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

ARCHITECTURAL BOARD
Monday, September 9, 2024
6:00 PM
City Hall – Lower Conference Room

Agenda

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

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

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

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

I) Call to Order

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

1. Meeting Minutes from August 12, 2024

III) Architectural Board Applications:

1. **Randy Pipkorn** — **Detached Garage**
   11216 W. Freistadt Road
   Subdivision: N/A — Contractor: Heidtke Builders, Inc.
   District 1 – 6:00 pm — Architect: PJC Custom Services

2. **Veridian Homes LLC** — **New Single-Family Residence**
   7910 W. Preserve Parkway
   Subdivision: The Enclave — Contractor: Veridian Homes LLC
   District 3 – 6:10 pm — Architect: Veridian Homes LLC

3. **Paul Meyer** — **Addition: Sunroom**
   6412 W. Spring Street
   Subdivision: N/A — Contractor: Horizon Enterprises
   District 3 – 6:15 pm — Architect: Hoffmans Architecture

4. **Janet Goldman & Susan Bonucci** — **Addition: Second Floor**
   9832 N. Courtland Drive
   Subdivision: Maplefield Estates — Contractor: Ruvin Bros. Artisans & Trades
   District 8 – 6:25 pm — Architect: Ruvin Bros. Artisans & Trades

5. **Eugene & Colleen Jacobus** — **Addition: First Floor Master Suite**
   10802 N. Lakeview Road
   Subdivision: Michivue — Contractor: LaBonte Construction
   District 8 – 6:35 pm — Architect: Wade Weissmann Architecture

6. **Jim Rankin & Jennifer Dable,** — **New Single-Family Residence**
   710 E. Ravine Court
   Subdivision: Michivue — Contractor: TBD
   District 8 – 6:45 pm — Architect: Wade Weissmann Architecture

IV) Adjourn

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

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Fax: 262-242-9655

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

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **September 9, 2024**
SUBJECT: **Meeting Minutes from August 12, 2024**

Attachments:
8.12 (PDF)

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

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INSPECTION DIVISION

ARCHITECTURAL BOARD MINUTES
Monday, August 12, 2024
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, Tom Irvin, Janet Ehn
Building Inspector:	Greg Golden

2. **Meeting Minutes**

Minutes from the July 8, 2024, meeting were approved by Vice-Chairman Paul Apfelbach and seconded by District Representative Tom Irvin.

Minutes passed unanimously.

Attachment: 8.12 (9634 : Meeting Minutes from August 12, 2024)

3. **Application Submittals:**

No.	Alder. District /Time	Type of App	Owner(s) / Project Address	Contractor
1)	Dist. 8 6:00 pm	**Addition:** **Garage**	Adam & Talia Aringer 10129 N. Kenilworth Court Subdivision: Parkside	Contractor: Ironwood Builders Architect: Ironwood Builders

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

Conditions: Plans approved as submitted with the following conditions:
1. Add two casement windows to the back elevation and one casement window to the side elevation to match existing windows.
2. Add a brick beltline to all elevations of the garage addition.

2)	Dist. 8 6:10 pm	**New Outbuilding**	Scott Woehl 724 W. Auburn Court Subdivision: Maplefield Estates	Contractor: Fein Design Architect: Rory Palubiski

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

Conditions: Plans approved as submitted with the condition that a window with shutters is added to the rear elevation to match the existing window on the side elevation.

3)	Dist. 1 6:20 pm	**Addition:** **Sunroom**	Brian & Carly Borchert 8110 W. Bonniwell Road Subdivision: N/A	Contractor: Paradise Remodeling Architect: Fritsch Designs LLC

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

Conditions: Plans approved as submitted.

Attachment: 8.12 (9634 : Meeting Minutes from August 12, 2024)

4)	Dist. 1 6:30 pm	**New Outbuilding**	James Collins 14149 N. Davis Road Subdivision: N/A	Contractor: Owner Architect: Menards

Moved to Table: Reed
Seconded by: Apfelbach
Approved: No
Vote: Unanimous

Conditions: Plans were tabled for redraw.

5)	Dist. 2 6:40 pm	**New Single-Family Residence**	Don & Mary McLean 3761 W. Club Circle Subd: The Green at Mequon	Contractor: Mikkelson Builders Architect: Fred Dahms

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

Conditions: Plans approved as submitted.

6)	Dist. 3 6:45 pm	**New Single-Family Residence**	Veridian Homes LLC 8001 W. Preserve Parkway Subdivision: The Enclave	Contractor: Veridian Homes Architect: Veridian Homes

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

Conditions: Plans approved as submitted with the following conditions:

1. Add roof return on right elevation to match opposite side.
2. Add shingles/Smart Side shake siding on both the left and right elevation gables to match front elevation gables.
3. Add brackets to all gables (except entryway gable) to match brackets on front elevation.

Attachment: 8.12 (9634 : Meeting Minutes from August 12, 2024)

7)	Dist. 5 6:50 pm	**Addition:** **Three Season Room**	Mary Fowlkes 11217 N. Shorecliff Lane Subdivision: Twin Elm	Contractor: Bear Builders LLC Architect: Bear Builders LLC

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

Conditions: Plans approved as submitted with the condition that a brick beltline is added under the sunroom windows to match the existing house.

8)	Dist. 7 7:00 pm	**Addition:** **Three Season Room**	Daniel & Olga Mikesh 1534 W. County Line Road Subdivision: N/A	Contractor: Bear Builders LLC Architect: Bear Builders LLC

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

Conditions: Plans approved as submitted with the condition that a horizontal siding beltline is added under the sunroom windows to match existing house siding.

Additional comments: Michael Wade asked about improved drawings, especially last two items; should be to scale.

4. **Action:**

Chairman Scott Reed made a motion to adjourn the meeting.
District Representative Tom Irvin seconded the motion.

A vote was taken; vote passed unanimously.

Meeting adjourned at 6:43 p.m.

Attachment: 8.12 (9634 : Meeting Minutes from August 12, 2024)

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

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **September 9, 2024**
SUBJECT: **Randy Pipkorn, Detached Garage at 11216 W. Freistadt Road**

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

STATEMENT OF INTENT

August 7, 2024

Attention to Architectural Board of Mequon

Randy Pipkorn and family of 11216 Freistadt Rd, Mequon would like to build a new garage to replace old one. The old garage has deteriorating concrete and some structural damage from age. The existing garage is 20X26. The intent is to replace the old with a new one measuring 24X33. It will match the house in color and design.

Heidtke Builders, Inc.

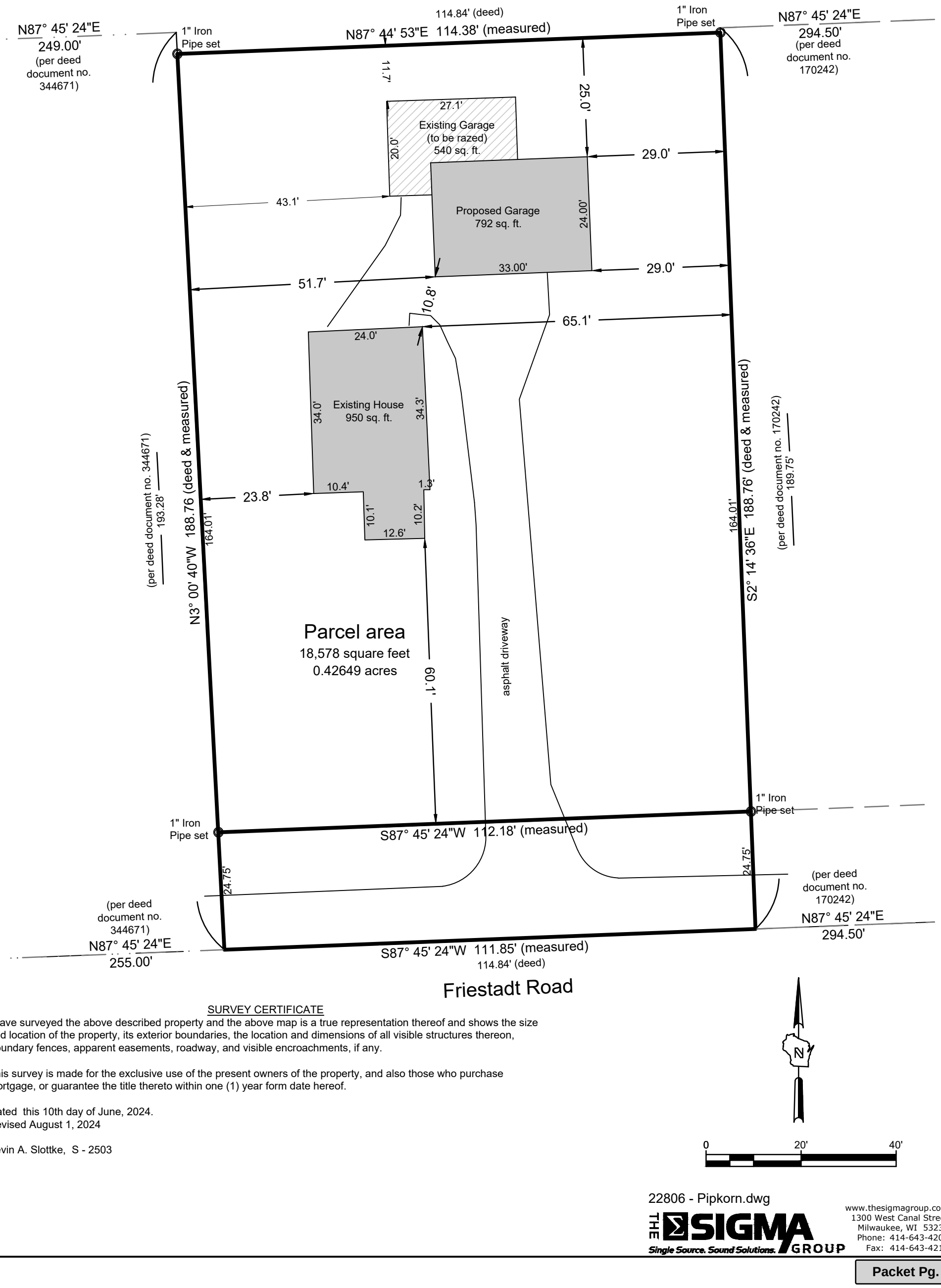
Attachment: Statement of Intent (9635 : Randy Pipkorn)

Plat of Survey

Legal Description per deed document no. 359084

That part of the Southwest Quarter of the SOUTHEAST Quarter (SW 1/4 SE 1/4) of Section Eighteen (18), Township Nine (9) North of Range Twenty-one (21) East, described as follows:

Commencing at a point 4.33 chains *(285.78')* West from the Southeast corner of the West Half of the Southeast Quarter of Section 18, Township 9 North, of Range 21 East and running from there North 2.86 chains *(188.76')*; thence West 1.74 chains *(114.84')*; thence South 2.86 chains *(188.76')* to the South line of said Section 18; thence East along said South section line 1.74 chains *(114.84')* to the place of beginning, in the City of Mequon, Ozaukee County, Wisconsin, EXCEPTING THEREFROM that part thereof conveyed in the Quit Claim Deed dated March 18, 1954 and recorded in Volume 124 of Deeds, Page 279 as Document #155287.



SURVEY CERTIFICATE

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

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

Dated this 10th day of June, 2024.
Revised August 1, 2024

Kevin A. Slottke, S - 2503

22806 - Pipkorn.dwg

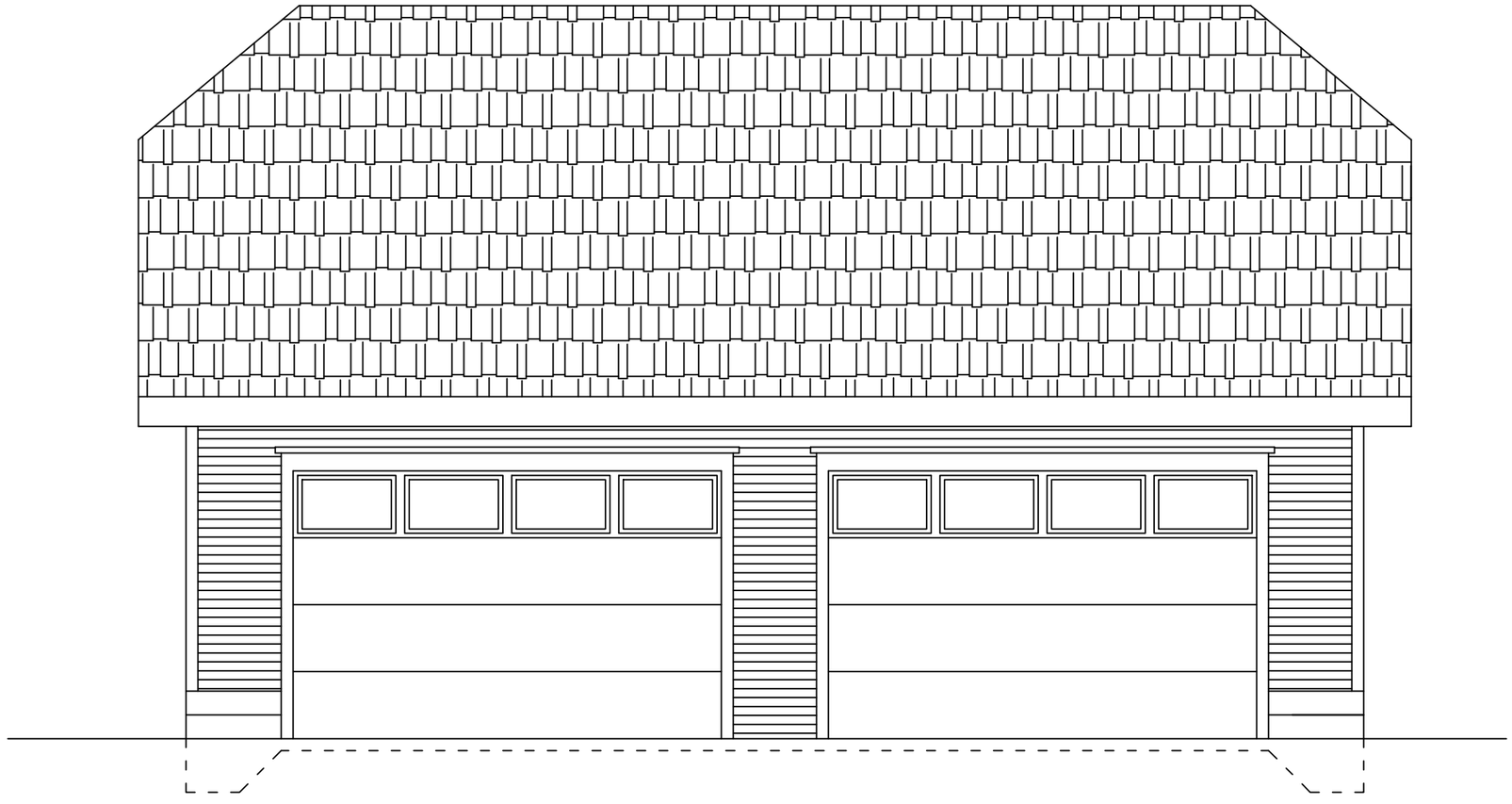
THE SIGMA GROUP
Single Source. Sound Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

Attachment: Survey (9635 : Randy Pipkorn)

Attachment: Pictures (9635 : Randy Pipkorn)

Attachment: Pictures (9535 : Randy Pipkorn)

Attachment: Pictures (9635 : Randy Pipkorn)



SOUTH

08-06-24

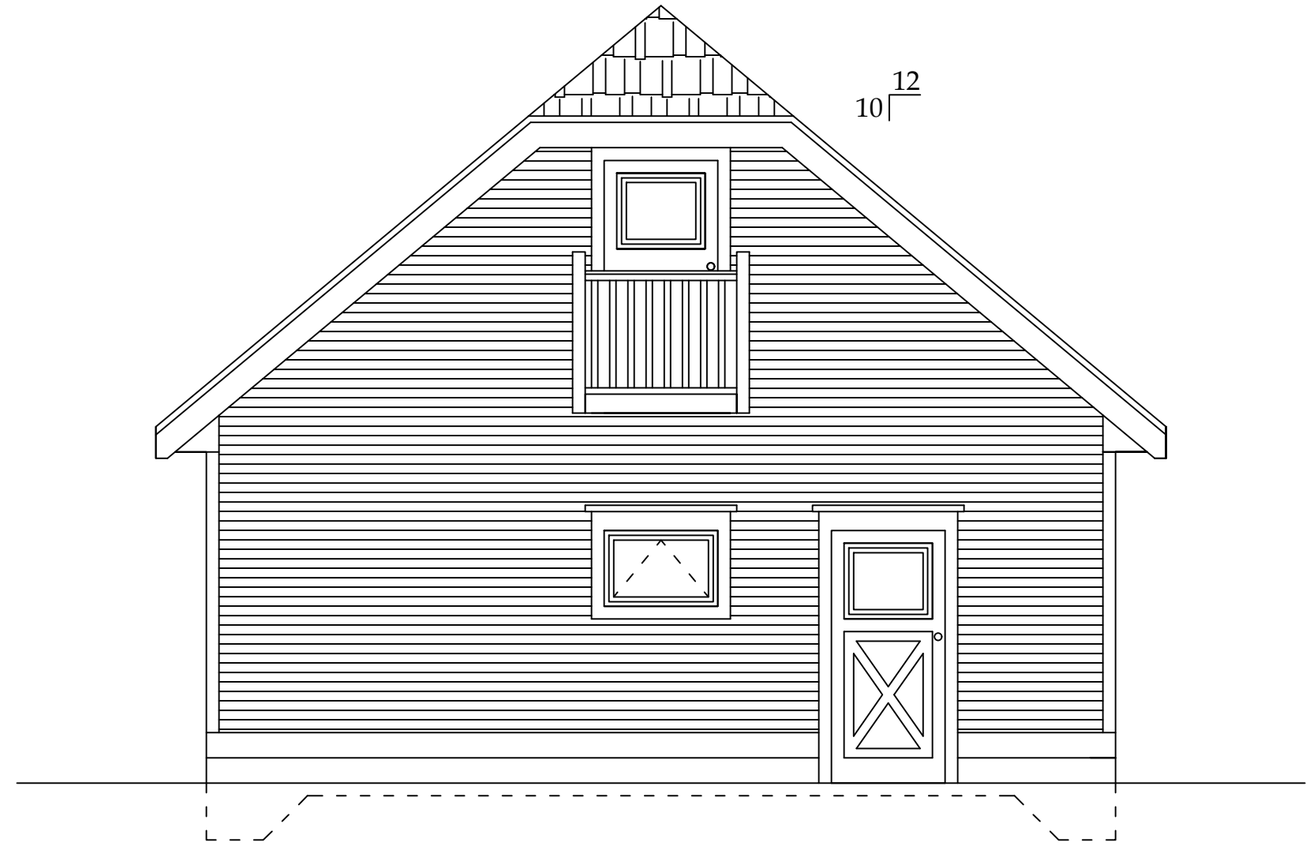
Notice to Contractors & Suppliers:
Although every effort has been made in preparing these plans and checking them for accuracy, it is the responsibility of the subcontractor or supplier to contact the builder if there are any concerns or discrepancies during the construction of these plans.

P.J.C. Custom Services
1015 N. Central Ave.
Crandon, Wi 54520
phone: 262-424-9583

Randy Pipkorn
11216 Freistadt Rd
Mequon, WI 53097

scale:
1/4" = 1' 0" 11x17

Attachment: Plan (9635 : Randy Pipkorn)



WEST

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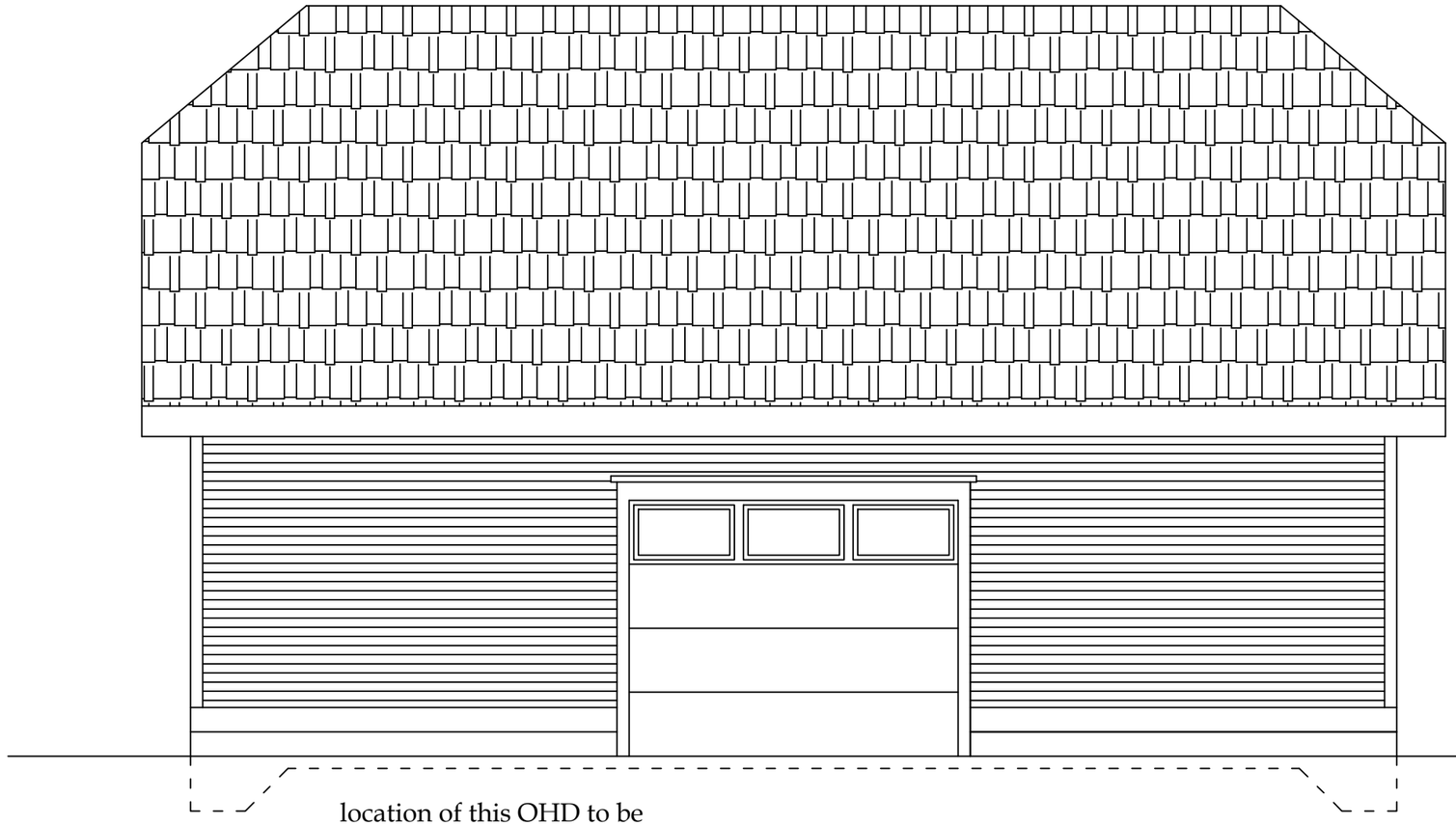
Attachment: Plan (9635 : Randy Pipkorn)



location of this OHD to be
determined
by owner

NORTH

08-06-24

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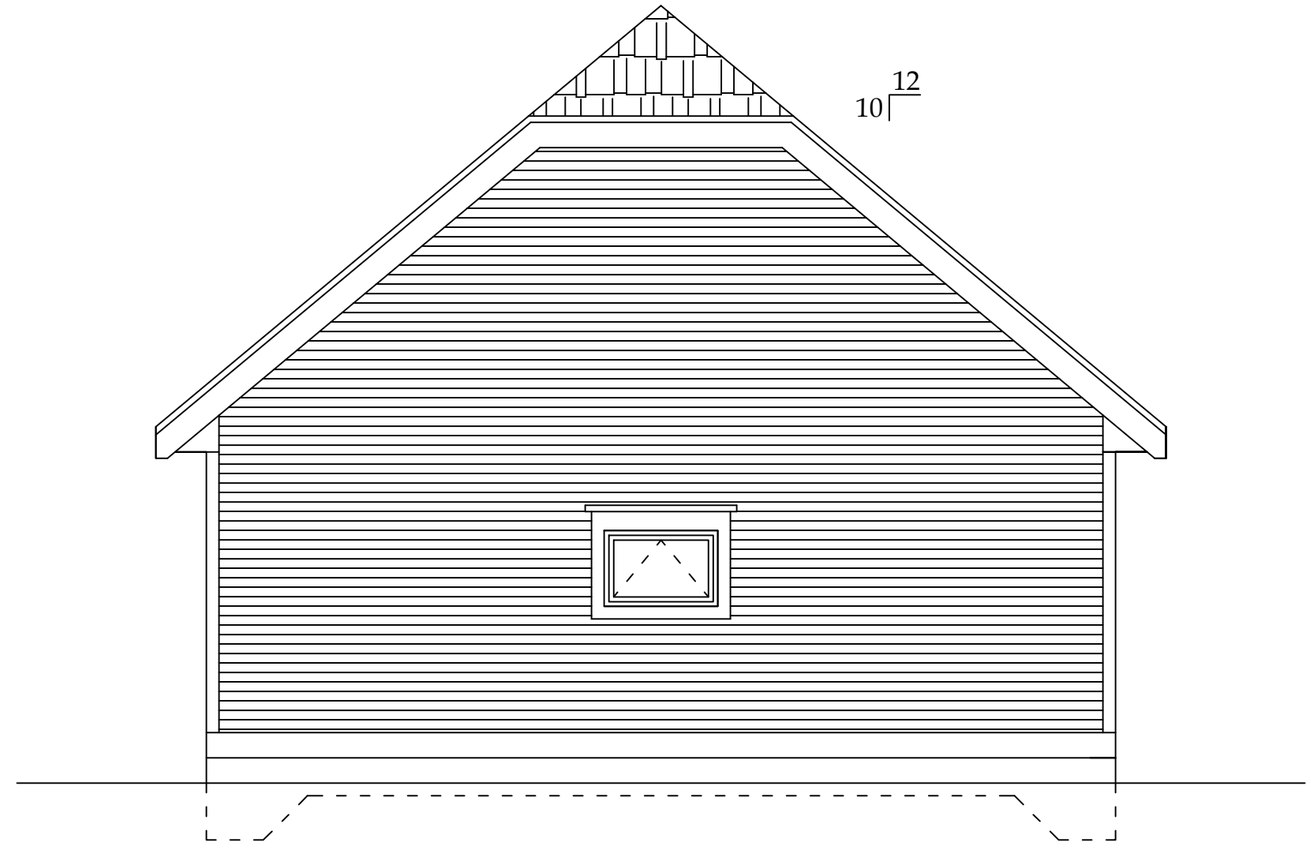

EAST

08-06-24

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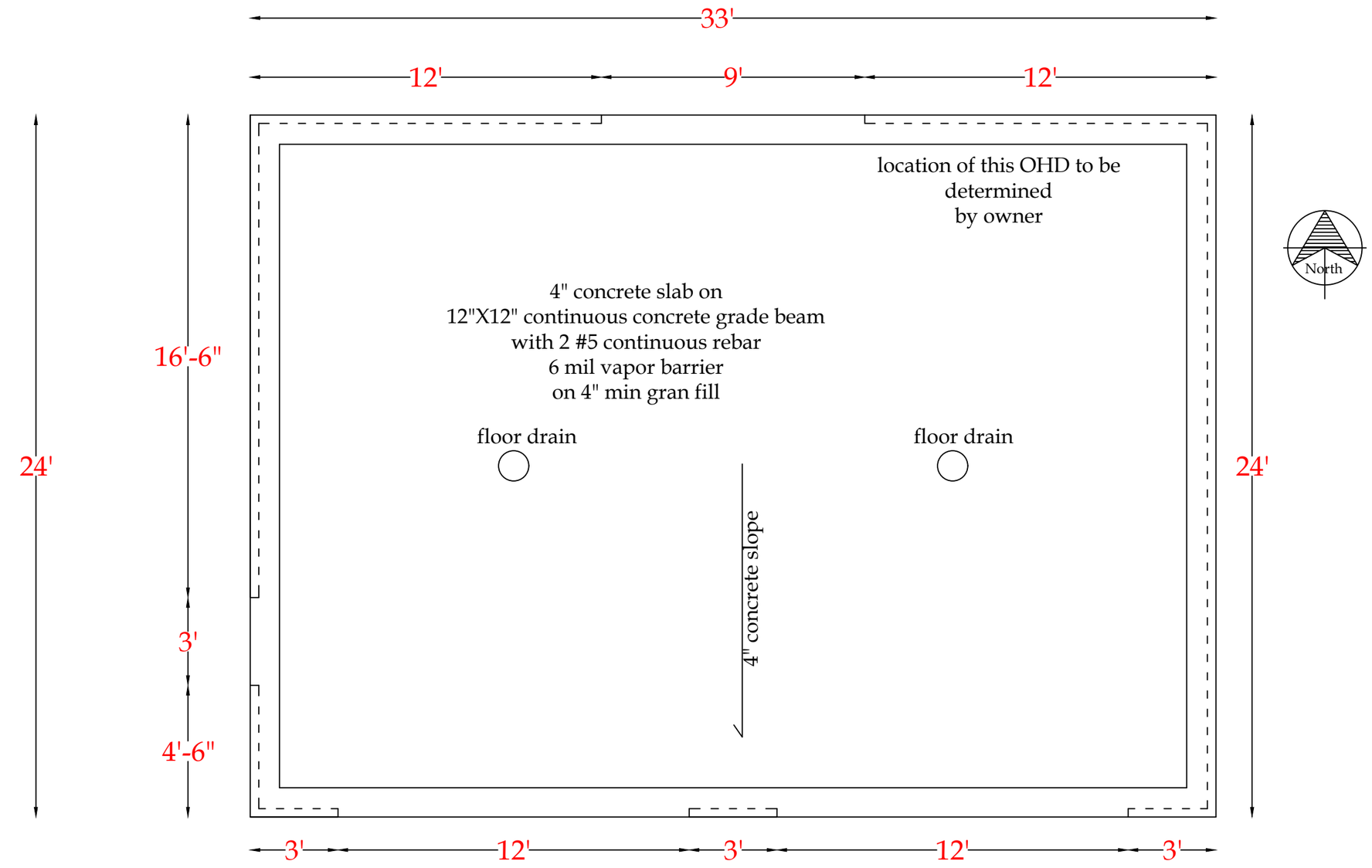

FOUNDATION

08-06-24

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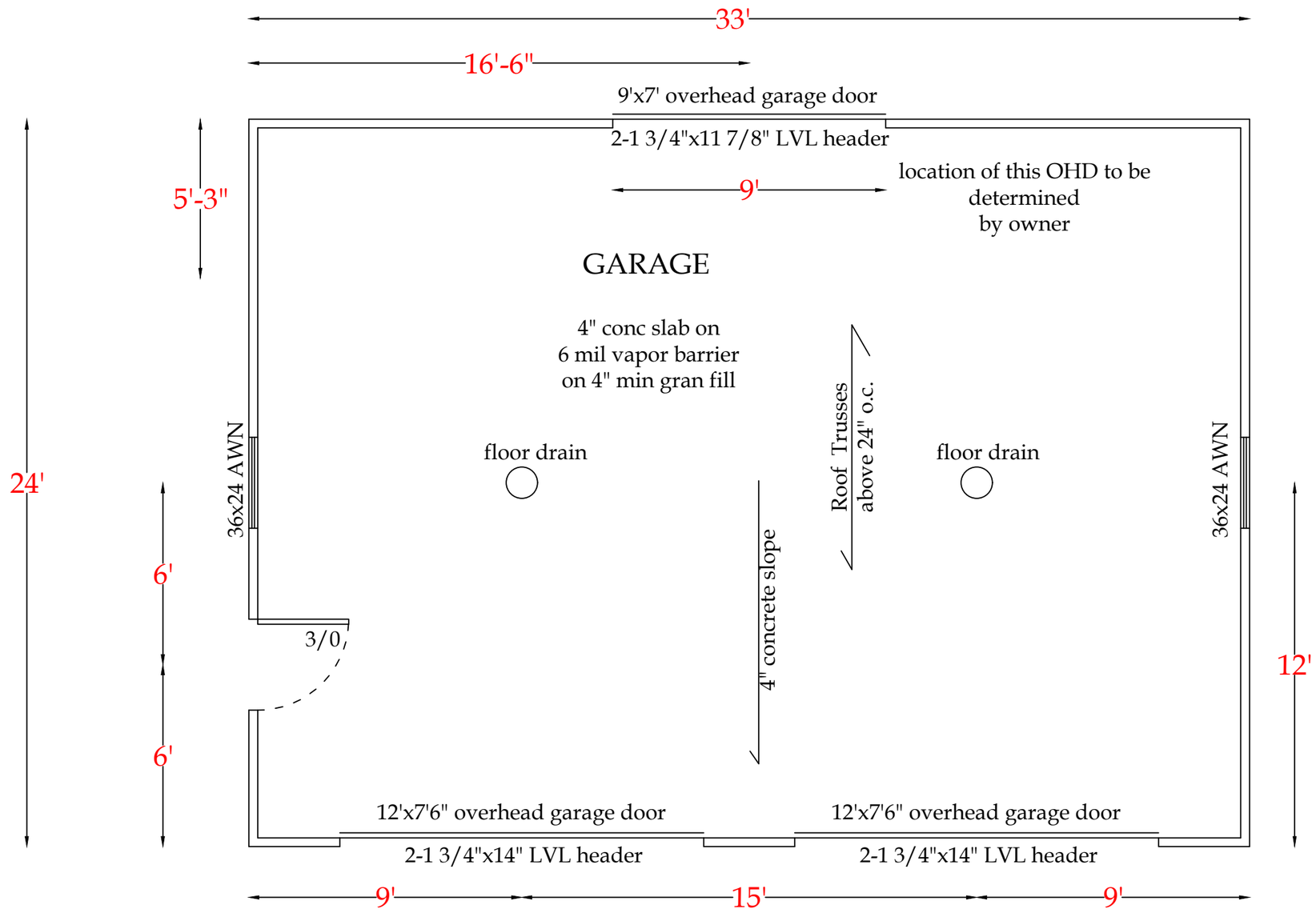

PLAN

08-06-24

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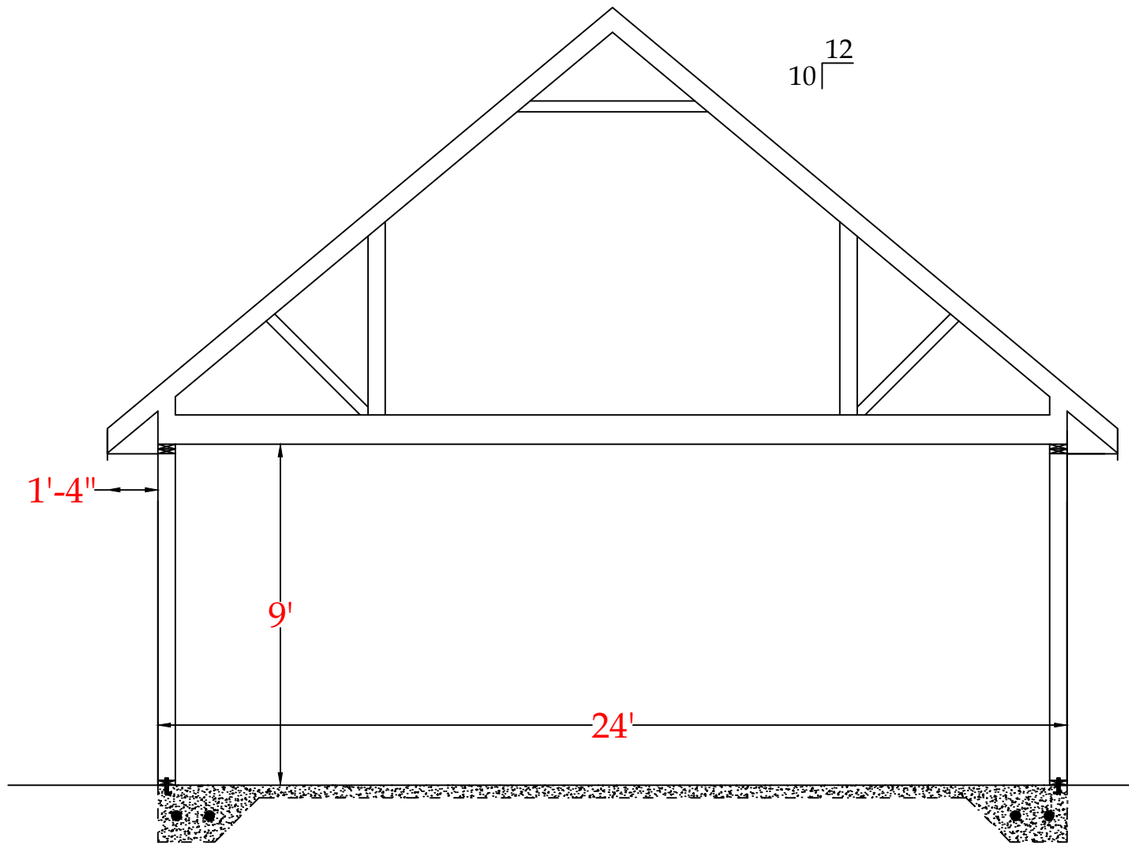

SECTION

shingles to match existing
30# felt
ice and water shield
½" OSB rood sheathing
engineered roof trusses 24" o.c.
2x6 nailer/lookout
soffit and fascia to match existing

siding and trim to match existing
House wrap
7/16" OSB CONTINUOUS
2x6 9' studs 16" o.c.
treated bottom plate
bolt anchors

4" concrete slab
12" x 12" continuous concrete grade beam
2 #5 rebar continuous
gravel fill

08-06-24

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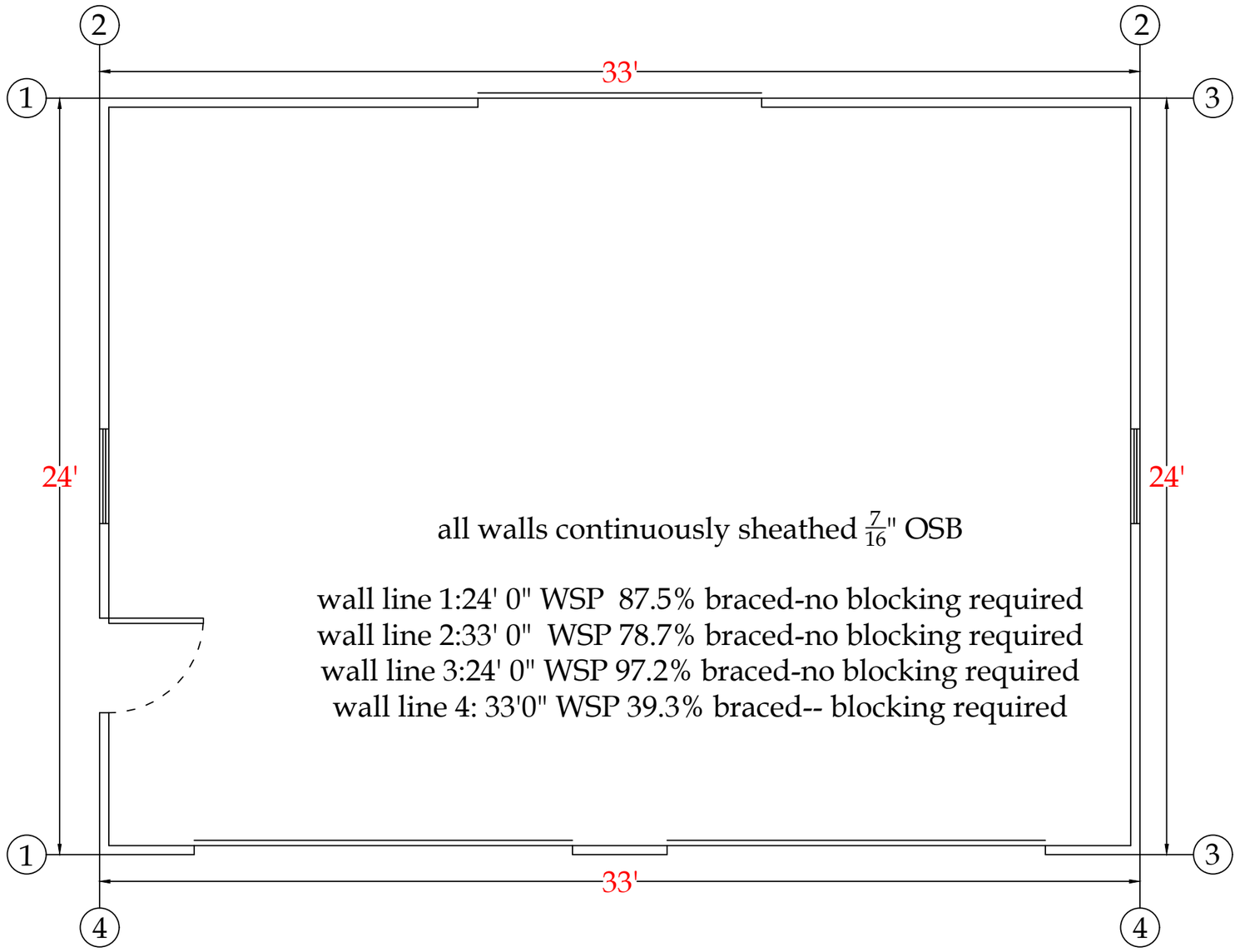


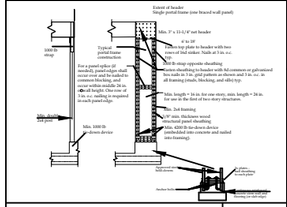
Continuous Sheathed Bracing Methods
(per WAC 321.25 and IRC602.10.4)

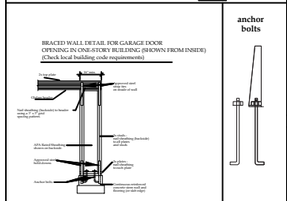
Material	Minimum Brace Material thickness/size	Maximum nominal wall height	Minimum Braced Wall Panel Width or Brac Angle	Minimum fasteners	Maximum Spacing
CS-WSP Continuous sheathed wood structural panel	3/8" for maximum 16" o.c. stud spacing; 7/16" for maximum 24" o.c. stud spacing	12'	refer to table 321.25-I1 below	6d common nails or 8d box nail (2 3/8" long x 0.113" diameter) or 7/16"-or 1/2" crown 16-gage staples, 1 1/4" long	6" edges 12" field (nails) 3" edges 6" field (staples)
CS-SFB Continuous sheathed structural fiber board	1/2" for maximum 16" o.c. stud spacing			1 1/2" long x 0.120" diameter galvanized roofing nails or 1"-crown 16 gage staples, 1 1/4" long	3" edges 6" field (nails)

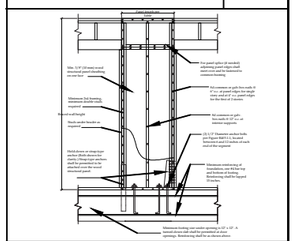
table 321.25-II

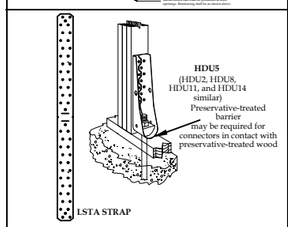
Maximum Opening Height Adjacent to Braced Wall Panel	Maximum Width of Full-Height Braced Wall Panels (inches)			
	8' Tall Wall	9' Tall Wall	10' Tall Wall	12' Tall Wall
5' 4"	24	27	30	36
6' 8"	32	30	30	36
8'	48	41	38	36
9'		54	46	41
10'			60	48
12'				72

The interior sides of all exterior walls shall be sheathed with minimum 1/2" Gypsum Wall Board. All edges of panel-type wall bracing, except horizontal joints in GWB bracing, shall be attached to framing or blocking.
Continuous sheathing shall cover all sheathable surfaces above, below and between wall openings.
Continuous sheathing shall be attached to top and bottom plates and any intermediate studs in one continuous length.









08-06-24

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scale:
1/4" = 1' 0" 11x17

Attachment: Plan (9635 : Randy Pipkorn)

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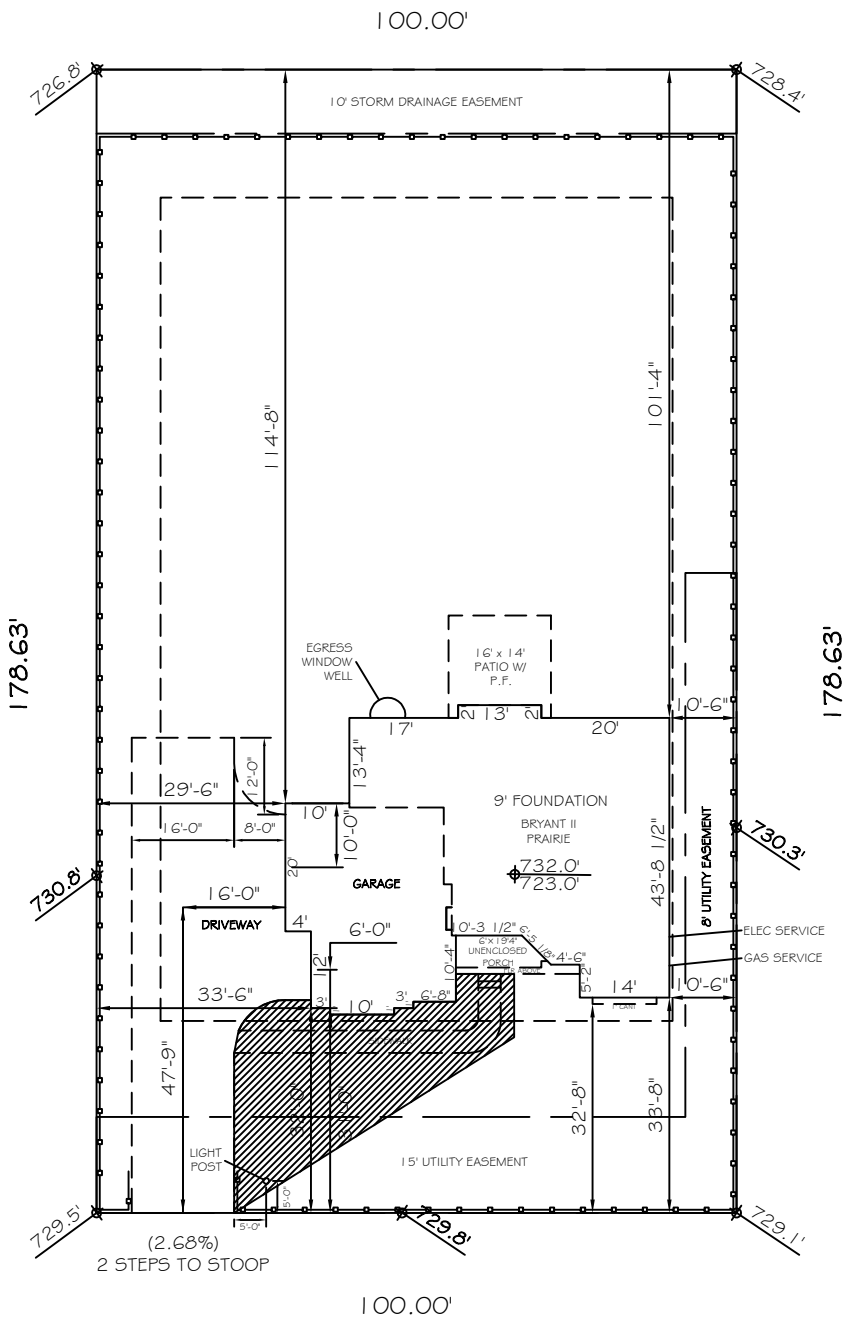
www.ci.mequon.wi.us **Office of Architectural Board**

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **September 9, 2024**
SUBJECT: **Veridian Homes LLC, New Single-Family Residence at 7910 W. Preserve Parkway**

Attachments:
Site Plan (PDF)
Plans (PDF)

PHASE 6
LOT 77
17,863 S.F.

NO PORCH ENCROACHMENTS
NO UPGRADES REQUIRED
FOR SIDE LOAD GARAGE
9' FOUNDATION



PRESERVE PARKWAY

N

GL
1' 0"
CUT

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

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

(FOR 9' FOUNDATION)
TOP OF FOUNDATION=732.00
TOP OF FOOTING=723.00
GARAGE FLOOR ELEV.=731.50
DRIVEWAY SLOPE=4.5%
YARD GRADE=3.5%
NOTE:
*EROSION MATTING TO BE APPLIED AND INSTALLED BY LANDSCAPING CONTRACTOR AT TIME OF FINE GRADE AND SEED
*RETAINING WALL SYMBOLS ARE ONLY TO REPRESENT WHERE THEY ARE NEEDED-IT IS UP TO THE LANDSCAPER TO DETERMINE THE LENGTH NEEDED AND IN WHAT DIRECTION THEY SHOULD BE PLACED.

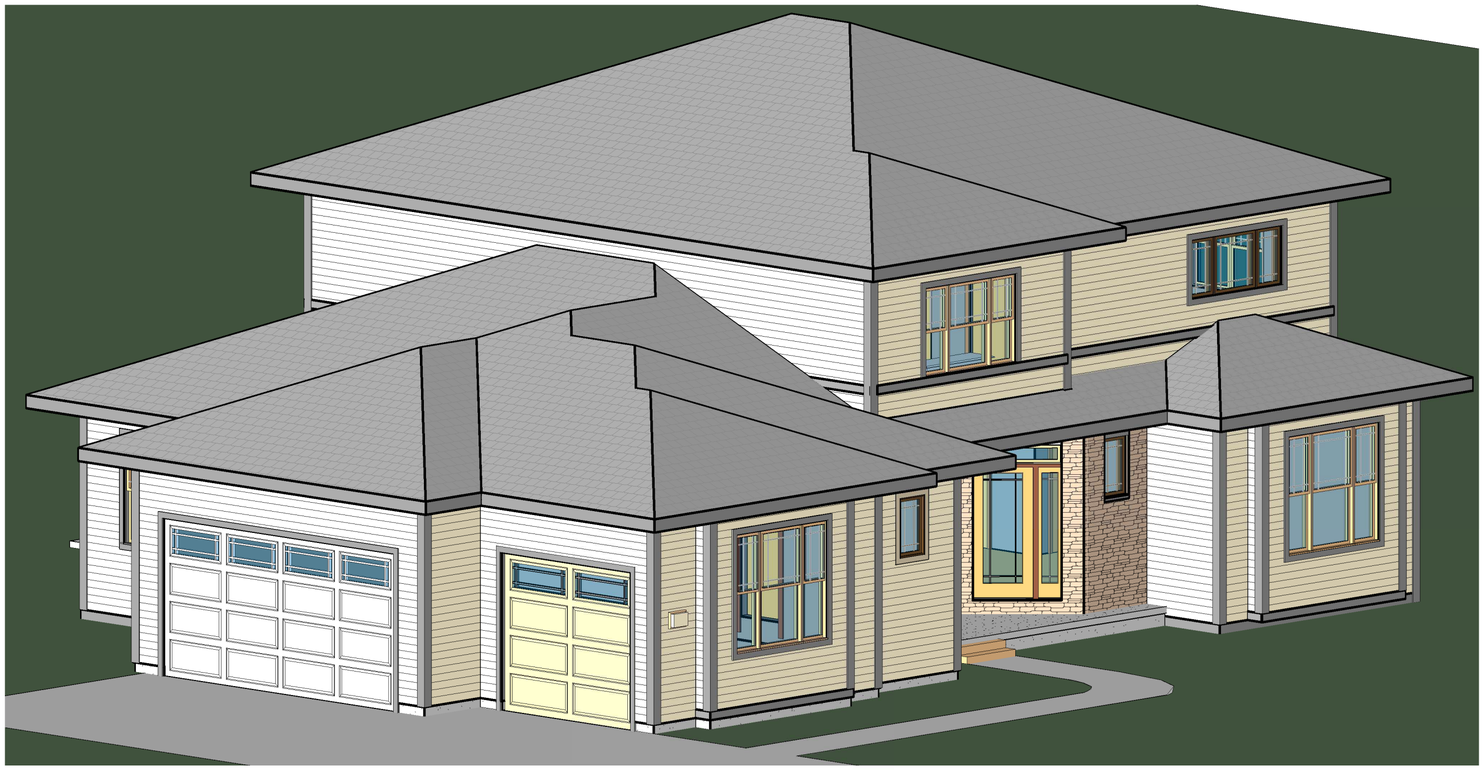
HOMESITE: 77
CUSTOMER: MOVE-IN READY
NEIGHBORHOOD: ENCLAVE MEQUON PRESERVE SOUTH
ADDRESS: 7910 W PRESERVE PARKWAY
MEQUON, WI 53097
MODEL: BRYANT II PRAIRIE
SITE AREA: 17,863 SQ. FT.
IMPERVIOUS AREA: 4,174 SQ. FT.
SCALE: 1"=30'-0"
DRAWN BY: MSF/CLC
DATE: 07/25/2024

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

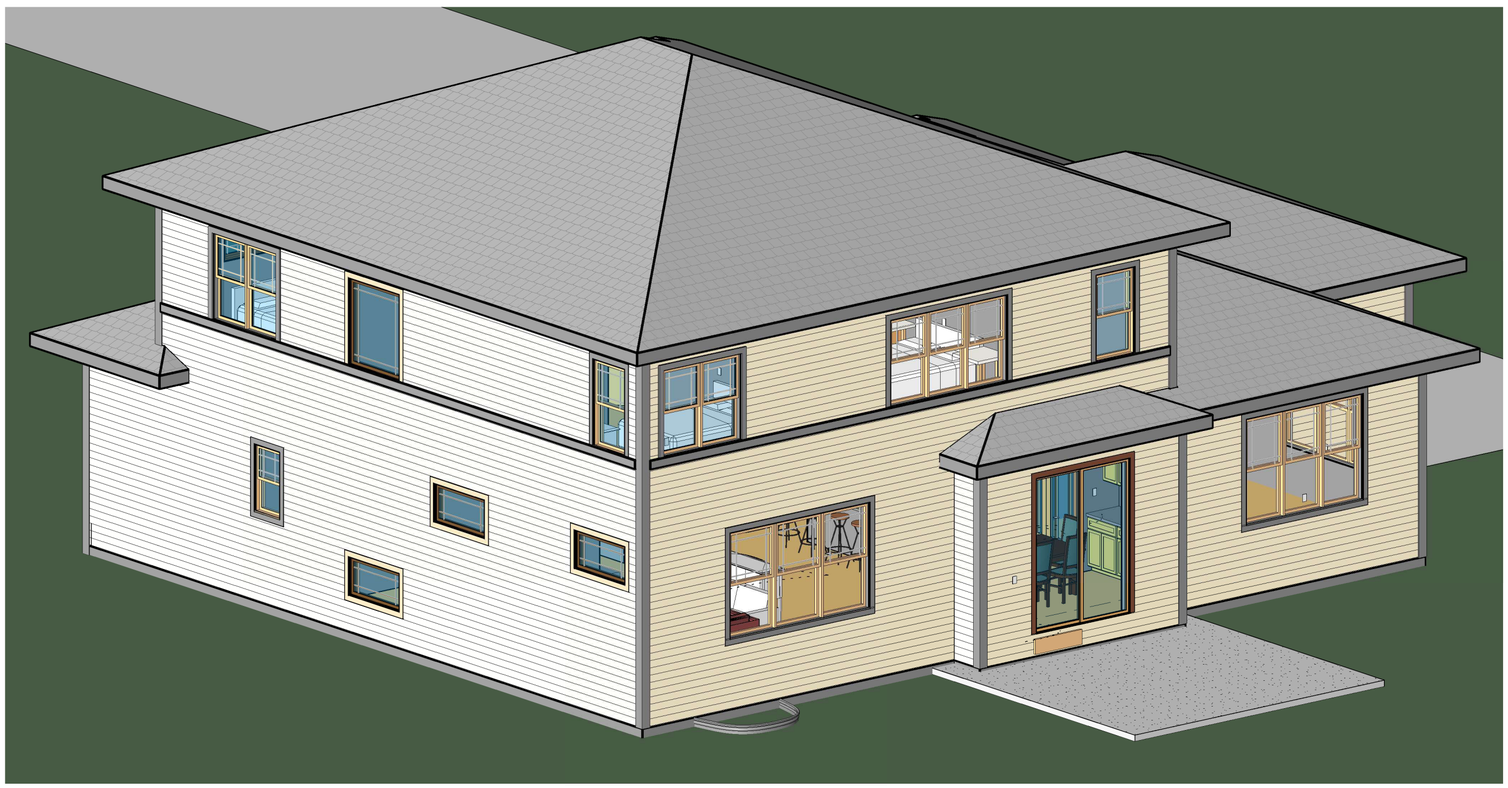
ZONED: -
MINIMUM SETBACKS
FRONT: 30'
REAR: 20'
SIDE: 10'
TOTAL SIDE: -
CORNER SIDE: -

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

Attachment: Site Plan (9636 : Veridian Homes LLC)



3D -ARB



3D Rear View - ARB

Custom Designed For: MOVE-IN READY
Homesite / Neighborhood: 77 ENCLAVE MEQUON PRESERVE SOUTH
Address: 7910 W PRESERVE PARKWAY
MEQUON, WI 53097
Customer Approval:
SPF Aug 15 2024

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VERIDIAN HOMES

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

Do Not Scale Note: All dimensions are stud to stud
Actual floor plans & exterior styles may differ from 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: BRYANT II - 3 Car Side Entry
Elevation:
Revised Base Plan:
Drawn By: MSP/CLC Date: 07/25/2024

Print Date:
8/15/2024
2:47:57 PM
Revisions:

Drawing No.:
ARB 1

Attachment: Plans (9636 : Veridian Homes LLC)

NOTE :
- ALL WINDOWS, FRONT DOOR, REAR DOORS, & GARAGE DOOR TO HAVE 1X4 SMART TRIM
- ALL WINDOWS TO HAVE GRILLES
- ALL CORNERS TO BE 6" SMART TRIM

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

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

Custom Designed For: MOVE-IN READY
Homesite / Neighborhood: 77 ENCLAVE MEQUON PRESERVE SOUTH
Address: 7910 W PRESERVE PARKWAY
MEQUON, WI 53097
Customer Approval:
SPF Aug 15 2024

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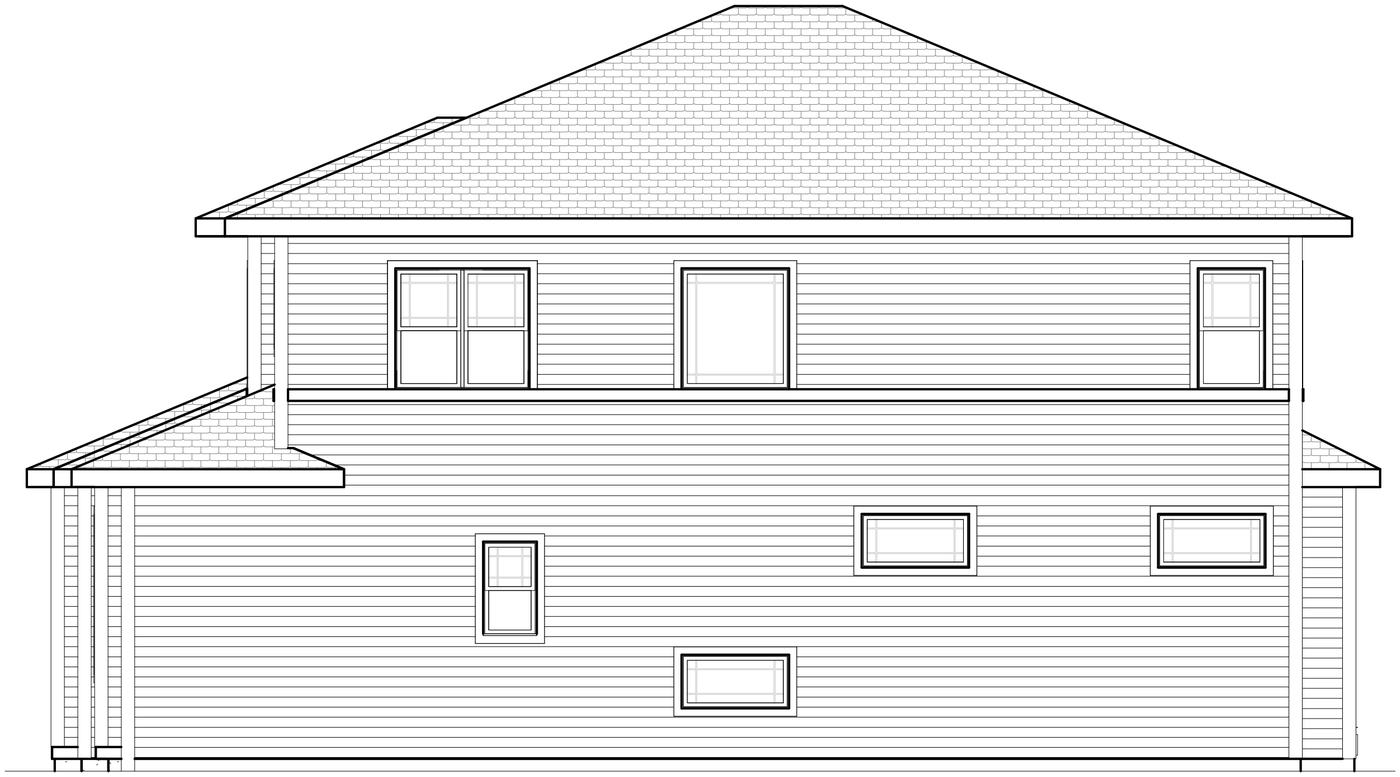
Model: BRYANT II - 3 Car Side Entry
Elevation:
Revised Base Plan:
Drawn By: MSP/CLC Date: 07/25/2024

Print Date:
8/15/2024
2:47:58 PM
Revisions:

Drawing No.:
ARB2

Attachment: Plans (9636 : Veridian Homes LLC)



Right Elevation - ARB

1/4" = 1'-0"

Left Elevation - ARB

1/4" = 1'-0"

Custom Designed For: MOVE-IN READY

Homesite / Neighborhood: 77 ENCLAVE MEQUON PRESERVE SOUTH

Address: 7910 W PRESERVE PARKWAY
MEQUON, WI 53097

Customer Approval:

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Model: BRYANT II - 3 Car Side Entry

Elevation:

Revised Base Plan:

