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, November 14, 2022
6:00 PM
City Hall – Lower Conference Room

Agenda

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

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

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

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

1) Call to Order, Roll Call

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

   a. Meeting Minutes from October 10, 2022

3) Architectural Board Applications

1. **Jessica Roberts - CANCELED** — **New Single-Family Residence**
   10538 N. Gazebo Hill Parkway
   Subdivision: Gazebo Hill — Contractor: Victory Homes of WI
   District 7 – 6:00 pm — Architect: David Pluim

2. **Joseph Miller** — **Addition: Attached Garage & 4-Seasons Room**
   230 W. Highview Drive
   Subdivision: Sunset Ridge Estates — Contractor: George Homes, LLC
   District 8 – 6:05 pm — Architect: Christopher Max

3. **Tom & Wendy Gebhardt** — **Gazebo**
   10200 N. Aster Lane
   Subdivision: Park Place — Contractor: TBD
   District 8 – 6:15 pm — Architect: Matthew Tollefsen

4. **Jeff & Sue Knudsen** — **Addition: Sunroom**
   12246 N. Farmdale Road
   Subdivision: N/A — Contractor: Jude Tindall Construction
   District 1 – 6:25 pm — Architect: Jude Tindall Construction

5. **Robert & Sandra Woycke** — **Addition: 3-Season Room**
   12214 N. River Road
   Subdivision: N/A — Contractor: Entech Builders, Inc.
   District 2 – 6:35 pm — Architect: Highland Custom Homes

6. **Adam & Katie Ott** — **Addition: Second Floor**
   11623 N. Solar Avenue
   Subdivision: Solar Heights — Contractor: Gabor Design Build
   District 3 – 6:45 pm — Architect: Bryan Wick

7. **Gail Sommerfeld** — **Addition: Second Floor**
   5115 W. Willow Road
   Subdivision: Little Farms — Contractor: WMC-Roy Wetzel
   District 4 – 6:55 pm — Architect: Zurn Building Products

8. **Mark Gierl** — **Shed**
   1051 W. Pioneer Road
   Subdivision: Lake Shore Estates — Contactor: MW Sheds
   District 5 – 7:05 pm — Architect: MW Sheds

9. **George Friedman** — **Resubmittal for New Single-Family Residence**
   10998 N. Oriole Lane
   Subdivision: N/A — Contractor: Kingfogl Construction
   District 6 – 7:15 pm — Architect: Kingfogl Construction

4) Adjourn

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

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

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

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **November 14, 2022**
SUBJECT: **Meeting Minutes from October 10, 2022**

Attachments:
10.10 (PDF)

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

www.ci.mequon.wi.us

INSPECTION DIVISION

ARCHITECTURAL BOARD MINUTES
Monday, October 10, 2022
6:00 PM
Lower-Level Conference Room

Minutes

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

Present:	Chairman Scott Reed
Members at Large:	Paul Apfelbach, John Mikkelson, Michael Wade, Curtis Helm, Janet Ehn
Building Inspection Liaison:	Kristine Hoeft

2. **Meeting Minutes**

Minutes from the September 12, 2022, meeting were approved by Vice-Chairman Paul Apfelbach and seconded by District Representative Janet Ehn.
Minutes were approved unanimously.

Attachment: 10.10 (7907 : Meeting Minutes from October 10, 2022)

3. **Application Submittals:**

No.	Alder. District /Time	Type of App	Owner(s) / Project Address	Contractor
1)	Dist. 6 6:00 pm	**New Single-Family Residence**	George Friedman 10998 N. Oriole Lane Subd: N/A	Cont: Kingfogl Construction Arch: Kingfogl Construction

Moved to Table: Mikkelson
Seconded by: Apfelbach
Approved: No - Tabled
Vote: Unanimously

Conditions: Tabled for redraw. Suggestions include front elevation windows to be consistent throughout.

Amendment: Approval for Early Start Permit for footings & foundation only.
Move to Approve: Helm
Seconded by: Wade
Approved: Yes - Unanimously

2)	Dist. 8 6:05 pm	**New Single-Family Residence**	Angela Alevizos 606 E. Juniper Court Subd: N/A	Cont: Balsitis Contracting Arch: Michael Langer

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

Conditions: Plans approved as submitted.

3)	Dist. 8 6:10 pm	**Exterior Changes: Dormers/Windows**	David & Melissa Barnett 10820 N. San Marino Drive Subd: Bonnie Lynn Highlands	Cont: Ruvin Bros. Artisans Arch: Ruvin Bros. Artisans

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

Conditions: Plans approved as submitted.

Attachment: 10.10 (7907 : Meeting Minutes from October 10, 2022)

4)	Dist. 1 6:20 pm	**Exterior Changes/Addition: Porch & Dormers**	Russell Barnet 13128 N. Fox Hollow Road Subd: N/A	Cont: Owner Arch: David Brust

Moved to Approve: Wade
Seconded by: Ehn
Approved: Yes
Vote: Unanimously

Conditions: Plans approved as submitted.

5)	Dist. 3 6:30 pm	**New Single-Family Residence**	Veridian Homes LLC 10614 N. Coneflower Court Subd: The Enclave	Cont: Veridian Homes LLC Arch: Veridian Homes LLC

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

Conditions: Plans approved as submitted with the following conditions:
1. Add eyebrow return on left elevation
2. Add eyebrow return on right elevation
3. Add Board and Batton on right elevation gable (drawn on AB plans)

6)	Dist. 5 6:35 pm	**New Single-Family Residence**	Jonathan Wier & Gordon Wood 2030 W. Bonniwell Road Subd: N/A	Cont: Victory Homes of WI Arch: David Pluim

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

Conditions: Plans approved as submitted.

Attachment: 10.10 (7907 : Meeting Minutes from October 10, 2022)

7)	Dist. 7 6:40 pm	**Re-Submittal for Exterior Changes to a New Single-Family Residence**	Joe & Jill Kohli 9920 N. Range Line Road Subd: N/A	Cont: Mikkelson Builders Arch: Fred Dahms

Moved to Approve: Reed
Seconded by: Wade
Recused: Mikkelson
Approved: Yes
Vote: Unanimously

Conditions: Resubmitted plans approved with the consistent use of stone on all four elevations.

4. Chairman Scott Reed made a motion to adjourn the meeting. District Representative Michael Wade seconded the motion.

A vote was taken; vote pass unanimously.

Meeting adjourned at 6:40 p.m.

Attachment: 10.10 (7907 : Meeting Minutes from October 10, 2022)

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: **November 14, 2022**
SUBJECT: **Jessica Roberts, New Single-Family Residence at 10538 N. Gazebo Hill Parkway**

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

The Victory Companies, Inc.

October 21, 2022

To whom it may concern:

It is Victory Homes of Wisconsin's intent to build a new single-family home at property description being: lot 36 in Gazebo Hill, being a part of the northwest ¼ and southeast ¼ of the southwest ¼, of section 25, Township 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin

Thank you,

Rebecca Kirst

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

Attachment: Statement of Intent (7906 : Jessica Roberts)

Plat of Survey

0' 30' 60'

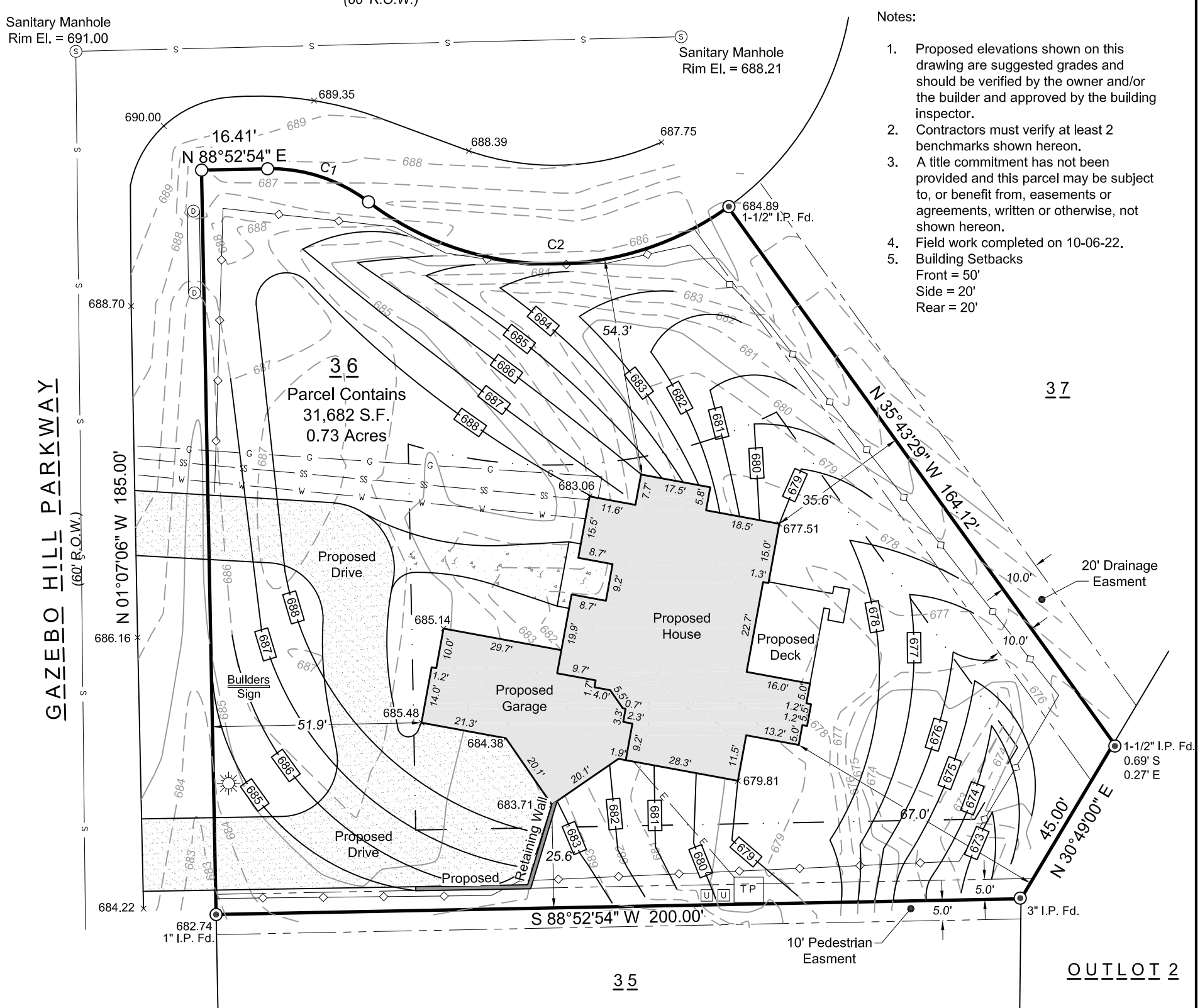
Property Description:
LOT 36 IN GAZEBO HILL, BEING A PART OF THE NORTHWEST 1/4, AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWN 9 NORTH, RANGE 21 EAST, CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

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

ROBERTS RESIDENCE

BEARINGS ARE REFERENCED TO GAZEBO HILL, WEST LINE LOT 36, BEARS N 01°07'06" W

Suggested Top of Wall: 688.67'
Suggested Garage Floor: 688.33'
Suggested Final Yard Grade: 688.0'/679.0'
Suggested Top of Footing: 679.67'
(Assuming 9' Poured Wall-check plans)



Notes:

1. Proposed elevations shown on this drawing are suggested grades and should be verified by the owner and/or the builder and approved by the building inspector.
2. Contractors must verify at least 2 benchmarks shown hereon.
3. A title commitment has not been provided and this parcel may be subject to, or benefit from, easements or agreements, written or otherwise, not shown hereon.
4. Field work completed on 10-06-22.
5. Building Setbacks
   Front = 50'
   Side = 20'
   Rear = 20'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	40.00'	26.88'	26.38'	S 71°52'06" E
C2	75.00'	95.70'	89.34'	S 89°10'17" E

LEGEND

○	3/4"X18" IRON ROD SET 1.50Lbs./LINEAL FOOT
◉	MONUMENT FOUND AS NOTED (Measured Outside Diam.)
U	UTILITY PEDESTALS
S	SANITARY MANHOLE
D—D	STORM CULVERT
735	PROPOSED GRADE
× 733.57	EXISTING SPOT GRADE
TP	TRANSFORMER PAD
☼	LIGHT POLE

— · · —	BUILDING SETBACK LINE
—SDx—	EXISTING STORM SEWER
—W—	PROPOSED WATER LINE
—SS—	PROPOSED SEWER LINE
—G—	PROPOSED GAS LINE
—E—	PROPOSED ELECTRIC LINE
—◇—	PROPOSED SILT FENCE
—735—	PROPOSED CONTOUR
—735—	EXISTING CONTOUR

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

SURVEYOR'S CERTIFICATE

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

Dated this 11th Day of October, 2022: Phillip J. Landry S-3176

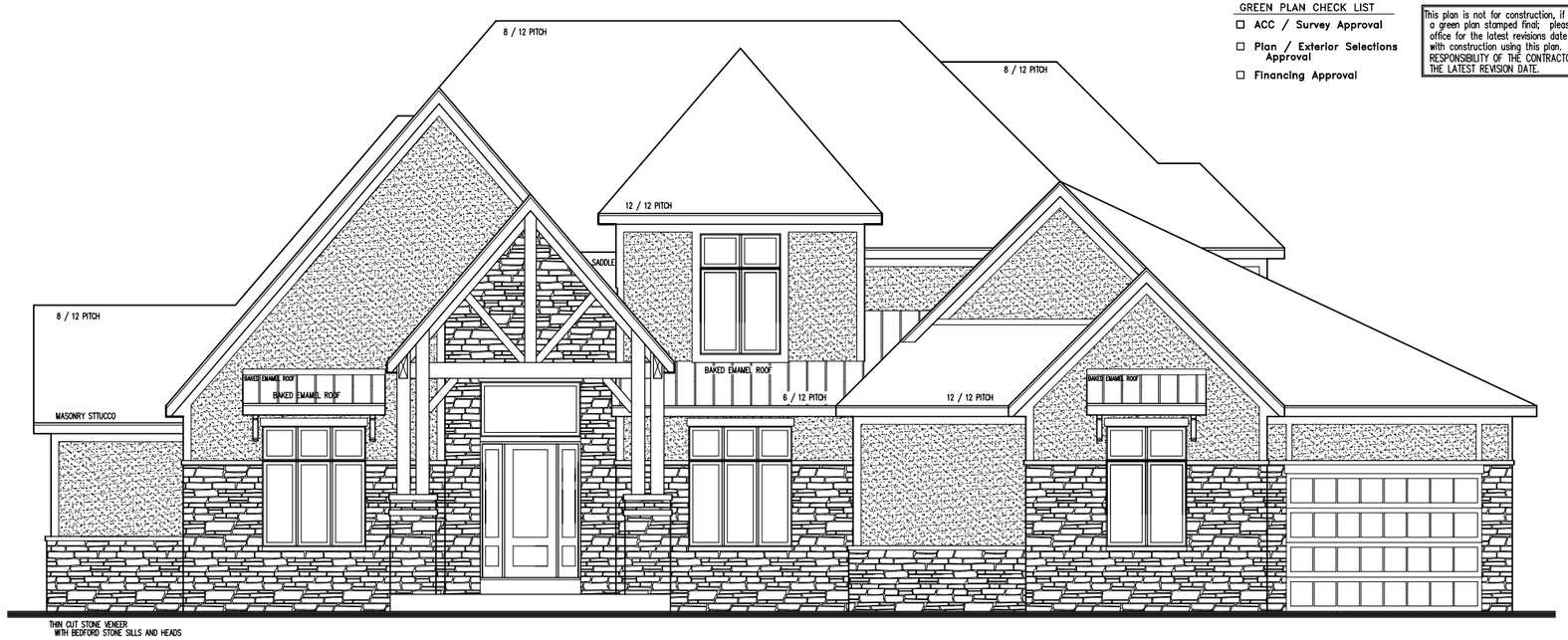
C3E GEOMATICS
260 Regency Court • Suite L100
Brookfield, WI 53045 • (262) 312-1034
c3egeomatics.com

Job# 22351

Attachment: Survey (7906 : Jessica Roberts)

ROOF TRUSS HEEL HEIGHTS

6 / 12 PITCH - 6" HEEL - 12" OVHG
8 / 12 PITCH - 8" HEEL - 12" OVHG
10 / 12 PITCH - 10" HEEL - 12" OVHG
12 / 12 PITCH - 12" HEEL - 12" OVHG
14 / 12 PITCH - 14" HEEL - 12" OVHG



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

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

GREEN PLAN CHECK LIST

- ☐ ACC / Survey Approval
- ☐ Plan / Exterior Selections Approval
- ☐ Financing Approval

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

JOB #

Wisconsin Focus on Energy Home

PRELIMINARY PLANS

Jessica Roberts Residence
4029 W. Ravenna Ct.
Gazebo Hills Subdivision, Mequon WI.

REVISIONS

DATE:	BY:	DESCRIPTION
9/5/22	DP	REQUESTED REVISIONS
9/11/22	DP	REQUESTED REVISIONS
9/19/22	DP	REQUESTED REVISIONS
9/22/22	DP	REQUESTED REVISIONS
9/27/22	DP	REQUESTED REVISIONS
9/30/22	DP	REQUESTED REVISIONS
10/7/22	DP	BID PLAN

CLIENT: ROBERTS RES.
GENEVA MODEL

TITLE: ELEVATIONS

DATE: 8/18/22
SQ. FEET: 5,665
DRAWN BY: PLUIM
SCALE: NOTED
PAGE #: 1/5
PRINT #: 22208-2

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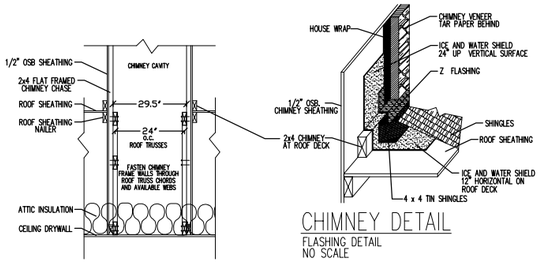
VICTORY HOMES OF WISCONSIN, INC.
" Building For The Way You Live "
N118 W8531 BUNSEN DRIVE
GERMANTOWN, WISCONSIN 53022
PH. (262) 252-7100 / FAX (262) 252-7109

Attachment: Plans (7906 : Jessica Roberts)

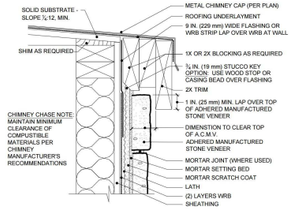
Wisconsin Focus on Energy Home

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



CHIMNEY DETAIL
FRAMING DETAIL AT ROOF TRUSSES
NO SCALE

CHIMNEY DETAIL
FLASHING DETAIL
NO SCALE



CHIMNEY DETAIL
FLASHING DETAIL AT CAP
NO SCALE

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

Jessica Roberts Residence
4029 W. Ravenna Ct.
Gazebo Hills Subdivision, Mequon WI.

REVISIONS

DATE:	BY:	DESCRIPTION
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CLIENT: ROBERTS RES. GENEVA MODEL
TITLE: ELEVATIONS
DATE: 8/18/22
SQ. FEET:
DRAWN BY: PLUIM
PAGE #: 2/5
SCALE: NOTED
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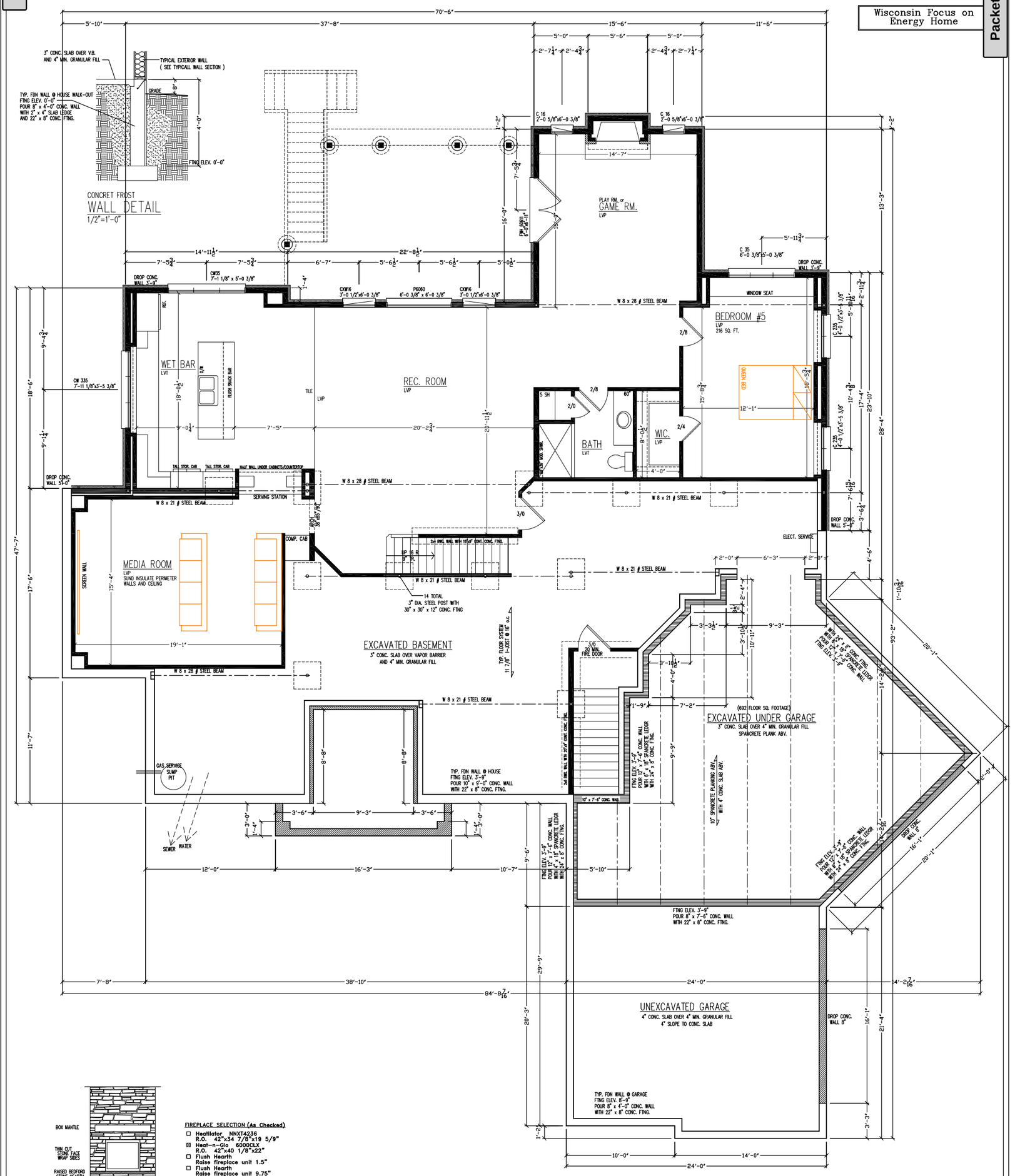
" Building For The Way You Live "
N18 W18531 BUNSEN DRIVE
GERMANTOWN, WISCONSIN 53022
PH (262) 252-7100 / FAX (262) 252-7109

Attachment: Plans (7906 : Jessica Roberts)

Attachment: Plans (7906 : Jessica Roberts)

Wisconsin Focus on Energy Home



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CLIENT: ROBERTS RES. GENEVA MODEL			
TITLE: FDN/BSMT.	DATE: 8/18/22	SQ. FEET: 1,691	
PRINT #: 22208-2	DRAWN BY: PLUIM	SCALE: NOTED	PAGE #: 3/5

REVISIONS		
DATE:	BY:	DESCRIPTION
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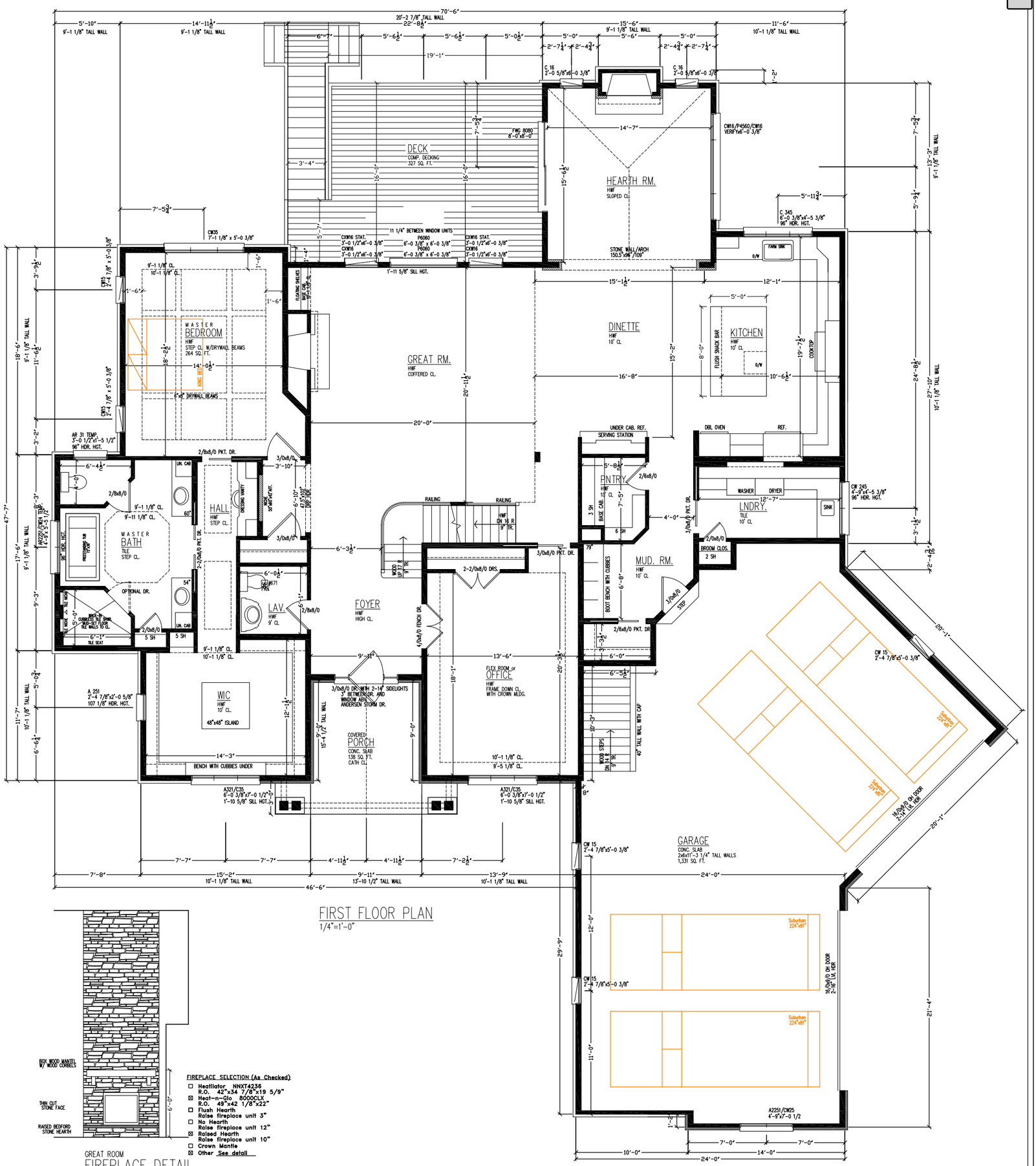
Jessica Roberts Residence
4029 W. Ravenna Ct.,
Gazebo Hills Subdivision, Mequon WI.

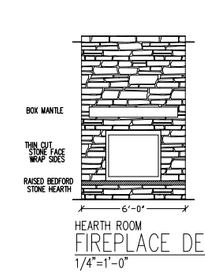
Wisconsin Focus on Energy Home



FIREPLACE SELECTION (As Checked)

- ☐ Heatilator NNXT4236 R.O. 42"x34 7/8"x19 5/9"
- ☒ Heat-n-Glo 8000CLX R.O. 49"x42 1/8"x22"
- ☐ Flush Hearth Raise fireplace unit 3"
- ☐ No Hearth Raise fireplace unit 12"
- ☒ Raised Hearth Raise fireplace unit 10"
- ☐ Crown Mantle
- ☒ Other See detail

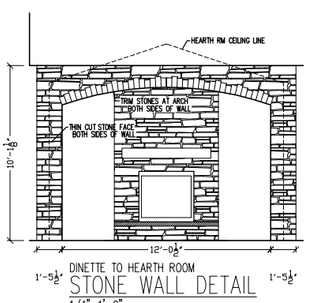
GREAT ROOM
FIREPLACE DETAIL
1/4"=1'-0"



FIREPLACE SELECTION (As Checked)

- ☐ Heatilator NNXT4236 R.O. 42"x34 7/8"x19 5/9"
- ☒ Heat-n-Glo 8000CLX R.O. 49"x42 1/8"x22"
- ☐ Flush Hearth Raise fireplace unit 1.5"
- ☐ Flush Hearth Raise fireplace unit 9.75"
- ☒ Raised Hearth Raise fireplace unit 10"
- ☐ Crown Mantle
- ☒ Other See detail

HEARTH ROOM
FIREPLACE DETAIL
1/4"=1'-0"



DINETTE TO HEARTH ROOM
STONE WALL DETAIL
1/4"=1'-0"

NOTE:

ALL DIMENSIONS ARE FROM STUD TO STUD UNLESS OTHERWISE NOTED:
ALL EXTERIOR FRAME WALL DIM. 5 1/2"
ALL INTERIOR FRAME WALL DIM. 3 1/2"
ALL HEADERS: (2) 2 x 12's
HEADER HEIGHT @ 6'-11"
FIRST FLOOR WALL ARE 9'-1 1/8" TALL AND 10'-1 1/8" TALL.
SECOND FLOOR WALL ARE 8'-1 1/8" TALL.

NOTE: EXHAUST FAN KEY
#744- CAN LIGHT/FAN....70CFM...4" DIA.
#671- BATHROOM FAN....70CFM...3" DIA.
#676- BATHROOM FAN....110CFM...4" DIA.

FRAMING ROUGH OPENINGS: INTERIOR DOORS
HINGED DOORS--2" over the door x 6'-11"
DOUBLE DOORS--2 1/2" over the door x 6'-11"
SLIDING DOORS--1" over the door x 6'-11"
POCKET DOOR--2x door + 1" x 7'-0 1/2"

FRAMING ROUGH OPENINGS: WINDOWS
DOUBLE SILL PLATES UNDER WINDOWS THAT ARE WIDER THAT 48"

VICTORY HOMES OF WISCONSIN, INC.
" Building For The Way You Live "
N118 W18531 BUNSEN DRIVE
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PH. (262) 252-7100 / FAX (262) 252-7109

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CLIENT:	ROBERTS RES. GENEVA MODEL		
TITLE:	1st. Fl. Plan	DATE:	8/18/22
		SQ. FEET:	2,893
PRINT #:	22208-2	DRAWN BY:	PLUIM
SCALE:	NOTED	PAGE #:	4/5

REVISIONS		
DATE:	BY:	DESCRIPTION
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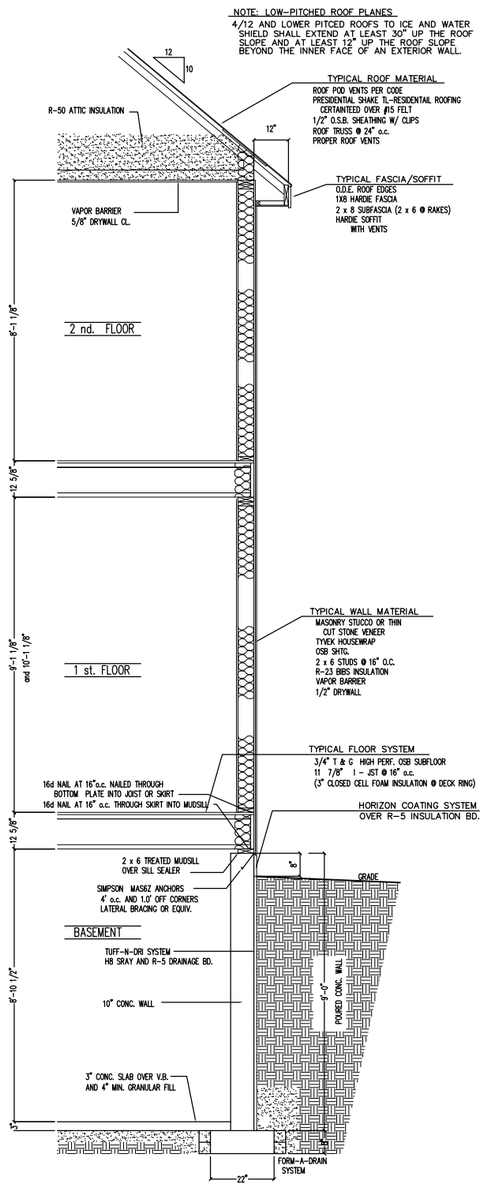
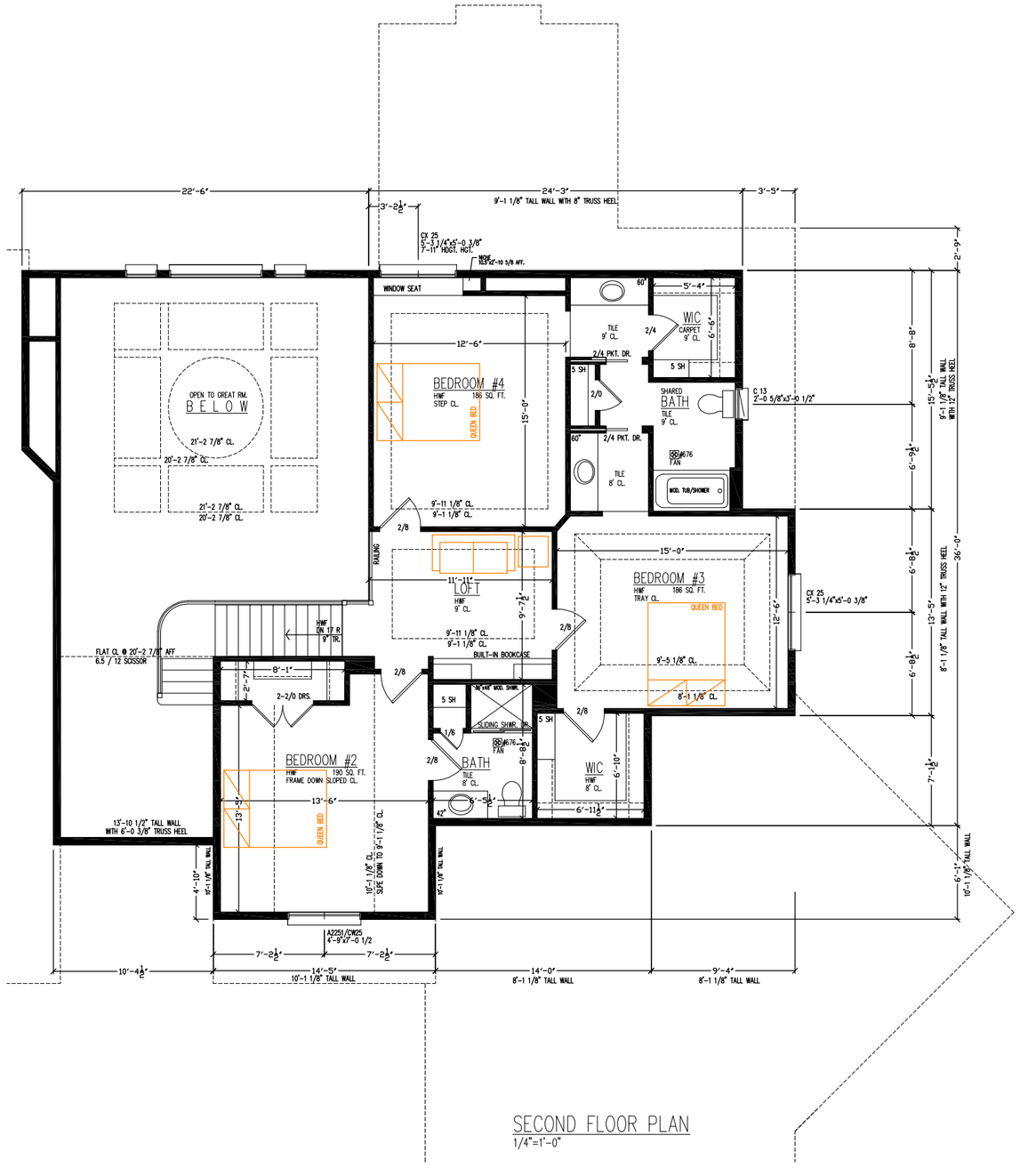
Jessica Roberts Residence
4029 W. Ravenna Ct.,
Gazebo Hills Subdivision, Mequon WI.

Wisconsin Focus on Energy Home



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



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

Jessica Roberts Residence
4029 W. Ravenna Ct.
Gazebo Hills Subdivision, Mequon WI.

REVISIONS

DATE:	BY:	DESCRIPTION
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CLIENT: ROBERTS RES. GENEVA MODEL		SQ. FEET:	1,081
TITLE: 2nd. Fl. Plan	DATE: 8/18/22	PAGE #:	5/5
PRINT #: 22208-2	DRAWN BY: PLUIM	SCALE:	NOTED

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TORY HOMES OF WISCONSIN, INC.
" Building For The Way You Live "
N118 W16531 BUNSEN DRIVE
GERMANTOWN, WISCONSIN 53022
PH. (262) 252-7100 / FAX (262) 252-7109

Attachment: Plans (7906 : Jessica Roberts)

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: **November 14, 2022**
SUBJECT: **Joseph Miller, Addition: Attached Garage and 4-Seasons Room at 230 W. Highview Drive**

Attachments:
Statement of Intent (PDF)
Survey (PDF)
Pictures (PDF)
Pics, Plans and Site Plan (PDF)
Photoshop Rendering Existing (PDF)
Photoshop Rendering Proposed (PDF)

STATEMENT OF INTENT

230 W. Highview Dr, Mequon Wisconsin

The proposed project is a simple home addition to expand the existing garage of a two-stall configuration, to a four-stall configuration. A four-season room attached to garage and home. The existing home is a Cape Cod style home that sits on approximately 2 acres with plenty of space/setbacks to home. The design of the building presents a continuation of the original Cape Cod typology, with matching dormers, siding, and trim. The rooflines shall match and the roof slope presenting to the street will continue a Cape Cod Proportion. The addition will allow an aesthetic upgrade which will add three new "false dormers" to mimic the traditional Cape Cod style.

Attachment: Statement of Intent (7908 : Joseph Miller)

PLAT OF SURVEY

LEGEND

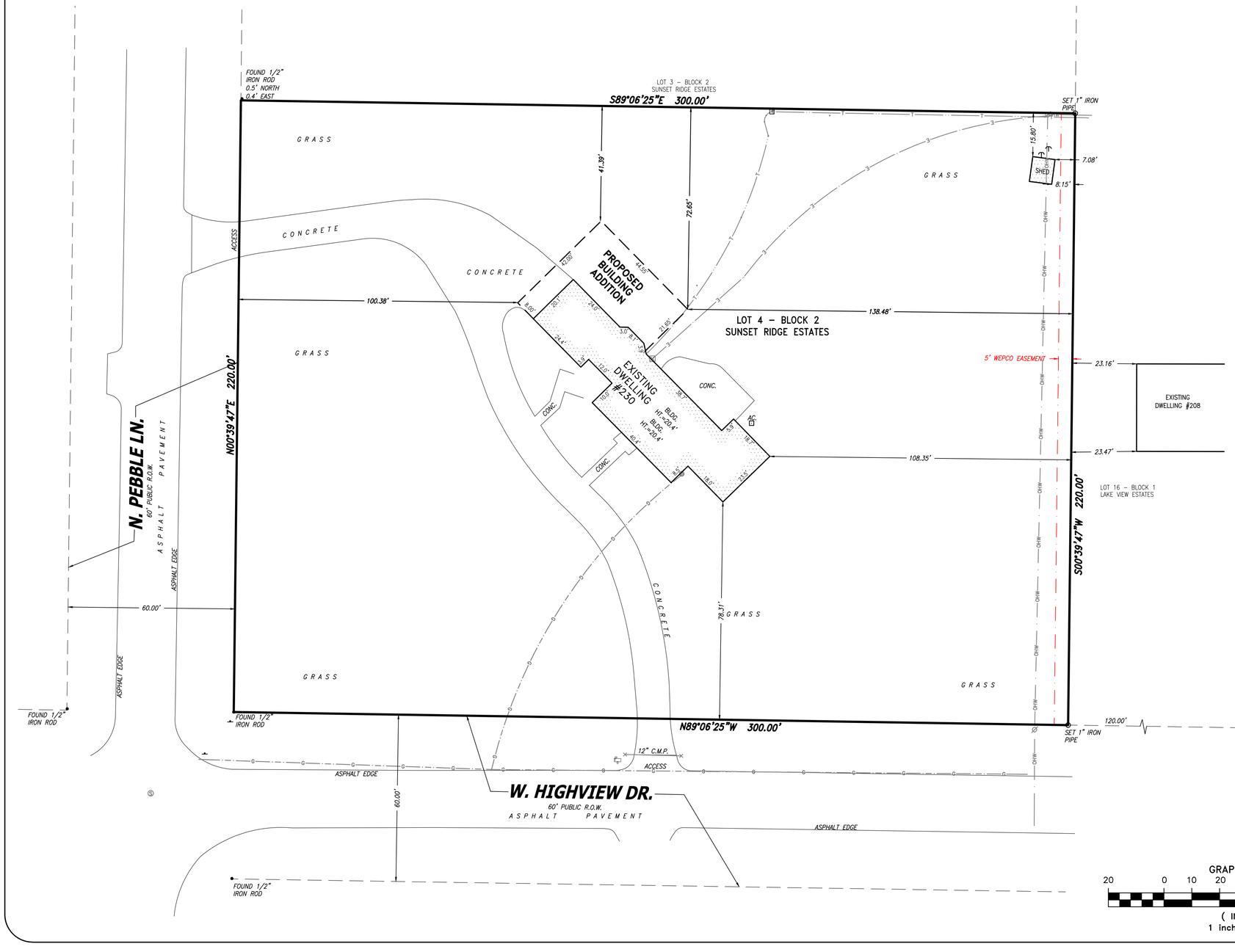
- INDICATES FOUND 1" IRON PIPE
- INDICATES SET 1" IRON PIPE
- INDICATES FOUND CHISELED CROSS
- SANITARY MANHOLE
- SANITARY CLEANOUT OR VENT
- SEPTIC TANK ACCESS COVER
- M.I.S. MANHOLE
- UNKNOWN MANHOLE
- STORM MANHOLE
- INLET (ROUND)
- INLET (SQUARE)
- CURB INLET
- STORM SEWER END SECTION
- GAS VALVE
- GAS METER
- WATER VALVE

- HYDRANT
- WATER MANHOLE
- WATER SERVICE CURB STOP
- WELL HEAD
- STAND PIPE
- WALL INDICATOR VALVE
- POST INDICATOR VALVE
- LIGHT POLE
- SPOT/YARD LIGHT
- UTILITY POLE
- GUY POLE
- GUY WIRE
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- ELECTRIC METER
- TELEPHONE MANHOLE

- TELEPHONE PEDESTAL
- CABLE PEDESTAL
- CONTROL BOX
- FIBER OPTIC PEDESTAL/SIGN
- TRAFFIC LIGHT
- COMMUNICATION MANHOLE
- BOLLARD
- SOIL BORING/MONITORING WELL
- WATER SURFACE
- WETLANDS FLAG
- MARSH
- FLAGPOLE
- PARKING METER
- SIGN
- MAILBOX
- RAILROAD CROSSING SIGNAL

- HANDICAP SPACE
- CONIFEROUS TREE
- DECIDUOUS TREE

- SANITARY SEWER
- STORM SEWER
- WATERLINE
- MARKED GAS MAIN
- MARKED ELECTRIC
- OVERHEAD WIRES
- MARKED TELEPHONE
- MARKED CABLE TV LINE
- MARKED FIBER OPTIC
- BURIED ELECTRIC SERVICE
- BOARD FENCE
- CHAIN LINK FENCE
- WIRE FENCE



VICINITY MAP

CLIENT
George Homes, LLC

SITE ADDRESS
230 W. Highview Drive, City of Mequon, Ozaukee County, Wisconsin.

LEGAL DESCRIPTION
Lot 4 in Block 2, in Sunset Ridge Estates, being a part of the East 1/2 of the West 1/2 of the Northeast 1/4 of Section 29, Town 9 North, Range 22 East, in the City of Mequon, Ozaukee County, Wisconsin.

BASIS OF BEARINGS
Bearings are referenced to the North of the W. Highview Dr. which is assumed to bear S89°06'25"E.

LAND AREA
The Land Area of the subject property is 66,000 square feet or 1.5151 acres.

NOTES
1. The Land Area of the subject property is 66,000 square feet or 1.5151 acres.
2. Evidence of underground utilities existing on or serving the surveyed property as determined by markings requested by the surveyor pursuant to a Diggers Hotline One-call center utility locate. Ticket Number 20222103953. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. Client understands only utility lines with imbedded electric tracer wires or utilities made of materials capable of electric connectivity can be marked at the surface and located. Depth of utilities may prohibit their location even with electric connectivity.

   (No Sewer & Water plans were provided at the time of survey).

I Certify that I have surveyed the above described property (Property), and the above map is correct to the best of my professional knowledge and belief and shows the size and location of the Property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary fences, apparent easements and roadways and visible encroachments, if any. 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.

Date: June 13, 2022

WISCONSIN DONALD C. CHAPUT S-1316 MILWAUKEE WI LAND SURVEYOR

Donald C. Chaput
Professional Land Surveyor
Registration Number S-1316

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

CHAPUT LAND SURVEYS
234 W. Florida Street
Milwaukee, WI 53204
414-224-8068
www.chaputlandsurveys.com

Date	Revision description	
11/01/2022	BUILDING ADDITION	LPM

This document is an instrument of professional service, and may be protected by the surveyors work product doctrine or surveyor / client privilege. The information shown hereon is intended solely for the use of the client and client directed third parties.

Drawing No. 4166-far

CHAPUT LAND SURVEYS
Attachment: Survey (7908 : Joseph Miller)

FRONT ELEVATION

GARAGE ELEVATION

SIDE ELEVATION

REAR ELEVATION

230 West Highview Existing Color Photographs

Christopher Max
DESIGN & DEVE

Attachment: Pictures (7908 : Joseph Miller)

230 West Highview

Home Addition
230 West Highview
Mequon, Wisconsin

CODE REVIEW

APPLICABLE CODES

- INTERNATIONAL RESIDENTIAL CODE (IRC 2015)
- INTERNATIONAL FIRE CODE (IFC 2015)
- INTERNATIONAL PLUMBING CODE (IPC 2015)
- INTERNATIONAL MECHANICAL CODE (IMC 2015)
- INTERNATIONAL EXISTING BUILDING CODE (IEBC 2015)
- WISCONSIN DWELLING CODE (SPS 320-325)
- CITY OF MEQUON, WI. ZONING CODE & ORDINANCES

BUILDING DESCRIPTION

CONSTRUCTION TYPE: EXISTING BUILDING TYPE V-B (IRC 2015)

STORIES: TWO (EXISTING BUILDING W ADDITION)

	EXISTING		CHANGES	
	OCCUPIED	UNOCCUPIED	OCCUPIED	UNOCCUPIED
BASEMENT LEVEL		1,042 SF		N/A
BASEMENT CRAWLSPACE		616 SF		+588 SF
1st LEVEL	1,658 SF		+588 SF	
GARAGE		484 SF	+543 SF	

MECHANICAL SYSTEM NOTES

The current additions as proposed, are to be insulated and conditioned spaces. However, the existing thermal envelope or mechanical systems of the existing residence shall not be modified. The new spaces are considered ancillary spaces and shall be heated and conditioned with an independent system to maintain both heating and cooling options in a single, ductless system. .

The system shall be a mini split, multi-zoned heat pump, to be fully specified and installed by a certified mechanical trades person.

Estimated TOTAL BTU Requirement = 42,000 BTU

System Recommended: FUJITSU AOU45RLXFZ ASU9 w/ 4 ZONE (OUTDOOR COMPRESSOR)

ZONE 1 (4-SEASON ROOM), REGISTER, WALL MOUNT UNIT

ZONE 2 (LAUNDRY/MUDROOM), REGISTER, WALL MOUNT UNIT

ZONE 3 (NEW GARAGE), REGISTER , WALL MOUNT UNIT

ZONE 4 (EXPANDED GARAGE , REGISTER, WALL MOUNT UNIT

1 T001 STATE LOCATION
NTS

2 T001 CITY LOCATION
NTS

PROJECT TEAM

OWNER

Joe Miller
230 West Highview
Mequon, WI. 53092
414-750-1118
joemiller@wirproperties.com

ARCHITECT

CHRISTOPHER MAX DESIGN & DEVELOPMENT LLC.
Christopher M. Naumann AIA, ALA, NCARB
2533 Lopez Lane
Green Bay, WI. 54311
920-430-0984
Christopher@CMDDLLC.com

SURVEYOR

CHAPUT LAND SURVEYS
Donald C. Chaput
234 W. Florida Street
Milwaukee, WI 53204
414-224-8068

DIRECTORY

T001 TITLE SHEET
SURVEY EXISTING SURVEY
SP01 CONCEPT SITE PLAN

ARCHITECTURAL

AD01 DEMO FLOOR PLAN
DEMO FOUNDATION PLAN
AD02 DEMO ROOF PLAN
AD03 DEMO ELEVATIONS
AD04 DEMO ELEVATIONS
A101 FLOOR PLAN
FOUNDATION PLAN
A102 ROOF PLAN
A201 ELEVATIONS
A202 ELEVATION
BUILDING SECTION
A301 WALL SECTIONS
A302 SECTION DETAILS

PROJECT SUMMARY

This project is a simple home addition to the property located at 230 West Highview, in the City of Mequon Wisconsin. Owned by Joe Miller, he has owned the home for a number of years and is currently renovating the home as a personal residence. The original home consists of a 1,658 SF, Cape Cod style, two story home. The original residence has experienced several renovations over time which included the addition of a master suite, and a garage and dining room addition. The current owner would like to put another addition on the home, to expand the attached garage from a 2 stall configuration, to a 4 stall configuration. This will include structural bolstering of the original 2x4 walls of the garage into a 2x6 standard for insulation, and adding a ceiling to the garages to allow some heating of the garage space in the winter season. The owner would also like to add a 4 season room to the home, to allow a climate controlled indoor/outdoor experience with a large gas fireplace and broad 4 panel sliding glass doors. The design of the building presents a continuation of the original Cape Cod typology, with matching dormers, siding, and trim. The rooflines shall match and the roof slope presenting to the street will continue a Cape Cod proportion. The addition will allow an aesthetic upgrade which will add three new "false dormers" to mimic the traditional Cape Cod style.

Christopher Max
DESIGN & DEVELOPMENT LLC
CMDD LLC
2533 Lopez Lane
Green Bay, WI. 54311
www.cmddllc.com
920-430-0984

NOTE:

THOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, CONSULTANTS & CONTRACTORS MUST CHECK ALL DETAILS, DIMENSIONS & EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT AND OWNER PRIOR TO CONSTRUCTION

STAMP / SEAL

SIGNATURE:
DATE:
LICENSE NO:

NO	DATE	REV DESCRIPTION
	10/24/2022	PERMIT SET

230 West Highview
Mequon Home Addition

TITLE PAGE

T001

PROJECT CMDD-2022-1015
DATE
DRAWN BY CMN
CHECKED BY CMN

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Christopher Max Design and Development LLC.

Attachment: Pics, Plans and Site Plan (7908 : Joseph Miller)

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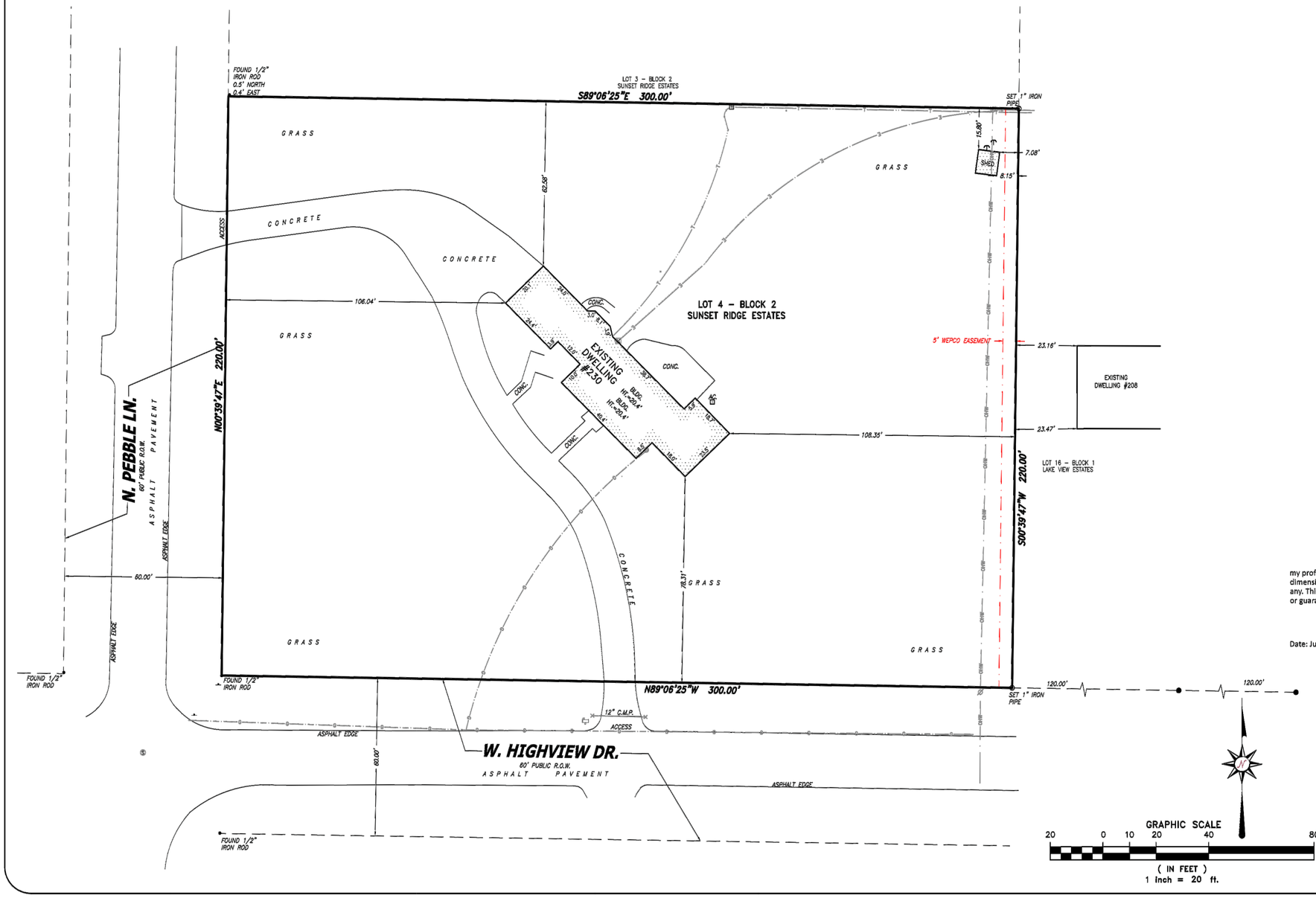

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Date: June 13, 2022

WISCONSIN DONALD C. CHAPUT S-1316 MILWAUKEE WI LAND SURVEYOR

Donald C. Chaput
Professional Land Surveyor
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CHAPUT LAND SURVEYS
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Date	Revision description

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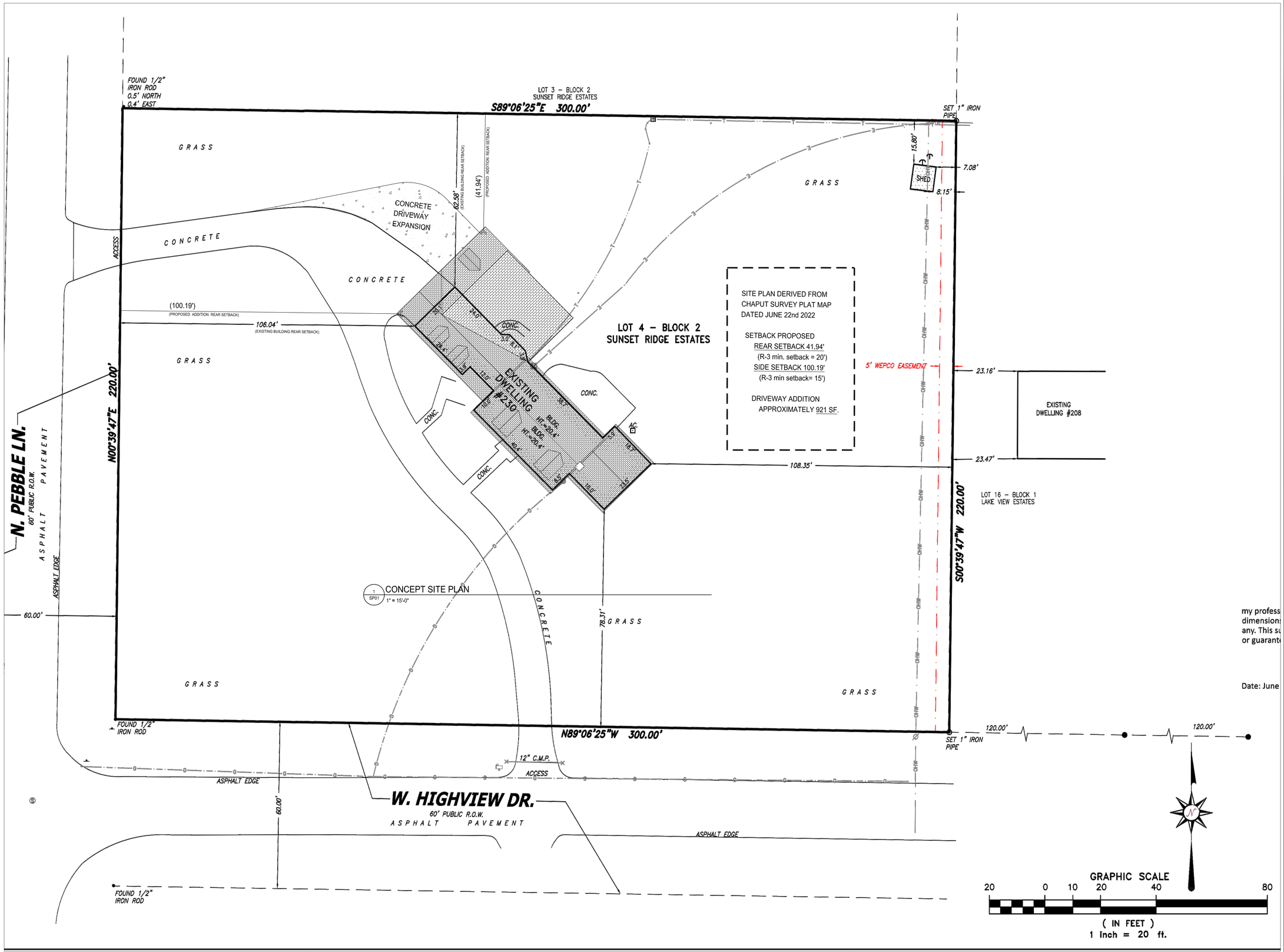
Drawing No. 4166-far

CHAPUT LAND SURVEYS

Attachment: Pics, Plans and Site Plan (7908 : Joseph Miller)



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STAMP / SEAL

SIGNATURE:
DATE:
LICENSE NO:

my profess
dimension
any. This su
or guarante

Date: June

NO	DATE	REV DESCRIPTION
	10/24/2022	PERMIT SET

230 West Highview
Mequon Home Addition

TITLE PAGE

SP01

PROJECT	CMDD-2022-1015
DATE	
DRAWN BY	CMN
CHECKED BY	CMN

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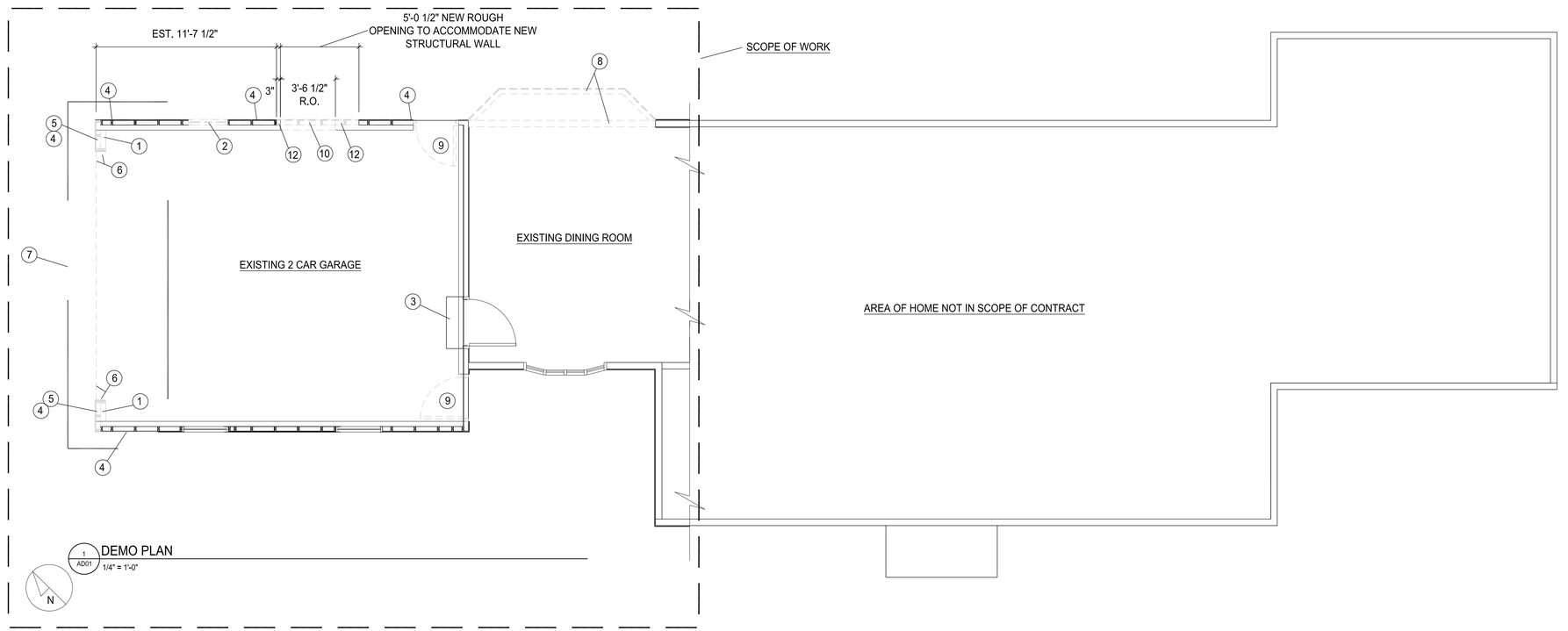
Christopher Max Design and Development LLC

Attachment: Pics, Plans and Site Plan (7908 : Joseph Miller)

1. EXISTING CONCRETE CURB AT WALL BASE TO BE CUT AND REMOVED TO ALLOW FLUSH CONNECTION TO EXISTING GARAGE SLAB @ GRADE
2. EXISTING WINDOW TO BE REMOVED
3. EXISTING STEP TO BE REMOVED
4. EXISTING EXTERIOR SIDING BOARDS TO BE REMOVED
5. EXISTING BACKER BOARD AND EXTERIOR STUD WALL AND DOOR HEADER TO BE REMOVED AND PREPARED FOR ADDITION. REMAINING WALLS TO BE BRACED PRIOR TO REMOVAL OF THESE ELEMENTS BY CONTRACTOR.
6. EXISTING GARAGE DOOR, AND ALL RAILS, WEATHER SEALS, TRIM AND CASEMENT TO BE REMOVED
7. PARTIAL REMOVAL OF SHINGLES AND SHEATHING AS REQUIRED TO ALLOW NEW BUILDING ADDITION ELEMENTS TO OVERLAP WITH EXISTING STRUCTURE TO TIE STRUCTURES TOGETHER. PREPARE AREAS TO ALLOW NEW OSB SHEATHING (CONTINUOUS BRACING) AND PLYWOOD (ROOF DECKING) TO OVERLAP EXISTING STRUCTURE TO NEAREST RAFTER/STRUCTURAL WOOD STUD AT APPROXIMATELY 4'
8. EXISTING BUILD OVER BAY STYLE WINDOW, AND STRUCTURE INCLUDING SHED ROOF SECTION TO BE REMOVED. FLOOR TRUSSES TO BE CUT AT FOUNDATION WALL SILL PLATE AND NEW RIM JOIST TO BE INSTALLED TO MATCH FLUSH INTO EXISTING WALL CONSTRUCTION.
9. EXISTING EXTERIOR DOOR, JAMB, CASEMENT AND TRIM TO BE REMOVED TO ROUGH OPENING
10. AREA OF EXTERIOR WALL TO BE REMOVED TO ALLOW NEW ROUGH OPENING TO BE FRAMED (SEE A101). EXISTING CONCRETE CURB AT WALL BASE TO BE CUT AND REMOVED TO ALLOW FLUSH CONNECTION TO EXISTING GARAGE SLAB @ GRADE
11. EXISTING WINDOW TO BE REMOVED TO ROUGH OPENING AND PREPARED FOR INFILL.
12. PORTION OF EXISTING GARAGE WALL CURB TO REMAIN TO CARRY NEW WALL ELEMENTS/STRUCTURE



1 AD01 DEMO PLAN
1/4" = 1'-0"

DEMOLITION GENERAL NOTES

1.) CONTRACTORS TO FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO THE COMMENCEMENT OF WORK. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER. NO DEMOLITION SHALL COMMENCE WITHOUT FIELD VERIFICATION BY THE CONTRACTOR AND OWNER.

