11333 N. Cedarburg Road
Mequon, WI 53092
Phone: 262-236-2924
Fax: 262-242-9655
www.cityofmequonwi.gov
Inspection Department

ARCHITECTURAL BOARD
Monday, August 11, 2025
6:00 PM
City Hall – ~~Lower Conference Room~~ Administrative 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~~ South 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 approve

1. Meeting Minutes - July 14, 2025

III) Architectural Board Applications:

1. **Veridian Homes LLC** — **New Single-Family Residence**
   8201 W. Bluebird Court
   Subdivision: The Enclave
   District 3 – 6:00 pm
   Contractor: Veridian Homes LLC
   Architect: Veridian Homes LLC

2. **Veridian Homes LLC** — **New Single-Family Residence**
   8113 W. Bluebird Court
   Subdivision: The Enclave
   District 3 – 6:05 pm
   Contractor: Veridian Homes LLC
   Architect: Veridian Homes LLC

3. **Tim O'Brien Homes** — **New Single-Family Residence**
   9901 N. Cygnet Court
   Subdivision: Swan Ridge Farms
   District 4 – 6:10 pm
   Contractor: Tim O'Brien Homes
   Architect: Tim O'Brien Homes

4. **Dan & Brittany Scalia** — **Addition: Conservatory**
   14300 N. Saddlebrook Lane
   Subdivision: Saddlebrook
   District 5 – 6:15 pm
   Contractor: Kleiber Construction
   Architect: Distinctive Design Studio

5. **Evan & Megan Argall** — **New Single-Family Residence**
   7745 W. Bonniwell Road
   Subdivision: N/A
   District 1 – 6:25 pm
   Contractor: Mikkelson Builders
   Architect: Fred Dahms, Jr.

6. **Daniel Minahan** — **Exterior Changes**
   13909 N. Green Bay Road
   Subdivision: N/A
   District 1 – 6:30 pm

   Contractor: WI Craftsman LLC
   Architect: WI Craftsman LLC

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 - July 14, 2025**

Attachments:
7.14 (PDF)

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

www.ci.mequon.wi.us

INSPECTION DIVISION

ARCHITECTURAL BOARD MINUTES
Monday, July 14, 2025
6:00 PM
Lower-Level Conference Room

Minutes

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

Present:	Chairman Scott Reed
Members at Large:	Paul Apfelbach, Michael Wade, Curtis Helm
Architectural Board Liaison:	Karen Heil

2. **Meeting Minutes**

Minutes from the June 9, 2025, meeting were approved by Vice-Chairman Paul Apfelbach and seconded by Chairman Scott Reed.

Minutes passed unanimously.

Attachment: 7.14 (10538 : Meeting Minutes)

3. **Application Submittals:**

No.	Alder. District /Time	Type of App	Owner(s) / Project Address	Contractor
1)	Dist. 1 6:00 pm	**Re-Submittal:** **New Single-Family Residence** *(Tabled at 6/9/25 Meeting)*	David Abbott 12957 Highgate Court Subd: Highland	Contractor: Northgreen Builders Architect: Northgreen Builders

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

Conditions: Plans approved as submitted.

2)	Dist. 4 6:05 pm	**New Single-Family Residence**	Jeremy & Courtney Felsecker 9872 N. Cygnet Court Subd: Swan Ridge Farms	Contractor: Korndoerfer Homes Architect: SHP

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

Conditions: Plans approved as submitted.

3)	Dist. 3 6:10 pm	**New Single-Family Residence**	Veridian Homes LLC 10625 N. Tree Sparrow Drive Subd: the Enclave	Contractor: Veridian Homes LLC Architect: Veridian Homes LLC

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

Conditions: Plans approved as submitted.

Attachment: 7.14 (10538 : Meeting Minutes)

4)	Dist. 6 6:15 pm	**Exterior Changes to New Single-Family Residence** *(Originally approved at 2/12/24 Meeting)*	David Grandinetti 11000 N. Oriole Lane Subd: N/A	Contractor: Owner Architect: SHP

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

Conditions: Plans approved as submitted.

5)	Dist. 7 6:20 pm	**Addition: Sunroom**	Dave & Lori Miller 9624 N. Crestwood Court Subd: N/A	Contractor: Owner Architect: Stammer Design Group

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

Conditions: Plans approved with the condition that new windows should match existing house casement windows.

6)	Dist. 8 6:30 pm	**Shed**	Dan Wroblewski 9802 N. Auburn Court Subd: Maplefield Estates	Contractor: Northshore Develop. Architect: Northshore Develop.

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

Conditions: Plans approved as submitted with the following conditions:
1. Add window to rear elevation.
2. Add shutters, same style and color as house to all elevations.

7)	Dist. 8 6:40 pm	**Addition: Kitchen, Laundry & Powder Room**	Scott & Mary Anne Revolinski 215 E. Trillium Court Subd: Park Place	Contractor: TBD Architect: Wayne Pilak / Deep River

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

Conditions: Plans approved as submitted.

Attachment: 7.14 (10538 : Meeting Minutes)

8)	Dist. 8 6:50 pm	**Addition:** **Sports Court**	Anthony & Teresa Machi 10447 N. Circle Road Subd: Lake Michigan Estates	Contractor: Owner Architect: SHP

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

Conditions: Plans approved with the following conditions:
1. Stone beltline is to continue on all four elevations of the addition.
2. Placement of stone starts under rear elevation windows and wraps around addition.
3. All stone to die on inside corners.

Copy of marked-up plans located in the Inspections Department for review if needed.

9)	Dist. 8 7:00 pm	**Addition:** **Attached Garage, Kitchen & Dormer**	Eric & Margaret Cherney 10923 N. Lake View Road Subd: Lake Crest	Contractor: Kelmann Homes Architect: Margaret Cherney

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

Conditions: Plans approved as submitted.

Attachment: 7.14 (10538 : Meeting Minutes)

4. **Motion to Adjourn**

District Representative Michael Wade made a motion to adjourn the meeting.
Vice-Chairman Paul Apfelbach seconded the motion.

A vote was taken; vote pass unanimously.
Meeting adjourned at 6:45 p.m.

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

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Office of Architectural Board

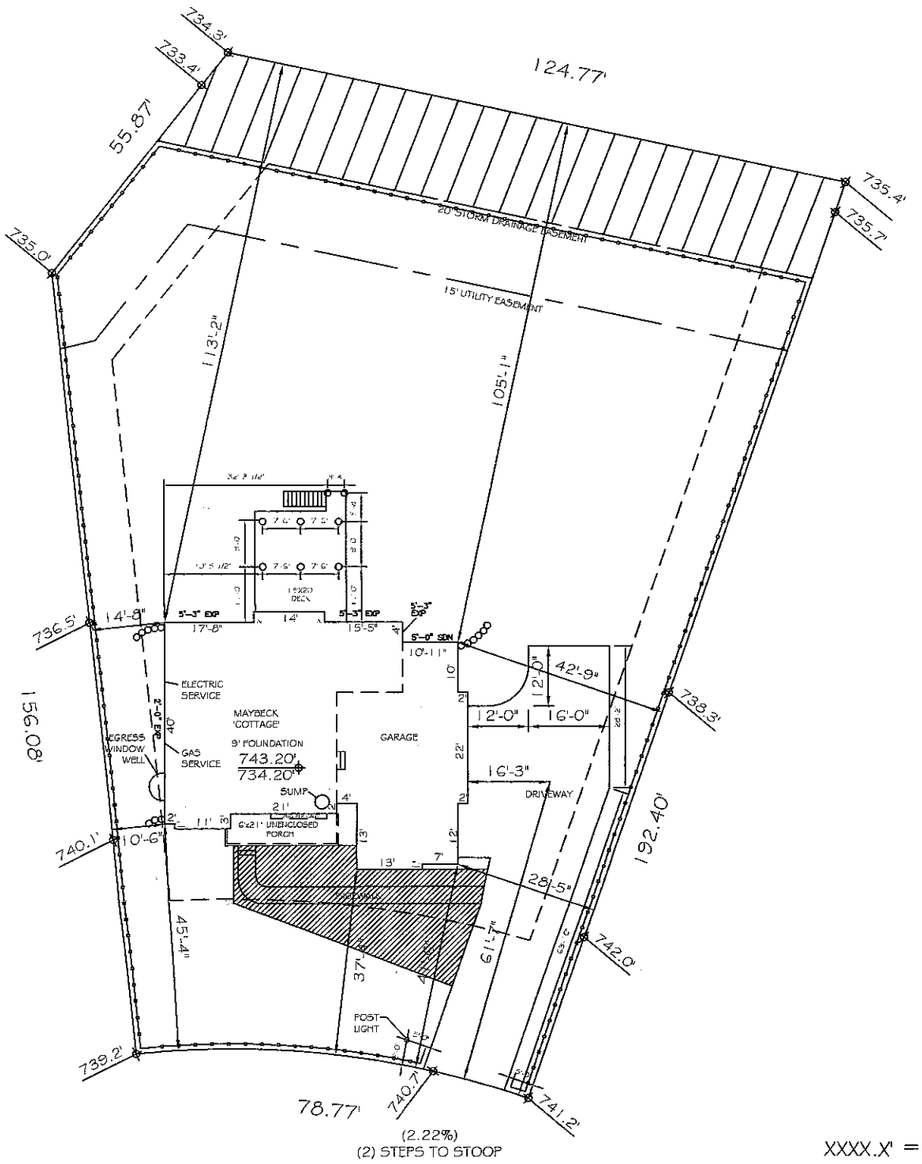
TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **August 11, 2025**
SUBJECT: **Veridian Homes LLC - New Single-Family Residence at 8201 W. Bluebird Court**

Attachments:
Site Plan (PDF)
Plans (PDF)

Attachment: Site Plan (10530 : Veridian Homes LLC)

PHASE 8
LOT 110
22,549 S.F.

NO PORCH ENCROACHMENTS



BLUEBIRD COURT

N

GR
1' 0"
CUT

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

(FOR 9' FOUNDATION)
TOP OF FOUNDATION=743.2
TOP OF FOOTING=734.2
GARAGE FLOOR ELEV.=742.7
DRIVEWAY SLOPE=2.22%
PARTIAL EXPOSURE=738.45
YARD GRADE=4.25%

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

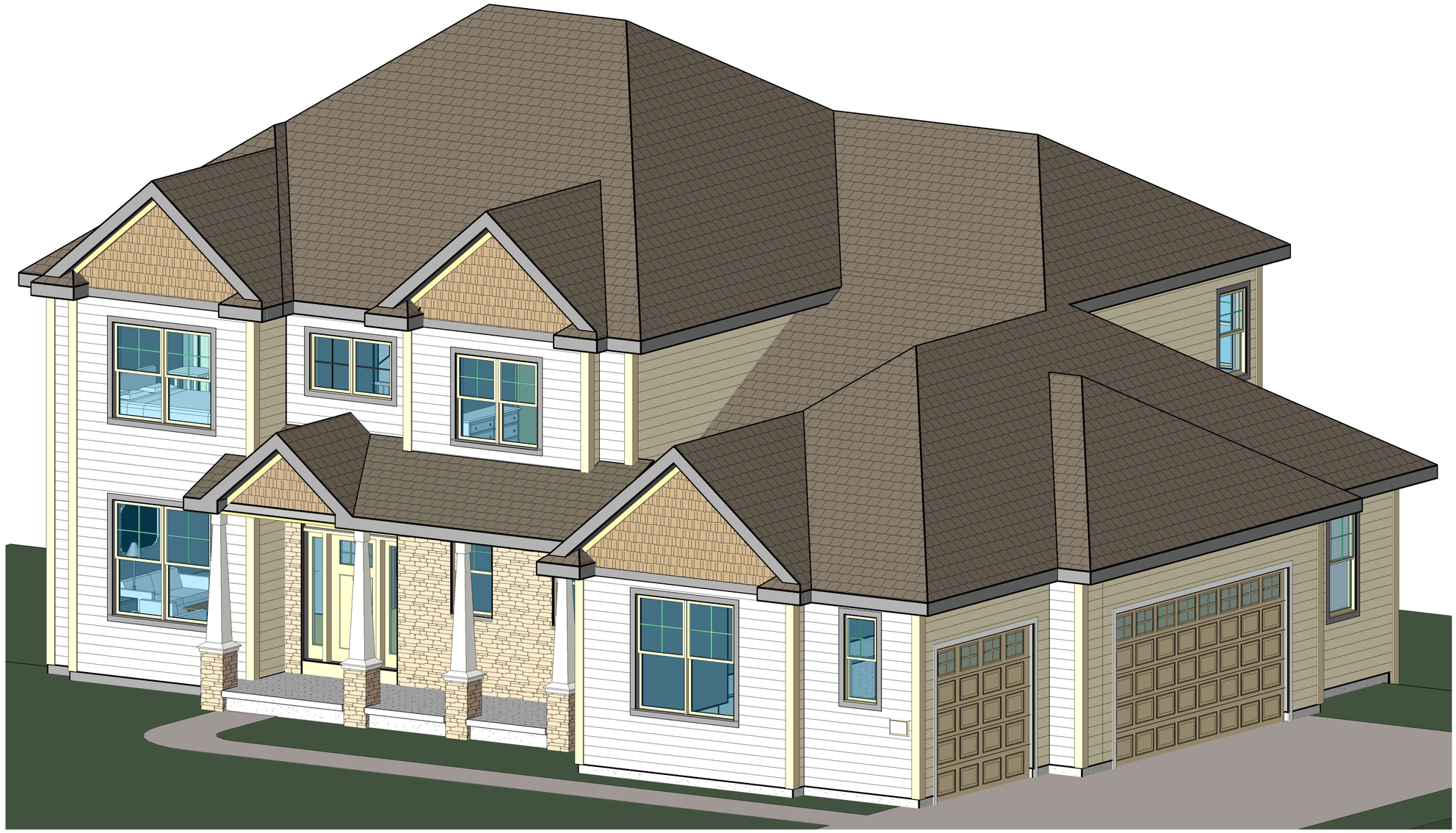
HOMESITE:	110
NEIGHBORHOOD:	ENCLAVE MEQUON PRESERVE
MODEL:	MAYBECK COTTAGE
SITE AREA:	22,549 SQ. FT.
IMPERVIOUS AREA:	4,413 SQ. FT.
SCALE:	1"=30'-0"
DRAWN BY:	CLC
DATE:	7/8/2025
CUSTOMER:	NICHOLAS & NICOLE NELSON
ADDRESS:	TBD BLUEBIRD COURT
	MEQUON, WI 53097

CUSTOMER APPROVAL:
DATE: / /
DATE: / /
VH APPROVAL:
SPF Jul 17 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 - Front - Cottage 3 Car Side Entry

Drawing List - ARB	
Sheet Number	Sheet Name
ARB1	3D Front
ARB2	3D Rear
ARB3	Front Elevation
ARB4	Rear Elevation
ARB5	Left Elevation
ARB6	Right Elevation
ARB7	First Floor Plan
ARB8	Second Floor Plan
ARB9	Foundation Plan

Custom Designed For: Nicholas & Nicole Nelson
Homesite / Neighborhood: 110 Enclave at Maquon Preserve
Address: TBD Bluebird Court
Maquon, WI 53097
Customer Approval:
SPF Jul 17 2025
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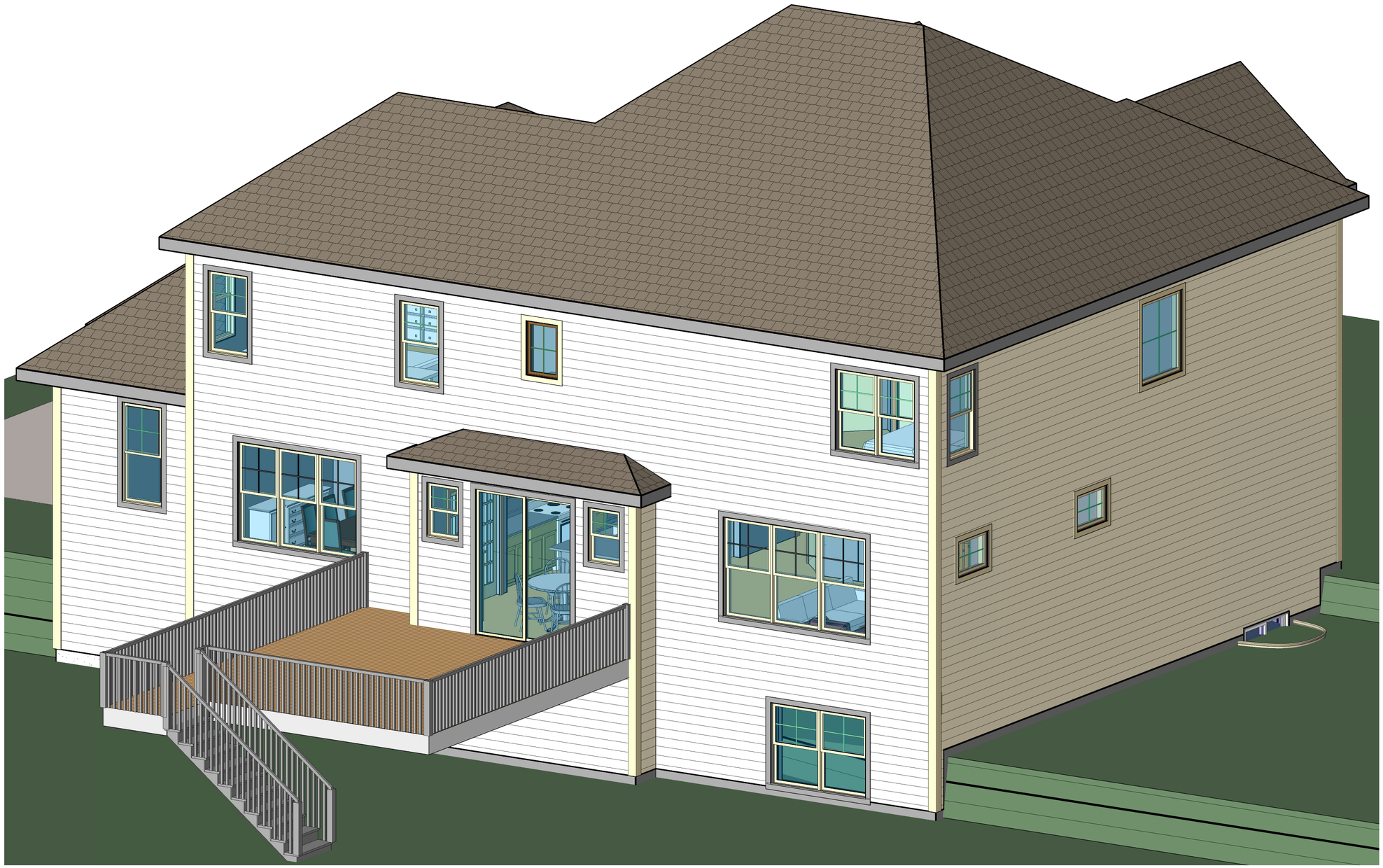
Do Not Scale
Note: All dimensions are stud to stud
Actual floor plans & exterior styles may differ from these shown based on modifications, options & improvements to the plans by the builder. Room dimensions, features & actual square footage vary by exterior style and options.

Model: Maybeck
Elevation: ARB
Revised Base Plan:
Drawn By: CLC Date: 7/8/2025

Print Date:
7/17/2025
11:05:06 AM
Revisions:

Drawing No.:
ARB1

Attachment: Plans (10530 : Veridian Homes LLC)



3D - Cottage - Rear View - 3 Car Side Entry

Custom Designed For: Nicholas & Nicole Nelson
Homesite / Neighborhood: 110 Enclave at Mequon Preserve
Address: TBD Bluebird Court
Mequon, WI 53097
Customer Approval:
SPF Jul 17 2025
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Madison, WI 53713
Phone 608.298.3100
Fax 608.226.0600

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Model: Maybeck
Elevation: ARB
Revised Base Plan:
Drawn By: CLC Date: 7/8/2025

Print Date:
7/17/2025
11:05:07 AM
Revisions:

Drawing No.:
ARB2

Attachment: Plans (10530 : Veridian Homes LLC)

NOTE:
-ALL SIDING TO BE SMART SIDE
-ALL WINDOWS, PATIO DOORS AND GARAGE DOORS NOT IN MASONRY TO HAVE 1X4 SMART TRIM
-ALL CORNERS TO BE 6" SMART TRIM



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

Custom Designed For: Nicholas & Nicole Nelson
Homesite / Neighborhood: 110 Enclave at Mequon Preserve
Address: TBD Bluebird Court
Mequon, WI 53097
Customer Approval:
SPF Jul 17 2025

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Madison, WI 53713
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Do Not Scale
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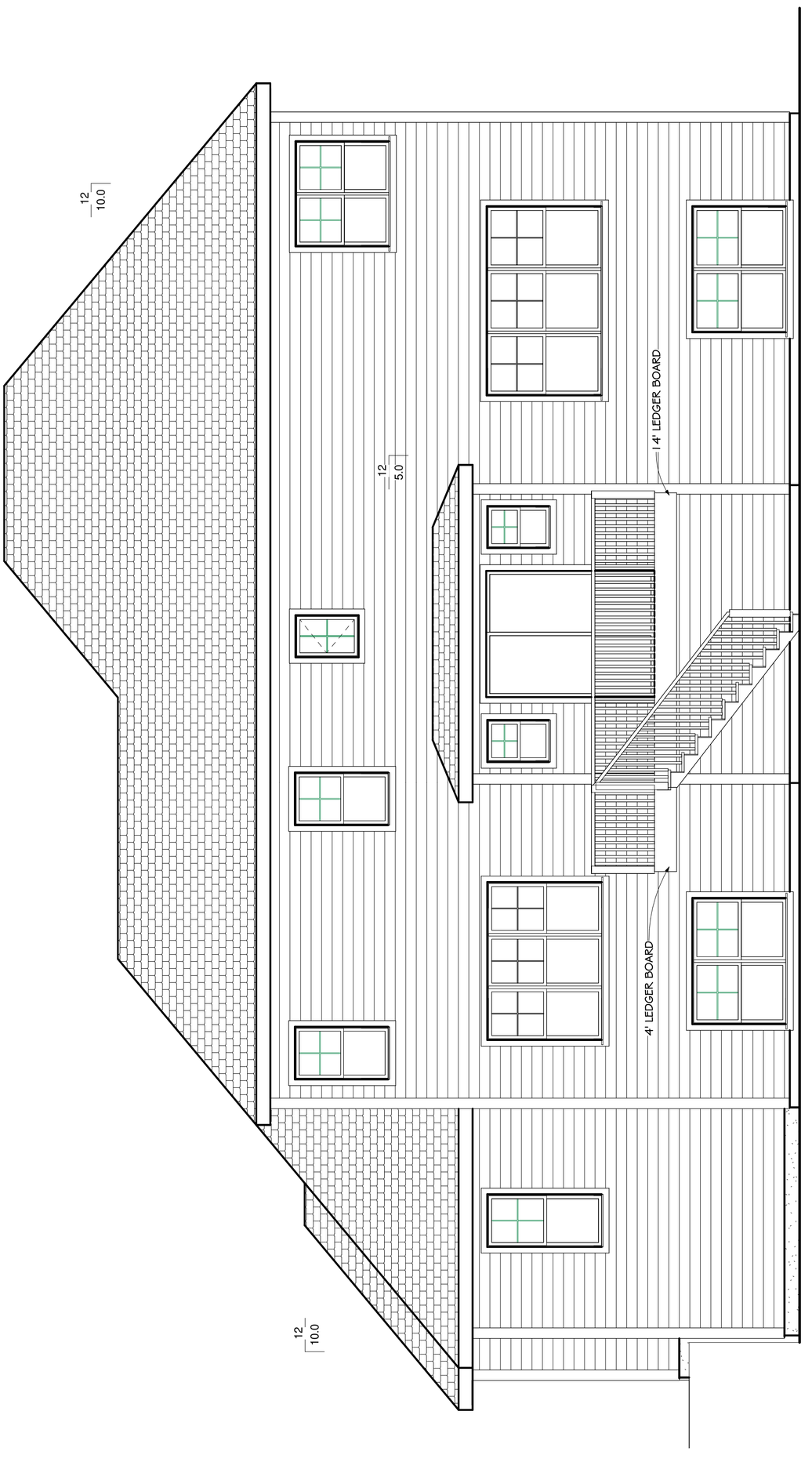
Model: Maybeck
Elevation: ARB
Revised Base Plan:
Drawn By: CLC Date: 7/8/2025

Print Date:
7/17/2025
11:05:07 AM
Revisions:

Drawing No.:
ARB3

Attachment: Plans (10530 : Veridian Homes LLC)

Attachment: Plans (10530 : Verdian Homes LLC)



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

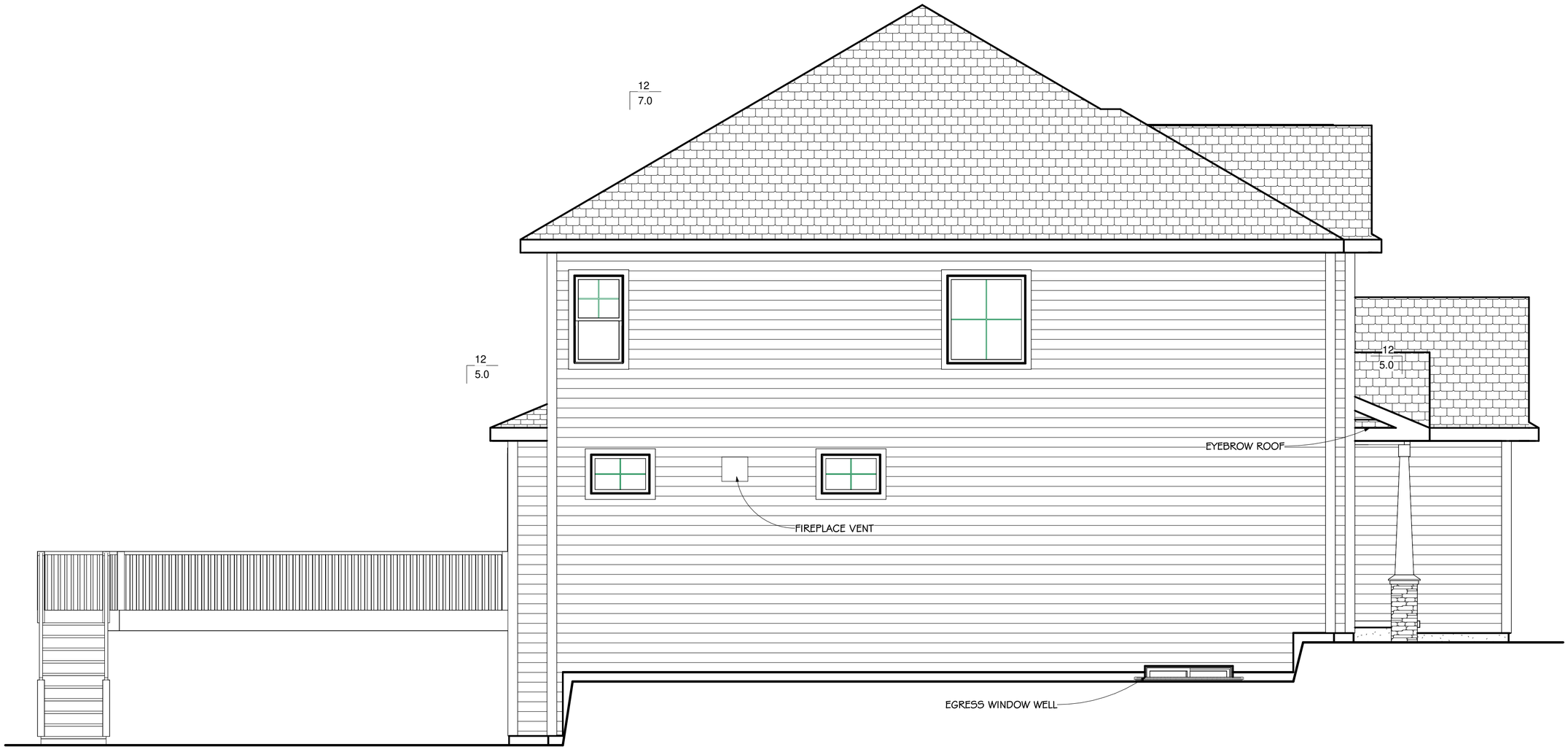
Do Not Scale Note: All dimensions are stud to stud
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Room dimensions, features & actual square footage vary by exterior style and options.

Drawing No.:	ARB4
Print Date:	7/17/2025 11:05:07 AM
Revisions:	
Model:	Maybeck
Elevation:	ARB
Revised Base Plan:	
Drawn By: CLC	Date: 7/8/2025

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

Custom Designed For:	Nicholas & Nicole Nelson
Homesite / Neighborhood:	110 Enclave at Meadun Preserve
Address:	TBD Bluebird Court Meadun, WI 53097
Customer Approval:	**SPF Jul 17 2025**

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

Custom Designed For: Nicholas & Nicole Nelson
Homesite / Neighborhood: 110 Enclave at Mequon Preserve
Address: TBD Bluebird Court
Mequon, WI 53097
Customer Approval:
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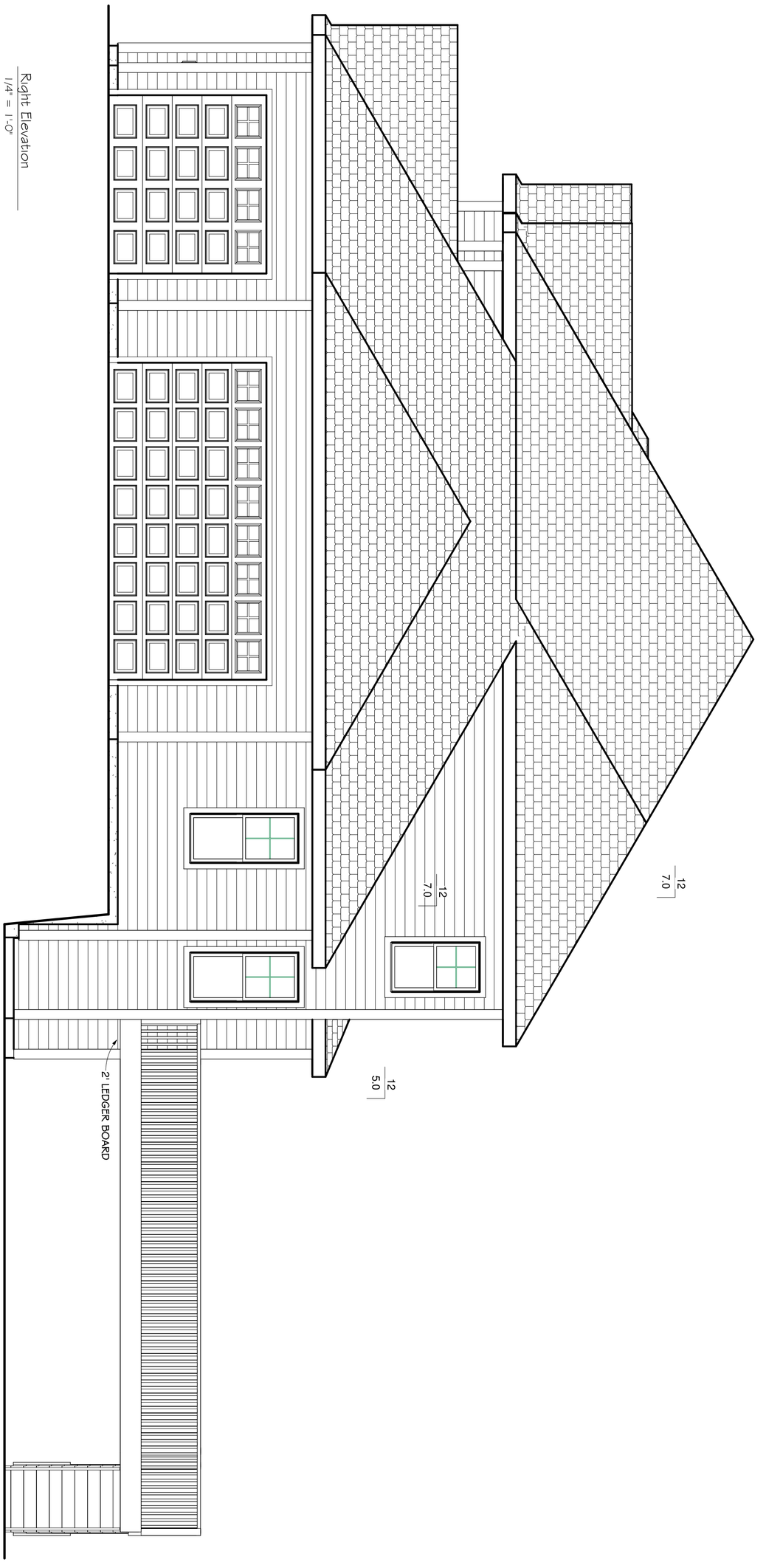
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Model: Maybeck
Elevation: ARB
Revised Base Plan: Date: 7/9/2025
Drawn By: CLC

Print Date:
7/17/2025
11:05:08 AM
Revisions:

Drawing No.:
ARB5

Attachment: Plans (10530 : Veridian Homes LLC)



Right Elevation
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

Revisions:

Print Date: 7/17/2025 11:05:06 AM

Model: Maybeck

Elevation: ARB

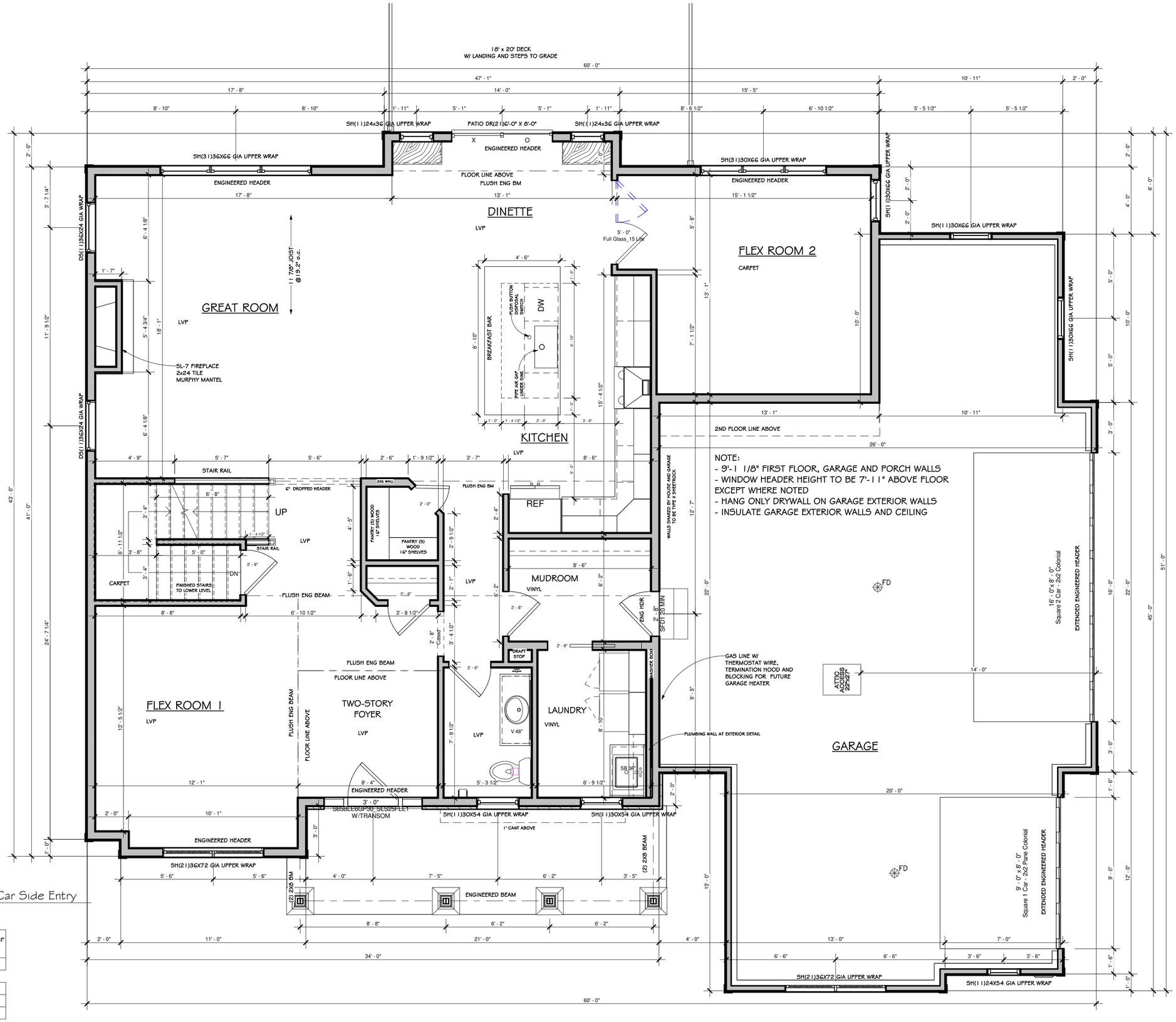
Revised Base Plan:

Drawn By: CLC Date: 7/8/2025

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

Custom Designed For: Nicholas & Nicole Nelson
Homesite / Neighborhood: 110 Enclave at Mequon Preserve
Address: TBD Bluebird Court
Mequon, WI 53097
Customer Approval: **SPF Jul 17 2025**

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First Floor - Cottage 3-Car Side Entry

1/4" = 1'-0"

Area Schedule (Cottage 3 Car Side Entry)	
Name	Area

First Floor	1540 SF
Second Floor	1485 SF
Lower Level	947 SF
	3971 SF

Custom Designed For: Nicholas & Nicole Nelson
Homesite / Neighborhood: 110 Enclave at Mequon Preserve
Address: TBD Bluebird Court Mequon, WI 53097
Customer Approval:
SPF Jul 17 2025

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Madison, WI 53713
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Fax 608.226.0600

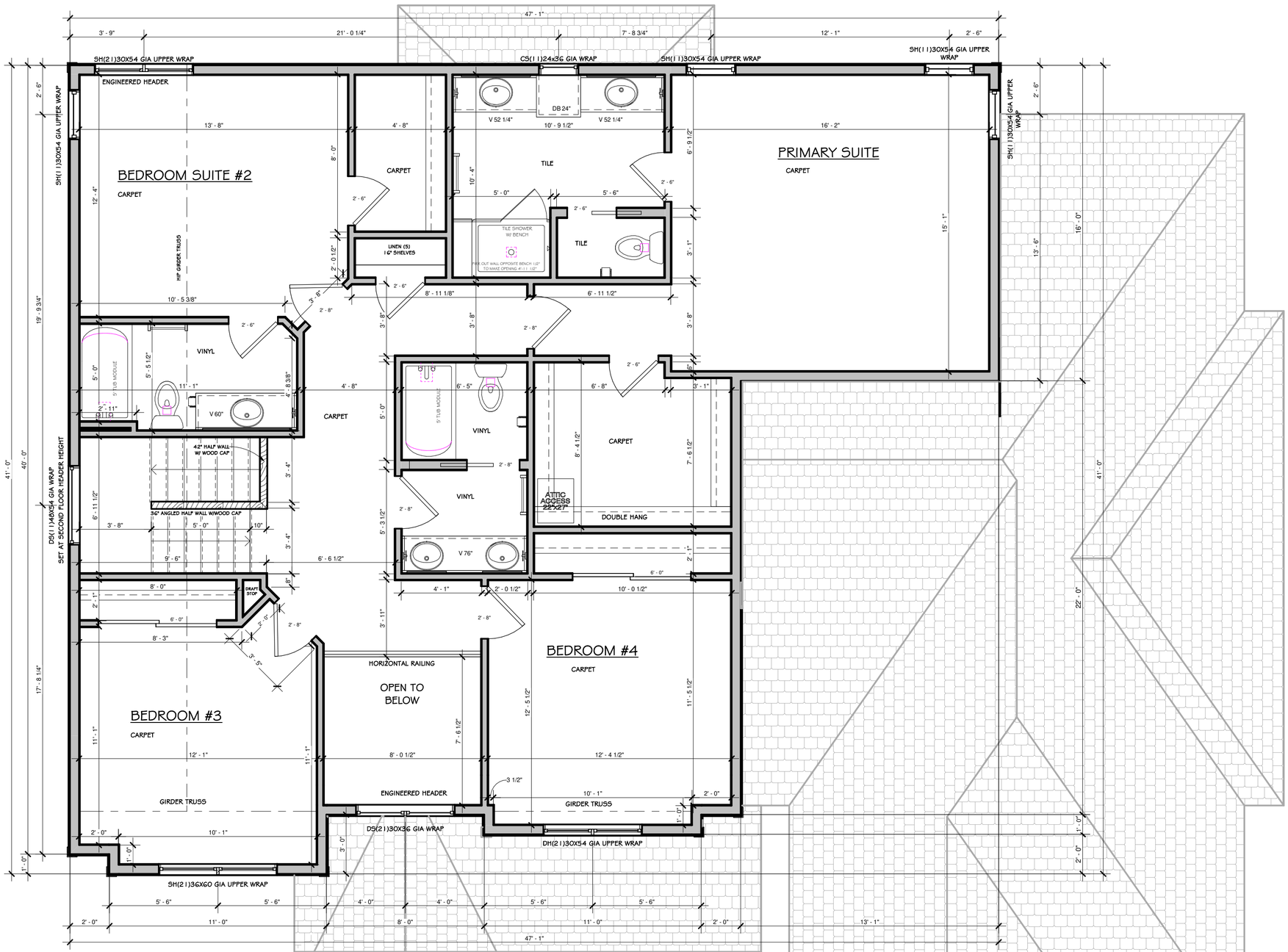
Do Not Scale Note: All dimensions are stud to stud
Actual floor plans & exterior styles may differ from these shown based on modifications, options & improvements to the plans by the builder. Room dimensions, features & actual square footage vary by exterior style and options.

Model: Mayberk
Elevation: ARB
Revised Base Plan:
Drawn By: CLC Date: 7/8/2025

Print Date: 7/17/2025 11:05:09 AM
Revisions:

Drawing No.: ARB7

Attachment: Plans (10530 : Veridian Homes LLC)



Second Floor - Cottage 3-Car Side Entry

1/4" = 1'-0"

Area Schedule (Cottage 3 Car Side Entry)	
Name	Area

First Floor	1540 SF
Second Floor	1485 SF
Lower Level	947 SF
	3971 SF

Custom Designed For: Nicholas & Nicole Nelson
Homesite / Neighborhood: 110 Enclave at Mequon Preserve
Address: TBD Bluebird Court
Mequon, WI 53097
Customer Approval:
SPF Jul 17 2025
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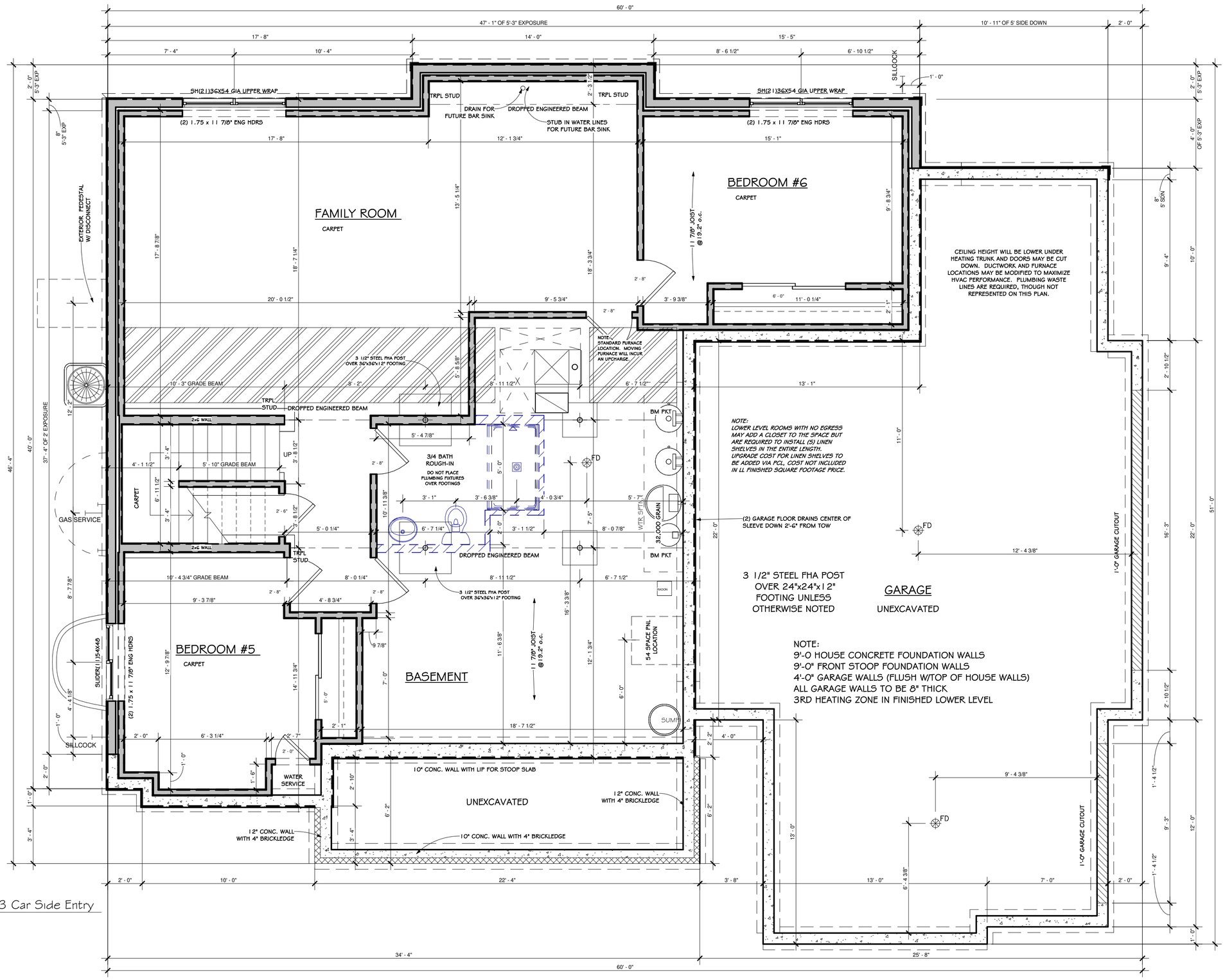
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Model: Maybeck
Elevation: ARB
Revised Base Plan: Date: 7/8/2025
Drawn By: CLC

Print Date: 7/17/2025 11:05:09 AM
Revisions:

Drawing No.: ARB8

Attachment: Plans (10530 : Veridian Homes LLC)



Foundation Plan - Cottage 3 Car Side Entry

1/4" = 1'-0"

Area Schedule (Cottage 3 Car Side Entry)	
Name	Area

First Floor	1540 SF
Second Floor	1485 SF
Lower Level	947 SF
	3971 SF

Custom Designed For: Nicholas & Nicole Nelson
Homesite / Neighborhood: 110 Enclave at Mequon Preserve
Address: TBD Bluebird Court
Mequon, WI 53097
Customer Approval:
SPF Jul 17 2025
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Madison, WI 53713
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Model: Maybeck
Elevation: ARB
Revised Base Plan:
Drawn By: CLC
Date: 7/8/2025

Print Date:
7/17/2025
11:05:10 AM
Revisions:

Drawing No.:
ARB9

Attachment: Plans (10530 : Veridian Homes LLC)

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

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Office of Architectural Board

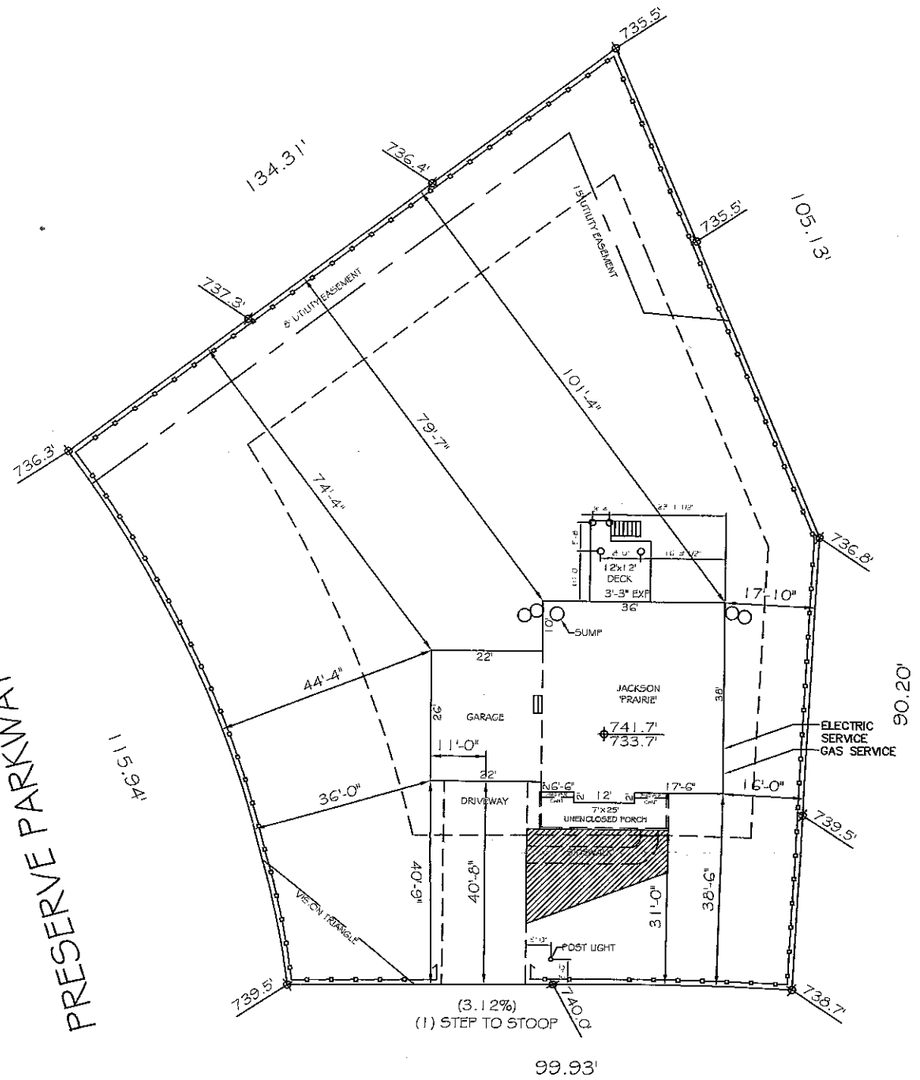
TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **August 11, 2025**
SUBJECT: **Veridian Homes LLC - New Single-Family Residence at 8113 W. Bluebird Court**

Attachments:
Site Plan (PDF)
Plans (PDF)

Attachment: Site Plan (10531 : Veridian Homes LLC)

PHASE 8
LOT 113
18,270 S.F.

NO PORCH ENCROACHMENTS



N

GL
1' 0"
CUT

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

BLUEBIRD COURT

(FOR 8' FOUNDATION)
TOP OF FOUNDATION=741.7
TOP OF FOOTING=733.7
GARAGE FLOOR ELEV.=741.2
DRIVEWAY SLOPE=3.12%
PARTIAL EXPOSURE=737.95
YARD GRADE=3.03%

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:	113
NEIGHBORHOOD:	ENCLAVE MEQUON PRESERVE
MODEL:	JACKSON PRAIRIE
SITE AREA:	18,270 SQ. FT.
IMPERVIOUS AREA:	2,802 SQ. FT.
SCALE:	1"=30'-0"
DRAWN BY:	CLC
DATE:	6/10/2025

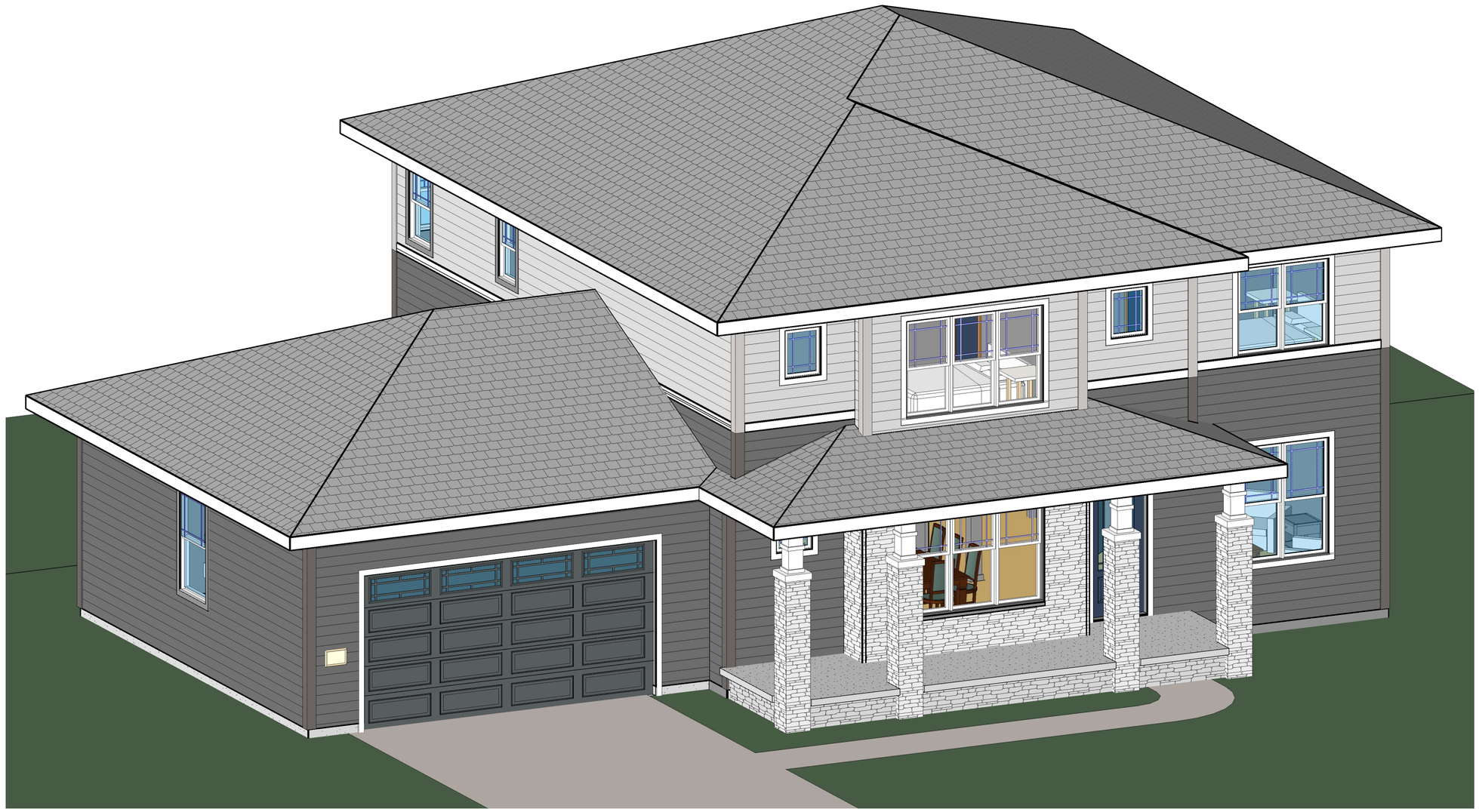
CUSTOMER: ROBERT & BREANNE SMALLING
ADDRESS: TBD BLUEBIRD COURT
MEQUON, WI 53097

CUSTOMER APPROVAL:
DATE: / /
DATE: / /
VH APPROVAL:
SPF Jul 17 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 - Prairie - Front

Drawing ARB	
Sheet Number	Sheet Name
ARB1	3D Front
ARB2	3D Rear
ARB3	Front Elevation
ARB4	Rear Elevation
ARB5	Left Elevation
ARB6	Right Elevation
ARB7	First Floor Plan
ARB8	Second Floor Plan
ARB9	Foundation Plan

Custom Designed For: Robert & BreAnne Smallins
Homesite / Neighborhood: 113 Enclave at Mequon Preserve South
Address: TBD Bluebird Court
Mequon, WI 53097
Customer Approval:
SPF Jul 17 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 those shown based on modifications, options & improvements to the plans by the builder. Room dimensions, features & actual square footage vary by exterior style and options.

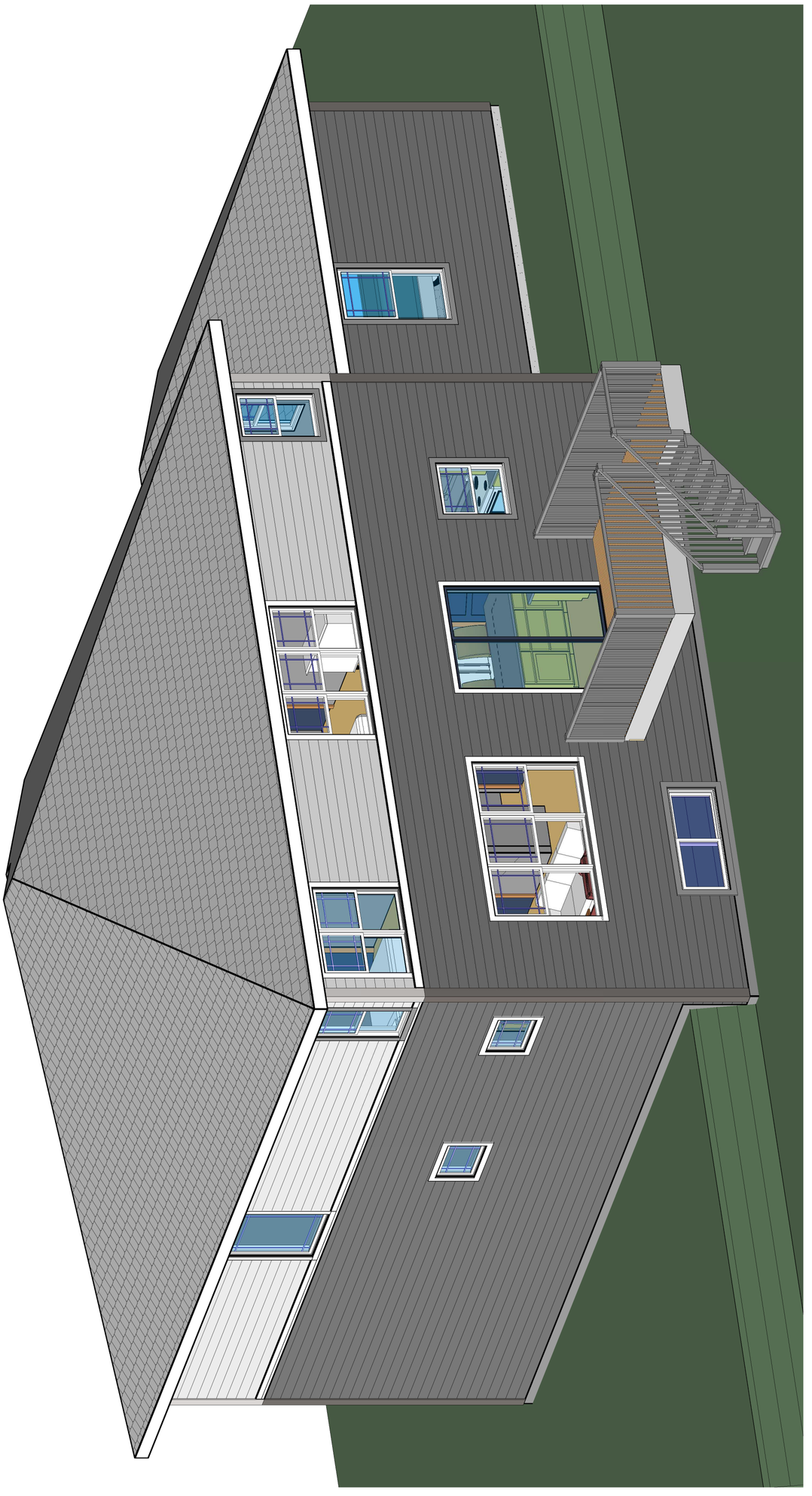
Model: JACKSON
Elevation: ARB
Revised Base Plan:
Drawn By: CLC Date: 6/18/2025

Print Date:
7/17/2025
11:08:51 AM
Revisions:

Drawing No.:
ARB1

Attachment: Plans (10531 : Veridian Homes LLC)

Attachment: Plans (10531 : Verdian Homes LLC)



3D - Prairie - 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
Print Date: 7/17/2025 11:08:52 AM
Revisions:

Model: JACK5ON
Elevation: ARB
Revised Base Plan:
Drawn By: CLC Date: 6/18/2025

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

Custom Designed For: Robert & BreAnne Smallins
Homesite / Neighborhood: 113 Enclave at Meadun Preserve South
Address: TBD Bluebird Court
Meadun, WI 53097
Customer Approval: SPF Jul 17 2025

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NOTE:
-ALL SIDING TO BE SMART SIDE
-ALL WINDOWS NOT IN MASONRY, FRONT DOOR AND GARAGE DOOR TO HAVE 1X4 SMART TRIM
-ALL CORNERS TO BE 6" SMART TRIM
-BANDBOARD TO BE 6" SMART BANDBOARD



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

Custom Designed For: Robert & BreAnne Smallins
Homesite / Neighborhood: 113 Enclave at Mequon Preserve South
Address: TBD Bluebird Court
Mequon, WI 53097
Customer Approval:
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Do Not Scale
Note: All dimensions are stud to stud
Actual floor plans & exterior styles may differ from those shown based on modifications, options & improvements to the plans by the builder. Room dimensions, features & actual square footage vary by exterior style and options.

