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, December 9, 2024
6:00 PM
City Hall – Lower Conference Room

Agenda

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

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

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

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

I) Call to Order

II) Approval of Meeting Minutes

Action requested: review and approve

1. Meeting Minutes from November 11, 2024

III) Architectural Board Applications:

1. **Veridian Homes LLC** — **New Single-Family Residence**
   10595 Tree Sparrow Drive
   Subdivision: The Enclave
   District 3 – 6:00 pm
   Contractor: Veridian Homes LLC
   Architect: Veridian Homes LLC

2. **Veridian Homes LLC** — **New Single-Family Residence**
   10587 N. Tree Sparrow Drive
   Subdivision: The Enclave
   District 3 – 6:05 pm
   Contractor: Veridian Homes LLC
   Architect: Veridian Homes LLC

3. **Gail Sommerfeld -** **Canceled** — **Addition: Second Floor**
   5115 W. Willow Road
   Subdivision: Little Farms
   District 4 – 6:10 pm
   Contractor: DE Contracting
   Architect: New Horizon Ventures

4. **Jason & Kate Stuewe** — **Addition: Attached Garage & Second Floor**
   10808 N. Cedarburg Road
   Subdivision: N/A
   District 4 – 6:20 pm
   Contractor: Owner
   Architect: Owner

5. **2707 W Cassel Lane LLC** — **Addition & Remodel**
   2707 W. Cassel Lane
   Subdivision: N/A
   District 5 – 6:30 pm
   Contractor: Catalyst Construction
   Architect: Marcel Uttech

6. **Michele Hiintz** — **Shed**
   8360 W. Freistadt Road
   Subdivision: N/A — Contractor: Great Lakes Homes
   District 1 – 6:40 pm — Architect: Great Lakes Homes

7. **Robert & Angelika Para** — **New Single-Family Residence**
   7739 W. Cheverny Drive
   Subdivision: Cheverny — Contractor: Owner
   District 1 – 6:50 pm — Architect: Anderson Homes

IV) Announcements

1. Administrative Approval for certain projects – Discussion of project that have been approved at Staff Level

V) 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:
SUBJECT: **Meeting Minutes from November 11, 2024**

Attachments:
11.11 (PDF)

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

www.ci.mequon.wi.us

INSPECTION DIVISION

ARCHITECTURAL BOARD MINUTES
Monday, November 11, 2024
6:00 PM
Lower-Level Conference Room

Minutes

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

Present:	Chairman Scott Reed
Members at Large:	Michael Wade, Janet Ehn, Anthony LaGalbo, Ann Scherzinger
Architectural Board Liaison:	Karen Heil

2. **Meeting Minutes**

Minutes from the October 14, 2024, meeting were approved by Chairman Scott Reed and seconded by District Representative Janet Ehn.

Minutes passed unanimously.

Attachment: 11.11 (9905 : Meeting Minutes from November 11, 2024)

3. **Application Submittals:**

No.	Alder. District /Time	Type of App	Owner(s) / Project Address	Contractor
1)	Dist. 2 6:00 pm	**Addition: Attached Garage**	Daniel & Theresa Umhoefer 11500 N. Parkview Drive Subd: Mequon Country Estates	Contractor: Owner Architect: Drexel

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

Conditions: Plans approved as submitted with the following conditions:
1. Existing vinyl siding will be replaced with LP Siding.
2. Cover vents with new siding on rear elevation.
3. Vents that are placed in the stone will remain.

2)	Dist. 2 6:10 pm	**Window Changes**	Jim Dries 2627 W. Lake Park Court Subd: The Lakes of Ville Du Park	Contractor: Aluma-Trim of America Architect: Aluma-Trim of America

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

Conditions: Plans approved as submitted with the following conditions:
1. The two garage casements windows should be double-hung windows or made to look like double-hung windows without grids.
2. Rear bedroom window to either be changed to three double-hung windows or a double-hung/picture/double-hung window.

3)	Dist. 2 6:20 pm	**New Single-Family Residence**	Sullivan & Jade Stewart 3623 W. Club Circle Subd: The Green at Mequon	Contractor: Allan Builders Architect: Dave Pluim

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

Conditions: Plans approved as submitted.

Attachment: 11.11 (9905 : Meeting Minutes from November 11, 2024)

4)	Dist. 3 6:25 pm	**New Single-Family Residence**	Veridian Homes LLC Lot #91 N. Tree Sparrow Drive Subd: The Enclave	Contractor: Veridian Homes Architect: Veridian Homes

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

Conditions: Plans approved as submitted.

5)	Dist. 3 6:30 pm	**New Single-Family Residence**	Veridian Homes LLC Lot #93 N. Tree Sparrow Drive Subd: The Enclave	Contractor: Veridian Homes Architect: Veridian Homes

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

Conditions: Plans approved as submitted.

6)	Dist. 7 6:35 pm	**New Single-Family Residence**	Charles Mayer 1828 W. Fiesta Lane Subd: N/A	Contractor: Mikkelson Builders Architect: Fred Dahms, Jr.

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

Conditions: Plans approved as submitted.

4. **Announcements**
   1. Administrative Approval for certain projects – Discussion of projects that have been approved at Staff Level

      Meeting discussion was postponed for the December 9th meeting so that Andy Wagner, the new Architectural Board Liaison can discuss items. Examples of items that are being approved at Staff Level can be found at the Inspections Counter through December 9, 2024.

Attachment: 11.11 (9905 : Meeting Minutes from November 11, 2024)

5. **Motion to Adjourn**

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

A vote was taken; vote passed unanimously.
Meeting adjourned at 6:37 p.m.

Attachment: 11.11 (9905 : Meeting Minutes from November 11, 2024)

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**

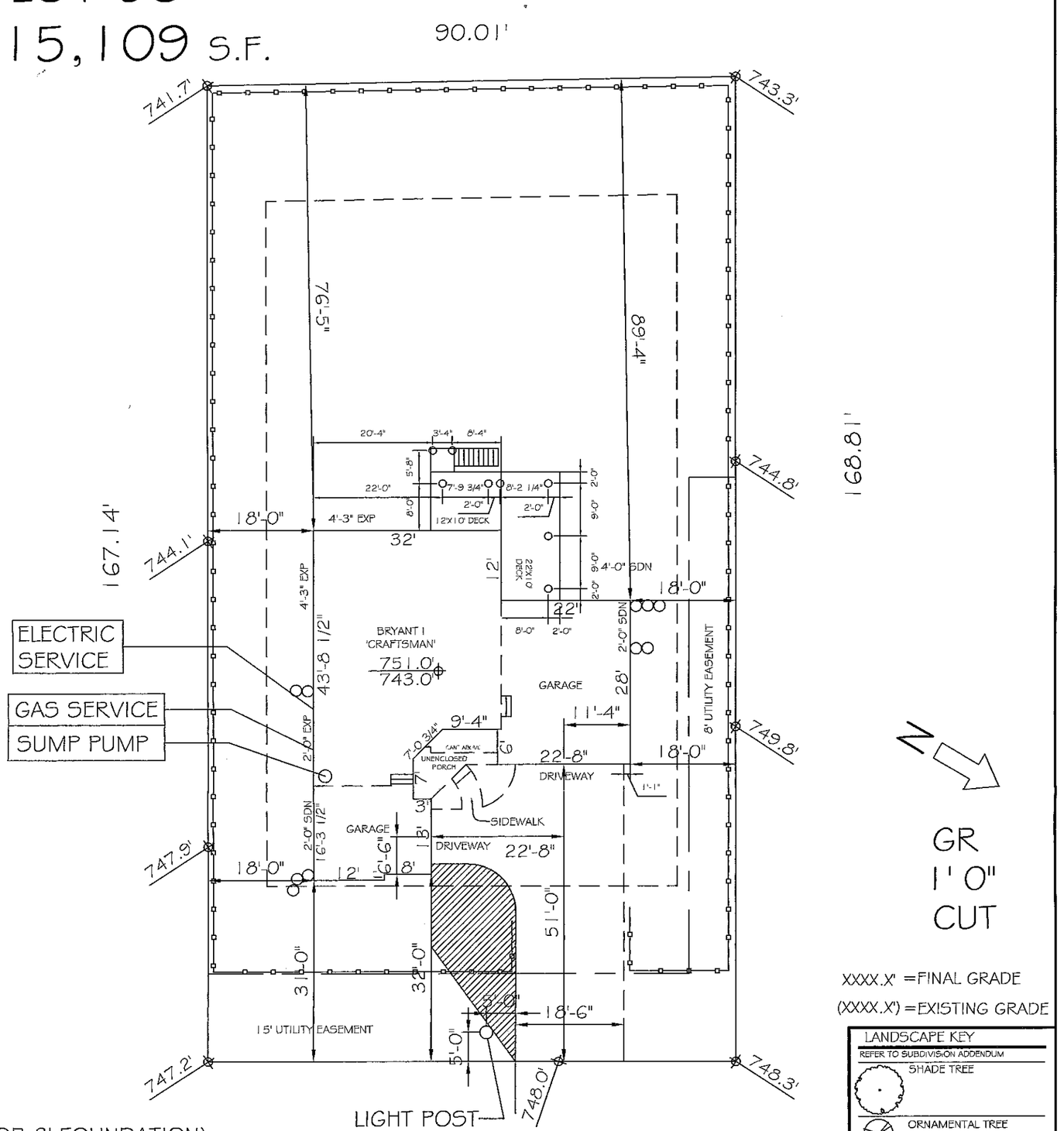
TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **December 9, 2024**
SUBJECT: **Veridian Homes LLC; New Single-Family Residence at 10595 Tree Sparrow Drive**

Attachments:
Survey (PDF)
Plans (PDF)

Attachment: Survey (9903 : Veridian Homes LLC)

PHASE 7
LOT 98
15,109 S.F.

NO PORCH ENCROACHMENTS
3 CAR FRONT ENTRY ONLY



XXXX.X' =FINAL GRADE

(XXXX.X') =EXISTING GRADE

(FOR 8' FOUNDATION)
TOP OF FOUNDATION=751.00
TOP OF FOOTING=743.00
GARAGE FLOOR ELEV.=750.50
DRIVEWAY SLOPE=5.0%
PARTIAL EXPOSURE=746.25
YARD GRADE=4.8%

(5.01%)
1 STEP TO STOOP

90.00'

TREE SPARROW DRIVE

NOTE:
*EROSION MATTING TO BE APPLIED AND INSTALLED BY LANDSCAPING CONTRACTOR AT TIME OF FINE GRADE AND SEED
*RETAINING WALL SYMBOLS ARE ONLY TO REPRESENT WHERE THEY ARE NEEDED-IT IS UP TO THE LANDSCAPER TO DETERMINE THE LENGTH NEEDED AND IN WHAT DIRECTION THEY SHOULD BE PLACED.

LANDSCAPE KEY
REFER TO SUBDIVISION ADDENDUM
SHADE TREE
ORNAMENTAL TREE
CONIFER
ROCK RETAINING WALL
STRAW EROSION MATT.

KEY
STD. SETBACK LINE
VARIANCE SETBACK
EASEMENT SETBACK
DRAINAGE ARROW
RETAINING WALL ARROW
EROSION CONTROL
MAIN TRANSFORMER
SM. TRANSFORMER

HOMESITE:	98
NEIGHBORHOOD:	ENCLAVE MEQUON PRESERVE
MODEL:	BRYANT I CRAFTSMAN 3-CAR SPLIT
SITE AREA:	15,109 SQ. FT.
IMPERVIOUS AREA:	3,834 SQ. FT.
SCALE:	1"=20'-0"
DRAWN BY:	JLP
DATE:	10/25/2024

CUSTOMER: MEGAN & KYLE KIEPER
ADDRESS: 10591 TREE SPARROW DRIVE
MEQUON, WI 53097

CUSTOMER APPROVAL:
SPF Nov 14 2024 DATE: / /
DATE: / /
VH APPROVAL:
DATE: / /

ZONED: -
MINIMUM SETBACKS

FRONT:	30'
REAR:	20'
SIDE:	10'
TOTAL SIDE:	-
CORNER SIDE:	-

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

3D - ARB Craftsman

Custom Designed For: MEGAN & KYLE KIEFER
Homesite / Neighborhood: 99 ENCLAVE MEQUON PRESERVE
Address: 11069 TREE SPARROW DRIVE
MEQUON, WI 53097
Customer Approval:
SPF Nov 14 2024

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

Actual floor plans & exterior styles may differ from these shown based on modifications, options & improvements to the plans by the builder. Room dimensions, features & actual square footage vary by exterior style and options.

Model: BRYANT 1 - 3 Car Split Garage
Elevation:
Revised Base Plan: Date: 10/25/2024
Drawn By:

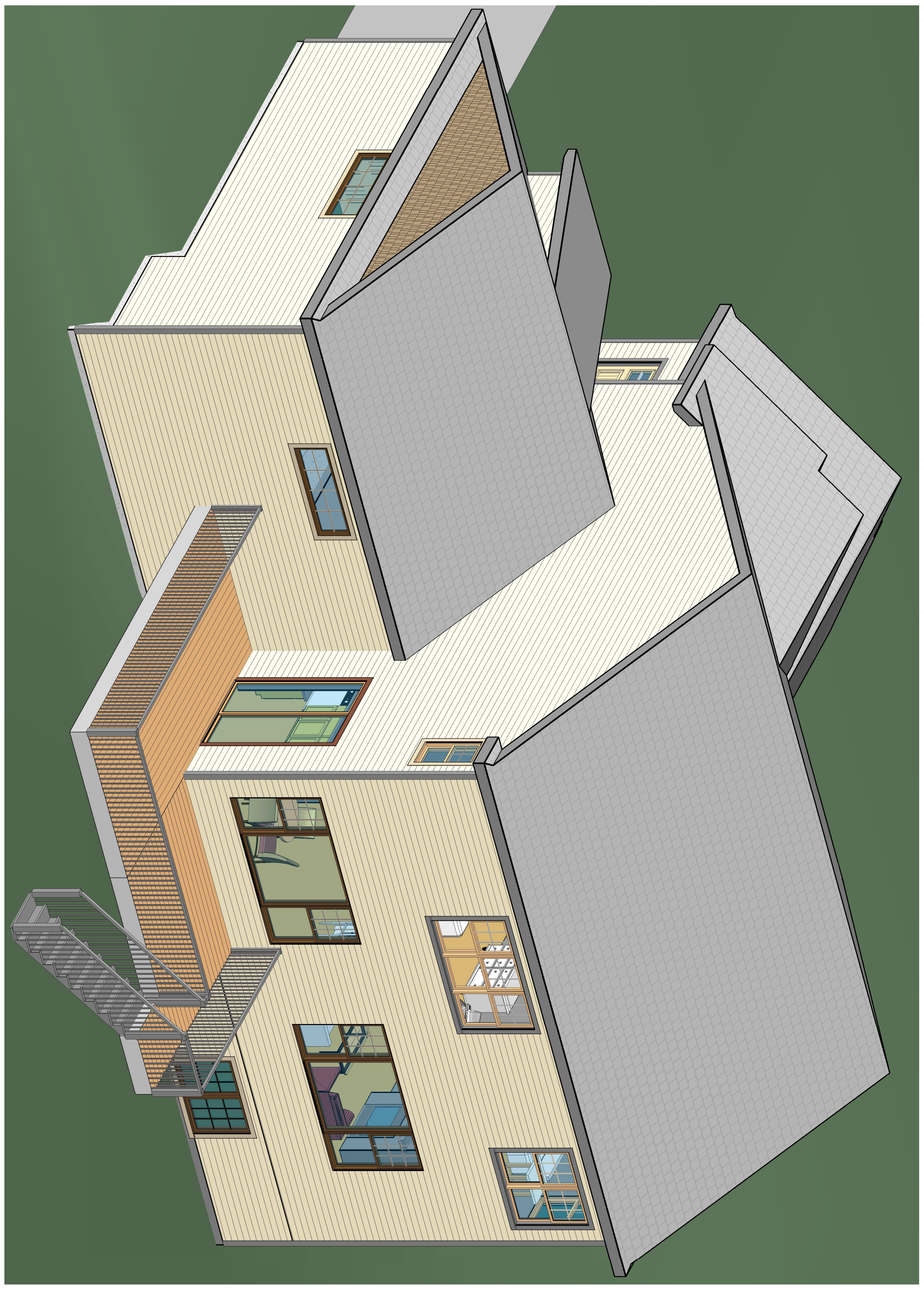
Print Date:
11/14/2024
12:33:56 PM
Revisions:

Drawing No.:
ARBO

Do Not Scale
Note: All dimensions are stud to stud

Attachment: Plans (9903 : Veridian Homes LLC)

3D - ARB Craftsman (Rear View)



Do Not Scale

Note: All dimensions are stud to stud

Actual floor plans & exterior styles may differ from these shown based on modifications, options & improvements to the plans by the builder. Room dimensions, features & actual square footage vary by exterior style and options.

Drawing No: ARB 1

Print Date: 11/18/2024 12:33:57 PM

Revisions:

Model: BRYANT 1 - 3 Car Split Garage

Elevation:

Revised Base Plan:

Drawn By: Date: 10/25/2024

VERIDIAN HOMES

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Madison, WI 53713
Phone 608.226.3100
Fax 608.226.0600

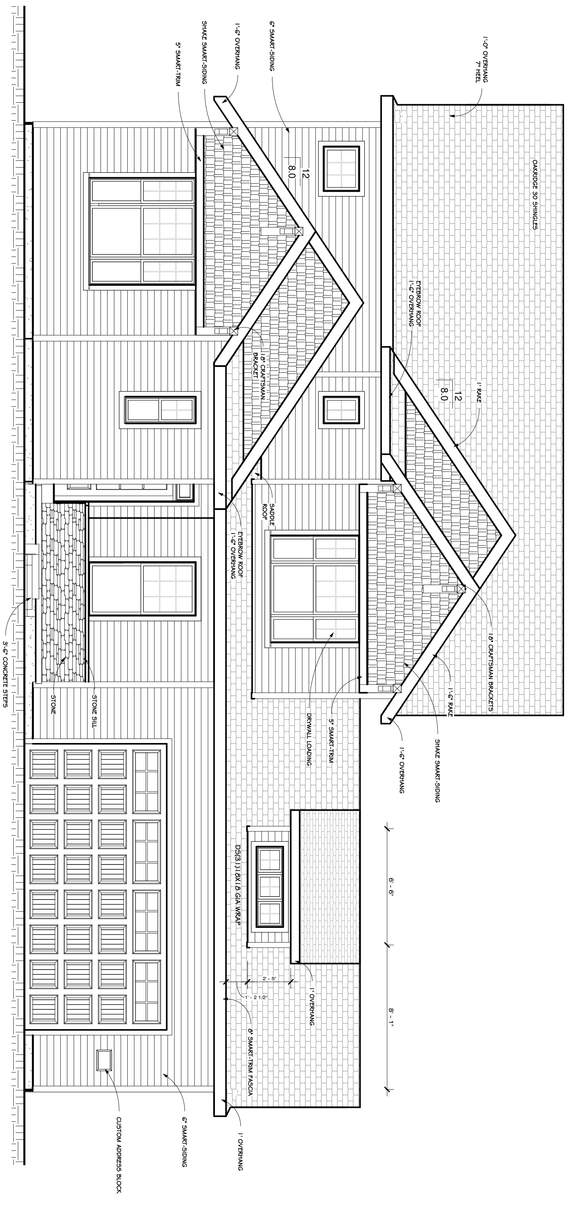
Custom Designed For: MEGAN & KYLE KIEFER

Homesite / Neighborhood: 98 ENCLAVE MEQUON PRESERVE

Address: 10591 TREE SPARROW DRIVE
MEQUON, WI 53097

Customer Approval: **SPF Nov 14 2024**

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ARB Front Elevation - Craftsman

1/4" = 1'-0"

NOTE:
ALL WINDOWS, FRONT DOOR, SERVI DOORS & GARAGE DOOR TO HAVE 5XM SMART TRIM
- ALL CORNERS TO BE 6" SMART TRIM
- ALL SIDING TO BE SMART SIDING
- TAIL FASCIA TO BE 6" SMART FASCIA

Do Not Scale

Note: All dimensions are stud to stud

Actual floor plans & exterior styles may differ from these shown based on modifications, options & improvements to the plans by the builder. Room dimensions, features & actual square footage vary by exterior style and options.

Drawing No: ARB2

Print Date: 11/19/2024 12:33:56 PM

Revisions:

Model: BRYANT I - 3 Car Split Garage

Elevation:

Revised Base Plan:

Drawn By: Date: 10/25/2024

VERIDIAN HOMES

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

Custom Designed For: MEGAN & KYLE KIEFER

Homesite / Neighborhood: 98 ENCLAVE MEQUON PRESERVE

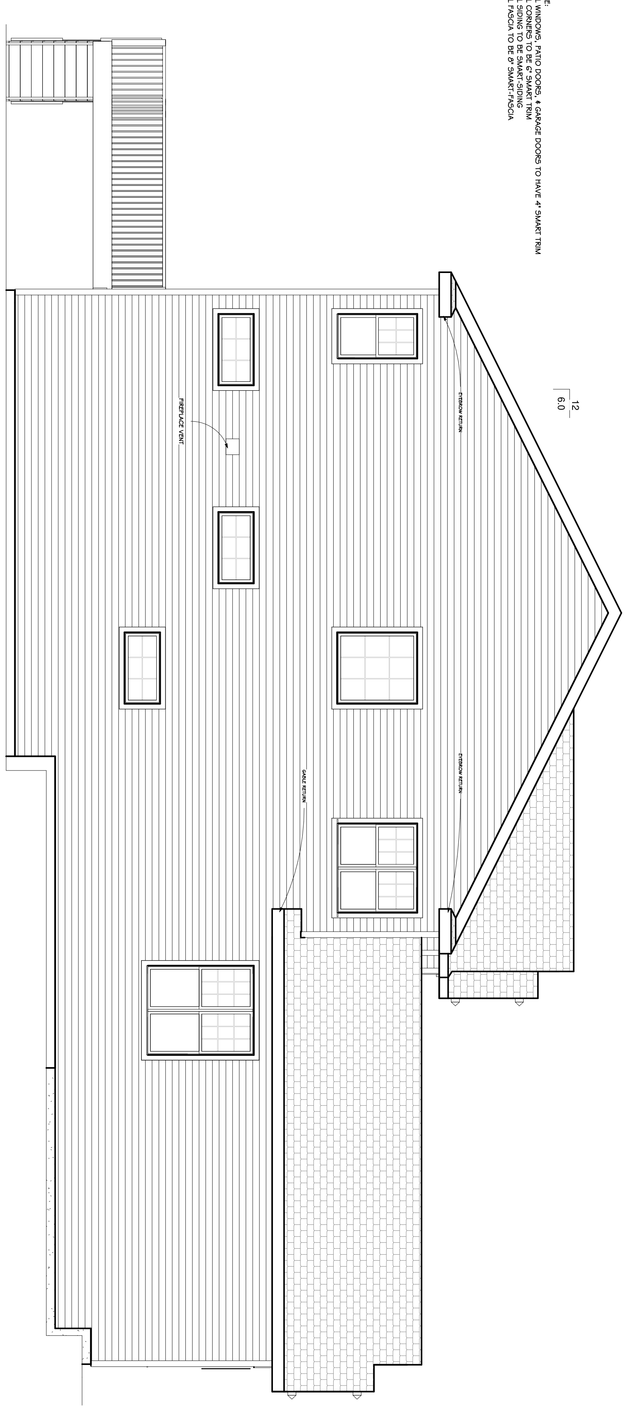
Address: 10591 TREE SPARROW DRIVE
MEQUON, WI 53097

Customer Approval: **SPF Nov 14 2024**

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NOTE:
- ALL WINDOWS, PATIO DOORS, & GARAGE DOORS TO HAVE 4" SMART TRIM
- ALL CORNERS TO BE 4" SMART TRIM
- ALL GONGS TO BE 4" SMART TRIM
- ALL FASCIA TO BE 8" SMART FASCIA

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



Do Not Scale

Note: All dimensions are stud to stud

Actual floor plans & exterior styles may differ from these shown based on modifications, options & improvements to the plans by the builder. Room dimensions, features & actual square footage vary by exterior style and options.

Drawing No: ARB3

Print Date: 11/14/2024 12:33:56 PM

Revisions:

Model: BRYANT I - 3 Car Split Garage

Elevation:

Revised Base Plan:

Drawn By: Date: 10/25/2024

VERIDIAN HOMES

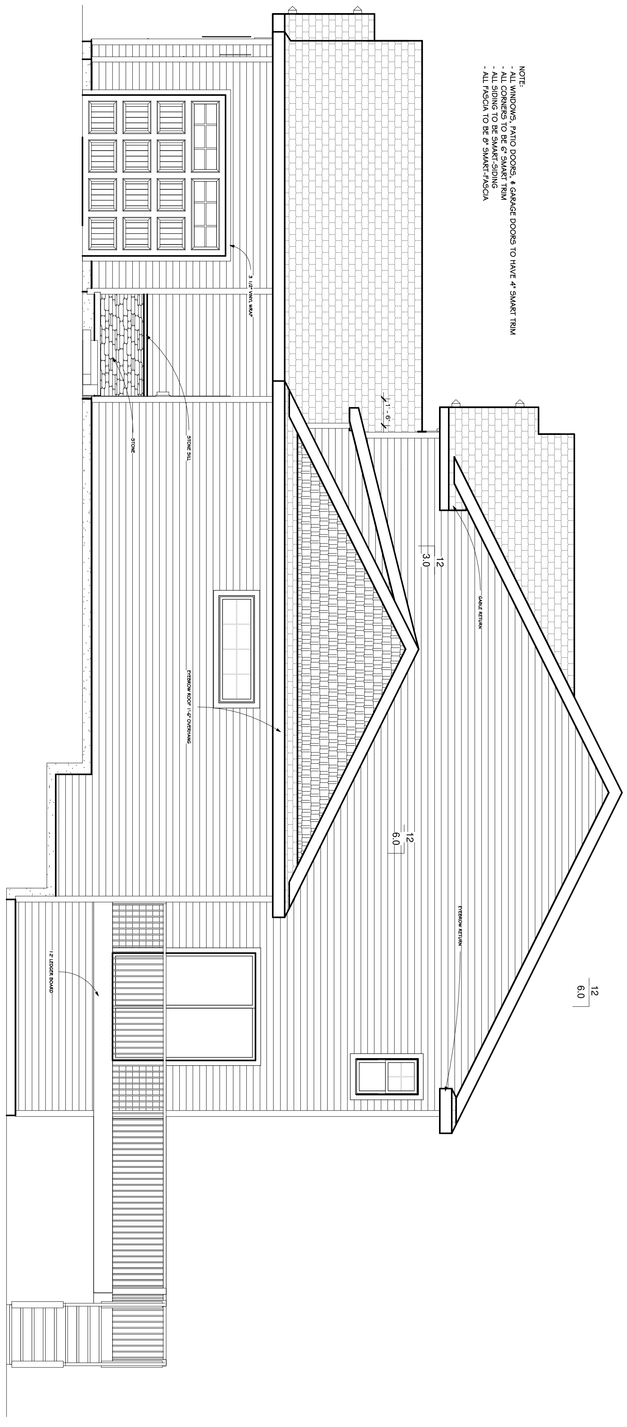
6801 South Towne Drive
Madison, WI 53713
Phone 608.226.3100
Fax 608.226.0600

Custom Designed For: MEGAN & KYLE KIEFER
Homesite / Neighborhood: 98 ENCLAVE MEQUON PRESERVE
Address: 10591 TREE SPARROW DRIVE
MEQUON, WI 53097
Customer Approval: **SPF Nov 14 2024**

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ARB Right Elevation - Craftsman

1/4" = 1'-0"



Do Not Scale

Note: All dimensions are stud to stud

Actual floor plans & exterior styles may differ from these shown based on modifications, options & improvements to the plans by the builder. Room dimensions, features & actual square footage vary by exterior style and options.

Drawing No: ARB4

Print Date: 11/18/2024 12:33:56 PM

Revisions:

Model: BRYANT I - 3 Car Split Garage

Elevation:

Revised Base Plan:

Drawn By: Date: 10/25/2024

VERIDIAN HOMES

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

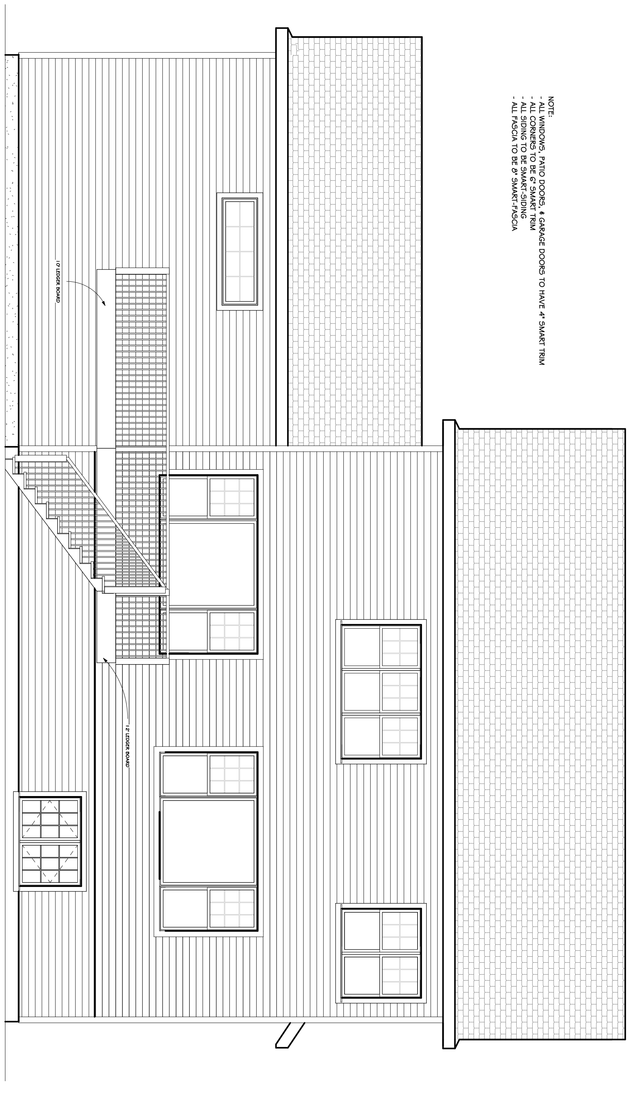
Custom Designed For: MEGAN & KYLE KIEFER

Homesite / Neighborhood: 98 ENCLAVE MEQUON PRESERVE

Address: 10591 TREE SPARROW DRIVE
MEQUON, WI 53097

Customer Approval: **SPF Nov 14 2024**

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ARB Rear Elevation - Craftsman

1/4" = 1'-0"

Do Not Scale

Note: All dimensions are stud to stud

Actual floor plans & exterior styles may differ from these shown based on modifications, options & improvements to the plans by the builder. Room dimensions, features & actual square footage vary by exterior style and options.

Drawing No: ARB5

Print Date: 11/18/2024 12:33:59 PM

Revisions:

Model: BRYANT 1 - 3 Car Split Garage

Elevation:

Revised Base Plan:

Drawn By: Date: 10/25/2024

VERIDIAN HOMES

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

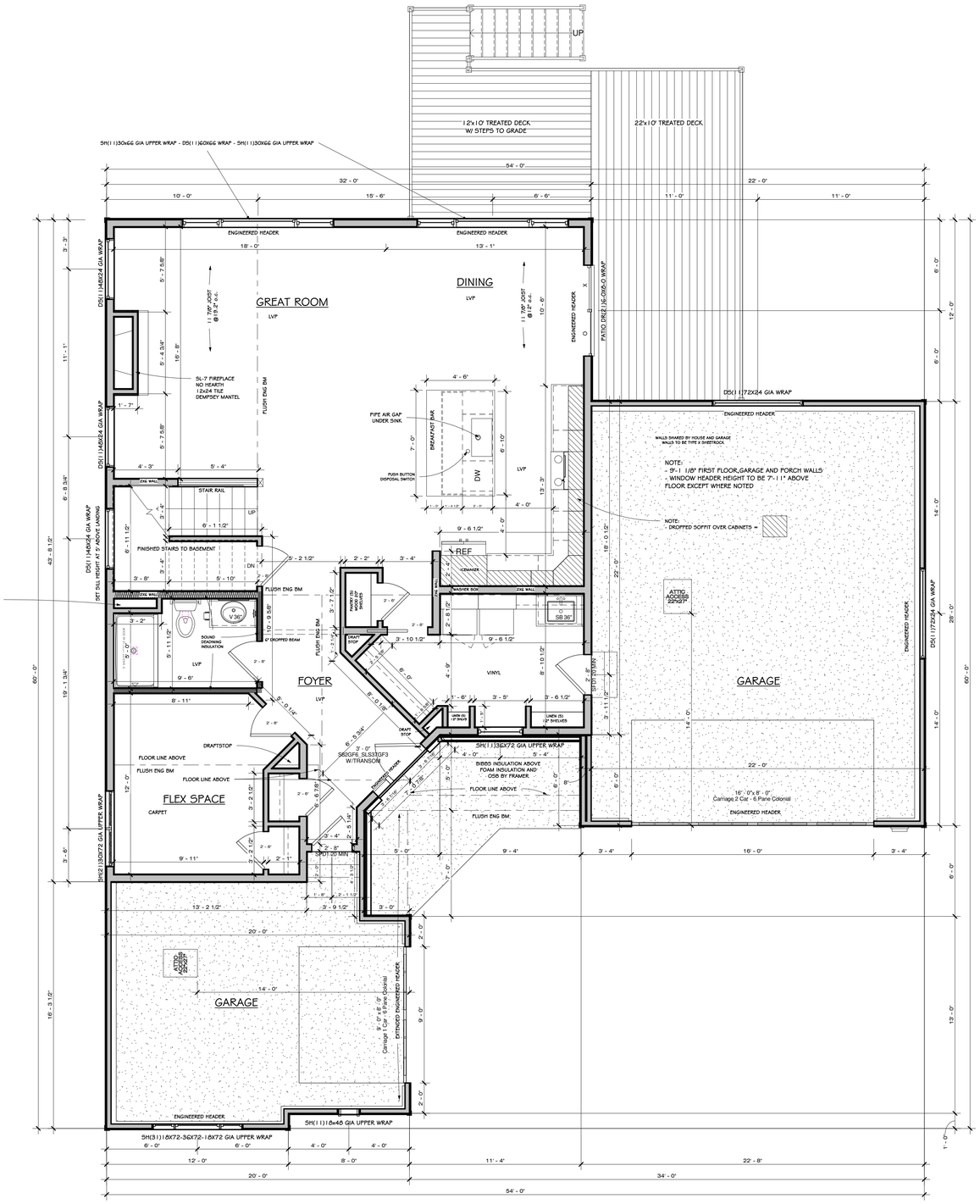
Custom Designed For: MEGAN & KYLE KIEFER

Homesite / Neighborhood: 98 ENCLAVE MEQUON PRESERVE

Address: 10591 TREE SPARROW DRIVE
MEQUON, WI 53097

Customer Approval: **SPF Nov 14 2024**

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ARB First Floor - Craftsman

1/4" = 1'-0"

Area Schedule (Craftsman)	
Name	Area
First Floor	1258 SF
Second Floor	1182 SF
	2440 SF

Custom Designed For: MEGAN & KYLE KIEFER
Homesite / Neighborhood: 99 ENCLAVE MEQUON PRESERVE
Address: 11069 TREE SPARROW DRIVE
MEQUON, WI 53097
Customer Approval:
SPF Nov 14 2024

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

Attachment: Plans (9903 : Veridian Homes LLC)

Actual floor plans & exterior styles may differ from these shown based on modifications, options & improvements to the plans by the builder. Room dimensions, features & actual square footage vary by exterior style and options.

Model: BRYANT 1 - 3 Car Split Garage
Elevation:
Revised Base Plan: Date: 10/25/2024
Drawn By:

Print Date: 11/14/2024 12:34:00 PM
Revisions:

Drawing No.: ARB6

Do Not Scale

Note: All dimensions are stud to stud



ARB Second Floor - Craftsman

1/4" = 1'-0"

Area Schedule (Craftsman)	
Name	Area
First Floor	1258 SF
Second Floor	1182 SF
	2440 SF

Custom Designed For: MEGAN & KYLE KIEFER
Homesite / Neighborhood: 99 ENCLAVE MEQUON PRESERVE
Address: LOT 99 TREE SPARROW DRIVE
MEQUON, WI 53097
Customer Approval:
SPF Nov 14 2024

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

Actual floor plans & exterior styles may differ from these shown based on modifications, options & improvements to the plans by the builder. Room dimensions, features & actual square footage vary by exterior style and options.

Model: BRYANT I - 3 Car Split Garage
Elevation:
Revised Base Plan: Date: 10/29/2024
Drawn By:

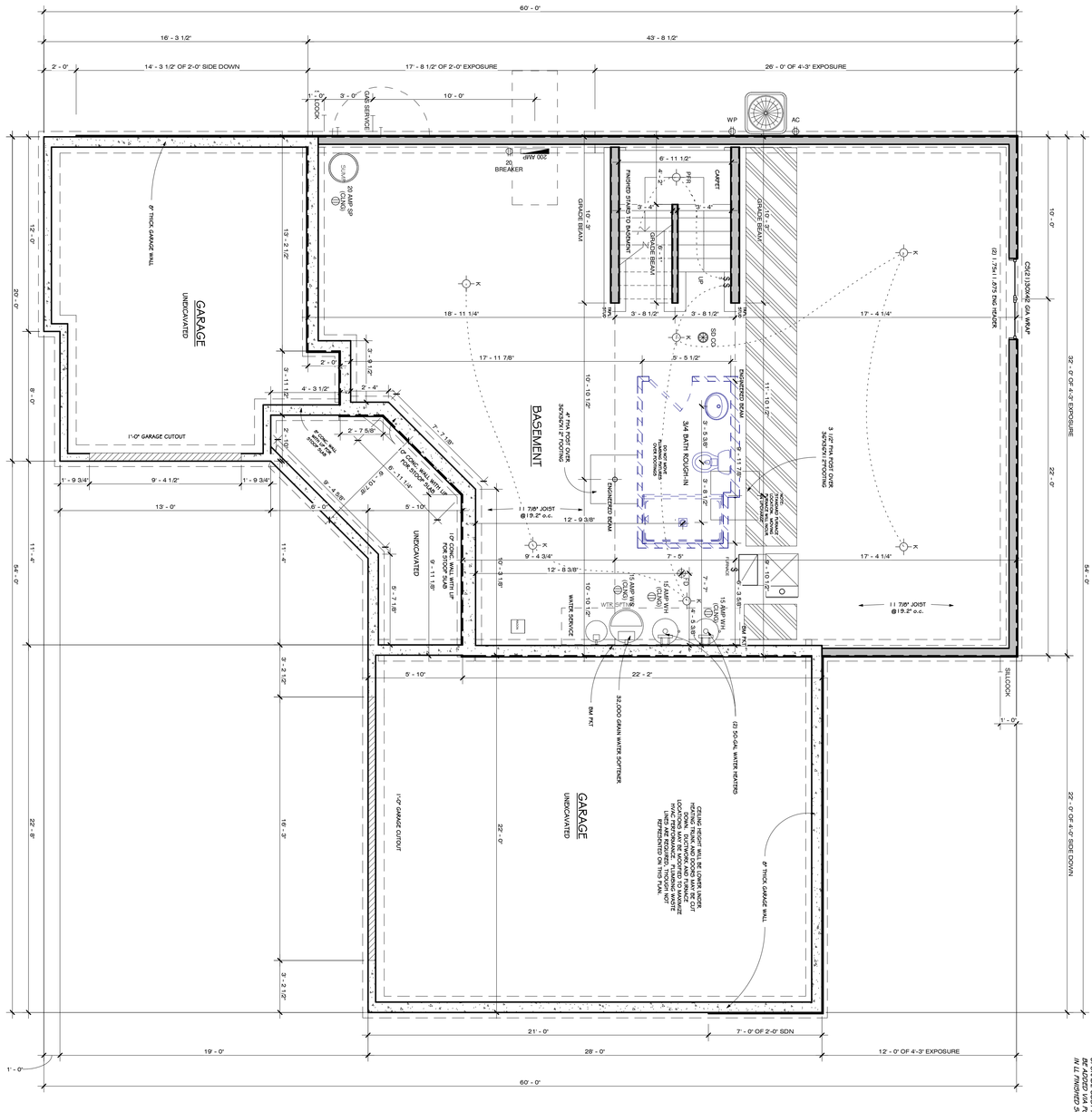
Print Date: 11/14/2024 12:34:01 PM
Revisions:

Drawing No.: ARB7

Do Not Scale

Note: All dimensions are stud to stud

Attachment: Plans (9903 : Veridian Homes LLC)


60' - 0"
16' - 3 1/2"
43' - 8 1/2"
2' - 0"
14' - 3 1/2" OF 2-0" SIDE DOWN
17' - 8 1/2" OF 2-0" EXPOSURE
26' - 0" OF 4-3" EXPOSURE
LOCK
3' - 0"
CARE SERVICE
10' - 0"
WP
AC
20 BREAKER
GRW 002
30 AMP SP
SUMP
6' - 11 1/2"
PT
4' - 2"
3'
9' - 4"
CARPET
FINISHED STAIRS TO BASEMENT
GIRDER BEAM
UP
10' - 3"
GIRDER BEAM
3' - 8 1/2"
3' - 8 1/2"
18' - 11 1/4"
17' - 4 1/4"
CRAWLSPACE VIA HATCH
17' - 11 7/8"
5' - 5 1/2"
SILLCOCK
2' - 0"
5' - 11 1/2"
4' - 3 1/2"
2' - 4"
GARAGE
UNEXCAVATED
4" THICK GARAGE WALL
1'-0" GARAGE CUTOUT
BASEMENT
4" PAN FOOT OVER 30"HIGH"4" FOOTING
CRAWLSPACE
CRAWLSPACE
CRAWLSPACE

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: **December 9, 2024**
SUBJECT: **Veridian Homes LLC; New Single-Family Residence at 10587 N. Tree Sparrow Drive**

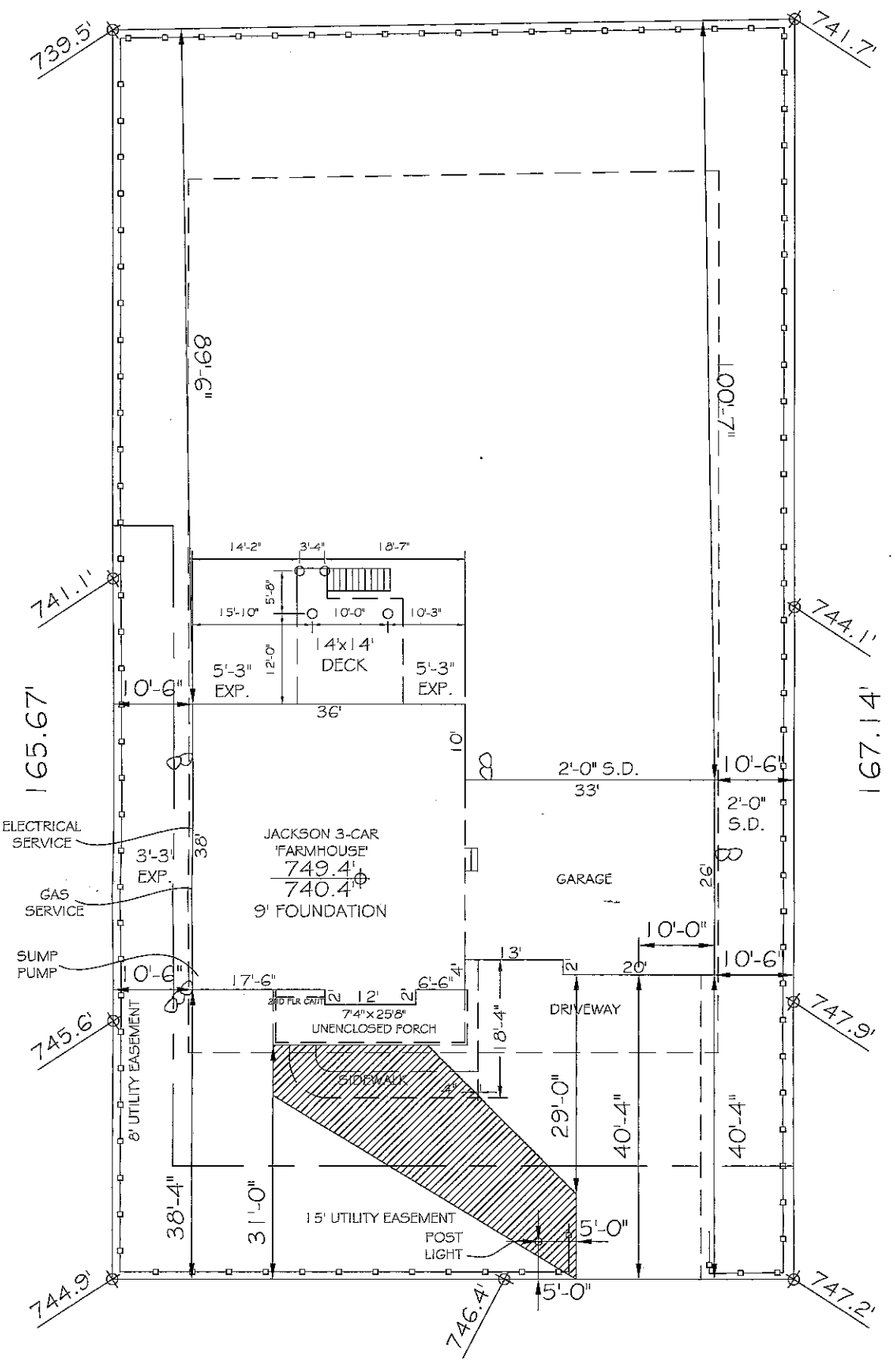
Attachments:
Survey (PDF)
Plans (PDF)

Attachment: Survey (9904 : Veridian Homes LLC)

PHASE 7
LOT 99
14,977 S.F.

- NO PORCH ENCROACHMENTS
- 3 CAR FRONT ENTRY ONLY

90.01'



GR
1' 0"
CUT

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

(FOR 9' FOUNDATION)
TOP OF FOUNDATION=749.40
TOP OF FOOTING=740.40
GARAGE FLOOR ELEV.=748.90
DRIVEWAY SLOPE=5.26%
PARTIAL EXPOSURE=743.65
YARD GRADE=6.1%

5.26% DRIVEWAY SLOPE - 2 STEPS TO STOOP

90.00'

TREE SPARROW DRIVE

NOTE:
*EROSION MATTING TO BE APPLIED AND INSTALLED BY LANDSCAPING CONTRACTOR AT TIME OF FINE GRADE AND SEED
*RETAINING WALL SYMBOLS ARE ONLY TO REPRESENT WHERE THEY ARE NEEDED-IT IS UP TO THE LANDSCAPER TO DETERMINE THE LENGTH NEEDED AND IN WHAT DIRECTION THEY SHOULD BE PLACED.

LANDSCAPE KEY
REFER TO SUBDIVISION ADDENDUM
- SHADE TREE
- ORNAMENTAL TREE
- CONIFER
- ROCK RETAINING WALL
- STRAW EROSION MATT.

KEY
- STD. SETBACK LINE
- VARIANCE SETBACK
- EASEMENT SETBACK
- DRAINAGE ARROW
- RETAINING WALL ARROW
- EROSION CONTROL
- MAIN TRANSFORMER
- SM. TRANSFORMER

HOMESITE: 99
NEIGHBORHOOD: EMPS
MODEL: JACKSON FARMHOUSE - 3 CAR FL
SITE AREA: 14,977 SQ. FT.
IMPERVIOUS AREA: 3,582 SQ. FT.
SCALE: 1"=30'-0"
DRAWN BY: DPJ
DATE: 10/10/2024

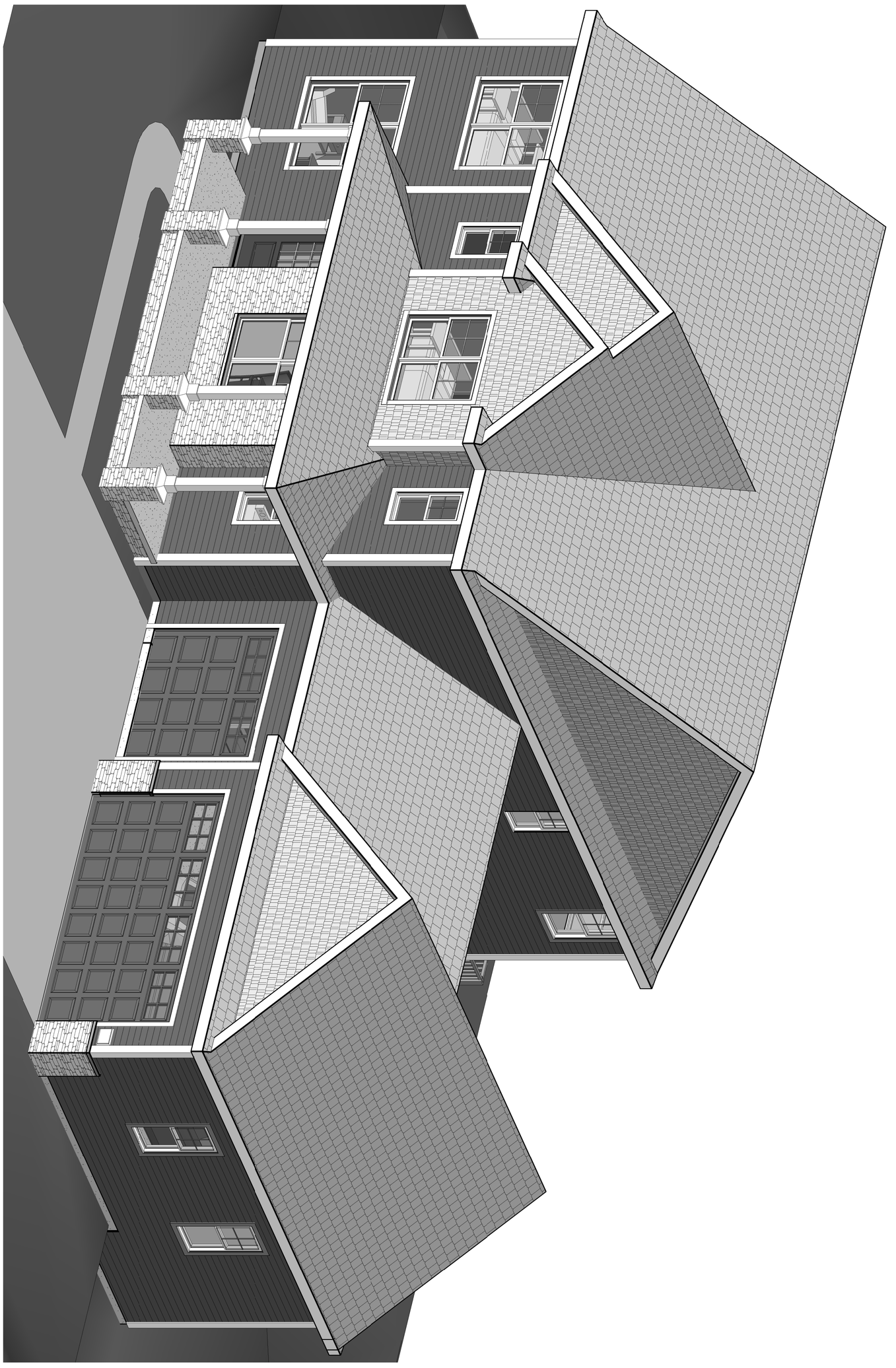
CUSTOMER: MOVE-IN READY
ADDRESS: 10587 TREE SPARROW DRIVE
MEQUON, WI 53097

CUSTOMER APPROVAL:
DATE: / /
DATE: / /
VH APPROVAL:
DATE: / /

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

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

3D - Farmhouse 3 Car Front Load (1/4" SCALE)



Do Not Scale Note: All dimensions are stud to stud

Actual floor plans & exterior styles may differ from these shown based on modifications, options & improvements to the plans by the builder.
Room dimensions, features & actual square footage vary by exterior style and options.

Drawing No: ARBO

Revisions:

Print Date: 11/14/2024 11:35:52 AM

Model: JACKSON

Elevation: FARMHOUSE - 3 CAR FRONT LOAD

Revised Base Plan:

Drawn By: DPJ Date: 10/10/2024

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

Custom Designed For: MOVE-IN READY

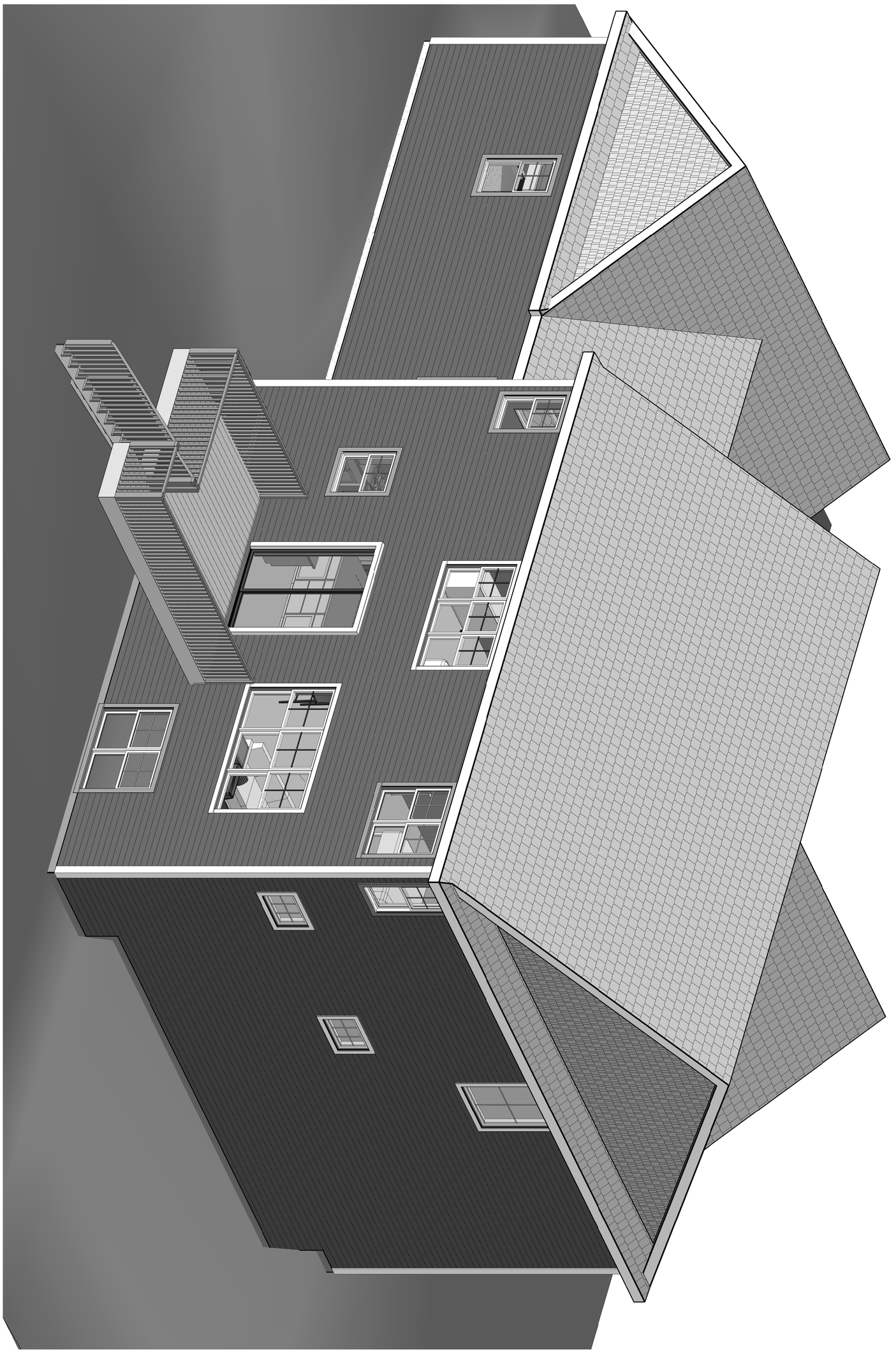
Homesite / Neighborhood: 99 ENCLAVE at MEQUON PRESERVE - SOUTH

Address: 10587 TREE SPARROW DRIVE
MEQUON, WI 53097

Customer Approval: **SPF Nov 14 2024**

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3D - Farmhouse 3 Car Front Load (Rear View) (1/4" SCALE)



Do Not Scale Note: All dimensions are stud to stud

Actual floor plans & exterior styles may differ from these shown based on modifications, options & improvements to the plans by the builder.
Room dimensions, features & actual square footage vary by exterior style and options.

Drawing No.: ARB1

Revisions:

Print Date: 11/14/2024 11:35:56 AM

Model: JACKSON

Elevation: FARMHOUSE - 3 CAR FRONT LOAD

Revised Base Plan:

Drawn By: DPJ Date: 10/10/2024

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

Custom Designed For: MOVE-IN READY

Homesite / Neighborhood: 99 ENCLAVE at MEQUON PRESERVE - SOUTH

Address: 10587 TREE SPARROW DRIVE
MEQUON, WI 53097

Customer Approval: **SPF Nov 14 2024**

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



Front Elevation - Farmhouse 3 Car Front Load (1/4" SCALE)

1/4" = 1'-0"

Custom Designed For: MOVE-IN READY
Homesite / Neighborhood: 99 ENCLAVE at MEQUON PRESERVE - SOUTH
Address: 10587 TREE SPARROW DRIVE
MEQUON, WI 53097
Customer Approval:
SPF Nov 14 2024

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VERIDIAN HOMES
6801 South Towne Drive
Madison, WI 53713
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Do Not Scale Note: All dimensions are stud to stud
Actual floor plans & exterior styles may differ from those shown based on modifications, options & improvements to the plans by the builder. Room dimensions, features & actual square footage vary by exterior style and options.

Model: JACKSON
Elevation: FARMHOUSE - 3 CAR FRONT LOAD
Revised Base Plan:
Drawn By: DPJ Date: 10/10/2024

Print Date:
11/14/2024
11:35:57 AM
Revisions:

Drawing No.:
ARB2

Attachment: Plans (9904 : Veridian Homes LLC)



Left Elevation - Farmhouse 3 Car Front Load (1/4" SCALE)

1/4" = 1'-0"

Custom Designed For: MOVE-IN READY
Homesite / Neighborhood: 99 ENCLAVE at MEQUON PRESERVE - SOUTH
Address: 10587 TREE SPARROW DRIVE
MEQUON, WI 53097

Customer Approval:

SPF Nov 14 2024

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Madison, WI 53713
Phone 608.226.3100
Fax 608.226.0600

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

Model: JACKSON
Elevation: FARMHOUSE - 3 CAR FRONT LOAD
Revised Base Plan:
Drawn By: DPJ Date: 10/10/2024

Print Date:
11/14/2024
11:35:57 AM
Revisions:

Drawing No.:
ARB3

Attachment: Plans (9904 : Veridian Homes LLC)



Right Elevation - Farmhouse 3 Car Front Load (1/4" SCALE)

1/4" = 1'-0"

Custom Designed For: MOVE-IN READY
Homesite / Neighborhood: 99 ENCLAVE at MEQUON PRESERVE - SOUTH
Address: 10587 TREE SPARROW DRIVE
MEQUON, WI 53097

Customer Approval: SPF Nov 14 2024

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VERIDIAN HOMES
6801 South Towne Drive
Madison, WI 53713
Phone 608.228.3100
Fax 608.226.0600

Model: JACKSON
Elevation: FARMHOUSE - 3 CAR FRONT LOAD
Revised Base Plan:
Drawn By: DPJ Date: 10/10/2024

Print Date:
11/14/2024
11:35:58 AM
Revisions:

Drawing No.:
ARB4

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

Attachment: Plans (9904 : Veridian Homes LLC)

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



Rear Elevation - Farmhouse 3 Car Front Load (1/4" SCALE)
1/4" = 1'-0"

Custom Designed For: MOVE-IN READY
Homesite / Neighborhood: 99 ENCLAVE at MEQUON PRESERVE - SOUTH
Address: 10587 TREE SPARROW DRIVE
MEQUON, WI 53097
Customer Approval:
SPF Nov 14 2024
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VERIDIAN HOMES
6801 South Towne Drive
Madison, WI 53713
Phone 608.226.3100
Fax 608.226.0600

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

Model: JACKSON
Elevation: FARMHOUSE - 3 CAR FRONT LOAD
Revised Base Plan:
Drawn By: DPJ Date: 10/10/2024

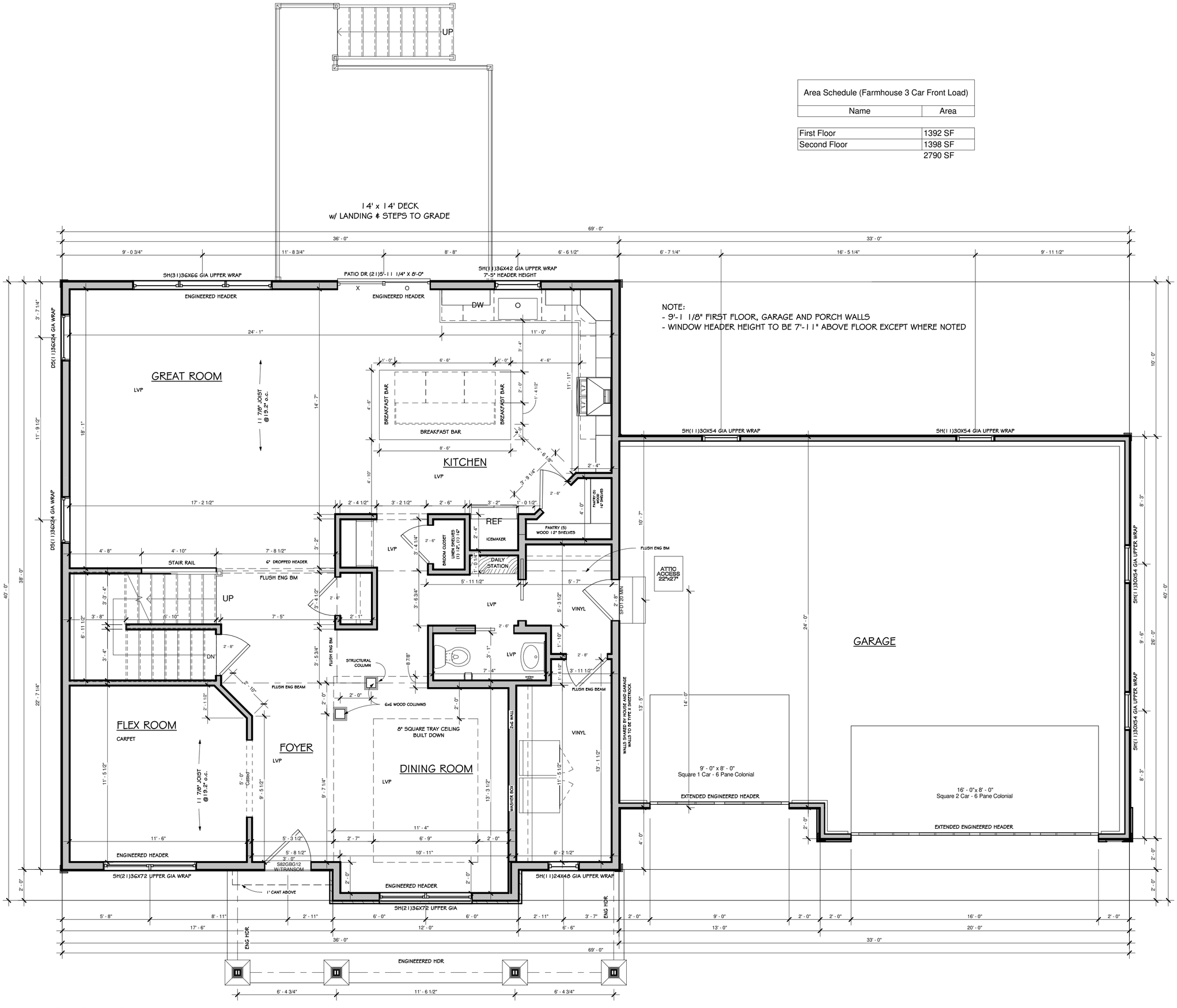
Print Date:
11/14/2024
11:35:58 AM
Revisions:

Drawing No.:
ARB5

Attachment: Plans (9904 : Veridian Homes LLC)

Area Schedule (Farmhouse 3 Car Front Load)	
Name	Area
First Floor	1392 SF
Second Floor	1398 SF
	2790 SF

NOTE:
- 9'-1 1/8" FIRST FLOOR, GARAGE AND PORCH WALLS
- WINDOW HEADER HEIGHT TO BE 7'-11" ABOVE FLOOR EXCEPT WHERE NOTED



First Floor - Farmhouse 3 Car Front Load (1/4" SCALE)

1/4" = 1'-0"

Custom Designed For: MOVE-IN READY
Homesite / Neighborhood: 99 ENCLAVE at MEQUON PRESERVE - SOUTH
Address: 10587 TREE SPARROW DRIVE MEQUON, WI 53097
Customer Approval:
SPF Nov 14 2024
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VERIDIAN HOMES
6801 South Towne Drive
Madison, WI 53713
Phone 608.226.3100
Fax 608.226.0600

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

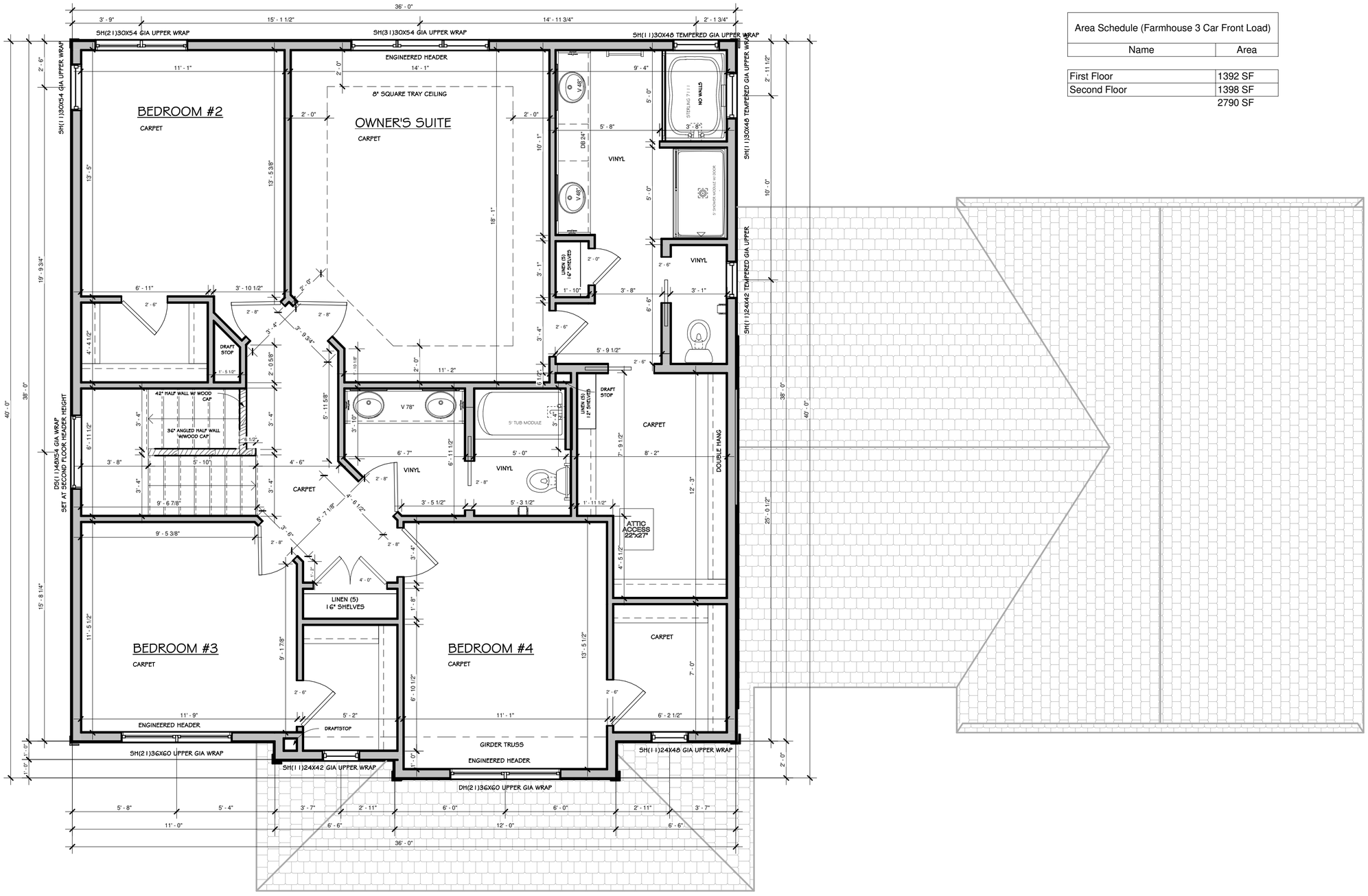
Model: JACKSON
Elevation: FARMHOUSE - 3 CAR FRONT LOAD
Revised Base Plan:
Drawn By: DPJ Date: 10/10/2024

Prnt Date: 11/14/2024 11:35:59 AM
Revisions:

Drawing No.: ARB6

Attachment: Plans (9904 : Veridian Homes LLC)

Area Schedule (Farmhouse 3 Car Front Load)	
Name	Area
First Floor	1392 SF
Second Floor	1398 SF
	2790 SF



Second Floor - Farmhouse 3 Car Front Load (1/4" SCALE)

1/4" = 1'-0"

Custom Designed For: MOVE-IN READY
Homesite / Neighborhood: 99 ENCLAVE at MEQUON PRESERVE - SOUTH
Address: 10587 TREE SPARROW DRIVE
MEQUON, WI 53097

Customer Approval: SPF Nov 14 2024

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

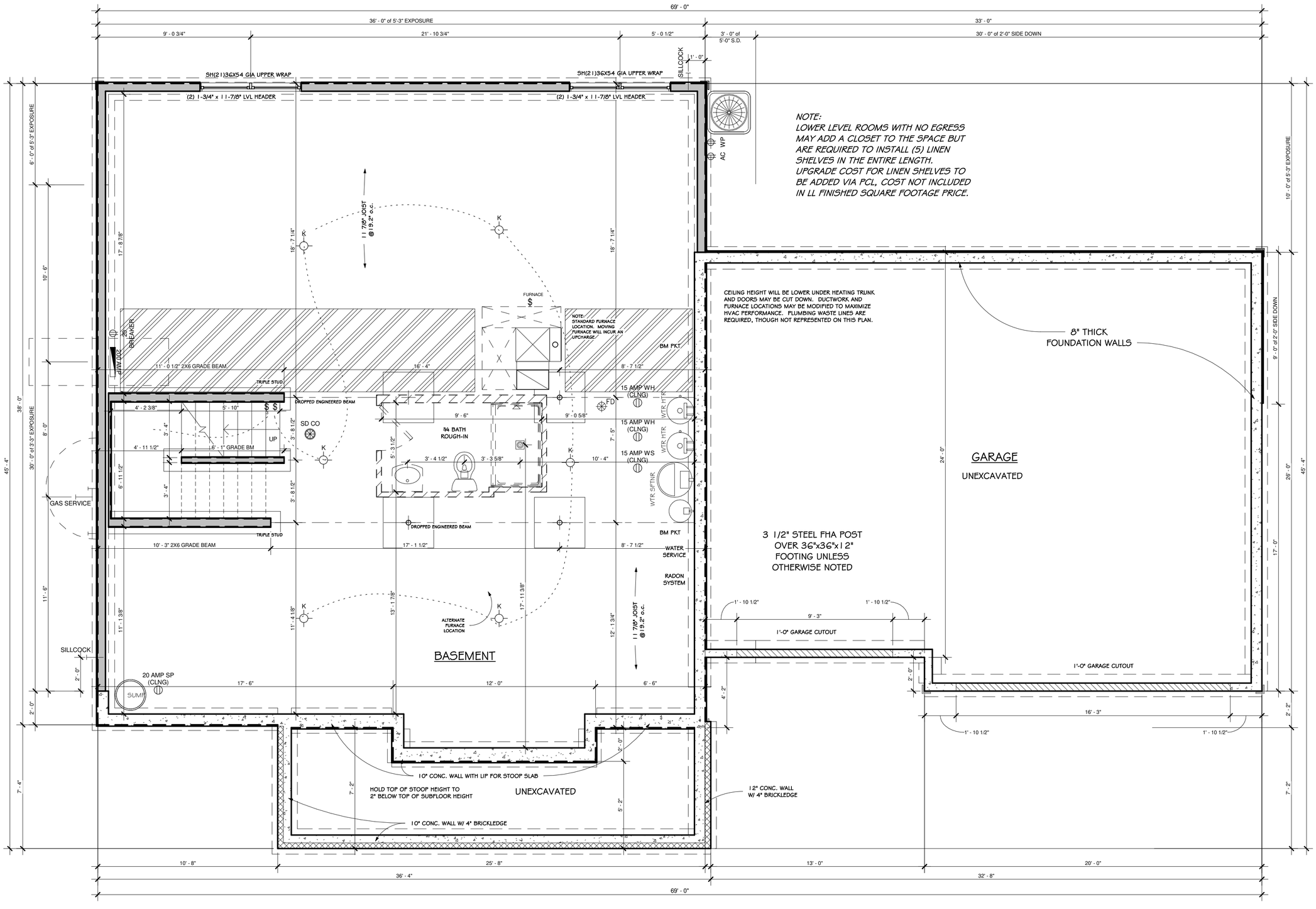
Do Not Scale Note: All dimensions are stud to stud
Actual floor plans & exterior styles may differ from these shown based on modifications, options & improvements to the plans by the builder. Room dimensions, features & actual square footage vary by exterior style and options.

Model: JACKSON
Elevation: FARMHOUSE - 3 CAR FRONT LOAD
Revised Base Plan:
Drawn By: DPJ Date: 10/10/2024

Print Date:
11/14/2024
11:36:00 AM
Revisions:

Drawing No.:
ARB7

Attachment: Plans (9904 : Veridian Homes LLC)



Foundation Plan

1/4" = 1'-0"

Custom Design For: MOVE-IN READY
Homesite / Neighborhood: 99 ENCLAVE at MEQUON PRESERVE - SOUTH
Address: 10587 TREE SPARROW DRIVE MEQUON, WI 53097
Customer Approval:
Model: JACKSON
Elevation: FARMHOUSE - 3 CAR FRONT LOAD
Revised Base Plan:
Drawn By: DPJ
Date: 10/10/2024
Print Date: 11/14/2024 11:36:01 AM
Revisions:
Drawing No.: ARB8

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SPF Nov 14 2024

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

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

Attachment: Plans (9904 : Veridian Homes LLC)

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

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

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **December 9, 2024**
SUBJECT: **Gail Sommerfeld; Addition: Second Floor at 5115 W. Willow Road**

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

Statement of Intent for 5115 W. Willow Rd., addition

Currently the house on the property is a one and a half story cape cod design, with a previous addition of a garage and family room (prior to my ownership). The plan is to use the original house to tear off the half story and make it into a two story colonial. All the floorspace is presently in place, so the addition would add more height and accessibly to the floor space presently under the eves. This will make the house more practical and useable. The site is 3/4 of an acre in a non-flood plain and good drainage. There are other two-story homes in the neighborhood, so the style will fit right in.