2.) IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND REMOVE/RELOCATE ANY MECHANICAL, ELECTRICAL, OR PLUMBING TO COMPLETE THE WORK, PRIOR TO DEMOLITION.

3.) THE CONTRACTOR SHALL PROVIDE TEMPORARY STRUCTURAL BRACING, IF REQUIRED, TO EXISTING BUILDING FOUNDATION OR FOOTINGS DURING THE REMOVAL OF THE EXITING CONCRETE PAD IF TRENCHING IS NEEDED. CONCRETE PAD TO BE REPAIRED OR PATCHED AFTER WORK IS COMPLETE.

4.) ANY PORTION OF THE EXISTING BUILDING THAT MAY BE DAMAGED AS A RESULT OF THE DEMOLITION PROCESS WILL BE REPAIRED AND REPLACED TO MATCH THE EXISTING CONDITIONS.

5.) CONTRACTOR SHALL COORDINATE THE DISCONNECTION OF ANY UTILITIES AND EQUIPMENT WITH THE OWNER AND UTILITY COMPANIES.

6.) THE CONTRACTOR SHALL REMOVE AND DISPOSE OF EXITING SOILS, CONCRETE, DOORS, HARDWARE, DOOR JAMB, AND RELATED FIXTURES UNLESS OTHERWISE NOTED.

RENOVATION GENERAL NOTES

1. PROTECTION OF EXISTING TO REMAIN:
THE CONTRACTOR SHALL PROVIDE PROTECTIVE COVERING FOR CARPET, FURNISHINGS, AND FINISHES IN EXISTING AREAS NOT DESIGNATED FOR DEMOLITION OR NEW CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE CAUSED BY HIS WORK OR ANY SUBCONTRACTOR.
IN PARTICULAR, THE CONTRACTOR SHALL MAINTAIN A DUST-FREE ENVIRONMENT WITHIN THE MAGNET VAULT.

2. SCHEDULING
THE CONTRACTOR SHALL MEET WITH THE OWNER'S AUTHORIZED REPRESENTATIVE WELL IN ADVANCE OF CONSTRUCTION COMMENCEMENT TO;
A. SCHEDULE, SEQUENCE AND COORDINATE ALL WORK
B. MAINTAIN EXITS AND EGRESS WIDTHS REQUIRED BY CODES DURING ALL PHASES OF CONSTRUCTION

3. CLEARANCES
THE CONTRACTOR SHALL VERIFY THAT NEW CEILINGS CAN BE INSTALLED IN EXISTING SPACES TO CLEAR DUCTWORK AND OTHER CONSTRUCTED ITEMS AND MAINTAIN FLOOR TO CEILING HEIGHTS INDICATED ON DRAWINGS. IF DISCREPANCIES OCCUR DUE TO EXISTING CONDITIONS, CONSULT WITH THE ARCHITECT BEFORE PROCEEDING.

4. MATERIAL ALIGNMENT
THE FINISH FACE OF MATERIAL OF NEW PARTITIONS SHALL ALIGN ON BOTH SIDES OF THE PARTITION WITH THE FACE OF THE MATERIALS ON EXISTING COLUMNS, WALLS, OR PARTITIONS, UNLESS NOTED OTHERWISE.

5. AS BUILT VERIFICATION
THE CONTRACTOR SHALL VERIFY DIMENSIONS OF AS-BUILT CONDITIONS, AND NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES. ALL INFORMATION SHOWN ON THE CONSTRUCTION DOCUMENTS IS BASED ON FIELD OBSERVATIONS AND/OR THE ORIGINAL CONSTRUCTION DOCUMENTS OF THE FACILITY.

6. REMOVAL SURVEY
THE CONTRACTOR SHALL SURVEY AND DETERMINE THE REMOVAL OF EXISTING CONSTRUCTION, EITHER WHOLE OR IN PART, AS REQUIRED FOR THE INSTALLATION OF THE NEW MECHANICAL, PLUMBING AND ELECTRICAL WORK.

7. CONSTRUCTION DEFECTS:
THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY CONSTRUCTION DEFECTS FOUND IN UNCOVERING WORK IN THE EXISTING CONSTRUCTION.

8. CORRECTING DEFECTIVE WORK
THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING DEFECTIVE WORK IN EXISTING CONSTRUCTION WITHIN THE LIMITS OF THE CONSTRUCTION AREA. THIS INCLUDES, BUT IS NOT LIMITED TO, UNEVEN SURFACES AND FINISHES AT PLASTER OR GYPSUM BOARD. THE CONTRACTOR SHALL PATCH AND REPAIR SURFACES TO MATCH NEW ADJACENT SURFACES.

9. PIPING
ALL PIPING ABOVE GRADE AND INSIDE THE BUILDING REQUIRED BY THE CONSTRUCTION DOCUMENTS SHALL BE INSTALLED IN AREAS WHERE IT WILL BE CONCEALED. THE CONTRACTOR SHALL CONSULT WITH THE ARCHITECT AND COORDINATE WITH OTHER TRADES TO PROVIDE FURRING FOR PIPING INSTALLED IN FINISH
AREAS.

10. FIXTURE REMOVAL
REMOVE MECHANICAL AND ELECTRICAL FIXTURES AND CAP OR REMOVE EXISTING BRANCH LINES AS INDICATED IN THE MECHANICAL AND ELECTRICAL DOCUMENTS.

11. COORDINATION:
COORDINATE PLANS FOR NEW CONSTRUCTION W/ DEMOLITION PLANS FOR EXTENT OF REMOVAL. REMOVE ONLY THOSE PORTIONS OF WALLS, FLOORS, CEILINGS, ETC. NECESSARY TO ACCOMMODATE NEW CONSTRUCTION.

18. PARTITIONS:
PARTITIONS EXTENDING TO THE STRUCTURE ABOVE SHALL BE TIGHTLY SEALED. THE INTEGRITY OF RATED ASSEMBLIES AND SMOKE BARRIERS SHALL BE MAINTAINED AT CORNERS AND INTERSECTIONS OF LOWER PRIORITY PARTITIONS. ALL HORIZONTAL AND VERTICAL FIRE AND/OR SMOKE BARRIERS, INCLUDING ALL FLOOR STRUCTURES, SHALL BE CONTINUOUS FROM OUTSIDE WALL TO OUTSIDE WALL, FROM ONE BARRIER TO ANOTHER, OR COMBINATION THEREOF. BARRIERS MUST BE CONTINUOUS THROUGH CONCEALED SPACES AND INTERSTITIAL SPACES. SEAL COMPLETELY ALL OPENINGS WITH UL (OR OTHER TESTING AGENCY) APPROVED ASSEMBLIES WHERE FIRE BARRIERS ARE PENETRATED OR ABUT OTHER FIRE BARRIERS, EXTERIOR WALLS, AND FLOORS ABOVE AND BELOW BARRIER. ALL FIRE BARRIERS OR SMOKE BARRIERS ARE TO BE CONSTRUCTED ACCORDING TO THE TESTING LABORATORY SPECIFICATIONS.

19. PENETRATIONS:
PENETRATIONS OF PIPES, TUBES, CONDUIT, WIRES, CABLES, DUCTS, VENTS, CABINETS, LIGHTING, AND OTHER FIXTURES THROUGH FIRE RATED ASSEMBLIES SHALL BE INSTALLED AND PROTECTED TO MAINTAIN FIRE RATING.

20. PROTECTION OF FLOOR SURFACES:
CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION FOR ALL FINISHED FLOOR SURFACES, EXISTING OR NEW INCLUDING BUT NOT LIMITED TO, CERAMIC TILE, VINYL TILE, CONCRETE, ETC., THROUGHOUT THE CONSTRUCTION PERIOD.

21. COMMUNICATION EQUIPMENT:
THE GC SHALL COORDINATE THE WORK HE IS RESPONSIBLE FOR WITH THE OWNER'S COMMUNICATION SERVICE PROVIDERS. COORDINATE THE LOCATION OF ALL SYSTEM CONTOLS WITH THE ELECTRICAL SYSTEM INSTALLER, THE OWNER.
.

22. SUBSTRATE PREPARATIONS:
ALL SUBSURFACES SHALL BE PROPERLY PREPARED BEFORE APPLICATION OF FINISHES. CONTRACTOR HALL ASSUME RESPONSIBILITY FOR SUBSTRATE CONDITIONS WHERE FINISHES ARE APPLIED.

23. DIMENSION STANDARDS:
DIMENSIONS ARE NOT ADJUSTABLE UNLESS NOTED WITH A +- SYMBOL. ONLY NORMAL INDUSTRY STANDARD TOLERANCES ARE ACCEPTABLE DEVIATIONS FROM DIMENSIONS INDICATED. DO NOT SCALE DRAWINGS. ALL DIMENSIONS NOTED AS "CLEAR" SHALL MAINTAIN THE FULL SPACE INDICATED WITHOUT ENCROACHMENTS. ALL VERTICAL HEIGHTS INDICATED ARE FROM THE FINISH FLOOR
ELEVATION AT THE BASE OF THE ITEM INDICATED, UNLESS NOTED OTHERWISE. WHERE WALLS, JAMBS, OR OTHER ITEMS ARE NOTED TO "ALIGN", THE FACE OF ITEMS INDICATED SHALL BE IN LINE WITH EACH OTHER TO FORM A STRAIGHT LINE, FREE OF OFFSETS OR DEVIATIONS. FIELD VERIFY ALL DIMENSIONS. UNLESS NOTED OTHERWISE, DIMENSIONS ARE ACTUAL, NOT NOMINAL, AS FOLLOWS:
COLUMNS - FROM CENTER LINE TO CENTERLINE INTERIOR PARTITIONS- FROM STUD FACE TO STUD FACE CONCRETE/ MASONRY - FROM FINISH FACE TO FINISH FACE EXTERIOR WALLS - FROM EXTERIOR FACE TO INTERIOR FINISH FACE OF WALL

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AD01

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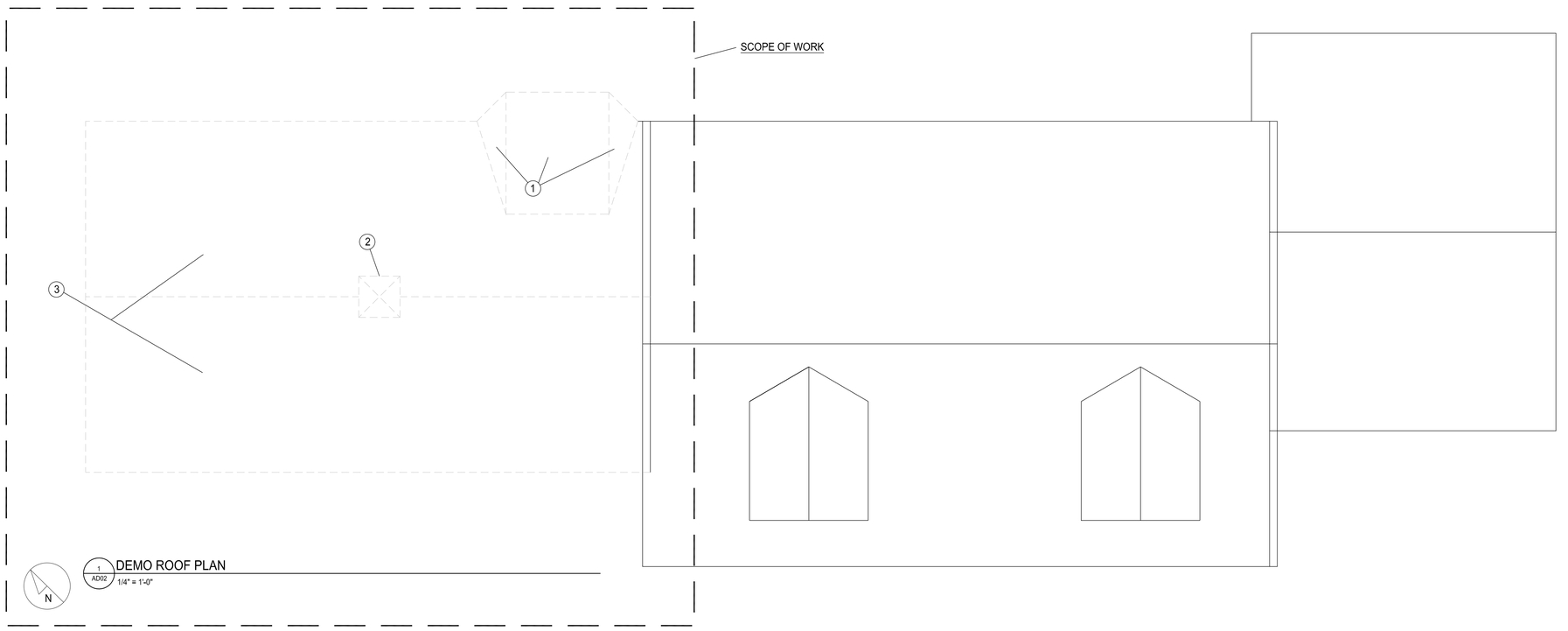
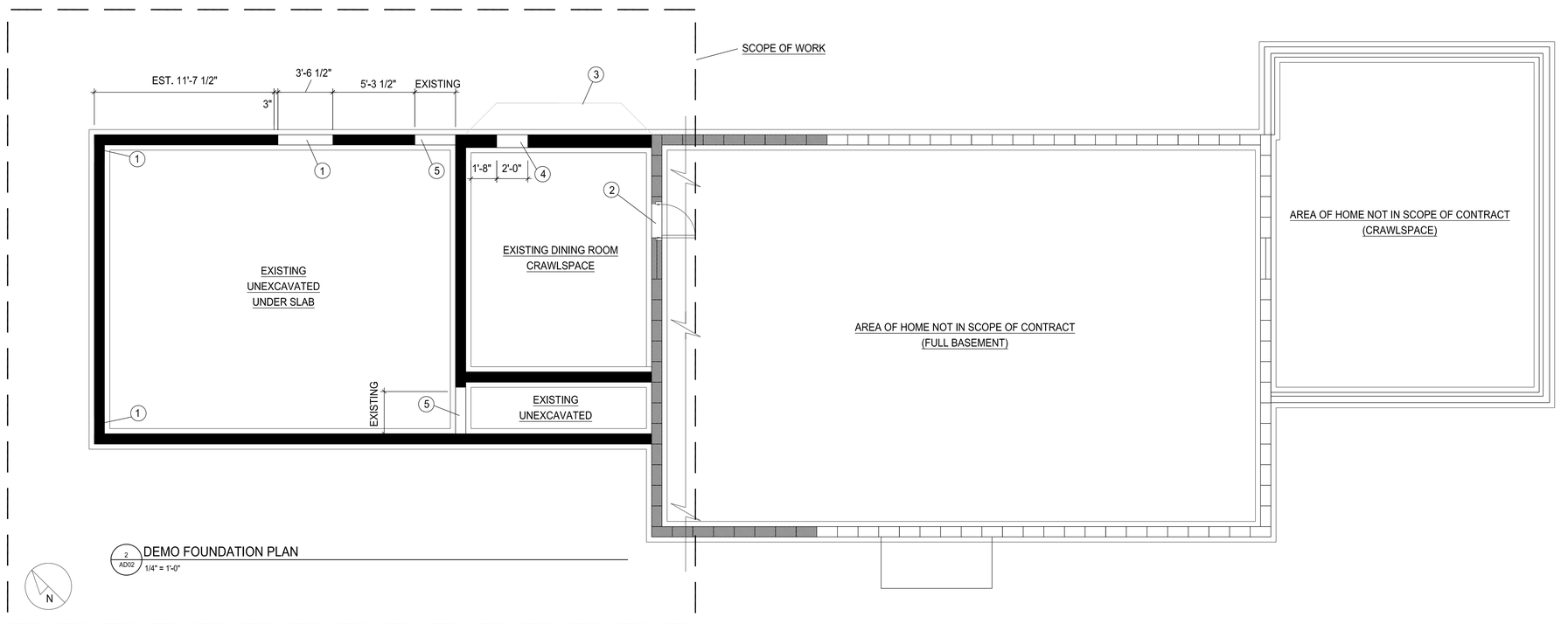
1. EXISTING BUILD OVER BAY STYLE WINDOW, AND STRUCTURE INCLUDING SHED ROOF SECTION TO BE REMOVED. FLOOR TRUSSES TO BE CUT AT FOUNDATION WALL SILL PLATE AND NEW RIM JOIST TO BE INSTALLED TO MATCH FLUSH INTO EXISTING WALL CONSTRUCTION.
2. EXISTING CUPOLA ELEMENT TO BE REMOVED. ROOF PATCHED AND SHINGLED TO MATCH EXISTING AFTER ADDITION IS COMPLETE
3. REMOVAL OF SHINGLES AND SHEATHING AS REQUIRED TO ALLOW NEW BUILDING ADDITION ELEMENTS TO OVERLAP WITH EXISTING STRUCTURE TO TIE STRUCTURES TOGETHER. PREPARE AREAS TO ALLOW NEW OSB SHEATHING (CONTINUOUS BRACING) AND PLYWOOD (ROOF DECKING) TO OVERLAP EXISTING STRUCTURE TO NEAREST RAFTERS/STUDS.



1 AD02 DEMO ROOF PLAN
1/4" = 1'-0"

1. EXISTING CONCRETE CURB AT WALL BASE TO BE CUT AND REMOVED TO ALLOW FLUSH CONNECTION TO EXISTING GARAGE SLAB @ GRADE
2. EXISTING ACCESS DOOR TO REMAIN
3. EXISTING BUILD OVER BAY STYLE WINDOW, AND STRUCTURE INCLUDING SHED ROOF SECTION TO BE REMOVED. FLOOR TRUSSES TO BE CUT AT FOUNDATION WALL SILL PLATE AND NEW RIM JOIST TO BE INSTALLED TO MATCH FLUSH INTO EXISTING WALL CONSTRUCTION.
4. NEW 18" x 24" ACCESS DOOR/HATCH CUT INTO EXITING FOUNDATION WALL INTO NEW CRAWLSPACE
5. EXISTING FOUNDATION WALL CURB CUT TO ALLOW SLAB/GRADE ACCESS. SURFACE TO BE PREPARED TO RECEIVE NEW CURB



2 AD02 DEMO FOUNDATION PLAN
1/4" = 1'-0"

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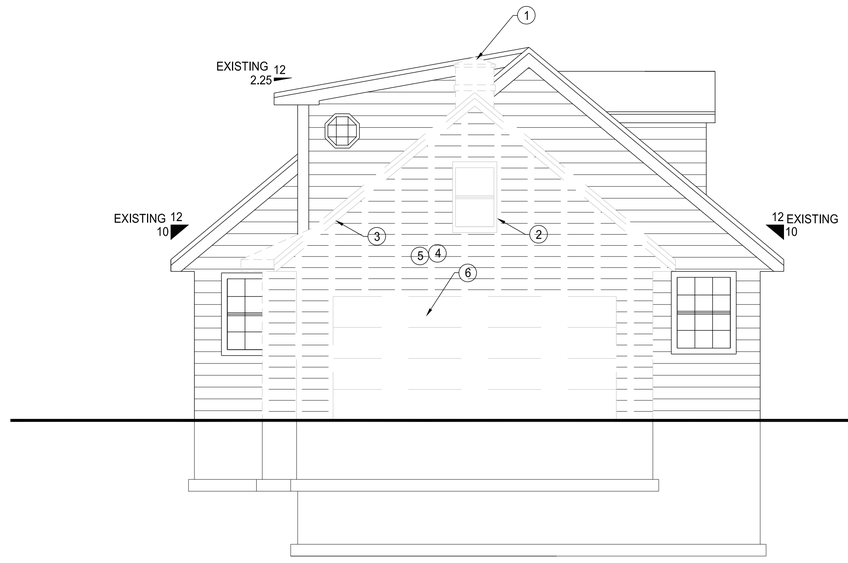
1 AD03 DEMO FRONT ELEVATION (N.E.)
1/4" = 1'-0"



2 AD03 DEMO GARAGE ELEVATION (S.E.)
1/4" = 1'-0"

3 AD03 DEMO SIDE ELEVATION (N.W.)
1/4" = 1'-0"

EXISTING/DEMO KEYNOTES

1. EXISTING CUPOLA ELEMENT TO BE REMOVED. ROOF PATCHED AND SHINGLED TO MATCH EXISTING AFTER ADDITION IS COMPLETE
2. EXISTING WINDOW TO BE REMOVED
3. EXISTING EVE, AND FASCIA TO BE REMOVED TO EXPOSE END RAFTER
4. EXISTING EXTERIOR SIDING BOARDS TO BE REMOVED
5. EXISTING BACKER BOARD AND EXTERIOR STUD WALL TO BE REMOVED AND PREPARED FOR ADDITION. REMAINING WALLS TO BE BRACED DURING CONSTRUCTION BY CONTRACTOR.
6. EXISTING GARAGE DOOR, AND ALL RAILS, WEATHER SEALS, TRIM AND CASEMENT TO BE REMOVED
7. PARTIAL REMOVAL OF SHINGLES AND SHEATHING AS REQUIRED TO ALLOW NEW BUILDING ADDITION ELEMENTS TO OVERLAP WITH EXISTING STRUCTURE TO TIE STRUCTURES TOGETHER. PREPARE AREAS TO ALLOW NEW OSB SHEATHING (CONTINUOUS BRACING) AND PLYWOOD (ROOF DECKING) TO OVERLAP EXISTING STRUCTURE TO NEAREST RAFTERS/STRUCTURAL WOOD STUDS

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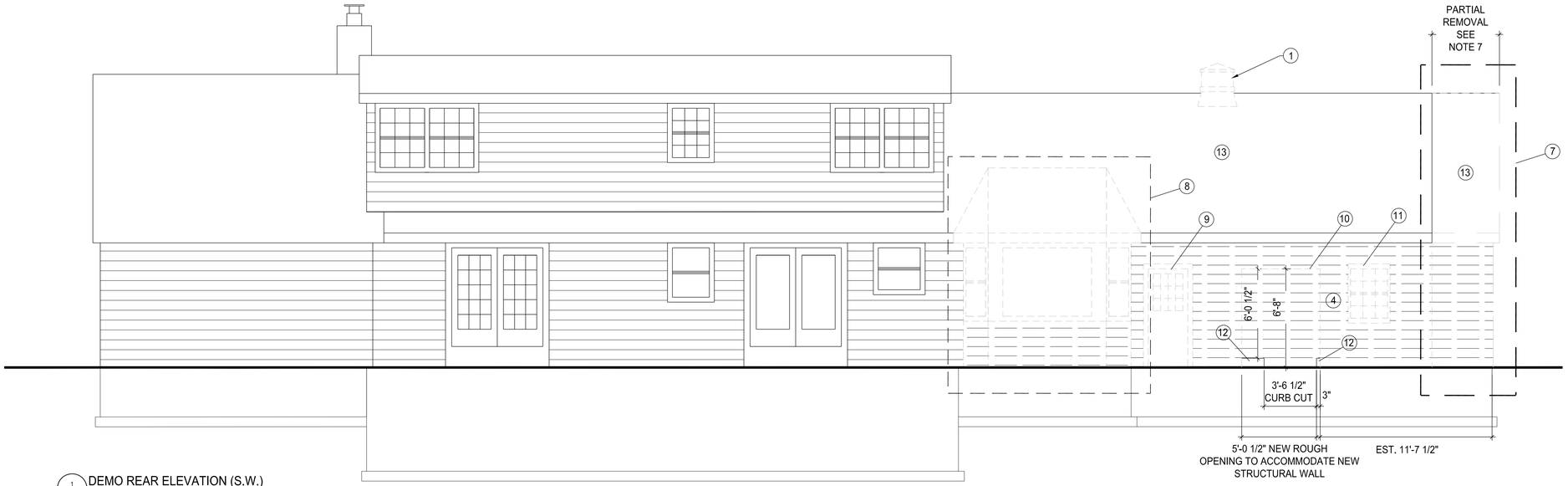

1 AD04 DEMO REAR ELEVATION (S.W.)
1/4" = 1'-0"

EXISTING/DEMO KEYNOTES

1. EXISTING CUPOLA ELEMENT TO BE REMOVED. ROOF PATCHED AND SHINGLED TO MATCH EXISTING AFTER ADDITION IS COMPLETE
2. EXISTING WINDOW TO BE REMOVED
3. EXISTING EVE, AND FASCIA TO BE REMOVED TO EXPOSE END RAFTER
4. EXISTING EXTERIOR SIDING BOARDS TO BE REMOVED
5. EXISTING BACKER BOARD AND EXTERIOR STUD WALL AND DOOR HEADER TO BE REMOVED AND PREPARED FOR ADDITION. REMAINING WALLS TO BE BRACED PRIOR TO REMOVAL OF THESE ELEMENTS BY CONTRACTOR.
6. EXISTING GARAGE DOOR, AND ALL RAILS, WEATHER SEALS, TRIM AND CASEMENT TO BE REMOVED
7. PARTIAL REMOVAL OF SHINGLES AND SHEATHING AS REQUIRED TO ALLOW NEW BUILDING ADDITION ELEMENTS TO OVERLAP WITH EXISTING STRUCTURE TO TIE STRUCTURES TOGETHER. PREPARE AREAS TO ALLOW NEW OSB SHEATHING (CONTINUOUS BRACING) AND PLYWOOD (ROOF DECKING) TO OVERLAP EXISTING STRUCTURE TO NEAREST RAFTER/STRUCTURAL WOOD STUD AT APPROXIMATELY 4'
8. EXISTING BUILD OVER BAY STYLE WINDOW, AND STRUCTURE INCLUDING SHED ROOF SECTION TO BE REMOVED. FLOOR TRUSSES TO BE CUT AT FOUNDATION WALL SILL PLATE AND NEW RIM JOIST TO BE INSTALLED TO MATCH FLUSH INTO EXISTING WALL CONSTRUCTION.
9. EXISTING EXTERIOR DOOR, JAMB, CASEMENT AND TRIM TO BE REMOVED TO ROUGH OPENING
10. AREA OF EXTERIOR WALL TO BE REMOVED TO ALLOW NEW ROUGH OPENING TO BE FRAMED (SEE A101). EXISTING CONCRETE CURB AT WALL BASE TO BE CUT AND REMOVED TO ALLOW FLUSH CONNECTION TO EXISTING GARAGE SLAB @ GRADE
11. EXISTING WINDOW TO BE REMOVED TO ROUGH OPENING AND PREPARED FOR INFILL.
12. PORTION OF EXISTING GARAGE WALL CURB TO REMAIN TO CARRY NEW WALL ELEMENTS/STRUCTURE
13. SHINGLES TO BE REMOVED AND DECK/RAFTERS TO BE EXPOSED TO TIE IN NEW ADDITION ROOF

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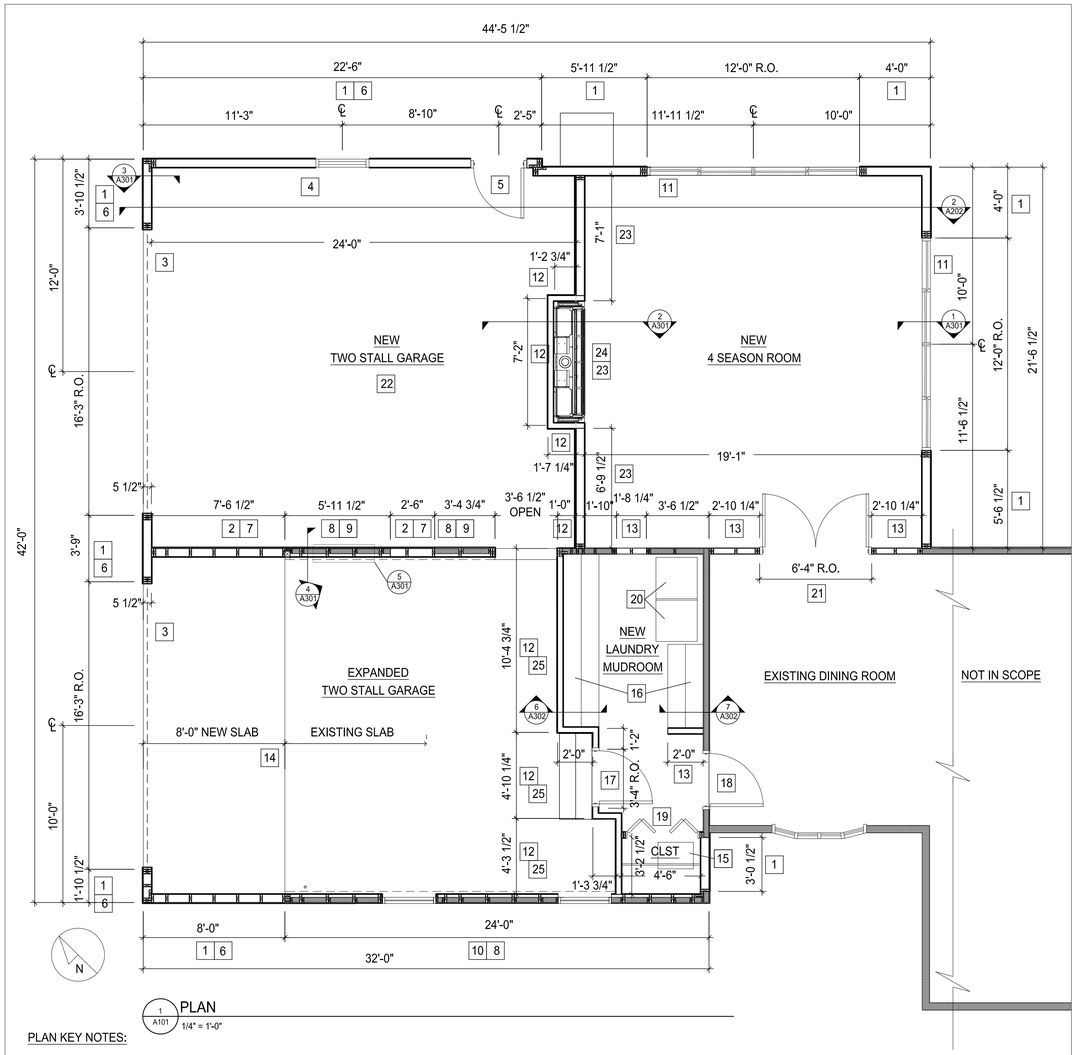
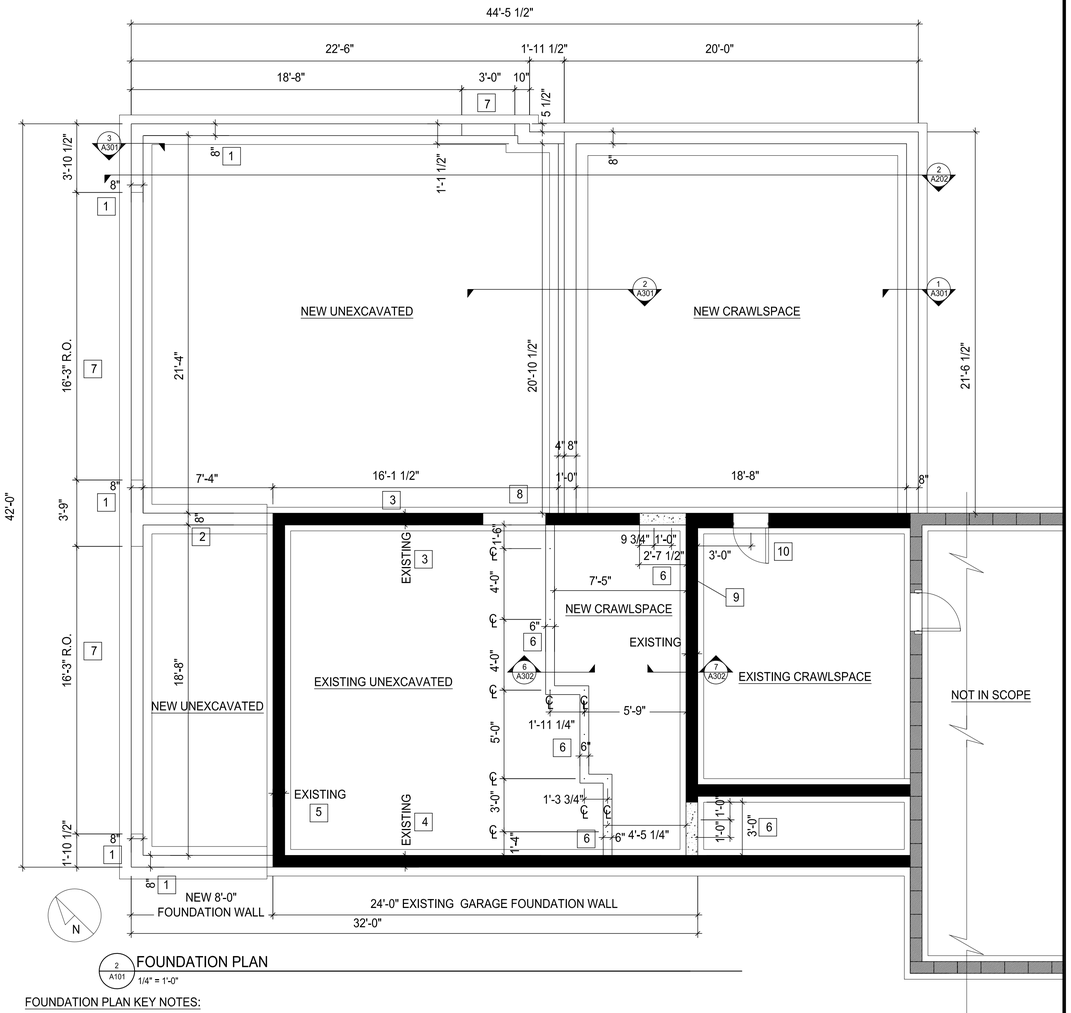


1 A101 PLAN
1/4" = 1'-0"

PLAN KEY NOTES:

1. NEW EXTERIOR WALL, GARAGE ADDITION
   1/2" GYP BOARD , 2"x 6" WOOD STUD @ 16" OC, 6" BATT INSULATION, 7/16" OSB SHEATHING (BRACING), HOUSE WRAP, 8" CLAPBOARD/FIBERBOARD SIDING (MATCH EXISTING)
2. NEW INTERIOR WALL, GARAGE ADDITION
   1/2" GYP BOARD, 2"x 6" WOOD STUD, 7/16" OSB SHEATHING (BRACING), 1/2" GYP BOARD
3. NEW 16' x 7' INSULATED OVERHEAD GARAGE DOORS PAINTED WHITE TO MATCH TRIM HEADER ABOVE TO BE
4. NEW 2'-4" x 3'-0" SINGLE HUNG 2-PANE INSULATED WINDOW W/SQUARE GRILLS PAINTED WHITE TO MATCH EXISTING
5. NEW 2'-10" x 6'-8" GARAGE ACCESS DOOR PAINTED WHITE TO MATCH EXISTING
6. SIM FOUNDATION DETAIL 1/A302
7. SIM FOUNDATION DETAIL 2/A302
8. SIM FOUNDATION DETAIL 4/A303
9. SIM FOUNDATION DETAIL 3/A303
10. EXISTING/BOLSTERED EXTERIOR WALL, GARAGE ADDITION
    1/2" GYP BOARD , 2"x 6" WOOD STUD SISTER TO EXISTING 2"x4" WOOD STUDS, 6" BATT INSULATION, EXISTING SHEATHING, EXISTING HOUSE WRAP, EXISTING 8" CLAPBOARD/FIBERBOARD SIDING
11. NEW 12'-0 x 6'-8" 4-PANEL INSULATED SLIDING PATIO DOOR (BY OWNER/CONTRACTOR) HEADER ABOVE TO BE (3) 1.5 x 16" LVLs BEAM W/STRAPPING ON 2"x 6" JACK STUDS, MIN FULL WIDTH BEARING @ 5.5" EACH SIDE (SEE SECTION 2/A301)
12. NEW INTERIOR WALL, GARAGE ADDITION
    1/2" GYP BOARD, 2"x 4" WOOD STUD @ 16 O.C., 4" BATT INSULATION, 7/16" OSB SHEATHING (BRACING), 5/8" GYP BOARD GARAGE SIDE
13. NEW INTERIOR WALL
    1/2" GYP BOARD, 2"x 4" WOOD STUD @ 16 O.C., 4" BATT INSULATION, 1/2" GYP BOARD
14. SIM FOUNDATION DETAIL 5/A303
15. 18" x 24" FLOOR ACCESS PANEL/DOOR IN CLOSET TO ACCESS CRAWLSPACE BELOW
16. NEW 2' DEEP BASE CABINETS, COUNTERS, AND 1" DEEP WALL CABINETS
17. NEW 36" x 6'-8" GARAGE ACCESS DOOR (FIRE RATED)
18. EXISTING 36" x 6'-8" GARAGE ACCESS DOOR TO BE REPLACED W NEW
19. NEW 4-PANEL BI-FOLD CLOSET DOOR TO FIT
20. WASHER AND DRYER LOCATIONS
21. NEW 6'-0"x 6'-8" INSULATED FRENCH PATIO DOORS W/ HEADER ABOVE TO BE (2) 2"x10" LVL BEAM BEARING ON 2"x4" JACK STUDS MIN. BEARING 4.5" PER SIDE
22. NEW 4" CONCRETE GARAGE SLAB - DRAINING TO DOOR SEE FOUNDATION SECTIONS A302
23. NEW INTERIOR WALL, 4 SEASON ROOM / GARAGE
    1/2" GYP BOARD 4-SEASON ROOM SIDE, 2"x 6" WOOD STUD @ 16 O.C., 6" BATT INSULATION, 7/16" OSB SHEATHING (BRACING), 5/8" GYP BOARD GARAGE SIDE
24. NEW REGENCY 72" HORIZONTAL "NEW YORK VIEW" GAS FIREPLACE. ROUGH FRAMING OPENING = 51" HIGH FROM FLOOR, 82" WIDE, 20 5/8" DEEP
25. SIM FOUNDATION DETAIL 6/A302
26. 4" FLOATING CONCRETE PAD FOR MULTI-ZONE MINI SPLIT COMPRESSOR UNIT - SEE MECHANICAL NOTES ON T001



2 A101 FOUNDATION PLAN
1/4" = 1'-0"

FOUNDATION PLAN KEY NOTES:

1. SEE FOUNDATION SECTION 1/A302
2. SEE FOUNDATION SECTION 2/A302
3. SEE FOUNDATION SECTION 3/A302
4. SEE FOUNDATION SECTION 4/A302
5. SEE FOUNDATION SECTION 5/A302
6. NEW POURED CONCRETE CURB TO MATCH EXISTING WALL (APPROX. 7" HIGH OVER SLAB), AFFIX TO EXISTING GARAGE SLAB W/ 6" LENGTH REBAR/DOWELS INSET AS POSTS 3" MIN DEEP INTO SLAB AND EPOXY SEALED PLACED CENTER OF WALL AS DIMENSIONED.
7. CONCRETE FOUNDATION WALL MODIFIED TO ALLOW SLAB OVER WALL TO ACCOMMODATE GARAGE SLAB FLUSH TO DRIVEWAY/EXTERIOR GRADE
8. EXISTING CONCRETE CURB REMOVED AND GRINDED TO BE FLUSH WITH NEW GARAGE FLOOR TO PROVIDE WALKWAY CONNECTION
9. EXISTING FOUNDATION WALL TO BE CUT TO ALLOW POWER, WATER AND DRAIN ACCESS TO ADJACENT LAUNDRY/MUD ROOM.
10. NEW 18" x 24" ACCESS DOOR/HATCH CUT INTO EXITING FOUNDATION WALL INTO NEW CRAWLSPACE

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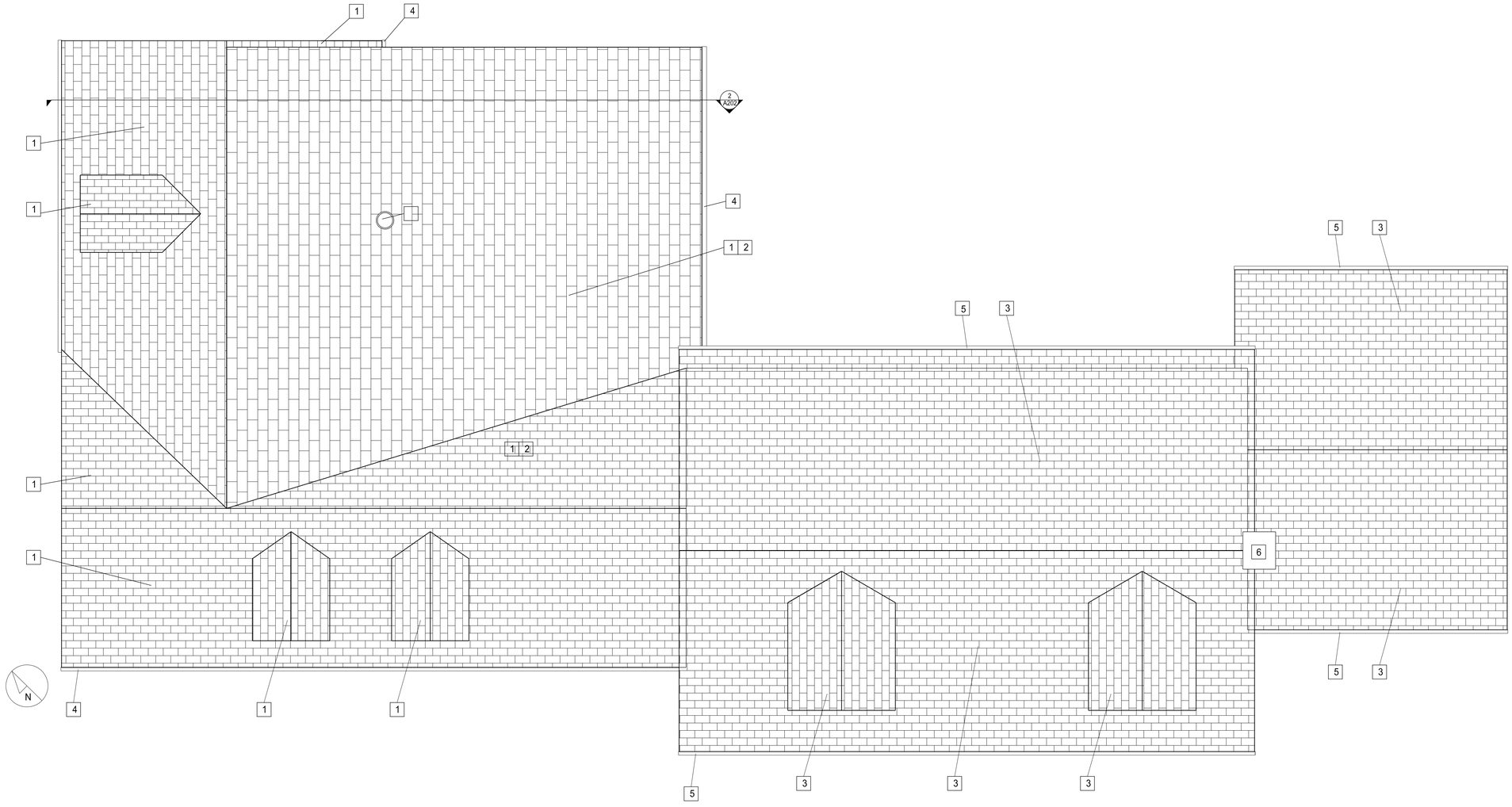

1 A102 ROOF PLAN

1/4" = 1'-0"

ROOF PLAN KEY NOTES:

1. ASPHALT SHINGLES TO MATCH EXISTING
2. ICE/WATER MEMBRANE ON 3:12 SLOPE ROOF W/ADJACENT OVERLAPS
3. EXISTING ASPHALT SHINGLES TO REMAIN
4. PRE-FINISHED METAL GUTTER TO MATCH EXISTING
5. EXISTING PRE-FINISHED METAL GUTTER TO MATCH EXISTING
6. EXISTING CHIMNEY
7. NEW GAS FIREPLACE DIRECT EXHAUST

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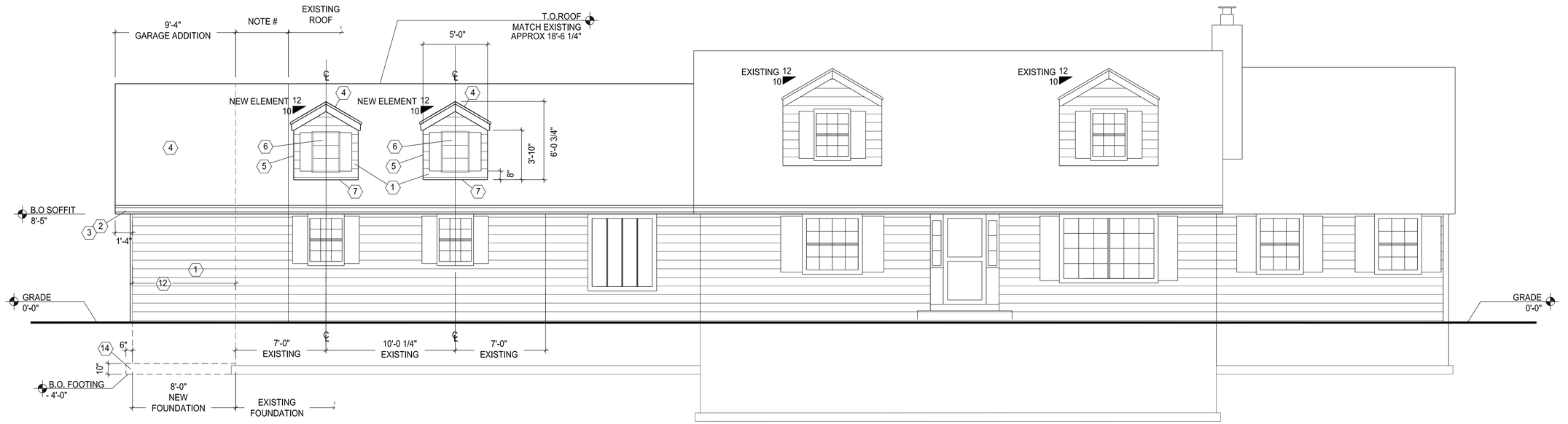
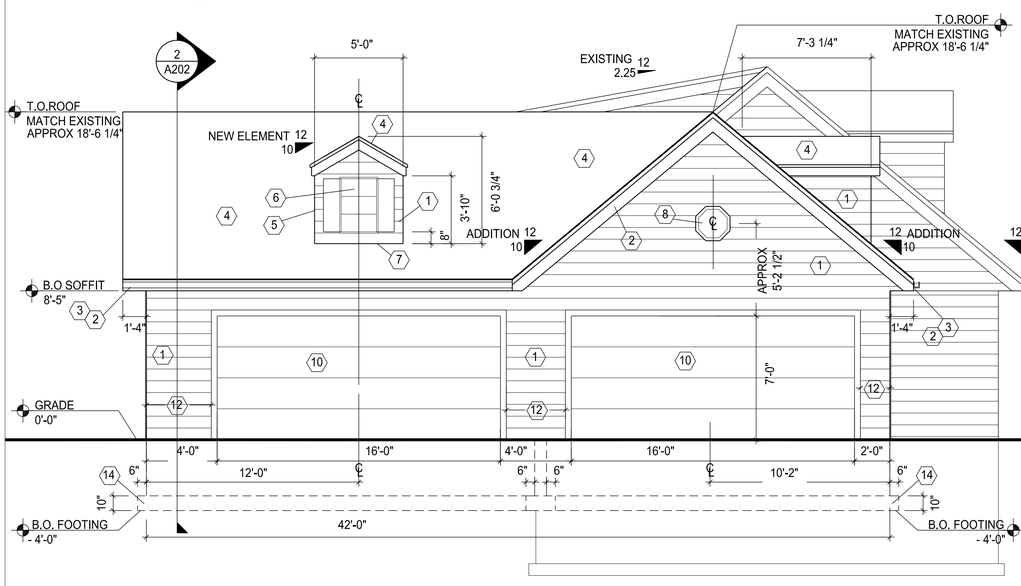
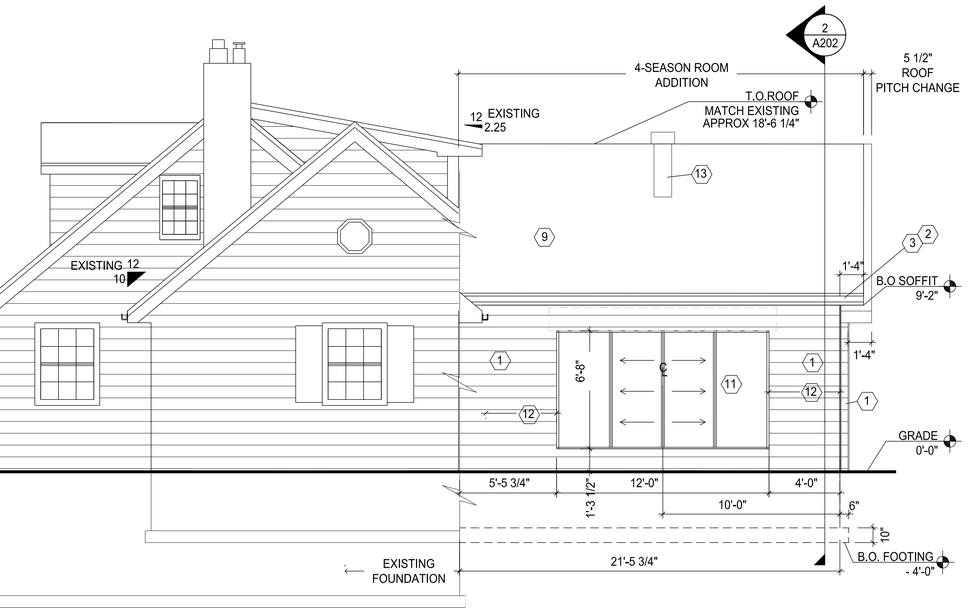


1 A201 FRONT ELEVATION (N.E.)
1/4" = 1'-0"



2 A201 GARAGE ELEVATION (S.E.)
1/4" = 1'-0"



2 A201 SIDE ELEVATION (N.W.)
1/4" = 1'-0"

ELEVATION KEY NOTES:

1. PAINTED CLAPBOARD STYLE FIBERBOARD 8" HORIZONTAL SIDING W/WHITE TRIM TO MATCH EXISTING HOUSE
2. 8" FASCIA, SOFFIT, AND TRIM TO MATCH EXISTING BUILDING STYLE AND COLOR
3. PRE-FINISHED METAL GUTTER FASCIA & VENTED SOFFIT
4. ASPHALT SHINGLES TO MATCH EXISTING BUILDING
5. NEW FALSE GABLE DORMERS TO BE ADDED TO EXISTING AND NEW ROOFS ON CENTER WITH OPENINGS BELOW
6. NEW 24x36 SINGLE HUNG WINDOWS W/SQUARE GRILLS (NO INSULATION REQUIRED) @ FALSE DORMERS W SHUTTERS
7. DORMER EDGE FLASHING
8. 24" x 24" (OR SIMILAR) FIXED OCTAGON WINDOW TO MATCH EXISTING BUILDING ELEMENT WINDOWS
9. ROOF OVER 3:12 SLOPE ROOF REQUIRES AN OVERLAPPING WATER/ICE PROTECTION MEMBRANE UNDER ASPHALT SHINGLES. (SHINGLES TO MATCH EXISTING)
10. NEW 16'x7' INSULATED OVERHEAD TRACK GARAGE DOORS
11. NEW 4 PANEL SLIDING GLASS PATIO DOORS (12'-0" x 6'-8")
12. 1/2" OSB WALL BRACING UP TO 4' OF EITHER SIDE EVERY WIDE SPAN OPENING & CORNERS OF ADDITION.
13. NEW GAS FIREPLACE EXHAUST CHIMNEY
14. NEW SPREAD FOOTING FOR GARAGE @ 48" FROST DEPTH (4" SLAB ON GRADE) TO MATCH EXISTING GARAGE FOUNDATION WALLS
15. NEW SPREAD FOOTING W/EXCAVATED CRAWLSPACE @ 48" FROST DEPTH (4" SLAB ON GRADE) TO MATCH EXISTING GARAGE FOUNDATION WALLS
16. NEW 2'-10" x 6'-8" GARAGE ACCESS DOOR
17. NEW 2'-4" x 3'-0" SINGLE HUNG 2-PANE INSULATED WINDOW W/SQUARE GRILLS

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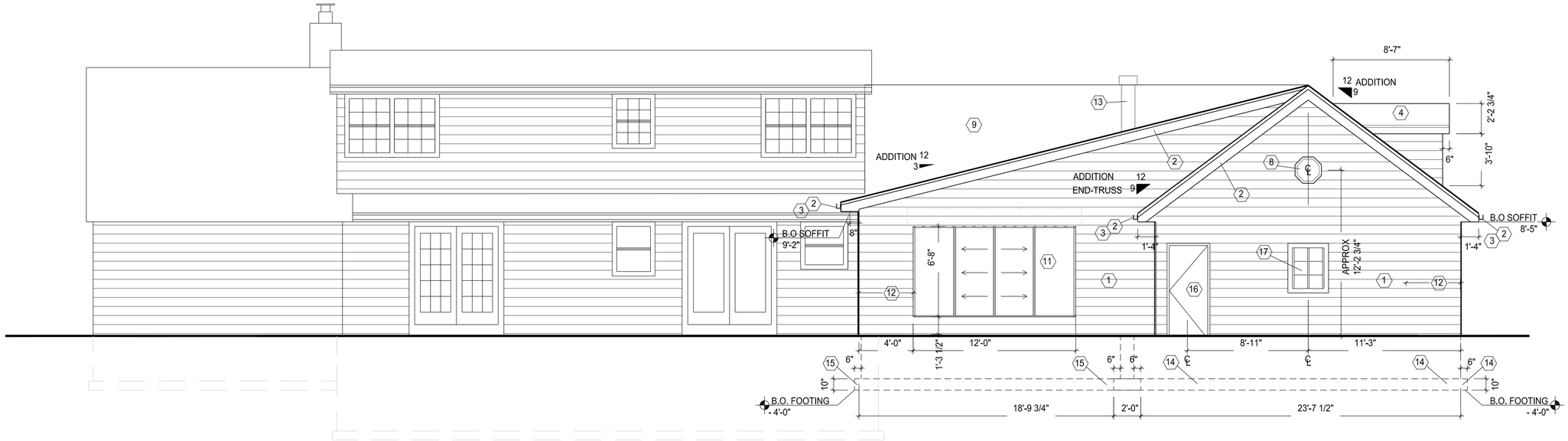
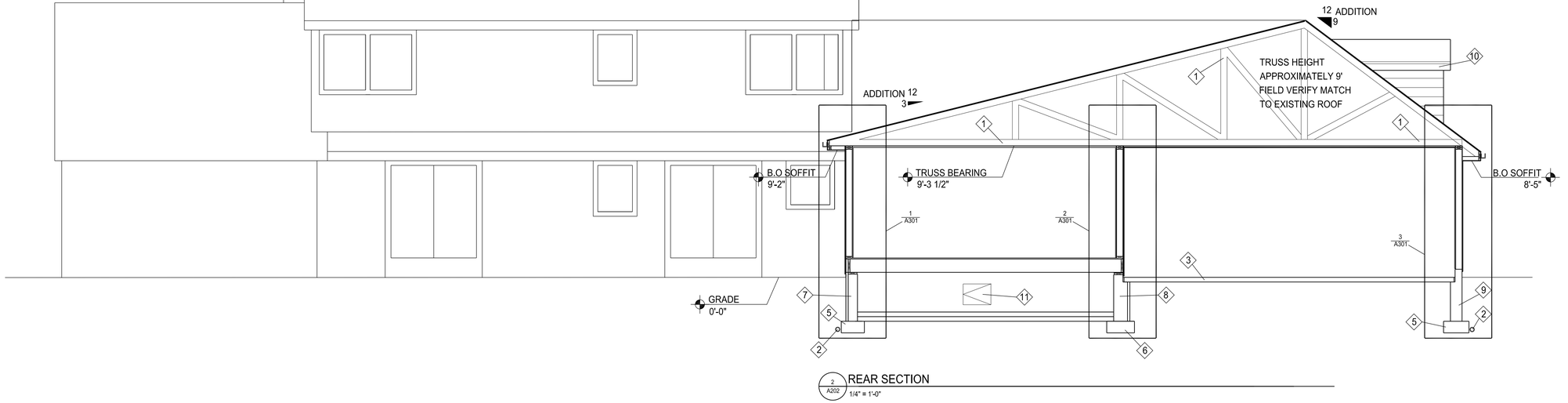


1 A202 REAR ELEVATION (S.W.)
1/4" = 1'-0"



2 A202 REAR SECTION
1/4" = 1'-0"

ELEVATION KEY NOTES:

1. CLAPBOARD/FIBERBOARD 8" HORIZONTAL SIDING PAINTING TO MATCH EXISTING (SHERWIN WILLIAMS SW7602 INDIGO BATIK)
2. 8" FASCIA, SOFFIT, AND TRIM TO MATCH EXISTING BUILDING STYLE AND COLOR
3. PRE-FINISHED METAL GUTTER FASCIA & VENTED SOFFIT
4. ASPHALT SHINGLES TO MATCH EXISTING BUILDING
5. NEW FALSE GABLE DORMERS TO BE ADDED TO EXISTING AND NEW ROOFS ON CENTER WITH OPENINGS BELOW
6. NEW 24x36 SINGLE HUNG WINDOWS W/SQUARE GRILLS (NO INSULATION REQUIRED) @ FALSE DORMERS W SHUTTERS
7. DORMER EDGE FLASHING
8. 24" x 24" (OR SIMILAR) FIXED OCTAGON WINDOW TO MATCH EXISTING BUILDING ELEMENT WINDOWS
9. ROOF OVER 3:12 SLOPE ROOF REQUIRES AN OVERLAPPING WATER/ICE PROTECTION MEMBRANE UNDER ASPHALT SHINGLES. (SHINGLES TO MATCH EXISTING)
10. NEW 16'x7' INSULATED OVERHEAD TRACK GARAGE DOORS
11. NEW 4 PANEL SLIDING GLASS PATIO DOORS (12'-0" x 6'-8")
12. 1/2" OSB WALL BRACING UP TO 4' OF EITHER SIDE EVERY WIDE SPAN OPENING & CORNERS OF ADDITION.
13. NEW GAS FIREPLACE EXHAUST CHIMNEY
14. NEW SPREAD FOOTING FOR GARAGE @ 48" FROST DEPTH (4" SLAB ON GRADE) TO MATCH EXISTING GARAGE FOUNDATION WALLS
15. NEW SPREAD FOOTING W/EXCAVATED CRAWLSPACE @ 48" FROST DEPTH (4" SLAB ON GRADE) TO MATCH EXISTING GARAGE FOUNDATION WALLS
16. NEW 2'-10" x 6'-8" GARAGE ACCESS DOOR, WHITE TO MATCH TRIM
17. NEW 2'-4" x 3'-0" SINGLE HUNG 2-PANE INSULATED WINDOW W/SQUARE GRILLS, PAINTED WHITE TO MATCH EXISTING

SECTION KEY NOTES:

1. DUAL SLOPE TRUSS 3:12 & 9:12 (APPROX 45' SPAN) (SPECIFICATIONS AND FINAL DESIGN BY TRUSS MANUFACTURER)
2. 4" DRAIN TILE W/2" WEEPERS 10" O.C. SET IN CLEAN STONE BEDS
3. 4" CONCRETE GARAGE SLAB W/ 6x6 #10/10 WWM, REBAR REINFORCEMENT THROUGH THICKENED EDGES AT EXISTING BUILDING ADJACENCIES
4. 4" CONCRETE SLAB W/6x6 #10/10 WWM OVER 4" XPS INSULATION ON COMPACTED GRANULAR FILL.
5. 20" x 10" CONCRETE FOOTING W/ (2) #4 CONTINUOUS FOOTING TO BE PLACED ON VIRGIN SOIL
6. 24" x 10" CONCRETE FOOTING W/ (2) #4 CONTINUOUS FOOTING TO BE PLACED ON VIRGIN SOIL
7. 8" CONCRETE FOUNDATION WALL @ CRAWLSAPCE W/ 2" EXTERIOR EPS INSULATION
8. 12" STEPPED CONCRETE FOUNDATION WALL BETWEEN CRAWLSPACE AND GARAGE W/2" EXTERIOR EPS (AWAY FROM CRAWLSPACE)
9. 8" CONCRETE FOUNDATION WALL AT GARAGE, CURB TO MATCH EXISTING GARAGE WALL HEIGHTS
10. FALSE DORMER, FACISA, TRIM TO MATCH EXISTING
11. NEW 18" x 24" ACCESS DOOR/HATCH CUT INTO EXITING FOUNDATION WALL INTO NEW CRAWLSPACE

Christopher Max
DESIGN & DEVELOPMENT LLC
CMDD LLC
2533 Lopez Lane
Green Bay, WI. 54311
www.cmddllc.com
920-430-0984

NOTE:

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230 West Highview
Mequon Home Addition

A202

PROJECT CMDD-2022-1015
DATE
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CHECKED BY CMN

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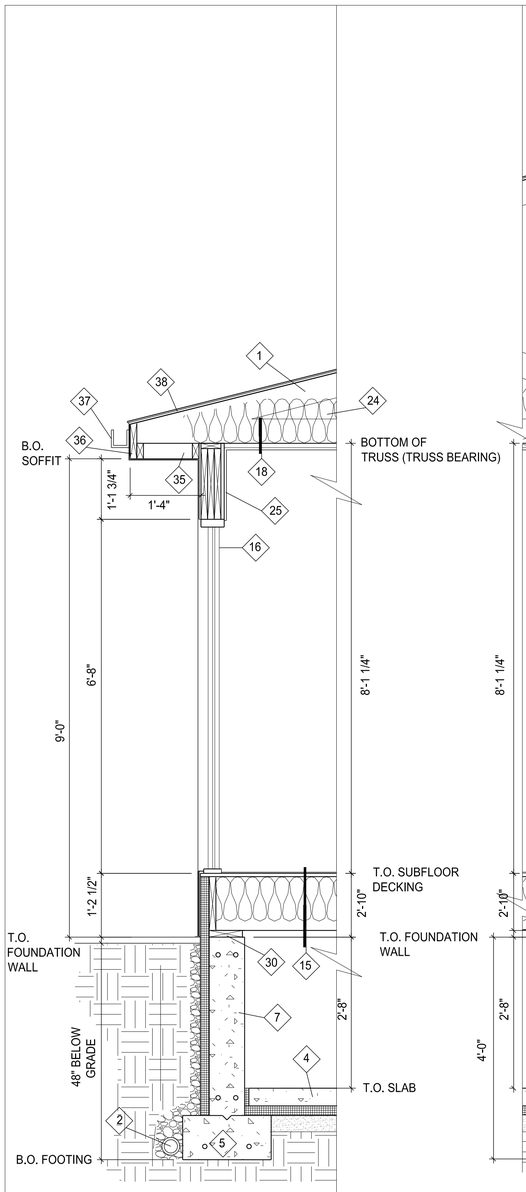
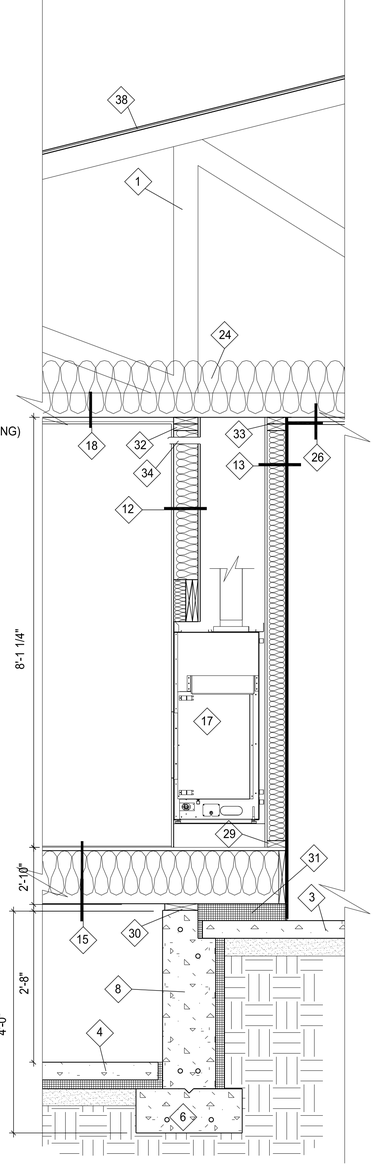
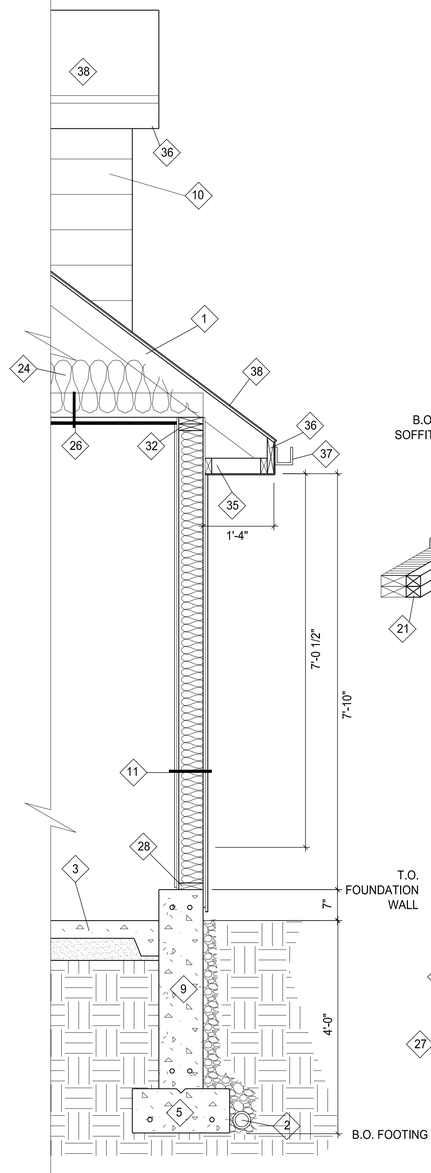
Attachment: Pics, Plans and Site Plan (7908 : Joseph Miller)



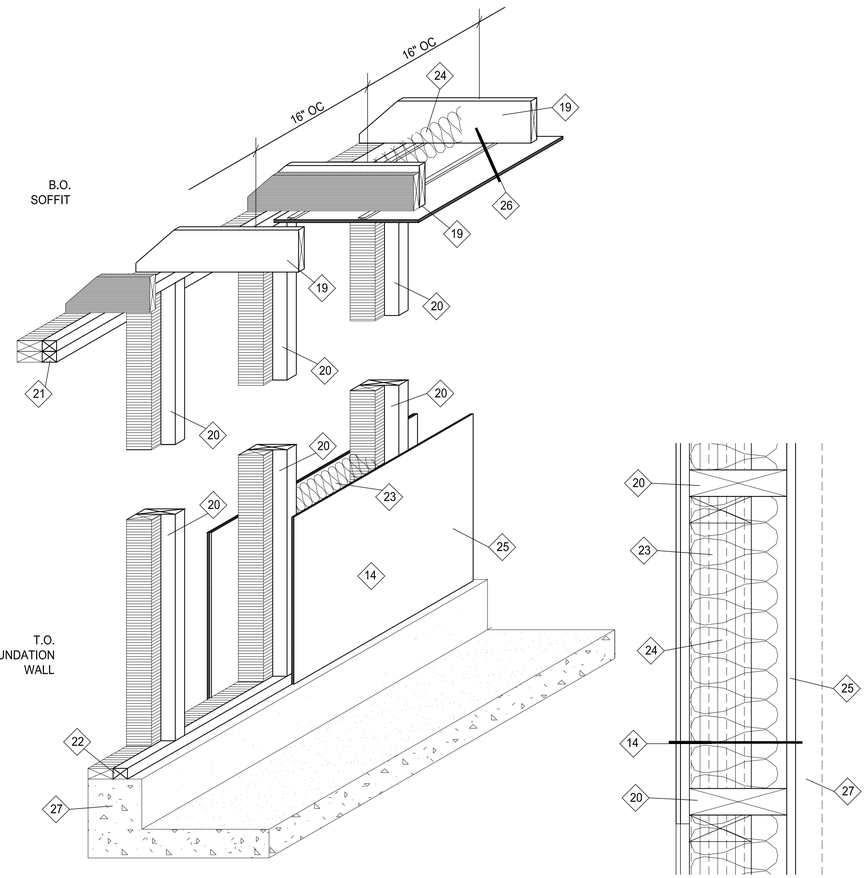
1 A301 WALL SECTION
3/4" = 1'-0"



2 A301 WALL SECTION
3/4" = 1'-0"



3 A301 WALL SECTION
3/4" = 1'-0"



4 A301 EXPLODED ISOMETRIC SECTION
NTS

4 A301 DETAIL PLAN WALL SECTION
NTS

SECTION KEY NOTES:

1. DUAL SLOPE TRUSS 3:12 & 9:12 (APPROX 45' SPAN) (SPECIFICATIONS AND FINAL DESIGN BY TRUSS MANUFACTURER)
2. 4" DRAIN TILE W/2" WEEPERS 10" O.C. SET IN CLEAN STONE BEDS
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4. 4" CONCRETE SLAB W/6x6 #10/10 WWM OVER 4" XPS INSULATION ON COMPACTED GRANULAR FILL.
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7. 8" CONCRETE FOUNDATION WALL @ CRAWLSAPCE W/ 2" EXTERIOR EPS INSULATION W/ #4 CONTINUOUS TOP AND BOTTOM
8. 12" STEPPED CONCRETE FOUNDATION WALL BETWEEN CRAWLSPACE AND GARAGE W/2" EXTERIOR EPS (AWAY FROM CRAWLSPACE) W/ (2) #4 CONTINUOUS TOP (STAGGERED) AND BOTTOM
9. 8" CONCRETE FOUNDATION WALL AT GARAGE, CURB TO MATCH EXISTING GARAGE WALL HEIGHTS W (2) #4 CONTINUOUS TOP AND BOTTOM
10. FALSE DORMER, FACISA, TRIM TO MATCH EXISTING
11. NEW EXTERIOR WALL, GARAGE ADDITION 1/2" GYP BOARD , 2"x 6" WOOD STUD @ 16" OC, 6" BATT INSULATION (R-21 MIN), 7/16" OSB SHEATHING (BRACING), HOUSE WRAP, 8" CLAPBOARD/FIBERBOARD SIDING (MATCH EXISTING)
12. NEW INTERIOR WALL, 4 SEASON ROOM / GARAGE 1/2" GYP BOARD 4-SEASON ROOM SIDE, 2"x 6" WOOD STUD @ 16 O.C., 6" BATT INSULATION (R-21 MIN) , 7/16" OSB SHEATHING (BRACING), 1/2" GYP BOARD IN CHASE OR 5/8 GYP BOARD ON GARAGE SIDE.
13. NEW INTERIOR WALL, (CHASE) 4 SEASON ROOM / LAUNDRY 1/2" GYP BOARD CHASE SIDE ROOM SIDE, 2"x 4" WOOD STUD @ 16 O.C., 4" BATT INSULATION, 5/8 GYP BOARD ON GARAGE SIDE.
14. EXISTING/BOLSTERED EXTERIOR WALL, GARAGE ADDITION 1/2" GYP BOARD , 2"x 6" WOOD STUD SISTER TO EXISTING 2"x4" WOOD STUDS, 6" BATT INSULATION (R-21 MIN), EXISTING SHEATHING, EXISTING HOUSE WRAP, EXISTING 8" CLAPBOARD/FIBERBOARD SIDING
15. 2x12 FLOOR JOIST, 3/4" PLYWOOD SUBFLOOR DECKING, FINISH FLOOR, END RIM JOISTS
16. NEW 12'-0 x 6'-8" 4-PANEL INSULATED SLIDING PATIO DOOR (BY OWNER/CONTRACTOR) HEADER ABOVE TO BE (3) 1.5 x 16" LVLs BEAM W/STRAPPING ON 2"x 6" JACK STUDS, MIN FULL WIDTH BEARING @ 5.5" EACH SIDE
17. NEW REGENCY 72" HORIZONTAL "NEW YORK VIEW" GAS FIREPLACE. ROUGH FRAMING OPENING = 51" HIGH FROM FLOOR, 82" WIDE, 20 5/8" DEEP
18. 1/2" GYP CEILING, 2"x1" TRUSS STRAPPING UNDER AND PERPENDICULAR TO TRUSSES/JOISTS @ 16" OC
19. NEW 2"x10" BOLSTERING CEILING JOISTS ON EXISTING BOLSTERED WALL @ 16" OC, SISTER TO EXISTING RAFTER TIES WHERE ADJACENT
20. NEW 2"x6" WOOD WALLS STUDS SINTERED TO EXISTING 2"x4" WOOD WALL STUDS TO BOLSTER WALL
21. NEW (2) 2"x2" WOOD EXTENSIONS TO TOP PLATE, SISTER TO EXISTING TOP PLATE TO RECEIVE TOP ENDS NEW 2"x6" WALL STUDS TO BOLSTER WALL
22. NEW PRESSURE TREATED 2"x2" WOOD EXTENSION TO BOTTOM PLATE, SISTER TO EXISTING BOTTOM PLATE TO RECEIVE BOTTOM ENDS NEW 2"x6" WALL STUDS TO BOLSTER WALL
23. 6" BATT INSULATION ON EXTERIOR WALLS (MIN R-21
24. 12" BATT INSULATION ABOVE CEILING (R-38 OR BETTER)
25. (INTERIOR) 1/2" GYP
26. 5/8" GYP CEILING (GARAGE), 2"x1" TRUSS STRAPPING UNDER AND PERPENDICULAR TO TRUSSES/JOISTS @ 16" OC
27. EXISTING CONCRETE CURB
28. 2"x6" BOTTOM PLATE
29. 2"x4" BOTTOM PLATE
30. 2"x8" PRESSURE TREATED SILL PLATE
31. GAP UNDER CANTILEVERED DECK TO BE FILLED WITH MOISTURE RESISTANT RIDGED INSULATION
32. (2) 2"x6" TOP PLATES
33. (2) 2"x4" TOP PLATES
34. FIREPLACE CHASE HEAT VENT, BY MANUFCATURER AND INSTALLER
35. 2"x4" SOFFIT LEDGER AND NAILERS
36. 8" FASCIA TO MATCH EXISTING HOME
37. PRE FINSIHED METAL GUTTER TO MATCH EXISTING
38. ASPHALT SHINGLES TO MATCH EXISTING, ICE/WATER MEMBRANE ON 3:12 SLOPE ROOF, 5/8" OSB ROOF DECKING

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NO	DATE	REV DESCRIPTION
	10/24/2022	PERMIT SET

230 West Highview Mequon Home Addition

A301

PROJECT	CMDD-2022-1015
DATE	
DRAWN BY	CMN
CHECKED BY	CMN

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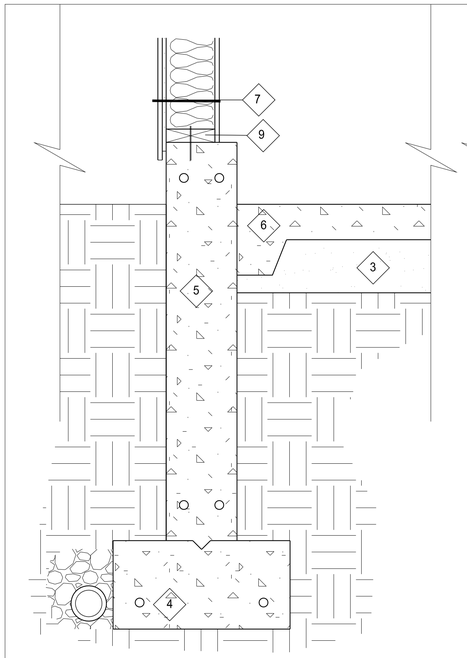
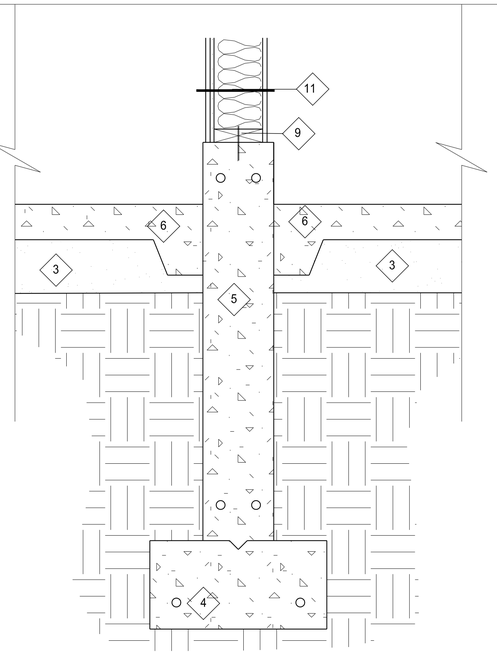
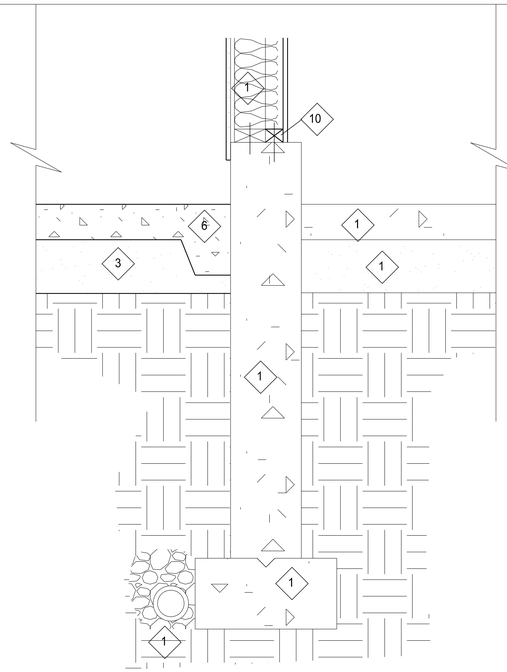
Attachment: Pics, Plans and Site Plan (7908 : Joseph Miller)



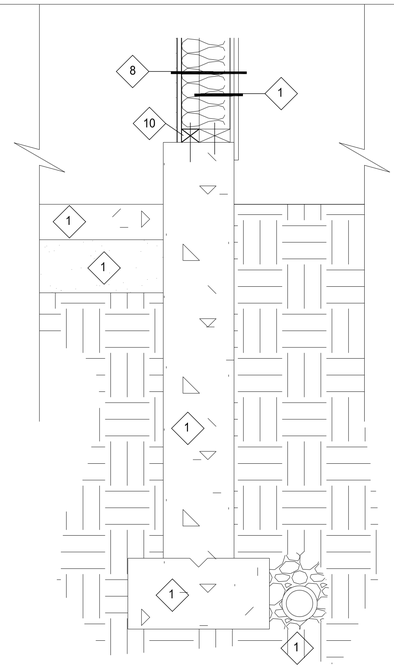
1 A302 FOUNDATION SECTION DETAIL
1 1/2" = 1'-0"



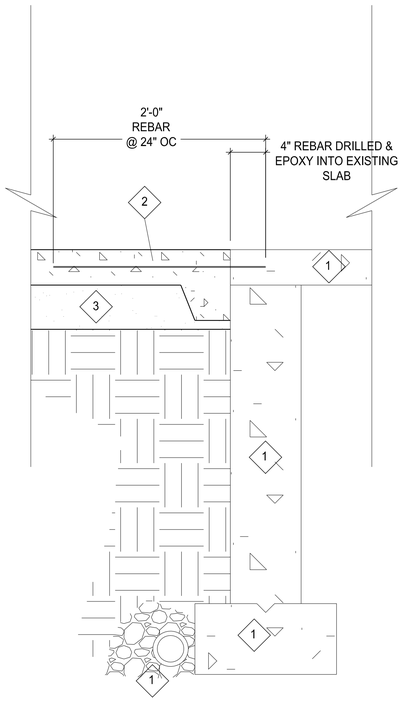
2 A302 FOUNDATION SECTION DETAIL
1 1/2" = 1'-0"



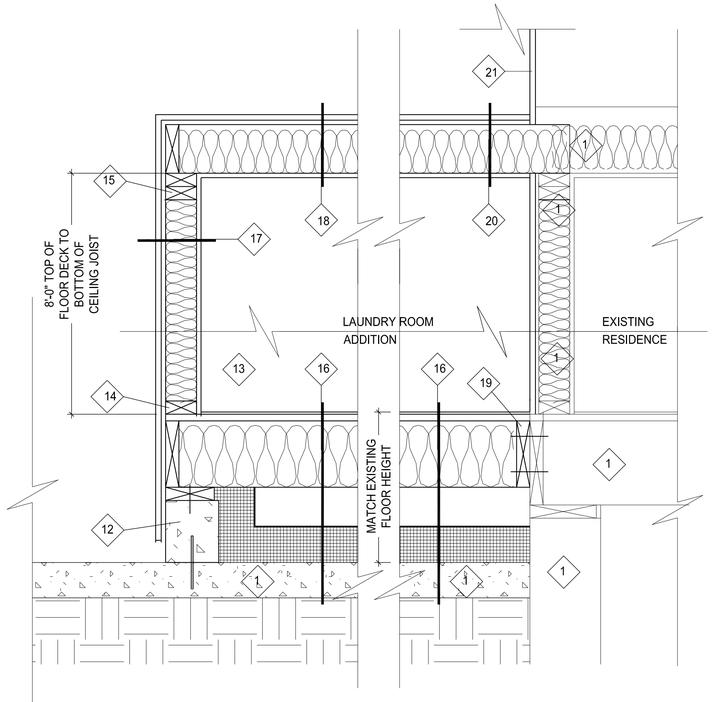
3 A302 FOUNDATION SECTION DETAIL
1 1/2" = 1'-0"



4 A302 FOUNDATION SECTION DETAIL
1 1/2" = 1'-0"



5 A302 FOUNDATION SECTION DETAIL
1 1/2" = 1'-0"



6 A302 FLOOR SECTION DETAIL @ LAUNDRY
1 1/2" = 1'-0"

7 A302 FLOOR SECTION DETAIL @ LAUNDRY
1 1/2" = 1'-0"

FOUNDATION SECTION KEY NOTES:

1. EXISTING CONDITIONS
2. 4" CONCRETE GARAGE SLAB W/ 6x6 #10/10 WWM, 24" LENGTH REBAR REINFORCEMENT @ 24" O.C. CONNECTING TO ADJACENT EXISTING SLAB. EXISTING SLAB TO BE PREPARED WITH 4" DRILLED EPOXY HOLES FOR REBAR, THEN INTEGRATED INTO NEW POURED SLAB.
3. COMPACTED GRANULAR FILL SUITABLE FOR BASE OF CONCRETE SLAB
4. 20" x 10" CONCRETE FOOTING W/ (2) #4 CONTINUOUS FOOTING TO BE PLACED ON VIRGIN SOIL
5. 8" CONCRETE FOUNDATION WALL AT GARAGE, CURB TO MATCH EXISTING GARAGE WALL HEIGHTS W (2) #4 CONTINUOUS TOP AND BOTTOM
6. FLOATING 4" CONCRETE GARAGE SLAB W/ 6x6 #10/10 WWM, THICKENED D AT EDGES
7. NEW EXTERIOR WALL, GARAGE ADDITION
   1/2" GYP BOARD , 2"x 6" WOOD STUD @ 16" OC, 6" BATT INSULATION (R-21 MIN), 7/16" OSB SHEATHING (BRACING), HOUSE WRAP, 8" CLAPBOARD/FIBERBOARD SIDING (MATCH EXISTING)
8. EXISTING/BOLSTERED EXTERIOR WALL, GARAGE ADDITION
   1/2" GYP BOARD , 2"x 6" WOOD STUD SISTER TO EXISTING 2"x4" WOOD STUDS, 6" BATT INSULATION (R-21 MIN), EXISTING SHEATHING, EXISTING HOUSE WRAP, EXISTING 8" CLAPBOARD/FIBERBOARD SIDING
9. 2"x6" BOTTOM PLATE ANCHORED TO TOP OF FOUNDATION WALL
10. NEW PRESSURE TREATED 2"x2" WOOD EXTENSION TO BOTTOM PLATE, SISTER TO EXISTING BOTTOM PLATE TO RECEIVE BOTTOM ENDS NEW 2"x6" WALL STUDS TO BOLSTER WALL
11. EXISTING/BOLSTERED INTERIOR WALL, GARAGE ADDITION
    1/2" GYP BOARD , 2"x 6" WOOD STUD SISTER TO EXISTING 2"x4" WOOD STUDS, 6" BATT INSULATION (R-21 MIN), NEW 7/16" OSB SHEATHING (BRACING), 1/2" GYP
12. NEW POURED CONCRETE CURB TO MATCH EXISTING WALL (APPROX. 7" HIGH OVER SLAB). AFFIX TO EXISTING GARAGE SLAB W/ 6" LENGTH REBAR/DOWELS INSET AS POSTS 3" MIN DEEP INTO SLAB AND EPOXY SEALED PLACED CENTER OF WALL AS DIMENSIONED.
13. NEW INTERIOR WALL, GARAGE ADDITION
    1/2" GYP BOARD, 2"x 4" WOOD STUD @ 16 O.C., 4" BATT INSULATION, 7/16" OSB SHEATHING (BRACING), 5/8" GYP BOARD GARAGE SIDE
14. 2"x4" BOTTOM PLATE ANCHORED TO TOP OF NEW CURB
15. (2) 2"x4" TOP PLATE
16. FINISHED FLOOR, 3/4" PLYWOOD DECKING, 2x8" FLOOR JOISTS @ 16 OC. W/ RIM JOIST, 10" BATT INSULATION W/STRAPPING CRAWLSPACE, VAPOR BARRIOR, 4" RIGID MOISTURE RESISTANT INSULATION, EXISTING GARAGE SLAB
17. NEW INTERIOR WALL
    1/2" GYP BOARD INTERIOR SIDE, 2"x 4" WOOD STUD @ 16 O.C., 4" BATT INSULATION, 5/8 GYP BOARD ON GARAGE SIDE.
18. NEW INTERIOR CANOPY (LAUNDRY ROOM)
    1/2" GYP BOARD, 2"-6" CEILING JOISTS @ 24" O.C. W/RIM JOIST, 6" BATT ISULATION, 5/8" GYP BOARD TOP OF CANOPY.
19. NEW FLOOR DECKING OF LAUNDRY TO BE CONNECTED VIA 2x8" LEDGER BOARD TIED TO EXISTING HOUSE RIM JOIST W/ 1/2 DIA LAG SCREW PAIRS @ 12" OC ALONG LENGTH OF BOARD NO LESS THAN 2" FROM TOP AND BOTTOM OF LEDGER, FLOOR JOISTS TO BE CONNECTED W/ JOIST HANGERS.
20. NEW CEILING DECK OF LAUNDRY TO BE CONNECTED WITH DIRECT TIE TO TOP PLATE OF EXISTING HOUSE.
21. NEW LAYER 5/8" GYP TO RUN FROM TOP OF CEILING DECK OF NEW LAUNDRY ROOM, TO ROOF DECK TO MEET FIRE SEPARATION CODE REQUIREMENT BETWEEN GARAGE AND RESIDENCE.

Christopher Max
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230 West Highview
Mequon Home Addition

A302

PROJECT CMDD-2022-1015
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CHECKED BY CMN

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Attachment: Pics, Plans and Site Plan (7908 : Joseph Miller)

FRONT ELEVATION

GARAGE ELEVATION

SIDE ELEVATION

REAR ELEVATION

230 West Highview Existing Elevations

Christopher Max
DESIGN & DEVE

Attachment: Photoshop Rendering Existing (7908 : Joseph Miller)

FRONT ELEVATION

GARAGE ELEVATION

SIDE ELEVATION

REAR ELEVATION

230 West Highview Proposed Elevations

Christopher Max
DESIGN & DEVE

Attachment: Photoshop Rendering Proposed (7908 : Joseph Miller)

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: **November 14, 2022**
SUBJECT: **Tom & Wendy Gebhardt, Gazebo at 10200 N. Aster Lane**

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

Statement of Intent
for the

Gazebo Project
at
10200 W Aster Lane
Mequon, WI

Our intent is to build a covered picnic and storage area in our backyard for family gatherings. The large entrance and gable end will open towards the house. The rear of the gazebo will face the woods away from the house and have firewood storage.

The existing grade at the building location is flat, so we don't plan on any regrading of the site.

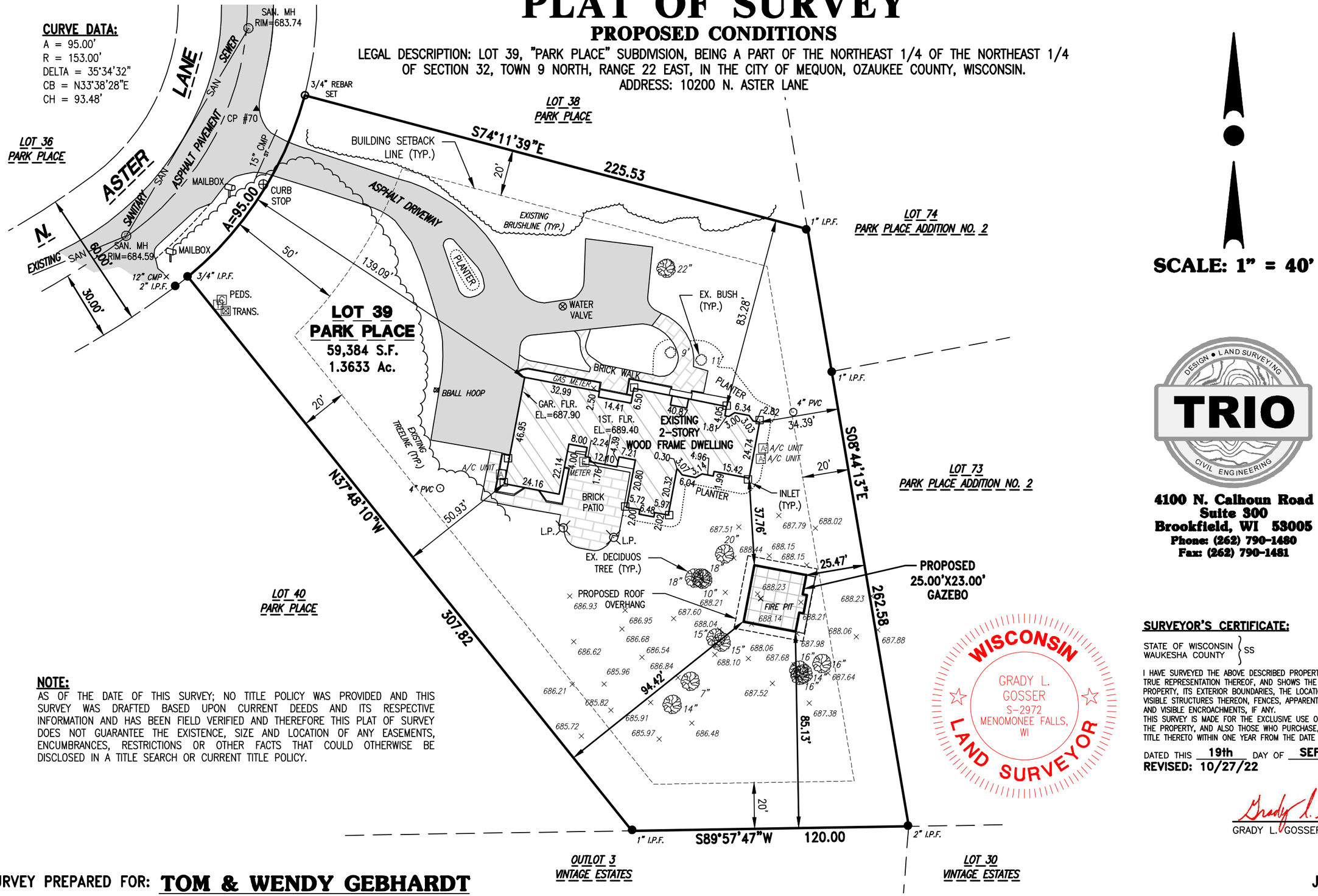
We plan to use materials similar to the existing house, matching the house's siding and trim.

Attachment: Statement of Intent (7909 : Tom & Wendy Gebhardt)

PLAT OF SURVEY

PROPOSED CONDITIONS

LEGAL DESCRIPTION: LOT 39, "PARK PLACE" SUBDIVISION, BEING A PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWN 9 NORTH, RANGE 22 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.
ADDRESS: 10200 N. ASTER LANE



SCALE: 1" = 40'

TRIO
DESIGN • LAND SURVEYING
CIVIL ENGINEERING
4100 N. Calhoun Road
Suite 300
Brookfield, WI 53005
Phone: (262) 790-1480
Fax: (262) 790-1481

NOTE:
AS OF THE DATE OF THIS SURVEY; NO TITLE POLICY WAS PROVIDED AND THIS SURVEY WAS DRAFTED BASED UPON CURRENT DEEDS AND ITS RESPECTIVE INFORMATION AND HAS BEEN FIELD VERIFIED AND THEREFORE THIS PLAT OF SURVEY DOES NOT GUARANTEE THE EXISTENCE, SIZE AND LOCATION OF ANY EASEMENTS, ENCUMBRANCES, RESTRICTIONS OR OTHER FACTS THAT COULD OTHERWISE BE DISCLOSED IN A TITLE SEARCH OR CURRENT TITLE POLICY.

WISCONSIN
GRADY L. GOSSER
S-2972
MENOMONEE FALLS, WI
LAND SURVEYOR

SURVEYOR'S CERTIFICATE:

STATE OF WISCONSIN } SS
WAUKESHA COUNTY }

I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE MAP HEREON 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, 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 TITLE THERETO WITHIN ONE YEAR FROM THE DATE HEREOF.

DATED THIS 19th DAY OF SEPTEMBER 20 22.
REVISED: 10/27/22

Grady L. Gosser
GRADY L. GOSSER, P.L.S. (S-2972)

SURVEY PREPARED FOR: **TOM & WENDY GEBHARDT**

JOB NO: **22-57**

X:\2022\22-057-1170 Gebhardt Building Survey Mequon\Drawings\Survey\9POS01-PROPOSED.dwg

Attachment: Survey (7909 : Tom & Wendy Gebhardt)

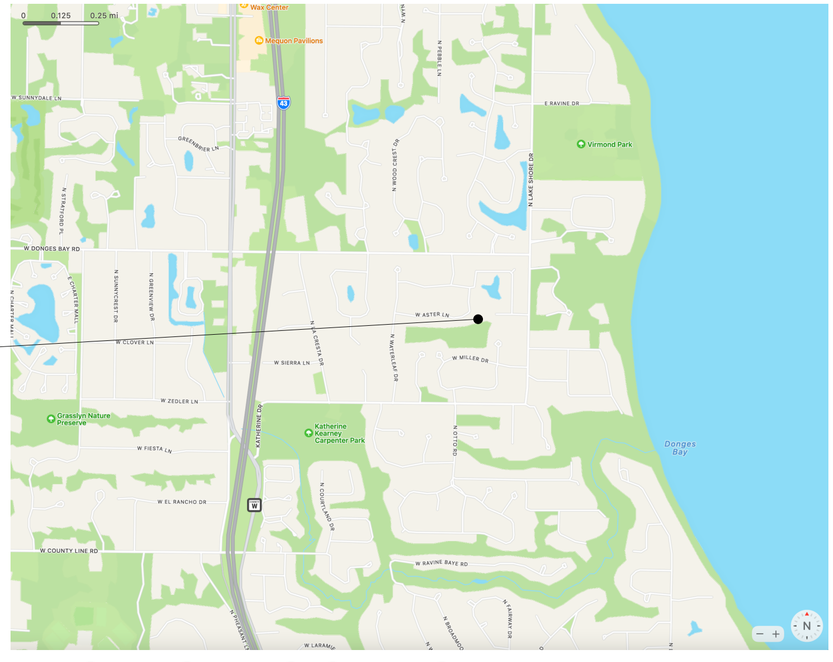
PERSPECTIVE OF PROPOSED GAZEBO

SHEET INDEX

T1.0 TITLE SHEET
T1.2 EXISTING PHOTOS
A1.0 FOUNDATION & ROOF PLANS
A1.1 FLOOR PLAN & EXTERIOR ELEVATIONS
A1.2 EXTERIOR ELEVATIONS & SECTION

LOCATION OF PROJECT

10200 WEST ASTER LANE, MEQUON



PROJECT LOCATION MAP

TOL WERKS

Notice:

Caution: Do not scale drawings. These are the property of the designer and may only be used in conjunction with this proect.

Project:

Gebhardt Gazebo
Mequon, WI

Issue:

☐ Review Set Oct 28, 2022

Drawing Title:

Title Sheet

Sheet:

T1.0

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Attachment: Plans & Pictures (7909 : Tom & Wendy Gebhardt)

1 Existing North Elevation

2 Existing North Elevation

3 Existing West Elevation

4 Existing East Elevation

5 Existing South Elevation

TOL WERKS

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Gebhardt Gazebo
Mequon, WI

Issue:

☐ Review Set Oct 28, 2022

Drawing Title:

Existing Photos

Sheet:

T1.1

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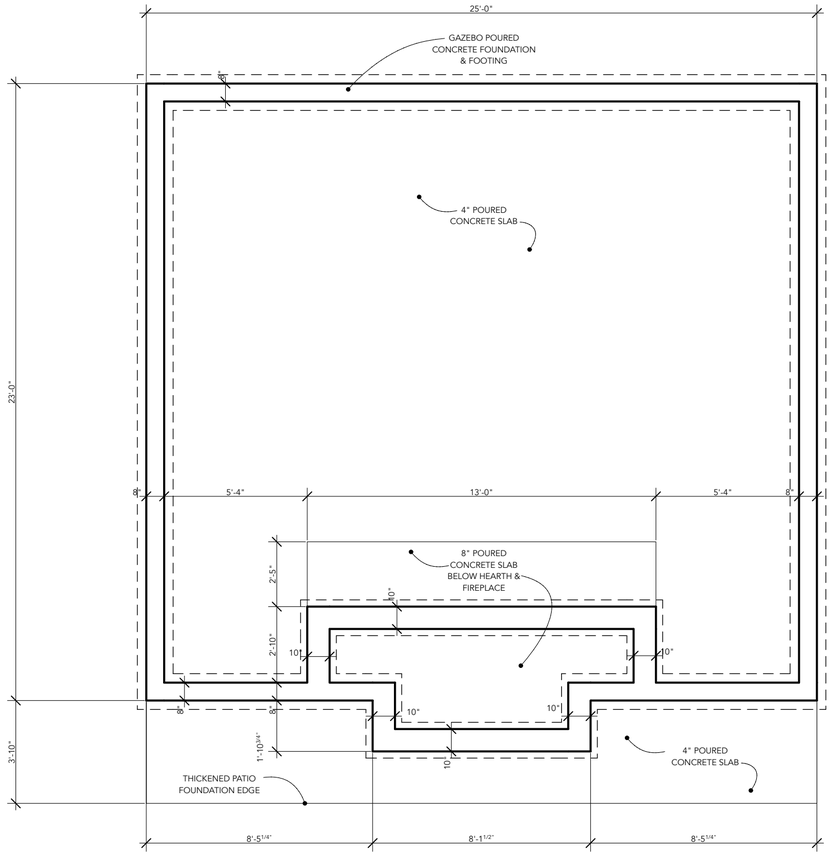
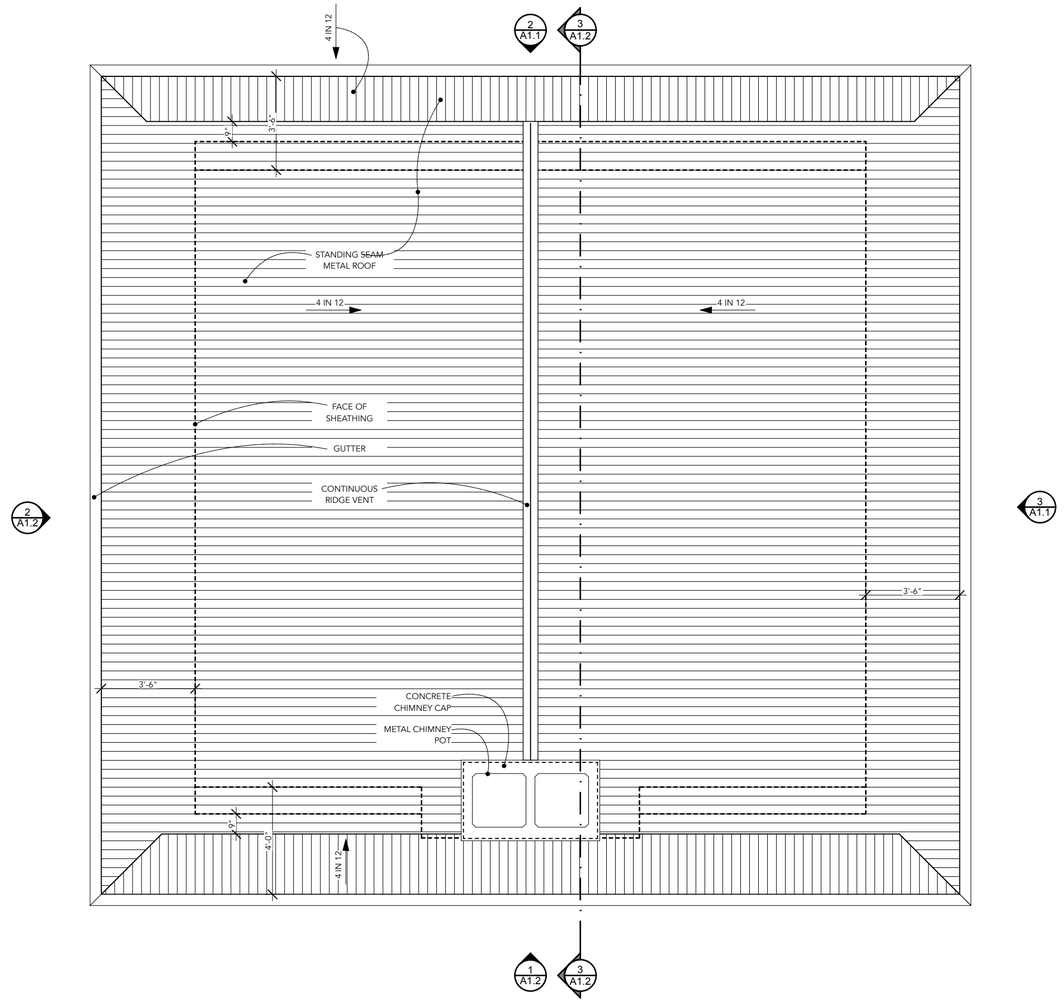


1 Foundation Plan

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

NORTH



2 Roof Plan

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

NORTH

Notice:

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Project:

Gebhardt Gazebo
Mequon, WI

Issue:

☐ Review Set Oct 28, 2022

Drawing Title:

Foundation & Roof Plans

Sheet:

A1.0

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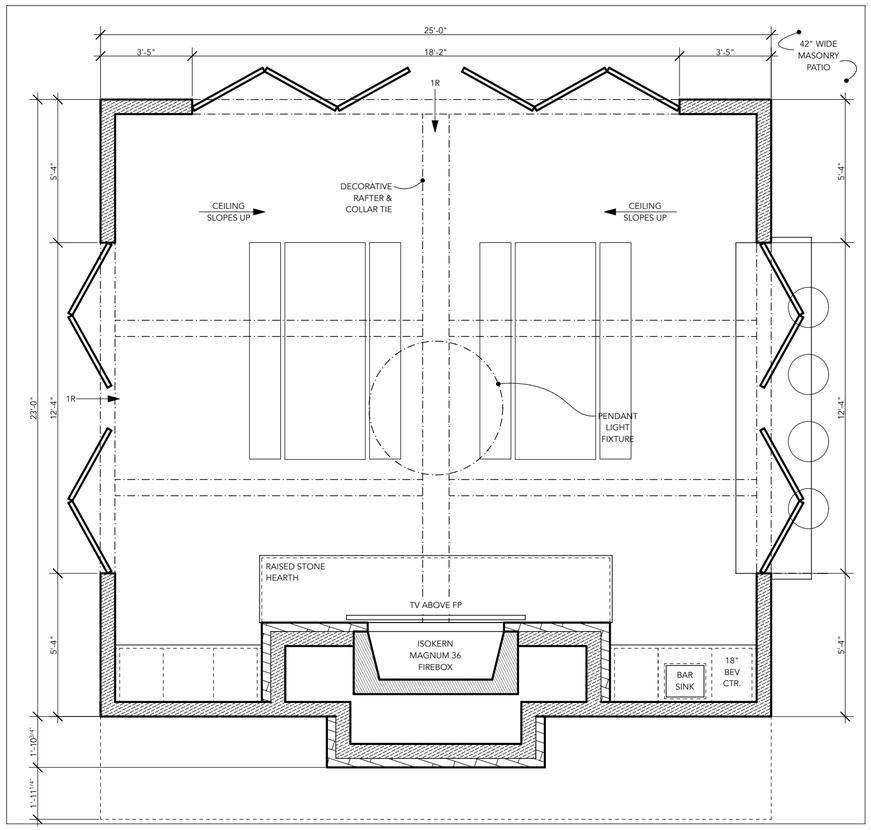
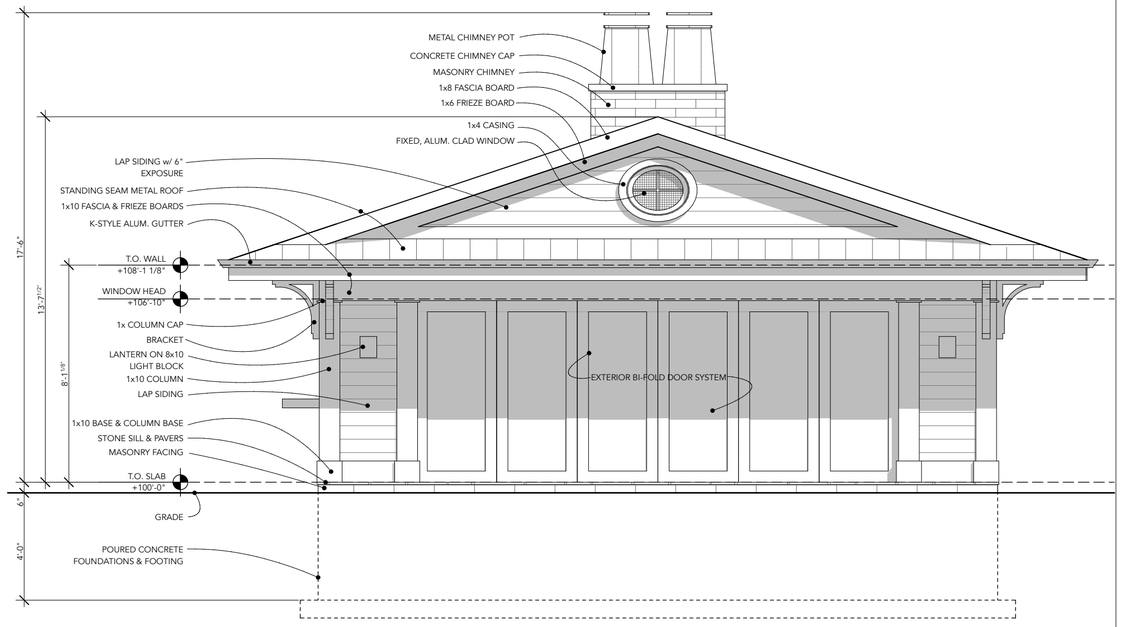
Attachment: Plans & Pictures (7909 : Tom & Wendy Gebhardt)

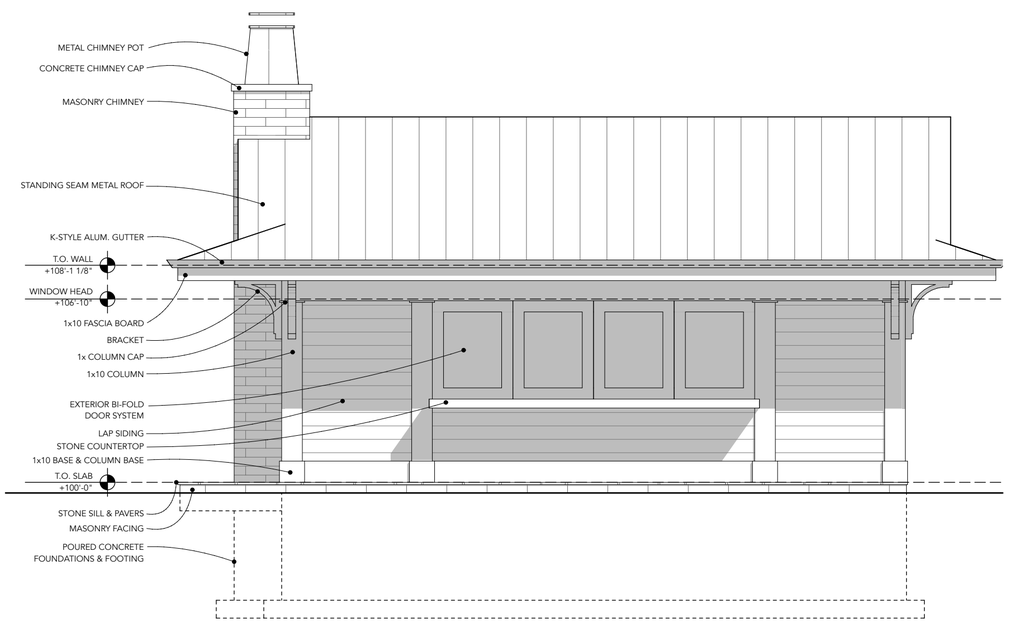


NORTH

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



2 West Elevation
SCALE: 1/4" = 1'-0"



3 North Elevation
SCALE: 1/4" = 1'-0"

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Notice:

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Project:

Gebhardt Gazebo
Mequon, WI

Issue:

☐ Review Set Oct 28, 2022

Drawing Title:

Floor Plan & Ext. Elevations

Sheet:

A1.1

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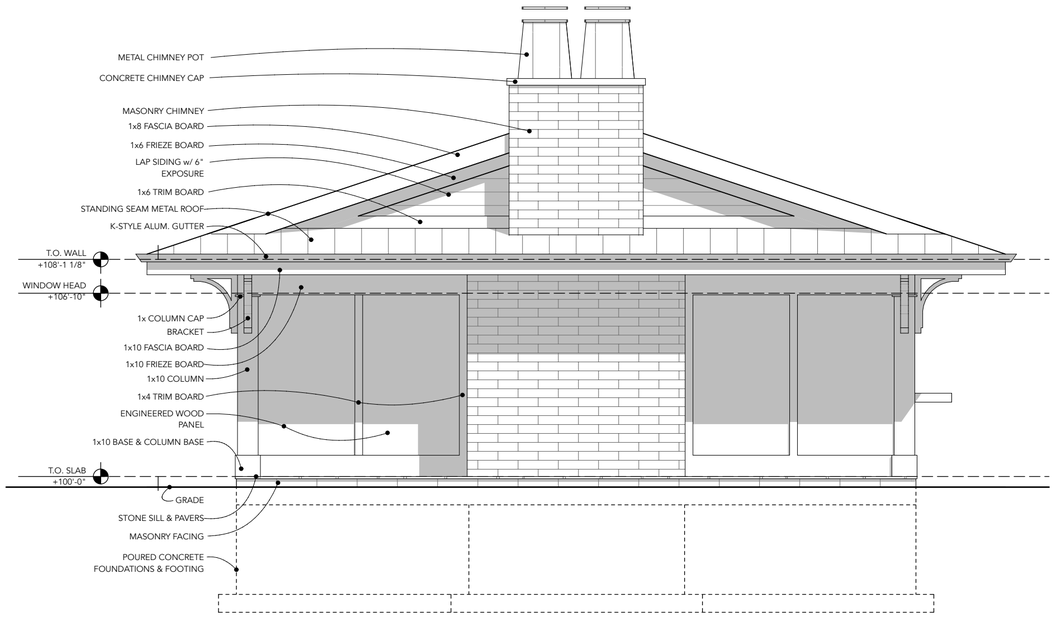
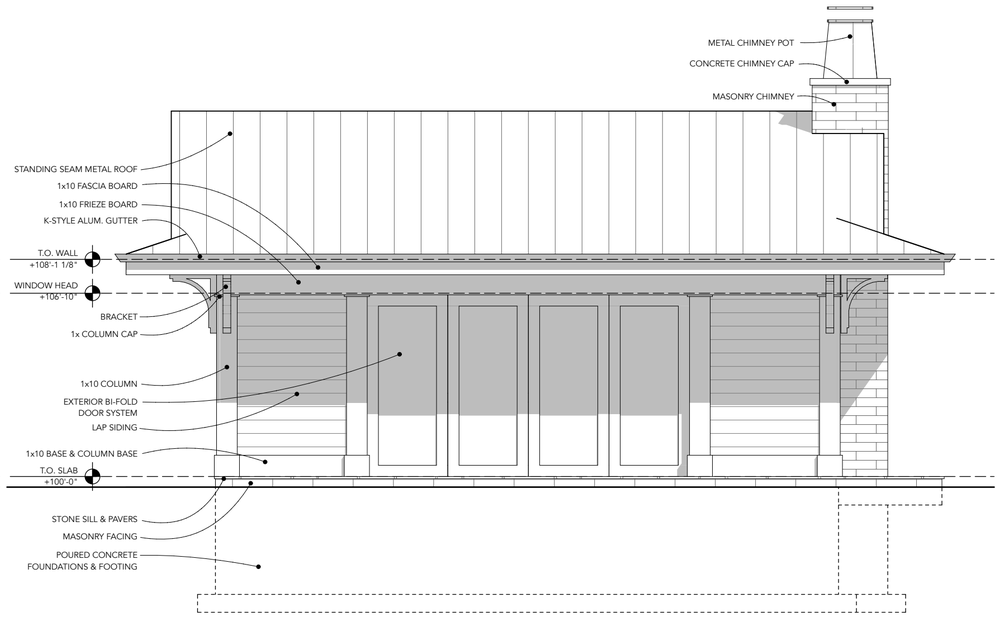
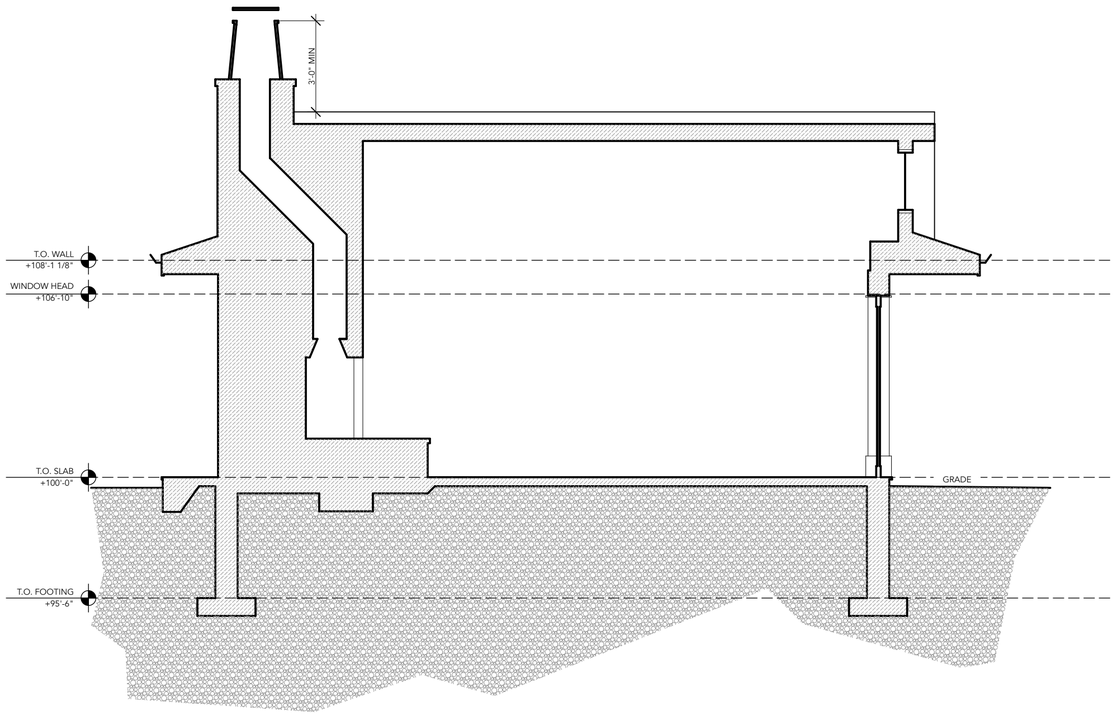


1 East Elevation
SCALE: 1/4" = 1'-0"



2 South Elevation
SCALE: 1/4" = 1'-0"



3 Building Section
SCALE: 1/4" = 1'-0"

TOL WERKS

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Project:

Gebhardt Gazebo
Mequon, WI

Issue:

Review Set Oct 28, 2022

Drawing Title:

Ext. Elevations & Section

Sheet:

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Attachment: Plans & Pictures (7909 : Tom & Wendy Gebhardt)

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: **November 14, 2022**
SUBJECT: **Jeff & Sue Knudsen, Addition: Sunroom at 12246 N. Farmdale Road**

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

Statement of Intent for Sunroom Addition

12246 N. Farmdale Rd.
Mequon, WI 53097

The proposed sunroom 14x18 sunroom addition of the back of the house located at 12246 N. Farmdale Rd. The intent is to create an attractive sunroom in the backyard that can be used to enjoy the outdoors as well as protect from the elements. The home backs up to a beautiful orchard in which the sunroom will provide scenic views all year.

Attachment: Statement of Intent (7910 : Jeff & Sue Knudsen)

PREPARED FOR: *UBUILDIT/KNUDSEN*

LOCATION: *12246 N. FARMDALE ROAD, CITY OF MEQUON*

LEGAL DESCRIPTION: *53-1/3 ACRES OFF OF AND FROM THE NORTH SIDE OR END OF THE SE 1/4 OF SECTION 17, TOWNSHIP 9 NORTH, RANGE 21 EAST, EXCEPTING THEREFROM A STRIP OF LAND ALONG THE NORTH SIDE OF SAID DESCRIBED PIECE OF LAND, BEING ONE ROD WIDE, HERETOFORE, SOLD AS A PRIVATE ROAD.*
AND, ALSO, THE WEST 5 ACRES OF THE NORTH 15 ACRES OF THE NE 1/4 OF THE SW 1/4, AND ALSO THE NORTH 15 ACRES OF THE NW 1/4 OF THE SW 1/4 OF SECTION 16, TOWNSHIP 9 NORTH, RANGE 21 EAST, CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

NOVEMBER 2, 2021 *OZK-1119*

I hereby certify that I have surveyed the above described property and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location of all visible structures and dimensions of all principal buildings thereon, boundary fences, apparent easements, roadway and visible encroachments, if any. This survey is made for the present owners of the property, and also those who purchase, mortgage, or guarantee, the title thereto within one (1) year from date hereof.

Signed _____
CHRISTOPHER J. KUNKEL REGISTERED LAND SURVEYOR S-1755

N
W E
SCALE:1"=40'
0 25' 50' 75'

LOT SIZE=59.06 ACRES

BEARINGS REFER TO THE WEST LINE OF THE SE 1/4 SEC 17-9-21 AS N01°22'59"W.

NOTE: PORTION OF LOT SHOWN ONLY FOR DETAIL PURPOSES.

PROPOSED YARD GRADE PER BUILDER=803.5.

WISCONSIN CHRISTOPHER J. KUNKEL S-1755 WAUKESHA LAND SURVEYOR
THIS IS AN ORIGINAL PRINT ONLY IF SEALED IMPRINTED IN RED

N 01°22'59" W 864.61'
N. FARMDALE ROAD (66')
N 01°22'59" W 864.66'
33' RIGHT-OF-WAY LINE

BARN

820.6
819.4
817.9
802.3
801.2
797.1
798.3
797.1
805.9
801.5
799.0
796.9
802.7
802.1
802.9
802.6
802.3
800.6
797.8
802.9
800.7
798.5

PROPOSED SILT FENCE
PP
WELL
55.1'
14.0'
10.0'
MILK HOUSE
EXIST. DWELLING TO BE REMOVED
PROPOSED SILT FENCE
P-O-B C.H.
36.67'
40.50'
PROP. DWLG.
40.50'
36.67'
CO
SEPTIC TANK
196.68'
2382.50' (TO EAST LOT LINE)
52.76'
PROPOSED SILT FENCE
20.2'
24.2'
GARAGE
46.4'
20.4'
SHED
14x18 Sunroom Addition

S 87°58'02" W 2648.97'
1" IRON PIPE FND.