Model: JACKSON
Elevation: ARB
Revised Base Plan:
Drawn By: CLC Date: 6/18/2025

Print Date:
7/17/2025
11:08:52 AM
Revisions:

Drawing No.:
ARB3

Attachment: Plans (10531 : Veridian Homes LLC)



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

Custom Designed For: Robert & BreAnne Smallins
Homesite / Neighborhood: 113 Enclave at Mequon Preserve South
Address: TBD Bluebird Court
Mequon, WI 53097
Customer Approval:
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Phone 608.226.3100
Fax 608.226.0600

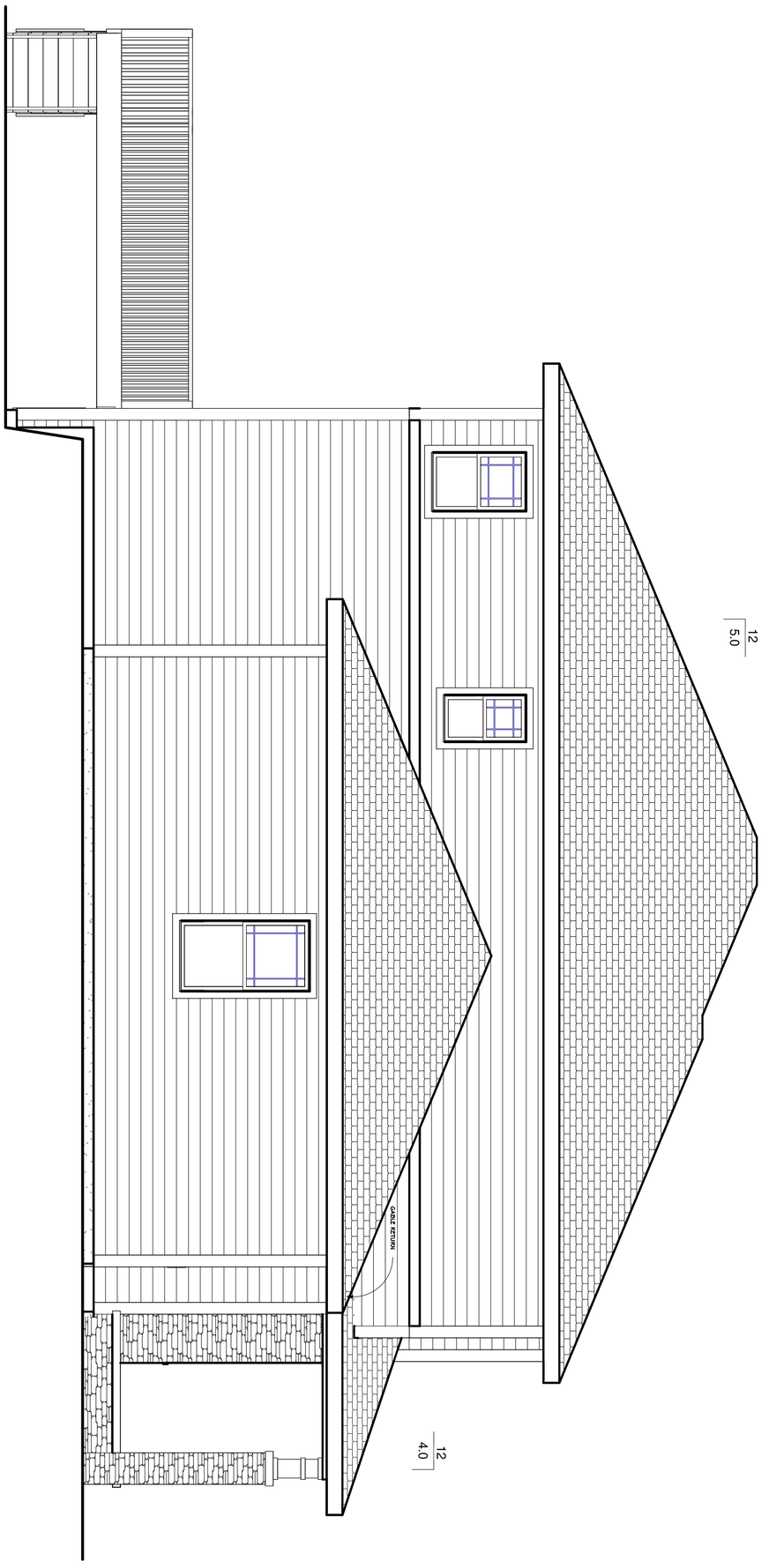
Do Not Scale Note: All dimensions are stud to stud
Actual floor plans & exterior styles may differ from those shown based on modifications, options & improvements to the plans by the builder. Room dimensions, features & actual square footage vary by exterior style and options.

Model: JACKSON
Elevation: ARB
Revised Base Plan:
Drawn By: CLC Date: 6/18/2025

Print Date:
7/17/2025
11:08:52 AM
Revisions:

Drawing No.:
ARB4

Attachment: Plans (10531 : Veridian Homes LLC)



Left Elevation
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.: ARB5

Revisions:

Print Date: 7/17/2025 11:08:52 AM

Model: JACKSON
Elevation: ARB
Revised Base Plan:
Drawn By: CLC Date: 6/18/2025

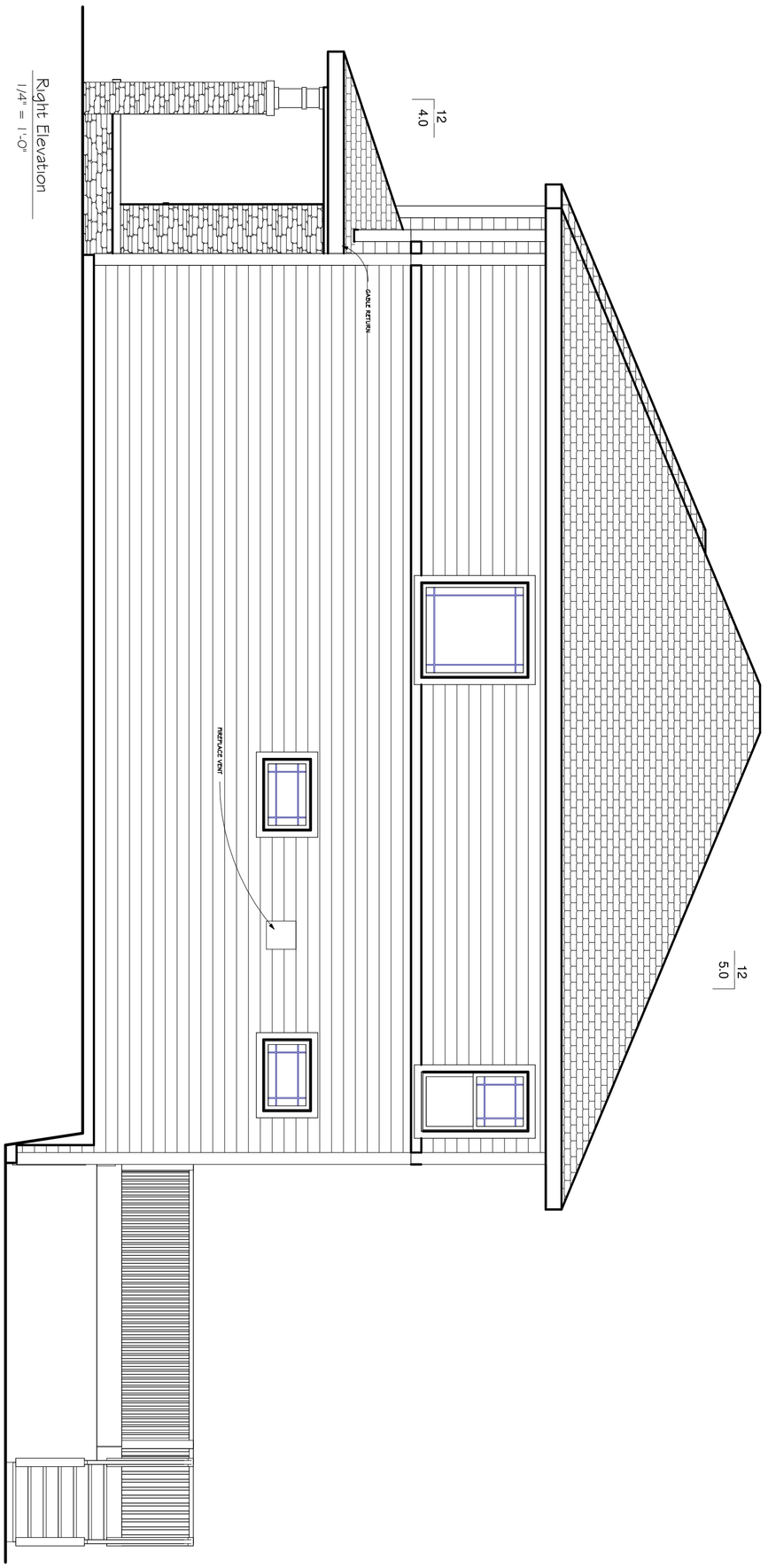
VERIDIAN HOMES
6801 South Towne Drive
Madison, WI 53713
Phone 608.226.3100
Fax 608.226.0600

Custom Designed For: Robert & BreAnne Smallins
Homesite / Neighborhood: 113 Enclave at Mequon Preserve South
Address: TBD Bluebird Court
Mequon, WI 53097
Customer Approval: **SPF Jul 17 2025**

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Right Elevation

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

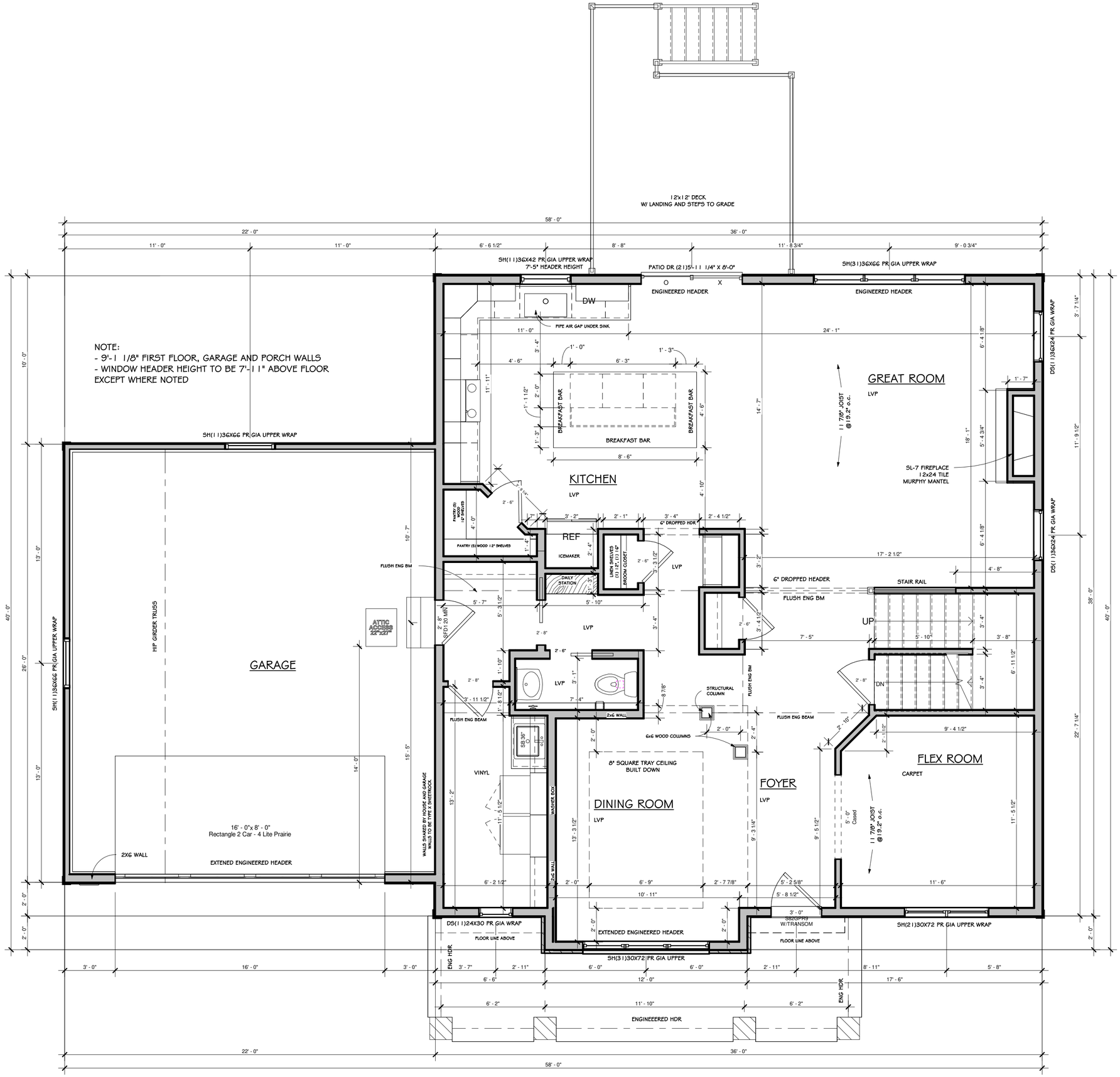
Print Date: 7/17/2025 11:06:53 AM
Revisions:

Model: JACKSON
Elevation: ARB
Revised Base Plan:
Drawn By: CLC Date: 6/18/2025

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

Custom Designed For: Robert & BreAnne Smallins
Homesite / Neighborhood: 113 Enclave at Mequon Preserve South
Address: TBD Bluebird Court
Mequon, WI 53097
Customer Approval: **SPF Jul 17 2025**

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First Floor Plan

1/4" = 1'-0"

Area Schedule (Prairie)	
Name	Area

First Floor	1392 SF
Second Floor	1405 SF
	2797 SF

Custom Designed For: Robert & BreAnne Smallins
Homesite / Neighborhood: 113 Enclave at Mequon Preserve South
Address: TBD Bluebird Court, Mequon, WI 53097
Customer Approval:
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Do Not Scale Note: All dimensions are stud to stud
Actual floor plans & exterior styles may differ from these shown based on modifications, options & improvements to the plans by the builder. Room dimensions, features & actual square footage vary by exterior style and options.

Model: JACKSON
Elevation: ARB
Revised Base Plan:
Drawn By: CLC
Date: 6/18/2025

Print Date: 7/17/2025 11:08:53 AM
Revisions:

Drawing No.: ARB7

Attachment: Plans (10531 : Veridian Homes LLC)

Attachment: Plans (10531 : Verdian Homes LLC)

Packet Pg. 29

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

Model: JACKSON
Elevation: ARB
Revised Base Plan:
Drawn By: CLC Date: 6/18/2025

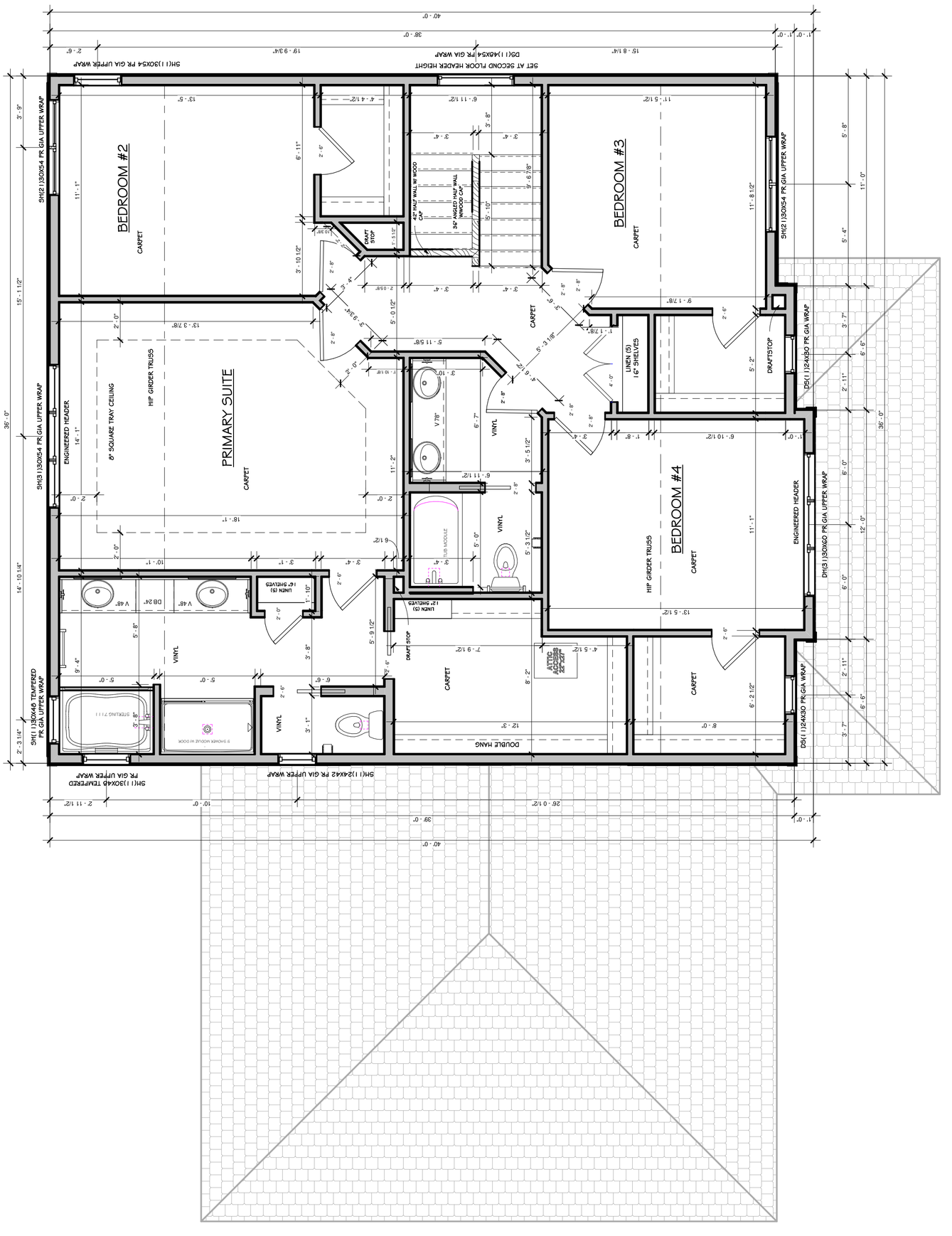
Print Date: 7/17/2025 11:06:54 AM
Revisions:

Drawing No.: ARB8

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

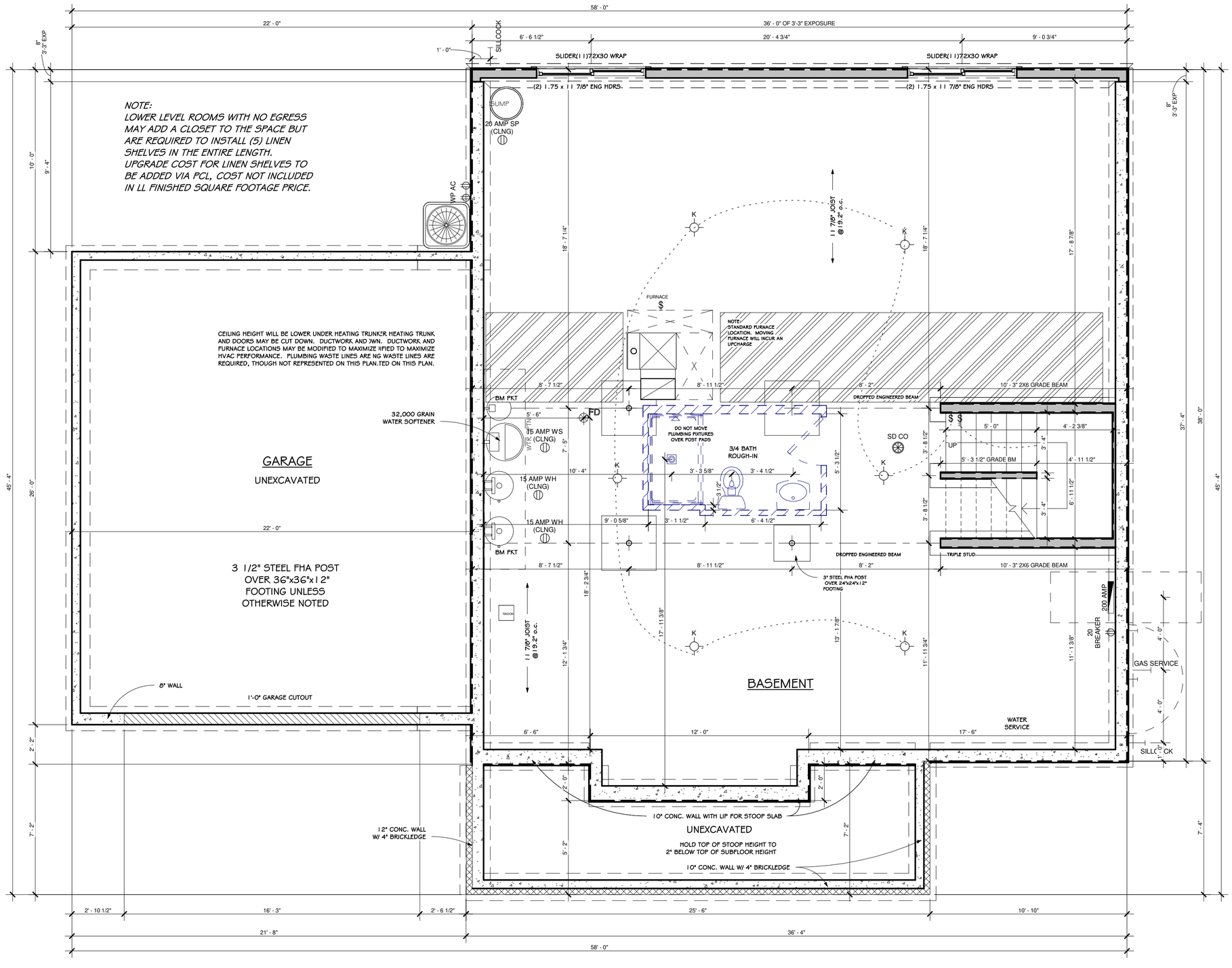
Custom Designed For: Robert & BreAnne Smallins
Homesite / Neighborhood: 113 Enclave at Meadun Preserve South
Address: TBD Bluebird Court
Meadun, WI 53097
Customer Approval: SPF Jul 17 2025

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Second Floor Plan
1/4" = 1'-0"

Area Schedule (Prairie)	
Name	Area
First Floor	1392 SF
Second Floor	1405 SF
	2797 SF



Foundation Plan

1/4" = 1'-0"

Custom Design For: Robert & BreAnne Smallins
Homesite / Neighborhood: 113 Enclave at Mequon Preserve South
Address: TBD Bluebird Court
Mequon, WI 53097
Customer Approval:
SPF Jul 17 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
Actual floor plans & exterior styles may differ from these shown based on modifications, options & improvements to the plans by the builder. Room dimensions, features & actual square footage vary by exterior style and options.

Model: JACKSON
Elevation: ARB
Revised Base Plan:
Drawn By: CLC Date: 6/18/2025

Prnt Date: 7/17/2025 11:08:54 AM
Revisions:

Drawing No.: ARB9

Attachment: Plans (10531 : 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: **August 11, 2025**
SUBJECT: **Tim O'Brien Homes - New Single-Family Residence at 9901 N. Cygnet Court**

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

7/10/25

City of Mequon
11333 N Cedarburg Road
Mequon, Wisconsin 83092
Phone262-236-2924
Fax262-242-9819

Regarding: Letter of Intent for Lot #21 Swan Rideg Farms

Dear City of Mequon Architectural Board:

The house on this site has a finished living area of 2,574 square feet and is a two-story. The home will be a 4 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 #21 is a .5314-acre lot and will meet all setback requirements.

Sincerely,

Julie Swart, Tim O'Brien homes

Attachment: Statement of Intent (10532 : Tim O'Brien Homes)

Plat of Survey

Property Description:

LOT 21, SWAN RIDGE FARMS BEING A PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 9 NORTH, RANGE 21 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	65.00'	8.12'	8.12'	S 04°52'32" E
C2	530.00'	40.41'	40.40'	S 03°28'49" E

Notes:

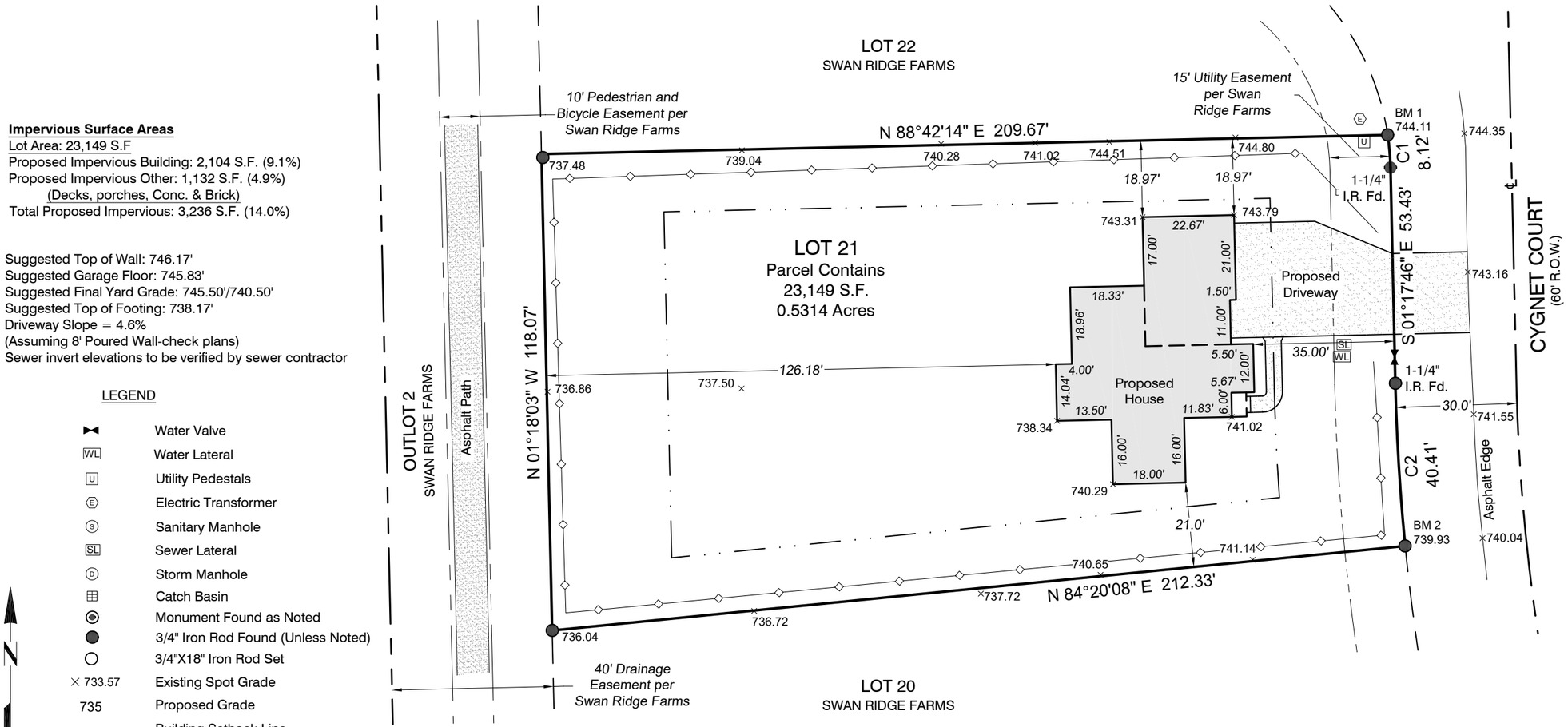
1. A title commitment has not been provided and this parcel may be subject to, or benefit from, easements or agreements, written or otherwise, not shown hereon.
2. Outside diameter measured on all monuments.
3. ( ) Indicates recorded as bearings and dimensions.
4. Proposed elevations shown on this drawing are suggested grades and should be verified by the owner and/or the builder and approved by the building inspector.
5. Contractors must verify at least two benchmarks shown hereon.
6. Field work completed on 06/16/25.
7. Building Setbacks
   Front = 30'
   Side = 15'
   Rear = 30'

Impervious Surface Areas
Lot Area: 23,149 S.F
Proposed Impervious Building: 2,104 S.F. (9.1%)
Proposed Impervious Other: 1,132 S.F. (4.9%)
(Decks, porches, Conc. & Brick)
Total Proposed Impervious: 3,236 S.F. (14.0%)

Suggested Top of Wall: 746.17'
Suggested Garage Floor: 745.83'
Suggested Final Yard Grade: 745.50'/740.50'
Suggested Top of Footing: 738.17'
Driveway Slope = 4.6%
(Assuming 8' Poured Wall-check plans)
Sewer invert elevations to be verified by sewer contractor

LEGEND

- Water Valve
- WL Water Lateral
- U Utility Pedestals
- E Electric Transformer
- S Sanitary Manhole
- SL Sewer Lateral
- D Storm Manhole
- Catch Basin
- Monument Found as Noted
- 3/4" Iron Rod Found (Unless Noted)
- 3/4"X18" Iron Rod Set
- × 733.57 Existing Spot Grade
- 735 Proposed Grade
- Building Setback Line
- Proposed Silt Fence



N

Graphic Scale 1" = 30'

0' 30' 60'

LAND SURVEYS INC.
21005 Watertown Rd. Suite A2
Waukesha, WI 53186 (262) 312-1034
landsurveysinc.com

SURVEYOR'S CERTIFICATE

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

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

Dated this 20th Day of June 2025:
Phillip J. Landry S-3176

REVISIONS

06-23-25 correct rear lot line dim.

PREPARED FOR:

Tim O'Brien Homes
N27 W24075 Paul Court
Pewaukee, Wisconsin 53072

BEARINGS ARE REFERENCED TO SWAN RIDGE FARMS, WEST LINE OF LOT 21 BEARS N 01°18'03" W

Drawn By: JC | Job# 25287

Sheet 01 of 01

Attachment: Survey (10532 : Tim O'Brien Homes)



SR021

MASTER PLAN: Monterey at (MKE) Swan Ridge Farms for SR021 | ELEVATION: Elevation 2 - Farmhouse | COMMUNITY: SR (96) - Swan Ridge Farms (MKE) | LOT NUMBER: 21 | CUSTOMER: Malderen

PLANS POWERED BY HIGHARC

PROJECT SUMMARY

BUILDING AREA

LIVABLE	
BASEMENT SF	0 SF
FIRST FLOOR SF	1404 SF
SECOND FLOOR SF	1170 SF
TOTAL LIVABLE :	2574 SF
NON-LIVABLE	
BASEMENT SF	1299 SF
FIRST FLOOR SF	699 SF
SECOND FLOOR SF	69 SF
TOTAL GARAGE AREA :	699 SF
FRONT PORCH AND PORTICO AREA :	22 SF
REAR PORCH AREA :	0 SF
PATIO AREA :	158 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: 66'-0"

BUILDING DEPTH: 49'-8"

BUILDING HEIGHT: 29'-3 3/4"

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
SECOND FLOOR PLAN	A-102
ROOF PLAN	A-120
FRONT / BACK ELEVATION	A-200
LEFT / RIGHT ELEVATION	A-201
WALL SECTIONS	D-160
LOT SPECIFIC DETAILS	D-170
DECK DETAILS	D-180
DECK DETAILS	D-190
FINISHED BASEMENT ELECTRICAL PLAN	E-100
FIRST FLOOR ELECTRICAL PLAN	E-101
SECOND FLOOR ELECTRICAL PLAN	E-102

Tim O'Brien Homes

N27W24075 Paul Court

Pewaukee, WI, 53072

ISSUE	DESCRIPTION	DATE
01	BUILDER SET	6/27/2025

PROJECT

PLAN: Monterey at (MKE) Swan Ridge Farms for SR021

ELEV: Elevation 2 - Farmhouse

LOT: 21

LOT ADDRESS:

DRAWING TITLE

COVER

SHEET NUMBER

A-000

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Attachment: Plans (10532 : Tim O'Brien Homes)

DOORS

LABEL	COUNT	WIDTH	HEIGHT	HANDING
DBL 20/68	1	4'-0"	6'-8"	LEFT
BYP 50/68	1	5'-0"	6'-8"	LEFT
24/68 PKT	1	2'-4"	6'-8"	NONE
24/68	3	2'-4"	6'-8"	RIGHT
26/68	5	2'-6"	6'-8"	RIGHT
26/68	3	2'-6"	6'-8"	LEFT
28/68 PKT	2	2'-8"	6'-8"	NONE
28/68	3	2'-8"	6'-8"	LEFT
30/68 20MIN	1	3'-0"	6'-8"	LEFT
60/68 SLIDER	1	6'-0"	6'-8"	RIGHT
30/68 SL 10	1	3'-0"	6'-8"	LEFT
FIRST FLOOR TOTAL COUNT: 10				
SECOND FLOOR TOTAL COUNT: 12				

WINDOWS

LABEL	COUNT	WIDTH	HEIGHT
	1	1'-0"	6'-8"
	1	2'-8"	5'-0"
20/30	3	2'-0"	3'-0"
28/40	2	2'-8"	4'-0"
28/50 SH TEMP.	2	2'-8"	5'-0"
28/60	3	2'-8"	6'-0"
40/16	4	4'-0"	1'-6"
46/30	2	4'-6"	3'-0"
50/36	1	5'-0"	3'-6"
60/14 FX MULLED	1	6'-0"	1'-4"
TR 28/50	1	8'-0"	5'-0"
TR 28/60	2	8'-0"	6'-0"
TW 28/50	2	5'-4"	5'-0"
TW 28/60	1	5'-4"	6'-0"
FIRST FLOOR TOTAL COUNT: 14			
SECOND FLOOR TOTAL COUNT: 9			
BASEMENT TOTAL COUNT: 3			

ROOMS NET AREA

NAME	AREA	FLOOR MATERIAL	LEVEL
Room	190.1 SF	CONCRETE	BASEMENT
UNFINISHED BASEMENT	959.7 SF	CONCRETE	BASEMENT
WORKSHOP	49.8 SF	CONCRETE	BASEMENT
COAT CLOSET	7.7 SF	3/8" LAMINATE	FIRST FLOOR
COVERED PORCH	22.4 SF	PORCH CONCRETE	FIRST FLOOR
DECK	157.6 SF	DECKING	FIRST FLOOR
DINETTE	178.1 SF	3/8" LAMINATE	FIRST FLOOR
FLEX ROOM	123 SF	CARPET	FIRST FLOOR
FOYER	66 SF	C.TILE	FIRST FLOOR
GARAGE	676.7 SF	CONCRETE	FIRST FLOOR
GREAT ROOM	263 SF	3/8" LAMINATE	FIRST FLOOR
HALL 1	21.1 SF	3/8" LAMINATE	FIRST FLOOR
HALL 2	53.2 SF	3/8" LAMINATE	FIRST FLOOR
KITCHEN	270.9 SF	3/8" LAMINATE	FIRST FLOOR
LAUNDRY	59.8 SF	LVT	FIRST FLOOR

ROOMS NET AREA CONTINUED

PANTRY	26.8 SF	3/8" LAMINATE	FIRST FLOOR
POWDER	28.9 SF	3/8" LAMINATE	FIRST FLOOR
REAR FOYER	38.3 SF	3/8" LAMINATE	FIRST FLOOR
W.I.C.	32.7 SF	3/8" LAMINATE	FIRST FLOOR
BATH 2	35.7 SF	LVT	SECOND FLOOR
BEDROOM 2	127.5 SF	CARPET	SECOND FLOOR
BEDROOM 2 CLOSET	15.7 SF	CARPET	SECOND FLOOR
BEDROOM 3	126.3 SF	CARPET	SECOND FLOOR
BEDROOM 4	145.9 SF	CARPET	SECOND FLOOR
HALL	95.5 SF	3/8" LAMINATE	SECOND FLOOR
HALL CLOSET	5.2 SF	3/8" LAMINATE	SECOND FLOOR
LINEN AT PRIMARY BATH	12.4 SF	LVT	SECOND FLOOR
PRIMARY BATH	55.5 SF	LVT	SECOND FLOOR
PRIMARY BEDROOM	213.8 SF	3/8" LAMINATE	SECOND FLOOR
W.I.C.	44.2 SF	CARPET	SECOND FLOOR
W.I.C.	60.5 SF	3/8" LAMINATE	SECOND FLOOR

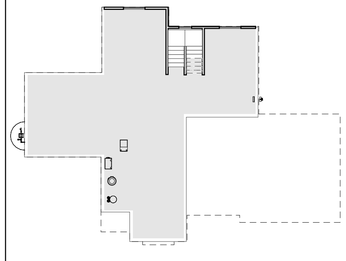
WALL TAKEOFF

TYPE	LENGTH	BASE CONSTRAINT
EXTERIOR	233'-2"	FIRST FLOOR
INTERIOR	178'-11"	FIRST FLOOR
INTERIOR	189'-10"	SECOND FLOOR
EXTERIOR	154'-10"	SECOND FLOOR
EXTERIOR	194'-6"	BASEMENT
INTERIOR	25'-1"	BASEMENT

OPTIONS SELECTED

OPTION	OPTION ID
4' Dinette Bump	10027
Tiled Shower with Bench at Primary Bath	15030
Select Kitchen (Sink in island) Layout	17505
Box Tray Ceiling at Primary Bedroom	Z20024004
Deck	Z20072005
Open Rail	ZZZZ57210
3 Car Garage	
Laundry Cabinet (Washer)	
Full Height Stone	
true	
Laundry Cabinet (Dryer)	
Utility Sink - Built-in Cabinets	
Gas Fireplace Centered - Stone Facing	
Hardboard Corner Boards	
TimOBrien Mil_06	

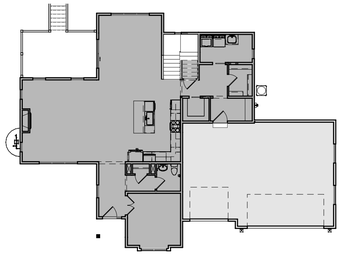
BASEMENT



LIVABLE = 0 SF

NON-LIVABLE = 1299 SF

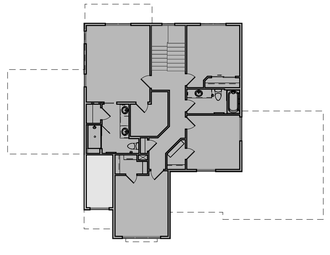
FIRST FLOOR



LIVABLE = 1404 SF

NON-LIVABLE = 699 SF

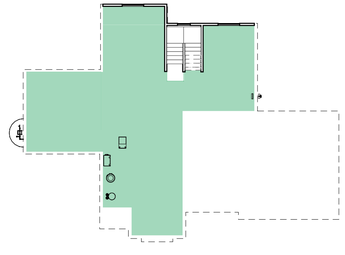
SECOND FLOOR



LIVABLE = 1170 SF

NON-LIVABLE = 69 SF

BASEMENT



CONCRETE = 1876 SF

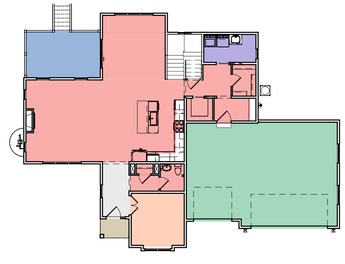
3/8" LAMINATE = 1296 SF

DECKING = 158 SF

PORCH CONCRETE = 22 SF

LVT = 163 SF

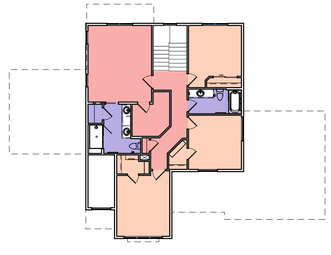
FIRST FLOOR



C.TILE = 66 SF

CARPET = 583 SF

SECOND FLOOR



TIM O'BRIEN homes

Tim O'Brien Homes

N27W24075 Paul Court

Pewaukee, WI, 53072

ISSUE	DESCRIPTION	DATE
01	BUILDER SET	6/27/2025

PROJECT

PLAN: Monterey at (MKE) Swan Ridge Farms for SR021

ELEV: Elevation 2 - Farmhouse

LOT: 21

LOT ADDRESS:

DRAWING TITLE

SCHEDULES

SHEET NUMBER

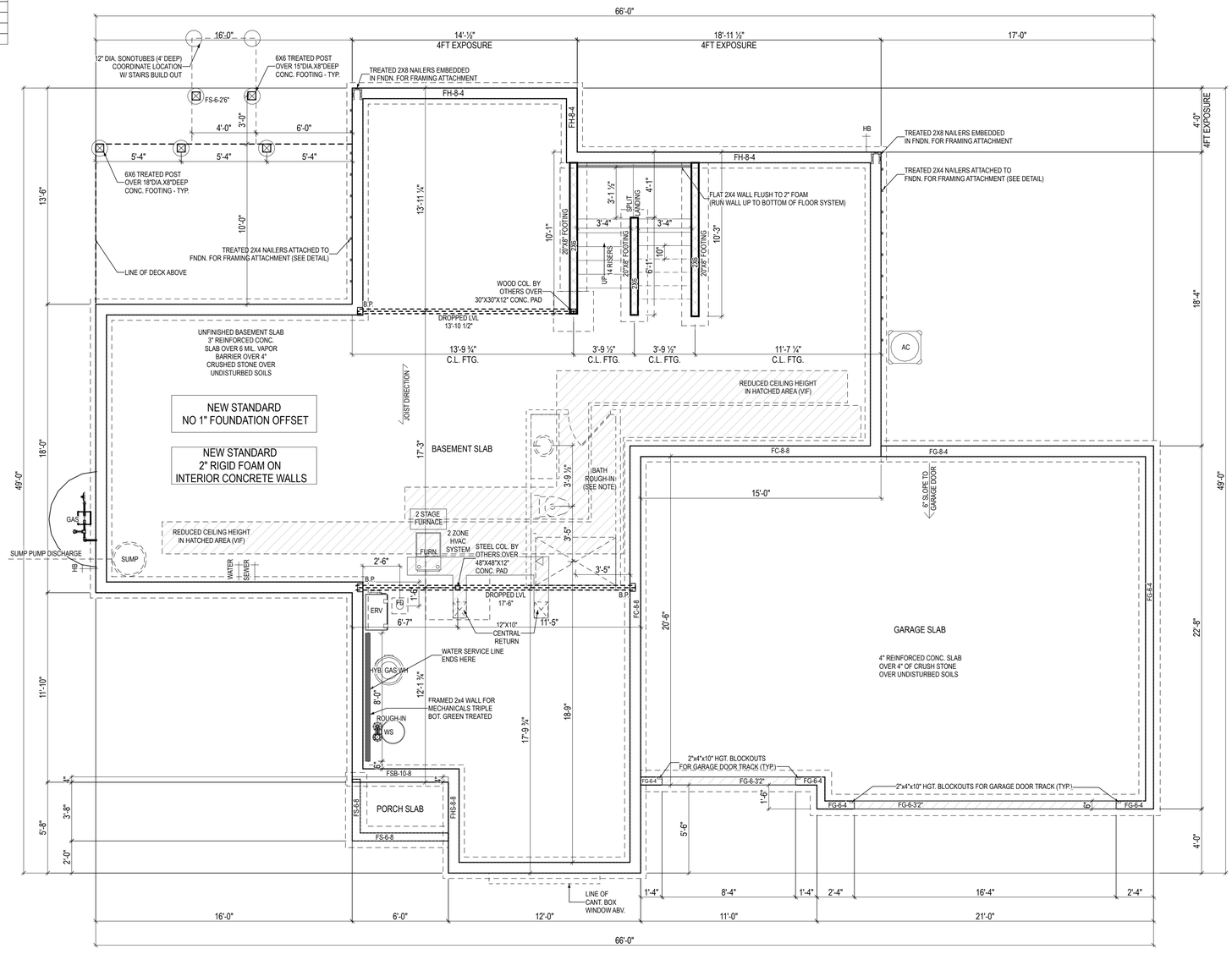
A-010

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Attachment: Plans (10532 : Tim O'Brien Homes)

PLAN NOTES - FOUNDATION - ACI - ENERGY STAR
MAIN HOUSE CONCRETE WALLS: FH-8-8 UNLESS OTHERWISE NOTED
FURNACE TO BE MINIMUM 95% EFFICIENT
WATER HEATER IS POWER VENTED PER SPECIFICATION
SEE WALL SECTIONS FOR POURED WALL 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
HORIZONTAL FOUNDATION REINFORCEMENT REQUIRED PER SPS 321.02(3)(d) AND ACI 332-14 SECTION 8.2.7. FOR WALLS TALLER THAN 6', (3)#4 REINFORCEMENT BARS ARE REQUIRED HORIZONTALLY. FOR WALLS TALLER THAN 8', (4)#4 BARS ARE REQUIRED HORIZONTALLY. (1) WITHIN 24" OF THE TOP OF THE FOUNDATION WALL. (1) WITHIN 24" OF THE BOTTOM OF THE FOUNDATION WALL. THE OTHERS EVENLY SPACED. LAP LENGTH SHALL BE MINIMUM 24". AT CORNERS, EXTEND #4 BARS AROUND CORNER AND LAP A MINIMUM 15"
FOOTING SIZE: RANCH 19" X 8" - WITH STONE 21" X 8"
FOOTING SIZE: 2-STORY 24" X 8" - WITH STONE 27" X 8"
2" RIGID FOAM ON INSIDE OF FOUNDATION
SEE FOUNDATION SHEETS FOR DETAILS
B.P. SIZE PER LEGEND

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"



1 FOUNDATION PLAN
A-050
1/4" = 1'-0" @ 22" x 34"
PRINT ON 11X17 FOR 1/8" = 1'-0" SCALE

TIM O'BRIEN homes
Tim O'Brien Homes
N27W24075 Paul Court
Pewaukee, WI, 53072

ISSUE	DESCRIPTION	DATE
01	BUILDER SET	6/27/2025

PROJECT

PLAN: Monterey at (MKE) Swan Ridge Farms for SR021
ELEV: Elevation 2 - Farmhouse
LOT: 21

LOT ADDRESS:

DRAWING TITLE

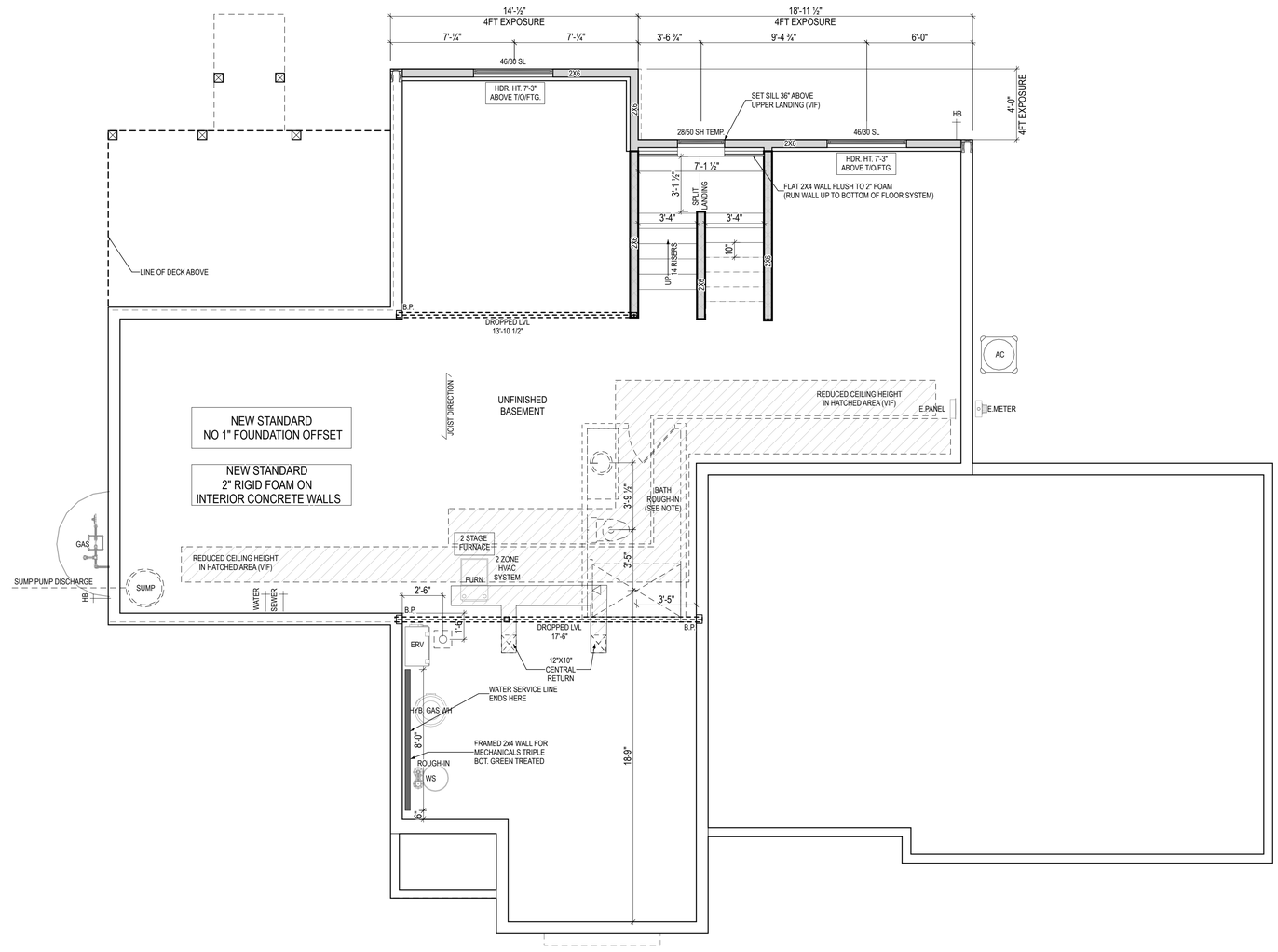
FOUNDATION PLAN

SHEET NUMBER

A-050

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Attachment: Plans (10532 : Tim O'Brien Homes)



1 FLOOR PLAN
A-100 1/4" = 1'-0" @ 22" x 34"

PRINT ON 11X17 FOR 1/8" = 1'-0" SCALE

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N27W24075 Paul Court
Pewaukee, WI, 53072

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LOT: 21

LOT ADDRESS:

DRAWING TITLE

FINISHED BASEMENT PLAN

SHEET NUMBER

A-100

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Attachment: Plans (10532 : Tim O'Brien Homes)

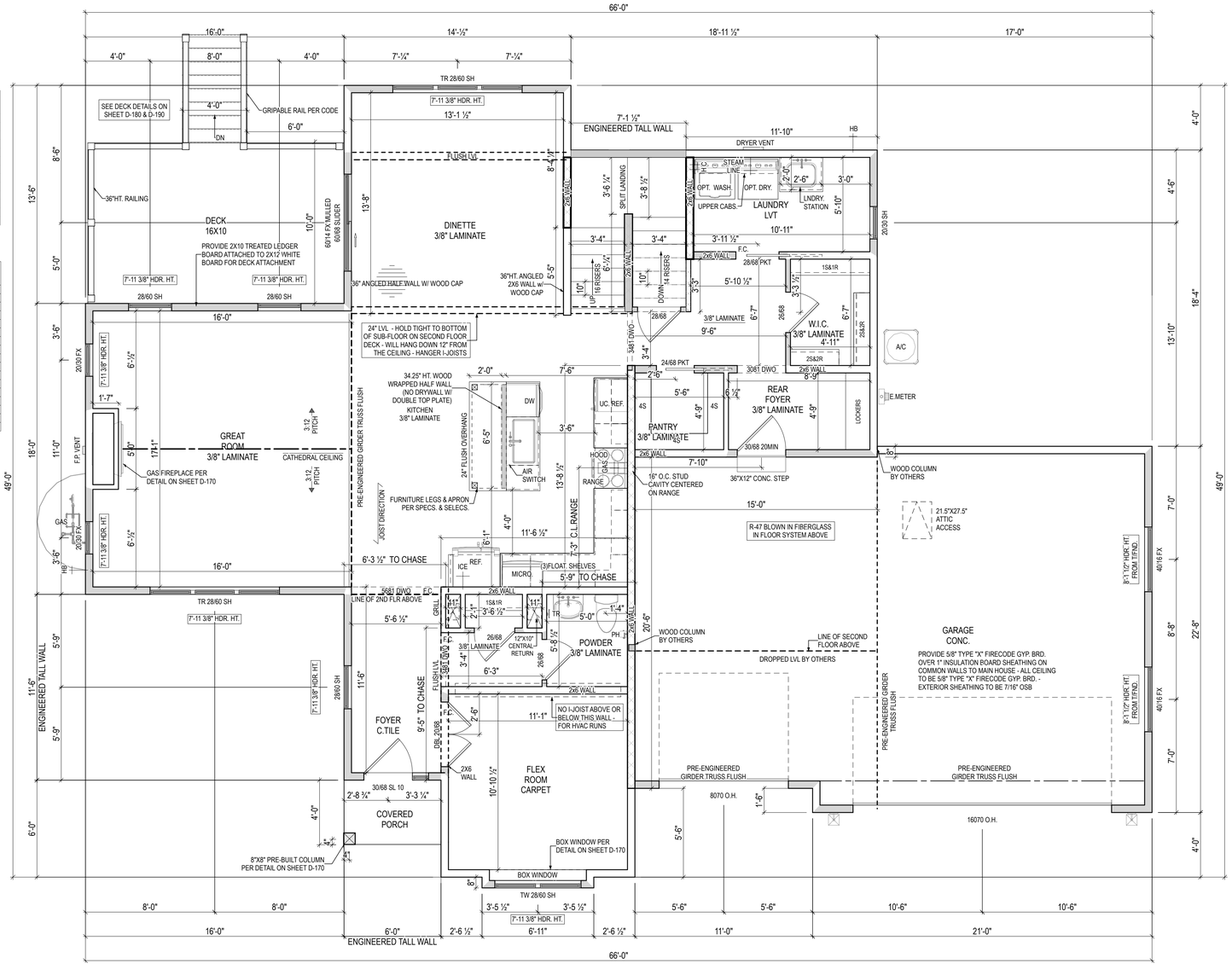
PLAN NOTES - FIRST FLOOR
ALL DIMENSIONS ARE TO THE FACE OF STUD OR FACE OF CONCRETE UNLESS OTHERWISE NOTED
EXTERIOR HOUSE WALLS ARE 2X6 STUD GRADE OR BETTER AT 16" O.C. UNLESS OTHERWISE NOTED
INTERIOR HOUSE WALLS ARE 2X4 STUD GRADE OR BETTER AT 16" O.C. UNLESS OTHERWISE NOTED
GARAGE WALLS ARE 2X6 STUD 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 SL10 T10	4' - 3 7/8"	8' - 0 1/2"
Door_Assembly 3068 Single Swing w/12in Transom & 2 12in Sidelites	3068 2SL10 T10	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' - 8"
Door_Exterior Sliding Glass 6080	6080	6' - 0"	8' - 0"
Door_Exterior Sliding Glass 8068	8068	8' - 0"	6' - 8"

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

TIM O'BRIEN homes
Tim O'Brien Homes
N27W24075 Paul Court
Pewaukee, WI, 53072

ISSUE	DESCRIPTION	DATE
01	BUILDER SET	6/27/2025

PROJECT

PLAN: Monterey at (MKE) Swan Ridge Farms for SR021

ELEV: Elevation 2 - Farmhouse

LOT: 21

LOT ADDRESS:

DRAWING TITLE

FIRST FLOOR PLAN

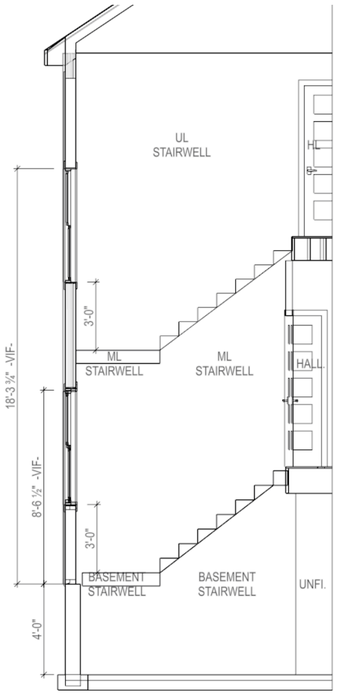
SHEET NUMBER

A-101

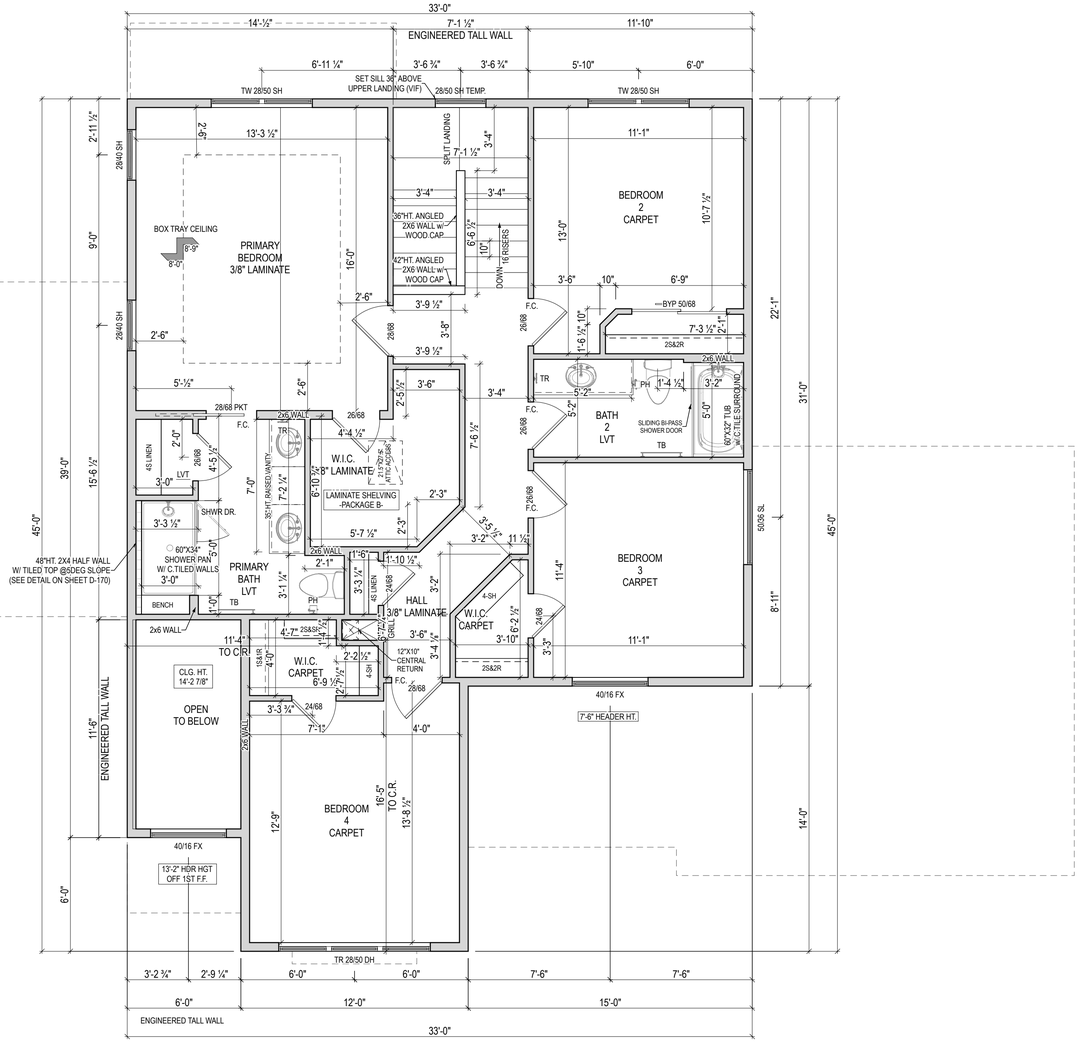
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Attachment: Plans (10532 : Tim O'Brien Homes)

PLAN NOTES - SECOND FLOOR
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
CEILING HEIGHT AT SECOND FLOOR IS 8'-0" UNLESS OTHERWISE NOTED
WINDOW HEADER HEIGHT AT SECOND FLOOR IS 6'-11 3/8" FROM TOP OF FLOOR UNLESS OTHERWISE NOTED
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



STAIRWELL SECTION



1 FLOOR PLAN
A-102
1/4" = 1'-0" @ 22" x 34" PRINT ON 11X17 FOR 1/8" = 1'-0" SCALE

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Pewaukee, WI, 53072

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ELEV: Elevation 2 - Farmhouse
LOT: 21

LOT ADDRESS:

DRAWING TITLE

SECOND FLOOR PLAN

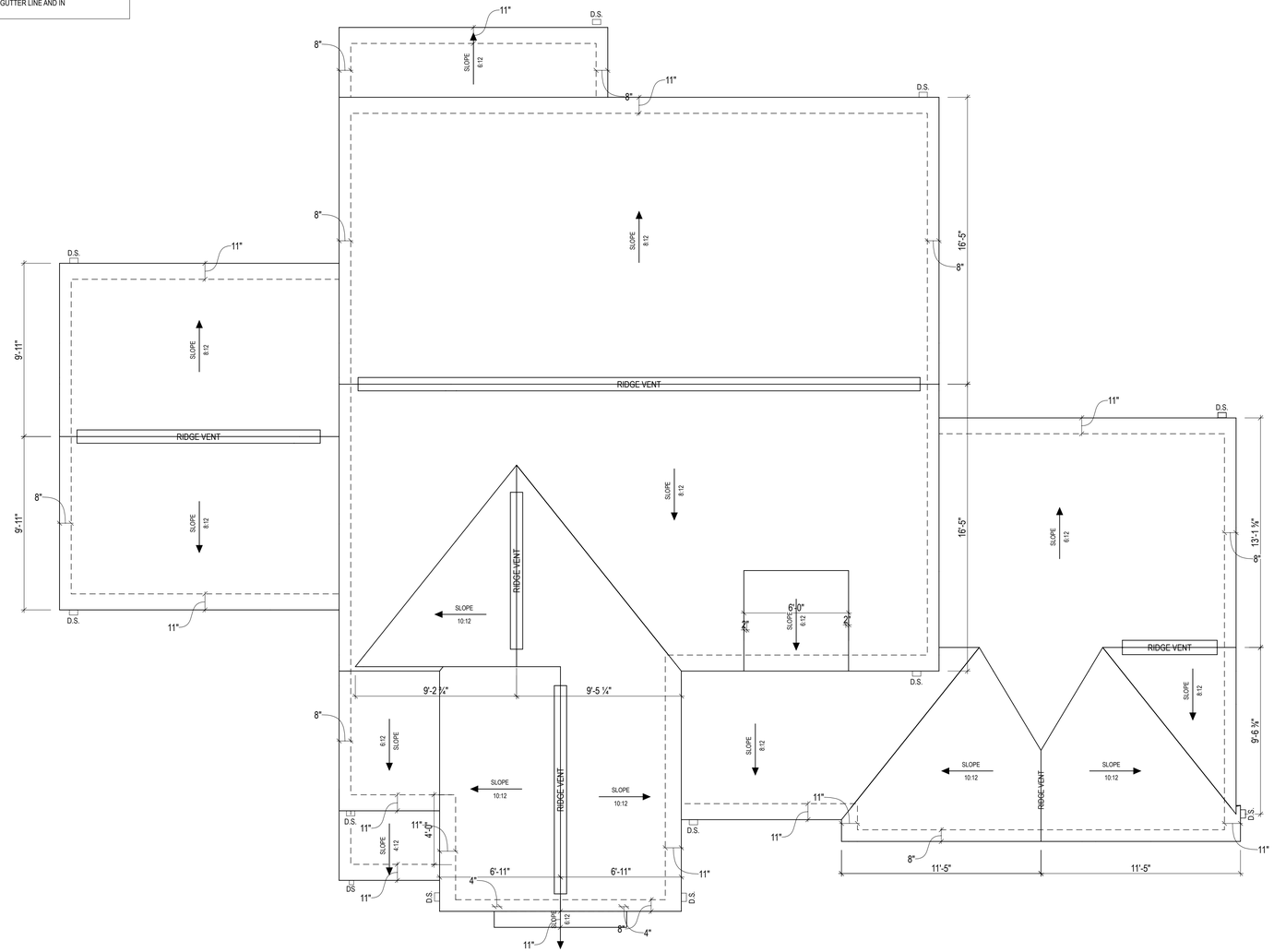
SHEET NUMBER

A-102

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Attachment: Plans (10532 : 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"
PRINT ON 11X17 FOR 1/8" = 1'-0" SCALE

Tim O'Brien Homes
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Pewaukee, WI, 53072

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01	BUILDER SET	6/27/2025

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PLAN: Monterey at (MKE) Swan Ridge Farms for SR021
ELEV: Elevation 2 - Farmhouse
LOT: 21

LOT ADDRESS:

DRAWING TITLE

ROOF PLAN

SHEET NUMBER

A-120

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Attachment: Plans (10532 : Tim O'Brien Homes)

SCHEDULE S1
HORIZONTAL SIDING TYPE: HARDBOARD SIDING
VERTICAL SIDING TYPE: HARDBOARD SIDING
SOFFIT TYPE: ALUMN. SOFFIT
FASCIA TYPE: ALUMN. FASCIA
EXTERIOR CORNERS: 5/4X 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



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ELEV: Elevation 2 - Farmhouse
LOT: 21

LOT ADDRESS:

DRAWING TITLE

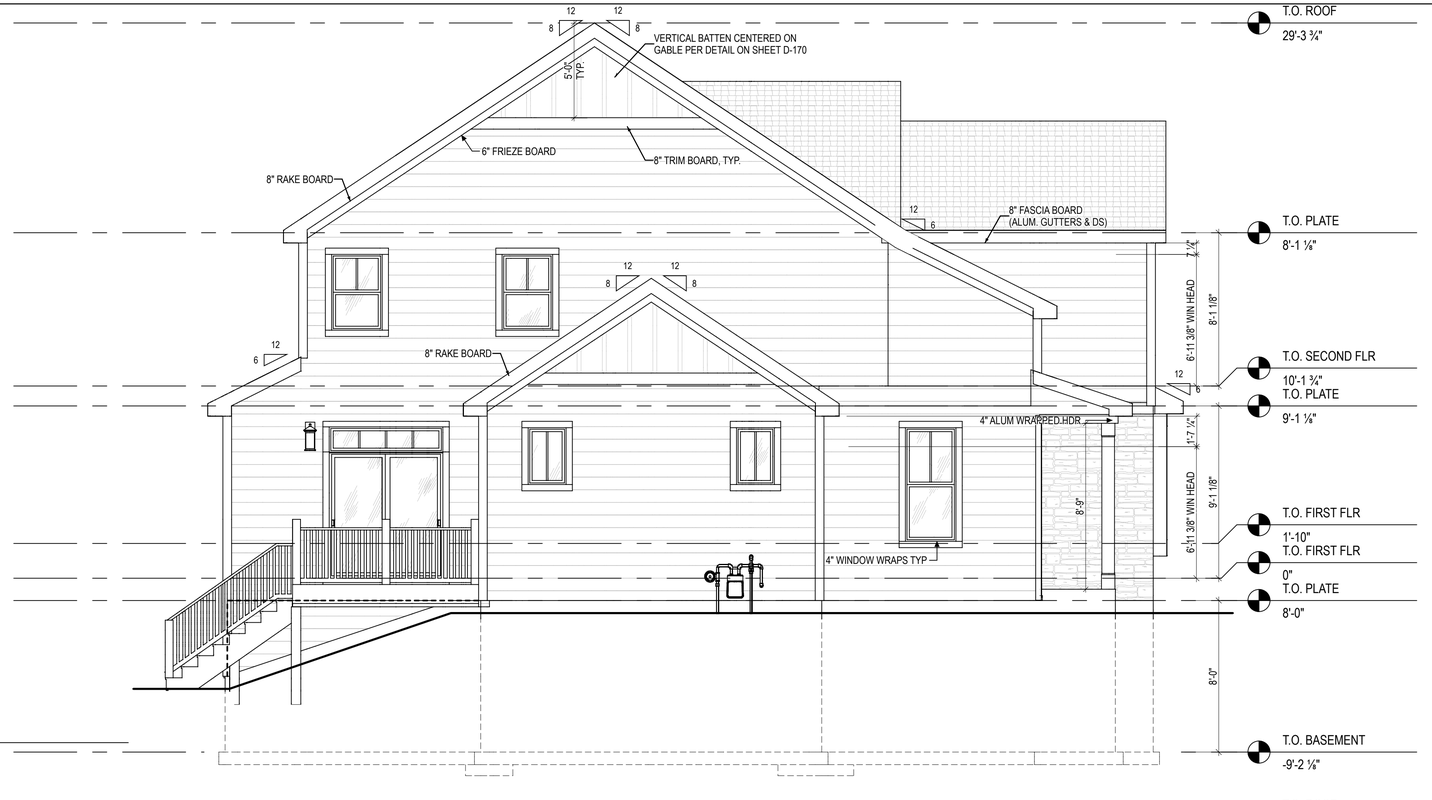
FRONT / BACK ELEVATION

SHEET NUMBER

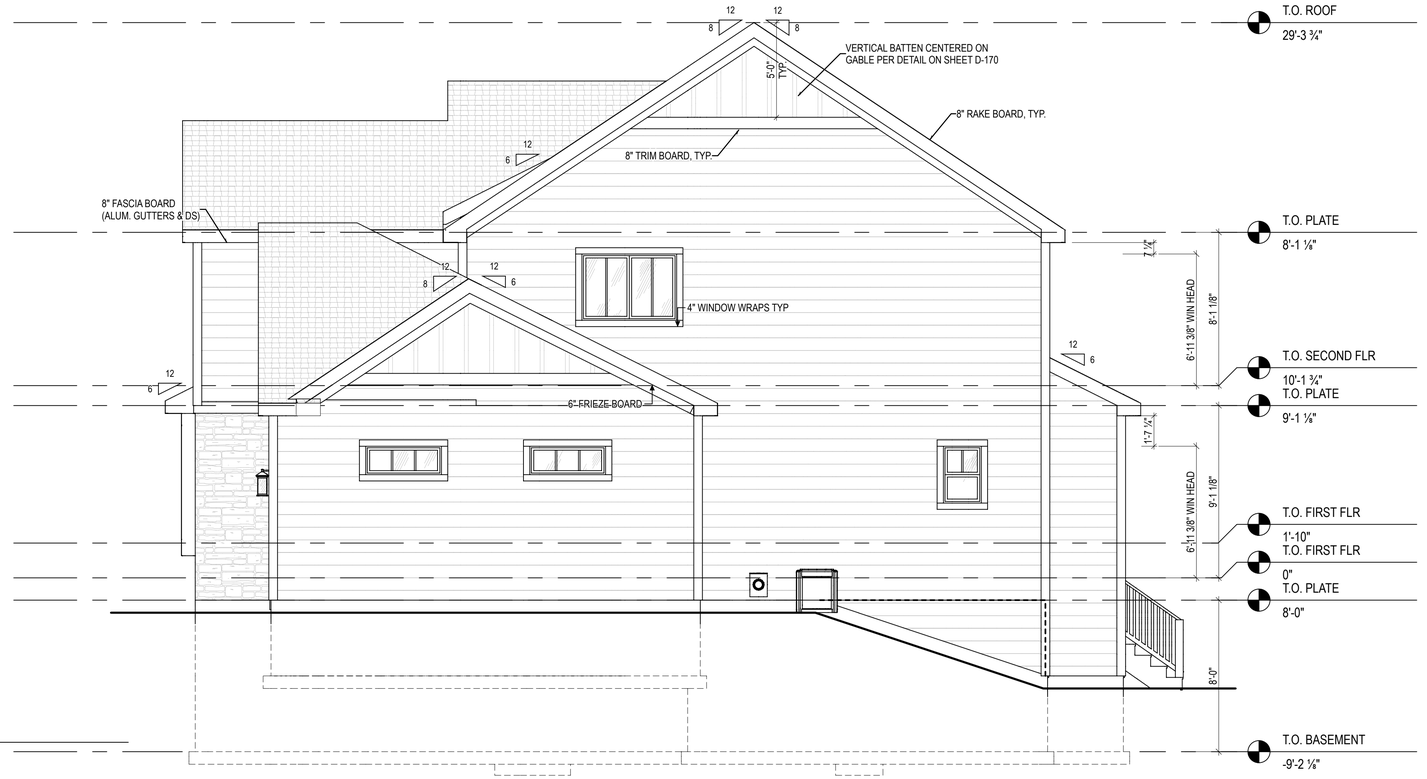
A-200

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Attachment: Plans (10532 : Tim O'Brien Homes)



1 LEFT ELEV
A-201
1/4" = 1'-0" @ 22" x 34"



2 RIGHT ELEV
A-201
1/4" = 1'-0" @ 22" x 34"

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ELEV: Elevation 2 - Farmhouse
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DRAWING TITLE

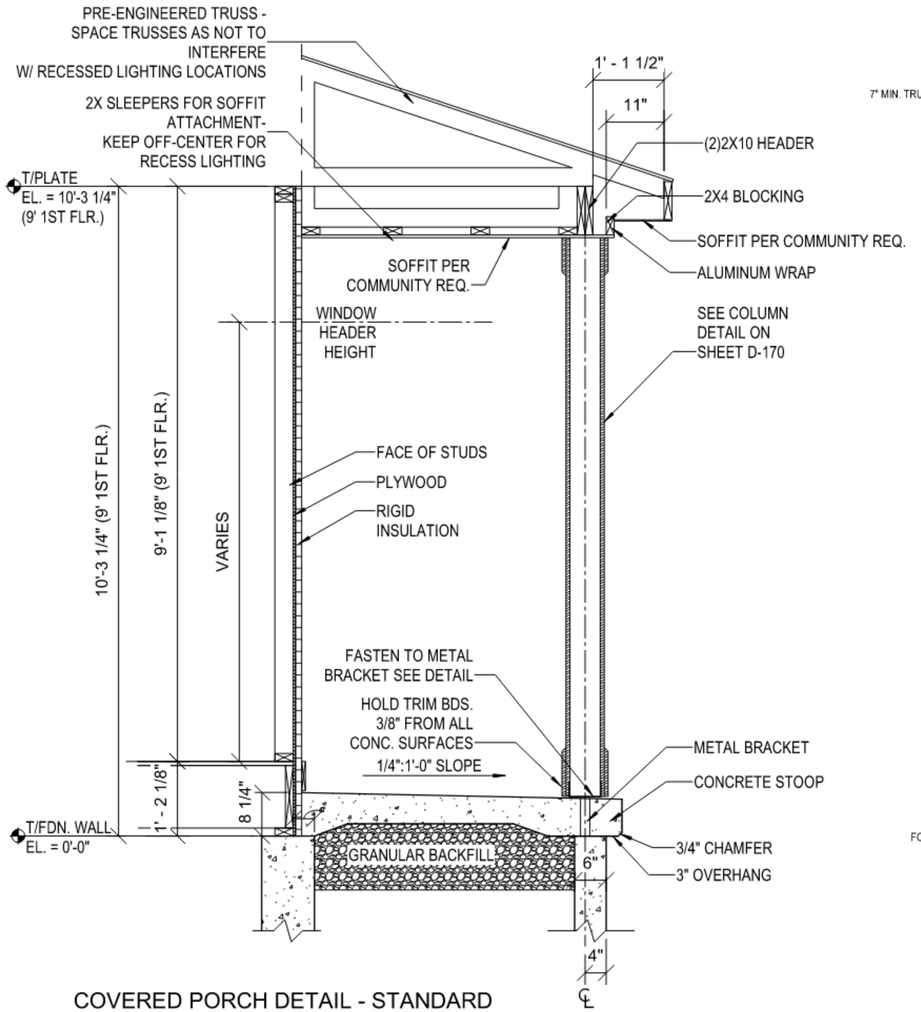
LEFT / RIGHT ELEVATION

SHEET NUMBER

A-201

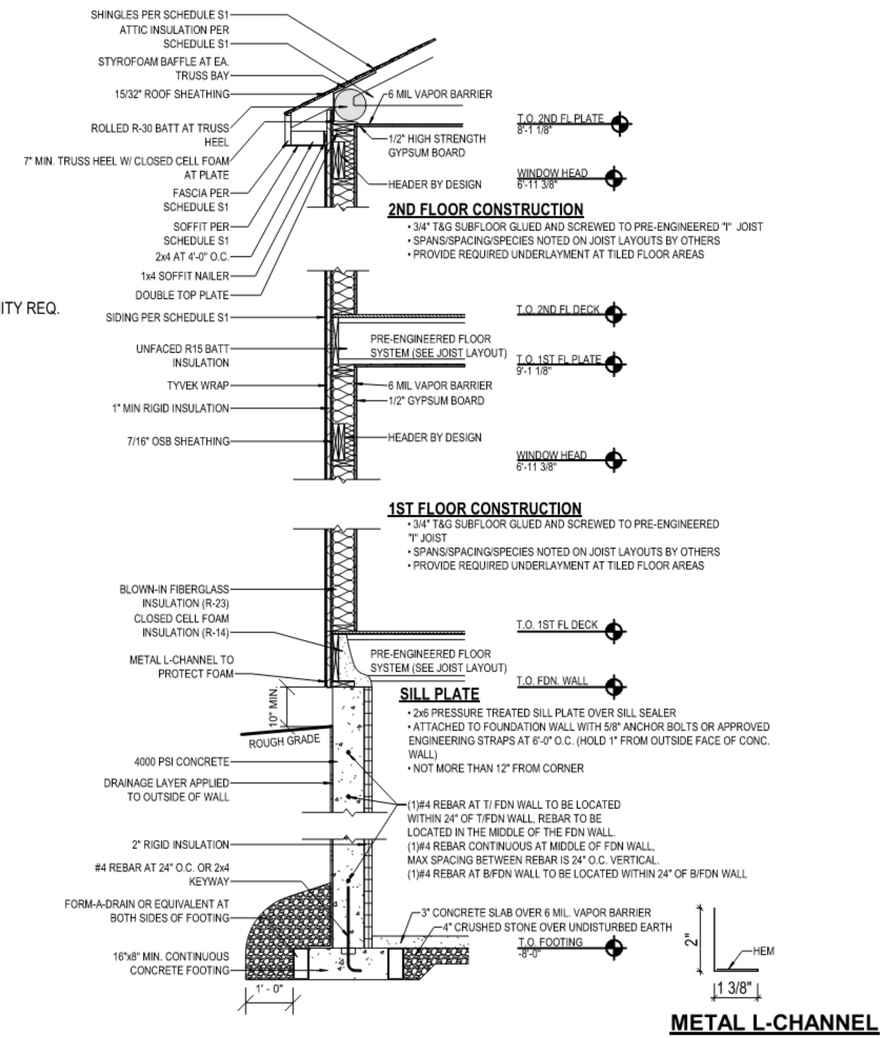
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Attachment: Plans (10532 : Tim O'Brien Homes)



COVERED PORCH DETAIL - STANDARD COLUMN

1 1/2" = 1'-0"



WALL SECTION - 2 STORY ACI ENERGY STAR 2X6 - 2" FOAM

3/8" = 1'-0"

1 / D-160 SR021__D160

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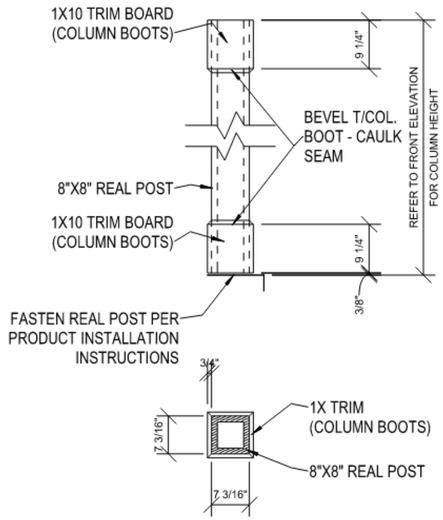
WALL SECTIONS

SHEET NUMBER

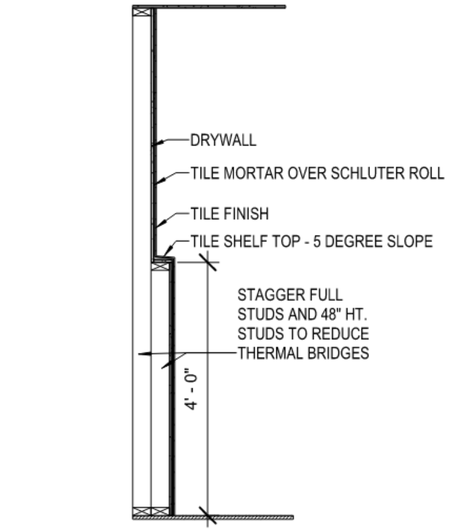
D-160

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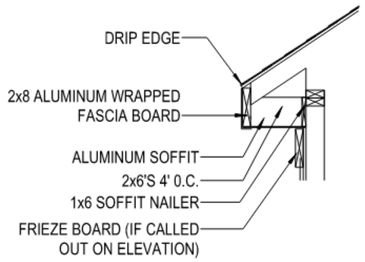
Attachment: Plans (10532 : Tim O'Brien Homes)



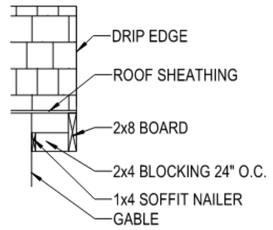
6 STANDARD 8" BOX COLUMN DETAIL
1/2" = 1'-0"



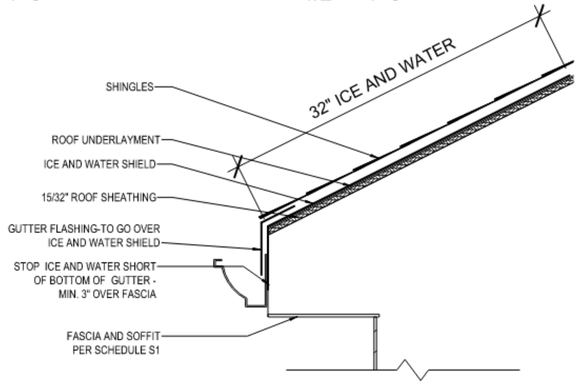
5 TILE SHOWER HALF WALL SHELF
1/2" = 1'-0"



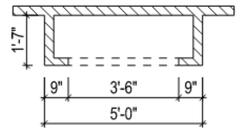
2 EAVE FASCIA DETAIL
1/2" = 1'-0"



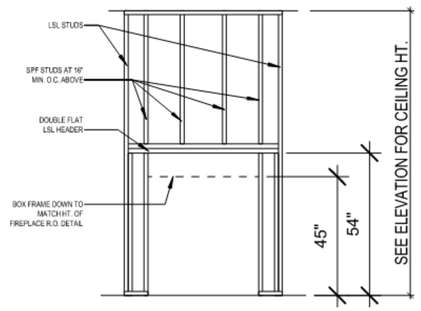
1 GABLE RAKE DETAIL
1/2" = 1'-0"



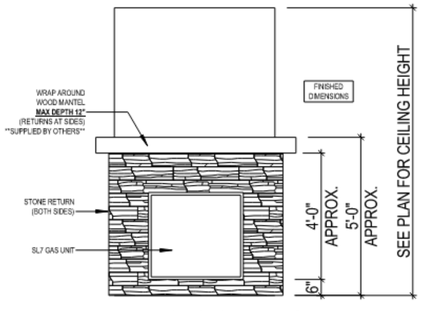
ROOF ICE AND WATER FLASHING -
WHOLE HOUSE
3 1" = 1'-0"



BUMP-IN FIREPLACE - PLAN VIEW

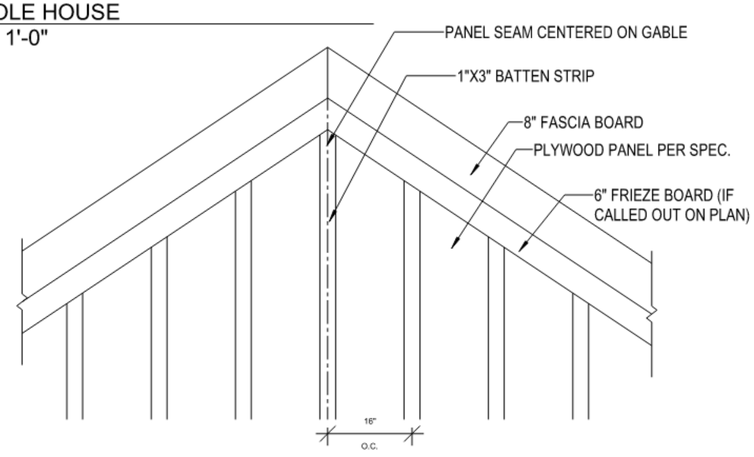


FIREPLACE LSL FRAMING DETAIL



RAISED FIREBOX (NO HEARTH) - 18"
STONE RETURNS -- STONE TO MANTLE

7 FIREPLACE DETAILS
1/4" = 1'-0"



BOARD N BATTEN DETAIL -
HARDBOARD
4 1/2" = 1'-0"

1 / D-170 SR021__D170

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DRAWING TITLE

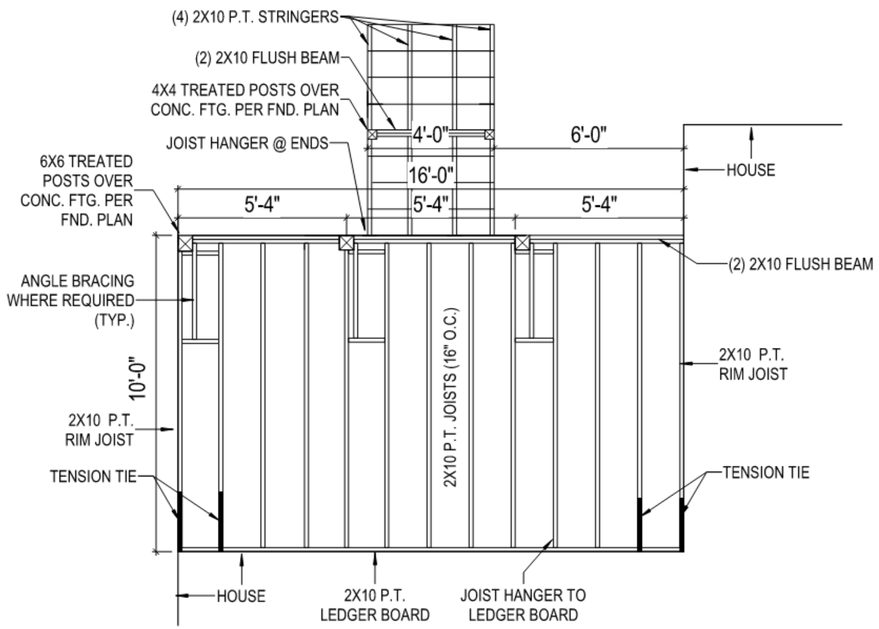
LOT SPECIFIC DETAILS

SHEET NUMBER

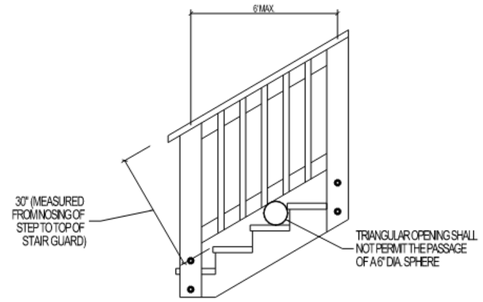
D-170

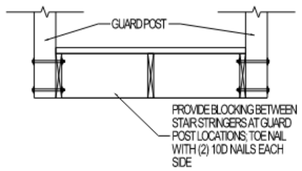
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Attachment: Plans (10532 : Tim O'Brien Homes)

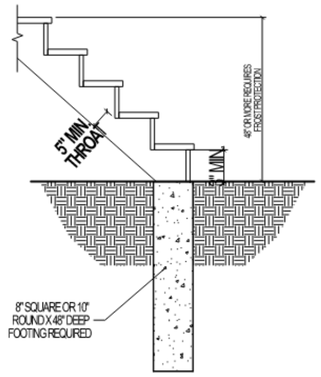


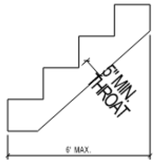
DECK DETAIL
LOT SPECIFIC 16'-0" x 10-0"
1/4" = 1'-0"



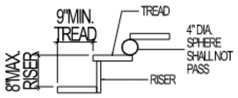


TYP. DECK DETAIL
STAIR GUARDS
SCALE: 3/8" = 1'-0"

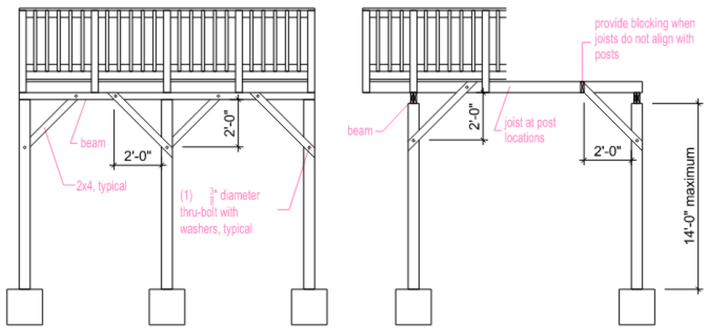




TYP. DECK DETAIL
CUT STRINGER SPAN
SCALE: 3/8" = 1'-0"



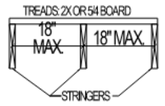
DIAGONAL BRACING REQUIREMENTS



BRACING PARALLEL TO BEAM

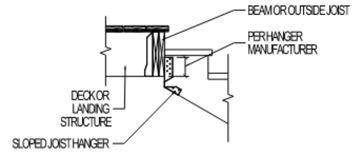
BRACING PERPENDICULAR TO BEAM

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
TREADS AND RISERS
SCALE: 3/8" = 1'-0"



TYP. DECK DETAIL
UPPER BEARING AT DECK OR LANDING
SCALE: 3/8" = 1'-0"

1 / D-180 SR021__D180

TIM O'BRIEN homes
Tim O'Brien Homes
N27W24075 Paul Court
Pewaukee, WI, 53072

ISSUE	DESCRIPTION	DATE
01	BUILDER SET	6/27/2025

PROJECT
PLAN: Monterey at (MKE) Swan Ridge Farms for SR021
ELEV: Elevation 2 - Farmhouse
LOT: 21

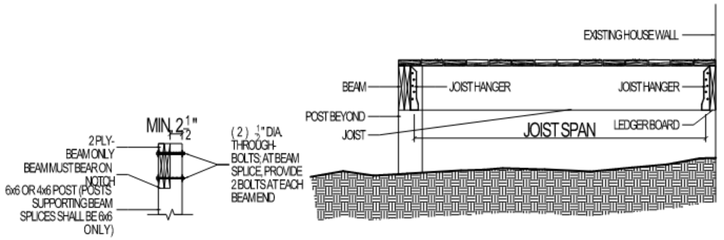
LOT ADDRESS:

DRAWING TITLE
DECK DETAILS

SHEET NUMBER
D-180

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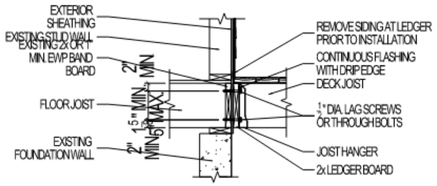
Attachment: Plans (10532 : Tim O'Brien Homes)



TYP. DECK DETAIL

NOTCHED POST

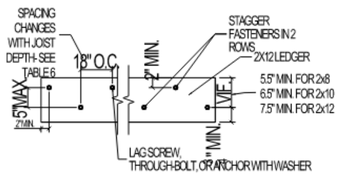
SCALE: 3/8" = 1'-0"



TYP. DECK DETAIL

JOIST WITH FLUSH BEAM- DECK ATTACHED TO HOUSE

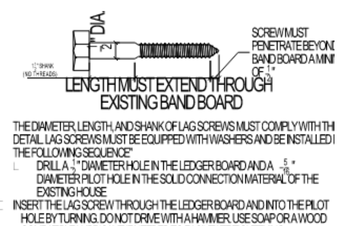
SCALE: 3/8" = 1'-0"



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 THI DETAIL. LAG SCREWS MUST BE EQUIPPED WITH WASHERS AND BE INSTALLED I 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

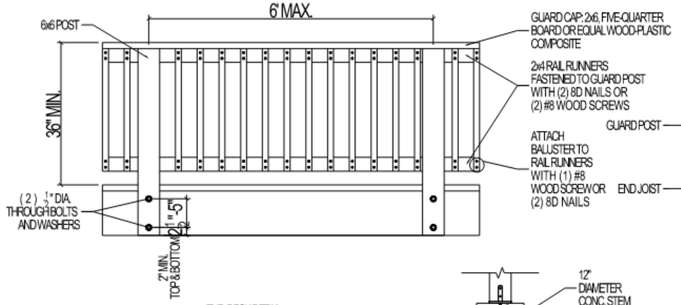
LEDGER BOARD FASTENER SPACING AND CLEARANCES

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

TYP. DECK DETAIL

LEDGER BOARD AND RIM JOIST ATTACHMEN

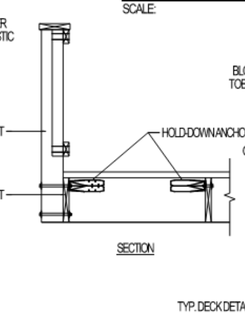
SCALE: 3/8" = 1'-0"



TYP. DECK DETAIL

GUARD POSTS

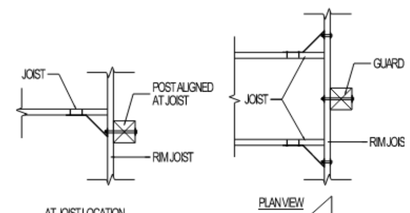
SCALE: 3/8" = 1'-0"



TYP. DECK DETAIL

GUARD POSTS AT END JOIST

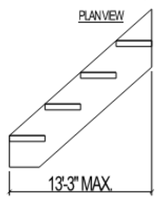
SCALE: 3/8" = 1'-0"

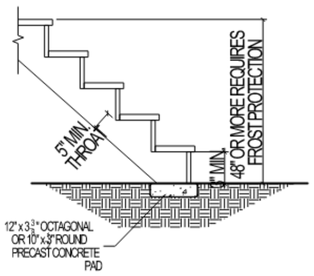


TYP. DECK DETAIL

GUARD POSTS AT RIM JOIST

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

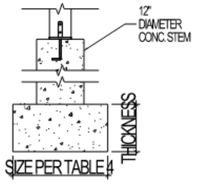




TYP. DECK DETAIL

LOWER BEARING AT FOOTING

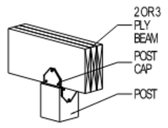
SCALE: 3/8" = 1'-0"



TYP. DECK DETAIL

POST FOOTING

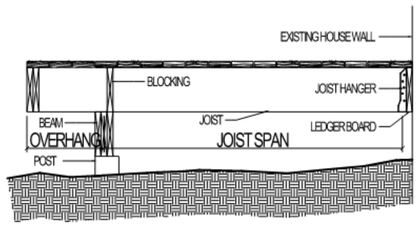
SCALE: 3/8" = 1'-0"



TYP. DECK DETAIL

POST CAP

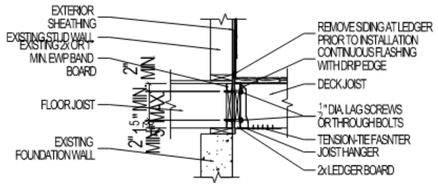
SCALE: 3/8" = 1'-0"



TYP. DECK DETAIL

JOIST WITH DROPPED BEAM- DECK ATTACHED TO HOUSE

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



TYP. DECK DETAIL

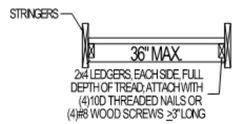
LEDGER BOARD AND RIM JOIST ATTACHMENT

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-190 SR021__D190

TIM O'BRIEN homes
Tim O'Brien Homes
N27W24075 Paul Court
Pewaukee, WI, 53072

ISSUE	DESCRIPTION	DATE
01	BUILDER SET	6/27/2025

PROJECT

PLAN: Monterey at (MKE) Swan Ridge Farms for SR021

ELEV: Elevation 2 - Farmhouse

LOT: 21

LOT ADDRESS:

DRAWING TITLE

DECK DETAILS

SHEET NUMBER

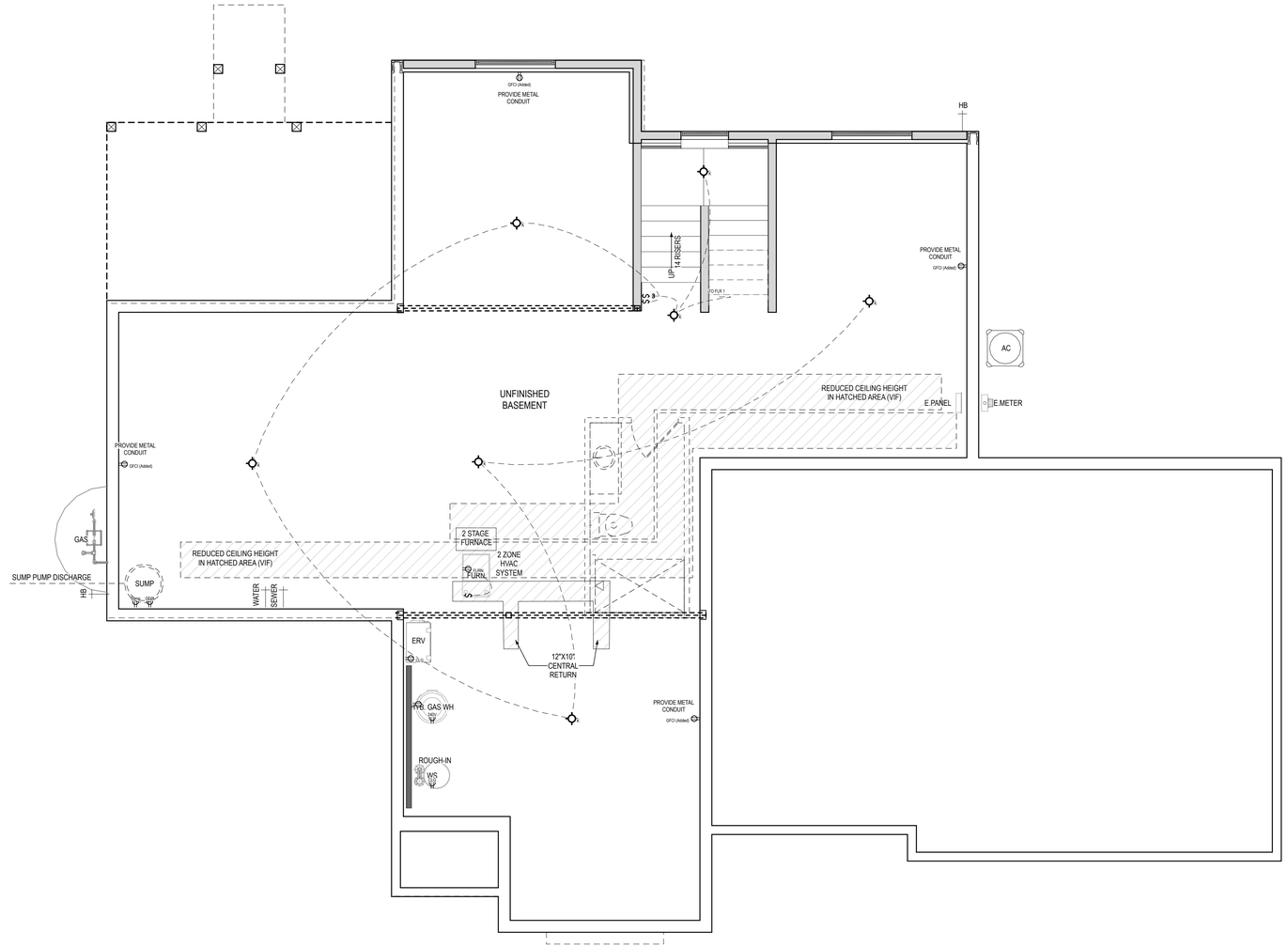
D-190

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Attachment: Plans (10532 : Tim O'Brien Homes)

SYMBOLS	
S	Switch
S3	Three Way Switch
TO FLR 1	
GFCI (Added)	Added GFCI Outlet
FURN	Furnace Outlet
GFCI	GFCI Outlet
K	Keyless Ceiling Light
	Outlet
CLG	Outlet - Ceiling
240V	Outlet 240V
Sump	Sump Outlet

ELECTRICAL PLAN NOTES
THE LOCATION OF THE OUTLETS SHOWN ARE TO BE VERIFIED IN THE FIELD AND TO COMPLY WITH THE ELECTRICAL CODE



1 ELECTRICAL PLAN
E-100
1/4" = 1'-0" @ 22" x 34"

PRINT ON 11X17 FOR 1/8" = 1'-0" SCALE

TIM O'BRIEN homes

Tim O'Brien Homes

N27W24075 Paul Court
Pewaukee, WI, 53072

ISSUE	DESCRIPTION	DATE
01	BUILDER SET	6/27/2025

PROJECT

PLAN: Monterey at (MKE) Swan Ridge Farms for SR021

ELEV: Elevation 2 - Farmhouse

LOT: 21

LOT ADDRESS:

DRAWING TITLE

FINISHED BASEMENT ELECTRICAL PLAN

SHEET NUMBER

E-100

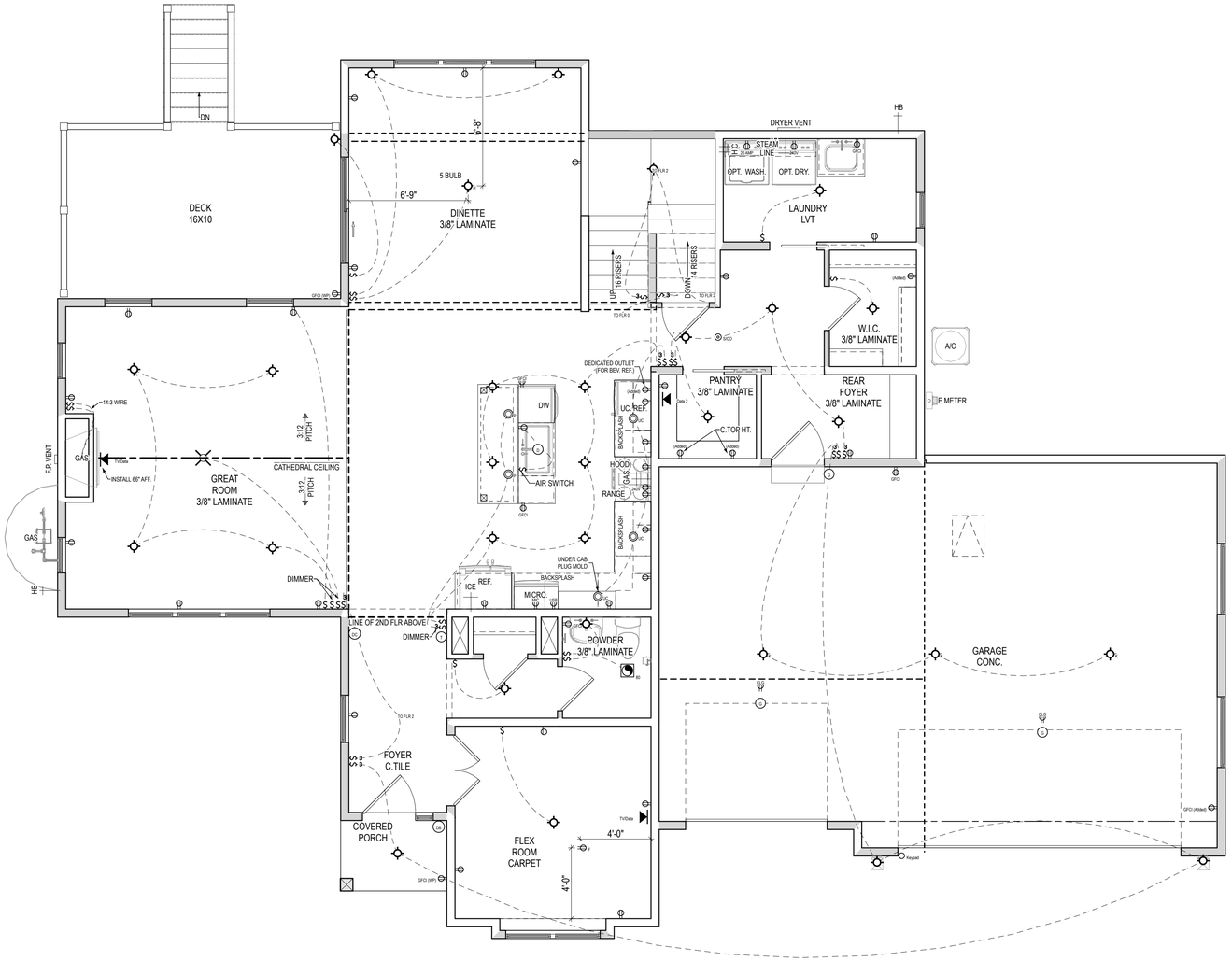
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Attachment: Plans (10532 : Tim O'Brien Homes)

SYMBOLS

$	Switch
3 $	Three Way Switch
TO FLR 1	
80	80 CFM Fan
GFCI (Added)	Added GFCI Outlet
(Added)	Added Outlet
SCO	Carbon Monoxide/Smoke Detector
	Ceiling Mounted Light
Data 2	Data Outlet 2
D	Disposal
DB	Doorbell
DC	Doorbell Chime
	Fan Prewire
	Fireplace Outlet (no symbol)
G	Garage Door Opener
GFCI	GFCI Outlet
GFCI (WP)	GFCI Outlet Waterproof
H	Hanging Light
K	Keyless Ceiling Light
Keypad	Keypad
	Outlet
CLG	Outlet - Ceiling
MC	Outlet - Microwave
USB	Outlet - USB
240V	Outlet 240V
F	Outlet in Floor
20 AMP	Outlet: 20 AMP
P	Pendant Light
T	Thermostat
TV/Data	TV/Data Combo
UC	Under-Counter Light
W	Wall Mounted Light

ELECTRICAL PLAN NOTES
THE LOCATION OF THE OUTLETS SHOWN ARE TO BE VERIFIED IN THE FIELD AND TO COMPLY WITH THE ELECTRICAL CODE



1 ELECTRICAL PLAN
E-101
1/4" = 1'-0" @ 22" x 34"

PRINT ON 11X17 FOR 1/8" = 1'-0" SCALE

TIM O'BRIEN homes

Tim O'Brien Homes

N27W24075 Paul Court
Pewaukee, WI, 53072

ISSUE	DESCRIPTION	DATE
01	BUILDER SET	6/27/2025

PROJECT

PLAN: Monterey at (MKE) Swan Ridge Farms for SR021
ELEV: Elevation 2 - Farmhouse
LOT: 21

LOT ADDRESS:

DRAWING TITLE

FIRST FLOOR ELECTRICAL PLAN

SHEET NUMBER

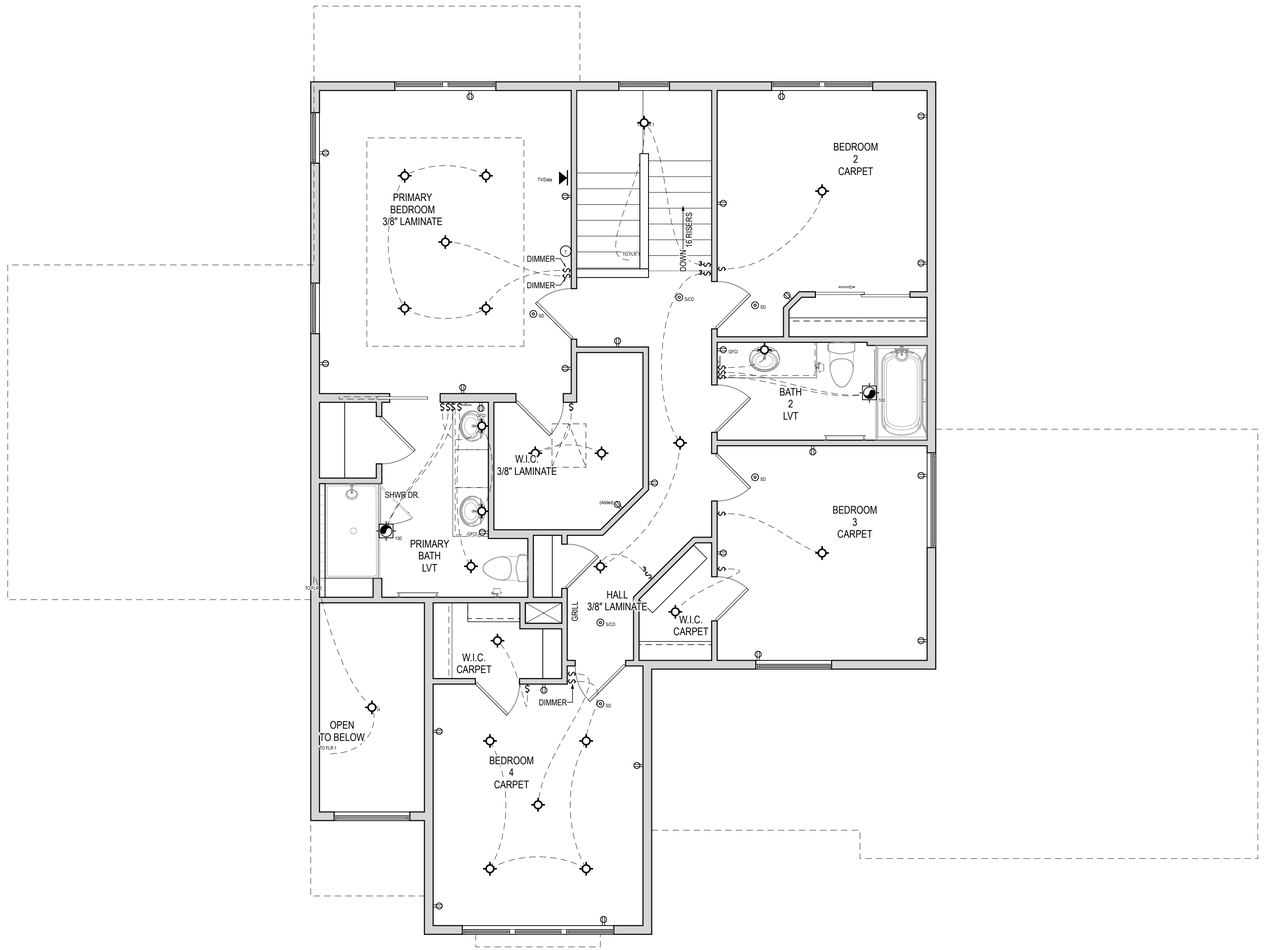
E-101

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Attachment: Plans (10532 : Tim O'Brien Homes)

SYMBOLS	
$	Switch
3 $	Three Way Switch
TO FLR 1	
(Added)	Added Outlet
EXH 100	Bath Fan/Light
SCO	Carbon Monoxide/Smoke Detector
	Ceiling Mounted Light
GFCI	GFCI Outlet
	Hanging Light
	Outlet
SD	Smoke Detector
T	Thermostat
TV/Data	TV/Data Combo
	Wall Mounted Light

ELECTRICAL PLAN NOTES
THE LOCATION OF THE OUTLETS SHOWN ARE TO BE VERIFIED IN THE FIELD AND TO COMPLY WITH THE ELECTRICAL CODE



1 ELECTRICAL PLAN
E-102
1/4" = 1'-0" @ 22" x 34"

PRINT ON 11X17 FOR 1/8" = 1'-0" SCALE

TIM O'BRIEN homes
Tim O'Brien Homes
N27W24075 Paul Court
Pewaukee, WI, 53072

ISSUE	DESCRIPTION	DATE
01	BUILDER SET	6/27/2025

PROJECT

PLAN: Monterey at (MKE) Swan Ridge Farms for SR021
ELEV: Elevation 2 - Farmhouse
LOT: 21

LOT ADDRESS:

DRAWING TITLE

SECOND FLOOR ELECTRICAL PLAN

SHEET NUMBER

E-102

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Attachment: Plans (10532 : 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: **August 11, 2025**
SUBJECT: **Dan & Brittany Scalia - Addition: Conservatory at 14300 N. Saddlebrook Lane**

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

DISTINCTIVE DESIGN
STUDIO

STATEMENT OF INTENT

14300 N. Saddlebrook Lane

The proposed project involves a thoughtfully designed addition to the east (rear) side of the existing residence. The main level will feature a conservatory and adjoining patio area, while the lower level will include an entertainment space and a secondary patio. Exterior finishes will consist of a stone veneer at the lower level and painted millwork trim surrounding the conservatory, which will incorporate extensive glazing to allow for abundant natural light. The addition roof will incorporate a standing seam metal roof, complementing the overall aesthetic. Careful attention has been given to ensure the new construction integrates seamlessly with the existing structure, maintaining the architectural integrity of the home and having no adverse impact on the surrounding neighborhood.

Attachment: Statement of Intent (10533 : Dan & Brittany Scalia)

DISTINCTIVE DESIGN
STUDIO

SOUTH EAST ELEVATION OF EXISTING HOUSE



Attachment: Pictures (10533 : Dan & Brittany Scalia)

DISTINCTIVE DESIGN
STUDIO

EAST ELEVATION OF EXISTING HOUSE



Attachment: Pictures (10533 : Dan & Brittany Scalia)

DISTINCTIVE DESIGN
STUDIO

SOUTH ELEVATION OF EXISTING HOUSE



Attachment: Pictures (10533 : Dan & Brittany Scalia)

DISTINCTIVE DESIGN
STUDIO

NORTH EAST ELEVATION OF EXISTING HOUSE



Attachment: Pictures (10533 : Dan & Brittany Scalia)

DISTINCTIVE DESIGN
STUDIO

SOUTH WEST ELEVATION OF EXISTING HOUSE



Attachment: Pictures (10533 : Dan & Brittany Scalia)

DISTINCTIVE DESIGN
STUDIO

WEST ELEVATION OF EXISTING HOUSE



Attachment: Pictures (10533 : Dan & Brittany Scalia)

DISTINCTIVE DESIGN
STUDIO



Attachment: Pictures (10533 : Dan & Brittany Scalia)

DISTINCTIVE DESIGN
STUDIO

NORTH WEST ELEVATION OF EXISTING HOUSE



Attachment: Pictures (10533 : Dan & Brittany Scalia)

SCALIA ADDITION

DAN & BRITNEY SCALIA



SYMBOLS LEGEND

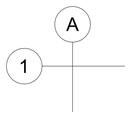
SHEET NUMBERING



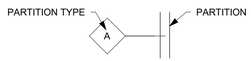
SECTION REFERENCE



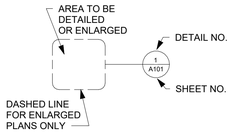
COLUMN GRID DESIGNATORS



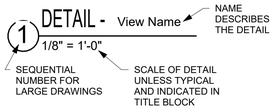
PARTITION TYPE SYMBOL



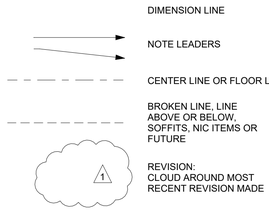
DETAIL REFERENCE



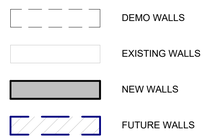
DETAIL NUMBERING



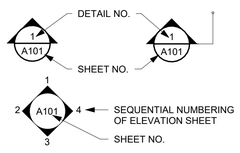
LINE TYPE IDENTIFICATION



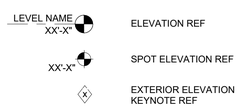
WALL IDENTIFICATION



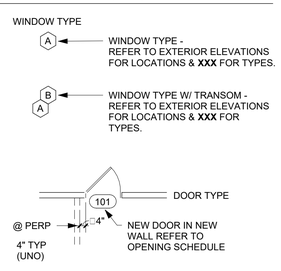
ELEVATION REFERENCE



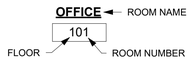
ELEVATION SYMBOLS



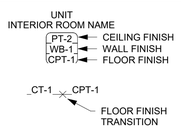
OPENING IDENTIFICATIONS



ROOM IDENTIFICATION



INTERIOR FINISH TAGS

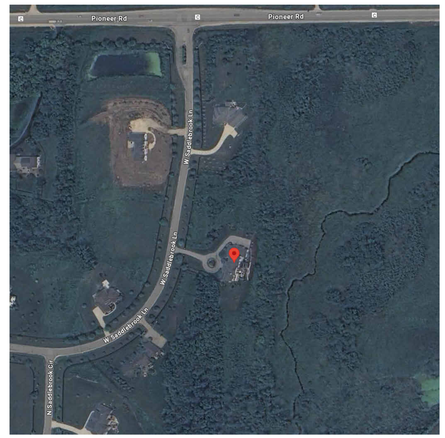


PROJECT INFORMATION

PROJECT ADDRESS

14300 N SADDLEBROOK LANE
MEQUON, WI

AREA	SQ. FT.
EXTERIOR	
PATIO	1044 SF
GRILL PATIO	266 SF
LOWER PATIO	947 SF
	2258 SF
FINISHED	
LOWER LEVEL ADDITION	1510 SF
FIRST FLOOR ADDITION	584 SF
	2094 SF
GRAND TOTAL	4352 SF



SHEET #	SHEET NAME	REVISION #	REVISION DATE	PRELIMINARY BID SET	CITY REVIEW	--	--	--	--	--	--	--	--
GENERAL													
G100	NOTES	2	07.18.2025	•	•								
G300	PERSPECTIVES VIEWS	1	03.21.2025	•									
CIVIL													
C100	SURVEY	2	07.18.2025	•	•								
C101	SITE PLAN	2	07.18.2025	•	•								
STRUCTURAL													
S000	3D VIEWS AND TITLE SHEET												
S001	STRUCTURAL GENERAL NOTES												
S002	STRUCTURAL SCHEDULES												
S100	FOUNDATION PLAN												
S101	FIRST FLOOR FRAMING PLAN												
S102	ROOF FRAMING PLAN												
S300	CONCRETE SECTIONS & DETAILS												
S301	CONCRETE SECTIONS & DETAILS												
S340	PRECAST SECTIONS & DETAILS												
S500	STEEL SECTIONS & DETAILS												
S600	WOOD SECTIONS & DETAILS												
DEMOLITION													
AD100	DEMO PLANS	2	07.18.2025	•	•								
ARCHITECTURAL													
A100	LOWER LEVEL	2	07.18.2025	•	•								
A101	FIRST FLOOR PLAN	2	07.18.2025	•	•								
A102	ROOF PLAN	2	07.18.2025	•	•								
A103	PITCHED FOAM FIRST FLOOR PLAN	2	07.18.2025	•	•								
A200	EXTERIOR ELEVATIONS	2	07.18.2025	•	•								
A201	EXTERIOR ELEVATIONS	2	07.18.2025	•	•								
A202	EXTERIOR ELEVATIONS	2	07.18.2025	•	•								
A300	SECTIONS	2	07.18.2025	•	•								
A301	SECTIONS	2	07.18.2025	•	•								
A500	DETAILS	2	07.18.2025		•								
A501	DETAILS	2	07.18.2025		•								
A502	DETAILS	2	07.18.2025		•								
A503	DETAILS	2	07.18.2025		•								
A600	SCHEDULES	2	07.18.2025	•	•								
INTERIORS													
I101.0	INTERIOR ELEVATIONS	1	03.21.2025										
I101.1	INTERIOR ELEVATIONS	1	03.21.2025										
I101.2	INTERIOR ELEVATIONS	1	03.21.2025										
I101.3	INTERIOR ELEVATIONS	1	03.21.2025										

IF PRINTED ON 24" X 36", TOP SCALE BAR SHALL BE EXACTLY 1".
IF PRINTED ON 12" X 18", BOTTOM SCALE BAR SHALL BE EXACTLY 1", AND VIEWS ON THE SHEET ARE REDUCED BY 50%.
IF EITHER SCALE BAR IS NOT EXACTLY 1", DRAWING IS NOT TO SCALE

0" 1" 24 X 36
0" 1" 12 X 18

NOT FOR CONSTRUCTION
NOT FOR CONSTRUCTION
NOT FOR CONSTRUCTION
NOT FOR CONSTRUCTION

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WRITTEN DIMENSIONS ON THESE DOCUMENTS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB.

WHEN PLANS ARE PRINTED ON 12 x 18 PAPER, DRAWINGS ARE REDUCED BY 50%

#	DATE	DESCRIPTION
1	03.21.2025	PRELIMINARY BID SET
2	07.18.2025	CITY REVIEW

SCALIA ADDITION

14300 N SADDLEBROOK LANE
MEQUON, WI

PROJECT #: 24-047

VILLAGE REVIEW

COVER

G000

ABBREVIATIONS

A.F.F.	ABOVE FINISHED FLOOR
A.B.	ANCHOR BOLT
AGGR.	AGGREGATE
ALT.	ALTERNATE
APPROX.	APPROXIMATELY
B.W.	BOTH WAYS
BD.	BOARD
BLDG.	BUILDING
BLK.	BLOCK
BM.	BEAM
BOT.	BOTTOM
C.J.	CONTROL JOINT
CLG.	CEILING
CLR.	CLEAR
COL.	COLUMN
CONC.	CONCRETE
CONN.	CONNECTION
CONT.	CONTINUOUS
DEG.	DEGREE
DIAG.	DIAGONAL
DN.	DOWN
D.S.	DOWNSPOUT
E.J.	EXPANSION JOINT
E.W.	EACH WAY
EA.	EACH
ELEC.	ELECTRICAL
ELEV.	ELEVATION
EQ.	EQUAL
EXP.	EXPANSION
F.D.	FLOOR DRAIN
F.F.	FINISH FLOOR
F.O.B.	FACE OF BRICK
F.O.C.	FACE OF CONCRETE
FDN.	FOUNDATION
FIN.	FINISH
FLR.	FLOOR
FTG.	FOOTING
FURR.	FURRING
G.C.	GENERAL CONTRACTOR
GL.	GLASS
GA.	GAUGE
GALV.	GALVANIZED
H.B.	HOSE BIB
HDWD.	HARDWOOD
HDWE.	HARDWARE
HT.	HEIGHT
HVAC	HEATING, VENTILATION AND AIR CONDITIONING
I.D.	INSIDE DIAMETER
INSUL.	INSULATION
INT.	INTERIOR
JNT.	JOINT
JST.	JOIST
KIT.	KITCHEN
LAV.	LAVATORY
LT.	LIGHT
M.O.	MASONRY OPENING
MAX.	MAXIMUM
MECH.	MECHANICAL
MEMB.	MEMBRANE
MFR.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MIR.	MIRROR
MTL.	METAL
MUL.	MULLION
N.T.S.	NOT TO SCALE
NOM.	NOMINAL
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OH.	OVERHEAD
OPG.	OPENING
OPP.	OPPOSITE
PLYWD.	PLYWOOD
PR.	PAIR
R.O.	ROUGH OPENING
REQ'D.	REQUIRED
RM.	ROOM
S.C.	SOLID CORE
S.F.	SQUARE FOOT
S.S.	STAINLESS STEEL
SCHED.	SCHEDULE
SECT.	SECTION
SH.	SHELF
SHT.	SHEET
SIM.	SIMILAR
SPEC.	SPECIFICATION
SQ.	SQUARE
STD.	STANDARD
STL.	STEEL
SUSP.	SUSPENDED
T&B	TOP AND BOTTOM
THK.	THICK
TYP.	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
VER.	VERIFY
VERT.	VERTICAL
W/	WITH
W/O	WITHOUT
WD.	WOOD

GENERAL NOTES

1. These drawings indicate the general scope of the project in terms of the architectural design concept, dimension, major elements and materials. These drawings do not necessarily indicate or describe all work required for the full completion of the project. The general contractor and his subcontractors shall furnish all of those Items and labor required for the full completion of this project in a first class workmanship-like manner and in no way damage or remove any work which might reduce the structural or integrity of the existing building.

2. All work is to be performed from final construction documents only and a copy of the approved permit set must be located on the site at all times. The contractor's subcontractors shall be given full sets of final construction documents with no sheets excluded.

3. The contractor shall inspect and verify all dimensions at the job site and report to the architect any discrepancies from the drawings.

4. DO NOT SCALE DRAWINGS. Written dimensions hold priority over apparent scale.

5. All dimensions are taken from the face of the wall stud unless noted otherwise.

6. The use of these documents is restricted to the original site for which they were prepared. Reuse or reproduction of the documents (whole or in part) for any other purpose is prohibited. Ownership of these documents remains with DDS.

7. Ceiling heights noted are taken from rough floor to ceiling framing.

8. The dimensions on the drawings are reasonably accurate for the purpose of figuring; however, in execution of work on the job, the contractor is to verify all dimensions with actual conditions. Any discrepancies should be brought to the attention of the architect in writing.

9. The contractor and his subcontractors are to obtain all necessary building permits prior to construction and all required inspections must be completed in compliance with the local building codes.

10. The contractor shall be held responsible for the adherence and compliance to all applicable city, state and national codes and ordinances. Any discrepancies should be brought to the attention of the architect in writing.

11. The Contractor shall be responsible for the coordination of all the incoming utilities.

12. All work shall be coordinated with all other trades in order to avoid interferences, conflicts and omissions. The General Contractor's Subcontractors shall completely connect and hook-up all equipment and furnish all necessary appendages. All completed systems shall be fully operational. Acceptance by the Owner shall be a condition of the contract.

13. All studs shall be spaced to avoid interference with plumbing work, electrical work, ductwork and the like, but In no case shall be spaced further than 16" on center unless noted otherwise.

14. All new walls shall be constructed with one layer of 1/2" gypsum wallboard, both faces unless noted otherwise.

15. All new and existing walls and ceilings shall be ready to receive paint or wall covering, UNO.

16. All changes in floor material shall occur to be at the same finished level.

17. Door knobs and pulls shall be Installed at a height of 3'-0" above finish floor, UNO.

18. Provide headers, blocking, and/or framing as required for support of all electrical fixtures, shelving, duct registers and millwork and as Indicated on door schedule.

19. All floors, ceilings and walls are to be patched and level/plumb (as required) before installing ceramic tile, marble tile, marble slabs, wood flooring and/or casework.

20. Refer to electrical plan and reflected ceiling plan for electrical notes, symbols, schedules, power, and recessed fixture locations. Any discrepancies should be brought to the attention of the architect in writing.

21. Refer to floor plan for mechanical note and for locations of wall and ceiling HVAC registers and grilles.

22. All interior stud walls and suspended ceilings shall receive sound attenuation batt insulation, full thickness of walls or two layers as space allows.

23. All bathroom stud walls shall receive batt Insulation.

24. Electrical lighting locations take precedence over mechanical duct and plumbing piping runs.

25. All studs and ceiling structure shall be spaced so as not to interfere with HVAC grille and register locations and electrical lighting locations as shown on drawings, structural members shall be doubled up or headered-off as required with no spacing greater than 16" on center.

26. All floor coverings shall meet all applicable code requirements.

27. All Interior wall and ceiling finishes shall meet all applicable code requirements.

28. Provide fire-stopping as required.

29. All doors to remain keyless in the direction of egress.

30. All glass to comply with applicable code requirements. Glazing installed in hazardous locations (bathrooms and adjacent to doors) to be tempered safety glazing per UDC.

31. All smoke detectors to be 120v hardwired.

32. The project shall be entirely cleaned by the General Contractor before Owner occupation including all window glass, mirrors, floors, wall tiles and electrical plates.

33. The premises shall be kept in broom-swept finish condition. All Contractors and Subcontractors shall be responsible for cleaning up and disposing of their litter and left over materials on a regular basis and be responsible for leaving the project in a broomswept finish conditions upon completion of their portion of the project and subject to building review.

34. The General Contractor shall remain responsible for compliance with the provisions of the Occupational Safety and Health Act {OSHA}, latest edition; he shall also be responsible for all site safety measures including temporary barricades and fencing around site as required to protect the public, and protection and barricades around all floor and roof openings that might present a hazard to workers on the job.

35. The General Contractor shall maintain throughout the construction period a insurance for all liabilities with a hold harmless clause protecting the Owner and the Architect and provide the Owner with a Certificate of Insurance.

36. All work shall be guaranteed for one year after submittal of completion of work.

37. The Contractor is responsible for the timely removal of all demolition debris and protection of existing area which are not affected by the scope of work. Any damage to the premises shall be brought back to original condition at the cost of the General Contractor or Subcontractor inflicting the damage.

38. The Plumbing, Electrical and HVAC Contractors shall verify all mechanical chases and equipment location and report any discrepancies or conflicts to the Owner prior to his submitting his/her bid. Unless the Owner and the Architect are notified in writing of the conflicts or additional space requirements before the start of construction, all corrective measures will be made by the Subcontractor at no additional cost to the Owner.

39. Contractor and his Subcontractors are to obtain all necessary permits to perform work.

40. General Contractor to be responsible for protecting existing wall, ceiling and floor finishes during construction.

41. The owner's written authorization must be obtained prior to the ordering of any material, awarding of any contracts or the execution of any work which involves extra cost.

