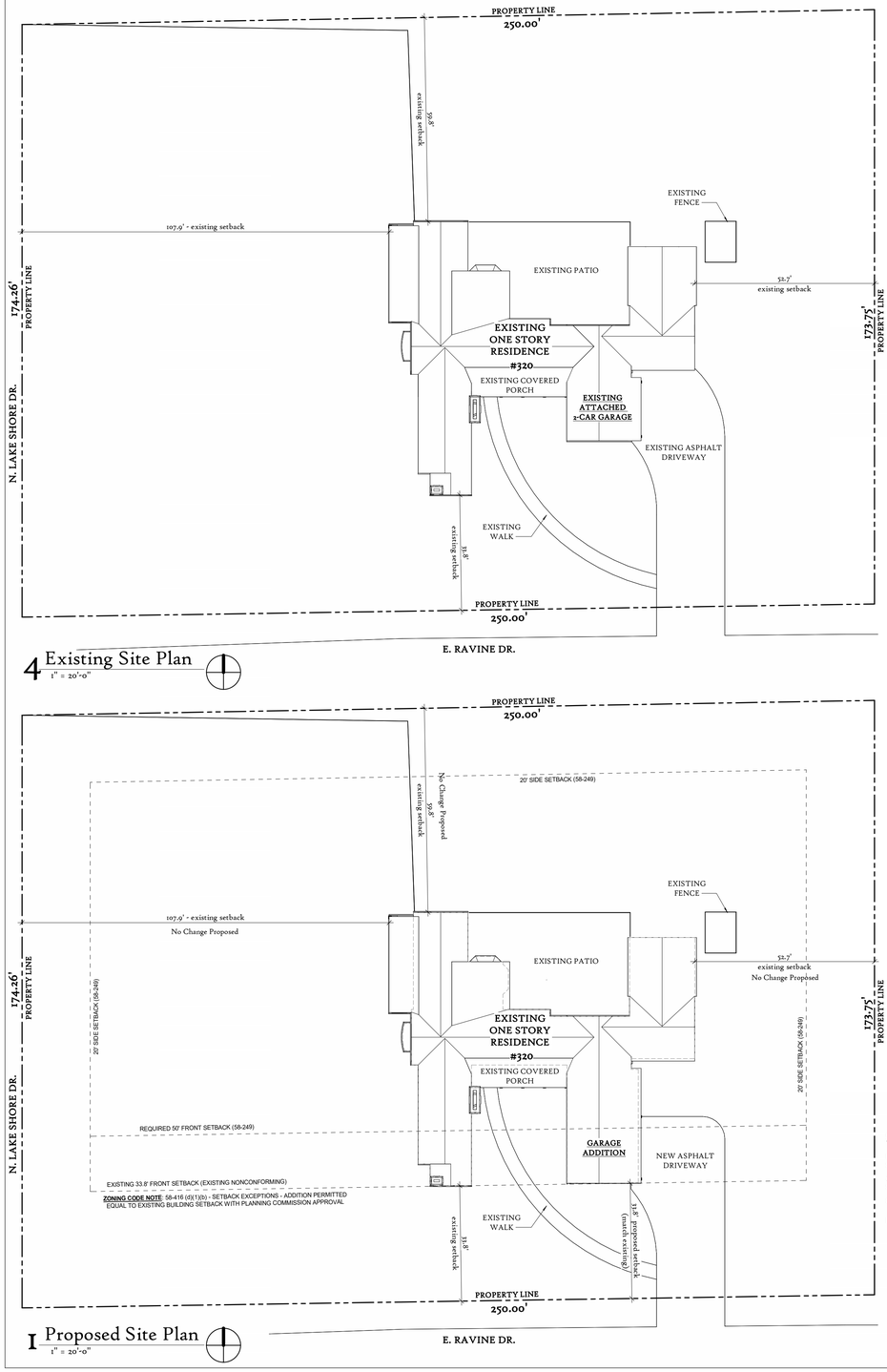
West Side

PHOTOGRAPHS OF EXISTING HOUSE
320 E Ravine Dr - Mequon, WI

Attachment: Pictures (10238 : Rick & Patty Cohen)

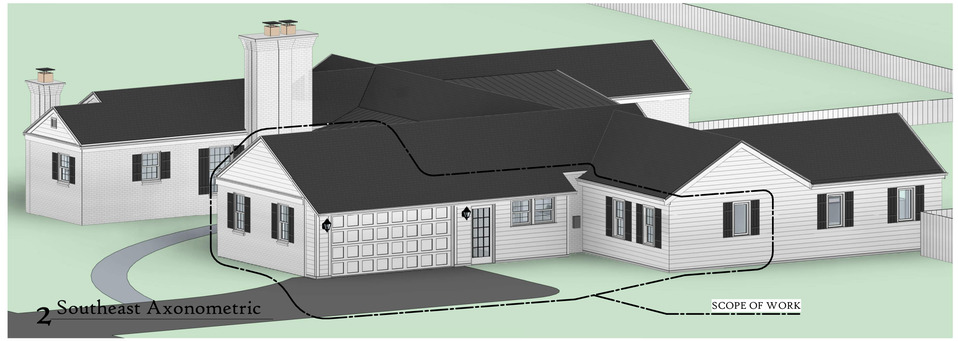
RESIDENTIAL GARAGE ADDITION & REMODEL

Cohen Residence - 320 E Ravine Dr.



4 Existing Site Plan
1" = 20'-0"

1 Proposed Site Plan
1" = 20'-0"

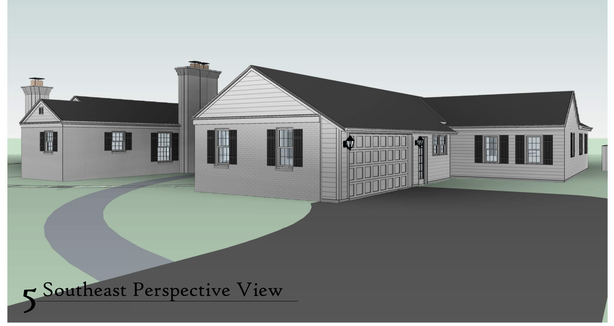


2 Southeast Axonometric



3 Southwest Axonometric





5 Southeast Perspective View

ZONING INFO:

1. Lot Area: 43496 sf

2. Zoning District: R-3, Single Family Residential District

3. Required Minimum Setbacks:
South (Front): 50' (Existing Nonconforming)

DRAWING INDEX

DRAWING INDEX

Sheet Number	Sheet Name
A-001	Cover Sheet & Site Information
A-101	First Floor Plan
A-103	Partial Foundation Plan & Partial Roof Plan
A-201	Exterior Elevations
A-202	Exterior Elevations & Wall Sections



PHOTOGRAPH OF EXISTING SOUTHEAST



PHOTOGRAPH OF EXISTING CONDITIONS

SITE DRAINAGE & EROSION CONTROL LEGEND

EROSION CONTROL BARRIER - SEDIMENT/SILT FENCE

ALL ELEVS. DERIVED FROM SURVEY - SEE SURVEY

SITE DRAINAGE DIRECTION

DOWNSPOUT LOCATION

SITE DRAINAGE & EROSION GENERAL NOTES

1. THE FINISHED GRADE OF THE SOIL SHALL SLOPE AWAY FROM THE DWELLING AT A RATE OF AT LEAST 1/2" PER FOOT FOR A MINIMUM DISTANCE OF 10 FEET, OR TO THE LOT LINE, WHICHEVER IS LESS

2. WHERE LAND DISTURBING CONSTRUCTION ACTIVITY IS TO OCCUR EROSION CONTROL AND SEDIMENT CONTROL PRACTICES SHALL BE EMPLOYED, AS NECESSARY, AND MAINTAINED TO PREVENT OR REDUCE THE POTENTIAL DEPOSITION OF SOIL OR SEDIMENT TO ADJACENT PROPERTIES, INCLUDING:
- ONTO STREETS BY VEHICLES
- FROM DISTURBED AREAS INTO ONSITE STORM WATER INLETS
- INTO ABUTTING WATERS
- DRAINAGE WAYS THAT FLOW OFF THE SITE
- DISCHARGE FROM DE-WATERING ACTIVITIES
- DISCHARGE FROM SOIL STOCKPILES EXISTING FOR MORE THAN 7 DAYS

3. LAND DISTURBING CONSTRUCTION ACTIVITIES, EXCEPT THOSE ACTIVITIES NECESSARY TO IMPLEMENT EROSION OR SEDIMENT CONTROL PRACTICES, MAY NOT BEGIN UNTIL THE SEDIMENT CONTROL PRACTICES ARE IN PLACE.
4. EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE MAINTAINED UNTIL THE DISTURBED AREAS ARE STABILIZED. THE DISTURBED AREA SHALL BE CONSIDERED STABILIZED BY VEGITATION WHEN A PERENNIAL COVER HAS BEEN ESTABLISHED WITH A DENSITY OF AT LEAST 70%
5. OFFSITE SEDIMENT DEPOSITION RESULTING FROM THE FAILURE OF AN EROSION OR SEDIMENT CONTROL PRACTICE SHALL BE CLEANED UP BY THE END OF THE NEXT DAY.
6. OFF-SITE SOIL DEPOSITION RESULTING FROM CONSTRUCTION ACTIVITY THAT CREATES A NUISANCE, SHALL BE CLEANED UP BY THE END OF THE WORK DAY.
7. STORM WATER MANAGEMENT PRACTICES SHALL BE EMPLOYED IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES STATUTES FOUND IN NR151.12

FLOOR AREA SUMMARY

Lot Area: 43,496 sf
1st Floor Gross Floor Areas:
Existing:
House = 2,753 sf
Ecl. Porch = 210 sf
Covered Entry (Main) = 200 sf
Covered Entry (Side) = 133 sf
Attached Garage = 369 sf
Addition:
Attached Garage = 317 sf
Conversion:
Portion of Attached Garage to Living Space = 225 sf
Exstg Covered Entry (Side) to Living Space = 133 sf
Totals:
House = 2,753 sf + 225sf = 3,111 sf
Attached Garage = 461 sf
Ecl. Porch = 210 sf (No Change)
Covered Entry (Main) = 200 sf (No Change)

ARCHITECT:

KCB
ARCHITECTURE & DESIGN

400 E. Wisconsin Ave. #205
Milwaukee, Wi 53202
(414) 261-8956
admin@kcbbuildings.com

CONTRACTOR:

LAKEVIEW REMODELING, LLC.

PROJECT:

320 E Ravine Dr - Residential Addition

OWNER:

Rick and Patricia Cohen

PROJECT ADDRESS:

320 E Ravine Dr
Mequon, WI 53092

Drawing Issuance Schedule:

No.	Description	Date
1	ARC Submittal	03/24/2025

General Notes:

Contractor to field verify all dimensions, levels and datums prior to starting the work. Any discrepancies or omissions shall be reported to the General Contractor and/or Architect.

All work shall be done in compliance with local codes, ordinances, rules and regulations.

No work shall be started until plans have been approved by the building inspector and all other agencies having jurisdiction.

Stamp:

WISCONSIN
KEITH C. BARNES
A-11822-5
BROOKLYN, NY
ARCHITECT

Sheet Title:

Cover Sheet & Site Information

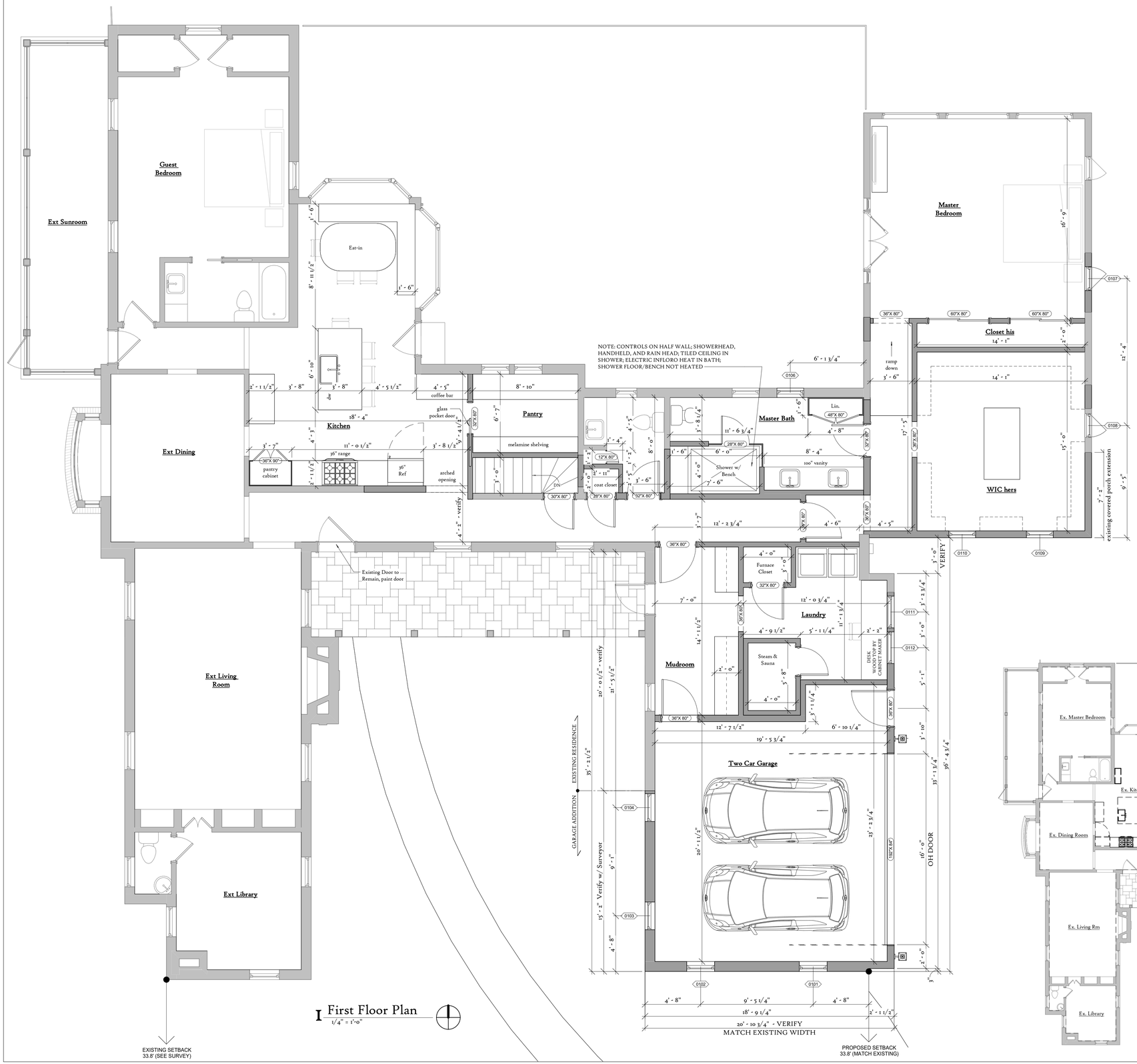
Scale	As indicated
Date	2/27/25

Sheet No.

A-001

3/24/2025 8:49:06 AM

Attachment: Plans (10238 : Rick & Patty Cohen)



FLOOR PLAN LEGEND

- EXISTING WALL TO REMAIN
- NEW WALL
- (E) 0000 — EXISTING WINDOW OPENING TO REMAIN UNALTERED - REPLACE WINDOW
- 0000 — NEW WINDOW & OPENING

ARCHITECT:

KCB
ARCHITECTURE & DESIGN

400 E. Wisconsin Ave. #205
Milwaukee, WI 53202
(414) 261-8956
admin@kcbbuildings.com

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Stamp:

WISCONSIN
KEITH C. BARNES
A-11822-5
BROOKLYN, NY
ARCHITECT

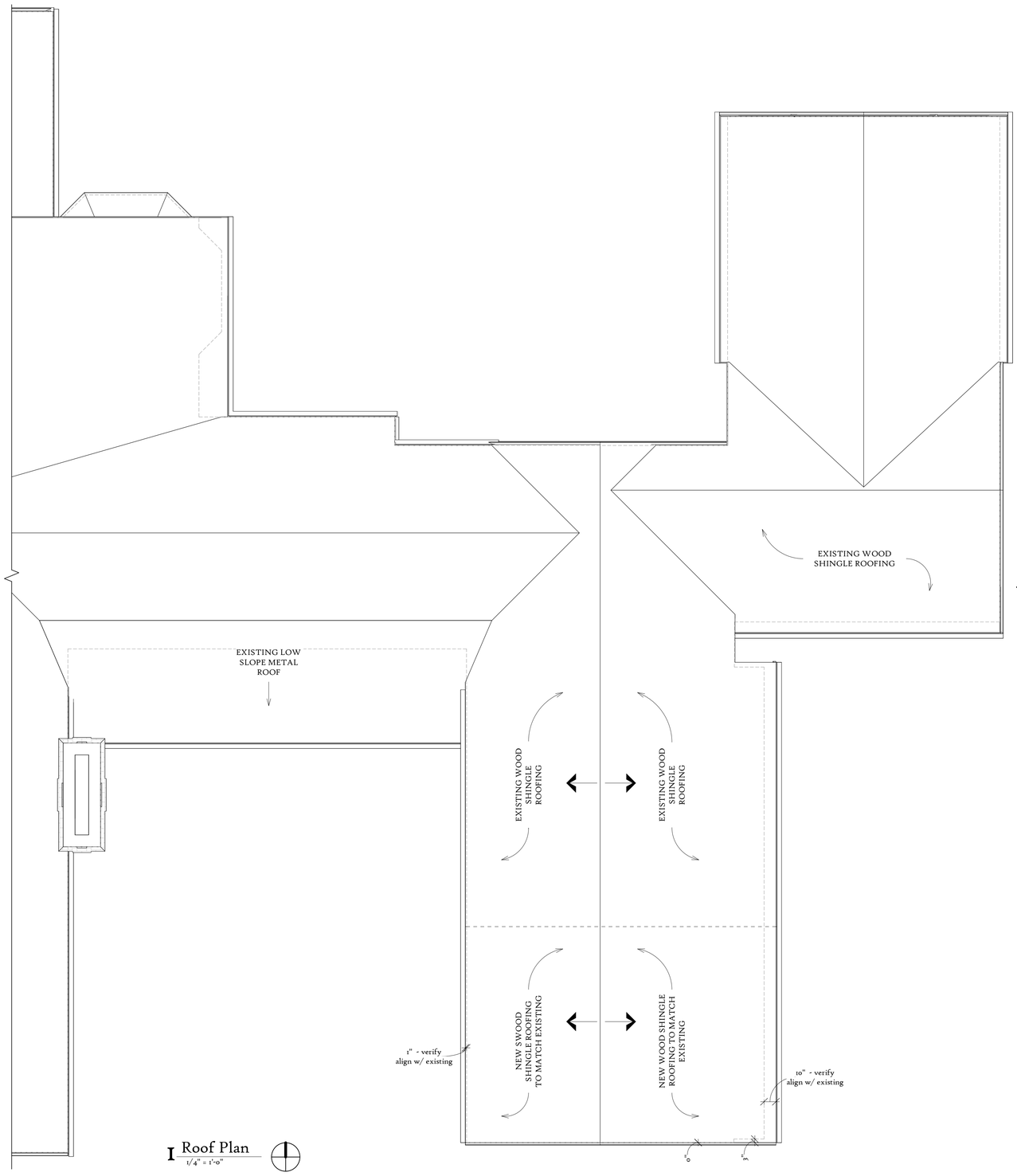
Sheet Title:

First Floor Plan

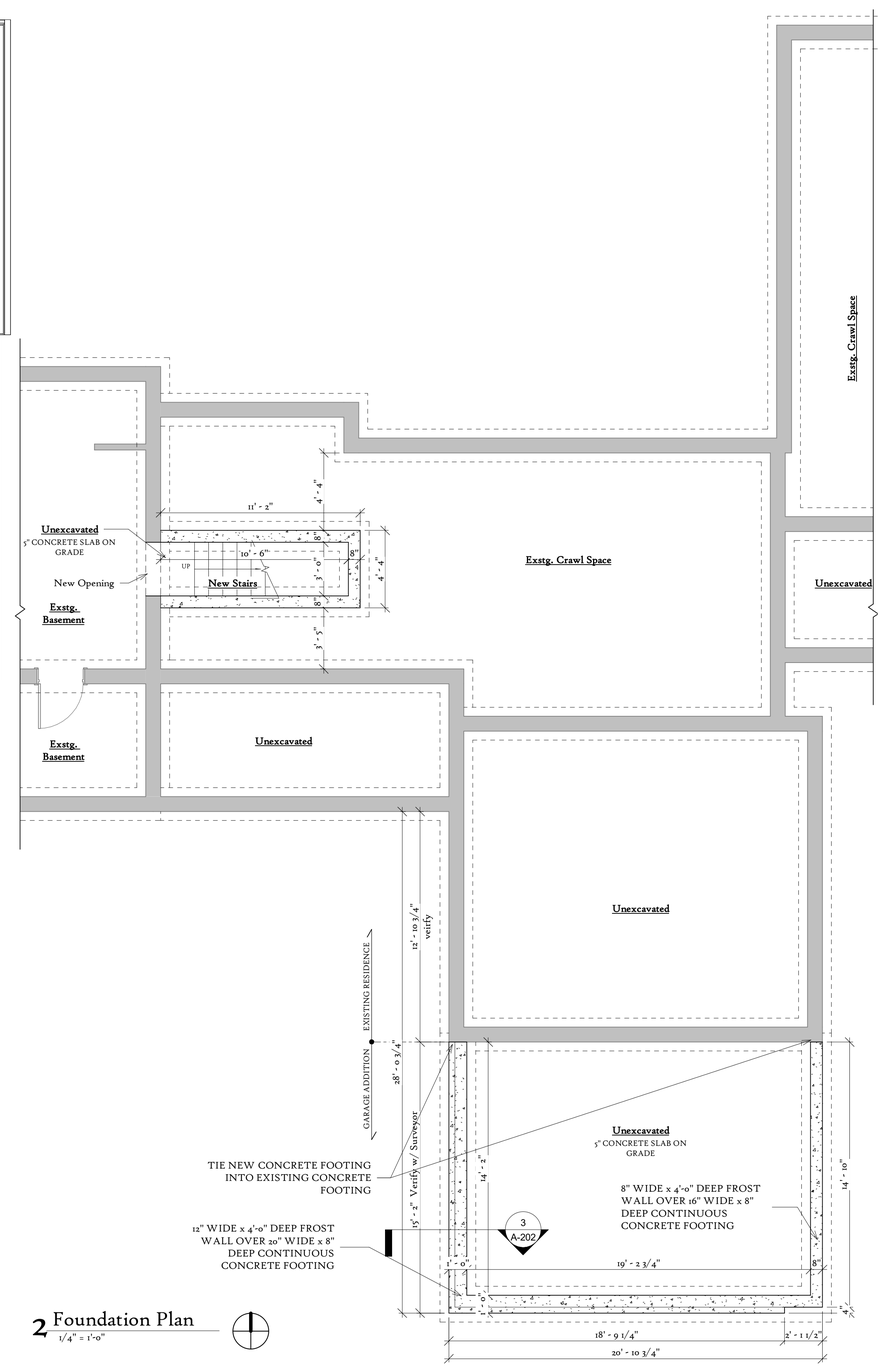
Scale	As indicated
Date	2/27/25
Sheet No.	A-101

3/24/2025 8:45:08 AM

Attachment: Plans (10238 : Rick & Patty Cohen)



1 Roof Plan
1/4" = 1'-0"



2 Foundation Plan
1/4" = 1'-0"

ARCHITECT:

KCB
ARCHITECTURE
& DESIGN

400 E. Wisconsin Ave. #205
Milwaukee, Wi 53202
(414) 261-8956
admin@kcbbuildings.com

CONTRACTOR:

LAKEVIEW
REMODELING, LLC.

PROJECT:

320 E Ravine Dr - Residential Addition

OWNER:

Rick and Patricia Cohen

PROJECT ADDRESS:

320 E Ravine Dr
Mequon, WI 53092

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Stamp:

WISCONSIN
KEITH C. BARNES
A-11822-5
BROOKLYN, NY
ARCHITECT

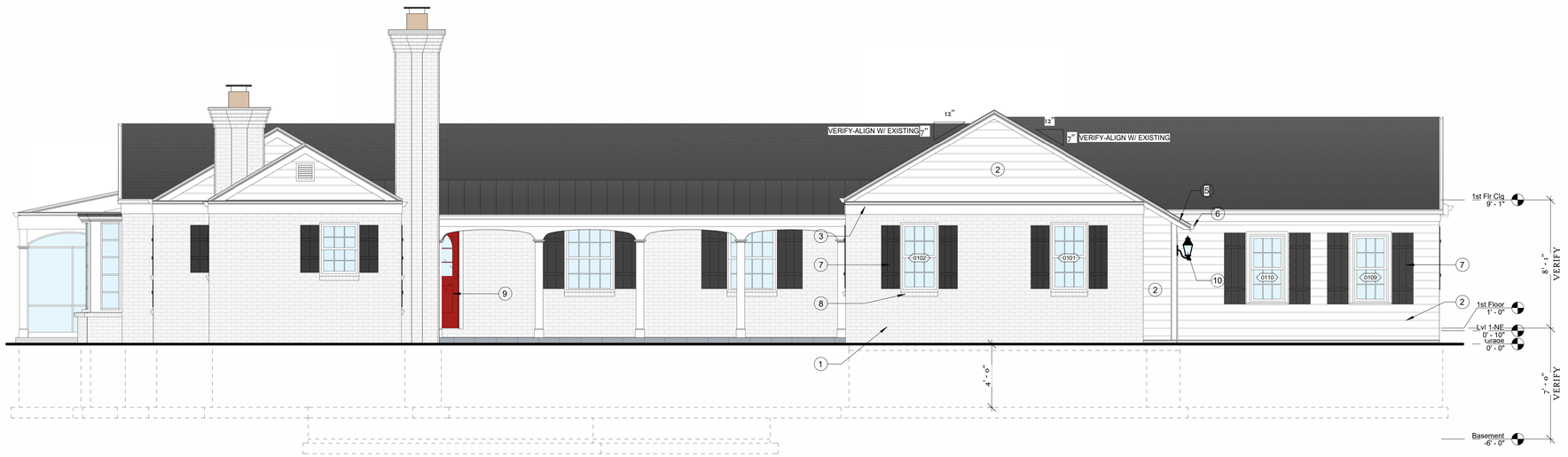
Sheet Title:

Partial Foundation Plan & Partial Roof Plan

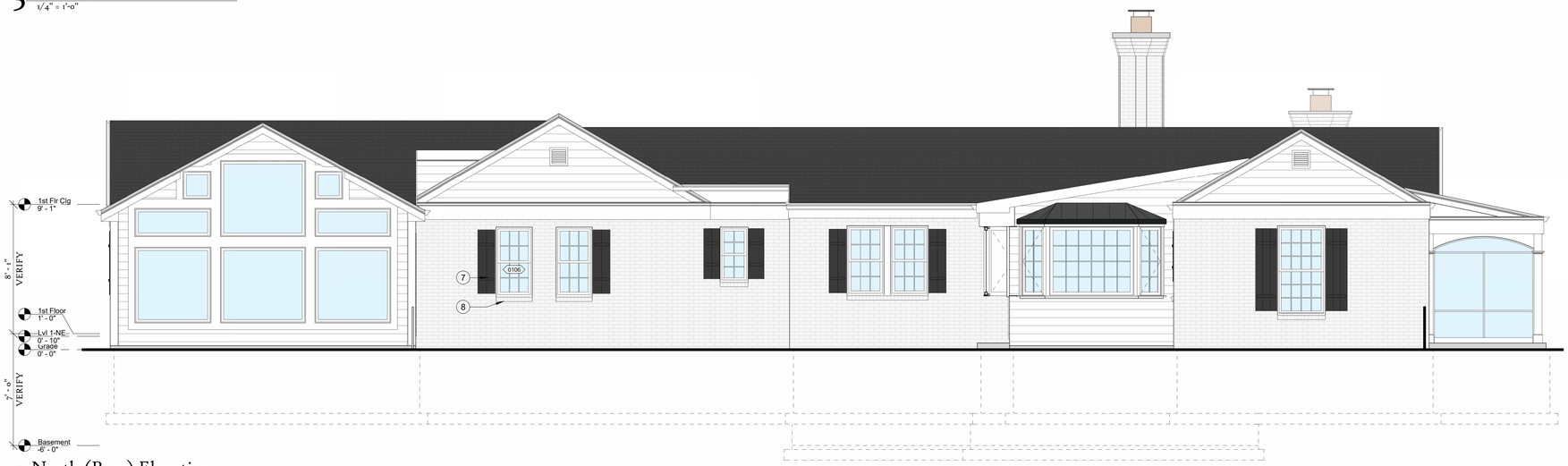
Scale	1/4" = 1'-0"
Date	2/27/25
Sheet No.	A-103

3/24/2025 8:49:09 AM

Attachment: Plans (10238 : Rick & Patty Cohen)



3 South (Front) Elevation
1/4" = 1'-0"



2 North (Rear) Elevation
1/4" = 1'-0"



1 Partial West of Garage & M. Bedroom
1/4" = 1'-0"

EXTERIOR GENERAL NOTES

1. FINAL DOWNSPOUT LOCATIONS TBD W/ GC IN ACCORDANCE WITH SITE DRAINAGE PLAN.

EXTERIOR KEYED NOTES

1. EXISTING BRICK AND MORTAR TO BE PAINTED IN WHITE COLOR & MATCH EXISTING
2. NEW 6" HORIZONTAL SIDING (LP SMOOTH) ON ADDITION - SIDING TO MATCH EXISTING
3. PAINTED WOOD TRIM TO MATCH EXISTING
4. WOOD SHINGLE ROOFING TO MATCH EXISTING ROOFING
5. NEW WOOD FASCIA IN WHITE COLOR TO MATCH EXISTING
6. PREFINISHED ALUMINUM GUTTER TO MATCH EXISTING
7. PAINTED WOOD SHUTTER TO MATCH EXISTING
8. PAINTED BRICK SILL TO MATCH EXISTING
9. PAINT EXISTING ENTRY DOOR COLOR SPECIFIED BY OWNER
10. WALL SCONCES TO MATCH EXISTING
11. NEW GARAGE DOOR

WINDOW NOTE: ALL NEW WINDOWS TO BE MARVIN ELEVATE WINDOWS - WHITE EXTERIOR FINISH AND WOOD INTERIOR. ALL GLAZING SHALL BE CLEAR INSULATED GLASS WITH ULTRA CLEAR LOW-E COATING. DIVIDED LITES: SDLS W/ BLACK SPACER BAR.

Window Schedule

Tag	Window Type	Height	Width	Sill Height	Head Height	Notes
0101	Window-Double-Hung	4' - 4"	2' - 4"	3' - 4"	7' - 8"	
0102	Window-Double-Hung	4' - 4"	2' - 4"	3' - 4"	7' - 8"	
0103	Window-Double-Hung	4' - 4"	2' - 4"	3' - 4"	7' - 8"	
0104	Window-Double-Hung	4' - 4"	2' - 4"	3' - 4"	7' - 8"	
0106	Window-Double-Hung	4' - 4"	2' - 3"	2' - 4"	6' - 8"	
0107	Window-Casement-Single	3' - 9"	2' - 0"	2' - 6"	6' - 3"	
0108	Window-Casement-Single	3' - 9"	2' - 0"	2' - 6"	6' - 3"	
0109	Window-Double-Hung	4' - 4"	2' - 3"	1' - 7"	5' - 11"	
0110	Window-Double-Hung	4' - 4"	2' - 3"	1' - 7"	5' - 11"	
0111	Window-Double-Hung	3' - 0"	2' - 8"	3' - 0"	6' - 0"	
0112	Window-Double-Hung	3' - 0"	2' - 8"	3' - 0"	6' - 0"	

Grand total: 11

WINDOW SCHEDULE NOTES:

1. FIELD VERIFY ALL ROUGH OPENING SIZES WITH SELECTED WINDOW VENDOR

ARCHITECT:

KCB
ARCHITECTURE
& DESIGN
400 E. Wisconsin Ave. #205
Milwaukee, Wi 53202
(414) 261-8956
admin@kcbbuildings.com

CONTRACTOR:

LAKEVIEW
REMODELING, LLC.

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320 E Ravine Dr - Residential Addition

OWNER:

Rick and Patricia Cohen

PROJECT ADDRESS:

320 E Ravine Dr
Mequon, WI 53092

Drawing Issuance Schedule:

No.	Description	Date
1	ARC Submittal	03/24/2025

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Stamp:

WISCONSIN
KEITH C. BARNES
A-11822-5
BROOKLYN, NY
ARCHITECT

Sheet Title:

Exterior Elevations

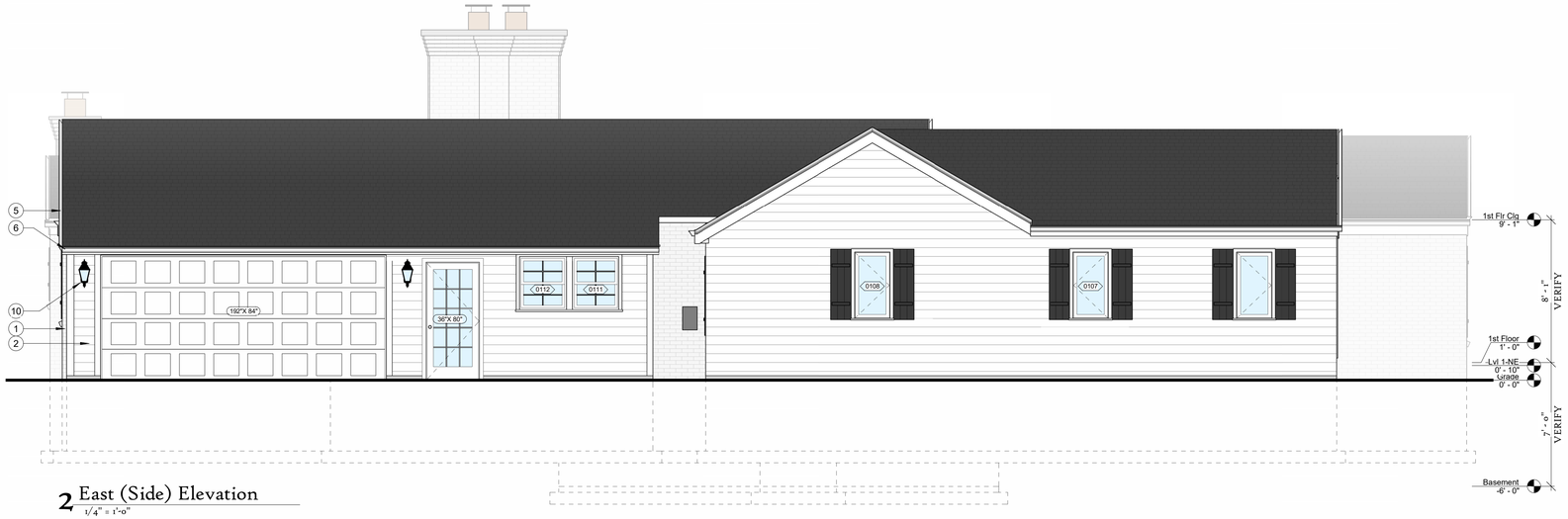
Scale	1/4" = 1'-0"
Date	2/27/25

Sheet No.

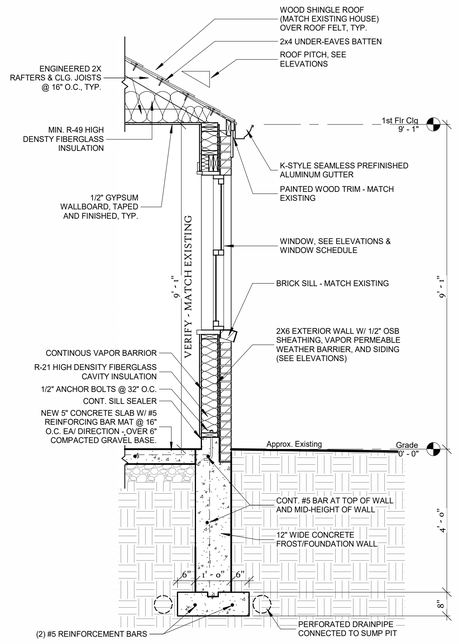
A-201

3/24/2025 8:43:14 AM

Attachment: Plans (10238 : Rick & Patty Cohen)



2 East (Side) Elevation
1/4" = 1'-0"



3 Wall Section
1/2" = 1'-0"



1 West (Side) Elevation
1/4" = 1'-0"

EXTERIOR GENERAL NOTES

1. FINAL DOWNSPOUT LOCATIONS TBD W/ GC IN ACCORDANCE WITH SITE DRAINAGE PLAN.

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0104	Window-Double-Hung	4' - 4"	2' - 4"	3' - 4"	7' - 8"	
0106	Window-Double-Hung	4' - 4"	2' - 3"	2' - 4"	6' - 8"	
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0109	Window-Double-Hung	4' - 4"	2' - 3"	1' - 7"	5' - 11"	
0110	Window-Double-Hung	4' - 4"	2' - 3"	1' - 7"	5' - 11"	
0111	Window-Double-Hung	3' - 0"	2' - 8"	3' - 0"	6' - 0"	
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Grand total: 11

WINDOW SCHEDULE NOTES:

1. FIELD VERIFY ALL ROUGH OPENING SIZES WITH SELECTED WINDOW VENDOR

ARCHITECT:

KCB
ARCHITECTURE & DESIGN
400 E. Wisconsin Ave. #205
Milwaukee, Wi 53202
(414) 261-8956
admin@kcbbuildings.com

CONTRACTOR:

LAKEVIEW REMODELING, LLC.

PROJECT:

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Rick and Patricia Cohen

PROJECT ADDRESS:

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Mequon, WI 53092

Drawing Issuance Schedule:

No.	Description	Date
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Stamp:

WISCONSIN
KEITH C. BARNES
A-11822-5
BROOKLYN, NY
ARCHITECT

Sheet Title:

Exterior Elevations & Wall Sections

Scale	As indicated
Date	2/27/25

Sheet No.

A-202

3/24/2025 8:45:20 AM

Attachment: Plans (10238 : Rick & Patty Cohen)

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

www.cityofmequonwi.gov

Office of Architectural Board

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **April 14, 2025**
SUBJECT: **Ben & Amanda Uher - New Single-Family Residence at 12070 W. Bonniwell Road**

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

Aspen Homes, Inc.

March 7, 2025

Statement of Intent
11333 N. Cedarburg Road,
Mequon, WI 53092

To whom it may concern:

It is the intent of Aspen Homes to build a single family ranch style home for Amanda and Ben Uher on a vacant lot off Bonniwell Road. Property description: southwest ¼ of the southwest ¼ of section 6, Town 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin.

The exterior design will have Abyss Black LP siding and trim, black windows, black shingles, black garage door, natural stained cedar with a beautiful stone to compliment the whole design.

For more information regarding this project please contact Nicole Volk or Andy Backus at 262-695-4485.

Thank you,

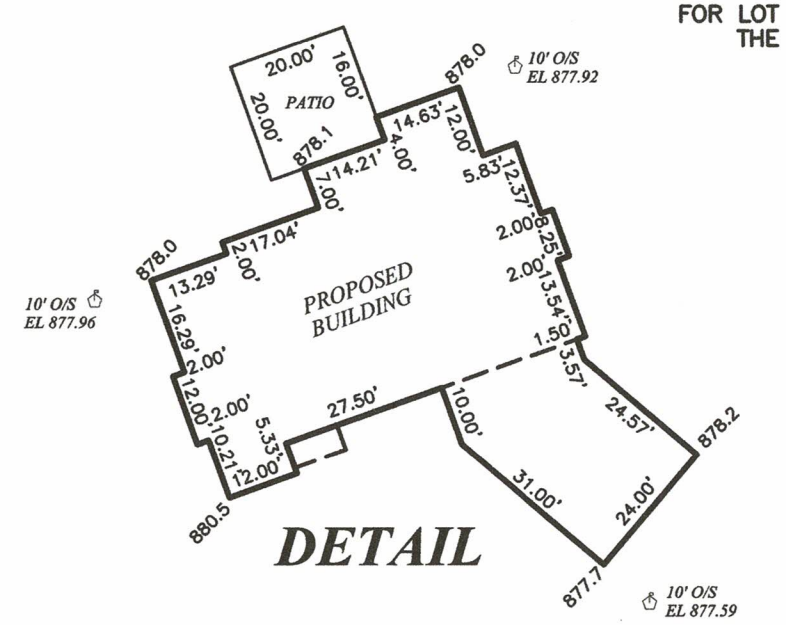
Nicole Volk
262-695-4485
nicole@aspenhomesinc.com

Attachment: Statement of Intent (10239 : Ben & Amanda Uher)

Attachment: Survey (10239 : Ben & Amanda Uher)

PLAT OF SURVEY

FOR LOT 10 OF MAJESTIC MEADOWS SOUTH, AND BEING A PART OF THE SW 1/4 OF THE SOUTHWEST QUARTER OF SECTION 6, TOWN 9 NORTH, RANGE 21 EAST, CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.



PROPOSED TOP OF FOUNDATION: 884.83
PROPOSED GARAGE FLOOR EL: 884.50
PROPOSED FINAL YARD GRADE: 884.17
PROPOSED TOP OF FOOTING: 875.83
PROPOSED TOP OF FOOTING OF GOLF SIMULATOR: 874.67
DRIVEWAY SLOPE: 5.1 % TO GRAVEL DRIVE
(ASSUMING 9' WALL - CHECK PLAN)

ESTIMATED HARD SURFACE AREAS: 5,904.2 SQ. FT.
ESTIMATED % USE OF TOTAL LOT AREA: 2.55%
ESTIMATED % OF REMAINING OPEN SPACE: 97.45%
LOT AREA: 231,254 SQ. FT.
HOUSE AREA: 1751.9 SQ. FT.
GARAGE AREA: 829.6 SQ. FT.
PORCH AREA: 39.0 SQ. FT.
PATIO AREA: 400.0 SQ. FT.
WALK AREA: 68.6 SQ. FT.
DRIVE AREA TO GRAVEL: 2,815.1 SQ. FT.

State of Wisconsin } SS.
County of Jefferson }

NOTE: EXCAVATOR AND MASON MUST VERIFY AT LEAST TWO BENCH MARKS SHOWN ABOVE.

I, Scott D. Thomas, L.P.L.S., do hereby certify that I have made this survey and that the information as shown on the above Plat of Survey is a true and correct representation thereof and that this survey complies with Wisconsin Administative Code A-E 7. Lots are drawn from subdivision plats/C.S.M.s; unplatted lands from recorded deeds/surveys. Boundary survey plats reflect field-located information; consult a title attorney to discover all the legal encumberments attached to any property.

BEARINGS ARE REFERENCED TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 06-09-21, WHICH IS ASSUMED TO BEAR N 02°-20'-48" W.

100' 0 100'

HOLLAND & THOMAS, L.L.C.
LAND SURVEYORS
202 West Street Johnson Creek, WI 53038 (920) 699-3305

LEGEND: These standard symbols may be found in the drawing.

- P.L.S.S. Monument (Found) w/desc.
- Lot Corner (Found) w/desc.
- 18" X 3/4" Dia. Rebar (Set)
- Elec. Trans. Box
- Man Hole
- Utility Pedestal
- Fire Hydrant
- Water Valve
- Soil Boring
- Lateral End
- Offset Stake
- Shoreline
- Easement Boundary
- Setback Line
- W Wetland Boundary
- S Proposed Silt Fence



IF THE SURVEYOR'S SEAL IS NOT WET STAMPED IN RED AND SIGNED IN OPPOSABLE INK, THE PLAT IS A COPY THAT SHOULD BE ASSUMED TO CONTAIN UN-AUTHORIZED ALT-ERATIONS. THE CERTIFICATION ON ON THIS DOCUMENT DOES NOT APPLY TO ANY COPIES NOR DIGITAL FORMATS UNLESS VERIFIED DIGITAL CERTIFICATE BY SAME EXISTS UN-ALTERED.

Digitally signed by Scott D. Thomas
Date: 2025.03.04 20:56:26 -06'00'

Holland & Thomas, L.L.C. Land Surveyors 202 West Street Johnson Creek, WI 53038

PROJECT: Uher

BUILDER: Aspen Homes, Inc.
325 Oakton Ave., Ste. 202
Pewaukee, WI 53072
Ph: (262) 695-4485

C:\Holland&Thomas\250212.dwg;Drawn By:NLH;Checked By:SDT;F.W.F:02-24-25;S:03-03-25;Rev.03-04-25.

FINAL PLAN DOCUMENTS

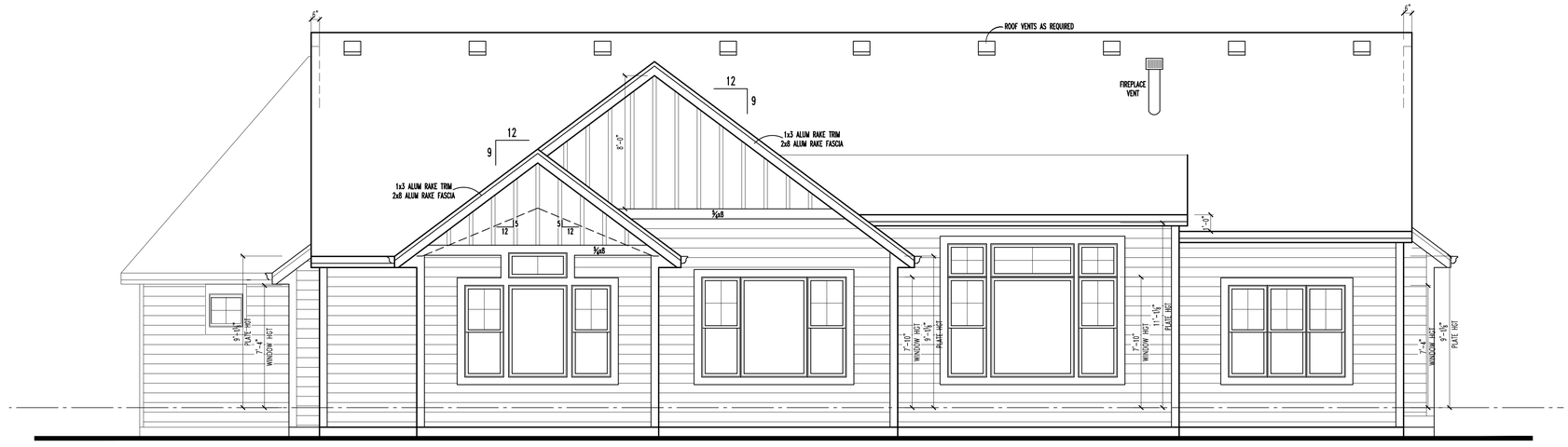


FRONT ELEVATION

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

EXTERIOR MATERIALS

- DIMENSIONAL SHINGLES
- ALUMINUM FASCIA & VENTED SOFFITS PANELS
- HARDIE BD LP BATTEN STRIPS W/ 5/4 TRIM PER PLAN
- HARDIE PLANK LAP SIDING W/ 5/4x6 LP CORNERS PER PLAN
- 5/4 LP TRIM @ FRONT ELEV. PER PLAN
- 5/4x6 LP WINDOW/DOOR TRIM @ SIDES/BACK ELEVATION
- 5/4 LP LIGHT FIXTURE BLOCKS
- MFG THIN STONE W/BEDFORD SILLS



BACK ELEVATION

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

MAIN LEVEL LIVING AREA:	2614 SQ.FT.
TOTAL LIVING AREA:	2614 SQ.FT.
LOWER LEVEL AREA:	1123 SQ.FT.
GARAGE AREA:	830 SQ.FT.

Revision Dates: 2-27-2025

ASPEN HOMES

MODEL: The Chilton Rambler
DRAWN BY: jjm
DATE: 2-7-2025

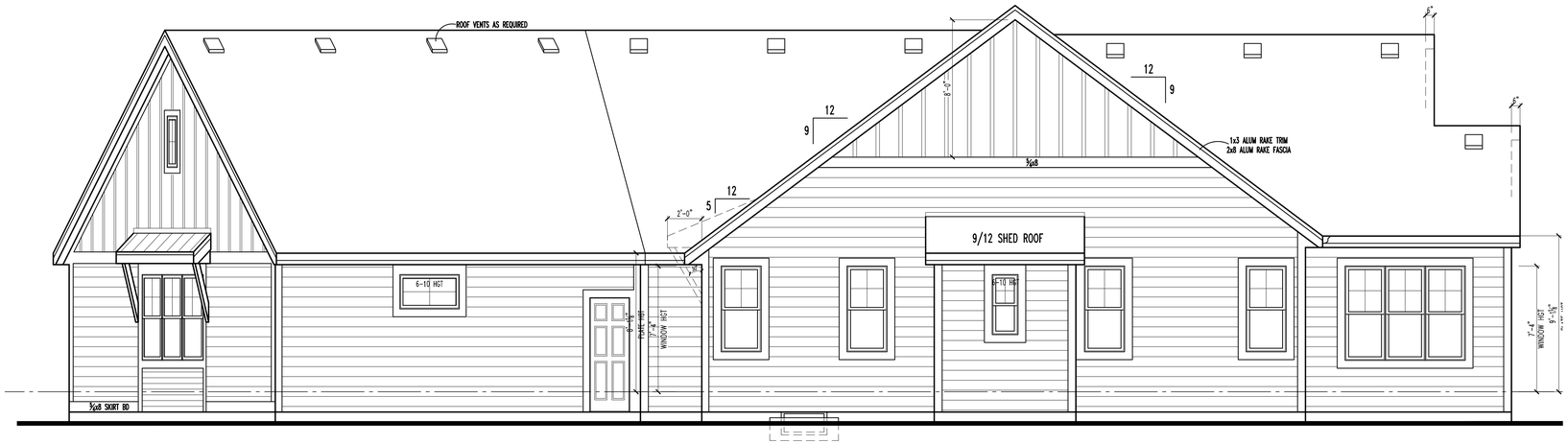
PROJECT: Ben & Amanda Uher
Lot #10 Bonniewell
Mequon, Wisconsin

TITLE: ELEVATIONS FRONT & BACK

Sheet No. 1of7

Attachment: Plans (10239 : Ben & Amanda Uher)

FINAL PLAN DOCUMENTS

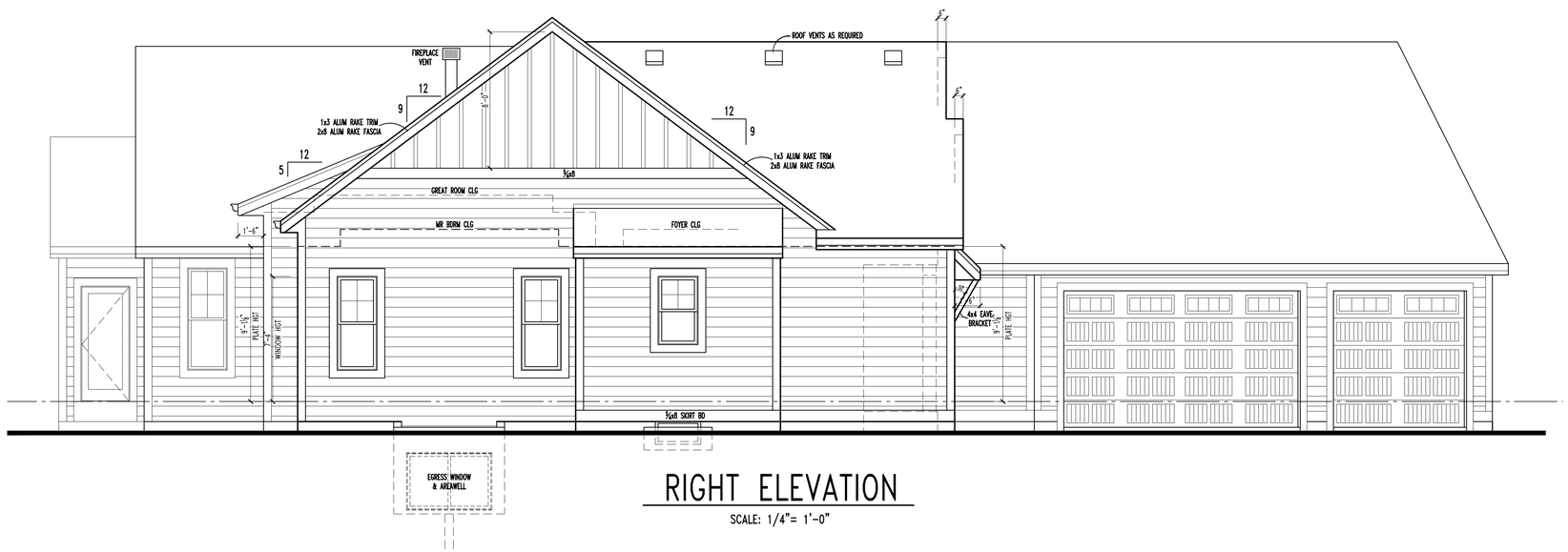


LEFT ELEVATION

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

EXTERIOR MATERIALS

- DIMENSIONAL SHINGLES
- ALUMINUM FASCIA & VENTED SOFFITS PANELS
- HARDIE BD LP BATTEN STRIPS W/ ¾ TRIM PER PLAN
- HARDIE PLANK LAP SIDING W/ ¾x6 LP CORNERS PER PLAN
- ¾x LP TRIM @ FRONT ELEV. PER PLAN
- ¾x6 LP WINDOW/DOOR TRIM @ SIDES/BACK ELEVATION
- ¾x LP LIGHT FIXTURE BLOCKS
- MFG THIN STONE W/BEDFORD SILLS



RIGHT ELEVATION

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

Revision Dates: 2-27-2025

ASPEN HOMES

MODEL: The Chilton
DRAWN BY: jjm
DATE: 2-7-2025

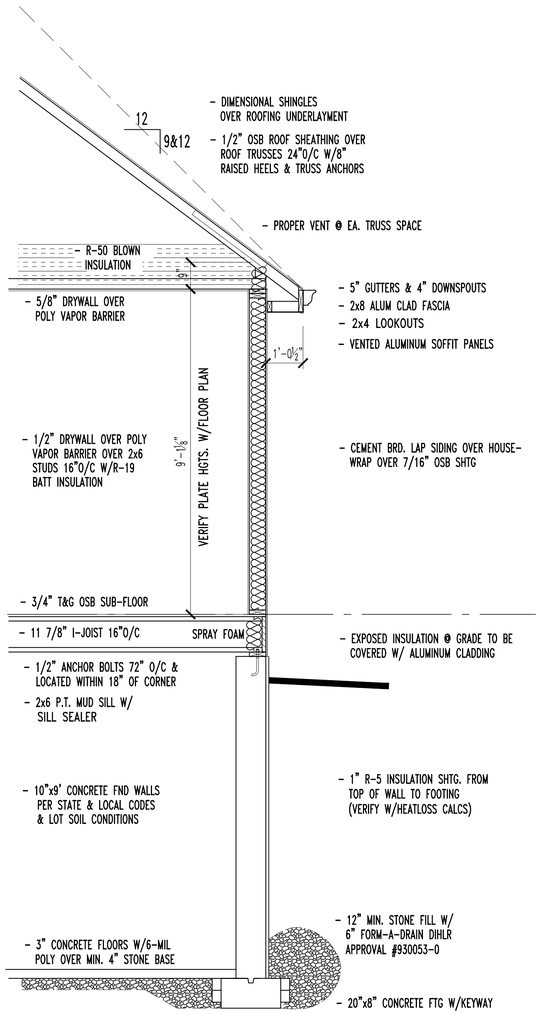
PROJECT: Ben & Amanda Uher
Lot #10 Bonniewell
Mequon, Wisconsin

TITLE: ELEVATIONS LEFT & RIGHT

Sheet No.
2of7

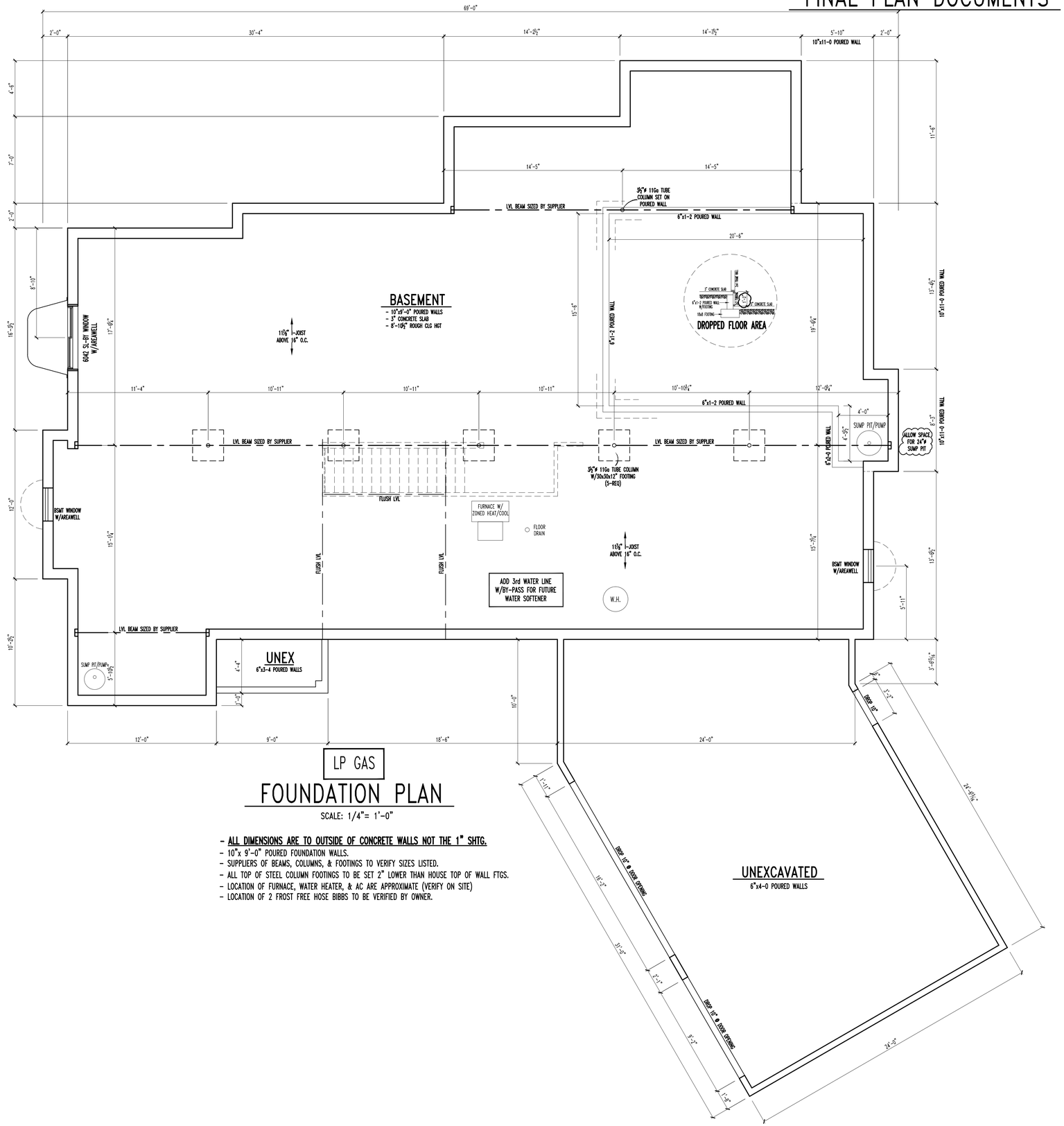
Attachment: Plans (10239 : Ben & Amanda Uher)

FINAL PLAN DOCUMENTS



TYPICAL WALL SECTION

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



LP GAS

FOUNDATION PLAN

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

- **ALL DIMENSIONS ARE TO OUTSIDE OF CONCRETE WALLS NOT THE 1" SHTG.**
- 10"x 9'-0" POURED FOUNDATION WALLS.
- SUPPLIERS OF BEAMS, COLUMNS, & FOOTINGS TO VERIFY SIZES LISTED.
- ALL TOP OF STEEL COLUMN FOOTINGS TO BE SET 2" LOWER THAN HOUSE TOP OF WALL FTGS.
- LOCATION OF FURNACE, WATER HEATER, & AC ARE APPROXIMATE (VERIFY ON SITE)
- LOCATION OF 2 FROST FREE HOSE BIBBS TO BE VERIFIED BY OWNER.

UNEXCAVATED
6"x4-0 POURED WALLS

Revision Dates: 2-27-2025

ASPEN HOMES

MODEL: The Chilton Rambler
DRAWN BY: jjm
DATE: 2-7-2025

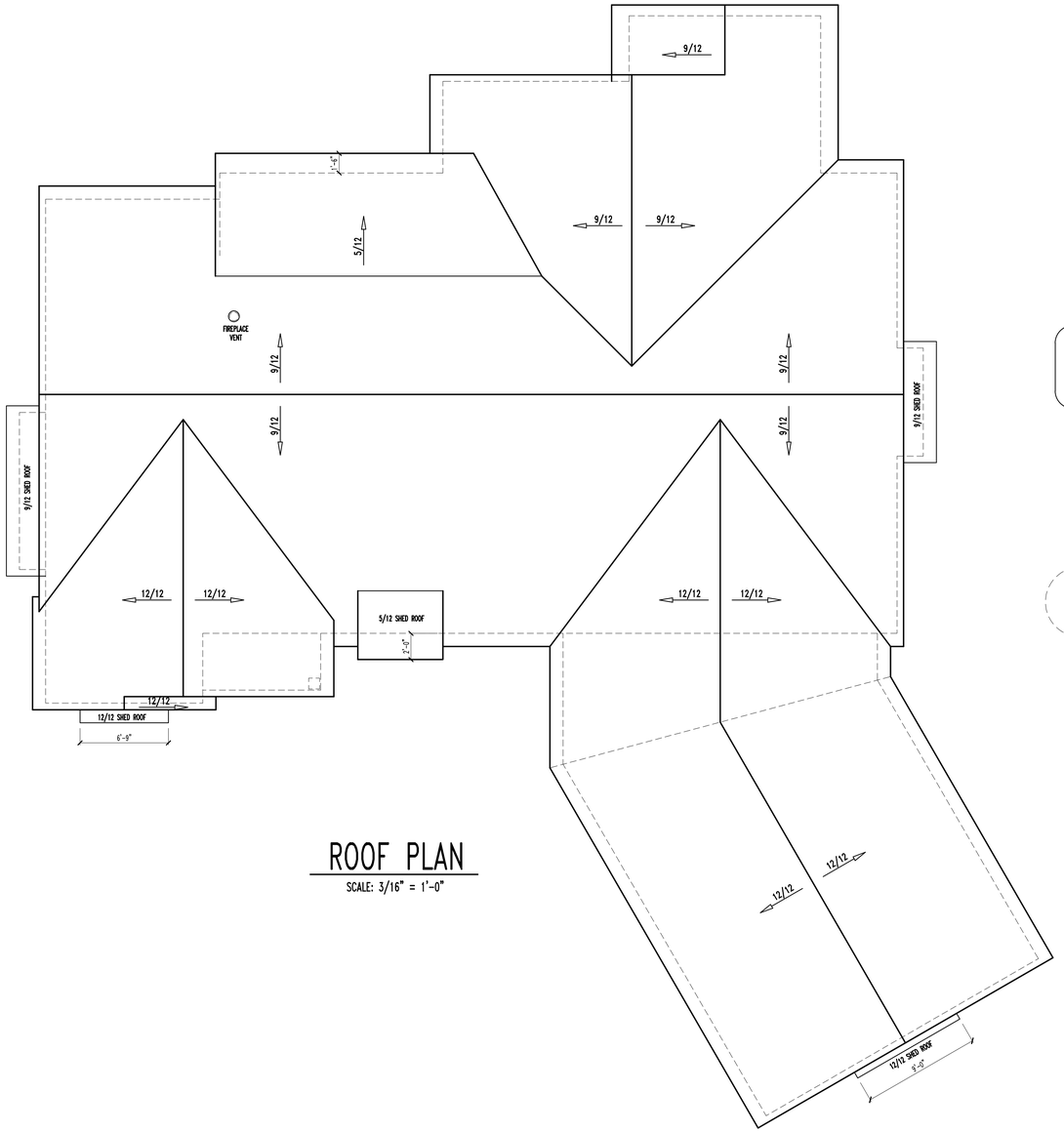
PROJECT: Ben & Amanda Uher
Lot #10 Bonniewell
Mequon, Wisconsin

TITLE: FOUNDATION PLAN

Sheet No.
3of7

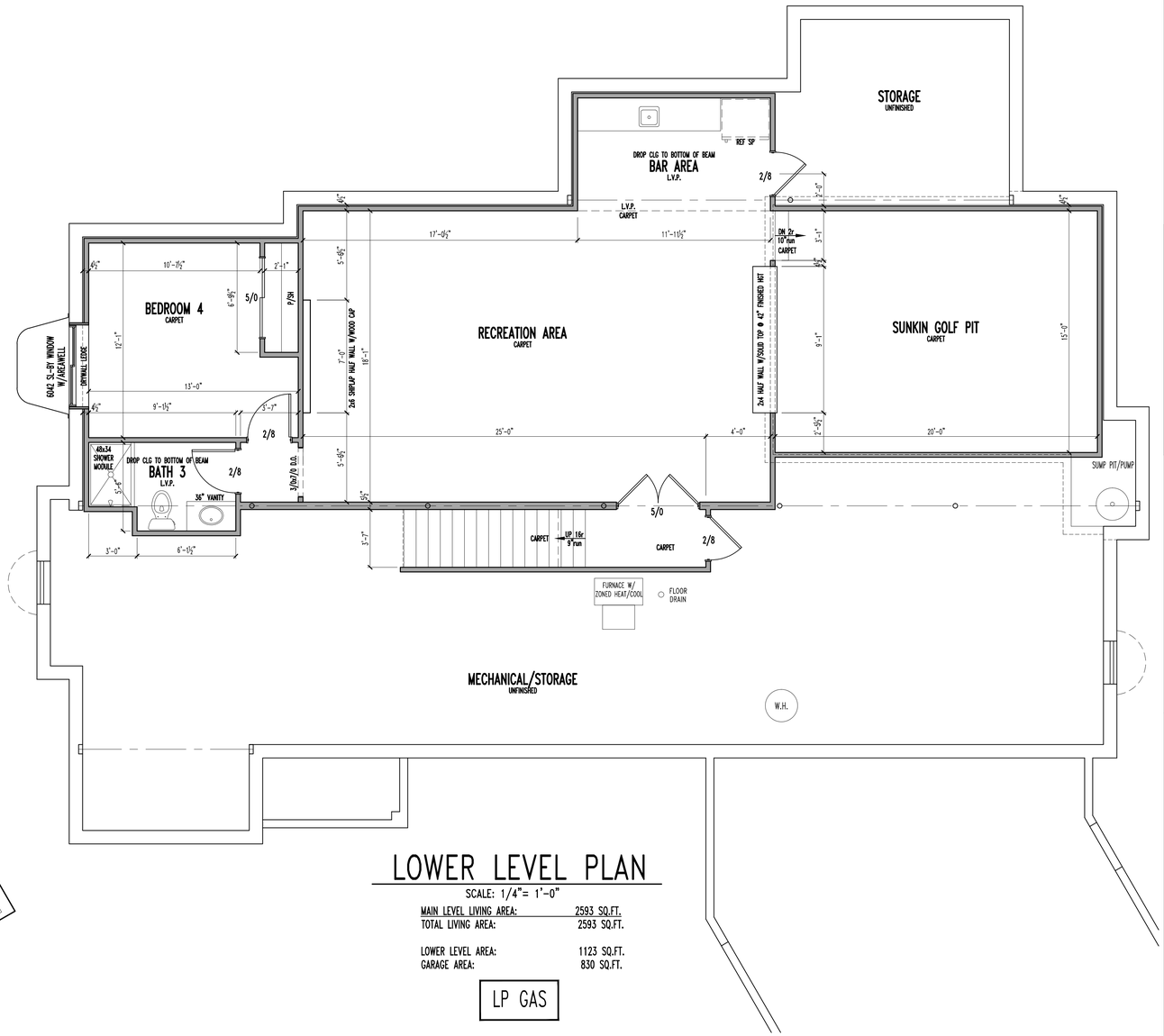
Attachment: Plans (10239 : Ben & Amanda Uher)

FINAL PLAN DOCUMENTS



ROOF PLAN

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



LOWER LEVEL PLAN

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

MAIN LEVEL LIVING AREA:	2593 SQ.FT.
TOTAL LIVING AREA:	2593 SQ.FT.
LOWER LEVEL AREA:	1123 SQ.FT.
GARAGE AREA:	830 SQ.FT.

LP GAS

Revision Dates: 2-27-2025

ASPEN HOMES

MODEL: The Chilton Rambler
DRAWN BY: jjm
DATE: 2-7-2025

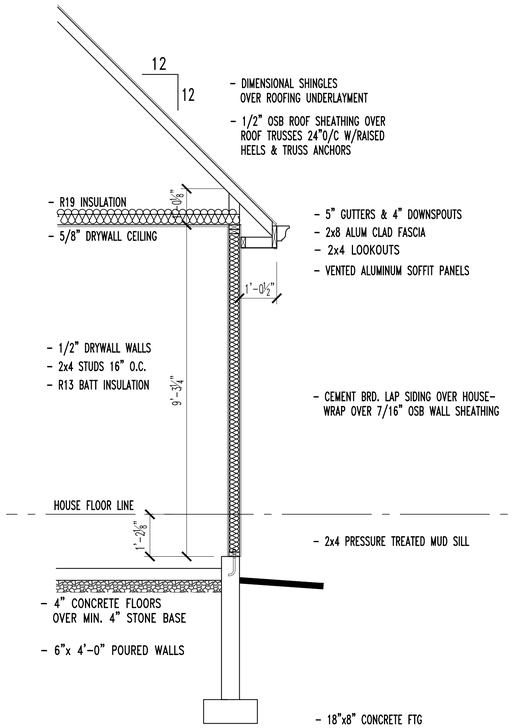
PROJECT: Ben & Amanda Uher
Lot #10 Bonniewell
Mequon, Wisconsin

TITLE: LOWER LEVEL PLAN

Sheet No.
4of7

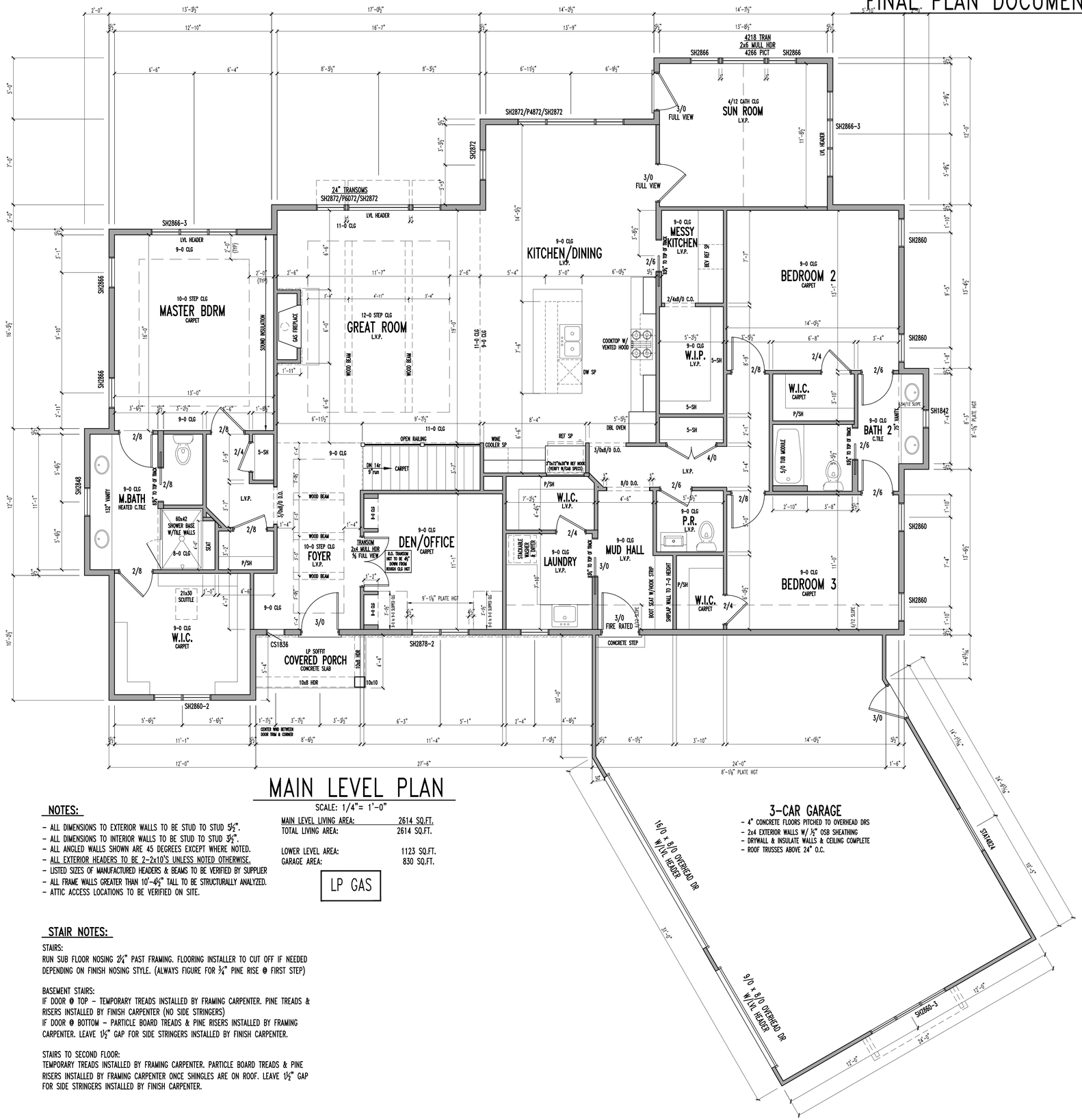
Attachment: Plans (10239 : Ben & Amanda Uher)

FINAL PLAN DOCUMENTS



TYPICAL GARAGE SECTION

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



MAIN LEVEL PLAN

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

MAIN LEVEL LIVING AREA:	2614 SQ.FT.
TOTAL LIVING AREA:	2614 SQ.FT.
LOWER LEVEL AREA:	1123 SQ.FT.
GARAGE AREA:	830 SQ.FT.

LP GAS

NOTES:

- ALL DIMENSIONS TO EXTERIOR WALLS TO BE STUD TO STUD 5½".
- ALL DIMENSIONS TO INTERIOR WALLS TO BE STUD TO STUD 3½".
- ALL ANGLED WALLS SHOWN ARE 45 DEGREES EXCEPT WHERE NOTED.
- ALL EXTERIOR HEADERS TO BE 2-2x10'S UNLESS NOTED OTHERWISE.
- LISTED SIZES OF MANUFACTURED HEADERS & BEAMS TO BE VERIFIED BY SUPPLIER
- ALL FRAME WALLS GREATER THAN 10'-4½" TALL TO BE STRUCTURALLY ANALYZED.
- ATTIC ACCESS LOCATIONS TO BE VERIFIED ON SITE.

STAIR NOTES:

STAIRS:
RUN SUB FLOOR NOSING 2¼" PAST FRAMING. FLOORING INSTALLER TO CUT OFF IF NEEDED DEPENDING ON FINISH NOSING STYLE. (ALWAYS FIGURE FOR ¾" PINE RISE @ FIRST STEP)

BASEMENT STAIRS:
IF DOOR @ TOP – TEMPORARY TREADS INSTALLED BY FRAMING CARPENTER. PINE TREADS & RISERS INSTALLED BY FINISH CARPENTER (NO SIDE STRINGERS)
IF DOOR @ BOTTOM – PARTICLE BOARD TREADS & PINE RISERS INSTALLED BY FRAMING CARPENTER. LEAVE 1½" GAP FOR SIDE STRINGERS INSTALLED BY FINISH CARPENTER.

STAIRS TO SECOND FLOOR:
TEMPORARY TREADS INSTALLED BY FRAMING CARPENTER. PARTICLE BOARD TREADS & PINE RISERS INSTALLED BY FRAMING CARPENTER ONCE SHINGLES ARE ON ROOF. LEAVE 1½" GAP FOR SIDE STRINGERS INSTALLED BY FINISH CARPENTER.

Revision Dates: 2-27-2025

ASPEN HOMES

MODEL: The Chilton Rambler
DRAWN BY: jjm
DATE: 2-7-2025

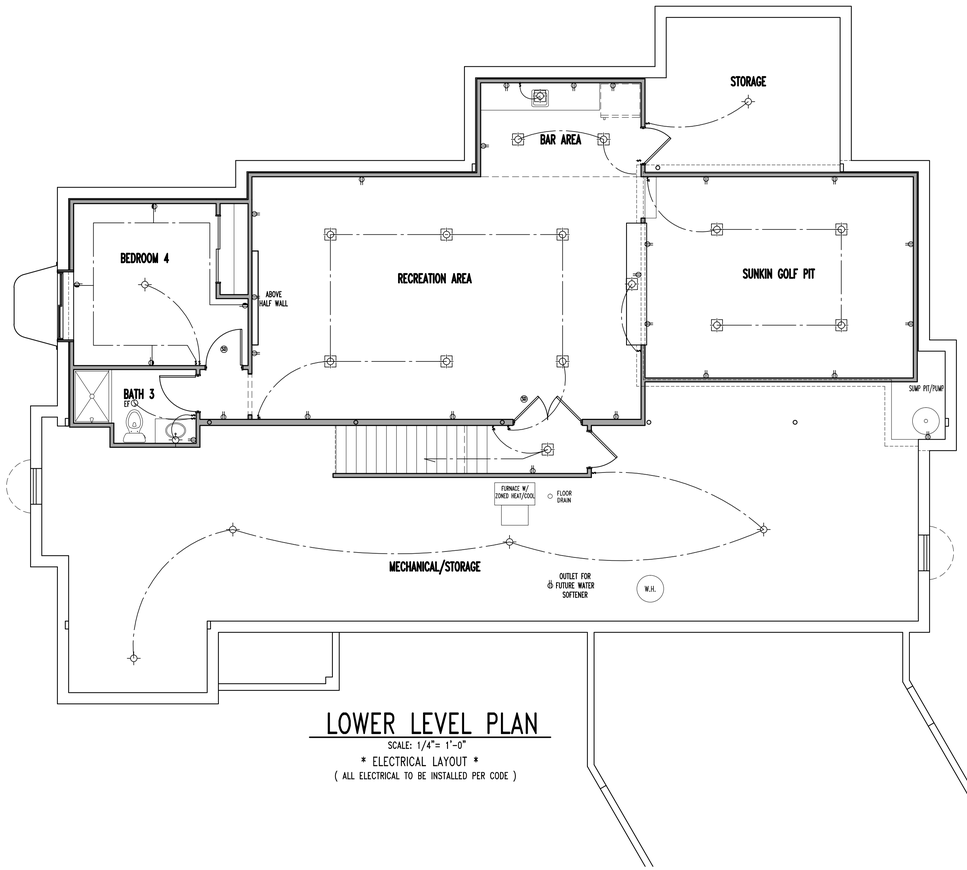
PROJECT: Ben & Amanda Uher
Lot #10 Bonniewell
Mequon, Wisconsin

TITLE: MAIN LEVEL PLAN

Sheet No.
5of7

Attachment: Plans (10239 : Ben & Amanda Uher)

FINAL PLAN DOCUMENTS

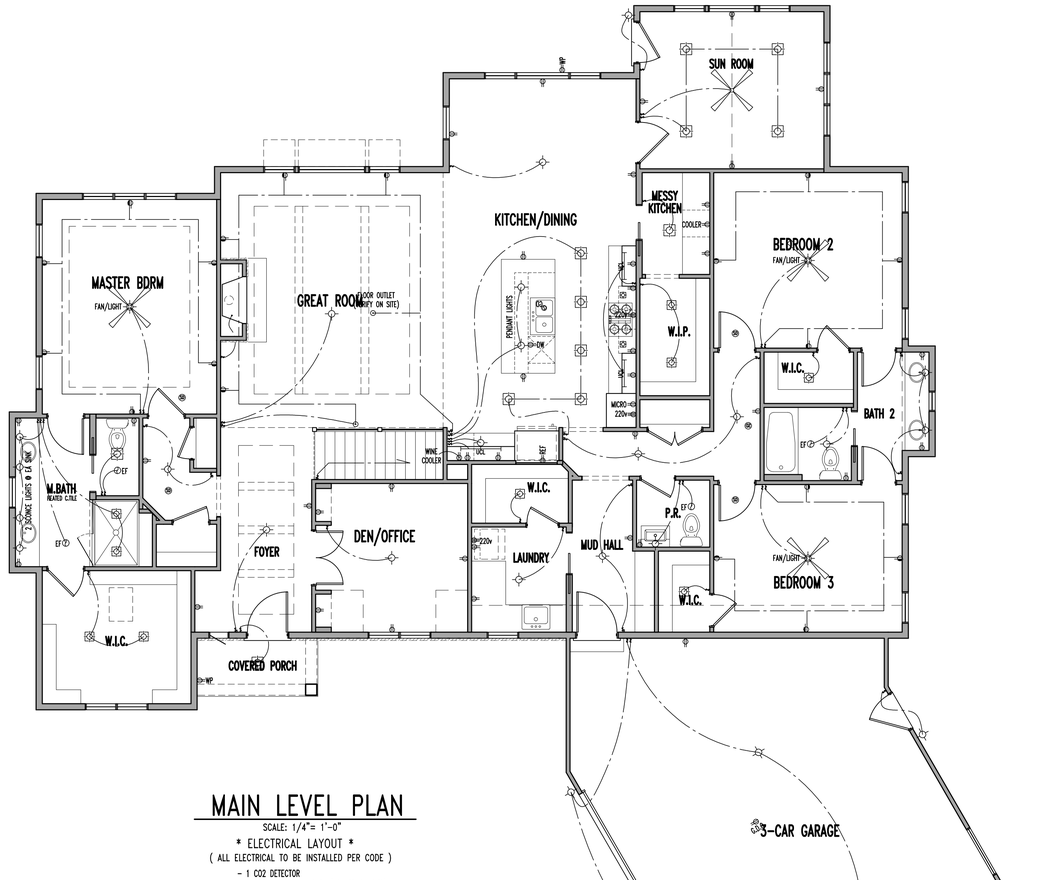


LOWER LEVEL PLAN

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

* ELECTRICAL LAYOUT *

(ALL ELECTRICAL TO BE INSTALLED PER CODE)



MAIN LEVEL PLAN

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

* ELECTRICAL LAYOUT *

(ALL ELECTRICAL TO BE INSTALLED PER CODE)

- 1 CO2 DETECTOR
- 1 SETBACK THERMOSTATS (LOCATE ON SITE)

ALL CLOSETS & PANTRY THAT ARE WALK-IN TO HAVE LED DISC LIGHTS SUPPLIED & INSTALLED BY ELECTRICIAN.

ADD TRANSFER SWITCH FOR FUTURE GENERATOR BACKUP SYSTEM

Revision Dates: 2-27-2025

ASPEN HOMES

MODEL: The Chilton Rambler

DRAWN BY: jjm

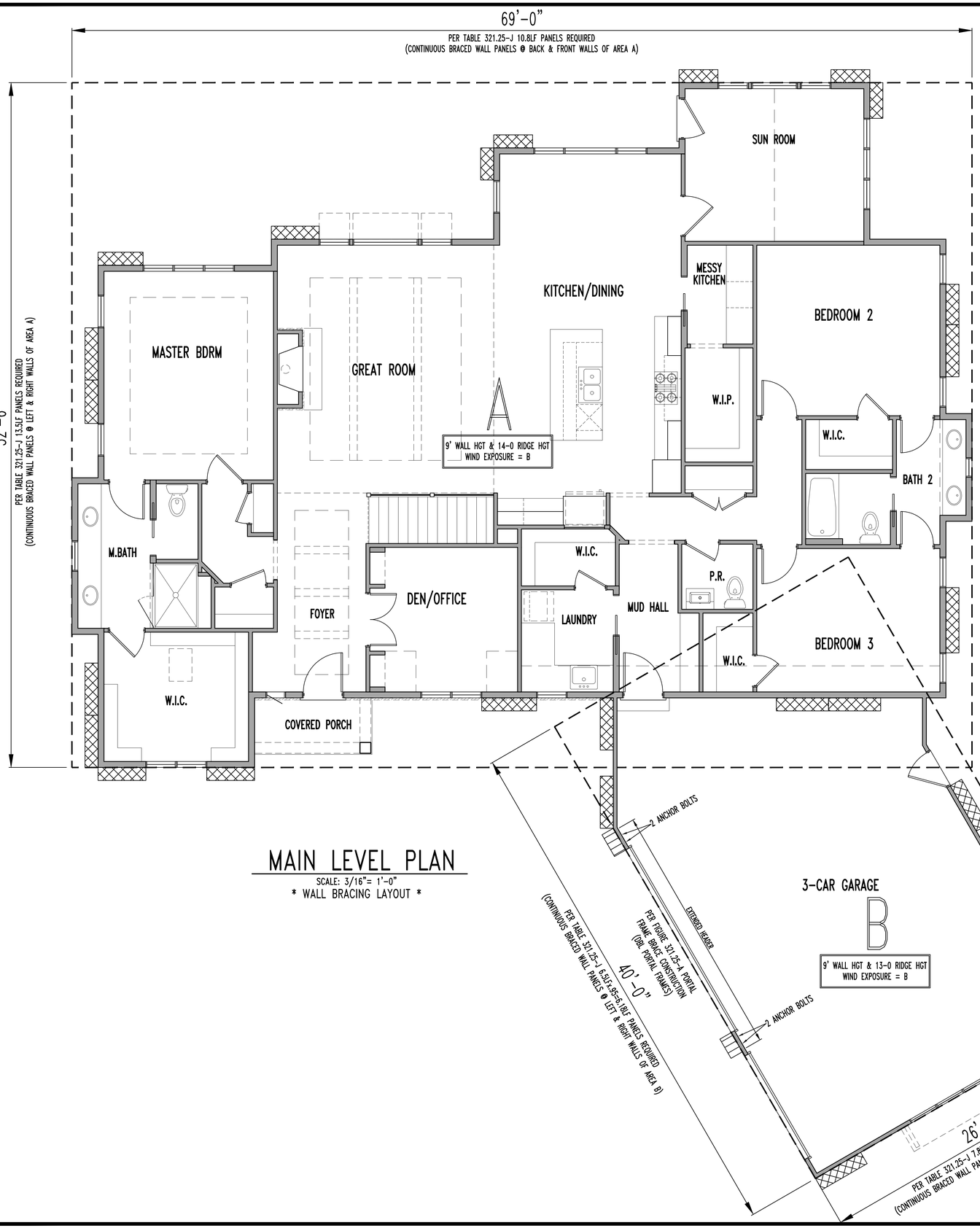
DATE: 2-7-2025

PROJECT: Ben & Amanda Uher
Lot #10 Bonniewell
Mequon, Wisconsin

TITLE: ELECTRICAL LAYOUTS

Sheet No. 6of7

Attachment: Plans (10239 : Ben & Amanda Uher)



MAIN LEVEL PLAN

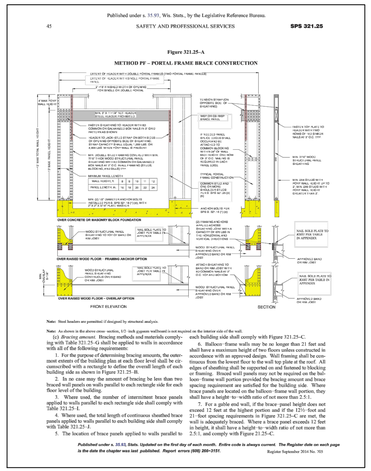
SCALE: 3/16"= 1'-0"

* WALL BRACING LAYOUT *

FINAL PLAN DOCUMENTS

KEY FOR WALL BRACING PLAN (ALL BRACING TO COMPLY WITH CURRENT CODES)

- 48" WIDTH of 7/16" OSB WOOD STRUCTURAL PANEL (WSP) W/6d COMMON NAIL OR 8d BOX NAIL(2½"LONG x 0.113"DIA) OR 7/16" CROWN 16ga STAPLES (1¾" LONG). 6" O.C. EDGES,12" O.C. FIELD (NAILS) 3" O.C. EDGES, 6" O.C. FIELD (STAPLES). OR 1x4 LET IN BRACING (LIB) @ 45 Degree & MAXIMUM 16" O.C. STUD SPACING W/2-8d COMMON NAILS OR 3-8d BOX NAILS (PER STUD & TOP & BOTTOM PLATES). OR METAL T-BRACING PER MANUFACTURING SPECS.
- 96" LINEAL RUN OF ½" GYPSUM BOARD (GB) ON BOTH SIDES OF WALL W/5d COOLER NAILS, OR #6 SCREWS, 7" EDGES 7" FIELD (INCLUDING TOP & BOTTOM PLATES)
- CONTINUOUSLY SHEATHED METHOD (CS-WSP). FASTENERS & SPACING SAME AS WSP ABOVE. PANEL LENGTH PER TABLE 321.25-H.
- PORTAL FRAMED METHOD (PF). MAXIMUM 12' WALL HGT. PANEL WIDTH, FASTENERS, & SPACING PER FIGURE 321.25



Published under s. 35.93, Wis. Stats., by the Legislative Reference Bureau.

43 SAFETY AND PROFESSIONAL SERVICES SPS 321.25

Figure 321.25-A

METHOD PF – PORTAL FRAME BRACE CONSTRUCTION

Note: Steel headers are permitted if designed by structural analysis.

Note: As shown in the above cross–section, 1/2–inch gypsum wallboard is not required on the interior side of the wall.

(c) *Bracing amount.* Bracing methods and materials complying with Table 321.25–G shall be applied to walls in accordance with all of the following requirements:

1. For the purpose of determining bracing amounts, the outermost corners of the building plan at each floor level shall be connected with a rectangle to define the overall length of each building side as shown in Figure 321.25–B.

2. In no case may the amount of bracing be less than two braced wall panels on walls parallel to each rectangle side for each floor level of the building.

3. Where the total number of intermittent brace panels applied to walls parallel to each rectangle side shall comply with Table 321.25–I.

4. Where used, the total length of continuous sheathed brace panels applied to walls parallel to each building side shall comply with Table 321.25–J.

5. The location of brace panels applied to walls parallel to each building side shall comply with Figure 321.25–C.

6. Balloon–frame walls may be no longer than 21 feet and shall have a maximum height of two floors unless constructed in accordance with engineered design. Balloon–frame walls constructed in accordance with this section shall have blocking installed at all edges of sheathing shall be supported on and fastened to blocking or framing. Round wall panels may not be required on the balloon–frame wall portion provided the bracing amount and brace spacing requirement are satisfied for the building side. Where brace panels are located on the balloon–frame wall portion, they shall have a height–to–width ratio of not more than 2:1.

For a gable end wall, if the brace panel height does not exceed 21 feet, the bracing amount shall be 1.5 times the Figure 21–fleet spacing requirements in Figure 321.25–C are met, the wall is adequately braced. Where a brace panel exceeds 12 feet in height, it shall have a height–to–width ratio of not more than 2.5:1, and comply with Figure 21.25–C.

Published under s. 35.93, Stats. Updated on the first day of each month. Entire code is always current. The Register date on each page is the date the chapter was last published. Report errors (608) 266–2112.

Register September 2014 No. 705

Revision Dates: 2-27-2025

ASPEN HOMES

PROJECT:	Ben & Amanda Uher Lot #10 Bonniewell Mequon, Wisconsin
MODEL: The Chilton Rambler	DRAWN BY: jjm
TITLE: WALL BRACING LAYOUTS	DATE: 2-7-2025
Sheet No. 7of7	

Attachment: Plans (10239 : Ben & Amanda Uher)

11333 N. Cedarburg Road
Mequon, WI 53092-1930
Phone: 262-242-3100
Fax: 262-242-9655
www.cityofmequonwi.gov
Office of Architectural Board

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **April 14, 2025**
SUBJECT: **Choua & Lee Her - Exterior Changes at 11401 W. Mequon Road**

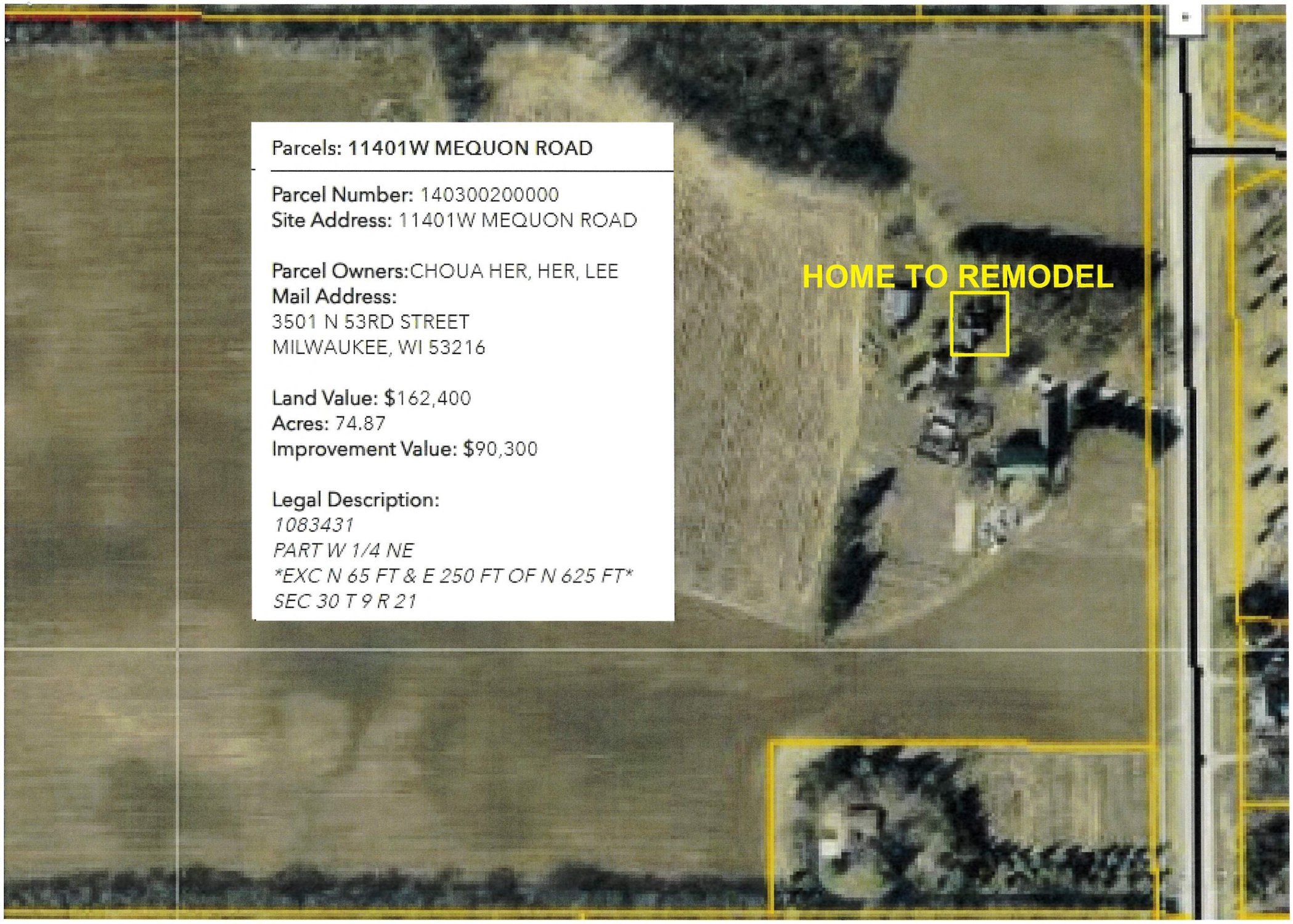
Attachments:
Statement of Intent (PDF)
Site Plan (PDF)
Pictures (PDF)
Plans (PDF)

Statement of intent

The proposed project is a remodel of the Her residence located at 11404 11401 W. Mequon Rd. The existing condition is considered poor and that it is need of a cosmetic repairs, replacements, and upgrades. The design rational colors and design were chosen by the Her family in hopes to brighten up the look of the home. There are no known limitations of this project. We will make the City of Mequon proud with this remodel.