PLAT OF SURVEY
12246 N. FARMDALE ROAD
CITY OF MEQUON

Endpoint Solutions
6871 S. LOVERS LANE
FRANKLIN, WI 53132
PHONE: (414) 427-1200

REV:	DATE:	
6	11/16/21	STAKED
5		
4		
3		
2		
1		
0		

PROJECT NO. 733-001-001
SHEET NO. 01
APPROVED BY:
CHECKED BY:
DRAWN BY: CJK DATE: 11/18/21

Attachment: Survey (7910 : Jeff & Sue Knudsen)

Attachment Packet (2023) (1 of 1 item) Packet Pg. 47

Attachment: Pictures (3910 : Jeff & Sue Knudsen)

Attachment: Pictures (7093 : Jeff & Dee Knudson)

Attachment Pictures (2020) Jeff & Erin Knutson

LIVINGSPACE SUNROOMS

PROJECT INFORMATION:

CUSTOMER	KNUSDEN
DEALER	SOUTH EAST WISCONSIN SUNROOMS
GLASS TYPE	LOW-E2
BUILDING COLOR	CREAM WHITE
ROOM STYLE	CATHEDRAL
ROOF SYSTEM	6" ECO-GREEN PANELS
RIDGE BEAM	(2) 1-1/2" x 9-1/4" LVL RIDGE BEAM

DECK MATERIALS SUMMARIZATION:

FLOOR SYSTEM	6" ECO-GREEN PANELS
FLOOR BEAMS	(2) 2x12 WOOD BEAMS
COLUMNS	6x6
PILE DESIGN LOAD	SEE SHEET-1 FOR DETAILS

DESIGN CRITERIA

DEAD LOADS	
WEIGHT OF ROOF	8 PSF
WEIGHT OF WALLS	5 PSF
WEIGHT OF FLOOR	10 PSF
SNOW LOADS	
BASIC GROUND SNOW LOAD (Pg)	35 PSF
ROOF SNOW LOAD	29 PSF
SNOW EXPOSURE FACTOR	1.0
THERMAL FACTOR	1.2
SNOW LOAD IMPORTANCE FACTOR	1.0
LIVE LOADS	
ROOF	20 PSF
FLOOR	40 PSF
WIND LOADS	
BASIC WIND SPEED	105 MPH
GUST EFFECT FACTOR (G)	0.85
WIND IMPORTANCE FACTOR	1.0
WIND EXPOSURE	C
SOILS AND FOUNDATIONS	
ALLOWABLE FOUNDATION PRESSURE	2000 PSF
FROST DEPTH	48 IN.
DEFLECTION LIMITS	
ROOF MEMBERS	L/240
EXTERIOR WALLS	L/120

TABLE OF CONTENTS

SHEET NUMBER	DRAWING DESCRIPTION
CS	COVER SHEET
CL	CODE COMPLIANCE
1.1	LAYOUT PLAN
1.2	FOUNDATION PLAN
2.1	ELEVATIONS
2.2	FULL FRONT ELEVATION
2.3	FULL LEFT ELEVATION
2.4	FULL RIGHT ELEVATION
3	BUILDING SECTION / CONNECTION DETAILS
4	SECTIONS AND DETAILS
5	SECTIONS AND DETAILS
6	SECTIONS AND DETAILS
7	DECK CONNECTION DETAILS
8	ROOF / BEAM DATA
9	CANTILEVERED DIAPHRAGM
10	PROFILE DETAILS

THE CONTENTS OF THE EVALUATION HAVE BEEN DESIGNED IN ACCORDANCE WITH THE 2015 IRC WITH SPECIAL CONSIDERATIONS FOR THE WISCONSIN UNIFORM DWELLING CODE

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f. 810.458.4592
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job information:

KNUDSEN RESIDENCE
12246 N. FARMDALE ROAD
MEQUON, WI 53097

seal:

DATE : 10.13.22
REVISIONS
REV 1 : .
REV 2 : .
REV 3 : .
DRAWN : KW
CHECKED : CM
LIVINGSPACE NO : #17065
SHEET TITLE :
COVER SHEET
SHEET
CS

Attachment: Plans (7910 : Jeff & Sue Knudsen)

Code Compliance Specification Sheet

This is a summary of the compliance and performance of the LivingSpace Sunroom system as evaluated against the building code requirements for a sunroom addition as per the **2015 IECC.**
In accordance with the ASHRAE 90.1 2010 Prescriptive Provisions (For Residential or Commercial Buildings)

SUNROOM: A one-story structure attached to a dwelling with a glazing area in excess of 40 percent of the gross area of the structure's exterior walls and roof.

SECTION R402 BUILDING THERMAL ENVELOPE
TABLE R402.1.2

Component	Thermally Isolated requirement	Non-Thermally Isolated requirement	LivingSpace Performance
Window U Value	N/A (1) 0.45 (2-8)	N/A (1) 0.40 (2) 0.35 (3-4) 0.32 (5-8)	0.28
Window SHGC	N/A	0.25 (1-3) 0.40 (4) N/A (5-8)	0.21 *
Roof R Value	19 (1-4) 24 (5-8)	30 (1) ** 38 (2-3) 49 (4-8)	24 - 6" EG ^ 34 - 8" EG ^ 43 - 10" EG ^ 52 - 12" EG ^
Wall R Value	13	13 (1-2) 20 or 13+5 (3-5) 20+5 or 13+10 (6-8)	13 - 3" Fill ^ 17 - 4" EG ^ 26 - 6" EG ^
Floor R Value	13 (1-2) 19 (3-8)	13 (1-2) 19 (3-4) 30 (5-6) 38 (7-8)	26 - 6" EG ^ 34 - 8" EG ^ 43 - 10" EG ^ 52 - 12" EG ^
Roof Glazing U Value	0.75 (1) 0.70 (2-8)	0.75 (1) 0.65 (2) 0.55 (3-8)	0.30 Celsius 0.25 Celsius Plus 0.28 Polycarbonate

(1-8) is reference to Climate Zones as per **Section R301**
* **Section R402.3.2** allows for an area-weighted average to satisfy the SHGC requirements.
** **Section R402.2.2** allows for R-30 for all zones for rooms of less than 500 sq. ft.
^ increase R values by 15% when Neopor foam is used

AAMA/NPEA/NSA 2100-12 Specifications for sunrooms.
All LivingSpace sunroom systems meet or exceed 2100-12
4.1.4 Category IV (thermally isolated) or 4.1.5 Category V (non-thermally isolated) performance specifications.

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DATE : 10.13.22
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REV 1 : .
REV 2 : .
REV 3 : .
DRAWN : KW
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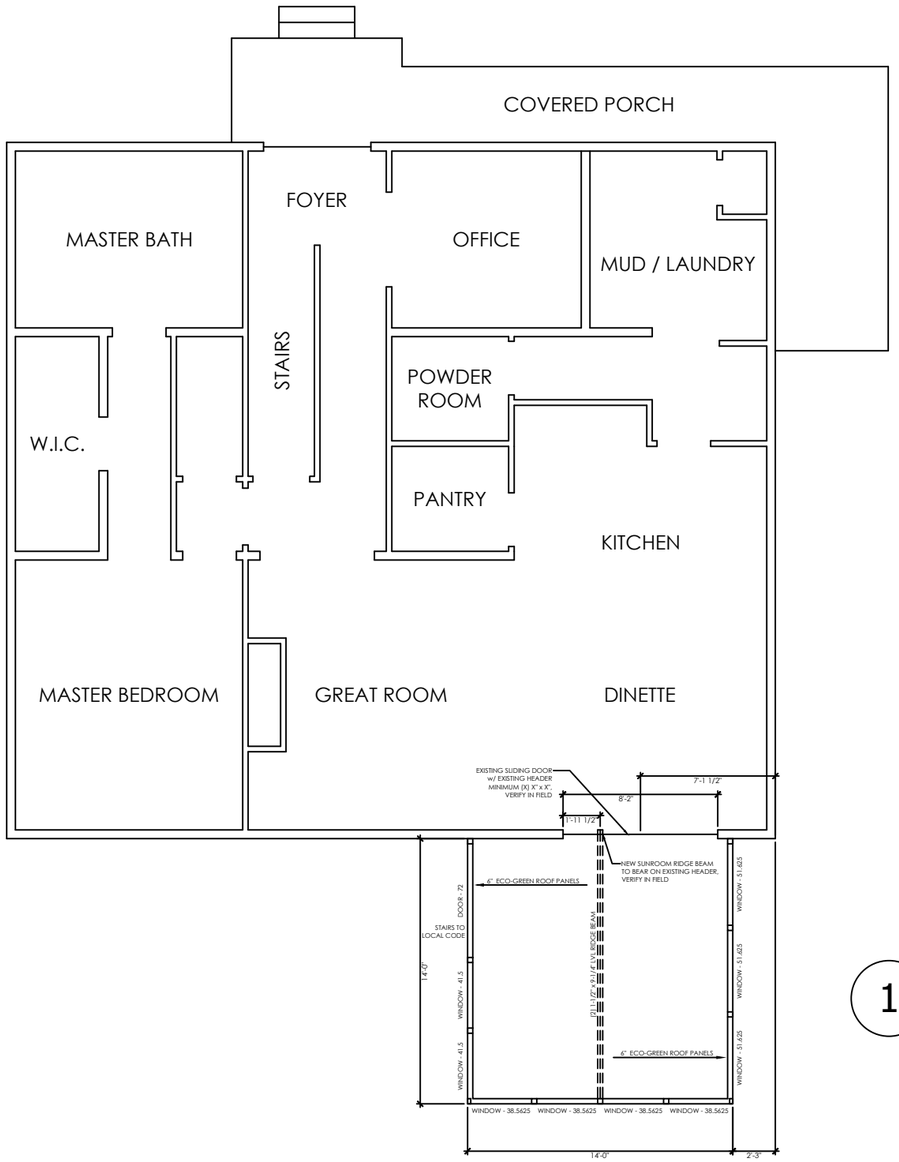
LIVINGSPACE NO : #17065
SHEET TITLE :
CODE COMPLIANCE
SHEET
CI

Attachment: Plans (7910 : Jeff & Sue Knudsen)



1 LAYOUT PLAN

1/8" = 1'-0"

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LAYOUT PLAN
SHEET A1.1

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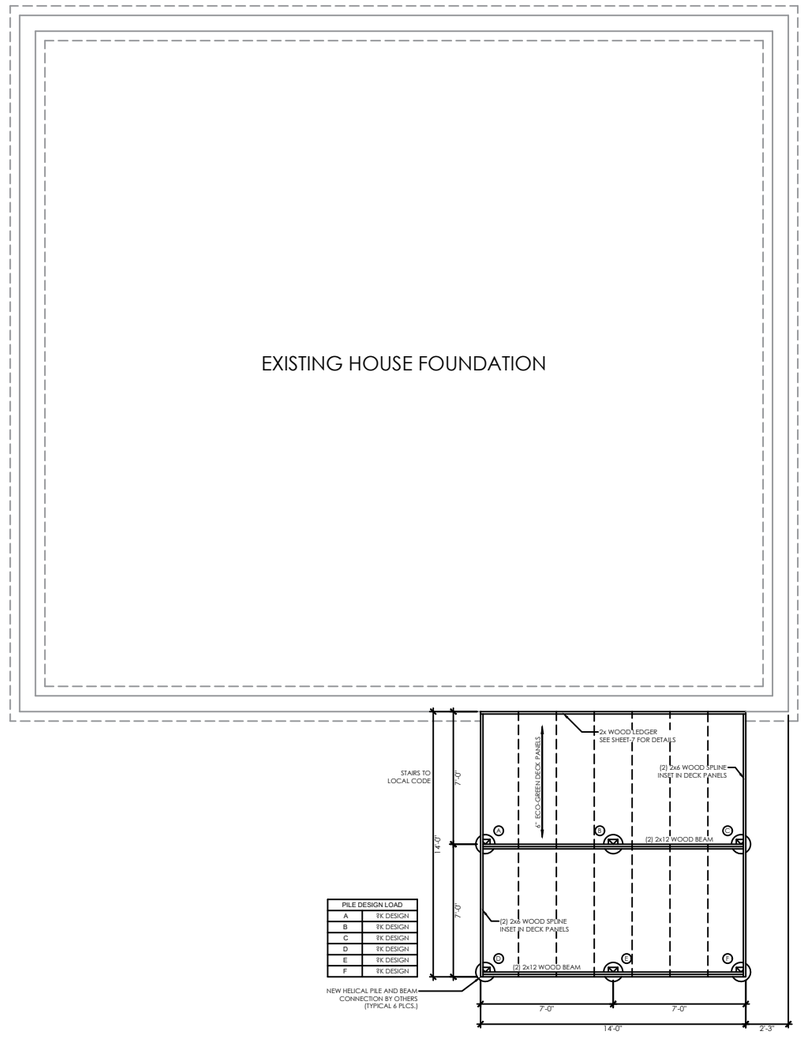

PILE DESIGN LOAD	
A	TK DESIGN
B	TK DESIGN
C	TK DESIGN
D	TK DESIGN
E	TK DESIGN
F	TK DESIGN

1 FOUNDATION PLAN

1/8" = 1'-0"

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LIVINGSPACE NO : #17065

SHEET TITLE :

FOUNDATION PLAN

SHEET

1.0

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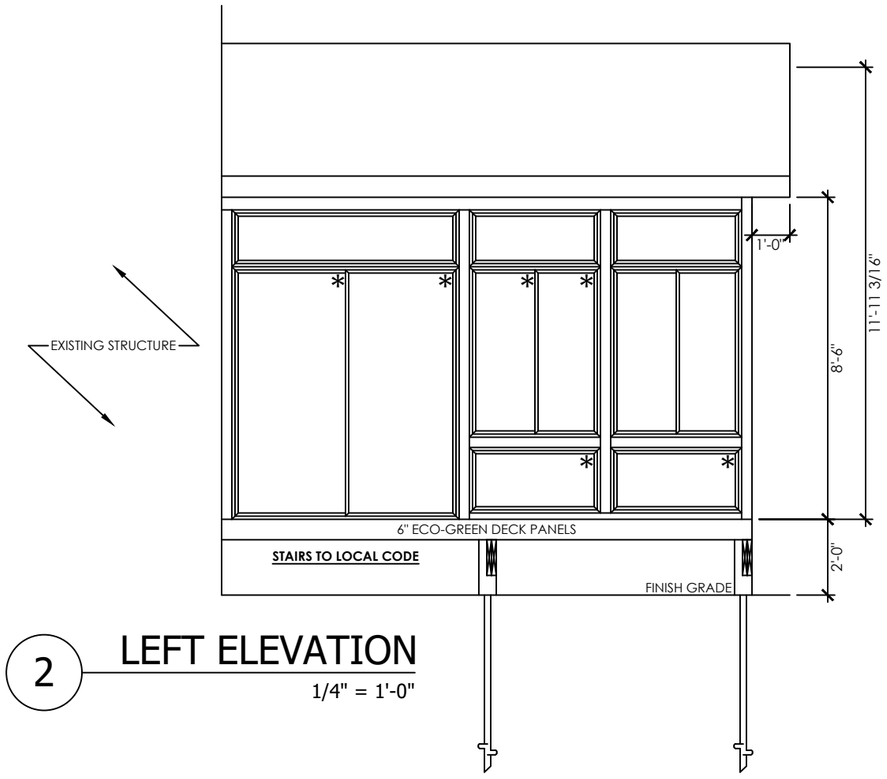
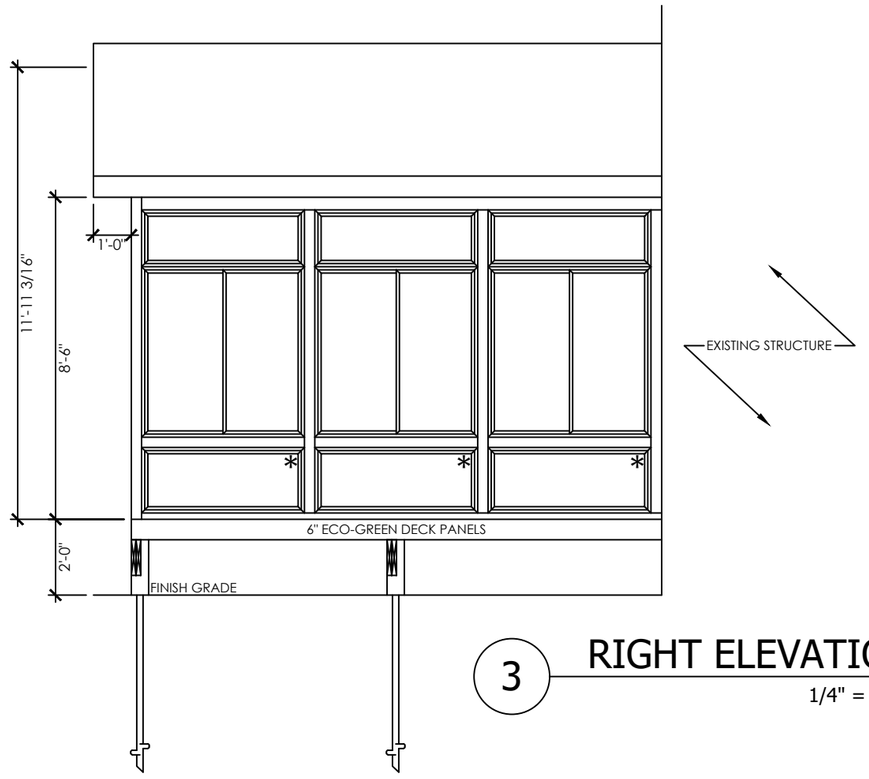
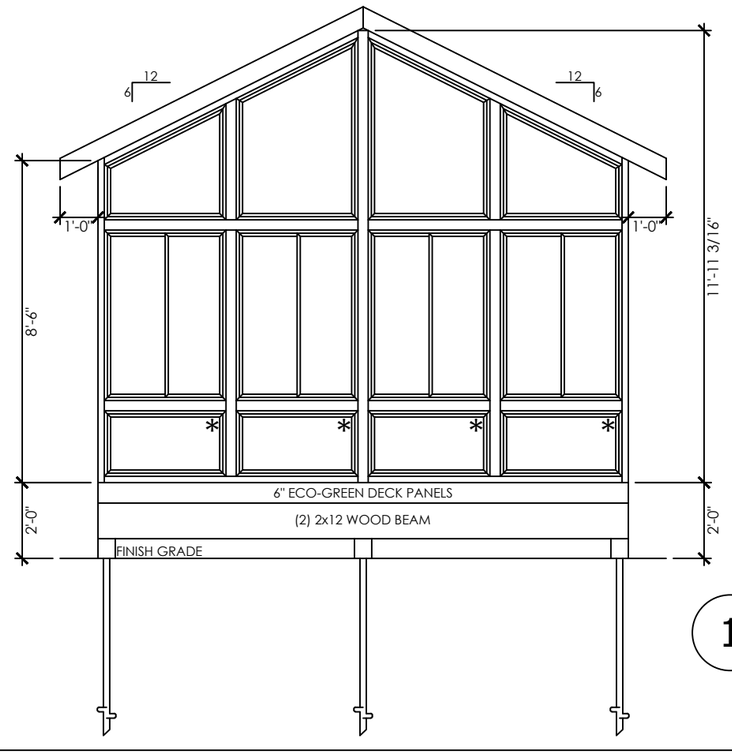


2 LEFT ELEVATION
1/4" = 1'-0"



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



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

* = TEMPERED SAFETY GLASS PER IRC SECTION R308.4

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ELEVATIONS
SHEET
2.1

Attachment: Plans (7910 : Jeff & Sue Knudsen)

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

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FULL FRONT ELEVATION
SHEET

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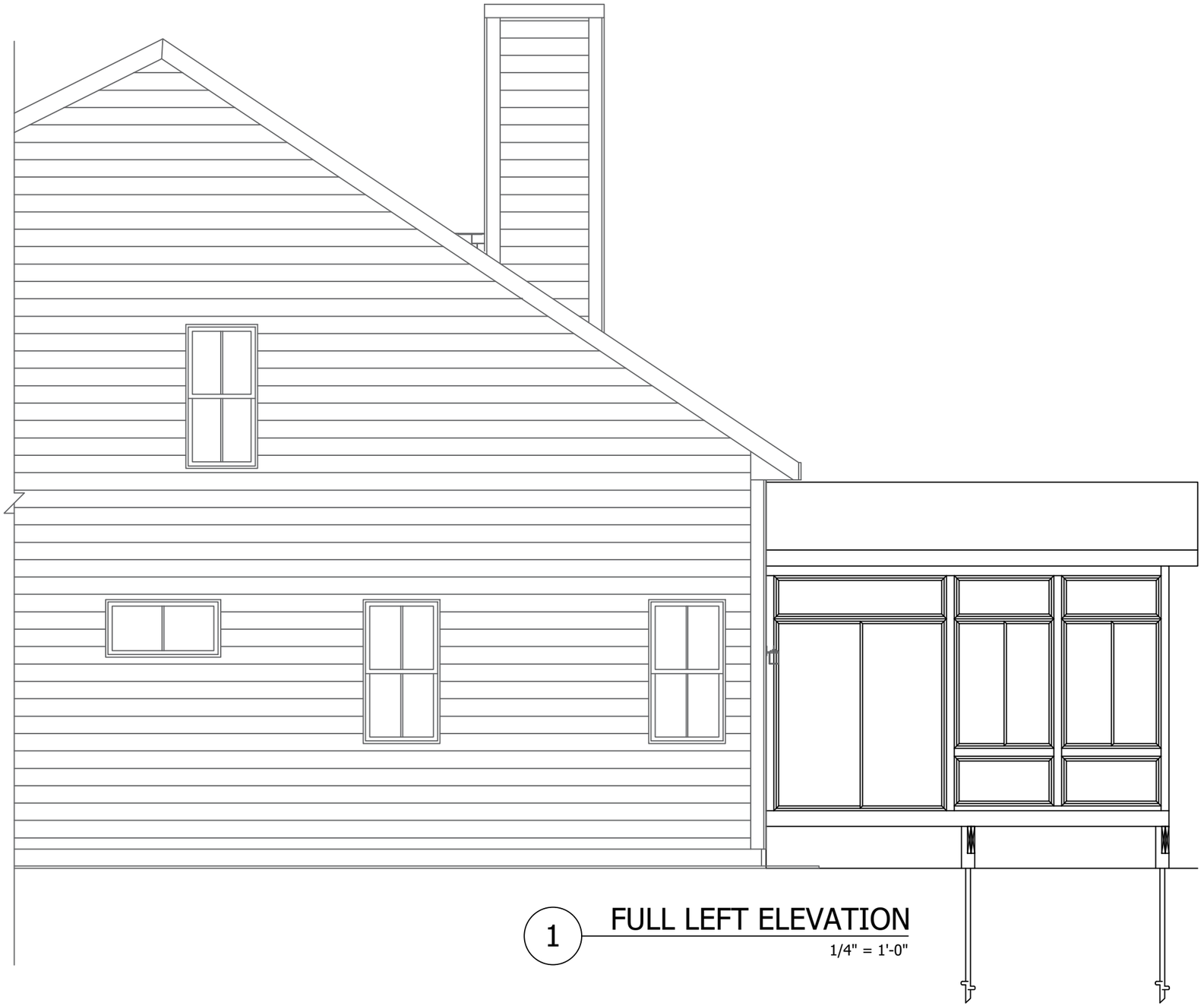

1 FULL LEFT ELEVATION
1/4" = 1'-0"

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REV 3 : .
DRAWN : KW
CHECKED : CM
LIVINGSPACE NO : #17065
SHEET TITLE :
FULL LEFT ELEVATION
SHEET

Attachment: Plans (7910 : Jeff & Sue Knudsen)

1 FULL RIGHT ELEVATION

1/4" = 1'-0"

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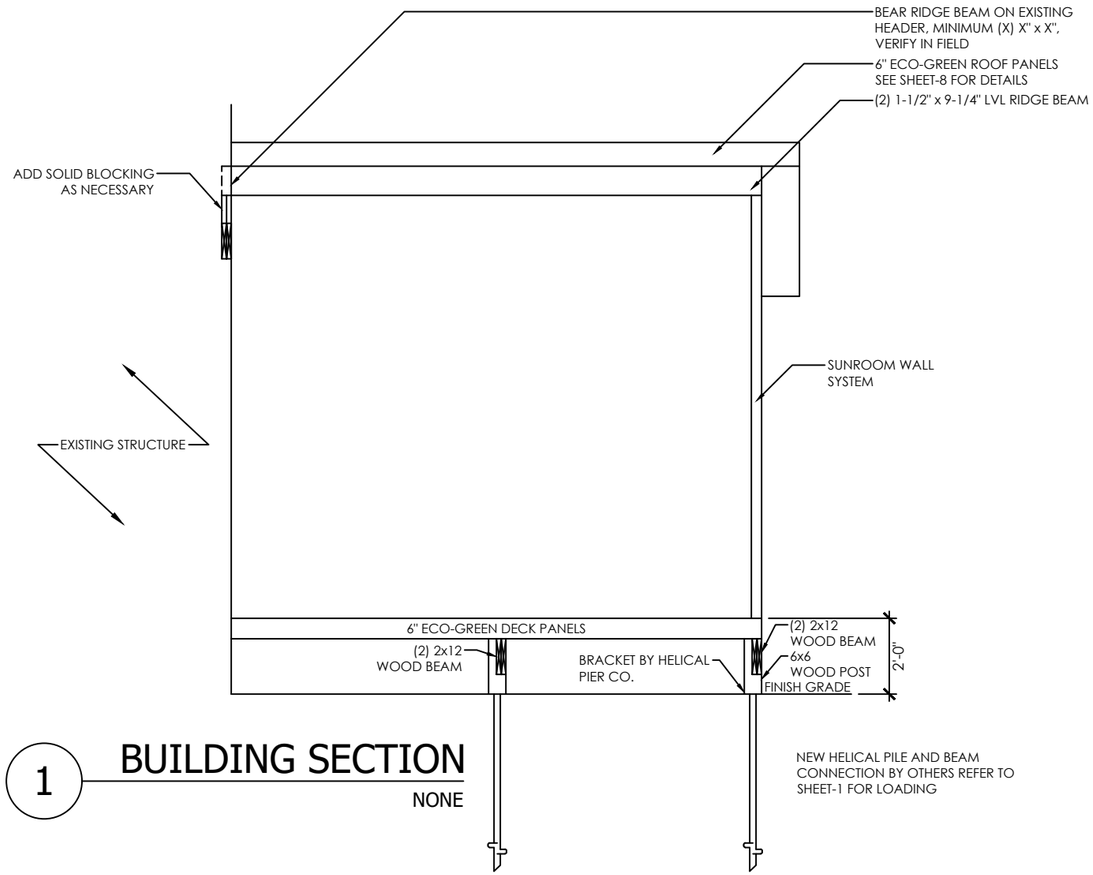
REV 2 : .
REV 3 : .
DRAWN : KW
CHECKED : CM
LIVINGSPACE NO : #17065
SHEET TITLE :
FULL RIGHT ELEVATION
SHEET 2.1

Attachment: Plans (7910 : Jeff & Sue Knudsen)



1 BUILDING SECTION

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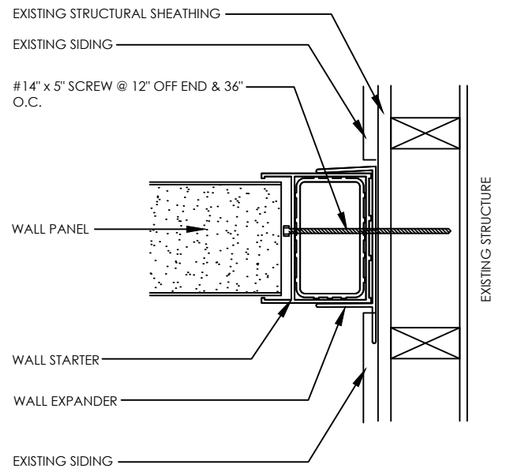

2 WALL ATTACHMENT DETAIL

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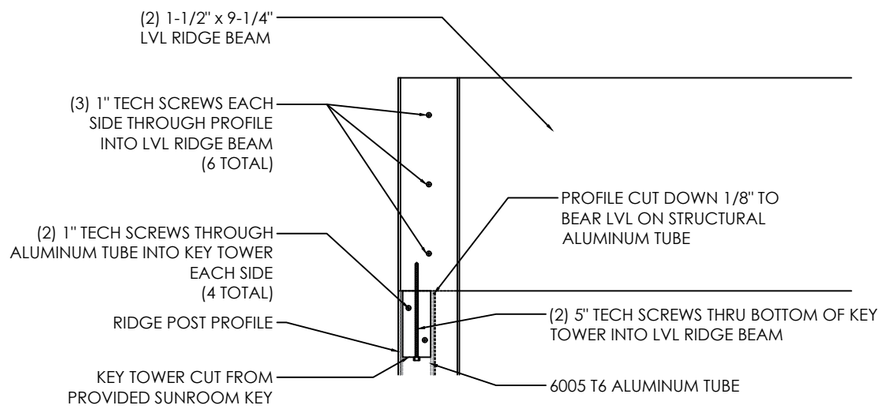

3 RIDGE BEAM TO RIDGE POST DETAIL

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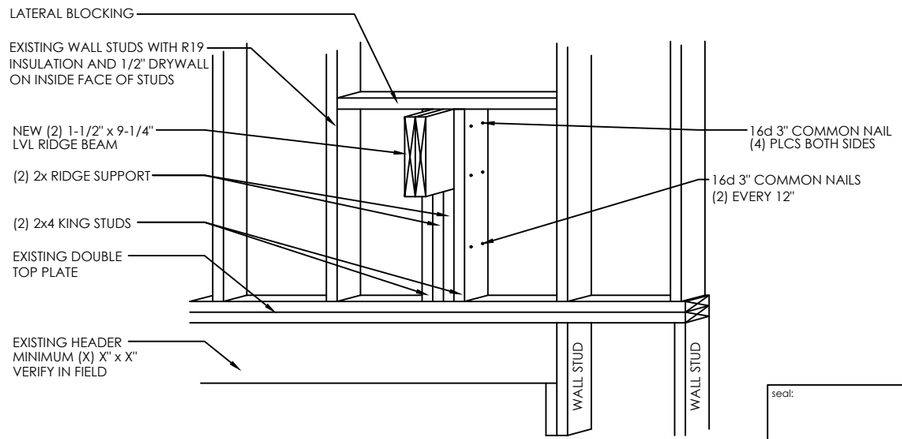

4 RIDGE SUPPORT DETAIL

NONE

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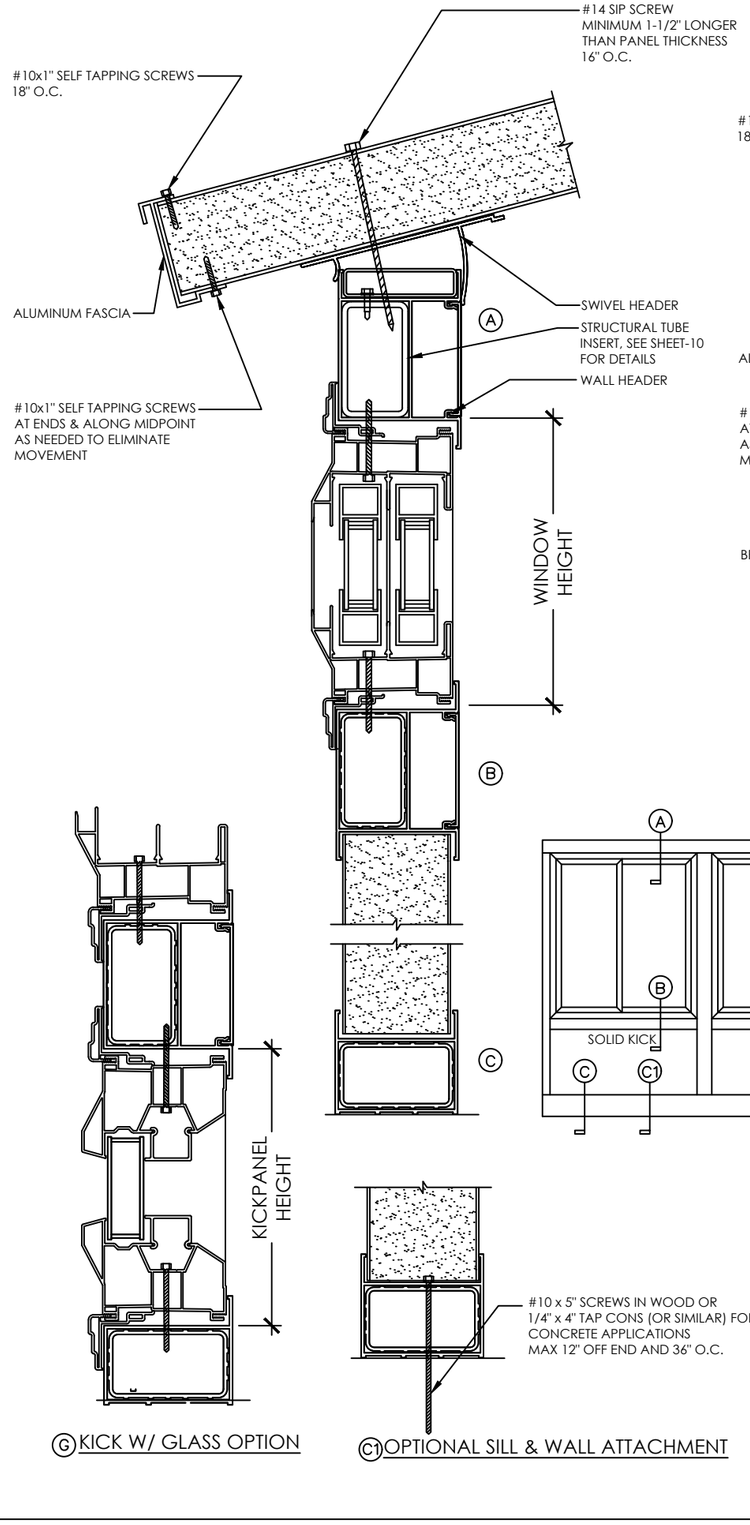
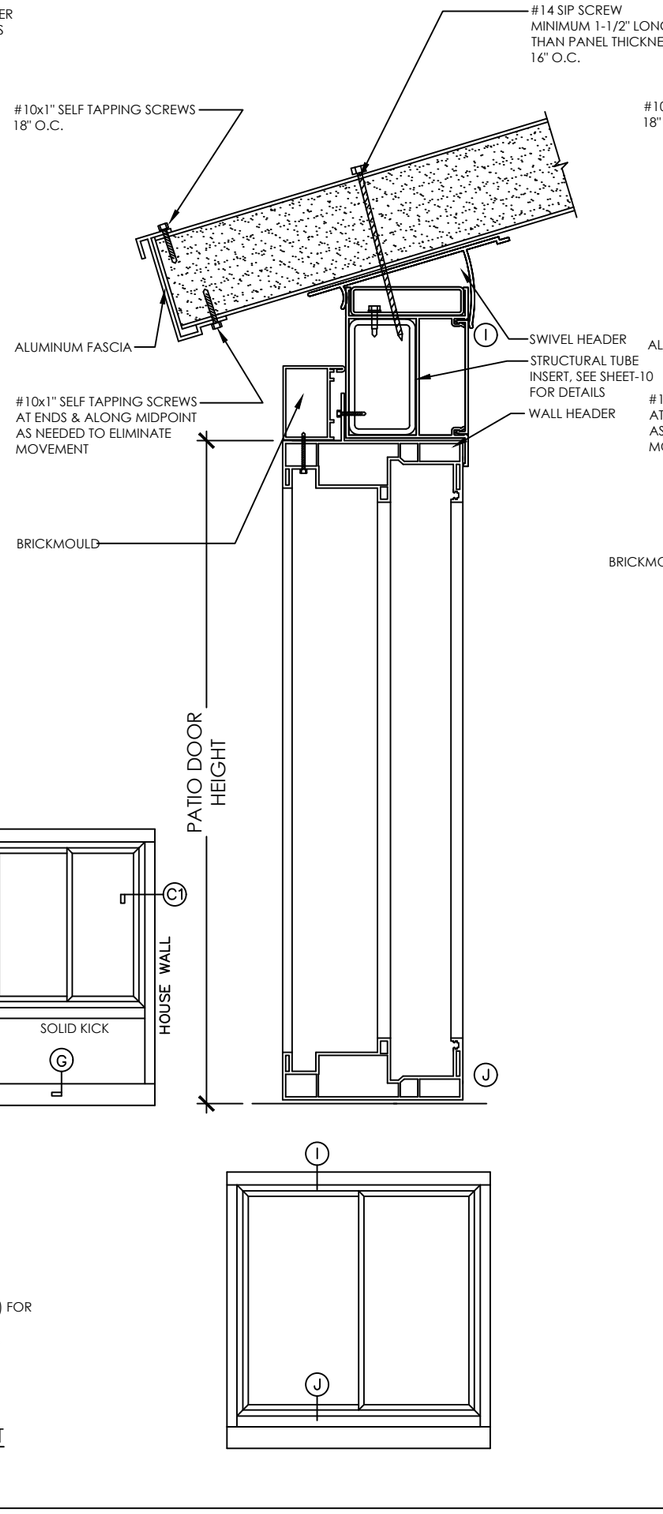
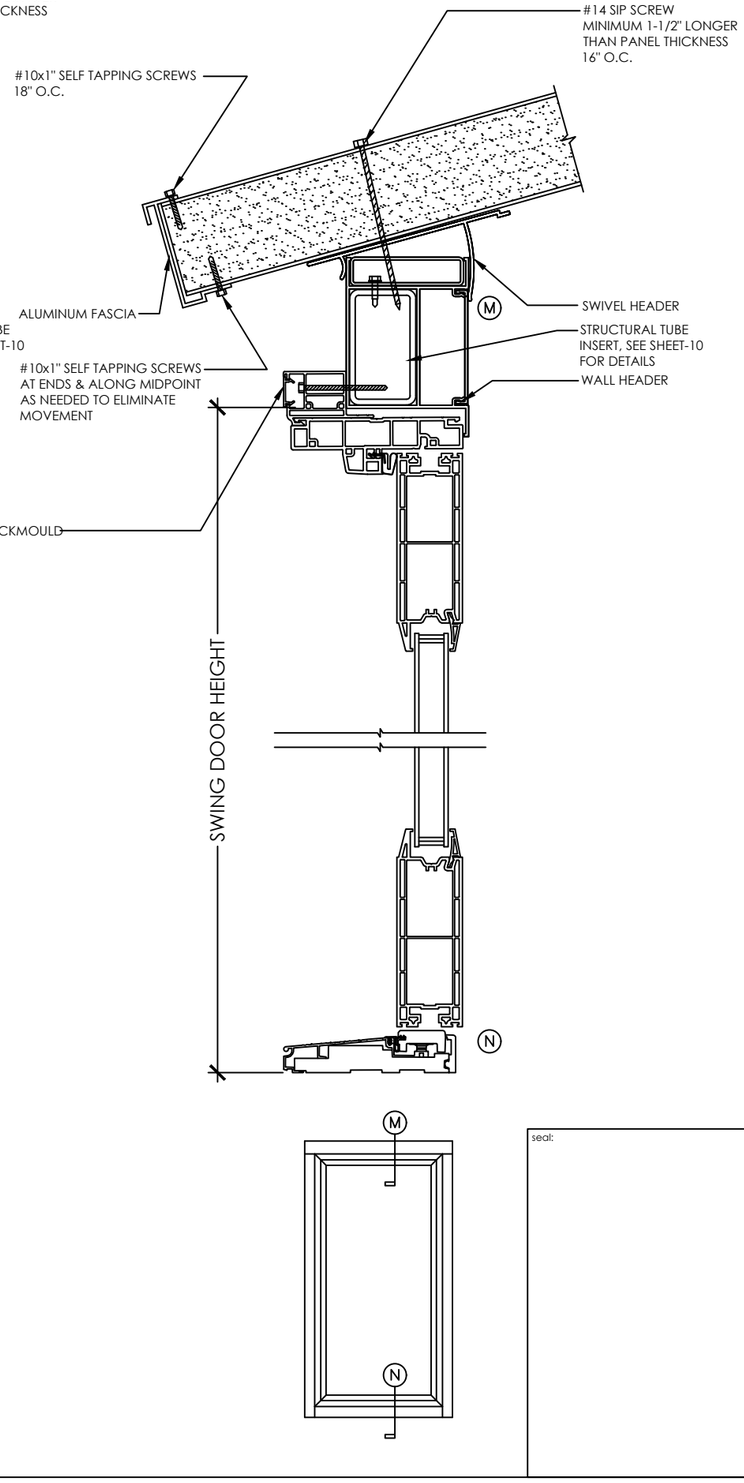
LIVINGSPACE NO : #17065
SHEET TITLE :
BUILDING SECTION & CONNECTION DETAILS
SHEET 2

Attachment: Plans (7910 : Jeff & Sue Knudsen)

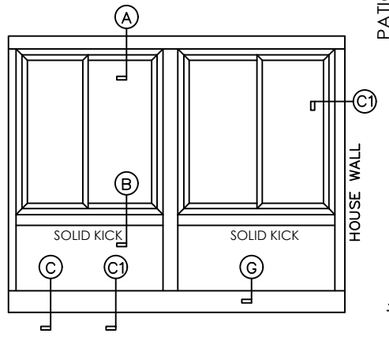






G KICK W/ GLASS OPTION

C1 OPTIONAL SILL & WALL ATTACHMENT



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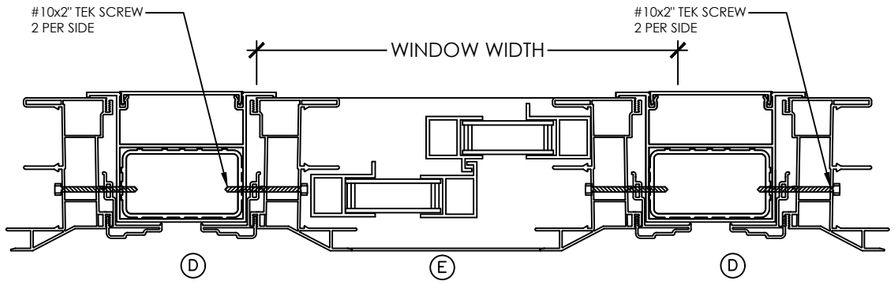
LIVINGSPACE NO : #17065
SHEET TITLE :

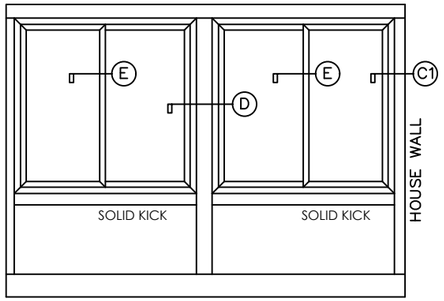
SECTIONS AND DETAILS

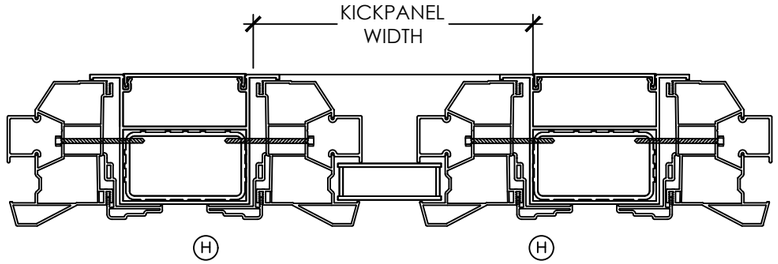
SHEET

Attachment: Plans (7910 : Jeff & Sue Knudsen)

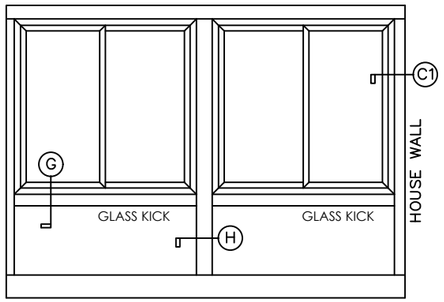


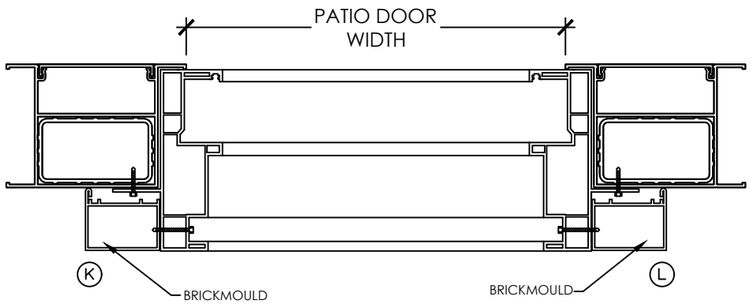
WINDOW HORIZONTAL VIEW



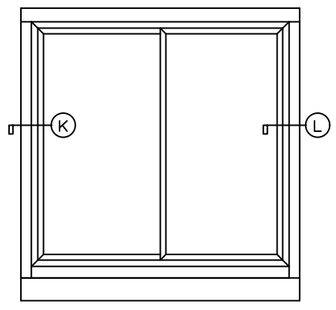


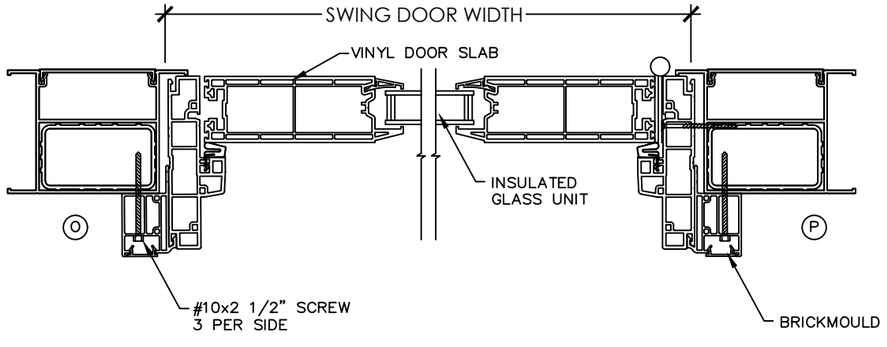
GLASS KICK HORIZONTAL VIEW



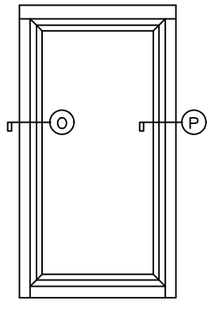


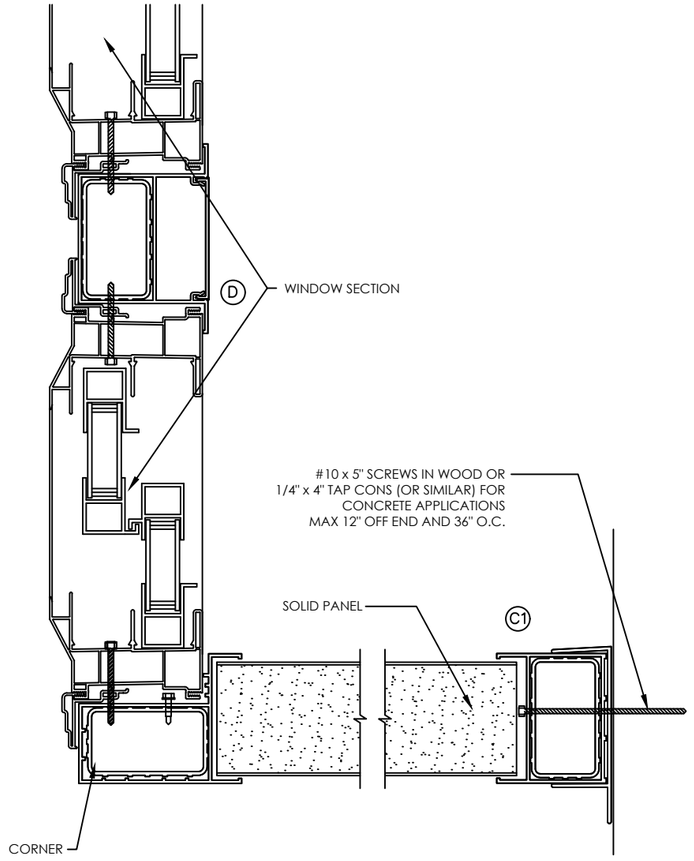
PATIO DOOR HORIZONTAL VIEW





SWING DOOR HORIZONTAL DETAIL





CONNECTIONS & ATTACHMENT PLAN VIEW

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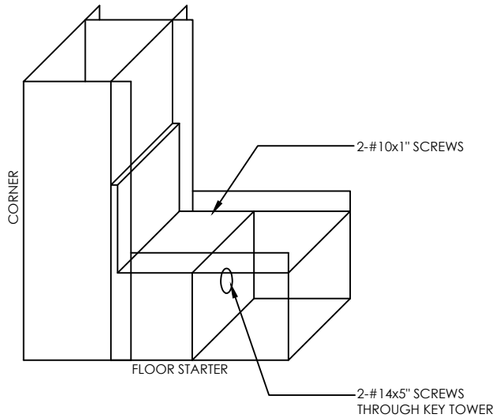
SHEET TITLE :

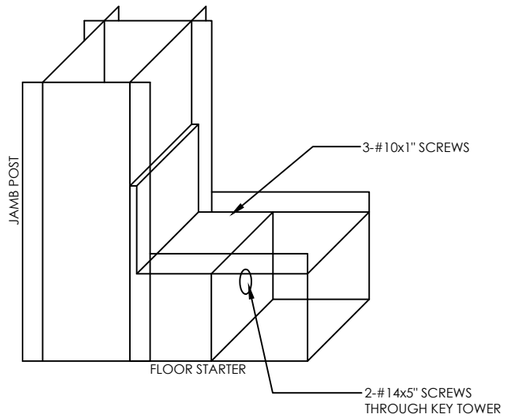
SECTIONS AND DETAILS

SHEET
5

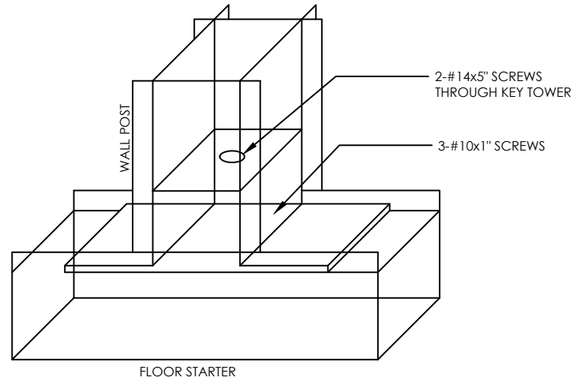
Attachment: Plans (7910 : Jeff & Sue Knudsen)



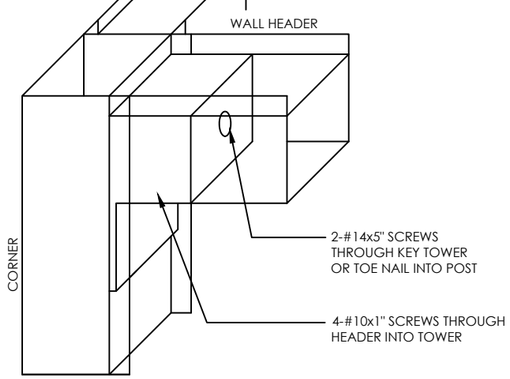
CORNER POST TO FLOOR CONNECTION



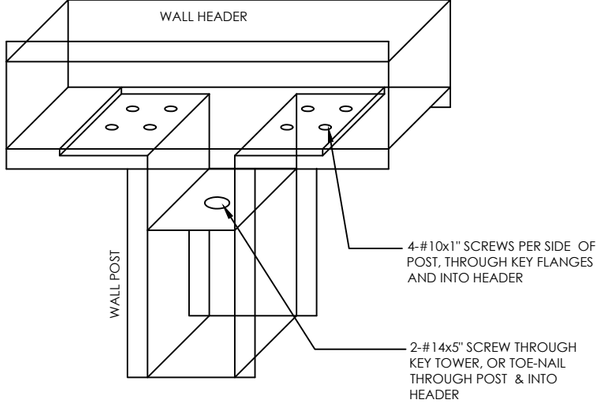
JAMB POST TO FLOOR CONNECTION



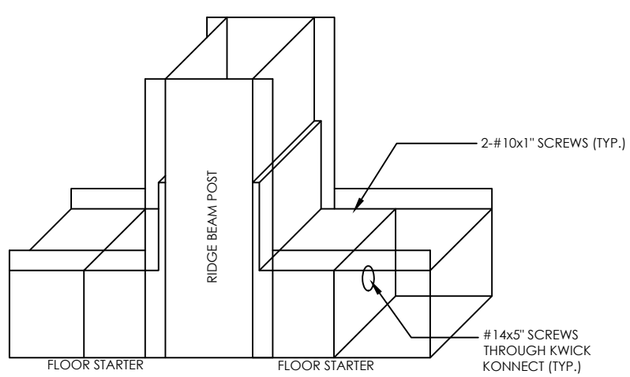
WALL POST TO FLOOR CONNECTION



CORNER & HEADER CONNECTION



WALL POST & HEADER CONNECTION



RIDGE BEAM TO POST TO FLOOR CONNECTION

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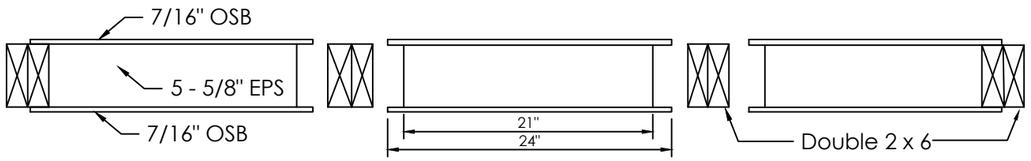
SHEET TITLE :
SECTIONS AND DETAILS
SHEET

Attachment: Plans (7910 : Jeff & Sue Knudsen)

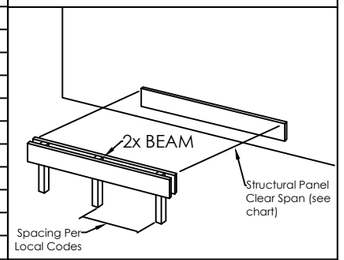
ECO-GREEN DECK

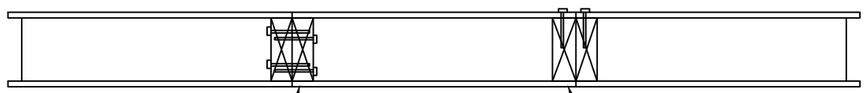


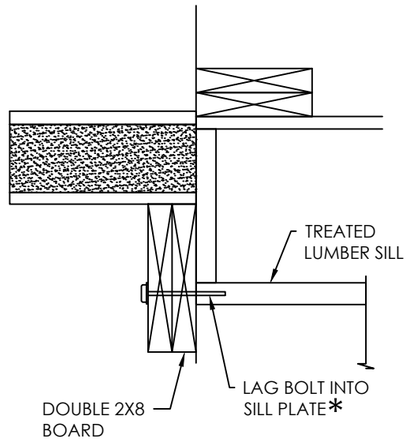
STANDARD 2 X 6 DECKING SHOWN. 2 X 8, 2 X 10, AND 2 X 12 THICKNESSES ARE ALSO AVAILABLE AS NEEDED FOR STRUCTURAL / INSULATION PERFORMANCE REQUIREMENTS

Panel Spans		2x6 Joists	2x8 Joists	2x10 Joists	2x12 Joists
Deflection Multiplier		L/360	L/360	L/360	L/360
Transverse Load Ratings (PSF)	8'-0"	139	150+	150+	150+
	9'-0"	124	150+	150+	150+
	10'-0"	103	147	150+	150+
	11'-0"	86	125	150+	150+
	12'-0"	72	105	150+	150+
	13'-0"	61	89	130	150+
	14'-0"	53	77	112	150+
	15'-0"	46	67	97	133
	16'-0"	N/A	59	86	117
	17'-0"	N/A	52	76	103
	18'-0"	N/A	47	68	92

PANEL CLEAR SPAN (FROM LEDGER BOARD TO SUPPORT BEAM







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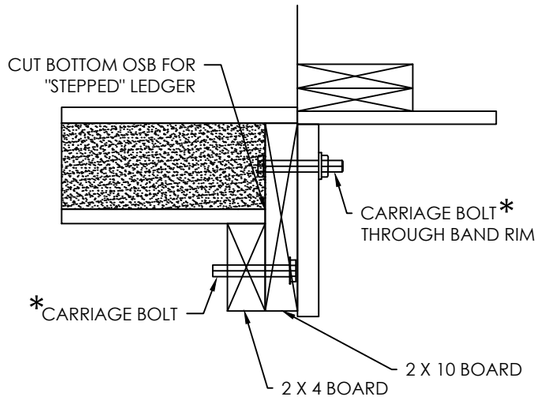
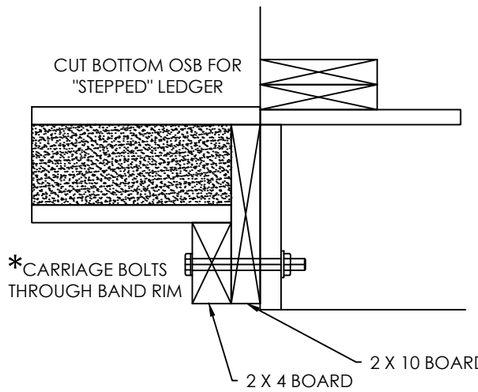


OPTION 2



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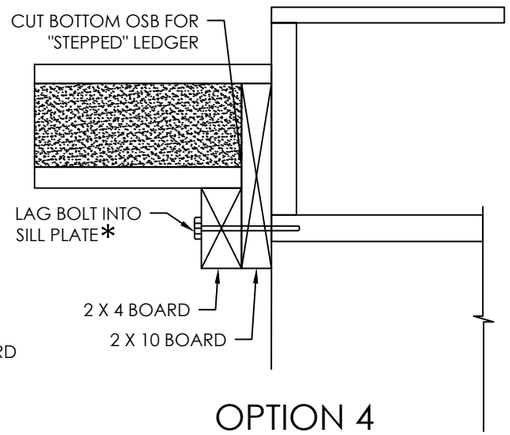
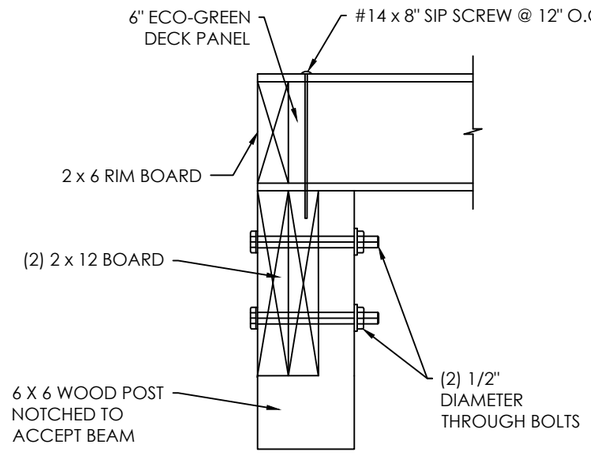


OPTION 4

*FASTENER SPACING 16" O.C.

1 LEDGER BOARD ATTACHMENT DETAILS

NONE



2 DECK TO FOUNDATION ATTACHMENT DETAIL

NONE

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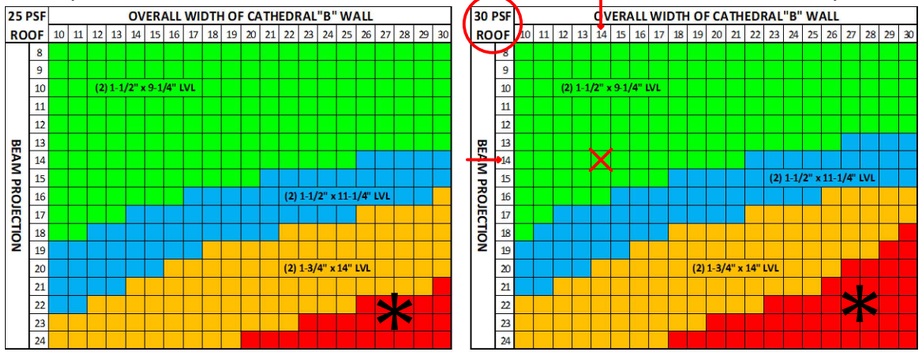
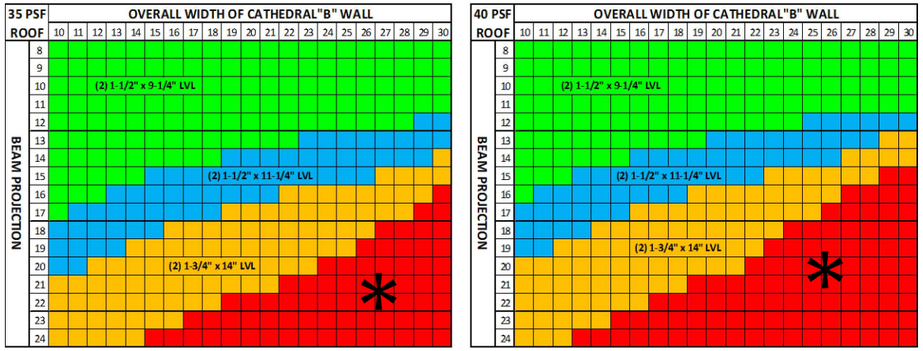
SHEET TITLE : DECK CONNECTION DETAILS	
SHEET	7

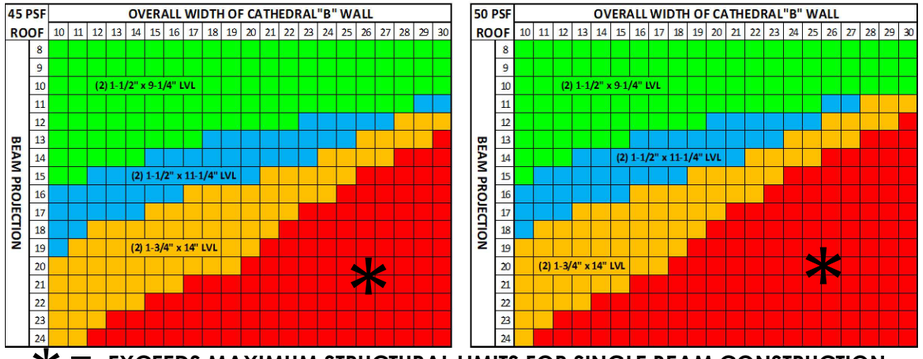
Attachment: Plans (7910 : Jeff & Sue Knudsen)

RIDGE BEAM SPAN TABLES

(BASED ON ROOF SNOW LOAD AND 8PSF ROOF DEAD LOAD)







*** = EXCEEDS MAXIMUM STRUCTURAL LIMITS FOR SINGLE BEAM CONSTRUCTION**

Beam Specs:

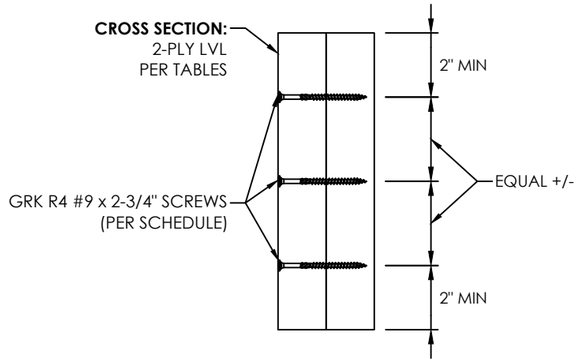
10" Beam = (2) 1-1/2" x 9-1/4" 2.0E DF LVL
12" Beam = (2) 1-3/4" x 11-1/4" 2.0E DF LVL
14" Beam = (2) 1-3/4" x 14" 2.0E DF LVL
Refer to ESR-1210 for additional details.

Fastening Schedule for 2 Ply LVL Ridge Beams:

For 10" & 12" beams, fasten plies together with 3 rows of GRK R4 #9 x 2-3/4" screws @ 12" O.C.