42. All substitutions to be reviewed and approved in writing by the Architect.

43. Shop drawings shall be provided for Architect's review and approval.

44. Provide blocking at all bathroom locations for required accessories.

45. The garage shall be separated from the residence and its attic area by not less than 5/8" gypsum board applied to the garage side. Garages beneath habitable rooms shall be separated from all habitable rooms above by not less than 5/8" gypsum board or equivalent. Where the separation is a floor ceiling assembly, the structure supporting the separation shall be protected by not less than 5/8" gypsum board.

46. All doors from garage into house shall have a 20-minute fire rating.

47. All window / door sizes are nominal frame size. Contractor to verify rough opening sizes from supplier before construction.

48. Provide guardrails at all openings greater than 24" above adjacent surfaces.

49. Stair construction: max rise 7-3/4", min. Run 10", minimum headroom 6'-8", min width 36", handrails to be placed 34"-38" above tread nosing, guardrails min 36" high with intermediate members not more than 4" separation between (3" for cable rail).

50. Provide a minimum of 1/300 net free ventilation of the roofed area below. This ventilation to be divided equally and provided at both ridge and soffit areas. Provide a continuous means of attic ventilation by the use of insulation stops, proper vents, and cutouts at over framed roof areas.

51. Per UDC: all emergency escape and rescue openings shall have a minimum opening of 20" x 24" in either direction.

MIRROR AND GLASS NOTES:
- All mirrors to be 1/4" plate glass with ground edges. Unless noted otherwise. All mirrors to be mounted with gum grip mastic and impact tape, mirror dimensions per elevation. Verify in field before installing.

ELECTRICAL NOTES
1. The Contractor shall supply all equipment, labor and services and materials required for the complete installation of the electrical system shown on the drawings and herein specified.

2. The Electrical Contractor shall install all work in accordance with all applicable state, local and national codes and ordinances.

3. The Electrical Contractor shall provide copper wire throughout.

4. The electrical contractor is responsible for sizing all service requirements, providing any load calculations & circuit diagrams for proper operation of the units to the satisfaction of the owner's representative.

5. The Electrical Contractor shall provide GFCI protected receptacles in crawl spaces, outdoors, unfinished basements, garages, bathrooms, counter tops, kitchens, and showers.

6. The Electrical Contractor shall provide disconnecting means as required by code for fixed appliances.

7. Smoke and heat detectors shall be U.L. approved with a warning device.

8. Closet Lights: The Electrical Contractor shall provide a wall mounted LED fixture in all closet areas unless noted otherwise.
All closet fixtures to be located with a minimum of 18 inches horizontal clearance from combustible materials that may be stored in.

9. Unless otherwise specified, all switches to be Lutron Diva. Switches, outlets and plates shall have white finish. Confirm final color & dimmer style w/ Architect before ordering.

10. Outdoor Receptacles to be GFCI, weatherproof w/ spring loaded cover plates.

ELECTRICAL SPECIFICATIONS
- Materials to be new, unused, best of their respective kind and free from defects as indicated on the drawings. Basis of quality shall be latest standards of ASTM, ASA, Federal specifications or other acceptable standards. Materials shall bear the underwriters laboratory label where required.

- All work shall be installed readily accessible for operation, maintenance and repairs.

- All cutting and patching shall be done by the contractor where necessary to modify rough in finish work due to error of omissions the contractor shall bear the cost.

-The Contractor shall pay all fees, file all notices, file all necessary drawings and obtain all permits and certificates of approval required in connection with all work under this contract.

- Before submitting a proposal, the electrical contractor shall visit the site of the work and become thoroughly familiar with all conditions and limitations. The submission of a proposal will be construed as evidence that such an examination has been made, and later claims for difficulties encountered which could have been foreseen will not be recognized.

- Electrical Subcontractor shall verify all measurements at the site and be responsible for correctness of same.

INTERPRETATION OF DRAWINGS
- Drawings are diagrammatic and indicate general arrangement of work. Certain details appear on the drawings for electrical work which are specific with regard to the dimensioning and positioning of the work.

- Location of lighting fixtures are diagrammatic. Coordinate exact locations and dimensions with architectural reflected ceiling plans, electrical and mechanical equipment. The Electrical Contractor shall spray paint full downlight fixture layout conflicts in the field for coordination & review w/ the Architect during the next site meeting.

- Information as to general construction shall be derived from architectural drawings and specifications only.

GUARANTEES
- All work shall be guaranteed to be free from defects. Any defective materials or workmanship, as well as damage to the work of all trades resulting from same, shall be replaced or repaired as directed for the duration of stipulated guarantee periods.

- The duration of guarantee periods follow in the date of acceptance of the work shall be for work not otherwise specified, one year.

- The date of acceptance shall be the date of the final payment for the work or the date of a formal notice of acceptance whichever is earlier.

CLEANING
Remove from entire installation or work of this section all protective materials and all dirt, dust, smears, stains, paint spots, and the like and leave in a clean condition. Clean and remove all stickers, packaging, smudges, fingerprints, from lighting fixtures, switches, receptacles, after installation.

INDEMNIFICATION
The electrical Contractor shall agree to indemnify and save harmless the Owner against loss or expense by reason for the liability imposed by law upon such party for damages because of bodily injuries, including death at anytime resulting there from, accidentally sustained by any person or persons or on account of damage to property arising out of or in consequence of the performance of this contract, whether such injuries to persons or damage to property are due or claimed to be due to any negligence of the Electrical Contractor the Owner or their employees or agents or any other person.

The Electrical Contractor shall carry all the insurance necessary to support the above agreement, and shall submit copies of the insurance certificates attesting to the fact he is properly covered.

TEMPORARY LIGHTING AND POWER
The Contractor shall provide a system of temporary lighting and power outlets as required by the scope of the work. The installation of the temporary system shall comply with the requirements of the national electrical code, ASHA and all local authorities. All temporary light and power systems shall be completely removed before completion of the project.

SERVICE AND DISTRIBUTION
- Branch circuit panels shall be surface or recessed mounted as shown on the drawings. Panels shall be factory painted with copper busses, hinged door, combination latch and lock, and directory card mounted under heavy duty non-yellowing plastic. Circuit breakers shall be thermal magnetic, bolt on type, of the size and kinds noted in the schedules. Breakers of two and three poles shall have a common trip handle. Minimum breaker interrupting ratings shall be 10,000 amperes. Where circuit breakers are to be used as switches for lighting circuits, breakers shall be U.L. approved and shall be marked SWD.

-All circuit numbers shown on the plans are for indication purposes only. The Contractor shall arrange all the circuits en the panel so as to balance all the loads on all phases. A typed directory card shall be provided in each panel to indicate the loads as actually installed.

- Electrical contractor to evaluate the size and condition of existing panel boards and service.

- Electrical contractor shall size, furnish and install circuit breaker distribution panelboards as required for new loads.

- Panels and breakers shall be clearly labeled indicating device name/location, use, voltage and phase. Spares shall have blank nameplate

- The Contractor shall make all the final connections to the equipment provided by others, and shall supply and install any required safety disconnect switches when not provided with the equipment.

LIGHTING FIXTURES
All new lighting fixtures shall be furnished and installed by the Contractor. Fixture locations are indicated on the ceiling plans. Fixtures shall be as specified on the ceiling plan and fixture schedule. Installation shall include providing all ballasts, lamps, stems and miscellaneous hardware that may be required.

WIRING DEVICES
All wiring devices shall be provided as indicated on the plans and as identified in the symbol list. All devices shall be specification grade, back and side wired as manufactured by Hubbell or equal. Receptacles shall have separate green grounding screws. Wiring devices in finished areas shall be standard type Switches shall be toggle type. The color of wiring devices shall be white. Device cover plates shall be white plastic, unless noted otherwise.

PLUMBING NOTES
1, The Plumbing Contractor shall include all necessary service, labor, materials and equipment required for a complete and operable installation of all water and sewage systems.

2. All systems and equipment shall conform to applicable local, state and national codes and be installed per code.

3. New plumbing piping in partitions shall be leak tested before closing the partitions.

4. All new toilets to be gravity-fed and no more than 1.6 gallons/flush. Power assisted toilets are not allowed.

6. Provide brushed nickel plated fixture supplies and stops for every fixture connection: All exposed brass trimmings, including faucets, flush valves, traps, waste, strainers stop valves, escutcheons, supplies shall be chrome plated. All fixtures installed by the contractor shall be provided with individual stop valves on hot and cold water supplies. All cold water valves shall be to the right and hot water valves to the left of fixtures.

7. Provide clean-outs in waste and soil line for each change of direction greater than 45 degrees and at bottom of each stack.

8. All water pipes to fixtures to be valve per building requirements. (FOR MULTI-UNIT BUILDINGS)

9. All fixtures to have vacuum breakers as required by code.

10. Maintain 1/4" per foot pitch at all horizontal sections.

11. All water supply piping to be PEX or copper type "L" above grade, and type "K" below grade.

12. Plumbing Contractor to make final hookups for all fixtures.

INTERIOR PIPING MATERIAL
- Interior soil, indirect waste, and vent, piping above ground shall meet applicable codes.

VALVES
- Valves as shown and or required for the proper control of piping and functions of equipment shall be Apollo ball valves.

HANGERS AND SUPPORTS
- All horizontal cast iron pipe shall be supported ever S' and at each hub and or no-hub clamping assemble. When a concentration of fittings occur, additional support shall be installed consistent with good trade practices. No-hub system must be supported in accordance with standard CISPI-310-78.

- Assume the responsibility for the proper transfer of the loads of the piping system to the structure. No additional cost to the owner should be expected for any corrective work during construction. All other horizontal runs of piping shall be firmly supported in place with approved clevis or trap hangers and supported in maximum intervals.

CUTTING AND PATCHING
- The Contractor shall, as part of his contract, do all cutting, patching and fitting that may be required for the installation of his work. Cutting of concrete structural members will not be permitted.

- All cutting and patching shall be done to the approval and satisfaction of the owner and building. All surfaces damages by the installation shall be refinished or repainted to restore them to their original condition.

INSULATION
Insulation shall be in accordance with NFPA fire and smoke rating of 25/50. Fitting and valves: Zeston 25/50 rated - 20 mil. PVC covers over fiberglass insulation.

1. Insulation values to meet all state and local codes, GC verify all requirements have been met and coordinate w/ Architect.

2. GC to verify that all insulation is installed per manufacturer's requirements

TESTING
- Fixtures, piping and equipment shall be given an in-service test after completion of the installation.

- Domestic water piping: Isolate the new hot and cold water piping from the existing. Upon completion of the roughing in and before setting fixtures, the entire new hot and cold water piping systems shall be tested at a hydrostatic pressure of not less than one hundred twenty five pounds per square Inch gauge and proved tight at this pressure for not less than two hours.

- Drainage and vent piping: The piping of the drainage and venting systems shall be tested with water before installing fixtures.

- All openings in the piping shall be tightly closed except the highest opening and the system shall be filled with water to the point of overflow. The water shall be kept in the system, for at least thirty minutes before the inspection starts: The system shall then be tight at all joints.

- Do not cover up or enclose work until it has been properly and completely inspected and approved by authorities having jurisdiction over this work. Should any of the work be covered up or enclosed prior to all inspections and approvals, uncover the work and make all repairs and replacements with such materials and workmanship as are necessary at no additional cost to the owner.

MISCELLANEOUS
Drains:
All drains as specified in drawings. Non-specified drains shall be cast iron body, flashing collar, similar or equal to Zurn MFG, Architect to review and approve all drains.

A. Floor drains to be cast iron body, flashing collar, square polished chrome top and funnel attached to grate, where indicated on drawings.

Hydronic Radiant Floor Heating:
- In-floor heating to be zoned, coordinate with Contractor and Owner on site.

HEATING AND VENTILATING
- Sheet metal ducts shall be sized, designed and constructed in accordance with ASHRAE guide and requirements.

- All vents and flues to meet code required clearances to all combustibles and be firestopped at floors.

- All ductwork to be heavy gauge sheet metal.

- Comply with the latest edition of applicable local, state, and national building codes.

- The contractor shall furnish all labor, material, equipment, services, filing forms and perform all work in connection with the mechanical systems as shown on the contract drawings and as specified herein.

- The contractor shall be responsible for compliance with all applicable ordinances and shall hold the owner harmless from any damage or expenses arising from an violation thereof.

- New best equipment of their respective kinds *free* from defects, basis of quality shall be latest standards of ASTM, ASA, Federal specification or other acceptable standards.

- The contractor shall be held to have examined the site and understands the scope and intent of the described work before having submitted his proposal. Submit all discrepancies to the owner for qualification before proceeding with work. He shall Where necessary, equipment may be shipped in sections for moving through tight spaces.

- Mechanical contractor shall coordinate his work with architectural reflected ceiling plans, floor plans and all other trades. No additional compensation will be allowed for conditions caused by avoidance of above, during the course of the contact.

- No un-specified mechanical soffits will be allowed.

- Cutting and patching in connection with this work shall be the responsibility of this trade.

- Equipment intended for permanent installation shall not be operated for temporary purposes. Install all work in such a manner so as to be readily accessible for operation, maintenance and repairs.

- Every effort shall be made to minimize vibration and noise through careful fabrication and erection of ductwork and equipment.

- All work and equipment shall be cleaned to the satisfaction of owner before turning same over to owner.

- All work and equipment to be fully guaranteed for one year from the date of final payment and acceptance. Compressors to be warranted for five years.

DUCTWORK
- Sheet metal ducts shall be sized, designed and constructed in accordance with ASHRAE guide and requirements: Install ductwork in conformance with latest ASHRAE guide and local codes.

- Install volume dampers with duct mounted access doors where shown on drawings.

- Install access doors in ductwork for service of dampers, coils sensors and other duct mounted devices. Provide lock-type dampers.

- Where ductwork is exposed the construction shall be flat seam and the installation shall be neat, maintaining the duct parallel or perpendicular to columns and walls. Strap hangers shall not be less that 1" by 1/8" attached to side of duct with sheet metal screws.

- Flexible duct connections shall be neoprene of glass cloth. Undamped section shall be four feet in length.
- Turning vanes shall be double thickness, airfoil-type.

DIFFUSERS
- All diffusers as specified on drawings. Diffusers at drywall areas to be baked enamel, finish color to be white (UNO). Diffusers at stone or tile flooring to be anodized aluminum (UNO). Diffusers at hardwood floor areas to be matching wood grill with adjustable blade damper inserts (UNO).

- Provide register & diffuser submittals for Architecture review & approvals. Return registers shall be aluminum.

AIR BALANCING
- Test, balance and submit an air balance report showing air quantities at air outlets shall be within 5% of those specified. Submit three copies of test readings with pressures, temperatures velocities and flow quantities.

OPERATING MANUALS
- Upon completion and acceptance of all work, furnish to the owner two copies of complete and separately bound operating and maintenance manual. Properly labeled including equipment cuts and installation sheets. Instructions shall be type written, fully describing equipment. Detail the complete operation and control sequencing.

AUTOMATIC CONTROLS
- The Contractor shall furnish and install all required conduit, wire, and thermostats as required. Room thermostats, where indicated, shall be electric or electronic, key adjustable type with thermometer. See owner/Architect for approval.

CONDENSATION
- The Contractor shall size equipment and locate diffusers to prevent condensation from forming on all exterior glazing and windows.

THERMAL/MOISTURE AIR
1.General Contractor shall denote a specific person to be responsible for air sealing the project. Specific air sealing locations are listed below.

2. Roof: Seal around all plumbing stacks with caulk or expanding foam. Seal top of interior partition walls in a similar fashion as necessary. caulk or foam around conduit penetrations in attic Air-seal all other miscellaneous openings that penetrate through roof.

3. Windows and Doors: Low expanding latex insulating foam sealant (water based) shall be used to seal joint between window unit and rough opening in addition.

4. Exterior Doors: Exterior doors shall be insulated with door sweeps and weather-stripping.

5. Plumbing: Seal around kitchen sink drain and hot and cold water supply pipes, including corner bends in piping. Seal around bathroom sink drain and hot and cold water pipes. Seal around gas line to stove. Seal recessed medicine cabinet and exhaust fan housings to wall and ceilings.

6. Electrical: Electrical junction boxes located in exterior walls shall be caulked to wall finish.

7. Drywall: Provide a continuous bead of drywall adhesive shall be applied to corner studs, top and bottom plates, rough opening members and corners of interior partition studs on exterior walls to seal drywall to framing. "Spot" gluing is not acceptable.

8. HVAC: Seal duct register boots to drywall with caulk. Boots located in the floor shall be sealed to the floor with adhesive backed foil tape. Seal all HVAC duct connections with liquid mastic.

9. Basement Slab: Seal control joints and other joints in concrete basement slab with urethane caulk.

INSULATION NOTES
1. Insulation values to meet all state and local codes, GC verify all requirements have been met and coordinate w/ Architect.

2. GC to verify that all insulation is installed per manufacturer's requirement.

3. Provide acoustical insulation at all bedrooms, bathrooms, laundry, and utility spaces.

4. Minimum insulation R-Value requirements:
- Ceiling.....R-49
- Walls.....R-21
- Floor.....R38
- Slabs.....R10

ROOF PENETRATION NOTES
1. All membrane penetrations to be flashed & waterproofed per manufacturers specifications and details.

2. Thru wall overflow scuppers @ roof drains to be installed and flashed per the manufacturers specifications.

3. All parapet walls to be braced per the requirements of the structural engineer; Refer to structural pages.

NOT FOR CONSTRUCTION
NOT FOR CONSTRUCTION
NOT FOR CONSTRUCTION
NOT FOR CONSTRUCTION

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IF PRINTED ON 12" X 18", BOTTOM SCALE BAR SHALL BE EXACTLY 1", AND VIEWS ON THE SHEET ARE REDUCED BY 50%.
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#	DATE	DESCRIPTION
1	03.21.2025	PRELIMINARY BIE SET
2	07.18.2025	CITY REVIEW

SCALIA ADDITION

14300 N SADDLEBROOK LANE
MEQUON, WI

PROJECT #: 24-047

VILLAGE REVIEW

NOTES

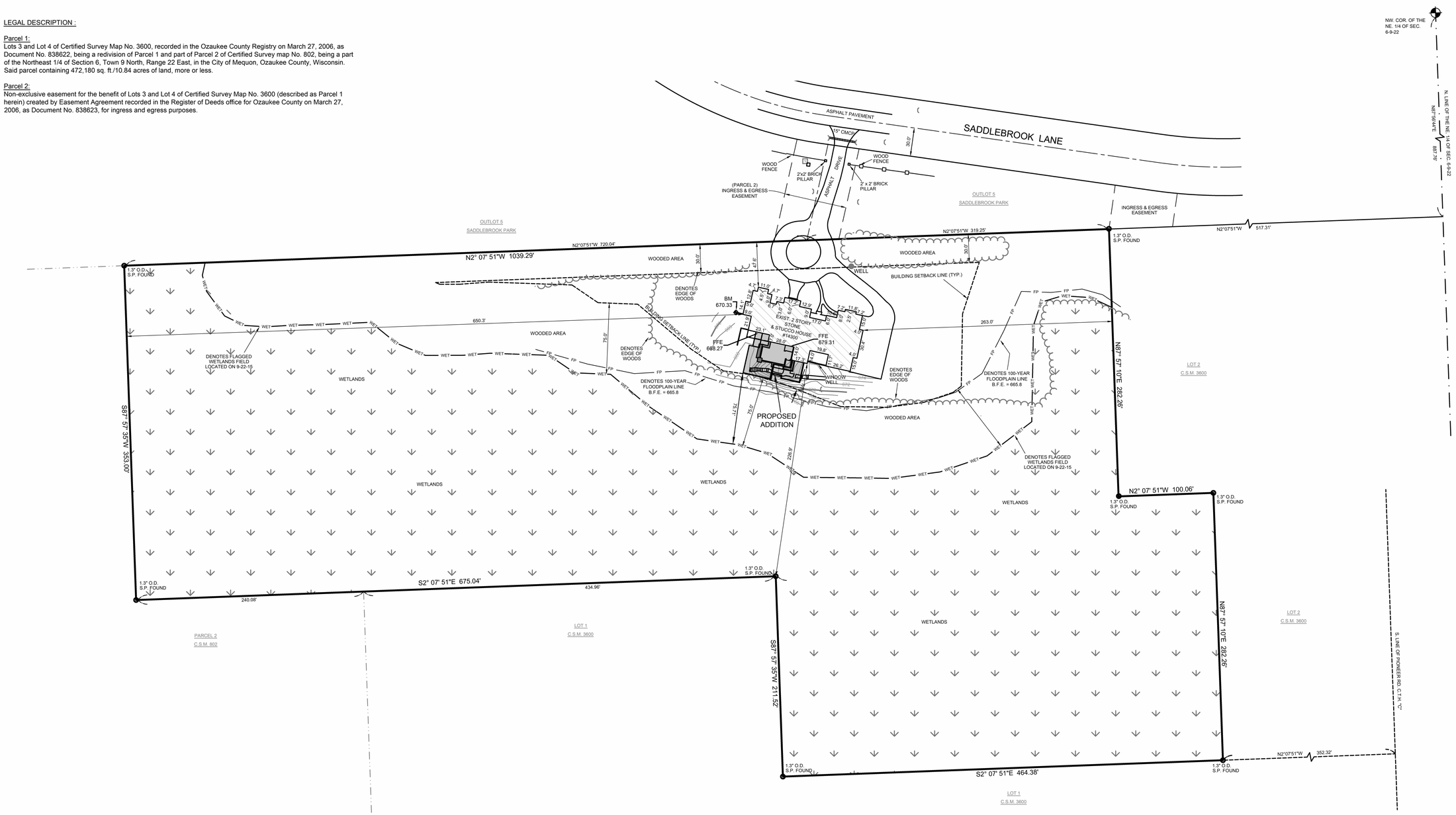
G100

Attachment: Plans & Survey (10533 : Dan & Brittany Scalia)

LEGAL DESCRIPTION :

Parcel 1:
Lots 3 and Lot 4 of Certified Survey Map No. 3600, recorded in the Ozaukee County Registry on March 27, 2006, as Document No. 838622, being a redivision of Parcel 1 and part of Parcel 2 of Certified Survey map No. 802, being a part of the Northeast 1/4 of Section 6, Town 9 North, Range 22 East, in the City of Mequon, Ozaukee County, Wisconsin. Said parcel containing 472,180 sq. ft./10.84 acres of land, more or less.

Parcel 2:
Non-exclusive easement for the benefit of Lots 3 and Lot 4 of Certified Survey Map No. 3600 (described as Parcel 1 herein) created by Easement Agreement recorded in the Register of Deeds office for Ozaukee County on March 27, 2006, as Document No. 838623, for ingress and egress purposes.



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

LEGEND

- SECTION 1/4 SECTION LINE
- PROPERTY LINE
- EASEMENT
- CHAIN LINK FENCE
- GUARD RAIL
- METAL FENCE
- WOOD FENCE
- TREE LINE
- OVERHEAD UTILITY LINE
- ELECTRIC
- TELEPHONE
- FIBER OPTIC
- CABLE TV
- SANITARY SEWER
- FORCE MAIN
- MILWAUKEE INTERCEPTOR SEWER
- COMBINED SANITARY & STORM SEWER
- STORM SEWER
- WATER MAIN
- GAS
- WETLAND
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- UNKNOWN MANHOLE
- SANITARY MANHOLE
- STORM MANHOLE
- ELECTRIC MANHOLE
- MMSD MANHOLE
- TELEPHONE MANHOLE
- CATCH BASIN
- CATCH BASIN (ROUND)
- ROOF DRAIN
- HYDRANT
- WATER VALVE
- GAS VALVE
- UTILITY POLE
- GUY WIRE
- GUY POLE
- GAS METER
- ELECTRIC METER
- UTILITY PEDESTAL
- HANDHOLE
- IRON PIPE FOUND/SET
- REBAR FOUND/SET
- CHISELED CROSS FOUND/SET
- PK NAIL FOUND/SET
- SPIKE/NAIL
- MONUMENT
- BENCHMARK
- SIGN
- DECIDUOUS TREE (Diameter)
- CONIFEROUS TREE (Diameter)
- BUSH
- POST
- SOIL BORING
- MONITORING WELL
- CULVERT END
- LIGHT POLE
- PARKING METER
- FLAG POLE
- TRAFFIC SIGNAL

14300 N. Saddlebrook Lane
Mequon, Wisconsin

BUILDING PERMIT SURVEY

Attachment: Plans & Survey (10533 : Dan & Brittany Scalia)

Prepared For:
Distinctive Design
c/o Steve Peskie
215 Pine Street
Sheboygan Falls, WI 53085

SURVEY CERTIFICATE

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

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

7-11-2025
Date

James Schneider
S - 2127

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

F.E.M.A. NOTE :
THE SUBJECT PROPERTY LIES WITHIN ZONE "AE" BASE FLOOD ELEVATION DETERMINED, ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND ZONE "X" AREAS of 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREA LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD AS DETERMINED BY FLOOD INSURANCE RATE MAP, PANEL NO. 55089C 0193 G, EFFECTIVE DATE: JULY 31, 2024.

NOTES :
ALL BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NE. 1/4 OF SECTION 6-9-22, WHICH BEARS N87°56'44"E, PER C.S.M. NO. 3600.

BENCHMARK NOTE :
MAIN BENCHMARK IS THE REFERENCE BENCHMARK AT THE SE. CORNER OF PIONEER RD. & N. PORT WASHINGTON RD. (ELEVATION = 693.06) (NAVD88)

22

0 50' 100'

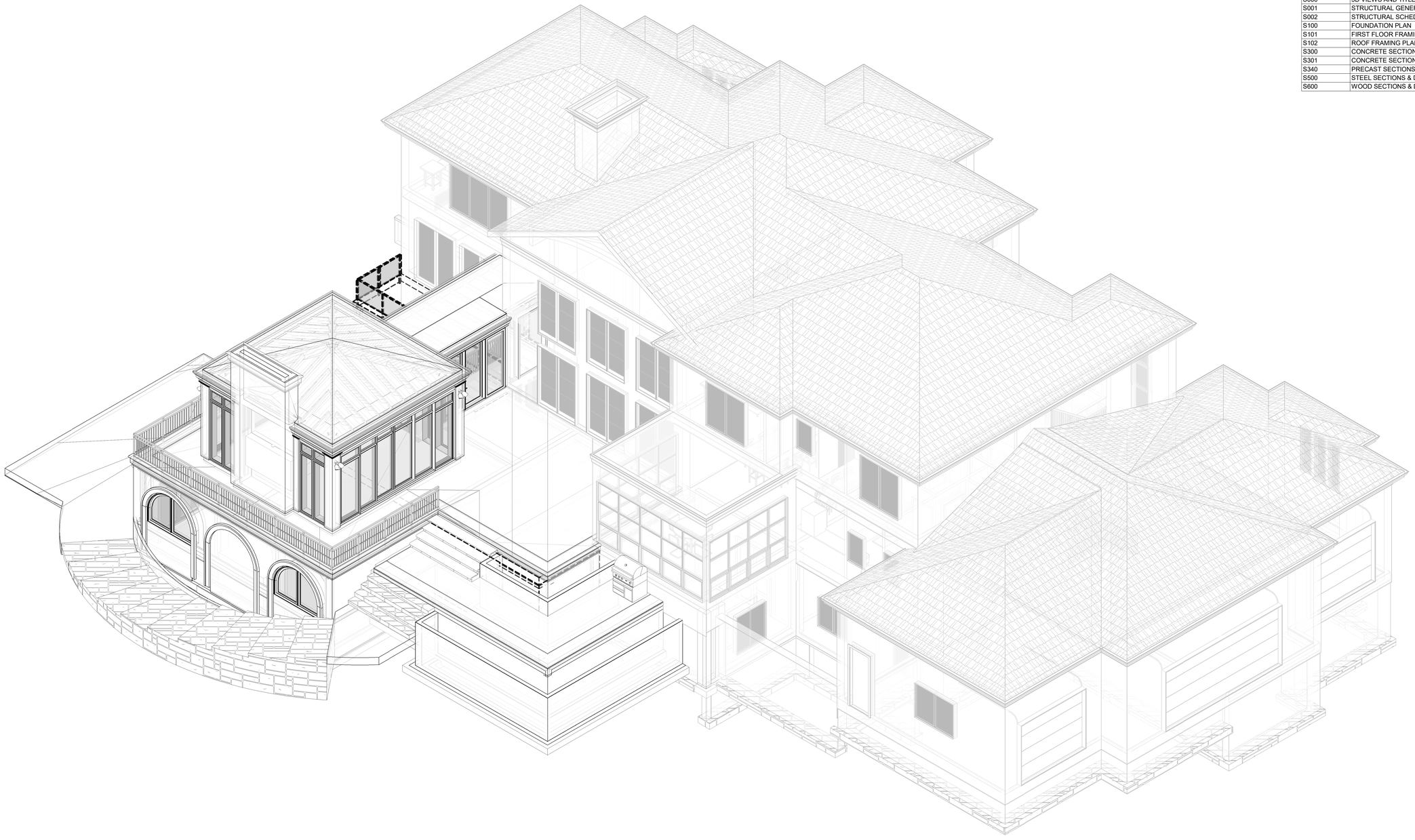
1. 7/11/2025 - JRS - add topography
2. 7/14/2025 - ARH - Add Proposed Addition

NO. REVISION	DATE BY
DRAWN BY:	JGS
DATE:	7/11/2025
PROJECT NO:	24225
CHECKED BY:	JWH
SHEET NO.:	

1 OF 1

I:\Distinctive Design\24225-Destinctive Design\060 CAD\300_Survey\020_Survey Deliverables (ALTA, CSM, PLAT)\24225 - Distinctive Design Plat of Survey.dwg


DENOTES 100- YEAR FLOODPLAIN LINE B.F.E. = 666.0
DENOTES EDGE OF WOODS
WETLAND LIMITS PER C.S.M
W Saddlebrook Ln
EXISTING GARAGE
WINDOW WELL
PLANTER
GRILL PATIO
EXISTING HOUSE
FFE 679.31
PATIO
PROPOSED ADDITION
PLANTER
LANSCAPE STEPS
LOWER PATIO
EX. RETAINING WALL
BUILDING SETBACK
DENOTES EDGE OF WOODS
DENOTES EDGE OF WOODS
25' -0"
25' -0"
25' -0"
25' -0"
45' -0"
45' -0"
45



DISCLAIMER: 3D MODEL VIEWS DISPLAYED THROUGHOUT CONSTRUCTION DOCUMENTS PROVIDE A GENERAL REPRESENTATION OF THE STRUCTURAL MODEL ONLY. THESE VIEWS ARE NOT DESIGNED TO SHOW EVERY DETAILED ASPECT, AND MAY NOT BE FULLY ACCURATE. PLEASE REVIEW THE PLANS, SECTIONS, AND DETAILS FOR THE COMPLETE STRUCTURAL REQUIREMENTS. IF DISCREPANCIES EXIST, THE 3D VIEWS WILL NEVER CONTROL.

STRUCTURAL SHEET INDEX

Sheet Number	Sheet Name
S000	3D VIEWS AND TITLE SHEET
S001	STRUCTURAL GENERAL NOTES
S002	STRUCTURAL SCHEDULES
S100	FOUNDATION PLAN
S101	FIRST FLOOR FRAMING PLAN
S102	ROOF FRAMING PLAN
S300	CONCRETE SECTIONS & DETAILS
S301	CONCRETE SECTIONS & DETAILS
S340	PRECAST SECTIONS & DETAILS
S500	STEEL SECTIONS & DETAILS
S600	WOOD SECTIONS & DETAILS

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#	DATE	DESCRIPTION

SCALIA ADDITTION

14300 N SADDLEBROOK LANE
MEQUON, WI

PROJECT #: 24-047

PRELIMINARY BID DRAWINGS

3D VIEWS AND TITLE SHEET

S000

PLAN NORTH

TRUE NORTH

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0" 1" 24 X 36
0" 1" 12 X 18

DESIGN CRITERIA

1. BUILDING CODE - INTERNATIONAL BUILDING CODE (IBC) 2015 / ASCE7-10
2. DEAD LOADS
   - FIRST FLOOR 20 PSF
   - ROOF 15 PSF
3. ROOF LIVE LOADS 20 PSF
4. FLOOR LIVE LOADS
   - RESIDENCE ROOMS 40 PSF
   - PATIO 40 PSF
5. SNOW LOADS
   - GROUND SNOW, Pg 30 PSF
   - EXPOSURE FACTOR, Ce 1.0
   - TEMPERATURE FACTOR, Ct 1.1
   - SLOPED ROOF FACTOR, Cs 1.0
   - IMPORTANCE FACTOR, Is 1.0
   - FLAT ROOF SNOW, Pf 23.1 PSF
   - SLOPED ROOF SNOW, Ps 23.1 PSF
   - SLIDING & DRIFTING SNOW, IN ADDITION TO FLAT ROOF SNOW, SEE PLANS
   - UNBALANCED SNOW PER ASCE 7
6. WIND LOADS
   - ULTIMATE WIND SPEED, V 115 MPH
   - RISK CATEGORY II
   - EXPOSURE CATEGORY C
   - INTERNAL PRESSURE COEFFICIENT, Gcpi ±0.18
   - COMPONENTS & CLADDING NOT DESIGNED BY THE ENGINEER OF RECORD SHALL BE DESIGNED FOR THE WIND PRESSURES SHOWN ON THE COMPONENTS AND CLADDING DIAGRAM. WIND PRESSURES FOR LARGER TRIBUTARY AREAS MAY BE USED BASED ON DELEGATED DESIGN CALCULATIONS.
7. SEISMIC LOADS
   - RISK CATEGORY II
   - IMPORTANCE FACTOR, Ie 1.0
   - SITE CLASS D
   - MAPPED SPECTRAL RESPONSE ACCELERATIONS
     - Ss 0.079 g
     - S1 0.044 g
   - SPECTRAL RESPONSE COEFFICIENTS
     - SDS 0.085 g
     - SD1 0.070 g
   - SEISMIC DESIGN CATEGORY B
   - SEISMIC FORCE RESISTING SYSTEM XXX
   - RESPONSE MODIFICATION FACTOR, R 3.5
   - RESPONSE COEFFICIENT, Cs 0.024
   - DESIGN BASE SHEAR Cs x (WEIGHT OF BUILDING)
   - ANALYSIS PROCEDURE EQUIVALENT LATERAL FORCE
8. SOIL DESIGN VALUES
   - **ALL VALUES ARE ASSUMED UNLESS REFERENCED IN GEOTECHNICAL REPORT**
   - SOIL UNIT WEIGHT (γ) 120 PCF
   - LATERAL EARTH PRESSURE:
     - ACTIVE (RETAINING WALLS) 45 PSF/FT
     - AT-REST (BASEMENT WALLS) 60 PSF/FT
     - PASSIVE / BEARING PRESSURE LATERAL 150 PSF/FT
   - ALLOWABLE SOIL BEARING PRESSURES
     - VERTICAL (NET) 2,000 PSF
   - LATERAL SLIDING RESISTANCE
     - COEFFICENT OF SLIDING FRICTION 0.25
     - COHESION (CLAY) N/A PSF
   - SUBGRADE MODULUS 150 PCI
9. COMPONENT DESIGN
   - PRECAST PLANK
     - DEAD (SUPERIMPOSED) 50.0 PSF
     - LIVE SEE NOTE 4
     - DEFLECTION CRITERIA
       - LL L/480
       - TL L/360

GENERAL REQUIREMENTS

1. THE CONTRACT DOCUMENTS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INCLUDE THE METHOD OF CONSTRUCTION. CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO: BRACING, SHORING FOR LOADS DUE TO CONSTRUCTION EQUIPMENT, TEMPORARY STRUCTURES, AND PARTIALLY COMPLETED WORK. OBSERVATION VISITS TO THE SITE BY STRUCTURAL ENGINEER SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS.
2. GENERAL CONTRACTOR TO DISTRIBUTE ALL SHEETS IN THE SET TO SUBCONTRACTORS.
3. THE ARCHITECT AND/OR ENGINEER OF RECORD SHALL NOT HAVE CONTROL OVER OR BE IN CHARGE OF, AND SHALL NOT BE RESPONSIBLE IN ANY WAY FOR CONSTRUCTION MEANS, METHODS TECHNIQUES, SEQUENCES, OR PROCEDURES, OR FOR SAFETY OR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH ANY CONSTRUCTION ACTIVITIES, SINCE THESE ARE SOLELY THE CONTRACTOR'S RESPONSIBILITY.
4. SUBMITTALS PREPARED BY SUBCONTRACTORS SHALL BE REVIEWED BY CONTRACTOR PRIOR TO SUBMITTING TO ARCHITECT/ENGINEER.
5. CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS AT THE JOB SITE. ANY DISCREPANCIES BETWEEN THE CONDITIONS FOUND AND THOSE INDICATED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.
6. SEE DOCUMENTS FROM OTHER DISCIPLINES FOR FLOOR, WALL, AND ROOF OPENINGS, TRENCHES, PITS, PIPE SLEEVES, EQUIPMENT PADS, METAL PAN STAIRS, MISCELLANEOUS IRON, ETC.
7. DO NOT PLACE PIPES, DUCTS, CHASES, ETC. IN STRUCTURAL BEAM AND COLUMN MEMBERS. DO NOT CUT ANY STRUCTURAL MEMBER FOR PIPES, DUCTS, ETC., UNLESS NOTED OTHERWISE. NOTIFY STRUCTURAL ENGINEER WHEN DOCUMENTS BY OTHER DISCIPLINES SHOW OPENINGS, POCKETS, ETC. NOT INDICATED IN THE STRUCTURAL DRAWINGS BUT ARE LOCATED IN THE STRUCTURAL MEMBERS. CONTRACTOR SHALL OBTAIN PRIOR APPROVAL FROM STRUCTURAL ENGINEER FOR INSTALLATION OF SUCH PIPES, DUCTS, CHASES, ETC.
8. DETAILS LABELED "TYPICAL" ON THE STRUCTURAL DRAWINGS APPLY TO ALL SITUATIONS OCCURRING ON PROJECT THAT ARE THE SAME OR SIMILAR TO THOSE LOCATIONS SPECIFICALLY INDICATED. WHERE A DETAIL IS NOT INDICATED, THE DETAIL SHALL BE THE SAME AS FOR OTHER SIMILAR CONDITIONS.
9. DELEGATED DESIGNED ELEMENTS SHALL BE DESIGNED BY LICENSED PROFESSIONAL ENGINEERS REGISTERED IN THE STATE WHERE THE PROJECT IS LOCATED. GENERAL CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, DESIGN LOAD DATA, SUPPORT REACTIONS, AND CERTIFICATION THAT ELEMENTS WERE DESIGNED FOR LOADS SPECIFIED IN THE CONTRACT DOCUMENTS OR IN THE BUILDING CODE. ALLOW MINIMUM 10 BUSINESS DAYS FOR REVIEW BY EOR. ALL DOCUMENTS NOTED SHALL BE SEALED BY THE LICENSED ENGINEER. IF CRITERIA INDICATED ARE NOT SUFFICIENT, SUBMIT A WRITTEN REQUEST FOR ADDITIONAL INFORMATION TO THE ARCHITECT. THE FOLLOWING ELEMENTS AND THEIR CONNECTIONS SHALL BE CONTRACTOR DESIGNED:
   - A. STRUCTURAL STEEL CONNECTIONS NOT DETAILED OR SHOWN ON THE DRAWINGS
   - B. PRECAST ELEMENTS INCLUDING: FLOOR PLANKS, WALL PANELS BEAMS & COLUMNS
   - C. PREFABRICATED EXTERIOR CANOPIES & BALCONIES
   - D. EARTH RETENTION SYSTEMS
   - E. TEMPORARY SHORING DURING CONSTRUCTION

EXISTING CONSTRUCTION

1. ALL EXISTING FRAMING SHOWN ON THESE DRAWINGS IS BASED ON AVAILABLE DOCUMENTATION & FIELD OBSERVATION TO DATE. CONTRACTOR SHALL FIELD VERIFY ALL SIZES, DIMENSIONS, ELEVATIONS AND CONFIGURATIONS OF EXISTING STRUCTURAL ELEMENTS (COLUMNS, BEAMS, WALLS, ETC.) AS NECESSARY TO PROPERLY INSTALL ALL NEW STRUCTURAL ELEMENTS AS SHOWN. COORDINATE DIFFERENCES BETWEEN FIELD CONDITIONS AND STRUCTURAL DRAWINGS WITH STRUCTURAL ENGINEER PRIOR TO PROCEEDING WITH WORK, AND PROCUREMENT/FABRICATION OF MATERIALS.
2. REMOVE AND REPLACE AND/OR MODIFY ALL EXISTING CONSTRUCTION (ARCHITECTURAL, STRUCTURAL, ELECTRICAL, AND MECHANICAL) AS REQUIRED IN ORDER TO PLACE NEW STRUCTURAL WORK SHOWN ON THE CONSTRUCTION DOCUMENTS. DO NOT MODIFY STRUCTURAL COMPONENTS UNLESS DETAILED ON THE CONSTRUCTION DOCUMENTS.
3. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND CONSTRUCTION MEANS & METHODS OF CONSTRUCTION). THIS INCLUDES, BUT IS NOT LIMITED TO: SHORING, UNDERPINNING, TEMPORARY BRACING, ETC. CONTRACTOR SHALL DESIGN AND PROVIDE ALL SHORING DESIGN, MATERIALS AND FABRICATION REQUIRED TO SUPPORT EXISTING CONSTRUCTION AND NEW CONSTRUCTION AS REQUIRED TO BUILD THIS PROJECT.

SPREAD FOUNDATIONS

1. ALL FOUNDATIONS SHALL BE SUPPORTED ON APPROVED EXISTING SUBGRADE OR APPROVED COMPACTED STRUCTURAL FILL HAVING A MINIMUM ALLOWABLE BEARING CAPACITY AS INDICATED IN THE SOIL DESIGN VALUES.
2. SUBSURFACE CONDITIONS SHALL BE IMPROVED TO MEET CAPACITY AS REQUIRED. WHEN RECOMMENDED IN GEOTECHNICAL REPORT.
3. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE VALIDITY OF THE SUBSURFACE CONDITIONS DESCRIBED IN THE DRAWINGS, SPECIFICATIONS, TEST BORINGS OR GEOTECHNICAL REPORTS. THIS DATA IS INCLUDED TO ASSIST THE CONTRACTOR DURING BIDDING AND SUBSEQUENT CONSTRUCTION, AND TO REPRESENT CONDITIONS ONLY AT SPECIFIC LOCATIONS AT THE PARTICULAR TIME THE OBSERVATIONS WERE MADE.
4. ALL EXTERIOR FOUNDATIONS SHALL BEAR ON APPROVED SUBGRADE EXTENDED BELOW THE FROST LINE DEPTH OF THE LOCALITY.
5. FOOTING ELEVATIONS SHOWN ON THE DRAWINGS REPRESENT ESTIMATED DEPTHS AND ARE NOT TO BE CONSTRUED AS LIMITING THE AMOUNT OF EXCAVATION REQUIRED TO REACH SUITABLE BEARING MATERIAL.
6. THE CONTRACTOR SHALL PROVIDE TEMPORARY SUPPORTS IN ALL EXCAVATIONS AS REQUIRED TO PREVENT HORIZONTAL MOVEMENT OR VERTICAL SETTLEMENT OF SURROUNDING SOIL AND/OR PROPERTY WHICH WILL ENDANGER LIVES OR PROPERTY.
7. THE CONTRACTOR SHALL PROVIDE CONTROL OF SURFACE AND SUBSURFACE WATER PROMPTLY TO ENSURE THAT ALL FOUNDATION WORK IS PERFORMED IN A DRY CONDITION.
8. FOUNDATIONS SHALL NOT BE PLACED ON FROZEN SUBGRADE.
9. THE CONTRACTOR SHALL PROTECT IN-PLACE FOUNDATIONS AND SLABS-ON-GRADE FROM FROST PENETRATION UNTIL THE PROJECT IS COMPLETE.
10. FOUNDATION WALLS SHALL BE BRACED DURING BACKFILLING AND COMPACTION OPERATIONS. BRACING SHALL BE LEFT IN PLACE UNTIL PERMANENT STRUCTURAL SUPPORT SYSTEM IS INSTALLED AND APPROVED BY THE ENGINEER.
11. WHERE FOUNDATION WALLS HAVE FILL ON BOTH SIDES, BACKFILLING SHALL BE DONE SIMULTANEOUSLY ON BOTH SIDES OF THE WALL.

CONCRETE

CODES & STANDARDS:	
ACI 301	*SPECIFICATIONS FOR CONCRETE CONSTRUCTION*
ACI 305	*GUIDE TO HOT WEATHER CONCRETING*
ACI 306	*GUIDE TO COLD WEATHER CONCRETING*
ACI 318	*BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE*

MATERIALS (28 DAY COMPRESSIVE STRENGTH):	
FOOTINGS	f'c=3,000 PSI
INTERIOR SLAB ON GRADE	f'c=4,000 PSI
EXTERIOR SLAB ON GRADE (EXCLUDING SIDEWALKS)	f'c=5,000 PSI
FOUNDATION WALLS / GRADE BEAMS / PIERS	f'c=4,500 PSI
BEAMS / COLUMNS	f'c=4,000 PSI
CONCRETE ON METAL DECK	f'c=4,000 PSI
CONCRETE TOPPING	f'c=4,000 PSI

1. CONCRETE MIX DESIGN (INCLUDING AGGREGATE SIZE, WATER CEMENT RATIO, AIR ENTRAINMENT, ADMIXTURES, SLUMP AND HISTORY OF BREAK TESTS) SHALL BE SUBMITTED TO THE EOR FOR APPROVAL PRIOR TO THE COMMENCEMENT OF ANY WORK. CONCRETE SHALL BE NORMAL WEIGHT UNO.
2. MAXIMUM WATER/CEMENT RATIO PERMITTED SHALL BE 0.55 FOR FOOTINGS, 0.50 FOR INTERIOR SLABS ON GRADE, 0.45 FOR BELOW GRADE CONCRETE AND 0.40 FOR CONCRETE EXPOSED TO WATER AND DEICING CHEMICALS.
3. CONCRETE WHICH WILL BE EXPOSED TO THE WEATHER (INCLUDING FOUNDATION WALLS) SHALL HAVE AIR-ENTRAINING ADMIXTURE AS REQUIRED TO PROVIDE 6% ± 1% AIR ENTRAINMENT.
4. MAXIMUM AGGREGATE SIZE SHALL BE 3/4" FOR SLABS ON GRADE, WALLS, BEAMS & COLUMNS, 1" FOR FOOTINGS AND 3/8" FOR TOPPING SLABS. NORMAL WEIGHT AGGREGATE TO CONFORM TO ASTM C33, LIGHTWEIGHT AGGREGATE TO CONFORM TO ASTM C330.
5. CONCRETE SHALL BE EVALUATED ACCORDING TO METHOD 1 OR METHOD 2 AS DESCRIBED IN ACI 301. THE RESULTS OF THESE ANALYSES SHALL BE SUBMITTED TO THE EOR FOR APPROVAL PRIOR TO ANY WORK.
6. THE CONTRACTOR SHALL MAKE PROVISIONS TO ALLOW AN INDEPENDENT TESTING AGENCY TO CAST 4 TEST CYLINDERS FOR EACH 50 CUBIC YARDS OF CONCRETE PLACED, OR FOR ANY DAY'S OPERATION. THE TESTING AGENCY SHALL BE RESPONSIBLE FOR CASTING AND CURING SPECIMENS IN COMPLIANCE TO ASTM C31 AND CASTING TESTING SPECIMENS IN COMPLIANCE TO ASTM C39.
7. DRAWINGS SHOWING THE LOCATION OF CONSTRUCTION JOINTS, CONTROL JOINTS, AND PLACING SEQUENCE SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO THE PREPARATION OF REINFORCING SHOP DRAWINGS. MAXIMUM POUR LENGTHS OF WALLS TO BE 40'-0" AND A MINIMUM OF 4'-0" AWAY FROM INTERSECTIONS AND CORNERS.
8. GROUT USED TO SET PLATES SHALL BE NON-SHRINK AND NON-METALLIC.
9. THE CONTRACTOR SHALL USE SMOOTH FORMS FOR EXPOSED CONCRETE SURFACES. BOARD FORMS MAY BE USED FOR UNEXPOSED CONCRETE SURFACES. EARTH FORMS ARE FORBIDDEN.
10. PROVIDE COMPACTED GRANULAR FILL UNDER ALL SLABS ON GRADE, SEE CONCRETE SLAB ON GRADE SCHEDULE.
11. VAPOR BARRIER TO BE AS INDICATED ON TYPICAL SLAB JOINT DETAIL, LAP MINIMUM 6" AND TAPE ALL SEAMS. VERIFY ADDITIONAL REQUIREMENTS WITH ARCHITECTURAL SPECIFICATIONS.
12. FLOOR FLATNESS AND LEVELNESS OF SLAB ON GRADE CONCRETE SHALL HAVE THE FOLLOWING TOLERANCES, AS RECOGNIZED BY THE MOST CURRENT VERSION OF ASTM E 1155 AND ACI 302.1. SEE SPECIFICATION FOR FURTHER REQUIREMENTS (F(F) SPECIFIED OVERALL VALUE (SOV) OF 50, MINIMUM LOCALIZED VALUE (MLV) OF 25 AND F(L) SPECIFIED OVERALL VALUE (SOV) OF 33, MINIMUM LOCALIZED VALVE (MLV) OF 17).

CONCRETE REINFORCING

CODES & STANDARDS:	
ACI 315	*GUIDE TO PRESENTING REINFORCING STEEL DESIGN DETAILS*
ACI 318	*BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE*
MSP2	*CRSI MANUAL OF STANDARD PRACTICE*
AWS D1.4	*STRUCTURAL WELDING CODE - REINFORCING STEEL*
WRI	*WELDED WIRE FABRIC MANUAL OF STANDARD PRACTICE*

MATERIALS:		
REINFORCING BARS	ASTM A615 Gr 60	Fy=60 KSI
WELDED WIRE FABRIC	ASTM A185	
MACRO FIBER REINFORCING	ASTM C1116 Type III	
WELDABLE REINFORCING BARS	ASTM A706	Fy=60 KSI

1. THE REINFORCEMENT FABRICATOR SHALL PROVIDE AND SCHEDULE ON SHOP DRAWINGS ALL REQUIRED REINFORCING STEEL AND NECESSARY ACCESSORIES TO HOLD REINFORCEMENT SECURELY IN PLACE AT THE CORRECT LOCATIONS.
2. THE REQUIRED CLEARANCE FOR REINFORCEMENT (UNO) SHALL BE 3" FOR CONCRETE PLACED DIRECTLY AGAINST EARTH, 2" (#6 & LARGER) AND 1 1/2" (#5 & SMALLER) FOR CONCRETE EXPOSED TO EARTH OR WEATHER, 1 1/2" (# 14 & LARGER) AND 3/4" (#11 & SMALLER) FOR CONCRETE NOT EXPOSED TO EARTH OR WEATHER.
3. THE CONTRACTOR SHALL REFER TO TYPICAL DETAILS SHOWN ON THE CONTRACT DRAWINGS FOR ADDITIONAL REINFORCING REQUIREMENTS.
4. WHERE REINFORCEMENT IS REQUIRED IN SECTIONS, REINFORCEMENT IS CONSIDERED TYPICAL WHEREVER THE SECTION APPLIES.
5. WELDED WIRE FABRIC SHALL HAVE A MINIMUM OF 6" LAP AND BE TIED TOGETHER.
6. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF COMPLETION OF REINFORCEMENT INSTALLATION AND ALLOW AT LEAST 24 HOURS BEFORE SCHEDULED CONCRETE PLACEMENT FOR THE ARCHITECT TO INSPECT REINFORCEMENT.
7. MACRO FIBER TO BE 1-1/2" MINIMUM LENGTH, WHERE INDICATED IN CONCRETE SLAB ON GRADE OR METAL DECK SCHEDULE. .

PRECAST CONCRETE

CODES & STANDARDS:	
PCI MNL	*PCI DESIGN HANDBOOK - PRECAST AND PRESTRESSED CONCRETE*
ACI 318	*BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE*

1. THE PRECAST SUPPLIER SHALL DESIGN AND PROVIDE TO THE ARCHITECT/ENGINEER PLANS AND CALCULATIONS SIGNED AND SEALED BY A REGISTERED PROFESSIONAL ENGINEER LICENSED IN THE LOCAL JURISDICTION OF THE BUILDING.
2. PRECAST MEMBERS SHALL BE ATTACHED AND SUPPORTED BY THE STRUCTURE AS INDICATED ON THE DRAWINGS. ALL JOINTS SHALL BE GROUTED.
3. PRECAST MEMBERS SHALL BE DESIGNED AND REINFORCED FOR SELF WEIGHT PLUS THE SUPERIMPOSED LOADS SHOWN ON THE DRAWINGS, HANDLING AND ERECTION LOADS.
4. THE PRECAST CONTRACTOR SHALL DESIGN, FURNISH AND INSTALL ALL MATERIAL (HANGERS, PLATES, CLIPS, HEADERS, ANCHORS, ETC.) WHICH MUST BE PRECAST INTO MEMBERS UNLESS NOTED OTHERWISE.
5. COORDINATE WITH ALL OTHER TRADES ALL HOLES OR OPENINGS THROUGH THE PRECAST BEFORE FABRICATION. ALL HOLES GREATER THAN 8" SHALL BE SHOP FABRICATED. ALL HOLES LESS THAN 8" MAY BE FIELD CUT. ALL FIELD CUT HOLES SHALL BE APPROVED BY THE PRECAST DESIGNER.
6. REINFORCE TOPPING SLABS W/ FORTA FERRO FIBER REINF (3 LB/CY) UNO. SEE ALSO CONCRETE SPECIFICATIONS.

REINFORCED MASONRY

CODES:	
ACI 530.1/ASCE 6/TMS 602	*SPECIFICATION FOR MASONRY STRUCTURES*
ACI 530/ASCE 5/TMS 402	*BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES*

MATERIALS:		
CONCRETE MASONRY BLOCK	ASTM C-90	2,000 PSI
TYPE M/S MORTAR	ASTM C270	
GROUT (28 DAY STRENGTH)	ASTM C476	2,000 PSI
REINFORCING BARS	ASTM A615 Gr 60	Fy=60 KSI

1. THE REQUIRED MINIMUM 28 DAY COMPRESSIVE STRENGTH OF THE COMBINATION OF CONCRETE BLOCK, GROUT AND MORTAR ON THE NET AREA OF THE CONSTRUCTION (f'm) SHALL BE A MINIMUM OF 2,000 PSI.
2. ALL CONCRETE BLOCK MASONRY UNITS SHALL BE NORMAL WEIGHT.
3. ALL CONCRETE BLOCK MASONRY UNITS SHALL BE LAID IN RUNNING BOND, UNO.
4. MASONRY BLOCK CELLS CONTAINING VERTICAL REINFORCING SHALL BE GROUTED SOLID. FILLING CELLS WITH MORTAR IS UNACCEPTABLE.
5. ALL BOND BEAMS TO BE GROUTED SOLID.
6. THE BASE OF EACH CELL IN WHICH REINFORCING BAR IS PLACED MUST HAVE A CLEAN OUT HOLE.
7. VERTICAL REINFORCING BARS SHALL BE LAPPED PER SCHEDULE. MECHANICAL SPLICES MAY BE USED IN LIEU OF LAP SPLICES.
8. PROVIDE CONTINUOUS REINFORCED BOND-BEAMS IN ALL REINFORCED MASONRY WALLS AT THE TOP, AND AS REQUIRED IN THE CONTRACT DRAWINGS. BOND-BEAMS AT THE TOP OF THE WALL SHALL BE CONTINUOUS AT MASONRY CONTROL JOINTS. ALL OTHER BOND-BEAMS SHALL NOT BE CONTINUOUS AT MASONRY CONTROL JOINTS. BOND-BEAM REINFORCING SHALL EXTEND INTO AND BE CONTINUOUS WITH ALL INTERSECTING BOND-BEAMS.
9. REINFORCED MASONRY WALLS SHALL HAVE #9 GAUGE (LADDER TYPE) HORIZONTAL REINFORCING AT SPACING AS NOTED ON CONTRACT DRAWINGS, BUT AT A MAXIMUM OF 16" O.C. VERTICALLY.
10. FILL CORES OF MASONRY UNDER ALL BEARING PLATES. THE MINIMUM WIDTH SHALL BE 3 TIMES THE BEARING PLATE LENGTH FOR THREE COURSES BELOW BEARING, UNO.
11. BRACE ALL MASONRY WALLS DURING CONSTRUCTION AS REQUIRED TO RESIST WIND AND OTHER TEMPORARY LOADS UNTIL FINAL STRUCTURAL MEMBERS ARE INSTALLED.
12. PROVIDE BAR POSITIONERS ON ALL REINFORCING TO HOLD AND MAINTAIN PROPER REBAR LOCATIONS AND COVER DURING GROUTING.

MASONRY VENEERS

CODES:	
ACI 530.1/ASCE 6/TMS 602	*SPECIFICATION FOR MASONRY STRUCTURES*
ACI 530/ASCE 5/TMS 402	*BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES*

MATERIALS:		
VENEER ANCHORS	ASTM A153 CLASS B2	
TYPE N/S MORTAR	ASTM C270	
GROUT (28 DAY STRENGTH)	ASTM C476	2,000 PSI
REINFORCING BARS	ASTM A615 Gr 60	Fy=60 KSI

1. SEE ACI 530.1/ASCE 6/TMS 602-05 TABLES C-4 AND C-5 FOR ASTM SPECIFICATION REQUIREMENTS.
2. THE AIR SPACE BETWEEN THE VENEER AND THE BUILDING WALL IS TO BE NO LESS THAN 1" AND NO GREATER THAN 4 1/2".
3. WICK AND TUBE WEEP SPACING SHALL NOT BE GREATER THAN 16" OC, OPEN HEAD JOINT WEEPS SHALL NOT BE SPACED GREATER THAN 24" OC.
4. VENEER ANCHORS SHALL BE A MINIMUM W1.7 ADJUSTABLE WIRE ANCHORS, HOT DIPPED GALVANIZED, TWO PIECE. THE HORIZONTAL SPACING SHALL BE 32" OC, MAX., THE VERTICAL SPACING SHALL BE 18" OC, MAX. THE MAXIMUM WALL AREA THAT ONE ANCHOR MAY TIE SHALL BE LESS THAN 2 SQFT.
5. VENEER ANCHORS SHALL BE SECURED TO STEEL STUDS THRU SHEETING WITH A MINIMUM OF (2)-#10 (.190" Ø) SELF-TAPPING SCREWS, TO WOOD STUDS THRU SHEETING WITH A MINIMUM OF (2)-8d (.131" Ø) GALVANIZED NAILS AND TO STRUCTURAL MASONRY WALL WITH A MINIMUM OF (2)-3/16" Ø MASONRY SCREWS.
6. VERTICAL EXPANSION JOINTS SHALL BE PLACED AT A MAXIMUM OF 25'-0" OC, WITHIN 10'-0" OF CORNERS, AT OFFSETS, INTERSECTIONS, SETBACKS AND CHANGES IN WALL HEIGHT.
7. HORIZONTAL EXPANSION JOINTS SHALL BE PLACED IMMEDIATELY BELOW SHELF ANGLES.

STRUCTURAL WOOD CONSTRUCTION

CODES & STANDARDS:	
AWC NDS	*NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION*
AWC SDPWS	*SPECIAL DESIGN PROVISIONS FOR WIND & SEISMIC*
APA A190.1	*STRUCTURAL GLUED LAMINATED TIMBER*
APA PDS	*PANEL DESIGN SPECIFICATION*
AWC WFMC	*WOOD FRAME CONSTRUCTION MANUAL FOR ONE & TWO FAMILY DWELLINGS*

MATERIALS:		SPECIES/GRADE
SAWN LUMBER WALL STUDS COLUMNS JOISTS & BEAMS	ASTM D1990-96A OR ASTM D245	 SPF STUD SPF No.1/No.2 SPF No.1/No.2
I-JOISTS	ASTM D5055	
LSL WALL STUDS RIM BOARD		 1.3E 1.3E Fcp = 710 PSI
LVL WALL STUDS HEADERS	ASTM D5055	 2600 Fb, 2.0E
PSL BEAMS COLUMNS	ASTM D5055	 2.0E 1.8E
GLUE-LAMINATED TIMBER	AITC A190.1 & ASTM D3737	DF BALANCED 24F -1.8E
WOOD PANELS (COMPOSITE, ORIENTED STRANDBOARD & PLYWOOD)	DOC PS 1 OR PS 2	APA RATED
PRESERVATIVE TREATED WOOD	AWPA STD U1 & M4	S. PINE No.2
FIRE-RETARDANT TREATED LUMBER	IBC 2303.2 ASTM E84 CLASS A	
TONGUE & GROOVE DECKING	AMERICAN FOREST AND PAPER ASSOCIATION WOOD CONSTRUCTION DATA 2	Fb=1000 PSI E=1.8 KSI

1. ALL WOOD SHALL HAVE A MAXIMUM MOISTURE CONTENT OF 15% PRIOR TO INSTALLATION. MOISTURE CONTENT SHALL BE DETERMINED PER ASTM D4442.
2. ALL WOOD SHALL BE PROTECTED FROM MOISTURE BEFORE INSTALLATION. ALL WOOD STORED AT THE BUILDING SITE SHALL BE ELEVATED 6" ABOVE THE GROUND AND COVERED WITH PLASTIC TARPAULINS.
3. ALL STRUCTURAL WOOD SHALL MEET OR EXCEED ALLOWABLE UNIT STRESSES AND/OR GRADE AS REQUIRED BY THE DRAWINGS.
4. JOISTS SHALL BE BRIDGED WITH 1" X 3" CROSS BRIDGING, OR SOLID BLOCKING, AT INTERVALS NOT EXCEEDING 8'-0" OC AND AT JOIST ENDS.
5. ALL WOOD PERMANENTLY EXPOSED TO WEATHER OR IN CONTACT WITH THE GROUND, MASONRY OR CONCRETE SHALL HAVE A PRESERVATIVE TREATMENT EQUAL TO 0.4 PCF RETENTION OF PRESSURE INJECTED PRESERVATIVE.
6. ALL JOISTS AND RAFTERS SHALL BE SUPPORTED BY DIRECT END BEARING ON WALLS, BEAMS OR JOIST HANGERS.
7. WOOD MEMBERS SHALL NOT BE IN DIRECT CONTACT WITH CONCRETE OR MASONRY WITHOUT BEING MADE OF NATURALLY DURABLE OR PRESERVATIVE TREATED WOOD UNLESS 1/2" AIR SPACE IS PROVIDED AROUND (TOP, SIDES, END) OF WOOD RAFTERS/JOISTS/GIRDERS; IMPERVIOUS MOISTURE BARRIER OR 1" ELEVATED BASE IS PROVIDED AT WOOD COLUMNS; IMPERVIOUS MOISTURE BARRIER IS PROVIDED AT SILL PLATES.
8. WOOD ROOF & FLOOR STRUCTURAL PANELS SHALL BE LAID WITH THE LONG PANEL DIRECTION PERPENDICULAR TO THE SUPPORTING MEMBERS, WITH ENDS STAGGERED.
9. WOOD STRUCTURAL PANELS SHALL BEAR THE APPROPRIATE GRADING STAMP BY THE REVIEWING AGENCY.
10. ALL NAILS GIVEN ON THE PLANS SHALL BE CONSIDERED "COMMON NAILS" UNLESS NOTED ON THE PLANS.
11. ALL FASTENERS FOR WOOD CONSTRUCTION CONNECTORS (JOIST HANGERS, ETC.) SHALL BE PROVIDED BY OR APPROVED BY THE CONNECTOR'S MANUFACTURER.
12. ALL FASTENERS AND WOOD CONSTRUCTION CONNECTORS IN CONTACT WITH FIRE RETARDANT TREATED WOOD OR PRESERVATIVE-TREATED WOOD SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. IN THE ABSENCE OF MANUFACTURER'S RECOMMENDATIONS FASTENERS AND WOOD CONSTRUCTION CONNECTORS SHALL BE STAINLESS STEEL OR HOT-DIPPED GALVANIZED STEEL.
13. ALL BOLTS AND LAG SCREWS SHALL CONFORM TO ASTM A307. PROVIDE WASHERS BETWEEN THE HEAD OR NUT AND THE WOOD SURFACE.
14. NO WOOD MEMBER SHALL BE CUT, NOTCHED, OR DRILLED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF THE EOR.
15. THE GLUE-LAMINATED TIMBER FABRICATOR SHALL SUBMIT DRAWINGS AND CALCULATIONS, INCLUDING CONNECTIONS, TO THE ARCHITECT/ENGINEER FOR REVIEW PRIOR TO FABRICATION. THE CALCULATIONS MUST BE STAMPED BY A REGISTERED PROFESSIONAL ENGINEER LICENSED IN THE LOCAL JURISDICTION.