Attachment: Statement of intent (9906 : 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

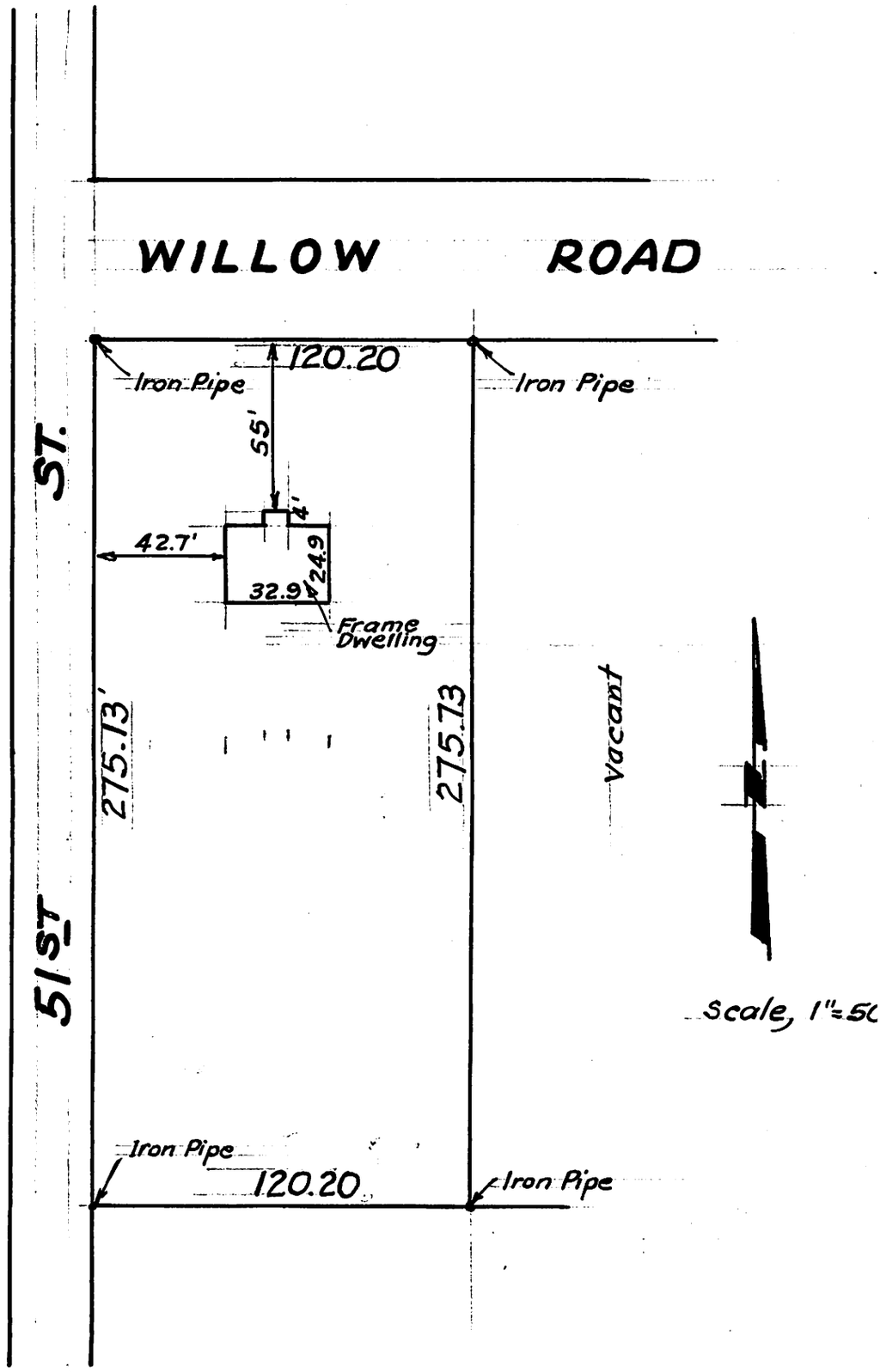
THIENSVILLE, WISC
THIENSVILLE 869

3.3.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 (9906 : Gail Sommerfeld)





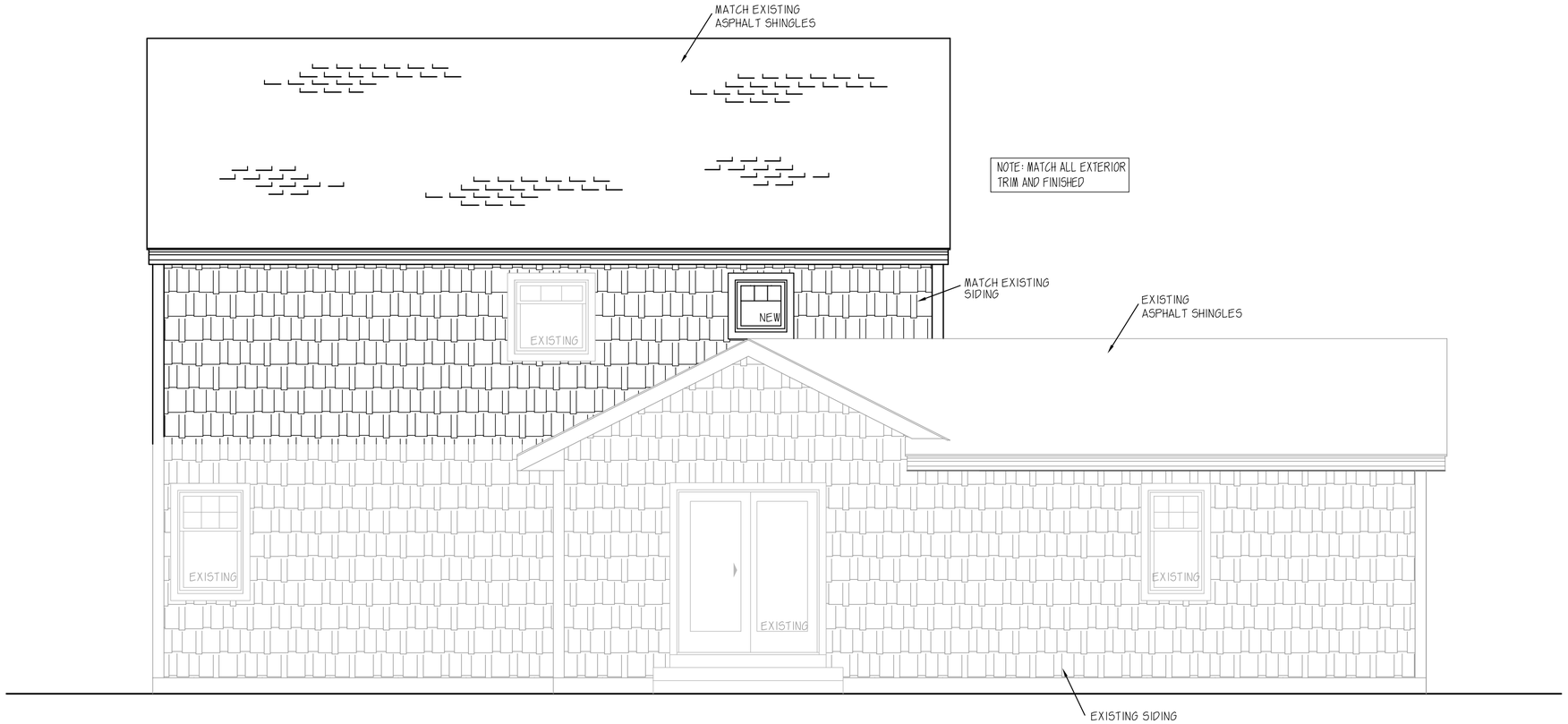






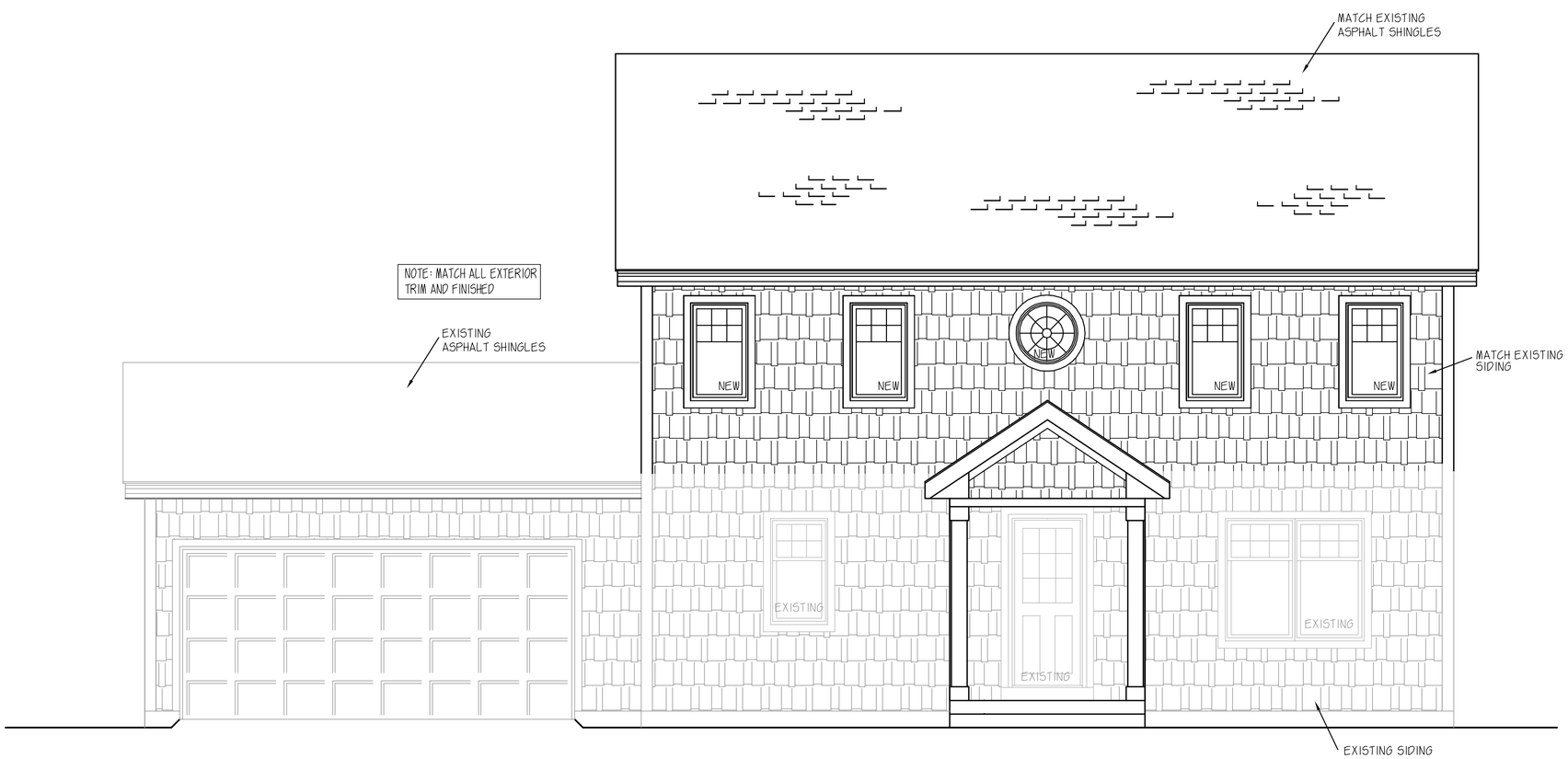


Attachment: Pictures (9906 : Gail Sommerfeld)



SOUTH ELEVATION

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



NORTH ELEVATION

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

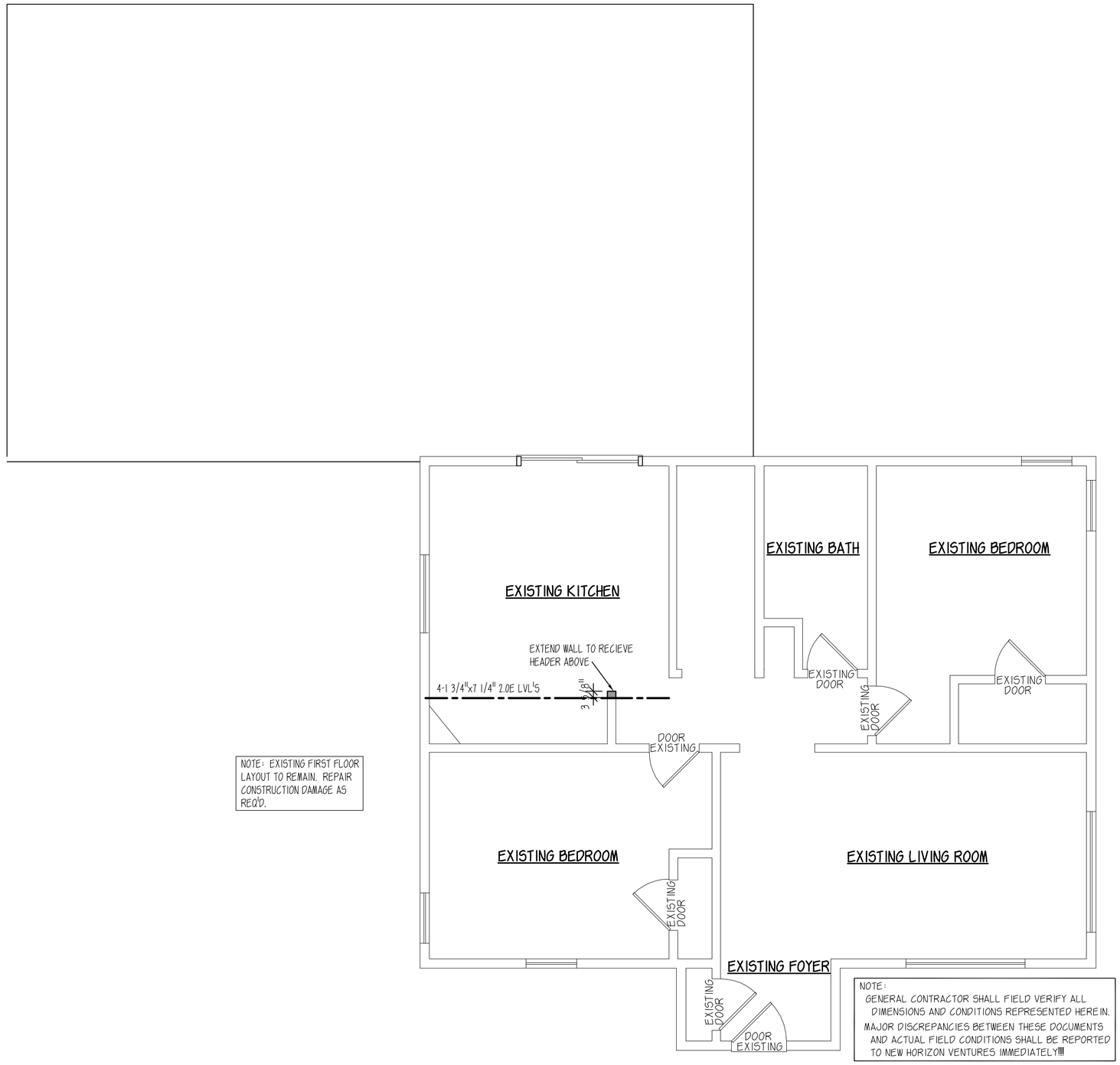
PROJECT
ADDITION FOR:
GAIL SOMMERFIELD
515 W. WILLOW RD.
MEQUON, WI. 53092

NEW HORIZON VENTURES, L.L.C.
ARCHITECTS/BUILDERS
P.O. BOX 292, GRAFTON, WI. 53024
http://www.execpc.com/~nhvllc/
262-377-4730 or 262-375-2397

JOB NUMBER DEC-3547-524
DATE 10/07/2024
REVISIONS:

SHEET 6 OF 6
CHECKED BY:
DRAWN BY: TLB

Attachment: Plans (9906 : Gail Sommerfeld)



NOTE: EXISTING FIRST FLOOR LAYOUT TO REMAIN. REPAIR CONSTRUCTION DAMAGE AS REQ'D.

NOTE:
GENERAL CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS REPRESENTED HEREIN.
MAJOR DISCREPANCIES BETWEEN THESE DOCUMENTS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO NEW HORIZON VENTURES IMMEDIATELY!!!

FIRST FLOOR PLAN

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

PROJECT
ADDITION FOR:
GAIL SOMMERFIELD
5115 W. WILLOW RD.
MEQUON, WI. 53092

NEW HORIZON VENTURES, L.L.C.
ARCHITECTS/BUILDERS
P.O. BOX 292, GRAFTON, WI. 53024
http://www.execpc.com/~nhullc/
262-377-4730 or 262-375-2397

JOB NUMBER DEC-3547-524
DATE 10/07/2024
REVISIONS:

SHEET 2 OF 6
CHECKED BY:
DRAWN BY: TLB

Attachment: Plans (9906 : Gail Sommerfeld)

WALL BRACING KEY

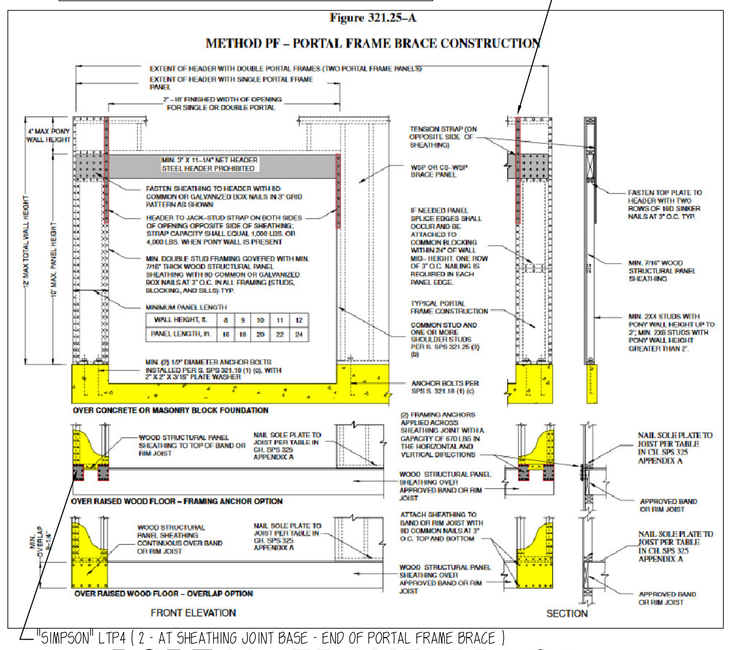
BUILDING SIDES (DEFINED BRACING RECTANGLE)

48" (8' TO 10' WALL HT) WOOD STRUCTURAL PANEL SHEATHING OR 1/2" STRUCTURAL FIBERBOARD SHEATHING PER TABLE 21.25-6

96" OF GYPSUM WALLBOARD (BOTH SIDES)

METHOD PF - PORTAL FRAME BRACE CONSTRUCTION W/ EXTENDED HEADERS (THIS PAGE)

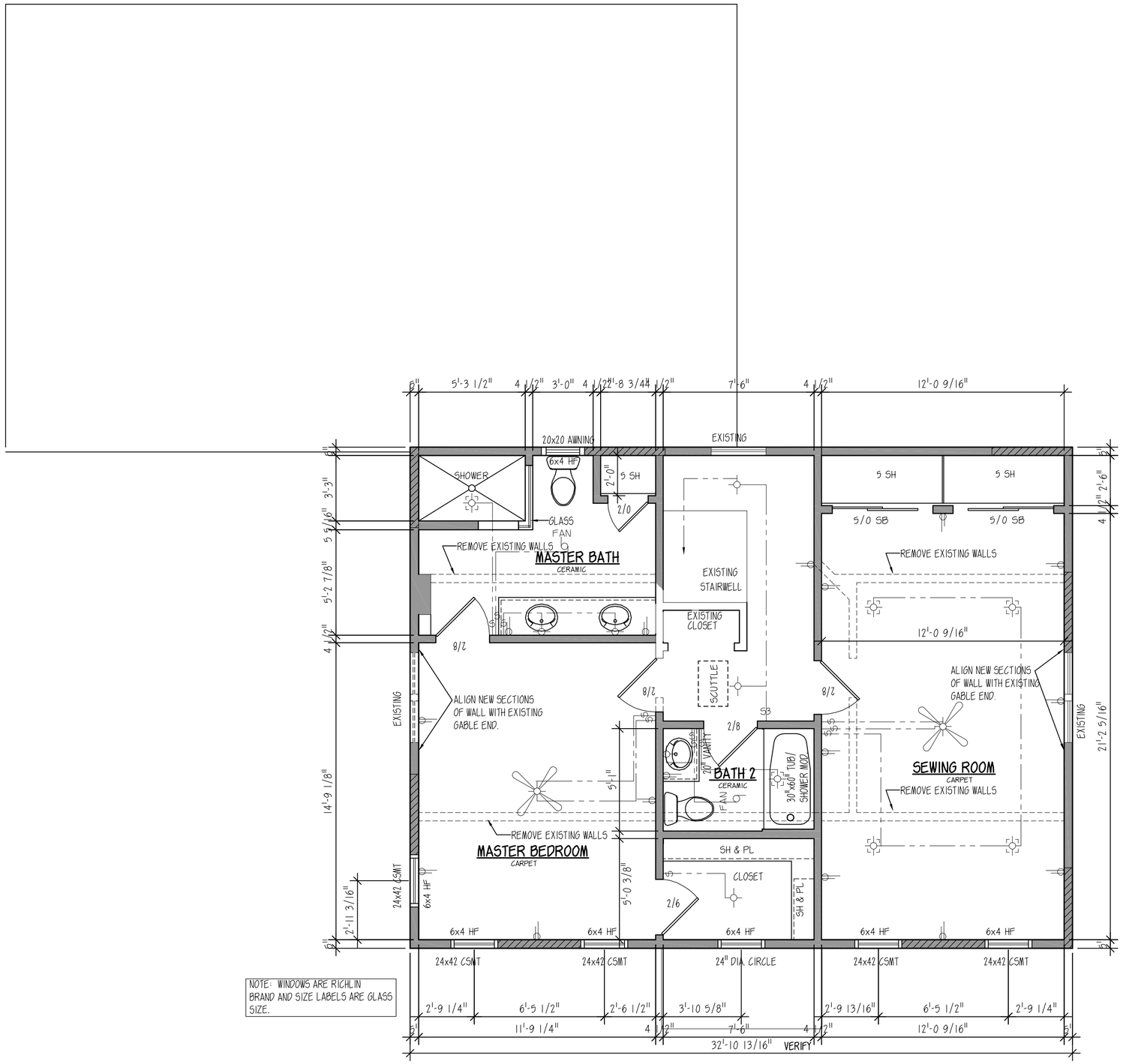
BRACED WALL PANEL SUPPORT:
BRACED WALL PANELS SHALL BE SUPPORTED ON FLOOR FRAMING OR FOUNDATIONS AS FOLLOWS:
1. PROVIDE BLOCKING WHERE JOISTS ARE PERPENDICULAR TO BRACED WALL LINES.
2. PROVIDE A RIM JOIST OR OTHER FRAMING MEMBER WHERE JOISTS ARE PARALLEL TO BRACE WALL LINES



"SIMPSON" LTP4 (2 - AT SHEATHING JOINT BASE - END OF PORTAL FRAME BRACE)

PORTAL FRAME BRACE

"SIMPSON" LSTA21 BOTH SIDES WINDOW OPENING



NOTE: WINDOWS ARE RICHLIN BRAND AND SIZE LABELS ARE GLASS SIZE.

SECOND FLOOR PLAN

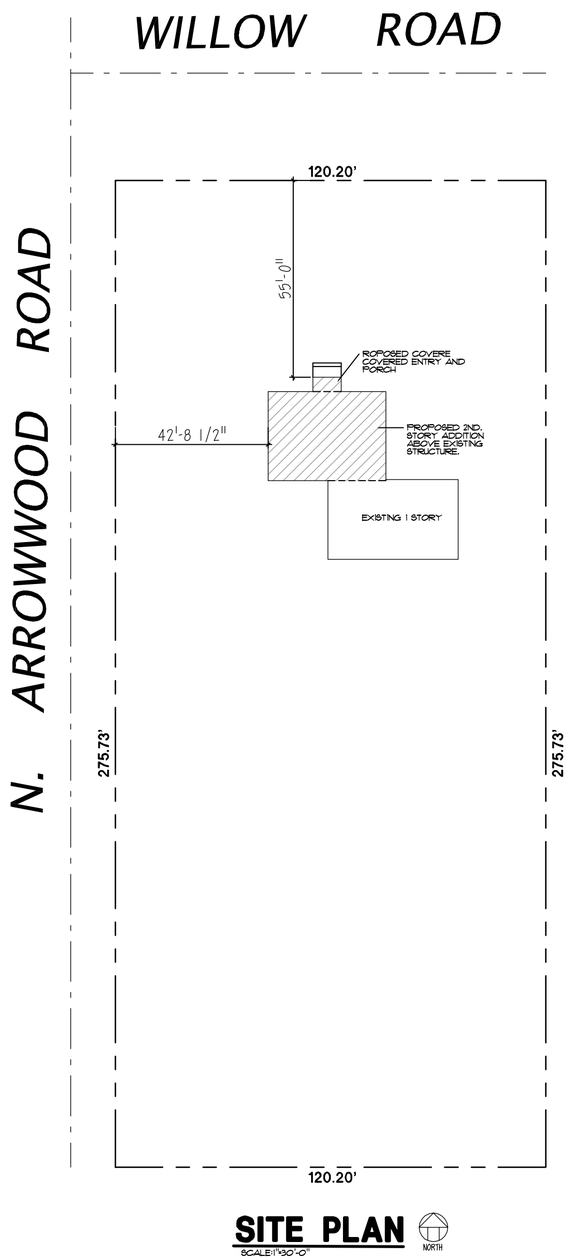
SCALE: 1/4" = 1'-0"

PROJECT
ADDITION FOR:
GAIL SOMMERFELD
5115 W. WILLOW RD.
MEQUON, WI. 53092

NEW HORIZON VENTURES, L.L.C.
ARCHITECTS/BUILDERS
P.O. BOX 292, GRAFTON, WI. 53024
http://www.execpc.com/~nhull/
262-377-4730 or 262-375-2397

JOB NUMBER DEC-3547-524
DATE 10/07/2024
REVISIONS:
SHEET 6 OF 6
CHECKED BY:
DRAWN BY: TLB

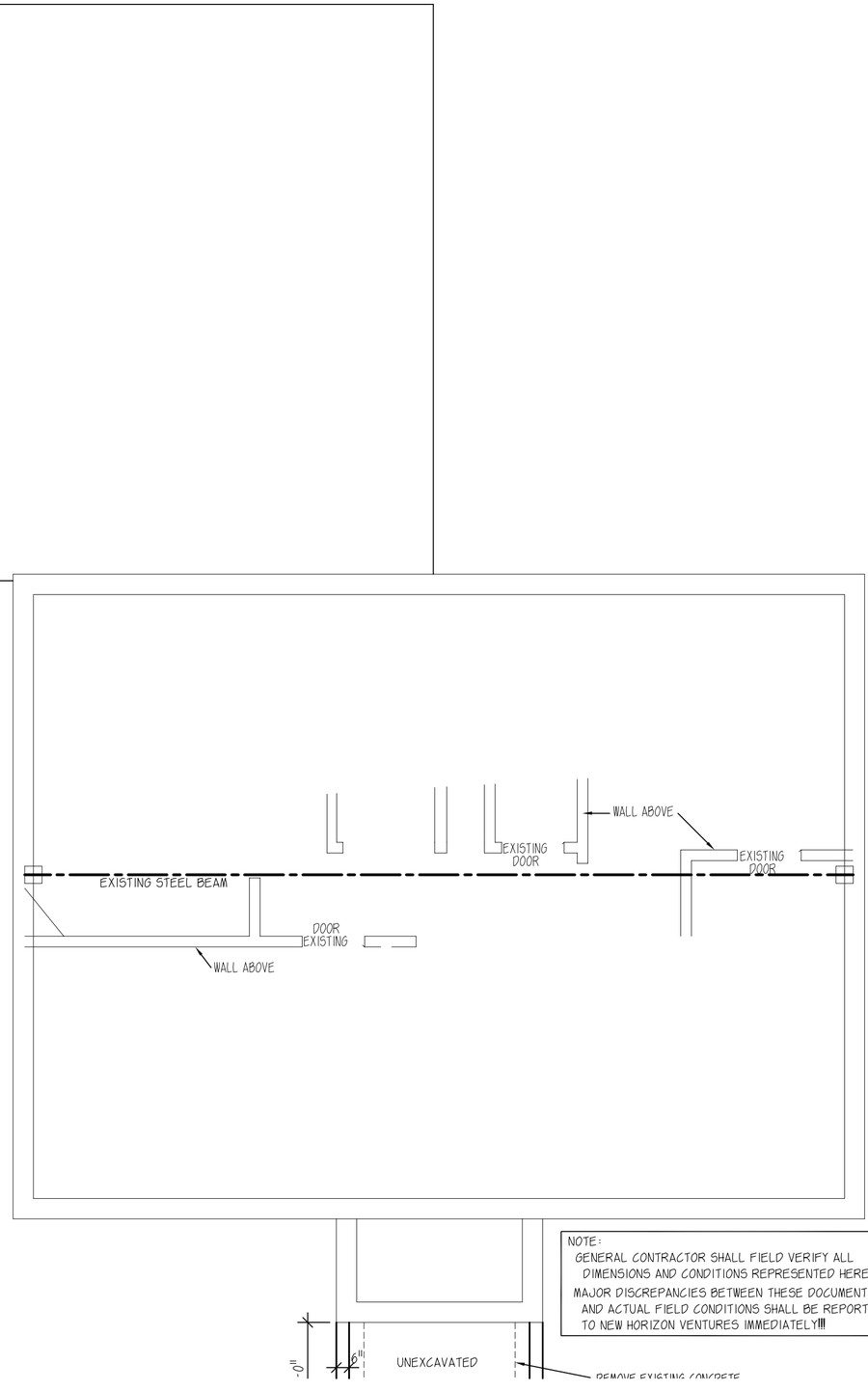
Attachment: Plans (9906 : Gail Sommerfeld)



SITE PLAN

SCALE: 1"=30'-0"

NORTH



NOTE:
GENERAL CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS REPRESENTED HEREIN. MAJOR DISCREPANCIES BETWEEN THESE DOCUMENTS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO NEW HORIZON VENTURES IMMEDIATELY!!!

FOUNDATION PLAN

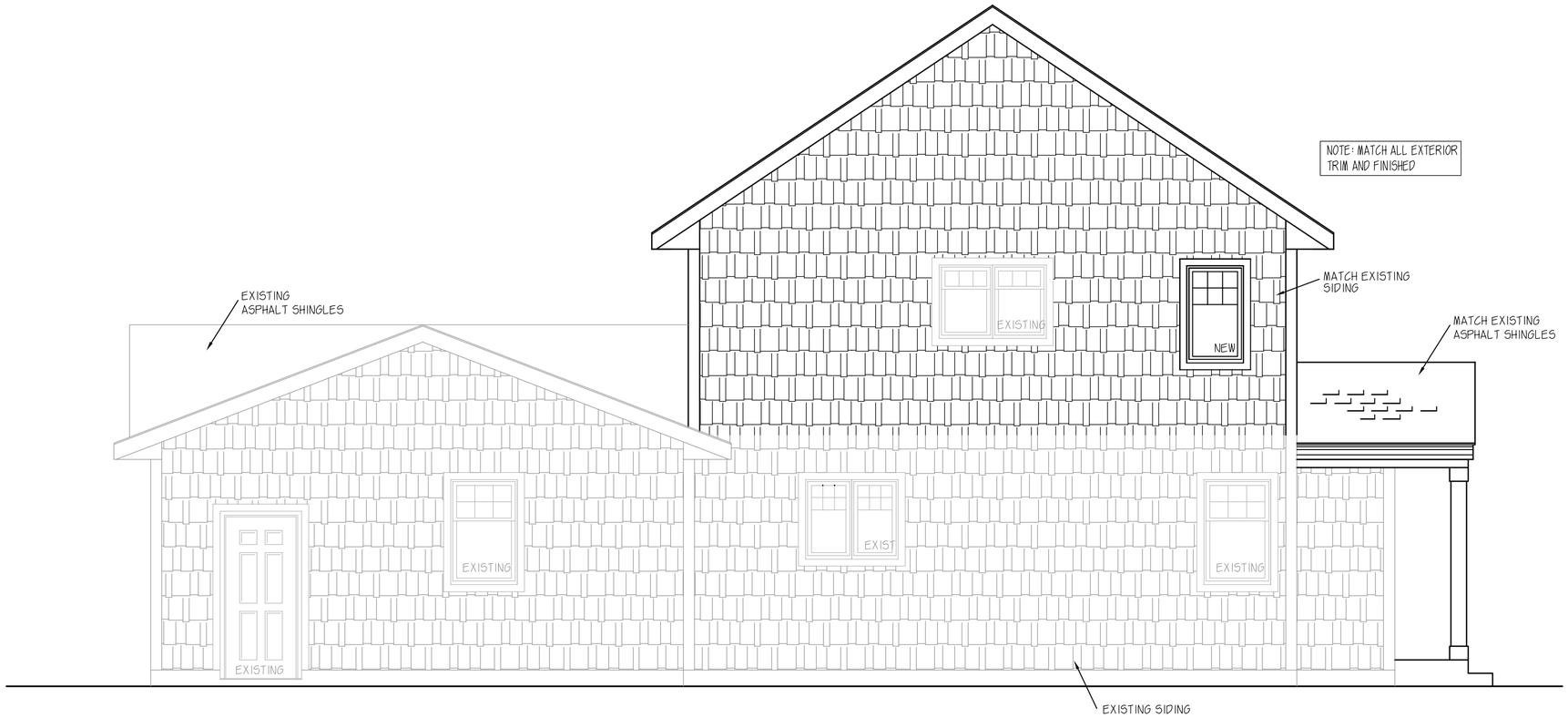
SCALE: 1/4" = 1'-0"

PROJECT
ADDITION FOR:
GAIL SOMMERFIELD
515 W. WILLOW RD.
MEQUON, WI. 53092

NEW HORIZON VENTURES, L.L.C.
ARCHITECTS/BUILDERS
P.O. BOX 292, GRAFTON, WI. 53024
http://www.execpc.com/~nhullc/
262-377-4730 or 262-375-2397

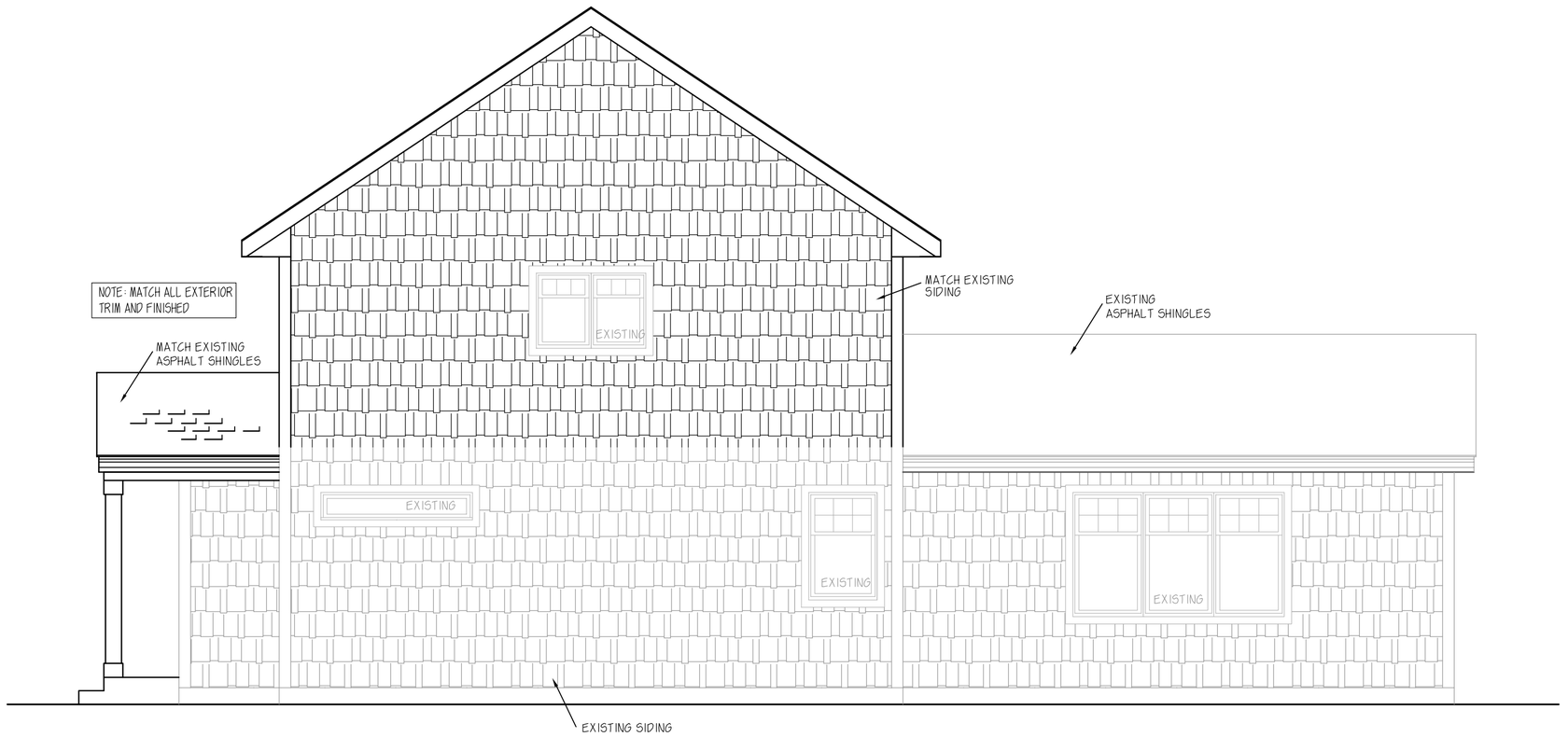
JOB NUMBER DEC-35471-524
DATE 10/07/2024
REVISIONS:
SHEET 4 OF 6
CHECKED BY:
DRAWN BY: TLB

Attachment: Plans (9906 : Gail Sommerfeld)



WEST ELEVATION

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



EAST ELEVATION

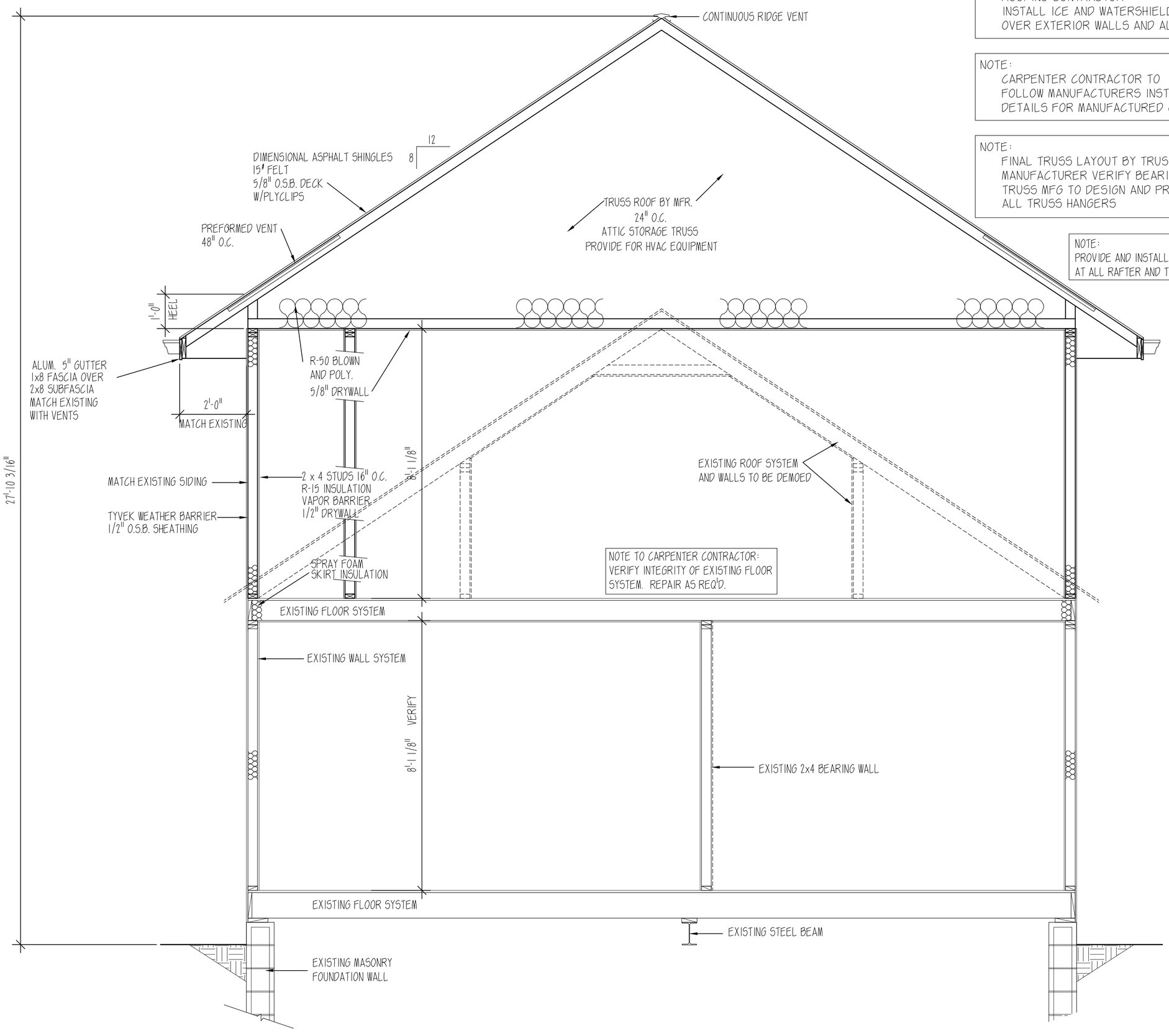
SCALE: 1/4" = 1'-0"

PROJECT
ADDITION FOR:
GAIL SOMMERFIELD
5115 W. WILLOW RD.
MEQUON, WI. 53092

NEW HORIZON VENTURES, L.L.C.
ARCHITECTS/BUILDERS
P.O. BOX 292, GRAFTON, WI. 53024
http://www.execpc.com/~nhullc/
262-377-4730 or 262-375-2397

JOB NUMBER: DEC-3547-524
DATE: 10/07/2024
REVISIONS:
SHEET: 6 OF 11
CHECKED BY:
DRAWN BY: TLB

Attachment: Plans (99 : Gail Sommerfeld)



SECTION 1

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

NOTE:
ROOFING CONTRACTOR:
INSTALL ICE AND WATERSHIELD UP ROOF
OVER EXTERIOR WALLS AND ALL VALLEYS

NOTE:
CARPENTER CONTRACTOR TO
FOLLOW MANUFACTURERS INSTALLATION
DETAILS FOR MANUFACTURED JOISTS

NOTE:
FINAL TRUSS LAYOUT BY TRUSS
MANUFACTURER VERIFY BEARING POINTS
TRUSS MFG TO DESIGN AND PROVIDE
ALL TRUSS HANGERS

NOTE:
PROVIDE AND INSTALL RAFTER CLIPS
AT ALL RAFTER AND TRUSS ENDS.

PROJECT
ADDITION FOR:
GAIL SOMMERFIELD
515 W. WILLOW RD.
MEQUON, WI. 53092

NEW HORIZON VENTURES, L.L.C.
ARCHITECTS/BUILDERS
P.O. BOX 292, GRAFTON, WI. 53024
http://www.execpc.com/~nhville/
262.377.4730 or 262.375.2947

JOB NUMBER DEC-3547-524
DATE 10/07/2024
REVISIONS:
SHEET 6 OF 6
CHECKED BY:
DRAWN BY: TLB

Attachment: Plans (9906 : 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: **December 9, 2024**
SUBJECT: **Jason & Kate Stuewe; Addition: Attached Garage & Second Floor at 10808 N. Cedarburg Road**

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

November 18, 2024

Stuewe Family

10808 N Cedarburg Rd

Mequon, WI 53092

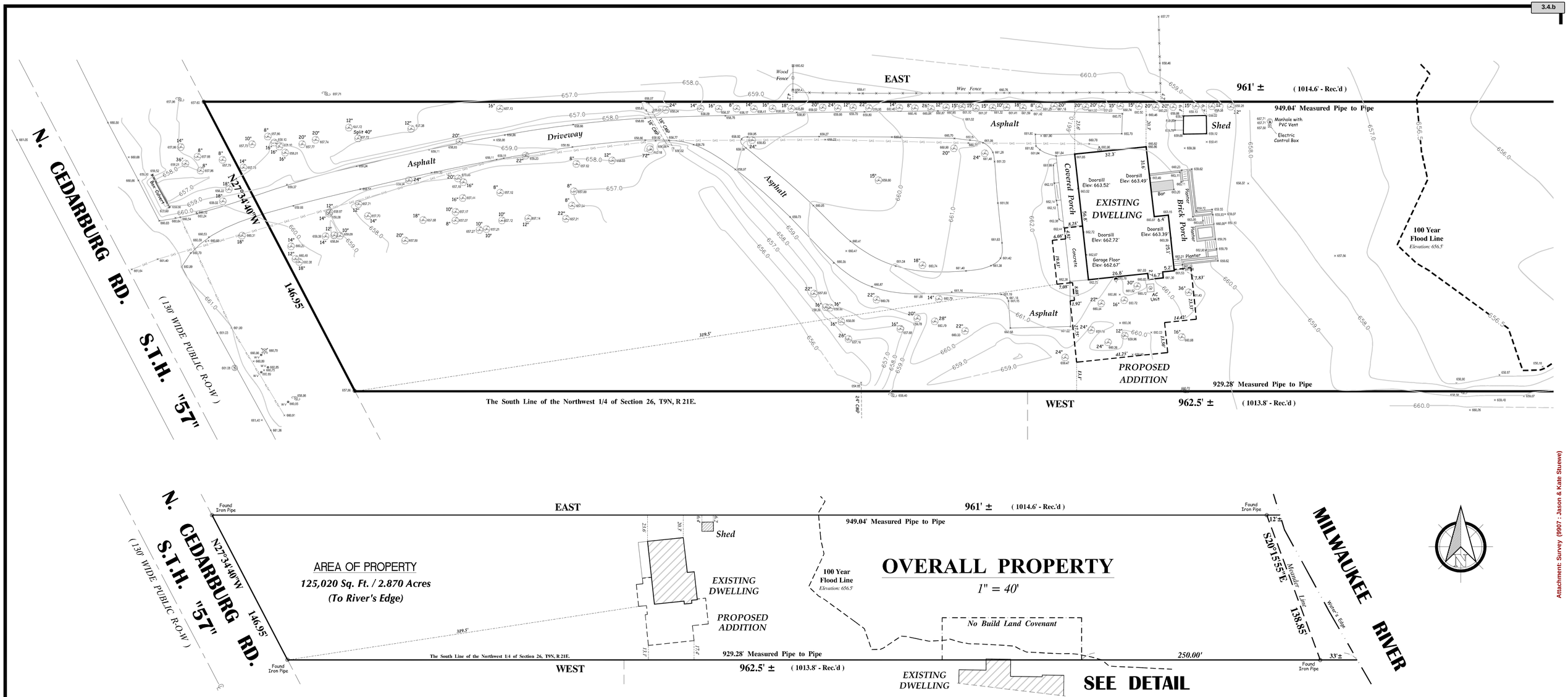
TO: ARCHITECTURAL REVIEW BOARD

RE: STATEMENT OF INTENT

The intent of the addition and remodel project for 10808 N Cedarburg Road is to rehab and improve the existing house. The project will focus on removing failing structural elements and improper roof drainage while simultaneously converting the existing garage into a kitchen and home office and building a new attached garage with bedroom space above.

The exterior improvements will balance the front elevation massing while providing a new masonry accent and will improve the rear elevation by converting the existing family room into a vaulted great room providing additional exterior fenestration. Additional covered space will be added at the rear patio.

Attachment: Statement of Intent.docx (9907 : Jason & Kate Stuewe)



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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

Marc Passarelli
WISCONSIN REGISTERED LAND SURVEYOR

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

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

WISCONSIN MARC G. PASSARELLI S-2417 FRANKLIN, WI LAND SURVEYOR

LEGEND

- Denotes Found Iron Pipe
- Denotes Existing Gas Meter
- Denotes Existing Electric Meter
- Denotes Existing Power Pole
- Denotes Existing Fire Hydrant
- Denotes Existing Water Valve
- Denotes Existing Sewer Manhole
- Denotes Existing Tree / Size
- Denotes Existing Spot Elevation
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Concrete Monument with City of Mequon Brass Cap being a Reference Benchmark for the Northeast Corner of the Northwest 1/4 of Section 26-09-21. Elevation: 696.13'

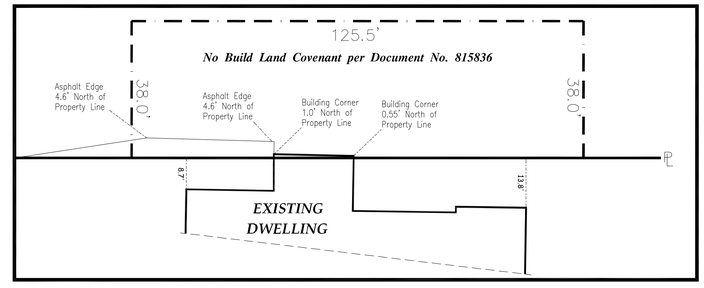
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A parcel of land in Section Twenty-Six (26), Township Nine (9) North, of range Twenty-one (21) East, In the City of Mequon, Ozaukee County, Wisconsin, described as follows:

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Also known as Lot #16, Block #5 of the Assessor's Plat of the City of Mequon, Ozaukee County, Wisconsin.

DETAIL



REVISION NO.	DESCRIPTION	DATE	BY
1	NEW FOUNDATION PLAN	4/9/24	MCP

FIELD WORK BY	MWW / JE	DATE	02/21/2023
DRAWN BY	MCP	DATE	03/06/2023
APPROVED BY		DATE	
CADFILE			
XREF			
I.MAN			

TOPOGRAPHIC PLAT OF SURVEY
SURVEYED FOR: JASON STUEWE
10808 NORTH CEDARBURG ROAD
MEQUON, WI. 53092

"THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO."

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MEMBER OF WISCONSIN SOCIETY OF LAND SURVEYORS & NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
2554 N. 100TH STREET
P.O. BOX 26596
WAUWATOSA, WISCONSIN 53226
(414) 257-2212 FAX : (414) 257-2443
sai@wi.rr.com

SAI PROJECT NUMBER	36454
PROJECT SCALE	1" = 20'
SHEET NUMBER	1 of 1

Attachment: Survey (9907 : Jason & Kate Stuewe)

















Attachment: Pictures (9907 : Jason & Kate Stuewe)

GENERAL NOTES:

1. The contractor shall provide all labor, materials, tools and equipment, transportation, utilities and/or other services necessary for the proper execution of the work. All costs for inspections, tests and building permits shall be the responsibility of the general contractor, unless otherwise noted in the specifications.
2. The contractor shall procure all permits and licenses required to perform the full scope of the work.
3. All construction shall comply with all local, state, federal, and any and all other applicable codes, ordinances and statutes.
4. By entering into a "contract for construction" with the owner, the contractor warrants that the contractor has visited the project site, has thoroughly familiarized itself with existing conditions, and has thoroughly reviewed same with the requirements of the contract documents.
5. Prior to the commencement of construction the contractor shall be responsible for field verifying all dimensions and conditions at the job site and for coordinating its work with the work of all sub trades including, but not limited to, structural, mechanical, electrical, plumbing, fire / life-safety, sprinkler, millwork, partition, ceiling and finish sub trades. Any discrepancy that the contractor suspects could or will require modification or change to the construction documents shall be brought to the attention of the owner / drafter or architect on a timely basis prior to the commencement of construction.
6. Any revisions or additional work that is A) requested by the owner, B) required due to existing, unknown or reasonably inferable field conditions, C) requested by governing agencies having jurisdiction of the project, and/or D) required for any other cause, shall be brought to the attention of the owner on a timely basis prior to proceeding with the additional work, regardless of cost, time, or material impact on the project. Any failure by the contractor to notify the owner in this fashion, shall forever relieve the owner from any responsibility to pay the contractor for any such additional work.
7. The contractor shall protect: A) the construction area, B) areas adjacent ot the construction area, and C) new or existing materials and finishes from any damage (I.E., impact, dust, water, sparks, flames, weather, etc...) which could occur as a result of construction and / or demolition. The contractor shall provide and maintain temporary shoring barricades, closure walls, or other measures necessary to protect the public health, safety, and well being during the period of construction. The contractor agrees that any damage incurred to new and/or existing materials, finishes, structures, and equipment shall be repaired or replaced to the satisfaction of the owner at the contractor's sole cost and expense.
8. In order for the construction work to be accepted by the owner, the construction shall be complete, shall be thoroughly cleaned with appropriate labels removed, and all other touch up complete.
9. Any and all modifications or revisions to the work shall be performed by the contractor as authorized only by written change order which has been executed by the owner prior to beginning such work.
10. The contractor shall maintain a current and complete set of construction documents at the job site during all phases of construction for use by the owner, governmental authorities having jurisdiction over the project, and all sub trades. The contractor shall provide all subcontractors with up-to-date construction documents.
11. All work listed, shown or implied on the construction documents shall be furnished and installed by the contractor, unless noted otherwise the contractor shall thoroughly coordinate its work with the work of other contractors, and coordinate all subcontractors, and/or vendors to assure that all schedules are met and that all work is done in conformance with the contract documents and manufacturer's requirements.
12. All construction documents are complimentary and what is required by any one will be as binding as if required by all. Any work shown or referenced on any one construction document shall be provided as if it were shown or referenced on all other related documents.
13. The owner may specify materials by brand names to establish standards of quality and performance. If a certain material is specified "or equal" by the owner, the contractor may request a substitution for such material by submitting physical samples of such material(s) to the owner for review as well as written documentation that compares and supports the contractor's claim that the substituted item is "equal" in quality and performance to the one originally specified by the owner. The contractor must submit any and all requests for substitution to the owner for a minimum of ten (10) working days prior to the latest reasonable date for the contractor to order such materials in order to maintain the agreed upon construction schedule. The contractor shall note purchase or install the substitute materials unless the contractor has received the owner's express written approval to do so. The owner is under no obligation to consider any substitution for items that have a proprietary specification in the contract documents unless listed as "or equal".
14. Indemnification: to the fullest extent permitted by law, the contractor agrees to indemnify and hold harmless the owner, his or her employee(s), employees, agents, and sub contractors from and against all claims, damages, losses, liabilities, or expenses including reasonable attorney's fees and defense costs for any reason arising out of or resulting from the performance of the contractor or it's sub contractors, agents or employees, excepting only those damages, liabilities, or costs attributed to the sole negligence or willful misconduct of the owner such claims damages, losses, liabilities or expenses include but are not limited to A) bodily injuries to, or sickness, disease or death of persons, or B) injury to or destruct on of tangible property (other than the work itself) including the loss of use resulting there from or C) is caused in whole or in part be either (1) the negligent act or omissions on of the contractor, any sub contractor, or anyone directly employed by any of the contractors agents regardless of whether or not a party indemnified here under is partially negligent or (2) arises out of the operation of law or otherwise as a consequen of any act of omission of the contractor, any sub-contractor, anyone directly or indirectly employed by any of them, regardless of whether any of them has been negligent, provided, however, that no party shall be entitled to indemnification with respect to its own negligence.
15. Unless accepted by the owner in writing, no additional allowance shall be made in favor of the contractor by virtue of errors, omissions, ambiguities, discrepancies, and/or conflicts which should have been discovered by the contractor and directed in a timely fashion to the owner's attention prior to the preparation of the contractor's bid and/or proposal for this project.
16. If the contractor performs any work or permits any subcontractor or supplier to perform work, knowing that such work is contrary to the applicable laws, ordinances, rules and regulations, and industry standards, the contractor shall assume full responsibility for such work and shall bear all costs attributable to correcting such work.
17. It is the sole duty and responsibility of the contractor to determine actual construction details and fabricate and install said design in accordance with accepted good practice and procedure. The contractor shall inform the owner in writing prior to the contractor's bid submission if the owner's drawings, specifications, and/or similarly unsuitable in their intent and purpose.
18. Prior to the submission of the contractor's bid, the contractor shall notify the owner in a timely basis in writing of any long lead-time items and/or difficulty the contractor may have obtaining materials specified for this project, should no written notification be received by the owner, it shall be assumed that all materials are available and the contractor shall furnish and install same without substitution.
19. All generic (nonspecific) materials shall be performed in the best possible manner by skilled experience workmen in accordance with professional standards of care.
20. All finish materials shall be protected at all times against damage until final acceptance of the entire project by the owner.
21. The contractor shall provide barricades and/or other pedestrian protection as required by the governing authorities having jurisdiction over the project.
22. The contractor shall take adequate precautions to insure the protection and/or stability of all adjacent walls and structures whether or not they are a part of this project.
23. The contractor shall verify with all equipment manufacturers their respective "rough-in" requirements and shall coordinate this information with all subcontractors.
24. The contractor shall be responsible for ensuring that all materials and installation methods conform to all federal, state and local building code requirements. The materials specified herein are intended to satisfy building code requirements and, therefore, any discrepancy shall be immediately brought to the owner's attention by the contractor prior to proceeding with those portions of work so affected.
25. The contractor shall provide all necessary access panels in partitions, floors and/or ceiling and shall coordinate their exact locations with the owner in a timely basis to allow for any adjustment prior to their installation.
26. The contractor shall be responsible for supplying temporary utilities (electric power / lighting, water, etc...) to the jobsite for use by all construction trades, including those sub contractors.
27. The contractor is required to take due precautionary measures to protect the utilities or structures shown and any other utilities or structures at the site. It shall be the contractor's responsibility to notify the owner of the utilities or structures concerned before starting work.
28. Contractor shall give the owner written notice of any changes or claim(s) within (5) business days after the occurrence of the event which has given rise to such changes or claim(s). This written notice shall be given to the owner by the contractor prior to the commencement of the affected work. Any change in the contract sum and/or time resulting from such changes or claim(s) shall be authorized only by written change order approved by the owner.
29. The contractor, immediately after being awarded the "contract for construction", shall prepare and submit to the owner, for approval a progress schedule for the work.
30. Where work or equipment is indicated N.I.C. (not in contract) or B.O. (by owner) on the drawings, such work and/or equipment shall be provided by others. The contractor shall coordinate and cooperate to the extent required to effect the timely and satisfactory installation of any such items.
31. Substantial completion and final payment will not be awarded until all punch-list items have been executed to the standards commensurate with professional design and construction standards. These items include, but are not limited to: code compliance, occupancy permits, repair of damage, and final cleaning.
32. At the project's completion, the contractor shall submit to the owner, on behalf of the contractor and its respective sub-contractors, a one (1) year written guarantee against defective workmanship and/or materials and complete operating and maintenance instructions for all mechanical and electrical portions of the work.
33. The contractor shall locate all utility connections and paths within the extents of the property line.
34. All work shall comply with all applicable regulations of the Wisconsin administrative code.
35. The contractor shall make all necessary arrangements for construction water. Dust shall be controlled by water as required.
36. Digger's hotline shall be notified in advance of any digging or excavation on site.
37. The general contractor shall coordinate and verify with the plumbing, mechanical, and electrical contractors the size and location of all piping, ductwork, trenches, sleeves, special bolting for equipment conduits, etc..., through and under concrete slabs prior to pour of footing and floor slabs.
38. The construction shall maintain access to all utility sources, panels, meters, circut panels, and shut off valve locations.

Demolition notes:

1. The contractor shall be responsible for visiting the project site and for being aware of all items to be demolished and removed including but not limited to, partitions, doors, ceilings, electrical and plumbing fixtures, electrical and telephone wall outlets and floor monuments, millwork, and finish surfaces, whether or not specifically indicated.
2. During demolition the contractor shall maintain a free and safe passage to and through the work as required. The contractor shall provide erect and maintain dust proof partitions and or barricades as required.
3. The contractor shall protect: A) the construction area, B) areas adjacent to the construction area, and C) new or existing materials and finishes from any damage (I.E. impact, trust, water, sparks, flames, fumes, etc...,) which could occur as a result of construction and/or demolition. The contractor shall provide and maintain temporary barricades, closure walls, or other measure necessary to protects the public health, safety, and well being during the construction period. The contractor agrees that any damage incurred to new and existing materials, finishes, structures, and equipment shall be repaired or replaced to the satisfaction of the architect, landlord, and/or tenant at the contractor's sole cost and expense.
4. The contractor shall review the phasing of demolition work and new construction with the owner when the contract for construction is awarded.
5. The contractor shall notify the owner immediately of any discrepancies of any work affecting the structural integrity of the building or spaces before proceeding with the work.
6. Where existing wallcovering is indicated for removal, all underlaying surfaces hall be subsequently repaired as nessesary and prepared to accept new finishes as specified in the construction documents.
7. The contractor shall repair all damaged materials in existing adjacent areas caused by this demolition work.
8. The contractor shall patch, fill, and finish smooth as required for proper interface with new construction.
9. Existing finish materials that are to be removed and/or demolished shall not be reused in new work unless noted otherwise.
10. Where so noted, the contractor shall remove existing floor finishes (I.E., carpet, floor tile) and underlayment (I.E., carpet pad, subfloor) and shall clean and repair the resultant exposed flooring material (concrete floor slab, wood sub floor) of any and all residual materials (I.E., adhesives, nails, tack strips, glue, setting bed) as required for the floor to be left smooth, flush and level, and in suitable condition to receive new floor finishes. The contractor shall remove and dispose of all existing floor base (I.E., vinyl, wood, carpet) as indicated on the construction documents..
11. The contractor shall remove and pull back existing electrical wires and conduit from partitions, that are to be demolished.
12. Areas noted "existing to remain" shall be left undisturbed including, but not limited to, all partitions, doors, frames and hardware; floor and wall finishes; electrical and mechanical; telephone; and millwork.
13. The contractor shall remove all existing bolts, conduits, etc., one inch (1") below the top surface of the existing floor, unless otherwise noted.

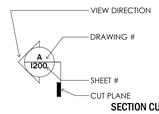
Partition notes:

1. All partitions are dimensioned from "finish face of wall" to "finish face of wall" unless noted otherwise.
2. The contractor shall take adequate precautions to insure the stability of all walls.
3. In all cases where a new partition is shown as "flush to" or "align with" an existing core element or column, the gypsum board surface shall not be seamed and taped at the joint, but shall overlap the joint a minimum of eith inches (8") to minimize joint cracking.
4. All dimensions shall be checked by the contractor proior to construction. Any major variations or discrepancies in excess of 3", or affect finish room sizes by a total of more than 3" shall be reported to the owner on a timely basis prior to the commencement of work.
5. All gypsum board partitions shall be taped and sanded smooth with no visible joints.
6. Where required, the contractor shall provide minimum additional partition thickness or furring for plumbing walls whether or not noted on the plans. Any deviations or discrepancies that occur as a result of this requirement shall be brought to the attention of the owner prior to the construction of that component.
7. The contractor shall patch and repair surfaces to match adjacent or adjoining surfaces. Such surfaces shall be aligned and sanded smooth.
8. Dimensions noted "clear", "clr", "minimum" or "min" are required dimensions and must be accurately maintained.
9. The contractor shall not adjust any dimensions with the express approval of the owner unless noted with a "+/-" symbol on the construction documents. Substantial deviations in "+/-" shall be brought to the attention of the owner prior to construction of that portion of the work.
10. All heights shown are dimensioned from the "top of finish floor" (TFF) or "above finish floor" (AFF) unless noted otherwise.
11. All partitions shall be anchored firmly at their base as required by code. The contractor shall provide "working" bracing for all partitions and ceiling as needed.
12. Construction tolerances for gypsum board (Drywall) work shall be completed to a professional standard.
13. Where partitions abut horizontally or vertically to structural elements, isolate such partition to prevent the transfer of structural loads or movement to the partition.
14. The contractor shall review the layout and exact locations of all partitions, doors, windows, openings, electrical and communication outlets, and light switches with the owner on-site prior to proceeding with construction.
15. All partitions shown "align" shall be smooth and flush with existing adjacent construction.
16. When required and noted on the construction documents, all wood framing shall be fire retardant and shall be furnished and installed in accordance with all building code requirements.
17. Glass doors, adjacent glass panels, and all glazed openings within set distances of the adjacent door, fixtures, or floor shall be construction of glass approved for impact hazard in accordance with all applicable building codes.

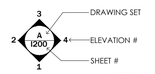
Door notes:

1. The contractor shall provide hardware on all doors including, but not limited to, latchsets, locksets (when necessary), butt hinges, door stops, door strikes and closers as required for the complete operation of all doors.
2. Door handles, pulls, latches, locks and other operating devices on doors required to be accessible shall not require tight grasping, or tight pinching operation.
3. Hand activated door opening hardware shall be mounted thirty six inches (36") above finish floor (aff) and shall be operable with a single effort.
4. Every required exit doorway shall be of a size as to permit the installation of a door not less than 3'-0" in width and 6'-8" in height.
5. The contractor shall undercut all standard interior doors as required to clear the finish floor by one quarter inch (1/4").
6. The "finish hardware schedule" shall include, but shall not be limited to, bolts, locksets, latchsets, door closers, weather stripping, panic hardware, floor hinges, pivots, kickplates, door pulls, door stops, thresholds, coordinators, flushbolts, coat hooks, etc...
7. The contractor shall refer to the door specifications for door thickness, frame tpes, etc...

KEY:



SECTION CUT



INTERIOR ELEVATION

DRAWING CALLOUT

ABBREVIATIONS

ALUM	ALUMINUM
C.L.	CENTER LINE
DIA.	DIAMETER
DW	DISH WASHER
DWGS	DRAWINGS
EL	ELEVATION
ELEC.	ELECTRICAL
EQ	EQUAL
FT	FEET
GAL	GALLON
GLZ	GLAZING
GWB	GYPSUM WALL BOARD
HB	HOSE BIB
HD	HEAD
HT	HEIGHT
JMB	JAMB
MATL	MATERIAL
MDF	MEDIUM DENSITY FIBERBOARD
MECH.	MECHANICAL
MM	MILLIMETER
MOD	MODULAR
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
O.C.	ON CENTER
OSB	ORIENTED STRAND BOARD
P	PLUMBING
P.V.	PHOTOVOLTAIC
PERF	PERFORATED
PTD	PAINTED
QTY	QUANTITY
R.O.	ROUGH OPENING
RM.	ROOM
S.F.	SQUARE FEET
S.G.	SEMI-GLOSS
SIP	STRUCTURAL INSULATED PANEL
SL	SILL
ST	STORAGE TANK
T.O.	TOP OF
TEMP	TEMPORARY
THK	THICKNESS
TJI	TRUS JOIST I-JOIST
TYP	TYPICAL
W	WIDTH
WH	WATER HEATER

DRAWING CALLOUT

- 1 — DEMO NOTE
- DEMO AREA EXTENTS
- 107 — DOOR TAG
- 200 — WINDOW TAG
- 106 — ROOM # TAG
- 15 — WALL TYPE TAG
- ELEVATION TAG
- 1 — WOOD GRAIN DIRECTIONAL TAG
- WALL MOUNTED LIGHTING FIXTURE
- $ — WALL MOUNTED SWITCH
- RECESSED, PENDENT, ACCENT LIGHTING, OR SKYLIGHT TUBE FIXTURE
- NOM. WOOD FRAMING STUD
- CLOSED CELL SPRAY FOAM-IN-PLACE INSULATION
- FIBERGLASS BATTING INSULATION
- NEW DOOR
- EXISTING DOOR

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AD100 DEMO ELEVATIONS
A101 BASEMENT (FOUNDATION) FLOOR PLAN
A102 FIRST FLOOR PLAN
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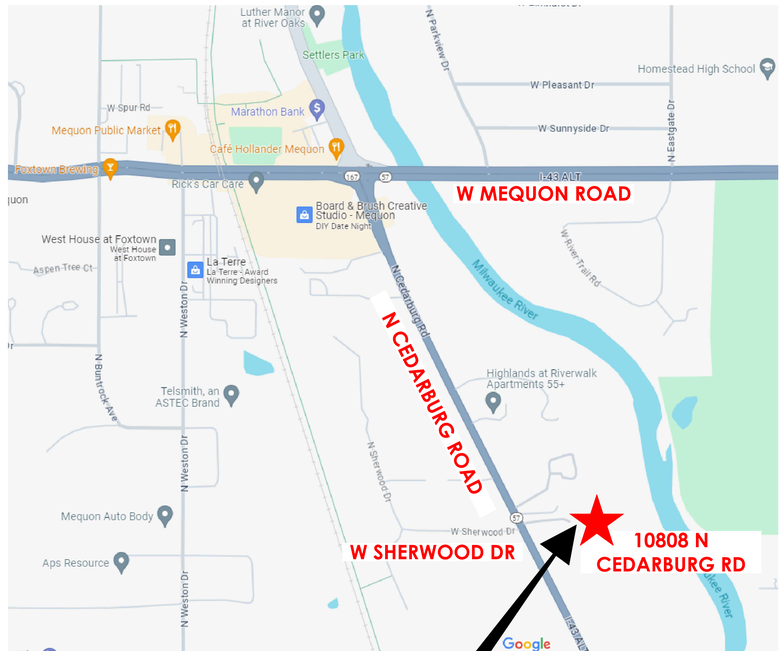
A600 Window and Door Schedule

STUEWE HOUSE

10808 N CEDARBURG ROAD







PROJECT LOCATION:

10808 N CEDARBURG ROAD

INTERSECTION OF W SHERWOOD DR AND N CEDARBURG ROAD

REVISION HISTORY:

CONTACT INFORMATION:

OWNER:
Jason Stuewe - 414-719-0822
jastuewe@gmail.com

STUEWE HOUSE

10808 N CEDARBURG RD

MEQUON, WI 53092

DRAWN BY: JAS

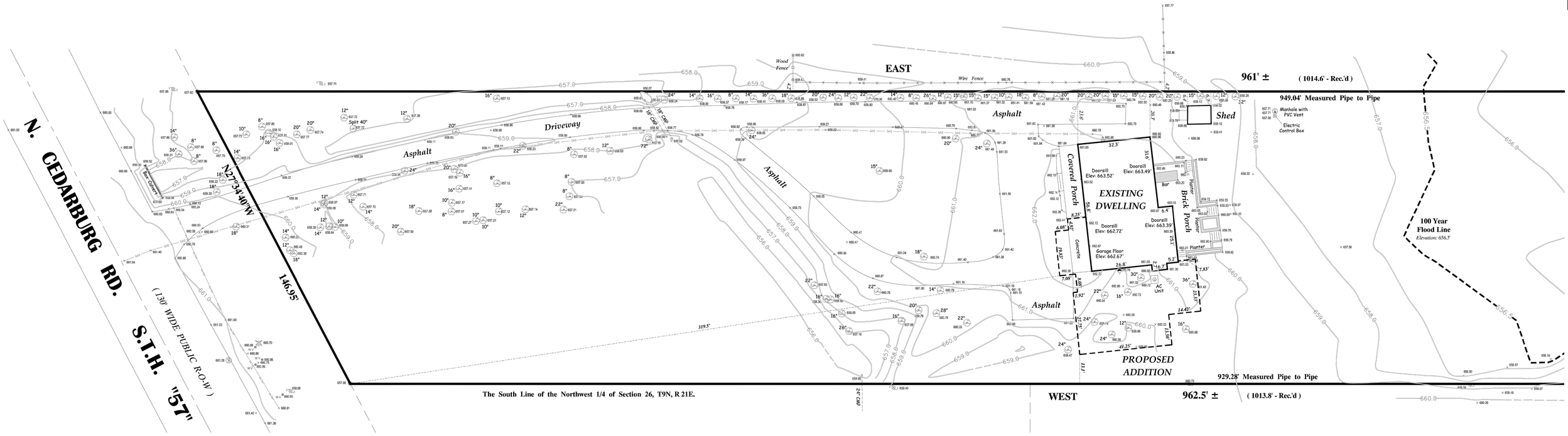
REVISED: AUGUST 5, 2024

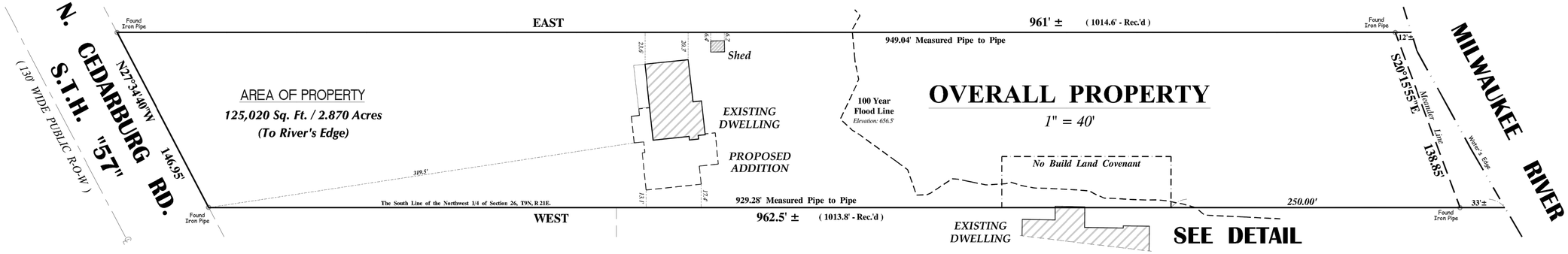
PERMIT SET

GENERAL NOTES

G001

Attachment: Plans (9907 : Jason & Kate Stuewe)





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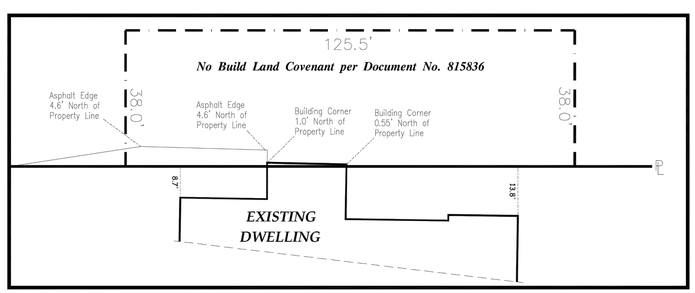
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DRAWN BY	MCP	DATE	03/06/2023
APPROVED BY		DATE	
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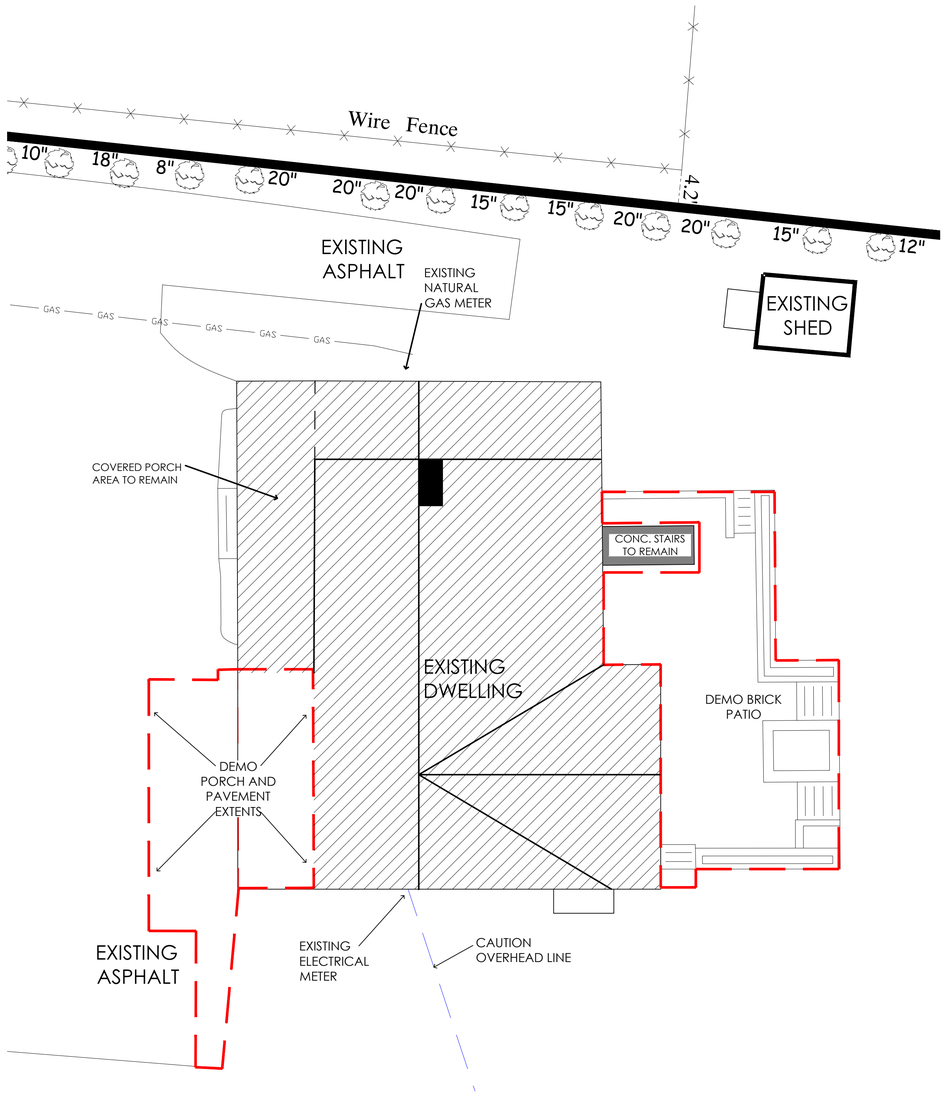
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MEMBER OF WISCONSIN SOCIETY OF LAND SURVEYORS & NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
2554 N. 100TH STREET
P.O. BOX 26596
WAUWATOSA, WISCONSIN 53226
(414) 257-2212 FAX : (414) 257-2443
sai@wi.rr.com

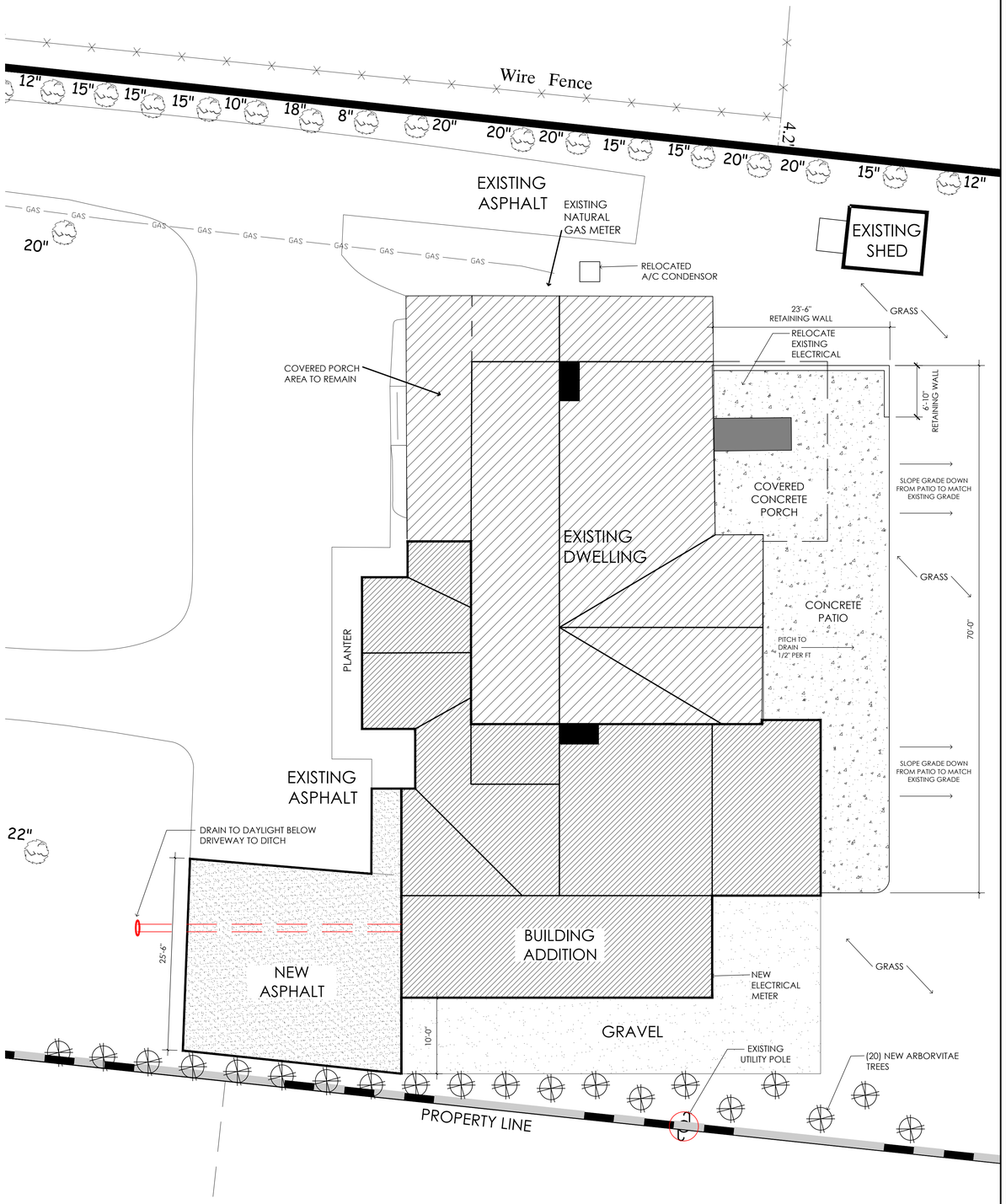
SAI PROJECT NUMBER	36454
PROJECT SCALE	1" = 20'
SHEET NUMBER	1 of 1

Attachment: Plans (9907 : Jason & Kate Stuewe)



1 SITE DEMOLITION PLAN

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



2 SITE PLAN

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

REVISION HISTORY:

CONTACT INFORMATION:

OWNER:
Jason Stuewe - 414-719-0822
jastuewe@gmail.com

STUEWE HOUSE

10808 N CEDARBURG RD
MEQUON, WI 53092

DRAWN BY: JAS

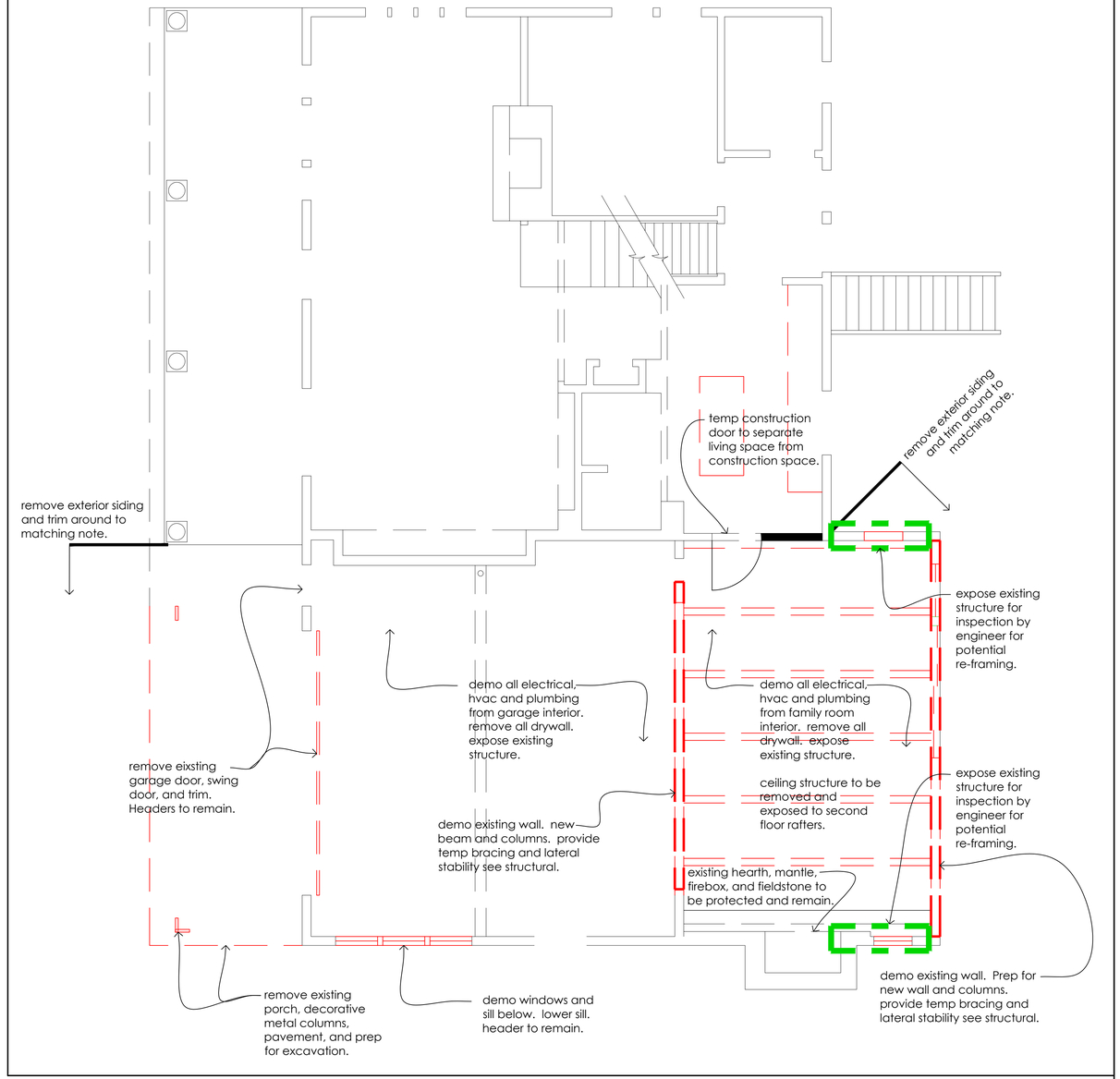
REVISED: AUGUST 5, 2024

PERMIT SET

SITE PLANS

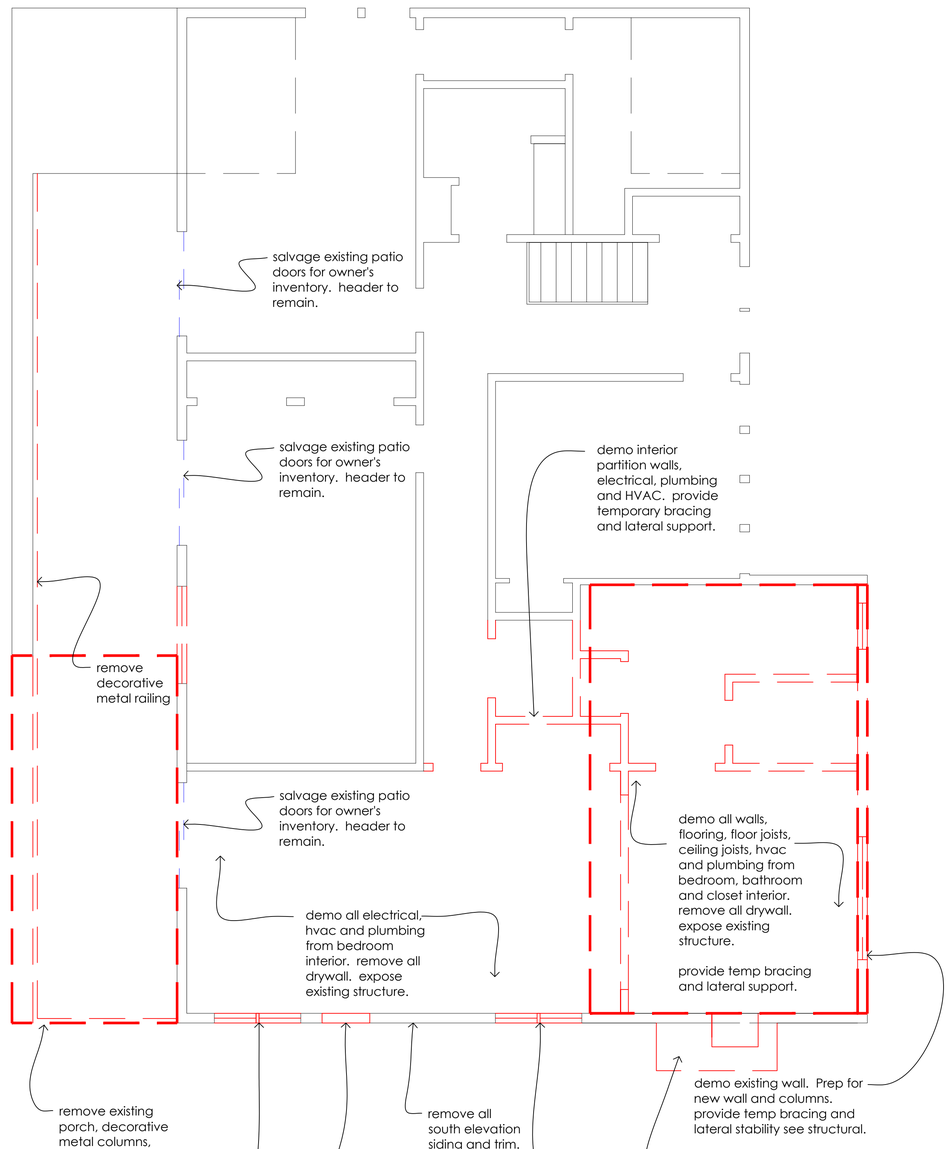
AS100

Attachment: Plans (9907 : Jason & Kate Stuewe)