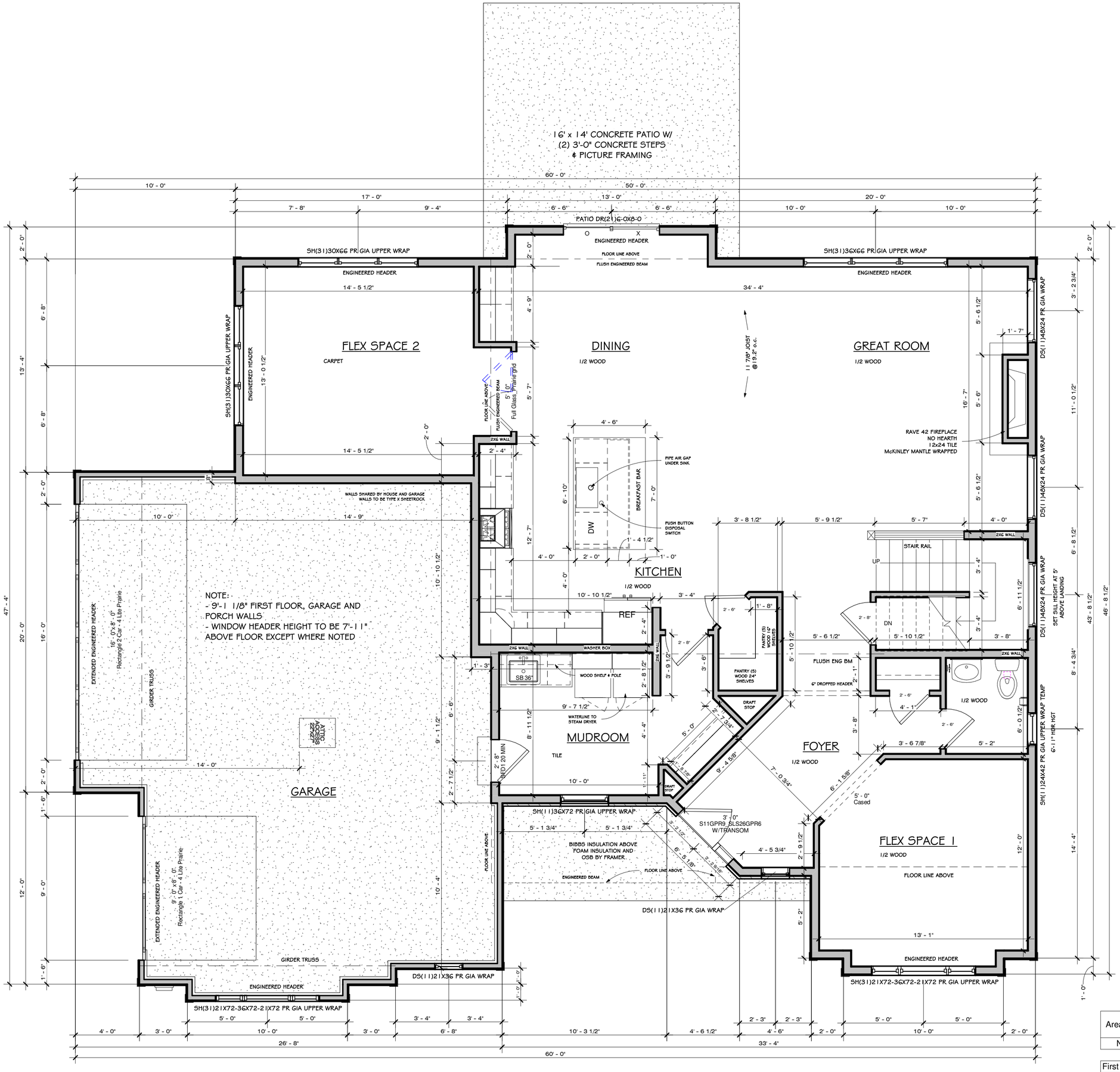
Drawn By: MSP/CLC Date: 07/25/2024

Print Date:
8/15/2024
2:47:58 PM

Revisions:

Drawing No.:
ARB3

Attachment: Plans (9636 : Veridian Homes LLC)



Area Schedule (Prairie)	
Name	Area

First Floor	1596 SF
Second Floor	1306 SF
	2902 SF

First Floor - ARB

1/4" = 1'-0"

Custom Designed For: MOVE-IN READY
Homesite / Neighborhood: 77 ENCLAVE MEQUON PRESERVE SOUTH
Address: 7910 W PRESERVE PARKWAY
MEQUON, WI 53097

Customer Approval:

SPF Aug 15 2024

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VERIDIAN HOMES
6801 South Towne Drive
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Phone 608.226.3100
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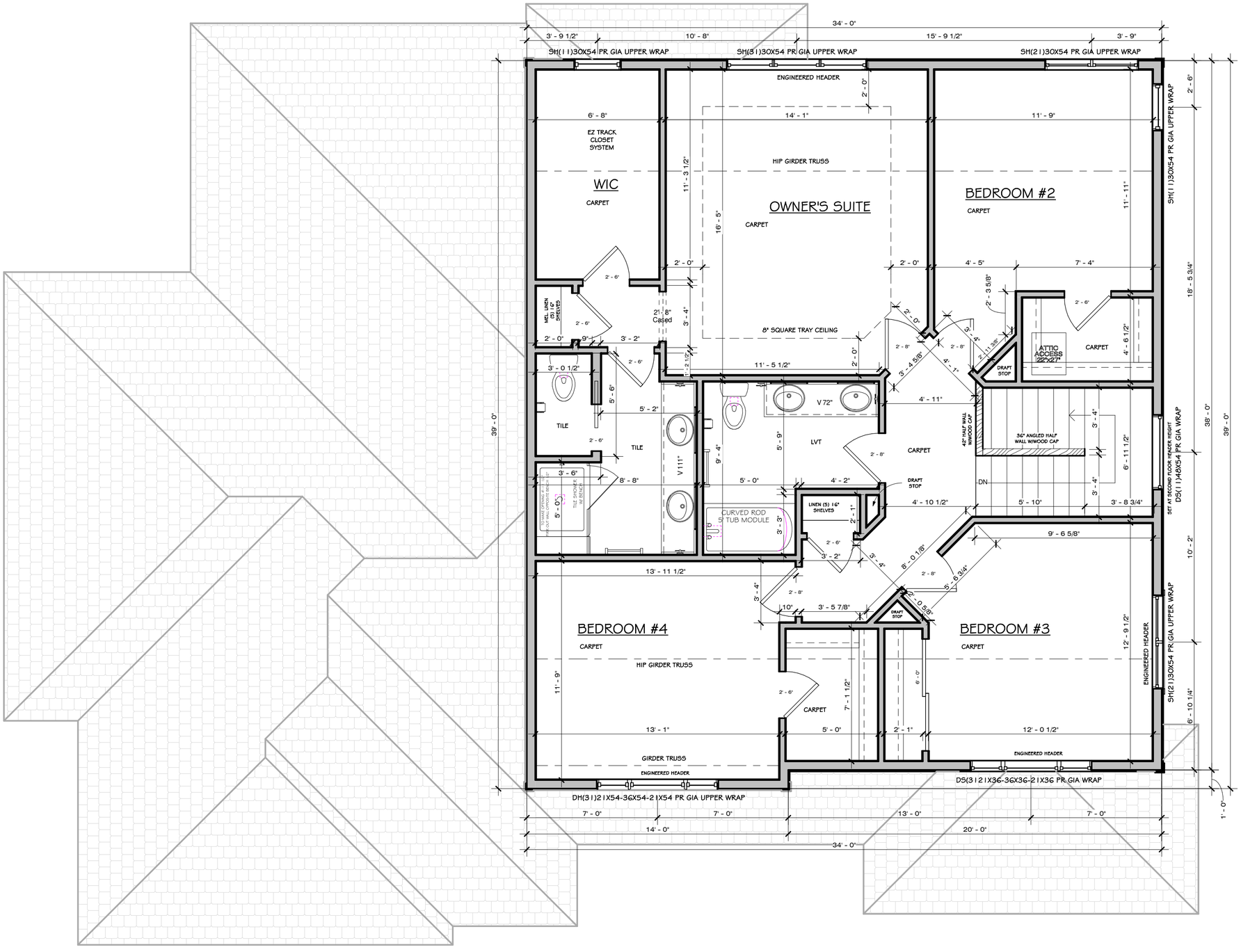
Model: BRYANT II - 3 Car Side Entry
Elevation:
Revised Base Plan:
Drawn By: MSF/CLC Date: 07/25/2024

Print Date: 8/15/2024 2:47:59 PM
Revisions:

Drawing No.: ARB4

Attachment: Plans (9636 : Veridian Homes LLC)



Second Floor - ARB

1/4" = 1'-0"

Area Schedule (Prairie)	
Name	Area

First Floor	1596 SF
Second Floor	1306 SF
	2902 SF

Custom Designed For: MOVE-IN READY
Homesite / Neighborhood: 77 ENCLAVE MEQUON PRESERVE SOUTH
Address: 7910 W PRESERVE PARKWAY
MEQUON, WI 53097

Customer Approval: SPF Aug 15 2024

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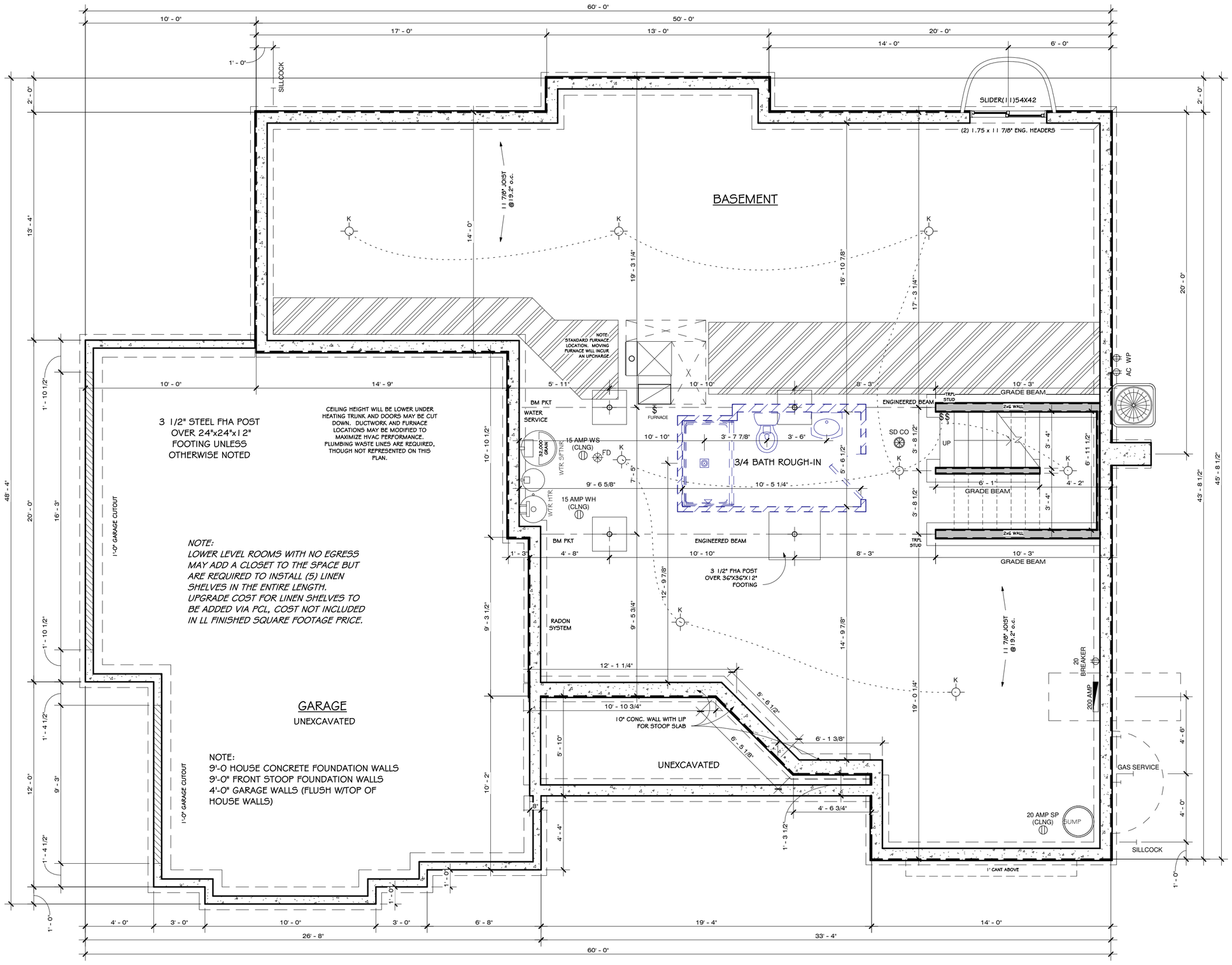
Model: BRYANT II - 3 Car Side Entry
Elevation:
Revised Base Plan:
Drawn By: MSP/CLC Date: 07/29/2024

Print Date: 8/15/2024 2:47:59 PM
Revisions:

Drawing No.: ARB5

Attachment: Plans (9636 : Veridian Homes LLC)



Foundation Plan
1/4" = 1'-0"

Custom Designed For: MOVE-IN READY
Homesite / Neighborhood: 77 ENCLAVE MEQUON PRESERVE SOUTH
Address: 7910 W PRESERVE PARKWAY MEQUON, WI 53097
Customer Approval:
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Model: BRYANT II - 3 Car Side Entry
Elevation:
Revised Base Plan:
Drawn By: MSP/CLC Date: 07/25/2024

Print Date: 8/15/2024 2:48:00 PM
Revisions:

Drawing No.: ARB6

Attachment: Plans (9636 : Veridian Homes LLC)

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

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

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **September 9, 2024**
SUBJECT: **Paul Meyer, Sunroom Addition at 6412 W. Spring Street**

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

6412 W Spring Street, Mequon

Sunroom addition to the west of the house. Siding to be used will be LP Smart Side color to match home

Attachment: Statement of Intent (9637 : Paul Meyer)

Attachment: Survey (9637 : Paul Meyer)

SURVEYING ASSOCIATES, INC.
MEMBER OF WISCONSIN SOCIETY OF LAND SURVEYORS & NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS

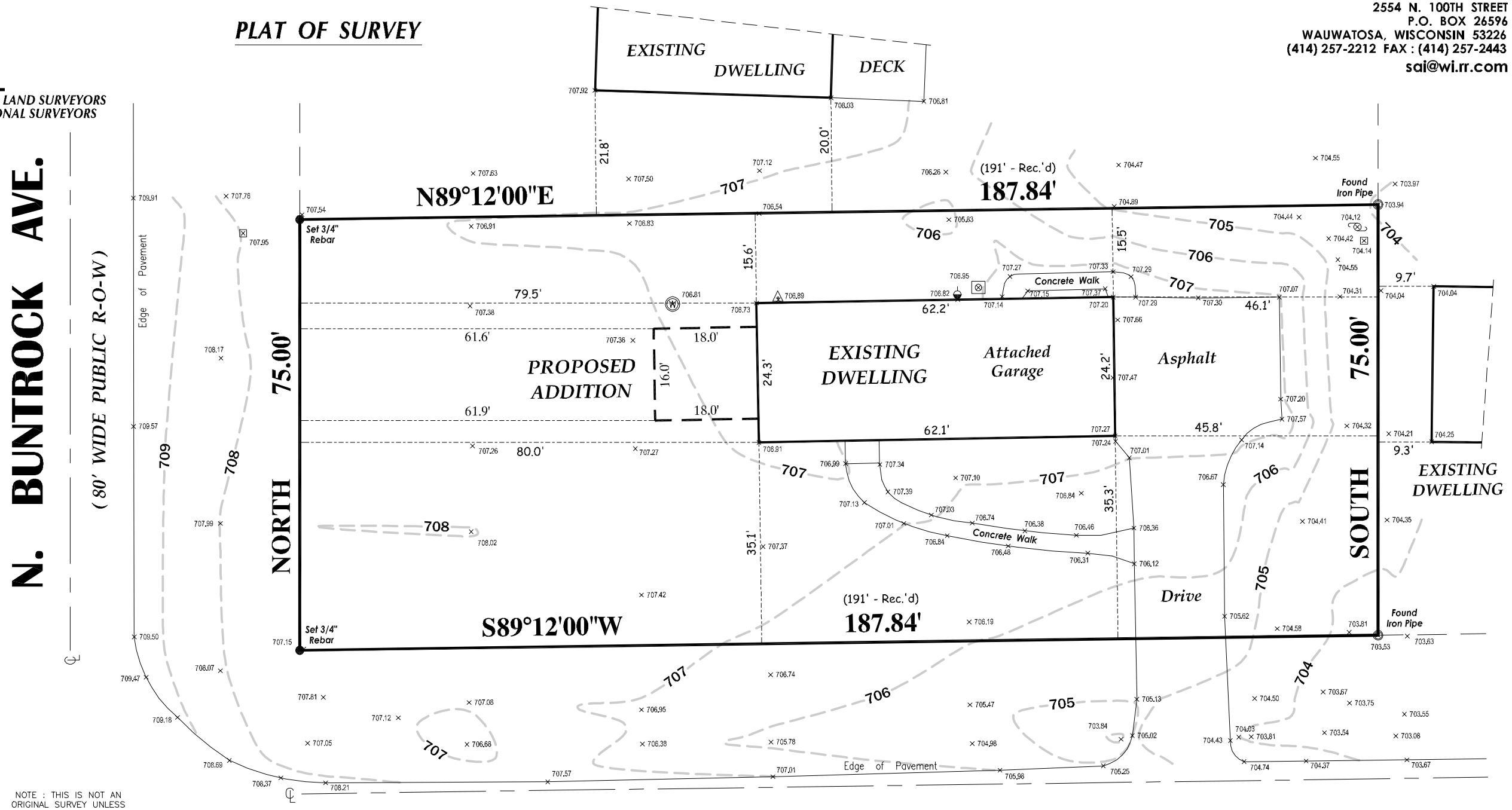
MARC C. PASSARELLI P.L.S.
2554 N. 100TH STREET
P.O. BOX 26596
WAUWATOSA, WISCONSIN 53226
(414) 257-2212 FAX : (414) 257-2443
sai@wi.rr.com

PLAT OF SURVEY

AREA OF PROPERTY
14,088 Sq. Ft
/ 0.323 Acre

BUILDING SETBACKS
Zoning District R-4
West (Buntrock Ave.) - 50'
South (Spring St.) - 50'
North - 20'
East - 20'

GRAPHIC SCALE
1" = 20'
0' 5' 10' 20' 40'



NOTE : THIS IS NOT AN ORIGINAL SURVEY UNLESS THIS SEAL IS RED.

WISCONSIN MARC C. PASSARELLI S-2817 FRANKLIN, WI LAND SURVEYOR

WISCONSIN REGISTERED LAND SURVEYOR

Surveyed for: ***SCOTT MEYER***

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

"This survey is made for the exclusive use of the present owners of the property, and also those who purchase, mortgage, or guarantee the title thereto within one (1) year from date hereof; and as to them I warrant the accuracy of said survey map.

Legal Description:

A piece or parcel of land located in Section Twenty-two (22), Township Nine (9) North, Range Twenty-one (21) East, and more particularly described as follows, to wit: Commencing at a point 131-1/2 feet North of the Northwest corner of Lot 32 in Block 7 of the Addition and alteration of subdivision Blocks 4 and 7 of the Thiensville Realty Company's Plat to the Village of Thiensville and Town of Mequon, Ozaukee County, Wisconsin and on the East boundary line of Wilson Avenue and from said point running 75 feet on and along the East line of said Wilson Avenue due North to a point; thence due East to the West boundary limits of Thiensville, 191 feet to a point; thence due South on and along the West boundary line of said Village of Thiensville, 75 feet to a point; thence due West 191 feet to the place of beginning, located in the Town (now City) of Mequon, Ozaukee County, Wisconsin.

LEGEND
- Ⓦ – *Denotes Existing Well Casing*
- ⊡ – *Denotes Existing Utility Box*
- △ – *Denotes Existing Gas Meter*
- ◒ – *Denotes Existing Electric Meter*
- ▣ – *Denotes Existing AC Unit*
- ᯓ – *Denotes Existing Power Pole*
- × 704.50 – *Denotes Existing Spot Elevation*

Revised 6.17.24

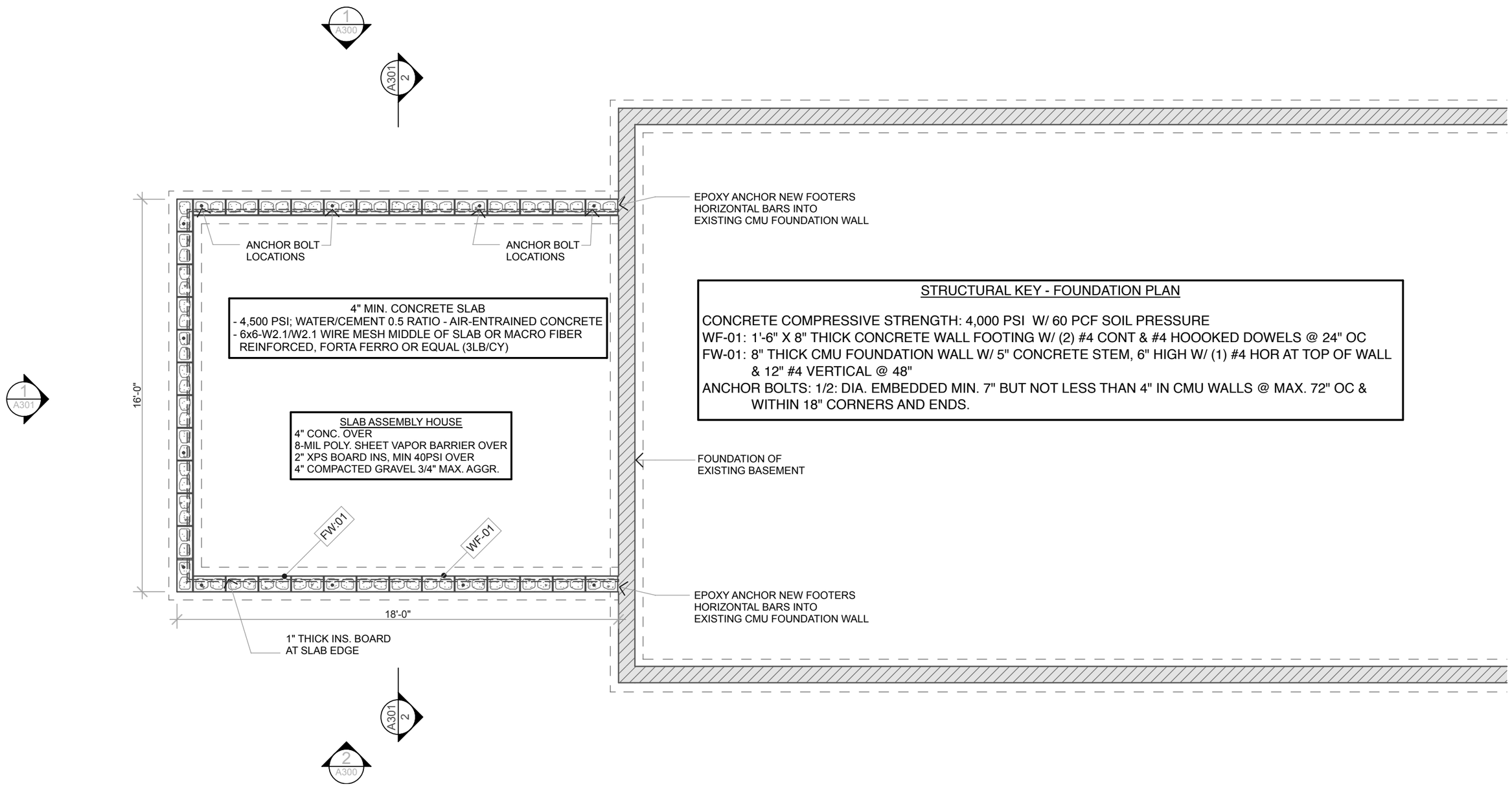
03/26/2024	JE	04/08/2024	MCP	36713
FIELD WORK DATE	FIELD WORK BY	DATE DRAFTED	DRAFTED BY	JOB NUMBER

Attachment: Photos (9607 : Paul Meyer)

Attachment: Pictures (8837 : Paul Mayer)

Attachment: Pictures (8617 : Pond Maps)

Attachment: Photos (9837 : Pool Maps)



1
A200

Foundation Plan

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

0 2' 4' 8'

These drawings and specifications and the concepts embodied in them are the original unpublished work of Hoffmans Architecture, and may not be disclosed or duplicated without written consent of Hoffmans Architecture whether project for which they were made is executed

A200

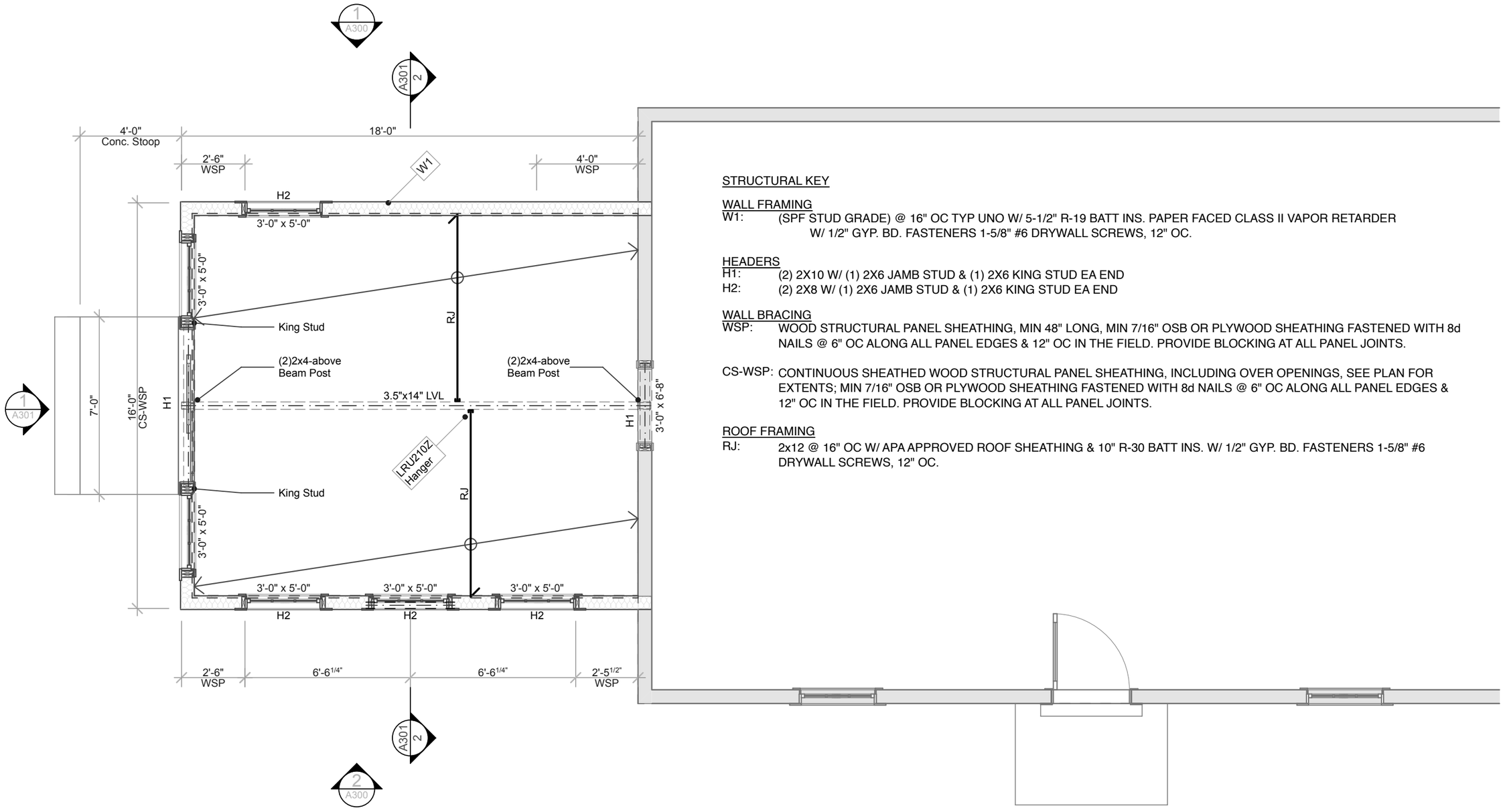
Foundation Plan

6412 Spring Addition

6412 W Spring Mequon WI

Attachment: Plans (9637 : Paul Meyer)

HOFFMANS ARCHITECTURE



STRUCTURAL KEY

WALL FRAMING

W1: (SPF STUD GRADE) @ 16" OC TYP UNO W/ 5-1/2" R-19 BATT INS. PAPER FACED CLASS II VAPOR RETARDER W/ 1/2" GYP. BD. FASTENERS 1-5/8" #6 DRYWALL SCREWS, 12" OC.

HEADERS

H1: (2) 2X10 W/ (1) 2X6 JAMB STUD & (1) 2X6 KING STUD EA END

H2: (2) 2X8 W/ (1) 2X6 JAMB STUD & (1) 2X6 KING STUD EA END

WALL BRACING

WSP: WOOD STRUCTURAL PANEL SHEATHING, MIN 48" LONG, MIN 7/16" OSB OR PLYWOOD SHEATHING FASTENED WITH 8d NAILS @ 6" OC ALONG ALL PANEL EDGES & 12" OC IN THE FIELD. PROVIDE BLOCKING AT ALL PANEL JOINTS.

CS-WSP: CONTINUOUS SHEATHED WOOD STRUCTURAL PANEL SHEATHING, INCLUDING OVER OPENINGS, SEE PLAN FOR EXTENTS; MIN 7/16" OSB OR PLYWOOD SHEATHING FASTENED WITH 8d NAILS @ 6" OC ALONG ALL PANEL EDGES & 12" OC IN THE FIELD. PROVIDE BLOCKING AT ALL PANEL JOINTS.

ROOF FRAMING

RJ: 2x12 @ 16" OC W/ APA APPROVED ROOF SHEATHING & 10" R-30 BATT INS. W/ 1/2" GYP. BD. FASTENERS 1-5/8" #6 DRYWALL SCREWS, 12" OC.

1
A201

Floor & Framing Plan

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

0 2' 4' 8'

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A201

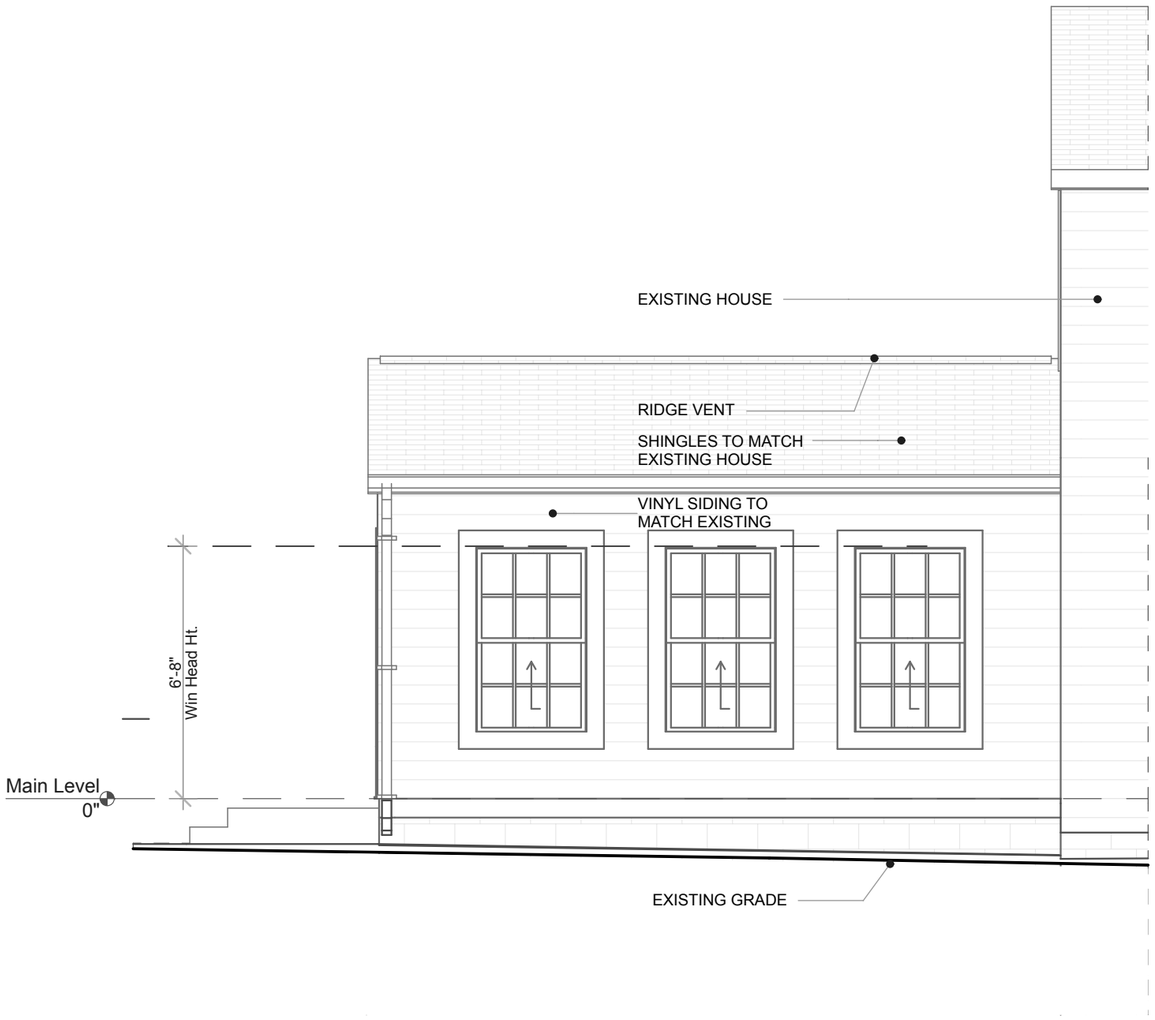
Floor & Framing Plan

6412 Spring Addition

6412 W Spring Mequon WI

Attachment: Plans (9637 : Paul Meyer)

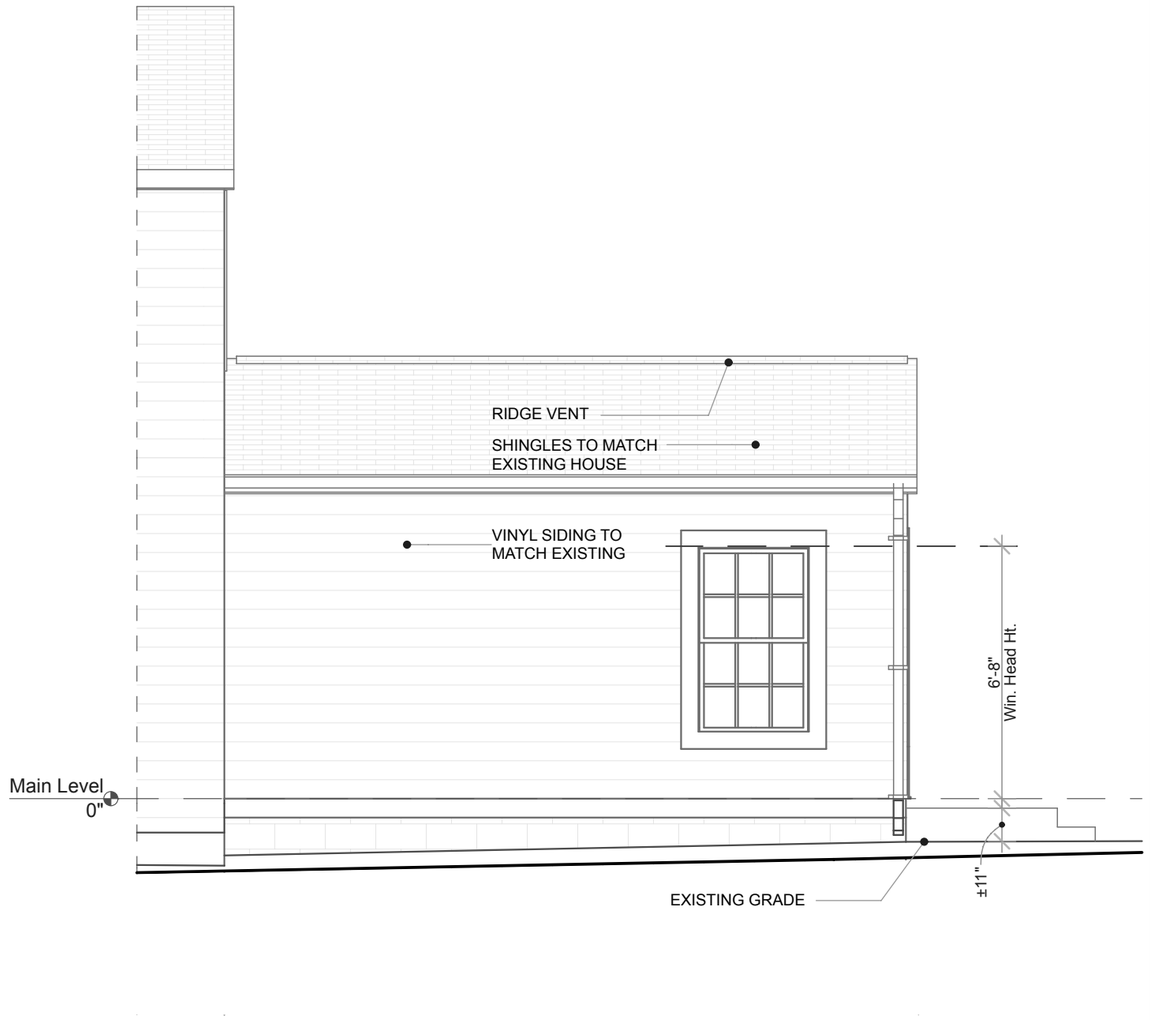
HOFFMANS ARCHITECTURE



2 A300 South Elevation

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

0 2' 4' 8'



1 A300 North Elevation

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

0 2' 4' 8'

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A300

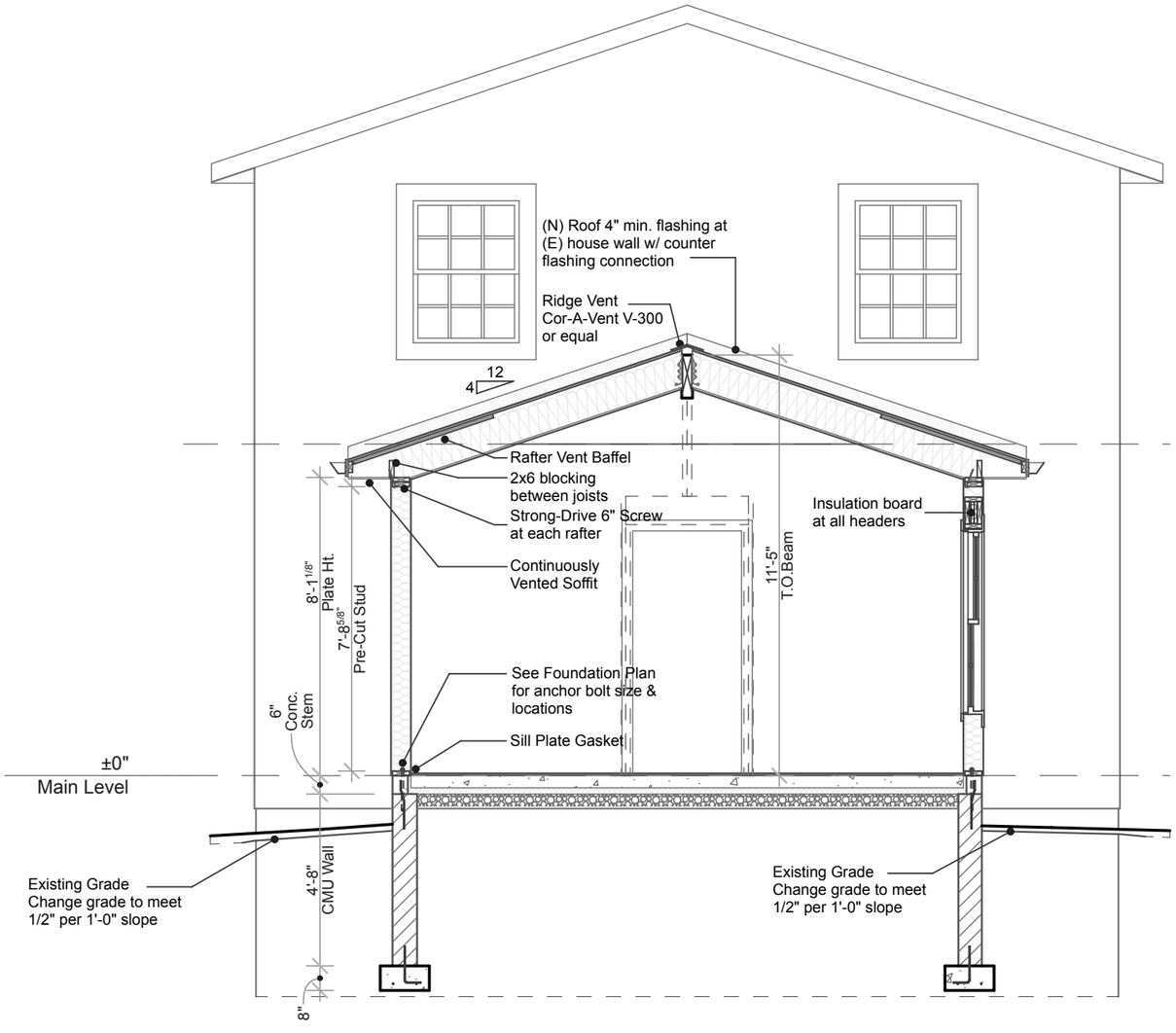
Exterior Elevations

6412 Spring Addition

6412 W Spring Mequon WI

Attachment: Plans (9637 : Paul Meyer)

HOFFMANS ARCHITECTURE



2 A301 **Building Section**

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

0 2' 4' 8'

1 A301 **West Elevation**

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

0 2' 4' 8'

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A301

Exterior Elevation & Building Section

6412 Spring Addition

6412 W Spring Mequon WI

Attachment: Plans (9637 : Paul Meyer)

HOFFMANS ARCHITECTURE

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

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

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **September 9, 2024**
SUBJECT: **Janet Goldman & Susan Bonucci, Second Floor Addition at 9832 N. Courtland Drive**

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

7/8/2024

City of Mequon
Architectural Board
11333 N Cedarburg Rd 60W
Mequon, WI 53092

STATEMENT OF INTENT

Ruvin Bros. Artisans & Trades is submitting this packet for a proposed addition to expand the second floor above the existing garage. Materials used will match the existing materials on the exterior of the house.

Attachment: Statement of Intent (9638 : Janet Goldman & Susan Bonucci)

3111 W Mill Road · Milwaukee, WI 53902 · (414) 354-4220 · (414) 354-5385 FAX
www.RuvinBros.com

PLAT OF SURVEY

BADGER SURVEYING CO., INC.

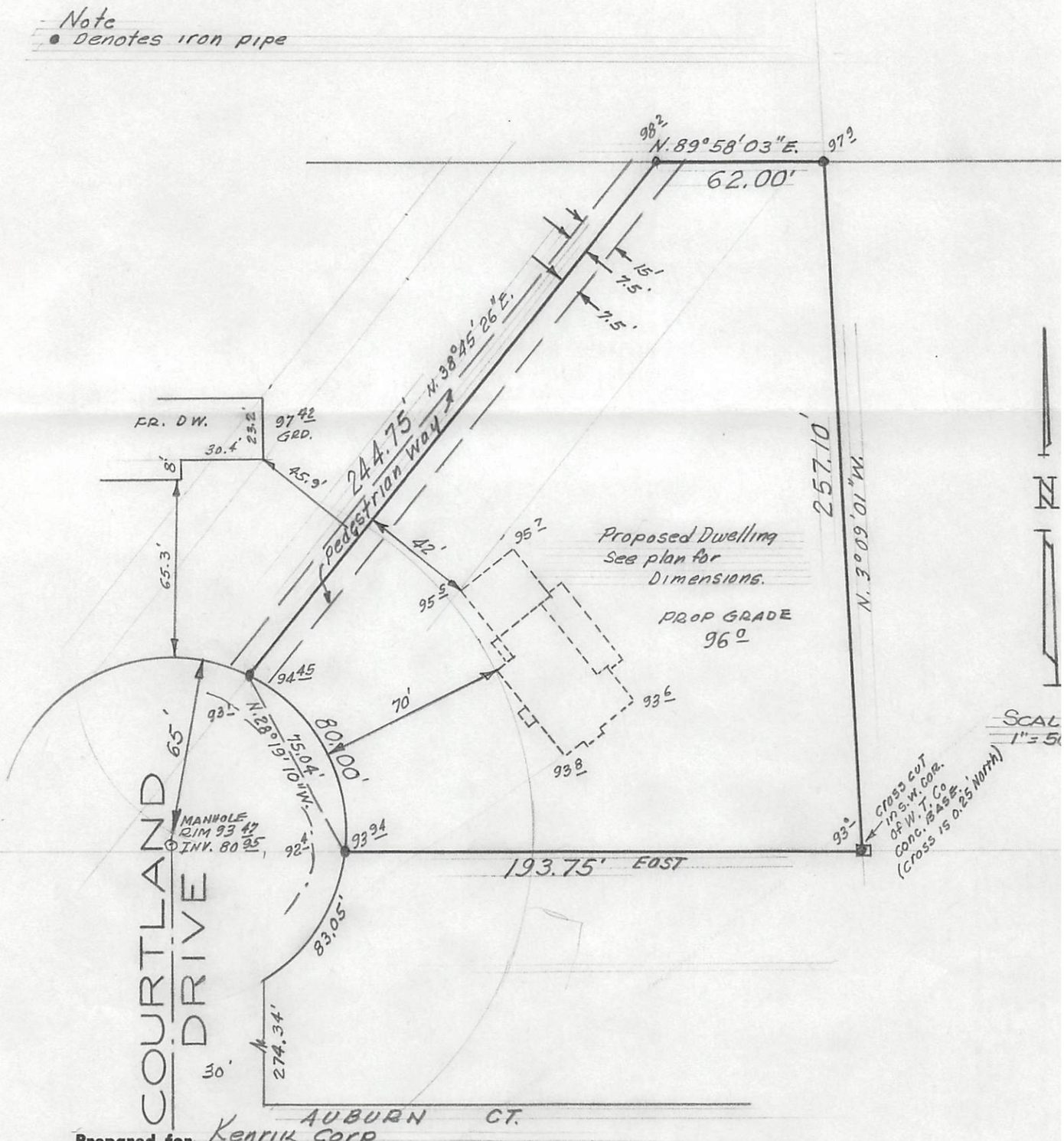
7970 NORTH 47TH ST. BROWN DEER, WISCONSIN 53223

PHONE 354-9080

CLARENCE H. PIEPENBURG, PRESIDENT
REGISTERED LAND SURVEYOR

PROPERTY AT Courtland Drive **OWNER**

LEGAL DESCRIPTION — Lot 13, in Maplefield Eatates, being a subdivision of a part of the South West 1/4 of Section 32, Township 9 North, Range 22 East, in the City of Mequon, Ozaukee County, Wisconsin.



Prepared for Kenrik Corp

State of Wisconsin, County of Milwaukee } ss.

I hereby certify that on the 22nd day of January, 19 70, I have accurately surveyed the above described property and that the above plat is a correct representation thereof and shows the exterior boundary lines and location of buildings and other improvements on said property and the correct measurements thereof.

Plat No. 70-025
ELEV. 1/28/70

Signed Clarence H. Piepenburg
Registered Land Surveyor

Attachment: Survey (9638 : Janet Goldman & Susan Bonucci)

SOUTH ELEVATION

Attachment: Pictures (9638 : Janet Goldman & Susan Bonucci)

3111 W Mill Road · Milwaukee, WI 53209 · (414) 354-4220 · (414) 354-5385 FAX
www.RuvinBros.com

WEST ELEVATION

3111 W MILL ROAD · MILWAUKEE, WI 53209 · (414) 354-4220 · (414) 354-5385 FAX
www.RuvinBros.com

Attachment: Pictures (9638 : Janet Goldman & Susan Bonucci)

PARTIAL NORTH ELEVATION

PARTIAL NORTH ELEVATION

Attachment: Pictures (9638 : Janet Goldman & Susan Bonucci)

3111 W MILL ROAD · MILWAUKEE, WI 53209 · (414) 354-4220 · (414) 354-5385 FAX
www.RuvinBros.com

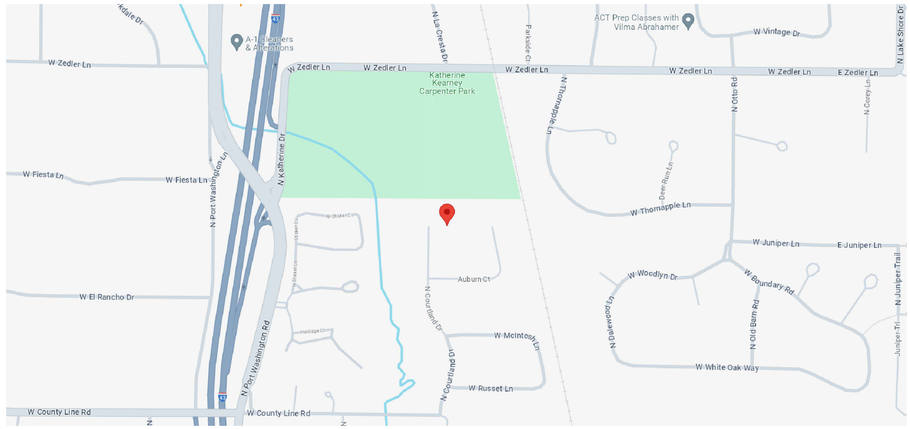
EAST ELEVATION

3111 W MILL ROAD · MILWAUKEE, WI 53209 · (414) 354-4220 · (414) 354-5385 FAX
www.RuvinBros.com

Attachment: Pictures (9638 : Janet Goldman & Susan Bonucci)

GBM Residence

9832 N Courtland Drive
Mequon, WI 53092



PROJECT LOCATION MAP

FRONT ELEVATION

BATH HARDWARE KEY

- 24" TB — TOWEL BAR
- VTB — VANITY TOWEL BAR
- TP — TOILET PAPER HOLDER
- TR — TOWEL RING
- RH — ROBE HOOK

HVAC SYMBOLS KEY

- HWS — WALL SUPPLY REGISTER
- HWR — WALL RETURN VENT
- HBS — BASE SUPPLY REGISTER
- HBR — BASE RETURN VENT
- HFS — FLOOR SUPPLY REGISTER
- HFR — FLOOR RETURN VENT
- HS — CEILING SUPPLY REGISTER
- HR — CEILING RETURN VENT
- T — THERMOSTAT

ELECTRICAL SYMBOLS KEY

- CEILING MOUNT or PENDANT FIXTURE
- WALL MOUNT FIXTURE
- 5" RECESSED CAN LIGHT
- 4" RECESSED CAN LIGHT
- 3" RECESSED CAN LIGHT
- 2" RECESSED CAN LIGHT
- LED WAFER LIGHT
- IN-CABINET PUCK LIGHT
- DIRECTIONAL RECESSED CAN LIGHT
- KEYLESS PLASTIC LAMP SOCKET
- PULL CHAIN OPERATED FIXTURE
- CEILING FAN
- CEILING FAN / LIGHT
- FLUORESCENT FIXTURE
- LED UNDER CABINET LIGHTING
- LED TAPE LIGHTING
- LED CEILING PANEL
- EXTERIOR FLOOD LIGHT
- EXTERIOR FLOOD LIGHT MOTION ACTIVATED
- CEILING MOUNT EXHAUST FAN
- CEILING MOUNT EXHAUST FAN / LIGHT FIXTURE
- CEILING MOUNT EXHAUST FAN / HEAT LAMP
- SMOKE DETECTOR
- SMOKE AND CARBON MONOXIDE DETECTOR
- SINGLE POLE SWITCH
- 3 - WAY SWITCH
- 4 - WAY SWITCH
- DIMMER SWITCH
- TIMER SWITCH
- DOOR JAMB SWITCH
- SINGLEPLEX OUTLET
- DUPLEX OUTLET
- QUADRUPLEX OUTLET
- HALF SWITCHED DUPLEX OUTLET
- FULL SWITCHED DUPLEX OUTLET
- TAMPER AND WEATHER RESISTANT EXTERIOR DUPLEX OUTLET
- 220 VOLT OUTLET
- DUPLEX CEILING OUTLET
- DUPLEX FLOOR OUTLET
- DUPLEX OUTLET WITH USB PORT
- JUNCTION BOX OR DEVICE BOX WITH BLANK COVER PLATE
- SPEAKER IN-CEILING
- SPEAKER IN-WALL
- SPEAKER WALL MOUNT
- SPEAKER / STEREO CONTROL
- ETHERNET JACK
- PHONE JACK
- CABLE JACK
- SECURITY KEYPAD
- SECURITY DEVICE
- INTERCOM
- EXTERIOR LIGHT TIMER
- MOTION DETECT SENSOR
- DOOR BELL BUTTON
- DOOR BELL CHIME
- GARAGE DOOR OPENER
- KEYPAD
- THERMOSTAT
- NEW DEVICE AND PLATE COVER AT EXISTING LOCATION. WALL BOX TO REMAIN.
- DENOTES EXISTING FIXTURE TO BE ALTERED OR REMOVED
- DENOTES EXISTING FIXTURES TO REMAIN

SYMBOLS KEY

EXISTING MATERIALS

- EXISTING CONCRETE BLOCK FOUNDATION WALL TO REMAIN
- EXISTING POURED CONCRETE FOUNDATION WALL TO REMAIN
- EXISTING BRICK WALL OR VENEER TO REMAIN
- EXISTING MASONRY STONE WALL OR VENEER TO REMAIN
- EXISTING STUD WALL TO REMAIN
- EXISTING 2x4 STUD WALL TO RECEIVE NEW THERMAL INSULATION
- EXISTING 2x6 STUD WALL TO RECEIVE NEW THERMAL INSULATION
- EXISTING 2x4 STUD WALL TO RECEIVE NEW SOUND INSULATION
- EXISTING 2x6 STUD WALL TO RECEIVE NEW SOUND INSULATION

PROPOSED MATERIALS

- NEW CONCRETE BLOCK FOUNDATION WALL AND POURED FOOTING
- NEW POURED CONCRETE FOUNDATION WALL
- NEW BRICK WALL OR VENEER
- NEW MASONRY STONE WALL OR VENEER
- NEW 2x4 STUD WALL (NO INSULATION)
- NEW 2x6 STUD WALL (NO INSULATION)
- NEW 2x4 STUD WALL WITH THERMAL INSULATION
- NEW 2x6 STUD WALL WITH THERMAL INSULATION
- NEW 2x4 STUD WALL WITH SOUND INSULATION
- NEW 2x6 STUD WALL WITH SOUND INSULATION
- NEW STUD WALL WITH SPRAY FOAM INSULATION
- NEW 2x6 EXTERIOR STUD WALL WITH THERMAL INSULATION AND PARTIAL HEIGHT STONE/ BRICK VENEER BELOW

DEMOLITION MATERIALS

- EXISTING CONCRETE BLOCK FOUNDATION WALL TO BE REMOVED
- EXISTING POURED CONCRETE FOUNDATION WALL TO BE REMOVED
- EXISTING STONE/ BRICK WALL OR VENEER TO BE REMOVED
- EXISTING MASONRY WALL OR VENEER TO BE REMOVED
- EXISTING STUD FRAMING TO BE REMOVED
- ITEMS TO BE REMOVED DURING DEMOLITION
- DENOTES EXISTING DRYWALL TO BE REMOVED FROM CEILING

PLAN TAGS

- 1 — KEYED NOTE TAG
- A — DOOR TAG AND LETTER, REFER TO DOOR SCHEDULE FOR DETAILED INFO
- 1 — WINDOW TAG AND NUMBER, REFER TO WINDOW SCHEDULE FOR DETAILED INFO

SHEET INDEX

NO.	TITLE
T0.00	COVER SHEET
G0.00	SPECIFICATIONS
G0.01	SPECIFICATIONS
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D1.01	FIRST FLOOR DEMOLITION PLAN
D1.02	SECOND FLOOR DEMOLITION PLAN
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S1.01	FRAMING PLANS
S2.00	BUILDING SECTION, LIFT & FIREPLACE DETAILS
S2.01	BUILDING SECTION AND DETAILS
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A1.01	FIRST FLOOR CONSTRUCTION PLAN
A1.02	SECOND FLOOR CONSTRUCTION PLAN
A1.03	ROOF CONSTRUCTION PLAN
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A2.01	EXTERIOR ELEVATIONS
I4.00	INTERIOR ELEVATIONS
I4.01	INTERIOR ELEVATIONS
I4.02	MILLWORK PROFILES AND DETAILS
I5.00	SELECTION SCHEDULES
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I5.03	SELECTION SCHEDULES
I5.04	SELECTION SCHEDULES
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E2.00	LOWER LEVEL ELECTRICAL PLANS
E2.01	FIRST FLOOR ELECTRICAL PLANS
E2.02	SECOND FLOOR ELECTRICAL PLANS

ABBREVIATION INDEX

ABRV.	DESCRIPTION
A.F.F.	ABOVE FINISHED FLOOR
B/	BOTTOM OF
CLG.	CEILING
C.O.	CASED OPENING
C.C.	CLOTHES CHUTE
CONC.	CONCRETE
CONST.	CONSTRUCTION
CONT.	CONTINUOUS
D.W.	DISHWASHER
DN	DOWN
D.O.	DRYWALL OPENING
E.P.	ELECTRICAL PANEL
E.T.R.	EXISTING TO REMAIN
ELEV.	ELEVATION
EXIST.	EXISTING
F.D.	FINISH DIMENSION
FTG.	FOOTING
G.C.	GENERAL CONTRACTOR
G.D.	GARBAGE DISPOSAL
GYP. BD.	GYPSUM BOARD
H.B.	HOSE BIBB
HT.	HEIGHT
LL.	LOWER LEVEL
MICRO	MICROWAVE
O.A.	ON CENTER
P.T.W.	PRESSURE TREATED WOOD
PROP.	PROPOSED
T/	TOP OF
TBD	TO BE DETERMINED
U.N.O.	UNLESS NOTED OTHERWISE
V.I.F.	VERIFY IN FIELD
-	- FLOORING - -
CP	CARPET
CN	CONCRETE
HWF	HARDWOOD
T	TILE
V	VINYL

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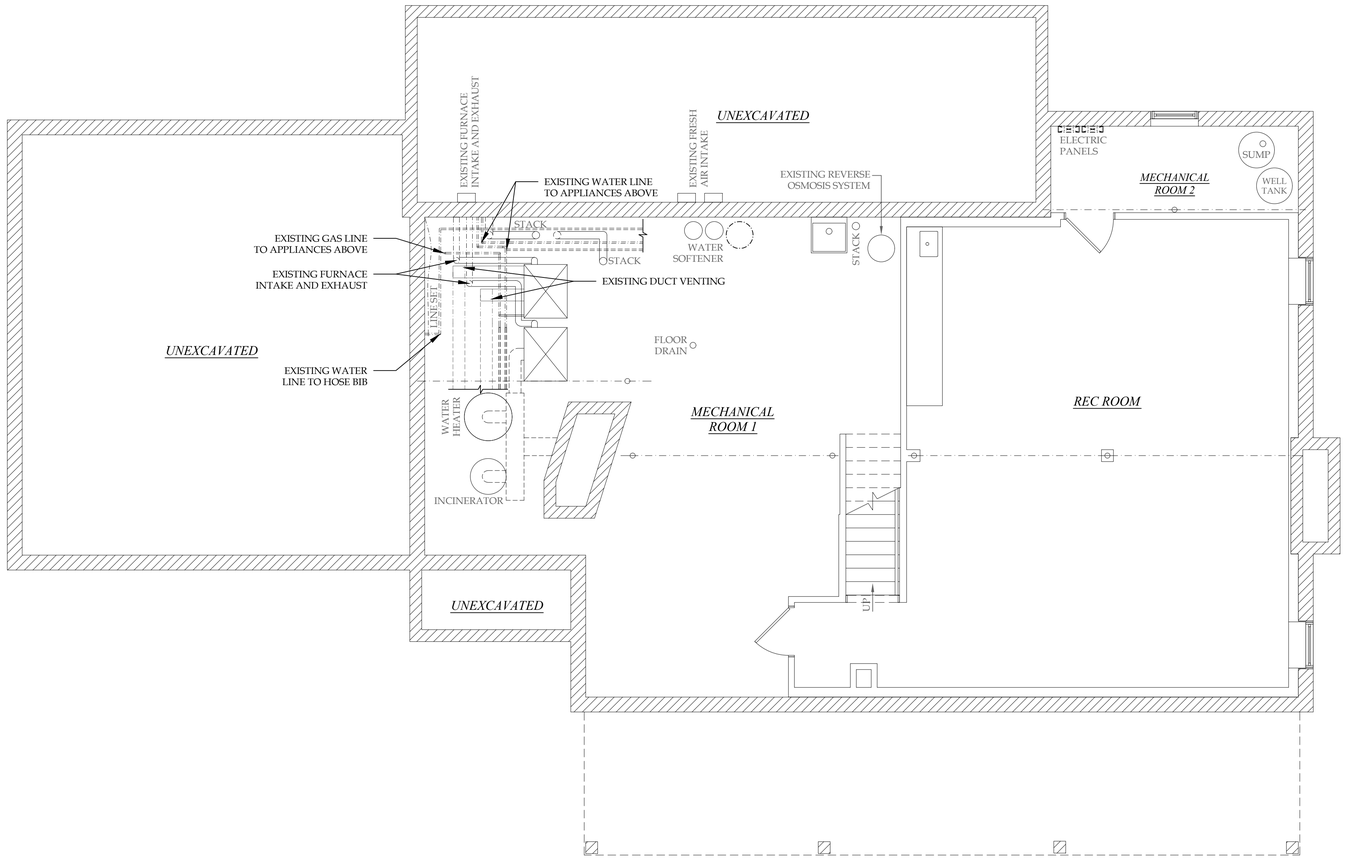

1 / D1.00 LOWER LEVEL PLAN

FOR REFERENCE ONLY

1/4" = 1'-0"

SCALE 0 1' 2' 4' 8'

PLAN NORTH

SITE NORTH

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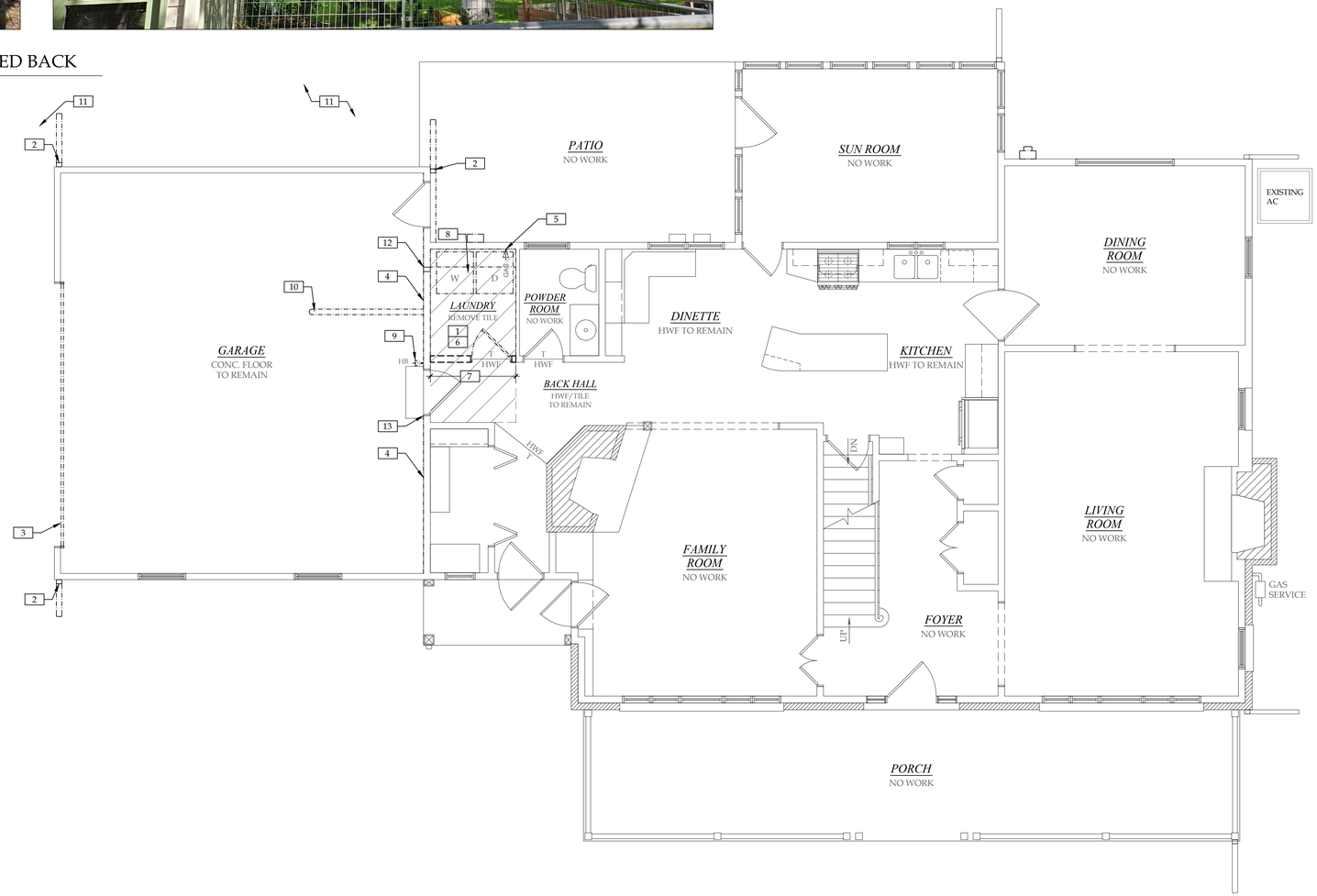
2
D1.01
TREES TO BE PRUNED BACK
AT GARAGE NORTH WALL



1
D1.01
FIRST FLOOR DEMOLITION PLAN
REMODELED AREA: 598 SF

1/4" = 1'-0"
SCALE 0 1' 2' 4' 8'

PLAN NORTH
SITE NORTH

DEMOLITION NOTES - FIRST FLOOR

KEYED NOTES:

1 - REMOVE ALL FINISHES TO STUD FRAMING. INCLUDING SUB FLOOR.
2 - REMOVE DOWNSPOUT.
3 - REMOVE OVERHEAD GARAGE DOOR, SENSORS AND TRACKS, SAVE FOR REINSTALLATION.
4 - REMOVE DRYWALL AT ENTIRE WALL.
5 - REMOVE GAS LINE, CAP IN LOWER LEVEL.
6 - RELOCATE WASHER AND DRYER TO LOWER LEVEL.
7 - REMOVE STUD WALL AND DOORWAY, COMPLETE.
8 - REMOVE AND CAP PLUMBING IN LOWER LEVEL BEYOND NEW FRAMING.
9 - REMOVE AND RELOCATE HOSE BIB.
10 - REMOVE AND RELOCATE EXISTING PLUMBING VENT.
11 - PRUNE BACK EXISTING TREE LIMBS FOR NEW ADDITION.
12 - REMOVE EXISTING DRYER VENT, COMPLETE.
13 - REMOVE CASING.