STRUCTURAL STEEL

CODES & STANDARDS:	
AISC 360	*SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS*
AISC	*CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES*
AWS D1.1	*STRUCTURAL WELDING CODE - STEEL*
AISC	*STRUCTURAL STEEL DETAILING MANUAL*

MATERIALS:		
HOT ROLLED W & WT SHAPES	ASTM A992	Fy=50 KSI
ANGLES, CHANNELS & PLATES	ASTM A36	Fy=36 KSI
S + M SHAPES	ASTM A36	Fy=36 KSI
HP SHAPES	ASTM A572 Gr 50	Fy=50 KSI
STEEL PIPE	ASTM A53 Gr B	Fy=35 KSI
RECTANGULAR HSS	ASTM A500 Gr C	Fy=50 KSI
ROUND HSS	ASTM A500 Gr C	Fy=46 KSI
HIGH STRENGTH BOLTS	ASTM A325	
HEAVY HEX NUTS	ASTM A563	
HARDENED STEEL WASHERS	ASTM A436	
ANCHOR RODS	ASTM F1554 Gr 36	Fy=36 KSI
THREADED RODS	ASTM A36	Fy=36 KSI
HEADED STUD ANCHORS	ASTM A108	

1. PROVIDE 2 MIL THICKNESS RED OR GRAY OXIDE PRIMER ON ALL STEEL SURFACES (UNO).
2. ALL STEEL EXPOSED TO WEATHER SHALL BE HOT DIPPED GALVANIZED PER ASTM A123 AND FASTENERS HOT DIPPED GALVANIZED PER ASTM A153.
3. ANCHOR RODS SHALL BE PRESET WITH TEMPLATES.
4. COLUMN BASE PLATES SHALL BE GROUTED UNDER WITH NON-SHRINK, NON-METALLIC GROUT.
5. CONNECTIONS MAY BE BOLTED OR WELDED AT THE FABRICATORS OPTION. BOLTED CONNECTIONS SHALL BE A MINIMUM BOLT DIAMETER OF 3/4" (UNO), HIGH STRENGTH BOLTS IN SINGLE OR DOUBLE SHEAR (UNO) AND SIMPLE SHEAR CONNECTIONS SHALL BE CAPABLE OF END ROTATION PER AISC REQUIREMENTS FOR UNRESTRAINED MEMBERS.
6. THE MINIMUM FILLET WELD SIZE SHALL NOT BE LESS THAN 3/16" (UNO).
7. ALL WELDS SHALL USE WELD METAL CONFORMING TO E70XX AND CONFORMING TO AWS WELDING PROCEDURES AND STANDARDS.
8. ALL WELDS SHALL BE MADE BY AWS CERTIFIED WELDERS CERTIFIED IN THE POSITION IN WHICH TH

CONCRETE SLAB ON GRADE SCHEDULE

MARK	CONCRETE SLAB			COMPACTED GRAVEL THICKNESS	REMARKS
	TYPE	THICKNESS	SLAB REINFORCING		
SOG 4	NWC	4"	FORTA FERRO FIBER REINFORCING (3 LB/CY)	6"	SEE TYPICAL SLAB JOINT DETAIL
SOG 5	NWC	5"	FORTA FERRO FIBER REINFORCING (3 LB/CY)	6"	SEE TYPICAL SLAB JOINT DETAIL

PRECAST CONCRETE PLANK SCHEDULE

MARK	SYSTEM DEPTH	PLANK DEPTH	INSULATION THICKNESS	TOPPING			REMARKS
				THICKNESS	TYPE	REINFORCING	
PC12	1'-0"	1'-0"	0"	0"	NONE		

FOOTING SCHEDULE

MARK	DIMENSIONS			REINFORCING	REMARKS
	WIDTH	LENGTH	THICKNESS		
F3	3'-0"	3'-0"	10"	(3) #5 EW	
F5	5'-0"	5'-0"	10"	(6) #5 EW	

WOOD HEADER SCHEDULE

MARK	SIZE	SPECIES / GRADE	JAMB STUDS	KING STUDS	REMARKS
H1	(2) 2x10	SPF No1/No2	(2) 2x	(2) 2x	

WOOD DECK/SHEATHING SCHEDULE

MARK	SYSTEM DEPTH	STRUCTURAL LAYER		TOPPING/OVERLAYMENT		REMARKS
		TYPE	THICKNESS	TYPE	THICKNESS	
WD062	5/8"	PLYWOOD/OSB WOOD SHEATHING	5/8"	-		PROVIDE SIMPSON PSC CLIPS AT PANEL EDGES
WD075	3/4"	T&G PLYWOOD/OSB WOOD SHEATHING	3/4"	-		

WOOD COLUMN SCHEDULE

MARK	SIZE	SPECIES / GRADE	TOP CONNECTION	BOTTOM CONNECTION	REMARKS
WC1	(2) 2X6	SPF STUD	TOP PLATE	SOLE PLATE	SOLE PLATE MUST BE S. PINE NO. 2 OR STRONGER
WC2	(3) 2X6	SPF STUD	TOP PLATE	SOLE PLATE	SOLE PLATE MUST BE S. PINE NO. 2 OR STRONGER
WC3	5-1/4 X 5-1/4	1.8E PSL	AC/LCE/LPCZ/RTC	ABU, SOLE PLATE WHEN ELEVATED	SOLE PLATE MUST BE S. PINE NO.2 OR STRONGER

LVL HANGER SCHEDULE

FACE MOUNT HANGERS						TOP FLANGE HANGERS					
SINGLE PLY LVL			DOUBLE PLY LVL			SINGLE PLY LVL			DOUBLE PLY LVL		
WIDTH	DEPTH	HANGER	WIDTH	DEPTH	HANGER	WIDTH	DEPTH	HANGER	WIDTH	DEPTH	HANGER
1-3/4"	9-1/4"	HU9	3-1/2"	9-1/4"	HGUS410	1-3/4"	9-1/4"	BA1.81/9.25	3-1/2"	9-1/4"	BA3.56/9.25
	9-1/2"	HU9		9-1/2"	HGUS410		9-1/2"	BA1.81/9.5		9-1/2"	BA3.56/9.5
	11-1/4"	HU11		11-1/4"	HGUS412		11-1/4"	BA1.81/11.25		11-1/4"	BA3.56/11.25
	11-7/8"	HU11		11-7/8"	HGUS412		11-7/8"	BA1.81/11.88		11-7/8"	BA3.56/11.88
	14"	HU14		14"	HGUS414		14"	BA1.81/14		14"	BA3.56/14
	16"	HU14		16"	HGUS414		16"	BA1.81X(H=16)		16"	BA3.56/16

I-JOIST HANGER SCHEDULE

FACE MOUNT HANGERS						TOP FLANGE HANGERS					
SINGLE I-JOIST			DOUBLE I-JOIST			SINGLE I-JOIST			DOUBLE I-JOIST		
WIDTH	DEPTH	HANGER	WIDTH	DEPTH	HANGER	WIDTH	DEPTH	HANGER	WIDTH	DEPTH	HANGER
1-3/4"	9-1/2"	IUS1.81/9.5	3-1/2"	9-1/2"	MIU3.56/9	1-3/4"	9-1/2"	ITS1.81/9.5	3-1/2"	9-1/2"	MIT49.5
	11-7/8"	IUS1.81/11.88		11-7/8"	MIU3.56/11		11-7/8"	ITS1.81/11.88		11-7/8"	MIT411.88
	14"	IUS1.81/14		14"	MIU3.56/14		14"	ITS1.81/14		14"	MIT414
2-1/16"	9-1/2"	IUS2.06/9.5	4-1/8"	9-1/2"	MIU4.28/9	2-1/16"	9-1/2"	ITS2.06/9.5	4-1/8"	9-1/2"	MIT4.28/9.5
	11-7/8"	IUS2.06/11.88		11-7/8"	MIU4.28/11		11-7/8"	ITS2.06/11.88		11-7/8"	MIT4.28/11.88
	14"	IUS2.06/14		14"	MIU4.28/14		14"	ITS2.06/14		14"	MIT4.28/14
2-5/16"	9-1/2"	IUS2.37/9.5	4-5/8"	9-1/2"	MIU4.75/9	2-5/16"	9-1/2"	ITS2.37/9.5	4-5/8"	9-1/2"	MIT359.5-2
	11-7/8"	IUS2.37/11.88		11-7/8"	MIU4.75/11		11-7/8"	ITS2.37/11.88		11-7/8"	MIT3511.88-2
	14"	IUS2.37/14		14"	MIU4.75/14		14"	ITS2.37/14		14"	MIT3514-2
2-1/2"	9-1/2"	IUS2.56/9.5	5"	9-1/2"	MIU5.12/9	2-1/2"	9-1/2"	ITS2.56/9.5	5"	9-1/2"	MIT39.5-2
	11-7/8"	IUS2.56/11.88		11-7/8"	MIU5.12/11		11-7/8"	ITS2.56/11.88		11-7/8"	MIT311.88-2
	14"	IUS2.56/14		14"	MIU5.12/14		14"	ITS2.56/14		14"	MIT314-2
3-1/2"	9-1/2"	IUS3.56/9.5	7"	9-1/2"	HU410-2	3-1/2"	9-1/2"	ITS3.56/9.5	7"	9-1/2"	BA7.12/9.5
	11-7/8"	IUS3.56/11.88		11-7/8"	HU412-2		11-7/8"	ITS3.56/11.88		11-7/8"	BA7.12/11.88
	14"	IUS3.56/14		14"	HU414-2		14"	ITS3.56/14		14"	BA7.12/14

SOLID SAWN LUMBER HANGER SCHEDULE

FACE MOUNT HANGERS				TOP FLANGE HANGERS			
SINGLE PLY SOLID SAWN LUMBER		DOUBLE PLY SOLID SAWN LUMBER		SINGLE PLY SOLID SAWN LUMBER		DOUBLE PLY SOLID SAWN LUMBER	
LUMBER SIZE	HANGER	LUMBER SIZE	HANGER	LUMBER SIZE	HANGER	LUMBER SIZE	HANGER
2x6	LUS26	(2)2x6	LUS26-2	2x6	LB26	(2)2x6	WP26-2
2x8	LUS28	(2)2x8	LUS28-2	2x8	LB28	(2)2x8	WP28-2
2x10	LUS210	(2)2x10	LUS210-2	2x10	LB210AZ	(2)2x10	WP210-2
2x12	LUS210	(2)2x12	LUS210-2	2x12	LB212AZ	(2)2x12	WP212-2

SHEARWALL SCHEDULE.

MARK	BLOCKED/ UNBLOCKED	EXTERIOR SHEATHING		INTERIOR SHEATHING		SILL PLATE ANCHORS
		TYPE	FASTENING	TYPE	FASTENING	
SW1	BLOCKED	APA RATED 3/8"	8d (1 3/8" PEN MIN) @ 6/12	SEE ARCH	-	1/2" TITEN HD @ 48" OC (3" EMBED)

NOTES:
1. SEE TYPICAL SHEARWALL DETAIL.
2. LETTER AFTER SHEARWALL DESIGNATION DENOTES ANCHORAGE TYPE, SEE SHEARWALL ANCHORAGE SCHEDULE.

SHEARWALL ANCHORAGE.

LABEL	STRAP	HOLDOWN	THREADED ROD Ø	ENDPOST
A	-	HDU8-SDS2.5	7/8" Ø	(3) 2x

NOTE:
1. SEE TYPICAL HOLDOWN ANCHORAGE DETAIL FOR THREADED ROD EMBEDMENT LENGTH AND ANCHORAGE REINFORCING.
2. HOLDOWNS ONLY REQUIRED AT CONCRETE, USE STRAPS ELSEWHERE. SEE TYPICAL SHEARWALL DETAIL.
3. AT STRAPS, PROVIDE 1/2 OF SPECIFIED NAILS IN EACH END LENGTH. BETWEEN END LENGTHS, PROVIDE NAILS @ 6" ON CENTER.
4. IF SHEARWALL ENDS ARE UNALIGNED, CONTINUE END POST TO FOUNDATION AND PROVIDE HOLDOWN. IF SHEARWALL IS SUPPORTED BY BEAM, PROVIDE STRAPS AND WRAP AROUND BEAM.

PLAN NORTH TRUE NORTH

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WHEN PLANS ARE PRINTED ON 12 x 18 PAPER, DRAWINGS ARE REDUCED BY 50%

#	DATE	DESCRIPTION

SCALIA ADDITION

14300 N SADDLEBROOK LANE
MEQUON, WI

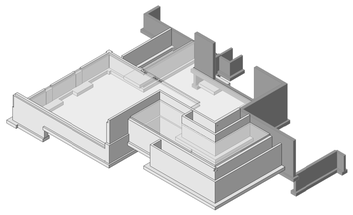
PROJECT #: 24-047

PRELIMINARY BID DRAWINGS

STRUCTURAL SCHEDULES

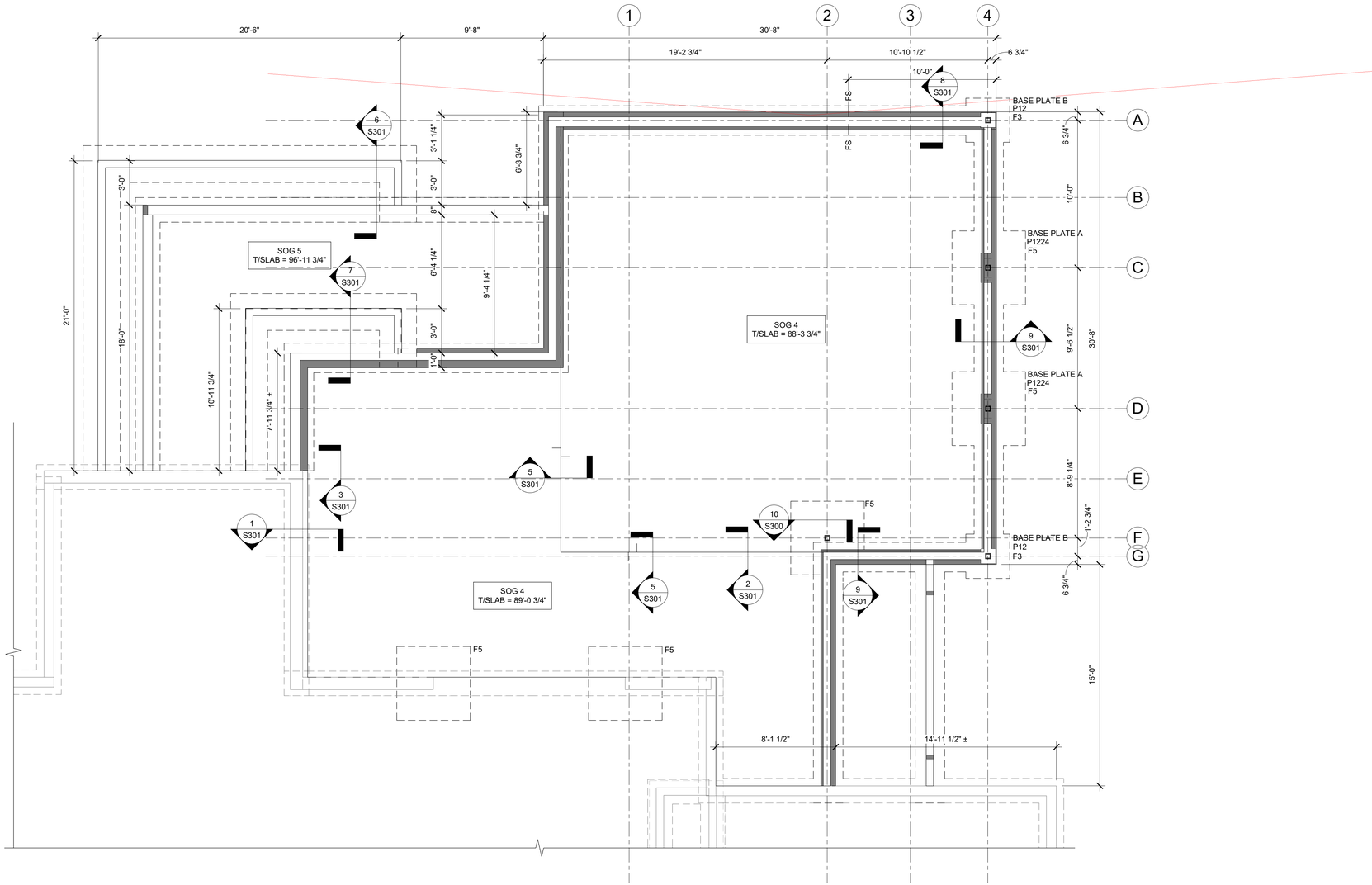
S002

Attachment: Plans & Survey (10533 : Dan & Brittany Scalia)



FOUNDATION PLAN NOTES:

1. SEE SHEET S001 FOR STRUCTURAL GENERAL NOTES AND S002 FOR STRUCTURAL SCHEDULES.
2. SEE SHEET S300 FOR FOUNDATION WALL CONSTRUCTION JOINTS AND TYPICAL REINFORCING DETAILS.
3. SEE ARCHITECTURAL DRAWINGS FOR FOUNDATION WALL, LEDGES, PIERS AND FOOTING ELEVATIONS.
4. SEE MECHANICAL DRAWINGS FOR HOUSEKEEPING PADS REQUIRED FOR MECHANICAL EQUIPMENT.
5. SEE ARCHITECTURAL DRAWINGS FOR DOOR OPENING SIZES AND LOCATIONS IN WALLS.
6. COORDINATE WITH ARCHITECTURAL DRAWINGS AND FRAMING PLANS FOR HOLDDOWN REINFORCING LOCATIONS IN FOUNDATION WALLS .
7. GENERAL CONTRACTOR TO PROVIDE ALL SHORING REQUIRED FOR EXISTING BUILDING AND/OR NEW BUILDING. SEE GENERAL REQUIREMENTS NOTE 1 AND EXISTING CONSTRUCTION NOTE 3 FOR ADDITIONAL INFORMATION.
8. ALL UNTAGGED GRAY FOUNDATION MEMBERS ARE EXISTING TO REMAIN, UNO.



1 S100 FOUNDATION PLAN

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

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14300 N SADDLEBROOK LANE
MEQUON, WI

PROJECT #: 24-047

PRELIMINARY BID DRAWINGS

FOUNDATION PLAN

S100

PLAN NORTH TRUE NORTH

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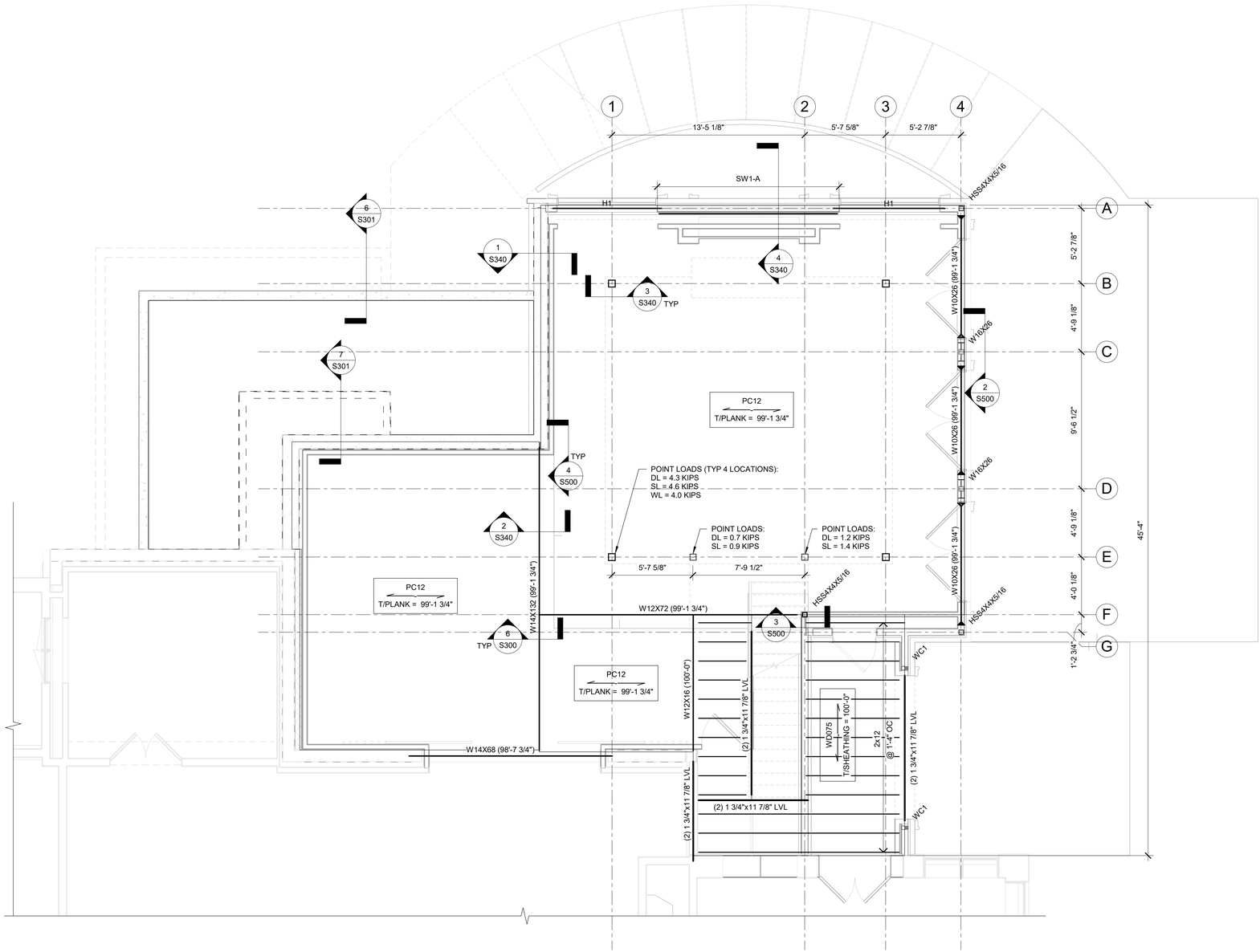
Attachment: Plans & Survey (10533 : Dan & Brittany Scalia)

FLOOR FRAMING PLAN NOTES:

1. SEE SHEET S001 FOR STRUCTURAL GENERAL NOTES AND S002 FOR STRUCTURAL SCHEDULES.
2. SEE SHEET S400 FOR TYPICAL MASONRY SECTIONS AND DETAILS, INCLUDING TYPICAL WALL REINFORCING.
3. SEE SHEET S500 FOR TYPICAL STEEL SECTIONS AND DETAILS.
4. SEE SHEET S600 FOR TYPICAL WOOD SECTIONS AND DETAILS.
5. SEE ARCHITECTURAL DRAWINGS FOR DOOR OPENING SIZES, ELEVATIONS AND LOCATIONS IN MASONRY WALLS NOT SHOWN ON PLAN.
6. ALL PRECAST PLANK JOINTS SHALL BE GROUTED.
7. ALL HEADERS AND BEAMS TO BE DROPPED UNO.
8. GENERAL CONTRACTOR TO PROVIDE ALL SHORING REQUIRED FOR EXISTING BUILDING AND/OR NEW BUILDING. SEE GENERAL REQUIREMENTS NOTE 1 AND EXISTING CONSTRUCTION NOTE 3 FOR ADDITIONAL INFORMATION.
9. ALL UNTAGGED GRAY FRAMING MEMBERS ARE EXISTING TO REMAIN, UNO.

STEEL CONNECTION SYMBOLS:

1. MOMENT
2. CANTILEVER MOMENT
3. END PLATE
4. SHEAR SPLICE
5. SLIP CRITICAL



1 S101 FIRST FLOOR FRAMING PLAN

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

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MEQUON, WI

PROJECT #: 24-047

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FIRST FLOOR FRAMING PLAN

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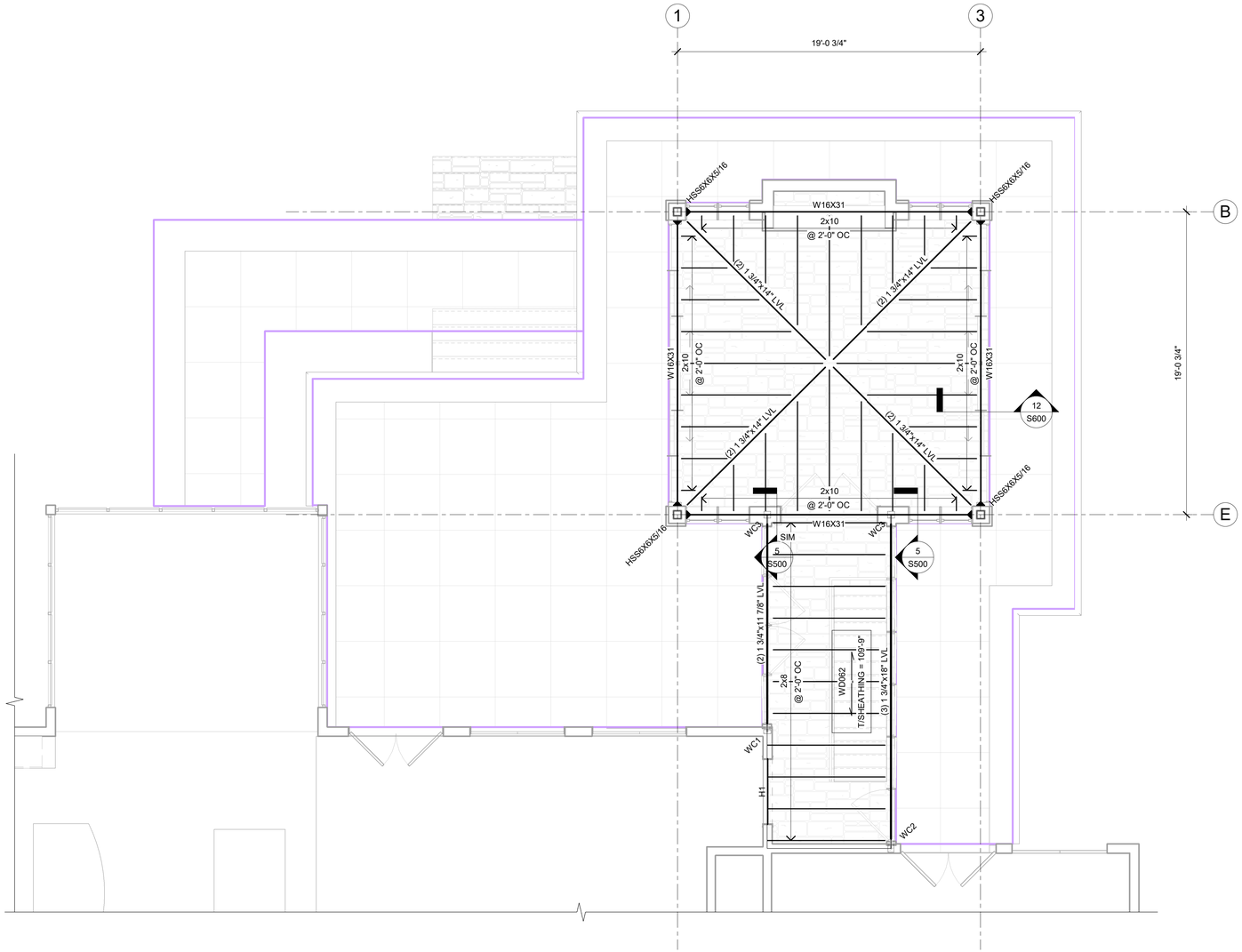
Attachment: Plans & Survey (10533 : Dan & Brittany Scalia)

ROOF PLAN NOTES:

1. SEE SHEET S001 FOR STRUCTURAL GENERAL NOTES AND S002 FOR STRUCTURAL SCHEDULES.
2. SEE SHEET S500 FOR TYPICAL STEEL SECTIONS AND DETAILS.
3. SEE SHEET S600 FOR TYPICAL WOOD SECTIONS AND DETAILS.
4. COORDINATE FINAL SIZE AND LOCATION OF OPENINGS, EQUIPMENT AND ROOF DRAINS WITH MECHANICAL AND PLUMBING CONTRACTORS.
5. DESIGN JOISTS FOR A NET UPLIFT OF 15 PSF.
6. ALL HEADERS AND BEAMS TO BE DROPPED UNO.
7. GENERAL CONTRACTOR TO PROVIDE ALL SHORING REQUIRED FOR EXISTING BUILDING AND/OR NEW BUILDING. SEE GENERAL REQUIREMENTS NOTE 1 AND EXISTING CONSTRUCTION NOTE 3 FOR ADDITIONAL INFORMATION.
8. ALL UNTAGGED GRAY FRAMING MEMBERS ARE EXISTING TO REMAIN, UNO.

STEEL CONNECTION SYMBOLS:

1. MOMENT
2. CANTILEVER MOMENT
3. END PLATE
4. SHEAR SPLICE
5. SLIP CRITICAL



1 S102 ROOF FRAMING PLAN

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

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MEQUON, WI

PROJECT #: 24-047

PRELIMINARY BID DRAWINGS

ROOF FRAMING PLAN

PLAN NORTH TRUE NORTH

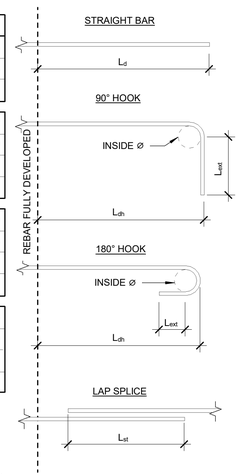
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S102

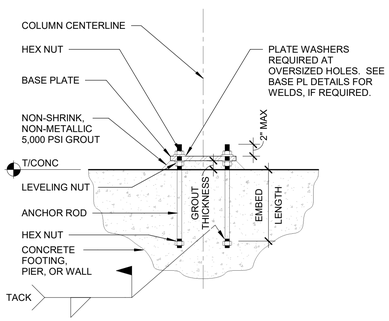
BAR SIZE		#3	#4	#5	#6	#7	#8	#9	#10	#11
INSIDE BEND Ø		2.25"	3	3.75	4.5	5.25	6	9.0	10.2	11.3
L_{ext} - 90° HOOK		4.5"	6	7.5	9	10.5	12	13.5	15.2	16.8
L_{ext} - 180° HOOK		2.5"	2.5	2.5	3	3.5	4	4.5	5.1	5.6
3000 PSI	L_d	16.4	21.9	27.4	32.9	47.9	54.8	1.8	69.6	77.2
	L_{dh}	8.2	11.0	13.7	16.4	19.2	21.9	24.7	27.8	30.9
	L_{st} TOP BARS	28	38	47	56	81	93	105	118	131
	L_{st} OTHERS	22	29	36	43	63	72	81	91	101
4000 & 4500 PSI	L_d	14.2	19.0	23.7	28.5	41.5	47.4	53.5	60.2	66.9
	L_{dh}	7.1	9.5	11.9	14.2	16.6	19.0	21.4	24.1	26.8
	L_{st} TOP BARS	25	33	41	49	71	81	91	102	114
	L_{st} OTHERS	19	25	31	37	54	62	70	79	87
5000 PSI	L_d	12.7	17.0	21.2	25.5	37.1	42.4	47.9	53.9	59.8
	L_{dh}	6.4	8.5	10.6	12.7	14.9	17.0	19.1	21.6	23.9
	L_{st} TOP BARS	22	29	36	43	63	72	81	92	102
	L_{st} OTHERS	17	23	28	34	49	56	63	70	78

NOTE:
1. TABLULATED VALUED ARE BASED ON GRADE 60 REINFORCING BARS AND NORMAL WEIGHT CONCRETE.
2. TENSION LAP SPLICE LENGTHS ARE CALCULATED PER ACI 318-14. LENGTHS ARE IN INCHES.
3. TOP BARS ARE HORIZONTAL BARS WITH MORE THAN 12" OF CONCRETE CAST BELOW THE BARS.
4. SPLICE COVERS IN THIS SCHEDULE ARE BASED ON CLEAR COVER AT LEAST 1.0 BAR Ø AND CLEAR SPACING AT LEAST 2.0 BAR Ø.



1 S300 REINFORCING STEEL TYPICAL DEVELOPMENT LENGTHS & LAP SPLICES

SCALE: NTS



BOLT Ø (IN.)	WASHER SIZE (IN.)	WASHER THICKNESS (IN.)	MAXIMUM HOLE Ø (IN.)	EMBED LENGTH (IN.)	GROUT THICKNESS (IN.)
3/4	2 x 2	1/4	1 5/16	8	1 1/2
7/8	2 1/2 x 2 1/2	5/16	1 9/16	12	1 1/2
1	3 x 3	3/8	1 13/16	14	1 1/2
1 1/4	3 x 3	1/2	2 1/16	16	2 1/2
1 1/2	3 1/2 x 3 1/2	1/2	2 5/16	18	2 1/2
1 3/4	4 x 4	5/8	2 3/4	20	2 1/2
2	5 x 5	3/4	3 1/4	22	3 1/2
2 1/2	5 1/2 x 5 1/2	7/8	3 1/4	24	3 1/2

2 S300 TYPICAL CAST-IN-PLACE ANCHOR

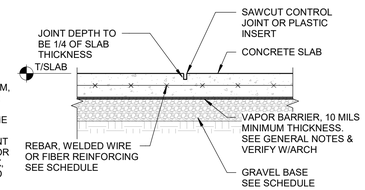
SCALE: NTS

SECTION 1: SLAB-ON-GRADE NOTES
1. SLAB-ON-GRADE CONSTRUCTION SHOULD CONFORM WITH THE RECOMMENDATIONS AND REQUIREMENTS SET FORTH IN THE LATEST RELEASE OF ACI 302 GUIDE FOR CONCRETE FLOOR AND SLAB CONSTRUCTION.
2. REFER TO GEOTECHNICAL REPORT AND/OR ARCHITECTURAL DRAWINGS & SPECIFICATIONS FOR SUB-FLOOR DRAINAGE SYSTEM, SUBGRADE PREPARATION, MUD SLAB AND/OR VAPOR RETARDER REQUIREMENTS.
3. THE SUBGRADE SHALL BE FREE OF STANDING WATER AT THE TIME OF CONCRETE PLACEMENT.
4. REFER TO PLANS FOR SLAB THICKNESS ("T") AND REINFORCEMENT (WWF OR REINFORCEMENT BARS). REFER TO SPECIFICATIONS FOR FIBER REINFORCEMENT TO BE INCORPORATED IN CONCRETE MIX, IF ANY. WHERE PRESENT, REINFORCING BARS SHALL BE CHAIRED BY SOIL SUPPORTED SLAB BOLSTERS.
5. PROVIDE (2) #5 x 4'-0" AT ALL RE-ENTRANT CORNERS AND OTHER SIMILAR SLAB DISCONTINUITIES.
6. UNLESS SHOWN OTHERWISE ON THE DRAWINGS, PROVIDE CONTROL AND/OR CONSTRUCTION JOINTS AT EVERY COLUMN LINE AND IN BETWEEN THE COLUMNS SUCH THAT THE JOINT SPACING DOES NOT EXCEED 36 x ("T") UNO. THE RESULTING PANELS SHOULD BE APPROXIMATELY SQUARE.

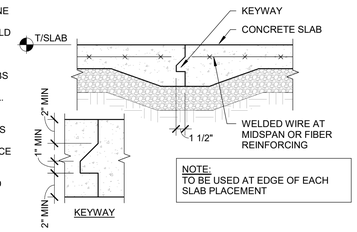
SECTION 2: CONSTRUCTION JOINT NOTES
1. BREAK THE BOND BETWEEN NEW AND PREVIOUSLY PLACES SLABS BY SPRAYING OR BY PAINTING THE EXPOSED SIDE OF THE JOINT WITH A CURING COMPOUND, ASPHALTIC EMULSION, OR FORM OIL.

SECTION 3: CONTROL JOINT NOTES
1. FOR SAW-CUT CONTROL JOINTS, MAKE THE SAW-CUT AS SOON AS THE SLAB IS ABLE TO SUPPORT THE WEIGHT OF WORKERS AND SAWING EQUIPMENT WITHOUT DAMAGE TO THE FINISHED SURFACE OF THE SLAB, BUT WITHIN 24 HOURS.
2. DEPTH OF SAW-CUT SHOULD BE 1 1/4" IF PRODUCED USING THE EARLY ENTRY DRY-CUT PROCESS AND "T"/4 (1" MIN) IF PRODUCED USING THE CONVENTIONAL WET-CUT PROCESS.
3. VERIFY WITH ARCHITECT FOR EPOXY RESIN OR ELASTOMERIC SEALANT REQUIREMENTS TO FILL CONTROL JOINTS.

SECTION 4: FORMED CONTROL JOINT OPTION NOTES
1. FORM CONTROL JOINTS BY INSERTING A PRE-MOLDED STRIP INTO THE FRESH CONCRETE UNTIL THE TOP SURFACE OF THE STRIP IS FLUSH WITH THE TOP SURFACE OF THE SLAB.
2. TOOL THE SLAB EDGES ROUND ON EACH SIDE OF THE INSERT, 1/8" MAX RADIUS.
3. AFTER THE CONCRETE HAS CURED, REMOVE THE INSERTS AND CLEAN THE GROOVE OF LOOSE DEBRIS.



SLAB CONTROL JOINT

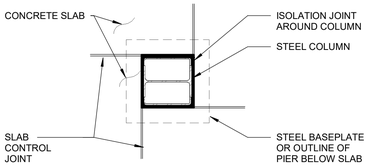


SLAB CONSTRUCTION JOINT

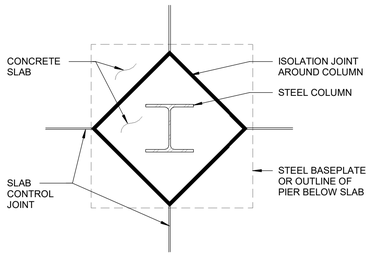
3 S300 TYPICAL SLAB JOINTS

SCALE: NTS

TYPICAL ROUND COLUMN JOINTS



TYPICAL SQUARE COLUMN JOINTS



TYPICAL DIAMOND COLUMN JOINTS

4 S300 TYPICAL COLUMN JOINTS

SCALE: NTS

NOTES:
1. CONTRACTOR'S OPTION: ELIMINATE STRUCTURAL FILL BY LOWERING DESIGNED FOOTING ELEVATION SO THAT FOOTING RESTS DIRECTLY ON SUITABLE BEARING SUBGRADE, PROVIDE LEAN CONCRETE (f'c = 500 PSI MIN) UNDER THE FOOTING AS SHOWN HATCHED ABOVE, OR INCREASE FOOTING THICKNESS TO REACH SUITABLE BEARING SUBGRADE.
2. THIS DETAIL APPLIES ONLY AT THOSE LOCATIONS WHERE GEOTECH ENGINEER DEEMS SOILS AT DESIGNED FOOTING ELEVATIONS ARE INADEQUATE FOR FOOTING SUPPORT. WHERE THIS WORK IS REQUIRED, CONTRACTOR WILL BE COMPENSATED ON A PRE-ESTABLISHED UNIT COST AGREED UPON BY THE CONTRACTOR, ARCHITECT/ENGINEER, AND OWNER.

5 S300 TYPICAL WALL CONSTRUCTION JOINT

SCALE: NTS

6 S300 TYPICAL WALL REINFORCING

SCALE: NTS

7 S300 TYPICAL FOOTING REINFORCING

SCALE: NTS

UNDER WALL FOOTING

THROUGH WALL

8 S300 TYPICAL OVER EXCAVATION DETAIL

SCALE: NTS

9 S300 TYPICAL PIPE CROSSING FOUNDATION WALL

SCALE: NTS

10 S300 TYPICAL COLUMN BEARING

SCALE: NTS

11 S300 TYPICAL FOOTING STEP (FS)

SCALE: NTS

PLAN NORTH
TRUE NORTH

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#	DATE	DESCRIPTION

SCALIA ADDITION

14300 N SADDLEBROOK LANE
MEQUON, WI

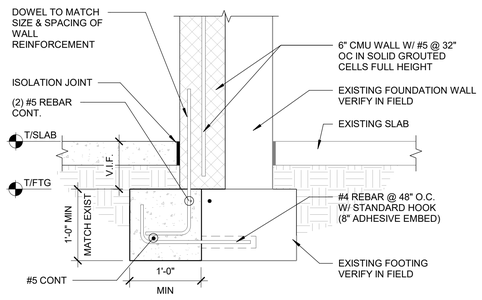
PROJECT #: 24-047

PRELIMINARY BID DRAWINGS

CONCRETE SECTIONS & DETAILS

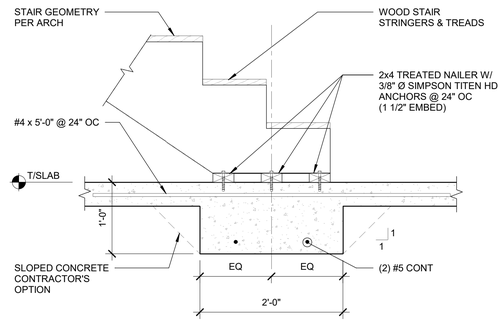
S300

Attachment: Plans & Survey (10533 : Dan & Brittany Scalia)



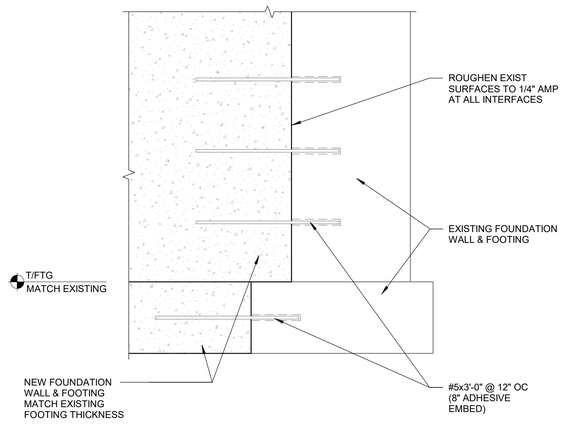
1 S301 **SECTION**

SCALE: NTS



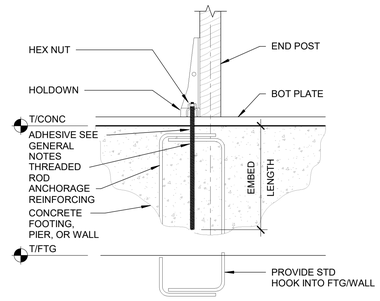
2 S301 **TYPICAL WOOD STAIR CONNECTION TO SOG**

SCALE: NTS



3 S301 **TYPICAL EXISTING FOUNDATION INTERSECTION**

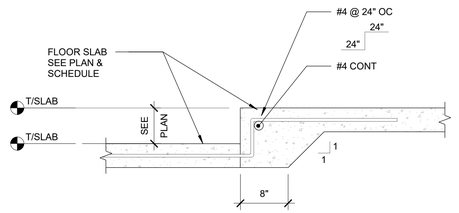
SCALE: NTS



THREADED ROD Ø	EMBED LENGTH	ANCHORAGE REINFORCING
1/2"	1'-0"	(1) #4 HOOKED
5/8"	1'-1"	(2) #4 HOOKED
3/4"	1'-2"	(2) #4 HOOKED
7/8"	1'-3"	(2) #5 HOOKED
1"	1'-5"	(2) #5 HOOKED

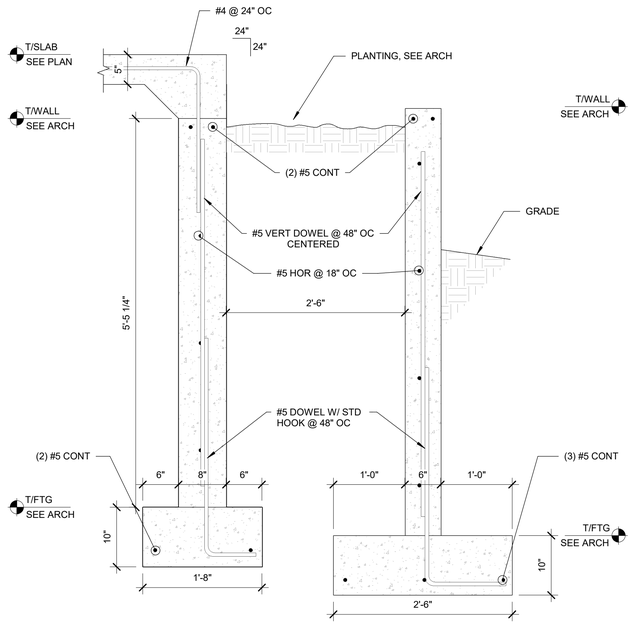
4 S301 **TYPICAL HOLDOWN ANCHORAGE**

SCALE: NTS



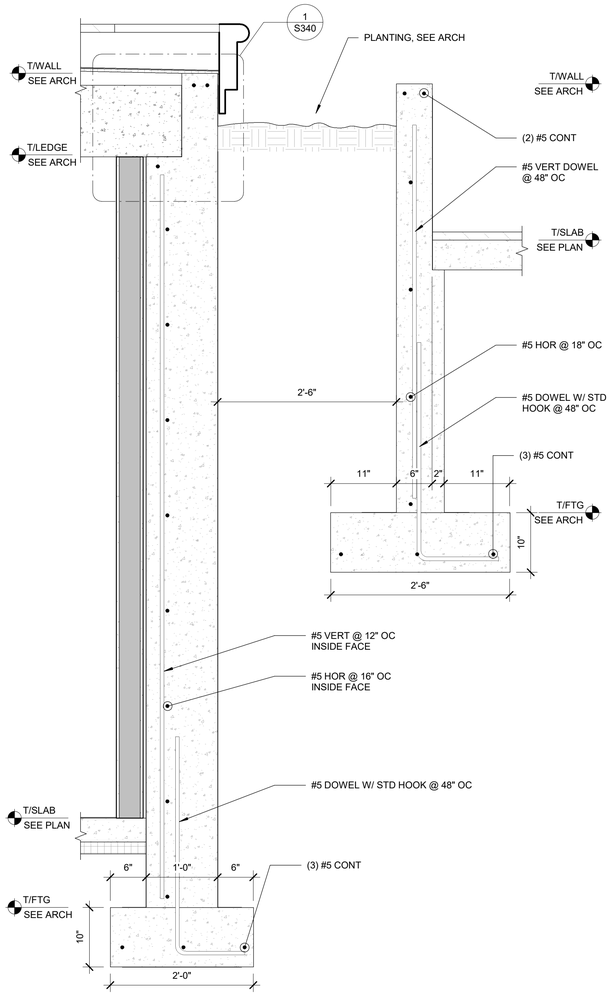
5 S301 **SMALL STEP IN SLAB**

SCALE: 1" = 1'-0"



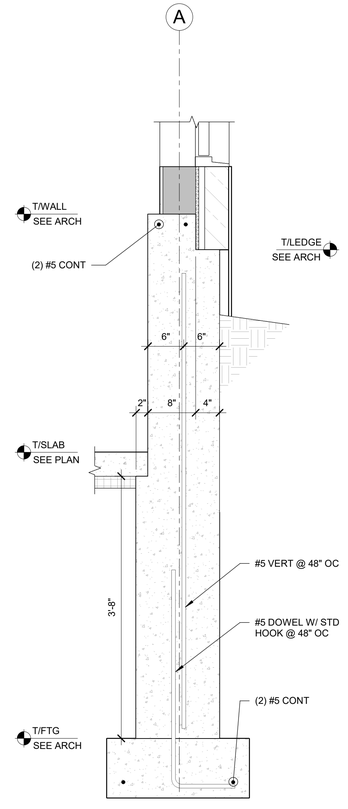
6 S301 **SECTION**

SCALE: 1" = 1'-0"



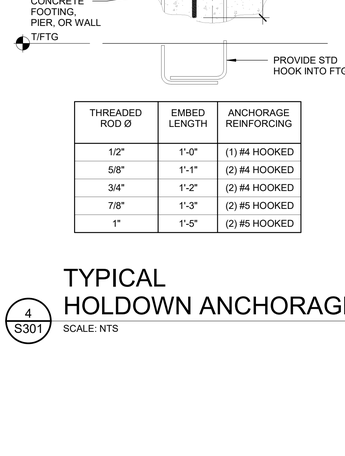
7 S301 **SECTION**

SCALE: 1" = 1'-0"



8 S301 **SECTION**

SCALE: 1" = 1'-0"



9 S301 **SECTION**

SCALE: 1" = 1'-0"

PLAN NORTH TRUE NORTH

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IF EITHER SCALE BAR IS NOT EXACTLY 1", DRAWING IS NOT TO SCALE

0" 1" 24 X 36
0" 1" 12 X 18

NOT FOR CONSTRUCTION

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3.4.c

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14300 N SADDLEBROOK LANE
MEQUON, WI

PROJECT #: 24-047

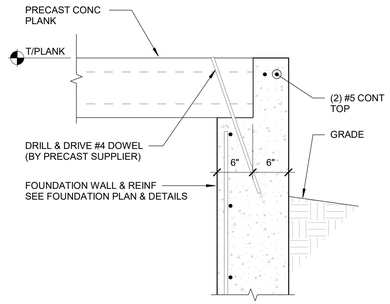
PRELIMINARY BID DRAWINGS

CONCRETE SECTIONS & DETAILS

S301

Packet Pg. 71

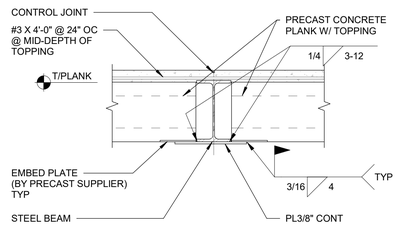
Attachment: Plans & Survey (10533 : Dan & Brittany Scalia)



TYPICAL 1ST FLOOR EDGE DETAIL

1 / S340

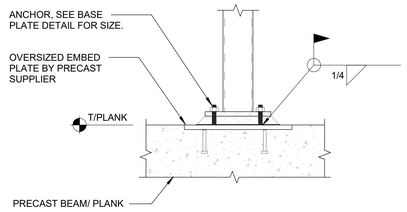
SCALE: NTS



PRECAST ON BEAM

2 / S340

SCALE: NTS

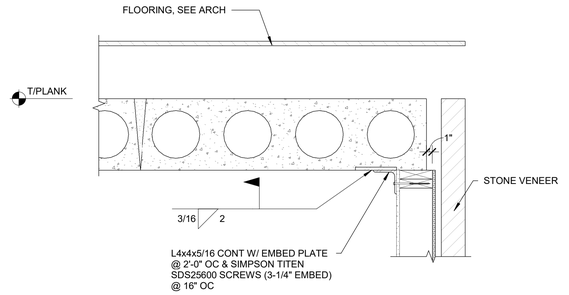


ANCHOR Ø (IN.)	WASHER SIZE (IN.)	WASHER THICKNESS (IN.)	MAXIMUM HOLE Ø (IN.)	PROJECTION LENGTH (IN.)	GROUT THICKNESS (IN.)
3/4	2 x 2	1/4	1 5/16	4 1/2	1 1/2
7/8	2 1/2 x 2 1/2	5/16	1 9/16	4 1/2	1 1/2
1	3 x 3	3/8	1 13/16	5 1/2	1 1/2
1 1/4	3 x 3	1/2	2 1/16	6 1/2	2 1/2
1 1/2	3 1/2 x 3 1/2	1/2	2 5/16	6 1/2	2 1/2
1 3/4	4 x 4	5/8	2 3/4	7	2 1/2
2	5 x 5	3/4	3 1/4	8	3 1/2
2 1/2	5 1/2 x 5 1/2	7/8	3 1/4	8 1/2	3 1/2

STEEL COLUMN BEARING ON PRECAST

3 / S340

SCALE: 1" = 1'-0"



SECTION

4 / S340

SCALE: 1" = 1'-0"

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MEQUON, WI

PROJECT #: 24-047

PRELIMINARY BID DRAWINGS

PRECAST SECTIONS & DETAILS

S340

PLAN NORTH

TRUE NORTH

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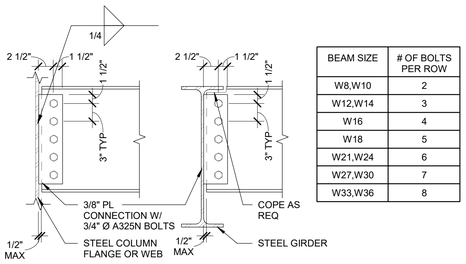
0" 1" 24 X 36
0" 1" 12 X 18

NOT FOR CONSTRUCTION

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NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION



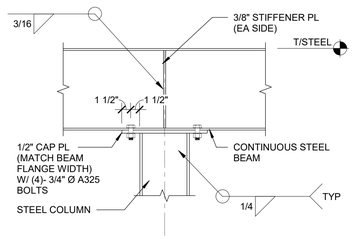
BEAM SIZE	# OF BOLTS PER ROW
W8,W10	2
W12,W14	3
W16	4
W18	5
W21,W24	6
W27,W30	7
W33,W36	8

NOTES:

1. ALL FRAMING CONNECTIONS TO CONFORM TO SCHEDULE ABOVE UNLESS DETAILED OTHERWISE ON PLANS.
2. Leh = 1 1/2", Lev = 1 1/4" MINIMUM ANGLES AND BEAM.
3. PROVIDE STANDARD OR SHORT-SLOTTED HOLES IN PLATE.
4. # OF BOLTS PER ROW APPLIES FOR W, S OR C STEEL SHAPES.

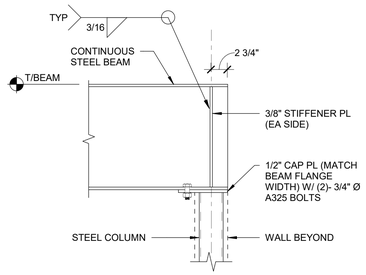
1 S500 SINGLE PLATE BEAM TO BEAM CONNECTION

SCALE: NTS



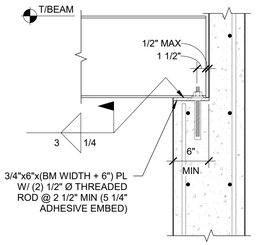
2 S500 BEAM OVER COLUMN

SCALE: NTS



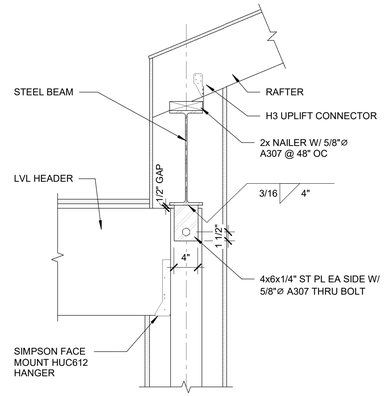
3 S500 BEAM OVER COLUMN

SCALE: 1" = 1'-0"



4 S500 TYPICAL BEAM POCKET

SCALE: NTS



5 S500 SECTION

SCALE: 1" = 1'-0"

A S500 BASE PLATE A

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

B S500 BASE PLATE B

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

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MEQUON, WI

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PRELIMINARY BID DRAWINGS

STEEL SECTIONS & DETAILS

S500

PLAN NORTH TRUE NORTH

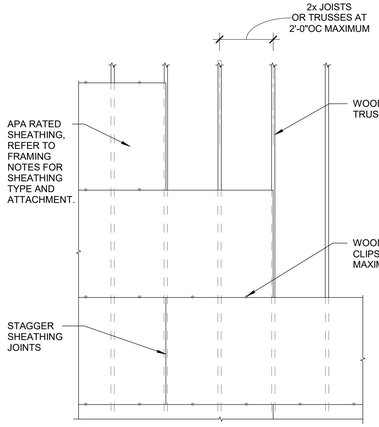
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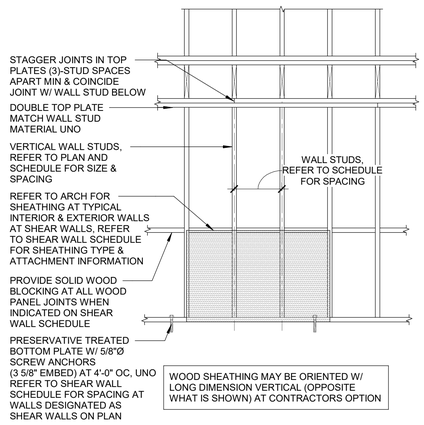
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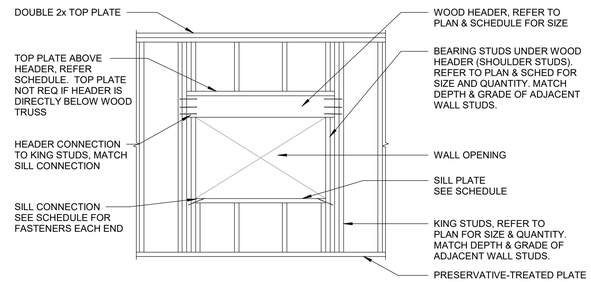
NOT FOR CONSTRUCTION

Attachment: Plans & Survey (10533 : Dan & Brittany Scalia)

TYPICAL FASTENING SCHEDULE		
CONNECTION TYPE:	NAILING - COMMON NAILS: (UNLESS OTHER CONNECTION IS REQUIRED)	NAILING - STRIP NAILS: (UNLESS OTHER CONNECTION IS REQUIRED)
DOUBLE TOP PLATES, FACE NAIL DOUBLE TOP PLATES, LAP SPLICE, FACE NAIL TOP PLATES, LAPS & INTERSECTIONS, FACE NAIL	16d COMMON (3-1/2"x0.135") @ 16" OC (8) 16d COMMON (3-1/2"x0.162") (2) 16d COMMON (3-1/2"x0.162")	3"x0.131" @ 12" OC (12) 3"x0.131" (3) 3"x0.131"
TOP PLATE TO STUD, END NAIL CONT HEADER TO STUD, TOENAIL STUD TO SOLE PLATE	(2) 16d COMMON (3-1/2"x0.162") (4) 8d COMMON (2-1/2"x0.131") (4) 8d COMMON (2-1/2"x0.131"), TOENAIL OR (2) 16d COMMON (3-1/2"x0.162"), END NAIL	(3) 3"x0.131" -- (4) 3"x0131" TOENAIL (3) 3"x0.131" END NAIL
BUILT-UP STUD COLUMNS, FACE NAIL BUILT-UP CORNER STUDS & SUPPORT STUDS	10d COMMON (3"x0.148") @ 16" OC STAGGERED 16d COMMON (3-1/2"x0.162") @ 24" OC STAGGERED	3"x0.131" @ 12" OC STAGGERED 3"x0.131" @ 16" OC STAGGERED
BUILT-UP HEADER, FACE NAIL	16d COMMON (3-1/2"x0.162") @ 12" OC ALONG EACH EDGE	--
PLYWOOD/OSB ROOF SHEATHING (APA RATED) UNLESS NOTED OTHERWISE	8d COMMON (2-1/2"x0.131") @ 6" OC AT SUPPORTED PANEL EDGES 8d COMMON (2-1/2"x0.131") @ 12" OC AT INTERMEDIATE MEMBERS IN FIELD OF PANELS	3"x0.131" @ 6" OC AT SUPPORTED PANEL EDGES 3"x0.131" @ 12" OC AT INTERMEDIATE MEMBERS IN FIELD OF PANELS
JOIST TO SILL OR GIRDER, TOENAIL RIM JOIST TO TOP PLATE, TOENAIL BLOCKING BTWN JOIST/RAFTERS TO TOP PL, TOENAIL	(3) 8d COMMON (2-1/2"x0.131") 8d COMMON (2-1/2"x0.131") @ 6" OC (3) 8d COMMON (2-1/2"x0.131")	(3) 3"x0.131" 3"x0.131" @ 6" OC (3) 3"x0.131"
JOIST TO RIM BOARD, FACE NAIL SOLE PLATE TO JOIST/BLOCKING, FACE NAIL	(3) 16d COMMON (3-1/2"x0.162") 16d COMMON (3-1/2"x0.135") @ 16" OC	(4) 3"x0.131" 3"x0.131" @ 8" OC
FLOOR SHEATHING (APA RATED) UNLESS NOTED OTHERWISE	#8 SCREWS @ 6" OC AT SUPPORTED PANEL EDGES #8 SCREWS @ 12" OC AT INTERMEDIATE MEMBERS IN FIELD OF PANELS W/ CONSTRUCTION ADHESIVE	#8 SCREWS @ 6" OC AT SUPPORTED PANEL EDGES #8 SCREWS @ 12" OC AT INTERMEDIATE MEMBERS IN FIELD OF PANELS W/ CONSTRUCTION ADHESIVE





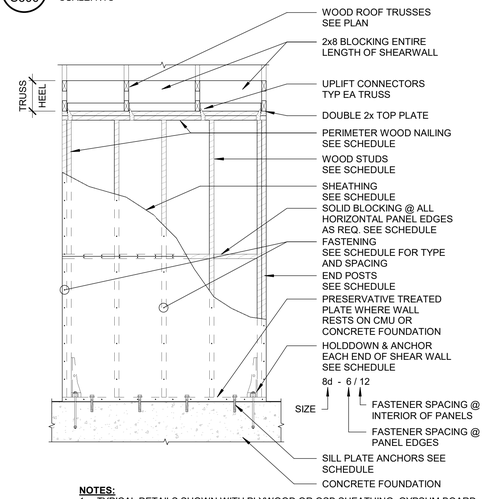


OPENING WIDTH	SILL PLATE SIZE	PLATE GRADE	NUMBER OF SIMPSON SDWC15600 SCREWS
0'-0" TO 4'-0"	2x6	SPF STUD	-
4'-0" TO 8'-0"	2x6	SPF No.1/No.2	2
8'-0" TO 11'-0"	1 3/4"x5 1/2"	2.0E LVL	3
11'-0" TO 14'-0"	(2) 1 3/4"x5 1/2"	2.0E LVL	3

NOTE:
USE SIMPSON HH HEADER HANGER FOR HEADER CONNECTION TO WOOD COLUMNS.

1 S600 TYPICAL WOOD FASTENING SCHEDULE

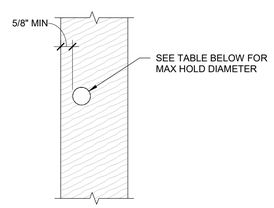
SCALE: NTS



NOTES:
1. TYPICAL DETAILS SHOWN WITH PLYWOOD OR OSB SHEATHING. GYPSUM BOARD SHEAR WALLS SIMILAR, SEE SCHEDULE FOR FASTENERS AND SPACING.
2. CONTRACTOR OPTION: WOOD SHEATHING MAY BE ORIENTED W/ LONG DIMENSION VERTICAL-OPPOSITE WHAT IS SHOWN ON DETAIL.