Thank you, Turn Key Homes.

Attachment: Statement of Intent (10240 : Choua & Lee Her)



Parcels: **11401W MEQUON ROAD**

Parcel Number: 140300200000
Site Address: 11401W MEQUON ROAD

Parcel Owners:CHOUA HER, HER, LEE
Mail Address:
3501 N 53RD STREET
MILWAUKEE, WI 53216

Land Value: $162,400
Acres: 74.87
Improvement Value: $90,300

Legal Description:
1083431
PART W 1/4 NE
EXC N 65 FT & E 250 FT OF N 625 FT
SEC 30 T 9 R 21

GIS SURVEY OVERVIEW

03/18/25

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FARM HOUSE REVIVAL

Jeff Kreger	
Drawn By:	Jeff Kreger
Scale:	1/4" = 1'-0"
Date:	03/10/25. 03/18/25
Revised:	

TurnKryHome.com
Div of Creative Horizons.inc
7312 Big Bend Rd. Waterford, WI 53185-1834
OFFICE----EXPEDITE----APPOINTMENTS
JudyKreger@TurnKeyHome.com 262-662-5570
LauraHammiller@TurnKeyHome.com 262-208-6734
DESIGN SALES
JeffKreger@TurnKeyHome.com, 262-930-7969
Project Managers
RobTurfle@TurnKeyHome.com, 414-793-6683
Ben Lucas BMLackas@gmail.com 920-904-2132

BUILDER CREDENTIALS: DDC ID 2553, DCQC ID 10077, Milwaukee HICN-0196489, MH Lic 1256831

Attachment: Site Plan (10240 : Choua & Lee Her)

EXISTING ROADSIDE FRONT

03/18/25

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FARM HOUSE REVIVAL

Jeff Kreger	
Drawn By: Jeff Kreger	
Scale: 1/4" = 1'-0"	
Date: 03/10/25. 03/18/25	
Revised:	

TurnKryHome.com
Div of Creative Horizons,inc
7312 Big Bend Rd, Waterford, WI 53185-1834
OFFICE----EXPEDITE----APPOINTMENTS
JudyKreger@TurnKeyHome.com 262-662-5570
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DESIGN SALES
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Project Managers
RobTurfle@TurnKeyHome.com, 414-793-6683
Ben Lucas BMLackas@gmail.com 920-904-2132

BUILDER CREDENTIALS: DDC ID 2553, DCQC ID 10077, Milwaukee HICN-0196489, MH Lic 1256831

Attachment: Pictures (10240 : Choua & Lee Her)

EXISTING ROADSIDE BACK



TurnKryHome.com
Div of Creative Horizons,inc
7312 Big Bend Rd, Waterford, WI 53185-1834
OFFICE----EXPEDITE----APPOINTMENTS
JudyKreger@TurnKeyHome.com 262-662-5570
LauraHammiller@TurnKeyHome.com 262-208-6734
DESIGN SALES
JeffKreger@TurnKeyHome.com, 262-930-7969
Project Managers
RobTurfle@TurnKeyHome.com, 414-793-6683
Ben Lucas BMLackas@gmail.com 920-904-2132

FARM HOUSE REVIVAL
Jeff Kreger
Drawn By: Jeff Kreger
Scale: 1/4" = 1'-0"
Date: 03/10/25. 03/18/25
Revised:

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BUILDER CREDENTIALS: DDC ID 2553, DCQC ID 10077, Milwaukee HICN-0196489, MH Lic 1256831

EXISTING ROADSIDE LEFT

03/18/25

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FARM HOUSE REVIVAL

Jeff Kreger
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Date: 03/10/25. 03/18/25
Revised:

TurnKryHome.com
Div of Creative Horizons.inc
7312 Big Bend Rd. Waterford, WI 53185-1834
OFFICE----EXPEDITE----APPOINTMENTS
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LauraHammiller@TurnKeyHome.com 262-208-6734
DESIGN SALES
JeffKreger@TurnKeyHome.com, 262-930-7969
Project Managers
RobTurfle@TurnKeyHome.com, 414-793-6683
Ben Lucas BMLackas@gmail.com 920-904-2132

BUILDER CREDENTIALS: DDC ID 2553, DCQC ID 10077, Milwaukee HICN-0196489, MH Lic 1256831

Attachment: Pictures (10240 : Choua & Lee Her)

EXISTING ROADSIDE RIGHT

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ROADSIDE FRONT COLOR 1/4 SCALE



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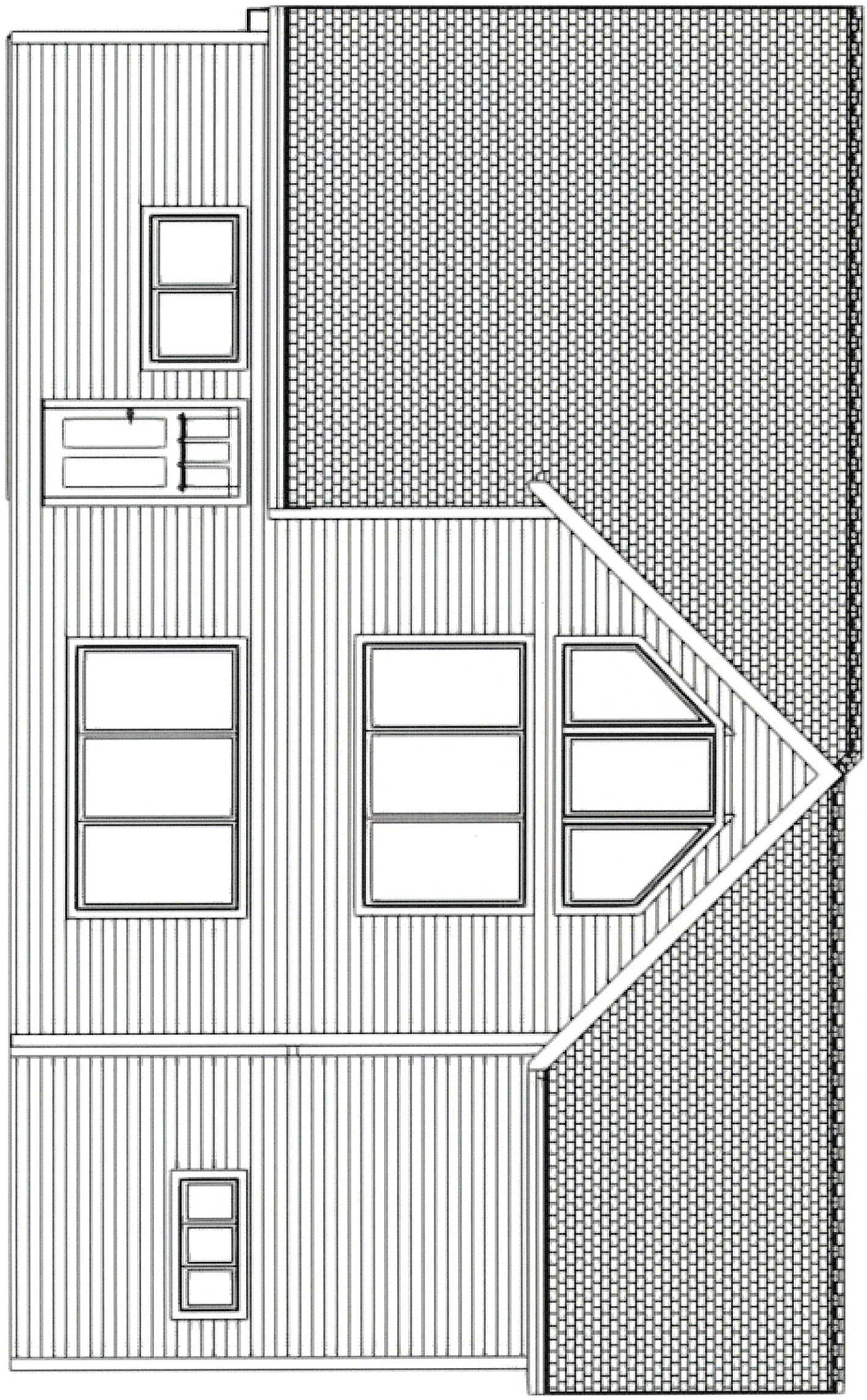
ROADSIDE FRONT 1/4 SCALE



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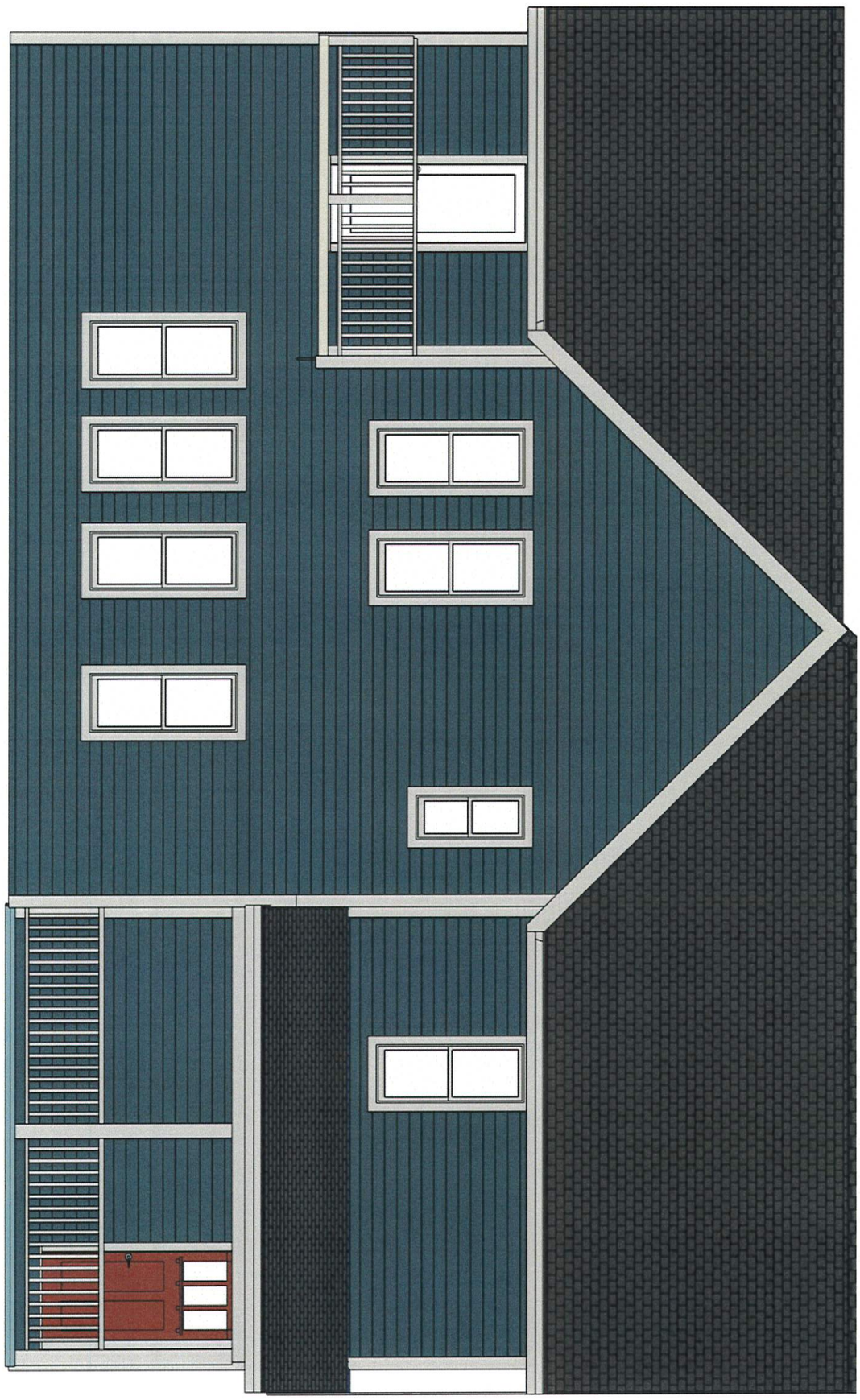
ROADSIDE BACK COLOR 1/4 SCALE



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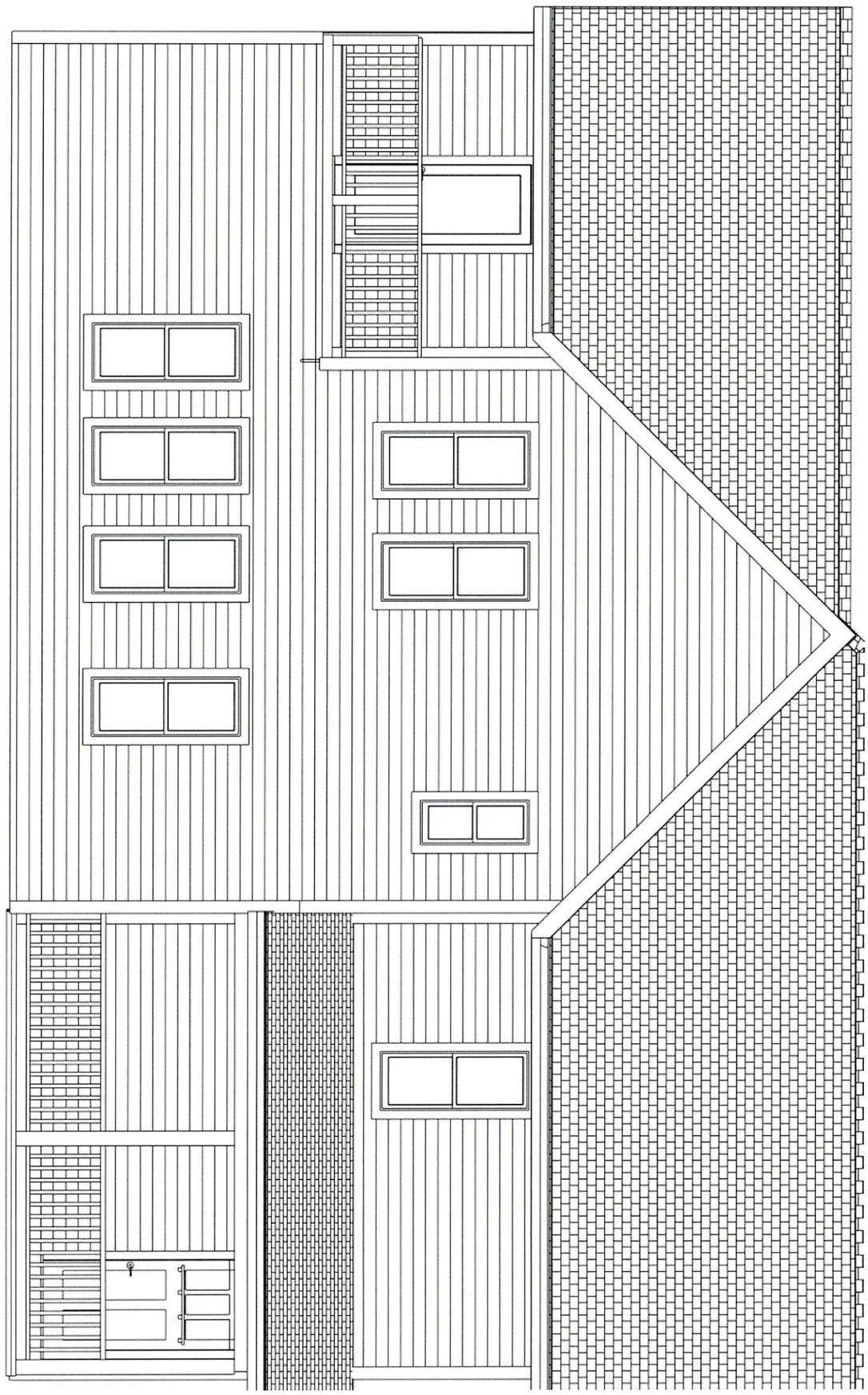

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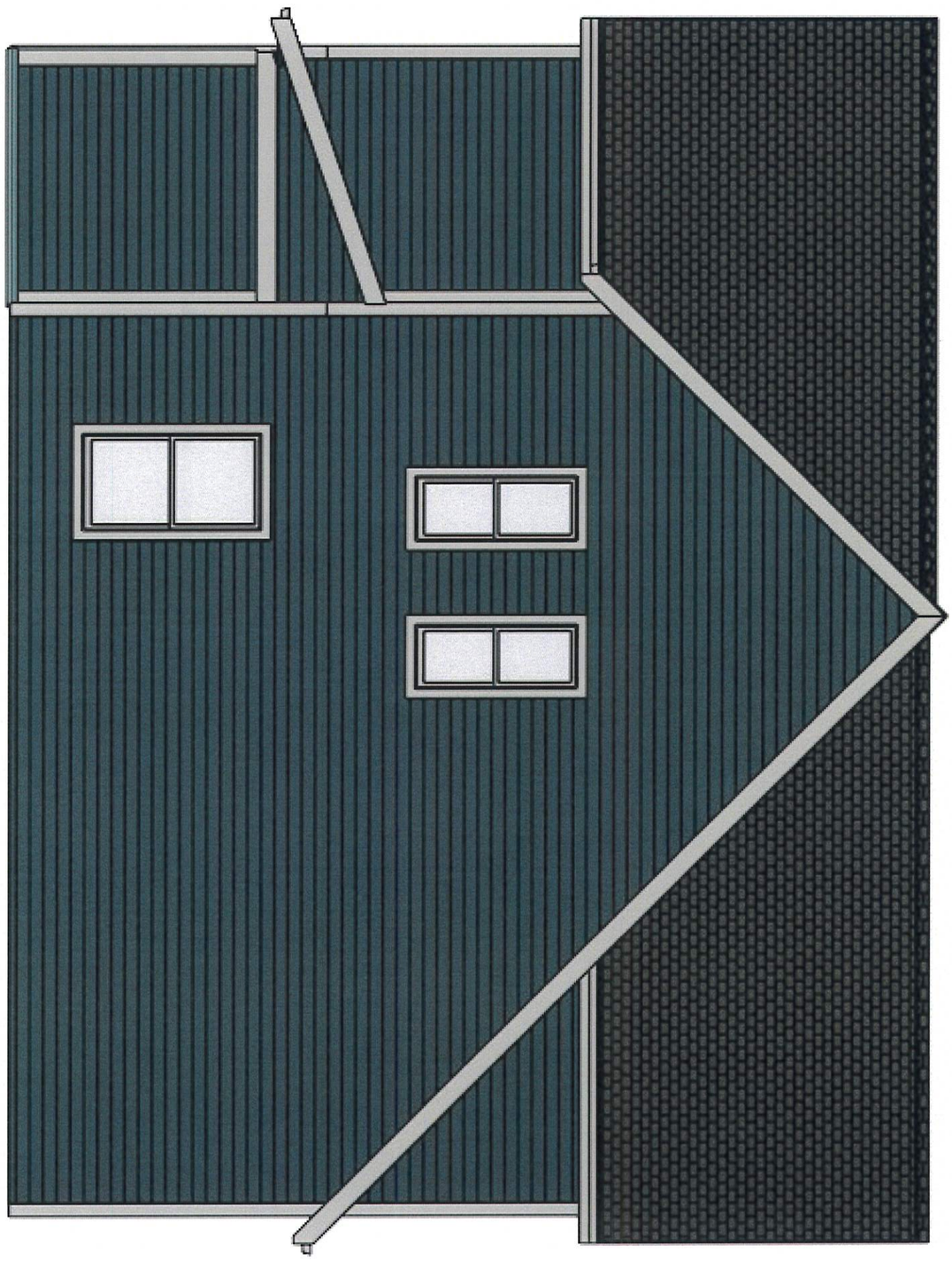
ROADSIDE LEFT COLOR 1/4 SCALE



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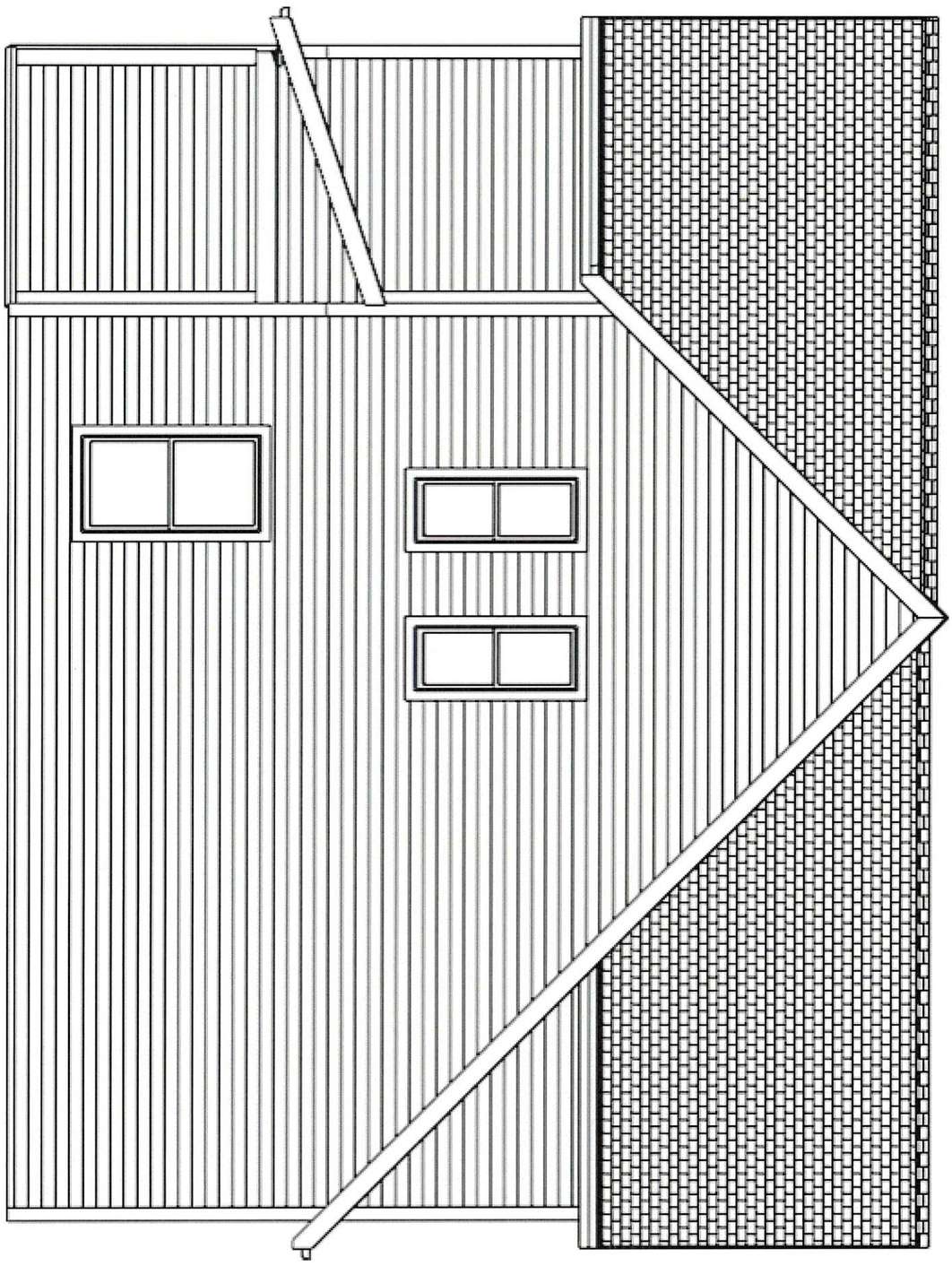

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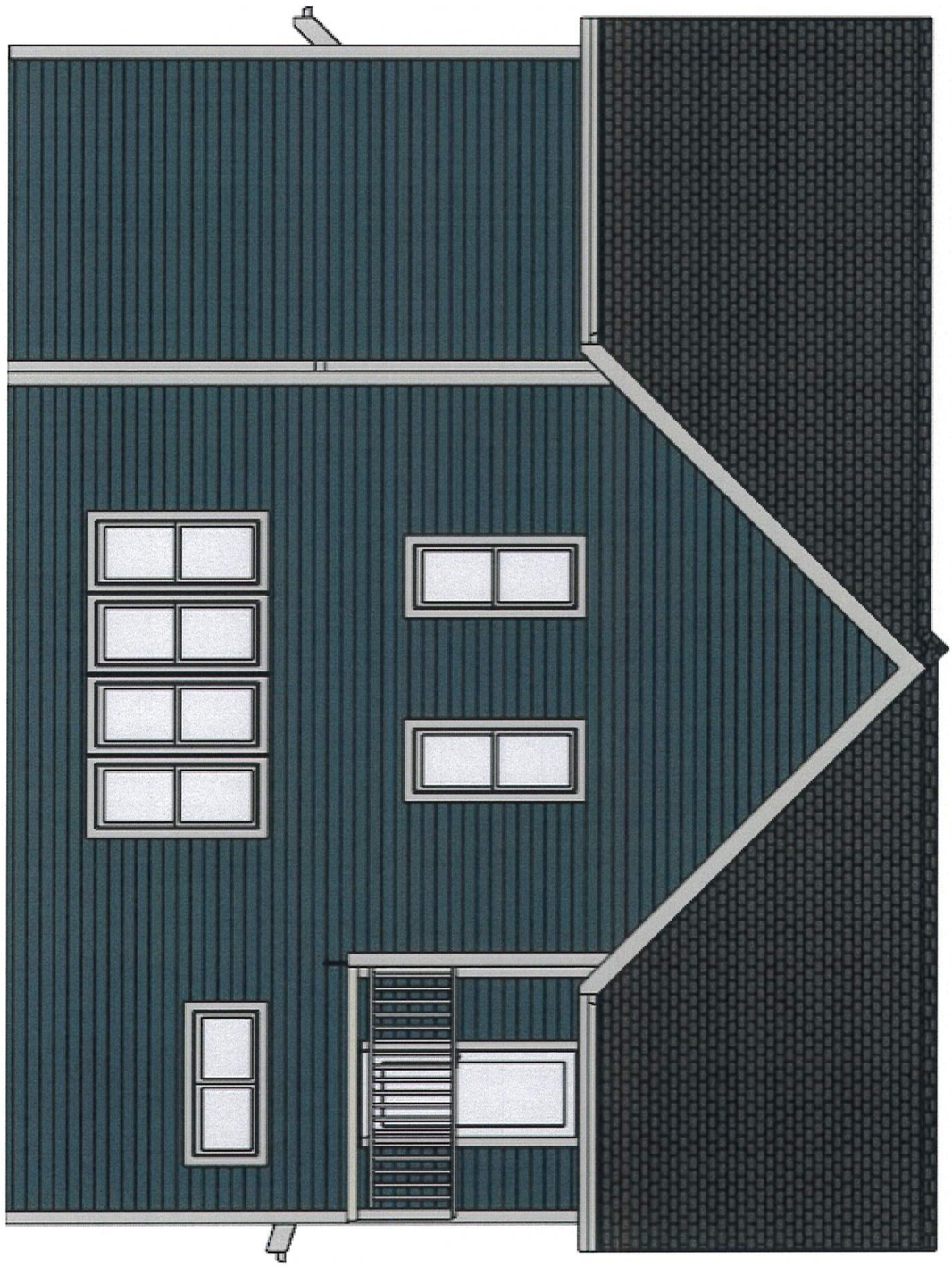

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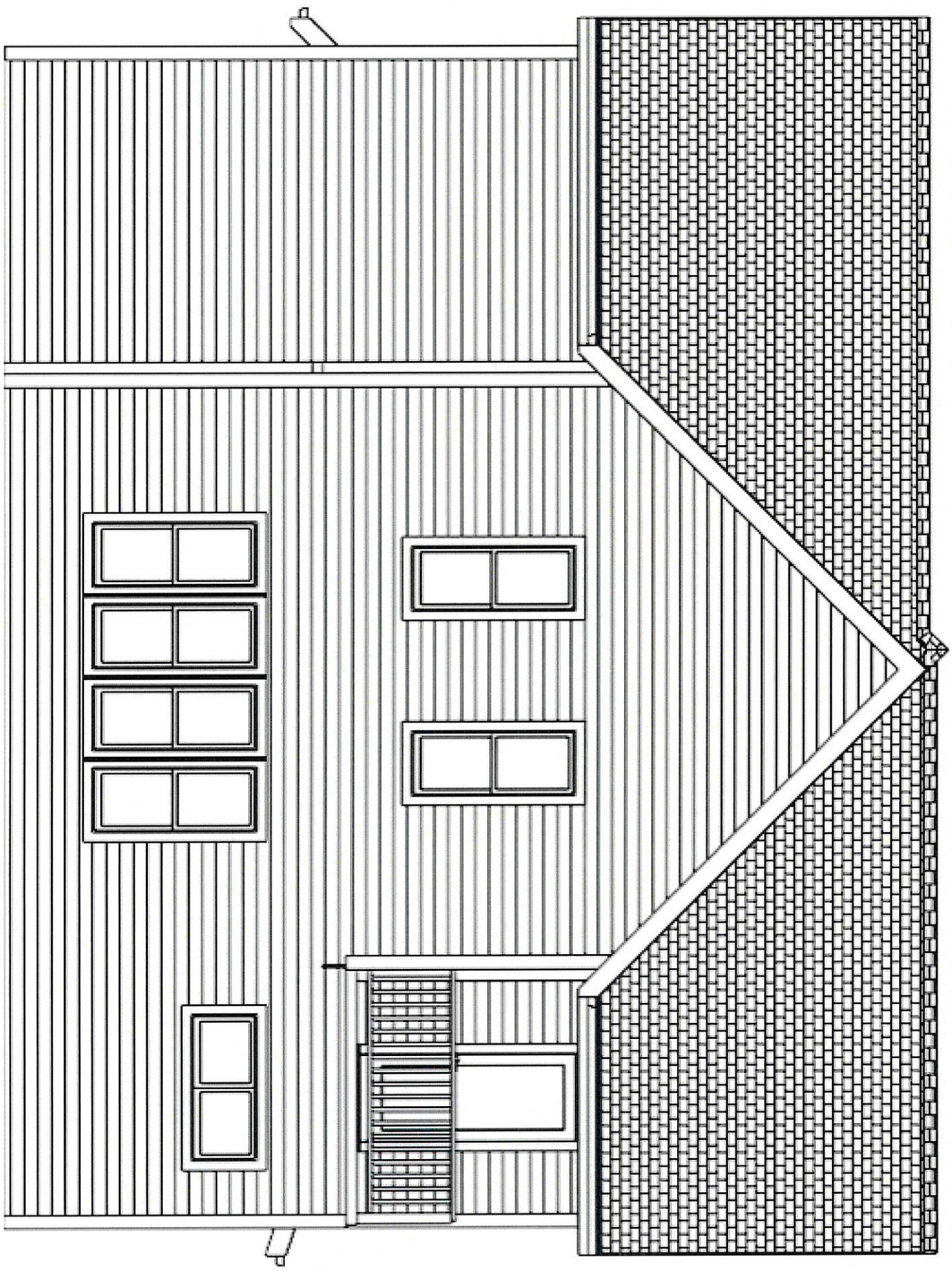

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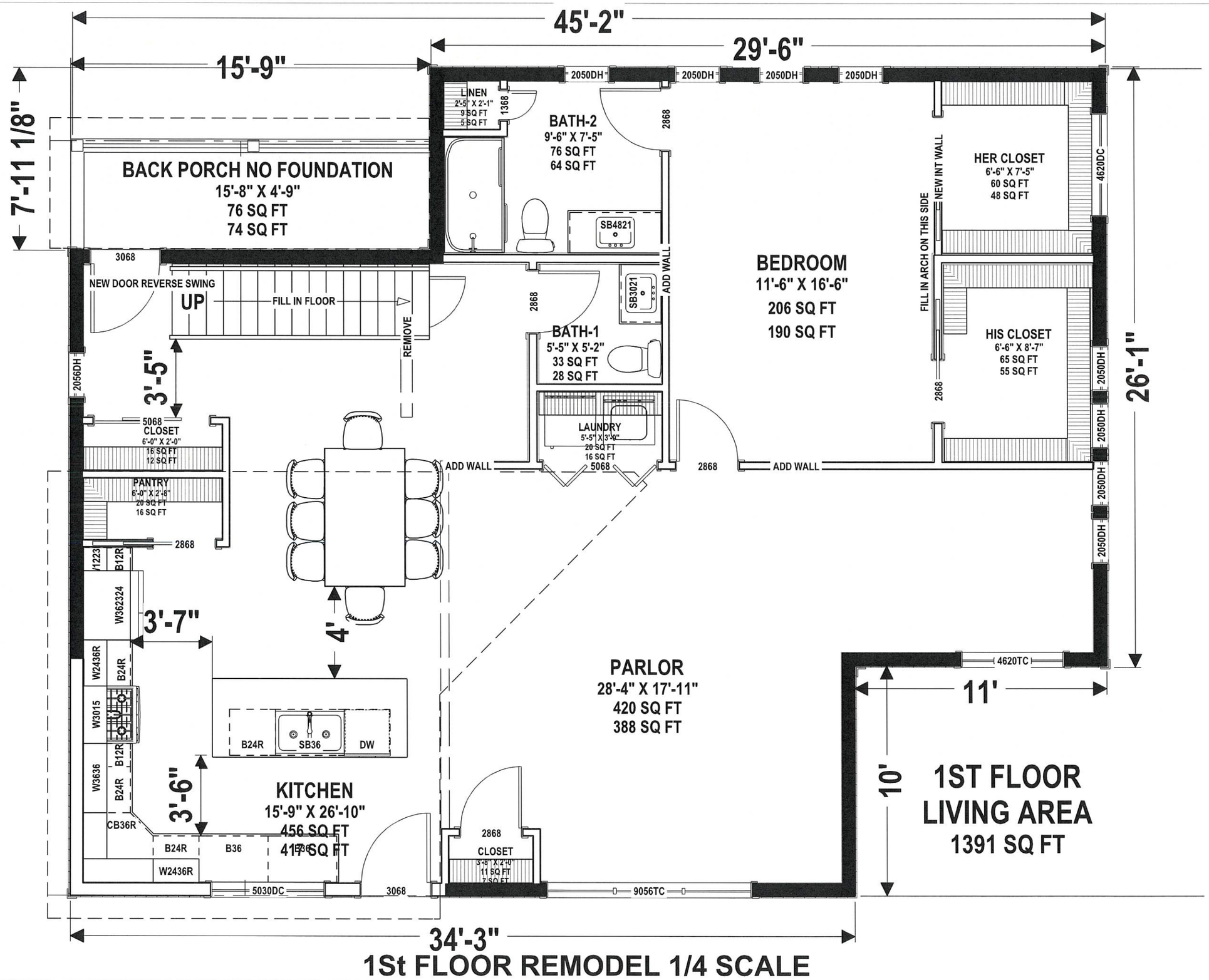

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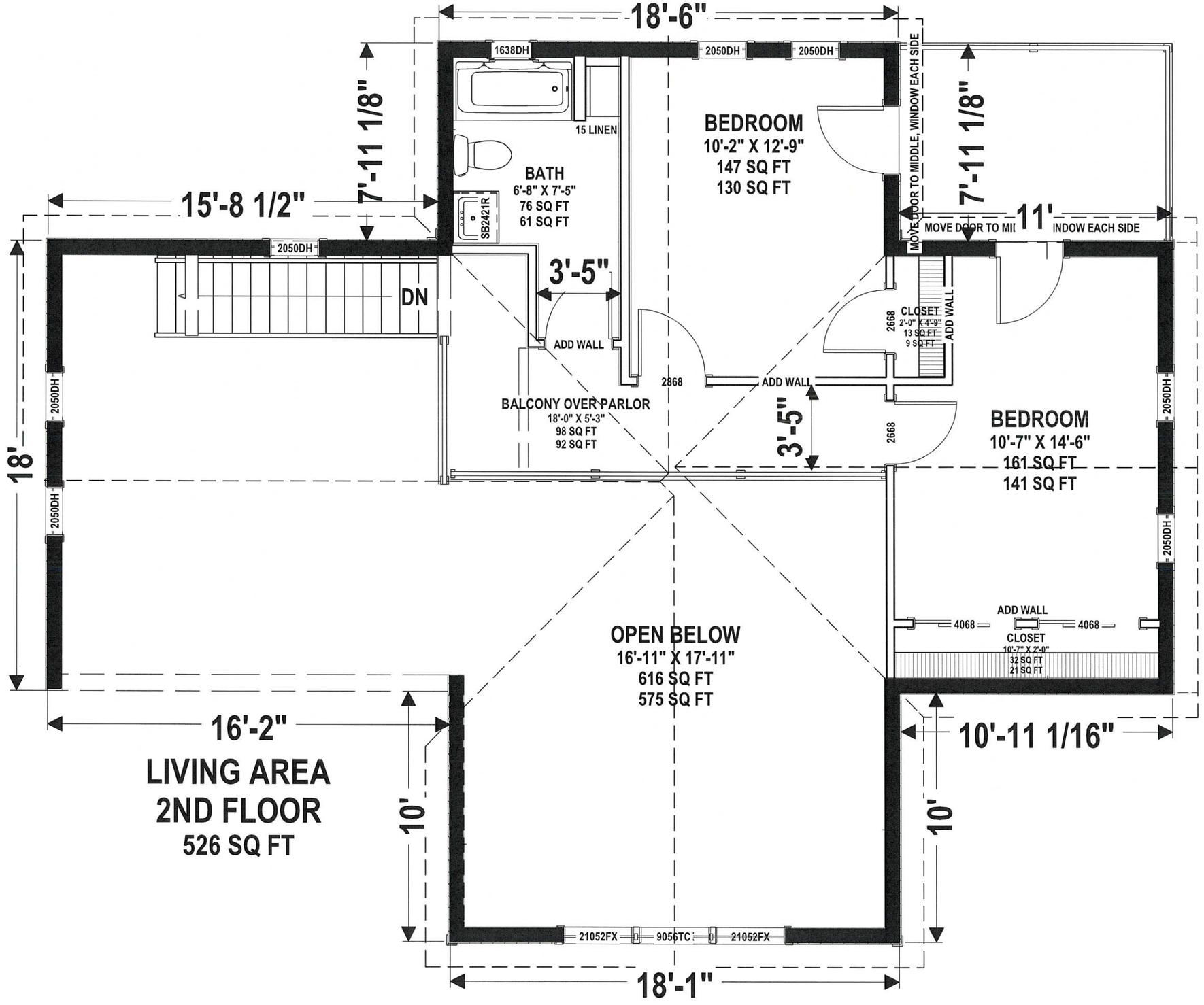
Attachment: Plans (10240 : Choua & Lee Her)



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11333 N. Cedarburg Road
Mequon, WI 53092-1930
Phone: 262-242-3100
Fax: 262-242-9655
www.cityofmequonwi.gov
Office of Architectural Board

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **April 14, 2025**
SUBJECT: **Dale & Lori Moeller - Addition at 14111 N. Cedarburg Road**

Attachments:
Pictures Z (PDF)
Site Plans & Plans Z (PDF)



Attachment: Pictures 2 (10241 : Dale & Lori Moeller)
Packet Pg. 194


YOU ARE NOT FORGOTTEN



Attachment: Figures 2 (10241 : Dale & Lori Moeller)
Packet Pg. 196



Attachment: Picture Z (10241 Dale & Lori Moeller)



SOUTH ENTRY

NEW ADDITION TO HOME OF

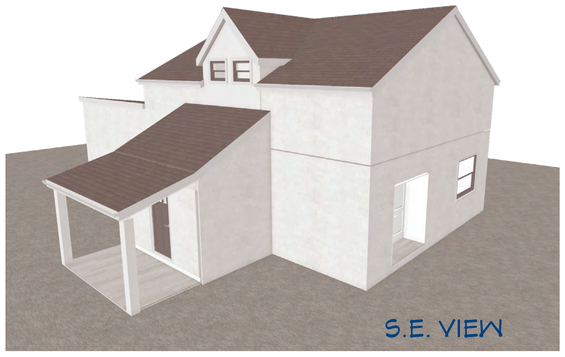
DALE & LORI MOELLER

14115 N. CEDARBURG RD., MEQUON, WI

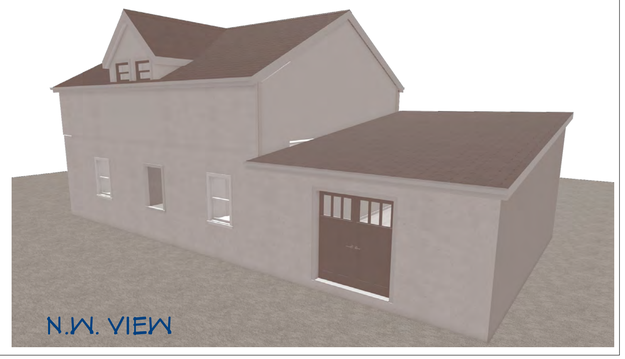
CONTENTS

SHEET - 1 - COVER SHEET
SHEET - 2 - PARTIAL SITE PLAN/ ROOF PLAN
SHEET - 3 - FOUNDATION PLAN
SHEET - 4 - 1ST FLOOR PLAN
SHEET - 5 - 2ND FLOOR PLAN, ROOF PLAN
SHEET - 6 - ELEVATIONS
SHEET - 7 - ELEVATIONS
SHEET - 8 - SECTIONS
SHEET - 9 - SCHEDULES & LEGENDS

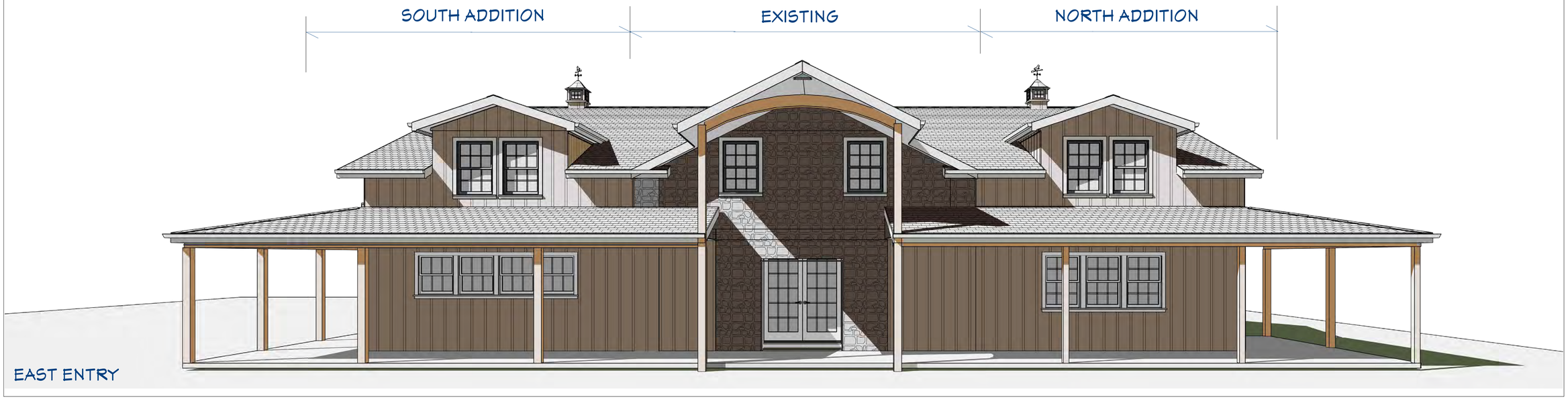
EXISTING HOME



S.E. VIEW



N.W. VIEW



EAST ENTRY

To the best of my knowledge these plans are drawn to comply with owner's and/or builder's specifications and any changes made on them after prints are made will be done at the owner's and/or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. Wm. Hahn is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

Liam Design
1675 MAIN ST., DOUSMAN, WI 53118
LIAMDESIGN01@GMAIL.COM
262-893-4846

DRAWN BY:
WM. HAHN

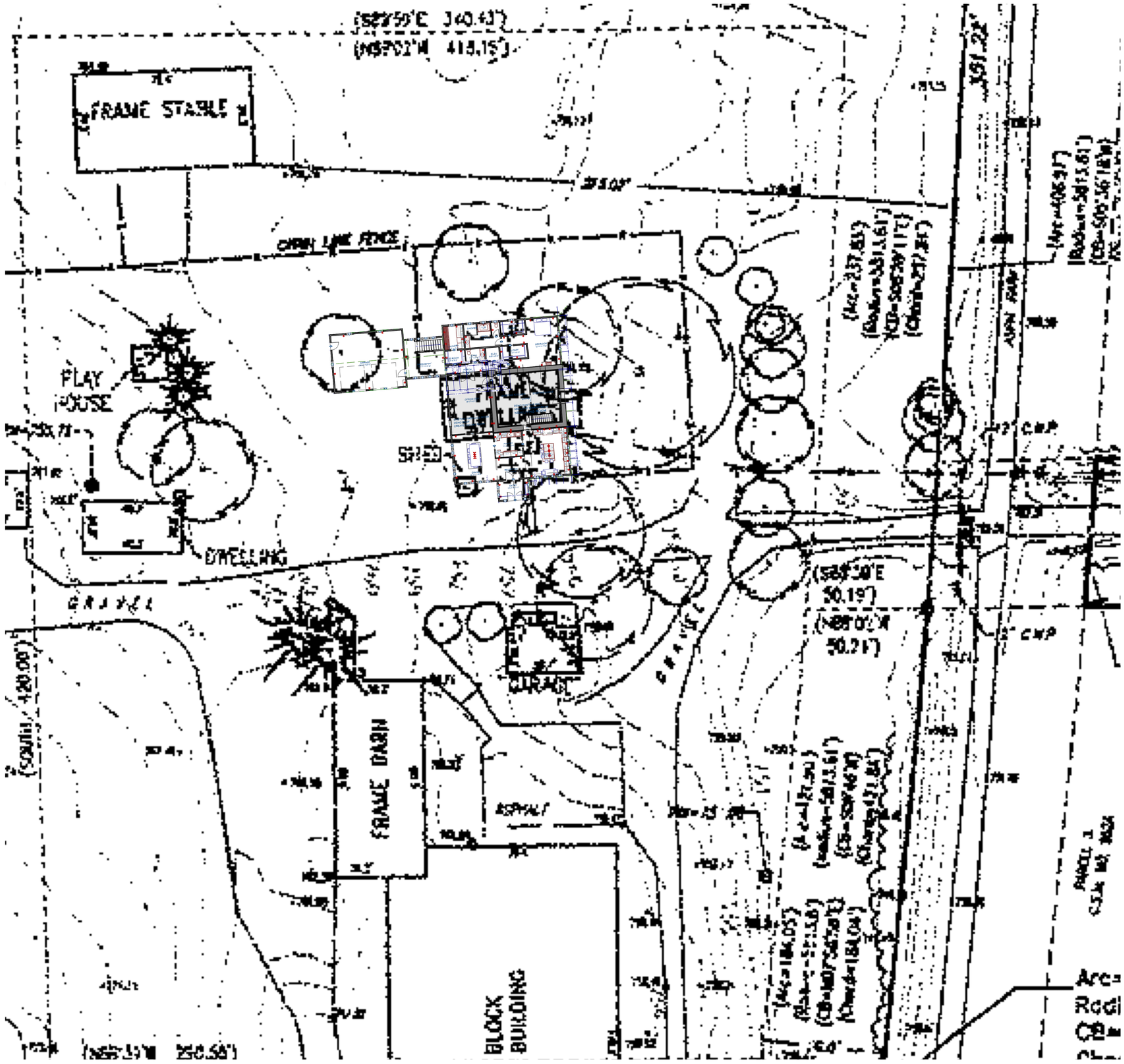
DALE & LORI MOELLER
14115 N. CEDARBURG RD.
MEQUON, WI

DATE:
3/22/25

SCALE:
AS NOTED

SHEET:
1

Attachment: Site Plans & Plans Z (10241 : Dale & Lori Moeller)



SITE PLAN_____1"= 20'



SOUTH



EAST



NORTH



WEST



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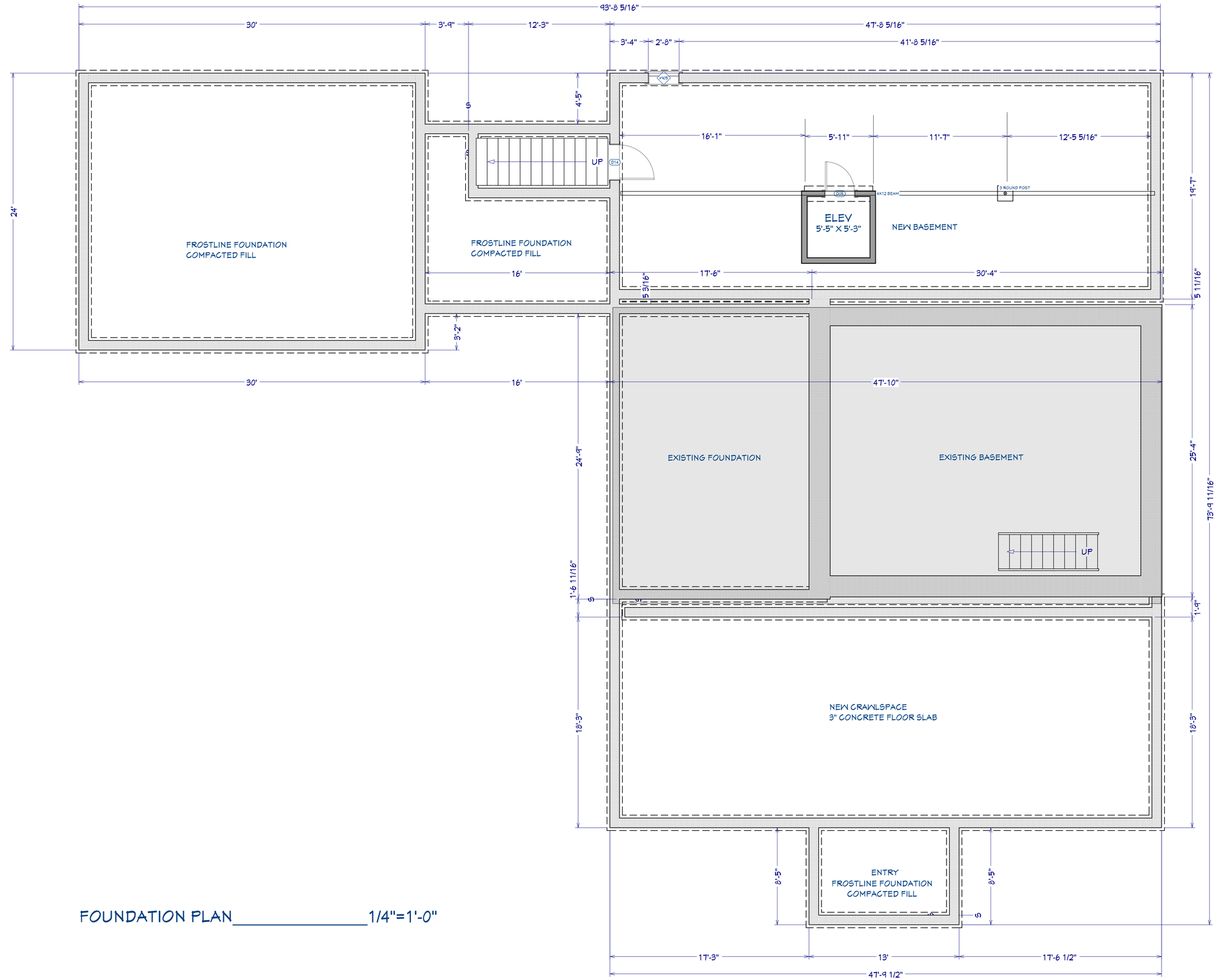

FOUNDATION PLAN_____1/4"=1'-0"

N

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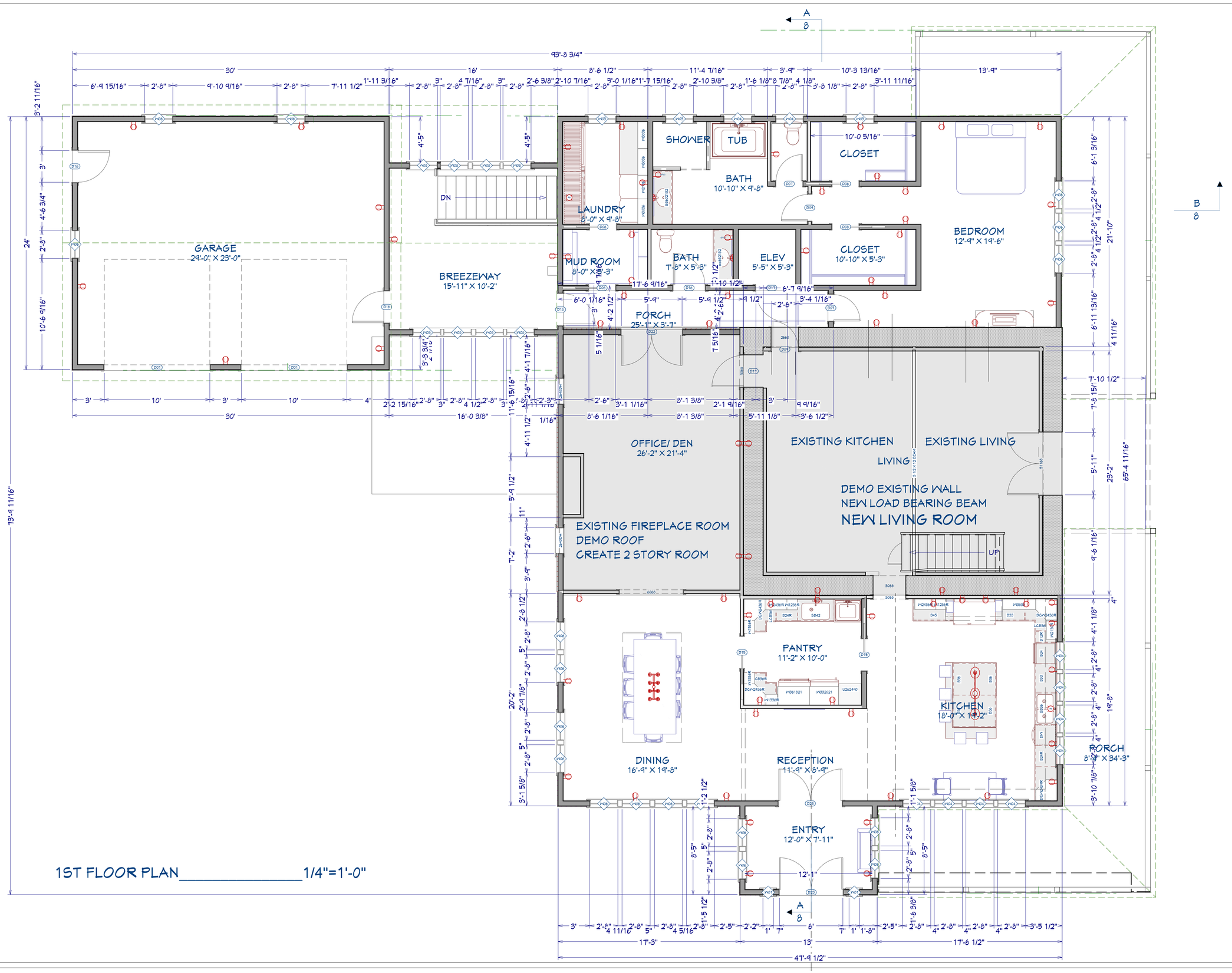

N

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MEQUON, WI

DATE:
3/22/25

SCALE:
AS NOTED 1/4"=1'

SHEET:
4

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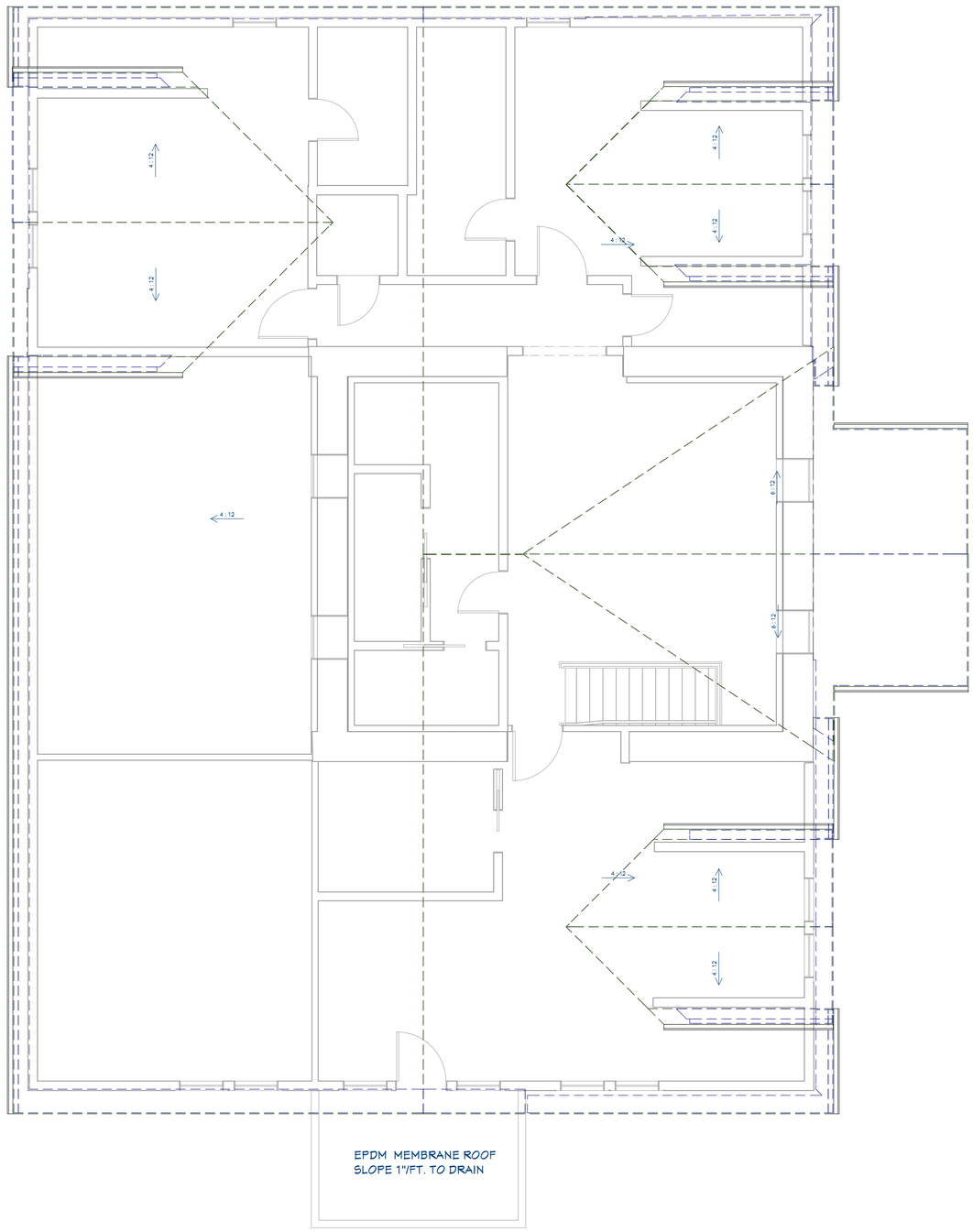
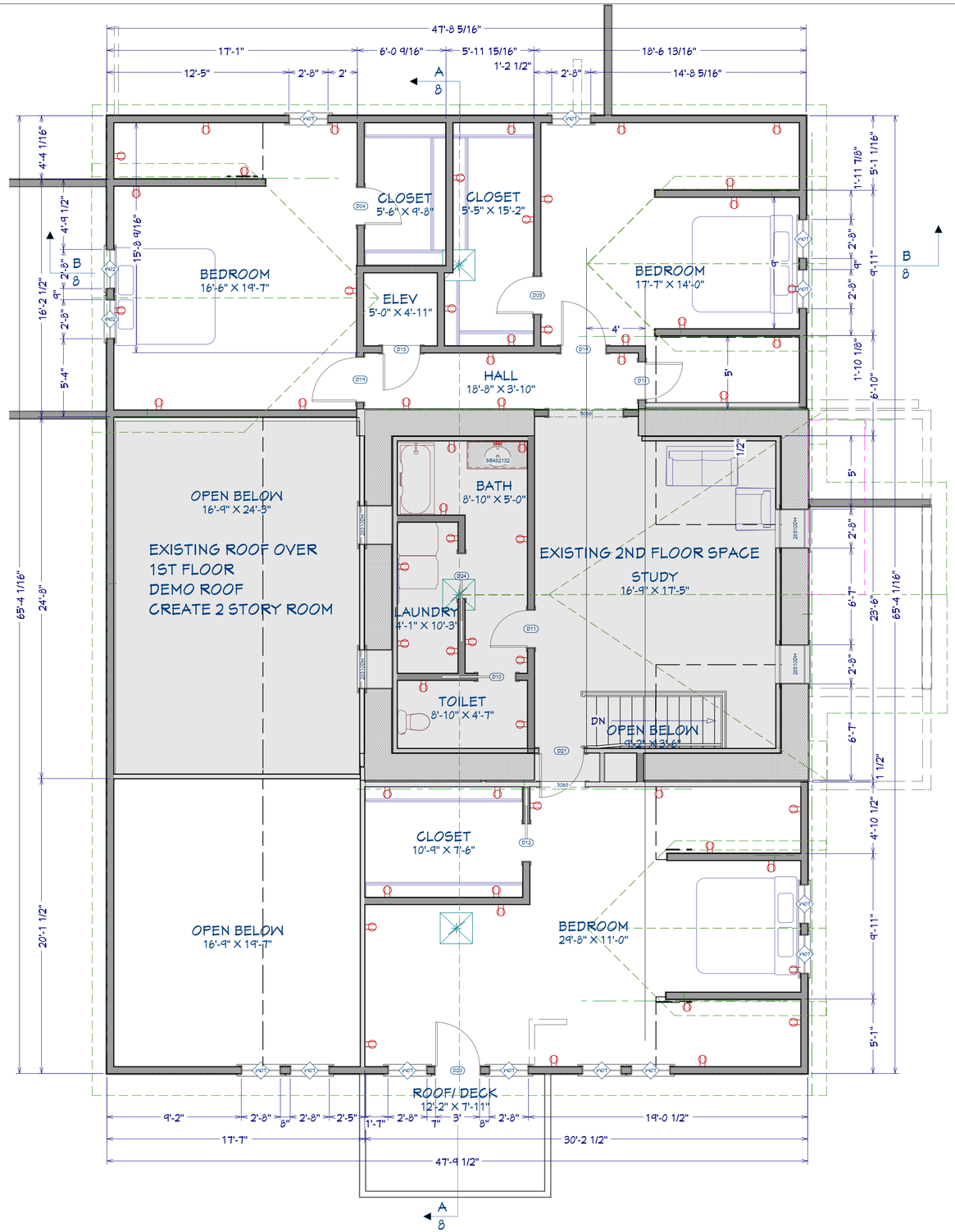


ROOF PLAN_____1/4"=1'-0"



2ND FLOOR PLAN_____1/4"=1'-0"

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DATE:
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SCALE:
~~AS NOTED~~ 1/4"

SHEET:
5

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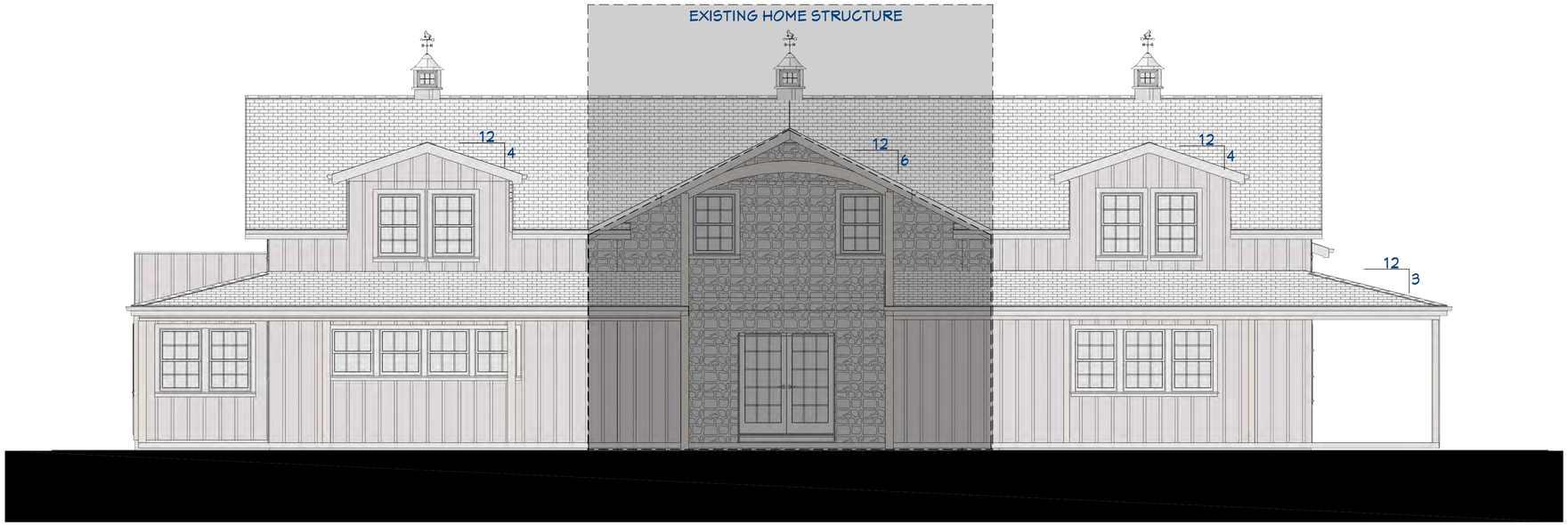
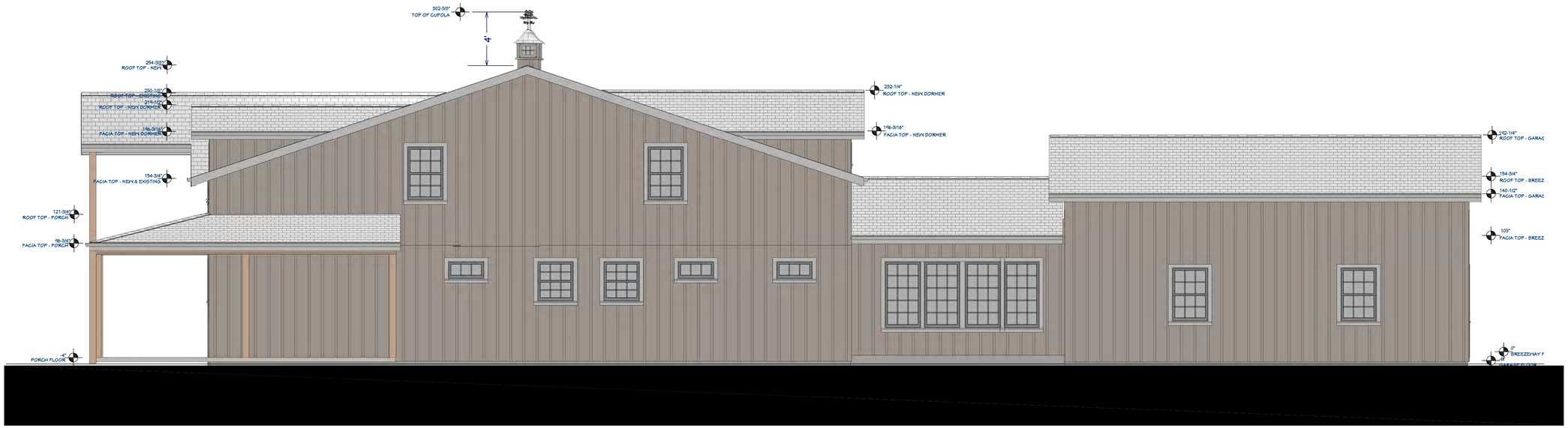


EAST ELEVATION 1/4"=1'-0"



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

SEE SHEET 9 - MATERIAL SCHEDULE
FOR ROOFING, SIDING, VENEER SPECS

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

Liam Design
1615 MAIN ST., DOUGLAS, WI 53118
LIAMDESIGN01@GMAIL.COM
262-893-4846

DRAWN BY:
WM. HAHN

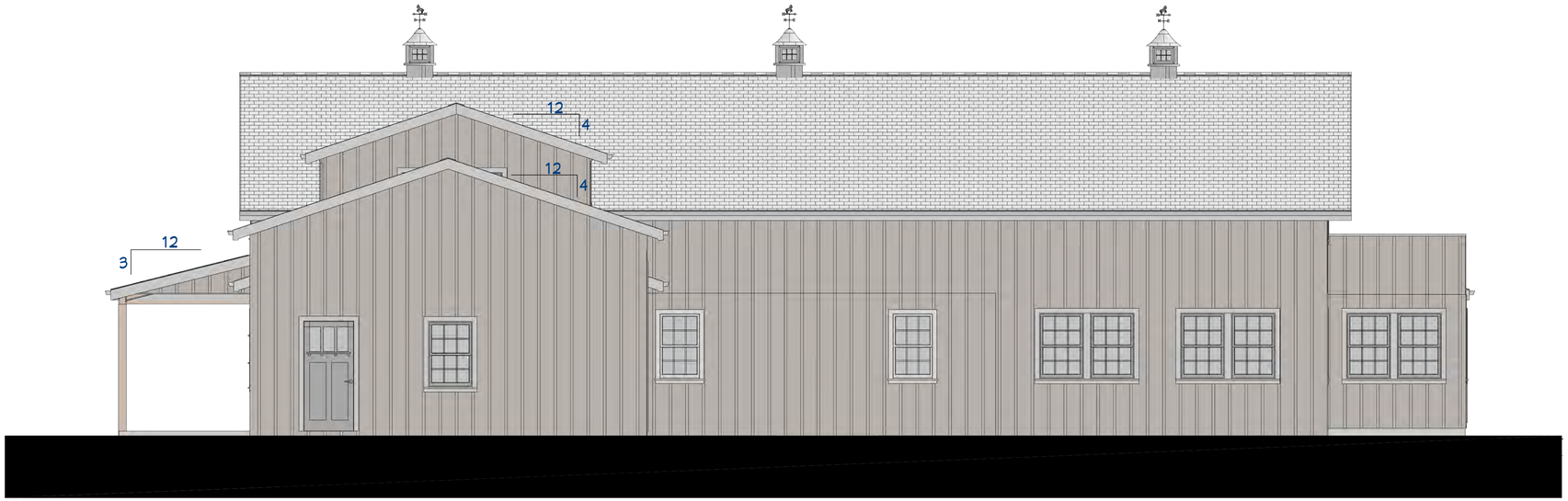
DALE & LORI MOELLER
14115 N. CEDARBURG RD.
MEQUON, WI

DATE:
3/22/25

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

SHEET:
6

Attachment: Site Plans & Plans Z (10241 : Dale & Lori Moeller)



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



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

SEE SHEET 9 - MATERIAL SCHEDULE
FOR ROOFING, SIDING, VENEER SPECS

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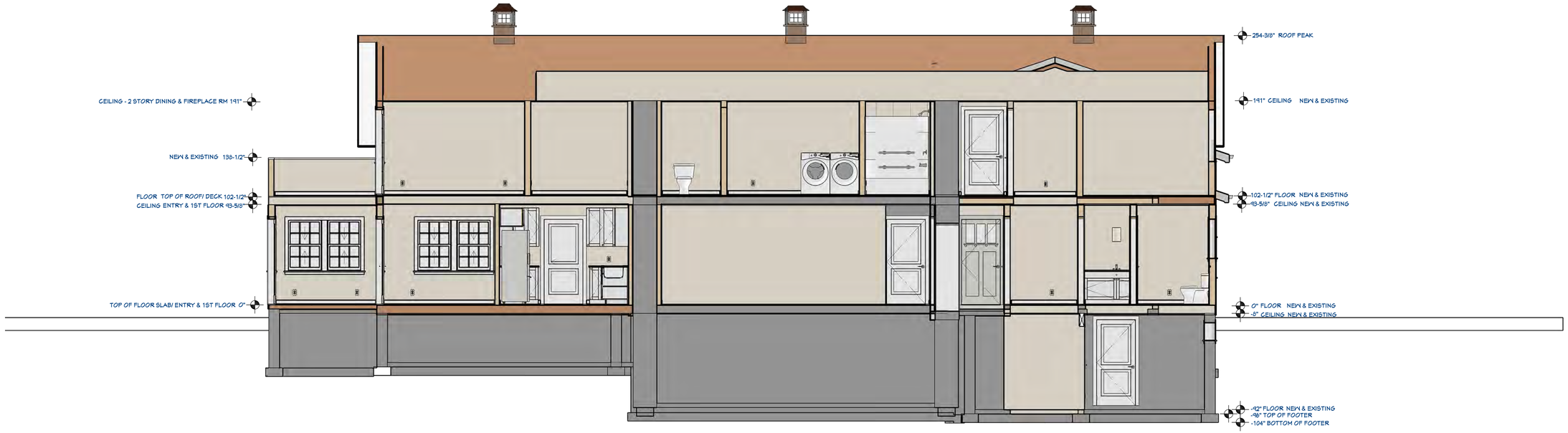
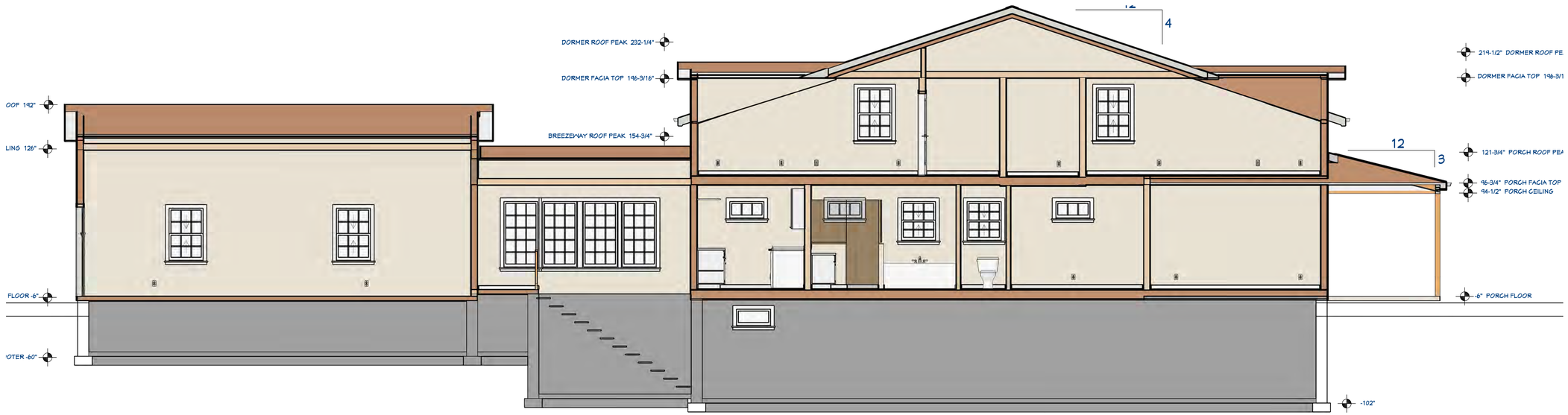
SHEET:
7

Attachment: Site Plans & Plans Z (10241 : Dale & Lori Moeller)





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AS NOTED

SHEET:
8

Attachment: Site Plans & Plans Z (10241 : Dale & Lori Moeller)

WINDOW SCHEDULE

WINDOW SCHEDULE

3D EXTERIOR ELEVATION	NUMBER	LABEL	QTY	FLOOR	SIZE	RO	EGRESS	DESCRIPTION	HEADER	EGDE	MANUFACTURER	COMMENTS
	W01	1040FX	2	1	1040FX	13"X49"		FIXED GLASS	2'X6"X16" (2)			
	W02	2814AWN	2	2	2814AWN	33"X17"		SINGLE AWNING	2'X6"X36" (2)			
	W03	2814FX	9	1	2814FX	33"X17"		FIXED GLASS	2'X6"X36" (2)			
	W04	2830DH	10	1	2830DH	33"X57"		DOUBLE HUNG	2'X6"X36" (2)			
	W05	2814FX	1	0	2814FX	33"X17"		FIXED GLASS	2'X6"X36" (2)			
	W06	2840DH	18	1	2840DH	33"X49"		DOUBLE HUNG	2'X6"X36" (2)			
	W07	2840DH	12	2	2840DH	33"X49"		DOUBLE HUNG	2'X6"X36" (2)			
	W08	2850FX	9	1	2850FX	33"X61"		FIXED GLASS	2'X6"X36" (2)			

DOOR SCHEDULE

DOOR SCHEDULE

3D EXTERIOR ELEVATION	NUMBER	LABEL	QTY	FLOOR	SIZE	RO	DESCRIPTION	HEADER	EGDE	MANUFACTURER	COMMENTS
	D01	100100	2	1	100100	122"X123"	GARAGE-GARAGE DOOR GHD05	2'X12"X128" (2)			
	D02	2468	1	1	2468 L IN	24 3/4"X82 1/2"	HINGED-DOOR P04	2'X6"X24 3/4" (2)			
	D03	2662	1	2	2662 L IN	32"X76 3/8"	HINGED-DOOR P04	2'X6"X35" (2)			
	D04	2662	1	2	2662 R IN	32"X76 3/8"	HINGED-DOOR P04	2'X6"X35" (2)			
	D05	2668	1	0	2668 L IN	32"X82 1/2"	HINGED-DOOR P04	2'X6"X32" (2)			
	D06	2668	3	1	2668 L	61 1/4"X82 1/2"	POCKET-DOOR P04	2'X6"X64 1/4" (2)			
	D07	2668	2	1	2668 R IN	32"X82 1/2"	HINGED-DOOR P04	2'X6"X35" (2)			
	D08	2668	1	1	2668 R	61 1/4"X82 1/2"	POCKET-DOOR P04	2'X6"X64 1/4" (2)			
	D09	2668	2	1	2668 L IN	32"X82 1/2"	HINGED-DOOR P04	2'X6"X35" (2)			
	D10	2668	1	2	2668 L	61 1/4"X82 1/2"	POCKET-DOOR P04	2'X6"X64 1/4" (2)			
	D11	2668	2	2	2668 L IN	32"X82 1/2"	HINGED-DOOR P04	2'X6"X35" (2)			
	D12	2668	1	2	2668 R	61 1/4"X82 1/2"	POCKET-DOOR P04	2'X6"X64 1/4" (2)			

DOOR SCHEDULE

	D13	2668	1	2	2668 R IN	32"X82 1/2"	HINGED-DOOR P04	2'X6"X35" (2)			
	D14	3068	1	0	3068 R IN	32"X82 1/2"	HINGED-DOOR P04	2'X6"X35" (2)			
	D15	3068	2	1	3068 L	73 1/4"X82 1/2"	POCKET-DOOR P04	2'X6"X76 1/4" (2)			
	D16	3068	3	1	3068 L EX	35"X83"	EXT. HINGED-DOOR E21	2'X6"X41" (2)			
	D17	3068	2	1	3068 L IN	35"X82 1/2"	HINGED-DOOR P04	2'X6"X41" (2)			
	D18	3068	1	1	3068 R EX	35"X83"	EXT. HINGED-DOOR E21	2'X6"X41" (2)			
	D19	3068	2	2	3068 L IN	35"X82 1/2"	HINGED-DOOR P04	2'X6"X41" (2)			
	D20	3068	1	2	3068 L IN	35"X82 1/2"	HINGED-GLASS PANEL	2'X6"X41" (2)			
	D21	3068	1	2	3068 R EX	35"X83"	EXT. HINGED-DOOR E21	2'X6"X41" (2)			
	D22	5968	1	1	5968 L/R EX	111"X83"	EXT. DOUBLE HINGED-DOOR E21	2'X6"X74" (2)			
	D23	6068	2	1	6068 L/R IN	74"X82 1/2"	DOUBLE HINGED-GLASS PANEL	2'X6"X77" (2)			
	D24	3068	1	2	3068 R	73 1/4"X82 1/2"	POCKET-DOOR P04	2'X6"X76 1/4" (2)			

ELECTRICAL LEGEND

ELECTRICAL - DATA - AUDIO LEGEND

SYMBOL	DESCRIPTION
	Ceiling Fan
	Ventilation Fans: Ceiling Mounted, Wall Mounted
	Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Heat Lamp, Low Voltage
	Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce
	Chandelier Light Fixture
	Fluorescent Light Fixture
	240V Receptacle
	110V Receptacles: Duplex, Weather Proof, GFCI
	Switches: Single Pole, Weather Proof, 3-Way, 4-Way
	Switches: Dimmer, Timer
	Audio Video: Control Panel, Switch
	Speakers: Ceiling Mounted, Wall Mounted
	Wall Jacks: CAT5, CAT5 + TV, TV/Cable
	Telephone Jack
	Intercom
	Thermostat
	Door Chime, Door Bell Button
	Smoke Detectors: Ceiling Mounted, Wall Mounted
	Electrical Breaker Panel

EXTERIOR FINISH MATERIAL SCHEDULE

SIDING - RUSTICSERIES PANELS - BOARD & BATTEN - COLOR: SUMMER WHEAT

STONE VENEER - OAKFIELD OCONOMOWOC VENEER - LEMKE STONE PRODUCTS

ROOFING - BLACK CASTLEBROOK SHINGLED ROOF BY ATLAS

ALL MATERIALS TO BE INSTALLED PER MFR. SPECS W/ REQU'D SUBSTRATE

GENERAL NOTES:

1. SOIL ASSUMED TO HAVE A SAFE BEARING CAPACITY OF 1500 PSF OR PER SOIL REPORT.

2. ALL SAWN LUMBER SHALL BE SPF#2 EQUAL OR BETTER. ALL SAWN LUMBER THAT IS PRESSURE TREATED SHALL BE SPF #2 EQUAL OR BETTER. ALL SCREWS, BOLTS, NAILS AND HARDWARE FOR USE WITH P.T. WOOD SHALL BE GALVANIZED OR STAINLESS STEEL.

3. ALL FASTENERS AND CONNECTORS EXPOSED TO AND LOCATED WITHIN 300 FT. OF SALT WATER SHORELINE SHALL BE STAINLESS STEEL GRADE 304 OR 316.

4. FLASHING SHALL BE CORROSION RESISTANT METAL OF MIN. NOMINAL 0.019-IN. THICKNESS OR APPROVED NON-METALLIC MATERIAL.

5. FOOTING CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI.

6. REINFORCING STEEL SHALL BE DEFORMED NEW BILLET STEEL BARS CONFORMING TO ASTM A-615 GRADE 60 AND SHALL LAP 40 X BAR DIAMETER.

7. APPROVED 6 MIL. VAPOR BARRIER INSTALLED WITH IRC 2018, SECTION R408.2 ON TERMITE TREATED FILL AND 2" SAND BASE.

8. WALL BRACING TO BE IN COMPLIANCE WITH IRC 2018, SECTION 602.10, WITH 7/16" CONTINUOUS OSB FOR EXTERIOR BRACED WALL PANELS. PANELS TO BE NAILED @ 6" O.C. ON THE EDGES AND @ 12" O.C. IN THE CENTER. FIELD OR CENTER NAILING MINIMUM SPACING IS 12".

9. EXPOSED OR GROUND CONTACT LUMBER TO BE PRESSURE TREATED AND SUITABLE FOR GROUND CONTACT USE PER IRC 2018, SECTION R317.1.2.

10. LOT SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET PERIMETER SURROUND THE STRUCTURE.

11. SMOKE DETECTORS & CARBON MONOXIDE DETECTORS TO BE INTERCONNECTED AND RECEIVE PRIMARY POWER FROM BUILDING WIRING WITH BATTERY BACKUP. SMOKE DETECTORS TO BE LOCATED IN EACH SLEEPING ROOM. CARBON MONOXIDE/ SMOKE DETECTORS TO BE LOCATED OUTSIDE OF SLEEPING ROOMS AND ON EACH FLOOR.

NOTES:
A. ALL STUDS TO BE #2 SPF (SPRUCE/PINE/FIR) EQUAL OR BETTER
B. ALL FLOOR JOISTS, CEILING JOISTS, RAFTERS, HEADERS & BEAMS TO BE #2 SYP EQUAL OR BETTER (SOUTHERN YELLOW PINE) UNLESS OTHERWISE NOTED
C. ENGINEERED BEAMS PER MANUFACTURERS SPECS. LUMBER VALUES : Fb = 2900 PSI(MIN.), Fv = 285 PSI (MIN.), E = 2.0
D. MAXIMUM DEFLECTION: L/480 LIVE, L/360 DEAD LOAD

DESIGN CRITERIA (SECTION R301):
WIND SPEED: 115 MPH (3 SECOND GUST)
EXPOSURE: B
SNOW LOAD: 20 #PSF

DESIGN LOADS FOR CEILING JOISTS (LL DEFLECTION - L/240):
20 PSF LIVE LOAD
10 PSF DEAD LOAD
30 PSF = TOTAL LOAD

DESIGN LOAD FOR RAFTERS W\OUT INTERIOR FINISH (LL DEFLECTION - L/180):
20 PSF LIVE LOAD
10 PSF DEAD LOAD
30 PSF = TOTAL LOAD

DESIGN LOAD FOR FLOOR (LL DEFLECTION - L/360):
40 PSF LIVE LOAD
10 PSF DEAD LOAD
50 PSF = TOTAL LOAD

REVISION TABLE

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SCALE:
AS NOTED

SHEET:
9

Attachment: Site Plans & Plans Z (10241 : Dale & Lori Moeller)

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

www.cityofmequonwi.gov

Office of Architectural Board

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **April 14, 2025**
SUBJECT: **Keajen Properties LLC - New Single-Family Residence at 3651 W. Pine View Court**

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

585 Ryan St. Pewaukee, WI 53072 262.746.9999 www.AndersonHomesOfWI.com

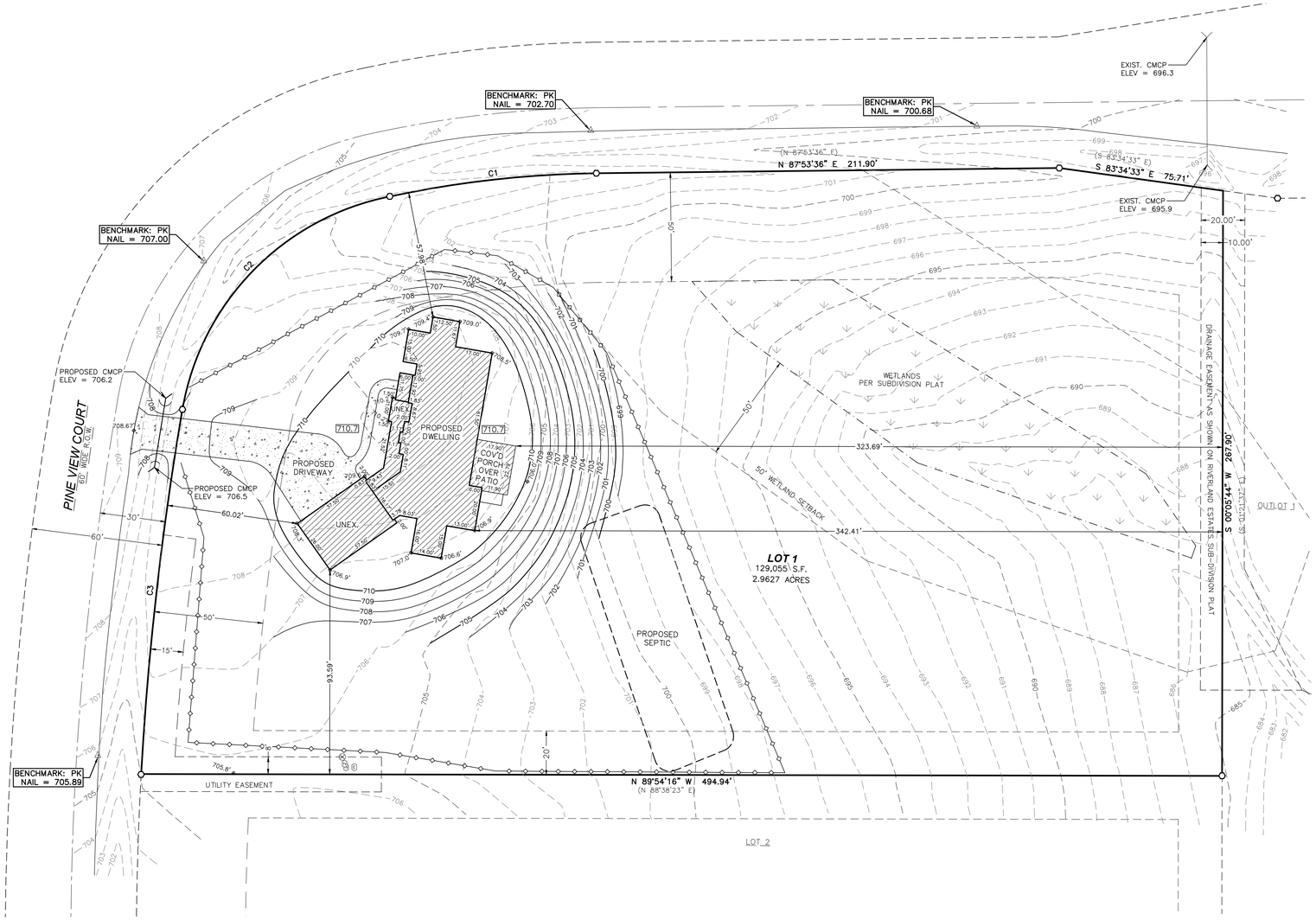
Asheville Model | Lot #1 | 3651 W. Pine View Court | Riverland Estates

It is our intent to build a single-family residence on Lot #1 in the Riverland Estates Subdivision that consists of a single-story plan with a partially finished basement. Designed into the plan is a covered patio. The plan is designed for the lot with full exposure.

Attachment: Statement of Intent (10242 : Keajen Properties LLC)

PLAT OF SURVEY

LOT 1 OF RIVERLAND ESTATES A SUBDIVISION OF ALL OF PARCEL 1 OF CSM 3498 BEING PART OF THE NE 1/4 OF THE SW 1/4 AND SE 1/4 OF THE SW 1/4 OF SECTION 1, TOWN 9 NORTH, RANGE 21 EAST, CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.



0' 30' 60'

1 INCH = 30 FEET

SETBACK REQUIREMENTS
FRONT YARD = 50'
SIDE YARD = 20'
REAR YARD = 20'

PROPOSED GRADES PER GRADING PLAN
FINISH YARD GRADE: 710.7
GARAGE FLOOR: 711.03
TOP OF WALL: 711.36
TOP OF FOOTING: 702.36 (9' WALL)
DRIVE SLOPE = 2.4%

NO FORM "A" PROVIDED

POST-PROJECT IMPERVIOUS AREA (SQ.FT.)
DWELLING = 5,133
DRIVEWAYS (INCL. PAVED, CONCRETE, GRAVEL AND COMPACTED AREAS) = 2,005
DECK STAIRS = 52

TOTAL IMPERVIOUS SURFACE AREA = 7,190
LOT SIZE = 129,055
TOTAL PERCENT IMPERVIOUS SURFACE = 5.6%

LEGEND

○	FOUND 3/4 REBAR" OR NOTED
△	CONTROL POINT BENCHMARK
	CMCP CULVERT
TV	TV PEDESTAL
E	ELECTRIC TRANSF./PEDESTAL
800	PROPOSED CONTOUR
	PROPOSED SILT FENCE
800.0	PROPOSED ELEVATION
✱800.0	EXISTING SPOT GRADE
800	EXISTING CONTOUR
⊗	UTILITY PULL BOX
(R)	RECORD DIMENSION

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	RECORD CHORD
C1	477.51'	96.08'	95.92'	N 82°10'14" E	11°31'44"	(N 82°07'44" E)
C2	120.00'	144.64'	136.04'	N 42°48'45" E	69°03'34"	(S 42°48'45" W)
C3	1470.00'	168.17'	168.07'	N 05°00'19" E	6°33'16"	(S 05°00'22" W)

NOTES:
- BEARINGS ARE REFERENCED TO THE SOUTH LINE OF LOT 1BEARING N89°54'16"W, AS SHOWN ON SUBDIVISION PLAT.
- THE EXCAVATOR AND MASON MUST VERIFY AT LEAST 2 BENCHMARKS SHOWN ABOVE.
- PROPOSED ELEVATIONS AS SHOWN ON THIS DRAWING IS A SUGGESTED GRADE AND SHOULD BE VERIFIED BY THE OWNER AND/OR THE BUILDER AND APPROVED BY THE BUILDING INSPECTOR.
- EROSION CONTROL MEASURES SHALL BE PROVIDED BY THE BUILDER AND APPROVED BY THE BUILDING INSPECTOR BASED ON SITE CONDITIONS.
- A TITLE COMMITMENT HAS NOT BEEN PROVIDED. AN ADDITIONAL SEARCH FOR EASEMENTS OF RECORD HAS NOT BEEN COMPLETED.
- EASEMENTS AND BUILDING SETBACKS PER SUBDIVISION PLAT.

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

LandTech SURVEYING
LAND SURVEYING • LAND PLANNING
955 LEXINGTON DRIVE
OCONOMOWOC, WI 53066
WWW.LANDTECHWI.COM
(262) 367-7599

REV. | REV. | REV. | REV. | REV.