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D1.01

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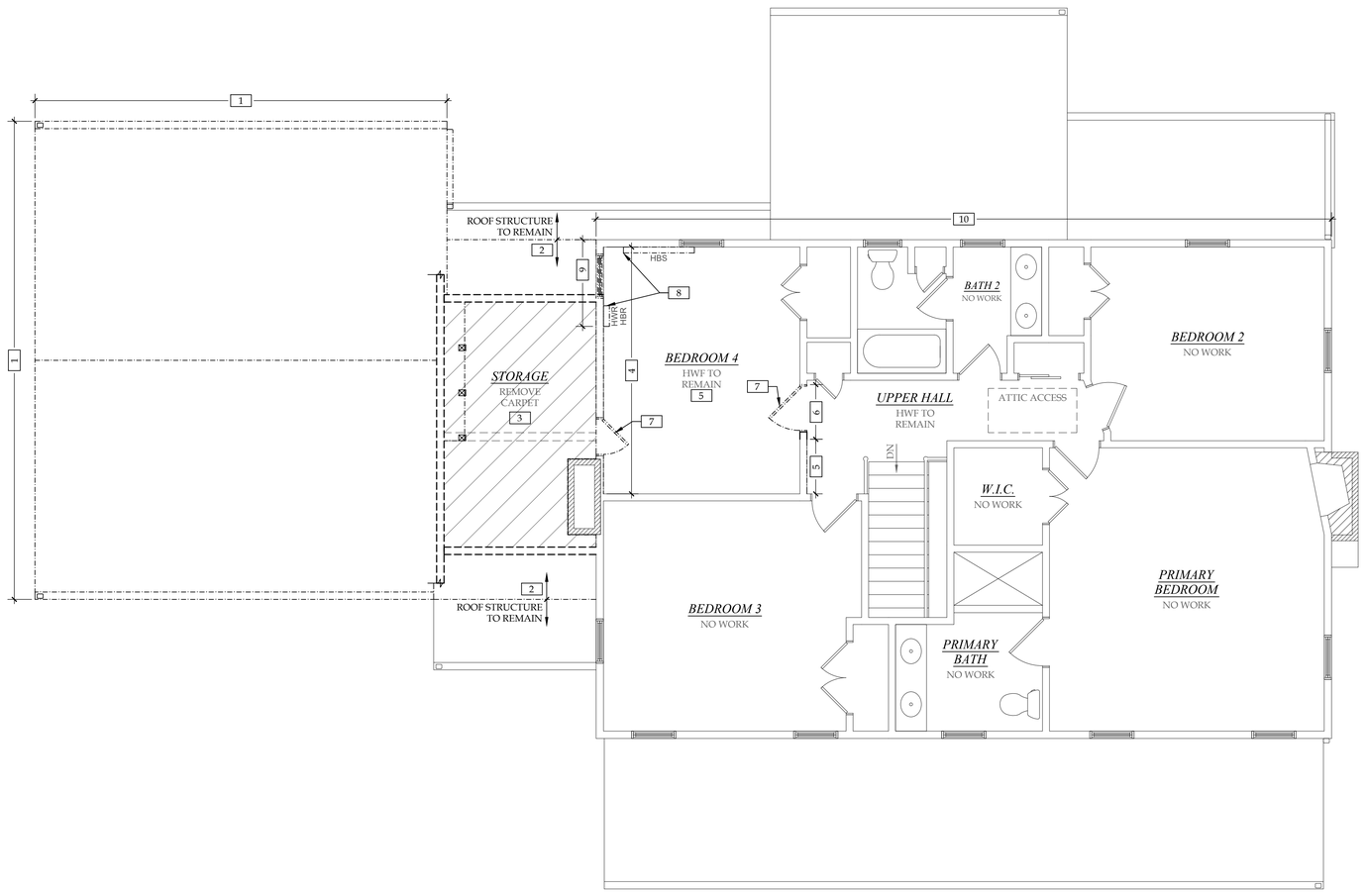
DEMOLITION NOTES - SECOND FLOOR

KEYED NOTES:

1 - COMPLETELY REMOVE GARAGE ROOF AND STRUCTURE ABOVE WALL TOP PLATE.
2 - REMOVE ROOF AND STRUCTURE FOR NEW ADDITION.
3 - REMOVE ALL FINISHES TO STUD FRAMING INCLUDING SUB FLOOR.
4 - REMOVE DRYWALL AND TRIM AT ENTIRE WALL.
5 - REMOVE BASE AND SHOE, COMPLETE.
6 - REMOVE DRYWALL AND STUDS FOR LARGER R.O.
7 - REMOVE 30" & 24" DOOR SLAB AND JAMB, COMPLETE.
8 - REMOVE HVAC VENTS.
9 - REMOVE SIDING AND CORNER TRIM.
10 - REMOVE GUTTER ABOVE.



1 / D1.02 SECOND FLOOR DEMOLITION PLAN

REMODELED AREA: 332 SF

1/4" = 1'-0"

SCALE 0 1' 2' 4' 8'

PLAN NORTH

SITE NORTH

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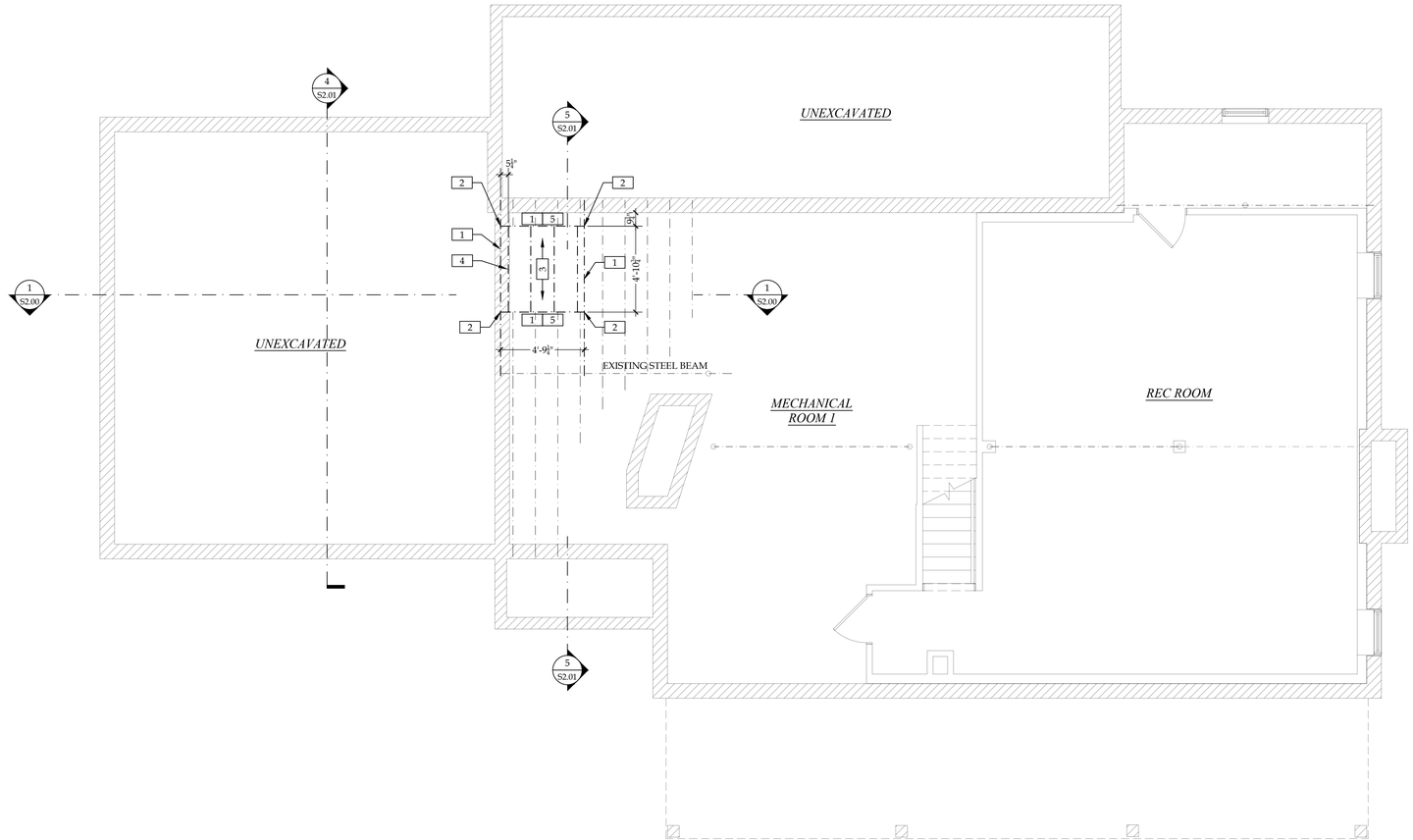
FRAMING NOTES - LOWER LEVEL

GENERAL NOTES:

- HOLD LIFT SHAFT FRAMING TO FINISH DIMENSIONS.

KEYED NOTES:

1 - NEW 2X10 BEAM.
2 - SIMPSON LUS26 HANGER.
3 - NEW 2x8 JOISTS, 16" O.C. USE SIMPSON LUS26 HANGER AT EACH END. HOLD FLUSH TO BOTTOM OF 2X10 JOIST.
4 - ALIGN 2X8 JOIST DIRECTLY BELOW LIFT MAST.
5 - ATTACH EXISTING 2X10 JOISTS INTO NEW 2X10 BEAM WITH SIMPSON LUS28 HANGER.



1 / S1.00 LOWER LEVEL FRAMING PLAN ¼" = 1'-0"
(DEPICTING FIRST FLOOR JOIST STRUCTURE ABOVE)

PLAN NORTH | SITE NORTH

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FRAMING NOTES - FIRST FLOOR

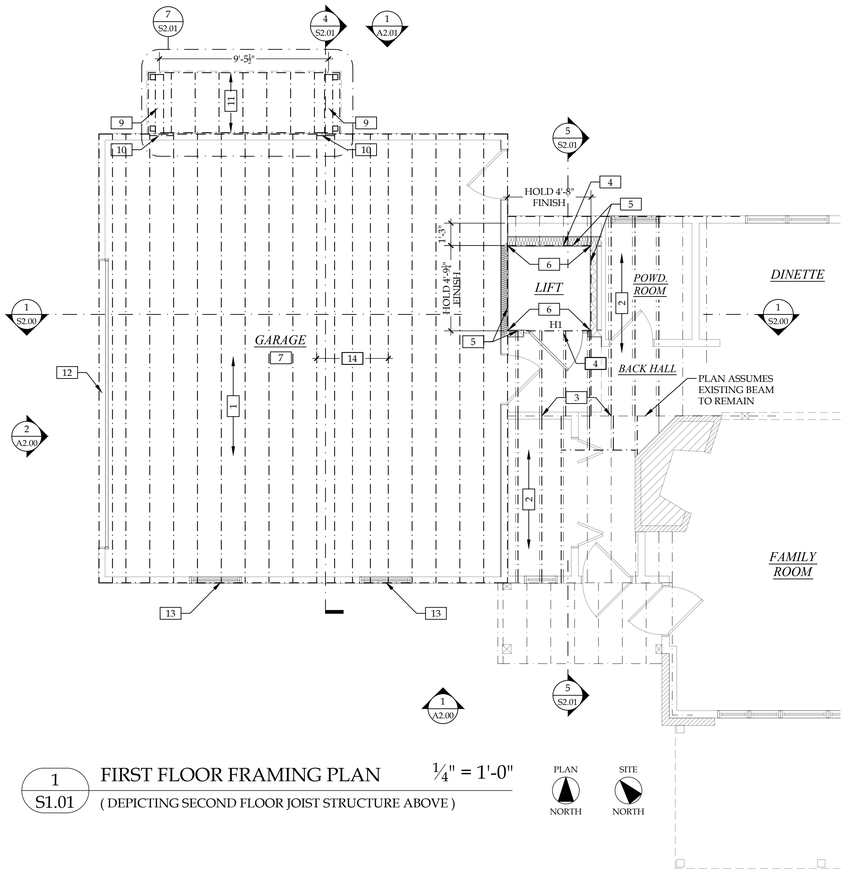
DOOR AND WINDOW HEADERS:

H1 (2) 2x6 SPF #2

KEYED NOTES:

1 - 16" TJI 230 FLOOR JOISTS AT 16" O.C.
2 - 2x10 JOIST SISTERED TO EACH EXISTING 2X8 WITH 16D NAILS AT 16" O.C. TOP AND BOTTOM (STAGGERED).
3 - ATTACH NEW JOIST INTO EXISTING BEAM WITH SIMPSON LUS28 HANGER.
4 - ATTACH EXISTING JOISTS INTO NEW BEAM WITH SIMPSON LUS26 HANGER.
5 - NEW 2x10 BEAM.
6 - SIMPSON LUS26 HANGERS.
7 - INSTALL ADDITIONAL TOP PLATES TO RAISE HEIGHT OF GARAGE PERIMETER WALLS PER DETAIL 1 - S2.01.

9 - TIMBER BRACKET AND HEADERS. PER DETAIL 7 - S2.01.
10 - 2X8 BLOCKING BETWEEN EXISTING STUDS AT POST LOCATIONS WITH (6) 10D END NAILS EACH END.
11 - 2x8 DECK JOISTS.
12 - EXISTING (3) PLY 2X12 HEADER TO REMAIN.
13 - EXISTING (2) PLY 2X6 HEADER TO REMAIN.
14 - 16" TJI 230 AT 12" O.C. LOCATED BELOW FIREPLACE ONLY.



1 S1.01 FIRST FLOOR FRAMING PLAN ¼" = 1'-0"
(DEPICTING SECOND FLOOR JOIST STRUCTURE ABOVE)

PLAN NORTH SITE NORTH

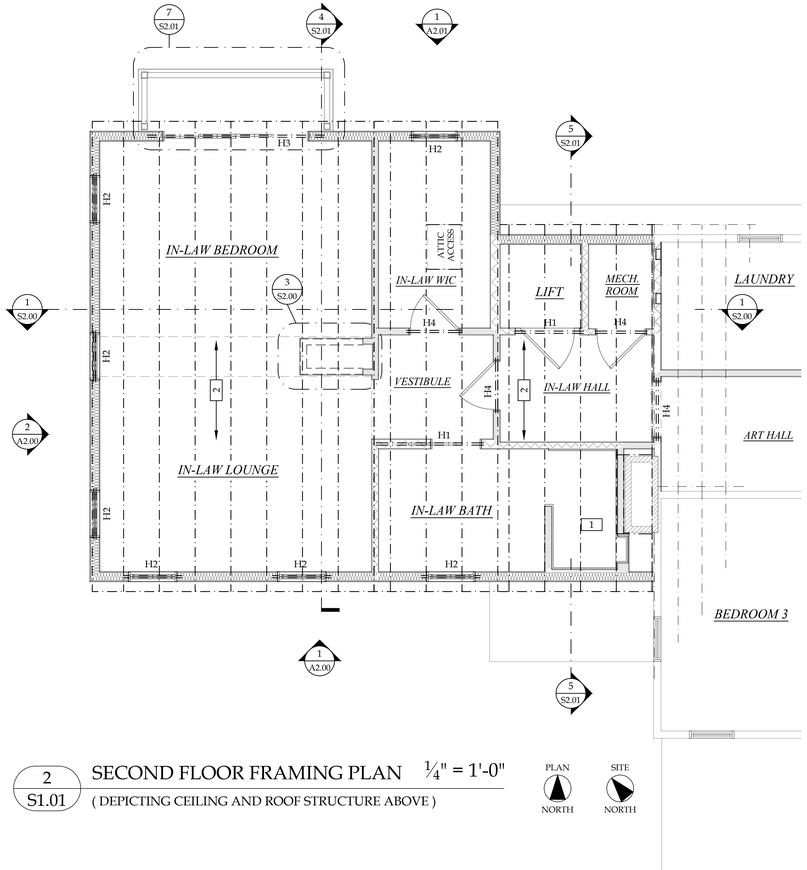
FRAMING NOTES - SECOND FLOOR

DOOR AND WINDOW HEADERS:

H1 (2) 2x6 SPF #2
H2 (2) 2X6 HEADER, (1) 2X6 JACK STUD, (1) 2X6 KING STUD.
H3 (2) 2X12 HEADER, (1) 2X6 JACK STUD, (1) 2X6 KING STUD.
H4 4x4 DOUG FIR

KEYED NOTES:

1 - INSTALL SOLID BLOCKING AT BATHROOM SHOWER WALLS PER ELEVATIONS.
2 - ROOF TRUSSES TO BE SIZED AND SPECIFIED BY LUMBER PROVIDER.



2 S1.01 SECOND FLOOR FRAMING PLAN ¼" = 1'-0"
(DEPICTING CEILING AND ROOF STRUCTURE ABOVE)

PLAN NORTH SITE NORTH

GBM

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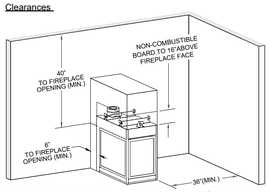
CLEARANCES

Television Considerations

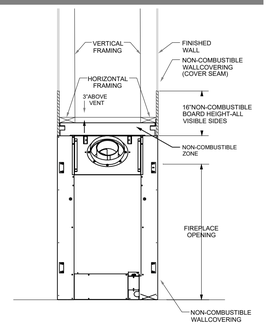
Installing a television above a fireplace has become increasingly popular; however, the area above any fireplace gets hot and most TV manufacturers recommend against placing their products near a heat source.
If you install a television above this fireplace, Empire Comfort Systems accepts no responsibility for damage or injuries. Follow the television manufacturer's installation instructions, including any recommendations regarding proximity to heat sources.
If you have a TV above your fireplace, turn off the fireplace and let it cool completely before servicing or touching any buttons on the TV.

Clearances



NOTICE: Dimensions apply to both See-Thru and Peninsula models.

Figure 6 - Peninsula



NOTICE A: See Figure 9 for maximum mantel depth and minimum height above fireplace.

Figure 7

CLEARANCE TO COMBUSTIBLES	
Back	0in
Sides Near Face (See Figure 8)	0in
Floor	0in
Top Stand-off	0in
Outer Top to Framing	3in
Above Vent	3in

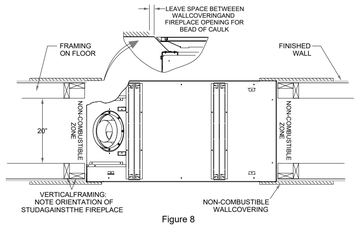


Figure 8

INSTALLATION

Vent Runs
In planning the installation for the fireplace, it is necessary to install certain components before the fireplace is completely positioned and installed. These include the direct vent system, gas piping for the fireplace and the electrical wiring. Study the "Venting Fireplace" section starting on page 25 to understand allowable vent runs.

Positioning the Fireplace
Determine the exact position of the fireplace so the direct vent termination will be centered (if possible) between two studs. This will avoid any extra framing. All vent kit pipes should be assembled on the fireplace after the fireplace is moved into the final position.
The fireplace can be mounted on any of the following surfaces:
1. A flat hard combustible or non-combustible surface.
2. A raised platform of combustible or non-combustible material.
3. A rectangular frame constructed such that contact is made on all four perimeter edges on the bottom of the fireplace (if local codes allow).

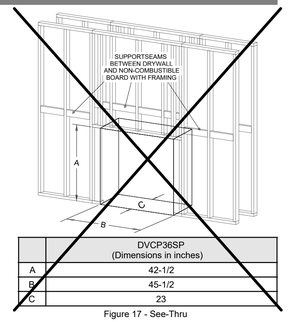
Framing
Fireplace framing can be built before or after the fireplace is set in place. Framing should be positioned to accommodate wall covering and fireplace facing material. The fireplace framing should be constructed of 2 x 4 lumber. The framing members may rest on the fireplace standoffs, however the stand-offs are not load-bearing. Refer to Figures 17 and 18 for minimum framing dimensions.

You may install a see-through fireplace in a load-bearing wall, however the wall's framing must include a structural header above the fireplace designed to support all of the weight. Installing a peninsula unit requires special framing techniques above the fireplace to minimize the amount of weight on the fireplace – especially if you plan to finish the installation with stone or tile. This may include additional structural members in the ceiling to support the weight.

⚠ CAUTION

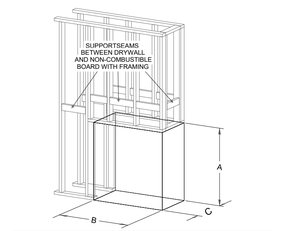
To avoid unnecessary rework, measure fireplace dimensions and verify framing methods, and wall covering details before framing construction begins.

NOTICE: Framing dimension A includes a three inch clearance for standoffs on firebox. After installing firebox into framing, the non-combustible board will cover the three inch opening above the firebox. See Figure 19.



	DVCP36SP (Dimensions in inches)
A	42-1/2
B	45-1/2
C	23

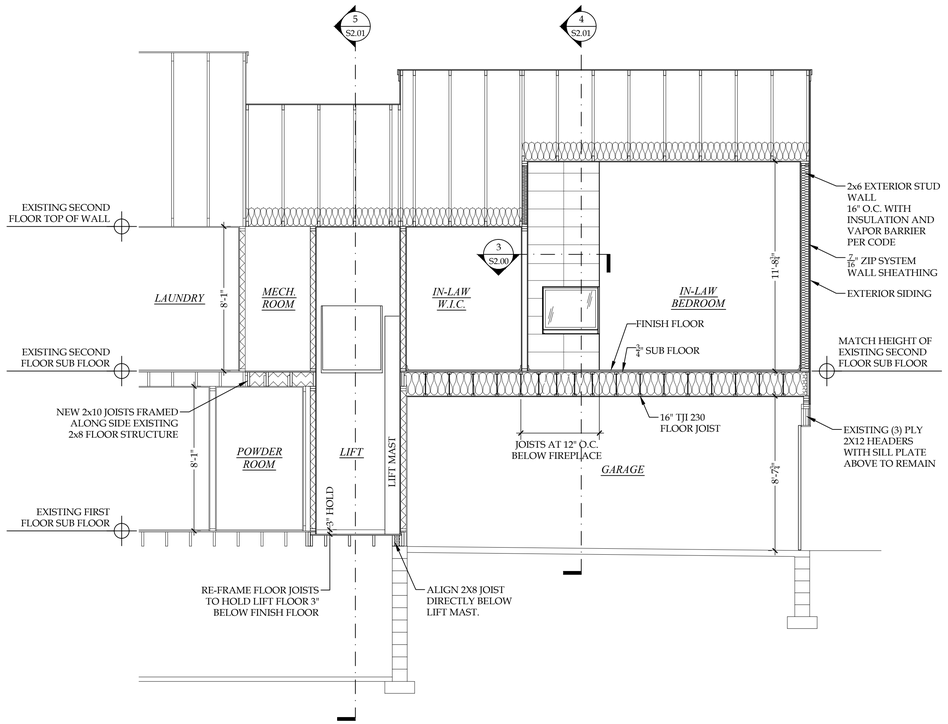
Figure 17 - See-Thru



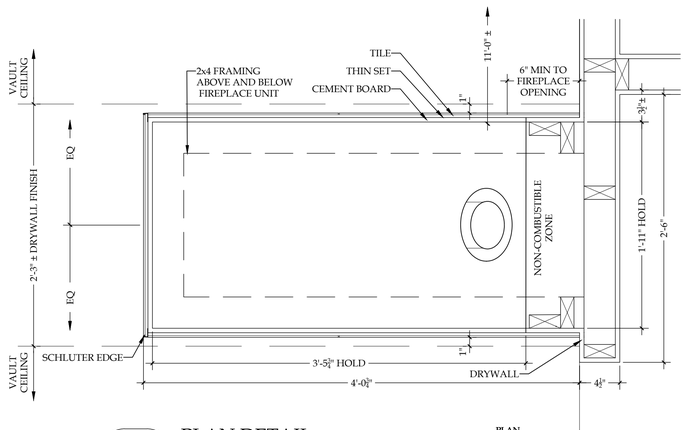
	DVCP36PP (Dimensions in inches)
A	42-1/2
B	41-3/4
C	23

Figure 18 - Peninsula

4 S2.00 FIREPLACE SPECS



1 S2.00 BUILDING SECTION
LIFT / IN-LAW BEDROOM
1/4" = 1'-0"
SCALE 0 6" 1' 2' 4'



3 S2.00 PLAN DETAIL
FIREPLACE
1-1/2" = 1'-0"
PLAN NORTH

Hydraulic Drive System

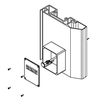
Single-phase (2.2 KW), 24VDC hydraulic motor. Continuous mains power and auxiliary power system. The lift connects directly to the building power. The power is reduced to 24 VC to operate the control system and drive the motor. The lift is equipped with an auxiliary power system that enables the lift to operate if mains power is lost. The platform travels between landings at 5.2 meters (17ft.) per minute. ***Required for heavy use lifts or lifts equipped with a Fan and Ventilation System.**

Mains Power Requirement:

North America - 120 VAC single phase on a dedicated 15 amp circuit.
International - 208 - 240 VAC single phase on a dedicated 16 amp circuit.

Full Time Battery Operation
(Hydraulic Drive Only - optional)
For very low use applications and basic units, full time battery operation may be appropriate.

Electrical Disconnect (optional)
An electrical disconnect is supplied with the lift for both safety reasons and customer convenience. This disconnect shuts off the mains power and the 24V battery back-up system to the lift.
The Enclosure Model disconnect is on the side of the mast closest to the lower landing door. The Shaftway Model disconnect is located on the outside of the shaftway wall in a location determined by local code requirements.



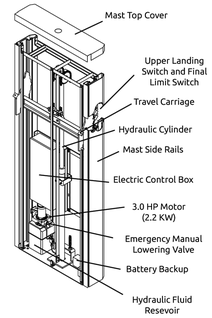
Manual Lowering Valve (shown above)
(Hydraulic Model Only - standard)
The manual emergency lowering device consists of a pull knob mounted in a box on the side of the mast. When used, the platform is gently lowered to the landing.

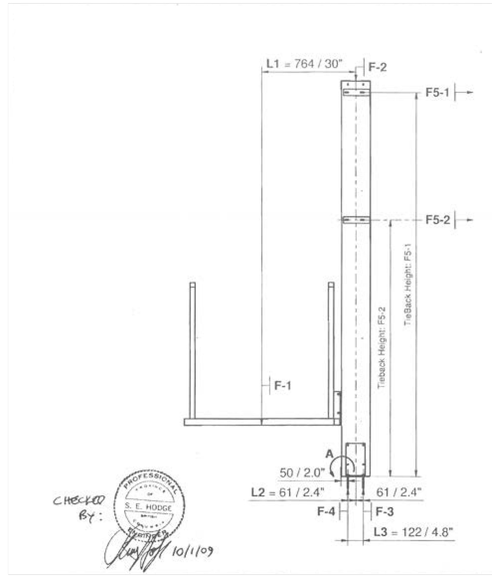
Split Mast (Hydraulic Drive Only - optional)
For installation sites where it would be difficult to place the drive mast into position as a single piece, the split mast option is available for GVL-120 and GVL-144. GVL-168 Hydraulic Models are supplied standard with a split mast.

Raised Pump and Control Box
(Hydraulic Drive Only - optional)
This option is ideal for locations that are subject to flooding. The pump and electrical controls are relocated higher (exact location depends upon mast size). Available for 96" mast heights and taller.

Remote Drive Cabinet
(Hydraulic Drive Only - optional)
For the ultimate in quiet operation, the drive system can be located up to 3 meters (10 feet) away in a remote drive cabinet.

Mast Heater
(Hydraulic Drive Only - optional)
For outside installations where cold temperatures are a concern, a mast heater can be installed to protect hydraulic fluid from freezing.





Genesis Loading Diagram

4 S2.00 LIFT SPECS
GENESIS SHAFTWAY

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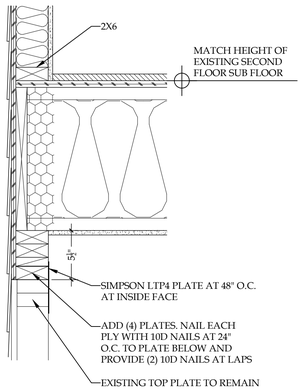
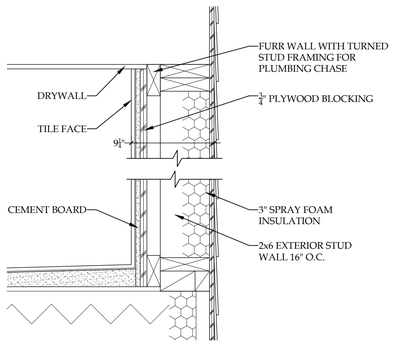
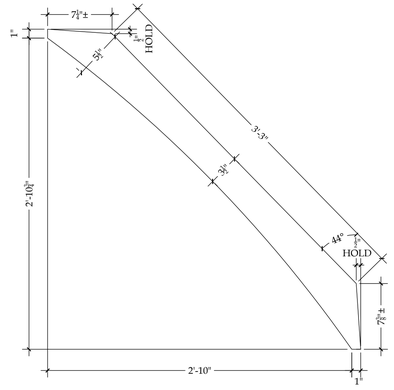


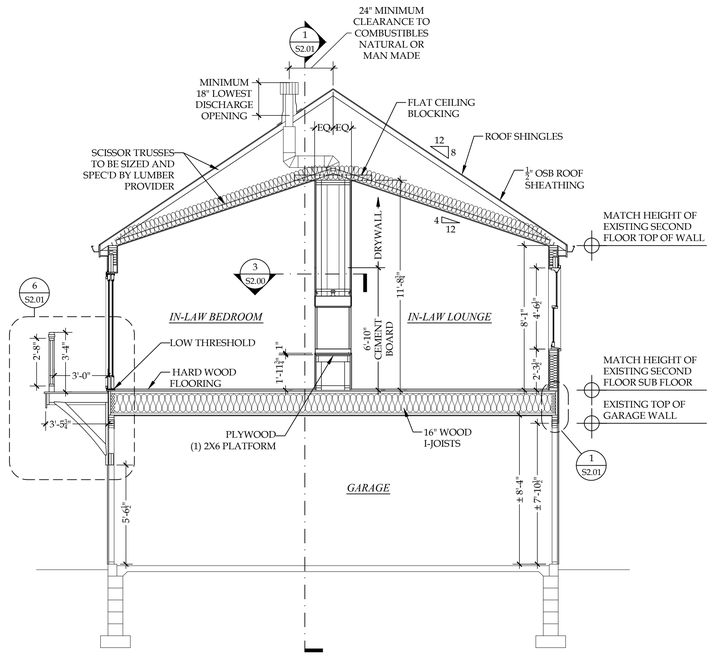
1 S2.01 SECTION DETAIL
GARAGE SILL HEADER
1-½" = 1'-0"



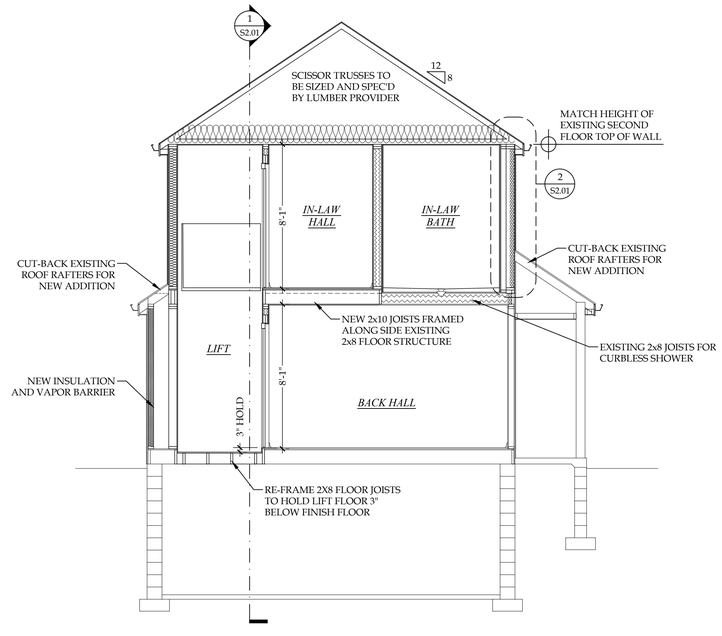
2 S2.01 EXTERIOR SHOWER WALL SECTION
1-½" = 1'-0"



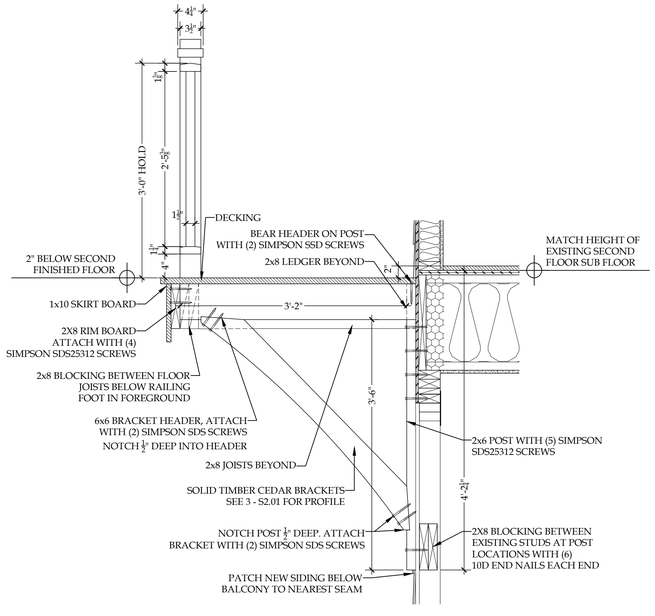
3 S2.01 BRACKET PROFILE
1-½" = 1'-0"



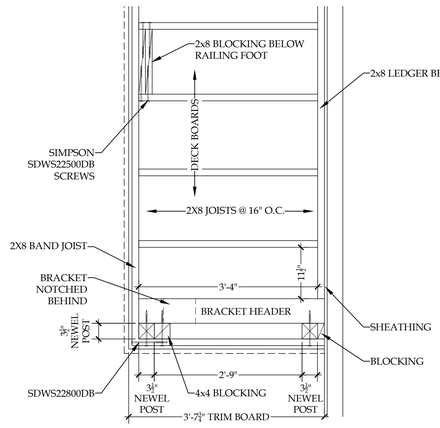
4 S2.01 BUILDING SECTION
IN-LAW BEDROOM / LOUNGE
¼" = 1'-0"
SCALE 0 6" 1' 2' 4'



5 S2.01 BUILDING SECTION
LIFT / IN-LAW BATH
¼" = 1'-0"
SCALE 0 6" 1' 2' 4'



6 S2.01 SECTION DETAIL
BRACKET
1" = 1'-0"
SCALE 0 3" 6" 1' 2"



7 S2.01 PLAN DETAIL
BALCONY
¾" = 1'-0"
SCALE 0 4" 8" 1'-4" 2'-8"

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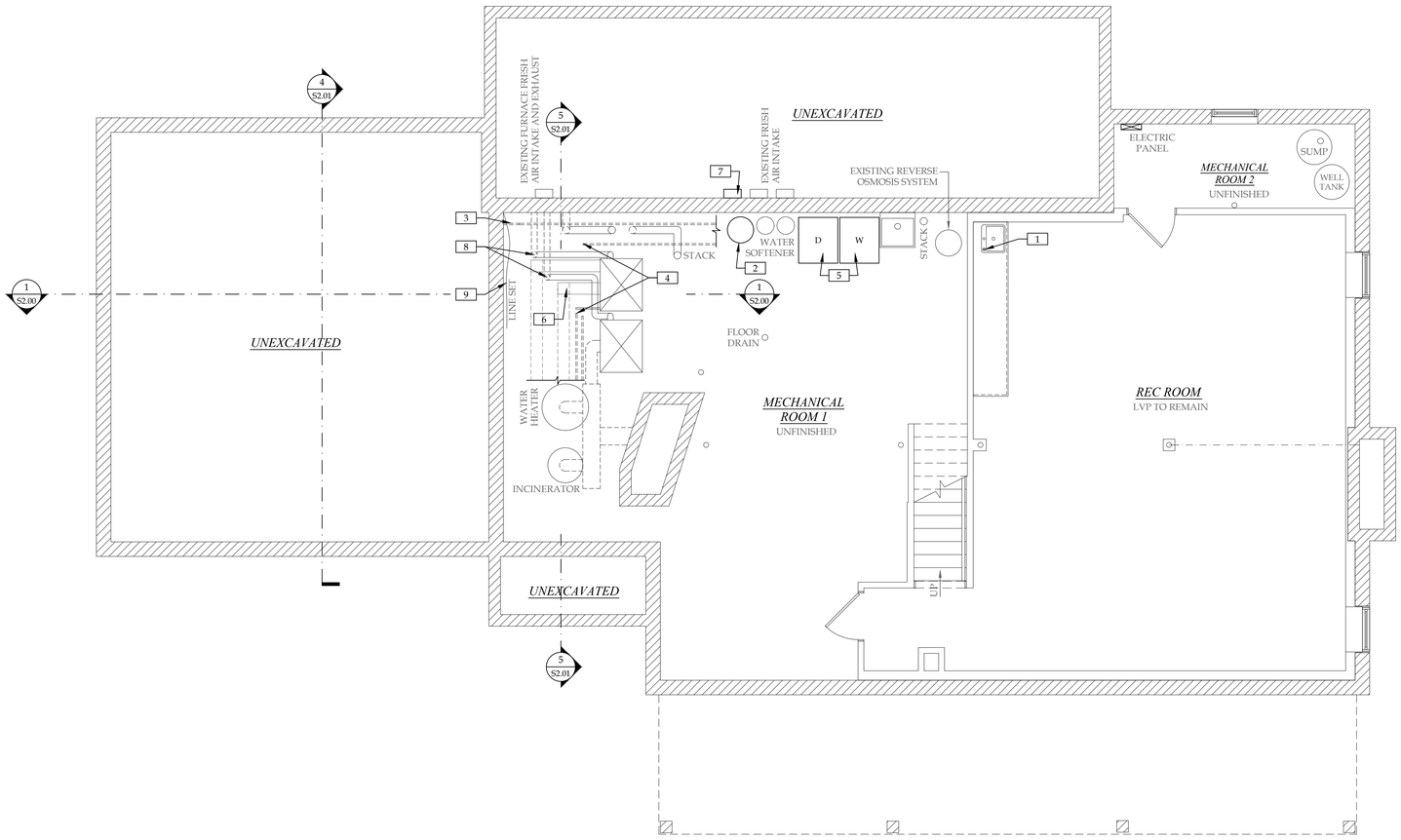
S2.01

Attachment: Plans (9638 : Janet Goldman & Susan Bonucci)

CONSTRUCTION - LOWER LEVEL

KEYED NOTES:

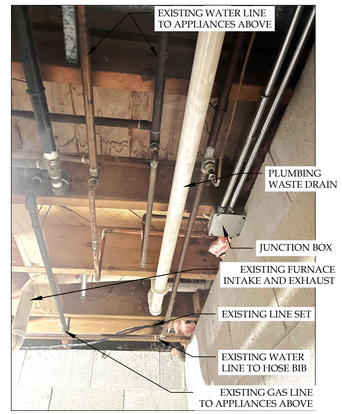
1 - EXTEND REVERSE OSMOSIS SYSTEM TO SERVICE EXISTING SINK LOCATION. DRILL HOLE THROUGH EXISTING SINK FLANGE AND LAMINATE COUNTERTOP FOR NEW FIXTURE.
2 - RELOCATE AND RE-PLUMB SALT BRINE TANK.
3 - RE-ROUTE WATER LINE DEDICATED TO THE HOSE BIB ON THE FIRST FLOOR CLOSER TO THE NORTH EXTERIOR WALL.
4 - RE-ROUTE ANY PLUMBING OR GAS FROM EXISTING LOCATION TO SERVICE NEW LAUNDRY. AS WELL AS ANY OTHER PIPES IMPEDING FRAMING WORK FOR LIFT.
5 - RELOCATE EXISTING WASHER AND DRYER FROM FIRST FLOOR.
6 - RE-ROUTE ANY HVAC DUCT SUPPLY/ RETURN WITHIN JOIST CAVITY IMPEDING FRAMING WORK FOR LIFT.
7 - ROUTE NEW DRYER VENT TO WEST OF EXISTING FRESH AIR INTAKE LOCATIONS.
8 - REROUTED FURNACE INTAKE AND EXHAUST.
9 - RELOCATE LINESET IF IMPEDING FRAMING WORK FOR LIFT.
10 -FLOORING TRANSITION AT LIFT SHAFT TO BE FLUSH WITH DRYWALL AT INSIDE FACE OF SHAFT.



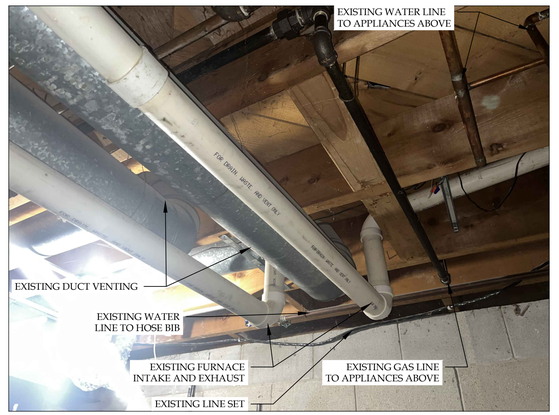
1 / A1.00 LOWER LEVEL CONSTRUCTION PLAN
REMODELED AREA: 80 SF

SCALE 0 1' 2' 4' 8' — 1/4" = 1'-0"

PLAN NORTH | SITE NORTH



2 / A1.00 EXISTING MEP TO BE MODIFIED
NORTHWEST CORNER OF MECHANICAL ROOM 1
LOOKING NORTH



3 / A1.00 EXISTING MEP TO BE MODIFIED
NORTHWEST CORNER OF MECHANICAL ROOM 1
LOOKING EAST

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A1.00

Attachment: Plans (9638 : Janet Goldman & Susan Bonucci)

CONSTRUCTION - FIRST FLOOR

GENERAL NOTES:

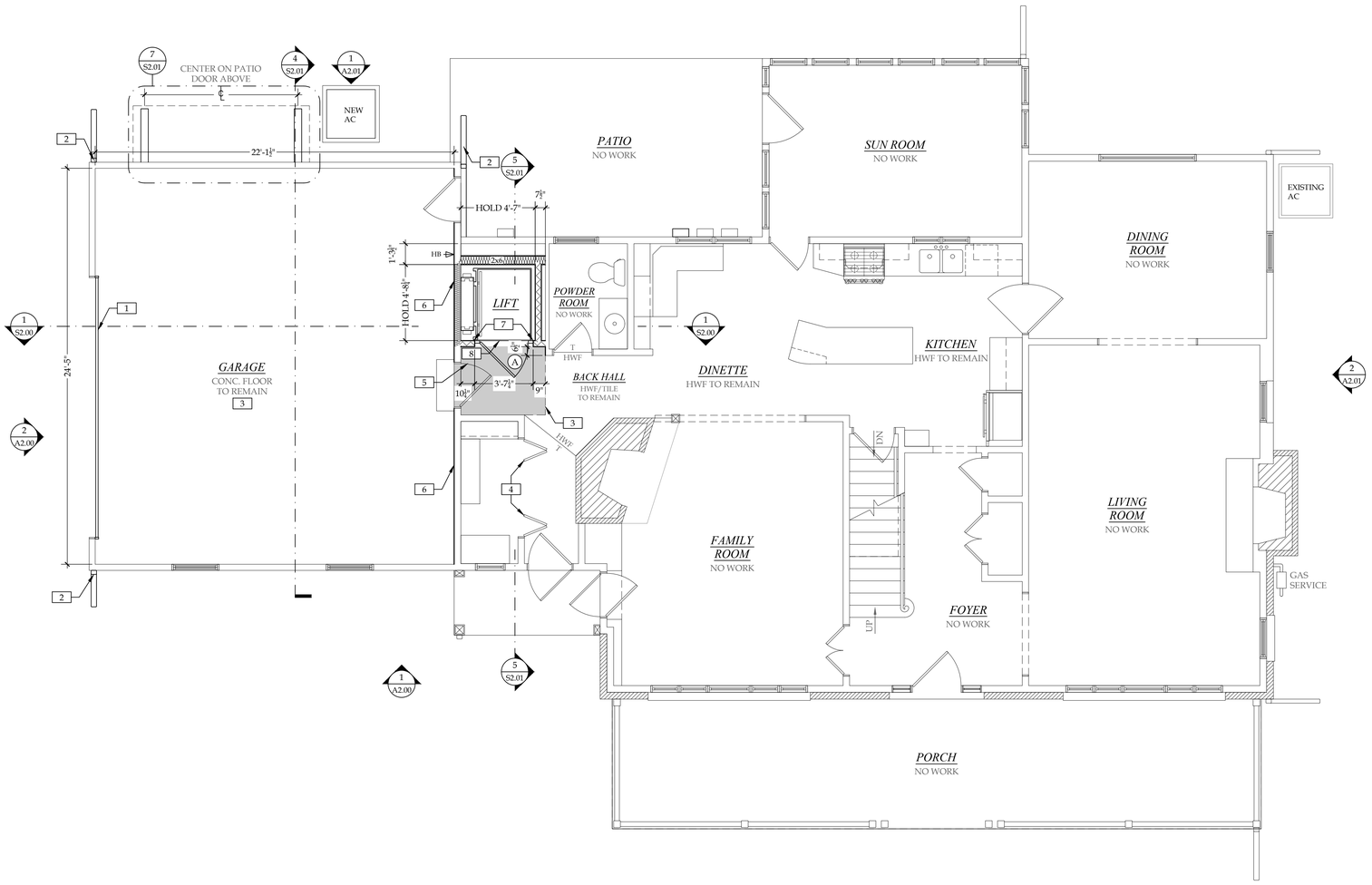
- ALL EXTERIOR DIMENSIONS ARE TO THE FACE OF SHEATHING U.N.O.
- ALL INTERIOR DIMENSIONS ARE TO THE FACE OF DRYWALL U.N.O.
- DIMENSIONS TO DOORS ARE TO EDGE OF ROUGH OPENINGS U.N.O.
- ALL EXTERIOR WALLS TO BE 2x6 STUD FRAMING U.N.O.
- ALL INTERIOR WALLS TO BE 2x4 STUD FRAMING U.N.O.

- HOLD LIFT SHAFT FRAMING TO FINISH DIMENSIONS.

- HVAC REGISTERS: PREFINISHED WHITE STEEL.

KEYED NOTES:

1 - REINSTALL OVERHEAD GARAGE DOOR, TRACKS, SENSORS AND OPENERS.
2 - NEW DOWNSPOUTS.
3 - NEW DRYWALL CEILING.
4 - INSTALL NEW TOP GUIDE.
5 - TOOTH IN HARDWOOD FLOORING WHERE WALL WAS REMOVED.
6 - NEW DRYWALL.
7 - TEAR AWAY DRYWALL BEAD AT ALL SIDES OF JAMB ON LIFT SIDE ONLY.
8 - FLOORING TRANSITION AT LIFT SHAFT TO BE FLUSH WITH DRYWALL AT INSIDE FACE OF SHAFT.



1 / A1.01 FIRST FLOOR CONSTRUCTION PLAN

REMODELED AREA: 635 SF

¼" = 1'-0"

SCALE 0 1' 2' 4' 8'

PLAN NORTH

SITE NORTH

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Attachment: Plans (9638 : Janet Goldman & Susan Bonucci)

CONSTRUCTION NOTES - SECOND FLOOR

GENERAL NOTES:

- ALL EXTERIOR DIMENSIONS ARE TO THE FACE OF SHEATHING U.N.O.
- ALL INTERIOR DIMENSIONS ARE TO THE FACE OF DRYWALL U.N.O.
- DIMENSIONS TO DOORS AND WINDOWS ARE TO EDGE OF ROUGH OPENINGS U.N.O.
- ALL EXTERIOR WALLS TO BE 2x6 STUD FRAMING U.N.O.
- ALL INTERIOR WALLS TO BE 2x4 STUD FRAMING U.N.O.
- INSTALL BLOCKING FOR BATH ACCESSORIES AND TO ALL SHOWER WALLS FOR FUTURE FIXTURES.

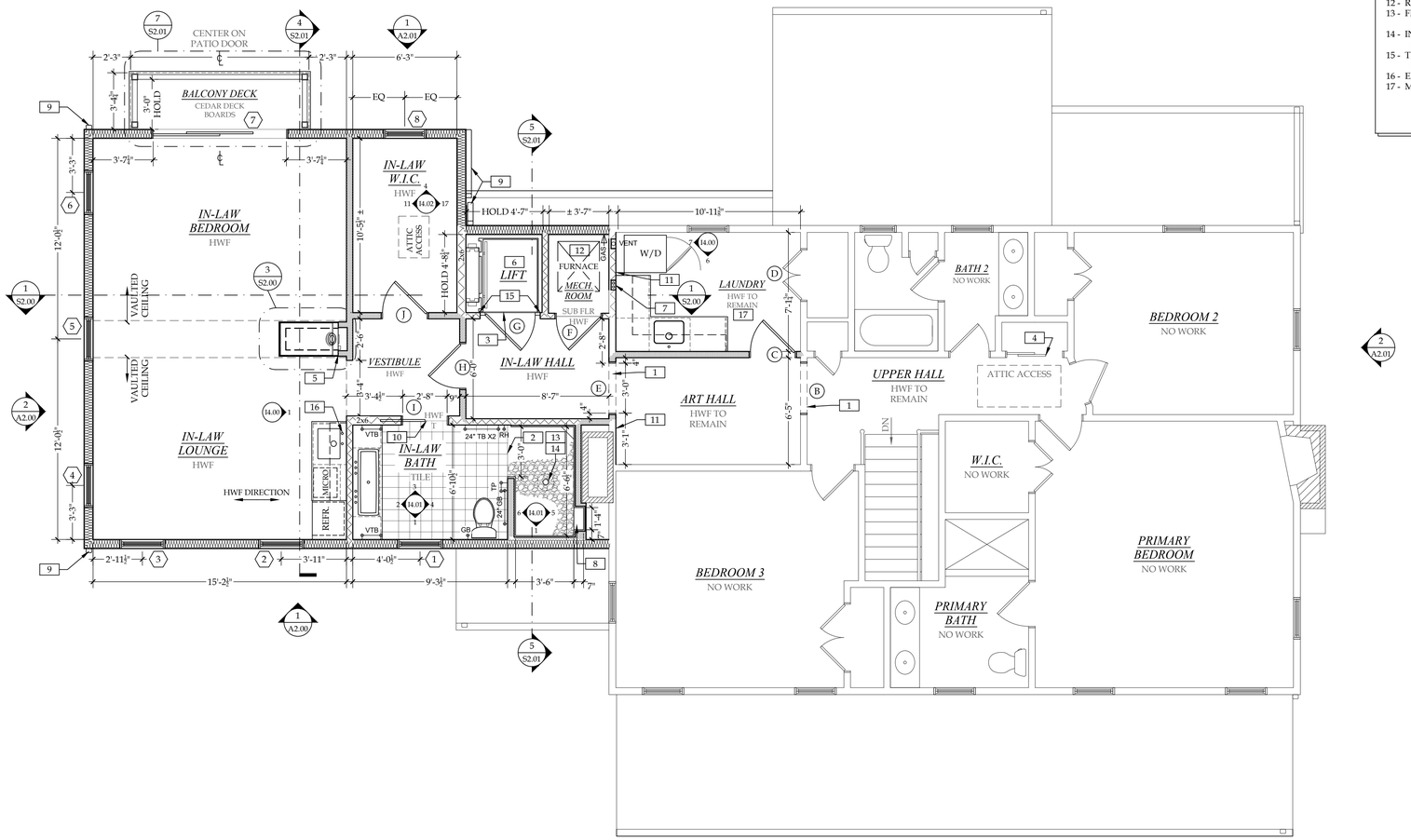
- HOLD LIFT SHAFT FRAMING TO FINISH DIMENSIONS.
- HOLD ALL SHOWER FRAMING TO FINISH DIMENSIONS.

- HVAC REGISTERS: PREFINISHED WHITE STEEL.

KEYED NOTES:

1 - INSTALL HARDWOOD RIBBON FLOOR BOARD AT NEW JAMB.
2 - CURBLESS SHOWER. SEE DETAIL 16 - I4.02.
3 - FLOORING TRANSITION AT LIFT SHAFT TO BE FLUSH WITH DRYWALL AT INSIDE FACE OF SHAFT.
4 - ADJUST EXISTING DOOR SLABS AND TRACKS. INSTALL FLOOR GUIDES.
5 - THREE SIDED FIREPLACE WITH TILE SURROUND. TERMINATE TILE INTO WALL.
6 - LIFT SHAFT OPEN FROM FIRST FLOOR.
7 - WASHER AND DRYER BOX.
8 - FRAME NICHE WITHIN 2X4 DOUBLE STUD WALL TO ALLOW FOR DEEPER NICHE.
9 - NEW DOWNSPOUT

10 - HWF AND TILE TO MEET FLUSH, SEE DETAIL 10 - I4.02
11 - NEW DRYWALL AT ENTIRE WALL.
12 - RUN FURNACE CONDENSATE LINE TO LOWER LEVEL.
13 - FRAME ENCLOSURE TO PROTECT WATER PIPING IN CEILING. INSTALL BOX USING SCRAP LUMBER.
14 - INSTALL 3" MIN SPRAY FOAM AROUND PLUMBING ENCLOSURE IN CEILING.
15 - TEAR AWAY DRYWALL BEAD AT ALL SIDES OF JAMB ON LIFT SIDE ONLY.
16 - EXTEND EXISTING REVERSE OSMOSIS TO BEVERAGE FAUCET.
17 - MODIFY EXISTING HVAC DUCTWORK TO SERVICE NEW ROOM. REGISTER LOCATIONS PER DISCRETION OF HVAC CONTRACTOR.



1 / A1.02 SECOND FLOOR CONSTRUCTION PLAN

REMODELED AREA: 332 SF
ADDITION: 577 SF

¼" = 1'-0"

SCALE 0 1' 2' 4' 8'

PLAN NORTH

SITE NORTH

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A1.02

Attachment: Plans (9638 : Janet Goldman & Susan Bonucci)

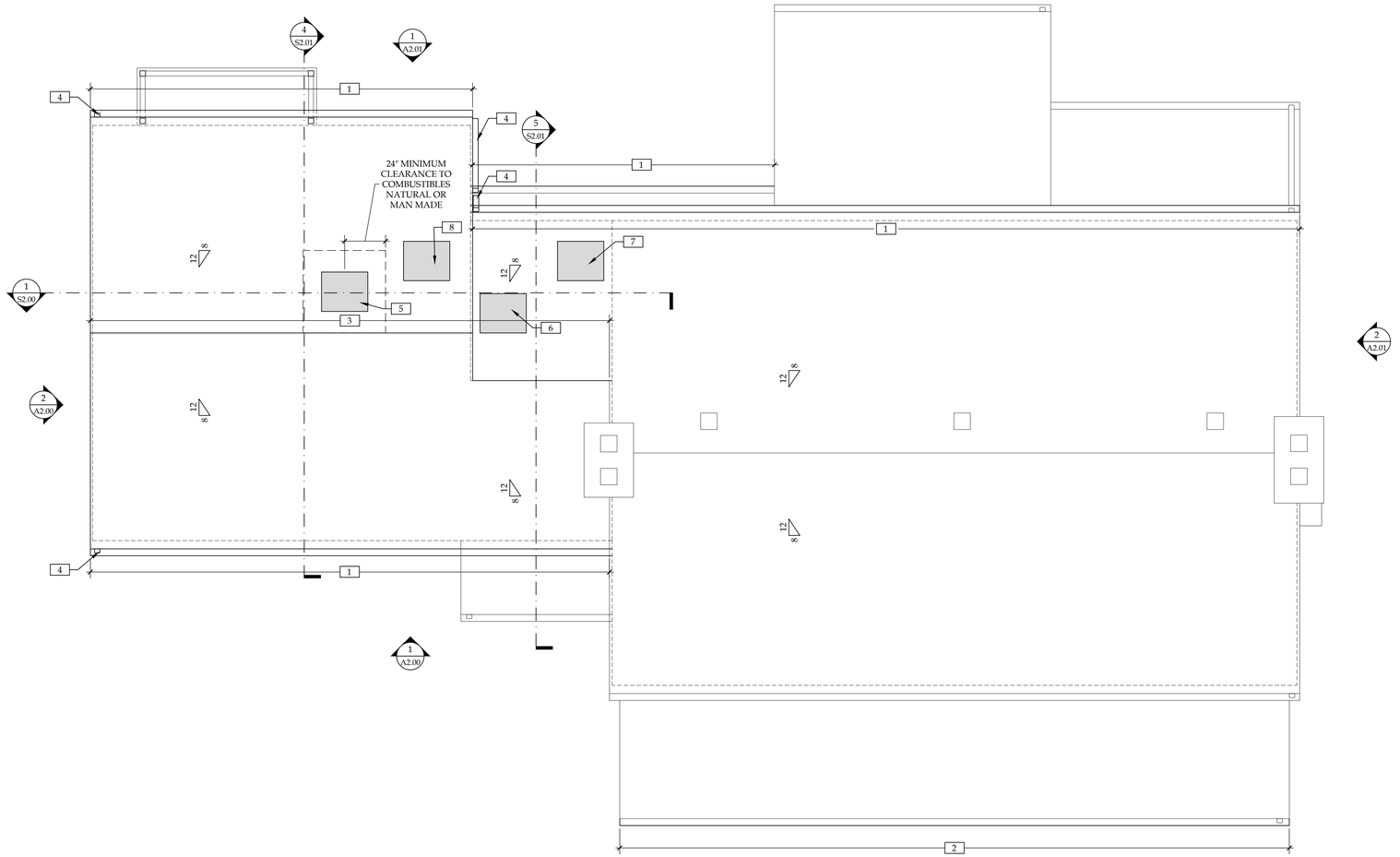
CONSTRUCTION NOTES - ROOF PLAN

GENERAL NOTES:

- INSTALL NEW SHINGLES AT NEW ROOF STRUCTURE ONLY.
- INSTALL SNOW SPIKES TO ENTIRE ROOF.

KEYED NOTES:

1 - NEW GUTTER ENTIRE LENGTH OF ROOF.
2 - RE-PITCH EXISTING GUTTER TO ACHIEVE PROPER DRAINAGE.
3 - INSTALL POT VENTS.
4 - NEW DOWNSPOUTS.
5 - FIREPLACE VENT STRIKE ZONE.
6 - BATH VENT STRIKE ZONE.
7 - FURNACE VENT STRIKE ZONE.
8 - PLUMBING VENT STRIKE ZONE.