For 14" beams, fasten plies together with 4 rows of GRK R4 #9 x 2-3/4" screws @ 12" O.C.

Screws must be a minimum of 3" off end and 3" O.C.

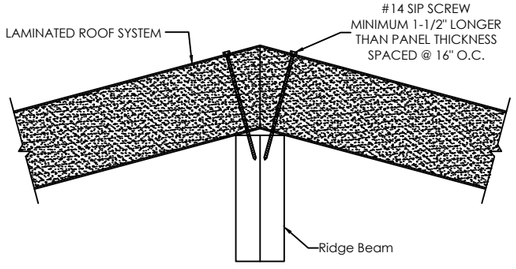


ECO-GREEN ROOF PANEL SPAN CHARTS

UNIFORM TRANSVERSE LOADS (ROUNDED TO NEAREST WHOLE NUMBER)

PANEL LENGTH (ft)	6-1/2 Inch Thick SIP			8-1/4 Inch Thick SIP			10-1/4 Inch Thick SIP			12-1/4 Inch Thick SIP		
	Deflection Limit			*Deflection Limit*			*Deflection Limit*			*Deflection Limit*		
	L/180	*L/240*	*L/360*	*L/180*	*L/240*	*L/360*	*L/180*	*L/240*	*L/360*	*L/180*	*L/240*	*L/360*
8	*68*	*68*	53	*75*	*75*	73	*79*	*79*	*79*	*83*	*83*	*83*
9	*60*	*60*	43	*67*	*67*	*60*	*71*	*71*	*71*	*74*	*74*	*74*
10	*54*	52	35	*60*	*60*	50	*63*	*63*	*63*	*67*	*67*	*67*
11	*46*	43	29	*55*	*55*	42	*58*	*58*	*58*	*61*	*61*	*61*
12	*39*	36	24	*50*	50	36	*53*	*53*	51	*56*	*56*	*56*
13	N/A	N/A	N/A	*44*	44	30	*49*	*49*	44	*51*	*51*	*51*
14	N/A	N/A	N/A	*38*	38	26	*43*	*43*	38	*48*	*48*	*48*
15	N/A	N/A	N/A	*33*	33	22	*37*	*37*	33	*43*	*43*	*43*
16	N/A	N/A	N/A	*29*	29	19	*33*	*33*	29	*37*	*37*	*37*
17	N/A	N/A	N/A	*26*	25	17	*29*	*29*	26	*33*	*33*	*33*
18	N/A	N/A	N/A	*23*	22	15	*26*	*26*	23	*30*	*30*	*30*

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 psf = 47.9 Pa.
1 The tabulated values are for panels with single span simply supported conditions with the panels supported each end on minimum 1 1/2-inch wide continuous supports in contact with the face of the panels, such as roof and floor panels.
2 Tabulated values are applicable to panels installed with either block or OSB surface splines installed at the longitudinal panel joints.
3 Tabulated values are applicable to panels installed with the strong axis of the OSB panel facers parallel to the panel span.
4 Values printed in italics are based on panel strength rather than stiffness.



ROOF PANEL TO RIDGE BEAM DETAIL

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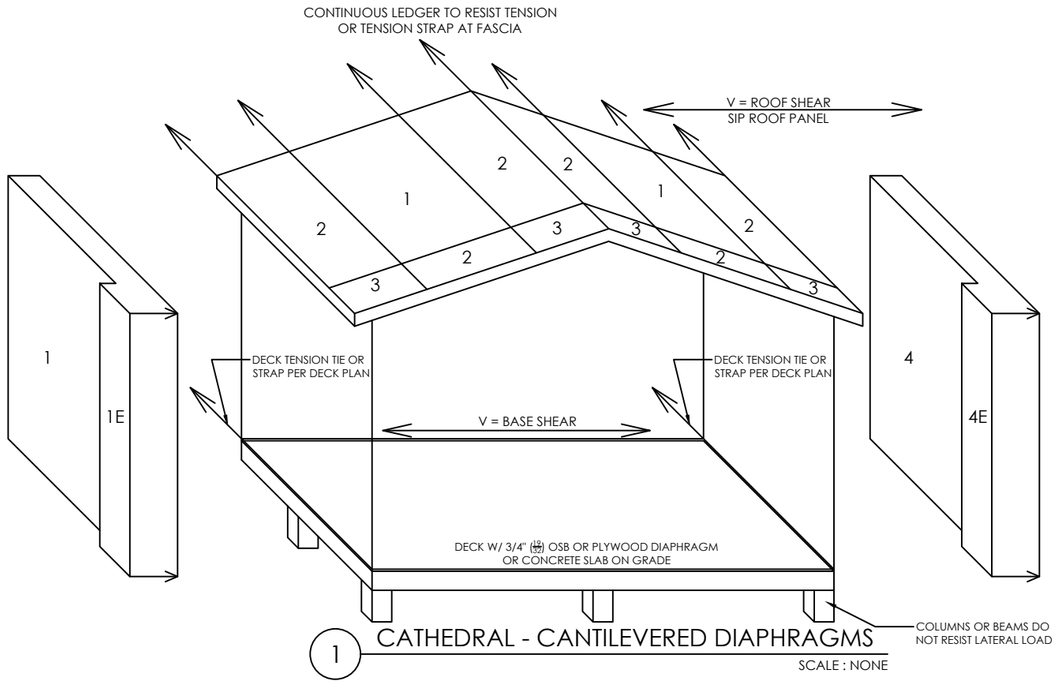
job information:

KNUDSEN RESIDENCE
12246 N. FARMDALE ROAD
MEQUON, WI 53097

seal:

DATE : 10.13.22
REVISIONS
REV 1 : .
REV 2 : .
REV 3 : .
DRAWN : KW
CHECKED : CM
LIVINGSPACE NO : #17065
SHEET TITLE :
ROOF & BEAM DATA
SHEET 2

Attachment: Plans (7910 : Jeff & Sue Knudsen)



1 CATHEDRAL - CANTILEVERED DIAPHRAGMS

SCALE : NONE

TABLE 2—ALLOWABLE IN-PLANE SHEAR STRENGTH (POUNDS PER FOOT) FOR HORIZONTAL DIAPHRAGMS SUBJECTED TO WIND OR SEISMIC LOADING

MINIMUM NOMINAL SIP CORE THICKNESS (in.)	Minimum Connections			Shear Strength (plf)	Apparent Shear Stiffness, G_a (kips/in.)
	Surface Spline[1] (Figure 1a)	Support Element (Figure 1b)	Boundary Spline[2] (Figure 1c)		
$7^3/_8$	0.131-in. x 2-$^1/_2$-in. nails, 6-in. O.C.	10-in. length, 0.190-in. shank diameter, 0.255-in. thread O.D., 2.750-in. thread length, 0.625-in. head diameter SIP screw, 6-in. O.C.	0.131-in. x 2-$^1/_2$-in. nails, 6-in. O.C.	265	13
	0.131-in. x 2-$^1/_2$-in. nails, 4-in. O.C.	10-in. length, 0.190-in. shank diameter, 0.255-in. thread O.D., 2.750-in. thread length, 0.625-in. head diameter SIP screw, 4-in. O.C.	0.131-in. x 2-$^1/_2$-in. nails, 4-in. O.C.	330	21
	0.131-in. x 2-$^1/_2$-in. nails, 2-in. O.C. staggered $^3/_8$-in. (Figure 1c)	10-in. length, 0.190-in. shank diameter, 0.255-in. thread O.D., 2.750-in. thread length, 0.625-in. head diameter SIP screw, 3-in. O.C.	0.131-in. x 2-1/2-in. nails, 2-in. O.C. staggered 3/8-in. (Figure 1c)	575	34

For **SI**: 1 inch = 25.4 mm; 1 foot = 304.8 mm; 1 Kip = 453.6 kg; 1 plf = 14.6 kN/m; 1 psf = 47.9 Pa;
[1]Surface or block spline only at interior panel-to-panel joints. Specified fasteners are required on both sides of panel joint through the top surface only, as shown in Figure 1a.
[2]Boundary spline shall be solid sawn lumber 1-$^1/_2$-in. wide minimum and have a specific gravity of 0.42 or greater. Specified fasteners are required through both facings as shown in Figures 1b and 1c.

FLOOR DIAPHRAGM:

Table 4.2C Nominal Unit Shear Capacities for Wood-Frame Diaphragms

Unblocked Wood Structural Panel Diaphragms[1,2,3,4,5]

Sheathing Grade	Common Nail Size	Minimum Fastener Penetration in Framing (in.)	Minimum Nominal Panel Thickness (in.)	Minimum Nominal Width of Nailed Face at Supported Edges and Boundries (in.)	A SEISMIC: 6 in. Nail Spacing at diaphragm boundries and supported panel edges				B WIND: 6 in. Nail Spacing at diaphragm boundries and supported panel edges	
					Case 1		Case 2,3,4,5,6		Case 1	Case 2,3,4,5,6
					V_s (plf)	G_a (kips/in.) OSB / PLY	V_s (plf)	G_a (kips/in.) OSB / PLY	V_w (plf)	V_w (plf)
Structural I	6d	1-1/4	5/16	2 / 3	330 / 370	9.0 / 7.0	250 / 280	6.0 / 4.5	460 / 520	350 / 390
	8d	1-3/8	3/8	2 / 3	480 / 530	8.5 / 7.5	360 / 400	6.0 / 4.5	670 / 740	505 / 560
	10d	1-1/2	15/32	2 / 3	570 / 640	14 / 12	430 / 480	9.5 / 8.0	800 / 895	600 / 670
Sheathing and Single-Floor	6d	1-1/4	5/16	2 / 3	300 / 340	9.0 / 7.0	220 / 250	6.0 / 5.0	420 / 475	310 / 350
			3/8	2 / 3	330 / 370	7.5 / 6.0	250 / 280	5.0 / 4.0	460 / 520	350 / 390
	8d	1-3/8	3/8	2 / 3	430 / 480	9.0 / 7.5	320 / 360	6.0 / 5.0	600 / 670	450 / 505
			7/16	2 / 3	460 / 510	8.5 / 7.0	340 / 380	5.5 / 4.5	645 / 715	475 / 530
			15/32	2 / 3	480 / 530	7.5 / 6.5	360 / 400	5.0 / 4.0	670 / 740	505 / 560
	10d	1-1/2	15/32	2 / 3	510 / 580	15 / 12	380 / 430	10 / 8.0	715 / 810	530 / 600
			19/32	2 / 3	570 / 640	13 / 10	430 / 480	8.5 / 7.5	800 / 895	600 / 670

THE MAIN WIND FORCE RESISTING SYSTEM OF THE SUNROOM IS COMPROSED OF A CANTILEVERED ROOF DIAPHRAGM AND FLOOR DIAPHRAGM. THESE ELEMENTS HAVE BEEN DESIGNED TO TRANSFER LOAD INTO THE MAIN WIND FORCE RESISTING SYSTEM OF THE EXISTING HOUSE. THE EXISTING SHEAR WALLS OF THE HOME ARE TO CONSIST OF 15/32" OSB STRUCTURAL SHEATHED WOOD WALLS. BASED ON OUR ANALYSIS, THE 15/32" OSB SHEAR WALLS ARE CAPABLE OF SUPPORTING THE APPLIED LOADS EXERTED BY THE NEW SUNROOM ADDITION.

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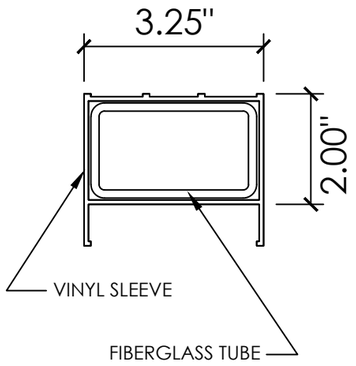
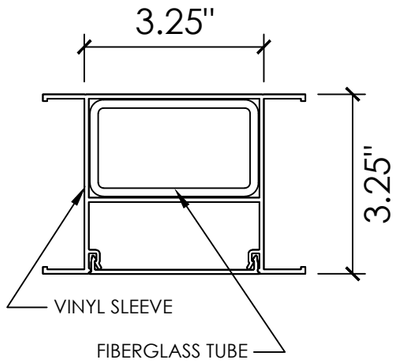
REV 2 : .
REV 3 : .
DRAWN : KW
CHECKED : CM
LIVINGSPACE NO : #17065
SHEET TITLE : CANTILEVERED DIAPHRAGMS
SHEET 9

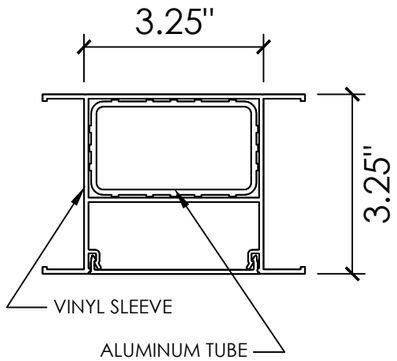
Attachment: Plans (7910 : Jeff & Sue Knudsen)



FLOOR STARTER
WALL STARTER



CENTER POST
WINDOW SILL



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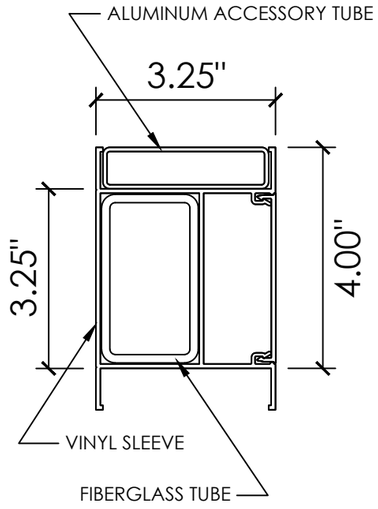

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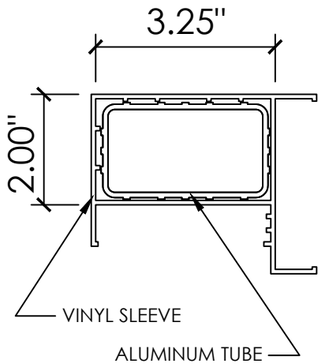

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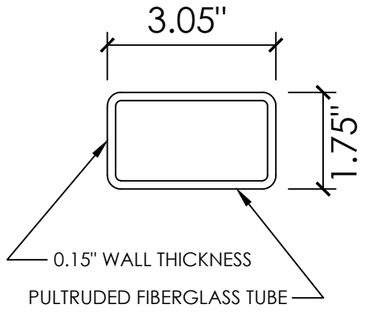
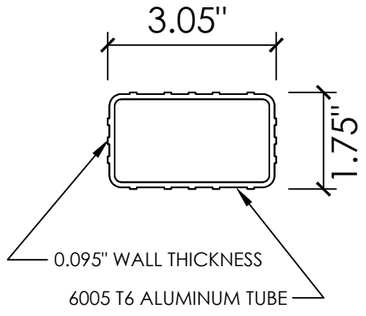
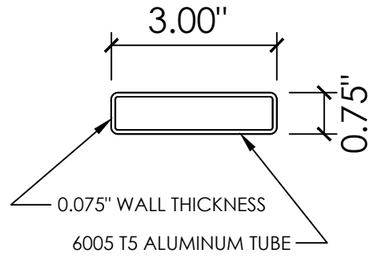


FIBERGLASS TUBE



ALUMINUM TUBE



ALUMINUM ACCESSORY TUBE

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LIVINGSPACE NO : #17065
SHEET TITLE :
PROFILE DETAILS
SHEET
10

Attachment: Plans (7910 : Jeff & Sue Knudsen)

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: **November 14, 2022**
SUBJECT: **Robert & Sandra Woycke, Additon: 3-Season Room at 12214 N. River Road**

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

Entech Builders Inc.

Woycke Residence Three Seasons Room

Statement of Intent

We are proposing to put a small addition off the back of the Wocyke Residence to be used as a Three-Seasons Room. The exterior will match the existing elements of the current home. The exterior will fit the intent of the exterior structure. There are no pre-existing limitations on site for this project.

Thank you for your consideration,

Mike Enright

Entech Builders, Inc.

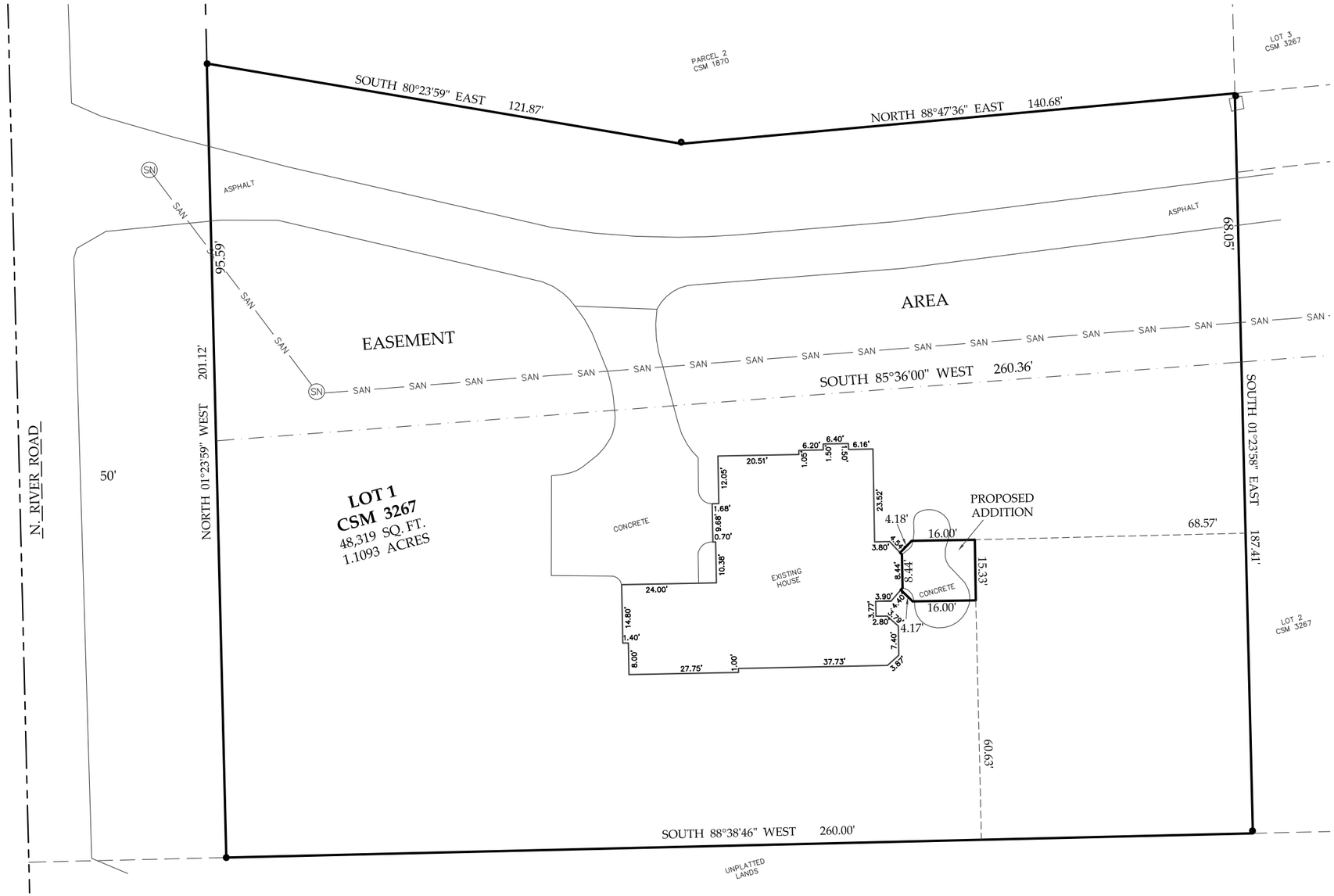
Attachment: Statement of Intent (7911 : Robert & Sandra Woycke)

PLAT OF SURVEY

OWNERS:
ROBERT E. WOYCKE
SANDRA R. WOYCKE
12214 N. RIVER ROAD
MEQUON, WI 53092

LEGAL DESCRIPTION

LOT 1 OF CERTIFIED SURVEY MAP NO. 3267, RECORDED IN THE OZAUKEE COUNTY REGISTRY IN VOLUME 23 OF CERTIFIED SURVEY MAPS ON PAGES 104-105 INCLUSIVE, AS DOCUMENT NO. 665911, BEING PARCEL 1 OF CERTIFIED SURVEY MAP NO. 1870 LOCATED IN THE NW 1/4 OF THE SW 1/4 OF SECTION 13, TOWNSHIP 9 NORTH, RANGE 21 EAST, CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.



0 15 30

LEGEND

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

OCTOBER 21, 2022

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

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

PSE
122 Wisconsin Street, West Bend, WI 53095
262.346.7800 kparish@parishse.com

FN: EB-04-22 Date: 10/21/22

SHEET 1 OF 1

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

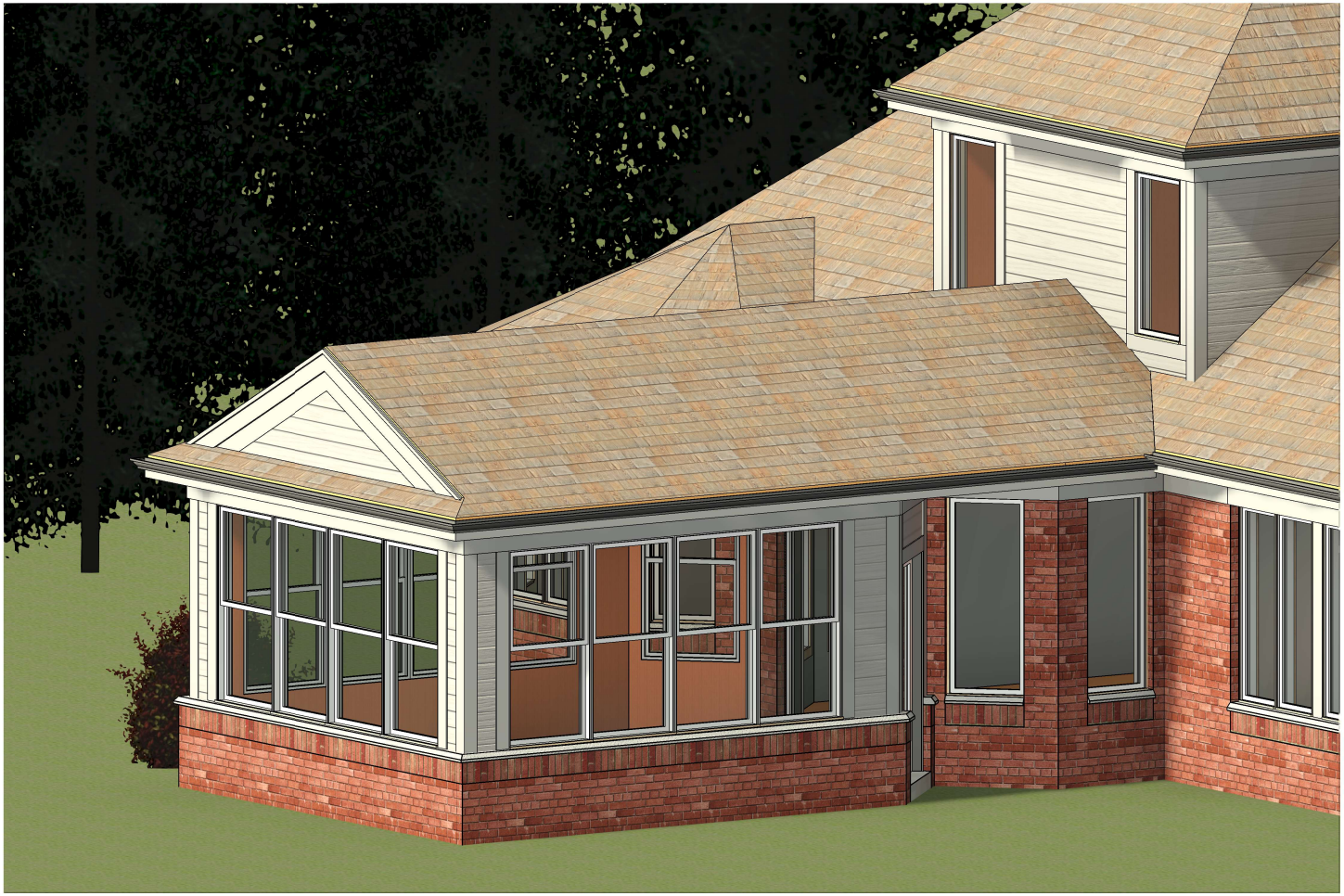
Attachment: Survey (7911 : Robert & Sandra Woycke)

Woycke Residence

Attachment: Pictures (7911 : Robert & Sandra Woycke)

Attachment: Pictures (7911 : Robert & Sandra Woycke)

Attachment: Pictures (7911 : Robert & Sandra Woycke)



PERSPECTIVE

SCALE: NTS

SHEET INDEX

A1	LEFT ELEVATION	S1	FOUNDATION PLAN
A2	RIGHT ELEVATION	S2	FOUNDATION SECTION
A3	REAR ELEVATION	S3	WIND BRACING PLAN
A4	1st FLOOR PLAN	S4	WIND BRACING DETAILS
A5	SECTION	S5	WIND BRACING DETAILS

02-23-2021

HIGHLAND CUSTOM HOMES, LLC

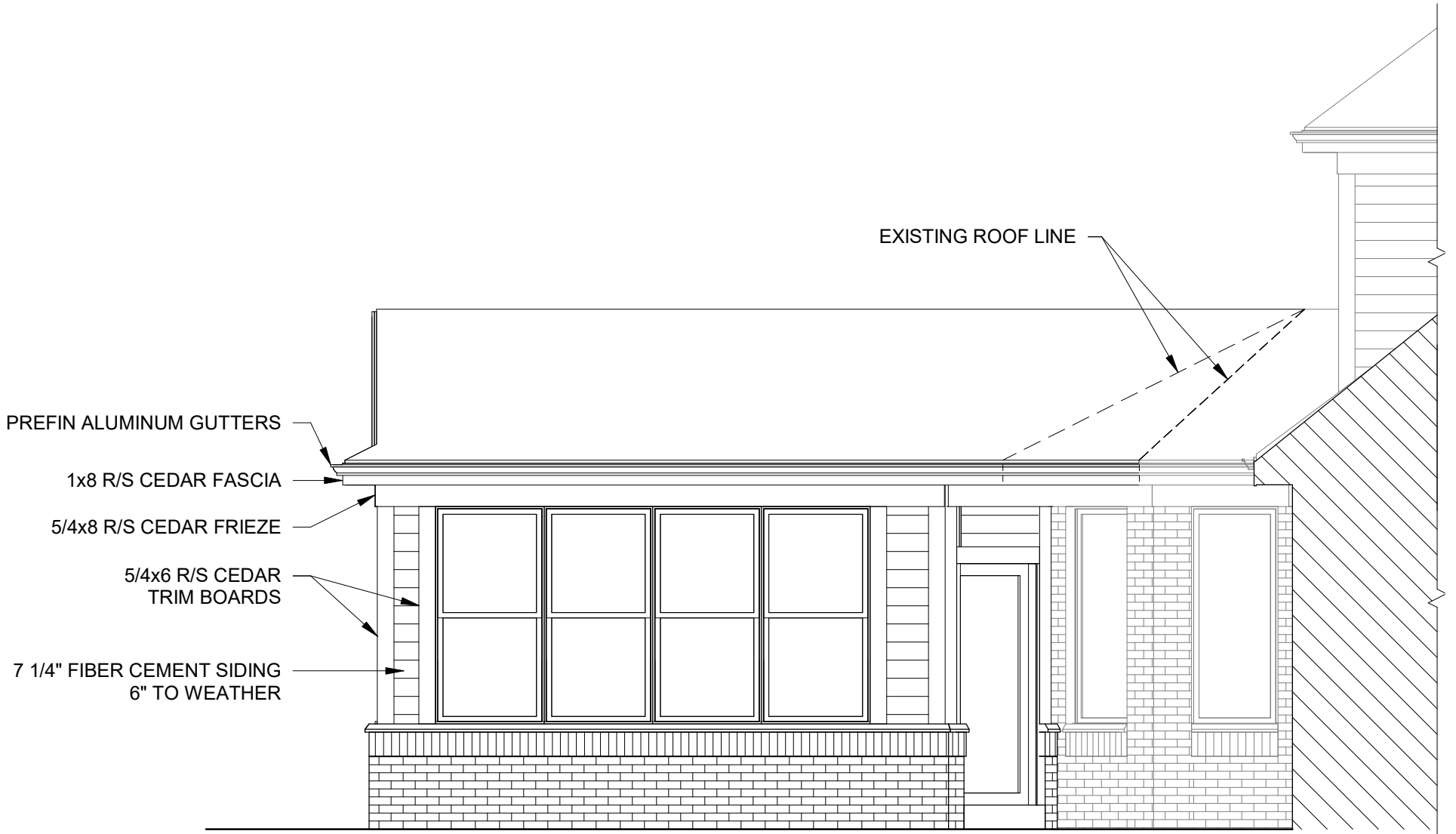
Dwg: 10193

An Addition to The
Woycke Residence
12214 North River Road

Attachment: Plans (7911 : Robert & Sandra Woycke)

SHEET:

2/23/2021 8:34:10 PM



LEFT ELEVATION

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

SHEET:

Attachment: Plans (7911 : Robert & Sandra Woycke)

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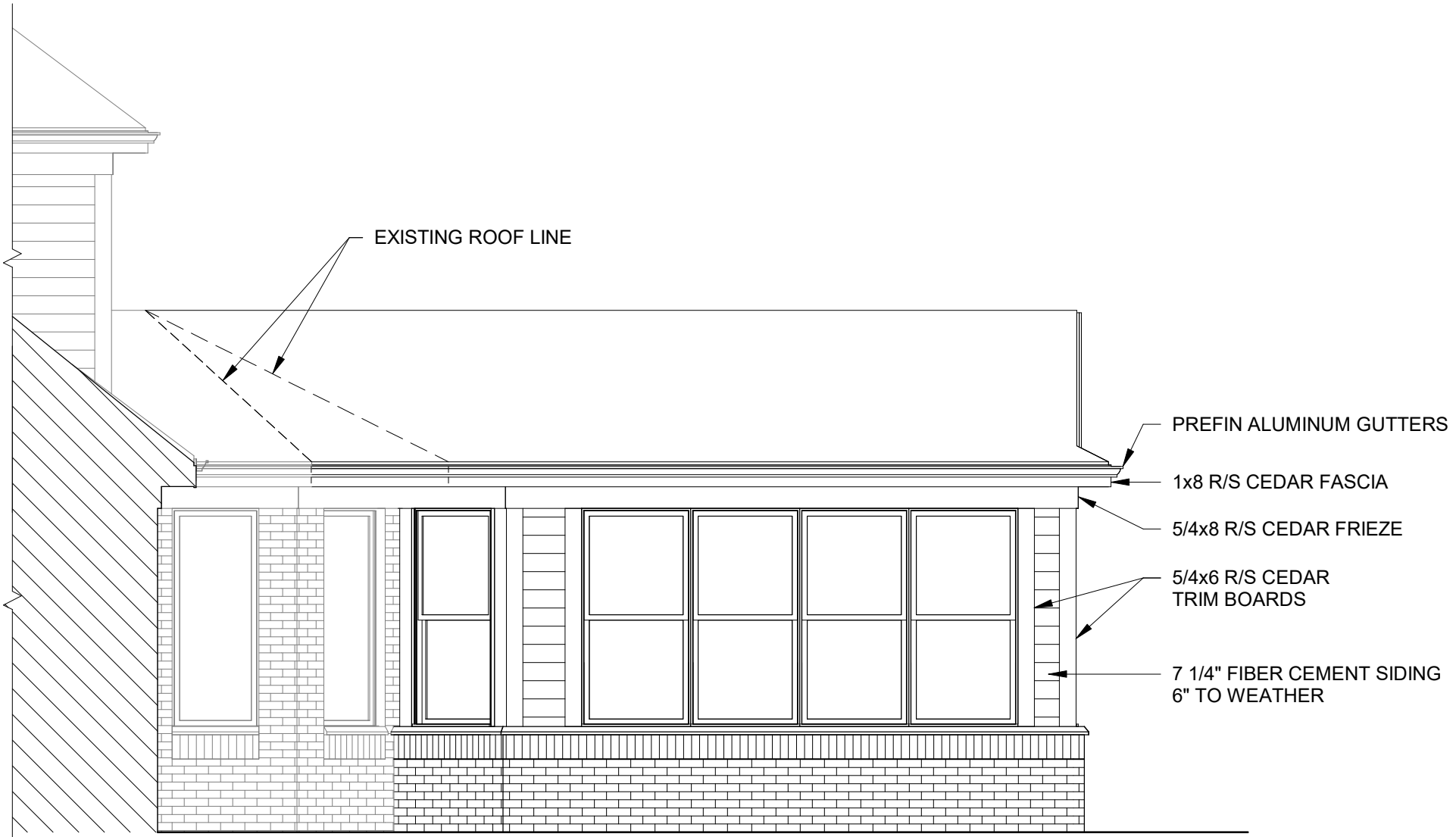

RIGHT ELEVATION

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

Attachment: Plans (7911 : Robert & Sandra Woycke)

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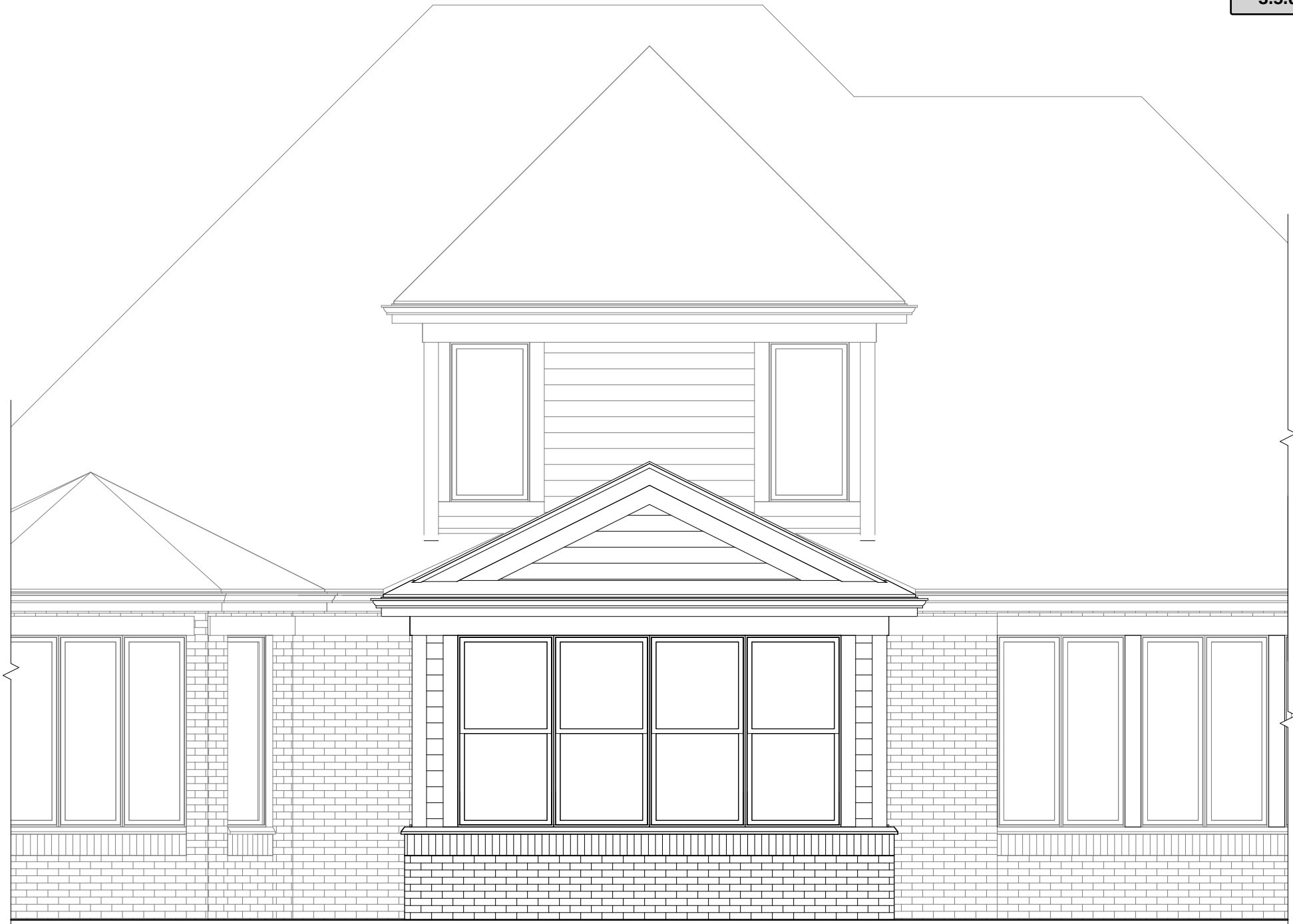

REAR ELEVATION

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

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Attachment: Plans (7911 : Robert & Sandra Woycke)

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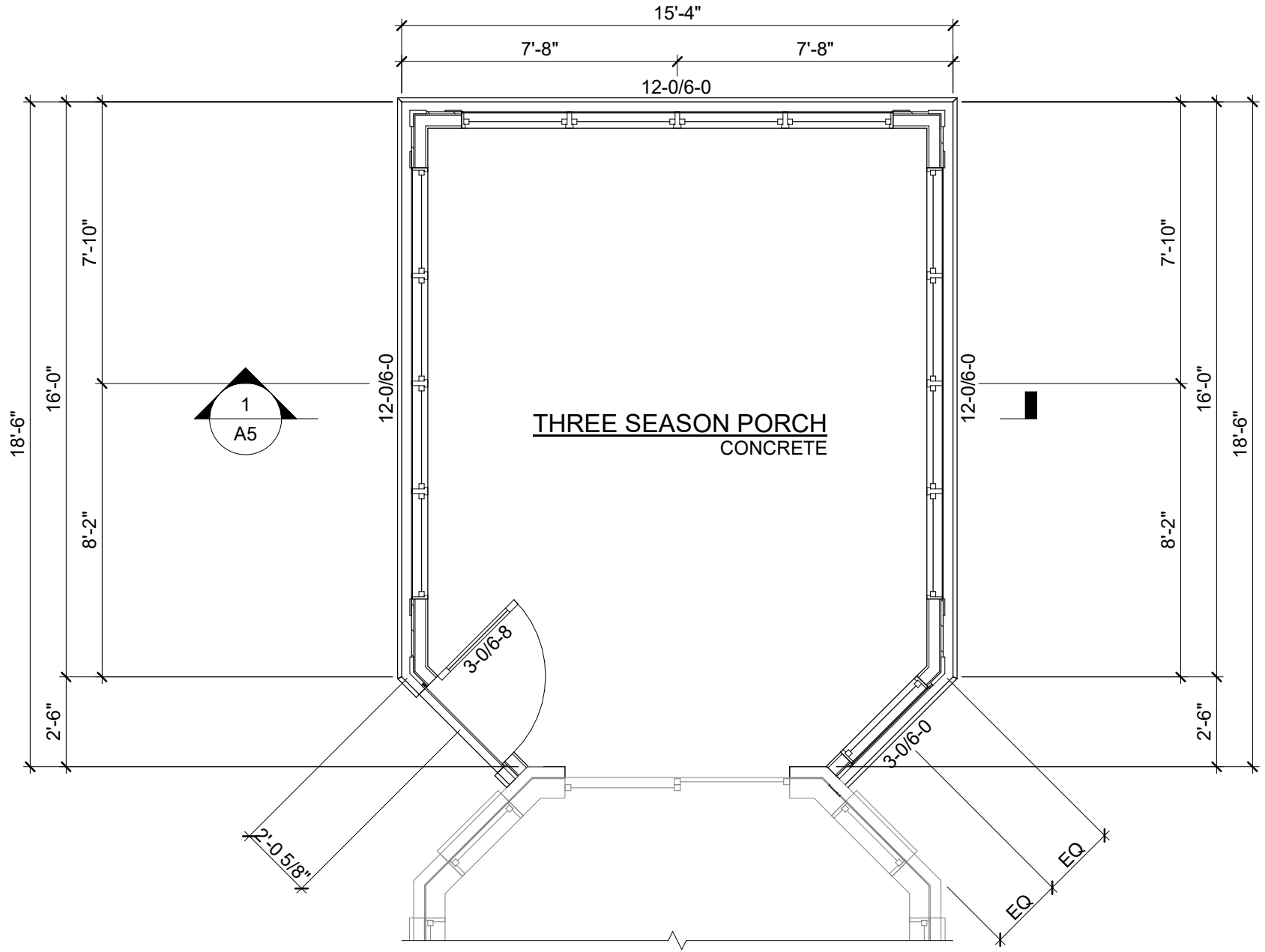

1st FLOOR PLAN

SCALE:

SHEET:

Attachment: Plans (7911 : Robert & Sandra Woycke)

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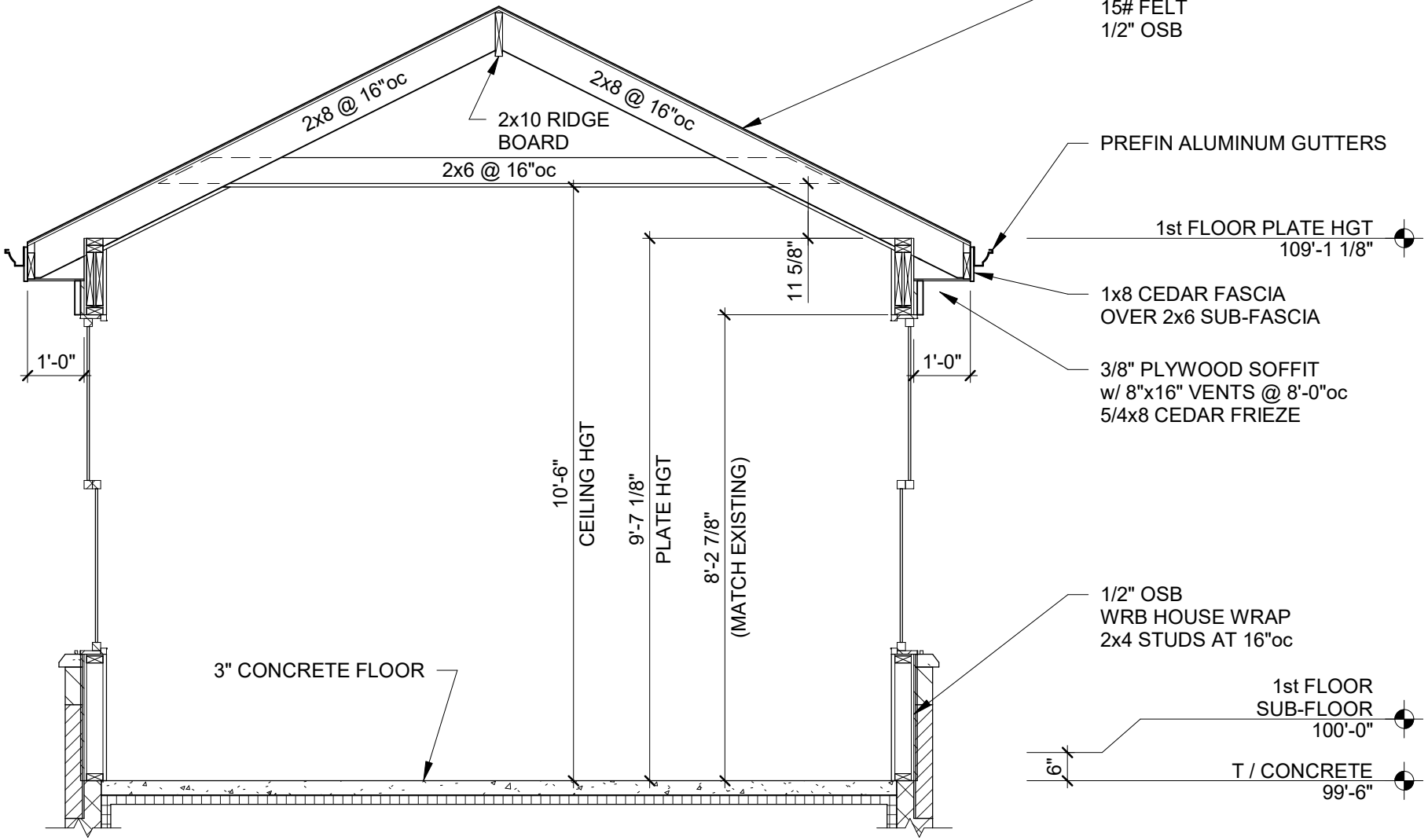
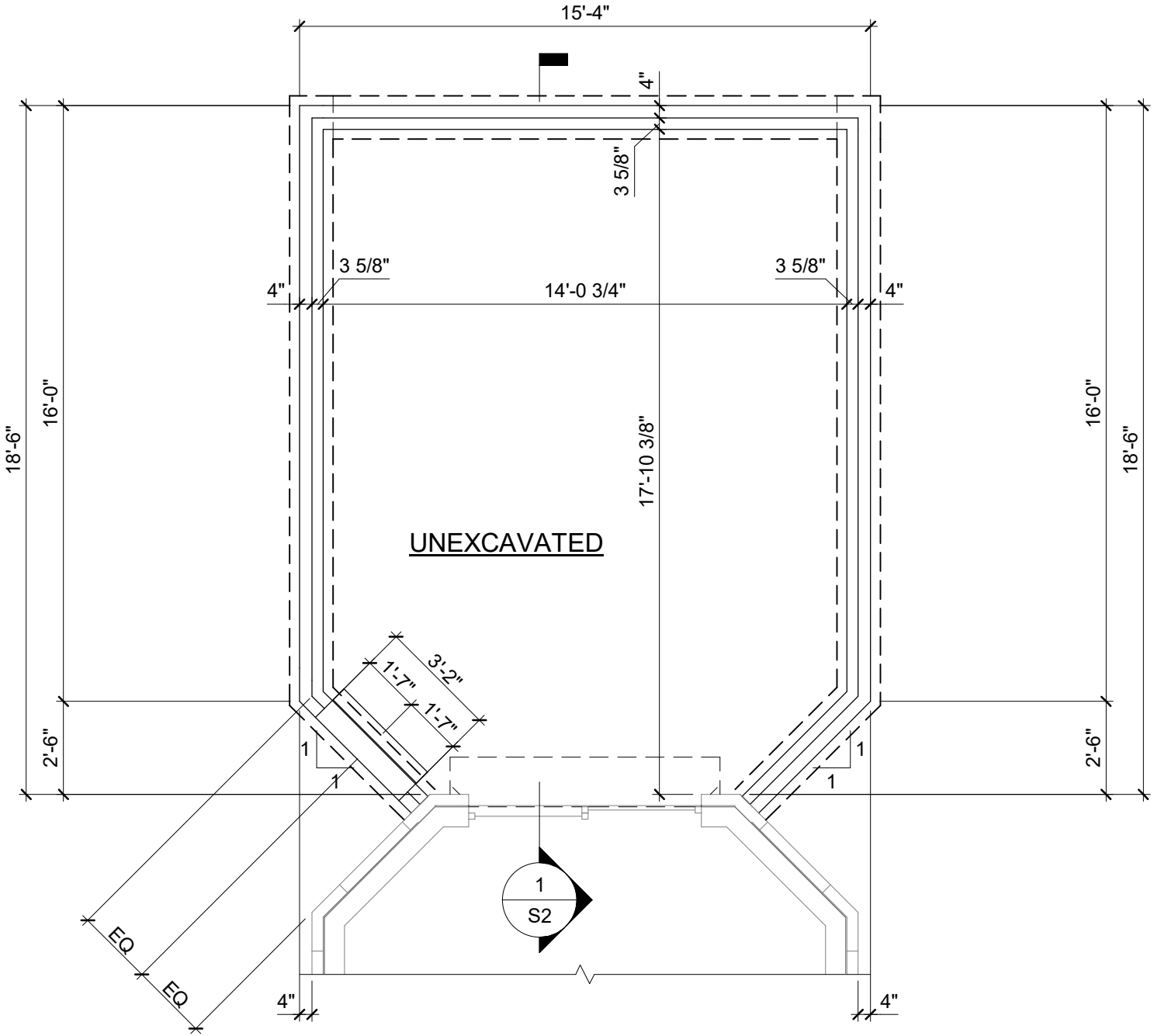


1 / A5 SECTION

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

Attachment: Plans (7911 : Robert & Sandra Woycke)



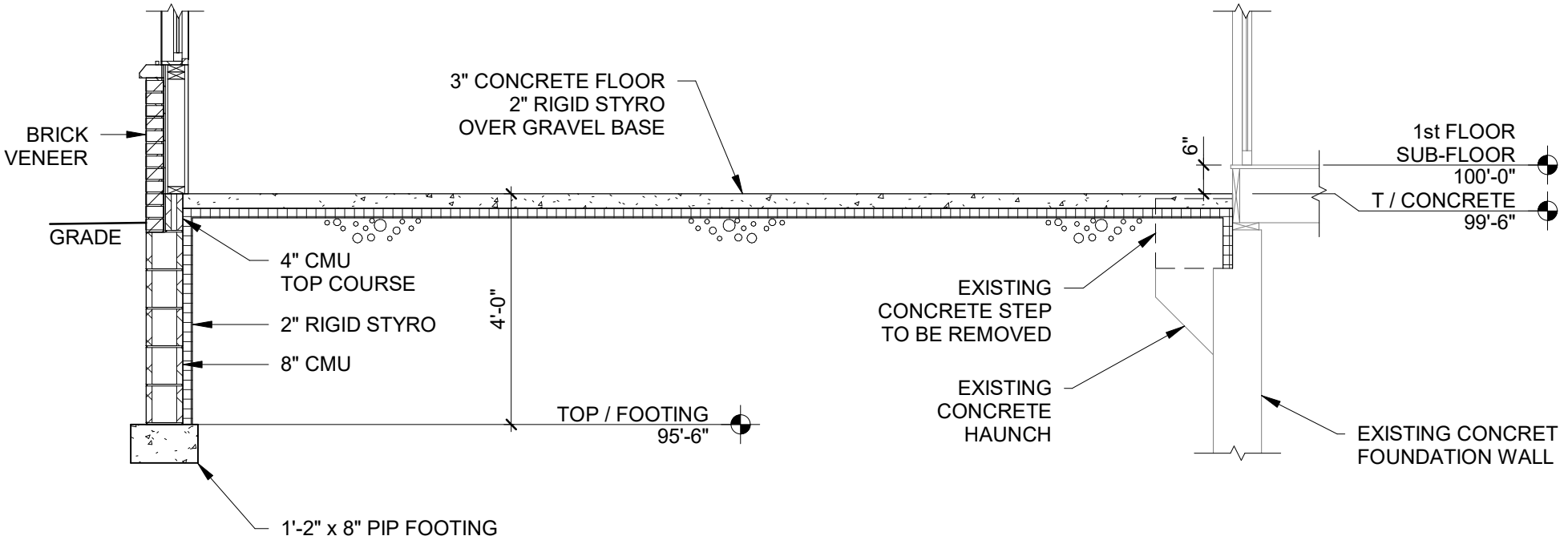
FLOOR FRAMING PLAN

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

SHEET: S1

Attachment: Plans (7911 : Robert & Sandra Woycke)

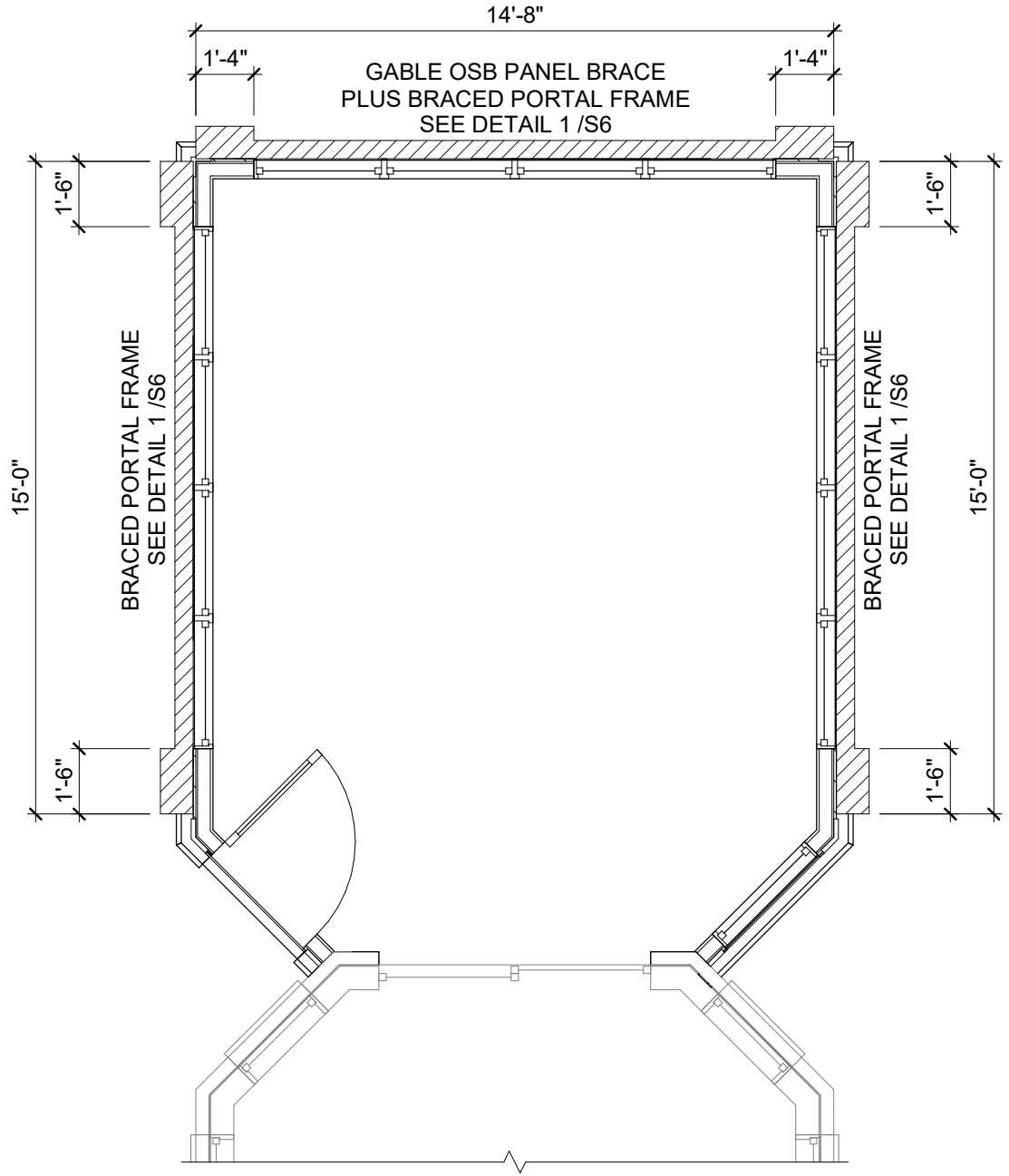
2/23/2021 8:34:05 PM



1 / S2 SECTION

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

Attachment: Plans (7911 : Robert & Sandra Woycke)



WIND BRACING PLAN

SCALE:

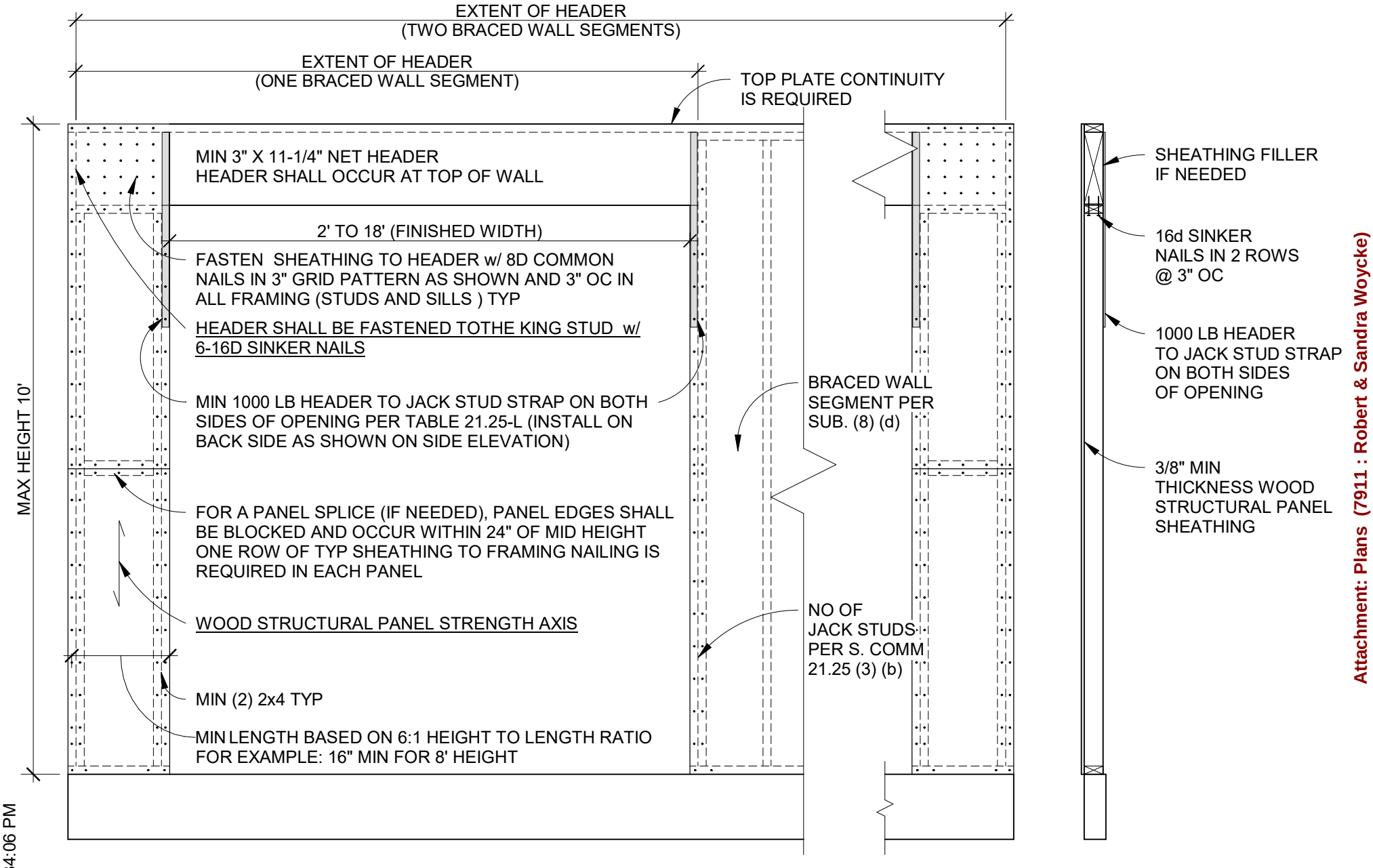
SHEET:

Attachment: Plans (7911 : Robert & Sandra Woycke)

2/23/2021 8:34:05 PM

OUTSIDE ELEVATION

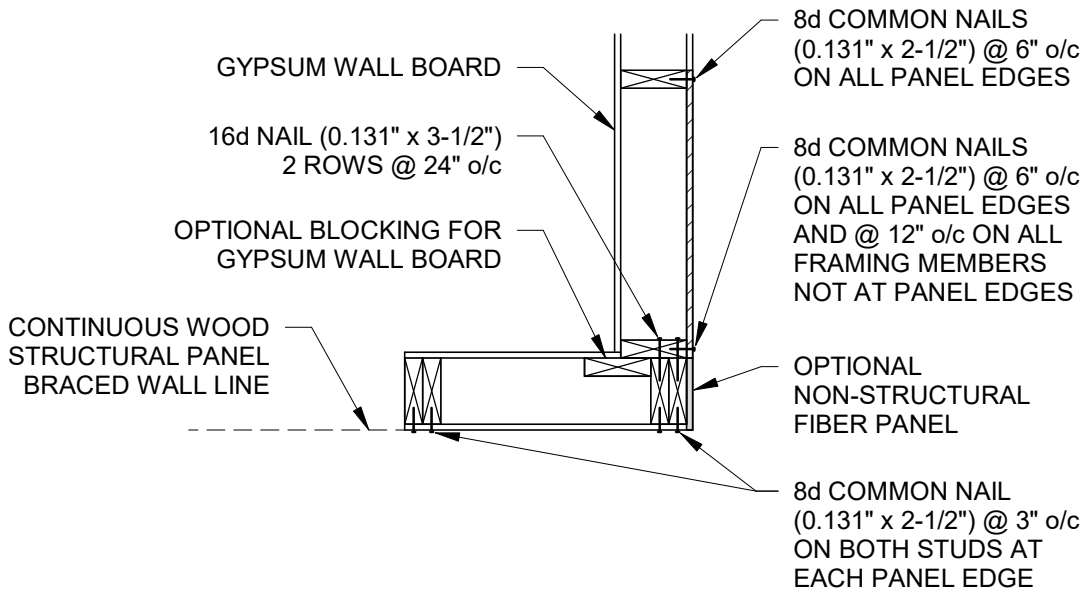
SIDE ELEVATION



1 S4 PORTAL FRAME BRACING

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

Attachment: Plans (7911 : Robert & Sandra Woycke)



3
S5

PORTAL FRAME CORNER BRACING

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

TABLE 21.25-L

HEADER TO JACK STUD STRAP AND THE NUMBER OF ADDITIONAL JACK STUDS REQUIRED FOR RESISTING WIND PRESSURES PERPENDICULAR TO 6:1 ASPECT RATIO WALLS LOCATED IN WIND EXPOSURE CATEGORIES C AND D[c]

Required Strap Capacity (lb)[a]	Wall Height (ft)	Wind Exposure Category C			Wind Exposure Category D		
		85 mph	90 mph	Less than 110 mph	85 mph	90 mph	Less than 110 mph
	10 and less	1000	1200	2275	1375	1750	3050
Number of additional 2x4 Jack Studs[b]	8	----------	----------	----------	----------	----------	1
	9	----------	----------	1	----------	1	2
	10	----------	1	2	1	2	3

[a] If 2x6 framing is used, then the required strap capacity may be multiplied by 0.65, but in no case shall the required strap capacity be less than 1,000 lb.

[b] If 2x6 framing is used, then no additional framing shall be required.

[c] Exposure category B is comprised of urban and suburban areas, wooded areas, or other terrain with numerous closely-spaced obstructions having the size of single-family dwellings or larger. Exposure B shall be assumed unless the site meets the definition of another type exposure.