LOCATION: 3651 W PINE VIEW COURT, MEQUON, OZAUKEE COUNTY, WISCONSIN
DRAWN BY: JBK
CHECKED BY: MTO

CLIENT: ANDERSON HOMES
PROJECT: ASHEVILLE
LAYOUT: PLAT OF SURVEY
DRAWING: 25090_SURVEY.DWG

SEAL: WISCONSIN MATTHEW T. O'ROURKE S-2771 NEOSHO, WI PROFESSIONAL LAND SURVEYOR

SCALE: 1:30
DATE: 3/28/2025
JOB NO: 25090
SHEET: 1 OF 1

Attachment: Survey (10242 : Kesjen Properties LLC)

ANDERSON HOMES

A S H E V I L L E

GENERAL NOTES

- ALL CONTRACTORS ARE RESPONSIBLE FOR CLEANING THEIR OWN DEBRIS TO THE DUMPSTER AND ARE TO BE BROOM CLEAN BUILDING UPON COMPLETION OF THEIR WORK EACH DAY
- ALL CONTRACTORS ARE COMPLETELY RESPONSIBLE FOR THE QUALITY & INTEGRITY OF ANY AND ALL MATERIALS, AND/OR LABOR THEY SUPPLY, AND ARE RESPONSIBLE FOR ALL FEDERAL, STATE, & LOCAL CODE COMPLIANCE OR FOLLOWING MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION AND ARE TO PROVIDE A ONE YEAR WARRANTY FROM THE DAY OF COMPLETION OR OCCUPANCY, WHICHEVER COMES FIRST
- ALL CONTRACTORS AND/OR SUPPLIERS ARE TO INCLUDE ANY AND ALL TAXES, DELIVERY, HANDLING CHARGES, AND OVERHEAD COSTS IN ANY PROPOSAL SUBMITTED TO THE BUILDER. A CERTIFICATE OF LIABILITY AND WORKMANS COMPENSATION COVERAGES ARE REQUIRED, ALONG WITH LIEN WAIVERS FOR ALL WORK PERFORMED AND/OR MATERIALS SUPPLIED, AT THE TIME OF INVOICING AND PAYMENT
- DOUBLE EVERY JOIST UNDER CERAMIC TILE AREAS WHEN NOT USING AN I-JOIST TYPE PRODUCT
- ALL SUBCONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL ROUGH AND FINISH OPENINGS FOR WINDOWS, DOORS, FIREPLACE, STAIRS, AND STAIRWELL. MAKING SURE THEY MEET OR EXCEED CODE COMPLIANCE
- CARPENTER IS RESPONSIBLE FOR CRANE COSTS IF REQUIRED
- HVAC CONTRACTOR IS TO PROVIDE ALL HEAT CALCULATIONS
- DRYWALL CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL DRYWALL DEBRIS FROM SITE
- TRUSS SUPPLIER TO PROVIDE ALL DRAWINGS, LAYOUTS, AND STRUCTURAL SPECIFICATIONS FOR TRUSSES THEY SUPPLY AND ARE RESPONSIBLE FOR THE STRUCTURAL ACCURACY FOR THIS PLAN
- MASON CONTRACTOR IS RESPONSIBLE FOR ALL FOUNDATION INSPECTION CALLS, BRACING OF THE BASEMENT WALLS PRIOR TO BACKFILL, HAYING OF FOOTINGS FOR FROST PROTECTION AS REQUIRED
- 1" DOW POLYISOCYCYANURATE FOAM BOARD FOR "WIND WASH" PANEL ON ATTIC SIDE OF STUD WALLS FOR CEILING HEIGHT CHANGES
- OWNER & CONTRACTOR ARE RESPONSIBLE FOR CHECKING CONTRACT DOCUMENTS, FIELD CONDITIONS, & EXISTING DIMENSIONS FOR ACCURACY. CONTRACTOR IS REQ'D TO OBTAIN CLARIFICATION FROM THE OWNER BEFORE PROCEEDING WITH ANY WORK IN QUESTION. THESE PLANS WERE DESIGNED & DRAFTED TO MEET AVERAGE CONDITIONS & CODES. BECAUSE CODES & REQUIREMENTS CAN CHANGE & MAY VARY FROM JURISDICTION THERE IS NO GUARANTEE OF COMPLIANCE WITH ANY SPECIFIC CODE OR REGULATION. CONSULT YOUR LOCAL BUILDING PROFESSIONAL TO DETERMINE THE SUITABILITY OF THESE PLANS FOR SPECIFIC SITE & APPLICATION
- IT IS THE SOLE RESPONSIBILITY OF THE PURCHASER AND/OR BUILDER OF THIS PLAN TO SEE THAT THE STRUCTURE IS BUILT IN STRICT COMPLIANCE WITH ALL GOVERNING MUNICIPAL CODES (CITY, COUNTY, STATE, & FEDERAL) & THE DESIGNER SHALL HAVE NO LIABILITY FOR FAILURE OF COMPLIANCE
- IF ANY UNFORESEEN AESTHETIC OR STRUCTURAL ISSUES ARISE FOR THE OWNER DURING THE CONSTRUCTION OF THE CUSTOM PLAN DESIGN DESCRIBED IN THIS CONTRACT WILL BE THE OWNER'S RESPONSIBILITY FOR ANY SUCH REMEDIES AS THEY SEE FIT

STANDARD NOTES:

- SMOKE DETECTORS TO BE WIRED INTO HOUSE CURRENT WITH BATTERY BACK-UP & INTERCONNECT SO IF ONE SOUNDS, THEY ALL SOUND. TYPICAL AT EVERY FLOOR AND EACH BEDROOM
- VENT ALL BATH EXHAUST FANS TO OUTSIDE, TYP.
- VENT ALL MICROWAVE OR STOVE HOODS TO OUTSIDE, TYP.
- ALL INTERIOR DIMENSIONS ARE MEASURED STUD TO STUD
- ALL EXTERIOR DIMENSIONS ARE FROM THE STUD FACE
- HEADERS OVER 6' LONG SHALL HAVE DOUBLE SHOULDER STUDS AT EACH END. UNDER 6' LONG SHALL HAVE SINGLE SHOULDER UNDER EACH END
- MULTIPLE PLY SAWN LUMBER HEADERS ARE TO BE NAILED TOGETHER WITH ROWS OF 10D COMMONS AT 16" C/C 4 PER ROW FOR 2"x10" MEMBERS AND LARGER
- HEADERS HAVE BEEN IDENTIFIED IN ALL BEARING WALLS. HEADERS IN NON-BEARING WALLS SHALL BE A MINIMUM OF (2) 2"x6" MEMBERS
- THE NUMBER OF SHOULDER STUDS SUPPORTING A GIRDER TRUSS SHALL MATCH THE NUMBER OF PLYS MAKING UP THE GIRDER TRUSS
- PROVIDE JOIST WEB STIFFENERS AND NAILING PER MANUFACTURER'S RECOMMENDATIONS AT INTERIOR BEARING POINTS

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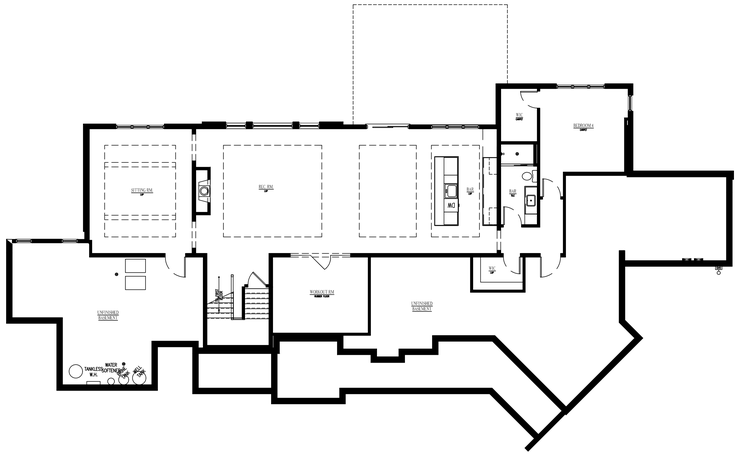
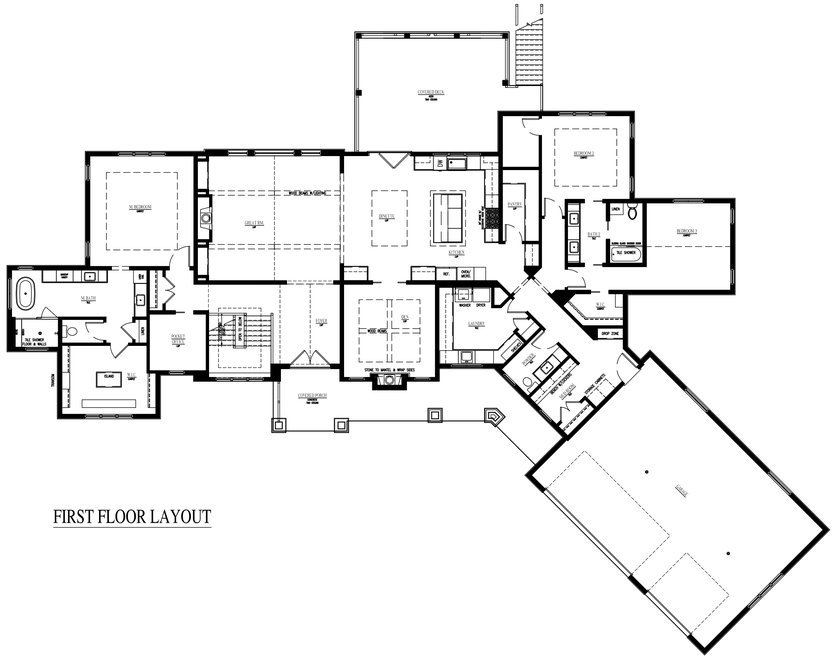
LOT PLACEMENT



FINISHED BASEMENT LAYOUT



FIRST FLOOR LAYOUT

BID SET ONLY
NOT FOR CONSTRUCTION

ANDERSON HOMES
555 RYAN STREET
PEWAUKEE, WI 53072
(262) 521-5000
ANDERSONHOMESSOFWI.COM

ANDERSON HOMES

THE ASHEVILLE

LOT 1 W. PINE VIEW CT.
MEQUON, WI 53097

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REVISION NOTES

PROJECT INFORMATION

THE ASHEVILLE

LOT 1 W. PINE VIEW CT.
MEQUON, WI 53097

SQUARE FOOTAGES

AREA DEFINITION:

FIRST FLOOR AREA:	3376 SQUARE FEET
FINISHED BASEMENT AREA:	1868 SQUARE FEET
TOTAL LIVING AREA:	5244 SQUARE FEET
GARAGE AREA:	975 SQUARE FEET
COVERED PORCH AREA:	314 SQUARE FEET
COVERED DECK AREA:	414 SQUARE FEET
UNFINISHED BASEMENT AREA:	TBD SQUARE FEET

INDEX OF DRAWINGS

SHEET NUMBER	SHEET TITLE
CS	COVERSHEET
A1	FRONT & REAR ELEVATIONS
A2	RIGHT & LEFT ELEVATIONS
A-3	FOUNDATION PLAN
A-4	FIRST FLOOR PLAN
A-5	FINISHED BASEMENT & ROOF PLAN

PROJECT DATE:
3.17.25

REVISIONS:	BY:
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SHEET NUMBER:

CS

Attachment: Plans (10242 : Kraljen Properties LLC)



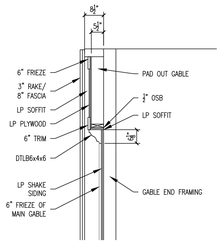
FRONT ELEVATION
SCALE: 1/4"=1'-0"

NOTES

- ALL FINISH GRADING IS THE RESPONSIBILITY OF THE OWNER AND OWNER'S SUB-CONTRACTORS OR LANDSCAPER AND NOT A PART OF THIS CONTRACT OR PLAN
- ALL WINDOWS & DOORS TO BE FLASHED PER CODE AND SEALED WITH A SELF-ADHERED FLASHING PER MANUFACTURER'S INSTALLATION INSTRUCTIONS. THIS ALSO INCLUDES A SILL FLASHING

THIN SET STONE NOTE

- TWO LAYERS OF WATER RESISTANT BARRIER – (60 MIL) WEEP SCREED – TYPICAL AT BOTTOM OF WALLS
- EFFECTIVE FLASHING AT ALL JOINTS AND PENETRATIONS
- SEE SHT. A-2 FOR THIN SET STONE DETAIL



GABLE BUMP DETAIL
SCALE: 1/2"=1'-0"



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

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ANDERSON HOMES
555 RYAN STREET
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262.547.3000
ANDERSONHOMESOFWI.COM

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PROJECT DATE:
3.17.25

REVISIONS:	BY:
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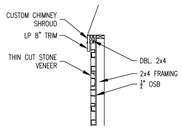
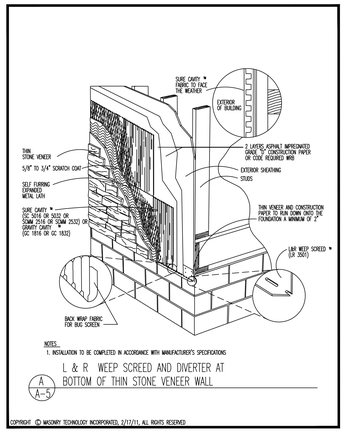
SHEET NUMBER:
A1

Attachment: Plans (10242 : Kraljen Properties LLC)



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



L & R WEEP SCREED AND DIVERTER AT BOTTOM OF THIN STONE VENEER WALL

A / A-5

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THIN SET STONE NOTE

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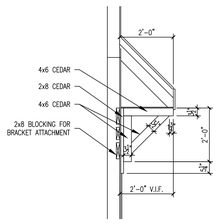
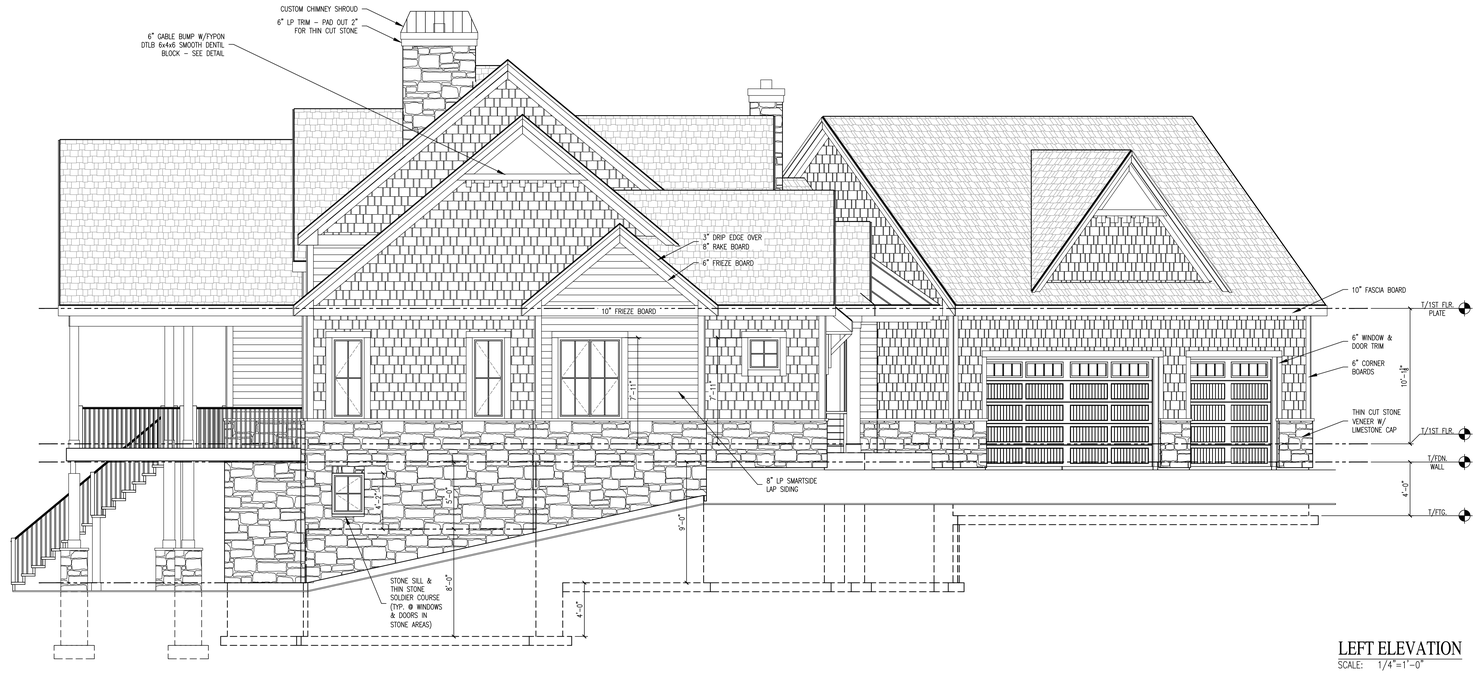
- EFFECTIVE FLASHING AT ALL JOINTS AND PENETRATIONS
- SEE SHT. A-2 FOR THIN SET STONE DETAIL



SHED ROOF BRACKET DETAIL
SCALE: 1/2"=1'-0"



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



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

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PROJECT DATE:
3.17.25

REVISIONS:	BY:
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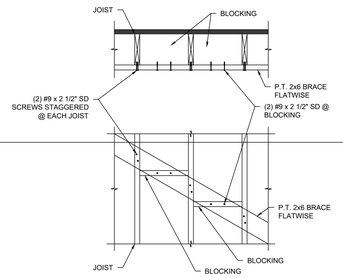
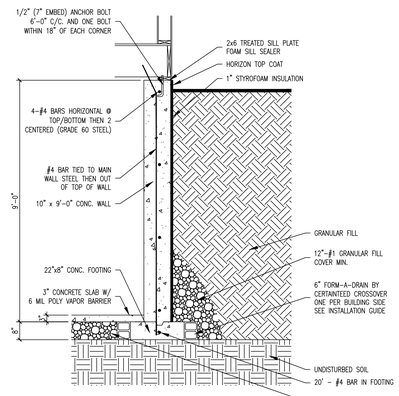
SHEET NUMBER:
A2

Attachment: Plans (10242 : Kraljen Properties LLC)

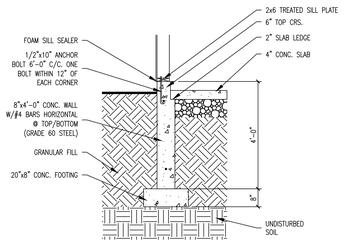


DECK BRACING
SCALE: 1"=1'-0"

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



DETAIL SECTION "A"
SCALE: 1/2"=1'-0"



DETAIL SECTION "B"
SCALE: 1/2"=1'-0"

NOTES

- LEVELING MAY BE NEEDED FOR CONCRETE PITCH IN BASEMENT WHEN USING VINYL, LAMINATE, TILE OR HARDWOOD FLOORINGS
- ALL MECHANICAL LOCATIONS WILL BE FIELD VERIFIED BY THEIR RESPECTIVE INSTALLERS
- MECHANICALS MAY NEED TO BE RELOCATED FOR OPTIMAL EFFICIENCY PER SITE
- JOIST LAYOUTS TO BE PROVIDED BY JOIST SUPPLIER
- SUPPLIER TO RE-CALC ALL BEAMS, HEADERS, AND JOISTS
- PLAN LAYOUT SHALL CONFORM TO ALL ARCHITECTURAL DIMENSIONS OF THIS PLAN AND SHALL BE CONSIDERED THE STRUCTURAL PLAN HENCEFORTH FOR BUILDING PURPOSES
- ALL I-JOISTS LAYOUTS SHOULD CONFORM TO EQUAL A PRO-RATING OF 45

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THE ASHEVILLE

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3.17.25

REVISIONS:	BY:
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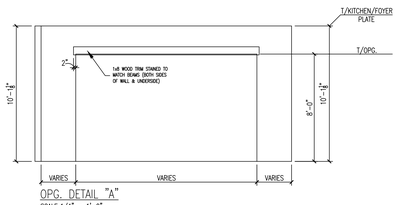
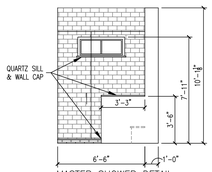
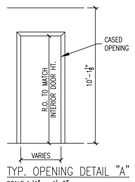
SHEET NUMBER:
A-3



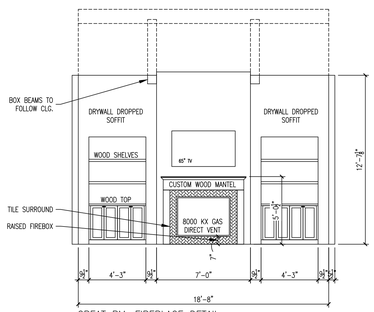
OPG. DETAIL "A"
SCALE:1/4" = 1'-0"



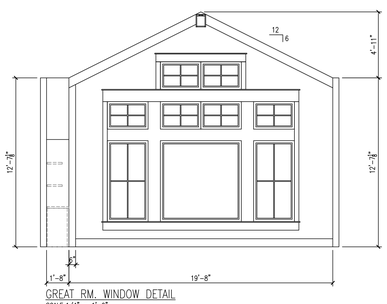
MASTER SHOWER DETAIL
SCALE:1/4" = 1'-0"



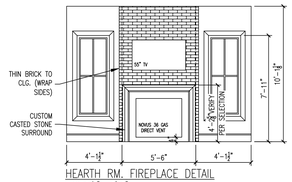
TYP. OPENING DETAIL "A"
SCALE:1/4" = 1'-0"



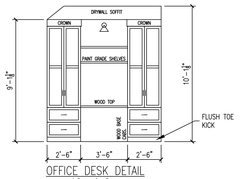
GREAT RM. FIREPLACE DETAIL
SCALE:1/4" = 1'-0"



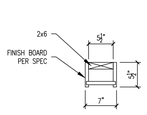
GREAT RM. WINDOW DETAIL
SCALE:1/4" = 1'-0"



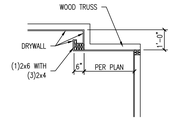
HEARTH RM. FIREPLACE DETAIL
SCALE:1/4" = 1'-0"



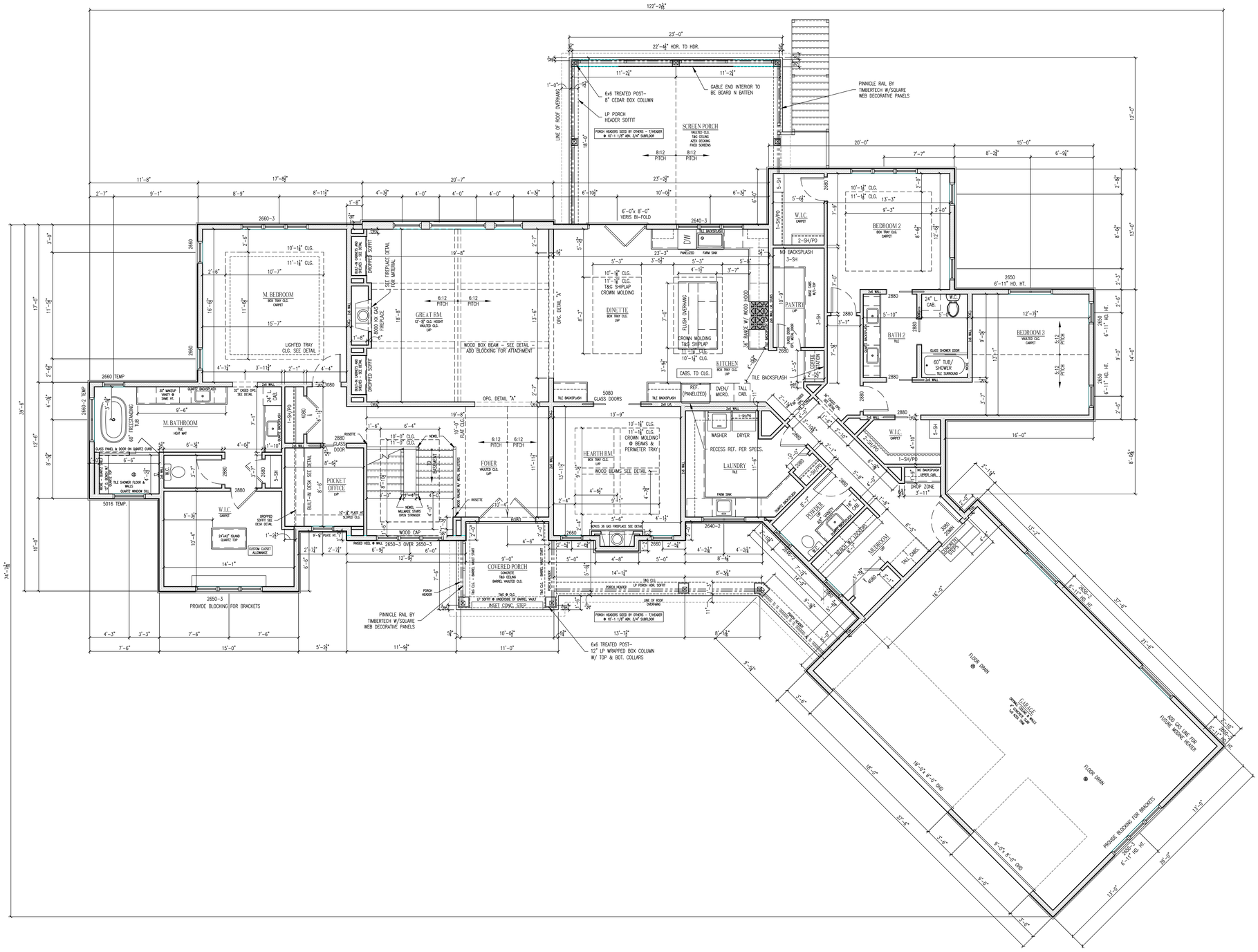
OFFICE DESK DETAIL
SCALE:1/4" = 1'-0"

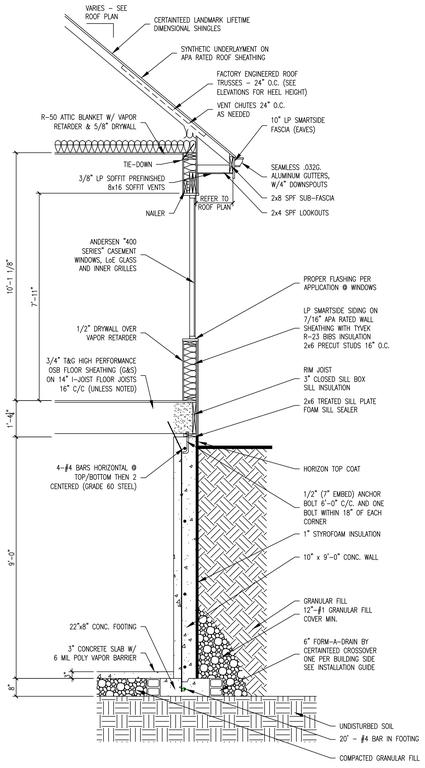


CUT SECTION OF BEAM DETAIL
SCALE:1" = 1'-0"

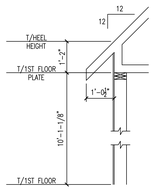


ROPE LIGHTING DETAIL
SCALE:3/8" = 1'-0"

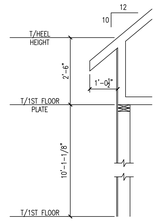

122'-2⅝"
23'-0"
22'-4½" HDR. TO HDR.
11'-2½"
11'-2½"
1'-0"
LINE OF ROOF OVERHANG
6x6 TREATED POST– 8" CEDAR BOX COLUMN
LP PORCH HEADER SOFFIT
GABLE END INTERIOR TO BE BOARD N BATTEN
PINNICLE RAIL BY TIMBERTECH W/SQUARE WEB DECORATIVE PANELS
PORCH HEADERS SIZED BY OTHERS – T/HEADER @ 10'-1 1/8" ABV. 3/4" SUBFLOOR
SCREEN PORCH
VAULTED CLG. T&G CEILING AZEK DECKING FIXED SCREENS
8:12 PITCH
8:12 PITCH
18'-0"
12'-0"
20'-0"
7'-7"
8'-2½"
6'-9½"
15'-0"
11'-8"
2'-7"
9'-1"
17'-9½"
8'-9"
8'-11½"
1'-8"
4'-3½"
4'-0"
4'-0"
4'-0"
4'-3½"
20'-7"
6'-10½"
10'-0½"
6'-3½"
6'-0" 8'-0" VERIFY BI-FOLD
2660-3
2660
2660 TEMP.
2660-2 TEMP.
5016 TEMP.
3'-0"
11'-4"
12'-6"
8'-8½"
39'-6"
74'-10½"
10'-0"
2'-6"
10'-1½" CLG.
11'-1½" CLG.
10'-7"
M. BEDROOM
BOX TRAY CLG. CARPET
15'-7"
16'-9½"
11'-6"
LIGHTED TRAY CLG. SEE DETAIL
BUILT-IN CABINETS AND SHELVES – SEE DETAIL
DROPPED SOFFIT
SEE FIREPLACE DETAIL FOR MATERIAL
WOOD KX GAS FIREPLACE
1'-8"
6"
18'-8"
GREAT RM.
12'-0" CLG. HEIGHT VAULTED CLG. LUP
6:12 PITCH
6:12 PITCH
WOOD BOX BEAM – SEE DETAIL ADD BLOCKING FOR ATTACHMENT
OPG. DETAIL "A"
19'-8"
13'-6"
8'-3"
7'-0"
DINETTE
BOX TRAY CLG. LUP
10'-1½" CLG.
11'-1½" CLG.
T&G SHIPLAP CROWN MOLDING
5'-3"
3'-5½"
5'-3"
4'-5½"
5'-3"
3'-7"
5'-3"
FLUSH OVERHANG
CROWN MOLDING T&G SHIPLAP
10'-1½" CLG.
11'-1½" CLG.
KITCHEN
BOX TRAY CLG. LUP
CABS. TO CLG.
TILE BACKSPLASH
2x6 WALL
DW
TILE BACKSPLASH
2640-3
NO BACKSPLASH 3-SH
W.I.C. CARPET
2-SH/PO
2880
10'-1½" CLG.
11'-1½" CLG.
9'-3"
BEDROOM 2
BOX TRAY CLG. CARPET
2'-10"
2'-7"
7'-5"
8'-5½"
12'-4½"
2650
6'-11" HD. HT.
2'-3"
2'-6"
9'-0"
14'-0"
2650
6'-11" HD. HT.
2650
6'-11" HD. HT.
2'-6"
2'-3"
5'-7"
3'-5½"
7'-3"
2'-7"
3'-5½"
2'-7"
3'-5½"
2'-7"
3'-5½



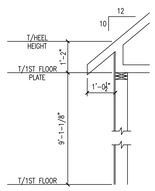
TYPICAL SECTION
SCALE: 1/2"=1'-0"



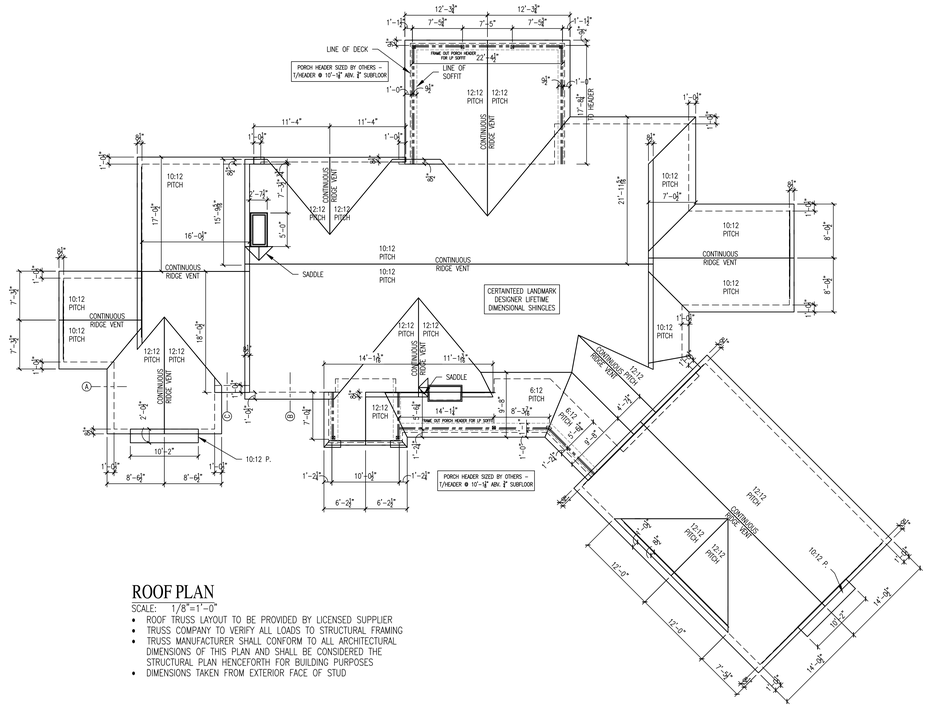
HEEL HT. A
SCALE: 1/2"=1'-0"



HEEL HT. B
SCALE: 1/2"=1'-0"



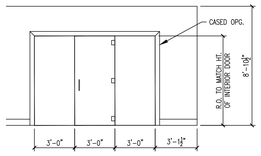
HEEL HT. C
SCALE: 1/2"=1'-0"



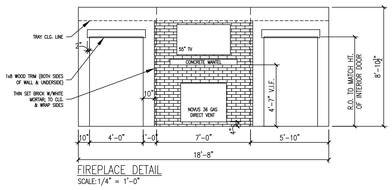
ROOF PLAN
SCALE: 1/8"=1'-0"

- ROOF TRUSS LAYOUT TO BE PROVIDED BY LICENSED SUPPLIER
- TRUSS COMPANY TO VERIFY ALL LOADS TO STRUCTURAL FRAMING
- TRUSS MANUFACTURER SHALL CONFORM TO ALL ARCHITECTURAL DIMENSIONS OF THIS PLAN AND SHALL BE CONSIDERED THE STRUCTURAL PLAN HENCEFORTH FOR BUILDING PURPOSES
- DIMENSIONS TAKEN FROM EXTERIOR FACE OF STUD

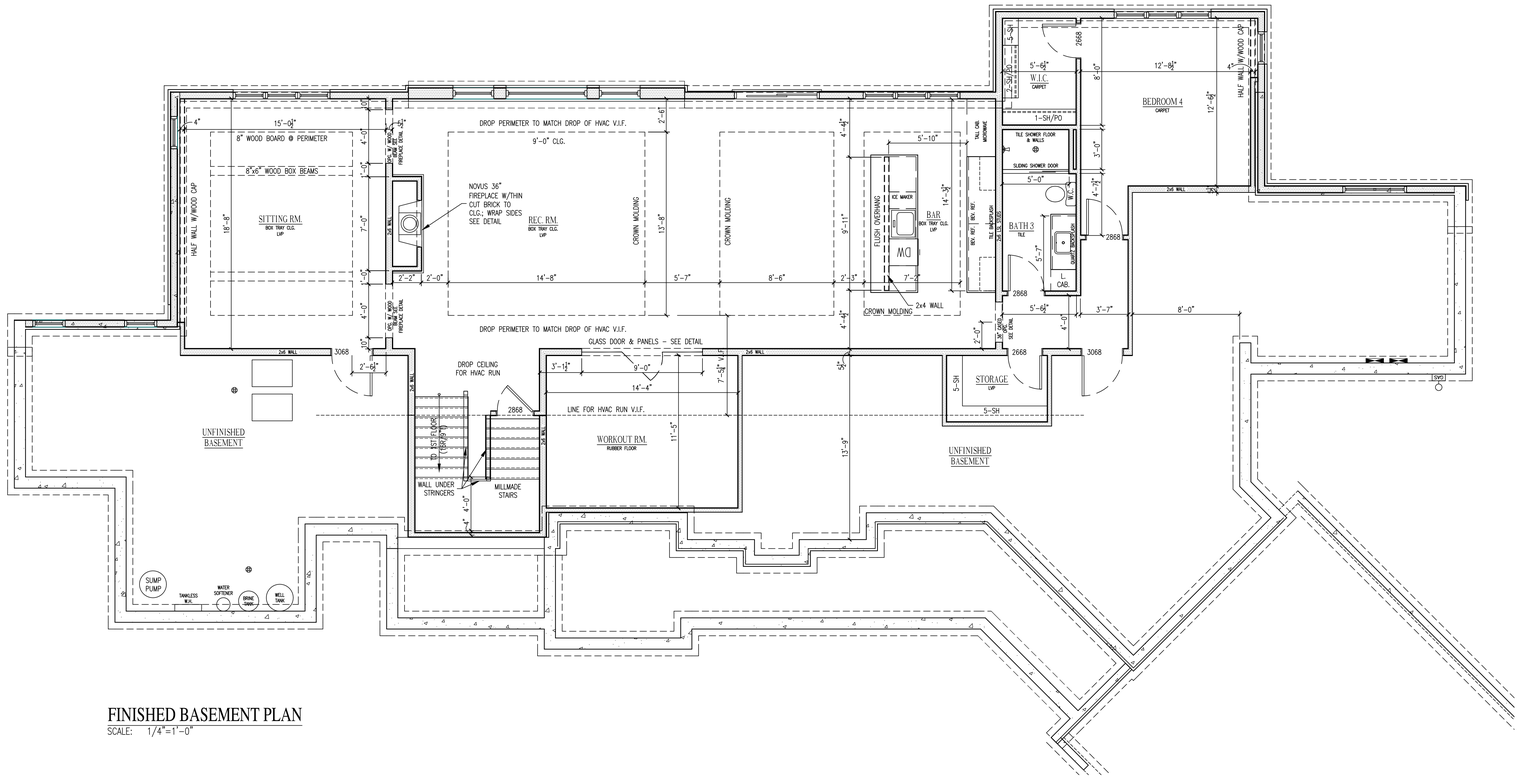
TYP. OPENING DETAIL "A"
SCALE:1/4" = 1'-0"



GLASS OPG. DETAIL
SCALE:1/4" = 1'-0"



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



FINISHED BASEMENT PLAN
SCALE: 1/4"=1'-0"

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ANDERSON HOMES
ANDERSON HOMES
555 RYAN STREET
PEWAUKEE, WI 53072
262.347.5900
ANDERSONHOMESOFWI.COM

THE ASHEVILLE

LOT 1 W. PINE VIEW CT.
MEQUON, WI 53097

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PROJECT DATE:
3.17.25

REVISIONS:	BY:
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SHEET NUMBER:
A-5

Attachment Plans (1032: Kraljen Properties LLC)

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

www.cityofmequonwi.gov

Office of Architectural Board

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **April 14, 2025**
SUBJECT: **Lee & Kathryn Katsikos - New Single-Family Residence at 13775 N. Pine View Court**

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

585 Ryan St. Pewaukee, WI 53072 262.746.9999 www.AndersonHomesOfWI.com

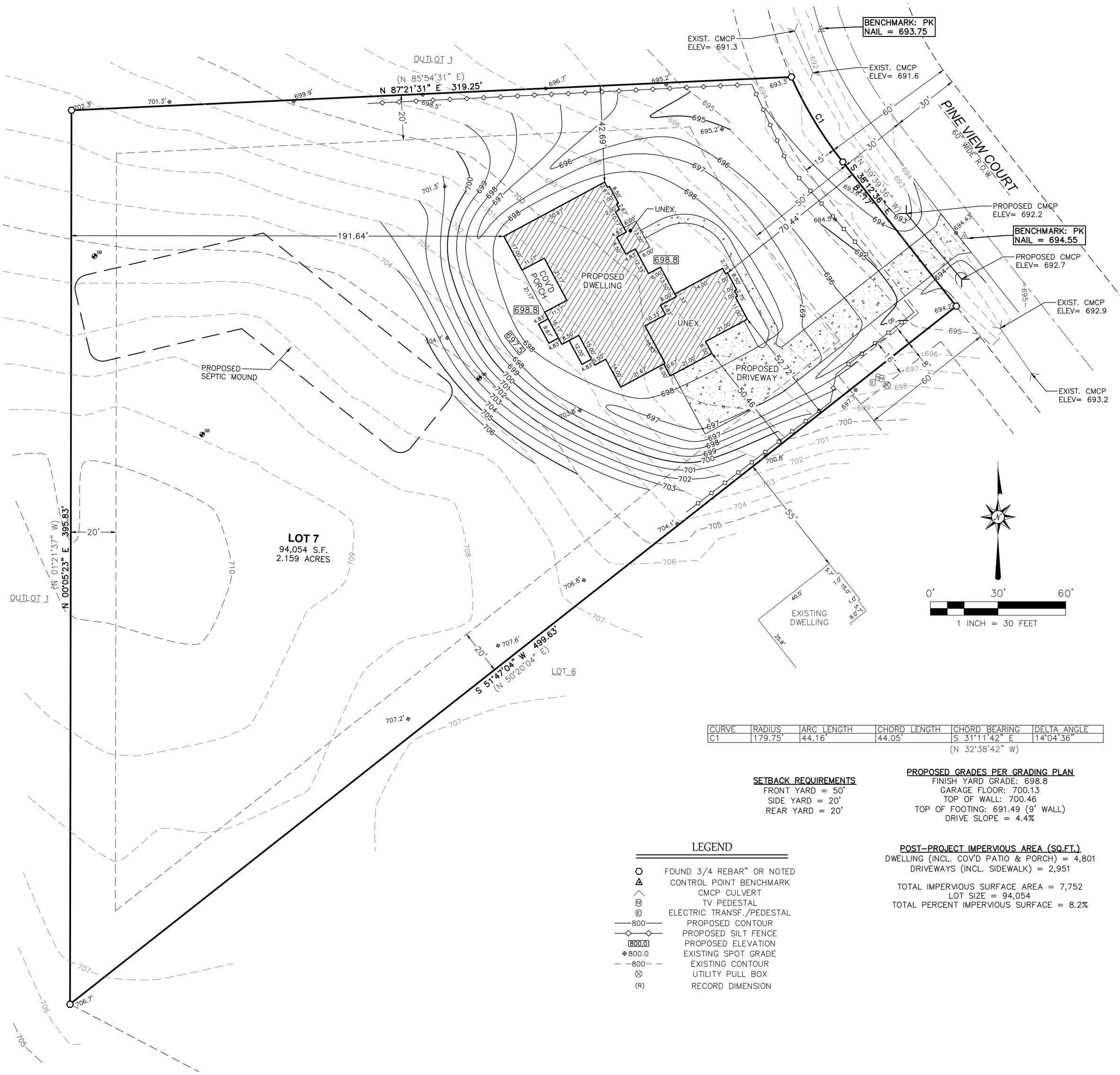
Katsikos | Lot #7 | 13775 N. Pine View Court | Riverland Estates

It is our intent to build a single-family residence on Lot #7 in the Riverland Estates Subdivision that consists of a single-story plan with a partially finished basement. Designed into the plan is a covered patio. The plan is designed for the lot with partial exposure and (2) egress wells. See plan detail ”Egress Well Section”, page A-6.

Attachment: Statement of Intent (10243 : Lee & Kathryn Katsikos)

PLAT OF SURVEY

LOT 7 RIVERLAND ESTATES SUBDIVISION, BEING ALL OF PARCEL 1, CSM NO. 3498 BEING PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 9 NORTH, RANGE 21 EAST, CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	179.75'	44.16'	44.05'	S 31°11'42" E	14°04'36"
				(N 32°38'42" W)	

SETBACK REQUIREMENTS
FRONT YARD = 50'
SIDE YARD = 20'
REAR YARD = 20'

PROPOSED GRADES PER GRADING PLAN
FINISH YARD GRADE: 698.8
GARAGE FLOOR: 700.13
TOP OF WALL: 700.46
TOP OF FOOTING: 691.49 (9' WALL)
DRIVE SLOPE = 4.4%

LEGEND

- FOUND 3/4 REBAR" OR NOTED
- CONTROL POINT BENCHMARK
- CMCP CULVERT
- TV PEDESTAL
- ELECTRIC TRANSF./PEDESTAL
- 800 — PROPOSED CONTOUR
- PROPOSED SILT FENCE
- 800.0 — PROPOSED ELEVATION
- 800.0 — EXISTING SPOT GRADE
- 800 — EXISTING CONTOUR
- UTILITY PULL BOX
- (R) — RECORD DIMENSION

POST-PROJECT IMPERVIOUS AREA (SQ.FT.)
DWELLING (INCL. COV'D PATIO & PORCH) = 4,801
DRIVEWAYS (INCL. SIDEWALK) = 2,951

TOTAL IMPERVIOUS SURFACE AREA = 7,752
LOT SIZE = 94,054
TOTAL PERCENT IMPERVIOUS SURFACE = 8.2%

NOTES:
- BEARINGS ARE REFERENCED TO THE NORTH LINE OF LOT 7 BEARING N87°21'31"E, AS SHOWN ON SUBDIVISION PLAT.
- THE EXCAVATOR AND MASON MUST VERIFY AT LEAST 2 BENCHMARKS SHOWN ABOVE.
- PROPOSED ELEVATIONS AS SHOWN ON THIS DRAWING IS A SUGGESTED GRADE AND SHOULD BE VERIFIED BY THE OWNER AND/OR THE BUILDER AND APPROVED BY THE BUILDING INSPECTOR.
- EROSION CONTROL MEASURES SHALL BE PROVIDED BY THE BUILDER AND APPROVED BY THE BUILDING INSPECTOR BASED ON SITE CONDITIONS.
- A TITLE COMMITMENT HAS NOT BEEN PROVIDED. AN ADDITIONAL SEARCH FOR EASEMENTS OF RECORD HAS NOT BEEN COMPLETED.
- EASEMENTS AND BUILDING SETBACKS PER SUBDIVISION PLAT.

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

WISCONSIN MATTHEW T. O'ROURKE S-2771 NEOSHO, WI LAND SURVEYOR

SHEET: 1 OF 1	CLIENT: ANDERSON HOMES	LOCATION: 13775 N. PINE VIEW CT. MEQUON, OZAUKEE COUNTY, WISCONSIN	REV.
JOB NO.: 25056	PROJECT: KATSIKOS		REV.
DATE: 03/28/2025	LAYOUT: PERMIT SURVEY		REV.
	DRAWING: 25056_SURVEY.DWG	DRAWN BY: JBK / CHECKED BY: MTO	REV.

LandTech SURVEYING
LAND SURVEYING • LAND PLANNING
955 LEXINGTON DRIVE,
OCONOMOWOC, WI 53066
WWW.LANDTECHWI.COM
(262) 367-7599

Attachment: Survey (10243 : Lee & Kathryn Katsikos)

ANDERSON HOMES

KATSIKOS RESIDENCE

GENERAL NOTES

- ALL CONTRACTORS ARE RESPONSIBLE FOR CLEANING THEIR OWN DEBRIS TO THE DUMPSTER AND ARE TO BE BROOM CLEAN BUILDING UPON COMPLETION OF THEIR WORK EACH DAY
- ALL CONTRACTORS ARE COMPLETELY RESPONSIBLE FOR THE QUALITY & INTEGRITY OF ANY AND ALL MATERIALS, AND/OR LABOR THEY SUPPLY, AND ARE RESPONSIBLE FOR ALL FEDERAL, STATE, & LOCAL CODE COMPLIANCE OR FOLLOWING MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION AND ARE TO PROVIDE A ONE YEAR WARRANTY FROM THE DAY OF COMPLETION OR OCCUPANCY, WHICHEVER COMES FIRST
- ALL CONTRACTORS AND/OR SUPPLIERS ARE TO INCLUDE ANY AND ALL TAXES, DELIVERY, HANDLING CHARGES, AND OVERHEAD COSTS IN ANY PROPOSAL SUBMITTED TO THE BUILDER. A CERTIFICATE OF LIABILITY AND WORKMANS COMPENSATION COVERAGES ARE REQUIRED, ALONG WITH LIEN WAIVERS FOR ALL WORK PERFORMED AND/OR MATERIALS SUPPLIED, AT THE TIME OF INVOICING AND PAYMENT
- DOUBLE EVERY JOIST UNDER CERAMIC TILE AREAS WHEN NOT USING AN I-JOIST TYPE PRODUCT
- ALL SUBCONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL ROUGH AND FINISH OPENINGS FOR WINDOWS, DOORS, FIREPLACE, STAIRS, AND STAIRWELL. MAKING SURE THEY MEET OR EXCEED CODE COMPLIANCE
- CARPENTER IS RESPONSIBLE FOR CRANE COSTS IF REQUIRED
- HVAC CONTRACTOR IS TO PROVIDE ALL HEAT CALCULATIONS
- DRYWALL CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL DRYWALL DEBRIS FROM SITE
- TRUSS SUPPLIER TO PROVIDE ALL DRAWINGS, LAYOUTS, AND STRUCTURAL SPECIFICATIONS FOR TRUSSES THEY SUPPLY AND ARE RESPONSIBLE FOR THE STRUCTURAL ACCURACY FOR THIS PLAN
- MASON CONTRACTOR IS RESPONSIBLE FOR ALL FOUNDATION INSPECTION CALLS, BRACING OF THE BASEMENT WALLS PRIOR TO BACKFILL, HAYING OF FOOTINGS FOR FROST PROTECTION AS REQUIRED
- 1" DOW POLYISOCYCYANURATE FOAM BOARD FOR "WIND WASH" PANEL ON ATTIC SIDE OF STUD WALLS FOR CEILING HEIGHT CHANGES
- OWNER & CONTRACTOR ARE RESPONSIBLE FOR CHECKING CONTRACT DOCUMENTS, FIELD CONDITIONS, & EXISTING DIMENSIONS FOR ACCURACY. CONTRACTOR IS REQ'D TO OBTAIN CLARIFICATION FROM THE OWNER BEFORE PROCEEDING WITH ANY WORK IN QUESTION. THESE PLANS WERE DESIGNED & DRAFTED TO MEET AVERAGE CONDITIONS & CODES. BECAUSE CODES & REQUIREMENTS CAN CHANGE & MAY VARY FROM JURISDICTION THERE IS NO GUARANTEE OF COMPLIANCE WITH ANY SPECIFIC CODE OR REGULATION. CONSULT YOUR LOCAL BUILDING PROFESSIONAL TO DETERMINE THE SUITABILITY OF THESE PLANS FOR SPECIFIC SITE & APPLICATION
- IT IS THE SOLE RESPONSIBILITY OF THE PURCHASER AND/OR BUILDER OF THIS PLAN TO SEE THAT THE STRUCTURE IS BUILT IN STRICT COMPLIANCE WITH ALL GOVERNING MUNICIPAL CODES (CITY, COUNTY, STATE, & FEDERAL) & THE DESIGNER SHALL HAVE NO LIABILITY FOR FAILURE OF COMPLIANCE
- IF ANY UNFORESEEN AESTHETIC OR STRUCTURAL ISSUES ARISE FOR THE OWNER DURING THE CONSTRUCTION OF THE CUSTOM PLAN DESIGN DESCRIBED IN THIS CONTRACT WILL BE THE OWNER'S RESPONSIBILITY FOR ANY SUCH REMEDIES AS THEY SEE FIT

STANDARD NOTES:

- SMOKE DETECTORS TO BE WIRED INTO HOUSE CURRENT WITH BATTERY BACK-UP & INTERCONNECT SO IF ONE SOUNDS, THEY ALL SOUND. TYPICAL AT EVERY FLOOR AND EACH BEDROOM
- VENT ALL BATH EXHAUST FANS TO OUTSIDE, TYP.
- VENT ALL MICROWAVE OR STOVE HOODS TO OUTSIDE, TYP.
- ALL INTERIOR DIMENSIONS ARE MEASURED STUD TO STUD
- ALL EXTERIOR DIMENSIONS ARE FROM THE STUD FACE
- HEADERS OVER 6' LONG SHALL HAVE DOUBLE SHOULDER STUDS AT EACH END. UNDER 6' LONG SHALL HAVE SINGLE SHOULDER UNDER EACH END
- MULTIPLE PLY SAWN LUMBER HEADERS ARE TO BE NAILED TOGETHER WITH ROWS OF 10D COMMONS AT 16" C/C 4 PER ROW FOR 2"x10" MEMBERS AND LARGER
- HEADERS HAVE BEEN IDENTIFIED IN ALL BEARING WALLS. HEADERS IN NON-BEARING WALLS SHALL BE A MINIMUM OF (2) 2"x6" MEMBERS
- THE NUMBER OF SHOULDER STUDS SUPPORTING A GIRDER TRUSS SHALL MATCH THE NUMBER OF PLYS MAKING UP THE GIRDER TRUSS
- PROVIDE JOIST WEB STIFFENERS AND NAILING PER MANUFACTURER'S RECOMMENDATIONS AT INTERIOR BEARING POINTS

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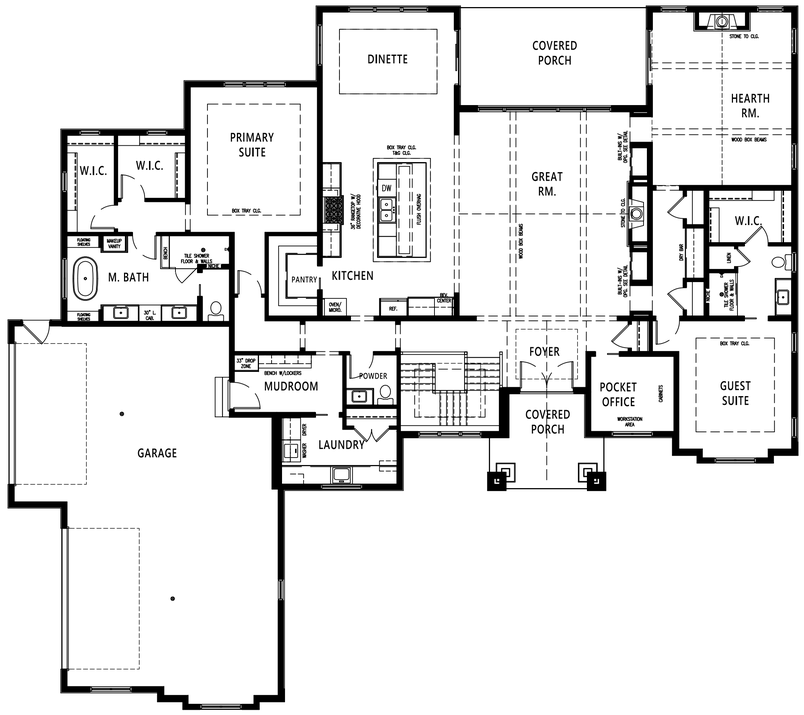

FIRST FLOOR LAYOUT



FINISHED BASEMENT LAYOUT

BID SET ONLY - NOT FOR CONSTRUCTION

REVISION NOTES

PROJECT INFORMATION

KATSIKOS RESIDENCE

LEE & KATHRYN KATSIKOS
LOT #7 PINE VIEW CT.
MEQUON, WI 53097

SQUARE FOOTAGES

AREA DEFINITION:

FIRST FLOOR AREA:	3320 SQUARE FEET
FINISHED BASEMENT AREA:	1319 SQUARE FEET
TOTAL LIVING AREA:	4639 SQUARE FEET
GARAGE AREA:	1114 SQUARE FEET
COVERED PORCH AREA:	100 SQUARE FEET
REAR COVERED PORCH AREA:	244 SQUARE FEET
UNFINISHED BASEMENT AREA:	TBD SQUARE FEET

INDEX OF DRAWINGS

SHEET NUMBER	SHEET TITLE
CS	COVERSHEET
A-1	FRONT & REAR ELEVATIONS
A-2	RIGHT & LEFT ELEVATIONS
A-3	FOUNDATION PLAN
A-4	FIRST FLOOR PLAN
A-5	FINISHED BASEMENT PLAN & DETAILS
A-6	ROOF PLAN & TYP. DETAILS

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PROJECT DATE:
10.7.24

REVISIONS:	BY:
10.9.24	KMB
10.14.24	KMB
10.16.24	KMB
10.30.24 Bid Set	KMB
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SHEET NUMBER:

CS

Attachment: Plans (10243 : Lee & Kathryn Katsikos)



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

NOTES

- ALL FINISH GRADING IS THE RESPONSIBILITY OF THE OWNER AND OWNER'S SUB-CONTRACTORS OR LANDSCAPER AND NOT A PART OF THIS CONTRACT OR PLAN
- ALL WINDOWS & DOORS TO BE FLASHED PER CODE AND SEALED WITH A SELF-ADHERED FLASHING PER MANUFACTURER'S INSTALLATION INSTRUCTIONS. THIS ALSO INCLUDES A SILL FLASHING

THIN SET BRICK NOTE

- TWO LAYERS OF WATER RESISTANT BARRIER – (60 MIL) WEEP SCREED – TYPICAL AT BOTTOM OF WALLS
- EFFECTIVE FLASHING AT ALL JOINTS AND PENETRATIONS
- SEE SHT. A-7 FOR THIN SET STONE DETAIL



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

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REVISIONS:	BY:
10.9.24	KMB
10.14.24	KMB
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10.30.24 Bid Set	KMB
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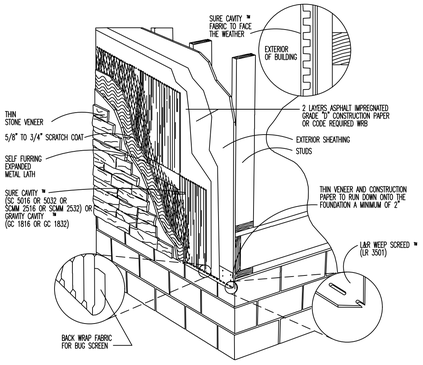
SHEET NUMBER:
A-1

Attachment: Plans (10243 : Lee & Kathryn Katsikos)



NOTES
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS

A / A-5 L & R WEEP SCREED AND DIVERTER AT BOTTOM OF THIN STONE VENEER WALL

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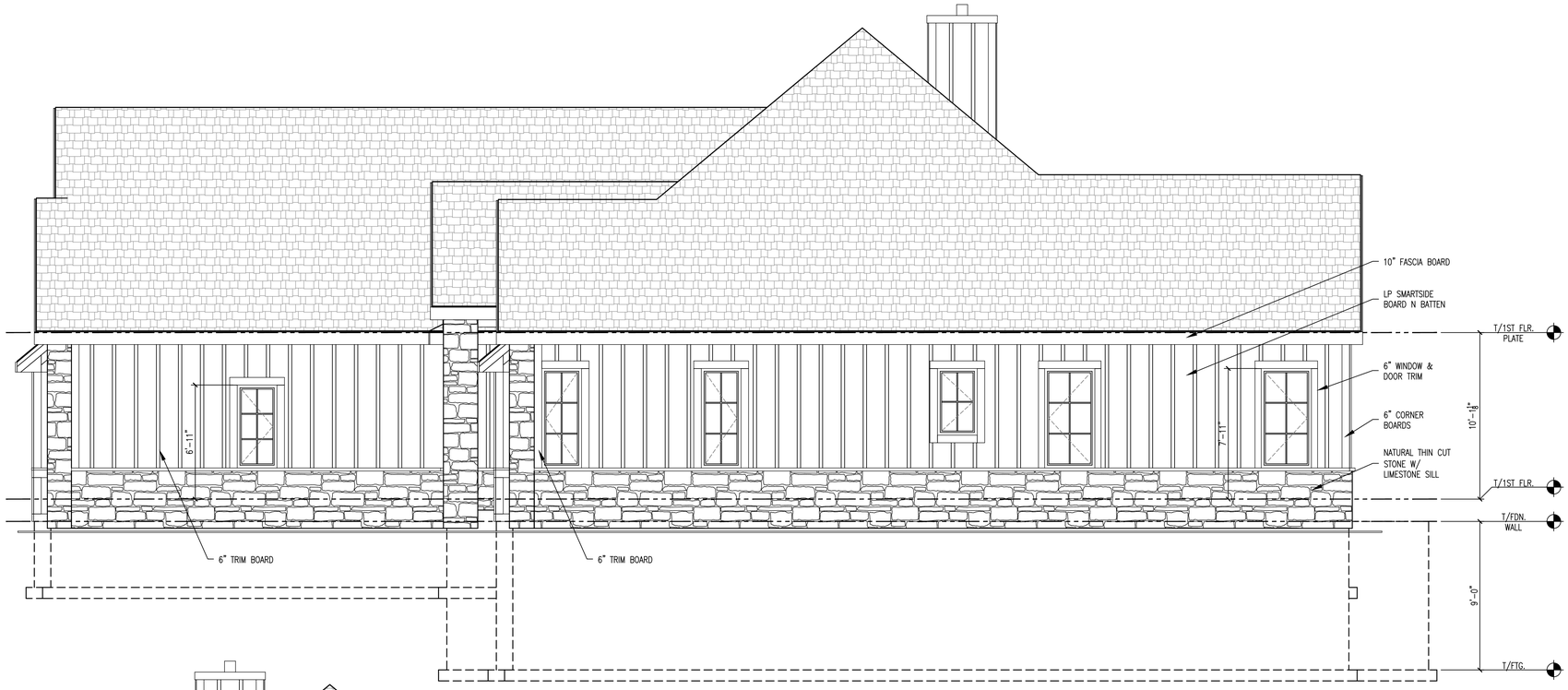
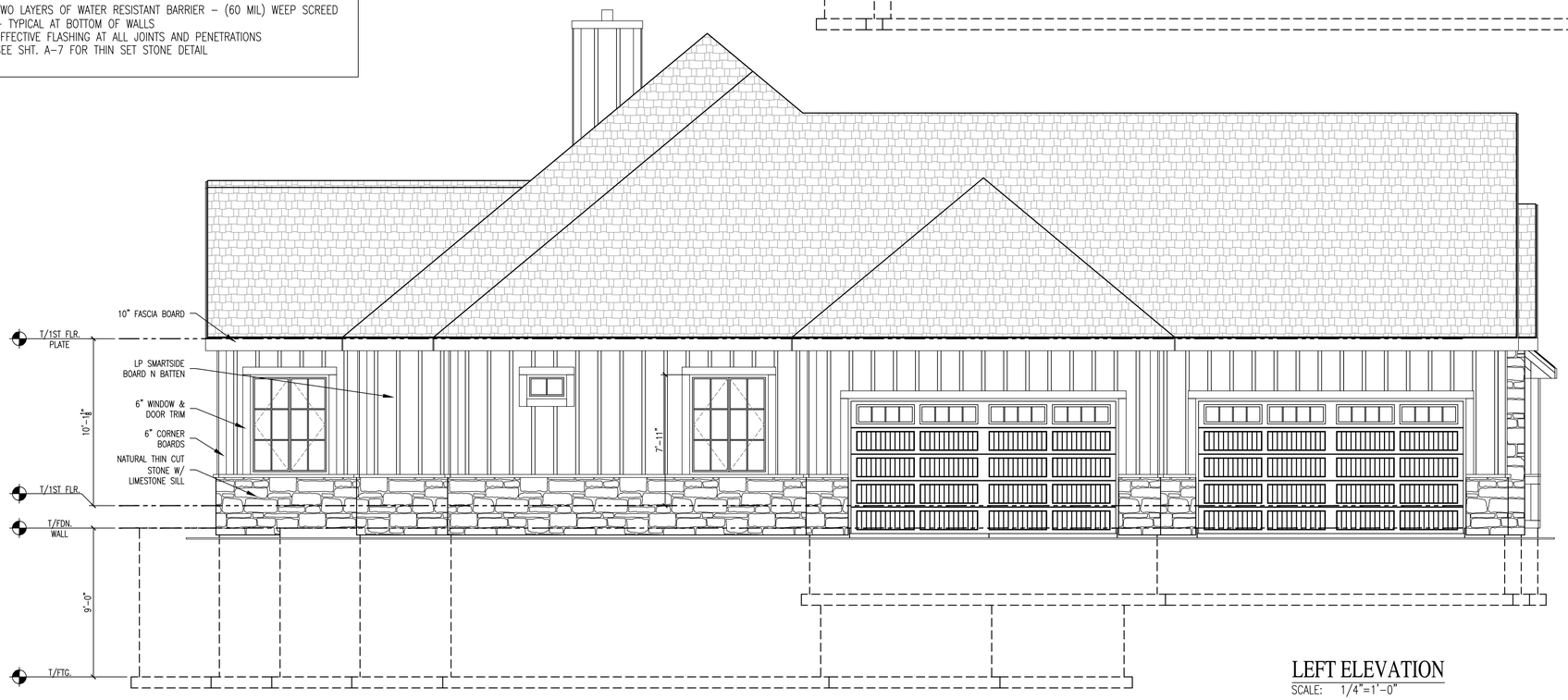
THIN SET BRICK NOTE

- TWO LAYERS OF WATER RESISTANT BARRIER – (60 MIL) WEEP SCREED – TYPICAL AT BOTTOM OF WALLS
- EFFECTIVE FLASHING AT ALL JOINTS AND PENETRATIONS
- SEE SHT. A-7 FOR THIN SET STONE DETAIL



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



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

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10.9.24	KMB
10.14.24	KMB
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10.30.24 Bid Set	KMB
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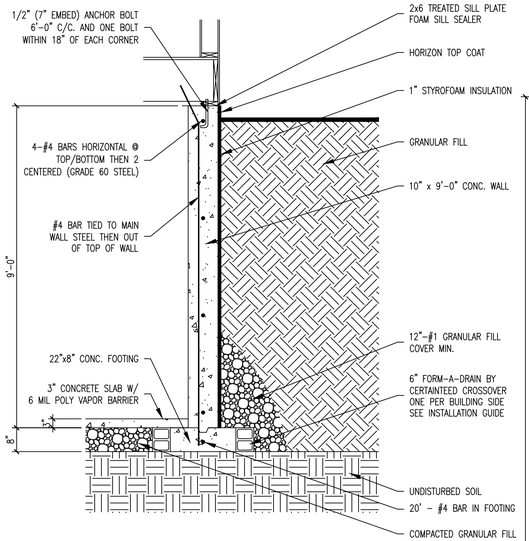
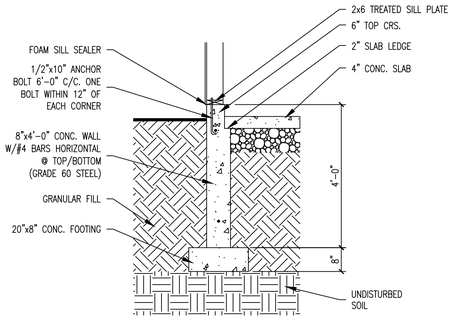
SHEET NUMBER:
A-2



DETAIL SECTION "A"

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



DETAIL SECTION "B"

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

NOTES

- LEVELING MAY BE NEEDED FOR CONCRETE PITCH IN BASEMENT WHEN USING VINYL, LAMINATE, TILE OR HARDWOOD FLOORINGS
- ALL MECHANICAL LOCATIONS WILL BE FIELD VERIFIED BY THEIR RESPECTIVE INSTALLERS
- MECHANICALS MAY NEED TO BE RELOCATED FOR OPTIMAL EFFICIENCY PER SITE
- JOIST LAYOUTS TO BE PROVIDED BY JOIST SUPPLIER
- SUPPLIER TO RE-CALC ALL BEAMS, HEADERS, AND JOISTS
- PLAN LAYOUT SHALL CONFORM TO ALL ARCHITECTURAL DIMENSIONS OF THIS PLAN AND SHALL BE CONSIDERED THE STRUCTURAL PLAN HENCEFORTH FOR BUILDING PURPOSES
- ALL I-JOISTS LAYOUTS SHOULD CONFORM TO EQUAL A PRO-RATING OF 45

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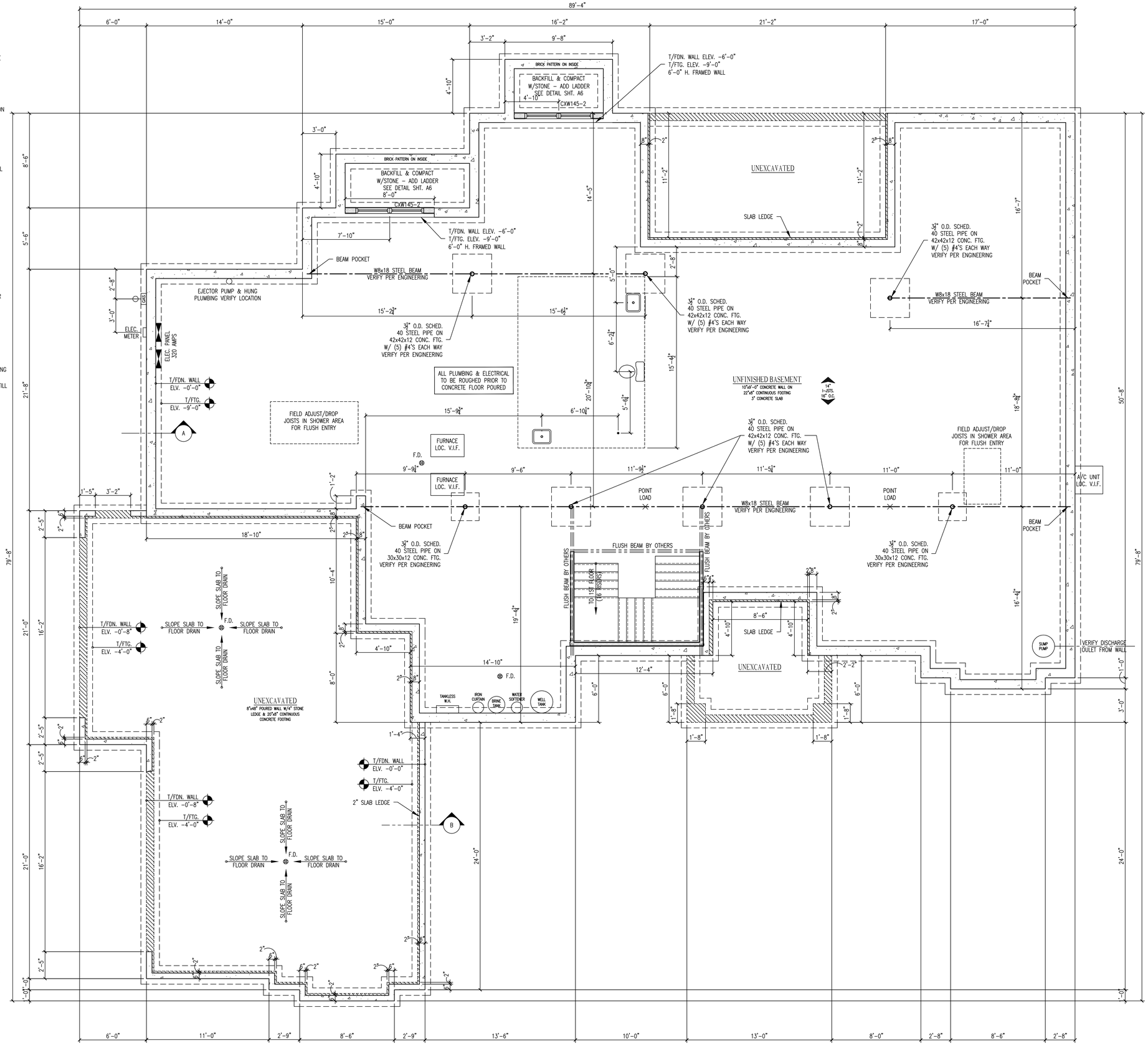
FOUNDATION PLAN

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



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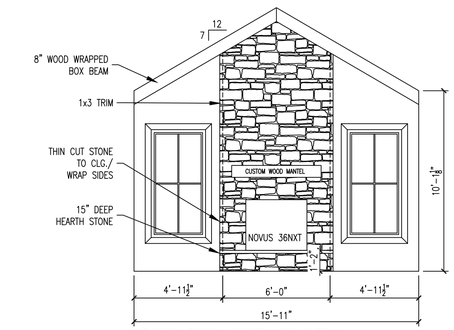
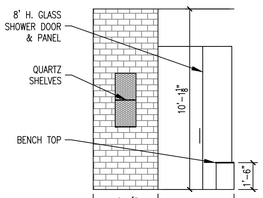
SHEET NUMBER:

A-3

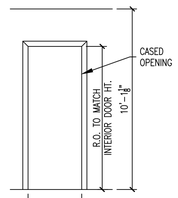
Attachment: Plans (10243 : Lee & Kathryn Katsikos)



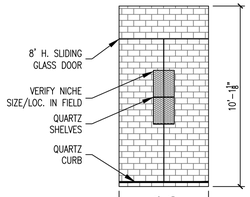
HEARTH ROOM FIREPLACE DETAIL
SCALE: 1/4" = 1'-0"



MASTER SHOWER DETAIL
SCALE: 1/4" = 1'-0"



TYP. OPENING DETAIL "A"
SCALE: 1/4" = 1'-0"



GUEST SHOWER DETAIL
SCALE: 1/4" = 1'-0"

AREA DEFINITION:

FIRST FLOOR AREA:	3320 SQUARE FEET
FINISHED BASEMENT AREA:	1319 SQUARE FEET
TOTAL LIVING AREA:	4639 SQUARE FEET
GARAGE AREA:	1114 SQUARE FEET
COVERED PORCH AREA:	100 SQUARE FEET
REAR COVERED PORCH AREA:	244 SQUARE FEET
UNFINISHED BASEMENT AREA:	TBD SQUARE FEET

BID SET ONLY - NOT FOR CONSTRUCTION

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

ANDERSON HOMES
385 RYAN STREET
PEWAUKEE, WI 53072
262-746-9999
ANDERSONHOMESOFWI.COM

ANDERSON HOMES

KATSIKOS RESIDENCE

LOT #7 PINE VIEW CT.
MEQUON, WI 53097

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PROJECT DATE:
10.7.24

REVISIONS:	BY:
10.9.24	KMB
10.14.24	KMB
10.16.24	KMB
10.30.24 Bid Set	KMB
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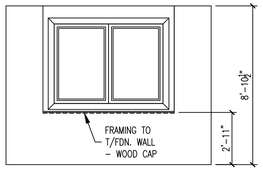
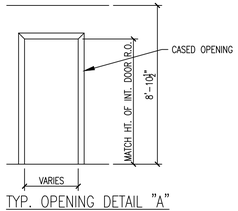
SHEET NUMBER:
A-4

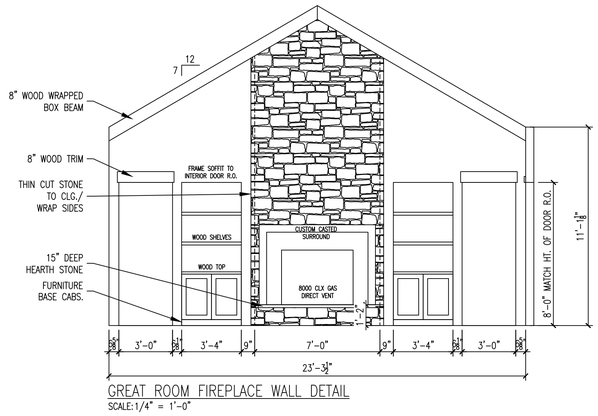
Attachment: Plans (10243 : Lee & Kathryn Katsikos)



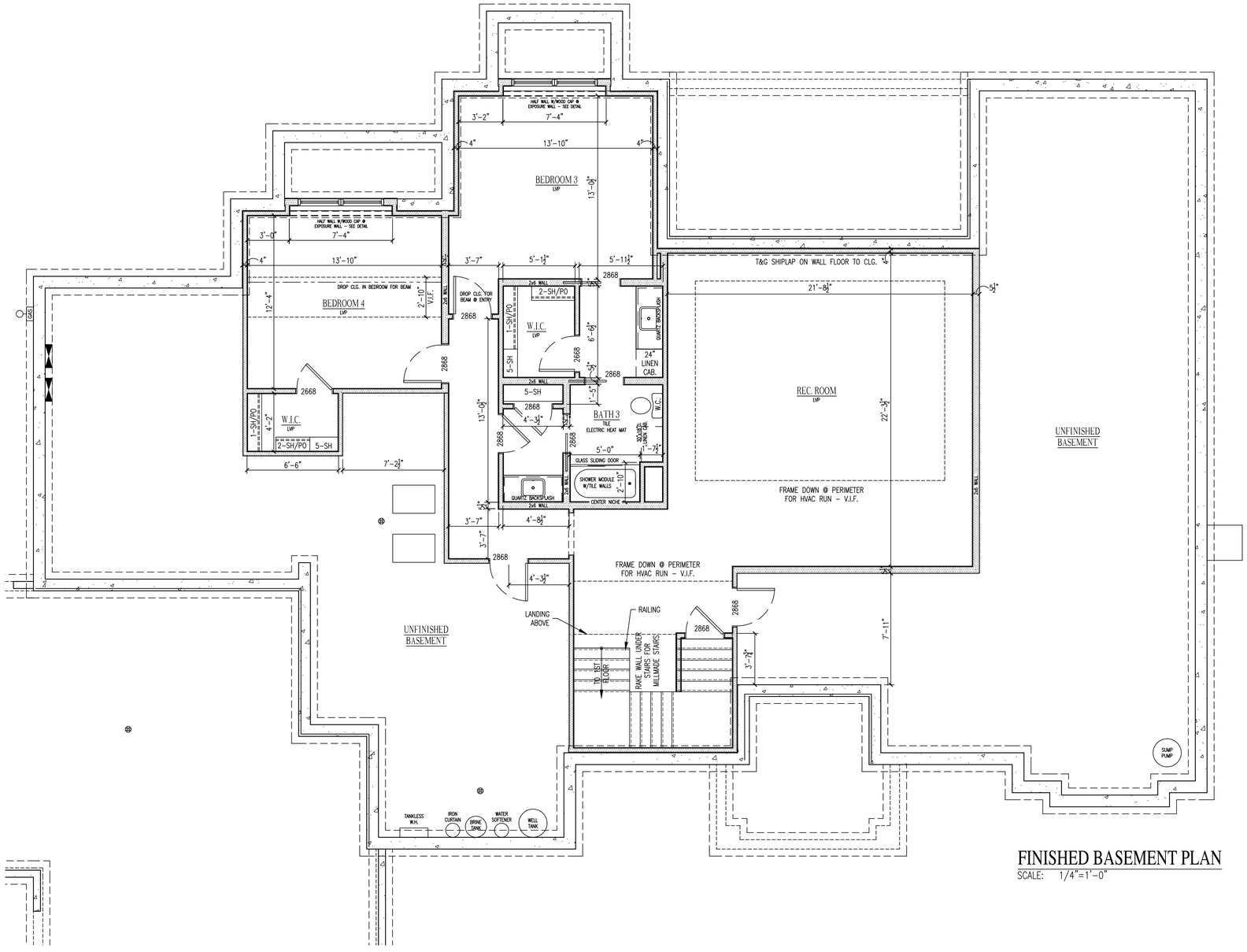
HALF WALL DETAIL
SCALE:1/4" = 1'-0"



TYP. OPENING DETAIL "A"
SCALE:1/4" = 1'-0"



GREAT ROOM FIREPLACE WALL DETAIL
SCALE:1/4" = 1'-0"



FINISHED BASEMENT PLAN
SCALE: 1/4"=1'-0"

BID SET ONLY - NOT FOR CONSTRUCTION

ANDERSON HOMES
ANDERSON HOMES
385 RYAN STREET
PEWAUKEE, WI 53072
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PROJECT DATE:
10.7.24

REVISIONS:	BY:
10.9.24	KMB
10.14.24	KMB
10.16.24	KMB
10.30.24 Bid Set	KMB
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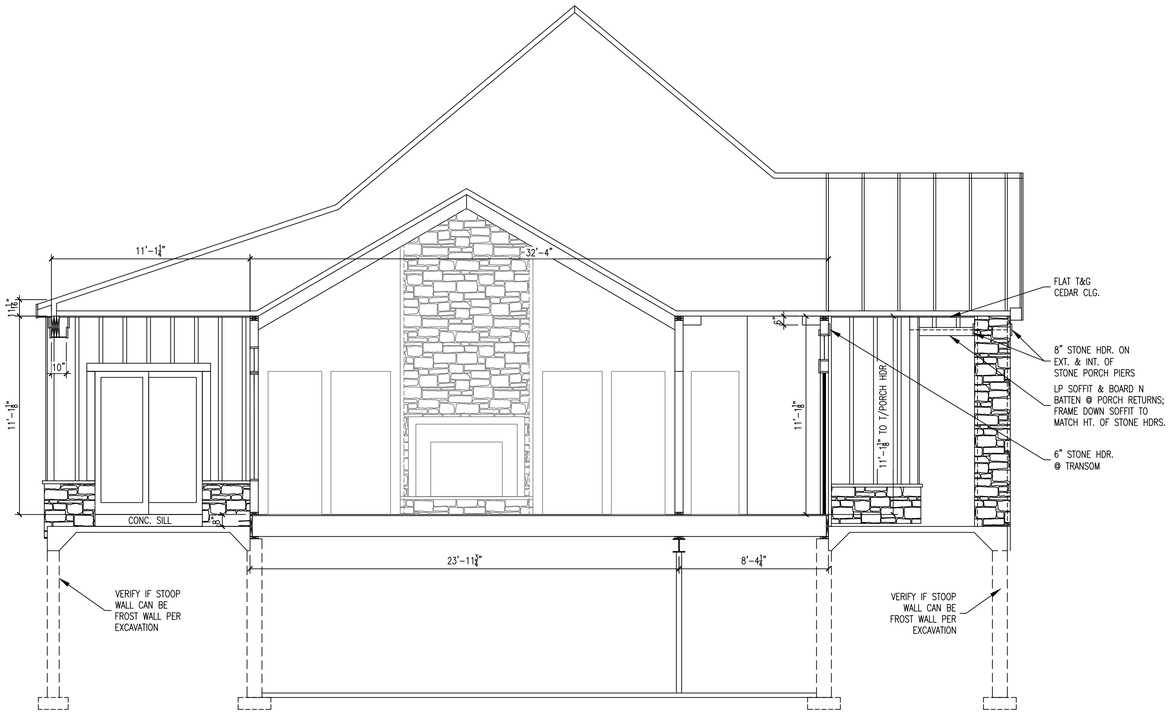
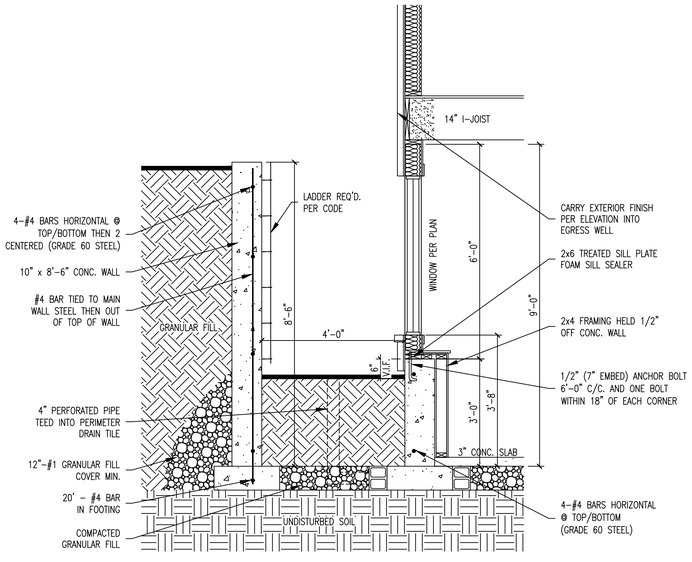
SHEET NUMBER:
A-5

Attachment: Plans (10243 : Lee & Kathryn Katsikos)



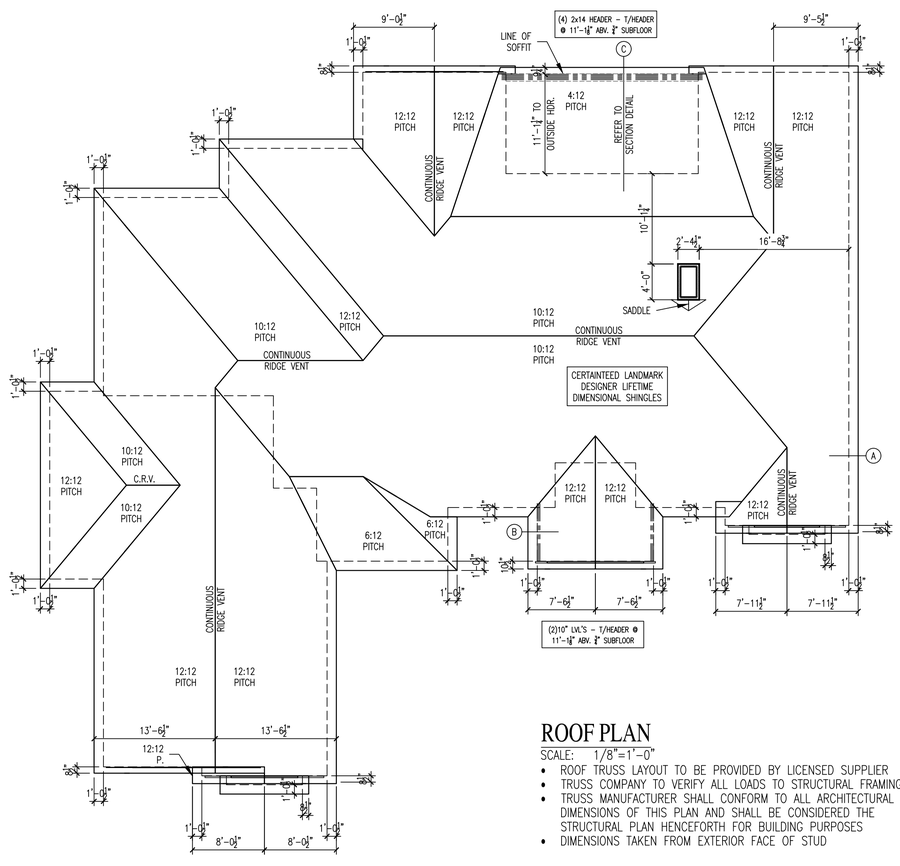
HOUSE SECTION

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



EGRESS WELL SECTION

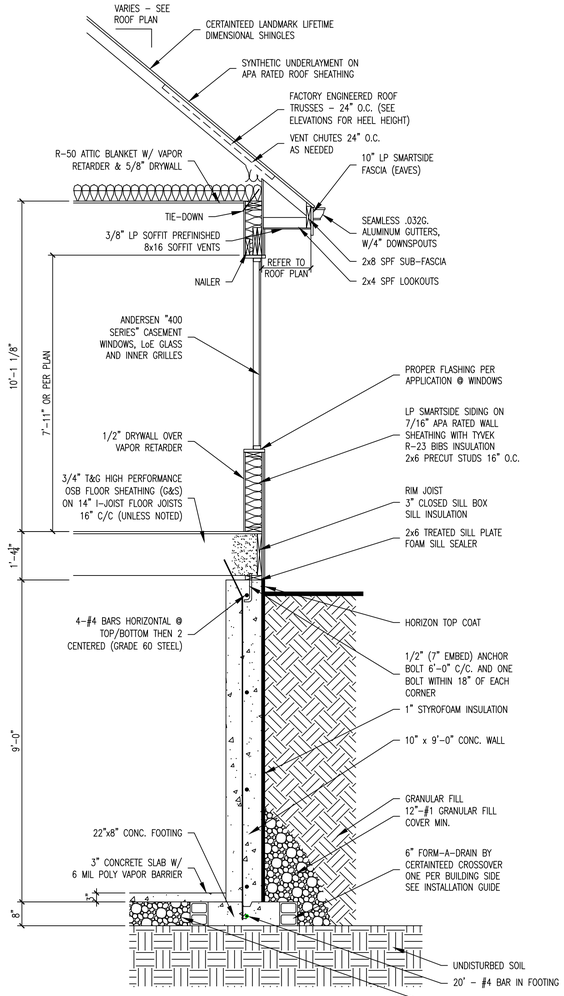
SCALE: 1/2"=1'-0"



ROOF PLAN

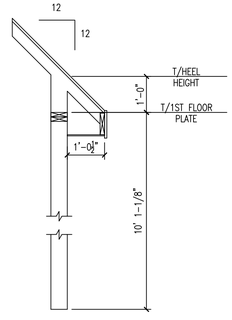
SCALE: 1/8"=1'-0"

- ROOF TRUSS LAYOUT TO BE PROVIDED BY LICENSED SUPPLIER
- TRUSS COMPANY TO VERIFY ALL LOADS TO STRUCTURAL FRAMING
- TRUSS MANUFACTURER SHALL CONFORM TO ALL ARCHITECTURAL DIMENSIONS OF THIS PLAN AND SHALL BE CONSIDERED THE STRUCTURAL PLAN HENCEFORTH FOR BUILDING PURPOSES
- DIMENSIONS TAKEN FROM EXTERIOR FACE OF STUD



TYPICAL WALL SECTION

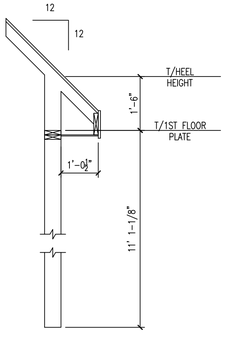
SCALE: 1/2"=1'-0"



HEEL HEIGHT A

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

*REFER TO TRUSS DRAWINGS FOR ALL HEELS



HEEL HEIGHT B

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

*REFER TO TRUSS DRAWINGS FOR ALL HEELS

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ANDERSON HOMES

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PROJECT DATE:
10.7.24

REVISIONS:	BY:
10.9.24	KMB
10.14.24	KMB
10.16.24	KMB
10.30.24 Bid Set	KMB
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SHEET NUMBER:

A-6

Attachment: Plans (10243 : Lee & Kathryn Katsikos)

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

www.cityofmequonwi.gov

Office of Architectural Board

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **April 14, 2025**
SUBJECT: **Michael Perlewitz - New Single-Family Residence at 3640 W. Club Circle**

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

3/24/25

Statement of Intent:

I am seeking architectural approval from the City of Mequon to construct a new residential house on Lot 2, in the newly developed “The Green at Mequon” subdivision located at E. Freistadt Rd and N. Villa Grove Rd. This 2772 square foot single family ranch home will be situated on a .58 acre vacant lot which is connected to city sewer and water. The style of the home will be transitional with elements of modern farmhouse and will feature white siding and trim, natural stone, black windows and dark stained columns and corbels.

Michael J. Perlewitz

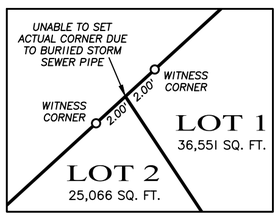
Michael James - Design Build

Attachment: Statement of Intent (10244 : Michael Perlewitz)

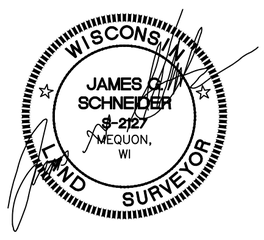
"The Green at Mequon"

A DIVISION OF PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWN 9 NORTH, RANGE 21 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

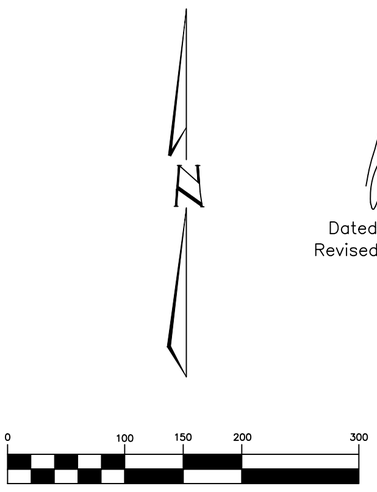
NORTH SHORE ENGINEERING, INC.
Consulting Engineers & Land Surveyors
11433 N. Port Washington Rd., Mequon, Wisconsin, 53092
(262) 241-9400 • FAX: (262) 241-5337
www.northshoreengineering.net



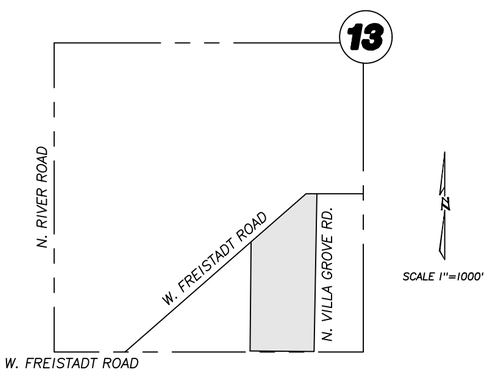
LOT CORNER DETAIL:
SCALE 1" = 6'



Dated this 31st day of January, 2023
Revised this 20th day of February, 2023



SCALE 1" = 100'



LOCATION MAP
SOUTHWEST 1/4 OF SEC. 13–9–21

WETLAND LINE TABLE		
LINE #	LENGTH	BEARING
L1	131.00'	S0°18'37"E
L2	8.38'	N71°03'58"W
L3	15.86'	N17°06'35"W
L4	17.20'	N79°57'41"W
L5	18.44'	N46°17'57"W
L6	18.49'	N25°38'46"W
L7	11.68'	N56°02'27"E
L8	24.95'	N27°12'07"E
L9	15.21'	N48°18'04"E
L10	15.28'	N5°34'53"W
L11	16.93'	N60°29'31"W
L12	27.23'	S68°56'08"W
L13	26.69'	N38°03'47"W
L14	26.09'	N52°35'26"W
L15	17.74'	N78°42'26"W
L16	42.00'	N68°30'14"W
L17	29.53'	S54°57'36"W
L18	25.29'	S76°18'20"W
L19	41.59'	N44°24'11"W
L20	23.59'	S14°48'49"W
L21	21.24'	S72°18'01"W
L22	26.48'	S84°26'05"W
L23	21.09'	N28°20'02"W
L24	29.13'	N52°26'32"W
L25	28.95'	S79°30'13"W
L26	23.63'	S65°00'55"W
L27	24.65'	N80°49'45"W
L28	26.31'	S87°20'43"W
L29	21.53'	S53°37'20"W
L30	21.04'	S33°45'18"W
L31	27.69'	S55°52'37"W
L32	15.14'	S38°29'19"W
L33	11.31'	N86°38'02"W

LEGEND :

- ◉ – DENOTES 1.315" STEEL PIPE (FOUND)
- ⊠ – DENOTES 1.270" REBAR WEIGHING 4.303 LBS. PER LINEAL FOOT (SET).
- △ – DENOTES 3/4" REBAR WEIGHING 1.502 LBS. PER LINEAL FOOT (SET).
- ○ – DENOTES 1.315"X18" STEEL PIPE WEIGHING 1.68 LBS. PER LINEAL FOOT (WITNESS CORNER SET).

ALL OTHER LOT AND OUTLOT CORNERS 1.315"X18" STEEL PIPE WEIGHING 1.68 LBS. PER LINEAL FOOT (SET).

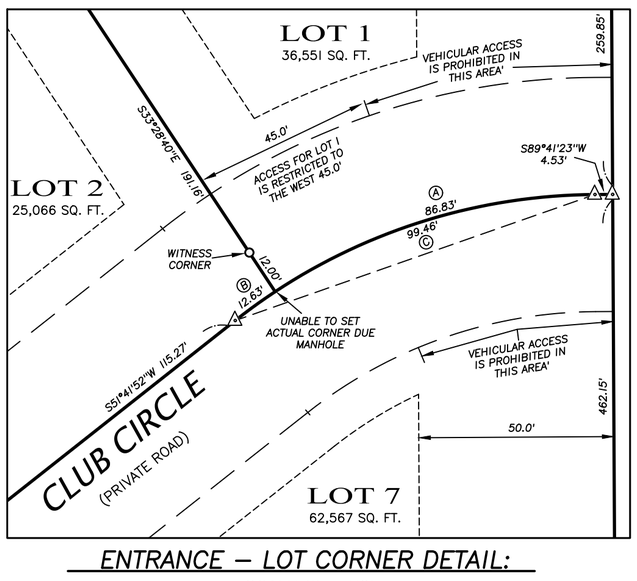
ALL DISTANCES ARE MEASURED TO THE NEAREST ONE HUNDREDTH (0.01') OF A FOOT.

ALL BEARINGS ARE REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE. (NAD 27), THE SOUTH LINE OF THE SW. 1/4 OF SECTION 13–9–21, WHICH BEARS S89°11'22"W

- – – – – – – – – – – – DENOTES BUILDING SETBACK LINE
- – – – – – – – – – – – DENOTES WETLAND BOUNDARY
- – – – – – – – – – – – DENOTES 50' WETLAND SETBACK
- – – – – – – – – – – – DENOTES 100–YEAR FLOODPLAIN LIMITS
- DENOTES WETLAND AREA
- DENOTES AREA WITHIN THE 100–YEAR FLOODPLAIN

NOTES :

1. INTENDED USE AND OWNERSHIP OF OUTLOT 1 ARE COVERED IN THE DEVELOPMENT AGREEMENT & SUBDIVISION COVENANTS, RECORDED AS SEPARATE DOCUMENTS.
2. WETLANDS DELINEATION WAS COMPLETED BY KRISTI SHERFINSKI OF HELIANTHUS, ON SEPTEMBER 23, 2021, AN ASSURED DELINEATOR.
3. DIRECT VEHICULAR ACCESS TO W. FREISTADT ROAD AND N. VILLA GROVE ROAD IS PROHIBITED FOR THE LOTS IN THIS SUBDIVISION.
4. REFER TO SHEET 2 OF 3 FOR EASEMENTS EXHIBITS.
5. BUILDING SETBACKS ARE AS FOLLOWS:
   - FRONT (ALL LOTS) – 11.00' FROM PRIVATE ROADWAY EASEMENT
   - REAR (LOTS 1–4) – 50.00' FROM W. FREISTADT RD.
   - REAR (LOTS 5–7) – AS SHOWN ON PLAT: 50' WETLAND SETBACK AND/OR 100–YR FLOODPLAIN LINE.
   - SIDE INTERIOR (ALL LOTS) – 20.00'
   - SIDE (LOTS 1 & 7) – 50.00' FROM N. VILLA GROVE RD.