1 A1.03 ROOF PLAN

SCALE 0 1' 2' 4' 8' — 1/4" = 1'-0"

PLAN NORTH

SITE NORTH

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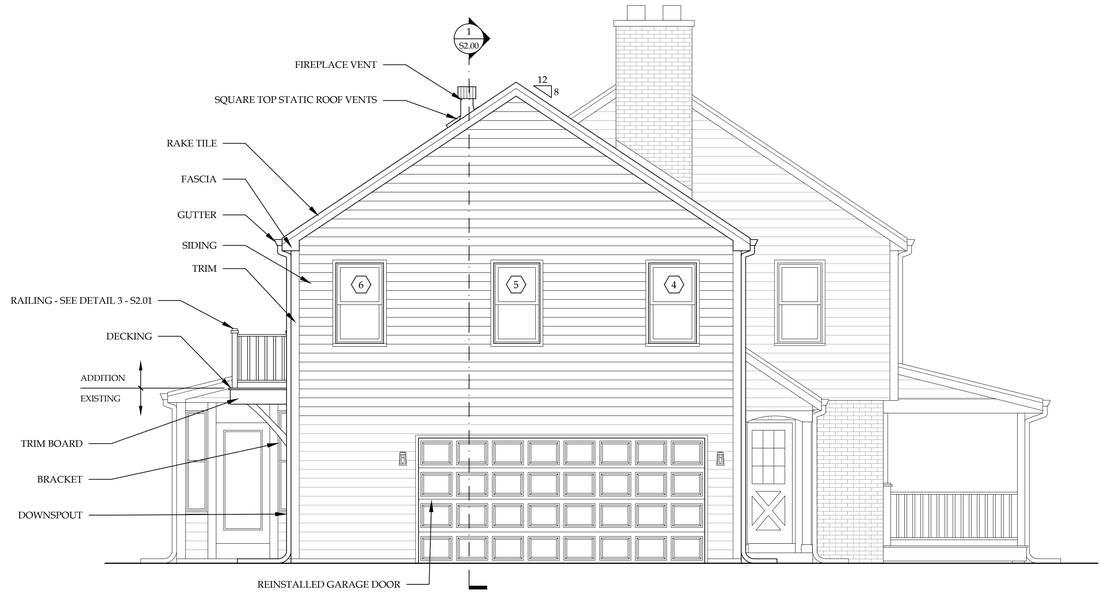
1 A2.00 SOUTH EXTERIOR ELEVATION

1/4" = 1'-0"

SCALE 0 1' 2' 4' 8'



2 A2.00 WEST EXTERIOR ELEVATION

1/4" = 1'-0"

SCALE 0 1' 2' 4' 8'

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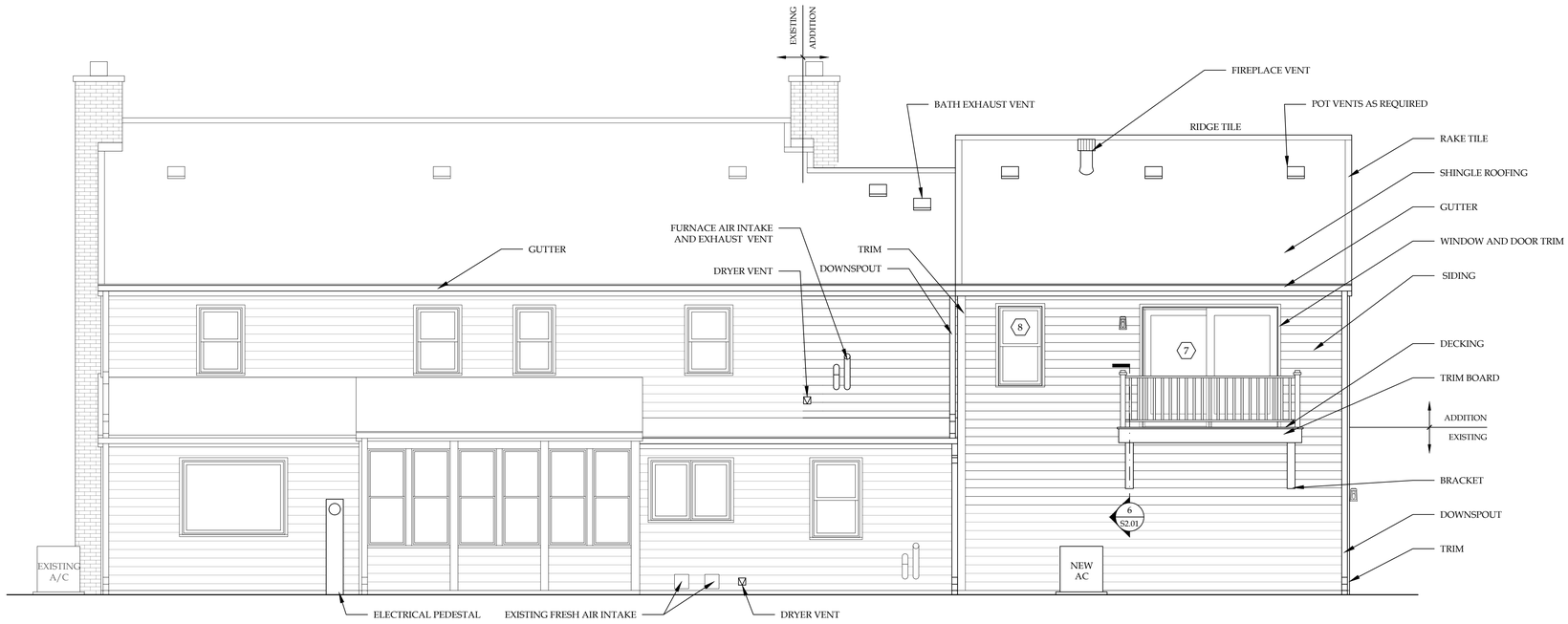
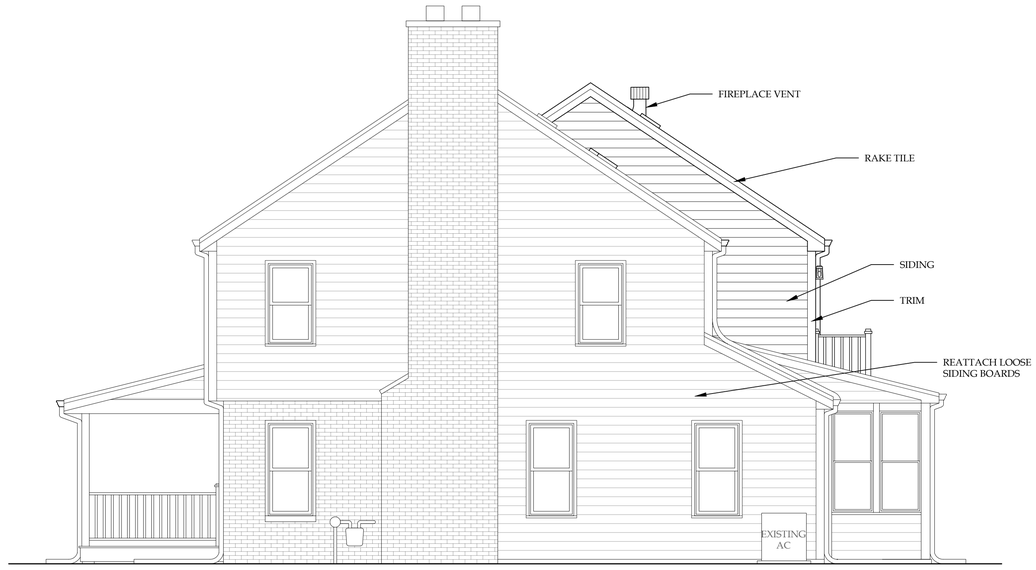


1 / A2.01 NORTH EXTERIOR ELEVATION

1/4" = 1'-0"

SCALE 0 1' 2' 4' 8'



2 / A2.01 EAST EXTERIOR ELEVATION

1/4" = 1'-0"

SCALE 0 1' 2' 4' 8'

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Attachment: Plans (9638 : Janet Goldman & Susan Bonucci)

EXTERIOR MATERIALS SCHEDULE

GENERAL NOTE:

LOCATION	MANUFACTURER	PRODUCT	COLOR / FINISH	DIMENSIONS / STYLE	NOTES
SIDING MATERIALS					
Siding	James Hardie	Hardie Plank Cedarmill Lap Siding	Prefinished Cobblestone	7-1/4" with 6" exposure	
Corner Boards	James Hardie	Hardie Trim Boards 4/4 NT3 Smooth	Prefinished Cobblestone	5-1/2" x 1"	
Window & Door Trim	Per Window Schedule	N/A	N/A	N/A	
Soffit	James Hardie	Hardie Trim Boards 4/4 NT3 Smooth - Vented	Prefinished Cobblestone	6" x 1"	
Fascia	James Hardie	Hardie Trim Boards 4/4 NT3 Smooth	Primed	2" x 8"	
Rake	James Hardie	Hardie Trim Boards 4/4 NT3 Smooth	Prefinished Cobblestone	2" x 8"	
Flashing	Per siding installer	N/A	Prefinished standard color to to approximate adjacent material	Per siding installer	
Caulking	Per siding installer	Vulkem or equal	Standard color to to approximate adjacent material	N/A	
ROUGH MATERIALS					
Decking	Per lumber supplier	Select Tight Knot Cedar	Stained - See Exterior Finish Schedule	5-1/2" x 1"	
Top Rail	Mr. Spindle or equal	Taper Top Rail, Cedar	Painted - See Exterior Finish Schedule	3-1/4" x 1-3/8"	
Bottom Rail	Edmund Allen or equal	2x4 Top Rail, Cedar	Painted - See Exterior Finish Schedule	3-1/2" x 1-1/8"	Solid bottom
Balusters	Mr. Spindle or equal	Primed Cedar	Painted - See Exterior Finish Schedule	1-1/2" Square	Use cut piece of baluster for intermediate bottom rail support per plan
Newel Posts	Per lumber supplier	Primed Cedar	Painted - See Exterior Finish Schedule	4 x 4	
Post Cap	Mr. Spindle or equal	Premium Post Cap 5x5, Cedar	Painted - See Exterior Finish Schedule	4-1/2" x 1-7/16"	
Bracket	Per lumber supplier	Primed Cedar	Painted - See Exterior Finish Schedule	6 x 12	
Skirt Board	Per lumber supplier	Primed Cedar	Painted - See Exterior Finish Schedule	1 x 10	
ROOFING MATERIALS					
Shingles	DaVinci	Multi width shake - Bella Forte	Tahoe	9", 8", 7", 6"	10" Exposure
Snow Spikes	N/A	Snow Gems	Per installer	N/A	Install at entire roof
Gutters & Downspouts	PlyGem Mastic or equal	Prefinished metal	Cameo or equal	5" Kotyle gutters 3" x 4" downspouts	
Gutter Guards	Per Installer	N/A	Black	To approximate existing	
Rake Tiles	DaVinci	Multi width shake - Bella Forte	Tahoe	10"	12" Exposure
Ridge Tiles	DaVinci	Multi width shake - Bella Forte	Tahoe	10"	12" Exposure

WINDOW SCHEDULE

GENERAL NOTE: Window supplier to supply tempered glass per code. Extention jambs to be sent loose with windows

WINDOW TAG	TYPE	MANUFACTURER / DESCRIPTION	PRODUCT NUMBER	ROUGH OPENING	JAMB DEPTH	SCREEN TYPE / STYLE	MULLION STYLE & THICKNESS	EXT. FRAME COLOR	INT. FRAME MATERIAL & FINISH	HARDWARE STYLE & FINISH	GLAZING	NOTES
IN-LAW BATH												
1	Double Hung	Andersen E-Series	DHG2846	2' - 8-1/2" x 4' - 6-1/2"	6 9/16"	TruScene Insect Screen	N/A	Prefinished Olive	Prefinished White	Standard Lock & Keeper & Sash Lift in Satin Chrome	Low-E4	Include 2" exterior Brick Mould, prefinished Olive
IN-LAW LOUNGE												
2	Double Hung	Andersen E-Series	DHG2846	2' - 8-1/2" x 4' - 6-1/2"	6 9/16"	TruScene Insect Screen	N/A	Prefinished Olive	Prefinished White	Standard Lock & Keeper & Sash Lift in Satin Chrome	Low-E4	Include 2" exterior Brick Mould, prefinished Olive
3	Double Hung	Andersen E-Series	DHG2846	2' - 8-1/2" x 4' - 6-1/2"	6 9/16"	TruScene Insect Screen	N/A	Prefinished Olive	Prefinished White	Standard Lock & Keeper & Sash Lift in Satin Chrome	Low-E4	Include 2" exterior Brick Mould, prefinished Olive
4	Double Hung	Andersen E-Series	DHG2846	2' - 8-1/2" x 4' - 6-1/2"	6 9/16"	TruScene Insect Screen	N/A	Prefinished Olive	Prefinished White	Standard Lock & Keeper & Sash Lift in Satin Chrome	Low-E4	Include 2" exterior Brick Mould, prefinished Olive
IN-LAW BEDROOM												
5	Double Hung	Andersen E-Series	DHG2846	2' - 8-1/2 x 4' - 6-1/2"	6 9/16"	TruScene Insect Screen	N/A	Prefinished Olive	Prefinished White	Standard Lock & Keeper & Sash Lift in Satin Chrome	Low-E4	Include 2" exterior Brick Mould, prefinished Olive
6	Double Hung	Andersen E-Series	DHG2846	2' - 8-1/2 x 4' - 6-1/2"	6 9/16"	TruScene Insect Screen	N/A	Prefinished Olive	Prefinished White	Standard Lock & Keeper & Sash Lift in Satin Chrome	Low-E4	Include 2" exterior Brick Mould, prefinished Olive
7	Sliding French Door	Marvin Ultimate	USFD8068	8' - 0" x 6' - 10"	6 9/16"	Marvin Bright View	N/A	Hampton Sage	Prefinished White	Harp in Satin Nickel PVD	Low-E4	Include Andersen 2" exterior Brick Mould, prefinished Olive Include low profile sill
IN-LAW WIC												
8	Double Hung	Andersen E-Series	DHG2646	2' - 6-1/2" x 4' - 6-1/2"	6 9/16"	TruScene Insect Screen	N/A	Prefinished Olive	Prefinished White	Standard Lock & Keeper & Sash Lift in Satin Chrome	Low-E4	Include 2" exterior Brick Mould, prefinished Olive

INTERIOR DOOR SCHEDULE

GENERAL NOTE: All jamb material to be provided by Millworker including split jamb material at pocket doors.

DOOR TAG	TYPE	MANUFACTURER / DESCRIPTION	SPECIES	ROUGH OPENING	JAMB DEPTH	JAMB SPECIES	STOP STYLE	DOOR SIZE	HINGES	NOTES
FIRST FLOOR LIFT										
A	Single Door Slab	Western #66O or equal	Red Oak	Per elevator fabricator shop drawings (approx. 3' - 2" x 6' - 10")	Per elevator fabricator shop drawings (approx. 4-9/16")	Red Oak	Per wheelchair lift manufacturer	3' - 0" x 6' - 8" x 1-3/8"	ADA Closer Hinge Satin Nickel per Manufacturer	Provide and install Precision Lock Concealed Magnetic Catch #PSL24PRO or equal. Jamb to be provided with wheelchair lift
ART HALL										
B	Cased Opening	N/A	N/A	3' - 2" x 6' - 10"	4-9/16"	Paint Grade Hardwood	N/A	3' - 0" x 6' - 8"	N/A	
LAUNDRY										
C	Prehung Single Door	Western #1501 or equal	Paint Grade Hardwood	2' - 10" x 6' - 8"	4-9/16"	Paint Grade Hardwood	Colonial	2' - 8" x 6' - 8" x 1-3/8"	Satin Nickel per Manufacturer	
D	Existing to remain	N/A	N/A	Existing to remain	Existing to remain	Existing to remain	Existing to remain	Existing to remain	N/A	
IN-LAW HALL										
E	Cased Opening	N/A	N/A	3' - 2" x 6' - 10"	4-9/16"	Paint Grade Hardwood	N/A	3' - 0" x 6' - 8"	N/A	
MECHANICAL ROOM										
F	Prehung Single Door	Western #66 or equal	Paint Grade Hardwood	2' - 10" x 6' - 10"	4-9/16"	Paint Grade Hardwood	Colonial	2' - 8" x 6' - 8" x 1-3/8"	Satin Nickel per Manufacturer	
SECOND FLOOR LIFT										
G	Single Door Slab	Western #66 or equal	Paint Grade Hardwood	Per elevator fabricator shop drawings (approx. 3' - 2" x 6' - 10")	Per elevator fabricator shop drawings (approx. 4-9/16")	Paint Grade Hardwood	Per wheelchair lift manufacturer	3' - 0" x 6' - 8" x 1-3/8"	ADA Closer Hinge Satin Nickel per Manufacturer	Provide and install Precision Lock Concealed Magnetic Catch #PSL24PRO or equal. Jamb to be provided with wheelchair lift
VESTIBULE										
H	Prehung Single Door	Western #66 or equal	Paint Grade Hardwood	2' - 10" x 6' - 10"	4-9/16"	Paint Grade Hardwood	Colonial	2' - 8" x 6' - 8" x 1-3/8"	Satin Nickel per Manufacturer	
IN-LAW BATH										
I	Single Pocket Door	Western #66 or equal	Paint Grade Hardwood	5' - 6" x 6' - 10"	6-9/16"	Paint Grade Hardwood	N/A	2' - 8" x 6' - 8" x 1-3/8"	N/A	
IN-LAW WIC										
J	Prehung Single Door	Western #66 or equal	Paint Grade Hardwood	2' - 10" x 6' - 10"	4-9/16"	Paint Grade Hardwood	Colonial	2' - 8" x 6' - 8" x 1-3/8"	Satin Nickel per Manufacturer	

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Attachment: Plans (9638 : Janet Goldman & Susan Bonucci)

INTERIOR DOOR HARDWARE SCHEDULE

GENERAL NOTE: Backsets for interior doors are to be 2-3/8" unless noted otherwise. Keyed doors are to be keyed alike unless noted otherwise.

DOOR TAG	HARDWARE FUNCTION	HARDWARE MANUFACTURER	HARDWARE SERIES	HARDWARE PRODUCT NUMBER / FINISH	DOOR / HINGE STOP	HINGE MANUFACTURER	NOTES
FIRST FLOOR LIFT							
A	Dummy Knob & Flush Finger Pull	Defiant Baldwin	Saturn Knob Flush Ring Collection	32T3640B Stainless Steel 0395056 Lifetime Satin Nickel	Emtek #2241US15 Satin Nickel	N/A - Provided with door slab	Dummy knob on exterior of door, finger pull on interior
LAUNDRY							
C	Passage	Defiant	Saturn Knob	32T3630B Stainless Steel	Emtek #2232US15 Satin Nickel	N/A - Prehung Door	
D	Dummy Set	Defiant	Saturn Knob	32T3640B Stainless Steel	Emtek #2241US15 Satin Nickel (qty. 3)	N/A	Install (3) new hinges, door slab currently has (2) hinges. Finish carpenter to mortise (1) new hinge.
MECHANICAL ROOM							
F	Passage	Defiant	Saturn Knob	32T3630B Stainless Steel	Emtek #2232US15 Satin Nickel	N/A - Prehung Door	
SECOND FLOOR LIFT							
G	Dummy Knob & Flush Finger Pull	Defiant Baldwin	Saturn Knob Flush Ring Collection	32T3640B Stainless Steel 0395056 Lifetime Satin Nickel	Emtek #2241US15 Satin Nickel	N/A - Provided with door slab	
VESTIBULE							
H	Privacy	Defiant	Saturn Knob	32T3610B Stainless Steel	Emtek #2241US15 Satin Nickel	N/A - Prehung Door	
IN-LAW BATH							
I	Privacy	Emtek	Narrow Oval Pocket Door Mortise Lock	2165US15 Satin Nickel	N/A	N/A - Pocket Door	
IN-LAW WIC							
J	Passage	Defiant	Saturn Knob	32T3630B Stainless Steel	Emtek #2241US15 Satin Nickel	N/A - Prehung Door	

CABINETRY SCHEDULE

GENERAL NOTES:

CABINETRY CONSTRUCTION	
Drawers	5-piece clear-coated soft maple dovetailed boxes, 1 & 5 piece wood front per elevations, full extension undermount soft close slides.
Doors	All center panels to be reverse raised panels.
Interiors	Maple melamine; all cabinets to have backs. For cabinets with open interior or glass doors, provide interiors in same species as cabinets.
Exteriors	All exposed sides to have flush finished sides UNO
Shelving	3/4" melamine to match interiors. Provide line boring and shelf pins. For cabinets with open interior or glass doors, provide eased edge shelving in same material as interiors.
Hinges	Concealed European-style, fully adjustable hinges.
Miscellaneous	Cleat material to be provided in same species as cabinets where open cabinets exist for countertop support and rigidity
Moldings	Crown at upper cabinetry. Extended bottom light rail with valance molding at upper cabinetry where undercabinet lighting is noted on plan. Shoe and toe kick at lower cabinetry.

TYPE	CABINET STYLE	SPECIES	PROFILE / DOOR STYLE	DRAWER STYLE	NOTES
IN-LAW BATH					
Cabinets	Framed Full Overlay	Plain Sawn Cherry	Wallcraft S100 Unity or equal	Wallcraft S100 Unity or equal	Note: ADA height cabinetry
Shoe	N/A	Plain Sawn Cherry	Quarter Round 3/4" x 1"	N/A	
IN-LAW LOUNGE					
Cabinets	Framed Full Overlay	Plain Sawn Cherry	Wallcraft S100 Unity or equal	Wallcraft S100 Unity or equal	Note: ADA height cabinetry and 9" high toe kick
Shoe	N/A	Plain Sawn Cherry	Quarter Round 3/4" x 1"	N/A	
Crown	N/A	Plain Sawn Cherry	BLF-254 or equal	N/A	
LAUNDRY					
Cabinets	Framed Full Overlay	Paint Grade Hardwood	Wallcraft S100 Unity or equal	Wallcraft S100 Unity or equal	Note: Standard height cabinetry
Shoe	N/A	Paint Grade Hardwood	Quarter Round 3/4" x 1"	N/A	
Crown	N/A	Paint Grade Hardwood	BLF-254 or equal	N/A	

CLOSET SYSTEM SCHEDULE

GENERAL NOTES:

TYPE	HARDWARE	FINISH	DOOR STYLE	DRAWER STYLE	NOTES
IN-LAW WIC					
Wall Hung System	Brushed Nickel	Standard White	N/A	Slab	Standard brushed nickel wire pulls

CABINET HARDWARE SCHEDULE

GENERAL NOTES:

TYPE	QUANTITY	MANUFACTURER	COLLECTION	PRODUCT NO.	FINISH	SIZE (CTC)	NOTES
IN-LAW BATH							
Door Pull	2	Top Knobs	Morris	TK3152BLK	Flat Black	5-1/16"	
Drawer Pull	2	Top Knobs	Morris	TK3152BLK	Flat Black	5-1/16"	
IN-LAW LOUNGE							
Door Pull	6	Top Knobs	Morris	TK3153BLK	Flat Black	6-5/16"	
Drawer Pull	2	Top Knobs	Morris	TK3154BLK	Flat Black	7-9/16"	
LAUNDRY							
Door Pull	11	Top Knobs	Morris	TK3153BSN	Brushed Satin Nickel	6-5/16"	

MILLWORK SCHEDULE

GENERAL NOTE: See millwork page for all dimensions of all millwork styles.
Cabinet shoe provided by others - See cabinetry schedule

TYPE	SPECIES	PROFILE / STYLE	LOCATION	NOTES
GARAGE				
Door Casing	Primed	BLF-158 or equal	At passage doors	
BACK HALL				
Base	Paint Grade	BLF-6 or equal	New at reworked area where laundry room was removed	
Casing	Oak	BLF-106 or equal	New at Door A, hall side only	
Shoe	Paint Grade	BLF-204 or equal	New at reworked area where laundry room was removed	
Bi-fold door top guide	National Hardware	N344-911 or equal	New at both door slabs of pantry closet (total quantity 2)	
LIFT (FIRST & SECOND FLOOR)				
Trim	NO MILLWORK TRIM INSIDE LIFT	N/A	N/A	Drywall at doors to be finished with corner bead
IN-LAW HALL				
Base	Paint Grade	BLF-6 or equal	All new	
Door Casing	Paint Grade	Burmeister DC-14 or equal	All new	
Shoe	Paint Grade	BLF-51 or equal	All new	
VESTIBULE				
Base	Paint Grade	BLF-6 or equal	All new	
Door Casing	Paint Grade	Burmeister DC-14 or equal	All new	
Shoe	Paint Grade	BLF-51 or equal	All new	
IN-LAW BATH				
Base	Paint Grade	BLF-6 or equal	All new	
Door Casing	Paint Grade	Burmeister DC-14 or equal	All new	
Window Casing	Paint Grade	Burmeister DC-4 or equal	All new	
Window Stool	Paint Grade	1 x 4 with 1/4" radius with Burmeister DC-72 or equal	All new	
Shoe	Paint Grade	BLF-51 or equal	All new	
IN-LAW LOUNGE				
Base	Paint Grade	BLF-6 or equal	All new	
Window Casing	Paint Grade	Burmeister DC-4 or equal	All new	
Window Stool	Paint Grade	1 x 4 with 1/4" radius with Burmeister DC-72 or equal	All new	
Shoe	Paint Grade	BLF-51 or equal	All new	
IN-LAW BEDROOM				
Base	Paint Grade	BLF-6 or equal	All new	
Door Casing	Paint Grade	Burmeister DC-14 or equal	All new	
Window Casing	Paint Grade	Burmeister DC-4 or equal	All new	
Window Stool	Paint Grade	1 x 4 with 1/4" radius with Burmeister DC-72 or equal	All new	
Shoe	Paint Grade	BLF-51 or equal	All new	
IN-LAW WIC				
Base	Paint Grade	BLF-6 or equal	All new	
Door Casing	Paint Grade	Burmeister DC-14 or equal	All new	
Window Casing	Paint Grade	Burmeister DC-4 or equal	All new	
Window Stool	Paint Grade	1 x 4 with 1/4" radius with Burmeister DC-72 or equal	All new	
Shoe	Paint Grade	BLF-51 or equal	All new	
Attic Access Panel	TruTech	22"x30" Insulated	Centered between trusses.	
MECHANICAL ROOM				
Base & Shoe	No base or shoe in Mechanical Room	N/A	N/A	
Door Casing	Paint Grade	Burmeister DC-14 or equal	All new	
LAUNDRY				
Base	Paint Grade	BLF-6 or equal	All new	
Door Casing	Paint Grade	Burmeister DC-14 or equal	All new	
Shoe	Paint Grade	BLF-51 or equal	All new	
ART HALL				
Base	Paint Grade	BLF-6 or equal	All new	
Door Casing	Paint Grade	Burmeister DC-14 or equal	All new	
Shoe	Paint Grade	BLF-51 or equal	All new	
UPPER HALL				
Base	Paint Grade	BLF-6 or equal	At west wall	
Door Casing	Paint Grade	Burmeister DC-14 or equal	At west wall	
Shoe	Paint Grade	BLF-51 or equal	At west wall	
Linen Closet Door Floor Guides	National Hardware	N700-113 or equal	At linen closet doors	

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Attachment: Plans (9638 : Janet Goldman & Susan Bonucci)

FIREPLACE SCHEDULE

GENERAL NOTE:

TYPE	MANUFACTURER	MODEL	LINER	DOORS/SCREENS	LOG SET	GRATE	LIGHTER	NOTES
IN-LAW BEDROOM								
Gas Fireplace	White Mountain Hearth	DVCP36PP/SP Tahoe Clean-Face Multi-Sided	Black	Mesh Heat Guards	Rock Creek Log Set	Standard	Pilot ignition	Thermostat remote control

EXTERIOR & INTERIOR FINISH SCHEDULE

GENERAL NOTE:

EXISTING TRIM:	Existing trim to be repainted should be prepped and painted over existing. Any extensive prep work will be noted.					
LOCATION	TYPE	MANUFACTURER	COLOR	SHEEN / FINISH	WALL / CEILING TEXTURE	NOTES
EXTERIOR						
Decking	Deck stain per painter	Per Painter	To approximate finish of front deck	To approximate finish of front deck	N/A	
Veranda Handrail	Exterior Paint	Per Painter	To approximate Andersen Olive	Flat to approximate existing trim	N/A	
Brackets	Exterior Paint	Per Painter	To approximate Andersen Olive	Flat to approximate existing trim	N/A	
Fascia	Exterior Paint	Per Painter	To approximate Andersen Olive	Flat to approximate existing trim	N/A	
GARAGE						
Ceiling	Latex	Sherwin Williams	Ceiling White	Flat	Light sand	
Wall	Latex	Sherwin Williams	Ceiling White	Flat	Light sand	East wall only
Trim	Enamel	Benjamin Moore	Pure White OC-64	Satin	N/A	
BACK HALL						
Ceiling	Latex	Per Painter	To approximate existing white	Flat	Sand to approximate existing	
Walls	Latex	Per Painter	To approximate existing yellow	Eggshell	Sand to approximate existing	Paint north, west and south wall
Baseboard & Shoe	Enamel	Per Painter	To approximate existing white	Satin	N/A	New only
Door Casing	Stain	Per Painter	To approximate existing	Satin	N/A	New at Door A only
Door A	Stain	Per Painter	To approximate existing doors in back hall	Satin	N/A	
LIFT (FIRST & SECOND FLOOR)						
Ceiling	Latex	Sherwin Williams	Ceiling White	Flat	Light sand	
Walls	Latex	Sherwin Williams	Mindful Gray SW7016	Eggshell	Light sand	
Door Casing	NO DOOR CASING AT LIFT SIDE OF DOOR	N/A	N/A	N/A	N/A	Drywall at doors to be finished with corner bead
DINETTE & KITCHEN						
Ceiling	Latex	Sherwin Williams	Ceiling White	Flat	Sand to approximate existing	Repair (2) cracks in ceiling
IN-LAW HALL						
Ceiling	Latex	Sherwin Williams	Ceiling White	Flat	Light sand	
Walls	Latex	Sherwin Williams	Mindful Gray SW7016	Eggshell	Light sand	
Trim	Enamel	Benjamin Moore	Pure White OC-64	Satin	N/A	
Doors	Enamel	Benjamin Moore	Pure White OC-64	Satin	N/A	
VESTIBULE						
Ceiling	Latex	Sherwin Williams	Ceiling White	Flat	Light sand	
Walls	Latex	Sherwin Williams	Mindful Gray SW7016	Eggshell	Light sand	
Trim	Enamel	Benjamin Moore	Pure White OC-64	Satin	N/A	
Doors	Enamel	Benjamin Moore	Pure White OC-64	Satin	N/A	
IN-LAW BATH						
Ceiling	Latex	Sherwin Williams	Ceiling White	Flat	Light sand	
Walls	Latex	Benjamin Moore	Mineral Alloy 1622	Eggshell	Light sand	
Trim	Enamel	Benjamin Moore	Pure White OC-64	Satin	N/A	
Door	Enamel	Benjamin Moore	Pure White OC-64	Satin	N/A	
Cabinets	Stain	Per Painter	To approximate finish of existing kitchen cabinets	Satin	N/A	Including shoe on cabinets
IN-LAW LOUNGE						
Ceiling	Latex	Sherwin Williams	Ceiling White	Flat	Light sand	
Walls	Latex	Sherwin Williams	Mindful Gray SW7016	Eggshell	Light sand	
Trim	Enamel	Benjamin Moore	Pure White OC-64	Satin	N/A	
Cabinets	Stain	Per Painter	To approximate finish of existing kitchen cabinets	Satin	N/A	Including shoe and crown on cabinets
IN-LAW BEDROOM						
Ceiling	Latex	Sherwin Williams	Ceiling White	Flat	Light sand	
Walls	Latex	Sherwin Williams	Mindful Gray SW7016	Eggshell	Light sand	
Trim	Enamel	Benjamin Moore	Pure White OC-64	Satin	N/A	
IN-LAW WIC						
Ceiling	Latex	Sherwin Williams	Ceiling White	Flat	Light sand	
Walls	Latex	Sherwin Williams	Ceiling White	Eggshell	Light sand	Closet organizers do not have backs. Drywall requires texture and paint.
Trim	Enamel	Benjamin Moore	Pure White OC-64	Satin	N/A	
Door	Enamel	Benjamin Moore	Pure White OC-64	Satin	N/A	
MECHANICAL ROOM						
Ceiling	Latex	Sherwin Williams	Ceiling White	Flat	Light sand	
Walls	Latex	Sherwin Williams	Ceiling White	Eggshell	Light sand	
Trim	Enamel	Benjamin Moore	Pure White OC-64	Satin	N/A	Door casing only
Door	Enamel	Benjamin Moore	Pure White OC-64	Satin	N/A	
LAUNDRY						
Ceiling	Latex	Sherwin Williams	Ceiling White	Flat	Sand to approximate existing	To include closet walls and ceiling
Walls	Latex	Sherwin Williams	Silvermist SW7621	Eggshell	Sand to approximate existing	
Trim	Enamel	Benjamin Moore	Pure White OC-64	Satin	N/A	New and existing
Doors	Enamel	Benjamin Moore	Pure White OC-64	Satin	N/A	New and existing
Cabinets	Enamel	Sherwin Williams	Jasper Stone SW9133	Satin	N/A	Including shoe and crown on cabinets
ART HALL						
Ceiling	Latex	Sherwin Williams	Ceiling White	Flat	Sand to approximate existing	
Walls	Latex	Sherwin Williams	Mindful Gray SW7016	Eggshell	Sand to approximate existing	
Trim	Enamel	Benjamin Moore	Pure White OC-64	Satin	N/A	
UPPER HALL						
Wall	Latex	Per Painter	To approximate existing	Eggshell	Sand to approximate existing	West wall only
Trim	Enamel	Per Painter	To approximate existing white	Satin	N/A	West wall only

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Attachment: Plans (9638 : Janet Goldman & Susan Bonucci)

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Fax: 262-242-9655

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

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **September 9, 2024**
SUBJECT: **Eugene & Colleen Jacobus, First Floor Master Suite Addition at 10802 N. Lakeview Road**

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

WADE WEISSMANN
ARCHITECTURE

10802 N Lakeview Road– City of Mequon, WI – Statement of Project Intent

August 19, 2024

The proposed project at 10802 N Lakeview Road includes a modest 80 square foot addition to and renovation of a group of existing spaces on the main level of the home. The aim of the project is to create an accessible master suite for the owners as their current master is on the second floor of the home. The property is quite narrow but generous in length, enjoys access to Lake Michigan to the east, and is bordered by Virmond Park to the south. While the average lot width is much less than the minimum average lot width for its R-3 zoning district, our proposed additions encroach no further on the required side yard offset at the south than the existing footprint of the home. The project is also well within lot coverage requirements and will have essentially no impact on the existing grading of the site. The proposed additions will utilize painted cedar siding and trim to match the existing conditions of the home. The roofs of the additions will be a seamless extension of an existing roof mass at the south of the property and a discreet low-slope membrane roof at the bay window appendage to the east. The proposed additions will match all other existing materials including Bahama Brown Marvin Clad windows and prefinished metal gutters, flashings, and downspouts with the goal of appearing as though they were original to the home.

Attachment: Statement of Intent (9639 : Eugene & Colleen Jacobus)

CENTRAL ADMINISTRATION AND CREATIVE STUDIO
8655 N. Deerwood Dr., Suite One North | Milwaukee, WI 53209
www.wwa-design.com | 414-351-1200 | info@wwa-design.com

WADE WEISSMANN
ARCHITECTURE

10802 N Lakeview Road – City of Mequon, WI – Photos for Architectural Review Board

West Elevation (Front)

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www.wwa-design.com | 414-351-1200 | info@wwa-design.com

Attachment: Pictures (9639 : Eugene & Colleen Jacobus)

August 19, 2024

WADE WEISSMANN
ARCHITECTURE

10802 N Lakeview Road – City of Mequon, WI – Photos for Architectural Review Board

North Elevation

Attachment: Pictures (9639 : Eugene & Colleen Jacobus)

August 19, 2024

WADE WEISSMANN
ARCHITECTURE

10802 N Lakeview Road – City of Mequon, WI – Photos for Architectural Review Board
East Elevation (Lakeside)

Attachment: Pictures (9639 : Eugene & Colleen Jacobus)

August 19, 2024

WADE WEISSMANN
ARCHITECTURE

10802 N Lakeview Road – City of Mequon, WI – Photos for Architectural Review Board

South Elevation

Attachment: Pictures (9639 : Eugene & Colleen Jacobus)

ARCHITECTURAL REVIEW BOARD SET

for the

MEQUON RENOVATION

OWNER INFORMATION

OWNER:

Colleen and Eugene Jacobus
c/o Wade Weissmann Architecture Inc.
8655 N. Deerwood Drive
Brown Deer, WI 53209

PROJECT CONTACTS

ARCHITECT:

Wade Weissmann Architecture Inc.
8655 N. Deerwood Drive
Brown Deer, WI 53209

Tele: 414.351.1200
Fax: 414.352.8385

Contact: Luke Palmer
email: lpalmer@wwa-design.com

GEN. CONTRACTOR:

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1051 E Ogden Ave
Milwaukee, WI 53202

Contact: Dave LaBonte
email: davel@sigmacommercial.com
Tele: 414.412.0936

Contact: Pete Jendrzejek
email: petej@sigmacommercial.com
Tele: 920.209.7506

STRUCTURAL ENGINEER:

Focus Engineering
607 Davis St
Elkhorn, WI, 53121

Tele: 262.215.9295

Contact: Mark Pulokas
email: map@focusengineeringllc.com

PROJECT SUMMARY

LEGAL DESCRIPTION:

LOT 6, BLOCK 4, "MICHIVUE" BEING A SUBDIVISION IN THE NORTHWEST ¼ SECTION 28, TOWN 9 NORTH, RANGE 22 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN

ZONING:

R-3 ZONING DISTRICT, SINGLE-FAMILY RESIDENTIAL

LOT COVERAGE CALCULATIONS:

EXISTING LOT AREA: 63190 S.F.
ALLOWABLE COVERAGE: 15%

EXISTING RESIDENCE (EXCLUDING GARAGE): 3133 S.F.
EXISTING RESIDENCE PERCENTAGE: 5.96%

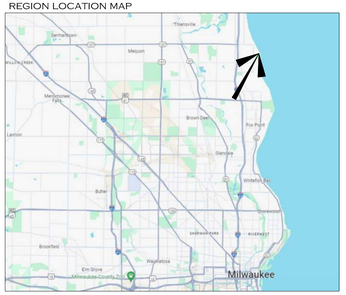
EXISTING ATTACHED GARAGE: 896 S.F.
EXISTING GARAGE PERCENTAGE: 1.42%

PROPOSED ADDITION : 80 S.F.
PROPOSED ADDITION PERCENTAGE: 0.13%

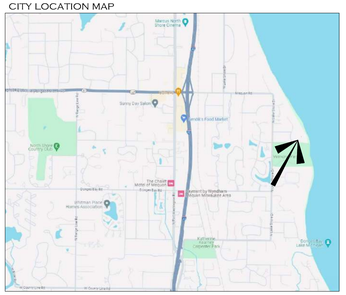
PROPOSED TOTAL LOT COVERAGE: 4109 S.F.
PROPOSED TOTAL LOT COVERAGE PERCENTAGE: 6.50%

SITE LOCATION MAPS

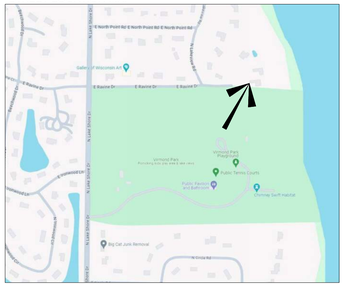
REGION LOCATION MAP



CITY LOCATION MAP



STREET LOCATION MAP



ABBREVIATIONS LIST

ADJ.	ADJUSTABLE
A.F.F.	ABOVE FINISHED FLOOR
ALUM	ALUMINUM
BLDG	BUILDING
BSMT	BASEMENT
B.O.F.	BOTTOM OF FOOTING
B.O.O.	BOTTOM OF OPENING
BD	BOARD
CAB	CABINET
CB	CONSTRUCTION BULLETIN
CIP	CAST IN PLACE
CHNL	CHANNEL
CJ	CONTROL JOINT
CLG	CEILING
CLR	CLEAR
CLO	CLOSET
CMU	CONCRETE MASONRY UNIT
C.O.	CASED OPENING
COL.	COLUMN
CONC	CONCRETE
CONT.	CONTINUOUS
CPT	CARPET
CSMT	CASEMENT
DBL	DOUBLE
DEMO	DEMOLISH OR DEMOLITION
DH	DOUBLE HUNG
DIA.	DIAMETER
DIM	DIMENSION
DIMS	DIMENSIONS
DISP	DISPOSAL
DN	DOWN
DR	DOOR
DW	DISHWASHER
DWG	DRAWING
DS	DOWNSPOUT
E.	EAST
EA.	EACH
EJ	EXPANSION JOINT
ELEC	ELECTRIC OR ELECTRICAL
ELEV.	ELEVATION
EPDM	ETHYLENE PROPYLENE DIENE M - CLASS
EQ.	EQUAL
EXIST.	EXISTING
EXT.	EXTERIOR
F.D.	FLOOR DRAIN
FIN	FINISHED
FIXT	FIXTURE
FLR	FLOOR
FND	FOUNDATION
F.O.	FACE OF
FP	FIREPLACE
FRZ	FREEZER
FTG	FOOTING
GA.	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GWB	GYPSUM WALL BOARD
HD.	HEAD
HR.	HOUR
HT.	HEIGHT
HVAC	HEATING, VENTILATING, AND COOLING
ICE	ICE MAKER
I.D.	INTERIOR DESIGNER
INSUL	INSULATION
INT.	INTERIOR OR INTERNAL
LIN	LINEN
MAX.	MAXIMUM
M.O.	MASONRY OPENING
MECH	MECHANICAL
MEMB	MEMBRANE
MIN.	MINIMUM
MW	MICROWAVE
MTL	METAL
N	NORTH
NOM	NOMINAL
O.A.	OVERALL
O.C.	ON CENTER
OH	OVERHANG
N.	OPPOSITE
PCC	PRE–CAST CONCRETE
PNLD	PANELED
PLYWD	PLYWOOD
PWDR	POWDER
P.T.	PRESSURE TREATED
PNT	PAINT OR PAINTED
PVC	POLYVINYL CHLORIDE
RBR	RUBBER
RCP	REFLECTED CEILING PLAN
REF	REFRIGERATOR
REBAR	REINFORCEMENT BAR
REQD.	REQUIRED
REV.	REVISION
R.	RISER
RM	ROOM
R.O.	ROUGH OPENING
S.	SOUTH
SIM.	SIMILAR
SHWR	SHOWER
SK	SKETCH
SPEC.	SPECIFIED OR SPECIFICATION
SQ.FT.	SQUARE FEET
SS	STAINLESS STEEL
STL	STEEL
STN	STAIN OR STAINED
T&G	TOUNGE AND GROOVE
T.B.D.	TO BE DETERMINED
T.B.S.	TO BE SELECTED
TCC	TERNE COATED COPPER
T.D.	TRENCH DRAIN
THRU	THROUGH
TELE	TELEPHONE
T.M.E.	TO MATCH EXISTING
T.O.	TOP OF
T.O.C.	TOP OF CONCRETE
T.O.B.	TOP OF BEAM
T.O.D.	TO OF DRAIN
T.O.F.	TOP OF FOOTING
T.O.L.	TOP OF LEDGE
T.O.O.	TOP OF OPENING
T.O.S.	TOP OF SLAB
T.O.W.	TOP OF WALL
TYP.	TYPICAL
UC	UNDER COUNTER
UNEXC	UNEXCAVATED
U.N.O.	UNLESS NOTED OTHERWISE
VEST.	VESTIBULE
V.I.F.	VERIFY IN FIELD
W.	WEST
W/	WITH
WIN.	WINDOW
WC	WATER CLOSET
WD	WOOD
WP	WATERPROOF
WRB	WEATHER RESISTANT BARRIER

INDEX OF DRAWINGS / DOCUMENTS

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-- SURVEY

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D1.01 MAIN LEVEL DEMOLITION PLAN
D2.00 AS-BUILT / DEMO EXTERIOR ELEVATIONS
D2.01 AS-BUILT / DEMO EXTERIOR ELEVATIONS

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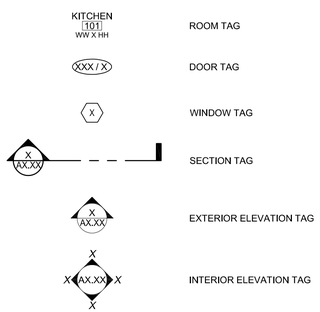
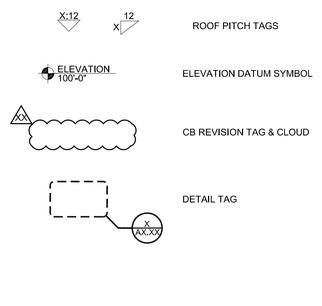
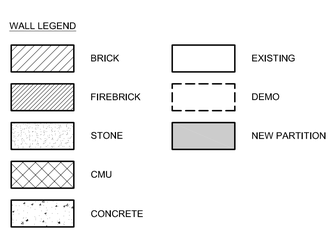
A2.01 EXTERIOR ELEVATIONS
A3.00 BUILDING SECTIONS
A3.01 BUILDING SECTIONS
A5.00 EXTERIOR DOOR & WINDOW SCHEDULE

ARCHITECTURAL SYMBOLS







GENERAL NOTES

1) CONSTRUCTION IS TO BE IN COMPLIANCE W/ ALL GOVERNING CODES, ORDINANCES, & STANDARDS. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING & SUPERVISING ALL SAFETY PRECAUTIONS & PROGRAMS IN CONNECTION W/ THE PERFORMANCE OF THIS CONTRACT.

2) ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY COST, SCHEDULE, OR CONSTRUCTION ISSUES ARISING DUE TO GENERAL CONTRACTORS/ OWNERS FAILURE TO DISTRIBUTE ALL DOCUMENTS TO EACH SUBCONTRACTOR OR MATERIAL SUPPLIER. SUBCONTRACTORS & MATERIAL SUPPLIERS SHOULD ENDEAVOR TO REVIEW A COMPLETE SET OF DOCUMENTS BEFORE BIDDING, FABRICATING, OR INSTALLING WORK.

3) GENERAL CONTRACTOR, SUBCONTRACTORS, AND MATERIAL SUPPLIERS MUST NOTIFY ARCHITECT OF ANY ERRORS, OMISSIONS, OR DEFECTS IN THE CONSTRUCTION DOCUMENTS PRIOR TO BIDDING, FABRICATING, OR INSTALLING WORK.

4) ALL MEANS & METHODS OF CONSTRUCTION TO BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

5) MECH., ELEC., PLUMB & FIRE PROTECTION ARE TO BE DESIGNED IN COMPLIANCE WITH ALL GOVERNING CODES, ORDINANCES & STANDARDS, WHICH WILL BE THE FULL RESPONSIBILITY OF THE MEP/FP DESIGN BUILD CONTRACTOR, THE ARCHITECT ASSUMES NO LIABILITY.

6) ALL MECH., ELEC., PLUMB & FIRE PROTECTION SYSTEMS/ EQUIP. SHALL BE MAINTAINED ACCORDING TO MANUFACTURER'S STANDARDS. BLDG. OWNER ASSUMES FULL RESPONSIBILITY FOR MAINTENANCE/ OPERATION UPON OCCUPANCY.

7) THE INSTALLATION AND EXECUTION OF ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S STANDARDS AND SPECIFICATIONS.

8) ALL SUBCONTRACTORS SHALL BE RESPONSIBLE FOR LIMITING THE ACCUMULATION OF WASTE MATERIALS AND RUBBISH. WASTE MATERIALS SHALL BE REMOVED FROM PREMISES DAILY.

9) DIMENSIONS ARE TO BE FIELD VERIFIED & ADJUSTED ACCORDINGLY. THE ARCHITECT SHALL BE NOTIFIED OF ANY VARIANCES BEFORE CONTRACTOR BEGINS OR PROCEEDS WORK.

10) REMOVE AND LEGALLY DISPOSE OF ANY HAZARDOUS MATERIALS THAT MAY BE PART OF THE CONSTRUCTION PROJECT AREA.

11) SEE ARCHITECTURAL SPECIFICATIONS FOR COMPLETE PROJECT REQUIREMENTS.

12) ALL ORIGINAL CONTRACT DOCUMENTS AND COPIES THEREOF ARE THE PROPERTY OF THE ARCHITECT. THE ARCHITECT EXPRESSLY RESERVES HIS COMMON-LAW COPYRIGHT AND OTHER PROPERTY RIGHTS WITH REGARD TO THESE CONTRACT DOCUMENTS. THE CONTRACT DOCUMENTS AND THE DESIGNS THEREIN ARE PROVIDED FOR THE CONSTRUCTION OF THIS PROJECT, AND SHALL NOT BE REPRODUCED, MODIFIED, OR RECREATED FOR ANY OTHER PURPOSE OR PROJECT.

13) THE LARGEST-SCALED DETAIL SHALL SUPERSEDE SMALLER-SCALED DRAWINGS. DETAILS SHALL NOT BE SURMISED FROM THE ARCHITECTURAL FLOOR PLANS OR ARCHITECTURAL ELEVATIONS. IF A CONDITION IS NOT SPECIFICALLY DETAILED, ASSUME THAT THE LEVEL OF DETAIL AND QUALITY WILL BE CONSISTENT WITH WHAT IS SHOWN FOR SIMILAR CONDITIONS.

14) UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR SCALE THE DRAWINGS. THE CONTRACTOR SHALL PERFORM ALL LAYOUTS USING THE SPECIFIED CALCULATED DIMENSIONS, REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING. DIMENSIONS ARE TYPICALLY TO FACE OF MASONRY FOUNDATION, FACE OF EXTERIOR SHEATHING, FACE OF INTERIOR STUD, OR CENTERLINE.

WADE WEISSMANN ARCHITECTURE

JCE

MEQUON RENOVATION
10802 N Lake View Road, Mequon, WI 53092

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Attachment: Survey and Plans (9639 : Eugene & Colleen Jacobus)

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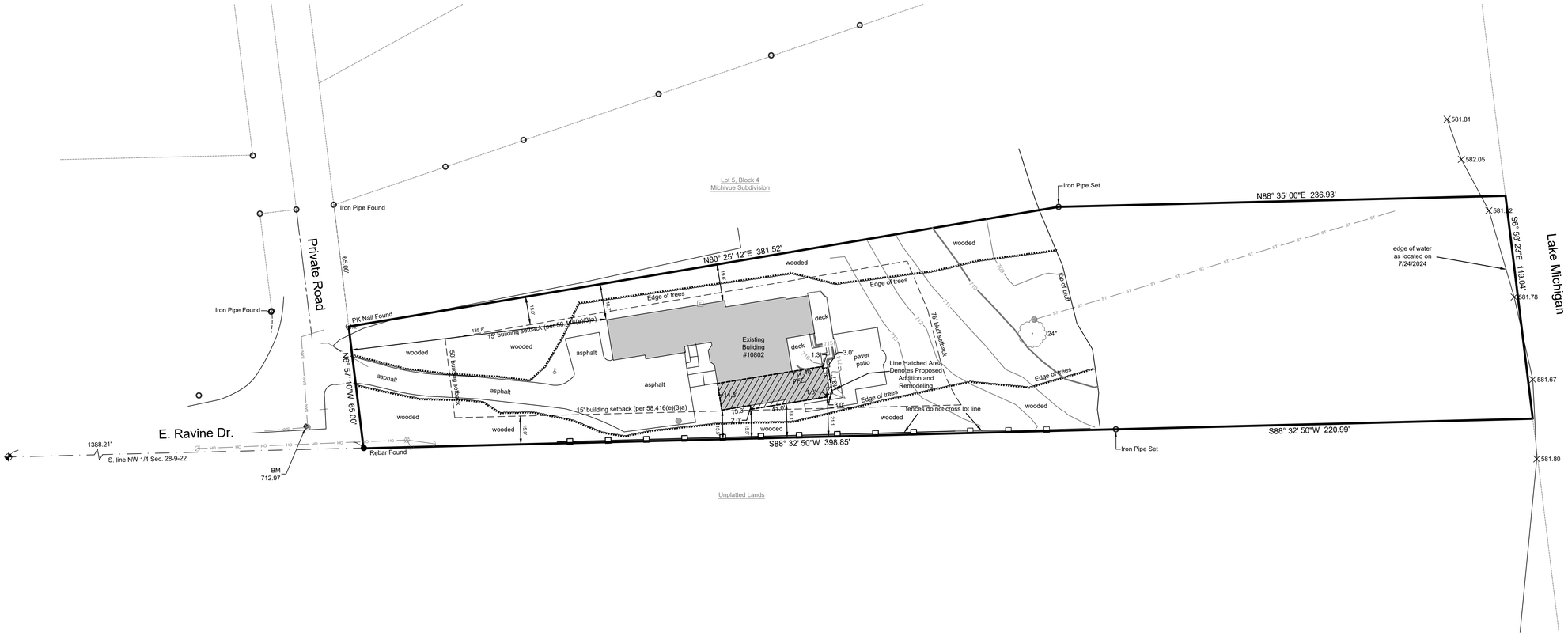
ARB SET
2024.08.19

COVER SHEET & PROJECT DATA

G0.00

Legal description:
Lot 6, Block 4, "MICHIVUE" being a subdivision in the Northwest 1/4 Section 28, Town 9 North, Range 22 East, in the City of Mequon, Ozaukee County, Wisconsin.

Prepared for:
Colleen & Eugene Jacobus
c/o Wade Weissman Architecture
10802 N. Lakeview Road
Mequon, WI, 53092



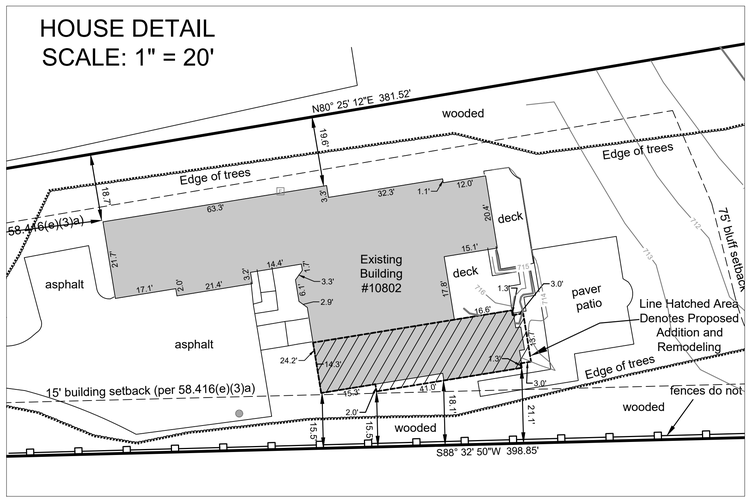
GENERAL NOTES:

1. THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
2. VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
3. DRAWING IS BASED ON FIELD SURVEY COMPLETED ON 7/24/2024.
4. BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 1983, WITH THE SOUTH LINE OF THE NW $\frac{1}{4}$ OF SECTION 28, TOWN 9 N, RANGE 22 E BEARING N88°32'21"E.

I, Kevin A. Slottke, Professional Land Surveyor, certify that I have surveyed the above described property, to the best of my knowledge and ability, and that the map shown hereon is a true representation thereof and shows the size and location of the property, it's exterior boundaries, the location of all visible structures thereon, boundary fences, apparent easements, roadways and encroachments, if any.

WISCONSIN KEVIN A. SLOTTKE S-2503 MILWAUKEE, WI LAND SURVEYOR

Kevin A. Slottke, P.L.S. 2503 Date: 8/2/24



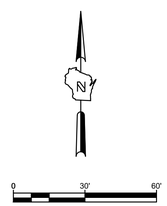
THE SIGMA GROUP
Single Source. Sound Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

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)
- CONFEROUS TREE (Diameter)
- BUSH
- POST
- SOIL BORING
- MONITORING WELL
- CULVERT END
- LIGHT POLE
- PARKING METER
- FLAG POLE
- TRAFFIC SIGNAL

10802 N. Lakeview Road
MEQUON, WISCONSIN

PLAT OF SURVEY



NO.	REVISION	DATE	BY
1.	8/12/24 JGS -Add Proposed Addition		
2.	8/14/24 JGS - Various revisions		
DRAWN BY:	JRS		
DATE:	8/02/2024		
PROJECT NO:	23098		
CHECKED BY:	JGS		
SHEET NO.:			

1 OF 1

Attachment: Survey and Plans (9639 : Eugene & Colleen Jacobus)

GENERAL NOTES

1. DIMENSIONS ARE TO FACE OF SHEATHING / FOUNDATION.

PROPERTY LINE

SETBACK LINE

FACE OF SHEATHING / FOUNDATION WALL

AREA OF ADDITION

LOT COVERAGE CALCULATIONS:
R-3 ZONING DISTRICT, SINGLE-FAMILY RESIDENTIAL

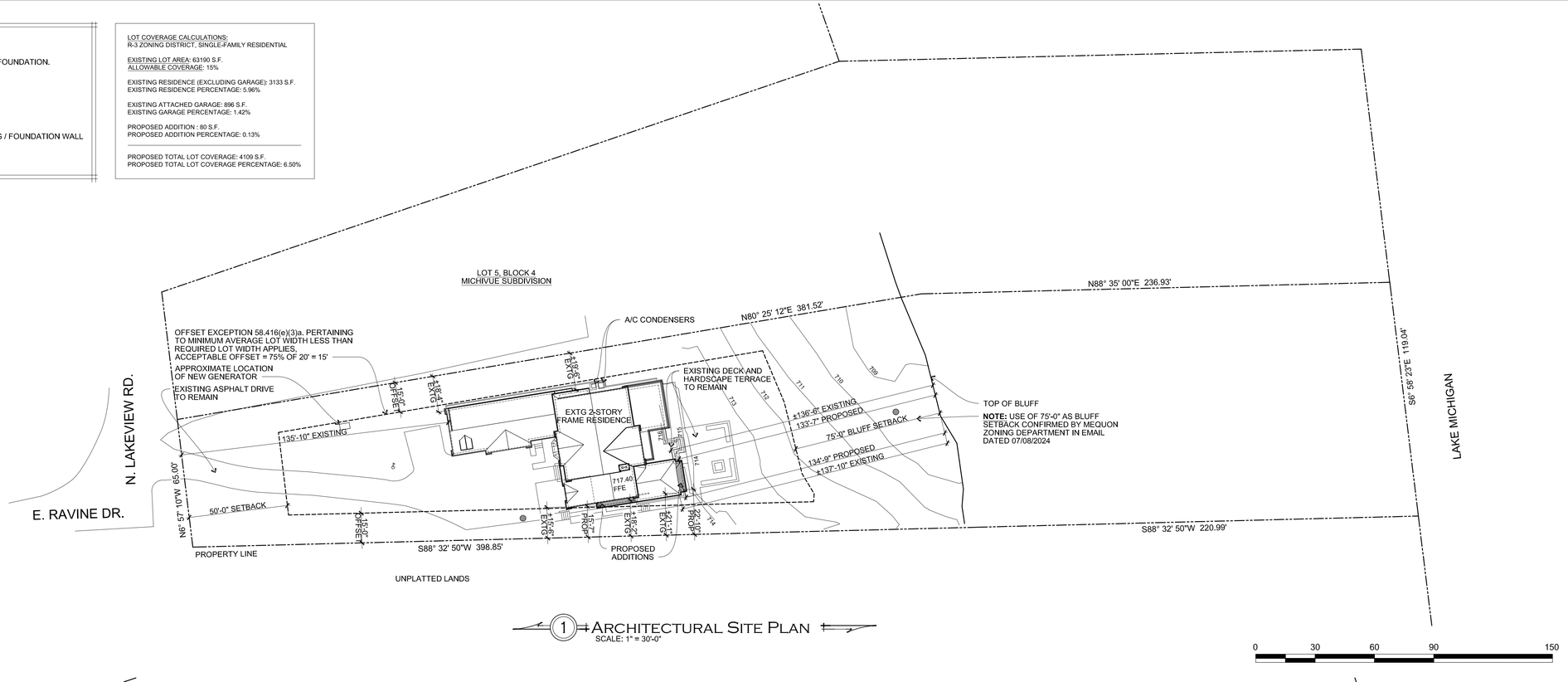
EXISTING LOT AREA: 63190 S.F.
ALLOWABLE COVERAGE: 15%

EXISTING RESIDENCE (EXCLUDING GARAGE): 3133 S.F.
EXISTING RESIDENCE PERCENTAGE: 5.96%

EXISTING ATTACHED GARAGE: 896 S.F.
EXISTING GARAGE PERCENTAGE: 1.42%

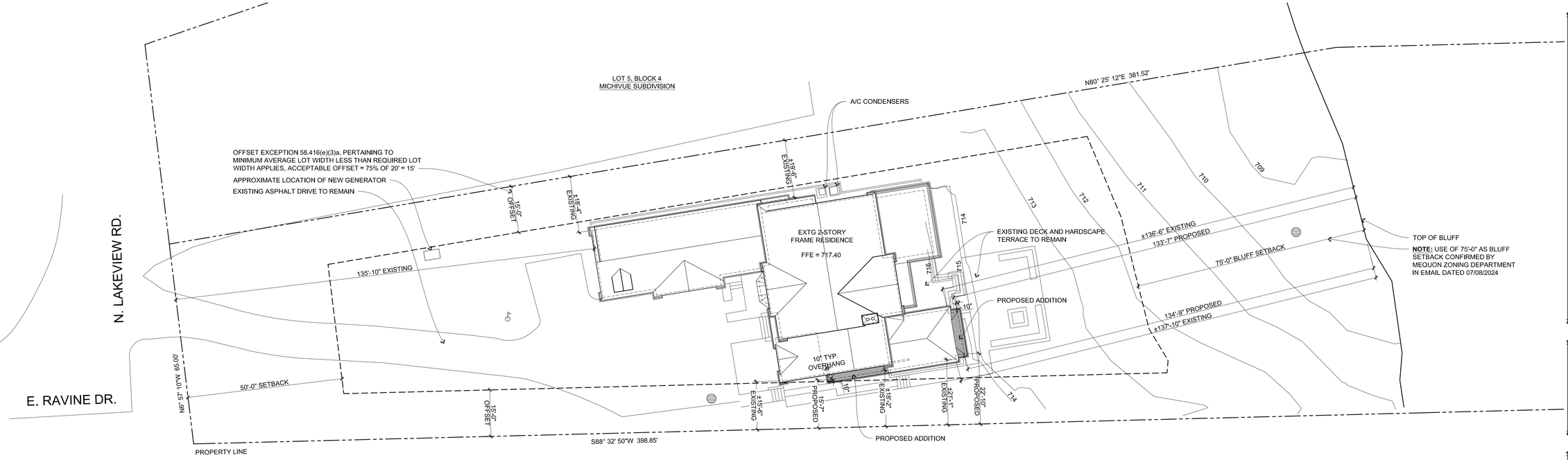
PROPOSED ADDITION : 80 S.F.
PROPOSED ADDITION PERCENTAGE: 0.13%

PROPOSED TOTAL LOT COVERAGE: 4109 S.F.
PROPOSED TOTAL LOT COVERAGE PERCENTAGE: 6.50%



1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 30'-0"

0 30 60 90 150



2 ARCHITECTURAL SITE PLAN DETAIL
SCALE: 1/16" = 1'-0"

0 16 32 48 80

TRUE NORTH

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JCE

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ARCHITECTURAL SITE PLAN

AC1.00

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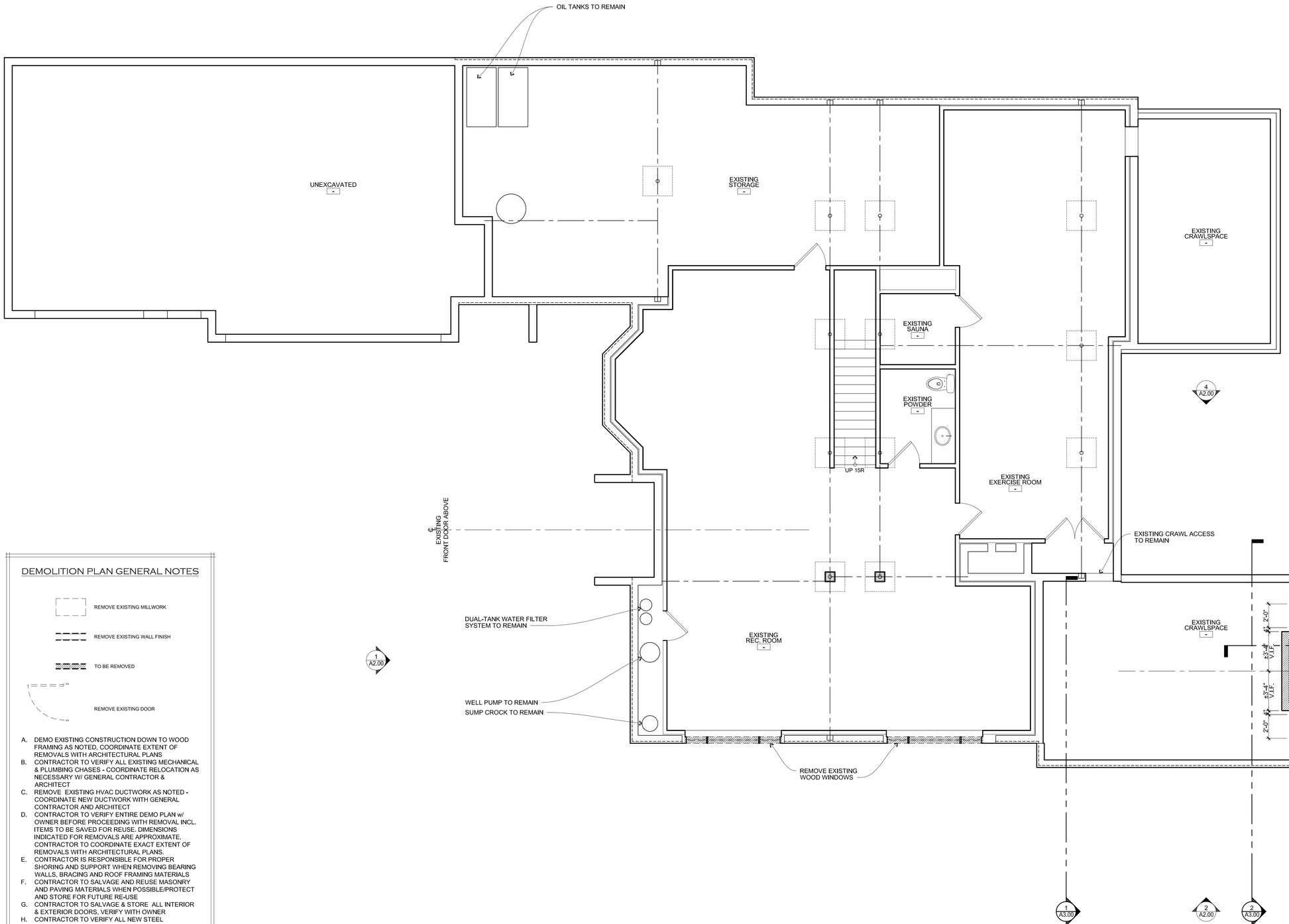

DEMOLITION PLAN GENERAL NOTES

REMOVE EXISTING MILLWORK

REMOVE EXISTING WALL FINISH

TO BE REMOVED

REMOVE EXISTING DOOR

A. DEMO EXISTING CONSTRUCTION DOWN TO WOOD FRAMING AS NOTED, COORDINATE EXTENT OF REMOVALS WITH ARCHITECTURAL PLANS
B. CONTRACTOR TO VERIFY ALL EXISTING MECHANICAL & PLUMBING CHASES - COORDINATE RELOCATION AS NECESSARY W/ GENERAL CONTRACTOR & ARCHITECT
C. REMOVE EXISTING HVAC DUCTWORK AS NOTED - COORDINATE NEW DUCTWORK WITH GENERAL CONTRACTOR AND ARCHITECT
D. CONTRACTOR TO VERIFY ENTIRE DEMO PLAN w/ OWNER BEFORE PROCEEDING WITH REMOVAL INCL. ITEMS TO BE SAVED FOR REUSE. DIMENSIONS INDICATED FOR REMOVALS ARE APPROXIMATE. CONTRACTOR TO COORDINATE EXACT EXTENT OF REMOVALS WITH ARCHITECTURAL PLANS.
E. CONTRACTOR IS RESPONSIBLE FOR PROPER SHORING AND SUPPORT WHEN REMOVING BEARING WALLS, BRACING AND ROOF FRAMING MATERIALS
F. CONTRACTOR TO SALVAGE AND REUSE MASONRY AND PAVING MATERIALS WHEN POSSIBLE/PROTECT AND STORE FOR FUTURE RE-USE
G. CONTRACTOR TO SALVAGE & STORE ALL INTERIOR & EXTERIOR DOORS, VERIFY WITH OWNER
H. CONTRACTOR TO VERIFY ALL NEW STEEL LOCATIONS PRIOR TO LAYING OUT NEW ROOMS. NOTIFY ARCHITECT.
I. ALL PLUMBING AND ELECTRICAL TO BE REMOVED COMPLETE.
J. CONTRACTOR TO INVESTIGATE FOR PRESENCE OF ASBESTOS AND COORDINATE REMEDIATION IF NECESSARY.