Exposure category C is comprised of flat open country and grasslands with scattered obstructions, including surface undulations or other irregularities, having heights generally less than 30 feet extending more than 1,500 feet from the building site in any quadrant. This exposure also applies to any building located within Exposure B type terrain where the building is directly adjacent to open areas of Exposure C type terrain in any quadrant for a distance of more than 600 feet.

Exposure category D is comprised of flat, unobstructed areas exposed to wind flowing over open water for a distance of at least 1 mile. This exposure applies only to those buildings and other structures exposed to the wind coming from over the water. Exposure D extends inland from the shoreline a distance of 1,500 feet or 10 times the height of the building or structure, whichever is greater.

Attachment: Plans (7911 : Robert & Sandra Woycke)

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: **November 14, 2022**
SUBJECT: **Adam & Katie Ott, Addition: Second Floor at 11623 N. Solar Avenue**

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

GABOR DESIGN BUILD

10-24-2022

Ott Residence
11623 N Solar Ave
Mequon, WI

Statement of Intent

The proposed project consists of a second floor master suite addition within the existing first floor footprint. The architectural language including all exterior materials, colors, roof slope, siding, windows, and shutters are to complement the existing home.

Attachment: Statement of Intent (7912 : Adam & Katie Ott)

Attachment: Survey (7912 : Adam & Katie Ott)

BADGER SURVEYING CO., INC.

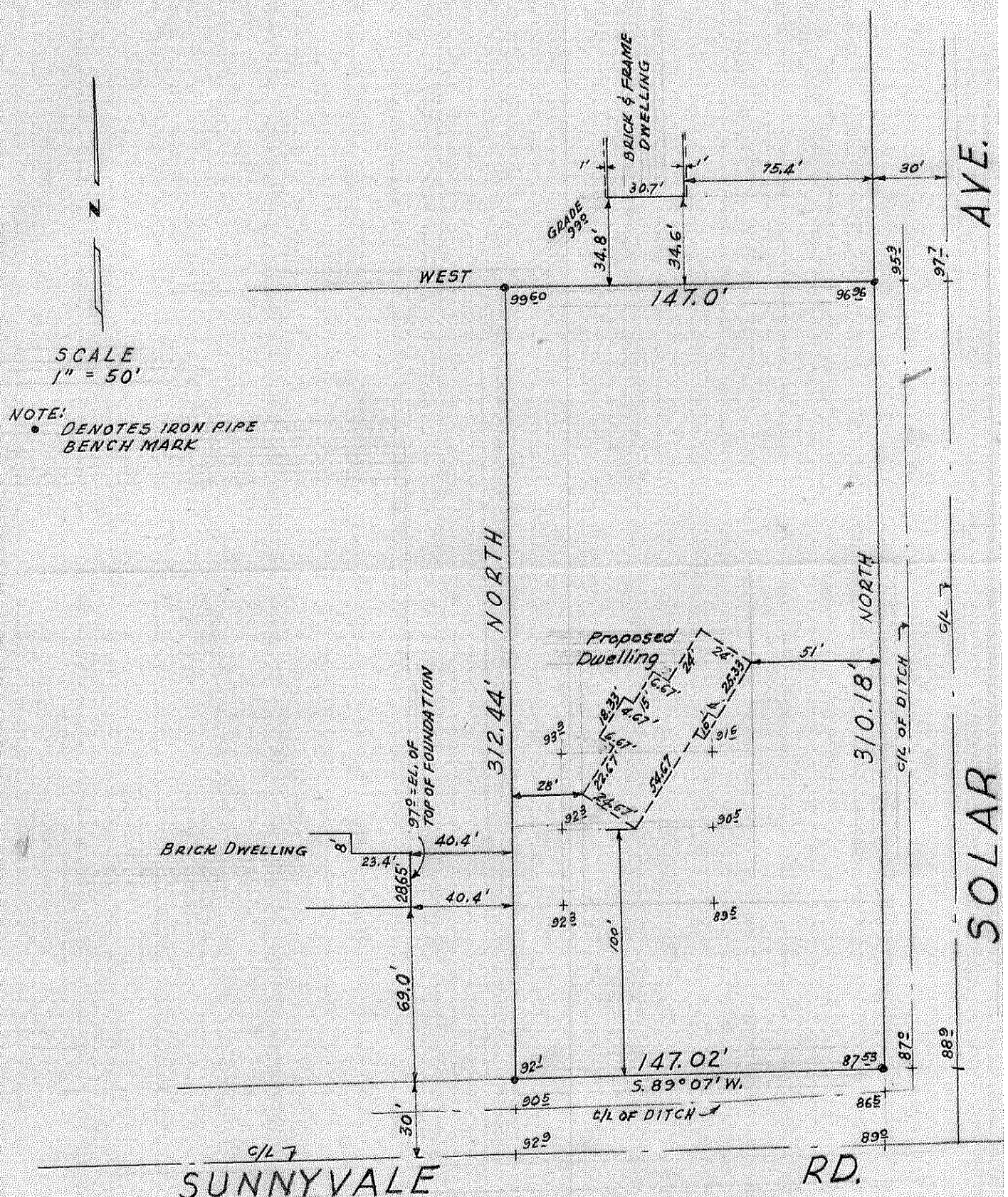
REGISTERED LAND SURVEYORS
MILTON H. SCHMIDT, Pres.
CLARENCE H. PIEPENBURG, Vice-Pres.
JAMES A. EIDE, Sec.-Treas.

PHONE 354-9080
7257 N. 51st STREET
MILWAUKEE, WIS. 53223

PLAT OF SURVEY

Harold Buelow - Owner

Property at
Legal Description: Lot 8, in Block 6, in Solar Heights Plat No. 2, located in the North East 1/4 of Section 21, Township 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin.



Prepared for OWNER

State of Wisconsin, } ss.
County of Milwaukee }

I hereby certify that on the 5TH day of JANUARY, 1968, 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. 68-007

Signed

GABOR DESIGN BUILD

Existing Southeast Elevation

Existing North Elevation

Attachment: Pictures (7912 : Adam & Katie Ott)

Existing Northwest Elevation

Existing Southwest Elevation

Attachment: Pictures (7912 : Adam & Katie Ott)

GABOR
DESIGN BUILD

Proposed Southeast Elevation

www.gabordesignbuild.com
W156N11238 Pilgrim Road Germantown, WI 53022
(262) 437-2100

Attachment: Pictures (7912 : Adam & Katie Ott)

GABOR
DESIGN BUILD

Proposed East Elevation

www.gabordesignbuild.com
W156N11238 Pilgrim Road Germantown, WI 53022
(262) 437-2100

Attachment: Pictures (7912 : Adam & Katie Ott)

GABOR
DESIGN BUILD

Proposed Northwest Elevation

www.gabordesignbuild.com
W156N11238 Pilgrim Road Germantown, WI 53022
(262) 437-2100

Attachment: Pictures (7912 : Adam & Katie Ott)

OTT ADDITION

11623 N SOLAR AVE
MEQUON, WISCONSIN 53097

GABOR
DESIGN BUILD LLC

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

		DATE				
		10/24/22				
T1.0	TITLE SHEET	●				
G1.0	GENERAL NOTES	●				
D2.2	SECOND FLOOR DEMOLITION PLAN	●				
A2.2	SECOND FLOOR PLAN	●				
A2.3	ROOF PLAN	●				
A4.1	EXTERIOR ELEVATIONS	●				
A4.2	EXTERIOR ELEVATIONS	●				
A5.1	BUILDING SECTIONS	●				
A6.1	INTERIOR ELEVATIONS	●				
A7.1	DETAILS	●				
A8.1	SCHEDULES	●				
S1.1	WALL BRACING PLAN	●				
MEP2.2	FIRST & SECOND FLOOR MECHANICAL, ELECTRICAL, & PLUMBING PLAN	●				

ARCHITECTURAL SYMBOLS

- ELEVATION HEIGHT
- PLAN NOTE REFERENCE
- DOOR NUMBER
- WINDOW NUMBER
- BUILDING SECTION REFERENCE DRAWING NUMBER
- WALL SECTION OR ELEVATION REFERENCE DRAWING NUMBER
- DETAIL REFERENCE DRAWING NUMBER
- INTERIOR ELEVATION REFERENCE DRAWING NUMBER
- REVISION REFERENCE

PLAN ABBREVIATION KEY

ABV	ABOVE
AFF	ABOVE FINISH FLOOR
BLDG	BUILDING
BO	BOTTOM OF
CC	CLOTHES CHUTE
DIA	DIAMETER
DW	DISHWASHER
DWSP	DOWNSPOUT
ETR	EXISTING TO REMAIN
EQ	EQUAL DISTANCE
FLR	FLOOR
GD	GARBAGE DISPOSAL
GYP	GYPSUM BOARD
HWD	HARDWOOD
INSUL	INSULATION
MAX	MAXIMUM
MIN	MINIMUM
N/A	NOT APPLICABLE
OC	ON CENTER
PG	PAINT GRADE
SG	STAIN GRADE
SS	SELECTIONS SHEET
T&G	TONGUE AND GROOVE
TBD	TO BE DETERMINED
TYP	TYPICAL AT MULTIPLE LOCATIONS
UNO	UNLESS NOTED OTHERWISE
VIF	VERIFY IN FIELD
w/	WITH
WH	WATER HEATER

CONSTRUCTION DOCUMENTS

DATE OF ISSUANCE: 10/24/2022

OTT ADDITION
11623 N SOLAR AVE
MEQUON, WISCONSIN 53097

REVISIONS

DRAWING TITLE

TITLE SHEET

DRAWING NUMBER

T1.0

10/24/2022 BMW

Attachment: Plans (7912 : Adam & Katie Ott)

GENERAL NOTES:

1) THESE PLANS AND DESIGN ARE COPYRIGHT PROTECTED AND MAY NOT BE USED WITHOUT WRITTEN CONSENT OF GABOR DESIGN BUILD OR THE HOME OWNER.

2) ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTORS FOR THIS PROJECT MUST CHECK AND VERIFY ALL DETAILS, FIELD CONDITIONS, DIMENSIONS, AND PROJECT SPECIFICATIONS AND BE RESPONSIBLE FOR SAME. CONTRACTORS SHALL BE RESPONSIBLE FOR ENSURING ALL CONSTRUCTION IS IN ACCORDANCE WITH ALL NATIONAL, STATE, AND LOCAL CODES.

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

4) ALL EXTERIOR DIMENSIONS ARE TO THE FACE OF SHEATHING. ALL INTERIOR DIMENSIONS ARE TO THE FACE OF DRYWALL.

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

6) ALL SHOP DRAWINGS SHALL BE REVIEWED BY THE OWNER PRIOR TO FABRICATION AND ERECTION.

7) ANY MINOR OR REQUIRED CHANGES OR MODIFICATIONS TO THIS PLAN DO NOT REDUCE OR VOID THE COPYRIGHTS COVERING THIS SET OF PLANS IN ANY WAY. MODIFICATIONS TO THIS PLAN, FOR ANY REASON, SHOULD BE ATTEMPTED BY AN ARCHITECT OR ENGINEER ONLY. DESIGNER ACCEPTS NO RESPONSIBILITY FOR THE QUALITY AND COMPLETENESS OF ANY CHANGES ATTEMPTED. PLEASE REMEMBER THAT EVEN A SIMPLE CHANGE TO ONE AREA OF A HOME CAN GREATLY AFFECT MANY OTHER AREAS IN THE HOME BUT ONLY A QUALIFIED PROFESSIONAL IS EQUIPPED TO FULLY UNDERSTAND THE RAMIFICATIONS OF ANY CHANGE OR MODIFICATION.

8) PRIOR TO SUBMITTING BID, CONTRACTOR SHALL VISIT JOB SITE AND NOTIFY OWNER OF ANY CONDITIONS NOT INCLUDED IN THESE DOCUMENTS WHICH REQUIRE CORRECTIVE OR ADDITIONAL ACTIONS. NO CHANGES TO PLANS ARE TO BE MADE WITHOUT WRITTEN APPROVAL BY THE OWNER/GENERAL CONTRACTOR. REPORT ANY DISCREPANCIES TO THE OWNER/GENERAL CONTRACTOR.

9) PRIOR TO CONSTRUCTION, THE OWNER/GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL REQUIRED PERMITS, APPROVALS AND FINAL CERTIFICATE OF OCCUPANCY. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL THE PERMITTING AUTHORITIES.

10) SITE REVIEW - NO SITE INSPECTION HAS OCCURRED. THE OWNER IS RESPONSIBLE FOR ALL SITE CONDITIONS, INCLUDING BUT NOT LIMITED TO: ORIENTATION, DRAINAGE, SOIL BEARING, WIND LOADS AND OTHER SUBSURFACE CONDITIONS.

11) ALL MATERIALS, SUPPLIES AND EQUIPMENT SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS AND PER APPLICABLE CODES AND REQUIREMENTS. THE DESIGNER SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE GENERAL CONTRACTOR, SUBCONTRACTORS, OR ANY OTHER PERSON PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

12) MATERIALS STORED ON SITE SHALL BE PROTECTED FROM DAMAGE BY MOISTURE, WIND, SUN, ABUSE OR ANY OTHER HARMFUL AFFECTS.

13) THE CONTRACTOR IS RESPONSIBLE FOR ALL SAFETY PRECAUTIONS OR SAFETY PROGRAMS USED TO PROVIDE A SAFE WORKING ENVIRONMENT ON THE JOB SITE. CONTRACTOR IS RESPONSIBLE FOR ALL STRUCTURAL SHORING AND BRACING DURING CONSTRUCTION.

14) MANUFACTURER'S NAMES AND MODEL NUMBER LISTED IN THE SPECIFICATIONS OR ON THE SCHEDULES ARE FOR THE PURPOSE OF ESTABLISHING A QUALITY OF MANUFACTURER OR A SPECIFIC DESIGN CONFIGURATION. EQUAL PRODUCTS, AS APPROVED BY THE OWNER/GENERAL CONTRACTOR, WILL BE ACCEPTABLE FROM OTHER MANUFACTURERS.

15) ALL WORK TO BE FIRST RATE, HIGH QUALITY, AND ACCOMPLISHED IN A PROFESSIONAL MANNER BY SKILLED CRAFTSMEN USING ACCEPTED PRACTICES AND METHODS APPROPRIATE TO THE TRADE INVOLVED.

16) GENERAL CONTRACTOR AND SUBCONTRACTORS ARE TO ENSURE THAT HOME OWNER DOES WALK-THROUGH OF HOUSE PRIOR TO INSULATION.

GENERAL SITE PROTECTION NOTES:

1) THE HOME OWNER IS RESPONSIBLE FOR REMOVING ALL PERSONAL BELONGINGS AND FURNITURE FROM PROJECT AREA PRIOR TO BEGINNING WORK.

2) ALL SUBCONTRACTORS ARE RESPONSIBLE FOR MAINTAINING A CLEAN WORK ENVIRONMENT. CLEAN UP YOUR WORK ZONE AT THE END OF THE DAY EACH DAY. BE MINDFUL OF OTHER CONTRACTORS' FINISHED WORK. MAKE SURE ALL DEBRIS IS PUT INTO THE DUMPSTER AND IS NOT LAYING OR SPILLING AROUND THE DUMPSTER.

3) ALL SUBCONTRACTORS ARE RESPONSIBLE FOR MAINTAINING AND REPAIRING ANY DAMAGED PROTECTION MATERIALS SUCH AS PLASTIC DUST BARRIERS AND FLOOR COVERINGS.

4) HARD FLOORS: HARD FLOORS TO BE PROTECTED, SUCH AS HARDWOOD AND TILE, ARE TO BE THOROUGHLY VACUUMED OF ANY DEBRIS PRIOR TO PROTECTING. APPLY PAINTER'S MASKING TAPE AROUND ISLAND FIXTURES AND ALONG THE PERIMETER OF THE ROOM. COVER FLOOR WITH RAM BOARD OR EQUAL DURABLE FLOOR PROTECTION MATERIAL. DUCT TAPE THE RAM BOARD TOGETHER AND TO THE PERIMETER TAPE. ALL ADJACENT DOOR THRESHOLDS ARE TO BE COVERED AND PROTECTED. NO DUCT TAPE IS TO COME INTO CONTACT WITH A FINISHED SURFACE.

5) CARPET FLOORS: CARPET FLOORS TO BE PROTECTED ARE TO BE THOROUGHLY VACUUMED OF ANY DEBRIS PRIOR TO PROTECTING. INSTALL SELF ADHESIVE POLYETHYLENE CARPET PROTECTION STRIPS OVER THE ENTIRE CARPET AREA TO BE PROTECTED. ADDITIONAL PROTECTION, SUCH AS RAM BOARD MAY NEED TO BE INSTALLED IN HIGH TRAFFIC AREAS.

6) VENTS: ALL HVAC VENT SUPPLIES AND RETURNS ARE TO BE COVERED DURING DEMOLITION.

7) DOORS, WINDOWS, & FIXTURES: DOORS AND FIXTURES TO BE REMOVED AND SAVED, AS WELL AS NEW DOORS, WINDOWS AND FIXTURES, ARE TO BE STORED IN A LOW TRAFFIC AREA UNTIL READY FOR INSTALLATION. PROTECT DOORS AND WINDOWS WITH A CLEAN SHEET OF PLYWOOD OR FIBERBOARD. COVER ALL ITEMS WITH PLASTIC AND LABEL FOR PROTECTION. TAKE EXTRA PRECAUTIONS TO PROTECT WINDOWS AND DOORS WITH GLASS COMPONENTS. COVER EXISTING WINDOWS WITH PLYWOOD AND 6 MIL PLASTIC IN AREAS TO SUSTAIN HEAVY DEMOLITION.

8) NON REMODEL SPACES: ROOMS AND AREAS OF THE HOUSE THAT ARE NOT PART OF THE PROJECT ARE TO BE ISOLATED AND SEALED OFF FROM THE PROJECT AREA. INSTALL 6 MIL PLASTIC DUST BARRIER. TAPE AND SEAL ALL EDGES TO PREVENT DUST INFILTRATION.

9) EXTERIOR: PROTECT EXTERIOR DRIVEWAYS, WALKWAYS, AND DECKS WITH PLYWOOD, INCLUDING PARKING SPACE FOR DUMPSTER. PROTECT ALL PLANTS AND LANDSCAPING, AND DO NOT DRIVE ON GRASS. ALL LUMBER TO BE STORED OUTSIDE MUST BE SET ON CLEATS. PICKUP ALL DEBRIS, INCLUDING FOOD WASTE AND CIGARETTE BUTTS.

GENERAL DEMOLITION NOTES:

1) USE LEAD SAFE RENOVATION PRACTICES AS NECESSARY THROUGHOUT ENTIRE DEMOLITION AND CONSTRUCTION PROCESS.

2) BEFORE DEMOLITION BEGINS, INSTALL 6 MIL MINIMUM PLASTIC DUST BARRIER TO CLOSE OFF PROJECT AREA, TAPE AND SEAL ALL EDGES. VERIFY THAT ALL BARRIERS ARE INTACT AND WORKING THROUGHOUT DEMOLITION.

3) COVER AND TAPE ALL HVAC VENT SUPPLIES AND RETURNS. FORM AN AIR-TIGHT SEAL.

4) HARD FLOORS: INSTALL RAM BOARD FLOOR PROTECTION OVER ALL HARD FLOORS TO REMAIN NEAR PROJECT AREA. COMPLETELY VACUUM AND REMOVE ALL DEBRIS BEFORE INSTALLATION. APPLY BLUE PAINTER'S TAPE AROUND PERIMETER OF AREA AND DUCT TAPE RAM BOARD TO BLUE TAPE. ***DO NOT*** APPLY DUCT TAPE DIRECTLY TO HARDWOOD SURFACE.

5) CARPET FLOORS: AVOID CONTACT and/or USE AS MUCH AS POSSIBLE OF CARPET FLOOR AREAS TO REMAIN NEAR PROJECT AREA. IF WORK OR TRAFFIC USE IS NECESSARY, INSTALL SELF ADHESIVE POLYETHYLENE CARPET PROTECTION STRIPS THROUGHOUT AFFECTED AREA. THOROUGHLY CLEAN AND VACUUM AREA OF DEBRIS PRIOR TO INSTALLING CARPET PROTECTION. ADDITIONAL PROTECTION, SUCH AS RAM BOARD MAY NEED TO BE INSTALLED IN HIGH TRAFFIC AREAS.

6) PRIOR TO DEMOLITION, PLUMBER IS TO DISCONNECT AND CAP EXISTING PLUMBING AS REQUIRED PER PLANS.

7) PRIOR TO DEMOLITION, ELECTRICIAN IS TO DISCONNECT AND CAP EXISTING ELECTRICAL COMPONENTS AS REQUIRED PER PLANS.

8) REMOVE WITH CARE ANY ITEMS AND FIXTURES TO BE SALVAGED FOR DONATION OR REUSE.

9) CLEAN STRUCTURE OF FASTENERS AND MISCELLANEOUS PARTS. VACUUM ALL DUST AND DEBRIS FROM STRUCTURE SPACES INCLUDING STUD AND JOIST CAVITIES.

ROOFING / GUTTER NOTES:

1) ROOF IS TO BE PER SPECIFICATIONS INSTALLED OVER SHINGLE-MATE ROOF FELT PER MANUFACTURER'S SPECIFICATIONS. COLOR AND STYLE PER SPECIFICATIONS.

2) FLASHING MATERIAL IS TO BE PREFINISHED ALUMINUM METAL TO MATCH COLOR OF GUTTERS. INSTALL "D" EDGE AT ALL GABLES, "W" FLASHING AT ALL VALLEYS, AND TYPICAL GUTTER APRON.

3) INSTALL GRACE ICE & WATER SHIELD 36" WIDE AT ALL EAVES, VALLEYS, AND SIDE WALLS PER ROOF PLAN.

4) GUTTERS: SEE SPECIFICATIONS FOR PROFILE AND FINISH. ALL NEW GUTTERS TO BE SEAMLESS CONSTRUCTION, MITERED CORNERS, HANGERS 2'-0" O.C. MAX, 4" MINIMUM DOWNSPOUTS.

5) PROVIDE ALL NON-ROOF FLASHINGS (DRIP CAPS OVER ALL WINDOWS AND DOORS AT EXTERIOR WALLS, PAN FLASHING UNDER ALL EXTERIOR DOORS, AND ALL WALL, BASE, CAP, THRU-WALL FLASHING AND/OR COUNTER FLASHING, ETC. AS REQUIRED TO PREVENT THE ENTRANCE OF WATER) FOR INSTALLATION BY OTHERS.

INSULATION NOTES:

1) CONTRACTOR IS TO PROVIDE LABOR, EQUIPMENT, AND MATERIALS TO INSTALL INSULATION PER PLANS. INSTALL 6 MIL VAPOR BARRIER TO PROVIDE A COMPLETE INSULATED SHELL. CUT AND FIT TIGHTLY AROUND OBSTRUCTIONS AND FILL VOIDS WITH INSULATION. PROPER VENTING AND CAULKING IS TO BE APPLIED WHERE NEEDED, INCLUDING VENT CHUTES IN EVERY RAFTER SPACE.

2) CHECK THAT MOISTURE LEVELS ARE BELOW 8% BEFORE INSULATING.

3) FIREPROOF ALL GAPS AND CRACKS AT ELECTRICAL, PLUMBING, AND MECHANICAL PENETRATIONS.

4) ALL SPRAY FOAM IS TO BE CLOSED CELL AND EVEN WITH NO VOIDS.

5) BOX SILL: SPRAY FOAM IS TO BE EVEN WITH NO VOIDS.

INSULATION IS SPECIFIED AS FOLLOWS:

6) 2x4 EXTERIOR STUD WALLS: MINIMUM R-15 FIBERGLASS BATTS, UNLESS NOTED OTHERWISE.

7) 2x6 EXTERIOR STUD WALLS: MINIMUM R-21 FIBERGLASS BATTS, UNLESS NOTED OTHERWISE.

8) RAFTER SPACES: MINIMUM R-38 FIBERGLASS, UNLESS NOTED OTHERWISE. OPTION FOR R-47 SCREEN AND BLOW HIGH DENSITY INSULATION.

9) ATTIC SPACE: MINIMUM R-49 FIBERGLASS, UNLESS NOTED OTHERWISE.

ROUGH CARPENTRY NOTES:

*PROVIDE AS A SEPARATE BID:
ALL WINDOW INSTALLATION AND ALL EXTERIOR TRIM INSTALLATION.

1) INTERIOR WALLS ARE TO BE 2x4 STUD UNLESS NOTED OTHERWISE ON THE PLAN. EXTERIOR WALLS ARE TO BE 2x6 STUD WALLS UNLESS NOTED OTHERWISE ON THE PLAN.

2) VERIFY ALL WALL HEIGHTS PER PLANS.

3) FRAMING IS TO BE SQUARE, STRAIGHT, LEVEL, TIGHT, AND FLUSH AS NEEDED PER PLANS AND SPECIFICATIONS.

4) USE ONLY QUALITY BUILDING MATERIALS FREE OF MOLD AND OTHER DEFECTS. CHECK THAT ALL LUMBER IS TRUE AND STRAIGHT BEFORE INSTALLATION. ANY MATERIAL NOT FIT TO BE INSTALLED WILL BE SET ASIDE FOR RETURN AND REPLACEMENT.

5) COORDINATE WITH PLUMBER AND HVAC CONTRACTORS FOR PROPER LOCATION OF DUCTWORK CHASES AND NECESSARY BLOCKING.

6) INSTALL ALL NECESSARY SQUASH BLOCKS FOR POSTS AND BEAMS PER CODE BEFORE INSTALLING LOAD POSTS & BEAMS.

7) PROVIDE BLOCKING AT ALL BUILT IN CABINET LOCATIONS, HARDWARE LOCATIONS, AND FLAT CEILING/WALL CROWN LOCATIONS. VERIFY EXACT LOCATION OF BLOCKING WITH GENERAL CONTRACTOR. INCLUDING ALL BATHROOM BLOCKING FOR HARDWARE AND FIXTURES.

8) INSTALL ALL NECESSARY HANGERS AND FASTENERS PER PLANS, CODE, AND ENGINEERING SPECIFICATIONS.

9) CONSTRUCTION SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE HIGHEST WISCONSIN UNIFORM DWELLING CODE AND LOCAL ORDINANCES ALONG WITH STANDARD INDUSTRIAL PRACTICES.

FINISH CARPENTRY NOTES:

*PROVIDE AS A SEPARATE BIDS:
INSTALLATION OF ALL MILLWORK, DOORS, CABINETS, & HARDWARE.

1) ALL FINISH MATERIALS ARE TO ACCLIMATE IN HOUSE FOR THREE DAYS PRIOR TO INSTALLATION.

2) ANY MATERIALS NOT FIT TO BE INSTALLED WILL BE SET ASIDE FOR RETURN AND REPLACEMENT.

3) CARPENTERS ARE TO VERIFY TRIM STYLES AND LOCATIONS WITH OWNER BEFORE INSTALLATION.

4) COPE ALL INSIDE CORNERS AND MITER ALL OUTSIDE CORNERS. ALL JOINTS ARE TO BE GLUED AND NAILED.

5) INSTALL ALL HARDWARE PRIOR TO PAINTING TO ENSURE MECHANISM WORKS.

6) USE ONLY 16 GAUGE OR LARGER TRIM NAILS WITH NAIL LENGTH BEING LONG ENOUGH TO PENETRATE ROUGH LUMBER BY 1" MINIMUM. NAILS ARE TO BE INSTALLED AT ANGLE TO MINIMIZE BACKOUT.

7) ALL STACKED MOLDING ARE TO BE GLUED AT JOINTS IN ADDITION TO NAILING.

8) SAND ALL OUTSIDE JOINTS AND PRE-SAND BURRS ON INSIDE JOINTS.

DRYWALL NOTES:

1) INSTALL 1/2" DRYWALL ON ALL WALLS AND 1/2" HIGH STRENGTH ALL CEILINGS OF THE REMODELED AREA. WALLS AND CEILINGS OF GARAGE ARE TO BE 5/8" FIRE RATED DRYWALL PER CODE. INSTALL ALL DRYWALL WITH TAPE AND JOINT CEMENT.

2) ONE SPRAY COAT TEXTURE. TEXTURE PER APPROVED SELECTION SHEET.

3) METAL OUTSIDE CORNERS.

TILE NOTES:

1) CONTRACTOR IS TO PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT REQUIRED TO INSTALL TILE PER PLANS. TILE IS TO BE INSTALLED WITH THIN-SET MORTAR OVER 1/2" DUROCK AT ALL SHOWER/TUB WALLS AND 1/2" DUROCK WITH ANTI-FRACTURE MEMBRANE AT FLOORS.

2) PROVIDE AND INSTALL COLOR-MATCHED CAULK AT ALL PLANE CHANGES AND WHERE TILE ABUTS A DISSIMILAR MATERIAL.

3) SHOWER FLOORS ARE TO HAVE 1-1/4" MINIMUM MUD SET WITH PRE-PITCHED SHOWER LINER.

4) UNLESS OTHERWISE NOTED, FLOOR TILE IS TO BE INSTALLED UNDER ALL CABINETRY.

5) THRESHOLDS MAY BE USED TO TRANSITION DIFFERENT FLOOR HEIGHTS AT THE CONTRACTORS RECOMMENDATIONS.

6) THE TILE CONTRACTOR IS TO SEAL ALL TILE AND GROUT PER TILE SUPPLIERS' RECOMMENDATIONS.

7) ALL TILE WORK IS TO CONFORM TO THE TILE COUNCIL OF AMERICA HANDBOOK FOR TILE INSTALLATION, LATEST EDITION.

ACCESS PANELS:

1) EACH CONTRACTOR IS TO PROVIDE ACCESS PANELS PER THEIR RESPECTIVE TRADES FOR FIXTURES, APPLIANCES, ETC. ACCESS PANELS TO BE INSTALLED WHERE NEEDED PER CODE.

PAINTING NOTES:

1) **EXTERIOR SIDING / TRIM:**
CONTRACTOR IS TO PRIME, SAND, AND PAINT ALL EXTERIOR WOOD SURFACES OF REMODELED AREA PER PLANS. MATCH COLOR AND SHEEN OF EXISTING HOUSE. BRUSH APPLY (1) COAT OF OIL PRIMER. USE ONLY BENJAMIN MOORE "NO FAST DRY" EXTERIOR OIL PRIMER OR APPROVED EQUAL. TOP COAT WITH (2) HEAVY COATS OF BENJAMIN MOORE AURA "WATERBORNE" HIGHEST QUALITY PAINT OR APPROVED EQUAL. PRIOR TO PAINTING, VERIFY MOISTURE CONTENT OF THE SIDING AND WASH WITH DIRTEX CLEANER AND WARM WATER. FILL ALL NAIL HOLES THAT ARE SET MORE THAN 1/16" DEEP.

2) **ALL EXTERIOR SURFACES:**
DO NOT SPRAY ANY OF THE PAINT APPLICATIONS ON AS THE PAINT WILL BE TOO THIN AND WILL NOT HAVE A GOOD BOND. DO NOT THIN ANY OF THE PAINT APPLICATIONS. PRIOR TO PRIMING, APPLY VULKEM EXTERIOR CAULKING AT ALL VERTICAL JOINTS, AT ALL WOOD PLANE CHANGES, WHERE NEW WINDOWS, DOOR, AND MASONRY MEETS SIDING, AND PER SUPPLIER RECOMMENDATIONS. ALL DOORS AND WINDOWS MUST BE SEALED ON ALL SIX SIDES (INCLUDING TOP AND BOTTOM). CLEAR SEALER IS AN ACCEPTABLE SEALER FOR TOPS AND BOTTOMS OF DOORS AND WINDOWS.

3) **INTERIOR MOLDINGS AND MILLWORK (STAINED):**
CONTRACTOR IS TO STAIN INTERIOR MOLDINGS AND MILLWORK. CONTRACTOR WILL APPLY (1) COAT OF STAIN, (1) COAT OF LACQUER (OR EQUAL), FILL NAIL HOLES, AND APPLY (2) COATS OF SATIN PRE-CATALYZED LACQUER (OR EQUAL) BY SPRAY. PROVIDE STAIN SAMPLES FOR APPROVAL BY HOME OWNER.

4) **INTERIOR CEILINGS AND WALLS:**
CONTRACTOR IS TO PRIME AND PAINT CEILINGS AND WALLS OF REMODELED AREA PER PLANS. CEILINGS ARE RECEIVE (1) COAT OF BENJAMIN MOORE OR APPROVED EQUAL PRIMER AND (2) COATS OF BENJAMIN MOORE OR APPROVED EQUAL PAINT. COLOR AND SHEEN IS TO BE SELECTED BY OWNER. ALL DOORS AND WINDOWS MUST BE SEALED ON ALL SIX SIDES (INCLUDING TOP AND BOTTOM). CLEAR SEALER IS AN ACCEPTABLE SEALER FOR TOPS AND BOTTOMS OF DOORS AND WINDOWS.

ELECTRICAL NOTES:

1) PROVIDE ALL NECESSARY PERMITS, LABOR, MATERIALS, AND EQUIPMENT REQUIRED TO PERFORM ELECTRICAL WORK PER PLANS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING. ELECTRICIAN IS TO INSTALL DECORATIVE LIGHT FIXTURES; PROVIDE SUFFICIENT TEMPORARY LIGHTS AND OUTLETS DURING CONSTRUCTION; AND PROVIDE POWER AS REQUIRED TO APPLIANCES, INCLUDING CONNECTION OF APPLIANCES THAT ARE HARD-WIRED.

2) GENERAL CONTRACTOR OR OWNER SHALL SUPPLY ALL DECORATIVE SURFACE MOUNTED AND DECORATIVE HANGING FIXTURES. REFER TO APPROVED SELECTION SCHEDULE. FIXTURES TO BE INSTALLED BY CONTRACTOR. ALL RECESSED FIXTURES, STRIP LIGHTING, AND VENTILATION FIXTURES ARE TO BE PROVIDED BY ELECTRICAL CONTRACTOR.

3) WALL PLATES AT FINISHED AREAS: SMOOTH PLASTIC, FASTENED WITH METAL SCREWS HAVING HEADS MATCHING PLATE COLOR IN SIZES DETERMINED BY GANG REQUIREMENTS.

4) WALL PLATES AT UNFINISHED AREAS: GALVANIZED STEEL WITH METAL SCREWS.

5) WALL PLATE COLOR: STYLE / COLOR PER APPROVED SELECTION SHEET.

6) RECEPTACLES: STANDARD GENERAL DUTY GRADE UNLESS OTHERWISE INDICATED. STYLE / COLOR PER APPROVED SELECTION SHEET.

7) GROUND FAULT CIRCUIT INTERRUPTER RECEPTACLES: FEED THROUGH TYPE, WITH INTEGRAL DUPLEX RECEPTACLE; FOR INSTALLATION IN A 2-3/4" (70mm) DEEP OUTLET BOX WITHOUT AN ADAPTER.

8) INSTALL ALL OUTLETS PER CODE AND VERIFY LOCATIONS W/ GENERAL CONTRACTOR & OWNER.

9) VERIFY ALL FIXTURE LOCATIONS WITH GENERAL CONTRACTOR & OWNER.

10) ALL CEILING BOXES ARE TO BE FAN RATED WITH 14 GAUGE 3-WIRE RUNNING FROM SWITCH TO BOX FOR FUTURE INDEPENDENT SWITCHING OF FAN AND LIGHT.

11) ELECTRICIAN IS TO PROVIDE AND INSTALL BATH FAN and/or BATH FAN/LIGHT UNITS PER PLANS. HVAC CONTRACTOR IS TO PROVIDE AND INSTALL EXHAUST VENTING HOOKUPS.

12) INSTALL SMOKE DETECTORS AS NEEDED PER CODE AND CARBON MONOXIDE DETECTORS AT FURNACE IN BASEMENTS PER CODE.

13) ELECTRICAL IS TO INCLUDE DIMMER SWITCHES - LOCATIONS PER PLANS.

14) PROVIDE ALL MECHANICAL CONNECTIONS AND WIRING AS NEEDED.

15) DESIGN AND INSTALLATION OF ALL PHONE, DATA, AND CABLE IS BY AV CONTRACTOR, UNLESS NOTED IN SPEC.

16) ANY CONTRACTOR THAT DISRUPTS SERVICE, SUCH AS GAS, WATER, OR ELECTRICITY, MUST NOTIFY THE HOME OWNER AT LEAST 8 HOURS IN ADVANCE. CONTRACTOR IS TO RESTORE SERVICE AT THE END OF THE WORK DAY UNLESS DISCUSSED OTHERWISE WITH THE HOME OWNER.

HVAC NOTES:

1) PROVIDE ALL HVAC PERMITS, LABOR, MATERIALS, AND EQUIPMENT REQUIRED TO REWORK/EXTEND DUCTWORK ON EXISTING HVAC SYSTEMS PER APPLICABLE STATE CODES, AND THE FOLLOWING IN THE LOCATIONS SHOWN ON THE PLANS. EQUIPMENT BRAND IS AT THE DISCRETION OF THE HVAC CONTRACTOR, UNLESS NOTED OTHERWISE.

FURNACE TYPE: EXISTING IS TO REMAIN. REWORK and/or EXTEND DUCTWORK AS REQUIRED TO SERVICE NEW AND REMODELED AREAS.

THERMOSTAT(S): EXISTING TO REMAIN IN PLACE.

WARM AIR DUCT MATERIAL: GALVANIZED STEEL AND FLEXIBLE DUCT. NUMBER OF WARM AIR DUCTS AND RETURNS IS TO BE DETERMINED BY HVAC CONTRACTOR AS NEEDED TO ACHIEVE PROPER AIR FLOW.

REGISTERS: PREFINISHED WHITE STEEL AT WALLS AND BASEBOARDS, WOOD GRILLES IN SAME SPECIES AS HARDWOOD FLOOR AT HARDWOOD LOCATIONS.

AC UNITS: EXISTING IS TO REMAIN IN PLACE.

WATER HEATER: EXISTING IS TO REMAIN IN PLACE.

BATH FANS (FAN/LIGHT UNIT TYPE): BROAN-NUTONE RECESSED FAN/LIGHT. CFM REQUIREMENTS - 45 SQFT OR LESS = 50 CFM, 46 SQFT - 75 SQFT = 70 CFM OR 80 CFM, 76 SQFT - 105 SQFT = 110 CFM FAN, OVER 105 SQFT = 150 CFM FAN.

2) HVAC CONTRACTOR IS TO PROVIDE AND INSTALL EXHAUST VENTING HOOKUPS TO ALL NEW BATH FAN UNITS PER PLANS.

3) HVAC CONTRACTOR IS TO DISCONNECT AND REMOVE EXISTING HVAC EQUIPMENT AND DUCTWORK AS REQUIRED PRIOR TO DEMOLITION.

4) ANY CONTRACTOR THAT DISRUPTS SERVICE, SUCH AS GAS, WATER, OR ELECTRICITY, MUST NOTIFY THE HOME OWNER AT LEAST 8 HOURS IN ADVANCE. CONTRACTOR IS TO RESTORE SERVICE AT THE END OF THE WORK DAY UNLESS DISCUSSED OTHERWISE WITH THE HOME OWNER.

PLUMBING NOTES:

1) PROVIDE ALL PERMITS, LABOR, MATERIALS, AND EQUIPMENT REQUIRED TO INSTALL PLUMBING PER PLANS, SPEC SHEETS, APPLICABLE STATE AND LOCAL CODES, AND THE FOLLOWING:

WATER PIPING: COPPER, PEX, and/or CPVC PER BUILDER'S DISCRETION.

WATER HEATERS: EXISTING IS TO REMAIN. REWORK EXISTING HOT WATER PIPING AS NEEDED TO SERVICE REMODELED AREA AND ADDITION.

WATER SUPPLY: EXISTING TO REMAIN.

SEWAGE DISPOSAL: EXISTING TO REMAIN.

2) PLUMBER IS TO DISCONNECT AND CAP EXISTING PLUMBING AS REQUIRED PRIOR TO DEMOLITION.

3) SAFING AT SHOWER PANS ARE TO BE PROVIDED BY TILE SETTER.

4) PROVIDE SHUT OFF VALVES AT ALL FIXTURES.

5) FINISHES: UNLESS OTHERWISE SPECIFIED, SUITABLE FITTINGS ARE TO BE FURNISHED BY THE PLUMBER. GABOR DESIGN BUILD DOES NOT, NOR ITS PLUMBING CONTRACTOR, WARRANT ANY FINISH OF A FIXTURE WITH A POLISHED BRASS FINISH. MANUFACTURER'S WARRANTY IS SOLE WARRANTY.

6) ANY CONTRACTOR THAT DISRUPTS SERVICE, SUCH AS GAS, WATER, OR ELECTRICITY, MUST NOTIFY THE HOME OWNER AT LEAST 8 HOURS IN ADVANCE. CONTRACTOR IS TO RESTORE SERVICE AT THE END OF THE WORK DAY UNLESS DISCUSSED OTHERWISE WITH THE HOME OWNER.

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OTT ADDITION
11623 N SOLAR AVE
MEQUON, WISCONSIN 53097

Attachment: Plans (7912 : Adam & Katie Ott)

REVISIONS

DRAWING TITLE

GENERAL NOTES

DRAWING NUMBER

G1.0

10/24/2022 BMW

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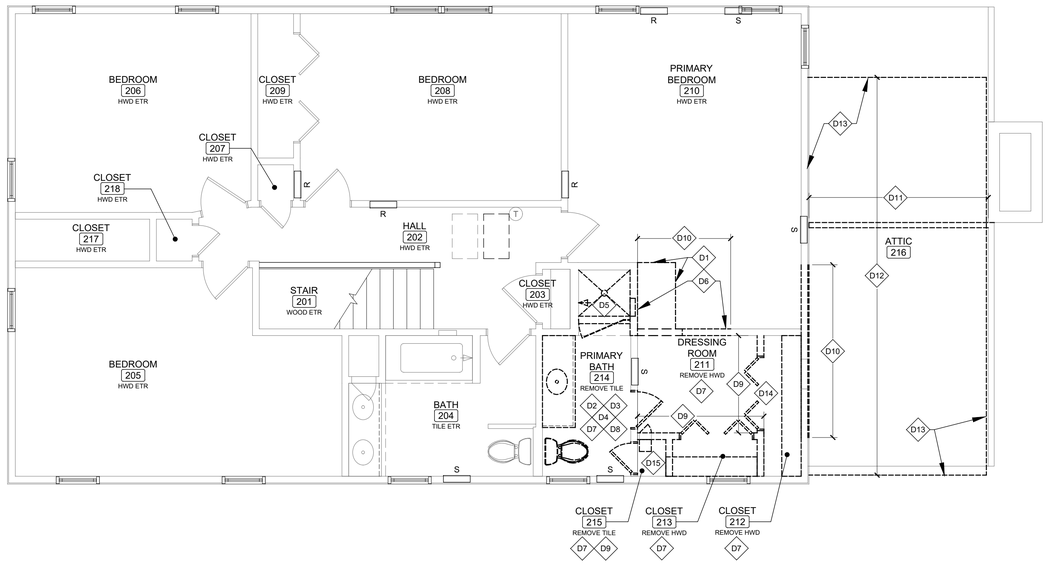
Attachment: Plans (7912 : Adam & Katie Ott)

WALL SYMBOLS KEY

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

GENERAL DEMOLITION NOTES

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



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

N N
TRUE NORTH

DEMOLITION KEYNOTES

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

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

1. (210) - REMOVE HARDWOOD FLOORING IN PREPARATION OF NEW SHOWER WALLS.
2. (214) - REMOVE BATHROOM ACCESSORIES AND MIRROR.
3. (214) - REMOVE COUNTERTOP, SINK, FAUCET, AND VANITY CABINET.
4. (214) - REMOVE TOILET.
5. (214) - REMOVE SHOWER DOOR, SHOWER FINISHES TO ROUGH FRAMING, AND CURB.
6. (210) - REMOVE BASE MOLDING ONLY ON WALLS TO BE REMOVED.
7. (211,212,213,214,215) - REMOVE BASE MOLDINGS.
8. (214) - REMOVE DOOR ASSEMBLIES WITH CASING.
9. (212,213,215) - REMOVE DOORS, WALLS AND COMPONENTS WITHIN.
10. (210,216) - REMOVE WOOD STUD WALLS WITH WALL FINISHES AS INDICATED.
11. (216) - REMOVE PARTITION WALL.
12. (216) - REMOVE EXISTING ATTIC SIDE WALL SHEATHING.
13. (216) - REMOVE SHINGLES, SIDING, AND ROOF SHEATHING AND FRAMING AS NEEDED FOR NEW ADDITION TIE-IN.
14. (212) - REMOVE & SALVAGE BIFOLD DOORS, FRAME, AND HARDWARE FOR REINSTALLATION.
15. (215) - REMOVE CLOTHES CHUTE DOWN TO 3" ABOVE FLOOR.

REVISIONS

DRAWING TITLE

SECOND FLOOR
DEMOLTION PLAN

DRAWING NUMBER

D2.2

10/24/2022 BMW

EXTERIOR DOOR AND WINDOW SCHEDULE

ROOM NAME	ROOM NUMBER	NUMBER	SPECIFICATION / SIZE							EXTERIOR SPECIFICATION				INTERIOR SPECIFICATION				HARDWARE				NOTES
			MANUFACTURER	MODEL	R.O. ABV SUBFLR	R.O. WIDTH	R.O. HEIGHT	OPERATION	GLASS TYPE	SCREEN	MATERIAL	TRIM STYLE	* FINISH	GRILLES	MATERIAL	* FINISH	JAMB SIZE	CASING	TYPE	* FINISH	BORE	BACKSET	
OFFICE	213	1	TBD		6'-9"	5'-8"	4'-4"	2-WIDE DOUBLE HUNG	DOUBLE PANE	BETTERVUE	VINYL	BM-1	WHITE	--	VINYL	WHITE	SEE NOTE #3	CS-1	STANDARD	WHITE	--	--	--
PRIMARY CLOSET	215	1	TBD		6'-9"	2'-6 1/2"	4'-8 1/2"	60/40 COTTAGE STYLE DOUBLE HUNG	DOUBLE PANE	BETTERVUE	VINYL	BM-1	WHITE	--	VINYL	WHITE	SEE NOTE #3	CS-1	STANDARD	WHITE	--	--	OBSCURE PRIVACY GLASS IN BOTTOM SASH

WINDOW SCHEDULE NOTES:
1. "--" DENOTES NOT APPLICABLE
2. * REFERENCE ARCHITECTURAL SELECTIONS SHEET & SELECTIONS SHEET FOR SPECIFICATIONS.
3. EXTENSION JAMBS BY WINDOW SUPPLIER, TO BE SITE STAINED.

DOOR SCHEDULE

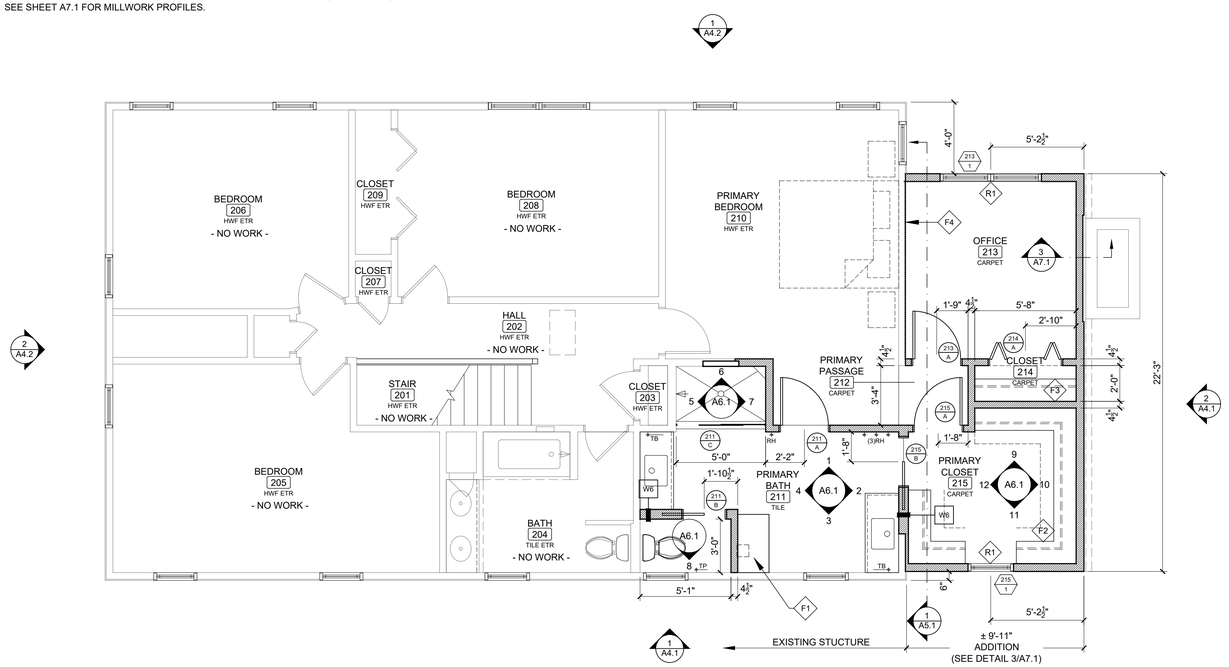
ROOM NAME	ROOM NUMBER	LETTER	SPECIFICATION / SIZE										- - - - JAMB - - - -			- - - - CASING - - - -		HARDWARE				NOTES
			MANUFACTURER	MODEL	WIDTH	HEIGHT	THICKNESS	TYPE	STICKING	MATERIAL	* FINISH	* GLAZING	MATERIAL	SIZE	* FINISH	PROFILE	* FINISH	TYPE	FINISH	BACKSET	BORE	
PRIMARY BATH	211	A	WESTERN	#108	2'-8"	6'-8"	1 3/8"	SWING, RAISED 6-PANEL	OVOLO	PINE	STAINED	--	OAK	4-9/16"	STAINED	CS-1	STAINED	PRIVACY	OIL RUBBED BRONZE	2-3/8"	SINGLE	--
PRIMARY BATH	211	B	WESTERN	#108	2'-4"	6'-8"	1 3/8"	POCKET, RAISED 6-PANEL	OVOLO	PINE	STAINED	--	OAK	6-9/16"	STAINED	CS-1	STAINED	PRIVACY	OIL RUBBED BRONZE	2-3/8"	SINGLE	--
PRIMARY BATH	211	C	SEE SPEC	SEE SPEC	5'-0"	6'-6"	3/8"	SLIDING BYPASS	--	GLASS	SEE SPEC	SEE SPEC	--	--	--	--	--	SEE SPEC	--	--	--	--
OFFICE	213	A	WESTERN	#108	2'-8"	6'-8"	1 3/8"	SWING, RAISED 6-PANEL	OVOLO	PINE	STAINED	--	OAK	4-9/16"	STAINED	CS-1	STAINED	PRIVACY	OIL RUBBED BRONZE	2-3/8"	SINGLE	--
CLOSET	214	A	RELOCATED EXISTING	--	4'-0"	6'-8"	1 3/8"	DOUBLE BIFOLD	--	--	--	--	--	--	--	CS-1	--	--	--	--	--	--
PRIMARY CLOSET	215	A	WESTERN	#108	2'-8"	6'-8"	1 3/8"	SWING, RAISED 6-PANEL	OVOLO	PINE	STAINED	--	OAK	4-9/16"	STAINED	CS-1	STAINED	PASSAGE	OIL RUBBED BRONZE	2-3/8"	SINGLE	--
PRIMARY CLOSET	215	B	WESTERN	#108	2'-8"	6'-8"	1 3/8"	POCKET, RAISED 6-PANEL	OVOLO	PINE	STAINED	--	OAK	6-9/16"	STAINED	CS-1	STAINED	PASSAGE	OIL RUBBED BRONZE	2-3/8"	SINGLE	--

DOOR SCHEDULE NOTES:
1. "--" DENOTES NOT APPLICABLE
2. REFER TO FLOOR PLAN FOR SPECIFIC DOOR SWING CONFIGURATIONS.
3. * REFERENCE ARCHITECTURAL SELECTIONS SHEET & SELECTIONS SHEET FOR SPECIFICATIONS.

ROOM FINISH SCHEDULE

ROOM NAME	ROOM NUMBER	FLOORING		CEILING			WALLS			* * BASE				CASING				SHOE				NOTES
		FLR FINISH	* STYLE	MATERIAL	*TEXTURE / SPECS	* FINISH	MATERIAL	* TEXTURE / SPECS	* FINISH	PROFILE	MATERIAL	SIZE	* FINISH	PROFILE	MATERIAL	SIZE	* FINISH	PROFILE	MATERIAL	SIZE	* FINISH	
STAIR	201	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
HALL	202	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
CLOSET	203	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
BATH	204	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
BEDROOM	205	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
BEDROOM	206	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
CLOSET	207	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
BEDROOM	208	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
CLOSET	209	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
PRIMARY BEDROOM	210	--	--	--	--	PAINT	DRYWALL	SEE SPEC	PAINT	B-1	WOOD	SEE NOTE #4	STAINED	CS-1	WOOD	SEE NOTE #4	STAINED	SH-1	WOOD	SEE NOTE #4	STAINED	--
PRIMARY BATH	211	TILE	SEE SPEC	DRYWALL	SEE SPEC	PAINT	DRYWALL	SEE SPEC	PAINT	B-1	WOOD	SEE NOTE #4	STAINED	CS-1	WOOD	SEE NOTE #4	STAINED	SH-1	WOOD	SEE NOTE #4	STAINED	--
PRIMARY PASSAGE	212	CARPET	SEE SPEC	DRYWALL	SEE SPEC	PAINT	DRYWALL	SEE SPEC	PAINT	B-1	WOOD	SEE NOTE #4	STAINED	CS-1	WOOD	SEE NOTE #4	STAINED	--	--	--	--	--
OFFICE	213	CARPET	SEE SPEC	DRYWALL	SEE SPEC	PAINT	DRYWALL	SEE SPEC	PAINT	B-1	WOOD	SEE NOTE #4	STAINED	CS-1	WOOD	SEE NOTE #4	STAINED	--	--	--	--	--
CLOSET	214	CARPET	SEE SPEC	DRYWALL	SEE SPEC	PAINT	DRYWALL	SEE SPEC	PAINT	B-1	WOOD	SEE NOTE #4	STAINED	CS-1	WOOD	SEE NOTE #4	STAINED	--	--	--	--	--
PRIMARY CLOSET	215	CARPET	SEE SPEC	DRYWALL	SEE SPEC	PAINT	DRYWALL	SEE SPEC	PAINT	B-1	WOOD	SEE NOTE #4	STAINED	CS-1	WOOD	SEE NOTE #4	STAINED	--	--	--	--	--

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



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

PLAN NORTH | TRUE NORTH

WALL SYMBOLS KEY

- EXISTING STUD OR MASONRY WALL TO REMAIN
- EXISTING STUD WALL WITH NEW DRYWALL ONE SIDE
- 2x4 STUD WALL, USE AT ALL NEW INTERIOR WALLS UNLESS NOTED OTHERWISE
- W6 — 2x6 STUD WALL

RX ROUGH CARPENTRY KEYNOTES

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

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

1. (213, 215) - NEW 2X HEADER PER ENGINEERING.

IX INSULATION KEYNOTES

- 3" CLOSED CELL POLYURETHANE SPRAY FOAM INSULATION AT ALL ACCESSIBLE SECOND FLOOR RIM JOIST CAVITIES.
- R-38 BLOWN-IN FIBERGLASS ATTIC INSULATION.
- R-13 FIBERGLASS BATT INSULATION IN NEW EXTERIOR WALLS.

FX FINISH KEYNOTES

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

- NEW DRYWALL FINISHES PER SPEC.
- NEW WINDOW JAMB EXTENSIONS TO BE SITE STAINED TO CLOSELY MATCH EXISTING.

1. (211) - TALL CABINET W/ LAUNDRY CHUTE. CUT HEIGHT OF EXISTING CHUTE FLUSH W/ INSIDE BOTTOM OF CABINET.
2. (215) - INSTALL NEW CLOSET SYSTEM PER SELECTION.
3. (214) - CLOSET SHELF & POLE. ALSO SEE DETAIL 13/A6.1.
4. (213) - INSTALL SINGLE LAYER OF 1/2" DRYWALL ON ONE SIDE EXISTING WOOD STUD WALL.