1 FIRST FLOOR DEMOLITION PLAN

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



2 SECOND FLOOR DEMOLITION PLAN

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

REVISION HISTORY:

CONTACT INFORMATION:

OWNER:
Jason Stuewe - 414-719-0822
jastuewe@gmail.com

STUEWE HOUSE

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DRAWN BY: JAS

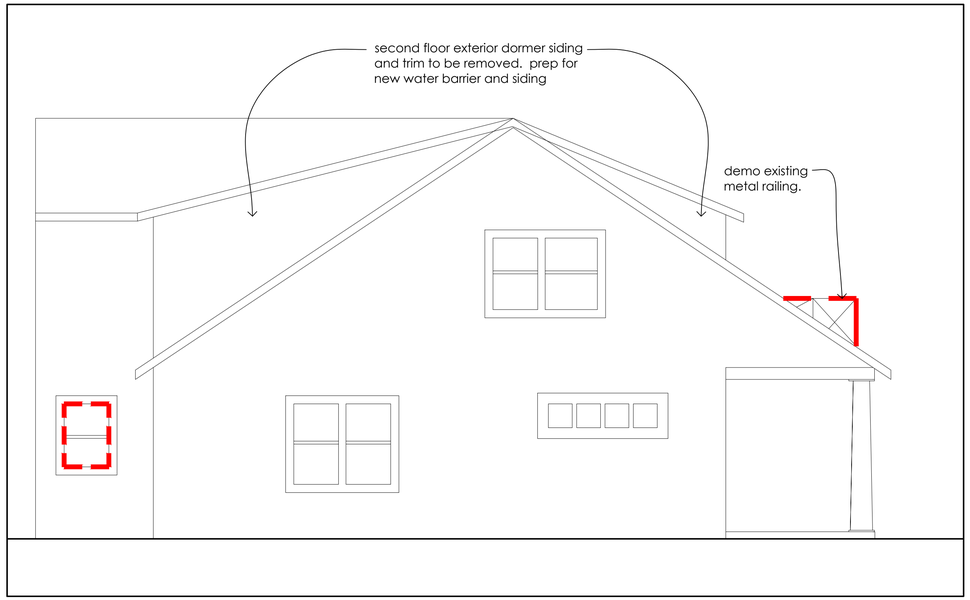
REVISED: AUGUST 5, 2024

PERMIT SET

DEMO PLAN

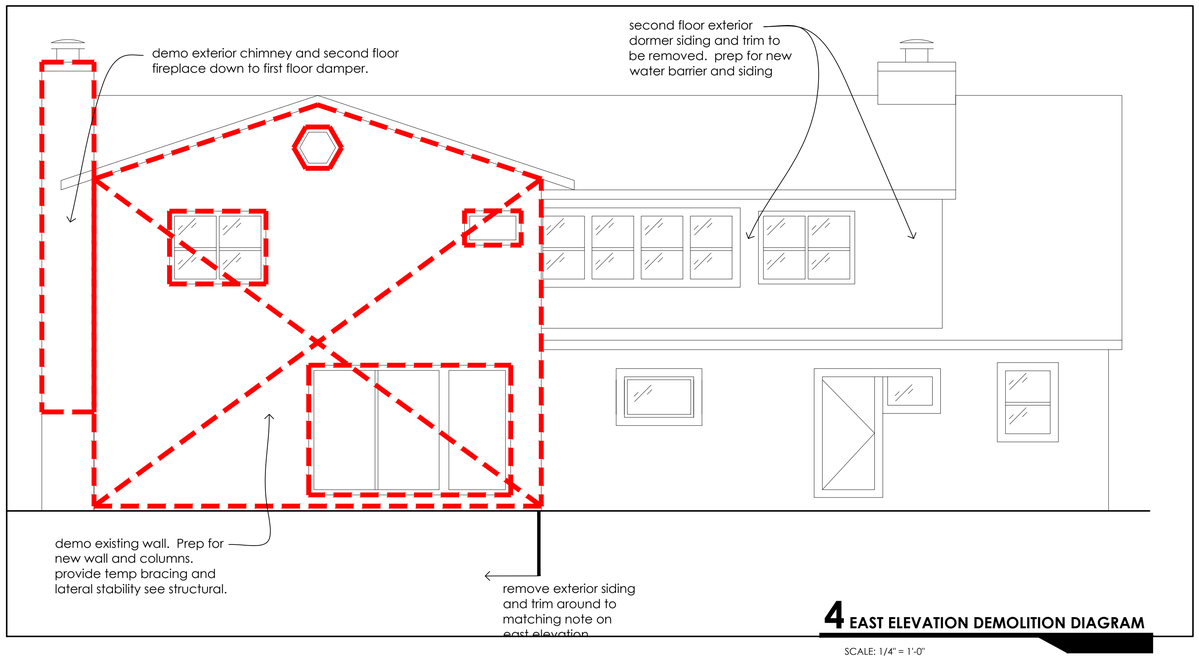
AD100

Attachment: Plans (9907 : Jason & Kate Stuewe)



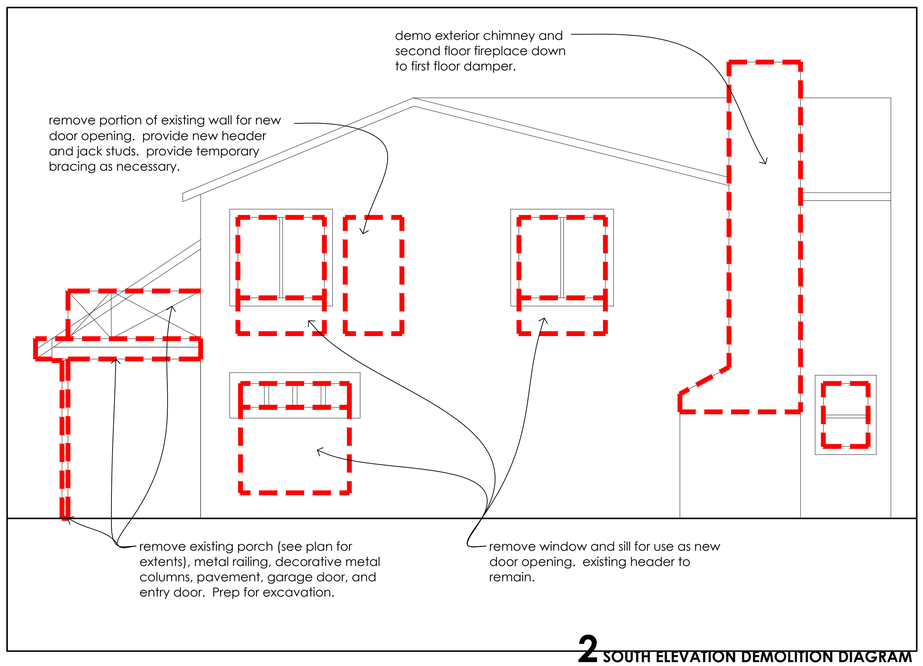
3 NORTH ELEVATION DEMOLITION DIAGRAM

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



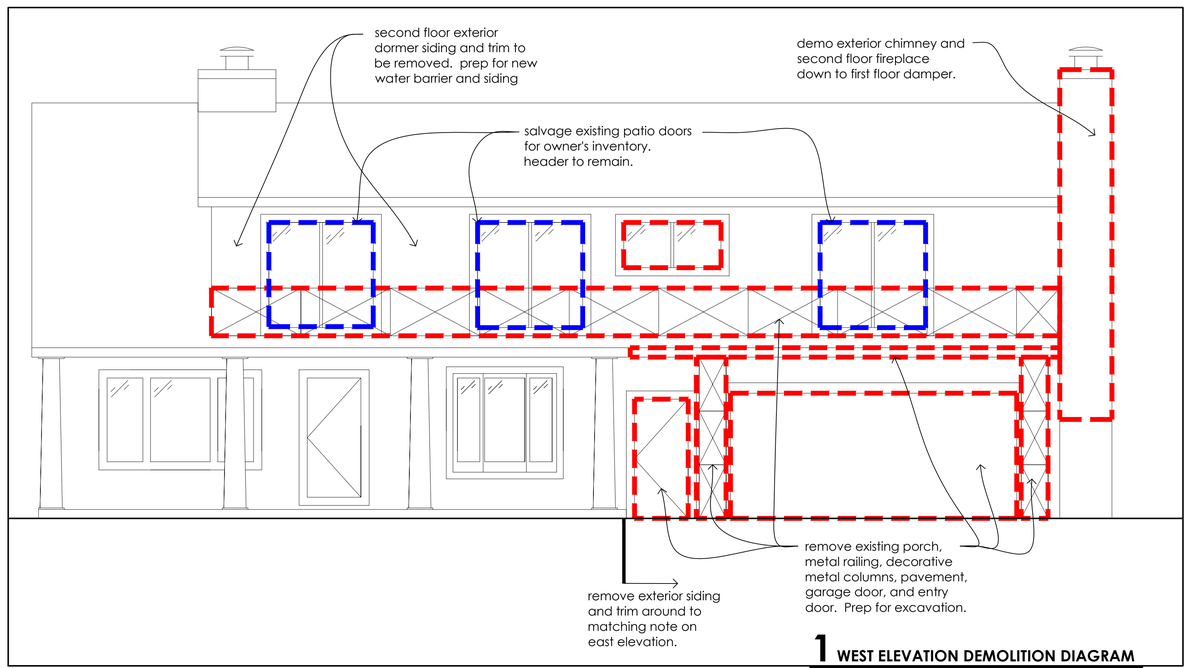
4 EAST ELEVATION DEMOLITION DIAGRAM

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



2 SOUTH ELEVATION DEMOLITION DIAGRAM

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



1 WEST ELEVATION DEMOLITION DIAGRAM

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

REVISION HISTORY:

CONTACT INFORMATION:

OWNER:
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jastuewe@gmail.com

STUEWE HOUSE

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MEQUON, WI 53092

DRAWN BY: JAS

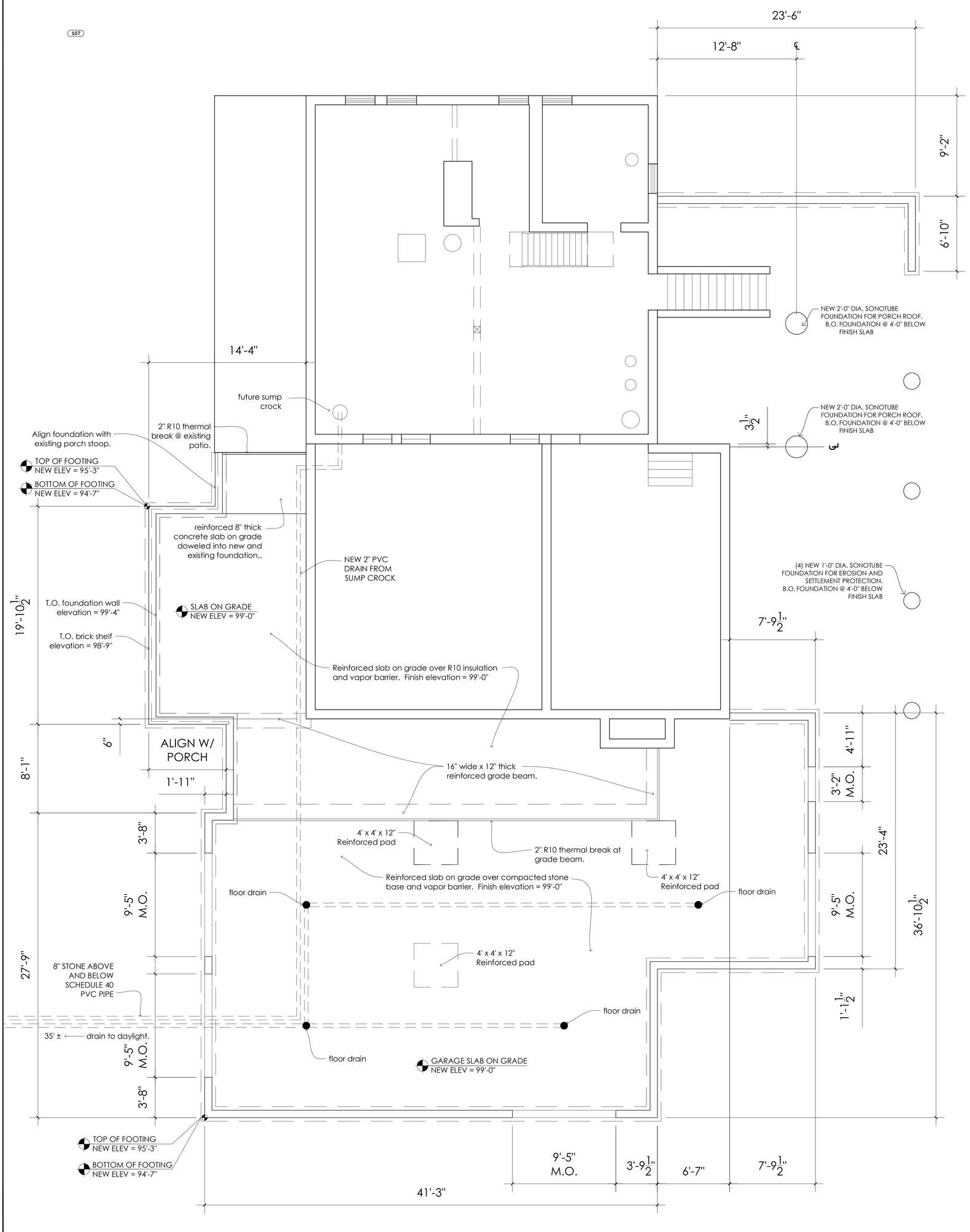
REVISED: AUGUST 5, 2024

PERMIT SET

DEMO ELEVATIONS

AD200

Attachment: Plans (9907 : Jason & Kate Stuewe)



1 BASEMENT / FOUNDATION FLOOR PLAN

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

STUEWE HOUSE

10808 N CEDARBURG RD

MEQUON, WI 53092

CONTACT INFORMATION:
OWNER:
Jason Stuewe - 414-375-6822
jasonstuewe@gmail.com

REVISION HISTORY:

DRAWN BY: JAS
REVISED:
AUGUST 5, 2024
PERMIT SET

BASEMENT PLAN
A101

1 FIRST FLOOR PLAN

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

REVISION HISTORY:

CONTACT INFORMATION:

OWNER:
Jason Stuewe - 414-719-0822
jastuewe@gmail.com

STUEWE HOUSE

10808 N CEDARBURG RD

MEQUON, WI 53092

DRAWN BY: JAS

REVISED: AUGUST 5, 2024

PERMIT SET

FIRST FLOOR PLAN

A102

Attachment: Plans (9907 : Jason & Kate Stuewe)

1 FIRST FLOOR PLAN

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

REVISION HISTORY:

CONTACT INFORMATION:

OWNER:
Jason Stuewe - 414-719-0822
jastuewe@gmail.com

STUEWE HOUSE

10808 N CEDARBURG RD
MEQUON, WI 53092

DRAWN BY: JAS

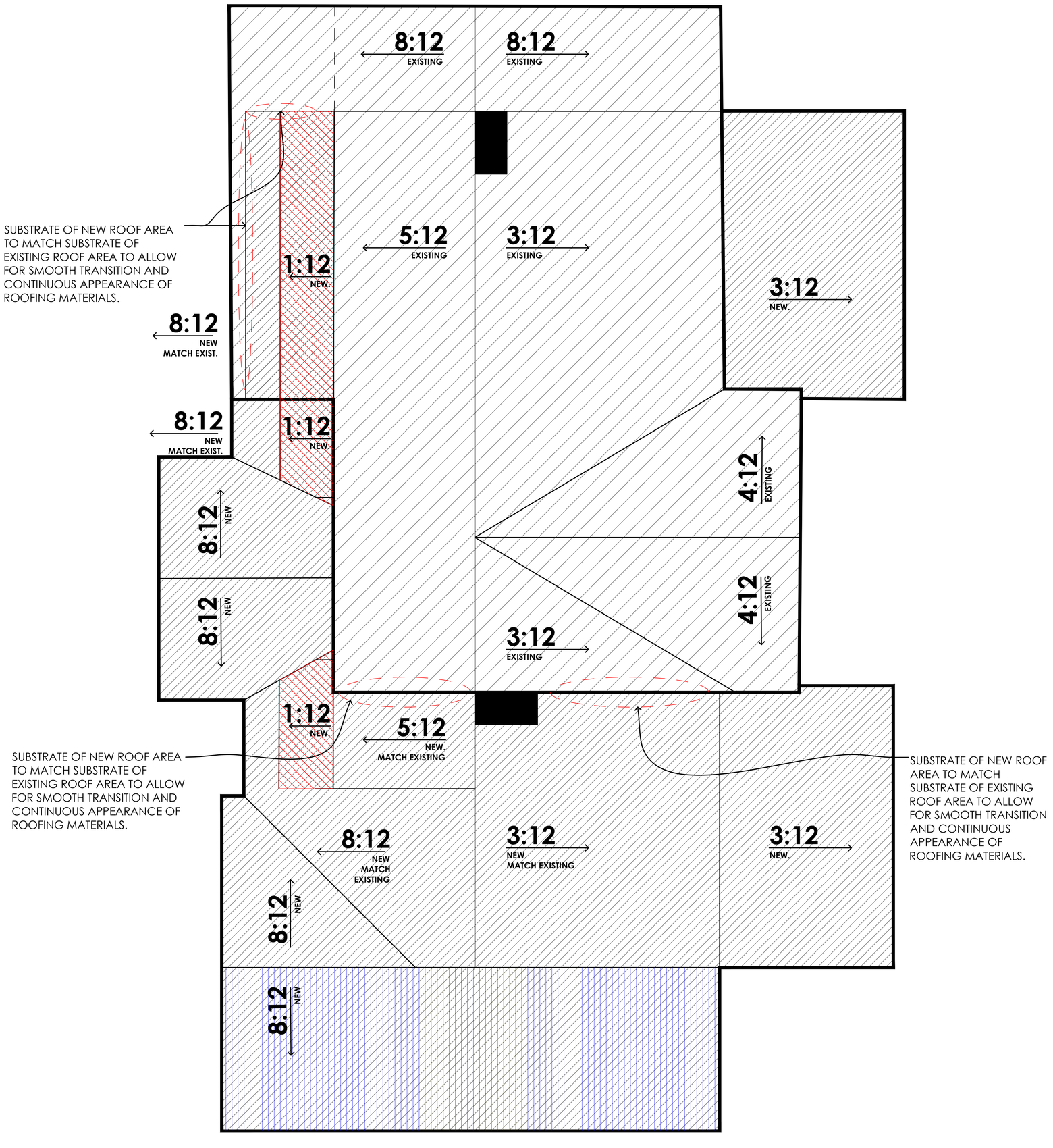
REVISED: AUGUST 5, 2024

PERMIT SET

SECOND FLOOR PLAN

A103

Attachment: Plans (9907 : Jason & Kate Stuewe)



KEY:

TEAR-OFF AND RE-ROOF OVER EXISTING STRUCTURE
NEW DIMENSIONAL ARCHITECTURAL ASPHALT ROOF SHINGLES OVER NEW SYNTHETIC UNDERLAYMENT. EXISTING ROOFING TO BE REMOVED IN ITS ENTIRETY AND DAMAGED ROOF DECKING IS TO BE REPLACED.

NEW ROOF OVER NEW STRUCTURE
NEW DIMENSIONAL ARCHITECTURAL ASPHALT ROOF SHINGLES OVER NEW SYNTHETIC UNDERLAYMENT.

NEW FLAT ROOF MEMBRANE OVER NEW STRUCTURE
NEW FLAT ROOF BLACK EPDM ROOF MEMBRANE OVER SYNTHETIC UNDERLAYMENT. MINIMUM PITCH AT 1" PER 12" TO DRAIN.

NEW SOLAR ROOF SYSTEM ON STANDING SEAM METAL ROOF.
NEW FACTORY PAINTED STANDING SEAM METAL ROOF OVER HIGH TEMP SYNTHETIC ROOF UNDERLAYMENT OVER NEW STRUCTURE. S-5 NON-PENETRATING ROOF CLIPS TO BE USED WITH UNISTRUT RAILS OVER NEW STANDING SEAM METAL ROOF.

METAL FLASHING CHIMNEY CAP
NEW METAL FLASHING OVER HIGH TEMP SYNTHETIC UNDERLAYMENT @ CHIMNEY CAPS.

NOTES:

AREAS OF ROOF WITH PITCH LESS THAN 4:12 MUST HAVE 2 LAYERS OF ICE AND WATER SHIELD BELOW ASPHALT ROOF SHINGLES.

AREAS OF ROOF INSTALLED OVER NON-CONDITIONED SPACE MUST HAVE 1 LAYER OF ICE AND WATER SHIELD INSTALLED.

ALL AREAS OF ROOF OVER EAVES OR OVERHANGS MUST HAVE 1 LAYER OF ICE AND WATER SHIELD INSTALLED.

UNDERLAYMENT OR ICE AND WATER SHIELD MUST BE APPROVED FOR COMPATIBLE USE WITH ASSOCIATED AREA OF COVERAGE FOR SHINGLES, MEMBRANE, OR PANELS.

ROOFING MATERIAL AND ASSOCIATED UNDERLAYMENTS MUST HAVE A MINIMUM 30 YEAR RESIDENTIAL WARRANTY FOR SPECIFIC INSTALLATION ON SITE.

METAL COLOR MATCH FLASHING MUST BE IN USE AT ALL VALLEYS AND WALLS.

WALLS OR DORMERS ADJACENT TO ROOFING MATERIAL MUST HAVE A MINIMUM OF 9" OF VERTICAL FLASHING BENEATH SIDING MATERIAL.

ALL RIDGES AND SOFFITS ARE TO BE VENTED TO MEET MANUFACTURER'S RECOMMENDATION.

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

STUEWE HOUSE

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MEQUON, WI 53092

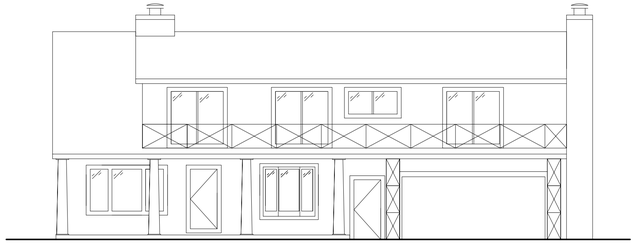
CONTACT INFORMATION:
OWNER:
Jason Stuewe - 414-719-6822
jasonstuewe@gmail.com

REVISION HISTORY:

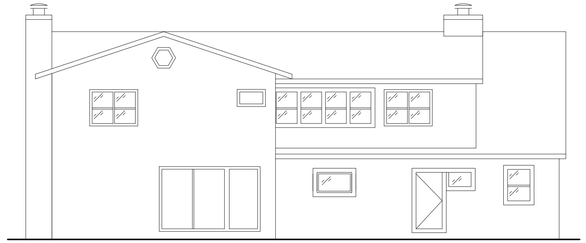
DRAWN BY: JAS
REVISED:
AUGUST 5, 2024
PERMIT SET

A104 ROOF PLAN

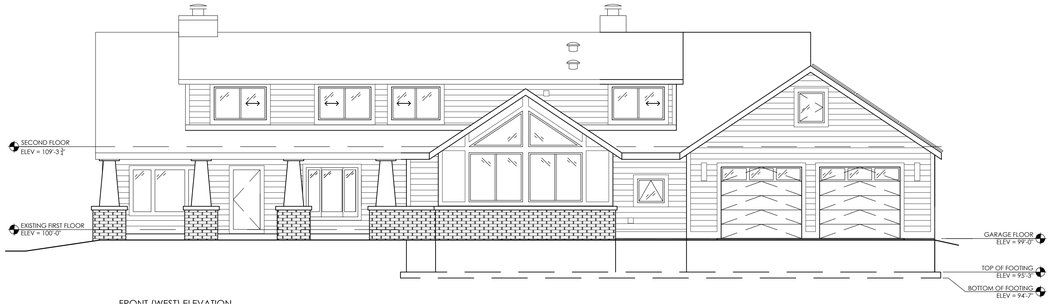
Attachment: Plans (9907 : Jason & Kate Stuewe)



WEST ELEVATION (EXISTING)



EAST ELEVATION (EXISTING)

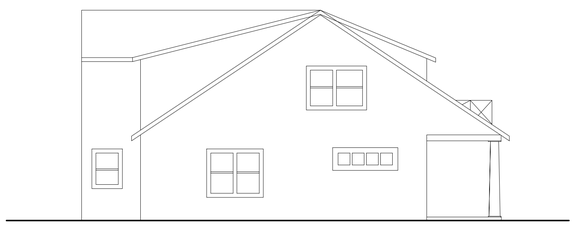


FRONT (WEST) ELEVATION

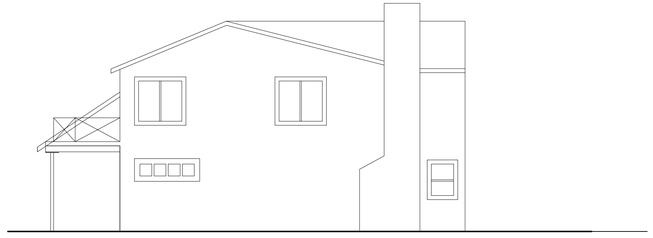
WEST ELEVATION (PROPOSED)



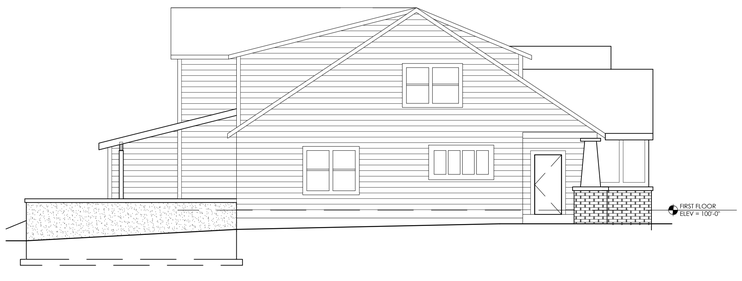
EAST ELEVATION (PROPOSED)



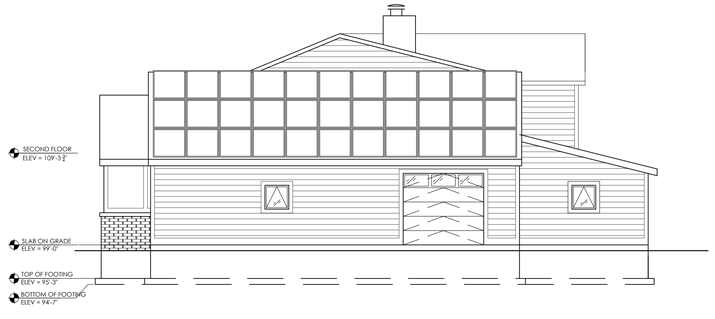
NORTH ELEVATION (EXISTING)



SOUTH ELEVATION (EXISTING)



NORTH ELEVATION (PROPOSED)



SOUTH ELEVATION (PROPOSED)

REVISION HISTORY:

CONTACT INFORMATION:

OWNER:
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jastuewe@gmail.com

STUEWE HOUSE

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DRAWN BY: JAS

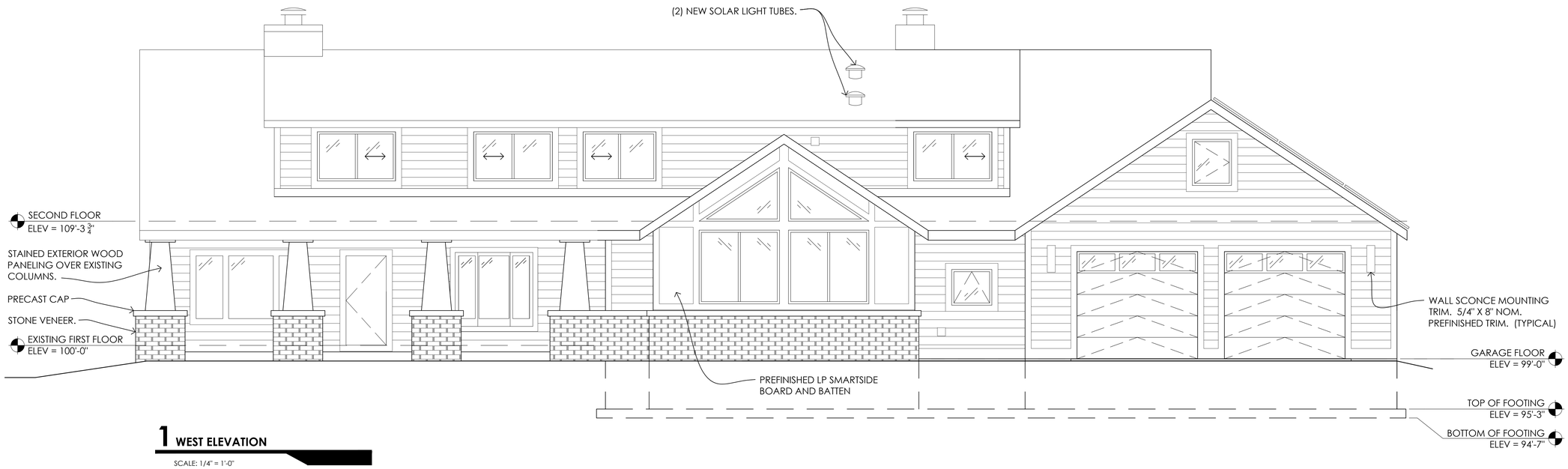
REVISED: AUGUST 5, 2024

PERMIT SET

BEFORE AND AFTER

A200

Attachment: Plans (9907 : Jason & Kate Stuewe)



1 WEST ELEVATION

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



2 WEST ELEVATION (RENDERED)

SCALE: NOT TO SCALE

REVISION HISTORY:

CONTACT INFORMATION:

OWNER:
Jason Stuewe - 414-719-0822
jastuewe@gmail.com

STUEWE HOUSE

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MEQUON, WI 53092

DRAWN BY: JAS

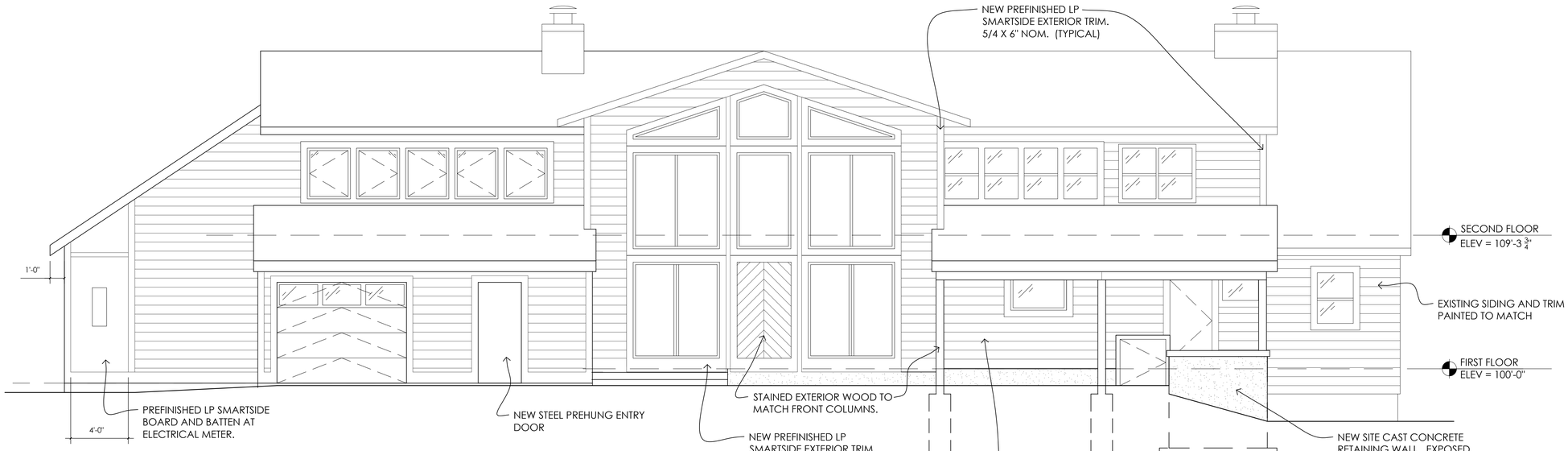
REVISED: AUGUST 5, 2024

PERMIT SET

WEST ELEVATION

A201

Attachment: Plans (9907 : Jason & Kate Stuewe)



1 EAST ELEVATION

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



2 EAST ELEVATION (RENDERED)

SCALE: NOT TO SCALE

REVISION HISTORY:

CONTACT INFORMATION:

OWNER:
Jason Stuewe - 414-719-0822
jastuewe@gmail.com

STUEWE HOUSE

10808 N CEDARBURG RD
MEQUON, WI 53092

DRAWN BY: JAS

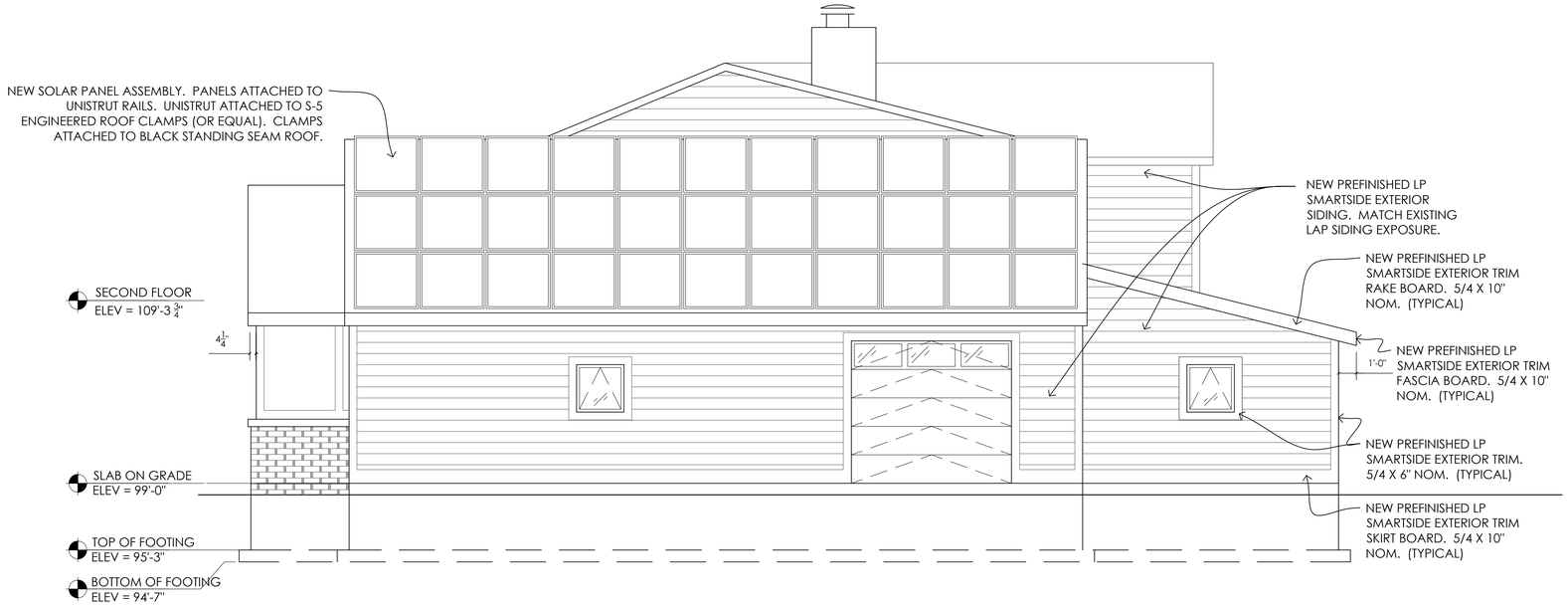
REVISED: AUGUST 5, 2024

PERMIT SET

EAST ELEVATION

A202

Attachment: Plans (9907 : Jason & Kate Stuewe)



1 SOUTH ELEVATION

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



2 SOUTH ELEVATION (RENDERED)

SCALE: NOT TO SCALE

REVISION HISTORY:

CONTACT INFORMATION:

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jastuewe@gmail.com

STUEWE HOUSE

10808 N CEDARBURG RD
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DRAWN BY: JAS

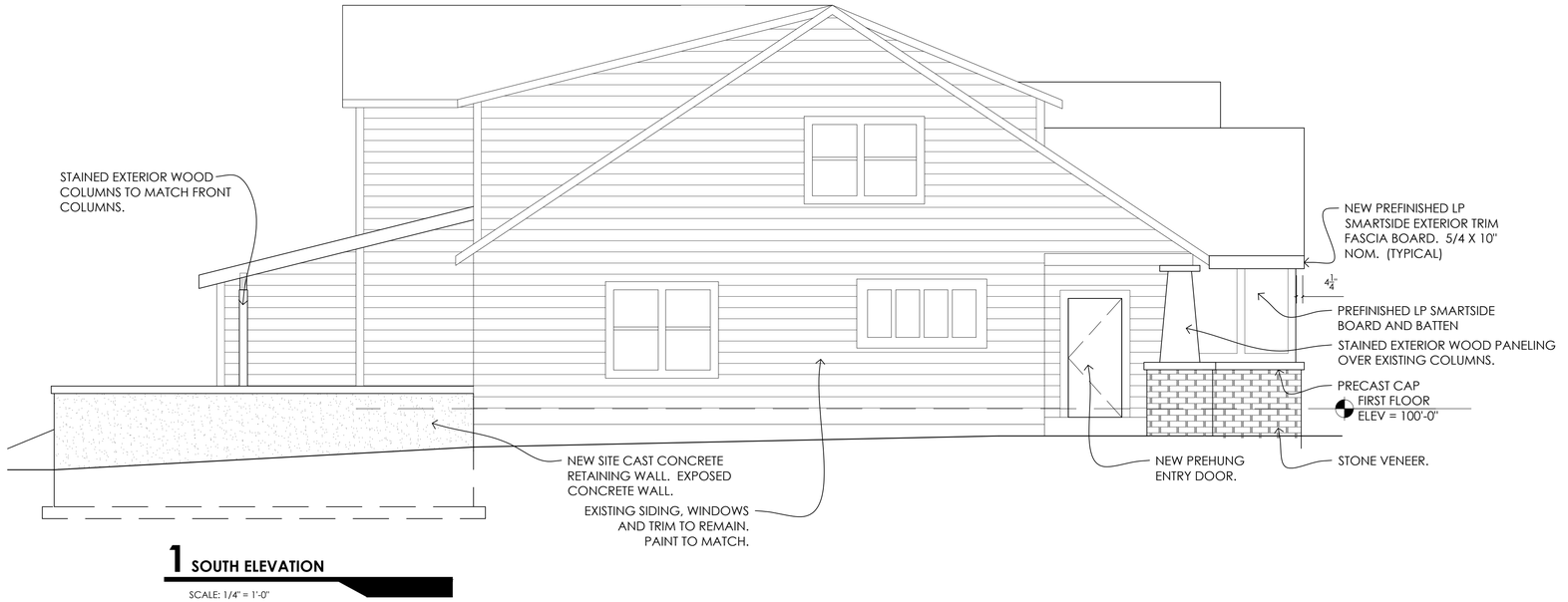
REVISED: AUGUST 5, 2024

PERMIT SET

SOUTH ELEVATION

A203

Attachment: Plans (9907 : Jason & Kate Stuewe)



1 SOUTH ELEVATION

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



2 NORTH ELEVATION (RENDERED)

SCALE: NOT TO SCALE

REVISION HISTORY:

CONTACT INFORMATION:

OWNER:
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jastuewe@gmail.com

STUEWE HOUSE

10808 N CEDARBURG RD
MEQUON, WI 53092

DRAWN BY: JAS

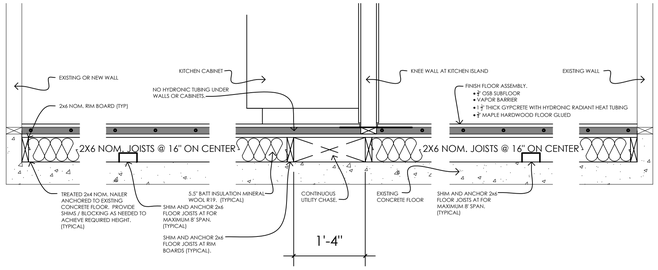
REVISED: AUGUST 5, 2024

PERMIT SET

NORTH ELEVATION

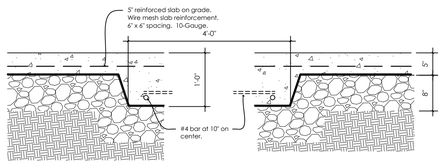
A204

Attachment: Plans (9907 : Jason & Kate Stuewe)



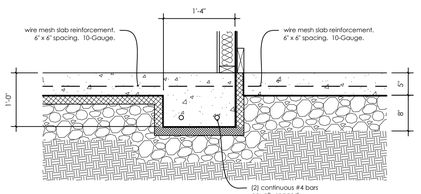
7 KITCHEN FLOOR ASSEMBLY DETAIL

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



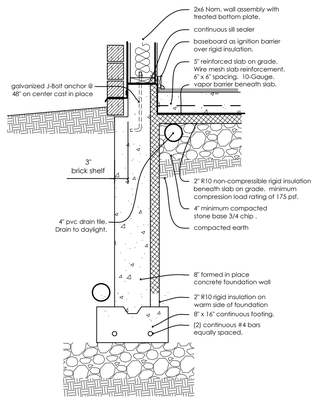
6 THICKENED PAD DETAIL

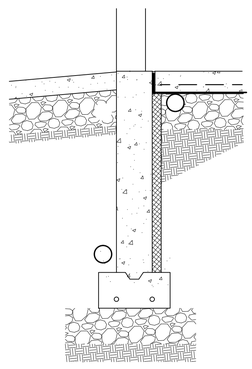
SCALE: 3/4" = 1'-0"



5 GRADE BEAM SECTION DETAIL AT GARAGE

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



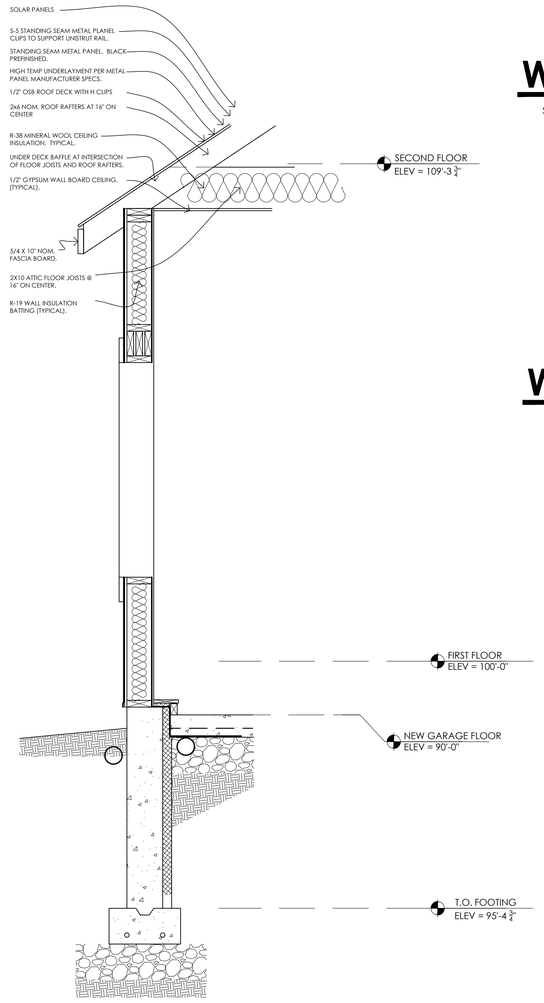


4 FOUNDATION ECTION DETAIL @ WALL TYPE 2

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

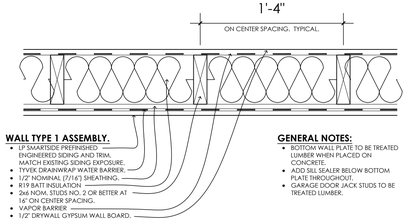
3 FOUNDATION SECTION DETAIL @ WALL TYPE 1

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



2 SOUTH WALL SECTION @ GARAGE

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

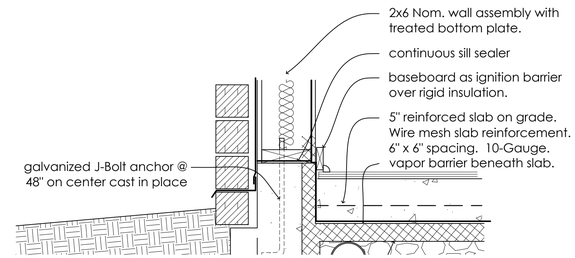


WALL TYPE GENERAL NOTES:

- ALL INTERIOR WALL PARTITIONS ARE 2x4 NOM. STUD WALLS @ 16" ON CENTER UNLESS OTHERWISE NOTED.
- ALL EXTERIOR WALL PARTITIONS ARE 2x6 NOM. STUD WALLS @ 16" ON CENTER W/ R19 BATT INSULATION UNLESS OTHERWISE NOTED.

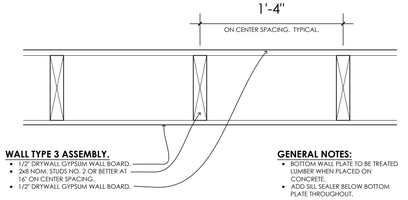
WALL TYPE 1

SCALE: 1" = 1'-0"



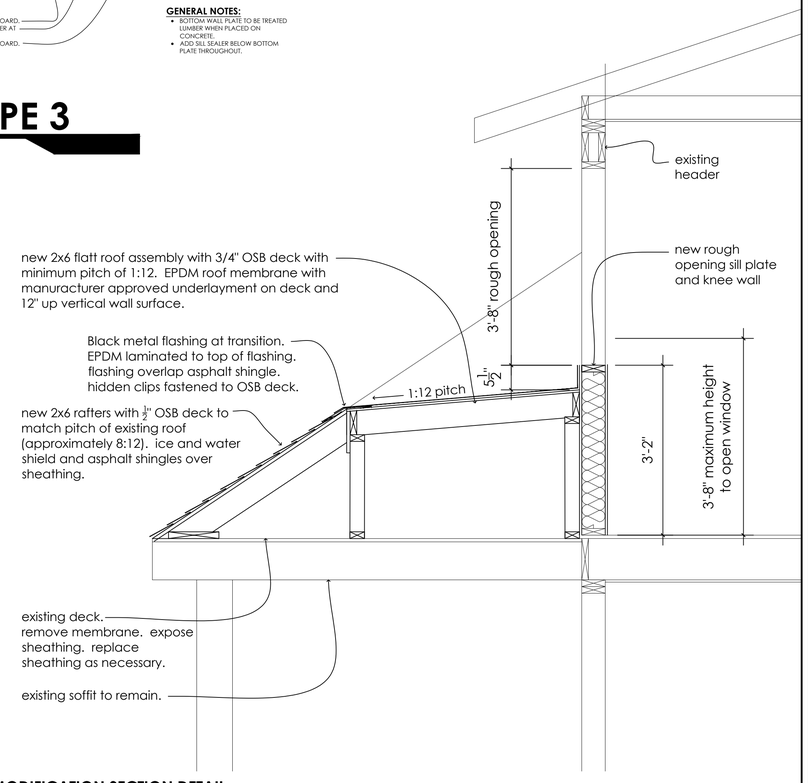
WALL TYPE 2 SECTION

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



WALL TYPE 3

SCALE: 1" = 1'-0"



1 PORCH MODIFICATION SECTION DETAIL

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

REVISION HISTORY:

CONTACT INFORMATION:

OWNER:
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jastuewe@gmail.com

STUEWE HOUSE

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DRAWN BY: JAS

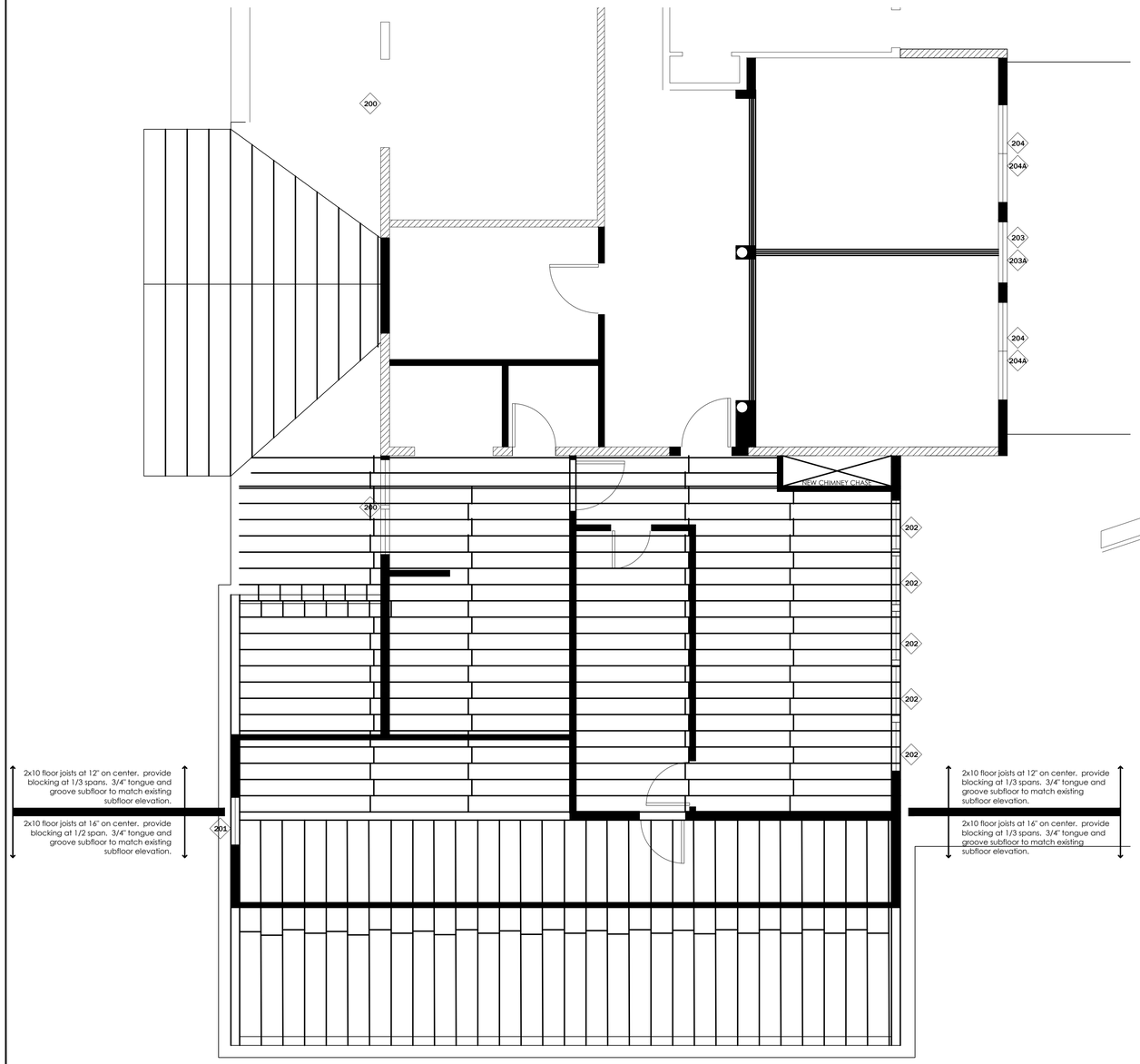
REVISED: AUGUST 5, 2024

PERMIT SET

SECTION DETAILS

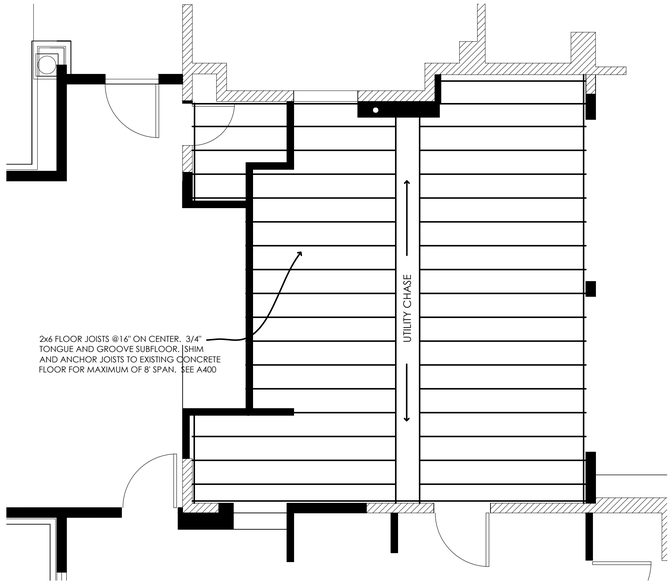
A300

Attachment: Plans (9907 : Jason & Kate Stuewe)



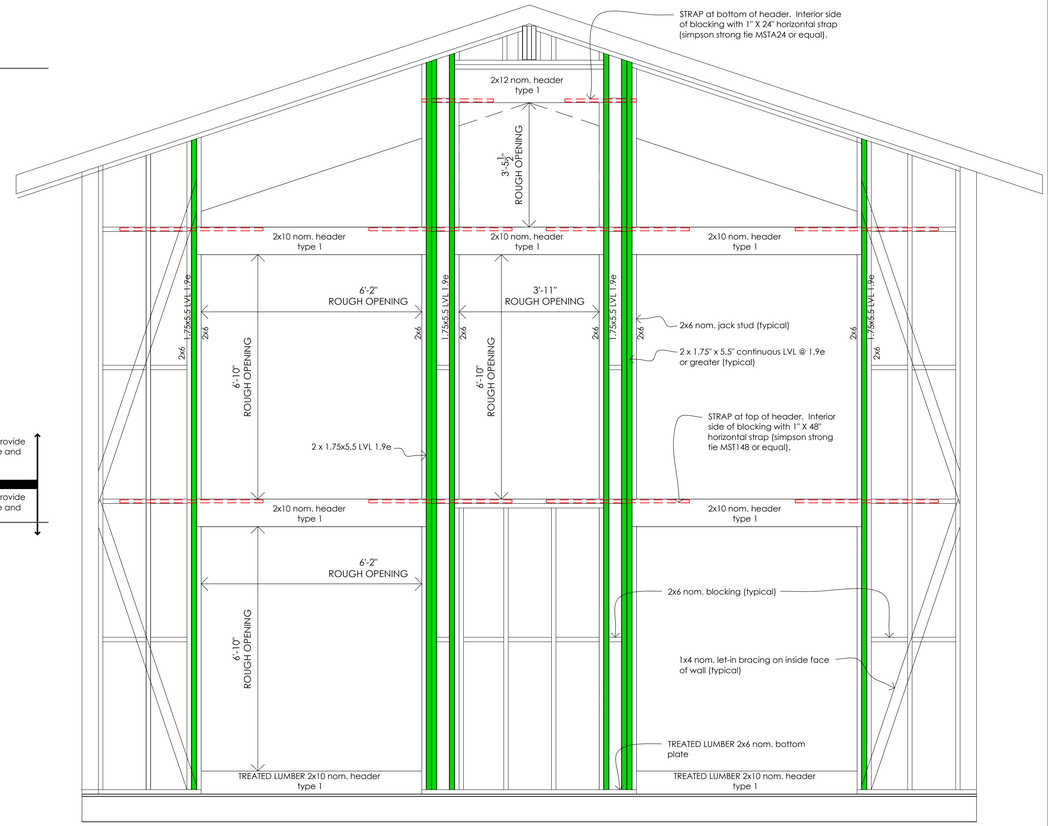
2 SECOND FLOOR FRAMING PLAN

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



3 KITCHEN FLOOR FRAMING PLAN

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



1 ELEVATION FRAMING DETAIL

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

REVISION HISTORY:

CONTACT INFORMATION:

OWNER:
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jastuewe@gmail.com

STUEWE HOUSE

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MEQUON, WI 53092

DRAWN BY: JAS

REVISED: AUGUST 5, 2024

PERMIT SET

FRAMING DIAGRAMS

A400

Attachment: Plans (9907 : Jason & Kate Stuewe)

DOOR SCHEDULE

DOOR NUMBER	QTY:	LOCATION	DOOR TYPE	WIDTH (FINISH DOOR WIDTH)	ROUGH OPENING		HEADER	DOOR FINISH	PRODUCT NAME / MODEL NUMBER	DOOR MANUFACTURER	HARDWARE	TRIM	NOTES
					WIDTH	HEADER ELEVATION							
GARAGE DOOR TYPE 1	3	GARAGE (9' WIDE X 8' TALL)	OVERHEAD INSULATED STEEL GARAGE DOOR WITH TOP LIGHT.	9'-0"	9'-2"	8'-2"		PREFINISHED BLACK PAINT					GARAGE DOOR OPENER
GARAGE DOOR TYPE 2	1	GARAGE (9' WIDE X 7' TALL)	OVERHEAD INSULATED STEEL GARAGE DOOR WITH TOP LIGHT.	9'-0"	9'-2"	7'-2"		PREFINISHED BLACK PAINT					GARAGE DOOR OPENER
100	1	OFFICE EXTERIOR	PREHUNG STEEL DOOR FULL LIGHT	3'-0"	3'-2"	6'-10"		PRIMED STEEL					
101	1	GARAGE EXETERIOR	PREHUNG STEEL DOOR FULL LIGHT	3'-0"	3'-2"	6'-10"		PRIMED STEEL					
102	1	GARAGE / MUDROOM INTERIOR	PREHUNG FIRE RATED STEEL DOOR. SELF CLOSING HINGES. 20 MINUTE MIN. RATING	3'-0"	3'-2"	6'-10"		PRIMED STEEL					
103 LEFT	1	FAMILY ROOM	PREHUNG SLIDING VINYL PATIO DOOR WITH NAILING FLANGES.	6'-0"	6'-2"	SEE A400	SEE A400	VINYL					
103 RIGHT	1							VINYL					
INTERIOR	10	VARIES.	SOLID CORE MASONITE DOOR. PRIMED. PREHUNG.	VARIES. SEE PLAN.	PLAN WIDTH + 2"	6'-10" AFF		PRIMED					

WINDOW SCHEDULE

WNDOW NUMBER	QTY:	LOCATION	WINDOW TYPE	ROUGH OPENING				HEADER	WINDOW MATERIALS		MULLION / MUTTON TYPE	GLAZING TYPE	TRIM	EGRESS?	NOTES
				WIDTH	HEIGHT	SILL ELEVATION	HEADER ELEVATION		INTERIOR	EXTERIOR					
100	2	OFFICE - WEST WALL LOWER	NEW SLIDER WINDOW WITH NAILING FLANGES.						VINYL	VINYL	NONE	TRIPLE PANE, INSULATED, LOW E	TRIM -1 PRIMED PINE	YES	
100A LEFT	1	OFFICE - WEST WALL UPPER	NEW PICTURE WINDOW WITH NAILING FLANGES. TRIANGLE SHAPE						VINYL	VINYL	NONE	TRIPLE PANE, INSULATED, LOW E	TRIM -1 PRIMED PINE	NO	
100A RIGHT	1	OFFICE - WEST WALL UPPER	NEW PICTURE WINDOW WITH NAILING FLANGES. TRIANGLE SHAPE						VINYL	VINYL	NONE	TRIPLE PANE, INSULATED, LOW E	TRIM -1 PRIMED PINE	NO	
101	3	MUD ROOM AND GARAGE	NEW AWNING WINDOW WITH NAILING FLANGES.				6'-8"		VINYL	VINYL	NONE	TRIPLE PANE, INSULATED, LOW E	VARIES. SEE NOTES	NO	TRIM - 1 PRIMED PINE IN MUD ROOM. NO TRIM IN GARAGE.
200	4	EXISTING BEDROOMS X 3 PRIMARY BATHROOM X 1	NEW VINYL SLIDER WITH NAILING FLANGES.	5'-10"	3'-8"	3'-2"	6'-10" AFF	EXIST	VINYL	VINYL	NONE	VARIES. TRIPLE PANE, INSULATED, LOW E	TRIM -1 PRIMED PINE	YES	PRIMARY BATHROOM WINDOW GLAZING TYPE TO BE TEMPERED SAFETY GLASS ABOVE BATH TUB.
201	1	UNFINISHED ATTIC ABOVE GARAGE	NEW CASEMENT WINDOW VINYL WITH NAILING FLANGES. - LEFT SWING	2'-11"	3'-5"	2'-8"	6'-1" AFF		VINYL	VINYL	NONE	TRIPLE PANE, INSULATED, LOW E	NONE	NO	
202 LEFT	2	PRIMARY BED ROOM	NEW VINYL CASEMENT WINDOW WITH NAILING FLANGES - LEFT SWING.	3'-0"	3'-8"	3'-2"	6'-10" AFF		VINYL	VINYL	NONE	TRIPLE PANE, INSULATED, LOW E	TRIM -1 PRIMED PINE	YES	
202 CENTER	1	PRIMARY BED ROOM	NEW VINYL PICTURE WINDOW WITH NAILING FLANGES.	3'-0"	3'-8"	3'-2"	6'-10" AFF		VINYL	VINYL	NONE	TRIPLE PANE, INSULATED, LOW E	TRIM -1 PRIMED PINE	NO	
202 RIGHT	2	PRIMARY BED ROOM	NEW VINYL CASEMENT WINDOW WITH NAILING FLANGES - RIGHT SWING.	3'-0"	3'-8"	3'-2"	6'-10" AFF		VINYL	VINYL	NONE	TRIPLE PANE, INSULATED, LOW E	TRIM -1 PRIMED PINE	YES	
203	1	FAMILY ROOM. SECOND FLOOR.	NEW PICTURE WINDOW WITH NAILING FLANGES.	3'-11"	6'-10"	SEE A400	SEE A400	SEE A400	VINYL	VINYL	NONE	TRIPLE PANE, INSULATED, LOW E	TRIM -1 PRIMED PINE	NO	
203A	1	FAMILY ROOM. GABLE	NEW PICTURE WINDOW WITH NAILING FLANGES. TRIANGLE SHAPE	3'-11"	3'-5 1/2"	SEE A400	SEE A400	SEE A400	VINYL	VINYL	NONE	TRIPLE PANE, INSULATED, LOW E	TRIM -1 PRIMED PINE	NO	
204	2	FAMILY ROOM. SECOND FLOOR.	NEW PICTURE WINDOW WITH NAILING FLANGES.	6'-2"	6'-10"	SEE A400	SEE A400	SEE A400	VINYL	VINYL	NONE	TRIPLE PANE, INSULATED, LOW E	TRIM -1 PRIMED PINE	NO	
204A LEFT	1	FAMILY ROOM. GABLE	NEW PICTURE WINDOW WITH NAILING FLANGES. TRIANGLE SHAPE	SEE A400	SEE A400	SEE A400	SEE A400	SEE A400	VINYL	VINYL	NONE	TRIPLE PANE, INSULATED, LOW E	TRIM -1 PRIMED PINE	NO	
204A RIGHT	1	FAMILY ROOM. GABLE	NEW PICTURE WINDOW WITH NAILING FLANGES. TRIANGLE SHAPE	SEE A400	SEE A400	SEE A400	SEE A400	SEE A400	VINYL	VINYL	NONE	TRIPLE PANE, INSULATED, LOW E	TRIM -1 PRIMED PINE	NO	

REVISION HISTORY:

CONTACT INFORMATION:

OWNER:
Jason Stuewe - 414-719-0822
jastuewe@gmail.com

STUEWE HOUSE

10808 N CEDARBURG RD

MEQUON, WI 53092

DRAWN BY: JAS

REVISED: AUGUST 5, 2024

PERMIT SET

SCHEDULES

A600

Attachment: Plans (9907 : Jason & Kate Stuewe)

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: **December 9, 2024**
SUBJECT: **2707 W Cassel Lane LLC; Addition & Remodel at 2707 W. Cassel Lane**

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

STATEMENT OF INTENT FOR PROPOSED ADDITION AT 2707 CASSEL LN. MEQUON WI

December 18th, 2024

The intent of the proposed project is to update and expand an existing house with interior and exterior alterations while adding a large new main living space for the owner and his family.

This addition will include an exterior pool deck area as well as a new garage to serve the main living quarters. The existing house will be remodeled to match the updated look of the addition and serve as a mother-in-law suite. The overall architectural style is modern farmhouse with the first level using more modern style windows and canopy coverings.

Attachment: Statement of Intent (9908 : 2707 W Cassel Lane LLC)

PLAT OF SURVEY

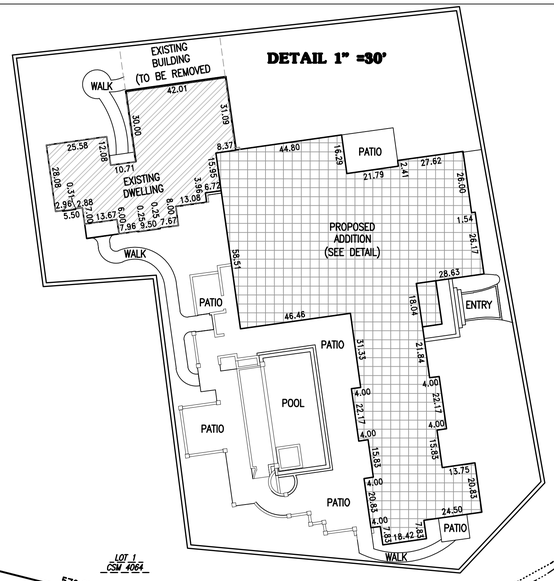
NOTES:

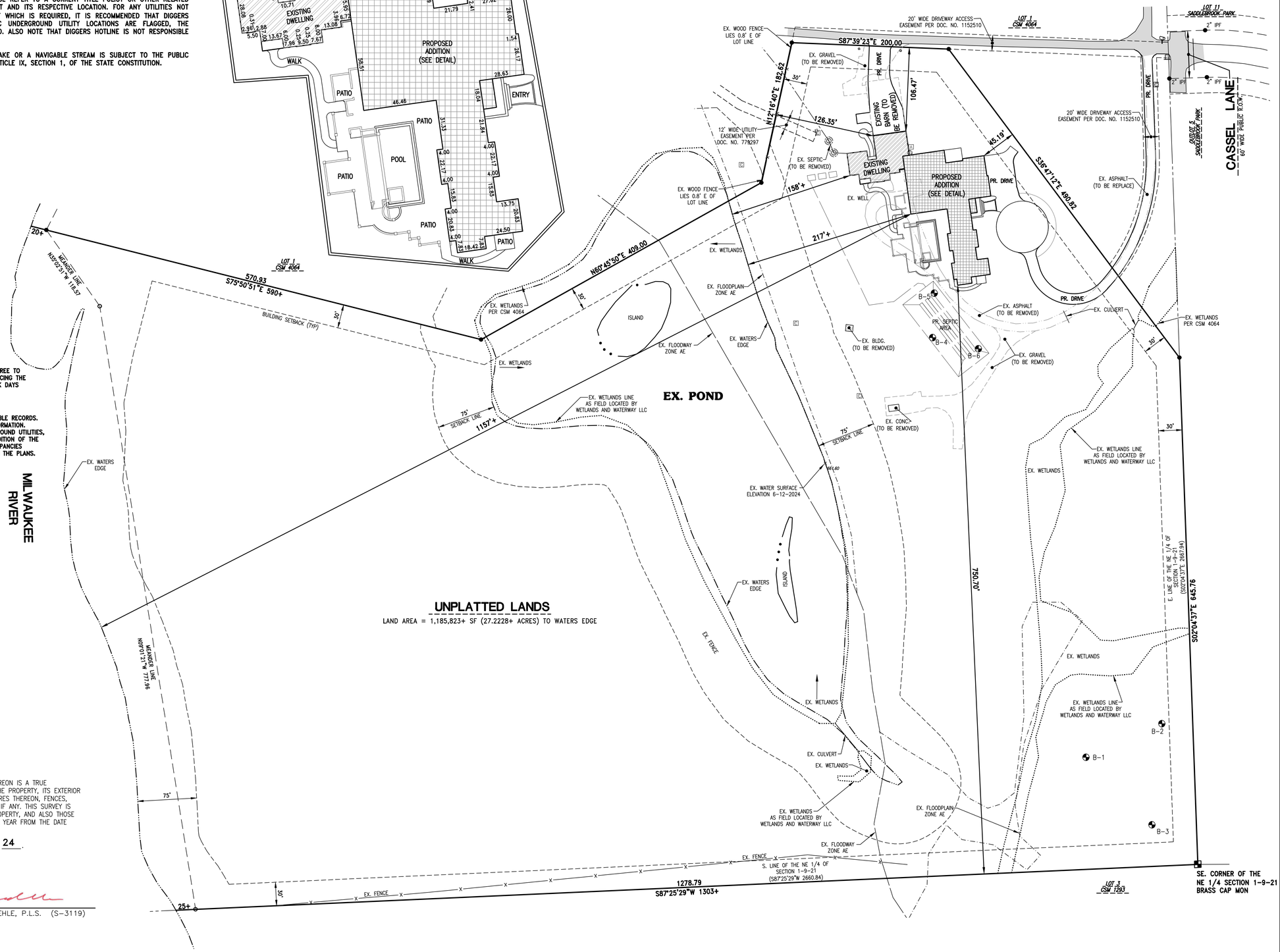
- ALL BEARINGS ARE REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD-83), IN WHICH THE EAST LINE OF THE N.E. 1/4 OF SECTION 1, TOWN 9 NORTH, RANGE 21 EAST, BEARS NORTH 02°04'37" WEST.
- STARTING BENCHMARK: SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 1, ELEVATION IS 673.14 NGVD 1988.
- THE SURVEYOR TAKES NO RESPONSIBILITY FOR THE EXISTENCE OF ANY UNDERGROUND STRUCTURES OR ANY BURIED MATERIALS HAZARDOUS OR SAFE IN NATURE SUCH AS BUT NOT LIMITED TO FOUNDATIONS, WELLS, SEPTIC, HOLDING TANKS, UTILITIES, PETROLEUM PRODUCTS OR OTHER MATERIALS OF WHICH NO EVIDENCE CAN BE FOUND ON THE SURFACE BY A VISUAL INSPECTION. FOR ADDITIONAL INFORMATION PLEASE REFER TO A CURRENT TITLE POLICY OR OTHER RELATED REAL ESTATE DOCUMENTS THAT WOULD PERTAIN TO SAID LIST AND ITS RESPECTIVE LOCATION. FOR ANY UTILITIES NOT SHOWN ON THIS "SURVEY" OR "MAP" OR "EXHIBIT" AND OF WHICH IS REQUIRED, IT IS RECOMMENDED THAT DIGGERS HOTLINE BE CALLED, AND AT WHICH POINT WHEN PUBLIC UNDERGROUND UTILITY LOCATIONS ARE FLAGGED, THE SURVEYOR IS NOT RESPONSIBLE FOR UTILITIES LEFT UNMARKED. ALSO NOTE THAT DIGGERS HOTLINE IS NOT RESPONSIBLE FOR MARKING PRIVATE UTILITIES.
- ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR A NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1, OF THE STATE CONSTITUTION.

LEGEND:

- FND. 1" IRON PIPE (UNLESS NOTED OTHERWISE)
- SET 0.75" REBAR, 18" LONG WEIGHING 1.50 LBS/LIN. FOOT
- MAILBOX
- SIGN
- GAS METER
- AIR CONDITIONER
- ELECTRIC METER
- CONCRETE LID
- UTILITY BOX
- BORING

DETAIL 1" =30'





SCALE: 1"=60'
0 30 60 120

CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

CALL DIGGERS HOTLINE 1-800-242-8511

NOTE:
EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN LOCATION OF UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.

UNPLATTED LANDS
LAND AREA = 1,185,823+ SF (27.2228+ ACRES) TO WATERS EDGE

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. FIELD WORK WAS COMPLETED ON JUNE 12, 2024.

DATED THIS 18th DAY OF NOVEMBER 20 24.

WISCONSIN TED R. INDERMUEHLE S-3119 BROOKFIELD, WI LAND SURVEYOR

TED R. INDERMUEHLE, P.L.S. (S-3119)

WISCONSIN TED R. INDERMUEHLE S-3119 BROOKFIELD, WI LAND SURVEYOR

TRIO DESIGN • LAND SURVEYING • CIVIL ENGINEERING
4100 N. CALHOUN RD. SUITE 300
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
EMAIL: tindermuehle@trioeng.com

PROJECT:
MEQUON ADDITION
CITY OF MEQUON, WISCONSIN

PREPARED FOR:
2707 W. CASSEL LANE, LLC
833 E. MICHIGAN ST. SUITE 1800
MILWAUKEE, WI 53202

REVISION HISTORY

DATE	DESCRIPTION

DATE:
NOVEMBER 18, 2024

JOB NUMBER:
24-031-1223-01

DESCRIPTION:
PLAT OF SURVEY

SHEET
1 OF 1

Attachment: Survey (9908 : 2707 W Cassel Lane LLC)

X:\2024\24-31-1223 CASSEL LANE - MEQUON\DRAWINGS\SURVEY\24P1223-NEW HOUSE.DWG

PROJECT:

MEQUON ADDITION

2707 CASSEL LANE MEQUON, WI
DESIGN REVIEW - FOOTING/FOUNDATION PERMIT

GENERAL CONTRACTOR:

CATALYST CONSTRUCTION

MILWAUKEE, WISCONSIN

UTTECH
plan. design. build

UTTECH DESIGN, LLC
MADISON / MILWAUKEE, WISCONSIN
T: 414.255.4600

PROJECT
MEQUON ADDITION

THREE LEAF
PARTNERS

OWNER
THREE LEAF DEVELOPMENT

REVISIONS

INFORMATION

PROJECT DESIGNER:	UTTECH DESIGN LLC
PROJECT MANAGER:	MJU
PROJECT NUMBER:	240701
ISSUED FOR:	DESIGN REVIEW - F/F PERMIT
DATE:	11.18.24

SHEET
COVER

G000

Attachment: Plans (9908 : 2707 W Cassel Lane LLC)

UTTECH
plan. design. build

MADISON / MILWAUKEE
Tel: 414.255.4600

SHEET INDEX

SHEET DISCIPLINE AND NUMBER		REVISION	DATE
GENERAL			
G000	COVER		
G001	INDEX SHEET		
CIVIL			
T1	COVER SHEET		
T2	PLAT OF SURVEY		
CIVIL			
C1.0	OVERALL EXISTING SITE PLAN		
C1.1	DETAILED EXISTING SITE PLAN		
C2.0	OVERALL PROPOSED SITE PLAN		
C2.1	DETAILED SITE PLAN		
C3.0	LOT GRADING & DRAINAGE PLAN		
C4.0	EROSION CONTROL PLAN		
LANDSCAPE			
LGD0.1	GENERAL NOTES		
SD1.1	PROPOSED OVERALL SITE DEVELOPMENT PLAN		
SD1.2	PROPOSED PARTIAL SITE DEVELOPMENT PLAN		
SD1.3	PROPOSED PARTIAL SITE DEVELOPMENT PLAN		
SD1.4	PROPOSED PARTIAL SITE DEVELOPMENT PLAN		
SD1.5	PROPOSED PARTIAL SITE DEVELOPMENT PLAN		
SD1.6	PROPOSED NORTHEAST ENTRANCE GATE		
SD1.7	PROPOSED POOL TERRACE SECTIONS & DETAILS		
STRUCTURAL			
S001	GENERAL STRUCTURAL NOTES		
S002	STRUCTURAL SCHEDULES		
S100	FOUNDATION PLAN - OVERALL		
S100E	FOUNDATION PLAN - EXISTING		
S100N	FOUNDATION PLAN - NORTH		
S100P	FOUNDATION PLAN - POOL AREA		
S100S	FOUNDATION PLAN - SOUTH		
S101	1ST FLOOR FRAMING PLAN - OVERALL		
S101N	1ST FLOOR FRAMING PLAN - NORTH		
S101S	1ST FLOOR FRAMING PLAN - SOUTH		
S102	2ND FLOOR FRAMING PLAN - OVERALL		
S102N	2ND FLOOR FRAMING PLAN - NORTH		
S102S	2ND FLOOR FRAMING PLAN - SOUTH		
S103	ROOF FRAMING PLAN - OVERALL		
S103N	ROOF FRAMING PLAN - NORTH		
S103S	ROOF FRAMING PLAN - SOUTH		
S400	STRUCTURAL DETAILS		
S401	STRUCTURAL DETAILS		
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S403	STRUCTURAL DETAILS		
ARCHITECTURAL			
A045	EXISTING HOUSE PHOTOS		
A050	DEMO PLAN - EXISTING HOUSE		
A101	FIRST FLOOR - OVERALL		
A101N	FIRST FLOOR - NORTH		
A101S	FIRST FLOOR - SOUTH		
A102	SECOND FLOOR - OVERALL		
A102N	SECOND FLOOR - NORTH		
A102S	SECOND FLOOR PLAN - SOUTH		
A103	ROOF PLAN		
A200	FRONT AND RIGHT SIDE ELEVATIONS		
A201	REAR AND LEFT SIDE ELEVATIONS		
A401	ENLARGED PLAN - HALF COURT		

Grand total: 50

PROJECT

MEQUON NEW RESIDENCE

2707 CASSEL LN, MEQUON, WISCONSIN

THREE LEAF PARTNERS

OWNER

THREE LEAF DEVELOPMENT

REVISIONS

NO.	DESCRIPTION	DATE

INFORMATION

PROJECT DESIGNER:	UTTECH DESIGN LLC
PROJECT MANAGER:	MJU
PROJECT NUMBER:	240701
ISSUED FOR:	DESIGN REVIEW - F/F PERMIT
DATE:	11.18.24

SHEET

INDEX SHEET

G001

Attachment: Plans (9908 : 2707 W Cassel Lane LLC)

GENERAL NOTES

1. THE LATEST EDITIONS OF THE FOLLOWING DOCUMENTS AND ANY SUPPLEMENTS THERETO, SHALL GOVERN ALL CONSTRUCTION ITEMS ON THIS PLAN UNLESS OTHERWISE NOTED.

   -STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, 6TH EDITION (SSSWCW)
   -CITY OF MEQUON TECHNICAL STANDARDS.

2. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO MINIMIZE EROSION, WATER POLLUTION AND SILTATION CAUSED BY CONSTRUCTION OF THIS PROJECT. EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS.

3. EROSION CONTROL PLAN: PRIOR TO BEGINNING WORK, AN APPROVED EROSION CONTROL PLAN WILL BE PROVIDED BY THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR PROPERLY IMPLEMENTING THE APPROVED PLAN.

4. THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL ALSO FIELD VERIFY LOCATION, ELEVATION AND SIZE OF EXISTING UTILITIES, AND VERIFY FLOOR, CURB OR PAVEMENT ELEVATIONS WHERE MATCHING INTO EXISTING WORK. THE CONTRACTOR SHALL FIELD VERIFY HORIZONTAL CONTROL BY REFERENCING SHOWN COORDINATES TO KNOWN PROPERTY LINES. NOTIFY ENGINEER OF DISCREPANCIES IN EITHER VERTICAL OR HORIZONTAL CONTROL PRIOR TO PROCEEDING WITH WORK.

5. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION (CALL DIGGERS HOTLINE AT 800-242-8511). COST OF REPLACEMENT OR REPAIR OF EXISTING UTILITIES DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATION SHALL BE THE CONTRACTOR'S RESPONSIBILITY.

6. EXISTING UTILITY INFORMATION IS SHOWN FROM SURVEY WORK, FIELD OBSERVATIONS, AVAILABLE PUBLIC RECORDS, AND AS-BUILT DRAWINGS. EXACT LOCATIONS AND ELEVATIONS OF UTILITIES SHALL BE DETERMINED PRIOR TO INSTALLING NEW WORK. EXCAVATE TEST PITS AS REQUIRED.

7. PROPERTY CORNERS SHALL BE CAREFULLY PROTECTED UNTIL THEY HAVE BEEN REFERENCED BY A PROFESSIONAL LAND SURVEYOR. PROPERTY MONUMENTS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

8. ENGINEER SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF PERFORMING ANY CONSTRUCTION.

9. ALL TRENCHING SHALL BE PERFORMED ACCORDING TO OSHA STANDARDS.

10. ALL ITEMS SHALL INCLUDE ALL THE NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.

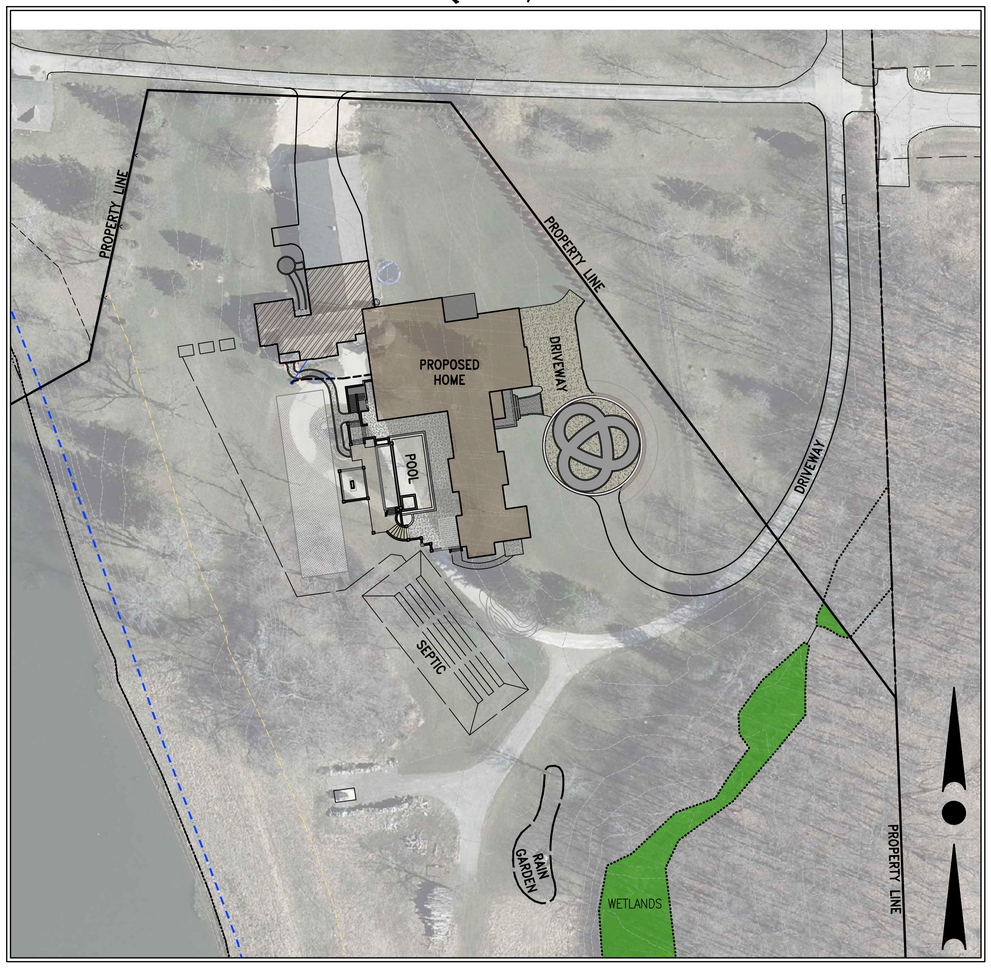
11. THE CONTRACTOR SHALL CLEAN ALL ADJACENT STREETS OF ANY SEDIMENT OR DEBRIS BY SWEEPING BEFORE THE END OF THE WORKING DAY OR AS REQUIRED BY THE CITY OF MEQUON

MEQUON ADDITION

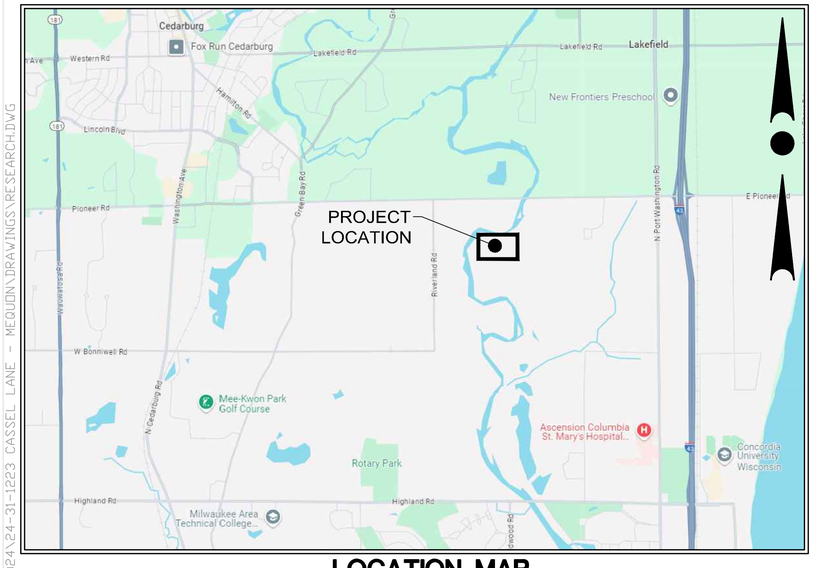
SINGLE FAMILY RESIDENCE

SITE DEVELOPMENT PLANS

CITY OF MEQUON, WISCONSIN



SITE PLAN
SCALE: 1" = 50'



LOCATION MAP
NOT TO SCALE

ENGINEER:
TRIO ENGINEERING, LLC
4100 N CALHOUN ROAD, SUITE 300
BROOKFIELD, WI 53005
CONTACT: MR. JOSHUA PUDELKO, P.E., M.S.
PHONE: 262-790-1480
FAX: 262-790-1481
EMAIL: jpudelko@trioeng.com

SHEET INDEX

CIVIL		
T1	–	COVER SHEET
C1.0	–	OVERALL EXISTING SITE PLAN
C1.1	–	DETAILED EXISTING SITE PLAN
C2.0	–	OVERALL PROPOSED SITE PLAN
C2.1	–	DETAILED SITE PLAN
C3.0	–	LOT GRADING & DRAINAGE PLAN
C4.0	–	EROSION CONTROL PLAN

WISCONSIN
JOSHUA D PUDELKO
E-39620
WAUWATOSA, WI
PROFESSIONAL ENGINEER

DESIGN • LAND SURVEYING
TRIO
CIVIL ENGINEERING

4100 N. CALHOUN RD., SUITE 300
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: jpudelko@trioeng.com

PROJECT:
MEQUON ADDITION
SINGLE FAMILY RESIDENCE
CITY OF MEQUON, WISCONSIN
BY: 2707 WEST CASSEL LANE, LLC.

REVISION HISTORY

DATE	DESCRIPTION
11/18/2024	CIVIL SUBMITTAL

DATE:
NOVEMBER 18, 2024

JOB NUMBER:
1223-24-31

DESCRIPTION:
COVER SHEET

SHEET
T1

X:\2024\24-31-1223 CASSEL LANE - MEQUON\DRAWINGS\RESEARCH.DWG

Attachment: Plans (9908 : 2707 W Cassel Lane LLC)

PLAT OF SURVEY

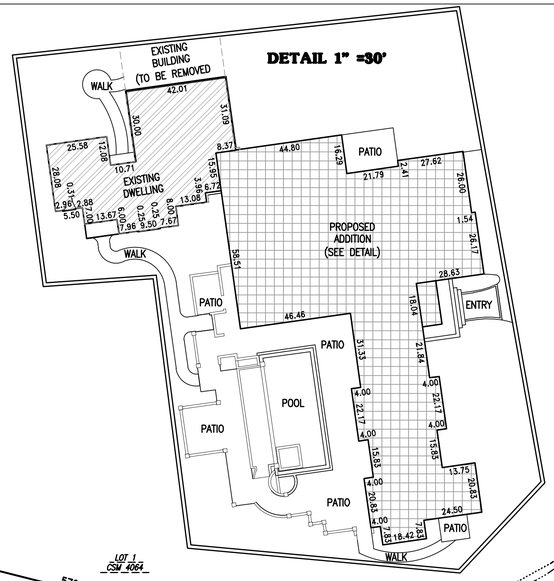
NOTES:

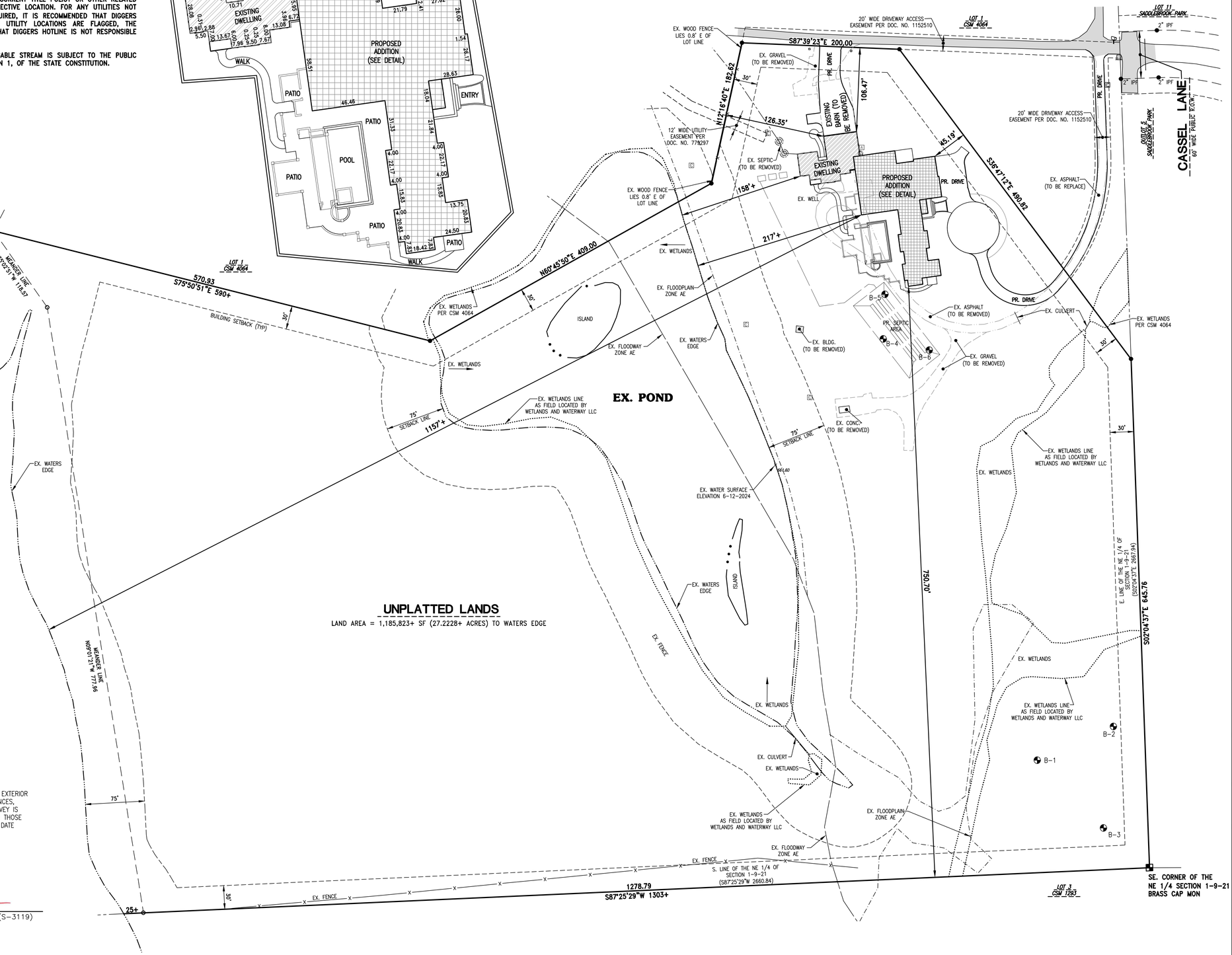
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LEGEND:

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- SET 0.75" REBAR, 18" LONG WEIGHING 1.50 LBS/LIN. FOOT
- MAILBOX
- SIGN
- GAS METER
- AIR CONDITIONER
- ELECTRIC METER
- CONCRETE LID
- UTILITY BOX
- BORING

DETAIL 1" =30'





UNPLATTED LANDS

LAND AREA = 1,185,823+ SF (27.2228+ ACRES) TO WATERS EDGE

MILWAUKEE RIVER

SCALE: 1"=60'

0 30 60 120

CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

CALL DIGGERS HOTLINE 1-800-242-8511

NOTE:
EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN LOCATION OF UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.

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. FIELD WORK WAS COMPLETED ON JUNE 12, 2024.

DATED THIS 18th DAY OF NOVEMBER 20 24.

WISCONSIN TED R. INDERMUEHLE S-3119 BROOKFIELD, WI LAND SURVEYOR

TED R. INDERMUEHLE, P.L.S. (S-3119)

WISCONSIN
TED R. INDERMUEHLE
S-3119
BROOKFIELD, WI
LAND SURVEYOR

TRIO
DESIGN • LAND SURVEYING • CIVIL ENGINEERING
4100 N. CALHOUN RD. SUITE 300
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
EMAIL: tindermuehle@trioeng.com

PROJECT:
MEQUON ADDITION
CITY OF MEQUON, WISCONSIN

PREPARED FOR:
2707 W. CASSEL LANE, LLC
833 E. MICHIGAN ST. SUITE 1800
MILWAUKEE, WI 53202

REVISION HISTORY

DATE	DESCRIPTION

DATE:
NOVEMBER 18, 2024

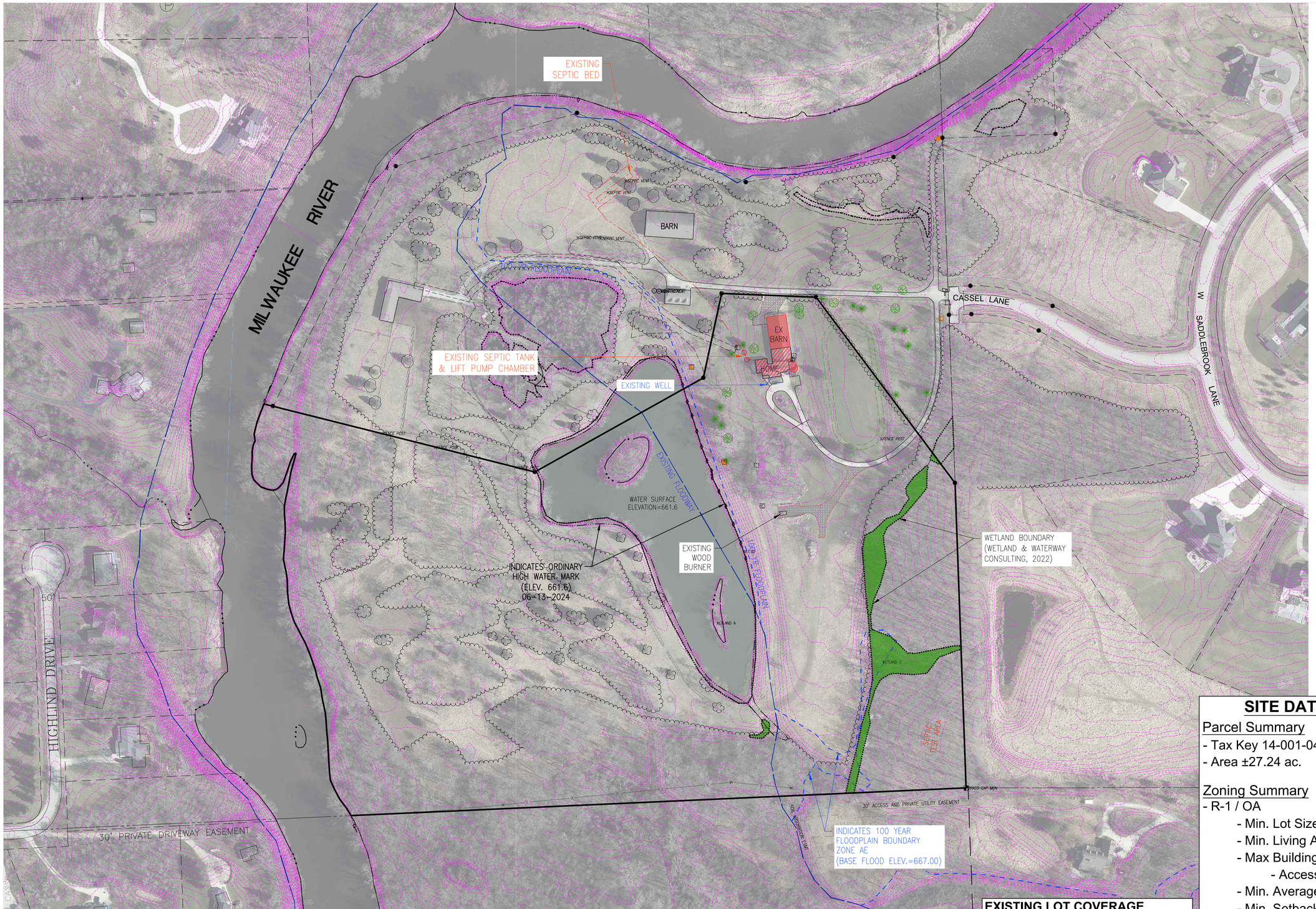
JOB NUMBER:
24-031-1223-01

DESCRIPTION:
PLAT OF SURVEY

SHEET
1 OF 1

X:\2024\24-31-1223 CASSEL LANE - MEQUON\DRAWINGS\SURVEY\24POS01-NEW HOUSE.DWG

Attachment: Plans (9908 : 2707 W Cassel Lane LLC)



SITE DATA TABLE

Parcel Summary
- Tax Key 14-001-04-002.00
- Area ±27.24 ac.

Zoning Summary
- R-1 / OA
  - Min. Lot Size = 5.0 ac.
  - Min. Living Area = 1,800 sf
  - Max Building Height = 42'
    - Accessory = 15'
  - Min. Average Width = 300'
  - Min. Setbacks:
    - Street: 100'
    - Side: 30'
    - Rear: 30'
  - Max. Lot Coverage = 5%

EXISTING LOT COVERAGE

- Existing Building (Remain) =	3,192 sf
- Existing Building (Demo) =	3,309 sf
- Existing Asphalt & Concrete =	7,397 sf
- Existing Drives (Gravel) =	6,863 sf
- EXISTING IMPERVIOUS =	20,761 sf

JOSHUA D. PUDELKO E-39620 WAUWATOSA, WI
WISCONSIN PROFESSIONAL ENGINEER

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PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: jpudelko@trioeng.com

PROJECT:
MEQUON ADDITION
SINGLE FAMILY RESIDENCE
CITY OF MEQUON, WISCONSIN
BY: 2707 WEST CASSEL LANE, LLC.

REVISION HISTORY

DATE	DESCRIPTION
11/15/2024	CIVIL SUBMITTAL

DATE:
NOVEMBER 18, 2024

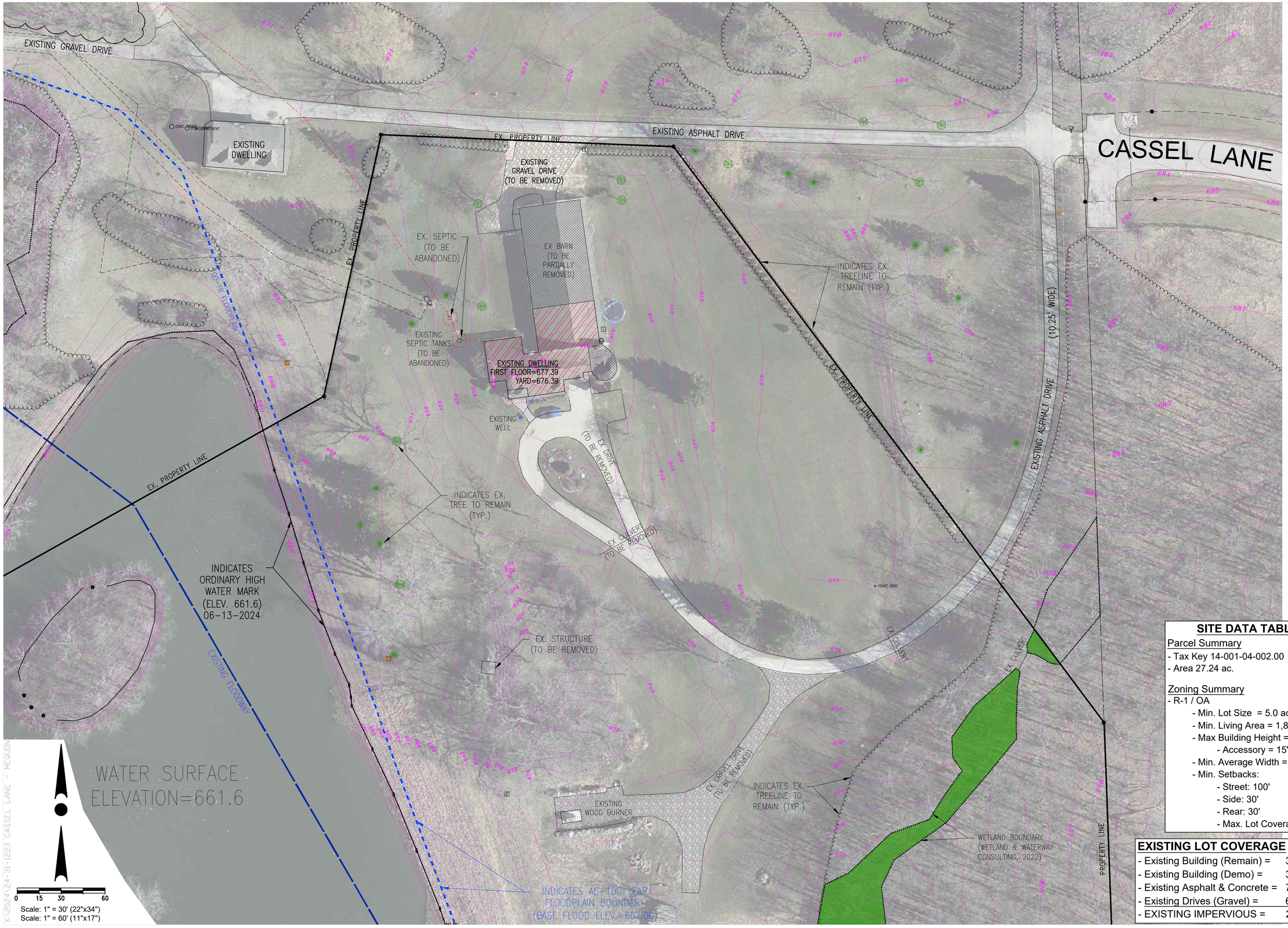
JOB NUMBER:
1223-24-31

DESCRIPTION:
OVERALL EXISTING SITE PLAN

SHEET
C1.0

X:\2024\24-31-122 CAS

Attachment: Plans (9908 : 2707 W Cassel Lane LLC)



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PROJECT:
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CITY OF MEQUON, WISCONSIN
BY: 2707 WEST CASSEL LANE, LLC.

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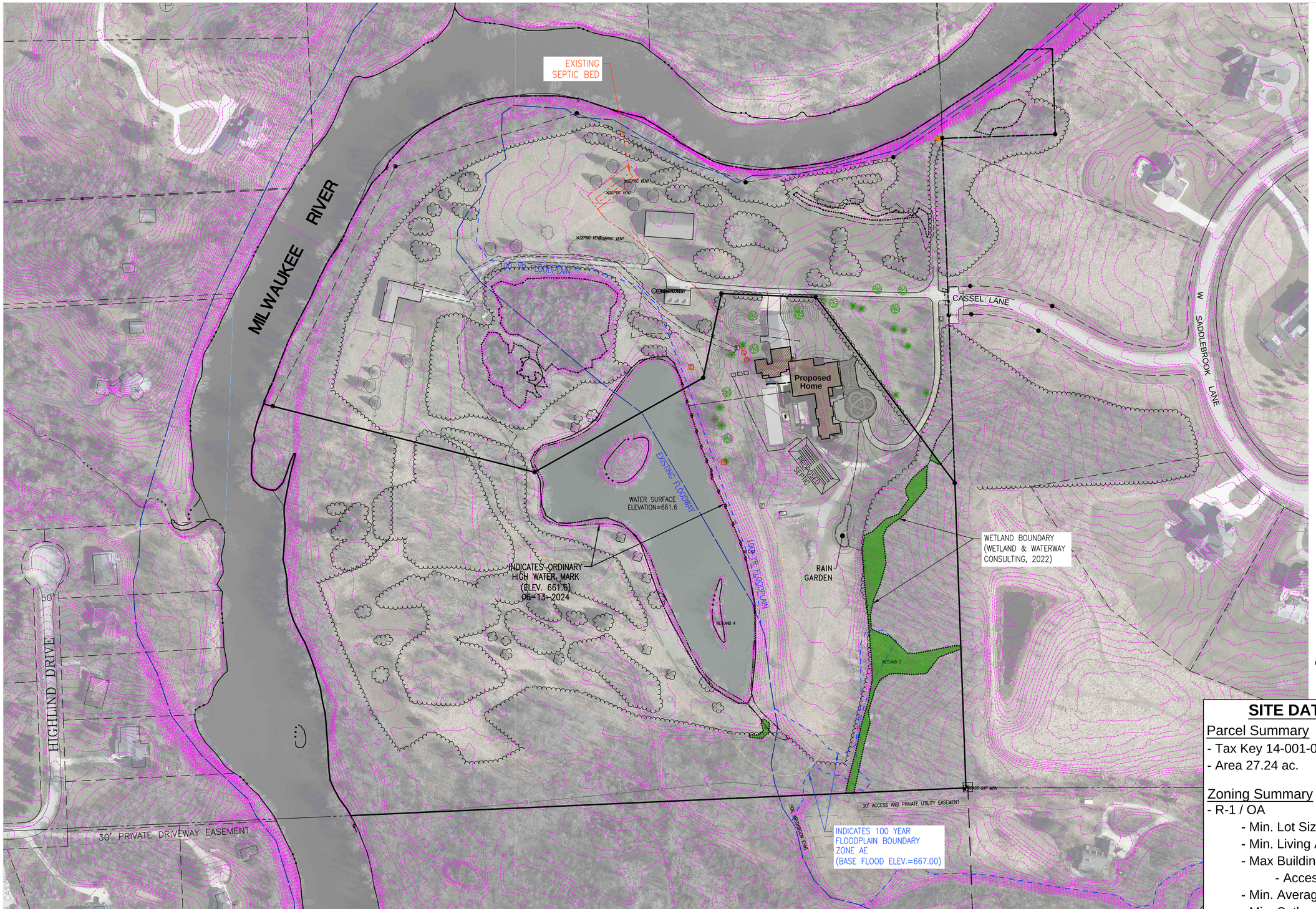
JOB NUMBER:
1223-24-31

DESCRIPTION:
DETAILED EXISTING SITE PLAN

SHEET
C1.1

X:\2024\24-31-1223 CASSEL LANE - MEQUON

Attachment: Plans (9908 : 2707 W Cassel Lane LLC)



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WAUWATOSA, WI
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PROJECT:
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SINGLE FAMILY RESIDENCE
CITY OF MEQUON, WISCONSIN
BY: 2707 WEST CASSEL LANE, LLC.

REVISION HISTORY	
DATE	DESCRIPTION
11/18/2024	CIVIL SUBMITTAL

DATE:
NOVEMBER 18, 2024

JOB NUMBER:
1223-24-31

DESCRIPTION:
OVERALL PROPOSED SITE PLAN

SHEET
C2.0

0 50 100 200
Scale: 1" = 100' (22"x34")
Scale: 1" = 200' (11"x17")

SITE DATA TABLE

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    - Street: 100'
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    - Rear: 30'
  - Max. Lot Coverage = 5%

SUGGESTED CONSTRUCTION GRADES:
- PROPOSED YARD GRADE = 679.22
- PROPOSED TOP OF FOUNDATION WALL ELEV. = 678.71
- PROPOSED FIRST FLOOR ELEV. = 679.89
- PROPOSED GARAGE FLOOR ELEV. = 679.56
- PROPOSED TOP OF FOOTING ELEV. = 669.71 (9' WALL)
- PROPOSED BASEMENT FLOOR ELEV. = 669.96

PROPOSED LOT COVERAGE

- Existing Building (Remain) =	3,192 sf
- PROPOSED ADDITION =	10,195 sf
- Proposed Patios & Walks =	11,433 sf
- Proposed Driveways =	12,005 sf
- PROPOSED IMPERVIOUS =	36,825 sf
- EXISTING IMPERVIOUS =	20,761 sf
- NEW IMPERVIOUS =	16,064 sf (0.37 ac)

GREEN INFRASTRUCTURE (GI)

- Required because the project is adding 5,000 sf - 1/2 ac of new impervious area (per MMSD & City).
- GI plan shall provide detention volume equal to 1/2" x area of the net new impervious surface:

  1/2" x 16,064 sf = 667 cf

- Subject to review/approval by City & MMSD
- Includes Stormwater Maintenance and Easement Agreement & Drainage Financial Guarantee.
- Will obligate site to long term inspection and maintenance per the provisions of the agreement.
- GI means any of: rain gardens, bioswales, permeable surfacing, landscaping with deep rooted plantes, rain barrels, trees, soil amendments, etc.
- See grading plan, Sheet C3.0, for proposed GI detail.

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CITY OF MEQUON, WISCONSIN
BY: 2707 WEST CASSEL LANE, LLC.

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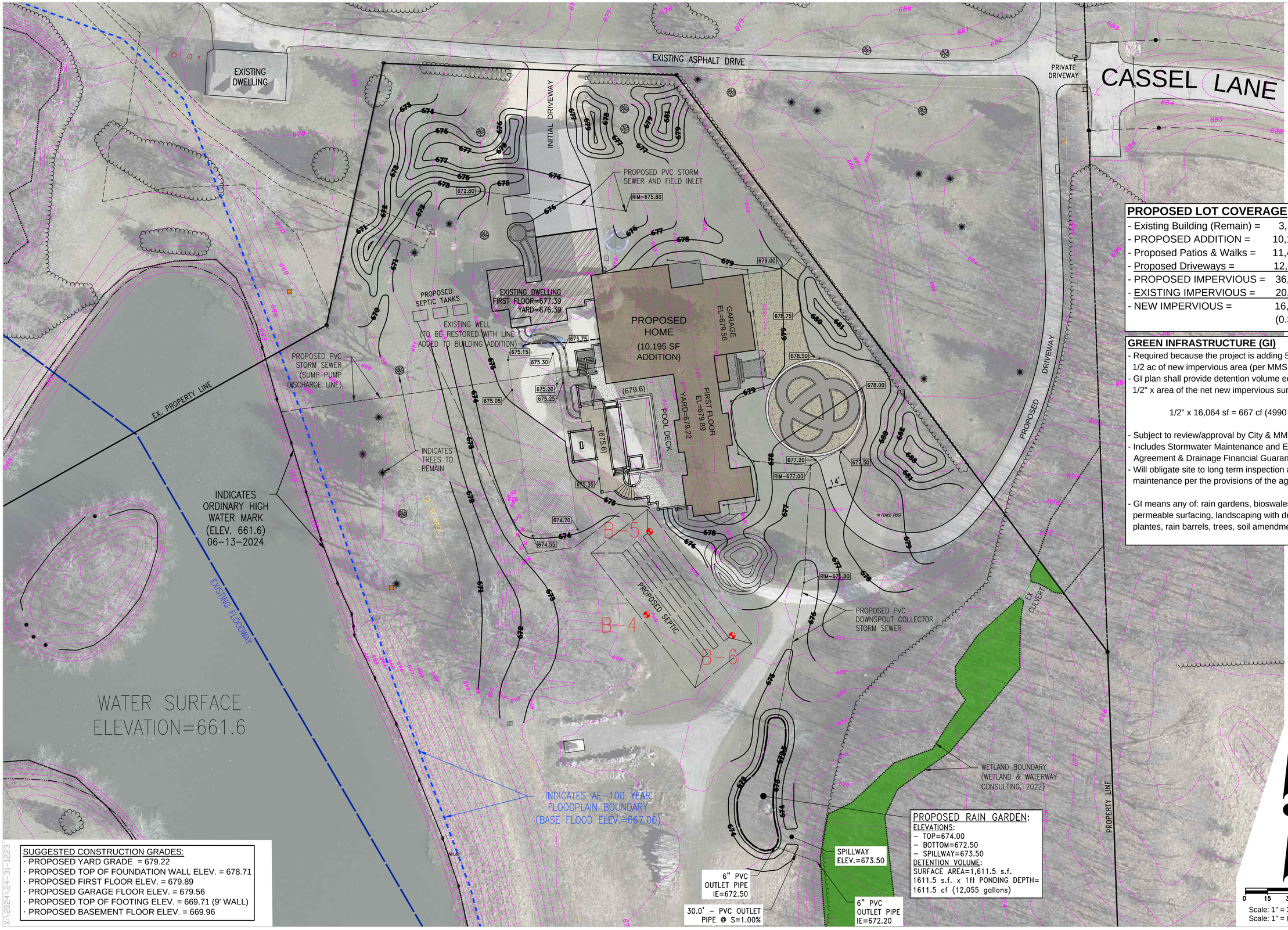
JOB NUMBER:
1223-24-31

DESCRIPTION:
DETAILED PROPOSED SITE PLAN

SHEET
C2.1

Attachment: Plans (9908 : 2707 W Cassel Lane LLC)

X:\2024\24-31-1223 CASSEL LANE - MEQUON



PROPOSED RAIN GARDEN:
ELEVATIONS:
- TOP=674.00
- BOTTOM=672.50
- SPILLWAY=673.50

DETENTION VOLUME:
SURFACE AREA=1,611.5 s.f.
1611.5 s.f. x 1ft PONDING DEPTH=
1611.5 cf (12,055 gallons)

SUGGESTED CONSTRUCTION GRADES:
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Scale: 1" = 30' (22"x34")
Scale: 1" = 60' (11"x17")

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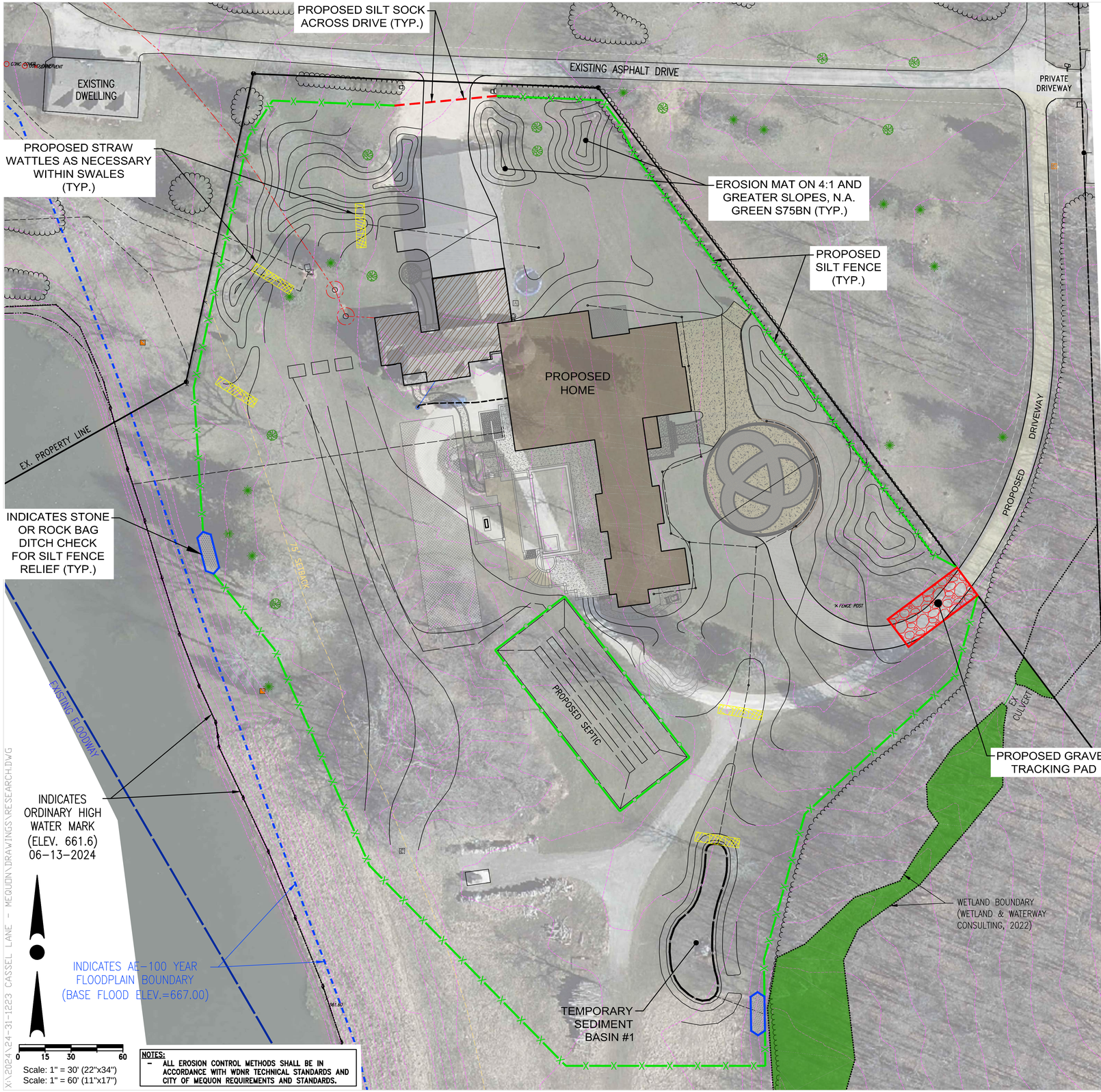
JOB NUMBER:
1223-24-31

DESCRIPTION:
GRADING AND DRAINAGE PLAN

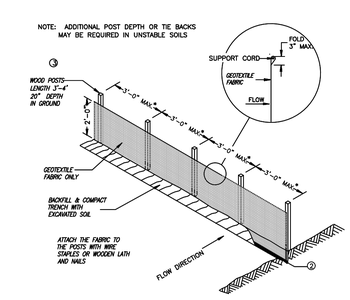
SHEET
C3.0

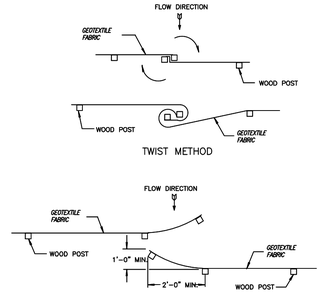
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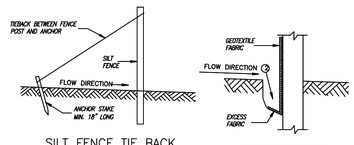
Attachment: Plans (9908 : 2707 W Cassel Lane LLC)



NOTES:
- ALL EROSION CONTROL METHODS SHALL BE IN ACCORDANCE WITH WDNR TECHNICAL STANDARDS AND CITY OF MEQUON REQUIREMENTS AND STANDARDS.







GENERAL NOTES

① HORIZONTAL BRACE REQUIRED WITH 2" X 4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS.

② TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.

③ WOOD POSTS SHALL BE A MINIMUM SIZE OF 1" X 1" OF OAK OR HICKORY.

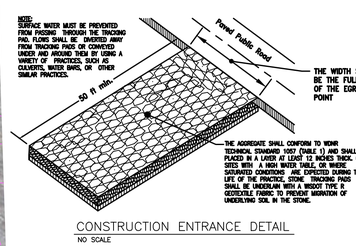
④ SILT FENCE TO EXTEND ACROSS THE TOP OF THE PIPE.

⑤ CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS; A) OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES, B) HOOK THE END OF EACH SILT FENCE LENGTH.

SILT FENCE INSTALLATION DETAIL

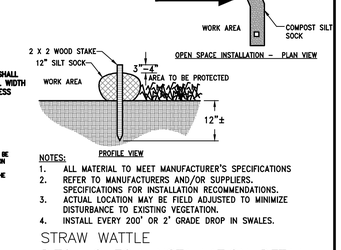
NO SCALE

This drawing based on Wisconsin Department of Transportation Standard Detail Drawing 8 E 9-6.



CONSTRUCTION ENTRANCE DETAIL

NO SCALE



NOTES:
1. ALL MATERIAL TO MEET MANUFACTURER'S SPECIFICATIONS
2. REFER TO MANUFACTURERS AND/OR SUPPLIERS. SPECIFICATIONS FOR INSTALLATION RECOMMENDATIONS.
3. ACTUAL LOCATION MAY BE FIELD ADJUSTED TO MINIMIZE DISTURBANCE TO EXISTING VEGETATION.
4. INSTALL EVERY 200' OR 2' GRADE DROP IN SWALES.

STRAW WATTLE DITCH CHECK INSTALLATION DETAIL

NO SCALE

EROSION CONTROL NOTES:

1. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO MINIMIZE EROSION, WATER POLLUTION AND SILTATION CAUSED BY CONSTRUCTION OF THIS PROJECT. EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS AND THE CITY OF PEWAUKEE TECHNICAL STANDARDS.
2. EROSION CONTROL PLAN: PRIOR TO BEGINNING WORK, THE CONTRACTOR MAY BE REQUIRED TO SUBMIT AN EROSION AND SEDIMENT CONTROL PLAN, DETAILING SPECIFIC MEASURES THAT WILL BE USED IN THE VARIOUS STAGES OF CONSTRUCTION FOR APPROVAL BY THE ENGINEER, THE WISCONSIN DNR AND THE CITY OF PEWAUKEE.
3. IMPLEMENTATION: THE CONTRACTOR SHALL NOT BEGIN WORK UNTIL AFTER INITIAL EROSION AND SEDIMENT CONTROL DEVICES ARE IN PLACE AND APPROVED BY THE ENGINEER.
4. EROSION CONTROL MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:
   A. DIVERT UPSTREAM RUNOFF FROM FLOWING THROUGH THE CONSTRUCTION SITE.
   B. PROTECT DOWNSTREAM OR ADJACENT WATERWAYS AND WETLANDS WITH SILT FENCE.
   C. DELAY STRIPPING TOPSOIL UNTIL REQUIRED FOR CONSTRUCTION.
   D. PLACE STRAW WATTLES OR SILT LOGS IN DITCHES AND OTHER DRAINAGE WAYS TO COLLECT SEDIMENT AND TO SLOW THE VELOCITY OF RUNOFF.
   E. PROTECT STORM SEWER INLETS AND THE UPSTREAM END OF CULVERTS WITH STRAW WATTLES OR SILT LOGS.
   F. PROMPT REMOVAL OF EXCAVATED MATERIAL.
   G. PROPER STORAGE OF BACKFILL AND BEDDING MATERIALS INCLUDING PLACING SILT FENCE OR EROSION CONTROL BALES ON THE DOWNSLOPE SIDES OF SPOIL PILES.
   H. CONSTRUCTION OF TRACKING PAD TO CONSTRUCTION SITE TO PREVENT SEDIMENT FROM BEING TRACKED ONTO ROADWAYS.
   I. PROMPT (SAME DAY) CLEANUP OF MATERIAL TRACKED ONTO ADJACENT STREETS.
   J. TIMELY RESTORATION OF DAMAGE SURFACE AREAS.
   K. ALL AREAS THAT WILL REMAIN DISTURBED AFTER OCTOBER 15, MUST BE TEMPORARY SEEDED AS OF THAT DATE.
5. TEMPORARY EROSION CONTROL MEASURES.
   A. THE CONTRACTOR SHALL CONSTRUCT TEMPORARY EROSION CONTROL MEASURES, WHERE EROSION IS LIKELY TO BE A PROBLEM, PRIOR TO BEGINNING WORK ON THOSE SECTION(S) OF THE PROJECT. TEMPORARY EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL AFTER PERMANENT EROSION CONTROL, SUCH AS SEEDING OR SODDING, HAS BEEN ESTABLISHED.
   B. IN THE EVENT THE PERMANENT EROSION CONTROL MEASURES ARE NOT FULLY IMPLEMENTED IN CURRENT CONSTRUCTION SEASON, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY TEMPORARY EROSION CONTROL MEASURES UNTIL AFTER PERMANENT MEASURES HAVE BEEN COMPLETED IN THE FOLLOWING YEAR.
6. ALL EXPOSED SOIL AREAS NOT DISTURBED FOR UP TO SEVEN DAYS MUST BE IMMEDIATELY RESTORED WITH SEED AND MULCH.
7. TRENCH DEWATERING SHALL BE IN ACCORDANCE WITH WDNR AND THE CITY OF MEQUON TECHNICAL STANDARDS.
   A. ALL PUMPED EFFLUENT FROM DEWATERING OPERATIONS (TRENCH DEWATERING OR OTHERWISE) SHALL BE DISCHARGED TO A GEOTEXTILE FILTER BAG CONFORMING TO WDNR CONSERVATION PRACTICE STANDARD 1061. THE GEOTEXTILE FILTER BAG SHALL BE PLACED ON VEGETATED/STABILIZED GROUND AND DISCHARGE TO A SEDIMENT BASIN OR TRAP. SHOULD NO BASIN EXIST, THE GEOTEXTILE BAG SHALL BE PLACED ON FILTER FABRIC AND SURROUNDED BY A SEDIMENT BALE BARRIER CONFORMING TO CONSERVATION PRACTICE STANDARD 1055. THE FILTER FABRIC SHALL BE BROUGHT UP THE SIDES AND OVER THE TOP OF THE HAY BALES AND SECURED. DISCHARGE SHALL NOT BE ALLOWED TO FLOW OVER UNPROTECTED GROUND. IN NO CASE SHALL PUMPED WATER BE DIVERTED OUTSIDE THE PROJECT LIMITS PRIOR TO SEDIMENT REMOVAL.
8. INSTALL SILT FENCE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD DETAILS
9. ALL RIP RAP AT PIPE OUTLETS SHALL BE 3'x5' MEDIUM RIP RAP OVER TYPE HR FABRIC PER WDOT SPECIFICATIONS UNLESS OTHERWISE DESIGNATED.
10. EROSION CONTROL INSPECTION AND MAINTENANCE
    A. INSPECT EROSION CONTROL MEASURES WEEKLY AND AFTER SITE RECEIVES 0.5" OF RAIN IN A 24-HOUR PERIOD DURING CONSTRUCTION.
    B. REPAIR OR REPLACE EROSION CONTROLS THAT ARE DAMAGED OR FAILING.
11. ALL AREAS TO BE SEEDED AND MULCHED SHALL USE WDOT SEED MIXTURE NO. 20. MULCH SHALL APPLIED PER WDOT SPECIFICATIONS USING METHOD B FOR PLACEMENT.

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PROJECT:
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SINGLE FAMILY RESIDENCE
CITY OF MEQUON, WISCONSIN
BY: 2707 WEST CASSEL LANE, LLC.

REVISION HISTORY

DATE	DESCRIPTION
11/18/2024	CIVIL SUBMITTAL

DATE:
NOVEMBER 18, 2024

JOB NUMBER:
1223-24-31

DESCRIPTION:
EROSION CONTROL PLAN

SHEET
C4.0

X:\2024\24-31-1223 CASSEL LANE - MEQUON\DRAWINGS\RESEARCH.DWG

Attachment: Plans (9908 : 2707 W Cassel Lane LLC)

SITE PLAN GENERAL PROJECT NOTES

1) CONSTRUCTION IS TO BE IN COMPLIANCE W/ ALL GOVERNING CODES, ORDINANCES, & STANDARDS. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING & SUPERVISING ALL SAFETY PRECAUTIONS & PROGRAMS IN CONNECTION W/ THE PERFORMANCE OF THIS CONTRACT. REFER TO IBC CH. 33 (SAFEGUARDS DURING CONSTRUCTION) FOR SPECIFIC CODE RELATED SAFETY REQUIREMENTS.

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

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

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

5) ELECTRICAL FINAL LAYOUT IS TO BE DESIGN BUILT, COMPLYING W/ ALL GOVERNING CODES, ORDINANCES & STANDARDS, WHICH WILL BE THE FULL RESPONSIBILITY OF THE CONTRACTOR, THE ARCHITECT ASSUMES NO LIABILITY.

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

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

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

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

10) PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED IN OCCUPANCIES AND LOCATIONS AS REQUIRED BY THE INTERNATIONAL FIRE CODE CH. 906. INSTALLATION LOCATIONS SHALL HAVE A MAXIMUM TRAVEL DISTANCE OF 75' TO ANY EXTINGUISHER. EXTINGUISHERS SHALL BE LOCATED IN CONSPICUOUS LOCATIONS WERE THEY WILL BE READILY ACCESSIBLE AND IMMEDIATELY AVAILABLE FOR USE, TYPICALLY ALONG PATHS OF TRAVEL. EXTINGUISHERS SHALL NOT BE OBSTRUCTED FROM VIEW, IF VISUAL OBSTRUCTION CAN NOT BE AVOIDED AN OTHER MEANS SHALL BE PROVIDED TO INDICATE THE EXTINGUISHER LOCATIONS. EXTINGUISHERS NOT EXCEEDING 40# SHALL BE INSTALLED SO THAT ITS TOP IS NOT MORE THAN 5'-0" ABOVE THE FLOOR, EXTINGUISHERS EXCEEDING 40# SHALL BE INSTALLED SO THAT ITS TOP IS NOT MORE THAN 3'-6" ABOVE THE FLOOR. THE CLEARANCE BETWEEN THE FLOOR & BOTTOM OF HAND HELD UNITS SHALL NOT BE LESS THAN 4". VERIFY EXTINGUISHER LOCATIONS W/ LOCAL FIRE DEPT. & OWNER PRIOR TO INSTALLATION.

11) ALL CONCRETE FLATWORK MUST BE WET CURED PER ACI REQUIREMENTS AND/OR CURED USING A CURING COMPOUND. REFER TO STRUCTURAL DRAWINGS FOR CURING COMPOUND SPECIFICATIONS (SUBMIT CURING COMPOUND TECHNICAL DATA TO ARCHITECT FOR APPROVAL BEFORE PLACING CONCRETE). CONTRACTOR IS RESPONSIBLE FOR APPLYING CURING COMPOUNDS PER THE MANUFACTURER'S REQUIREMENTS.

CONCRETE:

A) ADD NEW FOUNDATION UNDER HANDICAP RAMP. PATCH EXISTING BASEMENT FLOOR AS NECESSARY.

MISCELLANEOUS METALS:

A) SEE DETAILS & NOTES.

B) PROVIDE CONCRETE REINFORCING AS REQUIRED/ INDICATED IN THE DOCUMENTS.

C) STEEL RAILINGS/ HANDRAILS/ GUARDRAILS AT EXTERIOR PATIO, WOOD DECK, AND STAIR.

DOORS & MILLWORK:

A) INTERIOR DOORS TO BE xxxxxx.

B) ALL INTERIOR TRIM TO BE xxxxxx
p

DOOR HARDWARE:

A) SEE SCHEDULE BY ARCHITECT.

B) DOOR HARDWARE INCLUDES ALL LATCHES, BUTTS, STRIKES, LEVERS, THRESHOLDS, CLOSERS, KICK PLATES, ETC. (VERIFY STYLES/ FINISHES W/ OWNER).

C) VERIFY ALL LOCKING/ KEYING REQUIREMENTS W/ OWNER.

WINDOWS:

A) SEE ALSO, WINDOW SCHEDULE, DETAILS, AND NOTES.

B) CAULK/ SEAL ALL JOINTS. MATCH COLOR OF ADJACENT MATERIAL.

FIREPLACE:

A) TYPE AND STYLE TO BE DETERMINED

ELECTRICAL:

A) ALL WORK SHALL BE IN ACCORDANCE WITH REQUIREMENTS OF CURRENT LOCAL ORDINANCES, STATE BUILDING CODE AND O.S.H.A. REGULATIONS.

B) DEVICE PLACEMENT PLANS IN ARCHITECTURAL DRAWINGS ARE FOR SCHEMATIC PURPOSED ONLY. DESIGN-BUILD CONSULTANTS SHALL COORDINATE W/ ARCHITECT PRIOR TO FINAL OWNER REVIEW/ APPROVAL.

C) FURNISH AND INSTALL ALL NECESSARY POWER TRANSFORMERS, PANELS, G.F.I., RECEPTACLES, SWITCHES, FIXTURES, ETC. AS REQUIRED FOR ALL LIGHTING, EXIT SIGNS, DOOR STRIKES, APPLIANCES, FIRE-PROTECTION, HVAC, EQUIPMENT, ETC. VERIFY ALL W/ OWNER.

D) ALL ELECTRICAL SHALL BE UL APPROVED.

E) ALL WIRE TO BE COPPER.

F) ALL RECEPTACLES ARE TO BE MINIMUM 15 AMP RATED WITH SPECIAL OUTLETS AS REQUIRED. POSITIVE GROUNDING WILL BE REQUIRED AND MUST BE DEMONSTRATED AT ALL OUTLETS BEFORE FINAL APPROVAL.

G) UPON COMPLETION OF PROJECT, PROVIDE COPIES OF ALL PRODUCT WARRANTIES, MANUALS, ETC. TO GENERAL CONTRACTOR AND OWNER.

FURNITURE / EQUIPMENT PLAN NOTES:

1) FURNITURE / EQUIPMENT PLAN PROVIDED FOR REFERENCE ONLY, VERIFY ALL FINAL SELECTIONS, LOCATIONS AND SERVICE REQUIREMENTS W/ EQUIPMENT SUPPLIER & OWNER.

2) ELECTRICIAN TO COORDINATE ELECTRICAL & LOW VOLTAGE NEEDS W/ EQUIPMENT SUPPLIER

3) VERIFY W/ OWNER ANY SPECIAL EQUIPMENT INSTALLATION

EQUIPMENT TAGS:

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SITE PLAN NOTES:

1) DIMS TO THE PROPERTY LINE ARE TAKEN PERPENDICULAR AND PARALLEL UNLESS OTHERWISE NOTED.

2) BUILDING ALIGNED TO LOT BOUNDARY OF MAJOR STREET. SEE CIVIL DWGS. FOR DIMENSIONS.

2) VERIFY ALL PUBLIC & PRIVATE UTILITY LOCATIONS AND SIZE (ELECTRICAL, GAS METER, SANITARY LATERAL, WATER LATERAL, ETC.) WITH THE OWNER & GENERAL CONTRACTOR PRIOR TO INSTALLATION ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE PRESENCE OR LACK THERE OF ANY UTILITIES.

3) UTILITIES TO NEW STRUCTURE FROM EXISTING LATERALS IN PUBLIC RIGHT OF WAY, GENERAL CONTRACTOR TO VERIFY LOCATION AND SIZE OF EXISTING UTILITIES W/ LOCAL MUNICIPALITY.

4) ANY SEDIMENT REACHING THE STREET DURING CONSTRUCTION SHALL BE CLEANED-UP IMMEDIATELY.

5) ALL ROOF DRAINS AND DOWNSPOUTS DRAIN TO ONSITE STORM SEWER/WATER DETENTION AREA.
SEE CIVIL DWGS.

LANDSCAPE ARCHITECT IS NOT LIABLE FOR SPOT ELEVATIONS ON SITE PLAN. ALL GRADES TO BE VERIFIED BY G.C. PRIOR TO CONSTRUCTION.

EXISTING / DEMO PROJECT NOTES

EXISTING SITE INFORMATION:

1) EXISTING SITE PLAN BASED ON OWNER PROVIDED INFORMATION. VERIFY WITH SURVEY FOR ALL EXISTING SITE CONDITIONS.

2) COORDINATE WITH GENERAL CONTRACTOR FOR EXISTING ITEMS TO BE REMOVED/ RELOCATED FOR NEW CONSTRUCTION

EXISTING NOTES:

1. EXISTING PLANS AND CIVIL PLANS INFORMATION FOR REFERENCE ONLY, ALL CONDITIONS MUST BE VERIFIED IN FIELD BEFORE BIDDING / CONSTRUCTION BEGINS. CONTACT ARCHITECT WITH ANY AND ALL DISCREPANCIES PRIOR TO CONTINUING WITH WORK
2. G.C. TO VERIFY ALL PUBLIC AND PRIVATE UTILITY LOCATIONS AND SIZES (ELECTRICAL, GAS, SANITARY, STORM, WATER, ETC.,) WITH LOCAL MUNICIPALITY, & OWNER PRIOR TO DEMOLITION. UTIL. SERVICE EXISTS AT CURRENT STRUCTURE, MODIFY AS NECESSARY.
3. INFORMATION PERTAINING TO EXISTING CONDITIONS GIVEN ON THESE ARCHITECTURAL/SITE DRAWINGS REPRESENTS TO THE BEST OF OUR KNOWLEDGE THE ACTUAL EXISTING FIELD CONDITIONS. INSITE LANDSCAPE DESIGN LINC MAKES NO WARRANTY AS TO THEIR ACCURACY. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS IMPERATIVE TO THEIR NEW WORK. REPORT ANY DISCREPANCIES BETWEEN THE DRAWINGS AND FIELD CONDITIONS TO THE ARCHITECT FOR REVIEW.
4. VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND ALIGNMENT OF CURBS, SIDEWALKS AND HARDSCAPES. BRING ANY DISCREPANCIES TO THE ARCHITECTS ATTENTION PRIOR TO FABRICATION / CONSTRUCTION BEGINS.
5. VERIFY LOCATION OF ACCESS PANELS, WATER VALVES, SEWER STRUCTURES AND MECHANICAL EQUIPMENT WITH CIVIL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR ACCESSIBILITY OF MECHANICAL AND ELECTRICAL ITEMS.
6. ALL EXISTING CONDITIONS SHALL BE REMOVED AS REQUIRED TO ACCOMMODATE PROPOSED CONSTRUCTION, WHETHER OR NOT NOTED ON DEMOLITION PLAN. (COORDINATE WITH CIVIL, LANDSCAPE, ARCHITECTURAL, MECHANICAL, ELECTRICAL AND FIRE PROTECTION DRAWINGS)
7. PROVIDE A SAFE PASSAGE THROUGH AND/OR AROUND CONSTRUCTION AREAS AS REQUIRED TO MAINTAIN REQUIRED BUILDING EXITS.
8. FOR OUTLETS AND ALL OTHER HVAC AND PLUMBING ITEMS ADDED TO EXTERIOR WALLS, REPAIR VAPOR BARRIER, INSULATION, PATCH AND SEAL BUILDING VENEER TO MATCH ADJACENT FINISHED SURFACES AS REQUIRED.
9. SALVAGED MATERIAL SHALL BE CLEANED UP AND RETURNED TO THE OWNER AS DIRECTED.
10. KEEP NOISE TO A LEVEL ACCEPTABLE TO OWNER.
11. COORDINATE WITH ARCHITECTURAL, MECHANICAL, PLUMBING, ELECTRICAL AND FIRE PROTECTION DRAWINGS FOR ADDITIONAL DEMOLITION NOTES.
12. GENERAL DEMOLITION NOTES:
13. ALL STATE AND LOCAL PRACTICES & REGULATIONS, INCLUDING BUT NOT LIMITED TO OSHA REGULATIONS, FOR DEMOLITION SHALL BE FOLLOWED FOR SAFETY & ALL OTHER MEASURES ASSOCIATED WITH DEMOLITION. IF ANY HAZARDOUS MATERIALS ARE FOUND AFTER THE INITIAL SURVEY OF EXISTING CONDITIONS OCCUR, IMMEDIATELY CONTACT THE GENERAL CONTRACTOR & STOP WORK FOR ASSESSMENT.
14. ITEMS TAGGED FOR DEMO SHOULD BE CONSIDERED FOR REFERENCE ONLY. ALL CONDITIONS SHOULD BE VERIFIED IN FIELD BEFORE WORK BEGINS.
15. ALL DEMOLITION SHOULD BE EXECUTED TO THE MINIMUM EXTENTS REQUIRED TO ACCOMMODATE THE NEW CONSTRUCTION. CARE SHOULD BE TAKEN DURING DEMOLITION TO LEAVE EXISTING STRUCTURE UNDISTURBED AND STILL ACCOMMODATE NEW CONSTRUCTION.
16. ENGAGE A PROFESSIONAL ENGINEER TO SURVEY CONDITION OF BUILDING TO DETERMINE WHETHER REMOVING AN ELEMENT MIGHT RESULT IN STRUCTURAL DEFICIENCY OR UNPLANNED COLLAPSE OF ANY PORTION OF STRUCTURE OR ADJACENT STRUCTURES DURING SELECTIVE DEMOLITION OPERATIONS.
17. NEATLY CUT OPENINGS AND HOLES PLUMB, SQUARE, AND TRUE TO DIMENSIONS REQUIRED. ALL DEMOLITION SHOULD BE EXECUTED TO THE MINIMUM EXTENTS REQUIRED TO ACCOMMODATE THE NEW CONSTRUCTION. USE CUTTING METHODS LEAST LIKELY TO DAMAGE CONSTRUCTION TO REMAIN OR ADJOINING CONSTRUCTION.
18. INTERIOR WALLS AFFECTED / DAMAGED BY DEMO WORK SHOULD BE REPAIRED BY GC .
19. USE REPAIR MATERIALS IDENTICAL TO EXISTING MATERIALS. IF IDENTICAL MATERIALS ARE UNAVAILABLE OR CANNOT BE USED FOR EXPOSED SURFACES, USE MATERIALS THAT VISUALLY MATCH EXISTING ADJACENT SURFACES TO THE FULLEST EXTENT POSSIBLE.
20. MAINTAIN EXISTING UTILITIES IN SERVICE AND PROTECT THEM AGAINST DAMAGE DURING SELECTIVE DEMOLITION OPERATIONS.
21. ALL ELECTRICAL EQUIPMENT & RELATED COMPONENTS (INCLUDING BUT NOT LIMITED TO PANELS, FIXTURES, OUTLETS, SWITCHES, ETC.) SHALL BE VERIFIED BY ELECTRICAL CONTRACTOR & GENERAL CONTRACTOR PRIOR TO ANY REMOVAL OF SUCH ITEMS.
22. ALL EXISTING IRRIGATION EQUIPMENT & RELATED COMPONENTS (INCLUDING BUT NOT LIMITED TO PIPE, WIRES, ROTORS AND SPRAY HEADS) SHALL BE VERIFIED BY IRRIGATION CONTRACTOR & GENERAL CONTRACTOR PRIOR TO ANY REMOVAL OF SUCH ITEMS.
23. ITEMS TAGGED FOR DEMO SHOULD BE CONSIDERED FOR REFERENCE ONLY. ALL CONDITIONS SHOULD BE VERIFIED IN FIELD BEFORE WORK BEGINS.
24. REFER TO PLAN DRAWINGS FOR BUILDING RELATED DEMOLITION.
25. PROTECT CONSTRUCTION INDICATED TO REMAIN AGAINST DAMAGE AND SOILING DURING SELECTIVE DEMOLITION. WHEN PERMITTED BY ARCHITECT, ITEMS MAY BE REMOVED TO A SUITABLE, PROTECTED STORAGE LOCATION DURING SELECTIVE DEMOLITION AND CLEANED AND REINSTALLED IN THEIR ORIGINAL LOCATIONS AFTER SELECTIVE DEMOLITION OPERATIONS ARE COMPLETE.
26. ERECT & MAINTAIN DUST PROOF PARTITIONS AND TEMPORARY ENCLOSURES TO LIMIT DUST & DIRT MIGRATION AND TO SEPARATE AREAS FROM FUMES AND NOISE.
27. OWNER WILL OCCUPY PORTIONS OF BUILDING IMMEDIATELY ADJACENT TO SELECTIVE DEMOLITION AREA. CONDUCT SELECTIVE DEMOLITION SO OWNERS OPERATIONS WILL NOT BE DISRUPTED. PROVIDE NO LESS THAN 72 HOURS' NOTICE TO OWNER OF ACTIVITIES THAT WILL AFFECT OWNERS OPERATIONS.
28. THE ENTIRE BUILDING WILL REMAIN OCCUPIED & OPERATIONAL DURING ALL PHASES OF CONSTRUCTION. ACCOMMODATIONS MUST BE MADE TO ENSURE CONTINUED OPERATION, CUSTOMER ACCESS, TENANT ACCESS, HEATING, COOLING, FIRE PROTECTION, & SECURITY. ACCOMMODATIONS SHALL ALSO BE MADE TO PROTECT THE TENANTS, CUSTOMERS & TENANT'S PROPERTY/MERCHANDISE AS REQ'D. THIS INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING: DUST PROTECTION, NOISE PROTECTION, & FALLING CONSTRUCTION DEBRIS PROTECTION

GENERAL CONDITIONS:

A. ALL WORK SHALL BE IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE (WISC. ENROLLED), CITY OF WAUKESHA ORDINANCES, AND O.S.H.A. REGULATIONS EXCEPT WHERE MORE RESTRICTIVE REQUIREMENTS MAY GOVERN.

B. NO PLEAS OF IGNORANCE OF EXISTING CONDITIONS OR OF CONDITIONS AND DIFFICULTIES THAT MAY BE ENCOUNTERED IN EXECUTING THE WORK WILL BE ACCEPTED AS AN EXCUSE FOR ANY FAILURE OR OMISSION ON THE PART OF THE CONTRACTOR TO FULFILL EVERY DETAIL OF THE CONTRACT REQUIREMENTS.

C. THE GENERAL CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO MAINTAIN THE EXISTING NATURAL TERRAIN AND SURROUNDINGS, AND UPON COMPLETION OF THE PROJECT SHALL LEAVE SAME IN GOOD, CLEAN ORDER. AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT ANY DAMAGE FROM BEING CAUSED TO ADJACENT STRUCTURES AS A RESULT OF CONSTRUCTION ACTIVITY.

D. ANY DAMAGES CAUSED TO ADJACENT STRUCTURES AS A RESULT OF THE CONSTRUCTION ACTIVITIES OF THIS PROJECT AND/OR THE CONTRACTOR'S FAILURE TO PROTECT AGAINST SUCH DAMAGE SHALL BE RESTORED AT THE GENERAL CONTRACTOR'S EXPENSE.

E. EACH CONTRACTOR SHALL BE REQUIRED TO CARRY LIABILITY INSURANCE IN ACCORDANCE WITH THE WORKMAN'S COMPENSATION ACT OF WISCONSIN. THE OWNER (TITLE), IS TO BE NAMED AS AN ADDITIONAL INSURED.

F. THE GENERAL CONTRACTOR WILL BE REQUIRED TO CARRY FIRE, WIND, RAINSTORM, GLASS, AND EXTENDED COVERAGE INSURANCE ONLY TO THE EXTENT OF COVERING SUCH MATERIALS WORKED INTO THE BUILDING. THE CONTRACTOR WILL BE RESPONSIBLE FOR DAMAGE TO, OR LOSS OF, MATERIALS AND EQUIPMENT WHICH HAVE NOT BEEN WORKED INTO THE BUILDING AS AN INTEGRAL PART, AND SHALL REPLACE AT NO COST TO THE OWNER.

G. THE OWNER WILL SECURE AND PAY FOR PLAN REVIEW FEES. ALL OTHER FEES CHARGED SHALL BE PAID FOR BY APPROPRIATE CONTRACTOR.

H. THE GENERAL CONTRACTOR SHALL PROVIDE TEMPORARY FACILITIES SUCH AS ELECTRICITY, IRRIGATION AND SITE ACCESS.

I. EACH SUB-CONTRACTOR IS RESPONSIBLE FOR DELIVERY, HANDLING, AND UNLOADING MATERIAL DELIVERED TO THE PROJECT SITE, PERTAINING TO ITS OWN SCOPE OF WORK.

J. THE GENERAL CONTRACTOR SHALL GUARANTEE ALL WORK TO BE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND AGAINST DEFECTS IN THE MATERIALS AND WORKMANSHIP FOR A PERIOD OF TWO (2) YEARS FROM THE DATE OF SUBSTANTIAL COMPLETION.

K. EACH SUB-CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING UP AND DEPOSITING, IN A CONTAINER SUPPLIED BY THE GENERAL CONTRACTOR, ALL REFUSE OR DEBRIS RESULTING FROM ITS OWN WORK EVERY DAY OR AS REQUIRED BY THE GENERAL CONTRACTOR OR BY THE OWNER.

L. EACH SUB-CONTRACTOR SHALL PROVIDE WAIVERS OF LIEN COVERING ITS OWN DIVISION OF THE WORK. SUCH WAIVERS WILL COVER MATERIAL SUPPLY HOUSES AND SUBCONTRACTOR'S WORK AS WELL.

M. BIDDING:

N. THE CONTRACTOR SHALL CONDUCT BIDDER WALK-THRU(S) OF THE PROJECT SITE. ALL BIDDERS SHALL BECOME FAMILIAR WITH THE PROJECT SITE AND FIELD VERIFY EXISTING CONDITIONS AND DETAILS TO BE MATCHED, AS INDICATED IN THE DRAWINGS AND SPECIFICATIONS.

O. THE OWNER RESERVES THE RIGHT TO REJECT ANY OR ALL BIDS, WAIVING FORMALITIES, AND TO AWARD CONTRACTS AS DEEMED TO BE IN THE OWNER'S BEST INTERESTS.

P. THE SUBMISSION OF A BID SHALL BE CONSTRUED AS AN INDICATION THAT THE INDIVIDUAL BIDDER HAS: FIELD VERIFIED EXISTING CONDITIONS, REVIEWED ALL CONTENT OF THE DRAWINGS AND SPECIFICATIONS, UNDERSTANDS THE GENERAL SCOPE AND INTENT OF THE PROJECT, AND THAT THE BID INCLUDES ALL LABOR, MATERIALS, SERVICES, APPLICABLE FEES/TAXES, ETC. FOR ALL ASPECTS OF THE INDIVIDUAL BIDDER'S PORTION OF THE WORK.

LANDSCAPE PLAN GENERAL NOTES

PLANT MATERIAL SHOWN ON LANDSCAPE PLAN IS DEPICTED AT MATURE GROWTH.