ENTRANCE – LOT CORNER DETAIL:
SCALE 1" = 30'

MAIN CURVE TABLE								
NO.	LOT	ARC	RADIUS	CHORD	BEARING	TAN. BEARING IN	DELTA	TAN. BEARING OUT
A	1	86.83'	150.00'	85.63'	S73°06'21"W	--------	33°10'03"	--------
B	2	12.63'	150.00'	12.63'	S54°06'36"W	--------	4°49'28"	--------
C	7	99.46'	150.00'	97.65'	S70°41'37.5"W	S89°41'23"W	37°59'31"	S51°41'52"W

PRIVATE ROADWAY & SANITARY SEWER EASEMENT CURVE TABLE						
NO.	LOT	ARC	RADIUS	CHORD	BEARING	DELTA
D	3	60.92'	81.00'	59.49'	S73°14'36"W	43°05'30"
E	3	58.59'	71.00'	56.94'	S71°08'52"W	47°16'59"
F	4	107.20'	71.00'	97.30'	S4°15'10"W	86°30'24"
G	5	70.07'	71.00'	67.26'	S67°16'17"E	56°32'30"
H	6	93.99'	71.00'	87.28'	N46°31'55"E	75°51'06"
I	6	60.92'	81.00'	59.49'	N30°09'07"E	43°05'30"

STORMWATER DRAINAGE & ACCESS EASEMENT CURVE TABLE					
NO.	ARC	RADIUS	CHORD	BEARING	DELTA
J	20.07'	71.00'	20.00'	N84°27'28"E	16°11'37"

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20_____

Department of Administration

THIS INSTRUMENT DRAFTED BY JAMES G. SCHNEIDER

Attachment: Subdivision Survey (10244 : Michael Perlewitz)

"The Green at Mequon"

A DIVISION OF PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWN 9 NORTH, RANGE 21 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

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

EASEMENT EXHIBIT

LEGEND :

HATCHING DENOTES 20' WIDE PUBLIC WATER MAIN EASEMENT

HATCHING DENOTES VARIABLE WIDTH STORMWATER DRAINAGE AND ACCESS EASEMENT

HATCHING DENOTES 15' WIDE WE–ENERGIES UTILITY EASEMENT

NOTE: SEE SHEET 1 FOR PRIVATE ROADWAY & SANITARY SEWER EASEMENT DETAILS.

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

Dated this 31st day of January, 2023

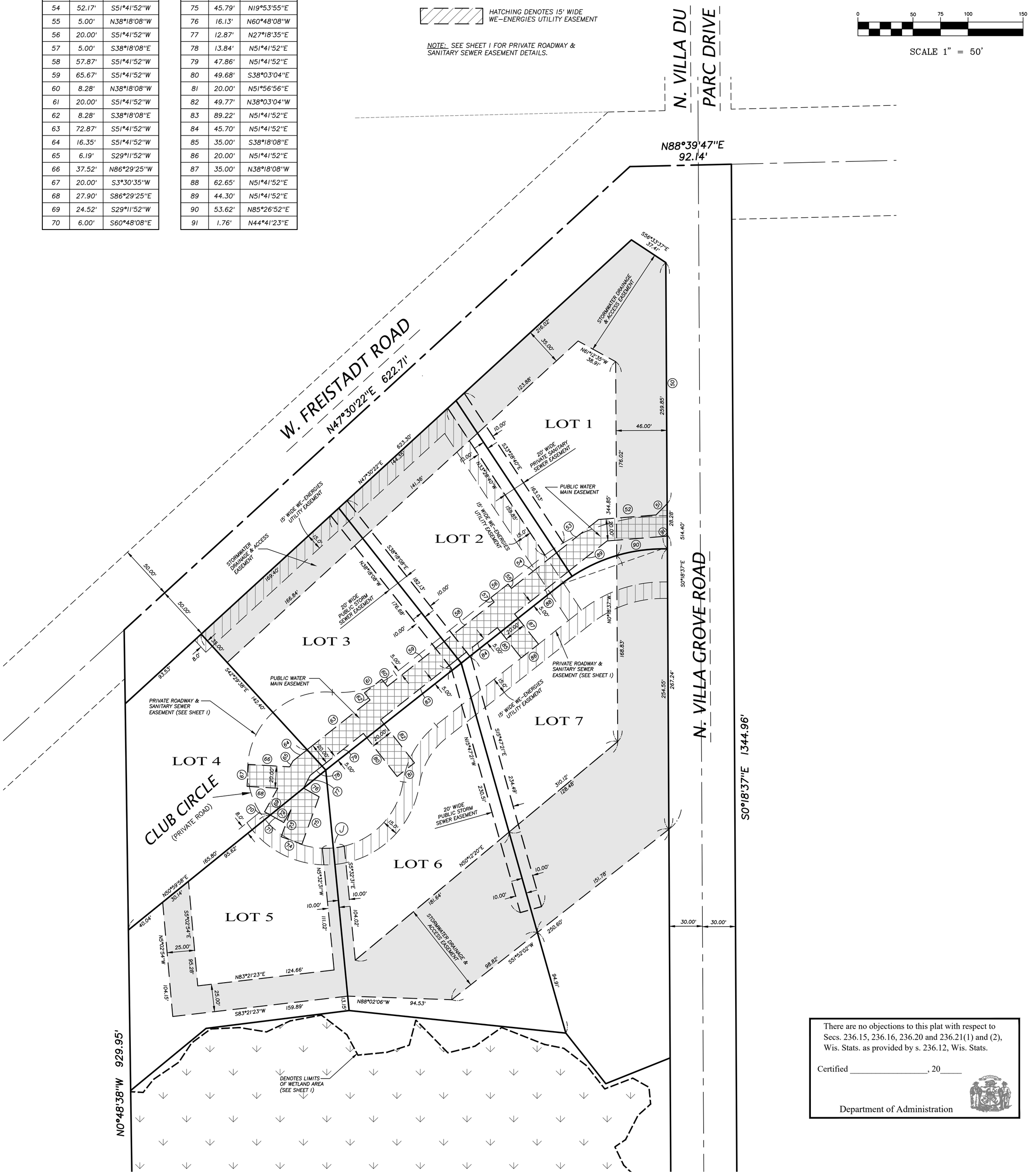
N

0 50 75 100 150

SCALE 1" = 50'

WATER MAIN EASEMENT LINE TABLE		
LINE #	LENGTH	BEARING
50	218.88'	S0°18'37"E
51	14.33'	S44°41'23"W
52	52.26'	S85°26'52"W
53	48.68'	S51°41'52"W
54	52.17'	S51°41'52"W
55	5.00'	N38°18'08"W
56	20.00'	S51°41'52"W
57	5.00'	S38°18'08"E
58	57.87'	S51°41'52"W
59	65.67'	S51°41'52"W
60	8.28'	N38°18'08"W
61	20.00'	S51°41'52"W
62	8.28'	S38°18'08"E
63	72.87'	S51°41'52"W
64	16.35'	S51°41'52"W
65	6.19'	S29°11'52"W
66	37.52'	N86°29'25"W
67	20.00'	S3°30'35"W
68	27.90'	S86°29'25"E
69	24.52'	S29°11'52"W
70	6.00'	S60°48'08"E

WATER MAIN EASEMENT LINE TABLE		
LINE #	LENGTH	BEARING
71	14.00'	S60°48'08"E
72	13.37'	N29°11'52"E
73	26.07'	S19°53'55"W
74	20.00'	S70°06'05"E
75	45.79'	N19°53'55"E
76	16.13'	N60°48'08"W
77	12.87'	N27°18'35"E
78	13.84'	N51°41'52"E
79	47.86'	N51°41'52"E
80	49.68'	S38°03'04"E
81	20.00'	N51°56'56"E
82	49.77'	N38°03'04"W
83	89.22'	N51°41'52"E
84	45.70'	N51°41'52"E
85	35.00'	S38°18'08"E
86	20.00'	N51°41'52"E
87	35.00'	N38°18'08"W
88	62.65'	N51°41'52"E
89	44.30'	N51°41'52"E
90	53.62'	N85°26'52"E
91	1.76'	N44°41'23"E



There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20_____

Department of Administration

THIS INSTRUMENT DRAFTED BY JAMES G. SCHNEIDER

Attachment: Subdivision Survey (10244 : Michael Perlewitz)

"The Green at Mequon"

A DIVISION OF PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWN 9 NORTH, RANGE 21 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, James G. Schneider, Professional Land Surveyor, do hereby certify:
THAT I have surveyed, divided, and mapped the plat of
"THE GREEN AT MEQUON", bounded and described as follows:

That part of the Southeast 1/4 of the Southwest 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 Southeast corner of the Southwest 1/4 of said Section 13; thence S89°11'22"W along the South line of said Southwest 1/4, 419.76 feet to the point of beginning of lands to be described; thence continuing S89°11'22"W along the South line of said Southwest 1/4, 545.46 feet; thence N0°48'38"W at right angles to said South line, 929.95 feet to the center of W. Freistadt Road; thence N47°30'22"E along the center of W. Freistadt Road, 622.71 feet; thence N88°39'47"E along said center of W. Freistadt Road, 92.14 feet to the Northwest Corner of Parcel 2 of Certified Survey Map No. 48, recorded in Volume 1 on page 99 of Certified Survey Maps; thence S0°18'37"E along the West line of said Parcel 2, 1344.96 feet to the point of beginning.

Said Parcel containing 644,757 sq. ft./14.802 acres of land to centerline of road, more or less.

THAT I have made such survey, land division and plat at the direction of THE GREEN AT MEQUON, LLC, owner of said land.

THAT such plat is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

THAT I have fully complied with the provisions of Chapter 236 of the Wisconsin State Stautes and the City of Mequon Subdivision Regulations.

James G. Schneider P.L.S No. S-2127

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

Dated this 31st day of January, 2023

OWNERS CERTIFICATE OF DEDICATION

As owner, I hereby certify that I caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat. I also certify that this plat is required by s. 236.10 or s. 236.12 of the Wisconsin State Statues to be submitted to the following for approval or objection: 1) Department of Administration, 2) City of Mequon.

Witness the hand and seal of said owner this_____day of _____, 20____.

BY: THE GREEEN AT MEQUON, LLC

IN THE PRESENCE OF

_____
MICHAEL PERLEWITZ, Single-Member Manager

STATE OF WISCONSIN)
OZAUKEE COUNTY) SS

Personally came before me this_____day of_____, 20____, the above named Michael Perlewitz, to me known to be the person who executed the foregoing instrument and acknowledged the same.

CONSENT OF CORPORATE MORTGAGEE

CORNERSTONE COMMUNITY BANK, existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land does hereby consent to the Surveying, Dividing, Mapping and Dedicating of the land described on this plat of "THE GREEN AT MEQUON" and does hereby consent to the above certificate of THE GREEN AT MEQUON, LLC, OWNER.

IN witness whereof, the said CORNERSTONE COMMUNITY BANK has caused these presents to be signed by _____, its _____, at _____, Wisconsin, this _____ day of _____, 20____.

IN THE PRESENCE OF:

_____ *_____*
WITNESS *(Signature)*

COUNTY TREASURER'S CERTIFICATE

STATE OF WISCONSIN)
OZAUKEE COUNTY) SS

I, Joshua Morrison, being duly elected, qualified and acting Treasurer of the County of Ozaukee, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of _____, 20____, affecting the lands included in the plat of "THE GREEN AT MEQUON".

Dated:_____, 20____. _____
JOSHUA MORRISON, County Treasurer

CITY TREASURER'S CERTIFICATE

STATE OF WISCONSIN)
OZAUKEE COUNTY) SS

I, Jennifer Engroff, Director of finance for the City of Mequon, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of this _____ day of _____, 20____, on any of the land included in the plat of "THE GREEN AT MEQUON".

Dated:_____, 20____. _____
JENNIFER ENGROFF, Director of Finance

COMMON COUNCIL RESOLUTION

"Resolved that the plat known as "THE GREEN AT MEQUON" in the City of Mequon which has been filed for approval, be and hereby is approved as required by Chapter 236 of the Wisconsin State Statutes."

APPROVED _____
ANDREW NERBUN, Mayor

I, Caroline Fochs, being the acting Clerk of the City of Mequon, do hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Common Council of the City of Mequon on the _____ day of _____, 20____.

_____
CAROLINE FOCHS, City Clerk

UTILITY EASEMENT PROVISIONS

An easement for electric, natural gas, and communications service is hereby granted by THE GREEN AT MEQUON, Grantor, to WISCONSIN ELECTRIC POWER COMPANY and WISCONSIN GAS, LLC, Wisconsin corporations doing business as We Energies, Grantee, Wisconsin Bell, Inc. d/b/a AT&T Wisconsin, a Wisconsin corporation, Grantee, and TIME WARNER ENTERTAINMENT COMPANY, L.P., Grantee

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement Areas" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across within and beneath the surface of each lot to serve improvements, theron, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Structures shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement Areas" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without written consent of grantees.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20_____

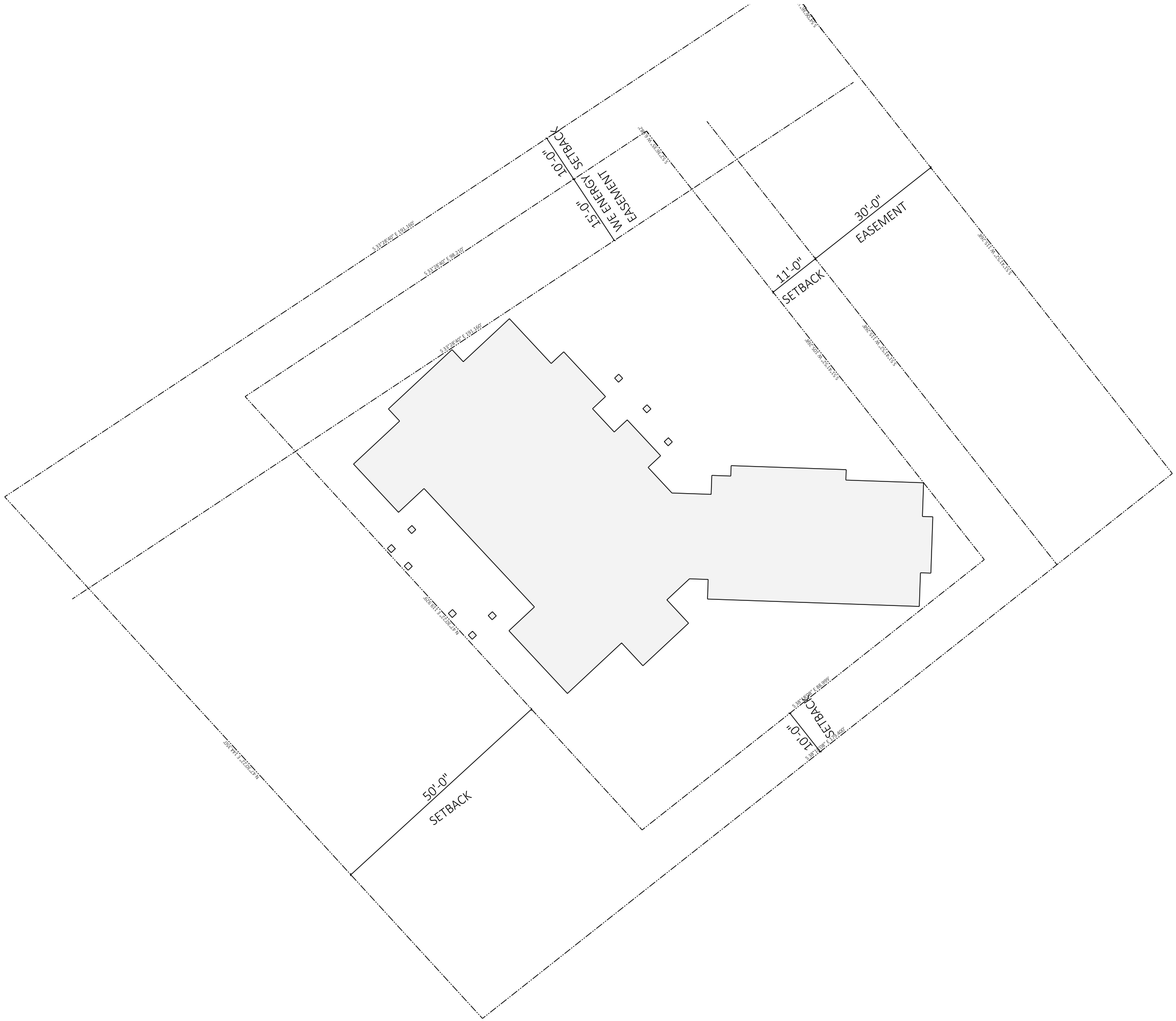
Department of Administration

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

THIS INSTRUMENT DRAFTED BY JAMES G. SCHNEIDER

Attachment: Subdivision Survey (10244 : Michael Perlewitz)

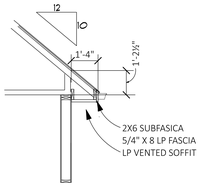
Attachment: Site Plan (10244 : Michael Perlewitz)



SQUARE FOOTAGE	
2,772 SQ. FT.	FIRST FLOOR PLAN
1,126 SQ. FT.	GARAGE
75 SQ. FT.	FRONT PORCH
356 SQ. FT.	COVERED REAR PORCH
1,486 SQ. FT.	FINISHED LOWER LEVEL

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

THESE DRAWINGS ARE CREATED FOR THE SOLE USE BY FRITSCH DESIGNS, LLC. ANY DUPLICATION WITHOUT THE CONSENT OF FRITSCH DESIGNS, LLC MAY RESULT IN LEGAL ACTION.
COPYWRITE 2013

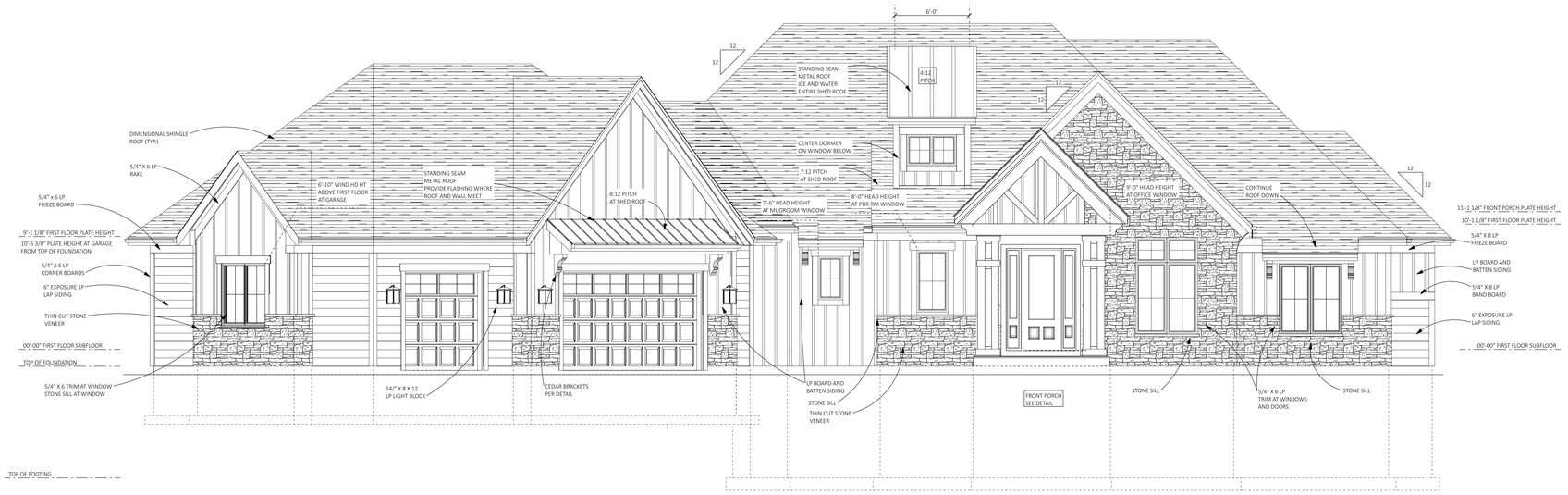


ADJUST HEEL HEIGHT
FOR OTHER ROOF PITCH
TO MATCH SAME SOFFIT HEIGHT

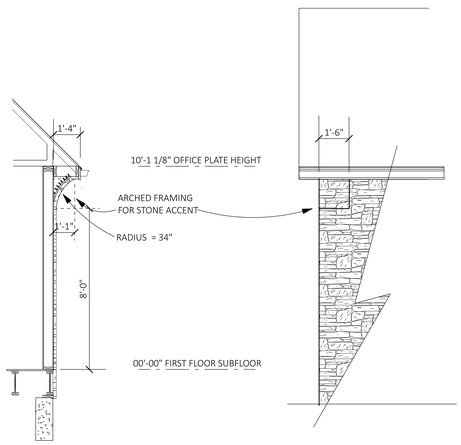
NOTE: SEE FRONT PORCH
DETAIL FOR FOYER HEEL HEIGHT

NOTE: GABLE OVERHANG TO BE 12"

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

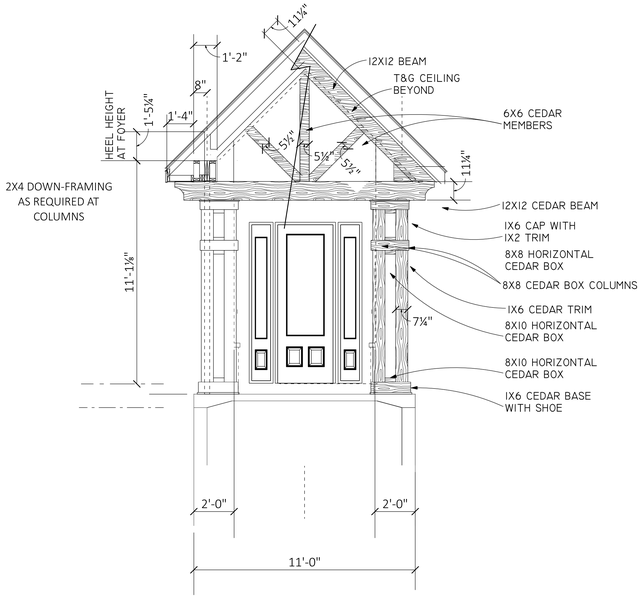


FRONT ELEVATION 2
SCALE: 1/4" = 1'-0"

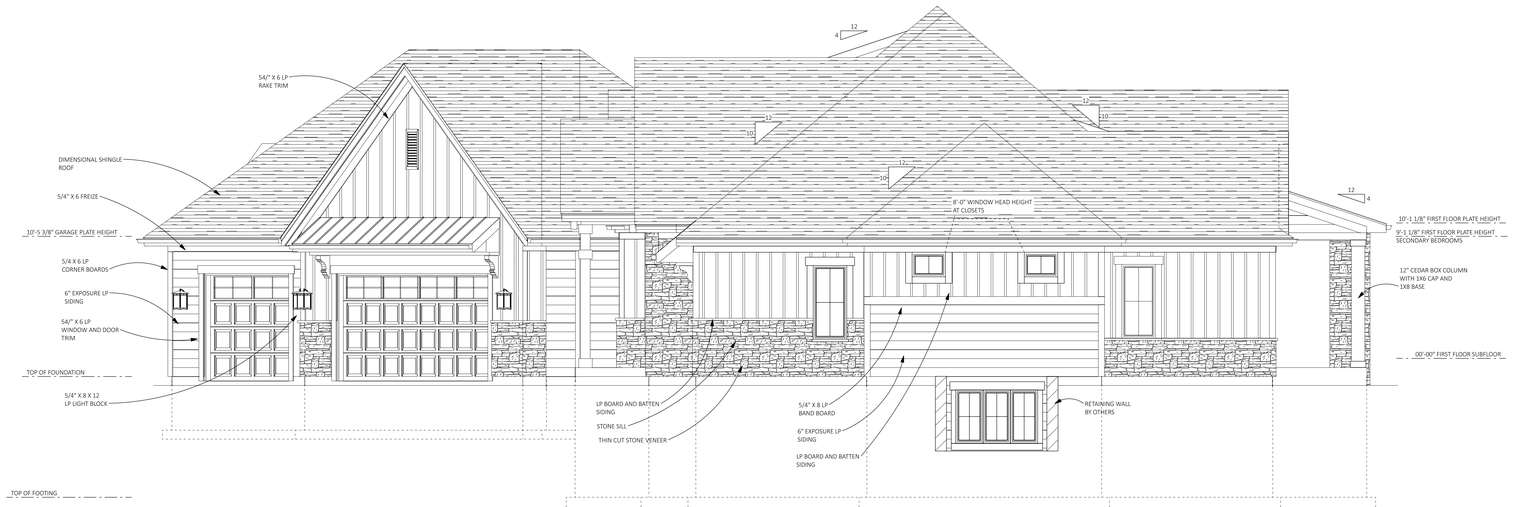


STONE STEP AT GARAGE
AND OFFICE

STONE ARCH DETAIL
SCALE: 3/8" = 1'-0"



FRONT PORCH DETAIL
SCALE: 3/8" = 1'-0"



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

DATE	PLAN DEVELOPMENT
01/17/25	PRELIMINARY PLANS
01/27/25	PRELIMINARY PLANS REVISED
02/22/25	PRELIMINARY PLANS REVISED
03/05/25	PRELIMINARY PLANS REVISED
03/06/25	PRELIMINARY PLANS REVISED
03/18/25	PLAN DEVELOPMENT
03/20/25	PRELIMINARY PLANS REVISED
03/23/25	BID SET
	BID SET REVISED

BID DATE
03/20/25
03/23/25 REVISED

FINAL DATE

THE GREEN AT MEQUON
LOT 2

SHEET
1 OF 6

Attachment: Plans (10244 : Michael Perkovitz)

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PORT WASHINGTON, WI
53074
262-483-4048

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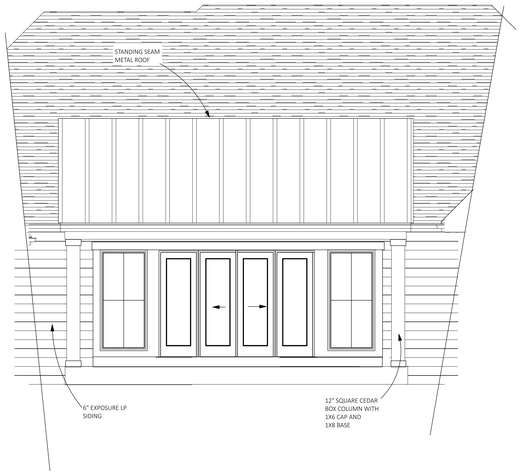
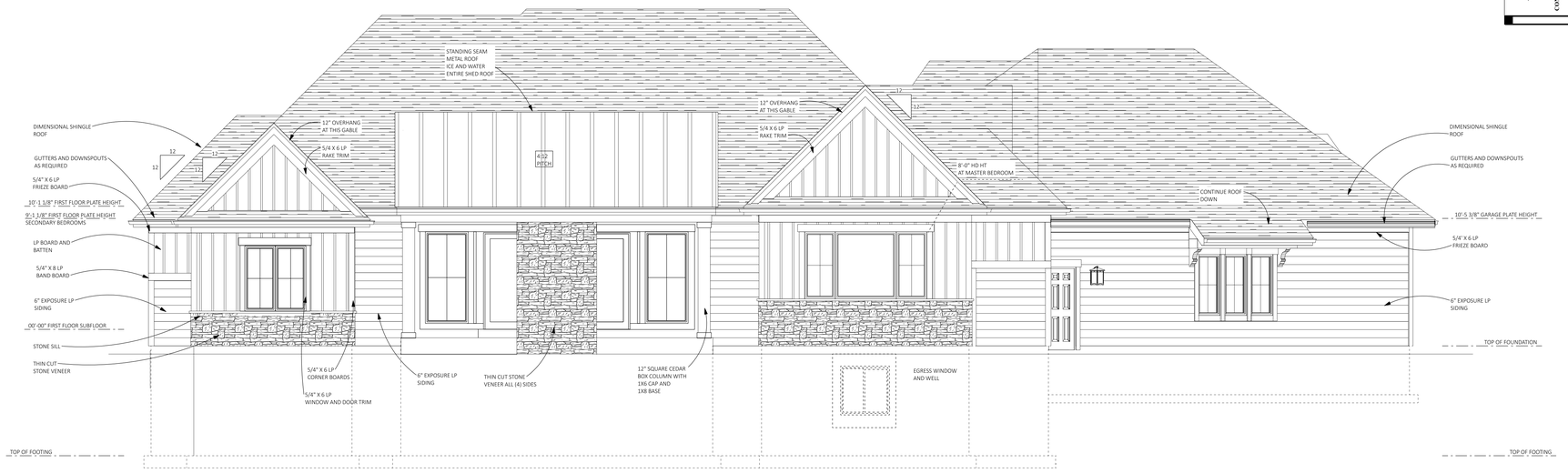
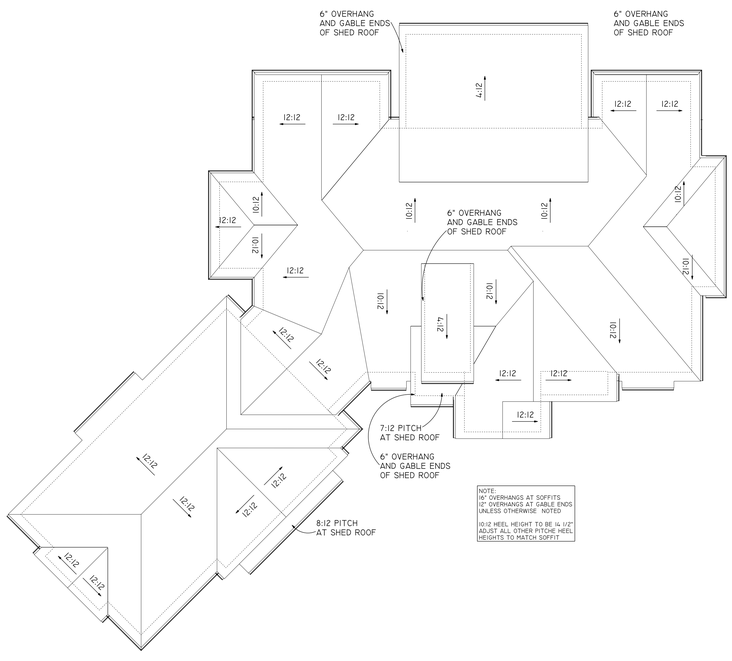


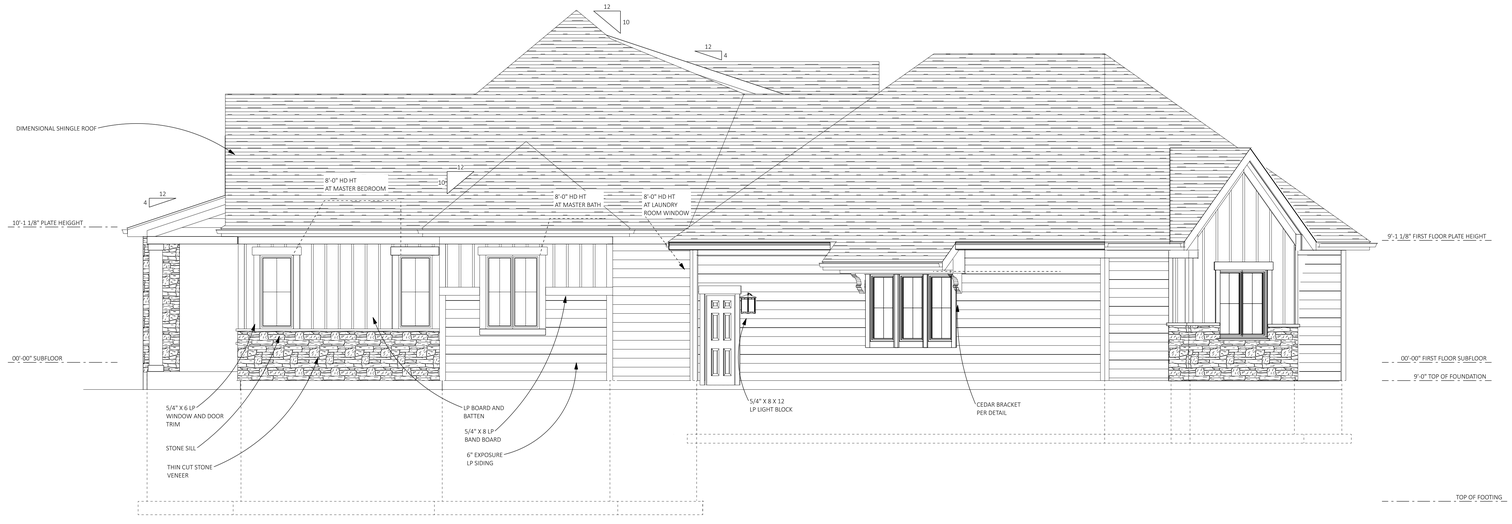
HIDDEN REAR ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

DATE	PLAN DEVELOPMENT
01/17/25	PRELIMINARY PLANS
01/27/25	PRELIMINARY PLANS REVISED
02/22/25	PRELIMINARY PLANS REVISED
03/05/25	PRELIMINARY PLANS REVISED
03/08/25	PRELIMINARY PLANS REVISED

DATE	PLAN DEVELOPMENT
03/18/25	PRELIMINARY PLANS REVISED
03/20/25	BID SET
03/23/25	BID SET REVISED

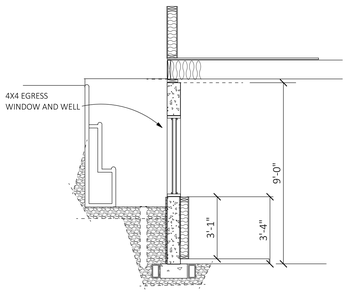
BID DATE
03/20/25
03/23/25 REVISED

FINAL DATE

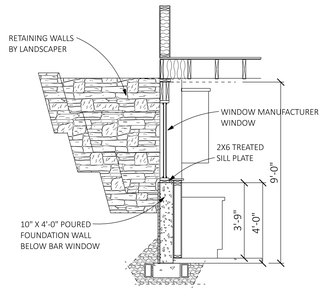
THE GREEN AT MEQUON
LOT 2

SHEET
2 OF 6

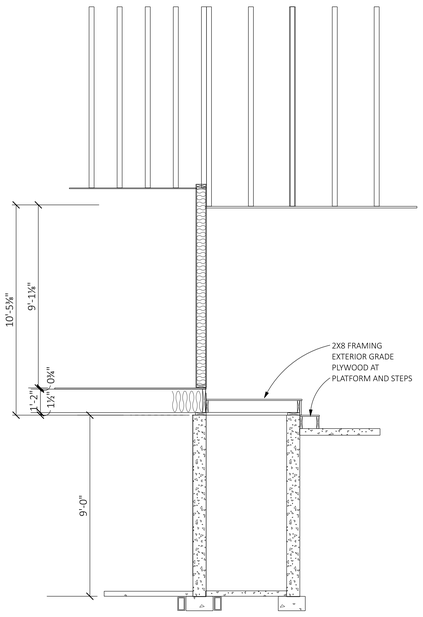
Attachment: Plans (10244 : Michael Perlewitz)



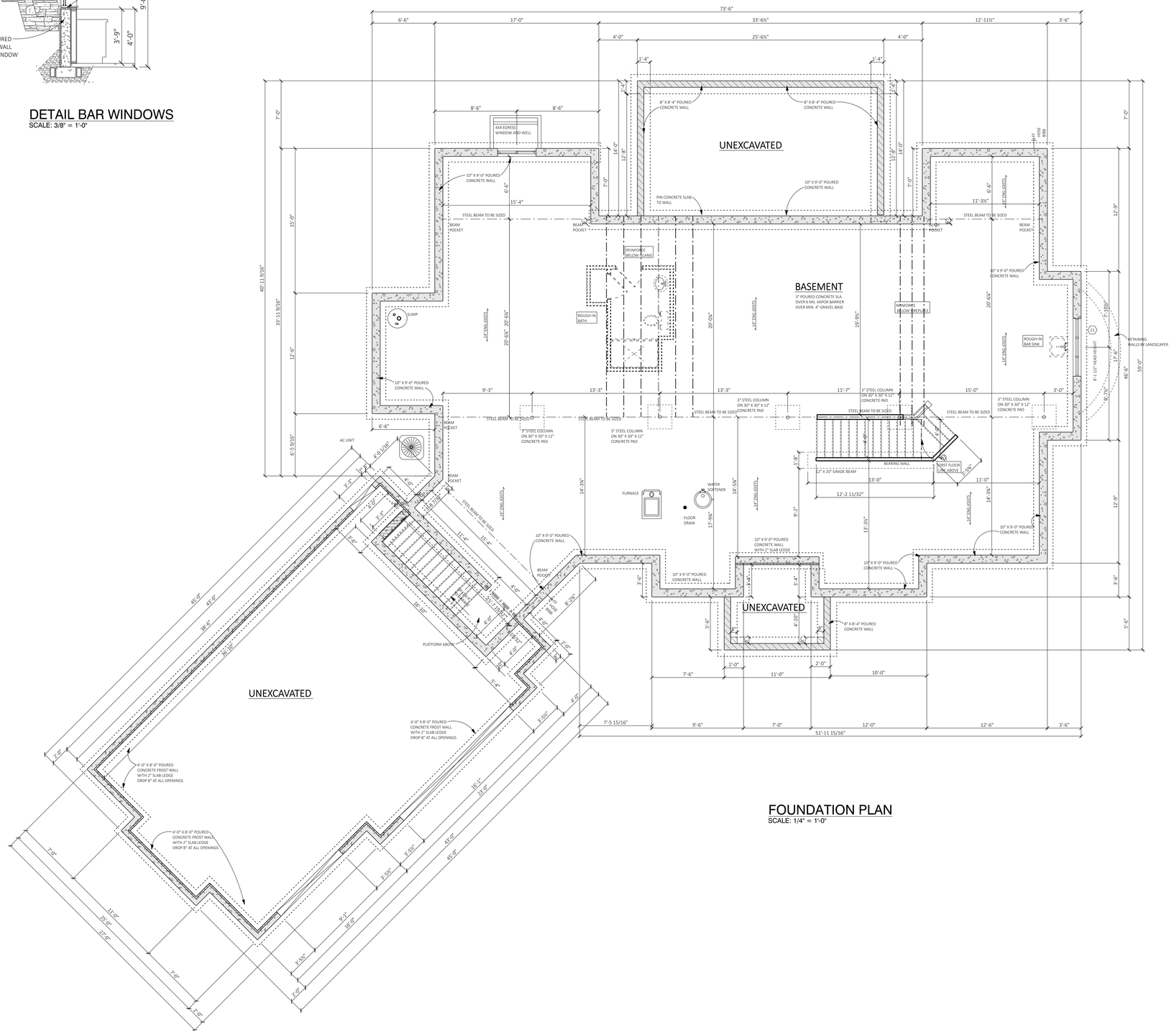
DETAIL EGRESS WINDOW
SCALE: 3/8" = 1'-0"



DETAIL BAR WINDOWS
SCALE: 3/8" = 1'-0"



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



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

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

THESE DRAWINGS WERE CREATED FOR THE SOLE USE BY FRITSCH DESIGNS, LLC ANY DUPLICATION WITHOUT THE CONSENT OF FRITSCH DESIGNS, LLC MAY RESULT IN LEGAL ACTION. COPYWRITE 2013

DATE	PLAN DEVELOPMENT
01/17/25	PRELIMINARY PLANS
01/27/25	PRELIMINARY PLANS REVISED
02/22/25	PRELIMINARY PLANS REVISED
03/05/25	PRELIMINARY PLANS REVISED
03/08/25	PRELIMINARY PLANS REVISED

DATE	PLAN DEVELOPMENT
03/18/25	PRELIMINARY PLANS REVISED
03/20/25	BID SET
03/23/25	BID SET REVISED

BID DATE
03/20/25
03/23/25 REVISED

FINAL DATE

THE GREEN AT MEQUON
LOT 2

SHEET
3 OF 6

Attachment: Plans (10244 : Michael Perlewitz)

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262-483-4048

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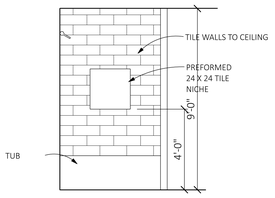
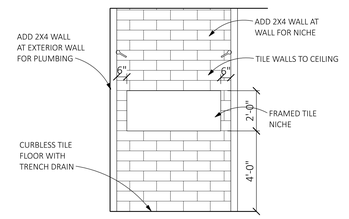
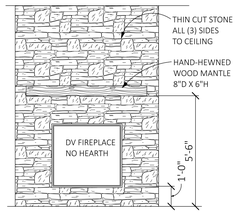


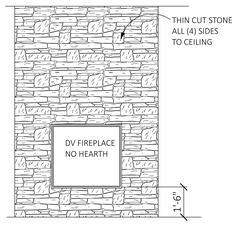
INT ELEV BATH #2 TUB
SCALE: 3/8" = 1'-0"



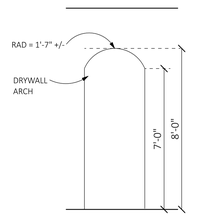
INT ELEV MASTER SHOWER
SCALE: 3/8" = 1'-0"



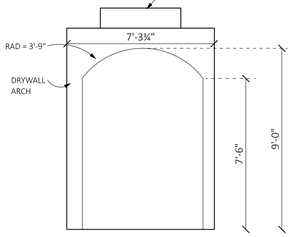
INT ELEV GREAT ROOM FIREPLACE
SCALE: 3/8" = 1'-0"



INT ELEV PORCH FIREPLACE
SCALE: 3/8" = 1'-0"

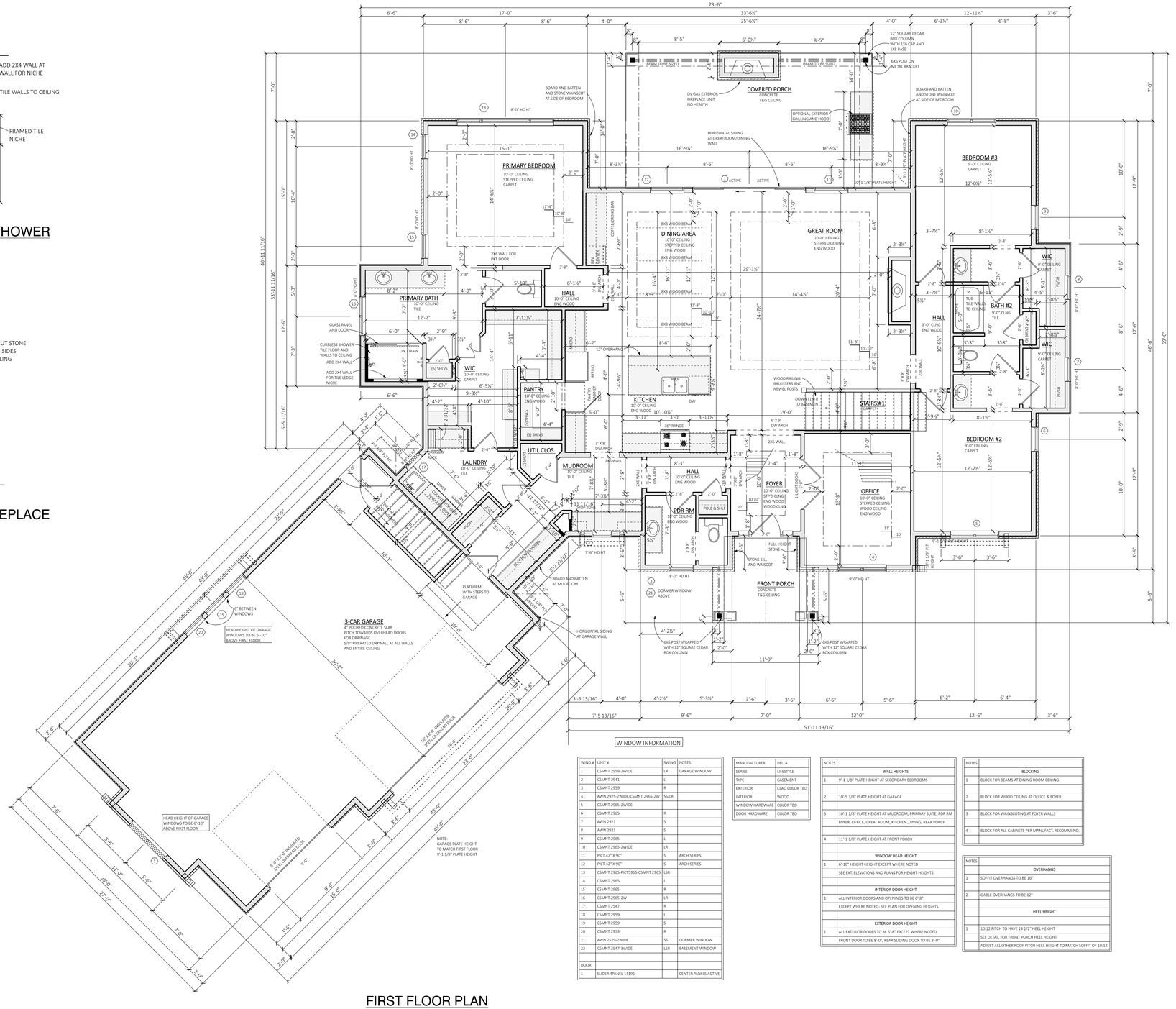


TOTAL OF (6) 3'-0" X 8'-0" DRYWALL ARCHES AT FIRST FLOOR



FOYER ARCH

INT ELEV DW ARCHED OPENINGS
SCALE: 3/8" = 1'-0"



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

2,772 SQ. FT. FIRST FLOOR

INT ELEV FOYER
SCALE: 3/8" = 1'-0"

WINDOW INFORMATION

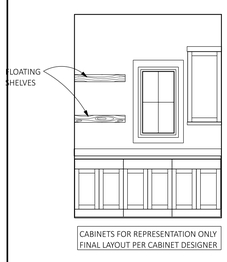
WIND #	UNIT #	SWING	NOTES
1	CSMNT 2959-2WIDE	LR	GARAGE WINDOW
2	CSMNT 2941	L	
3	CSMNT 2959	R	
4	AWN 2925-2WIDE/CSMNT 2965-2W	SS/LR	
5	CSMNT 2965-2WIDE		
6	CSMNT 2965	R	
7	AWN 2921	S	
8	AWN 2921	S	
9	CSMNT 2965	L	
10	CSMNT 2965-2WIDE	LR	
11	PICT 42" X 90"	S	ARCH SERIES
12	PICT 42" X 90"	S	ARCH SERIES
13	CSMNT 2965-PICT5965-CSMNT 2965	LSR	
14	CSMNT 2965	L	
15	CSMNT 2965	R	
16	CSMNT 2565-2W	LR	
17	CSMNT 2547	R	
18	CSMNT 2959	L	
19	CSMNT 2959	S	
20	CSMNT 2959	R	
21	AWN 2529-2WIDE	SS	DORMER WINDOW
22	CSMNT 2547-3WIDE	LSR	BASEMENT WINDOW
DOOR			
1	SLIDER-4PANEL 14196		CENTER PANELS ACTIVE

MANUFACTURER	PELLA
SERIES	LIFESTYLE
TYPE	CASEMENT
EXTERIOR	CLAD COLOR TBD
INTERIOR	WOOD
WINDOW HARDWARE	COLOR TBD
DOOR HARDWARE	COLOR TBD

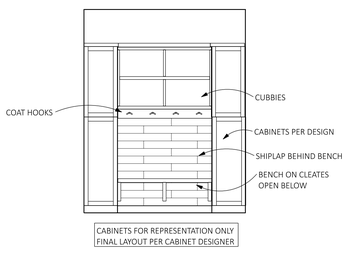
NOTES	
	WALL HEIGHTS
1	9'-1 1/8" PLATE HEIGHT AT SECONDARY BEDROOMS
2	10'-5 3/8" PLATE HEIGHT AT GARAGE
3	10'-1 1/8" PLATE HEIGHT AT MUDROOM, PRIMARY SUITE, PDR RM FOYER, OFFICE, GREAT ROOM, KITCHEN, DINING, REAR PORCH
4	11'-1 1/8" PLATE HEIGHT AT FRONT PORCH
	WINDOW HEAD HEIGHT
1	6'-10" HEIGHT HEIGHT EXCEPT WHERE NOTED
	SEE EXT. ELEVATIONS AND PLANS FOR HEIGHT HEIGHTS
	INTERIOR DOOR HEIGHT
1	ALL INTERIOR DOORS AND OPENINGS TO BE 6'-8"
	EXCEPT WHERE NOTED. SEE PLAN FOR OPENING HEIGHTS
	EXTERIOR DOOR HEIGHT
1	ALL EXTERIOR DOORS TO BE 6'-8" EXCEPT WHERE NOTED
	FRONT DOOR TO BE 8'-0", REAR SLIDING DOOR TO BE 8'-0"

NOTES	
	BLOCKING
1	BLOCK FOR BEAMS AT DINING ROOM CEILING
2	BLOCK FOR WOOD CEILING AT OFFICE & FOYER
3	BLOCK FOR WAINSCOTING AT FOYER WALLS
4	BLOCK FOR ALL CABINETS PER MANUFACT. RECOMMEND.

NOTES	
	OVERHANGS
1	SOFFIT OVERHANGS TO BE 16"
2	GABLE OVERHANGS TO BE 12"
	HEEL HEIGHT
1	10:12 PITCH TO HAVE 14 1/2" HEEL HEIGHT
	SEE DETAIL FOR FRONT PORCH HEEL HEIGHT
	ADJUST ALL OTHER ROOF PITCH HEEL HEIGHT TO MATCH SOFFIT OF 10:12



INT ELEV DROP ZONE
SCALE: 3/8" = 1'-0"



INT ELEV BOOT BENCH
SCALE: 3/8" = 1'-0"

DATE	PLAN DEVELOPMENT
01/17/25	PRELIMINARY PLANS
01/27/25	PRELIMINARY PLANS REVISED
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03/05/25	PRELIMINARY PLANS REVISED
03/06/25	PRELIMINARY PLANS REVISED
03/18/25	PRELIMINARY PLANS REVISED
03/20/25	BID SET
03/23/25	BID SET REVISED

BID DATE
03/20/25
03/23/25 REVISED

FINAL DATE

THE GREEN AT MEQUON
LOT 72

SHEET
4 OF 6

Attachment: Plans (10244 : Michael Perkovitz)

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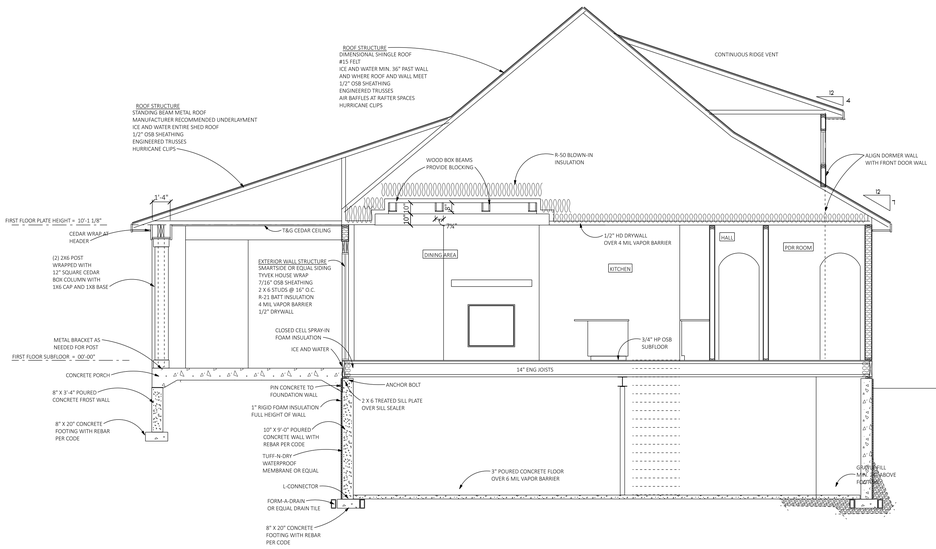
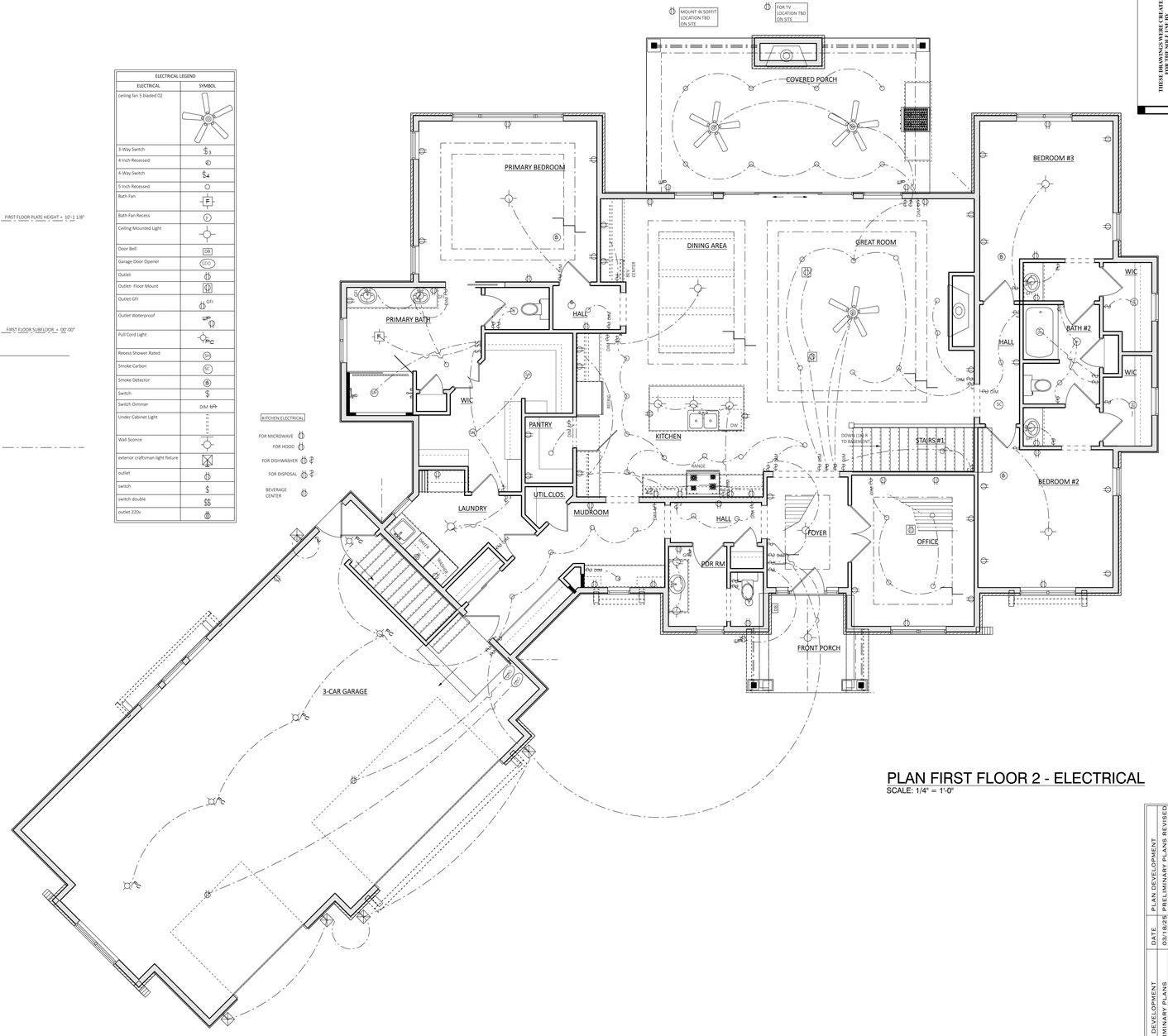


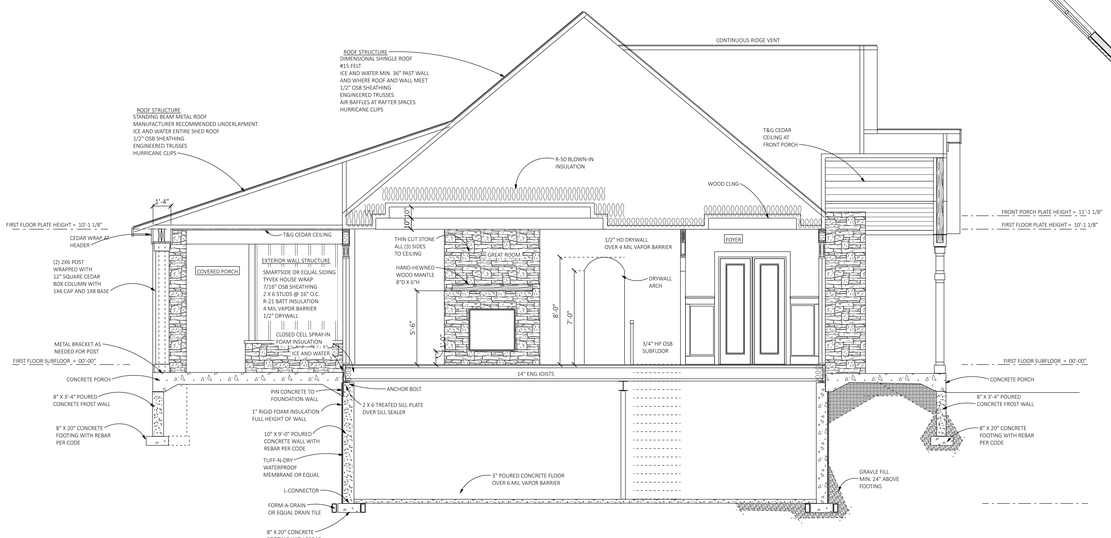
SECTION THROUGH DINING-KITCHEN-HALL-POWDER ROOM

ELECTRICAL LEGEND	
ELECTRICAL	SYMBOL
ceiling fan 5 bladed 02	
3-Way Switch	$3
4 Inch Recessed	
4-Way Switch	$4
5 Inch Recessed	
Bath Fan	F
Bath Fan Recess	F
Ceiling Mounted Light	
Door Bell	DB
Garage Door Opener	GDO
Outlet	
Outlet- Floor Mount	
Outlet GFI	GFI
Outlet Waterproof	WP
Pull Cord Light	PC
Recess Shower Rated	SR
Smoke Carbon	SC
Smoke Detector	SD
Switch	S
Switch Dimmer	DIM
Under Cabinet Light	
Wall Sconce	
exterior craftsman light fixture	
outlet	
switch	S
switch double	SS
outlet 220v	

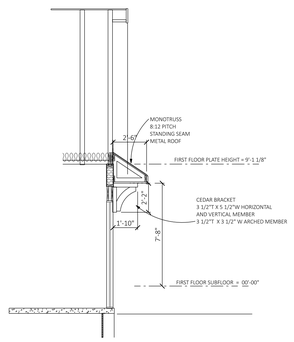
KITCHEN ELECTRICAL
FOR MICROWAVE
FOR HOOD
FOR DISHWASHER
FOR DISPOSAL
BEVERAGE CENTER



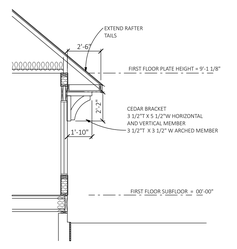
PLAN FIRST FLOOR 2 - ELECTRICAL
SCALE: 1/4" = 1'-0"



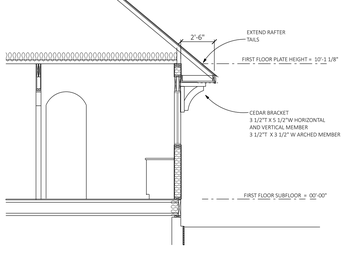
SECTION THROUGH GREAT ROOM-FOYER



GARAGE SHED ROOF



BEDROOM #3/GARAGE EXTENDED ROOF



MUDROOM EXTENDED ROOF

DATE	PLAN DEVELOPMENT
01/17/25	PRELIMINARY PLANS
01/27/25	PRELIMINARY PLANS REVISED
02/22/25	PRELIMINARY PLANS REVISED
03/05/25	PRELIMINARY PLANS REVISED
03/05/25	PRELIMINARY PLANS REVISED

DATE	PLAN DEVELOPMENT
03/18/25	PRELIMINARY PLANS REVISED
03/20/25	BID SET
03/23/25	BID SET REVISED

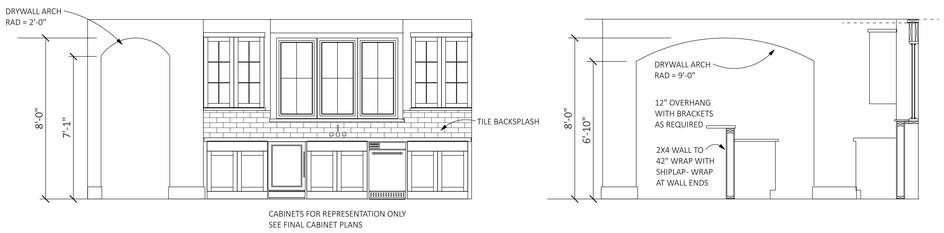
BID DATE
03/20/25
03/23/25 REVISED

FINAL DATE

THE GREEN AT MEQUON
LOT 2

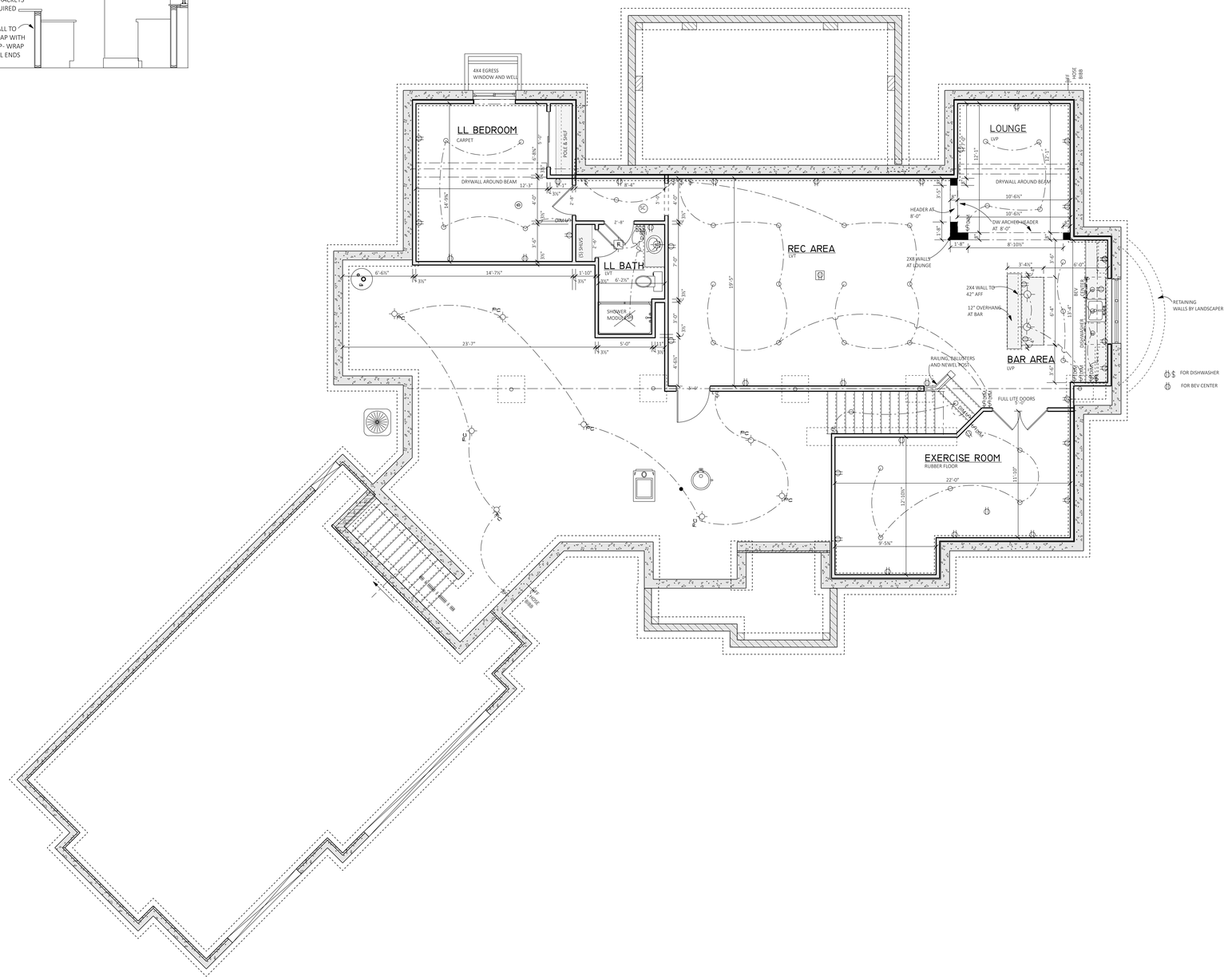
SHEET
5 OF 6

Attachment: Plans (10214 : Michael Perkovitz)



DETAIL BAR

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



PLAN FINISHED FOUNDATION

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

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

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COPYWRITE 2013

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02/22/25	PRELIMINARY PLANS REVISED
03/05/25	PRELIMINARY PLANS REVISED
03/08/25	PRELIMINARY PLANS REVISED

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03/20/25	BID SET
03/23/25	BID SET REVISED

BID DATE

03/20/25

03/23/25 REVISED

FINAL DATE

THE GREEN AT MEQUON
LOT 2

SHEET

6 OF 6

Attachment: Plans (10244 : Michael Perlewitz)

11333 N. Cedarburg Road
Mequon, WI 53092-1930
Phone: 262-242-3100
Fax: 262-242-9655
www.cityofmequonwi.gov
Office of Architectural Board

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **April 14, 2025**
SUBJECT: **Chris & Nicky Wunsch - Addition at 8402 W. Hillview Drive**

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

Statement of intent
Wunsch home addition project
8402 W Hillview Dr.
Chris and Nicole Wunsch

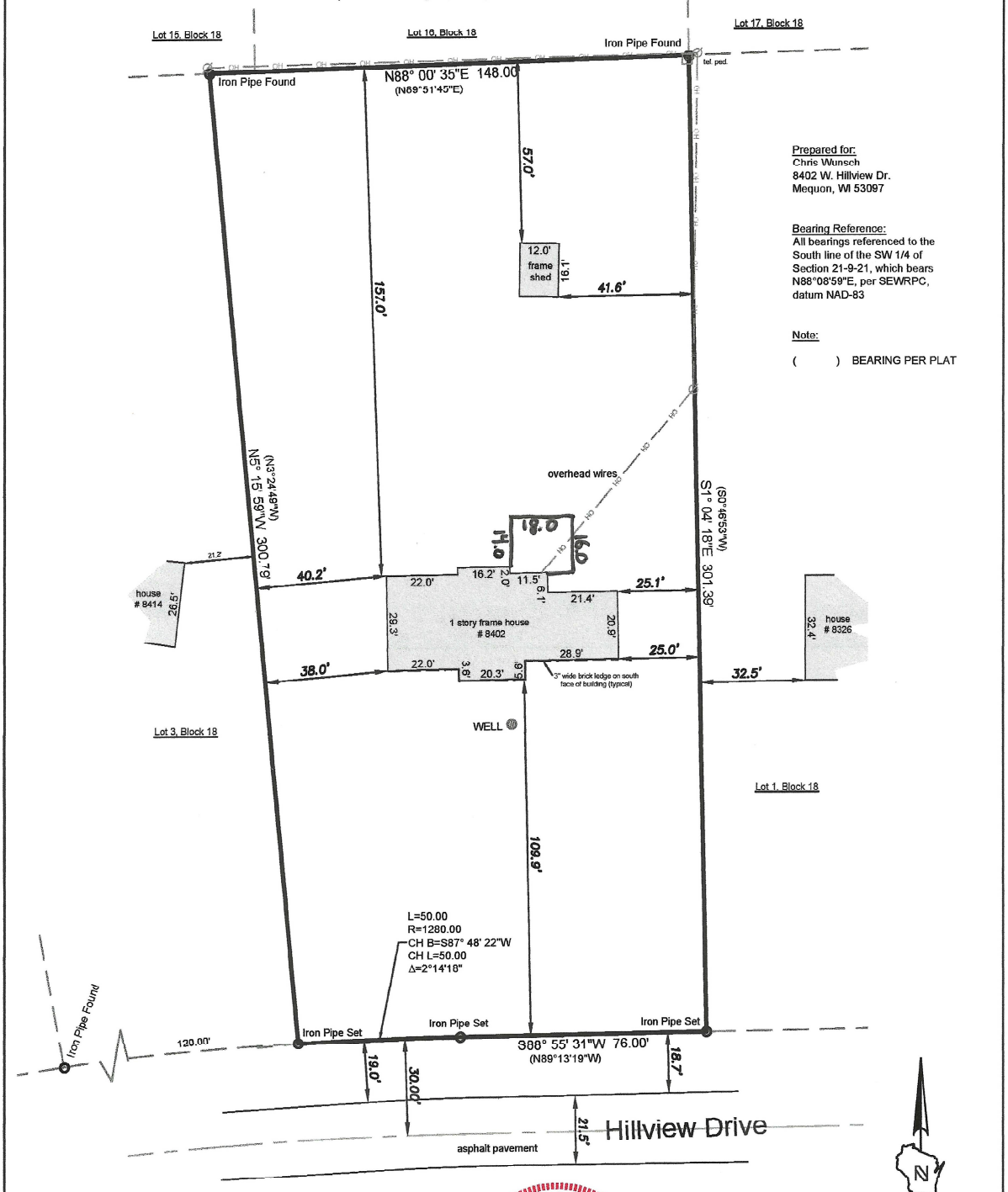
After living in our home at this location for two years, we have come to the determination that aspects of the layout and quality of the living space needs improvement. For this project, we plan on accomplishing three major tasks. First is upgrading the electrical system, and relocating our Air conditioner unit. Secondly, the proposed addition to the rear of the house will function as our new living room and will include a gas fireplace as well as a sliding door to access our existing back patio. This addition will have a full basement below with an egress window, the exterior will match the aesthetics of the current structure as closely as possible and due to its positioning will not be visible from the road. Finally, we will be adding a full bathroom within the existing footprint of the basement. With the exception of the air conditioner unit, the site for the proposed addition is completely clear and ready for the project, and is well within the setback requirements for our property lines.

Attachment: Statement of Intent (10245 : Chris & Nicky Wunsch)

Plat of Survey

Lot 2, in Block 18, in Solar Heights Plat No. 3, being a subdivision of part of the Southwest 1/4 of Section 21, Town 9 North, Range 21 East in the City of Mequon, Ozaukee County, State of Wisconsin.

Said parcel containing 41,163 sq. ft./ 0.945 acres of land more or less.



23399-Wunsch Survey.dwg

0 30' 60'

I, James G. Schneider, Professional Land Surveyor, certify that I have surveyed the above described property, to the best of my knowledge and ability, and that the map shown hereon is a true representation thereof and shows the size and location of the property, it's exterior boundaries, the location of all visible structures thereon, boundary fences, apparent easements, roadways and encroachments, if any.

James G. Schneider, P.L.S. 2127 DATE: November 4, 2024

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

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THE SIGMA GROUP
Single Source. Sound Solutions.

www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

Attachment: Survey (10245 : Chris & Nicky Wunsch)



Attachment: Pictures (10245 : Chris & Nicky Wunsch)



Attachment: Pictures (10245 - Chris & Nicky Wunsch)



Attachment Pictures (10245 - Chris & Nicky Wunsch)



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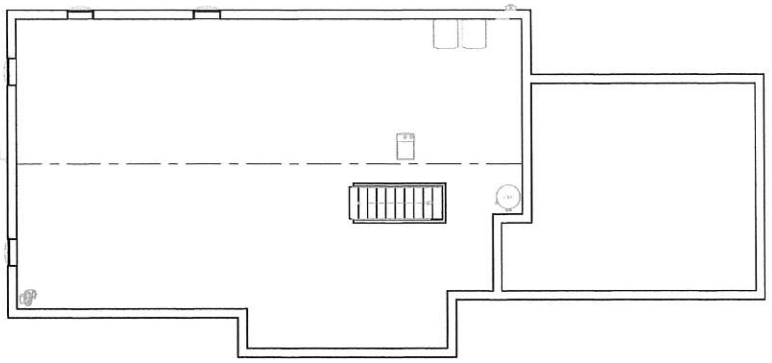

FOUNDATION PLAN
1/8"=1'-0"

WINDOW SCHEDULE					
#	Q	W	H	HD	DESCRIPTION
W01	4	48"	60"	80"	SINGLE HUNG
W02	1	36"	60"	80"	CASEMENT

DOOR SCHEDULE				
#	Q	W	H	DESCRIPTION
D02	1	36"	80"	INT. HINGED
D03	1	96"	80"	EXT. SLIDER
D04	1	32"	80"	INT. HINGED

DIMENSION NOTES:
-ALL DIMENSIONS ARE FINISH DIMENSIONS AND PULLED TO THE FINISHED DRYWALL.
-PLEASE NOTE THE ARROWS, TO SEE WHICH SIDE OF THE WALL THE DIMENSIONS ARE DRAWN TO.

WALL BRACING NOTE:
CONTINUOUS SHEATHING (CS-WSP TABLE 321.25 G): ALL EXTERIOR WALLS TO BE 1/2" OSB SHEATHING FASTENED W/ 6d COMMON OR 8d BOX NAILS @ 6" EDGES & 12" FIELD.

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D-3: RELOCATE AC UNIT, VERIFY LOCATION
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PROP. ADDITION: 278 SQ. FT.
T/ COND. SPACE 1,774 SQ. FT.
EXIST. GARAGE: 429 SQ. FT.
FRONT PORCH: 36 SQ. FT.
TOTAL UNDER ROOF: 2,239 SQ. FT.
Total Under Roof Area is taken to outside edge of sheathing.

GENERAL NOTES:
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WALL TYPES:
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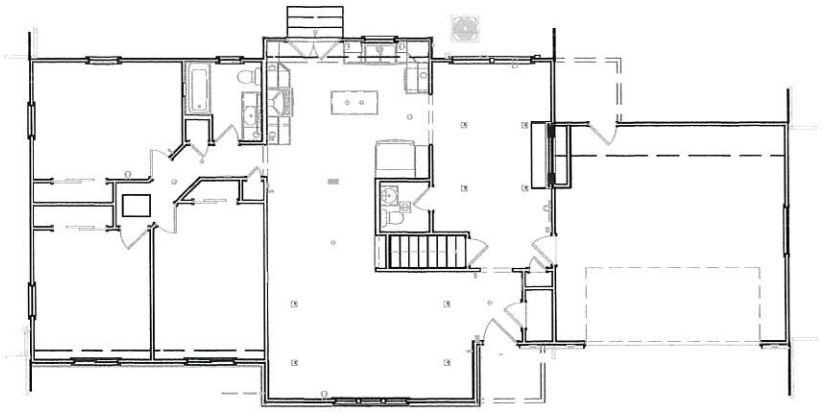
EXIST. 2x STUD WALL, ADJUST AS NEEDED
NEW 2x STUD WALL @ 16" O.C. W/ 1/2" DRYWALL



EXIST. FLOOR PLAN
1/8"=1'-0"



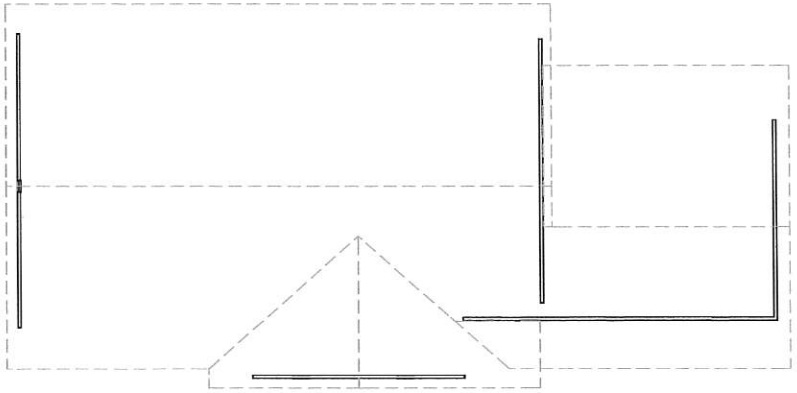
EXIST. FRONT ELEVATION
1/8"=1'-0"



EXIST. RIGHT ELEVATION
1/8"=1'-0"



EXIST. LEFT ELEVATION
1/8"=1'-0"



EXIST. ROOF PLAN
1/8"=1'-0"



EXIST. REAR ELEVATION
1/8"=1'-0"

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WUNSCH RESIDENCE
8402 W. HILLVIEW DRIVE
MEQUON, WISCONSIN 53097

DRAWINGS PROVIDED BY:
SHAWNA DUNCAN, CPBD
DRAFTSMITH
3380 N 129TH ST BROOKFIELD, WI 53005
262.707.9293 DRAFTSMITH@GMAIL.COM

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DATE: 3/17/20
PROJECT: 2024.3
SHEET: 1

Attachment: Plans (10245 : Chris & Nicky Wunsch)

WINDOW SCHEDULE					
#	Q	W	H	HD	DESCRIPTION
W01	4	48"	60"	80"	SINGLE HUNG
W02	1	36"	60"	80"	CASEMENT

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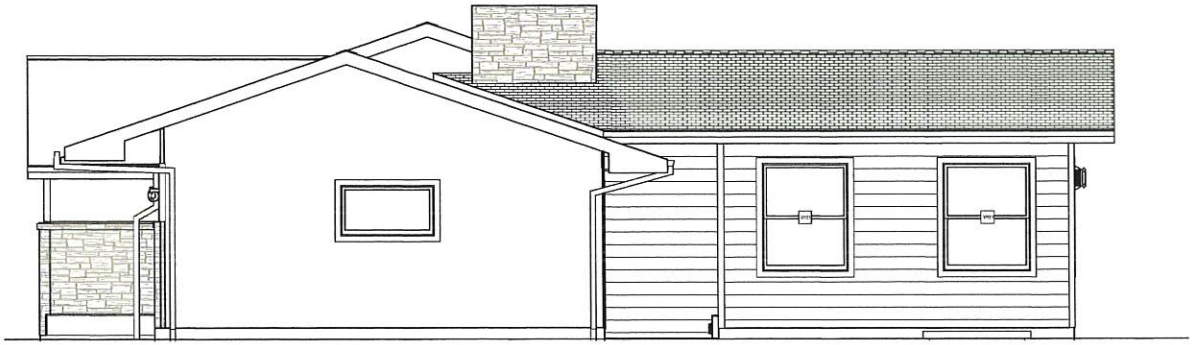

RIGHT ELEVATION
1/4"=1'-0"





FRONT ELEVATION
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8402 W. HILLVIEW DRIVE
MEQUON, WISCONSIN 53097

N·C·B·D·
Shawna Anne Duncan
CERTIFICATION NO. 80-184

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DRAFTSMITH
SHAWNA DUNCAN, CPBD
3380 N 129TH ST BROOKFIELD, WI 53005
262.707.9293
DRAFTSMITH@GMAIL.COM

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DATE: 3/17/20
PROJECT: 2024.3
SHEET: 6

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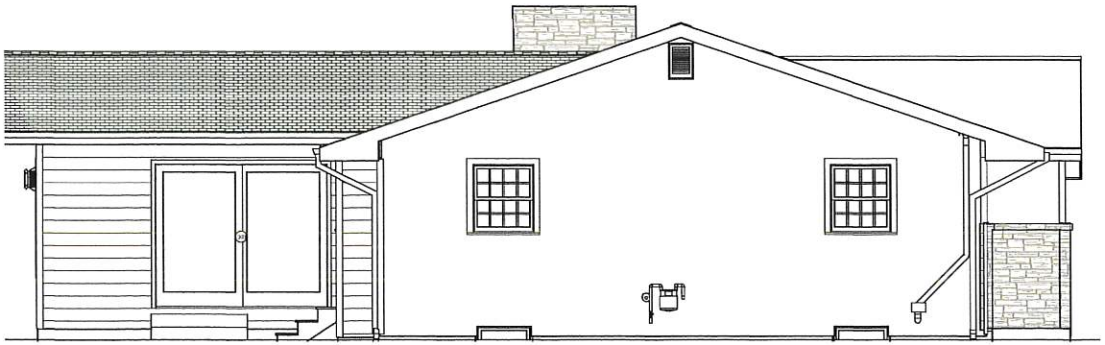

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JPI CONSTRUCTION

WUNSCH RESIDENCE
8402 N. HILLVIEW DRIVE
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N·C·B·D· NATIONAL COUNCIL OF BUILDING DESIGNERS
Shawna Anne Duncan CERTIFICATION NO. 89-104

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DATE: 3/17/202
PROJECT: 2024.35
SHEET: 7

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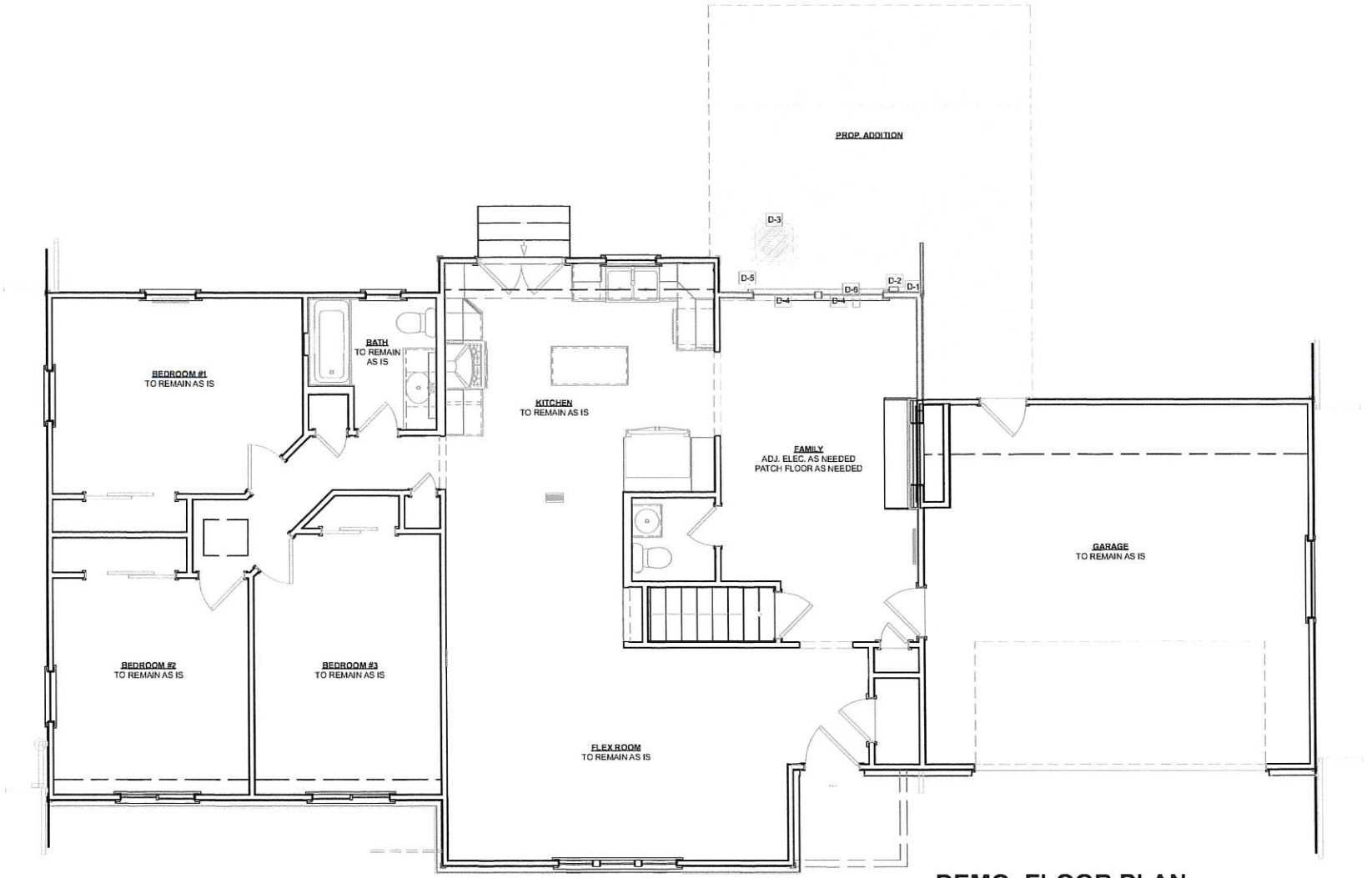

DEMO. FLOOR PLAN

1/4"=1'-0"

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MEQUON, WISCONSIN 53097

DRAWINGS PROVIDED BY:
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3380 N 129TH ST BROOKFIELD, WI 53005
262.707.9293 DRAFTSMITH@GMAIL.COM

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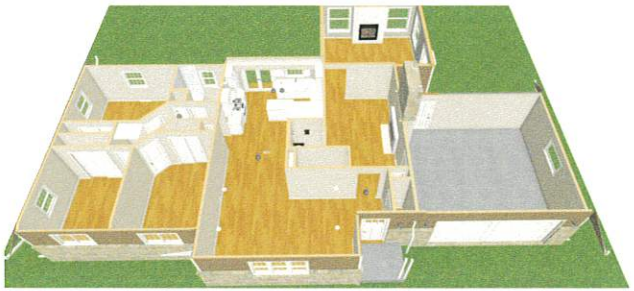
DATE: 3/17/202
PROJECT: 2024.3
SHEET: 2

Attachment: Plans (10245 : Chris & Nicky Wunsch)



WINDOW SCHEDULE					
#	Q	W	H	HD	DESCRIPTION
W01	4	48"	60"	80"	SINGLE HUNG
W02	1	36"	60"	80"	CASEMENT

DOOR SCHEDULE				
#	Q	W	H	DESCRIPTION
D02	1	36"	80"	INT. HINGED
D03	1	96"	80"	EXT. SLIDER
D04	1	32"	80"	INT. HINGED

DIMENSION NOTES:
-ALL DIMENSIONS ARE FINISH DIMENSIONS AND PULLED TO THE FINISHED DRYWALL.
-PLEASE NOTE THE ARROWS, TO SEE WHICH SIDE OF THE WALL THE DIMENSIONS ARE DRAWN TO.

WALL BRACING NOTE:
CONTINUOUS SHEATHING (CS-WSP TABLE 321.25 G): ALL EXTERIOR WALLS TO BE 1/2" OSB SHEATHING FASTENED W/ 6d COMMON OR 8d BOX NAILS @ 6" EDGES & 12" FIELD.

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STRUCTURAL NOTES:
-ALL HEADERS, UNLESS CALLED OUT, ARE TO BE (3) 2x10s W/ 1/2" PLYWOOD IN BETWEEN
-VERIFY W/ LUMBER/FRAMING PLAN, AS IT SUPERSEDES THIS PLAN

EXIST. FIRST FLOOR:	1,496 SQ. FT.
PROP. ADDITION:	278 SQ. FT.
T/ COND. SPACE	1,774 SQ. FT.
EXIST. GARAGE:	429 SQ. FT.
FRONT PORCH:	36 SQ. FT.
TOTAL UNDER ROOF:	2,239 SQ. FT.

Total Under Roof Area is taken to outside edge of sheathing.

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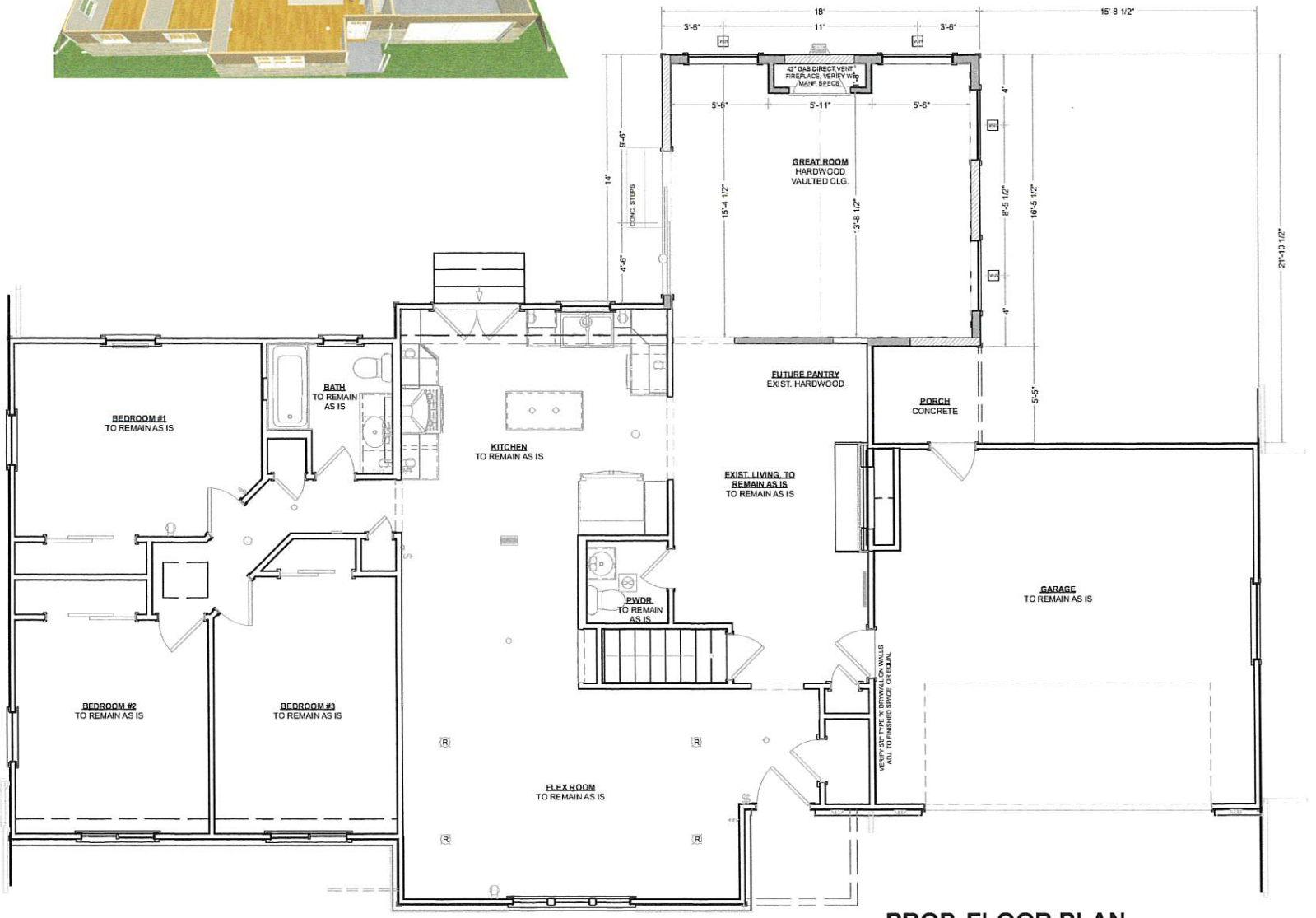

PROP. FLOOR PLAN

1/4"=1'-0"

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MEQUON, WISCONSIN 53097

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DATE: 3/17/202
PROJECT: 2024.35
SHEET: 3

Attachment: Plans (10245 : Chris & Nicky Wunsch)

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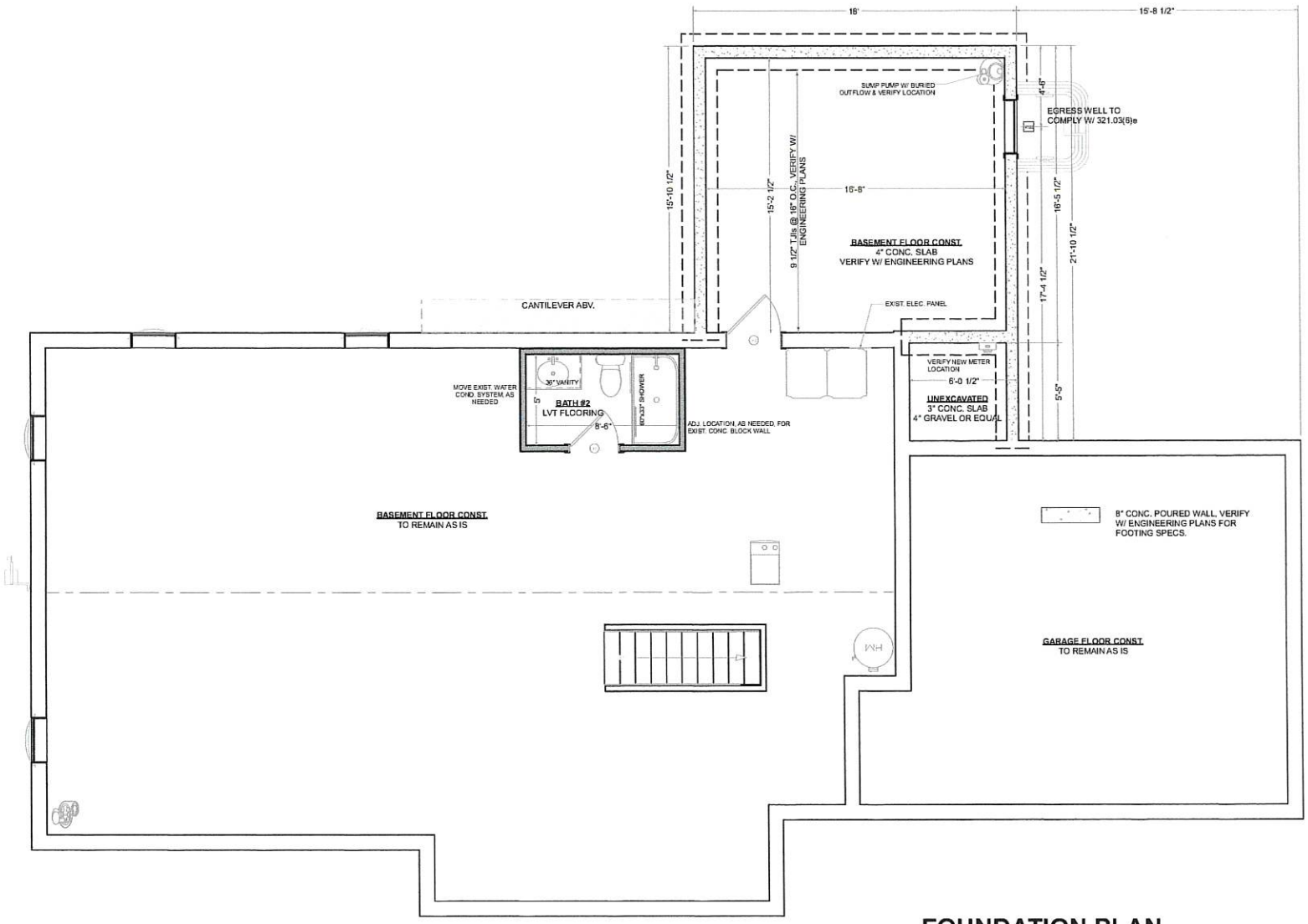

FOUNDATION PLAN

1/4"=1'-0"

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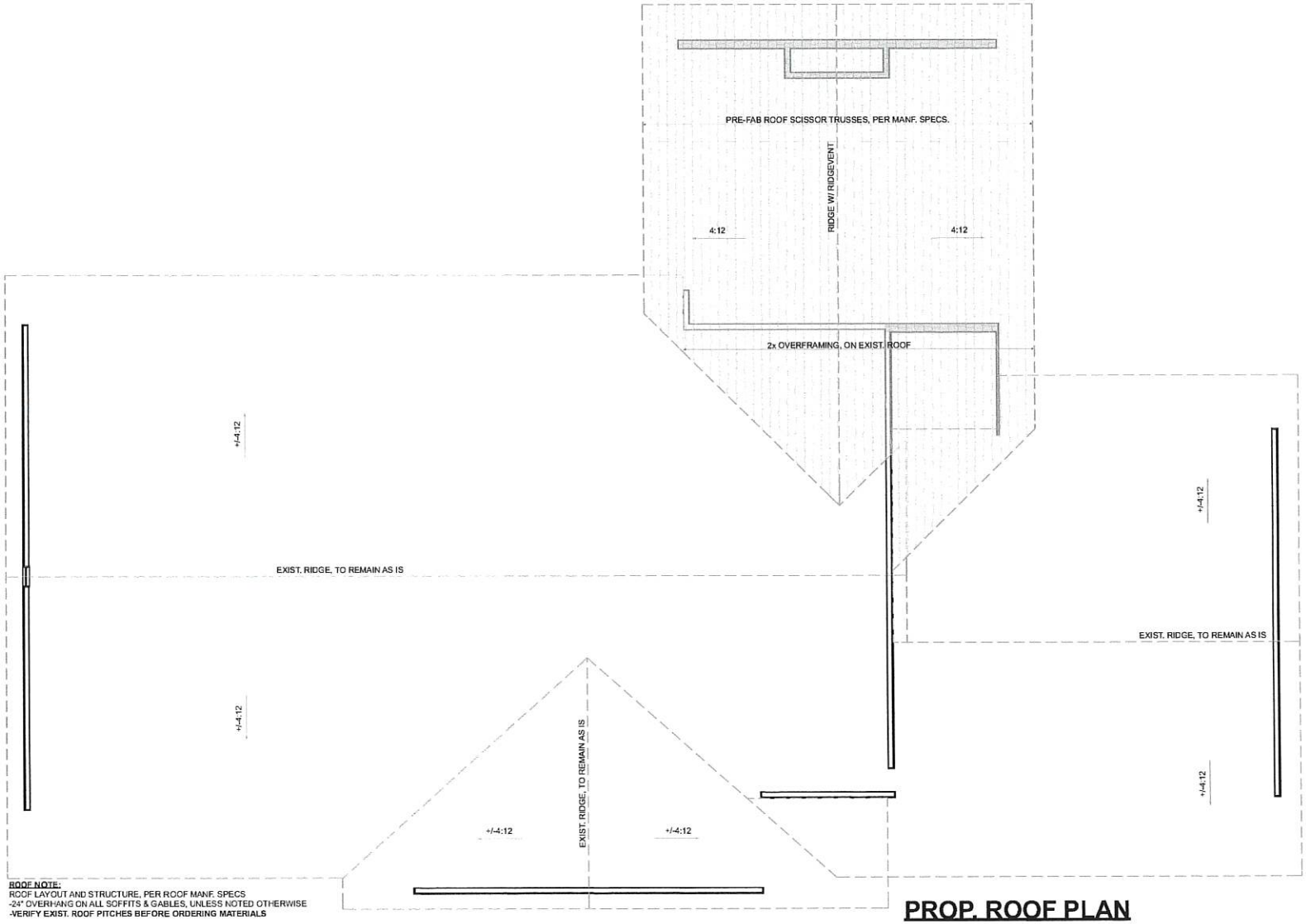

ROOF NOTE:
ROOF LAYOUT AND STRUCTURE, PER ROOF MANF. SPECS
-24" OVERHANG ON ALL SOFFITS & GABLES, UNLESS NOTED OTHERWISE
-VERIFY EXIST. ROOF PITCHES BEFORE ORDERING MATERIALS

PROP. ROOF PLAN

1/4"=1'-0"

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JPI CONSTRUCTI

WUNSCH RESIDENCE
8402 W. HILLVIEW DRIVE
MEQUON WISCONSIN 53097

N·C·B·D·
NATIONAL COUNCIL OF
Shawna Anne Duncan
CERTIFICATION NO. 86-164

DRAWINGS PROVIDED BY:
SHAWNA DUNCAN, CPBD
DRAFTSMITH
3380 N 129TH ST BROOKFIELD, WI 53005
262.707.9293 DRAFTSMITH@GMAIL.COM

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DATE: 3/17/20
PROJECT: 2024.3
SHEET: 5

Attachment: Plans (10245 : Chris & Nicky Wunsch)

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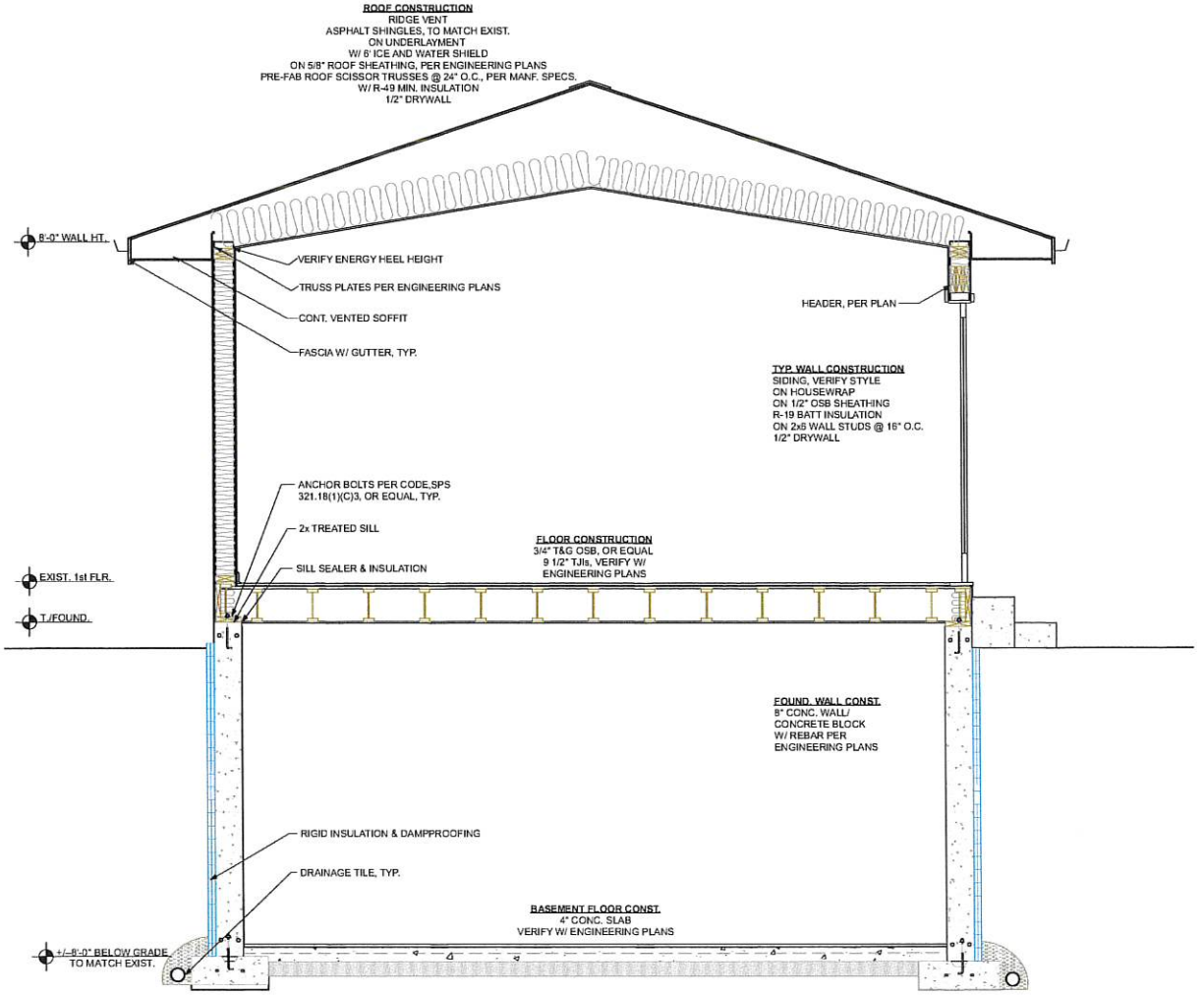

ADDITION CROSS-SECTION

1/4"=1'-0"

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JPL CONSTRUCTION

WUNSCH RESIDENCE
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MEQUON, WISCONSIN 53097

N·C·B·D· NATIONAL COUNCIL OF BUILDING DESIGNERS CERTIFICATION
Shawna Anne Duncan
CERTIFICATION NO. 86-154

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DATE: 3/17/202
PROJECT: 2024.35
SHEET: 8

Attachment: Plans (10245 : Chris & Nicky Wunsch)

11333 N. Cedarburg Road
Mequon, WI 53092-1930
Phone: 262-242-3100
Fax: 262-242-9655
www.cityofmequonwi.gov
Office of Architectural Board

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **April 14, 2025**
SUBJECT: **Michael & Kelly Grebe - Addition at 11417 N. Spring Avenue**

Attachments:
Statement of Intent (PDF)
Survey (PDF)
Pictures (PDF)
Mudroom Porch Addition Plan (PDF)
Second Floor Addition (PDF)

HB DESIGNS LLC
CUSTOM RESIDENTIAL ARCHITECTURE

March 15, 2025

Plan Submittal
Grebe Residence
11417 N Spring Ave
Mequon, WI 53092

We are submitting two separate sets of drawings for one construction project to be heard by the Architectural Review Board at the same time.