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Attachment: Plans (7912 : Adam & Katie Ott)

REVISIONS

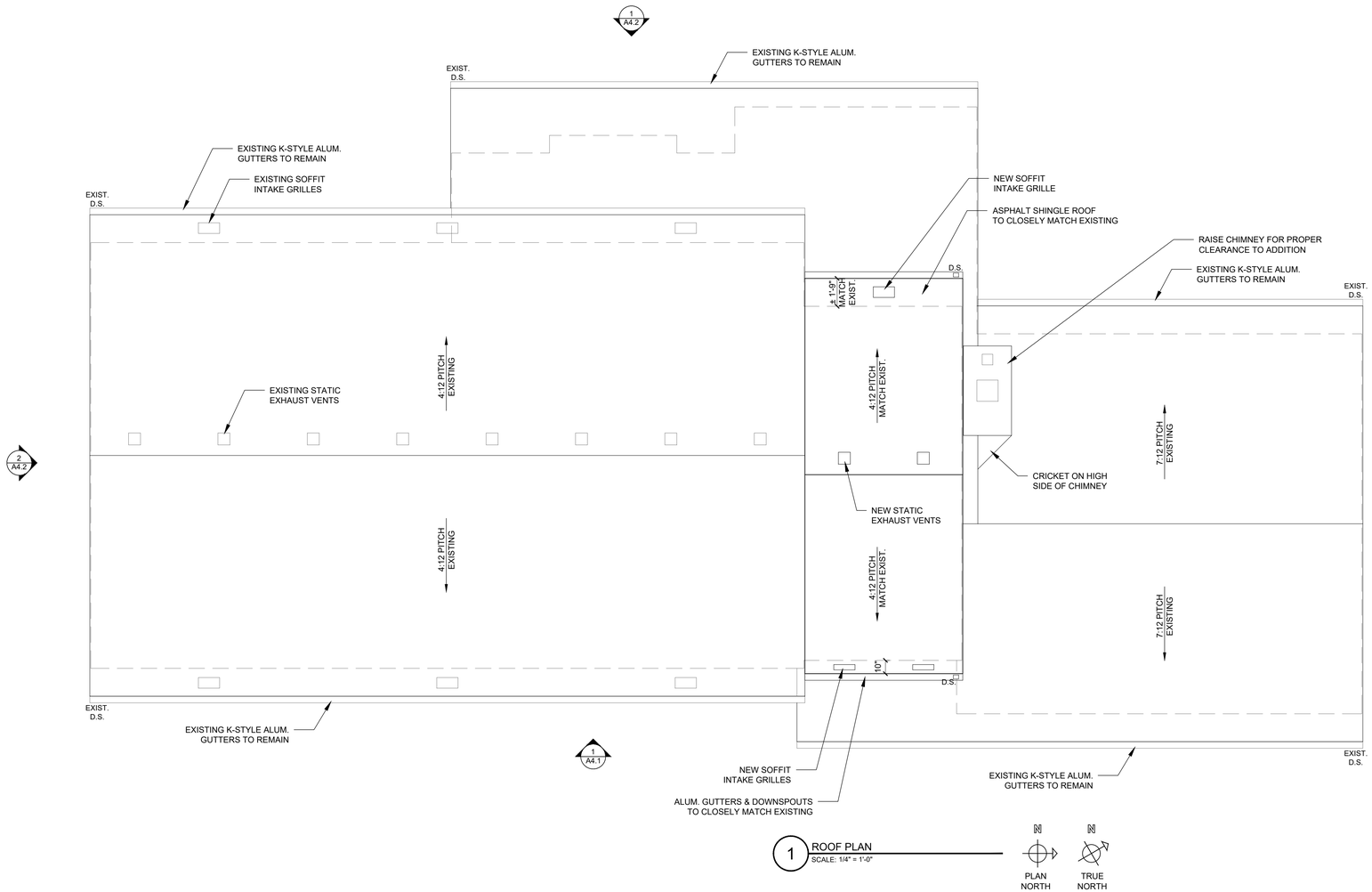
DRAWING TITLE

SECOND FLOOR PLAN

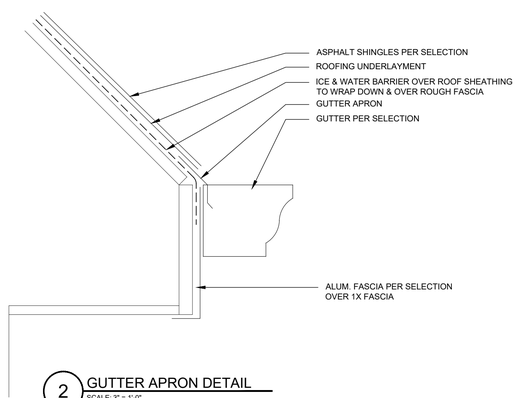
DRAWING NUMBER

A2.2

10/24/2022 BMW



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



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

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REVISIONS

DRAWING TITLE

ROOF PLAN

DRAWING NUMBER

A2.3

10/24/2022 BMW

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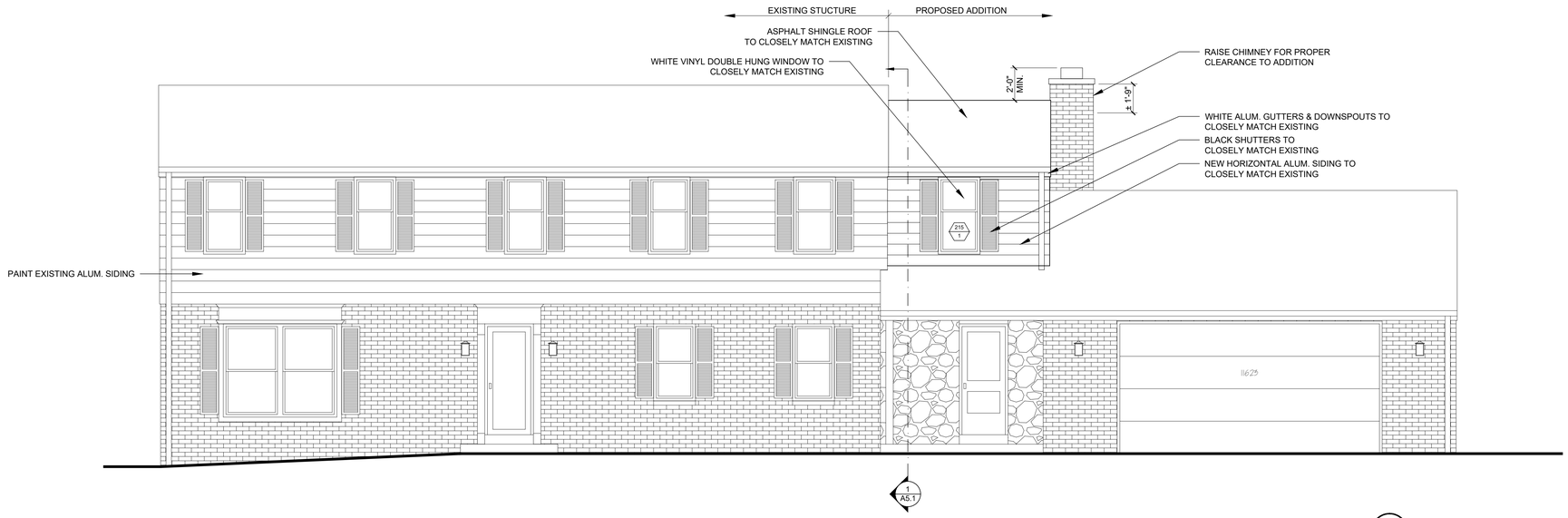
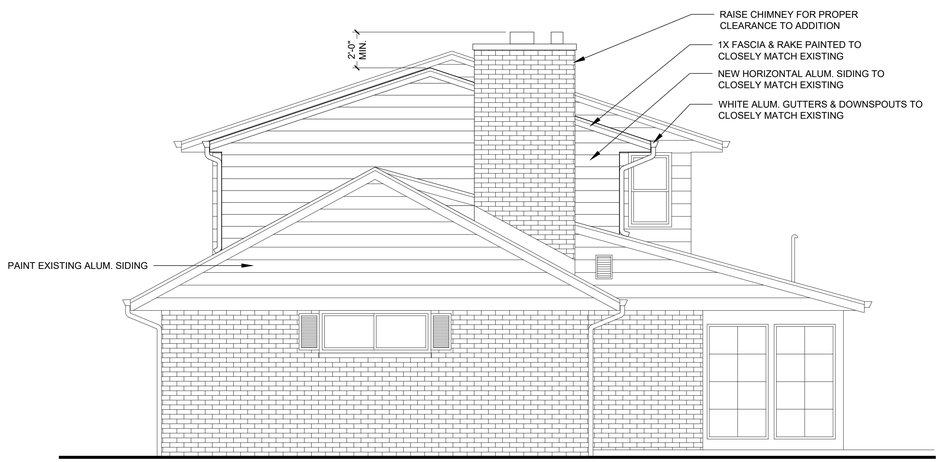


1 EAST ELEVATION
SCALE: 1/4" = 1'-0"



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

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REVISIONS

DRAWING TITLE

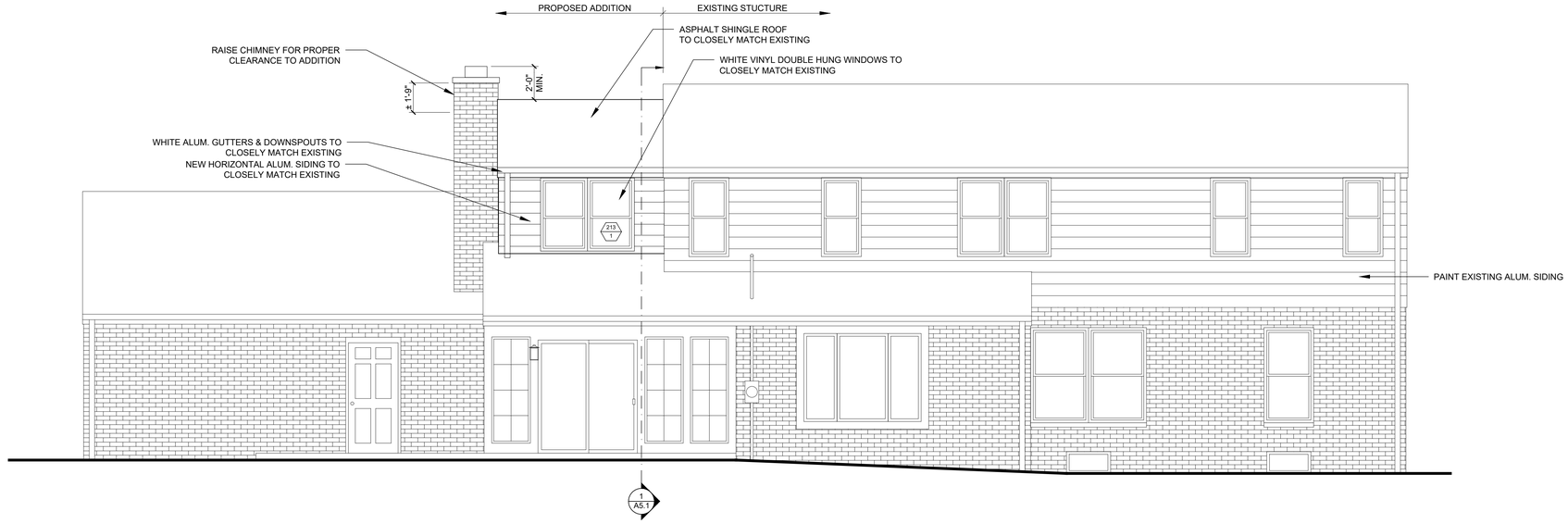
EXTERIOR
ELEVATIONS

DRAWING NUMBER

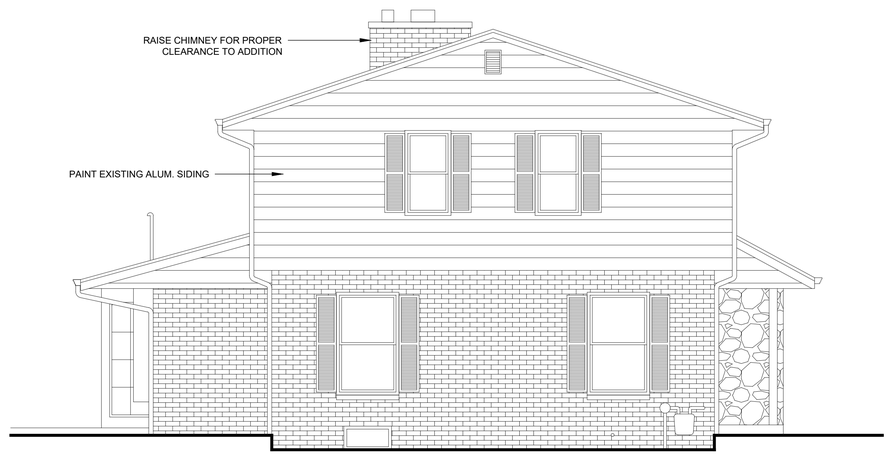
A4.1

10/24/2022 BMW

Attachment: Plans (7912 : Adam & Katie Ott)



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



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

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REVISIONS

DRAWING TITLE

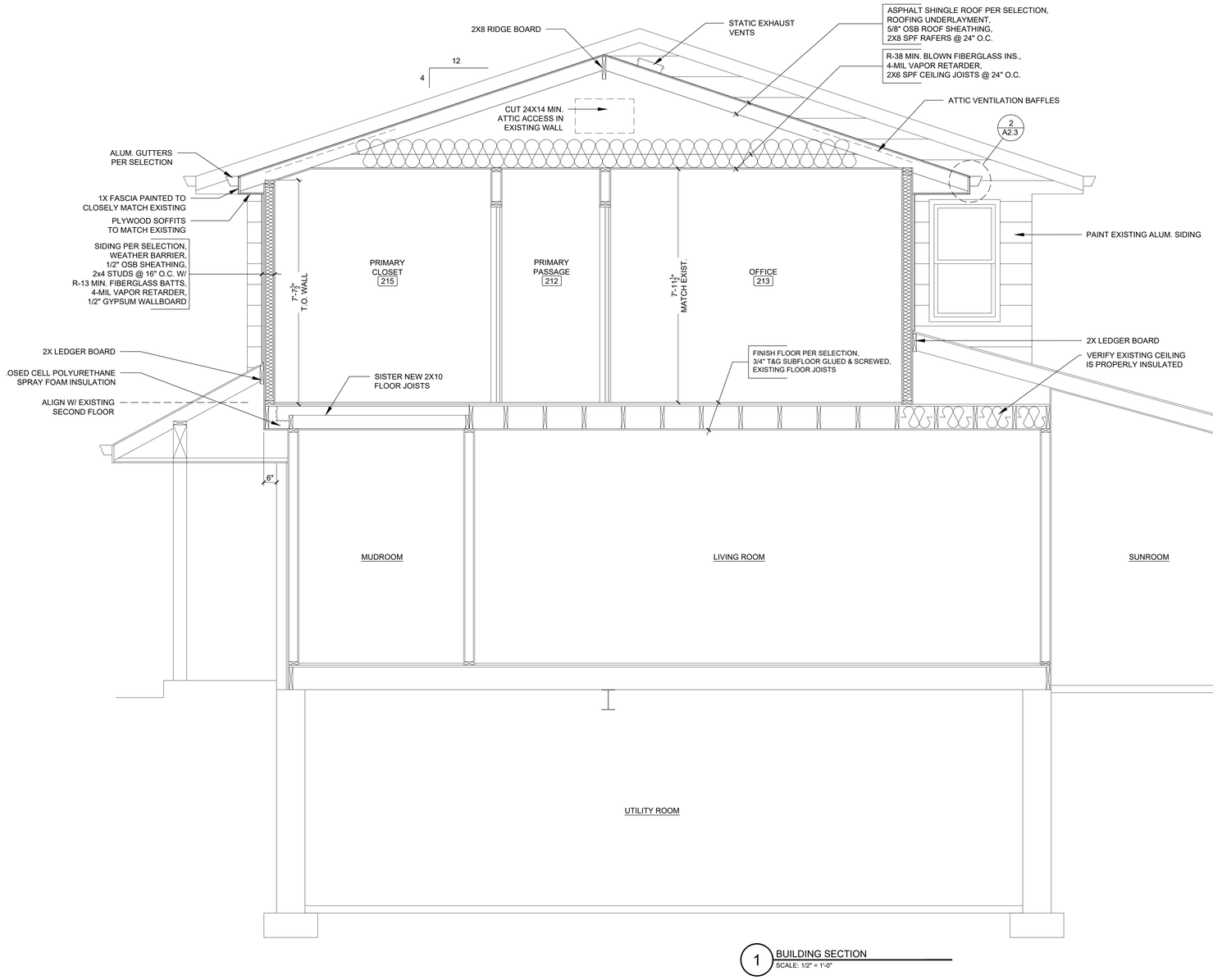
EXTERIOR ELEVATIONS

DRAWING NUMBER

A4.2

10/24/2022 BMW

Attachment: Plans (7912 : Adam & Katie Ott)



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

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REVISIONS

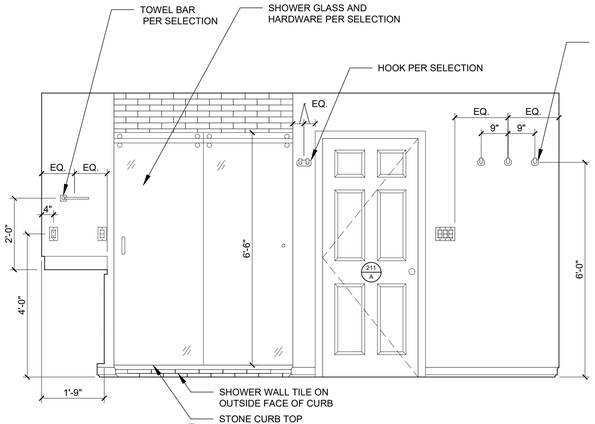
DRAWING TITLE

BUILDING SECTION

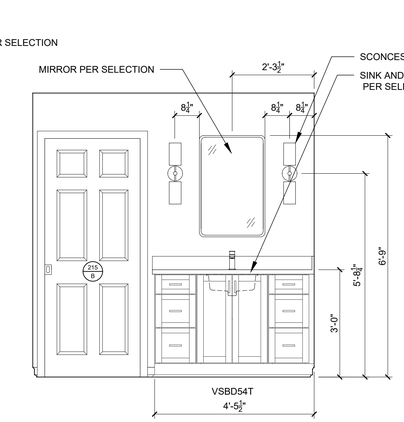
DRAWING NUMBER

A5.1

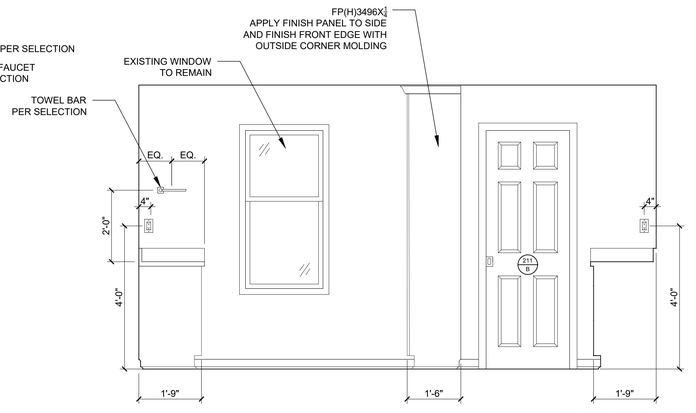
10/24/2022 BMW



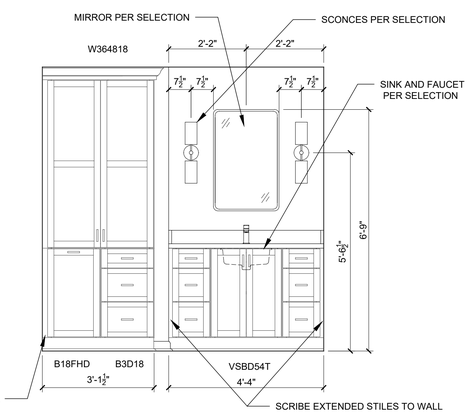
1 BATH WEST ELEVATION
SCALE: 1/2" = 1'-0"



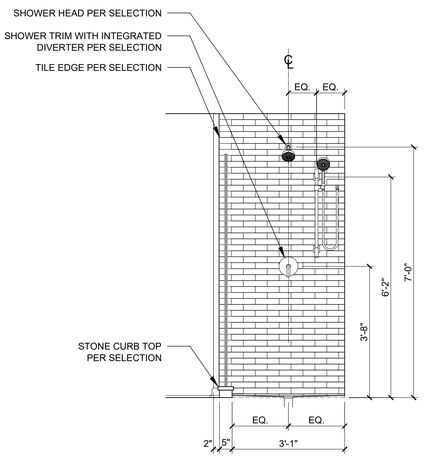
2 BATH NORTH ELEVATION
SCALE: 1/2" = 1'-0"



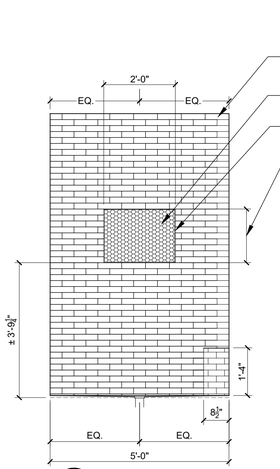
3 BATH EAST ELEVATION
SCALE: 1/2" = 1'-0"



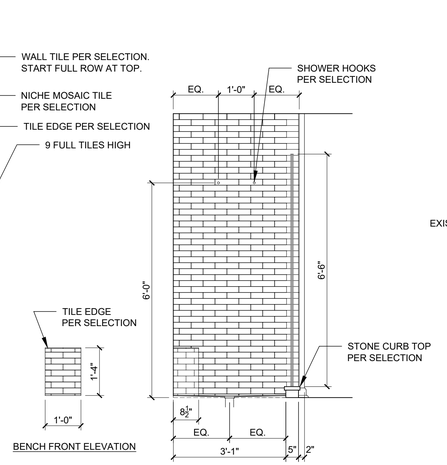
4 BATH SOUTH ELEVATION
SCALE: 1/2" = 1'-0"



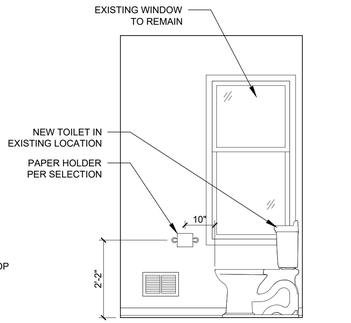
5 SHOWER SOUTH ELEVATION
SCALE: 1/2" = 1'-0"



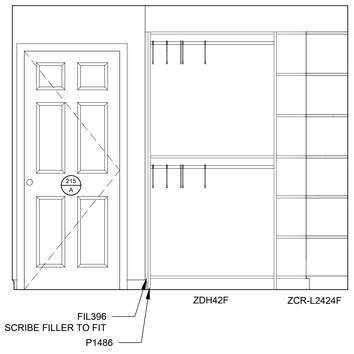
6 SHOWER WEST ELEVATION
SCALE: 1/2" = 1'-0"



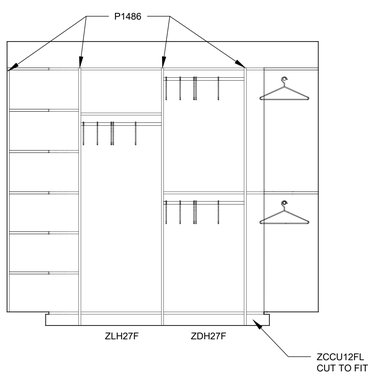
7 SHOWER NORTH ELEVATION
SCALE: 1/2" = 1'-0"



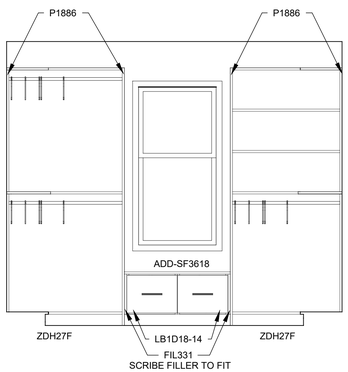
8 WATER CLOSET EAST ELEVATION
SCALE: 1/2" = 1'-0"



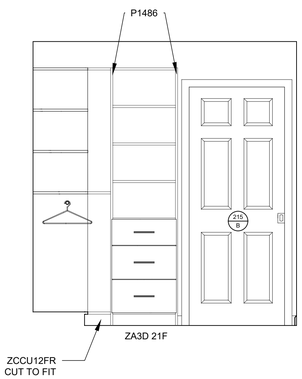
9 CLOSET WEST ELEVATION
SCALE: 1/2" = 1'-0"



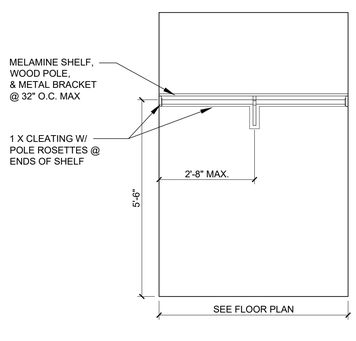
10 CLOSET NORTH ELEVATION
SCALE: 1/2" = 1'-0"



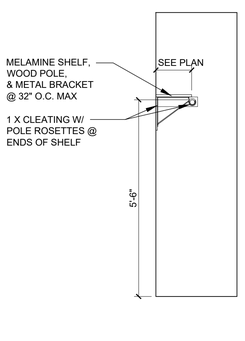
11 CLOSET EAST ELEVATION
SCALE: 1/2" = 1'-0"



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



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



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

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Attachment: Plans (7912 : Adam & Katie Ott)

REVISIONS

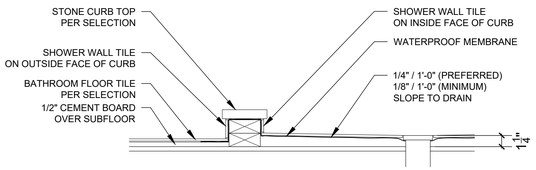
DRAWING TITLE

INTERIOR
ELEVATIONS

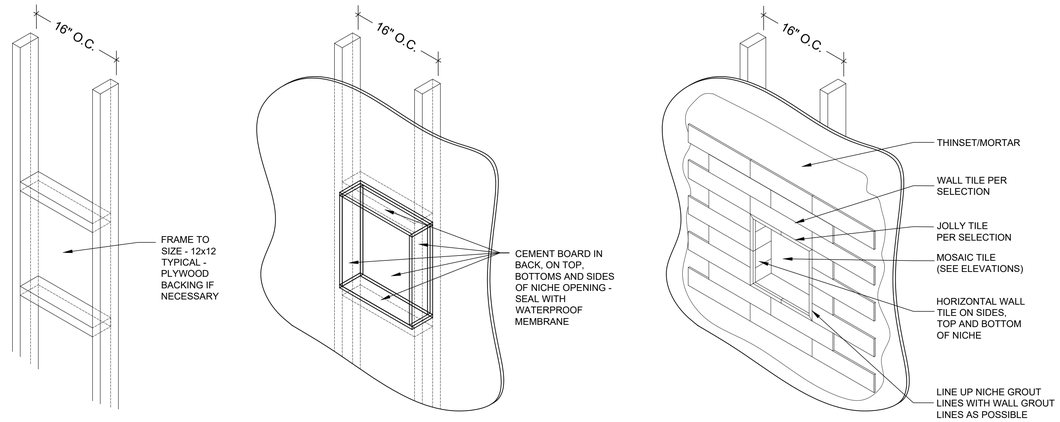
DRAWING NUMBER

A6.1

10/24/2022 BMW



1 SHOWER CURB DETAIL
SCALE: 1 1/2" = 1'-0"



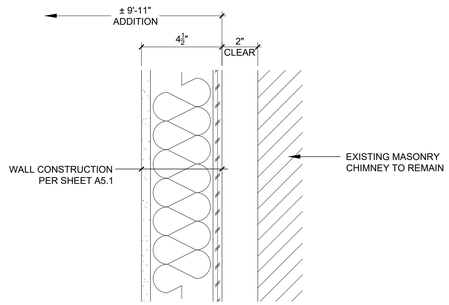
FRAMING

NOTE:
ROUGH CARPENTER TO LAYOUT FRAMING AS NECESSARY FOR NICHE PLACEMENT PER INTERIOR ELEVATIONS.

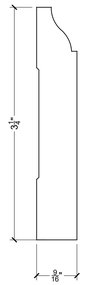
CEMENT BOARD

TILING

2 TILE NICHE DETAILS
SCALE: 1" = 1'-0"

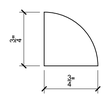


3 WALL TO CHIMNEY SECTION DETAIL
SCALE: 3" = 1'-0"



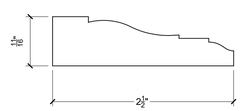
BLF-6, OAK
(OR APPROVED
EQUAL)

4 BASE (B-1)
SCALE: 1'-0" = 1'-0"



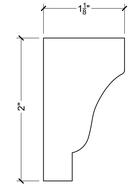
BLF-205, OAK
(OR APPROVED
EQUAL)

5 SHOE (SH-1)
SCALE: 1'-0" = 1'-0"



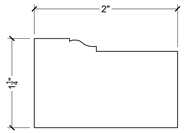
BLF-114, OAK
(OR APPROVED
EQUAL)

6 CASING (CS-1)
SCALE: 1'-0" = 1'-0"



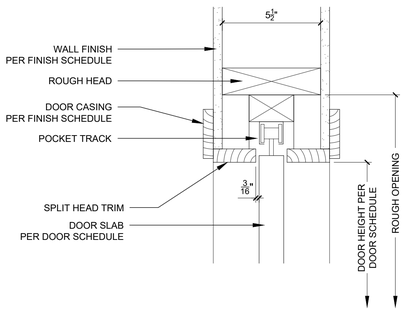
BLF-290, FJ
(OR APPROVED
EQUAL)

7 RAKE (R-1)
SCALE: 1'-0" = 1'-0"

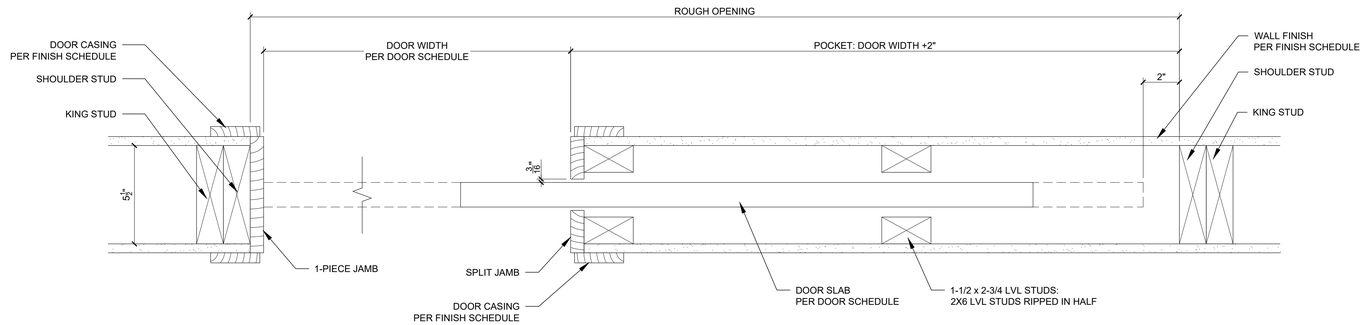


AZEK AZM-180, PVC
(OR APPROVED
EQUAL)

8 BRICKMOLD (BM-1)
SCALE: 1'-0" = 1'-0"



9 POCKET DOOR HEAD DETAIL
SCALE: 3" = 1'-0"



10 POCKET DOOR JAMB DETAIL
SCALE: 3" = 1'-0"

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REVISIONS

DRAWING TITLE
DETAILS

DRAWING NUMBER
A7.1

10/24/2022 BMW

Attachment: Plans (7912 : Adam & Katie Ott)

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Attachment: Plans (7912 : Adam & Katie Ott)

EXTERIOR DOOR AND WINDOW SCHEDULE

ROOM NAME	ROOM NUMBER	NUMBER	SPECIFICATION / SIZE								EXTERIOR SPECIFICATION				INTERIOR SPECIFICATION				HARDWARE				NOTES
			MANUFACTURER	MODEL	R.O. ABV SUBFLR	R.O. WIDTH	R.O. HEIGHT	OPERATION	GLASS TYPE	SCREEN	MATERIAL	TRIM STYLE	* FINISH	GRILLES	MATERIAL	* FINISH	JAMB SIZE	CASING	TYPE	* FINISH	BORE	BACKSET	
OFFICE	213	1	TBD		6'-9"	5'-8"	4'-4"	2-WIDE DOUBLE HUNG	DOUBLE PANE	BETTERVUE	VINYL	BM-1	WHITE	--	VINYL	WHITE	SEE NOTE #3	CS-1	STANDARD	WHITE	--	--	--
PRIMARY CLOSET	215	1	TBD		6'-9"	2'-6 1/2"	4'-8 1/2"	60/40 COTTAGE STYLE DOUBLE HUNG	DOUBLE PANE	BETTERVUE	VINYL	BM-1	WHITE	--	VINYL	WHITE	SEE NOTE #3	CS-1	STANDARD	WHITE	--	--	OBSCURE PRIVACY GLASS IN BOTTOM SASH

WINDOW SCHEDULE NOTES:
1. "--" DENOTES NOT APPLICABLE
2. * REFERENCE ARCHITECTURAL SELECTIONS SHEET & SELECTIONS SHEET FOR SPECIFICATIONS.
3. EXTENSION JAMBS BY WINDOW SUPPLIER, TO BE SITE STAINED.

DOOR SCHEDULE

ROOM NAME	ROOM NUMBER	LETTER	SPECIFICATION / SIZE										- - - - JAMB - - - -			- - - - CASING - - - -		HARDWARE					NOTES
			MANUFACTURER	MODEL	WIDTH	HEIGHT	THICKNESS	TYPE	STICKING	MATERIAL	* FINISH	* GLAZING	MATERIAL	SIZE	* FINISH	PROFILE	* FINISH	TYPE	FINISH	BACKSET	BORE	
PRIMARY BATH	211	A	WESTERN	#108	2'-8"	6'-8"	1 3/8"	SWING, RAISED 6-PANEL	OVOLO	PINE	STAINED	--	OAK	4-9/16"	STAINED	CS-1	STAINED	PRIVACY	OIL RUBBED BRONZE	2-3/8"	SINGLE	--
PRIMARY BATH	211	B	WESTERN	#108	2'-4"	6'-8"	1 3/8"	POCKET, RAISED 6-PANEL	OVOLO	PINE	STAINED	--	OAK	6-9/16"	STAINED	CS-1	STAINED	PRIVACY	OIL RUBBED BRONZE	2-3/8"	SINGLE	--
PRIMARY BATH	211	C	SEE SPEC	SEE SPEC	5'-0"	6'-6"	3/8"	SLIDING BYPASS	--	GLASS	SEE SPEC	SEE SPEC	--	--	--	--	--	SEE SPEC	--	--	--	--
OFFICE	213	A	WESTERN	#108	2'-8"	6'-8"	1 3/8"	SWING, RAISED 6-PANEL	OVOLO	PINE	STAINED	--	OAK	4-9/16"	STAINED	CS-1	STAINED	PRIVACY	OIL RUBBED BRONZE	2-3/8"	SINGLE	--
CLOSET	214	A	RELOCATED EXISTING	--	4'-0"	6'-8"	1 3/8"	DOUBLE BIFOLD	--	--	--	--	--	--	--	CS-1	--	--	--	--	--	--
PRIMARY CLOSET	215	A	WESTERN	#108	2'-8"	6'-8"	1 3/8"	SWING, RAISED 6-PANEL	OVOLO	PINE	STAINED	--	OAK	4-9/16"	STAINED	CS-1	STAINED	PASSAGE	OIL RUBBED BRONZE	2-3/8"	SINGLE	--
PRIMARY CLOSET	215	B	WESTERN	#108	2'-8"	6'-8"	1 3/8"	POCKET, RAISED 6-PANEL	OVOLO	PINE	STAINED	--	OAK	6-9/16"	STAINED	CS-1	STAINED	PASSAGE	OIL RUBBED BRONZE	2-3/8"	SINGLE	--

DOOR SCHEDULE NOTES:
1. "--" DENOTES NOT APPLICABLE
2. REFER TO FLOOR PLAN FOR SPECIFIC DOOR SWING CONFIGURATIONS.
3. * REFERENCE ARCHITECTURAL SELECTIONS SHEET & SELECTIONS SHEET FOR SPECIFICATIONS.

ROOM FINISH SCHEDULE

ROOM NAME	ROOM NUMBER	FLOORING		CEILING			WALLS			* * BASE				CASING				SHOE				NOTES
		FLR FINISH	* STYLE	MATERIAL	*TEXTURE / SPECS	* FINISH	MATERIAL	* TEXTURE / SPECS	* FINISH	PROFILE	MATERIAL	SIZE	* FINISH	PROFILE	MATERIAL	SIZE	* FINISH	PROFILE	MATERIAL	SIZE	* FINISH	
STAIR	201	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
HALL	202	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
CLOSET	203	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
BATH	204	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
BEDROOM	205	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
BEDROOM	206	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
CLOSET	207	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
BEDROOM	208	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
CLOSET	209	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
PRIMARY BEDROOM	210	--	--	--	--	PAINT	DRYWALL	SEE SPEC	PAINT	B-1	WOOD	SEE NOTE #4	STAINED	CS-1	WOOD	SEE NOTE #4	STAINED	SH-1	WOOD	SEE NOTE #4	STAINED	--
PRIMARY BATH	211	TILE	SEE SPEC	DRYWALL	SEE SPEC	PAINT	DRYWALL	SEE SPEC	PAINT	B-1	WOOD	SEE NOTE #4	STAINED	CS-1	WOOD	SEE NOTE #4	STAINED	SH-1	WOOD	SEE NOTE #4	STAINED	--
PRIMARY PASSAGE	212	CARPET	SEE SPEC	DRYWALL	SEE SPEC	PAINT	DRYWALL	SEE SPEC	PAINT	B-1	WOOD	SEE NOTE #4	STAINED	CS-1	WOOD	SEE NOTE #4	STAINED	--	--	--	--	--
OFFICE	213	CARPET	SEE SPEC	DRYWALL	SEE SPEC	PAINT	DRYWALL	SEE SPEC	PAINT	B-1	WOOD	SEE NOTE #4	STAINED	CS-1	WOOD	SEE NOTE #4	STAINED	--	--	--	--	--
CLOSET	214	CARPET	SEE SPEC	DRYWALL	SEE SPEC	PAINT	DRYWALL	SEE SPEC	PAINT	B-1	WOOD	SEE NOTE #4	STAINED	CS-1	WOOD	SEE NOTE #4	STAINED	--	--	--	--	--
PRIMARY CLOSET	215	CARPET	SEE SPEC	DRYWALL	SEE SPEC	PAINT	DRYWALL	SEE SPEC	PAINT	B-1	WOOD	SEE NOTE #4	STAINED	CS-1	WOOD	SEE NOTE #4	STAINED	--	--	--	--	--

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

REVISIONS

DRAWING TITLE

SCHEDULES

DRAWING NUMBER

A8.1

10/24/2022 BMW

GABOR
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GENERAL WALL BRACING NOTES:

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

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

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

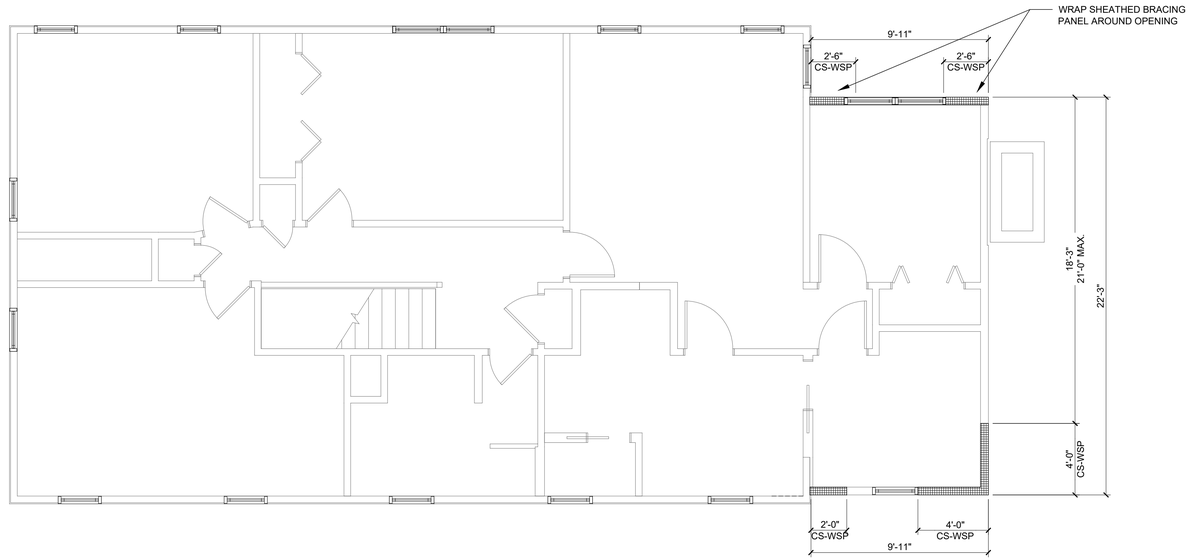
4) SEE FIGURE 321.25-A OF THE WISCONSIN UNIFORM BUILDING CODE FOR REQUIREMENTS AND SPECIFICATIONS CONCERNING THE PORTAL FRAME BRACE CONSTRUCTION METHOD.

WALL BRACE SYMBOLS KEY

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

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

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



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

N PLAN NORTH

N TRUE NORTH

OTT ADDITION
11623 N SOLAR AVE
MEQUON, WISCONSIN 53097

REVISIONS

DRAWING TITLE

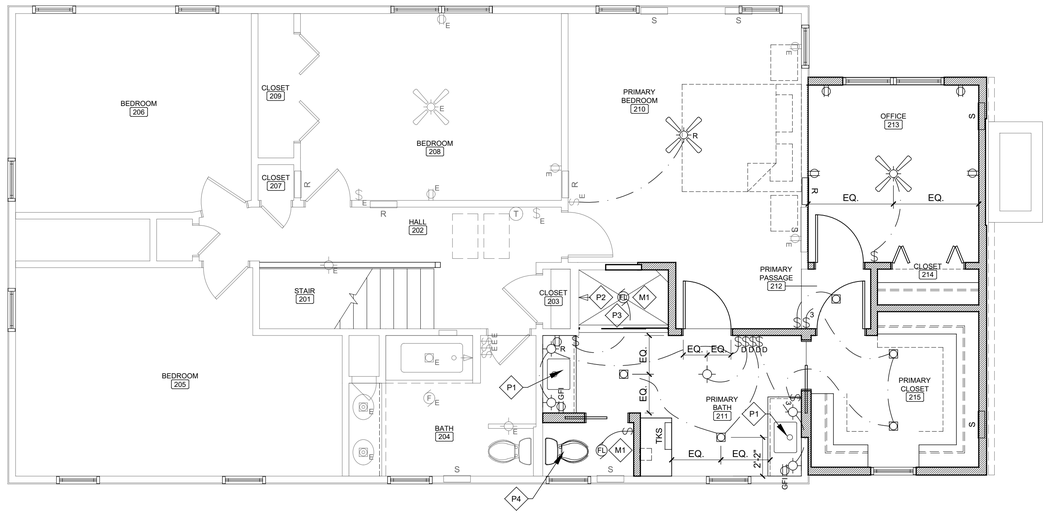
WALL BRACING PLAN

DRAWING NUMBER

S1.1

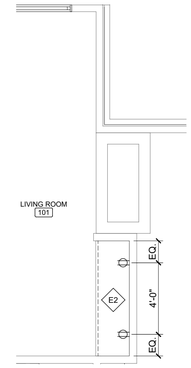
10/24/2022 BMW

Attachment: Plans (7912 : Adam & Katie Ott)



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

PLAN NORTH TRUE NORTH



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

PLAN NORTH TRUE NORTH

HVAC LEGEND

SYMBOL	TYPE	DEFINITION	SIZE	COLOR
FS	FLOOR SUPPLY	WOOD	4 x 10	MATCH HARDWOOD SPECIES
FR	FLOOR RETURN	WOOD	4 x 10	MATCH HARDWOOD SPECIES
S	WALL SUPPLY	PREFINISHED STEEL	6 x 12	WHITE
R	WALL RETURN	PREFINISHED STEEL	6 x 12	WHITE
CS	CEILING SUPPLY	PREFINISHED STEEL	6 x 12	WHITE
CR	CEILING RETURN	PREFINISHED STEEL	6 x 12	WHITE
TKS	TOE KICK SUPPLY	PREFINISHED STEEL	2 x 12	WHITE
TKR	TOE KICK RETURN	PREFINISHED STEEL	2 x 12	WHITE
(S)	CEILING SUPPLY	PREFINISHED STEEL	6	WHITE
(R)	CEILING RETURN	PREFINISHED STEEL	6	WHITE
(T)	THERMOSTAT			WHITE

ELECTRICAL SYMBOLS KEY

- DECORATIVE LIGHT FIXTURE, CEILING MOUNTED
- DECORATIVE LIGHT FIXTURE, WALL MOUNTED
- 5" LED RECESSED LIGHT FIXTURE (CAN LIGHT)
- 3" LED RECESSED LIGHT FIXTURE (CAN LIGHT)
- WALL WASH CAN LIGHT
- KEYLESS WHITE FIXTURE
- PULL CHAIN LIGHT FIXTURE (TPC)
- CEILING MOUNTED EXHAUST FAN
- CEILING MOUNTED EXHAUST FAN / LIGHT FIXTURE
- UNDER CABINET LIGHTING (LED)
- LED TAPE LIGHTING
- ELECTRICAL OUTLET - DUPLEX
- ELECTRICAL OUTLET - QUAD
- GROUND FAULT CIRCUIT INTERRUPTED (GFI)
- DUPLEX OUTLET WITH (2) USB PORTS (USB)
- 240 VOLT CIRCUIT OUTLET
- WEATHER PROOF EXTERIOR OUTLET (WP)
- CEILING OUTLET
- FLOOR OUTLET (BRASS)
- ~~DB~~ DOOR BELL CHIME
- GARAGE DOOR OPENER SWITCH (OH)
- EXTERIOR GARAGE DOOR KEY PAD (KP)
- WALL SWITCH
- 3 - WAY SWITCH
- 4 - WAY SWITCH
- DIMMER SWITCH (D)
- UNDER CABINET LIGHTING SWITCH (UC)
- DATA CABLE JACK
- TELEPHONE JACK
- ~~C~~ CABLE JACK
- ~~S~~ SPEAKER JACK
- SMOKE DETECTOR (SD)
- CARBON MONOXIDE DETECTOR (CO)
- CARBON MONOXIDE / SMOKE DETECTOR (C/S)

ELECTRICAL NOTES:

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

MECHANICAL KEYNOTES

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

- RE-ROUTE SUPPLY & RETURN DUCTING AS NEEDED.
- ALL ATTIC DUCTWORK TO BE INSULATED TO R-6 MIN.

1. (211) - VENT EXHAUST FANS TO THE EXTERIOR OF HOME. EXHAUST HOODS TO BE LOCATED ON BACK OR SIDE OF HOME.

ELECTRICAL KEYNOTES

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

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

1. (LOWER LEVEL) - INSTALL NEW SUB PANEL TO ACCOMMODATE NEW CIRCUITS.
2. (101) - PROVIDE (2) NEW DUPLEX OUTLETS 6" ABOVE EXISTING COUNTERTOP.

PLUMBING KEYNOTES

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

- INSTALL NEW WASTE & SUPPLY PIPING TO BE TIED INTO THE EXISTING SUPPLY PIPING AT THE CLOSEST SOURCE IN THE BASEMENT AS POSSIBLE.

1. (211) - PROVIDE WATER SUPPLY AND DRAIN TO NEW SINKS AND INSTALL NEW FAUCETS.
2. (211) - PROVIDE WATER SUPPLIES TO NEW SHOWER MIXER VALVE, DIVERTER VALVE, SHOWER HEAD AND HAND SHOWER.
3. (211) - PROVIDE DRAIN PIPING FOR NEW DRAIN.
4. (211) - INSTALL NEW TOILET IN EXISTING LOCATION.

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

OTT ADDITION
11623 N SOLAR AVE
MEQUON, WISCONSIN 53097

Attachment: Plans (7912 : Adam & Katie Ott)

REVISIONS

DRAWING TITLE

FIRST & SECOND FLOOR MECHANICAL, ELECTRICAL, & PLUMBING PLAN

DRAWING NUMBER

MEP2.2

10/24/2022 BMW

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: **November 14, 2022**
SUBJECT: **Gail Sommerfeld, Addition: Second Floor at 5115 W. Willow Road**

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

Gail Sommerfeld - 5115 Willow Rd.

The purpose of the proposed addition / remodel is to add an upper floor bath and to increase size of bedrooms and closets.

Attachment: Statement of Intent (7913 : Gail Sommerfeld)

35-9-21

823 W. ATKINSON AVENUE
PHONE CONCORD 4-3782
MILWAUKEE

HAROLD W. WARD
ENGINEER AND SURVEYOR
MILWAUKEE 6, WISCONSIN
OZAUKEE COUNTY SURVEYOR

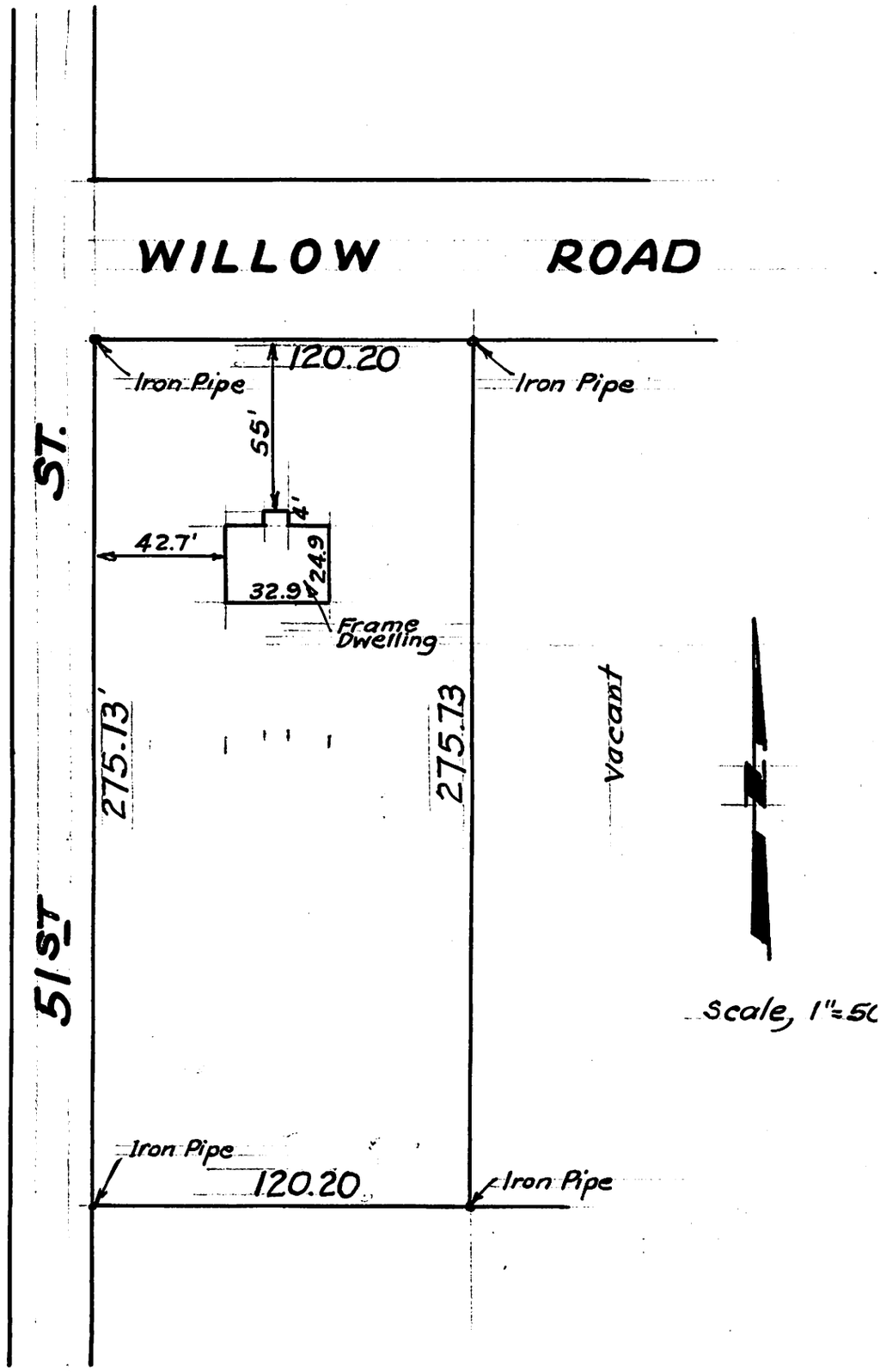
THIENSVILLE, WISC
THIENSVILLE 869

3.7.b

PLAT OF SURVEY

PROPERTY AT WILLOW ROAD **(OWNER)**

LEGAL DESCRIPTION LOT 41, LITTLE FARMS IN THE S.E. ¼ OF SEC. 35, T9N., R21E., TOWN OF MEQUON, OZAUKEE COUNTY, WISCONSIN



State of Wisconsin } ss.
City of Milwaukee }

I hereby certify that on the 13th day of September 1949, I have surveyed the property described above according to the official records and that the above plat is a correct representation of the boundary lines and measurements and the principal lines and measurements of all buildings and other structures thereon.

Plat No. 49-1077

Signed Harold W. Ward
Engineer and Surveyor

Attachment: Survey (7913 : Gail Sommerfeld)

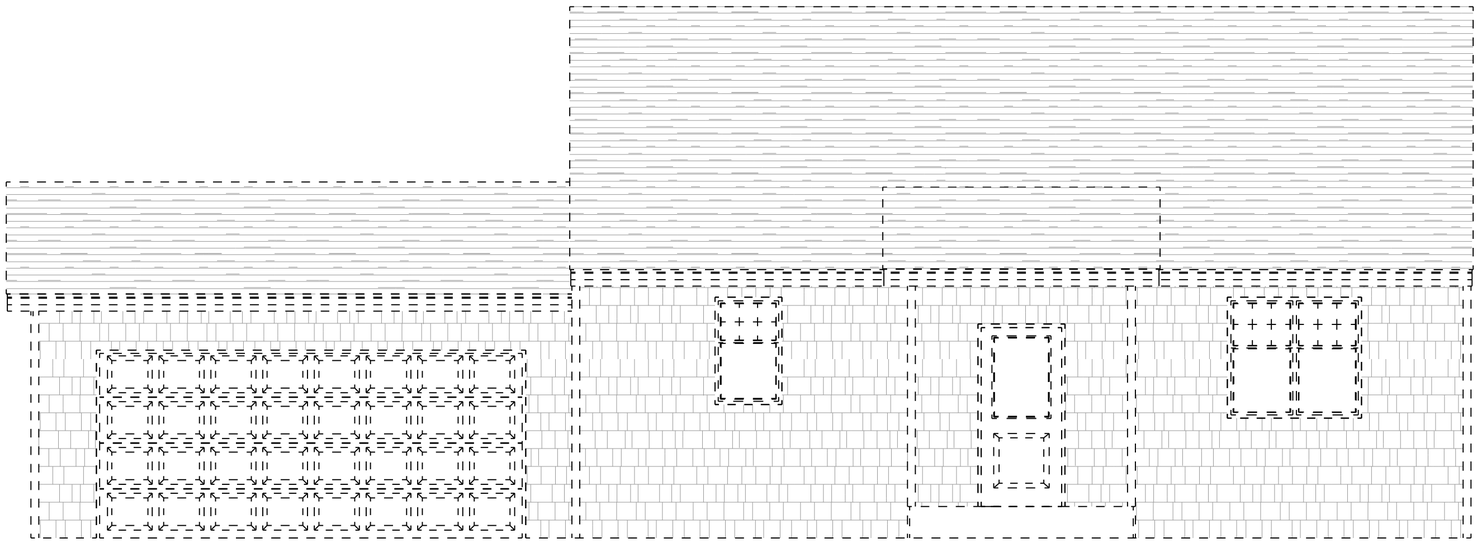
ANDERSEN
BUILDING PRODUCTS & DESIGN CENTER

DRAWING NUMBER
4 OF 4
JOB#4423

OWNER:

SOMMERFELD ADDITION

DWG BY: RMS
DATE 10/17/22
REVISED



FRONT ELEVATION

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

GENERAL NOTES:

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

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

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

ALL EXTERIOR DIMENSIONS ARE TO FACE OF MASONRY OR STUD.

ALL INTERIOR DIMENSIONS ARE TO FACE OF STUD.

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

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

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

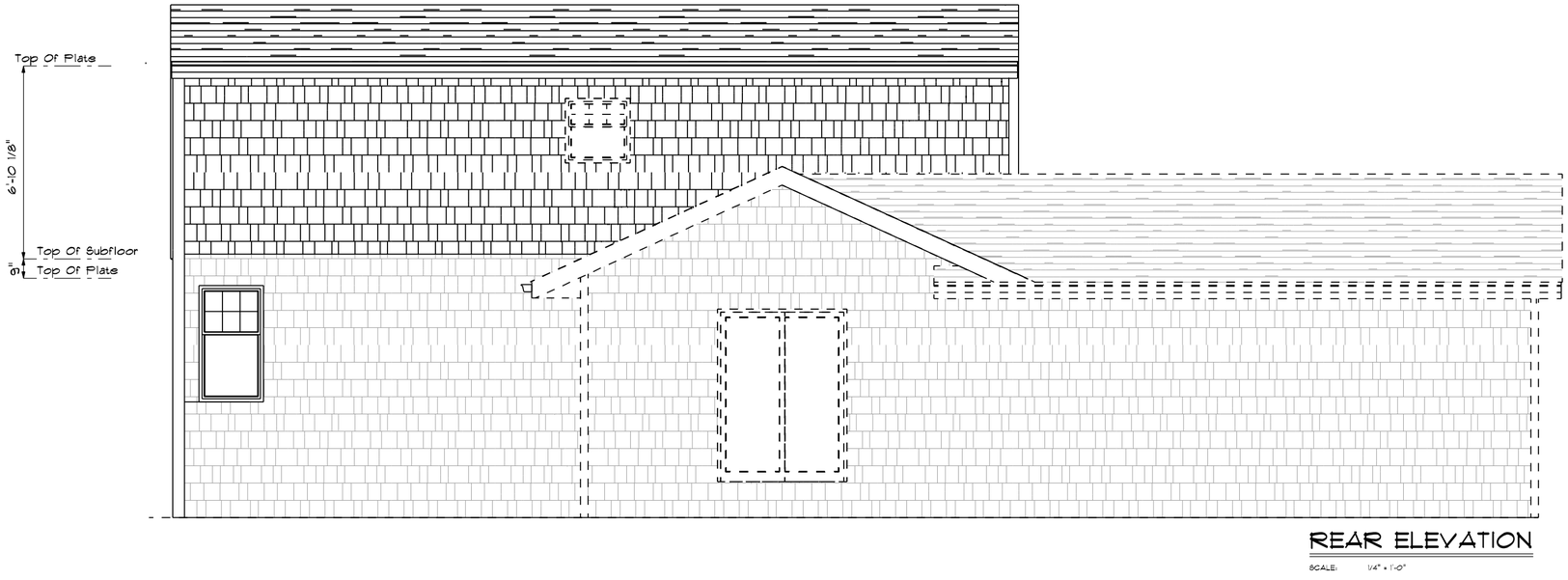
I FULLY UNDERSTAND AND ACCEPT THESE FINAL HOME PLANS AND SPECIFICATIONS.

HOMEOWNER/BUILDER ***DATE***

_____ _____

BUILDER/CONTRACTOR ***DATE***

_____ _____



REAR ELEVATION

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

DW'G BY: RMS

DATE 10/17/22

REVISED

OWNER: SOMMERFELD ADDITION

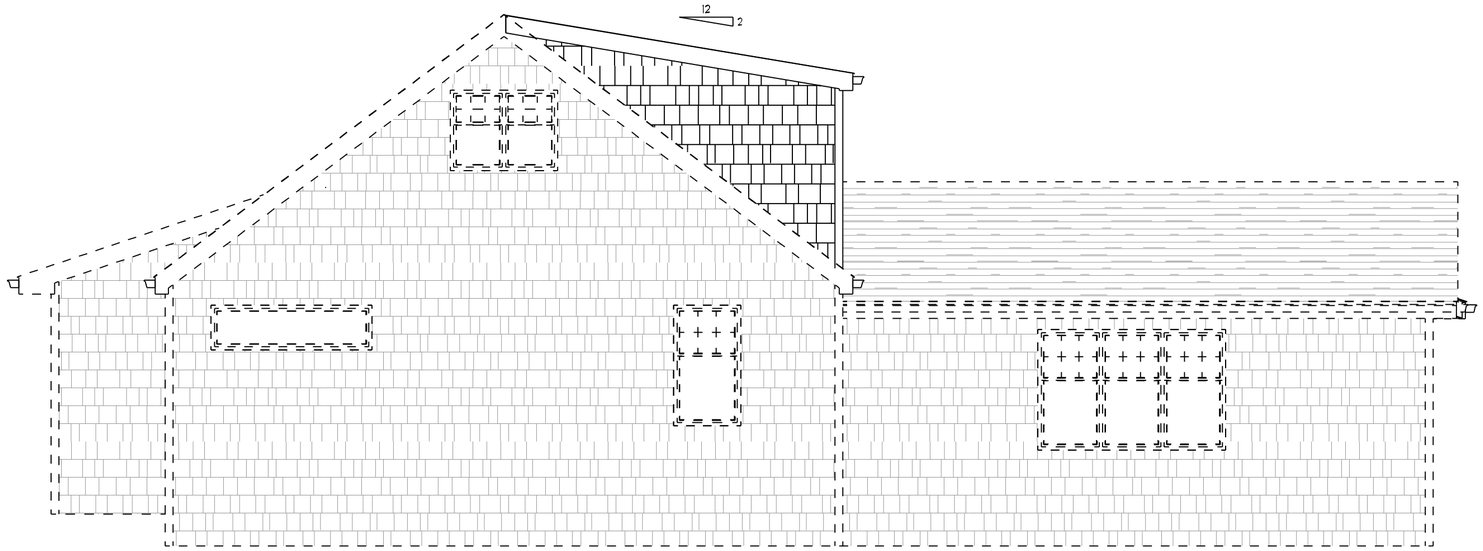
ZUERN BUILDING PRODUCTS & DESIGN CENTER

DRAWING NUMBER 1 OF 4

JOB#4423

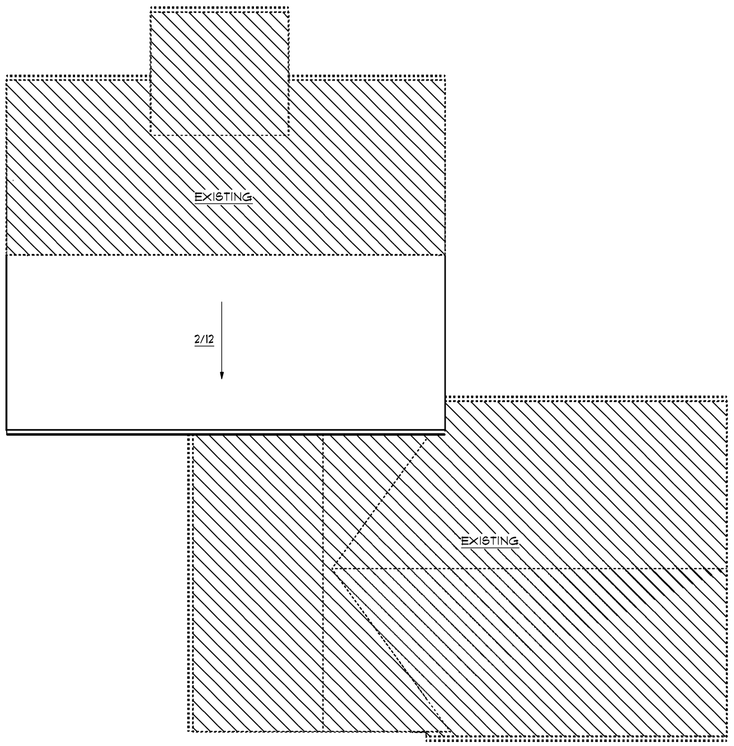
Attachment: Plans (7913 : Gail Sommerfeld)

Monday, October 17, 2022 01:45 AM

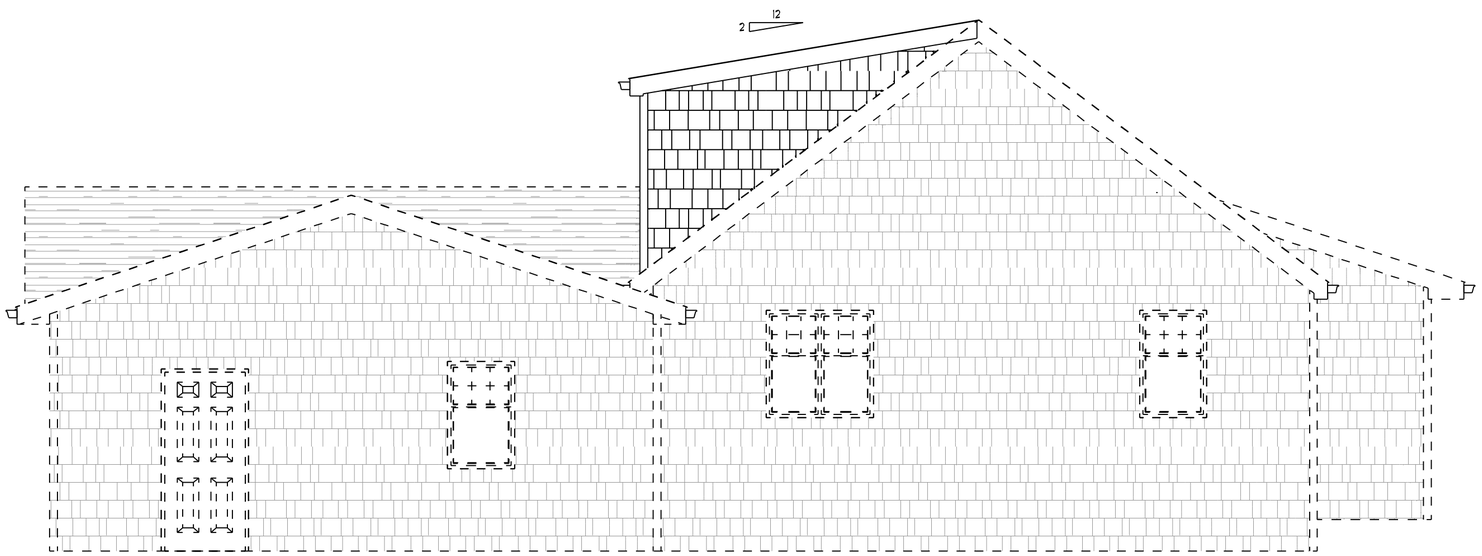


RIGHT ELEVATION

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



ROOF PLAN



LEFT ELEVATION

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

DW'G BY:
RMS

DATE 10/17/22

REVISED

OWNER:

SOMMERFELD ADDITION

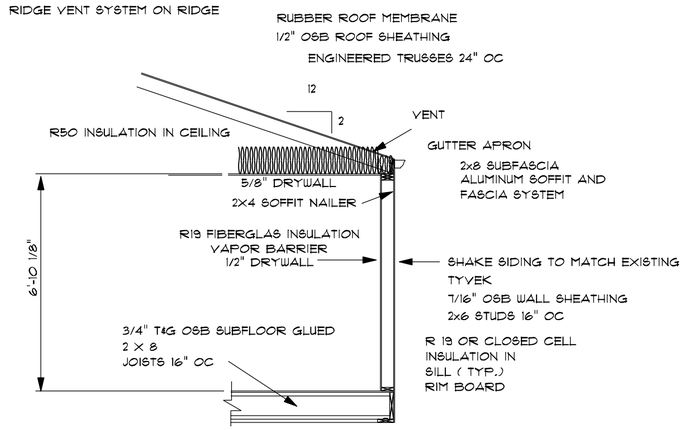
ZUERN BUILDING PRODUCTS & DESIGN CENTER

DRAWING NUMBER
2 OF 4

JOB#4423

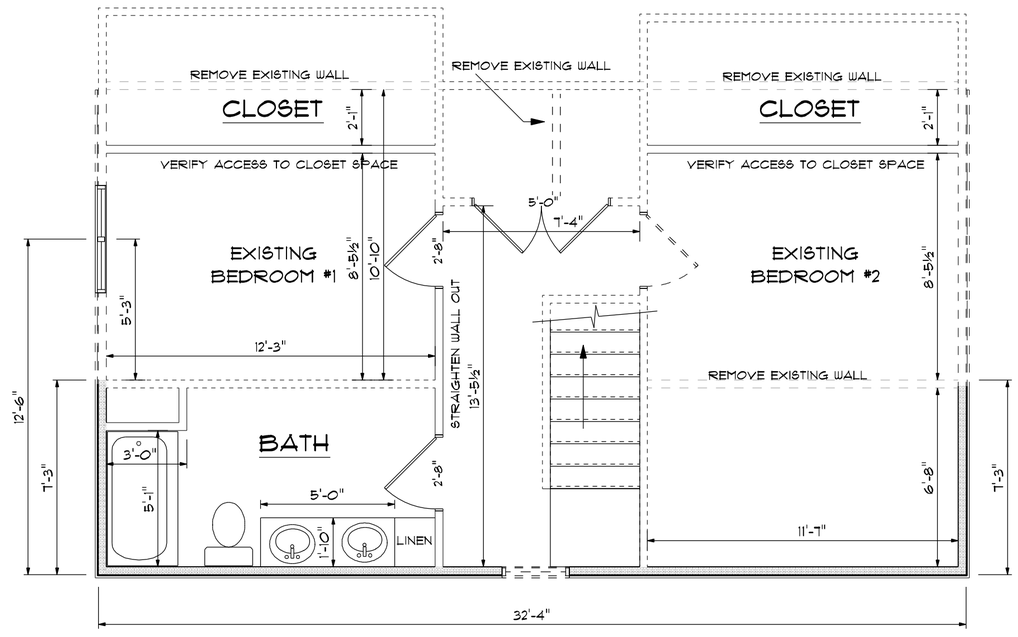
Monday, October 11, 2022 01:45 AM

Attachment: Plans (7913 : Gail Sommerfeld)



TYPICAL SECTION

SCALE 1/4" = 1'-0"



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

2ND FLOOR PLAN

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

DW'G BY:
RMS

DATE 10/17/22

REVISED

OWNER:

SOMMERFELD ADDITION

ZUERN BUILDING PRODUCTS & DESIGN CENTER

DRAWING NUMBER
3 OF 4

JOB#4423

Monday, October 17, 2022 01:46 AM

Attachment: Plans (7913 : Gail Sommerfeld)

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: **November 14, 2022**
SUBJECT: **Mark Gierl, Shed at 1051 W. Pioneer Road**

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

Statement of Intent

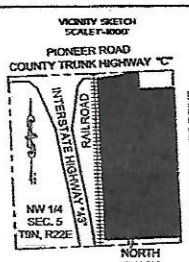
1501 W. Pioneer Road
Mark Gierl

The site conditions of the farmland and shed location are high and dry.
Further south there are some wetlands which will be used as a wildlife reserve.
This use will preserve the rural nature of the neighborhood and add to the aesthetic value.
The shed is needed to store and protect farm equipment when not in use.
There is an existing driveway leading to a 60 x 60 foot clearing where the shed will be located.