1. AT LEAST SEVENTY-TWO HOURS PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL VERIFY UTILITY LOCATIONS AS GIVEN BY THE ELECTRIC, GAS, TELEPHONE, WATER, SEWER, AND CABLE TELEVISION COMPANIES, UTILITIES OR ENTITIES. REVIEW WITH OWNER'S REPRESENTATIVE SITE MECHANICAL, SITE ELECTRICAL AND LIGHTING, SITE GRADING AND DRAINAGE, SITE IRRIGATION AND ALL OTHER DRAWINGS PERTAINING TO UNDERGROUND UTILITY LOCATIONS. RECORD SET OF INFORMATION THE SAME AS IN POSSESSION OF OWNER'S REPRESENTATIVE. ALSO REVIEW OWNER'S "MARK SETS" OF ALL OF THESE DRAWINGS IN POSSESSION OF THE CONTRACTOR OR OWNER. MARK ALL SUCH UTILITIES ON THE SITE PRIOR TO COMMENCING. COORDINATE WITH OWNER BEFORE AND DURING CONSTRUCTION. REPAIR ANY DAMAGE TO ANY SYSTEM THAT IS CAUSED BY LANDSCAPE CONTRACTOR AT NO COST TO OWNER.
2. ALL PLANTINGS SPECIFIED FOR THE MEQUON ADDITION RESIDENTIAL PROJECT PLANTING TABLES SHALL COMPLY WITH STANDARDS AS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK ANSI Z60.1 2014 AND ANSI STANDARDS FOR PLANTING 2012.
3. ALL DEVIATIONS FROM THE APPROVED MEQUON ADDITION RESIDENTIAL PROJECT PLANS SHALL BE NOTED ON THE RECORD DRAWINGS BY THE CONTRACTOR AND MAY BE EXECUTED ONLY WITH PRIOR APPROVAL FROM THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE. VERBAL AGREEMENTS OR REVISIONS WITHOUT A CHANGE ORDER WILL NOT BE RECOGNIZED BY LANDSCAPE ARCHITECT AND OWNER.
4. ALL PLANTS MUST BE BID AND SELECTED PER THE SPECIES SPECIFIED ON THE PLANS. ANY SPECIES SUBSTITUTIONS MUST BE APPROVED IN WRITING BY LANDSCAPE ARCHITECT. THE SIZES OF PLANT MATERIAL LISTED HEREIN IS A MINIMUM ACCEPTABLE SIZE. ADDITIONALLY, IF EXCESSIVE PRUNING REDUCES THE CROWN THE PLANT SHALL BE REPLACED.
5. PROTECT PUBLIC FROM CONSTRUCTION WITH BARRIERS AND BARRICADES.
6. ALL AREAS THAT WERE DISTURBED DURING CONSTRUCTION AND AREAS NOT COVERED WITH PAVEMENT, BUILDING, PLANTING BEDS, OR TREE PITS ARE TO BE TOPSOILED 3" DEEP (MIN.) AND SHALL BE SODDED/SEEDED WITH SPECIFIED LAWN GRASS. LANDSCAPE CONTRACTOR SHALL INCLUDE COST PER SQUARE YARD FOR ADDITIONAL SEED OPERATIONS AS MAY BE POSSIBLY REQUIRED TO REESTABLISH ADJACENT TURF GRASS AREAS WHICH MAY BECOME DAMAGED DURING THE CONSTRUCTION PROCESS OR TO REPAIR DAMAGE DONE BY OTHERS.
7. CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL MATERIALS, TOOLS, EQUIPMENT, LABOR, AND PLANTS NECESSARY FOR PROPER PLANTING AND INSTALLATION OF ALL LANDSCAPE MATERIAL.
8. QUANTITIES ON PLANT MATERIALS LIST ARE FOR CONVENIENCE OF BIDDING ONLY. CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON LANDSCAPE PLANS AND COVERAGE OF ALL AREAS DELINEATED. THE PLANS ARE TO SUPERSEDE THE PLANT LIST IN ALL CASES.
9. CONTRACTOR IS RESPONSIBLE FOR ALL ESTIMATING AND BIDDING, ALL AREAS, QUANTITIES MATERIALS SHOULD BE FIELD VERIFIED WITH SITE CONDITION.
10. WHERE DISCREPANCIES OCCUR BETWEEN THE LANDSCAPE PLANS AND/OR ARCHITECTURAL AND/OR THE CIVIL DRAWINGS (AND ANY OTHER SITE DRAWINGS) THE DISCREPANCIES MUST BE BROUGHT TO THE LANDSCAPE ARCHITECTS ATTENTION FOR COORDINATION AND RESOLUTION.
11. ALL DISEASED, NOXIOUS OR INAPPROPRIATE MATERIALS SHALL BE REMOVED FROM THE PROPOSED SITE PRIOR TO THE START OF CONSTRUCTION AND DURING THE MAINTENANCE PERIOD.
12. GENERAL CONTRACTOR SHALL LEAVE THE SITE FREE OF CONSTRUCTION DEBRIS.
13. ALL LAWN AND PLANTING AREAS SHALL SLOPE TO DRAIN A MINIMUM OF 2% UNLESS NOTED OTHERWISE AND REVIEWED WITH OWNER'S REPRESENTATIVE FOR FINAL APPROVAL.
14. FINISH GRADES FOR SHRUB AND GROUND COVER AREAS SHALL BE HELD 1" BELOW TOP OF ADJACENT PAVEMENTS AND CURBS, UNLESS NOTED OTHERWISE ON THE PLANS. REFER TO LSP1.2 FOR FURTHER INFORMATION.
15. ALL PERENNIAL, ANNUAL AND GROUND COVER AREAS TO RECEIVE A BLEND OF ORGANIC SOIL AMENDMENTS PRIOR TO PLANTING. TILL THE FOLLOWING MATERIALS INTO EXISTING TOPSOIL TO A DEPTH OF APPROXIMATELY 8". A DEPTH OF 12" IN TREE PITS. PROPORTIONS AND QUANTITIES MAY REQUIRE ADJUSTMENT DEPENDING ON THE CONDITION OF EXISTING SOIL. REFER TO LSP1.2 FOR FURTHER INFORMATION.
    PER EVERY 100 SQUARE FEET ADD: ONE - 2 CUBIC FOOT BALE OF PEAT MOSS, 2 POUNDS OF 5 -10 -5 GARDEN FERTILIZER, 1/4 CUBIC YARD OF COMPOSTED MANURE OR OTHER COMPOSTED, ORGANIC MATERIAL.
16. ALL SHRUBS TO BE POCKET PLANTED WITH A 50/50 MIX OF COMPOSTED, ORGANIC MATERIAL AND EXISTING SOIL. INSTALL TOPSOIL INTO ALL BEDS AS NEEDED TO ACHIEVE PROPER GRADE. REMOVE ALL EXCESSIVE GRAVEL, CLAY AND STONES. REFER TO LSP1.2 FOR FURTHER INFORMATION.
17. PLANT ALL TREES SLIGHTLY HIGHER THAN FINISHED GRADE AT ROOT FLARE. BACK FILL HOLE WITH 2/3 EXISTING TOPSOIL AND ORGANIC SOIL AMENDMENTS SPECIFIED IN NOTE 15. AVOID ANY AIR POCKETS. DISCARD ANY GRAVEL CLAY OR STONES. REFER TO LSP1.2 FOR FURTHER INFORMATION.
18. ALL TREES TO BE INSTALLED, STAKED AND GUYED ACCORDING TO DETAILS. REFER TO ANSI STANDARDS FOR PLANTING 2012 AND DETAILS ON LSP1.2 FOR FURTHER INFORMATION.
19. PROVIDE A 4'-0" - 5'-0" DIAMETER MULCH RING AT THE ROOT BALL FLARE OF ALL LAWN TREES.
20. ALL PLANTINGS TO BE WATERED AT THE TIME OF PLANTING, THROUGHOUT CONSTRUCTION AND UPON COMPLETION OF PROJECT AS REQUIRED.
21. WHERE SPECIFIED, ALL PLANT BEDS, PITS AND TREE RINGS ARE TO RECEIVE A MINIMUM OF 2" - 3" DRESSING OF SHREDDED HARDWOODM OAK BARK MULCH SHAVINGS FREE OF GROWTH, WEEDS, FOREIGN MATTER DETRIMENTAL TO PLANT LIFE OR GERMINATION INHIBITING INGREDIENTS. LANDSCAPE CONTRACTOR TO PROVIDE A SAMPLE TO OWNER FOR APPROVAL. CONTRACTOR TO TAKE CARE WITH INSTALLATION NOT TO DAMAGE OR COVER PLANTS. REFER TO LSP1.2 FOR FURTHER INFORMATION.
22. LAWN INSTALLATION: CONTRACTOR TO FURNISH AND PREPARE TOPSOIL (3" MIN) AND SEED BED (REMOVE ALL STONES 1" OR LARGER), APPLY STARTER FERTILIZER AND SEED UNIFORMLY. PROVIDE A MULCH COVERING SUITABLE TO GERMINATE AND ESTABLISH TURF. EROSION CONTROL MESH SHOULD BE USED IN SWALES AND STEEP GRADES WHERE APPLICABLE. METHODS OF INSTALLATION MAY VARY AT THE DISCRETION OF CONTRACTOR. IT IS HIS/HER RESPONSIBILITY TO ESTABLISH AND GUARANTEE A SMOOTH, UNIFORM, QUALITY TURF. IF STRAW MULCH IS USED AS A COVERING, A TACKIFIER MAY BE NECESSARY TO AVOID WIND DAMAGE.
23. **DELUXE 50 GRASS SEED MIX REINDER'S (800) 785-3301**
    20% KENTUCKY BLUE GRASS
    15% NEWPORT KENTUCKY BLUE GRASS
    15% SR 2100 Kentucky Bluegrass
    25% Creeping Red Fescue
    15% Replicator Perennial Ryegrass
    10% Fiesta 4 Perennial Ryegrass
    APPLY AT A RATE OF 200 POUNDS PER ACRE. REFER TO SUPPLIERS SPECIFICATIONS & INSTALLATION CUT SHEETS FOR FURTHER FORMATION
24. DURING THE INITIAL "30 DAY MAINTENANCE PERIOD" THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE AND ON-GOING PLEASANT VISUAL ENVIRONMENT WHEREAS ANY PLANT WHICH IS NOT RESPONDING TO TRANSPLANTING OR THRIVING SHALL IMMEDIATELY BE REPLACED. NEW LAWNS SHALL BE WATERED AND REPAIRED AND WEEDS MUST CONSTANTLY BE REMOVED, NO EXCEPTIONS WILL BE GRANTED.
    MAINTENANCE NOTE:
    MAINTENANCE IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN REQUIRED LANDSCAPING IN ACCORDANCE WITH THE MUNICIPALITY'S PROPERTY MAINTENANCE CODE AND AN APPROVED MAINTENANCE PLAN. THE MAINTENANCE MUST INCLUDE, AT A MINIMUM, METHODS FOR PROVIDING THE FOLLOWING:
    - NECESSARY IRRIGATION (IF REQUIRED)
    - INTEGRATED PEST MANAGEMENT,
    - PROPER FERTILIZATION
    - TREE CARE AND PRUNING, SHRUB TIP CLIPPING AND SHAPING AS REQUIRED
    - REPLACEMENT OF LOST VEGETATION, AND ALL DISEASED, DAMAGED, OR DEAD MATERIAL WILL BE REPLACED BY THE END OF THE FOLLOWING PLANTING SEASON IN PERPETUITY.
    - WEED MANAGEMENT AND BED CARE.
25. ALL NEWLY PLANTED TREES AND SHRUBS ARE TO RECIEVE AN APPLICATION OF AN ANTI-TRANSPIRANT SPRAY THAT WILL EFFECTIVELY REDUCE THE WATER LOSS OF TRANSPIRATION OF PLANT MATERIAL AND REDUCE THE STRESS OF TRANSPLANTATION. IT IS RECOMENDED AS PART OF THE ONGOING MAINTENANCE THAT ANY BROADLEAF EVERGREEN AND CONIFEROUS TREE AND SHRUBS (EXCLUDING ARBORVITAE) RECIEVE AN APPLIATION OF AN ANTI-DESICANT SPRAY TO REDUCE THE LOSS OF MOISTURE DUE TO WINTER DESICCATION.
26. MAINTENANCE. THE OWNER SHALL TEND AND MA



1 PROPOSED OVERALL SITE DEVELOPMENT PLAN

SCALE: 1" = 20'-0"

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Wauwatosa, WI 53226
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Project:

MEQUON ADDITION

2707 Cassel Lane
Mequon, WI 53097

Issuance and Revisions:

Date	Number	Description
08/16/24		Client Review Submittal
08/26/24		Client Review Submittal
09/24/24		Client Review Pool Submittal
10/07/24		Client Review Pool Submittal
11/18/24		Design Review - Footing & Foundation Permit

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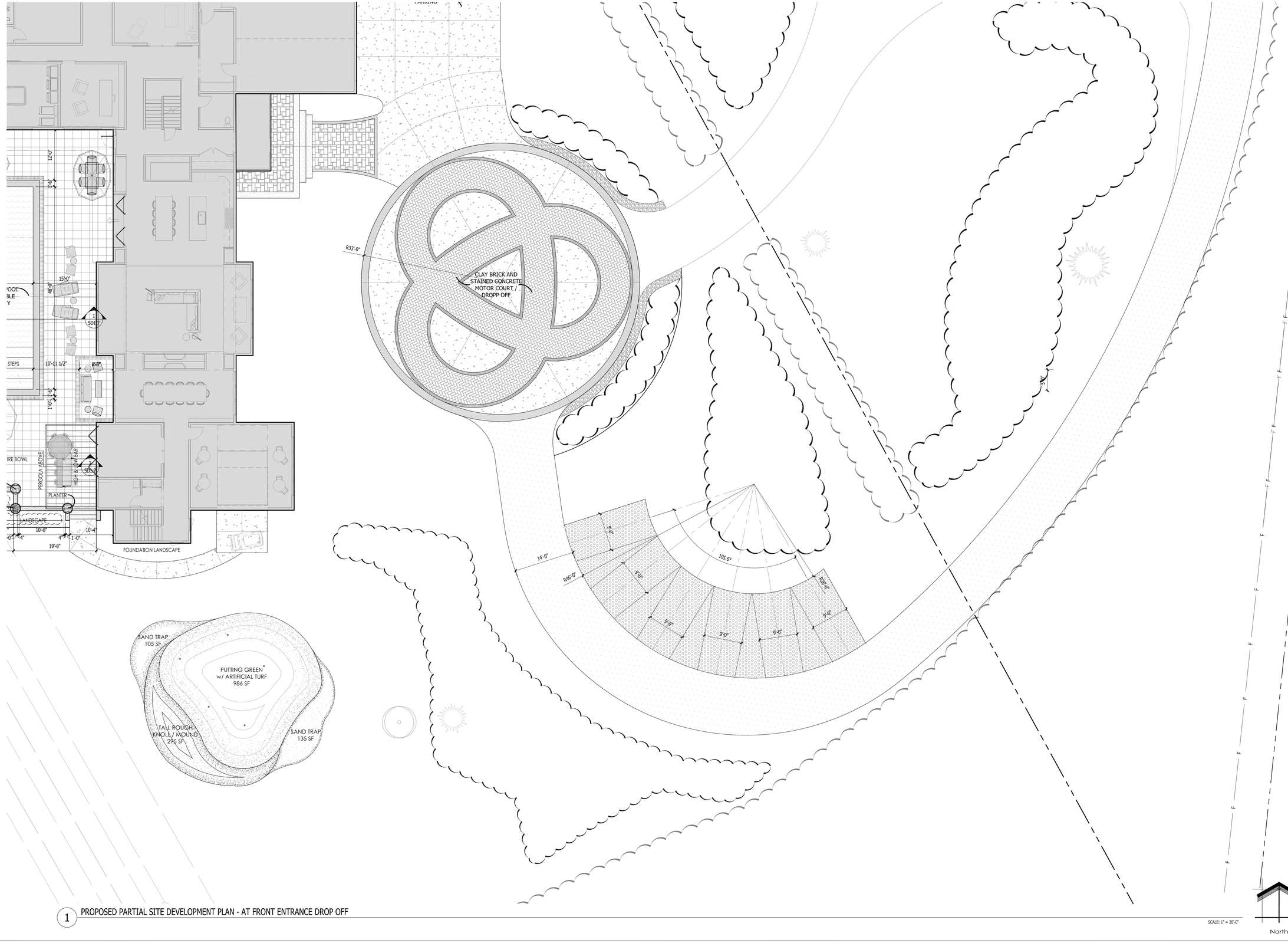
Sheet Title:

PROPOSED OVERALL SITE
SITE DEVELOPMENT PLAN

Date of Drawing: 11/18/24
Scale: 1" = 20'-0"
Drawn By: MCD
Job Number: L24-051
Sheet Number:

SD1.1

CONSTRUCTION SET USE NO OTHER- DO NOT SCALE THESE DRAWINGS-
Attachment: Plans (9908 : 2707 W Cassel Lane LLC)



1 PROPOSED PARTIAL SITE DEVELOPMENT PLAN - AT FRONT ENTRANCE DROP OFF

SCALE: 1" = 20'-0"

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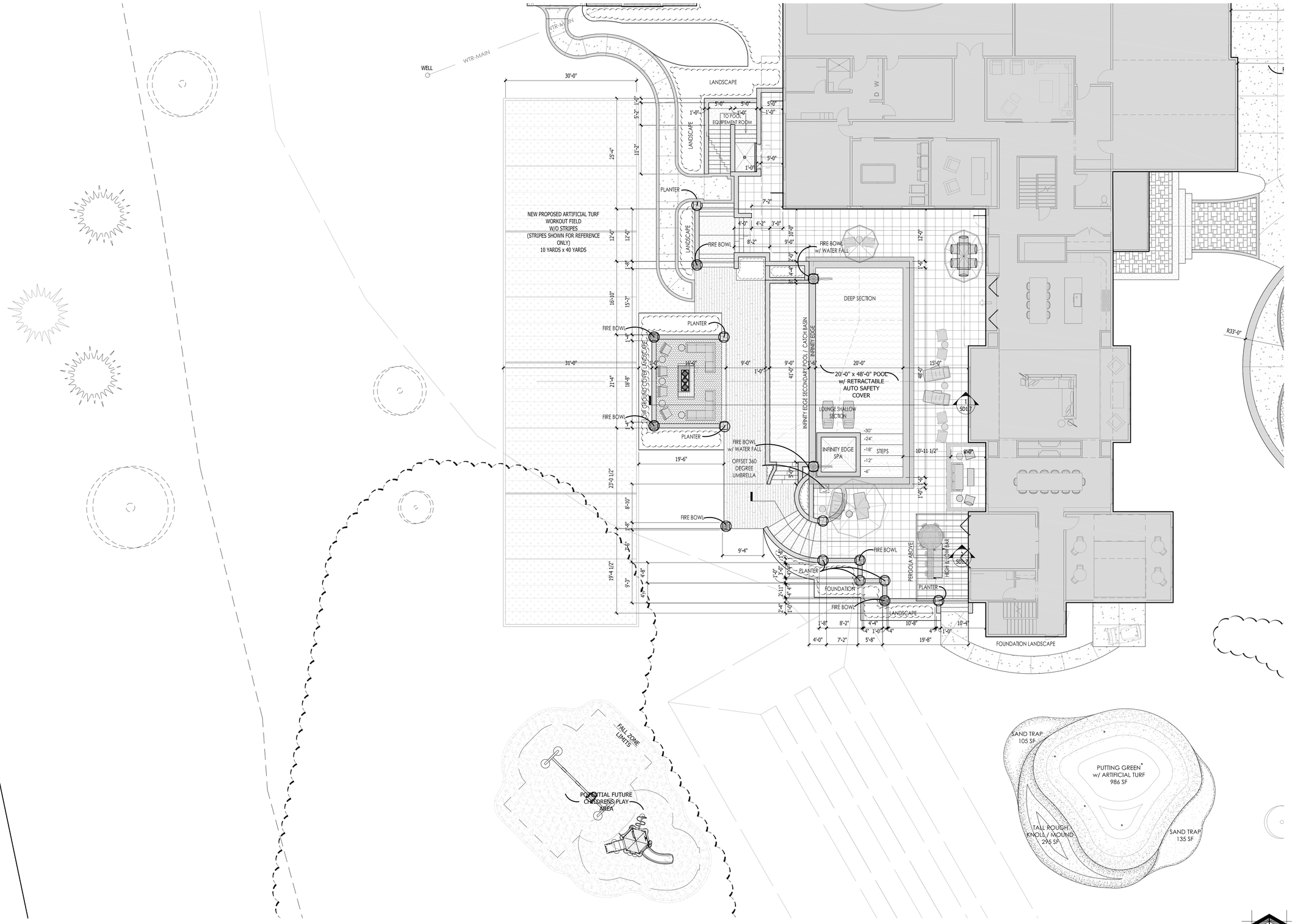
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Sheet Title:

PROPOSED PARTIAL SITE
SITE DEVELOPMENT PLAN

Date of Drawing:	11/18/24
Scale:	1" = 10'-0"
Drawn By:	MCD
Job Number:	L24-051
Sheet Number:	SD1.2

CONSTRUCTION SET USE NO OTHER - DO NOT SCALE THESE DRAWINGS-
Attachment: Plans (9908 : 2707 W Cassel Lane LLC)



1 PROPOSED PARTIAL SITE DEVELOPMENT PLAN - AT POOL TERRACE

SCALE: 1" = 20'-0"

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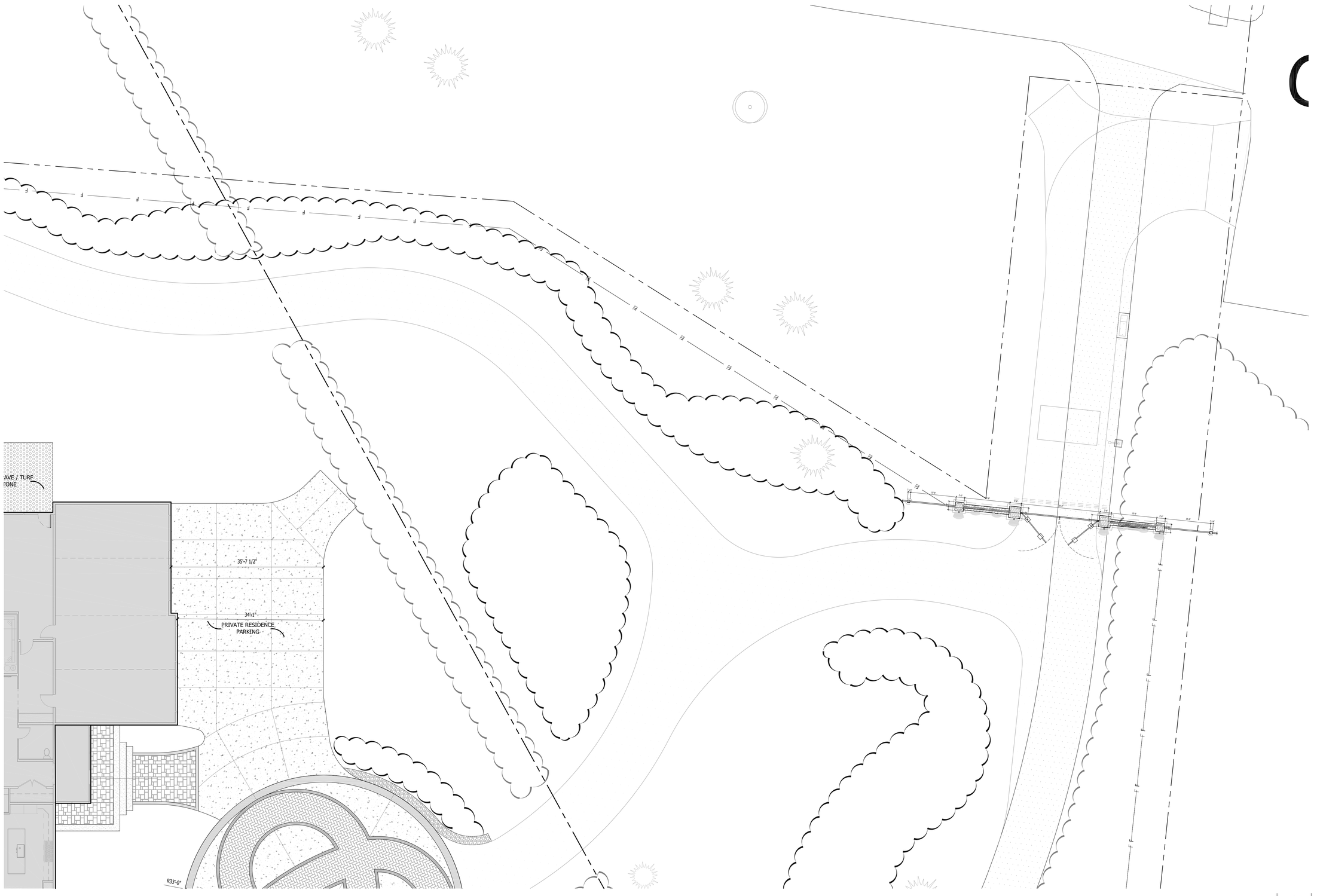
Sheet Title:

PROPOSED PARTIAL SITE
SITE DEVELOPMENT PLAN

Date of Drawing:	11/18/24
Scale:	1" = 10'-0"
Drawn By:	MCD
Job Number:	L24-051
Sheet Number:	SD1.3

CONSTRUCTION SET USE NO OTHER- DO NOT SCALE THESE DRAWINGS-

Attachment: Plans (9908 : 2707 W Cassel Lane LLC)



1 PROPOSED PARTIAL SITE DEVELOPMENT PLAN - AT NORTHEAST ENTRANCE

SCALE: 1" = 20'-0"

North

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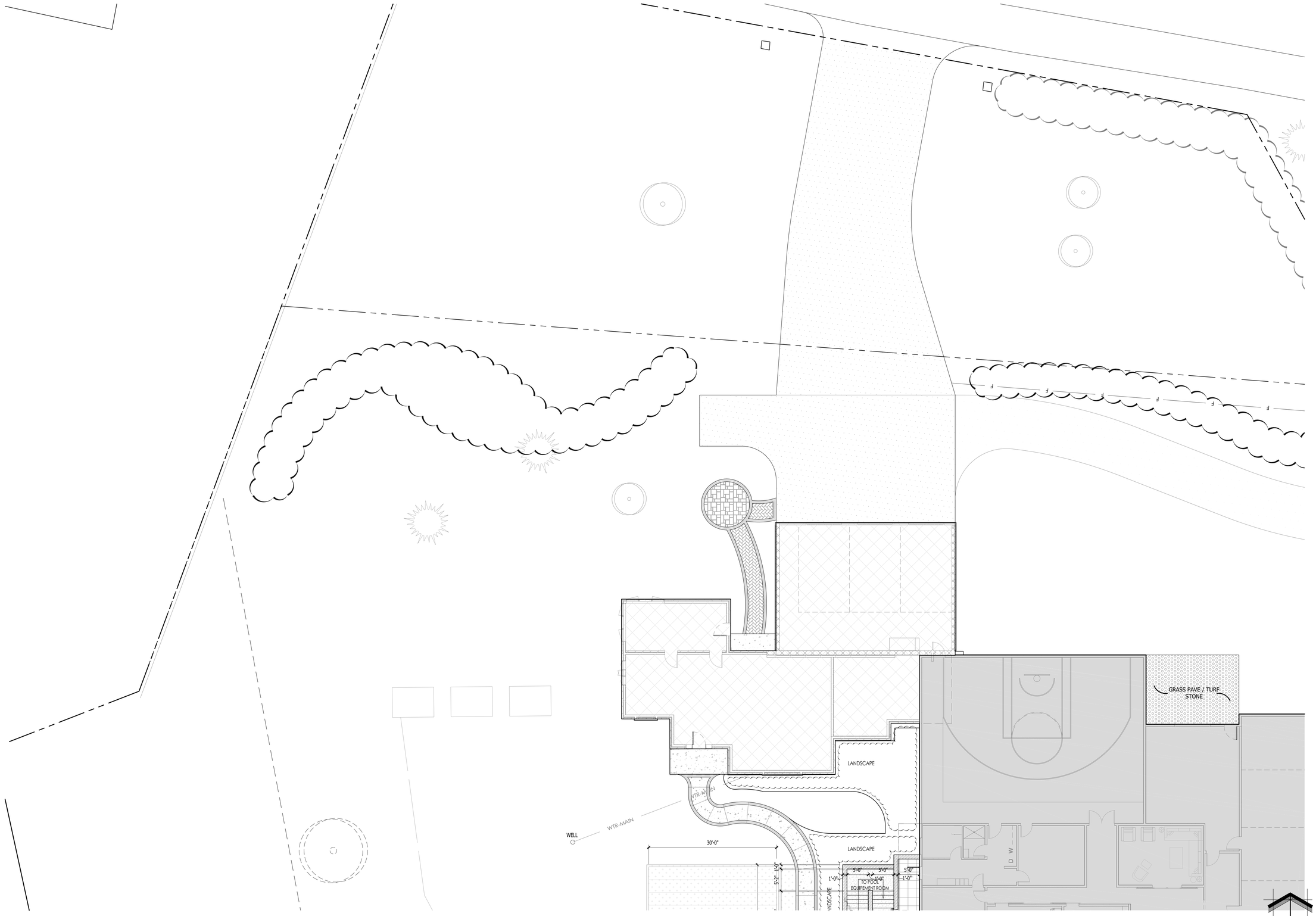
Sheet Title:

PROPOSED PARTIAL SITE
SITE DEVELOPMENT PLAN

Date of Drawing:	11/18/24
Scale:	1" = 10'-0"
Drawn By:	MCD
Job Number:	L24-051
Sheet Number:	SD1.4

CONSTRUCTION SET USE NO OTHER- DO NOT SCALE THESE DRAWINGS-

Attachment: Plans (9908 : 2707 W Cassel Lane LLC)



1 PROPOSED PARTIAL SITE DEVELOPMENT PLAN - AT NORTHWEST EXISTING ENTRANCE

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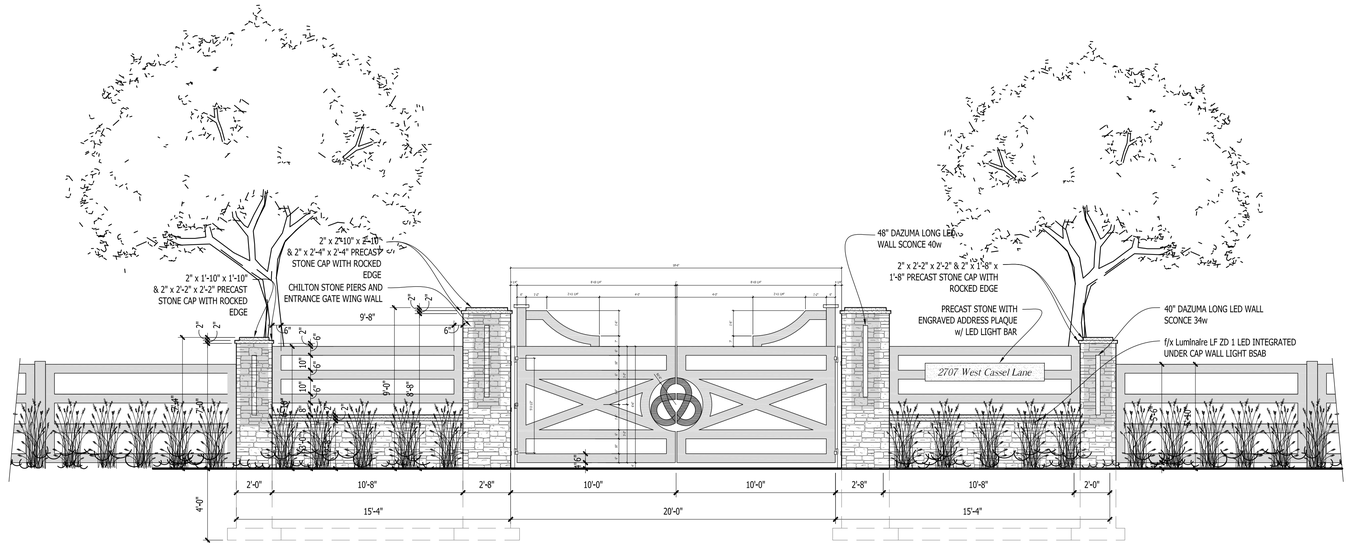
Sheet Title:

PROPOSED PARTIAL SITE
SITE DEVELOPMENT PLAN

Date of Drawing:	11/18/24
Scale:	1" = 10'-0"
Drawn By:	MCD
Job Number:	L24-051
Sheet Number:	SD1.5

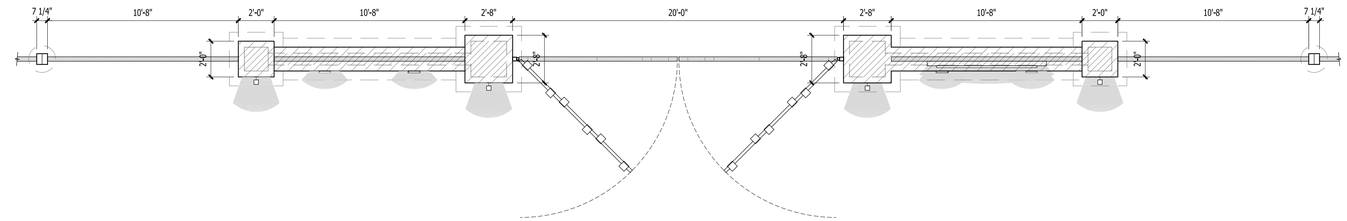
CONSTRUCTION SET USE NO OTHER- DO NOT SCALE THESE DRAWINGS-

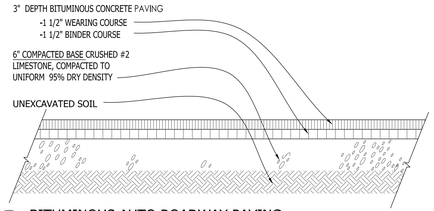
Attachment: Plans (9908 : 2707 W Cassel Lane LLC)



1 MAIN GATED ENTRANCE WITH MASONRY WING WALLS AND CUSTOM FARMHOUSE GATE

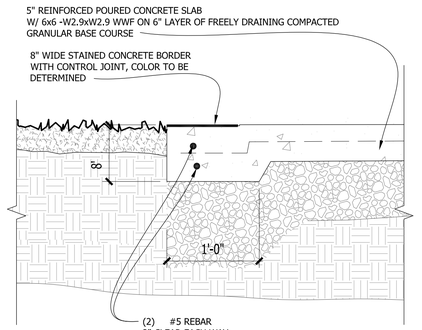
SCALE: 1/4" = 1'-0"





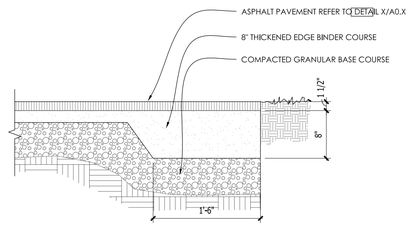
2 BITUMINOUS AUTO ROADWAY PAVING

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



4 STAINED/STAMPED CONCRETE PATIO

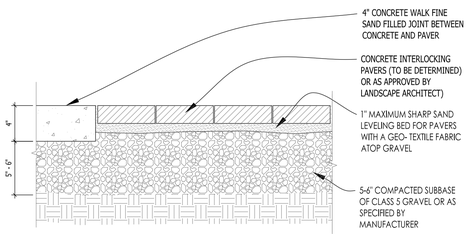
SCALE: 1 1/2" = 1'-0"



REFER TO SITE PLAN FOR LOCATION OF ASPHALT EDGE.

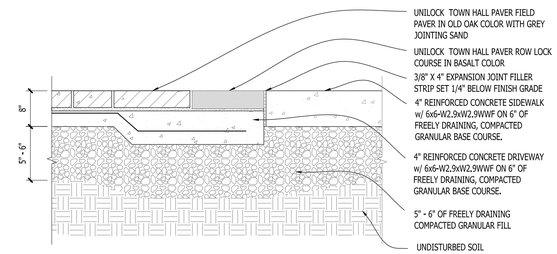
3 ASPHALT EDGE DETAIL

SCALE: 1" = 1'-0"



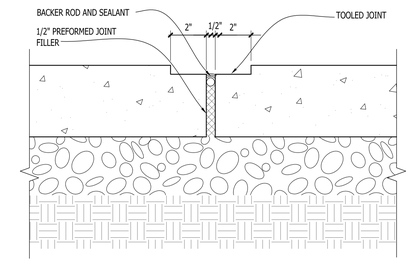
5 CONCRETE INTERLOCKING PAVER DETAIL

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



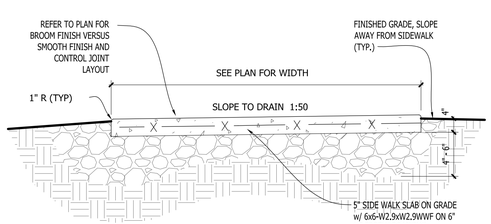
6 ROWLOCK PAVER DETAIL AT FRONT ENTRANCE

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



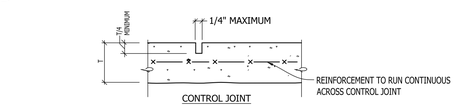
7 EXPANSION JOINT IN CONCRETE

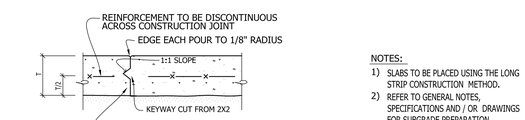
SCALE: 3" = 1'-0"



8 CONCRETE SIDEWALK

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





BREAK THE BOND BTW. NEW AND PREVIOUSLY PLACED SLABS BY SPRAYING OR PAINTING THE EXPOSED SIDE OF JOINT WITH A CURING COMPOUND, ASPHALTIC EMULSION OR FORM OIL

CONSTRUCTION JOINT

NOTES:

1) SLABS TO BE PLACED USING THE LONG STRIP CONSTRUCTION METHOD.
2) REFER TO GENERAL NOTES, SPECIFICATIONS AND / OR DRAWINGS FOR SUBGRADE PREPARATION REQUIREMENTS.
3) SLAB REINFORCEMENT, IF OTHER THAN WWF, SHALL BE CHAIRED BY SOIL SUPPORTED SLAB BOLSTERS.

9 CONCRETE CONSTRUCTION JOINTS

SCALE: NONE

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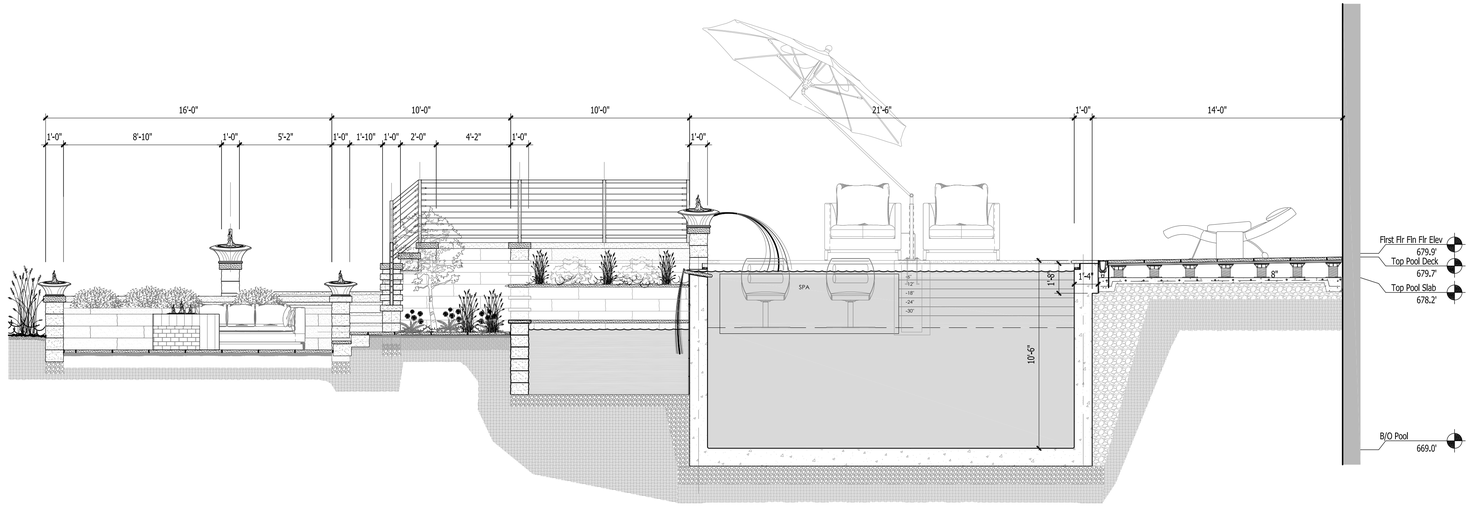
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Sheet Title:

PROPOSED NORTHEAST ENTRANCE GATE ELEVATION & PLAN AND SITE DETIALS

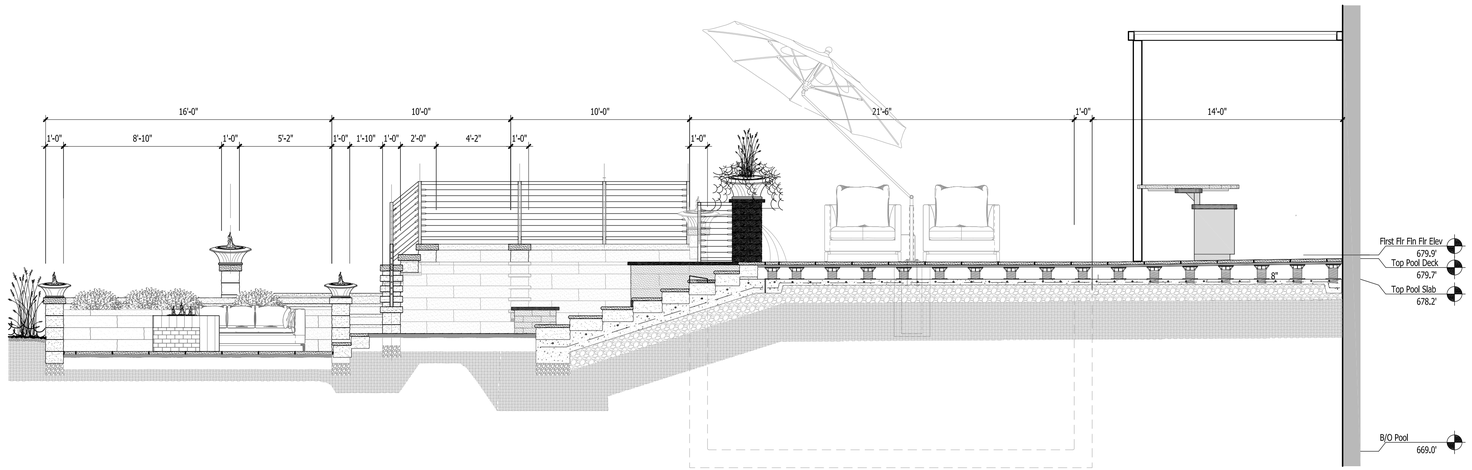
Date of Drawing:	11/18/24
Scale:	AS NOTED
Drawn By:	MCD
Job Number:	L24-051
Sheet Number:	SD1.6

CONSTRUCTION SET USE NO OTHER- DO NOT SCALE THESE DRAWINGS-
Attachment: Plans (9908 : 2707 W Cassel Lane LLC)



1 POOL DECK / TERRACE / FIRE PIT VIGNETTE SECTION

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



2 POOL DECK STAIR SECTION

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

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Sheet Title:

PROPOSED POOL TERRRACE
SECTIONS AND DETAILS

Date of Drawing:	11/18/24
Scale:	AS NOTED
Drawn By:	MCD
Job Number:	L24-051
Sheet Number:	SD1.7

CONSTRUCTION SET USE NO OTHER- DO NOT SCALE THESE DRAWINGS-
Attachment: Plans (9908 : 2707 W Cassel Lane LLC)

GENERAL

1. ALL MATERIALS, CONSTRUCTION, PLANS AND DETAILS SHALL CONFORM WITH THE APPLICABLE CODES AND STANDARDS AS SHOWN IN THESE DRAWINGS AS WELL AS THE PROJECT SPECIFICATIONS, FIRE UNDERWRITER RULES AND REGULATIONS AND ASTM STANDARDS RELATED TO EACH ELEMENT.
2. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL BE FAMILIAR WITH THE ENTIRE SET OF CONSTRUCTION DOCUMENTS (NOT LIMITED TO CIVIL, ARCHITECTURAL, PLUMBING, ELECTRICAL, STRUCTURAL, AND MECHANICAL, ETC.) IN ORDER TO PROVIDE ALL CONSTRUCTION AND MATERIALS FOR THE PROJECT.
3. THE CONTRACTOR SHALL REFER TO ALL DRAWINGS OF THE CONSTRUCTION DOCUMENTS FOR ADDITIONAL SPECIFIED ITEMS SUCH AS MEMBERS, ELEVATIONS, BRICK LEDGES, DIMENSIONS, SLEEVES, PENETRATIONS, DEPRESSIONS, ETC. NOT SHOWN ON THE STRUCTURAL DRAWINGS THAT MAY BE REQUIRED FOR COMPLETION OF THE PROJECT.
4. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT AND STRUCTURAL ENGINEER.
5. DETAILS SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE DUPLICATED IN SIMILAR PORTIONS OF THE BUILDING UNLESS NOTED OTHERWISE.
6. DRAWINGS REPRESENT THE FINISHED STRUCTURAL SYSTEM AND DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, LAGGING, SHORING, BRACING, FORM WORK, ETC. AS REQUIRED FOR THE PROTECTION AND SAFETY OF LIFE AND PROPERTY DURING CONSTRUCTION. OBSERVATION VISITS TO THE SITE BY THE ARCHITECT OR STRUCTURAL ENGINEER WILL NOT INVOLVE REVIEW OF THESE ITEMS.
7. ALL INSPECTIONS REQUIRED BY THE BUILDING CODES, JURISDICTION OR THESE PLANS SHALL BE PROVIDED BY AN INDEPENDENT INSPECTION AGENCY OR THE BUILDING DEPARTMENT. SITE VISITS BY THE ARCHITECT OR STRUCTURAL ENGINEER DO NOT CONSTITUTE AN INSPECTION.
8. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR FULL COMPLIANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS CONCERNING THE HEALTH AND SAFETY OF WORKERS AND THE PUBLIC IN AND AROUND THE CONSTRUCTION SITE.
9. CONSTRUCTION MATERIALS SHALL BE UNIFORMLY LAID OUT SUCH THAT NOTED STRUCTURAL DESIGN LIVE LOAD PER SQUARE FOOT IS NOT EXCEEDED.
10. PLANS ARE NOT TO BE SCALED.
11. NOTES ON SPECIFIC PLANS AND DETAILS AS SHOWN ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS.
12. IN NO CASE SHALL STRUCTURAL ALTERATIONS, MODIFICATIONS OR WORK AFFECTING STRUCTURAL MEMBERS BE MADE WITHOUT WRITTEN APPROVAL OF THE STRUCTURAL ENGINEER.
13. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS RELATED TO ELEVATOR/ESCALATOR/EQUIPMENT PITS AND SHAFTS WITH SELECTED MANUFACTURER.
14. CONTRACTOR SHALL CONFIRM ELEVATOR/ESCALATOR/EQUIPMENT SUPPORT BEAM/GUIDE RAIL ELEVATIONS AND LOCATIONS WITH THE APPROVED ELEVATOR/ESCALATOR/EQUIPMENT SHOP DRAWINGS.
15. REFER TO ARCHITECTURAL DRAWINGS FOR FIRE RATING REQUIREMENTS.
16. UNLESS NOTED OTHERWISE, CENTERLINE OF FRAMING ELEMENTS COINCIDE WITH COLUMN CENTERLINES. FRAMING BETWEEN MEMBERS SHALL BE EQUALLY SPACED UNLESS NOTED OTHERWISE.
17. IF ANY ERRORS OR OMISSIONS APPEAR IN THESE DRAWINGS, SPECIFICATIONS OR OTHER DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND STRUCTURAL ENGINEER IN WRITING PRIOR TO PROCEEDING WITH WORK.
18. NO PROVISIONS HAVE BEEN MADE FOR FUTURE EXPANSION.

EXISTING CONSTRUCTION

1. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING STRUCTURAL ELEMENTS, DIMENSIONS AND ELEVATIONS RELATED TO EXISTING CONDITIONS AND NEW CONSTRUCTION PRIOR TO CONSTRUCTION AND PROCUREMENT OF MATERIAL. CONTRACTOR TO NOTIFY ARCHITECT AND STRUCTURAL ENGINEER OF ANY DISCREPANCIES. EXISTING CONDITIONS SHOWN REPRESENT THE BEST AVAILABLE INFORMATION. NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION PRESENTED.
2. REMOVE, REPLACE, AND MODIFY ALL EXISTING MATERIAL (ARCHITECTURAL, ELECTRICAL, MECHANICAL, STRUCTURAL, ETC.) AS REQUIRED TO PLACE NEW STRUCTURAL WORK SHOWN IN THE CONSTRUCTION DOCUMENTS.
3. ANY EXISTING CONDITIONS THAT ARE UNCOVERED DURING THE COURSE OF THE PROJECT THAT THE CONTRACTOR DEEMS UNSAFE SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT AND STRUCTURAL ENGINEER.
4. CONTRACTOR IS SOLELY RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF SHORING, BRACING, ETC. REQUIRED TO SAFELY CONSTRUCT THE PROJECT.

FOUNDATIONS

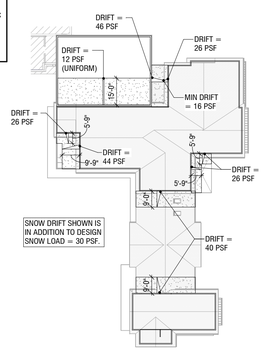
1. ALL ACTIVITIES CONCERNING PREPARATION AND VERIFICATION OF THE BEARING STRATUM FOR SLAB-ON-GRADES AND FOUNDATIONS SHALL BE SUPERVISED AND APPROVED BY A QUALIFIED GEOTECHNICAL ENGINEER.
2. ALL EXTERIOR FOUNDATIONS SHALL BEAR BELOW THE LOCAL FROST LINE. FOUNDATIONS ARE NOT TO BE PLACED ON FROZEN SUBGRADE.
3. WALLS, GRADE BEAMS AND SIMILAR ELEMENTS SHALL BE BACKFILLED UNIFORMLY ON BOTH SIDES OF ELEMENTS. BELOW GRADE WALLS SHALL BE ADEQUATELY BRACED UNTIL FINAL FLOOR STRUCTURE, INCLUDING SLAB-ON-GRADE IS IN PLACE. BRACING IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. DO NOT BACKFILL AGAINST ANY ELEMENT UNTIL THE DESIGN STRENGTH OF THE ELEMENT HAS BEEN ACHIEVED.
4. SUBGRADE PREPARATION SHALL CONSIST OF EXCAVATION TO REQUIRED FOOTING DEPTH. FOUNDATIONS SHALL EXTEND TO COMPETENT BEARING MATERIAL CONFORMING TO THE NET ALLOWABLE SOIL BEARING CAPACITY NOTED. WHERE UNSUITABLE SOIL IS ENCOUNTERED, REFER TO THE REFERENCED GEOTECHNICAL REPORT OR CONTACT THE STRUCTURAL ENGINEER FOR FURTHER DIRECTION.
5. AT A MINIMUM, ALL FILL BELOW FOOTINGS SHALL BE COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY (ASTM D-1557, MODIFIED PROCTOR) AND PLACED IN UNIFORM LIFTS. REFER TO THE GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION OR STRICTER REQUIREMENTS.
6. ALL BACKFILL WITHIN A MINIMUM OF 36" OF BASEMENT AND RETAINING WALLS SHALL BE FREE DRAINING, GRANULAR MATERIAL AND COMPACTED TO 90% STANDARD PROCTOR. MATERIALS MUST BE APPROVED BY GEOTECHNICAL ENGINEER. CONSULT GEOTECHNICAL REPORT FOR ADDITIONAL RECOMMENDATIONS.
7. REMOVE ANY EXISTING CONSTRUCTION TO A MINIMUM OF 24" BELOW BOTTOM OF NEW FOUNDATION.
8. ALL PIERS AND COLUMNS ARE CENTERED ON COLUMN CENTERLINES UNLESS NOTED OTHERWISE.
9. CONTRACTOR IS TO KEEP EXCAVATIONS DRY AT ALL TIMES DURING THE FOUNDATION CONSTRUCTION. ALL FOUNDATION CONCRETE SHALL BE PLACED AS SOON AS POSSIBLE AFTER EXCAVATIONS ARE OPENED. NO FOUNDATION SHALL BE PLACED IN STANDING WATER. CONTRACTOR SHALL PROVIDE MEANS FOR DEWATERING EXCAVATIONS AS REQUIRED TO ACHIEVE DRY EXCAVATIONS.
10. REFER TO PROJECT GEOTECHNICAL REPORT FOR GENERAL SOIL CONDITIONS AND SPECIFIC PROJECT REQUIREMENTS. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROJECT ARCHITECT IF SOIL CONDITIONS VARY FROM THOSE INDICATED IN THE GEOTECHNICAL REPORT.
11. FREE DRAINING GRANULAR FILL BELOW SLAB-ON-GRADE SHALL MEET WisDOT SPECIFICATION 305.2.2.1 FOR DENSE GRADED BASE.

CAST-IN-PLACE CONCRETE

1. CONCRETE CONSTRUCTION SHALL BE IN ACCORDANCE WITH ACI 318 "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE" AND ACI 301 "SPECIFICATIONS FOR STRUCTURAL CONCRETE."
2. CONCRETE SLAB CONSTRUCTION SHALL BE IN ACCORDANCE WITH ACI 302 "GUIDE TO CONCRETE FLOOR AND SLAB CONSTRUCTION."
3. CONCRETE MIXING, TRANSPORTING AND PLACEMENT SHALL CONFORM TO ACI 304 "GUIDE FOR MEASURING, MIXING, TRANSPORTING, AND PLACING CONCRETE."
4. CONCRETE PLACED DURING HOT OR COLD WEATHER SHALL CONFORM TO ACI 305 "GUIDE TO HOT WEATHER CONCRETING" AND ACI 306 "GUIDE TO COLD WEATHER CONCRETING."
5. CONCRETE SHALL BE MECHANICALLY CONSOLIDATED IN ACCORDANCE WITH ACI 309 "GUIDE FOR CONSOLIDATION OF CONCRETE." SLAB-ON-GRADE NEED ONLY BE VIBRATED AROUND EMBEDDED ITEMS, THICKENED SLABS, TRENCHES, FLOOR DRAINS, ETC.
6. CONCRETE CURING SHALL CONFORM TO ACI 308 "GUIDE TO EXTERNAL CURING OF CONCRETE" OR ACI 318 "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE." WHICHEVER IS APPLICABLE UNLESS ALTERNATE METHODS ARE APPROVED BY ARCHITECT AND STRUCTURAL ENGINEER. WHERE CURING COMPOUNDS ARE APPROVED, CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING COMPATIBILITY WITH FLOORING PRIOR TO CURING COMPOUND APPLICATION.
7. MAXIMUM UNCONFINED CONCRETE FREE FALL SHALL BE LIMITED TO 5'-0".
8. WATER SHALL BE CLEAN AND POTABLE AND SHALL CONFORM TO ASTM C94. NO WATER SHALL BE ADDED AT THE JOBSITE UNLESS SPECIFICALLY APPROVED IN WRITING BY THE CONCRETE SUPPLIER.
9. CONCRETE MIXING OPERATION SHALL CONFORM TO ASTM C94.
10. CLEAR COVER REQUIREMENTS FOR CONCRETE REINFORCEMENT SHALL CONFORM TO THE FOLLOWING UNLESS SPECIFICALLY NOTED OTHERWISE:
    A. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH 3"
    B. CONCRETE EXPOSED TO EARTH OR WEATHER
       a. #5 AND SMALLER 1-1/2"
       b. #6 THROUGH #18 2
    C. CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND
       a. SLABS, WALLS, JOISTS: #11 AND SMALLER 3/4"
       b. BEAMS, COLUMNS: PRIMARY, TIES, STIRRUPS OR SPIRALS 1-1/2"
11. UNLESS OTHERWISE DETAILED, PROVIDE (2) #5 BARS AROUND ALL OPENINGS AND (2) #5 DIAGONAL BARS AT ALL OPENINGS AND RE-ENTRANT CORNERS. BARS SHALL EXTEND A MINIMUM OF 30" PAST OPENING.
12. EXISTING SURFACES THAT ARE TO RECEIVE NEW CONCRETE SHALL BE INTENTIONALLY ROUGHENED TO AN AMPLITUDE OF 1/4" UNLESS NOTED OTHERWISE.
13. BASE PLATE GROUT SHALL BE NON-SHRINK, NON-METALLIC WITH A MINIMUM COMPRESSIVE STRENGTH OF 8,000 PSI. THICKNESS SHALL BE AS DETAILED.
14. ALL EXPOSED CONCRETE EDGES SHALL HAVE A 3/4" CHAMFER UNLESS SPECIFICALLY DETAILED OTHERWISE. TOP SURFACES OF WALLS EXPOSED TO VIEW SHALL BE FINISHED SMOOTH UNLESS NOTED OTHERWISE.
15. ALL REINFORCING BARS, ANCHOR BOLTS, WIRE MESH, DOWELS, AND OTHER CONCRETE INSERTS SHALL BE WELL SECURED IN FINAL POSITION PRIOR TO PLACING CONCRETE.
16. PROVIDE SLEEVES FOR PLUMBING, ELECTRICAL AND MECHANICAL PENETRATIONS. PENETRATIONS THROUGH BEAMS AND COLUMNS ARE ONLY PERMITTED WHERE SPECIFICALLY SHOWN ON THE STRUCTURAL DRAWINGS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS INDICATING LOCATION OF ALL PENETRATIONS AND EMBEDDED CONDUIT THROUGH OR IN CONCRETE. CONCRETE IS NOT TO BE CUT OR CORED WITHOUT PRIOR APPROVAL OF STRUCTURAL ENGINEER. COORDINATION OF OTHER TRADES RELATED TO THE CONCRETE WORK IS THE RESPONSIBILITY OF THE CONTRACTOR.
17. CONDUIT, PIPES OR SIMILAR ITEMS RUNNING THROUGH OR IN CONCRETE SHALL BE PLACED SO THEY ARE NOT CLOSER THAN 3 DIAMETERS ON CENTER, CONCRETE COVER IS NOT LESS THAN 1" AND NO REINFORCING STEEL IS DISPLACED UNLESS APPROVED BY THE STRUCTURAL ENGINEER.
18. CALCIUM CHLORIDE SHALL NOT BE USED IN CONCRETE MIXES.
19. CONTRACTOR IS RESPONSIBLE FOR REPAIR OF IRREGULARITIES OR DEFECTS IN CONCRETE WORK PRIOR TO PLACEMENT OF FINISH MATERIALS.
20. CONTRACTOR SHALL SUBMIT CONCRETE MIX DESIGNS AND TEST DATA COMPLIANT WITH REFERENCED ACI STANDARDS AND THE LOCAL BUILDING CODE. MIX DESIGNS SHALL INCLUDE THE PROJECT NAME AND INDICATE WHERE EACH MIX IS TO BE USED IN THE STRUCTURE.
21. CONTRACTOR SHALL HIRE A MATERIALS TESTING LABORATORY TO CAST AND TEST CYLINDERS. SAMPLING, PREPARATION AND TESTING SHALL CONFORM TO ASTM C172, ASTM C31 AND ASTM C39. TEST RESULTS MUST BE SUBMITTED TO ARCHITECT AND STRUCTURAL ENGINEER. ACCEPTANCE CRITERIA WILL BE BASED ON ACI 318. TEST RESULTS SHALL PROVIDE THE FOLLOWING INFORMATION AT A MINIMUM:
    1. LOCATION IN PROJECT WHERE SAMPLE WAS TAKEN WITH MIX DESIGNATION.
    2. COMPRESSIVE STRENGTH AT 7 DAYS.
    3. COMPRESSIVE STRENGTH AT 28 DAYS.
    4. AIR CONTENT.
    5. SLUMP.
    6. WATER ADDED AT JOB SITE.
22. SHOP DRAWINGS FOR REINFORCEMENT DETAILING, FABRICATING, BENDING AND PLACING OF CONCRETE REINFORCEMENT SHALL CONFORM TO ACI 318 AND CRSI MANUAL OF STANDARD PRACTICE. BAR SCHEDULES, STIRRUP SPACING, BENT BAR DIAGRAMS, AND ARRANGEMENT OF REINFORCEMENT SHALL BE SHOWN.
23. CONCRETE REINFORCING BARS SHALL CONFORM TO ASTM A615 (GRADE 60).
24. ALL SPLICES IN CONCRETE REINFORCEMENT SHALL BE CLASS B LAP SPLICES UNLESS NOTED OTHERWISE. ADJACENT SPLICES SHALL BE STAGGERED A MINIMUM OF 3'-0" UNLESS DETAILED OTHERWISE. REFER TO LAP SPLICE AND DEVELOPMENT LENGTH SCHEDULE.
25. PROVIDE CORNER BARS AT ALL CORNERS AND WALL INTERSECTIONS.
26. SLAB-ON-GRADE CONTROL JOINTS SHALL BE PLACED AS INDICATED ON STRUCTURAL DRAWINGS. SAW CUTTING SHALL BE PERFORMED AS SOON AS CUT WILL NOT RAVEL THE JOINT.
27. 1/2" EXPANSION JOINT MATERIAL SHALL BE PLACED WHERE SLABS ABUT ALL VERTICAL SURFACES.
28. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A1064. WELDED WIRE FABRIC SHALL BE LAPPED ONE WIRE SPACE PLUS 2" FOR PLAIN WIRE AND 8" FOR DEFORMED WIRE.
29. SMOOTH FACED FORMS SHALL BE USED FOR ALL CONCRETE EXPOSED TO VIEW.

MASONRY

1. CONCRETE MASONRY MATERIALS AND CONSTRUCTION SHALL CONFORM TO ACI 530 "BUILDING CODE REQUIREMENTS AND SPECIFICATIONS FOR MASONRY STRUCTURES."
2. CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C 90 AND SHALL BE NORMAL WEIGHT UNITS UNLESS SPECIFICALLY NOTED. MINIMUM NET AREA COMPRESSIVE STRENGTH OF MASONRY UNITS SHALL BE AS INDICATED IN DESIGN INFORMATION.
3. COMPRESSIVE STRENGTH OF MASONRY SHALL BE DETERMINED BY THE UNIT STRENGTH METHOD AS SET FORTH IN ACI 530.
4. MORTAR SHALL BE TYPE M OR S (RECOMMENDED BELOW GRADE) AND SHALL COMPLY WITH ASTM C270, PROPORTIONS OR PROPERTIES SPECIFICATION.
5. GROUT SHALL COMPLY WITH ASTM C476 PROPERTIES SPECIFICATION, OR SHALL BE PROPORTIONED TO OBTAIN A DOCUMENTED 28 DAY COMPRESSIVE STRENGTH OF 3,000 PSI. AGGREGATE SHALL BE 3/8" MAXIMUM SIZE.
6. REINFORCEMENT SHALL COMPLY WITH ASTM A615 (GRADE 60). REINFORCING BARS SHOWN AS BENT OR HOOKED SHALL BE SHOP FABRICATED.
7. REINFORCEMENT SHALL BE SECURELY PLACED IN ACCORDANCE WITH ACI 530.
8. REINFORCED CELLS SHALL BE SOLIDLY FILLED WITH GROUT WITH REINFORCING PLACED PRIOR TO GROUTING. GROUT SHALL BE A WORKABLE MIXTURE, THOROUGHLY MIXED AND SUITABLE FOR PUMPING WITHOUT SEGREGATION. GROUT SHALL BE CONSOLIDATED BY MECHANICAL VIBRATION AND RECONSOLIDATED IN ACCORDANCE WITH ACI 530.
9. ALL BOND BEAMS, REINFORCED CELLS AND CELLS WITH EXPANSION BOLTS, EMBED PLATES OR OTHER ANCHORS SHALL BE GROUTED SOLID. GROUT PROCEDURE SHALL COMPLY WITH ACI 530.
10. LAP CONTINUOUS REINFORCEMENT ACCORDING TO LAP SPLICE SCHEDULE.
11. LINTELS SHALL BEAR A MINIMUM OF 8" UNLESS NOTED OTHERWISE. UNLESS NOTED OTHERWISE GROUT BELOW BEARING 16" DEEP BY 16" LONG.
12. CONTRACTOR SHALL COORDINATE POCKETS FOR STEEL BEAMS AND COLUMNS. GROUT 16" DEEP AND 16" LONG UNDER BEAM BEARING UNLESS NOTED OTHERWISE.
13. FROM THE SUPPORTING STRUCTURE, PROVIDE REINFORCING DOWELS OF THE SAME SIZE AND SPACING AS VERTICAL ELEMENT REINFORCEMENT. DOWELS SHALL HAVE STANDARD ACI HOOKS INTO FOOTING. LAP LENGTH FOR DOWELS FROM FOUNDATION MAY BE 36 BAR DIAMETERS UNLESS NOTED OTHERWISE.
14. PROVIDE STANDARD GALVANIZED W1.7 LADDER TYPE HORIZONTAL JOINT REINFORCEMENT IN MASONRY WALLS AT 16" o/c. JOINT REINFORCEMENT SHALL BE 8" o/c IN PARAPET WALLS. DISCONTINUE JOINT REINFORCING AT CONTROL JOINTS.
15. PROVIDE HORIZONTAL BOND BEAMS WITH CONTINUOUS REINFORCEMENT AS SHOWN IN THE SECTIONS AND DETAILS. DISCONTINUE ALL HORIZONTAL REINFORCEMENT AT CONTROL JOINTS EXCEPT FOR THE BOND BEAMS AT FLOORS AND ROOF. BOND BEAMS SHALL BE PROVIDED AT ALL FLOOR AND ROOF LINES. STEP BOND BEAM AS REQUIRED TO MATCH ROOF SLOPES. UNLESS NOTED OTHERWISE, PROVIDE BOND BEAM WITH (2) #5 ABOVE AND BELOW ALL OPENINGS AND EXTEND BARS AT LEAST 24" PAST OPENING.
16. VERTICAL CONTROL JOINTS IN CMU WALLS SHALL BE LOCATED AS FOLLOWS:
    A. MAXIMUM OF 10'-0" FROM BUILDING CORNERS.
    B. MINIMUM OF WALL HEIGHT±1.5 AND 24'-0" o/c.
    C. AT CHANGES IN WALL HEIGHT OR THICKNESS.
    D. AT WALLS ADJACENT TO COLUMNS.
    E. AT CONSTRUCTION AND EXPANSION JOINTS IN FOUNDATIONS, ROOFS AND FLOORS.
17. DO NOT LOCATE CONTROL JOINTS WITHIN 24" OF STEEL BEAM BEARING LOCATIONS.
18. REFER TO ARCHITECTURAL DRAWINGS FOR LOCATIONS OF CONTROL JOINTS IN MASONRY VENEER.
19. PROVIDE (1) VERTICAL BAR MATCHING TYPICAL WALL REINFORCING IN SOLID GROUTED CELLS EACH SIDE OF ALL CONTROL JOINTS, AT WALL ENDS AND CORNERS. PROVIDE (1) VERTICAL BAR MATCHING TYPICAL WALL FOR FULL HEIGHT OF WALL AT ALL OPENINGS. ADDITIONAL REINFORCING IS CALLED OUT ON PLANS.
20. STARTER COURSES OF MASONRY ON FOUNDATIONS AND WHERE THICKNESS CHANGES SHALL BE SET IN FULLY BEDDED JOINTS. WHERE THICKNESS CHANGES OCCUR, MASONRY AT THE CHANGE SHALL BE GROUTED SOLID.
21. COLD AND HOT WEATHER MASONRY CONSTRUCTION SHALL CONFORM TO ACI 530.
22. LOW LIFT GROUTING SHALL LIMIT GROUT POURS TO 5'-0" o/c MAXIMUM. HIGH LIFT GROUTING POURS SHALL BE LIMITED TO A MAXIMUM HEIGHT OF 6'-0" AND REQUIRE CLEANOUTS AT MAXIMUM OF 48" o/c.
23. BRACING OF MASONRY WALL DURING CONSTRUCTION IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
24. ALL WALLS SHALL BE LAID IN RUNNING BOND UNLESS NOTED OTHERWISE.
25. AT WALL CORNERS WHERE BOND BEAMS INTERSECT AT DIFFERENT ELEVATIONS, RUN EACH BOND BEAM AROUND CORNER FOR A MINIMUM OF 32". WHERE BOND BEAMS ADJOIN ON THE SAME WALL AT DIFFERENT ELEVATIONS, LAP BOND BEAMS PAST EACH OTHER A MINIMUM OF 64".
26. PROVIDE CORNER BARS MATCHING BOND BEAM REINFORCING AT ALL CORNERS. LAP 48 BAR DIAMETERS WITH BOND BEAM REINFORCING.
27. VERTICAL REINFORCING DETAILED IN THESE NOTES OR SHOWN ON PLANS SHALL EXTEND FROM FOUNDATION TO TOP OF WALL UNLESS NOTED OTHERWISE.



2 S001 SNOW DRIFT PLAN
1" = 40'-0"

STRUCTURAL STEEL

1. DESIGN, DETAILING (INCLUDING CONNECTIONS), FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL BE IN ACCORDANCE WITH CODE REFERENCED STANDARDS OF AISC 360 "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS" AND AISC 303 "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES."
2. WELDS SHALL CONFORM TO AWS D1.1 UNLESS NOTED OTHERWISE. WELDING SHALL BE DONE BY WELDERS HOLDING CURRENT CERTIFICATES IN THE TYPE OF WELDS SHOWN ON THE CONSTRUCTION DRAWINGS. ALL MISCELLANEOUS FILLET WELDS NOT NOTED, INCLUDING THOSE FOR STIFFENERS, MISCELLANEOUS PLATES, ETC SHALL BE PER AISC 360, TABLE 2.4
3. CONTRACTOR SHALL SUBMIT STRUCTURAL STEEL SHOP DRAWINGS IN ACCORDANCE WITH AISC 360 AND AISC 303. CONTRACTOR MUST REVIEW AND STAMP SHOP DRAWINGS PRIOR TO SUBMITTING TO THE ARCHITECT.
4. CONTRACTOR SHALL DETERMINE, FURNISH AND INSTALL TEMPORARY BRACING REQUIRED TO SAFELY ERECT STRUCTURAL STEEL IN ACCORDANCE WITH AISC 303 AND OSHA REQUIREMENTS. BRACING SHALL BE LEFT IN PLACE UNTIL THE PERMANENT STRUCTURE IS IN PLACE AND SECURE.
5. STRUCTURAL STEEL SHALL BE TRUE AND PLUMB BEFORE FINAL CONNECTIONS ARE SECURED AND PRIOR TO PLACING OR APPLYING OTHER MATERIALS TO THE BUILDING STRUCTURE.
6. BEAMS SHALL BE ERECTED WITH THE NATURAL OR DESIGN CAMBER (WITHIN MILL TOLERANCE) WITH THE CROWN OF THE CAMBER AT THE TOP.
7. CONTRACTOR SHALL COORDINATE WORK BETWEEN THE STEEL SUPPLIER AND STEEL JOIST SUPPLIER.
8. STEEL CONNECTIONS SHALL BE DETAILED AS INDICATED ON THE CONSTRUCTION DRAWINGS. WHERE CONNECTIONS ARE NOT DETAILED, THE FABRICATOR IS ALLOWED TO DETAIL THE CONNECTIONS BASED ON THE BEAM REACTIONS SHOWN AND THE FOLLOWING:
    A. ALL REACTIONS ARE SERVICE LEVEL.
    B. SELECTION OF CONNECTIONS SHALL BE BASED ON ASD.
    C. USE OF STANDARD DETAILS SHOWN ON CONSTRUCTION DRAWINGS.
9. ALTERNATE CONNECTIONS TO THOSE SHOWN MAY BE CONSIDERED. APPROVAL BY THE STRUCTURAL ENGINEER IS REQUIRED.
10. ANY HOLES, CUTS OR COPING OF STEEL IN THE FIELD MUST BE APPROVED BY THE STRUCTURAL ENGINEER PRIOR TO WORK. CONTRACTOR SHALL COORDINATE ALL HOLES REQUIRED BY OTHER TRADES WITH STRUCTURAL ENGINEER PRIOR TO WORK.
11. OVERSIZED OR SLOTTED HOLES SHALL NOT BE USED FOR ANY CONNECTIONS UNLESS SPECIFICALLY INDICATED ON THE CONSTRUCTION DRAWINGS OR APPROVED BY THE STRUCTURAL ENGINEER.
12. ALL BOLTS SHALL BE A325-N UNLESS NOTED OTHERWISE AND INSTALLED SNUG TIGHT UNLESS NOTED OTHERWISE. BOLTS SHALL CONFORM TO THE "SPECIFICATION FOR STRUCTURAL JOINTS USING HIGH-STRENGTH BOLTS."
13. SPLICES SHALL BE ALLOWED ONLY AT LOCATIONS INDICATED ON CONSTRUCTION DRAWINGS UNLESS APPROVED BY STRUCTURAL ENGINEER.
14. CONTRACTOR SHALL COORDINATE EMBEDDED ITEMS AND CONNECTION MATERIALS THAT ARE PART OF THE WORK OF OTHER TRADES BUT THAT WILL RECEIVE STRUCTURAL STEEL.
15. BASE PLATES SHALL BE GROUTED IMMEDIATELY AFTER THE STRUCTURAL STEEL FRAME OR PORTION THEREOF HAS BEEN PLUMBED.
16. STAIRS, HANDRAILS, AND GUARDRAILS SHALL BE DESIGNED AND DETAILED BY THE STEEL SUPPLIER. CONNECTIONS INTO SURROUNDING STRUCTURE SHALL BE APPROVED BY THE STRUCTURAL ENGINEER.
17. PROVIDE 3/16" CAP PLATES AT THE ENDS OF ALL EXPOSED HSS AND PIPE MEMBERS, UNLESS NOTED OTHERWISE.
18. WEEP HOLES SHALL BE PROVIDED IN EXTERIOR HSS AND PIPE COLUMNS. HOLES SHALL BE 1/2" DIA AND CENTERED 1" ABOVE THE BASEPLATE.
19. COAT STEEL BELOW GRADE STEEL SUBJECTED TO MOISTURE WITH COLD APPLIED ASPHALT EMULSION PER ASTM D1187.
20. REFER TO ARCHITECTURAL PLANS FOR MISCELLANEOUS STEEL NOT DETAILED ON THE STRUCTURAL PLANS.

DEFERRED SUBMITTALS

DEFERRED SUBMITTAL LIST:
1. METAL PLATE WOOD TRUSSES
2. PREFABRICATED RAILINGS
3. CURTAIN WALL

NOTES:
1. ALL DEFERRED SUBMITTALS SHALL BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING.
2. ALL DEFERRED SUBMITTALS SHALL BE SUBMITTED FOR REVIEW BY THE BUILDING OFFICIAL, ARCHITECT, AND STRUCTURAL ENGINEER, AND ITEMS SHALL NOT BE INSTALLED, ERECTED, OR FABRICATED UNTIL APPROVED.

SHOP DRAWINGS

1. SHOP DRAWINGS SHALL BE SUBMITTED FOR ALL STRUCTURAL ITEMS IN ADDITION TO ITEMS REQUIRED BY PROJECT SPECIFICATIONS.
2. THE CONTRACTOR SHALL REVIEW AND STAMP ALL SHOP DRAWINGS PRIOR TO SUBMITTING TO THE ARCHITECT. ITEMS NOT IN CONFORMANCE WITH THE CONTRACT DOCUMENTS SHALL BE NOTED UPON CONTRACTOR'S REVIEW.
3. ANY CHANGES, SUBSTITUTIONS, OR DEVIATIONS FROM THE CONTRACT DOCUMENTS SHALL BE CLOUDED BY THE MANUFACTURER OR FABRICATOR. ANY OF THE AFOREMENTIONED ITEMS THAT ARE NOT CLOUDED OR NOTED BY SUBMITTING PARTIES, SHALL NOT BE CONSIDERED APPROVED AFTER ENGINEER'S REVIEW UNLESS NOTED ACCORDINGLY.
4. THE ENGINEER HAS THE RIGHT TO APPROVE OR DISAPPROVE ANY CHANGES TO CONTRACT DOCUMENTS AT ANYTIME BEFORE OR AFTER SHOP DRAWING REVIEW.
5. THE SHOP DRAWINGS DO NOT REPLACE THE CONTRACT DOCUMENTS. ITEMS OMITTED OR SHOWN INCORRECTLY AND ARE NOT FLAGGED BY THE STRUCTURAL OR ARCHITECT SHALL NOT BE CONSIDERED CHANGES TO THE CONTRACT DOCUMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ITEMS ARE CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
6. THE ADEQUACY OF ENGINEERING DESIGNS AND LAYOUT PERFORMED BY OTHERS RESTS WITH THE DESIGNING OR SUBMITTING AUTHORITY.
7. REVIEWING IS INTENDED ONLY AS AN AID TO THE CONTRACTOR IN OBTAINING CORRECT SHOP DRAWINGS. RESPONSIBILITY FOR THE CORRECTNESS SHALL REST WITH THE CONTRACTOR.

METAL PLATE WOOD TRUSSES

1. TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH ANSI/TPI 1, "NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION." WHERE ANY APPLICABLE DESIGN FEATURE IS NOT SPECIFICALLY COVERED BY ANSI/TPI 1, DESIGN SHALL BE IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE LATEST EDITION OF ANSI/AWC NDS, "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" AND ALL APPLICABLE LOCAL CODE REQUIREMENTS.
2. TRUSSES SHALL BE MANUFACTURED TO MEET THE QUALITY REQUIREMENTS OF ANSI/TPI 1 AND IN ACCORDANCE WITH THE INFORMATION PROVIDED IN THE FINAL APPROVED TRUSS DESIGN DRAWINGS.
3. IN ADDITION TO UNIFORM LOADS, TRUSSES SHALL BE DESIGNED FOR SNOW DRIFT, MECHANICAL EQUIPMENT AND ANY SPECIAL LOAD AS SHOWN ON CONSTRUCTION DRAWINGS.
4. ROOF TRUSSES SHALL BE DESIGNED TO RESIST ALL WIND/SEISMIC UPLIFT LOADING AS REQUIRED BY THE APPLICABLE BUILDING CODE.
5. ROOF TRUSSES SHALL HAVE A MAXIMUM LIVE OR SNOW LOAD DEFLECTION OF L/360 WITH A MAXIMUM OF 1". DEAD LOAD SHALL BE LIMITED TO L/240.
6. FLOOR TRUSSES SHALL HAVE A MAXIMUM LIVE LOAD DEFLECTION OF L/560 WITH A MAXIMUM OF 1". DEAD LOAD SHALL BE LI

DESIGN INFORMATION

BUILDING CODE

CODE
INTERNATIONAL RESIDENTIAL CODE 2015
WISCONSIN SAFETY AND PROFESSIONAL SERVICE (321) 2017

GRAVITY SYSTEM

ELEMENT	DEAD LOAD	LIVE LOAD
ROOF	20 PSF	REFER TO SNOW LOAD
FLOOR	20 PSF	40 PSF
BALCONY	20 PSF	40 PSF LL + SNOW LOAD
CANOPY	15 PSF	55 PSF SNOW LOAD

SNOW CRITERIA

CODE INFORMATION	DESIGN INFORMATION
DESIGN SNOW LOAD	30 PSF PLUS DRIFT WHERE INDICATED
FLAT ROOF SNOW LOAD	23.1 PSF
SNOW EXPOSURE FACTOR	Ce = 1.0
SNOW IMPORTANCE FACTOR	Is = 1.0
THERMAL FACTOR	Ct = 1.1, 1.2 AT OVERHANGS
GROUND SNOW	Pg = 30 PSF
RAIN ON SNOW SURCHAGE	0 PSF
SLOPED ROOF FACTOR	Cs = 1.0

WIND CRITERIA

CODE INFORMATION	DESIGN INFORMATION
BASIC WIND SPEED (3 SECOND GUST)	115 MPH (ULTIMATE)
WIND DIRECTIONALITY FACTOR	Kd = 0.85
MEAN ROOF HEIGHT	30 FT
WIND IMPORTANCE FACTOR	Iw=1.0
WIND OCCUPANCY CATEGORY	II
WIND EXPOSURE CATEGORY	C
INTERNAL PRESSURE COEFFICIENT	GCPI = +-0.18
TOPOGRAPHIC FACTOR	Kzt = 1.0
DESIGN PROCEDURE	SIMPLE DIAPHRAGM

ROOF SURFACE WIND PRESSURES ULTIMATE

AREA	10 SF	50 SF	100 SF
NEGATIVE ZONE 1	-33.4 PSF	-29.4 PSF	-27.7 PSF
NEGATIVE ZONE 2	-39.1 PSF	-35.1 PSF	-33.4 PSF
NEGATIVE ZONE 3	-39.1 PSF	-35.1 PSF	-33.4 PSF
POSITIVE ALL ZONES	30.6 PSF	28.6 PSF	27.7 PSF
OVERHANG ZONE 2	-56.6 PSF	-52.7 PSF	-51.0 PSF
OVERHANG ZONE 3	-56.6 PSF	-52.7 PSF	-51.0 PSF

WALL SURFACE WIND PRESSURES ULTIMATE

AREA	10 SF	100 SF	500 SF
NEGATIVE ZONE 4	-36.2 PSF	-31.2 PSF	-27.7 PSF
NEGATIVE ZONE 5	-44.7 PSF	-34.7 PSF	-27.7 PSF
POSTIVE ZONE 4 AND 5	33.4 PSF	28.4 PSF	24.9 PSF

SEISMIC CRITERIA

CODE INFORMATION	DESIGN INFORMATION
SEISMIC IMPORTANCE FACTOR	I - 1.0
OCCUPANCY CATEGORY	II
MAPPED SPECTRAL RESPONSE ACCELERATION (SHORT)	Ss = 7.90%g
MAPPED SPECTRAL RESPONSE ACCELERATION (LONG)	S1 = 4.40%g
SITE CLASS	D
SPECTRAL RESPONSE COEFFICIENT (SHORT)	SDS = 0.084
SPECTRAL RESPONSE COEFFICIENT (LONG)	SD1 = 0.070
SEISMIC DESIGN CATEGORY	B
BASIC SEISMIC FORCE RESISTING SYSTEM	LIGHT FRAME WOOD WALLS WITH STRUCTURAL WOOD SHEAR PANELS
DESIGN BASE SHEAR	0.012W
SEISMIC RESPONSE COEFFICIENT	Cs = 0.012
RESPONSE MODIFICATION FACTOR	7
ANALYSIS PROCEDURE	EQUIVALENT LATERAL FORCE ANALYSIS

GEOTECHNICAL CRITERIA

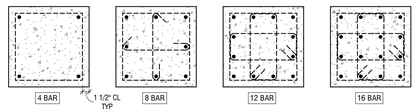
INFORMATION	DESIGN INFORMATION (ALL ASSUMED)
SOIL UNIT WEIGHT	120 PCF
ACTIVE EARTH PRESSURE (MOVEMENT)	40 PSF/FT
AT-REST PRESSURE (BRACED)	60 PSF/FT
PASSIVE PRESSURE	360 PSF/FT
COEFFICIENT OF SLIDING FRICTION	0.30
SUBGRADE MODULUS	100 PCI
ALLOWABLE NET BEARING PRESSURE	2,000 PSF
REPORT	NO GEOTECHNICAL REPORT PROVIDED.

STEEL DESIGN STRENGTHS

MATERIAL	STRENGTH
REINFORCING STEEL:	
ASTM A615, DEFORMED	Fy = 60 ksi
ASTM A706, LOW ALLOY, WELDABLE	Fy = 60 ksi
ASTM A1064, WELDED WIRE REINFORCEMENT	Fy = 65 ksi
STRUCTURAL STEEL:	
WIDE FLANGE, ASTM A992	Fy = 50 ksi
CHANNELS, ANGLES, S SHAPES, ASTM A36	Fy = 36 ksi
PLATE AND BAR STOCK, ASTM A36	Fy = 36 ksi
RECT HSS MEMBERS, ASTM A500, GRADE B	Fy = 46 ksi
PIPES, ASTM A53, GRADE B	Fy = 35 ksi
COLD-FORMED STEEL:	
18 GAUGE AND THINNER	Fy = 33 ksi
16 GAUGE AND THICKER	Fy = 50 ksi
METALLIC COATING DESIGNATION	G90
CONNECTIONS:	
BOLTS (PLAIN AND GALVANIZED)	ASTM A325
NUTS	ASTM A563
WASHERS	ASTM F436
TWIST-OFF TENSION CONTROL BOLTS	ASTM F1852
COMPRESSIBLE WASHER TYPE DIRECT TENSION	ASTM F959
ANCHOR RODS (GRADE SPECIFIED ON PLANS)	ASTM F1554
THREADED RODS	ASTM A36
SHEAR STUD CONNECTORS	ASTM A29
CLEVISES AND TURNBUCKLES	AISI C-1035
STEEL EYE NUTS AND STEEL EYE BOLTS	AISI C-1030
SLEEVE NUTS	AISI C-1018, GR 2
FILLER METAL FOR WELDS, ANSI/AWS D1.1	E70xx
FILLER METAL FOR REINFORCING BARS	E80xx
NON-METALLIC, NON-SHRINK GROUT	ASTM C1107

CONCRETE PIER SCHEDULE

TYPICAL CONCRETE PIER REINFORCING



NOTES:

1. PROVIDE (3) TIES AT 3"o/c. LOCATE TOP TIE 2" FROM TOP OF PIER
2. WHERE NO SPECIFIC DOWELS ARE NOTED, VERTICAL PIER REINFORCING SHALL BE PLACED INTO FOOTING. PROVIDE STANDARD 90 DEGREE HOOK. LOCATE HOOK 3" FROM BOTTOM OF FOOTING
3. WHERE A PIER IS LOCATED IN A WALL, WALL HORIZONTAL BARS ARE TO RUN CONTINUOUS THROUGH PIER.
4. ALL CONCRETE PIERS ARE TO BE CENTERED ON GRID LINES UNLESS NOTED OTHERWISE
5. LAP DOWELS WITH PIER VERTICALS MAXIMUM OF 30 BAR DIAMETERS OR 24", WHICHEVER IS MORE, UNLESS NOTED OTHERWISE
6. WHERE MASONRY PIERS REST ON CONCRETE PIERS, ALIGN VERTICAL BARS OF EACH ELEMENT

MARK	SIZE	VERTICAL REINFORCEMENT	TIES	COMMENTS
P10	10"x5"	(3) #5 (CENTERED)	#3 AT 12" o/c	
P20	20"x20"	(8) #5	#3 AT 12" o/c	

MASONRY DESIGN STRENGTHS

MATERIAL	STRENGTH
CONCRETE MASONRY UNITS:	
NET AREA COMPRESSIVE STRENGTH	fm = 2,500 psi
USING TYPE M OR S MORTAR	f'c = 3,250 psi
USING TYPE N MORTAR (ABOVE GRADE ONLY)	f'c = 4,350 psi
MASONRY GROUT	f'c = 3,000 psi

MASONRY SPLICE LENGTHS

BAR SIZE	BAR w/ 1-1/2" COVER	BAR w/ 2" COVER	BAR CENTERED IN 8" CMU	BAR CENTERED IN 10" CMU	BAR CENTERED IN 12" CMU
#3	17"	15"	12"	12"	12"
#4	30"	22"	13"	12"	12"
#5	32"	34"	20"	15"	13"
#6	39"	39"	37"	29"	24"
#7	45"	45"	45"	40"	33"
#8	52"	52"	52"	52"	50"

MASONRY PIER SCHEDULE

MARK	SIZE	VERTICAL REINFORCEMENT	TIES	COMMENTS

LOOSE LINTEL SCHEDULE

MASONRY OPENING	ANGLE SIZE
0 TO 5'-0"	L4x4x5/16
5'-1" TO 7'-0"	L5x3 1/2x5/16 (LLV)
7'-1" TO 9'-0"	L6x4x5/16 (LLV)
9'-1" TO 10'-0"	L6x4x3/8 (LLV)

LOOSE LINTEL FINISH

FINISH	USE
PLAIN	
GALVANIZED	X
COATING SUITABLE FOR EXTERIOR EXPOSURE	
STAINLESS STEEL	

MASONRY LINTEL SCHEDULE

NOTES:

1. LINTEL BEARING SHALL BE 8" UNLESS NOTED OTHERWISE.
2. LINTEL BOTTOM PLATE SHALL BE EQUAL TO THE WALL WIDTH LESS 1". REFER TO ARCHITECTURAL DRAWINGS FOR WALL WIDTH AND MASONRY OPENING. OFFSET PLATES TO CARRY VENEER.
3. GROUT MASONRY SOLID A MINIMUM OF 16" WIDE x 16" VERTICAL UNDER ALL LINTELS UNLESS NOTED OTHERWISE.

MARK	LINTEL SPECIFICS	COMMENTS
L1	8"x16" BOND BEAM w/ (2) #5	
L2	8"x24" BOND BEAM w/ (2) #5	

COLUMN BASE PLATE SCHEDULE

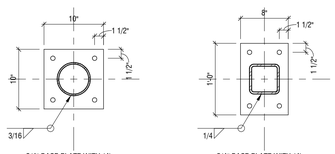
NOTES:

1. REFER TO PLAN FOR TOP OF CONCRETE ELEVATIONS.
2. PROVIDE ANCHOR RODS WITH NUT/WASHER ABOVE BASE PLATE AND LEVELING NUT/WASHER BELOW BASE PLATE. TACK WELD A NUT TO THE ROD END. AT FABRICATOR'S OPTION, SETTING PLATE MAY BE USED.
3. PROVIDE GROUT BED CONSISTING ON NON-SHRINK, NON-METALLIC GROUT. GROUT TO HAVE MINIMUM COMPRESSIVE STRENGTH OF 8,000 PSI. PROVIDE GROUT HOLES IN THE BASE PLATE AS NECESSARY. REFER TO SCHEDULE FOR MINIMUM GROUT BED THICKNESS.

MINIMUM GROUT PAD THICKNESS

ANCHOR BOLT DIAMETER (INCHES)	GROUT PAD THICKNESS (INCHES)
1/2" TO 1"	1 1/2"
1 1/4" TO 1 1/2"	2"
1 3/4" TO 2"	2 1/2"

4. BASE PLATES SHALL BE FINISHED IN ACCORDANCE WITH AISC 360, CHAPTER M.
5. COLUMN BASES SHALL BE SET LEVEL AND TO CORRECT ELEVATION WITH FULL BEARING ON CONCRETE OR MASONRY.