1 FOUNDATION / LOWER LEVEL DEMOLITION PLAN

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

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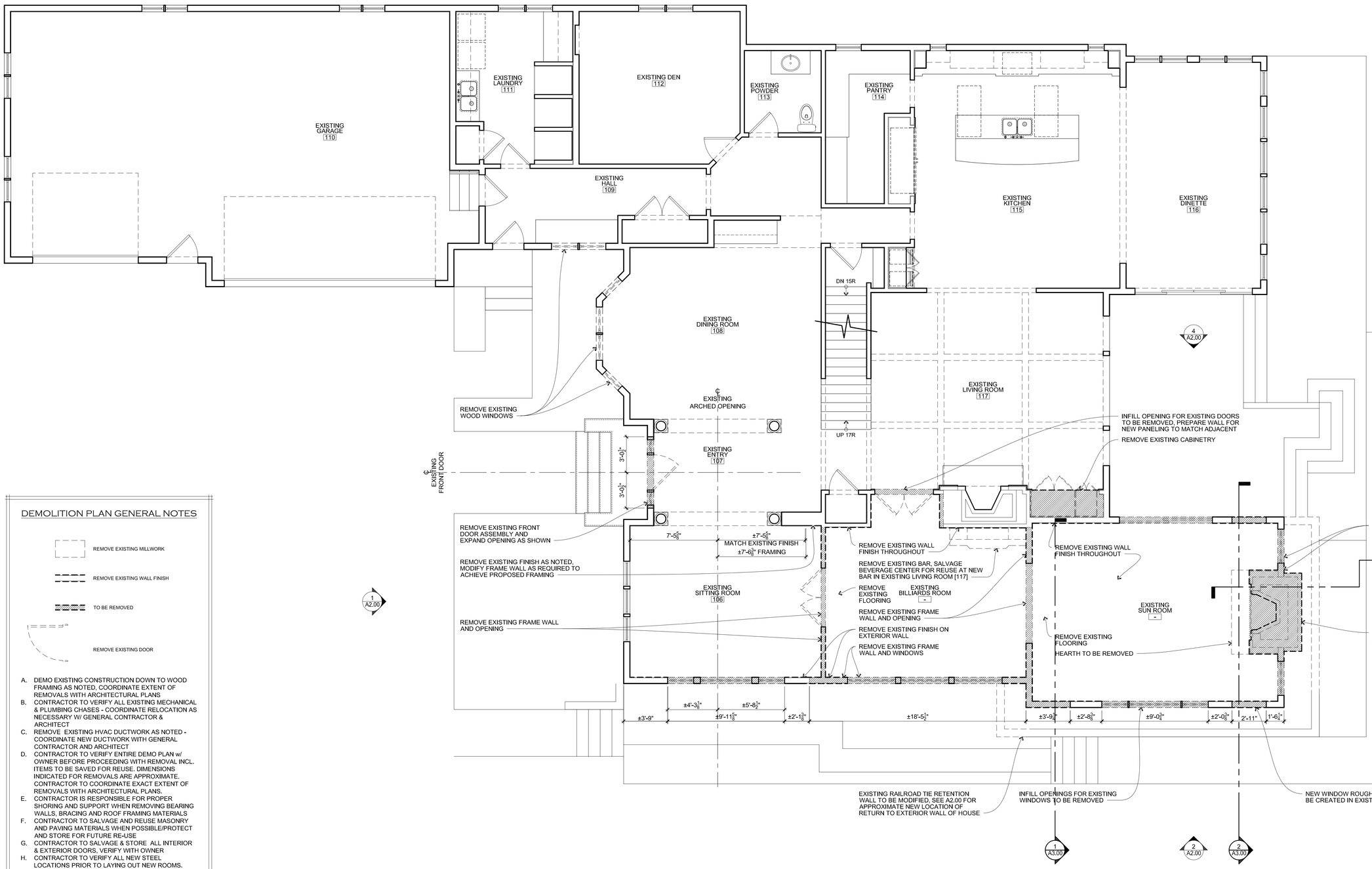
FOUNDATION / LOWER LEVEL DEMOLITION PLAN

D1.00



DEMOLITION PLAN GENERAL NOTES

REMOVE EXISTING MILLWORK

REMOVE EXISTING WALL FINISH

TO BE REMOVED

REMOVE EXISTING DOOR

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C. REMOVE EXISTING HVAC DUCTWORK AS NOTED - COORDINATE NEW DUCTWORK WITH GENERAL CONTRACTOR AND ARCHITECT
D. CONTRACTOR TO VERIFY ENTIRE DEMO PLAN w/ OWNER BEFORE PROCEEDING WITH REMOVAL INCL. ITEMS TO BE SAVED FOR REUSE, DIMENSIONS INDICATED FOR REMOVALS ARE APPROXIMATE. CONTRACTOR TO COORDINATE EXACT EXTENT OF REMOVALS WITH ARCHITECTURAL PLANS.
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H. CONTRACTOR TO VERIFY ALL NEW STEEL LOCATIONS PRIOR TO LAYING OUT NEW ROOMS. NOTIFY ARCHITECT.
I. ALL PLUMBING AND ELECTRICAL TO BE REMOVED COMPLETE.
J. CONTRACTOR TO INVESTIGATE FOR PRESENCE OF ASBESTOS AND COORDINATE REMEDIATION IF NECESSARY.

1 MAIN LEVEL DEMOLITION PLAN

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

0 5 10 15 25

TRUE NORTH

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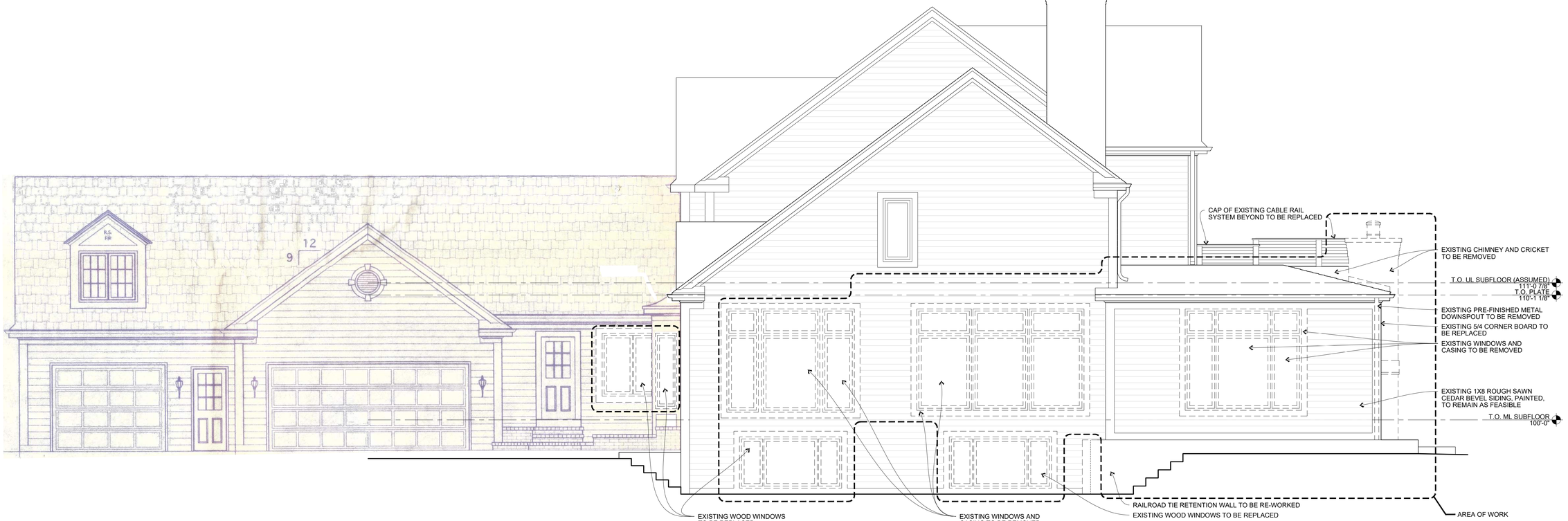
MAIN LEVEL DEMOLITION PLAN

D1.01

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



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

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AS-BUILT / DEMO EXTERIOR ELEVATIONS

D2.00

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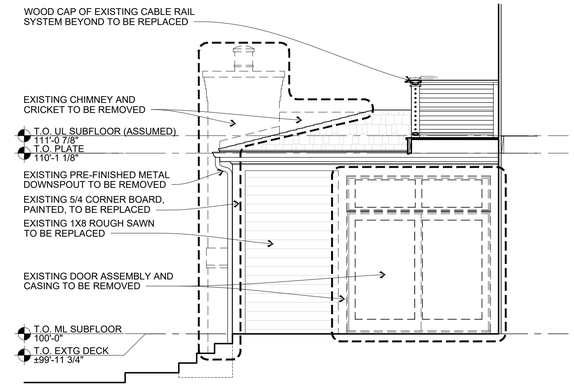
1 EAST ELEVATION
SCALE: 1/4" = 1'-0"



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

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

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AS-BUILT / DEMO EXTERIOR ELEVATIONS

D2.01

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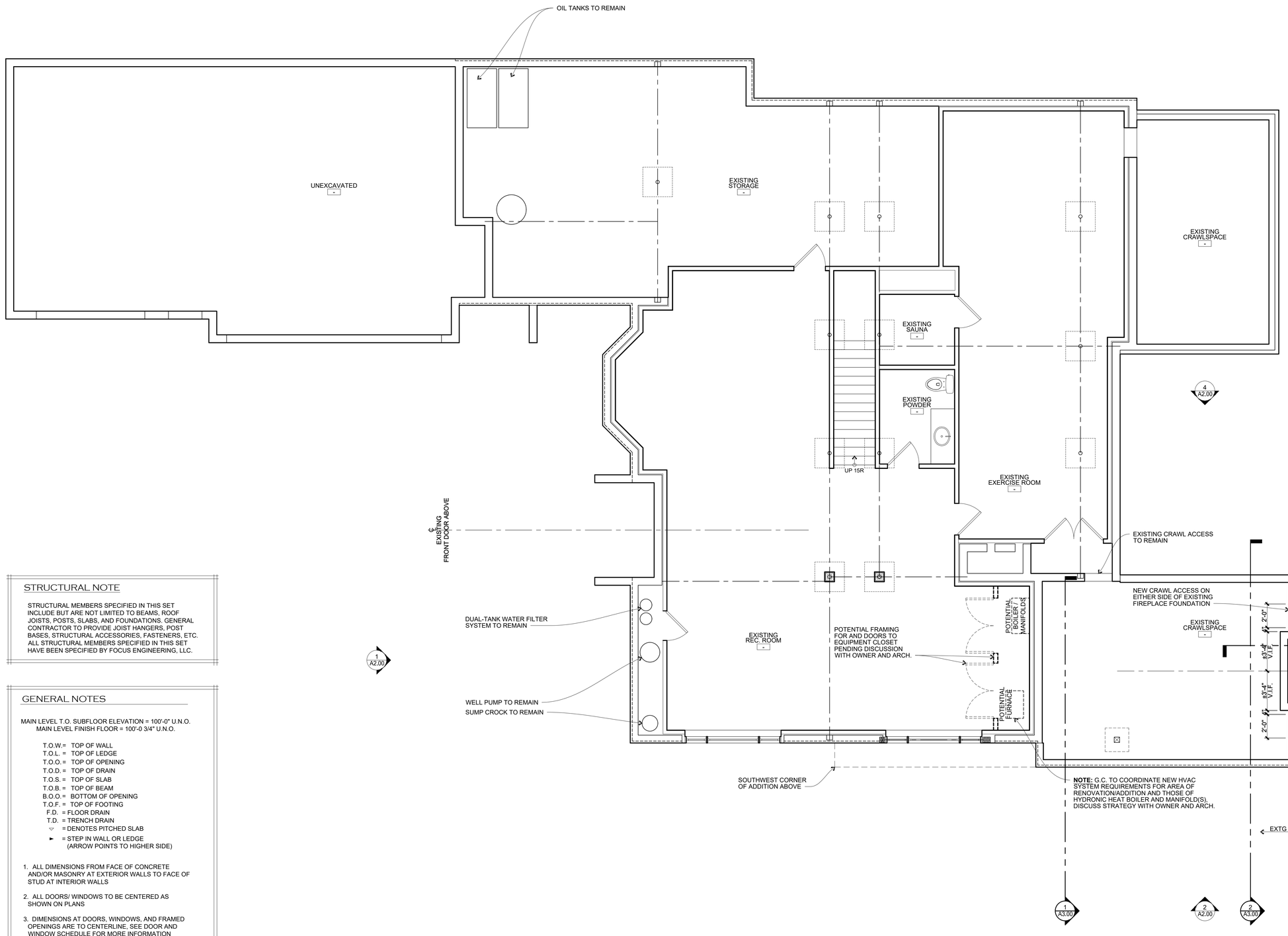

STRUCTURAL NOTE

STRUCTURAL MEMBERS SPECIFIED IN THIS SET INCLUDE BUT ARE NOT LIMITED TO BEAMS, ROOF JOISTS, POSTS, SLABS, AND FOUNDATIONS. GENERAL CONTRACTOR TO PROVIDE JOIST HANGERS, POST BASES, STRUCTURAL ACCESSORIES, FASTENERS, ETC. ALL STRUCTURAL MEMBERS SPECIFIED IN THIS SET HAVE BEEN SPECIFIED BY FOCUS ENGINEERING, LLC.

GENERAL NOTES

MAIN LEVEL T.O. SUBFLOOR ELEVATION = 100'-0" U.N.O.
MAIN LEVEL FINISH FLOOR = 100'-0 3/4" U.N.O.

T.O.W.= TOP OF WALL
T.O.L. = TOP OF LEDGE
T.O.O.= TOP OF OPENING
T.O.D.= TOP OF DRAIN
T.O.S.= TOP OF SLAB
T.O.B.= TOP OF BEAM
B.O.O.= BOTTOM OF OPENING
T.O.F.= TOP OF FOOTING
F.D. = FLOOR DRAIN
T.D. = TRENCH DRAIN
▽ = DENOTES PITCHED SLAB
► = STEP IN WALL OR LEDGE (ARROW POINTS TO HIGHER SIDE)

1. ALL DIMENSIONS FROM FACE OF CONCRETE AND/OR MASONRY AT EXTERIOR WALLS TO FACE OF STUD AT INTERIOR WALLS
2. ALL DOORS/ WINDOWS TO BE CENTERED AS SHOWN ON PLANS
3. DIMENSIONS AT DOORS, WINDOWS, AND FRAMED OPENINGS ARE TO CENTERLINE, SEE DOOR AND WINDOW SCHEDULE FOR MORE INFORMATION
4. GENERAL CONTRACTOR TO VERIFY ALL CONCRETE ELEVATION HEIGHTS REPRESENTED ON THIS PLAN. TO BE COORDINATED WITH THE STRUCTURAL ENGINEER AND THE LANDSCAPE ARCHITECT (TO VERIFY GRADES)

1 FOUNDATION / LOWER LEVEL PLAN

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

WADE WEISSMANN ARCHITECTURE

JCE

MEQUON RENOVATION

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ISSUE:
ARB SET
2024.08.19

FOUNDATION / LOWER LEVEL PLAN

A1.00

Attachment: Survey and Plans (9639 : Eugene & Colleen Jacobus)

STRUCTURAL NOTE

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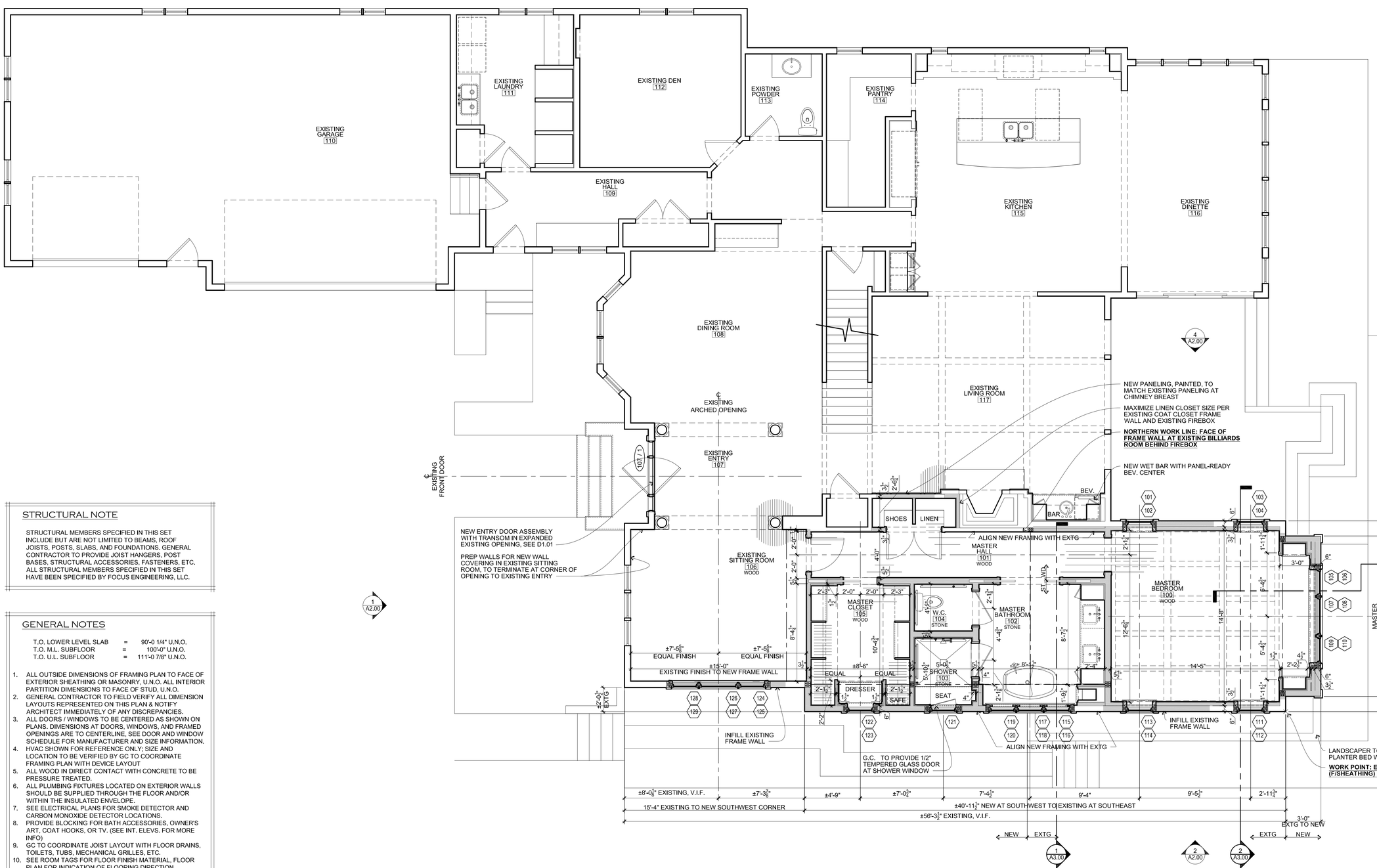
GENERAL NOTES

T.O. LOWER LEVEL SLAB	=	90'-0 1/4" U.N.O.
T.O. M.L. SUBFLOOR	=	100'-0" U.N.O.
T.O. U.L. SUBFLOOR	=	111'-0 7/8" U.N.O.

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. GENERAL CONTRACTOR TO FIELD VERIFY ALL DIMENSION LAYOUTS REPRESENTED ON THIS PLAN & NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
3. ALL DOORS / WINDOWS TO BE CENTERED AS SHOWN ON PLANS. DIMENSIONS AT DOORS, WINDOWS, AND FRAMED OPENINGS ARE TO CENTERLINE, SEE DOOR AND WINDOW SCHEDULE FOR MANUFACTURER AND SIZE INFORMATION.
4. HVAC SHOWN FOR REFERENCE ONLY; SIZE AND LOCATION TO BE VERIFIED BY GC TO COORDINATE FRAMING PLAN WITH DEVICE LAYOUT
5. ALL WOOD IN DIRECT CONTACT WITH CONCRETE TO BE PRESSURE TREATED.
6. ALL PLUMBING FIXTURES LOCATED ON EXTERIOR WALLS SHOULD BE SUPPLIED THROUGH THE FLOOR AND/OR WITHIN THE INSULATED ENVELOPE.
7. SEE ELECTRICAL PLANS FOR SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR LOCATIONS.
8. PROVIDE BLOCKING FOR BATH ACCESSORIES, OWNER'S ART, COAT HOOKS, OR TV. (SEE INT. ELEVS. FOR MORE INFO)
9. GC TO COORDINATE JOIST LAYOUT WITH FLOOR DRAINS, TOILETS, TUBS, MECHANICAL GRILLES, ETC.
10. SEE ROOM TAGS FOR FLOOR FINISH MATERIAL, FLOOR PLAN FOR INDICATION OF FLOORING DIRECTION
11. TYPICAL INTERIOR WALL AND CEILING BOARD MATERIAL TO BE 5/8" TYPE X GYPSUM BOARD U.N.O., FINAL FINISH TO BE DIRECTED BY OWNER/I.D.

KEY

NEW STUD WALL



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

0 5 10 15 25

TRUE NORTH

WADE WEISSMANN ARCHITECTURE

JCE

MEQUON RENOVATION

10802 N Lake View Road, Mequon, WI 53092

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Attachment: Survey and Plans (9639 : Eugene & Colleen Jacobus)

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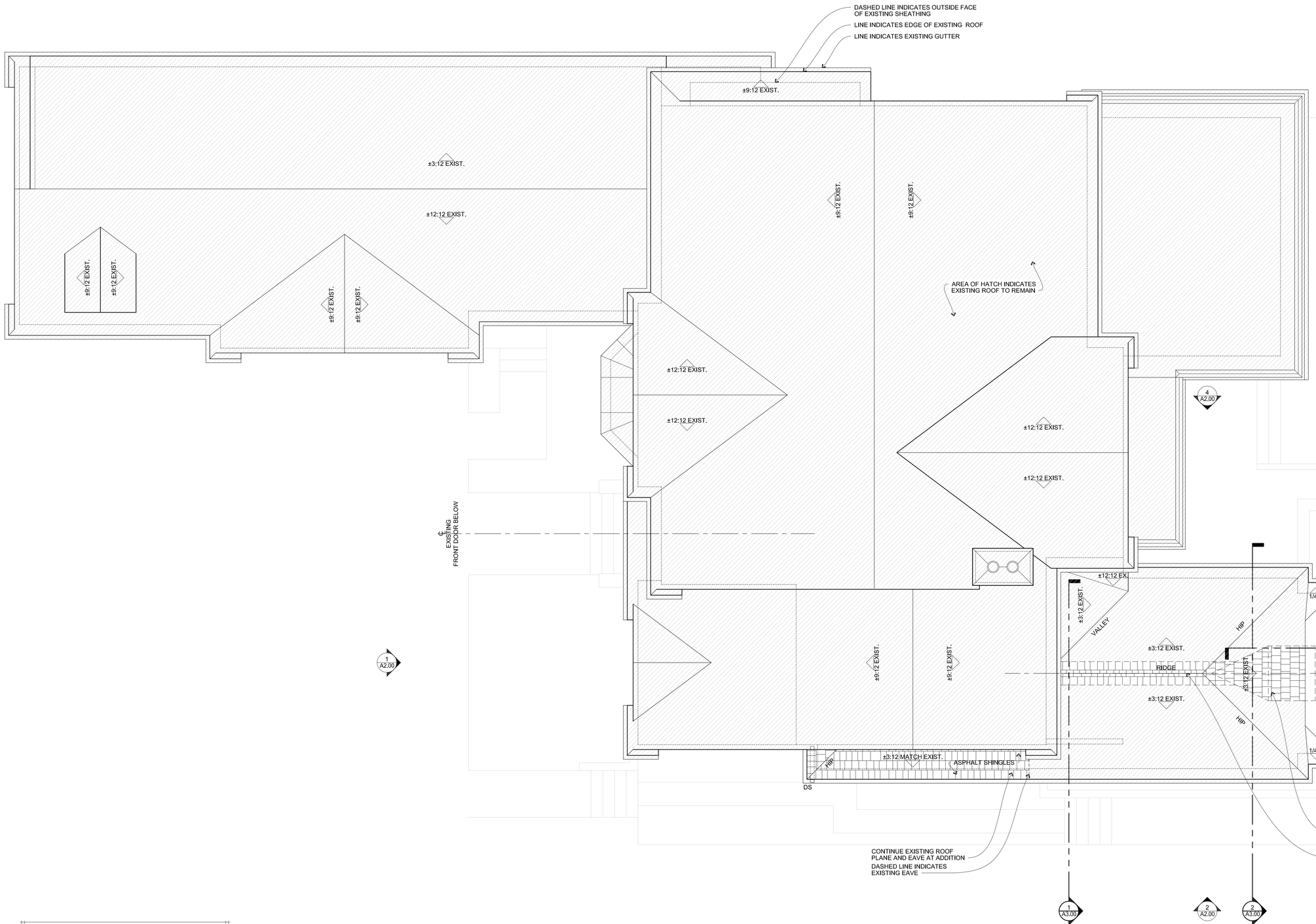
2024.08.19

MAIN LEVEL FRAMING PLAN

A1.01



GENERAL NOTES

1. ENTIRE ROOF TO RECEIVE ICE AND WATER SHIELD.
2. ALL ROOF PENETRATIONS TO MATCH ROOFING AND TO BE APPROVED BY ARCHITECT
3. EXISTING DOWNSPOUTS ARE TO REMAIN AND ARE NOT REPRESENTED ON THIS DRAWING

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

0 5 10 15 25

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ROOF PLAN

A1.02

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GENERAL NOTES:

-G.C. TO VERIFY MATERIAL OF EXISTING GUTTERS, DOWNSPOUTS AND FLASHINGS AND MATCH FOR ALL NEW
-ALL EXTERIOR WOOD TRIM TO BE CEDAR TO MATCH EXISTING
-SEE A5.00 FOR CLAD WINDOW/DOOR FINISH INFORMATION
-G.C. TO REVIEW WHOLE HOUSE WITH OWNER TO CONFIRM SCOPE OF WINDOW AND DOOR REPLACEMENTS

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

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

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EXTERIOR ELEVATIONS

A2.00

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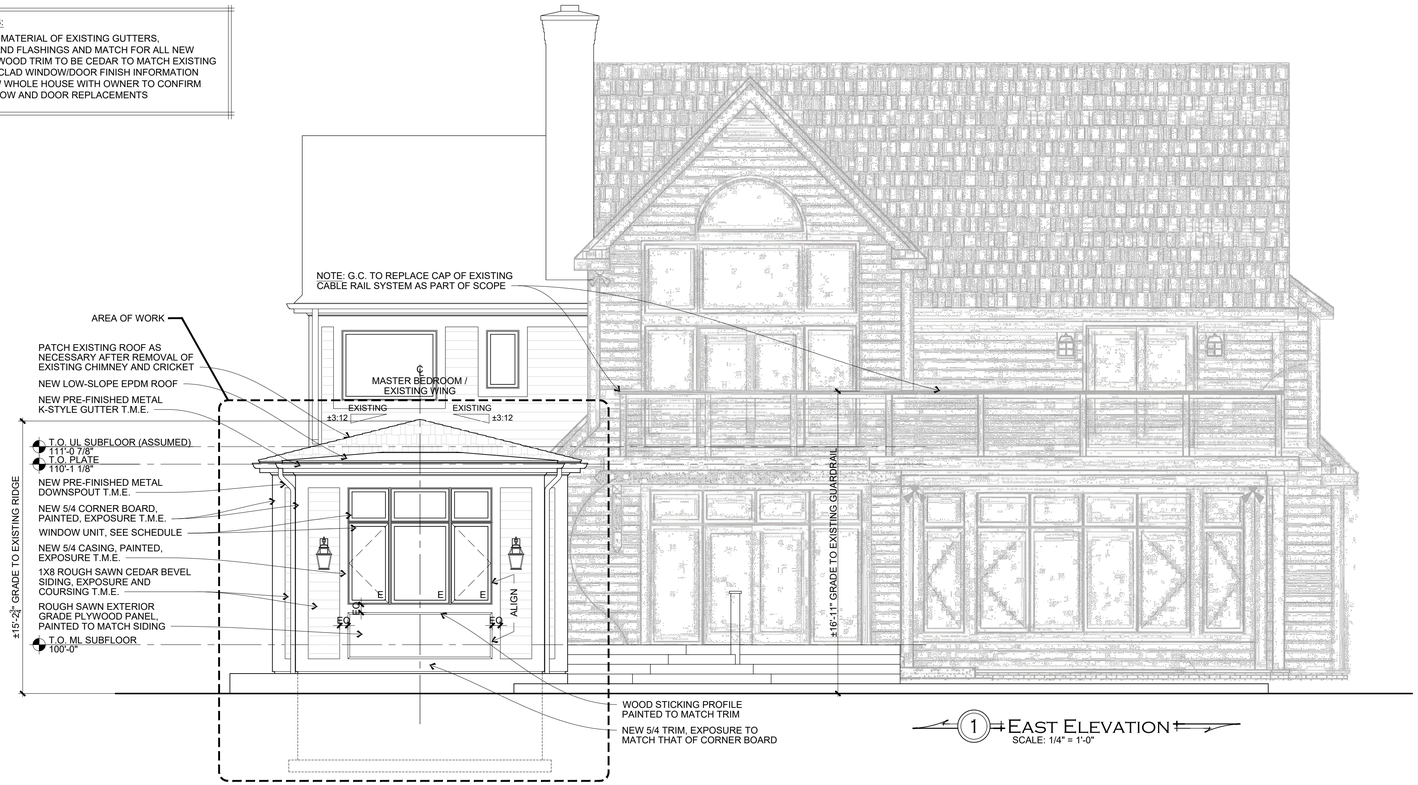
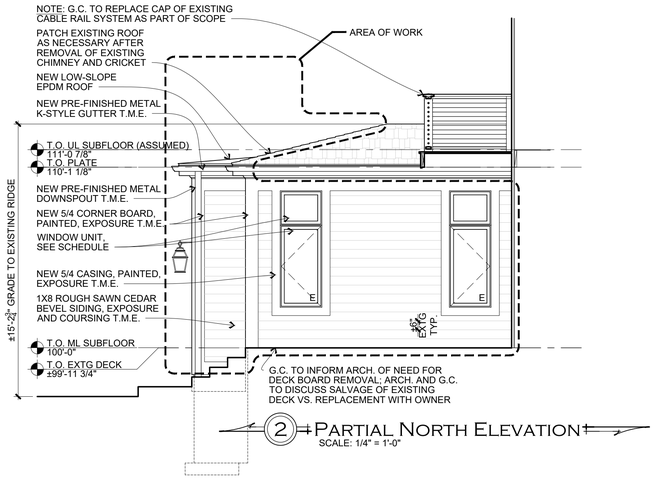
GENERAL NOTES:

-G.C. TO VERIFY MATERIAL OF EXISTING GUTTERS, DOWNSPOUTS AND FLASHINGS AND MATCH FOR ALL NEW
-ALL EXTERIOR WOOD TRIM TO BE CEDAR TO MATCH EXISTING
-SEE A5.00 FOR CLAD WINDOW/DOOR FINISH INFORMATION
-G.C. TO REVIEW WHOLE HOUSE WITH OWNER TO CONFIRM SCOPE OF WINDOW AND DOOR REPLACEMENTS



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



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

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

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EXTERIOR ELEVATIONS

A2.01

Attachment: Survey and Plans (9639 : Eugene & Colleen Jacobus)

TYPICAL CONSTRUCTION TYPES

TYPICAL MEMBRANE ROOF CONSTRUCTION

-EPDM ROOFING MEMBRANE
-UNDERLAYMENT PER MFR SPECS
-3/4" EXTERIOR GRADE PLYWOOD SHEATHING
-ROOF FRAMING, SEE PLAN & SECTION
-R-49 MIN CLOSED CELL SPRAY FOAM INSULATION

TYPICAL INT. STONE / TILE FLOOR CONSTRUCTION

- STONE / TILE PER OWNER / ID
- THINSET
- UNCOUPLING MEMBRANE
- THINSET
- WARMBOARD-S RADIANT HEAT PANEL - COMBINATION STRUCTURAL SUBFLOOR AND HYDRONIC HEAT SYSTEM
- FLOOR STRUCTURE, SEE PLAN/SECTION
- SOUND ATTENUATION BATTS

TYPICAL WOOD SIDING WALL CONSTRUCTION

- 1X8 CEDAR BEVEL SIDING T.M.E. *OR* CEDAR TRIM (SEE DETAILS FOR TRIM DIMENSIONS)
- 6mm RAINSCREEN
- BUILDING PAPER / AIR INFILTRATION BARRIER
- 1/2" EXTERIOR GRADE PLYWOOD SHEATHING
- WALL FRAMING, SEE PLAN/SECTION

TYPICAL FOUNDATION WALL CONSTRUCTION

- 2" DRAINAGE & INSULATION BOARD
- CONTINUOUS WATERPROOFING MEMBRANE
- CMU WALL TO TIE INTO EXISTING, SEE STRUCTURAL FOR MORE INFO

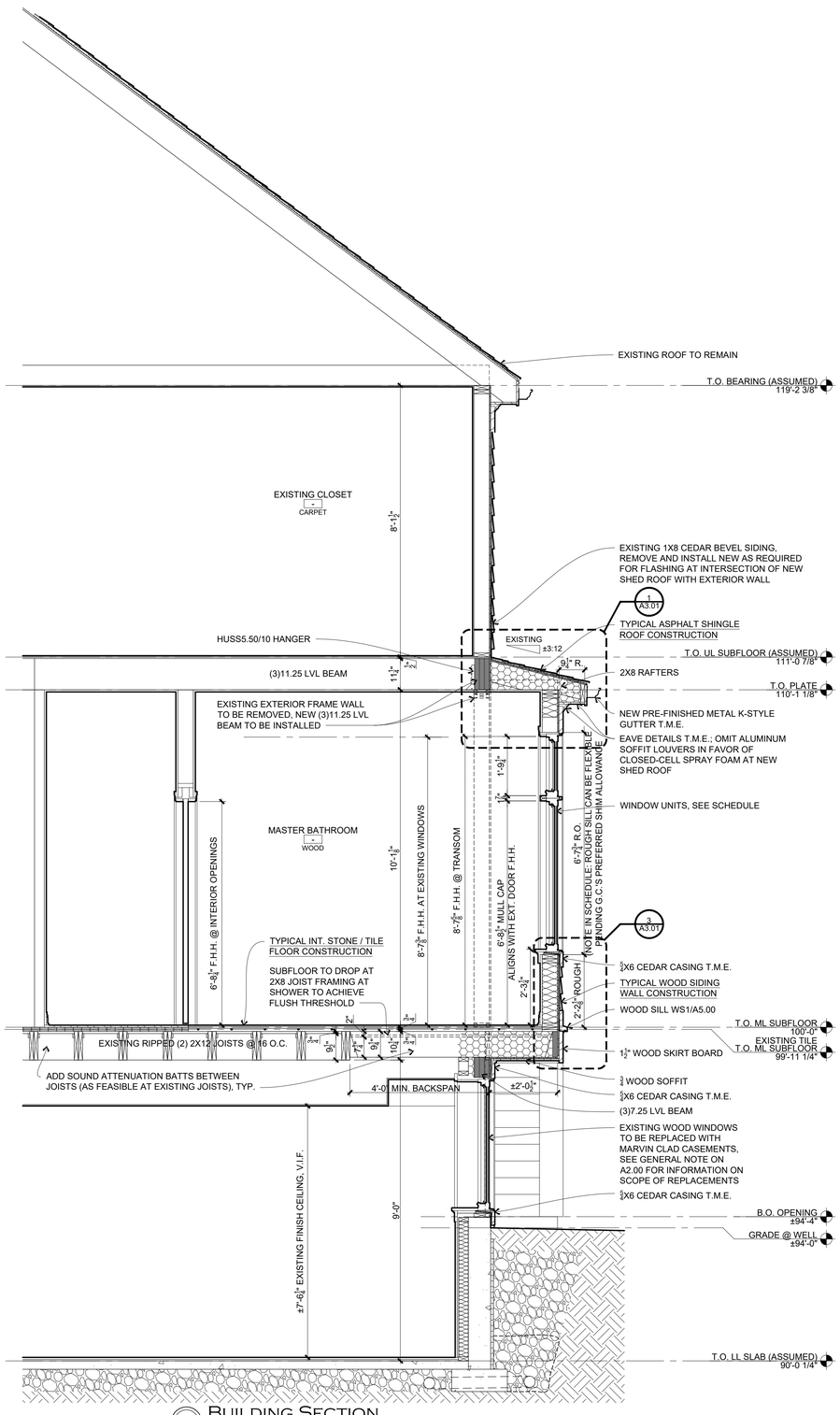
TYPICAL INTERIOR WOOD FLOOR CONSTRUCTION

- 3/4" WOOD FLOORING
- 3/4" EXT. GRADE PLYWOOD SHEATHING
- FLOOR STRUCTURE, SEE PLAN/SECTION
- SOUND ATTENUATION BATTS

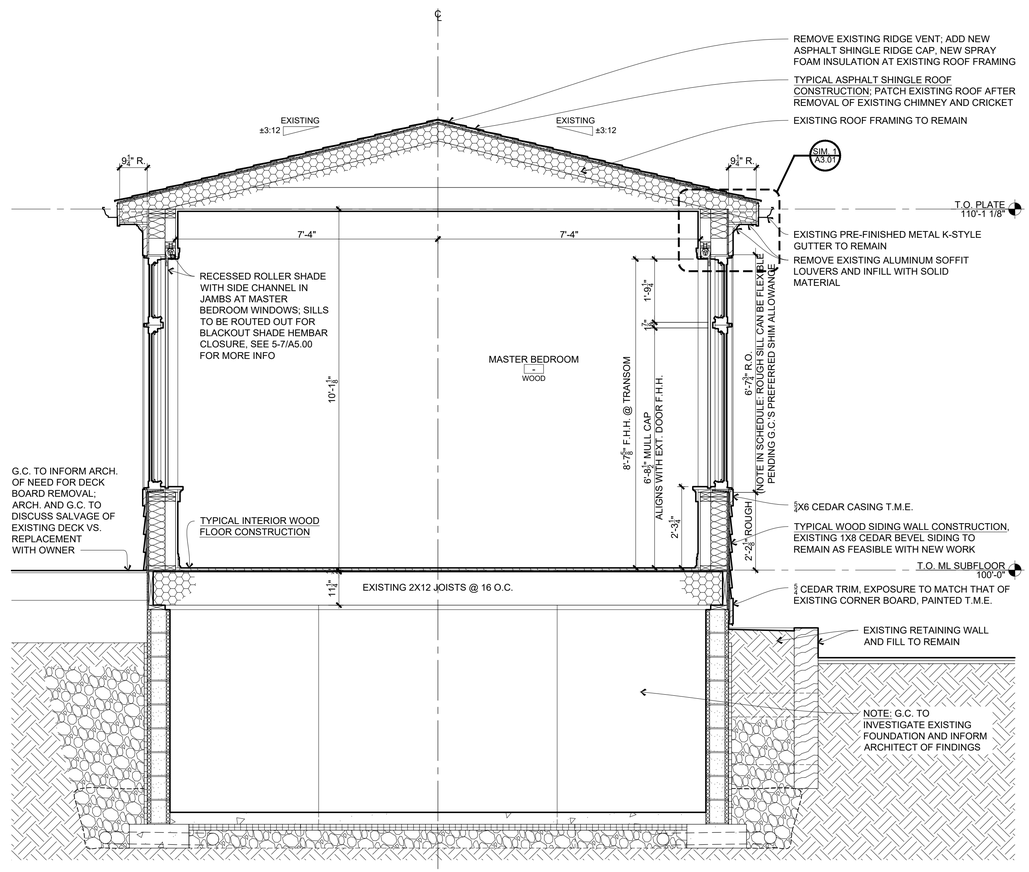
TYPICAL SLAB CONSTRUCTION

- 4" CONCRETE SLAB, TIE INTO EXISTING
- 6 MIL VAPOR BARRIER
- 2" RIGID INSULATION (R-10 MIN.)
- 6" MIN. CLEAN GRAVEL FILL
- COMPACTED SOIL

** ALL EXTERIOR WOOD TO BE CEDAR T.M.E., KILN DRIED FOR PAINT**



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



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

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BUILDING SECTIONS

A3.00

Attachment: Survey and Plans (9639 : Eugene & Colleen Jacobus)

TYPICAL CONSTRUCTION TYPES

TYPICAL MEMBRANE ROOF CONSTRUCTION

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-UNDERLAYMENT PER MFR SPECS
-3/4" EXTERIOR GRADE PLYWOOD SHEATHING
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- 3/4" EXT. GRADE PLYWOOD SHEATHING
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- SOUND ATTENUATION BATTS

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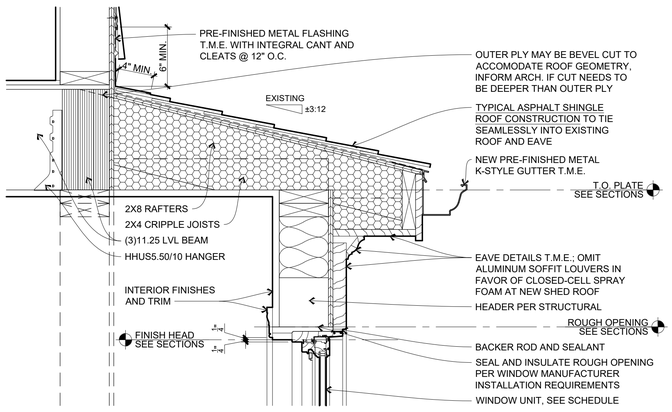
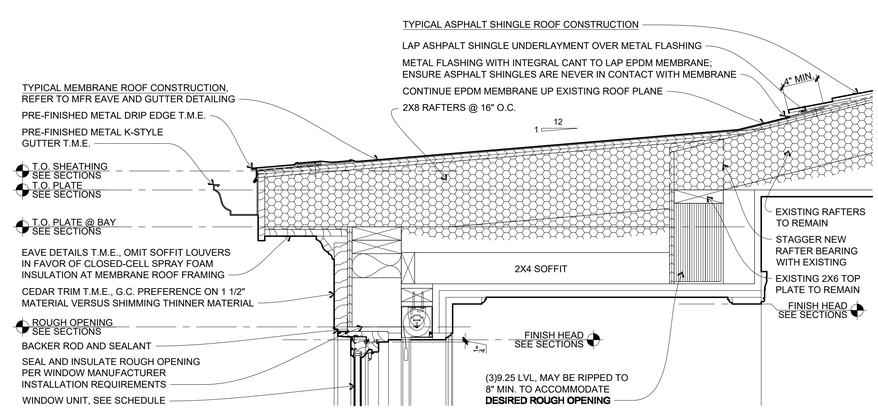
- 6 MIL VAPOR BARRIER
- 2" RIGID INSULATION (R-10 MIN.)
- 6" MIN. CLEAN GRAVEL FILL
- COMPACTED SOIL

** ALL EXTERIOR WOOD TO BE CEDAR T.M.E., KILN DRIED FOR PAINT**



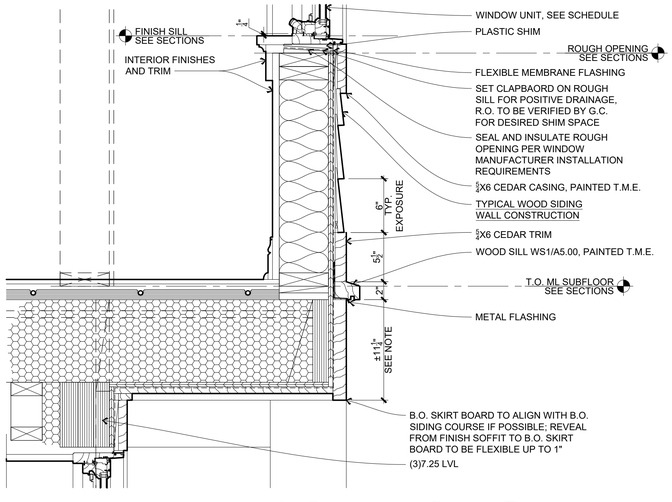
1 EAVE DETAIL @ ADDITION

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



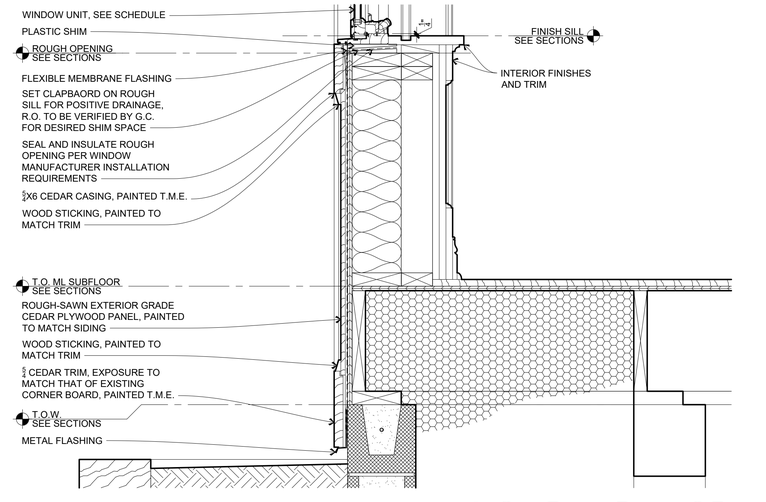
2 EAVE DETAIL @ LOW-SLOPE ROOF

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



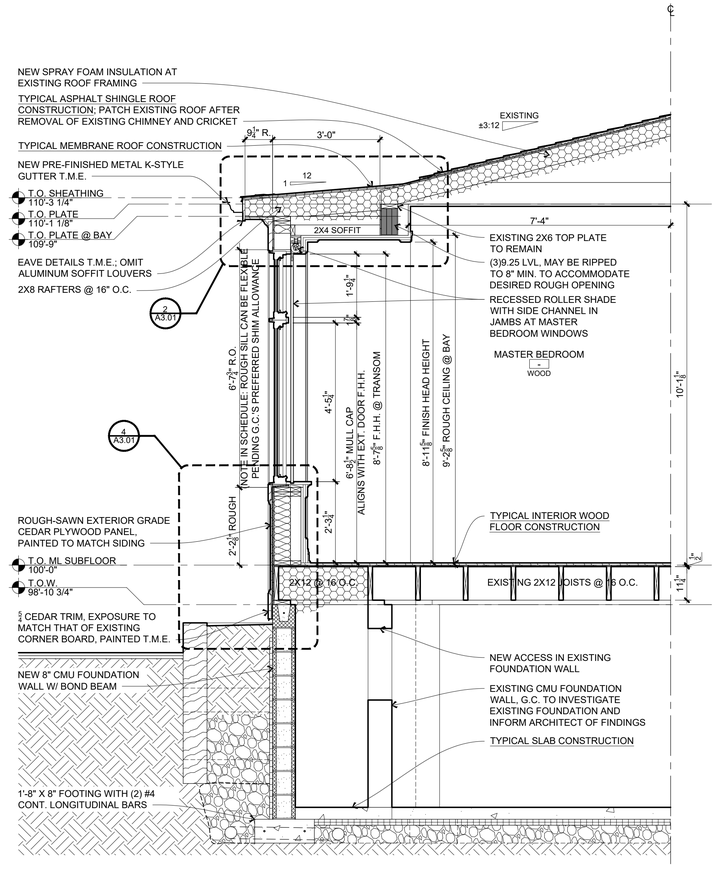
3 CANTILEVER SOFFIT DETAIL

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



4 SILL PANEL DETAIL @ BAY

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



5 BUILDING SECTION

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

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BUILDING SECTIONS

A3.01

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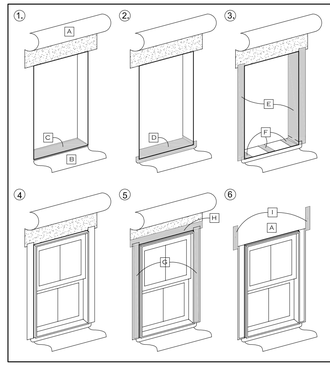
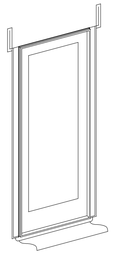


WINDOWS (SEE ALSO WINDOW MANUFACTURER'S LATEST INSTALLATION INSTRUCTIONS)

AFTER SHEATHING IS COVERED IN WEATHER RESISTIVE BARRIER (WRB):

1. CUT WRB FLUSH WITH EDGES OF R.O. AT SIDES AND BOTTOM. CUT 12" FLAP OF WRB A THAT EXTENDS 6" PAST R.O. ON EITHER SIDE, AND FOLD UP. ATTACH THRU-WALL FLASHING B (IF NEEDED) AT SILL. INSTALL A CONT. WATER RESISTANT SILL WEDGE C (CEDAR SIDING OR SIM) TO CREATE A POSITIVE DRAINAGE SLOPE. GLUE TO R.O. SILL WITH TWO BEADS OF SEALANT AND SCREW IN PLACE.
2. APPLY SELF-ADHERING FLEXIBLE MEMBRANE PAN FLASHING D TO SILL WEDGE. WRAP UP JAMBS 1" MAX. AND LAP OVER WRB 2", PRESS AROUND CORNERS FROM INSIDE-OUT TO MINIMIZE WRINKLES.
3. APPLY PEEL AND STICK FLASHING E AT JAMBS, LAPPING OVER WRB AND ONTO WOOD IN R.O. AT HEAD, JAMB FLASHING SHOULD EXTEND 2" ABOVE TOP OF R.O. AND ADHERE DIRECTLY TO SHEATHING. AT SILL, JAMB FLASHING LAPS OVER SILL FLASHING. PLACE PLASTIC SHIMS F AT SILL TO COUNTER SLOPE OF SILL WEDGE, FASTEN WITH ADHESIVE.
4. INSTALL WINDOW IN R.O. PER MANUFACTURER'S INSTRUCTIONS.
5. APPLY SECOND LAYER OF PEEL AND STICK FLASHING G AT JAMBS, FOLD 90° AND SEAL TO WINDOW FRAME. APPLY PEEL AND STICK FLASHING H AT HEAD, EXTEND 2" PAST JAMB FLASHING ON EACH SIDE. LAP HEAD FLASHING OVER TOP OF JAMB FLASHING AND FOLD 90° AND SEAL TO WINDOW FRAME.
6. FOLD DOWN WRB FLAP A AT HEAD AND TAPE I SLITS CLOSED.



DOORS (SEE ALSO DOOR MANUFACTURER'S LATEST INSTALLATION INSTRUCTIONS)

AFTER SHEATHING IS COVERED IN WEATHER RESISTIVE BARRIER (WRB):

1. FOLLOW WINDOW STEPS 1-2, OMIT SILL WEDGE C .
2. INSTALL COPPER PAN FLASHING PER 17/A4.00. ADHERE TO SUBFLOOR WITH POLYURETHANE ADHESIVE.
3. FOLLOW WINDOW STEPS 3-6, LAP JAMB FLASHINGS E OVER END DAMS OF COPPER PAN FLASHING AND OMIT PLASTIC SHIMS F .

GENERAL NOTES

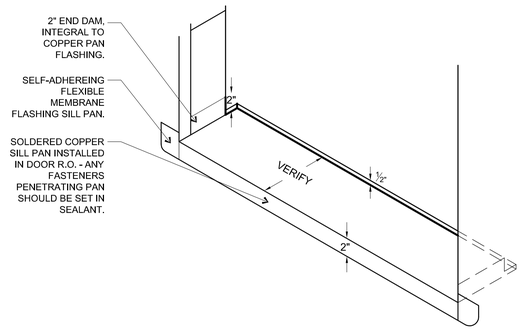
1. SEE ALSO MANUFACTURER'S INSTRUCTIONS FOR ROUGH OPENING PREP AND UNIT INSTALLATION.
2. SEE "ROUGH CARPENTRY" SPECIFICATIONS FOR MATERIAL.
3. STORE FLEXIBLE FLASHING IN WARM AREA PRIOR TO INSTALLATION.
4. APPLY FLEXIBLE FLASHINGS DURING WINDOW INSTALLATION. MATERIAL WILL BREAK DOWN FROM U/V EXPOSURE.

GENERAL NOTES (APPLIES TO ALL DETAIL SHEETS)

1. SEE (A5. SERIES) FOR EXTERIOR MOULDING PROFILES.
2. INSULATION MAY NOT BE SHOWN FOR CLARITY ON DETAILS.

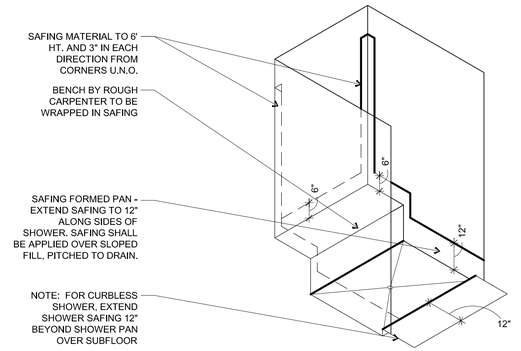
1 WINDOW AND DOOR ROUGH OPENING PREP

SCALE: NTS



2 COPPER PAN FLASHING @ EXTERIOR DOORS

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



TILE UNDERLAYMENT GENERAL NOTE

1. PLYWOOD & OSB PANELS MUST BE DRIED TO EQUILIBRIUM PRIOR TO APPLICATION OF UNDERLAYMENT. PANEL UNDERLAYMENT EDGES SHOULD BE OFFSET FROM SUBFLOOR EDGES BY AT LEAST 2" MINIMUM. UNDERLAYMENT PANEL ENDS SHOULD BE OFFSET FROM SUBFLOOR PANEL ENDS BY ONE OR MORE JOIST SPACINGS, PLUS 2 INCHES. ALL LAYERS OF PANELS SHOULD BE INSTALLED WITH STRENGTH AXIS PERPENDICULAR TO SUPPORTS. APA UNDERLAYMENT PANELS SHOULD BE INSTALLED WITH CORROSION RESISTANT FASTENERS. UNDERLAYMENT FASTENERS SHOULD AVOID PENETRATING JOISTS TO MINIMIZE NAIL POPS.

3 GENERAL SHOWER SAFING DETAIL

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

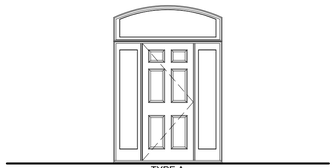
EXTERIOR DOOR SCHEDULE

RM #	DR #	ROOM NAME	TYPE	DOOR INFO		UNIT SIZE		FHH	COMMENTS
				MFR	MODEL	WIDTH	HEIGHT		
107	1	EXISTING ENTRY	A	TBD	TBD	6'-0 1/2"	8'-10"	8'-8 1/4"	SOLID MAHOGANY SWING DOOR WITH SIDELITES AND ARCHTOP TRANSOM, FINISH TBD BY OWNER/ID

GENERAL NOTES

1. ALL CLAD DOOR UNITS TO BE FACTORY FINISHED BAHAMA BROWN TO MATCH EXISTING (G.C. TO CONFIRM COLOR MATCH), OWNER/ID TO VERIFY
2. ALL WOOD UNITS TO BE STAINED TO MATCH EXISTING (G.C. TO CONFIRM COLOR MATCH), OWNER/ID TO VERIFY
3. ALL INTERIOR FINISH AND HARDWARE SELECTIONS BY OWNER/ID
4. ALL EXTERIOR HARDWARE SELECTIONS BY OWNER/ID

DOOR TYPES



TYPE A
(EXTERIOR)
OWNER TO CONFIRM FINAL SIDELITE AND TRANSOM CONFIGURATION DURING SHOP DRAWINGS

WINDOW SCHEDULE

#	ROOM NUMBER & NAME	TYPE	WINDOW INFO		UNIT SIZE		FHH	COMMENTS
			MFR	MODEL	WIDTH	HEIGHT		
101	100 MASTER BEDROOM	A	MARVIN	UCA 2824	2'-4"	1'-11 1/8"	8'-7 5/8"	DIRECT FACTORY MULL UNITS
102	100 MASTER BEDROOM		MARVIN	UCA 2856E	2'-4"	4'-7 1/8"	6'-8 1/2"	
103	100 MASTER BEDROOM	A	MARVIN	UCA 2824	2'-4"	1'-11 1/8"	8'-7 5/8"	DIRECT FACTORY MULL UNITS
104	100 MASTER BEDROOM		MARVIN	UCA 2856E	2'-4"	4'-7 1/8"	6'-8 1/2"	
105	100 MASTER BEDROOM	B	MARVIN	UCA 2824	2'-4"	1'-11 1/8"	8'-7 5/8"	3/8" VERTICAL MULL REINFORCEMENT TO BE FIELD APPLIED
106	100 MASTER BEDROOM		MARVIN	UCA 2856E	2'-4"	4'-7 1/8"	6'-8 1/2"	
107	100 MASTER BEDROOM		MARVIN	UCA 4024	3'-4"	1'-11 1/8"	8'-7 5/8"	
108	100 MASTER BEDROOM		MARVIN	UCA 4056E	3'-4"	4'-7 1/8"	6'-8 1/2"	
109	100 MASTER BEDROOM		MARVIN	UCA 2824	2'-4"	1'-11 1/8"	8'-7 5/8"	
110	100 MASTER BEDROOM		MARVIN	UCA 2856E	2'-4"	4'-7 1/8"	6'-8 1/2"	
111	100 MASTER BEDROOM	A	MARVIN	UCA 2824	2'-4"	1'-11 1/8"	8'-7 5/8"	DIRECT FACTORY MULL UNITS
112	100 MASTER BEDROOM		MARVIN	UCA 2856E	2'-4"	4'-7 1/8"	6'-8 1/2"	
113	100 MASTER BEDROOM	A	MARVIN	UCA 2824	2'-4"	1'-11 1/8"	8'-7 5/8"	DIRECT FACTORY MULL UNITS
114	100 MASTER BEDROOM		MARVIN	UCA 2856E	2'-4"	4'-7 1/8"	6'-8 1/2"	
115	102 MASTER BATHROOM	C	MARVIN	UCA 2824	2'-4"	1'-11 1/8"	8'-7 5/8"	DIRECT FACTORY MULL UNITS; INTERIOR MULL COVER DEPTH TO MATCH THAT OF EXTENSION JAMB FOR FASTENING OF WINDOW TREATMENTS
116	102 MASTER BATHROOM		MARVIN	UCA 2856E	2'-4"	4'-7 1/8"	6'-8 1/2"	
117	102 MASTER BATHROOM		MARVIN	UCA 2824	2'-4"	1'-11 1/8"	8'-7 5/8"	
118	102 MASTER BATHROOM		MARVIN	UCA 2856E	2'-4"	4'-7 1/8"	6'-8 1/2"	
119	102 MASTER BATHROOM		MARVIN	UCA 2824	2'-4"	1'-11 1/8"	8'-7 5/8"	
120	102 MASTER BATHROOM		MARVIN	UCA 2856E	2'-4"	4'-7 1/8"	6'-8 1/2"	
121	103 SHOWER	D	MARVIN	UCA 2856E	2'-4"	4'-7 1/8"	6'-8 1/2"	
122	105 MASTER CLOSET	A	MARVIN	UCA 2824	2'-4"	1'-11 1/8"	8'-7 5/8"	DIRECT FACTORY MULL UNITS
123	105 MASTER CLOSET		MARVIN	UCA 2856E	2'-4"	4'-7 1/8"	6'-8 1/2"	
124	106 EXISTING SITTING ROOM	B	MARVIN	UCA 2824	2'-4"	1'-11 1/8"	8'-7 5/8"	UNITS TO BE FIELD MULLED, TO MATCH EXISTING WINDOW GANG ON WEST WALL OF EXISTING SITTING ROOM [106] AS CLOSELY AS POSSIBLE. PROVIDE MARVIN W1242 1 7/16" INTERIOR MULLION TRIM OR SIM. TO MATCH EXISTING ±3/8" MULL
125	106 EXISTING SITTING ROOM		MARVIN	UCA 2872E	2'-4"	5'-11 1/8"	6'-8 1/2" *	
126	106 EXISTING SITTING ROOM		MARVIN	UCA 4024	3'-4"	1'-11 1/8"	8'-7 5/8"	
127	106 EXISTING SITTING ROOM		MARVIN	UCA 4072E	3'-4"	5'-11 1/8"	6'-8 1/2" *	
128	106 EXISTING SITTING ROOM		MARVIN	UCA 2824	2'-4"	1'-11 1/8"	8'-7 5/8"	
129	106 EXISTING SITTING ROOM		MARVIN	UCA 2872E	2'-4"	5'-11 1/8"	6'-8 1/2" *	

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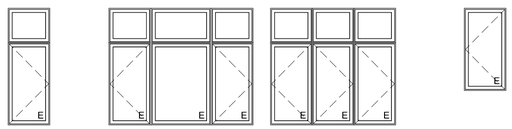
2. ALL INTERIOR FINISH AND HARDWARE SELECTIONS BY OWNER & ID
3. ALL JAMB EXTENSIONS TO BE SUPPLIED BY GC/MILLWORKER AND FIT ON SITE, FINISH TO MATCH WINDOW INTERIOR FINISH UNLESS NOTED/DIRECTED OTHERWISE BY ID
4. NEW WINDOWS SHALL MEET THE 0.40 U-FACTOR PER WI UDC SPS 322.36

WINDOW TYPES



TYPE A TYPE B TYPE C TYPE D

WADE WEISSMANN ARCHITECTURE

JCE

MEQUON RENOVATION

10802 N Lake View Road, Mequon, WI 53092

WADE WEISSMANN ARCHITECTURE, INC. © 2024 / P: 414-351-1200 F: 414-352-8385

Attachment: Survey and Plans (9639 : Eugene & Colleen Jacobus)

ISSUE:
ARB SET
2024.08.19

EXTERIOR DOOR & WINDOW SCHEDULE

A5.00

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

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

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE:
SUBJECT: **Jim Rankin & Jennifer Dable, New Single-Family Residence at 710 E. Ravine Court**

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

WADE WEISSMANN
ARCHITECTURE

Statement of Intent

Date: August 19th, 2024
Project code & name: JRD – Mequon Residence

Wade Weissmann Architecture, on behalf of the clients, proposes the construction of a new single-family residence located at 710 E. Ravine Drive. The design features a two-story home crafted in a Transitional Style, aiming to harmonize beautifully with the existing site while maximizing lake views from every room. Home would be situated to maintain existing topography as much as possible.