2 S600 TYPICAL WOOD ROOF SHEATHING ATTACHMENT

SCALE: NTS

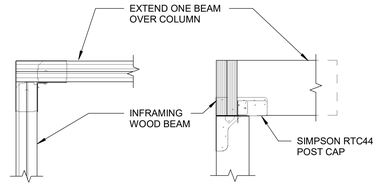


STUD SIZE	WALL USAGE	MAX HOLE DIAMETER
2x4	NON-LOAD BEARING	2.1" (2-3/32")
2x4	LOAD BEARING	1.4" (1-13/32")
2x6	NON-LOAD BEARING	3.3" (3-9/32")
2x6	LOAD BEARING	2.2" (2-3/16")

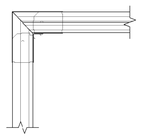
NOTES:
1. MAX HOLE SIZES PER IBC SECTION 2308.9.11.
2. EDGE OF HOLE SHALL NOT BE LESS THAN 5/8" FROM EDGE OF STUD.

3 S600 TYPICAL WOOD BEARING WALL

SCALE: NTS



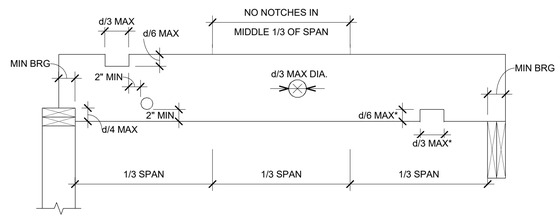
TOP VIEW SIDE VIEW



MITERED CORNER TOP VIEW

4 S600 TYPICAL OPENING FRAMING IN A WOOD STUD WALL

SCALE: NTS



*NOTE: IF b ≥ 3-1/2", THEN NO NOTCHES ON TENSION SIDE EXCEPT AT ENDS. b = MEMBER THICKNESS.

JOIST SIZE	MAXIMUM NOTCH LENGTH	MAXIMUM NOTCH DEPTH	MAXIMUM END NOTCH DEPTH	MAXIMUM HOLE DEPTH	MINIMUM (1) BEARING LENGTH	
2x6	1-13/16"	7/8"	1-3/8"	1-13/16"	1-1/2"	3"
2x8	2-3/8"	1-3/16"	1-13/16"	2-3/8"	1-1/2"	3"
2x10	3-1/16"	1-1/2"	2-5/16"	3-1/16"	1-1/2"	3"
2x12	3-3/4"	1-7/8"	2-13/16"	3-3/4"	1-1/2"	3"

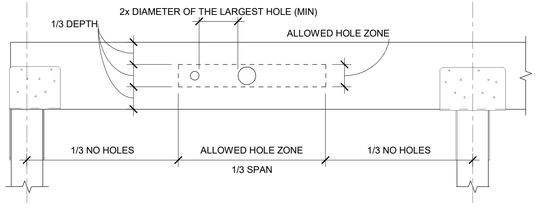
NOTE:
1. MINIMUM BEARING: 1-1/2" ON WOOD OR STEEL: 3" BEARING ON MASONRY.

5 S600 SINGLE STORY WOOD SHEAR WALL

SCALE: NTS

6 S600 ALLOWABLE HOLES IN WALL STUDS

SCALE: NTS

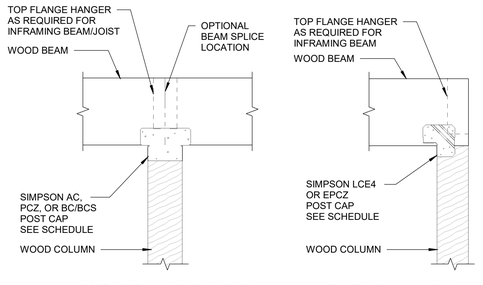


NOTES:
1. THE ALLOWED HOLE ZONE IS SUITABLE ONLY FOR UNIFORMLY LOADED BEAMS USING MAXIMUM LOADS FOR ANY TABLES LISTED IN THIS DETAIL. FOR OTHER LOAD CONDITIONS OR HOLE CONFIGURATIONS, PLEASE CONTACT STRUCTURAL ENGINEER.
2. RECTANGULAR HOLES ARE NOT ALLOWED.
3. HOLES IN CANTILEVERS REQUIRE ADDITIONAL ANALYSIS.
4. IF LARGER HOLES ARE REQUIRED CONTACT STRUCTURAL ENGINEER FOR EVALUATION.
5. DO NOT CUT, NOTCH OR DRILL HOLES IN LVL EXCEPT AS INDICATED IN TABLE.

BEAM DEPTH	MAXIMUM ROUND HOLE SIZE
5-1/2"	1-3/4"
7-1/4" TO 18"	2"

7 S600 MULTIPLE BEAMS AT CORNER COLUMN

SCALE: NTS



MID-SPAN COLUMN END COLUMN

8 S600 ALLOWABLE HOLES & NOTCHES IN SAWN LUMBER

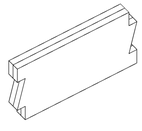
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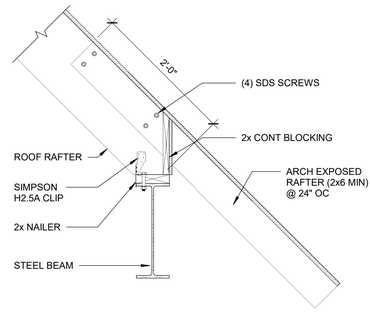
STRUCTURAL SCREWS OPTIONS

1-3/4" WIDTH PIECES:
1. FOR BEAMS 12" AND LESS, MINIMUM OF (2) ROWS 12d (3-1/2") COMMON NAILS @ 12" OC OR (2) ROWS 1/4" Ø X 3-1/2" WOOD SCREWS @ 16" OC.
2. FOR BEAMS 14" AND DEEPER, MINIMUM OF (3) ROWS 12d (3-1/4") COMMON NAILS @ 12" OC OR (3) ROWS 1/4" Ø X 3-1/4" WOOD SCREWS @ 16" OC.
3. NAILED CONNECTIONS REQUIRE AN ADDITIONAL ROW OF NAILS WHEN NAIL SIZE IS SMALLER THAN SPECIFIED ABOVE (MINIMUM 0.128"x3").
4. LOAD MUST BE APPLIED EVENLY ACROSS ENTIRE BEAM WIDTH. OTHERWISE, USE CONNECTIONS FOR SIDE-LOADED BEAMS.

3-1/2" WIDTH PIECES:
1. MINIMUM OF (2) ROWS OF 1/2"ø BOLTS @ 24" OC, STAGGERED. FOR ALL OTHER TWO PIECE, CONTINUOUS HEADERS, PROVIDE 16d COMMON NAILS @ 16" OC ALONG EACH EDGE, UNLESS NOTED OTHERWISE.

NOTE:
1. MULTIPLE PIECES OF LVL OR LSL CAN BE NAILED OR BOLTED TOGETHER TO FORM A HEADER OR BEAM OF THE REQUIRED SIZE, UP TO A MAXIMUM WIDTH OF 7".





9 S600 ALLOWABLE HOLES IN LVL & PSL BEAMS

SCALE: NTS

10 S600 TYPICAL BEAM TO COLUMN

SCALE: NTS

11 S600 MULTIPLE-MEMBER CONNECTIONS FOR TOP-LOADED BEAMS

SCALE: NTS

12 S600 SECTION

SCALE: 1" = 1'-0"

PLAN NORTH TRUE NORTH

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MEQUON, WI

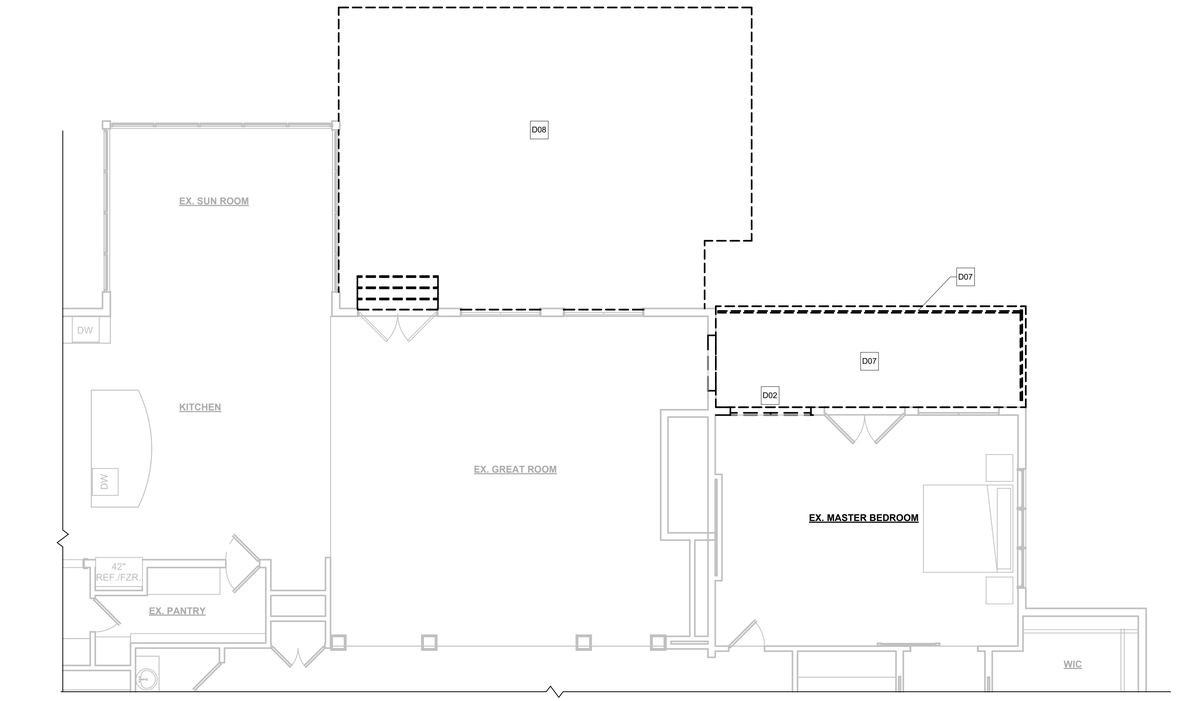
PROJECT #: 24-047

PRELIMINARY BID DRAWINGS

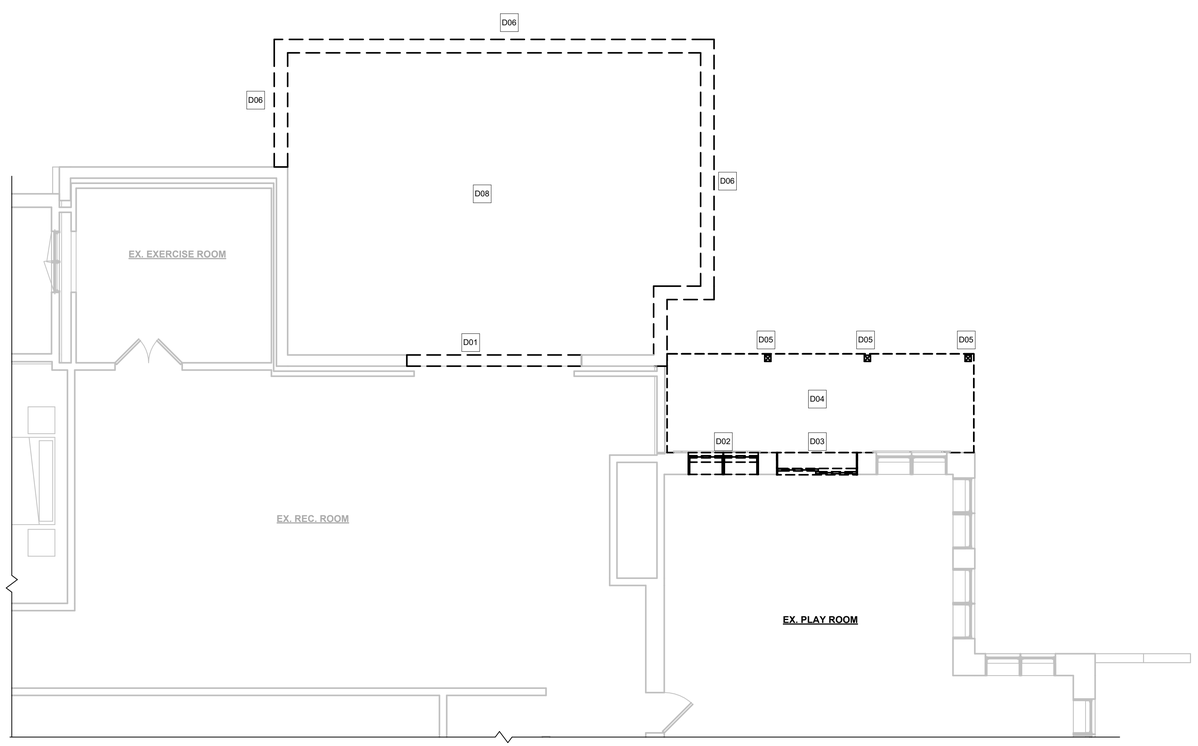
WOOD SECTIONS & DETAILS

S600

Attachment: Plans & Survey (10533 : Dan & Brittany Scalia)



2 DEMO PLAN - FIRST FLOOR
3/16" = 1'-0"



1 DEMO PLAN - LOWER LEVEL
3/16" = 1'-0"

DEMOLITION NOTES

1. GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL VISIT THE SITE PRIOR TO SUBMITTING HIS PROPOSAL TO BECOME FAMILIAR WITH ALL EXISTING FIELD CONDITIONS, AND REPORT ANY DISCREPANCIES TO THE ARCHITECT
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING UNDERGROUND AND OVERHEARD UTILITIES TO SAFEGUARD AGAINST THE INTERRUPTION OF SERVICES TO THE OWNER OR TENANTS.
3. OWNER HAS FIRST RIGHT OF REFUSAL OF ALL SALVAGEABLE ITEMS
4. REMOVE ALL UNUSED ELECTRICAL WIRING, CONDUITS, WATER PIPING, VENTS, ETC.
5. IT IS THE INTENT THAT ALL EXISTING WORK INTERFERING WITH THE INSTALLATION OF NEW WORK BE REMOVED AS REQUIRED
6. DEMOLITION WORK SHALL NOT INTERFERE WITH ACCESS TO INDIVIDUAL TENANTS SPACES. DEMOLITION CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION MEASURES TO SAFEGUARD THE PUBLIC DURING CONSTRUCTION ACTIVITIES.
7. DEMOLITION CONTRACTOR SHALL NOT USE ANY CONSTRUCTION METHODS THAT WILL CAUSE DAMAGE TO WORK TO BE LEFT IN PLACE
8. SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS TO THE EXTENT OF DEMOLITION WORK TO BE PERFORMED
9. WHILE EVERY ATTEMPT HAS BEEN MADE TO SHOW ALL ITEMS TO BE REMOVED, IT IS THE RESPONSIBILITY OF THE VARIOUS CONTRACTORS TO CONDUCT ON-SITE EXAMINATIONS AND FAMILIARIZE THEMSELVES WITH ACTUAL SITE CONDITIONS. ADDITIONAL ITEMS, NOT SHOWN TO BE REMOVED, INTERFERING WITH NEW CONSTRUCTION WORK, SHALL BE REMOVED WITHOUT ADDITIONAL COST TO THE OWNER
10. CARE SHALL BE EXERCISED IN THE REMOVAL OF WORK TO PREVENT THE RELEASE OF TOXIC SUBSTANCES. SHOULD TOXIC SUBSTANCES, SUCH AS ASBESTOS BE ENCOUNTERED, THE OWNER SHALL BE NOTIFIED UPON AUTHORIZATION THE DISPOSAL OF SAME SHALL CONFORM TO ALL GOVERNING CODES AND REGULATIONS. DISPOSAL SHALL BE DONE ONLY BY CONTRACTORS LICENSED FOR THIS WORK.
11. DURING DEMOLITION AND CONSTRUCTION OPERATIONS PROVIDE ALL NECESSARY PROTECTION AND SAFE PASSAGE FOR THE PUBLIC, SUCH AS, BUT NOT LIMITED TO, BARRICADES, TEMPORARY PARTITIONS, DUST BARRIERS, SIGNS, ETC. ERECT AND MAINTAIN THESE BARRIERS TO THE SATISFACTION OF THE OWNER AND ALL APPLICABLE RULES AND REGULATIONS
12. IF ANY EXISTING CONSTRUCTION THAT IS TO BE LEFT IN PLACE OR NOT SPECIFICALLY NOTED FOR REMOVAL IS DAMAGED DURING DEMOLITION OR NEW CONSTRUCTION WORK, IT SHALL BE REPAIRED OR REPLACED TO MATCH EXISTING CONDITIONS AT NO ADDITIONAL COST TO THE OWNER.
13. COORDINATE CONSTRUCTION TIMING, MOVEMENT OF CONSTRUCTION MATERIALS AND STORAGE OF REFUSE CONTAINERS WITH THE OWNER.
14. COORDINATE ARCHITECTURAL DEMOLITION WORK WITH ALL OF THE MECHANICAL, ELECTRICAL TRADES AND DRAWINGS. VERIFY ALL EXISTING CONDITIONS IN THE FIELD AND NOTIFY ARCHITECT OF ANY DISCREPANCY PRIOR TO COMMENCING WORK.

LEGEND

DEMO WALLS
EXISTING WALLS

DEMOLITION KEYNOTES

OVERALL:
REMOVE ALL EXISTING LANDSCAPE AS NECESSARY

D01	CUT OPENING IN EXISTING FOUNDATION WALL TO CREATE OPENING TO ADDITION
D02	REMOVE EXISTING WINDOW OR DOOR & INFILL OPENING
D03	REMOVE EXISTING DOOR & HEADER ASSEMBLY; FRAME IN NEW DOOR ROUGH OPENING WITH ALL NEW HEADER ASSEMBLY
D04	REMOVE EXISTING STOOP FOUNDATION & SLAB
D05	REMOVE EXISTING COLUMNS
D06	REMOVE EXISTING RETAINING WALLS
D07	REMOVE EXISTING DECK AND RAILING
D08	REMOVE EXISTING PATIO

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PLAN NORTH
TRUE NORTH

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2	07.18.2025	CITY REVIEW

SCALIA ADDITION

14300 N SADDLEBROOK LANE
MEQUON, WI

PROJECT #: 24-047

VILLAGE REVIEW

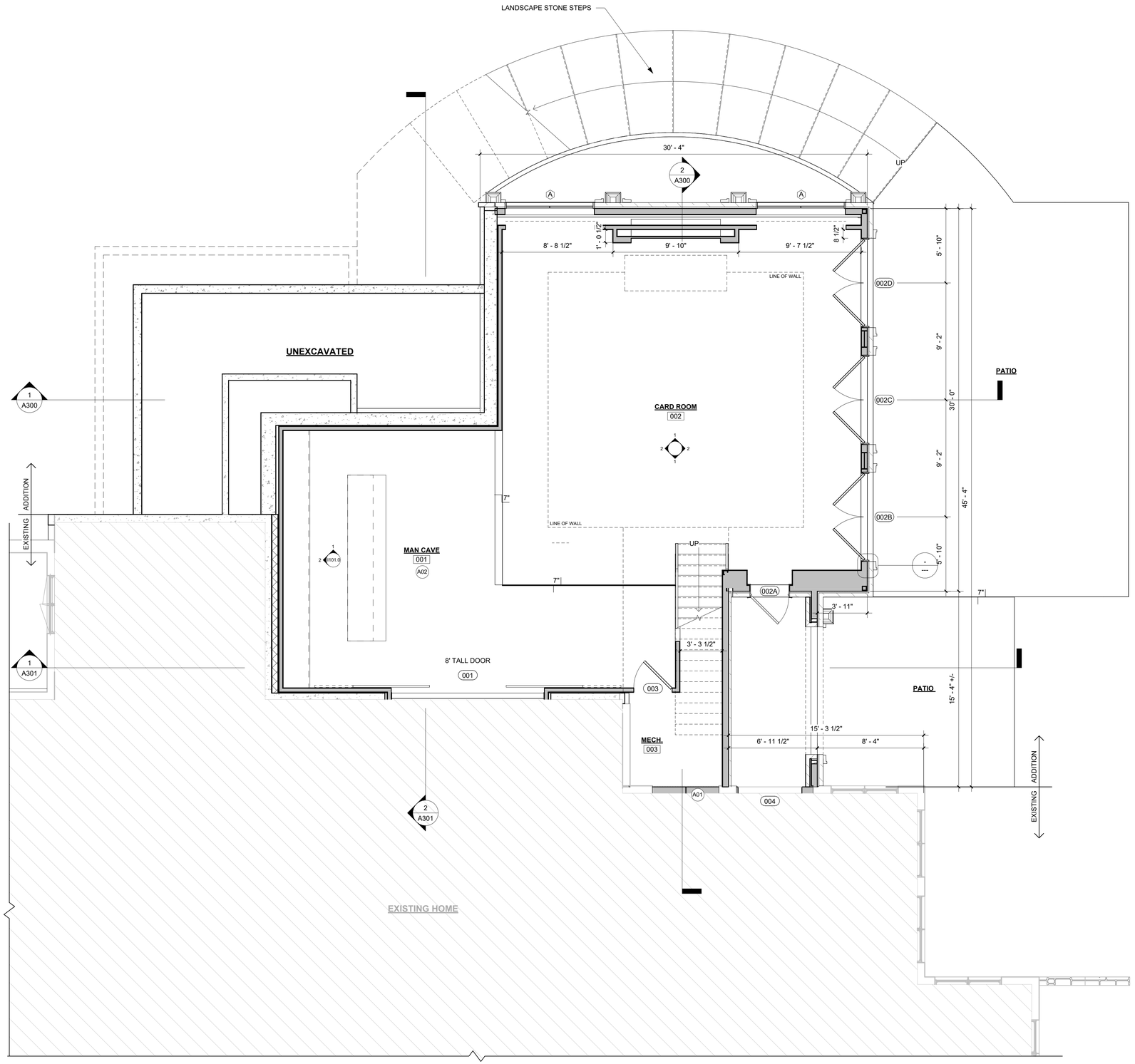
DEMO PLANS

AD100

ARCHITECTURAL PLAN KEYNOTES

OVERALL:

- A01 INFILL EXISTING OPENING
- A02 NEW 2x4 FURRING WALLS AT PERIMETER WALLS



1 FLOOR PLAN - LOWER LEVEL
1/4" = 1'-0"

PLAN NORTH
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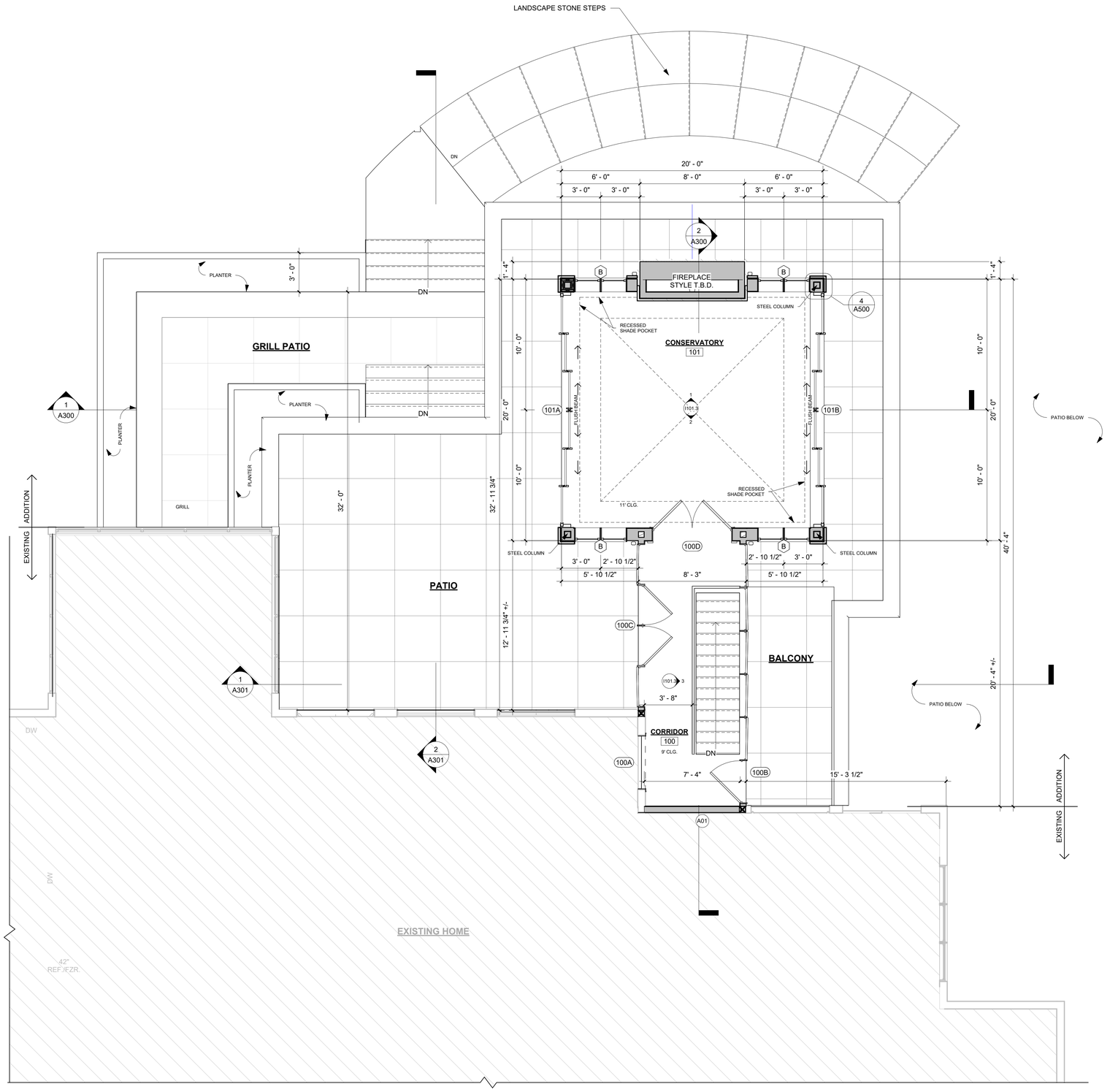
14300 N SADDLEBROOK LANE
MEQUON, WI

PROJECT #: 24-047

VILLAGE REVIEW

LOWER LEVEL

A100



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

ARCHITECTURAL PLAN KEYNOTES

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A01 INFILL EXISTING OPENING

A02 NEW 2x4 FURRING WALLS AT PERIMETER WALLS

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VILLAGE REVIEW

FIRST FLOOR PLAN

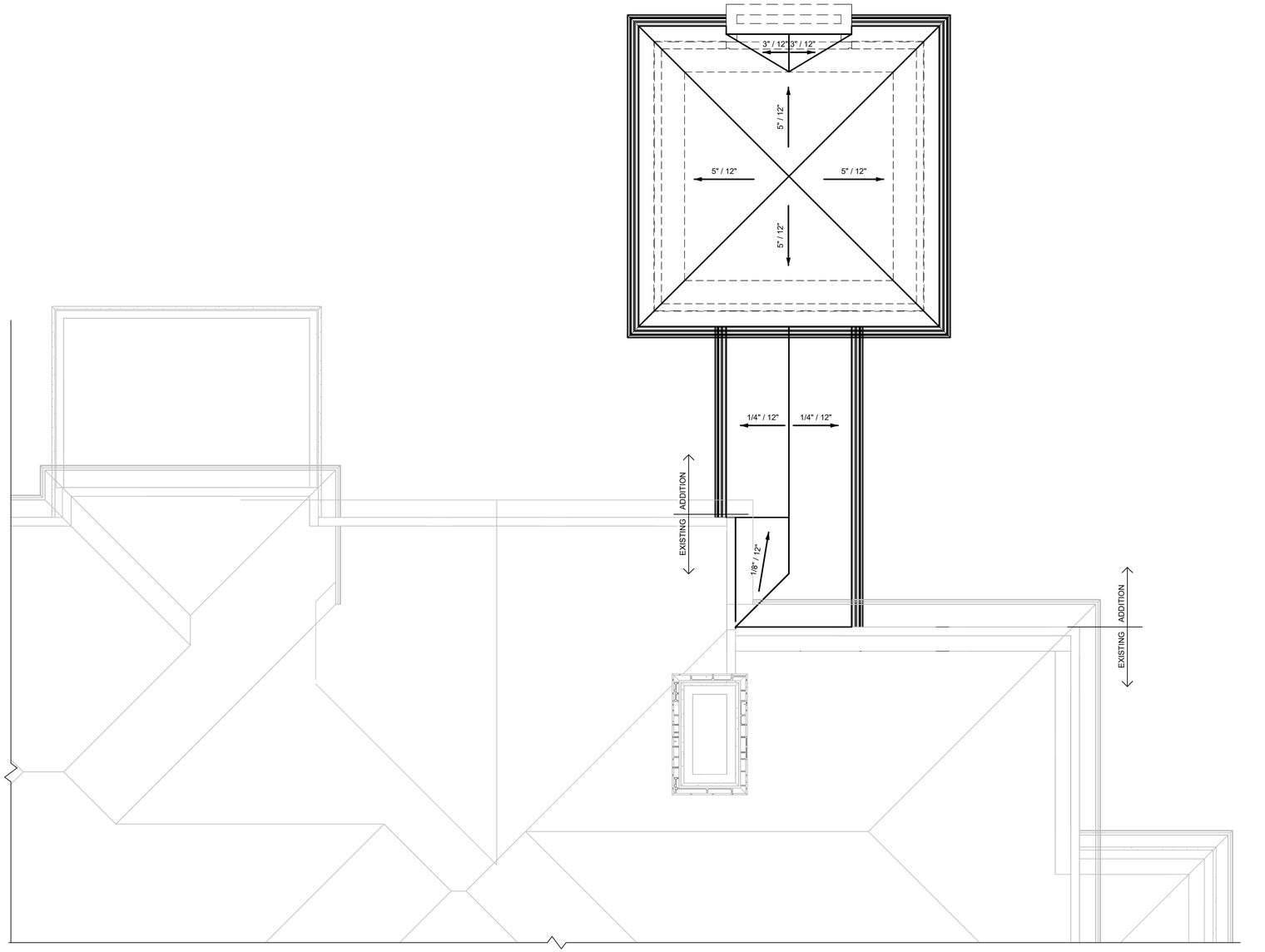
A101

PLAN NORTH TRUE NORTH

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

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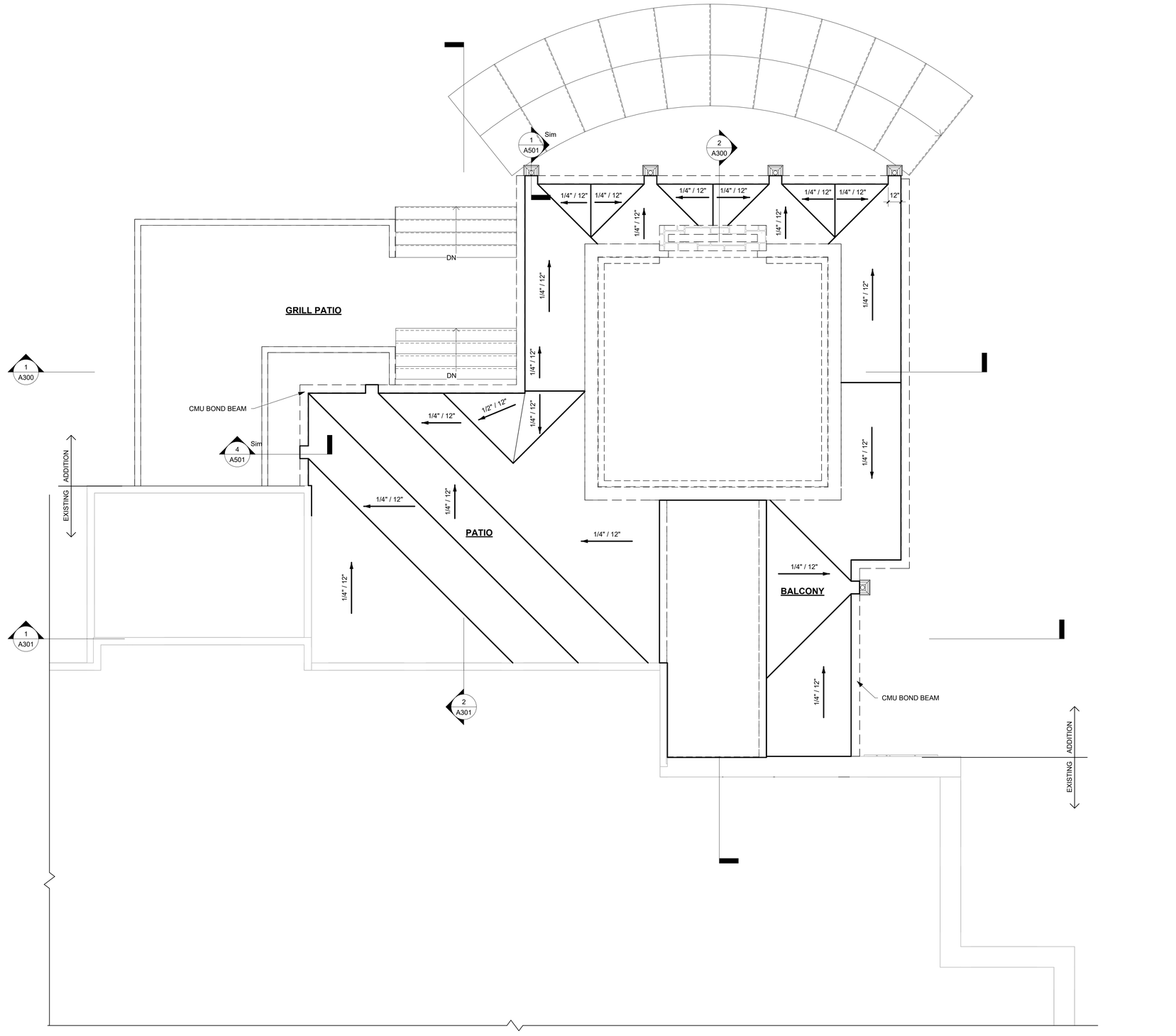
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ROOF PLAN

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A102



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

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PROJECT #: 24-047

VILLAGE REVIEW

PITCHED FOAM FIRST FLOOR PLAN

A103

PLAN NORTH
TRUE NORTH

IF PRINTED ON 24" X 36", TOP SCALE BAR SHALL BE EXACTLY 1"
IF PRINTED ON 12" X 18", BOTTOM SCALE BAR SHALL BE EXACTLY 1", AND VIEWS ON THE SHEET ARE REDUCED BY 50%.
IF EITHER SCALE BAR IS NOT EXACTLY 1", DRAWING IS NOT TO SCALE
0" 1" 24 X 36
0" 1" 12 X 18

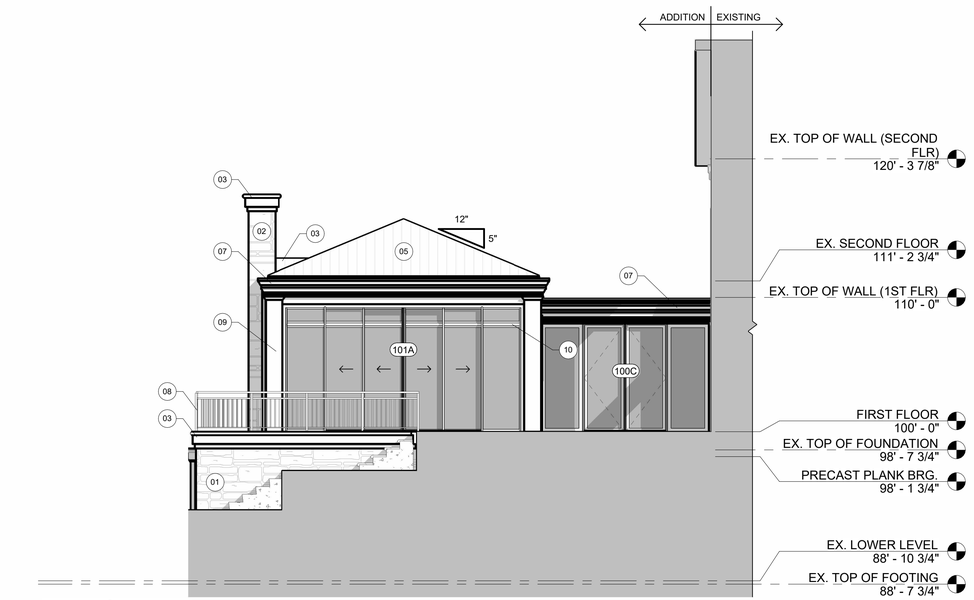
Attachment: Plans & Survey (10533 : Dan & Brittany Scalia)

EXTERIOR MATERIAL KEYNOTES

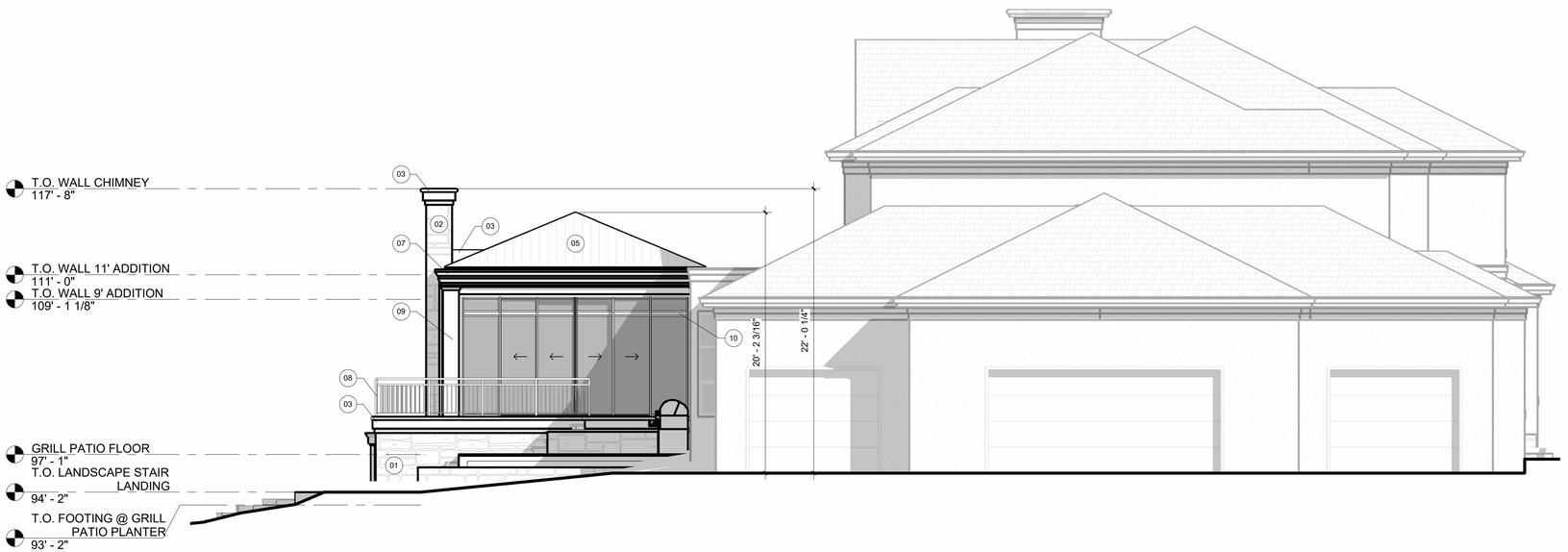
OVERALL:

- -

01	FULL STONE VENEER
02	THIN STONE VENEER
03	LIMESTONE COPING/BANDING
04	STONE TRIM/SURROUND
05	STANDING SEAM METAL ROOF
06	CRICKET
07	METAL CROWN CORNICE w/ INTEGRATED GUTTER
08	RAILING
09	DECORATIVE COLUMN
10	SIMULATED DIVISION TO MATCH WINDOWS
11	MATCH EX. STUCCO
12	LANDSCAPE STEPS
13	PLANTER
14	GRILL BY OWNER



2 EXTERIOR ELEV. - NORTH ADDITION ELEVATION
3/16" = 1'-0"



1 EXTERIOR ELEV. - NORTH ELEVATION
3/16" = 1'-0"

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0" 1" 24 X 36
0" 1" 12 X 18

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#	DATE	DESCRIPTION
1	03.21.2025	PRELIMINARY BID SET
2	07.18.2025	CITY REVIEW

SCALIA ADDITION

14300 N SADDLEBROOK LANE
MEQUON, WI

PROJECT #: 24-047

VILLAGE REVIEW

EXTERIOR ELEVATIONS

A200

Attachment: Plans & Survey (10533 : Dan & Brittany Scalia)



2 EXTERIOR ELEV. - SOUTH ELEVATION
3/16" = 1'-0"



1 EXTERIOR ELEV. - EAST ELEVATION
3/16" = 1'-0"

EXTERIOR MATERIAL KEYNOTES

OVERALL:

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04	STONE TRIM/SURROUND
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06	CRICKET
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14	GRILL BY OWNER

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VILLAGE REVIEW

EXTERIOR ELEVATIONS

A201

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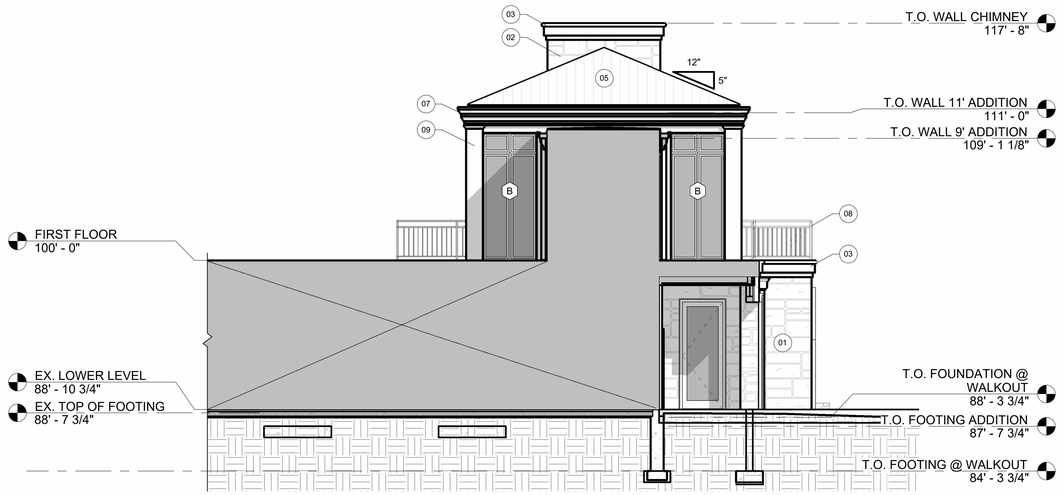
Attachment: Plans & Survey (10533 : Dan & Brittany Scalia)

EXTERIOR MATERIAL KEYNOTES

OVERALL:

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14	GRILL BY OWNER



2 EXTERIOR ELEV. - WEST ADDITION ELEVATION
3/16" = 1'-0"



1 EXTERIOR ELEV. - WEST ELEVATION
3/16" = 1'-0"

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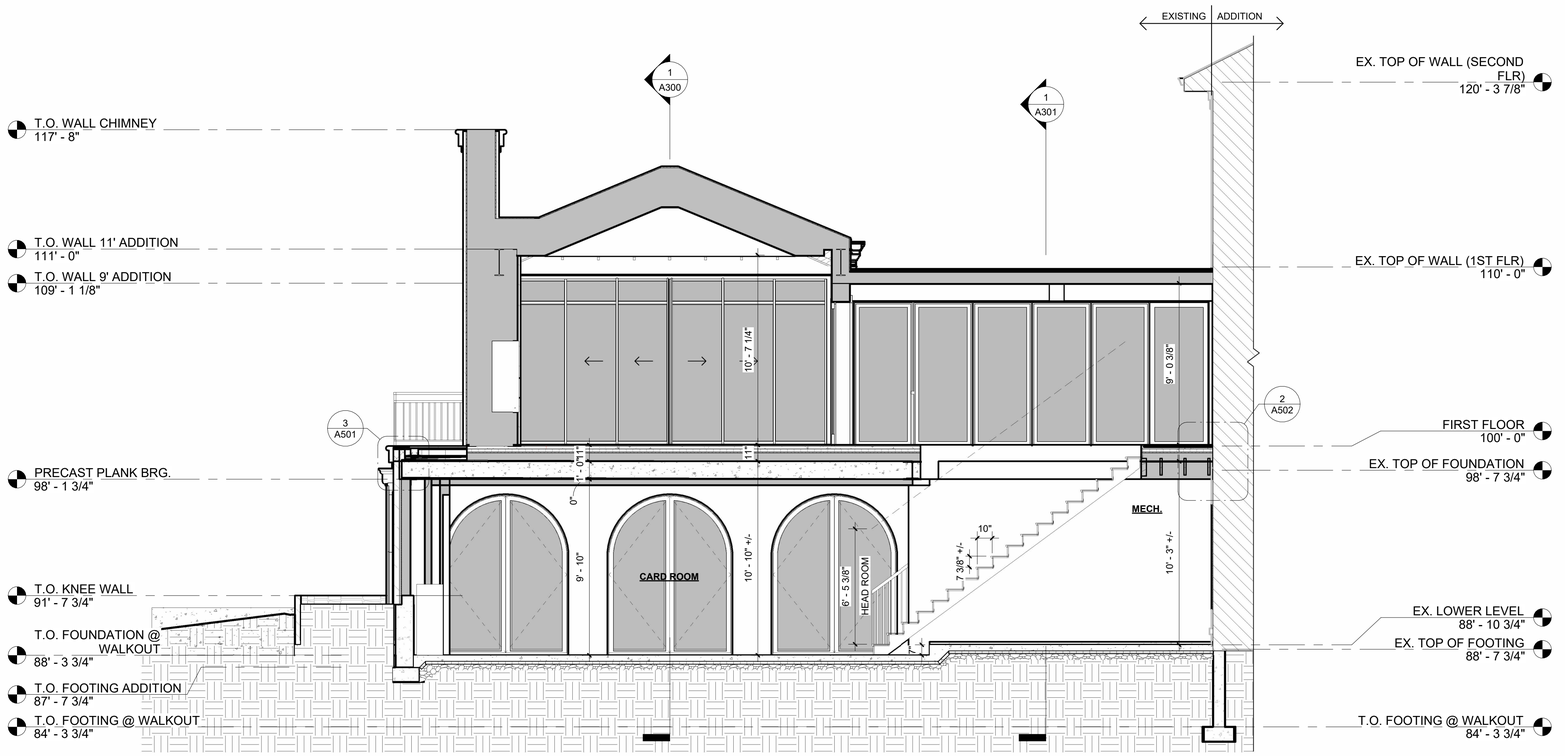
PROJECT #: 24-047

VILLAGE REVIEW

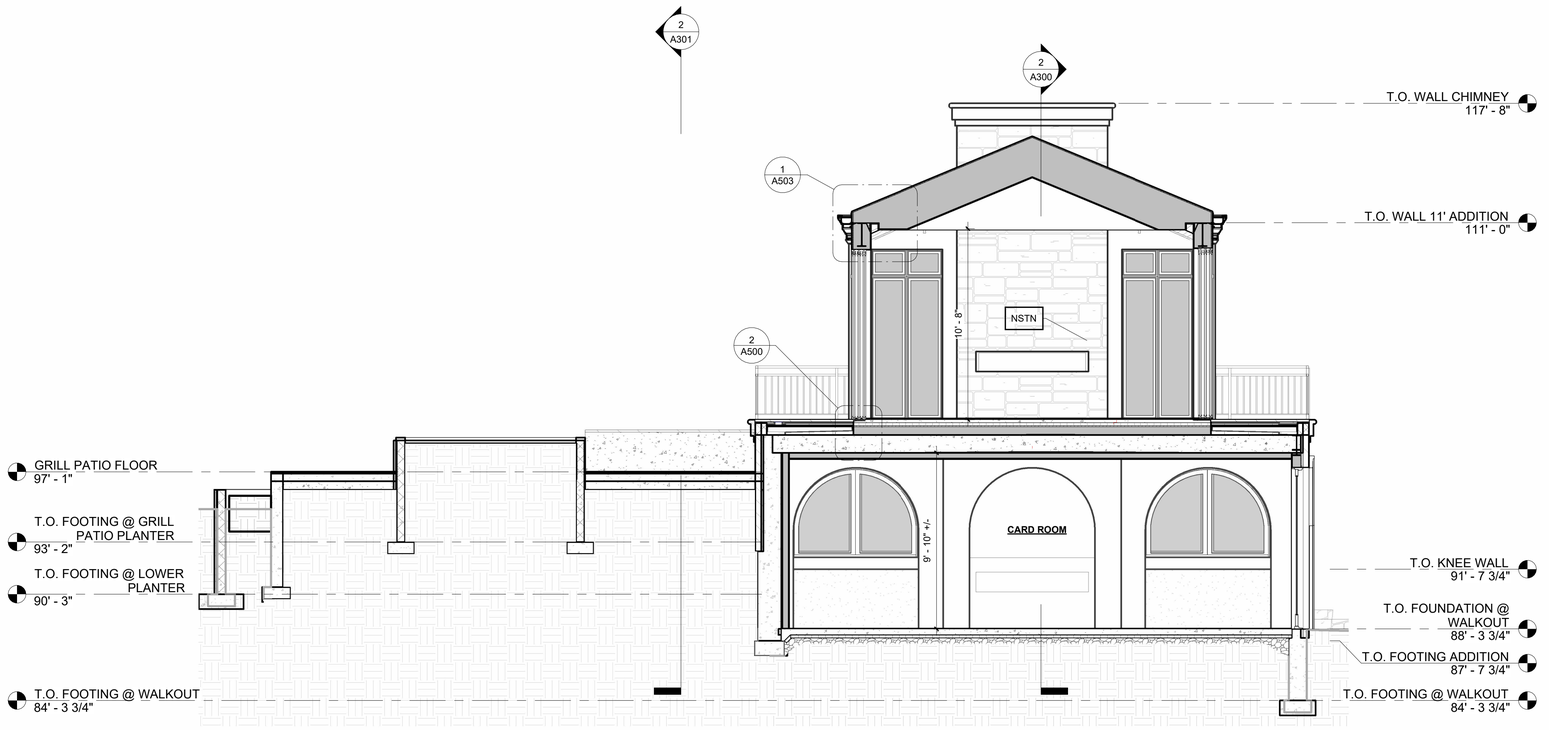
EXTERIOR ELEVATIONS

A202

Attachment: Plans & Survey (10533 : Dan & Brittany Scalia)



2 SECTION - THRU CONSERVATORY & EXISTING
1/4" = 1'-0"



1 SECTION - THRU CARD ROOM & CONSERVATORY
1/4" = 1'-0"

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3.4.c

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SCALIA ADDITION

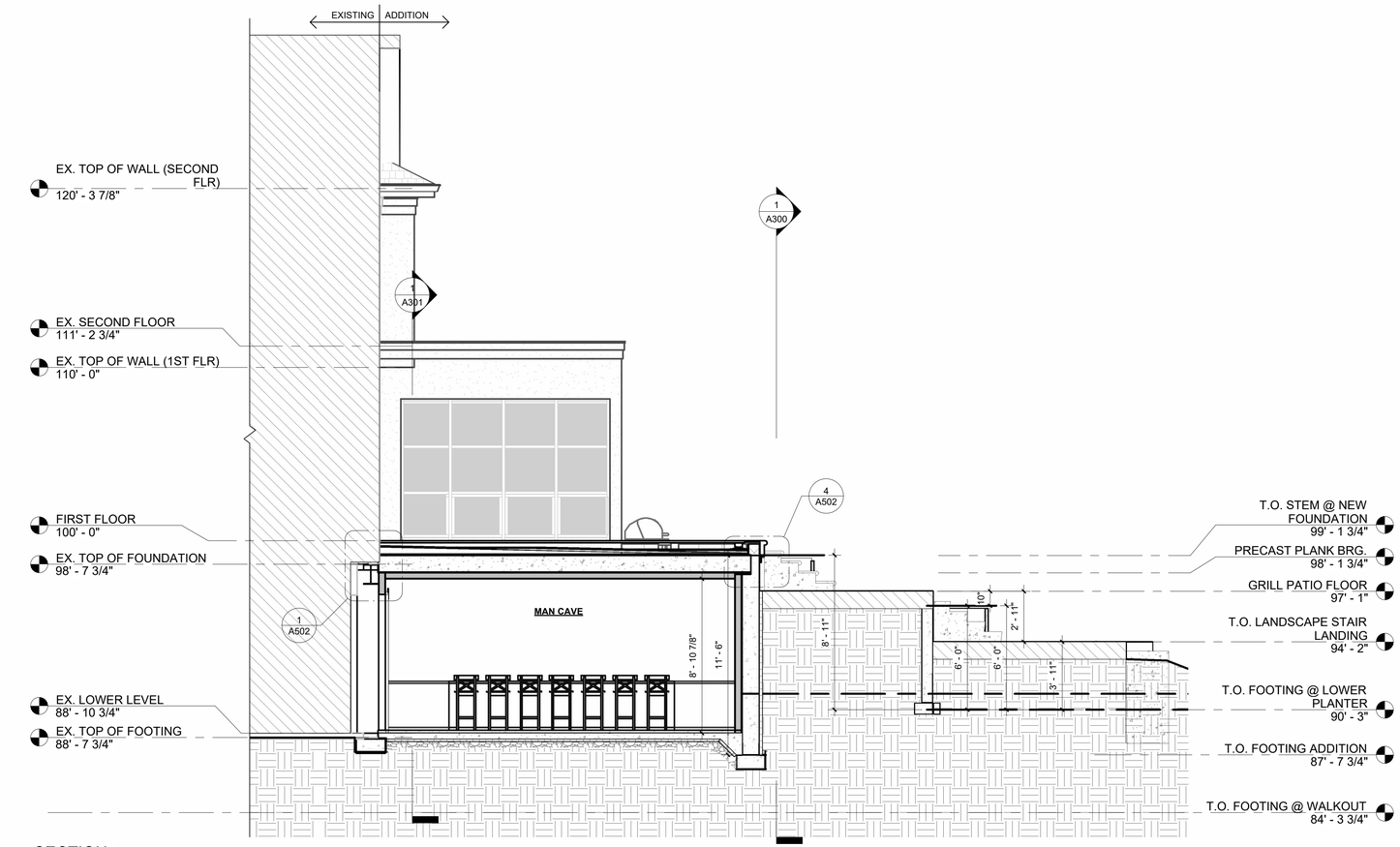
14300 N SADDLEBROOK LANE
MEQUON, WI

PROJECT #: 24-047

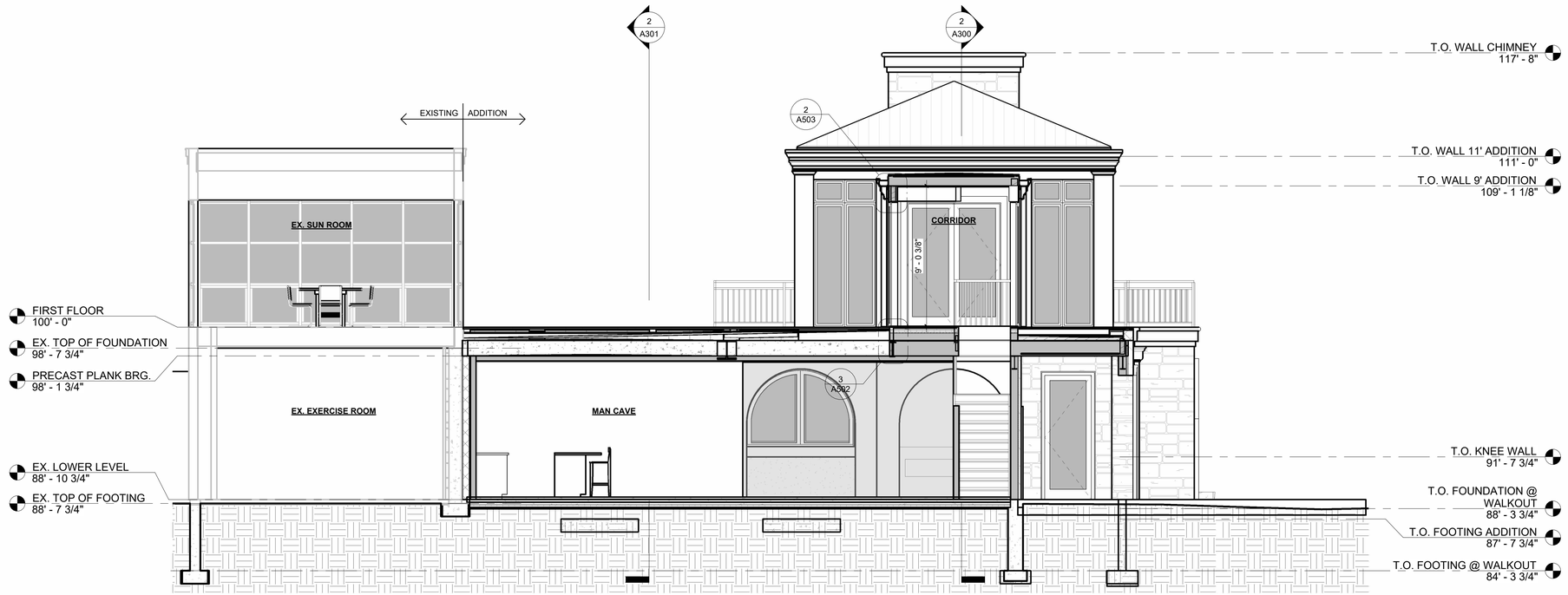
VILLAGE REVIEW

SECTIONS

A300



2 SECTION - THRU PATIO & GRILL PATIO
1/4" = 1'-0"



1 SECTION - THRU PATIO & CORRIDOR
1/4" = 1'-0"

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SCALIA ADDITION

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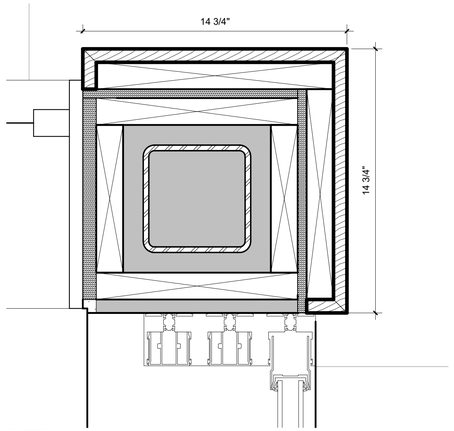
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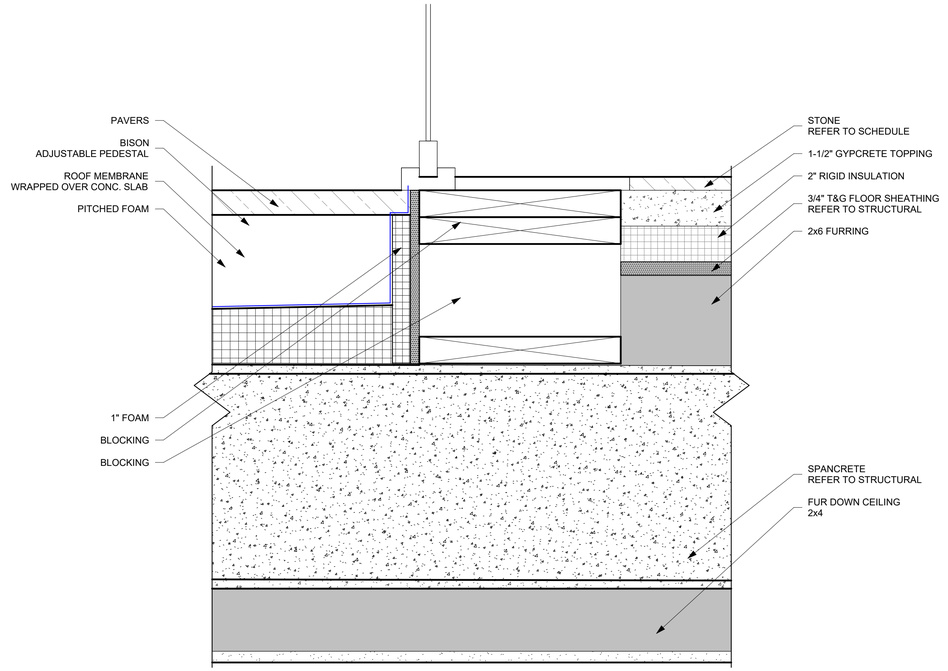
SECTIONS

A301

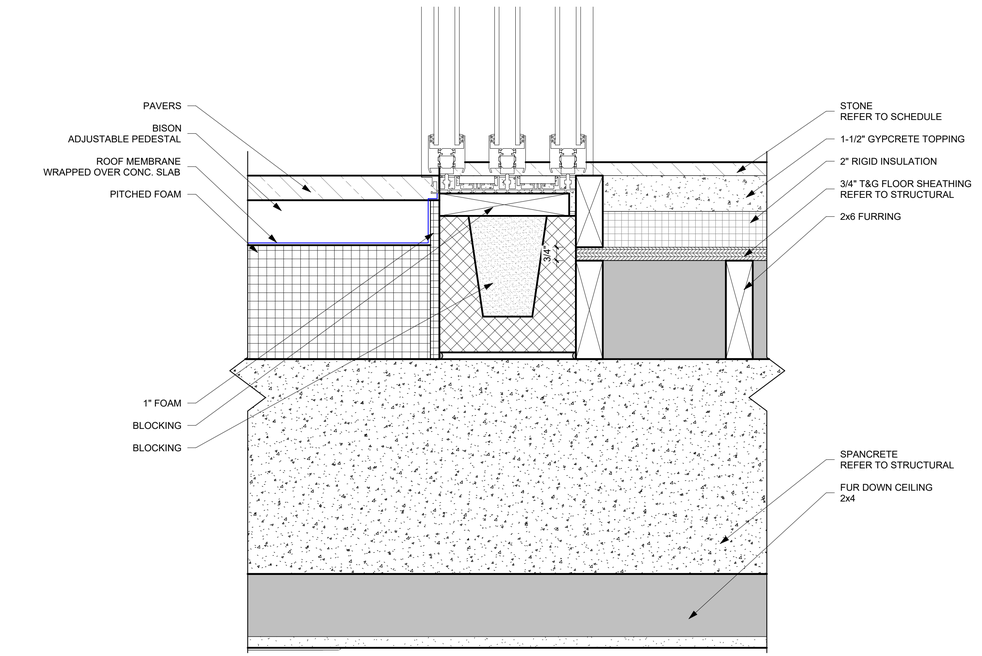
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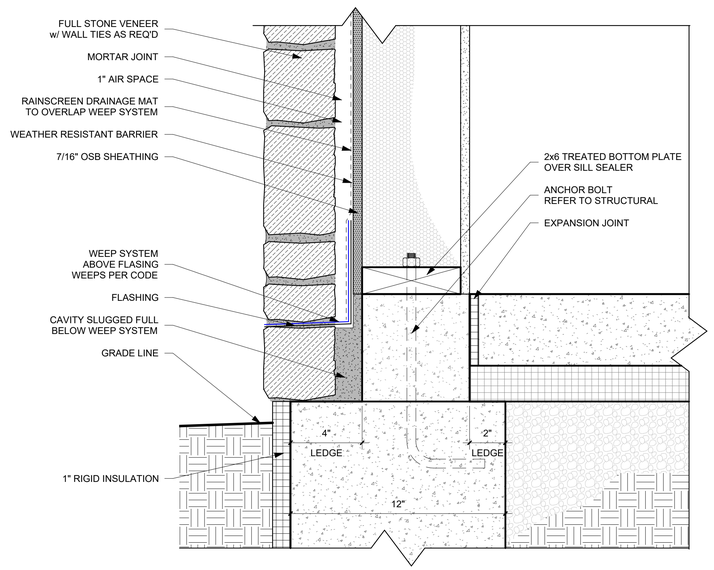
4 DETAIL - COLUMN @ CONSERVATORY
3" = 1'-0"