3/4" BASE PLATE WITH (4) 3/4" DIA ASTM F1554 GR 36 ANCHOR BOLTS WITH TACK WELDED NUT AT END. PROVIDE 9" EMBEDMENT.

BP1

3/4" BASE PLATE WITH (4) 3/4" DIA ASTM F1554 GR 36 ANCHOR BOLTS WITH TACK WELDED NUT AT END. PROVIDE 9" EMBEDMENT.

BP2

CONCRETE DESIGN STRENGTHS

ELEMENT	CONCRETE STRENGTH	MAX AGGREGATE	MAX w/c RATIO	AIR CONTENT	SLUMP
FOOTINGS	3,000 PSI	1-1/2"	0.59	NONE	5"
FOUNDATION WALLS/PIERS	4,000 PSI	3/4"	0.50	6% +/-1.5%	4"
SLAB ON GRADE - INTERIOR (4" OR LESS THICKNESS)	3,500 PSI	1"	0.48	NONE	4"
SLAB ON GRADE -INTERIOR (5" OR GREATER THICKNESS)	3,500 PSI	1-1/2"	0.48	NONE	4"
SLAB ON GRADE - EXTERIOR	4,500 PSI	3/4"	0.45	6% +/-1.5%	4"
CONCRETE TOPPINGS	4,000 PSI	3/4"	0.48	NONE	4"
STAIR CONCRETE (INTERIOR)	3,500 PSI	3/4"	0.48	NONE	4"
STAIR CONCRETE (EXTERIOR)	4,500 PSI	3/4"	0.45	6% +/-1.5%	4"
LEAN CONCRETE	1,000 PSI	1-1/2"	0.55	NONE	6"

CONCRETE REINFORCING LAP SCHEDULE

CONCRETE = 3000 psi		CONCRETE = 4000 psi		CONCRETE = 5000 psi		CONCRETE = 6000 psi	
BAR SIZE	LAP LENGTH	BAR SIZE	LAP LENGTH	BAR SIZE	LAP LENGTH	BAR SIZE	LAP LENGTH
#3	22"	#3	19"	#3	17"	#3	16"
#4	29"	#4	25"	#4	22"	#4	21"
#5	36"	#5	31"	#5	28"	#5	26"
#6	43"	#6	37"	#6	33"	#6	31"
#7	63"	#7	54"	#7	49"	#7	44"
#8	72"	#8	62"	#8	55"	#8	51"
#9	81"	#9	70"	#9	63"	#9	57"
#10	91"	#10	79"	#10	70 "	#10	64"
#11	101"	#11	87"	#11	78"	#11	71"

FOOTING SCHEDULES

NOTES:

1. REFER TO GENERAL NOTES FOR COVER REQUIREMENTS.
2. REFER TO CONCRETE REINFORCING LAP SCHEDULE FOR REINFORCING LAP.

WALL FOOTING SCHEDULE

MARK	WIDTH	THICKNESS	REINFORCING		COMMENTS
			LONGITUDINAL	TRANSVERSE	
W16	1'-6"	1'-0"	(2) #5x/CONT		
W20	2'-0"	1'-0"	(2) #5x/CONT		
W30	3'-0"	1'-0"	(3) #5x/CONT		

COLUMN FOOTING SCHEDULE

MARK	WIDTH	LENGTH	THICKNESS	REINFORCING		COMMENTS
				LONGITUDINAL	TRANSVERSE	
F30	3'-0"	3'-0"	1'-0"	(3) #5 BOTTOM	(3) #5 BOTTOM	
F50	5'-0"	5'-0"	1'-0"	(5) #5 BOTTOM	(5) #5 BOTTOM	

CONCRETE LINTEL SCHEDULE

MARK	LINTEL SPECIFICS	COMMENTS
RC8x12	8" DEEP BEAM WITH (2) #5 BARS TOP AND BOTTOM WITH #3 STIRRUPS AT 12" o/c. EXTEND 24" PAST OPENING AND TERMINATE WITH STANDARD 90 DEGREE HOOK.	
RC16x8	16" DEEP BEAM WITH (2) #5 BARS TOP AND BOTTOM WITH #3 STIRRUPS AT 12" o/c. EXTEND 24" PAST OPENING AND TERMINATE WITH STANDARD 90 DEGREE HOOK.	

WOOD SHEAR WALL SCHEDULE

NOTES:

1. REFER TO GENERAL NOTES FOR WOOD SPECIFICS.
2. SHEAR WALL SHEATHING:
   A. SHEATHING SHALL BE NOT LESS THAN 4'x8' SHEETS EXCEPT AT BOUNDARIES AND CHANGES IN FRAMING.
   B. FRAMING MEMBERS OR BLOCKING SHALL BE PROVIDED AT THE EDGES OF ALL PANELS WHERE BLOCKING IS NOTED IN THE TABLE BELOW
   C. WOOD STRUCTURAL PANELS SHALL CONFORM TO REQUIREMENTS FOR ITS TYPE IN DOC PS1.
   D. GYPSUM WALLBOARD SHALL CONFORM TO ASTM C 1396.
   E. GYPSUM SHALL BE INSTALLED IN ACCORDANCE TO ASTM C 840.
   F. WATER RESISTANT GYPSUM BACKING SHALL CONFORM TO ASTM C 1396.
   G. 4'-0" WIDE PIECES OF GYPSUM SHEATHING MAY BE APPLIED PARALLEL OR PERPENDICULAR TO STUDS. 2'-0" WIDE PIECES MUST BE INSTALLED PERPENDICULAR TO THE STUDS.
   H. END JOINTS OF ADJACENT COURSES OF GYPSUM SHEATHING SHALL NOT OCCUR OVER THE SAME STUD.
3. SHEAR WALL SHEATHING FASTENERS:
   A. NAILS ARE TO BE LOCATED AT LEAST 3/8" FROM PANEL EDGES.
   B. ALL NAILS TO BE A MINIMUM 8d COMMON NAILS OR GALVANIZED NAILS AND HAVE A MINIMUM PENETRATION OF 1-1/2". GUN NAILS OF EQUIVALENT SIZES MAY BE USED. GUN NAILS MUST HAVE FULL ROUND HEADS.
   C. DRYWALL SCREWS SHALL BE NO. 6 1-1/4" TYPE S OR TYPE W AND CONFORM TO ASTM C1002.
4. SOLE PLATE ANCHORAGE:
   A. ANCHOR BOLTS LISTED ARE BASED ON SIMPSON TITEN HD ANCHORS WITH A MINIMUM EMBEDMENT INTO CONCRETE OF 4". SUBSTITUTIONS SHALL BE APPROVED BY THE STRUCTURAL ENGINEER PRIOR TO USE.
   B. ANCHOR BOLTS SHALL HAVE A STEEL PLATE WASHER NOT LESS THAN 0.229"x3"x3" IN SIZE. HOLES IN WASHER MAY BE SLOTTED DIAGONALLY WITH A WIDTH UP TO 3/16" LARGER THAN THE BOLT DIAMETER AND A LENGTH NOT TO EXCEED 1-3/4" PROVIDED A STANDARD CUT WASHER IS PLACED BETWEEN THE ANCHOR AND PLATE WASHER. FOR WOOD SHEATHED SHEAR WALLS, PLATE WASHER SHALL EXTEND TO WITHIN 1/2" OF THE EDGE OF THE BOTTOM PLATE ON SIDE SHEATHED FOR SHEAR RESISTANCE.
   C. SOLE PLATE FASTENERS LISTED ARE BASED ON 16d NAILS AT ALL INTERIOR SHEAR WALLS AND SIMPSON SDWS22500DB SCREWS AT ALL EXTERIOR SHEAR WALLS
   D. ANCHORS IN CONTACT WITH PRESERVATIVE TREATED WOOD SHALL BE MECHANICALLY GALVANIZED (ASTM B695, GLASS 65, TYPE 1), HOT DIPPED GALVANIZED OR STAINLESS STEEL.
   E. WHERE SHEAR WALLS ARE DESIGNATED ON BOTH SIDES OF A SINGLE WALL, REDUCE SPACING OF ANCHORAGE TO HALF THE SPACING SHOWN BELOW (PROVIDE TWICE AS MANY ANCHORS/FASTENERS)
5. EACH END OF SHEAR WALL SHALL HAVE A MINIMUM (2)2x END POSTS. REFER TO HOLDOWN SCHEDULE FOR ANY ADDITIONAL REQUIREMENTS
6. PROVIDE SIMPSON CTS218 COMPRESSION AND TENSION STRAP AT ALL VERTICAL PLUMBING PENETRATIONS THROUGH SHEAR WALL PLATES. FASTEN (1) STRAP TO EACH PLATE USING (24) SD #9 x 1 1/2" SCREWS

			SHEATHING FASTENERS		SILL PLATE ANCHORAGE				
						AT ELEVATED FLOOR LEVELS			
						EXTERIOR WALLS	INTERIOR WALLS		
MARK	SHEATHING	BLOCKING	TYPE	SPACING	AT FOUNDATION ANCHOR BOLTS	SDWS SCREWS	16d NAIL	RIM WITH TOE	RIM WITH A35	RIM WITH LTP5
SWG8	5/8" GYPSUM BOARD	NO	#6x1-1/4" SCREW	8" EDGE/12" FIELD	5/8" DIA AT 48" o/c	16" o/c	16" o/c	16" o/c	48" o/c	48" o/c
SWG7	5/8" GYPSUM BOARD	NO	6d COOLER	7"	5/8" DIA AT 48" o/c	16" o/c	16" o/c	12" o/c	48" o/c	48" o/c
SWG4	5/8" GYPSUM BOARD	NO	6d COOLER	4"	5/8" DIA AT 48" o/c	16" o/c	12" o/c	10" o/c	48" o/c	48" o/c
SWG4B	5/8" GYPSUM BOARD	YES	6d COOLER	4"	5/8" DIA AT 48" o/c	16" o/c	10" o/c	8" o/c	40" o/c	36" o/c
SWW6	15/32" APA RATED SHEATHING	YES	10d	6" EDGE/12" FIELD	5/8" DIA AT 42" o/c	13" o/c	4" o/c	3 1/2" o/c	16" o/c	14" o/c
SWW4	15/32" APA RATED SHEATHING	YES	10d	4" EDGE/12" FIELD	5/8" DIA AT 28" o/c	9" o/c	4" o/c	2 1/2" o/c	12" o/c	10" o/c
SWW3	15/32" APA RATED SHEATHING	YES	10d	3" EDGE/12" FIELD	5/8" DIA AT 22" o/c	6" o/c	2" o/c	N/A	8" o/c	7" o/c

WOOD SHEAR WALL HOLDOWN SCHEDULE

NOTES:

1. WHERE HD HOLDOWN IS INDICATED AT WOOD FLOOR LEVEL, PROVIDE THE SPECIFIED HOLDOWN ABOVE AND BELOW THE FLOOR FRAMING. FASTEN TO END POSTS OF SHEAR WALLS AT EACH LEVEL AS SPECIFIED BELOW AND ANCHOR HOLDOWNS TO EACH OTHER THROUGH FLOOR SYSTEM WITH ANCHOR SPECIFIED BELOW (GRADE A36).
2. WHERE HD HOLDOWN INDICATED AT WOOD FLOOR LEVEL REQUIRES LARGER END POST THAN END POST OF SHEAR WALL ABOVE, PROVIDE EQUIVALENT STUDS TO MATCH WIDTH OF END POST ABOVE.
3. WHERE HD HOLDOWN INDICATED AT FOUNDATION LEVEL SPECIFIES "EMBED INTO PIER", PROVIDE PIER SPECIFIED ON PLAN CENTERED ON HOLDOWN UNLESS NOTED OTHERWISE. REFER TO CONCRETE PIER SCHEDULE FOR PIER DIMENSIONS AND REINFORCING.
4. WHERE HD HOLDOWN CANNOT BE ANCHORED INTO SOLID PRECAST, PLACE ROD THROUGH PRECAST AND TERMINATE AT THE UNDERSIDE w/ 3/8"x4"x4" PLATE WASHER. AND NUT. TACK WELD NUT WHEN COMPLETE.

		SHEAR WALL WOOD END POST			FOUNDATION	
HOLDOWN MARK	HOLDOWN		END POST FASTENERS	ANCHOR	ANCHOR EMBEDMENT	EMBED INTO
HD2	SIMPSON HDU2-SDS2.5	(2) 2x	(6) 1/4" DIA x 1-1/2" SIMPSON SDS SCREWS	5/8" DIA ASTM F1554 ANCHOR ROD	8" EMBEDMENT USING SIMPSON SET-XP ADHESIVE	THICKENED SLAB
HD4	SIMPSON HDU4-SDS2.5	(2) 2x	(10) 1/4" DIA x 1-1/2" SIMPSON SDS SCREWS	5/8" DIA ASTM F1554 ANCHOR ROD	8" EMBEDMENT USING SIMPSON SET-XP ADHESIVE	THICKENED SLAB
HD8P	SIMPSON HDU8-SDS2.5	4x4 OR (3) 2x6	(20) 1/4" DIA x 1-1/2" SIMPSON SDS SCREWS	7/8" DIA ASTM F1554 ANCHOR ROD	13 1/2" EMBEDMENT USING SIMPSON SET-XP ADHESIVE	PIER, REFER TO PLAN P8 MIN
HD11P	SIMPSON HDU11-SDS2.5	6x6 OR 4x8 SPF	(30) 1/4" DIA x 1-1/2" SIMPSON SDS SCREWS	1" DIA ASTM F1554 ANCHOR ROD	14 1/2" EMBEDMENT USING SIMPSON SET-XP ADHESIVE	PIER, REFER TO PLAN P8 MIN
HD14P	SIMPSON HDU14-SDS2.5	6x6 OR 4x8 SPF	(36) 1/4" DIA x 1-1/2" SIMPSON SDS SCREWS	1" DIA ASTM F1554 ANCHOR ROD	18 1/2" EMBEDMENT USING SIMPSON SET-XP ADHESIVE	PIER, REFER TO PLAN P8 MIN
HD19P	SIMPSON HD19	6x6 DOUG FIR OR SOUTHERN PINE	(5) 1" DIA MACHINE BOLTS WITH NUT OPP SIDE OF HD	1-1/4" DIA ASTM F1554 ANCHOR ROD	23" EMBEDMENT USING SIMPSON SET-XP ADHESIVE	PIER, REFER TO PLAN P812 MIN

WOOD DESIGN STRENGTHS

ASDF	STRENGTH
WOOD:	
DIMENSIONAL LUMBER:	
JOISTS/BEAMS/HEADERS	SPRUCE PINE FIR NO. 2 OR BETTER
EXTERIOR LUMBER/MUDSILL	TREATED SOUTHERN PINE NO. 2 OR BETTER
WALL STUDS/PLATES	SPRUCE PINE FIR NO. 2 OR BETTER
LAMINATED VENEER LUMBER (LVL):	
FRAMING	2.0 E
	2,600 psi Fb
LAMINATED STRAND LUMBER (LSL):	
STUD	1.3 E (1-1/2" THICKNESS) OR 1.55E (1-3/4" THICKNESS)
	1,835 psi Fc PARALLEL (1-1/2" THICKNESS) OR 2,170 psi Fc PARALLEL (1-3/4" THICKNESS)
PLATE (1-1/2" THICKNESS)	1.3 E
	670 psi Fc PERPENDICULAR
PARALLEL STRAND LUMBER (PSL):	
POST	1.8 E
	2,500 psi Fc PARALLEL
LUMBER POSTS:	
EXTERIOR	TREATED SOUTHERN PINE NO.1/NO.2 OR BETTER
INTERIOR	SPRUCE PINE FIR NO.1/NO.2 OR BETTER

WOOD HEADER SCHEDULES

NOTES:

1. REFER TO GENERAL NOTES FOR WOOD SPECIFICS.
2. UNLESS NOTED OTHERWISE, HEADERS SHALL BE ATTACHED TOGETHER w/ (2) ROWS OF 16d NAILS AT 16" o/c.
3. WOOD POSTS/BEARING STUDS SHALL BE RUN CONTINUOUS TO LOWEST SUPPORT LEVEL. PROVIDE EQUIVALENT SIZE BLOCKING IN THE FLOOR SYSTEM TO TRANSFER VERTICAL LOADS.
4. MULTIPLE PLY STUDS SHALL BE ATTACHED TOGETHER w/ (2) ROWS OF 16d NAILS AT 16" o/c. NAILS MUST PENETRATE AT LEAST 3/4" INTO AT LEAST (2) PLIES. ADJACENT NAILS SHALL BE DRIVE FROM OPPOSITE OF COLUMN.
5. PROVIDE ADDITIONAL STUDS UNDER GIRDER TRUSSES TO ENSURE COLUMN WIDTH IS AT LEAST EQUAL TO TRUSS WIDTH.
6. AT A MINIMUM, BEARING STUDS SHOULD BE EQUAL TO PLIES OF HEADER.
7. WOOD FRAMING LEVELS INDICATED IN SCHEDULE ABOVE ARE REPRESENTED AS FOLLOWS: 1ST IS LOWEST LEVEL OF FRAMING, 2ND IS LEVEL VERTICAL ABOVE 1ST, ETC.

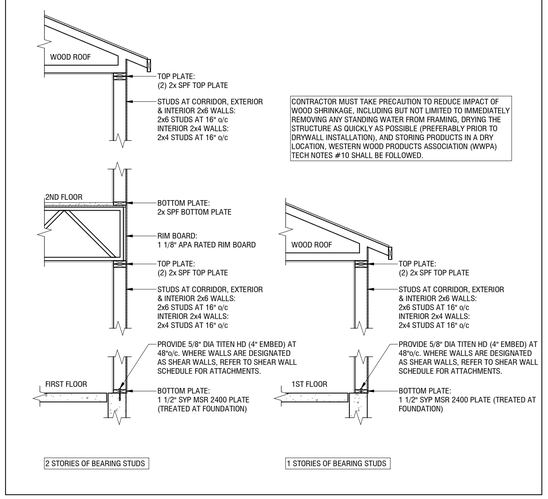
WOOD HEADER BEARING AND KING STUDS

OPENING SIZE:	< 5'-0"	>= 5'-0" <= 8'-0"	> 8'-0" <= 12'-1"
REQUIRED NUMBER OF KING STUDS	1 STUD	1 STUD	2 STUDS
REQUIRED NUMBER OF BEARING STUDS 2ND-ROOF	1 STUD	2 STUDS	2 STUDS
REQUIRED NUMBER OF BEARING STUDS 1ST-2ND FLOOR	2 STUDS	2 STUDS	2 STUDS

WOOD HEADER SIZES

MARK	MEMBER SIZE	COMMENTS
H7	1-3/4"x7 1/4" LVL	
H8	2x8	
H9	1-3/4"x9 1/4" LVL	
H10	2x10	
H11	1-3/4"x11 1/4" LVL	
H12	2x12	
H14	1-3/4"x14" LVL	
H22	1-3/4"x22" LVL	PROVIDE WP57 BEARING POST, EACH END.

WOOD BEARING WALL SCHEDULE



WOOD POST SCHEDULE

MARK	SIZE	SPECIES	COMMENTS
WP37	3 1/2"x7"	PSL	AT FOUNDATION WALL, SET PSL DIRECTLY ON CONCRETE AND WRAP BASE WITH BUILDING PAPER. PROVIDE A35 CLIP AT EACH SIDE OF POST AND ATTACH TO ADJACENT BOTTOM PLATE.
WP57	5 1/4"x7"	PSL	AT FOUNDATION WALL, SET PSL DIRECTLY ON CONCRETE AND WRAP BASE WITH BUILDING PAPER. PROVIDE A35 CLIP AT EACH SIDE OF POST AND ATTACH TO ADJACENT BOTTOM PLATE.

UTECH
plan. design. build
MADISON / MILWAUKEE
Tel: 414.255.4600

PROJECT

MEQUON NEW RESIDENCE

2707 CASSEL LN, MEQUON, WISCONSIN

THREE LEAF PARTNERS

OWNER

THREE LEAF DEVELOPMENT

REYN ENGINEERING
507 S. 2ND STREET, SUITE 201
MILWAUKEE, WI 53204
REYN PROJECT NO: 24197

REVISIONS

NO.	DESCRIPTION	DATE

INFORMATION

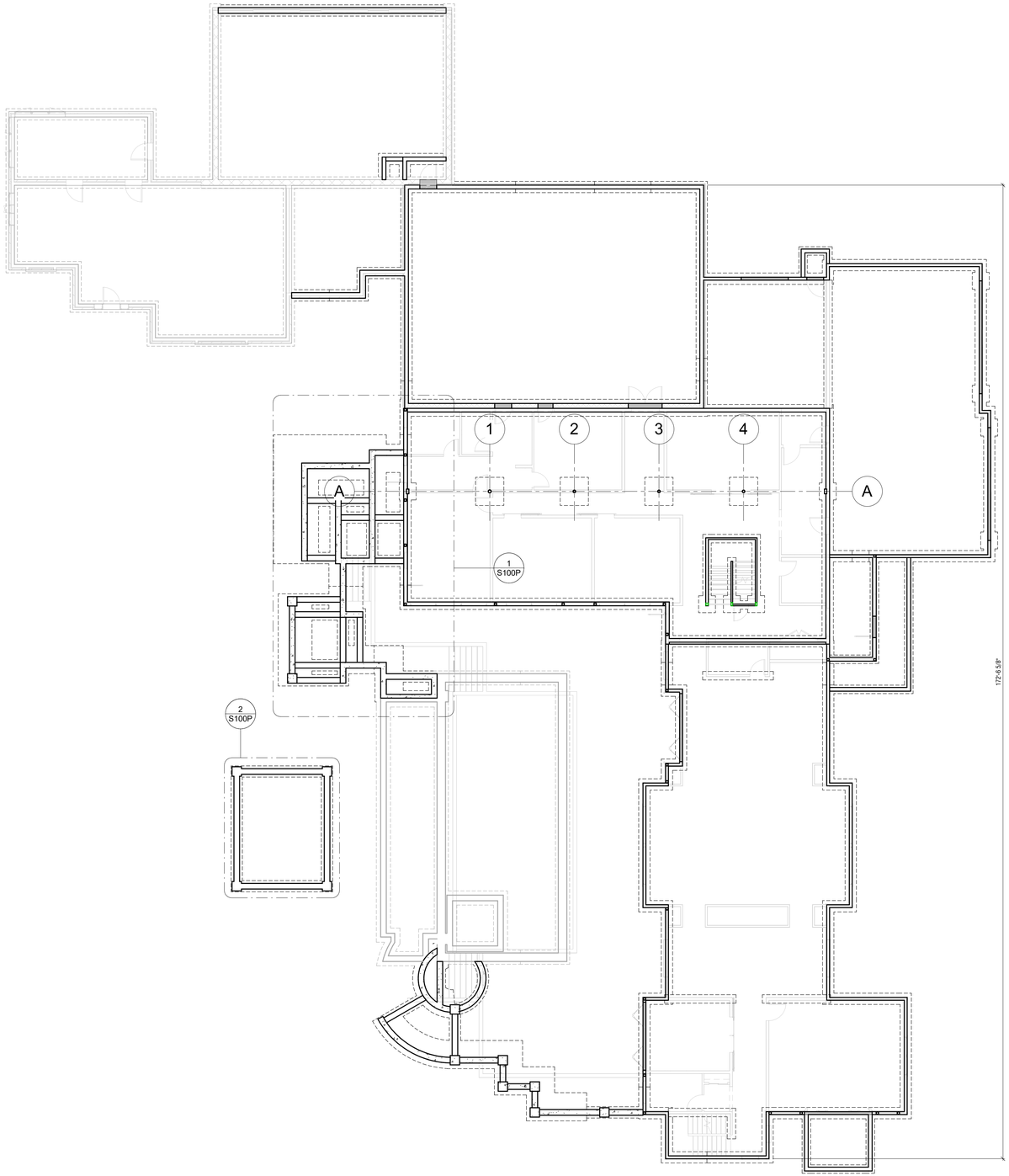
PROJECT DESIGNER:	UTTECH DESIGN LLC
PROJECT MANAGER:	MJU
PROJECT NUMBER:	240701
ISSUED FOR:	DESIGN REVIEW
DATE:	11.18.24

SHEET

STRUCTURAL SCHEDULES

S002

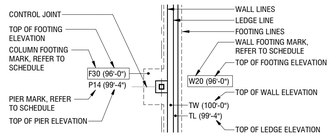
Attachment: Plans (9908 : 2707 W Cassel Lane LLC)



1 S100 FOUNDATION PLAN - OVERALL
3/32" = 1'-0"

N

CONCRETE FOUNDATION LEGEND



CONCRETE FOUNDATION PLAN NOTES

1. REFER TO GENERAL NOTES FOR ADDITIONAL STRUCTURAL NOTES AND FOUNDATION REQUIREMENTS.
2. ELEVATION 100'-0" ON STRUCTURAL PLANS CORRESPONDS TO FINISHED FLOOR ELEVATION ON CIVIL PLANS.
3. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL PLANS. COORDINATE DISCREPANCIES WITH ARCHITECT AND STRUCTURAL ENGINEER.
4. REFER TO COLUMN BASE PLATE SCHEDULE FOR BASE PLATE INFORMATION.
5. REFER TO FRAMING PLANS FOR MASONRY WALL REINFORCING.
6. ALL FOOTINGS AND SLABS TO BEAR ON COMPETENT NATIVE SOILS AND/OR STRUCTURAL FILL. REFER TO GEOTECHNICAL REPORT FOR SUBGRADE PREPARATION, STRUCTURAL FILL, FOOTING DRAINS AND OTHER REQUIREMENTS.
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10. GENERAL CONTRACTOR TO COORDINATE THE INSTALLATION OF A CONCRETE ENCASED GROUNDING ELECTRODE WITH ELECTRICAL CONTRACTOR AND CONCRETE CONTRACTOR IF REQUIRED, COORDINATE WITH ELECTRICAL CONTRACTOR

CONCRETE FOUNDATION PLAN KEYED NOTES

KEY NOTE	DESCRIPTION
CG1	5" THICK REINFORCED CONCRETE STOOP SLAB. REFER TO DETAIL 11/S400.
CG2	POOL AND POOL FOUNDATION WALLS BY POOL SUPPLIER. GC TO COORDINATE WALL CONNECTIONS BETWEEN POOL WALLS/FOOTINGS WITH STRUCTURAL ENGINEER.
CG4	STEP NEW FOOTING TO MATCH EXISTING. DRILL AND EPOXY FOOTING BARS A MINIMUM OF 6" INTO EXISTING FOOTING WITH SIMPSON SET-3G OR APPROVED EQUAL.

UTTECH
plan. design. build
MADISON / MILWAUKEE
Tel: 414.255.4600

PROJECT

MEQUON NEW RESIDENCE

2707 CASSEL LN, MEQUON, WISCONSIN

THREE LEAF PARTNERS

OWNER

THREE LEAF DEVELOPMENT

REYN ENGINEERING
507 S. 2ND STREET, SUITE 201
MILWAUKEE, WI 53204
REYN PROJECT NO: 24197

REVISIONS

NO.	DESCRIPTION	DATE

INFORMATION

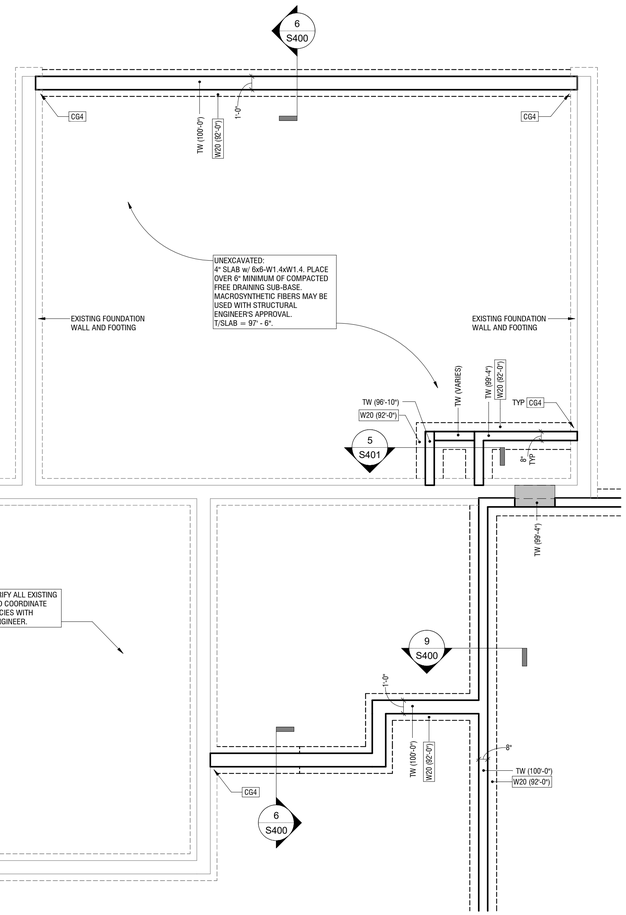
PROJECT DESIGNER:	UTTECH DESIGN LLC
PROJECT MANAGER:	MJU
PROJECT NUMBER:	240701
ISSUED FOR:	DESIGN REVIEW
DATE:	11.18.24

SHEET

FOUNDATION PLAN - OVERALL

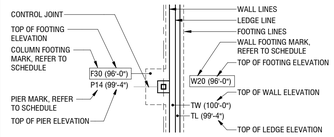
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Attachment: Plans (9908 : 2707 W Cassel Lane LLC)



1 S100E FOUNDATION PLAN - EXISTING
3/16" = 1'-0"

CONCRETE FOUNDATION LEGEND



CONCRETE FOUNDATION PLAN NOTES

1. REFER TO GENERAL NOTES FOR ADDITIONAL STRUCTURAL NOTES AND FOUNDATION REQUIREMENTS.
2. ELEVATION 100'-0" ON STRUCTURAL PLANS CORRESPONDS TO FINISHED FLOOR ELEVATION ON CIVIL PLANS.
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N

UTTECH
plan. design. build
MADISON / MILWAUKEE
Tel: 414.255.4600

PROJECT

MEQUON NEW RESIDENCE

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THREE LEAF DEVELOPMENT

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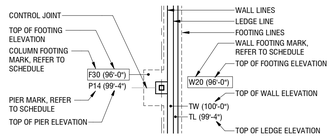
SHEET

FOUNDATION PLAN - EXISTING

S100E

Attachment: Plans (9908 : 2707 W Cassel Lane LLC)

CONCRETE FOUNDATION LEGEND



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1 S100N FOUNDATION PLAN - NORTH
3/16" = 1'-0"

N

UTTECH plan. design. build
MADISON / MILWAUKEE
Tel: 414.255.4600

PROJECT

MEQUON NEW RESIDENCE

2707 CASSEL LN, MEQUON, WISCONSIN

THREE LEAF PARTNERS

OWNER

THREE LEAF DEVELOPMENT

REYN ENGINEERING
507 S. 2ND STREET, SUITE 201
MILWAUKEE, WI 53204
REYN PROJECT NO: 24197

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PROJECT MANAGER:	MJU
PROJECT NUMBER:	240701
ISSUED FOR:	DESIGN REVIEW
DATE:	11.18.24

SHEET

FOUNDATION PLAN - NORTH

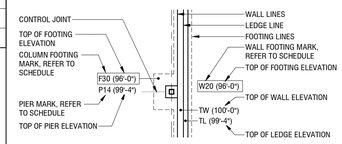
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Attachment: Plans (9908 : 2707 W Cassel Lane LLC)

CONCRETE FOUNDATION PLAN KEYED NOTES

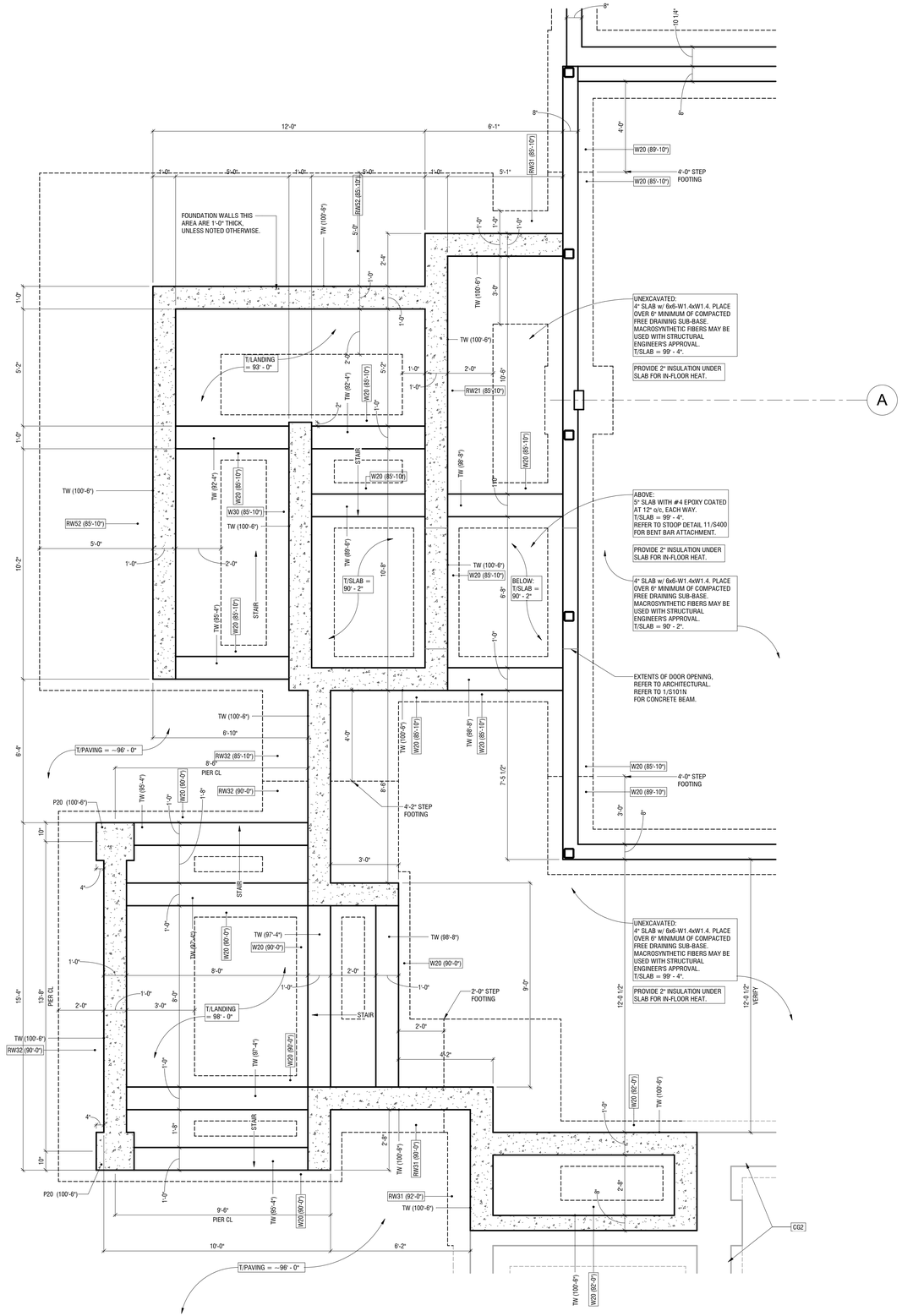
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CONCRETE FOUNDATION LEGEND

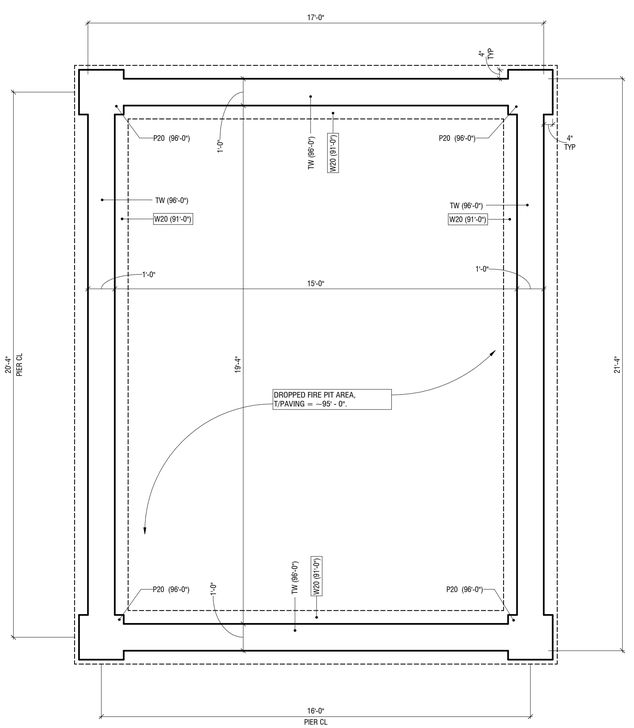


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1 S100P FOUNDATION PLAN - POOL AT STAIR
3/8" = 1'-0"



2 S100P FOUNDATION PLAN - POOL SEATING
3/8" = 1'-0"

N

UTTECH plan. design. build
MADISON / MILWAUKEE
Tel: 414.255.4600

PROJECT

MEQUON NEW RESIDENCE

2707 CASSEL LN, MEQUON, WISCONSIN

THREE LEAF PARTNERS

OWNER

THREE LEAF DEVELOPMENT

REYN ENGINEERING
507 S. 2ND STREET, SUITE 201
MILWAUKEE, WI 53204
REYN PROJECT NO: 24197

REVISIONS

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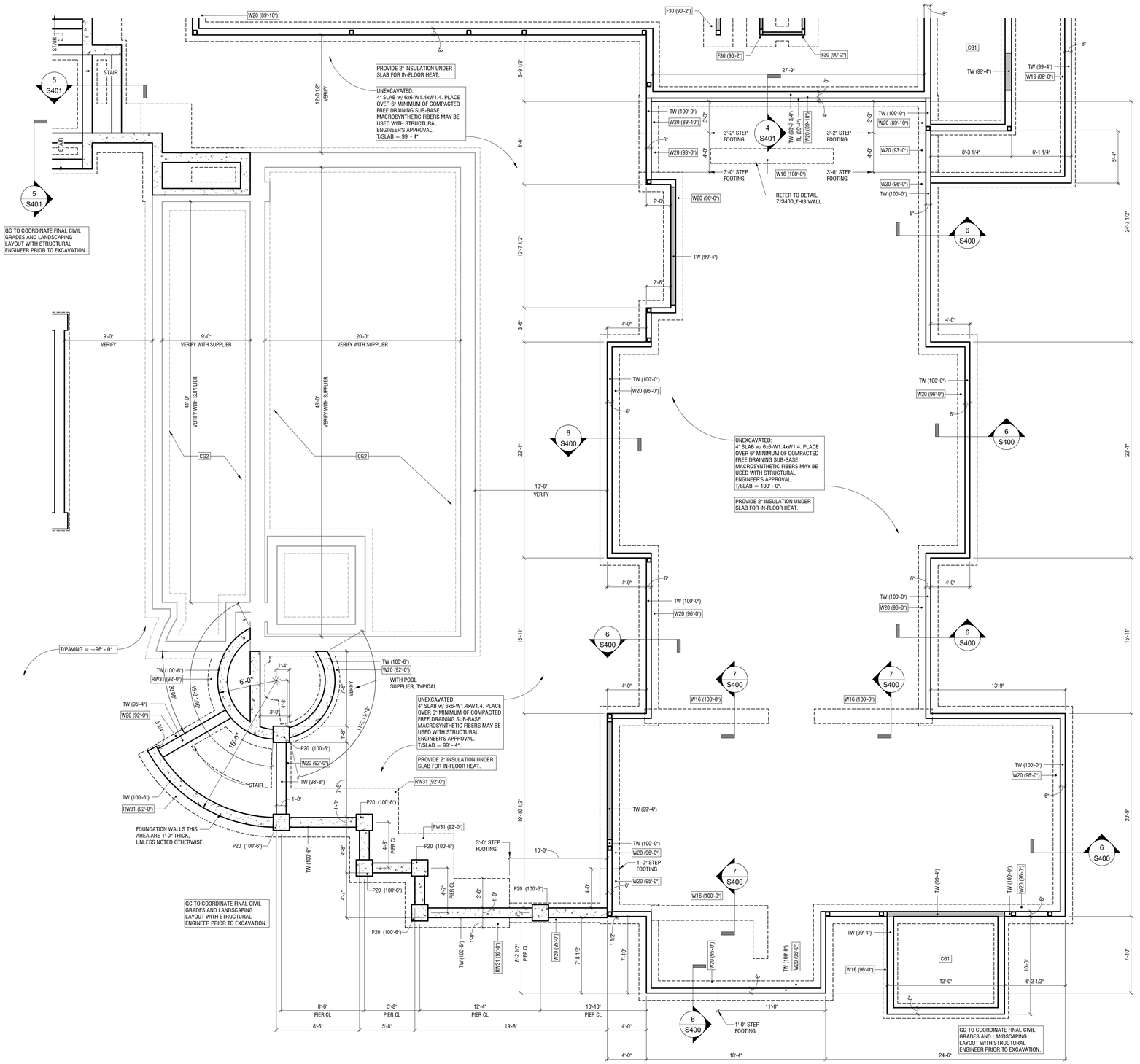
PROJECT DESIGNER:	UTTECH DESIGN LLC
PROJECT MANAGER:	MJU
PROJECT NUMBER:	240701
ISSUED FOR:	DESIGN REVIEW
DATE:	11.18.24

SHEET

FOUNDATION PLAN - POOL AREA

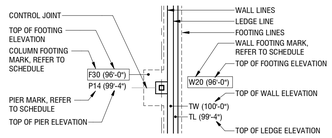
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Attachment: Plans (9908 : 2707 W Cassel Lane LLC)



1 S100S FOUNDATION PLAN - SOUTH
3/16" = 1'-0"

CONCRETE FOUNDATION LEGEND



CONCRETE FOUNDATION PLAN NOTES

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CONCRETE FOUNDATION PLAN KEYED NOTES

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UTECH plan. design. build
MADISON / MILWAUKEE
Tel: 414.255.4600

PROJECT

MEQUON NEW RESIDENCE

2707 CASSEL LN, MEQUON, WISCONSIN

THREE LEAF PARTNERS

OWNER

THREE LEAF DEVELOPMENT

REYN ENGINEERING
507 S. 2ND STREET, SUITE 201
MILWAUKEE, WI 53204
REYN PROJECT NO: 24197

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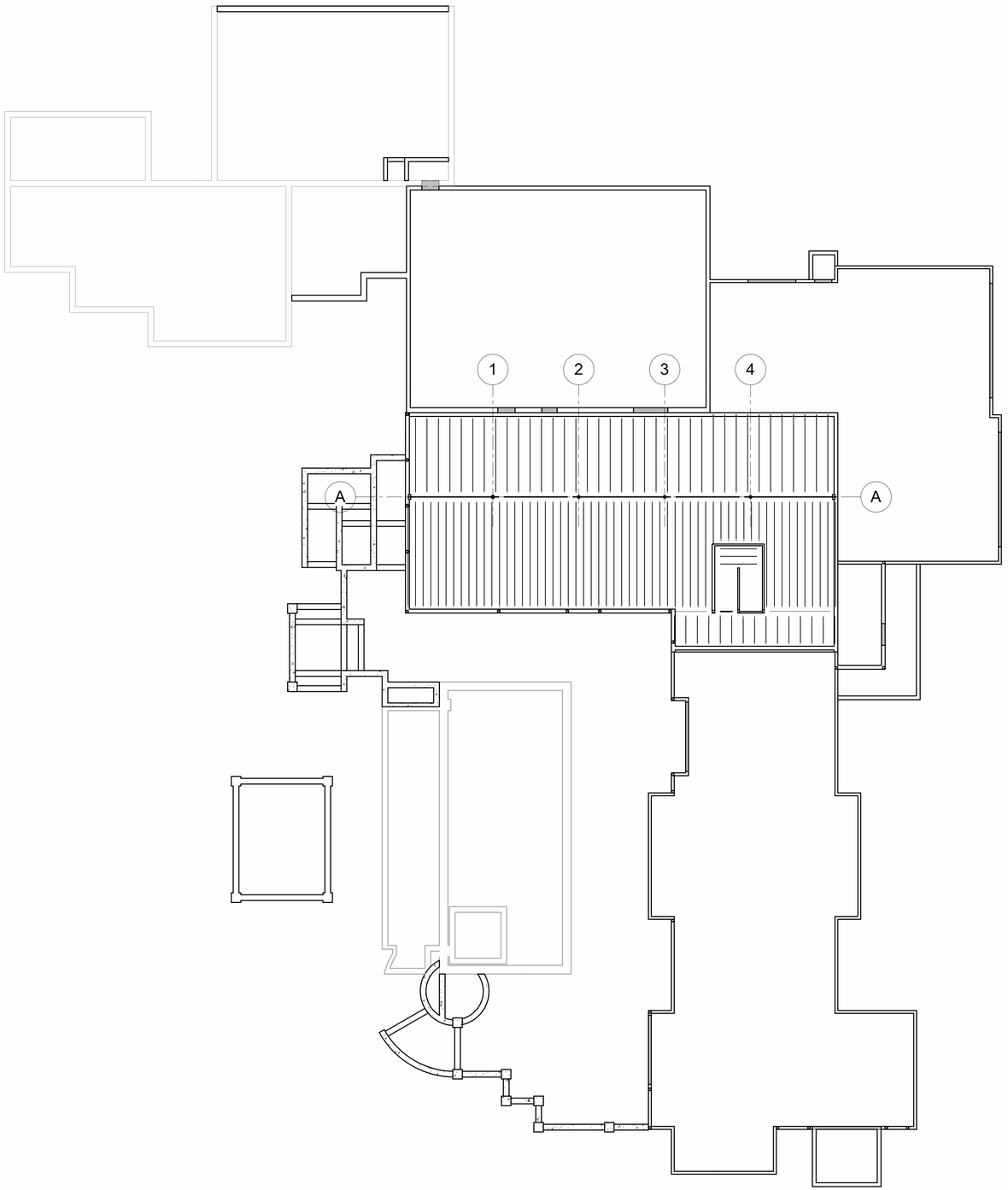
PROJECT DESIGNER:	UTTECH DESIGN LLC
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SHEET

FOUNDATION PLAN - SOUTH

S100S

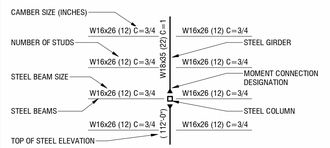
Attachment: Plans (9908 : 2707 W Cassel Lane LLC)



1 S101 1ST FLOOR FRAMING PLAN - OVERALL
3/32" = 1'-0"

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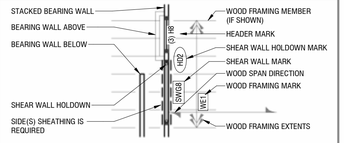
STEEL FLOOR FRAMING LEGEND



STEEL FLOOR FRAMING PLAN NOTES

1. REFER TO ARCHITECTURAL PLANS FOR STAIR FRAMING, DIMENSIONS AND CONFIGURATION.
2. TOP OF STEEL SHALL BE AS NOTED ON PLANS.
3. STEEL IS EQUALLY SPACED BETWEEN MEMBERS UNLESS NOTED OTHERWISE.
4. FABRICATOR SHALL SELECT SHEAR TAB OR DOUBLE ANGLED CONNECTIONS NOT SPECIFICALLY DETAILED. WHERE REACTIONS ARE SHOWN ON PLAN, FABRICATOR MAY SELECT CONNECTIONS BASED ON THE FOLLOWING INFORMATION:
   a. REACTIONS ARE UNFACTORED AND SERVICE LEVEL.
   b. CONNECTION DESIGN SHALL BE BASED ON ALLOWABLE STRENGTH DESIGN.
   c. CODE REFERENCED EDITION OF THE AISC STEEL CONSTRUCTION MANUAL SHALL BE USED FOR CONNECTION DESIGN.

WOOD FLOOR FRAMING LEGEND



WOOD FLOOR FRAMING PLAN NOTES

1. REFER TO ARCHITECTURAL PLANS FOR STAIR FRAMING, DIMENSIONS AND CONFIGURATION.
2. FLOOR CONSTRUCTION SHALL CONSIST OF 3/4" APA RATED SHEATHING. SHEATHING SHALL BE TONGUE AND GROOVED AND ATTACHED TO FLOOR STRUCTURE WITH 10dx3" COMMON NAILS AT 6" o/c AT EDGES AND 12" o/c IN THE FIELD. LOCATE NAILS 3/8" FROM ALL PANEL EDGES. SHEATHING SHALL BE LAID PERPENDICULAR TO AND GLUED TO FRAMING MEMBERS.
3. EXTERIOR WALLS ARE SHEATHED WITH 15/32" APA RATED SHEATHING ON THE EXTERIOR FACE. ATTACH TO WALL FRAMING WITH 10dx2-1/2" COMMON OR GALVANIZED BOX NAILS AT 6" o/c AT EDGES AND 12" o/c IN THE FIELD. WHERE WALLS ARE DESIGNATED AS SHEAR WALLS, REFER TO SHEAR WALL SCHEDULE FOR ATTACHMENTS.
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5. HEADERS ARE DESIGNATED "H_". REFER TO HEADER SCHEDULE. NUMBER OF PLIES ARE DESIGNATED IN PARENTHESIS. HEADERS OCCUR IN WALL FRAMING UNLESS NOTED OTHERWISE.
6. WOOD POSTS, COLUMNS OR MULTIPLE PLY STUDS ARE DESIGNATED AS "WP _". REFER TO HEADER SCHEDULE INFORMATION. ALL WOOD POSTS MUST LINE UP FROM FLOOR TO FLOOR TO LOWEST BEARING POINT. BETWEEN FLOORS, ADD VERTICAL BLOCKING OF SIZE TO ALLOW FOR FULL BEARING OF VERTICAL ELEMENT.
7. MASONRY WALLS SHALL BE REINFORCED WITH #5 AT 32" o/c UNLESS NOTED OTHERWISE ON PLAN.
8. MASONRY WALLS SHALL BE GROUTED SOLID AT ANCHORAGE LOCATIONS, UNLESS NOTED OTHERWISE.
9. ALL VERTICAL MASONRY REINFORCEMENT SHALL RUN CONTINUOUS FROM FOUNDATION TO TOP OF WALL, UNLESS NOTED OTHERWISE.
10. REFER TO LINTEL SCHEDULE FOR MASONRY WALL LINTELS.
11. REFER TO LOOSE LINTEL SCHEDULE FOR MASONRY VENEER SUPPORT OVER OPENINGS.
12. STRONGBACK BRACING FOR TRUSSES SHALL BE PROVIDED FOR THE FULL-LENGTH OF BUILDING. REFER TO TRUSS ERECTION DRAWINGS.

WOOD FLOOR FRAMING PLAN KEYED NOTES

KEYNOTE	DESCRIPTION

UTTECH
plan. design. build

MADISON / MILWAUKEE
Tel: 414.255.4600

PROJECT

MEQUON NEW RESIDENCE

2707 CASSEL LN, MEQUON, WISCONSIN

THREE LEAF PARTNERS

OWNER

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507 S. 2ND STREET, SUITE 201
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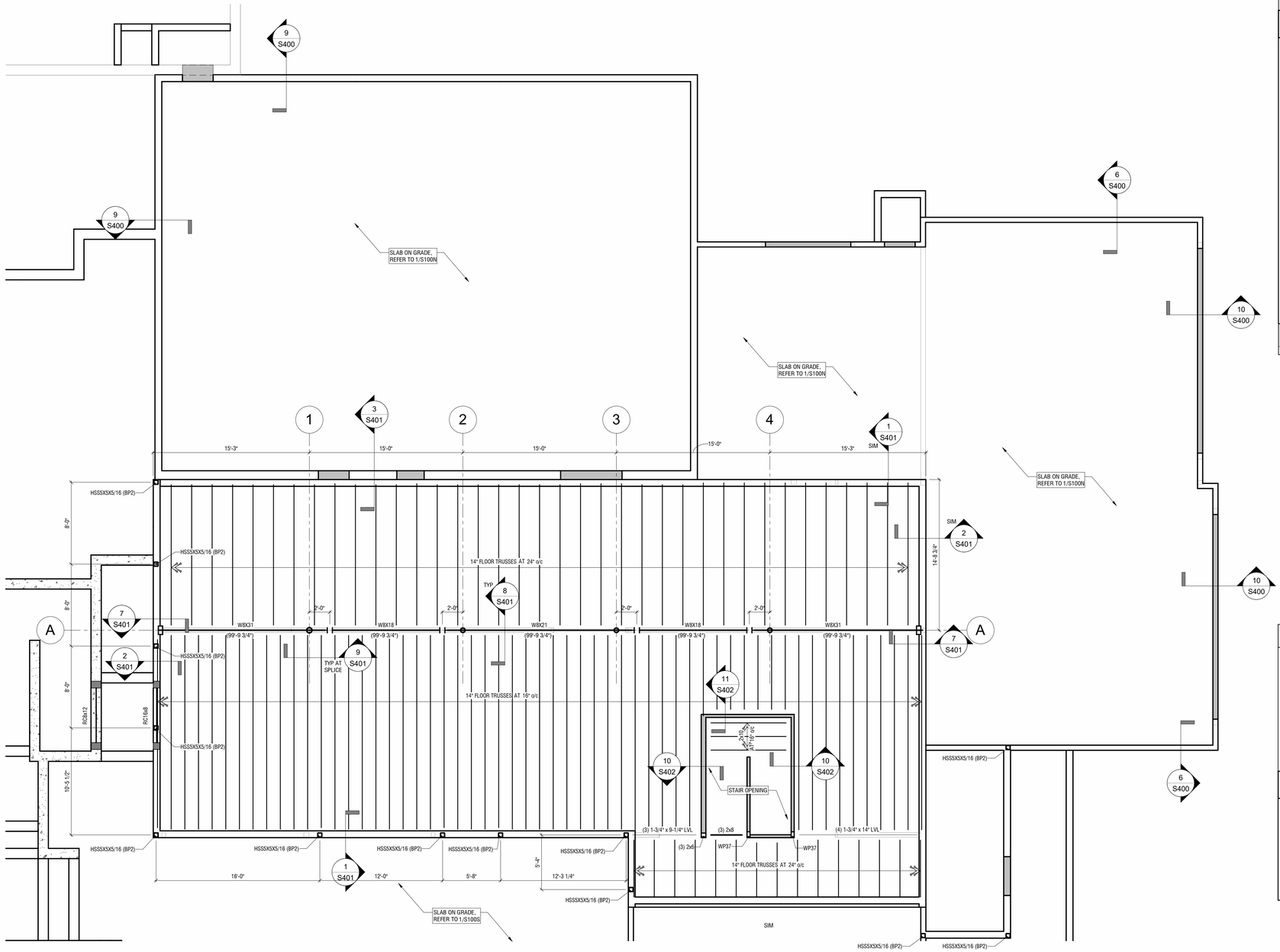
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SHEET

1ST FLOOR FRAMING PLAN - OVERALL

S101

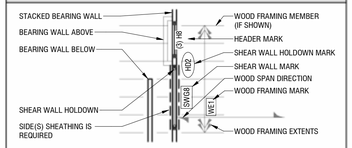
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1 S101N 1ST FLOOR FRAMING PLAN - NORTH
3/16" = 1'-0"

N

WOOD FLOOR FRAMING LEGEND



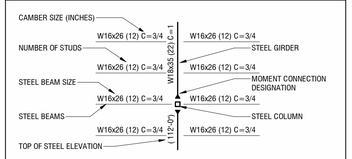
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8. MASONRY WALLS SHALL BE GROUTED SOLID AT ANCHORAGE LOCATIONS, UNLESS NOTED OTHERWISE.
9. ALL VERTICAL MASONRY REINFORCEMENT SHALL RUN CONTINUOUS FROM FOUNDATION TO TOP OF WALL, UNLESS NOTED OTHERWISE.
10. REFER TO LINTEL SCHEDULE FOR MASONRY WALL LINTELS.
11. REFER TO LOOSE LINTEL SCHEDULE FOR MASONRY VENEER SUPPORT OVER OPENINGS.
12. STRONGBACK BRACING FOR TRUSSES SHALL BE PROVIDED FOR THE FULL-LENGTH OF BUILDING. REFER TO TRUSS ERECTION DRAWINGS.

WOOD FLOOR FRAMING PLAN KEYED NOTES

KEYNOTE	DESCRIPTION

STEEL FLOOR FRAMING LEGEND



STEEL FLOOR FRAMING PLAN NOTES

1. REFER TO ARCHITECTURAL PLANS FOR STAIR FRAMING, DIMENSIONS AND CONFIGURATION.
2. TOP OF STEEL SHALL BE AS NOTED ON PLANS.
3. STEEL IS EQUALLY SPACED BETWEEN MEMBERS UNLESS NOTED OTHERWISE.
4. FABRICATOR SHALL SELECT SHEAR TAB OR DOUBLE ANGLED CONNECTIONS NOT SPECIFICALLY DETAILED. WHERE REACTIONS ARE SHOWN ON PLAN, FABRICATOR MAY SELECT CONNECTIONS BASED ON THE FOLLOWING INFORMATION:
   a. REACTIONS ARE UNFACTORED AND SERVICE LEVEL.
   b. CONNECTION DESIGN SHALL BE BASED ON ALLOWABLE STRENGTH DESIGN.
   c. CODE REFERENCED EDITION OF THE AISC STEEL CONSTRUCTION MANUAL SHALL BE USED FOR CONNECTION DESIGN.

UTTECH
plan. design. build
MADISON / MILWAUKEE
Tel: 414.255.4600

PROJECT

MEQUON NEW RESIDENCE

2707 CASSEL LN, MEQUON, WISCONSIN

THREE LEAF PARTNERS

OWNER

THREE LEAF DEVELOPMENT

REYN ENGINEERING
507 S. 2ND STREET, SUITE 201
MILWAUKEE, WI 53204
REYN PROJECT NO: 24197

REVISIONS

NO.	DESCRIPTION	DATE

INFORMATION

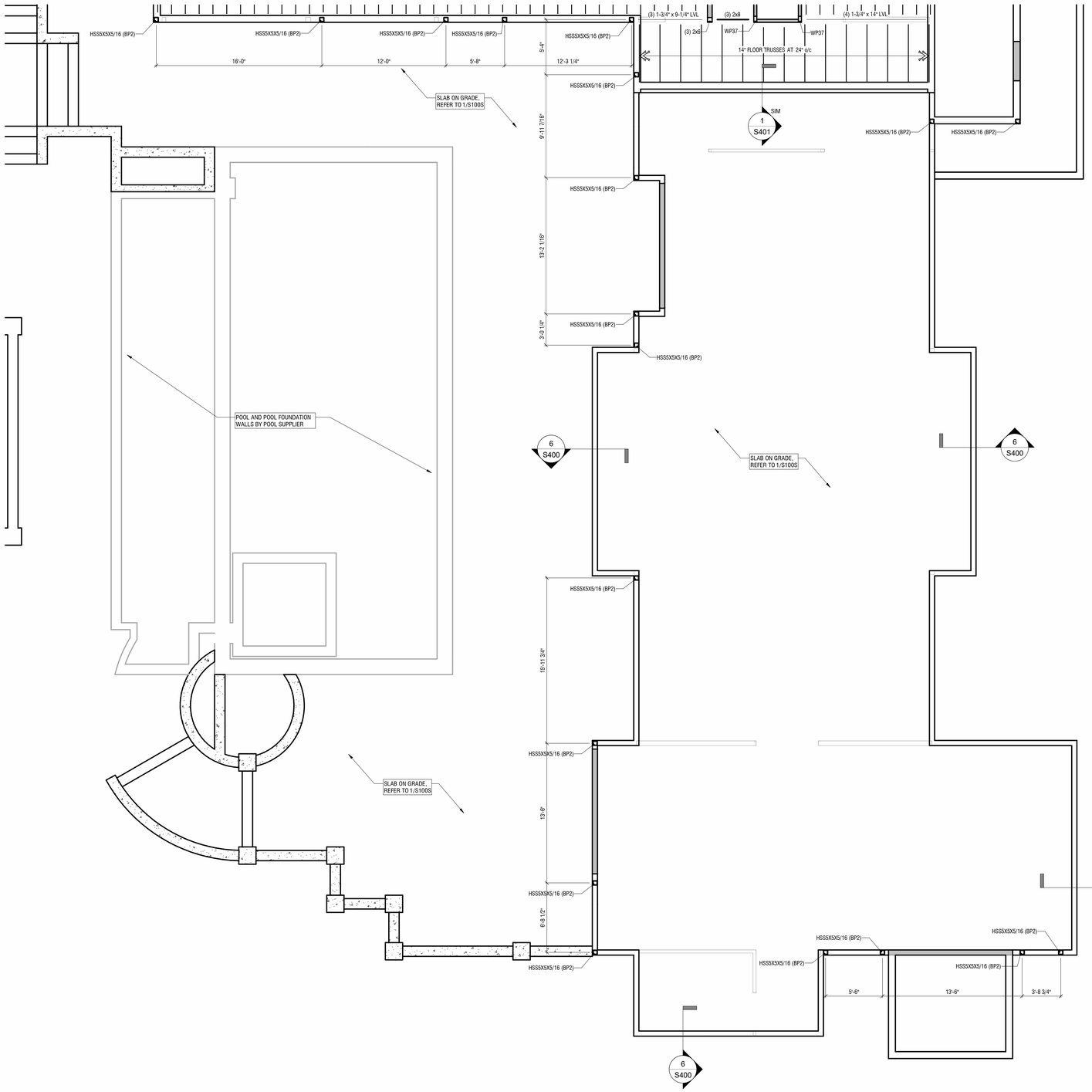
PROJECT DESIGNER:	UTTECH DESIGN LLC
PROJECT MANAGER:	MJU
PROJECT NUMBER:	240701
ISSUED FOR:	DESIGN REVIEW
DATE:	11.18.24

SHEET

1ST FLOOR FRAMING PLAN - NORTH

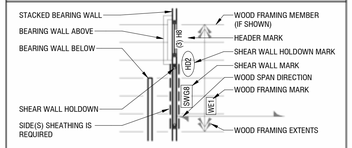
S101N

Attachment: Plans (9908 : 2707 W Cassel Lane LLC)



1 S101S 1ST FLOOR FRAMING PLAN - SOUTH
3/16" = 1'-0"

WOOD FLOOR FRAMING LEGEND



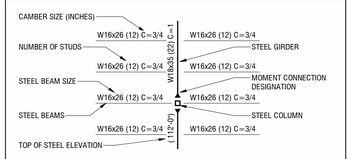
WOOD FLOOR FRAMING PLAN NOTES

1. REFER TO ARCHITECTURAL PLANS FOR STAIR FRAMING, DIMENSIONS AND CONFIGURATION.
2. FLOOR CONSTRUCTION SHALL CONSIST OF 3/4" APA RATED SHEATHING. SHEATHING SHALL BE TONGUE AND GROOVED AND ATTACHED TO FLOOR STRUCTURE WITH 10dx3" COMMON NAILS AT 6" o/c AT EDGES AND 12" o/c IN THE FIELD. LOCATE NAILS 3/8" FROM ALL PANEL EDGES. SHEATHING SHALL BE LAID PERPENDICULAR TO AND GLUED TO FRAMING MEMBERS.
3. EXTERIOR WALLS ARE SHEATHED WITH 15/32" APA RATED SHEATHING ON THE EXTERIOR FACE. ATTACH TO WALL FRAMING WITH 10dx2-1/2" COMMON OR GALVANIZED BOX NAILS AT 6" o/c AT EDGES AND 12" o/c IN THE FIELD. WHERE WALLS ARE DESIGNATED AS SHEAR WALLS, REFER TO SHEAR WALL SCHEDULE FOR ATTACHMENTS.
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6. WOOD POSTS, COLUMNS OR MULTIPLE PLY STUDS ARE DESIGNATED AS "WP_". REFER TO HEADER SCHEDULE INFORMATION. ALL WOOD POSTS MUST LINE UP FROM FLOOR TO FLOOR TO LOWEST BEARING POINT. BETWEEN FLOORS, ADD VERTICAL BLOCKING OF SIZE TO ALLOW FOR FULL BEARING OF VERTICAL ELEMENT.
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11. REFER TO LOOSE LINTEL SCHEDULE FOR MASONRY VENEER SUPPORT OVER OPENINGS.
12. STRONGBACK BRACING FOR TRUSSES SHALL BE PROVIDED FOR THE FULL-LENGTH OF BUILDING. REFER TO TRUSS ERECTION DRAWINGS.

WOOD FLOOR FRAMING PLAN KEYED NOTES

KEYNOTE	DESCRIPTION

STEEL FLOOR FRAMING LEGEND



STEEL FLOOR FRAMING PLAN NOTES

1. REFER TO ARCHITECTURAL PLANS FOR STAIR FRAMING, DIMENSIONS AND CONFIGURATION.
2. TOP OF STEEL SHALL BE AS NOTED ON PLANS.
3. STEEL IS EQUALLY SPACED BETWEEN MEMBERS UNLESS NOTED OTHERWISE.
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UTTECH
plan. design. build
MADISON / MILWAUKEE
Tel: 414.255.4600

PROJECT

MEQUON NEW RESIDENCE

2707 CASSEL LN, MEQUON, WISCONSIN

THREE LEAF PARTNERS

OWNER

THREE LEAF DEVELOPMENT

REYN ENGINEERING
507 S. 2ND STREET, SUITE 201
MILWAUKEE, WI 53204
REYN PROJECT NO: 24197

REVISIONS

NO.	DESCRIPTION	DATE

INFORMATION

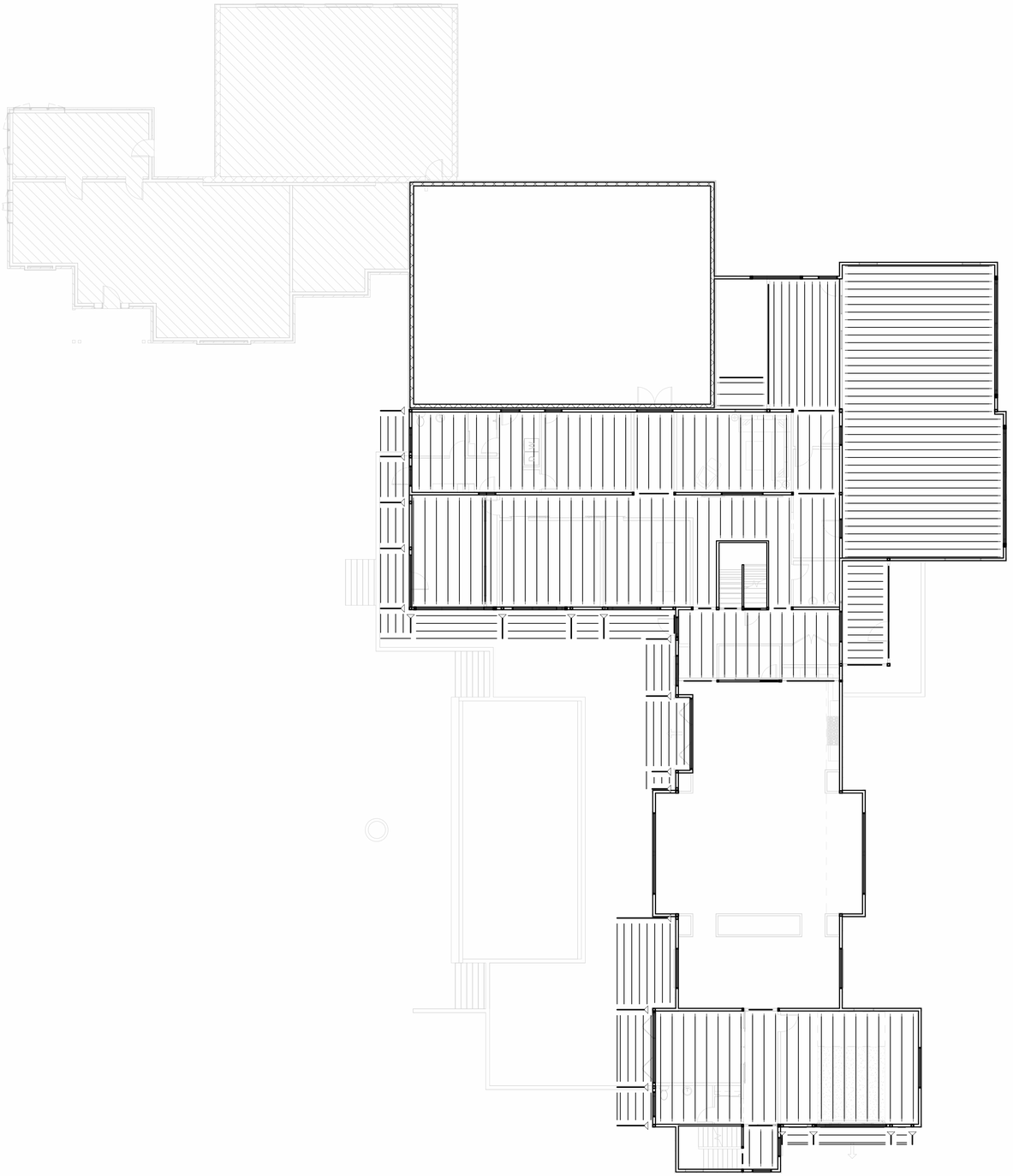
PROJECT DESIGNER:	UTTECH DESIGN LLC
PROJECT MANAGER:	MJU
PROJECT NUMBER:	240701
ISSUED FOR:	DESIGN REVIEW
DATE:	11.18.24

SHEET

1ST FLOOR FRAMING PLAN - SOUTH

S101S

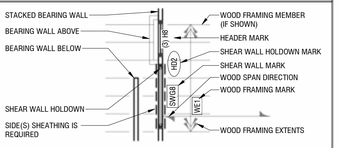
Attachment: Plans (9908 : 2707 W Cassel Lane LLC)



1 S102 2ND FLOOR FRAMING PLAN - OVERALL
3/32" = 1'-0"

N

WOOD FLOOR FRAMING LEGEND



WOOD FLOOR FRAMING PLAN NOTES

1. REFER TO ARCHITECTURAL PLANS FOR STAIR FRAMING, DIMENSIONS AND CONFIGURATION.
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12. STRONGBACK BRACING FOR TRUSSES SHALL BE PROVIDED FOR THE FULL-LENGTH OF BUILDING. REFER TO TRUSS ERECTION DRAWINGS.

WOOD FLOOR FRAMING PLAN KEYED NOTES

KEYNOTE	DESCRIPTION

UTTECH
plan. design. build

MADISON / MILWAUKEE
Tel: 414.255.4600

PROJECT

MEQUON NEW RESIDENCE

2707 CASSEL LN, MEQUON, WISCONSIN

THREE LEAF PARTNERS

OWNER

THREE LEAF DEVELOPMENT

REYN ENGINEERING
507 S. 2ND STREET, SUITE 201
MILWAUKEE, WI 53204
REYN PROJECT NO: 24197

REVISIONS

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INFORMATION

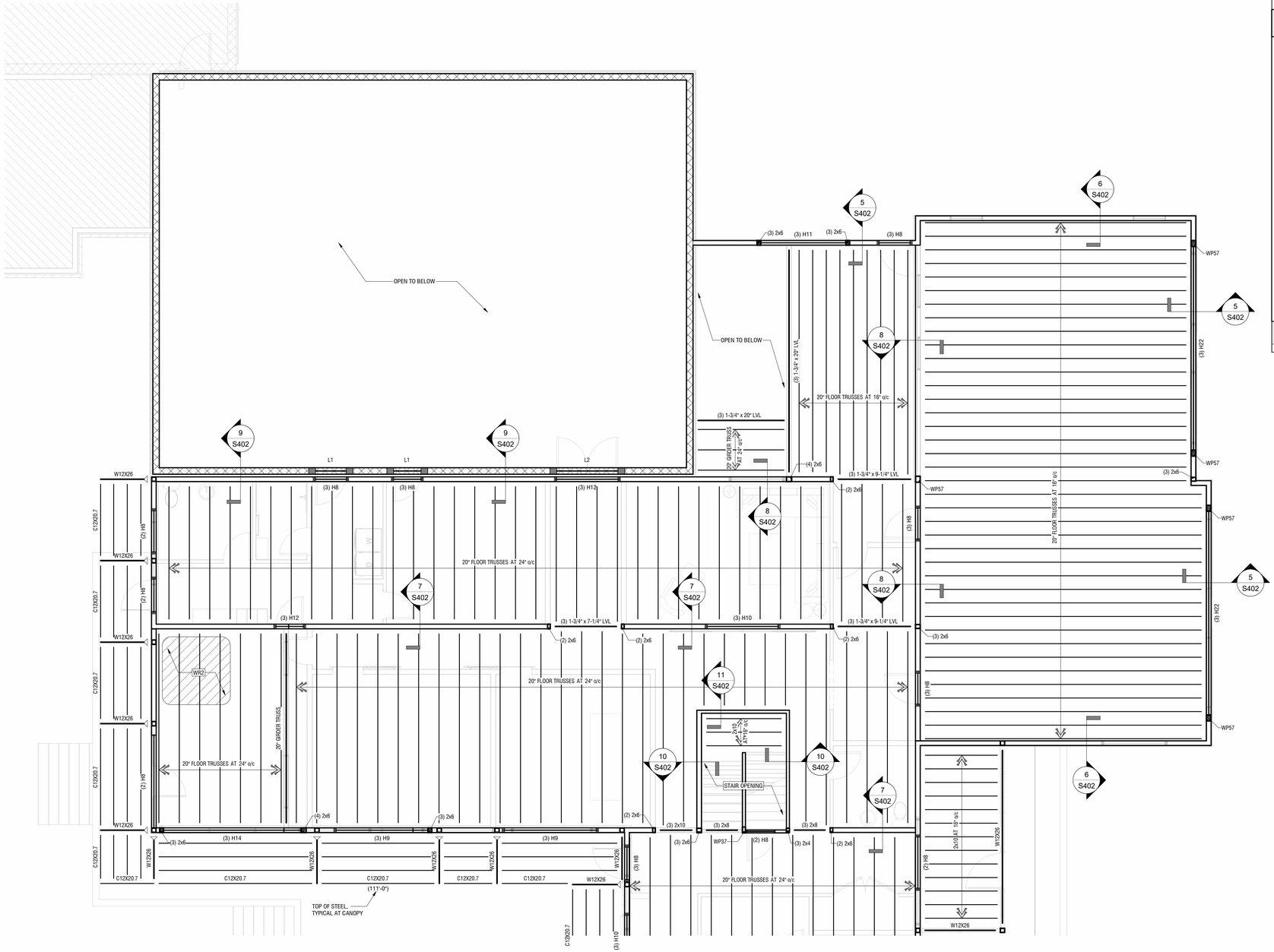
PROJECT DESIGNER:	UTTECH DESIGN LLC
PROJECT MANAGER:	MJU
PROJECT NUMBER:	240701
ISSUED FOR:	DESIGN REVIEW
DATE:	11.18.24

SHEET

2ND FLOOR FRAMING PLAN - OVERALL

S102

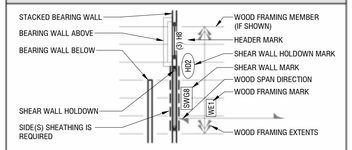
Attachment: Plans (9908 : 2707 W Cassel Lane LLC)



1 S102N 2ND FLOOR FRAMING PLAN - NORTH
3/16" = 1'-0"

N

WOOD FLOOR FRAMING LEGEND



WOOD FLOOR FRAMING PLAN NOTES

1. REFER TO ARCHITECTURAL PLANS FOR STAIR FRAMING, DIMENSIONS AND CONFIGURATION.
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12. STRONGBACK BRACING FOR TRUSSES SHALL BE PROVIDED FOR THE FULL-LENGTH OF BUILDING. REFER TO TRUSS ERECTION DRAWINGS.

WOOD FLOOR FRAMING PLAN KEYED NOTES

KEYNOTE	DESCRIPTION

UTECH
plan. design. build
MADISON / MILWAUKEE
Tel: 414.255.4600

PROJECT

MEQUON NEW RESIDENCE

2707 CASSEL LN, MEQUON, WISCONSIN

THREE LEAF PARTNERS

OWNER

THREE LEAF DEVELOPMENT

REYN ENGINEERING
507 S. 2ND STREET, SUITE 201
MILWAUKEE, WI 53204
REYN PROJECT NO: 24197

REVISIONS

NO.	DESCRIPTION	DATE

INFORMATION

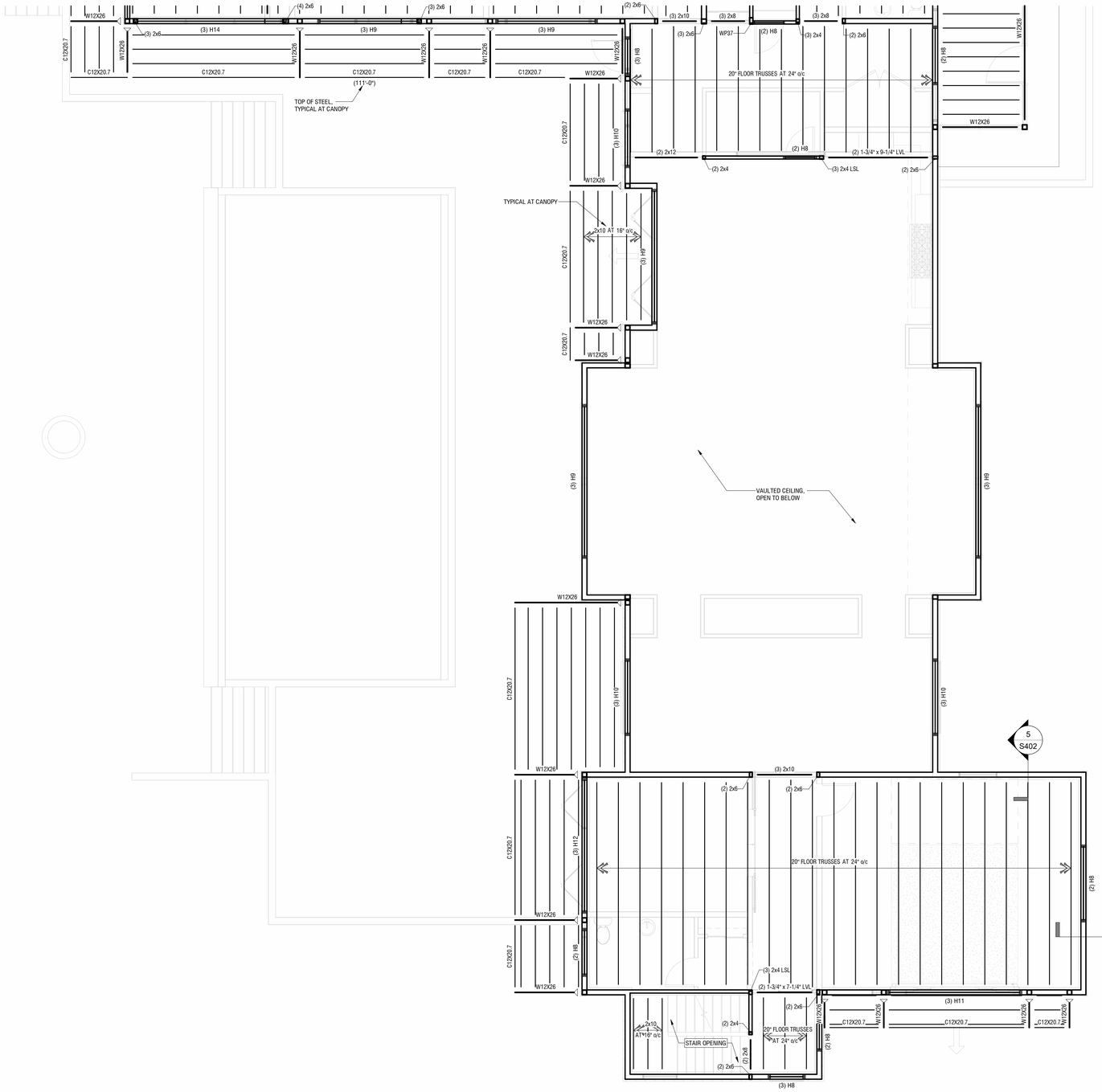
PROJECT DESIGNER:	UTTECH DESIGN LLC
PROJECT MANAGER:	MJU
PROJECT NUMBER:	240701
ISSUED FOR:	DESIGN REVIEW
DATE:	11.18.24

SHEET

2ND FLOOR FRAMING PLAN - NORTH

S102N

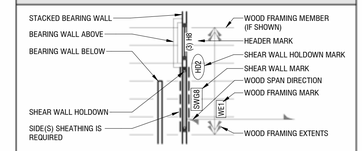
Attachment: Plans (9908 : 2707 W Cassel Lane LLC)



1 S102S 2ND FLOOR FRAMING PLAN - SOUTH
3/16" = 1'-0"

N

WOOD FLOOR FRAMING LEGEND



WOOD FLOOR FRAMING PLAN NOTES

1. REFER TO ARCHITECTURAL PLANS FOR STAIR FRAMING, DIMENSIONS AND CONFIGURATION.
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12. STRONGBACK BRACING FOR TRUSSES SHALL BE PROVIDED FOR THE FULL-LENGTH OF BUILDING. REFER TO TRUSS ERECTION DRAWINGS.