Attachment: Statement of Intent (9640 : Jim Rankin & Jennifer Dable)

ARCHITECTURAL REVIEW BOARD SET

for the

MEQUON RESIDENCE

ARTIST'S RENDERING, NOT FOR CONSTRUCTION

WADE WEISSMANN ARCHITECTURE, INC.
8655 NORTH DEERWOOD DRIVE - BROWN DEER, WISCONSIN 53209

WADE WEISSMANN ARCHITECTURE

JRD

MEQUON RESIDENCE
710 E. Ravine Drive, Mequon, WI 53092

WADE WEISSMANN ARCHITECTURE, INC. © 2024 / P: 414-351-1200 F: 414-3524385

Attachment: Survey and Plans (9640 : Jim Rankin & Jennifer Dahl)

ISSUE:
MEQUON ARB SET 06.19.2024

COVER

G0.00

PROJECT DATA

OWNER INFORMATION

OWNER:

Jim Rankin and Jennifer Dable
c/o Wade Weissmann Architecture Inc.
8655 N. Deerwood Drive
Brown Deer, WI 53209

PROJECT CONTACTS

ARCHITECT:

Wade Weissmann Architecture Inc.
8655 N. Deerwood Drive
Brown Deer, WI 53209

Tele: 414.351.1200
Fax: 414.352.8385

Contact: Kallie Merkt
email: kmerkt@wwa-design.com

STRUCTURAL ENGINEER:

Spire Engineering
305 N. Plankinton Ave. Suite 101
Milwaukee, WI 53203

Tele: 414.278.9200

Contact: Brain Genduso
email: bjg@spireengineer.com

LANDSCAPE ARCHITECT:

Scott Byron & Co.
30088 North Skokie Highway
Lake Bluff, IL 60044

Tele: 847.689.0266

Contact: Jim Kemp
email: jkemp@scottbyron.com

CIVIL ENGINEER:

North Shore Engineering
11433 N. Port Washington Rd.
Mequon, WI 53092

Tele: 262.241.9400
Fax: 262.241.5337

Contact: James Schneider
email: jimschneider@thesigmagroup

GEOTECHNICAL ENGINEER:

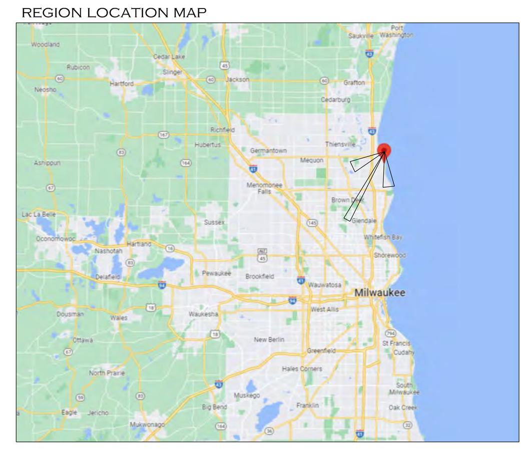
Giles Engineering Associates, Inc
N8W22350 Johnson Drive, Suite A1
Waukesha, WI 53186

Tele: 800.782.0610

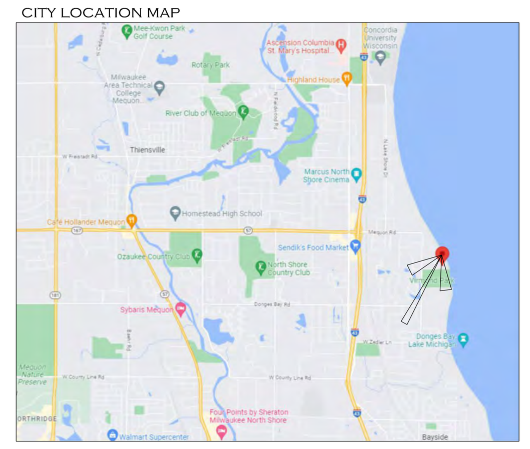
Contact: Dave Cornale
email: dcornale@gilesengr.com

SITE LOCATION MAPS

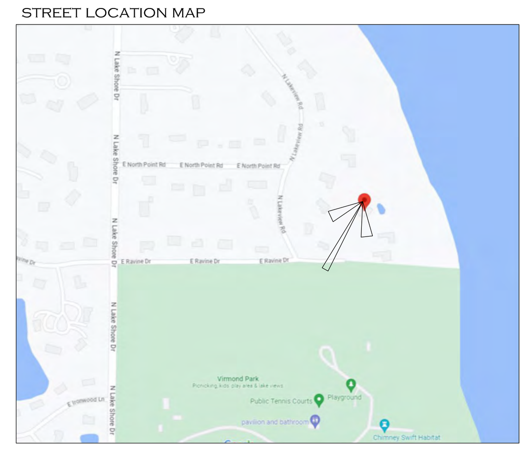
REGION LOCATION MAP



CITY LOCATION MAP



STREET LOCATION MAP



ABBREVIATIONS LIST

ADJ.	ADJUSTABLE
A.F.F.	ABOVE FINISHED FLOOR
ALUM	ALUMINUM
BLDG	BUILDING
BSMT	BASEMENT
B.O.F.	BOTTOM OF FOOTING
B.O.O.	BOTTOM OF OPENING
BD	BOARD
CAB	CABINET
CB	CONSTRUCTION BULLETIN
CIP	CAST IN PLACE
CHNL	CHANNEL
CJ	CONTROL JOINT
CLG	CEILING
CLR	CLEAR
CLO	CLOSET
CMU	CONCRETE MASONRY UNIT
C.O.	CASED OPENING
COL.	COLUMN
CONC	CONCRETE
CONT.	CONTINUOUS
CPT	CARPET
CSMT	CASEMENT
DBL	DOUBLE
DEMO	DEMOLISH OR DEMOLITION
DH	DOUBLE HUNG
DIA.	DIAMETER
DIM	DIMENSION
DIMS	DIMENSIONS
DISP	DISPOSAL
DN	DOWN
DR	DOOR
DW	DISHWASHER
DWG	DRAWING
DS	DOWNSPOUT
E.	EAST
EA.	EACH
EJ	EXPANSION JOINT
ELEC	ELECTRIC OR ELECTRICAL
ELEV.	ELEVATION
EPDM	ETHYLENE PROPYLENE DIENE M - CLASS
EQ.	EQUAL
EXIST.	EXISTING
EXT.	EXTERIOR
F.D.	FLOOR DRAIN
FIN	FINISHED
FIXT	FIXTURE
FLR	FLOOR
FND	FOUNDATION
F.O.	FACE OF
FP	FIREPLACE
FRZ	FREEZER
FTG	FOOTING
GA.	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GWB	GYPSUM WALL BOARD
HD.	HEAD
HR.	HOUR
HT.	HEIGHT
HVAC	HEATING, VENTILATING, AND COOLING
ICE	ICE MAKER
I.D.	INTERIOR DESIGNER
INSUL	INSULATION
INT.	INTERIOR OR INTERNAL
LC	LAUNDRY CHUTE
LIN	LINEN
MAX.	MAXIMUM
M.O.	MASONRY OPENING
MECH	MECHANICAL
MEMB	MEMBRANE
MIN.	MINIMUM
MW	MICROWAVE
MTL	METAL
N.	NORTH
NOM	NOMINAL
O.A.	OVERALL
O.C.	ON CENTER
OH	OVERHANG
OPP.	OPPOSITE
PCC	PRE–CAST CONCRETE
PNLD	PANELED
PLYWD	PLYWOOD
PWDR	POWDER
P.T.	PRESSURE TREATED
PNT	PAINT OR PAINTED
PVC	POLYVINYL CHLORIDE
RBR	RUBBER
RCP	REFLECTED CEILING PLAN
REF	REFRIGERATOR
REBAR	REINFORCEMENT BAR
REQD.	REQUIRED
REV.	REVISION
R.	RISER
RM	ROOM
R.O.	ROUGH OPENING
S.	SOUTH
SIM.	SIMILAR
SHWR	SHOWER
SK	SKETCH
SPEC.	SPECIFIED OR SPECIFICATION
SQ.FT.	SQUARE FEET
SS	STAINLESS STEEL
STL	STEEL
STN	STAIN OR STAINED
T&G	TOUNGE AND GROOVE
T.B.D.	TO BE DETERMINED
T.B.S.	TO BE SELECTED
TCC	TERNE COATED COPPER
T.D.	TRENCH DRAIN
THRU	THROUGH
TELE	TELEPHONE
T.M.E.	TO MATCH EXISTING
T.O.	TOP OF
T.O.C.	TOP OF CONCRETE
T.O.B.	TOP OF BEAM
T.O.D.	TOP OF DRAIN
T.O.F.	TOP OF FOOTING
T.O.L.	TOP OF LEDGE
T.O.O.	TOP OF OPENING
T.O.S.	TOP OF SLAB
T.O.W.	TOP OF WALL
TYP.	TYPICAL
UC	UNDER COUNTER
UNEXC	UNEXCAVATED
U.N.O.	UNLESS NOTED OTHERWISE
VEST.	VESTIBULE
V.I.F.	VERIFY IN FIELD
W.	WEST
W/	WITH
WIN.	WINDOW
WC	WATER CLOSET
WD	WOOD
WP	WATERPROOF
WRB	WEATHER RESISTANT BARRIER

INDEX OF DRAWINGS / DOCUMENTS

GENERAL

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G1.00 PROJECT DATA

ARCHITECTURAL

C0.00 EXISTING SURVEY
C0.01 PROPOSED BUILDING SURVEY
C1.00 ARCHITECTURAL SITE PLAN

A0.00 FOUNDATION PLAN

A1.00 LOWER LEVEL PLAN
A1.01 MAIN LEVEL FRAMING PLAN
A1.02 UPPER LEVEL FRAMING PLAN
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A2.00 EXTERIOR ELEVATIONS
A2.01 EXTERIOR ELEVATIONS

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A3.01 BUILDING SECTIONS
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A5.02 INTERIOR DOOR SCHEDULE

ARCHITECTURAL SYMBOLS

Symbol	Description
KITCHEN 101	ROOM TAG
XXX / X	DOOR TAG
X	WINDOW TAG
X AX.XX	SECTION TAG
X AX.XX	EXTERIOR ELEVATION TAG
X X AX.XX X X	INTERIOR ELEVATION TAG
X:12 / X 12	ROOF PITCH TAGS
ELEVATION 100'-0"	ELEVATION DATUM SYMBOL
XX	CB REVISION TAG & CLOUD
X AX.XX	DETAIL TAG

WALL LEGEND

- BRICK
- FIREBRICK
- STONE
- CMU
- CONCRETE
- EXISTING
- DEMO
- NEW PARTITION

GENERAL NOTES

1) CONSTRUCTION IS TO BE IN COMPLIANCE W/ ALL GOVERNING CODES, ORDINANCES, & STANDARDS. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING & SUPERVISING ALL SAFETY PRECAUTIONS & PROGRAMS IN CONNECTION W/ THE PERFORMANCE OF THIS CONTRACT.

2) ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY COST, SCHEDULE, OR CONSTRUCTION ISSUES ARISING DUE TO GENERAL CONTRACTORS/ OWNERS FAILURE TO DISTRIBUTE ALL DOCUMENTS TO EACH SUBCONTRACTOR OR MATERIAL SUPPLIER. SUBCONTRACTORS & MATERIAL SUPPLIERS SHOULD ENDEAVOR TO REVIEW A COMPLETE SET OF DOCUMENTS BEFORE BIDDING, FABRICATING, OR INSTALLING WORK.

3) GENERAL CONTRACTOR, SUBCONTRACTORS, AND MATERIAL SUPPLIERS MUST NOTIFY ARCHITECT OF ANY ERRORS, OMISSIONS, OR DEFECTS IN THE CONSTRUCTION DOCUMENTS PRIOR TO BIDDING, FABRICATING, OR INSTALLING WORK.

4) ALL MEANS & METHODS OF CONSTRUCTION TO BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

5) MECH., ELEC., PLUMB & FIRE PROTECTION ARE TO BE DESIGNED IN COMPLIANCE WITH ALL GOVERNING CODES, ORDINANCES & STANDARDS, WHICH WILL BE THE FULL RESPONSIBILITY OF THE MEP/FP DESIGN BUILD CONTRACTOR, THE ARCHITECT ASSUMES NO LIABILITY.

6) ALL MECH., ELEC., PLUMB & FIRE PROTECTION SYSTEMS/ EQUIP. SHALL BE MAINTAINED ACCORDING TO MANUFACTURER'S STANDARDS. BLDG. OWNER ASSUMES FULL RESPONSIBILITY FOR MAINTENANCE/ OPERATION UPON OCCUPANCY.

7) THE INSTALLATION AND EXECUTION OF ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S STANDARDS AND SPECIFICATIONS.

8) ALL SUBCONTRACTORS SHALL BE RESPONSIBLE FOR LIMITING THE ACCUMULATION OF WASTE MATERIALS AND RUBBISH. WASTE MATERIALS SHALL BE REMOVED FROM PREMISES DAILY.

9) DIMENSIONS ARE TO BE FIELD VERIFIED & ADJUSTED ACCORDINGLY. THE ARCHITECT SHALL BE NOTIFIED OF ANY VARIANCES BEFORE CONTRACTOR BEGINS OR PROCEEDS WORK.

10) REMOVE AND LEGALLY DISPOSE OF ANY HAZARDOUS MATERIALS THAT MAY BE PART OF THE CONSTRUCTION PROJECT AREA.

11) SEE ARCHITECTURAL SPECIFICATIONS FOR COMPLETE PROJECT REQUIREMENTS.

12) ALL ORIGINAL CONTRACT DOCUMENTS AND COPIES THEREOF ARE THE PROPERTY OF THE ARCHITECT. THE ARCHITECT EXPRESSLY RESERVES HIS COMMON-LAW COPYRIGHT AND OTHER PROPERTY RIGHTS WITH REGARD TO THESE CONTRACT DOCUMENTS. THE CONTRACT DOCUMENTS AND THE DESIGNS THEREIN ARE PROVIDED FOR THE CONSTRUCTION OF THIS PROJECT, AND SHALL NOT BE REPRODUCED, MODIFIED, OR RECREATED FOR ANY OTHER PURPOSE OR PROJECT.

13) THE LARGEST-SCALED DETAIL SHALL SUPERSEDE SMALLER-SCALED DRAWINGS. DETAILS SHALL NOT BE SURMISED FROM THE ARCHITECTURAL FLOOR PLANS OR ARCHITECTURAL ELEVATIONS. IF A CONDITION IS NOT SPECIFICALLY DETAILED, ASSUME THAT THE LEVEL OF DETAIL AND QUALITY WILL BE CONSISTENT WITH WHAT IS SHOWN FOR SIMILAR CONDITIONS.

14) UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR SCALE THE DRAWINGS. THE CONTRACTOR SHALL PERFORM ALL LAYOUTS USING THE SPECIFIED CALCULATED DIMENSIONS, REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING. DIMENSIONS ARE TYPICALLY TO FACE OF MASONRY FOUNDATION, FACE OF EXTERIOR SHEATHING, FACE OF INTERIOR STUD, OR CENTERLINE.

WADE WEISSMANN ARCHITECTURE

JRD

MEQUON RESIDENCE
710 E. Ravine Drive, Mequon, WI 53092
WADE WEISSMANN ARCHITECTURE, INC. © 2024 / P: 414-351-1200 F: 414-352-8385

Attachment: Survey and Plans (9640 : Jim Rankin & Jennifer Dable)

ISSUE:
MEQUON ARB SET 08.19.2024

PROJECT DATA

G1.00

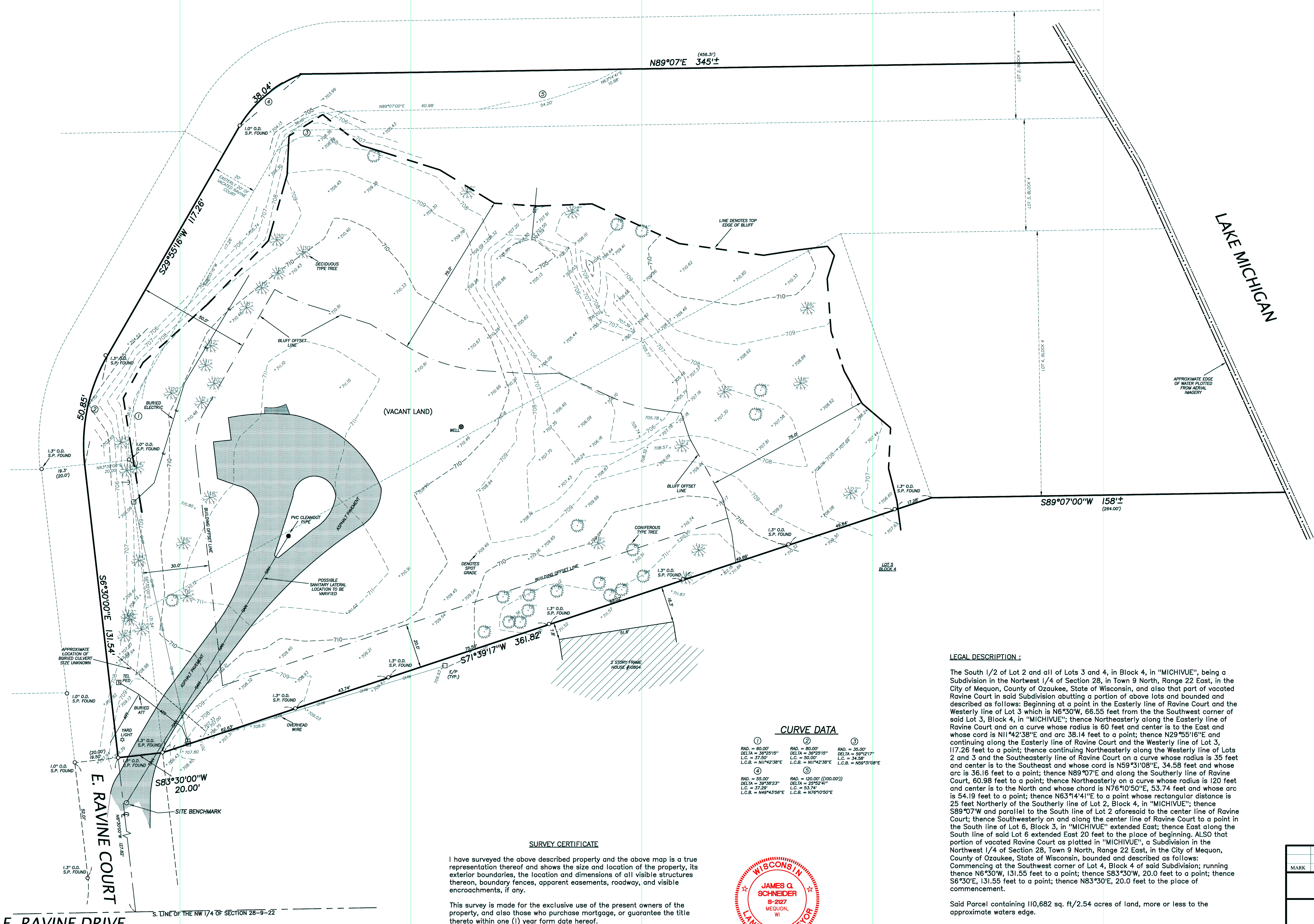
WADE WEISSMANN ARCHITECTURE

JRD

MEQUON RESIDENCE

710 E. Ravine Drive, Mequon, WI 53092

Attachment: Survey and Plans (9640 : Jim Rankin & Jennifer Dable)



NOTES :

1. ALL BEARINGS REFERENCED TO THE CENTERLINE OF E. RAVINE COURT WHICH BEARS N6°30'00"W PER "MICHIVUE" SUBDIVISION PLAT.
2. SITE BENCHMARK ON TOP OF SANITARY MANHOLE IN PAVEMENT, 20' SOUTH OF SOUTH LOT LINE OF SUBJECT PROPERTY AS SHOWN ON SURVEY. RIM ELEVATION = 710.14. (NGVD–1929)
3. MAIN BENCHMARK IS REFERENCE BENCHMARK FOR SECTION CORNER LOCATED NE OF INTERSECTION OF MEQUON ROAD AND LAKESHORE DRIVE. CHISELED CROSS IN MANHOLE RIM ELEVATION = 695.29.
4. (   ) DENOTES BEARING OR DISTANCE PER PLAT.
5. ((   )) DENOTES DISTANCE PER DEED.
6. COMPLETE MONUMENTATION, BY WRITTEN AGREEMENT WITH THE OWNER, HAS BEEN WAIVED IN ACCORDANCE WITH A–E 7.01 OF THE WISCONSIN ADMINISTRATIVE CODE.

EASEMENT NOTE :

PER FOCUS TITLE LLC, TITLE COMMITMENT NO. 2145658, THERE ARE NO RECORDED EASEMENTS ASSOCIATED WITH THE SUBJECT PROPERTY.

CURVE DATA

Curve	RAD.	DELTA	L.C.	L.C.B.
1	60.00'	36°25'15"	37.50'	N11°42'38"E
2	80.00'	36°25'15"	50.00'	N11°42'38"E
3	35.00'	59°12'17"	34.58'	N59°31'08"E
4	55.00'	39°38'23"	37.29'	N49°43'56"E
5	120.00' ((100.00'))	25°52'41"	53.74'	N76°10'50"E

LEGAL DESCRIPTION :

The South 1/2 of Lot 2 and all of Lots 3 and 4, in Block 4, in "MICHIVUE", being a Subdivision in the Nortwest 1/4 of Section 28, in Town 9 North, Range 22 East, in the City of Mequon, County of Ozaukee, State of Wisconsin, and also that part of vacated Ravine Court in said Subdivision abutting a portion of above lots and bounded and described as follows: Beginning at a point in the Easterly line of Ravine Court and the Westerly line of Lot 3 which is N6°30'W, 66.55 feet from the the Southwest corner of said Lot 3, Block 4, in "MICHIVUE"; thence Northeasterly along the Easterly line of Ravine Court and on a curve whose radius is 60 feet and center is to the East and whose cord is N11°42'38"E and arc 38.14 feet to a point; thence N29°55'16"E and continuing along the Easterly line of Ravine Court and the Westerly line of Lot 3, 117.26 feet to a point; thence continuing Northeasterly along the Westerly line of Lots 2 and 3 and the Southeasterly line of Ravine Court on a curve whose radius is 35 feet and center is to the Southeast and whose cord is N59°31'08"E, 34.58 feet and whose arc is 36.16 feet to a point; thence N89°07'E and along the Southerly line of Ravine Court, 60.98 feet to a point; thence Northeasterly on a curve whose radius is 120 feet and center is to the North and whose chord is N76°10'50"E, 53.74 feet and whose arc is 54.19 feet to a point; thence N63°14'41"E to a point whose rectangular distance is 25 feet Northerly of the Southerly line of Lot 2, Block 4, in "MICHIVUE"; thence S89°07'W and parallel to the South line of Lot 2 aforesaid to the center line of Ravine Court; thence Southwesterly on and along the center line of Ravine Court to a point in the South line of Lot 6, Block 3, in "MICHIVUE" extended East; thence East along the South line of said Lot 6 extended East 20 feet to the place of beginning. ALSO that portion of vacated Ravine Court as platted in "MICHIVUE", a Subdivision in the Northwest 1/4 of Section 28, Town 9 North, Range 22 East, in the City of Mequon, County of Ozaukee, State of Wisconsin, bounded and described as follows: Commencing at the Southwest corner of Lot 4, Block 4 of said Subdivision; running thence N6°30'W, 131.55 feet to a point; thence S83°30'W, 20.0 feet to a point; thence S6°30'E, 131.55 feet to a point; thence N83°30'E, 20.0 feet to the place of commencement.

Said Parcel containing 110,682 sq. ft/2.54 acres of land, more or less to the approximate waters edge.

SURVEY CERTIFICATE

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

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

Dated at City of Mequon, State of Wisconsin this 31st day of March, 2023.

James G. Schneider
Surveyor – S–2127

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

THIS IS AN ORIGINAL PRINT ONLY IF STAMPED IN RED

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

MARK	DATE	REVISION	BY	APVD

"TOPOGRAPHIC SURVEY"

for
Jim Rankin & Jennifer Dable

710 E Ravine Court
Mequon WI

DATE:	MARCH 31, 2023	DRAWN BY:	A.R.H.
FIELD CREW:	E.A.J. & S.F.Z.	Plat No.	LS-5456-23

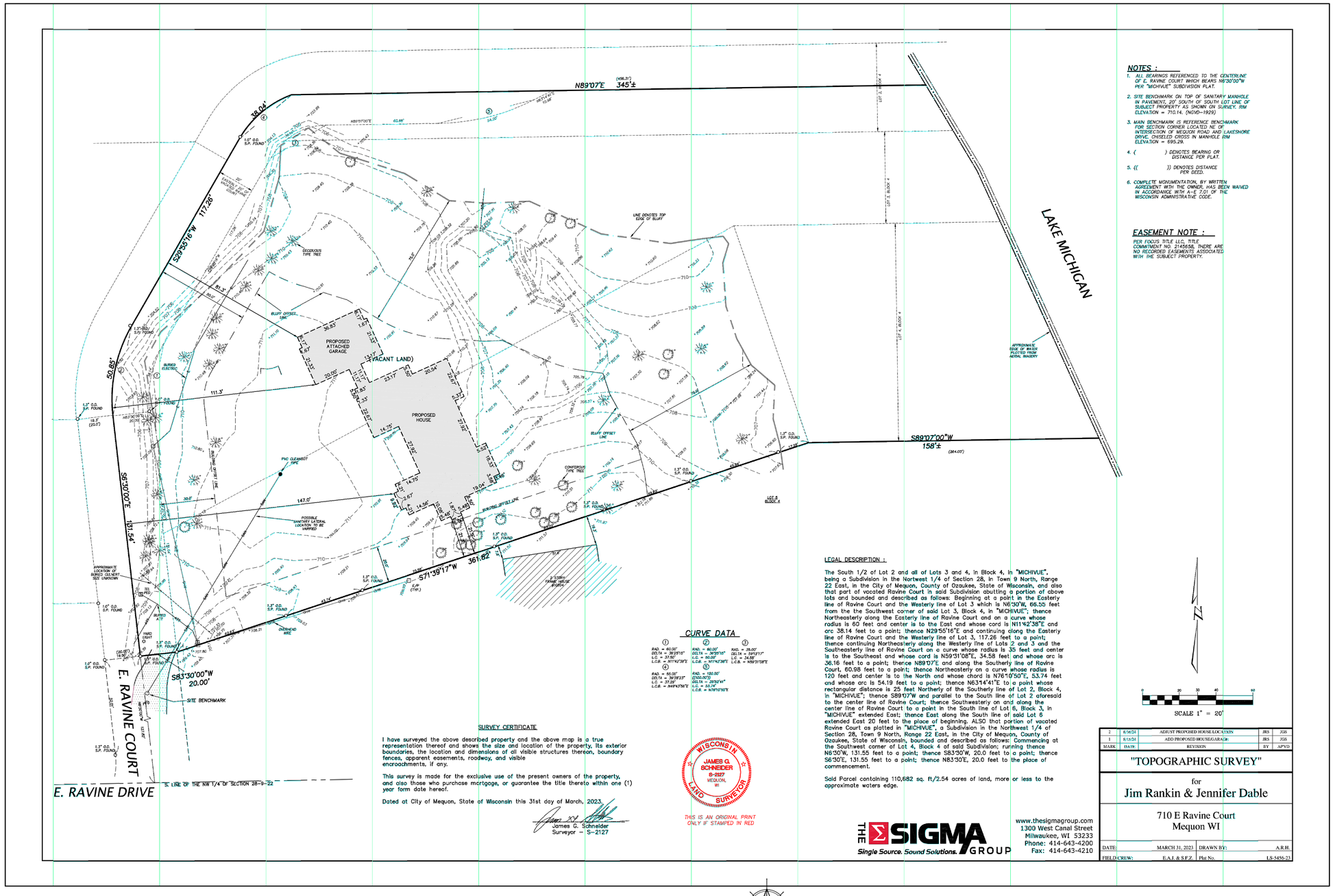
1 EXISTING SURVEY
SCALE: 1" = 20'-0"

PRELIMINARY NOT FOR CONSTRUCTION

ISSUE: MEQUON ARB SET 08.19.2024

EXISTING SURVEY

C0.00



NOTES :

1. ALL BEARINGS REFERENCED TO THE CENTERLINE OF E. RAVINE COURT WHICH BEARS N6°30'00"W PER "MICHIVUE" SUBDIVISION PLAT.
2. SITE BENCHMARK ON TOP OF SANITARY MANHOLE IN PAVEMENT, 20' SOUTH OF SOUTH LOT LINE OF SUBJECT PROPERTY AS SHOWN ON SURVEY. RIM ELEVATION = 710.14. (NGVD-1929)
3. MAIN BENCHMARK IS REFERENCE BENCHMARK FOR SECTION CORNER LOCATED NE OF INTERSECTION OF MEQUON ROAD AND LAKESHORE DRIVE, CHISELED CROSS IN MANHOLE. RIM ELEVATION = 695.29.
4. ( ) DENOTES BEARING OR DISTANCE PER PLAT.
5. (( )) DENOTES DISTANCE PER DEED.
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EASEMENT NOTE :

PER FOCUS TITLE LLC, TITLE COMMITMENT NO. 2145658, THERE ARE NO RECORDED EASEMENTS ASSOCIATED WITH THE SUBJECT PROPERTY.

CURVE DATA

①	②	③
RAD. = 60.00'	RAD. = 60.00'	RAD. = 35.00'
DELTA = 36°25'15"	DELTA = 36°39'16"	DELTA = 59°53'17"
L.C. = 37.50'	L.C. = 50.09'	L.C. = 34.98'
L.C.B. = N11°42'38"E	L.C.B. = N11°42'38"E	L.C.B. = N59°31'08"E
④	⑤	
RAD. = 55.00'	RAD. = 130.00' (1200.00')	
DELTA = 39°28'23"	DELTA = 25°52'41"	
L.C. = 37.25'	L.C. = 33.74'	
L.C.B. = N69°43'56"E	L.C.B. = N76°10'50"E	

SURVEY CERTIFICATE

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

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

Dated at City of Mequon, State of Wisconsin this 31st day of March, 2023.

James G. Schneider
Surveyor – S-2127

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

THIS IS AN ORIGINAL PRINT ONLY IF STAMPED IN RED

LEGAL DESCRIPTION :

The South 1/2 of Lot 2 and all of Lots 3 and 4, in Block 4, in "MICHIVUE", being a Subdivision in the Nortwest 1/4 of Section 28, in Town 9 North, Range 22 East, in the City of Mequon, County of Ozaukee, State of Wisconsin, and also that part of vacated Ravine Court in said Subdivision abutting a portion of above lots and bounded and described as follows: Beginning at a point in the Easterly line of Ravine Court and the Westerly line of Lot 3 which is N6°50'W, 66.55 feet from the the Southwest corner of said Lot 3, Block 4, in "MICHIVUE"; thence Northeasterly along the Easterly line of Ravine Court and on a curve whose radius is 60 feet and center is to the East and whose cord is N11°42'38"E and arc 38.14 feet to a point; thence N29°55'16"E and continuing along the Easterly line of Ravine Court and the Westerly line of Lot 3, 117.26 feet to a point; thence continuing Northeasterly along the Westerly line of Lots 2 and 3 and the Southeasterly line of Ravine Court on a curve whose radius is 35 feet and center is to the Southeast and whose cord is N59°31'08"E, 34.58 feet and whose arc is 36.16 feet to a point; thence N89°07'E and along the Southerly line of Ravine Court, 60.98 feet to a point; thence Northeasterly on a curve whose radius is 120 feet and center is to the North and whose chord is N76°10'50"E, 53.74 feet and whose arc is 54.19 feet to a point; thence N63°14'41"E to a point whose rectangular distance is 25 feet Northerly of the Southerly line of Lot 2, Block 4, in "MICHIVUE"; thence S89°07'W and parallel to the South line of Lot 2 aforesaid to the center line of Ravine Court; thence Southwesterly on and along the center line of Ravine Court to a point in the South line of Lot 6, Block 3, in "MICHIVUE" extended East; thence East along the South line of said Lot 6 extended East 20 feet to the place of beginning. ALSO that portion of vacated Ravine Court as platted in "MICHIVUE", a Subdivision in the Northwest 1/4 of Section 28, Town 9 North, Range 22 East, in the City of Mequon, County of Ozaukee, State of Wisconsin, bounded and described as follows: Commencing at the Southwest corner of Lot 4, Block 4 of said Subdivision; running thence N6°30'W, 131.55 feet to a point; thence S83°30'W, 20.0 feet to a point; thence S6°30'E, 131.55 feet to a point; thence N83°30'E, 20.0 feet to the place of commencement.

Said Parcel containing 110,682 sq. ft/2.54 acres of land, more or less to the approximate waters edge.

N

0 20 30 40 60

SCALE 1" = 20'

MARK	DATE:	REVISION	BY	APVD
2	8/16/24	ADJUST PROPOSED HOUSE LOCATION	JRS	JGS
1	8/13/24	ADD PROPOSED HOUSE/GARAGE	JRS	JGS

"TOPOGRAPHIC SURVEY"

for
Jim Rankin & Jennifer Dable

710 E Ravine Court
Mequon WI

DATE:	MARCH 31, 2023	DRAWN BY:	A.R.H.
FIELD CREW:	E.A.J. & S.F.Z.	Plt No.	LS-5456-23

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

1 PROPOSED BUILDING SURVEY
SCALE: 1" = 20'-0"

WADE WEISSMANN ARCHITECTURE
JRD

MEQUON RESIDENCE
710 E. Ravine Drive, Mequon, WI 53092

ISSUE:
MEQUON ARB SET 06.19.2024

PROPOSED BUILDING SURVEY

C0.01

Attachment: Survey and Plans (9640 : Jim Rankin & Jennifer Dable)

1 SITE PLAN
SCALE: 1" = 20'

GENERAL NOTE:
75' SETBACK FROM TOP OF BLUFF
CONFIRMED BY CITY OF MEQUON 07.08.2024

LOT COVERAGE CALCULATIONS:
R-3 ZONING DISTRICT

EXISTING LOT AREA: 131,252 S.F. (3.0131 ACRES)
ALLOWABLE COVERAGE: 15%

PROPOSED BUILDING GROSS: 4,843 S.F.
PROPOSED BUILDING PERCENTAGE: 3.69%

PROPOSED ASPHALT DRIVEWAY GROSS: 7,658 S.F.
PROPOSED ASPHALT DRIVEWAY PERCENTAGE: 5.83%

PROPOSED HARDSCAPE BY LANDSCAPER GROSS: 1,818 S.F.
PROPOSED HARDSCAPE BY LANDSCAPER PERCENTAGE: 1.39%

SPECIMEN TREES AS FLAGGED BY CIVIL ENGINEER

- DENOTES DECIDUOUS SPECIMEN TREE & TRUCK SIZE
- DENOTES CONIFEROUS SPECIMEN TREE & TRUCK SIZE
- PROPOSED TREE LOCATIONS- VERIFY ALL SPECIES, SIZES AND LOCATIONS W/ LANDSCAPER

WADE WEISSMANN ARCHITECTURE

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ISSUE:
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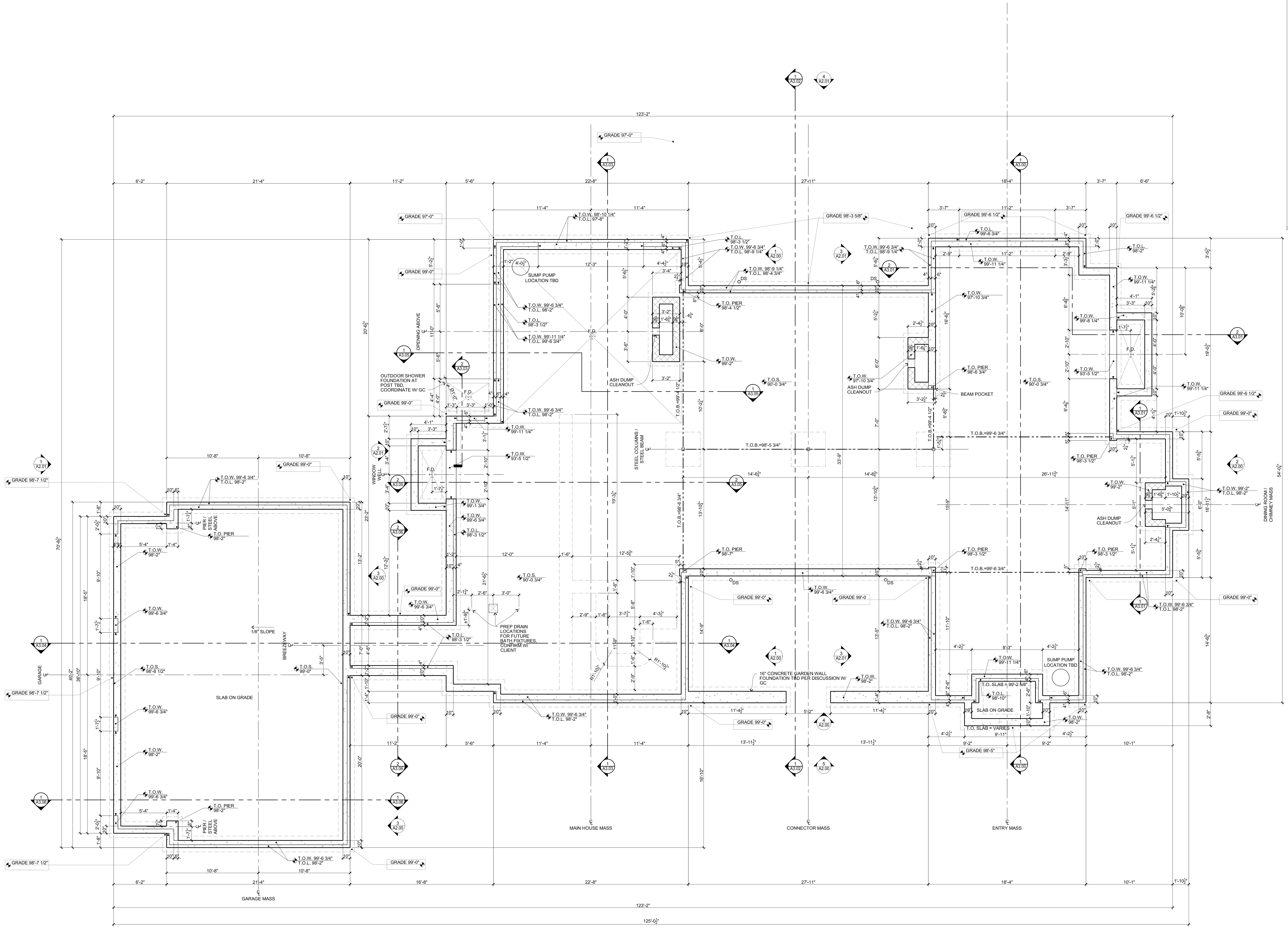
ARCHITECTURAL SITE PLAN

C1.00

Attachment: Survey and Plans (9640 : Jim Rankin & Jennifer Dable)



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

GENERAL NOTES

T.O. SLAB = 90'-0 3/4" U.N.O.

SEE STRUCTURAL FOR FOOTING ELEVATIONS

MAIN LEVEL T.O. SUBFLOOR ELEVATION = 100'-0" U.N.O.
MAIN LEVEL FINISH FLOOR = 100'-0 3/4" U.N.O.

T.O.W.= TOP OF WALL
T.O.L. = TOP OF LEDGE
T.O.O. = TOP OF OPENING
T.O.D. = TOP OF DRAIN
T.O.S. = TOP OF SLAB
T.O.B. = TOP OF BEAM
B.O.O. = BOTTOM OF OPENING
T.O.F. = TOP OF FOOTING
F.D. = FLOOR DRAIN
T.D. = TRENCH DRAIN
▽ = DENOTES PITCHED SLAB
► = STEP IN WALL OR LEDGE (ARROW POINTS TO HIGHER SIDE)

1. ALL DIMENSIONS FROM FACE OF CONCRETE AND/OR MASONRY AT EXTERIOR WALLS TO FACE OF STUD AT INTERIOR WALLS
2. ALL DOORS/ WINDOWS TO BE CENTERED AS SHOWN ON PLANS
3. DIMENSIONS AT DOORS, WINDOWS, AND FRAMED OPENINGS ARE TO CENTERLINE, SEE DOOR AND WINDOW SCHEDULE FOR MORE INFORMATION
4. GENERAL CONTRACTOR TO VERIFY ALL CONCRETE ELEVATION HEIGHTS REPRESENTED ON THIS PLAN. TO BE COORDINATED WITH THE STRUCTURAL ENGINEER AND THE LANDSCAPE ARCHITECT (TO VERIFY GRADES)
5. FLOOR DRAINS IN PRECAST PLANKS TO BE TWO-STAGE DRAINS AS RECOMMENDED BY SLAB WATERPROOFING MFR.
6. PROVIDE CONTROL JOINTS (CJ) IN SLAB AS SHOWN ON STRUCTURAL
7. SEE STRUCTURAL FOR BEAM POCKET DETAILS
8. SEE STRUCTURAL FOR FOOTING INFORMATION.
9. PROVIDE A 12" BY 12" MIN, OR AS REQUIRED, OPENING IN SLAB AT ALL THROUGH-SLAB PENETRATIONS INCLUDING, BUT NOT LIMITED TO, TOILETS, SHOWER DRAINS, AND FLOOR OUTLETS

NOTE:

STRUCTURAL MEMBERS SHOWN THROUGHOUT ARCHITECTURAL DRAWINGS ARE DIAGRAMMATIC AND INTENDED FOR REFERENCE ONLY. REFER TO STRUCTURAL DRAWINGS FOR ALL STRUCTURAL MEMBER SIZING AND LOCATION INFORMATION.

W
WADE WEISSMANN ARCHITECTURE

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MEQUON RESIDENCE

710 E. Ravine Drive, Mequon, WI 53092

Attachment: Survey and Plans (9640 : Jim Rankin & Jennifer Dable)

ISSUE:
MEQUON ARB SET 08.19.2024

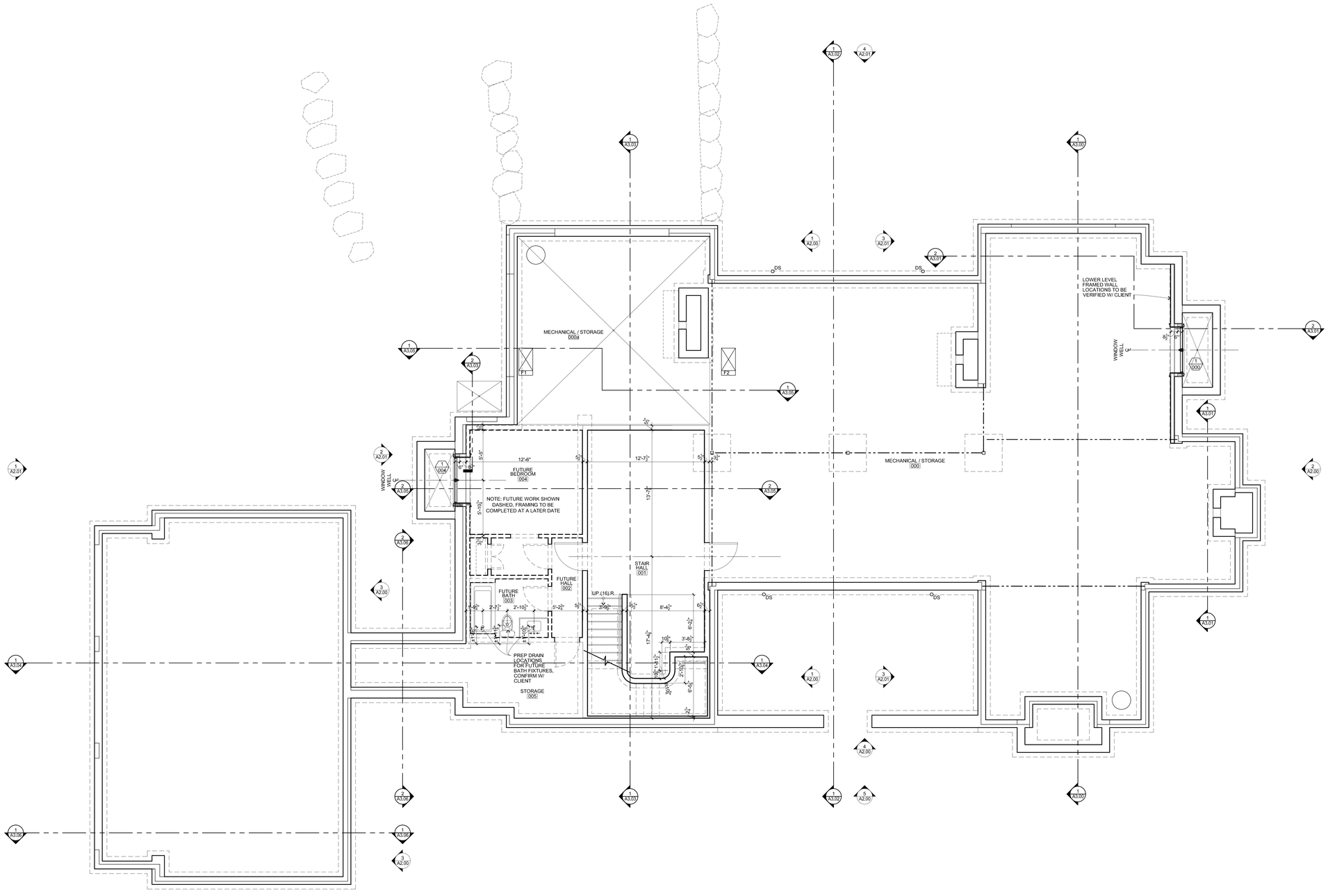
FOUNDATION PLAN

A0.00

GENERAL NOTES

LOWER LEVEL T.O. SUBFLOOR = 90'-1 ½" U.N.O.
LOWER LEVEL FINISH FLOOR = 90'-2 ½" U.N.O.
(AT FUTURE LOWER LEVEL FINISH LOCATIONS)

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. GENERAL CONTRACTOR TO FIELD VERIFY ALL DIMENSION LAYOUTS REPRESENTED ON THIS PLAN & NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
3. ALL DOORS / WINDOWS TO BE CENTERED AS SHOWN ON PLANS. DIMENSIONS AT DOORS, WINDOWS, AND FRAMED OPENINGS ARE TO CENTERLINE. SEE DOOR AND WINDOW SCHEDULE FOR MANUFACTURER AND SIZE INFORMATION.
4. HVAC SHOWN FOR REFERENCE ONLY; SIZE AND LOCATION TO BE VERIFIED BY GC TO COORDINATE FRAMING PLAN WITH DEVICE LAYOUT
5. ALL WOOD IN DIRECT CONTACT WITH CONCRETE TO BE PRESSURE TREATED.
6. ALL PLUMBING FIXTURES LOCATED ON EXTERIOR WALLS SHOULD BE SUPPLIED THROUGH THE FLOOR AND/OR WITHIN THE INSULATED ENVELOPE.
7. SEE ELECTRICAL PLANS FOR SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR LOCATIONS.
8. PROVIDE BLOCKING FOR BATH ACCESSORIES, OWNER'S ART, COAT HOOKS, OR TV. (SEE INT. ELEVS. FOR MORE INFO)
9. GC TO COORDINATE TRUSS LAYOUT WITH FLOOR DRAINS, TOILETS, TUBS, MECHANICAL GRILLES, ETC.
10. SEE FINISH FLOOR PLANS FOR FLOOR FINISHES



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

0 5 10 15 25

TRUE NORTH

WADE WEISSMAN ARCHITECTURE

JRD

MEQUON RESIDENCE

710 E. Ravine Drive, Mequon, WI 53092

Attachment: Survey and Plans (9640 : Jim Rankin & Jennifer Dable)

ISSUE:
MEQUON ARB SET 08.19.2024

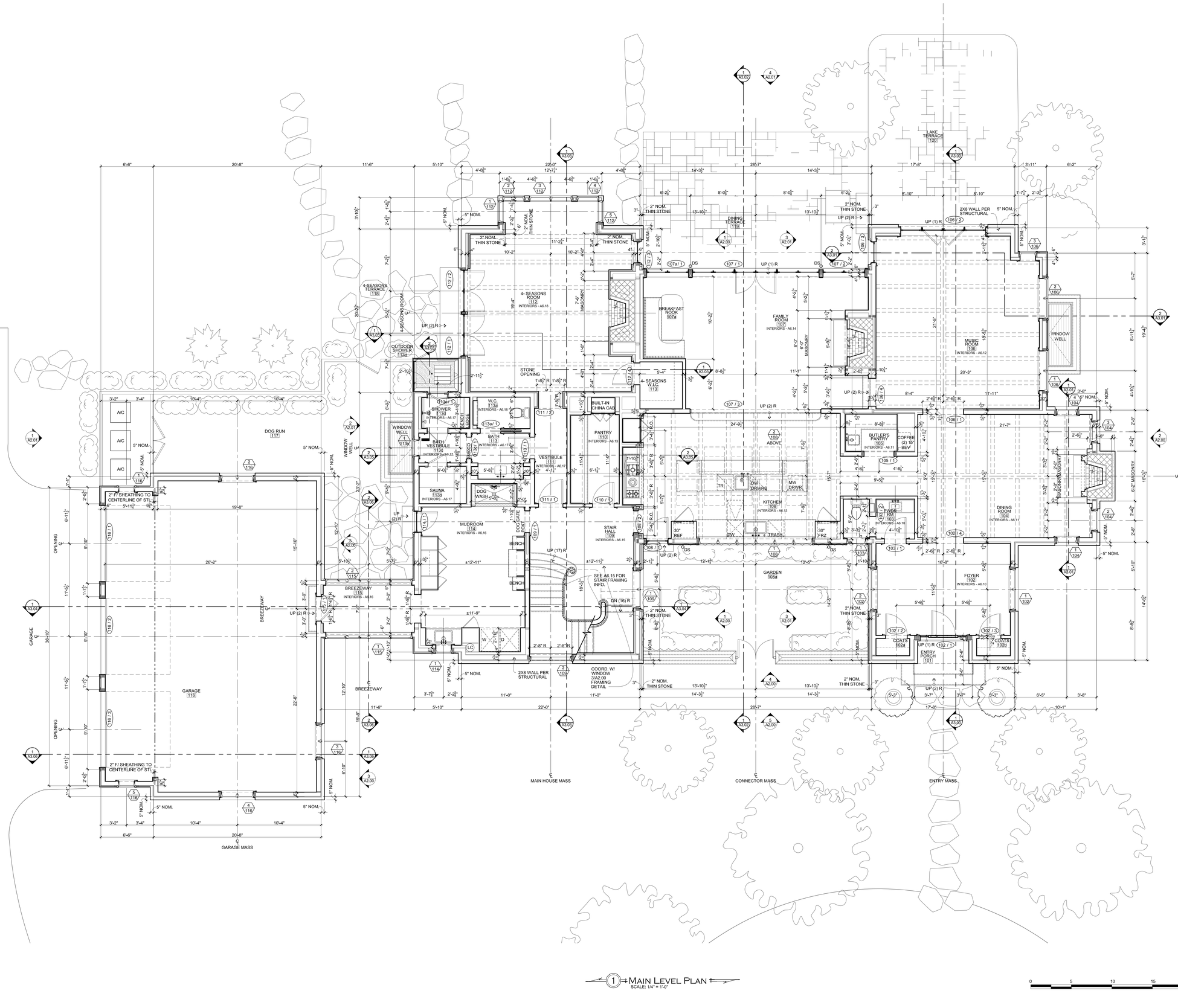
LOWER LEVEL PLA

A1.00

GENERAL NOTES

MAIN LEVEL T.O. SUBFLOOR = 100'-0" U.N.O.
MAIN LEVEL FINISH FLOOR = 100'-0 1/4" U.N.O.

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. GENERAL CONTRACTOR TO FIELD VERIFY ALL DIMENSION LAYOUTS REPRESENTED ON THIS PLAN & NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
3. ALL DOORS / WINDOWS TO BE CENTERED AS SHOWN ON PLANS, DIMENSIONS AT DOORS, WINDOWS, AND FRAMED OPENINGS ARE TO CENTERLINE. SEE DOOR AND WINDOW SCHEDULE FOR MANUFACTURER AND SIZE INFORMATION.
4. HVAC SHOWN FOR REFERENCE ONLY; SIZE AND LOCATION TO BE VERIFIED BY GC TO COORDINATE FRAMING PLAN WITH DEVICE LAYOUT
5. ALL WOOD IN DIRECT CONTACT WITH CONCRETE TO BE PRESSURE TREATED.
6. ALL PLUMBING FIXTURES LOCATED ON EXTERIOR WALLS SHOULD BE SUPPLIED THROUGH THE FLOOR AND/OR WITHIN THE INSULATED ENVELOPE.
7. SEE ELECTRICAL PLANS FOR SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR LOCATIONS.
8. PROVIDE BLOCKING FOR BATH ACCESSORIES, OWNER'S ART, COAT HOOKS, OR TV. (SEE INT. ELEVS. FOR MORE INFO)
9. GC TO COORDINATE TRUSS LAYOUT WITH FLOOR DRAINS, TOILETS, TUBS, MECHANICAL GRILLES, ETC.
10. SEE FINISH FLOOR PLANS FOR FLOOR FINISHES



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

0 5 10 15 25

TRUE NORTH

WADE WEISSMAN ARCHITECTURE

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MEQUON RESIDENCE

710 E. Ravine Drive, Mequon, WI 53092

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MAIN LEVEL FRAMING PLAN

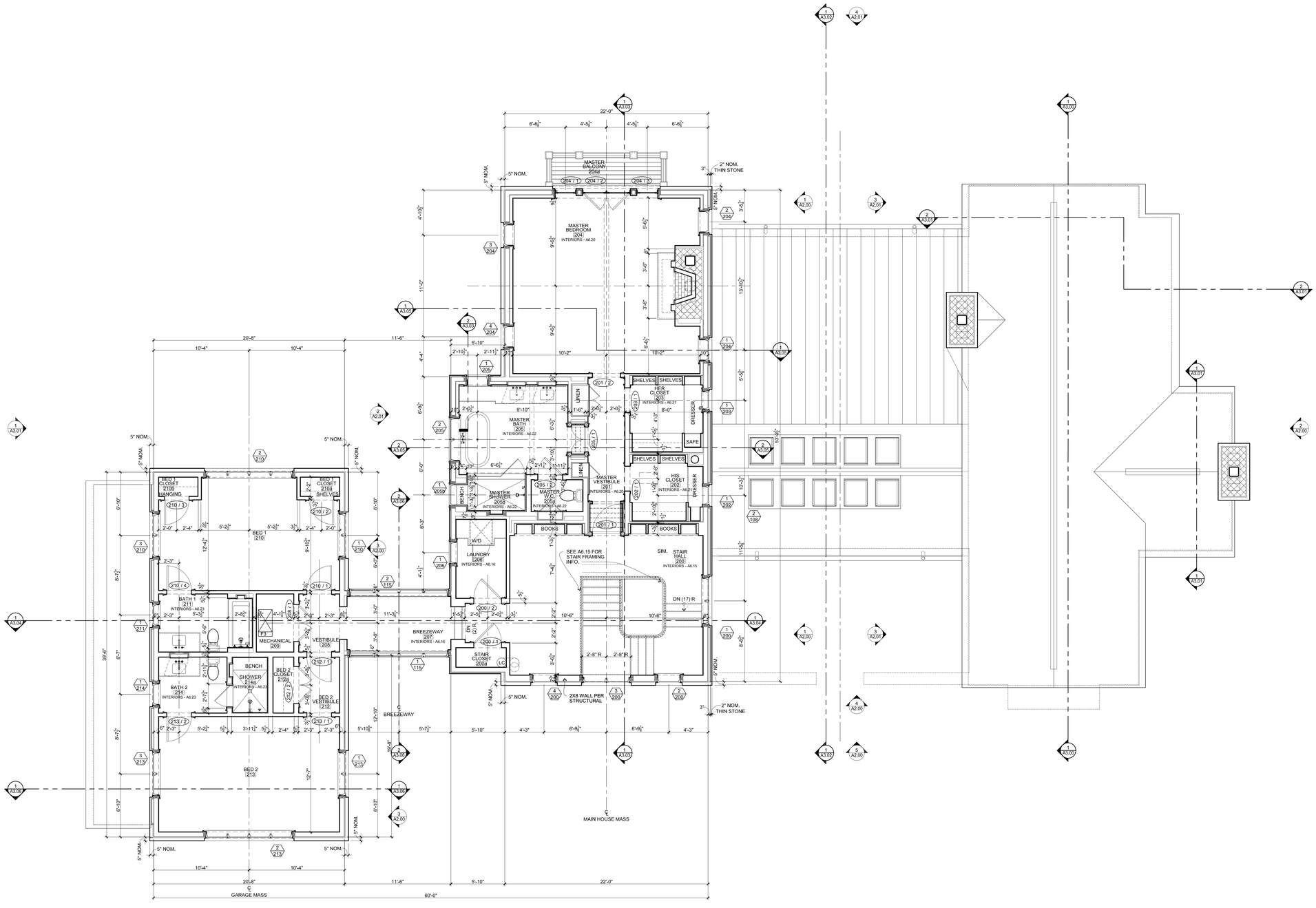
A1.01

Attachment: Survey and Plans (9640 : Jim Rankin & Jennifer Dable)

GENERAL NOTES

UPPER LEVEL T.O. SUBFLOOR = 110'-5 ½" U.N.O.
UPPER LEVEL FINISH FLOOR = 110'-6 ½" U.N.O.
UPPER LEVEL ABOVE GARAGE FINISH SUBFLOOR = 109'-4" U.N.O.

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. GENERAL CONTRACTOR TO FIELD VERIFY ALL DIMENSION LAYOUTS REPRESENTED ON THIS PLAN & NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
3. ALL DOORS / WINDOWS TO BE CENTERED AS SHOWN ON PLANS. DIMENSIONS AT DOORS, WINDOWS, AND FRAMED OPENINGS ARE TO CENTERLINE. SEE DOOR AND WINDOW SCHEDULE FOR MANUFACTURER AND SIZE INFORMATION.
4. HVAC SHOWN FOR REFERENCE ONLY; SIZE AND LOCATION TO BE VERIFIED BY GC TO COORDINATE FRAMING PLAN WITH DEVICE LAYOUT
5. ALL WOOD IN DIRECT CONTACT WITH CONCRETE TO BE PRESSURE TREATED.
6. ALL PLUMBING FIXTURES LOCATED ON EXTERIOR WALLS SHOULD BE SUPPLIED THROUGH THE FLOOR AND/OR WITHIN THE INSULATED ENVELOPE.
7. SEE ELECTRICAL PLANS FOR SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR LOCATIONS.
8. PROVIDE BLOCKING FOR BATH ACCESSORIES, OWNER'S ART, COAT HOOKS, OR TV. (SEE INT. ELEVS. FOR MORE INFO)
9. GC TO COORDINATE TRUSS LAYOUT WITH FLOOR DRAINS, TOILETS, TUBS, MECHANICAL GRILLES, ETC.
10. SEE FINISH FLOOR PLANS FOR FLOOR FINISHES



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

0 5 10 15 25

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MEQUON ARB SET 06.19.2024

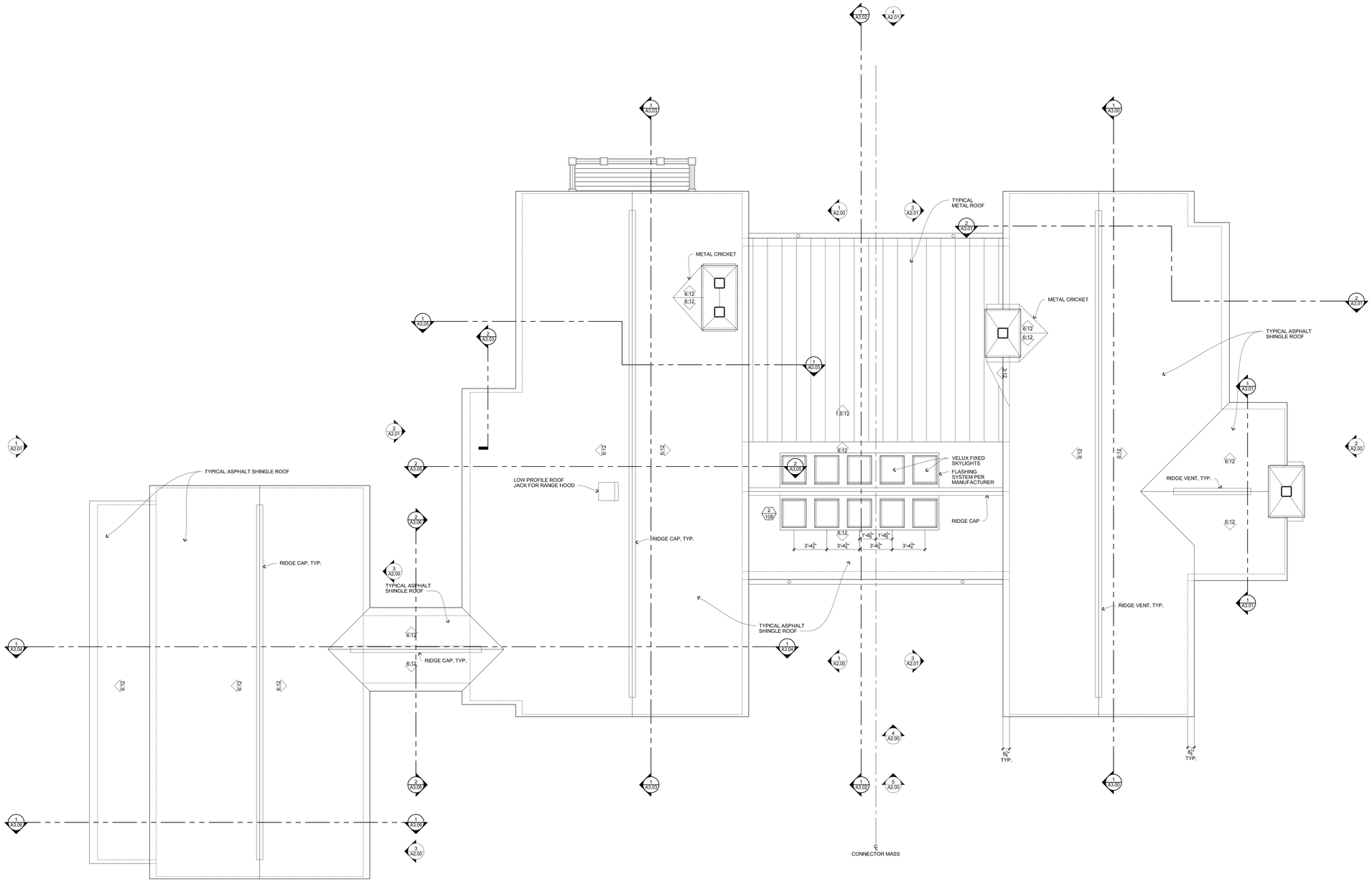
UPPER LEVEL FRAMING PLAN

A1.02

Attachment: Survey and Plans (9640 : Jim Rankin & Jennifer Dable)

GENERAL NOTES

1. ENTIRE ROOF TO RECEIVE ICE AND WATER SHIELD.
2. ALL ROOF PENETRATIONS TO MATCH ROOFING AND TO BE APPROVED BY ARCHITECT
3. ALL DORMERS TO BE CENTERED AS SHOWN ON PLANS.
4. SEE WINDOW SCHEDULE FOR SKYLIGHT MANUFACTURERS AND SIZES.