Attachment: Statement of Intent (7914 : Mark Gierl)

LAKESHORE ESTATES

Being a part of the Northeast 1/4 and the Southeast 1/4 of the Northwest 1/4 of Section 5, Township 9 North, Range 22 East, in the City of Mequon, Ozaukee County, Wisconsin.



NOTES:
1. SEE NOTES ON SHEET 2.
2. SEE WETLAND LINE TABLE ON SHEET 3.

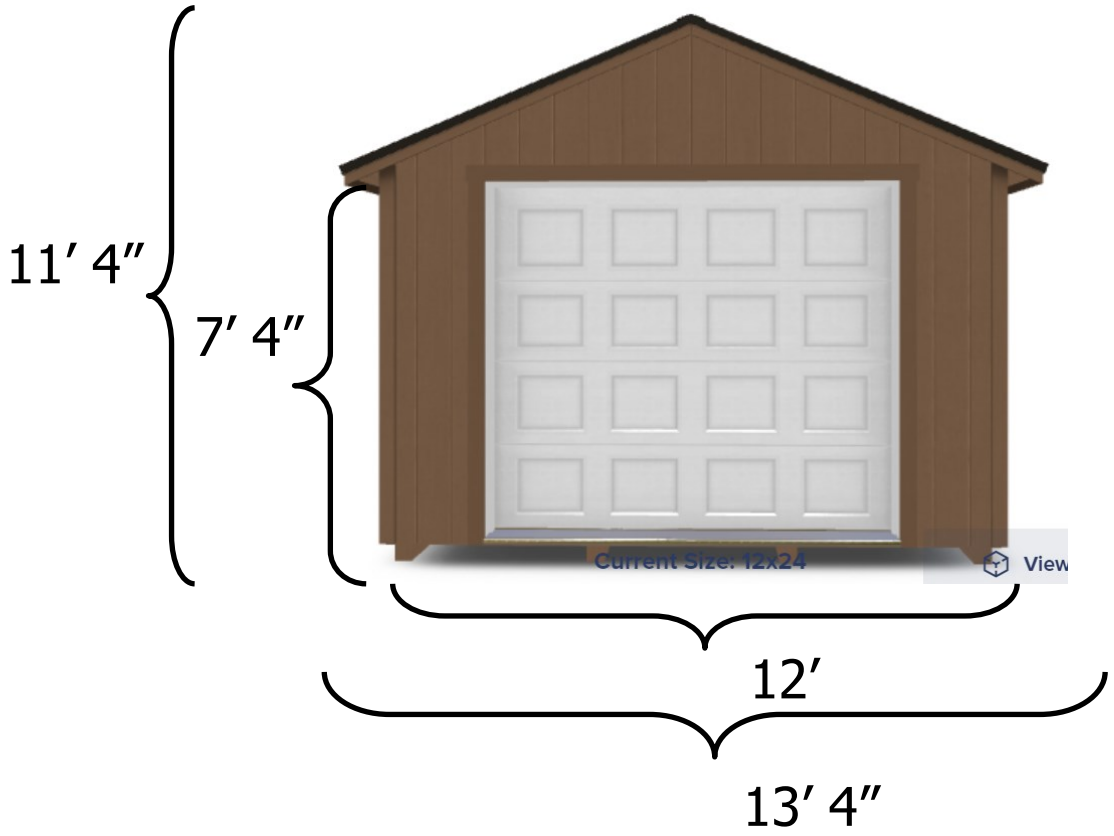
Draft Print
08/23/2021 8:44:55 AM

COUNTY TRUNK HIGHWAY "C"
PIONEER ROAD
NORTH LAKE SHORE DRIVE
UNION PACIFIC RAILROAD
GRAPHICAL SCALE (FEET)
PREPARED FOR:
DOOR CREEK CONSTRUCTION, LLC
2225 KIMBERLY ROAD
BELLEVILLE, IA 52722
Prepared by:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD I SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 254-8588

www.pinnacle-engr.com

Attachment: Survey (7914 : Mark Gierl)

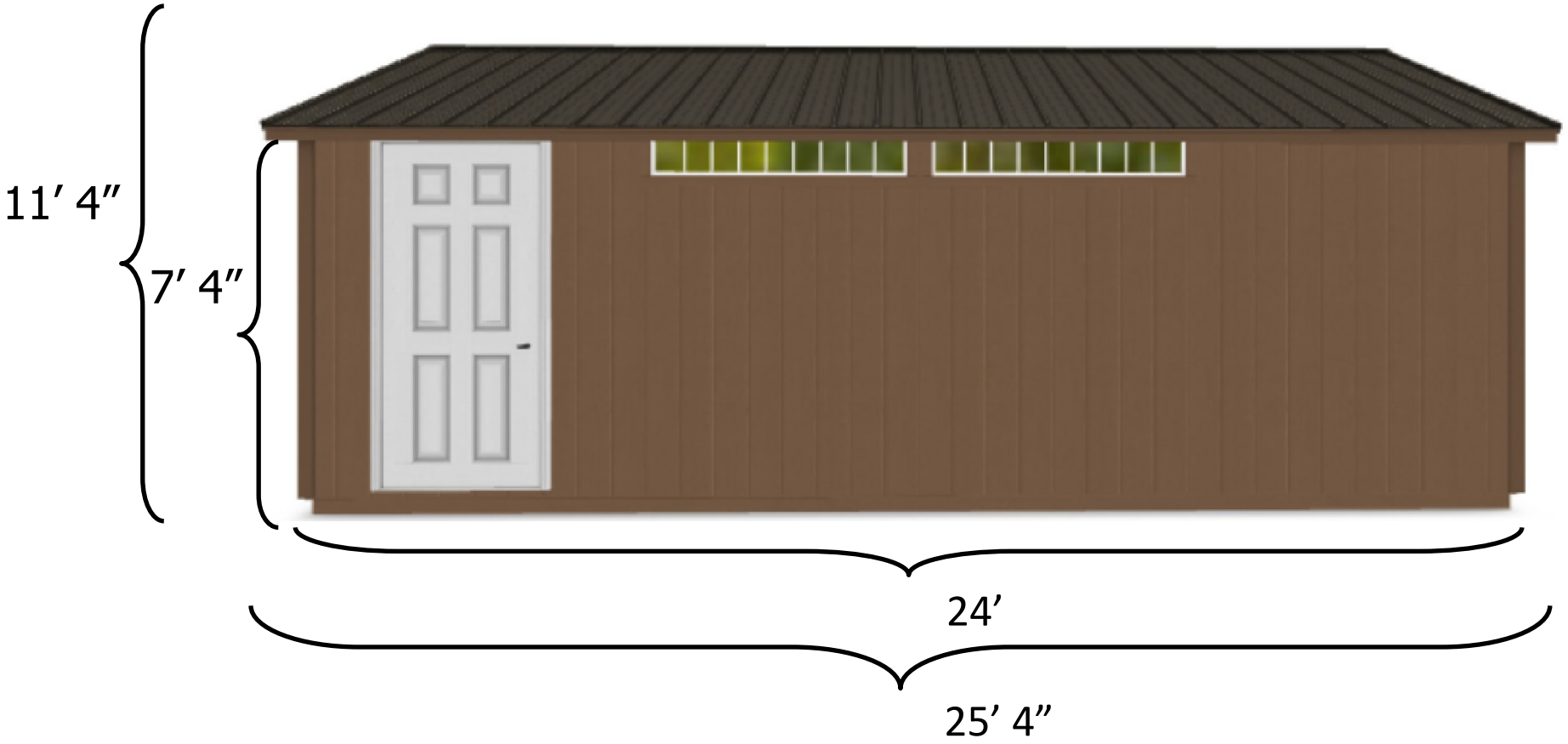
12x24 Gable Specifications



Front Elevation

Attachment: Plans (7914 : Mark Gierl)

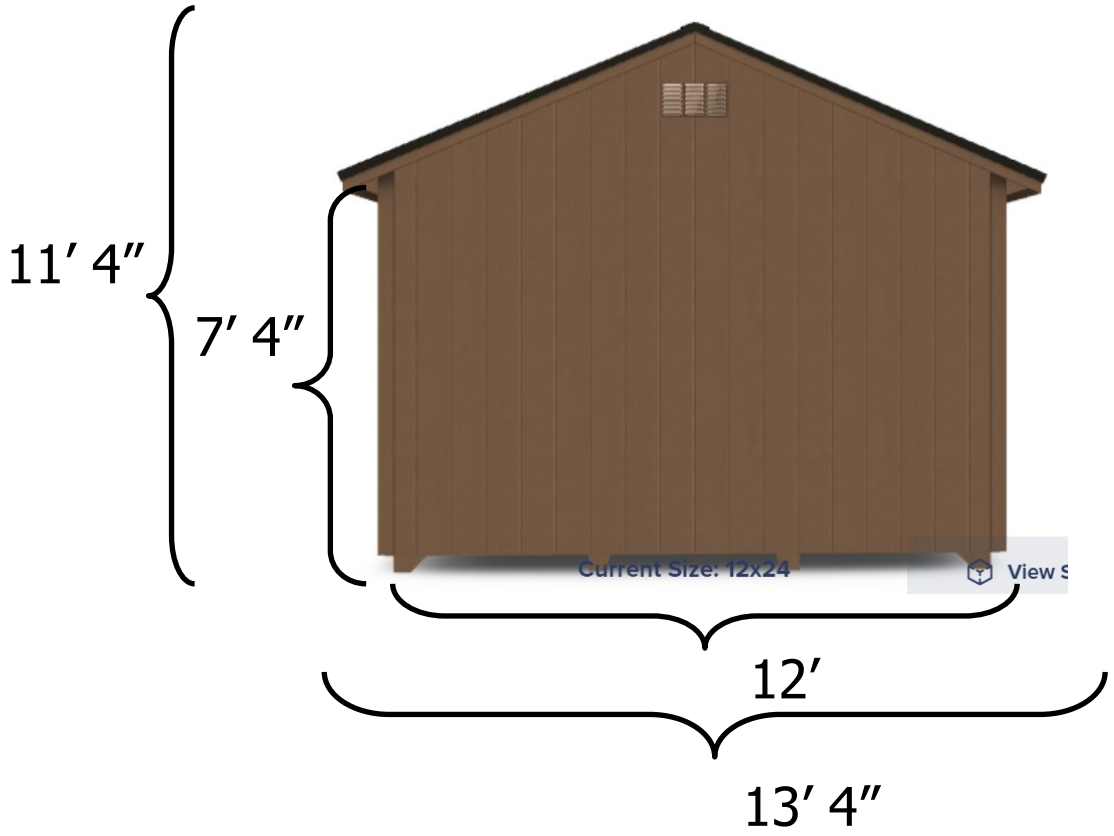
12x24 Gable Specifications



Right Elevation

Attachment: Plans (7914 : Mark Gierl)

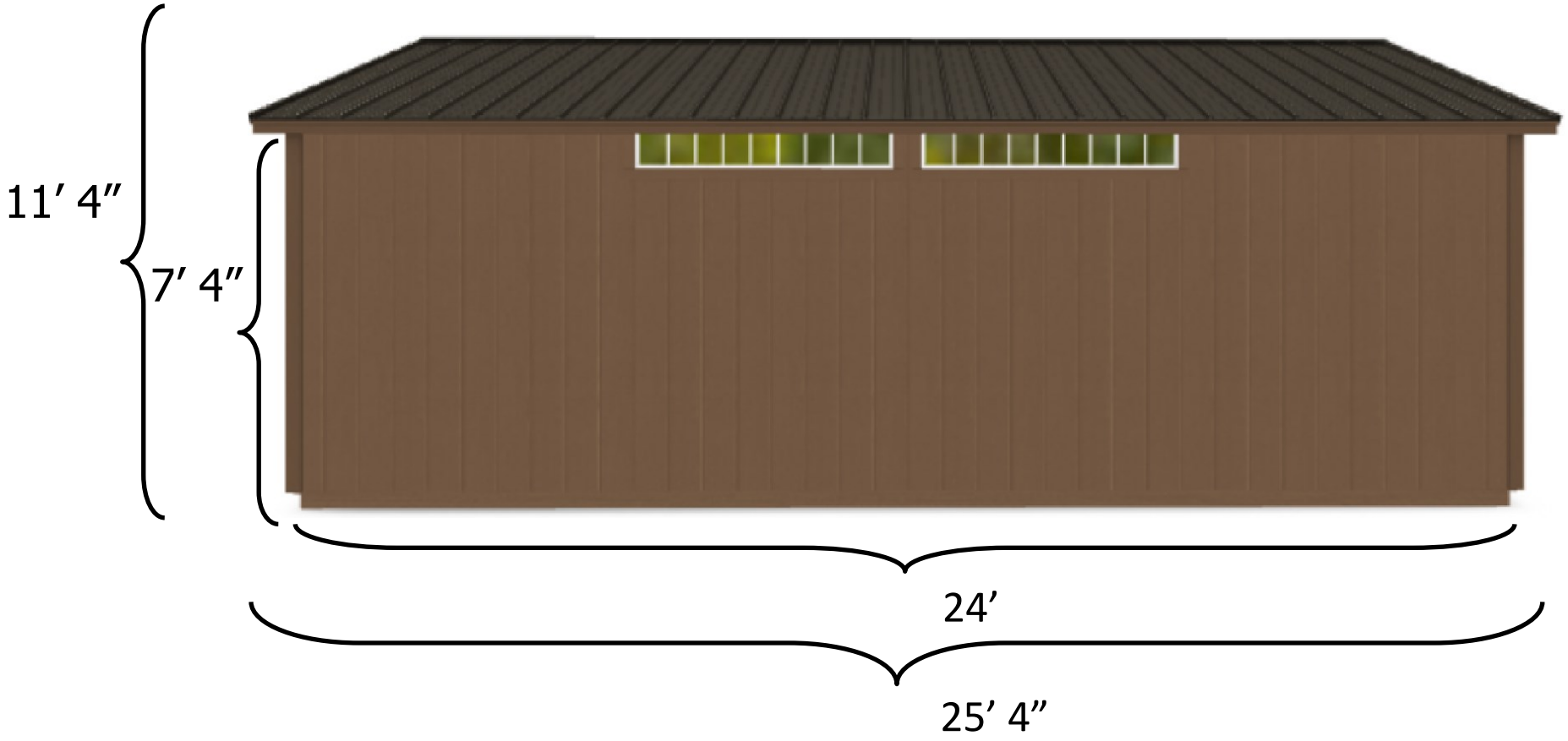
12x24 Gable Specifications



Rear Elevation

Attachment: Plans (7914 : Mark Gierl)

12x24 Gable Specifications



Left Elevation

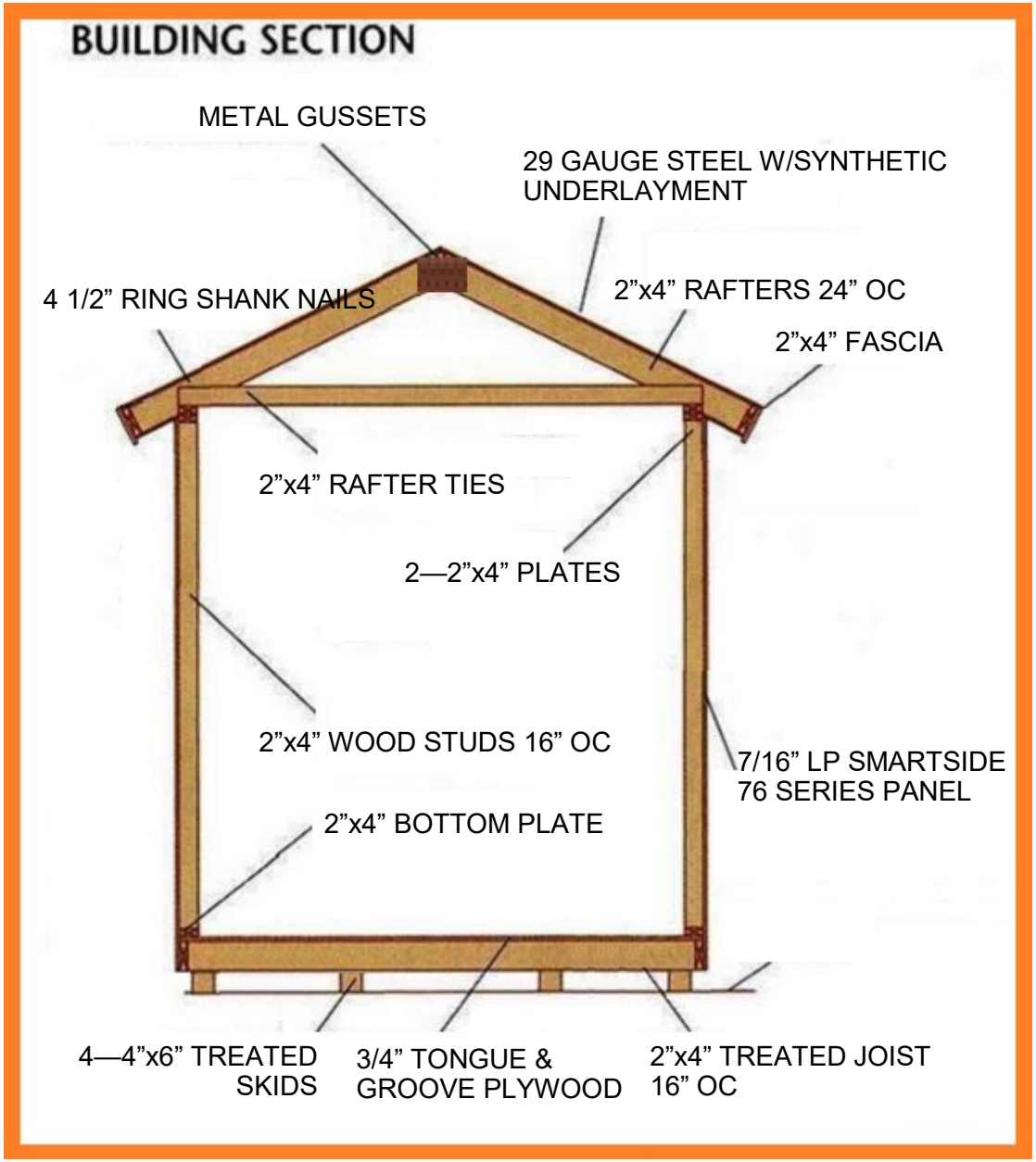
Attachment: Plans (7914 : Mark Gierl)

12x24 Gable Specifications

Feature	Specification
Floor joist system	2”x4” treated wood joists 16” OC on 4 - 4”x6” treated skids
Floor decking	3/4” tongue and groove plywood
Roof framing	2”x4” wood trusses 24” OC joined w/metal gussets, 5/12 pitch
Roof decking	7/16” OSB, 8” overhangs w/open soffits
Roof finish	29 gauge steel w/synthetic underlayment
Wall framing	2”x4” wood studs 16” OC
Exterior siding	7/16” LP SmartSide 76 Series Panel
Service door	8’x7’ insulated overhead garage door, 36”x80” steel entry door

Attachment: Plans (7914 : Mark Gierl)

12x24 Gable Specifications



Attachment: Plans (7914 : Mark Gierl)

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: **November 14, 2022**
SUBJECT: **George Friedman, Resubmittal for New Single-Family Residence at 10998 N. Oriole Lane**

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

Statement of Intent

RE: The Friedman Residence – Lot 3 – N. Oriole Lane

The purpose of this project is to build a single-family residence to be occupied by the owners, Mr. George and Mrs. Jimi Jo Friedman. The lot is 1.06 acres with wet lands to the rear. The home will be set back approximately 85' from N. Oriole Lane. The ranch all stucco exterior home will have 4,308 square feet on the first floor with an unfinished basement.

Thank you,

Kingfogl Construction Company

Attachment: Statement of Intent (7915 : George Friedman)

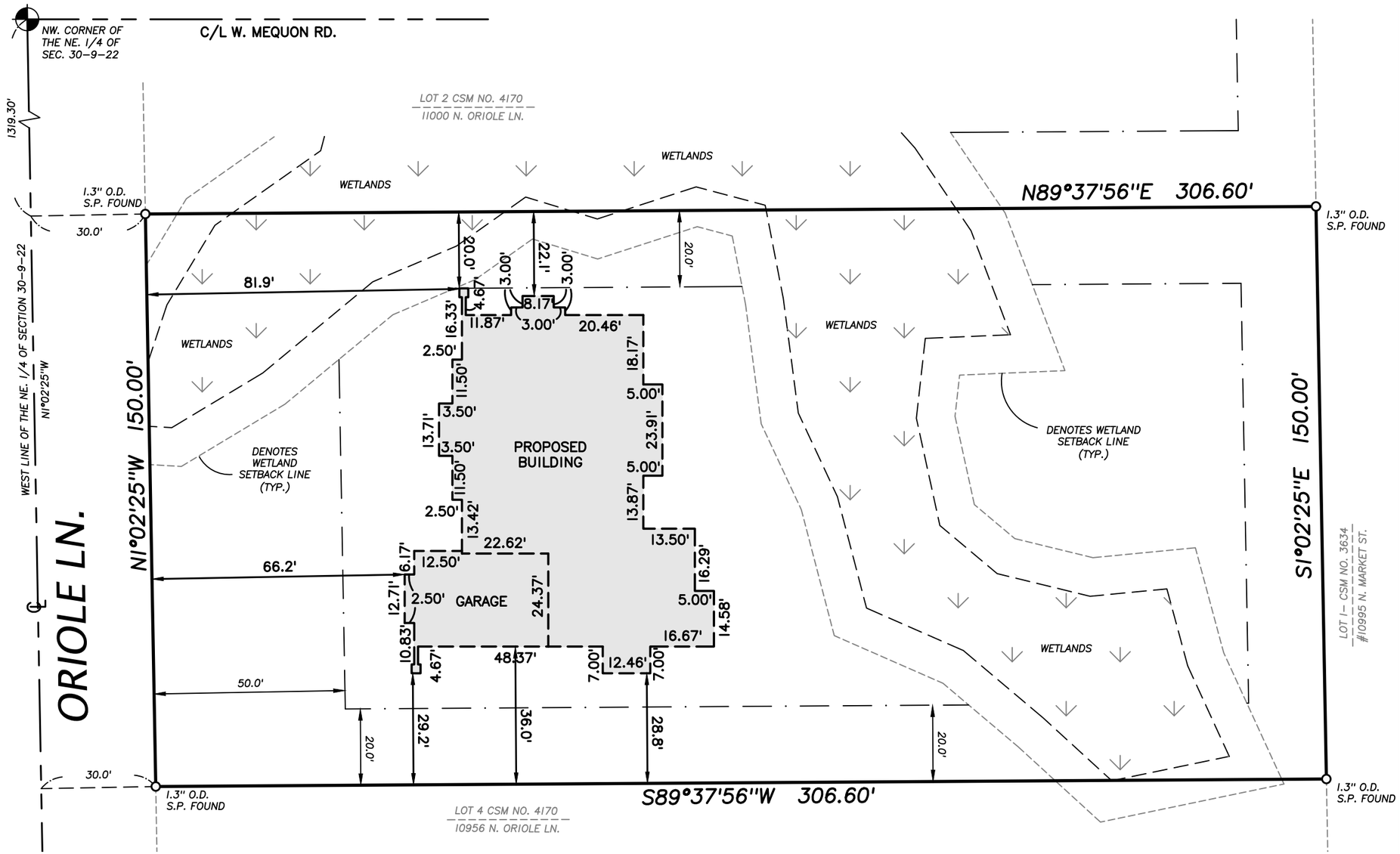
PROPERTY DESCRIPTION:

Lot 3 of Certified Survey Map No. 4170, being a re–division of part of Lot 4 and all of Lots 1, 2 & 3 of Certified Survey Map No. 3406; being a part of the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 30, Town 9 North, Range 22 East, in the City of Mequon, Ozaukee County, Wisconsin.

Said Parcel containing 45,987 sq. ft./1.06 acres of land, more or less.

BEARING REFERENCE :

ALL BEARINGS REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (WEST LINE OF THE NE. 1/4 OF SECTION 30–9–22, WHICH BEARS N1°02'25"W, PER CSM 4170.)



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

THIS IS AN ORIGINAL PRINT ONLY IF STAMPED IN RED

SURVEY CERTIFICATE

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

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

Dated at City of Mequon, State of Wisconsin this 16th day of September, 2022.

Recertified _____

James Schneider
S – 2127

0 30 45 60 90

SCALE 1" = 30'

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

"PROPERTY SURVEY"

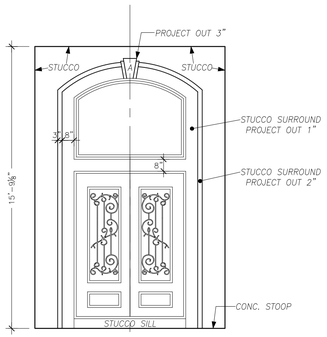
for

Kingfogl Construction Co.
(Friedman Residence)

10998 N. Oriole Lane
Mequon, WI

DATE:	SEPTEMBER 16, 2022	DRAWN BY:	J.B.S.
FIELD CREW:	E.A.J. & S.F.Z.	Plat No.	

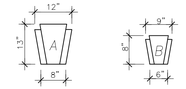
Attachment: Survey (7915 : George Friedman)



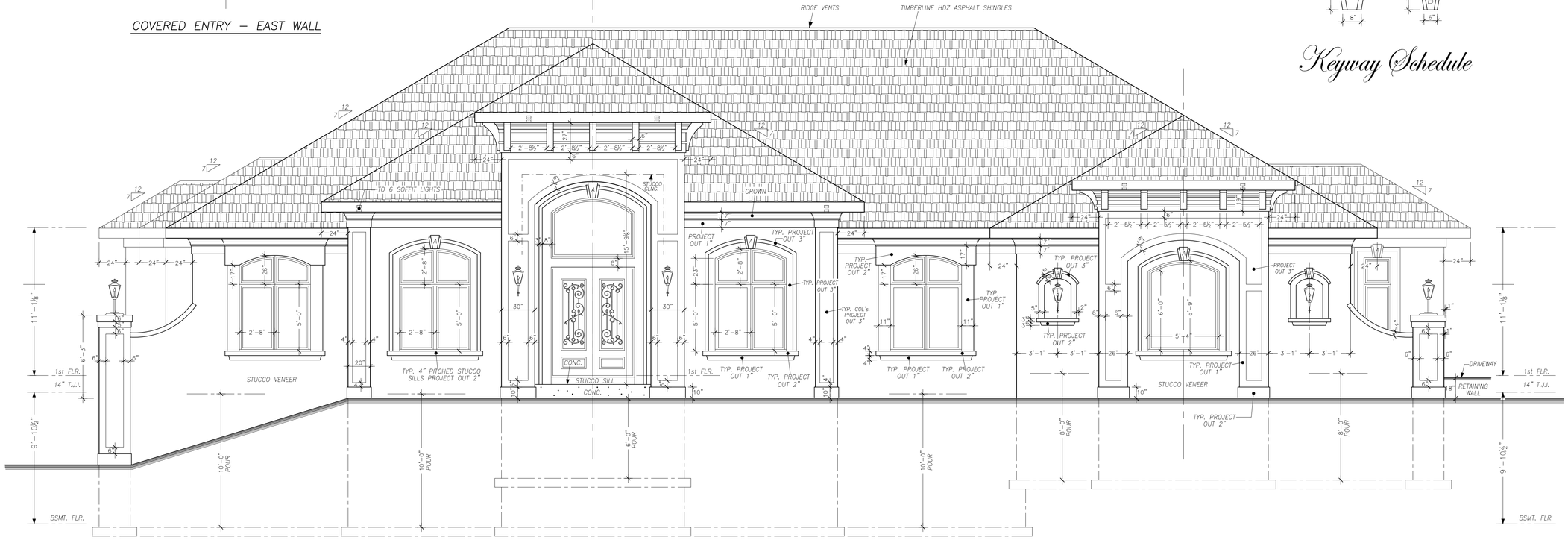
COVERED ENTRY – EAST WALL

COPYRIGHT © 2022
KINGFOGL CONSTR. CO.

CARPENTERS TO INSTALL WHOLE HOUSE W/ TYVEK WRAP INCLUDING GARAGE @ TIME OF FRAMING



Keyway Schedule



FRONT ELEVATION

1/4" SCALE

Sheet Index

SHEET 1 – FRONT ELEVATION
SHEET 2 – LEFT ELEVATION
SHEET 3 – RIGHT ELEVATION
SHEET 4 – REAR ELEVATION
SHEET 5 – FIRST FLOOR PLAN
SHEET 6 – FOUNDATION PLAN
SHEET 7 – GENERAL SECTION INTERIOR VIEWS
SHEET 8 – HEELS & PLATES ROOF PLAN

~The Friedman Residence~

10998 N. ORIOLE LANE
MEQUON, WI 53092

Kingfogl Construction Company

© COPYRIGHT 2022 BY KINGFOGL CONSTRUCTION CO.
13703 W. GREENFIELD AVE. NEW BERLIN, WI. 53151
O. 262-781-4488 JAY CELL 262-613-3359

10-18-22

Attachment: Plans (7915 : George Friedman)

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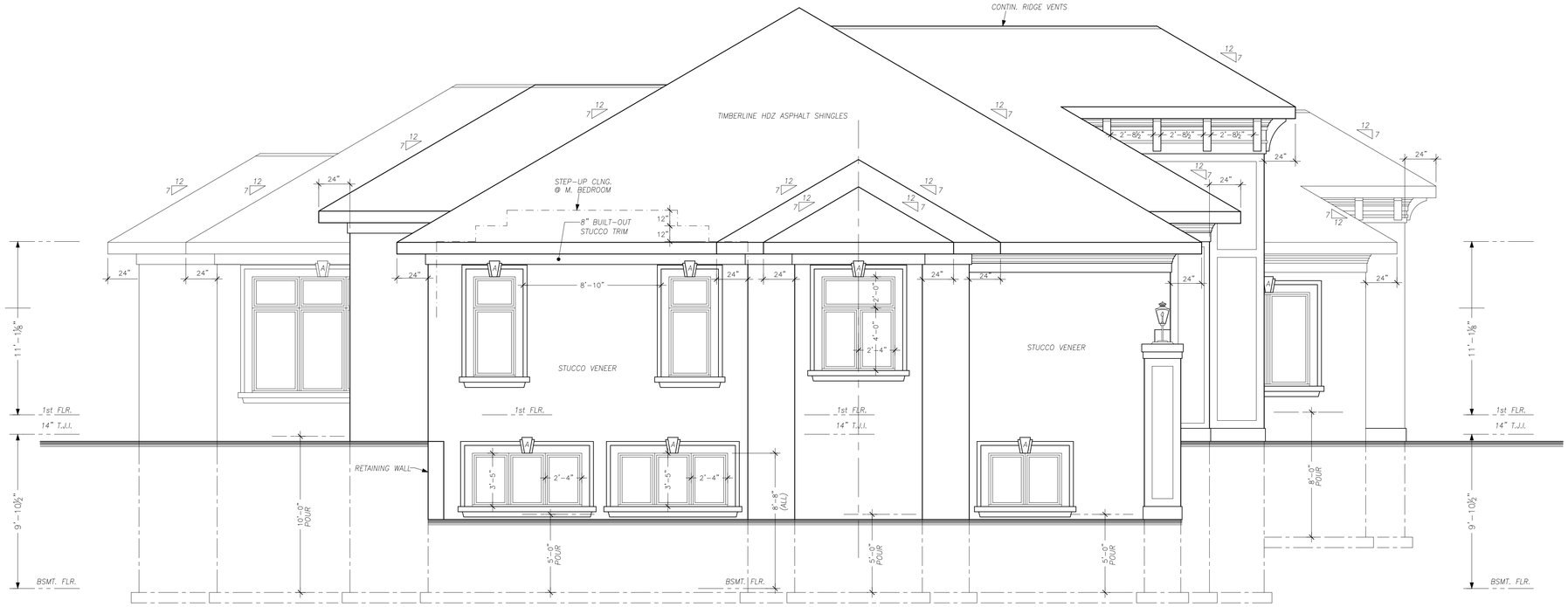
ALL EXTERIOR TRIM
5/4 MIRATEC



LEFT ELEVATION

1/4" SCALE

10-18-22

Friedman Residence 2/8

Attachment: Plans (7915 : George Friedman)

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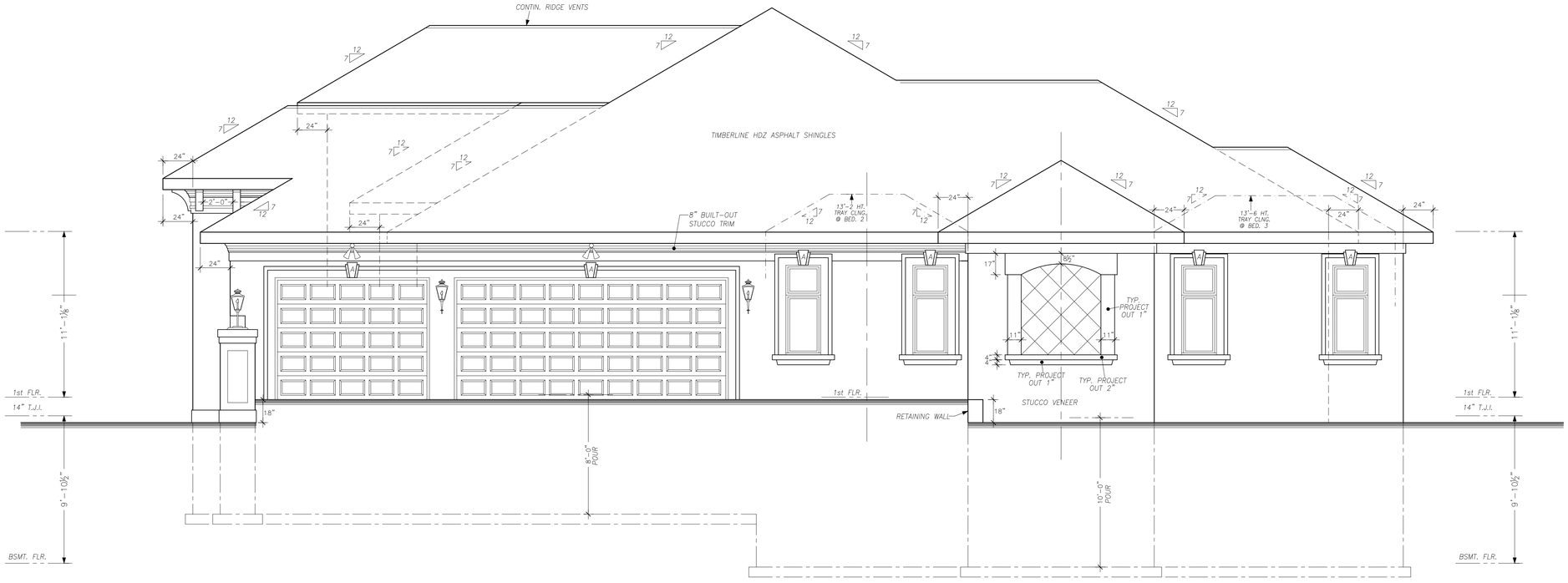

RIGHT ELEVATION

1/4" SCALE

Attachment: Plans (7915 : George Friedman)

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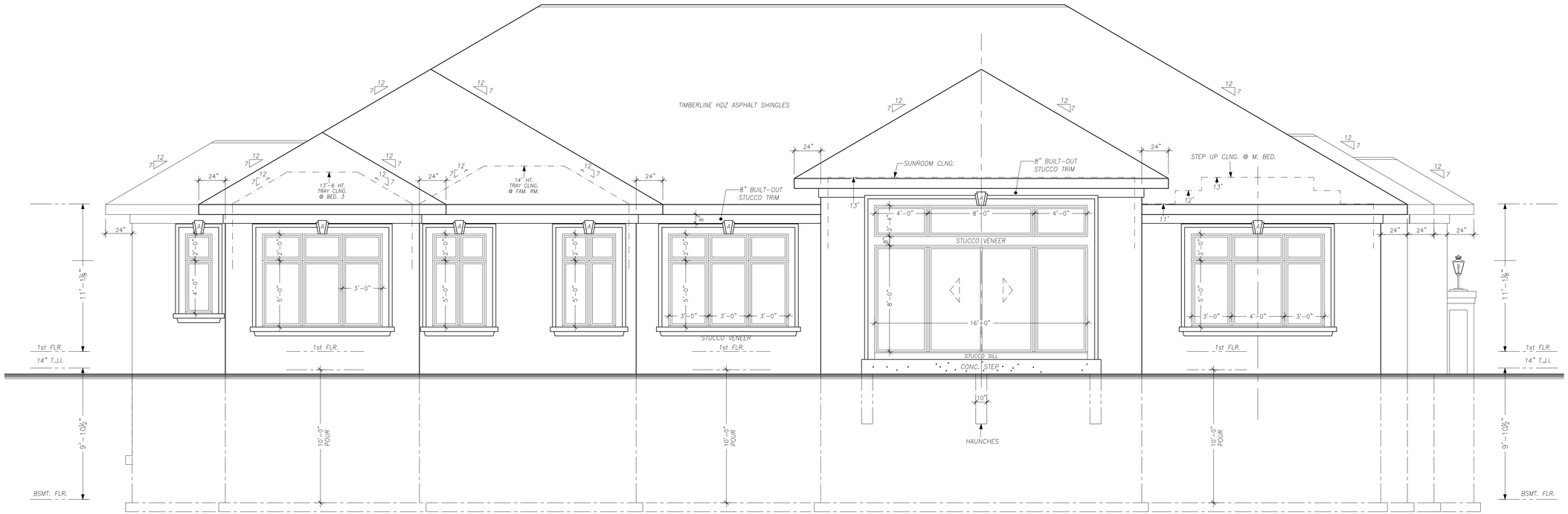
ALL EXTERIOR TRIM
5/4 MIRATEC



REAR ELEVATION

1/4" SCALE

10-18-22

Friedman Residence 4/8

Attachment: Plans (7915 : George Friedman)

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PLAN N

E
W
S

RETAINING WALL

STND. HEAD HT.

CROWN @ PERIMETER
13' HT. CLNG.
SUNROOM
WOOD FLR.

3 TRANSOMS PER ELEVATION
4 DOOR A-SERIES ANDERSEN PATIO DR.

SUPPLIED BY MILLWORK SUPPLIER

3-0x28 TR. 3-0 SIDELITE
6-0x28 TR. (2)3-0 FR. DRS.
3-0x28 TR. 3-0 SIDELITE

13' HT SURR. CLNG.

STEP-UP CLNG.
MASTER BEDROOM
CARPET

CROWN
13' HT. CLNG.
12' HT. CLNG.
11' HT. CLNG.
SURROUND

CARPET
D.W. ARCH
WOOD

TILE

PERIMETER CROWN
11' HT. CLNG.
M. BATH
TILE

1 UNIT TR.x20
2-28x43
STND. HEAD HT.
STANDALONE TUB

11' HT. CLNG.
MASTER HALL
WOOD

5' HT. CLNG.
TILE SHWR.

GL. DR.
PKT. DR.

11' HT. CLNG.
W.I.C.
CARPET

SHT'G. WOOD TOP
RAISED HEARTH

TYP. 14' HT. CLNG.
TYP. CROWN MLDG.

PATTERNED STEP CLNG.
GREAT ROOM
WOOD

11' HT. CLNG.
GRAND HALL
WOOD

D.W. ARCH

11' HT. CLNG.
OFFICE
WOOD

CROWN

IRON DOORS INSTALLED BY ROUGH CARPENTER

ANDERSEN TRANSOM ABOVE
UP 1 R.

15'-9" HT. CLNG.
COVERED ENTRY
CONC. STOOP
ALL STUCCO WALLS & CLNG.
UP 1 R.

2-27/55
2 ARCHED TR's.

12' DROP HDR.

3-31/20
3-31/55

11' HT. CLNG.
PERIMETER CROWN
DINETTE
WOOD

(2)3-0 FR. DRS.

11' HT. CLNG.
PERIMETER CROWN
KITCHEN
WOOD

FLUSH CEILING
D.W.
SINK
48" GAS COOKTOP W/HOOD ABOVE
48" REF.
DBL. OVENS.

11' HT. CLNG.
DINING ROOM
WOOD

CROWN

3-0 D.W. ARCH

MUD HALL
WOOD

PDR.
WOOD

UTIL.
TILE

D. W.
FRONT LOAD

LOCKERS W/ BENCH

HANGING

FLUSH FLOORS

5/8" DRYWALL PER CODE OVER 1/2" O.S.B. SHEATHING @ GAR. COMMON WALLS

5/8" D.W. ENTIRE CLNG.
GARAGE
4" CONC. FLR. W/ MESH
PITCH TO O.H. DOORS
DRYWALL & INSULATE
ALL GAR. WALLS & CLNG.
972 SQ. FT.

ROUGH CARPENTER TO INSTALL MECH. CHASE AS REQ'D.

10'-0 x 8'-0 O.H. DR.
M.L. DROP HDR.

RAISE HEAD 12"
2-20/67

RAISE HEAD 21"
CUSTOM ARCHTOP PER ELEVATION

3 SIDE TRAY CLNG
FAMILY ROOM
WOOD
14' HT. CLNG.

SOUND INSULATION

65" T.V.

PANTRY
WOOD

OPEN RAIL

SLANT HDR.

CARPET LANDING 4'-2½"

11' HT. CLNG.
STAIR HALL
WOOD

D.W. ARCH

W.I.C.
CARPET

ENTRY
CARPET

BEDROOM 3
CARPET
13'-6 HT. TRAY CLNG.

BEDROOM 2
CARPET
13'-7 HT. TRAY CLNG.

BATH 3
TILE
3x5 TILE SHOWER

BATH 2
TILE
3x5 TILE SHOWER

W.I.C.
CARPET

W.I.C.
WOOD

2-2/0 SLIDER

7 PITCH

1st FLR. = 4308 SQ. FT.

11' HT. WALLS – UNLESS NOTED OTHERWISE

FIRST FLOOR PLAN

1/4" SCALE

ALL WINDOW SIZES ARE ANDERSON 400 SERIES. APPROX. GLASS SIZE.
ALL ANGLED WALLS @ 45.°
8'-0" HT. FIRST FLOOR DOORS.

10-18-22

Friedman Residence

5/8

Attachment: Plans (7915 : George Friedman)

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PLAN N — E — S — W

98'-10"

18'-2" | 23'-11" | 13'-10½" | 16'-3½" | 14'-7"

18'-0" CONC. STEP ABOVE
10" | 7'-9" | 10" | 7'-9" | 10"
14" HAUNCHES

10"x5' HT. POURED WALL
12"x10' HT. POURED WALL
RETAINING WALL

STUB FOR FUTURE BAR
D.W. BEV.
RAISED TOP

14" T.J.I.

I-BM.

19'-0" | 22'-0½" | 16'-0" | 15'-6" | 14'-3½"

DRYWALL NOT INCLUDED
OPEN RAIL
3'-11½" | 3'-11½" | 3'-8"
6½" | 6½" | 6½"
UP 18 R
10" RUN
DRYWALL IS INCLUDED
DRYWALL INCLUDED
DRYWALL NOT INCLUDED
2'-8"
4x16 JOIST LEDGE
DROP
2x8 LEDGE | 4x8 LEDGE
11'-4½" | 6'-5" | 3'-0" | 13'-11½"

TYP. 14" T.J.I. 16" O.C.

BASEMENT

10"&12" x 10'-0 HT. POURED CONC. WALLS
3" CONC. FLR. OVER VAP. BAR.

5'-3" | 17'-6½" | 14'-9" | 14'-9" | 15'-2"

VERIFY PAD AND COLUMN & STEEL SIZES W/BUILDER (FIGURE 48x48x12 CONC. FTGS. W/3 #4 BARS EACH WAY)

STUBS FOR FUTURE BATH

2 STAGE FURN.
W/DIRECT VENT
FLR. DR.
75 GAL. W.H.H.
SALT
SOFT.
SUMP

SEE PG. 6

3' | 2' | 10"
2-24/36
10"x5' HT. POURED WALL
8'-7½"
2'-4" | 4'-8"
12"x10' HT. POURED WALL

12" POURED WALLS
BACKFILL W/CRUSHED STONE
UNEXC.
8' FORMS

BACKFILL W/CRUSHED STONE
UNEXC.
18½" | 10'-7½" | 18½"
5'-8½"
3'-6" | 3'-6"

11'-8" | 11'-6" | 13'-8½" | 11'-6" | 13'-5" | 6'-2" | 12'-8½" | 6'-2" | 7'-0"
61'-8½" | 25'-0½"
100'-10"

50'-0" | 14'-2" | 4'-1" | 3' | 12'-10½" | 20'-5½" | 9'-4" | 6'-4" | 3-24/36 | 11'-6" | 17'-10½" | 16'-6" | 12'-10" | 13'-4½" | 16'-8" | 12'-4½" | 7'-0" | 79'-2"

10' HT. POURED WALLS

FOUNDATION PLAN

1/4" SCALE

10-18-22
6/8

Friedman Residence

Attachment: Plans (7915 : George Friedman)

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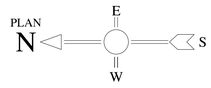
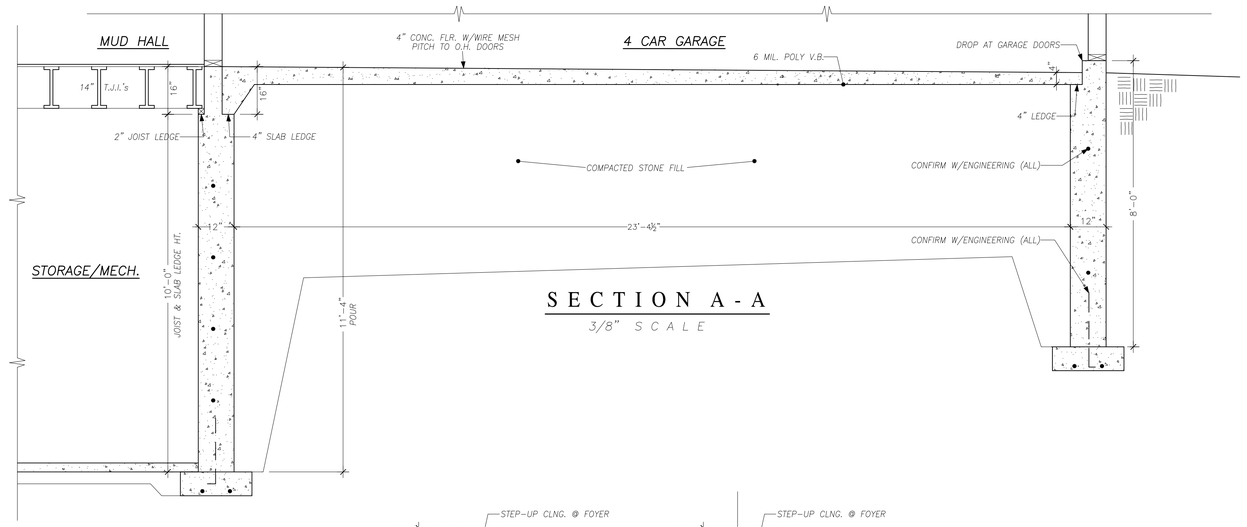
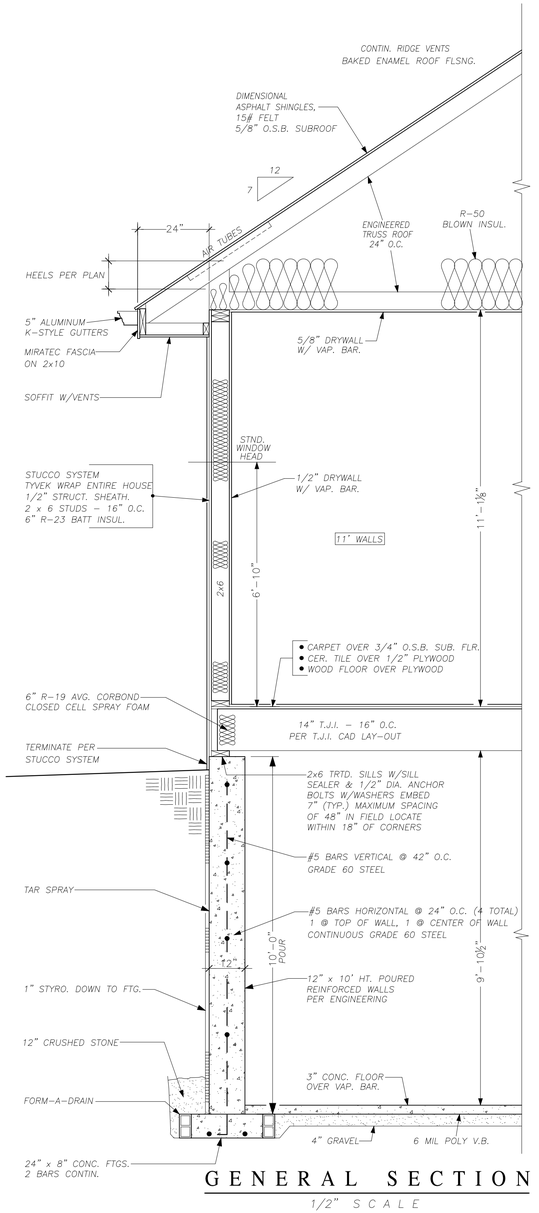
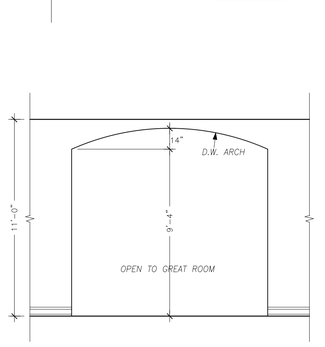




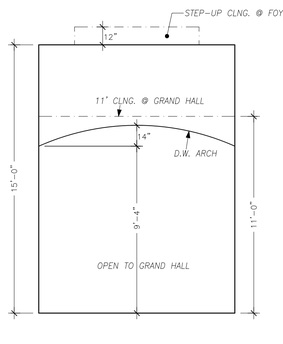
SECTION A-A
3/8" SCALE



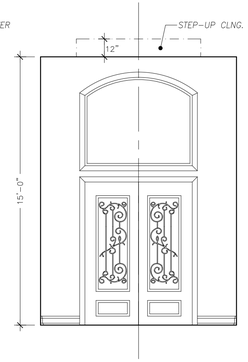
GENERAL SECTION
1/2" SCALE



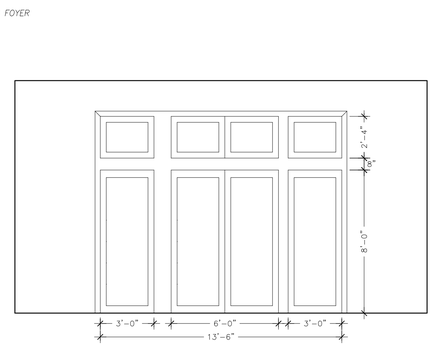
GRAND HALL TO GREAT ROOM ARCH



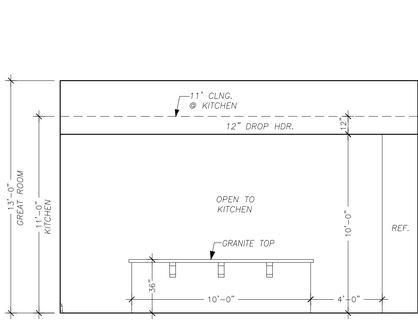
FOYER TO GRAND HALL ARCH



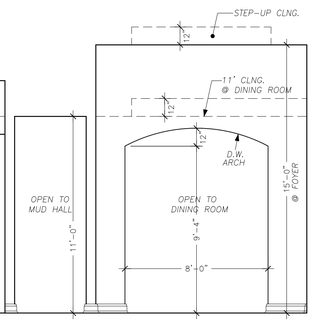
FOYER - WEST WALL



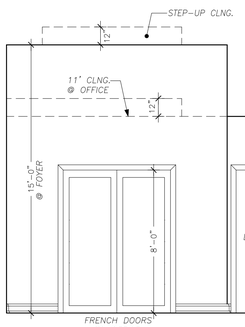
GREAT ROOM - EAST WALL



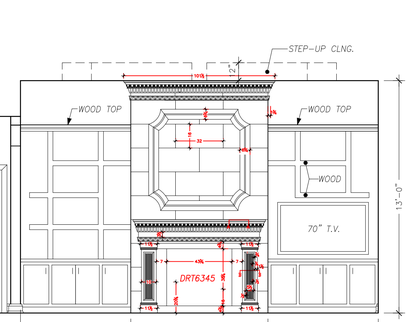
GREAT ROOM - SOUTH WALL



FOYER - NORTH WALL



FOYER - NORTH WALL



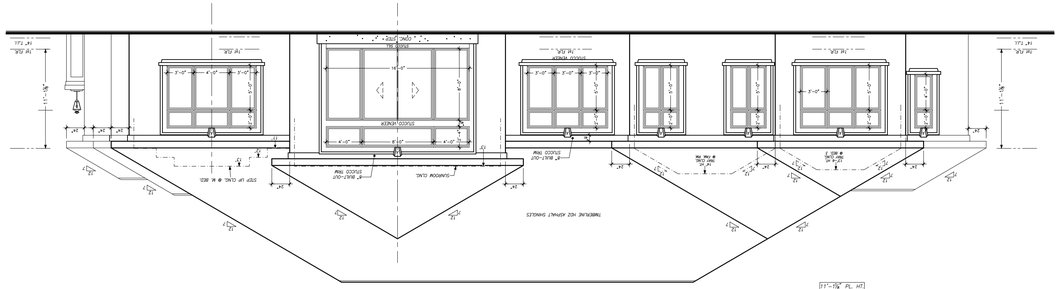
GREAT ROOM - NORTH WALL

10-18-22

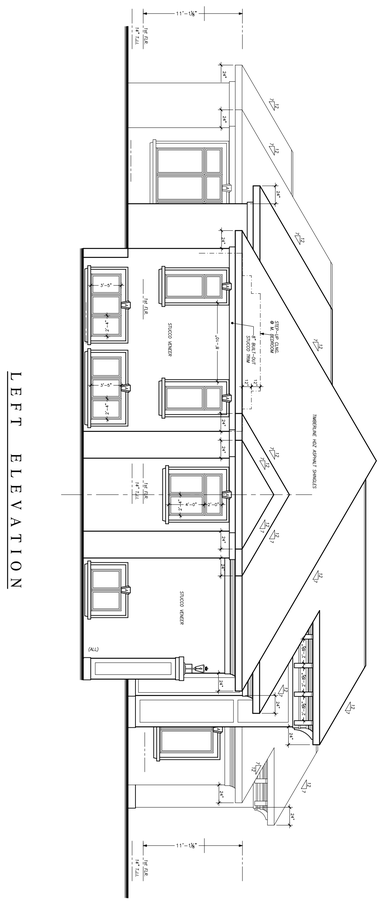
Friedman Residence 7/8

Attachment: Plans (7915 : George Friedman)

REAR ELEVATION



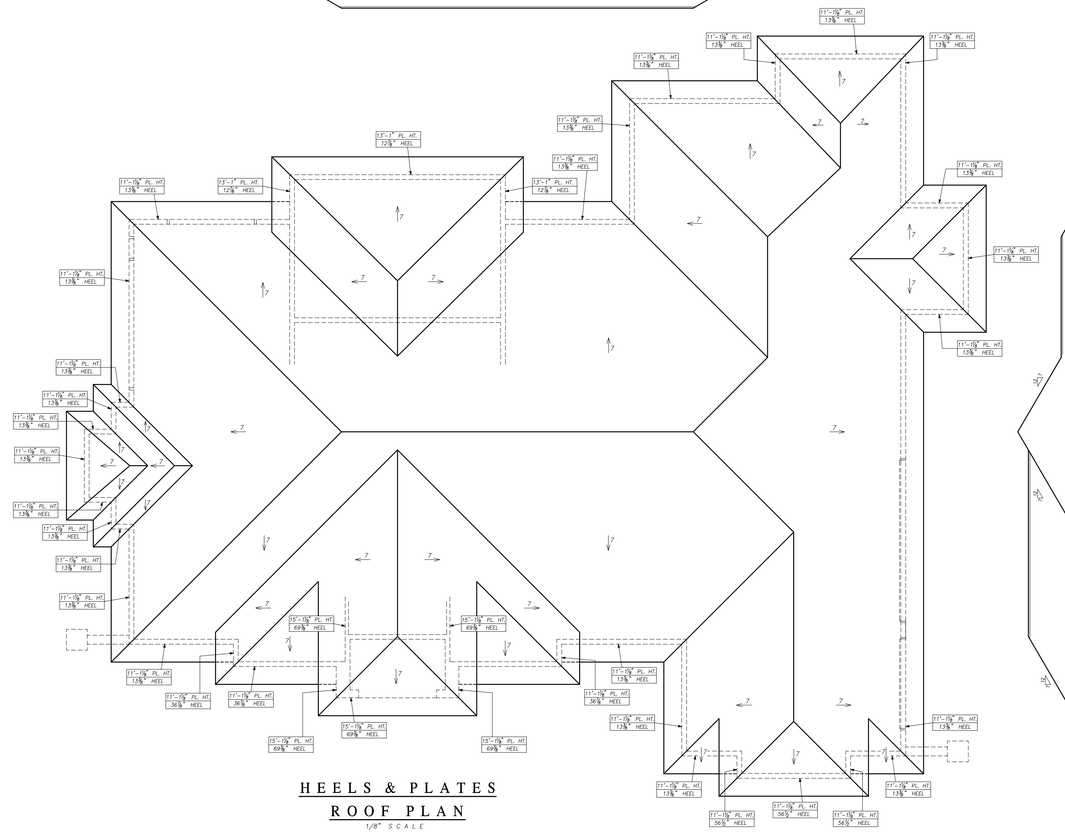
LEFT ELEVATION



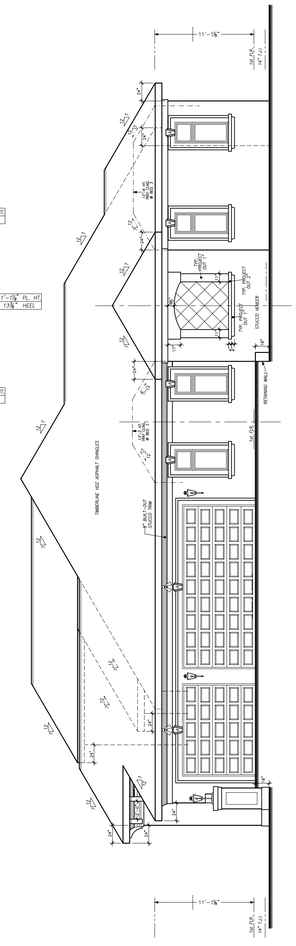
HEELS & PLATES

ROOF PLAN

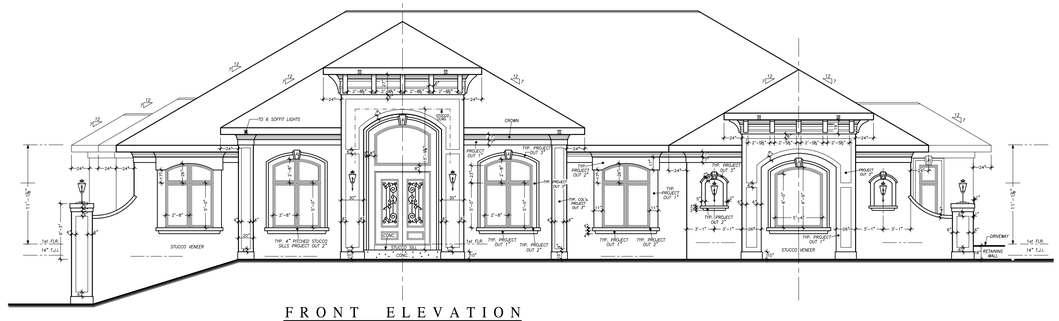
1/8" SCALE



RIGHT ELEVATION



FRONT ELEVATION



10-18-22

Friedman Residence 8/8

Attachment: Plans (7915 : George Friedman)