WOOD FLOOR FRAMING PLAN KEYED NOTES

KEYNOTE	DESCRIPTION

UTTECH plan. design. build

MADISON / MILWAUKEE
Tel: 414.255.4600

PROJECT

MEQUON NEW RESIDENCE

2707 CASSEL LN, MEQUON, WISCONSIN

THREE LEAF PARTNERS

OWNER

THREE LEAF DEVELOPMENT

REYN ENGINEERING
507 S. 2ND STREET, SUITE 201
MILWAUKEE, WI 53204
REYN PROJECT NO: 24197

REVISIONS

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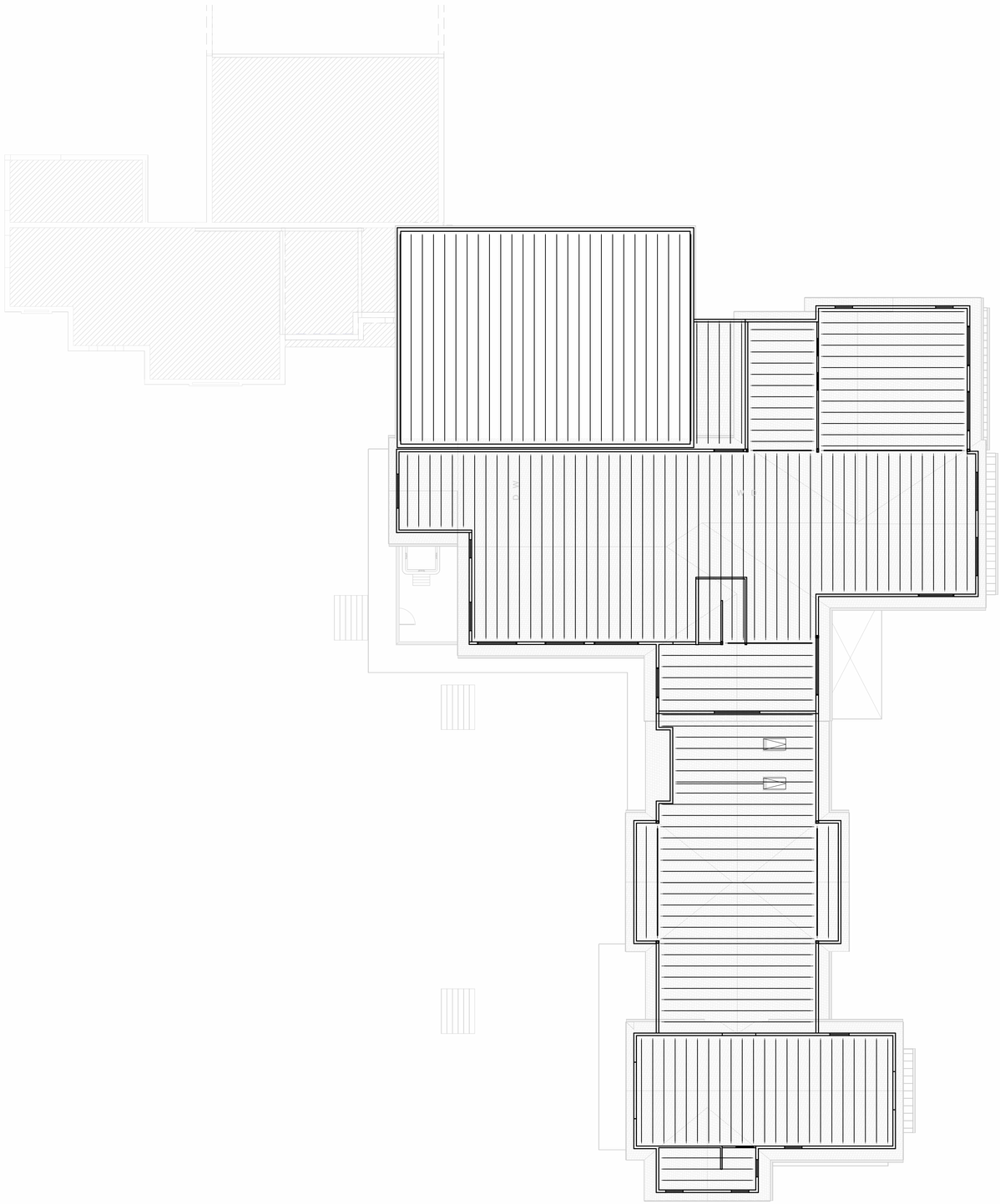
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SHEET

2ND FLOOR FRAMING PLAN - SOUTH

S102S

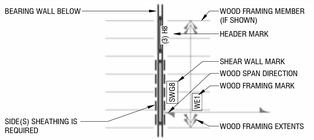
Attachment: Plans (9908 : 2707 W Cassel Lane LLC)



1 S103 ROOF FRAMING PLAN - OVERALL
3/32" = 1'-0"

N

WOOD ROOF FRAMING LEGEND



WOOD ROOF FRAMING PLAN NOTES

1. REFER TO ARCHITECTURAL PLANS FOR ROOF TRUSS BEARING LOCATION.
2. PROVIDE 3/4" APA RATED ROOF SHEATHING ATTACHED TO EACH FRAMING MEMBER WITH 10dx3" COMMON NAILS AT 6" o/c AT EDGES AND 12" o/c IN THE FIELD. LOCATE NAILS 3/8" FROM ALL PANEL EDGES. SHEETS ARE TO BE LAID PERPENDICULAR TO ALL FRAMING MEMBERS. PROVIDE SIMPSON PCSA SHEATHING CLIPS AT UNSUPPORTED PANEL EDGES. SHEATHING SHALL BE STAGGERED 4'-0".
3. EXTERIOR WALLS ARE SHEATHED WITH 15/32" APA RATED SHEATHING ON THE EXTERIOR FACE. ATTACH TO WALL FRAMING WITH 10dx2-1/2" COMMON OR GALVANIZED BOX NAILS AT 6" o/c AT EDGES AND 12" o/c IN THE FIELD. WHERE WALLS ARE DESIGNATED AS SHEAR WALLS, REFER TO SHEAR WALL SCHEDULE FOR ATTACHMENTS.
4. REFER TO GENERAL NOTES AND SNOW DRIFT PLANS FOR ROOF LOADS.
5. REFER TO TYPICAL DETAILS FOR GABLE END WALL BRACING.
6. A MINIMUM 2x8 CONTINUOUS FASCIA SHALL BE ATTACHED TO THE ENDS OF ALL ROOF TRUSSES THAT OVERHANG WALLS.
7. CONTRACTOR IS RESPONSIBLE FOR COORDINATING SIZE OF OPENINGS WITH TRUSS FABRICATOR IF THEY DO NOT FIT BETWEEN TRUSSES.
8. ALL ROOF TOP EQUIPMENT (SIZE, LOCATION, ETC) SHALL BE VERIFIED WITH MECHANICAL AND ARCHITECT PRIOR TO PREPARATION OF SHOP DRAWINGS AND FABRICATION OF MATERIALS. CONTRACTOR SHALL COORDINATE CHANGES WITH SUPPLIER AND STRUCTURAL ENGINEER. MECHANICAL EQUIPMENT SHALL BEAR ON AT LEAST (2) FRAMING MEMBERS.
9. SHEAR WALLS ARE DESIGNATED AS "SW__" REFER TO SHEAR WALL SCHEDULE FOR ATTACHMENTS.
10. HEADERS ARE DESIGNATED "H_". REFER TO HEADER SCHEDULE. NUMBER OF PLIES ARE DESIGNATED IN PARENTHESIS. HEADERS OCCUR IN WALL FRAMING UNLESS NOTED OTHERWISE.
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WOOD ROOF FRAMING PLAN KEYED NOTES

KEYNOTE	DESCRIPTION
WR1	FALSE WORK TRUSSES. REFER TO ARCHTIECTURAL DRAWINGS FOR ROOF PROFILES. ATTACH TO EXISTING TRUSS w/ SIMPSON VTCR CLIPS w/ SIMPSON SD #9x1-1/2" SCREWS.
WR2	HOT TUB/COLD PLUNGE. FINAL SIZE, WEIGHT, AND LOCATION SHALL BE COORDINATED WITH STRUCTURAL ENGINEER AND TRUSS SUPPLIER.
WR3	SKYLIGHT, FRAME OUT OPENING WITH (2) 2x12. FRAME INTO BOTTOM CHORD OF TRUSS WITH SIMPSON HB HANGER. TRUSS SUPPLIER OPTION: FRAME AROUND OPENING WITH TRUSSES.

UTTECH
plan. design. build
MADISON / MILWAUKEE
Tel: 414.255.4600

PROJECT

MEQUON NEW RESIDENCE

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REYN ENGINEERING
507 S. 2ND STREET, SUITE 201
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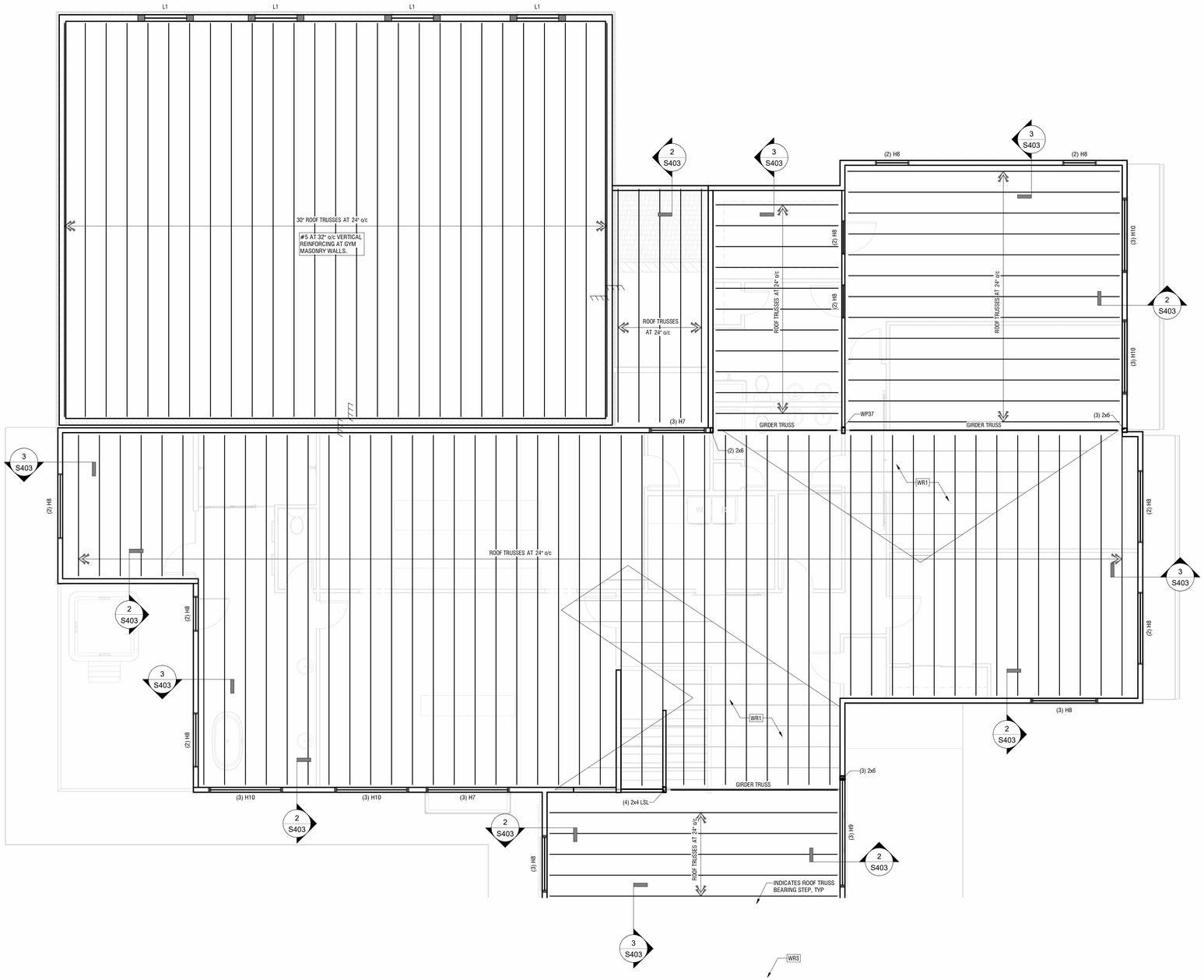
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SHEET

ROOF FRAMING PLAN - OVERALL

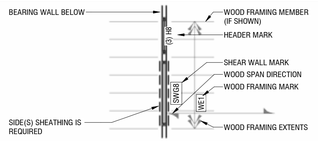
S103

Attachment: Plans (9908 : 2707 W Cassel Lane LLC)



1 S103N ROOF FRAMING PLAN - NORTH
3/16" = 1'-0"

WOOD ROOF FRAMING LEGEND



WOOD ROOF FRAMING PLAN NOTES

1. REFER TO ARCHITECTURAL PLANS FOR ROOF TRUSS BEARING LOCATION.
2. PROVIDE 3/4" APA RATED ROOF SHEATHING ATTACHED TO EACH FRAMING MEMBER WITH 10dx3" COMMON NAILS AT 6" o/c AT EDGES AND 12" o/c IN THE FIELD. LOCATE NAILS 3/8" FROM ALL PANEL EDGES. SHEETS ARE TO BE LAID PERPENDICULAR TO ALL FRAMING MEMBERS. PROVIDE SIMPSON PCSA SHEATHING CLIPS AT UNSUPPORTED PANEL EDGES. SHEATHING SHALL BE STAGGERED 4'-0".
3. EXTERIOR WALLS ARE SHEATHED WITH 15/32" APA RATED SHEATHING ON THE EXTERIOR FACE. ATTACH TO WALL FRAMING WITH 10dx2-1/2" COMMON OR GALVANIZED BOX NAILS AT 6" o/c AT EDGES AND 12" o/c IN THE FIELD. WHERE WALLS ARE DESIGNATED AS SHEAR WALLS, REFER TO SHEAR WALL SCHEDULE FOR ATTACHMENTS.
4. REFER TO GENERAL NOTES AND SNOW DRIFT PLANS FOR ROOF LOADS.
5. REFER TO TYPICAL DETAILS FOR GABLE END WALL BRACING.
6. A MINIMUM 2x8 CONTINUOUS FASCIA SHALL BE ATTACHED TO THE ENDS OF ALL ROOF TRUSSES THAT OVERHANG WALLS.
7. CONTRACTOR IS RESPONSIBLE FOR COORDINATING SIZE OF OPENINGS WITH TRUSS FABRICATOR IF THEY DO NOT FIT BETWEEN TRUSSES.
8. ALL ROOF TOP EQUIPMENT (SIZE, LOCATION, ETC) SHALL BE VERIFIED WITH MECHANICAL AND ARCHITECT PRIOR TO PREPARATION OF SHOP DRAWINGS AND FABRICATION OF MATERIALS. CONTRACTOR SHALL COORDINATE CHANGES WITH SUPPLIER AND STRUCTURAL ENGINEER. MECHANICAL EQUIPMENT SHALL BEAR ON AT LEAST (2) FRAMING MEMBERS.
9. SHEAR WALLS ARE DESIGNATED AS "SW__" REFER TO SHEAR WALL SCHEDULE FOR ATTACHMENTS.
10. HEADERS ARE DESIGNATED "H_". REFER TO HEADER SCHEDULE. NUMBER OF PLIES ARE DESIGNATED IN PARENTHESIS. HEADERS OCCUR IN WALL FRAMING UNLESS NOTED OTHERWISE.
11. WOOD POSTS, COLUMNS OR MULTIPLE PLY STUDS ARE DESIGNATED AS "WP_". REFER TO HEADER SCHEDULE. ALL WOOD POSTS MUST LINE UP FROM FLOOR TO FLOOR TO LOWEST BEARING POINT. BETWEEN FLOORS, ADD VERTICAL BLOCKING OF SIZE TO ALLOW FOR FULL BEARING OF VERTICAL ELEMENT.
12. MASONRY WALLS SHALL BE REINFORCED WITH #5 AT 32" o/c UNLESS NOTED OTHERWISE ON PLAN.
13. MASONRY WALLS SHALL BE GROUTED SOLID AT ANCHORAGE LOCATIONS, UNLESS NOTED OTHERWISE.
14. ALL VERTICAL MASONRY REINFORCEMENT SHALL RUN CONTINUOUS FROM FOUNDATION TO TOP OF WALL, UNLESS NOTED OTHERWISE.
15. REFER TO LINTEL SCHEDULE FOR MASONRY WALL LINTELS.
16. REFER TO LOOSE LINTEL SCHEDULE FOR MASONRY VENEER SUPPORT OVER OPENINGS.
17. STRONGBACK BRACING FOR TRUSSES SHALL BE PROVIDED FOR THE FULL-LENGTH OF BUILDING. REFER TO TRUSS ERECTION DRAWINGS.

WOOD ROOF FRAMING PLAN KEYED NOTES

KEYNOTE	DESCRIPTION
WR1	FALSE WORK TRUSSES. REFER TO ARCHTIECTURAL DRAWINGS FOR ROOF PROFILES. ATTACH TO EXISTING TRUSS w/ SIMPSON VTCR CLIPS w/ SIMPSON SD #9x1-1/2" SCREWS.
WR2	HOT TUB/COLD PLUNGE. FINAL SIZE, WEIGHT, AND LOCATION SHALL BE COORDINATED WITH STRUCTURAL ENGINEER AND TRUSS SUPPLIER.
WR3	SKYLIGHT, FRAME OUT OPENING WITH (2) 2x12. FRAME INTO BOTTOM CHORD OF TRUSS WITH SIMPSON H8 HANGER. TRUSS SUPPLIER OPTION: FRAME AROUND OPENING WITH TRUSSES.

UTTECH plan. design. build
MADISON / MILWAUKEE
Tel: 414.255.4600

PROJECT

MEQUON NEW RESIDENCE

2707 CASSEL LN, MEQUON, WISCONSIN

THREE LEAF PARTNERS

OWNER

THREE LEAF DEVELOPMENT

REYN ENGINEERING
507 S. 2ND STREET, SUITE 201
MILWAUKEE, WI 53204
REYN PROJECT NO: 24197

REVISIONS

NO.	DESCRIPTION	DATE

INFORMATION

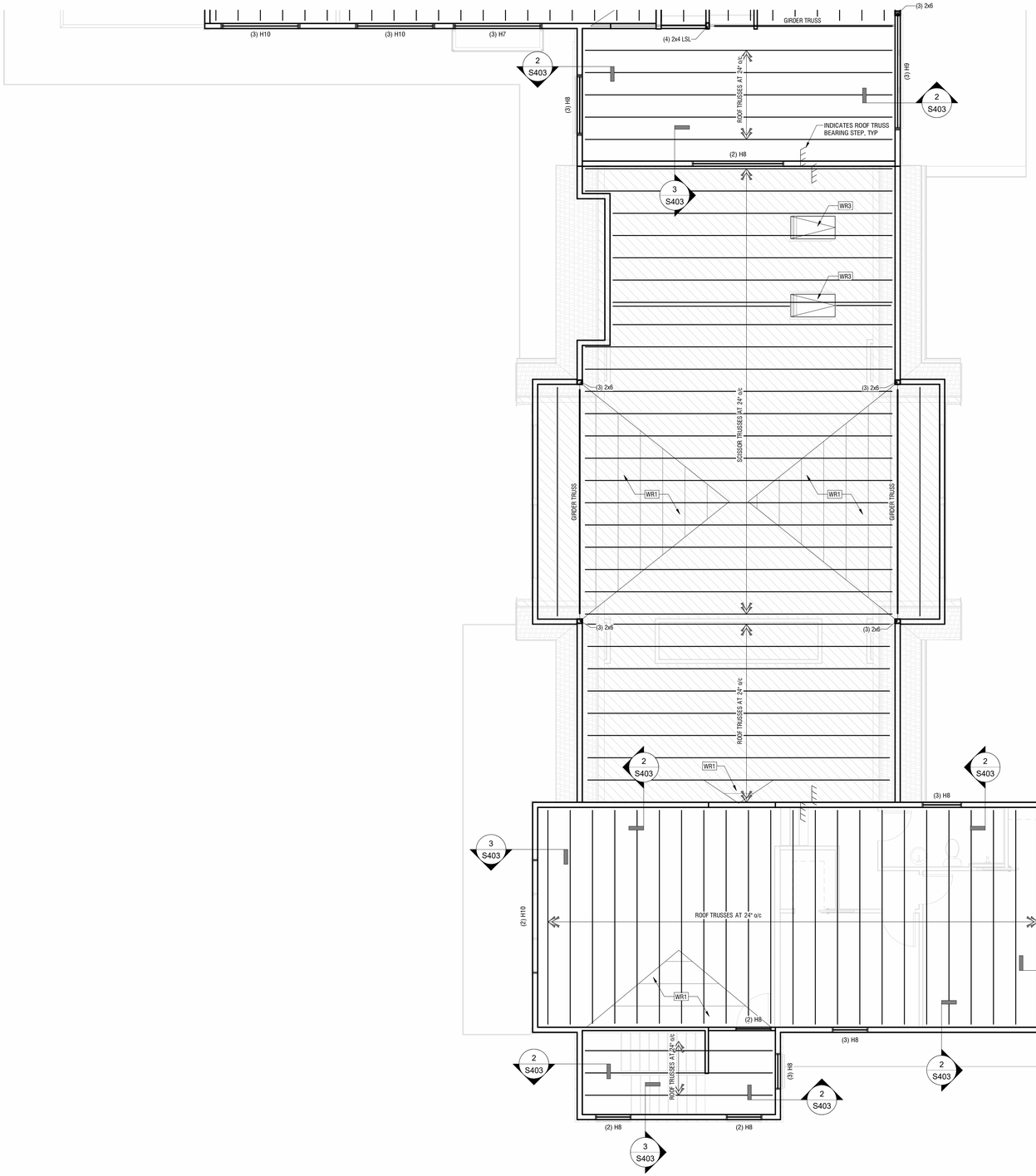
PROJECT DESIGNER:	UTTECH DESIGN LLC
PROJECT MANAGER:	MJU
PROJECT NUMBER:	240701
ISSUED FOR:	DESIGN REVIEW
DATE:	11.18.24

SHEET

ROOF FRAMING PLAN - NORTH

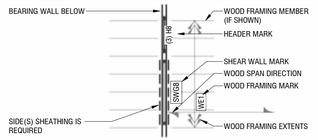
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Attachment: Plans (9908 : 2707 W Cassel Lane LLC)



1 S103S ROOF FRAMING PLAN - SOUTH
3/16" = 1'-0"

WOOD ROOF FRAMING LEGEND



WOOD ROOF FRAMING PLAN NOTES

1. REFER TO ARCHITECTURAL PLANS FOR ROOF TRUSS BEARING LOCATION.
2. PROVIDE 3/4" APA RATED ROOF SHEATHING ATTACHED TO EACH FRAMING MEMBER WITH 10dx3" COMMON NAILS AT 6" o/c AT EDGES AND 12" o/c IN THE FIELD. LOCATE NAILS 3/8" FROM ALL PANEL EDGES. SHEETS ARE TO BE LAID PERPENDICULAR TO ALL FRAMING MEMBERS. PROVIDE SIMPSON PCSA SHEATHING CLIPS AT UNSUPPORTED PANEL EDGES. SHEATHING SHALL BE STAGGERED 4'-0".
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WOOD ROOF FRAMING PLAN KEYED NOTES

KEYNOTE	DESCRIPTION
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plan. design. build
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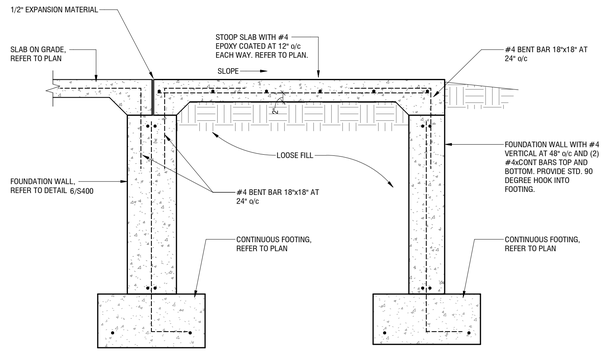
PROJECT DESIGNER:	UTTECH DESIGN LLC
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ISSUED FOR:	DESIGN REVIEW
DATE:	11.18.24

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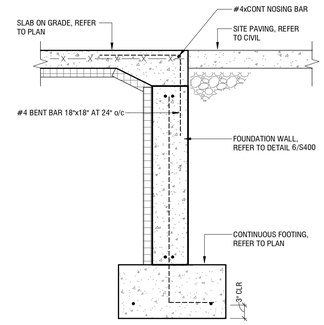
ROOF FRAMING PLAN - SOUTH

S103S

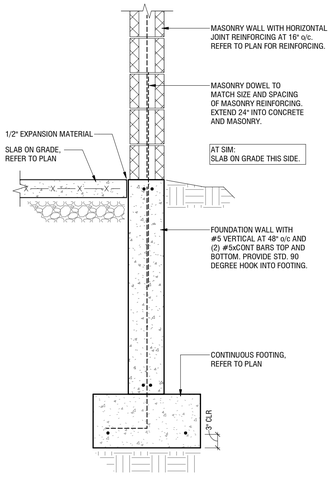
Attachment: Plans (9908 : 2707 W Cassel Lane LLC)



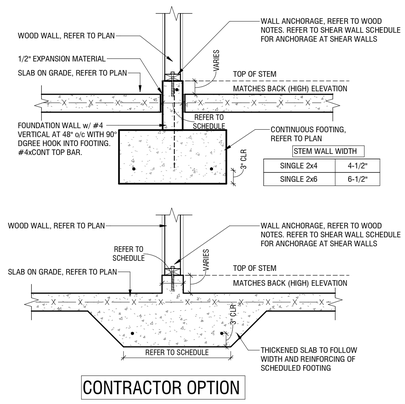
11 S400 STOOP SECTION
3/4" = 1'-0"



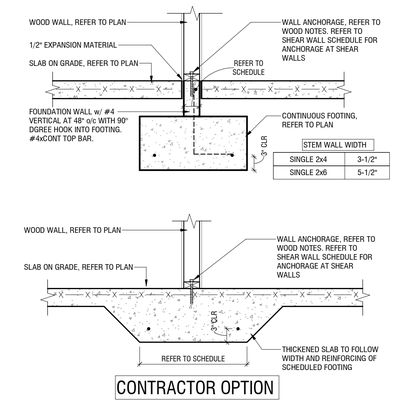
10 S400 SECTION AT GARAGE OVERPOUR
3/4" = 1'-0"



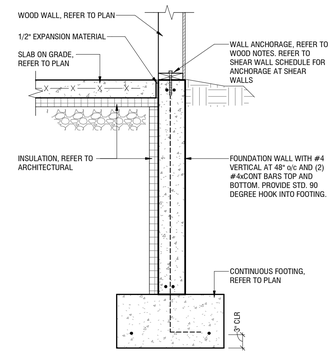
9 S400 FOUNDATION WALL AT MASONRY
3/4" = 1'-0"



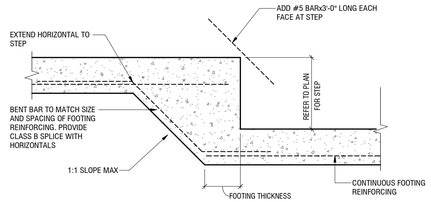
8 S400 FOUNDATION AT INTERIOR BEARING WALL (GARAGE)
3/4" = 1'-0"



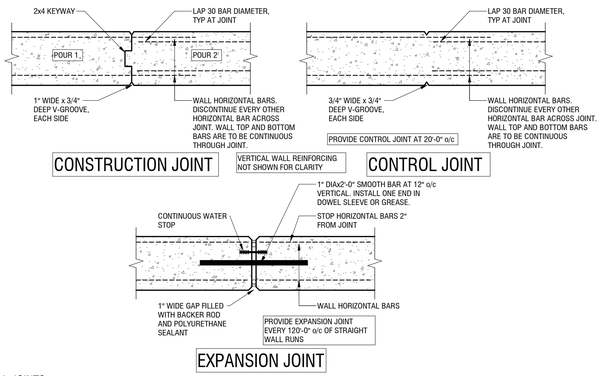
7 S400 FOUNDATION AT INTERIOR BEARING WALL
3/4" = 1'-0"



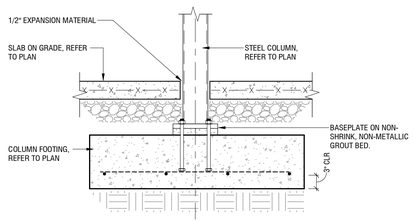
6 S400 FOUNDATION SECTION AT WOOD WALL
3/4" = 1'-0"



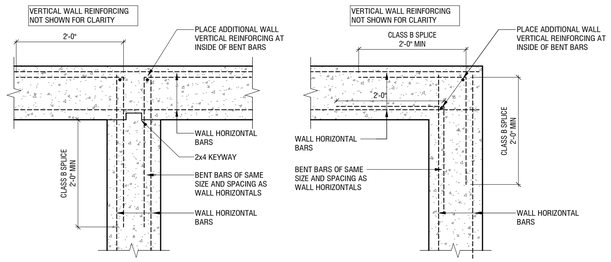
5 S400 FOUNDATION STEP FOOTING
1/2" = 1'-0"



3 S400 WALL JOINTS
3/4" = 1'-0"

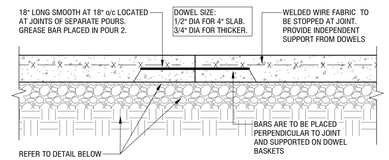


4 S400 STEEL COLUMN ON FOOTING
3/4" = 1'-0"

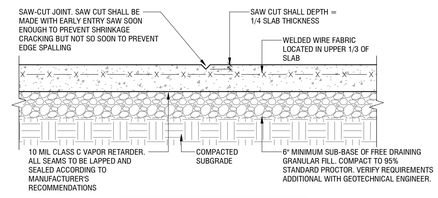


2 S400 CORNER BAR DETAILING
3/4" = 1'-0"

NOTES:
1. REFER TO ARCHITECTURAL DRAWINGS FOR ALL FLOOR COATINGS AND SLAB FINISHES. GENERAL CONTRACTOR IS RESPONSIBLE FOR COMPATIBILITY OF ALL CONCRETE MATERIALS WITH FINISH FLOOR COATINGS.
2. REINFORCING SHALL BE HELD IN PLACE WITH CHAIRS, BOLSTERS, SPACERS OR OTHER APPROVED METHOD.
3. SLAB ON GRADE SHALL BE WET CURED FOR A MINIMUM OF 7 DAYS UNLESS A CURING COMPOUND IS APPROVED PRIOR TO USE.
4. IN LIEU OF WELDED WIRE FABRIC, CONTRACTOR MAY SUBMIT MACROSYNTHETIC FIBERS COMPLYING WITH ASTM C1116/C116M AND DESIGNED FOR USE IN SLAB ON GRADES FOR REVIEW AND APPROVAL BY STRUCTURAL ENGINEER. PROVIDE RECOMMENDED DOSAGE RATE BY MANUFACTURER.
5. JOINTS SUBJECTED TO MOVING TRAFFIC AND EQUIPMENT SHALL BE FILLED WITH A SEMI-RIGID EPOXY.



CONSTRUCTION JOINT



SAW-CUT CONTROL JOINT

SLAB SHALL BE FINISHED TO FF 30/FL 20, CLASS 5.

1 S400 SLAB ON GRADE
3/4" = 1'-0"

UTECH
plan. design. build
MADISON / MILWAUKEE
Tel: 414.255.4600

PROJECT

MEQUON NEW RESIDENCE

2707 CASSEL LN, MEQUON, WISCONSIN

THREE LEAF PARTNERS

OWNER

THREE LEAF DEVELOPMENT

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507 S. 2ND STREET, SUITE 201
MILWAUKEE, WI 53204
REYN PROJECT NO: 24197

REVISIONS

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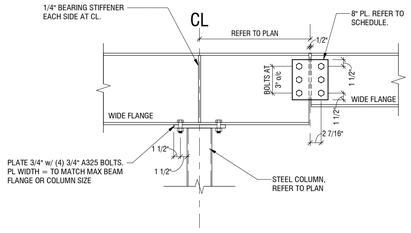
PROJECT DESIGNER:	UTTECH DESIGN LLC
PROJECT MANAGER:	MJU
PROJECT NUMBER:	240701
ISSUED FOR:	DESIGN REVIEW
DATE:	11.18.24

SHEET

STRUCTURAL DETAILS

S400

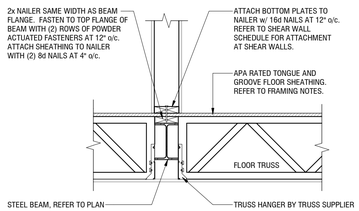
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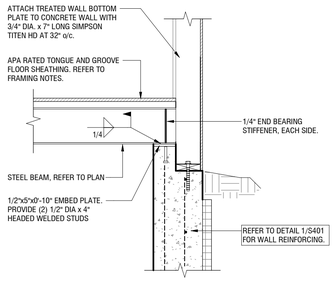
BEAM	N	PLATE THICKNESS
W8/W10	2	1/4"
W12/W14	3	1/4"
W16/W18	4	3/8"
W21	5	3/8"
W24	6	3/8"
W27	7	1/2"
W30/W33	8	1/2"
W36	9	1/2"

NOTES:
1. BOLTS ARE TO BE 3/4" DIA, A325, UNLESS NOTED OTHERWISE.
2. OTHER CONNECTIONS MAY BE SUBSTITUTED w/ ENGINEER'S PRIOR CONSENT.
3. SIZES AS SCHEDULED ARE MINIMUM. FABRICATOR MAY INCREASE AS NECESSARY.

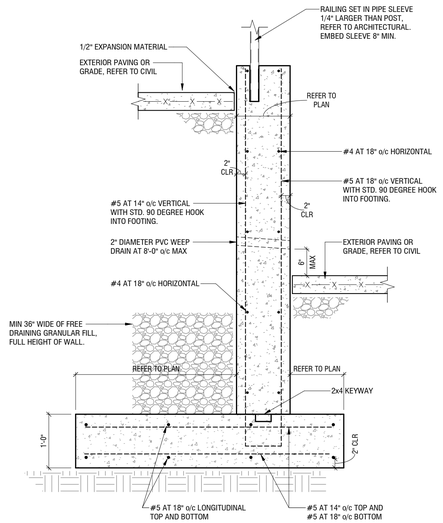
9 S401 BEAM OVER COLUMN DETAIL WITH SPLICE
3/4" = 1'-0"



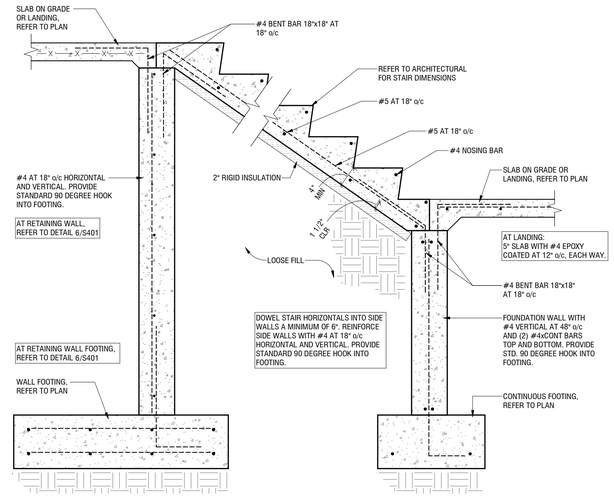
8 S401 FLOOR TRUSS BEARING AT STEEL BEAM
3/4" = 1'-0"



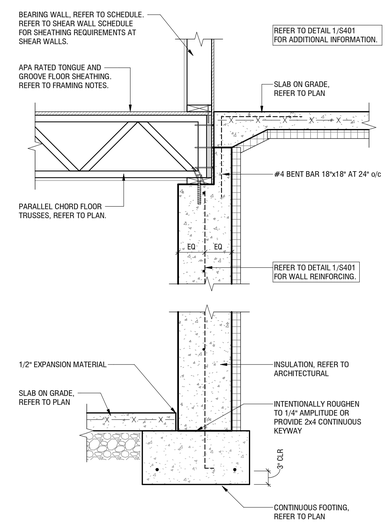
7 S401 STEEL BEAM BEARING ON BASEMENT WALL
3/4" = 1'-0"



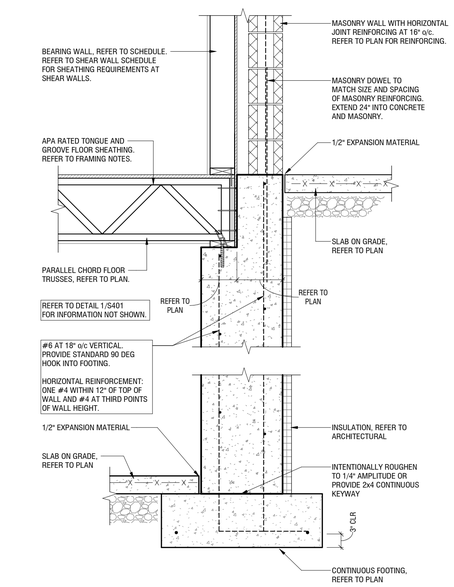
6 S401 RETAINING WALL SECTION
3/4" = 1'-0"



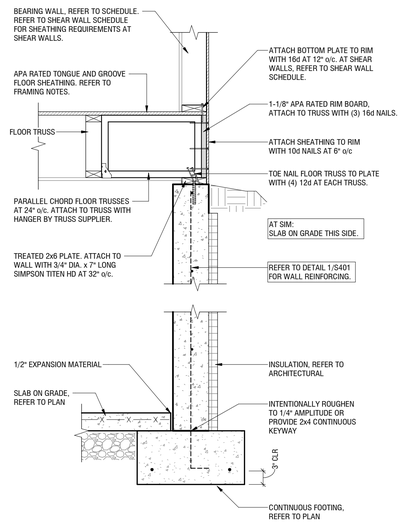
5 S401 EXTERIOR CONCRETE STAIR SECTION
3/4" = 1'-0"



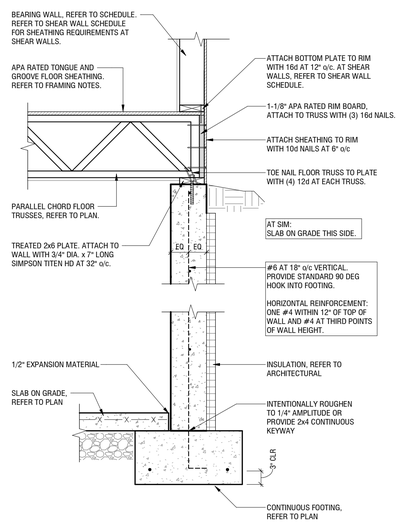
4 S401 FLOOR TRUSS BEARING AT BASEMENT WALL (LEDGE)
3/4" = 1'-0"



3 S401 FLOOR TRUSS BEARING AT BASEMENT WALL (GYM)
3/4" = 1'-0"



2 S401 FLOOR TRUSS PARALLEL AT BASEMENT WALL
3/4" = 1'-0"



1 S401 FLOOR TRUSS BEARING AT BASEMENT WALL
3/4" = 1'-0"

UTECH
plan. design. build
MADISON / MILWAUKEE
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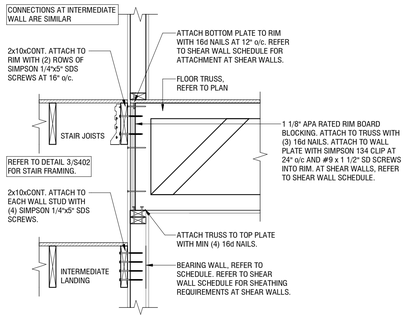
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STRUCTURAL DETAILS

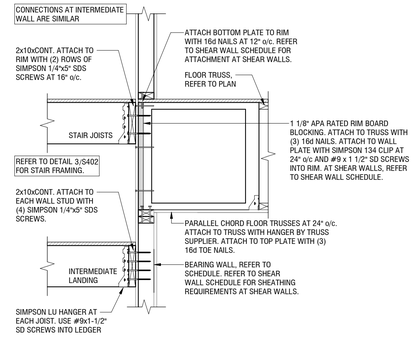
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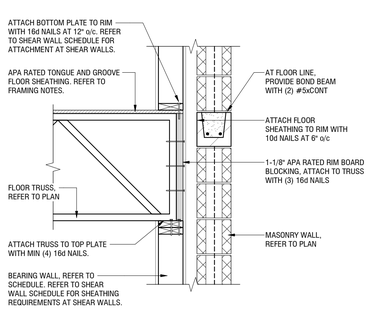
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MADISON / MILWAUKEE
Tel: 414.255.4600



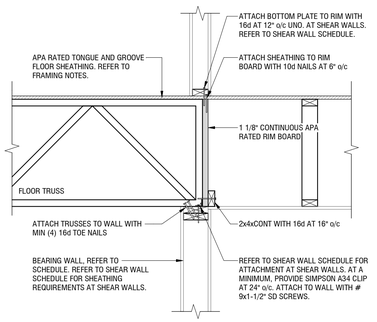
11 S402 FLOOR TRUSS BEARING AT STAIR WALL
3/4" = 1'-0"



10 S402 FLOOR TRUSS PARALLEL AT STAIR WALL
3/4" = 1'-0"



9 S402 FLOOR TRUSS BEARING AT MASONRY
3/4" = 1'-0"



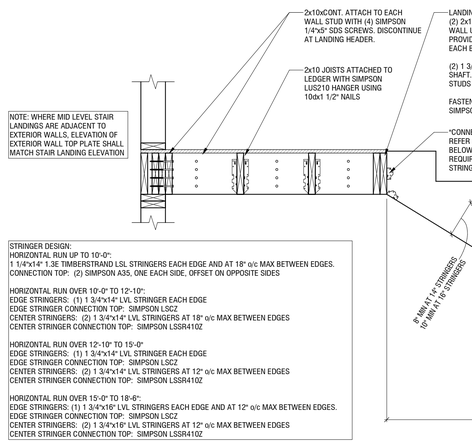
8 S402 FLOOR TRUSS BEARING AND PARALLEL AT INTERIOR SINGLE WALL
3/4" = 1'-0"

7 S402 FLOOR TRUSS BEARING AT INTERIOR SINGLE WALL
3/4" = 1'-0"

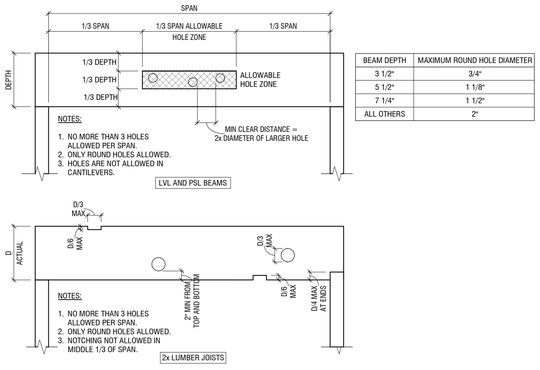
6 S402 FLOOR TRUSS PARALLEL AT EXTERIOR WALL
3/4" = 1'-0"

5 S402 FLOOR TRUSS BEARING AT EXTERIOR WALL
3/4" = 1'-0"

4 S402 EXTERIOR WALL SHEATHING LAP DETAIL
1 1/2" = 1'-0"

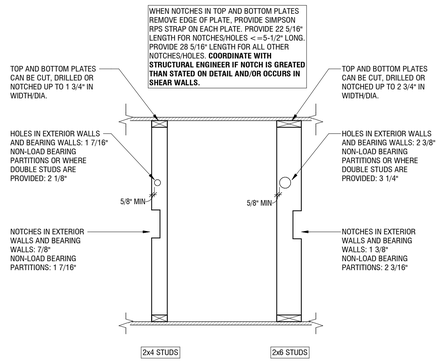


3 S402 SCHEMATIC STAIR FRAMING AT STUD WALLS
3/4" = 1'-0"



BEAM DEPTH	MAXIMUM ROUND HOLE DIAMETER
3 1/2"	3/4"
5 1/2"	1 1/8"
7 1/4"	1 1/2"
ALL OTHERS	2"

2 S402 NOTCHES AND HOLES IN BEAMS/JOISTS
3/4" = 1'-0"



1 S402 ALLOWABLE PENETRATIONS IN WALL STUDS
3/4" = 1'-0"

PROJECT

MEQUON NEW RESIDENCE

2707 CASSEL LN, MEQUON, WISCONSIN

THREE LEAF PARTNERS

OWNER

THREE LEAF DEVELOPMENT

REYN ENGINEERING
507 S. 2ND STREET, SUITE 201
MILWAUKEE, WI 53204
REYN PROJECT NO: 24197

REVISIONS

NO.	DESCRIPTION	DATE

INFORMATION

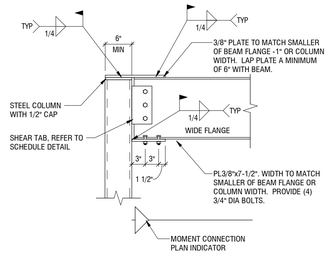
PROJECT DESIGNER:	UTTECH DESIGN LLC
PROJECT MANAGER:	MJU
PROJECT NUMBER:	240701
ISSUED FOR:	DESIGN REVIEW
DATE:	11.18.24

SHEET

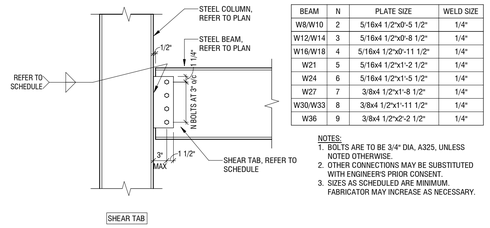
STRUCTURAL DETAILS

S402

Attachment: Plans (9908 : 2707 W Cassel Lane LLC)



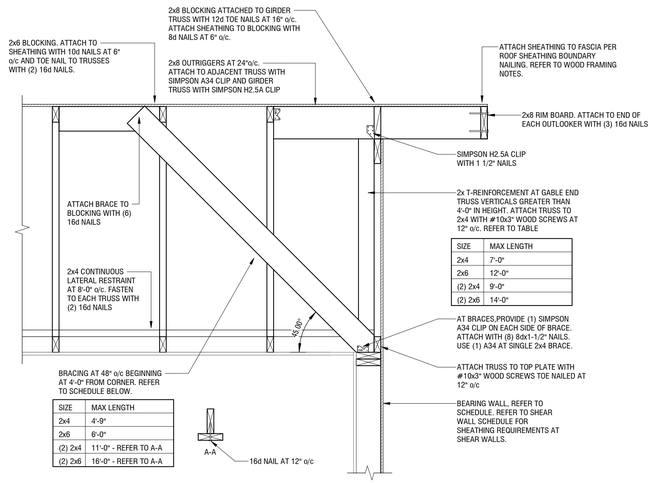
5 S403 MOMENT CONNECTION AT TOP OF HSS
3/4" = 1'-0"



BEAM	N	PLATE SIZE	WELD SIZE
W8/W10	2	5/16x4 1/2"x0'-5 1/2"	1/4"
W12/W14	3	5/16x4 1/2"x0'-8 1/2"	1/4"
W16/W18	4	5/16x4 1/2"x0'-11 1/2"	1/4"
W21	5	5/16x4 1/2"x1'-2 1/2"	1/4"
W24	6	5/16x4 1/2"x1'-5 1/2"	1/4"
W27	7	3/8x4 1/2"x1'-8 1/2"	1/4"
W30/W33	8	3/8x4 1/2"x1'-11 1/2"	1/4"
W36	9	3/8x4 1/2"x2'-2 1/2"	1/4"

NOTES:
1. BOLTS ARE TO BE 3/4" DIA, A325, UNLESS NOTED OTHERWISE.
2. OTHER CONNECTIONS MAY BE SUBSTITUTED WITH ENGINEER'S PRIOR CONSENT.
3. SIZES AS SCHEDULED ARE MINIMUM. FABRICATOR MAY INCREASE AS NECESSARY.

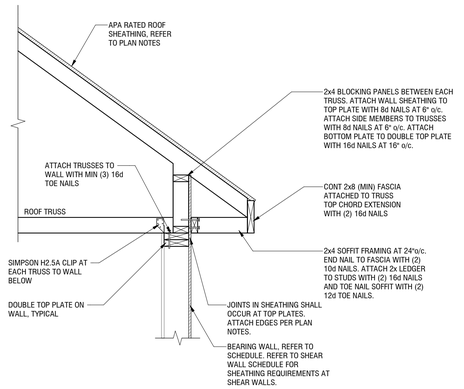
4 S403 TYPICAL BEAM/COLUMN CONNECTION
3/4" = 1'-0"



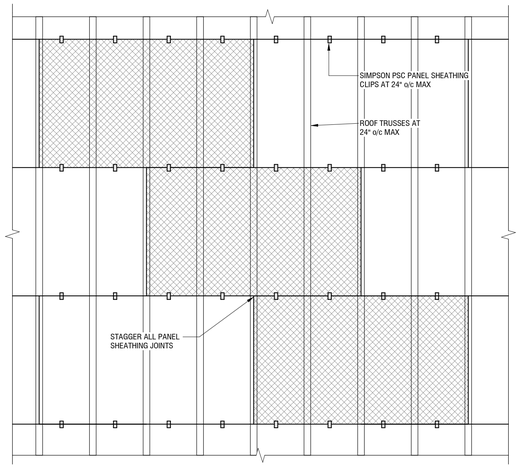
SIZE	MAX LENGTH
2x4	7'-0"
2x6	12'-0"
(2) 2x4	9'-0"
(2) 2x6	14'-0"

SIZE	MAX LENGTH
2x4	4'-9"
2x6	8'-0"
(2) 2x4	11'-0" - REFER TO A-A
(2) 2x6	16'-0" - REFER TO A-A

3 S403 ROOF TRUSS GABLE END WALL BRACING
3/4" = 1'-0"



2 S403 ROOF TRUSS BEARING AT EXTERIOR WALL - SLOPED
3/4" = 1'-0"



1 S403 ROOF SHEATHING ATTACHMENT
3/4" = 1'-0"

UTTECH
plan. design. build
MADISON / MILWAUKEE
Tel: 414.255.4600

PROJECT

MEQUON NEW RESIDENCE

2707 CASSEL LN, MEQUON, WISCONSIN

THREE LEAF PARTNERS

OWNER

THREE LEAF DEVELOPMENT

REYN ENGINEERING
507 S. 2ND STREET, SUITE 201
MILWAUKEE, WI 53204
REYN PROJECT NO: 24197

REVISIONS

NO.	DESCRIPTION	DATE

INFORMATION

PROJECT DESIGNER:	UTTECH DESIGN LLC
PROJECT MANAGER:	MJU
PROJECT NUMBER:	240701
ISSUED FOR:	DESIGN REVIEW
DATE:	11.18.24

SHEET

STRUCTURAL DETAILS

S403

Attachment: Plans (9908 : 2707 W Cassel Lane LLC)



EXISTING HOUSE - SOUTH ELEVATION (FRONT, LOOKING NORTH)



EXISTING HOUSE - WEST ELEVATION (SIDE, LOOKING EAST)



EXISTING HOUSE - WEST ELEVATION (SIDE, LOOKING SOUTHEAST)



EXISTING HOUSE - EAST ELEVATION (FRONT, LOOKING SOUTHWEST)



EXISTING HOUSE -NORTH ELEVATION (REAR, LOOKING SOUTH)



EXISTING BARN- NORTH ELEVATION (SIDE, LOOKING SOUTWEST)

UTTECH
plan. design. build

MADISON / MILWAUKEE
Tel: 414.255.4600

PROJECT

MEQUON NEW RESIDENCE

2707 CASSEL LN, MEQUON, WISCONSIN

THREE LEAF PARTNERS

OWNER

THREE LEAF DEVELOPMENT

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PROJECT MANAGER:	MJU
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SHEET

EXISTING HOUSE PHOTOS

A045

Attachment: Plans (9908 : 2707 W Cassel Lane LLC)



LP SIDING - BOARD AND BATTEN/ DESERT STONE
(MATCH ALL TRIMS AND STUCCO COLOR)



STANDING SEAM - METAL ROOF (BLACK)



SKY COVE WINDOW BOX



HALQUIST - BILTMORE DIMENSIONAL (THIN-SET STONE
APPLICATION, SEE ELEVATIONS)



OWENS CORNING - DIMENSIONAL SHINGLE (ONYX BLACK)



GARGAGE DOOR: CLOPLAY - CANYON RIDGE ELEMENTS

UTTECH
plan. design. build

MADISON / MILWAUKEE
Tel: 414.255.4600

PROJECT

MEQUON NEW RESIDENCE

2707 CASSEL LN, MEQUON, WISCONSIN

THREE LEAF PARTNERS

OWNER

THREE LEAF DEVELOPMENT

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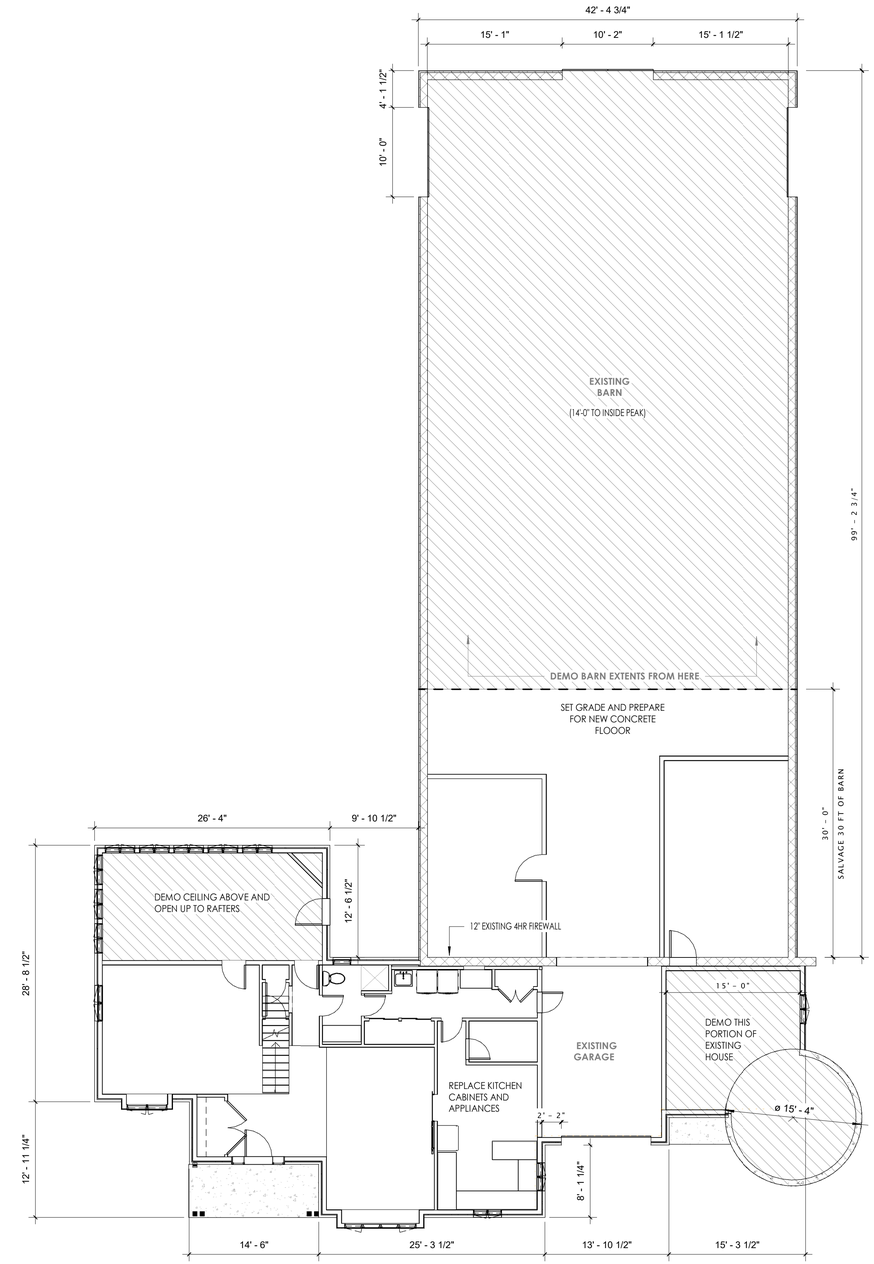
PROJECT DESIGNER:	UTTECH DESIGN LLC
PROJECT MANAGER:	CATALYST
PROJECT NUMBER:	240701
ISSUED FOR:	DESIGN REVIEW - F/F PERMIT
DATE:	11.18.24

SHEET

MATERIAL BOARD

A046

Attachment: Plans (9908 : 2707 W Cassel Lane LLC)



1 DEMO PLAN - EXISTING HOUSE & BARN - 1ST FLOOR
1/8" = 1'-0"

DEMOLITION PLAN LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO BE DEMOLISHED
- EXISTING DOOR TO REMAIN
- EXISTING DOOR TO BE REMOVED
- HATCHED AREAS ARE EXISTING AREAS TO BE REMOVED

DEMOLITION NOTES:
1. COMPLETELY GUT INTERIOR OF EXISTING HOUSE
2. REMOVE EXTERIOR STUCCO AND STONE, EXISTING TRIMS
3. REMOVE ALL EXISTING FLOORING AND PREP FOR NEW
4. INFILL WALLS WHERE NEEDED AND MAINTAIN REQUIRED FIRE SEPARATION AS NEEDED.
5. EXSITING WINDOWS AND FRONT ENTRY DOOR TO REMAIN
6. REPLACE ROOF SHINGLES (ADDITION TO MATCH)

EXISTING BARN = 4152 SF
EXISITING HOUSE = 1468 SF
EXISTING GARAGE=288 SF
EXISTING SUITE=413 SF (INCLUDES SILO)
TOTAL = 6321 SF EXISTING FOOTPRINT

UTTECH
plan. design. build
MADISON / MILWAUKEE
Tel: 414.255.4600

PROJECT

MEQUON NEW RESIDENCE

2707 CASSEL LN, MEQUON, WISCONSIN

THREE LEAF PARTNERS

OWNER

THREE LEAF DEVELOPMENT

REVISIONS

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INFORMATION

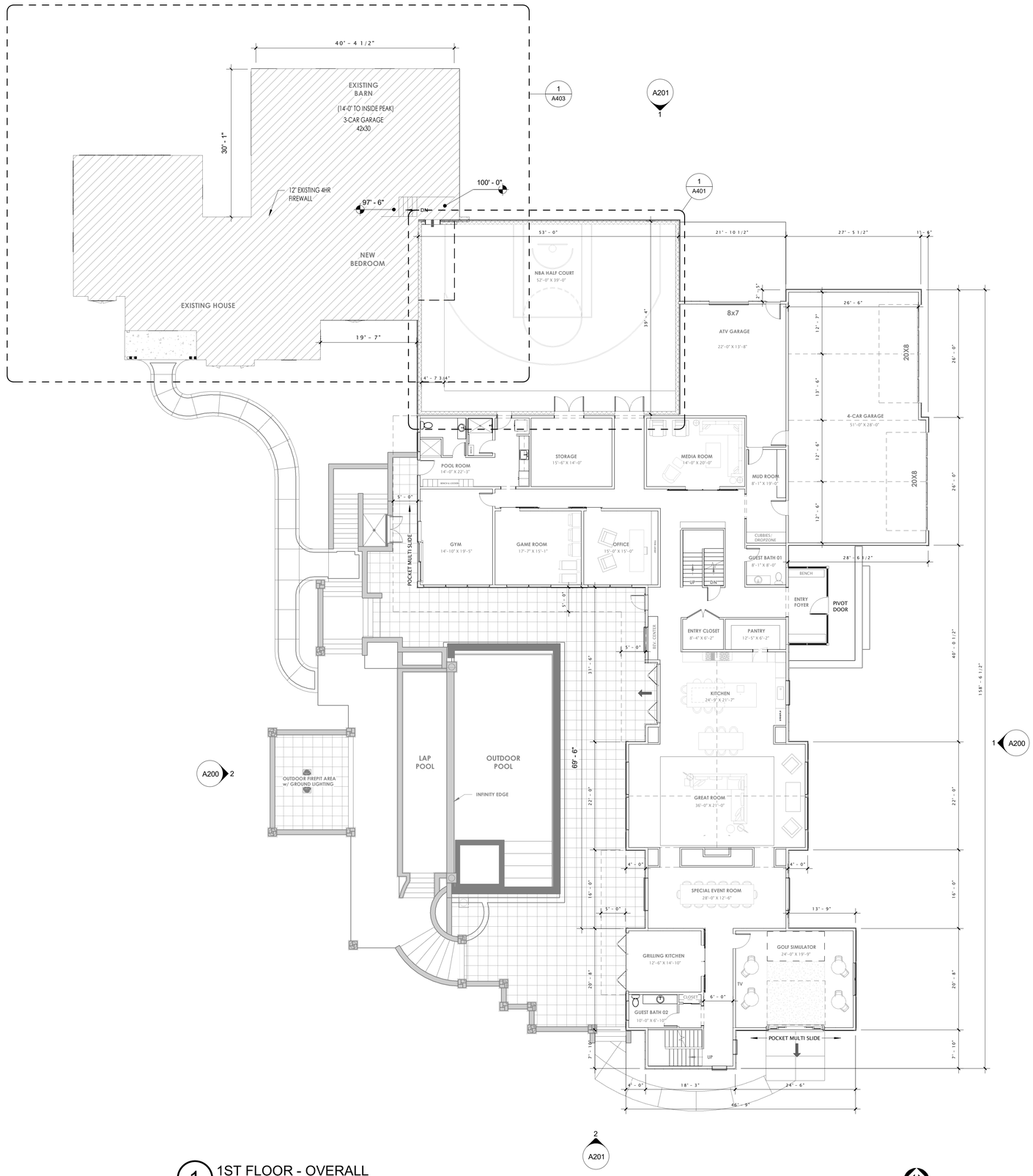
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PROJECT MANAGER:	MJU
PROJECT NUMBER:	240701
ISSUED FOR:	DESIGN REVIEW - F/F PERMIT
DATE:	11.18.24

SHEET

DEMO PLAN - EXISTING HOUSE

A050

Attachment: Plans (9908 : 2707 W Cassel Lane LLC)



1 1ST FLOOR - OVERALL
3/32" = 1'-0"

UTTECH
plan. design. build

MADISON / MILWAUKEE
Tel: 414.255.4600

PROJECT

MEQUON NEW RESIDENCE

2707 CASSEL LN, MEQUON, WISCONSIN

THREE LEAF PARTNERS

OWNER

THREE LEAF DEVELOPMENT

REVISIONS

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INFORMATION

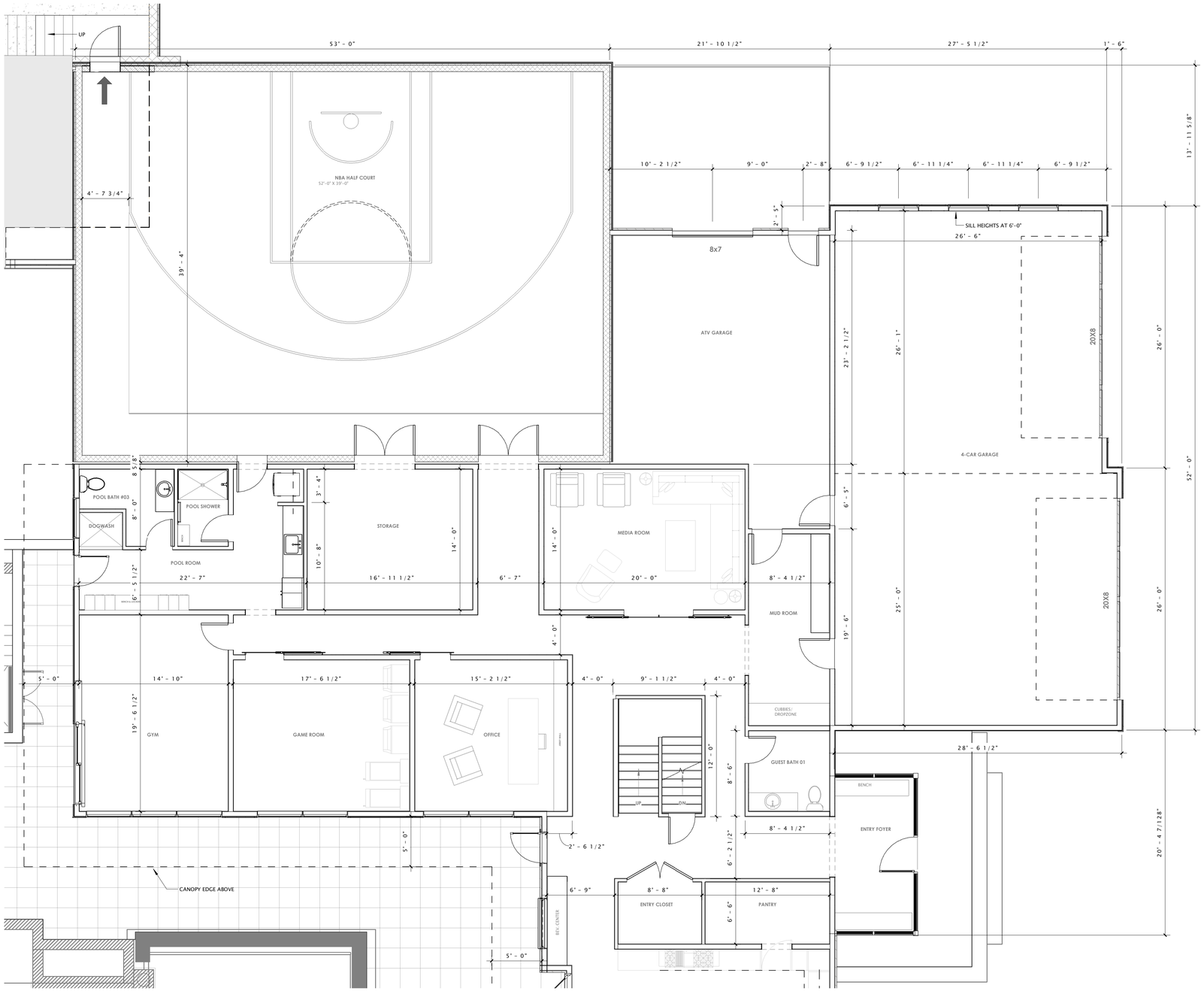
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SHEET

FIRST FLOOR - OVERALL

A101

Attachment: Plans (9908 : 2707 W Cassel Lane LLC)



1 1ST FLOOR - NORTH

3/16" = 1'-0"

UTECH
plan. design. build

MADISON / MILWAUKEE
Tel: 414.255.4600

PROJECT

MEQUON NEW RESIDENCE

2707 CASSEL LN, MEQUON, WISCONSIN

THREE LEAF PARTNERS

OWNER

THREE LEAF DEVELOPMENT

REVISIONS

NO.	DESCRIPTION	DATE

INFORMATION

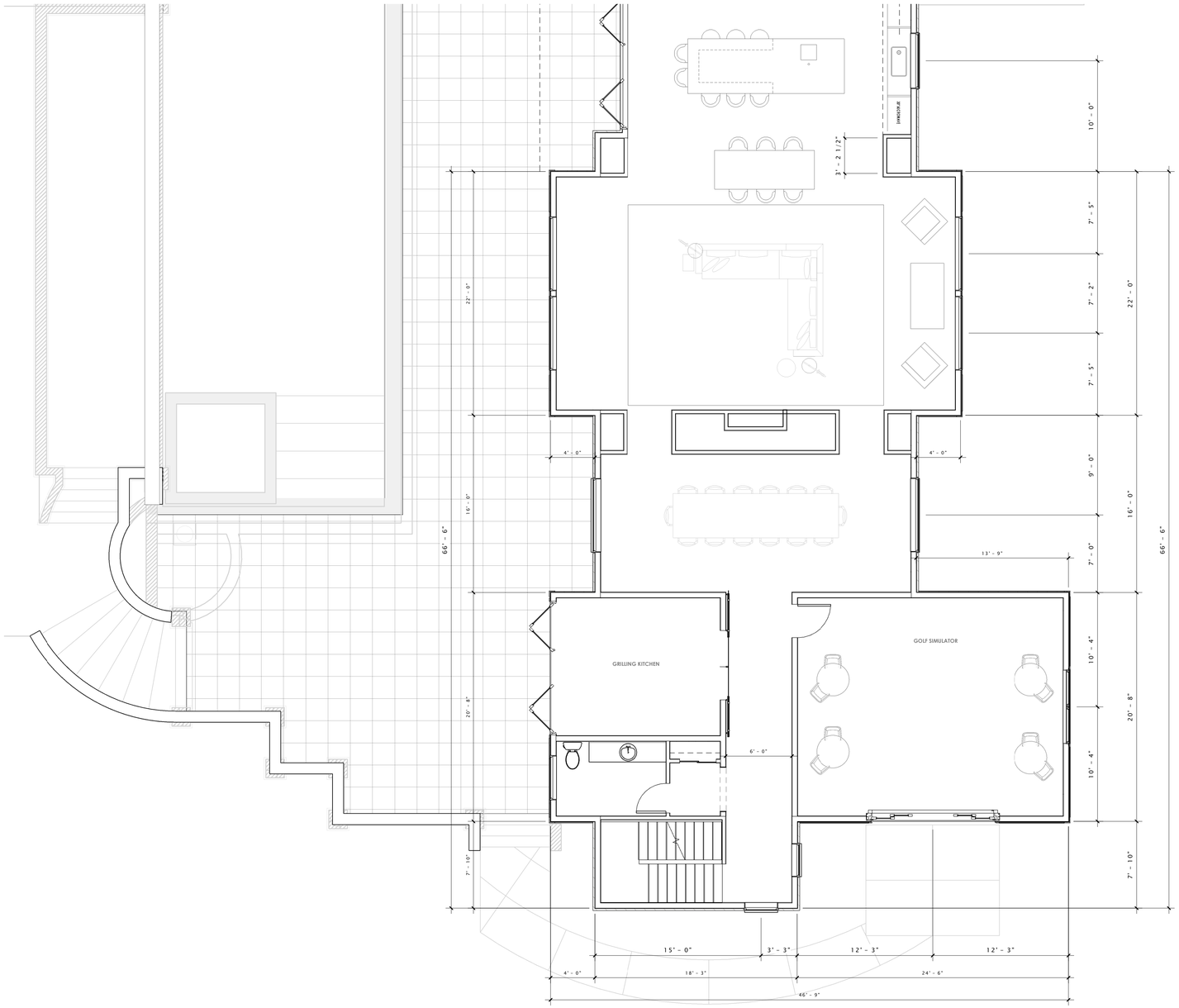
PROJECT DESIGNER:	UTTECH DESIGN LLC
PROJECT MANAGER:	MJU
PROJECT NUMBER:	240701
ISSUED FOR:	DESIGN REVIEW - F/F PERMIT
DATE:	11.18.24

SHEET

FIRST FLOOR - NORTH

A101N

Attachment: Plans (9908 : 2707 W Cassel Lane LLC)



2
A201

1 1ST FLOOR - SOUTH
3/16" = 1'-0"

UTTECH
plan. design. build

MADISON / MILWAUKEE
Tel: 414.255.4600

PROJECT

MEQUON NEW RESIDENCE

2707 CASSEL LN, MEQUON, WISCONSIN

THREE LEAF PARTNERS

OWNER

THREE LEAF DEVELOPMENT

REVISIONS

NO.	DESCRIPTION	DATE

INFORMATION

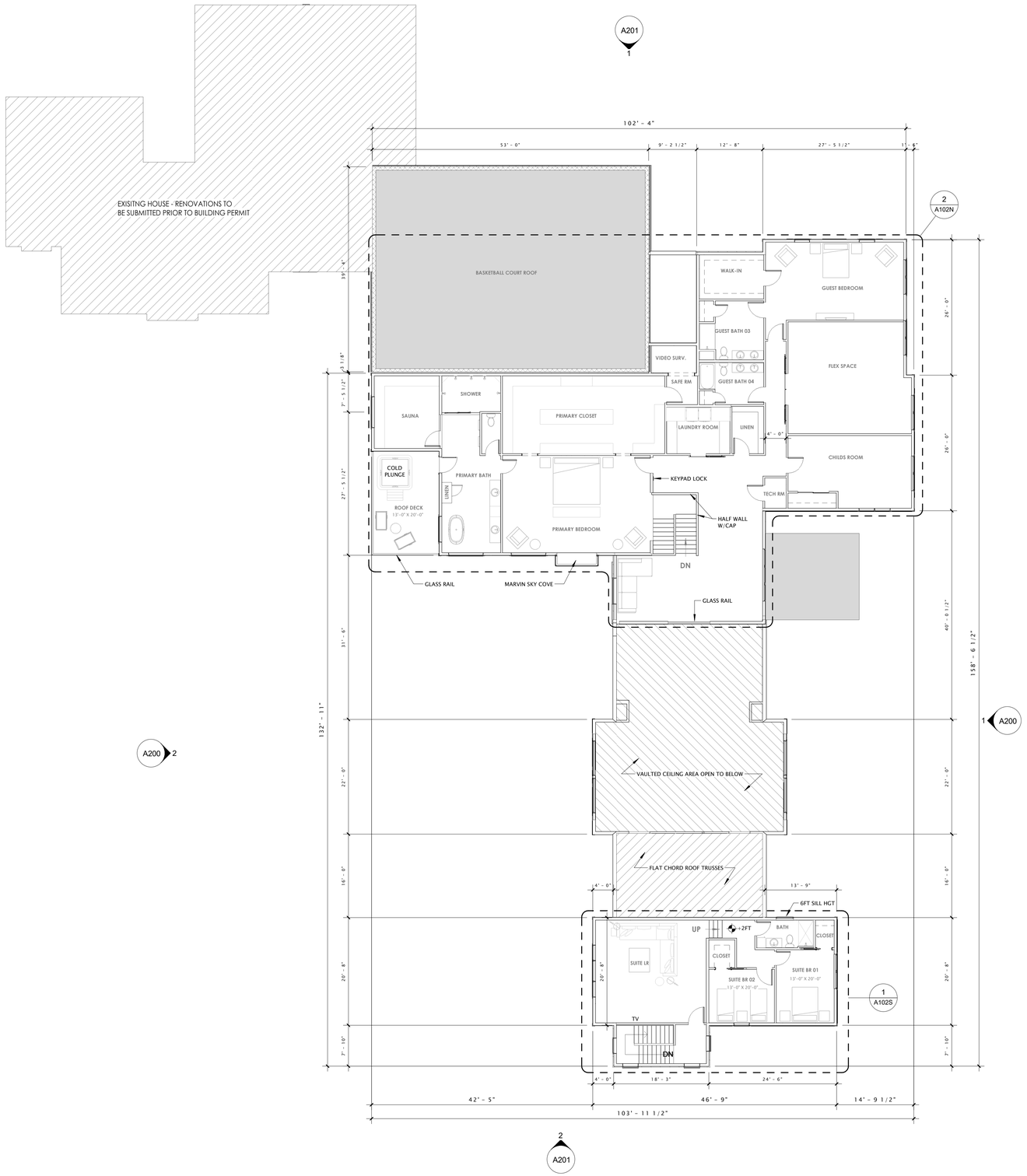
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PROJECT NUMBER:	240701
ISSUED FOR:	DESIGN REVIEW - F/F PERMIT
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SHEET

FIRST FLOOR - SOUTH

A101S

Attachment: Plans (9908 : 2707 W Cassel Lane LLC)



1 2ND FLOOR - OVERALL
3/32" = 1'-0"

UTTECH
plan. design. build
MADISON / MILWAUKEE
Tel: 414.255.4600

PROJECT

MEQUON NEW RESIDENCE

2707 CASSEL LN, MEQUON, WISCONSIN

THREE LEAF PARTNERS

OWNER

THREE LEAF DEVELOPMENT

REVISIONS

NO.	DESCRIPTION	DATE

INFORMATION

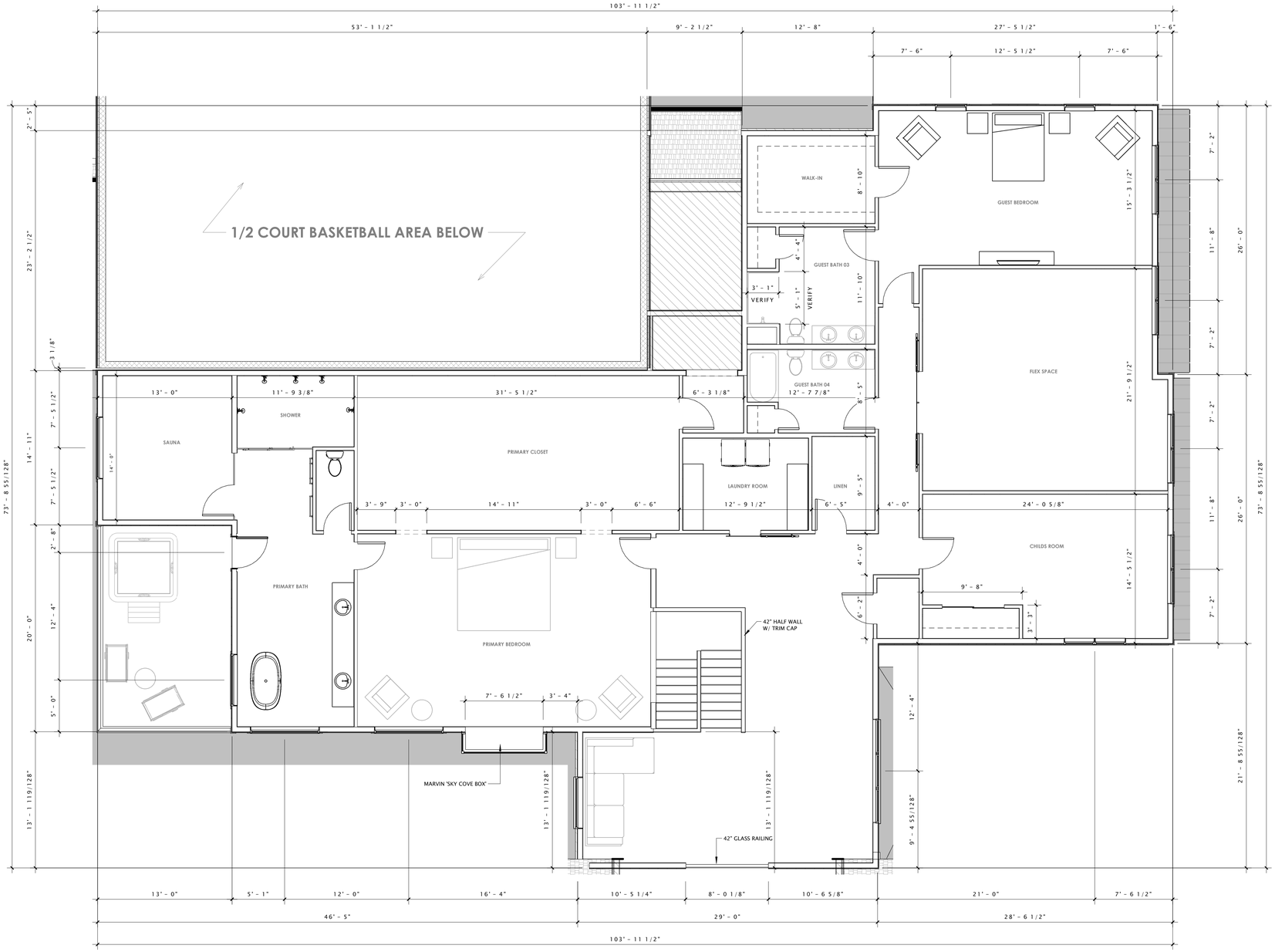
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PROJECT MANAGER:	MJU
PROJECT NUMBER:	240701
ISSUED FOR:	DESIGN REVIEW - F/F PERMIT
DATE:	11.18.24

SHEET

SECOND FLOOR - OVERALL

A102

Attachment: Plans (9908 : 2707 W Cassel Lane LLC)



2 ENLARGED PLAN - SECOND FLOOR NORTH
3/16" = 1'-0"

UTTECH
plan. design. build
MADISON / MILWAUKEE
Tel: 414.255.4600

PROJECT

MEQUON NEW RESIDENCE

2707 CASSEL LN, MEQUON, WISCONSIN

THREE LEAF PARTNERS

OWNER

THREE LEAF DEVELOPMENT

REVISIONS

NO.	DESCRIPTION	DATE

INFORMATION

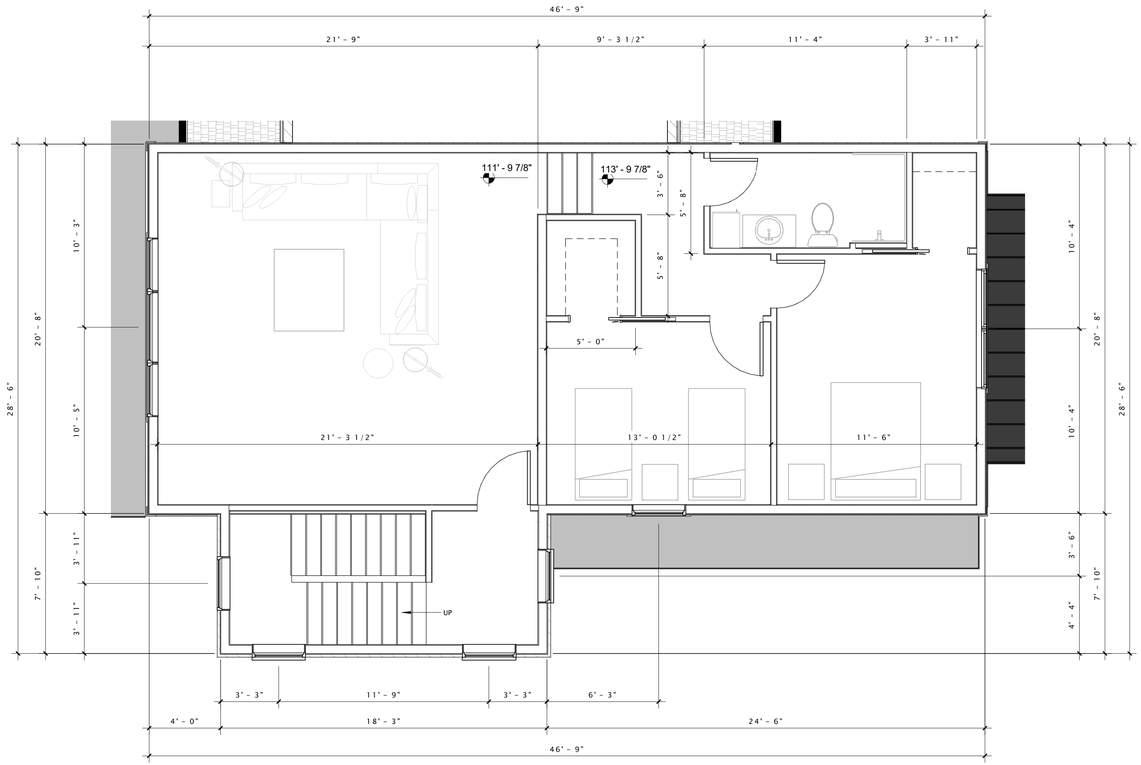
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PROJECT MANAGER:	MJU
PROJECT NUMBER:	240701
ISSUED FOR:	DESIGN REVIEW - F/F PERMIT
DATE:	11.18.24

SHEET

SECOND FLOOR - NORTH

A102N

Attachment: Plans (9908 : 2707 W Cassel Lane LLC)



1 SECOND FLOOR GUEST SUITE
1/4" = 1'-0"

UTTECH
plan. design. build

MADISON / MILWAUKEE
Tel: 414.255.4600

PROJECT

MEQUON NEW RESIDENCE

2707 CASSEL LN. MEQUON, WISCONSIN

THREE LEAF PARTNERS

OWNER

THREE LEAF DEVELOPMENT

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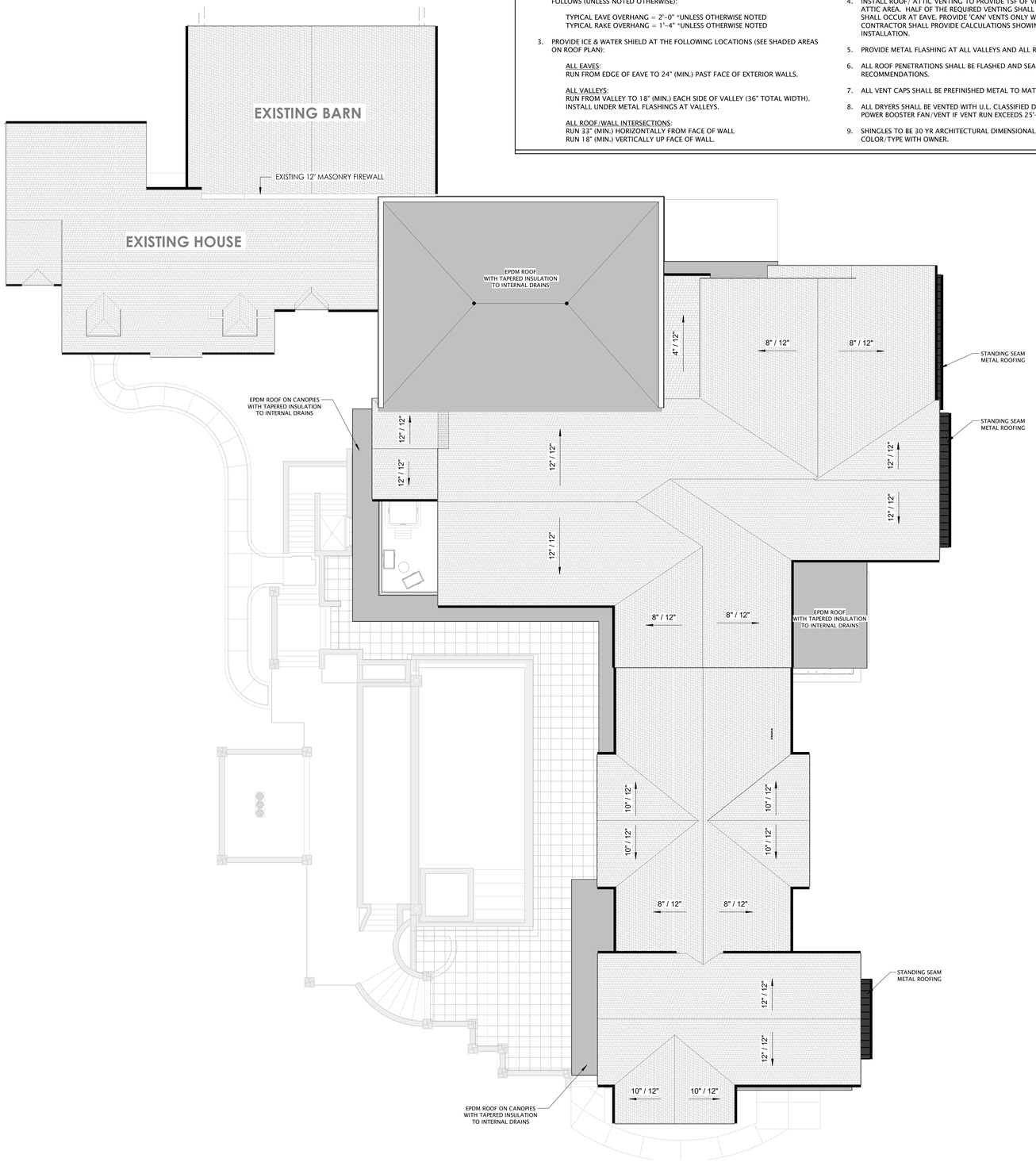
SECOND FLOOR PLAN - SOUTH

A102S

Attachment: Plans (9908 : 2707 W Cassel Lane LLC)

ROOF NOTES

1. ALL ROOF SLOPES SHALL BE AS NOTED ON PLAN.
2. ROOF ROUGH FRAMING DISTANCES BEYOND PERIMETER STUD FACE SHALL BE AS FOLLOWS (UNLESS NOTED OTHERWISE):
   TYPICAL EAVE OVERHANG = 2'-0" *UNLESS OTHERWISE NOTED
   TYPICAL RAKE OVERHANG = 1'-4" *UNLESS OTHERWISE NOTED
3. PROVIDE ICE & WATER SHIELD AT THE FOLLOWING LOCATIONS (SEE SHADED AREAS ON ROOF PLAN):
   ALL EAVES:
   RUN FROM EDGE OF EAVE TO 24" (MIN.) PAST FACE OF EXTERIOR WALLS.
   ALL VALLEYS:
   RUN FROM VALLEY TO 18" (MIN.) EACH SIDE OF VALLEY (36" TOTAL WIDTH). INSTALL UNDER METAL FLASHINGS AT VALLEYS.
   ALL ROOF/WALL INTERSECTIONS:
   RUN 33" (MIN.) HORIZONTALLY FROM FACE OF WALL
   RUN 18" (MIN.) VERTICALLY UP FACE OF WALL.
   ALL ROOF PENETRATIONS:
   RUN 18" (MIN.) FROM PENETRATIONS
4. INSTALL ROOF/ ATTIC VENTING TO PROVIDE 1SF OF VENT AREA PER 300 SF OF ATTIC AREA. HALF OF THE REQUIRED VENTING SHALL OCCUR AT RIDGE AND HALF SHALL OCCUR AT EAVE. PROVIDE 'CAN' VENTS ONLY WHEN NECESSARY. ROOFING CONTRACTOR SHALL PROVIDE CALCULATIONS SHOWING FINAL VENTING PRIOR TO INSTALLATION.
5. PROVIDE METAL FLASHING AT ALL VALLEYS AND ALL ROOF/ WALL INTERSECTIONS.
6. ALL ROOF PENETRATIONS SHALL BE FLASHED AND SEALED PER MANUFACTURER'S RECOMMENDATIONS.
7. ALL VENT CAPS SHALL BE PREFINISHED METAL TO MATCH ROOF COLOR.
8. ALL DRYERS SHALL BE VENTED WITH U.L. CLASSIFIED DRYER BOX & VENT. PROVIDE POWER BOOSTER FAN/VENT IF VENT RUN EXCEEDS 25'-0".
9. SHINGLES TO BE 30 YR ARCHITECTURAL DIMENSIONAL TYPE, GC TO CONFIRM COLOR/TYPE WITH OWNER.
10. ALL DRYERS SHALL BE VENTED WITH U.L. CLASSIFIED DRYER BOX & VENT. PROVIDE POWER BOOSTER FAN/VENT IF VENT RUN EXCEEDS 25'-0".
11. PROVIDE 5" SEAMLESS GUTTERS, COLOR/TYPE TO BE APPROVED BY OWNER. DOWNSPOUT LOCATION AND QUANTITY TO BE DETERMINED BY DESIGN/BUILD ROOFING CONTRACTOR. LOCATION OF DOWNSPOUTS TO BE DETERMINED IN THE FIELD BY GENERAL CONTRACTOR AND DESIGN/BUILD PLUMBING CONTRACTOR AND APPROVED BY OWNER.
12. CARE MUST BE TAKEN TO ENSURE THAT THE GUTTERS, DOWNSPOUTS, AND ALL PREFINISHED ACCESSORIES MATCH IN COLOR & STYLE AND ARE LOCATED CLEAR OF ALL DOORS, WINDOWS, BALCONIES, BAYS, ETC.
13. PROVIDE WATER TIGHT INTEGRITY AT ALL PENETRATIONS AND EQUIPMENT PER ROOFING MANUFACTURER'S STANDARD DETAILS AND REQUIREMENTS FOR WARRANTY AND CURRENT NRCA STANDARDS.
14. DISCONTINUE MAIN ROOF SHEATHING AT GABLE ROOF AREAS TO ALLOW FOR PROPER VENTILATION FLOW TO UPPER RIDGE VENTS. (TYP)
15. PROVIDE VENTED SOFFITS AS REQUIRED IN GC PROVIDED SUBMITTALS.