3 DETAIL - WINDOW SILL @ CONSERVATORY
3" = 1'-0"



2 DETAIL - DOOR SILL @ CONSERVATORY
3" = 1'-0"



1 DETAIL - SLAB LEDGE @ BASEMENT
3" = 1'-0"

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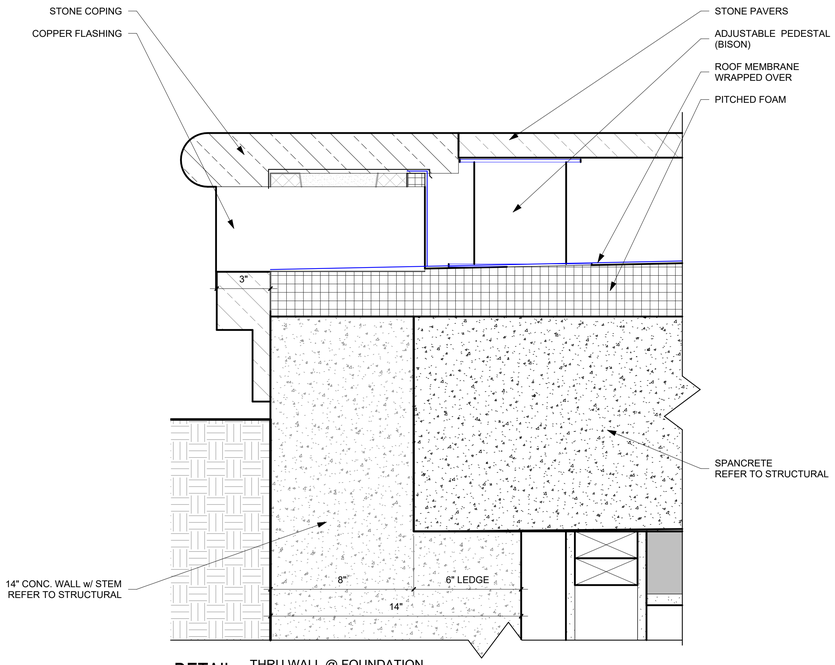
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VILLAGE REVIEW

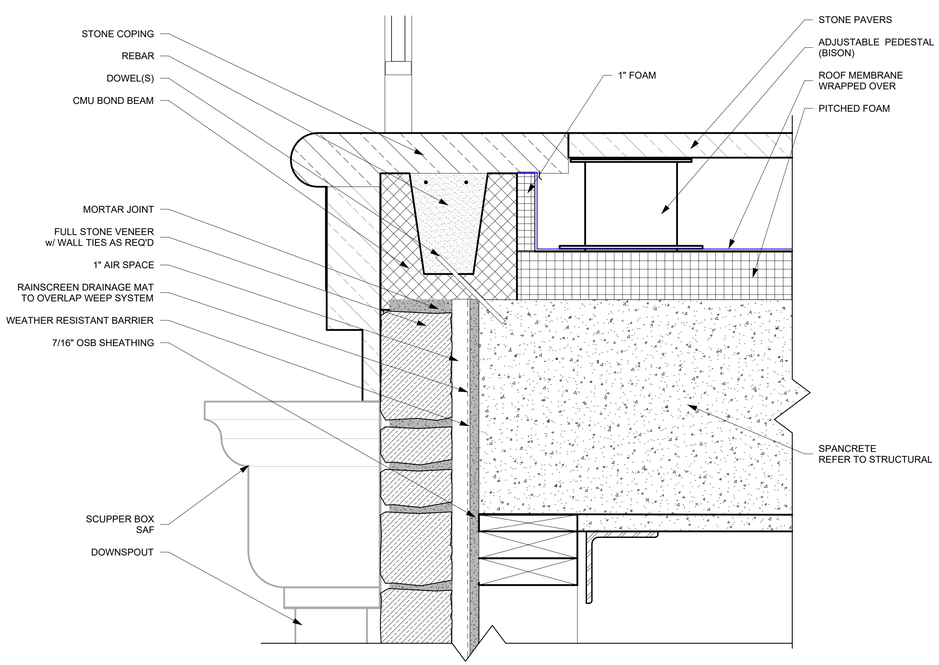
DETAILS

A500

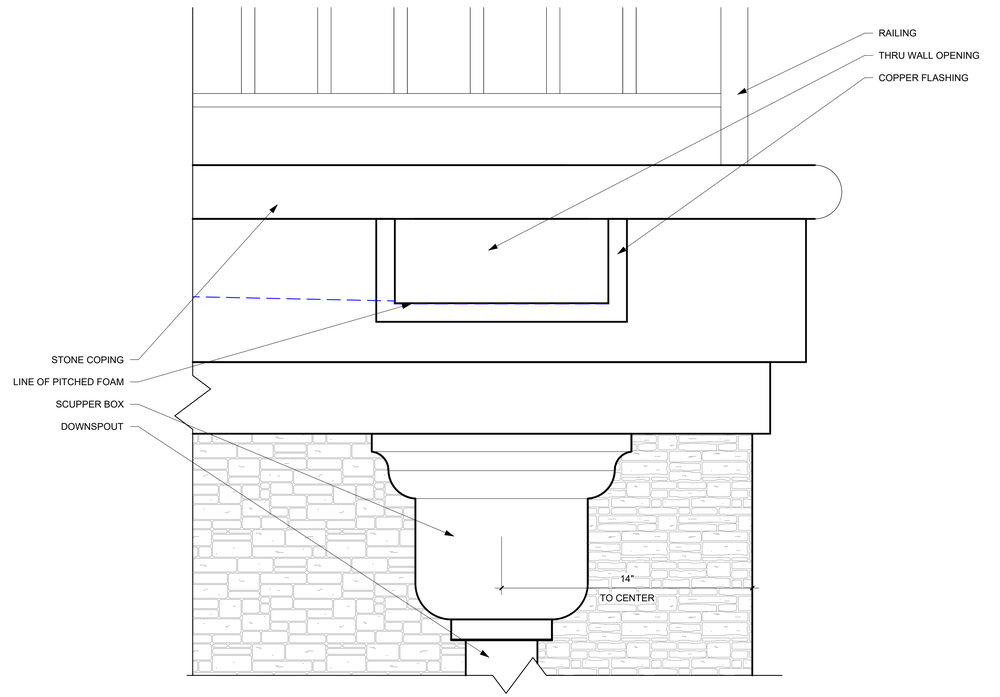
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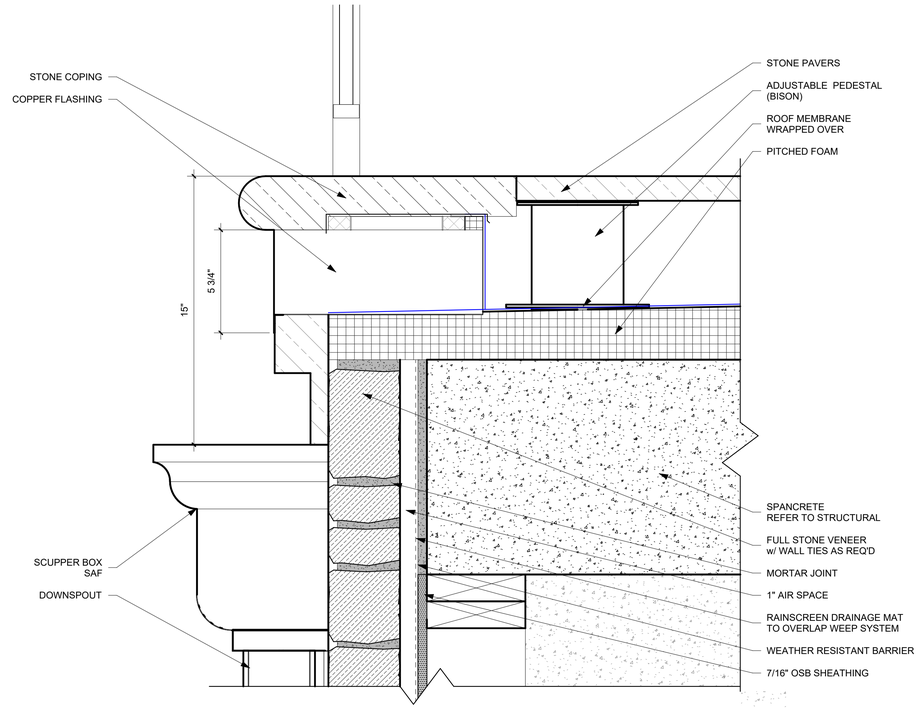
4 DETAIL - THRU WALL @ FOUNDATION LEDGE
3" = 1'-0"



3 DETAIL - PATIO COPING @ SPANCRETE
3" = 1'-0"



2 DETAIL - ELEV. - SCUPPER BOX
3" = 1'-0"



1 DETAIL - PATIO COPING @ SCUPPER
3" = 1'-0"

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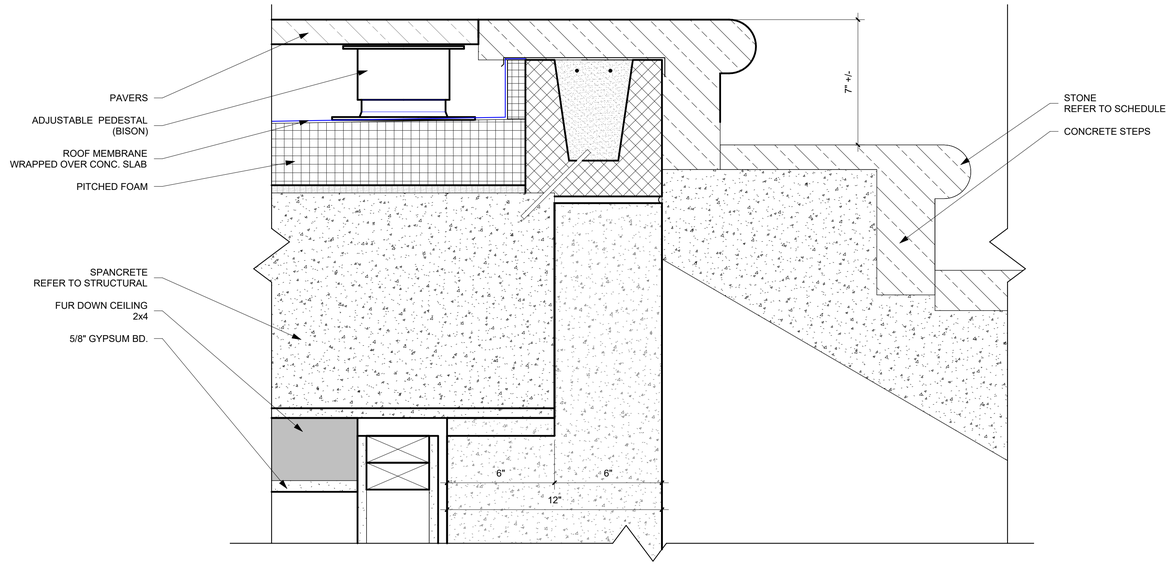
PROJECT #: 24-047

VILLAGE REVIEW

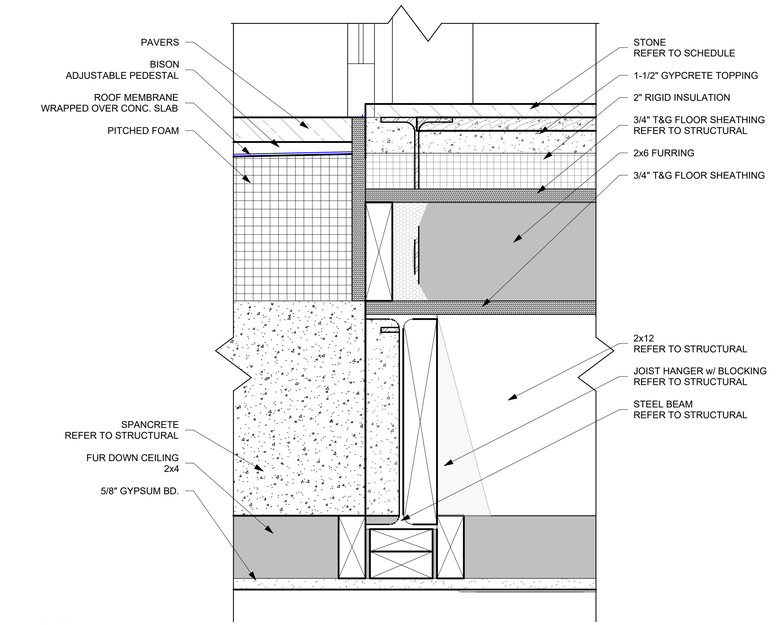
DETAILS

A501

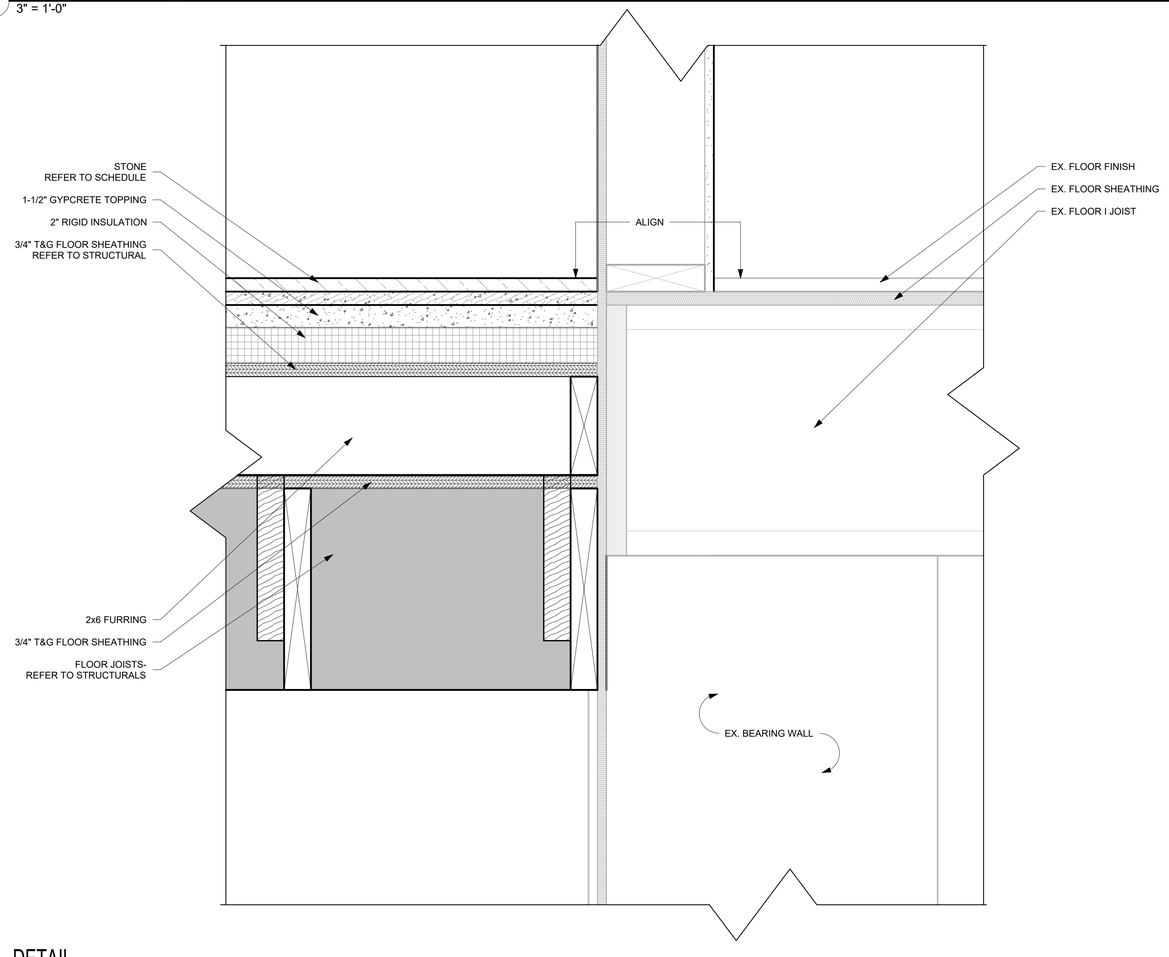
Attachment: Plans & Survey (10533 : Dan & Brittany Scalia)



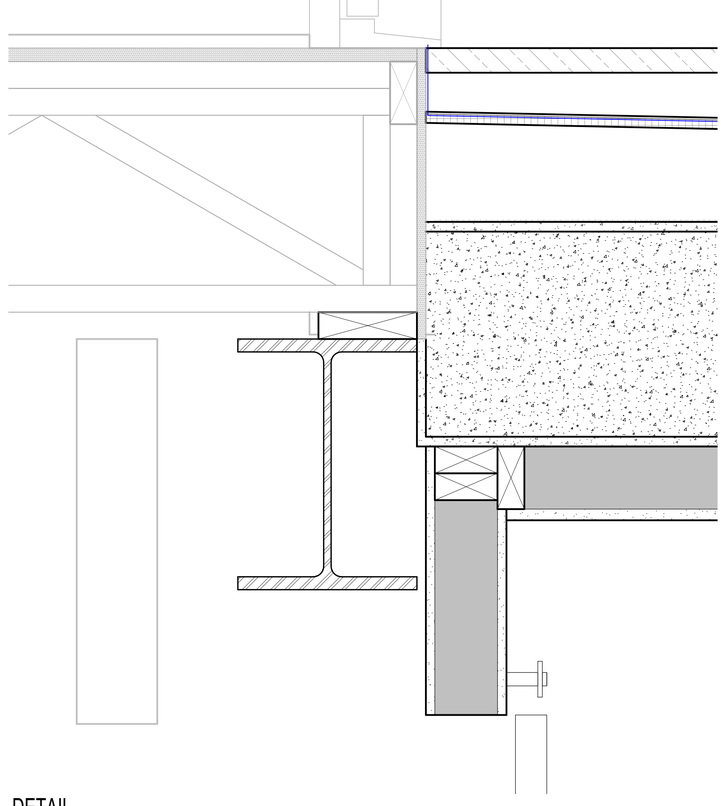
4 DETAIL - PATIO EDGE @ STEPS
3" = 1'-0"



3 DETAIL - WINDOW SILL TYP.
3" = 1'-0"



2 DETAIL - EXISTING TO ADDITION
3" = 1'-0"



1 DETAIL - EX. HOUSE TO PATIO
3" = 1'-0"

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IF PRINTED ON 12" X 18", BOTTOM SCALE BAR SHALL BE EXACTLY 1", AND VIEWS ON THE SHEET ARE REDUCED BY 50%
IF EITHER SCALE BAR IS NOT EXACTLY 1", DRAWING IS NOT TO SCALE
0" 1" 24 X 36
0" 1" 12 X 18

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NOT FOR CONSTRUCTION

DISTINCTIVE DESIGN STUDIO

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#	DATE	DESCRIPTION
1	03.21.2025	PRELIMINARY BID SET
2	07.18.2025	CITY REVIEW

SCALIA ADDITION

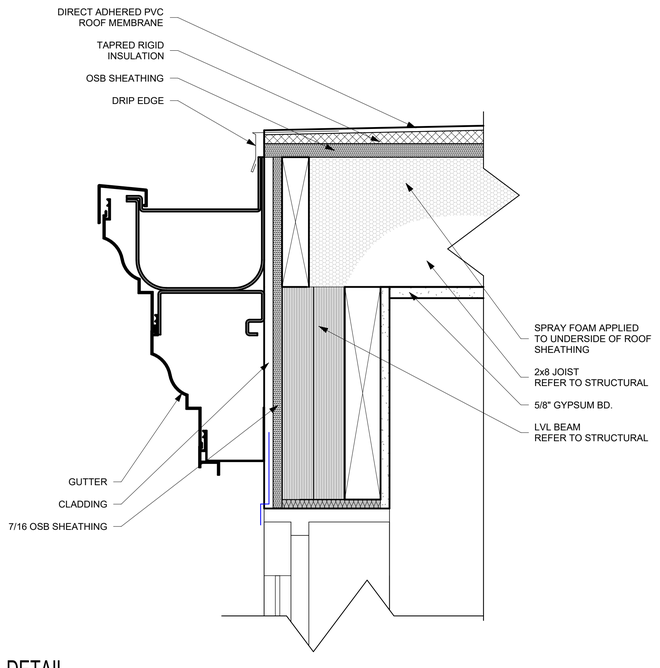
14300 N SADDLEBROOK LANE
MEQUON, WI

PROJECT #: 24-047

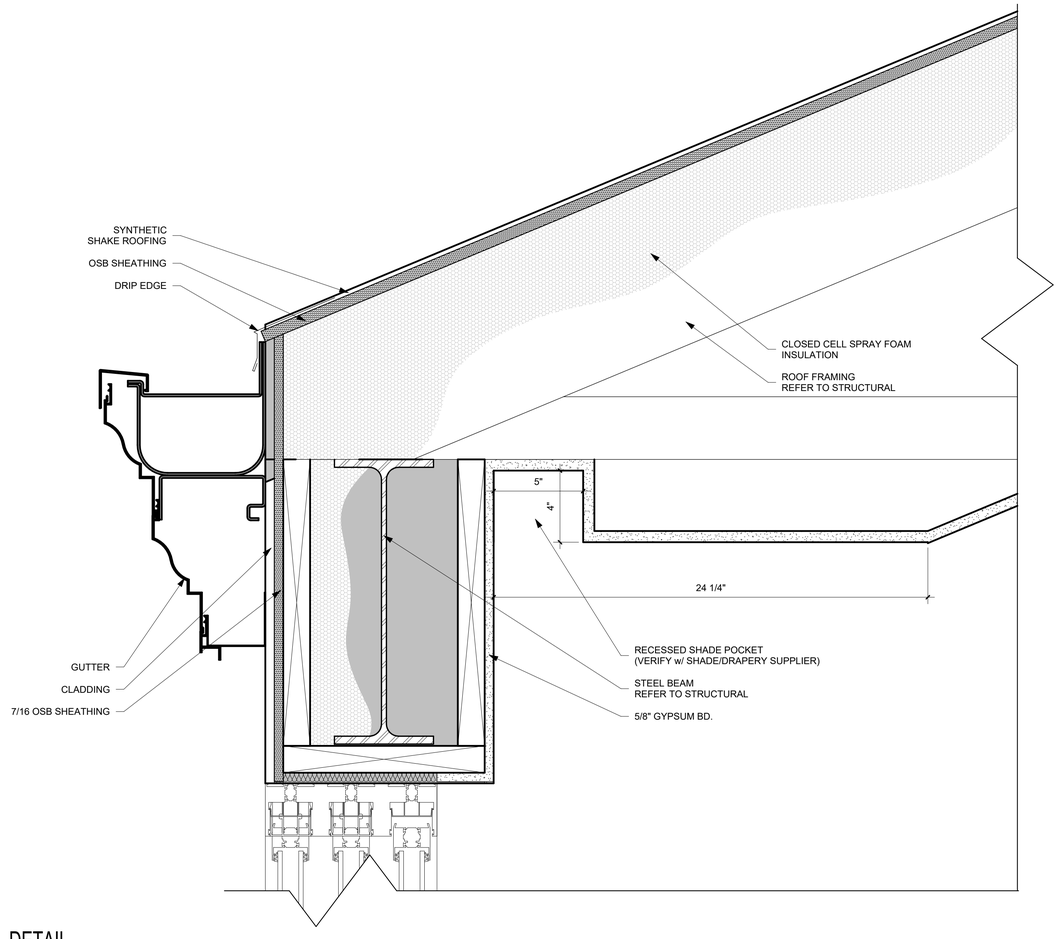
VILLAGE REVIEW

DETAILS

A502



2 DETAIL - EAVE @ FLAT ROOF
3" = 1'-0"



1 DETAIL - EAVE @ CONSERVATORY
3" = 1'-0"

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14300 N SADDLEBROOK LANE
MEQUON, WI

PROJECT #: 24-047

VILLAGE REVIEW

DETAILS

A503

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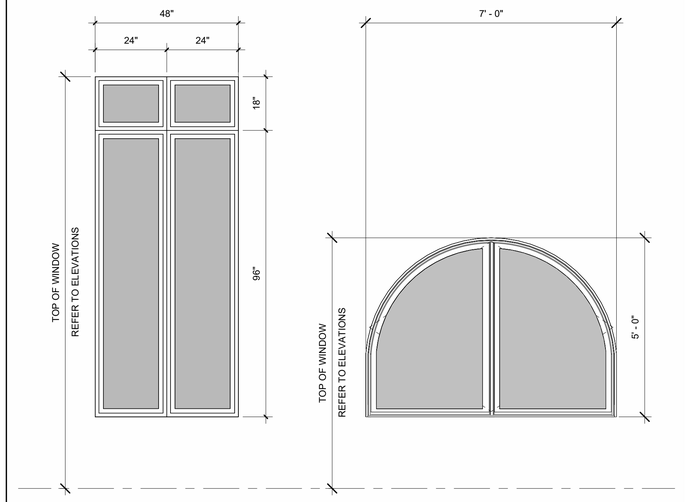
DOOR SCHEDULE

TAG	ROOM	DOOR					PANEL		FRAME		COMMENTS
		FUNCTION	DOOR TYPE	WIDTH	HEIGHT	THICKNESS	MATERIAL	FINISH	MATERIAL	FINISH	
T.O. FOUNDATION @ WALKOUT											
001	MAN CAVE	BARN	CC	12' - 0"	8' - 0"	0' - 1 3/4"	WD	ART	WD	PT	HIDDEN HARDWARE
002A	CARD ROOM	SINGLE SWING	B	3' - 0"	8' - 0"	0' - 1 3/4"	WD	STAIN	WD	STAIN	
002B	CARD ROOM	DOUBLE SWING	A	7' - 0"	9' - 0"	0' - 1 3/4"	MTL/WD	PT	MTL/WD	PT	
002C	CARD ROOM	DOUBLE SWING	A	7' - 0"	9' - 0"	0' - 1 3/4"	MTL/WD	PT	MTL/WD	PT	
002D	CARD ROOM	DOUBLE SWING	A	7' - 0"	9' - 0"	0' - 1 3/4"	MTL/WD	PT	MTL/WD	PT	
003	MAN CAVE	SINGLE SWING	AA	3' - 0"	8' - 0"	0' - 2"	WD	STAIN	WD	STAIN	
004	EX. PLAY ROOM	DOUBLE SWING	BB	5' - 0"	8' - 0"	0' - 2"	WD	STAIN	WD	STAIN	
FIRST FLOOR											
100A	EX. GREAT ROOM	PASSTHROUGH	BB	4' - 0"	8' - 0"	--------	MATCH EX.	MATCH EX.	MATCH EX.	MATCH EX.	
100B	CORRIDOR	SINGLE SWING	E	3' - 2 1/2"	8' - 0"	0' - 1 1/2"	MTL/WD	STAIN	MTL/WD	PT	
100C	CORRIDOR	DOUBLE SWING	C	3' - 0"	8' - 0"	0' - 1 1/2"	MTL	STAIN	MTL/WD	PT	
100D	CORRIDOR	DOUBLE SWING	BB	6' - 0"	8' - 0"	0' - 1 3/4"	MTL	PT	MTL	PT	
101A	CONSERVATORY	SLIDING	D	18' - 0"	9' - 6"	0' - 0 3/4"	MTL/WD	STAIN	MTL/WD	PT	HIDDEN HARDWARE
101B	CONSERVATORY	SLIDING	D	18' - 0"	9' - 6"	0' - 0 3/4"	MTL/WD	STAIN	MTL/WD	PT	HIDDEN HARDWARE

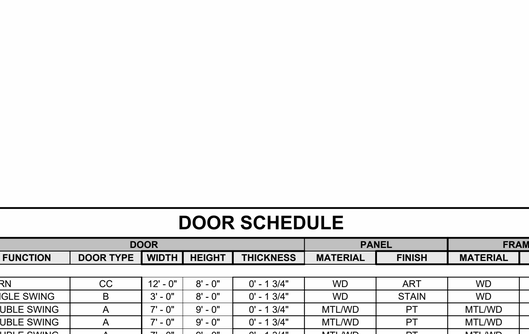
WINDOW SCHEDULE

MARK	TYPE	INTERIOR FINISH	EXTERIOR FINISH	COMMENTS
T.O. FOUNDATION @ WALKOUT				
A	FIXED			
FIRST FLOOR				
B	FIXED			SIMULATED DIVISION TO MATCH WINDOWS

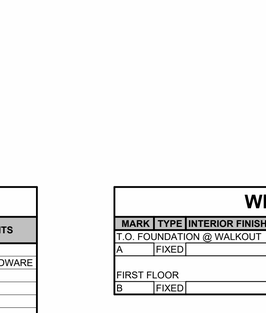
WINDOW SCHEDULE



DOOR SCHEDULE



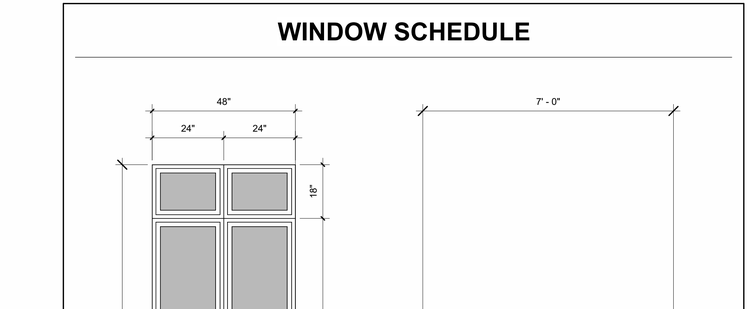
DOOR TYPE CC



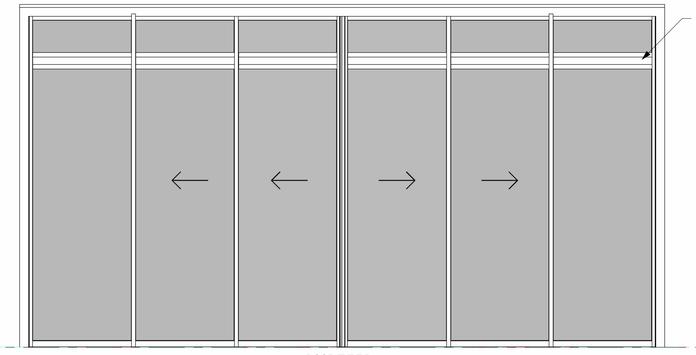
DOOR TYPE BB



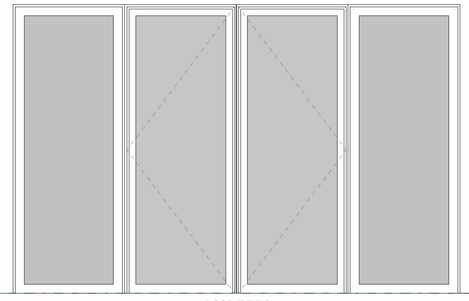
DOOR TYPE AA



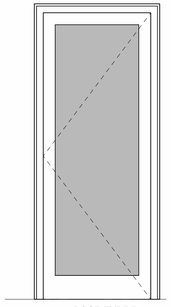
DOOR TYPE E



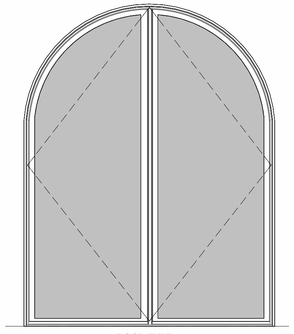
DOOR TYPE D



DOOR TYPE C



DOOR TYPE B



DOOR TYPE A

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SCALIA ADDITION

14300 N SADDLEBROOK LANE
MEQUON, WI

PROJECT #: 24-047

VILLAGE REVIEW

SCHEDULES

A600

NOT FOR CONSTRUCTION

Attachment: Plans & Survey (10533 : Dan & Brittany Scalia)

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: **August 11, 2025**
SUBJECT: **Evan & Megan Argall - New Single-Family Residence at 7745 W. Bonniwell Road**

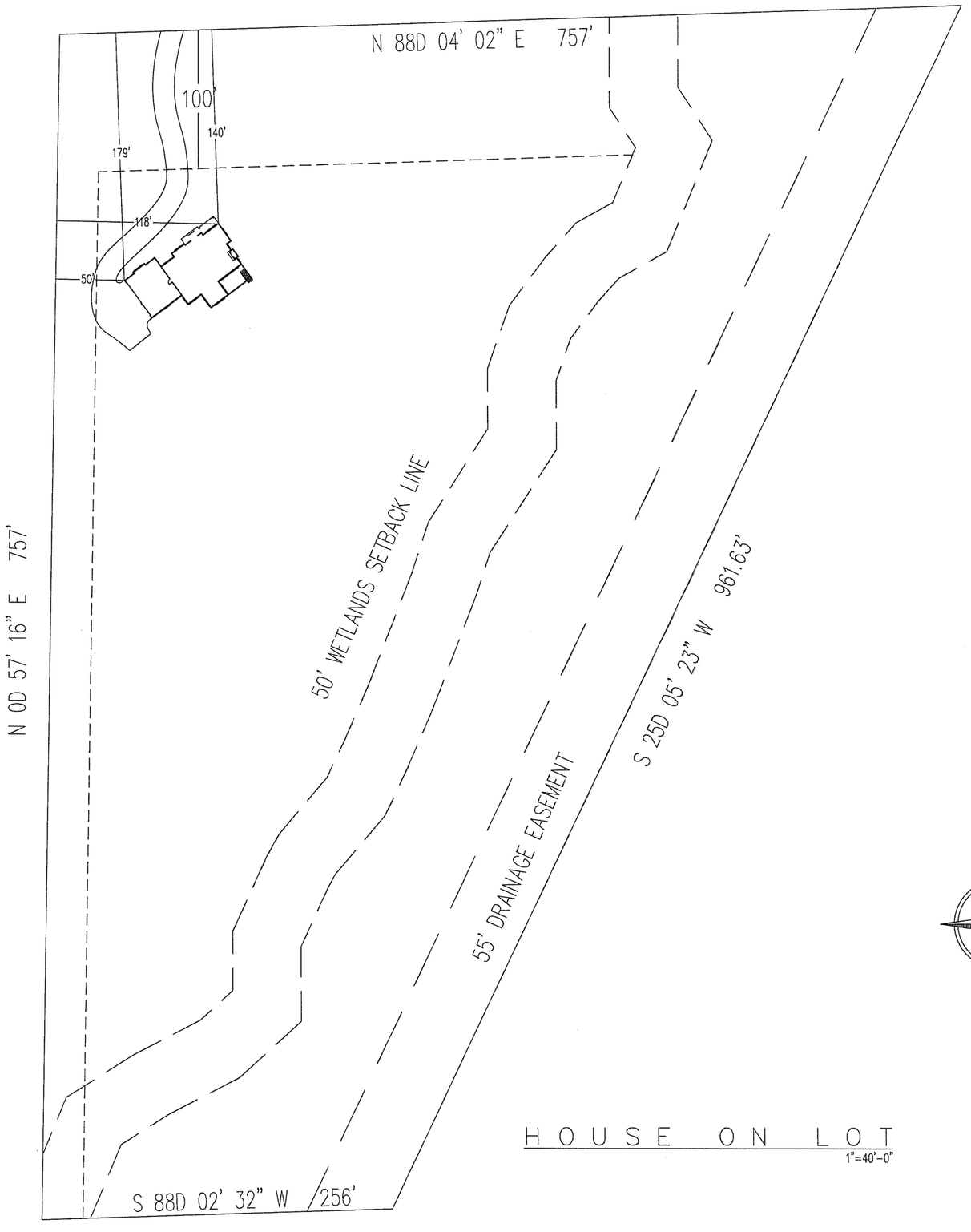
Attachments:
Statement of Intent (PDF)
Site Plan (PDF)
Renderings (PDF)
Plans (PDF)

Statement of Intent

The owners of Lot 2 of CSM 4266 intend on building a new, two story, single family home. The lot is located on a hill that slopes from the Northwest to the Southeast and has wetlands along the Southeast lot line. The house will be located on the top of the hill along the West lot line and does not encroach on the 50' wetland setback. The intent is to preserve and keep as much of the existing vegetation as possible.

The house is composed of a combination of Hardie lap siding and stone veneer. The roof will primarily be Lifetime Dimensional Asphalt Shingles with metal roof accents. The windows will be black Andersen 400 series with black grids.

Attachment: Statement of Intent (10534 : Evan & Megan Argall)



HOUSE ON LOT
1"=40'-0"

NIKKELSON BUILDERS
1029 W. GLEN OAKS LANE #202
MEQUON, WI. 53092
262-241-5740

ARGALL RESIDENCE

HOUSE ON LOT

1" = 40'-0"

6-13-2025

2025-04

DRAWN BY: F.M.D.
E-MAIL: fred@nikkelsonbuilders.com
PHONE: 414-241-5740

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A7

Attachment: Site Plan (10534 : Evan & Megan Argall)





Attachment: Renderings (10534 : Evan & Megan Argall)





Attachment: Renderings (10534 : Evan & Megan Argall)





Attachment: Renderings (10534 : Evan & Megan Argall)





Attachment: Renderings (10534 : Evan & Megan Argall)



ARGALL RESIDENCE

7445 W. BONNIWELL ROAD, MEQUON, WI 53097

SINGLE-FAMILY, ONE-STORY NEW CONSTRUCTION

OWNER

MEGAN AND EVAN ARGALL

CONTRACTOR

MIKKELSON BUILDERS
1025 W. GLEN OAKS RD.
MEQUON, WI 53092
262-241-8740

ARCHITECT

FREDERICK M. DAHMS
1025 W. GLEN OAKS RD.
MEQUON, WI 53092
414-241-8910

INDEX

T1 TITLE PAGE
A1 FRONT ELEVATION & BUILDING SECTION
A2 REAR ELEVATION & BUILDING SECTION
A3 LEFT & RIGHT ELEVATIONS
A4 FOUNDATION
A5 FIRST FLOOR PLAN
A6 SECOND FLOOR PLAN

PROJECT DATA

DESCRIPTION	NEW CONSTRUCTION, ONE-STORY W/ BASEMENT
ZONING	RESIDENTIAL, SINGLE-FAMILY
JURISTICTION	X
TAX / PLAT NUMBER	X
BUILDING USE	SINGLE-FAMILY RESIDENCE
DENSITY	1 DWELLING UNIT / 5967 SQ. FT.
MAXIMUM BLDG. HEIGHT	43'-10"

LOT INFO

7445 W. BONNIWELL ROAD, MEQUON, WI 53097

DRAWING SYMBOLS

ELECTRICAL

- (R) RECESSED CAN
- LIGHT FIXTURE
- (E) EYEBALL CAN
- OUTLET
- $ SWITCH
- (E) ETHERNET ACCESS
- 4 4-GANG OUTLET
- CEILING FAN
- BATHROOM FAN

PLUMBING

- F.D. FLOOR DRAIN
- SINK
- TOILET
- HOSE BIB HOSE BIB

SITE

- SETBACKS
- GRADE CHANGE

DOOR SCHEDULE

MARK	QTY	LOCATION	TYPE	SWING	NOTES	WIDTH	HEIGHT
x	1	EXT	x	x	-	3/0	8/0
x	1	EXT	x	x	-	3/0	8/0
x	1	INT	x	x	-	3/0	8/0
x	1	INT	x	x	-	3/0	8/0
x	1	INT	x	x	-	2/6	8/0
x	1	INT	x	x	-	3/0	8/0
x	1	INT	x	x	-	2/8	8/0
x	1	INT	x	x	-	3/0	8/0
x	1	INT	x	x	-	3/0	8/0
x	1	INT	x	x	-	3/0	8/0
x	1	EXT	x	x	-	3/0	8/0

GENERAL NOTES

ROOF TRUSS HEEL HEIGHTS

16 / 12 PITCH
18" HEEL
12" OVERHANG

EXTERIOR SIDING

ALL EXTERIOR CORNER BDS. TO BE 5 1/2"
ALL INSIDE CORNER BDS. TO BE 1 1/2"
REMOVE ALL BRICK MOLD OFF EXTERIOR DOORS AND REPLACE WITH 5 1/2" TRIM BD. EXCEPT FRONT DOOR.
ALL WINDOW TRIM TO BE 5 1/2" TOP OF WINDOW TRIM TO BE 9 1/2"

COVERAGES (ESTIMATED)

ROOFING - SQ. FT.	4265
EAVES - LF.	183
SOFFIT - SQ. FT.	588
SIDING - SQ. FT.	4303
RAKE - LF.	346

UPDATES

UPDATES

2/6/25	PRELIMINARY FIRST FLOOR PLAN
3/4/25	FND WALLS & CONC. DROPS, POSTS, FURRING STRIPS, DROPPED 8" AREAS HATCH, FND WALL DIMENSIONS
3/27/25	DOWNSIZE SQ. FT., ELEVATIONS, SECOND FLOOR OPTIONS
3/28/25	ADD OPTION FOR UTILITY/POWDER/PANTRY/LAUNDRY, ADD CHIMNEY
4/3/25	ELECTRICAL, LABELS, SECTION, PORCH
4/8/25	INTERIOR ROOF LINES / SLOPE, KNEE WALLS, FYPON/EIFS DETAIL, WINDOW GRILLS
4/18/25	ELECTRICAL UPDATES
5/6/25	UPDATED ALL WINDOWS ON PLANS TO MATCH ELEVATIONS
5/8/25	ADDED FRONT PORCH TO ELEVATIONS, ROOF PLAN, GREAT ROOM ELEVATION, EPDM BALCONY, INTERIOR ARCHED RAILING (2ND FLOOR)
5/13/25	BATH 2 MOD TUB VS TILE SHOWER, ADDED 9 REC. CANS, REMOVED 2 FANS, REMOVED 6 CEILING BOXES, REMOVED 2 SWITCHES, LAUNDRY UPDATED ADDED 2 WALLS SCONCES + SWITCHES TO P. BEDROOM, ADDED 2 WALL SCONCES TO DECK (ILO OUTLETS)
5/23/25	2/0 X 3/0 FAUX WINDOW ADDED TO LEFT ELEVATION, BALCONY EXTENDED TO 36" DEEP, UTILITY ROOM +3 RECESSED CANS, GREAT ROOM RECESSED ILO PADDLE FAN REMOVE SUNROOM DOOR AND UTILITIY POCKET DOOR ILO ARCHED OPENINGS (DRYWALL), FLEX ROOM & FOYER MINUS 1 CEILING BOX, FIREPLACE DEPTH INCREASED 6"
5/27/25	VERIFIED WINDOW SIZES, UPDATED ROOF PLAN, UPDATED FLEX ROOM LAYOUT, ADDED CAP AND BASE TO COLUMNS
5/30/25	VERIFIED SQ FT, CHASE SIZE
6/20/25	REMOVED L.L. OFFICE PATIO DOOR, MOVED FITNESS WALL 3'-1" TO FIT SUMP, UPDATED BED 5 WINDOWS ON ELEVATION, ADDED TILE TO FIREPLACE ELEVATION GREAT ROOM PATIO DOOR CHANGED TO 8/0 W/ (2) WINDOWS, BALCONY NOW 36" DEEP, PORCH ADDED 12" TO DEPTH
7/2/25	LAUNDRY FLOOR NOW TILE, FLEX ROOM NOW CARPET, WAINSCOT SUNROOM, NO CROWN GREAT ROOM
7/8/25	UPDATED LL DOORS THAT ARE NOW 6'-8" (8 DOORS), CARPET RUNNER ON STAIRS, UPDATED FIREPLACE FRAMING ON PLAN

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

ARGALL RESIDENCE

TITLE PAGE

NO SCALE

7-8-2025

2025-04

DRAWN BY: F.M.D.
E-MAIL: fred@mikkelsonbuilders.com
MOBILE: 414-241-8910

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T1

Attachment: Plans (10534 : Evan & Megan Argall)



FRONT ELEVATION

1/4"=1'-0"

MIKELSON BUILDERS
10125 W. GLEN OAKS LANE #202
MEQUON, WI. 53092
262-241-8140

ARGALL RESIDENCE

ELEVATIONS

1"=4'-0"

7-8-2025

2025-04

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A1

Attachment: Plans (10534 : Evan & Megan Argall)



REAR ELEVATION

1/4"=1'-0"

MIKELSON BUILDERS
1025 W. GLEN OAKS LAKE #202
MEQUON, WI. 53092
262-241-8140

ARGALL RESIDENCE

ELEVATIONS

1/4"=1'-0"

7-8-2025

2025-04

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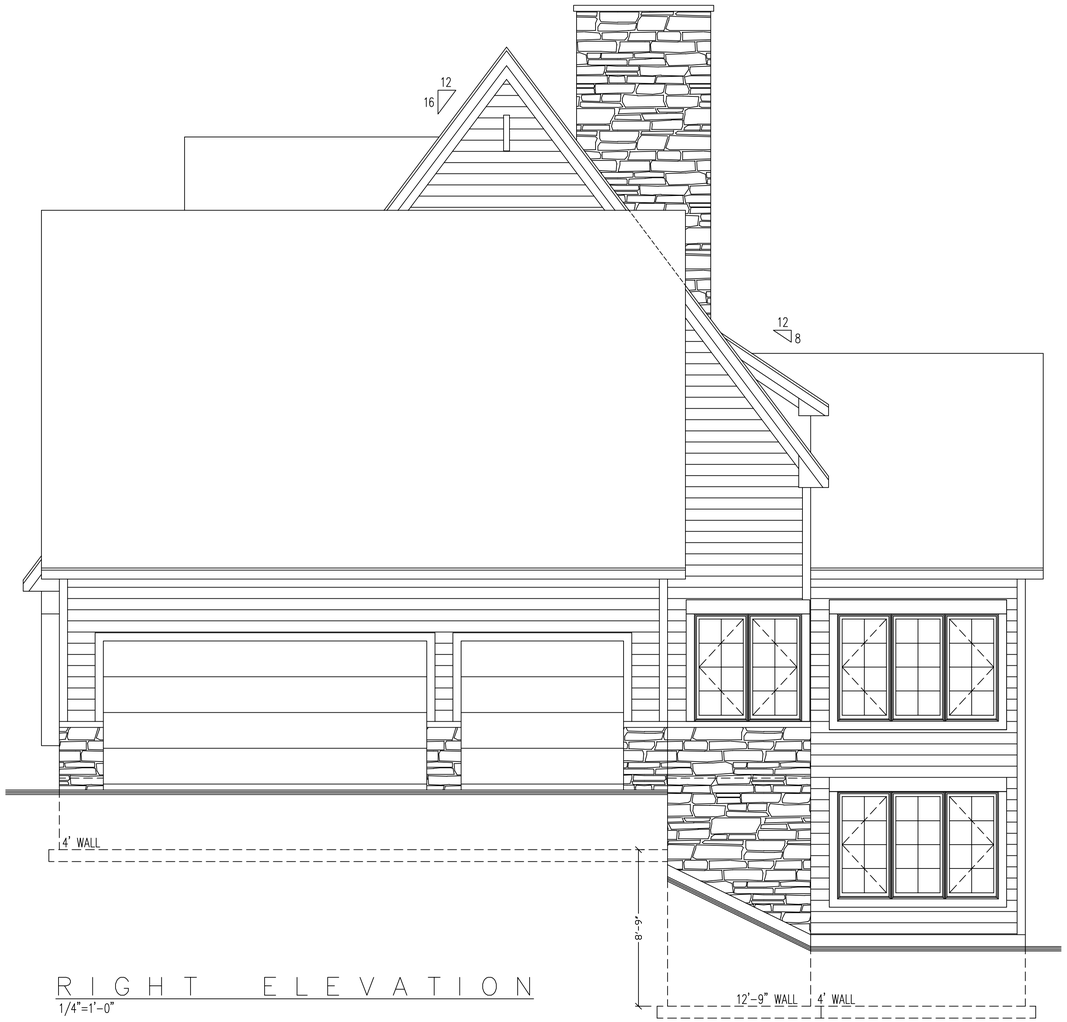
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FRED A. MIKELSON INC.

A2

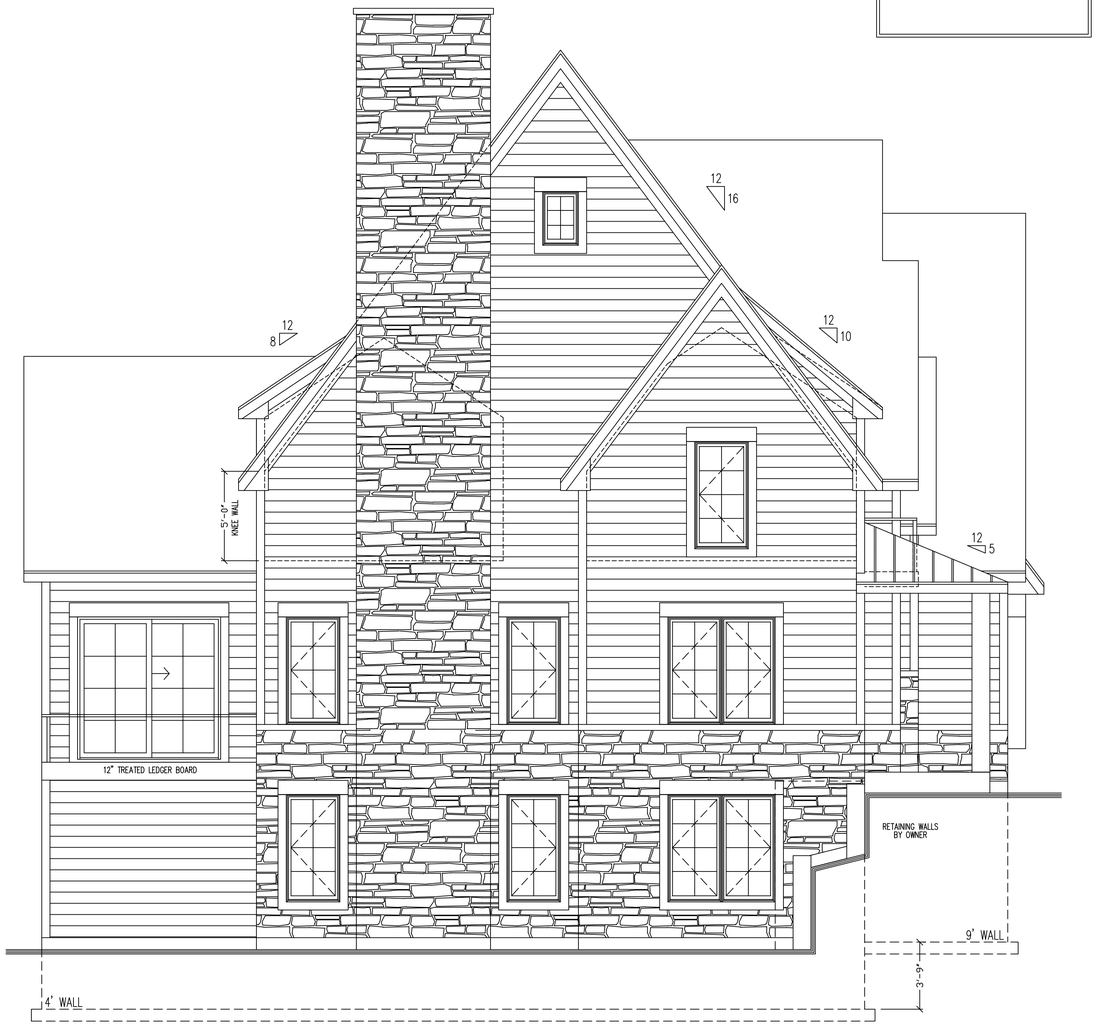
Attachment: Plans (10534 : Evan & Megan Argall)

NOTE:

ALL DIMENSIONS ARE FROM STUD TO STUD
UNLESS OTHERWISE NOTED:
ALL EXTERIOR FRAME WALL DIM. 5 1/2"
ALL INTERIOR FRAME WALL DIM. 3 1/2"
ALL HEADERS: (2) 2 x 12's
HEADER HEIGHT @ 8'-2"
FIRST FLOOR WALL ARE 10'-1 1/8" TALL.
SECOND FLOOR WALL ARE 8'-1 1/8" TALL.
FIRST FLOOR WINDOWS SET AT 8'-0"
SECOND FLOOR WINDOWS SET AT 6'-8"
FIRST FLOOR DOORS ARE 8'-0"
SECOND FLOOR DOORS ARE 6'-8" TALL
LOWER LEVEL DOORS ARE 6'-8" TALL



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



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

MIKELSON BUILDERS
1025 W. GLEN OAKS LAKE #202
MIDLAND, MI. 48640
262-241-8140

ARGALL RESIDENCE

ELEVATIONS

1/4" = 1'-0"

7-8-2025

2025-04

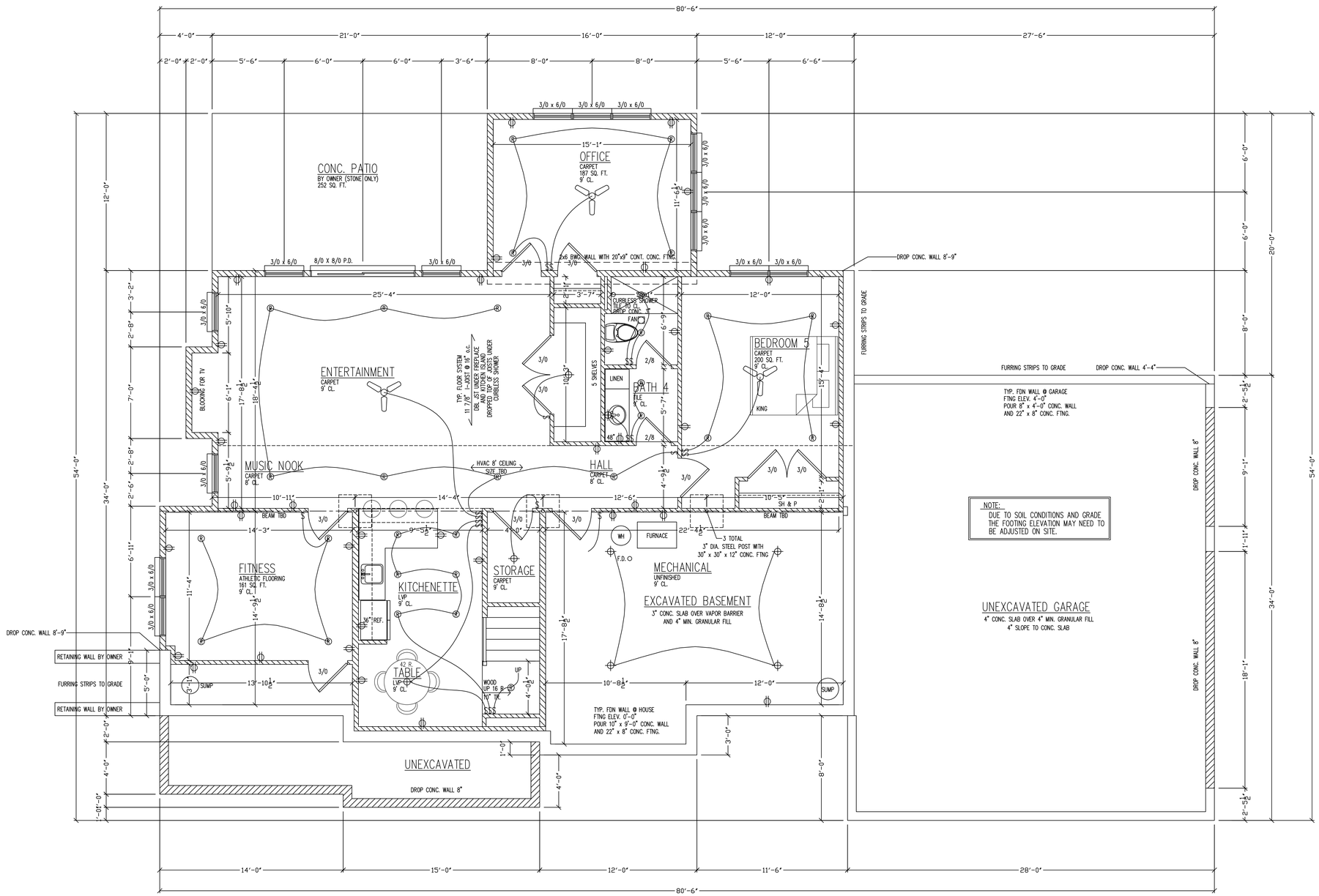
DRAWN BY: F.M.D.
E-MAIL: fred@mikelsonbuilders.com
MOBILE: 414-241-8990

NOTE:
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A3

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FOUNDATION PLAN

1547 SQ. FT. 1/4"=1'-0"

MIKKELSON BUILDERS
1025 W. GLEN OAKS LAKE #202
MIDLAND, MI. 48640
262-216-8140

ARGALL RESIDENCE

FOUNDATION

1/4" = 1'-0"

7-8-2025

2025-04

DRAWN BY: F.M.D.
E-MAIL: fred@mikkelsonbuilders.com
MOBILE: 44-26-8960

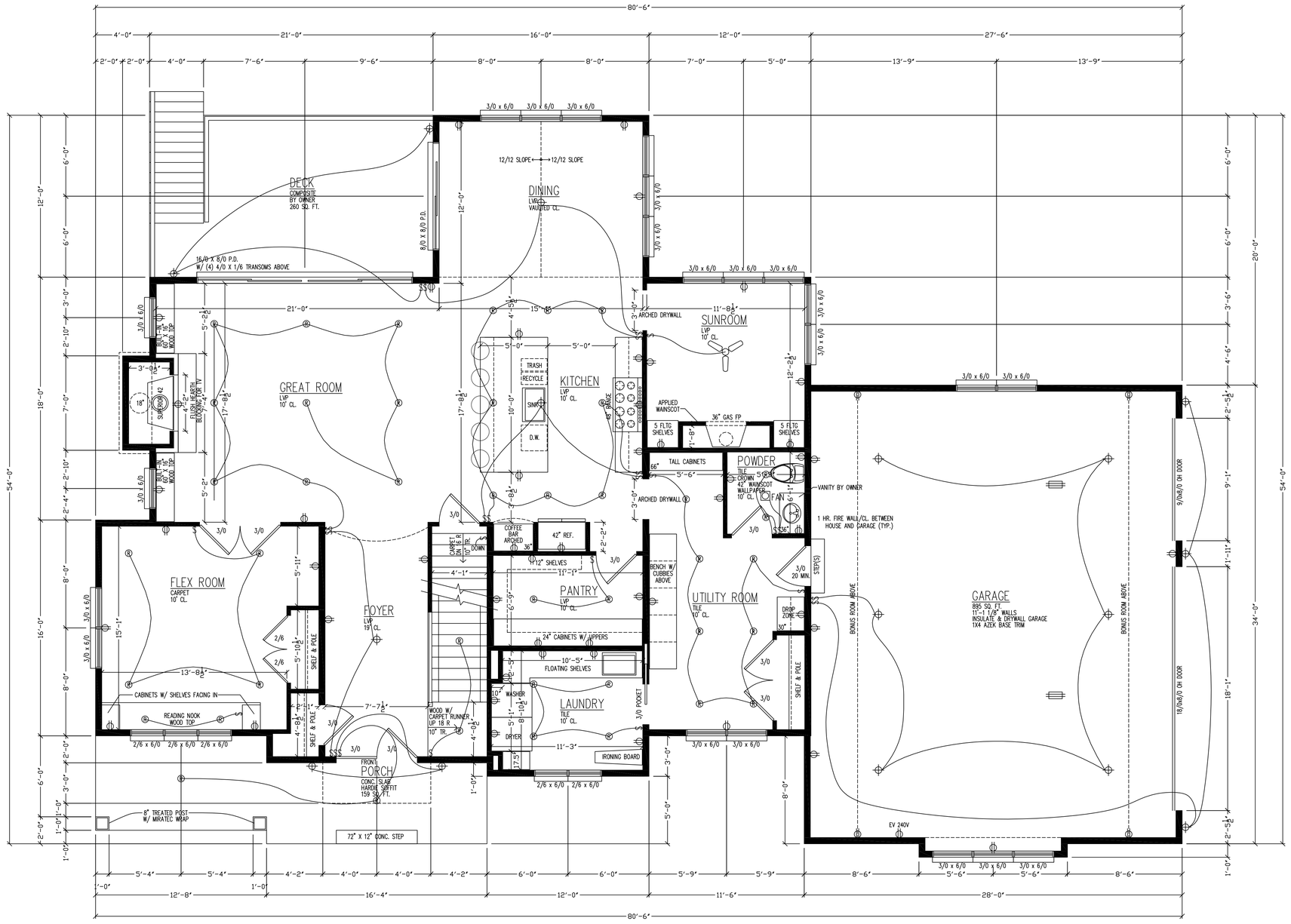
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A4

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SECOND FLOOR WINDOWS SET AT 6'-8"
FIRST FLOOR DOORS ARE 8'-0"
SECOND FLOOR DOORS ARE 6'-8" TALL
LOWER LEVEL DOORS ARE 8'-0" TALL



FIRST FLOOR

2002 SQ. FT. 1/4"=1'-0"

MIKELSON BUILDERS
1025 W. GLEN OAKS LAKE #202
MIDLAND, MI. 48642
262-241-8140

ARGALL RESIDENCE

1ST FLOOR PLAN

1/4"=1'-0"

7-8-2025

2025-04

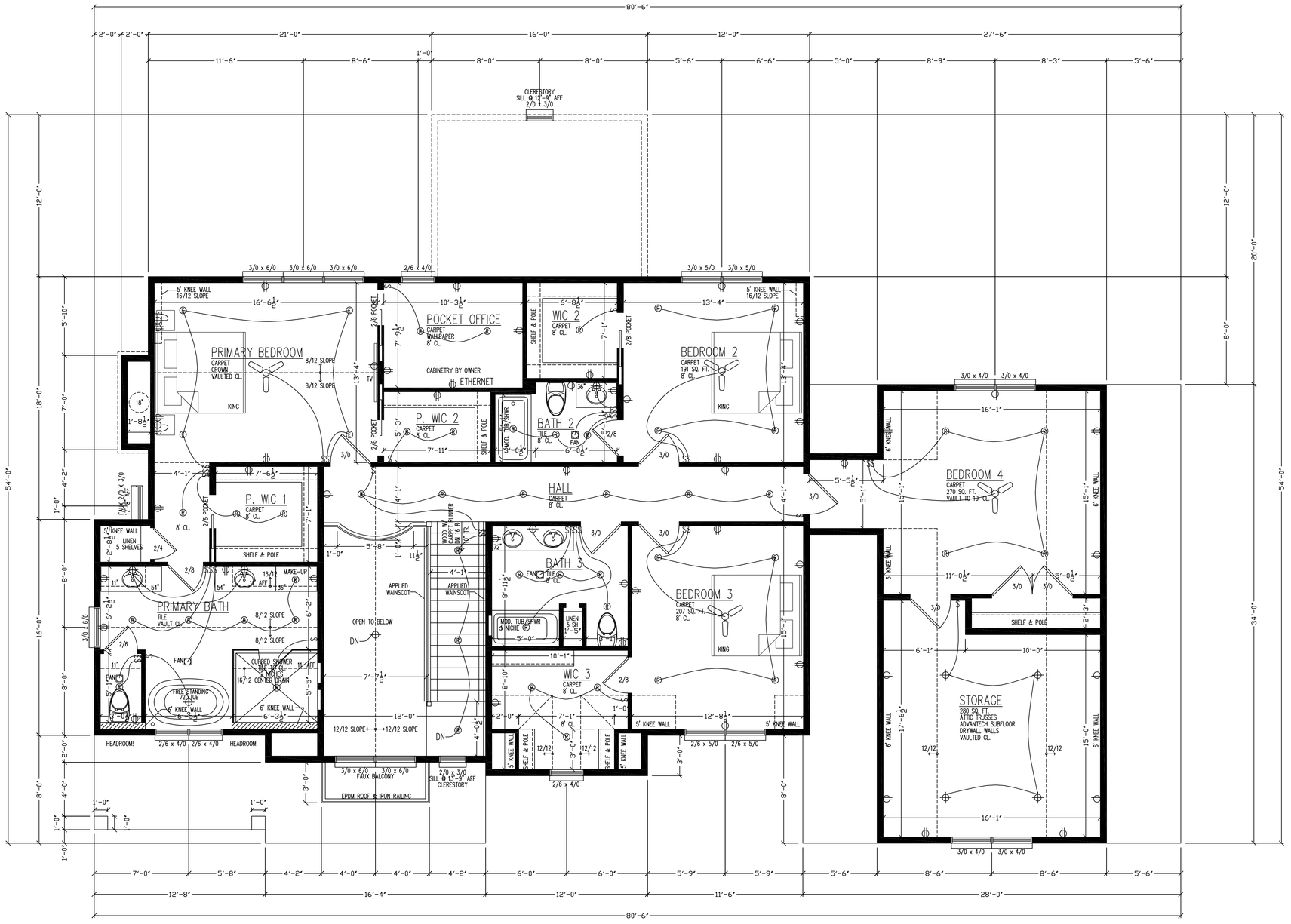
DRAWN BY: F.M.D.
E-MAIL: fred@mikelsonbuilders.com
MOBILE: 464-241-8990