Wade Weissmann Architects
Mudroom Porch Addition at the east side of the home.

HB Designs LLC
Second Story addition over an existing one-story portion of the home.

Attachment: Statement of Intent (10246 : Michael & Kelly Grebe)

5419 NORTH BERKELEY BOULEVARD, WHITEFISH BAY, WISCONSIN 53217 414-961-6948 MBANIUKIEWICZ@GMAIL.COM

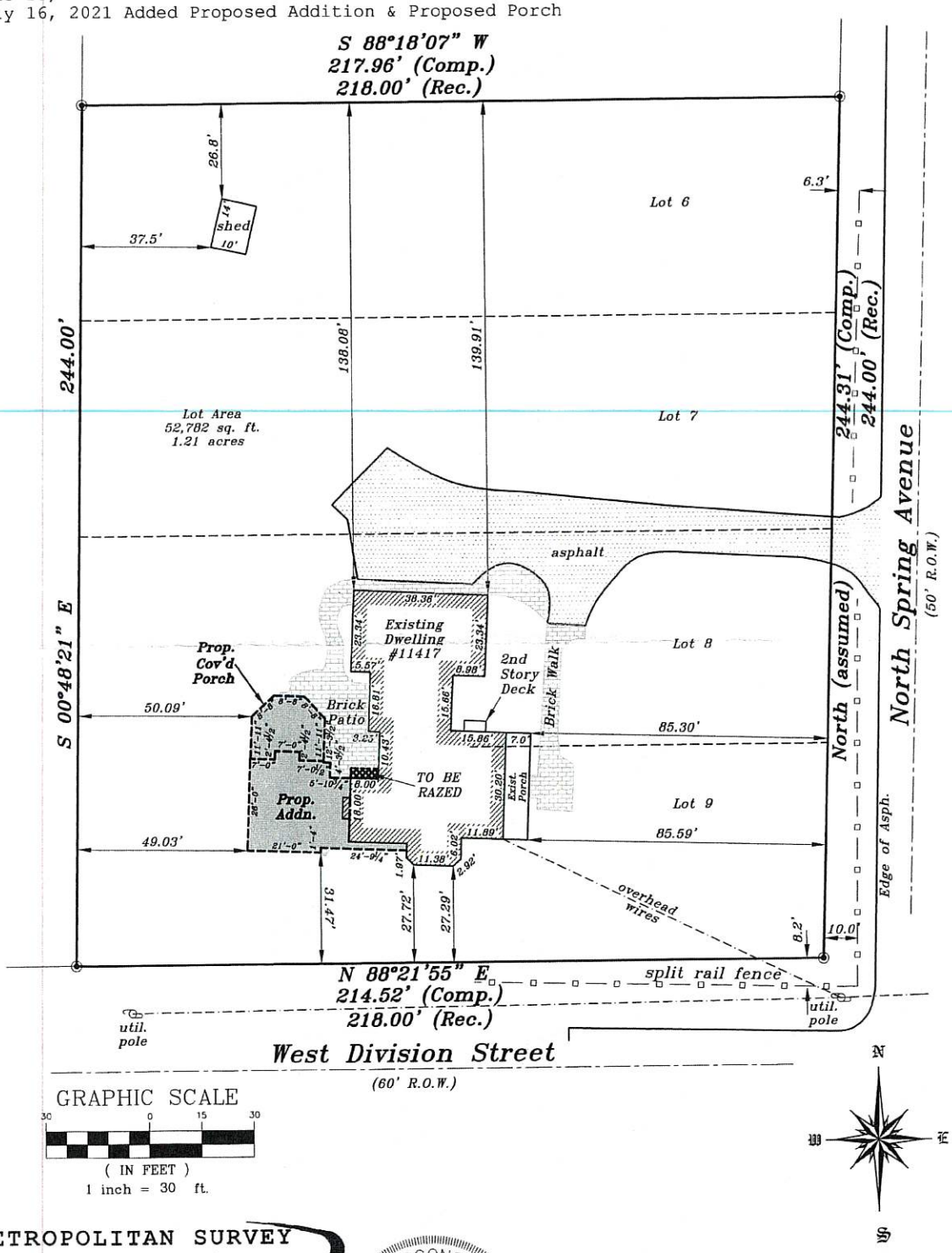
PLAT OF SURVEY

LOCATION: 11417 North Spring Avenue, Mequon, Wisconsin

LEGAL DESCRIPTION: Lot 6, 7, 8, and 9 in Block 11 in **THE THEINSVILLE REALTY COMPANY'S PLATTED ADDITION**, in the Southeast 1/4 of Section 22, Township 9 North, Range 21 East, in the Town of Mequon, (Now the City of Mequon), Ozaukee County, Wisconsin.

June 23, 2021
July 16, 2021 Added Proposed Addition & Proposed Porch

Survey No. 112686



GRAPHIC SCALE

30 0 15 30

(IN FEET)

1 inch = 30 ft.

N

W E

S

METROPOLITAN SURVEY SERVICE, INC.

PROFESSIONAL LAND SURVEYORS

9415 West Forest Home Avenue, Suite 202
Hales Corners, Wisconsin 53130
PH. (414) 529-5380
survey@metropolitansurvey.com
www.metropolitansurvey.com

◉ — *Denotes Iron Pipe Found*
○ — *Denotes Iron Pipe Set*

WISCONSIN
DENNIS C. SAUER
S-2421
Franklin, WI
LAND SURVEYOR

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT 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 AND ROADWAYS AND VISIBLE ENCROACHMENT, 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 THE DATE HEREOF.

SIGNED _____

Dennis C. Sauer
Professional Land Surveyor S-2421

Attachment: Survey (10246 : Michael & Kelly Grebe)



3.16.c

Attachment: Pictures (10246 : Michael & Kelly Grebe)



3.16.c

Attachment: Pictures (10246 : Michael & Kelly Grebe)



Attachment Pictures (10246 : Michael & Kelly Grebe)



Attachment: Pictures (10246 : Michael & Kelly Grebe)



Attachment: Pictures (10246 : Michael & Kelly Grebe)

CONSTRUCTION DOCUMENT SET

for the

MEQUON RENOVATION



WADE WEISSMANN ARCHITECTURE, INC.

8655 NORTH DEERWOOD DRIVE - BROWN DEER, WISCONSIN 53209

WADE WEISSMANN ARCHITECTURE

KGM2

MEQUON RENOVATION

11417 N. Spring Avenue, Mequon, WI 53092

WADE WEISSMANN ARCHITECTURE. INC. © 2024 / P: 414-351-1200 F: 414-3528385

Attachment: Mudroom Porch Addition Plan [10246 : Michael & Kelly Grebe]

ISSUE:
CD SET
2024.07.19

COVER

PROJECT DATA

OWNER INFORMATION

OWNER:

Kelly & Michael Grebe
c/o Wade Weissmann Architecture Inc.
8655 N. Deerwood Drive
Brown Deer, WI 53209

PROJECT CONTACTS

ARCHITECT:

Wade Weissmann Architecture Inc.
8655 N. Deerwood Drive
Brown Deer, WI 53209

Tele: 414.352.8316
Fax: 414.352.8385

Contact: Tyler Blake, AIA
email: tyler@wwa-design.com

STRUCTURAL ENGINEER:

Spire Engineering, Inc.
305 N Plankinton Avenue
Suite 101
Milwaukee, WI 53203

Tele: (414)278-9200

Contact: Brian Genduso, P.E. / Andrew Sinko
email: BJG@spireengineer.com / APS@spireengineer.com

GEN. CONTRACTOR:

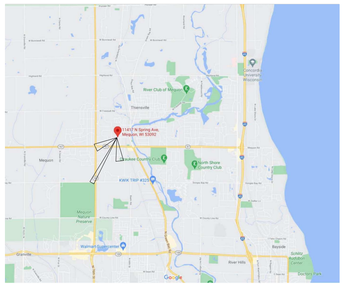
Wisconsin Craftsman LLC
152 E. Chestnut St.
Burlington, WI 53105

Tele: 262.210.2515

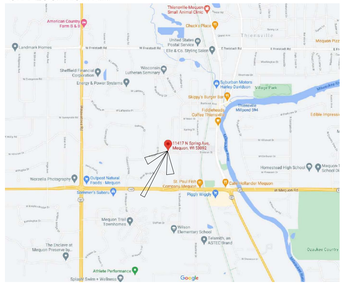
Contact: Mike Melby
email: wisconsincraftsman@gmail.com

SITE LOCATION MAPS

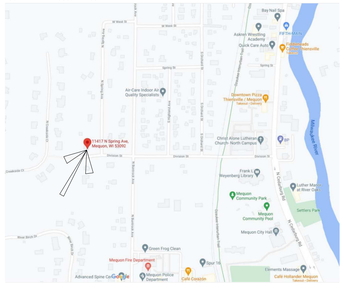
REGION LOCATION MAP



CITY LOCATION MAP



STREET LOCATION MAP



ABBREVIATIONS LIST

ADJ.	ADJUSTABLE
A.F.F.	ABOVE FINISHED FLOOR
ALUM	ALUMINUM
BLDG	BUILDING
BSMT	BASEMENT
B.O.F.	BOTTOM OF FOOTING
B.O.O.	BOTTOM OF OPENING
BD	BOARD
CAB	CABINET
CB	CONSTRUCTION BULLETIN
CIP	CAST IN PLACE
CHNL	CHANNEL
CJ	CONTROL JOINT
CLG	CEILING
CLR	CLEAR
CLO	CLOSET
CMU	CONCRETE MASONRY UNIT
C.O.	CASED OPENING
COL.	COLUMN
CONC	CONCRETE
CONT.	CONTINUOUS
CPT	CARPET
CSMT	CASEMENT
DBL	DOUBLE
DEMO	DEMOLISH OR DEMOLITION
DH	DOUBLE HUNG
DIA.	DIAMETER
DIM	DIMENSION
DIMS	DIMENSIONS
DISP	DISPOSAL
DN	DOWN
DR	DOOR
DW	DISHWASHER
DWG	DRAWING
DS	DOWNSPOUT
E.	EAST
EA.	EACH
EJ	EXPANSION JOINT
ELEC	ELECTRIC OR ELECTRICAL
ELEV.	ELEVATION
EPDM	ETHYLENE PROPYLENE DIENE M - CLASS
EQ.	EQUAL
EXIST.	EXISTING
EXT.	EXTERIOR
F.D.	FLOOR DRAIN
FIN	FINISHED
FIXT	FIXTURE
FLR	FLOOR
FND	FOUNDATION
F.O.	FACE OF
FP	FIREPLACE
FRZ	FREEZER
FTG	FOOTING
GA.	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GWB	GYPSUM WALL BOARD
HD.	HEAD
HR.	HOUR
HT.	HEIGHT
HVAC	HEATING, VENTILATING, AND COOLING
ICE	ICE MAKER
I.D.	INTERIOR DESIGNER
INSUL	INSULATION
INT.	INTERIOR OR INTERNAL
LIN	LINEN
MAX.	MAXIMUM
M.O.	MASONRY OPENING
MECH	MECHANICAL
MEMB	MEMBRANE
MIN.	MINIMUM
MW	MICROWAVE
MTL	METAL
N.	NORTH
NOM	NOMINAL
O.A.	OVERALL
O.C.	ON CENTER
OH	OVERHANG
N.	OPPOSITE
PCC	PRE-CAST CONCRETE
PNLD	PANELED
PLYWD	PLYWOOD
PWDR	POWDER
P.T.	PRESSURE TREATED
PNT	PAINT OR PAINTED
PVC	POLYVINYL CHLORIDE
RBR	RUBBER
RCP	REFLECTED CEILING PLAN
REF	REFRIGERATOR
REBAR	REINFORCEMENT BAR
REQD.	REQUIRED
REV.	REVISION
R.	RISER
RM	ROOM
R.O.	ROUGH OPENING
S.	SOUTH
SIM.	SIMILAR
SHWR	SHOWER
SK	SKETCH
SPEC.	SPECIFIED OR SPECIFICATION
SQ.FT.	SQUARE FEET
SS	STAINLESS STEEL
STL	STEEL
STN	STAIN OR STAINED
T&G	TOUNGE AND GROOVE
T.B.D.	TO BE DETERMINED
T.B.S.	TO BE SELECTED
TCC	TERNE COATED COPPER
T.D.	TRENCH DRAIN
THRU	THROUGH
TELE	TELEPHONE
T.M.E.	TO MATCH EXISTING
T.O.	TOP OF
T.O.C.	TOP OF CONCRETE
T.O.B.	TOP OF BEAM
T.O.D.	TO OF DRAIN
T.O.F.	TOP OF FOOTING
T.O.L.	TOP OF LEDGE
T.O.O.	TOP OF OPENING
T.O.S.	TOP OF SLAB
T.O.W.	TOP OF WALL
TYP.	TYPICAL
UC	UNDER COUNTER
UNEXC	UNEXCAVATED
U.N.O.	UNLESS NOTED OTHERWISE
VEST.	VESTIBULE
V.I.F.	VERIFY IN FIELD
W.	WEST
W/	WITH
WIN.	WINDOW
WC	WATER CLOSET
WD	WOOD
WP	WATERPROOF
WRB	WEATHER RESISTANT BARRIER

INDEX OF DRAWINGS / DOCUMENTS

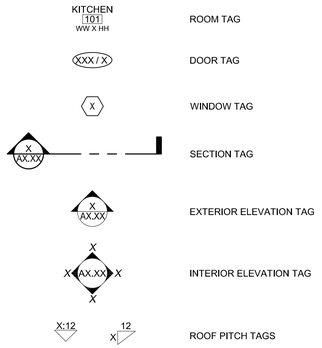
GENERAL

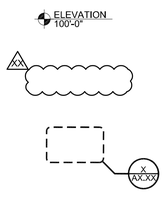
-- COVER
-- PROJECT DATA
-- SURVEY

ARCHITECTURAL

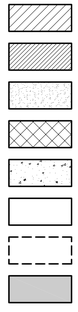
C1.00 ARCHITECTURAL SITE PLAN
A1.00 PLANS
A2.00 EXTERIOR ELEVATIONS
A3.00 BUILDING SECTIONS
A4.00 DETAILS

ARCHITECTURAL SYMBOLS





WALL LEGEND



GENERAL NOTES

1) CONSTRUCTION IS TO BE IN COMPLIANCE W/ ALL GOVERNING CODES, ORDINANCES, & STANDARDS. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING & SUPERVISING ALL SAFETY PRECAUTIONS & PROGRAMS IN CONNECTION W/ THE PERFORMANCE OF THIS CONTRACT.

2) ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY COST, SCHEDULE, OR CONSTRUCTION ISSUES ARISING DUE TO GENERAL CONTRACTORS/ OWNERS FAILURE TO DISTRIBUTE ALL DOCUMENTS TO EACH SUBCONTRACTOR OR MATERIAL SUPPLIER. SUBCONTRACTORS & MATERIAL SUPPLIERS SHOULD ENDEAVOR TO REVIEW A COMPLETE SET OF DOCUMENTS BEFORE BIDDING, FABRICATING, OR INSTALLING WORK.

3) GENERAL CONTRACTOR, SUBCONTRACTORS, AND MATERIAL SUPPLIERS MUST NOTIFY ARCHITECT OF ANY ERRORS, OMISSIONS, OR DEFECTS IN THE CONSTRUCTION DOCUMENTS PRIOR TO BIDDING, FABRICATING, OR INSTALLING WORK.

4) ALL MEANS & METHODS OF CONSTRUCTION TO BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

5) MECH., ELEC., PLUMB & FIRE PROTECTION ARE TO BE DESIGNED IN COMPLIANCE WITH ALL GOVERNING CODES, ORDINANCES & STANDARDS, WHICH WILL BE THE FULL RESPONSIBILITY OF THE MEP/FP DESIGN BUILD CONTRACTOR, THE ARCHITECT ASSUMES NO LIABILITY.

6) ALL MECH., ELEC., PLUMB & FIRE PROTECTION SYSTEMS/ EQUIP. SHALL BE MAINTAINED ACCORDING TO MANUFACTURER'S STANDARDS. BLDG. OWNER ASSUMES FULL RESPONSIBILITY FOR MAINTENANCE/ OPERATION UPON OCCUPANCY.

7) THE INSTALLATION AND EXECUTION OF ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S STANDARDS AND SPECIFICATIONS.

8) ALL SUBCONTRACTORS SHALL BE RESPONSIBLE FOR LIMITING THE ACCUMULATION OF WASTE MATERIALS AND RUBBISH. WASTE MATERIALS SHALL BE REMOVED FROM PREMISES DAILY.

9) DIMENSIONS ARE TO BE FIELD VERIFIED & ADJUSTED ACCORDINGLY. THE ARCHITECT SHALL BE NOTIFIED OF ANY VARIANCES BEFORE CONTRACTOR BEGINS OR PROCEEDS WORK.

10) REMOVE AND LEGALLY DISPOSE OF ANY HAZARDOUS MATERIALS THAT MAY BE PART OF THE CONSTRUCTION PROJECT AREA.

11) SEE ARCHITECTURAL SPECIFICATIONS FOR COMPLETE PROJECT REQUIREMENTS.

12) ALL ORIGINAL CONTRACT DOCUMENTS AND COPIES THEREOF ARE THE PROPERTY OF THE ARCHITECT. THE ARCHITECT EXPRESSLY RESERVES HIS COMMON-LAW COPYRIGHT AND OTHER PROPERTY RIGHTS WITH REGARD TO THESE CONTRACT DOCUMENTS. THE CONTRACT DOCUMENTS AND THE DESIGNS THEREIN ARE PROVIDED FOR THE CONSTRUCTION OF THIS PROJECT, AND SHALL NOT BE REPRODUCED, MODIFIED, OR RECREATED FOR ANY OTHER PURPOSE OR PROJECT.

13) THE LARGEST-SCALED DETAIL SHALL SUPERSEDE SMALLER-SCALED DRAWINGS. DETAILS SHALL NOT BE SURMISED FROM THE ARCHITECTURAL FLOOR PLANS OR ARCHITECTURAL ELEVATIONS. IF A CONDITION IS NOT SPECIFICALLY DETAILED, ASSUME THAT THE LEVEL OF DETAIL AND QUALITY WILL BE CONSISTENT WITH WHAT IS SHOWN FOR SIMILAR CONDITIONS.

14) UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR SCALE THE DRAWINGS. THE CONTRACTOR SHALL PERFORM ALL LAYOUTS USING THE SPECIFIED CALCULATED DIMENSIONS, REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING. DIMENSIONS ARE TYPICALLY TO FACE OF MASONRY FOUNDATION, FACE OF EXTERIOR SHEATHING, FACE OF INTERIOR STUD, OR CENTERLINE.

WADE WEISSMANN ARCHITECTURE

KGM2

MEQUON RENOVATION
11417 N. Spring Avenue, Mequon, WI 53092

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PROJECT DATA

Attachment: Mudroom Porch Addition Plan (10246 : Michael & Kelly Grebe)

Wade Weissmann Architecture
Kelly & Mike Grebe Residence

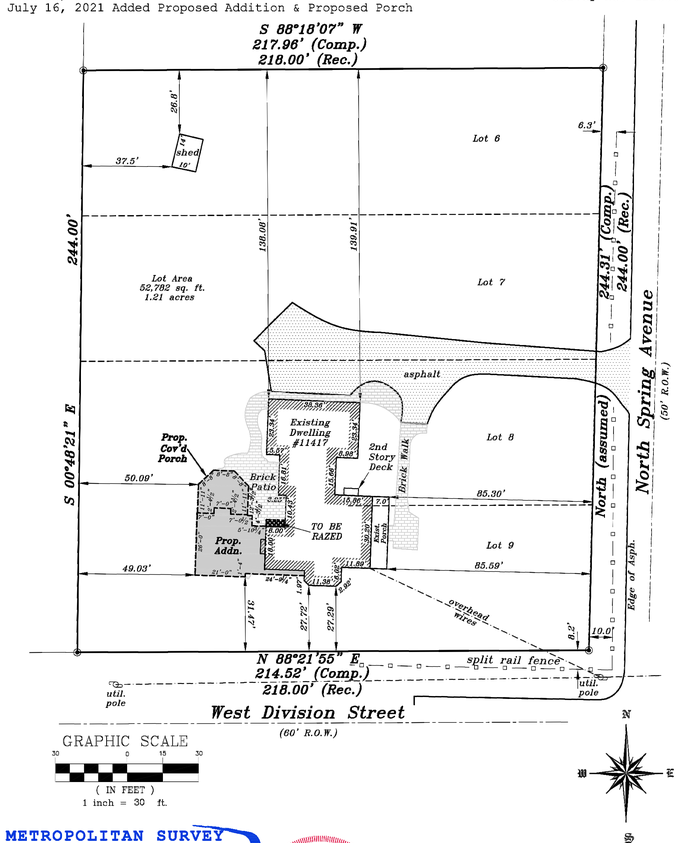
PLAT OF SURVEY

LOCATION: 11417 North Spring Avenue, Mequon, Wisconsin

LEGAL DESCRIPTION: Lot 6, 7, 8, and 9 in Block 11 in **THE THEINSVILLE REALTY COMPANY'S PLATTED ADDITION**, in the Southeast 1/4 of Section 22, Township 9 North, Range 21 East, in the Town of Mequon, (Now the City of Mequon), Ozaukee County, Wisconsin.

June 23, 2021
July 16, 2021 Added Proposed Addition & Proposed Porch

Survey No. 112686



METROPOLITAN SURVEY SERVICE, INC.
PROFESSIONAL LAND SURVEYORS
9415 West Forest Home Avenue, Suite 202
Hales Corners, Wisconsin 53130
PH. (414) 529-5380
survey@metropolitansurvey.com
www.metropolitansurvey.com

◉ — *Denotes Iron Pipe Found*
○ — *Denotes Iron Pipe Set*

WISCONSIN
DENNIS C. SAUER
S-2421
Franklin, WI
LAND SURVEYOR

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT 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 AND ROADWAYS AND VISIBLE ENCROACHMENT, 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 THE DATE HEREOF.

SIGNED _____
Dennis C. Sauer
Professional Land Surveyor S-2421

SURVEY

Attachment: Mudroom Porch Addition Plan (10246 : Michael & Kelly Grebe)

GENERAL NOTES

1. DIMENSIONS ARE TO FACE OF FOUNDATION.

PROPERTY LINE

SETBACK LINE

LOT COVERAGE CALCULATIONS:
R-4 ZONING DISTRICT

EXISTING LOT AREA: 52763.75 S.F.
ALLOWABLE COVERAGE: 15%

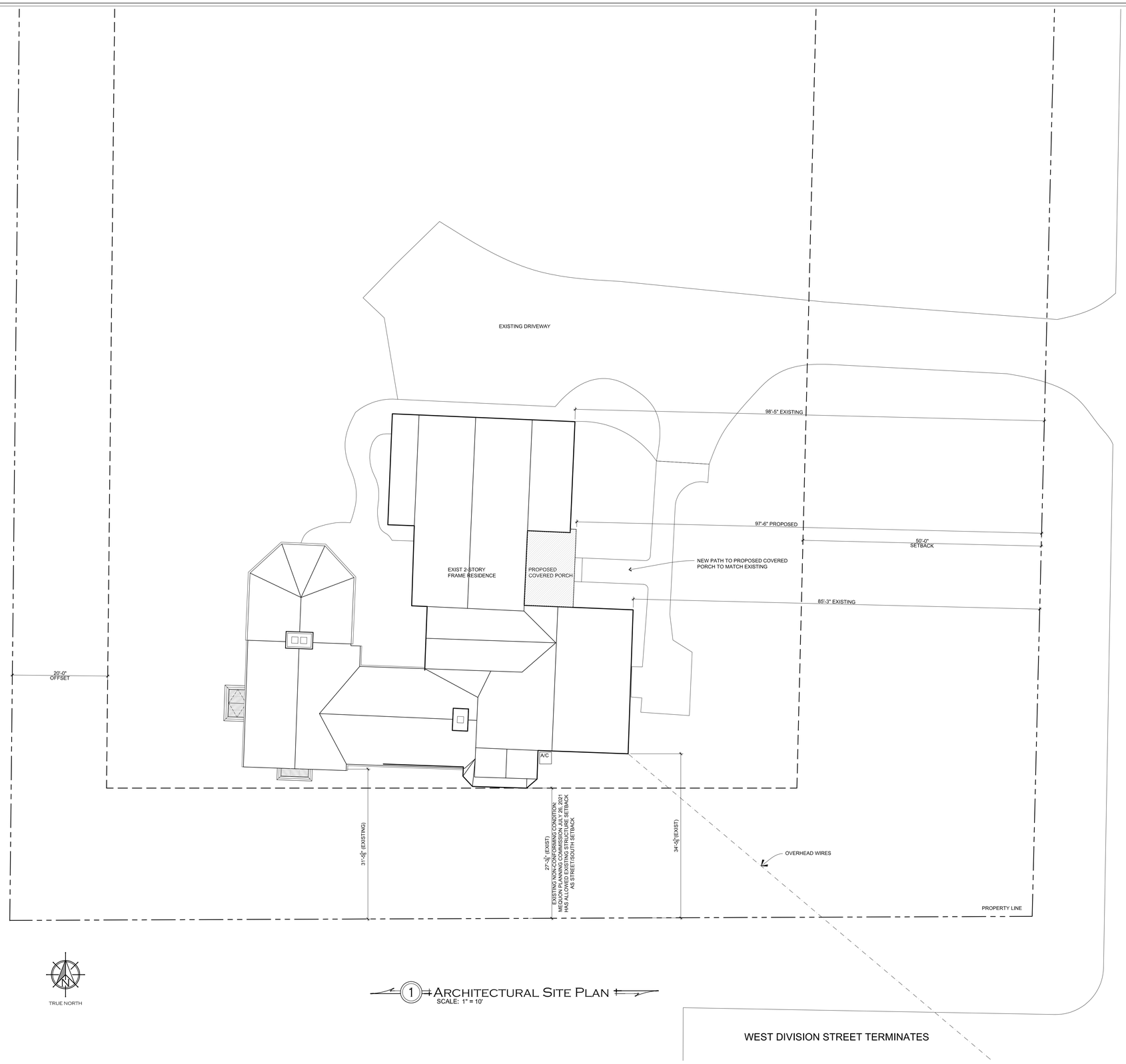
EXISTING RESIDENCE (EXCLUDING GARAGE): 3073.56 S.F.
EXISTING RESIDENCE PERCENTAGE: 5.83%

EXISTING PORCH : 343.15 S.F.
EXISTING PORCH PERCENTAGE: 0.65%

EXISTING ATTACHED GARAGE: 893.3 S.F.
EXISTING GARAGE PERCENTAGE: 1.69%

PROPOSED PORCH : 164.05 S.F.
PROPOSED PORCH PERCENTAGE: 0.31%

PROPOSED TOTAL LOT COVERAGE: 4474.06
PROPOSED TOTAL LOT COVERAGE PERCENTAGE: 8.48%



TRUE NORTH

1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 10'

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ARCHITECTURAL SITE PLAN

C1.00

DEMOLITION PLAN GENERAL NOTES

REMOVE EXISTING MILLWORK

REMOVE EXISTING WALL

REMOVE EXISTING DOOR

1. DEMO EXISTING CONSTRUCTION DOWN TO WOOD FRAMING AS NOTED
2. CONTRACTOR TO VERIFY ALL EXISTING MECHANICAL & PLUMBING CHASES - COORDINATE RELOCATION AS NECESSARY W/ GENERAL CONTRACTOR & ARCHITECT
3. REMOVE EXISTING HVAC DUCTWORK AS NOTED - COORDINATE NEW DUCTWORK WITH GENERAL CONTRACTOR AND ARCHITECT
4. CONTRACTOR TO VERIFY ENTIRE DEMO PLAN w/ OWNER BEFORE PROCEEDING WITH REMOVAL INCL. ITEMS TO BE SAVED FOR REUSE
5. CONTRACTOR IS RESPONSIBLE FOR PROPER SHORING AND SUPPORT WHEN REMOVING BEARING WALLS, BRACING AND ROOF FRAMING MATERIALS
6. CONTRACTOR TO SALVAGE AND REUSE MASONRY AND PAVING MATERIALS WHEN POSSIBLE
7. CONTRACTOR TO SALVAGE & STORE ALL INTERIOR & EXTERIOR DOORS, VERIFY WITH OWNER
8. PLUMBING AND ELECTRICAL TO BE REMOVED AND RELOCATED AS PARTITION DEMOLITION INDICATES.

FOUNDATION GENERAL NOTES

MAIN LEVEL T.O. SUBFLOOR ELEVATION = 100'-0" U.N.O.

MAIN LEVEL FINISH FLOOR = 100'-0 3/4" U.N.O.

T.O.W.= TOP OF WALL
T.O.L. = TOP OF LEDGE
T.O.O.= TOP OF OPENING
T.O.D. = TOP OF DRAIN
T.O.S. = TOP OF SLAB
T.O.B. = TOP OF BEAM
B.O.O.= BOTTOM OF OPENING
T.O.F. = TOP OF FOOTING
F.D. = FLOOR DRAIN
T.D. = TRENCH DRAIN
▽ = DENOTES PITCHED SLAB
► = STEP IN WALL OR LEDGE (ARROW POINTS TO HIGHER SIDE)

1. ALL DIMENSIONS FROM FACE OF CONCRETE AND/OR MASONRY AT EXTERIOR WALLS TO FACE OF STUD AT INTERIOR WALLS
2. ALL DOORS/ WINDOWS TO BE CENTERED AS SHOWN ON PLANS
3. DIMENSIONS AT DOORS, WINDOWS, AND FRAMED OPENINGS ARE TO CENTERLINE, SEE PLANS & ELEVATIONS FOR MORE INFORMATION
4. GENERAL CONTRACTOR TO VERIFY ALL CONCRETE ELEVATION HEIGHTS REPRESENTED ON THIS PLAN. TO BE COORDINATED WITH THE STRUCTURAL ENGINEER AND THE LANDSCAPE ARCHITECT (TO VERIFY GRADES)
5. PROVIDE CONTROL JOINTS (CJ) IN SLAB AS SHOWN ON STRUCTURAL
6. SEE STRUCTURAL FOR FOOTING INFORMATION.

GENERAL NOTES

1. ALL INTERIOR PARTITION DIMENSIONS TO FACE OF STUD, U.N.O.
2. GENERAL CONTRACTOR TO FIELD VERIFY ALL DIMENSION LAYOUTS REPRESENTED ON THIS PLAN & NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
3. ALL DOORS / WINDOWS TO BE CENTERED AS SHOWN ON PLANS. WINDOWS, AND FRAMED OPENINGS ARE TO CENTERLINE.
5. ALL WOOD IN DIRECT CONTACT WITH CONCRETE TO BE PRESSURE TREATED.

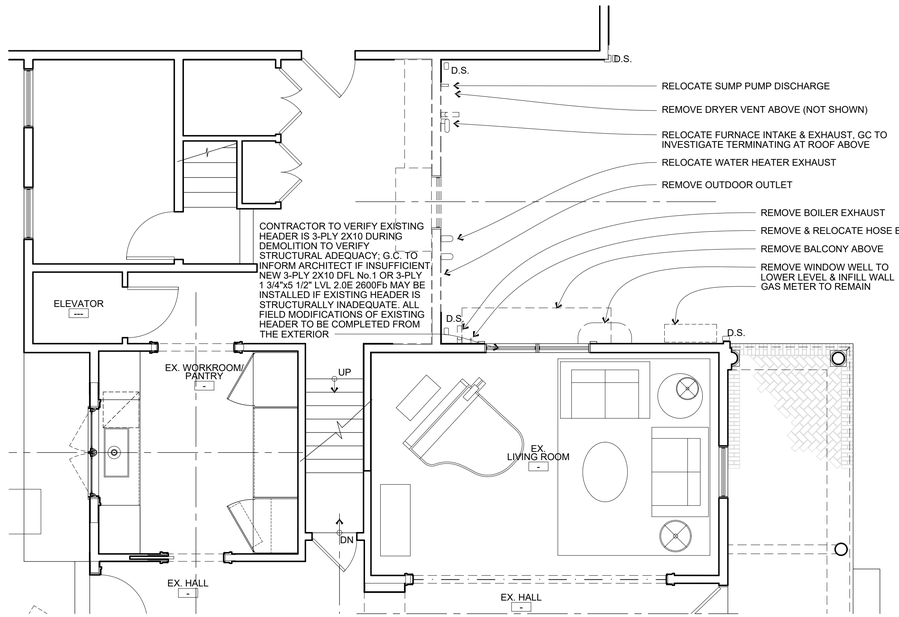
KEY NOTES

NEW STUD WALL

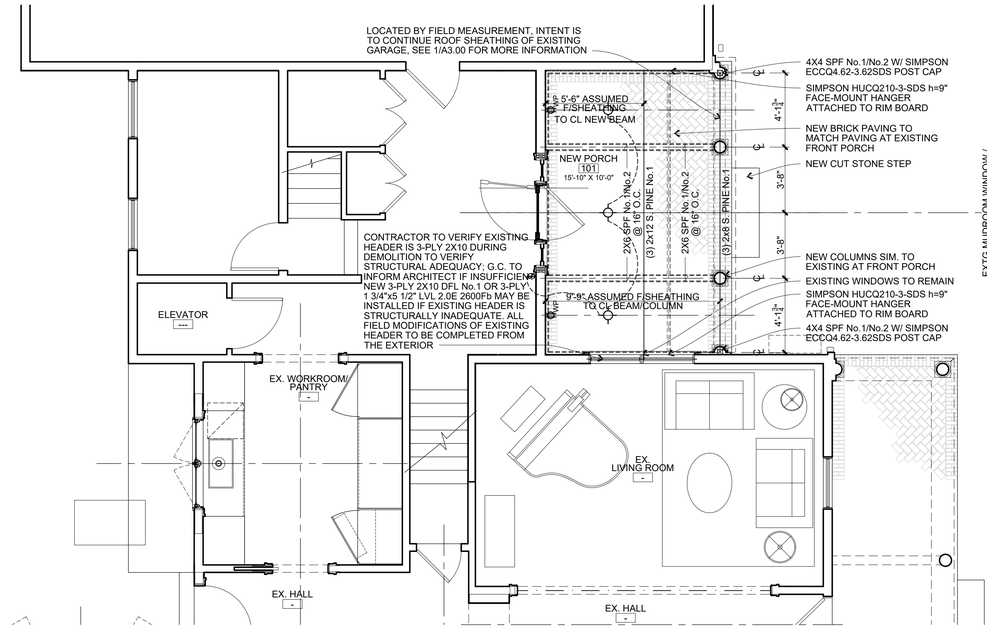
NEW BRICK

STRUCTURAL NOTE

NOTE: STRUCTURAL MEMBERS SPECIFIED IN THIS SET INCLUDE BUT ARE NOT LIMITED TO BEAMS, ROOF JOISTS, POSTS, SLABS, AND FOUNDATIONS. GENERAL CONTRACTOR TO PROVIDE JOIST HANGERS, POST BASES, STRUCTURAL ACCESSORIES, FASTENERS, ETC. ALL STRUCTURAL MEMBERS SPECIFIED IN THIS SET HAVE BEEN SPECIFIED BY SPIRE ENGINEERING, INC.

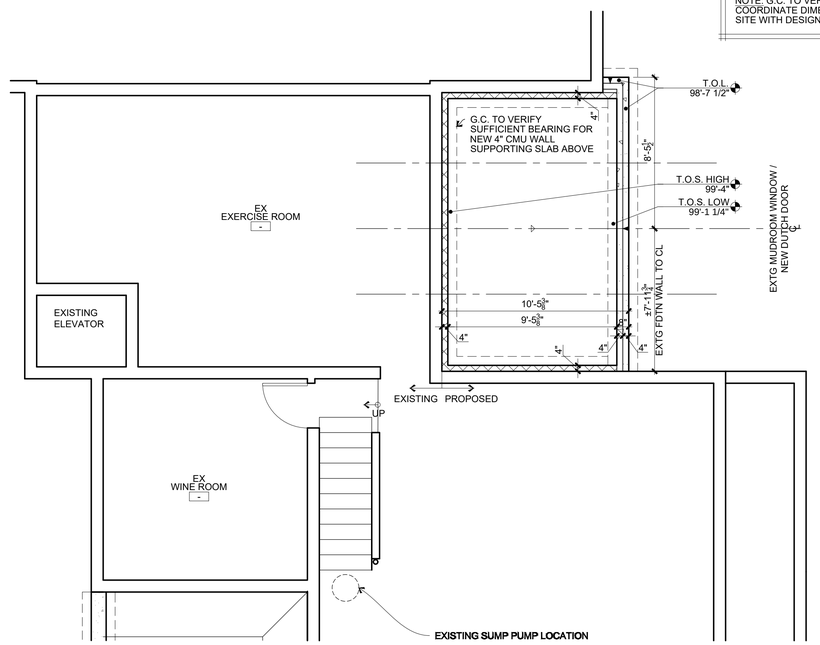


1 MAIN LEVEL DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

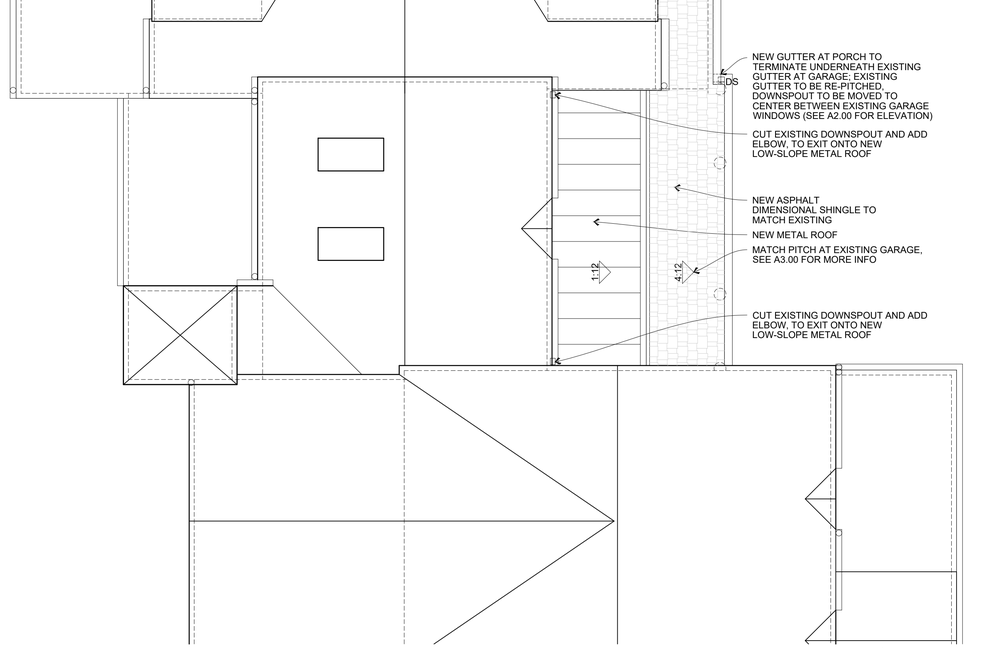


2 MAIN LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

NOTE: G.C. TO VERIFY AND COORDINATE DIMENSIONS ON SITE WITH DESIGN INTENT



3 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



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

TRUE NORTH

Spire Engineering, Inc.
305 N. Plankinton Ave,
Suite 101
Milwaukee, WI 53203
(414) 278-9200

WADE WEISSMAN ARCHITECTURE

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PLANS

A1.00

Attachment: Mudroom Porch Addition Plan (10246 : Michael & Kelly Grebe)



DOOR AND WINDOW GENERAL NOTES

ALL WINDOWS ARE TO BE MARVIN SIGNATURE ULTIMATE CASEMENT OR DOUBLE HUNG UNITS INCLUDING PREFINISHED METAL SCREENS UNLESS AT FIXED SIDELIGHTS.
ALL GLAZING TO HAVE 1⅛" OGEE PROFILE STICKING SIMULATED DIVIDED LITES WITH SPACER BAR (SDLS), SEE ELEVATIONS FOR MUNTIN PATTERN.
ALL CLAD WINDOWS ARE TO BE STANDARD WHITE EXTERIOR FINISH AND PRIMED FOR PAINT AT THE INTERIOR
ALL WINDOW HARDWARE STYLE AND FINISH TO BE SELECTED BY INTERIOR DESIGNER. GC TO MATCH ID FINISH SELECTION WHERE NECESSARY.
WHERE REPLACING OR ADDING WINDOWS IN EXISTING SPACES (SEE WINDOWS SHOWN ON A3.00), G.C. TO VERIFY SIZES INDICATED ARE CLOSEST MATCH TO EXISTING WINDOWS IN SPACE AND INFORM ARCHITECT OF DISCREPANCIES PRIOR TO PLACING ORDER.

EXTERIOR DUTCH DOOR AND SIDELITES TO BE BY MILLWORKER.

PROVIDE SHOP DRAWINGS FOR ALL WINDOW/DOOR UNITS FOR APPROVAL BY ARCHITECT/OWNER PRIOR TO ORDERING.

WADE WEISSMANN
ARCHITECTURE

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EXTERIOR ELEVATIONS

A2.00

STRUCTURAL NOTE

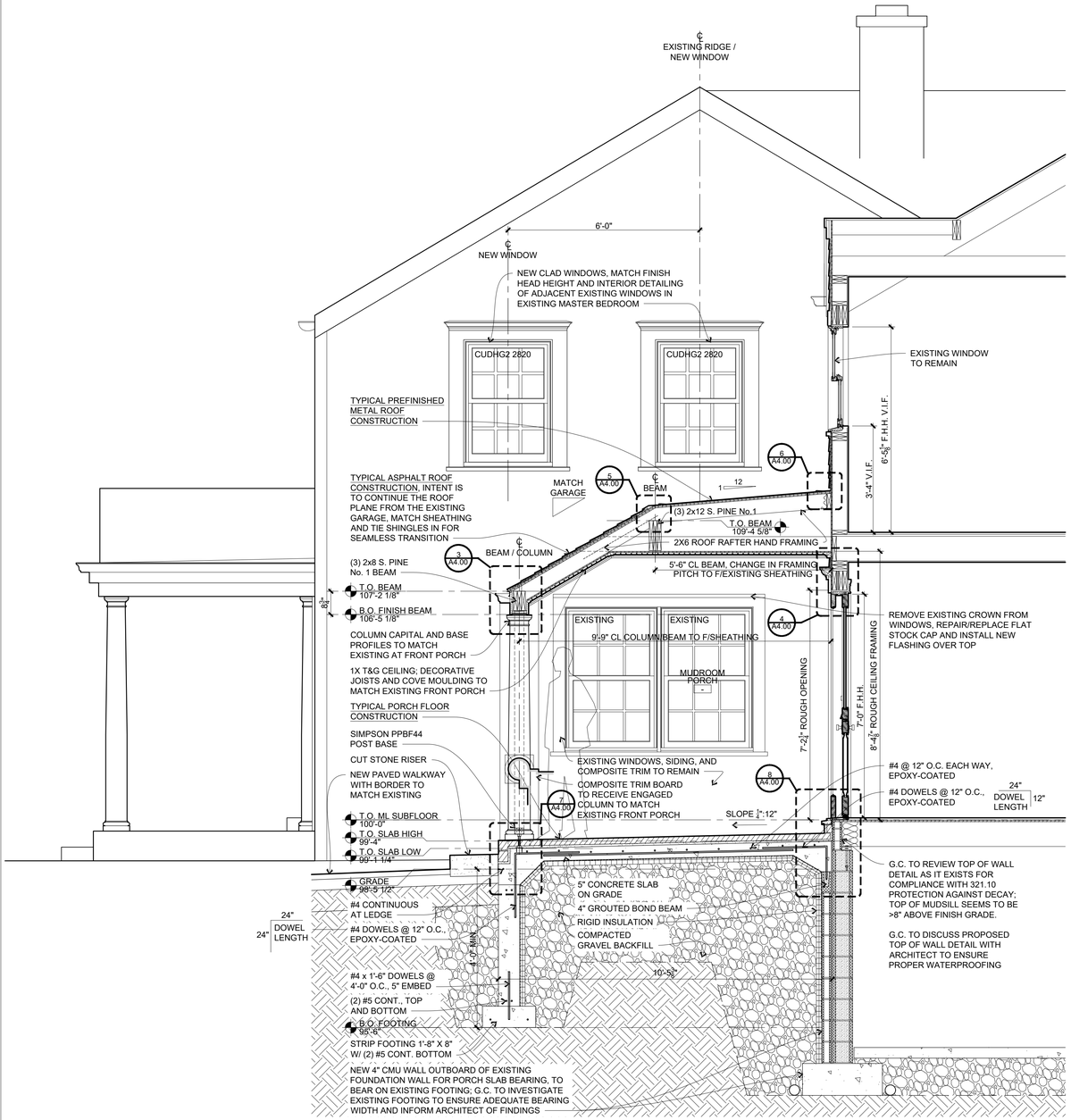
ALL STRUCTURAL MEMBERS SHOWN IN THIS ARCHITECTURAL SET ARE ILLUSTRATED FOR DESIGN PURPOSES ONLY. ALL STRUCTURAL MEMBERS TO BE SPECIFIED BY A LICENSED STRUCTURAL ENGINEER, INCLUDING BUT NOT LIMITED TO BEAMS, HEADERS, FLOOR AND ROOF TRUSSES AND FOUNDATION. GENERAL CONTRACTOR TO PROVIDE ALL NECESSARY HURRICANE CLIPS, JOIST HANGERS, POST BASES, STRUCTURAL ACCESSORIES, FASTENERS, ETC. AS DESIGNATED BY A STRUCTURAL ENGINEER AND AS REQUIRED BY SOVEREIGN CODES. SEE FRAMING PLAN FOR MORE INFORMATION.

TYPICAL CONSTRUCTION

TYPICAL PREFINISHED METAL ROOF CONSTRUCTION:
- PREFINISHED METAL ROOFING
- RED ROSIN BUILDING PAPER
- HIGH HEAT RESISTANT ICE & WATER PROTECTION MEMBRANE (EAVES AND VALLEYS PER CODE)
- 3/4" EXTERIOR GRADE ROOF SHEATHING
- ROOF FRAMING

TYPICAL ASPHALT ROOF CONSTRUCTION:
- ASPHALT SHINGLES
- FELT UNDERLAYMENT
- ICE & WATER PROTECTION MEMBRANE (EAVES AND VALLEYS PER CODE)
- 3/4" EXTERIOR GRADE ROOF SHEATHING
- ROOF FRAMING

TYPICAL PORCH FLOOR CONSTRUCTION:
- BRICK PAVER FLOORING TO MATCH EXISTING FRONT PORCH FLOOR, PITCH 1/8" PER FOOT MIN. TO EXTERIOR
- 1" SETTING BED
- CONCRETE SLAB PITCHED TO EXTERIOR



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

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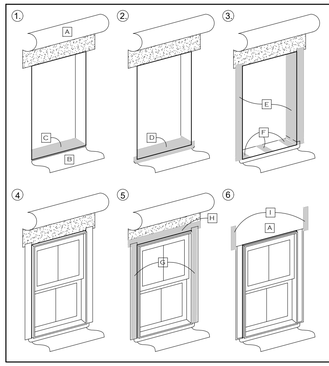
BUILDING SECTIONS

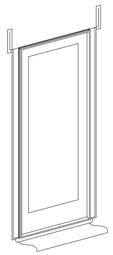
A3.00



WINDOWS (SEE ALSO WINDOW MANUFACTURER'S LATEST INSTALLATION INSTRUCTIONS)

AFTER SHEATHING IS COVERED IN WEATHER RESISTIVE BARRIER (WRB):

1. CUT WRB FLUSH WITH EDGES OF R.O. AT SIDES AND BOTTOM. CUT 12" FLAP OF WRB A THAT EXTENDS 6" PAST R.O. ON EITHER SIDE, AND FOLD UP. ATTACH THRU-WALL FLASHING B (IF NEEDED) AT SILL. INSTALL A CONT. WATER RESISTANT SILL WEDGE C (CEDAR SIDING OR SIM) TO CREATE A POSITIVE DRAINAGE SLOPE. GLUE TO R.O. SILL WITH TWO BEADS OF SEALANT AND SCREW IN PLACE.
2. APPLY SELF-ADHERING FLEXIBLE MEMBRANE PAN FLASHING D TO SILL WEDGE. WRAP UP JAMBS 1" MAX, AND LAP OVER WRB 2", PRESS AROUND CORNERS FROM INSIDE-OUT TO MINIMIZE WRINKLES.
3. APPLY PEEL AND STICK FLASHING E AT JAMBS, LAPPING OVER WRB AND ONTO WOOD IN R.O. AT HEAD, JAMB FLASHING SHOULD EXTEND 2" ABOVE TOP OF R.O. AND ADHERE DIRECTLY TO SHEATHING. AT SILL, JAMB FLASHING LAPS OVER SILL FLASHING. PLACE PLASTIC SHIMS F AT SILL TO COUNTER SLOPE OF SILL WEDGE, FASTEN WITH ADHESIVE.
4. INSTALL WINDOW IN R.O. PER MANUFACTURER'S INSTRUCTIONS.
5. APPLY SECOND LAYER OF PEEL AND STICK FLASHING G AT JAMBS, FOLD 90° AND SEAL TO WINDOW FRAME. APPLY PEEL AND STICK FLASHING H AT HEAD, EXTEND 2" PAST JAMB FLASHING ON EACH SIDE. LAP HEAD FLASHING OVER TOP OF JAMB FLASHING AND FOLD 90° AND SEAL TO WINDOW FRAME.
6. FOLD DOWN WRB FLAP A AT HEAD AND TAPE I SLITS CLOSED.



DOORS (SEE ALSO DOOR MANUFACTURER'S LATEST INSTALLATION INSTRUCTIONS)

AFTER SHEATHING IS COVERED IN WEATHER RESISTIVE BARRIER (WRB):

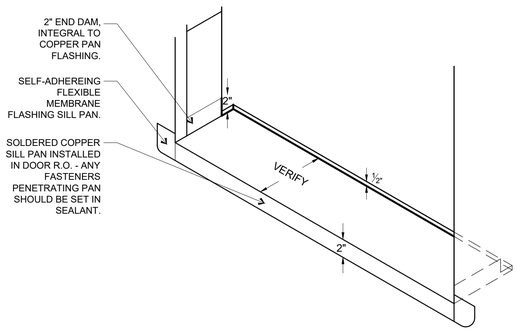
1. FOLLOW WINDOW STEPS 1-2, OMIT SILL WEDGE C .
2. INSTALL COPPER PAN FLASHING PER 17/A4.00. ADHERE TO SUBFLOOR WITH POLYURETHANE ADHESIVE.
3. FOLLOW WINDOW STEPS 3-6, LAP JAMB FLASHINGS E OVER END DAMS OF COPPER PAN FLASHING AND OMIT PLASTIC SHIMS F .

GENERAL NOTES

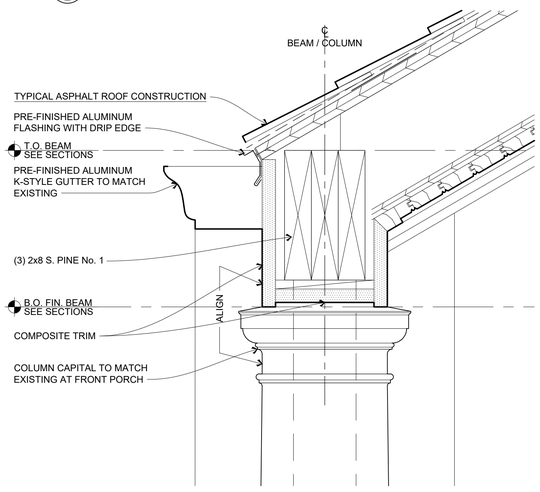
1. SEE ALSO MANUFACTURER'S INSTRUCTIONS FOR ROUGH OPENING PREP AND UNIT INSTALLATION.
2. SEE "ROUGH CARPENTRY" SPECIFICATIONS FOR MATERIAL.
3. STORE FLEXIBLE FLASHING IN WARM AREA PRIOR TO INSTALLATION.
4. APPLY FLEXIBLE FLASHINGS DURING WINDOW INSTALLATION. MATERIAL WILL BREAK DOWN FROM U/V EXPOSURE.

GENERAL NOTES (APPLIES TO ALL DETAIL SHEETS)

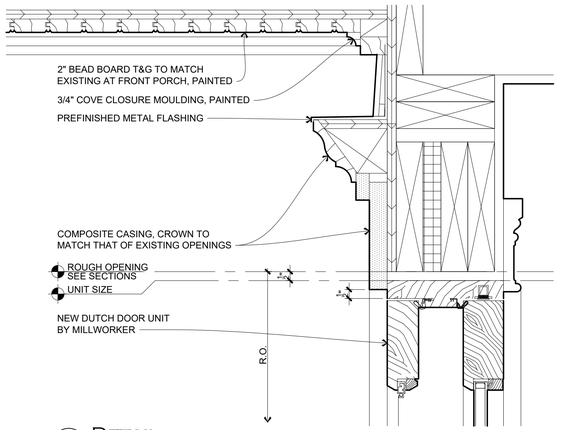
1. SEE (A5. SERIES) FOR EXTERIOR MOULDING PROFILES.
2. INSULATION MAY NOT BE SHOWN FOR CLARITY ON DETAILS.



1 Window and Door Rough Opening Prep
SCALE: NTS

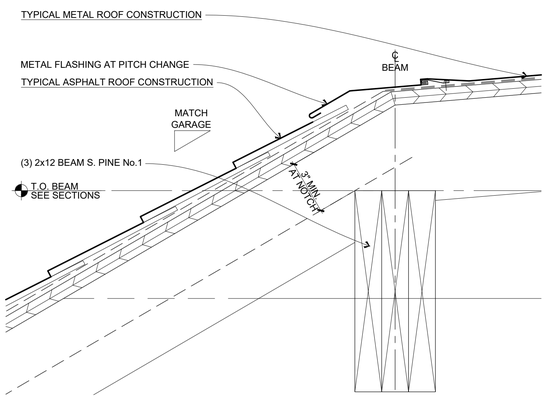


3 Detail
SCALE: 3" = 1'-0"

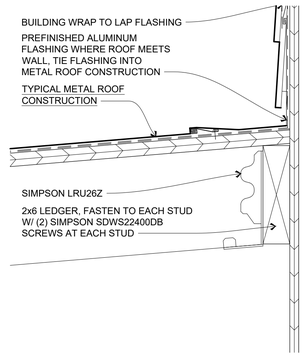


4 Detail
SCALE: 3" = 1'-0"

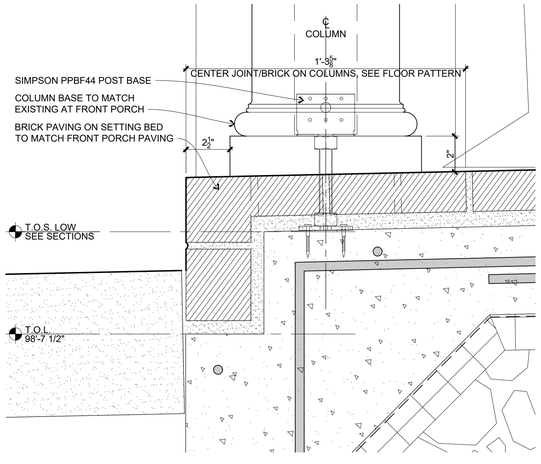
2 Copper Pan Flashing @ Exterior Doors
SCALE: 1 1/2" = 1'-0"



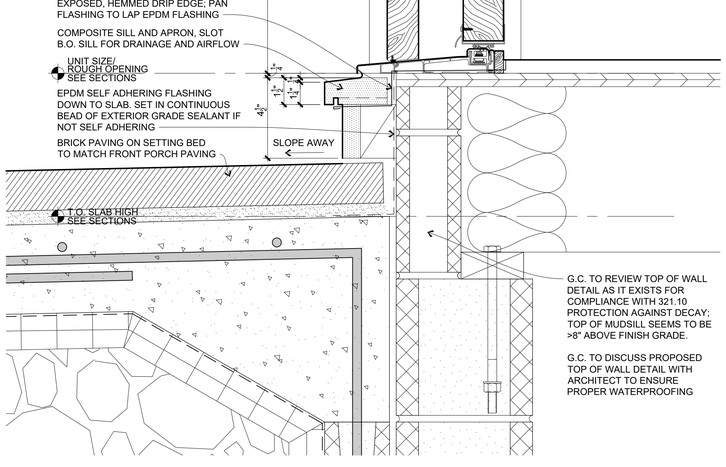
5 Detail
SCALE: 3" = 1'-0"



6 Detail
SCALE: 3" = 1'-0"



7 Detail
SCALE: 3" = 1'-0"



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

WADE WEISSMAN ARCHITECTURE

KGM2

MEQUON RENOVATION
11417 N. Spring Avenue, Mequon, WI 53092

Spire Engineering, Inc.
305 N. Plankinton Ave,
Suite 101
Milwaukee, WI 53203
(414) 278-9200

ISSUE: CD SET
2024.07.19

DETAILS

A4.00

Attachment: Mudroom Porch Addition Plan (10246 : Michael & Kelly Grebe)

DRAWING INDEX:

T1 TITLE SHEET
D1 EXISTING/DEMO FLOOR PLANS
A1 FLOOR PLANS, EXTERIOR ELEVATIONS
A2 SECTIONS
A3 INTERIOR ELEVATIONS

GENERAL NOTES:

-MECHANICAL, ELECTRICAL AND PLUMBING ARE DESIGN BUILD. CONSULT WITH OWNER PRIOR TO INSTALLATION OF SYSTEMS. CONTRACTOR IS RESPONSIBLE FOR CODE COMPLIANCE WITH THEIR WORK

-PLUMBING & HVAC WORK NOT INCLUDED IN DRAWING SET

-ALL DIMENSIONS AND EXISTING CONDITIONS MUST BE CHECKED & VERIFIED BY CONTRACTOR BEFORE ORDERING, PURCHASING OR PROCEEDING WITH ANY WORK. NOTIFY ARCHITECT OF ANY DISCREPENCIES IMMEDIATELY.

-CONTRACTOR SHALL COORDINATE ALL DIMENSIONS, DETAILS, SPECIFICATIONS AND OPENINGS BETWEEN DIFFERENT TRADES.

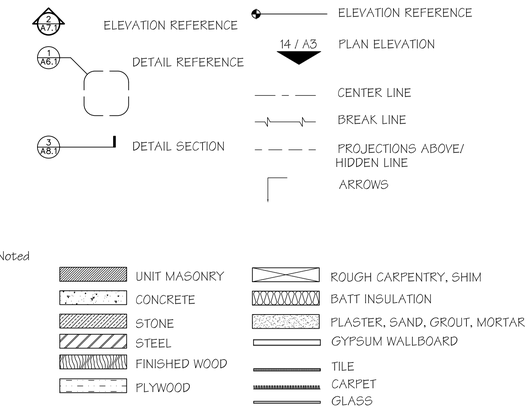
-CONTRACTOR SHALL PROVIDE ALL NECESSARY BRACING, SHORING AND SUPPORT NECESSARY TO STABILIZE EXISTING STRUCTURE DURING CONSTRUCTION.

-ALL BUILDING COMPONENTS REQUIRING ANALYSIS BY A PROFESSIONAL ENGINEER MUST BE SUBMITTED TO THE ARCHITECT AND MUST BE SIGNED BY THE MANUFACTURER'S OR FABRICATOR'S PROFESSIONAL ENGINEER.

-ALL CONSTRUCTION IS IN STRICT ACCORDANCE WITH THE WISCONSIN BUILDING CODE AND LOCAL ORDINANCES.

ARCHITECTURAL ABBREVIATIONS LIST

℄	Centerline
ABV	Above
A/C	Air Conditioning
ADJ	Adjacent
AFF	Above Finish Floor
ALT	Alternate
ARCH	Architect (ural)
BD	Board
BLKG	Blocking
BOT	Bottom
BRK	Brick
BTW	Between
CAB	Cabinet
CEM	Cement
CLG	Ceiling
CMU	Concrete Masonry Unit
COL	Column
CONC	Concrete
CONST	Construction
CONT	Continuous, Continue
CPT	Carpet
CT	Ceramic Tile
CTSK	Countersink
DBL	Double
DEG	Degree
DIA	Diameter
DIM(S)	Dimension (s)
DN	Down
DET	Detail
DWG	Drawing
EA	Each
EL	Elevation
ELEC	Electric (al)
EQ	Equal
EXIST	Existing
FAB	Fabricated
FD	Floor Drain
FIN	Finish (ed)
FIX	Fixture
FLR	Floor (ing)
FLUOR	Fluorescent
F.O.	Face of
FTR	Fire Treated
FURR	Furred (ing)
GA	Gage, Gauge
GL	Glass, Glazing
GWB	Gypsum Wallboard
HDWR	Hardware
HORIZ	Horizontal
HT	Height
HWD	Hardwood
HVAC	Heating/Ventilating/ Air Conditioning
INCL	Include (d, ing)
INSUL	Insulate (d, ing)
INT	Interior
JT	Joint
LAM	Laminate
LAV	Lavatory
LH	Left Hand
LT	Light
MAS	Masonry
MAT	Material
MAX	Maximum
MECH	Mechanical
MFR	Manufacturer
MIN	Minimum,Minute
MO	Masonry Opening
MTD	Mounted
MLDG	Moulding
MTL	Metal
NA	Not Applicable
NAT	Natural
NEC	Necessary
NO	Number
NOM	Nominal
NR	Not Rated
NTS	Not To Scale
OC	On Center
OPP	Opposite
PL	Plate
PLAM	Plastic Laminate
PLUMB	Plumbing
PWD	Plywood
PNL	Panel
PR	Pair
PRE-FAB	Pre Fabricate (d)
PT	Paint (ed)
PTR	Pressure Treated
PTD	Painted
QTY	Quantity
R	Radius, Riser
RAD	Radius
RCP	Reflected Ceiling Plan
RD	Roof Drain
REC	Recessed
REF	Reference
REFURB	Refurbish
REINF	Reinforce (d,ing)
REQD	Required
REV	Revision
RH	Right Hand
RM	Room
RO	Rough Opening
SALV	Salvaged
SECT	Section
SHT	Sheet
SIM	Similiar
SOF	Soffit
SOW	Scope of Work
SQ	Square
SSTL	Stainless Steel
ST	Stair
STD	Standard
STL	Steel
STN	Stone
STRUCT	Structural
SUSP	Suspended
SYM	Symmetrical
T&B	Top and Bottom
TEMP	Tempered
T&G	Tongue and Grove
THRES	Threshold
TLT	Toilet
T.O.	Top of
TYP	Typical
UON	Unless Otherwise Noted
VERT	Vertical
VIF	Verify In Field
W/	With
WD	Wood
WDW	Window
W/O	Without
WT	Weight



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HB Designs LLC 2025

DATE:
MARCH 15, 2025

PROJECT:
GREBE RESIDENCE
11417 N. SPRING AVE.
MEQUON, WI 53092

SHEET TITLE:
TITLE SHEET

HB DESIGNS, LLC
5419 N. BERKELEY BLVD
WHITEFISH BAY, WI 53217

SHEET NO:
T1

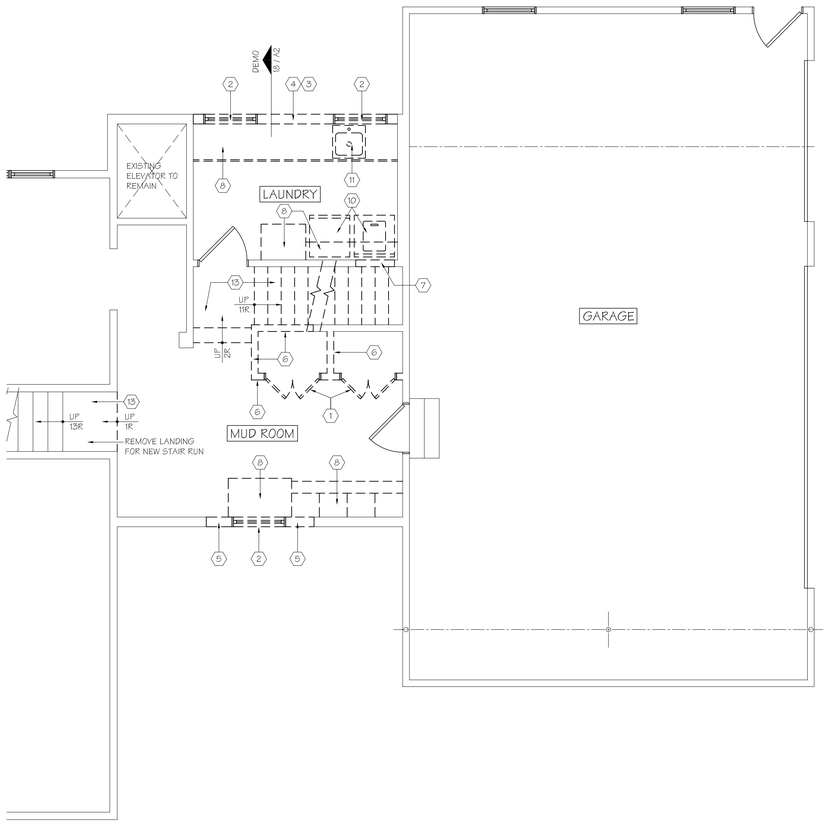
Attachment: Second Floor Addition (10246 : Michael & Kelly Grebe)

DEMOLITION KEY NOTES:

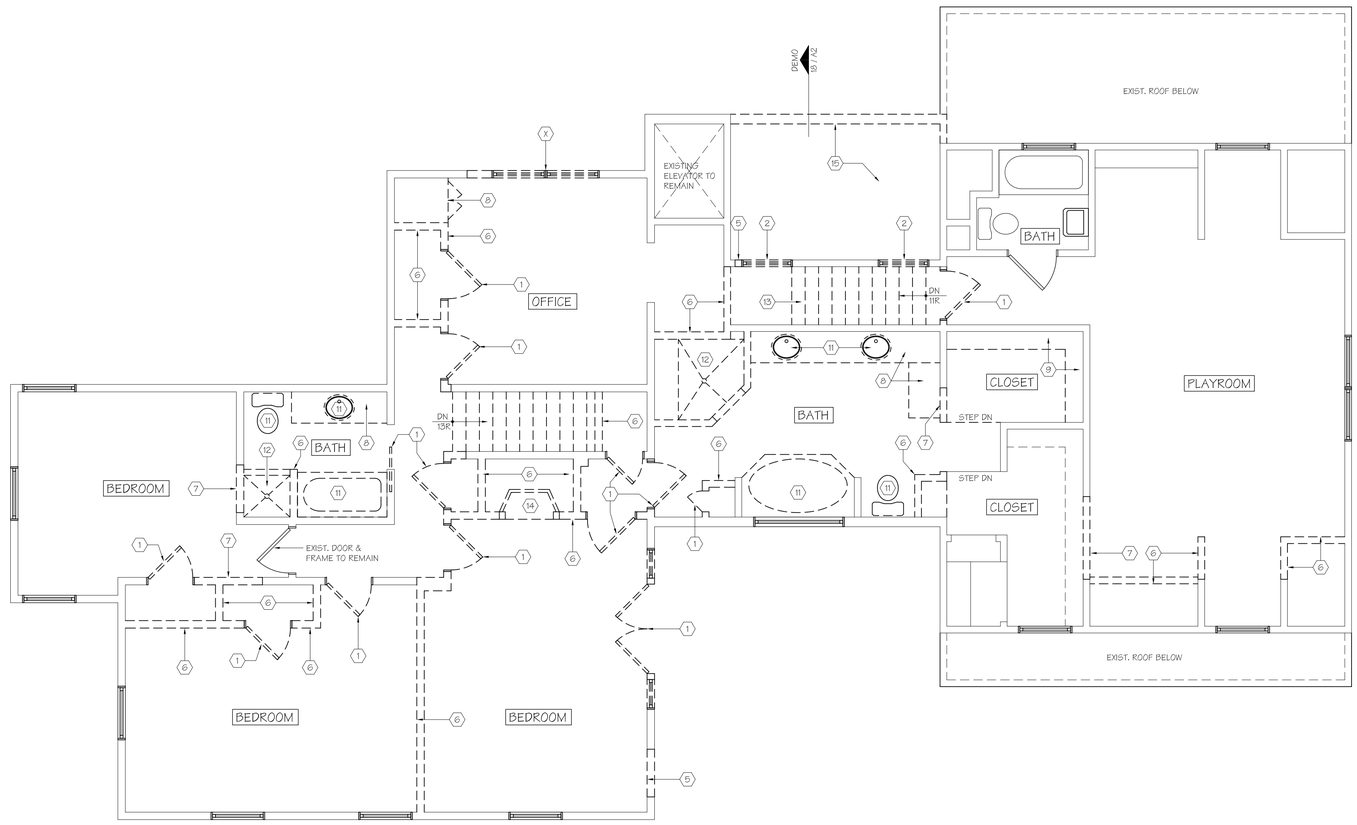
1. REMOVE EXISTING DOOR ASSEMBLY
2. REMOVE EXISTING WINDOW ASSEMBLY
3. REMOVE TOP (2) COURSES OF CMU FOUNDATION WALL FOR NEW FRAMING.
4. REMOVE EXISTING EXTERIOR WALL ASSEMBLY
5. REMOVE PORTION OF EXISTING 2 x STUD & SIDING EXTERIOR WALL ASSEMBLY FOR NEW OPENING
6. REMOVE EXISTING 2 x PLASTER OR DRYWALL WALL.
7. REMOVE PORTION OF EXISTING 2 x PLASTER OR DRYWALL FOR NEW OPENING.
8. REMOVE EXISTING BASE CABINET, UPPER CABINET OR BUILT-IN CABINET.
9. REMOVE EXISTING CLOSET SHELVING SYSTEM
10. REMOVE EXISTING APPLIANCE
11. REMOVE EXISTING PLUMBING FIXTURE
12. REMOVE EXISTING SHOWER PAN AND DRAIN
13. REMOVE EXISTING STAIR STRINGER, TREADS, LANDING & RISERS.
14. REMOVE EXISTING FIREPLACE ASSEMBLY.
15. REMOVE EXISTING ROOF SYSTEM AND RAFTER FRAMING BELOW.

GENERAL DEMOLTION NOTES:

1. DASHED LINES INDICATE WALLS / DOORS / MILLWORK TO BE REMOVED
2. ALL EXISTING AREAS NOT AFFECTED BY CONTSTRUCTION TO BE PROPERLY PROTECTED INCLUDING EXISTING WALLS, CEILINGS, FLOORS, DOORS AND WINDOWS.
3. PROVIDE TEMPORARY CONSTRUCTION BARRIERS DURING CONSTRUCTION. ALL TEMPORARY BARRIERS TO BE APPROVED WITH OWNER PRIOR TO INSTALLATION.
4. CONFIRM WITH OWNER WHETHER TO SALVAGE ANY APPLIANCES, CABINETS AND DOORS FOR REUSE.



13 Existing First Floor Plan
Scale: 1/4" = 1'-0"



17 Existing Second Floor Plan
Scale: 1/4" = 1'-0"

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HB Designs LLC 2025

DATE:
MARCH 15, 2025

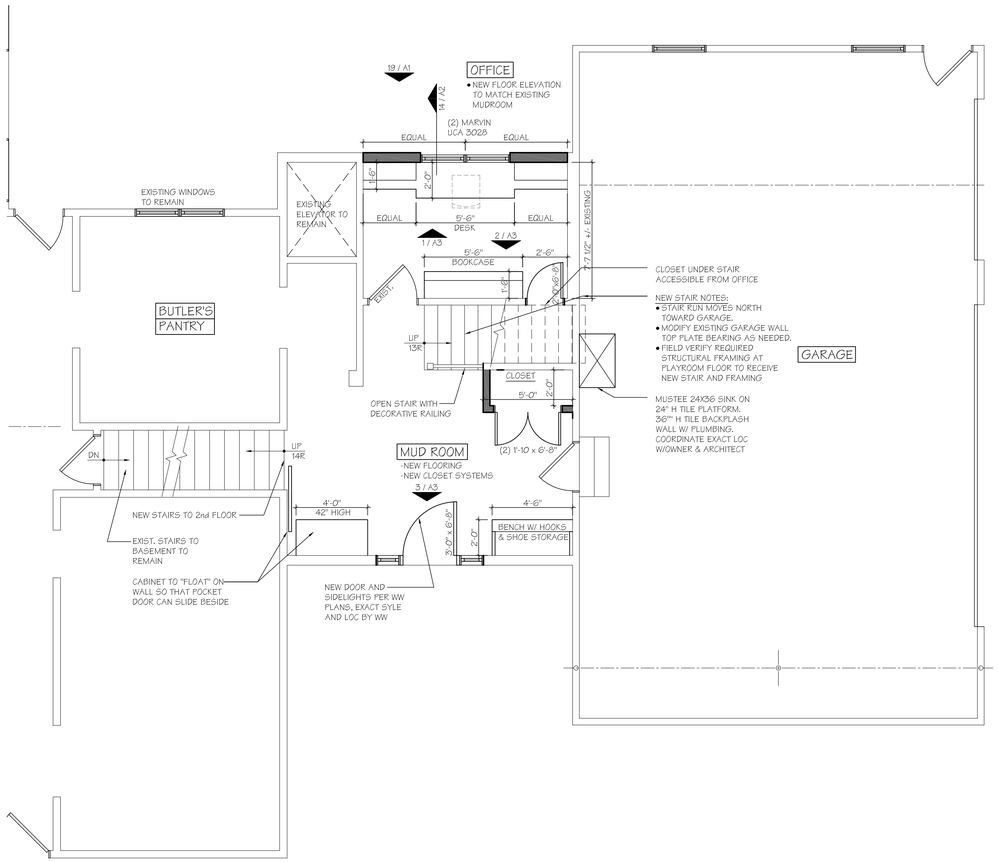
PROJECT:
GREBE RESIDENCE
11417 N. SPRING AVE.
MEQUON, WI 53092

SHEET TITLE:
EXISTING / DEMO FLOOR PLANS

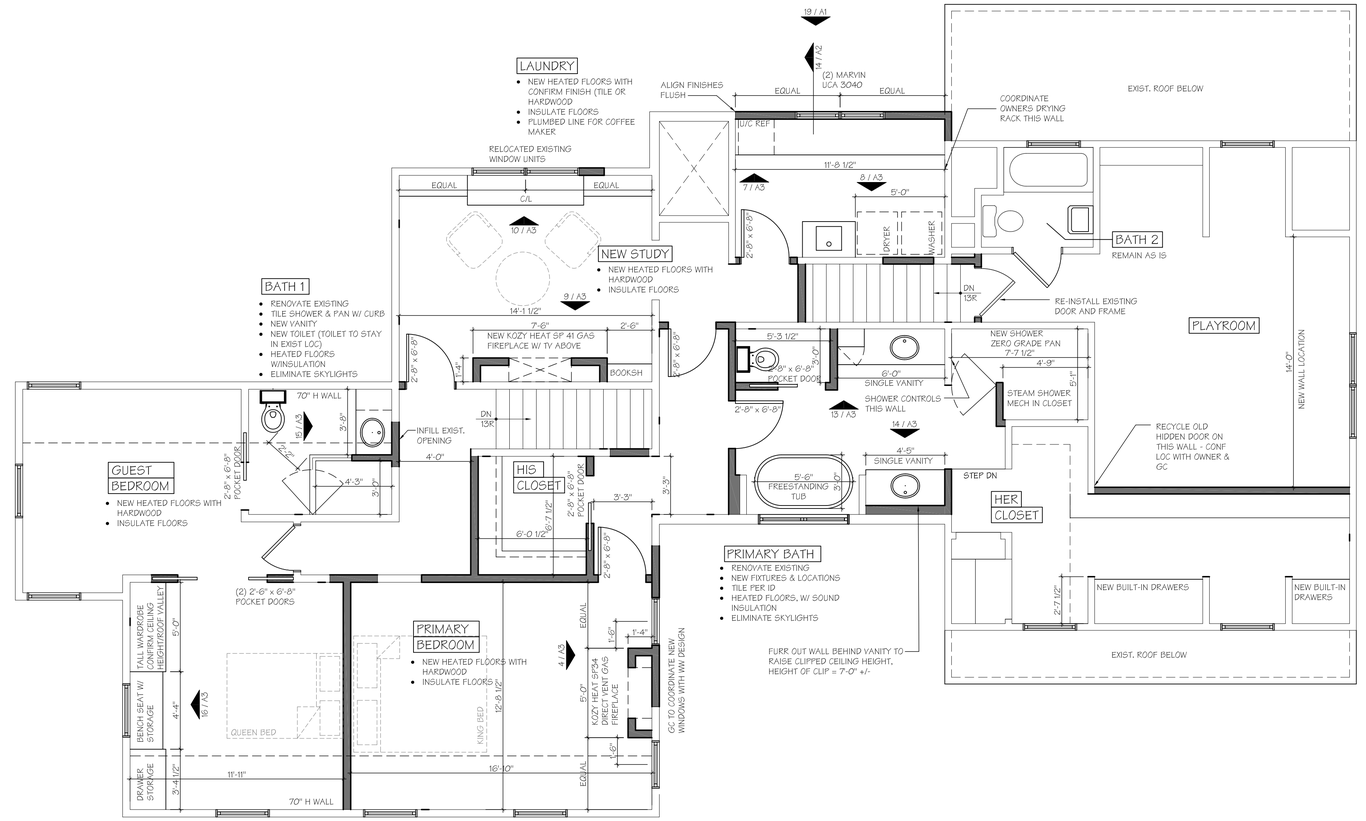
HB DESIGNS, LLC
3419 N. BERKELEY BLVD
WHITEFISH BAY, WI 53217

SHEET NO:
D1

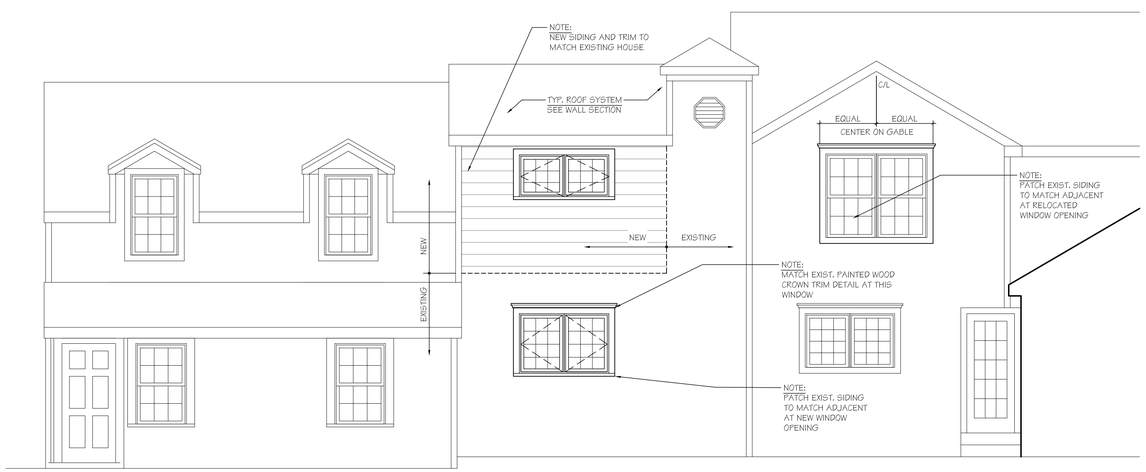
Attachment: Second Floor Addition (10246 : Michael & Kelly Grebe)



13 Partial First Floor Plan
Scale: 1/4" = 1'-0"



15 Second Floor Plan
Scale: 1/4" = 1'-0"



19 West Elevation
Scale: 1/4" = 1'-0"

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HB Designs LLC 2025

DATE:
MARCH 15, 2025

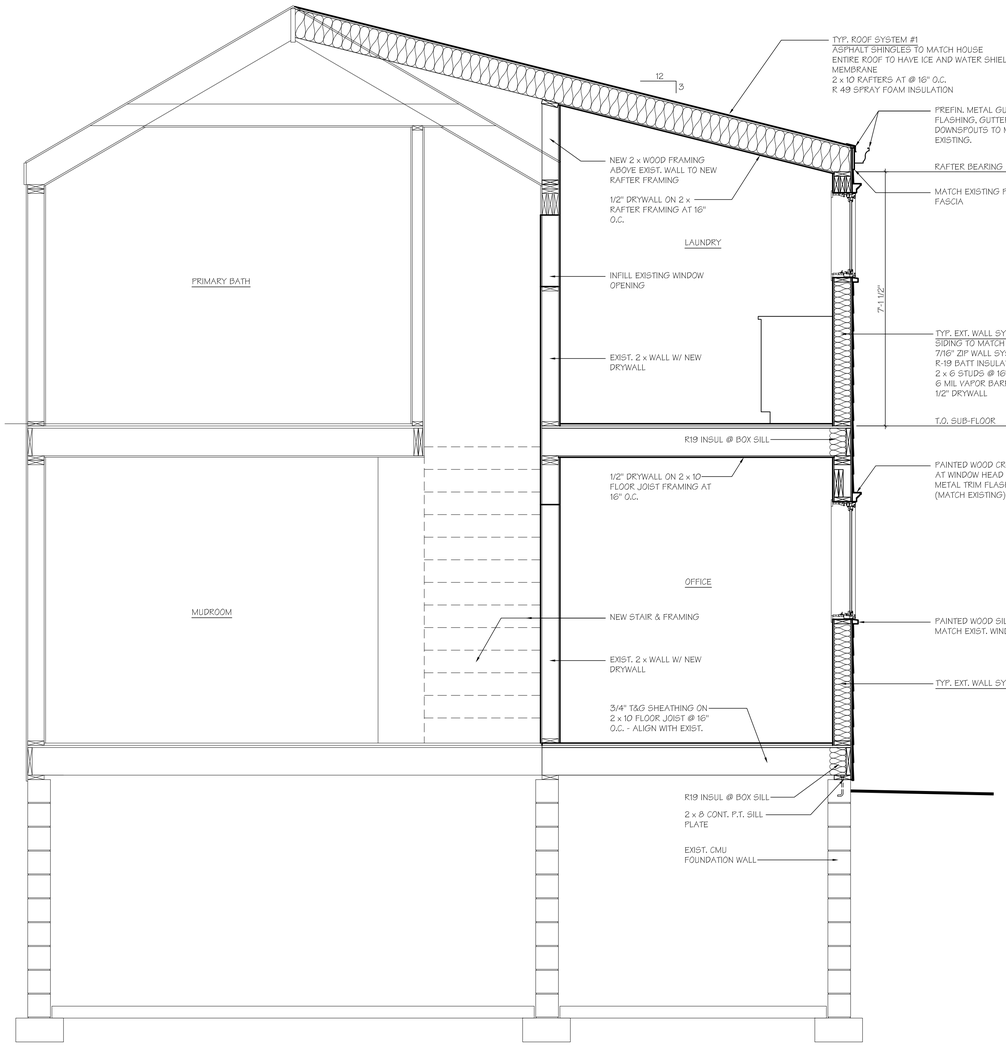
PROJECT:
GREBE RESIDENCE
11417 N. SPRING AVE.
MEQUON, WI 53092

SHEET TITLE:
FLOOR PLANS
EXTERIOR ELEVATIONS

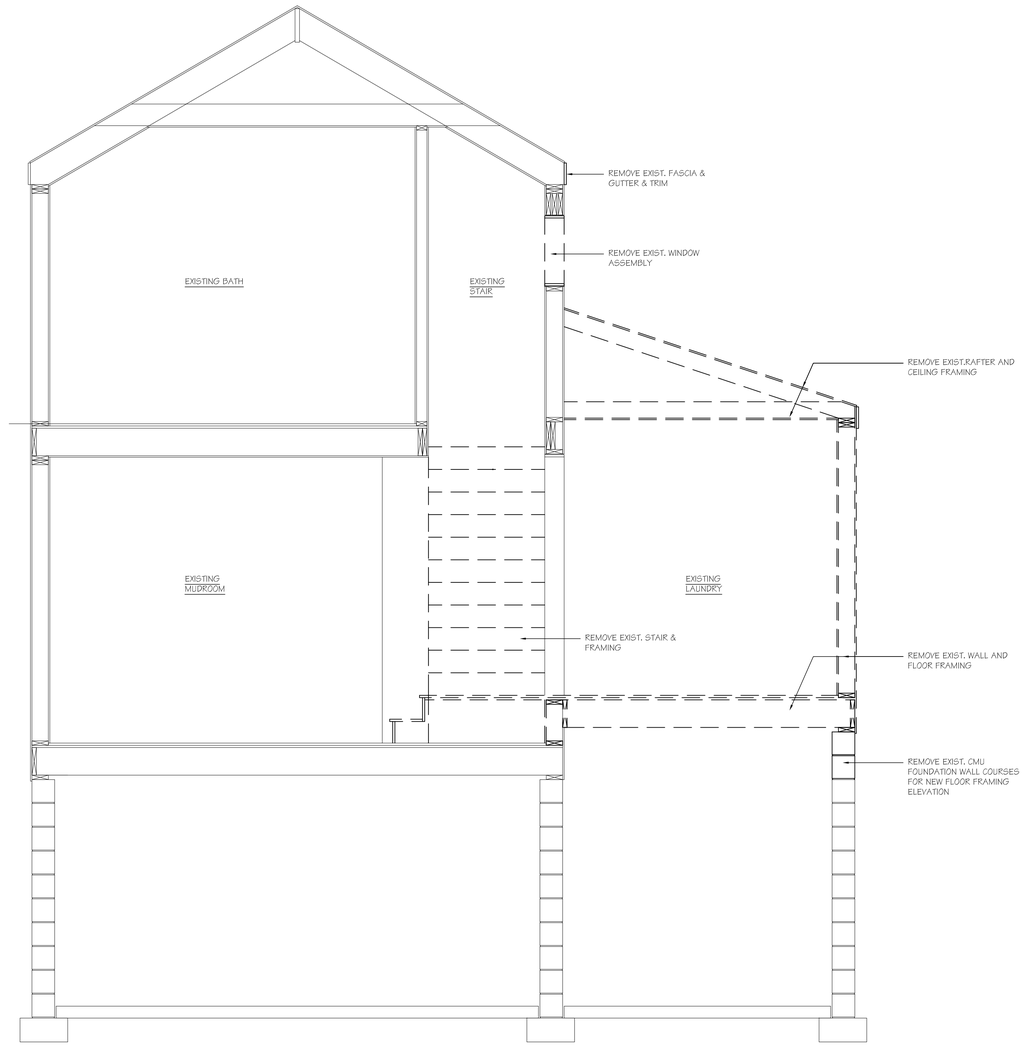
HB DESIGNS, LLC
5419 N. BERKELEY BLVD
WHITEFISH BAY, WI 53217

SHEET NO:
A1

Attachment: Second Floor Addition (10246 : Michael & Kelly Grebe)



14 Section
Scale: 1/2" = 1'-0"



18 Existing / Demo Section
Scale: 1/2" = 1'-0"

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HB Designs LLC 2025

DATE:
MARCH 15, 2025

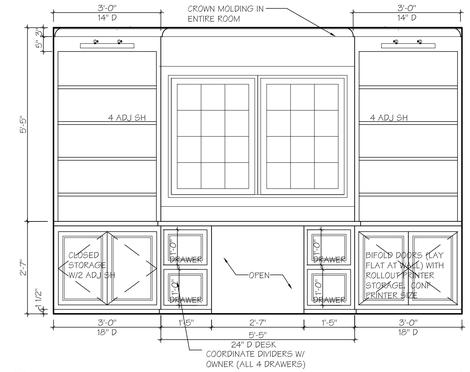
PROJECT:
GREBE RESIDENCE
11417 N. SPRING AVE.
MEQUON, WI 53092

SHEET TITLE:
SECTIONS

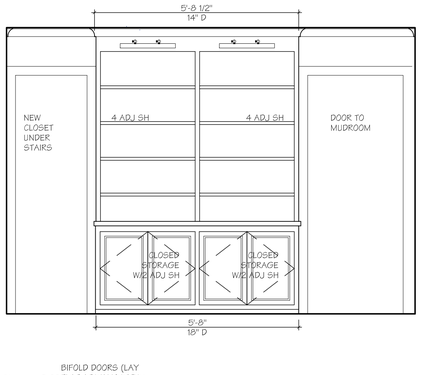
HB DESIGNS, LLC
5419 N. BERKELEY BLVD
WHITEFISH BAY, WI 53217

SHEET NO:
A9

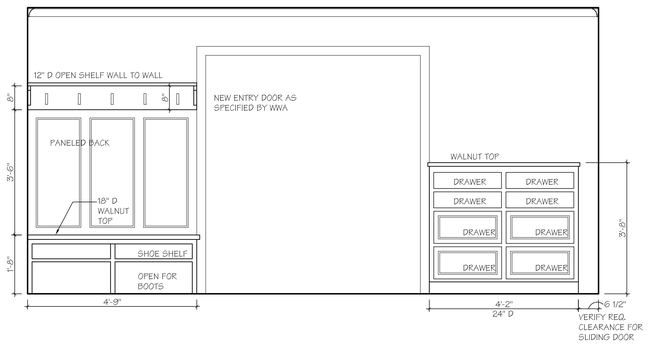
Attachment: Second Floor Addition (10246 : Michael & Kelly Grebe)



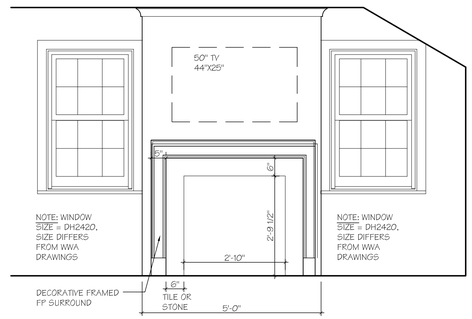
1 First Floor Office - West Elevation
Scale: 1/2" = 1'-0"



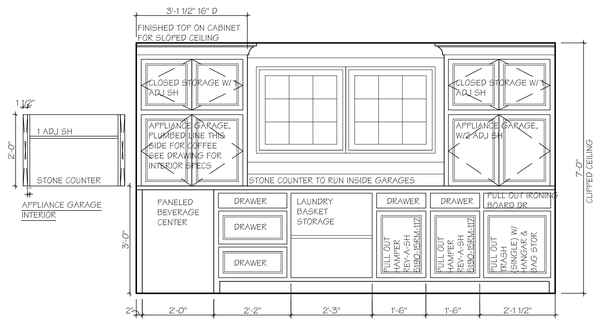
2 First Floor Office - East Elevation
Scale: 1/2" = 1'-0"



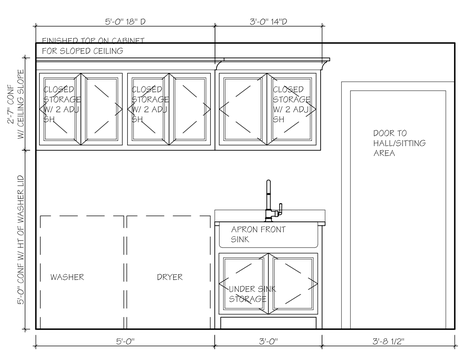
3 First Floor Mudroom - East Elevation
Scale: 1/2" = 1'-0"



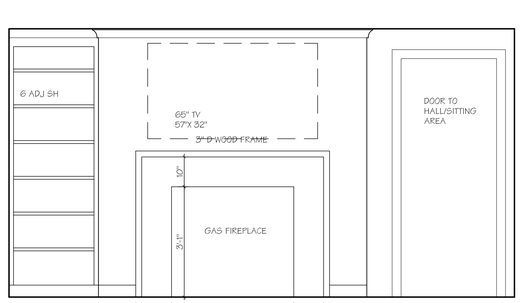
4 Primary Bedroom - North Elevation
Scale: 1/2" = 1'-0"



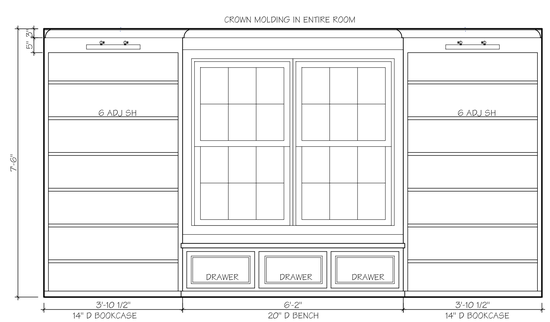
7 2nd Floor Laundry - West Elevation
Scale: 1/2" = 1'-0"



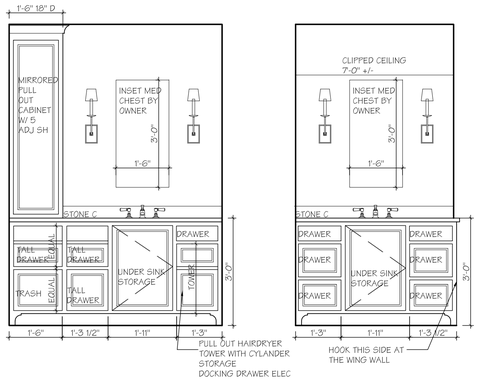
8 2nd Floor Laundry - East Elevation
Scale: 1/2" = 1'-0"



9 2nd Floor Study - East Elevation
Scale: 1/2" = 1'-0"

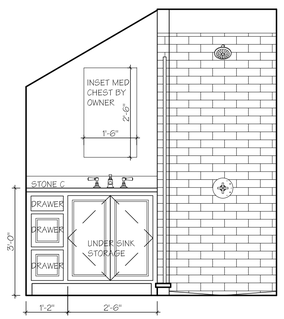


10 2nd Floor Study - East Elevation
Scale: 1/2" = 1'-0"

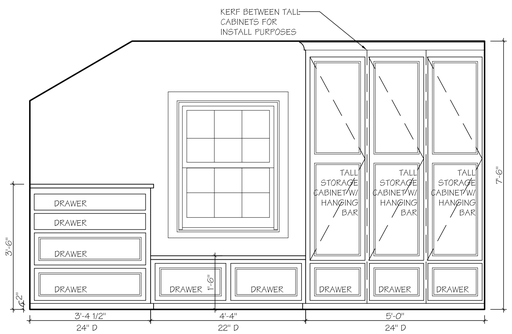


13 Primary Bath - West Elevation
Scale: 1/2" = 1'-0"

14 Primary Bath - East Elevation
Scale: 1/2" = 1'-0"



15 2nd Floor Guest Bath - North Elevation
Scale: 1/2" = 1'-0"



16 2nd Floor Guest Bedroom - South Elevation
Scale: 1/2" = 1'-0"

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HB Designs LLC 2025

DATE:
MARCH 15, 2025

PROJECT:
GREBE RESIDENCE
11417 N. SPRING AVE.
MEQUON, WI 53092

SHEET TITLE:
INTERIOR ELEVATIONS

HB DESIGNS, LLC
5419 N. BERKELEY BLVD
WHITEFISH BAY, WI 53217

SHEET NO:
A3

Attachment: Second Floor Addition (10246 : Michael & Kelly Grebe)

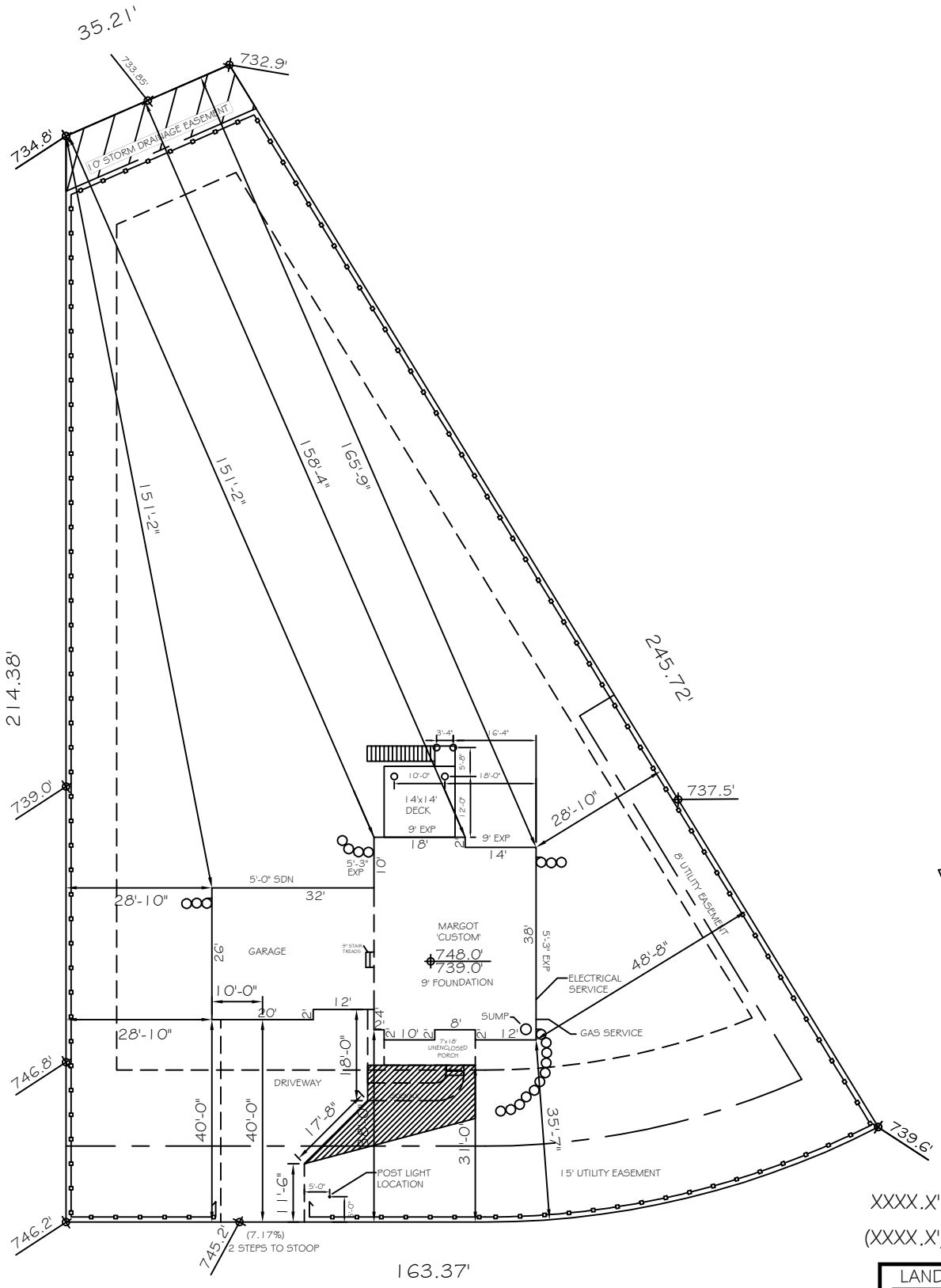
11333 N. Cedarburg Road
Mequon, WI 53092-1930
Phone: 262-242-3100
Fax: 262-242-9655
www.cityofmequonwi.gov
Office of Architectural Board

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **April 14, 2025**
SUBJECT: **Veridian Homes LLC - New Single-Family Residence at 10592 N. Tree Sparrow Drive**

Attachments:
Site Plan (PDF)
Plans (PDF)

PHASE 7
LOT 89
22,505 S.F.