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

0 5 10 15 25

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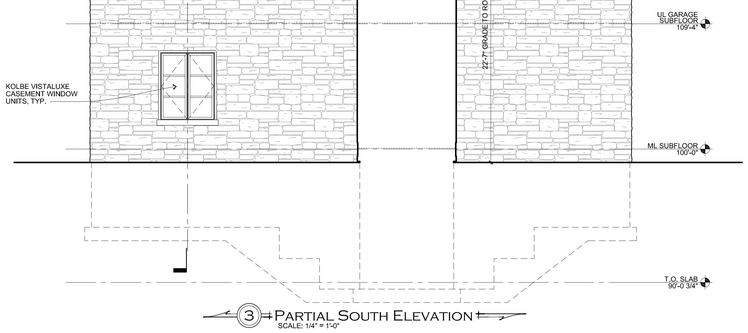
ROOF PLAN

A1.03

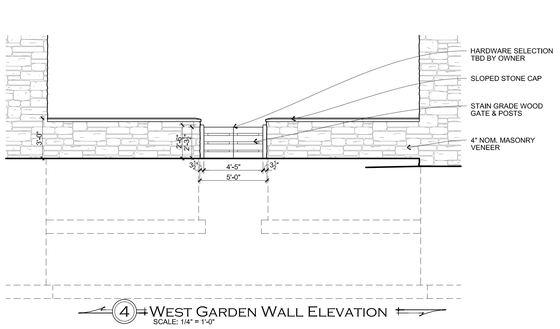
Attachment: Survey and Plans (9643 : Jim Rankin & Jennifer Dable)

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

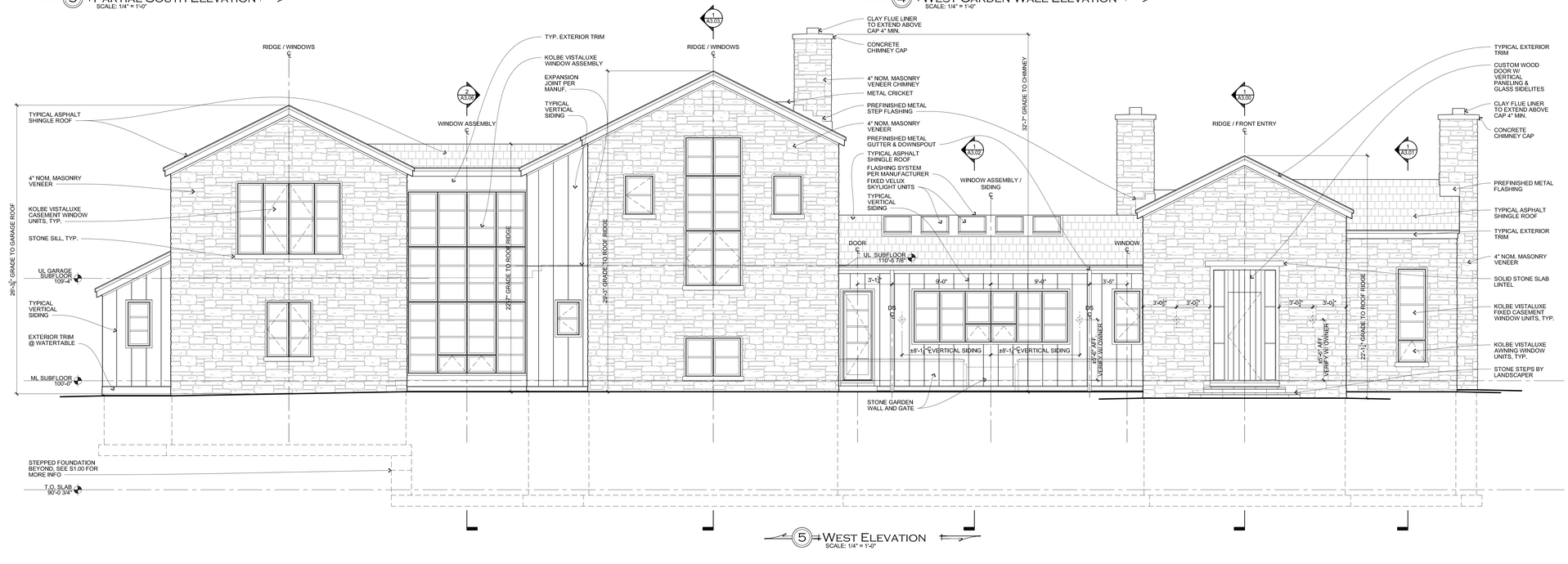
2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

WADE WEISSMANN ARCHITECTURE

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MEQUON RESIDENCE

710 E. Ravine Drive, Mequon, WI 53092

WADE WEISSMANN ARCHITECTURE INC. ® 2024 / P 414-961-1900 F 414-962-9685

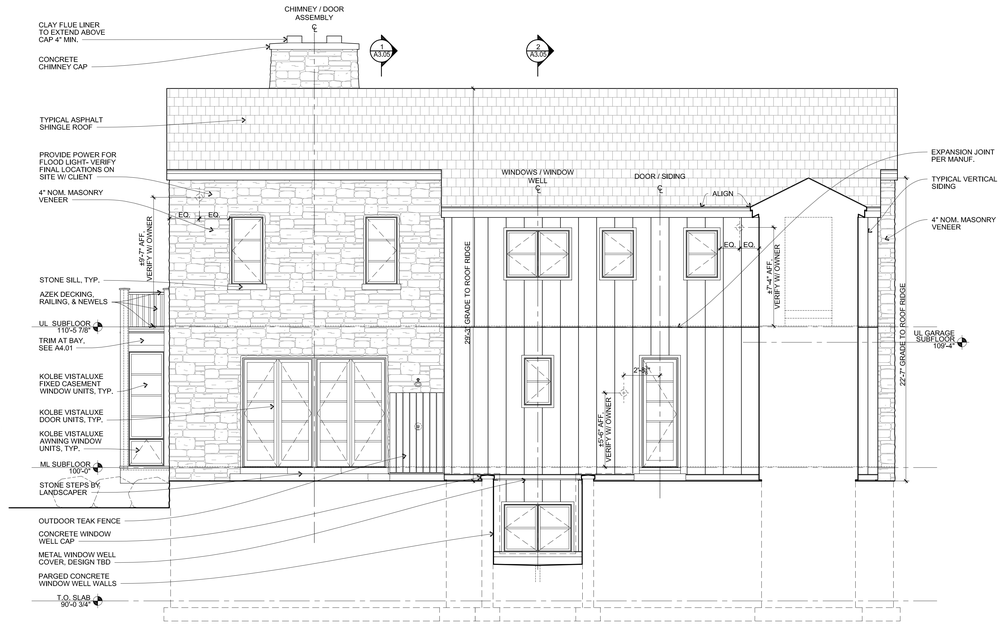
Attachment: Survey and Plans (9640 : Jim Rankin & Jennifer Dahle)

ISSUE:
MEQUON ARB SET 06.19.2024

EXTERIOR ELEVATIONS

A2.00

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



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

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

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

WADE WEISSMANN ARCHITECTURE

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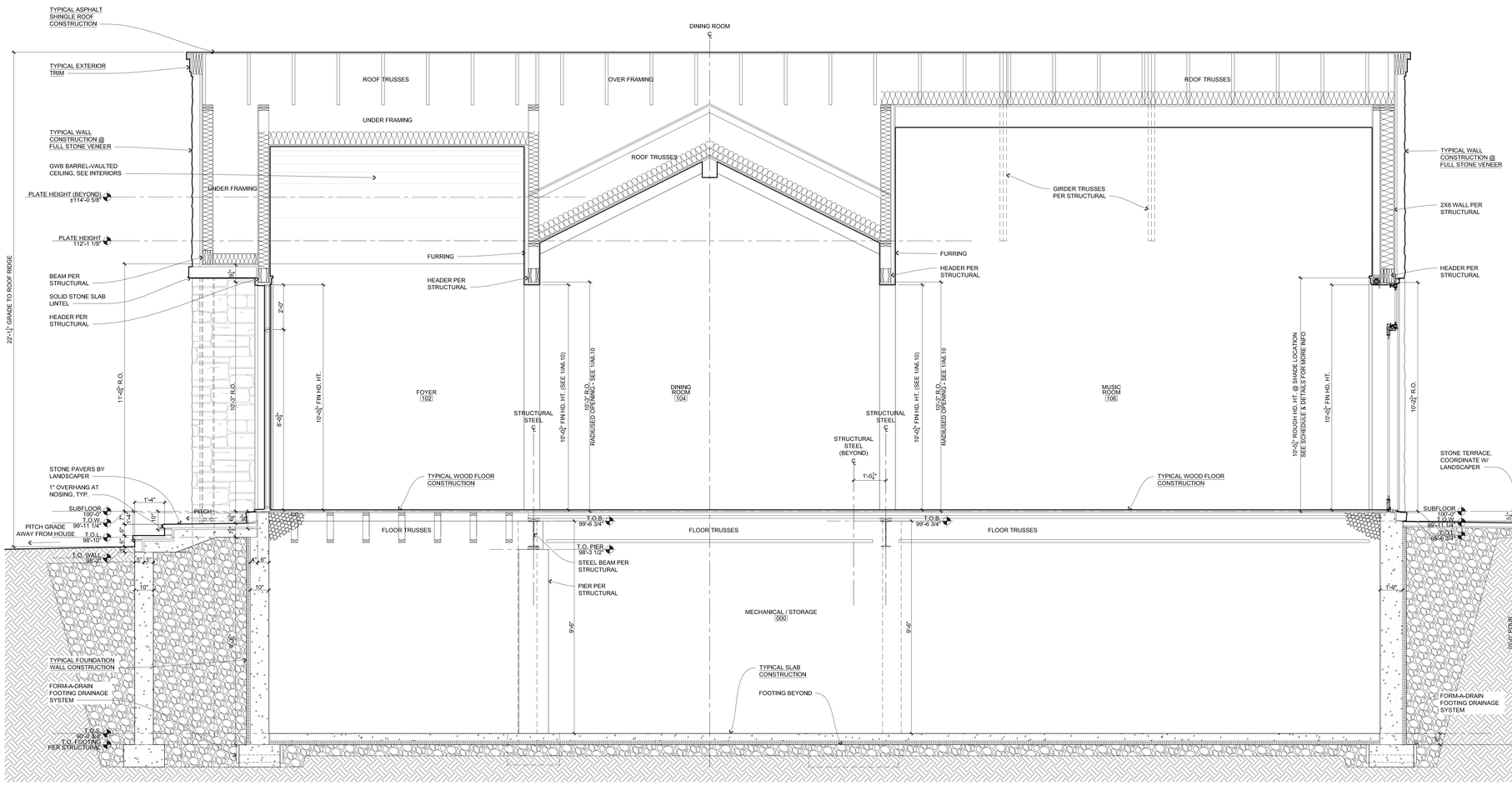
MEQUON ARB SET 08.19.2024

EXTERIOR ELEVATIONS

A2.01

Attachment: Survey and Plans (9640 : Jim Rankin & Jennifer Dahle)



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

TYPICAL CONSTRUCTION

STRUCTURAL NOTE

ALL STRUCTURAL MEMBERS SHOWN IN THIS ARCHITECTURAL SET ARE ILLUSTRATED FOR DESIGN PURPOSES ONLY. ALL STRUCTURAL MEMBERS TO BE SPECIFIED BY A LICENSED STRUCTURAL ENGINEER, INCLUDING BUT NOT LIMITED TO BEAMS, HEADERS, FLOOR AND ROOF TRUSSES AND FOUNDATION. GENERAL CONTRACTOR TO PROVIDE ALL NECESSARY HURRICANE CLIPS, JOIST HANGERS, POST BASES, STRUCTURAL ACCESSORIES, FASTENERS, ETC. AS DESIGNATED BY A STRUCTURAL ENGINEER AND AS REQUIRED BY GOVERNING CODES. SEE STRUCTURAL SHEETS FOR MORE INFORMATION.

PRIOR TO ANY SITE PREPARATION AND EXCAVATION WORK, VERIFY REQTS WITH SOILS REPORT DATED AUGUST 16, 2024, GILES PROJECT NO. 1G-2405076

TYPICAL FOOTING DETAIL
- SEE STRUCTURAL FOR ALL REINFORCING AND KEYING
- SEE STRUCTURAL DRAWINGS FOR ALL FOOTING INFORMATION AND DESIGNS
- WATERPROOFING PER SOIL REPORT
- ADD WATER STOPS AT LOCATIONS SPECIFIED
- FORM-A-DRAIN PLUS SYSTEM, TIE INTO SITE WATER MANAGEMENT SYSTEM
- FOOTING TO BEAR ON SUITABLE NATIVE SOIL OR ON LEAN-CONCRETE BACKFILL ON SUITABLE NATIVE SOIL, PER SOIL REPORT

TYPICAL SLAB CONSTRUCTION
- 4" CONCRETE SLAB / PER STRUCTURAL
- 10 MIL VAPOR RETARDER PER SOILS REPORT
- 2" RIGID INSULATION (R-10 MIN.)
- 8" MIN. CLEAN GRAVEL FILL
- UNDISTURBED SOIL

TYPICAL FOUNDATION WALL CONSTRUCTION
-DRAINAGE MAT
-R10 RIGID FOAM INSULATION & DRAINAGE BOARD
- FLUID-APPLIED WATERPROOFING MEMBRANE; INSTALL PER MFR'S INSTRUCTIONS, SEE SOIL REPORT FOR MORE INFORMATION
- CAST-IN-PLACE CONCRETE FOUNDATION

TYPICAL WALL CONSTRUCTION @ PARGING
- ½" PARGE COAT
- CAST-IN-PLACE CONCRETE FOUNDATION

TYPICAL WOOD FLOOR CONSTRUCTION
- ¾" WOOD FLOORING PER SELECTIONS PORTFOLIO
- ¾" PLYWOOD SUBFLOOR
- FLOOR FRAMING SYSTEM 19.2" O.C. MAX PER STRUCTURAL.
- R-30 MIN. CLOSED CELL SPRAY FOAM INSTULATION

TYPICAL TILE FLOOR CONSTRUCTION
- TILE SELECTION & THICKNESS PER SELECTIONS PORTFOLIO, W/ SETTING BED; TILE TO BE FLUSH WITH WOOD FLOORS
- SLIP SHEET - SCHLUTER DITRA OR SIM.
- ¾" PLYWOOD SUBFLOOR
- FLOOR FRAMING SYSTEM 19.2" O.C. MAX PER STRUCTURAL

TYPICAL HEATED TILE FLOOR CONSTRUCTION
- TILE SELECTION & THICKNESS PER SELECTIONS PORTFOLIO, W/ SETTING BED; TILE TO BE FLUSH WITH WOOD FLOORS
AT 1ST FLOOR
- SLIP SHEET - SCHLUTER DITRA OR SIM.
- ½" GYPCRETE W/ RADIANT TUBING
- ¾" PLYWOOD SUBFLOOR
- FLOOR FRAMING SYSTEM 19.2" O.C. MAX PER STRUCTURAL.
AT 2ND FLOOR
- WARMLY YOURS ELECTRIC HEATING
-SLIP SHEET - SCHLUTER DITRA OR SIM.
-¾" PLYWOOD SUBFLOOR
-FLOOR FRAMING SYSTEM 19.2" O.C. MAX PER STRUCTURAL

TYPICAL WALL CONSTRUCTION @ SIDING
- LP SMARTSIDE 38 SERIES STRAND SUBSTRATE VERTICAL SIDING (INSTALLED AS REVERSE BATTEN SYSTEM- SEE 5/A4.04)
- HYDROGAP A/W BARRIER BY BENJAMIN OBDYKE, OR SIMILAR
- ½" CDX PLYWOOD SHEATHING
- 2X WOOD STUD WALLS (SEE PLAN)
- BATT INSULATION FOR R-21
TYPICAL:
- VAPOR BARRIER
- 5/8" GWB WITH LEVEL 4 SKIM COAT FOR SMOOTH FINISH
AT TILE/SLAB:
- VAPOR BARRIER
- ½" CEMENT BOARD (DUROCK OR SIM.)
- ±¼" SETTING BED
- TILE/SLAB PER ID SELECTION

TYPICAL WALL CONSTRUCTION @ FULL STONE VENEER
- 4" NOMINAL STONE VENEER (PROVIDE CORROSION RESISTANT TIES PER CODE SPACING)
- 1" AIR SPACE W/ FULL-HEIGHT MASONRY DRAINAGE MAT TYP, CAVCLEAR OR SIM.
- AIR/WEATHER BARRIER
- ½" CDX PLYWOOD SHEATHING
- 2X WOOD STUD WALLS (SEE PLAN)
- BATT INSULATION FOR R-21
TYPICAL:
-VAPOR BARRIER
-5/8" GWB WITH LEVEL 4 SKIM COAT FOR SMOOTH FINISH
AT TILE/SLAB:
-VAPOR BARRIER
-½" CEMENT BOARD (DUROCK OR SIM.)
-±¼" SETTING BED
-TILE/SLAB PER ID SELECTION

TYPICAL WALL CONSTRUCTION @ THIN STONE VENEER
- ADHERED 2" NOMINAL THIN STONE VENEER INSTALLED PER MFR INSTRUCTIONS
- BOND COAT AND SCRATCH COAT, INSTALLED PER MFR INSTRUCTIONS
- LATHNET DRAINAGE PLANE AND METAL LATH SYSTEM
- AIR/WEATHER BARRIER, CONFIRM NUMBER OF LAYERS WITH ADHERED MASONRY MFR INSTRUCTIONS
- ½" CDX PLYWOOD SHEATHING
- 2X WOOD STUD WALLS (SEE PLAN)
- BATT INSULATION FOR R-21

TYPICAL WALL CONSTRUCTION @ THIN STONE VENEER (CONTINUED)
TYPICAL:
- VAPOR BARRIER
- 5/8" GWB WITH LEVEL 4 SKIM COAT FOR SMOOTH FINISH
AT TILE/SLAB:
- VAPOR BARRIER
- ½" CEMENT BOARD (DUROCK OR SIM.)
- ±¼" SETTING BED
- TILE/SLAB PER ID SELECTION

TYPICAL ASPHALT SHINGLE ROOF CONSTRUCTION
- CERTAINTEED LANDMARK PRO ASPHALT SHINGLE
- ROOFING UNDERLAYMENT PER MANUFACTURE
- ICE AND WATER SHIELD, EXTEND UP ROOF TO A POINT ±36" MIN (HORIZ.), INSIDE EXT. WALL AND AT VALLEYS PER MANUFACTURE
- EXTERIOR GRADE ROOF SHEATHING
AT RIDGE VENT, ROOFS
-1½" MIN. RAFTER VENT BAFFLE, TO PROVIDE CONTINUOUS VENTILATION FROM EAVE TO VENT
- ROOF FRAMING, SEE SECTIONS AND STRUCTURAL DRAWINGS
-BATT INSULATION R-38 MIN, AT FLAT CEILINGS, R-49 MIN., AND/OR PER CODE
- INTERIOR FINISH

TYPICAL ASPHALT SHINGLE ROOF CONSTRUCTION (CONTINUED)
AT RIDGE CAP ROOFS
- ROOF FRAMING, SEE SECTIONS AND STRUCTURAL DRAWINGS
-R-49 CLOSED CELL SPRAY FOAM INSULATION
- INTERIOR FINISH

TYPICAL METAL ROOF CONSTRUCTION
- DOUBLE LOCK STANDING SEAM METAL PANELS-SEAMS 20" O.C.
- RED ROSIN PAPER
- #30 ROOF FELT
- HIGH TEMP ICE AND WATER SHIELD
- EXTERIOR GRADE ROOF SHEATHING
- ROOF FRAMING, SEE SECTIONS AND STRUCTURAL DRAWINGS
- R-49 MIN. CLOSED-CELL SPRAY FOAM INSULATION
- INTERIOR FINISH

TYPICAL EXTERIOR TRIM
- TRIM TO BE LP SMART SIDING OR SIM. SMOOTH COMPOSITE TRIM
- SEE SECTIONS AND DETAILS FOR SIZING INFORMATION

TYPICAL GUTTERS AND DOWNSPOUTS
- 6" PREFINISHED METAL HALF ROUND GUTTER WITH BENT ROD & HANGER
- 4" PREFINISHED METAL ROUND DOWNSPOUTS
- FASTEN DOWNSPOUTS TO EXTERIOR WALLS WITH PREFINISHED METAL STRAPS
- DOWNSPOUTS TO TERMINATE INTO A COPPER BOOT ADAPTER FOR DRAIN TILE. FINAL DESIGN TBD
- NO PVC SHOULD BE SEEN ABOVE GRADE

WADE WEISSMANN ARCHITECTURE

JRD

MEQUON RESIDENCE

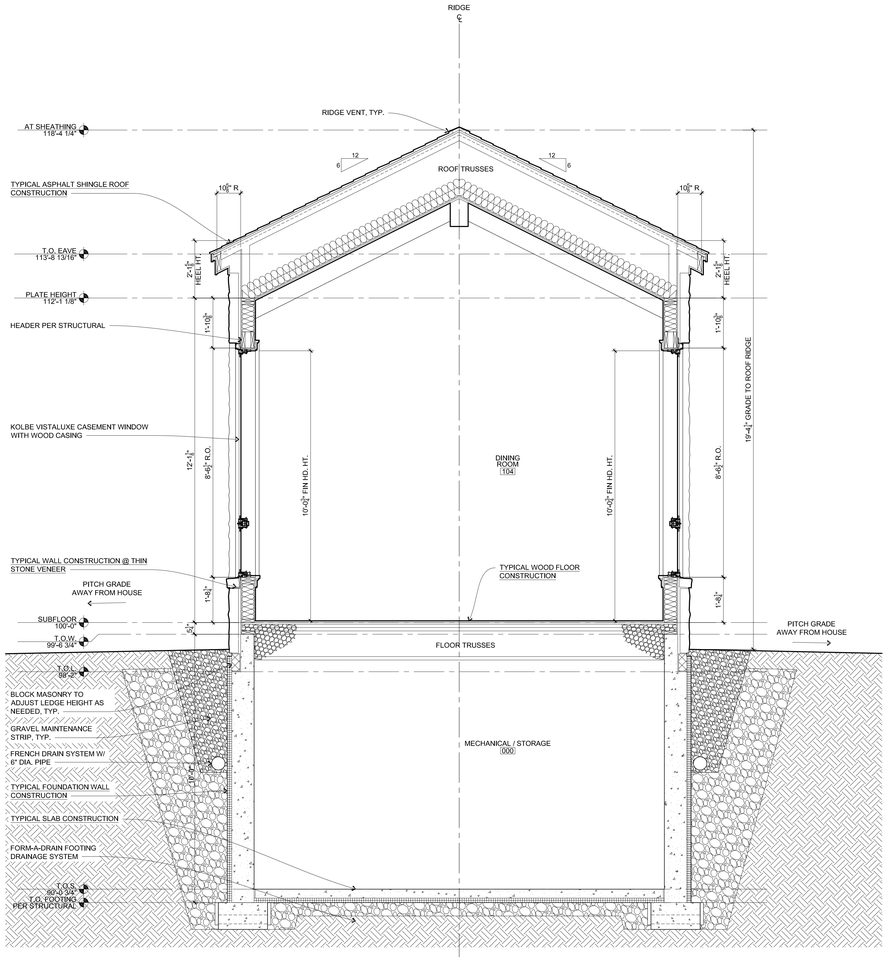
710 E. Ravine Drive, Mequon, WI 53092

Attachment: Survey and Plans (9640 : Jim Rankin & Jennifer Dahle)

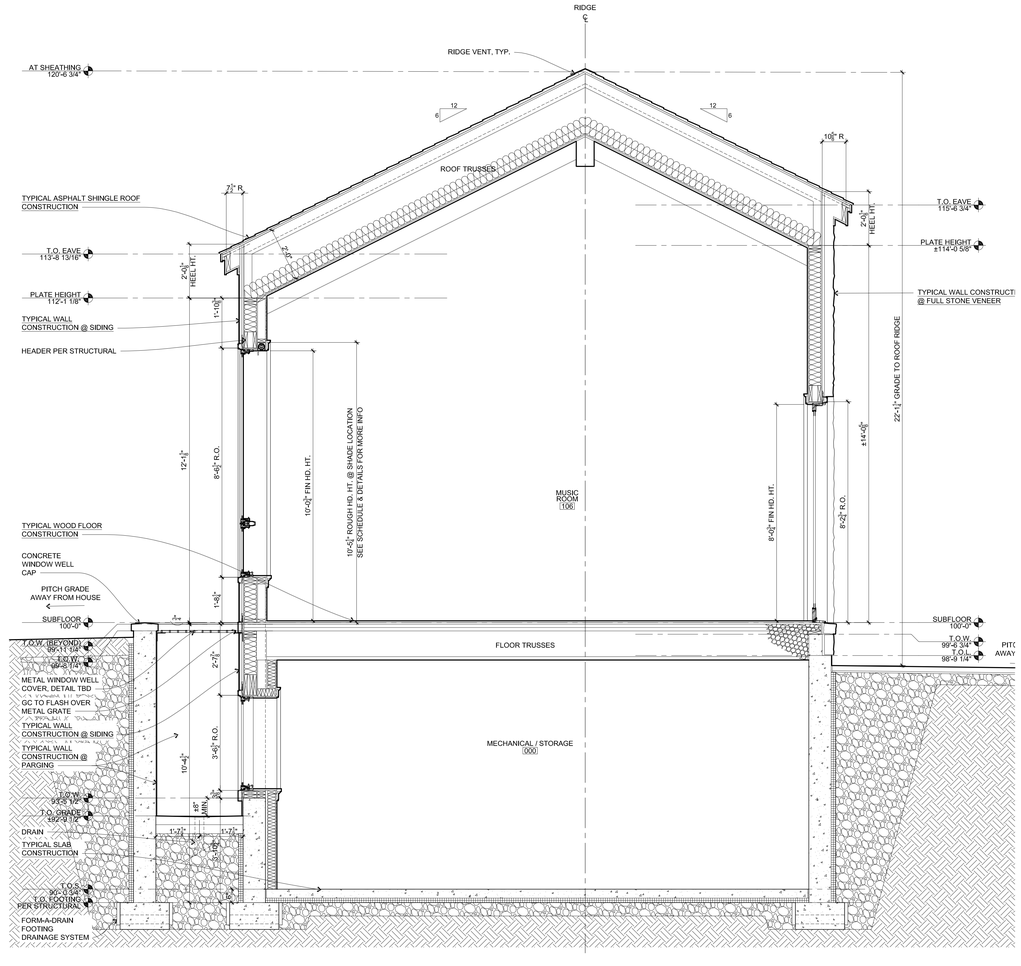
ISSUE: MEQUON ARB SET 06.19.2024

BUILDING SECTIONS

A3.00



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



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

TYPICAL CONSTRUCTION

STRUCTURAL NOTE

ALL STRUCTURAL MEMBERS SHOWN IN THIS ARCHITECTURAL SET ARE ILLUSTRATED FOR DESIGN PURPOSES ONLY. ALL STRUCTURAL MEMBERS TO BE SPECIFIED BY A LICENSED STRUCTURAL ENGINEER, INCLUDING BUT NOT LIMITED TO BEAMS, HEADERS, FLOOR AND ROOF TRUSSES AND FOUNDATION. GENERAL CONTRACTOR TO PROVIDE ALL NECESSARY HURRICANE CLIPS, JOIST HANGERS, POST BASES, STRUCTURAL ACCESSORIES, FASTENERS, ETC., AS DESIGNATED BY A STRUCTURAL ENGINEER AND AS REQUIRED BY GOVERNING CODES. SEE STRUCTURAL SHEETS FOR MORE INFORMATION.

PRIOR TO ANY SITE PREPARATION AND EXCAVATION WORK, VERIFY REQTS WITH SOILS REPORT DATED AUGUST 16, 2024, GILES PROJECT NO. 1G-2405076

TYPICAL FOOTING DETAIL

- SEE STRUCTURAL FOR ALL REINFORCING AND KEYING
- SEE STRUCTURAL DRAWINGS FOR ALL FOOTING INFORMATION AND DESIGNS
- WATERPROOFING PER SOIL REPORT
- ADD WATER STOPS AT LOCATIONS SPECIFIED
- FORM-A-DRAIN PLUS SYSTEM, TIE INTO SITE WATER MANAGEMENT SYSTEM
- FOOTING TO BEAR ON SUITABLE NATIVE SOIL OR ON LEAN-CONCRETE BACKFILL ON SUITABLE NATIVE SOIL, PER SOIL REPORT

TYPICAL SLAB CONSTRUCTION
- 4" CONCRETE SLAB / PER STRUCTURAL
- 10 MIL VAPOR RETARDER PER SOILS REPORT
- 2" RIGID INSULATION (R-10 MIN.)
- 8" MIN. CLEAN GRAVEL FILL
- UNDISTURBED SOIL

TYPICAL FOUNDATION WALL CONSTRUCTION
-DRAINAGE MAT
-R10 RIGID FOAM INSULATION & DRAINAGE BOARD
- FLUID-APPLIED WATERPROOFING MEMBRANE: INSTALL PER MFR'S INSTRUCTIONS, SEE SOIL REPORT FOR MORE INFORMATION
- CAST-IN-PLACE CONCRETE FOUNDATION

TYPICAL WALL CONSTRUCTION @ PARGING
- ¾" PARGE COAT
- CAST-IN-PLACE CONCRETE FOUNDATION

TYPICAL WOOD FLOOR CONSTRUCTION
- ¾" WOOD FLOORING PER SELECTIONS PORTFOLIO
- ¾" PLYWOOD SUBFLOOR
- FLOOR FRAMING SYSTEM 19.2" O.C. MAX PER STRUCTURAL.
- R-30 MIN. CLOSED CELL SPRAY FOAM INSTULATION

TYPICAL TILE FLOOR CONSTRUCTION
- TILE SELECTION & THICKNESS PER SELECTIONS PORTFOLIO, W/ SETTING BED; TILE TO BE FLUSH WITH WOOD FLOORS
- SLIP SHEET - SCHLUTER DITRA OR SIM.
- ¾" PLYWOOD SUBFLOOR
- FLOOR FRAMING SYSTEM 19.2" O.C. MAX PER STRUCTURAL

TYPICAL HEATED TILE FLOOR CONSTRUCTION
- TILE SELECTION & THICKNESS PER SELECTIONS PORTFOLIO, W/ SETTING BED; TILE TO BE FLUSH WITH WOOD FLOORS

AT 1ST FLOOR
- SLIP SHEET - SCHLUTER DITRA OR SIM.
- ½" GYPCRETE W/ RADIANT TUBING
- ¾" PLYWOOD SUBFLOOR
- FLOOR FRAMING SYSTEM 19.2" O.C. MAX PER STRUCTURAL

AT 2ND FLOOR
- WARMLY YOURS ELECTRIC HEATING -SLIP SHEET - SCHLUTER DITRA OR SIM.
-¾" PLYWOOD SUBFLOOR
-FLOOR FRAMING SYSTEM 19.2" O.C. MAX PER STRUCTURAL

TYPICAL WALL CONSTRUCTION @ SIDING
- LP SMARTSIDE 38 SERIES STRAND SUBSTRATE VERTICAL SIDING (INSTALLED AS REVERSE BATTEN SYSTEM- SEE S/A4.04)
- HYDROGAP A/W BARRIER BY BENJAMIN OBDYKE, OR SIMILAR
- 2" CDX PLYWOOD SHEATHING
- 2X WOOD STUD WALLS (SEE PLAN)
- BATT INSULATION FOR R-21

TYPICAL:
- VAPOR BARRIER
- 5/8" GWB WITH LEVEL 4 SKIM COAT FOR SMOOTH FINISH

AT TILE/SLAB:
- VAPOR BARRIER
- ¾" CEMENT BOARD (DUROCK OR SIM.)
- ±¼" SETTING BED
- TILE/SLAB PER ID SELECTION

TYPICAL WALL CONSTRUCTION @ FULL STONE VENEER
- 4" NOMINAL STONE VENEER (PROVIDE CORROSION RESISTANT TIES PER CODE SPACING)
- 1" AIR SPACE W/ FULL-HEIGHT MASONRY DRAINAGE MAT TYP. CAVCLEAR OR SIM.
- AIRWEATHER BARRIER
- ¾" CDX PLYWOOD SHEATHING
- 2X WOOD STUD WALLS (SEE PLAN)
- BATT INSULATION FOR R-21

TYPICAL:
-VAPOR BARRIER
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AT TILE/SLAB:
-VAPOR BARRIER
-¾" CEMENT BOARD (DUROCK OR SIM.)
-±¼" SETTING BED
-TILE/SLAB PER ID SELECTION

TYPICAL WALL CONSTRUCTION @ THIN STONE VENEER
- ADHERED 2" NOMINAL THIN STONE VENEER INSTALLED PER MFR INSTRUCTIONS
- BOND COAT AND SCRATCH COAT, INSTALLED PER MFR INSTRUCTIONS
- LATHNET DRAINAGE PLANE AND METAL LATH SYSTEM
- AIRWEATHER BARRIER, CONFIRM NUMBER OF LAYERS WITH ADHERED MASONRY MFR INSTRUCTIONS
- ¾" CDX PLYWOOD SHEATHING
- 2X WOOD STUD WALLS (SEE PLAN)
- BATT INSULATION FOR R-21

TYPICAL WALL CONSTRUCTION @ THIN STONE VENEER (CONTINUED)

TYPICAL:
- VAPOR BARRIER
- 5/8" GWB WITH LEVEL 4 SKIM COAT FOR SMOOTH FINISH

AT TILE/SLAB:
- VAPOR BARRIER
- ¾" CEMENT BOARD (DUROCK OR SIM.)
- ±¼" SETTING BED
- TILE/SLAB PER ID SELECTION

TYPICAL ASPHALT SHINGLE ROOF CONSTRUCTION
- CERTAINTEED LANDMARK PRO ASPHALT SHINGLE
- ROOFING UNDERLAYMENT PER MANUFACTURE
- ICE AND WATER SHIELD, EXTEND UP ROOF TO A POINT ±36" MIN (HORIZ.), INSIDE EXT. WALL AND AT VALLEYS PER MANUFACTURE
- EXTERIOR GRADE ROOF SHEATHING

AT RIDGE VENT. ROOFS
-1½" MIN. RAFTER VENT BAFFLE, TO PROVIDE CONTINUOUS VENTILATION FROM EAVE TO VENT
- ROOF FRAMING, SEE SECTIONS AND STRUCTURAL DRAWINGS
-BATT INSULATION R-38 MIN, AT FLAT CEILINGS, R-49 MIN., AND/OR PER CODE
- INTERIOR FINISH

TYPICAL ASPHALT SHINGLE ROOF CONSTRUCTION (CONTINUED)

AT RIDGE CAP ROOFS
- ROOF FRAMING, SEE SECTIONS AND STRUCTURAL DRAWINGS
-R-49 CLOSED CELL SPRAY FOAM INSULATION
- INTERIOR FINISH

TYPICAL METAL ROOF CONSTRUCTION
- DOUBLE LOCK STANDING SEAM METAL PANELS-SEAMS 20" O.C.
- RED ROSIN PAPER
- #30 ROOF FELT
- HIGH TEMP ICE AND WATER SHIELD
- EXTERIOR GRADE ROOF SHEATHING
- ROOF FRAMING, SEE SECTIONS AND STRUCTURAL DRAWINGS
- R-49 MIN. CLOSED-CELL SPRAY FOAM INSULATION
- INTERIOR FINISH

TYPICAL EXTERIOR TRIM
- TRIM TO BE LP SMART SIDING OR SIM. SMOOTH COMPOSITE TRIM
- SEE SECTIONS AND DETAILS FOR SIZING INFORMATION

TYPICAL GUTTERS AND DOWNSPOUTS
- 6" PREFINISHED METAL HALF ROUND GUTTER WITH BENT ROD & HANGER
- 4" PREFINISHED METAL ROUND DOWNSPOUTS
- FASTEN DOWNSPOUTS TO EXTERIOR WALLS WITH PREFINISHED METAL STRAPS
- DOWNSPOUTS TO TERMINATE INTO A COPPER BOOT ADAPTER FOR DRAIN TILE. FINAL DESIGN TBD
- NO PVC SHOULD BE SEEN ABOVE GRADE

WADE WEISSMANN ARCHITECTURE

JRD

MEQUON RESIDENCE

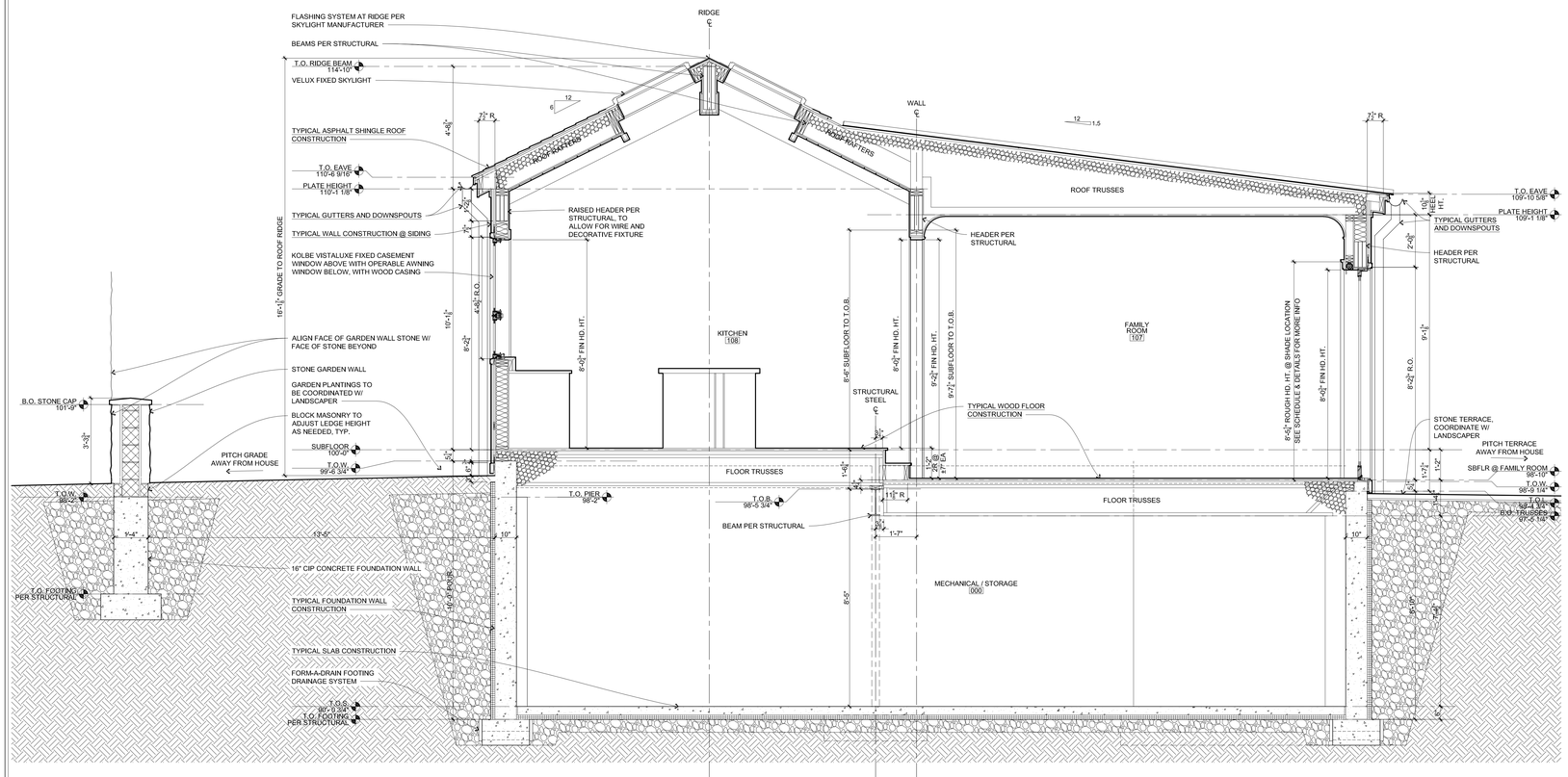
710 E. Ravine Drive, Mequon, WI 53092

Attachment: Survey and Plans (9640 : Jim Rankin & Jennifer Dabb)

ISSUE:
MEQUON ARB SET 06.19.2024

BUILDING SECTIONS

A3.01



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

TYPICAL CONSTRUCTION

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TYPICAL WOOD FLOOR CONSTRUCTION
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TYPICAL HEATED TILE FLOOR CONSTRUCTION
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TYPICAL:
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- BATT INSULATION FOR R-21

TYPICAL WALL CONSTRUCTION @ THIN STONE VENEER (CONTINUED)

TYPICAL:
- VAPOR BARRIER
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WADE WEISSMANN ARCHITECTURE

JRD

MEQUON RESIDENCE

710 E. Ravine Drive, Mequon, WI 53092

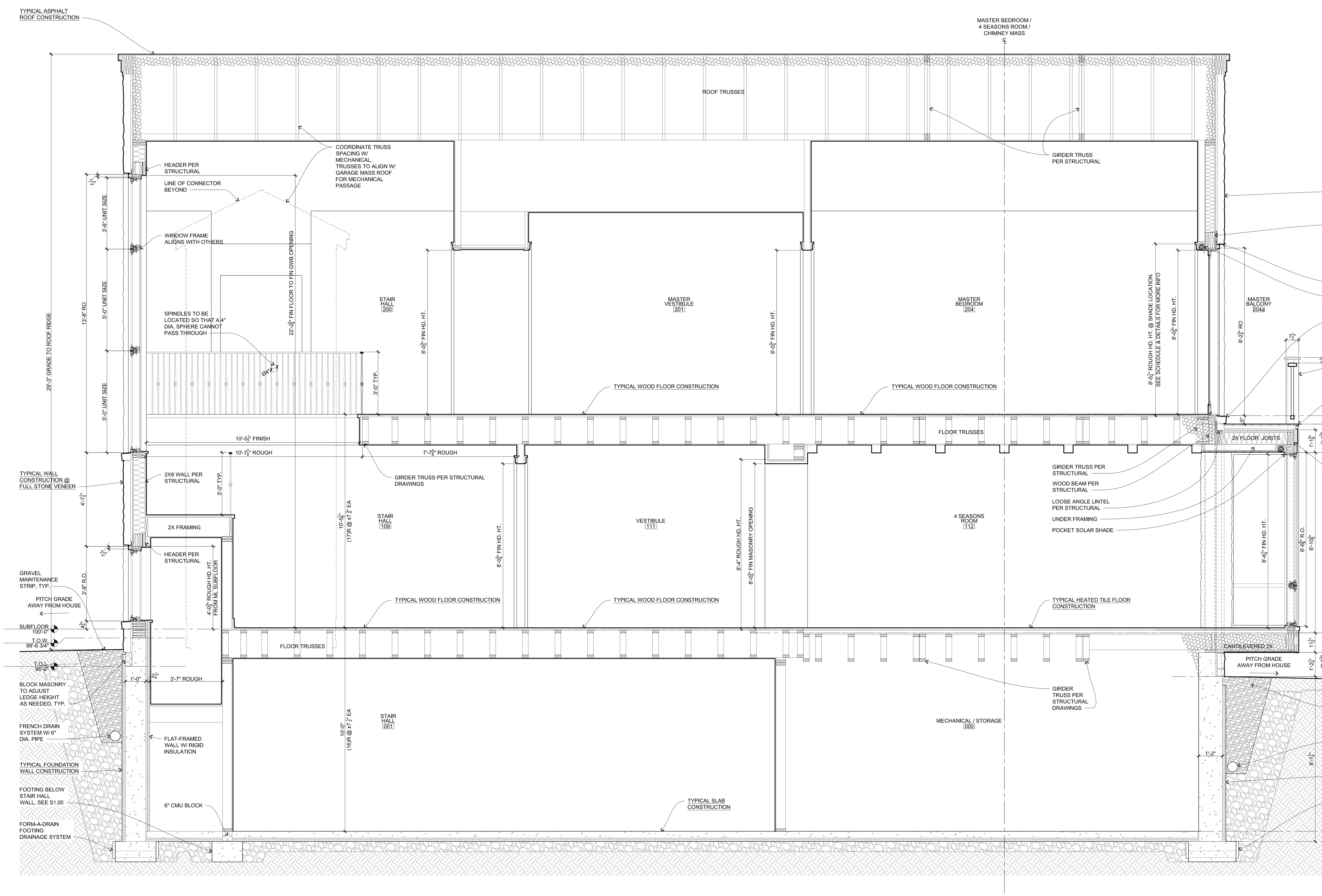
WADE WEISSMANN ARCHITECTURE
INC. © 2024 / P 414-961-1990, F 414-961-1991

Attachment: Survey and Plans (9640 : Jim Ruskin & Jennifer Dubie)

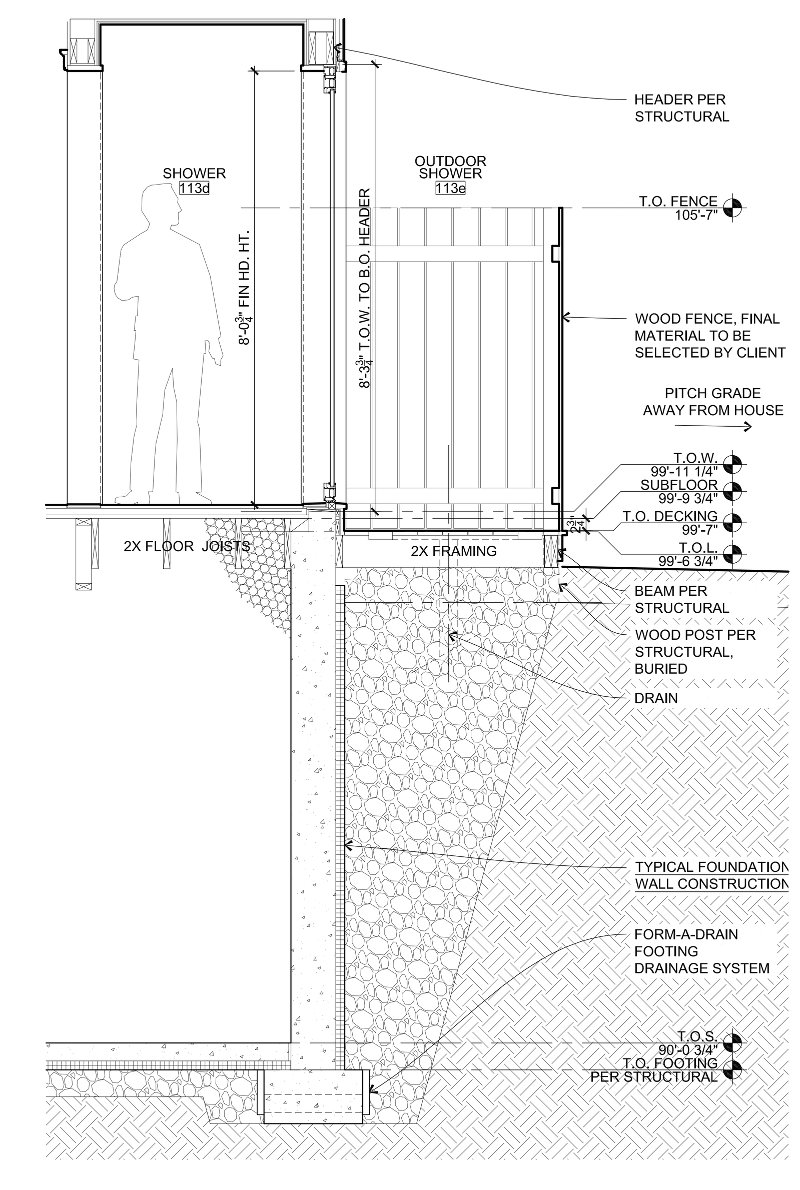
ISSUE:
MEQUON ARB SET 08.19.2024

BUILDING SECTIONS

A3.02



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



2 EXTERIOR SHOWER SECTION
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TYPICAL CONSTRUCTION

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- FLOOR FRAMING SYSTEM 19.2" O.C. MAX PER STRUCTURAL

TYPICAL HEATED TILE FLOOR CONSTRUCTION
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- FLOOR FRAMING SYSTEM 19.2" O.C. MAX PER STRUCTURAL
AT 2ND FLOOR
- WARMLY YOURS ELECTRIC HEATING
-SLIP SHEET - SCHLUTER DITRA OR SIM.
-¾" PLYWOOD SUBFLOOR
-FLOOR FRAMING SYSTEM 19.2" O.C. MAX PER STRUCTURAL

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TYPICAL WALL CONSTRUCTION @ THIN STONE VENEER (CONTINUED)
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ISSUE:
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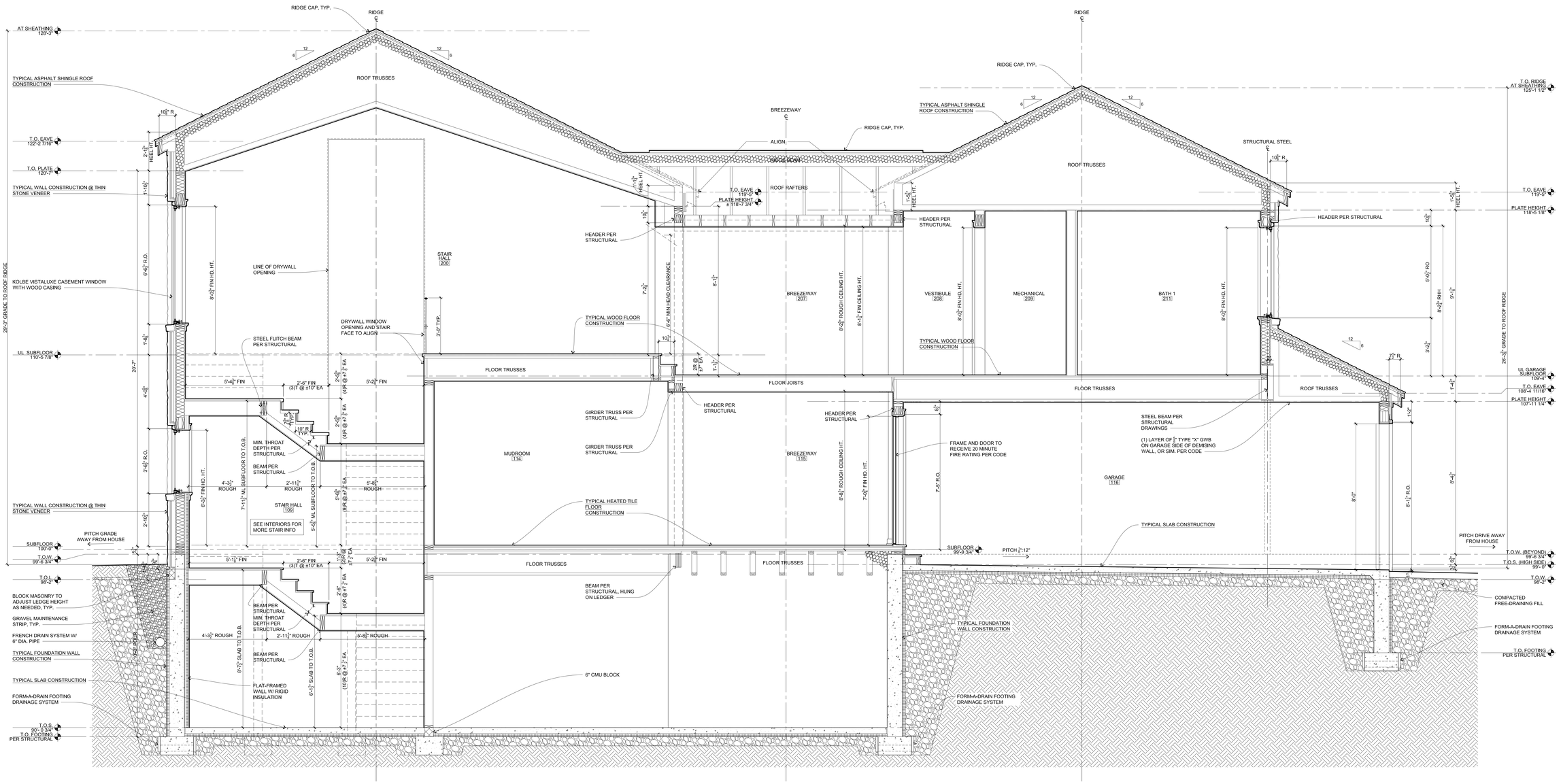
A3.03



1 BUILDING SECTION

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

TYPICAL CONSTRUCTION

STRUCTURAL NOTE

ALL STRUCTURAL MEMBERS SHOWN IN THIS ARCHITECTURAL SET ARE ILLUSTRATED FOR DESIGN PURPOSES ONLY. ALL STRUCTURAL MEMBERS TO BE SPECIFIED BY A LICENSED STRUCTURAL ENGINEER, INCLUDING BUT NOT LIMITED TO BEAMS, HEADERS, FLOOR AND ROOF TRUSSES AND FOUNDATION. GENERAL CONTRACTOR TO PROVIDE ALL NECESSARY HURRICANE CLIPS, JOIST HANGERS, POST BASES, STRUCTURAL ACCESSORIES, FASTENERS, ETC. AS DESIGNATED BY A STRUCTURAL ENGINEER AND AS REQUIRED BY GOVERNING CODES. SEE STRUCTURAL SHEETS FOR MORE INFORMATION.