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A5

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SECOND FLOOR WINDOWS SET AT 6'-8"
FIRST FLOOR DOORS ARE 8'-0"
SECOND FLOOR DOORS ARE 6'-8" TALL
LOWER LEVEL DOORS ARE 8'-0" TALL
EXCEPT WHERE NOTED



SECOND FLOOR

2445 SQ. FT. 1/4"=1'-0"

MIKELSON BUILDERS
1025 W. GLEN OAKS LAKE #202
MIDLAND, MI. 48640
262-216-8140

ARGALL RESIDENCE

2ND FLOOR PLAN

1/4" = 1'-0"

7-8-2025

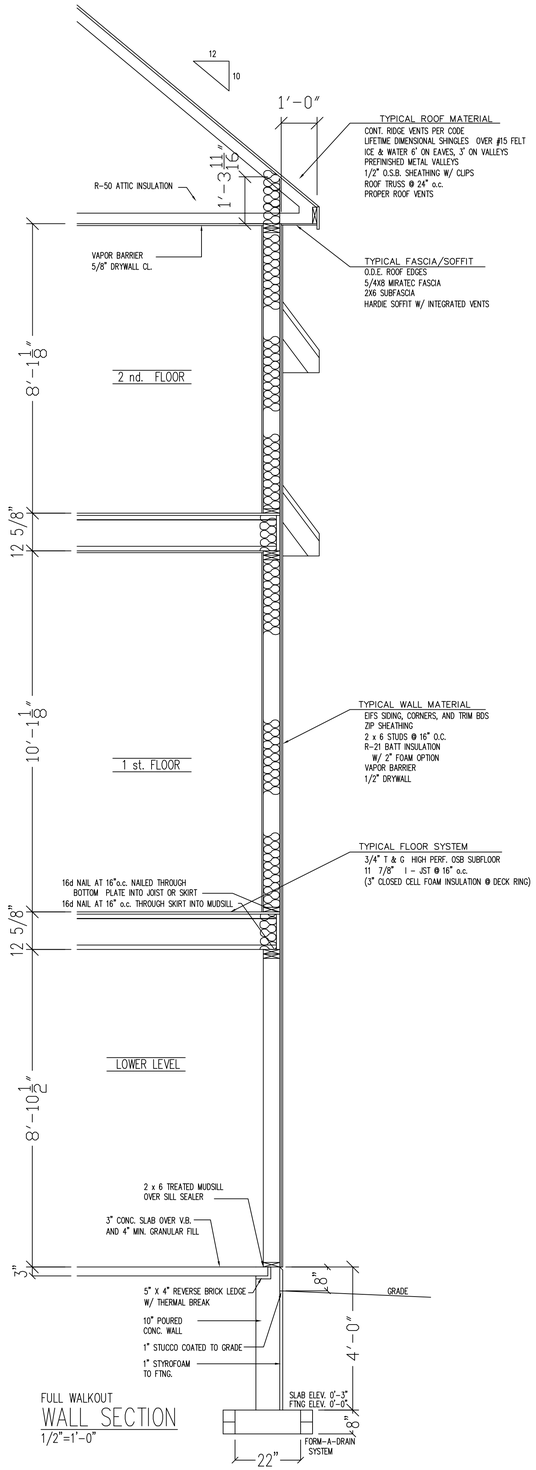
2025-04

DRAWN BY: F.M.D.
E-MAIL: fred@mikelsonbuilders.com
MOBILE: 464-246-8962

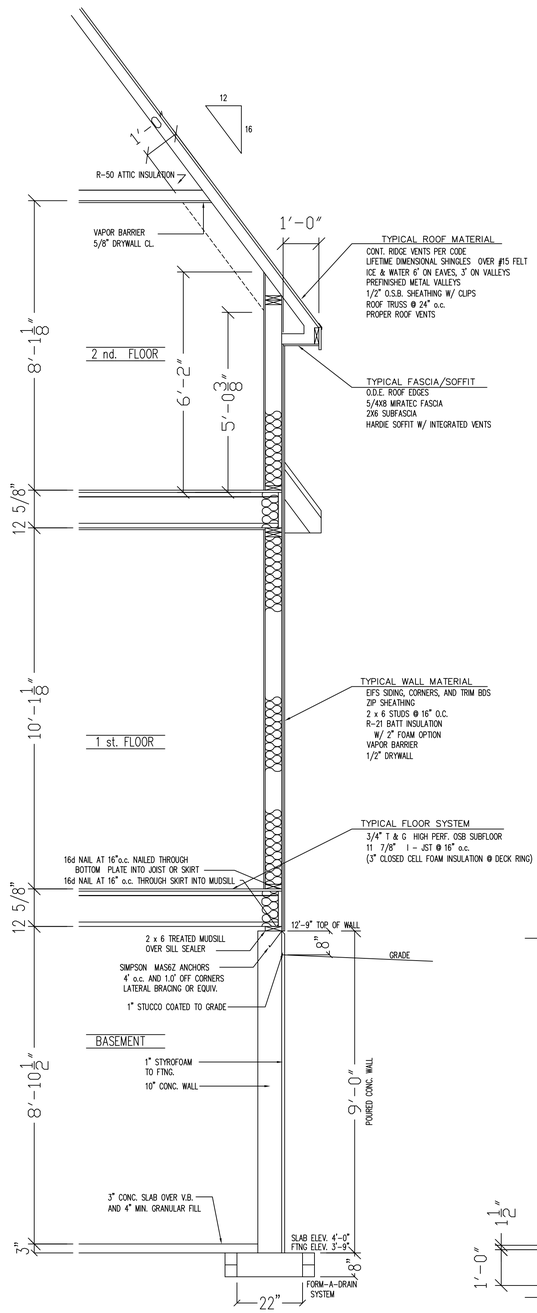
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A6

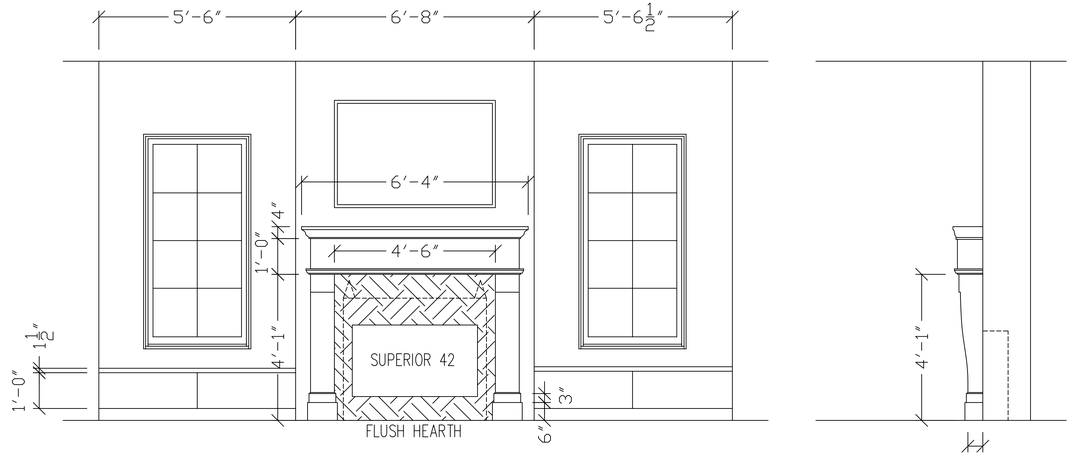
Attachment: Plans (10534 : Evan & Megan Argall)



FULL WALKOUT
WALL SECTION
1/2"=1'-0"



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



GREAT ROOM ELEVATION HALQUIST
1/2"=1'-0"

MIKELSON BUILDERS
1029 W. GLEN OAKS LAKE #202
MIDLAND, MI. 48640
262-241-8140

ARGALL RESIDENCE

SECTIONS

1/4" = 1'-0"

7-8-2025

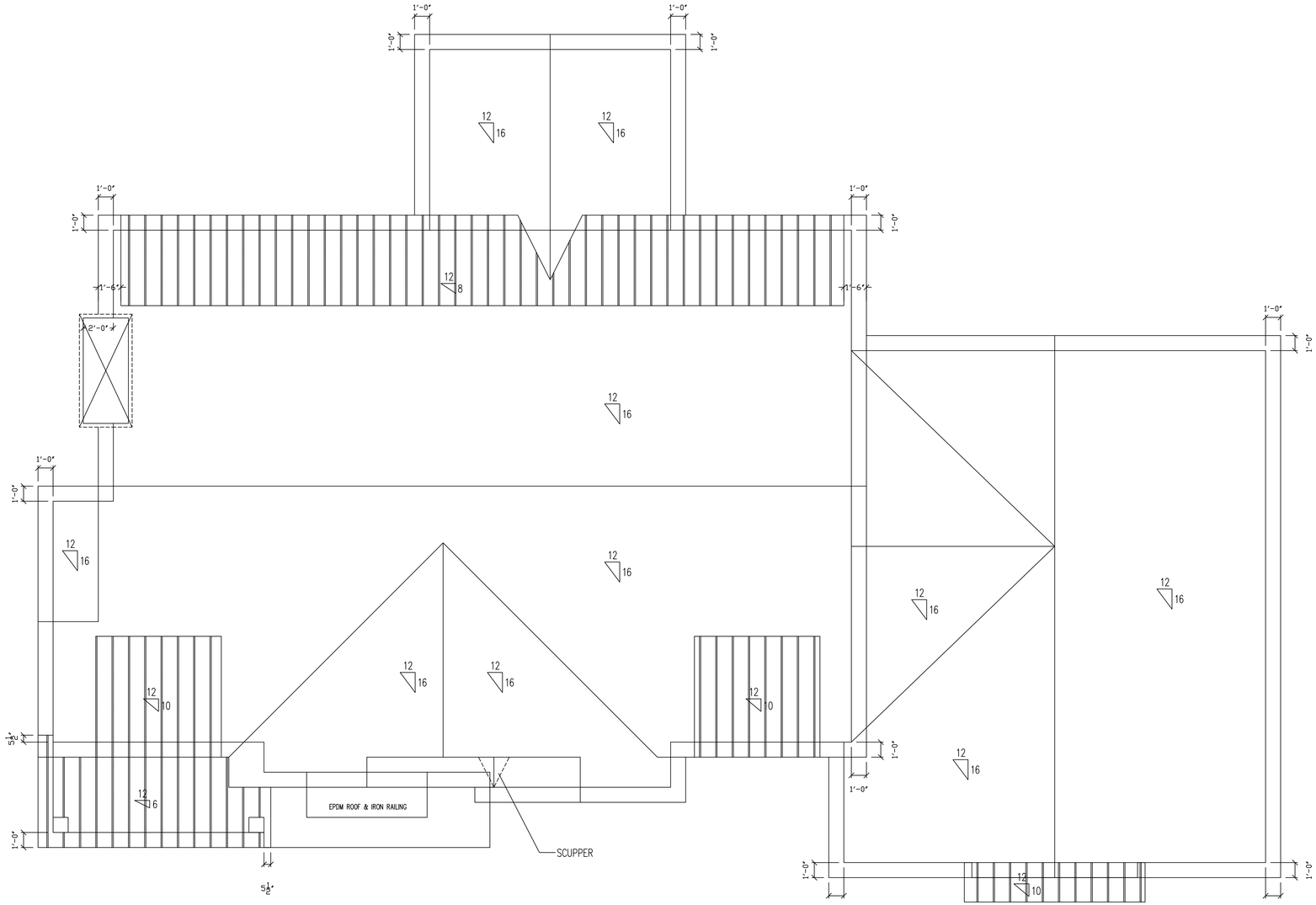
2025-04

DRAWN BY: F.M.D.
E-MAIL: fred@mikelsonbuilders.com
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A7

Attachment: Plans (10534 : Evan & Megan Argall)



ROOF PLAN

ASPHALT & STANDING SEAM METAL 1/4"=1'-0"

MIKELSON BUILDERS
1025 W. GLEN OAKS LAKE #202
MILTON, WI. 53012
262-216-8140

ARGALL RESIDENCE

ROOF PLAN

1/4"=1'-0"

7-8-2025

2025-04

DRAWN BY: F.M.D.
E-MAIL: fred@mikelsonbuilders.com
MOBILE: 414-241-8910

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A8

Attachment: Plans (10534 : Evan & Megan Argall)

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: **August 11, 2025**
SUBJECT: **Daniel Minahan - Exterior Changes at 13909 N. Green Bay Road**

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

WADE WEISSMANN
ARCHITECTURE

Statement of Intent

Date: July 18th, 2025
Project code & name: MMR – Mequon Renovation

The intent of the renovation at 13909 Green Bay Road is to enhance the architectural character of the existing home. The new exterior detailing, such as quoining, front door surround, eave and trim embellishments, and pediment all enhance the authenticity of the Georgian character. All exterior components will be painted wood, which, along with the cedar roof and copper gutters and downspouts, add to the historic character that we are looking to achieve. Existing windows will be replaced for both energy efficiency as well as creating more consistency in lite size and proportions throughout the home.

Attachment: Statement of Intent (10535 : Daniel Minahan)



EAST ELEVATION



NORTH ELEVATION

Attachment: Pictures (10535 : Daniel Minahan)



SOUTH ELEVATION



WEST ELEVATION

Attachment: Pictures (10535 : Daniel Minahan)



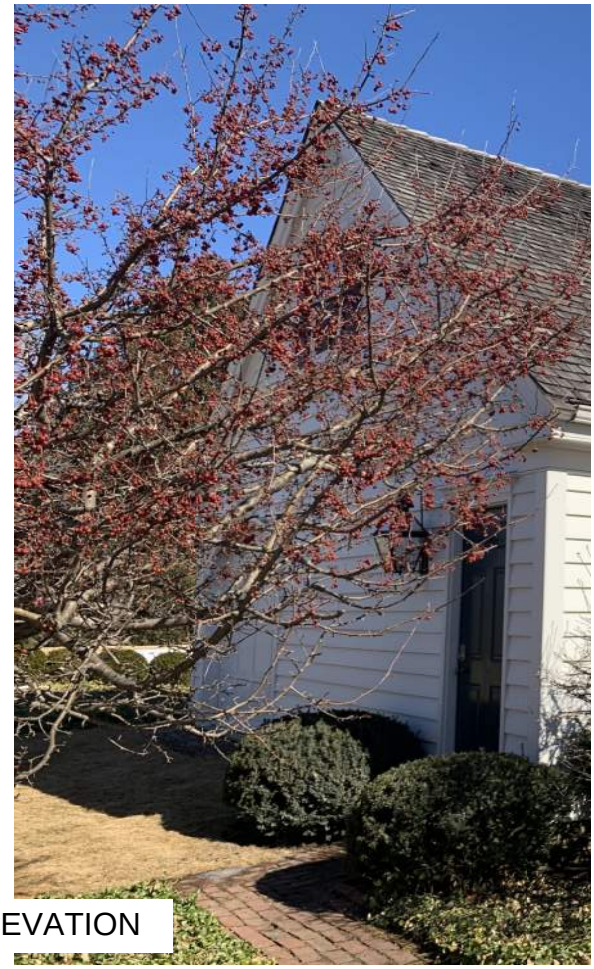
GARAGE EAST ELEVATION



GARAGE NORTH ELEVATION

Attachment: Pictures (10535 : Daniel Minahan)





GARAGE WEST ELEVATION



GARAGE SOUTH ELEVATION

Attachment: Pictures (10535 : Daniel Minahan)

PROPERTY LINE

SETBACK LINE

50'-0" SETBACK

EXISTING GAZEBO

EXISTING DOCK

SETBACK LINE

PRIVATE LAKE

EXISTING DETACHED GARAGE TO REMAIN

EXISTING WALKWAY TO REMAIN

EXISTING BRICK PATIO, STEPS, PLANTERS & LANDSCAPE WALLS TO REMAIN

RENOVATED FRAME DWELLING

EXISTING WELL

EXISTING STOOP AND PAVING TO BE REMOVED

PORTION OF EXISTING PAVING TO REMAIN, TO BE CONFIRMED BY LANDSCAPER

EXISTING DRIVEWAY TO REMAIN

EXISTING SITE WALLS AND PAVING TO REMAIN

SETBACK LINE

25'-0"

SETBACK LINE

25'-0" SETBACK

PROPERTY LINE

1 SITE PLAN
SCALE: 1" = 20'

0 5 10 15 25

TRUE NORTH

WADE WEISSMANN ARCHITECTURE

MMR

MEQUON RENOVATION

13909 Green Bay Road, Mequon, WI 53097

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Arch. Review Board 2025.08.11

ARCHITECTURAL SITE PLAN

C1.00

Attachment: Site Plans and Plans (10535 : Daniel Minahan)

DEMOLITION PLAN GENERAL NOTES

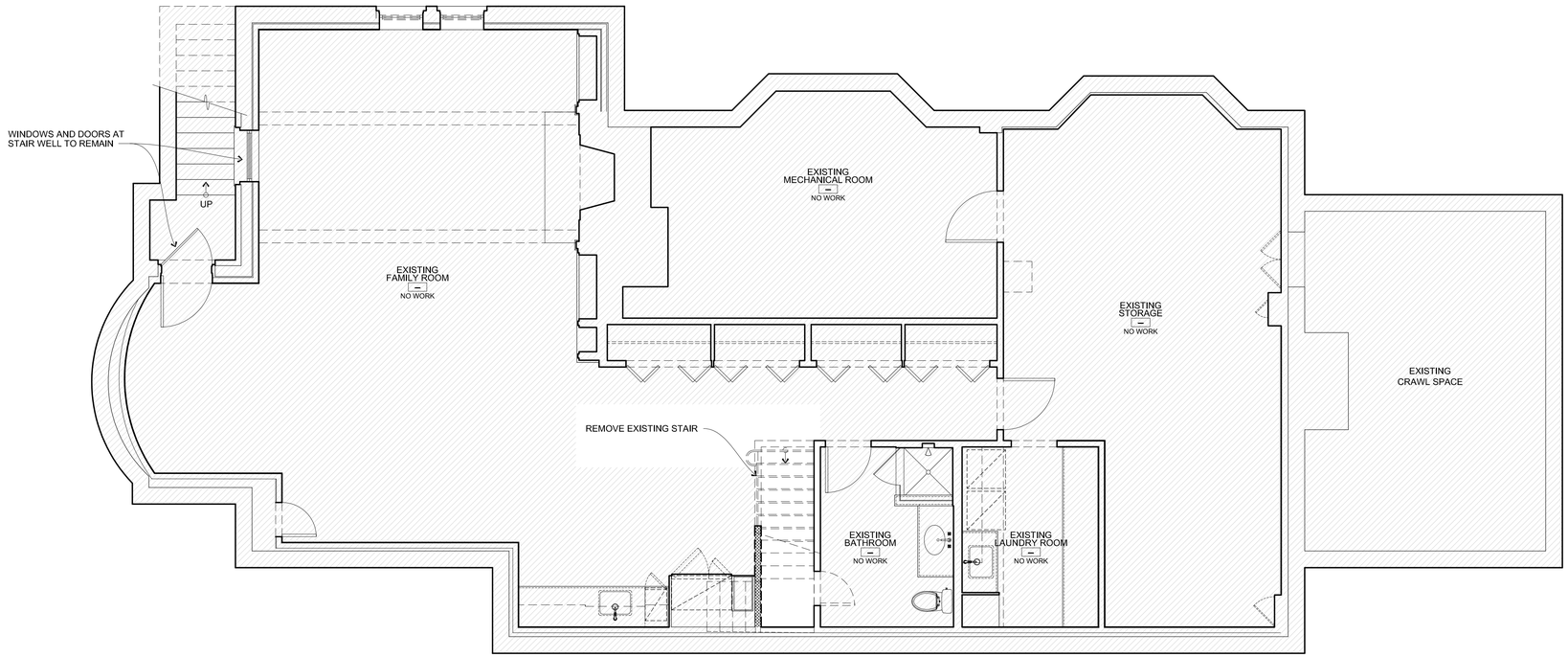
DASHED LINES INDICATE REMOVAL OF FINISH, WALL, DOOR, APPLIANCE, CABINET, ETC.

INDICATES REMOVAL OF FRAME WALL AND ASSOCIATED FINISHES

INDICATES AREA OF NO WORK

** REFER TO STRUCTURAL ENGINEERING DOCUMENTS FOR REINFORCEMENT/REPLACEMENT IN COMBINATION WITH ALL AREAS INDICATED ON ARCHITECTURAL DRAWINGS **

A. ALL WINDOWS ARE TO BE REMOVED AND REPLACED WITHIN EXISTING OPENINGS UNLESS NOTED OTHERWISE
B. DEMO INDICATED EXISTING CONSTRUCTION TO EXTENT AS NOTED AND AS NECESSARY FOR NEW STRUCTURAL REQUIREMENTS, PATCH & REPAIR EXISTING WORK AS NECESSARY FOR SEAMLESS TRANSITION BETWEEN NEW WORK & ADJACENT EXISTING
C. CONTRACTOR TO VERIFY ALL EXISTING MECHANICAL & PLUMBING CHASES - COORDINATE REMOVAL, RELOCATION, AND NEW DUCTS, CHASES, GRILLES, ETC AS NECESSARY W/ GENERAL CONTRACTOR & ARCHITECT
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J. ALL FINISH DEMOLITION AND PROTECTION TO BE VERIFIED WITH OWNER & I.D. UNLESS NOTED OTHERWISE, SEE PROPOSED INTERIOR ELEVATIONS FOR MORE INFO



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

0 5 10 15 25

NORTH

WADE WEISSMANN ARCHITECTURE

MMR

MEQUON RENOVATION

13909 Green Bay Road, Mequon, WI 53097

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LOWER LEVEL DEMOLITION PLAN

D1.00

Attachment: Site Plans and Plans (10535 : Daniel Minahan)

DEMOLITION PLAN GENERAL NOTES

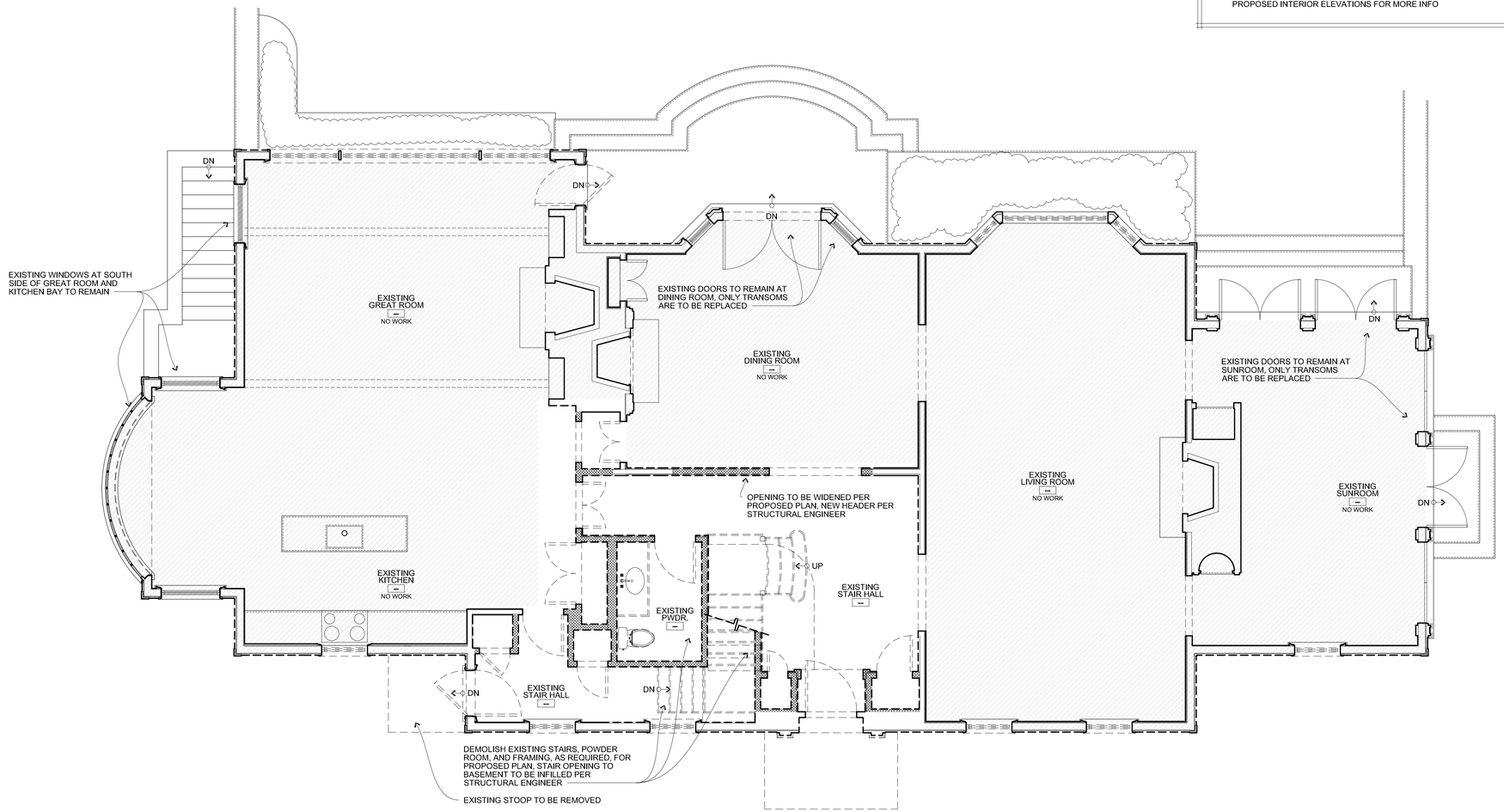
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1 MAIN LEVEL DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

0 5 10 15 25

NORTH

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MEQUON RENOVATION

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MAIN LEVEL DEMOLITION PLAN

D1.01

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DEMOLITION PLAN GENERAL NOTES

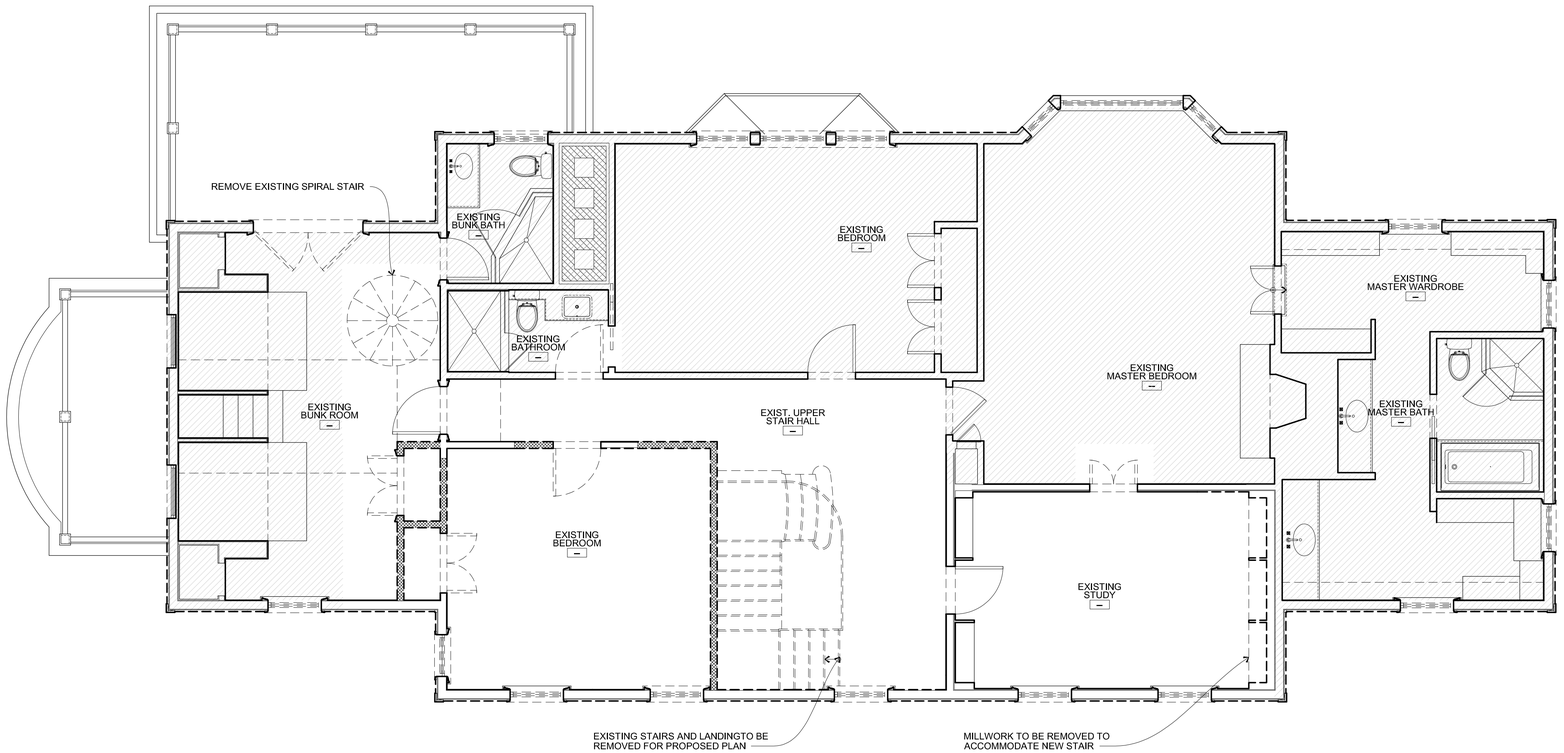
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1 UPPER LEVEL DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

0 5 10 15 25

NORTH

WADE WEISSMANN ARCHITECTURE

MMR

MEQUON RENOVATION

13909 Green Bay Road, Mequon, WI 53097

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UPPER LEVEL DEMOLITION PLAN

D1.02

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DEMOLITION PLAN GENERAL NOTES

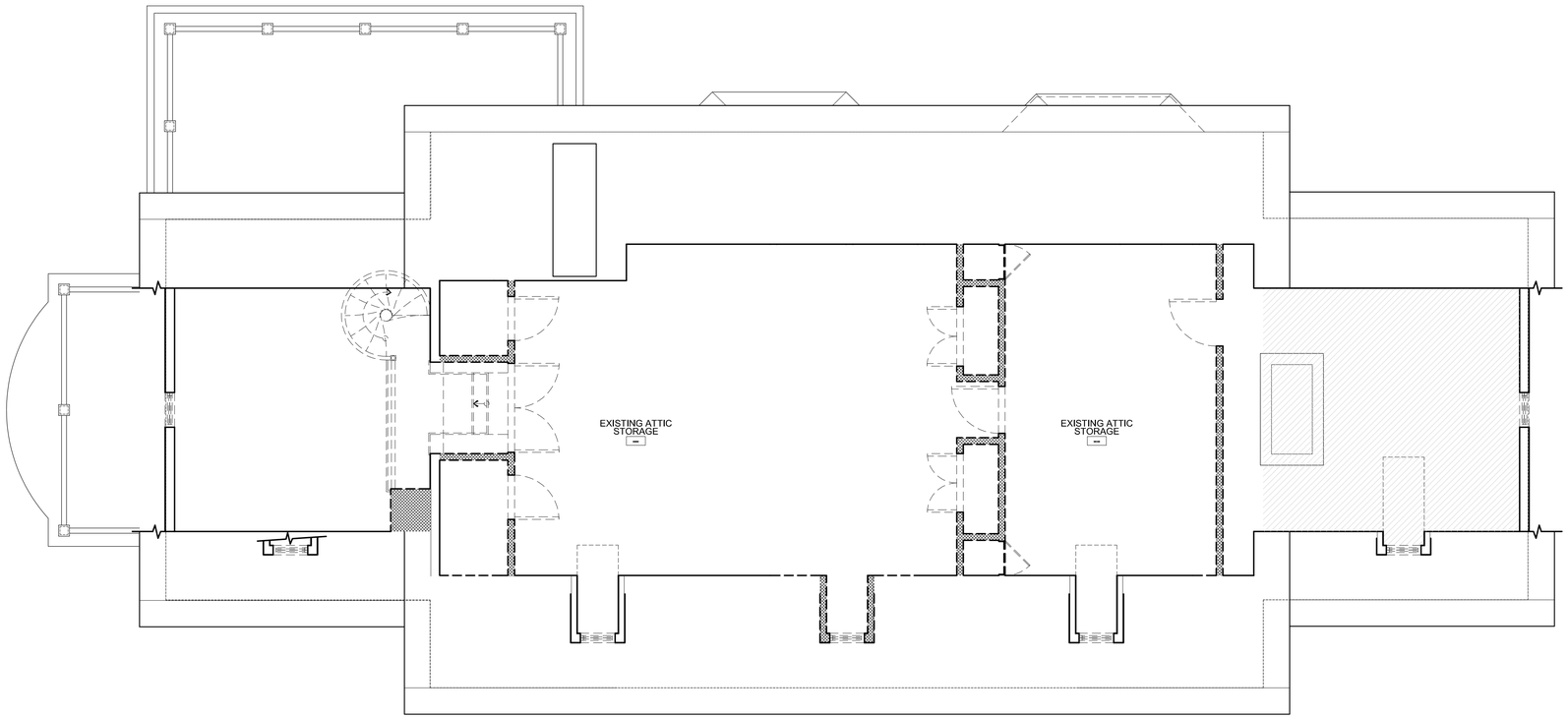
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1 ATTIC LEVEL DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

0 5 10 15 25

NORTH

WADE WEISSMANN ARCHITECTURE

MMR

MEQUON RENOVATION

13909 Green Bay Road, Mequon, WI 53097

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ATTIC LEVEL DEMOLITION PLAN

D1.03

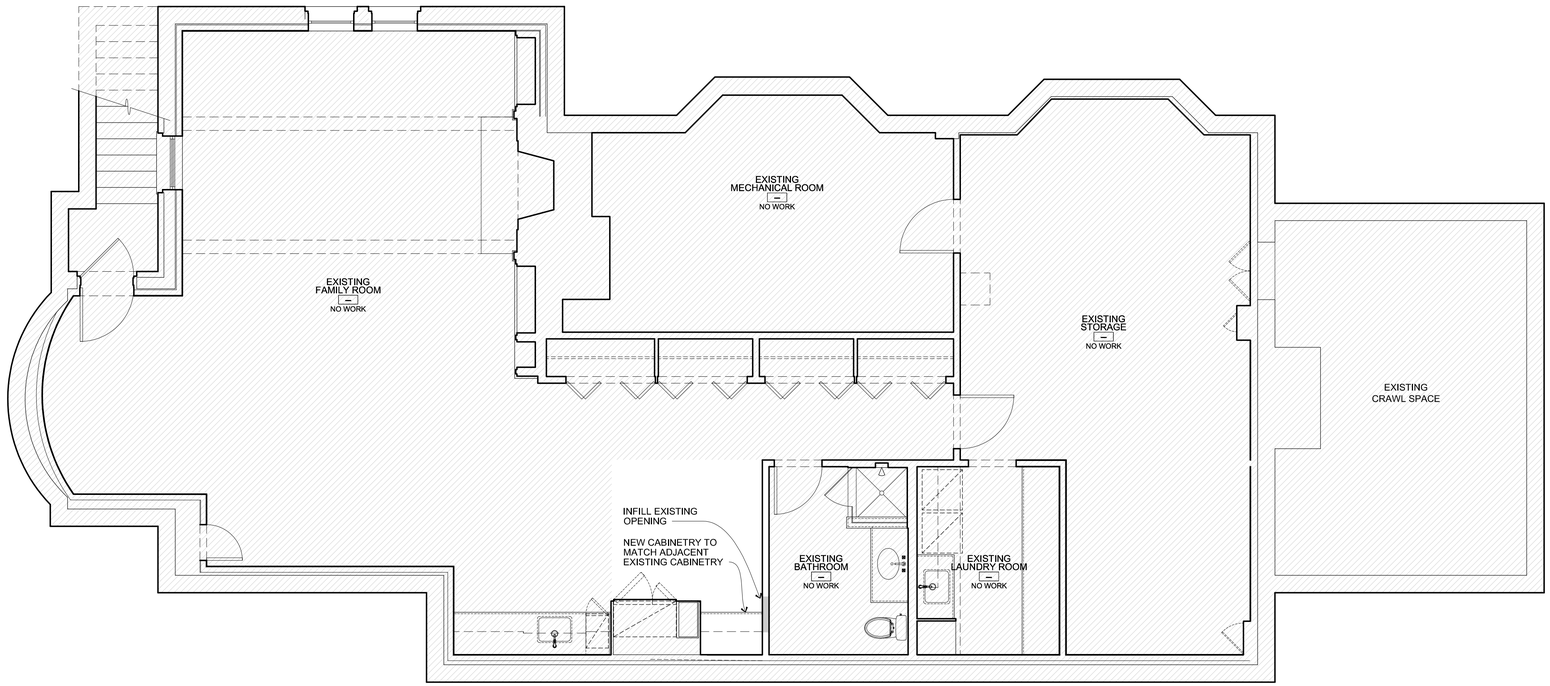
Attachment: Site Plans and Plans (10535 : Daniel Minahan)

GENERAL NOTES

INDICATES NEW PARTITION

INDICATES AREA OF NO WORK

1. ALL OUTSIDE DIMENSIONS OF FRAMING PLAN TO FACE OF EXTERIOR SHEATHING OR MASONRY, U.N.O. ALL INTERIOR PARTITION DIMENSIONS TO FACE OF STUD, U.N.O.
2. PATCH & REPAIR EXISTING WORK AS NECESSARY FOR SEAMLESS TRANSITION BETWEEN NEW WORK & ADJACENT EXISTING
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1 PROPOSED LOWER LEVEL PLAN
SCALE: 1/4" = 1'-0"

0 5 10 15 25

NORTH

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MMR

MEQUON RENOVATION

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PROPOSED LOWER LEVEL PLAN

A1.00

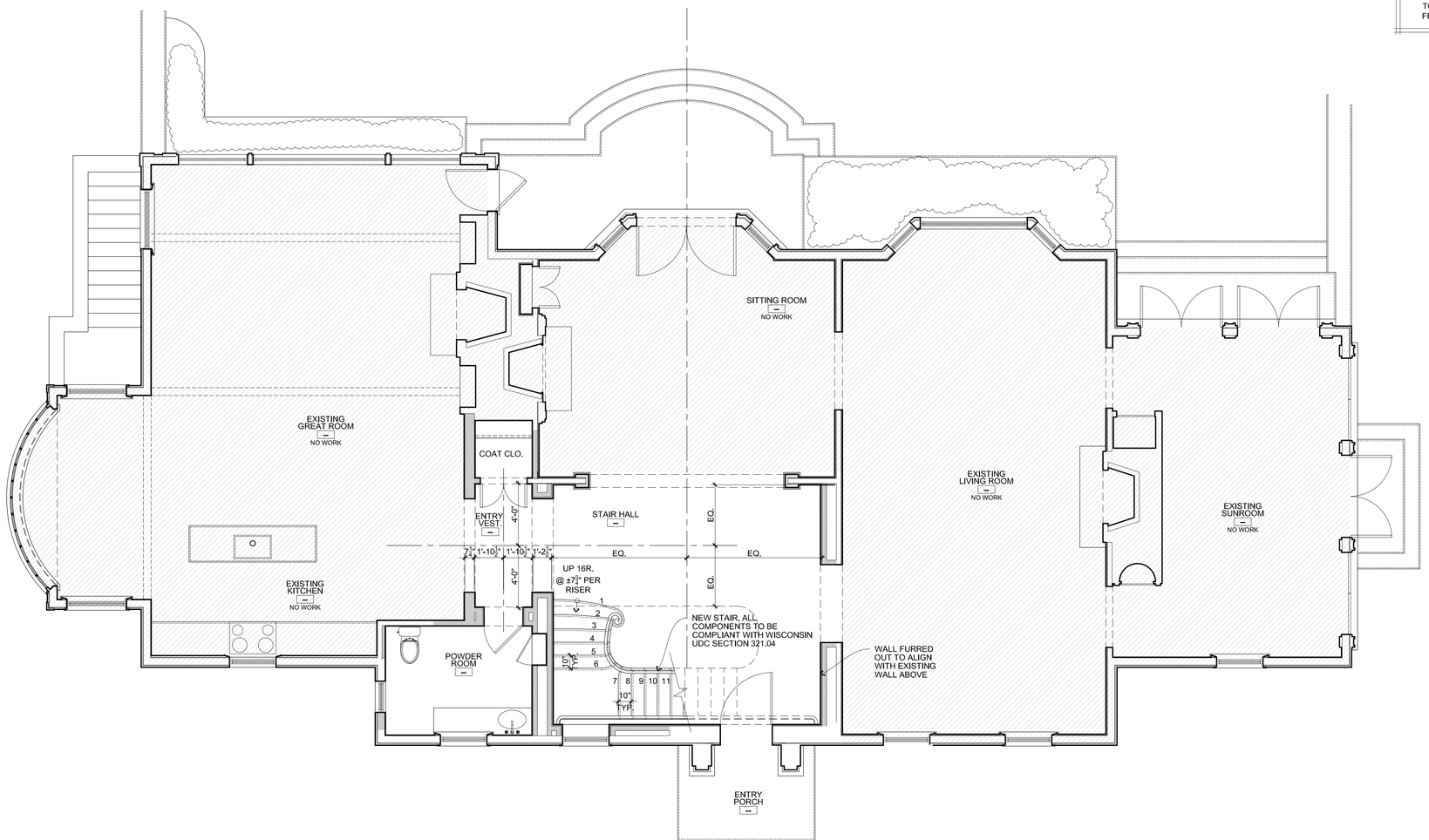
Attachment: Site Plans and Plans (10535 : Daniel Minahan)

GENERAL NOTES

INDICATES NEW PARTITION

INDICATES AREA OF NO WORK

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1 PROPOSED MAIN LEVEL PLAN
SCALE: 1/4" = 1'-0"

0 5 10 15 25

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PROPOSED MAIN LEVEL PLAN

A1.01

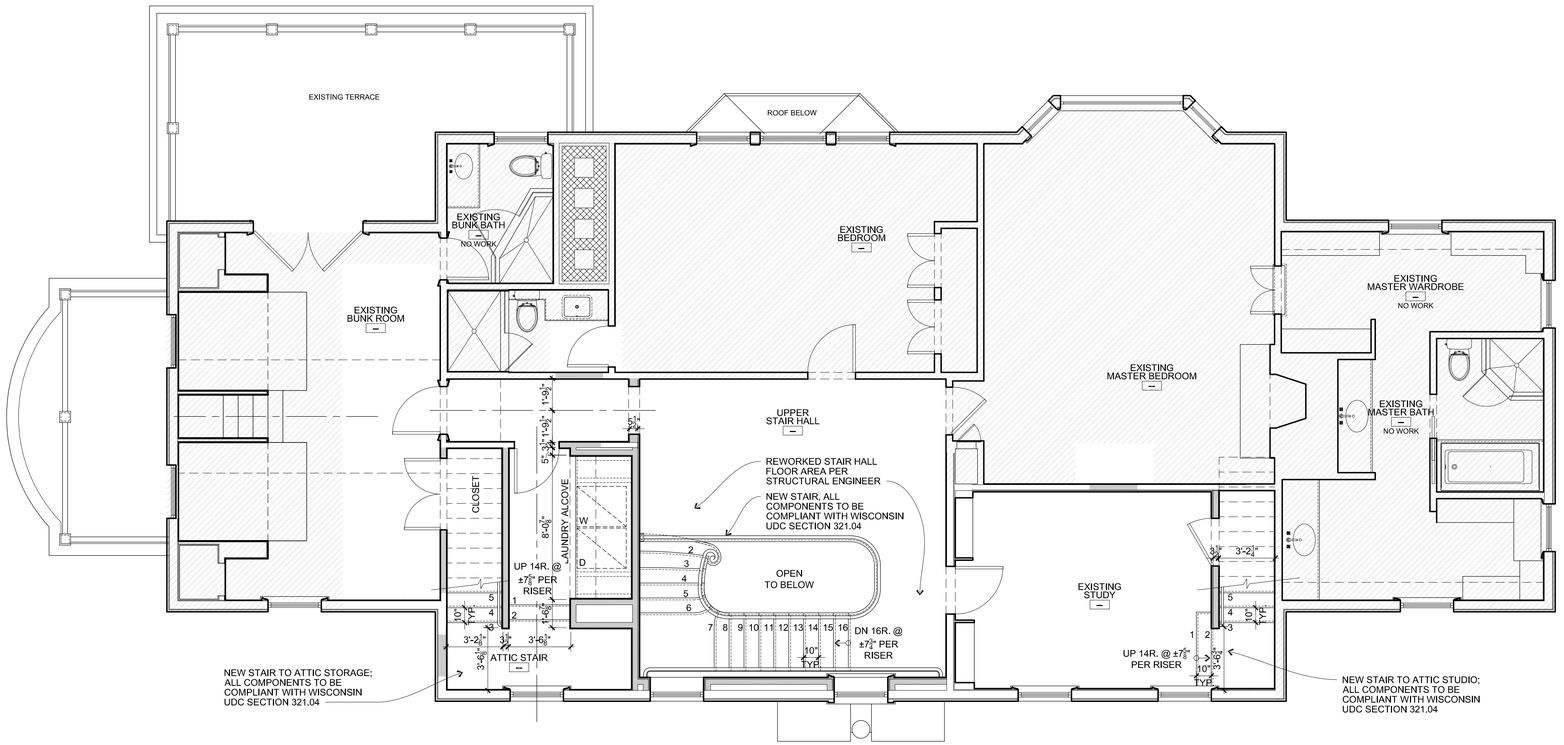
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1 PROPOSED UPPER LEVEL PLAN
SCALE: 1/4" = 1'-0"

0 5 10 15 25

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PROPOSED UPPER LEVEL PLAN

A1.02

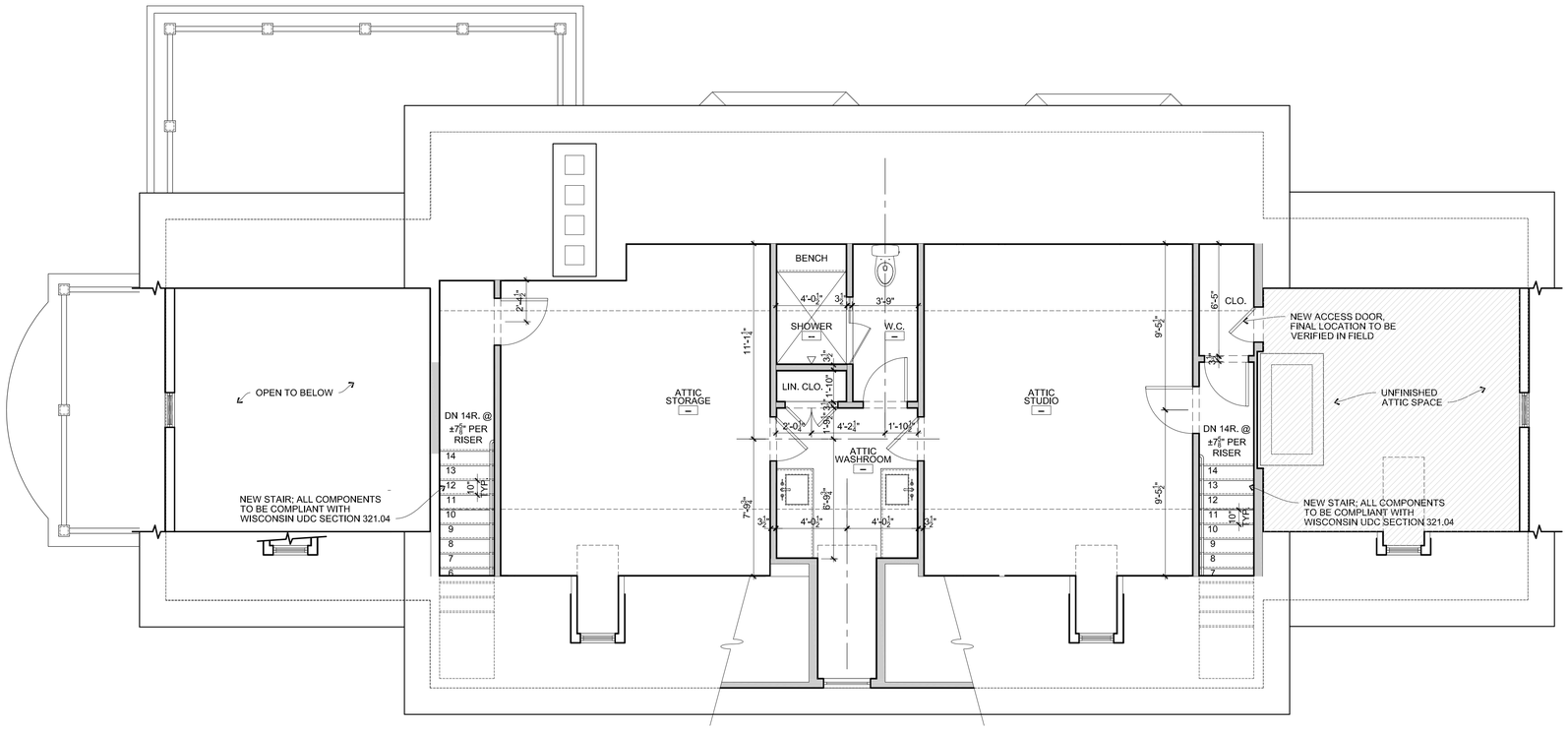
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1 PROPOSED ATTIC LEVEL PLAN
SCALE: 1/4" = 1'-0"

0 5 10 15 25

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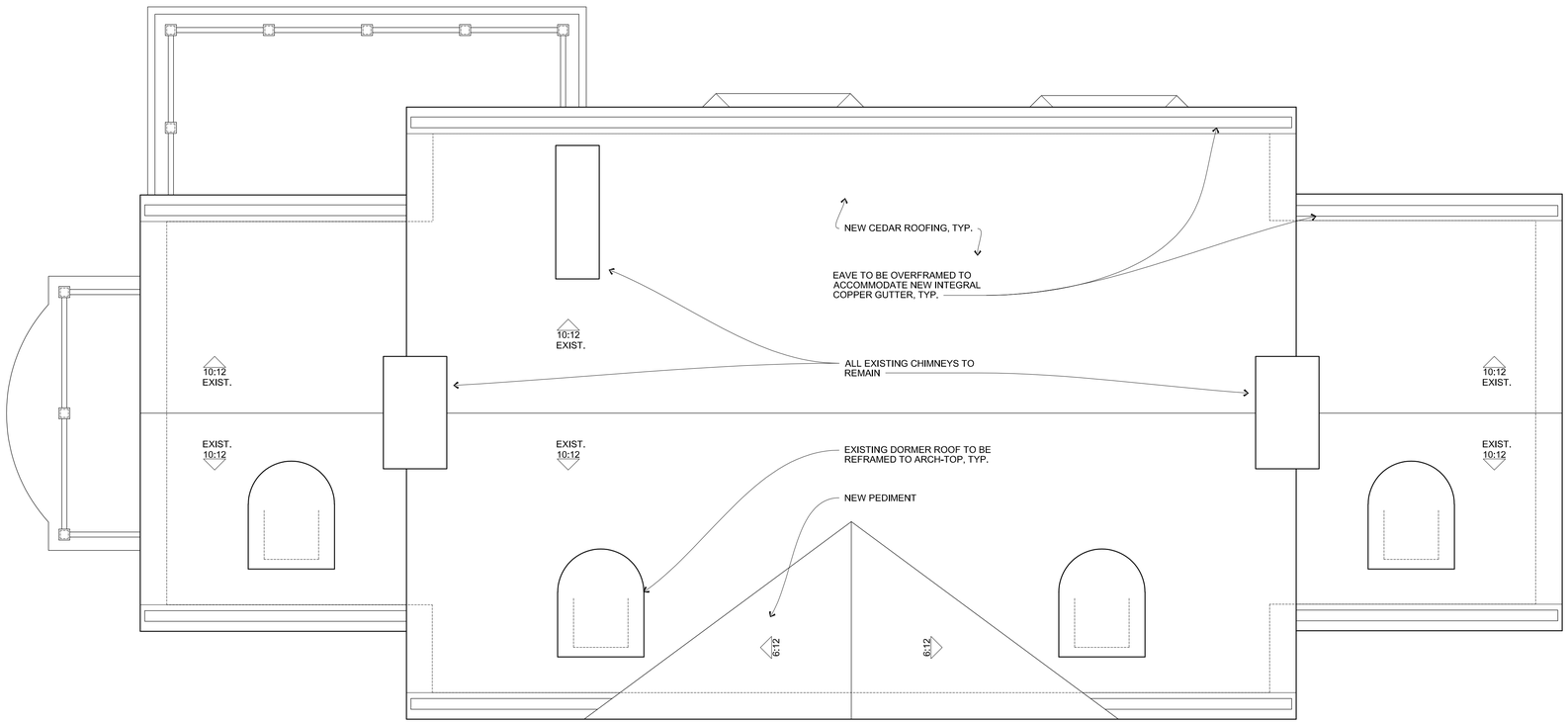
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PROPOSED ATTIC LEVEL PLAN

A1.03

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

0 5 10 15 25

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ROOF PLAN

A1.04

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



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

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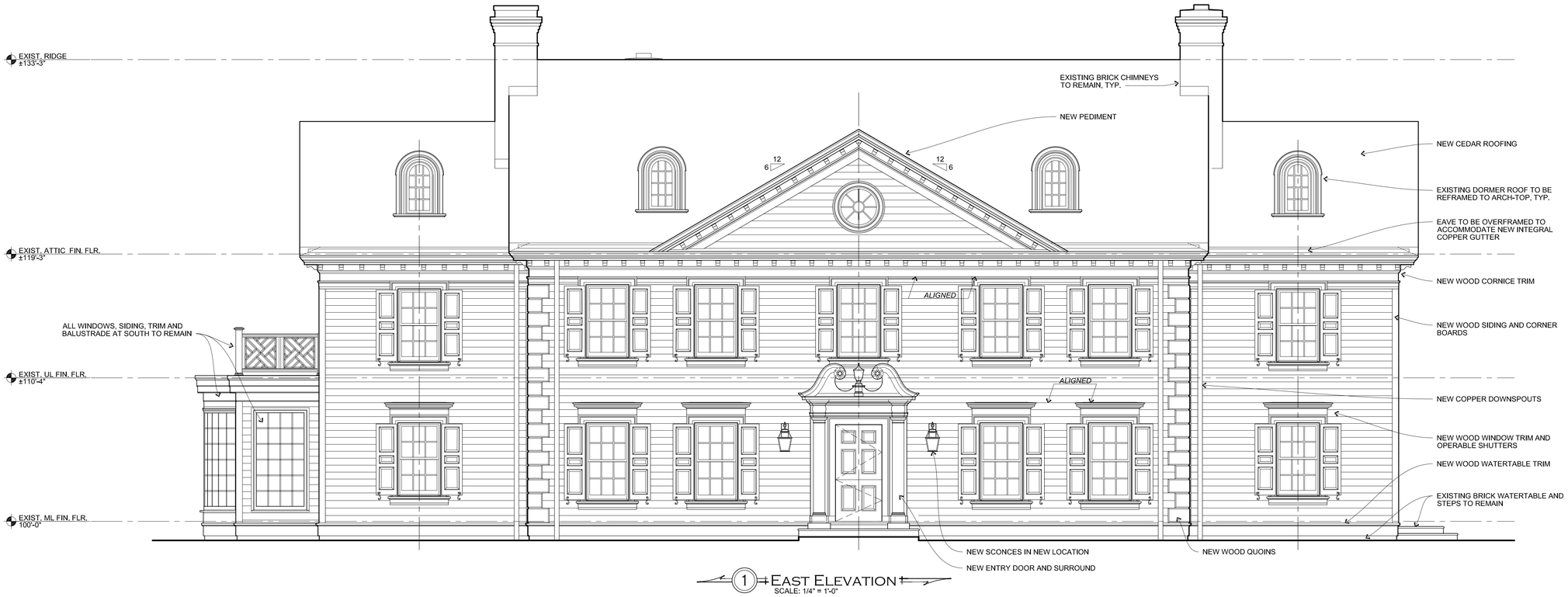
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EXISTING EXTERIOR ELEVATIONS

A2.00A

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



1A ARCHED WINDOW OPTION
EAST ELEVATION
SCALE: 1/4" = 1'-0"



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

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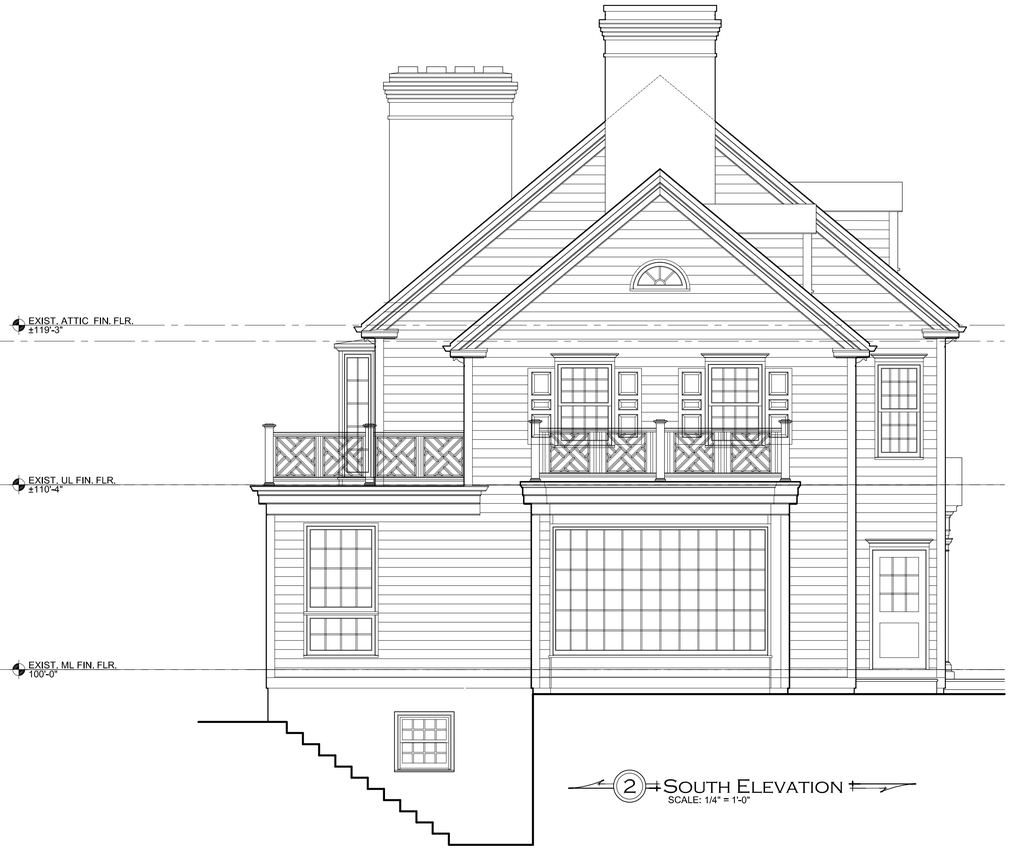
EXTERIOR ELEVATIONS

A2.00

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



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

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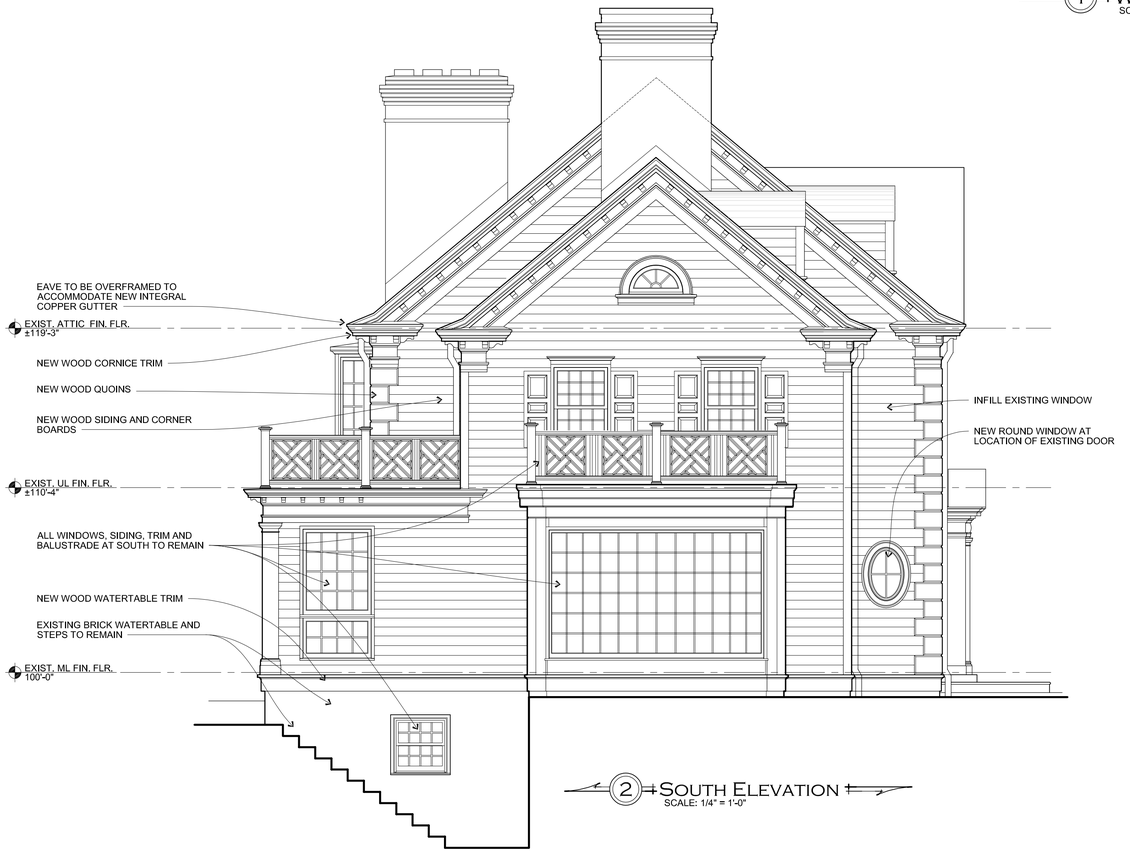
EXISTING EXTERIOR ELEVATIONS

A2.01A

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



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

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EXTERIOR ELEVATIONS

A2.01

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