NO PORCH ENCROACHMENTS
3 CAR FRONT ENTRY ONLY



GL
1' 0"
CUT

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

TREE SPARROW DRIVE

(FOR 9' FOUNDATION)
TOP OF FOUNDATION=748.00
TOP OF FOOTING=739.00
GARAGE FLOOR ELEV.=747.50
DRIVEWAY SLOPE=7.17%
PARTIAL EXPOSURE=743.25
FULL EXPOSURE=738.50
YARD GRADE=6.3%

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

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

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

HOMESITE: 89
NEIGHBORHOOD: ENCLAVE MEQUON PRESERVE
MODEL: MARGOT CUSTOM 3-CAR FL
SITE AREA: 22,505 SQ. FT.
IMPERVIOUS AREA: 3,139 SQ. FT.

CUSTOMER: MOVE IN READY
ADDRESS: 10592 TREE SPARROW DRIVE
MEQUON, WI 53097

SCALE: 1"=30'-0"
DRAWN BY: CLC
DATE: 2/14/2025

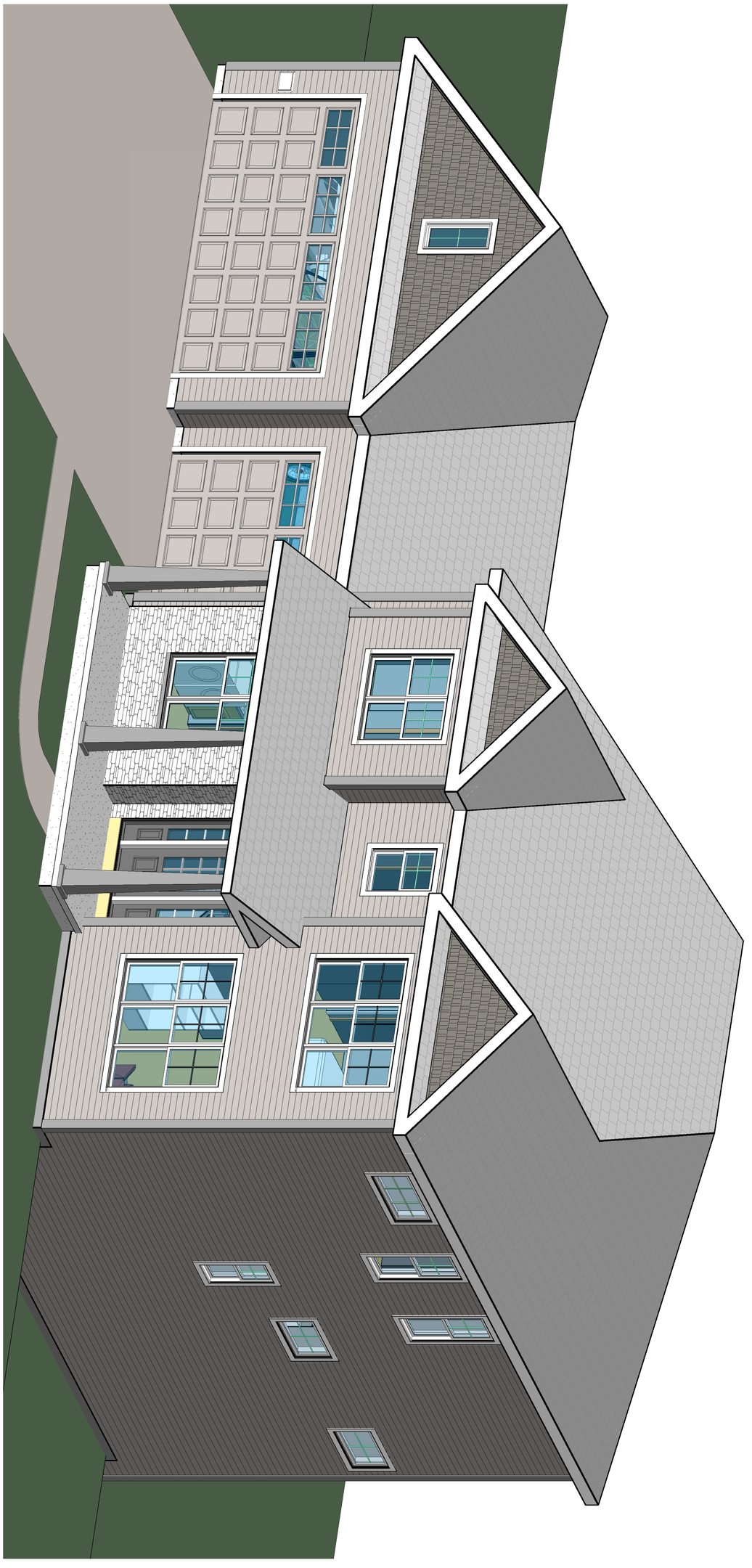
CUSTOMER APPROVAL:
DATE: / /
DATE: / /
VH APPROVAL:
SPF Mar 20 2025 DATE: / /

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

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

Attachment: Site Plan (10247 : Veridian Homes LLC)

3D - Custom 3 Car FL



Do Not Scale Note: All dimensions are stud to stud

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

Drawing No.: ARB I

Revisions:

Print Date: 3/20/2025 12:04:17 PM

Model: MARGOT

Elevation: ARB

Revised Base Plan:

Drawn By: CLC Date: 2/14/2025

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

Custom Designed For: Move In Ready
Homesite / Neighborhood: 89 Enclave at Mequon Preserve
Address: 10592 Tree Sparrow Drive
Mequon, WI 53097
Customer Approval: **SPF Mar 20 2025**

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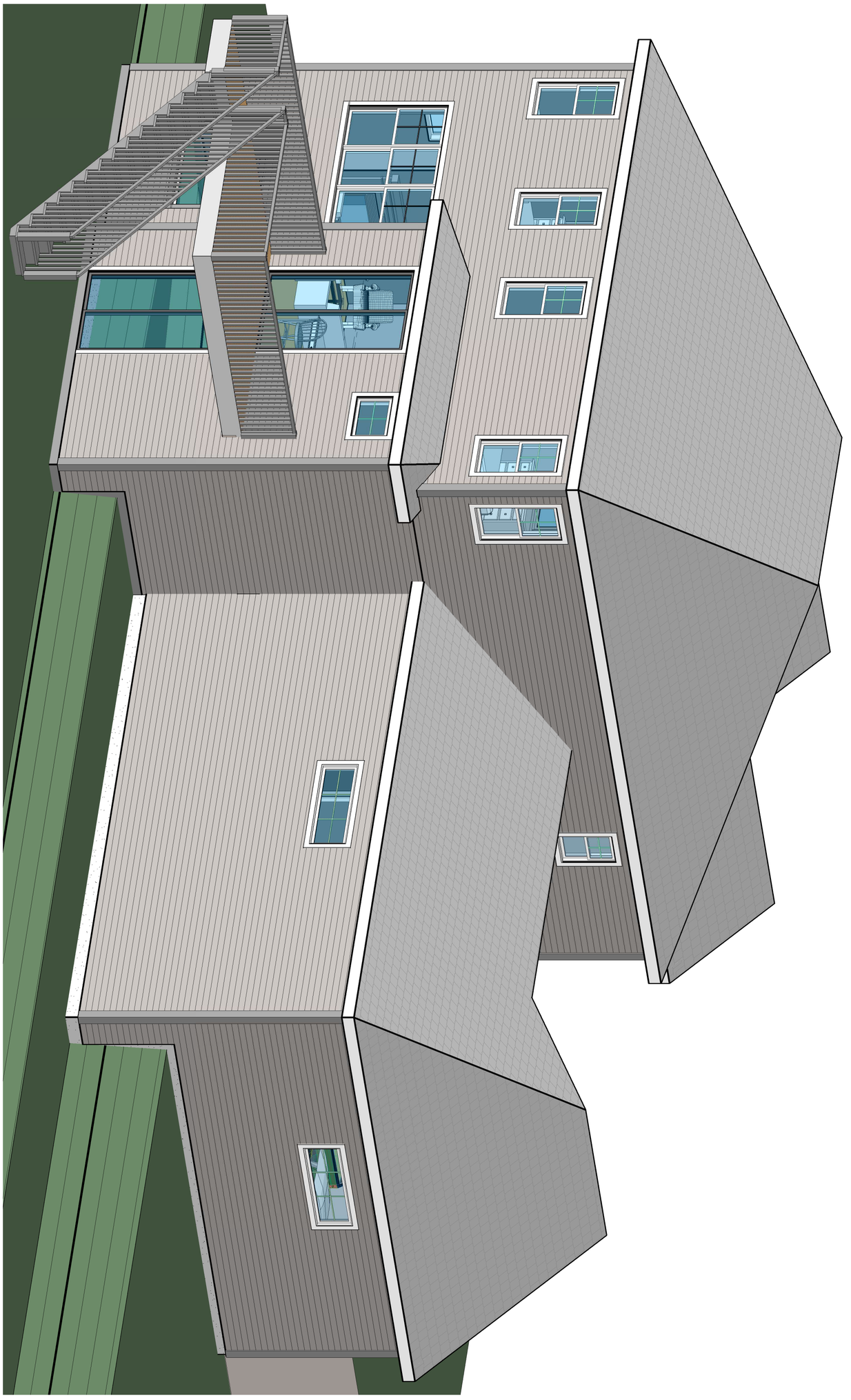
3D - Custom 3 Car FL Rear View



Do Not Scale Note: All dimensions are stud to stud

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

Drawing No.: ARB2

Revisions:

Print Date: 3/20/2025 12:04:18 PM

Model: MARGOT

Elevation: ARB

Revised Base Plan:

Drawn By: CLC Date: 2/14/2025

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

Custom Designed For: Move In Ready

Homesite / Neighborhood: 89 Enclave at Mequon Preserve

Address: 10592 Tree Sparrow Drive
Mequon, WI 53097

Customer Approval: **SPF Mar 20 2025**

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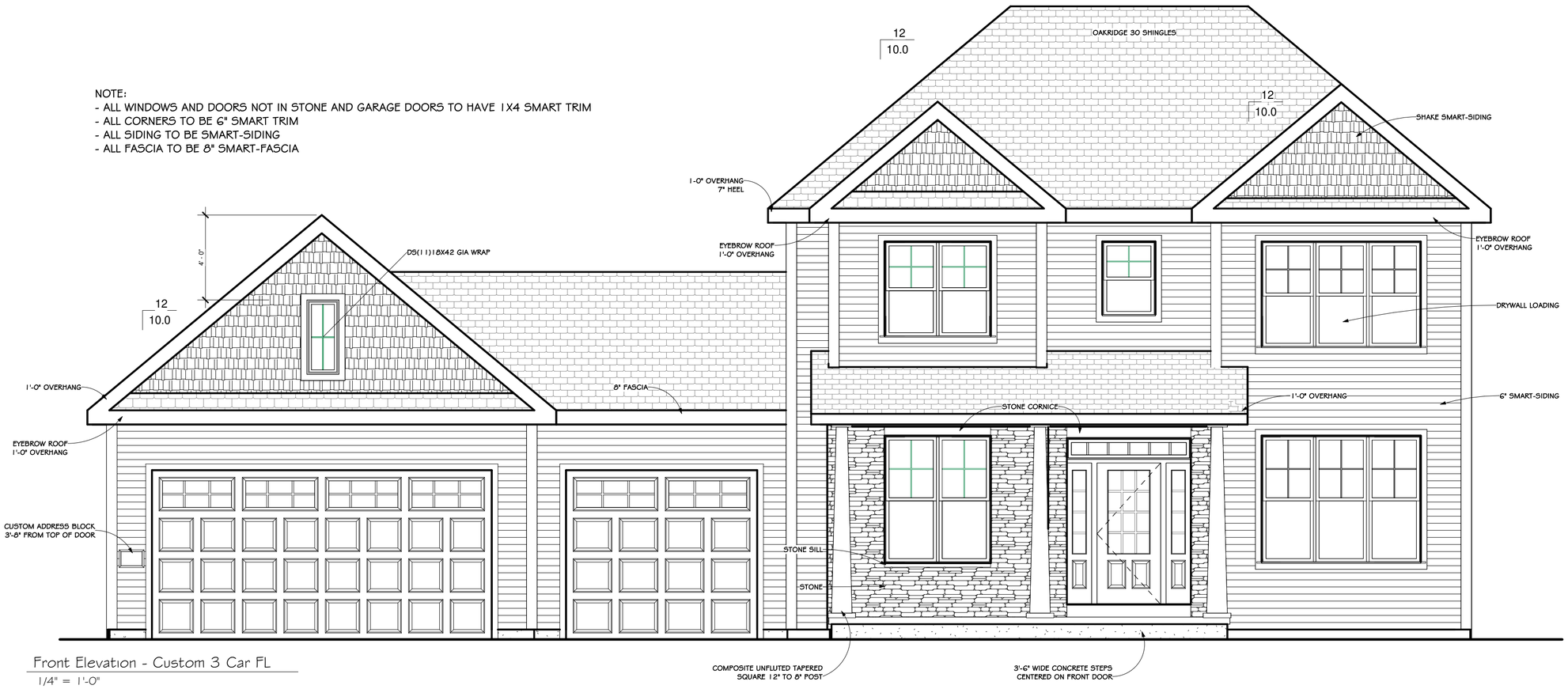
NOTE:
- ALL WINDOWS AND DOORS NOT IN STONE AND GARAGE DOORS TO HAVE 1X4 SMART TRIM
- ALL CORNERS TO BE 6" SMART TRIM
- ALL SIDING TO BE SMART-SIDING
- ALL FASCIA TO BE 8" SMART-FASCIA



Front Elevation - Custom 3 Car FL

1/4" = 1'-0"

Custom Designed For: Move In Ready
Homesite / Neighborhood: 89 Enclave at Mequon Preserve
Address: 10592 Tree Sparrow Drive
Mequon, WI 53097
Customer Approval:
SPF Mar 20 2025
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VERIDIAN HOMES
6801 South Towne Drive
Madison, WI 53713
Phone 608.226.3100
Fax 608.226.0600

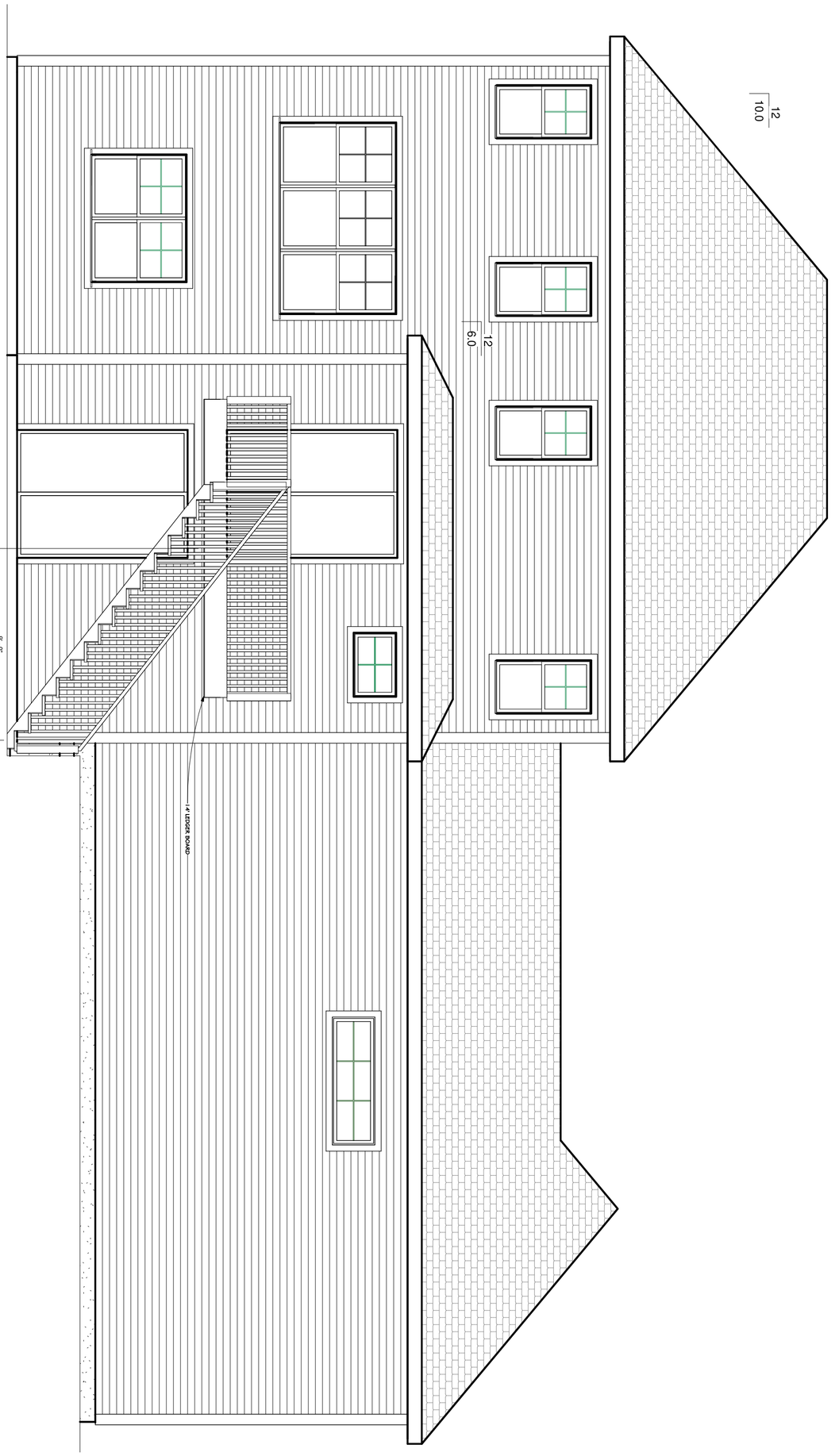
Do Not Scale Note: All dimensions are stud to stud
Actual floor plans & exterior styles may differ from these shown based on modifications, options & improvements to the plans by the builder. Room dimensions, features & actual square footage vary by exterior style and options.

Model: MARGOT
Elevation: ARB
Revised Base Plan:
Drawn By: CLC
Date: 2/14/2025

Print Date:
3/20/2025
12:04:18 PM
Revisions:

Drawing No.:
ARB3

Attachment: Plans (10247 : Veridian Homes LLC)



Rear Elevation - Custom 3 Car FL

1/4" = 1'-0"

Do Not Scale Note: All dimensions are stud to stud

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

Drawing No.: ARB4

Revisions:

Print Date: 3/20/2025 12:04:19 PM

Model: MARGOT

Elevation: ARB

Revised Base Plan:

Drawn By: CLC Date: 2/14/2025

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

Custom Designed For: Move In Ready
Homesite / Neighborhood: 89 Enclave at Mequon Preserve
Address: 10592 Tree Sparrow Drive
Mequon, WI 53097
Customer Approval: **SPF Mar 20 2025**

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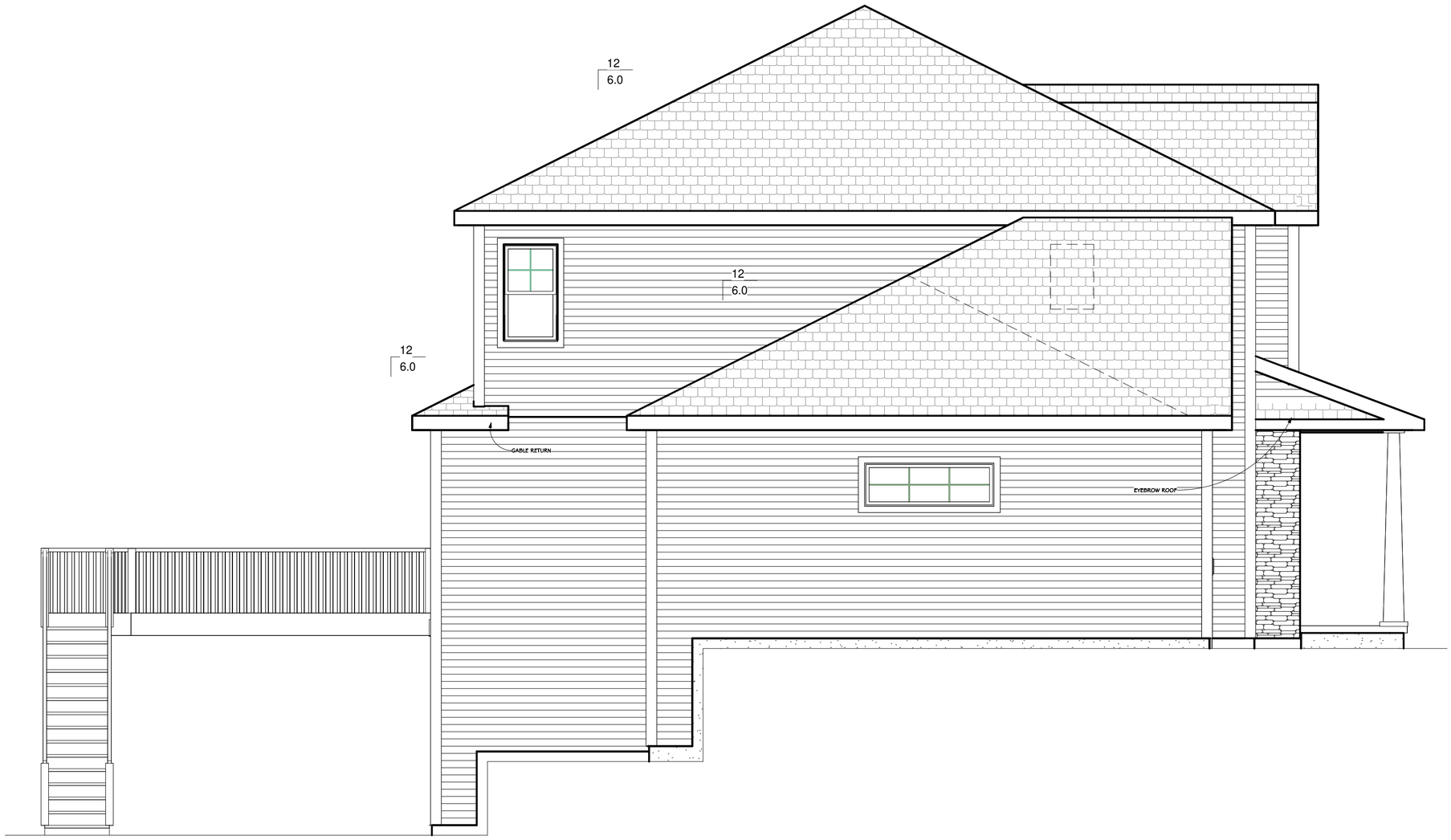

Left Elevation - Custom 3 Car FL

1/4" = 1'-0"

Custom Designed For: Move In Ready
Homesite / Neighborhood: 89 Enclave at Mequon Preserve
Address: 10592 Tree Sparrow Drive
Mequon, WI 53097
Customer Approval:
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VERIDIAN HOMES
6801 South Towne Drive
Madison, WI 53713
Phone 608.226.3100
Fax 608.226.0600

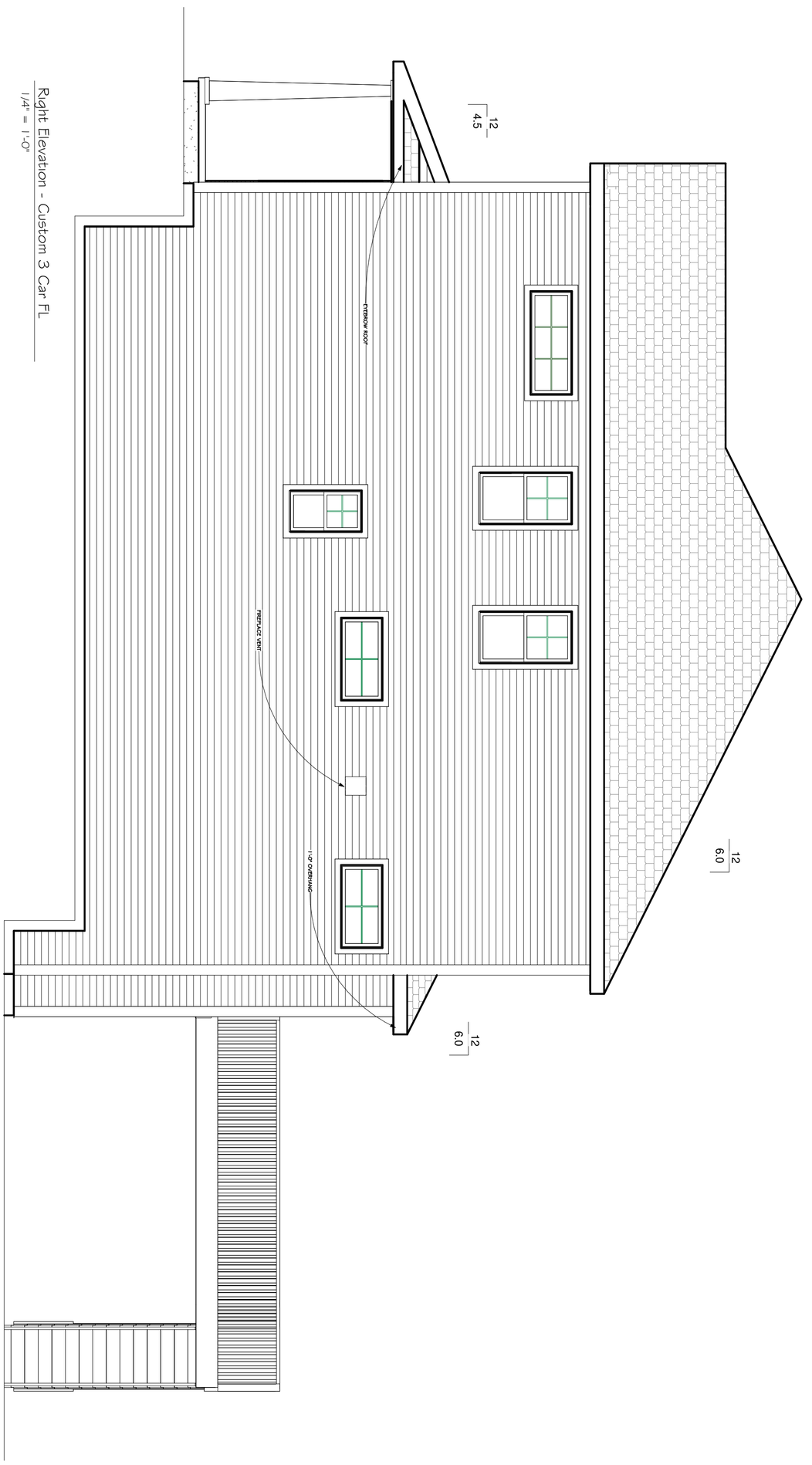
Do Not Scale Note: All dimensions are stud to stud
Actual floor plans & exterior styles may differ from these shown based on modifications, options & improvements to the plans by the builder. Room dimensions, features & actual square footage vary by exterior style and options.

Model: MARGOT
Elevation: ARB
Revised Base Plan:
Drawn By: CLC
Date: 2/14/2025

Print Date:
3/20/2025
12:04:19 PM
Revisions:

Drawing No.:
ARB5

Attachment: Plans (10247 : Veridian Homes LLC)



Right Elevation - Custom 3 Car FL

1/4" = 1'-0"

Do Not Scale Note: All dimensions are stud to stud

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

Drawing No.: ARB6

Print Date: 3/20/2025 12:04:19 PM

Revisions:

Model: MARGOT

Elevation: ARB

Revised Base Plan:

Drawn By: CLC Date: 2/14/2025

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

Custom Designed For: Move In Ready

Homesite / Neighborhood: 89 Enclave at Mequon Preserve

Address: 10592 Tree Sparrow Drive
Mequon, WI 53097

Customer Approval: **SPF Mar 20 2025**

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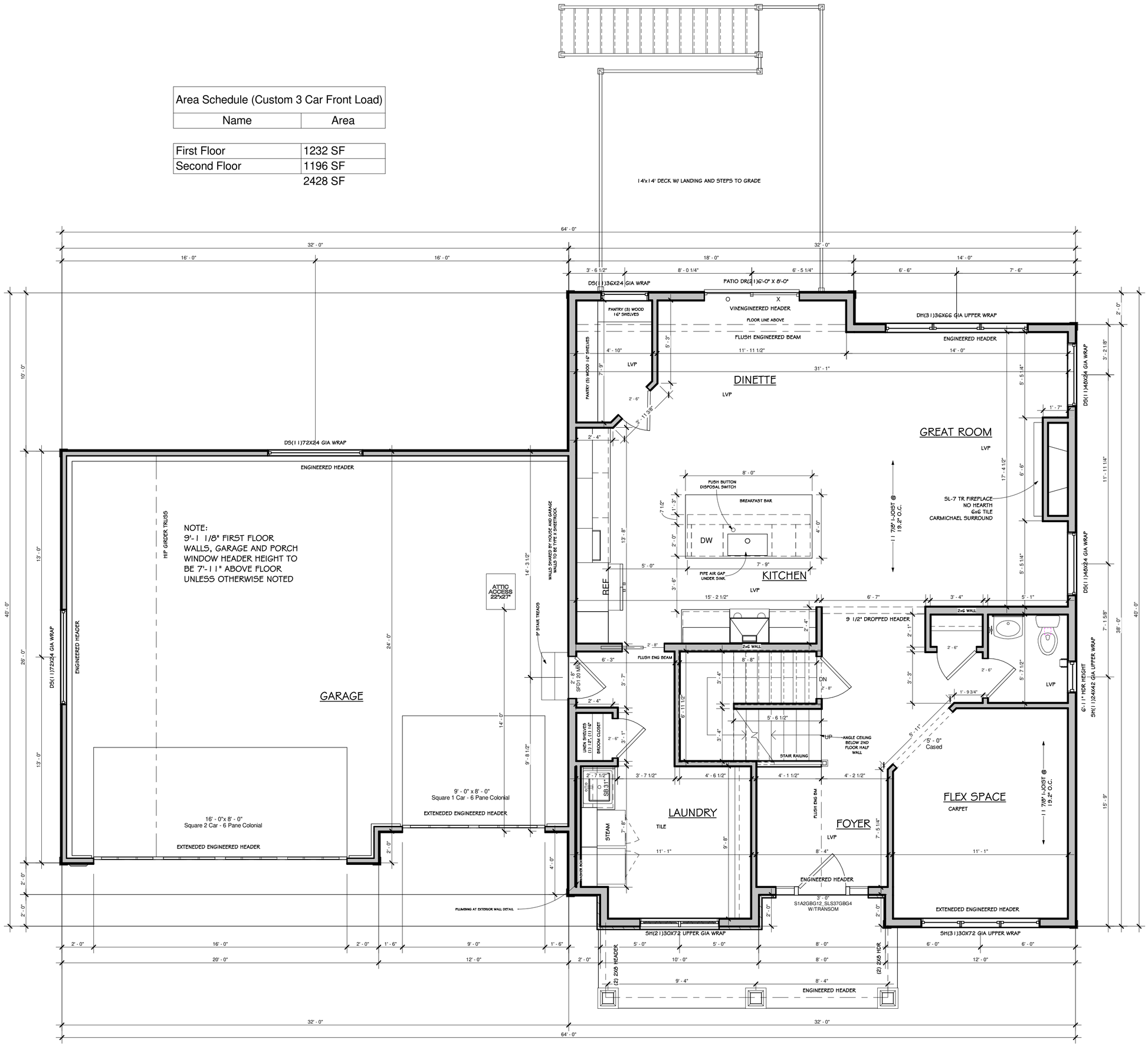
Area Schedule (Custom 3 Car Front Load)	
Name	Area
First Floor	1232 SF
Second Floor	1196 SF
	2428 SF



First Floor - Custom 3 Car FL

1/4" = 1'-0"

Custom Designed For: Move In Ready
Homesite / Neighborhood: 89 Enclave at Mequon Preserve
Address: 10592 Tree Sparrow Drive
Mequon, WI 53097

Customer Approval:

SPF Mar 20 2025

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Madison, WI 53713
Phone 608.228.0600
Fax 608.228.0600

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

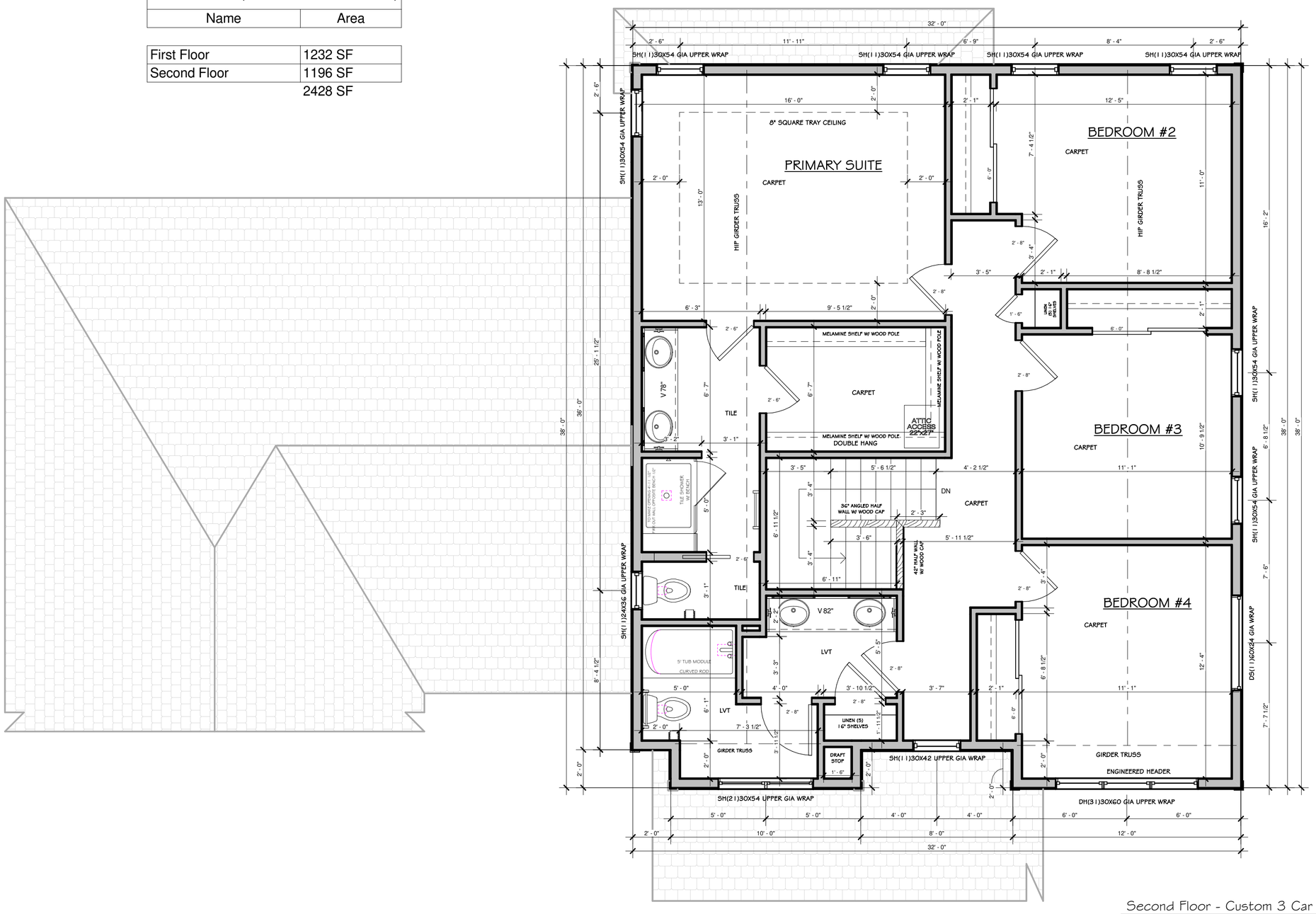
Model: MARGOT
Elevation: ARB
Revised Base Plan:
Drawn By: CLC
Date: 2/14/2025

Print Date: 3/20/2025 12:04:20 PM
Revisions:

Drawing No.: ARB7

Attachment: Plans (10247 : Veridian Homes LLC)

Area Schedule (Custom 3 Car Front Load)	
Name	Area
First Floor	1232 SF
Second Floor	1196 SF
	2428 SF



Second Floor - Custom 3 Car FL

1/4" = 1'-0"

Custom Designed For: Move In Ready
Homesite / Neighborhood: 89 Enclave at Mequon Preserve
Address: 10592 Tree Spannow Drive
Mequon, WI 53097
Customer Approval:
SPF Mar 20 2025

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Madison, WI 53713
Phone 608.226.3100
Fax 608.226.0600

Do Not Scale Note: All dimensions are stud to stud
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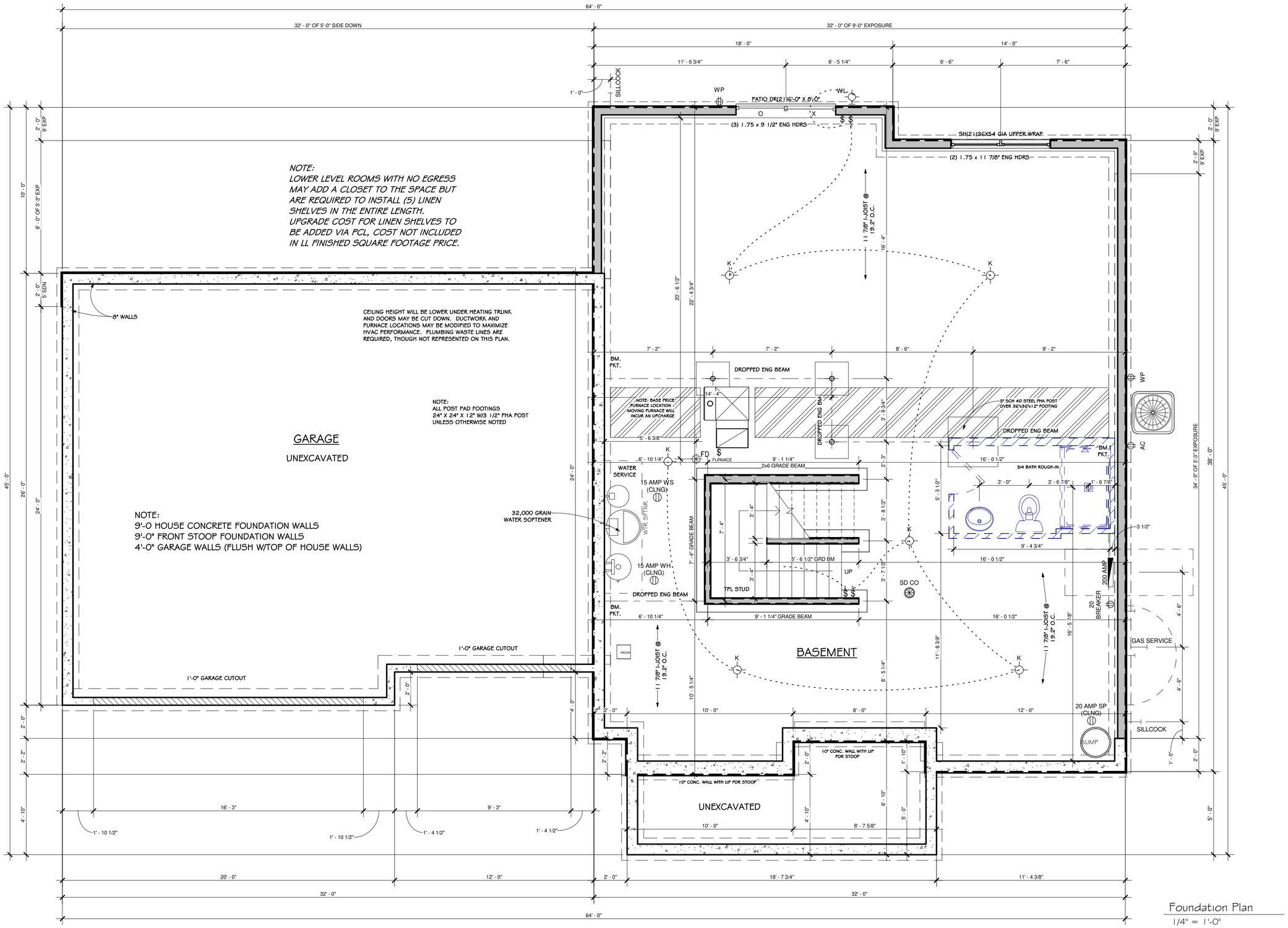
Model: MARGOT
Elevation: ARB
Revised Base Plan:
Drawn By: CLC
Date: 2/14/2025

Print Date: 3/20/2025 12:04:20 PM
Revisions:

Drawing No.: ARB8

Attachment: Plans (10247 : Veridian Homes LLC)



Foundation Plan
1/4" = 1'-0"

Custom Designed For: Move In Ready
Homesite / Neighborhood: 89 Enclave at Mequon Preserve
Address: 10592 Tree Sparrow Drive
Mequon, WI 53097
Customer Approval:
Model: MARGOT
Elevation: ARB
Revised Base Plan:
Drawn By: CLC
Date: 2/14/2025
SPF Mar 20 2025

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Madison, WI 53713
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Fax 608.226.0600

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

Print Date:
3/20/2025
12:04:20 PM
Revisions:

Drawing No.:
ARB9

Attachment: Plans (10247 : Veridian Homes LLC)

11333 N. Cedarburg Road
Mequon, WI 53092-1930
Phone: 262-242-3100
Fax: 262-242-9655
www.cityofmequonwi.gov
Office of Architectural Board

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE:
SUBJECT: **Veridian Homes LLC - New Single-Family Residence at 10600 N. Tree Sparrow Drive**

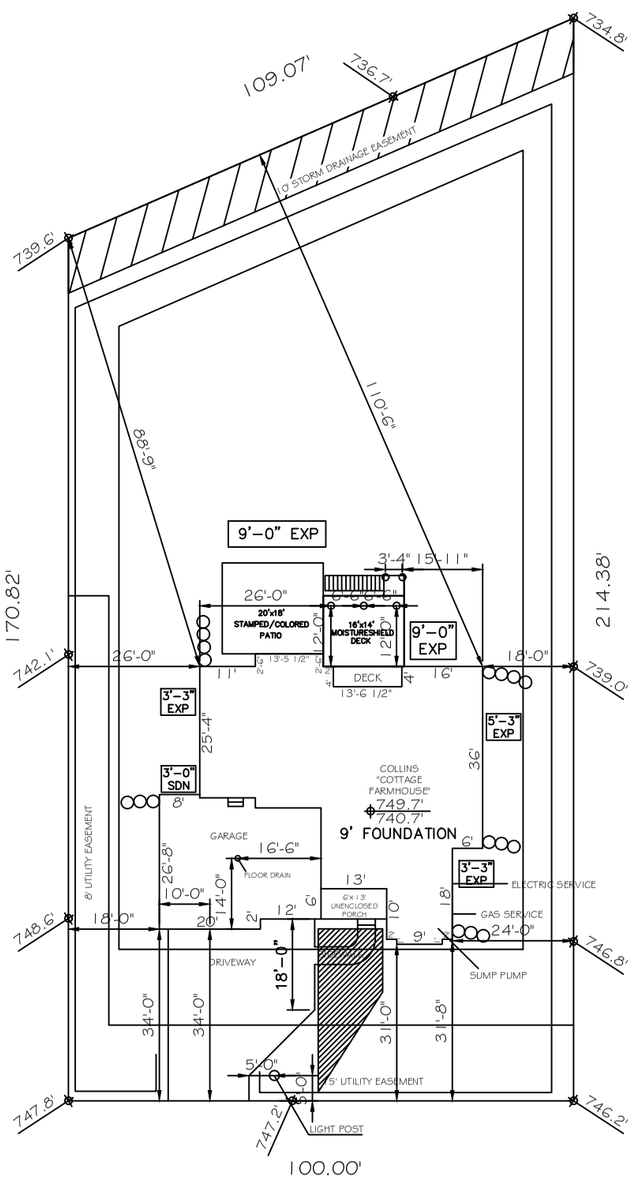
Attachments:
Statement of Intent (PDF)
Plans (PDF)

Attachment: Statement of Intent (10248 : Veridian Homes LLC)

PHASE 7
LOT 90
19,260 S.F.

NO PORCH ENCROACHMENTS

3 CAR FRONT ENTRY ONLY



TREE SPARROW DRIVE

GL
1' 0"
CUT

XXXX.X' =FINAL GRADE

(XXXX.X') =EXISTING GRADE

DRIVEWAY = 5.44%
SIDEWALK = 2 RISE / 1 STEP
GARAGE = 2 RISE / 1 STEP

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

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

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

HOMESITE: 90
NEIGHBORHOOD: ENCLAVE MEQUON PRESERVE
MODEL: COLLINS 3 CAR FRONT LOAD
SITE AREA: 19,260 SQ. FT.
IMPERVIOUS AREA: 4,212 SQ. FT.

SCALE: 1"=30'-0"
DRAWN BY: KJW/ZCS
DATE: 3/3/2025

CUSTOMER: ANDREW & MAGGIE HELLERMANN
ADDRESS: 10600 TREE SPARROW DRIVE
MEQUON, WI

CUSTOMER APPROVAL:
DATE: / /
DATE: / /
VH APPROVAL:
SPF Mar 20 2025
DATE: / /

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

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



3D - Cottage Farmhouse 3 Car Front Load ARB

Custom Designed For: ANDREW & MAGGIE HELLERMANN
Homesite / Neighborhood: 90 ENCLAVE AT MEQUON PRESERVE SOUTH
Address: LOCUST TREE SPARROW DR.
MEQUON, WI 53097
Customer Approval: **SPF Mar 20 2025**

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

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

Do Not Scale

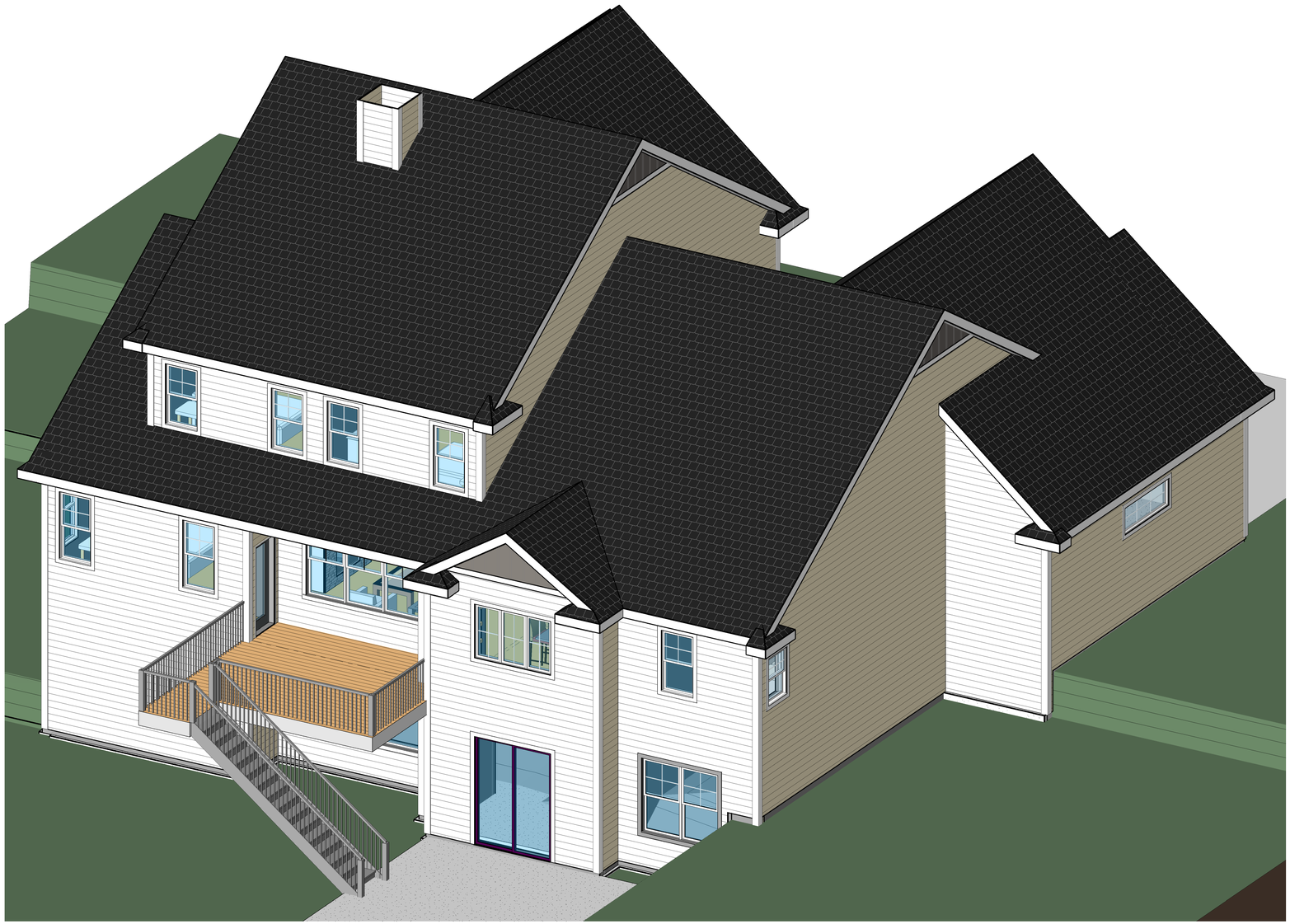
Note: All dimensions are stud to stud

Model: COLLINS
Elevation:
Revised Base Plan: Date: 3/20/2025
Drawn By:

Print Date: 3/20/2025 11:09:02 AM
Revisions:

Drawing No.: ARBO

Attachment: Plans (10248 : Veridian Homes LLC)



3D - Cottage Farmhouse 3 Car Front Load Rear ARB

Custom Designed For: ANDREW & MAGGIE HELLERMANN
Homesite / Neighborhood: 90 ENCLAVE AT MEQUON PRESERVE SOUTH
Address: 1 OGDEN TREE SPARROW DR.
MEQUON, WI 53097
Customer Approval: **SPF Mar 20 2025**

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

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

Model: COLLINS
Elevation:
Revised Base Plan: Date: 3/3/2025
Drawn By: Date: 3/3/2025

Prnt Date: 3/20/2025 11:09:05 AM
Revisions:

Drawing No.: ARB1

Do Not Scale

Note: All dimensions are stud to stud

Attachment: Plans (10248 : Veridian Homes LLC)

NOTE:
-LAP SIDING TO BE 6" SMART SIDING
-BOARD AND BATTEN SIDING TO BE SMART SIDING
-FRONT DOOR TO HAVE 4" SMART TRIM
-ALL WINDOWS TO HAVE 4" SMART TRIM FRONT ELEVATION
-GARAGE DOORS TO HAVE 4" SMART TRIM
-BANDBOARD TO BE 5/4 X 8 SMART TRIM
-FASCIA TO BE 8" SMART TRIM
- ALL CORNERS 6" SMART TRIM



Front Elevation - Cottage Farmhouse 3 Car Front Load ARB

1/4" = 1'-0"

Custom Designed For: ANDREW & MAGGIE HELLERMANN
Homesite / Neighborhood: 90 ENCLAVE AT MEQUON PRESERVE SOUTH
Address: 11060 N TREE SPARROW DR.
MEQUON, WI 53097
Customer Approval: **SPF Mar 20 2025**

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

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

Model: COLLINS
Elevation:
Revised Base Plan:
Drawn By: Date: 3/3/2025

Print Date: 3/20/2025 11:09:06 AM
Revisions:

Drawing No.: ARB2

Do Not Scale
Note: All dimensions are stud to stud

Attachment: Plans (10248 : Veridian Homes LLC)



Right Elevation - Cottage Farmhouse 3 Car Front Load ARB

1/4" = 1'-0"

Custom Designed For: ANDREW & MAGGIE HELLERMANN
Homesite / Neighborhood: 90 ENCLAVE AT MEQUON PRESERVE SOUTH
Address: 1060 N TREE SPARROW DR.
MEQUON, WI 53097
Customer Approval: **SPF Mar 20 2025**

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Madison, WI 53713
Phone 608.226.3100
Fax 608.226.0600

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

Model: COLLINS
Elevation:
Revised Base Plan: Date: 3/3/2025
Drawn By:

Do Not Scale

Note: All dimensions are stud to stud

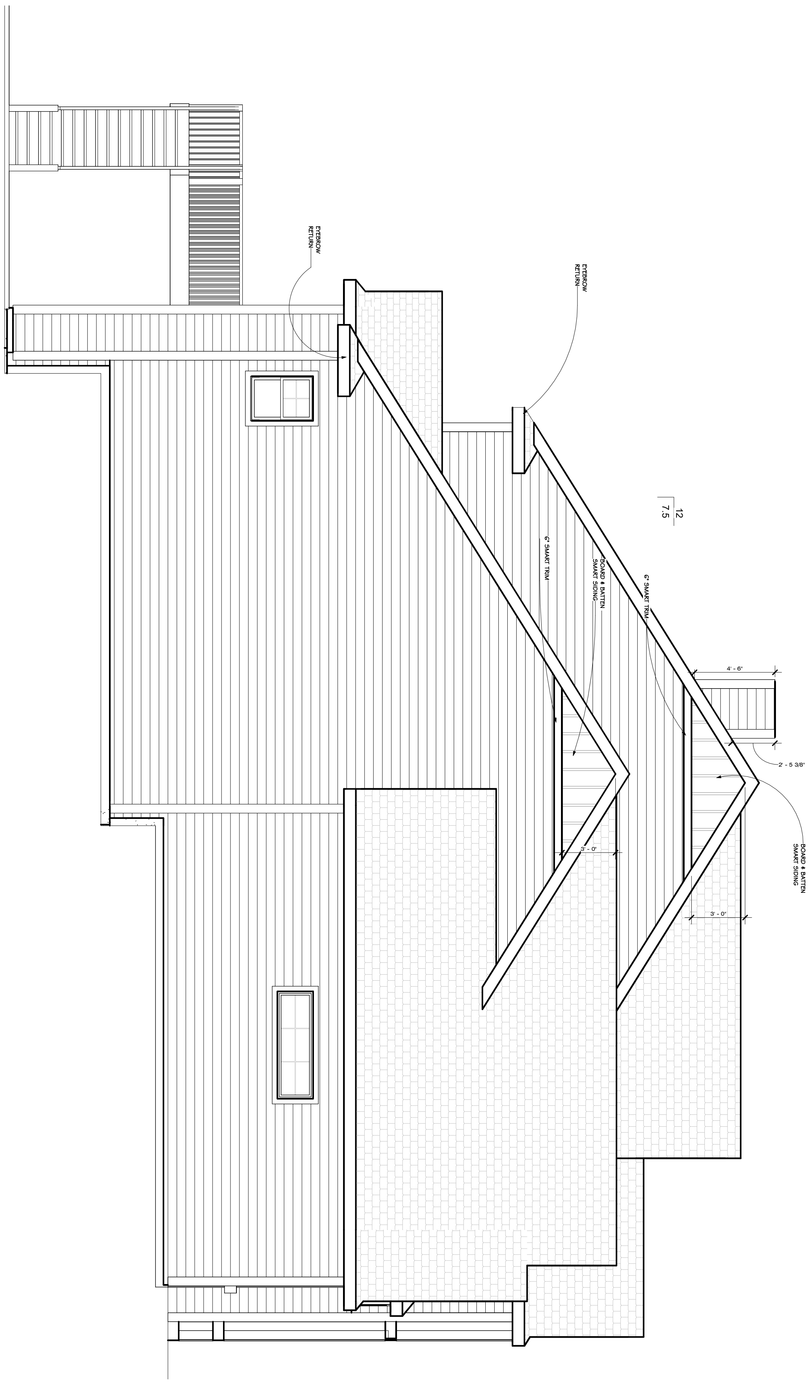
Prnt Date: 3/20/2025 11:09:07 AM
Revisions:

Drawing No.: ARB3

Attachment: Plans (10248 : Veridian Homes LLC)

Left Elevation - Cottage Farmhouse 3 Car Front Load ARB

1/4" = 1'-0"



Do Not Scale

Note: All dimensions are stud to stud

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

Drawing No: ARB4

Print Date: 3/3/2025 11:09:07 AM

Revisions:

Model:	COLLINS
Elevation:	
Revised Base Plan:	
Drawn By:	Date: 3/3/2025

VERIDIAN HOMES

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

Custom Designed For:	ANDREW & MAGGIE HELLERMANN
Homesite / Neighborhood:	90 ENCLAVE AT MEQUON PRESERVE SOUTH
Address:	10600 N TREE SPARROW DR MEQUON, WI 53097
Customer Approval:	**SPF Mar 20 2025**

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Rear Elevation - Cottage Farmhouse 3 Car Front Load ARB

1/4" = 1'-0"

Custom Designed For: ANDREW & MAGGIE HELLERMANN
Homesite / Neighborhood: 90 ENCLAVE AT MEQUON PRESERVE SOUTH
Address: 1060 N TREE SPARROW DR.
MEQUON, WI 53097
Customer Approval: **SPF Mar 20 2025**

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Madison, WI 53713
Phone 608.226.3100
Fax 608.226.0600

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

Model: COLLINS
Elevation:
Revised Base Plan:
Drawn By: Date: 3/3/2025

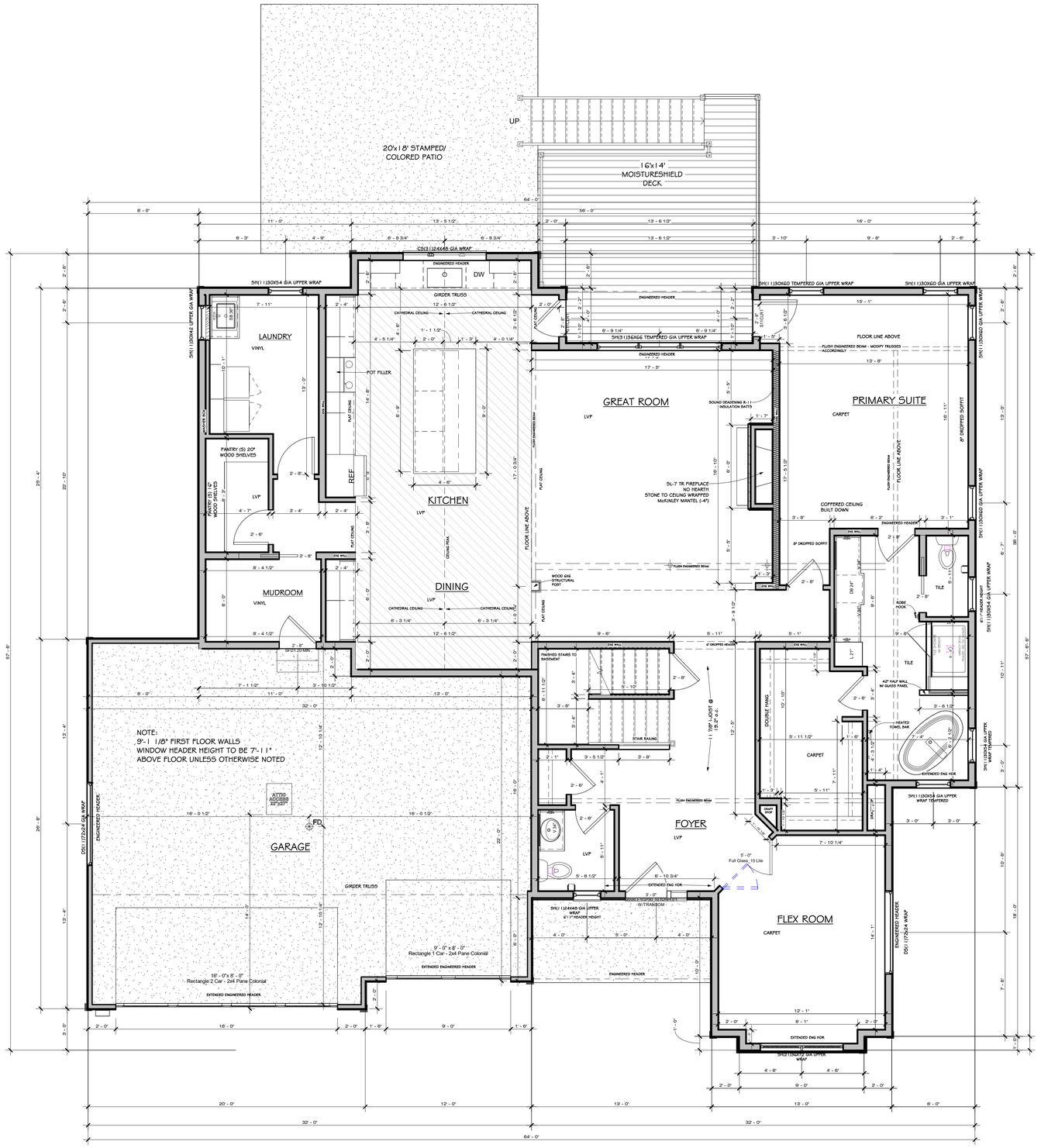
Do Not Scale

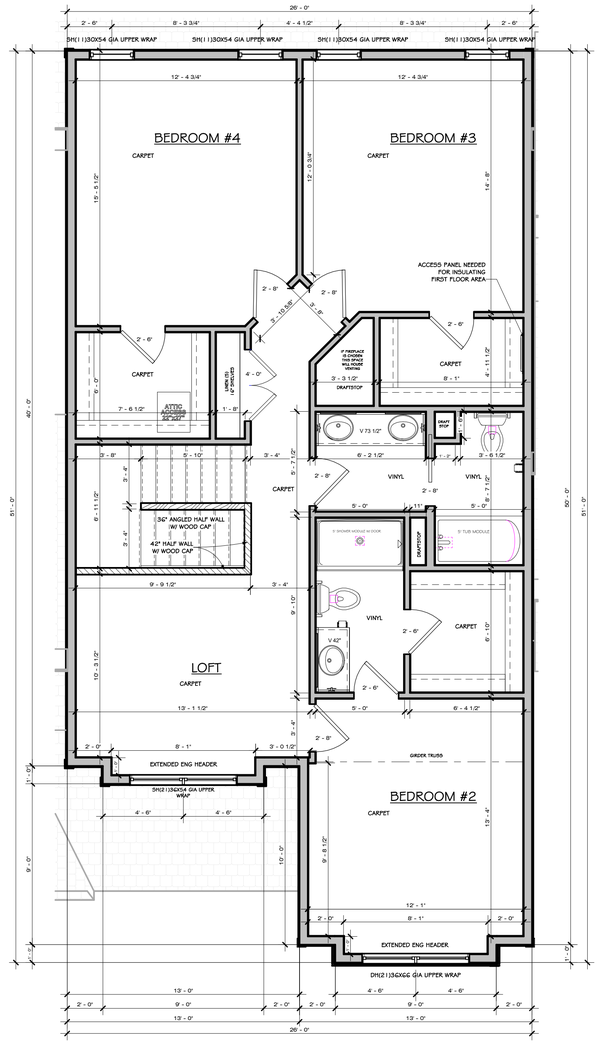
Note: All dimensions are stud to stud

Prnt Date:
3/20/2025
11:09:06 AM
Revisions:

Drawing No.:
ARB5

Attachment: Plans (10248 : Veridian Homes LLC)


20'x18' STAMPED/ COLORED PATIO
16'x14' MOISTURESHIELD DECK
UP
NOTE:
9'-1 1/8" FIRST FLOOR WALLS
WINDOW HEADER HEIGHT TO BE 7'-11"
ABOVE FLOOR UNLESS OTHERWISE NOTED
LAUNDRY
VINYL
PANTRY (5) 20" WOOD SHELVES
MUDROOM
VINYL
KITCHEN
LVP
DINING
LVP
GREAT ROOM
LVP
PRIMARY SUITE
CARPET
FOYER
LVP
FLEX ROOM
CARPET
GARAGE
POT FILLER
REF
DW
GIRDER TRUSS
5FL 36" FIREPLACE NO HEARTH STONE TO CEILING WRAPPED McKINLEY MANTEL (-4")
COFFERED CEILING BUILT DOWN
FLOOR LINE ABOVE
FLUSH ENGINEERED BEAM - MOODY TRUSSES ACCORDINGLY
SOUND DEADENING R-11 INSULATION BATTS
WOOD EDGE STRUCTURAL POST
FINISHED STAIRS TO BASEMENT
STAIR RAILING
DOUBLE HANG
42" HALF WALL W/ GLASS PANEL
TILE
HEATED TOWEL BAR
ROBE HOOK
5'-0" Full Glass 15 Lite
9'-0" x 8'-0" Rectangle 1 Car - 2x4 Pane Colonial
16'-0"x 8'-0" Rectangle 2 Car - 2x4 Pane Colonial
EXTENDED ENGINEERED HEADER
ENGINEERED HEADER
FLAT CEILING
CATHEDRAL CEILING
5FH(113)30X54 GIA UPPER WRAP
5FH(113)30X42 UPPER GIA WRAP
5FH(113)30X60 GIA UPPER WRAP
5FH(113)36XG TEMPERED GIA UPPER WRAP
5FH(113)30XG0 TEMPERED GIA UPPER WRAP
5FH(113)30XG0 GIA UPPER WRAP
5FH(113)30XG0 GIA UPPER WRAP TEMPERED
5FH(113)30XG0 GIA UPPER WRAP
5FH(113)30XG0 GIA UPPER WRAP
5FH(113)30XG0 GIA UPPER WRAP



Area Schedule (Cottage Farmhouse 3 Car FL)	
Name	Area
First Floor	2128 SF
Second Floor	1188 SF
Finished Lower Level	1482 SF
	4798 SF

Second Floor - Cottage Farmhouse 3 Car Front Load ARB

1/4" = 1'-0"

Custom Designed For: ANDREW & MAGGIE HELLERMANN
Homesite / Neighborhood: 90 ENCLAVE AT MEQUON PRESERVE SOUTH
Address: 11060 N TREE SPARROW DR.
MEQUON, WI 53097
Customer Approval: **SPF Mar 20 2025**

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Madison, WI 53713
Phone 608.226.3100
Fax 608.226.0600

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

Model: COLLINS
Elevation:
Revised Base Plan: Date: 3/3/2025
Drawn By:

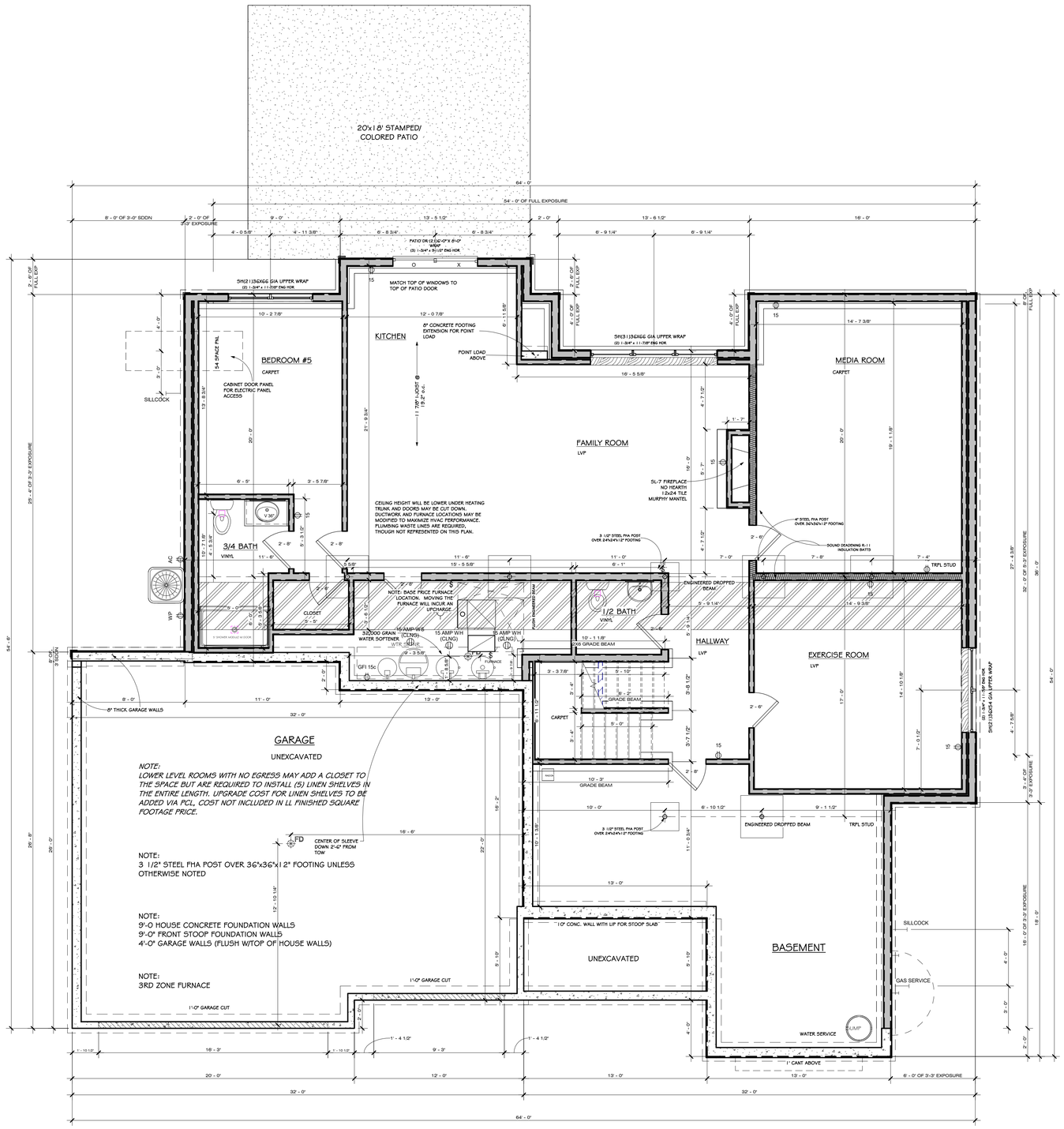
Do Not Scale

Note: All dimensions are stud to stud

Print Date: 3/20/2025 11:09:10 AM
Revisions:

Drawing No.: ARB7

Attachment: Plans (10248 : Veridian Homes LLC)



Foundation Plan - Cottage Farmhouse 3 Car Front Load ARB

1/4" = 1'-0"

Area Schedule (Cottage Farmhouse 3 Car FL)	
Name	Area
First Floor	2128 SF
Second Floor	1188 SF
Finished Lower Level	1482 SF
	4798 SF

Custom Designed For: ANDREW & MAGGIE HELLERMANN
Homesite / Neighborhood: 90 ENCLAVE AT MEQUON PRESERVE SOUTH
Address: 1 DEER TREE SPARROW DR.
MEQUON, WI 53097
Customer Approval:
SPF Mar 20 2025

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

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

Model: COLLINS
Elevation:
Revised Base Plan: Date: 3/20/2025
Drawn By:

Prnt Date: 3/20/2025 11:09:10 AM
Revisions:

Drawing No.: ARB8

Do Not Scale

Note: All dimensions are stud to stud

Attachment: Plans (10248 : Veridian Homes LLC)

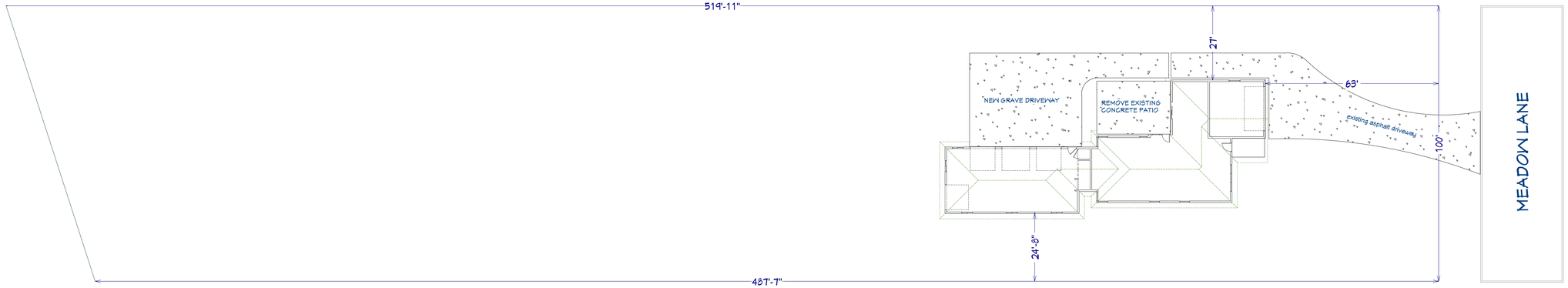
11333 N. Cedarburg Road
Mequon, WI 53092-1930
Phone: 262-242-3100
Fax: 262-242-9655

www.cityofmequonwi.gov

Office of Architectural Board

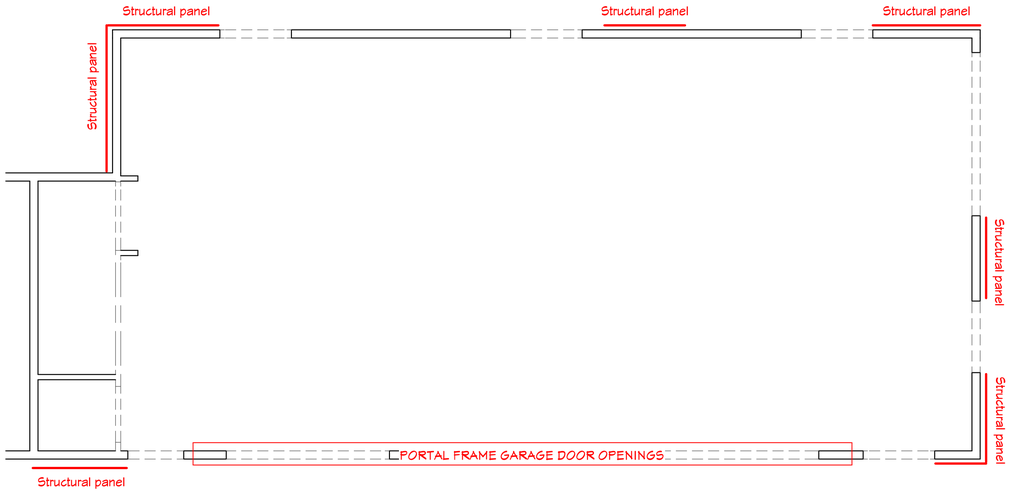
TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE:
SUBJECT: **Jared & Amie Verba - Garage Addition at 10107 N. Meadow Lane**

Attachments:
Site Plan (PDF)
Pictures (PDF)
Plans (PDF)

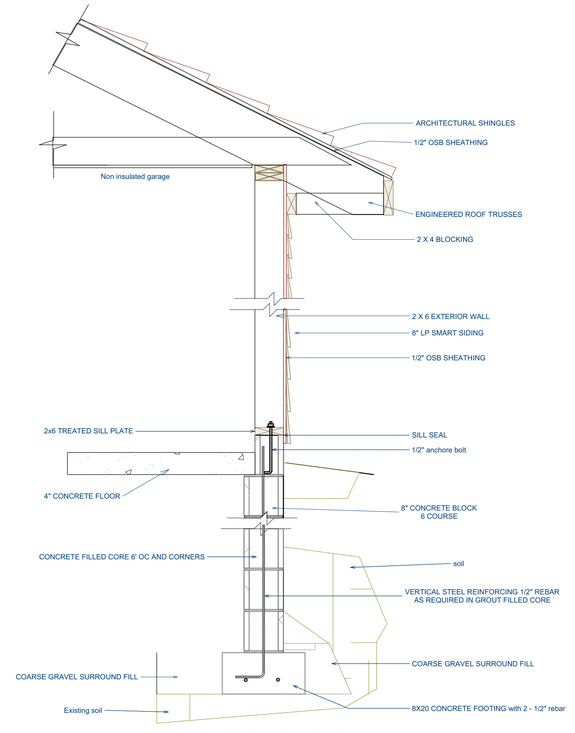


SITE PLAN

SCALE: 1" = 20'



Structural wall plan
Scale: 1/4" = 1'



Garage Wall Schedule

Farmington Woodworks
Design Build
Kitchen - Bath
Custom Cabinetry

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

PAGE TITLE:
SITE PLAN
STRUCTURAL WALL PLAN
WALL SCHEDULE

PROJECT:
Jared & Amie Verba
10107 N Meadow LN
Mequon, WI 53092

DRAWINGS PROVIDED BY:
Farmington Woodworks LLC
8984 Forest View Rd
Kewaskum, WI 53040
(262)6858256

DATE:
3/18/2025

SCALE:

SHEET:
P - 5

Attachment: Site Plan (10249 : Jared & Amie Verba)

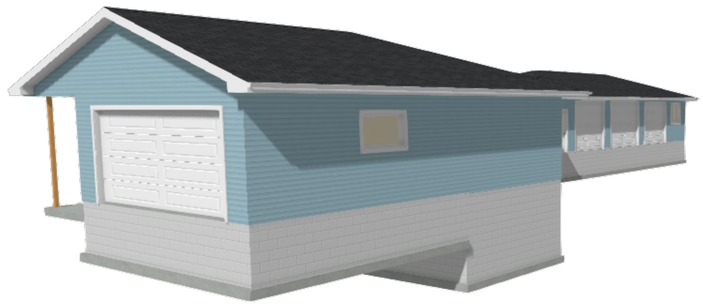








Existing Pictures







Pictorial images

Farmington Woodworks
Design Build
Kitchen - Bath
Custom Cabinetry

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

PAGE TITLE:
pre construction photos
pictorial images

PROJECT:
Jared & Amie Verba
10107 N Meadow LN
Mequon, WI 53092

DRAWINGS PROVIDED BY:
Farmington Woodworks LLC
8984 Forest View Rd
Kewaskum, WI 53040
(262)6858256

DATE:
3/18/2025

SCALE:

SHEET:
P-6

Attachment: Pictures (10249 : Jared & Amie Verba)

VERBA GARAGE ADDITION



OWNER CONTACTS:

Jared Verba
Phone: (414)418-4253
Email:jaredverba89@gmail.com

Amie Verba
Phone: (414)510-3726
Email: amie.verba@gmail.com

CONTRACTOR CONTACTS:

Matt Lehn
Phone: (262) 685-8256
Email: farmingtonwoodworks@gmail.com

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SHEET INDEX

P-1 COVER SHEET
P-2 FLOOR PLAN
P-3 FOUNDATION PLAN
P-4 ELEVATIONS
P-5 SITE PLAN
STRUCTURAL WALL PLAN
WALL SCHEDULE
P-6 PRE CONSTRUCTION PHOTOS
PICTORIAL IMAGES

Farmington Woodworks
Design Build
Kitchen - Bath
Custom Cabinetry

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

PAGE TITLE: COVER SHEET

PROJECT:
Jared & Amie Verba
10107 N Meadow LN
Mequon, WI 53092

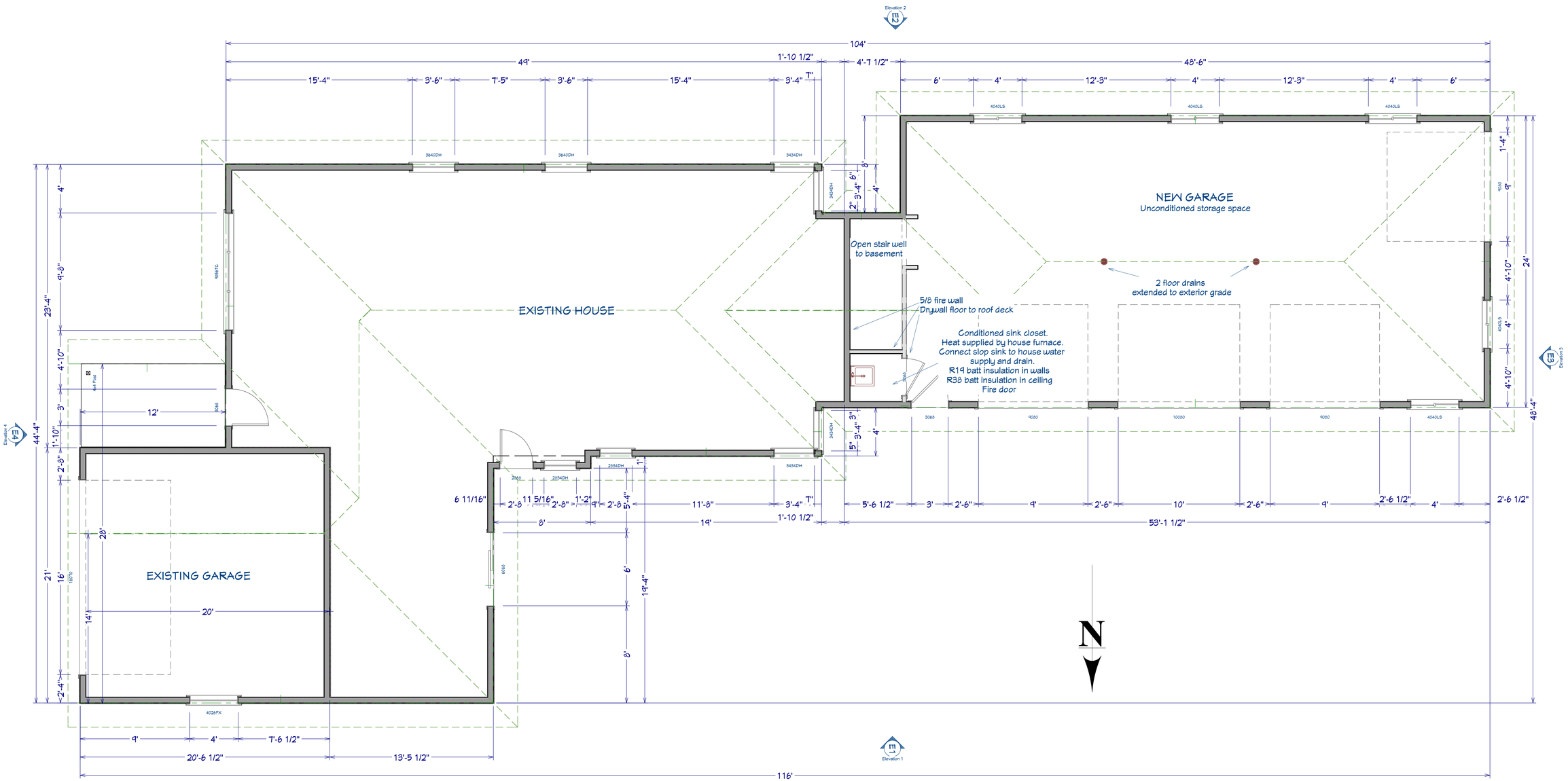
DRAWINGS PROVIDED BY:
Farmington Woodworks LLC
8984 Forest View Rd
Kewaskum, WI 53040
(262)6858256

DATE: 3/18/2025

SCALE:

SHEET: P-1

Attachment: Plans (10249 : Jared & Amie Verba)



REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

Farmington Woodworks
Design Build
Kitchen - Bath
Custom Cabinetry

PAGE TITLE:
FLOOR PLAN

PROJECT:
Jared & Amie Verba
10107 N Meadow LN
Mequon, WI 53092

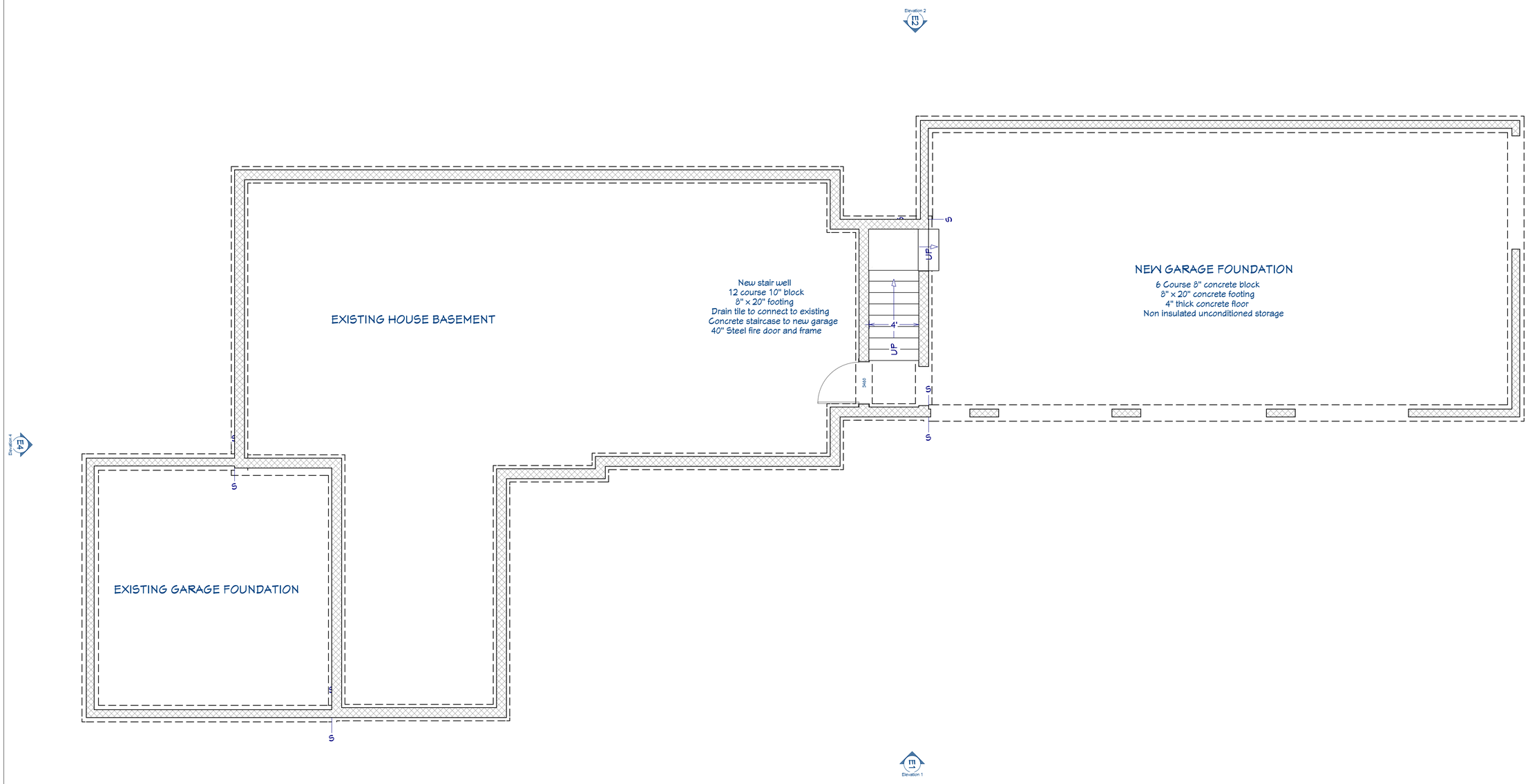
DRAWINGS PROVIDED BY:
Farmington Woodworks LLC
8984 Forest View Rd
Kewaskum, WI 53040
(262)6858256

DATE:
3/18/2025

SCALE:
1/4"=1'

SHEET:
P-2

Attachment: Plans (10249 : Jared & Amie Verba)



Farmington Woodworks
Design Build
Kitchen - Bath
Custom Cabinetry

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

PAGE TITLE:
FOUNDATION PLAN

PROJECT:
Jared & Amie Verba
10107 N Meadow LN
Mequon, WI 53092

DRAWINGS PROVIDED BY:
Farmington Woodworks LLC
8984 Forest View Rd
Kewaskum, WI 53040
(262)6858256

DATE:
3/18/2025

SCALE:
1/4'=1'

SHEET:
P -3

Attachment: Plans (10249 : Jared & Amie Verba)



Elevation 1



Elevation 2



Elevation 3



Elevation 4

Farmington Woodworks
Design Build
Kitchen - Bath
Custom Cabinetry

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

PAGE TITLE:
ELEVATIONS

PROJECT:
Jared & Amie Verba
10107 N Meadow LN
Mequon, WI 53092

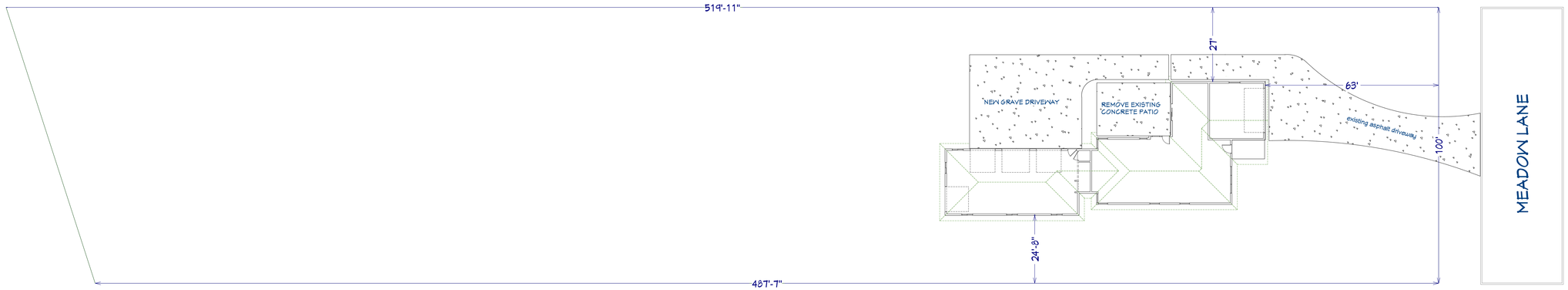
DRAWINGS PROVIDED BY:
Farmington Woodworks LLC
8984 Forest View Rd
Kewaskum, WI 53040
(262)6858256

DATE:
3/18/2025

SCALE:
1/4'=1'

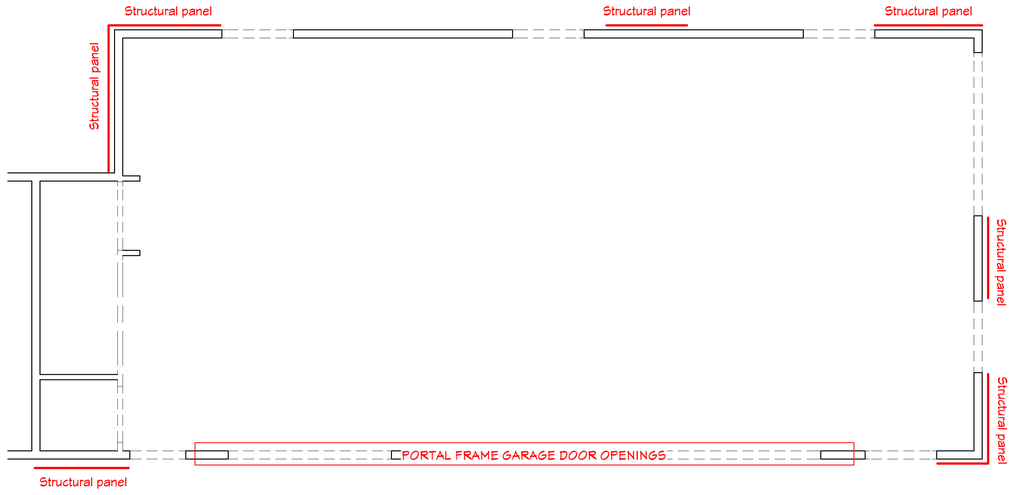
SHEET:
P - 4

Attachment: Plans (10249 : Jared & Amie Verba)

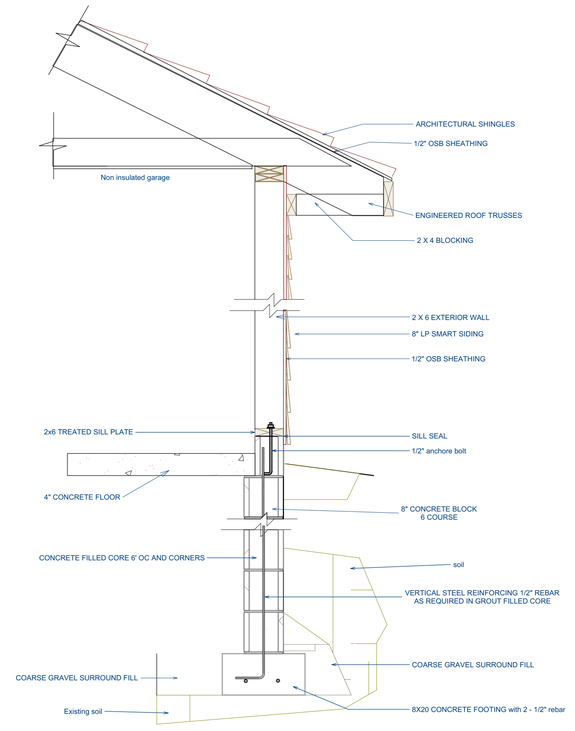


SITE PLAN

SCALE: 1" = 20'



Structural wall plan
Scale: 1/4" = 1'



Garage Wall Schedule

Farmington Woodworks
Design Build
Kitchen - Bath
Custom Cabinetry

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P - 5

Attachment: Plans (10249 : Jared & Amie Ve

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

www.cityofmequonwi.gov

Office of Architectural Board

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **April 14, 2025**
SUBJECT: **Tim O'Brien Homes - New Single-Family Residence at 9773 N. Migratory Court**

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

3/21/25

City of Mequon
11333 N Cedarburg Road
Mequon, Wisconsin 83092
Phone262-236-2924
Fax262-242-9819

Regarding: Letter of Intent for Lot #008 Swan Ridge Farms

Dear City of Mequon Architectural Board:

The house on this site will be a 5518 hundred square foot two-story. The home will be a 3 bedroom with 2.5 baths. The exterior will be cohesive on all sides and will fit in well with the exterior look of the other homes in the neighborhood. Lot #008 is a .5159-acre lot and will meet all setback requirements.