1 ROOF PLAN
3/32" = 1'-0"

UTECH
plan. design. build
MADISON / MILWAUKEE
Tel: 414.255.4600

PROJECT

MEQUON NEW RESIDENCE

2707 CASSEL LN, MEQUON, WISCONSIN

THREE LEAF PARTNERS

OWNER

THREE LEAF DEVELOPMENT

REVISIONS

NO.	DESCRIPTION	DATE

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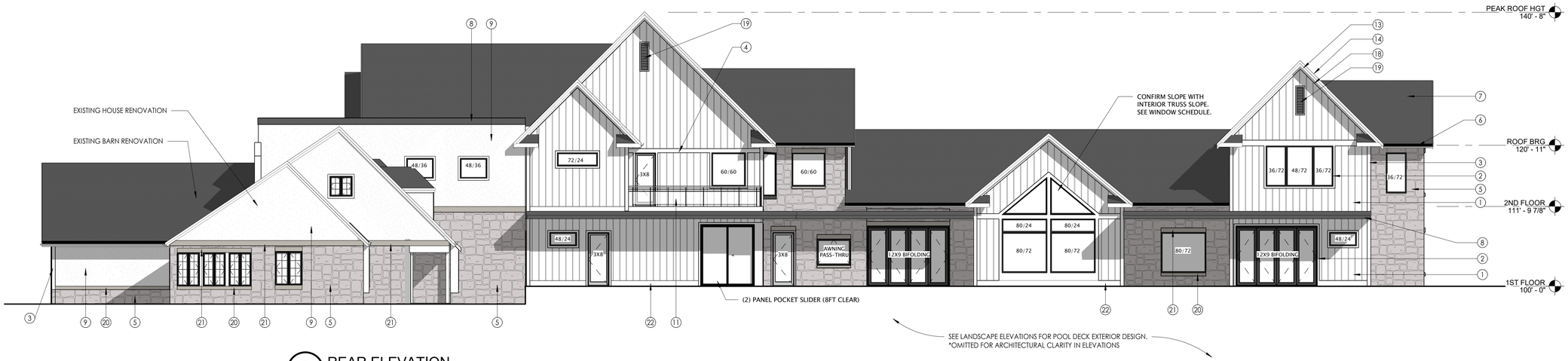
ROOF PLAN

A103

Attachment: Plans (9908 : 2707 W Cassel Lane LLC)

ELEVATION KEYNOTES

1. LP SMART SIDE BOARD AND BATTEN PANELS
2. LP SMART TRIM - WINDOW/DOOR 1X4
3. LP SMART TRIM 1X6
4. LP SMART TRIM 1X10
5. HALQUIST THIN SET STONE - BILTMORE COLLECTION
6. EXTRUDED GUTTERS W/ 5" DOWNSPOUTS
7. DIMENSIONAL ASPHALT SHINGLES - 30YR ARCHITECTURAL SHINGLES
8. PREFINISHED METAL TRIM
9. STUCCO FINISH - COLOR TO MATCH LP DESERT STONE
10. STANDING SEAM METAL ROOFING - WESTERN METAL ROOFING
11. 42" A.F.F GLASS RAILING
12. ALUMINUM SOFFIT - WOOD ACCENT
13. 1X8 FASCIA TRIM BOARDS
14. 1X4 FASCIA TRIM BOARDS
15. WINDOWS - MARVIN ULTIMATE SERIES, BLACK
16. POOL - BY OTHERS
17. EXISTING 12" MASONRY WALL
18. INSULATED GARAGE DOORS - CLOPLAY
19. DECORATIVE ALUMINUM GABLE VENT: 12" X 48"
20. LIMESTONE SILL - HALQUIEST TO MATCH STONE : 6" TALL
21. LIMESTONE LINTEL - HALQUIST TO MATCH STONE : 8" TALL
22. LP SMARTSIDE 1X10 TRIM FOR WATER TABLE TRIM



2 REAR ELEVATION
1/8" = 1'-0"



1 FRONT ELEVATION
1/8" = 1'-0"

UTECH
plan. design. build
MADISON / MILWAUKEE
Tel: 414.255.4600

PROJECT

MEQUON NEW RESIDENCE

2707 CASSEL LN, MEQUON, WISCONSIN

THREE LEAF PARTNERS

OWNER

THREE LEAF DEVELOPMENT

REVISIONS

NO.	DESCRIPTION	DATE

INFORMATION

PROJECT DESIGNER:	UTTECH DESIGN LLC
PROJECT MANAGER:	MJU
PROJECT NUMBER:	240701
ISSUED FOR:	DESIGN REVIEW - F/F PERMIT
DATE:	11.18.24

SHEET

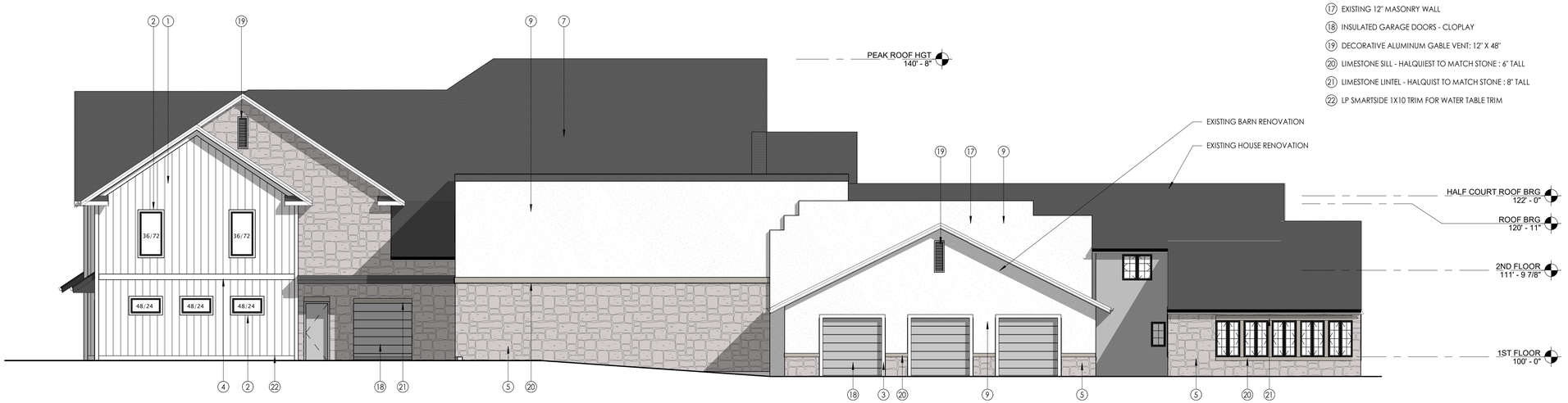
FRONT AND RIGHT SIDE ELEVATIONS

A200

Attachment: Plans (9908 : 2707 W Cassel Lane LLC)

ELEVATION KEYNOTES

1. LP SMART SIDE BOARD AND BATTEN PANELS
2. LP SMART TRIM - WINDOW/DOOR 1X4
3. LP SMART TRIM 1X6
4. LP SMART TRIM 1X10
5. HALQUIST THIN SET STONE - BILTMORE COLLECTION
6. EXTRUDED GUTTERS W/ 5" DOWNSPOUTS
7. DIMENSIONAL ASPHALT SHINGLES - 30YR ARCHITECTURAL SHINGLES
8. PREFINISHED METAL TRIM
9. STUCCO FINISH - COLOR TO MATCH LP DESERT STONE
10. STANDING SEAM METAL ROOFING - WESTERN METAL ROOFING
11. 42" A.F.F GLASS RAILING
12. ALUMINUM SOFFIT - WOOD ACCENT
13. 1X8 FASCIA TRIM BOARDS
14. 1X4 FASCIA TRIM BOARDS
15. WINDOWS - MARVIN ULTIMATE SERIES, BLACK
16. POOL - BY OTHERS
17. EXISTING 12" MASONRY WALL
18. INSULATED GARAGE DOORS - CLOPLAY
19. DECORATIVE ALUMINUM GABLE VENT: 12" X 48"
20. LIMESTONE SILL - HALQUIEST TO MATCH STONE : 6" TALL
21. LIMESTONE LINTEL - HALQUIST TO MATCH STONE : 8" TALL
22. LP SMARTSIDE 1X10 TRIM FOR WATER TABLE TRIM



1 RIGHT SIDE ELEVATION
1/8" = 1'-0"



2 LEFT SIDE ELEVATION
1/8" = 1'-0"

UTTECH
plan. design. build
MADISON / MILWAUKEE
Tel: 414.255.4600

PROJECT

MEQUON NEW RESIDENCE

2707 CASSEL LN, MEQUON, WISCONSIN

THREE LEAF PARTNERS

OWNER

THREE LEAF DEVELOPMENT

REVISIONS

NO.	DESCRIPTION	DATE

INFORMATION

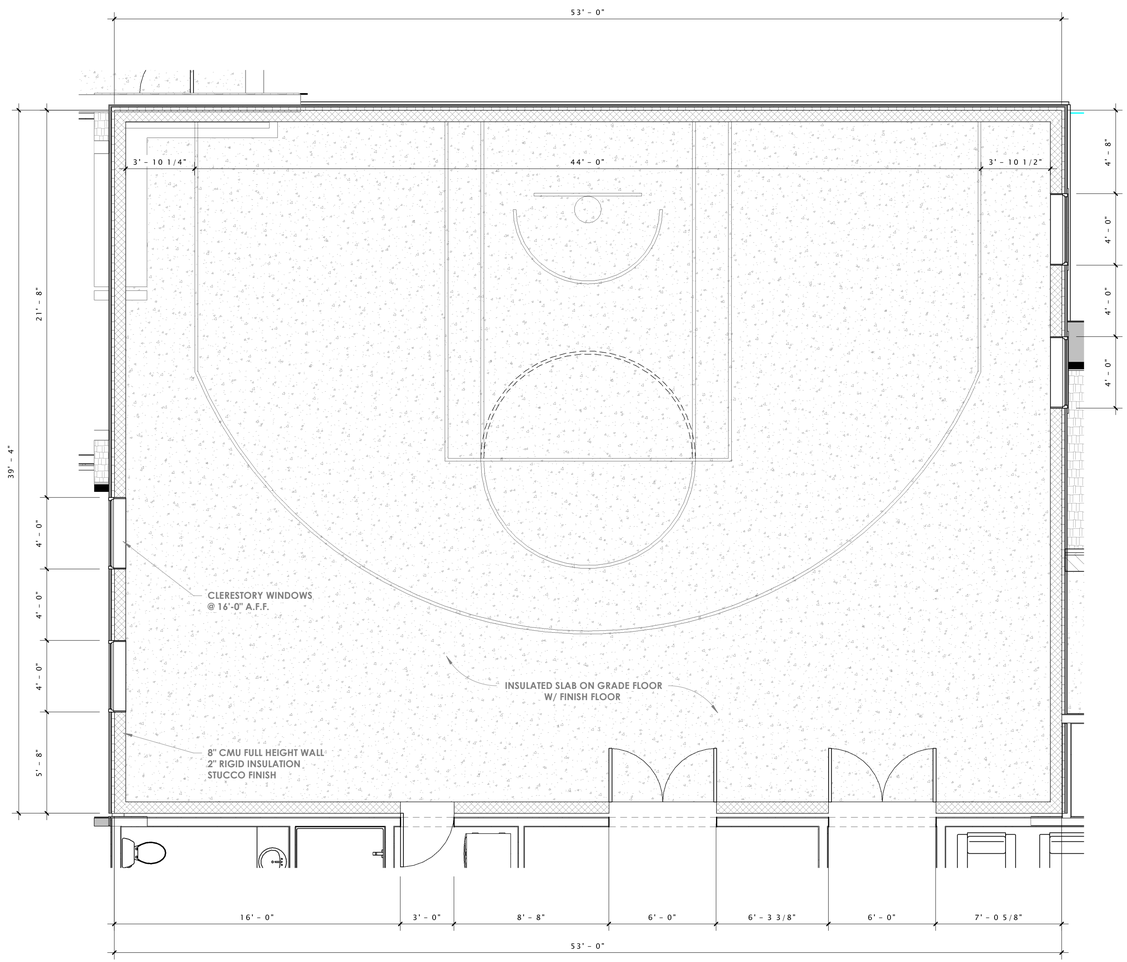
PROJECT DESIGNER:	UTTECH DESIGN LLC
PROJECT MANAGER:	MJU
PROJECT NUMBER:	240701
ISSUED FOR:	DESIGN REVIEW - F/F PERMIT
DATE:	11.18.24

SHEET

REAR AND LEFT SIDE ELEVATIONS

A201

Attachment: Plans (9908 : 2707 W Cassel Lane LLC)



1 ENLARGED PLAN - HALF COURT AREA
1/4" = 1'-0"

UTTECH
plan. design. build

MADISON / MILWAUKEE
Tel: 414.255.4600

PROJECT

MEQUON NEW RESIDENCE

2707 CASSEL LN, MEQUON, WISCONSIN

THREE LEAF PARTNERS

OWNER

THREE LEAF DEVELOPMENT

REVISIONS

NO.	DESCRIPTION	DATE

INFORMATION

PROJECT DESIGNER:	UTTECH DESIGN LLC
PROJECT MANAGER:	MJU
PROJECT NUMBER:	240701
ISSUED FOR:	DESIGN REVIEW - F/F PERMIT
DATE:	11.18.24

SHEET

ENLARGED PLAN - HALF COURT

A401

Attachment: Plans (9908 : 2707 W Cassel Lane LLC)

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

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

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **December 9, 2024**
SUBJECT: **Michele Hintz; Shed at 8360 W. Freistadt Road**

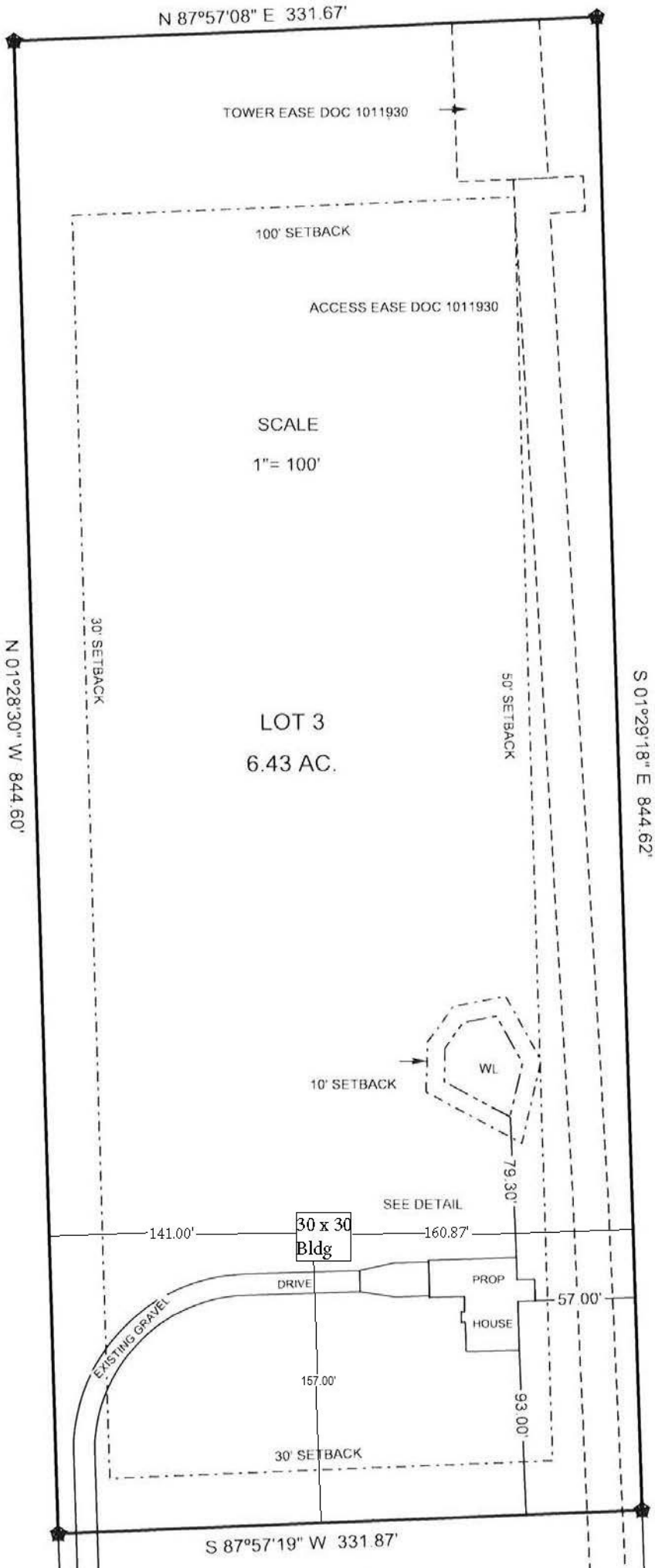
Attachments:
Statement of intent (PDF)
Site Survey (PDF)
Pictures (PDF)
Plans (PDF)

8360 W. Freistadt Road

Proposed Outbuilding

The building will be similar in style and aesthetics to the single family home located on the property. It will have gray metal vertical siding and roof with a white window, and overhead door. The roof pitch will be 4:12.

Attachment: Statement of intent (9912 : Michele Hintz)



Attachment: Site Survey (9912 : Michele Hintz)



Attachment: Pictures (9912 : Michele Hintz)



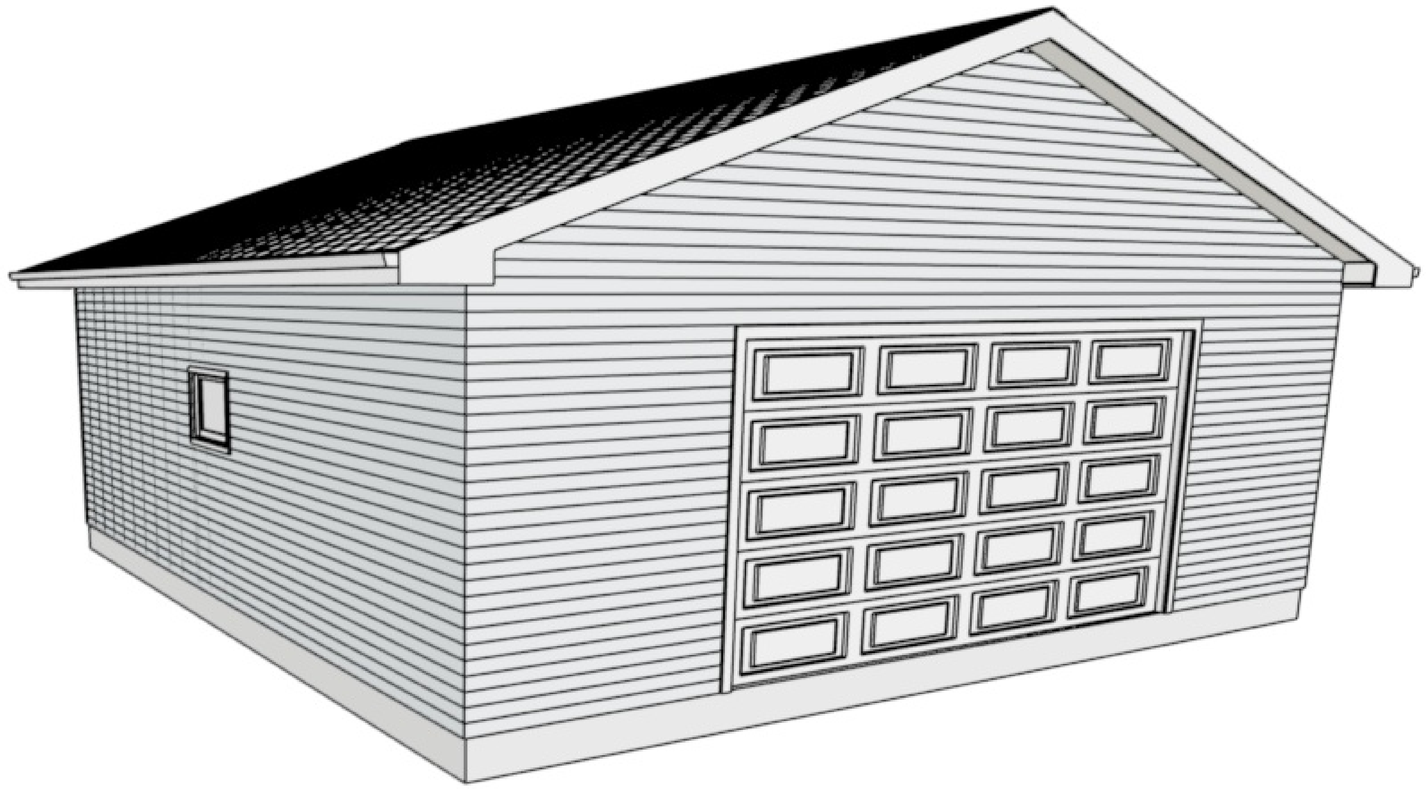
Attachment: Pictures (9912 : Michele Hintz)



Attachment: Pictures (9912 : Michele Hintz)



Attachment: Pictures (9912 : Michele Hintz)



REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

30 X 30 GARAGE

PERSPECTIVE VIEW

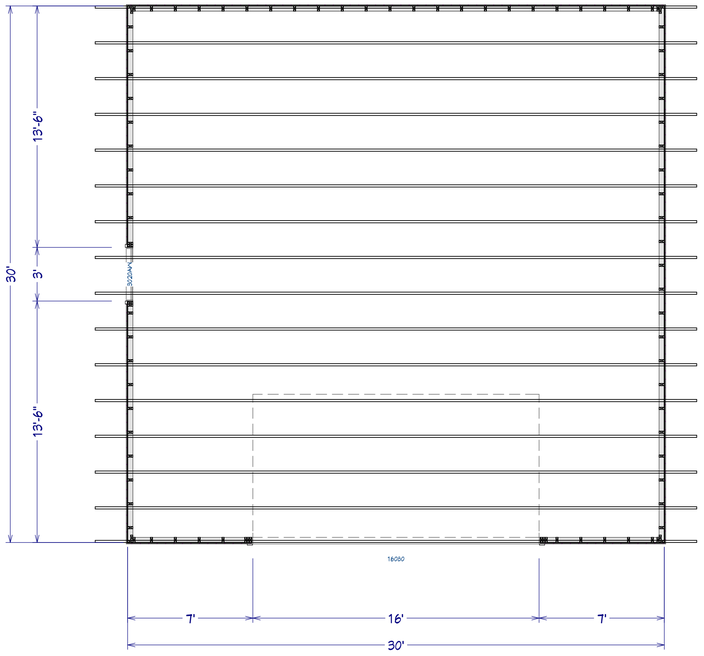
DRAWINGS PROVIDED BY:
GREAT LAKES HOMES
10936 N. PORT WASHINGTON RD
MEQUON, WI 53092

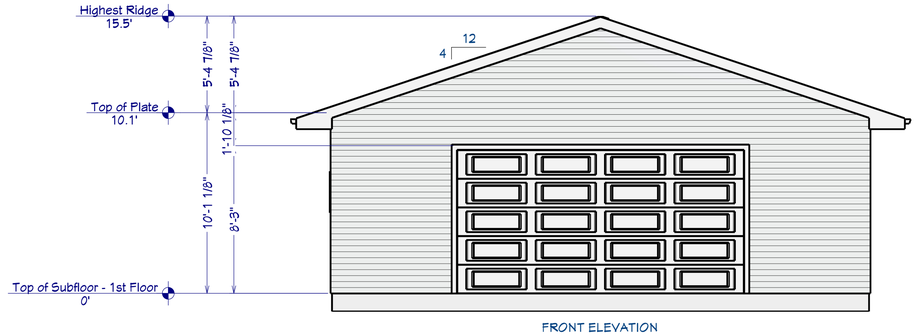
DATE:
11/19/2024

SCALE:
1/4" = 1 FT

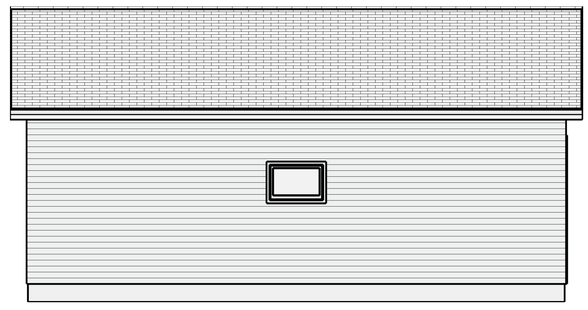
SHEET:
P-1

Attachment: Plans (9912 : Michele Hintz)





FRONT ELEVATION



SIDE ELEVATION

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

30 X 30 GARAGE

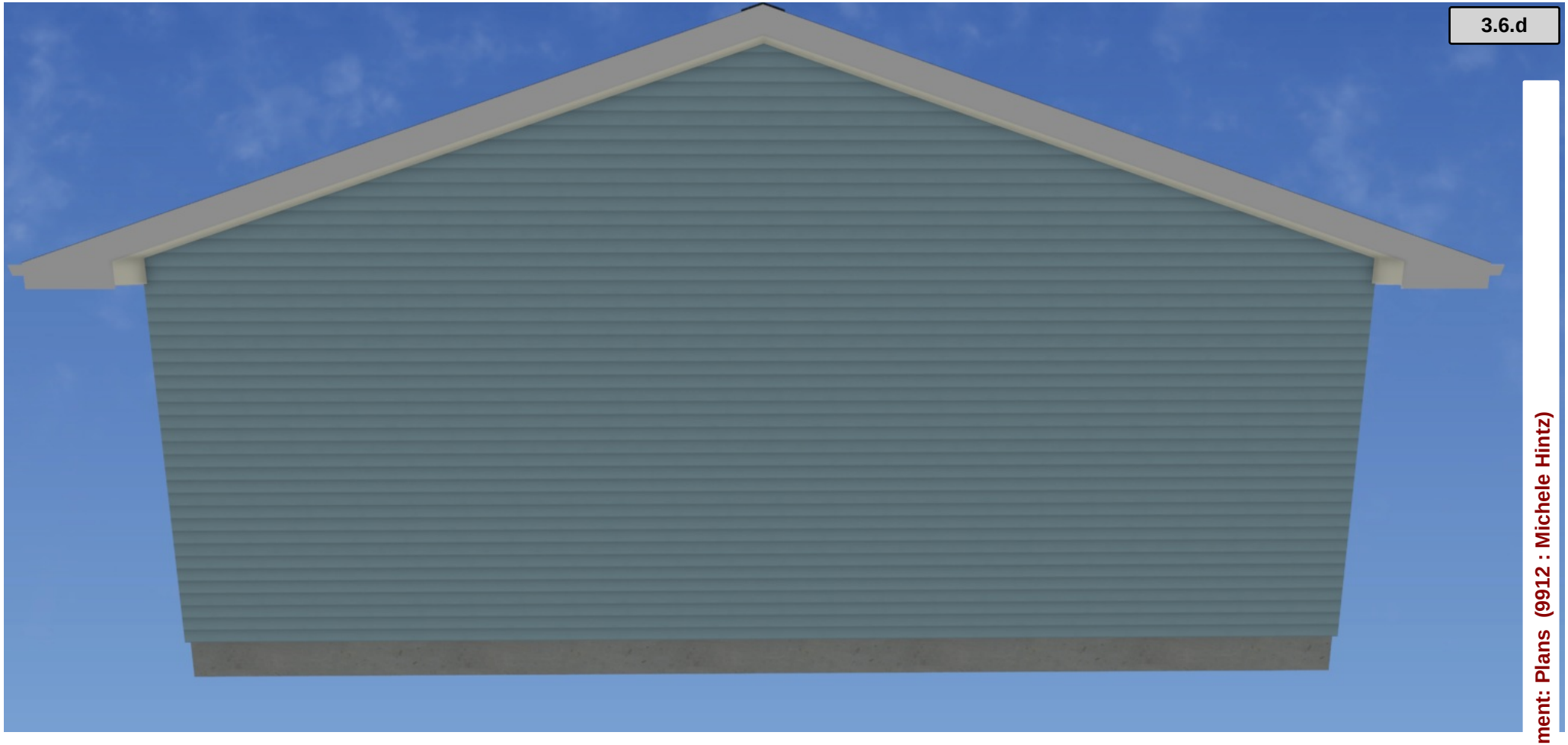
DRAWINGS PROVIDED BY:
GREAT LAKES HOMES
10936 N. PORT WASHINGTON RD
MEQUON, WI 53092

DATE:
11/19/2024

SCALE:
1/4" = 1 FT

SHEET:

Attachment: Plans (9912 : Michele Hintz)



Attachment: Plans (9912 : Michele Hintz)

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: **December 9, 2024**
SUBJECT: **Robert & Angelika Para; New Single-Family Residence at 7739 W. Cheverny Drive**

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

September 20, 2024

To whom it may concern,

The proposed project is to build a single family home on Lot #3 the remaining lot in the Cheverny Estates subdivision, at 7739 W Cheverny Dr., Mequon, WI 53097.

The proposal is a ranch style with a walkout basement, four seasons room, and side entry 3 car garage. Both my husband and I were working with Anderson Homes designing the custom style plans. However, we decided that the lot on Cheverny Dr. was a better fit for us and our future home. This saying the house square footage, overall design, and materials to be used are in compliance with the City of Mequon requirements.

Thank you,

Angelika Para

Property Owner

608-393-3426

Attachment: Statement of Intent (9910 : Robert & Angelika Para)

Para Residence

PLAT OF SURVEY

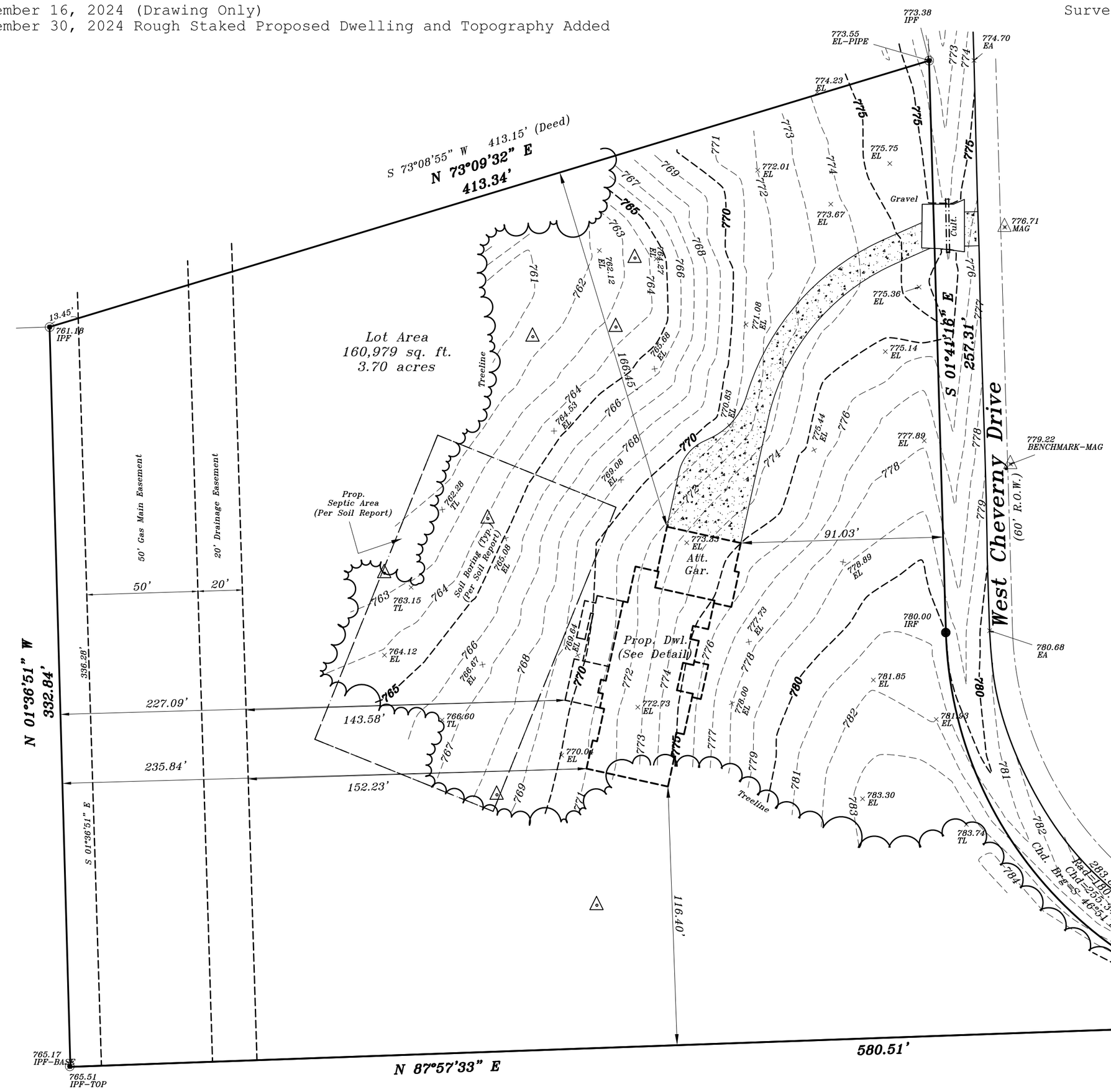
LOCATION: 7739 West Cheverny Drive, Mequon, Wisconsin

LEGAL DESCRIPTION:
Parcel 3 of **CERTIFIED SURVEY MAP NO. 3360**, recorded July 5, 2002, in Volume 23 of Certified Survey Maps on Page 354 through 357, as Document No. 714671, being a re-division of Lots, 5, 6, and 7, in Cheverny, being a subdivision of a part of the Southwest 1/4 of the Northwest 1/4 of Section 16, Town 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin.

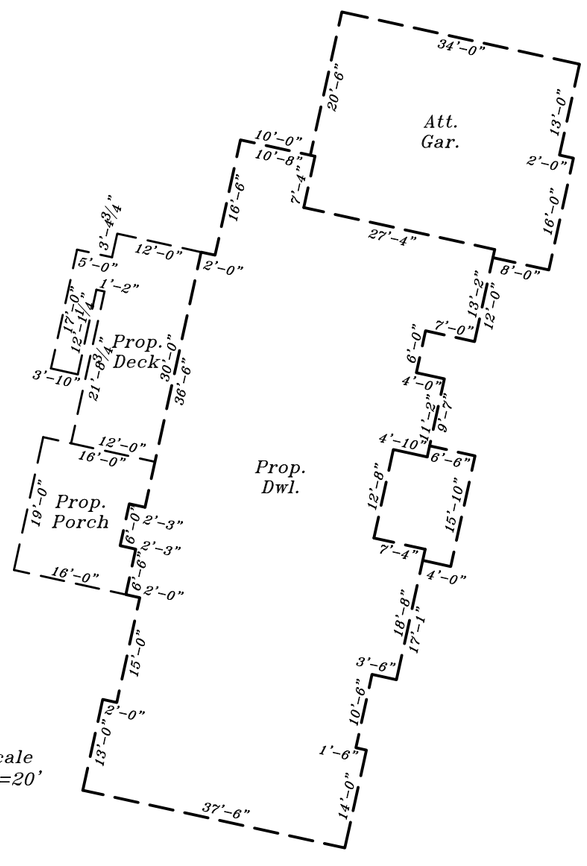
EXCEPTING THEREFROM the following described parcel of land: Beginning at the Southwest corner of Parcel 2 of Certified Survey Map No. 3360; thence North 59° 53' 58" East, 227.13 feet to a point; thence North 88° 18' 44" East, 199.00 feet to a point; thence South 73° 08' 55" West 413.15 feet to the point of beginning.

September 16, 2024 (Drawing Only)
September 30, 2024 Rough Staked Proposed Dwelling and Topography Added

Survey No. 115374



DETAIL



Prop. Gar. Slab
000.00

Prop. T.O.W.
000.00

Prop. Fin. Yd. Gr.
000.00

Proposed finished yard, 1st floor or top of foundation grade shown on this drawing is a suggested grade and should be verified by the owner, builder or municipality.

Scale 1"=20'



GRAPHIC SCALE

40 0 20 40

(IN FEET)
1 inch = 40 ft.

METROPOLITAN SURVEY SERVICE, INC.
PROFESSIONAL LAND SURVEYORS
8482 South 76th Street
Franklin, Wisconsin 53132
PHONE (414) 529-5380
survey@metropolitansurvey.com
www.metropolitansurvey.com

◉ — *Denotes Iron Pipe Found* ● — *Denotes Iron Rod Found*
◎ — *Denotes Iron Pipe Set*
000.0 — *Denotes Proposed Grade*
——x——x——x——*Denotes Proposed Silt Screen*

WISCONSIN
DENNIS C. SAUER
S-2421
Franklin, WI
LAND SURVEYOR

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY. ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENT, IF ANY.

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

SIGNED _____
Dennis C. Sauer
Professional Land Surveyor S-2421

Attachment: Survey (9910 : Robert & Angelika Para)

ANDERSON HOMES

PARA RESIDENCE

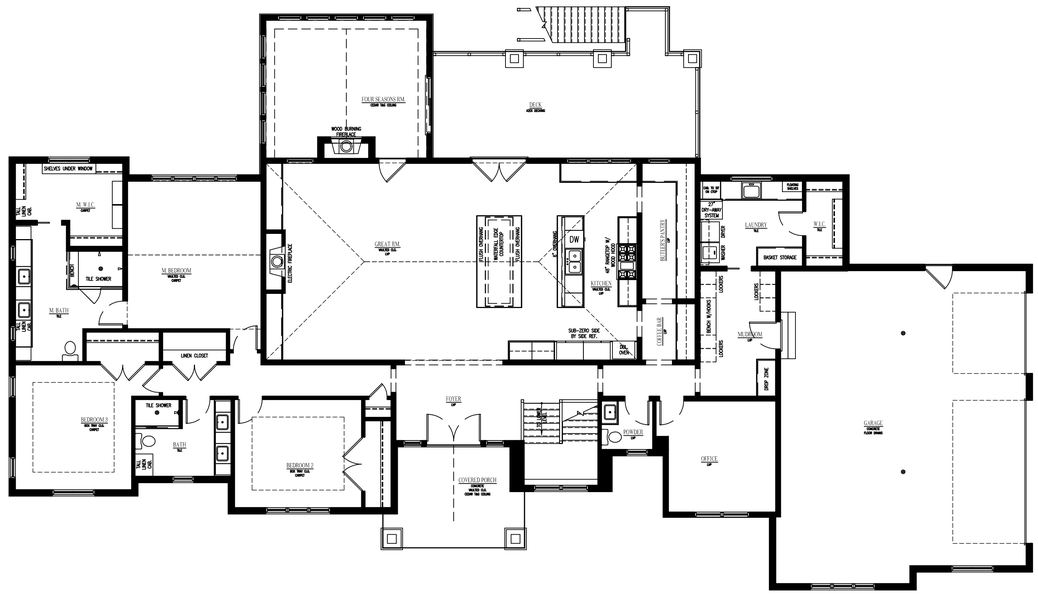
GENERAL NOTES

- ALL CONTRACTORS ARE RESPONSIBLE FOR CLEANING THEIR OWN DEBRIS TO THE DUMPSTER AND ARE TO BE BROOM CLEAN BUILDING UPON COMPLETION OF THEIR WORK EACH DAY
- ALL CONTRACTORS ARE COMPLETELY RESPONSIBLE FOR THE QUALITY & INTEGRITY OF ANY AND ALL MATERIALS, AND/OR LABOR THEY SUPPLY, AND ARE RESPONSIBLE FOR ALL FEDERAL, STATE, & LOCAL CODE COMPLIANCE OR FOLLOWING MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION AND ARE TO PROVIDE A ONE YEAR WARRANTY FROM THE DAY OF COMPLETION OR OCCUPANCY, WHICHEVER COMES FIRST
- ALL CONTRACTORS AND/OR SUPPLIERS ARE TO INCLUDE ANY AND ALL TAXES, DELIVERY, HANDLING CHARGES, AND OVERHEAD COSTS IN ANY PROPOSAL SUBMITTED TO THE BUILDER. A CERTIFICATE OF LIABILITY AND WORKMANS COMPENSATION COVERAGES ARE REQUIRED, ALONG WITH LIEN WAIVERS FOR ALL WORK PERFORMED AND/OR MATERIALS SUPPLIED, AT THE TIME OF INVOICING AND PAYMENT
- DOUBLE EVERY JOIST UNDER CERAMIC TILE AREAS WHEN NOT USING AN I-JOIST TYPE PRODUCT
- ALL SUBCONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL ROUGH AND FINISH OPENINGS FOR WINDOWS, DOORS, FIREPLACE, STAIRS, AND STAIRWELL. MAKING SURE THEY MEET OR EXCEED CODE COMPLIANCE
- CARPENTER IS RESPONSIBLE FOR CRANE COSTS IF REQUIRED
- HVAC CONTRACTOR IS TO PROVIDE ALL HEAT CALCULATIONS
- DRYWALL CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL DRYWALL DEBRIS FROM SITE
- TRUSS SUPPLIER TO PROVIDE ALL DRAWINGS, LAYOUTS, AND STRUCTURAL SPECIFICATIONS FOR TRUSSES THEY SUPPLY AND ARE RESPONSIBLE FOR THE STRUCTURAL ACCURACY FOR THIS PLAN
- MASON CONTRACTOR IS RESPONSIBLE FOR ALL FOUNDATION INSPECTION CALLS, BRACING OF THE BASEMENT WALLS PRIOR TO BACKFILL, HAYING OF FOOTINGS FOR FROST PROTECTION AS REQUIRED
- 1" DOW POLYISOCYCYANURATE FOAM BOARD FOR "WIND WASH" PANEL ON ATTIC SIDE OF STUD WALLS FOR CEILING HEIGHT CHANGES
- OWNER & CONTRACTOR ARE RESPONSIBLE FOR CHECKING CONTRACT DOCUMENTS, FIELD CONDITIONS, & EXISTING DIMENSIONS FOR ACCURACY. CONTRACTOR IS REQ'D TO OBTAIN CLARIFICATION FROM THE OWNER BEFORE PROCEEDING WITH ANY WORK IN QUESTION. THESE PLANS WERE DESIGNED & DRAFTED TO MEET AVERAGE CONDITIONS & CODES. BECAUSE CODES & REQUIREMENTS CAN CHANGE & MAY VARY FROM JURISDICTION THERE IS NO GUARANTEE OF COMPLIANCE WITH ANY SPECIFIC CODE OR REGULATION. CONSULT YOUR LOCAL BUILDING PROFESSIONAL TO DETERMINE THE SUITABILITY OF THESE PLANS FOR SPECIFIC SITE & APPLICATION
- IT IS THE SOLE RESPONSIBILITY OF THE PURCHASER AND/OR BUILDER OF THIS PLAN TO SEE THAT THE STRUCTURE IS BUILT IN STRICT COMPLIANCE WITH ALL GOVERNING MUNICIPAL CODES (CITY, COUNTY, STATE, & FEDERAL) & THE DESIGNER SHALL HAVE NO LIABILITY FOR FAILURE OF COMPLIANCE
- IF ANY UNFORESEEN AESTHETIC OR STRUCTURAL ISSUES ARISE FOR THE OWNER DURING THE CONSTRUCTION OF THE CUSTOM PLAN DESIGN DESCRIBED IN THIS CONTRACT WILL BE THE OWNER'S RESPONSIBILITY FOR ANY SUCH REMEDIES AS THEY SEE FIT

STANDARD NOTES:

- SMOKE DETECTORS TO BE WIRED INTO HOUSE CURRENT WITH BATTERY BACK-UP & INTERCONNECT SO IF ONE SOUNDS, THEY ALL SOUND. TYPICAL AT EVERY FLOOR AND EACH BEDROOM
- VENT ALL BATH EXHAUST FANS TO OUTSIDE, TYP.
- VENT ALL MICROWAVE OR STOVE HOODS TO OUTSIDE, TYP.
- ALL INTERIOR DIMENSIONS ARE MEASURED STUD TO STUD
- ALL EXTERIOR DIMENSIONS ARE FROM THE STUD FACE
- HEADERS OVER 6' LONG SHALL HAVE DOUBLE SHOULDER STUDS AT EACH END. UNDER 6' LONG SHALL HAVE SINGLE SHOULDER UNDER EACH END
- MULTIPLE PLY SAWN LUMBER HEADERS ARE TO BE NAILED TOGETHER WITH ROWS OF 10D COMMONS AT 16" C/C 4 PER ROW FOR 2"x10" MEMBERS AND LARGER
- HEADERS HAVE BEEN IDENTIFIED IN ALL BEARING WALLS. HEADERS IN NON-BEARING WALLS SHALL BE A MINIMUM OF (2) 2"x6" MEMBERS
- THE NUMBER OF SHOULDER STUDS SUPPORTING A GIRDER TRUSS SHALL MATCH THE NUMBER OF PLYS MAKING UP THE GIRDER TRUSS
- PROVIDE JOIST WEB STIFFENERS AND NAILING PER MANUFACTURER'S RECOMMENDATIONS AT INTERIOR BEARING POINTS

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FOUR SEASONS FM.
WOOD BURNING FIREPLACE
DECK
SHELVES UNDER WINDOW
M. W.I.C.
M. BEDROOM
M. BATH
TILE SHOWER
LINEN CLOSET
GREAT RM.
ELECTRIC FIREPLACE
FLOOR DRAWING
MECHANICAL CEILING
DW
REFRIGERATOR
BUILT-IN PANTRY
COOKTOP
SUB-ZERO SIDE BY SIDE REF.
DN. OVEN
TRUSS DRAWING
DN. OVEN
MICROWAVE
SHELVES
SHELVES
SHELVES



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



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

NOTES

- ALL FINISH GRADING IS THE RESPONSIBILITY OF THE OWNER AND OWNER'S SUB-CONTRACTORS OR LANDSCAPER AND NOT A PART OF THIS CONTRACT OR PLAN
- ALL WINDOWS & DOORS TO BE FLASHED PER CODE AND SEALED WITH A SELF-ADHERED FLASHING PER MANUFACTURER'S INSTALLATION INSTRUCTIONS. THIS ALSO INCLUDES A SILL FLASHING

BID SET ONLY - NOT FOR CONSTRUCTION

ANDERSON HOMES
385 RYAN STREET
PEWAUKEE, WI 53072
262-746-9999
ANDERSONHOMESOFWI.COM

PARA CUSTOM

LOT #1 PINE VIEW CT.
MEQUON, WI 53097

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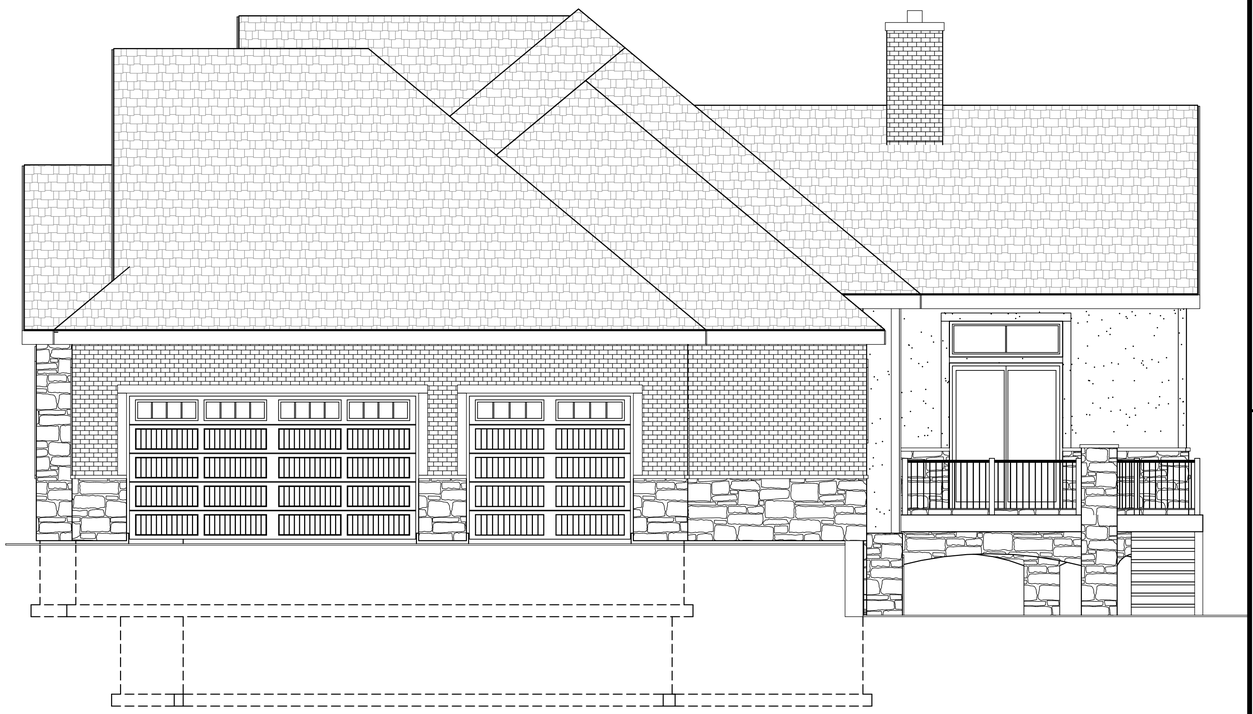
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PROJECT DATE:
2.28.24

REVISIONS:	BY:
3.19.24	KMB
4.9.24	KMB
5.10.24	KMB
Bid Set 01_5.30.24	KMB
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----	----

SHEET NUMBER:
A-1

Attachment: Plans (9910 : Robert & Angelika Para)



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



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

BID SET ONLY - NOT FOR CONSTRUCTION

ANDERSON HOMES
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385 RYAN STREET
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ANDERSONHOMESOFWI.COM

PARA CUSTOM

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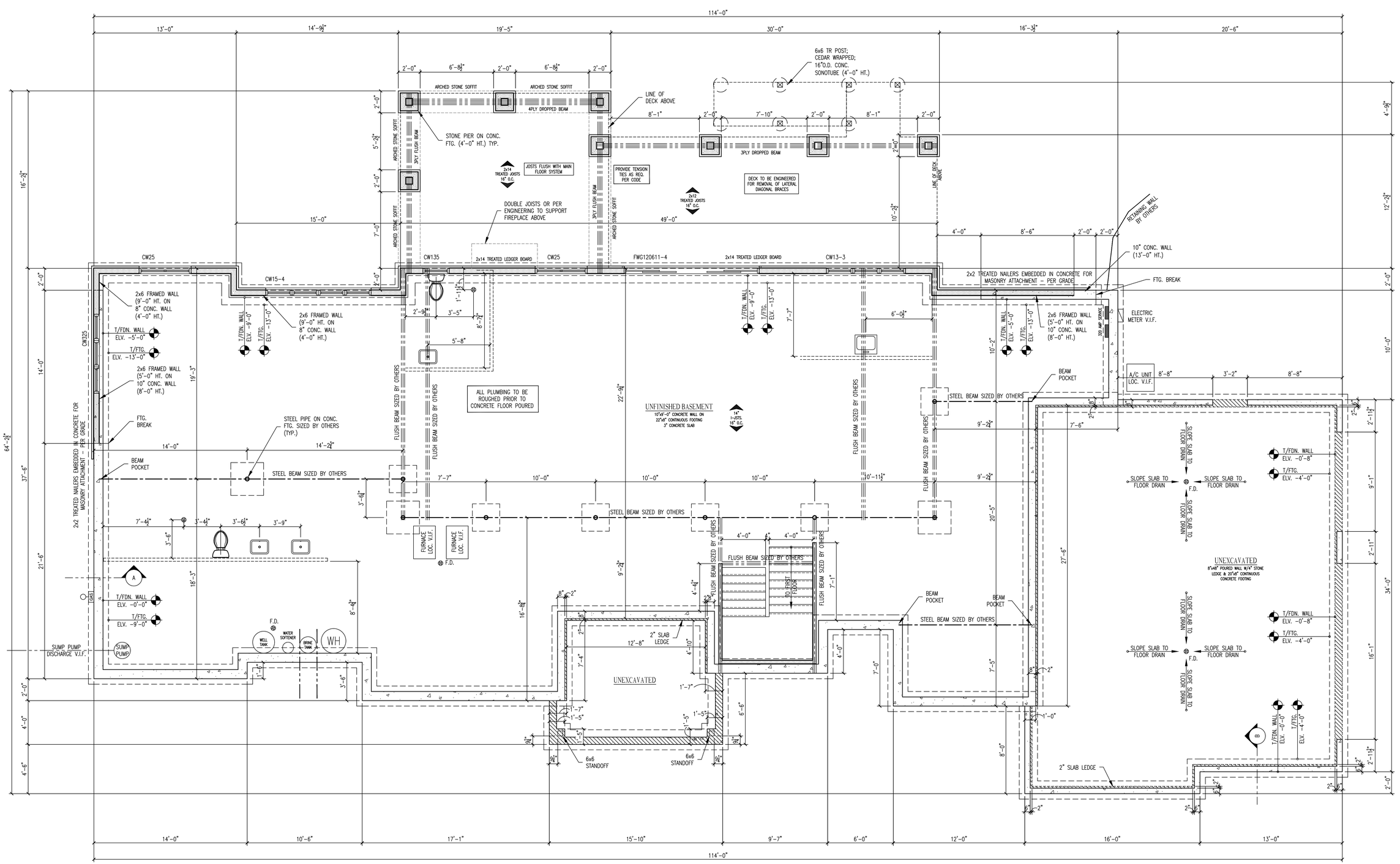
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PROJECT DATE:
2.28.24

REVISIONS:	BY:
3.19.24	KMB
4.9.24	KMB
5.10.24	KMB
Bid Set 01_5.30.24	KMB
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SHEET NUMBER:
A-2

Attachment: Plans (9910 : Robert & Angelika Para)



NOTES

- LEVELING MAY BE NEEDED FOR CONCRETE PITCH IN BASEMENT WHEN USING VINYL, LAMINATE, TILE OR HARDWOOD FLOORINGS
- ALL MECHANICAL LOCATIONS WILL BE FIELD VERIFIED BY THEIR RESPECTIVE INSTALLERS
- MECHANICALS MAY NEED TO BE RELOCATED FOR OPTIMAL EFFICIENCY PER SITE
- JOIST LAYOUTS TO BE PROVIDED BY JOIST SUPPLIER
- SUPPLIER TO RE-CALC ALL BEAMS, HEADERS, AND JOISTS
- PLAN LAYOUT SHALL CONFORM TO ALL ARCHITECTURAL DIMENSIONS OF THIS PLAN AND SHALL BE CONSIDERED THE STRUCTURAL PLAN HENCEFORTH FOR BUILDING PURPOSES
- ALL I-JOISTS LAYOUTS SHOULD CONFORM TO EQUAL A PRO-RATING OF 45

BID SET ONLY - NOT FOR CONSTRUCTION

FOUNDATION PLAN

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

ANDERSON HOMES
385 RYAN STREET
PEWAUKEE, WI 53072
262-746-9999
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ANDERSON HOMES

PARA CUSTOM

LOT #1 PINE VIEW CT.
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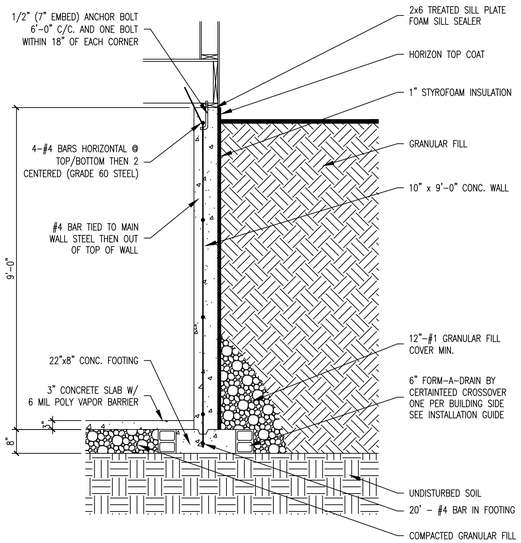
PROJECT DATE:
2.28.24

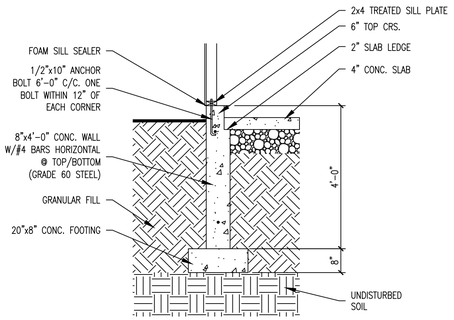
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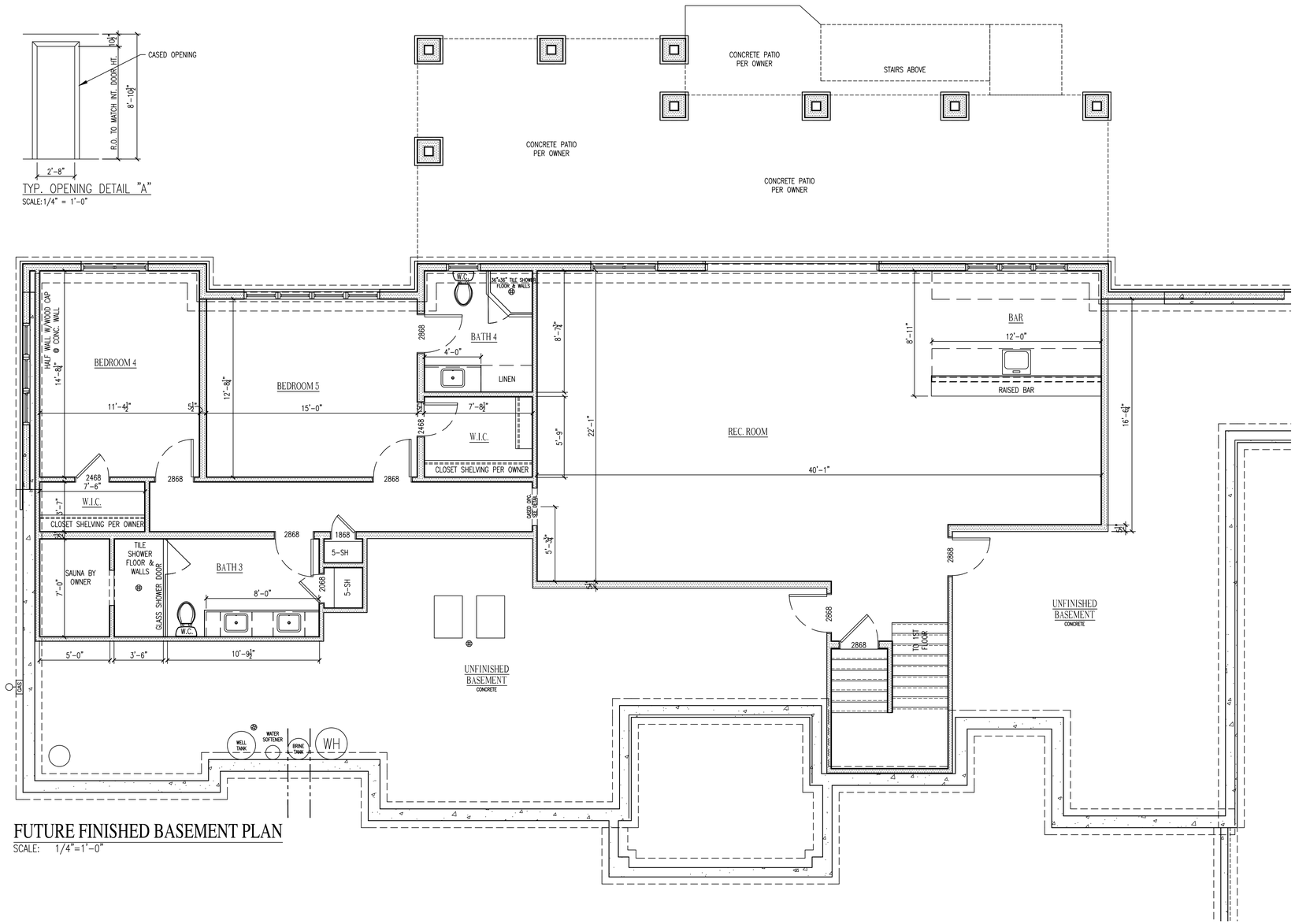
A-3

Attachment: Plans (9910 : Robert & Angelika Para)





TYP. OPENING DETAIL "A"
SCALE:1/4" = 1'-0"



FUTURE FINISHED BASEMENT PLAN
SCALE: 1/4"=1'-0"

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ANDERSON HOMES
385 RYAN STREET
PEWAUKEE, WI 53072
262-746-9999
ANDERSONHOMESOFWI.COM

PARA CUSTOM

LOT #1 PINE VIEW CT.
MEQUON, WI 53097

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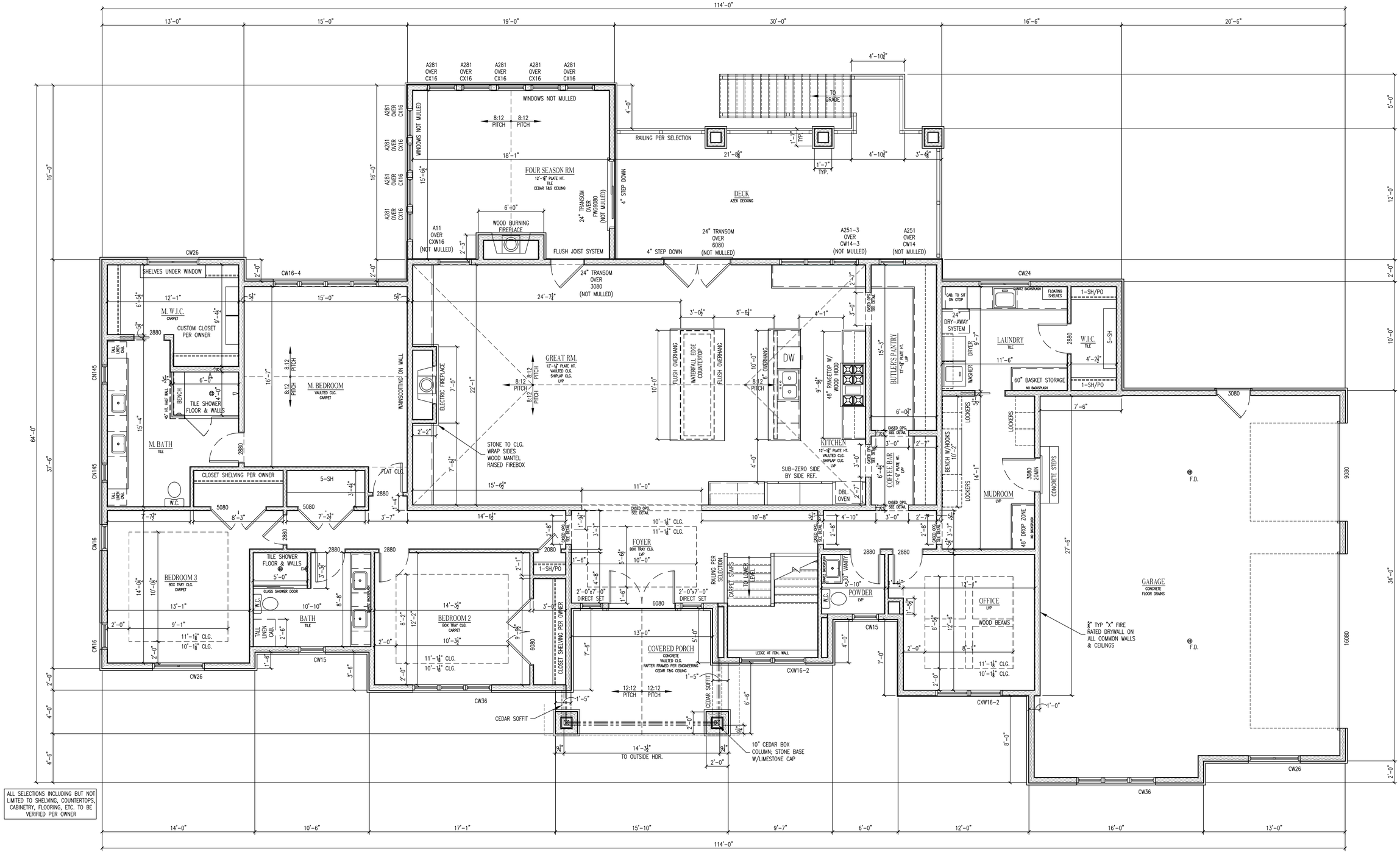
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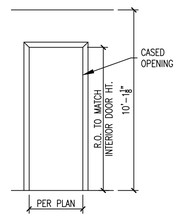
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A-4

Attachment: Plans (9910 : Robert & Angelika Para)



ALL SELECTIONS INCLUDING BUT NOT LIMITED TO SHELVING, COUNTERTOPS, CABINETRY, FLOORING, ETC. TO BE VERIFIED PER OWNER

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TYP. OPENING DETAIL "A"
SCALE: 1/4" = 1'-0"

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

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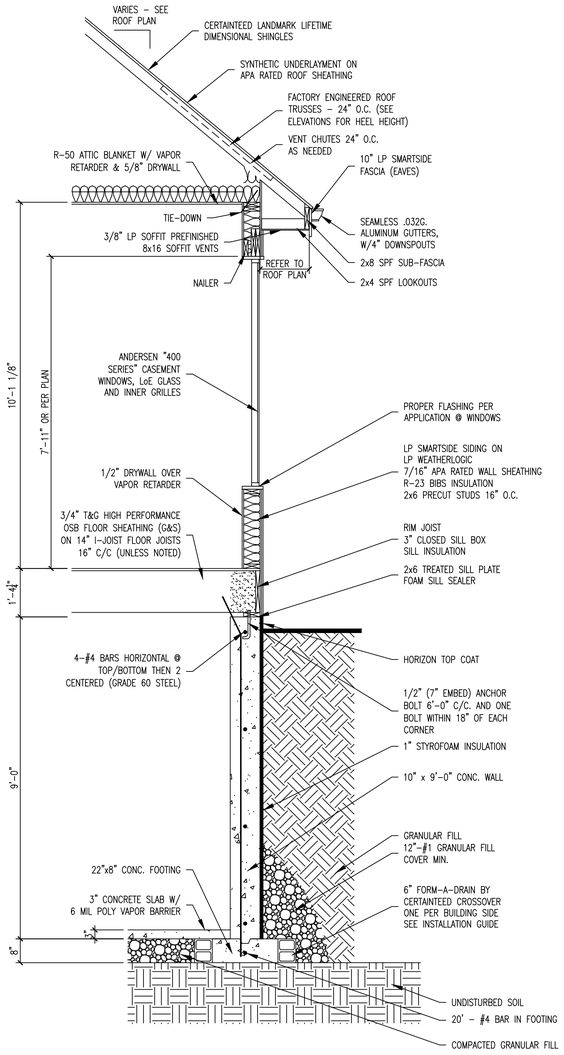
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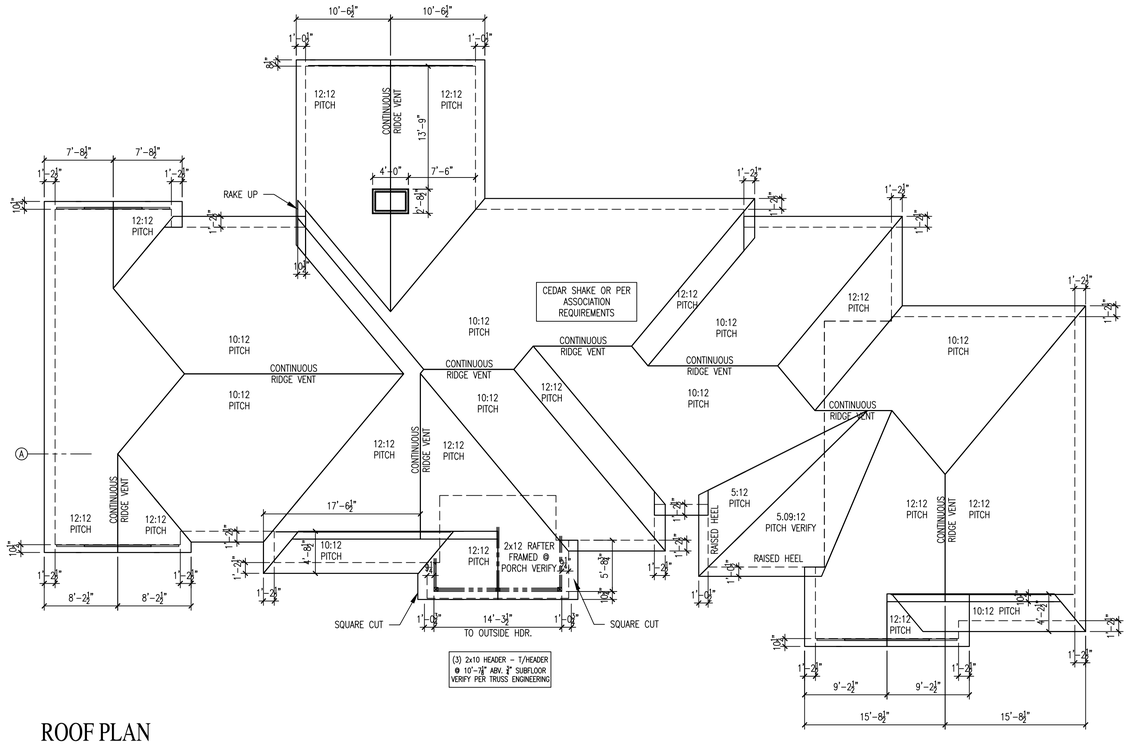
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Attachment: Plans (9910 : Robert & Angelika Para)



TYPICAL WALL SECTION

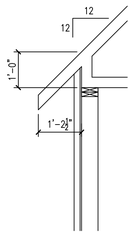
SCALE: 1/2"=1'-0"



ROOF PLAN

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

- ROOF TRUSS LAYOUT TO BE PROVIDED BY LICENSED SUPPLIER
- TRUSS COMPANY TO VERIFY ALL LOADS TO STRUCTURAL FRAMING
- TRUSS MANUFACTURER SHALL CONFORM TO ALL ARCHITECTURAL DIMENSIONS OF THIS PLAN AND SHALL BE CONSIDERED THE STRUCTURAL PLAN HENCEFORTH FOR BUILDING PURPOSES
- DIMENSIONS TAKEN FROM EXTERIOR FACE OF STUD



HEEL HEIGHT

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

*REFER TO TRUSS DRAWINGS FOR ALL HEELS

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Attachment: Plans (9910 : Robert & Angelika Para)

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

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

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE:
SUBJECT: **Discussion of project that have been approved at Staff Level**