PRIOR TO ANY SITE PREPARATION AND EXCAVATION WORK, VERIFY REQTS WITH SOILS REPORT DATED AUGUST 16, 2024, GILES PROJECT NO. 1G-2405076

TYPICAL FOOTING DETAIL

- SEE STRUCTURAL FOR ALL REINFORCING AND KEYING
- SEE STRUCTURAL DRAWINGS FOR ALL FOOTING INFORMATION AND DESIGNS
- WATERPROOFING PER SOIL REPORT
- ADD WATER STOPS AT LOCATIONS SPECIFIED
- FORM-A-DRAIN PLUS SYSTEM, TIE INTO SITE WATER MANAGEMENT SYSTEM
- FOOTING TO BEAR ON SUITABLE NATIVE SOIL OR ON LEAN-CONCRETE BACKFILL ON SUITABLE NATIVE SOIL, PER SOIL REPORT

TYPICAL SLAB CONSTRUCTION

- 4" CONCRETE SLAB / PER STRUCTURAL
- 10 MIL VAPOR RETARDER PER SOILS REPORT
- 2" RIGID INSULATION (R-10 MIN.)
- 8" MIN. CLEAN GRAVEL FILL
- UNDISTURBED SOIL

TYPICAL FOUNDATION WALL CONSTRUCTION

-DRAINAGE MAT
-R10 RIGID FOAM INSULATION & DRAINAGE BOARD
- FLUID-APPLIED WATERPROOFING MEMBRANE: INSTALL PER MFR'S INSTRUCTIONS, SEE SOIL REPORT FOR MORE INFORMATION
- CAST-IN-PLACE CONCRETE FOUNDATION

TYPICAL WALL CONSTRUCTION @ PARGING

- 3/4" PARGE COAT
- CAST-IN-PLACE CONCRETE FOUNDATION

TYPICAL WOOD FLOOR CONSTRUCTION

- 3/4" WOOD FLOORING PER SELECTIONS PORTFOLIO
- 3/4" PLYWOOD SUBFLOOR
- FLOOR FRAMING SYSTEM 19.2" O.C. MAX PER STRUCTURAL.
- R-30 MIN. CLOSED CELL SPRAY FOAM INSTULATION

TYPICAL TILE FLOOR CONSTRUCTION

- TILE SELECTION & THICKNESS PER SELECTIONS PORTFOLIO, W/ SETTING BED; TILE TO BE FLUSH WITH WOOD FLOORS
- SLIP SHEET - SCHLUTER DITRA OR SIM.
- 3/4" PLYWOOD SUBFLOOR
- FLOOR FRAMING SYSTEM 19.2" O.C. MAX PER STRUCTURAL

TYPICAL HEATED TILE FLOOR CONSTRUCTION

- TILE SELECTION & THICKNESS PER SELECTIONS PORTFOLIO, W/ SETTING BED; TILE TO BE FLUSH WITH WOOD FLOORS

AT 1ST FLOOR

- SLIP SHEET - SCHLUTER DITRA OR SIM.
- 1/2" GYPCRETE W/ RADIANT TUBING
- 3/4" PLYWOOD SUBFLOOR
- FLOOR FRAMING SYSTEM 19.2" O.C. MAX PER STRUCTURAL

AT 2ND FLOOR

- WARMLY YOURS ELECTRIC HEATING -SLIP SHEET - SCHLUTER DITRA OR SIM.
- 3/4" PLYWOOD SUBFLOOR -FLOOR FRAMING SYSTEM 19.2" O.C. MAX PER STRUCTURAL

TYPICAL WALL CONSTRUCTION @ SIDING

- LP SMARTSIDE 38 SERIES STRAND SUBSTRATE VERTICAL SIDING (INSTALLED AS REVERSE BATTEN SYSTEM- SEE SIM.04)
- HYDROGAP A/W BARRIER BY BENJAMIN OBDYKE, OR SIMILAR
- 7" CDX PLYWOOD SHEATHING
- 2X WOOD STUD WALLS (SEE PLAN)
- BATT INSULATION FOR R-21

TYPICAL:

- VAPOR BARRIER
- 5/8" GWB WITH LEVEL 4 SKIM COAT FOR SMOOTH FINISH

AT TILE/SLAB:

- VAPOR BARRIER
- 1/2" CEMENT BOARD (DUROCK OR SIM.)
- ±1" SETTING BED
- TILE/SLAB PER ID SELECTION

TYPICAL WALL CONSTRUCTION @ FULL STONE VENEER

- 4" NOMINAL STONE VENEER (PROVIDE CORROSION RESISTANT TIES PER CODE SPACING)
- 1" AIR SPACE W/ FULL-HEIGHT MASONRY DRAINAGE MAT TYP. CAVCLEAR OR SIM.
- AIRWEATHER BARRIER
- 7" CDX PLYWOOD SHEATHING
- 2X WOOD STUD WALLS (SEE PLAN)
- BATT INSULATION FOR R-21

TYPICAL:

-VAPOR BARRIER
-5/8" GWB WITH LEVEL 4 SKIM COAT FOR SMOOTH FINISH

AT TILE/SLAB:

-VAPOR BARRIER
-1/2" CEMENT BOARD (DUROCK OR SIM.)
-±1" SETTING BED
-TILE/SLAB PER ID SELECTION

TYPICAL WALL CONSTRUCTION @ THIN STONE VENEER

- ADHERED 2" NOMINAL THIN STONE VENEER INSTALLED PER MFR INSTRUCTIONS
- BOND COAT AND SCRATCH COAT, INSTALLED PER MFR INSTRUCTIONS
- LATHNET DRAINAGE PLANE AND METAL LATH SYSTEM
- AIRWEATHER BARRIER, CONFIRM NUMBER OF LAYERS WITH ADHERED MASONRY MFR INSTRUCTIONS
- 7" CDX PLYWOOD SHEATHING
- 2X WOOD STUD WALLS (SEE PLAN)
- BATT INSULATION FOR R-21

TYPICAL WALL CONSTRUCTION @ THIN STONE VENEER (CONTINUED)

TYPICAL:

- VAPOR BARRIER
- 5/8" GWB WITH LEVEL 4 SKIM COAT FOR SMOOTH FINISH

AT TILE/SLAB:

- VAPOR BARRIER
- 1/2" CEMENT BOARD (DUROCK OR SIM.)
- ±1" SETTING BED
- TILE/SLAB PER ID SELECTION

TYPICAL ASPHALT SHINGLE ROOF CONSTRUCTION

- CERTAINTEED LANDMARK PRO ASPHALT SHINGLE
- ROOFING UNDERLAYMENT PER MANUFACTURE
- ICE AND WATER SHIELD, EXTEND UP ROOF TO A POINT ±36" MIN (HORIZ.), INSIDE EXT. WALL AND AT VALLEYS PER MANUFACTURE
- EXTERIOR GRADE ROOF SHEATHING

AT RIDGE VENT ROOFS

-1 1/2" MIN. RAFTER VENT BAFFLE, TO PROVIDE CONTINUOUS VENTILATION FROM EAVE TO VENT

- ROOF FRAMING, SEE SECTIONS AND STRUCTURAL DRAWINGS

-BATT INSULATION R-38 MIN, AT FLAT CEILINGS, R-49 MIN., AND/OR PER CODE

- INTERIOR FINISH

TYPICAL ASPHALT SHINGLE ROOF CONSTRUCTION (CONTINUED)

AT RIDGE CAP ROOFS

- ROOF FRAMING, SEE SECTIONS AND STRUCTURAL DRAWINGS

-R-49 CLOSED CELL SPRAY FOAM INSULATION

- INTERIOR FINISH

TYPICAL METAL ROOF CONSTRUCTION

- DOUBLE LOCK STANDING SEAM METAL PANELS-SEAMS 20" O.C.
- RED ROSIN PAPER
- #30 ROOF FELT
- HIGH TEMP ICE AND WATER SHIELD
- EXTERIOR GRADE ROOF SHEATHING
- ROOF FRAMING, SEE SECTIONS AND STRUCTURAL DRAWINGS
- R-49 MIN. CLOSED-CELL SPRAY FOAM INSULATION
- INTERIOR FINISH

TYPICAL EXTERIOR TRIM

- TRIM TO BE LP SMART SIDING OR SIM. SMOOTH COMPOSITE TRIM
- SEE SECTIONS AND DETAILS FOR SIZING INFORMATION

TYPICAL GUTTERS AND DOWNSPOUTS

- 6" PREFINISHED METAL HALF ROUND GUTTER WITH BENT ROD & HANGER
- 4" PREFINISHED METAL ROUND DOWNSPOUTS
- FASTEN DOWNSPOUTS TO EXTERIOR WALLS WITH PREFINISHED METAL STRAPS
- DOWNSPOUTS TO TERMINATE INTO A COPPER BOOT ADAPTER FOR DRAIN TILE. FINAL DESIGN TBD
- NO PVC SHOULD BE SEEN ABOVE GRADE

WADE WEISSMANN ARCHITECTURE

JRD

MEQUON RESIDENCE

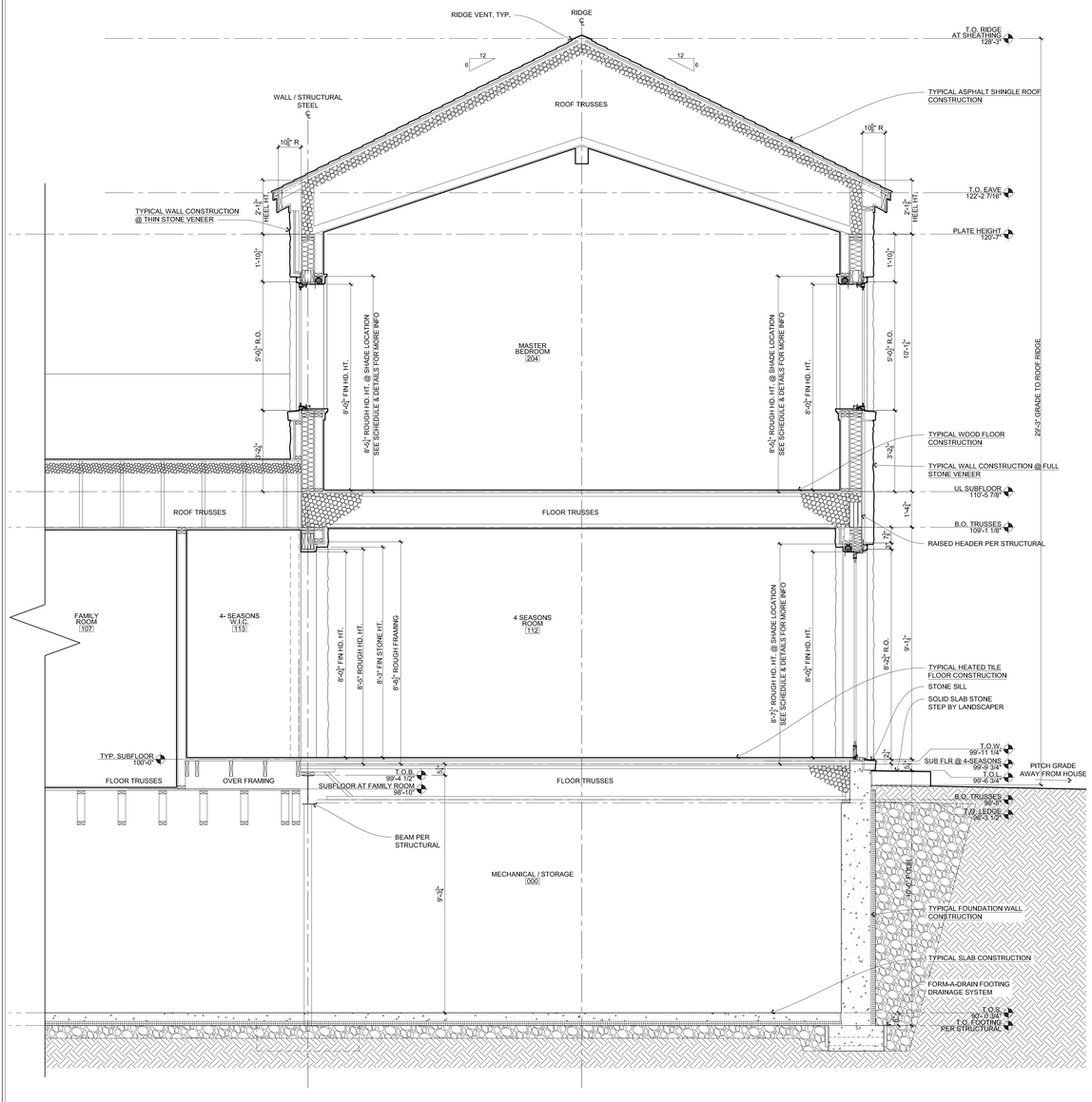
710 E. Ravine Drive, Mequon, WI 53092

Attachment: Survey and Plans (9640) - Jim Rankin & Jennifer Dahle)

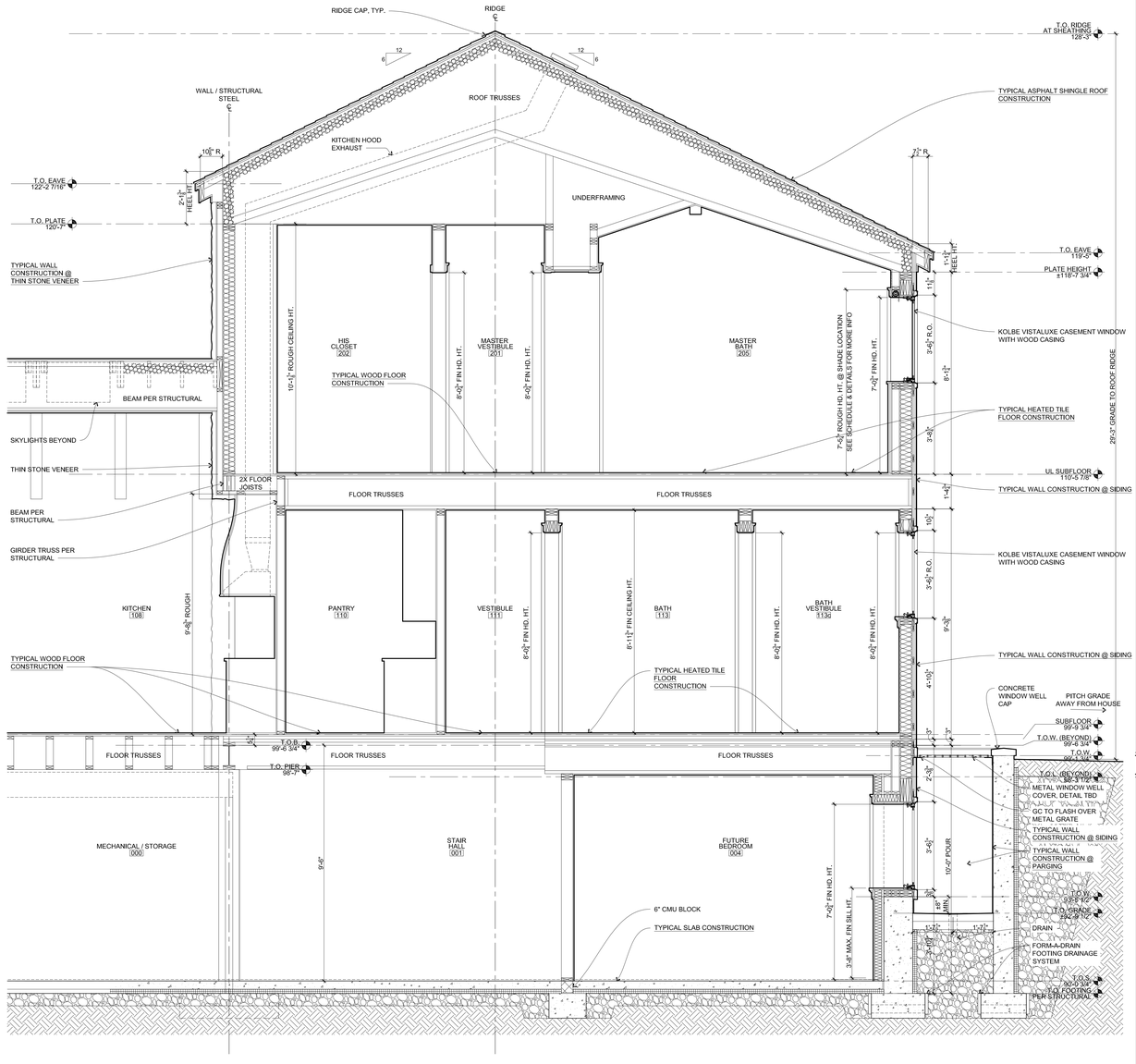
ISSUE: MEQUON ARB SET 06.19.2024

BUILDING SECTIONS

A3.04



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



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

TYPICAL CONSTRUCTION

STRUCTURAL NOTE

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TYPICAL FOOTING DETAIL

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- SEE STRUCTURAL DRAWINGS FOR ALL FOOTING INFORMATION AND DESIGNS
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- ADD WATER STOPS AT LOCATIONS SPECIFIED
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- FOOTING TO BEAR ON SUITABLE NATIVE SOIL OR ON LEAN-CONCRETE BACKFILL ON SUITABLE NATIVE SOIL, PER SOIL REPORT

TYPICAL SLAB CONSTRUCTION

- 4" CONCRETE SLAB / PER STRUCTURAL
- 10 MIL VAPOR RETARDER PER SOILS REPORT
- 2" RIGID INSULATION (R-10 MIN.)
- 8" MIN. CLEAN GRAVEL FILL
- UNDISTURBED SOIL

TYPICAL FOUNDATION WALL CONSTRUCTION

-DRAINAGE MAT
-R10 RIGID FOAM INSULATION & DRAINAGE BOARD
- FLUID-APPLIED WATERPROOFING MEMBRANE; INSTALL PER MFR'S INSTRUCTIONS, SEE SOIL REPORT FOR MORE INFORMATION
- CAST-IN-PLACE CONCRETE FOUNDATION

TYPICAL WALL CONSTRUCTION @ PARGING

- ½" PARGE COAT
- CAST-IN-PLACE CONCRETE FOUNDATION

TYPICAL WOOD FLOOR CONSTRUCTION

- ¾" WOOD FLOORING PER SELECTIONS PORTFOLIO
- ¾" PLYWOOD SUBFLOOR
- FLOOR FRAMING SYSTEM 19.2" O.C. MAX PER STRUCTURAL.
- R-30 MIN. CLOSED CELL SPRAY FOAM INSTULATION

TYPICAL TILE FLOOR CONSTRUCTION

- TILE SELECTION & THICKNESS PER SELECTIONS PORTFOLIO, W/ SETTING BED; TILE TO BE FLUSH WITH WOOD FLOORS
- SLIP SHEET - SCHLUTER DITRA OR SIM.
- ¾" PLYWOOD SUBFLOOR
- FLOOR FRAMING SYSTEM 19.2" O.C. MAX PER STRUCTURAL

TYPICAL HEATED TILE FLOOR CONSTRUCTION

- TILE SELECTION & THICKNESS PER SELECTIONS PORTFOLIO, W/ SETTING BED; TILE TO BE FLUSH WITH WOOD FLOORS
AT 1ST FLOOR
- SLIP SHEET - SCHLUTER DITRA OR SIM.
- ½" GYPCRETE W/ RADIANT TUBING
- ¾" PLYWOOD SUBFLOOR
- FLOOR FRAMING SYSTEM 19.2" O.C. MAX PER STRUCTURAL
AT 2ND FLOOR
- WARMLY YOURS ELECTRIC HEATING
-SLIP SHEET - SCHLUTER DITRA OR SIM.
-¾" PLYWOOD SUBFLOOR
-FLOOR FRAMING SYSTEM 19.2" O.C. MAX PER STRUCTURAL

TYPICAL WALL CONSTRUCTION @ SIDING

- LP SMARTSIDE 38 SERIES STRAND SUBSTRATE VERTICAL SIDING (INSTALLED AS REVERSE BATTEN SYSTEM- SEE 5/A4.04)
- HYDROGAP A/W BARRIER BY BENJAMIN OBDYKE, OR SIMILAR
- ½" CDX PLYWOOD SHEATHING
- 2X WOOD STUD WALLS (SEE PLAN)
- BATT INSULATION FOR R-21
TYPICAL:
- VAPOR BARRIER
- 5/8" GWB WITH LEVEL 4 SKIM COAT FOR SMOOTH FINISH
AT TILE/SLAB:
- VAPOR BARRIER
- ½" CEMENT BOARD (DUROCK OR SIM.)
- ±¼" SETTING BED
- TILE/SLAB PER ID SELECTION

TYPICAL WALL CONSTRUCTION @ FULL STONE VENEER

- 4" NOMINAL STONE VENEER (PROVIDE CORROSION RESISTANT TIES PER CODE SPACING)
- 1" AIR SPACE W/ FULL-HEIGHT MASONRY DRAINAGE MAT TYP. CAVCLEAR OR SIM.
- AIR/WEATHER BARRIER
- ½" CDX PLYWOOD SHEATHING
- 2X WOOD STUD WALLS (SEE PLAN)
- BATT INSULATION FOR R-21
TYPICAL:
-VAPOR BARRIER
-5/8" GWB WITH LEVEL 4 SKIM COAT FOR SMOOTH FINISH
AT TILE/SLAB:
-VAPOR BARRIER
-½" CEMENT BOARD (DUROCK OR SIM.)
-±¼" SETTING BED
-TILE/SLAB PER ID SELECTION

TYPICAL WALL CONSTRUCTION @ THIN STONE VENEER

- ADHERED 2" NOMINAL THIN STONE VENEER INSTALLED PER MFR INSTRUCTIONS
- BOND COAT AND SCRATCH COAT, INSTALLED PER MFR INSTRUCTIONS
- LATHNET DRAINAGE PLANE AND METAL LATH SYSTEM
- AIR/WEATHER BARRIER, CONFIRM NUMBER OF LAYERS WITH ADHERED MASONRY MFR INSTRUCTIONS
- ½" CDX PLYWOOD SHEATHING
- 2X WOOD STUD WALLS (SEE PLAN)
- BATT INSULATION FOR R-21

TYPICAL WALL CONSTRUCTION @ THIN STONE VENEER (CONTINUED)

TYPICAL:
- 5/8" GWB WITH LEVEL 4 SKIM COAT FOR SMOOTH FINISH
AT TILE/SLAB:
- VAPOR BARRIER
- ½" CEMENT BOARD (DUROCK OR SIM.)
- ±¼" SETTING BED
- TILE/SLAB PER ID SELECTION

TYPICAL ASPHALT SHINGLE ROOF CONSTRUCTION

- CERTAINTEED LANDMARK PRO ASPHALT SHINGLE
- ROOFING UNDERLAYMENT PER MANUFACTURE
- ICE AND WATER SHIELD, EXTEND UP ROOF TO A POINT ±36" MIN (HORIZ.), INSIDE EXT. WALL AND AT VALLEYS PER MANUFACTURE
- EXTERIOR GRADE ROOF SHEATHING
AT RIDGE VENT ROOFS
- 1½" MIN. RAFTER VENT BAFFLE, TO PROVIDE CONTINUOUS VENTILATION FROM EAVE TO VENT
- ROOF FRAMING, SEE SECTIONS AND STRUCTURAL DRAWINGS
-BATT INSULATION R-38 MIN, AT FLAT CEILINGS, R-49 MIN., AND/OR PER CODE
- INTERIOR FINISH

TYPICAL ASPHALT SHINGLE ROOF CONSTRUCTION (CONTINUED)

AT RIDGE CAP ROOFS
- ROOF FRAMING, SEE SECTIONS AND STRUCTURAL DRAWINGS
-R-49 CLOSED CELL SPRAY FOAM INSULATION
- INTERIOR FINISH

TYPICAL METAL ROOF CONSTRUCTION

- DOUBLE LOCK STANDING SEAM METAL PANELS-SEAMS 20" O.C.
- RED ROSIN PAPER
- #30 ROOF FELT
- HIGH TEMP ICE AND WATER SHIELD
- EXTERIOR GRADE ROOF SHEATHING
- ROOF FRAMING, SEE SECTIONS AND STRUCTURAL DRAWINGS
- R-49 MIN, CLOSED-CELL SPRAY FOAM INSULATION
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TYPICAL EXTERIOR TRIM

- TRIM TO BE LP SMART SIDING OR SIM. SMOOTH COMPOSITE TRIM
- SEE SECTIONS AND DETAILS FOR SIZING INFORMATION

TYPICAL GUTTERS AND DOWNSPOUTS

- 6" PREFINISHED METAL HALF ROUND GUTTER WITH BENT ROD & HANGER
- 4" PREFINISHED METAL ROUND DOWNSPOUTS
- FASTEN DOWNSPOUTS TO EXTERIOR WALLS WITH PREFINISHED METAL STRAPS
- DOWNSPOUTS TO TERMINATE INTO A COPPER BOOT ADAPTER FOR DRAIN TILE, FINAL DESIGN TBD
- NO PVC SHOULD BE SEEN ABOVE GRADE

WADE WEISSMANN ARCHITECTURE

JRD

MEQUON RESIDENCE

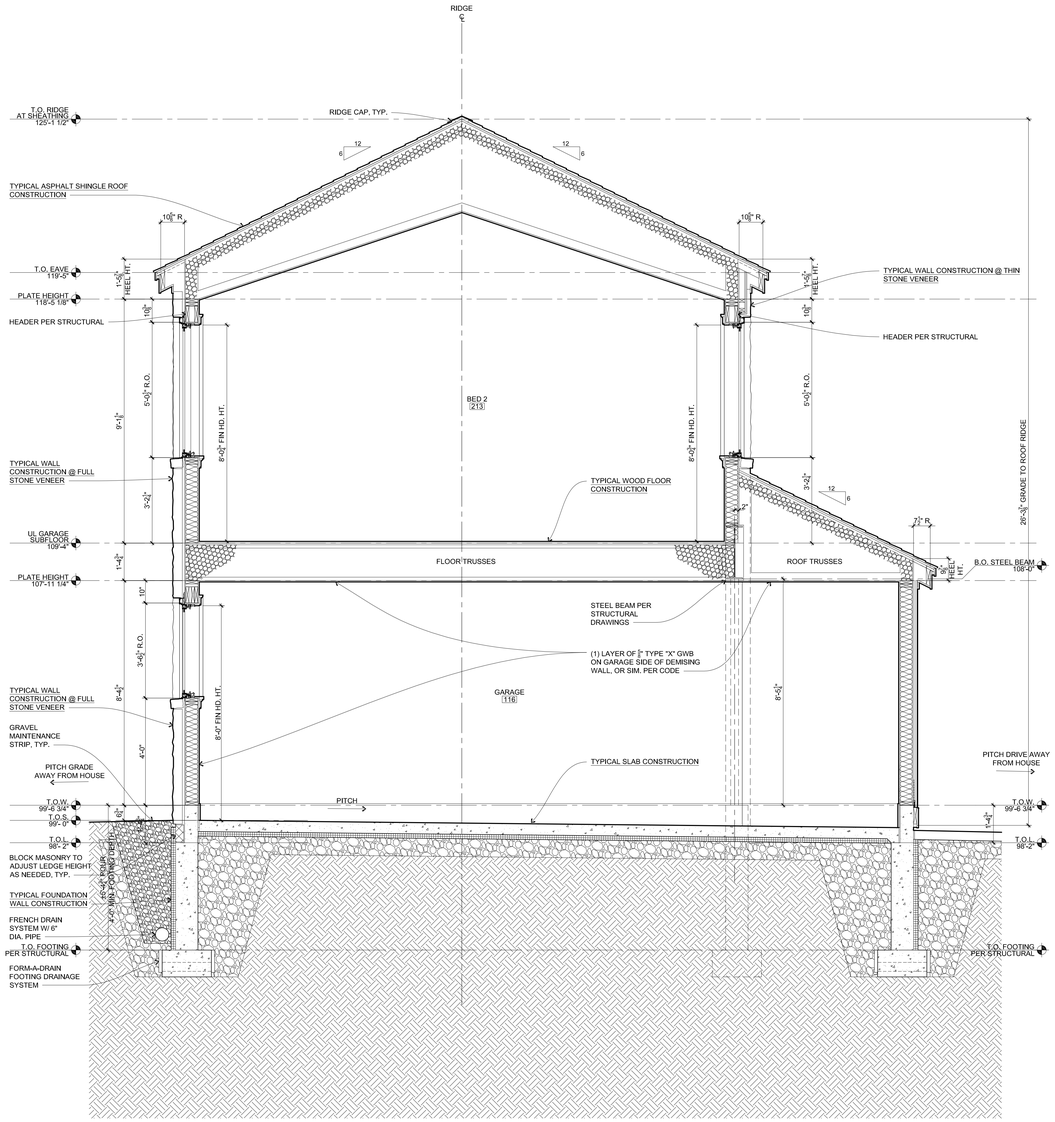
710 E. Ravine Drive, Mequon, WI 53092

ISSUE:
MEQUON ARB SET 08.19.2024

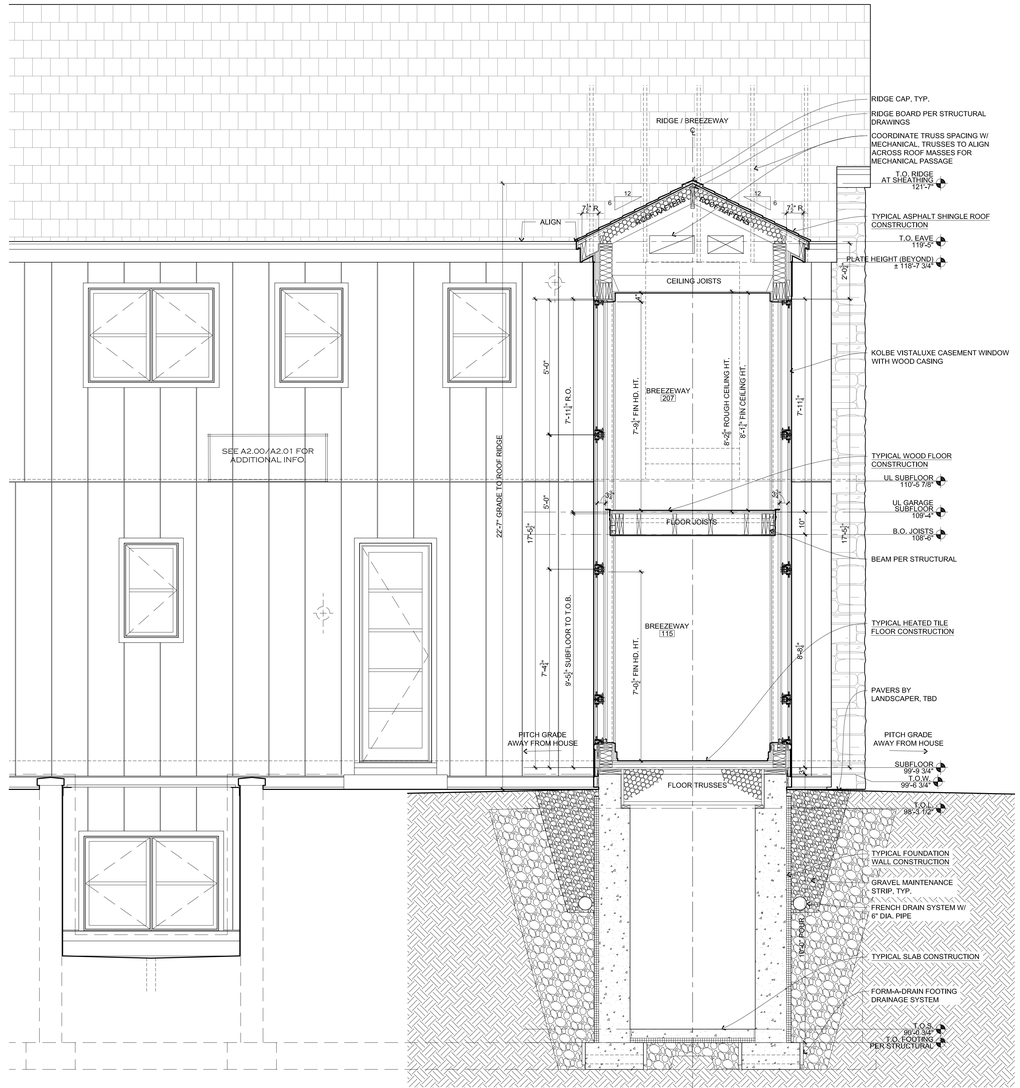
BUILDING SECTIONS

A3.05

Attachment: Survey and Plans (9640 : Jim Rankin & Jennifer Dable)



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



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

TYPICAL CONSTRUCTION

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- FOOTING TO BEAR ON SUITABLE NATIVE SOIL OR ON LEAN-CONCRETE BACKFILL ON SUITABLE NATIVE SOIL, PER SOIL REPORT

TYPICAL SLAB CONSTRUCTION
- 4" CONCRETE SLAB / PER STRUCTURAL
- 10 MIL VAPOR RETARDER PER SOILS REPORT
- 2" RIGID INSULATION (R-10 MIN.)
- 8" MIN. CLEAN GRAVEL FILL
- UNDISTURBED SOIL

TYPICAL FOUNDATION WALL CONSTRUCTION
-DRAINAGE MAT
-R10 RIGID FOAM INSULATION & DRAINAGE BOARD
- FLUID-APPLIED WATERPROOFING MEMBRANE: INSTALL PER MFR'S INSTRUCTIONS, SEE SOIL REPORT FOR MORE INFORMATION
- CAST-IN-PLACE CONCRETE FOUNDATION

TYPICAL WALL CONSTRUCTION @ PARGING
- 3/4" PARGE COAT
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TYPICAL WOOD FLOOR CONSTRUCTION
- 3/4" WOOD FLOORING PER SELECTIONS PORTFOLIO
- 3/4" PLYWOOD SUBFLOOR
- FLOOR FRAMING SYSTEM 19.2" O.C. MAX PER STRUCTURAL.
- R-30 MIN. CLOSED CELL SPRAY FOAM INSTULATION

TYPICAL TILE FLOOR CONSTRUCTION
- TILE SELECTION & THICKNESS PER SELECTIONS PORTFOLIO, W/ SETTING BED; TILE TO BE FLUSH WITH WOOD FLOORS
- SLIP SHEET - SCHLUTER DITRA OR SIM.
- 3/4" PLYWOOD SUBFLOOR
- FLOOR FRAMING SYSTEM 19.2" O.C. MAX PER STRUCTURAL

TYPICAL HEATED TILE FLOOR CONSTRUCTION
- TILE SELECTION & THICKNESS PER SELECTIONS PORTFOLIO, W/ SETTING BED; TILE TO BE FLUSH WITH WOOD FLOORS

AT 1ST FLOOR
- SLIP SHEET - SCHLUTER DITRA OR SIM.
- 1/2" GYPCRETE W/ RADIANT TUBING
- 3/4" PLYWOOD SUBFLOOR
- FLOOR FRAMING SYSTEM 19.2" O.C. MAX PER STRUCTURAL

AT 2ND FLOOR
- WARMLY YOURS ELECTRIC HEATING -SLIP SHEET - SCHLUTER DITRA OR SIM.
-3/4" PLYWOOD SUBFLOOR -FLOOR FRAMING SYSTEM 19.2" O.C. MAX PER STRUCTURAL

TYPICAL WALL CONSTRUCTION @ SIDING
- LP SMARTSIDE 38 SERIES STRAND SUBSTRATE VERTICAL SIDING (INSTALLED AS REVERSE BATTEN SYSTEM- SEE S/A4.04)
- HYDROGAP A/W BARRIER BY BENJAMIN OBDYKE, OR SIMILAR
- 7" CDX PLYWOOD SHEATHING
- 2X WOOD STUD WALLS (SEE PLAN)
- BATT INSULATION FOR R-21

TYPICAL:
- VAPOR BARRIER
- 5/8" GWB WITH LEVEL 4 SKIM COAT FOR SMOOTH FINISH

AT TILE/SLAB:
- VAPOR BARRIER
- 1/2" CEMENT BOARD (DUROCK OR SIM.)
- ±1/2" SETTING BED
- TILE/SLAB PER ID SELECTION

TYPICAL WALL CONSTRUCTION @ FULL STONE VENEER
- 4" NOMINAL STONE VENEER (PROVIDE CORROSION RESISTANT TIES PER CODE SPACING)
- 1" AIR SPACE W/ FULL-HEIGHT MASONRY DRAINAGE MAT TYP. CAVCLEAR OR SIM.
- AIRWEATHER BARRIER
- 7/16" CDX PLYWOOD SHEATHING
- 2X WOOD STUD WALLS (SEE PLAN)
- BATT INSULATION FOR R-21

TYPICAL:
-VAPOR BARRIER
-5/8" GWB WITH LEVEL 4 SKIM COAT FOR SMOOTH FINISH

AT TILE/SLAB:
-VAPOR BARRIER
-1/2" CEMENT BOARD (DUROCK OR SIM.)
-±1/2" SETTING BED
-TILE/SLAB PER ID SELECTION

TYPICAL WALL CONSTRUCTION @ THIN STONE VENEER
- ADHERED 2" NOMINAL THIN STONE VENEER INSTALLED PER MFR INSTRUCTIONS
- BOND COAT AND SCRATCH COAT, INSTALLED PER MFR INSTRUCTIONS
- LATHNET DRAINAGE PLANE AND METAL LATH SYSTEM
- AIRWEATHER BARRIER, CONFIRM NUMBER OF LAYERS WITH ADHERED MASONRY MFR INSTRUCTIONS
- 7/16" CDX PLYWOOD SHEATHING
- 2X WOOD STUD WALLS (SEE PLAN)
- BATT INSULATION FOR R-21

TYPICAL WALL CONSTRUCTION @ THIN STONE VENEER (CONTINUED)

TYPICAL:
- VAPOR BARRIER
- 5/8" GWB WITH LEVEL 4 SKIM COAT FOR SMOOTH FINISH

AT TILE/SLAB:
- VAPOR BARRIER
- 1/2" CEMENT BOARD (DUROCK OR SIM.)
- ±1/2" SETTING BED
- TILE/SLAB PER ID SELECTION

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- CERTAINTEED LANDMARK PRO ASPHALT SHINGLE
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- INTERIOR FINISH

TYPICAL ASPHALT SHINGLE ROOF CONSTRUCTION (CONTINUED)

AT RIDGE CAP ROOFS
- ROOF FRAMING, SEE SECTIONS AND STRUCTURAL DRAWINGS
-R-49 CLOSED CELL SPRAY FOAM INSULATION
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TYPICAL METAL ROOF CONSTRUCTION
- DOUBLE LOCK STANDING SEAM METAL PANELS-SEAMS 20" O.C.
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- R-49 MIN. CLOSED-CELL SPRAY FOAM INSULATION
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- SEE SECTIONS AND DETAILS FOR SIZING INFORMATION

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- NO PVC SHOULD BE SEEN ABOVE GRADE

WADE WEISSMAN ARCHITECTURE

JRD

MEQUON RESIDENCE

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ISSUE:
MEQUON ARB SET 06.19.2024

BUILDING SECTIONS

A3.06

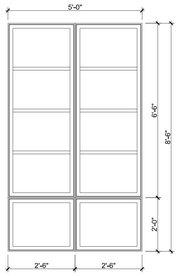
WINDOW SCHEDULE

#	RM #	ROOM NAME	TYPE	WINDOW INFO MFR	WINDOW INFO MODEL	UNITS PER ASSEMBLY	UNIT/ASSEMBLY SIZE WIDTH	UNIT/ASSEMBLY SIZE HEIGHT	COMMENTS
1	000	MECH./STORAGE	F	KOLBE	CASEMENT 2636 (x2)	2	5'-0"	3'-6"	EGRESS WINDOWS, FACTORY MULL
1	004	BEDROOM	F	KOLBE	CASEMENT 2636 (x2)	2	5'-0"	3'-6"	EGRESS WINDOWS, FACTORY MULL
1	102	FOYER	A	KOLBE	CASEMENT 2666 (x2) AWNING 2620 (x2)	4	5'-0"	8'-6"	FACTORY MULL
2	102	FOYER	A	KOLBE	CASEMENT 2666 (x2) AWNING 2620 (x2)	4	5'-0"	8'-6"	FACTORY MULL
1	103	PWDR RM		KOLBE	CASEMENT 2448	1	2'-4"	4'-8"	CUSTOM HEIGHT
1	104	DINING ROOM	B	KOLBE	CASEMENT 2666 AWNING 2620	2	2'-6"	8'-6"	FACTORY MULL
2	104	DINING ROOM	B	KOLBE	CASEMENT 2666 AWNING 2620	2	2'-6"	8'-6"	FACTORY MULL
3	104	DINING ROOM	B	KOLBE	CASEMENT 2666 AWNING 2620	2	2'-6"	8'-6"	FACTORY MULL
4	104	DINING ROOM	B	KOLBE	CASEMENT 2666 AWNING 2620	2	2'-6"	8'-6"	FACTORY MULL
1	106	MUSIC ROOM	A	KOLBE	CASEMENT 2666 (x2) AWNING 2620 (x2)	4	5'-0"	8'-6"	SOLAR SHADE POCKET LOCATION, FACTORY MULL
2	106	MUSIC ROOM	A	KOLBE	CASEMENT 2666 (x2) AWNING 2620 (x2)	4	5'-0"	8'-6"	SOLAR SHADE POCKET LOCATION, FACTORY MULL
3	106	MUSIC ROOM	C	KOLBE	CASEMENT 2066 AWNING 2020	2	2'-0"	8'-6"	SOLAR SHADE POCKET LOCATION, FACTORY MULL
1	108	KITCHEN	D	KOLBE	CASEMENT 2448 (x4) CASEMENT 2430 (x2) AWNING 2418 (x2)	8	14'-0"	4'-8"	CUSTOM HEIGHTS, FACTORY MULL
2	108	KITCHEN	N	VELUX	M04	10	2'-6 9/16"	3'-2 3/8"	FIXED SKYLIGHT, TEMPERED LOW E3 GLASS
1	109	STAIR HALL	E	KOLBE	CASEMENT 2436 (x2)	2	4'-8"	3'-6"	FACTORY MULL
2	109	STAIR HALL	F	KOLBE	CASEMENT 2636 (x2)	2	5'-0"	3'-6"	FACTORY MULL
1	112	4-SEASONS ROOM	N	KOLBE	CASEMENT XX66 AWNING XX20	2	2'-7 3/4"	8'-6"	CUSTOM WIDTHS, FACTORY MULL. SEE A4.01 FOR ADDITIONAL INFORMATION. SOLAR SHADE POCKET LOCATION
2	112	4-SEASONS ROOM	N	KOLBE	CASEMENT XX66 AWNING XX20	2	2'-7 3/4"	8'-6"	CUSTOM WIDTHS, FACTORY MULL. SEE A4.01 FOR ADDITIONAL INFORMATION. SOLAR SHADE POCKET LOCATION
3	112	4-SEASONS ROOM	G	KOLBE	CASEMENT XX66 (x2) AWNING XX20 (x2)	4	5'-2 3/4"	8'-6"	CUSTOM WIDTHS, FACTORY MULL. SEE A4.01 FOR ADDITIONAL INFORMATION. SOLAR SHADE POCKET LOCATION
4	112	4-SEASONS ROOM	N	KOLBE	CASEMENT XX66 AWNING XX20	2	2'-7 3/4"	8'-6"	CUSTOM WIDTHS, FACTORY MULL. SEE A4.01 FOR ADDITIONAL INFORMATION. SOLAR SHADE POCKET LOCATION
5	112	4-SEASONS ROOM	N	KOLBE	CASEMENT XX66 AWNING XX20	2	2'-7 3/4"	8'-6"	CUSTOM WIDTHS, FACTORY MULL. SEE A4.01 FOR ADDITIONAL INFORMATION. SOLAR SHADE POCKET LOCATION
1	113c	BATH VESTIBULE		KOLBE	CASEMENT 2036	1	2'-0"	3'-6"	
1	114	MUDROOM		KOLBE	CASEMENT 2030	1	2'-0"	3'-0"	
1	115	BREEZEWAY	L	KOLBE	CASEMENT 2866 (x2) CASEMENT 2850 (x8) CASEMENT 28410 (x2) AWNING 2620 (x2)	14	10'-8"	16'-6 1/2"	(2) CUSTOM HEIGHT CASEMENT UNITS. NO FACTORY EXTENSION MULL ON INTERIOR WINDOWS - SEE A4.02 FOR ADDITIONAL INFORMATION.
2	115	BREEZEWAY	L	KOLBE	CASEMENT 2866 (x2) CASEMENT 2850 (x8) CASEMENT 28410 (x2) AWNING 2620 (x2)	14	10'-8"	16'-6 1/2"	(2) CUSTOM HEIGHT CASEMENT UNITS. NO FACTORY EXTENSION MULL ON INTERIOR WINDOWS - SEE A4.02 FOR ADDITIONAL INFORMATION.
1	116	GARAGE		KOLBE	CASEMENT 2040	1	2'-0"	4'-0"	
2	116	GARAGE	H	KOLBE	CASEMENT 2050 (x2)	2	4'-0"	5'-0"	FACTORY MULL
3	116	GARAGE	H	KOLBE	CASEMENT 2050 (x2)	2	4'-0"	5'-0"	FACTORY MULL
4	116	GARAGE	H	KOLBE	CASEMENT 2050 (x2)	2	4'-0"	5'-0"	FACTORY MULL
5	116	GARAGE		KOLBE	CASEMENT 2040	1	2'-0"	4'-0"	
1	200	STAIR HALL	I	KOLBE	CASEMENT 2650 (x2)	2	5'-0"	5'-0"	FACTORY MULL
2	200	STAIR HALL		KOLBE	CASEMENT 2636	1	2'-6"	3'-6"	
3	200	STAIR HALL	M	KOLBE	CASEMENT 2636 (x2) CASEMENT 2650 (x4)	6	5'-0"	13'-6"	FACTORY MULL
4	200	STAIR HALL		KOLBE	CASEMENT 2636	1	2'-6"	3'-6"	
1	202	HIS CLOSET		KOLBE	CASEMENT 2030	1	2'-0"	3'-0"	
1	203	HER CLOSET		KOLBE	CASEMENT 2030	1	2'-0"	3'-0"	
1	204	MASTER BEDROOM		KOLBE	CASEMENT 2450	1	2'-4"	5'-0"	SOLAR SHADE POCKET LOCATION
2	204	MASTER BEDROOM		KOLBE	CASEMENT 2450	1	2'-4"	5'-0"	SOLAR SHADE POCKET LOCATION
3	204	MASTER BEDROOM		KOLBE	CASEMENT 2450	1	2'-4"	5'-0"	SOLAR SHADE POCKET LOCATION
4	204	MASTER BEDROOM		KOLBE	CASEMENT 2450	1	2'-4"	5'-0"	SOLAR SHADE POCKET LOCATION
1	205	MASTER BATHROOM		KOLBE	CASEMENT 2436	1	2'-4"	3'-6"	SOLAR SHADE POCKET LOCATION
2	205	MASTER BATHROOM	E	KOLBE	CASEMENT 2436 (x2)	2	4'-8"	3'-6"	SOLAR SHADE POCKET LOCATION, FACTORY MULL
1	205b	MASTER SHOWER		KOLBE	CASEMENT 2436	1	2'-4"	3'-6"	
1	206	LAUNDRY		KOLBE	CASEMENT 2436	1	2'-4"	3'-6"	
1	210	BED 1	J	KOLBE	CASEMENT 2450 (x2)	2	4'-8"	5'-0"	FACTORY MULL
2	210	BED 1	K	KOLBE	CASEMENT 2466 (x4)	4	9'-4"	6'-6"	FACTORY MULL
3	210	BED 1	J	KOLBE	CASEMENT 2450 (x2)	2	4'-8"	5'-0"	FACTORY MULL
1	211	BATH 1		KOLBE	CASEMENT 2450	1	2'-4"	5'-0"	
1	213	BED 2	J	KOLBE	CASEMENT 2450 (x2)	2	4'-8"	5'-0"	FACTORY MULL
2	213	BED 2	K	KOLBE	CASEMENT 2466 (x4)	4	9'-4"	5'-0"	FACTORY MULL
3	213	BED 2	J	KOLBE	CASEMENT 2450 (x2)	2	4'-8"	5'-0"	FACTORY MULL
1	214	BATH 2		KOLBE	CASEMENT 2450	1	2'-4"	5'-0"	

GENERAL WINDOW SPECIFICATIONS:

1. KOLBE VISTALUX WD LINE, U.N.O.
2. SEE SCHEDULE FOR UNIT TYPE
3. EXTERIOR COLOR BLACK, PRIMED PINE INTERIORS
4. DOUBLE PANE GLASS
5. 1-3/8" SQUARE PROFILE PERFORMANCE DIVIDED LITES
6. ACCENT EXTERIOR STYLE, U.N.O.
7. FOR OPERABILITY SEE EXTERIOR ELEVATIONS
8. NEW WINDOWS SHALL MEET THE 0.35 FENESTRATION U-FACTOR PER ***SPS TABLE 322.31-1***
9. ALL JAMB EXTENSIONS BY FINISH CARPENTER
10. WINDOW HARDWARE T.B.D., BY I.D.
11. ALL WINDOWS WITHIN 2'-0" OF A DOOR OR 1'-6" OF THE FLOOR TO BE TEMPERED PER ***SPS 321.05-3***

WINDOW TYPES (NOT TO SCALE)



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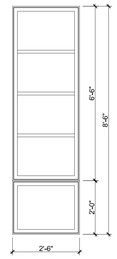

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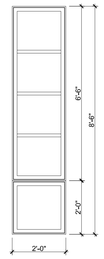

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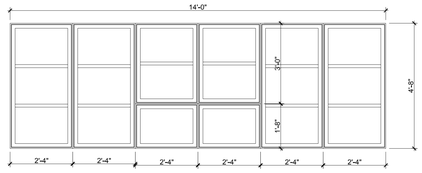

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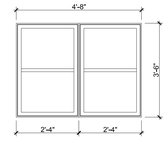

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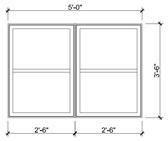

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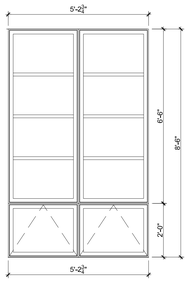

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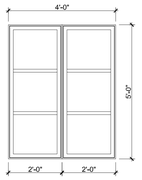

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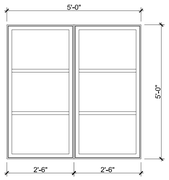

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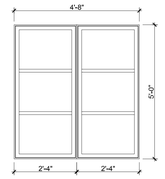

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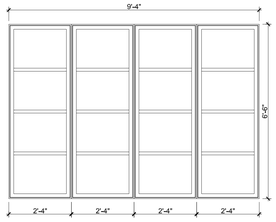

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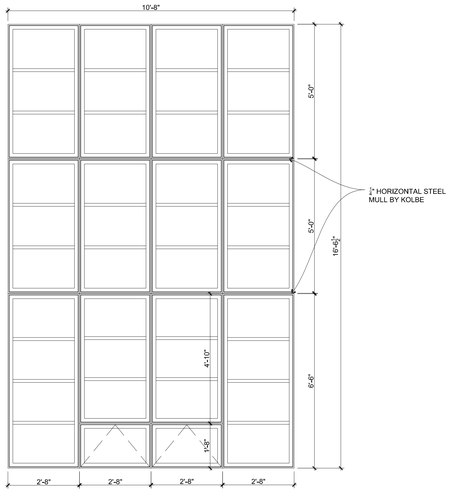

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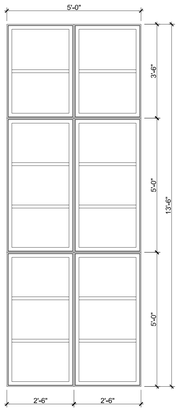

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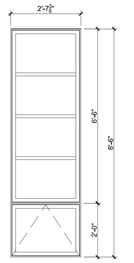

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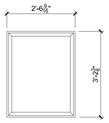

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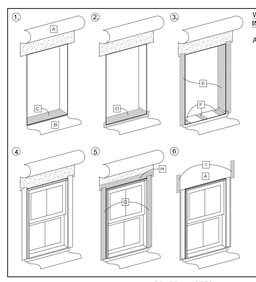
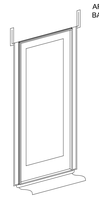


WINDOWS (SEE ALSO WINDOW MANUFACTURER'S LATEST INSTALLATION INSTRUCTIONS)

AFTER SHEATHING IS COVERED IN WEATHER RESISTIVE BARRIER (WRB):

1. CUT WRB FLUSH WITH EDGES OF R.O. AT SIDES AND BOTTOM. CUT 12" FLAP OF WRB A THAT EXTENDS 6" PAST R.O. ON EITHER SIDE, AND FOLD UP. ATTACH THRU-WALL FLASHING B (IF NEEDED) AT SILL. INSTALL A CONT. WATER RESISTANT SILL WEDGE C (CEDAR SIDING OR SIM) TO CREATE A POSITIVE DRAINAGE SLOPE. GLUE TO R.O. SILL WITH TWO BEADS OF SEALANT AND SCREW IN PLACE.
2. APPLY SELF-ADHERING FLEXIBLE MEMBRANE PAN FLASHING D TO SILL WEDGE. WRAP UP JAMBS 1" MAX. AND LAP OVER WRB 2". PRESS AROUND CORNERS FROM INSIDE-OUT TO MINIMIZE WRINKLES.
3. APPLY PEEL AND STICK FLASHING E AT JAMBS, LAPPING OVER WRB AND ONTO WOOD IN R.O. AT HEAD, JAMB FLASHING SHOULD EXTEND 2" ABOVE TOP OF R.O. AND ADHERE DIRECTLY TO SHEATHING. AT SILL, JAMB FLASHING LAPS OVER SILL FLASHING. PLACE PLASTIC SHIMS F AT SILL TO COUNTER SLOPE OF SILL WEDGE, FASTEN WITH ADHESIVE.
4. INSTALL WINDOW IN R.O. PER MANUFACTURER'S INSTRUCTIONS.
5. APPLY SECOND LAYER OF PEEL AND STICK FLASHING G AT JAMBS, FOLD 90° AND SEAL TO WINDOW FRAME. APPLY PEEL AND STICK FLASHING H AT HEAD, EXTEND 2" PAST JAMB FLASHING ON EACH SIDE. LAP HEAD FLASHING OVER TOP OF JAMB FLASHING AND FOLD 90° AND SEAL TO WINDOW FRAME.
6. FOLD DOWN WRB FLAP A AT HEAD AND TAPE I SLITS CLOSED.

DOORS (SEE ALSO DOOR MANUFACTURER'S LATEST INSTALLATION INSTRUCTIONS)



AFTER SHEATHING IS COVERED IN WEATHER RESISTIVE BARRIER (WRB):

1. FOLLOW WINDOW STEPS 1-2, OMIT SILL WEDGE C .
2. INSTALL COPPER PAN FLASHING PER 17/A4.00. ADHERE TO SUBFLOOR WITH POLYURETHANE ADHESIVE.
3. FOLLOW WINDOW STEPS 3-6, LAP JAMB FLASHINGS E OVER END DAMS OF COPPER PAN FLASHING AND OMIT PLASTIC SHIMS F .

GENERAL NOTES

1. SEE ALSO MANUFACTURER'S INSTRUCTIONS FOR ROUGH OPENING PREP AND UNIT INSTALLATION.
2. SEE "ROUGH CARPENTRY" SPECIFICATIONS FOR MATERIAL.
3. STORE FLEXIBLE FLASHING IN WARM AREA PRIOR TO INSTALLATION.
4. APPLY FLEXIBLE FLASHINGS DURING WINDOW INSTALLATION. MATERIAL WILL BREAK DOWN FROM U/V EXPOSURE.

WINDOW AND DOOR ROUGH OPENING PREP

SCALE: NTS

WADE WEISSMANN ARCHITECTURE

JRD

MEQUON RESIDENCE

710 E. Ravine Drive, Mequon, WI 53092

Attachment: Survey and Plans (9645 : Jim Rankin & Jennifer Dahle)

ISSUE: MEQUON ARB SET 06.19.2024

WINDOW SCHEDULE

A5.00

EXTERIOR DOOR SCHEDULE

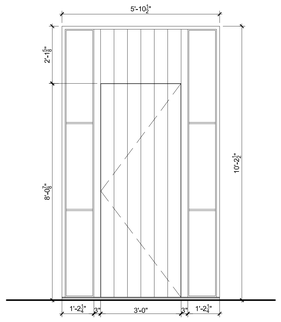
RM #	DR #	ROOM NAME	TYPE	DOOR INFO MFR	DOOR INFO MODEL	UNITS PER ASSEMBLY	UNIT/ASSEMBLY SIZE WIDTH	UNIT/ASSEMBLY SIZE HEIGHT	COMMENTS
102	1	FOYER	A	MILLWORKER	–	1	5'-10 1/2"	10'-2 1/2"	CUSTOM WOOD DOOR & SIDELIGHTS. SEE A4.00 FOR ADDITIONAL INFORMATION.
106	2	MUSIC ROOM	B	KOLBE	VLI5080 TRANSOM-(2) CUSTOM VLI2680 TRANSOM 2620 (X4) VLI 2680 (X2)	7	10'-6 3/4"	10'-1 5/8"	FIXED. FACTORY MULL
106	3	MUSIC ROOM	–	KOLBE	VLI 2680	1	2'-8"	8'-2 3/16"	FIXED. SOLAR SHADE POCKET LOCATION
107	1	FAMILY ROOM	C	KOLBE	VLI 5080 (X3)	3	15'-8 3/8"	8'-2 3/16"	FACTORY MULL. SOLAR SHADE POCKET LOCATION
107	2	FAMILY ROOM	–	KOLBE	VLI 5080	1	5'-2 25/32"	8'-2 3/16"	SOLAR SHADE POCKET LOCATION
107a	1	BREAKFAST NOOK	–	KOLBE	VLI 5080	1	5'-2 25/32"	8'-2 3/16"	SOLAR SHADE POCKET LOCATION
108	1	KITCHEN	–	KOLBE	VLI2680	1	2'- 8"	8'-2 3/16"	
112	1	4-SEASONS ROOM	–	KOLBE	VLI 5080	1	5'-2 25/32"	8'-2 3/16"	SOLAR SHADE POCKET LOCATION
112	2	4-SEASONS ROOM	–	KOLBE	VLI 5080	1	5'-2 25/32"	8'-2 3/16"	SOLAR SHADE POCKET LOCATION
112	3	4-SEASONS ROOM	–	KOLBE	VLI 2680	1	2'-8"	8'-2 3/16"	FIXED. SOLAR SHADE POCKET LOCATION
113e	1	OUTDOOR SHOWER	–	KOLBE	VL AL 2680	1	2'- 8"	8'-2 3/16"	VISTALUXE ALUMINUM DOOR
114	1	MUDROOM	–	KOLBE	VLI2680	1	2'- 8"	8'-2 3/16"	
116	1	GARAGE	D	GEIS OR SIM.	CUSTOM	1	9'-4"	8'-0"	OVERLAYED - INSULATED DOOR, COPPER BOTTOM TRIM FLASHING, VERTICAL T&G
116	2	GARAGE	D	GEIS OR SIM.	CUSTOM	1	9'-4"	8'-0"	OVERLAYED - INSULATED DOOR, COPPER BOTTOM TRIM FLASHING, VERTICAL T&G
116	3	GARAGE	D	GEIS OR SIM.	CUSTOM	1	9'-4"	8'-0"	OVERLAYED - INSULATED DOOR, COPPER BOTTOM TRIM FLASHING, VERTICAL T&G
204	1	MASTER BEDROOM	–	KOLBE	VLI 2480	1	2'-4"	8'-2 3/16"	FIXED. SOLAR SHADE POCKET LOCATION
204	2	MASTER BEDROOM	–	KOLBE	VLI 5080	1	5'-2 25/32"	8'-2 3/16"	SOLAR SHADE POCKET LOCATION
204	3	MASTER BEDROOM	–	KOLBE	VLI 2480	1	2'- 4"	8'-2 3/16"	FIXED. SOLAR SHADE POCKET LOCATION

GENERAL EXTERIOR DOOR SPECIFICATIONS

1. KOLBE VISTALUX WD LINE, U.N.O.
2. SEE SCHEDULE FOR UNIT TYPE
3. EXTERIOR COLOR BLACK, PRIMED PINE INTERIOR
4. DOUBLE PANE GLASS
5. 1-3/8" SQUARE PROFILE PERFORMANCE DIVIDED LITES
6. ACCENT EXTERIOR STYLE, U.N.O.
7. NEW DOORS SHALL MEET THE 0.35 FENESTRATION U-FACTOR PER ***SPS 322.31-1***
8. ALL DOOR UNIT GLASS TO BE TEMPERED PER ***SPS 321.05-3***
9. HARDWARE SELECTIONS BY OWNER/I.D.
10. INTERIOR FINISH PER SELECTIONS PORTFOLIO
11. FOR OPERABILITY SEE EXTERIOR ELEVATIONS

EXTERIOR DOOR TYPES (NOT TO SCALE)

NOTE: ALL DOOR DETAILS TO BE VERIFIED IN SHOP DRAWINGS



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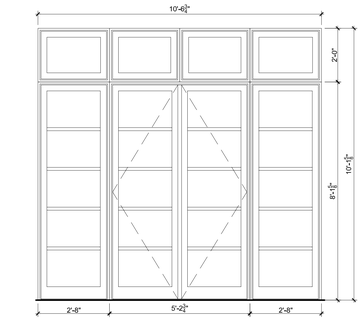

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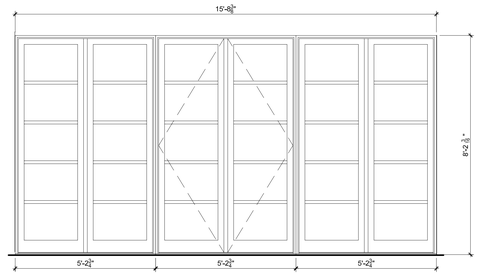

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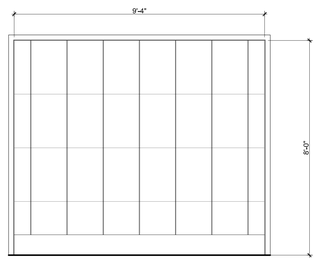
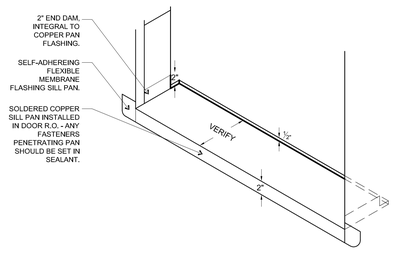


D

GENERAL NOTES (APPLIES TO ALL DETAIL SHEETS)
1. SEE (A5. SERIES) FOR EXTERIOR MOULDING PROFILES.
2. INSULATION MAY NOT BE SHOWN FOR CLARITY ON DETAILS.



COPPER PAN FLASHING @ EXTERIOR DOORS

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

WADE WEISSMANN ARCHITECTURE
JRD

MEQUON RESIDENCE

710 E. Ravine Drive, Mequon, WI 53092

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Attachment: Survey and Plans (9640 : Jim Rankin & Jennifer Dahle)

ISSUE:
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EXTERIOR DOOR SCHEDULE

A5.01

INTERIOR DOOR SCHEDULE

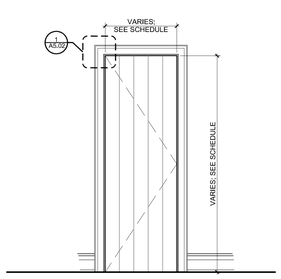
RM #	DR #	ROOM NAME	TYPE	DOOR INFO MFR	DOOR INFO MODEL	UNIT SIZE WIDTH	UNIT SIZE HEIGHT	HARDWARE SET	COMMENTS
102	2	FOYER	AA	TRUSTILE	TMP1005	2'-8"	8'-0 3/4"	--	
102	3	FOYER	AA	TRUSTILE	TMP1005	2'-8"	8'-0 3/4"	--	
102	4	FOYER	DD	--	--	5'-0"	10'-0 3/4"	--	ARCHED DRYWALL OPENING. SEE INTERIORS FOR R.O.
103	1	PWDR RM	AA	TRUSTILE	TMP1005	2'-8"	8'-0 3/4"	--	
103	2	PWDR RM	FF	--	--	2'-6"	8'-0 3/4"	--	DRYWALL OPENING
105	1	BUTLER'S PANTRY	EE	--	--	3'-8"	8'-5 1/8"	--	CASED OPENING
106	1	MUSIC ROOM	DD	--	--	5'-0"	10'-0 3/4"	--	ARCHED DRYWALL OPENING. SEE INTERIORS FOR R.O.
106	4	MUSIC ROOM	FF	--	--	3'-5"	8'-0 3/4"	--	DRYWALL OPENING
107	3	FAMILY ROOM	EE	--	--	16'-0"	8'-1"	--	DRYWALL OPENING
108	2	KITCHEN	--	--	--	2'-8"	8'-0 3/4"	--	STONE CASED OPENING/CASED OPENING - SEE A6.13A FOR ADDITIONAL INFORMATION.
109	1	STAIR HALL	GG	CUSTOM	CUSTOM	2'-8"	8'-0 3/4"	--	CUSTOM POCKET DOOR DOG GATE - SEE DIAGRAM.
110	1	PANTRY	AA	TRUSTILE	TMP1005	2'-8"	8'-0 3/4"	--	
111	1	VESTIBULE	AA	TRUSTILE	TMP1005	3'-0"	8'-0 3/4"	--	
111	2	VESTIBULE	--	--	--	3'-0"	8'-0 3/4"	--	STONE OPENING
112	4	4-SEASONS ROOM	AA	TRUSTILE	TMP1005	2'-8"	8'-0 3/4"	--	
113	1	BATH	AA	TRUSTILE	TMP1005	2'-8"	8'-0 3/4"	--	
113a	1	W.C.	BB	TRUSTILE	TMP1005	2'-6"	8'-0 3/4"	--	POCKET DOOR
113c	1	BATH VESTIBULE	EE	--	--	2'-8"	8'-0 3/4"	--	CASED OPENING
115	1	BREEZEWAY	AA	TRUSTILE	TMP1005	3'-0"	7'-0 3/4"	--	EXTERIOR WEATHERSTRIP DOOR, FIRE RATED
200	1	STAIR HALL	AA	TRUSTILE	TMP1005	3'-0"	7'-0 3/4"	--	
200	2	STAIR HALL	AA	TRUSTILE	TMP1005	3'-0"	7'-0 3/4"	--	
201	1	MASTER VESTIBULE	AA	TRUSTILE	TMP1005	3'-0"	8'-0 3/4"	--	EMBRASURE DOOR
201	2	MASTER VESTIBULE	EE	--	--	3'-0"	8'-0 3/4"	--	CASED OPENING
202	1	HIS CLOSET	EE	--	--	2'-8"	8'-0 3/4"	--	CASED OPENING
203	1	HIER CLOSET	EE	--	--	2'-8"	8'-0 3/4"	--	CASED OPENING
205	1	MASTER BATHROOM	CC	TRUSTILE	TMP1005	2'-8"	8'-0 3/4"	--	EMBRASURE DOORS
205	2	MASTER W.C.	AA	TRUSTILE	TMP1005	2'-8"	8'-0 3/4"	--	
208	1	VESTIBULE	HH	TRUSTILE	TMP1005	4'-0"	8'-0 3/4"	--	DOUBLE DOORS
210	1	BED 1	AA	TRUSTILE	TMP1005	2'-8"	8'-0 3/4"	--	
210	2	BED 1	AA	TRUSTILE	TMP1005	2'-8"	8'-0 3/4"	--	
210	3	BED 1	AA	TRUSTILE	TMP1005	2'-8"	8'-0 3/4"	--	
210	4	BED 1	AA	TRUSTILE	TMP1005	2'-8"	8'-0 3/4"	--	
212	1	BED 2 VESTIBULE	AA	TRUSTILE	TMP1005	2'-8"	8'-0 3/4"	--	
212	2	BED 2 VESTIBULE	HH	TRUSTILE	TMP1005	4'-0"	8'-0 3/4"	--	DOUBLE DOORS
213	1	BED 2	EE	--	--	2'-8"	8'-0 3/4"	--	CASED OPENING
213	2	BED 2	AA	TRUSTILE	TMP1005	2'-8"	8'-0 3/4"	--	

GENERAL NOTES

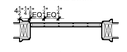
1. FINISH OPENING MEASURED FROM FINISH FLOOR, TYP.
2. SIZES LISTED ARE FOR FINISHED OPENING, ACTUAL DOOR SLAB TO ADJUST ACCORDINGLY
3. HARDWARE SELECTIONS BY OWNER/I.D.
4. "FIRE RATED": 20 MINUTE RATED DOOR PER ***SPS 321.08***
5. GC TO PROVIDE SHOP DRAWINGS FOR REVIEW
6. ALL DOOR UNIT GLASS TO BE TEMPERED

INTERIOR DOOR TYPES (NOT TO SCALE)

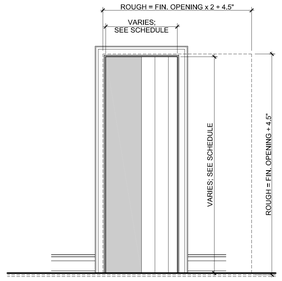
NOTE: ALL DOOR DETAILS TO BE VERIFIED IN SHOP DRAWINGS



ELEVATION
AA
TYPICAL DOOR

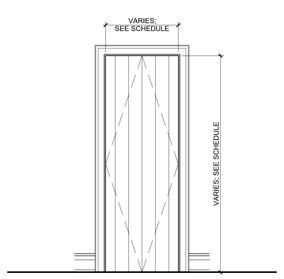


PLAN
TYPICAL INTERIOR DOOR PROFILE



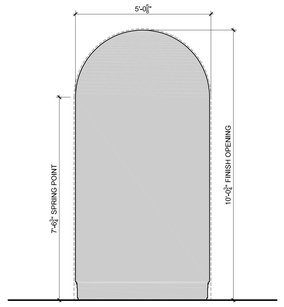
BB
TYPICAL POCKET DOOR

PLAN
TYPICAL POCKET DOOR PROFILE

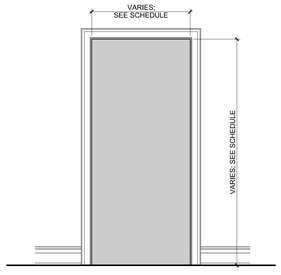


CC
TYPICAL EMBRASURE DOOR

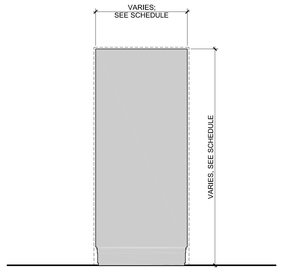
SEE DETAIL 6/A6.20a



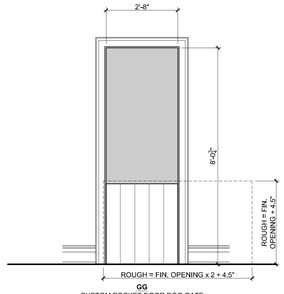
DD
DRYWALL CURVED OPENING



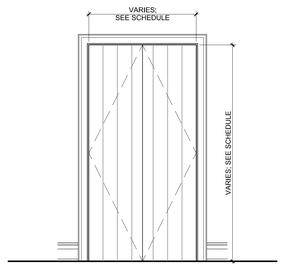
EE
TYPICAL CASED OPENING



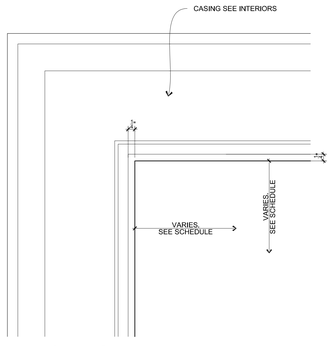
FF
TYPICAL DRYWALL OPENING



GG
CUSTOM POCKET DOOR DOG GATE



HH
TYPICAL DOUBLE DOOR



1 FINISH SIZE DETAIL
SCALE: 6" = 1'-0"

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Attachment: Survey and Plans (9640 : Jim Rankin & Jennifer Dahl)

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INTERIOR DOOR SCHEDULE

A5.02