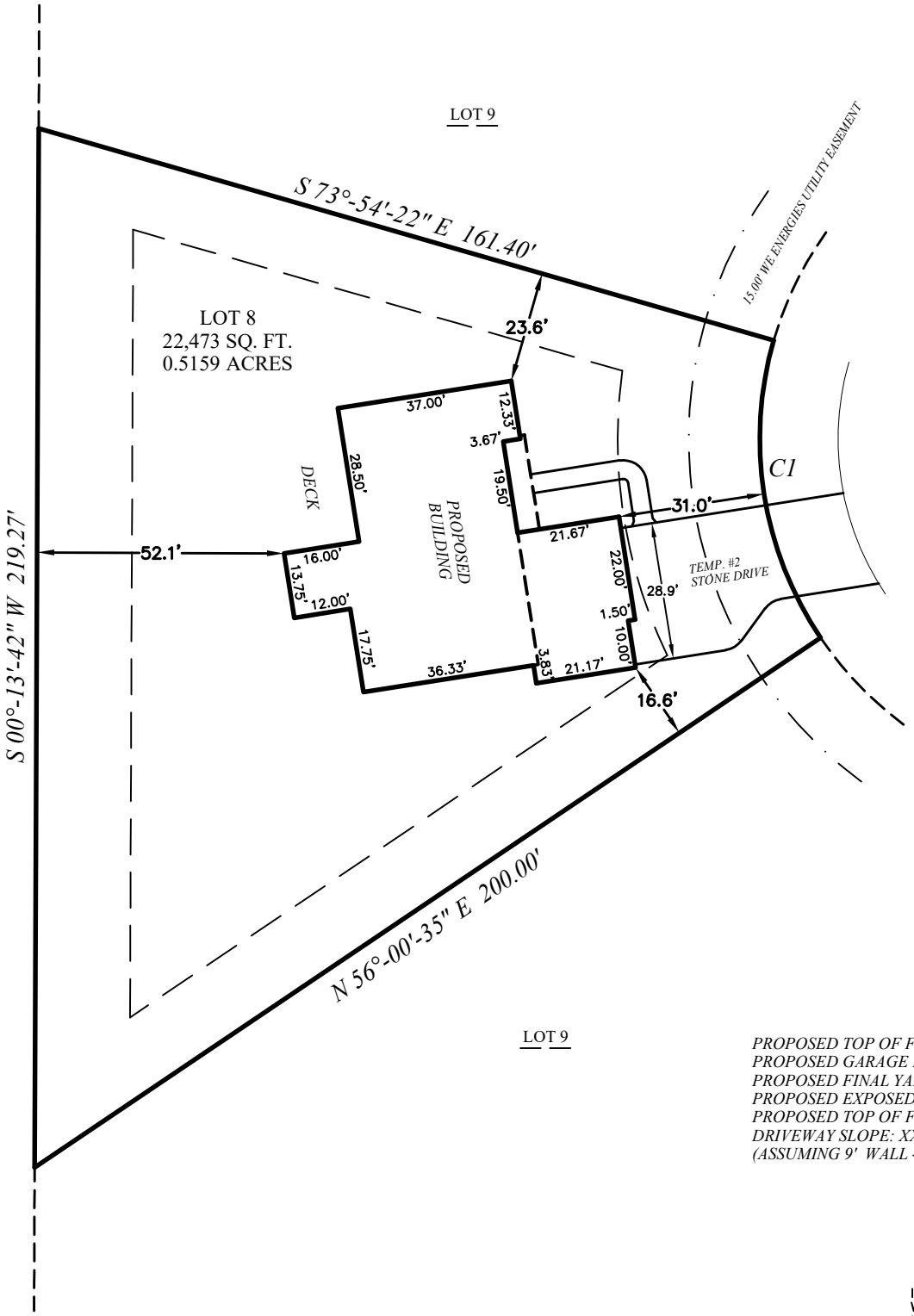
Sincerely,

Matt Dries, TOB homes

Attachment: Statement of Intent (10250 : Tim O'Brien Homes)

N27W24075 PAUL COURT, PEWAUKEE, WI 53072
T 262-542-5750 U WWW.TOBHOMES.COM

FOR LOT 8 OF SWAN RIDGE FARMS, AND BEING A PART OF THE NE 1/4 OF THE SOUTHEAST QUARTER OF SECTION 32, TOWN 9 NORTH, RANGE 21 EAST, CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.



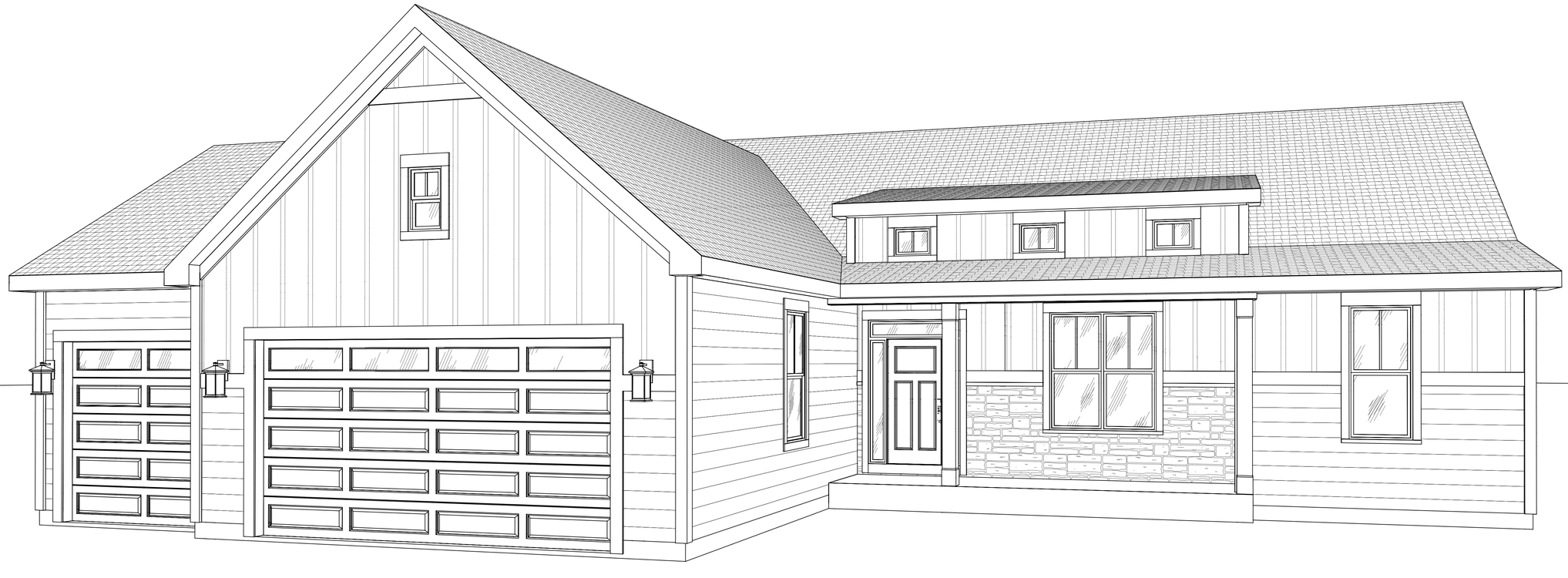
OUTLOT 3
DRAINAGE EASEMENT

C1
RAD = 75.00'
ARC = 65.56'
CHD = 63.49'
C.B. = N 08°-5(

PROPOSED TOP OF FOUNDATION: 745.97
PROPOSED GARAGE FLOOR EL: 745.47
PROPOSED FINAL YARD GRADE: 745.30
PROPOSED EXPOSED GRADE: 736.30
PROPOSED TOP OF FOOTING: 736.97
DRIVEWAY SLOPE: XXX % TO SIDEWALK
(ASSUMING 9' WALL - CHECK PLAN)

IF THE SURVEYOR'S SEAL IS
WET STAMPED IN RED AND S
IN OPPOSABLE INK, THE PLA
A COPY THAT SHOULD BE AS
TO CONTAIN UN-AUTHORIZED
ERATIONS. THE CERTIFICATIO
ON THIS DOCUMENT DOES N
TO ANY COPIES NOR DIGITAL
UNLESS VERIFIED DIGITAL CE
BY SAME EXISTS UN-ALTERED.

Attachment: Site Plan (10250 : Tim O'Brien Homes)



SR008

MASTER PLAN: Kendall at (MKE) Swan Ridge Farms for SR008 | ELEVATION: Farmhouse Elevation 3 | COMMUNITY: SR (96) - Swan Ridge Farms (MKE) | LOT NUMBER: 8 | CUSTOMER: Paul Kujawa & Carrie Schaal

PLANS POWERED BY HIGHARC

PROJECT SUMMARY

BUILDING AREA

LIVABLE	
BASEMENT SF	1342 SF
FIRST FLOOR SF	2320 SF
SECOND FLOOR SF	235 SF
TOTAL LIVABLE :	3897 SF
NON-LIVABLE	
BASEMENT SF	929 SF
FIRST FLOOR SF	692 SF
SECOND FLOOR SF	0 SF
TOTAL GARAGE AREA :	692 SF
FRONT PORCH AND PORTICO AREA :	91 SF
REAR PORCH AREA :	0 SF
PATIO AREA :	280 SF

GENERAL NOTES

ONLY LOCATION SPECIFIC OPTIONS ARE SHOWN ON THESE DRAWINGS. PLEASE REFER TO OPTION SUMMARY AND/OR PURCHASE ORDERS FOR A COMPLETE LISTING OF OPTIONS.

DESIGN CRITERIA:

NUMBER OF STORIES: 3

BUILDING WIDTH: 63'-10"

BUILDING DEPTH: 71'-0"

BUILDING HEIGHT: 20'-10"

GOVERNMENTAL CODES AND STANDARDS

HOME TO BE BUILT TO CONFORM TO ALL APPLICABLE LOCAL CODES, PRACTICES AND STANDARDS.

BUILDING CODE ANALYSIS / DESIGN CRITERIA

HOME TO BE BUILT TO MEET OR EXCEED ALL LOCAL CODES AND DESIGN CRITERIA.

GRAPHIC SYMBOLS & LEGEND

FIRST FLOOR EL. 0'-0"	ELEVATION MARKER
SLOPE 4:12	ROOF SLOPE
SD	SD
SCO	SD / CO

SHEET INDEX

COVER	A-000
SCHEDULES	A-010
FOUNDATION PLAN	A-050
FINISHED BASEMENT PLAN	A-100
FIRST FLOOR PLAN	A-101
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ROOF PLAN	A-120
FRONT / BACK ELEVATION	A-200
LEFT / RIGHT ELEVATION	A-201
FOUNDATION DETAILS	D-110
FOUNDATION WALL TYPES	D-120
FRAMING DETAILS	D-130
FRAMING DETAILS CONT.	D-140
FINISH DETAILS	D-150
WALL SECTIONS	D-160
LOT SPEC DETAILS	D-170
DECK DETAILS	D-200
DECK DETAILS 2	D-210
FINISHED BASEMENT ELECTRICAL PLAN	E-100
FIRST FLOOR ELECTRICAL PLAN	E-101
SECOND FLOOR ELECTRICAL PLAN	E-102

TIM O'BRIEN homes

Tim O'Brien Homes

N27W24075 Paul Court

Pewaukee, WI, 53072

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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	3/17/2025

PROJECT

PLAN: Kendall at (MKE) Swan Ridge Farms for SR008

ELEV: Farmhouse Elevation 3

LOT: 8

LOT ADDRESS:

DRAWING TITLE

COVER

SHEET NUMBER

A-000

NOT FOR CONSTRUCTION

© 2025 HIGHARC, INC

Attachment: Plans (10250 : Tim O'Brien Homes)

DOORS

LABEL	COUNT	WIDTH	HEIGHT	HANDING
50/68	1	5'-0"	6'-8"	DH
BYP 60/68	1	6'-0"	6'-8"	LEFT
BYP 60/68	1	6'-0"	6'-8"	RIGHT
16/68	1	1'-6"	6'-8"	LEFT
16/68	1	1'-6"	6'-8"	RIGHT
24/68	2	2'-4"	6'-8"	LEFT
24/68 PKT	1	2'-4"	6'-8"	NONE
26/68	2	2'-6"	6'-8"	RIGHT
26/68	2	2'-6"	6'-8"	LEFT
26/68 PKT	1	2'-6"	6'-8"	NONE
28/68	7	2'-8"	6'-8"	RIGHT
28/68	3	2'-8"	6'-8"	LEFT
28/68 PKT	2	2'-8"	6'-8"	NONE
20 MIN 30/68	1	3'-0"	6'-8"	LEFT
TR 3016 FX MULLED OVER 90/68 SL	1	9'-0"	6'-8"	LEFT
60/68 SLIDING GLASS DR.	1	6'-0"	6'-8"	RIGHT
28/68	1	2'-8"	4'-11 7/8"	LEFT
30/68 S2L10	1	3'-0"	6'-8"	LEFT
FIRST FLOOR TOTAL COUNT: 22				
BASEMENT TOTAL COUNT: 8				

WINDOWS

LABEL	COUNT	WIDTH	HEIGHT
0	2	1'-0"	6'-8"
0	3	3'-0"	1'-6"
16/26	1	1'-6"	2'-6"
20/16	3	2'-0"	1'-6"
20/30	2	2'-0"	3'-0"
28/60	11	2'-8"	6'-0"
40/20	2	4'-0"	2'-0"
50/10	1	5'-0"	1'-0"
50/60	2	5'-0"	6'-0"
TR 28/60	2	8'-0"	6'-0"
TW 28/60	4	5'-4"	6'-0"
FIRST FLOOR TOTAL COUNT: 26			
ROOF HOSTED TOTAL COUNT: 1			
SECOND FLOOR TOTAL COUNT: 3			
BASEMENT TOTAL COUNT: 3			

ROOMS NET AREA

NAME	AREA	FLOOR MATERIAL	LEVEL
B.O. STAIR LANDING	12.5 SF	3/8" LAMINATE	BASEMENT
BASEMENT	204 SF	CONCRETE	BASEMENT
BATH HALL	34.2 SF	LVT	BASEMENT
CLOSET	32.3 SF	3/8" LAMINATE	BASEMENT
FAMILY ROOM	882 SF	3/8" LAMINATE	BASEMENT

ROOMS NET AREA CONTINUED

STAIRS LL	40.9 SF	CARPET	BASEMENT
STORAGE	17.4 SF	3/8" LAMINATE	BASEMENT
WORKOUT ROOM	192.6 SF	3/8" LAMINATE	BASEMENT
WORKSHOP	678.5 SF	CONCRETE	BASEMENT
BEDROOM 2	137 SF	CARPET	FIRST FLOOR
BEDROOM 3	133.9 SF	CARPET	FIRST FLOOR
CHASE	3 SF	LVT	FIRST FLOOR
CLOSET	8.5 SF	3/8" LAMINATE	FIRST FLOOR
CLOSET AT BED 2	17.1 SF	CARPET	FIRST FLOOR
CLOSET AT BED 3	16.8 SF	CARPET	FIRST FLOOR
CLOSET AT LAUNDRY	7.9 SF	LVT	FIRST FLOOR
CLOSET BY PWDR.	7.1 SF	3/8" LAMINATE	FIRST FLOOR
COVERED PORCH	91.3 SF	CONCRETE	FIRST FLOOR
DINETTE	206.2 SF	3/8" LAMINATE	FIRST FLOOR
FLEX	106.9 SF	3/8" LAMINATE	FIRST FLOOR
FOYER	92 SF	3/8" LAMINATE	FIRST FLOOR
GARAGE	674.9 SF	CONCRETE	FIRST FLOOR
GENERAL	9 SF	3/8" LAMINATE	FIRST FLOOR
GREAT ROOM	241.9 SF	3/8" LAMINATE	FIRST FLOOR
HALL	34.3 SF	3/8" LAMINATE	FIRST FLOOR
HALL BATH	35.3 SF	LVT	FIRST FLOOR
KITCHEN	186 SF	3/8" LAMINATE	FIRST FLOOR
LAUNDRY	47.3 SF	LVT	FIRST FLOOR
LINEN AT HALL BATH	5.1 SF	LVT	FIRST FLOOR
LIVING HALL	69.9 SF	3/8" LAMINATE	FIRST FLOOR
PANTRY	17.9 SF	3/8" LAMINATE	FIRST FLOOR
POWDER	24.1 SF	LVT	FIRST FLOOR
PRIMARY BATH	75.3 SF	LVT	FIRST FLOOR
PRIMARY BEDROOM	237.7 SF	3/8" LAMINATE	FIRST FLOOR
PRIMARY HALL	70.1 SF	3/8" LAMINATE	FIRST FLOOR
PWDR. HALL	11.6 SF	3/8" LAMINATE	FIRST FLOOR
REAR FOYER	61.7 SF	LVT	FIRST FLOOR
W.I.C	26.2 SF	3/8" LAMINATE	FIRST FLOOR
W.I.C.	52.7 SF	3/8" LAMINATE	FIRST FLOOR
WALK	280 SF	DECK	FIRST FLOOR
WC	17.5 SF	LVT	FIRST FLOOR

WALL TAKEOFF

TYPE	LENGTH	BASE CONSTRAINT
EXTERIOR	276'-6"	FIRST FLOOR
INTERIOR	360'-2"	FIRST FLOOR
EXTERIOR	65'-11"	SECOND FLOOR
INTERIOR	9'-0"	SECOND FLOOR
INTERIOR	166'-2"	BASEMENT
EXTERIOR	124'-8"	BASEMENT

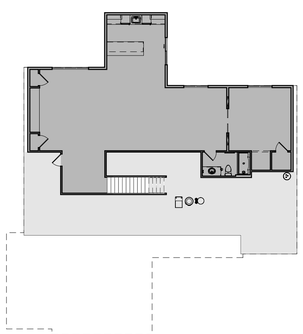
OPTIONS SELECTED

OPTION	OPTION ID
4' Dinette Bump	20310

OPTIONS SELECTED CONTINUED

Full Height Stone	Z20021003
Full Height Stone	Z20021003
Cathedral or Vaulted Ceiling at Primary Bedroom	Z20024003
Cathedral or Vaulted Ceiling at Great Room - Layout 1	Z20024003
9' Basement	Z20024016
Gas Fireplace centered	Z20035001
Drop Zone	Z20051023
French Doors at Flex Room	Z20059029
Deck	Z20072005
Open Rail	ZZZZ57210
Mirror home	
3 Car Garage	
With Window	
Gourmet Kitchen	
Optional Transom Window(s) at Garage	
Garage Service Door	
8' Garage Door 2 & 3 Car	
Lockers	
Freestanding Tub at Primary Bath	
Optional Single Hung Window(s) at Primary Bedroom	
Vanity ILO Pedestal at Powder 1	
Cathedral Ceiling	
Angled Flex Room Entry	
TimOBrien Mad_04	

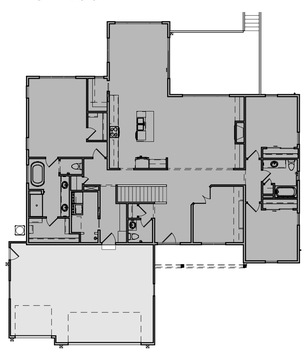
BASEMENT



LIVABLE = 1342 SF

NON-LIVABLE = 929 SF

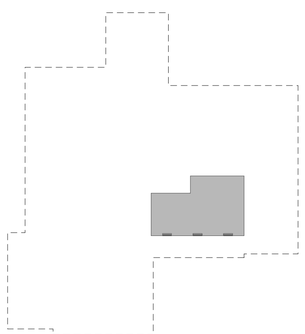
FIRST FLOOR



LIVABLE = 2320 SF

NON-LIVABLE = 692 SF

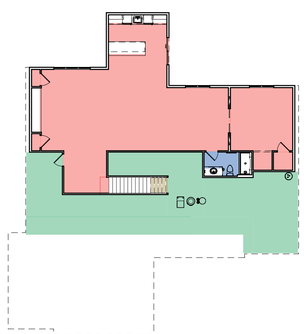
SECOND FLOOR



LIVABLE = 235 SF

NON-LIVABLE = 0 SF

BASEMENT



CONCRETE = 1649 SF

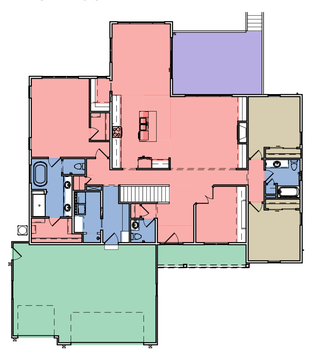
3/8" LAMINATE = 2515 SF

LVT = 312 SF

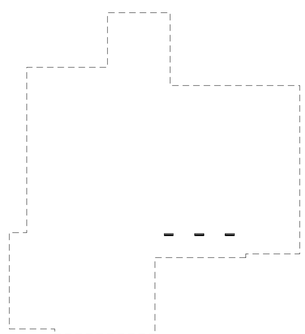
CARPET = 346 SF

DECK = 280 SF

FIRST FLOOR



SECOND FLOOR



TIM O'BRIEN homes

Tim O'Brien Homes

N27W24075 Paul Court

Pewaukee, WI, 53072

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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	3/17/2025

PROJECT

PLAN: Kendall at (MKE) Swan Ridge Farms for SR008

ELEV: Farmhouse Elevation 3

LOT: 8

LOT ADDRESS:

DRAWING TITLE

SCHEDULES

SHEET NUMBER

A-010

NOT FOR CONSTRUCTION

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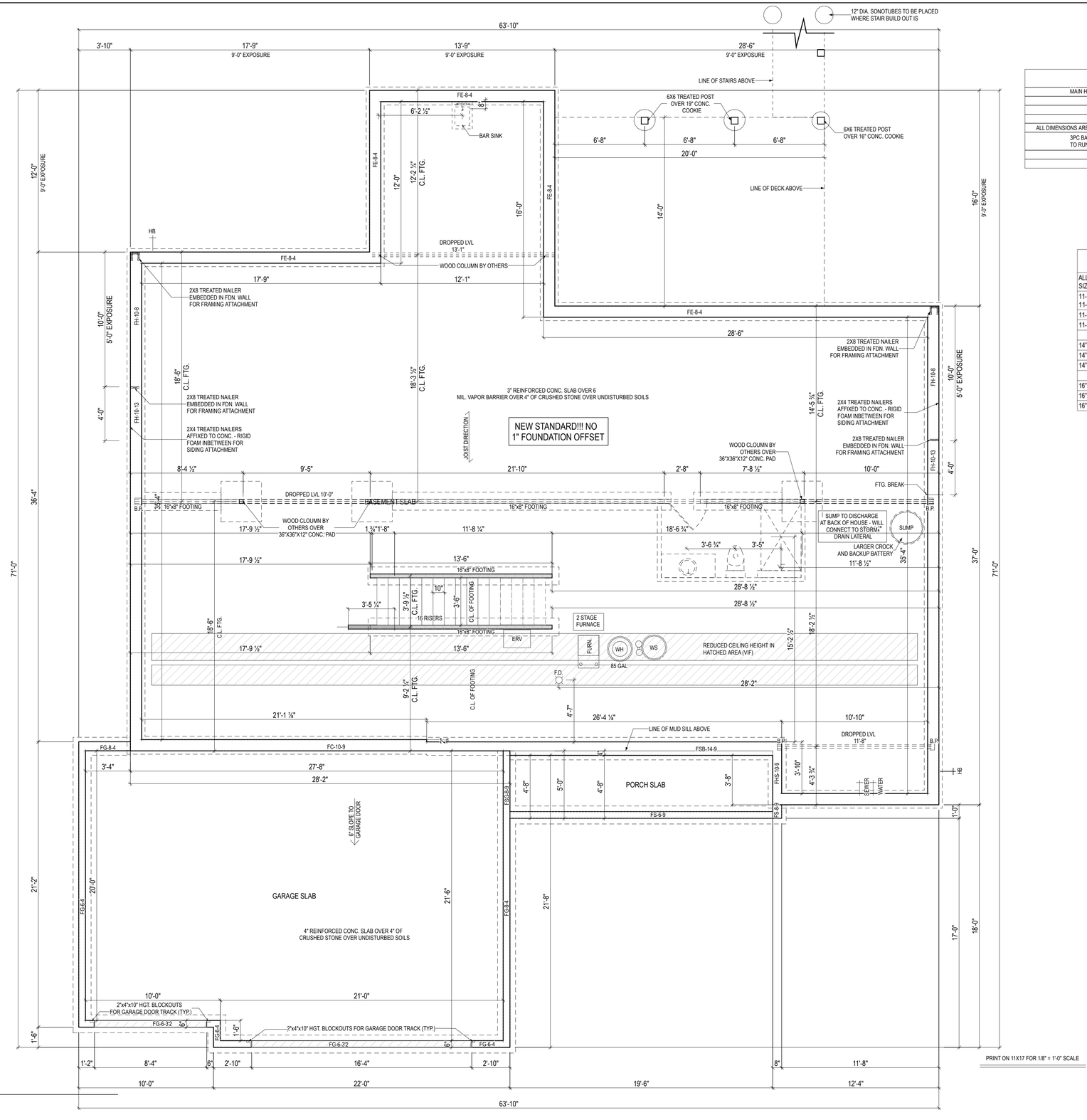
Attachment: Plans (10250 : Tim O'Brien Homes)



1 FOUNDATION PLAN
A-050
1/4" = 1'-0" @ 22" x 34"

PRINT ON 11X17 FOR 1/8" = 1'-0" SCALE

PLAN NOTES - FOUNDATION
MAIN HOUSE CONCRETE WALLS: FH-10-9 UNLESS OTHERWISE NOTED
FURNACE TO BE MINIMUM 95% EFFICIENT
WATER HEATER IS POWER VENTED PER SPECIFICATION
POURED CONCRETE IS TO BE 3000 PSI
ALL DIMENSIONS ARE TO FACE OF STUD TO FACE OF STUD OR FACE OF CONCRETE
3PC BATH ROUGH-IN TO INCLUDE WASTE & VENT TO RUN TO GENERAL VICINITY - FRAMING & FIXTURES NOT INCLUDED
1.5" RIGID INSULATION ON INSIDE OF FOUNDATION WALL
SEE DETAIL PAGES FOR FOUNDATION DETAILS

PLAN NOTES - BEAM POCKET SIZING
ALL BEAM POCKETS TO BE SIZED IN FIELD. VERIFY SIZE USING I-JOIST LAYOUT AND CHART BELOW
11-7/8" 2 ply = 4"x6"x 10 5/8"
11-7/8" 2 ply = 4"x6"x 10 5/8"
11-7/8" 3 ply = 4"x8"x 10 5/8"
11-7/8" 4 ply = 4"x10"x 10 5/8"
14" 2 ply = 4"x6"x12.75"
14" 3 ply = 4"x8"x12.75"
14" 4 ply = 4"x10"x12.75"
16" 2 ply = 4"x6"x14.75"
16" 3 ply = 4"x8"x14.75"
16" 4 ply = 4"x10"x14.75"

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Tim O'Brien Homes
N27W24075 Paul Court
Pewaukee, WI, 53072

ISSUE	DESCRIPTION	DATE
01	BUILDER SET	3/17/2025

PROJECT

PLAN: Kendall at (MKE) Swan Ridge Farms for SR008
ELEV: Farmhouse Elevation 3
LOT: 8

LOT ADDRESS:

DRAWING TITLE

FOUNDATION PLAN

SHEET NUMBER

A-050

NOT FOR CONSTRUCTION

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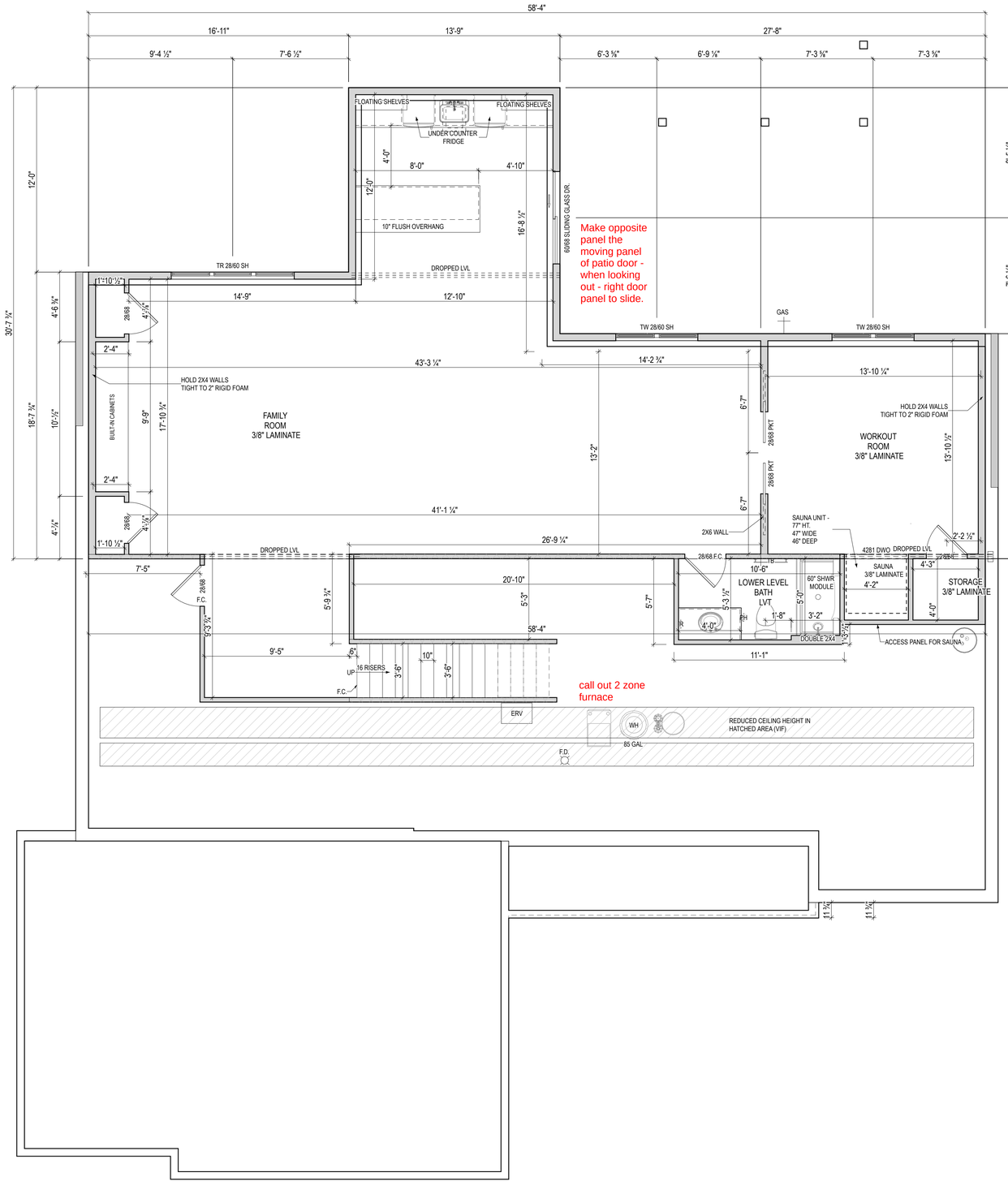
Attachment: Plans (10250 : Tim O'Brien Homes)



PLAN NOTES - FINISHED BASEMENT
ALL DIMENSIONS ARE TO FACE OF STUD OR FACE OF CONCRETE UNLESS OTHERWISE NOTED
EXTERIOR HOUSE WALLS ARE 2X6 STUD GRADE OR BETTER AT 16" O.C. UNLESS OTHERWISE NOTED
INTERIOR HOUSE WALLS ARE 2X4 STUD GRADE OR BETTER AT 16" O.C. UNLESS OTHERWISE NOTED
SEE WALL SECTION FOR BASEMENT CEILING HEIGHT
SEE WALL SECTION FOR BASEMENT CEILING HEIGHTSEE WALL SECTION FOR BASEMENT CEILING HEIGHT
WINDOW WRAPS IN FINISHED SPACES TO BE DRYWALL W/ WOOD SILL UNLESS OTHERWISE NOTED
ROUGH DOOR OPENINGS WILL HAVE A MIN. OF 4" IN A CORNER UNLESS OTHERWISE NOTED
WINDOW HEADER HEIGHT AT FULL EXPOSURE IS 6'-11 3/8" FROM TOP OF FOOTING UNLESS OTHERWISE NOTED
WINDOW AT HALF EXPOSURE IS SET ON TOP OF MUDSILL UNLESS OTHERWISE NOTED
SEE SHEET D-110& D-120 FOR FOUNDATION DETAILS

PRINT ON 11X17 FOR 1/8" = 1'-0" SCALE

1 FLOOR PLAN
A-100
1/4" = 1'-0" @ 22" x 34"

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Tim O'Brien Homes
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Pewaukee, WI, 53072

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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	3/17/2025

PROJECT

PLAN: Kendall at (MKE) Swan Ridge Farms for SR008
ELEV: Farmhouse Elevation 3
LOT: 8

LOT ADDRESS:

DRAWING TITLE

FINISHED BASEMENT PLAN

SHEET NUMBER

A-100

NOT FOR CONSTRUCTION

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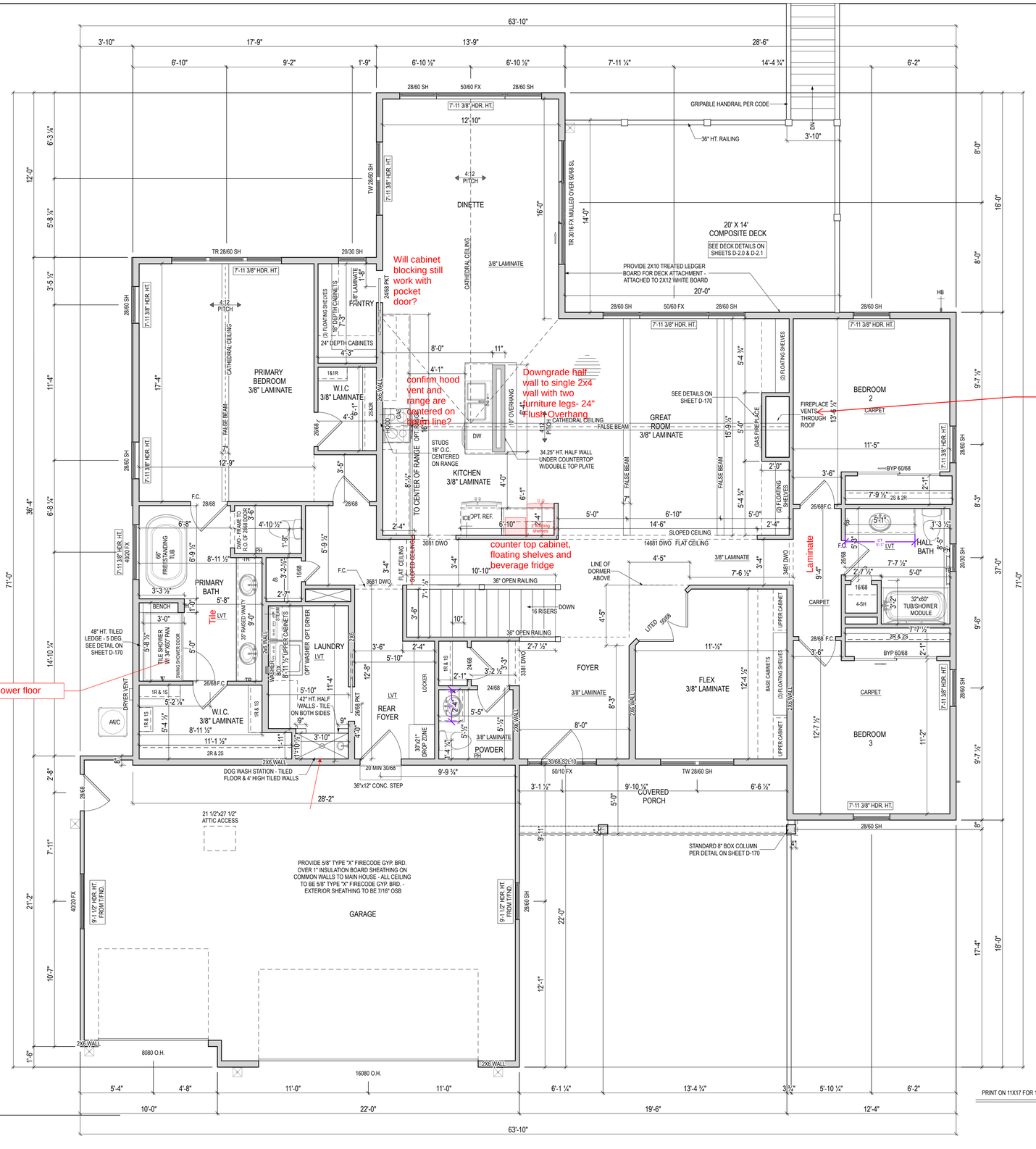
Attachment: Plans (10250 : Tim O'Brien Homes)



PLAN NOTES - FIRST FLOOR
ALL DIMENSIONS ARE TO THE FACE OF STUD OR FACE OF CONCRETE UNLESS OTHERWISE NOTED
EXTERIOR HOUSE WALLS ARE 2X6 STUD GRADE OR BETTER AT 16" O.C. UNLESS OTHERWISE NOTED
INTERIOR HOUSE WALLS ARE 2X4 STUD GRADE OR BETTER AT 16" O.C. UNLESS OTHERWISE NOTED
GARAGE WALLS ARE 2X4 STUD GRADE OR BETTER AT 16" O.C.
CEILING HEIGHT AT FIRST FLOOR IS 9'-0" UNLESS OTHERWISE NOTED
WINDOW HEADER HEIGHT AT FIRST FLOOR IS 6'-11 3/8" FROM TOP OF FLOOR UNLESS OTHERWISE NOTED
CABINET BLOCKING PER CABINET LAYOUT AS NECESSARY
DRYWALL CORNERS TO BE SQUARE UNLESS OTHERWISE NOTED
WINDOW WRAPS TO BE DRYWALL W/ WOOD SILL UNLESS OTHERWISE NOTED
ROUGH DOOR OPENINGS WILL HAVE A MIN. OF 4" IN A CORNER UNLESS OTHERWISE NOTED
DEDICATED RETURNS IN PRIMARY SUITE
WOOD WRAPPED ISLAND CABINETS

EXTERIOR & FIREDOOR R.O.

TYPE	TAG ON PLAN	R.O. WIDTH	R.O. HEIGHT
Door_Exterior Single Swing 2868	2868	2' - 10 3/8"	6' - 11"
Door_Exterior Single Swing 3068	3068	3' - 2 3/8"	6' - 11"
Door_Assembly 3068 Single Swing& 12in Sidelight	3068 SL10	4' - 3 7/8"	6' - 11"
Door_Assembly 3068 Single Swing & 2 12in Sidelights	3068 2SL10	5' - 5 3/8"	6' - 11"
Door_Assembly 3068 Single Swing w/12in Transom	3068 T10	3' - 2 3/8"	8' - 0 1/2"
Door_Assembly 3068 Single Swing w/12in Transom & 12in Sidelite	3068 T10 SL10	4' - 3 7/8"	8' - 0 1/2"
Door_Assembly 3068 Single Swing w/12in Transom & 2 12in Sidelites	3068 T10 2SL10	5' - 5 3/8"	8' - 0 1/2"
Door_Exterior Single Swing Fire Rated 2868	2868 20M	2' - 10 3/8"	6' - 11"
Door_Exterior Single Swing Fire Rated 3068	3068 20M	3' - 2 3/8"	6' - 11"
Door_Exterior Sliding Glass 6068	6068	6' - 0"	6' - 7 1/2"
Door_Exterior Sliding Glass 6080	6080	6' - 0"	7' - 11 1/2"
Door_Exterior Sliding Glass 8068	8068	8' - 0"	6' - 7 1/2"

INTERIOR DOOR R.O.

TYPE	TAG ON PLAN	R.O. WIDTH	R.O. HEIGHT
Door_Interior Single Swing 1668	1668	1' - 8"	6' - 11"
Door_Interior Single Swing 1868	1868	1' - 10"	6' - 11"
Door_Interior Single Swing 2068	2068	2' - 2"	6' - 11"
Door_Interior Single Swing 2468	2468	2' - 6"	6' - 11"
Door_Interior Single Swing 2668	2668	2' - 8"	6' - 11"
Door_Interior Single Swing 2868	2868	2' - 10"	6' - 11"
Door_Interior Single Swing 3068	3068	3' - 2"	6' - 11"
Door_Interior Double Swing 2068	4068	4' - 2 1/2"	6' - 11"
Door_Interior Double Swing 2468	4868	4' - 10 1/2"	6' - 11"
Door_Interior Double Swing 2668	5068	5' - 2 1/2"	6' - 11"
Door_Interior Double Swing 3068	6038	6' - 2 1/2"	6' - 11"
Door_Interior Sliding 2 Panel 5068	5068	5' - 1"	6' - 11 1/2"
Door_Interior Sliding 2 Panel 6068	6068	6' - 1"	6' - 11 1/2"
Door_Interior Single Pocket 2668	2668	5' - 1"	6' - 11"
Door_Interior Single Pocket 2868	2868	5' - 5"	6' - 11"
Door_Interior Single Pocket 3068	3068	6' - 1"	6' - 11"

1 FLOOR PLAN
A-101
1/4" = 1'-0" @ 22" x 34"

PRINT ON 11X17 FOR 1/8" = 1'-0" SCALE

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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	3/17/2025

PROJECT

PLAN: Kendall at (MKE) Swan Ridge Farms for SR008

ELEV: Farmhouse Elevation 3

LOT: 8

LOT ADDRESS:

DRAWING TITLE

FIRST FLOOR PLAN

SHEET NUMBER

A-101

NOT FOR CONSTRUCTION

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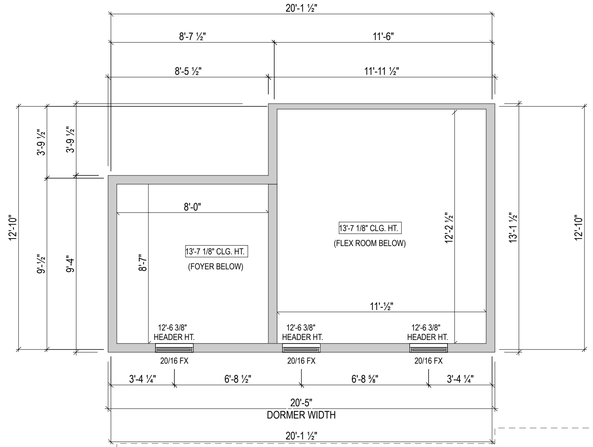
Attachment: Plans (10250 : Tim O'Brien Homes)



1 FLOOR PLAN
A-102 1/4" = 1'-0" @ 22" x 34"

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Pewaukee, WI, 53072

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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	3/17/2025

PROJECT

PLAN: Kendall at (MKE) Swan Ridge Farms for SR008
ELEV: Farmhouse Elevation 3
LOT: 8

LOT ADDRESS:

DRAWING TITLE

SECOND FLOOR PLAN

SHEET NUMBER

A-102

NOT FOR CONSTRUCTION

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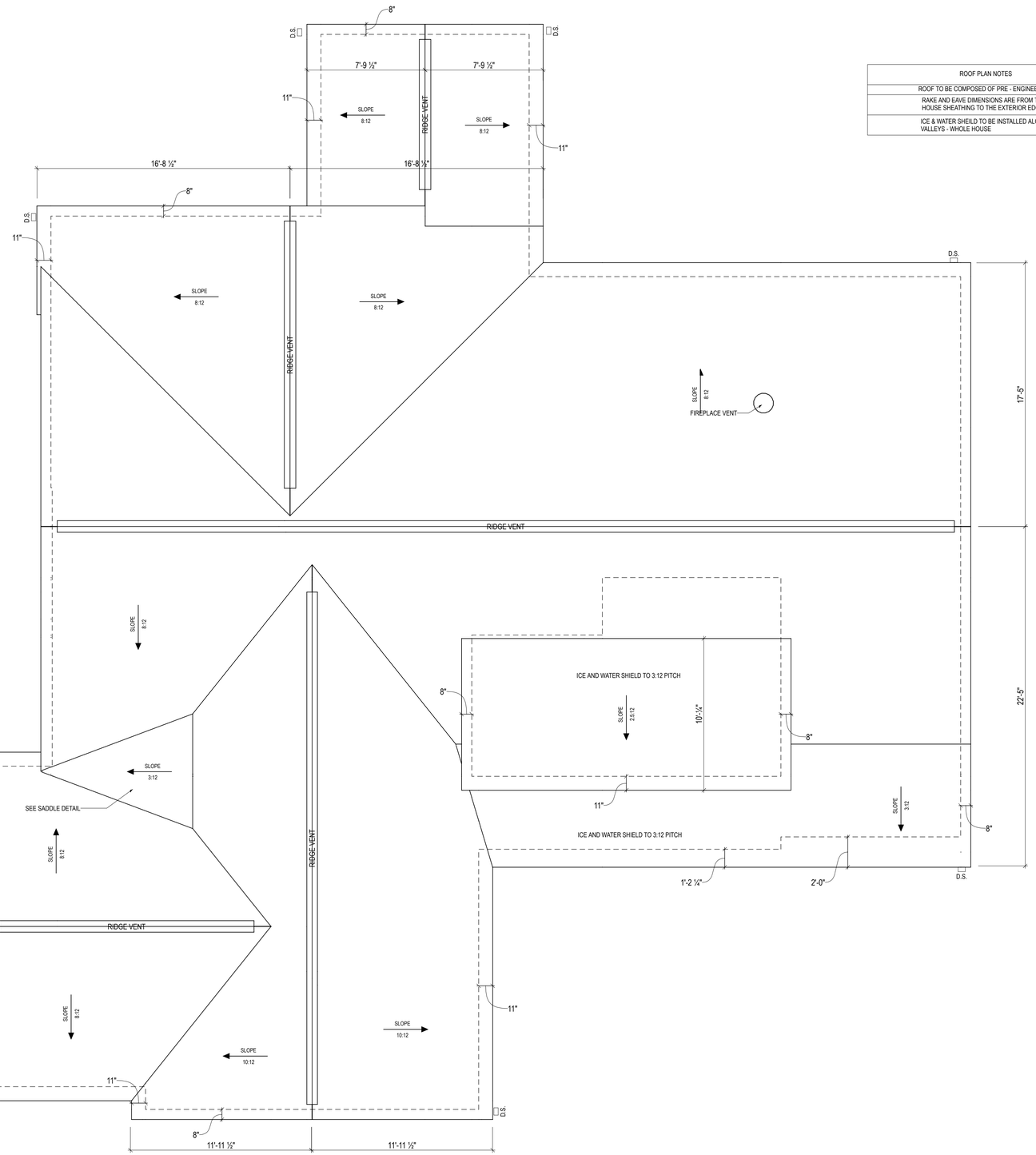
Attachment: Plans (10250 : Tim O'Brien Homes)



ROOF PLAN NOTES
ROOF TO BE COMPOSED OF PRE - ENGINEERED TRUSSES @ 24" O.C.
RAKE AND EAVE DIMENSIONS ARE FROM THE EXTERIOR EDGES OF HOUSE SHEATHING TO THE EXTERIOR EDGE OF APPLIED FASCIA
ICE & WATER SHEILD TO BE INSTALLED ALONG GUTTER LINE AND IN VALLEYS - WHOLE HOUSE

1 ROOF PLAN
A-120
1/4" = 1'-0" @ 22" x 34"

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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	3/17/2025

PROJECT

PLAN: Kendall at (MKE) Swan Ridge Farms for SR008

ELEV: Farmhouse Elevation 3

LOT: 8

LOT ADDRESS:

DRAWING TITLE

ROOF PLAN

SHEET NUMBER

A-120

NOT FOR CONSTRUCTION

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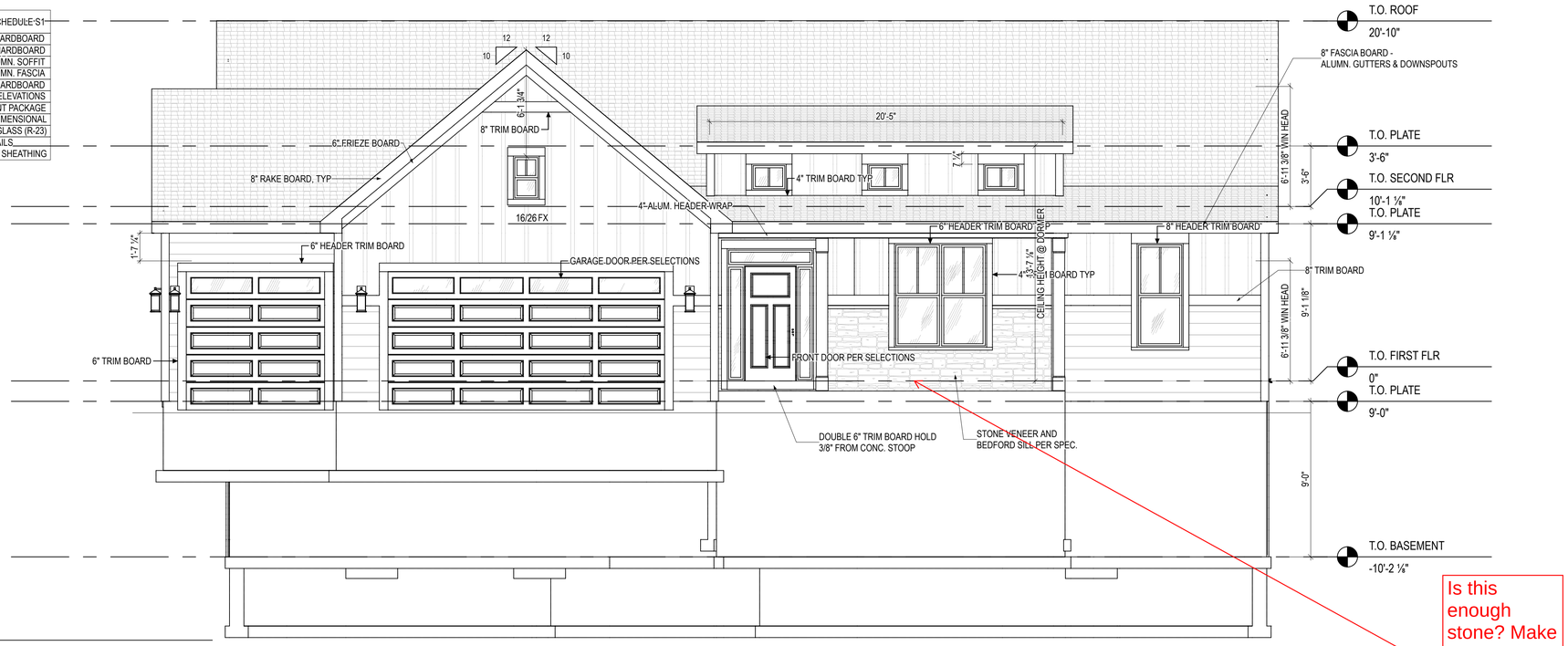
Attachment: Plans (10250 : Tim O'Brien Homes)

SCHEDULE: S1
HORIZONTAL SIDING TYPE: HARDBOARD
VERTICAL SIDING TYPE: HARDBOARD
SOFFIT TYPE: ALUMN. SOFFIT
FASCIA TYPE: ALUMN. FASCIA
EXTERIOR CORNERS: 5/4" X 6" HARDBOARD
WINDOW WRAPS: 5/4"X SEE ELEVATIONS
ATTIC INSULATION: R50 W/ ATTIC SEALANT PACKAGE
SHINGLES: DIMENSIONAL
EXTERIOR WALL INSULATION: BLOWN IN FIBEGLASS (R-23)
EXTERIOR WALL SHEATHING - SEE PLAN & DETAILS_ FOR MORE INFORMATION: 7/16" OSB W 1" FOAM SHEATHING



1 / A-200 FRONT ELEV

1/4" = 1'-0" @ 22" x 34"

Is this enough stone? Make sure option sheet doesn't have added stone



2 / A-200 BACK ELEV

1/4" = 1'-0" @ 22" x 34"

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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	3/17/2025

PROJECT

PLAN: Kendall at (MKE) Swan Ridge Farms for SR008
ELEV: Farmhouse Elevation 3
LOT: 8

LOT ADDRESS:

DRAWING TITLE

FRONT / BACK ELEVATION

SHEET NUMBER

A-200

NOT FOR CONSTRUCTION

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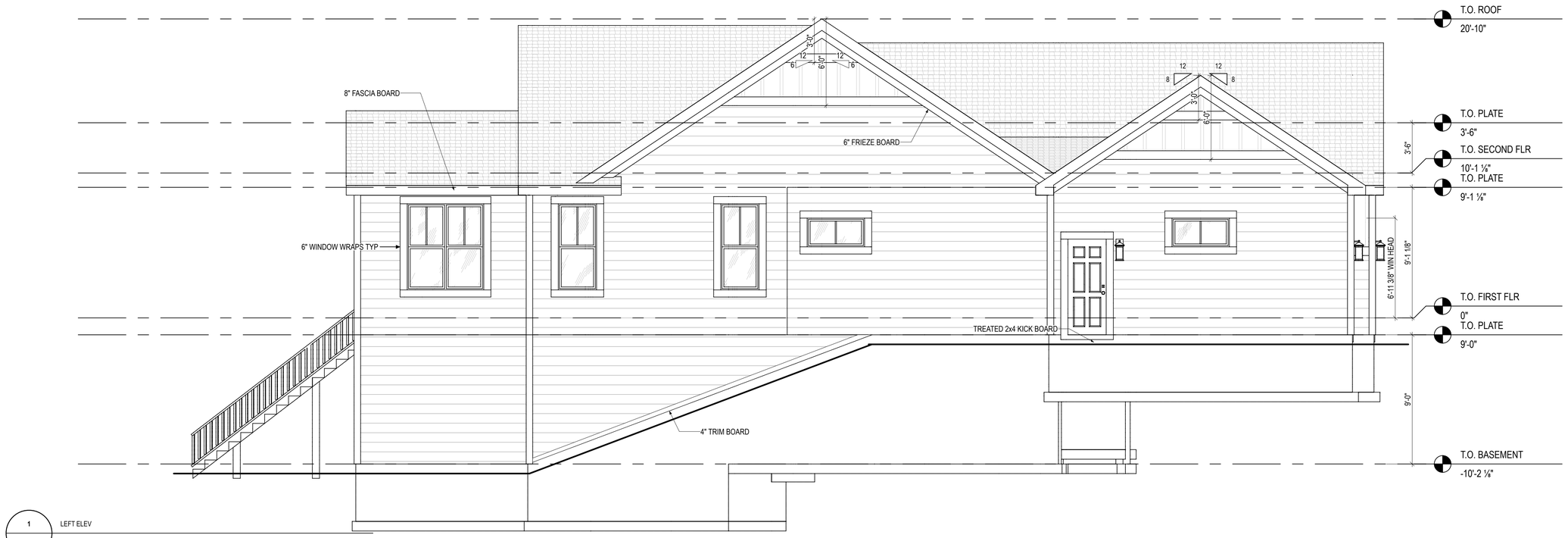
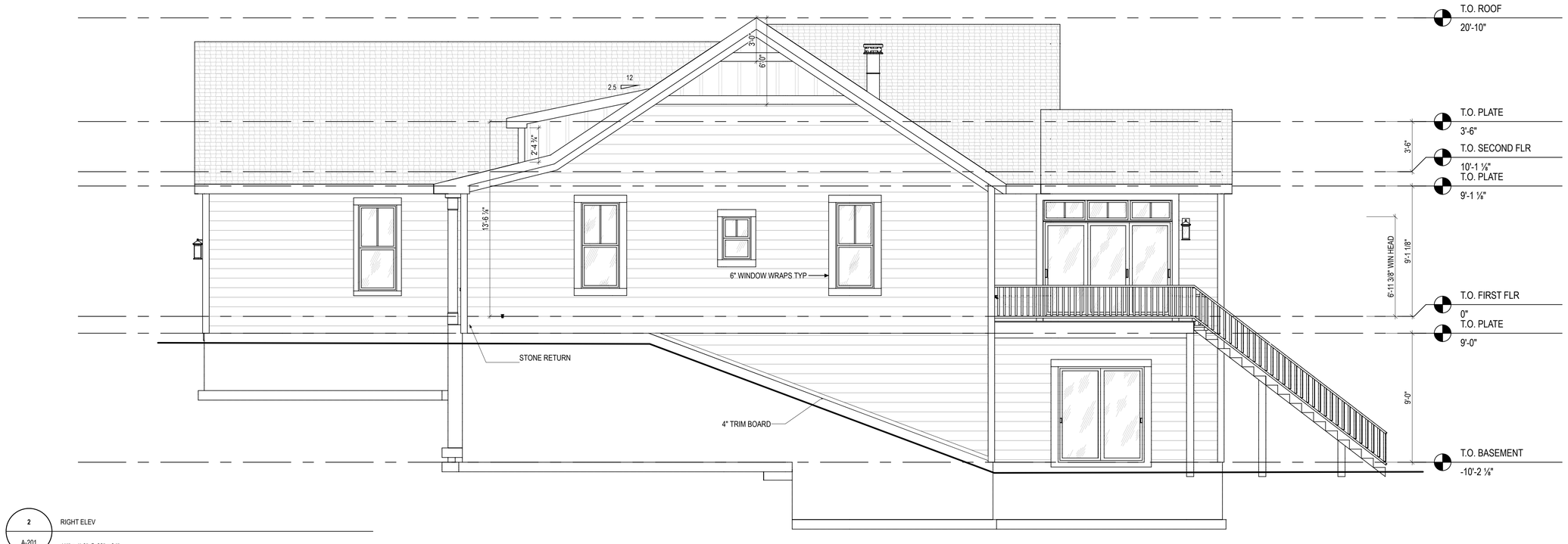
Attachment: Plans (10250 : Tim O'Brien Homes)



1 / A-201 LEFT ELEV

1/4" = 1'-0" @ 22" x 34"



2 / A-201 RIGHT ELEV

1/4" = 1'-0" @ 22" x 34"

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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	3/17/2025

PROJECT

PLAN: Kendall at (MKE) Swan Ridge Farms for SR008

ELEV: Farmhouse Elevation 3

LOT: 8

LOT ADDRESS:

DRAWING TITLE

LEFT / RIGHT ELEVATION

SHEET NUMBER

A-201

NOT FOR CONSTRUCTION

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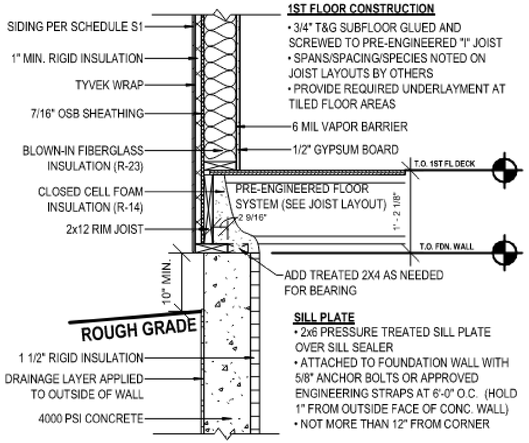
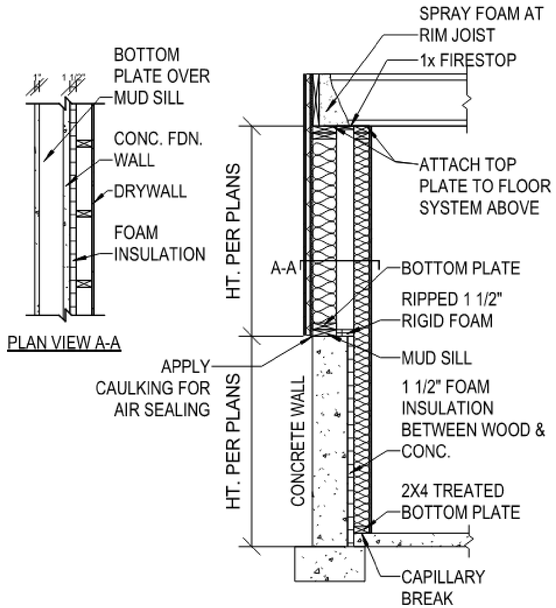
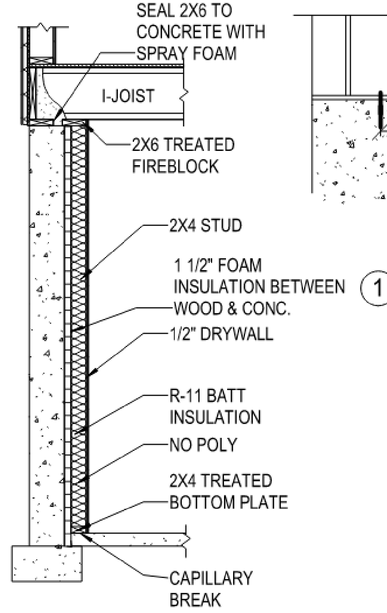
Attachment: Plans (10250 : Tim O'Brien Homes)



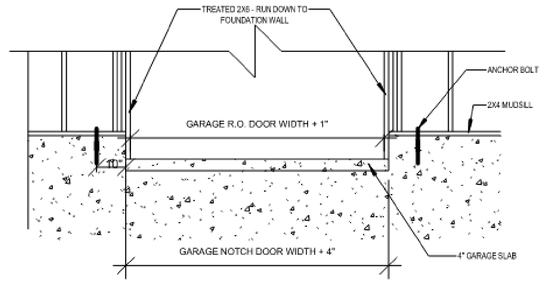
7 WALL SECTION - 2x6 MUDSILL
1/2" = 1'-0" WHEN PRINTED ON 11X17 PAPER



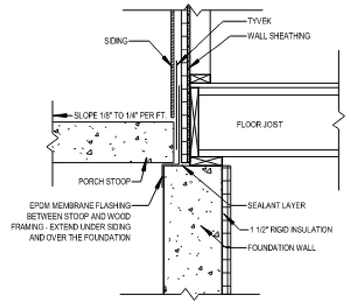
6 FULL HT. FINISHED BASEMENT WALL WITH LOOKOUT EXPOSURE
3/8" = 1'-0" WHEN PRINTED ON 11X17 PAPER



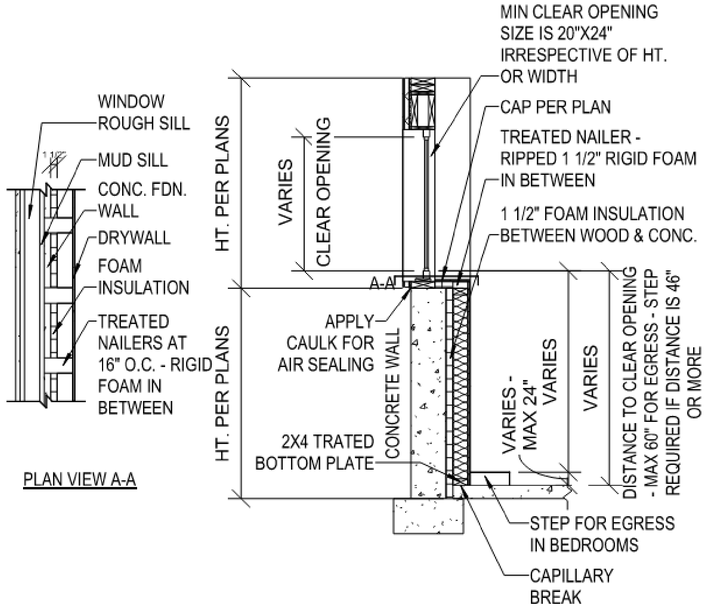
4 FINISHED BASEMENT WALL SECTION
3/8" = 1'-0" WHEN PRINTED ON 11X17 PAPER



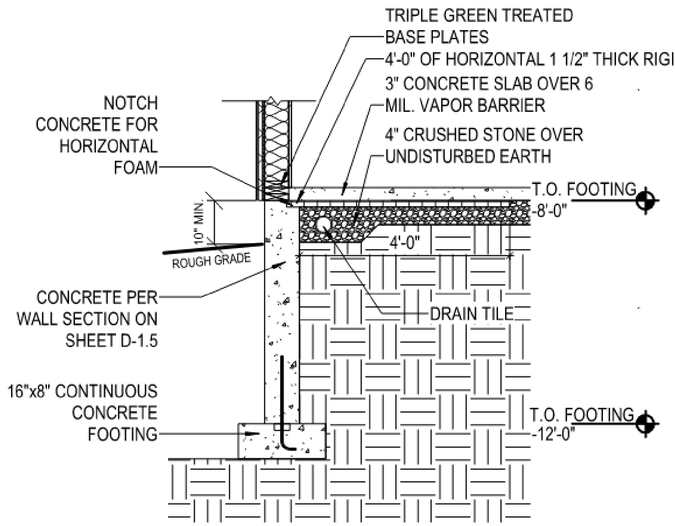
1 GARAGE CUTOUT
1/4" = 1'-0" WHEN PRINTED ON 11X17 PAPER



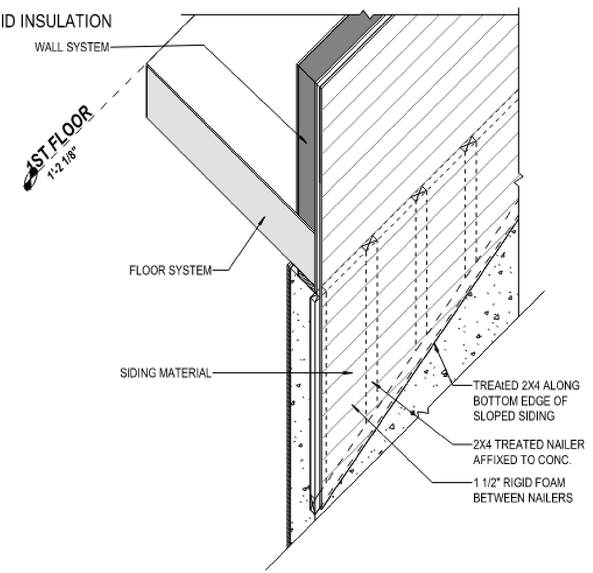
2 CONCRETE STOOP FLASHING SECTION
1/2" = 1'-0" WHEN PRINTED ON 11X17 PAPER



8 FINISHED BASEMENT WALL WITH EGRESS WINDOW PER CODE - SECTION
3/8" = 1'-0" WHEN PRINTED ON 11X17 PAPER



5 WALL SECTION - WALKOUT EXPOSURE
3/8" = 1'-0" WHEN PRINTED ON 11X17 PAPER



3 EXPOSURE SIDING TRANSITION
3/8" = 1'-0" WHEN PRINTED ON 11X17 PAPER

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N27W24075 Paul Court
Pewaukee, WI, 53072

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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	3/17/2025

PROJECT

PLAN: Kendall at (MKE) Swan Ridge Farms for SR008
ELEV: Farmhouse Elevation 3
LOT: 8

LOT ADDRESS:

DRAWING TITLE

FOUNDATION DETAILS

SHEET NUMBER

D-110

NOT FOR CONSTRUCTION

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Attachment: Plans (10250 : Tim O'Brien Homes)

WALL TYPE WIDTH (") HEIGHT (')

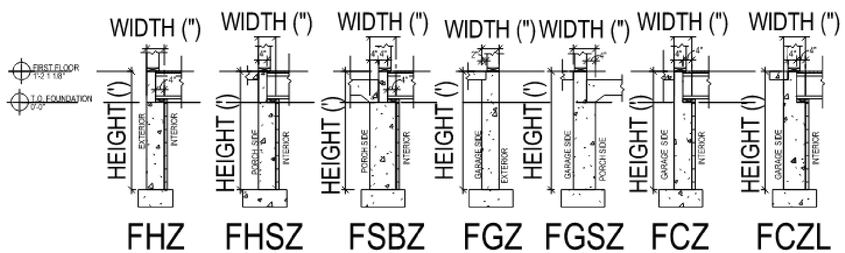
FH - 8 - 12

WALL TYPES

FH = HOUSE
FHS = COMMON (HOUSE/STOOP)
FS = STOOP
FSB = STOOP W/ BRICKLEDGE
FSBG = COMMON W/ BRICKLEDGE (STOOP/GARAGE)
FSG = COMMON (STOOP/GARGE)
FG = GARAGE
FC = COMMON (HOUSE/GARAGE)
FE = FULL EXPOSURE

FHZ = HOUSE ZERO BARRIER
FHSZ = COMMON (PORCH/HOUSE) ZERO BARRIER
FSBZ = STOOP W/ BRICKLEDGE & ZERO BARRIER
FGZ = GARAGE ZERO BARRIER
FGSZ = COMMON (GARAGE/STOOP) ZERO BARRIER
FCZ = COMMON (GARRAGE/HOUSE) ZERO BARRIER
FCZL = COMMON W/ LEDGE (GARAGE/HOUSE) ZERO BARRIER





Tim O'Brien Homes
N27W24075 Paul Court
Pewaukee, WI, 53072

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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	3/17/2025

PROJECT

PLAN: Kendall at (MKE) Swan Ridge Farms for SR008
ELEV: Farmhouse Elevation 3
LOT: 8

LOT ADDRESS:

DRAWING TITLE

FOUNDATION WALL TYPES

SHEET NUMBER

D-120

NOT FOR CONSTRUCTION

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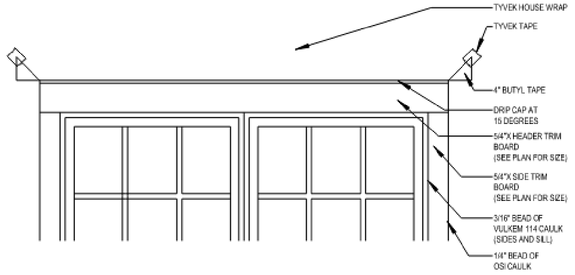
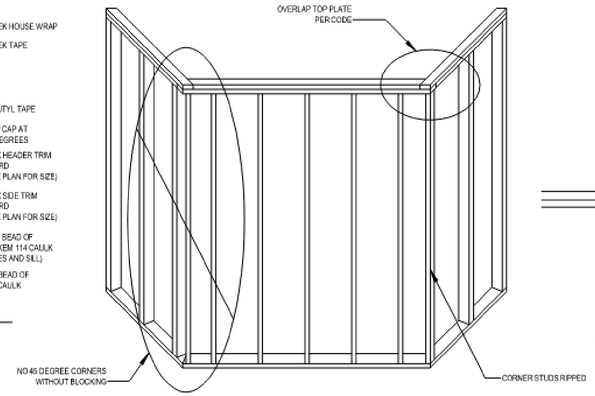
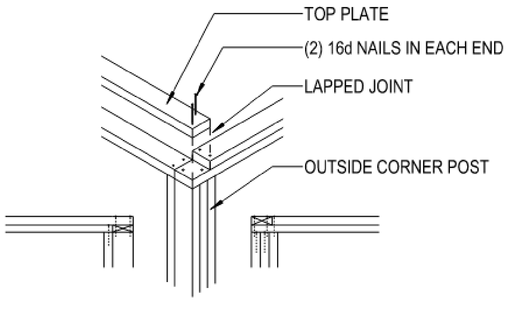
Attachment: Plans (10250 : Tim O'Brien Homes)

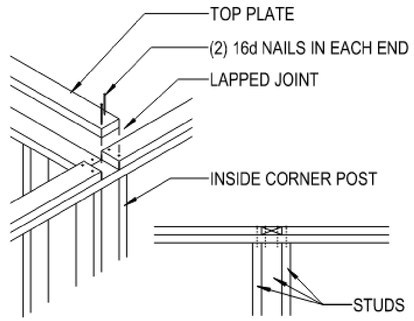


9 WINDOW FLASHING DETAIL
1/2" = 1'-0" WHEN PRINTED ON 11X17 PAPER

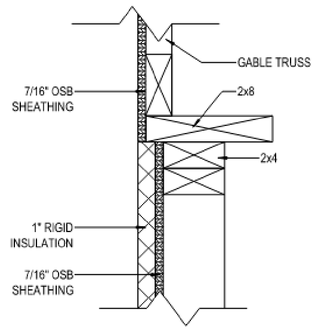


6 45 DEGREE ANGLE - CORNER FRAMING DETAIL
1/4" = 1'-0" WHEN PRINTED ON 11X17 PAPER

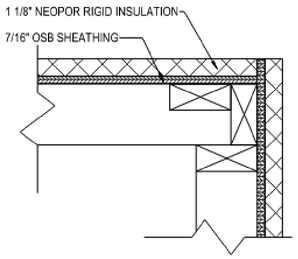




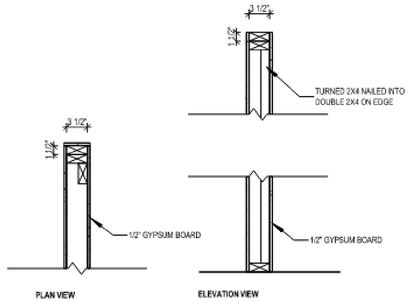
1 TOP PLATE CORNER CONNECTIONS
1/2" = 1'-0" WHEN PRINTED ON 11X17 PAPER



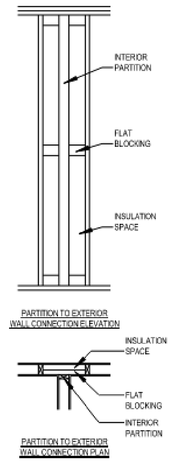
10 GABLE TRANSITION AT HOUSE DETAIL
1 1/2" = 1'-0" WHEN PRINTED ON 11X17 PAPER



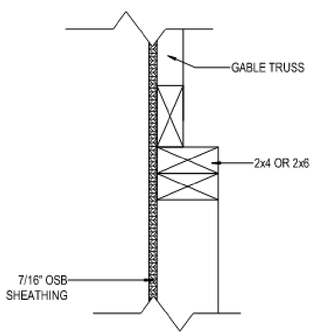
7 OUTSIDE CORNER DETAIL
1 1/2" = 1'-0" WHEN PRINTED ON 11X17 PAPER



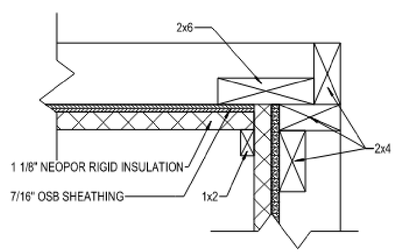
4 REINFORCED FRAMING DETAIL FOR SQUARE AND PLUMB END WALL
1/2" = 1'-0" WHEN PRINTED ON 11X17 PAPER



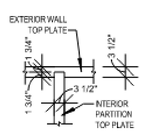
2 PARTITION TO EXTERIOR WALL CONNECTION
1/4" = 1'-0" WHEN PRINTED ON 11X17 PAPER



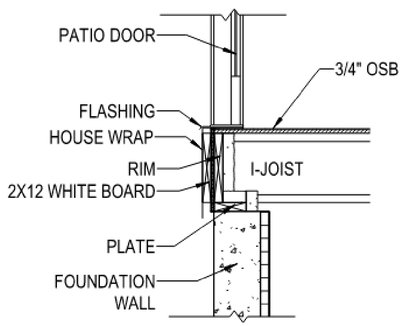
11 GABLE TRANSITION AT GARAGE DETAIL
1 1/2" = 1'-0" WHEN PRINTED ON 11X17 PAPER



8 INSIDE CORNER DETAIL
1 1/2" = 1'-0" WHEN PRINTED ON 11X17 PAPER



5 TOP WALL PLATE DETAIL
1/4" = 1'-0" WHEN PRINTED ON 11X17 PAPER



3 SUBFLOOR AT PATIO DOOR
1/2" = 1'-0" WHEN PRINTED ON 11X17 PAPER

TIM O'BRIEN homes
Tim O'Brien Homes
N27W24075 Paul Court
Pewaukee, WI, 53072

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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	3/17/2025

PROJECT

PLAN: Kendall at (MKE) Swan Ridge Farms for SR008
ELEV: Farmhouse Elevation 3
LOT: 8

LOT ADDRESS:

DRAWING TITLE

FRAMING DETAILS

SHEET NUMBER

D-130

NOT FOR CONSTRUCTION

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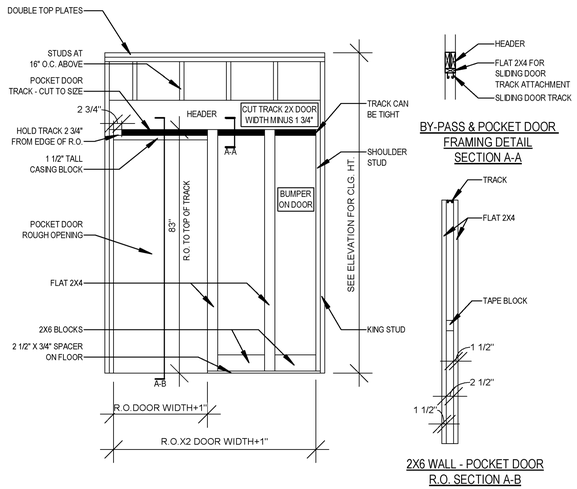
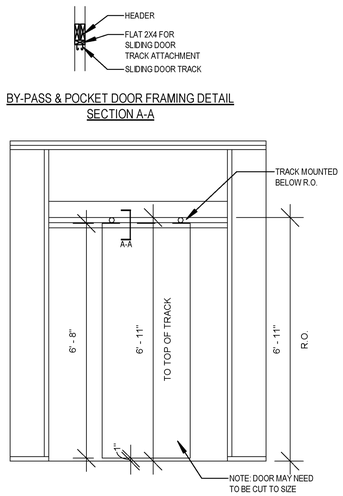
Attachment: Plans (10250 : Tim O'Brien Homes)



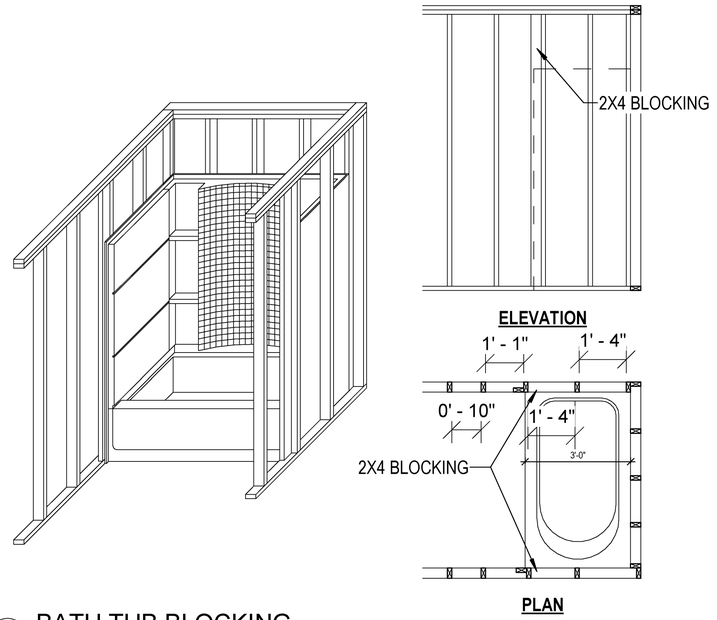
5 POCKET DOOR FRAMING

1/4" = 1'-0" WHEN PRINTED ON 11X17 PAPER



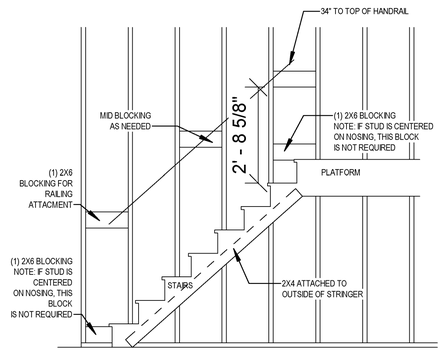
3 BY-PASS DOOR FRAMING

1/4" = 1'-0" WHEN PRINTED ON 11X17 PAPER



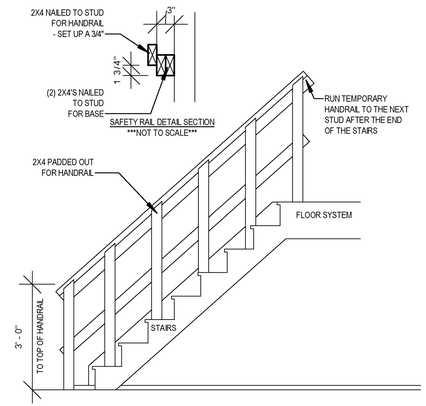
1 BATH TUB BLOCKING

1/4" = 1'-0" WHEN PRINTED ON 11X17 PAPER



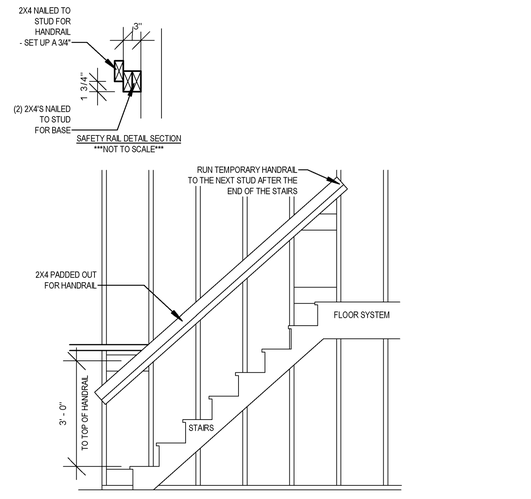
6 STAIRWAY BLOCKING

1/4" = 1'-0" WHEN PRINTED ON 11X17 PAPER



4 TEMPORARY SAFETY RAILING WITHOUT WALL

1/4" = 1'-0" WHEN PRINTED ON 11X17 PAPER



2 TEMPORARY SAFETY RAILING WITH WALL

1/4" = 1'-0" WHEN PRINTED ON 11X17 PAPER

TIM O'BRIEN homes

Tim O'Brien Homes

N27W24075 Paul Court

Pewaukee, WI, 53072

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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	3/17/2025

PROJECT

PLAN: Kendall at (MKE) Swan Ridge Farms for SR008

ELEV: Farmhouse Elevation 3

LOT: 8

LOT ADDRESS:

DRAWING TITLE

FRAMING DETAILS CONT.

SHEET NUMBER

D-140

NOT FOR CONSTRUCTION

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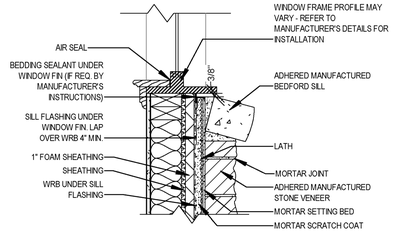
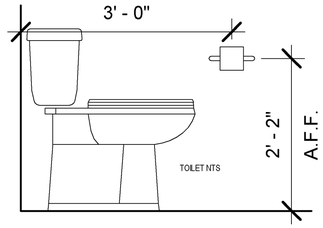
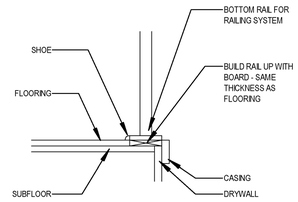
Attachment: Plans (10250 : Tim O'Brien Homes)



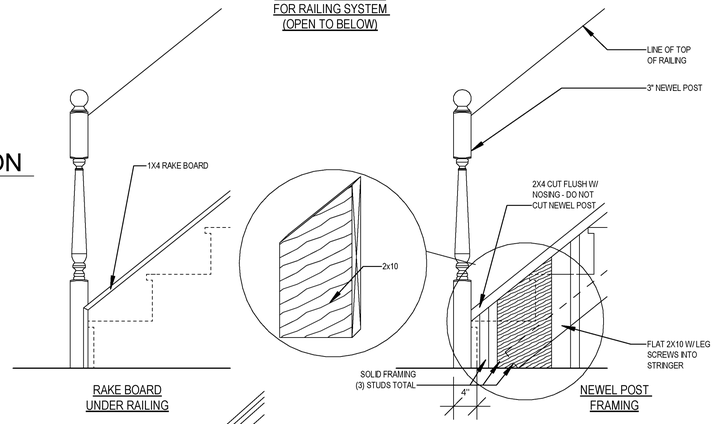
7 STONE SILL AT WINDOW SECTION
3/4" = 1'-0" WHEN PRINTED ON 11X17 PAPER



2 TOILET PAPER DISPENSER LOCATION
1/2" = 1'-0" WHEN PRINTED ON 11X17 PAPER

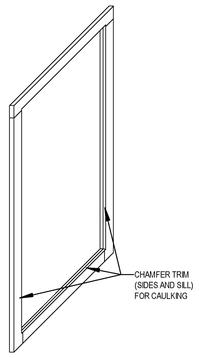


BOTTOM RAIL DETAIL FOR RAILING SYSTEM (OPEN TO BELOW)

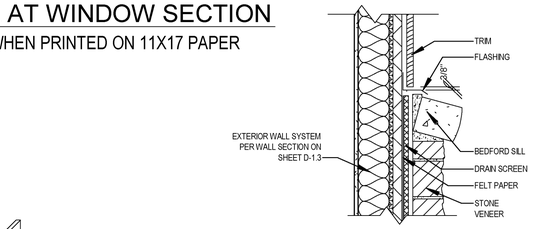


RAKE BOARD UNDER RAILING

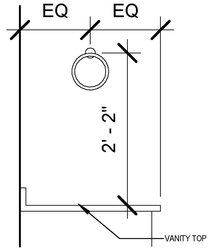
NEWEL POST FRAMING



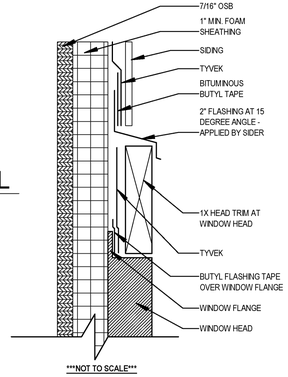
8 INTERIOR WINDOW CHAMFER DETAIL
1/2" = 1'-0" WHEN PRINTED ON 11X17 PAPER



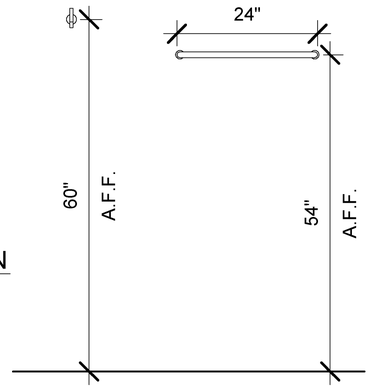
5 STONE SILL AT TRIM SECTION
3/4" = 1'-0" WHEN PRINTED ON 11X17 PAPER



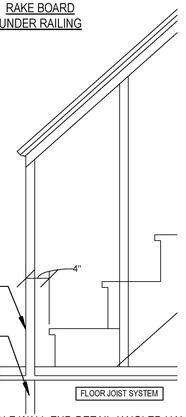
3 HAND TOWEL RING LOCATION
1/2" = 1'-0" WHEN PRINTED ON 11X17 PAPER



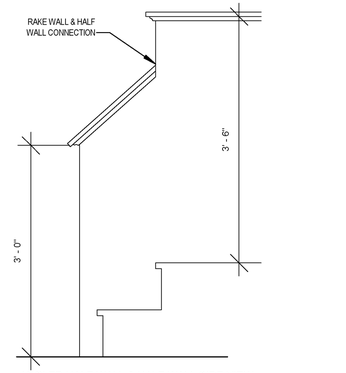
6 TYPICAL WINDOW TRIM INSTALLATION
3" = 1'-0" WHEN PRINTED ON 11X17 PAPER



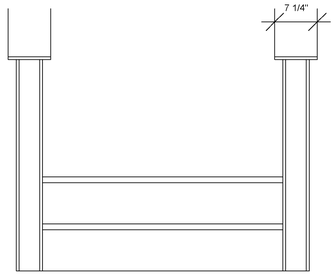
4 ROBE HOOK & TOWEL BAR LOCATION
1/2" = 1'-0" WHEN PRINTED ON 11X17 PAPER



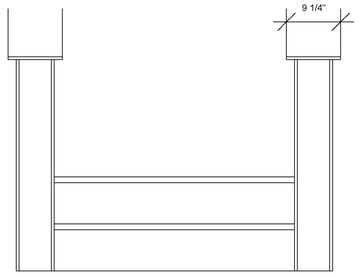
HALF WALL END DETAIL (ANGLED HALF WALL AT STAIRS OR FLAT HALF WALL)



ANGLED HALF WALL & HALF WALL SIDE VIEW



2X4 ANGLED HALF WALL & HALF WALL FRONT VIEW



2X6 ANGLED HALF WALL & HALF WALL FRONT VIEW

1 NEWEL POST/ANGLED HALF WALL DETAILS
1/2" = 1'-0" WHEN PRINTED ON 11X17 PAPER

TIM O'BRIEN homes
Tim O'Brien Homes
N27W24075 Paul Court
Pewaukee, WI, 53072

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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	3/17/2025

PROJECT

PLAN: Kendall at (MKE) Swan Ridge Farms for SR008
ELEV: Farmhouse Elevation 3
LOT: 8

LOT ADDRESS:

DRAWING TITLE

FINISH DETAILS

SHEET NUMBER

D-150

NOT FOR CONSTRUCTION

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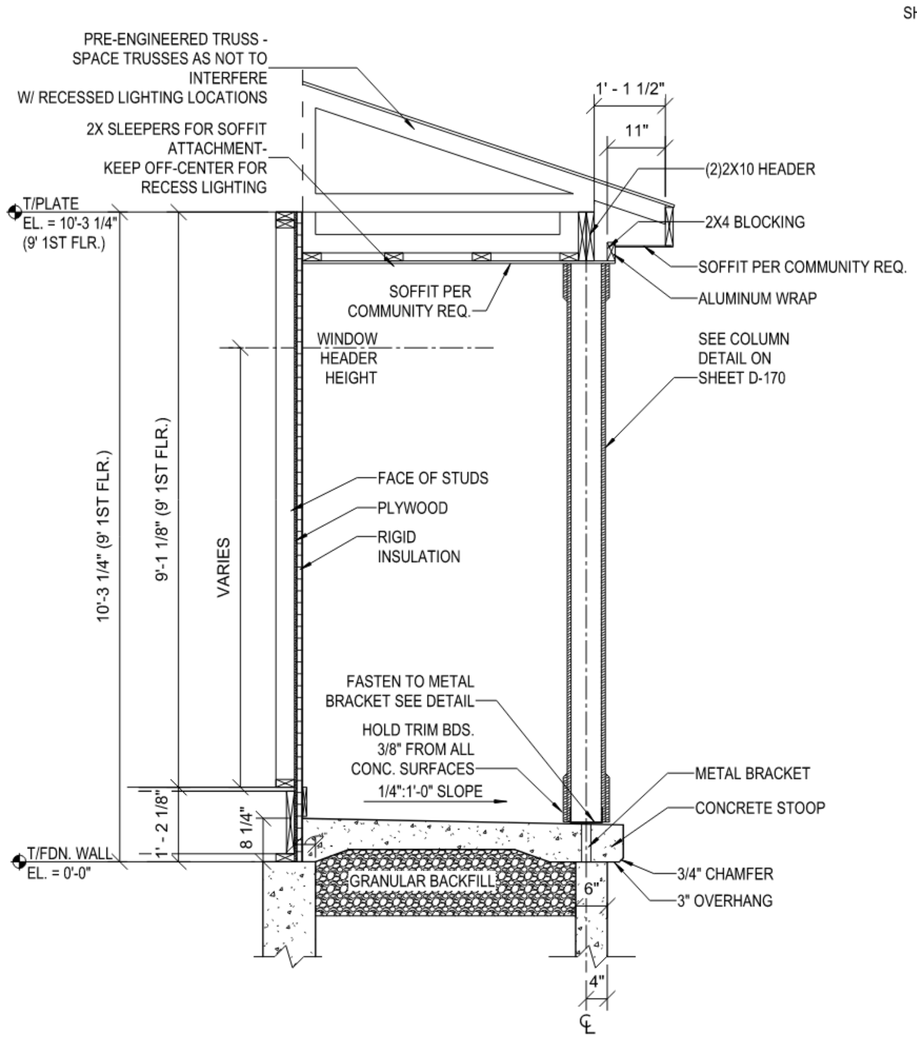
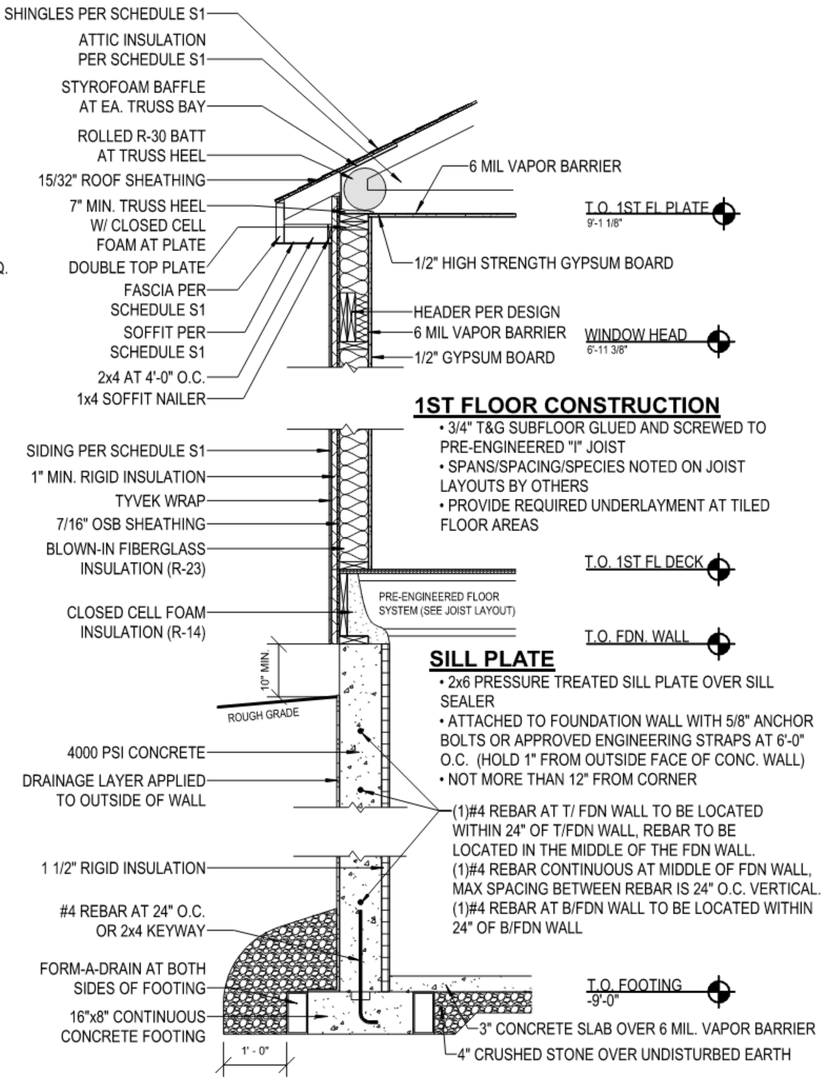
Attachment: Plans (10250 : Tim O'Brien Homes)



COVERED PORCH DETAIL - 8" REAL POST
2 1/2" = 1'-0"



1ST FLOOR CONSTRUCTION
- 3/4" T&G SUBFLOOR GLUED AND SCREWED TO PRE-ENGINEERED "I" JOIST
- SPANS/SPACING/SPECIES NOTED ON JOIST LAYOUTS BY OTHERS
- PROVIDE REQUIRED UNDERLAYMENT AT TILED FLOOR AREAS

SILL PLATE
- 2x6 PRESSURE TREATED SILL PLATE OVER SILL SEALER
- ATTACHED TO FOUNDATION WALL WITH 5/8" ANCHOR BOLTS OR APPROVED ENGINEERING STRAPS AT 6'-0" O.C. (HOLD 1" FROM OUTSIDE FACE OF CONC. WALL)
- NOT MORE THAN 12" FROM CORNER

(1)#4 REBAR AT T/ FDN WALL TO BE LOCATED WITHIN 24" OF T/FDN WALL, REBAR TO BE LOCATED IN THE MIDDLE OF THE FDN WALL.
(1)#4 REBAR CONTINUOUS AT MIDDLE OF FDN WALL, MAX SPACING BETWEEN REBAR IS 24" O.C. VERTICAL.
(1)#4 REBAR AT B/FDN WALL TO BE LOCATED WITHIN 24" OF B/FDN WALL

WALL SECTION - RANCH ACI ENERGY STAR - 9'-0" - 2X6
3 1/2" = 1'-0"

1 WALL SECTIONS
D-160

TIM O'BRIEN homes
Tim O'Brien Homes
N27W24075 Paul Court
Pewaukee, WI, 53072

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PROJECT
PLAN: Kendall at (MKE) Swan Ridge Farms for SR008
ELEV: Farmhouse Elevation 3
LOT: 8

LOT ADDRESS:

DRAWING TITLE
WALL SECTIONS

SHEET NUMBER
D-160

NOT FOR CONSTRUCTION

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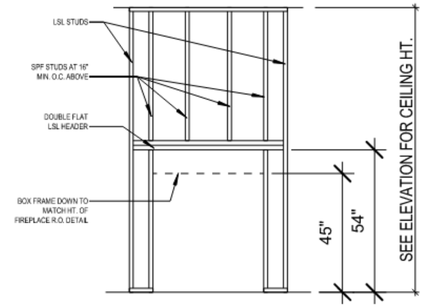
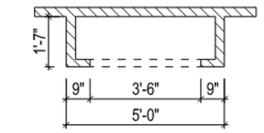
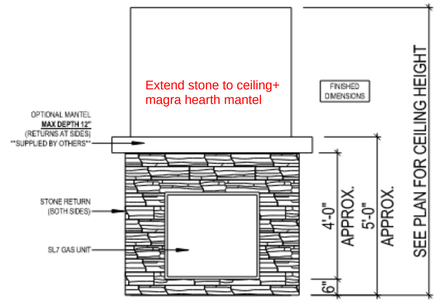
Attachment: Plans (10250 : Tim O'Brien Homes)



FIREPLACE LSL FRAMING DETAIL

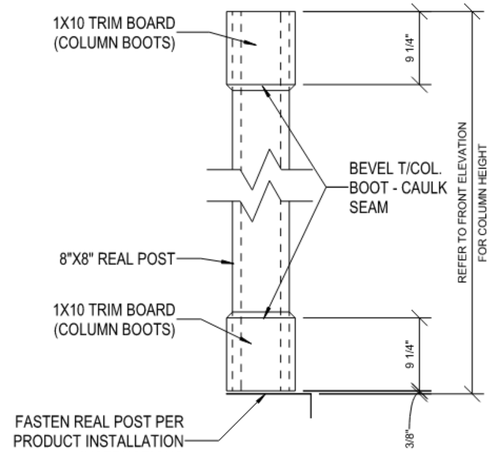


BUMP-IN FIREPLACE - PLAN VIEW

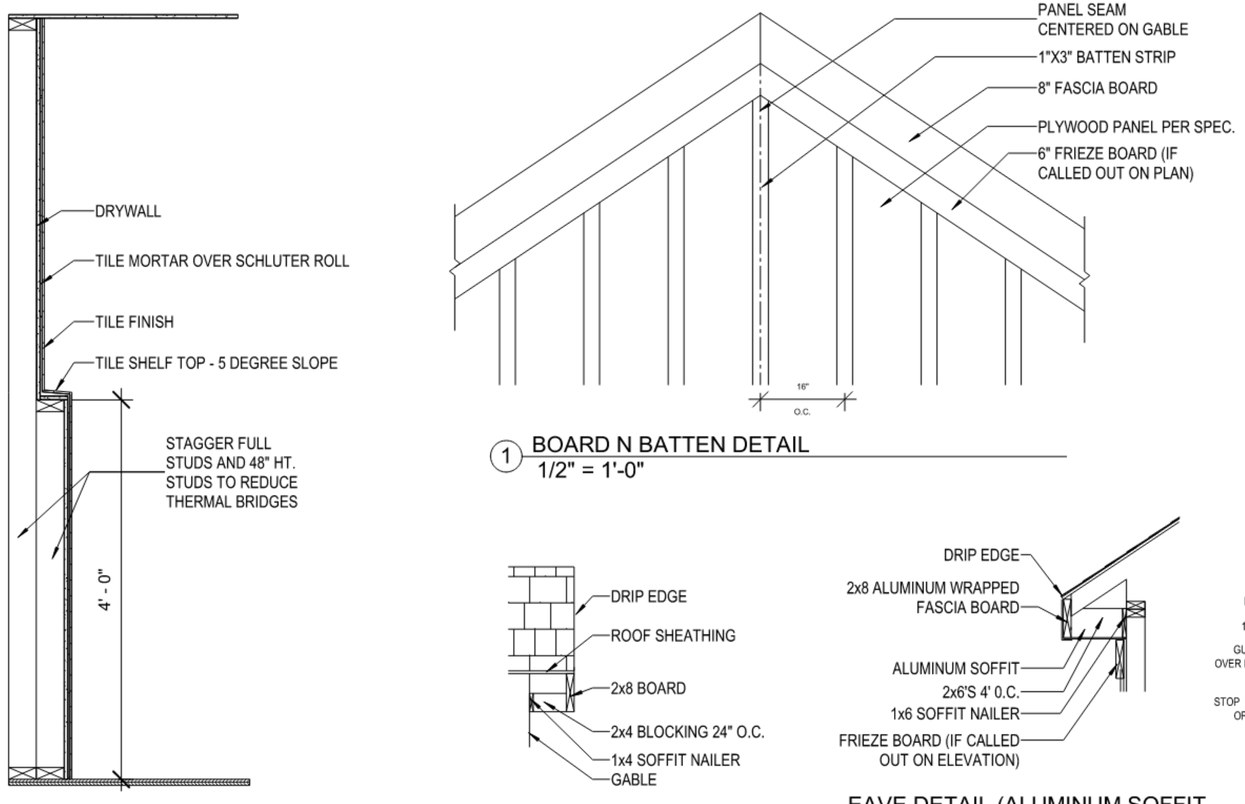


RAISED FIREBOX (NO HEARTH) - 18" STONE RETURNS -- STONE TO MANTLE

2 FIREPLACE DETAILS
1/4" = 1'-0"



3 STANDARD 8" BOX COLUMN
3/4" = 1'-0"

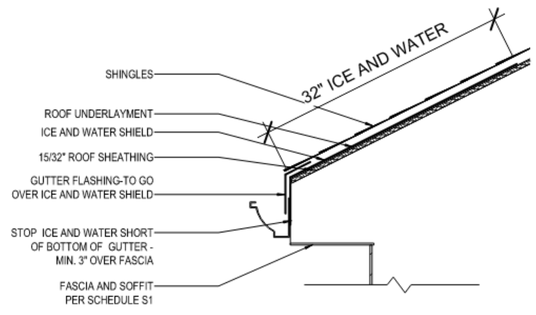


1 BOARD N BATTEN DETAIL
1/2" = 1'-0"

7 TILE SHOWER HALF WALL SHELF
3/4" = 1'-0"

6 8" RAKE DETAIL
1/2" = 1'-0"

5 EAVE DETAIL (ALUMINUM SOFFIT - ALUMINUM FASCIA)
1/2" = 1'-0"



4 ROOF ICE AND WATER FLASHING - WHOLE HOUSE
3/4" = 1'-0"

1 / D-170 LOT SPECS

TIM O'BRIEN homes
Tim O'Brien Homes
N27W24075 Paul Court
Pewaukee, WI, 53072

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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	3/17/2025

PROJECT

PLAN: Kendall at (MKE) Swan Ridge Farms for SR008
ELEV: Farmhouse Elevation 3
LOT: 8

LOT ADDRESS:

DRAWING TITLE

LOT SPEC DETAILS

SHEET NUMBER

D-170

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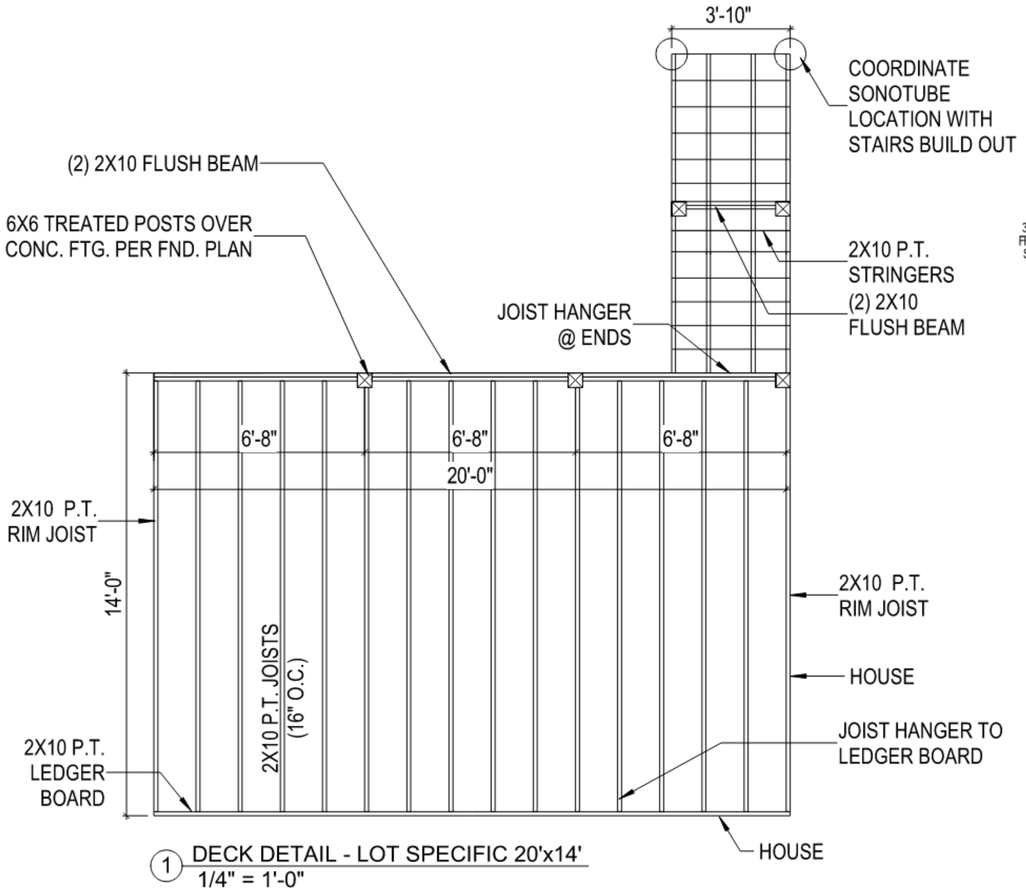
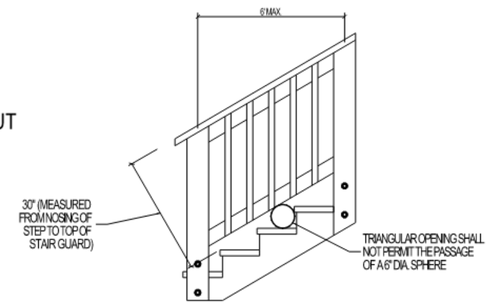
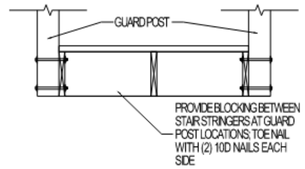
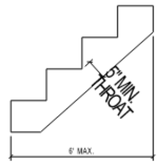


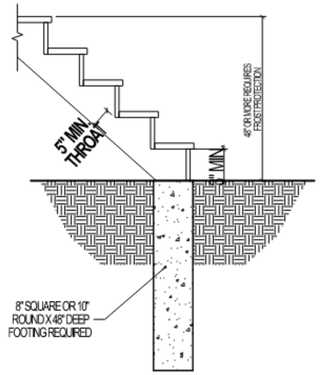
1 DECK DETAIL - LOT SPECIFIC 20'x14'
1/4" = 1'-0"



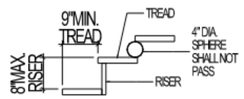


TYP. DECK DETAIL
STAIR GUARDS
SCALE: 3/8" = 1'-0"



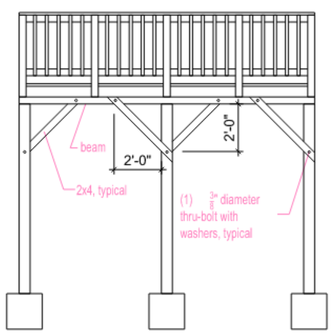


TYP. DECK DETAIL
CUT STRINGER SPAN
SCALE: 3/8" = 1'-0"

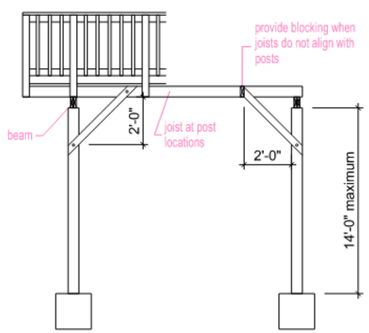


TYP. DECK DETAIL
TREADS AND RISERS
SCALE: 3/8" = 1'-0"

DIAGONAL BRACING REQUIREMENTS

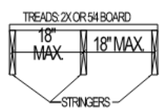


BRACING PARALLEL TO BEAM

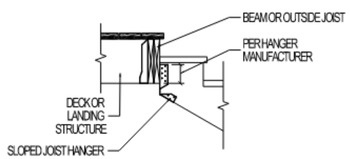


BRACING PERPENDICULAR TO BEAM

TYP. DECK DETAIL
LOWER BEARING AT FOOTING-FROST PROTECTED
SCALE: 3/8" = 1'-0"



TYP. DECK DETAIL
CUT STRINGER
SCALE: 3/8" = 1'-0"



TYP. DECK DETAIL
UPPER BEARING AT DECK OR LANDING
SCALE: 3/8" = 1'-0"

1 / D-200 DECK 1

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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	3/17/2025

PROJECT

PLAN: Kendall at (MKE) Swan Ridge Farms for SR008
ELEV: Farmhouse Elevation 3
LOT: 8

LOT ADDRESS:

DRAWING TITLE

DECK DETAILS

SHEET NUMBER

D-200

NOT FOR CONSTRUCTION

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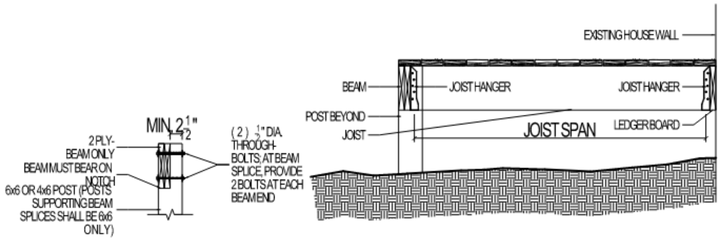
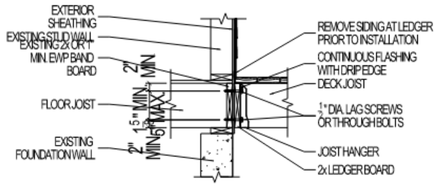
Attachment: Plans (10250 : Tim O'Brien Homes)



TYP. DECK DETAIL

NOTCHED POST

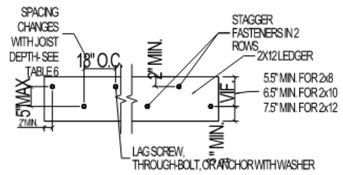
SCALE: 3/8" = 1'-0"



TYP. DECK DETAIL

JOIST WITH FLUSH BEAM- DECK ATTACHED TO HOUSE

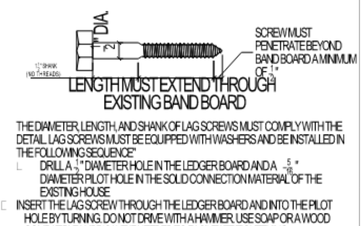
SCALE: 3/8" = 1'-0"



TYP. DECK DETAIL

LEDGER BOARD AND RIM JOIST ATTACHMENT

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



THE DIAMETER, LENGTH, AND SHANK OF LAG SCREWS MUST COMPLY WITH THE DETAIL. LAG SCREWS MUST BE EQUIPPED WITH WASHERS AND BE INSTALLED IN THE FOLLOWING SEQUENCE"

- DRILL A 1/2" DIAMETER HOLE IN THE LEDGER BOARD AND A 5/16" DIAMETER PILOT HOLE IN THE SOLID CONNECTION MATERIAL OF THE EXISTING HOUSE
- INSERT THE LAG SCREW THROUGH THE LEDGER BOARD AND INTO THE PILOT HOLE BY TURNING. DO NOT DRIVE WITH A HAMMER. USE SOAP OR A WOOD COMPATIBLE LUBRICANT IF NEEDED TO FACILITATE TIGHTENING.
- TIGHTEN EACH LAG SCREW SNUGLY, BUT DO NOT OVER TIGHTEN SO AS TO CAUSE WOOD DAMAGE.

TYP. DECK DETAIL

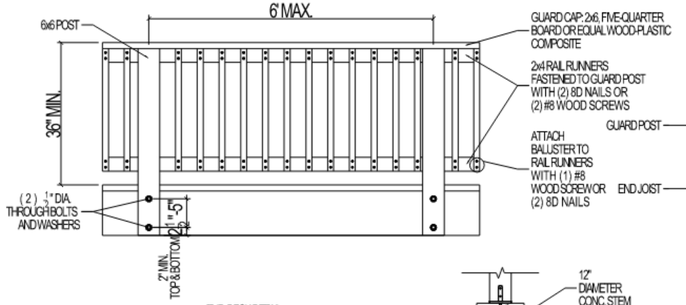
LEDGER BOARD FASTENER SPACING AND CLEARANCES

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

TYP. DECK DETAIL

LEDGER BOARD AND RIM JOIST ATTACHMENT

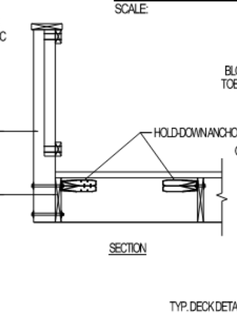
SCALE: 3/8" = 1'-0"



TYP. DECK DETAIL

GUARD POSTS

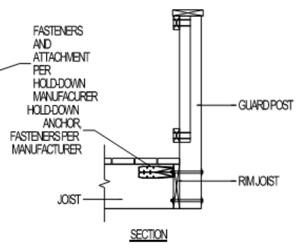
SCALE: 3/8" = 1'-0"



TYP. DECK DETAIL

GUARD POSTS AT END JOIST

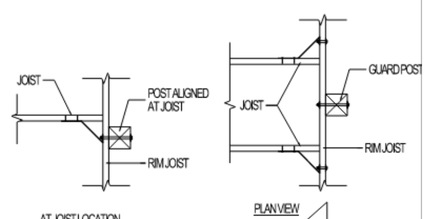
SCALE: 3/8" = 1'-0"

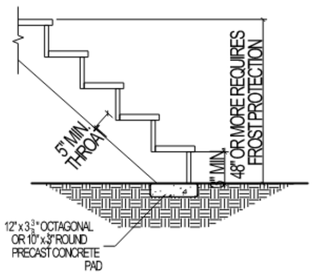


TYP. DECK DETAIL

GUARD POSTS AT RIM JOIST

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





TYP. DECK DETAIL

LOWER BEARING AT FOOTING

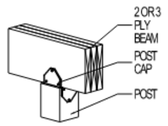
SCALE: 3/8" = 1'-0"



TYP. DECK DETAIL

POST FOOTING

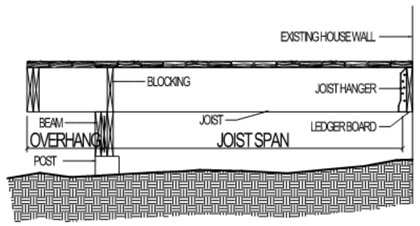
SCALE: 3/8" = 1'-0"



TYP. DECK DETAIL

POST CAP

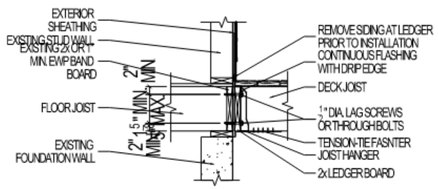
SCALE: 3/8" = 1'-0"



TYP. DECK DETAIL

JOIST WITH DROPPED BEAM- DECK ATTACHED TO HOUSE

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



TYP. DECK DETAIL

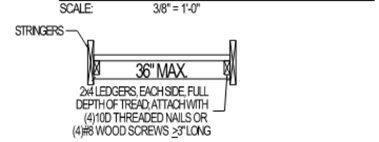
LEDGER BOARD AND RIM JOIST ATTACHMENT

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

TYP. DECK DETAIL

SOLID STRINGER SPAN

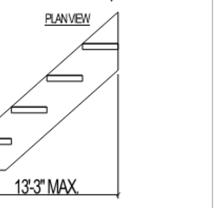
SCALE: 3/8" = 1'-0"



TYP. DECK DETAIL

SOLID STRINGER

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



1 / D-210 DECK 2

TIM O'BRIEN homes

Tim O'Brien Homes

N27W24075 Paul Court

Pewaukee, WI, 53072

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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	3/17/2025

PROJECT

PLAN: Kendall at (MKE) Swan Ridge Farms for SR008

ELEV: Farmhouse Elevation 3

LOT: 8

LOT ADDRESS:

DRAWING TITLE

DECK DETAILS 2

SHEET NUMBER

D-210

NOT FOR CONSTRUCTION

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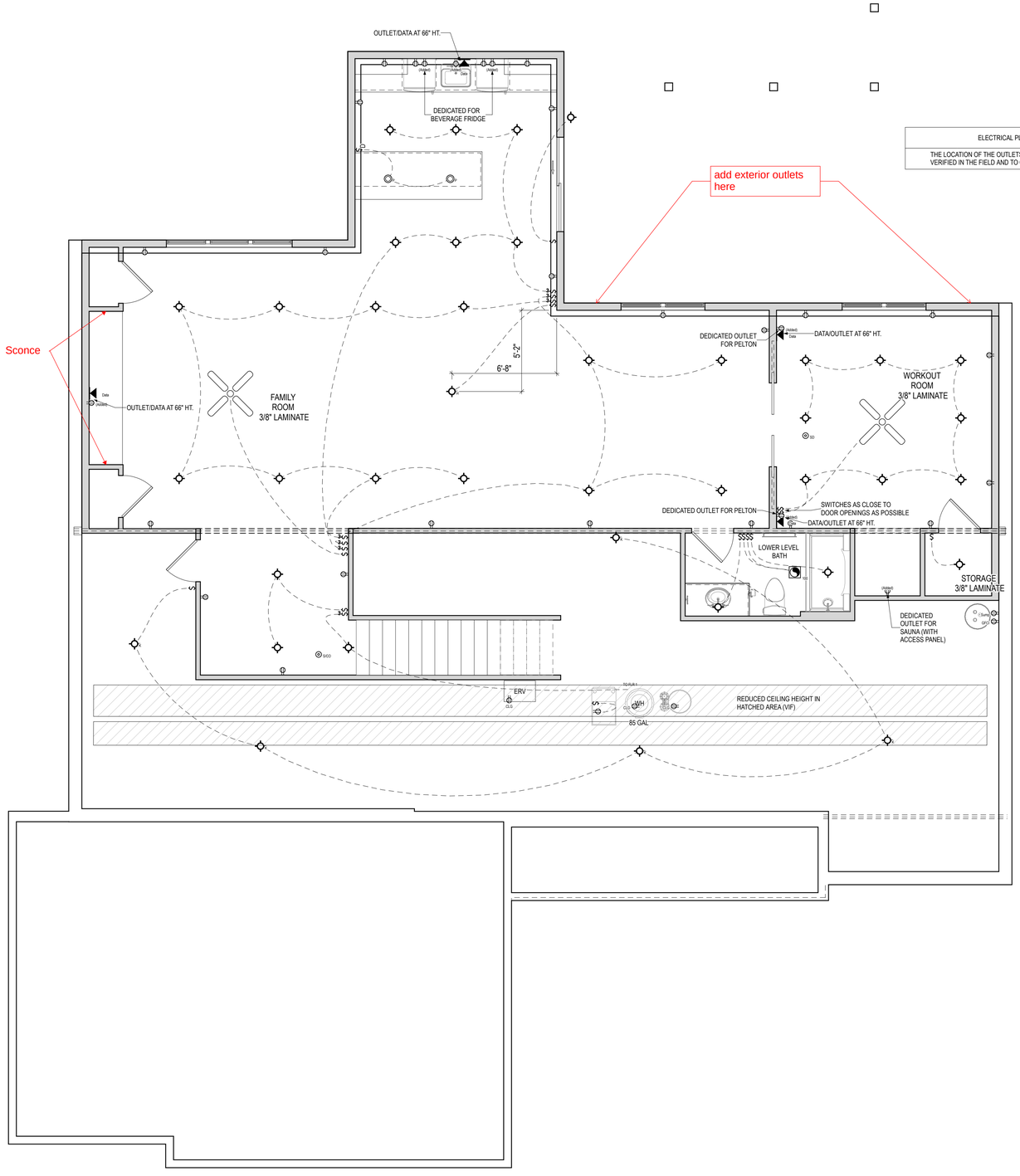
Attachment: Plans (10250 : Tim O'Brien Homes)

SYMBOLS

$	Switch
3 $	Three Way Switch
TO FLR 1 / 100	100 CFM Fan
(Added)	Added Outlet
(Added) BACO	Carbon Monoxide/Smoke Detector
	Ceiling Fan
	Ceiling Mounted Light
Data	Data Outlet
GFCI	GFCI Outlet
H	Hanging Light
K	Keyless Ceiling Light
	Outlet
CLG	Outlet - Ceiling
P	Pendant Light
SD	Smoke Detector
Sump	Sump Outlet
W	Wall Mounted Light



1 / E-100 ELECTRICAL PLAN

1/4" = 1'-0" @ 22" x 34"

TIM O'BRIEN homes

Tim O'Brien Homes

N27W24075 Paul Court

Pewaukee, WI, 53072

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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	3/17/2025

PROJECT

PLAN: Kendall at (MKE) Swan Ridge Farms for SR008

ELEV: Farmhouse Elevation 3

LOT: 8

LOT ADDRESS:

DRAWING TITLE

FINISHED BASEMENT ELECTRICAL PLAN

SHEET NUMBER

E-100

NOT FOR CONSTRUCTION

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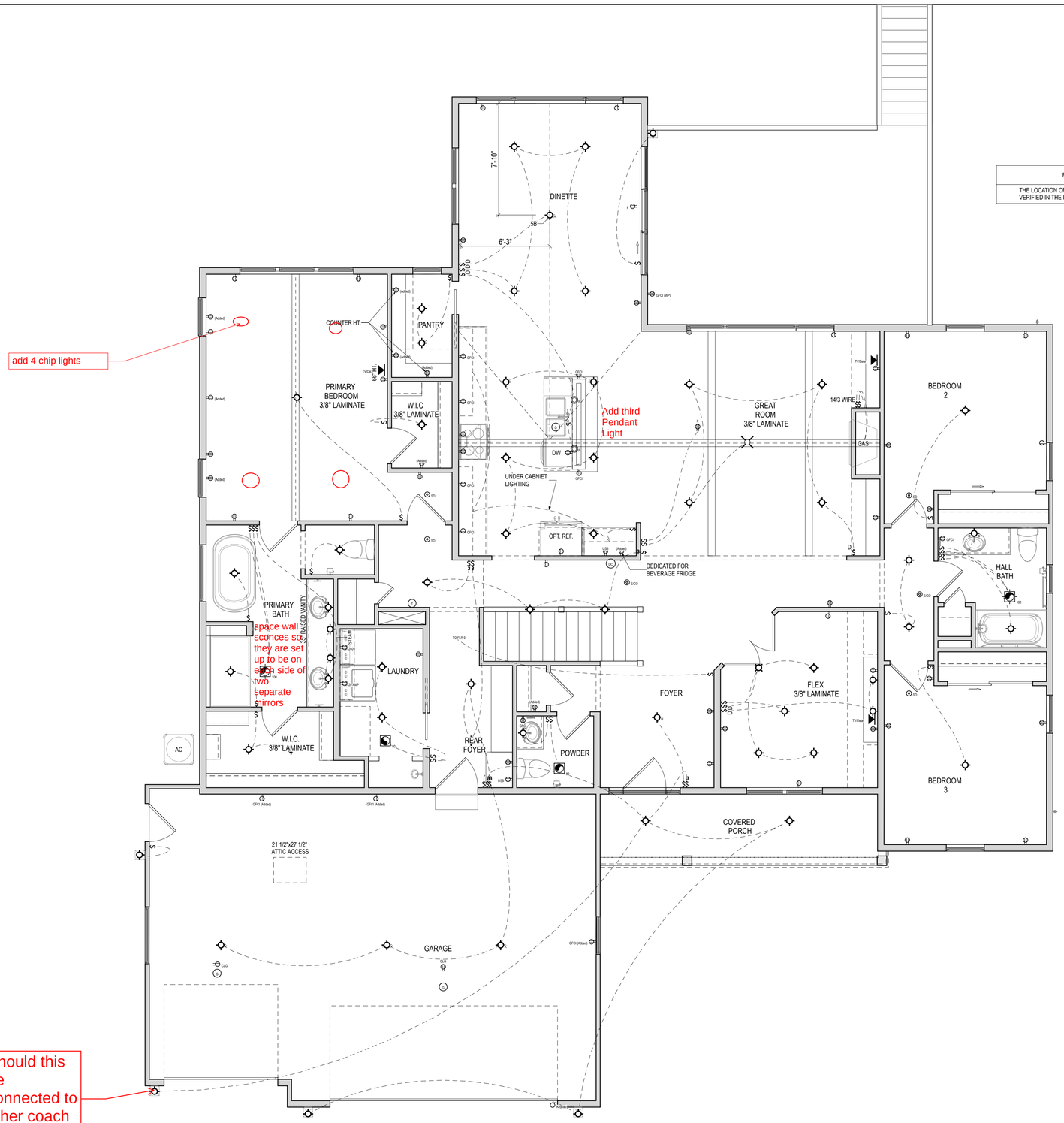
Attachment: Plans (10250 : Tim O'Brien Homes)

SYMBOLS

$	Switch
3 $	Three Way Switch
TO FLR 1	
80	80 CFM Fan
GFCI (Added)	Added GFCI Outlet
(Added)	Added Outlet
100	Bath Fan/Light
SCO	Carbon Monoxide/Smoke Detector
	Ceiling Mounted Light
D	Disposal
CH	Doorbell Chime
	Fan Prewire
	Fireplace Outlet (no symbol)
G	Garage Door Opener
GFCI	GFCI Outlet
GFCI (WP)	GFCI Outlet Waterproof
HL	Hanging Light
KL	Keyless Ceiling Light
Keypad	Keypad
	Outlet
CLG	Outlet - Ceiling
USB	Outlet - USB
240V	Outlet 240V
F	Outlet in Floor
20 AMP	Outlet: 20 AMP
PL	Pendant Light
SD	Smoke Detector
T	Thermostat
TV/Data	TV/Data Combo
WL	Wall Mounted Light



1 / E-101 ELECTRICAL PLAN

1/4" = 1'-0" @ 22" x 34"

ELECTRICAL PLAN NOTES

THE LOCATION OF THE OUTLETS SHOWN ARE TO BE VERIFIED IN THE FIELD AND TO COPLY WITH THE ELECTRICAL CODE

TIM O'BRIEN homes

Tim O'Brien Homes

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Pewaukee, WI, 53072

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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	3/17/2025

PROJECT

PLAN: Kendall at (MKE) Swan Ridge Farms for SR008

ELEV: Farmhouse Elevation 3

LOT: 8

LOT ADDRESS:

DRAWING TITLE

FIRST FLOOR ELECTRICAL PLAN

SHEET NUMBER

E-101

NOT FOR CONSTRUCTION

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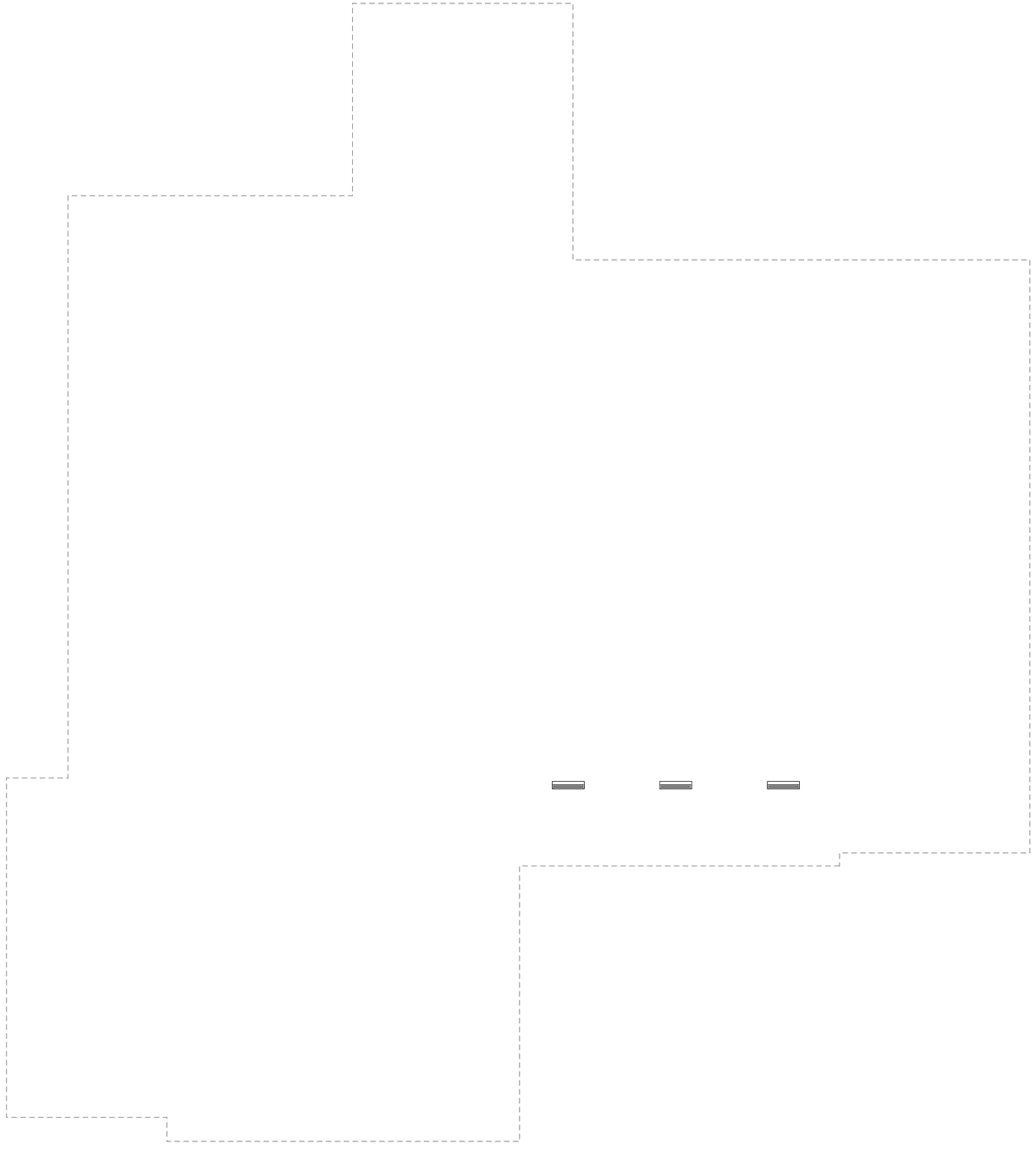
Attachment: Plans (10250 : Tim O'Brien Homes)



1 / E-102 ELECTRICAL PLAN

1/4" = 1'-0" @ 22" x 34"

TIM O'BRIEN homes

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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	3/17/2025

PROJECT

PLAN: Kendall at (MKE) Swan Ridge Farms for SR008

ELEV: Farmhouse Elevation 3

LOT: 8

LOT ADDRESS:

DRAWING TITLE

SECOND FLOOR ELECTRICAL PLAN

SHEET NUMBER

E-102

NOT FOR CONSTRUCTION

© 2025 HIGHARC, INC

Attachment: Plans (10250 : Tim O'Brien Homes)

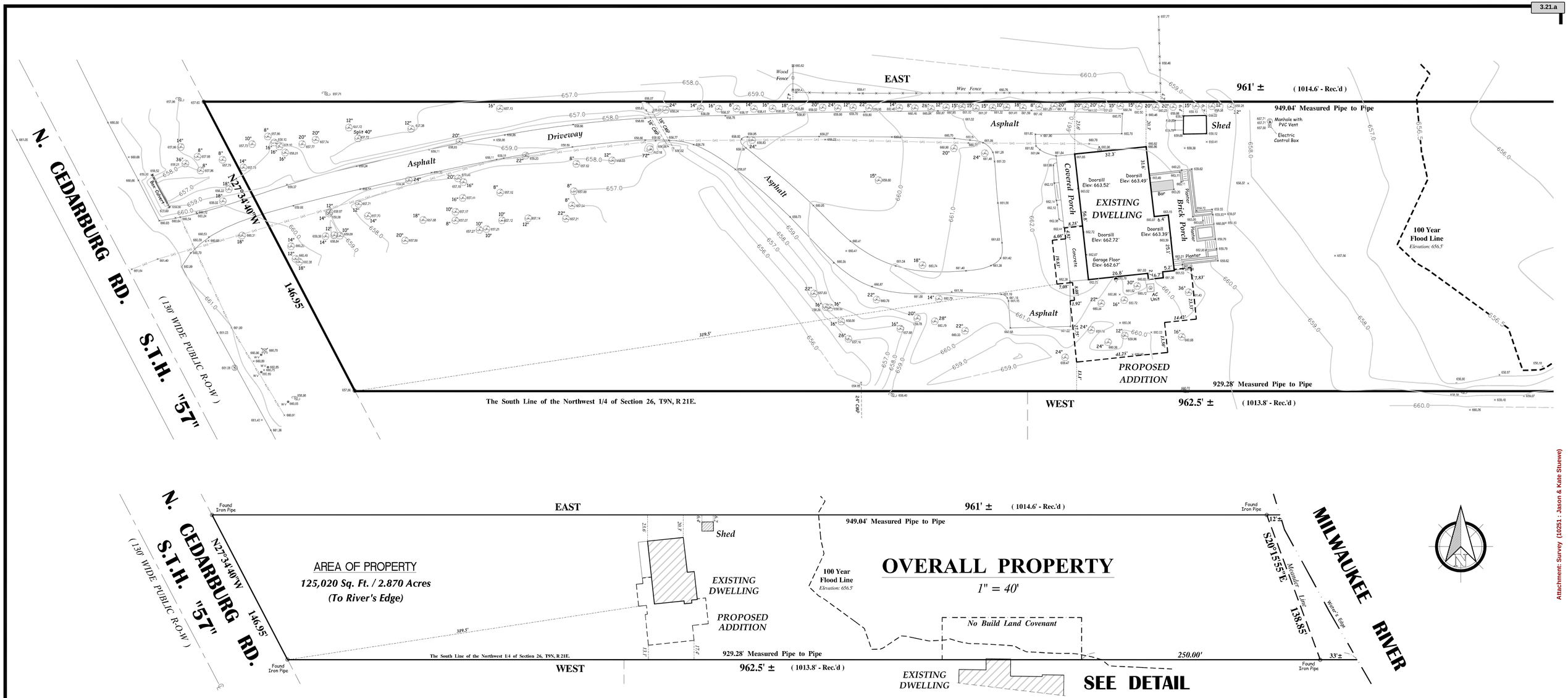
11333 N. Cedarburg Road
Mequon, WI 53092-1930
Phone: 262-242-3100
Fax: 262-242-9655

www.cityofmequonwi.gov

Office of Architectural Board

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE:
SUBJECT: **Jason & Kate Stuewe - Exterior Changes at 10808 N. Cedarburg Road**

Attachments:
Survey (PDF)
Pictures (PDF)
Plans (PDF)



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

NOTE : THIS IS NOT AN ORIGINAL SURVEY UNLESS THIS SEAL IS RED.

WISCONSIN REGISTERED LAND SURVEYOR

"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 structures thereon, fences, apparent easements and roadways 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; and as to them I warrant the accuracy of said survey map.

WISCONSIN MARC G. PASSARELLI S-2117 FRANKLIN, WI LAND SURVEYOR

LEGEND

- Denotes Found Iron Pipe
- Denotes Existing Gas Meter
- Denotes Existing Electric Meter
- Denotes Existing Power Pole
- Denotes Existing Fire Hydrant
- Denotes Existing Water Valve
- Denotes Existing Sewer Manhole
- Denotes Existing Tree / Size
- Denotes Existing Spot Elevation
- Denotes Underground Gas Line
- Denotes Underground Water Line

BENCHMARK FOR ELEVATIONS:

Concrete Monument with City of Mequon Brass Cap being a Reference Benchmark for the Northeast Corner of the Northwest 1/4 of Section 26-09-21. Elevation: 696.13'

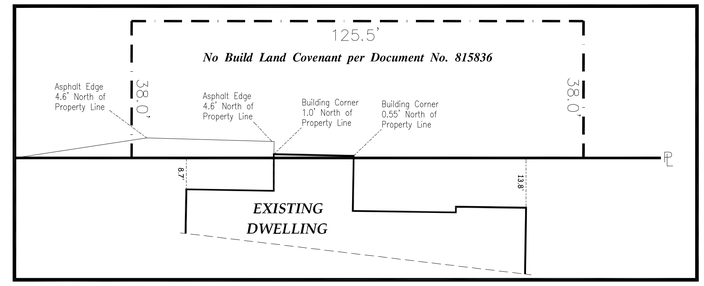
LEGAL DESCRIPTION

A parcel of land in Section Twenty-Six (26), Township Nine (9) North, of range Twenty-one (21) East, In the City of Mequon, Ozaukee County, Wisconsin, described as follows:

Commencing at a point on the East line of State Trunk Highway 57 at the intersection of said Highway with the East and West ¼ line; thence Northwesterly along said Highway 57, 142 feet; thence East 1014.6 feet; thence Southeasterly along the Milwaukee River, 142 feet to the said East and West ¼ line; thence West 1013.8 feet to the place of beginning.

Also known as Lot #16, Block #5 of the Assessor's Plat of the City of Mequon, Ozaukee County, Wisconsin.

DETAIL



REVISION NO.	DESCRIPTION	DATE	BY
1	NEW FOUNDATION PLAN	4/9/24	MCP

FIELD WORK BY	MWW / JE	DATE	02/21/2023
DRAWN BY	MCP	DATE	03/06/2023
APPROVED BY		DATE	
CADFILE			
XREF			
I.MAIN			

TOPOGRAPHIC PLAT OF SURVEY
SURVEYED FOR: JASON STUEWE
10808 NORTH CEDARBURG ROAD
MEQUON, WI. 53092

"THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO."

SURVEYING ASSOCIATES, INC.
MEMBER OF WISCONSIN SOCIETY OF LAND SURVEYORS & NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
2554 N. 100TH STREET
P.O. BOX 26596
WAUWATOSA, WISCONSIN 53226
(414) 257-2212 FAX : (414) 257-2443
sai@wi.rr.com

SAI PROJECT NUMBER	36454
PROJECT SCALE	1" = 20'
SHEET NUMBER	1 of 1

Attachment: Survey (10251 : Jason & Kate Stuewe)









Attachment: Pictures (10251 : Jason & Kate Stuewe)

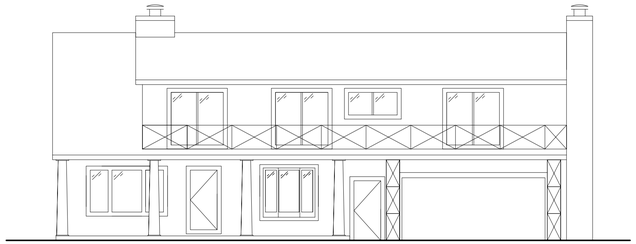




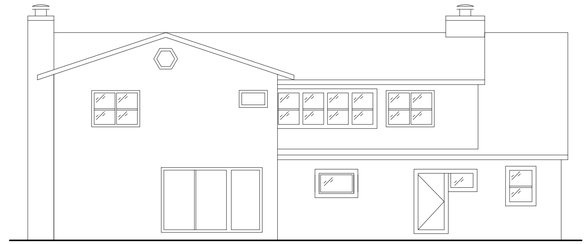




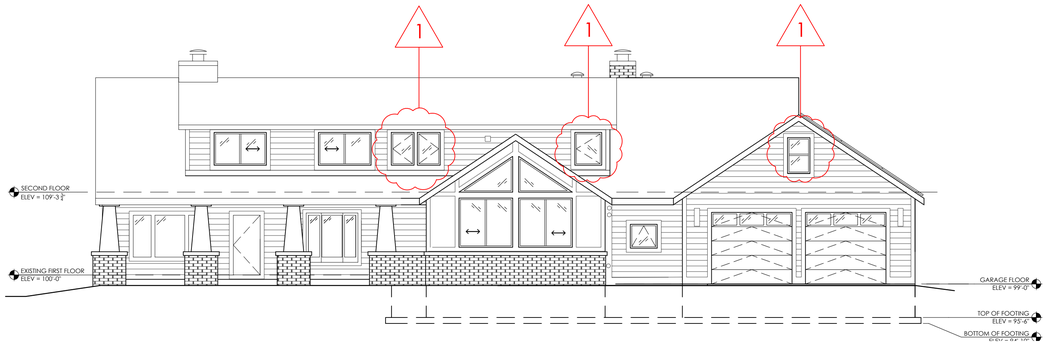
Attachment: Pictures (10251 : Jason & Kate Stuewe)



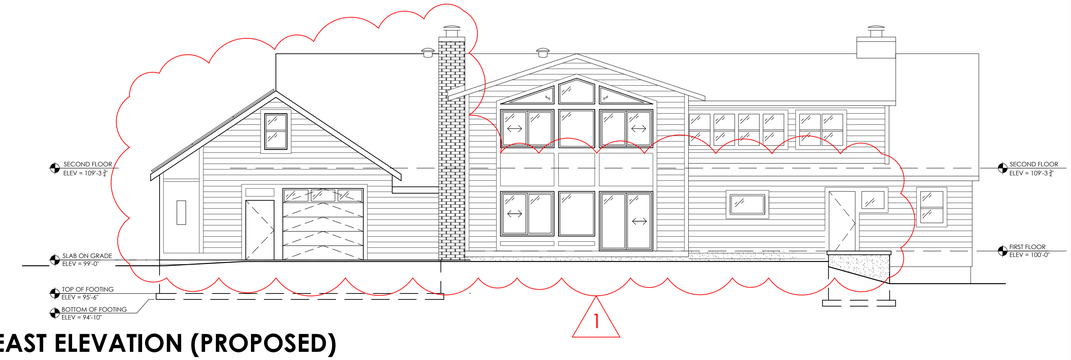
WEST ELEVATION (EXISTING)



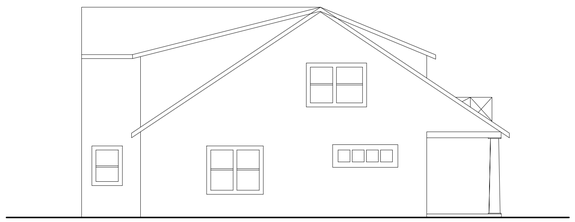
EAST ELEVATION (EXISTING)



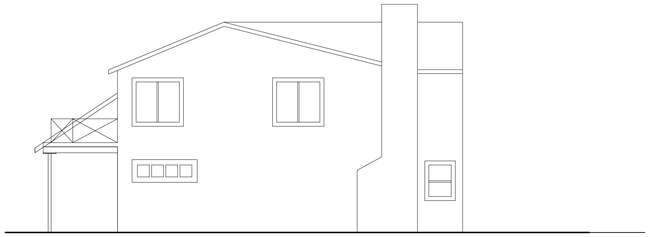
WEST ELEVATION (PROPOSED)



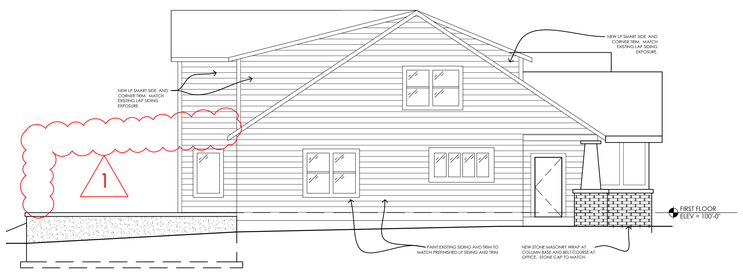
EAST ELEVATION (PROPOSED)



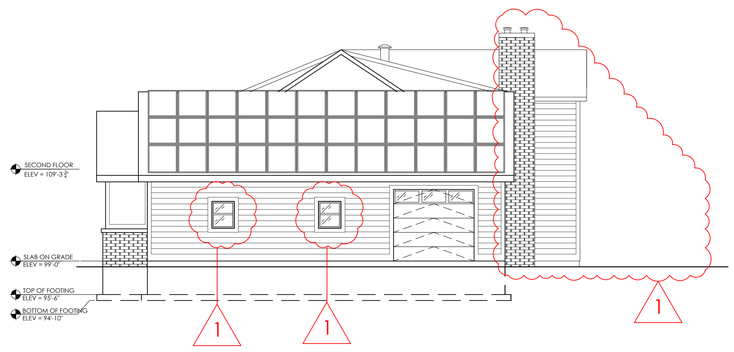
NORTH ELEVATION (EXISTING)



SOUTH ELEVATION (EXISTING)



NORTH ELEVATION (PROPOSED)



SOUTH ELEVATION (PROPOSED)

REVISION HISTORY:

ARB SUBMITTAL 1	3/20/25

CONTACT INFORMATION:

OWNER:
Jason Stuewe - 414-719-0822
jastuewe@gmail.com

STUEWE HOUSE

10808 N CEDARBURG RD
MEQUON, WI 53092

DRAWN BY: JAS

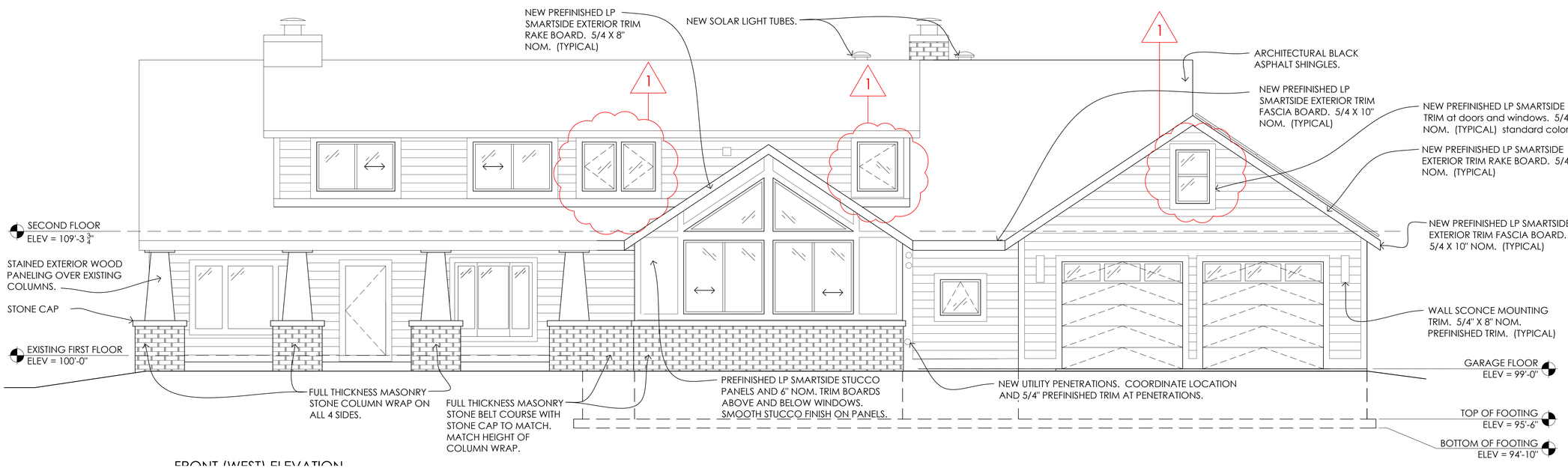
REVISED: **MARCH 20, 2025**

ARB SUBMITTAL

BEFORE AND AFTER

A200

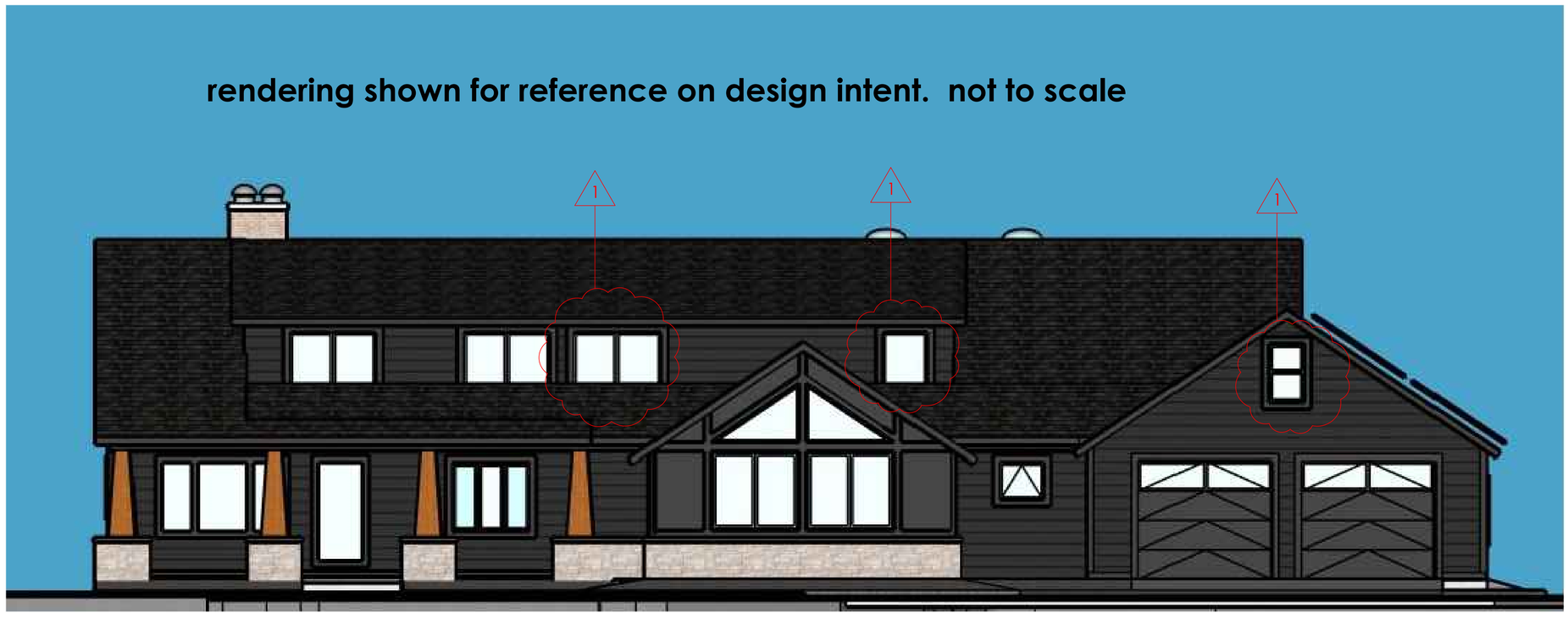
Attachment: Plans (10251 : Jason & Kate Stuewe)



FRONT (WEST) ELEVATION

1 WEST ELEVATION

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



2 WEST ELEVATION (RENDERED)

SCALE: NOT TO SCALE

REVISION HISTORY:

ARB SUBMITTAL 1	3/20/25

CONTACT INFORMATION:

OWNER:
Jason Stuewe - 414-719-0822
jastuewe@gmail.com

STUEWE HOUSE

10808 N CEDARBURG RD
MEQUON, WI 53092

DRAWN BY: JAS

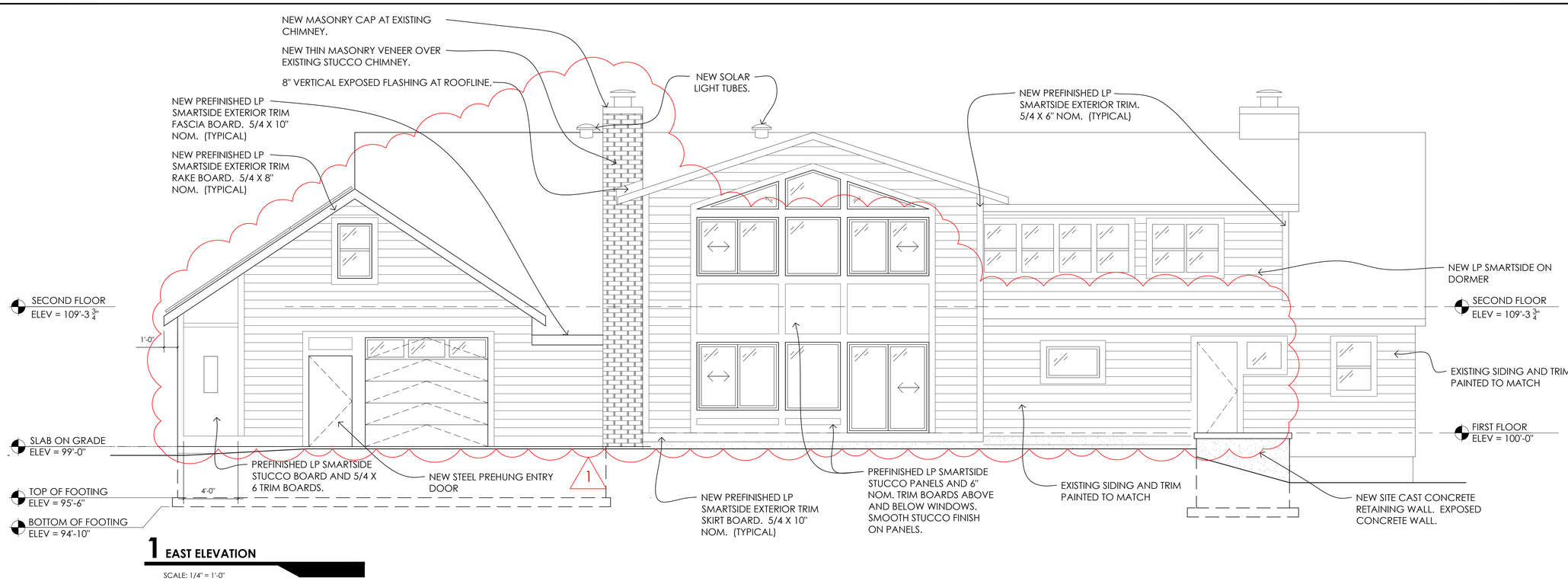
REVISED: MARCH 20, 2025

ARB SUBMITTAL

WEST ELEVATION

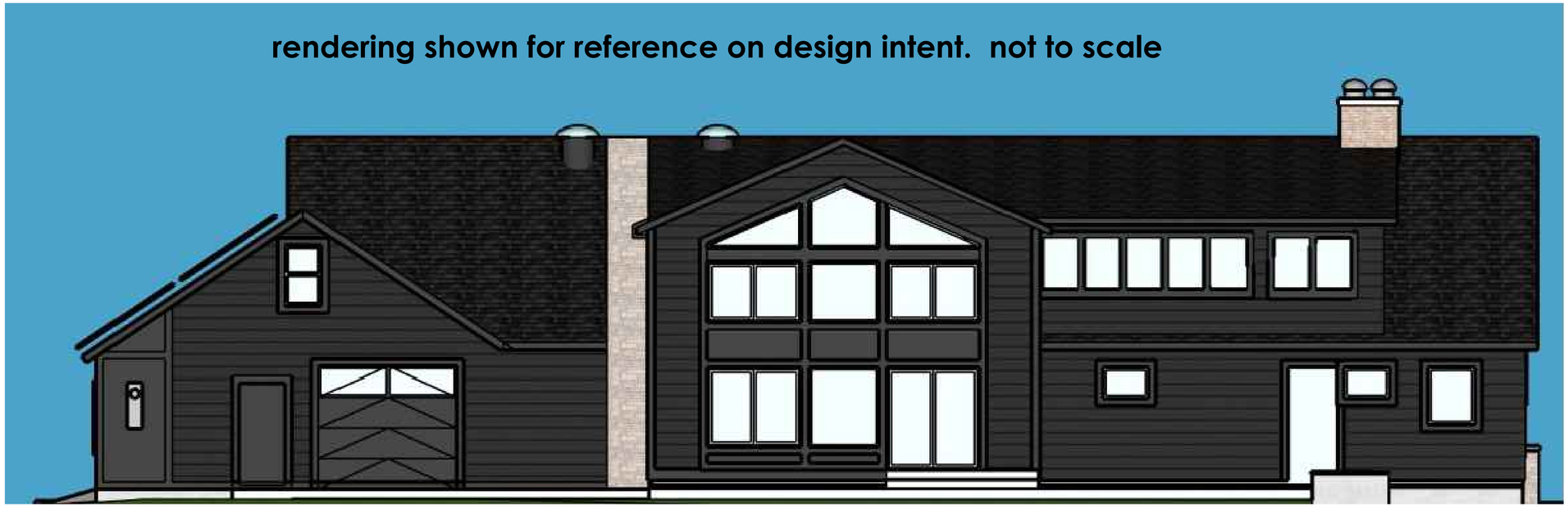
A201

Attachment: Plans (10251 : Jason & Kate Stuewe)



1 EAST ELEVATION

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



2 EAST ELEVATION (RENDERED)

SCALE: NOT TO SCALE

REVISION HISTORY:

ARB SUBMITTAL 1	3/20/25

CONTACT INFORMATION:

OWNER:
Jason Stuewe - 414-719-0822
jastuewe@gmail.com

STUEWE HOUSE

10808 N CEDARBURG RD
MEQUON, WI 53092

DRAWN BY: JAS

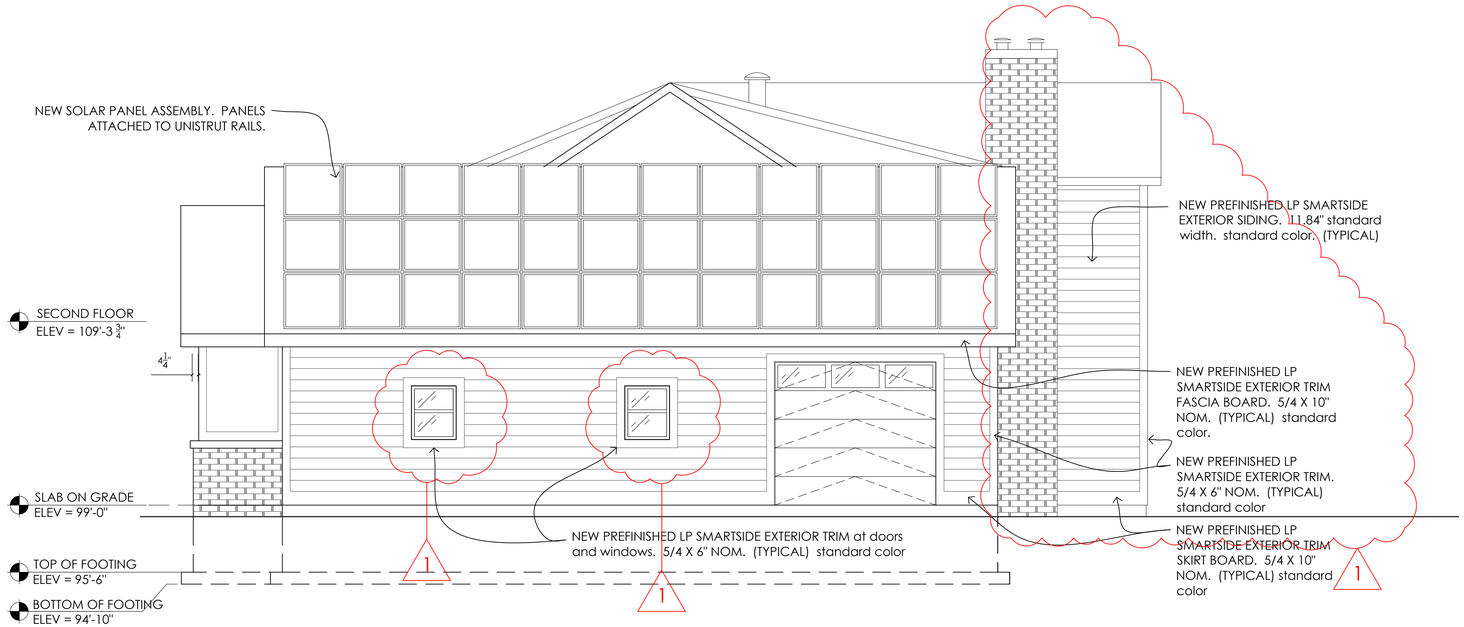
REVISED: MARCH 20, 2025

ARB SUBMITTAL

EAST ELEVATION

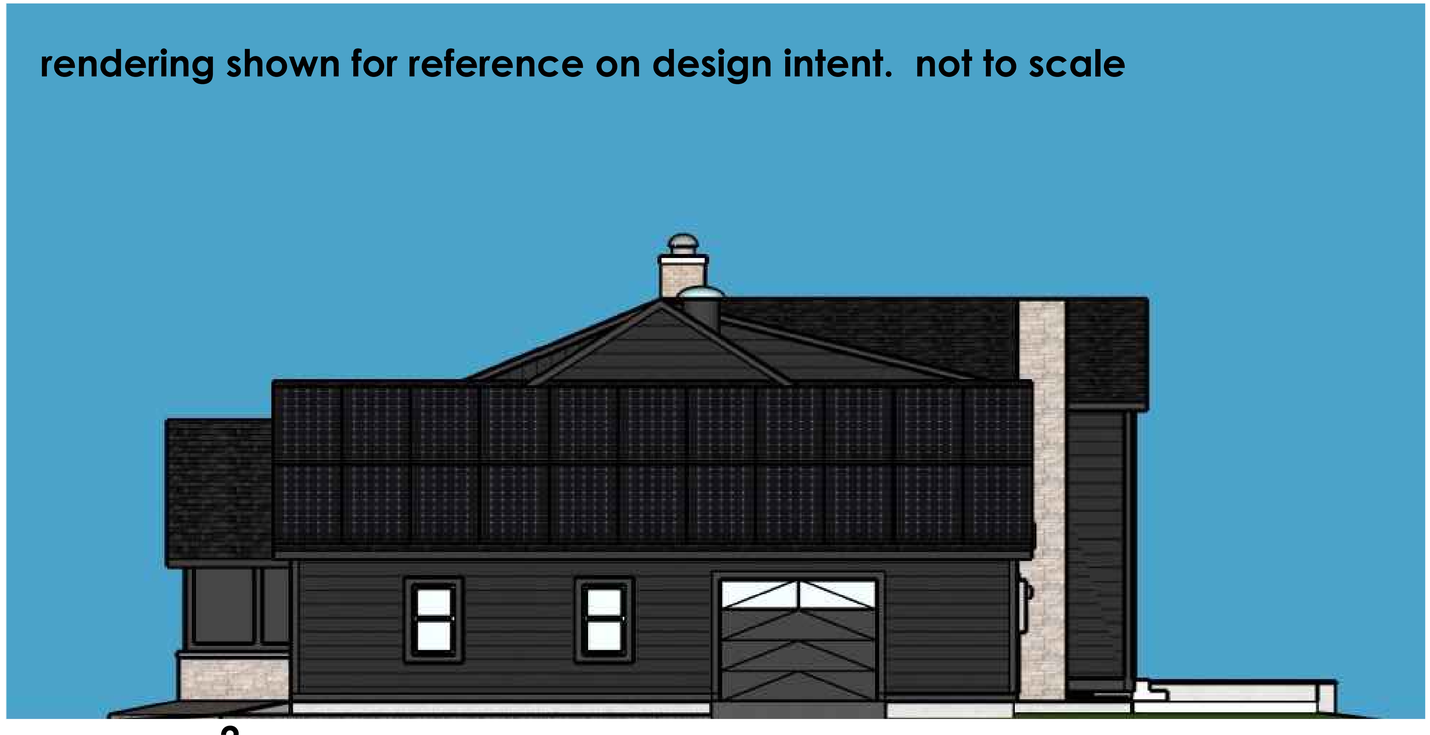
A202

Attachment: Plans (10251 : Jason & Kate Stuewe)



1 SOUTH ELEVATION

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



2 SOUTH ELEVATION (RENDERED)

SCALE: NOT TO SCALE

REVISION HISTORY:

ARB SUBMITTAL 1	3/20/25

CONTACT INFORMATION:

OWNER:
Jason Stuewe - 414-719-0822
jastuewe@gmail.com

STUEWE HOUSE

10808 N CEDARBURG RD
MEQUON, WI 53092

DRAWN BY: JAS

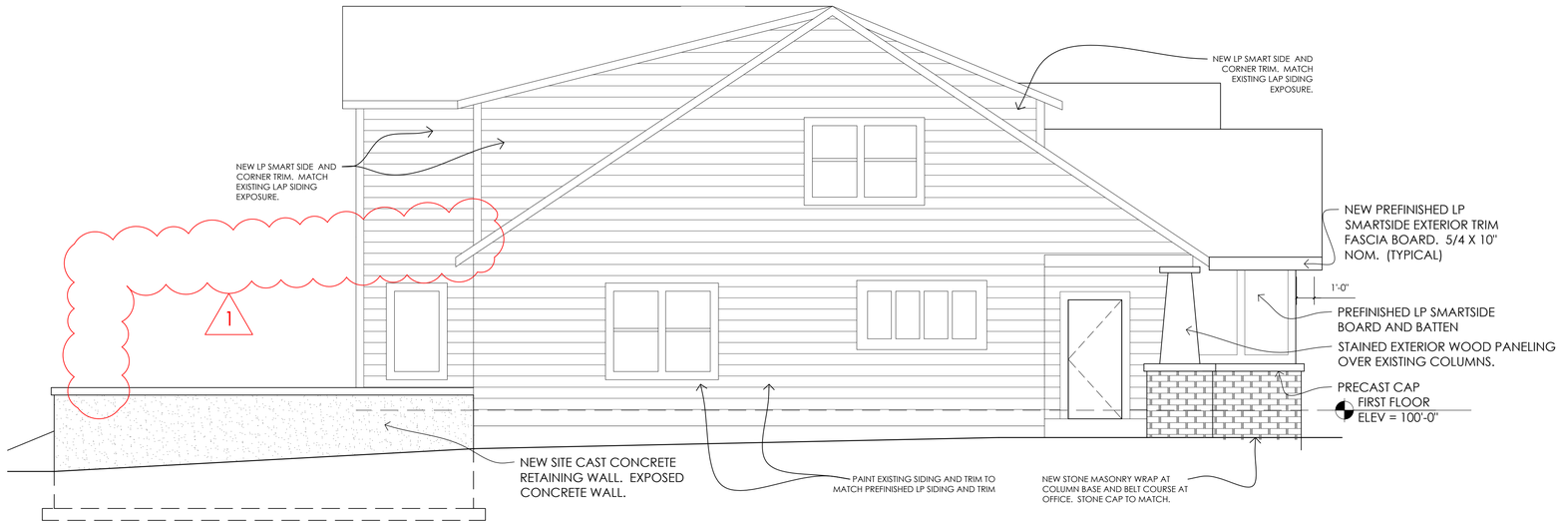
REVISED: MARCH 20, 2025

ARB SUBMITTAL

SOUTH ELEVATION

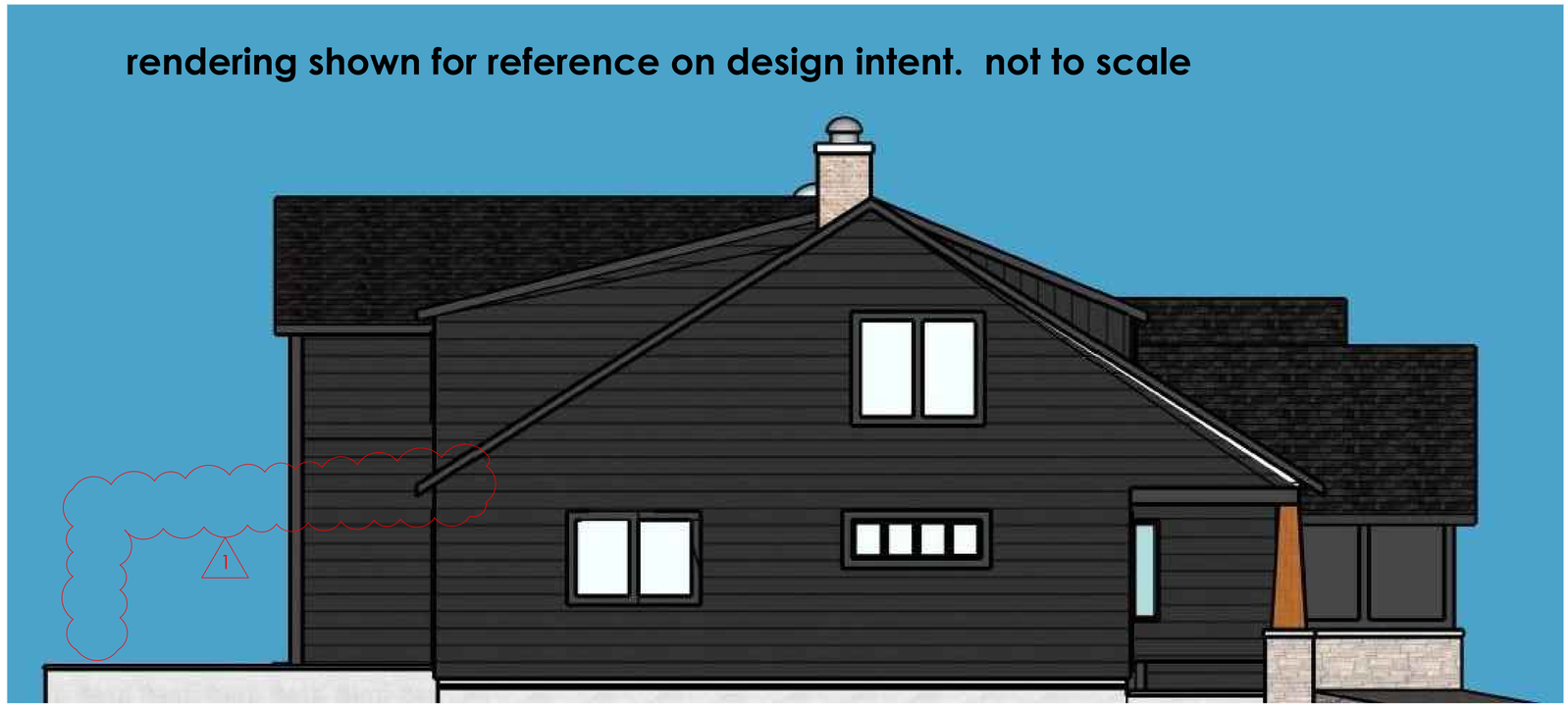
A203

Attachment: Plans (10251 : Jason & Kate Stuewe)



1 SOUTH ELEVATION

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



REVISION HISTORY:

ARB SUBMITTAL 1	3/20/25

CONTACT INFORMATION:

OWNER:
Jason Stuewe - 414-719-0822
jastuewe@gmail.com

STUEWE HOUSE

10808 N CEDARBURG RD
MEQUON, WI 53092

DRAWN BY: JAS

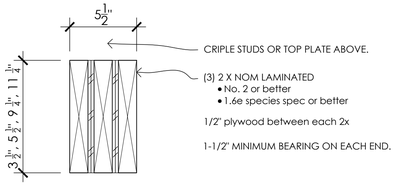
REVISED: MARCH 20, 2025

ARB SUBMITTAL

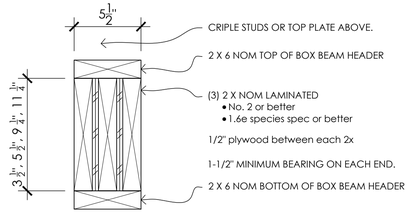
NORTH ELEVATION

A204

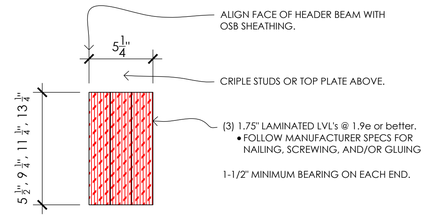
Attachment: Plans (10251 : Jason & Kate Stuewe)



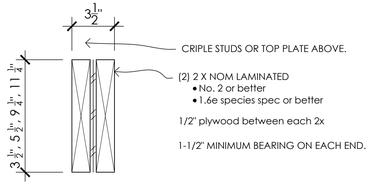
TYPE 1 HEADER



TYPE 2 HEADER



TYPE 3 HEADER



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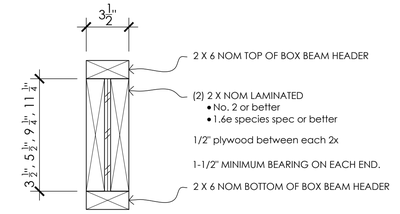

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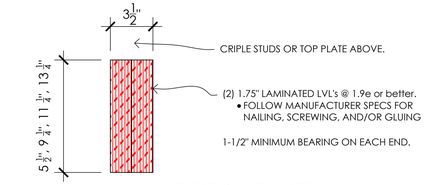
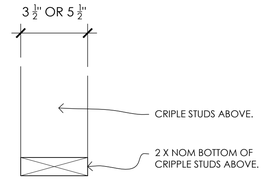
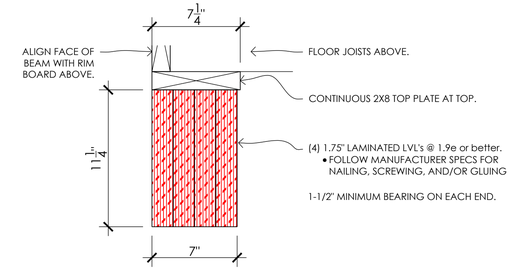


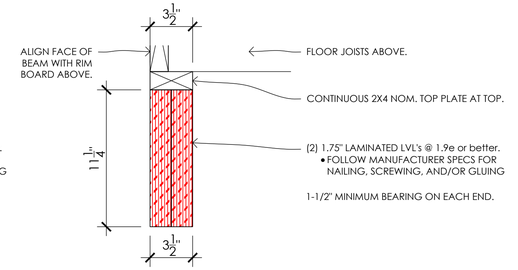
TYPE 6 HEADER



TYPE 7 HEADER
NON-LOAD BEARING



4 PLY X 11.25" LVL BEAM IN GARAGE



2 PLY X 9.25" LVL BEAM AT FAMILY ROOM / KITCHEN

WINDOW SCHEDULE

WINDOW NUMBER	QTY:	LOCATION	WINDOW TYPE	ROUGH OPENING				HEADER	WINDOW MATERIALS		MULLION / MUTTON TYPE	GLAZING TYPE	TRIM	EGRESS?	NOTES
				WIDTH	HEIGHT	SILL ELEVATION (AFF)	HEADER ELEVATION (AFF)		INTERIOR	EXTERIOR					
100	1	OFFICE LOWER NORTH	SLIDER - LEFT HAND	6'-0"	5'-6"	SEE PAGE	SEE PAGE	SEE A401	VINYL	VINYL	NONE	TRIPLE PANE LOW E X 2	CASEMENT, WHITE PRIMED PINE 1x4	NO	
101	1	OFFICE LOWER SOUTH	SLIDER - RIGHT HAND	6'-0"	5'-6"	SEE PAGE	SEE PAGE	SEE A401	VINYL	VINYL	NONE	TRIPLE PANE LOW E X 2	CASEMENT, WHITE PRIMED PINE 1x4	NO	
100A	1	OFFICE UPPER NORTH	PICTURE - TRIANGLE	6'-0"	4'-1"	SEE PAGE	SEE PAGE	SEE A401	VINYL	VINYL	NONE	TRIPLE PANE LOW E X 2	CASEMENT, WHITE PRIMED PINE 1x4	NO	
101A	1	OFFICE UPPER SOUTH	PICTURE - TRIANGLE	6'-0"	4'-1"	SEE PAGE	SEE PAGE	SEE A401	VINYL	VINYL	NONE	TRIPLE PANE LOW E X 2	CASEMENT, WHITE PRIMED PINE 1x4	NO	
102	1	MUD ROOM	AWNING	3'-0"	2'-8"	4'-0"	6'-8"	2x6 NOM, **TYPE 1**	VINYL	VINYL	NONE	TRIPLE PANE LOW E X 2	CASEMENT, WHITE PRIMED PINE 1x4	NO	
103	2	GARAGE	DOUBLE HUNG	2'-8"	3'-0"	3'-8"	6'-8"	2x6 NOM, **TYPE 1**	VINYL	VINYL	NONE	DOUBLE PANE LOW E	NONE	NO	
104	1	FAMILY ROOM	SLIDER - RIGHT HAND	6'-0"	5'-0"	1'-8"	6'-8"	2x11.75" LVL **TYPE 6**	VINYL	VINYL	NONE	TRIPLE PANE LOW E X 2	CASEMENT, WHITE PRIMED PINE 1x4	NO	
105	1	FAMILY ROOM	PICTURE	4'-0 1/2"	5'-0"	1'-8"	6'-8"	2x11.75" LVL **TYPE 6**	VINYL	VINYL	NONE	TRIPLE PANE LOW E X 2	CASEMENT, WHITE PRIMED PINE 1x4	NO	
200	1	CORNER BED ROOM REPLACEMENT SLIDER	SLIDER - RIGHT HAND	6'-0 1/2"	3'-6"	3'-2"	6'-8"	EXISTING	VINYL	VINYL	NONE	TRIPLE PANE LOW E X 2	CASEMENT, WHITE PRIMED PINE 1x4	YES	
200A	1	NURSERY REPLACEMENT SLIDER	SLIDER - LEFT HAND	7'-0 1/8"	3'-6"	3'-2"	6'-8"	EXISTING	VINYL	VINYL	NONE	TRIPLE PANE LOW E X 2	CASEMENT, WHITE PRIMED PINE 1x4	YES	
201	1	NURSERY REPLACEMENT (NEW ROUGH OPENING)	CASEMENT - LEFT HAND	2'-6 1/2"	3'-6"	3'-2"	6'-8"	EXISTING	VINYL	VINYL	NONE	TRIPLE PANE LOW E X 2	CASEMENT, WHITE PRIMED PINE 1x4	YES	
201A		NURSERY REPLACEMENT (NEW ROUGH OPENING)	CASEMENT - RIGHT HAND	2'-6 1/2"	3'-6"	3'-2"	6'-8"	EXISTING	VINYL	VINYL	NONE	TRIPLE PANE LOW E X 2	CASEMENT, WHITE PRIMED PINE 1x4	YES	
202	1	PRIMARY BATHROOM @ TUB TEMPERED GLASS ***	CASEMENT - LEFT HAND	3'-0"	3'-6"	3'-2"	6'-8"	2x10 NOM, **TYPE 2**	VINYL	VINYL	NONE	TEMPERED TRIPLE PANE LOW E X 2	CASEMENT, WHITE PRIMED PINE 1x4	NO	
203	2	ATTIC ABOVE GARAGE	DOUBLE HUNG	2'-6"	4'-0"	2'-1"	6'-1"	2x6 NOM, **TYPE 1**	VINYL	VINYL	NONE	DOUBLE PANE LOW E	NONE	NO	
207	1	MASTER BED - SOUTH	SLIDER - LEFT HAND	6'-0"	4'-4"	SEE PAGE	SEE PAGE	SEE A401	VINYL	VINYL	NONE	TRIPLE PANE LOW E X 2	CASEMENT, WHITE PRIMED PINE 1x4	YES	
208	1	MASTER BED - CENTER	PICTURE	4'-0 1/2"	4'-4"	SEE PAGE	SEE PAGE	SEE A401	VINYL	VINYL	NONE	TRIPLE PANE LOW E X 2	CASEMENT, WHITE PRIMED PINE 1x4	NO	
209	1	MASTER BED - NORTH	SLIDER - RIGHT HAND	6'-0"	4'-4"	SEE PAGE	SEE PAGE	SEE A401	VINYL	VINYL	NONE	TRIPLE PANE LOW E X 2	CASEMENT, WHITE PRIMED PINE 1x4	YES	
207A	1	MASTER BED - TOP SOUTH	PICTURE - TRIANGLE	6'-0"	2'-1 1/2"	SEE PAGE	SEE PAGE	SEE A401	VINYL	VINYL	NONE	TRIPLE PANE LOW E X 2	CASEMENT, WHITE PRIMED PINE 1x4	NO	
208A	1	MASTER BED - TOP CENTER	PICTURE - PENTAGON	4'-0 1/2"	2'-11"	SEE PAGE	SEE PAGE	SEE A401	VINYL	VINYL	NONE	TRIPLE PANE LOW E X 2	CASEMENT, WHITE PRIMED PINE 1x4	NO	
209A	1	MASTER BED - TOP NORTH	PICTURE - TRIANGLE	6'-0"	2'-1 1/2"	SEE PAGE	SEE PAGE	SEE A401	VINYL	VINYL	NONE	TRIPLE PANE LOW E X 2	CASEMENT, WHITE PRIMED PINE 1x4	NO	

REVISION HISTORY:

ARB SUBMITTAL	3/20/25

CONTACT INFORMATION:

OWNER:
Jason Stuewe - 414-719-0822
jastuewe@gmail.com

STUEWE HOUSE

10808 N CEDARBURG RD
MEQUON, WI 53092

DRAWN BY: JAS

REVISED: **MARCH 20, 2025**

ARB SUBMITTAL

SCHEDULES

A600

Attachment: Plans (10251 : Jason & Kate Stuewe)